

1819 PICO

100% AFFORDABLE HOUSING

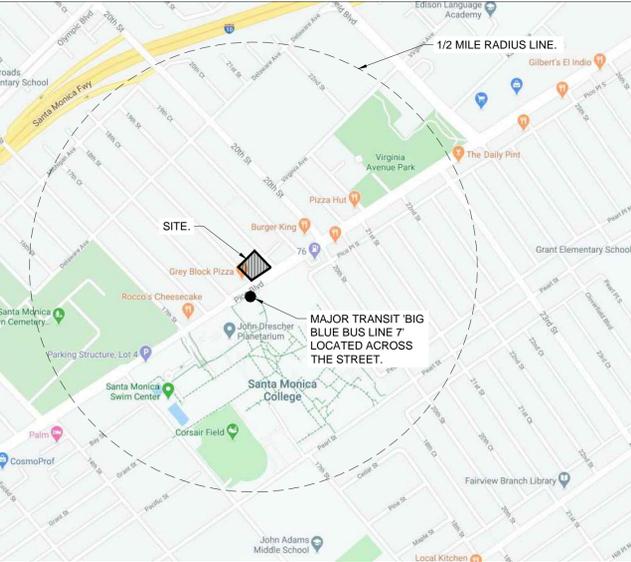
1819 PICO BOULEVARD SANTA MONICA, CA 90405

ARB SUBMITTAL

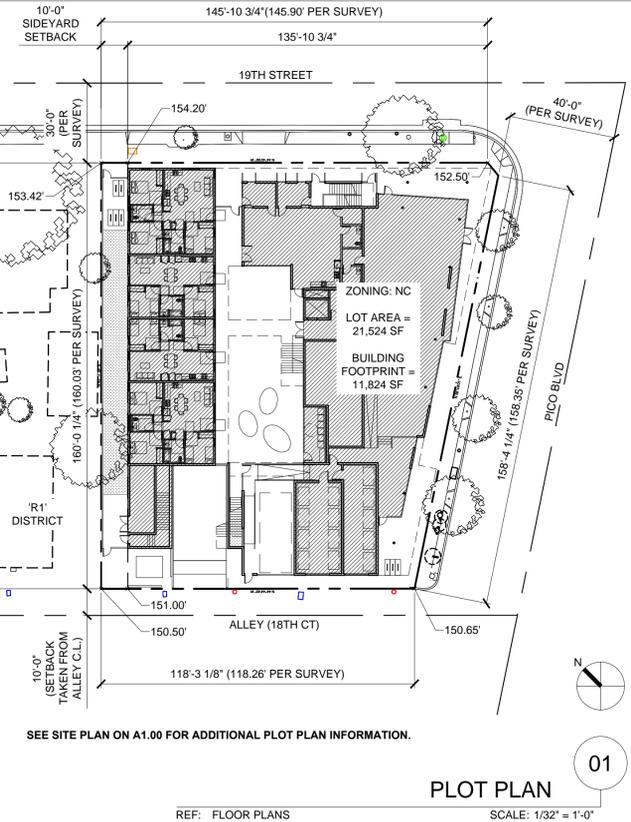
ABBREVIATIONS

ABV	ABOVE ACCESSIBLE	MAX MECH	MAXIMUM MECHANICAL
ACC	ADJACENT	MEMB	MEMBRANE
ADJ	ADJACENT	MEMB	MEDIUM DENSITY FIBERBOARD
AFF	ABOVE FINISH FLOOR	MDF	MANUFACTURER
ALUM	ALUMINUM	MIN	MINIMUM
@	AT	MOD	MODULE
		MTD	MOUNTED
		MTL	METAL
BLDG	BUILDING	N/A	NOT APPLICABLE
BLKG	BLOCKING	N.I.C.	NOT IN CONTRACT
BM	BEAM	NO.	NUMBER
B.O.	BOTTOM OF	(N)	NEW
BTWN	BETWEEN	NR	NON RATED
BUR	BUILT UP ROOF		
C	CHANNEL	O.A.E.	OR APPROVED EQUAL
CEM	CEMENT	O.C.	ON CENTER
CFCI	CONTRACTOR FURNISHED/INSTALLED	O.C.	ON CENTER
CL	CONTROL JOINT	OP	OPPOSITE
CL	CENTER LINE	OPP	OPPOSITE
CLNG	CEILING	OPER	OPERABLE
CLR	CLEAR		
CMU	CONCRETE MASONRY UNIT	P.I.C.	POURED-IN-PLACE CONCRETE
COL	COLUMN	PL	PROPERTY LINE
CONC	CONCRETE	PLAS	PLASTER
CONST	CONSTRUCTION	PLAS LAM	PLASTIC LAMINATE
CONT'S	CONTINUOUS	PLY	PLYWOOD
CT	CERAMIC TILE	P.NL	PANEL
		P.O.T.	PATH OF TRAVEL
		PP	POWER POLE
		PR	PAIR
		PT	POINT
		PTD	PAINTED
		RAD	RADIUS
		RE	REFER TO
		REF	REFRIGERATOR
		RES	RESISTANT
		RESIL	RESILIENT
		REQD	REQUIRED
		RF	ROOF
		RFNG	ROOFING
		RM	ROOM
		R.O.	ROUGH OPENING
		S.C.	SOLID CORE
		SCHED	SCHEDULE
		SCRN	SCREEN
		SCW	SOLID CORE WOOD
		S.D.	STORM DRAIN
		SECT	SECTION
		SHEET	SHEET
		SHWR	SHOWER
		SIM	SIMILAR
		SP	STAND PIPE
		SPECS	SPECIFICATIONS
		SRO	SINGLE ROOM OCCUPANCY
		S.S.	STAINLESS STEEL
		STL	STEEL
		STOR	STORAGE
		STRUCT	STRUCTURE
		STRUC	STRUCTURAL
		SUSP	SUSPENDED
		TEMP	TEMPERED
		THK	THICK
		THRU	THROUGH
		T.O.	TOP OF
		TYP	TYPICAL
		UNIFORM	UNIFORM
		ACCESSIBILITY	ACCESSIBILITY
		STANDARDS	STANDARDS
		UNLESS NOTED	UNLESS NOTED
		OTHERWISE	OTHERWISE
		URNL	URNAL
		VER	VERIFY
		VERIFY IN FIELD	VERIFY IN FIELD
		VNR	VENER
		W/	WITH
		W/D	WASHER / DRYER
		W/O	WITHOUT
		W	WOOD
		W/DW	WINDOW
		WM	WATER METER
		W.P.	WATERPROOFING
		WR	WATER RESISTANT
DBL	DOUBLE		
D.G.	DECOMPOSED GRANITE		
DIA	DIAMETER		
DIM	DIMENSION		
DN	DOWN		
DR	DOOR		
DS	DOWNSPOUT		
DETL	DETAIL		
DWGS	DRAWINGS		
DWH	DOMESTIC HOT WATER HEATER		
(E)	EXISTING		
EA	EACH		
EJ	EXPANSION JOINT		
EL	ELEVATION		
(ELEV.)	ELECTRICAL		
ELEC	EQUAL / EQUAL TO		
EQ	EQUIPMENT		
EQMT	ELECTRIC VEHICLE CHARGING STATION		
EXP	EXPANSION		
EXT	EXTERIOR		
F	FIXED		
FE	FIRE EXTINGUISHER		
FFL	FINISHED FLOOR LEVEL		
FH	FIRE HYDRANT		
FIN	FINISH		
FLR	FLOOR		
FLRG	FLOORING		
FLUOR	FLUORESCENT		
F.O.PLY	FACE OF PLYWOOD		
F.O.C.	FACE OF CONCRETE		
F.O.F.	FACE OF FINISH		
F.O.S.	FACE OF STUD		
FRMG	FRAMING		
FSR	FLAME SPREAD RATING		
FURR	FURRING		
GA	GAUGE		
GALV	GALVANIZED		
GEO	GEO TECHNICAL		
GI	GALVANIZED IRON		
GLAZ	GLAZING		
GYP. BD.	GYPSUM BOARD		
HB	HOSE BIBB		
H.C.	HOLLOW CORE		
H.M.	HOLLOW METAL		
HR	HOUR		
HT	HEIGHT		
HW	HOT WATER		
INSUL	INSULATION / INSULATED		
INT	INTERIOR		
JAN	JANITOR		
JT	JOINT		
KIT	KITCHEN		
LAV	LAVATORY		
LDSC	LANDSCAPE LOCATION		
LOC	LOCATION		

VICINITY MAP



PLOT PLAN



APPLICABLE CODES

- 2019 CALIFORNIA BUILDING CODE (CBC) & TITLE 24
- SANTA MONICA MUNICIPAL CODE (SMCC)
- AMERICANS WITH DISABILITY ACT (ADA)
- 2019 CALIFORNIA GREEN BUILDING CODE (CGC)
- 2019 CALIFORNIA MECHANICAL, PLUMBING AND ELECTRICAL CODES (CMC, CPC, CEC)
- 2019 CALIFORNIA ENERGY CODE (CEC)

PROJECT INFORMATION

PROJECT DESCRIPTION:
4 STORY 100% AFFORDABLE HOUSING W/ GROUND LEVEL COMMERCIAL/RETAIL AND SUBTERRANEAN PARKING.

NOTE: THIS IS A MIXED-USE FACILITY OWNED AND OPERATED BY A PRIVATE ENTITY (NON-PROFIT), COMMUNITY CORPORATION OF SANTA MONICA. (48) UNITS TOTAL: (14) 3 BEDROOMS, (12) 2 BEDROOMS AND (22) 1 BEDROOMS. 49 PARKING SPACES IN SUBTERRANEAN LEVEL.

LEGAL DESCRIPTION:
TITLE COMMITMENT ORDER NO: 09195271-919-KRC-KRE
TITLE COMMITMENT ORDER NO: 09195272-919-KRC-KRE

LOT 37 AND LOT 39 IN BLOCK 15 OF ERKENBRECHER SYNDICATE SANTA MONICA TRACT, IN THE CITY OF SANTA MONICA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6 PAGES 26 AND 27 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TRACT: ERKENBRECHER SYNDICATE SANTA MONICA TRACT
MAP REFERENCE: BK 6 PS 26-27
LOT: 37 AND 39
ASSESSOR PARCEL # (APN): 4274-017-017 AND 4274-017-019

PROJECT INFORMATION:

ZONING: NC (NEIGHBORHOOD COMMERCIAL)
LOT/PARCEL AREA SQUARE FOOTAGE: 21,524 SF
ACREAGE: 0.493 ACRES
LOT SIZE: 150.9 FEET BY 163.37 FEET
SEE A3.00 FOR ADDITIONAL PARKING INFORMATION.

CLIMATE ZONE: 6

FUNDING REQUIREMENTS:
PER STATE OF CALIFORNIA TCAC REQUIREMENTS, PROJECT SHALL HAVE A MIN. OF 25% 3-BEDROOM UNITS AND A MIN. OF 25% 2-BEDROOM UNITS.

CONCESSIONS

THIS PROJECT REQUESTS THE FOLLOWING CONCESSIONS AS PERMITTED BY CALIFORNIA AB 1763 FOR 100% AFFORDABLE HOUSING DEVELOPMENTS.

1) EXEMPTION FROM SIDE YARD DAYLIGHT PLANE

PARKING SUMMARY

SITE IS LOCATED IN SMMC 'PARKING OVERLAY 2'. PER CALIFORNIA AB 1763 (P)(3)(A), THIS PROJECT UTILIZES REDUCED PARKING AT A RATE OF 0.5 STALLS PER UNIT. 34 RESIDENTIAL PARKING STALLS ARE PROVIDED.

NO GUEST PARKING IS PROVIDED OR REQUIRED FOR DEED-RESTRICTED AFFORDABLE UNITS PER SMMC 9.28.060

COMMERCIAL PARKING REQUIRED @ (1) SPACE PER 300 SF PER SMMC 9.28.050

SMMC EVCS REQUIREMENTS PER # OF SPACES (PER SMMC 9.28.160.B):
25-49 SPACES: 1 CHARGING STATION
50-99 SPACES: 2 CHARGING STATIONS

REQUIRED RESIDENTIAL PARKING CALCULATION			
CODE REFERENCE	# REQ'D	# OF UNITS	# OF SPACES REQUIRED
AB 1763 (P)(3)(A)	0.5/UNIT	48	24

REQUIRED COMMERCIAL PARKING CALCULATION			
TYPE	# REQ'D	SF PROVIDED	# OF SPACES REQUIRED
RETAIL	(1) PER 300 SF	4,174 SF	13.91 = 14*

* NOTE: PER SMMC 9.28.040 FRACTIONAL SPACE REQUIREMENTS TOTALING 0.5 OR ABOVE SHALL BE ROUNDED UP TO THE NEXT WHOLE SPACE AFTER CALCULATING THE TOTAL NUMBER OF REQUIRED SPACES.

ADA PARKING CALCULATION			
TYPE	# REQ'D	#	# OF SPACES REQUIRED
COMMERCIAL	(1) PER CBC 2019 11B-208.2	14	(1) VANPOOL/EVCS SPACE
RESIDENTIAL	(2) PER CBC 2019 11B-208.2	34	(1) VAN ACC. SPACE + (1) STANDARD ACC. SPACE

* NOTE: PER CBC 2019 SECTION 11B-208.2 ACCESSIBLE SPACES ARE INCLUDED WITHIN THE REQUIRED NUMBER OF PARKING.

CALGREEN EVCS PARKING CALCULATION			
TYPE	# REQ'D	#	# OF SPACES REQUIRED
COMMERCIAL	(1) PER CALGREEN 2019 5.106.52	14	(1) VANPOOL/EVCS SPACE ADDITIONAL
RESIDENTIAL	10% OF TOTAL SPACES	34	3.4 = (4) FUTURE EVCS

* NOTE: FOR RESIDENTIAL EVCS REQUIREMENT, PER CALGREEN 2019 SECTION 4.106.4.2, PROJECT IS ONLY REQUIRED TO DEMONSTRATE CAPABILITY AND CAPACITY FOR FACILITATING FUTURE EV CHARGING. THERE IS NO REQUIREMENT FOR EV SPACES TO BE CONSTRUCTED OR AVAILABLE UNTIL EV CHARGERS ARE INSTALLED FOR USE. PER CALGREEN 2019 SECTION 4.106.4.2.2, ONE IN EVERY 25 EV SPACES IS REQUIRED TO HAVE AN 8'-0" WIDE MINIMUM AISLE OR A 5'-0" WIDE MINIMUM AISLE IF THE STALL IS 12'-0" WIDE.

TOTAL MIN. REQUIRED PARKING		TOTAL PARKING PROVIDED	
RESIDENTIAL	COMMERCIAL	RESIDENTIAL	COMMERCIAL
24	15	34	15
39		49	

REQUIRED BIKE PARKING

REQUIRED BIKE PARKING CALCULATION		
TYPE	# REQ'D	# OF SPACES REQUIRED
RESI. LONG-TERM	(1) PER BEDROOM	88
RESI. SHORT-TERM	10% OF LONG-TERM (MIN. 2)	9
COMM. LONG-TERM	(1) PER 3,000 SF OF FLOOR AREA (MIN. 4)	5
COMM. SHORT-TERM	(1) PER 4,000 SF OF FLOOR AREA (MIN. 4)	5
TOTAL REQUIRED		107

PARTICIPANTS

OWNER/CLIENT: COMMUNITY CORPORATION OF SANTA MONICA
1423 2ND STREET, SUITE B
SANTA MONICA, CA 90401
TEL: 310-394-8487 (EXT. 138)
CONTACT: DAISY MIGUEL
DMIGUEL@COMMUNITYCORP.ORG

ARCHITECT: BROOKS + SCARPA ARCHITECTS, INC.
3929 W 139 STREET
HAWTHORNE, CA, 90250
TEL: 323-596-4710
CONTACT: FUI SRIVIKORN
FUI@BROOKSCARPA.COM

CIVIL ENGINEER: JOHN LABIB & ASSOCIATES
319 MAIN STREET
EL SEGUNDO, CA 90245
TEL: 213-239-9700 (EXT 150)
CONTACT: FRANK LAROCCA
FRANKLAROCCA@LABIBSE.COM

STRUCTURAL ENGINEER: JOHN LABIB & ASSOCIATES
319 MAIN STREET
EL SEGUNDO, CA 90245
TEL: 213-239-9700 (EXT 103)
CONTACT: FABIO ZANGOLI
FABIO.ZANGOLI@LABIBSE.COM

MEP ENGINEER: IDIAZ DESIGN
3700 WILSHIRE BLVD, SUITE #910
LOS ANGELES, CA 90010
TEL: 310-388-8730
CONTACT: GILAD NAHARI
GNAHARI@IDIAZDESIGN.COM

GEO/SOILS ENGINEER: TERRADYNE LAX, INC.
2691 DOW AVENUE, SUITE F
TUSTIN, CA 92780
TEL: 657-212-5800

LANDSCAPE: TINA CHEE LANDSCAPE STUDIO
1800 S BRAND BLD, SUITE 212
LOS ANGELES, CA 91204
TEL: 323-691-6647
CONTACT: TINA CHEE

TCAC REQUIREMENTS

1) PER TCAC REGULATIONS (02/27/2019), PROVIDE THE FOLLOWING MIN. NET SF FOR DWELLING UNITS:

1 - BEDROOM = 450 SF
2 - BEDROOM = 700 SF
3 - BEDROOM = 900 SF

2) PER SECT. 10325 (F)(7)(K) FOLLOW CBC CH.11(B) REGARDING ACCESSIBILITY TO PRIVATELY OWNED HOUSING MADE AVAILABLE FOR PUBLIC USE IN ALL RESPECTS EXCEPT AS FOLLOWS: INSTEAD OF THE MINIMUM REQUIREMENTS ESTABLISHED IN 11B-233.3.1.1 AND 11B-233.3.1.3, ALL NEW CONSTRUCTION PROJECTS MUST PROVIDE A MINIMUM OF 10% OF THE LOW-INCOME UNITS WITH MOBILITY FEATURES, AS DEFINED IN CBC 11B-809.2 THROUGH 11B-809.4, AND A MINIMUM OF 4% OF THE LOW-INCOME UNITS WITH COMMUNICATION FEATURES, AS DEFINED IN CBC 11B-809.5. THESE UNITS SHALL, TO THE MAXIMUM EXTENT FEASIBLE AND SUBJECT TO REASONABLE HEALTH AND SAFETY REQUIREMENTS, BE DISTRIBUTED THROUGHOUT THE PROJECT CONSISTENT WITH 24 CFR SECTION 8.26.

UNIT MATRIX				
TYPE OF UNIT	# OF UNITS	%	MIN. SIZE REQ'D	AVG. SIZE PROVIDED
1 BEDROOM	22	45%	450 SF	567 SF
2 BEDROOM	12	25%	700 SF	741 SF
3 BEDROOM	14	30%	900 SF	961 SF
TOTAL	48	100%		

ZONING INFORMATION

ZONING: NC (NEIGHBORHOOD COMMERCIAL)

LOT/PARCEL AREA: 21,524 SF

HEIGHT LIMIT: 46 FEET
33 FEET ADDITIONAL HEIGHT IS PERMITTED PER CALIFORNIA AB 1763 'NC' ZONING HEIGHT LIMIT IS 40 FEET.
* NOTE: 2 FEET ADDITIONAL IS ALLOWABLE WITH A MINOR MODIFICATION PER 9.43.060.

ALLOWABLE NUMBER OF STORIES: NO LIMIT FOR 100% AFFORDABLE HOUSING.

NUMBER OF STORIES PROVIDED: 4 STORIES

SETBACKS (SEE A0.32 FOR UPPER STORY STEPBACK CALCULATIONS):

FRONT: 0 FEET
5'-0" AVERAGE STEPBACK ABOVE REQUIRED MAXIMUM GROUND FLOOR HEIGHT.

SIDE: 0 FEET
5'-0" AVERAGE STEPBACK ABOVE REQUIRED MAXIMUM GROUND FLOOR HEIGHT.

10'-0" MAXIMUM DISTANCE REQUIRED FROM STREET FACING PROPERTY LINE FOR GROUND FLOOR NON-RESIDENTIAL USES FOR 70% OF LINEAR STREET FRONTAGE.
THIS PROJECT REQUESTS, AS A CONCESSION, AN EXEMPTION FROM SMMC 9.11.030 SIDE YARD DAYLIGHT PLANE ADJACENT TO RESIDENTIAL DISTRICTS.

REAR: 10 FEET (REAR SETBACK MAY BE TAKEN FROM CENTER OF ALLEY)

SEE SITE PLAN A1.00 FOR ADDITIONAL SETBACKS/LIMITS PER SMMC 9.11.030.

FLOOR AREA SUMMARY (SEE A0.31):

BUILDABLE AREA: 21,524 SF

FLOOR AREA RATIO (FAR): 2.0 : 1 PER SMMC 9.11.030.

FAR CALCULATION: 21,524 SF X 2 = 43,048 SF MAX ALLOWABLE AREA.

NOTE: PER SMMC 9.04.080 FLOOR AREA EXCLUDES: STAIRS/STAIRWELLS; ELEVATORS & THEIR SHAFTS AND EQMT. ROOMS; RAMPS TO SUBT. PARKING; LOADING SPACES; UNENCLOSED DECKS/PATIOS NOT USED FOR COMMERCIAL ACTIVITY; COVERED & UNCOVERED COURTYARDS/ARCADIES/ATRIA/PASEOS, CORRIDORS LOCATED AT OR NEAR STREET LEVEL AND ACCESSIBLE TO THE GENERAL PUBLIC PROVIDED THEY ARE NOT USED AS SALES, DISPLAY, STORAGE, SERVICE, OR PRODUCTION AREAS; PARKING AREAS LOCATED BELOW FINISHED GRADE OR FINISHED FLOOR OF HABITABLE SPACE WHERE THE VERTICAL DISTANCE BETWEEN FINISHED GRADE AND FINISHED FLOOR IS 5 FEET OR LESS; MECH. EQMT. ROOMS, ELEC. ROOMS, TELECOM. EQMT. ROOMS AND SIMILAR SPACES LOCATED BELOW GRADE.

FLOOR AREA PROVIDED: 42,759 SF

MAX BUILDING FOOTPRINT PER 9.11.030: 15,000 SF

BUILDING FOOTPRINT PROVIDED: 11,824 SF

AVERAGE NATURAL GRADE CALCULATION (SEE PLOT PLAN/A1.00 FOR ELEVATIONS):

ANG (@ SETBACKS) => (151' + 150.65' + 152.5' + 154.2') / 4 = 152.087'

OUTDOOR LIVING AREA CALCULATIONS (SEE A0.30):

MINIMUM COMMON OUTDOOR LIVING AREA REQUIRED (SQ/UNIT): 160 SF/UNIT

48 UNITS TOTAL => 48 UNITS X 160 SF = 7,680 SF REQUIRED.

PER SMMC 9.21.090, 100% AFFORDABLE PROJECTS MAY SUBSTITUTE COMMON OUTDOOR LIVING AREA IN LIEU OF MINIMUM REQUIRED PRIVATE OUTDOOR LIVING AREA IN AN EQUIVALENT AMOUNT.

COMMON OUTDOOR LIVING AREA PROVIDED: 7,968 SF

REQUIRED LOADING: PER SMMC 9.28.080, PROVIDE (1) STANDARD 30FTX12FT LOADING SPACE WITH 14 FEET VERTICAL CLEARANCE. SEE A1.00/A3.10 FOR LOCATION.

COMMERCIAL USE REQUIREMENT (SEE A0.32):

PER SMMC 9.11.030, THE GROUND FLOOR STREET FRONTAGE OF BUILDINGS ON COMMERCIAL BOULEVARDS SHALL ACCOMMODATE COMMERCIAL USES AND ACTIVITIES. THE COMMERCIAL FRONTAGE SHALL HAVE A MINIMUM AVERAGE DEPTH OF 40 FT, BUT NO LESS THAN 25 FEET, FOR A MINIMUM OF 60% OF THE GROUND FLOOR FRONTAGE.

PICO BLVD. FRONTAGE = 158.35' PER SURVEY
158.35' X 0.6 = 95.01' (SEE A3.10)

SYMBOLS

	GRID		ROOM NAME & NUMBER
	ELEVATION MARKER		DOOR NUMBER
	ELEVATION BULLET		WINDOW NUMBER
	SECTION MARKER		SMOKE DETECTOR
	WALL TYPE		FIRE EXTINGUISHER PER 01/09.02
	INTERIOR ELEVATION MARKER		CEILING MOUNTED EXIT SIGNAGE
	DETAIL MARKER		WALL MOUNTED EXIT SIGNAGE
	NORTH ARROW (PLAN NORTH)		WALL MOUNTED MOTION SENSOR
	REVISION DELTA		CEILING MOUNTED MOTION SENSOR
	KEYNOTE MARKER		SECURITY CAMERA
	TUB/SHOWER		SECURITY GATED INTERCOM
	FLOOR CLEARANCES SHOWN DOTTED		SECURITY GATE ALARM KEYPAD
			ALARMED DOOR/ SECURITY GATE
			FLOOR DRAIN
			AREA DRAIN
			PLANTER DRAIN
			EXIT PATH OF TRAVEL
			ACCESSIBLE PATH OF TRAVEL
			BATH ACCESSORY SCHEDULE MARKER
			MECHANICAL CEILING GRILLE. SEE MECH. DWGS.
			HOSE BIBB- RECESSED PER 02/A9.02

SHEET LIST

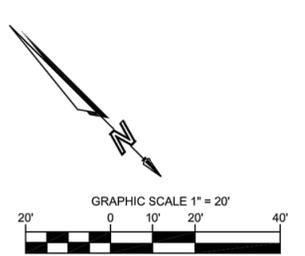
ARCHITECTURAL		A9.00	WALL TYPES
SHEET NUMBER	SHEET TITLE	A9.01	DETAILS
A0.00	COVER SHEET		
A0.01	SURVEY		
A0.30	OUTDOOR LIVING AREA	L1.10	GROUND LVL LANDSCAPE PLAN
A0.31	ALLOWABLE AREA - FAR	L1.21	SECOND LVL LANDSCAPE PLAN
A0.32	SMMC - UPPER STORY STEPBACK	L1.31	THIRD LVL LANDSCAPE PLAN
A0.33	PARKING & LOADING OPERATIONS PLAN	L1.41	FOURTH LVL LANDSCAPE PLAN
A0.34	NEIGHBORHOOD FIGURE GROUND		
A1.00	SITE PLAN		
A3.00	SUBT. FLOOR PLAN		
A3.10	FIRST FLOOR PLAN		
A3.11	FIRST FLOOR LIGHTING PLAN		
A3.20	SECOND FLOOR PLAN		
A3.30	THIRD FLOOR PLAN		
A3.40	FOURTH FLOOR PLAN		
A3.41	FOURTH FLOOR LIGHTING PLAN		
A3.50	ROOF PLAN		
A4.00	ELEVATIONS		
A4.01	ELEVATIONS		
A5.00	SECTIONS		
A5.01	SECTIONS		

ARCHITECTURAL		A9.00	WALL TYPES
SHEET NUMBER	SHEET TITLE	A9.01	DETAILS
A0.00	COVER SHEET		
A0.01	SURVEY		
A0.30	OUTDOOR LIVING AREA		
A0.31	ALLOWABLE AREA - FAR		
A0.32			

ALTA/NSPS LAND TITLE SURVEY

OF LOT 37 AND LOT 39 IN BLOCK 15 OF ERKENBRECHER SYNDICATE SANTA MONICA TRACT, IN THE CITY OF SANTA MONICA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6 PAGES 26 AND 27 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

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RECORD LEGEND

XX INDICATES A DIMENSION THAT IS MEASURED OR CALCULATED FROM A MEASURED DISTANCE.

R1 INDICATES A DIMENSION PER ERKENBRECHER SYNDICATE SANTA MONICA TRACT AS RECORDED IN BK 6 PG 26-27.

R2 INDICATES A DIMENSION PER TRACT NO. 54355, AS RECORDED IN BK 1333 PG 4-6.

PARCEL INFORMATION

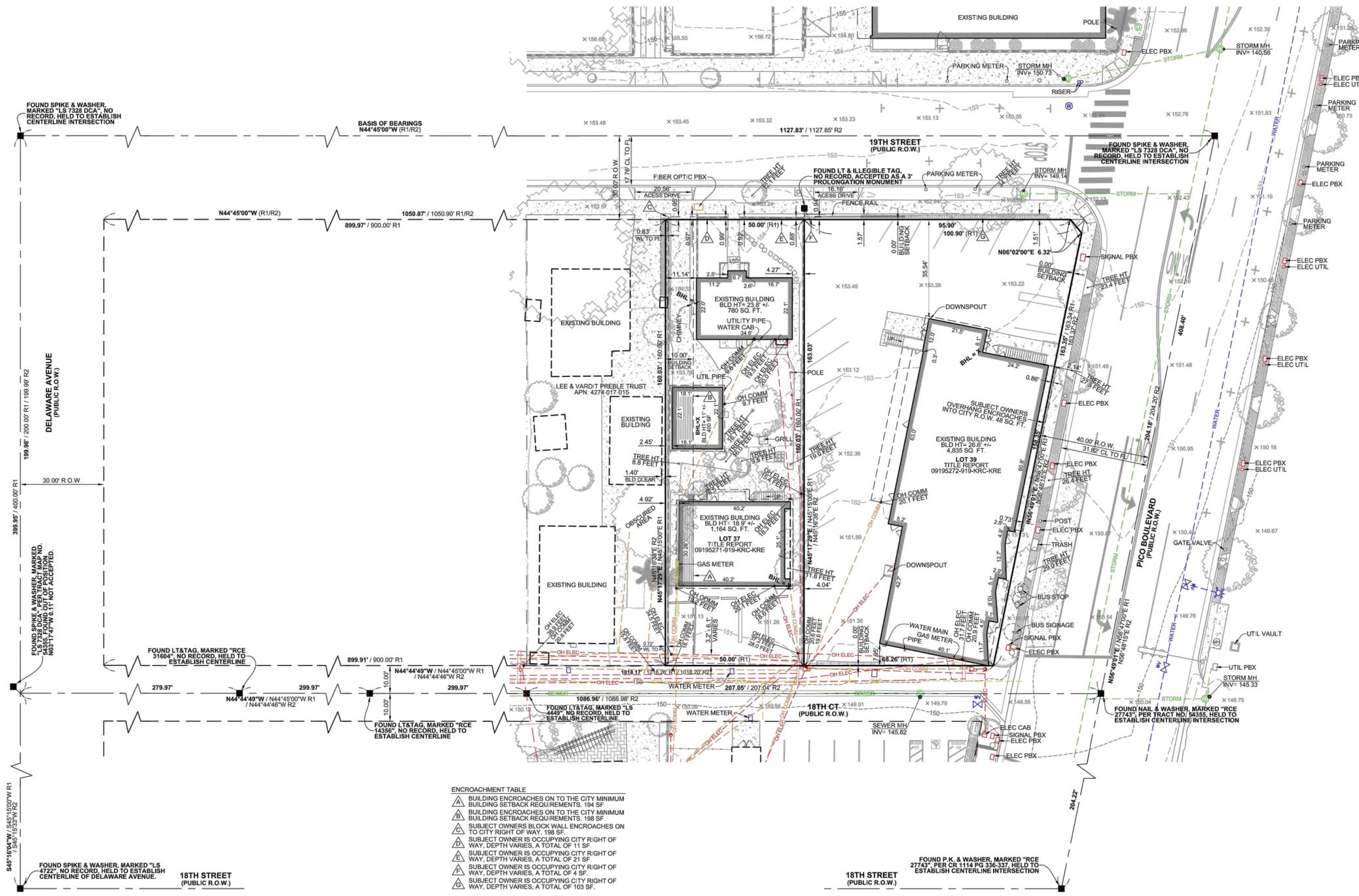
PARCEL 1 - TITLE COMMITMENT NO. 09195271-919-KRC-KRE
 BEING LOT 37 IN BLOCK 15 OF ERKENBRECHER SYNDICATE SANTA MONICA TRACT, AS RECORDED IN BK 6 PG 26-27.
 APN: 4274-017-017
 SQ. FT. = 8,000.843 / 0.183 ACRES
 ZONING: NC (NEIGHBORHOOD COMMERCIAL)

PARCEL 1 - TITLE COMMITMENT NO. 09195272-919-KRC-KRE
 BEING LOT 39 IN BLOCK 15 OF ERKENBRECHER SYNDICATE SANTA MONICA TRACT, AS RECORDED IN BK 6 PG 26-27.
 APN: 4274-017-019
 SQ. FT. = 13,523.464 / 0.310 ACRES
 ZONING: NC (NEIGHBORHOOD COMMERCIAL)

LEGEND

NOTE: ALL SYMBOLS OR LINETYPES SHOWN BELOW MAY NOT BE INCORPORATED ON THIS DRAWING.

- PROPERTY BOUNDARY LINE
- CENTERLINE
- INDETERMINATE BOUNDARY LINE
- EASEMENT LINE
- EXISTING CONTOURS
- OH ELEC OVERHEAD ELECTRICAL LINE
- COMM COMMUNICATION LINE
- EXISTING CHAIN LINK FENCE
- EXISTING WROUGHT IRON FENCE
- BLOCK WALL
- INDICATES RESTRICTED ACCESS
- ZONING BOUNDARY
- ASSASSORS PARCEL NUMBER
- R.O.W. RIGHT OF WAY
- PROPERTY LINE
- CL CENTERLINE
- LT LEAD, TACK
- CR CORNER RECORD
- HT HEIGHT
- FL FLOW LINE OF CURB, WALL OR MAN-MADE DRAIN
- INV INVERT
- CV IRRIGATION CONTROL VALVE
- PBX PULLBOX
- FDC FIRE DEPARTMENT CONNECTION
- PV POST INDICATOR VALVE
- BFP BACKFLOW PREVENTOR
- ELEC ELECTRIC
- COMM COMMUNICATION
- X-BHL BUILDING HEIGHT LOCATION
- FIRE HYDRANT
- LIGHT WITH CONCRETE BASE
- WATER VALVE
- GAS VALVE
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- BIO CLEAN MANHOLE
- SEWER CLEANOUT
- GREASE INTERCEPTOR MANHOLE
- COMMUNICATION MANHOLE
- SPOT ELEVATIONS
- STREET SIGN
- UTILITY POLE
- GUY WIRE
- TRAFFIC SIGNAL/LIGHTPOLE
- EXISTING BOLLARD
- FOUND MONUMENT AS DESCRIBED
- EXISTING BUILDING WITH OVERHANG



DATE	REVISIONS	BY

ALTA/NSPS LAND TITLE SURVEY
 1819 PICO BOULEVARD, 2024 19TH STREET
 & 2024 18TH CT, CITY OF SANTA MONICA,
 LOS ANGELES COUNTY, STATE OF CALIFORNIA

PROJECT NUMBER: 18-151
 DWG NAME: 18-151 PICO SANTA MONICA ALTA
 PREPARED BY: FS/AM DATE: 12.06.2018
 CHECKED BY: JAA/WWW DATE: 12.07.2018

REVISION SHEET
A0.01
 OF 01

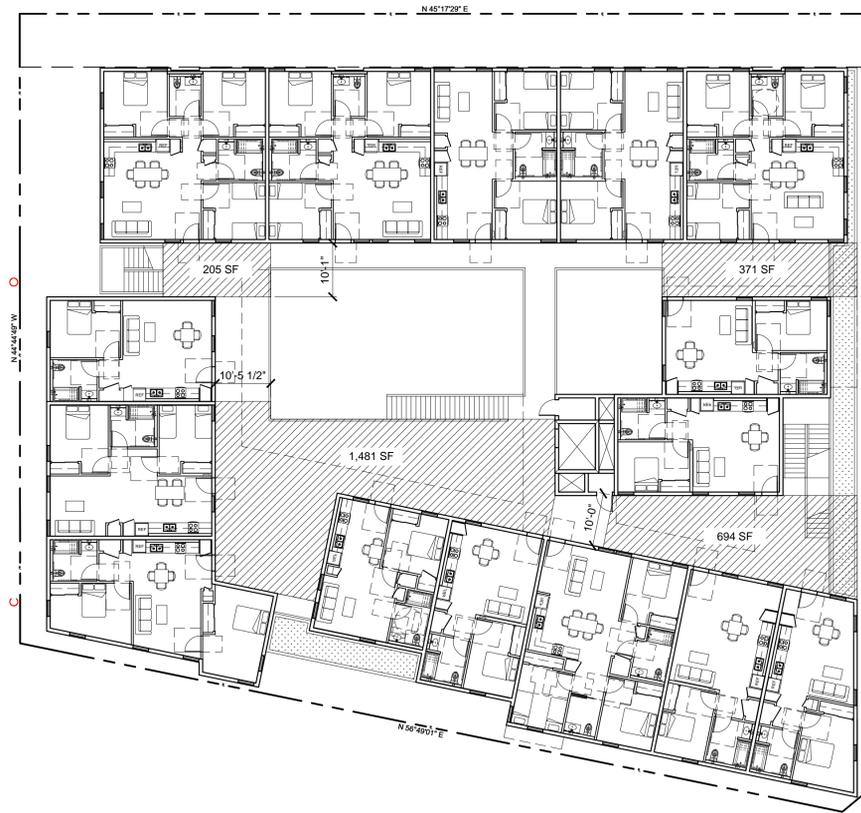
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FOURTH FLOOR PLAN

REF: A3.40 SCALE: 1/16" = 1'-0"

08



SECOND FLOOR PLAN

REF: A3.20 SCALE: 1/16" = 1'-0"

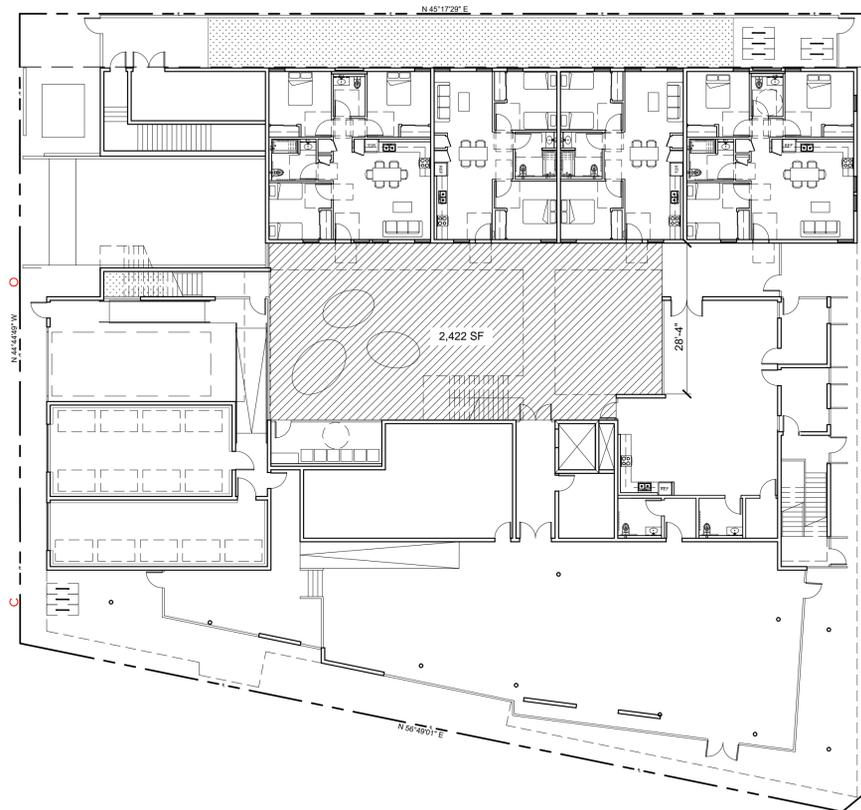
02



THIRD FLOOR PLAN

REF: A3.30 SCALE: 1/16" = 1'-0"

07



FIRST FLOOR PLAN

REF: A3.10 SCALE: 1/16" = 1'-0"

01

REQUIRED OUTDOOR LIVING AREA:

MINIMUM PRIVATE OUTDOOR LIVING AREA REQUIRED (SQ/UNIT): 60 SF / UNIT *

*PER SMMC 9.21.090.F, 100% AFFORDABLE HOUSING PROJECTS MAY SUBSTITUTE COMMON OUTDOOR LIVING AREA IN LIEU OF MINIMUM REQUIRED PRIVATE OUTDOOR LIVING AREA IN AN EQUIVALENT AMOUNT.

48 UNITS TOTAL => 48 UNITS X 60 SF = **2,880 SF REQUIRED**

MINIMUM COMMON OUTDOOR LIVING AREA REQUIRED (SQ / UNIT): 100 SF / UNIT

48 UNITS TOTAL => 48 UNITS X 100 SF = **4,800 SF REQUIRED**

TOTAL COMMON OUTDOOR LIVING AREA REQUIRED: 2,880 SF + 4,800 SF = 7,680 SF

COMMON OUTDOOR LIVING AREA CALCULATION:

1ST FLOOR:	2,422 SF
2ND FLOOR:	1,481 SF + 371 SF + 694 SF + 205 SF = 2,751 SF
3RD FLOOR:	562 SF + 245 SF + 275 SF = 1,082 SF
4TH FLOOR:	562 SF + 906 SF + 245 SF = 1,713 SF
TOTAL:	7,968 SF PROVIDED

NOTE: NO PRIVATE OUTDOOR AREA IS PROVIDED.

