

Chattel, Inc. | Historic Preservation Consultants

MEMORANDUM

DATE: February 5, 2020

TO: Landmarks Commission
City of Santa Monica

FROM: Robert Chattel, AIA, President
Olivia White, Associate II
Chattel, Inc. | Historic Preservation Consultants

RE: 2501 2nd Street, Santa Monica, California
Conformance Review Addendum

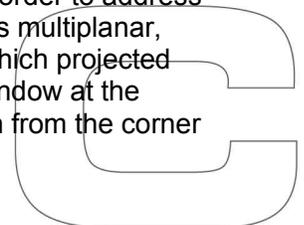
This memorandum serves as an addendum to the Chattel conformance review memorandum dated December 21, 2018 (2018 conformance review), which accompanied a request for Major Modifications for a proposed three-unit condominium, which includes preservation and rehabilitation of a City-designated Landmark at 2501 2nd Street (subject property; proposed project). The Landmark Building on the subject property was constructed circa 1907 and designated a City Landmark in 2011. The proposed project was presented in an undated drawing set to the Landmarks Commission for the first time as a courtesy review on July 9, 2018 (original drawing set). Following that meeting, Howard Laks Architects (HLA) responded to Commissioner comments and other public comments through changes to the design of the proposed project, described below. This design was submitted in a revised drawing set dated December 14, 2018, along with the conformance review to the Planning Commission for a request for Major Modifications (revised drawing set) paired with a Vesting Tentative Map.

On August 21, 2019, the proposed project, as described in the revised drawing set, received approval of the Major Modifications and Vesting Tentative Map with conditions from the Planning Commission. Since that time, the project team has made further changes to the revised drawing set to adhere to the seven Project Specific Conditions contained in the Planning Commission Statement of Official Action dated August 21, 2019. These changes to the proposed project included in the final drawing set prepared by HLA dated February 10, 2020 are also described below (final drawing set).

For clarity of terminology, original drawing set refers to what was presented as a courtesy review to the Landmarks Commission in 2018, revised drawing set refers to what was submitted to the Planning Commission for Major Modifications in 2019, and final drawing set refers to what was submitted to the Landmarks Commission for a Certificate of Appropriateness in 2020.

Design Changes during pendency of Planning Commission Review (2018-2019)

Between 2018 and 2019, the majority of the changes to the proposed project were related to new construction. At the July 9, 2018 hearing, several Landmarks Commissioners commented that the new construction was too “heavy” in scale and massing and expressed desire that the new construction be quieter and draw more inspiration from the Landmark Building. In order to address these comments, all elevations of the new construction were redesigned to be less multiplanar, becoming quieter in comparison to the Landmark Building. The two stair towers which projected above the roof were reduced in height to lessen their visual impact. The corner window at the northwest corner of the new construction was redesigned to draw more inspiration from the corner



infilled porch windows present on northwest corner of the Landmark Building. The clapboard siding on the new construction became thinner in profile, more distinctly showing how the design draws inspiration from the narrow clapboard siding of the Landmark Building. Overall the scale and massing of the new construction has been reduced, making it more complementary to the Landmark Building.



Original drawing set (Landmarks Commission courtesy review, July 2018)



Revised drawing set (Planning Commission Major Modifications, August 2019)



Final drawing set (Landmarks Commission Certificate of Appropriateness, February 2020)

Design Changes Following Planning Commission Approval (2020)

Landmark Building

Following the courtesy review presentation to the Landmarks Commission in July 2018, HLA refined proposed rehabilitation of the Landmark Building to include additional details in response to comments and questions from the Landmarks Commissioners and members of the public. These refinements proposed more detail in regard to retention of character-defining features. Since

Planning Commission approval of Major Modifications in August 2019, an additional note has been added to the final drawing set to include that existing original wall and ceiling cladding from the Landmark Building vestibule and enclosed porch would be salvaged and reinstalled in the new vestibule.

Proposed Habitable Basement

Rehabilitation of the Landmark Building continues to include proposed construction of a habitable basement (basement) to improve the square footage of Unit 1. In the final drawing set and in adherence with Planning Commission Condition of Approval (Condition) 3.2, two small translucent windows have been added at the south elevation of the basement level (Sheet A304a). This improvement would enhance the functionality of the proposed habitable basement of the Landmark Building and soften the appearance of the entry to the subterranean garage. The scale and proportion of the two windows would mirror the windows of the Landmark Building above.

New Construction

Since the 2018 conformance review, and following Planning Commission approval, there have been further refinements to the proposed new construction including changes to the color, windows, and subterranean garage as described below.

Color

In the final drawing set, the steel towel stucco cladding is proposed to be Coventry Gray (HC-169), a medium shade of gray. The clapboard siding of the new construction is proposed to be Charcoal Slate (HC-178), a darker shade of gray meant to differentiate it from the Landmark Building in adherence with Condition 3.3 (Sheet A306). This darker color helps to ensure the new construction does not mimic the design or color palette Landmark Building, and yet remains compatible by utilizing gray tones.

Planning staff has since recommended a medium shade of gray, Gray Shower (HC 178) (sheet A306) in lieu of Charcoal Slate (HC-178).

Windows

Proposed project includes a set of corner windows which wrap the northwest corner of the new construction. In the final drawing set, the height of the window has increased from five feet to six feet (Sheets R001 and A301B). This design change, in adherence with Condition 3.3, provides an improved balance of fenestration consistent and compatible with the window pattern on the northwest corner of the Landmark Building.

Subterranean Parking Garage

Proposed project includes construction of a subterranean garage (garage). In the final drawing set, the height of the vertical threshold above the vehicular garage entry has been reduced from five to three feet tall (Sheets R002 and A302a). The concrete header of the threshold has been reduced to maintain the structural integrity of the garage as well as support a landscape planter for the Landmark Building. The height of the transparent glass guardrail was increased proportionally to maintain the required 'fall protection' for users.

This design change, in adherence with Condition 3.1, softens the appearance of the garage threshold while still providing the necessary structure to support the garage deck and showcase the landscape planter.

Landscape

Proposed project includes a landscape plan prepared by SQLA, Inc. Landscape Architects (SQLA) dated December 11, 2018. Since our 2018 conformance review, there have been minor changes to

the proposed landscape plan. In the final drawing set, in adherence with Condition 3.5, the already compatible, proposed planting plan remains mostly the same. The mixed color and texture palette of the proposed landscape plan enhance features of the Landmark Building, particularly the trees and grasses at the west elevation, while being subtle and complementary to it and the new construction. The major change from the original and revised drawing sets is that the existing Phoenix Canariensis (palm) has been replaced with a Tabebuia Impetiginosa (Pink Trumpet tree) in adherence with Condition 3.6, which is better scaled to the Landmark Building and provides shade in the front yard. Another landscape change in the final drawing set is that the planter at the southern property line adjacent to the garage driveway has been set back five feet in adherence with Condition 3.7. This design change improves the visibility of the driveway intersection with the sidewalk.

Conclusion

Therefore, the proposed project continues to conform with the *Secretary's Standards* and design refinements are an overall improvement. Thus, the proposed project would not adversely impact the subject property as a Landmark Building or as a contributing building to the Landmark Parcel.

2501 2ND STREET

SANTA MONICA, CALIFORNIA 90405

HISTORIC PRESERVATION PROJECT
CERTIFICATE OF APPROPRIATENESS APPLICATION
LANDMARKS COMMISSION HEARING
FEBRUARY 10th, 2020



02/10/2020

THEORETICAL PROJECT PER CODE WITHOUT PRESERVATION		PROPOSED PRESERVATION PROJECT		VICINITY MAP																		
<p>PROJECT ADDRESS: 2501 2ND STREET</p> <p>ZONING DISTRICT: OP-2 (OCEAN PARK LOW DENSITY RESIDENTIAL)</p> <p>PARCEL AREA: 6,500 SQ FT 50' X 130' =</p> <p>UNIT DENSITY: 3.25 UNITS MINIMUM PARCEL AREA (SQ.FT.) / UNIT</p> <p>MAXIMUM NUMBERS OF STORIES: 2 STORIES</p> <p>MAXIMUM BUILDING HEIGHT (FT): 23' (ABOVE THEORETICAL GRADE)</p> <p>THEORETICAL GRADE TO BE USED TO CALCULATE HEIGHT</p>		<p>PROJECT ADDRESS: 2501 2ND STREET</p> <p>ZONING DISTRICT: OP-2 (OCEAN PARK LOW DENSITY RESIDENTIAL)</p> <p>PARCEL AREA: 6,500 SQ FT 50' X 130' =</p> <p>UNIT DENSITY: 3 UNITS 6,500 / 2,000 sq. ft. = 3.25 UNITS OR</p> <p>NUMBER OF STORIES: 2 STORIES</p> <p>BUILDING HEIGHT (FT): 23' (ABOVE THEORETICAL GRADE)</p>																				
<p>FIRST FLOOR: (3,250 SQ FT)</p> <p>MAXIMUM PARCEL COVERAGE (% OF PARCEL AREA): 50% of 6,500 = 3,250 SQ FT (MPC)</p>		<p>FIRST FLOOR: (3,250 SQ FT)</p> <p>PARCEL COVERAGE (% OF PARCEL AREA):</p> <p>PROPOSED PARCEL COVERAGE: (50%) of 6,500 = 3,250 SQ. FT. 3,250 SQ, FT, (*MPC) = 3,250 SQ FT (*APC)</p> <p>*MPC: MAXIMUM PARCEL COVERAGE *APC: ACTUAL PARCEL COVERAGE</p>																				
<p>SETBACKS:</p> <p>FRONT (FT) 15'</p> <p>REAR (FT) 15'</p> <p>INTERIOR SIDE (FT) 7'</p> <p>STREET SIDE (FT) 7'</p>		<p>SETBACKS:</p> <p>FRONT (FT) 12' PROPOSED PER MODIFICATION</p> <p>REAR (FT) 8' PROPOSED PER MODIFICATION</p> <p>SIDE (FT) 8' COMPLIES</p> <p>STREET SIDE (FT) 8' COMPLIES</p>		<table border="1"> <thead> <tr> <th></th> <th>UNIT SIZE</th> <th>NUMBER OF BEDROOMS</th> </tr> </thead> <tbody> <tr> <td>UNIT 1:</td> <td>1,538 SQ.FT.</td> <td>3</td> </tr> <tr> <td>UNIT 2:</td> <td>1,529 SQ.FT.</td> <td>3</td> </tr> <tr> <td>UNIT 3:</td> <td>1,529 SQ.FT.</td> <td>3</td> </tr> </tbody> </table>				UNIT SIZE	NUMBER OF BEDROOMS	UNIT 1:	1,538 SQ.FT.	3	UNIT 2:	1,529 SQ.FT.	3	UNIT 3:	1,529 SQ.FT.	3				
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UNIT 1:	1,538 SQ.FT.	3																				
UNIT 2:	1,529 SQ.FT.	3																				
UNIT 3:	1,529 SQ.FT.	3																				
REQUIRED PARKING		PROPOSED PARKING		<p align="center">APPROVED PRESERVATION MODIFICATIONS PER SECTION 9.43.030 (C)</p> <table border="1"> <thead> <tr> <th></th> <th>OP2 ZONING</th> <th>EXISTING</th> <th>PROPOSED</th> </tr> </thead> <tbody> <tr> <td>SETBACKS:</td> <td></td> <td></td> <td></td> </tr> <tr> <td>FRONT (FT):</td> <td>15'</td> <td>20'</td> <td>12'</td> </tr> <tr> <td>REAR (FT):</td> <td>15'</td> <td>3' - 6"</td> <td>8'</td> </tr> </tbody> </table>				OP2 ZONING	EXISTING	PROPOSED	SETBACKS:				FRONT (FT):	15'	20'	12'	REAR (FT):	15'	3' - 6"	8'
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REAR (FT):	15'	3' - 6"	8'																			
<p>2 PER UNIT 6 PARKING SPACES REQUIRED</p> <p>BICYCLE PARKING: TOTAL 8 (LONG TERM), 2 (SHORT TERM)</p>		<p>2 PER UNIT TOTAL SPACES PROVIDED</p>																				
PROJECT DIRECTORY																						
<p>PROPERTY OWNER CONTACT: RICHARD PLASTER 801 S. RANCHO DRIVE, SUITED E-4 LAS VEGAS, NEVADA 89106 PHONE: 702-671-6004</p> <p>ARCHITECT: HOWARD LAKS AIA ASSOCIATES ARCHITECTS 1545 TWELFTH STREET SANTA MONICA, CALIFORNIA 90401 PHONE: 310-393-4455 FAX: 310-393-2230</p>		<p>PRESERVATION ARCHITECT: CHATTEL, INC. 3417 VENTURA BOULEVARD SHERMAN OAKS, CALIFORNIA 91423 PHONE: 818-788-7954 FAX: 818-788-9795</p> <p>LAND SURVEYOR: HAHN AND ASSOCIATES, INC. 26074 AVENUE HALL, SUITE 2 SANTA CLARITA, CALIFORNIA 91355 PHONE: 616-775-9500 FAX:</p>		<p>LANDSCAPE ARCHITECT: SQLA INC. 380 N PALM ST B BREA, CA 92821 PHONE: 562-905-0800 FAX: 562-905-0880</p> <p>STRUCTURAL ENGINEER: T.B.D. ADDRESS: ADDRESS PHONE: FAX:</p>		<p>MECHANICAL ENGINEER: T.B.D. ADDRESS: ADDRESS PHONE: FAX:</p> <p>ELECTRICAL ENGINEER T.B.D. ADDRESS: ADDRESS PHONE: FAX:</p>		<p>ALLOW FRONT STEPS, EAVES, AND BAY WINDOW ASSOCIATED WITH THE LANDMARK RESIDENCE TO PROJECT INTO THE REQUIRED FRONT YARD, AND ALLOW A REAR BALCONY TO PROJECT INTO THE REQUIRED REAR YARD.</p> <p>ALLOW LANDMARK RESIDENCE TO ACCESS PRIVATE OPEN SPACE FROM THE MASTER BEDROOM INSTEAD OF FROM AN ADJACENT LIVING AREA.</p> <p>THE PROJECT HAS BEEN DESIGNED IN CONSULTATION WITH A PRESERVATION ARCHITECT WHO SATISFIES THE APPLICABLE SOI PROFESSIONAL QUALIFICATION STANDARDS SET FORTH IN 36 CFR 61, AND THE PROJECT DESIGN IS IN CONFORMANCE WITH THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES.</p>														

02/10/2020

LIGHTING

A-207	GROUND FLOOR LIGHTING PLAN
A-208	SECOND FLOOR LIGHTING PLAN
A-209	ROOF TERRACE LIGHTING PLAN
A-210	LIGHTING SPECIFICATIONS
A-211	LIGHTING SPECIFICATIONS
A-212	LIGHTING SPECIFICATIONS
A-213	LIGHTING SPECIFICATIONS

NEIGHBORHOOD CONTEXT

A601	NEIGHBORHOOD CONTEXT
A602	NEIGHBORHOOD CONTEXT
A603	NEIGHBORHOOD CONTEXT
A604	NEIGHBORHOOD CONTEXT
A605	NEIGHBORHOOD CONTEXT
A606	NEIGHBORHOOD CONTEXT
A607	NEIGHBORHOOD CONTEXT
A608	NEIGHBORHOOD CONTEXT ELEVATIONS

LANDSCAPE

LT-0	COVER SHEET
LC-1	LANDSCAPE CONSTRUCTION PLAN
LP-1	PLANTING PLAN - GROUND LEVEL
LP-1A	PLANTING PLAN - GROUND LEVEL
LP-2	PLANTING PLAN - ROOF FLOOR
LP-3	PLANTING DETAILS
LE-1	LANDSCAPE ELEVATIONS - @ PLANTING
LE-2	LANDSCAPE ELEVATIONS - @ 2 YRS MATURITY
LI-1	IRRIGATION PLAN - GROUND LEVEL
LI-1A	HYDROZONE PLAN - GROUND LEVEL
LI-2	IRRIGATION PLAN - ROOF FLOOR
LI-2A	HYDROZONE PLAN - ROOF FLOOR
LI-3	IRRIGATION SPECIFICATIONS & IRRIGATION WATER SCHEDULE
LI-4	IRRIGATION DETAILS

COVER

A001	BUILDING DATA
A002	SHEET INDEX
SV-1	ARCHITECTURAL SURVEY
SV-2	ARCHITECTURAL SURVEY - FRONT YARD SETBACKS

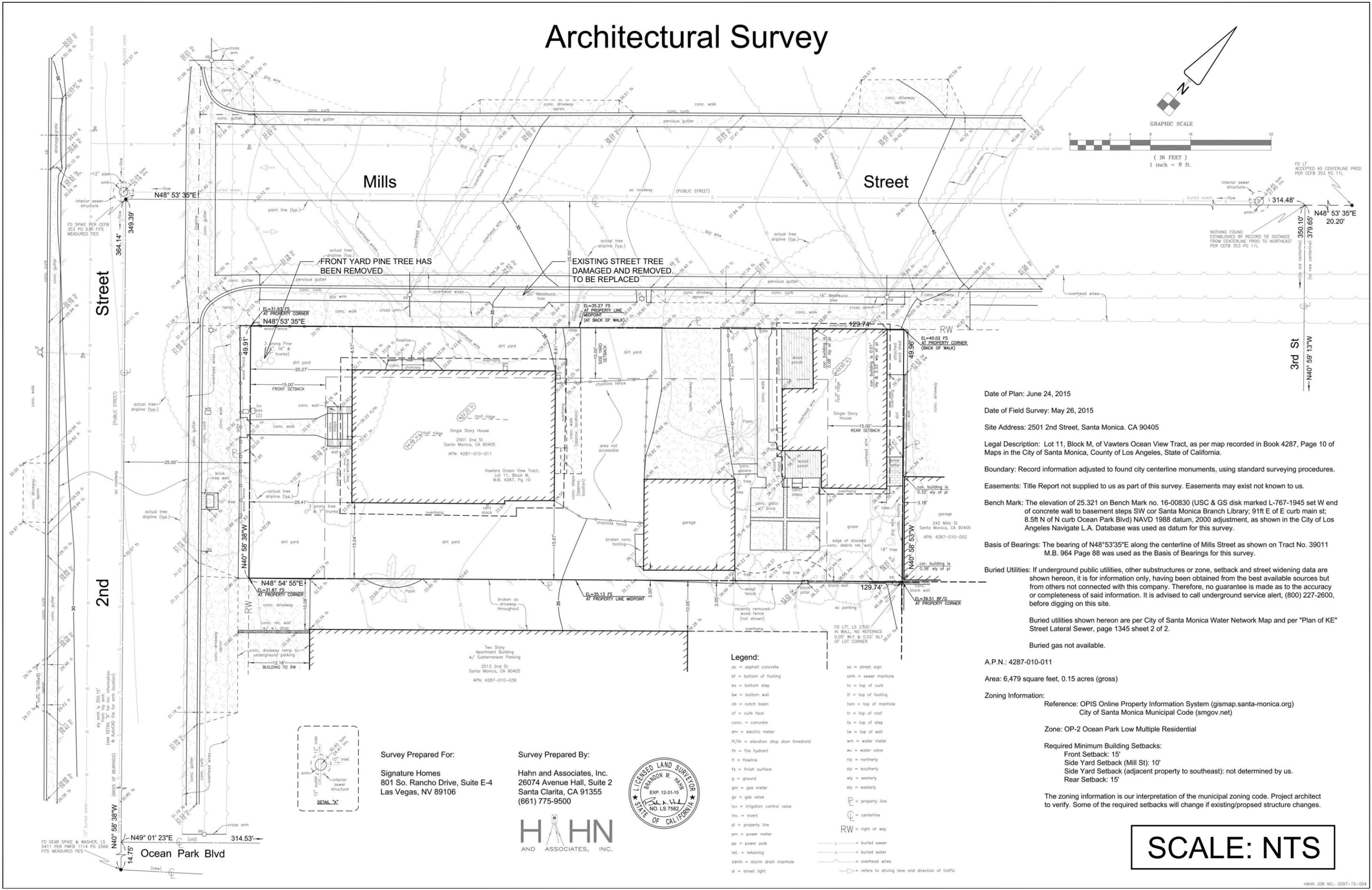
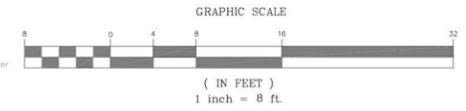
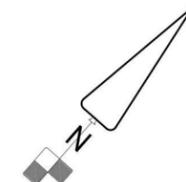
RENDERING

E001	PHOTO OF EXISTING LANDMARK PARCEL (JULY 2017)
R001	PROPOSED NORTH - WEST ELEVATION
E002	PHOTO OF EXISTING LANDMARK PARCEL (JULY 2017)
R002	PROPOSED SOUTH - WEST ELEVATION

ARCHITECTURE

A101a	SITE PLAN - LANDMARK'S RELOCATION DIAGRAM
A101b	SITE PLAN - PARCEL COVERAGE DIAGRAM
A101c	SITE PLAN
A202	GROUND FLOOR PLAN
A203	SECOND FLOOR PLAN
A204	ROOF TERRACE PLAN
A205	BELOW GRADE PARKING PLAN
A301a	RENDERED NORTH ELEVATION
R001.1	LANDMARK CHARACTER-DEFINING FEATURES
A301b	NORTH ELEVATION
A302a	RENDERED WEST ELEVATION
A302b	WEST ELEVATION
A303a	RENDERED EAST ELEVATION
A303b	EAST ELEVATION
A304a	RENDERED SOUTH ELEVATION
A304b	SOUTH ELEVATION
A305	LANDMARK COLORS AND MATERIALS
A306	NEW CONSTRUCTION COLORS AND MATERIALS
A401	SECTION 1
A402	SECTION 2
A403	SECTION 3
A404	SECTION 4
A405	SECTION 5
A406	VEHICLE ACCESS RAMP

Architectural Survey



FRONT YARD PINE TREE HAS BEEN REMOVED

EXISTING STREET TREE DAMAGED AND REMOVED. TO BE REPLACED

Date of Plan: June 24, 2015
 Date of Field Survey: May 26, 2015
 Site Address: 2501 2nd Street, Santa Monica, CA 90405
 Legal Description: Lot 11, Block M, of Vawters Ocean View Tract, as per map recorded in Book 4287, Page 10 of Maps in the City of Santa Monica, County of Los Angeles, State of California.
 Boundary: Record information adjusted to found city centerline monuments, using standard surveying procedures.
 Easements: Title Report not supplied to us as part of this survey. Easements may exist not known to us.
 Bench Mark: The elevation of 25.321 on Bench Mark no. 16-00830 (USC & GS disk marked L-767-1945 set W end of concrete wall to basement steps SW cor Santa Monica Branch Library; 91ft E of E curb main st; 8.5ft N of N curb Ocean Park Blvd) NAVD 1988 datum, 2000 adjustment, as shown in the City of Los Angeles Navigate L.A. Database was used as datum for this survey.
 Basis of Bearings: The bearing of N48°53'35"E along the centerline of Mills Street as shown on Tract No. 39011 M.B. 964 Page 88 was used as the Basis of Bearings for this survey.
 Buried Utilities: If underground public utilities, other substructures or zone, setback and street widening data are shown hereon, it is for information only, having been obtained from the best available sources but from others not connected with this company. Therefore, no guarantee is made as to the accuracy or completeness of said information. It is advised to call underground service alert, (800) 227-2600, before digging on this site.

Buried utilities shown hereon are per City of Santa Monica Water Network Map and per "Plan of KE" Street Lateral Sewer, page 1345 sheet 2 of 2.

Buried gas not available.

A.P.N.: 4287-010-011
 Area: 6,479 square feet, 0.15 acres (gross)

Zoning Information: Reference: OPIS Online Property Information System (gismap.santa-monica.org) City of Santa Monica Municipal Code (smgov.net)

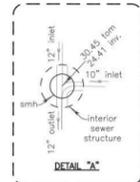
Zone: OP-2 Ocean Park Low Multiple Residential
 Required Minimum Building Setbacks:
 Front Setback: 15'
 Side Yard Setback (Mill St): 10'
 Side Yard Setback (adjacent property to southeast): not determined by us.
 Rear Setback: 15'

The zoning information is our interpretation of the municipal zoning code. Project architect to verify. Some of the required setbacks will change if existing/proposed structure changes.