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COMMUNITY CORPORATION
OF SANTA MONICA
1819 PICO

1819 PICO BLVD
SANTA MONICA, CA. 90405
PROJECT NUMBER: 01817.0



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SHEET TITLE: OUTDOOR LIVING AREA

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ANGELA BROOKS
3929 W 139TH ST
HAWTHORNE, CA. 90250
t: 323.596.4700

A0.30



FOURTH FLOOR PLAN

08

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



SECOND FLOOR PLAN

02

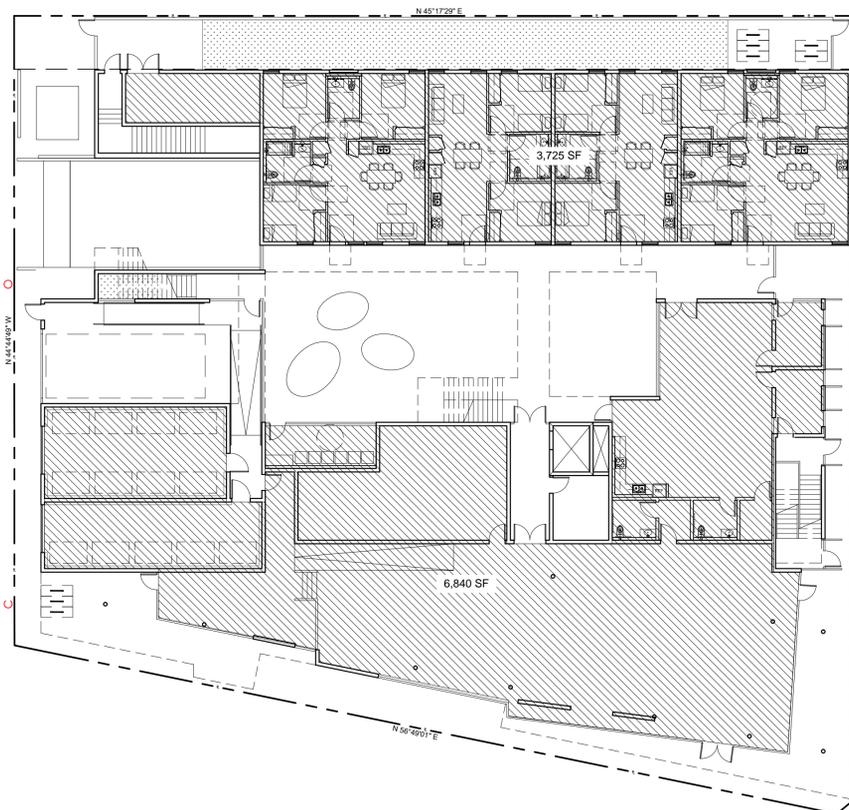
REF: -- SCALE: 1/16" = 1'-0"



THIRD FLOOR PLAN

07

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



FIRST FLOOR PLAN

01

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

ALLOWABLE FAR:

BUILDABLE AREA: 21,524 SF

FLOOR AREA RATIO (FAR): 2.0 : 1 PER SMMC 9.11.030

FAR CALCULATION: 21,524 SF X 2 = 43,048 SF MAX ALLOWABLE AREA

FLOOR AREA PROVIDED: 42,759 SF

NOTE: PER SMMC 9.04.080 FLOOR AREA EXCLUDES: STAIRS/STAIRWELLS, ELEVATORS & THEIR SHAFTS AND EQMT. ROOMS; RAMPS TO SUBT. PARKING; LOADING SPACES; UNENCLOSED DECKSPATIO/NOT USED FOR COMMERCIAL ACTIVITY; COVERED & UNCOVERED COURTYARDS/ARCADES/ATRIA/PASEOS/CORRIDORS LOCATED AT OR NEAR STREET LEVEL AND ACCESSIBLE TO THE GENERAL PUBLIC PROVIDED THEY ARE NOT USED AS SALES, DISPLAY, STORAGE, SERVICE OR PRODUCTION AREAS; PARKING AREAS LOCATED BELOW FINISHED GRADE OR FINISHED FLOOR OF HABITABLE SPACE WHERE THE VERTICAL DISTANCE BETWEEN FINISHED GRADE AND FINISHED FLOOR IS 5 FEET OR LESS; MECH. EQMT. ROOMS, ELEC ROOMS, TELECOM, EQMT. ROOMS AND SIMILAR SPACES LOCATED BELOW GRADE.

ALLOWABLE AREA CALCULATION:

1ST FLOOR:	6,924 SF + 3,725 SF = 10,665 SF
2ND FLOOR:	4,411 SF + 1,091 SF + 3,286 SF + 2,087 SF + 28 SF + 17 SF = 10,920 SF
3RD FLOOR:	4,411 SF + 1,222 SF + 3,286 SF + 1,973 SF + 28 SF + 17 SF = 10,937 SF
4TH FLOOR:	4,411 SF + 538 SF + 3,286 SF + 1,973 SF + 28 SF + 17 SF = 10,253 SF
TOTAL:	42,759 SF

* SEE FLOOR PLANS A3.10 - A3.40 FOR ROOM LABELS AND LOCATION ON PLAN*

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SHEET TITLE: ALLOWABLE AREA - FAR

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ANGELA BROOKS
3829 W 139TH ST
HAWTHORNE, CA. 90250
T: 323.596.4700

A0.31



FOURTH FLOOR PLAN (STEPBACK CALCULATION)

REF: A3.40

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

08

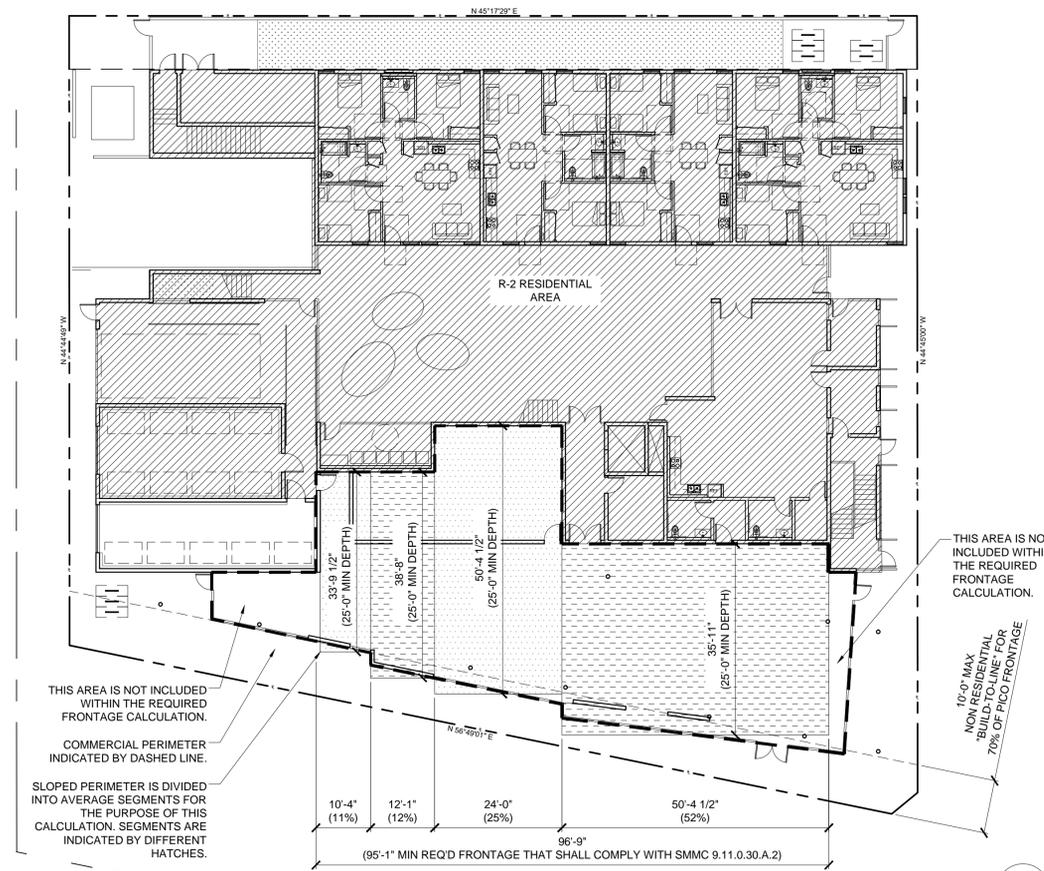


THIRD FLOOR PLAN (STEPBACK CALCULATION)

REF: A3.30

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

07



COMMERCIAL DEPTH DIAGRAM

REF: A1.00/A3.10

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

01

UPPER STORY STEPBACK CALCULATION:

* PER SMMC 9.11.030, 5'-0" AVERAGE MINIMUM UPPER STORY STEPBACK (ABOVE THE MAXIMUM GROUND FLOOR HEIGHT) IS REQUIRED AT STREET-FACING FACADES (I.E. PICO BLVD AND 19TH STREET).

* CALCULATION IS BASED OFF OF A WEIGHTED AVERAGE [W]

$$W = [(L1XD1) + (L2XD2) + (L3XD3) + \dots]$$

W = WEIGHTED AVERAGE
L = PERCENTAGE OF WALL LENGTH
D = STEP BACK DISTANCE

PICO BLVD FRONTAGE:

$$W = [(0.21X3.25) + (0.25X13.25) + (0.11X7.75) + (0.43X3.25)]$$

$$W = 6.25'$$

19TH STREET FRONTAGE:

$$W = [(0.27X2) + (0.43X7) + (0.06X17) + (0.24X3.8)]$$

$$W = 5.48'$$

COMMERCIAL FRONTAGE CALCULATION:

* PER SMMC 9.11.030, THE GROUND FLOOR STREET FRONTAGE OF BUILDINGS ON COMMERCIAL BOULEVARDS SHALL ACCOMMODATE COMMERCIAL USES AND ACTIVITIES. THE COMMERCIAL FRONTAGE SHALL HAVE A MINIMUM AVERAGE DEPTH OF 40 FT, BUT NO LESS THAN 25 FEET, FOR A MINIMUM OF 60% OF THE GROUND FLOOR FRONTAGE.

* SINCE THE COMMERCIAL PERIMETER IS SLOPED, THE COMMERCIAL AREA IS DIVIDED INTO AVERAGE SEGMENTS AS SHOWN FOR THE PURPOSE OF THIS CALCULATION.

* CALCULATION IS BASED OFF OF A WEIGHTED AVERAGE [W]

$$W = [(L1XD1) + (L2XD2) + (L3XD3) + \dots]$$

W = WEIGHTED AVERAGE
L = PERCENTAGE OF WALL LENGTH
D = STEP BACK DISTANCE

FRONTAGE @ PICO BLVD = 158.35' PER SURVEY

MINIMUM FRONTAGE THAT SHALL COMPLY WITH SMMC 9.11.030.A.2.a = 158.35' X 0.6 = 95.01'

$$W = (0.11X33.80) + (0.12X38.66) + (0.25X50.38) + (0.52X35.92)$$

$$W = 3.72' + 4.64' + 12.6' + 0.89' + 18.68'$$

$$W = 40.53'$$

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SHEET TITLE: SMMC - UPPER STORY STEPBACK

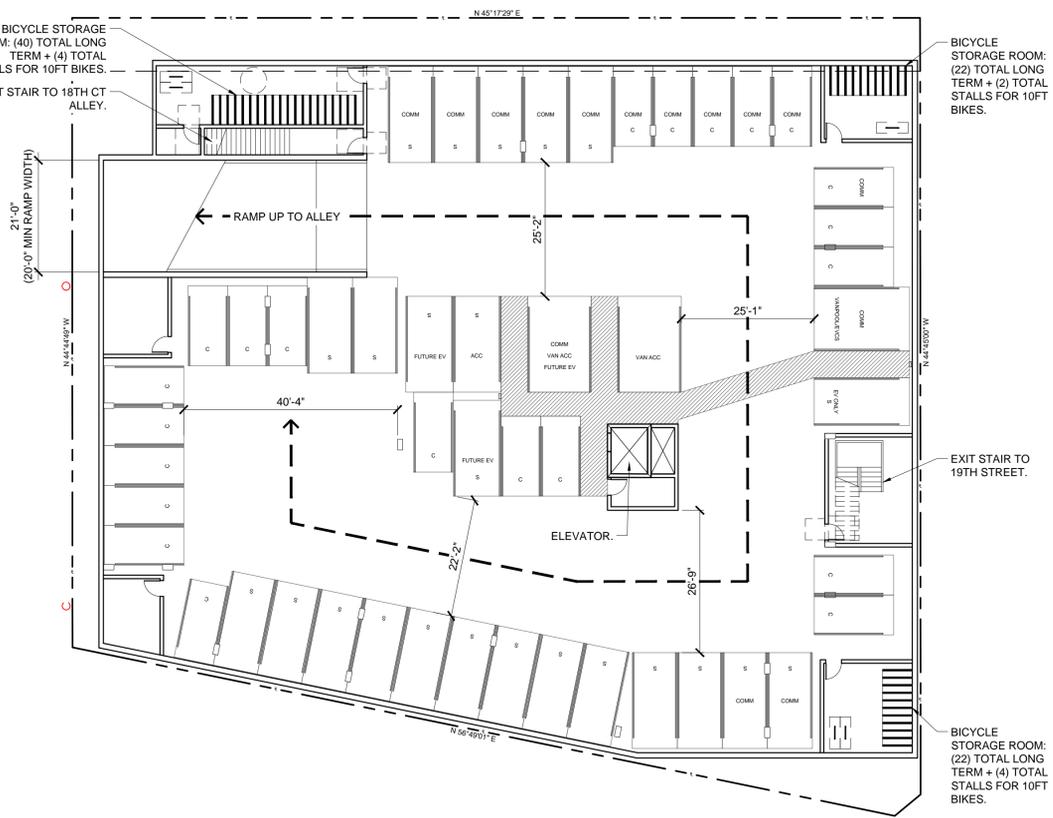
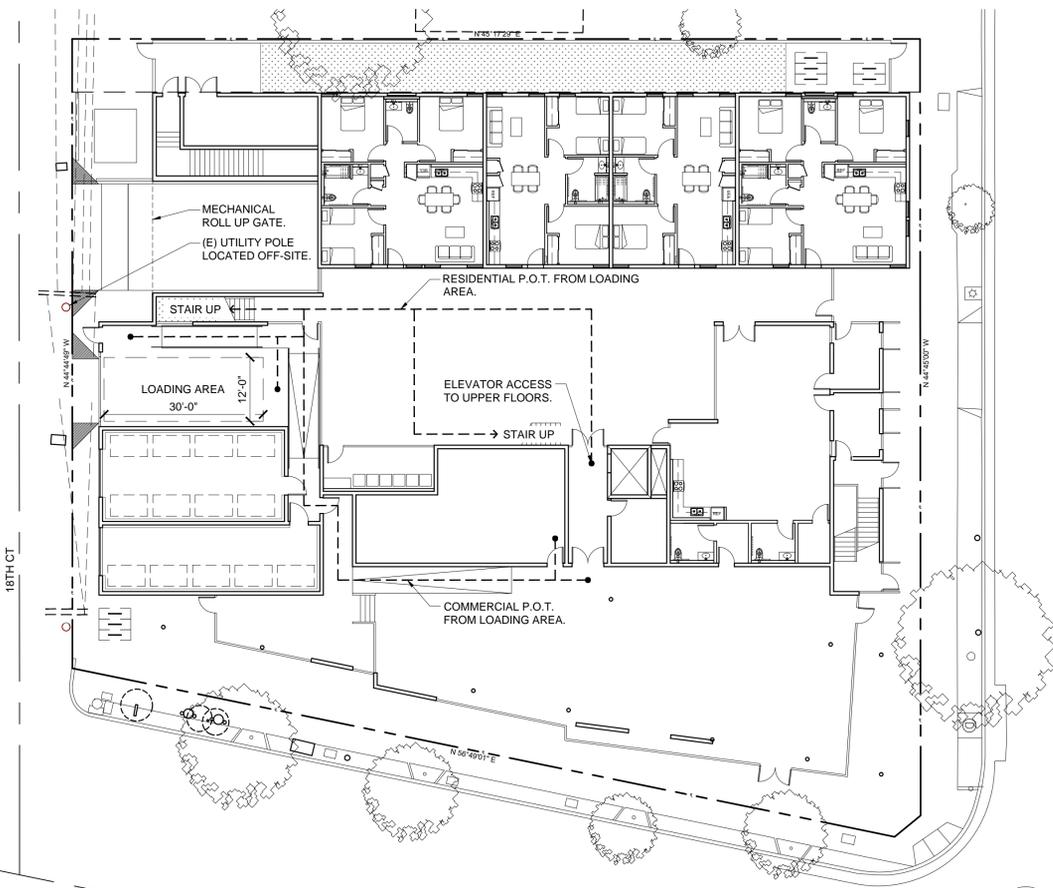
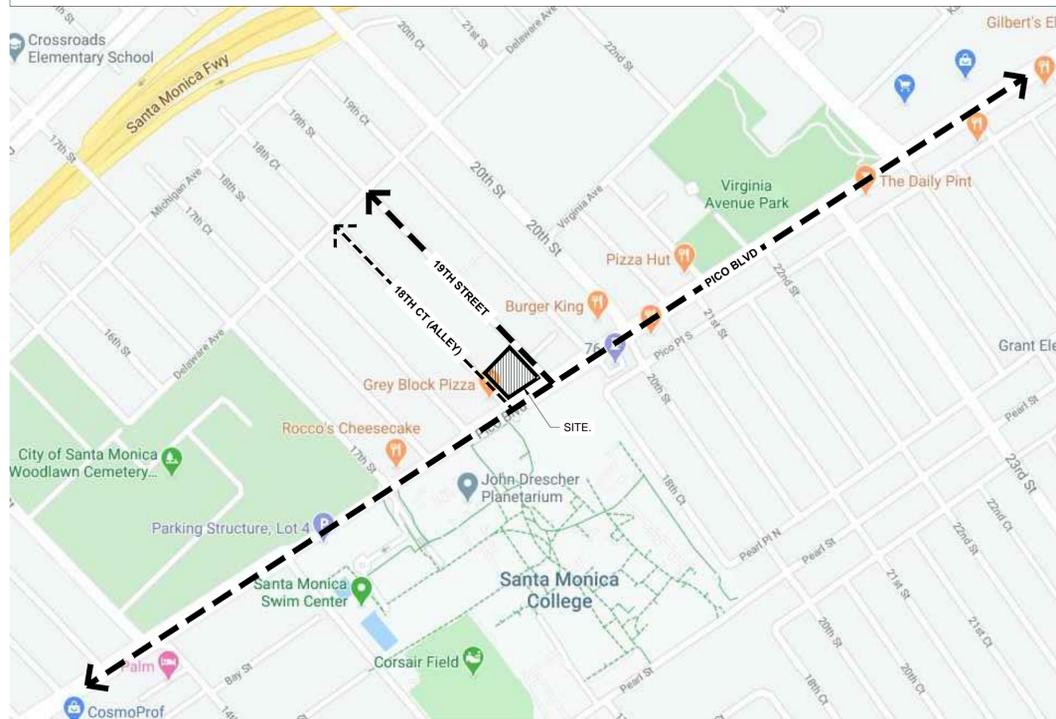
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ANGELA BROOKS
3929 W 139TH ST
HAWTHORNE, CA. 90250
t: 323.596.4700

A0.32

PROJECT INFORMATION



PARKING AND LOADING OPERATIONS PLAN (PLOP):

PROJECT LOCATION:
 PROJECT IS LOCATED AT A CORNER SITE, AT THE INTERSECTION OF PICO BLVD AND 18TH STREET, ACROSS FROM THE SANTA MONICA COMMUNITY COLLEGE. THERE IS AN ALLEY AT THE BACK OF THE SITE (18TH CT).

PROJECT DESCRIPTION:

4 STORY 100% AFFORDABLE HOUSING W/ GROUND LEVEL COMMERCIAL/RETAIL AND SUBTERRANEAN PARKING.

NOTE: THIS IS A MIXED-USE FACILITY OWNED AND OPERATED BY A PRIVATE ENTITY (NON-PROFIT), COMMUNITY CORPORATION OF SANTA MONICA.
 (48) UNITS TOTAL: (14) 3 BEDROOMS, (12) 2 BEDROOMS AND (22) 1 BEDROOMS.
 (49) PARKING SPACES IN SUBTERRANEAN LEVEL.
 (1) 12'X30' LOADING SPACE @ THE GROUND LEVEL.

RESIDENTIAL AND COMMERCIAL PARKING IS LOCATED IN THE SUBTERRANEAN LEVEL. ACCESS IS PROVIDED VIA A PARKING RAMP AT THE BACK ALLEY. THE LOADING ZONE IS ALSO ACCESSED VIA THE ALLEY.

LAYOUT:

1. THE SUBTERRANEAN PARKING LOT IS CONSTRUCTED WITH CONCRETE WALLS AND COLUMNS. SEE 01/- FOR THE PARKING LAYOUT AND CIRCULATION.
2. SEE VICINITY MAP FOR SURROUNDING STREET NETWORK.
3. VEHICULAR PARKING COUNT: 49 TOTAL SPACES.

15 COMMERCIAL STALLS TOTAL
 (7 STANDARD, 6 COMPACT, 1 VAN ACC. + 1 VANPOOL/EVCS)

34 RESIDENTIAL STALLS TOTAL
 (15 STANDARD, 16 COMPACT, 1 STANDARD ACC, 1 VAN ACC. + 1 EV ONLY)

NOTE: 3 FUTURE RESIDENTIAL EVSE STALLS ARE INCLUDED IN THE STANDARD RESIDENTIAL STALL COUNT.

4. BIKE PARKING COUNT: 107 TOTAL LONG-TERM AND SHORT-TERM STALLS.

* 10FT LONG BIKE STALLS ARE INCLUDED WITHIN THE RESIDENTIAL AND COMMERCIAL LONG-TERM BIKE PARKING COUNT.

RESIDENTIAL LONG-TERM: 89 TOTAL *
 RESIDENTIAL SHORT-TERM: 10 TOTAL
 COMMERCIAL LONG-TERM: 5 TOTAL *
 COMMERCIAL SHORT-TERM: 5 TOTAL

ACCESSIBILITY & CIRCULATION:

5. VEHICULAR INGRESS AND EGRESS IS VIA A PARKING RAMP AT THE BACK OF THE SITE. THE RAMP IS ACCESSED VIA THE ALLEY OFF OF PICO BOULEVARD.
6. PARKING DRIVEWAY RAMP WILL BE SEPARATED VIA A MECHANICAL ROLL UP DOOR LOCATED 15'-0" MINIMUM FROM THE PROPERTY LINE. SEE 02/-.
7. SITE CIRCULATION:
 THERE WILL BE NO SEPARATE PARKING AREA FOR RESIDENTIAL AND COMMERCIAL SPACES. BOTH RESIDENTIAL AND COMMERCIAL USERS MAY GO UP TO THE ELEVATOR OR EXIT STAIRS TO THE GROUND LEVEL. RESIDENTS WILL HAVE A KEY 'FOB' (OR SIM) FOR ACCESS TO THE RESIDENTIAL AREAS. IF TAKING THE STAIRS, USERS WILL BE DISCHARGED EITHER AT THE ALLEY VIA THE SIDE YARD OR TO 19TH STREET.

PASSENGER AND COMMERCIAL LOADING IS LOCATED OFF THE ALLEY. SEE 02/- FOR PATH OF TRAVEL DIAGRAMS FROM THE LOADING ZONE TO THE RESIDENTIAL AND COMMERCIAL AREAS.

SHORT-TERM BICYCLE PARKING IS LOCATED AT THE GROUND LEVEL. COMMERCIAL SHORT-TERM STALLS ARE LOCATED ADJACENT TO THE ALLEY ENTRANCE ON PICO BOULEVARD. RESIDENTIAL SHORT-TERM STALLS ARE LOCATED WITHIN THE INTERIOR COURTYARD. BOTH RESIDENTIAL AND COMMERCIAL LONG-TERM STALLS ARE LOCATED IN THE SUBTERRANEAN LEVEL WITHIN BICYCLE STORAGE ROOMS. ACCESS TO THE SUBTERRANEAN LEVEL IS EITHER VIA THE ELEVATOR OR THE EXIT STAIRS.

WAY-FINDING SIGNAGE WILL BE PROVIDED.

LOADING:

8. SEE 02/- FOR LOADING ZONE DIMENSIONS AND PATH OF TRAVEL. THE LOADING ZONE WILL BE SCREENED WITH A METAL PICKET OR FLAT BAR FENCE.

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 1819 PICO

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BROOKS SCARPA

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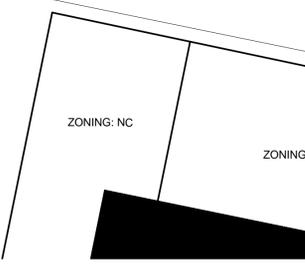
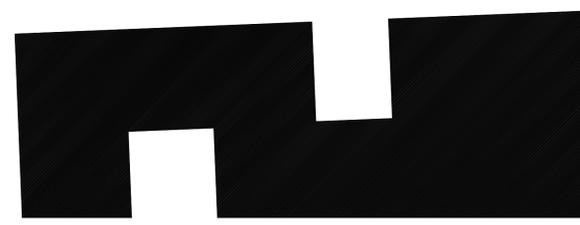
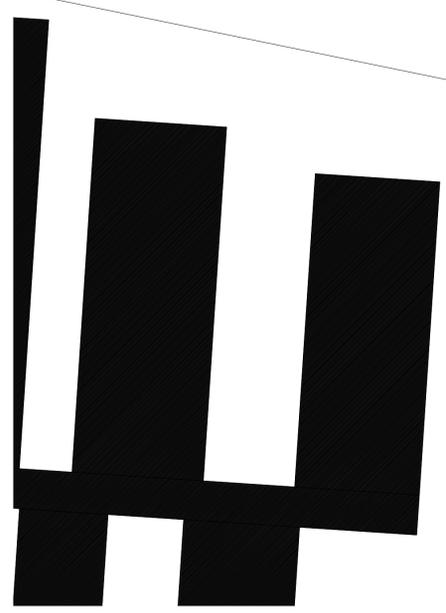
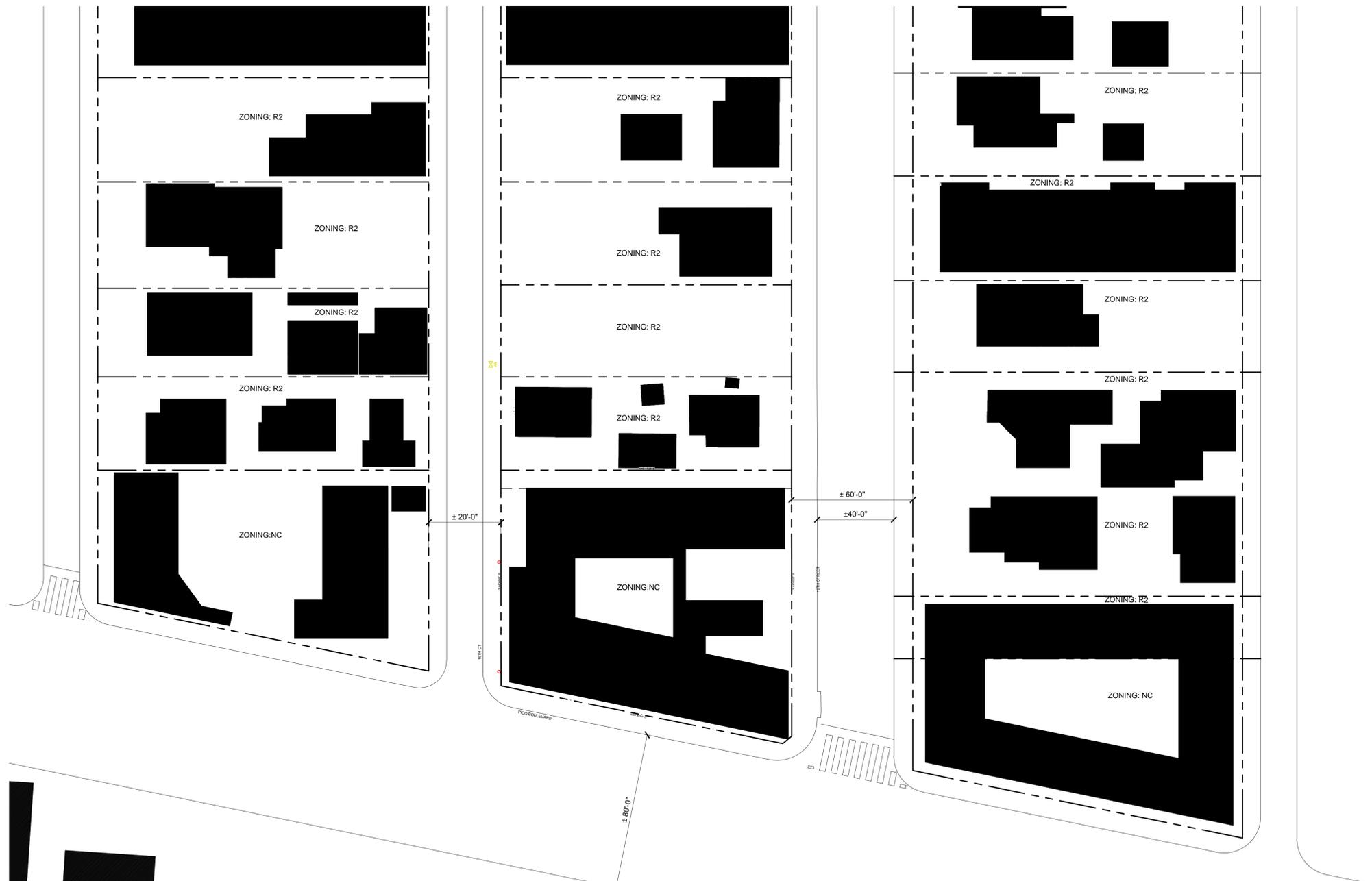
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 PARKING & LOADING OPERATIONS PLAN

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ANGELA BROOKS
 3929 W 139TH ST
 HAWTHORNE, CA. 90250
 T: 323.596.4700

A0.33



NEIGHBORHOOD FIGURE GROUND
 REF: A1.00 SCALE: 1/32" = 1'-0"

01

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 3929 W 139TH ST
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 T: 323.596.4700

A0.34

PICO BOULEVARD VIEW



19TH STREET VIEW



PICO BOULEVARD VIEW



19TH STREET VIEW



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SHEET TITLE:

EXISTING SITE PHOTOS

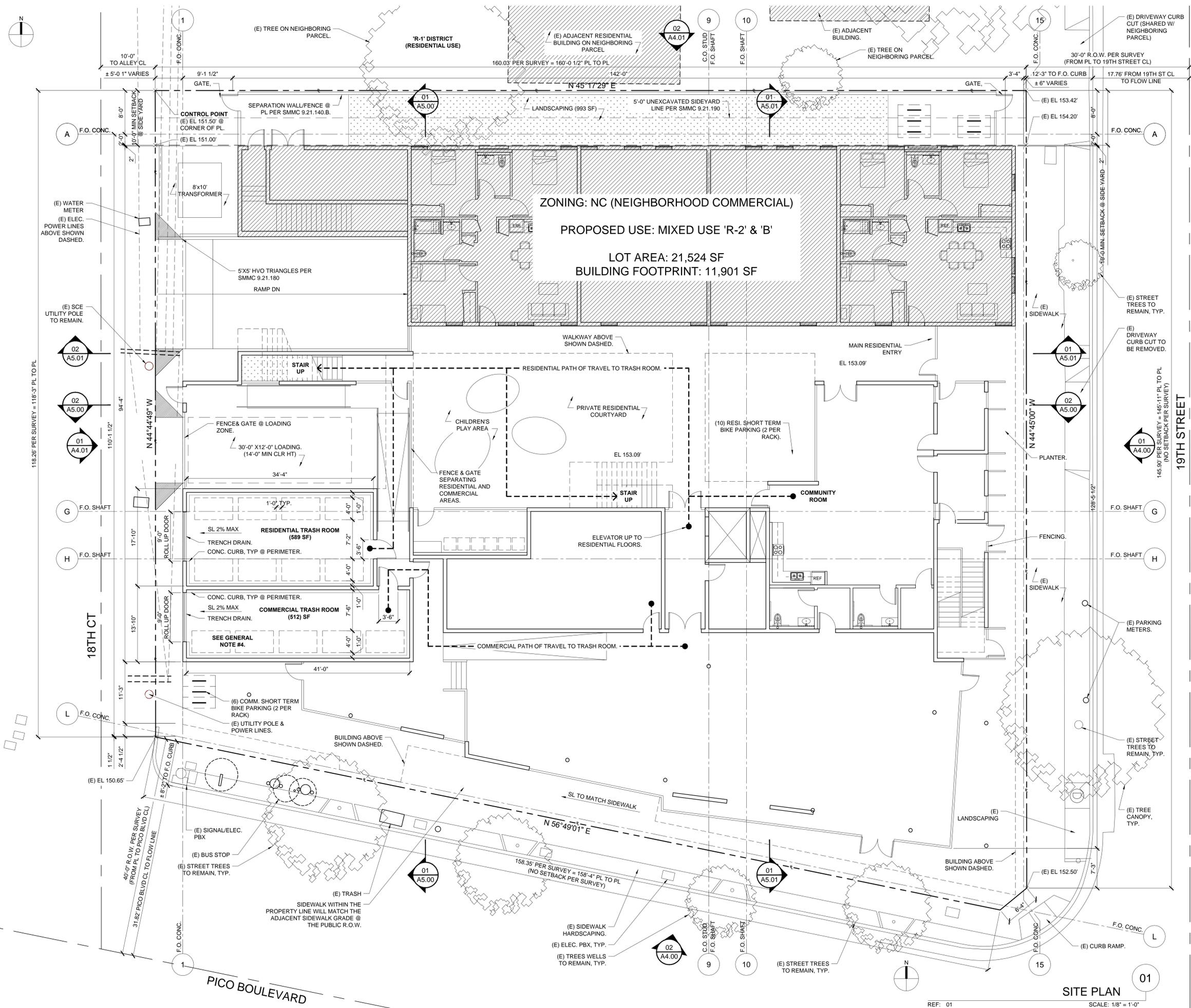
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ANGELA BROOKS
 3929 W 139TH ST
 HAWTHORNE, CA. 90250
 t: 323.596.4700

A0.35



AVERAGE NATURAL GRADE CALCULATION [ANG]:
 ANG (@ SETBACKS) => (151.00' + 150.65' + 152.50' + 154.20') / 4 = 152.087'

- GENERAL NOTES:
- EXISTING CURB CUT WILL BE REMOVED AND REPLACED WITH FULL-HEIGHT CURB, GUTTER, PARKWAY AND SIDEWALK PER CITY STANDARDS PER SMMC 7.24
 - 5'X5' HVO TRIANGLES TO BE KEPT CLEAR OF OBSTRUCTIONS OVER 24 INCHES PURSUANT TO SMMC 9.21.180.
 - MAX BUILDING FOOTPRINT PER SMMC 9.11.030: 15,000 SF
 BUILDING FOOTPRINT PROVIDED: 11,986 SF
 - TRASH ROOM NOTES:
 - PROVIDE A MIN. 8'-0" W X 8'-0" H MOTORIZED ROLL-UP DOOR WITH A 10 KEYPAD CODE ACCESS FOR EACH TRASH ROOM.
 - PROVIDE MOTION SENSOR LIGHTING.
 - TRASH ROOM WILL SLOPE TO A TRENCH DRAIN AT THE ROLL-UP DOOR (2% MAX).
 - PROVIDE A HOSE BIB WITHIN 25'-0" OF THE ENCLOSURE. IF LOCATED INSIDE THE TRASH ROOM, THE HOSE BIB MUST BE LOCATED ABOVE 6'-0" A.F.F.
 - SPRINKLERS & OTHER PROTRUSIONS SHALL BE LOCATED ABOVE 10'-0" A.F.F.
 - 6" W X 8" T CURBING SHALL BE PROVIDED ALONG THE PERIMETER WALLS.
 - NO TRASH OR RECYCLING CHUTES ARE PROVIDED ON THIS PROJECT.
 - PROVIDE MECHANICAL VENTILATION FOR THE TRASH ROOMS. DUCTS WILL RUN HORIZONTALLY AND TERMINATE AT THE LOADING ZONE.
 - CEILING HEIGHT SHALL BE 10'-0" MINIMUM A.F.F.

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SHEET TITLE: PLOT PLAN

SCALE: AS INDICATED

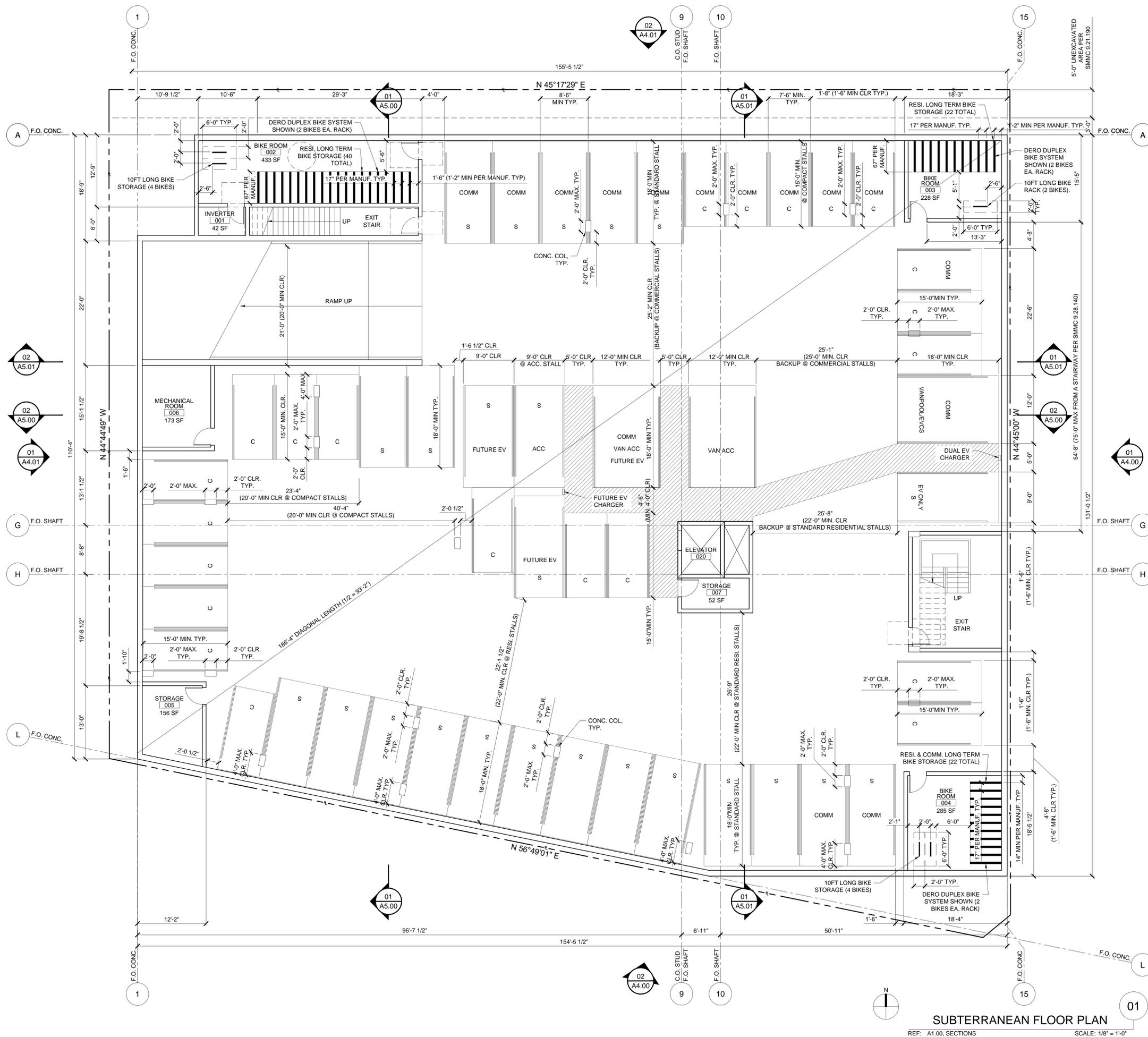
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ANGELA BROOKS
 3929 W 139TH ST
 HAWTHORNE, CA. 90250
 T: 323.596.4700

A1.00

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



VEHICULAR PARKING COUNT (SEE A0.00 FOR CALCULATION):

15 COMMERCIAL STALLS TOTAL
 (7 STANDARD, 6 COMPACT, 1 VAN ACC. + 1 VANPOOL/EVCS)

34 RESIDENTIAL STALLS TOTAL
 (15 STANDARD, 16 COMPACT, 1 STANDARD ACC, 1 EV ONLY)

NOTE: 3 FUTURE RESIDENTIAL EVSE STALLS ARE INCLUDED IN THE STANDARD RESIDENTIAL STALL COUNT.

BIKE PARKING COUNT (SEE A0.00 FOR CALCULATION):

* 10FT LONG BIKE STALLS ARE INCLUDED WITHIN THE RESIDENTIAL AND COMMERCIAL LONG-TERM BIKE PARKING COUNT.

BIKE PARKING PROVIDED		
TYPE	# OF SPACES REQ'D	# OF SPACES PROVIDED
RESI. LONG-TERM	88	89*
RESI. SHORT-TERM	9	10
COMM. LONG-TERM	5	5*
COMM. SHORT-TERM	5	6
TOTAL	107	110

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SHEET TITLE: SUBT. FLOOR PLAN

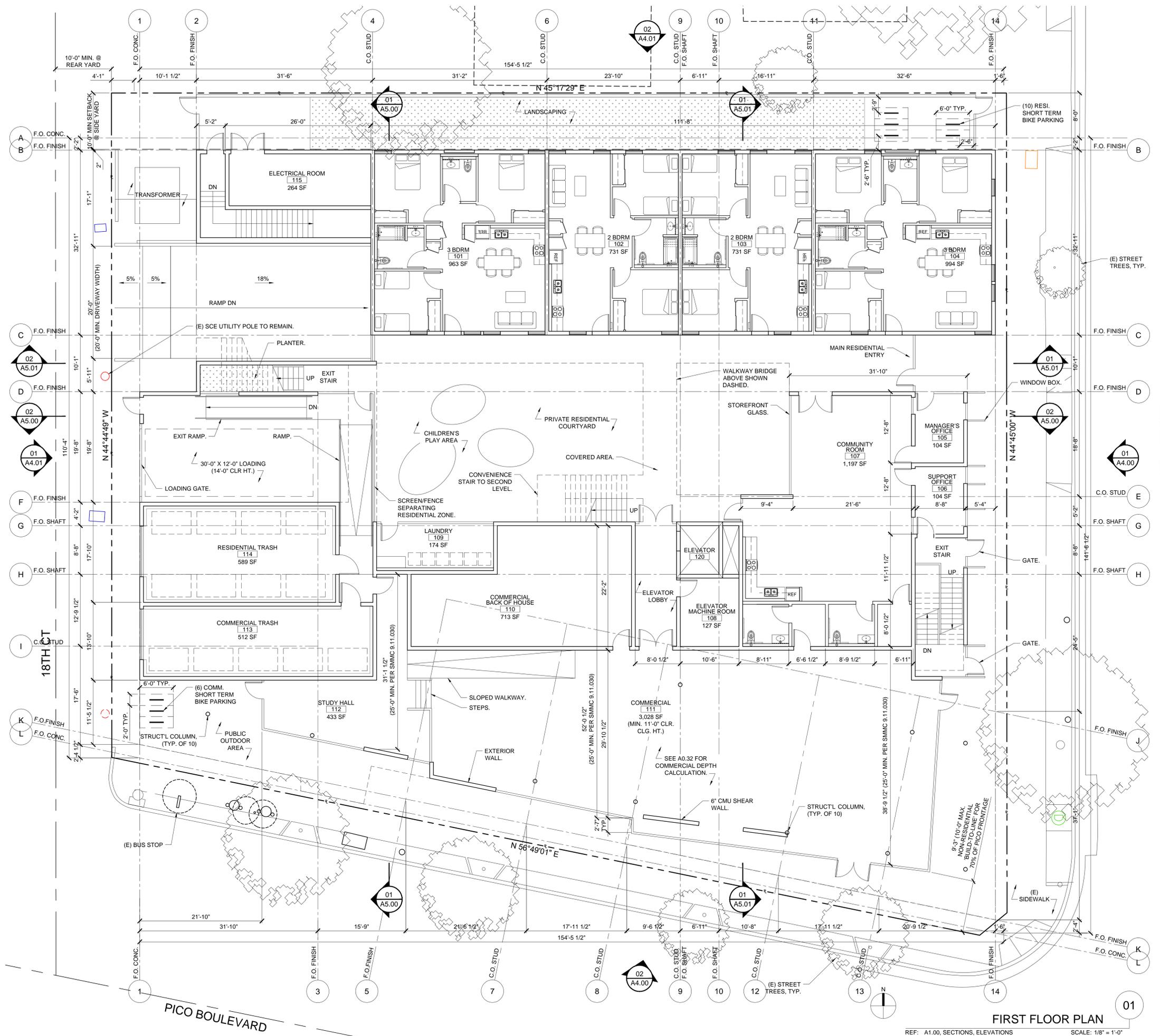
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 3829 W 139TH ST
 HAWTHORNE, CA. 90250
 T: 323.596.4700

SUBTERRANEAN FLOOR PLAN
 REF: A1.00, SECTIONS SCALE: 1/8" = 1'-0"

A3.00



FIRST FLOOR AREA PER SMMC 9.04.080				
ROOM #	NAME	OCC. TYPE	SF (GROSS)	INCLUDED IN FAR (Y/N)
101	3 BEDROOM	R-2	963 SF	Y
102	2 BEDROOM	R-2	731 SF	Y
103	2 BEDROOM	R-2	731 SF	Y
104	3 BEDROOM	R-2	994 SF	Y
105	MANAGER'S OFFICE	R-2	104 SF	Y
106	SUPPORT OFFICE	R-2	104 SF	Y
107	COMMUNITY ROOM	A-3	1,197 SF	Y
108	ELEV. MACHINE ROOM	S-2	127 SF	N
109	LAUNDRY	R-2	174 SF	Y
110	COMMERCIAL B.O.H.	B	713 SF	Y
111	COMMERCIAL	B	3,028 SF	Y
112	STUDY HALL	B	433 SF	Y
113	COMMERCIAL TRASH	S-2	512 SF	Y
114	RESIDENTIAL TRASH	S-2	589 SF	Y
115	ELECTRICAL ROOM	S-2	264 SF	Y
120	ELEVATOR SHAFT	S-2	57 SF	N
TOTAL			10,605 SF	

PRE-SUBMITTAL REVIEW 03-28-2019
 SCHEMATIC DESIGN/AA SUBMITTAL 01-28-2020
 AA RE-SUBMITTAL 03-11-2020
 ARB SUBMITTAL 05-11-2020
 CONSTRUCTION DOCUMENTS --
 PLAN CHECK SUBMITTAL --
 CONSTRUCTION ISSUE --

COMMUNITY CORPORATION
 OF SANTA MONICA
 1819 PICO

BROOKS SCARPA +

REVISIONS:
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SHEET TITLE:
 FIRST FLOOR PLAN

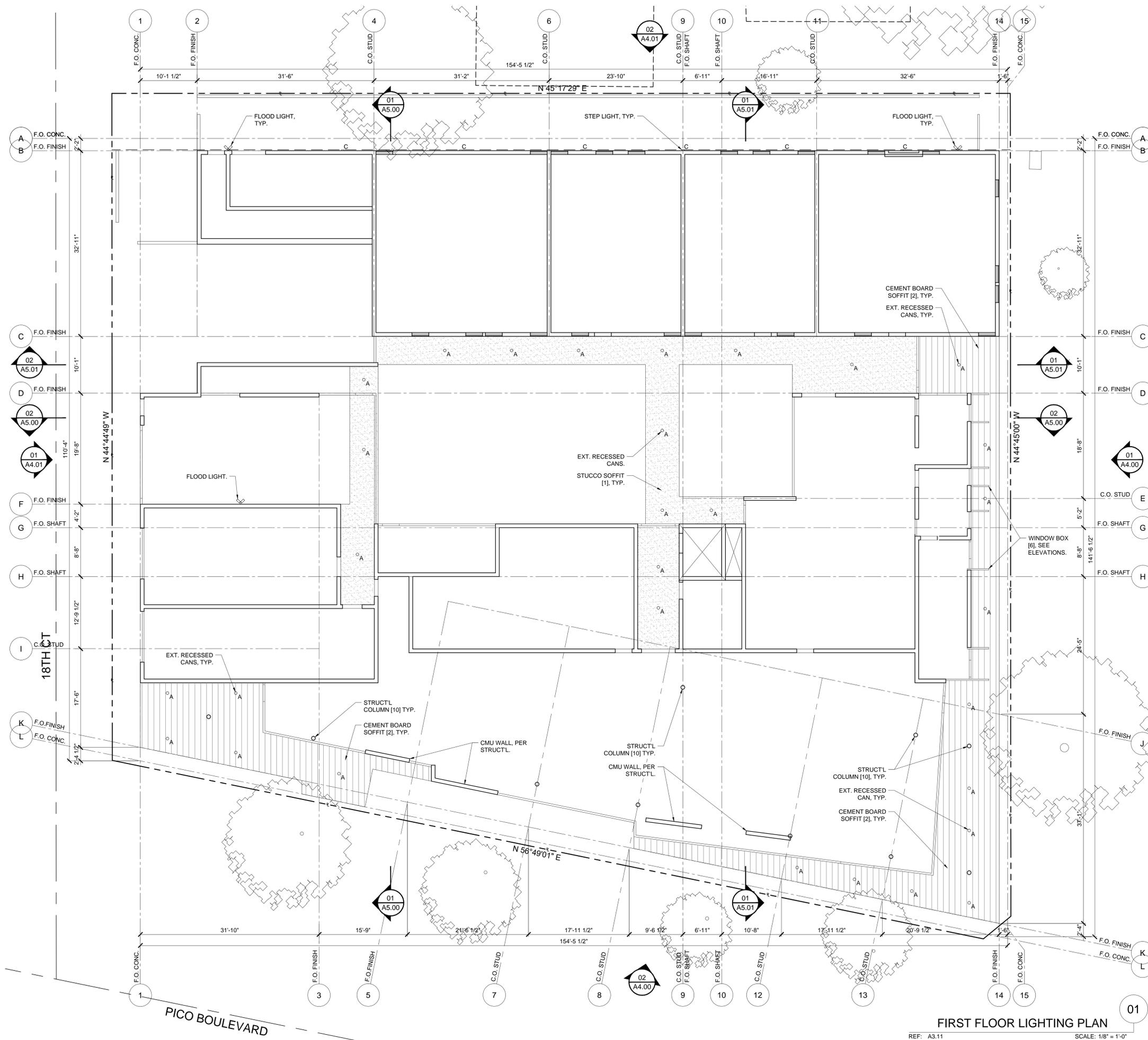
SCALE:
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ANGELA BROOKS
 3929 W 139TH ST
 HAWTHORNE, CA. 90250
 T: 323.596.4700

A3.10

FIRST FLOOR PLAN
 REF: A1.00, SECTIONS, ELEVATIONS SCALE: 1/8" = 1'-0"



FIRST FLOOR LIGHTING PLAN

REF: A3.11 SCALE: 1/8" = 1'-0"

PRE-SUBMITTAL REVIEW	03-28-2019
SCHEMATIC DESIGN	01-28-2020
AA SUBMITTAL	
AA RE-SUBMITTAL	03-11-2020
ARB SUBMITTAL	05-11-2020
CONSTRUCTION DOCUMENTS	--
PLAN CHECK SUBMITTAL	--
CONSTRUCTION ISSUE	--

**COMMUNITY CORPORATION
OF SANTA MONICA
1819 PICO**

1819 PICO BLVD
SANTA MONICA, CA. 90405
PROJECT NUMBER: 01817.0



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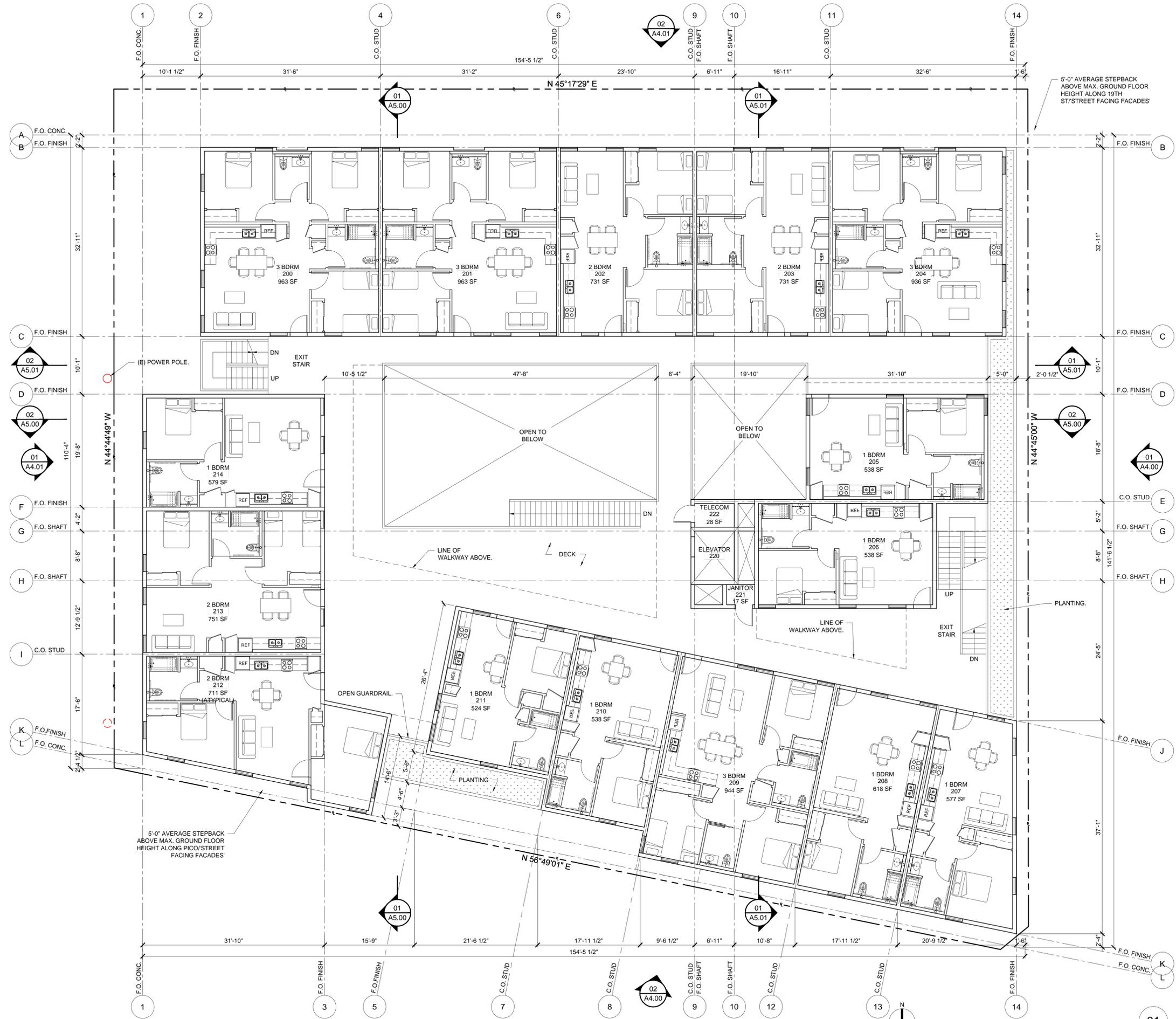
SHEET TITLE: **FIRST FLOOR LIGHTING PLAN**

SCALE: AS INDICATED
DATE PRINTED: 2020-5-11

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3929 W 139TH ST
HAWTHORNE, CA. 90250
T: 323.596.4700

A3.11



SECOND FLOOR AREA PER SMMC 9.04.080				
ROOM #	NAME	OCC. TYPE	SF (GROSS)	INCLUDED IN FAR (Y/N)
200	3 BEDROOM	R-2	963 SF	Y
201	3 BEDROOM	R-2	963 SF	Y
202	2 BEDROOM	R-2	731 SF	Y
203	2 BEDROOM	R-2	731 SF	Y
204	3 BEDROOM	R-2	936 SF	Y
205	1 BEDROOM	R-2	538 SF	Y
206	1 BEDROOM	R-2	538 SF	Y
207	1 BEDROOM	R-2	577 SF	Y
208	1 BEDROOM	R-2	618 SF	Y
209	3 BEDROOM	R-2	944 SF	Y
210	1 BEDROOM	R-2	538 SF	Y
211	1 BEDROOM	R-2	524 SF	Y
212	2 BEDROOM	R-2	716 SF	Y
213	2 BEDROOM	R-2	751 SF	Y
214	1 BEDROOM	R-2	579 SF	Y
220	ELEVATOR SHAFT	S-2	57 SF	N
221	JANITOR	S-2	17 SF	Y
222	TELECOM	S-2	28 SF	Y
TOTAL			10,749 SF	

SECOND FLOOR PLAN
 REF: A1.00, SECTIONS, ELEVATIONS SCALE: 1/8" = 1'-0"

PRE-SUBMITTAL REVIEW 03-28-2019
 SCHEMATIC DESIGN/ AA SUBMITTAL 01-28-2020
 AA RE-SUBMITTAL 03-11-2020
 ARB SUBMITTAL 05-11-2020
 CONSTRUCTION DOCUMENTS --
 PLAN CHECK SUBMITTAL --
 CONSTRUCTION ISSUE --

**COMMUNITY CORPORATION
 OF SANTA MONICA
 1819 PICO**

BROOKS SCARPA +

REVISIONS:
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 3 --

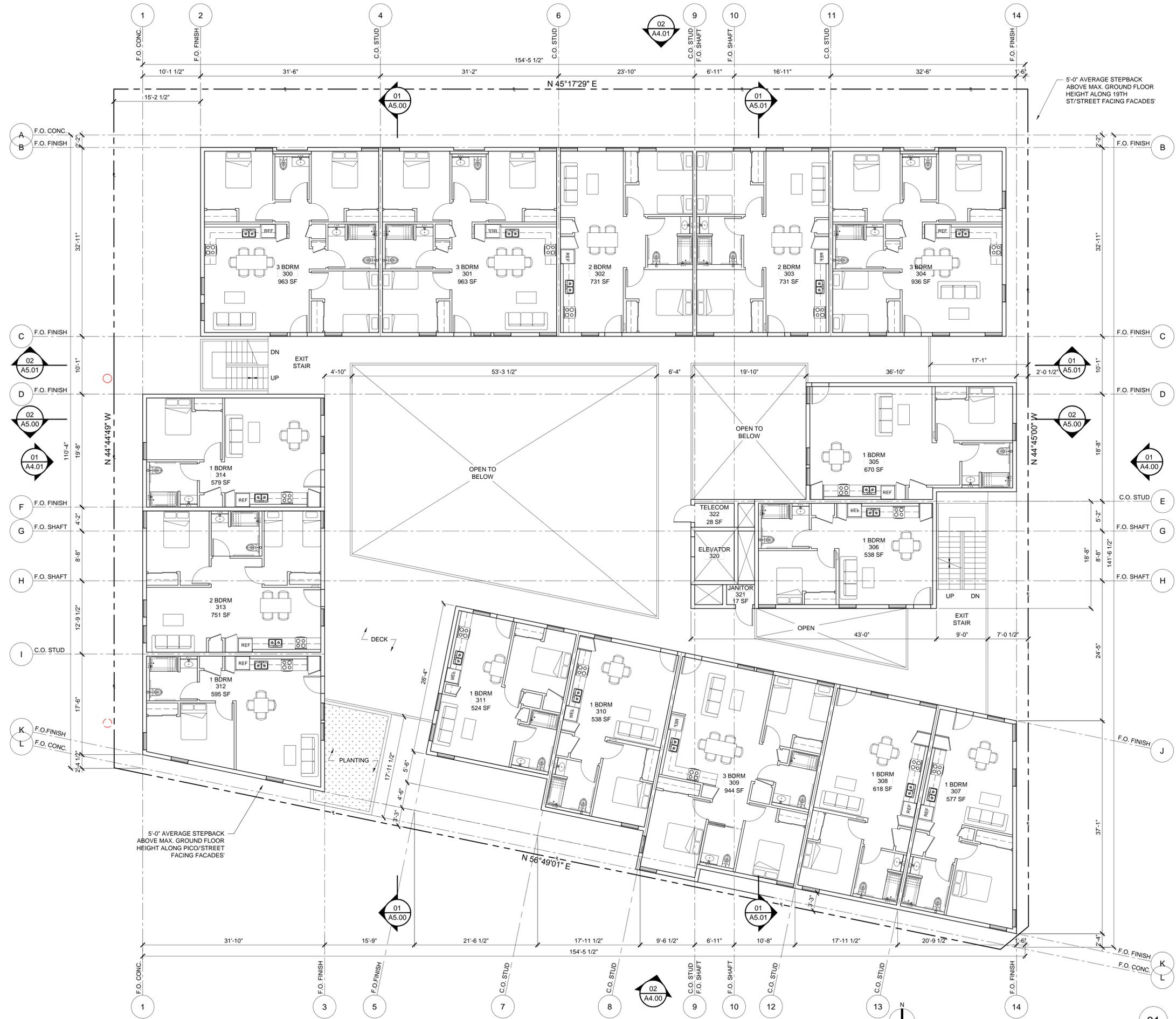
SHEET TITLE:
SECOND FLOOR PLAN

SCALE: AS INDICATED
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 3929 W 139TH ST
 HAWTHORNE, CA, 90250
 T: 323.596.4700

A3.20



THIRD FLOOR AREA PER SMMC 9.04.080				
ROOM #	NAME	OCC. TYPE	SF (GROSS)	INCLUDED IN FAR (Y/N)
300	3 BEDROOM	R-2	963 SF	Y
301	3 BEDROOM	R-2	963 SF	Y
302	2 BEDROOM	R-2	731 SF	Y
303	2 BEDROOM	R-2	731 SF	Y
304	3 BEDROOM	R-2	936 SF	Y
305	1 BEDROOM	R-2	670 SF	Y
306	1 BEDROOM	R-2	538 SF	Y
307	1 BEDROOM	R-2	577 SF	Y
308	1 BEDROOM	R-2	618 SF	Y
309	3 BEDROOM	R-2	944 SF	Y
310	1 BEDROOM	R-2	538 SF	Y
311	1 BEDROOM	R-2	524 SF	Y
312	1 BEDROOM	R-2	595 SF	Y
313	2 BEDROOM	R-2	751 SF	Y
314	1 BEDROOM	R-2	579 SF	Y
320	ELEVATOR SHAFT	S-2	57 SF	N
321	JANITOR	S-2	17 SF	Y
322	TELECOM	S-2	28 SF	Y
TOTAL			10,760 SF	

THIRD FLOOR PLAN
 REF: A1.00, SECTIONS, ELEVATIONS
 SCALE: 1/8" = 1'-0"

- PRE-SUBMITTAL REVIEW 03-28-2019
- SCHEMATIC DESIGN/ AA SUBMITTAL 01-28-2020
- AA RE-SUBMITTAL 03-11-2020
- ARB SUBMITTAL 05-11-2020
- CONSTRUCTION DOCUMENTS --
- PLAN CHECK SUBMITTAL --
- CONSTRUCTION ISSUE --

COMMUNITY CORPORATION
 OF SANTA MONICA
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SHEET TITLE:
 THIRD FLOOR PLAN

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 3929 W 139TH ST
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 T: 323.596.4700

A3.30



FOURTH FLOOR AREA PER SMMC 9.04.080				
ROOM #	NAME	OCC. TYPE	SF (GROSS)	INCLUDED IN FAR (Y/N)
400	3 BEDROOM	R-2	963 SF	Y
401	3 BEDROOM	R-2	963 SF	Y
402	2 BEDROOM	R-2	731 SF	Y
403	2 BEDROOM	R-2	731 SF	Y
404	3 BEDROOM	R-2	936 SF	Y
406	1 BEDROOM	R-2	538 SF	Y
407	1 BEDROOM	R-2	577 SF	Y
408	1 BEDROOM	R-2	618 SF	Y
409	3 BEDROOM	R-2	944 SF	Y
410	1 BEDROOM	R-2	538 SF	Y
411	1 BEDROOM	R-2	524 SF	Y
412	1 BEDROOM	R-2	595 SF	Y
413	2 BEDROOM	R-2	751 SF	Y
414	1 BEDROOM	R-2	579 SF	Y
420	ELEVATOR SHAFT	S-2	57 SF	N
421	JANITOR	S-2	17 SF	Y
422	TELECOM	S-2	28 SF	Y
TOTAL			10,090 SF	

FOURTH FLOOR PLAN

REF: A1.00, SECTIONS, ELEVATIONS SCALE: 1/8" = 1'-0"

- PRE-SUBMITTAL REVIEW 03-28-2019
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- AA RE-SUBMITTAL 03-11-2020
- ARB SUBMITTAL 05-11-2020
- CONSTRUCTION DOCUMENTS --
- PLAN CHECK SUBMITTAL --
- CONSTRUCTION ISSUE --

COMMUNITY CORPORATION OF SANTA MONICA
1819 PICO



1819 PICO BLVD
SANTA MONICA, CA. 90405
PROJECT NUMBER: 01817.0

REVISIONS:
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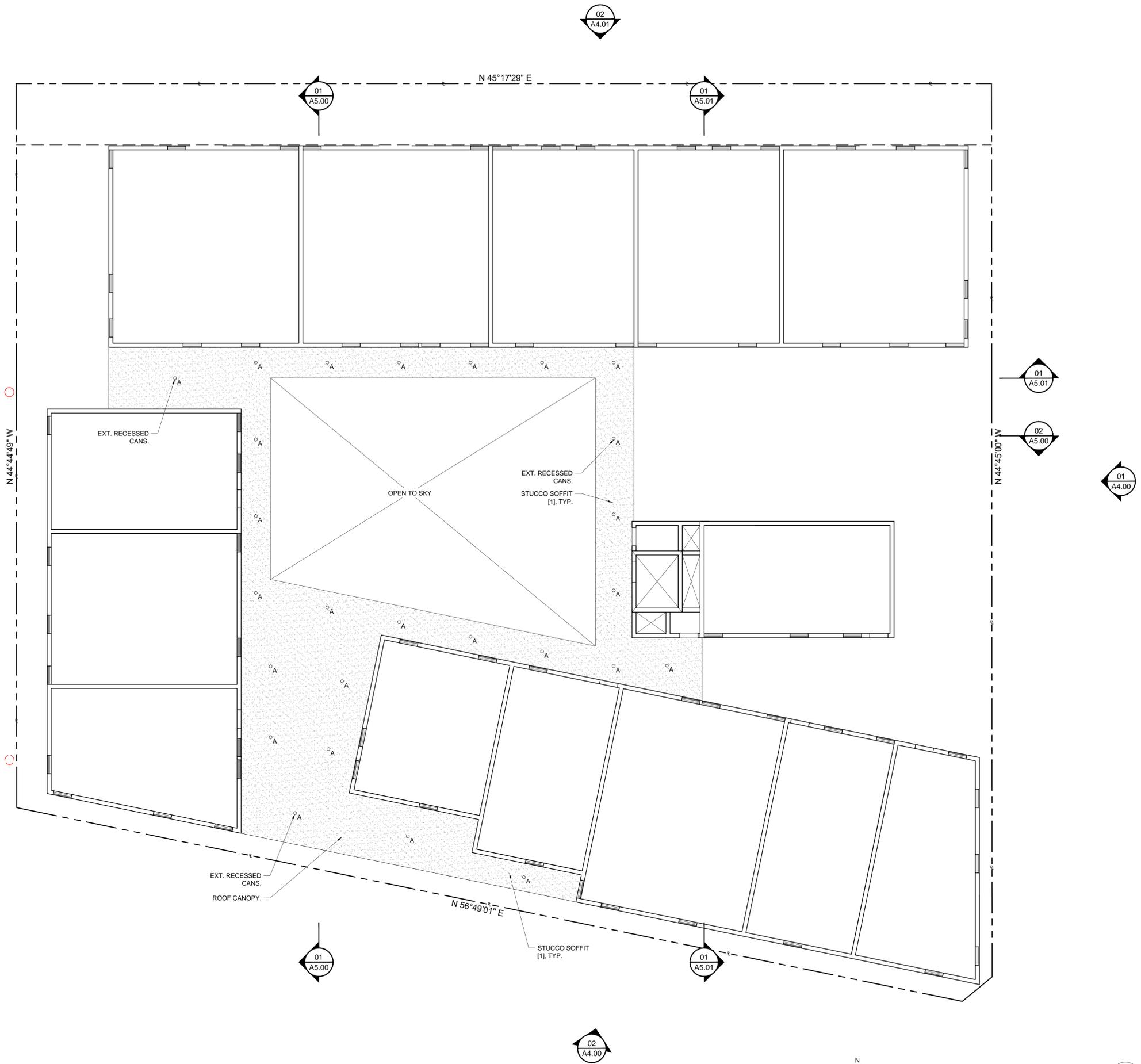
SHEET TITLE:
FOURTH FLOOR PLAN

SCALE: AS INDICATED
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A3.40



PRE-SUBMITTAL REVIEW	03-28-2019
SCHEMATIC DESIGN/	01-28-2020
AA SUBMITTAL	
AA RE-SUBMITTAL	03-11-2020
ARB SUBMITTAL	05-11-2020
CONSTRUCTION DOCUMENTS	--
PLAN CHECK SUBMITTAL	--
CONSTRUCTION ISSUE	--

COMMUNITY CORPORATION
OF SANTA MONICA
1819 PICO

1819 PICO BLVD
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PROJECT NUMBER: 01817.0



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SHEET TITLE:
FOURTH FLOOR LIGHTING PLAN

SCALE:
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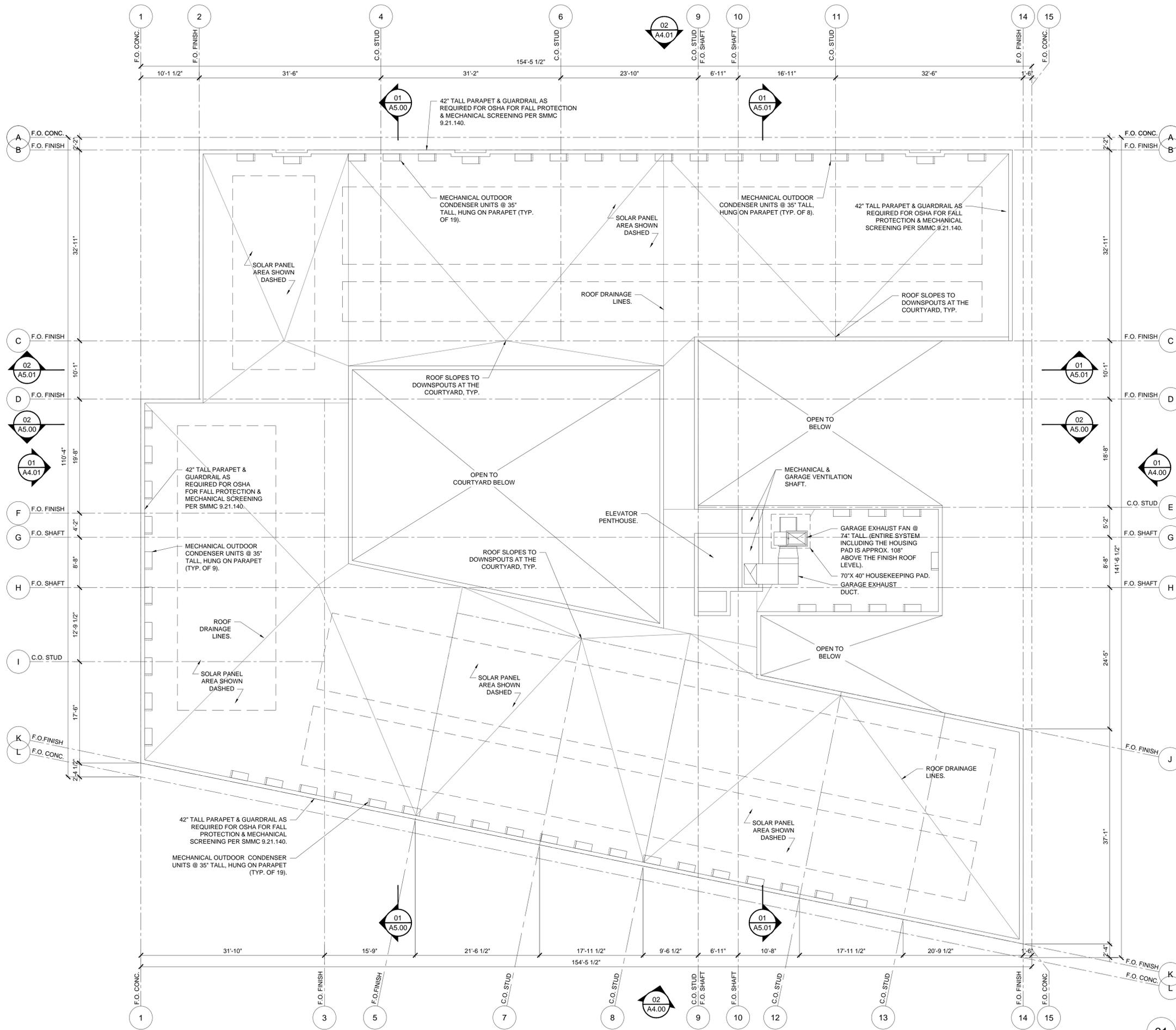
ANGELA BROOKS
3929 W 139TH ST
HAWTHORNE, CA. 90250
t: 323.596.4700

A3.41

FOURTH FLOOR LIGHTING PLAN

REF: A3.40 SCALE: 1/8" = 1'-0"

01



ROOF PLAN

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

PRE-SUBMITTAL REVIEW	03-28-2019
SCHEMATIC DESIGN/	01-28-2020
AA SUBMITTAL	
AA RE-SUBMITTAL	03-11-2020
ARB SUBMITTAL	05-11-2020
CONSTRUCTION DOCUMENTS	--
PLAN CHECK SUBMITTAL	--
CONSTRUCTION ISSUE	--

COMMUNITY CORPORATION
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1819 PICO BLVD
SANTA MONICA, CA. 90405
PROJECT NUMBER: 01817.0



REVISIONS:

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SHEET TITLE:

ROOF PLAN

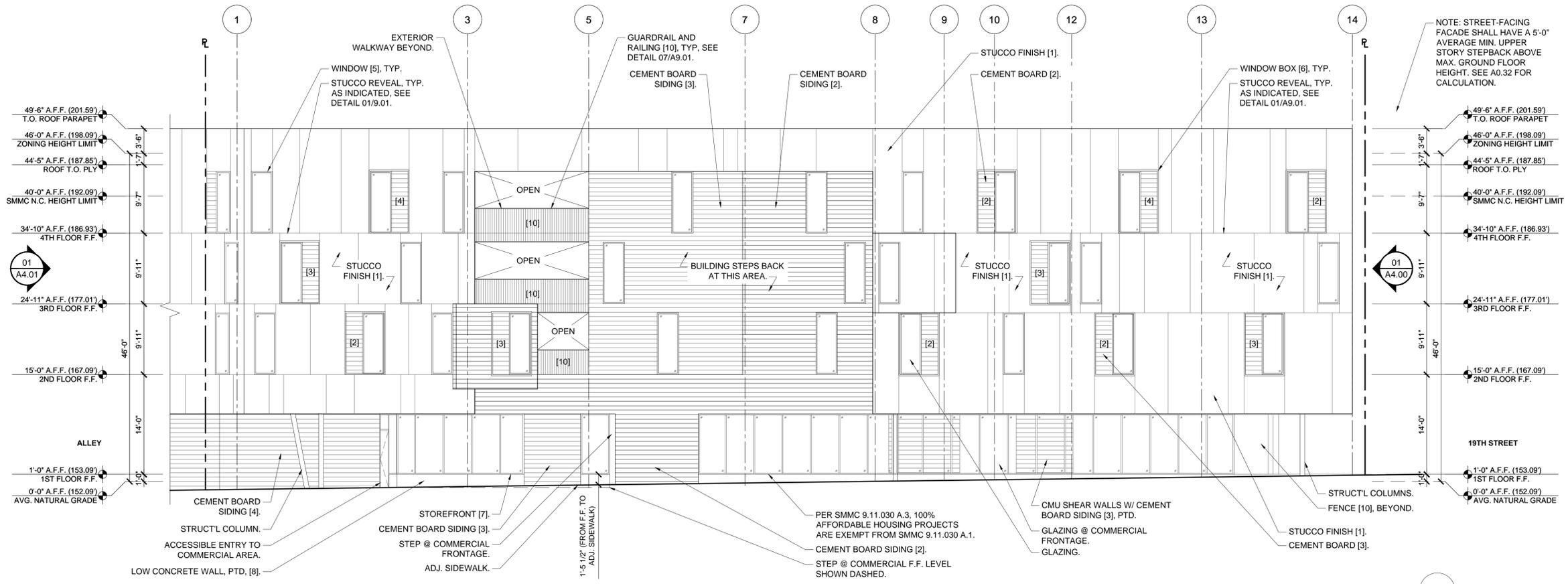
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T: 323.596.4700

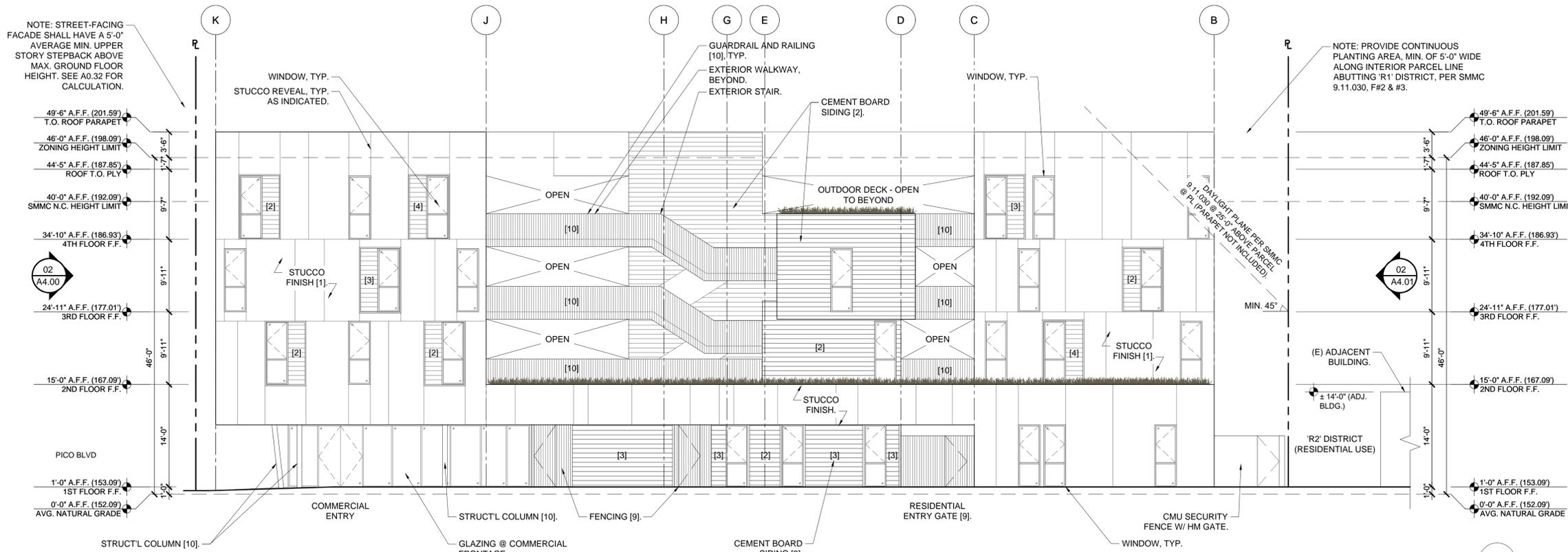
A3.50

MATERIAL KEY			
#	TYPE	COLOR	MANUFACTURER
1	STUCCO	LIGHT GREY	OMEGA INTERNATIONAL
2	CEMENT BOARD	EVENING BLUE	JAMES HARDIE
3	CEMENT BOARD	BOOTHBAY BLUE	JAMES HARDIE
4	CEMENT BOARD	COBBLESTONE	JAMES HARDIE
5	VINYL WINDOW	SILVER	MILGARD
6	ACCENT PAINT	BLACK MAGIC	SHERWIN-WILLIAMS
7	STOREFRONT	SILVER	TBD
8	CONCRETE	SEALED	N/A
9	EXTERIOR FENCING	ALUMINUM	CUSTOM
10	PAINTED METAL	LIGHT GREY	CUSTOM
11	CMU	SEALED	N/A



SOUTH ELEVATION

REF: FLOOR PLANS, SECTIONS SCALE: 1/8" = 1'-0"



EAST ELEVATION

REF: FLOOR PLANS, SECTIONS SCALE: 1/8" = 1'-0"

PRE-SUBMITTAL REVIEW	03-28-2019
SCHEMATIC DESIGN/AA SUBMITTAL	01-28-2020
AA RE-SUBMITTAL	03-11-2020
ARB SUBMITTAL	05-11-2020
CONSTRUCTION DOCUMENTS	--
PLAN CHECK SUBMITTAL	--
CONSTRUCTION ISSUE	--