- Legend:**
- ac = asphalt concrete
 - bf = bottom of footing
 - bs = bottom step
 - bw = bottom wall
 - cb = catch basin
 - cf = curb face
 - conc. = concrete
 - em = electric meter
 - ft/th = elevation atop door threshold
 - fh = fire hydrant
 - fl = flowline
 - fs = finish surface
 - g = ground
 - gm = gas meter
 - gv = gas valve
 - icv = irrigation control valve
 - inv. = invert
 - pl = property line
 - pm = power meter
 - pp = power pole
 - ret. = retaining
 - sdmh = storm drain manhole
 - sl = street light
 - ss = street sign
 - smh = sewer manhole
 - tc = top of curb
 - tf = top of footing
 - tom = top of manhole
 - tr = top of roof
 - ts = top of step
 - tw = top of wall
 - wm = water meter
 - wv = water valve
 - nly = northerly
 - sly = southerly
 - wly = westerly
 - ely = easterly
 - P = property line
 - CL = centerline
 - RW = right of way
 - S- = buried sewer
 - W- = buried water
 - O- = overhead wires
 - >- = refers to driving lane and direction of traffic

Survey Prepared For:
Signature Homes
 801 So. Rancho Drive, Suite E-4
 Las Vegas, NV 89106

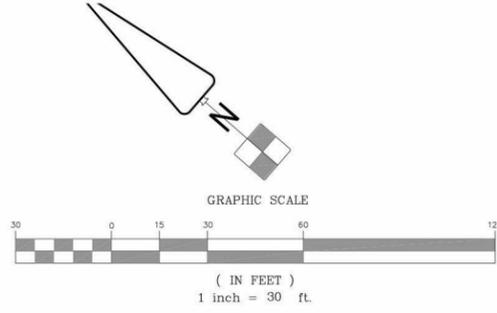
Survey Prepared By:
Hahn and Associates, Inc.
 26074 Avenue Hall, Suite 2
 Santa Clarita, CA 91355
 (661) 775-9500



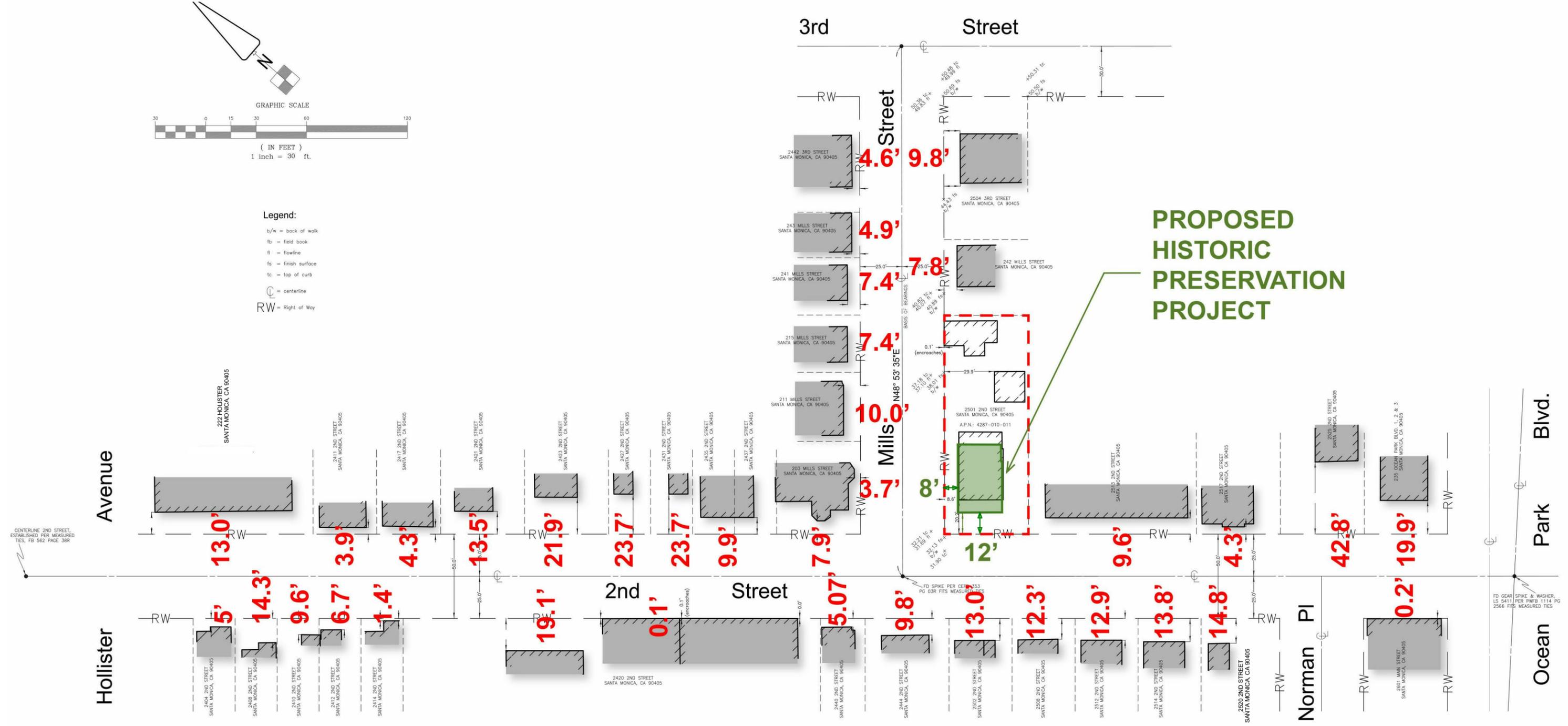
SCALE: NTS

02/10/2020

Front Yard Setback plan along 2nd Street and Mills Street



- Legend:**
- b/w = back of walk
 - fb = field book
 - fl = flowline
 - fs = finish surface
 - tc = top of curb
 - ⊕ = centerline
 - RW = Right of Way



**BUILDING DESIGN
(INSERT TAB)**

02/10/2020





02/10/2020



02/10/2020

02/10/2020

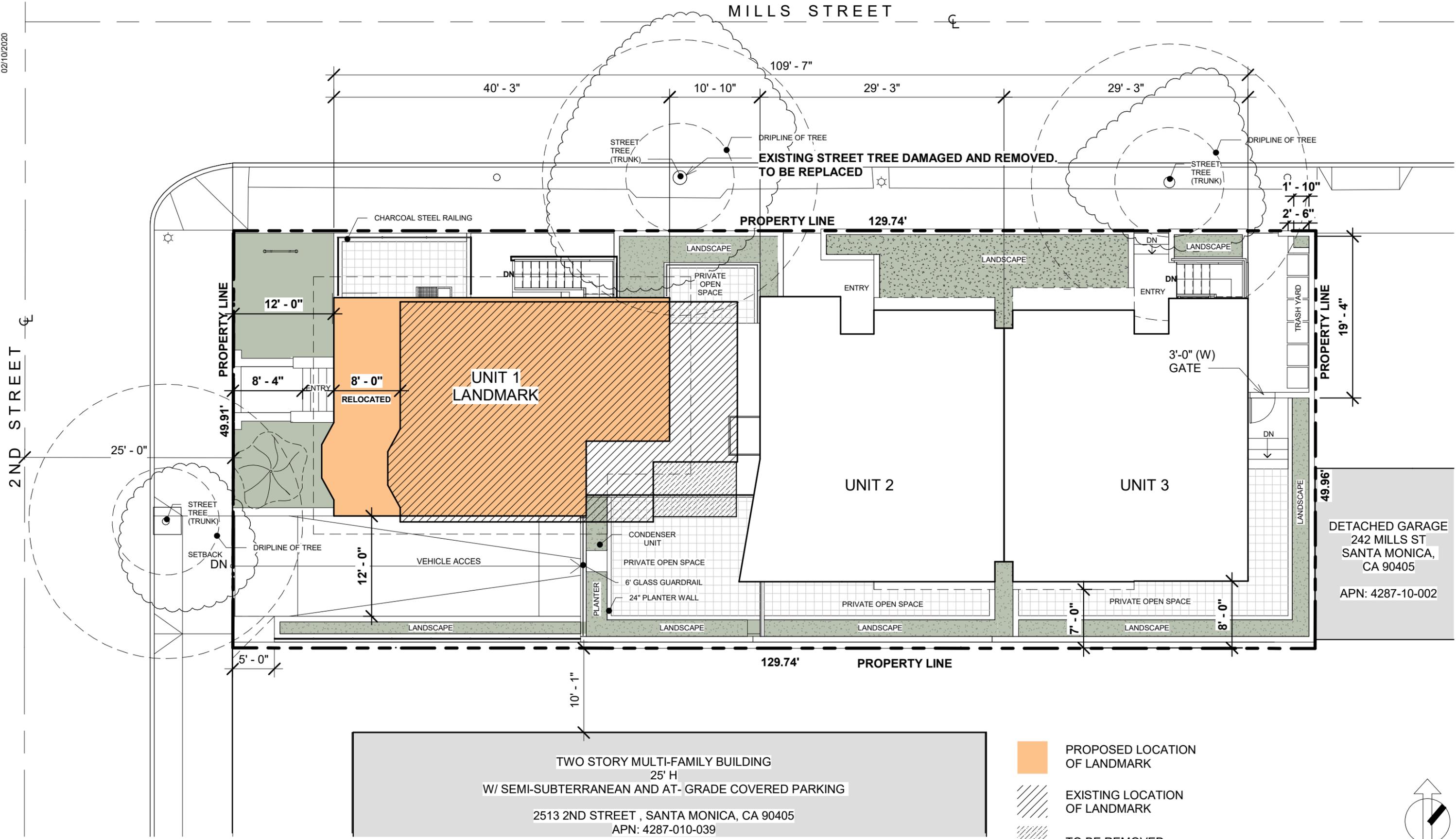
12/13/2018



2501 2ND STREET SANTA MONICA, CALIFORNIA 90405

PROPOSED SOUTH - WEST ELEVATION **R002**

02/10/2020



2ND STREET

MILLS STREET

PROPERTY LINE

PROPERTY LINE 129.74'

PROPERTY LINE 19'-4"

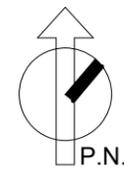
49.96'

129.74' PROPERTY LINE

TWO STORY MULTI-FAMILY BUILDING
 25' H
 W/ SEMI-SUBTERRANEAN AND AT-GRADE COVERED PARKING
 2513 2ND STREET, SANTA MONICA, CA 90405
 APN: 4287-010-039

DETACHED GARAGE
 242 MILLS ST
 SANTA MONICA,
 CA 90405
 APN: 4287-10-002

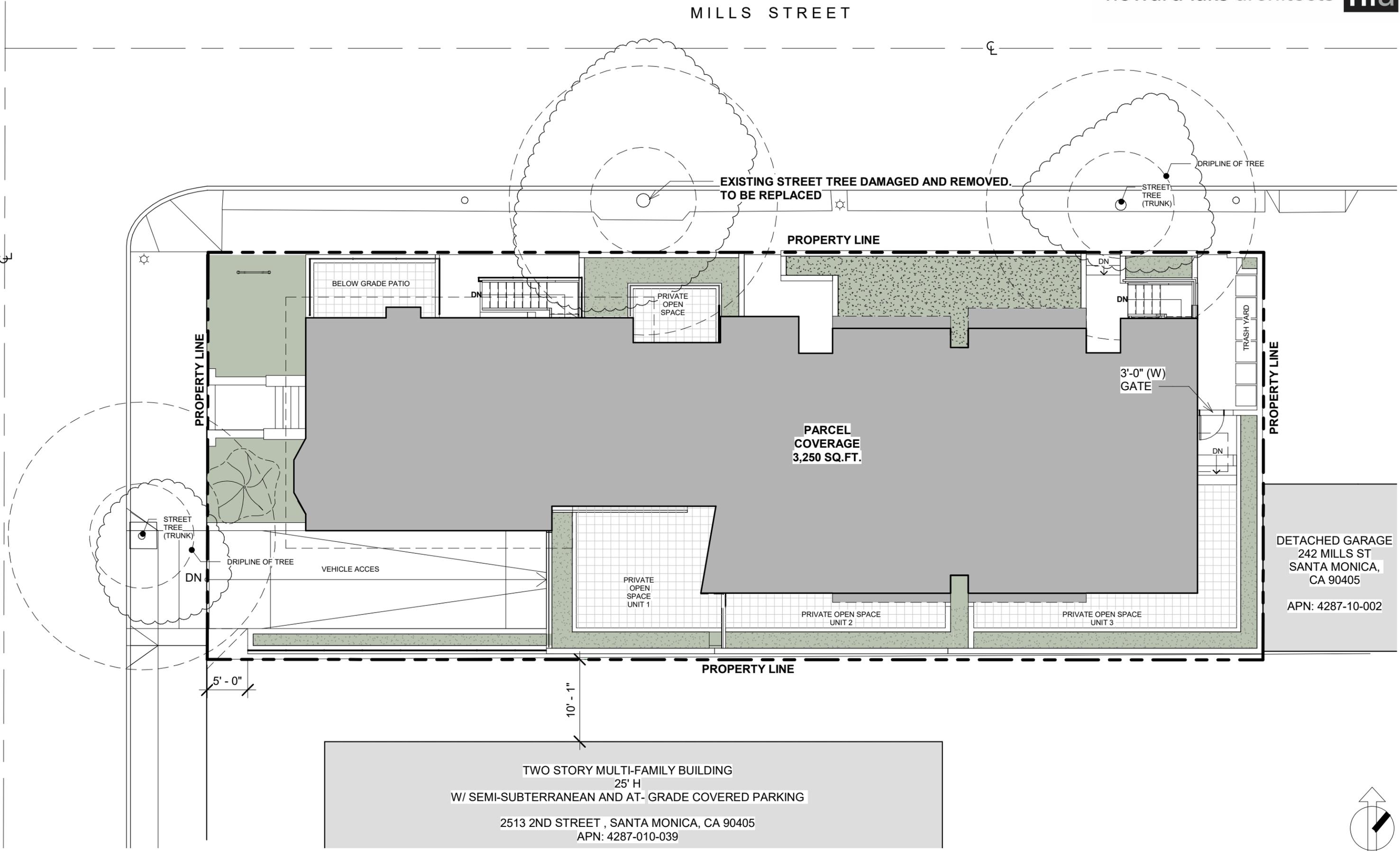
- PROPOSED LOCATION OF LANDMARK
- EXISTING LOCATION OF LANDMARK
- TO BE REMOVED



MILLS STREET

02/10/2020

2ND STREET



PARCEL
COVERAGE
3,250 SQ.FT.

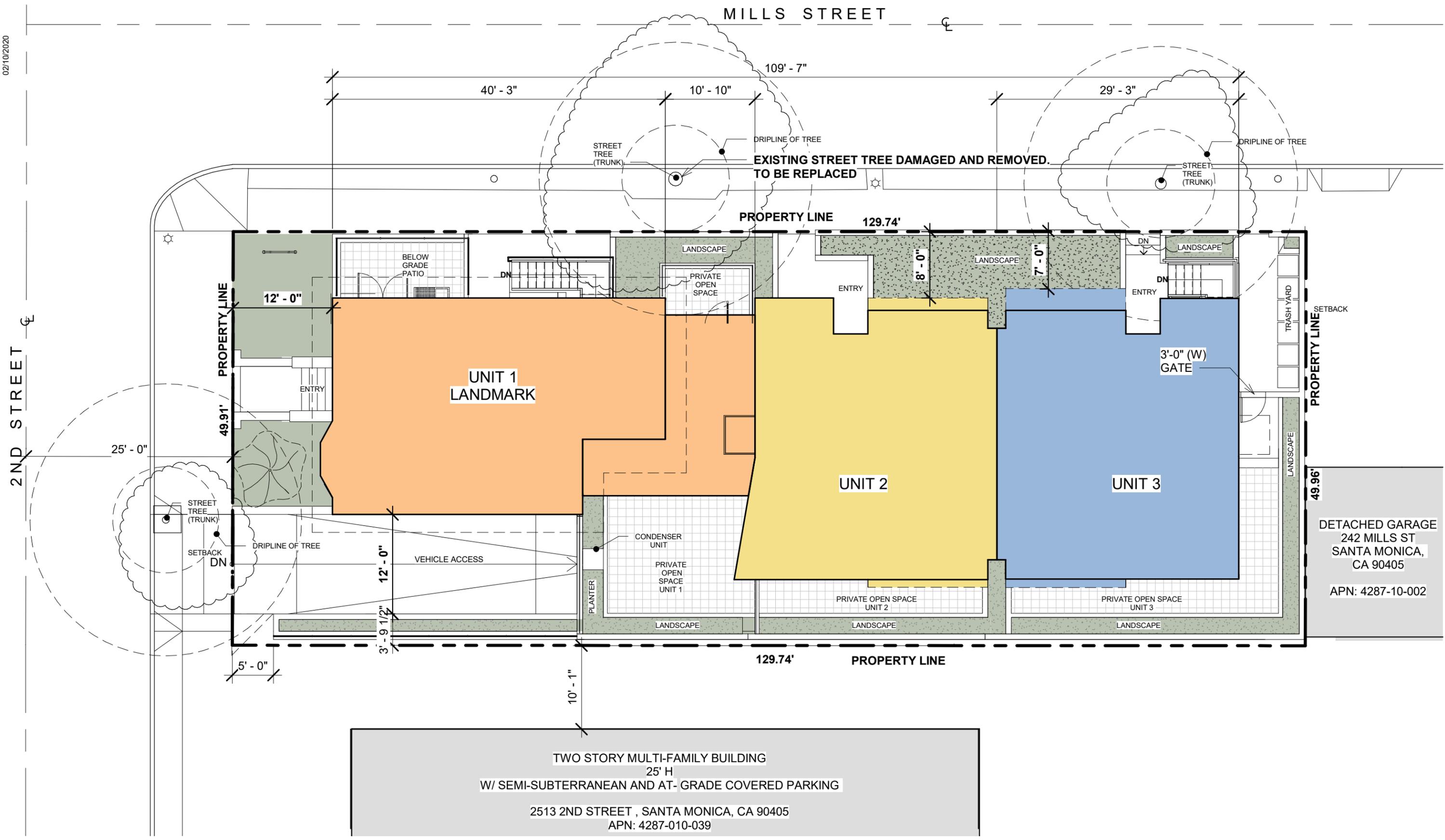
DETACHED GARAGE
242 MILLS ST
SANTA MONICA,
CA 90405

APN: 4287-10-002

TWO STORY MULTI-FAMILY BUILDING
25' H
W/ SEMI-SUBTERRANEAN AND AT- GRADE COVERED PARKING
2513 2ND STREET , SANTA MONICA, CA 90405
APN: 4287-010-039



02/10/2020



TWO STORY MULTI-FAMILY BUILDING
 25' H
 W/ SEMI-SUBTERRANEAN AND AT- GRADE COVERED PARKING
 2513 2ND STREET , SANTA MONICA, CA 90405
 APN: 4287-010-039

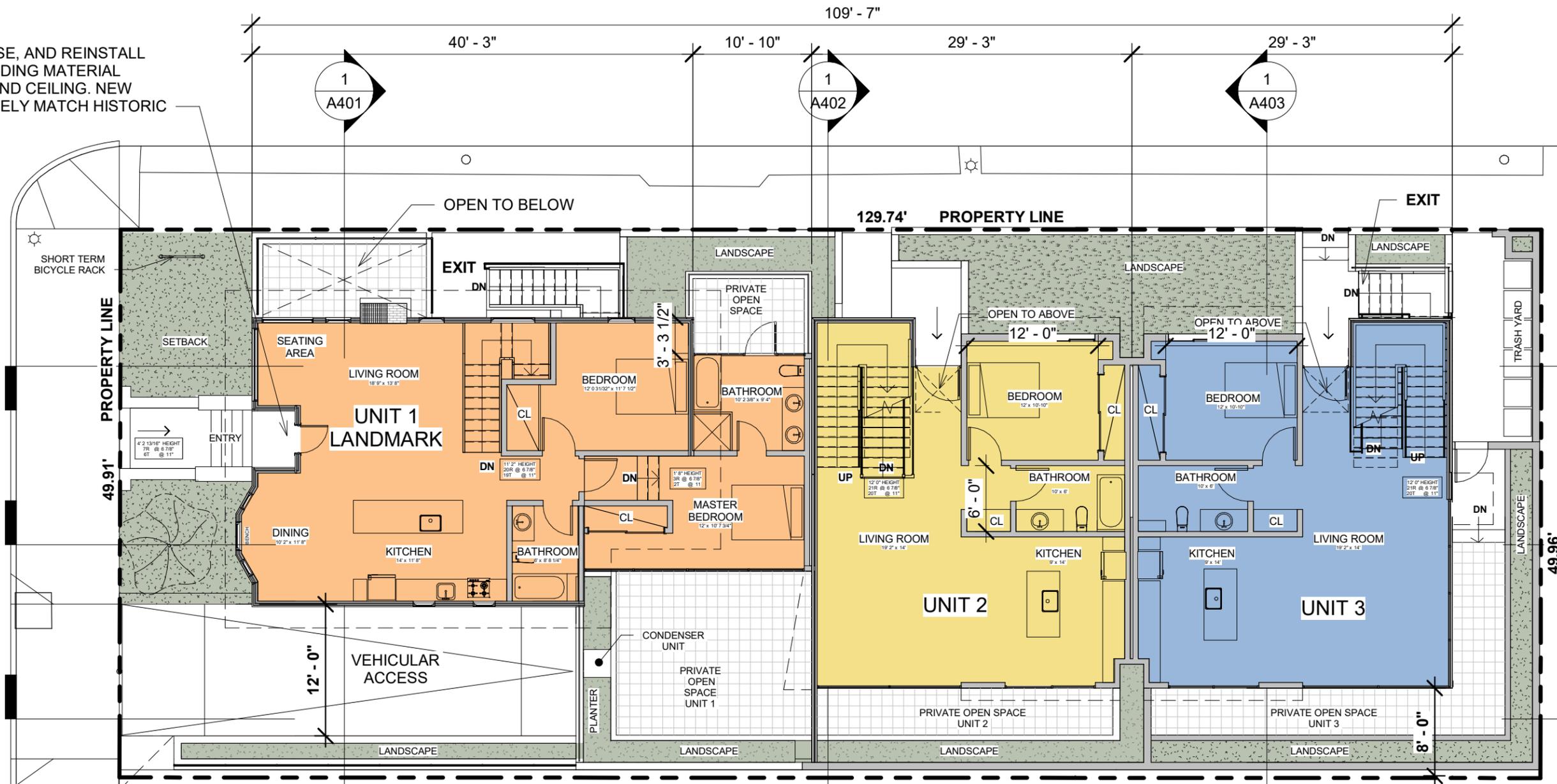
49.96'
 DETACHED GARAGE
 242 MILLS ST
 SANTA MONICA,
 CA 90405
 APN: 4287-10-002

MILLS STREET

02/10/2020

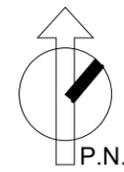
SALVAGE, REUSE, AND REINSTALL ORIGINAL CLADDING MATERIAL FROM WALLS AND CEILING. NEW DOOR TO CLOSELY MATCH HISTORIC

2ND STREET



GARAGE
242 MILLS ST
SANTA MONICA, CA
90405
APN: 4287-10-002

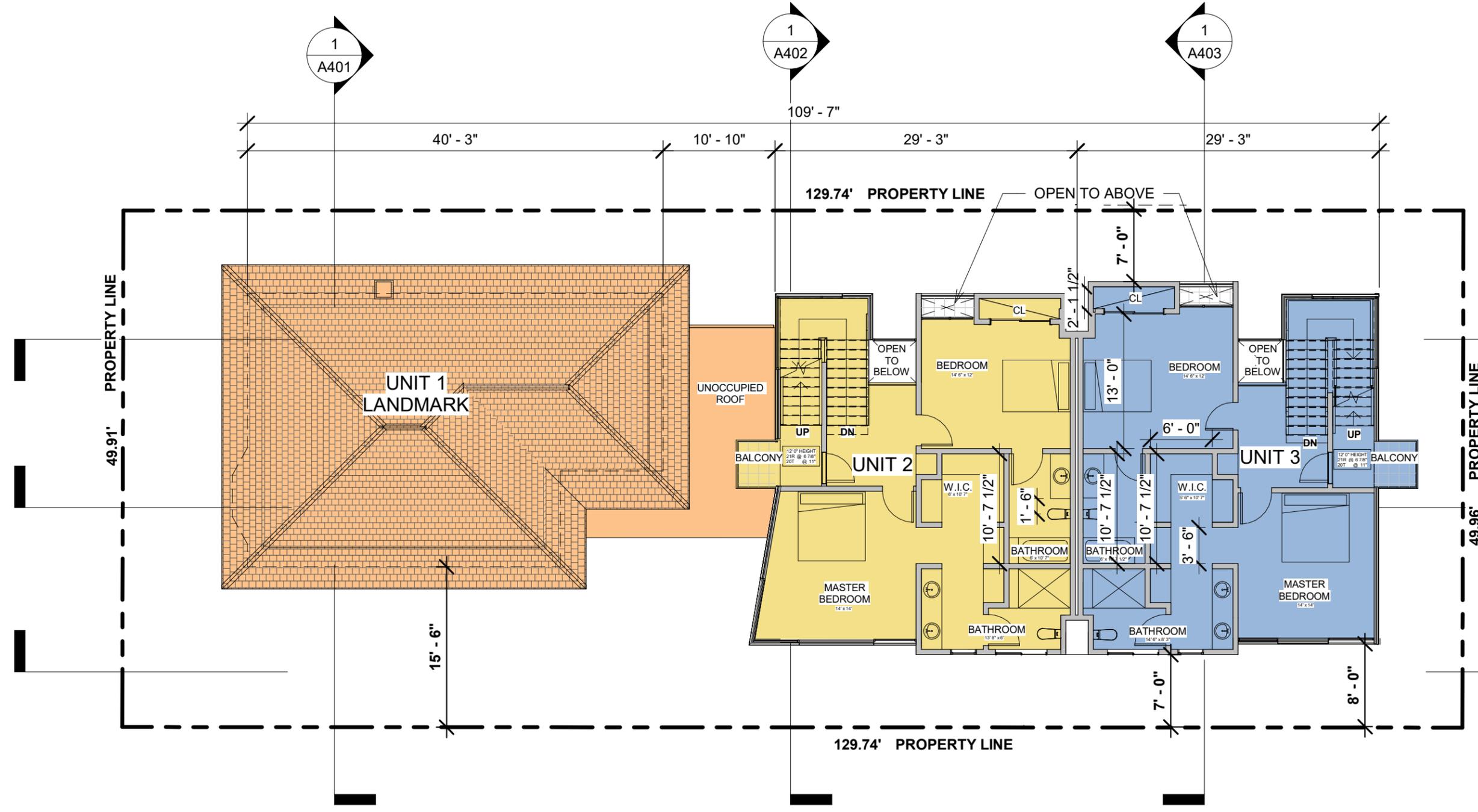
	UNIT 1	1,100 SQFT
	UNIT 2	763 SQFT
	UNIT 3	766 SQFT