COMMUNITY CORPORATION OF SANTA MONICA
1819 PICO

1819 PICO BLVD
SANTA MONICA, CA. 90405
PROJECT NUMBER: 01817.0



REVISIONS:		ELEVATIONS	
1	--	4	--
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SHEET TITLE: ELEVATIONS

SCALE: AS INDICATED

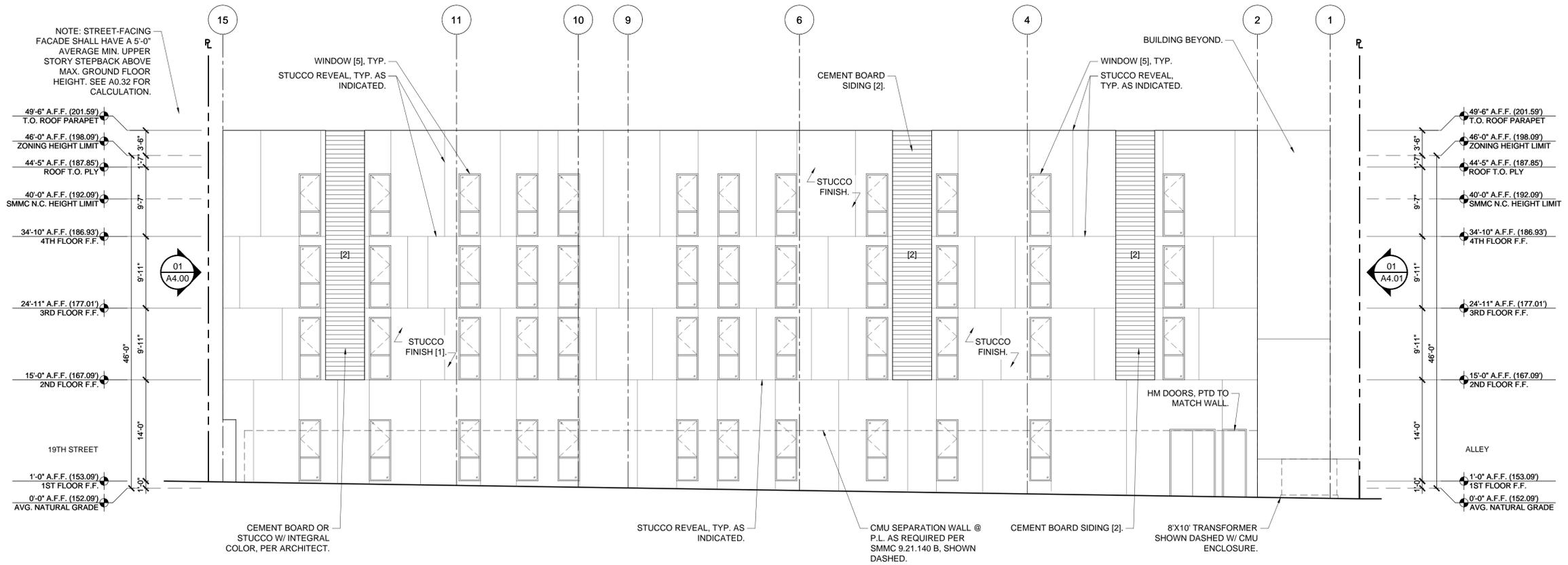
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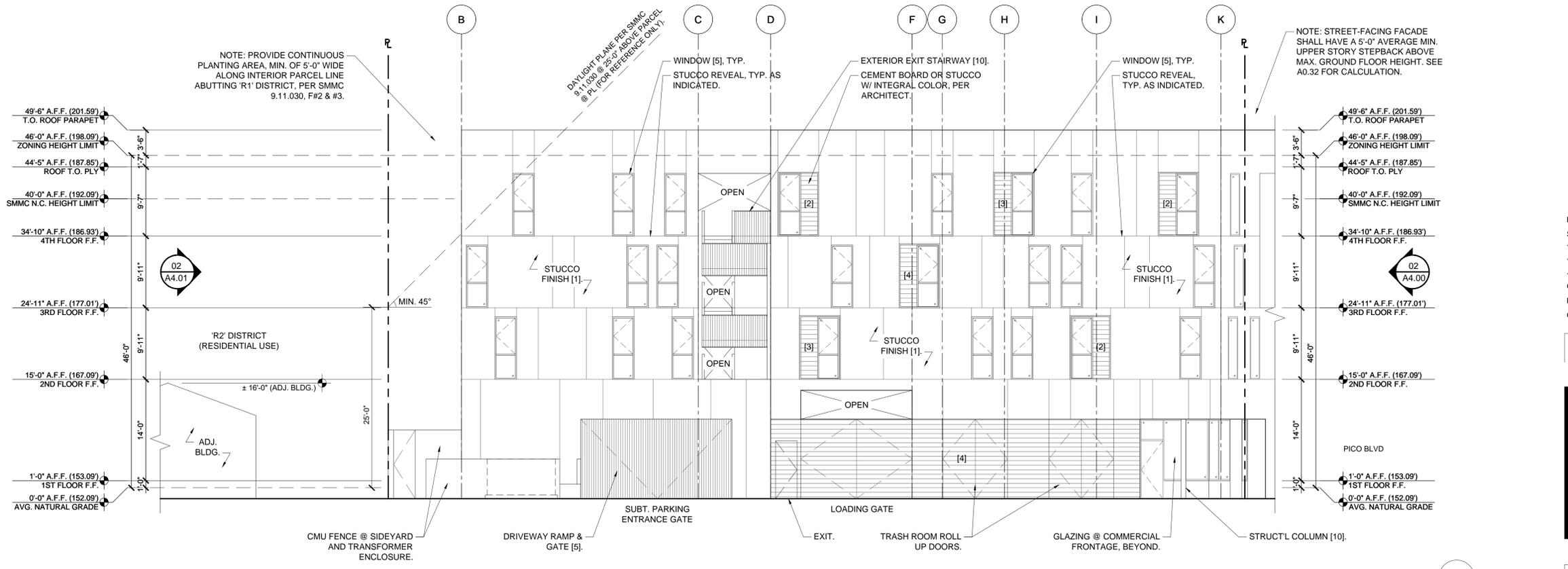
A4.00

MATERIAL KEY			
#	TYPE	COLOR	MANUFACTURER
1	STUCCO	LIGHT GREY	OMEGA INTERNATIONAL
2	CEMENT BOARD	EVENING BLUE	JAMES HARDIE
3	CEMENT BOARD	BOOTHBAY BLUE	JAMES HARDIE
4	CEMENT BOARD	COBBLESTONE	JAMES HARDIE
5	VINYL WINDOW	SILVER	MILGARD
6	ACCENT PAINT	BLACK MAGIC	SHERWIN-WILLIAMS
7	STOREFRONT	SILVER	TBD
8	CONCRETE	SEALED	N/A
9	EXTERIOR FENCING	ALUMINUM	CUSTOM
10	PAINTED METAL	LIGHT GREY	CUSTOM
11	CMU	SEALED	N/A



NORTH ELEVATION

REF: FLOOR PLANS, SECTIONS SCALE: 1/8" = 1'-0"



WEST ELEVATION

REF: FLOOR PLANS, SECTIONS SCALE: 1/8" = 1'-0"

PRE-SUBMITTAL REVIEW	03-28-2019
SCHEMATIC DESIGN/ AA SUBMITTAL	01-28-2020
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ARB SUBMITTAL	05-11-2020
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COMMUNITY CORPORATION OF SANTA MONICA
1819 PICO

1819 PICO BLVD
SANTA MONICA, CA. 90405
PROJECT NUMBER: 01817.0

REVISIONS:

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SHEET TITLE: **ELEVATIONS**

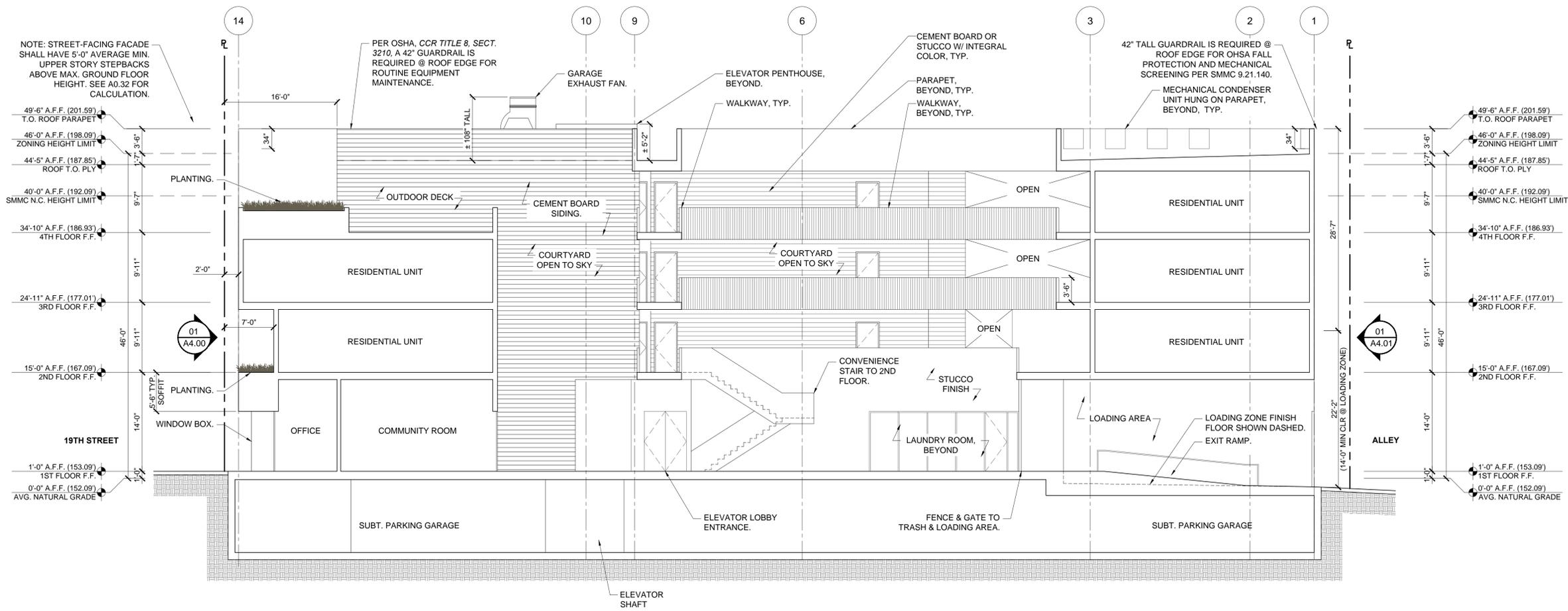
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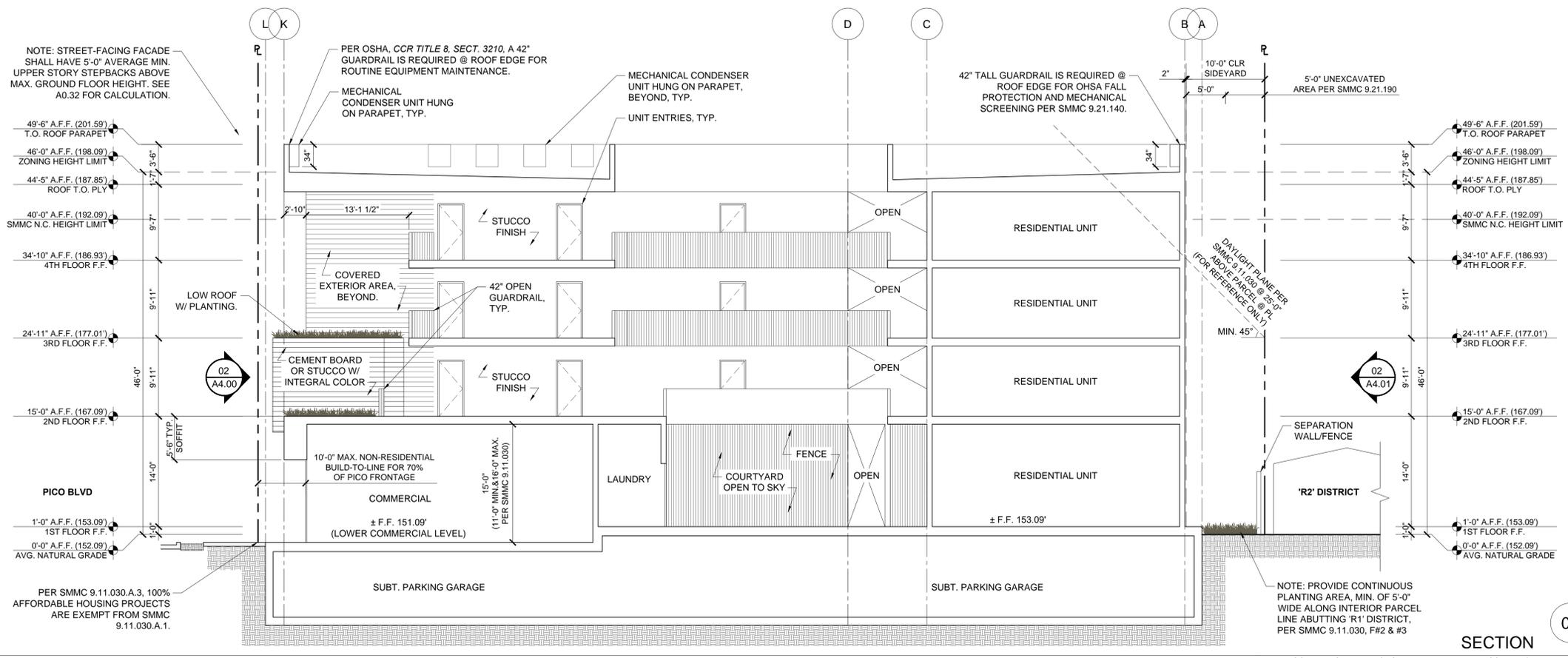
ANGELA BROOKS
3829 W 139TH ST
HAWTHORNE, CA. 90250
T: 323.596.4700

A4.01



SECTION 01
SCALE: 1/8" = 1'-0"

REF: FLOOR PLANS, ELEVATIONS



SECTION 02
SCALE: 1/8" = 1'-0"

REF: FLOOR PLANS, ELEVATIONS

PRE-SUBMITTAL REVIEW	03-28-2019
SCHEMATIC DESIGN/AA SUBMITTAL	01-28-2020
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COMMUNITY CORPORATION
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1819 PICO

1819 PICO BLVD
SANTA MONICA, CA. 90405
PROJECT NUMBER: 01817.0



REVISIONS:	
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SHEET TITLE: SECTIONS

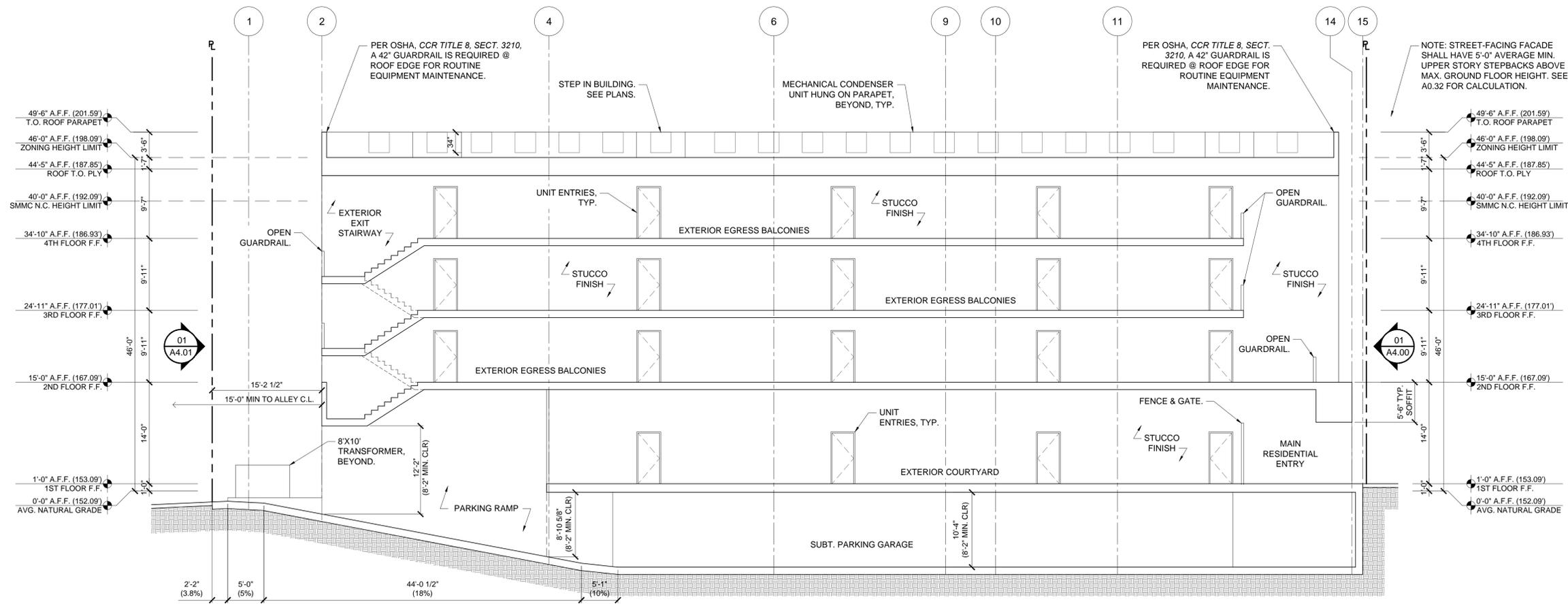
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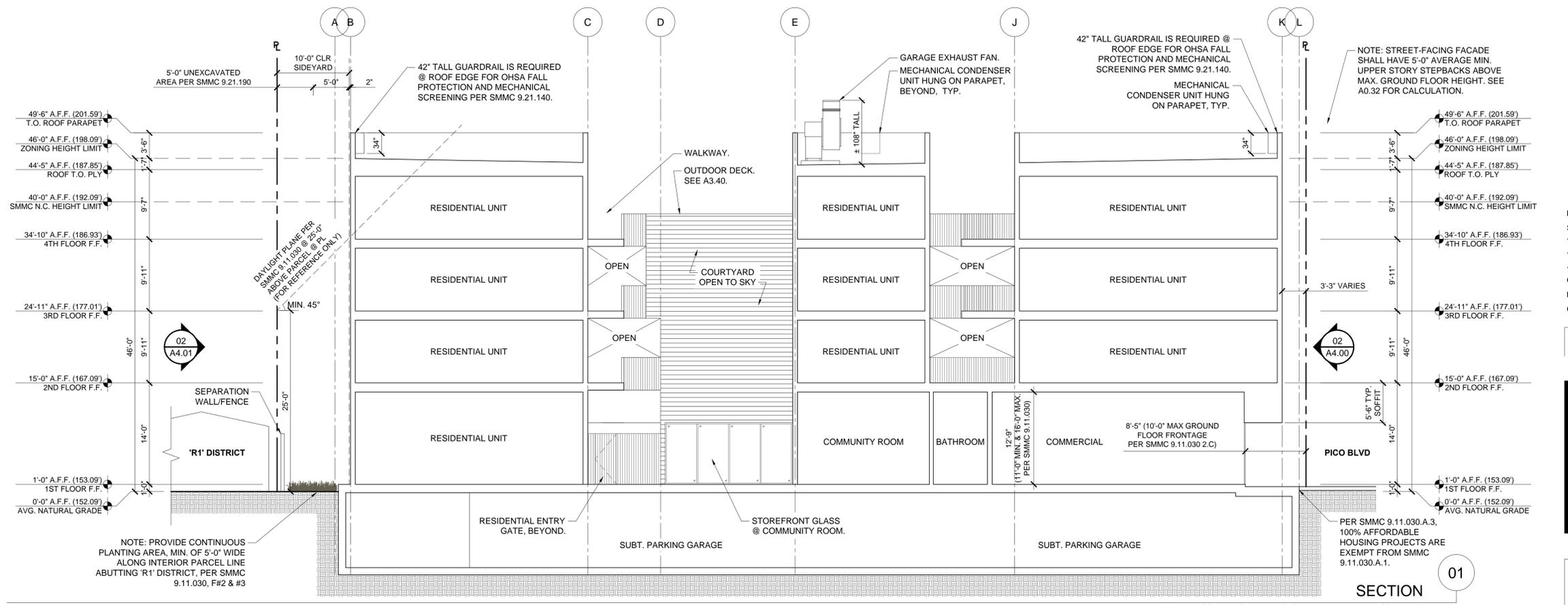
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3929 W 139TH ST
HAWTHORNE, CA. 90250
T: 323.596.4700

A5.00



SECTION 02
 REF: FLOOR PLANS, ELEVATIONS
 SCALE: 1/8" = 1'-0"



SECTION 01
 REF: FLOOR PLANS, ELEVATIONS
 SCALE: 1/8" = 1'-0"

PRE-SUBMITTAL REVIEW	03-28-2019
SCHEMATIC DESIGN/AA SUBMITTAL	01-28-2020
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CONSTRUCTION ISSUE	--

COMMUNITY CORPORATION OF SANTA MONICA
 1819 PICO

1819 PICO BLVD
 SANTA MONICA, CA. 90405
 PROJECT NUMBER: 01817.0

BROOKS SCARPA

REVISIONS:

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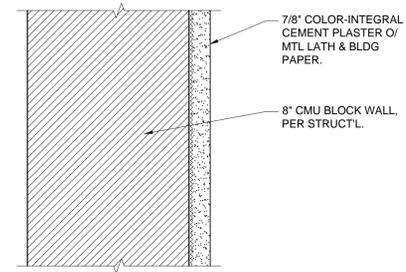
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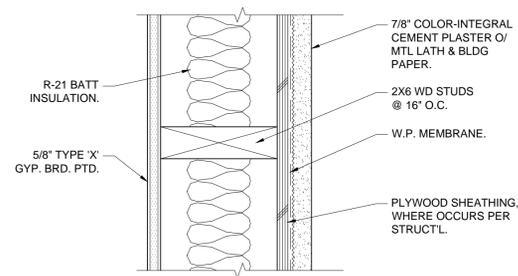
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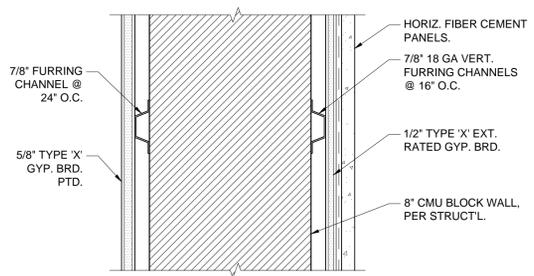
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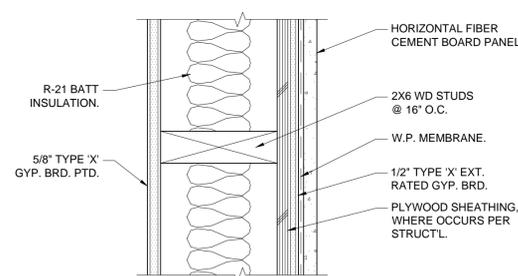
**3-HR EXT. CMU
W/ CEMENT PLASTER** A3
REF: FLOOR PLANS SCALE: 3" = 1'-0"



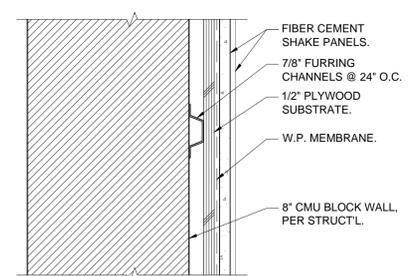
**1-HR EXT. WD STUD WALL
W/ CEMENT PLASTER** B2
REF: FLOOR PLANS SCALE: 3" = 1'-0"



**3-HR EXT. CMU
W/ HORIZ. FIBER CEMENT BOARD** A2
REF: FLOOR PLANS SCALE: 3" = 1'-0"



**1-HR EXT. WD STUD WALL
W/ HORIZ. FIBER CEMENT BOARD** B1
REF: FLOOR PLANS SCALE: 3" = 1'-0"



**3-HR EXT. CMU
W/ FIBER CEMENT SHAKE PANELS** A1
REF: FLOOR PLANS SCALE: 3" = 1'-0"

PRE-SUBMITTAL REVIEW	03-28-2019
SCHEMATIC DESIGN/	01-28-2020
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AA RE-SUBMITTAL	03-11-2020
ARB SUBMITTAL	05-11-2020
CONSTRUCTION DOCUMENTS	--
PLAN CHECK SUBMITTAL	--
CONSTRUCTION ISSUE	--

COMMUNITY CORPORATION
OF SANTA MONICA
1819 PICO

1819 PICO BLVD
SANTA MONICA, CA. 90405
PROJECT NUMBER: 01817.0

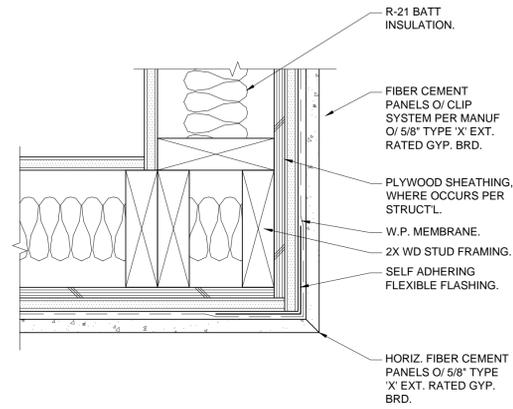


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SHEET TITLE:	
WALL TYPES	

SCALE:	
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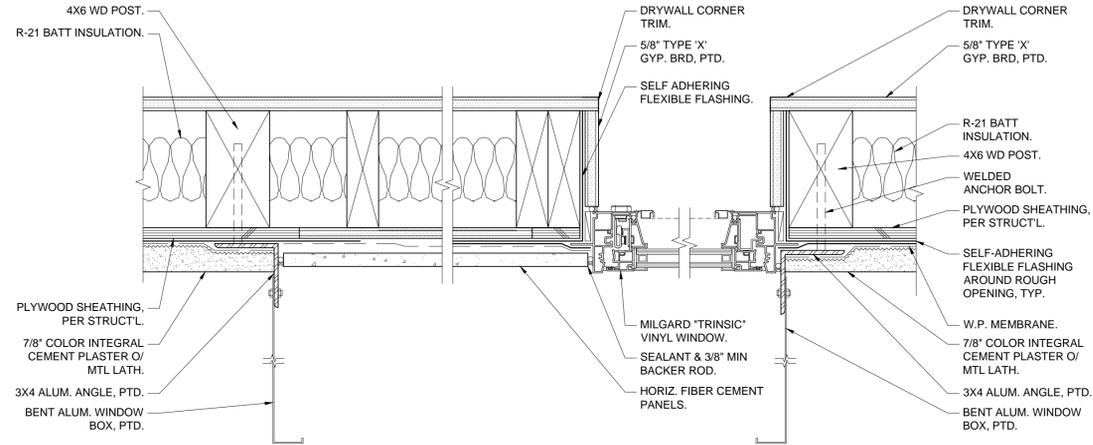
ANGELA BROOKS
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HAWTHORNE, CA. 90250
T: 323.596.4700

A9.00



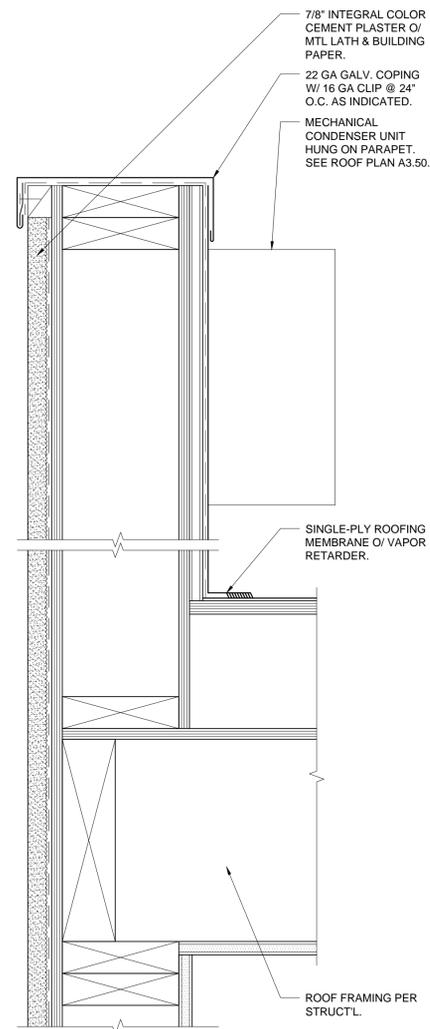
CEMENT BOARD CORNER DETAIL

REF: PLANS SCALE: 3" = 1'-0"



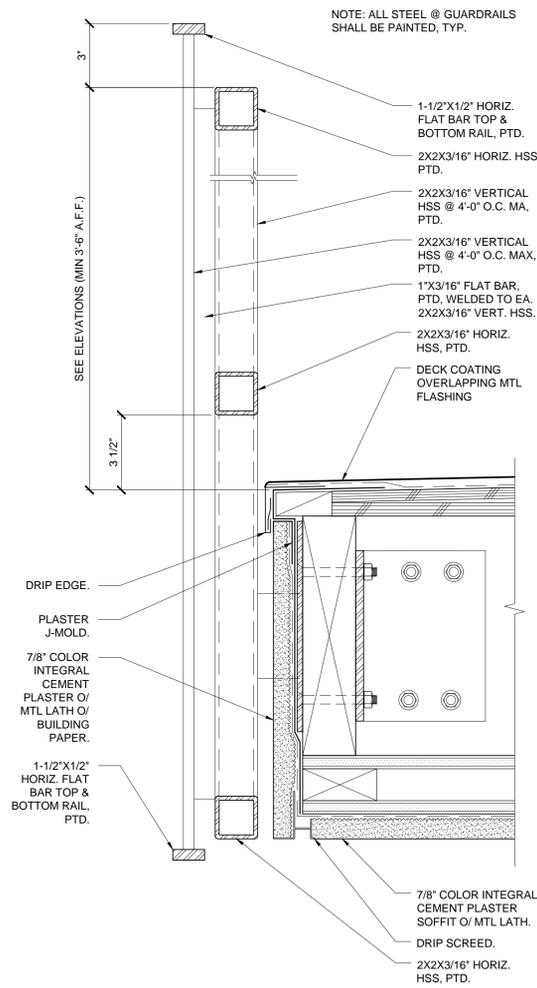
WINDOW BOX JAMB DETAIL

REF: FLOOR PLANS SCALE: 3" = 1'-0"



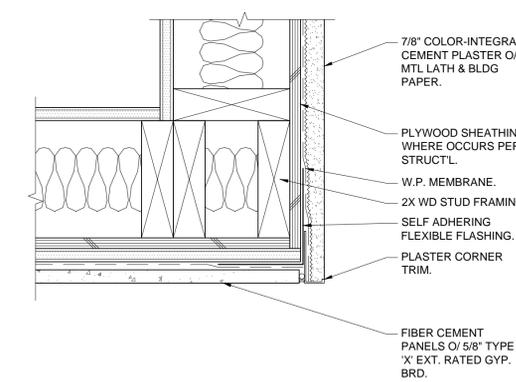
PARAPET DETAIL

REF: SECTIONS, ELEVATIONS SCALE: 3" = 1'-0"



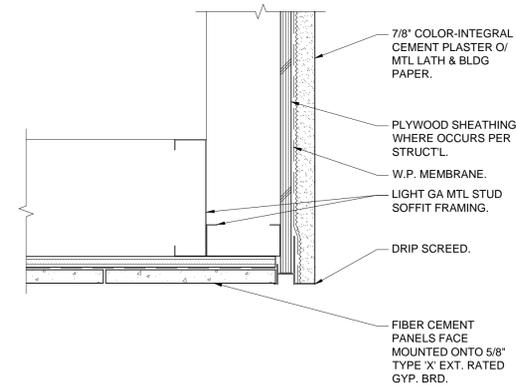
TYP. WALKWAY PICKET GUARDRAIL

REF: SECTIONS, ELEVATIONS SCALE: 3" = 1'-0"



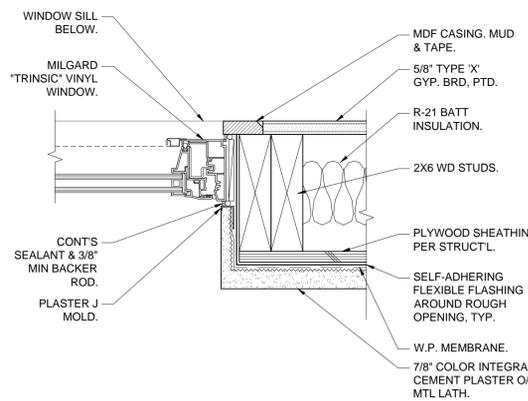
PLASTER/CEMENT BOARD TRANSITION DETAIL

REF: PLANS, SECTIONS SCALE: 3" = 1'-0"



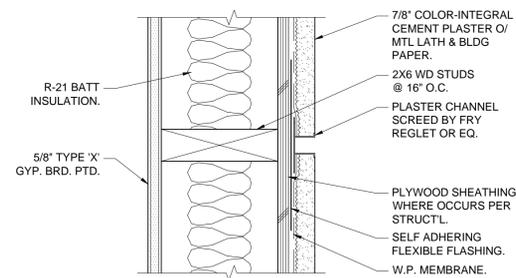
SOFFIT TRANSITION DETAIL

REF: PLANS, SECTIONS SCALE: 3" = 1'-0"



TYP. WINDOW JAMB @ FACADE

REF: FLOOR PLANS, ELEVATIONS SCALE: 3" = 1'-0"



PLASTER REVEAL DETAIL

REF: ELEVATIONS SCALE: 3" = 1'-0"

PRE-SUBMITTAL REVIEW	03-28-2019
SCHEMATIC DESIGN	01-28-2020
AA SUBMITTAL	03-11-2020
AA RE-SUBMITTAL	05-11-2020
ARB SUBMITTAL	--
CONSTRUCTION DOCUMENTS	--
PLAN CHECK SUBMITTAL	--
CONSTRUCTION ISSUE	--

COMMUNITY CORPORATION
OF SANTA MONICA
1819 PICO

1819 PICO BLVD
SANTA MONICA, CA. 90405
PROJECT NUMBER: 01817.0



REVISIONS:		
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2	--	5
3	--	6

SHEET TITLE:

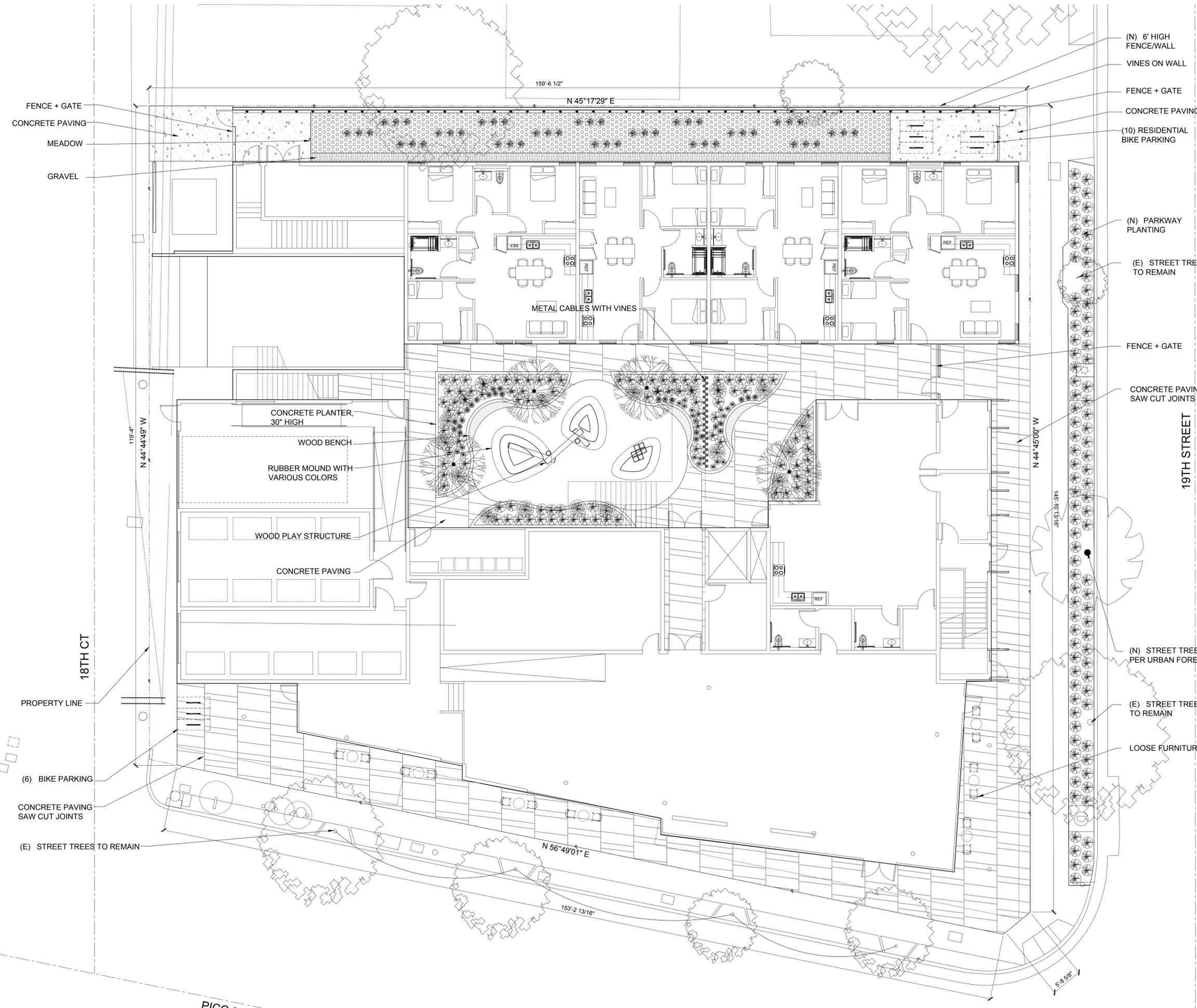
DETAILS

SCALE:
DATE PRINTED:

AS INDICATED
2020-5-11

ANGELA BROOKS
3929 W 139TH ST
HAWTHORNE, CA. 90250
T: 323.596.4700

A9.01



PLANTING LEGEND

IMAGE REFERENCE	SYMBOL	BOTANICAL NAME	COMMON NAME	PLANT FACTOR	QTY	SIZE
	LL	LOMANDRA LONGIFOLIA LM300 PP15420	DWARF MATT RUSH	.3	207	1 GAL
	AGM	AGAVE MITIS 2'-3' X 2'-4'	MITIS CENTURY PLANT	.3	7	1 GAL
	AG	AGAVE GEMIFLORA	TWIN FLOWERED AGAVE	.3	14	1 GAL
	EE	ECHEVERIA	MEXICAN SNOWBALL	.3	109	1 GAL
	ABG	AGAVE BLUE GLOW	BLUE GLOW AGAVE	.3	25	1 GAL
	AM	ACHILLEA MILLEFOLIUM	CA YARROW	.5	60	1 GAL
	FP	FICUS PUMILA	CREeping FIG	.5	41	1 GAL
		CAREX DIVULSA	BERKELEY SEDGE	.5	892 SF	4" PLUGS
	AB	AGAVE BRACTEOSA	CANDELABRUM AGAVE	.3	36	5 GAL
	SLZ	SEDUM LIME ZINGER	STONECROP LIME ZINGER	.3	144	1 GAL
	SJS	SEMPERVIVUM 'JUNGLE SHADOWS'	SEMPERVIVUM 'JUNGLE SHADOWS'	.3	66	1 GAL
	VB	VERBASCUM BOMBYCIFERUM 'ARCTIC SUMMER'	VERBASCUM BOMBYCIFERUM 'ARCTIC SUMMER'	.3	22	1 GAL
	CL	CLEMATIS LIGUSTICIFOLIA	WESTERN CLEMATIS	.3	35	1 GAL
		GREEN ROOF LIVE ROOF TRAY SYSTEM 1'X1'X6" TRAYS				
		ACHILLEA MILLEFOLIUM LOMANDRA LONGIFOLIA SEDUM RUPESTRE	CA YARROW DWARF MATT RUSH STONECROP	.3	825 SF	
		LYONOTHAMNUS FLORIBUNDUS SUBSP. ASPLENIFOLIUS	CATALINA IRONWOOD	.3	4	24" BOX
		CERCIS OCCIDENTALIS H=12'-20' W=10'-15'	WESTERN REDBUD	.3	9	24" BOX
		NEW STREET TREE PER URBAN FORESTRY LIQUIDAMBAR STYRACIFLUA	SWEET GUM	.5	1	24" BOX

PRE-SUBMITTAL REVIEW	03-28-2019
SCHEMATIC DESIGN/ AA SUBMITTAL	01-28-2020
ARB SUBMITTAL	-
DESIGN DEVELOPMENT	-
CONSTRUCTION DOCUMENTS	-
PLAN CHECK SUBMITTAL	-
CONSTRUCTION ISSUE	-

**COMMUNITY CORPORATION
OF SANTA MONICA
1819 PICO**

**TINA CHEE
LANDSCAPE STUDIO**

REVISIONS:

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▲ -	▲ -
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SHEET TITLE:
GROUND LEVEL LANDSCAPE PLAN

SCALE: AS INDICATED
DATE PRINTED:

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TINA CHEE LANDSCAPE STUDIO
1800 SOUTH BRAND BLVD, #212
GLENDALE, CA 91204
T: 323.691.6647
E: TCHEE@TCLSTUDIO.NET