02/10/2020

2ND STREET

MILLS STREET



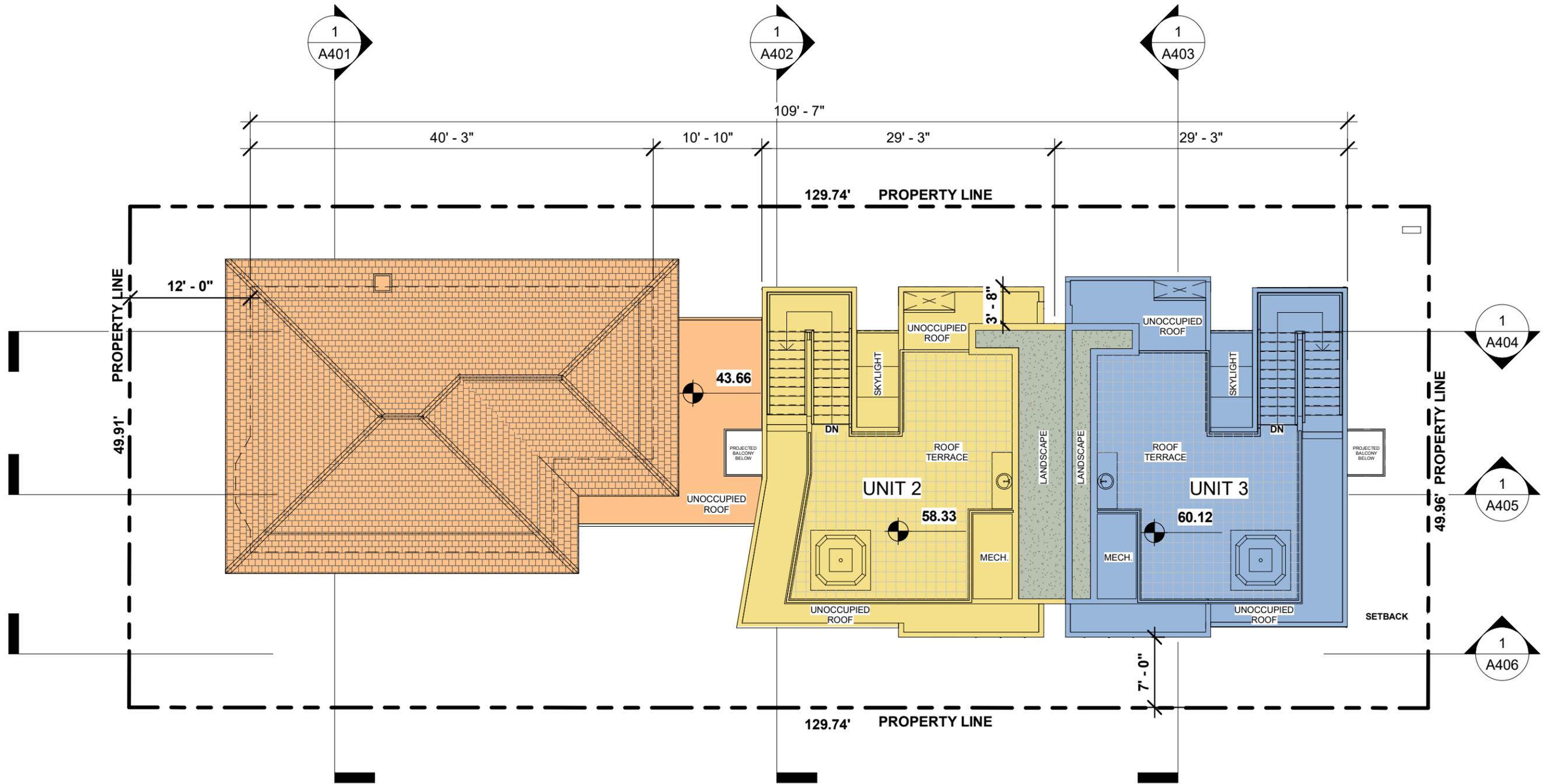
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	UNIT 2	766 SQFT
	UNIT 3	763 SQFT



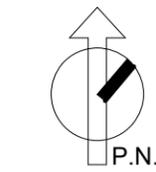
02/10/2020

MILLS STREET

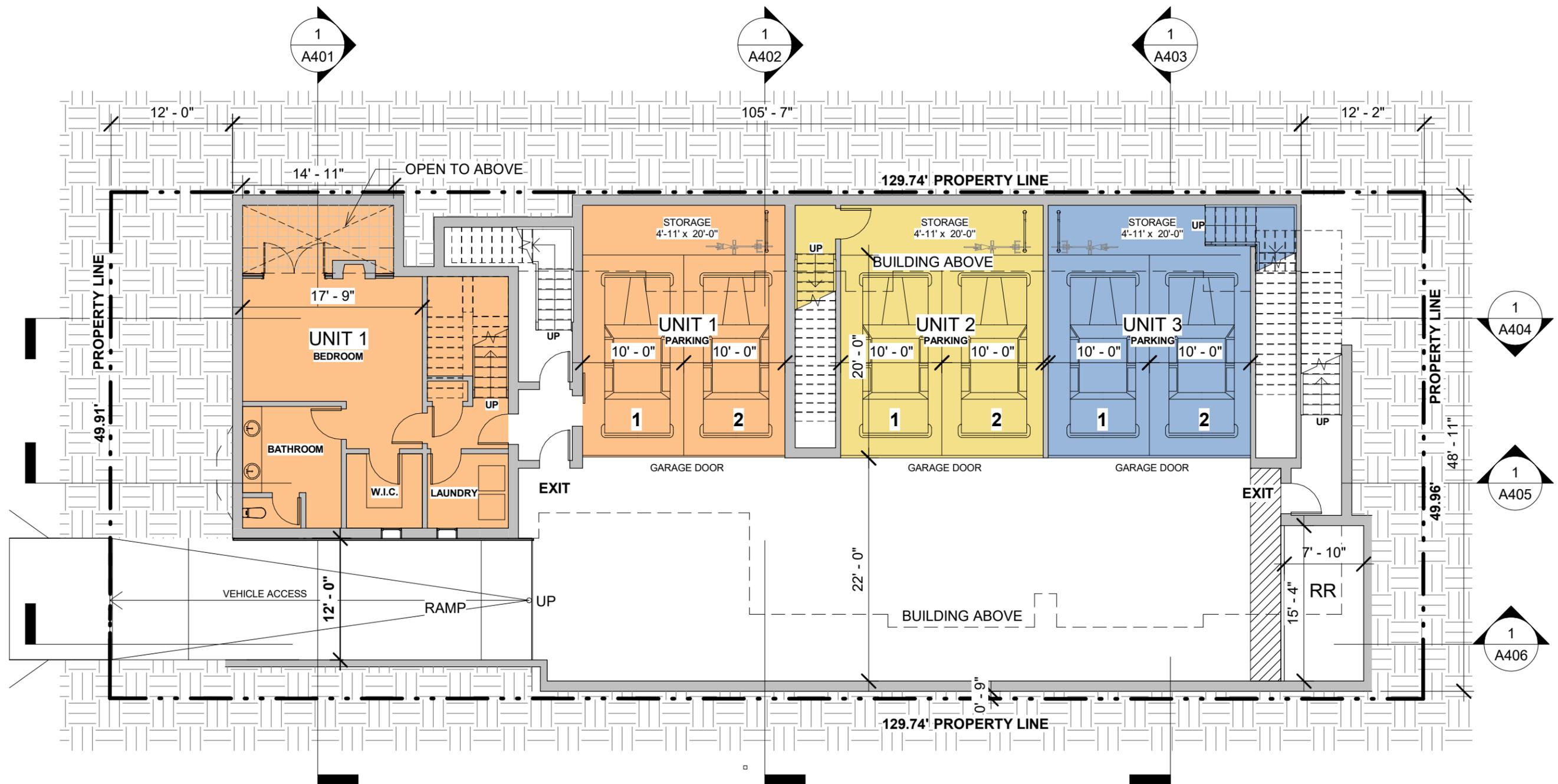
2ND STREET



	UNIT 1	N/A
	UNIT 2	392 SQFT ROOF TERRACE AREA
	UNIT 3	380 SQFT ROOF TERRACE AREA

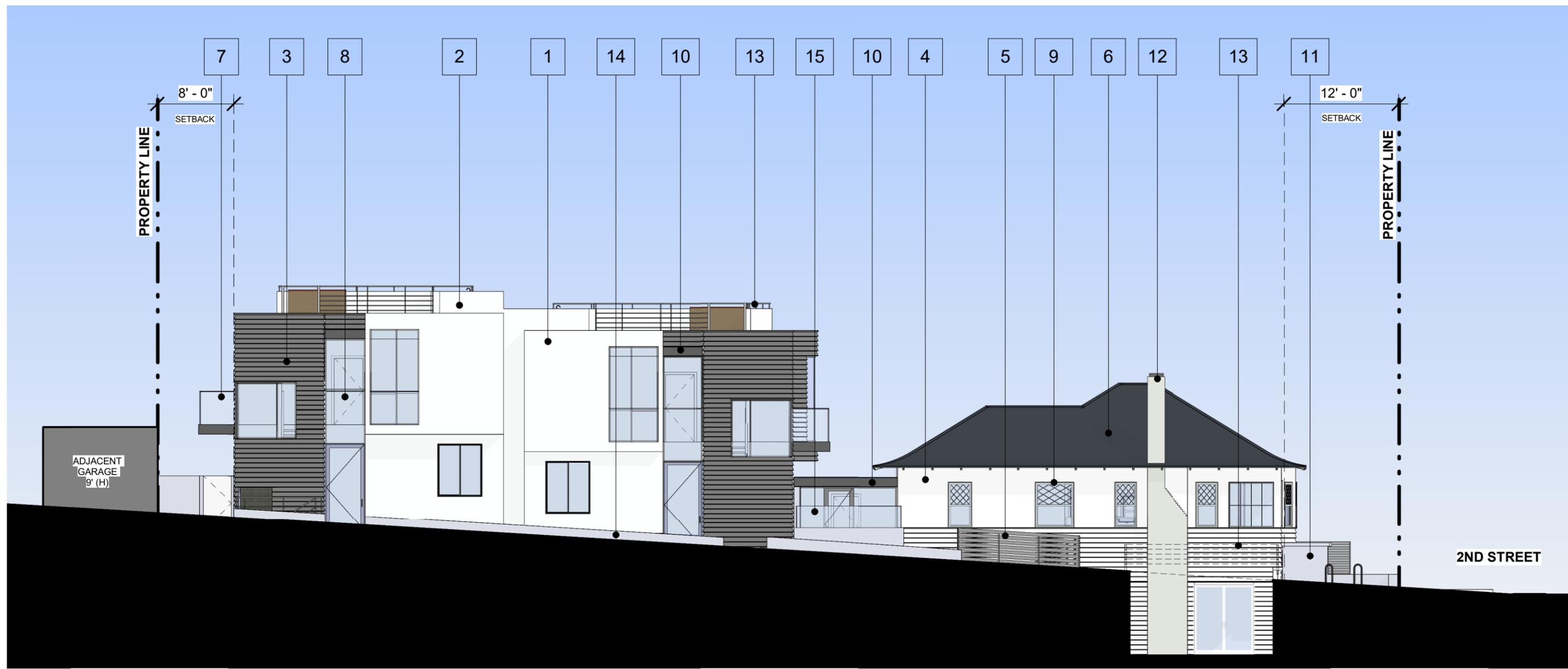


02/10/2020



- UNIT 1 438 SQFT OCCUPIED SPACE
- UNIT 2 N/A
- UNIT 3 N/A

02/10/2020



EXTERIOR MATERIALS

<p>1 EXTERIOR WALL MATERIAL: STEEL TROWEL STUCCO COLOR: HC-171</p> <p>2 EXTERIOR WALL MATERIAL: STEEL TROWEL STUCCO COLOR: HC-169</p> <p>3 EXTERIOR SIDING MATERIAL: CLAP BOARD SIDING. COLOR: HC-178</p> <p>4 EXTERIOR SIDING MATERIAL: EXISTING HORIZONTAL SHINGLE SIDING. COLOR: HC-171</p> <p>5 EXTERIOR WALL MATERIAL: EXISTING CLAP BOARD SIDING COLOR: HC-169</p>	<p>6 ROOFING MATERIAL: TREATED FLAME RETARDANT WOOD SHINGLES. COLOR: HC-178</p> <p>7 RAILING MATERIAL: ALUMINUM SHOE W/GLASS COLOR: SHOE: CLEAR SATIN GLASS: CLEAR</p> <p>8 OPERABLE & FIXED WINDOWS MATERIAL: ALUMINUM FRAME W/GLASS COLOR: FRAME: CLEAR SATIN, GLASS: CLEAR</p> <p>9 WINDOWS MATERIAL: EXISTING WOOD W/GLASS (REPLACE UPON DISREPAIR) COLOR: FRAME: PAINTED</p> <p>10 EXPOSED STRUCTURE & RAILING MATERIAL: PAINTED STEEL/C-CHANNEL COLOR: HC-178</p>	<p>11 STOOP MATERIAL: CONCRETE TO REPLACE (IN-KIND) COLOR: NATURAL CONCRETE</p> <p>12 CHIMNEY MATERIAL: BRICK TO REPLACE (IN KIND) COLOR: BM 2125-40</p> <p>13 RAILING MATERIAL: WOOD SLAT RAILING 42" (H) COLOR: HC-178</p> <p>14 RETAINING WALL MATERIAL: BOARD-FORM CONCRETE COLOR: HC-169</p> <p>15 GLASS WALL MATERIAL: WHITE LAMINATED GLASS COLOR: HC-171</p>
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CHARACTER-DEFINING FEATURES

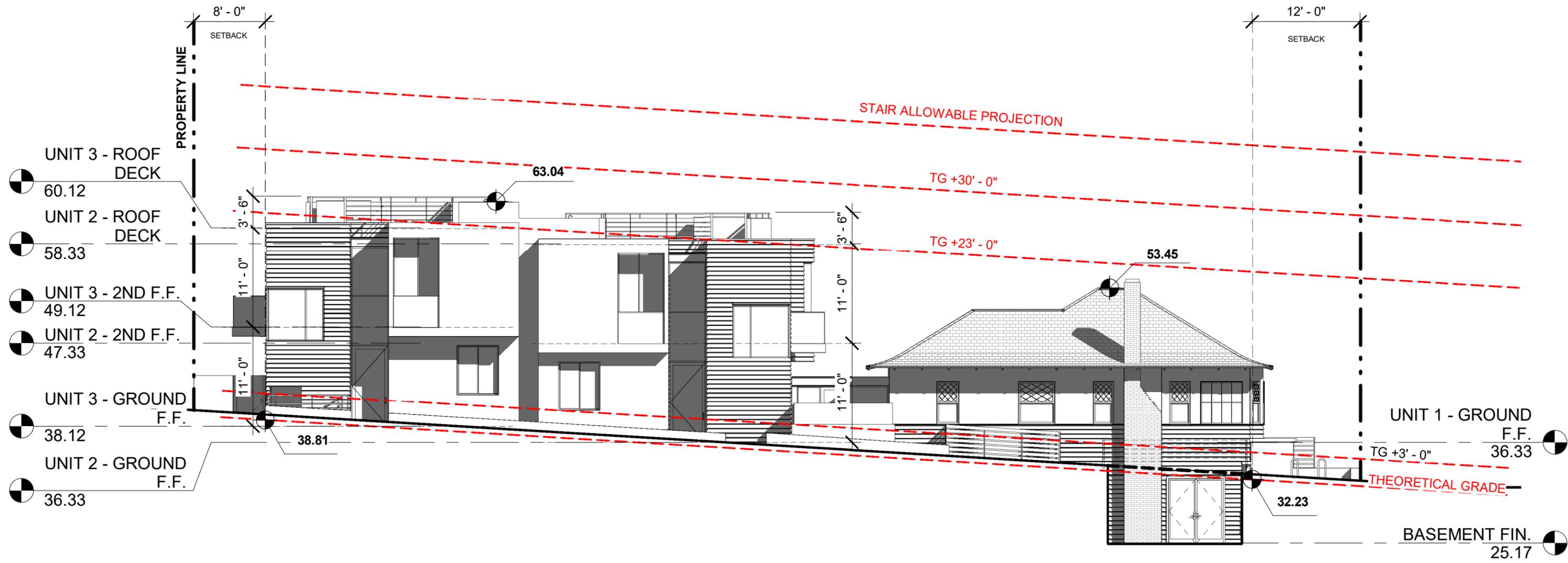
- 1. **Hipped roof / Flared roof detail:** To be retained
- 2. **Open eaves with exposed rafters:** To be retained
- 3. **Full amount of existing horizontal wood siding:** To be retained
- 4. **Wood shingle siding:** To be retained
- 5. **Wood clapboard siding depth:** To be retained
- 6. **Diagonal multi-light and double-hung wood windows:** To be retained
- 7. **Wood sill:** To be retained
- 8. **Exterior horizontal wood siding flared base:** To be retained
- 9. **Wood vent grills:** To be retained
- 10. **Height of reconstructed stoop:** To be retained
- 11. **Reconstruct upper portion of brick chimney to comply with code.**

*Any damaged exterior features to be replaced or reconstructed in-kind

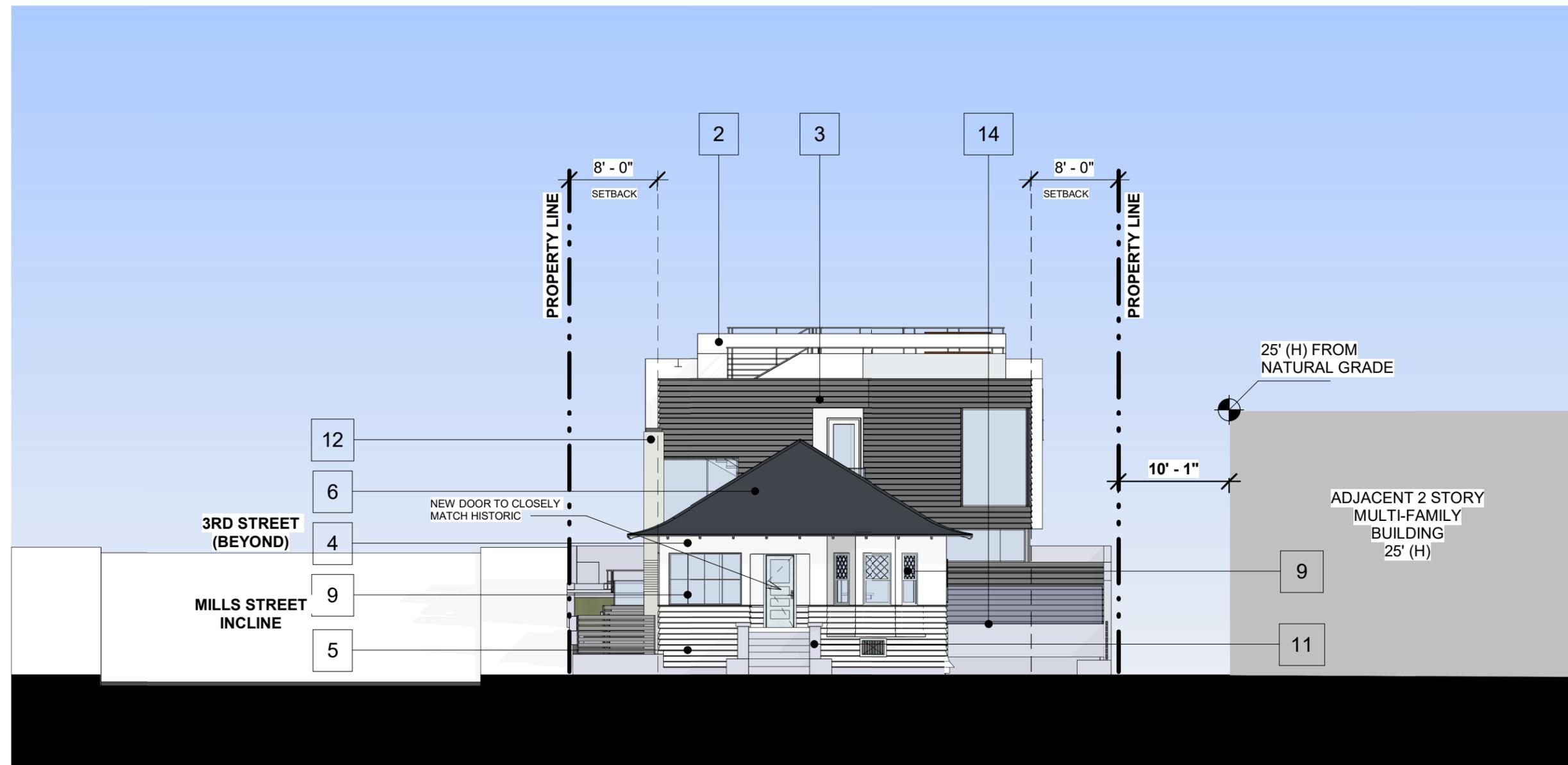


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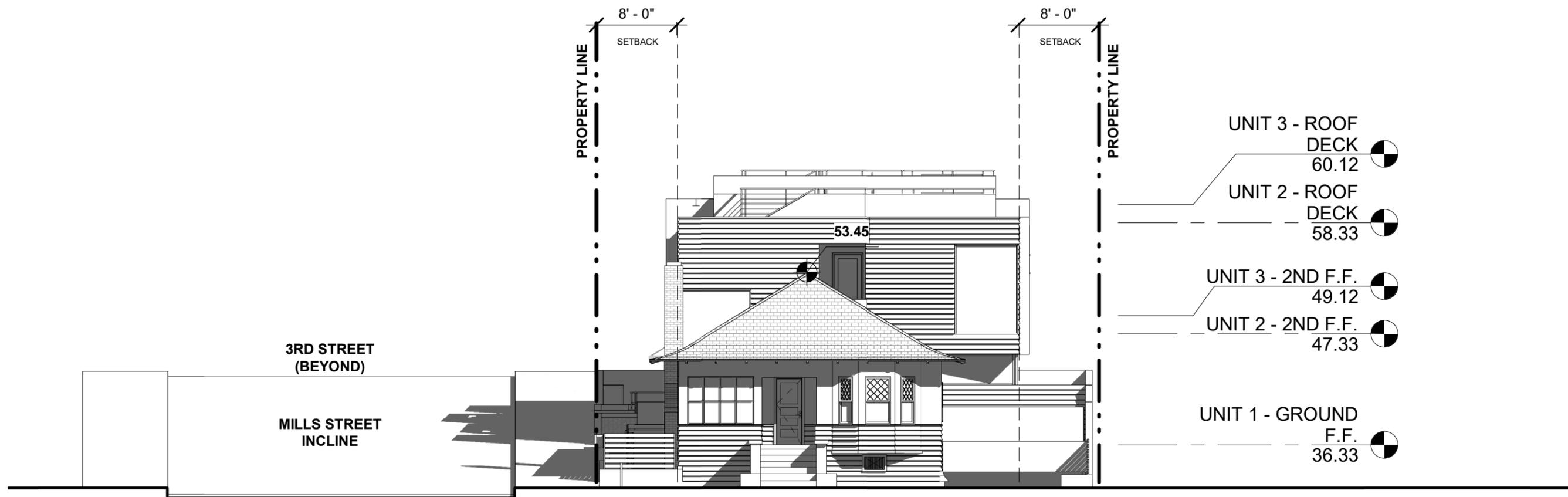
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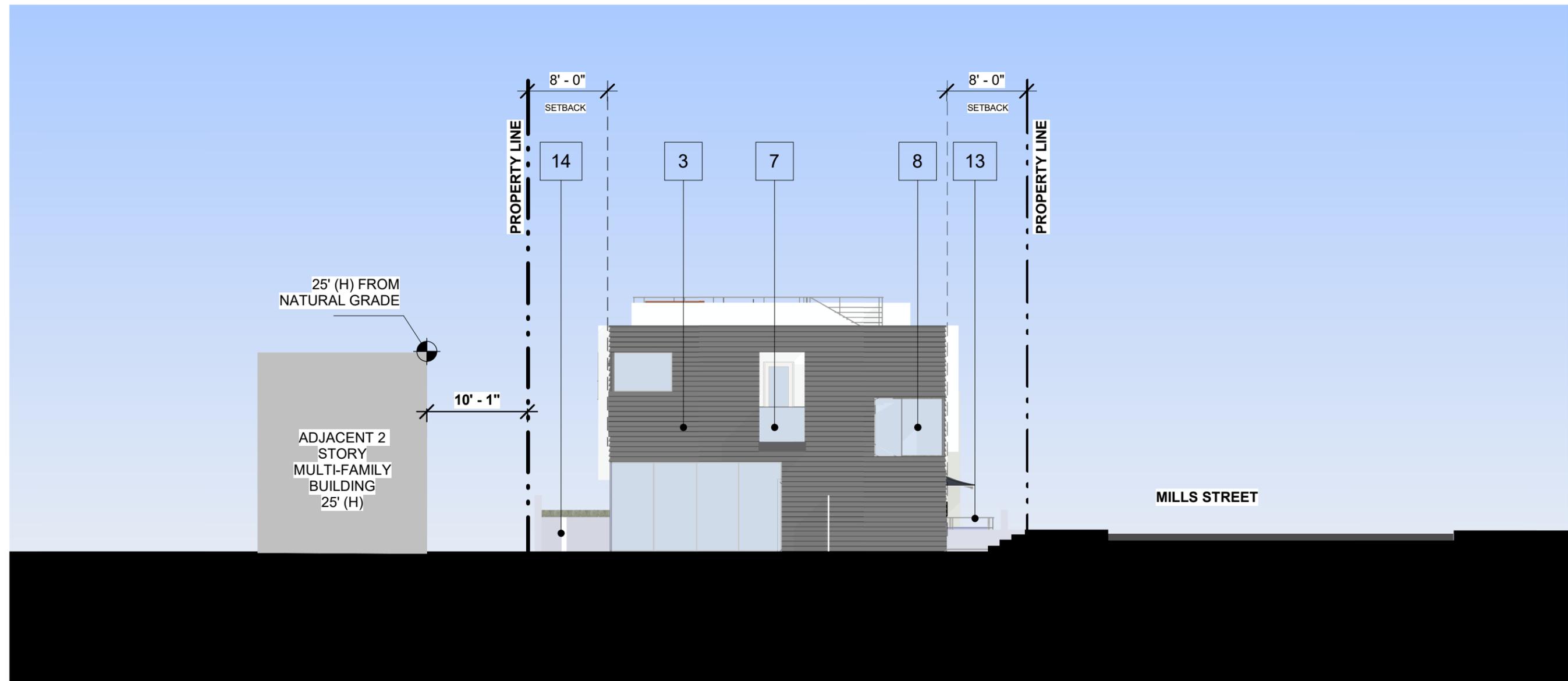
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02/10/2020



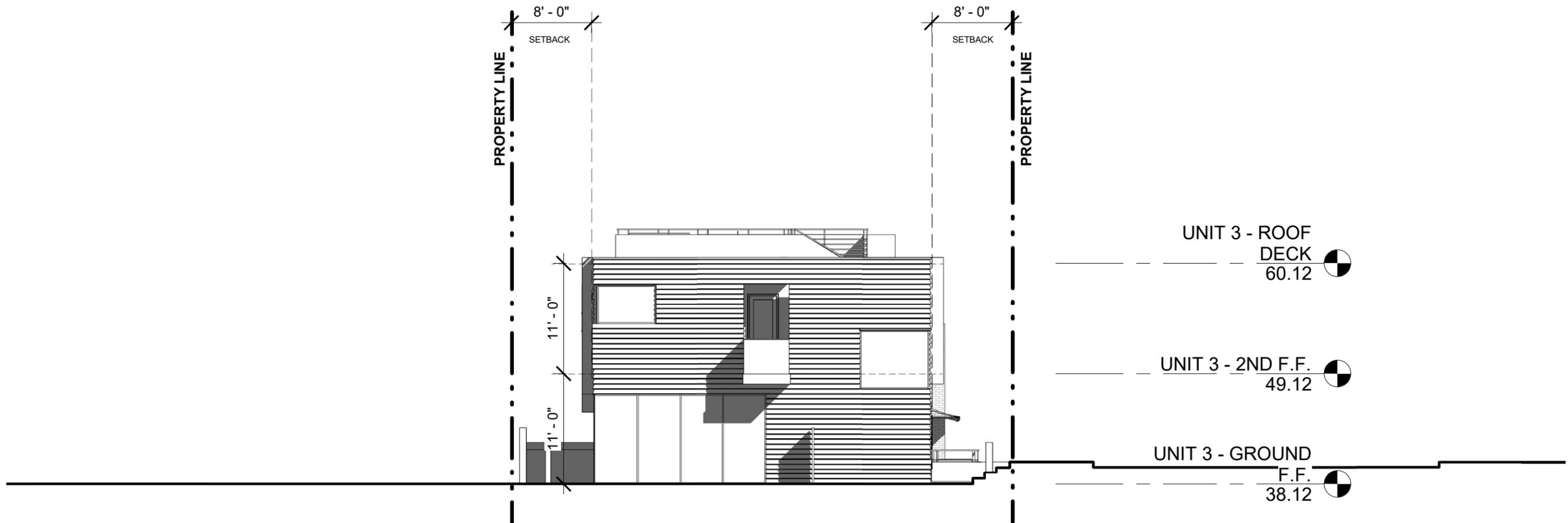
02/10/2020



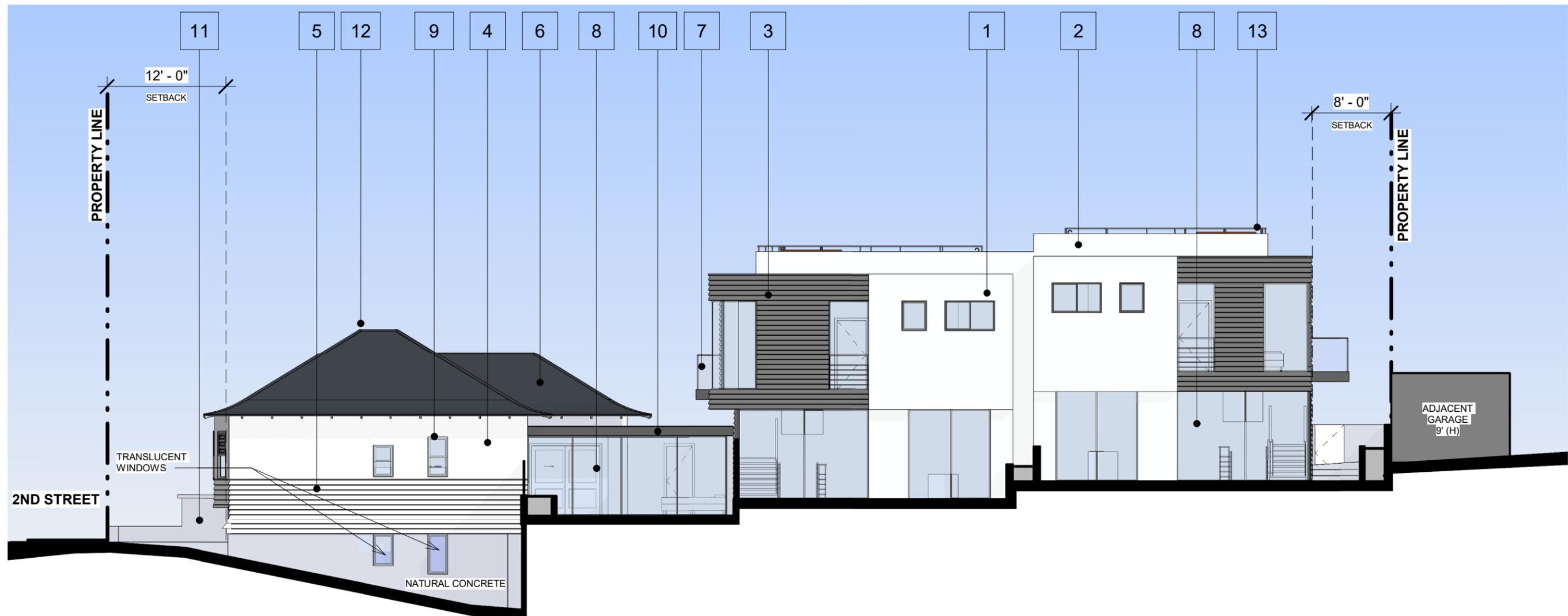
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02/10/2020



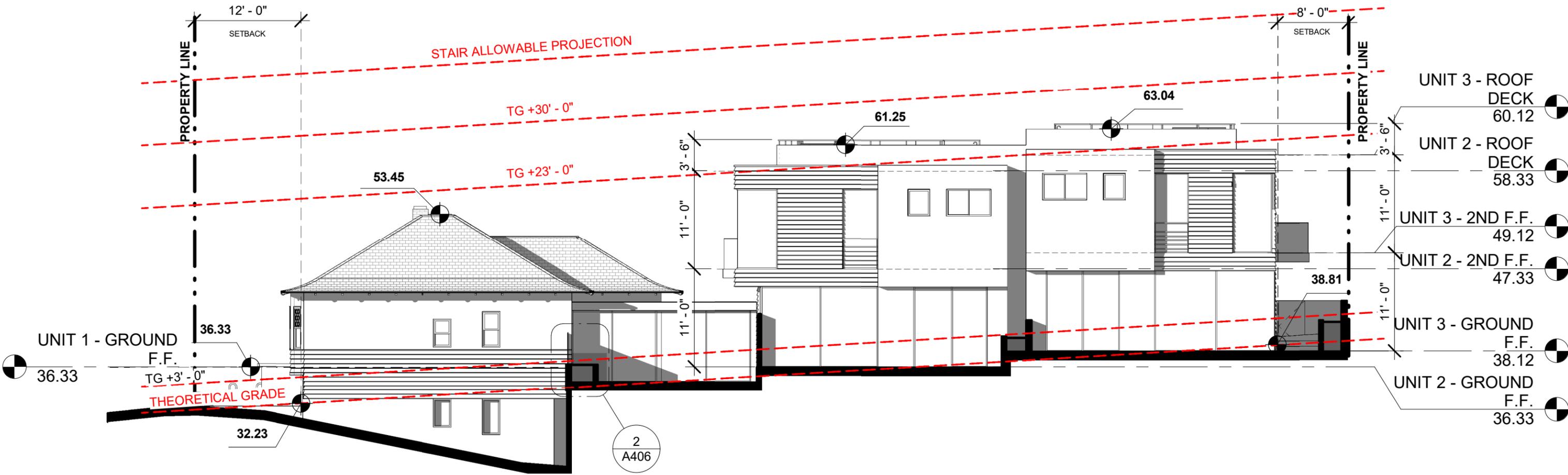
02/10/2020



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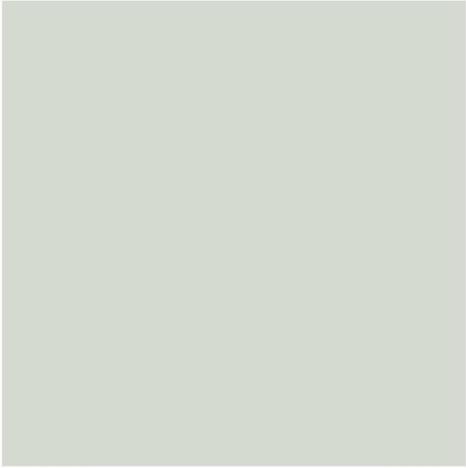
02/10/2020



- THEORETICAL GRADE TO BE USED TO CALCULATE HEIGHT
- 3'-6" PARAPETS ARE ALLOWED PROJECTIONS

LANDMARK - COLORS / MATERIALS

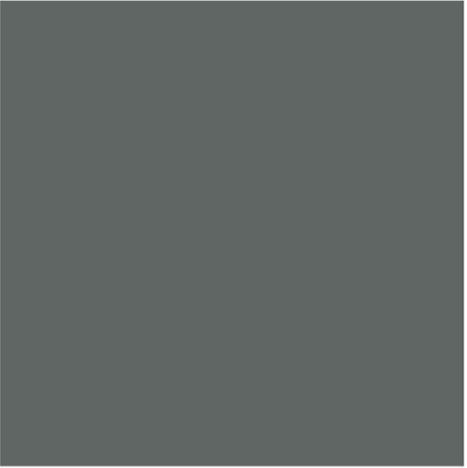
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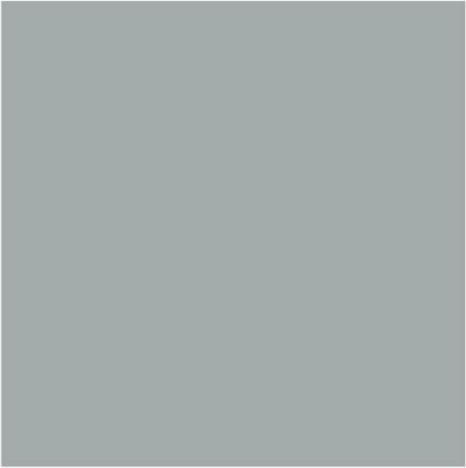
Wickam Gray
HC-171
Clapboard Siding Exterior Wall



Coventry Gray
HC-169
Horizontal Shingle Siding Exterior Wall



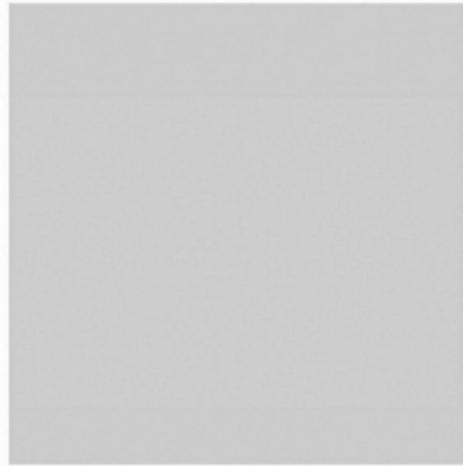
Charcoal Slate
HC-178
Treated Flame Retardant Wood Shingles



Shadow Gray
BM 2125-40
Chimney

NEW CONSTRUCTION - COLORS / MATERIALS

02/10/2020



Wickam Gray
HC-171
Clapboard Siding Exterior Wall



Coventry Gray
HC-169
Exterior Wall Steel Trowel Stucco

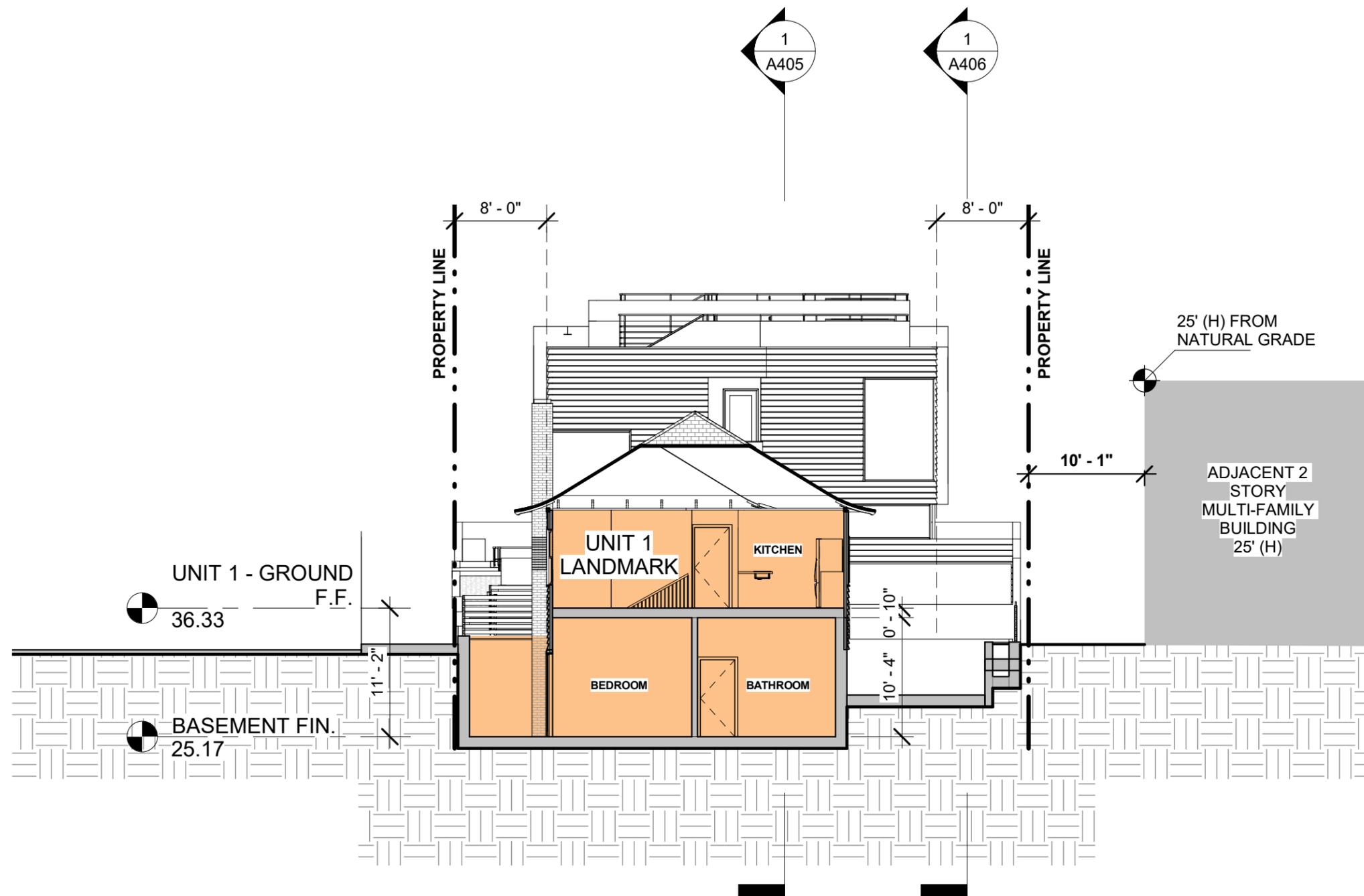


Charcoal Slate
HC-178
Exterior Wall Clap-board Siding,
Exposed Structure & Railing



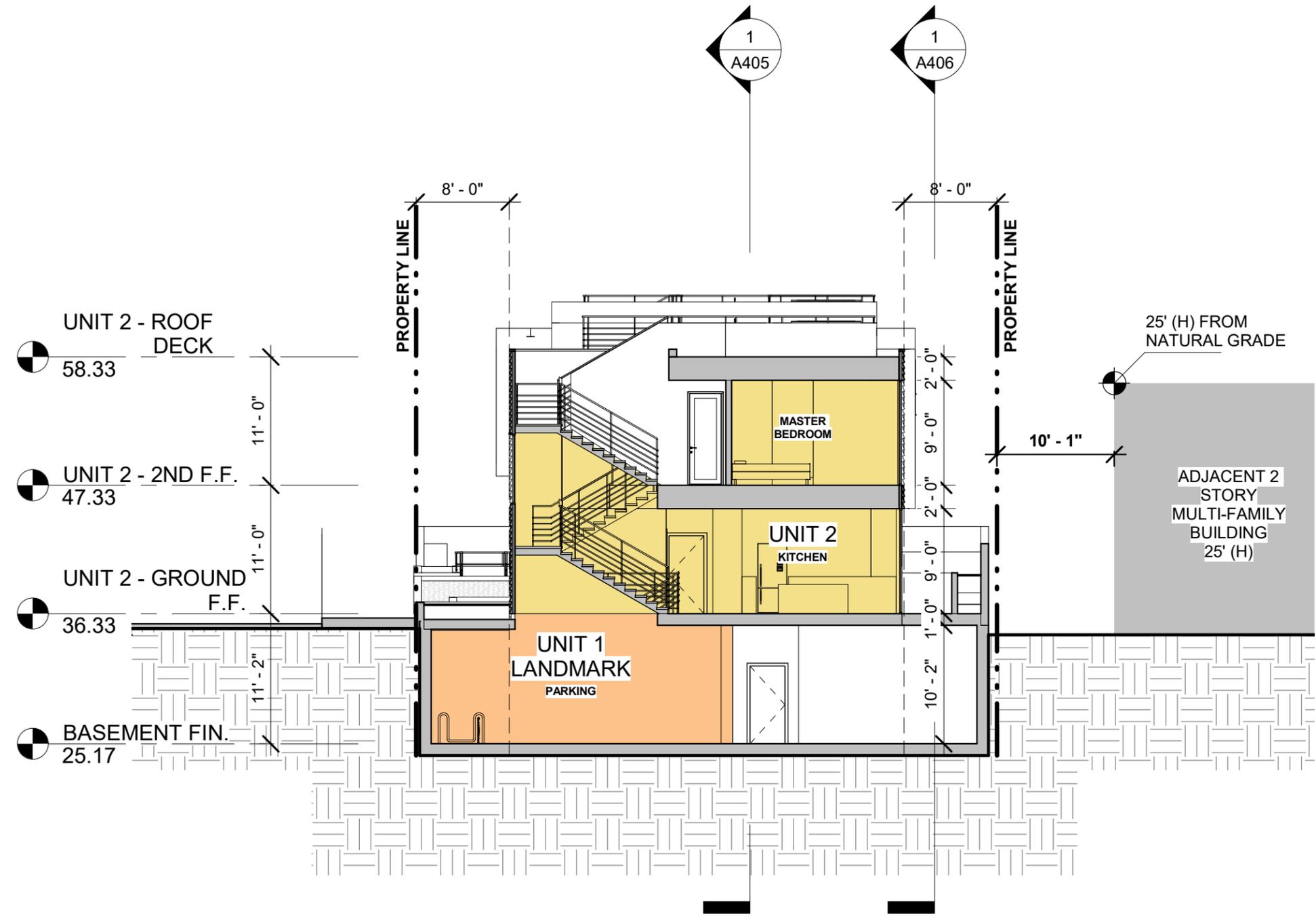
(STAFF RECOMMENDATION)
Gray Shower
BM-2125-30
Exterior Wall Clap-board Siding,
Exposed Structure & Railing

02/10/2020



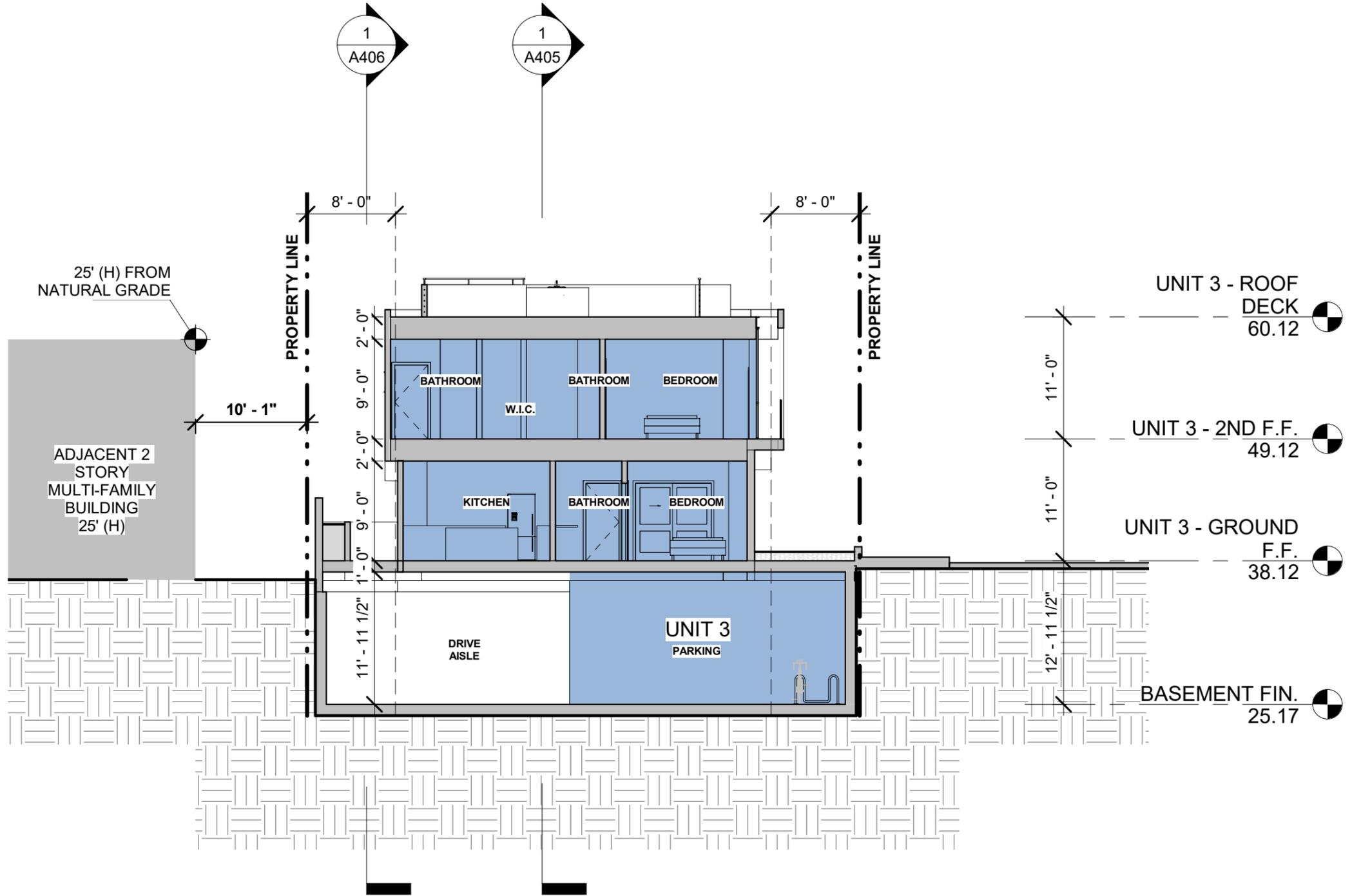
- UNIT 1
- UNIT 2
- UNIT 3

02/10/2020



- UNIT 1
- UNIT 2
- UNIT 3

02/10/2020



25' (H) FROM NATURAL GRADE

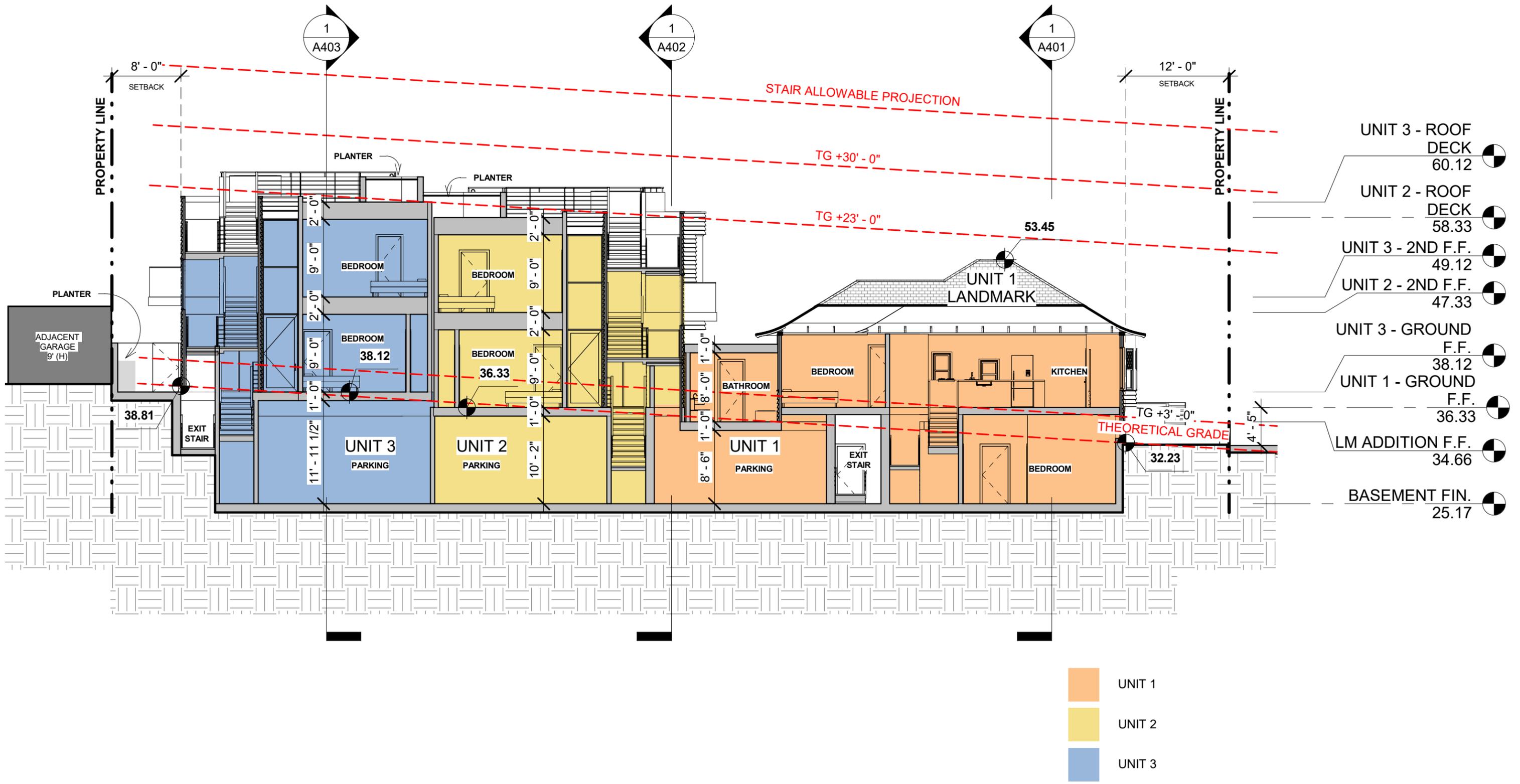
10' - 1"