L1.10



PLANTING LEGEND

IMAGE REFERENCE	SYMBOL	BOTANICAL NAME	COMMON NAME	PLANT FACTOR	QTY	SIZE
	LL	LOMANDRA LONGIFOLIA BREEZE LM300 PP15420	DWARF MATT RUSH	.3	207	1 GAL
	AGM	AGAVE MITIS 2'-3' X 2'-4'	MITIS CENTURY PLANT	.3	7	1 GAL
	AG	AGAVE GEMIFLORA	TWIN FLOWERED AGAVE	.3	14	1 GAL
	EE	ECHEVERIA	MEXICAN SNOWBALL	.3	109	1 GAL
	ABG	AGAVE BLUE GLOW	BLUE GLOW AGAVE	.3	25	1 GAL
	AM	ACHILLEA MILLEFOLIUM	CA YARROW	.5	60	1 GAL
	FP	FICUS PUMILA	CREeping FIG	.5	41	1 GAL
		CAREX DIVULSA	BERKELEY SEDGE	.5	892 SF	4" PLUGS
	AB	AGAVE BRACTEOSA	CANDELABRUM AGAVE	.3	36	5 GAL
	SLZ	SEDUM LIME ZINGER	STONECROP LIME ZINGER	.3	144	1 GAL
	SJS	SEMPERIVIVUM 'JUNGLE SHADOWS'	SEMPERIVIVUM 'JUNGLE SHADOWS'	.3	66	1 GAL
	VB	VERBASCUM BOMBYCIFERUM 'ARCTIC SUMMER'	VERBASCUM BOMBYCIFERUM 'ARCTIC SUMMER'	.3	22	1 GAL
	CL	CLEMATIS LIGUSTICIFOLIA	WESTERN CLEMATIS	.3	35	1 GAL
		GREEN ROOF LIVE ROOF TRAY SYSTEM 1'X1'X6" TRAYS				
		ACHILLEA MILLEFOLIUM	CA YARROW	.3	825 SF	
		LOMANDRA LONGIFOLIA	DWARF MATT RUSH			
		SEDUM RUPESTRE	STONECROP			
TREE						
		LYONOTHAMNUS FLORIBUNDUS SUBSP. ASPLENIFOLIUS	CATALINA IRONWOOD	.3	4	24" BOX
		CERCIS OCCIDENTALIS H=12'-20' W=10'-15'	WESTERN REDBUD	.3	9	24" BOX
		LIQUIDAMBAR STYRACIFLUA	SWEET GUM	.5	1	24" BOX

PRE-SUBMITTAL REVIEW	03-28-2019
SCHEMATIC DESIGN/AA SUBMITTAL	01-28-2020
ARB SUBMITTAL	--
DESIGN DEVELOPMENT	--
CONSTRUCTION DOCUMENTS	--
PLAN CHECK SUBMITTAL	--
CONSTRUCTION ISSUE	--

**COMMUNITY CORPORATION
OF SANTA MONICA
1819 PICO**

1819 PICO BLVD
SANTA MONICA, CA. 90405
PROJECT NUMBER: 01817.0

**TINA CHEE
LANDSCAPE STUDIO**

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SHEET TITLE:
LEVEL 2 LANDSCAPE PLAN

SCALE:
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TINA CHEE LANDSCAPE STUDIO
1800 SOUTH BRAND BLVD, #212
GLENDALE, CA. 91204
T: 323.691.6647
E: TCHEE@TCLSTUDIO.NET

L1.21



PLANTING LEGEND						
IMAGE REFERENCE	SYMBOL	BOTANICAL NAME	COMMON NAME	PLANT FACTOR	QTY	SIZE
	LL	LOMANDRA LONGIFOLIA BREEZE LM300 PP15420	DWARF MATT RUSH	.3	207	1 GAL
	AGM	AGAVE MITIS 2'-3' X 2'-4'	MITIS CENTURY PLANT	.3	7	1 GAL
	AG	AGAVE GEMIFLORA	TWIN FLOWERED AGAVE	.3	14	1 GAL
	EE	ECHEVERIA	MEXICAN SNOWBALL	.3	109	1 GAL
	ABG	AGAVE BLUE GLOW	BLUE GLOW AGAVE	.3	25	1 GAL
	AM	ACHILLEA MILLEFOLIUM	CA YARROW	.5	60	1 GAL
	FP	FICUS PUMILA	CREeping FIG	.5	41	1 GAL
		CAREX DIVULSA	BERKELEY SEDGE	.5	892 SF	4" PLUGS
	AB	AGAVE BRACTEOSA	CANDELABRUM AGAVE	.3	36	5 GAL
	SLZ	SEDUM LIME ZINGER	STONECROP LIME ZINGER	.3	144	1 GAL
	SJS	SEMPERVIVUM 'JUNGLE SHADOWS'	SEMPERVIVUM 'JUNGLE SHADOWS'	.3	66	1 GAL
	VB	VERBASCUM BOMBYCIFERUM 'ARCTIC SUMMER'	VERBASCUM BOMBYCIFERUM 'ARCTIC SUMMER'	.3	22	1 GAL
	CL	CLEMATIS LIGUSTICIFOLIA	WESTERN CLEMATIS	.3	35	1 GAL
		GREEN ROOF LIVE ROOF TRAY SYSTEM 1'X1'X6" TRAYS				
		ACHILLEA MILLEFOLIUM LOMANDRA LONGIFOLIA SEDUM RUPESTRE	CA YARROW DWARF MATT RUSH STONECROP	.3	825 SF	
	TREE	LYONOTHAMNUS FLORIBUNDUS SUBSP. ASPLENIIFOLIUS	CATALINA IRONWOOD	.3	4	24" BOX
		CERCIS OCCIDENTALIS H=12'-20' W=10'-15'	WESTERN REDBUD	.3	9	24" BOX
		NEW STREET TREE PER URBAN FORESTRY LIQUIDAMBAR STYRACIFLUA	SWEET GUM	.5	1	24" BOX

PRE-SUBMITTAL REVIEW	03-28-2019
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CONSTRUCTION ISSUE	--

COMMUNITY CORPORATION
OF SANTA MONICA
1819 PICO

1819 PICO BLVD
SANTA MONICA, CA. 90405
PROJECT NUMBER: 01817.0

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SHEET TITLE:
LEVEL 3 LANDSCAPE PLAN

SCALE:
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TINA CHEE LANDSCAPE STUDIO
1800 SOUTH BRAND BLVD, #212
GLENDALE, CA. 91204
T: 323.691.6647
E: TCHEE@TCLSTUDIO.NET



L1.31



PLANTING LEGEND						
IMAGE REFERENCE	SYMBOL	BOTANICAL NAME	COMMON NAME	PLANT FACTOR	QTY	SIZE
	LL	LOMANDRA LONGIFOLIA BREEZE LM300 PP15420	DWARF MATT RUSH	.3	207	1 GAL
	AGM	AGAVE MITIS 2'-3' X 2'-4'	MITIS CENTURY PLANT	.3	7	1 GAL
	AG	AGAVE GEMIFLORA	TWIN FLOWERED AGAVE	.3	14	1 GAL
	EE	ECHEVERIA	MEXICAN SNOWBALL	.3	109	1 GAL
	ABG	AGAVE BLUE GLOW	BLUE GLOW AGAVE	.3	25	1 GAL
	AM	ACHILLEA MILLEFOLIUM	CA YARROW	.5	60	1 GAL
	FP	FICUS PUMILA	CREeping FIG	.5	41	1 GAL
		CAREX DIVULSA	BERKELEY SEDGE	.5	892 SF	4" PLUGS
	AB	AGAVE BRACTEOSA	CANDELABRUM AGAVE	.3	36	5 GAL
	SLZ	SEDUM LIME ZINGER	STONECROP LIME ZINGER	.3	144	1 GAL
	SJS	SEMPERIVIVUM 'JUNGLE SHADOWS'	SEMPERIVIVUM 'JUNGLE SHADOWS'	.3	66	1 GAL
	VB	VERBASCUM BOMBYCIFERUM 'ARCTIC SUMMER'	VERBASCUM BOMBYCIFERUM 'ARCTIC SUMMER'	.3	22	1 GAL
	CL	CLEMATIS LIGUSTICIFOLIA	WESTERN CLEMATIS	.3	35	1 GAL
		GREEN ROOF LIVE ROOF TRAY SYSTEM 1'X1'X6" TRAYS				
		ACHILLEA MILLEFOLIUM LOMANDRA LONGIFOLIA SEDUM RUPESTRE	CA YARROW DWARF MATT RUSH STONECROP	.3	825 SF	
		LYONOTHAMNUS FLORIBUNDUS SUBSP. ASPLENIFOLIUS	CATALINA IRONWOOD	.3	4	24" BOX
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PRE-SUBMITTAL REVIEW	03-28-2019
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PLAN CHECK SUBMITTAL	--
CONSTRUCTION ISSUE	--

COMMUNITY CORPORATION
OF SANTA MONICA
1819 PICO

1819 PICO BLVD
SANTA MONICA, CA. 90405
PROJECT NUMBER: 01817.0

REVISIONS:
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SHEET TITLE:
LEVEL 4 LANDSCAPE PLAN

SCALE:
DATE PRINTED: AS INDICATED

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City of Santa Monica Notes:

Parkway Declarations

- All existing sprinklers and spray heads shall be removed in the parkway.
- The installation of new sprinkler irrigation systems are prohibited in the parkway.
- The installation of any irrigation system in the parkway shall not damage the roots of the street tree.
- No mulch shall be applied within six inches (6") of the base of a street tree.
- No plant material shall be installed within twenty-four (24") inches of the base of a street tree.
- The property owner adjacent to the parkway assumes liability for any improvements to the parkway area.

General Notations

- An open-trench inspection by City staff is required prior to covering below grade pipes, laterals, and mains. The designer of the landscape, or their designee, and general contractor, or their designee, performing the installation must be present at the open-trench inspection. For open-trench inspections, call the Office of Sustainability and the Environment at (310)458-8405.
- Prior to final inspection installer shall test the irrigation system to verify that it meets the approved design and specifications.
- Prior to final inspection installer must program the irrigation controller.
- A final inspection by City staff is required prior to Certificate of Occupancy to ensure that the system was built to approved plans and specifications. For final inspections, call the Office of Sustainability and the Environment at (310) 458-8405. The following items will be required at final inspection prior to the issuance of a Certificate of Occupancy:
 - Post-installation soil test results which must contain the percentage (%) of organic matter; may also include but is not limited to soil texture; infiltration rate or soil texture infiltration rate table; pH; total soluble salts; sodium; and recommendations determined by laboratory test. Exception: Landscapes contained entirely in planters or containers are exempt from this requirement.
 - A detailed irrigation controller map must be installed inside or near the irrigation controller with at minimum a description for each zone including: plant material, watering device, valve or station number, run time for peak demand month and precipitation rate.
 - Irrigation schedules including establishment period start and end dates, must be posted inside the irrigation controller housing unit by the installer.
- Electronic submission of an As-Built set of plans to the City is required if requested by City inspector.
- Prior to construction of landscaped area or irrigation, the contractor must obtain and review a copy of the Water-Efficient Landscape and Irrigation Standards.
- All landscaping and irrigation systems must comply with all local, state, and federal laws and regulations.
- The irrigation system must comply with all local, state, and federal laws and regulations.
- The irrigation designer or landscape architect or landscape designer shall perform one or more site observations during system installation to check for adherence to the design, including that the proper installation of the backflow prevention assembly, main line, laterals, valves, sprinkler heads, drip irrigation equipment, control wire, controllers, and sensors meets the intent of the irrigation design plan as designed and approved.*

Construction Notations

- Areas designated as mulch on approved landscape plans, including areas covered by wood chips, gravel, stone, decomposed granite, and areas designated as artificial turf on approved landscape plans cannot be replaced with turfgrass or high water use plants as defined in ANSII/SABE S623.1, once mulch or artificial turf has been installed.
- For single-family homes only installing new landscaping, submitted construction plans must include the following declaration signed by the project applicant:
 "The landscape for this property must be built to the approved landscape plans within this approved building plan set. Any revisions to approved plans will require re-submittal and approval and must still comply with the current Water-Efficient Landscape and Irrigation Standards. Any areas of landscape not completed at time of the close of the building construction permit must be covered with a minimum 3 inch (3") layer of mulch. This includes all exposed soil surfaces of existing planting areas except in turf areas, over creeping or rooting groundcovers, or in direct seeding applications, where mulch is not appropriate. Future landscape installations for incomplete landscape installations must be to the approved landscape plans. I, _____, (project applicant) have read and understand the terms of this statement."

Landscape Notations

- Turfgrass, including existing plant material, is not allowed on slopes greater than twenty-five percent (25%) where the toe of the slope is adjacent to an impermeable hardscape and where twenty-five percent (25%) means one foot (1") of vertical elevation change for every four feet (4") of horizontal length (rise divided by run x 100 = slope %).
- Plant material categorized as 'High' in the current Invasive Plant Inventory for the southwest region by the California Invasive Plant Council or listed for the South Coast region by the PlantRight organization are prohibited, including existing plant material, except for known non-fruitlet, non-invasive, sterile varieties, cultivars or selections. Plants listed as noxious weeds by the California Dept. of Food & Agriculture are prohibited.*

MAINTENANCE PERIOD

- PERFORMED BY CONTRACTOR:

- THE MAINTENANCE PERIOD FOR THE IRRIGATION SYSTEM SHALL BE EXACTLY CONCURRENT WITH THE MAINTENANCE PERIOD FOR THE PLANTING PER CONSTRUCTION DOCUMENTS AND SPECIFICATIONS. MECHANISM FOR ESTABLISHING THIS PERIOD IS THE SAME AS FOR THE PLANTING MAINTENANCE PERIOD.
- SCHEDULE OF MAINTENANCE OPERATIONS AND MONTHLY STATUS REPORT INCLUDING LIST OF EQUIPMENT, MATERIALS PROPOSED FOR THE JOB AND WATERING SCHEDULE.
- NO PARTIAL APPROVALS WILL BE GIVEN RELATIVE TO THE COMMENCEMENT OF MAINTENANCE PERIODS.
- MAINTAIN THE IRRIGATION SYSTEM IN PEAK PERFORMANCE CONDITION. ADJUST HEADS TO PROVIDE FULL COVERAGE, AND TRIM HEADS TO PREVENT OVERSATURATION OF ISOLATED AREAS. MONITOR THE STATION SETTINGS TO PROVIDE CORRECT QUANTITY OF WATER APPLICATION AND NOT TO OVERWATER. PRESENT THE SYSTEM COMPLETE IN FUNCTIONS WITH NOTED CHARTS AND DOCUMENTS AS SPECIFIED HEREIN.
- CLEAN FILTER AND STRAINER AT LEAST ONCE A MONTH AND AS OFTEN AS NECESSARY TO KEEP THE IRRIGATION SYSTEMS FREE OF SAND AND OTHER DEBRIS.
- DO NOT RUN THE IRRIGATION SYSTEM DURING RAINY SEASON. SET AND PROGRAM AUTOMATIC CONTROLLERS FOR SEASONAL WATER REQUIREMENTS.
- TWICE A MONTH, USE A PROBE OR OTHER ACCEPTABLE TOOL TO CHECK THE ROOTBALL MOISTURE OF REPRESENTATIVE PLANTS AS WELL AS THE SURROUNDING SOIL. DO NOT OVERWATER.
- AFTER THE SYSTEM HAS BEEN INSTALLED AND APPROVED, SUBCONTRACTOR SHALL INSTRUCT THE OWNER'S REPRESENTATIVE IN COMPLETE OPERATION AND MAINTENANCE OF THE IRRIGATION SYSTEM.
- ACCURATELY MARK FUTURE PHASE STUB-OUTS ON AS-BUILT DRAWINGS.

TESTING IRRIGATION SYSTEM

- PERFORMED BY CONTRACTOR:

- TEST SUPPLY LINES PER ASTM-F690 AS FOLLOWS: (1) ADD WATER SLOWLY TO PIPE TO AVOID WATER HAMMER DAMAGE, (2) BLEED SYSTEM TO INSURE AIR IS OUT OF PIPES, (3) PRESSURIZE SYSTEM TO 125% OF DESIGNED OPERATING PRESSURE FOR ONE HOUR. VISUALLY INSPECT FOR LEAKS WHILE SYSTEM IS HOLDING PRESSURE CONSTANT. NOTE: USE HYDRAULIC PUMP OR OTHER SAFE METHOD, DO NOT USE AIR COMPRESSOR
- TEST SPRINKLER LINES AT LINE PRESSURE AND VISUALLY INSPECT FOR LEAKS.
- TEST LATERAL LINES WITH WATER AT LINE PRESSURE OR 50 P.S.I., WHICHEVER IS GREATER, AND VISUALLY INSPECT FOR LEAKS. RETEST AFTER CORRECTING DEFECTS IN PIPING AND JOINTS.
- DURING THE TEST, DETECTABLE LEAKS SHALL BE STOPPED AND DEFECTS CORRECTED REGARDLESS OF THE AMOUNT OF LEAKAGE. MATERIALS AND INSTALLATION PROCEDURE USED FOR MAKING CORRECTIONS SHALL BE IDENTICAL TO THOSE SPECIFIED WITHIN THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS.
- TESTS AND REPAIRS MUST BE DONE BEFORE PAVING IS INSTALLED AND WHILE PIPES ARE STILL ACCESSIBLE.
- A COVERAGE TEST SHALL BE PERFORMED IN THE PRESENCE OF THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE TO DETERMINE IF COVERAGE OF WATER AFFORDED TO PLANTING AREAS IS COMPLETE.
- CHANGE HEADS, NOZZLES, ORIFICES, OR ARCS TO PROVIDE SATISFACTORY COVERAGE.
- PRIOR TO RECOMMENDATION OF FINAL ACCEPTANCE OF THE IRRIGATION SYSTEM, THE AUTOMATIC SPRINKLER CONTROLLERS SHALL BE TESTED THROUGH THEIR CYCLES IN THE PRESENCE OF THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE.
- AFTER FUNCTIONAL PERFORMANCE TESTS ARE CONCLUDED, FORM **GRN 24** SHALL BE COMPLETED AND READILY AVAILABLE TO FIELD INSPECTOR PRIOR TO FINAL APPROVAL.

ADJUSTING THE SYSTEM

- PERFORMED BY CONTRACTOR PRIOR TO START OF CONTRACTUAL MAINTENANCE PERIOD:

- ADJUST VALVES AND THE ALIGNMENT AND COVERAGE OF SPRINKLER HEADS. ADJUST SPRAY PATTERNS OF IRRIGATION HEADS AND SPRINKLERS TO ELIMINATE OVERSPRAY ONTO BUILDING, PARKING LOTS, ADJACENT PLANTING AREAS, WINDOWS AND WALKS.
- IF IT IS DETERMINED THAT ADJUSTMENTS IN THE IRRIGATION EQUIPMENT WILL PROVIDE PROPER AND MORE ADEQUATE COVERAGE, INCLUDING CHANGES TO THE NOZZLE, MAKE SUCH CHANGES OR MAKE ARRANGEMENTS WITH THE MANUFACTURER TO HAVE ADJUSTMENTS MADE PRIOR TO PLANTING.
- ADDITIONAL COSTS ASSOCIATED WITH THESE CHANGES OR ADJUSTMENTS ARE TO BE BORN BY THE CONTRACTOR.
- THE ENTIRE SYSTEM SHALL BE OPERATING PROPERLY BEFORE LAWN OR GROUND COVER PLANTING OPERATIONS BEGIN.
- THE CONTRACTOR IS RESPONSIBLE FOR PERIODICALLY CHECKING OPERATION OF THE SYSTEM AND ADJUSTING IT FOR THE DURATION OF THE CONTRACT, INCLUDING THE GUARANTEE PERIOD.

HYDROZONE MATRIX															
HYDROZONE/ VALVE	CONTROLLER STATION	SQ. FT.	% OF TOTAL PLANTABLE LANDSCAPE AREA	% OF SLOPE AT FINISH GRADE	PLANT FACTOR IS BASED ON ANSII/SABE S623.1	HYDROZONE BASIS	HYDROZONE DESCRIPTION	EXPOSURE OR MICROCLIMATE	IRRI METHOD	IRRIGATION DEVICE #/MFD#	DEVICE FLOW RATE	CALC. PRECIP RATE	MICRS LISTED PRECIP RATE	ZONE GPM	ZONE PSI
1	1	833	26.0%	0%	0.5	PL/IR/SU/ SO/SL	LEVEL 1 NORTH MEADOW	MIXED SUN/SHADE	D	RAIN BIRD XFS-06-12 DRIP LINE	0.6 GPH	0.96	0.96	8.3	25 PSI
2	2	587	18.3%	0%	0.3	PL/IR/SU/ SO/SL	LEVEL 1 PARKWAY 19TH ST.	SUN	D	RAIN BIRD XFS-06-12 DRIP LINE	0.6 GPH	0.96	0.96	5.9	25 PSI
3	3	0	0.0%	0%	0.3	PL/IR/SU/ SO/SL	LEVEL 1 TREES (Supplemental)	SUN	B	RAIN BIRD RWS-M-B-C-1402	0.5 GPM	3.0	3.0	3.0	25 PSI
4	4	588	18.4%	0%	0.3	PL/IR/SU/ SO/SL	LEVEL 1 PLANTERS @ PLAYGROUND	MIXED SUN/SHADE	D	RAIN BIRD XFS-06-12 DRIP LINE	0.6 GPH	0.96	0.96	5.9	25 PSI
5	5	0	0.0%	0%	0.3	PL/IR/SU/ SO/SL	LEVEL 1 TREES (Supplemental)	MIXED SUN/SHADE	B	RAIN BIRD RWS-M-B-C-1402	0.5 GPM	3.0	3.0	4.0	25 PSI
6	6	274	8.6%	0%	0.3	PL/IR/SU/ SO/SL	LEVEL 2 PLANT TRAYS	MIXED SUN/SHADE	S	TORO 570 SPRAY WITH PRECISION NOZZLES	VARIOUS	1.0	1.0	7.6	25 PSI
7	7	128	4.0%	0%	0.3	PL/IR/SU/ SO/SL	LEVEL 2 PLANT TRAYS	MIXED SUN/SHADE	S	TORO 570 SPRAY WITH PRECISION NOZZLES	VARIOUS	1.0	1.0	3.4	25 PSI
8	8	123	3.8%	0%	0.3	PL/IR/SU/ SO/SL	LEVEL 2 PLANTERS	MIXED SUN/SHADE	D	RAIN BIRD XFS-06-12 DRIP LINE	0.6 GPH	0.96	0.96	1.2	25 PSI
9	9	30	0.9%	0%	0.3	PL/IR/SU/ SO/SL	LEVEL 2 TREES	MIXED SUN/SHADE	D	RAIN BIRD XFS-06-12 DRIP LINE	0.6 GPH	0.96	0.96	0.3	25 PSI
10	10	153	4.8%	0%	0.3	PL/IR/SU/ SO/SL	LEVEL 3 PLANT TRAYS	MIXED SUN/SHADE	S	TORO 570 SPRAY WITH PRECISION NOZZLES	VARIOUS	1.0	1.0	4.8	25 PSI
11	11	51	1.6%	0%	0.3	PL/IR/SU/ SO/SL	LEVEL 3 PLANTERS	MIXED SUN/SHADE	D	RAIN BIRD XFS-06-12 DRIP LINE	0.6 GPH	0.96	0.96	0.5	25 PSI
12	12	15	0.5%	0%	0.3	PL/IR/SU/ SO/SL	LEVEL 3 TREES	MIXED SUN/SHADE	D	RAIN BIRD XFS-06-12 DRIP LINE	0.6 GPH	0.96	0.96	0.2	25 PSI
13	13	227	7.1%	0%	0.3	PL/IR/SU/ SO/SL	LEVEL 4 PLANT TRAYS	MIXED SUN/SHADE	S	TORO 570 SPRAY WITH PRECISION NOZZLES	VARIOUS	1.0	1.0	4.7	25 PSI
14	14	43	1.3%	0%	0.3	PL/IR/SU/ SO/SL	LEVEL 4 PLANTERS	MIXED SUN/SHADE	D	RAIN BIRD XFS-06-12 DRIP LINE	0.6 GPH	0.96	0.96	0.4	25 PSI
15	15	22	0.7%	0%	0.3	PL/IR/SU/ SO/SL	LEVEL 4 TREES	MIXED SUN/SHADE	D	RAIN BIRD XFS-06-12 DRIP LINE	0.6 GPH	0.96	0.96	0.2	25 PSI
16	16	125	3.9%	0%	0.8	PL/IR/SU/ SO/SL	LEVEL 4 GARDEN BOXES	MIXED SUN/SHADE	D	RAIN BIRD XFS-06-12 DRIP LINE	0.6 GPH	0.96	0.96	1.2	25 PSI
SUBTOTAL		3199													
	NA	0	0%	NA	NA	NA	PERMEABLE HARDSCAPE	NA	NA	NA	NA	NA	NA	NA	NA
TOTAL		3199	100%												

RECOMMENDED TREE WATERING SCHEDULE				
TREE TRUNK WIDTH SIZE	RECOMMEN DED WATER VOLUME	WATERING FREQUENCY BASED ON SPECIES	MONTHS	
			APRIL TO OCTOBER	NOVEMBER TO MARCH
NEWLY PLANTED (LESS THAN 5")	10 TO 20 GALLONS	NEWLY PLANTED TREE	WEEKLY	BI-WEEKLY
AVERAGE STREET TREE (16")	160 GALLONS	MINIMAL	ONCE OR TWICE A MONTH	NONE
SMALL (5" TO 12")	80 GALLONS	MINIMAL	ONCE OR TWICE A MONTH	NONE
		MODERATE	TWICE TO THREE TIMES A MONTH	ONCE A MONTH
		HIGH	WEEKLY	ONCE TO TWICE A MONTH
MEDIUM (13" TO 21")	160 GALLONS	MINIMAL	ONCE OR TWICE A MONTH	NONE
		MODERATE	TWICE TO THREE TIMES A MONTH	ONCE A MONTH
		HIGH	WEEKLY	ONCE TO TWICE A MONTH
LARGE (22" TO 30")	260 GALLONS	MINIMAL	ONCE OR TWICE A MONTH	NONE
		MODERATE	TWICE TO THREE TIMES A MONTH	ONCE A MONTH
		HIGH	WEEKLY	ONCE TO TWICE A MONTH
VERY LARGE (31" AND OVER)	310 GALLONS	MINIMAL	ONCE OR TWICE A MONTH	NONE
		MODERATE	TWICE TO THREE TIMES A MONTH	ONCE A MONTH
		HIGH	WEEKLY	ONCE TO TWICE A MONTH

* WIDTH OF TREE TRUNK AT FOUR FEET FROM GROUND LEVEL

HYDROZONE LEGEND						
PLANT TYPE	PLANT FACTOR	HYDROZONE BASIS		IRRIGATION METHOD		ALTERNATIVE WATER USE
TREES, SHRUBS, VINES, GROUNDCOVERS	0.5	PL	PLANT TYPE	D	DRIP	
HERBACEOUS PERENNIALS	0.5	IR	IRRIGATION METHOD	S	SMALL ROTOR	GREYWATER
DESERT ADAPTED PLANTS	0.3	SU	SUN EXPOSURE	L	LARGE ROTOR	RAINWATER
ANNUAL FLOWERS & BEDDING PLANTS	0.8	SO	SOIL TYPE	B	BUBBLER	STORMWATER
COOL SEASON TURFGRASS	0.8	SL	SLOPE	M	MICROSPRAY	ONSITE RECLAIMED WASTEWATER
WARM-SEASON TURFGRASS	0.6	O	OTHER	O	OTHER / LOW	OTHER / LOW
DECIDUOUS FRUIT TREES	0.8					
EVERGREEN FRUIT TREES	1.0					
VEGETABLE CROPS	1.0					

POINT OF CONNECTION
 MAKE IRRIGATION POINT OF CONNECTION INTO EXISTING WATER METER TO BE USED AS NEW IRRIGATION WATER METER. VERIFY EXACT LOCATION IN THE FIELD AND ADJUST AS NECESSARY. IMMEDIATE SHUT-OFF VALVE FOR IRRIGATION SYSTEM ISOLATION. INSTALL BACKFLOW PREVENTER IMMEDIATELY DOWNSTREAM OF SHUT-OFF VALVE 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. PIPING BETWEEN THE WATER METER AND THE BACKFLOW PREVENTER ASSEMBLY TO BE COPPER OR BRASS SIZE 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. INSTALL FERTIGATION SYSTEM DOWNSTREAM OF THE FLOW SENSOR PER MANUFACTURER'S DIRECTIONS. MAXIMUM DEMAND IS 8.3 GPM. STATIC PRESSURE AT METER IS 75-85 PSI (INFORMATION FROM SANTA MONICA WATER DEPARTMENT ON APRIL 16, 2020). 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
 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. CONTRACTOR TO PROVIDE TO OWNER A COMPLETE HAND-HELD MAINTENANCE REMOTE CONTROL KIT FOR THE CONTROLLER AS PROVIDED BY THE CONTROLLER MANUFACTURER.

WEATHER SENSOR (ET SENSOR / RAIN SHUT-OFF DEVICE)
 INSTALL THE WEATHER SENSOR IN THE APPROXIMATE LOCATION SHOWN ON THE PLANS. LOCATE AND MOUNT PER MANUFACTURER'S DIRECTIONS. FINAL WEATHER SENSOR LOCATION TO BE DETERMINED IN THE FIELD AND PRE-APPROVED BY THE OWNER AND/OR ARCHITECT PRIOR TO MOUNTING. ENSURE THE SENSOR IS LOCATED WITHIN WIRELESS RANGE OF THE IRRIGATION CONTROLLER. TEST THE SIGNAL STRENGTH OF THE WIRELESS COMMUNICATION PRIOR TO MOUNTING. IT IS SUGGESTED TO NOT USE THE AUTOMATIC ET ADJUSTING FUNCTIONS OF THE CONTROL SYSTEM UNTIL THE PLANT MATERIAL IS FULLY ESTABLISHED.

SLEEVING
 MAINLINE AND VALVES MAY BE 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 PVC SLEEVES ACCORDING TO THE LEGEND AND SLEEVING CHART, OR AS NOTED ON THE PLANS.

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.

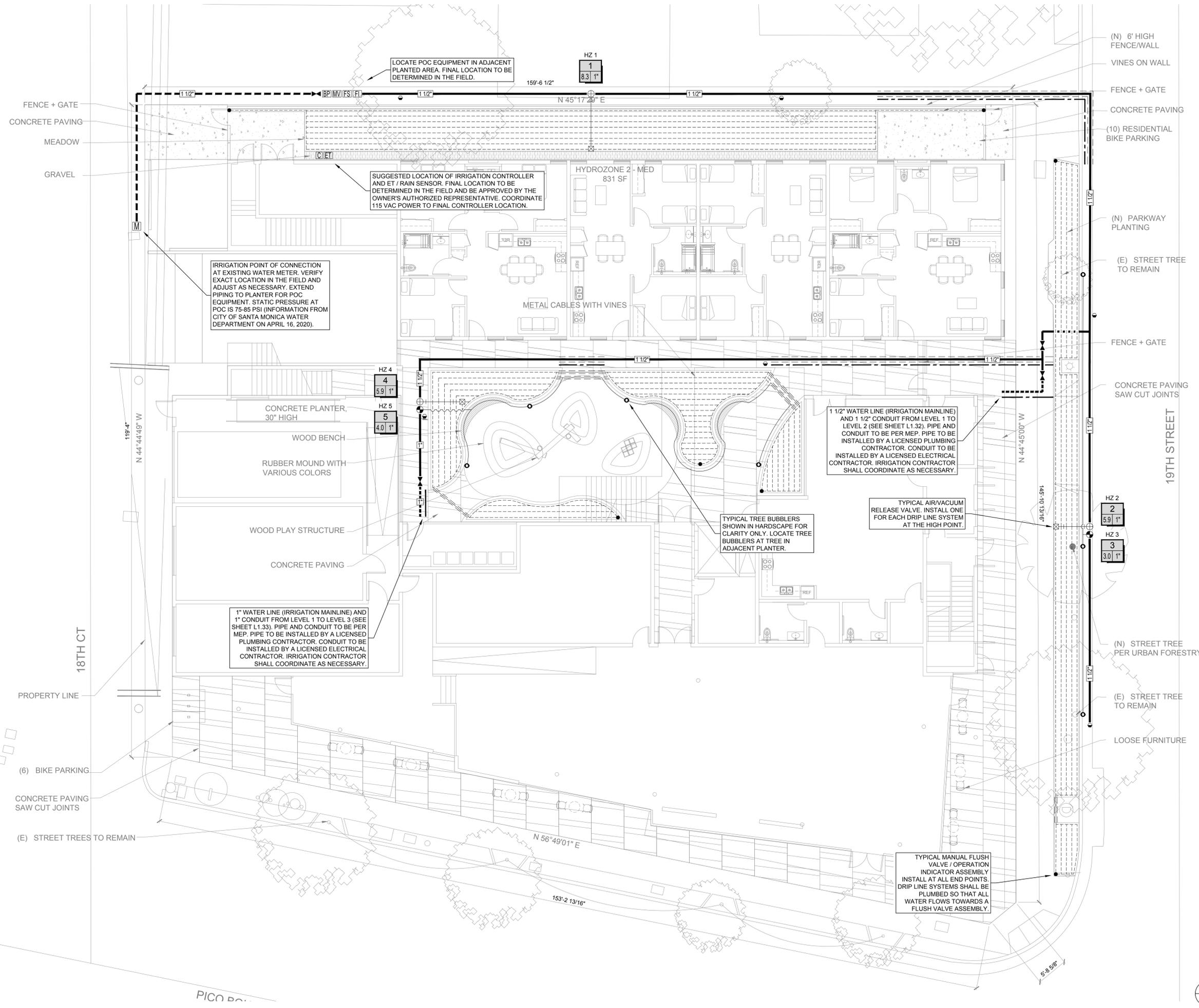
TREE BUBBLERS
 TREE BUBBLERS TO BE PROVIDED TO ALL NEW TREES (2 EACH) AND / OR AS NOTED ON THE PLANS. ADJUST FINAL LOCATION OF TREE BUBBLERS TO MATCH FINAL TREE PLANTING IN THE FIELD. RELOCATE, ADD, AND / OR REMOVE BUBBLERS AS NECESSARY.

AUTOMATIC FERTILIZATION SYSTEM
 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.

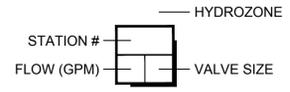
ON-STRUCTURE / IN-STRUCTURE SYSTEMS
 THIS PROJECT INVOLVES ON-STRUCTURE / IN-STRUCTURE SYSTEMS. ALL PIPING THAT MUST BE RUN ON, IN OR THROUGH THE STRUCTURE SHALL BE PER MECHANICAL / PLUMBING / ELECTRICAL AND SHOULD BE INSTALLED BY A LICENSED PLUMBING CONTRACTOR AND LICENSED ELECTRICAL CONTRACTOR. IRRIGATION CONTRACTOR SHALL COORDINATE AS NECESSARY WITH THE OWNER, GENERAL CONTRACTOR AND ALL OTHER TRADES AS NECESSARY. MAKE ADJUSTMENTS AS NECESSARY IN THE FIELD FOR OPTIMUM PIPE AND CONDUIT ROUTING WHILE FOLLOWING THE BASIC DESIGN INTENT OF THESE PLANS. ALL ON-STRUCTURE SYSTEMS SHALL BE PER ALL LOCAL CODES AND INDUSTRY STANDARD PRACTICES FOR SUCH SYSTEMS.

EQUIPMENT LEGEND			
SYMBOL	MANUFACTURER / MODEL NUMBER	SIZE	DETAIL
	WATER METER - SEE POINT OF CONNECTION NOTE ON PLANS - PER CIVIL PLANS	1"	N/A
	FEBCO LF825YA SERIES REDUCED PRESSURE BACKFLOW PREVENTER - INSTALL IN STRONG BOX SBBC-30SS STAINLESS STEEL ENCLOSURE - INSTALL WITH STRAINER PER DETAIL	1"	A
	SUPERIOR 3000-100 SERIES NORMALLY CLOSED BRASS MASTER CONTROL VALVE	1"	B
	FLOMEC QS-200-10 ULTRASONIC FLOW SENSOR IN SCH 80 PVC TEE	1"	C
	EZ-FLO #EZ-003-CX AUTOMATIC FERTILIZATION SYSTEM	2.5 GALLON	D
	HUNTER 'ACC2' A2C-1200P+A2M-600+A2C-WIFI AUTOMATIC 'SMART' WEATHER-BASED ET ADJUSTING CONTROLLER - WALL MOUNT AS NOTED ON THE PLANS - WITH WIFI	18 STATION	E
	HUNTER 'SOLAR-SYNC' WSS-SEN WIRELESS ET / RAIN SENSOR - ONE FOR EACH CONTROLLER	N/A	R
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
	HUNTER HQ44-LRC SERIES QUICK COUPLING VALVE WITH LOCKING YELLOW VINYL COVER	1"	H
	RAIN BIRD 100-PERB SERIES ELECTRIC CONTROL VALVE WITH FLOW CONTROL - ADJUST FOR PROPER OPERATION FOR OPENING AND CLOSING BASED ON FLOW RATE	1"	I
	RAIN BIRD XCZ-100-PRB-COM SERIES ELECTRIC CONTROL DRIP VALVE ASSEMBLY WITH PRESSURE REGULATING BASKET STRAINER (200 MESH + 40 PSI)	1"	J
	COPPER OR EQUAL PRESSURE MAINLINE PIPING FROM WATER METER / POC TO PLANTER WITH IRRIGATION POC EQUIPMENT - COORDINATE AS NECESSARY	1 1/2"	N/A
	COPPER OR EQUAL PRESSURE MAINLINE PIPING BETWEEN ON-STRUCTURE PLANTERS AND WHERE SLEEVING IS NOT POSSIBLE - COORDINATE AS NECESSARY	1 1/2"	N/A
	SCH 40 PVC PRESSURE MAINLINE PIPING IN PLANTERS - 1 1/2" AND SMALLER - 18" MIN. COVER CL315 PVC PRESSURE MAINLINE PIPING IN PLANTERS - 2" AND LARGER - 18" MIN. COVER	1 1/2"	K
	SCH 40 PVC NON-PRESSURE LATERAL LINE - 12" MIN. COVER - SCH 40 PVC FITTINGS	PLAN SIZE	K
	COPPER OR EQUAL LATERAL LINE PIPING BETWEEN ON-STRUCTURE PLANTERS AND WHERE SLEEVING IS NOT POSSIBLE - COORDINATE AS NECESSARY	PLAN SIZE	N/A
	SCH 40 PVC WIRE SLEEVE - EXTEND 12" PAST THE EDGE OF THE PLANTER	PLAN SIZE	L
	SCH 40 PVC WIRE SLEEVE / GRAY SCH 40 PVC WIRE CONDUIT BETWEEN ON-STRUCTURE PLANTERS - USE SWEEP ELLS AS REQUIRED	PLAN SIZE	L
	PLANTERS - RAIN BIRD XFS-06-12 DRIP LINE TUBING - 0.6 GPH EMITTERS AT 12" O.C. ROWS OF TUBING AT ABOUT 14" O.C. - BURY TUBING 2"-3" (COPPER SHIELD PROTECTION)	16mm	M / N O / P / Q
	TREES - RAIN BIRD XFS-06-12 DRIP LINE TUBING - 0.6 GPH EMITTERS AT 12" O.C. ROWS OF TUBING AT ABOUT 12" O.C. - BURY TUBING 2"-3" (COPPER SHIELD PROTECTION)	16mm	M / N O / P / Q
	RAIN BIRD ARV-050 AIR RELIEF VALVE - INSTALL AT DRIP LINE SYSTEM HIGH POINT	1/2"	O
	FIELD FABRICATED MANUAL FLUSH VALVE / OPERATION INDICATOR ASSEMBLY	1/2"	P

SPRINKLER LEGEND - LIVE ROOF TRAYS ONLY														
SYMBOL	MANUFACTURER-MODEL NUMBER	NOZZLE	RAD	PSI	FLOW - GPM						DETAIL			
					60"	Q	T	150"	H	210"		TT	TQ	F
SHRUB HI-POP SPRAY HEADS WITH 'PRECISION' SPRAY NOZZLE														
	TORO 570Z-12P-O-T-5'	60"/QT/150"/H/210"/TT/TQ/F	5'	25	043	064	09	11	13	15	17	20	26	
	TORO 570Z-12P-O-T-8'	60"/QT/150"/H/210"/TT/TQ/F	8'	25	11	17	22	27	33	36	44	49	66	
	TORO 570Z-12P-O-T-10'	60"/QT/150"/H/210"/TT/TQ/F	10'	25	17	23	34	43	51	58	69	79		



RUN-OFF AND DRAINAGE MAY NOT EMPTY INTO ALLEYS OR "SHEET FLOW" ACROSS SIDEWALKS UNLESS SPECIFICALLY APPROVED BY THE CITY ENGINEER.