ADJACENT 2 STORY MULTI-FAMILY BUILDING 25' (H)

- UNIT 3 - ROOF DECK 60.12
- UNIT 3 - 2ND F.F. 49.12
- UNIT 3 - GROUND F.F. 38.12
- BASEMENT FIN. 25.17

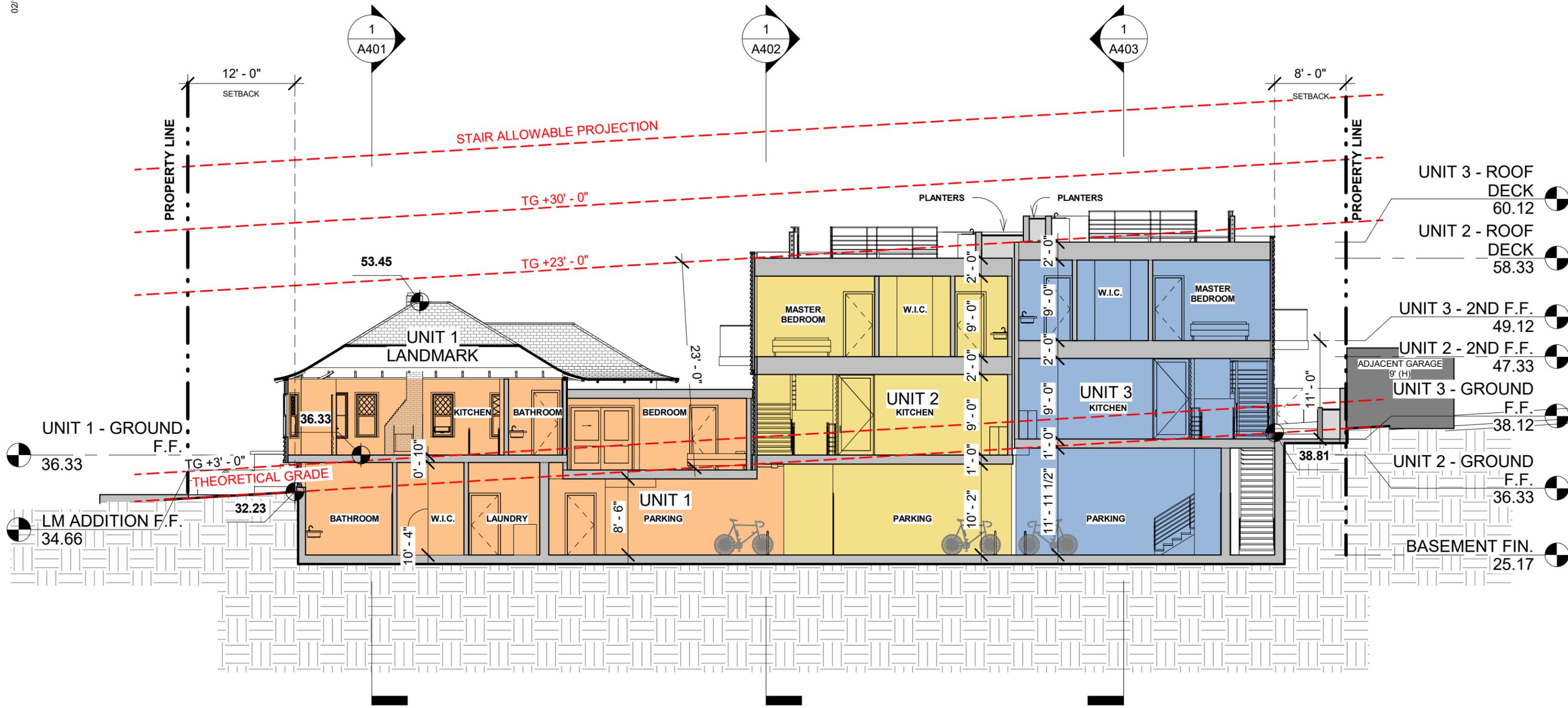
- UNIT 1
- UNIT 2
- UNIT 3

02/10/2020



UNIT 3 - ROOF DECK	60.12
UNIT 2 - ROOF DECK	58.33
UNIT 3 - 2ND F.F.	49.12
UNIT 2 - 2ND F.F.	47.33
UNIT 3 - GROUND F.F.	38.12
UNIT 1 - GROUND F.F.	36.33
LM ADDITION F.F.	34.66
BASEMENT FIN.	25.17

02/10/2020

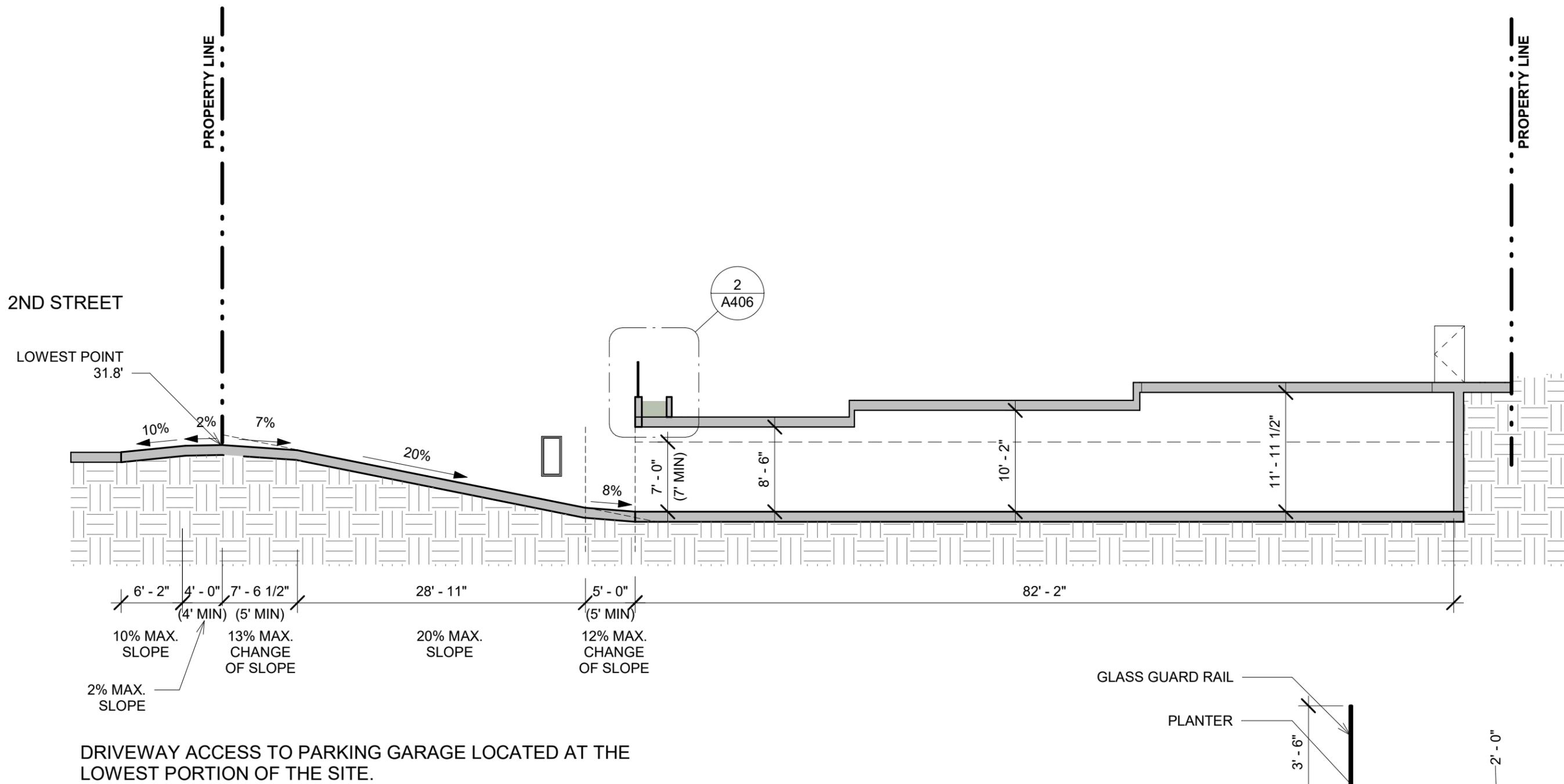


UNIT 1 - GROUND F.F. 36.33
 LM ADDITION F.F. 34.66
 32.23
 36.33
 53.45

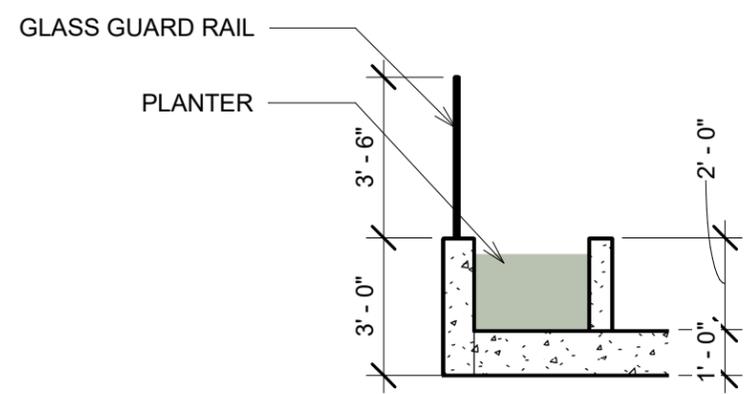
UNIT 3 - ROOF DECK 60.12
 UNIT 2 - ROOF DECK 58.33
 UNIT 3 - 2ND F.F. 49.12
 UNIT 2 - 2ND F.F. 47.33
 ADJACENT GARAGE 9' (H)
 UNIT 3 - GROUND F.F. 38.12
 UNIT 2 - GROUND F.F. 36.33
 BASEMENT FIN. 25.17

UNIT 1
 UNIT 2
 UNIT 3

02/10/2020



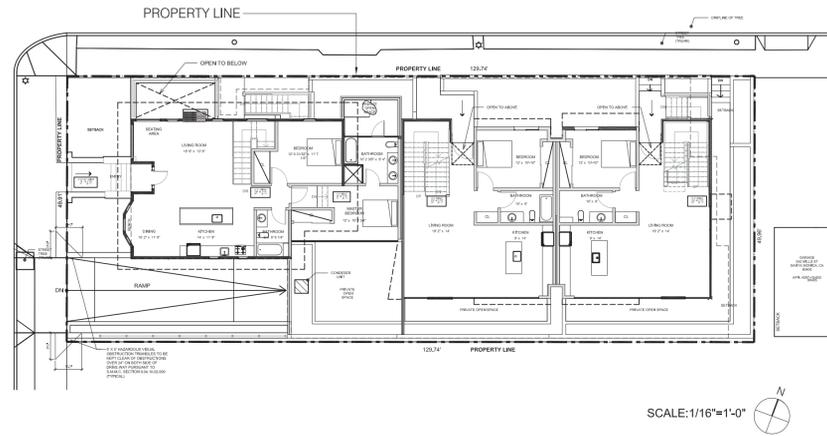
① ACCESS RAMP
3/32" = 1'-0"



② ENLARGED PLANTER SECTION
1/4" = 1'-0"

**LANDSCAPING
(INSERT TAB)**

KEY MAP



OWNER:
RICHARD PLASTER
801 S. RANCHO DRIVE, SUITE E-4
LAS VEGAS, NEVEDA 89106

DIG ALERT

DIG ALERT
DIAL TOLL FREE
1-800-422-4133
AT LEAST TWO DAYS
BEFORE YOU DIG

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

CALL BEFORE YOU DIG - 811 DIG ALERT UNDERGROUND SERVICE ALERT.

1. DELINEATE SITE. IT IS MANDATORY THAT YOU OUTLINE THE PROPOSED EXCAVATION SITE WITH WHITE PAINT OR STAKES.
2. CALL AT LEAST TWO WORKING DAYS BEFORE YOU DIG. YOU MAY CALL 14 DAYS PRIOR TO THE EXCAVATION.
3. YOU ARE RESPONSIBLE FOR DAMAGE IF DAMAGE TO UNDERGROUND UTILITIES RESULTS FROM YOUR DIGGING.

PROJECT DIRECTORY

CLIENT:
RICHARD PLASTER
801 S. RANCHO DRIVE, SUITE E-4
LAS VEGAS, NEVEDA 89106
TEL. (702)671-6004

ARCHITECTS:
HOWARD LAKS AIA ASSOCIATES ARCHITECTS
1545 12th STREET
SANTA MONICA, CA 90401
TEL. (310) 393-4455

PRESERVATION ARCHITECT:
CHATEL ARCHITECTS
2417 VENTURA BLVD.
SHERMAN OAKS, CA 91423
TEL. (818) 788-7954

LANDSCAPE ARCHITECTS:
SOLA INC.
2669 SATURN STREET
BREA, CA 92821
CONTACT: SAMUEL KIM
TEL. (562) 905-0800

LAND SURVEYOR:
HAHN AND ASSOCIATES, INC.
26074 AVENUE HALL, SUITE 2
SANTA CLARITA, CA 91355
TEL. (661) 775-9500

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA
PHONE: (800) 422-4133

REVISIONS	NO.	DATE	DESCRIPTION

hla
howard laks architects
1545 12th street
santa monica, ca 90401
voice : 310-393-4455
fax : 310-393-2230

CONSULTANTS

WATER-EFFICIENT LANDSCAPE AND IRRIGATION STANDARDS PLAN SUBMITTAL NOTES

- 1. PARKWAY DECLARATIONS:**
 - A. ALL EXISTING SPRINKLERS AND SPRAY HEADS SHALL BE REMOVED IN THE PARKWAY.
 - B. THE INSTALLATION OF NEW SPRINKLER IRRIGATION SYSTEMS ARE PROHIBITED IN THE PARKWAY.
 - C. THE INSTALLATION OF ANY IRRIGATION SYSTEM IN THE PARKWAY SHALL NOT DAMAGE THE ROOTS OF THE STREET TREE.
 - D. NO MULCH SHALL BE APPLIED WITHIN SIX INCHES(6) OF THE BASE OF A STREET TREE.
 - E. NO PLANT MATERIAL SHALL BE INSTALLED WITHIN TWENTY-FOUR (24) INCHES OF THE BASE OF A STREET TREE.
 - F. THE PROPERTY OWNER ADJACENT TO THE PARKWAY ASSUMES LIABILITY FOR ANY IMPROVEMENTS TO THE PARKWAY AREA.
- 2. GENERAL NOTATIONS:**
 - A. AN OPEN-TRENCH INSPECTION BY CITY STAFF IS REQUIRED PRIOR TO COVERING BELOW GRADE PIPES, LATERALS, AND MAINS. THE DESIGNER OF THE LANDSCAPE, OR THE DESIGNER, 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
 - B. PRIOR TO FINAL INSPECTION INSTALLER SHALL TEST THE IRRIGATION SYSTEMS TO VERIFY THAT IT MEETS THE APPROVED DESIGN AND SPECIFICATIONS.
 - C. PRIOR TO FINAL INSPECTION THE INSTALLER MUST PROGRAM THE IRRIGATION CONTROLLER.
 - D. 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 CERTIFICATE OF OCCUPANCY:
 - I. 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 SLATS; SODIUM; AND AND RECOMMENDATIONS DETERMINED BY LABORATORY TEST. EXCEPTION: LANDSCAPE CONTAINED ENTIRELY IN PLANTERS OR CONTAINERS ARE EXEMPT FROM THIS REQUIREMENT.
 - II. 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.
 - III. IRRIGATION SCHEDULES INCLUDING ESTABLISHMENT PERIOD START AND END DATES, MUST BE POSTED INSIDE THE IRRIGATION CONTROLLER HOUSING UNIT BY THE INSTALLER.
 - E. ELECTRONIC SUBMISSION OF AN AS-BUILT SET OF PLANS TO THE CITY IS REQUIRED IF REQUESTED BY CITY INSPECTOR.
 - F. PRIOR TO CONSTRUCTION OF LANDSCAPE IRRIGATION, THE CONTRACTOR MUST OBTAIN AND REVIEW A COPY OF THE WATER-EFFICIENT LANDSCAPE AND IRRIGATION STANDARDS.
 - G. ALL LANDSCAPING AND IRRIGATION SYSTEMS MUST COMPLY WITH ALL LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS.
 - H. THE IRRIGATION SYSTEMS MUST COMPLY WITH ALL LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS.
 - I. 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.
- 3. CONSTRUCTION NOTATIONS:**
 - A. 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 THE CURRENT EDITION OF THE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS), ONCE MULCH OR ARTIFICIAL TURF HAS BEEN INSTALLED.
- 4. LANDSCAPE NOTATIONS:**
 - A. 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 %).
 - B. PLANT MATERIAL LISTED 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-FRUITING, NON-INVASIVE, STERILE VARIETIES, CULTIVARS OR SELECTIONS.
 - C. LANDSCAPES INSTALLING NEW PLANT MATERIAL BUT WITHOUT A PERMANENT, AUTOMATED IRRIGATION SYSTEM, WHERE WATER IS ACCESSED ONLY THROUGH A HOSE BIB OR QUICK COUPLER CONNECTION, ARE NOT REQUIRED TO SUBMIT A HYDROZONE MATRIX, AN IRRIGATION PLAN, OR AN IRRIGATION DETAIL AND SPECIFICATIONS PLAN. ADD THIS NOTE: NO PERMANENT, AUTOMATED IRRIGATION SYSTEM TO BE INSTALLED. ANY FUTURE IRRIGATION SYSTEM INSTALLATION WILL REQUIRE A FULL LANDSCAPE PLAN SUBMITTAL FOR CITY OF SANTA MONICA REVIEW AND APPROVAL PRIOR TO INSTALLATION

GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE LATEST EDITION AND SUPPLEMENTS OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADOPTED BY THE DEPARTMENT OF PUBLIC WORKS OF SANTA MONICA CALIFORNIA.
- 1. SUBMITTALS:** THE CONTRACTOR SHALL FOLLOW THE PLANS AND WILL NOT SUBSTITUTE SPECIFIED PRODUCTS, BUILDING MATERIALS OR PLANTS UNLESS APPROVED BY LANDSCAPE ARCHITECT/OWNER. ALL PROPOSED SUBSTITUTIONS SHALL BE DESCRIBED AND DOCUMENTED IN SUBMITTALS BY THE CONTRACTOR, AND SUBMITTED TO THE LANDSCAPE ARCHITECT/OWNER 2 WEEKS PRIOR TO INSTALLATION.
 - 2. PERMITS AND INSPECTIONS:** THE CONTRACTOR SHALL ARRANGE AND PAY FOR ALL REQUIRED PERMITS AND INSPECTIONS. DELIVER ALL PERMITS AND CERTIFICATES OF INSPECTION TO BUILDING & SAFETY CITY OF SANTA MONICA .
 - 3. PROTECTION OF EXISTING FEATURES:** STRUCTURES, STREETS, SIDEWALK, TREES, ALL HARDSCAPE, UTILITIES TO REMAIN AND ADJACENT PROPERTY SHALL BE PROTECTED THROUGHOUT THE WORK AS REQUIRED BY LOCAL CODES AND REGULATIONS. THE CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT OF ANY EXISTING MATERIALS THAT ARE DAMAGED DURING CONSTRUCTION.
 - 4. ACCEPTANCE OF COMPLETED PROJECT:** THE PROJECT SHALL BE ACCEPTED AS COMPLETE WHEN THE FOLLOWING CONDITIONS HAVE BEEN MET:
 - 4.1. ALL WORK REQUIRED BY CONTRACT ADMINISTRATION THROUGH ITS FINAL INSPECTION HAS SATISFACTORILY BEEN ACCOMPLISHED.
 - 4.2. THE DEPARTMENT OF BUILDING AND SAFETY HAS SIGNED OFF THE FINAL INSPECTION APPROVAL AT THE BOTTOM OF THE JOB INSPECTION CARD. (IF REQUIRED)
 - 4.3. THE CONTRACTOR HAS MADE ALL PAYMENTS TO SUBCONTRACTORS AND MATERIAL SUPPLIERS AND NO LIENS EXIST.
- ANY DISCREPANCY IN THE DRAWINGS OR SPECIFICATIONS SHALL BE CALLED TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT. FAILURE TO DO SO WILL PLACE RESPONSIBILITY ON THE CONTRACTOR FOR CORRECTION.
 - THE CONTRACTOR SHALL VERIFY ON SITE, ALL DIMENSIONS AND LOCATION OF ANY UNDERGROUND UTILITY.
- A SEPARATE APPLICATION AND PERMIT(S) IS/ARE REQUIRED FOR:
 1. DEMOLITION WORK
 2. RETAINING WALLS GREATER THAN 4 FEET IN HEIGHT MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL OR SUPPORTING A SURCHARGE.
 3. EACH SEPARATE STRUCTURE
 4. FENCES GREATER THAN SIX (6) FEET HIGH

**PURSUANT TO SMMC SECTION 8.108.080, THE CITY'S STANDARD LANDSCAPE AND WATER CONSERVATION REQUIREMENTS DO NOT APPLY TO THIS PARCEL BECAUSE IT IS AN OFFICIALLY-DESIGNATED LANDMARK PARCEL.

BUILDING SUMMARY

PROJECT ADDRESS:
2501 2 ND. STREET
SANTA MONICA, CA 90405

ZONING DISTRIC:
OP-2 OCEAN PARK LOW MULTIPLE RESIDENTIAL DISTRIC

PARCEL AREA:
6,500 SQ.FT.