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

LATERAL 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

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TWO WORKING DAYS BEFORE YOU DIG

PRE-SUBMITTAL REVIEW	03-28-2019
SCHEMATIC DESIGN/AA SUBMITTAL	01-28-2020
ARB SUBMITTAL	-
DESIGN DEVELOPMENT	-
CONSTRUCTION DOCUMENTS	-
PLAN CHECK SUBMITTAL	-
CONSTRUCTION ISSUE	-

COMMUNITY CORPORATION OF SANTA MONICA
1819 PICO

1819 PICO BLVD
SANTA MONICA, CA. 90405
PROJECT NUMBER: 01817.0

TINA CHEE LANDSCAPE STUDIO

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SHEET TITLE: GROUND LEVEL IRRIGATION PLAN

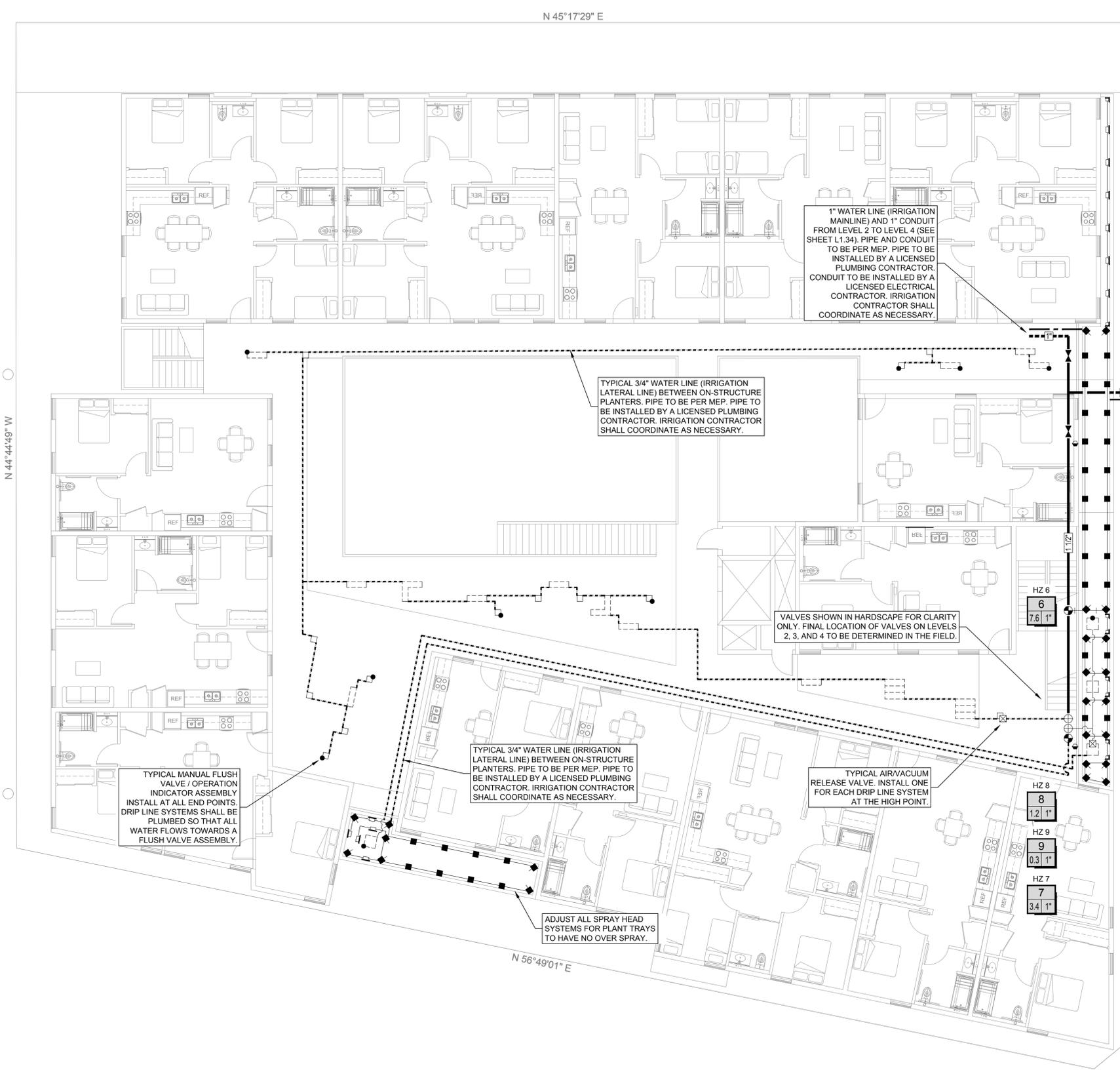
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TINA CHEE LANDSCAPE STUDIO
1800 SOUTH BRAND BLVD, #212
GLENDALE, CA. 91204
T: 323.691.6647
E: TCHEE@TCLSTUDIO.NET



L3.01



1" WATER LINE (IRRIGATION MAINLINE) AND 1" CONDUIT FROM LEVEL 2 TO LEVEL 4 (SEE SHEET L1.34). PIPE AND CONDUIT TO BE PER MEP. PIPE TO BE INSTALLED BY A LICENSED PLUMBING CONTRACTOR. CONDUIT TO BE INSTALLED BY A LICENSED ELECTRICAL CONTRACTOR. IRRIGATION CONTRACTOR SHALL COORDINATE AS NECESSARY.

TYPICAL 3/4" WATER LINE (IRRIGATION LATERAL LINE) BETWEEN ON-STRUCTURE PLANTERS. PIPE TO BE PER MEP. PIPE TO BE INSTALLED BY A LICENSED PLUMBING CONTRACTOR. IRRIGATION CONTRACTOR SHALL COORDINATE AS NECESSARY.

1 1/2" WATER LINE (IRRIGATION MAINLINE) AND 1 1/2" CONDUIT FROM LEVEL 1 TO LEVEL 2 (SEE SHEET L1.31). PIPE AND CONDUIT TO BE PER MEP. PIPE TO BE INSTALLED BY A LICENSED PLUMBING CONTRACTOR. CONDUIT TO BE INSTALLED BY A LICENSED ELECTRICAL CONTRACTOR. IRRIGATION CONTRACTOR SHALL COORDINATE AS NECESSARY.

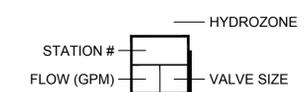
VALVES SHOWN IN HARDSCAPE FOR CLARITY ONLY. FINAL LOCATION OF VALVES ON LEVELS 2, 3, AND 4 TO BE DETERMINED IN THE FIELD.

TYPICAL 3/4" WATER LINE (IRRIGATION LATERAL LINE) BETWEEN ON-STRUCTURE PLANTERS. PIPE TO BE PER MEP. PIPE TO BE INSTALLED BY A LICENSED PLUMBING CONTRACTOR. IRRIGATION CONTRACTOR SHALL COORDINATE AS NECESSARY.

TYPICAL AIR/VACUUM RELEASE VALVE. INSTALL ONE FOR EACH DRIP LINE SYSTEM AT THE HIGH POINT.

TYPICAL MANUAL FLUSH VALVE / OPERATION INDICATOR ASSEMBLY. INSTALL AT ALL END POINTS. DRIP LINE SYSTEMS SHALL BE PLUMBED SO THAT ALL WATER FLOWS TOWARDS A FLUSH VALVE ASSEMBLY.

ADJUST ALL SPRAY HEAD SYSTEMS FOR PLANT TRAYS TO HAVE NO OVER SPRAY.



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

LATERAL 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

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COMMUNITY CORPORATION
OF SANTA MONICA
1819 PICO

1819 PICO BLVD
SANTA MONICA, CA. 90405
PROJECT NUMBER: 01817.0

TINA CHEE LANDSCAPE STUDIO

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SHEET TITLE: LEVEL 2 IRRIGATION PLAN

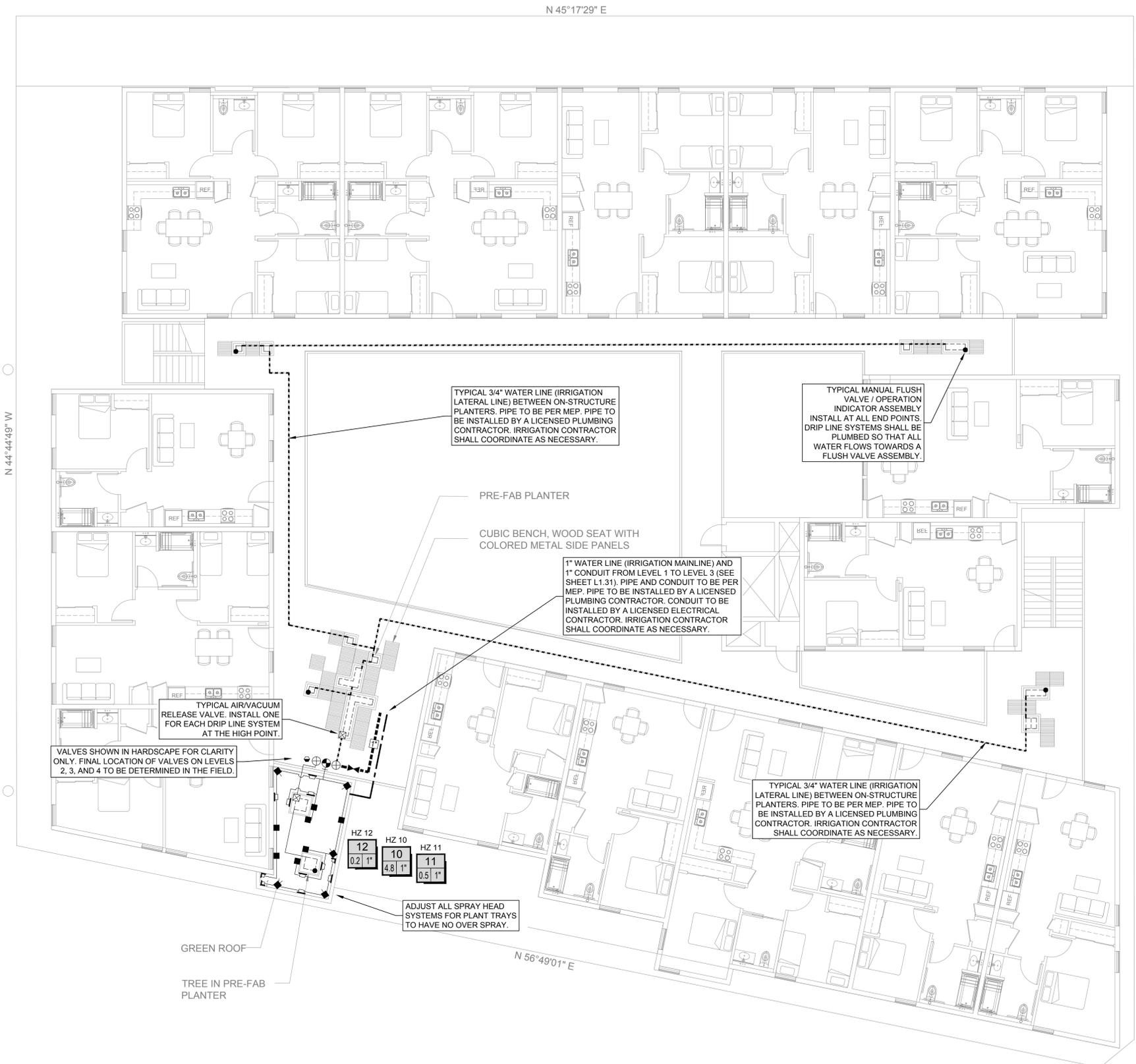
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TINA CHEE LANDSCAPE STUDIO
1800 SOUTH BRAND BLVD, #212
GLENDALE, CA. 91204
T: 323.691.6647
E: TCHEE@TCLSTUDIO.NET



L3.02



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

LATERAL 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

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SHEET TITLE: **LEVEL 3 IRRIGATION PLAN**

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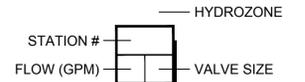
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GLENDALE, CA. 91204
T: 323.691.6647
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L3.03



HZ 16	HZ 14	HZ 13	HZ 15
16	14	13	15
1.2 1"	0.2 1"	4.7 1"	0.2 1"



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

LATERAL PIPE SIZING

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

Underground Service Alert

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TWO WORKING DAYS BEFORE YOU DIG

- PRE-SUBMITTAL REVIEW 03-28-2019
- SCHEMATIC DESIGN/ AA SUBMITTAL 01-28-2020
- ARB SUBMITTAL -
- DESIGN DEVELOPMENT -
- CONSTRUCTION DOCUMENTS -
- PLAN CHECK SUBMITTAL -
- CONSTRUCTION ISSUE -

COMMUNITY CORPORATION OF SANTA MONICA
1819 PICO

1819 PICO BLVD
SANTA MONICA, CA. 90405
PROJECT NUMBER: 01817.0

TINA CHEE LANDSCAPE STUDIO

REVISIONS:

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SHEET TITLE: **LEVEL 4 IRRIGATION PLAN**

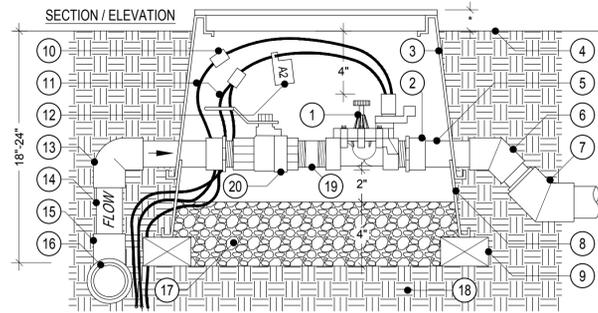
SCALE: AS INDICATED
DATE PRINTED: 2020-03-20

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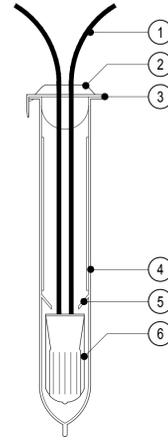
TINA CHEE LANDSCAPE STUDIO
1800 SOUTH BRAND BLVD, #212
GLENDALE, CA. 91204
T: 323.691.6647
E: TCHEE@TCLSTUDIO.NET



L3.04



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



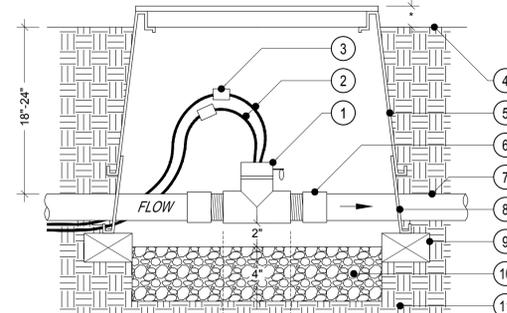
- LOW VOLTAGE WIRES - 3 MAXIMUM WIRES PASS THROUGH GROOVES IN TUBE LID TO ALLOW LID TO CLOSE
- CLOSE TUBE LID AFTER WIRE IS INSERTED INTO TUBE
- POLY TUBE PRE-FILLED WITH WATERPROOF GEL
- LOCK TABS PREVENT WIRE REMOVAL ONCE CONNECTOR IS INSERTED
- SCOTCHLOK ELECTRICAL SPRING CONNECTOR - WIRES SHALL BE 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.

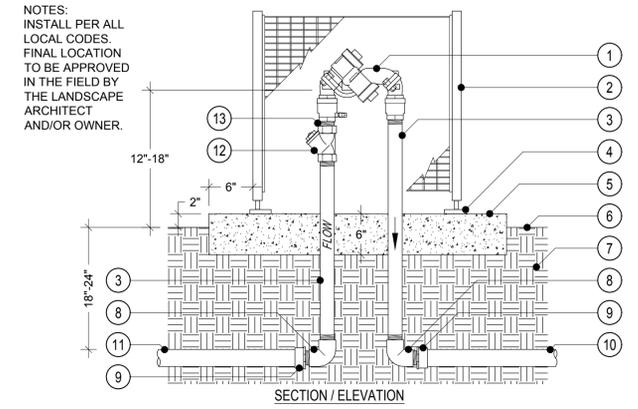
- NOTES:
WIRE CONNECTOR SHALL BE A 3M DBY DIRECT BURY SPLICE KIT.

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.

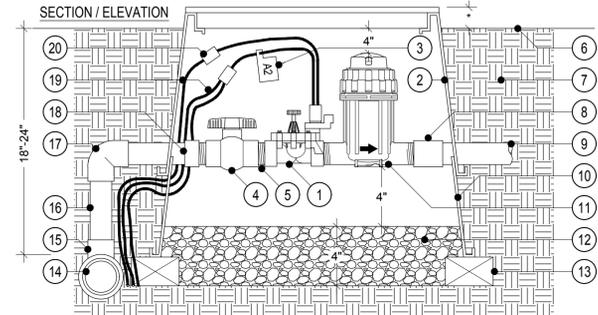


- FLOW SENSOR PER IRRIGATION LEGEND
- #14 UF WIRES TO CONTROLLER (COLOR CODE DIFFERENTLY THAN COMMON WIRE, CONTROL WIRES, AND MASTER WIRE)
- WATERPROOF WIRE CONNECTORS (2 REQUIRED)
- FINISH GRADE
- RECTANGULAR PLASTIC VALVE BOX WITH GREEN LOCKING LID (RAIN BIRD VB OR APPROVED EQUAL) HEAT BRAND "FS" ON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



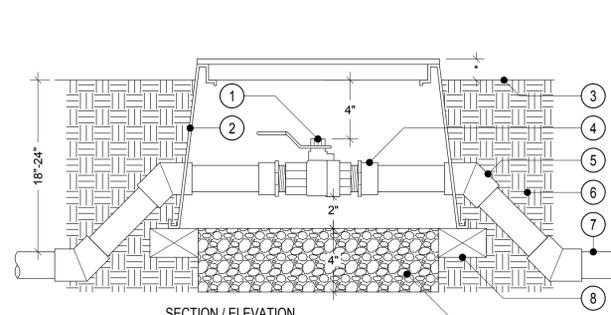
- REDUCED PRESSURE BACKFLOW PREVENTER PER IRRIGATION LEGEND
- V.I.T. BACKFLOW PREVENTER ENCLOSURE (#SBB-30S)
- BRASS NIPPLE (R/P SIZE) LENGTH AS REQUIRED
- MOUNT ENCLOSURE TO CONCRETE PAD PER MANUFACTURER
- 6" THICK CONCRETE PAD
- FINISH GRADE
- NATIVE SOIL
- BRASS ELL (R/P SIZE)
- SCH 40 PVC MALE ADAPTER (BUSH UP TO MAINLINE PLAN SIZE WHERE R/P DEVICE IS SMALLER THAN MAINLINE SIZE)
- MAINLINE PIPING PER IRRIGATION LEGEND (TO SYSTEM)
- MAINLINE PIPING PER IRRIGATION LEGEND (FROM P.O.C.)
- WILKINS YBP-80 STRAINER (R/P SIZE)
- BRASS CLOSE NIPPLE (R/P SIZE)

I ELECTRIC CONTROL VALVE



- REMOTE CONTROL VALVE PER LEGEND
- RECTANGULAR PLASTIC VALVE BOX WITH LOCKING LID (RAIN BIRD VB OR APPROVED EQUAL) HEAT BRAND STATION NUMBER AND "DZ" ON LID IN 2" HIGH BLOCK LETTERS
- I.D. TAG WITH STATION NUMBER PRINTED ON IT (CHRISTY'S #ID-STD-Y1)
- SCH 40 PVC BALL VALVE
- SCH 80 PVC CLOSE NIPPLE
- FINISH GRADE
- NATIVE SOIL
- SCH 40 PVC FEMALE ADAPTER
- PVC PIPING TO SYSTEM (CONNECT AND ADAPT AS NECESSARY)
- RECTANGULAR PLASTIC VALVE BOX USED AS EXTENSION AS NEEDED
- PRESSURE REGULATING STRAINER
- FILL BASE OF BOX WITH PEA GRAVEL
- COMMON BRICK SUPPORTS (4 REQUIRED)
- MAINLINE PIPING PER IRRIGATION LEGEND (PLAN SIZE)
- SCH 40 PVC MAINLINE FITTING WITH 1" OUTLET
- 1" SCH 40 PVC MAINLINE PIPING (LENGTH AS REQUIRED)
- 1" SCH 40 PVC ELL
- SCH 40 PVC MALE ADAPTER
- #14 UF WIRES TO CONTROLLER (COLOR CODED)
- WATERPROOF WIRE CONNECTOR (2 REQUIRED)
- 1/2" IN TURF AREAS, 2"-3" IN SHRUB AREAS

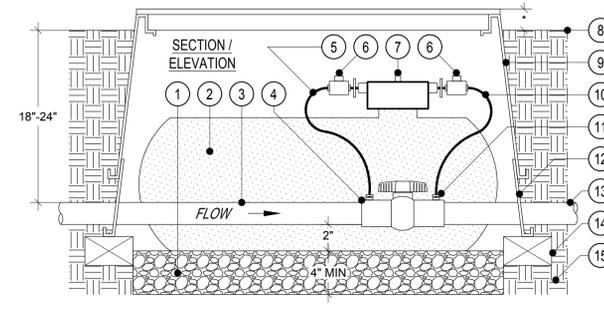
F WATERPROOF WIRE CONNECTOR



- BALL VALVE PER IRRIGATION LEGEND (MAINLINE SIZE)
- RECTANGULAR PLASTIC VALVE BOX WITH GREEN LOCKING LID (RAIN BIRD VB OR APPROVED EQUAL) HEAT BRAND "BV" ON LID IN 2" HIGH BLOCK LETTERS
- FINISH GRADE
- SCH 80 PVC MALE ADAPTER (2 REQUIRED)
- SCH 40 PVC 45 DEGREE ELL (4 REQUIRED)
- NATIVE SOIL
- MAINLINE PIPING PER IRRIGATION LEGEND
- COMMON BRICK SUPPORTS (4 REQUIRED)
- 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.

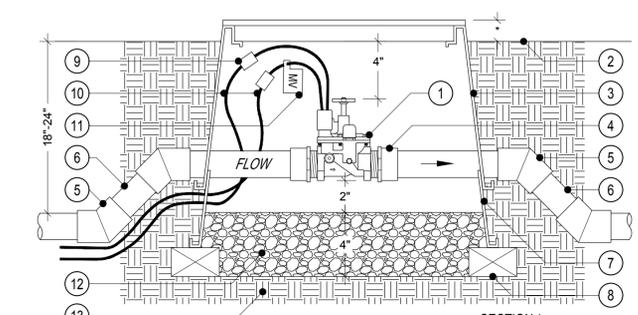
C FLOW SENSOR



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

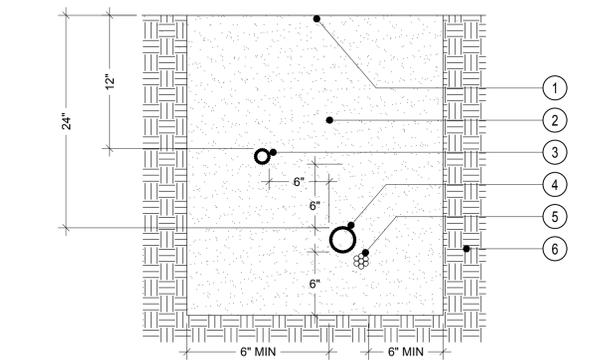
NOTES:
SET TANK ON PEA GRAVEL BASE. THE EZ BALL VALVE HAS TO BE ORDERED SEPARATELY. FERTILIZER RATE SHALL BE ADJUSTED SO THAT TANK REFILL SHALL BE REQUIRED APPROX. ONCE PER MONTH. CONTACT EZ-FLO AT: 866-393-5601.

A BACKFLOW PREVENTER / ENCLOSURE



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

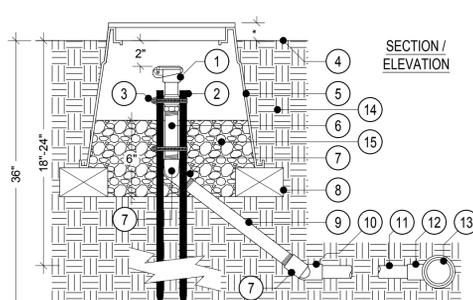
J DRIP ZONE CONTROL VALVE ASSEMBLY



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

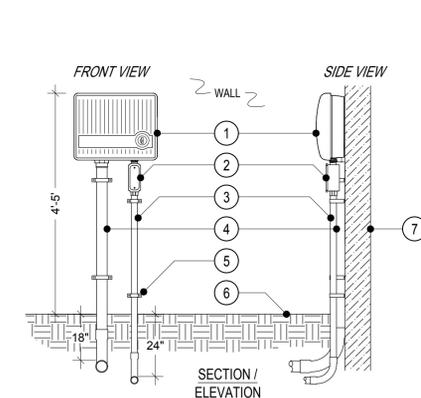
NOTES:
BUNDLE AND TAPE WIRES AT 10' O.C. PIGTAIL AND LOOP WIRES AT ALL CHANGES IN DIRECTION. SPLICING OF WIRE RUNS IS NOT PERMITTED WITHOUT PRIOR APPROVAL FROM OWNER AND LANDSCAPE ARCHITECT. RUN CONTROL WIRES IN SAME TRENCH AS MAINLINE WHERE POSSIBLE. INSTALL 12"x12"x12" CONCRETE THRUST BLOCKS AT ALL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

G BALL VALVE



- QUICK COUPLING VALVE PER IRRIGATION LEGEND
- #4x36" REBAR SUPPORT STAKE (2 REQUIRED)
- STAINLESS STEEL CLAMP (2 REQUIRED)
- FINISH GRADE
- 10" ROUND PLASTIC VALVE BOX WITH GREEN LOCKING LID (RAIN BIRD VB OR APPROVED EQUAL) HEAT BRAND "QC" ON LID IN 2" HIGH BLOCK LETTERS
- 1"x6" SCH 80 PVC NIPPLE
- 1" SCH 40 PVC STREET ELL (3 REQUIRED)
- COMMON BRICK SUPPORTS (3 REQUIRED)
- 1"x12" SCH 80 PVC NIPPLE
- 1" SCH 40 PVC ELL (SxT)
- 1" SCH 40 PVC MAINLINE (12" MINIMUM LENGTH)
- SCH 40 PVC MAINLINE FITTING (TEE OR ELL) WITH 1" SLIP OUTLET
- MAINLINE PIPING PER IRRIGATION LEGEND (PLAN SIZE)
- NATIVE SOIL
- FILL BASE OF BOX WITH PEA GRAVEL
- 1/2" IN TURF AREAS, 2"-3" IN SHRUB AREAS

D AUTOMATIC FERTILIZATION UNIT



- AUTOMATIC CONTROLLER PER LEGEND - MOUNT TO WALL PER MANUFACTURER'S DIRECTIONS
- ELECTRICAL JUNCTION BOX FOR 115V AC POWER CONNECTION
- 1/2" CONDUIT WITH 115V AC POWER WIRES TO POWER SOURCE
- SCH 40 PVC CONDUIT FOR CONTROL WIRES
- SECURE ALL CONDUITS TO WALL WITH "C" CLAMP IN A MINIMUM OF TWO PLACES (TYP)
- FINISH GRADE
- WALL

B MASTER CONTROL VALVE

PRE-SUBMITTAL REVIEW	03-28-2019
SCHEMATIC DESIGN/ AA SUBMITTAL	01-28-2020
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COMMUNITY CORPORATION OF SANTA MONICA
1819 PICO

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SANTA MONICA, CA. 90405
PROJECT NUMBER: 01817.0



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SHEET TITLE:	IRRIGATION DETAILS	
SCALE:	AS INDICATED	
DATE PRINTED:	2020-03-20	

TINA CHEE LANDSCAPE STUDIO
1800 SOUTH BRAND BLVD, #212
GLENDALE, CA. 91204
T: 323.691.6647
E: TCHEE@TCLSTUDIO.NET



K TRENCHING

H QUICK COUPLING VALVE

E CONTROLLER

L3.05

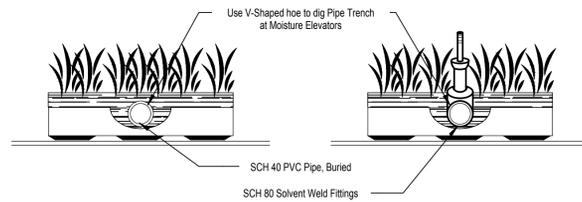
IRRIGATION DETAIL NOTES:

- CONSULT WITH THE MANUFACTURER'S REPRESENTATIVE FOR THE MOST CURRENT VERSION OF 'LIVE ROOF' IRRIGATION SYSTEM INSTALLATION DETAILS. ADJUST AS NECESSARY BASED ON CURRENT RECOMMENDATIONS WHILE FOLLOWING THE BASIC DESIGN INTENT OF THESE PLANS.
- THE IRRIGATION DETAILS SHOWN ON THESE SHEETS ARE MOSTLY APPLICABLE TO STANDARD IN-GROUND IRRIGATION SYSTEMS. THE IRRIGATION CONTRACTOR SHALL ADJUST THE INSTALLATION MEANS AND METHODS AS DETERMINED NECESSARY BASED ON ACTUAL EQUIPMENT LOCATIONS AND INSTALLATION REQUIREMENTS FOR THE ROOF DECK AND ALL ON-STRUCTURE APPLICATIONS.

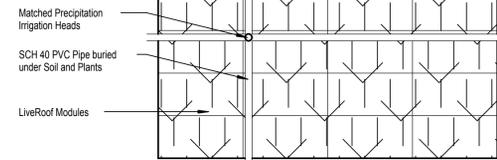
Subterranean Irrigation

Trenched in Modules
Recommended for LiveRoof Standard (4.25"), Deep (6"), and Maxx 8"

SIDE VIEWS



TOP VIEW



SLOPE, REFLECTIVE SURFACES, SHADE, BUILDING HEIGHT AND WIND EXPOSURE AFFECT IRRIGATION NEEDS. CONSULT A QUALIFIED LICENSED GROWER FOR APPROPRIATE PLANT SELECTIONS BASED ON SITE CONDITIONS. CONSULT A QUALIFIED IRRIGATION SPECIALIST TO DETERMINE APPROPRIATE DESIGN CONFIGURATION OF IRRIGATION, INCLUDING PIPE DIAMETER, LAYOUT, HEAD STYLE AND SPACING.

NOT TO SCALE
IRRIGATION A
V2011-04-13

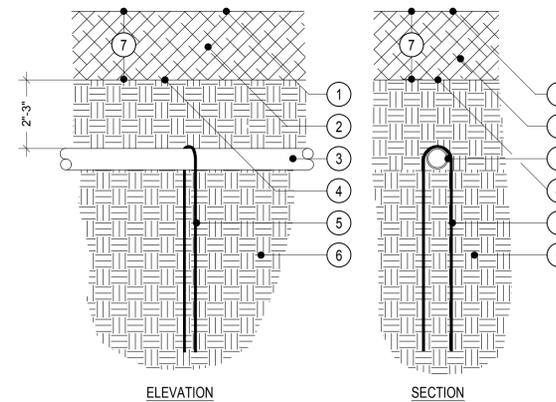
LiveRoof

LiveRoof, LLC
P.O. Box 533
Spring Lake, MI 49456

(800) 875-1392
www.liveroof.com

DRIP LINE IRRIGATION

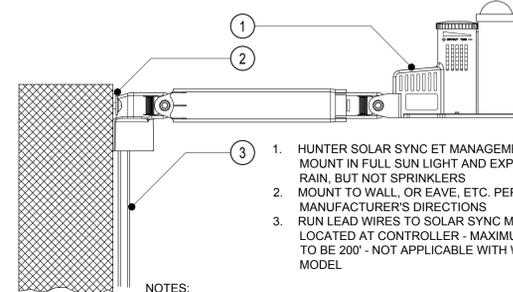
- ALL DRIP LINE SYSTEMS SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS AND DIRECTIONS. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO SOIL TYPE CONSIDERATION, PLANT TYPE CONSIDERATION, SLOPES, TYPICAL TUBING LAYOUT, SUPPLY HEADERS, FLUSH HEADERS, AIR-RELEASE VALVES, FLUSH VALVES, SOIL STAPLES, AND OPERATION INDICATORS, ETC.
- 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.
- CONTRACTOR SHALL CONSULT WITH LOCAL REPRESENTATIVE FOR SOIL PREPARATION RECOMMENDATIONS BASED ON ACTUAL SITE CONDITIONS. KEY ELEMENTS SHALL INCLUDE, BUT NOT BE LIMITED TO:
 - SOIL SHALL HAVE NO MORE THAN 15%-20% ORGANICS.
 - THE SOIL BED SHALL BE FREE OF ROCKS (AIR SPACES).
 - THE SOIL TREATMENT SHALL BE UNIFORM AND CONSISTENT.
 - BACKFILL AND COMPACT ALL TUBING TRENCHES/BACKFILL TO A DENSITY THAT MATCHES THE EXISTING NON-DISTURBED SOIL.
- EACH DRIP LINE SYSTEM SHALL HAVE A DRIP ZONE VALVE ASSEMBLY THAT INCLUDES A PRESSURE REGULATOR AND FILTER PER THE IRRIGATION LEGEND.
- EXTEND PVC LATERAL LINE PIPING PER IRRIGATION LEGEND FROM THE DRIP ZONE VALVE INTO THE PLANTING AREAS. ALL SUPPLY HEADERS AND FLUSH HEADERS SHALL BE PVC PIPING OR POLY TUBING AS SPECIFIED ON THE DRAWINGS.
- CONNECT THE DRIP LINE TUBING INTO THE PVC / POLY TUBING HEADERS PER THE MANUFACTURER'S DIRECTIONS, USING FITTINGS AS SUPPLIED BY THE MANUFACTURER OF THE DRIP LINE TUBING.
- DRIP LINE TUBING RUNS SHALL BE SPACED AT APPROXIMATELY 12"-14" O.C. OR AS NOTED ON THE PLANS.
- TUBING SHALL RUN GENERALLY PARALLEL TO THE LONG AXIS OF THE PLANTING AREAS.
- FLUSH VALVE ASSEMBLIES SHALL BE INSTALLED AT THE TERMINAL ENDS AND/OR LOW POINTS OF ZONES IN ALL DIRECTIONS.
- DRIP LINE TUBING SHALL BE EVENLY BURIED 2"-3" DEEP, STAPLED DOWN, AND BACKFILLED PER THE PLANS AND DETAILS.
- EACH DRIP LINE ZONE SHALL INCLUDE AN OPERATION INDICATOR (PART OF THE FABRICATED FLUSH ASSEMBLY).
- ALL FITTINGS USED FOR DRIP LINE TUBING CONNECTIONS AND DRIP LINE TUBING TO PVC CONNECTIONS SHALL BE AS PRODUCED AND SUPPLIED BY THE MANUFACTURER OF THE DRIP LINE TUBING.



- FINISH GRADE OF MULCH LAYER
- MULCH TOP DRESSING PER PLANTING PLAN
- POLY TUBING PER IRRIGATION LEGEND
- FINISH GRADE
- STEEL TUBING-SOIL STAPLE (RAIN BIRD TDS-050 OR APPROVED EQUAL)
- NATIVE SOIL
- DEPTH OF MULCH PER PLANTING PLAN OR SPECIFICATIONS

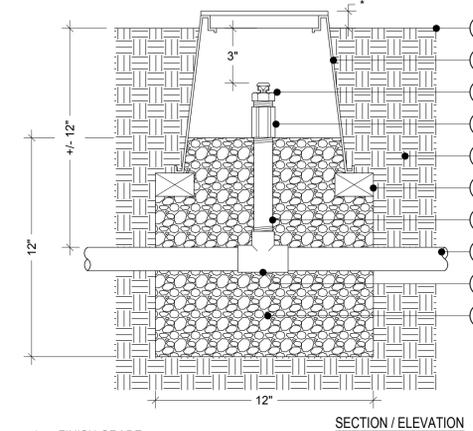
NOTES:
LOCATE STAPLES ALONG TUBING AT ABOUT 5' O.C. AND AT ALL FITTINGS (TEES, ELLS, ETC.) AND CHANGES IN DIRECTION OF TUBING. BURY TUBING PER THE IRRIGATION PLAN / NOTES.

Q DRIP LINE IRRIGATION NOTES



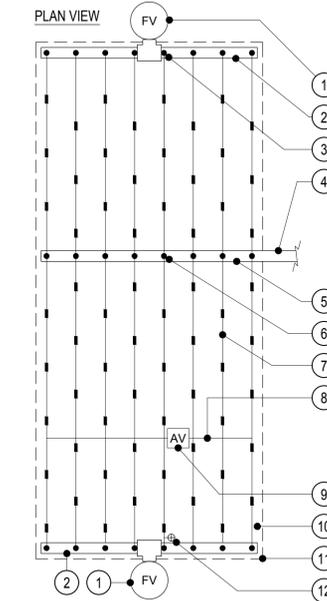
- NOTES:
- INSTALL, MOUNT, AND WIRE THE SOLAR SYNC PER THE MANUFACTURER'S DIRECTIONS.
 - FINAL SOLAR SYNC LOCATION TO BE DETERMINED IN THE FIELD AND APPROVED BY THE OWNER.
 - FINAL SOLAR SYNC LOCATION SHALL BE IN A LOW VISIBILITY AREA WITH MAXIMUM VANDAL RESISTANCE.
 - FOR MOST ACCURATE TEMPERATURE SENSING, LOCATE THE SOLAR SYNC SO THAT IT IS EXPOSED TO SUN AS MUCH AS POSSIBLE.
 - THE SOLAR SYNC HAS AN INTEGRATED BRACKET FOR MOUNTING. USE ANY COMBINATION OF ADAPTERS / FITTINGS AS MAY BE REQUIRED TO MOUNT IN THE SPECIFIC LOCATION FOR THIS SITE.
 - ALL WIRING FROM THE STATION TO THE CONTROLLER SHALL BE IN CONDUIT.

N DRIP LINE TUBING



- FINISH GRADE
- 6" ROUND PLASTIC VALVE BOX WITH SNAP-ON LID (RAIN BIRD OR EQUAL) HEAT BRAND "AR" ON LID IN 2" HIGH BLOCK LETTERS
- AIR RELEASE VALVE (RAIN BIRD ARV-050 OR APPROVED EQUAL)
- 1/2" SCH 40 PVC THREADED COUPLER
- NATIVE SOIL
- COMMON BRICK SUPPORTS (2 REQUIRED)
- 1/2" SCH 80 PVC NIPPLE (LENGTH AS REQUIRED)
- LATERAL LINE PIPING PER IRRIGATION LEGEND (PLAN SIZE)
- SCH 40 PVC TEE SxSxT WITH 1/2" THREADED OUTLET
- FILL BASE WITH 1 CUBIC FOOT OF PEA GRAVEL
- 1/2" IN MULCH AREAS, 2"-3" IN SHRUB AREAS

L SLEEVING



- FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT.
- PVC FLUSH MANIFOLD PER IRRIGATION LEGEND
- PVC FLUSH MANIFOLD TO TUBING CONNECTION - TYPICAL
- PVC LATERAL LINE FROM DRIP ZONE VALVE PER IRRIGATION LEGEND
- PVC SUPPLY MANIFOLD PER IRRIGATION LEGEND
- PVC SUPPLY MANIFOLD TO TUBING CONNECTION - TYPICAL
- DRIP LINE TUBING PER IRRIGATION LEGEND
- AIR RELEASE LATERAL - POLY TUBING SAME SIZE AS DRIP LINE BUT WITHOUT EMITTERS - CENTER ON MOUND OR BERM
- AIR RELEASE VALVE PLUMBED TO POLY TUBING AT EACH HIGH POINT FOR NON TECHLINE CV SYSTEMS
- PERIMETER LATERALS APPROXIMATELY 4"-6" FROM PLANTER EDGE
- AREA PERIMETER
- 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.

T LIVE ROOF SPRINKLERS

R ET / RAIN SENSOR - WIRELESS

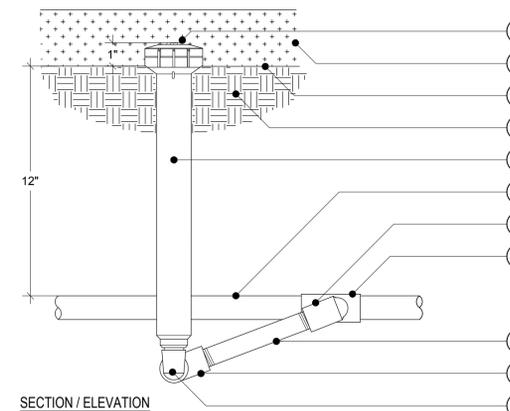
O AIR / VACUUM RELEASE VALVE

M TYPICAL DRIP LINE SYSTEM LAYOUT

IRRIGATION MAINTENANCE SCHEDULE

THE IRRIGATION MAINTENANCE SCHEDULE TASKS LISTED BELOW ARE INTENDED AS MINIMUM STANDARDS AND MORE FREQUENT ATTENTION MAY BE REQUIRED DEPENDING ON THE PARTICULAR SITE CONDITIONS.