SHEET INDEX

- LT-0 COVER SHEET
- LC-1 LANDSCAPE CONSTRUCTION PLAN
- LP-1 PLANTING PLAN - GROUND LEVEL
- LP-2 PLANTING PLAN - ROOF FLOOR
- LP-3 PLANTING DETAILS
- LE-1 LANDSCAPE ELEVATIONS - @PLANTING
- LE-2 LANDSCAPE ELEVATIONS - @2 YEARS MATURITY
- LI-1 IRRIGATION PLAN - GROUND LEVEL
- LI-1A HYDROZONE PLAN - GROUND LEVEL
- LI-2 IRRIGATION PLAN - ROOF FLOOR
- LI-2A HYDROZONE PLAN - ROOF FLOOR
- LI-3 IRRIGATION SPECIFICATIONS & IRRIGATION WATER SCHEDULE
- LI-4 IRRIGATION DETAILS

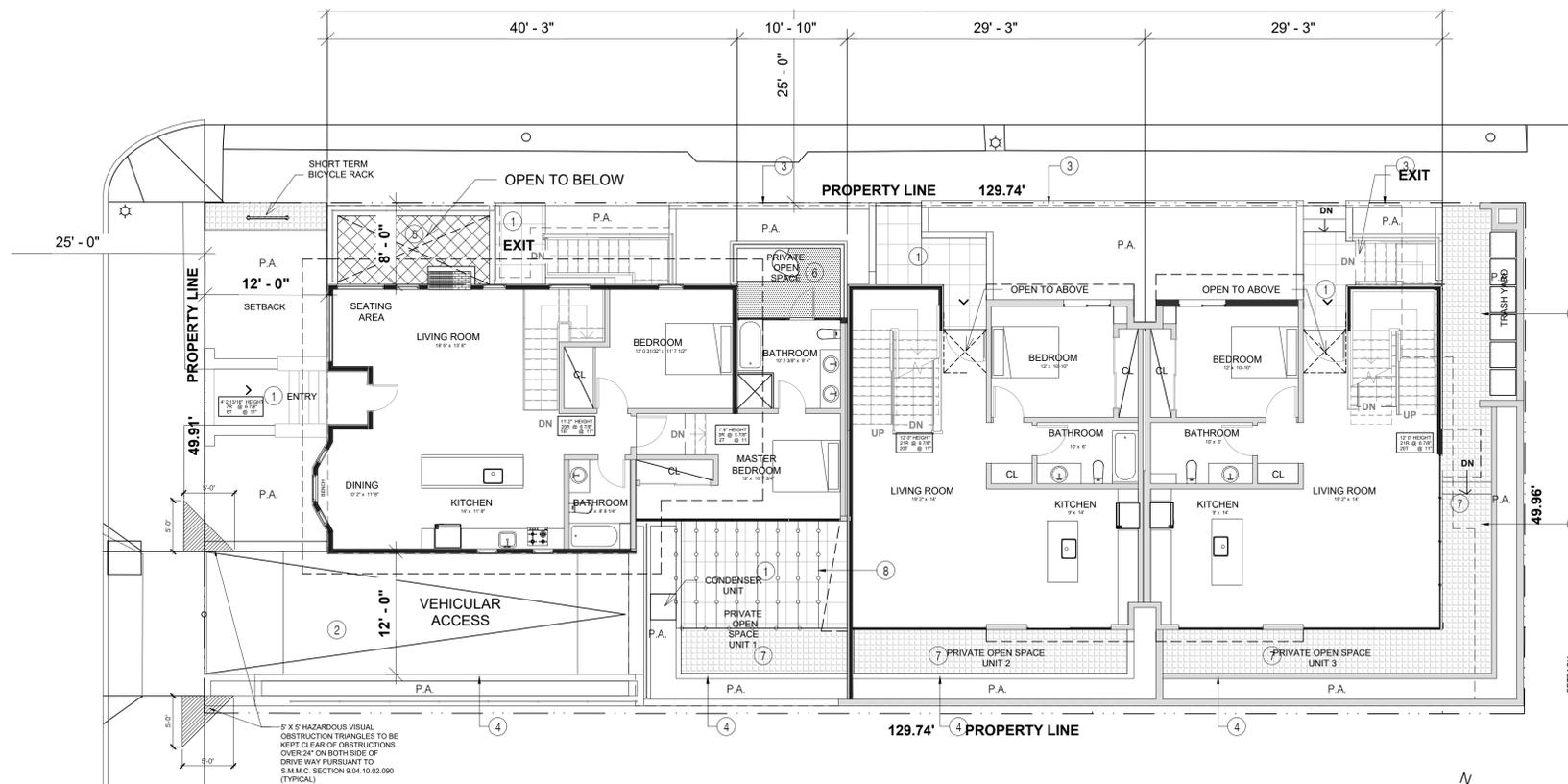
Project Status

2501 2ND STREET
SANTA MONICA, CALIFORNIA 90405
LANDSCAPE COVER SHEET

DRAWN	AHJ/SC
CHECKED	HLA
APPROVED	-
SCALE	AS SHOWN
SHEET	LT-0
DATE	08-01-2019
PROJECT NUMBER	216108



SOLA INC
Landscape Architects
380 N. PALM ST. SUITE B T. 562-905-0800 (Main)
BREA, CA. 92821 F. 562-905-0880
hla@solaninc.com T. 213-383-1788 (Studio)



1 LANDSCAPE CONSTRUCTION PLAN
SCALE: 1/8" = 1'-0"

CALCULATIONS OF PLANTABLE LANDSCAPE AREA		
THIS EXACT TABLE MUST APPEAR ON LANDSCAPE PLANS SUBMITTED TO THE CITY FOR REVIEW (REVISED 5/16/18)		
	PERCENTAGE	SQUARE FEET
A. PARCEL		6500.00
B. COMBINED AREA OF ALL BUILDING FOOTPRINTS		3260.00
C. TOTAL NON-PERMEABLE HARDSCAPE		1623.00
D. TOTAL POOL, SPA, AND POND SERVICE AREA		0.00
E. TOTAL WATER FEATURE(S) SURFACE AREA		0.00
F. TOTAL PLANTABLE LANDSCAPE AREA (A - B - C - D - E)	100%	1617.00
G. TOTAL PERMEABLE HARDSCAPE AREAS	0%	0.00
H. TOTAL PLANTED AREAS (F - G)	100%	1617.00
1. TOTAL AUTO IRRIGATED PLANTED AREAS (HYDROZONE MATRIX)		1617.00
2. TOTAL NON-AUTO IRRIGATED PLANTED AREAS (HAND WATERED AREAS; NOT MULCH, DG OR NON-PLANTED PERMEABLE AREAS)		0.00
I. INCLUDE THE FOLLOWING MEASUREMENTS IN SQUARE FEET AND AS A PERCENTAGE OF THE TOTAL PLANTABLE LANDSCAPE AREA (F) FOR ALL PLANTED AREAS (IRRIGATED AND NON-IRRIGATED) USING PLANT FACTORS AS DEFINED BY ANS/ASABE S623.1 FOR BOTH NEW AND EXISTING PLANT MATERIAL		
a. TOTAL TURFGRASS AND HIGH WATER USE PLANT MATERIAL (COOL/WARM SEASON GRASSES, ANNUALS, BEDDING PLANTS)	0.0%	0.00
b. TOTAL MODERATE WATER USE PLANT MATERIAL (TREES, SHRUBS, VINES, GROUNDCOVERS, HERBACEOUS PERENNIALS, HEDGES)	0.0%	0.00
c. TOTAL LOW AND VERY LOW WATER USE PLANT MATERIAL (DESERT ADAPTED PLANTS)	100.0%	1617.00
d. TOTAL EDIBLE PLANT MATERIAL (DO NOT INCLUDE IN PARTS "a", "b", "c", AND "e"; DECIDUOUS/EVERGREEN FRUIT TREES, VEGETABLE CROPS)	0.0%	0.00
e. TOTAL PLANTED AREA IRRIGATED WITH AN APPROVED ALTERNATIVE WATER SUPPLY (DO NOT INCLUDE IN PARTS "a", "b", "c", AND "d")	0.0%	0.00

- KEYNOTES**
1. PAVING (NON-PERMEABLE SURFACE)
 2. CONC. DRIVEWAY, STAIRS AND PAVING (NON-PERMEABLE SURFACE)
 3. 30" HT. CONC. PLANTER
 4. 24" HT. CONC. PLANTER
 5. JAKOB SYSTEM WIRES W/ VINE PLANTING



6. ZEN GARDEN
7. GRASS PAVE W/ DYMONDIA
8. STRING LIGHTS



REVISIONS	NO.	DATE	DESCRIPTION

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howard laks architects
1545 twelfth street
santa monica, ca 90401
voice : 310-393-4465
fax : 310-393-2230

CONSULTANTS
Project Status

2501 2ND STREET
SANTA MONICA, CALIFORNIA 90405
LANDSCAPE CONSTRUCTION PLAN

DRAWN	AHJ/SC
CHECKED	HLA
APPROVED	-
SCALE	AS SHOWN
SHEET	LC-1
DATE	08-01-2019
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PLANTING NOTES:

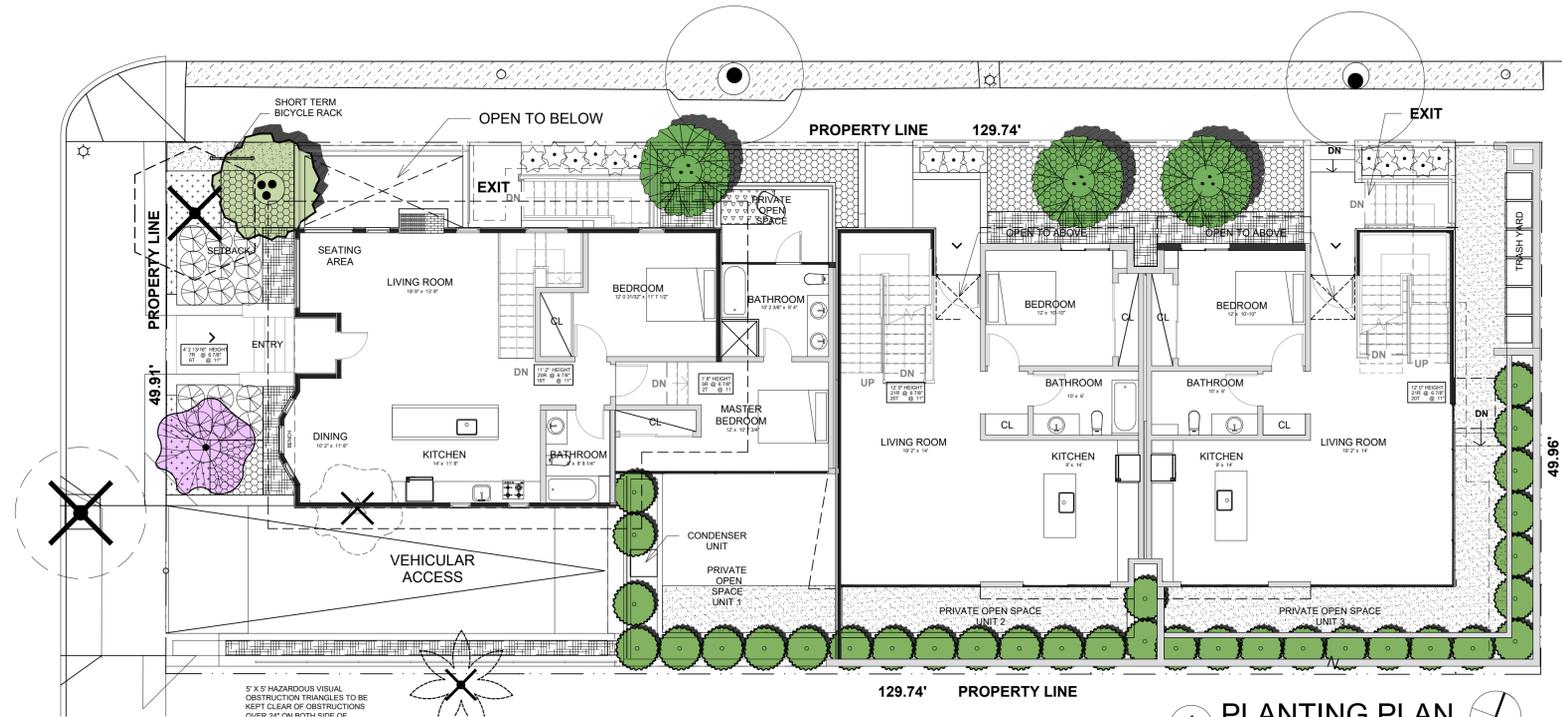
- THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ALL SITE CONDITIONS WHICH PREVENT INSTALLATION PER PLANS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL BE LIABLE FOR REMOVING AND REINSTALLING ALL IRRIGATION EQUIPMENT, AND REPLANTING AREAS WHICH ARE NOT INSTALLED PER PLANS AND SPECIFICATIONS.
- THE IRRIGATION SYSTEM SHALL BE INSTALLED AND TESTED PRIOR TO PLANT MATERIALS.
- TREES AND SHRUBS SHALL BE PLANTED AFTER CONCRETE PLACEMENT, BUT NOT BEFORE THE IRRIGATION COVERAGE TEST HAS BEEN APPROVED (REFER TO SPECIFICATIONS).
- PLACE TREES BETWEEN IRRIGATION HEADS WHEREVER POSSIBLE.
- INSTALL SHREDDED MULCH IN ALL SHRUB AND GROUND COVER AREAS AT A DEPTH OF 2" UNLESS OTHERWISE INDICATED ON THE PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS AND/OR REPLACEMENT OF ANY DAMAGED LANDSCAPE AREAS BEYOND THE LIMIT OF WORK, AS A DIRECT RESULT OF THE LANDSCAPE CONSTRUCTION BY THE CONTRACTOR AND/OR BY HIS SUB-CONTRACTOR. REPLACEMENT ITEMS SHALL BE AN EXACT DUPLICATE OF THE ORIGINAL WORK, UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT.
- CLEAN-UP SHALL TAKE PLACE ON A DAILY BASIS UNLESS OTHERWISE APPROVED BY THE OWNER.
- THE PLANTING PLANS ARE ONLY ACCURATE FOR THE PLANTING LOCATION AND PLANT SIZE. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES BY PLAN CHECK. FENCES, WALLS AND HEDGES SHALL BE LIMITED TO THE MAXIMUM HEIGHTS STATED BELOW WITHIN FRONT SET BACKS. FOR THE PURPOSE OF REGULATING THE HEIGHT OF FENCES, WALLS AND HEDGES, THE FRONT SET BACK AREA SHALL BE CONSIDERED TO BE THE AREA BETWEEN THE FRONT OR STREET SIDE PARCEL LINE AND THE NEAREST BUILDING WALL OR SETBACK LINE, WHICHEVER IS THE SHORTER DISTANCE.

- HEDGES, FENCES AND WALLS: 42 INCHES IN HEIGHT.
- ONE PERGOLA OR SIMILAR FEATURE: 8 FEET IN HEIGHT AND WIDTH AND 3 FEET IN DEPTH. GATES OR DOORS ARE PERMITTED WITHIN THE FRAME OF THE PERGOLAS OR SIMILAR FEATURES.
- ORNAMENTAL ATTACHMENTS ATOP A FENCE OR WALL: 12 INCHES ABOVE THE MAXIMUM HEIGHT LIMIT WITH A MAXIMUM WIDTH OF 12 INCHES FOR EACH ATTACHMENT AND A MINIMUM DISTANCE OF 5 FEET BETWEEN EACH ATTACHMENT.
- A GUARDRAIL MAY EXCEED THE MAXIMUM HEIGHT LIMIT FOR A FENCE OR WALL, BUT ONLY TO THE MAXIMUM EXTENT REQUIRED FOR SAFETY BY THE BUILDING CODE. SAFETY GUARDRAILS MUST BE AT LEAST 50 PERCENT VISUALLY TRANSPARENT ABOVE THE FENCE OR WALL HEIGHT LIMIT.
- FENCES, WALLS AND HEDGES SHALL BE LIMITED TO THE MAXIMUM HEIGHTS STATED BELOW WITHIN SIDE AND REAR SETBACKS.
 - FENCES AND WALLS: 8 FEET
 - HEDGE: 12 FEET, EXCEPT THAT THERE IS NO HEIGHT LIMIT FOR HEDGES ADJACENT TO AND LOCATED WITHIN 10 FEET OF AN ALLEY, MEASURED PERPENDICULARLY FROM THE SIDE OR REAR PROPERTY LINE THAT IS ADJACENT TO THE ALLEY.
- TREES SHALL BE A MINIMUM OF 15 GALLONS IN SIZE WITH ONE-INCH DIAMETER AT BREAST HEIGHT (DBH). NEWLY PLANTED TREES SHALL BE SUPPORTED WITH STAKES OR GUY WIRES. ANY TREE TO BE PLANTED ALONG A PROPERTY LINE OR ADJACENT TO A STRUCTURE SHALL BE NO CLOSER TO SAID PROPERTY LINE OR STRUCTURE THAN 1/2 THE DIAMETER OF THE PARTICULAR SPECIES' DRIP LINE AT MATURITY. MEASURES FROM THE CENTER OF THE TREE.

NOTE TO CONTRACTOR:
AFTER INSTALLATION OF PLANTS, INSTALL 3" OF MULCH MADE FROM SHREDDED REDWOOD, SHREDDED CEDAR, OR USE ARBORIST CHIPS OF CHAPARRAL, PINE OAK ONLY. DO NOT FERTILIZE. AMEND THE SOIL WITH DECOMPOSED ORGANIC MULCH AMENDMENT IF REQUIRED.

2ND STREET

MILLS STREET



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

PLANTING LEGEND



TREES	SIZE & QUAN.	IG	PLANT FACTOR	PLANT CATEGORY	SIZE @ PLANTING	SIZE @ MATURITY	SHRUB & GROUND COVER	SIZE & QUAN.	PLANT FACTOR	PLANT CATEGORY	SIZE @ PLANTING	SIZE @ MATURITY
OLEA EUROPAEA 'MAJESTIC BEAUTY' FRUITLESS OLIVE TREE	24" BOX/ 1 EA.	2	L/ 0.3	DESERT ADAPTED TREE	4.5'-6' HT. & 3'-4' W.	<25' HT. & <25' W.	ANIGOZANTHOS FLAVIDUS BIG RED KANGAROO PAW	5 GAL @/ 15 EA.	L/ 0.3	DESERT ADAPTED SHRUB	14'-30" HT. & 10'-14" W.	5'-6' HT. & 2' W.
ARBUTUS MARINA MULTI STRAWBERRY TREE	24" BOX/ 3 EA.	2	L/ 0.3	DESERT ADAPTED TREE	9'-10' HT. & 2.5'-3' W.	8'-20' HT. & 8'-20' W.	YUCCA FILAMENTOSA 'BRIGHT EDGE' BRIGHT EDGE YUCCA	5 GAL @/ 14 EA.	L/ 0.3	DESERT ADAPTED SHRUB	10'-12" HT. & 12'-14" W.	2.5' HT. & 5' W.
TABEBUIA IMPETIGINOSA PINK TRUMPET TREE	24" BOX/ 1 EA.	1	M/ 0.5	TREE	10'-12' HT. & 2.5'-3' W.	20'-30' HT. & 10'-20' W.	WESTRINGIA FRUTICOSA COAST ROSEMARY (MAINTAIN 42" HT. MAXIMUM IN THE FRONTYARD SETBACK PER CITY OF SANTA MONICA REQUIREMENT)	5 GAL @24" O.C./ 50 EA.	L/ 0.3	DESERT ADAPTED SHRUB	12'-14" HT. & 12'-14" W.	3'-6' HT. & 5'-8' W.
LAURUS NOBILIS SWEET BAY (MAINTAIN 8' HT. MAXIMUM IN THE FRONTYARD SETBACK PER CITY OF SANTA MONICA REQUIREMENT)	15 GAL/ 26 EA.	2	L/ 0.3	DESERT ADAPTED TREE	6'-7' HT. & 1'-2' W.	15'-25' HT. & 10'-15' W.	MUHLENBERGIA CAPILLARIS PINK MUHLY	1 GAL @ 18" O.C./ 123 EA.	L/ 0.3	DESERT ADAPTED SHRUB	6'-10" HT. & 4'-6" W.	2' HT. & 2'-3' W.
EXISTING STREET TREE (MELALEUCA) TO REMAIN							SENECIO MANDRALISCAE KLEINIA	1 GAL @ 18" O.C./ 168 EA.	L/ 0.3	DESERT ADAPTED GROUND COVER	4'-6" HT. & 4'-6" W.	1'-2' HT. & 2'-3' W.
TO BE REMOVED AND RELOCATED OFF-SITE							OPHIPOGON JAPONICUS NANUS DWARF MONDO GRASS	4" POT @ 12" O.C./ 13 EA.	M/ 0.5	GROUND COVER	1'-2" HT. & 5'-6" W.	4'-6" HT. & 5' W.
EXISTING TREE (PINE) TO BE REMOVED							CAREX PANSA CALIFORNIA MEADOW SEDGE	PLUG @ 12" O.C./ 328 EA.	M/ 0.5	GROUND COVER	3'-4" HT. & 4' W.	1' HT. & 2' W.
EXISTING TREE (MAGNOLIA) TO BE REMOVED							DYMONDIA MARGARETAE DYMONDIA	FLAT @ 12" O.C./ 7 EA.	L/ 0.3	DESERT ADAPTED GROUND COVER	2' HT. & 4' W.	2' HT. & 20' W.
EXISTING STREET TREE TO BE REMOVED												

"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"



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REGISTERED LANDSCAPE ARCHITECT
STATE OF CALIFORNIA
2-28-2022
08-01-2019

REVISIONS

NO.	DATE	DESCRIPTION

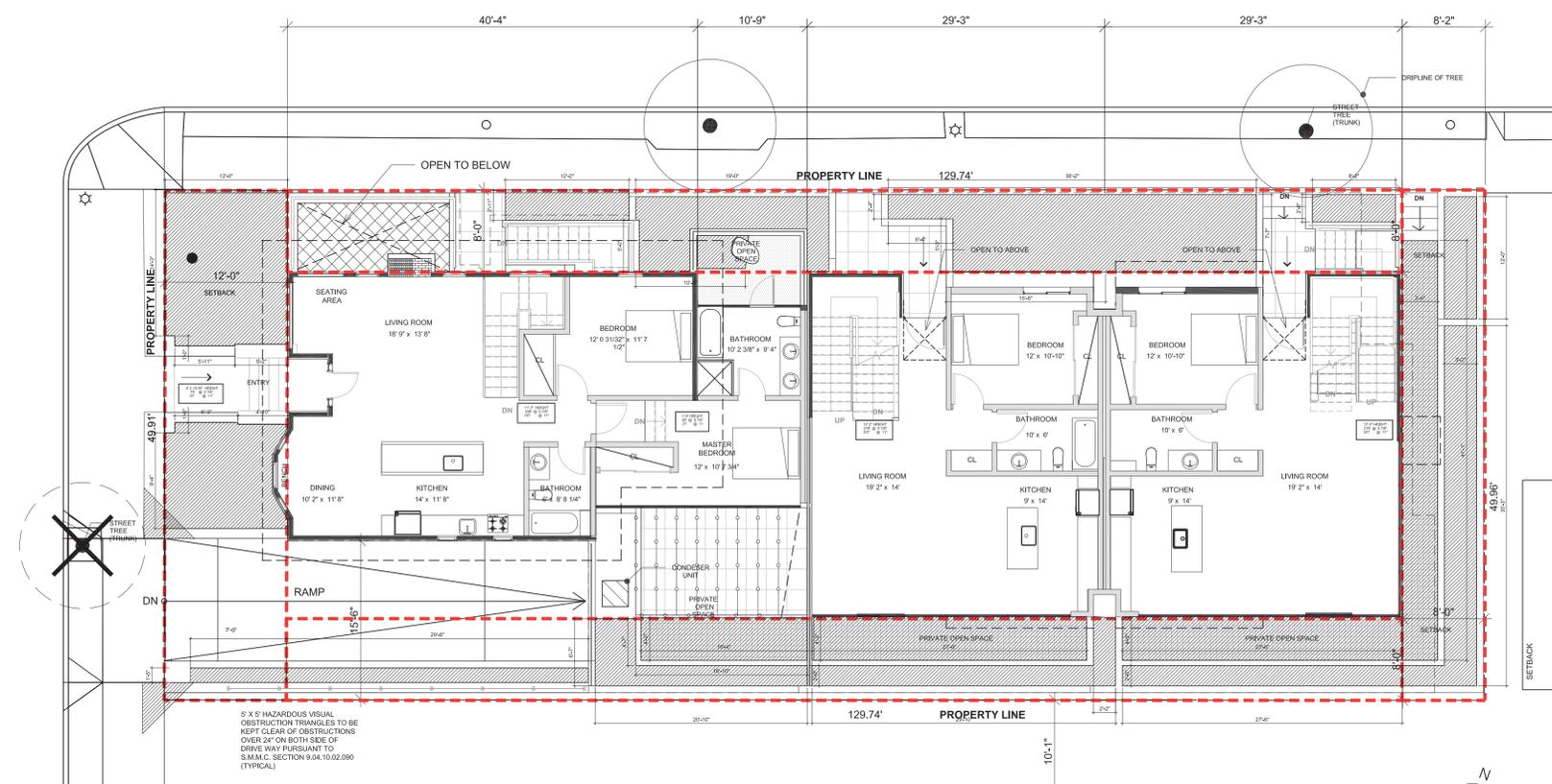
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CONSULTANTS

Project Status

2501 2ND STREET
SANTA MONICA, CALIFORNIA 90405
PLANTING PLAN - FIRST FLOOR

DRAWN AHJ/SC
CHECKED HLA
APPROVED
SCALE AS SHOWN
SHEET LP-1
DATE 08-01-2019
PROJECT NUMBER 216108



1 PLANTING AREA TABULATION PLAN
SCALE: 1/8" = 1'-0"

REQUIRED LANDSCAPE AREA	
PARCEL AREA:	6,479 SF.
MINIMUM LANDSCAPE AREA REQUIRED:	1,620 SF. (25%)
LANDSCAPE AREA PROVIDED:	2,038 SF. (32%)
FRONT YARD:	
TOTAL FRONTYARD AREA: (12' x 49'-10" = 598 SF. x 50% = 299 SF. LANDSCAPING REQUIRED)	
LANDSCAPE AREA PROVIDED =	311 SF. (52%)
NORTH SIDYARD:	
TOTAL SIDYARD AREA: (8' x 110' = 880 SF. X 50% = 440 SF. LANDSCAPING REQUIRED)	
LANDSCAPE AREA PROVIDED =	466 SF. (53%)
SOUTH SIDYARD:	
TOTAL SIDYARD AREA: (8' x 110' = 880 SF. X 50% = 440 SF. LANDSCAPING REQUIRED)	
LANDSCAPE AREA PROVIDED =	492 SF. (56%)
REAR YARD:	
TOTAL REAR YARD AREA: (8' x 49'-10" = 399 SF. x 50% = 200 SF. LANDSCAPING REQUIRED)	
LANDSCAPE AREA PROVIDED =	308 SF. (77%)

PROPOSED LANDSCAPE AREA

REVISIONS NO.	DATE	DESCRIPTION

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santa monica, ca 90401
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CONSULTANTS

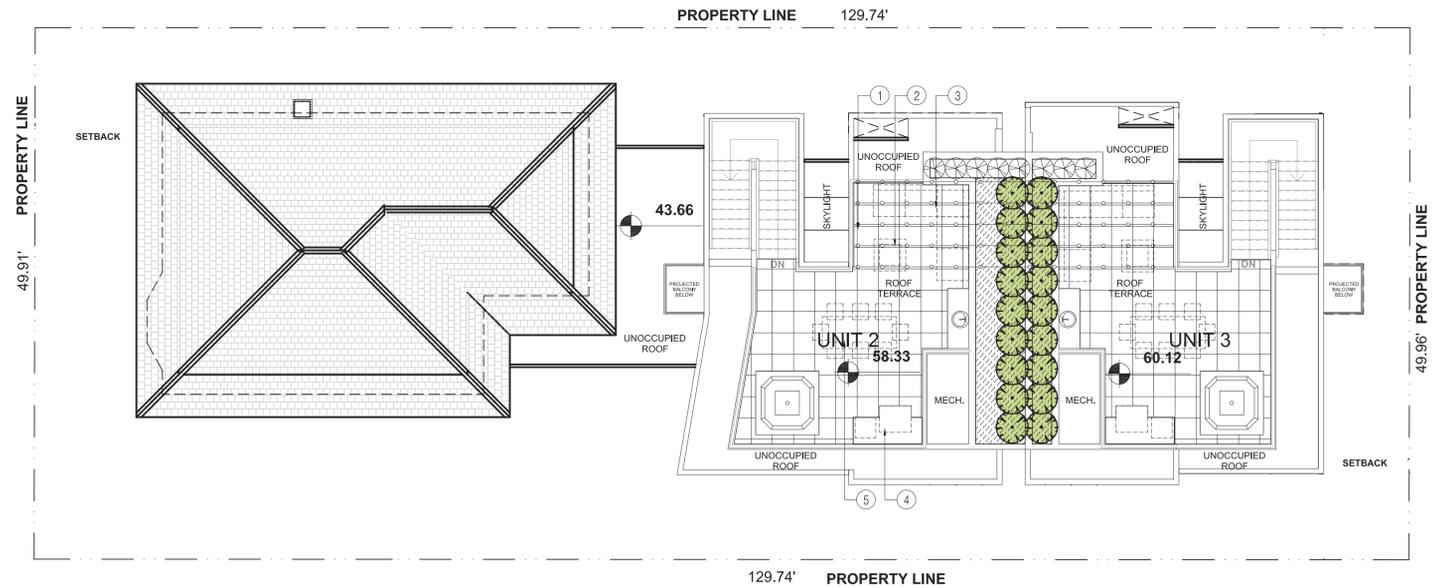
Project Status

2501 2ND STREET
SANTA MONICA, CALIFORNIA 90405
PLANTING PLAN - FIRST FLOOR

DRAWN	AHJ/SC
CHECKED	HLA
APPROVED	
SCALE	AS SHOWN
SHEET	LP-1A
DATE	08-01-2019
PROJECT NUMBER	216108



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1 PLANTING PLAN - ROOF FLOOR
SCALE: 1/8" = 1'-0"

PLANTING LEGEND					
SHRUB & GROUND COVER	SIZE & QUAN.	PLANT FACTOR	PLANT CATEGORY	SIZE @ PLANTING	SIZE @ MATURITY
PITTOSPORUM TENUIFOLIUM 'MAJORIE CHANNON' VARIEGATED KOHUUHU	15 GAL./ 18 EA.	M/ 0.5	SHRUB	2.5'-3.5' HT. & 18"-24" W.	8'-12' HT. & 6'-8' W.
ANIGOZANTHOS FLAVIDUS 'BIG RED' KANGAROO PAW	5 GAL./ 8 EA.	L/ 0.3	DESERT ADAPTED SHRUB	14"-30" HT. & 10"-14" W.	5'-6" HT. & 2' W.
ARMERIA MARITIMA COMMON SEATHRIFT	1 GAL.@ 12" O.C./ 163 EA.	M/ 0.5	GROUND COVER	1'-2" HT. & 6" W.	1/2'-1" HT. & 1' W.

- KEYNOTES**
1. STRING LIGHT
 2. FIREPIT
 3. OUTDOOR SOFA
 4. BBQ. BAR
 5. OUTDOOR DINING TABLE & CHAIRS



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REVISIONS	NO.	DATE	DESCRIPTION

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CONSULTANTS

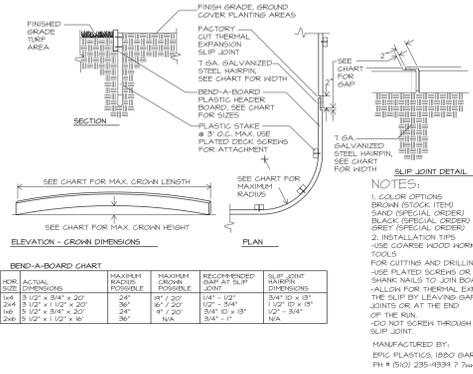
Project Status

2501 2ND STREET
SANTA MONICA, CALIFORNIA 90405
PLANTING PLAN - ROOF FLOOR

DRAWN AHJ/SC
CHECKED HLA
APPROVED
SCALE AS SHOWN
SHEET LP-2
DATE 08-01-2019
PROJECT NUMBER 216108

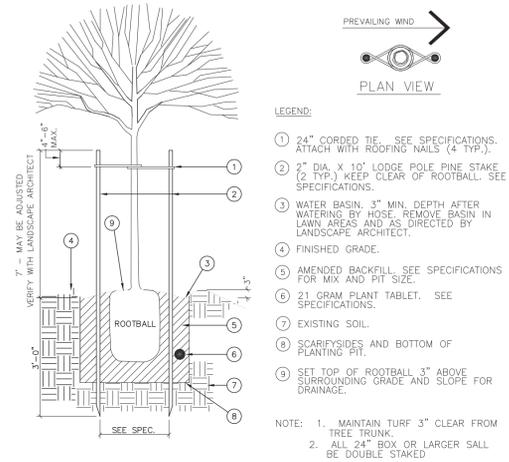
LANDSCAPE PLANTING NOTES

1. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL LABOR, EQUIPMENT, MATERIALS AND SERVICES FOR THE COMPLETE INSTALLATION AS DESCRIBED BY THE LANDSCAPE DRAWINGS.
2. ANY DEVIATION FROM THE PLAN IS TO HAVE PRIOR WRITTEN APPROVAL BY THE OWNER OR HIS REPRESENTATIVE.
3. THE LANDSCAPE CONTRACTOR IS TO REMOVE ALL WEEDS AND OR GRASSES (INCLUDING THE ROOTS) EXISTING IN THE PROPOSED GROUND COVER AREA.
4. THE PROPOSED GROUND COVER AREA SHALL RECEIVE THE PRE-EMERGENT HERBICIDE SURFLAN 75W PER MANUFACTURER'S INSTRUCTIONS. APPLICATION OF THIS HERBICIDE SHALL BE DONE BY PERSONNEL LICENSED TO HANDLE AGRICULTURAL CHEMICALS.
5. FINISH GRADING OTHER THAN THAT NOTED ON THE LANDSCAPE CONTRACTOR FINISH GRADING WILL CONSIST OF RACKING ALL AREAS TO A SMOOTH GRADE, LOOSENING TO THE SOIL TO A DEPTH OF 6" AND REMOVING ALL ROCKS OR CLODS OF 2" DIAMETER IS INCLUDED. FINISH GRADE IS TO BE 2" BELOW TOP OF ADJACENT CURBS AND SIDEWALKS.
6. ALL LANDSCAPE AREAS ARE TO RECEIVE AN EVEN APPLICATION OF 6 CUBIC YARDS OF NITROGEN MINERALIZED STABILIZED WOOD SAWDUST, 30 POUNDS OF 6N-20P-20K FERTILIZER, 10 LB. OF SOIL SULFUR FOR EACH 1,000 SQUARE FEET. THE ABOVE AMENDMENTS ARE TO BE INCORPORATED UNIFORMLY INTO THE TOP 6" OF SOIL.
7. ALL ROCK OR UNBROKEN SOIL CLODS OVER 1" IN DIAMETER BROUGHT TO THE SURFACE ARE TO BE REMOVED FROM THE SITE.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE HORTICULTURAL SOILS FERTILITY REPORT PRIOR TO SOIL PREPARATION AND PLANT INSTALLATION. SOIL CONDITIONING AMENDMENTS AND PLANTING BACKFILL MIXES SHALL BE IN ACCORDANCE TO SOIL AND PLANT LAB RECOMMENDATIONS. SOIL AND PLANT LAB: (714)-282-8777, 4741 East Hunter Ave. Suite A, Anaheim, CA 92807
9. GROUNDCOVERS ARE TO BE PLANTED SO THAT AFTER SETTLING, THE CROWN OF THE PLANT IS EVEN WITH FINISH GRADE, ROOTS FULLY COVERED WITH SOIL AND FIRMED.
10. WATERING OF PLANTS IS TO TAKE PLACE IMMEDIATELY AFTER PLANTING.
11. MULCH ALL SHRUB AND GROUNDCOVER AREAS WITH A 2" LAYER OF 1/2" TO 3/4" REDWOOD BARK.
12. AT THE COMPLETION OF ALL PLANTING OPERATIONS, THE PREMISES ARE TO BE LEFT NEAT AND CLEAN. ALL SURPLUS MATERIALS, NURSERY TAGS AND WASTE ARE TO BE REMOVED FROM THE SITE.
13. THE LANDSCAPE CONTRACTOR IS TO MAINTAIN ALL LANDSCAPE AREAS FOR A PERIOD OF THIRTY CALENDAR DAYS FROM THE DATE OF COMPLETION, ESTABLISHED BY THE OWNER OR HIS REPRESENTATIVE. ALL AREAS ARE TO BE KEPT WELL WATERED, FREE OF GRASSES AND TRASH DURING THIS MAINTENANCE PERIOD.
14. AN APPLICATION OF FERTILIZER (16% NITROGEN, 6% PHOSPHORIC, 8% POTASH) IS TO BE MADE JUST PRIOR TO THE COMPLETION OF THE MAINTENANCE PERIOD, OR AT 30 DAYS INTERVALS IF MAINTENANCE PERIOD IS GREATER THAN 30 DAYS.
15. ALL TREES, SHRUBS AND PLANT MATERIAL (OTHER THAN FLATTED MATERIAL) LESS THAN 15 GALLON SIZE SHALL BE GUARANTEED FOR A PERIOD OF 1 MONTH; 15 GALLON SIZE SHALL BE GUARANTEED FOR A PERIOD OF 90 DAYS. ALL MATERIAL LARGER THAN 15 GALLON SIZE SHALL BE GUARANTEED FOR A PERIOD OF 1 YEAR.
16. PROVIDE 1" LAYER WOOD BARK MULCH IN ALL SHRUB AND GROUND COVER AREAS.



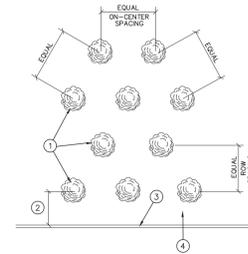
PLASTIC EDGING
SCALE: N.T.S.

4



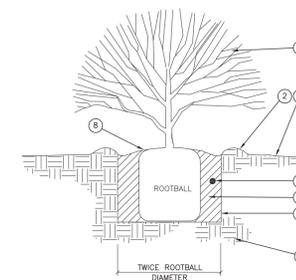
TREE PLANTING-DOUBLE STAKING
SCALE: N.T.S.

1



SHRUBS/ GROUNDCOVER PLANTING
SCALE: N.T.S.

2



SHRUBS PLANTING
SCALE: N.T.S.

3

REVISIONS	NO.	DATE	DESCRIPTION

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fax : 310-393-2230

CONSULTANTS

Project Status

2501 2ND STREET
SANTA MONICA, CALIFORNIA 90405
PLANTING DETAILS

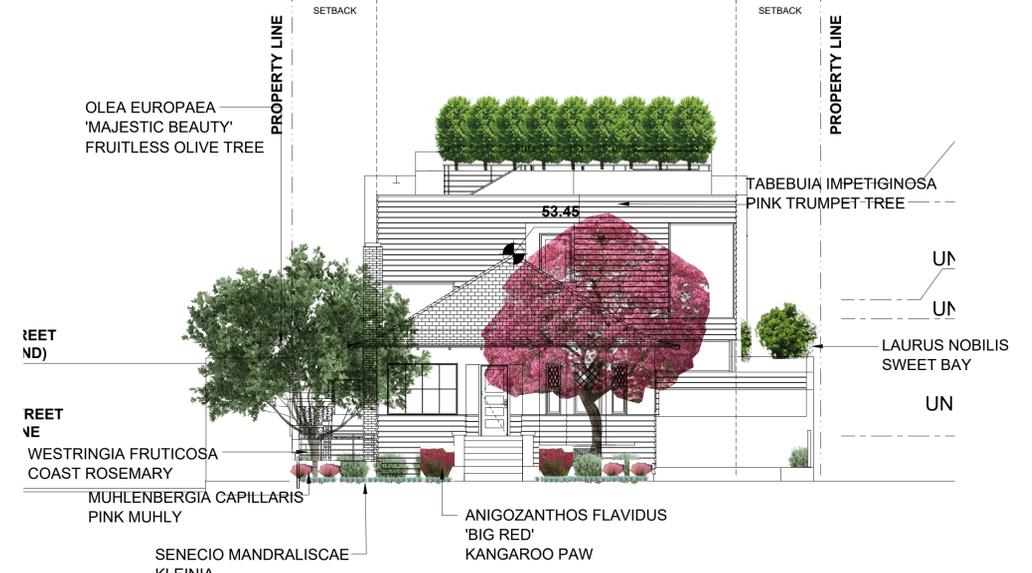
DRAWN	AHJ/SC
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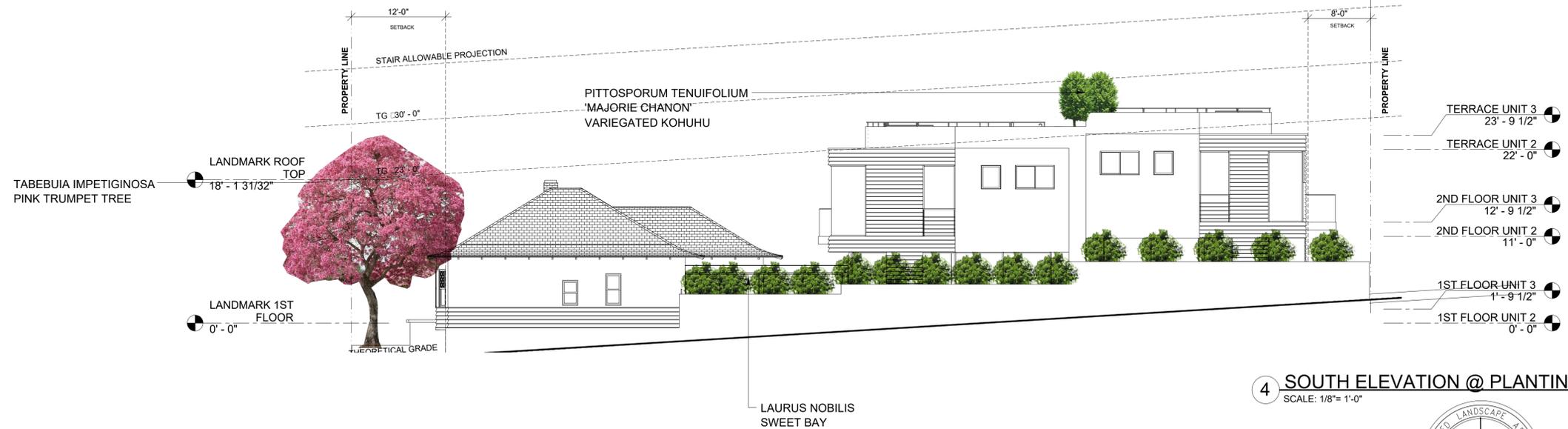
2 REAR ELEVATION @ PLANTING
SCALE: 1/8" = 1'-0"



1 FRONT ELEVATION @ PLANTING
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION @ PLANTING
SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION @ PLANTING
SCALE: 1/8" = 1'-0"

REVISIONS	NO.	DATE	DESCRIPTION

hla

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CONSULTANTS

Project Status

2501 2ND STREET
SANTA MONICA, CALIFORNIA 90405
LANDSCAPE ELEVATION @ PLANTING

LE-1

DRAWN AHJ/SC
CHECKED HLA
APPROVED
SCALE AS SHOWN
SHEET

DATE 08-01-2019
PROJECT NUMBER 216108

REGISTERED LANDSCAPE ARCHITECT
STATE OF CALIFORNIA

SQLA, INC
Landscape Architects

380 N. PALM ST., SUITE B 1, 562-905-0800 (Main)
BREA, CA, 92821 F. 562-905-0880
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PITTOSPORUM TENUIFOLIUM
'MAJORIE CHANON'
VARIEGATED KOHUHU

LAURUS NOBILIS
SWEET BAY



UNIT 3 - ROOF DECK
60.12

UNIT 3 - 2ND F.F.
49.12

UNIT 3 - GROUND
F.F.
38.12

OLEA EUROPAEA
'MAJESTIC BEAUTY'
FRUITLESS OLIVE TREE

WESTRINGIA FRUTICOSA
COAST ROSEMARY
MUHLENBERGIA CAPILLARIS
PINK MUHLY

SENECIO MANDRALISCAE
KLEINIA

ANIGOZANTHOS FLAVIDUS
'BIG RED'
KANGAROO PAW

LAURUS NOBILIS
SWEET BAY

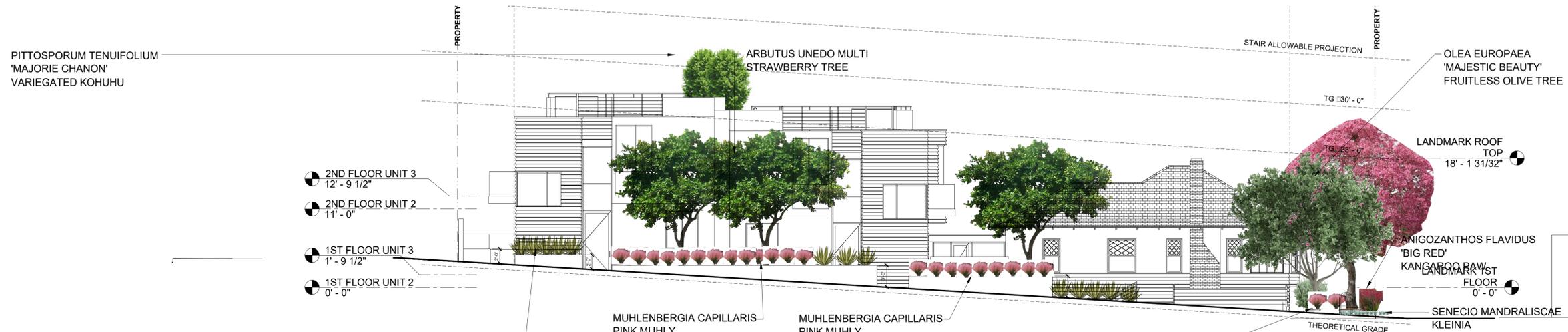
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2 REAR ELEVATION @ 2 YRS MATURITY
SCALE: 1/8"= 1'-0"

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



2ND FLOOR UNIT 3
12' - 9 1/2"

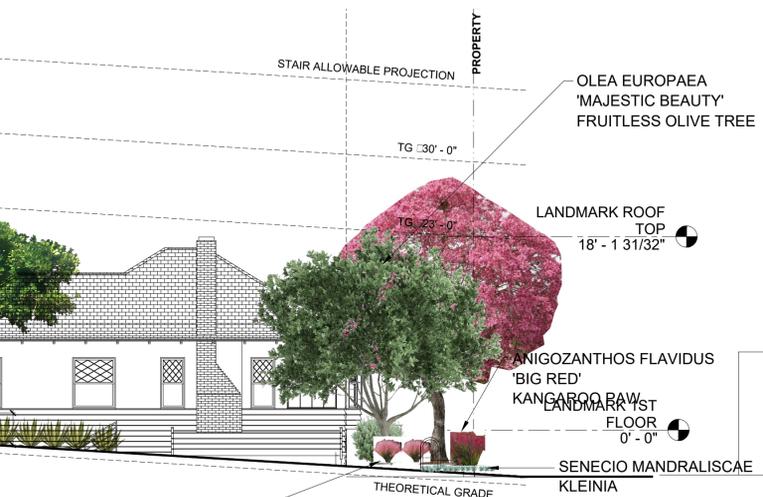
2ND FLOOR UNIT 2
11' - 0"

1ST FLOOR UNIT 3
1' - 9 1/2"

1ST FLOOR UNIT 2
0' - 0"

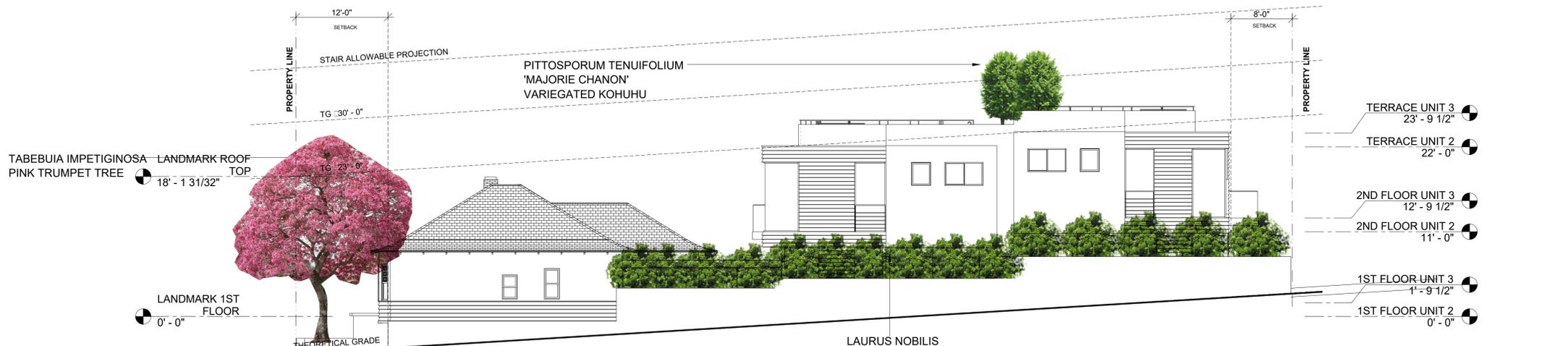
1 FRONT ELEVATION @ 2 YRS MATURITY
SCALE: 1/8"= 1'-0"

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



3 NORTH ELEVATION @ 2 YRS MATURITY
SCALE: 1/8"= 1'-0"

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



TERRACE UNIT 3
23' - 9 1/2"

TERRACE UNIT 2
22' - 0"

2ND FLOOR UNIT 3
12' - 9 1/2"

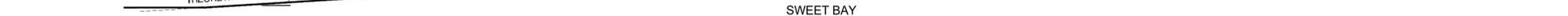
2ND FLOOR UNIT 2
11' - 0"

1ST FLOOR UNIT 3
1' - 9 1/2"

1ST FLOOR UNIT 2
0' - 0"

4 SOUTH ELEVATION @ 2 YRS MATURITY
SCALE: 1/8"= 1'-0"

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



LAURUS NOBILIS
SWEET BAY

REVISIONS	NO.	DATE	DESCRIPTION

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Project Status

2501 2ND STREET
SANTA MONICA, CALIFORNIA 90405
LANDSCAPE ELEVATION @ 2 YRS MATURITY

LE-2

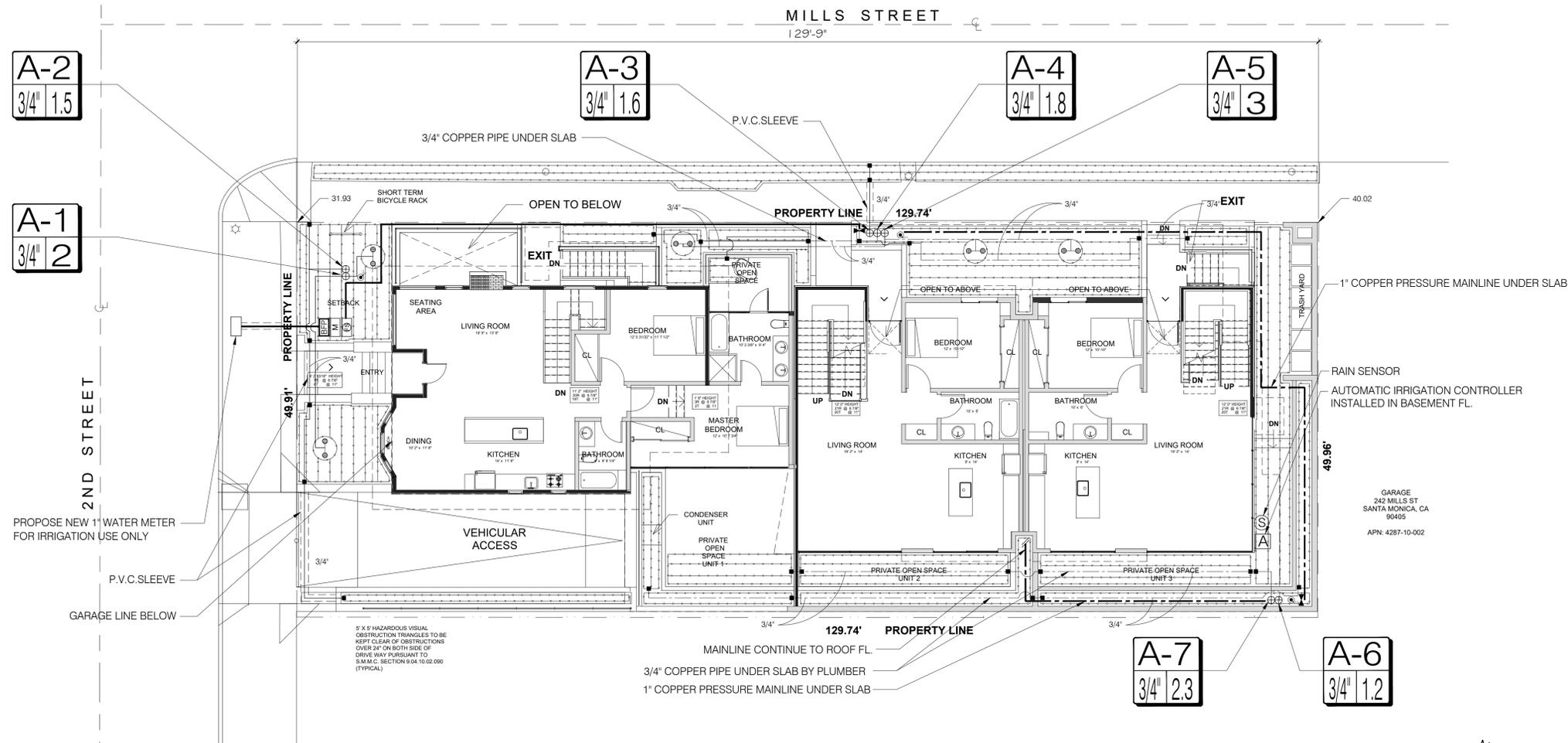
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IRRIGATION LEGEND

- 1" COPPER PRESSURE MAINLINE UNDER SLAB BY PLUMBER
 - 1" PRESSURE MAINLINE - SCH. 40 IPS PVC W/ P.V.C. SLEEVE UNDER IN PAVING
 - COPPER PIPE UNDER SLAB BY PLUMBER (SIZE PER PLAN)
 - NON-PRESSURE LATERAL - SCH. 40 IPS PVC (SIZE PER PLAN)
 - P.V.C. SLEEVE (UNDER IN PAVING), SCH. 40 P.V.C. 2X DIA. OF PIPE. INSTALL SLEEVE UNDER ALL PAVEMENT. (PER PLAN) PLACE WIRES IN MAINLINE SLEEVE
 - RAINBIRD LANDSCAPE DRIP XF SERIES XFS-06-18 (SUB SURFACE)
OPERATING RANGE
PRESSURE: 30 PSI
FLOW RATES: 0.6 GPH.
 - MASTER VALVE RAIN BIRD 1" BRASS VALVE EFB-CP SERIES
 - REDUCED PRESSURE BACKFLOW FEBCO 825-Y 1"
 - FLOW SENSOR RAIN BIRD FS100B 1" BRASS TEE FLOW SENSOR
 - GATE VALVE-1"
 - ROOT ZONE WATERING SYSTEM RAINBIRD RWS-B-C-1402 (0.5 GPM)
OPERATING RANGE
PRESSURE: 30 PSI
FLOW RATES: 0.5 GPM.
 - LOW FLOW CONTROL ZONE KITS W/ PR FILTER RAINBIRD XCZ-075-PRF
 - QUICK COUPLER VALVE - RAINBIRD 33 DRC-3/4"
 - WEATHER-BASED AUTOMATIC IRRIGATION CONTROLLER RAINBIRD ESP-SMTe SMART CONTROL INSTALL METAL CABINET W/ ET MANAGER (PER LAMC. 4.304.1)
 - RAINBIRD RSD SERIES RAIN SENSOR (PER LAMC. 4.304.1)
- VALVE SEQUENCE
A-1 G.P.M.
A-2
A-3
A-4
A-5
A-6
A-7

CONSTRUCTION NOTES

1. WATER METER AND SERVICE LINE SHALL BE A MINIMUM SIZE OF 1".
2. CONTRACTOR SHALL CONFIRM WATER PRESSURE PRIOR TO INSTALLING THE IRRIGATION SYSTEM. SHALL REQUEST PLAN CHANGE IF PRESSURE IS LOWER THAN THE DESIGN RATING.
3. RIGID PIPE, COPPER TYPE "K" AND/OR BRONZE PIPE SHALL CONNECT THE BACK FLOW TO THE SERVICE LINE.
4. CONTRACTOR SHALL CONTACT UNDERGROUND MODIFICATION SERVICE, "DIG ALERT," PRIOR TO ANY UNDERGROUND ACTIVITY AND REQUEST DRAWINGS OF THE EXISTING SITE UTILITIES.
5. OWNER SHALL PROVIDE AN 1" GATE VALE AT THE EXISTING WATER SERVICE FOR THE IRRIGATION MAINLINE POINT OF CONNECTION (P.O.C).
6. OWNER SHALL PROVIDE 120 VOLT ELECTRICAL POWER OUTLET AT THE IRRIGATION CONTROLLER LOCATION, CONTRACTOR SHALL MAKE FINAL ELECTRICAL CONNECTION TO THE CONTROLLER.
7. CONTRACTOR SHALL ADHERE TO ALL CAL OSHA REQUIREMENTS, AND PROTECT THE PUBLIC FROM HIS CONSTRUCTION ACTIVITIES.
8. ALL WORK SHALL COMPLY WITH THE LATEST UNIFORM PLUMBING CODES AS WELL AS LOCAL ORDINANCES.
9. CONTRACTOR SHALL PULL ALL WIRES THROUGH CONDUIT FROM STREET LEVEL TO PODIUM LEVEL.
10. ALL CONDUITS SHALL BE COORDINATED WITH GENERAL CONTRACTOR
11. SUBSLAB COPPER PIPES SHALL BE PROVIDED BY PLUMBING CONTRACTOR W/STUB OUT AT PLANTERS.
12. ELECTRICAL CONDUITS FOR CONTROL WIRES TO CONTROLLERS SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR.
13. LANDSCAPE CONTRACTOR SHALL PULL WIRES THROUGH EXISTING CONDUIT FROM CONTROLLER LOCATION TO EACH REMOTE CONTROL VALVE ABOVE SLAB.
14. CONTRACTOR SHALL COORDINATE ALL UNDER SLAB WORK WITH GENERAL CONTRACTOR PRIOR TO COMMENCING ANY WORK

NOTES:
 --PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
 --CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.