FREQUENCY	MAINTENANCE TASK
QUARTERLY	CONTROLLER CABINET - OPEN CABINET AND CLEAN OUT DEBRIS AND REPLACE BATTERY AS NECESSARY. CHECK WIRING AND REPAIR AS NEEDED AND CHECK CLOCK AND RESET IF NECESSARY.
MONTHLY	IRRIGATION SCHEDULE - ADJUST SCHEDULE FOR SEASONAL VARIATIONS AND OTHER CONDITIONS WHICH MAY AFFECT THE AMOUNT OF WATER NEEDED TO MAINTAIN PLANT HEALTH. ADJUST AS NECESSARY.
QUARTERLY	POC - VISUALLY INSPECT COMPONENTS FOR LEAKS, PRESSURE SETTINGS, SETTLEMENT OR OTHER DAMAGE AFFECTING THE OPERATION OF A COMPONENT. REPAIR AS NEEDED.
QUARTERLY	REMOTE CONTROL VALVES, ISOLATION VALVES AND QUICK COUPLER VALVES - VISUALLY INSPECT FOR LEAKS, SETTLEMENT, WIRE CONNECTIONS AND PRESSURE SETTINGS. REPAIR OR ADJUST AS NEEDED.
QUARTERLY	MAINLINE AND LATERALS - VISUALLY INSPECT FOR LEAKS OR SETTLEMENT OF TRENCHES. REPAIR AS NEEDED.
WEEKLY	SPRINKLERS - VISUALLY CHECK FOR ANY BROKEN, MISALIGNED OR CLOGGED HEADS, HEADS WITH INCORRECT ARC, INADEQUATE COVERAGE OR OVER-SPRAY AND LOW HEAD DRAINAGE. REPAIR AS NEEDED.
MONTHLY	FILTERS AND STRAINERS - VISUALLY CHECK FOR LEAKS, BROKEN FITTINGS. CLEAN AND FLUSH SCREENS.



- 'GPH IRRIGATION' GDFN FLUSH VALVE / INDICATOR
- MULCH LAYER PER PLANTING PLAN
- FINISH GRADE
- NATIVE SOIL / BACKFILL PER SPECIFICATIONS
- HUNTER PROS-12-CV HI-POP SPRAY HEAD BODY
- FLUSH HEADER PIPING PER LEGEND
- 1/2" MARLEX STREET ELL
- FLUSH HEADER FITTING WITH 1/2" FEMALE THREADED OUTLET - ADAPT AS NECESSARY
- 1/2"x12" MIN. SCH 80 PVC THREADED NIPPLE
- 1/2" SCH 40 PVC STREET ELL TXT

NOTES:
USE TEFLON TAPE ON ALL PVC TO PVC CONNECTIONS; NO PIPE DOPE ALLOWED. ADAPT TO DRIP SYSTEM AS REQUIRED (POLY OR PVC). ONLY USE BOTTOM INLET OF SPRINKLER HEAD. IF POSSIBLE, LOCATE FLUSH / INDICATOR ASSEMBLY IN AREA WITH EASY ACCESS FOR MAINTENANCE.

PRE-SUBMITTAL REVIEW	03-28-2019
SCHEMATIC DESIGN/ AA SUBMITTAL	01-28-2020
ARB SUBMITTAL	-
DESIGN DEVELOPMENT	-
CONSTRUCTION DOCUMENTS	-
PLAN CHECK SUBMITTAL	-
CONSTRUCTION ISSUE	-

COMMUNITY CORPORATION
OF SANTA MONICA
1819 PICO

1819 PICO BLVD
SANTA MONICA, CA. 90405
PROJECT NUMBER: 01617.0



REVISIONS:		
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SHEET TITLE:
IRRIGATION DETAILS

SCALE: AS INDICATED
DATE PRINTED: 2020-03-20

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

TINA CHEE LANDSCAPE STUDIO
1800 SOUTH BRAND BLVD, #212
GLENDALE, CA. 91204
T: 323.691.6647
E: TCHEE@TCLSTUDIO.NET



P MANUAL FLUSH VALVE / OPERATION INDICATOR

L3.06

IRRIGATION SPECIFICATIONS:

1. SCOPE OF WORK

- 1.1. THE WORK CONSISTS OF FURNISHING LABOR, TOOLS, MACHINERY, MATERIALS, AND PROCEDURE REQUIRED TO COMPLETE THE SPRINKLER SYSTEM, INSTALLED READY FOR USE WITHOUT FURTHER COST IN LABOR OR MATERIALS TO THE CITY/OWNER.
- 1.2. WHEN NOT OTHERWISE SPECIFIED, WORKMANSHIP AND MATERIAL SHALL CONFORM TO THE LOCAL PLUMBING CODE.
- 1.3. THE CONTRACTOR SHALL APPLY FOR ALL NECESSARY PERMITS AND PAY FOR SAME.
- 1.4. THE CONTRACTOR SHALL KEEP THE PREMISES CLEAN AND FREE OF EXCESS EQUIPMENT, MATERIALS AND RUBBISH INCIDENTAL TO THIS WORK.
- 1.5. THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS TO INDICATE AND SPECIFY A COMPLETE SPRINKLER SYSTEM, INSTALLED AND READY FOR USE WITHOUT FURTHER COST IN LABOR OR MATERIALS TO CITY/OWNER.
- 1.6. ANY ITEM SHOWN OR WRITTEN ON THE DRAWINGS OR IN THESE SPECIFICATIONS SHALL BE CONSIDERED TO APPEAR ON BOTH.
- 1.7. IN THE EVENT OF "CONFLICT" BETWEEN THE DRAWINGS AND SPECIFICATIONS, THE LANDSCAPE ARCHITECT SHALL BE CONSULTED.
- 1.8. PRIOR TO SUBMISSION OF HIS BID, THE CONTRACTOR SHALL EXAMINE THE SITE, THE COMPLETE DRAWINGS OF THE PROJECT AND THE SPECIFICATIONS OF SAME, IN ADDITION TO THE DRAWINGS AND SPECIFICATIONS FOR THE SPRINKLER IRRIGATION PORTION OF THE WORK.

2. REFERENCE SPECIFICATIONS AND STANDARDS

- 2.1. THE INTENT OF THE DRAWING AND SPECIFICATIONS IS TO GRAPHICALLY INDICATE AND SPECIFY A COMPLETE AND EFFICIENT SPRINKLER IRRIGATION SYSTEM.
- 2.2. PLOT DIMENSIONS ARE APPROXIMATE. CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL DIMENSIONS AND SHALL REPORT ANY VARIATIONS TO THE LANDSCAPE ARCHITECT.
- 2.3. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, ETC. WHICH MAY BE REQUIRED. CONTRACTOR SHALL CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL HIS WORK, AND PLAN HIS WORK ACCORDINGLY. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THE WORK SHALL BE INSTALLED IN THE MOST DIRECT AND WORKMANLIKE MANNER, SO THAT CONFLICTS BETWEEN SPRINKLER SYSTEMS, PLANTING AND ARCHITECTURAL FEATURES WILL BE AVOIDED.
- 2.4. LANDSCAPE ARCHITECT/OWNER'S REPRESENTATIVE SHALL DECIDE ALL QUESTIONS RELATIVE TO THE QUALITY OF WORKMANSHIP AND MATERIALS FURNISHED.
- 2.5. THE LANDSCAPE ARCHITECT SHALL DECIDE ALL QUESTIONS RELATING TO THE "INTERPRETATION" OF THE DRAWINGS AND SPECIFICATIONS AND THE ACCEPTABLE FULFILLMENT OF THE CONTRACT.

3. SUBSTITUTIONS

- 3.1. THE CONTRACTOR SHALL FURNISH THE ARTICLES, EQUIPMENT OR MATERIALS SPECIFIED BY NAME IN THE DRAWINGS AND SPECIFICATIONS. NO SUBSTITUTION WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT.
- 3.2. EQUIPMENT OR MATERIALS INSTALLED OR FURNISHED WITHOUT THE PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT MAY BE REJECTED AND THE CONTRACTOR REQUIRED TO REMOVE SUCH MATERIALS FROM THE SITE AT HIS OWN EXPENSE.
- 3.3. APPROVAL OF ANY ITEM, ALTERNATE OR SUBSTITUTE, INDICATES ONLY THAT THE PRODUCT(S) APPARENTLY MEET THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS ON THE BASIS OF THE INFORMATION SUBMITTED.
- 3.4. MANUFACTURER'S WARRANTIES SHALL NOT RELIEVE THE CONTRACTOR OF HIS LIABILITY UNDER THE GUARANTEE. SUCH WARRANTY SHALL ONLY SUPPLEMENT THE GUARANTEE.
- 3.5. THE LANDSCAPE ARCHITECT CAN, AT HIS OPTION, REQUIRE A MANUFACTURER'S WARRANTY ON ANY PRODUCT OFFERED FOR USE.

4. IRRIGATION GUARANTEE

- 4.1. THE ENTIRE SPRINKLER SYSTEM SHALL BE UNCONDITIONALLY GUARANTEED BY THE CONTRACTOR AS TO MATERIAL AND WORKMANSHIP, INCLUDING SETTling OF BACK-FILLED AREAS BELOW GRADE FOR A PERIOD OF ONE (1) YEAR FOLLOWING THE DATE OF FINAL ACCEPTANCE OF WORK.
- 4.2. IF, WITHIN ONE (1) YEAR FROM THE DATE OF FILING OF THE NOTICE OF COMPLETION, SETTLEMENT OCCURS AND ADJUSTMENTS IN PIPES, VALVES AND SPRINKLER HEADS, SOD OR PAVING IS NECESSARY TO BRING THE SYSTEM, SOD OR PAVING TO THE PROPER LEVEL OF THE PERMANENT GRADES, THE CONTRACTOR, AS PART OF THE WORK UNDER HIS CONTRACT, SHALL MAKE ALL ADJUSTMENTS WITHOUT COST TO THE CITY/OWNER, INCLUDING THE COMPLETE RESTORATION OF ALL DAMAGED PLANTING, PAVING, OR OTHER IMPROVEMENTS OF ANY KIND.
- 4.3. SHOULD ANY OPERATIONAL DIFFICULTIES DEVELOP IN CONNECTION WITH THE SPRINKLER SYSTEM WITHIN THE SPECIFIED GUARANTEE PERIOD WHICH, IN THE OPINION OF THE CITY/OWNER, MAY BE DUE TO INFERIOR MATERIAL AND/OR WORKMANSHIP, SAID DIFFICULTIES SHALL BE IMMEDIATELY CORRECTED BY THE CONTRACTOR TO THE SATISFACTION OF THE CITY/OWNER AT NO ADDITIONAL COST TO THE CITY/OWNER, INCLUDING ANY AND ALL OTHER DAMAGE CAUSED BY SUCH DEFECTS.

5. RESPONSIBILITY

- 5.1. THE CONTRACTOR SHALL LOCATE LINES, VALVES, AND OTHER UNDERGROUND UTILITIES, ETC., PRIOR TO EXCAVATING TRENCHES. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES.

6. RECORD DRAWINGS

- 6.1. LOCATIONS ON DRAWINGS ARE DIAGRAMMATIC AND APPROXIMATE ONLY, AND SHALL BE CHANGED AND ADJUSTED AS NECESSARY OR AS DIRECTED TO MEET EXISTING CONDITIONS AND TO FOLLOW THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IN OBTAINING COMPLETE WATER COVERAGE. IT IS, THEREFORE, THE CONTRACTOR'S RESPONSIBILITY TO RECORD ANY CHANGES AS TO LOCATION OF EQUIPMENT ON "AS-BUILT" DRAWINGS.
- 6.2. PROCEDURE FOR "AS-BUILT" PREPARATION SHALL BE:
 - 6.2.1. OBTAIN FROM THE LANDSCAPE ARCHITECT ONE (1) SET OF REPRODUCIBLE DRAWINGS. RECORD ACCURATELY ON THIS SET ALL CHANGES IN THE WORK CONSTITUTING DEPARTURES FROM THE ORIGINAL CONTRACT DRAWINGS.
 - 6.2.2. DIMENSION FROM TWO PERMANENT POINTS OF REFERENCE (BUILDINGS, MONUMENTS, SIDEWALKS, CURBS, PAVEMENT), POST INFORMATION ON "AS-BUILT" DRAWINGS, DAY-TO-DATE, AS THE PROJECT IS INSTALLED. ALL DIMENSIONS NOTED ON DRAWINGS SHALL BE ONE-QUARTER (1/4) INCH IN SIZE.
 - 6.2.3. SHOW DIMENSIONAL LOCATIONS AND DEPTHS OF THE FOLLOWING:
 - ALL POINT OF CONNECTION / CONTROL EQUIPMENT
 - ROUTING OF SPRINKLER PRESSURE LINES (DIMENSION MAXIMUM OF ONE-HUNDRED (100) FEET ALONG ROUTING AND ALL DIRECTIONAL CHANGES)
 - BALL VALVES / GATE VALVES
 - SPRINKLER CONTROL VALVES (BURIED ONLY)
 - QUICK COUPLING VALVES
 - ROUTING OF CONTROL VALVE WIRING
 - OTHER RELATED EQUIPMENT (AS MAY BE DIRECTED BY THE LANDSCAPE ARCHITECT)
 - 6.2.4. MAINTAIN "AS-BUILT" DRAWINGS ON SITE AT ALL TIMES.
 - 6.2.5. MAKE ALL CHANGES TO REPRODUCIBLE DRAWINGS IN INK (NO BALL-POINT PEN), USE ERADICATING FLUID WHEN REDOING DRAWINGS. MAKE CHANGES IN A MANNER EQUAL TO THE ORIGINAL DRAWING.

7. CONTROLLER CHARTS

- 7.1. "AS-BUILT" DRAWINGS SHALL BE APPROVED BY LANDSCAPE ARCHITECT OR LANDSCAPE COORDINATOR BEFORE CHARTS ARE PREPARED.
- 7.2. PROVIDE ONE CONTROLLER CHART OF THE MAXIMUM SIZE CONTROLLER DOOR WILL ALLOW, FOR EACH CONTROLLER SUPPLIED, SHOWING THE AREA COVERED BY AUTOMATIC CONTROLLER.
- 7.3. THE CHART SHALL BE A REDUCTION OF THE ACTUAL "AS-BUILT" SYSTEM DRAWING. IF THE CONTROLLER SEQUENCE IS NOT LEGIBLE WHEN THE DRAWINGS IS REDUCED, ENLARGE IT TO A SIZE THAT WILL BE READABLE WHEN REDUCED.
- 7.4. CHART SHALL BE BLACK-LINE PRINT AND A DIFFERENT PASTEL COLOR USED TO SHOW AREA OF COVERAGE FOR EACH STATION.
- 7.5. WHEN COMPLETED AND APPROVED, HERMETICALLY SEAL THE CHART BETWEEN TWO PIECES OF PLASTIC, EACH PIECE BEING A MINIMUM TWENTY (20) MIL THICKNESS.
- 7.6. CHARTS SHALL BE COMPLETED AND APPROVED PRIOR TO FINAL INSPECTION OF THE IRRIGATION SYSTEM.

8. OPERATION AND MAINTENANCE MANUALS

- 8.1. PREPARE AND DELIVER TO THE LANDSCAPE ARCHITECT WITHIN TEN (10) CALENDAR DAYS PRIOR TO COMPLETION OF CONSTRUCTION, ALL REQUIRED AND NECESSARY DESCRIPTIVE MATERIAL IN COMPLETE DETAIL AND SUFFICIENT QUANTITY, PROPERLY PREPARED IN FOUR INDIVIDUALLY BOUND COPIES. DESCRIBE THE MATERIAL INSTALLED IN SUFFICIENT DETAIL TO PERMIT OPERATING PERSONNEL TO UNDERSTAND, OPERATE AND MAINTAIN ALL EQUIPMENT. INCLUDE SPARE PARTS LIST AND RELATED

MANUFACTURER INFORMATION FOR EACH EQUIPMENT ITEM INSTALLED. EACH MANUAL SHALL INCLUDE THE FOLLOWING:

- INDEX SHEET STATING SUBCONTRACTOR'S ADDRESS AND TELEPHONE NUMBER.
- DURATION OF GUARANTEE PERIOD.
- LIST OF EQUIPMENT WITH NAMES AND ADDRESSES OF MANUFACTURER'S LOCAL REPRESENTATIVES.
- COMPLETE OPERATING AND MAINTENANCE INSTRUCTIONS ON ALL MAJOR EQUIPMENT.
- 8.2. IN ADDITION TO THE MAINTENANCE MANUALS, PROVIDE THE MAINTENANCE PERSONNEL WITH INSTRUCTIONS FOR MAJOR EQUIPMENT AND SHOW WRITTEN EVIDENCE AT THE END OF THE PROJECT THAT THIS SERVICE HAS BEEN RENDERED.
- 8.3. LOOSE SPRINKLING EQUIPMENT, OPERATING KEYS AND SPARE PARTS WILL BE FURNISHED BY THE CONTRACTOR IN QUANTITIES AS SHOWN ON PLANS OR IN SPECIFICATIONS.
- 9. MATERIALS**
- 9.1. USE NEW MATERIALS OF THE BEST GRADE OF EACH RESPECTIVE KIND AND OF THE SAME MANUFACTURERS FOR ALL ITEMS OF ONE TYPE.
- 9.2. STEEL PIPE.
 - 9.2.1. STEEL PIPE AND STEEL FITTINGS WHERE INDICATED ON THE DRAWINGS OR SPECIFIED SHALL BE SCHEDULE 40 GALVANIZED MILD STEEL THREADED PIPE AND BEADED GALVANIZED MALLEABLE IRON THREADED FITTINGS. EXCEPT COUPLINGS WHICH SHALL BE A.P.I. (AMERICAN PIPE INSTITUTE) STEEL COUPLINGS. THREAD ON PIPE AND FITTINGS SHALL BE OF TAPER TYPE.
 - 9.2.2. ALL UNIONS TWO (2) INCHES AND SMALLER SHALL BE GROUND JOINT PATTERN. UNIONS LARGER THAN TWO (2) INCHES SHALL BE FLANGED UNIONS. ALL FLANGED UNIONS SHALL BE PLACED WITH ONE-SIXTEENTH (1/16) INCH THICK ASBESTOS FIBER GASKETS. RIGHT AND LEFT COUPLINGS SHALL BE USED INSTEAD OF GROUND JOINT UNIONS IN ALL UNDERGROUND LINES, EXCEPT AT VALVES.
 - 9.2.3. STEEL STREET ELBOWS, BUSHINGS, CLOSE NIPPLES, AND LONG SCREWS SHALL NOT BE USED IN THE WORK.
- 9.3. PLASTIC PIPE
 - 9.3.1. PLASTIC PIPE SHALL BE EXTRUDED FROM VIRGIN PVC (POLYVINYL CHLORIDE) TYPE I, GRADE 11 (CLASS 1220) AS MANUFACTURED BY LASCO INDUSTRIES, BALDWIN, PACIFIC WESTERN, JOHNS-MANVILLE OR EQUAL. CLASS SCHEDULE AS INDICATED IN THE LEGEND.
 - 9.3.2. ALL PLASTIC PIPE SHALL BE CONTINUOUSLY AND PERMANENTLY MARKED WITH THE FOLLOWING INFORMATION: MANUFACTURER'S NAME, NOMINAL PIPE SIZE, PVC 1220, S.D.R. (STANDARD DIMENSION RATIOS, OR THE PRESSURE RATING IN POUNDS PER SQUARE INCH) AND THE N.S.F. (NATIONAL SANITATION FOUNDATION).
 - 9.3.3. PLASTIC FITTINGS SHALL BE PVC 11, I.P.S. (INTERNATIONAL PIPE SOCIETY), SCHEDULE 40, N.S.F., SCHEDULE 80, N.S.F., AND SCHEDULE 80 THREADED FITTINGS AS SHOWN IN THE DETAILS AS MANUFACTURED BY SLOAN MANUFACTURING CO. SOLVENT AND PRIMER ARE TO BE PER PIPE MANUFACTURER'S RECOMMENDATIONS.
- 9.4. PVC PRESSURE RATED PIPE TYPE 1220 (PVC CLASS 160, 200 & 315) AND TYPE 1120 (PVC SCHEDULE 40 & PVC SCHEDULE 80)
 - 9.4.1. TYPE I GRADE II PRESSURE RATED PIPE.
 - 9.4.2. MATERIALS SHALL MEET THE REQUIREMENTS SET FORTH IN ASTM D1784-60T.
 - 9.4.3. OUTSIDE DIAMETER OF PIPE SHALL BE THE SAME SIZE AS IRON PIPE.
 - 9.4.4. PIPE SHALL BE MARKED AT INTERVALS WITH THE FOLLOWING INFORMATION (NOT TO EXCEED 5'): MANUFACTURER'S NAME, NOMINAL SIZE, PVC TYPE AND GRADE (I.E., PVC 1220) SDR RATING CLASS, NSF APPROVAL AND COMMERCIAL STANDARD DESIGNATION.
 - 9.4.5. PVC FITTINGS SHALL BE PVC TYPE II, SCHEDULE 40 NSF, SCHEDULE 80 NSF, OR APPROVED.
 - 9.4.6. SOLVENT SHALL BE #175 GRAY NSF APPROVED AS MANUFACTURED BY INDUSTRIAL POLYCHEMICAL SERVICE, GARDENA CALIFORNIA.
 - 9.4.7. CAUTIONED SHALL BE UTILIZED IN HANDLING TYPE I PIPE DUE TO THE POSSIBILITY OF CRACKING OR OF SPLITTING WHEN DROPPED OR HANDLED CARELESSLY.
 - 9.4.8. WHEN CONNECTION IS PLASTIC TO METAL, MALE ADAPTERS SHALL BE HAND TIGHTENED, PLUS ONE TURN WITH A STRAP WRENCH. JOINT COMPOUND SHALL BE PERMATHIX TYPE II.
- 9.5. SPRINKLER HEADS
 - 9.5.1. SPRINKLER HEADS SHALL BE AS SHOWN ON PLAN.
- 9.6. VALVES
 - 9.6.1. REMOTE CONTROL VALVES - ELECTRIC REMOTE CONTROL VALVES SHALL BE AS SHOWN ON PLAN.
 - 9.6.2. QUICK COUPLING VALVES - QUICK COUPLING VALVES SHALL BE AS INDICATED ON PLANS AND SHALL HAVE A LOCKING COVER. EACH QUICK COUPLER VALVE SHALL HAVE A MOLDED VINYL COVER, YELLOW IN COLOR (PURPLE WHERE CALLED FOR IN RECYCLED WATER SYSTEMS). ALL QUICK COUPLER VALVES KEYS AND HOSE SWIVELS SHALL BE OF SAME MANUFACTURER AS THE QUICK COUPLER.
- 9.7. AUTOMATIC CONTROLLERS - AUTOMATIC CONTROLLERS SHALL BE AS SHOWN ON PLANS AND DETAILS.
- 9.8. CONTROL WIRES FOR RCVS - ALL WIRING TO BE USED FOR CONNECTING THE AUTOMATIC CONTROLLER TO THE ELECTRICAL SOLENOID ACTUATED BY REMOTE CONTROL VALVE SHALL BE SOLID COPPER, PVC INSULATION, SINGLE CONDUCTOR, UL APPROVED UNDERGROUND FEEDER CABLE. EACH PILOT OR "HOT" WIRE SHALL BE BLACK OR COLOR-CODED WITH THE COMMON WIRE BEING WHITE.
- 9.9. RUN TWO SPARE CONTROL WIRES TO THE FARTHEST VALVE IN EACH MAINLINE DIRECTION. SHOW ON AS-BUILTS. COLOR CODE DIFFERENT THAN PILOT AND COMMON WIRES.
- 9.10. WIRING FOR FLOW SENSORS AND MASTER VALVES SHALL BE AS RECOMMENDED BY THE MANUFACTURER AND SHALL BE COLOR CODED DIFFERENTLY THAN COMMON WIRE, CONTROL WIRES, AND SPARE WIRES.
- 9.11. VALVE BOXES - ALL REMOTE CONTROL VALVES, SHUT-OFF VALVES, FLOW SENSORS, AND QUICK COUPLING VALVES SHALL BE INSTALLED IN SUITABLE VALVE BOXES AS SHOWN IN DETAILS, COMPLETE WITH LOCKING COVERS. ALL SHALL BE N.O.S. OR APPROVED EQUAL AND SHALL BE IDENTIFIED ON THE LD WITH HEAT-BRANDED NUMBERS / LETTERS IN 2" HIGH BLOCK LETTERS AS SHOWN ON THE DETAILS. ALL BOXES SHALL HAVE GREEN COVERS (PURPLE FOR RECYCLED WATER SYSTEMS).
- 9.12. BACKFLOW PREVENTION UNITS THE BACKFLOW PREVENTION UNITS SHALL BE AS SHOWN ON PLANS AND DETAILS.
- 9.13. DRIP LINE AND INTEGRAL DRIP LINE COMPONENTS - THE DRIP LINE SHALL BE RAIN BIRD XFS AS MANUFACTURED BY RAIN BIRD CORPORATION. DRIPPER FLOW RATE AND SPACING SHALL BE AS INDICATED ON DRAWINGS.
 - 9.13.1. RAIN BIRD INSERT FITTINGS: ALL DRIP LINE CONNECTIONS SHALL BE MADE WITH APPROVED RAIN BIRD INSERT FITTINGS.
 - 9.13.2. SOIL STAPLES (TDS-050): ALL DRIP LINE INSTALLATIONS SHALL BE HELD IN PLACE WITH SOIL STAPLES SPACED EVENLY EVERY 3' - 5' ON CENTER, AND WITH TWO STAPLES ON EACH CHANGE OF LOCATION.
 - 9.13.3. LINE FLUSHING VALVES: ALL DRIP LINE SYSTEMS SHALL BE INSTALLED WITH MANUAL FLUSHING VALVE AS INDICATED ON DRAWINGS.
 - 9.13.4. AIR/VACUUM RELIEF VALVES: EACH INDEPENDENT DRIP LINE IRRIGATION ZONE SHALL BE INSTALLED WITH AN AIR/VACUUM RELIEF VALVE AT THE ZONE'S HIGHEST POINT(S). DRIP LINES WITH BUILT IN CHECK VALVES DO NOT REQUIRE AN AIR/VACUUM RELIEF VALVE WHEN BURIED.
 - 9.13.5. PRESSURE REGULATOR: A PRESSURE REGULATOR SHALL BE INSTALLED AT EACH ZONE VALVE OR ON THE MAIN LINE TO ENSURE OPERATING PRESSURES DO NOT EXCEED SYSTEM REQUIREMENTS. THE PRESSURE REGULATOR SHALL BE AS CALLED FOR ON THE PLANS.
 - 9.13.6. SYSTEM FILTER: A Y-FILTER OR DISC FILTER SHALL BE INSTALLED AT EACH ZONE VALVE AS CALLED FOR ON THE PLANS. A SYSTEM (MAIN LINE) FILTER SHALL ALSO BE INSTALLED TO ENSURE ADDED PROTECTION.
- 9.14. ANY OTHER EQUIPMENT NOT SPECIFICALLY NOTED HEREIN BUT REQUIRED BY THE PLANS, DETAILS, OR LEGENDS SHALL BE SUPPLIED AND INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. IF ANY QUESTION ARISES AS TO PROPER PROCEDURE, IT SHALL BE RESOLVED WITH THE LANDSCAPE ARCHITECT BEFORE INSTALLATION.
- 10. INSTALLATION**
- 10.1. SITE CONDITIONS
 - 10.1.1. ALL SCALED DIMENSIONS ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE SITE PRIOR TO PROCEEDING WITH WORK UNDER THIS CONTRACT.
 - 10.1.2. EXTREME CARE SHALL BE EXERCISED IN EXCAVATING AND WORKING NEAR EXISTING UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY FACILITIES.
 - 10.1.3. SHOULD UTILITIES NOT LOCATED OR MARKED BE FOUND DURING EXCAVATION, THE CONTRACTOR SHALL PROMPTLY NOTIFY

- 10.1.4. FAILURE TO NOTIFY THE OWNER OF DISCOVERY OF SUCH UTILITIES OR DAMAGE THERETO WILL RESULT IN THE CONTRACTOR BEING LIABLE FOR ANY AND ALL DAMAGE CAUSED TO THE UTILITIES AS A RESULT OF HIS ACTIONS.
- 10.1.5. THE CONTRACTOR SHALL, BEFORE STARTING WORK ON THE SPRINKLER SYSTEM, CAREFULLY CHECK ALL FINISH GRADES TO SATISFY HIMSELF THAT HE MAY PROCEED WITH THE WORK.
- 10.2. WATER SUPPLY
 - 10.2.1. THE CONTRACTOR SHALL ARRANGE FOR THE PROVISION OF THE WATER SUPPLY AND COORDINATE WITH THE OWNER AS NECESSARY.
 - 10.2.2. THE CONTRACTOR SHALL CONNECT TO THE WATER SOURCE AS INDICATED ON THE DRAWINGS.
- 10.3. ELECTRICAL
 - 10.3.1. THE OWNER SHALL ARRANGE FOR THE PROVISION OF THE ELECTRICAL SUPPLY. POWER SOURCES SHALL BE AS INDICATED ON THE DRAWINGS. THE CONTRACTOR SHALL CONNECT AT THE POINT SHOWN ON THE DRAWINGS.
 - 10.3.2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ELECTRICAL CONNECTIONS TO THE AUTOMATIC CONTROLLERS. ALL WIRING SHALL BE ROUTED AS SHOWN ON PLANS. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH ALL LOCAL OR COUNTY ORDINANCES.
 - 10.4. EXISTING UTILITIES - THE CONTRACTOR SHALL LOCATE AND MARK ALL EXISTING UTILITIES SUCH AS POWER, TELEPHONE, DOMESTIC WATER AND TILE DRAINS. EXTREME CARE SHALL BE TAKEN BY THE CONTRACTOR WHEN EXCAVATING OR WORKING IN THESE AREAS AND COORDINATION AND COOPERATION WITH OTHER CONTRACTOR IS REQUIRED AS THE WORK PROGRESSES TO THESE AREAS.
 - 10.5. TRENCHES IN GENERAL
 - 10.5.1. TRENCHES SHALL BE DUG STRAIGHT, AND PIPE SHALL HAVE THE CONTINUOUS SUPPORT FOR THE DITCH BOTTOM AND SHALL BE LAID TO AN EVEN GRADE. TRENCHING EXCAVATION SHALL FOLLOW THE LAYOUT INDICATED ON THE DRAWINGS.
 - 10.5.2. ALL PRESSURE SUPPLY LINES SHALL HAVE A MINIMUM DEPTH OF EIGHTEEN (18) INCHES MINIMUM UNLESS OTHERWISE NOTED.
 - 10.5.3. ALL NON-PRESSURE SUPPLY LINES SHALL HAVE A MINIMUM DEPTH OF TWELVE (12) INCHES MINIMUM AS SHOWN IN THE DETAILS.
 - 10.5.4. ALL LINES SHALL HAVE A MINIMUM CLEARANCE OF SIX (6) INCHES FROM EACH OTHER AND FROM LINES OF OTHER TRADES.
 - 10.5.5. NO LINE SHALL BE INSTALLED DIRECTLY OVER ANOTHER LINE.
 - 10.5.6. IF NECESSARY, CALL UNDERGROUND ALERT, OR SIMILAR COMPANY.
 - 10.6. BACKFILLING
 - 10.6.1. BACKFILL FOR TRENCHING SHALL BE COMPACTED TO DRY DENSITY EQUAL TO THE ADJACENT UNDISTURBED SOIL, AND SHALL CONFORM TO THE ADJACENT GRADES WITHOUT DIPS, SUNKEN AREAS, HUMPS OR OTHER IRREGULARITIES. INITIAL BACKFILL ON ALL LINES SHALL BE OF A FINE GRANULAR MATERIAL WITH NO FOREIGN MATTER LARGER THAN ONE-HALF (1/2) INCH IN SIZE.
 - 10.6.2. IF, IN THE OPINION OF THE CONTRACTOR/LANDSCAPE ARCHITECT, THE EXCAVATED MATERIAL IS NOT SATISFACTORY FOR USE AS BACKFILL, THE CONTRACTOR SHALL DISPOSE OF THIS UNSATISFACTORY MATERIAL.
 - 10.6.3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY SETTling OF TRENCHES FROM HIS WORK.
 - 10.7. PVC PIPE
 - 10.7.1. PVC PIPE SHALL BE INSTALLED IN A MANNER WHICH WILL PROVIDE FOR EXPANSION AND CONTRACTION AS RECOMMENDED BY THE PIPE MANUFACTURER.
 - 10.7.2. ALL PLASTIC TO METAL JOINTS SHALL BE MADE WITH PLASTIC MALE ADAPTERS, UNLESS OTHERWISE SHOWN IN DETAILS.
 - 10.7.3. THE JOINTS SHALL BE ALLOWED TO SET AT LEAST TWENTY-FOUR (24) HOURS BEFORE PRESSURE IS APPLIED TO THE SYSTEM ON PVC PIPE.
 - 10.7.4. AFTER ALL NEW SPRINKLER PIPING AND RISERS ARE IN PLACE AND CONNECTED, AND ALL NECESSARY WORK AS BEEN COMPLETED AND PRIOR TO THE INSTALLATION OF SPRINKLER HEADS, CONTROL VALVES SHALL BE OPENED AND A FULL HEAD OF WATER USED TO FLUSH OUT THE SYSTEM. AFTER THE SYSTEM IS THOROUGHLY FLUSHED, RISERS SHALL BE CAPPED OFF AND THE SYSTEM PRESSURE TESTED.
 - 10.7.5. SPRINKLER LINES SHALL BE TESTED IN PLACE BEFORE BACKFILLING FOR A PERIOD OF NOT LESS THAN TWENTY-FOUR (24) HOURS AND SHALL SHOW NO LEAKAGE OR LOSS OF PRESSURE. DURING THE TEST PERIOD, MINIMUM TEST PRESSURE AT THE HIGHEST POINT OF THE SECTION BEING TESTED, SHALL BE 100 POUNDS PER SQUARE INCH.
 - 10.7.6. AT THE CONCLUSION OF THE PRESSURE TEST, THE HEAD SHALL BE INSTALLED AND TESTED FOR OPERATION IN ACCORDANCE WITH DESIGN REQUIREMENTS UNDER NORMAL OPERATING PRESSURE. CONTRACTOR SHALL VERIFY HEAD PRESSURES WITH PILOT TUBE OR PRESSURE GAUGE ASSEMBLY, AND ADJUST VALVE TO CORRESPOND WITH DESIGN PRESSURE.
 - 10.8. SPRINKLERS
 - 10.8.1. ALL POP-UP SPRINKLERS SHALL BE PROVIDED WITH SWING JOINTS AND SHALL BE ADJUSTED TO THE PROPER HEIGHT. ALL NOZZLES SHALL BE ADJUSTED FOR PROPER THROW RADIUS FOR EFFICIENT COVERAGE.
 - 10.8.2. SPRINKLER HEADS AND RISERS SHALL BE INSTALLED ACCORDING TO DETAILS.
 - 10.9. DRIP LINE INSTALLATION
 - 10.9.1. INSTALL ALL DRIP LINE AS INDICATED ON DRAWINGS. USE ONLY TEFLON TAPE ON ALL THREADED CONNECTIONS.
 - 10.9.2. CLAMP DRIP LINE INSERT FITTINGS WITH OETIKER CLAMPS WHEN OPERATING PRESSURE EXCEEDS SPECIFIC DRIP LINE FITTING REQUIREMENTS.
 - 10.9.3. WHEN INSTALLING DRIP LINE, INSTALL SOIL STAPLES AS LISTED BELOW:
 - SANDY SOIL - ONE STAPLE EVERY THREE (3) FEET AND TWO (2) STAPLES ON EACH CHANGE OF DIRECTION (TEE, ELBOW, OR CROSS).
 - LOAM SOIL - ONE STAPLE EVERY FOUR (4) FEET AND TWO (2) STAPLES ON EACH CHANGE OF DIRECTION (TEE, ELBOW, OR CROSS).
 - CLAY SOIL - ONE STAPLE EVERY FIVE (5) FEET AND TWO (2) STAPLES ON EACH CHANGE OF DIRECTION (TEE, ELBOW, OR CROSS).
 - 10.9.4. CAP OR PLUG ALL OPENINGS AS SOON AS LINES HAVE BEEN INSTALLED TO PREVENT THE INTRUSION OF MATERIALS THAT WOULD OBSTRUCT THE PIPE. LEAVE IN PLACE UNTIL REMOVAL IS NECESSARY FOR COMPLETION OF INSTALLATION.
 - 10.9.5. THOROUGHLY FLUSH ALL WATER LINES BEFORE INSTALLING VALVES AND OTHER HYDRANTS.
 - 10.9.6. TEST IN ACCORDANCE WITH HYDROSTATIC TESTS AS RECOMMENDED BY THE MANUFACTURER.
 - 10.10. VALVES
 - 10.10.1. REMOTE CONTROL VALVES SHALL BE ADJUSTED SO THAT THE MOST REMOTE SPRINKLER HEADS OPERATE AT THE PRESSURE RECOMMENDED BY THE HEAD MANUFACTURER. REMOTE CONTROL VALVES SHALL BE ADJUSTED SO THAT A UNIFORM DISTRIBUTION OF WATER IS APPLIED BY THE SPRINKLER HEADS TO THE PLANTING AREAS FOR EACH INDIVIDUAL VALVE SYSTEM.
 - 10.10.2. QUICK COUPLING VALVES SHALL BE SET IN VALVE BOXES APPROXIMATELY 12" FROM WALKS, CURBS, HEADER BOARDS, OR PAVED AREAS WHERE APPLICABLE. VERTICAL POSITIONING OF QUICK COUPLING VALVES SHALL BE SUCH THAT SLEEVE TOP WILL BE FLUSH WITH THE SETTLED FINISH GRADE AS DETERMINED AFTER THE TURF IS ESTABLISHED AND 2" ABOVE GRADE IN GROUND COVER AREAS.
 - 10.11. VALVE BOXES
 - 10.11.1. VALVE BOXES SHALL BE SET ONE-HALF INCH (1/2") ABOVE THE DESIGNATED FINISH GRADE IN LAWN AREAS AND ONE INCH (1") ABOVE FINISH GRADE IN GROUND COVER AREAS.
 - 10.11.2. VALVE BOXES INSTALLED NEAR WALKS, CURBS, HEADER BOARDS AND PAVING SHALL ABUT THOSE ITEMS. TOP SURFACES SHALL BE FLUSH WITH ITEMS LISTED ABOVE.
 - 10.12. AUTOMATIC CONTROLLER LOCATION AND INSTALLATION
 - 10.12.1. THE AUTOMATIC CONTROLLER SHALL BE INSTALLED AT THE APPROXIMATE LOCATION SHOWN ON THE PLAN. VERIFY EXACT LOCATION WITH THE OWNER.
 - 10.12.2. ALL LOCAL AND OTHER APPLICABLE CODES SHALL TAKE PRECEDENCE IN CONNECTING THE 110 VOLT ELECTRICAL SERVICE TO CONTROLLER. OWNER SHALL PROVIDE POWER TO CONTROLLER. CONTRACTOR SHALL COMPLETE HOOK-UP TO CONTROLLER.
 - 10.12.3. THERE SHALL BE ADEQUATE COVERAGE OF EARTH (18" MINIMUM) OVER THE 24-VOLT CONTROL WIRE. INSTALL WIRE IN TRENCH AND TAPE TO MAIN LINES ON SIDE OF PIPE AT 10' INTERVALS.

- 10.13. CONTROL WIRE
 - 10.13.1. ALL ELECTRICAL EQUIPMENT AND WIRING SHALL COMPLY WITH LOCAL AND STATE CODES AND BE INSTALLED BY THOSE SKILLED AND LICENSED IN THE TRADE.
 - 10.13.2. CONNECTING AND SPLICING OF WIRE AT THE VALVES OR IN THE FIELD SHALL BE MADE USING A DRI-SPLICE CONNECTOR OR EQUAL.
 - 10.13.3. FOR WIRE-WIRE DECODER SYSTEMS, REFER TO THE MANUFACTURER'S RECOMMENDATIONS AND DIRECTIONS FOR WIRING, AND ANY SPECIFIC NOTES ON THE PLANS AND/OR DETAILS.
- 10.14. PRESSURE TEST
 - 10.14.1. ALL PRESSURE LINES SHALL BE TESTED UNDER PRESSURE WITH WATER AND AIR OF ONE-HUNDRED FIFTY (150) POUNDS PER SQUARE INCH, AND ALL NON-PRESSURE LINES SHALL BE TESTED UNDER THE EXISTING STATIC PRESSURE, AND BOTH BE PROVEN WATERTIGHT.
 - 10.14.2. PRESSURE SHALL BE SUSTAINED IN THE LINES FOR A 24 HOUR PERIOD. IF LEAKS DEVELOP, THE JOINTS SHALL BE REPLACED AND THE TEST REPEATED UNTIL THE ENTIRE SYSTEM IS PROVEN WATERTIGHT.
 - 10.14.3. TEST SHALL BE OBSERVED AND APPROVED BY THE OWNER PRIOR TO BACKFILL.
 - 10.14.4. UPON COMPLETION OF EACH PHASE OF THE WORK, THE CONTRACTOR SHALL CHECK AND ADJUST EACH SPRINKLER HEAD TO MEETING THE SITE REQUIREMENTS.
- 10.15. COVERAGE TEST - UPON COMPLETION OF ALL SYSTEMS, THE CONTRACTOR, IN THE PRESENCE OF THE ARCHITECT, SHALL PERFORM A COVERAGE TEST TO DETERMINE IF THE COVERAGE OF WATER AFFORDED ALL AREAS IS COMPLETE AND ADEQUATE. THE CONTRACTOR SHALL CHANGE ANY HEADS, NOZZLES, OR ORIFICES AS MAY BE REQUIRED TO PROVIDE COVERAGE AS INDICATED ON THE DRAWINGS AND AS SPECIFIED.
- 10.16. LOWERING OF HEADS - UNLESS OTHERWISE NOTED, ALL SPRINKLERS INSTALLED IN LAWN AREAS SHALL BE LOWERED TO FINISH GRADE WITHIN FIVE DAYS FOLLOWING NOTIFICATION BY THE CITY/OWNER. AT THE TIME OF LOWERING HEADS, THE CONTRACTOR SHALL COMPLETELY CHECK AND ADJUST THE ENTIRE SYSTEM AND MAKE ANY REPAIRS THAT ARE NECESSARY TO COMPLETE THIS WORK TO THE SATISFACTION OF THE CITY/OWNER, LANDSCAPE ARCHITECT AND/OR OWNER'S CHOSEN REPRESENTATIVE. THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING UPON COMPLETION OF THIS WORK.
- 10.17. WORKMANSHIP AND PROCEDURE
 - 10.17.1. THE ROUTING OF THE PRESSURE SUPPLY LINES AS INDICATED ON THE DRAWINGS IS DIAGRAMMATIC. THE CONTRACTOR SHALL INSTALL LINES IN A MANNER THAT CONFORMS WITH THE VARIOUS DETAILS, WITHOUT OFFSETTING THE VARIOUS ASSEMBLIES FROM THE PRESSURE SUPPLY LINE.
 - 10.17.2. NO MULTIPLE ASSEMBLIES SHALL BE INSTALLED ON PLASTIC LINES. EACH ASSEMBLY SHALL BE PROVIDED WITH ITS OWN OUTLET.
 - 10.17.3. ALL ASSEMBLIES SPECIFIED HEREIN SHALL BE INSTALLED IN ACCORDANCE WITH THE RESPECTIVE DETAIL. IN THE ABSENCE OF DETAIL DRAWINGS OR SPECIFICATIONS PERTAINING TO THE SPECIFIC ITEMS REQUIRED TO COMPLETE THE WORK, THE CONTRACTOR SHALL PERFORM SUCH WORK IN ACCORDANCE WITH THE BEST STANDARD PRACTICE AND TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT/CONTRACTOR.

11. INSPECTION OF WORK

- 11.1. INSTALLATIONS AND OPERATIONS MUST BE APPROVED BY THE CITY/OWNER AND LANDSCAPE ARCHITECT.
- 11.2. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL ARRANGE A MEETING WITH THE CITY/OWNER, AT WHICH TIME THE CONTRACTOR WILL BE INFORMED OF SPECIFIC INSPECTIONS REQUIRED AND THE METHOD OF CALLING FOR SUCH INSPECTIONS AS THE INDIVIDUAL WORK IS COMPLETED.

12. RESPONSIBILITY

- 12.1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK TO BE PERFORMED UNDER THIS CONTRACT. NO CONTRACTOR SHALL BE RELIEVED OF HIS LIABILITY TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND INDICATED IN THE SPECIFICATIONS, UNLESS AUTHORIZED IN WRITING BY THE CITY/OWNER OR OWNER'S APPROVED REPRESENTATIVE.
- 12.2. THE CONTRACTOR SHALL PROTECT HIS WORK FROM DAMAGE AND THEFT AT ALL TIME, AND REPLACE ALL DAMAGED OR STOLEN PARTS AT HIS EXPENSE UNTIL THE WORK IS ACCEPTED IN WRITING BY THE CITY/OWNER.
- 12.3. THE CONTRACTOR SHALL PROTECT THE CITY/OWNER'S PROPERTY FROM INJURY OR LOSS. ALL DAMAGE TO EXISTING PROPERTY (BUILDINGS, UTILITIES, ETC.) OR PLANTING (TREES, SHRUBS, LAWNS OR GROUND COVERS) CAUSED BY THE CONTRACTOR DURING HIS OPERATION OR AS A RESULT OF MALFUNCTION OF INSTALLED WORK DURING THE GUARANTEE PERIOD SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- 12.4. THE CONTRACTOR SHALL CAREFULLY NOTE ALL FINISH GRADE BEFORE COMMENCING WORK. ANY FINISH GRADE CHANGED DURING THE COURSE OF HIS WORK SHALL BE RESTORED TO THE ORIGINAL CONTOURS.
- 12.5. THE CONTRACTOR SHALL CAUSE MINIMUM INTERFERENCE WITH WORKMEN OR THE MATERIALS AND EQUIPMENT OF OTHER TRADES PEOPLE WORKING ON THE PROJECT.

13. COMPLETION CLEAN-UP

- 13.1. UPON COMPLETION OF WORK, THE CONTRACTOR SHALL REMOVE EXCESS MATERIALS, RUBBISH, DEBRIS, ETC., AND HIS CONSTRUCTION AND INSTALLATION EQUIPMENT FROM THE PREMISES.

14. MAINTENANCE

- 14.1. UPON FINAL ACCEPTANCE BY THE CITY/OWNER, THE CONTRACTOR SHALL PROVIDE A NINETY (90) DAY MAINTENANCE SERVICE FOR THE ENTIRE IRRIGATION SYSTEM. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO BROKEN SPRINKLER REPAIR AND/OR REPLACEMENT, CLOGGED DRIP LINE REPAIR / REPLACEMENT, BROKEN PIPE REPAIR AND/OR REPLACEMENT, ADJUSTMENT OF HEADS, ADJUSTMENT OF CONTROLLER PROGRAMMING, AND WEEKLY INSPECTIONS FOR ANY MALFUNCTIONS.

END OF SECTION

PRE-SUBMITTAL REVIEW	03-28-2019
SCHEMATIC DESIGN/ AA SUBMITTAL	01-28-2020
ARB SUBMITTAL	--
DESIGN DEVELOPMENT	--
CONSTRUCTION DOCUMENTS	--
PLAN CHECK SUBMITTAL	--
CONSTRUCTION ISSUE	--

COMMUNITY CORPORATION OF SANTA MONICA 1819 PICO



1819 PICO BLVD
SANTA MONICA, CA. 90405
PROJECT NUMBER: 01817.0

REVISIONS:

△ -	△ -
△ -	△ -
△ -	△ -

SHEET TITLE:

IRRIGATION SPECIFICATIONS

SCALE: AS INDICATED
DATE PRINTED: 2020-03-20

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

TINA CHEE LANDSCAPE STUDIO
1800 SOUTH BRAND BLVD, #212
GLENDALE, CA. 91204
T: 323.691.6647
E: TCHEE@TCLSTUDIO.NET



L3.07

1819 PICO: EXTERIOR RENDERINGS

PICO ELEVATION



3929 W 139TH STREET
HAWTHORNE CA 90250

P: 323-596-4700
F: 323-596-4718



1819 PICO: EXTERIOR RENDERINGS

19TH STREET ELEVATION



3929 W 139TH STREET
HAWTHORNE CA 90250

P: 323-596-4700
F: 323-596-4718



1819 PICO: EXTERIOR RENDERINGS

SIDE YARD ELEVATION



3929 W 139TH STREET
HAWTHORNE CA 90250

P: 323-596-4700
F: 323-596-4718



1819 PICO: EXTERIOR RENDERINGS

ALLEY ELEVATION



3929 W 139TH STREET
HAWTHORNE CA 90250

P: 323-596-4700
F: 323-596-4718



1819 PICO: PHOTO MONTAGE

PICO BOULEVARD



3929 W 139TH STREET
HAWTHORNE CA 90250

P: 323-596-4700
F: 323-596-4718



1819 PICO: PHOTO MONTAGE

19TH STREET



3929 W 139TH STREET
HAWTHORNE CA 90250

P: 323-596-4700
F: 323-596-4718



1819 PICO: EXTERIOR MATERIALS MATERIALS

FINISH/COLOR | MANUFACTURER

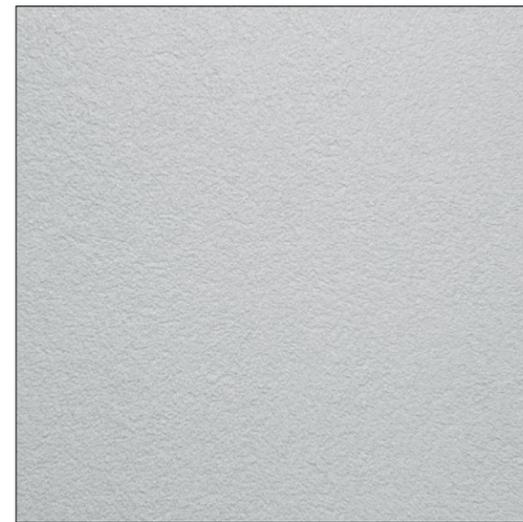
- 1. STUCCO, FINE 20/30 SAND FINISH / LIGHT GREY (PPG0993-1 PEREGRINE) | OMEGA PRODUCTS INTERNATIONAL
- 2. FIBER CEMENT BOARD HORIZONTAL PANEL / EVENING BLUE | JAMES HARDIE
- 3. FIBER CEMENT BOARD HORIZONTAL PANEL / BOOTHBAY BLUE | JAMES HARDIE
- 4. FIBER CEMENT BOARD HORIZONTAL PANEL / COBBLESTONE | JAMES HARDIE
- 5. WINDOW FRAME, VINYL / SILVER | MILGARD

- 6. ACCENT COLOR, PAINT / BLACK MAGIC | SHERWIN-WILLIAMS
- 7. STOREFRONT, ALUMINUM / SILVER | TBD
- 8. CONCRETE / SEALED | TBD
- 9. EXTERIOR FENCING, ALUMINUM / GREY | CUSTOM
- 10. PAINTED METAL / LIGHT GREY | CUSTOM
- 11. CMU / SEALED | CUSTOM



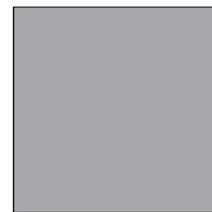
3929 W 139TH STREET
HAWTHORNE CA 90250

P: 323-596-4700
F: 323-596-4718



EXTERIOR WALL FINISH

1. STUCCO, FINE 20/30 SAND FINISH
LIGHT GREY | OMEGA PRODUCTS INTERNATIONAL
(PPG0993-1 PEREGRINE)

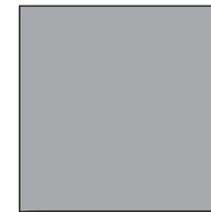


5. WINDOW FRAME, VINYL
SILVER | MILGARD



EXTERIOR WALL FINISH/WINDOW BOXES

3. FIBER CEMENT BOARD HORIZONTAL PANEL
BOOTHBAY BLUE | JAMES HARDIE



5. WINDOW FRAME, VINYL
SILVER | MILGARD



EXTERIOR WALL FINISH/WINDOW BOXES

2. FIBER CEMENT BOARD HORIZONTAL PANEL
EVENING BLUE | JAMES HARDIE



5. WINDOW FRAME, VINYL
SILVER | MILGARD



EXTERIOR WALL FINISH/WINDOW BOXES

4. FIBER CEMENT BOARD HORIZONTAL PANEL
COBBLESTONE | JAMES HARDIE



5. WINDOW FRAME, VINYL
SILVER | MILGARD



GROUND FLOOR EXTERIOR SOFFIT

2. FIBER CEMENT BOARD
HORIZONTAL PANEL
EVENING BLUE | JAMES HARDIE



WINDOW BOX

6. ACCENT COLOR, PAINT
BLACK MAGIC | SHERWIN-WILLIAMS



7. STOREFRONT, ALUMINUM
SILVER | CUSTOM



8. CONCRETE
SEALED | TBD



9. EXTERIOR FENCING, ALUMINUM
GREY | CUSTOM



10. PAINTED METAL
LIGHT GREY | CUSTOM



11. CMU
SEALED | CUSTOM



TRIM STYLES



Deep Reflector



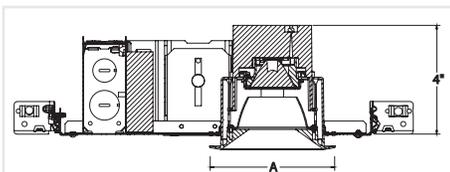
Bevel



Pinhole



Lensed Wall Wash



A Dimension:
Self Flanged: 4.625"
Flangeless: 3.875"

FEATURES

AFFORDABLE & ELEGANT PRECISION RECESSED

- Complete family of recessed downlight, adjustable, and wall wash luminaires
- Available with reflector, bevel and pinhole trims
- Coordinated apertures with Aculux AX3 family

QUIET AND GLARE FREE APERTURES

- Deep source regression with 45-degree visual cutoff
- Total Internal Reflection (TIR) Optics in four (4) beam spreads

EXCELLENT PERFORMANCE

- Up to 1500 lumens delivered!
- Exceptionally consistent color with < 2SDCM
- Excellent color rendition with 80+ CRI | 90+ CRI Available



PERFORMANCE

LUMEN PACKAGE	WATTS IN	DELIVERED LUMENS	EFFICACY (LPW)
04LM	5	492	98
08LM	8	854	107
12LM	12	1294	108
15LM	16	1605	100

Performance with NT3DP at 3000K | 80CRI
Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25°C

FLANGE STYLES



Flanged



Flangeless (Gypsum)



ORDERING INFORMATION

EXAMPLE: INIT3 D 15LM 30K 90CRI EZ1 MVOLT NT3DP CD SF

Housing Style	Lumens	CCT	CRI	Beam	Driver	Voltage	Options
INIT3 D New Construction Downlight & Wall Wash	04LM ¹ 400 lumens	27K 2700K	80CRI	18D 18° beam	UGZ Phase cut Dimming & 0-10V 1% min EZ1 eldoLED 0-10V Dimming 1% min	120	CP ⁵ Chicago Plenum ICAT ⁵ IC Rated, Air-tight NLIGHT ⁶ nLight Dimming
	08LM 800 lumens	30K 3000K	90CRI ²	25D 25° beam		277	
	12LM 1200 lumens	35K 3500K		35D 35° beam		MVOLT (120-277)	
INIT3 DR Remodel Install from Below Downlight & Wall Wash	15LM 1500 lumens	40K 4000K		50D 50° beam	ECOS2 ³ Lutron Hi-Lume 2-wire 1% min ECOD ⁴ Lutron EcoSystem 1% min		E5WCPR ⁷ Emergency 5W battery pack with remote test switch, T20 compliant

Downlight Trim	Reflector Finish	Flange Style	Trim Lens Environment	Ceiling Installation
Reflector NT3DP Deep Reflector 	W White Paint CD Clear Diffuse CS Clear Specular BS Black Specular WTD Wheat Diffuse	Flanged SF Self Flanged Flangeless⁸ FM Flangeless	(blank) Open Damp Location WSOL Solite Wet Location	Flanged (blank) Ceiling Thickness 0.5" - 1.5" Flangeless (Gypsum) NT3FMA Ceiling Thickness 0.5" - 1.5"
Bevel NT3DBV BD Bevel Downlight 	Finish & Flange Style Flanged WHSF White, Flanged BLSF Black, Flanged Flangeless⁸ WHFM White, Flangeless BLFM Black, Flangeless		(blank) Open Damp Location WSOL Solite Wet Location	Flanged (blank) Ceiling Thickness 0.5" - 1.5" Flangeless (Gypsum) NT3FMA Ceiling Thickness 0.5" - 1.5"
Pinhole NT3DPIN BD 1 3/4" Pinhole Downlight 				

Wall Wash Trim	Reflector Finish	Flange Style	Environment	Ceiling Installation
Lensed Wall Wash NT3WW Lensed Wall Wash 	W White Paint CD Clear Diffuse CS Clear Specular BS Black Specular WTD Wheat Diffuse	Flanged SF Self Flanged Flangeless⁸ FM Flangeless	(blank) Damp Location	Flanged (blank) Ceiling Thickness 0.5" - 1.5" Flangeless (Gypsum) NT3FMA Ceiling Thickness 0.5" - 1.5"

*Must specify 25D beam with wall wash trim

REFLECTOR & WALL WASH FINISHES



BEVEL & PINHOLE FINISHES



ORDERING NOTES

- 04LM available with UGZ driver only.
- 90CRI available on 27K and 30K only.
- ECOS2 available with 120 volt only.
- ECOD not available with ICAT at 15LM.
- CP & ICAT available on new construction only.
- NLIGHT not available with ICAT or CP. Must specify 120 or 277 volts and EZ1.
- E5WCPR not available with remodel, ICAT, or CP.
- For flangeless trims, must specify flangeless installation (NT3FMA).

 A+ Capable options indicated by this color background.

PS DESIGN2SHIP Design2Ship Quick Ship Program: Options in green text qualify for Design2Ship — 5 business days from order entry to ship. Refer to Design2Ship Brochure for complete program details. **Maximum Order Quantity: 50 units for housings; 25 units for trims.**



ACCESSORIES

Beam Control Lenses & Filters				Replacement Optics		Optional Installation Accessories	
Color Filters		Dichroic Lens		NT3OPT/18D	18° beam	Bar Hangers	
CGF 200 PINK	Medium Pink	DGF 200 DRED	Red	NT3OPT/25D	25° beam	HB26	26" C-Channel Bar Hangers
CGF 200 WRED	Warm Red	DGF 200 MGRN	Medium Green	NT3OPT/35D	35° beam	HB50	50" C-Channel Bar Hangers
CGF 200 DLTLBLUE	Daylight Blue	DGF 200 MBLU	Medium Blue	NT3OPT/50D	50° beam	LB27	27" Linear Bar Hangers
CGF 200 MBLU	Medium Blue	CGF 200 DYEL	Yellow			<i>Note: Fixture supplied with residential style bar hangers (except when specified with battery)</i>	
CGF 200 MAMB	Medium Amber	CGF 200 MAGEN	Magenta				
CGF 200 MGRN	Medium Green	CGF 200 CYAN	Blue Green				
Beam Control Lens		UV Filter & Color Correction					
DIFF 200	Diffuse Spread Lens	UVF 200	UV Filter Lens				
SOLITE 200	Solite Uniformity Lens	DCCF 200 HL2540	Daylight Blue Correction				
PRISM 200	Prismatic Lens						
LSPREAD 200	Linear Spread Lens						
HCLBL 200	Hexcell Louver						

PRODUCT SPECIFICATIONS

FIELD INTERCHANGEABLE LED LIGHT ENGINE

- <2SDCM Binning
- 2700K | 3000K | 3500K | 4000K CCT
- 80+ CRI available for all CCTs
- 90+ CRI available for 2700K & 3000K
- Future proof and easy to maintain - serviceable from below the ceiling

OPTICAL SYSTEM

- 45° visual cutoff to source and source image
- Field interchangeable TIR optics from 18° FWHM to 50° FWHM provide smooth, striation-free beams
- Accommodates 1 beam control lens or filter

HIGH QUALITY TRIMS

- Available with die cast bevels, pinholes, and angle cut reflectors
- Flanged and flangeless for gypsum
- Must specify NT3FMA for gypsum flangeless installation

FIELD REPLACEABLE DRIVER

- Accommodates 120-277V input and multiple control protocols
- Dims without perceived flicker to <1% depending on driver specified
- Field replaceable from below the ceiling
- >0.9 Power Factor

WARRANTY & RATED LIFE

- LED is rated for >50,000 hours at 70% lumen maintenance
- 5-year limited warranty. Complete warranty terms located at: http://www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

EMERGENCY BATTERY

- Provides a minimum of 400 lumens (3000K, 80CRI) for minimum duration of 90 minutes.
- Above ceiling access required.
- Supplied with remote test switch
- CEC T20 Compliant

CEILING THICKNESS

- Accommodates ½" to 1 1/2" ceiling thickness

INSTALLATION

- New construction or remodel (install from below) are available.
- Residential style bar hanger provided with all new construction housings except when specified with emergency battery.
- Vertically adjustable mounting brackets (butterfly brackets) are provided on non-ICAT new construction housings.

JUNCTION BOX

- New construction housings are rated for (4) No. 12 AWG 90°C through branch circuit conductors (excludes ECOS2 & ECOD drivers)
- New Construction housings include (6) ½", (1) ¾", (4) Non-metallic sheathed cable knock-outs.
- Remodel housings feature (8) ½" knockouts suitable for daisy chain wiring.
- Push-in electrical connectors for field connections.

CODES & LABELS

- UL & cUL listed for through branch wiring (excludes ECOS2 & ECOD), damp location. Listed for wet location with WSOL option.
- ICAT meets energy code air leakage requirements per ASTM E283
- ENERGY STAR® certified (excludes NT3DPIN & NT3WW)
- Title 24, Part 6: JA-8 Compliant with 90CRI (excludes NT3DPIN & NT3WW)
- ICAT housings are rated for direct contact with insulation
- Low Density Spray Foam Insulation Compatible: 04LM|08LM (ICAT option) are compatible with foam insulation with an R-Value of 4.3 per inch or less (excludes ECOS2 & ECOD)
- Union made

A+ CAPABLE LUMINAIRE

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is part of an A+ Certified solution for nLight® control networks when ordered with drivers marked by a shaded background on ordering information*

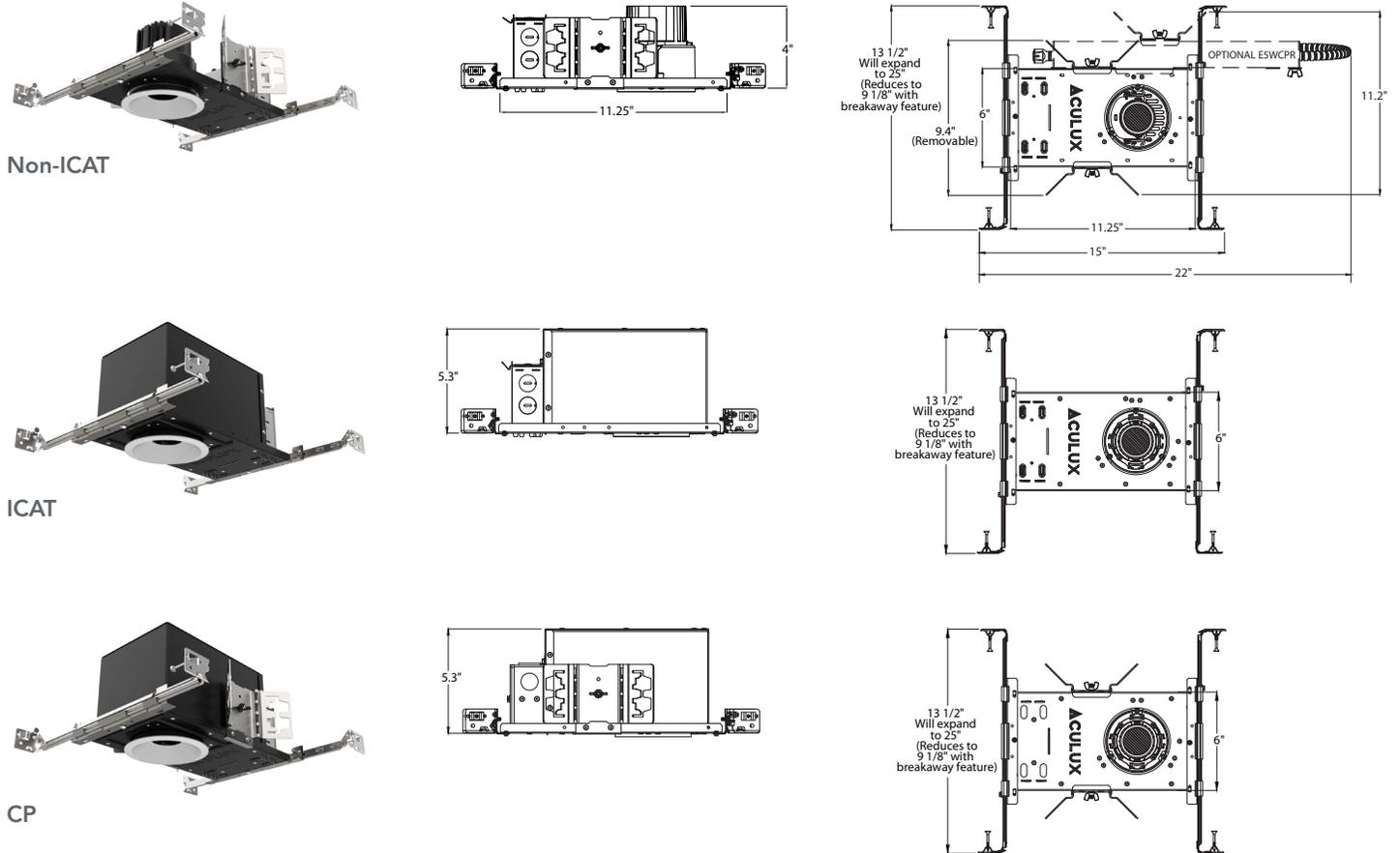
To learn more about A+, visit www.acuitybrands.com/aplus.



DIMENSIONS

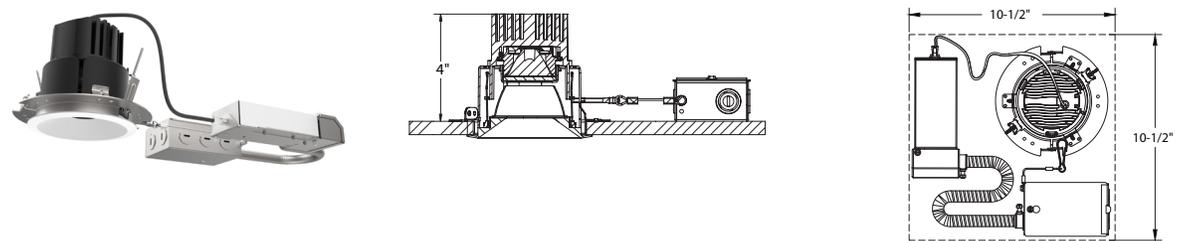
NEW CONSTRUCTION

Ceiling Cutout: 4" Dia. (Refer to installation instructions for flangeless ceiling cutout)
Ceiling Thickness Range: 1/2" – 1 1/2" (see ordering matrix)



REMODEL (install from below)

Ceiling Cutout: 4.25" Dia. (Refer to installation instructions for flangeless ceiling cutout)
Ceiling Thickness Range: 1/2" – 1 1/2" (see ordering matrix)



ELECTRICAL SPECIFICATIONS

LUMEN PACKAGE	04LM		08LM		12LM		15LM	
Voltage	120	277	120	277	120	277	120	277
Input Watts	4.6	4.8	7.7	7.8	11.9	12.3	16.1	16.4
Input Current	0.04	0.02	0.06	0.03	0.1	0.05	0.13	0.06
Frequency	50/60HZ		50/60HZ		50/60HZ		50/60HZ	
Power Factory	.9 MIN.		.9 MIN.		.9 MIN.		.9 MIN.	



PHOTOMETRICS

Tested in accordance to IESNA LM79

18 Degree Beam

INIT3 D 12LM 30K 80CRI 18D EZ1 MVOLT NT3DP CD, input watts: 11.9, delivered lumens: 1234, LPW: 103.7, S/MH: 0.30, test no.: 19-951-01

Cone of Light Diagram	CP Summary				Zonal Lumen Summary				Coefficients of Utilization						Cone of Light			Luminance (cd/sq.m)	
	0°	Zone	Lumens	% Fixture	pf	pc	80%		20%		50%	50%	30%	10%	Mounting Height	Initial FC Center Beam	Beam Diameter	Average Luminance	
							pw	50%	30%	10%									50%
0°	0°																		
0°	0° - 30°	1,185	96%	0	119	119	119	116	116	116	111	111	111	6.0	212.7	1.9	0°	1,248,006	
5°	0° - 40°	1,220	99%	1	113	111	109	111	109	108	107	106	104	8.0	119.7	2.5	45°	2,028	
15°	0° - 60°	1,233	100%	2	108	105	102	106	104	101	103	101	99	10.0	76.6	3.1	55°	1,648	
25°	0° - 90°	1,234	100%	3	103	100	97	102	99	96	100	97	95	12.0	53.2	3.8	65°	231	
35°	90° - 180°	0	0%	4	99	96	93	98	95	92	96	93	91	14.0	39.1	4.4	75°	126	
45°	0° - 180°	1,234	100%	5	96	92	89	95	91	89	93	90	88				85°	0	
55°				6	93	89	86	92	88	85	91	87	85						
65°				7	90	86	83	89	85	83	88	85	82						
75°				8	87	83	80	87	83	80	86	82	80						
85°				9	85	81	78	84	81	78	84	80	78						
90°				10	82	79	76	82	78	76	81	78	76						

25 Degree Beam

INIT3 D 12LM 30K 80CRI 25D EZ1 MVOLT NT3DP CD, input watts: 11.9, delivered lumens: 1238, LPW: 104.0, S/MH: 0.51, test no.: 19-951-08

Cone of Light Diagram	CP Summary				Zonal Lumen Summary				Coefficients of Utilization						Cone of Light			Luminance (cd/sq.m)	
	0°	Zone	Lumens	% Fixture	pf	pc	80%		20%		50%	50%	30%	10%	Mounting Height	Initial FC Center Beam	Beam Diameter	Average Luminance	
							pw	50%	30%	10%									50%
0°	0°																		
0°	0° - 30°	1,179	95%	0	119	119	119	116	116	116	111	111	111	6.0	118.7	3.3	0°	696,333	
5°	0° - 40°	1,224	99%	1	113	111	109	111	109	107	107	105	104	8.0	66.8	4.4	45°	1,936	
15°	0° - 60°	1,237	100%	2	107	104	102	106	103	100	102	100	98	10.0	42.7	5.4	55°	1,563	
25°	0° - 90°	1,238	100%	3	102	99	96	101	98	95	99	96	94	12.0	29.7	6.5	65°	231	
35°	90° - 180°	0	0%	4	98	94	91	97	93	90	95	92	89	14.0	21.8	7.6	75°	126	
45°	0° - 180°	1,238	100%	5	94	90	87	93	90	87	92	88	86				85°	187	
55°				6	91	87	83	90	86	83	89	85	83						
65°				7	88	83	80	87	83	80	86	82	80						
75°				8	85	80	77	84	80	77	83	80	77						
85°				9	82	78	75	82	78	75	81	77	75						
90°				10	79	75	73	79	75	72	78	75	72						

35 Degree Beam

INIT3 D 12LM 30K 80CRI 35D EZ1 MVOLT NT3DP CD, input watts: 12.0, delivered lumens: 1294, LPW: 107.8, S/MH: 0.60, test no.: 19-951-15

Cone of Light Diagram	CP Summary				Zonal Lumen Summary				Coefficients of Utilization						Cone of Light			Luminance (cd/sq.m)	
	0°	Zone	Lumens	% Fixture	pf	pc	80%		20%		50%	50%	30%	10%	Mounting Height	Initial FC Center Beam	Beam Diameter	Average Luminance	
							pw	50%	30%	10%									50%
0°	0°																		
0°	0° - 30°	1,182	91%	0	119	119	119	116	116	116	111	111	111	6.0	86.2	4.0	0°	505,783	
5°	0° - 40°	1,279	99%	1	112	110	108	110	108	106	106	105	103	8.0	48.5	5.4	45°	1,613	
15°	0° - 60°	1,293	100%	2	106	103	100	104	101	99	101	99	97	10.0	31.0	6.7	55°	1,080	
25°	0° - 90°	1,294	100%	3	101	97	93	99	96	93	97	94	91	12.0	21.6	8.0	65°	231	
35°	90° - 180°	0	0%	4	96	91	88	95	90	87	93	89	86	14.0	15.8	9.4	75°	126	
45°	0° - 180°	1,294	100%	5	91	87	83	90	86	83	89	85	82				85°	187	
55°				6	87	82	79	87	82	79	85	81	78						
65°				7	84	79	75	83	78	75	82	78	75						
75°				8	80	75	72	80	75	72	79	74	72						
85°				9	77	72	69	77	72	69	76	72	69						
90°				10	74	69	66	74	69	66	73	69	66						

50 Degree Beam

INIT3 D 12LM 30K 80CRI 50D EZ1 MVOLT NT3DP CD, input watts: 11.9, delivered lumens: 1072, LPW: 90.1, S/MH: 0.65, test no.: 19-951-22

Cone of Light Diagram	CP Summary				Zonal Lumen Summary				Coefficients of Utilization						Cone of Light			Luminance (cd/sq.m)	
	0°	Zone	Lumens	% Fixture	pf	pc	80%		20%		50%	50%	30%	10%	Mounting Height	Initial FC Center Beam	Beam Diameter	Average Luminance	
							pw	50%	30%	10%									50%
0°	0°																		
0°	0° - 30°	867	81%	0	119	119	119	116	116	116	111	111	111	6.0	54.2	4.6	0°	318,117	
5°	0° - 40°	1,038	97%	1	111	109	107	109	107	105	105	104	102	8.0	30.5	6.1	45°	3,157	
15°	0° - 60°	1,070	100%	2	105	101	98	103	100	97	100	97	95	10.0	19.5	7.6	55°	2,188	
25°	0° - 90°	1,072	100%	3	98	94	90	97	93	90	94	91	88	12.0	13.6	9.1	65°	578	
35°	90° - 180°	0	0%	4	93	88	84	92	87	83	90	86	83	14.0	10.0	10.6	75°	315	
45°	0° - 180°	1,072	100%	5	88	82	79	87	82	78	85	81	78				85°	187	
55°				6	83	78	74	82	77	74	81	76	73						
65°				7	79	73	70	78	73	69	77	72	69						
75°				8	75	70	66	74	69	66	73	69	65						
85°				9	71	66	62	71	66	62	70	65	62						
90°				10	68	63	59	68	63	59	67	62	59						

LUMEN | CBCP MULTIPLIERS

CCT	80+ CRI	90+ CRI	04LM	08LM	12LM	15LM
2700K	0.96	0.83	0.38	0.66	1.00	1.24
3000K	1.00	0.86				
3500K	1.03	-				
4000K	1.05	-				

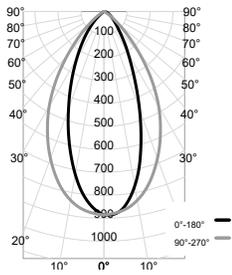
*Refer to website for additional photometry (alternate trims, CCT/CRI, lumen packages)



PHOTOMETRICS

Tested in accordance to IESNA LM79

INIT3 D 12LM 30K 80CRI 25D EZ1 MVOLT NT3WW CD, input watts: 12.7, delivered lumens: 714, LPW: 58.3, S/MH: 0.65, test no.: 20-081-01



CP Summary				Zonal Lumen Summary				Coefficients of Utilization										Luminance (cd/sq.m)	
0°	90°	Zone	Lumens	% Fixture	pf	80%					20%					Average Luminance			
					pc	50%	30%	10%	50%	30%	10%	50%	30%	10%	0°	45°			
0°	885	0° - 30°	471	64%	0	119	119	119	116	116	111	111	111	111	45°	144,172			
5°	868	0° - 40°	620	84%	1	110	107	105	108	105	103	104	102	100	55°	15,948			
15°	619	0° - 60°	725	98%	2	102	97	94	100	96	93	97	93	91	65°	10,825			
25°	308	0° - 90°	741	100%	3	94	89	85	93	88	84	90	86	82	75°	8,483			
35°	140	90° - 180°	0	0%	4	87	81	77	86	81	76	84	79	76	85°	7,619			
45°	69	0° - 180°	741	100%	5	81	75	71	80	75	70	79	74	70		1,870			
55°	38				6	76	70	65	75	69	65	74	68	64					
65°	22				7	71	65	60	71	65	60	69	64	60					
75°	12				8	67	61	56	66	60	56	65	60	56					
85°	1				9	63	57	53	63	57	53	62	56	52					
90°	0				10	60	53	49	59	53	49	58	53	49					

FOOTCANDLES ON WALL FROM MULTIPLE FIXTURES

Fixture Distance to Wall		24"								
Fixture Centers (spacing)		24"			30"			36"		
DISTANCE FROM CEILING	1'	5	4	5	4	3	4	4	3	4
	2'	9	9	9	8	7	8	7	6	7
	3'	12	12	12	10	9	10	8	8	8
	4'	13	14	13	11	11	11	9	9	9
	5'	13	13	13	11	11	11	9	9	9
	6'	11	12	11	10	10	10	8	8	8
	7'	9	10	9	8	8	8	7	7	7
	8'	8	8	8	7	7	7	6	6	6
	9'	6	6	6	5	6	5	5	5	5
	10'	5	5	5	5	5	5	4	4	4

Performance listed at 3000K | 80CRI

LUMEN | CBCP MULTIPLIERS

CCT	80+ CRI	90+ CRI
2700K	0.96	0.83
3000K	1.00	0.86
3500K	1.03	-
4000K	1.05	-

04LM	08LM	12LM	15LM
0.38	0.66	1.00	1.24

*Refer to website for additional photometry (alternate trims, CCT/CRI, lumen packages)



DIMMER COMPATIBILITY

Phase Dimming (UGZ Driver)

Incandescent, Magnetic Low Voltage and Electronic Low Voltage Dimming

- Dimming range of 100% down to as low as 1% a minimum load of one fixture
- Dimming range and maximum rated load vary depending on dimmer type and model. See maximum load calculations below to identify max number of luminaires per dimmer.

Incandescent (INC) and Magnetic Low Voltage (MLV)

Example: Fixture Rating = 13W
Dimmer Rating = 600W
Equivalent Incandescent Load (EIL) = 50%
(600/13W) X 0.5 = 23 Fixtures per Dimmer

Electronic Low Voltage (ELV)

Example: Fixture Rating = 13W
Dimmer Rating = 600W
Equivalent Incandescent Load (EIL) = 75%
(600/13W) X 0.75 = 34 Fixtures per Dimmer

INCANDESCENT, MLV, ELV WALL DIMMERS

Manf.	Product Family	Series	Type	Min Light(%)
Lutron	Glyder	GLV*	MLV	3
Leviton	SureSlide	6633*	INC	2
Lutron	Diva	DVLV	MLV	6
Lutron	Diva	DV*	INC	2
Lutron	Skylark	SLV*	MLV	4
Leviton	IllumaTech	IPL016-10Z*	INC	4
Leviton	SureSlide	6613*	MLV	3
Lutron	Diva	DVCL	INC	2
Insteon	Keypad Dimmer	2334-232*	INC	2
Insteon	Dimmer Switch	2477D*	INC	2
Control4	Forward Phase Dimmer	C4-FPD 120*	INC	2
Lutron	Nova	NTELV*	ELV	6
Lutron	Diva	DVELV	ELV	3
Lutron	Maestro	MAELV*	ELV	6
Leviton	Vizia	VPE06-1LX	ELV	3
Leviton	IllumaTech	IPE04*	ELV	6
Lutron	RadioRA2	RRD-6NA	PHA	2
Control4	Adaptive Phase Dimmer	C4-APD 120*	PHA	2

INTEGRATED CONTROL SYSTEMS

Manf.	Product Family	Series	Type	Min Light(%)
Lutron	LP	LP-RPM-4U*	INC	6
Lutron	LP	LP-RPM-4A	PHA	2
Lutron	GrafikEye QS	QSGRJ-3P*	PHA	2
Lutron	GrafikEye QS	PHPM-PA-120	PHA	2
Lutron	HomeWorks QS	PHPM-PA-120	PHA	2
Lutron	HomeWorks QS	HW-RPM-4A	PHA	2
Acuity	nLight nSP5PCD ELV	nSP5PCD*	ELV	2
Insteon	Micro Module Dimmer	2442-222*	INC	2
Control4	8 Ch Dimmer	C4-DIN-8DIM-E	PHA	2

0-10V Dimming (UGZ & EZ1 Driver)

WALL DIMMERS

Manf.	Product Family	Series	Type	-UGZ Min Light(%)	-EZ1 Min Light(%)
Lutron	Nova T	NTFTV* +	0-10V	1	1
Lutron	Nova T	NTSTV-DV*	0-10V	1	1
Lutron	Nova T	NFTV* +	0-10V	1	1
ACUITY	SensorSwitch	WSX D WH*	0-10V	1	1

*: recommended dimmers

+: require a separate relay module to turn fixture on/off

INTEGRATED CONTROL SYSTEMS

Manf.	Product Family	Series	Type	-UGZ Min Light(%)	-EZ1 Min Light(%)
ACUITY	nLight	nPP16D*	0-10V	1	n/a
Lutron	Energi Tripak	RMJ-5T-DV-B*	0-10V	1	1
Wattstopper	DLM	LMRC-211*	0-10V	1	1
Crestron	GreenLight	DIN-4DIMFLV4*	0-10V	1	1
Leviton	IllumaTech	IP710-DLX	0-10V	1	1
Lutron	GrafikEyeQS	GRX-TVI*	0-10V	1	1
Lutron	GrafikEyeQS	GRX-TVI*	0-10V	1	1
Lutron	HomeworksQS	GRX-TVM2*	0-10V	1	1