AVAILABLE STATIC WATER PRESSURE: LOW 85, HIGH 95 @ POINT OF CONNECTION

SITE AVERAGE SLOPE: 6%

1 IRRIGATION PLAN 1ST FLOOR

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

IRRIGATION NOTES

1. IRRIGATION PLAN IS DIAGRAMATIC. ALL PIPING AND IRRIGATION IMPROVEMENTS SHALL BE LOCATED IN PLANTING AREAS WHEREVER POSSIBLE.
2. DO NOT INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN THE FIELD CONDITIONS ARE OBVIOUS. THAT OBSTRUCTIONS, GRADE DIFFERENCE AND AREA DIMENSIONS ARE NOT ACCURATE. SUCH DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
3. VALVE BOXES SHALL BE LOCATED 12" FROM THE EDGE OF CURB, WALKWAYS AND VALVE BOXES SHALL BE A MINIMUM OF 12" APART.
4. PROVIDE MINIMUM 18" COVER FROM FINISH GRADE TO TOP OF PIPE, PRESSURE PIPE (MAINLINE), AND 12" COVER FOR NON PRESSURE PIPE, LATERAL LINE.
5. ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ON TO WALKS, ROADS, AND/OR BUILDINGS INCLUDING SELECTING THE BEST DEGREE OF ARC TO FIT THE EXISTING SITE CONDITIONS.
6. CONTROL WIRES SHALL BE BUNDLED WITH ELECTRICAL TAPE AT 10 FT. ON CNETER AND BURIED BENEATH THE MAINLINE.
7. WIRE CONNECTIONS, ALL SPLICES SHALL BE MADE WITH PENTILE ON EQUAL WIRE CONNECTORS IN VALVE BOXES ONLY.
8. ROUTE ONE EXTRA WIRE WITH A COLOR DIFFERENT THAN THE CONTROL AND COMMON WIRES. ALL WIRE RUN TO FOLLOW MAINLINE.
9. TRENCHES SHALL BE COMPACTED AND/ OR JETTED TO PREVENT SETTLEMENT.
10. IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE:
 A: PRESSURE TEST MAINLINE UNDER HYDROSTATIC PRESSURE OF 150 PSI FOR A MINIMUM OF 2 HOURS. CONTRACTOR MAY CENTER-LOAD PIPE WITH BACKFILL TO PREVENT ARCHING OR SLIPPING OF PIPE. ALL JOINTS SHALL REMAIN EXPOSED FOR INSPECTION.
 B: COVERAGE TEST, SHALL BE PERFORMED TO DETERMINE IF THE COVERAGE IS COMPLETE AND ADEQUATE.
11. CONTRACTOR SHALL GUARANTEE WORK AGAINST DEFECTIVE INSTALLATION AND FAULTY PARTS FOR PERIOD OF 12 MONTHS.



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 IRRIGATION PLAN 1ST FLOOR

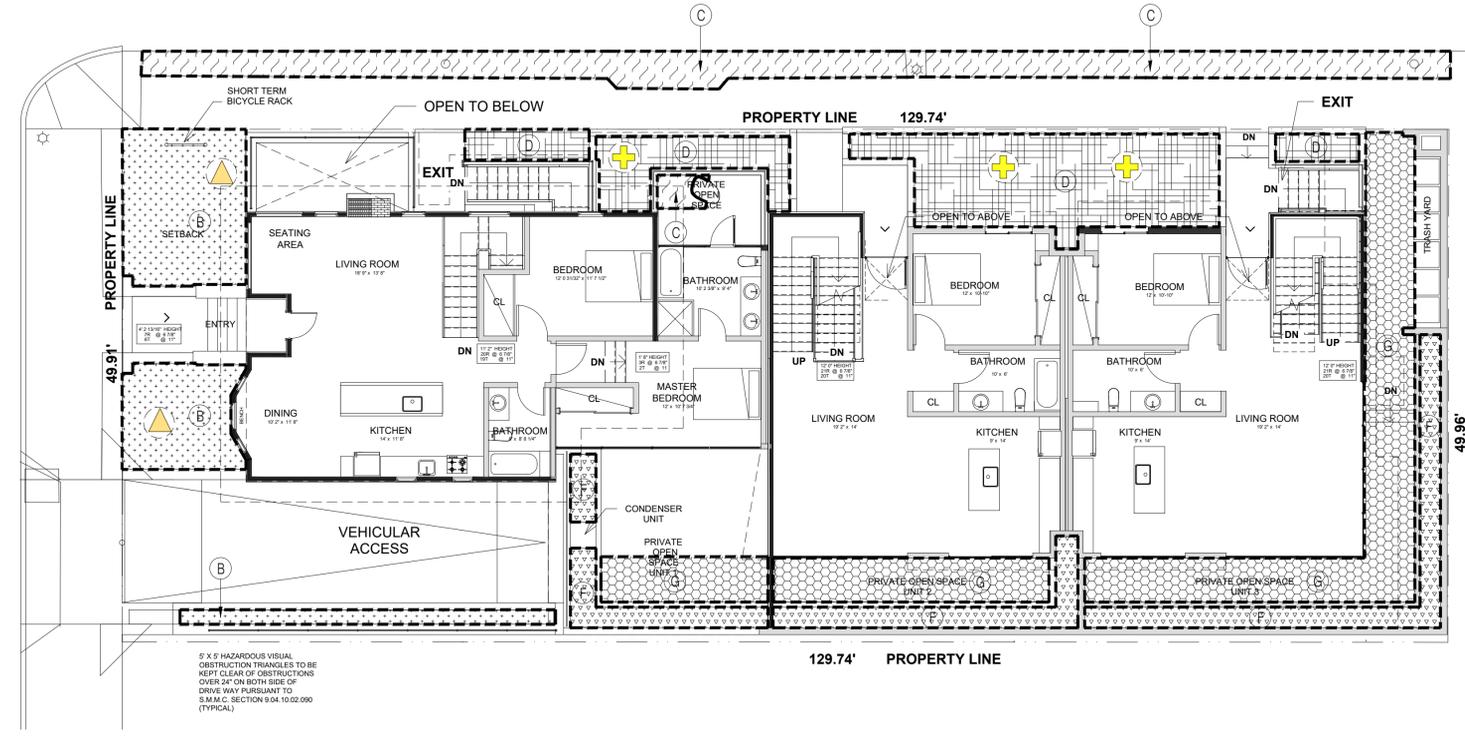
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APPROVED	-
SCALE	AS SHOWN
SHEET	LI-1
DATE	08-01-2019
PROJECT NUMBER	216108

LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE

- 1. MAINTENANCE PERIOD:** THE MAINTENANCE PERIOD SHALL BE FOR 90 CALENDAR DAYS BEGINNING ON THE DAY OF THE CHECK INSPECTION AFTER ALL WORK HAS BEEN INSTALLED AND APPROVED BY THE LANDSCAPE
- 2. GENERAL:** THE GENERAL CARE AND MAINTENANCE OF ALL AREAS SHALL CONSIST OF PROPER WATERING, FERTILIZATION, WEEDING, RODENT CONTROL, CLEANUP, ETC.
- 3. SAFETY:** ALL PLANT MATERIALS SHALL BE CHECKED AND MAINTAINED AS REQUIRED IN AN ONGOING PROGRAM TO ASSURE A SAFE ENVIRONMENT
- 4. WATERING:** WATER ALL PLANTINGS TO ASSURE COMPLETE GERMINATION OF ALL SEEDED AREAS AND CONTINUED GROWTH OF THE PLANTS. AREAS THAT DO NOT HAVE ADEQUATE IRRIGATION COVERAGE OR WHICH MAY REQUIRE ADDITIONAL DEEP WATERING SHALL BE WATERED BY HAND AS REQUIRED.
- 5. IRRIGATION COVERAGE:** ADJUST ALL IRRIGATION HEADS IN EACH AREA AND ZONE OF EXPOSURE SO THAT THE OPTIMUM AMOUNT OF WATER IS APPLIED AT THE PROPER TIMES WITHOUT OVERTHROW ONTO WALLS, WALKS, ETC.
- 6. CULTIVATING AND WEEDINGS:** CULTIVATE AND WEED ALL PLANTED AREAS AT REGULAR INTERVALS NOT TO EXCEED 15 DAYS. EXERCISE CARE WHEN CULTIVATING TO AVOID DAMAGE TO ROOTS OF THE GROWING PLANTS.
- 7. CHEMICAL HERBICIDES:** A CERTIFIED TECHNICIAN SHALL APPLY CHEMICAL HERBICIDES TO CONTROL WEEDS AT THE OPTION OF THE CONTRACTOR AND UPON PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT.
- 8. PEST AND DISEASE CONTROL:** A CERTIFIED TECHNICIAN SHALL SPRAY AS NECESSARY TO CONTROL ALL INFESTATIONS.
- 9. RODENT CONTROL:** THE CONTRACTOR SHALL TAKE THE NECESSARY STEPS TO ELIMINATE ANY RODENTS ENCOUNTERED ON SITE.
- 10. PRUNING:** ALL PRUNING SHALL BE IN ACCORDANCE WITH THE NECESSARY STEPS TO ELIMINATE ANY RODENTS BRANCHES SHALL BE REMOVED BACK TO THE POINT OF GROWTH.
- 11. PLANT REPLACEMENTS:** DURING THE MAINTENANCE PERIOD, SHOULD ANY PLANT SHOW WEAKNESS AND PROBABILITY OF DYING, IT SHALL BE REPLACED BY THE CONTRACTOR WITHIN 5 DAYS OF NOTIFICATION TO DO SO.
- 12. OPERATING INSTRUCTIONS:** AFTER THE SYSTEM HAS BEEN COMPLETED, THE CONTRACTOR SHALL INSTRUCT THE OWNER'S AUTHORIZED REPRESENTATIVE IN THE OPERATION AND MAINTENANCE OF THE SYSTEM AND SHALL FURNISH A COMPLETE SET OF OPERATING INSTRUCTIONS.
- 13. SITE MAINTENANCE:** CONTRACTOR SHALL KEEP THE PROJECT SITE CLEAN AND FREE FROM RUBBISH AND DEBRIS. ALL DEBRIS SHALL BE REMOVED FROM SITE PER LOCAL CODE AND ORDINANCES.
- 14. GUARANTEE:** THE ENTIRE IRRIGATION SYSTEM, INCLUDING ALL WORK DONE UNDER THIS CONTRACT, SHALL BE GUARANTEED AGAINST ALL DEFECTS AND FAULTS OF MATERIAL AND WORKMANSHIP, AND SHALL BE MAINTAINED IN PERFECT WORKING ORDER FOR ONE YEAR FROM DATE OF COMPLETION BY THE CONTRACTOR WITHOUT EXPENSE TO SETTLEMENT OF BACKFILLED TRANCES WHICH MAY OCCUR DURING THE ONE YEAR PERIOD SHALL BE REPAIRED TO THE OWNER'S SATISFACTION BY THE CONTRACTOR WITHOUT EXPENSE TO THE OWNER. INCLUDING THE COMPLETE RESTORATION OF ALL DAMAGED PLANTING, PAVING OR OTHER IMPROVEMENTS OF ANY KIND.

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.

MAINTENANCE TASK	FREQUENCY
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.	QUARTERLY
IRRIGATION SCHEDULE - ADJUST SCHEDULE FOR SEASONAL VARIATIONS AND OTHER CONDITIONS WHICH MAY AFFECT THE AMOUNT OF WATER NEEDED TO MAINTAIN PLAN HEALTH ADJUST AS NECESSARY.	MONTHLY
POC - VISUALLY INSPECT COMPONENTS FOR LEAKS, PRESURE 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 & LATERALS VISUALLY INSPECT FOR LEAKS OR SETTLEMENT OF TRENCH.	QUARTERLY
SPRINKLERS VISUALLY CHECK FOR ANY BROKEN MISSED OR CLOGGED HEADS, HEADS WITH INCORRECT ARC, INADEQUATE COVERAGE OR OVERSPRAY AND LOW HEAD DRAINAGE REPAIR AS NEEDED.	WEEKLY
FILTERS AND STRAINERS VISUALLY CHECK FOR LEAKS, BROKEN FITTING CLEAN AND FLUSH SCREENS.	MONTHLY



6" X 6" HAZARDOUS VISUAL OBSTRUCTION TRIANGLES TO BE KEPT CLEAR OF OBSTRUCTIONS OVER 24" ON BOTH SIDE OF DRIVE WAY PURSUANT TO S.M.C. SECTION 9.04.10.02.090 (TYPICAL)

1 HYDROZONE PLAN 1ST FLOOR
SCALE: 1/8" = 1'-0"

Plant Type	Plant Factor	Hydrozone Basis	Irrigation Method	Alternative Water Use
Trees, Shrubs, Vines, Groundcovers	0.5	PL Plant Type	D Drip	
Herbaceous Perennials Groundcovers	0.5	IR Irrigation Method	S Small Rotor	GW Greywater
Desert Adapted Plants	0.3	SU Sun Exposure	L Large Rotor	RW Rainwater
Annual Flowers & Bedding Plants	0.8	SO Soil Type	B Bubbler	SW Stormwater
Cool-Season Turfgrass Bedding Plants	0.8	SL Slope	M Microspray	ORW Onsite Reclaimed Water
Warm-Season Turfgrass	0.6	O Other	O Other	O Other
Deciduous Fruit Trees	1.0			
Evergreen Fruit Trees	1.0			
Vegetable Crops	1.0			

IRRIGATION GROUPS (IG)
IG 1 = REGULAR WATER SCHEDULE
IG 2 = REDUCED SUMMER WATER SCHEDULE

HYDROZONE MATRIX (1ST FLOOR ONLY)

HYDROZONE	CONTROLLER STATION	SQ. FT.	% OF LANDSCAPE AREA	PLANT TYPE IG/ PLANT FACTOR	HYDROZONE BASIS	HYDROZONE DESCRIPTION	EXPOSURE	IRRIGATION METHOD	IRRIGATION DEVICE MFGR/ MODEL/ NUMBER	ZONE PRESSURE	ZONE GPM
A	1	14	1%	IG 2 / 0.3	PL/IR/SU/SO	DESERT ADAPTED TREE	FULL SUN	B	RAINBIRD RWS-B-C-1402	30	2.0
B	2	335	16%	IG 2 / 0.3	PL/IR/SU/SO	DESERT ADAPTED SHRUB & GROUNDCOVER	FULL SUN	D	RAINBIRD XFS-06-18	30	1.5
C	3	353	17%	IG 1 / 0.5	PL/IR/SU/SO	GROUNDCOVER	FULL SUN	D	RAINBIRD XFS-06-18	30	1.6
D	4	415	20%	IG 2 / 0.3	PL/IR/SU/SO	DESERT ADAPTED SHRUB & GROUNDCOVER	PARTIAL SHADE	D	RAINBIRD XFS-06-18	30	1.8
E	5	21	1%	IG 2 / 0.3	PL/IR/SU/SO	DESERT ADAPTED TREE	PARTIAL SHADE	B	RAINBIRD RWS-B-C-1402	30	3.0
F	6	267	13%	IG 2 / 0.3	PL/IR/SU/SO	DESERT ADAPTED TREE	PARTIAL SHADE	D	RAINBIRD XFS-06-18	30	1.2
G	7	527	25%	IG 2 / 0.3	PL/IR/SU/SO	DESERT ADAPTED GROUNDCOVER	PARTIAL SHADE	D	RAINBIRD XFS-06-18	30	2.3

LANDSCAPE AREA (GROUND LEVEL) : 1,932 SQ. FT.
LANDSCAPE AREA (ROOF DECK) : 189 SQ. FT.
TOTAL LANDSCAPE AREA : 2,121 SQ. FT.



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REVISIONS	NO.	DATE	DESCRIPTION

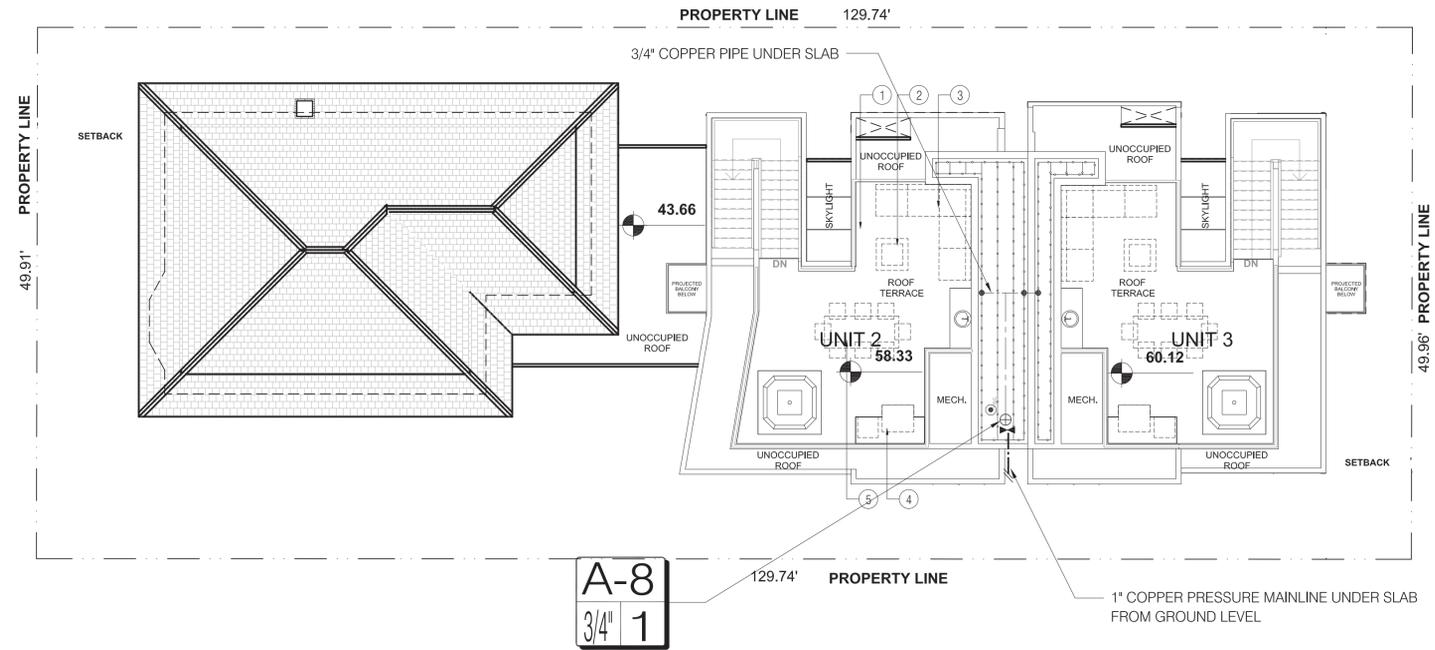
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Project Status

2501 2ND STREET
SANTA MONICA, CALIFORNIA 90405
HYDROZONE PLAN 1ST FLOOR

DRAWN	AHJ/SC
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APPROVED	-
SCALE	AS SHOWN
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DATE	08-01-2019
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1 IRRIGATION PLAN ROOF FLOOR
SCALE: 1/8" = 1'-0"

IRRIGATION LEGEND

- 1" COPPER PRESSURE MAINLINE UNDER SLAB BY PLUMBER
- COPPER PIPE UNDER SLAB BY PLUMBER (SIZE PER PLAN)
- NON-PRESSURE LATERAL - SCH. 40 IPS PVC (SIZE PER PLAN)
- RAINBIRD LANDSCAPE DRIP XF SERIES XFS-06-18 (SUB SURFACE)
OPERATING RANGE
PRESSURE: 30 PSI
FLOW RATES: 0.6 GPH.
- GATE VALVE-1"
- LOW FLOW CONTROL ZONE KITS W/ PR FILTER
RAINBIRD XCZ-075-PRF
- QUICK COUPLER VALVE - RAINBIRD 33 DRC--3/4"

VALVE SEQUENCE
VALVE SIZE **A-1** 1" 10 G.P.M.

IRRIGATION NOTES

1. IRRIGATION PLAN IS DIAGRAMATIC. ALL PIPING AND IRRIGATION IMPROVEMENTS SHALL BE LOCATED IN PLANTING AREAS WHEREVER POSSIBLE.
2. DO NOT INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN THE FIELD CONDITIONS ARE OBVIOUS, THAT OBSTRUCTIONS, GRADE DIFFERENCE AND AREA DIMENSIONS ARE NOT ACCURATE. SUCH DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
3. VALVE BOXES SHALL BE LOCATED 12" FROM THE EDGE OF CURB, WALKWAYS AND VALVE BOXES SHALL BE A MINIMUM OF 12" APART.
4. PROVIDE MINIMUM 18" COVER FROM FINISH GRADE TO TOP OF PIPE, PRESSURE PIPE (MAINLINE), AND 12" COVER FOR NON PRESSURE PIPE, LATERAL LINE.
5. ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ON TO WALKS, ROADS, AND/OR BUILDINGS INCLUDING SELECTING THE BEST DEGREE OF ARC TO FIT THE EXISTING SITE CONDITIONS.
6. CONTROL WIRES SHALL BE BUNDLED WITH ELECTRICAL TAPE AT 10 FT. ON CNETER AND BURIED BENEATH THE MAINLINE.
7. WIRE CONNECTIONS, ALL SPLICES SHALL BE MADE WITH PENTILE ON EQUAL WIRE CONNECTORS IN VALVE BOXES ONLY.
8. ROUTE ONE EXTRA WIRE WITH A COLOR DIFFERENT THAN THE CONTROL AND COMMON WIRES. ALL WIRE RUN TO FOLLOW MAINLINE.
9. TRENCHES SHALL BE COMPACTED AND/ OR JETTED TO PREVENT SETTLEMENT.
10. IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE:
 - A: PRESSURE TEST MAINLINE UNDER HYDROSTATIC PRESSURE OF 150 PSI FOR A MINIMUM OF 2 HOURS. CONTRACTOR MAY CENTER-LOAD PIPE WITH BACKFILL TO PREVENT ARCHING OR SLIPPING OF PIPE. ALL JOINTS SHALL REMAIN EXPOSED FOR INSPECTION.
 - B: COVERAGE TEST, SHALL BE PERFORMED TO DETERMINE IF THE COVERAGE IS COMPLETE AND ADEQUATE.
11. CONTRACTOR SHALL GUARANTEE WORK AGAINST DEFECTIVE INSTALLATION AND FAULTY PARTS FOR PERIOD OF 12 MONTHS.

AVAILABLE STATIC WATER PRESSURE: LOW 85, HIGH 95
@ POINT OF CONNECTION



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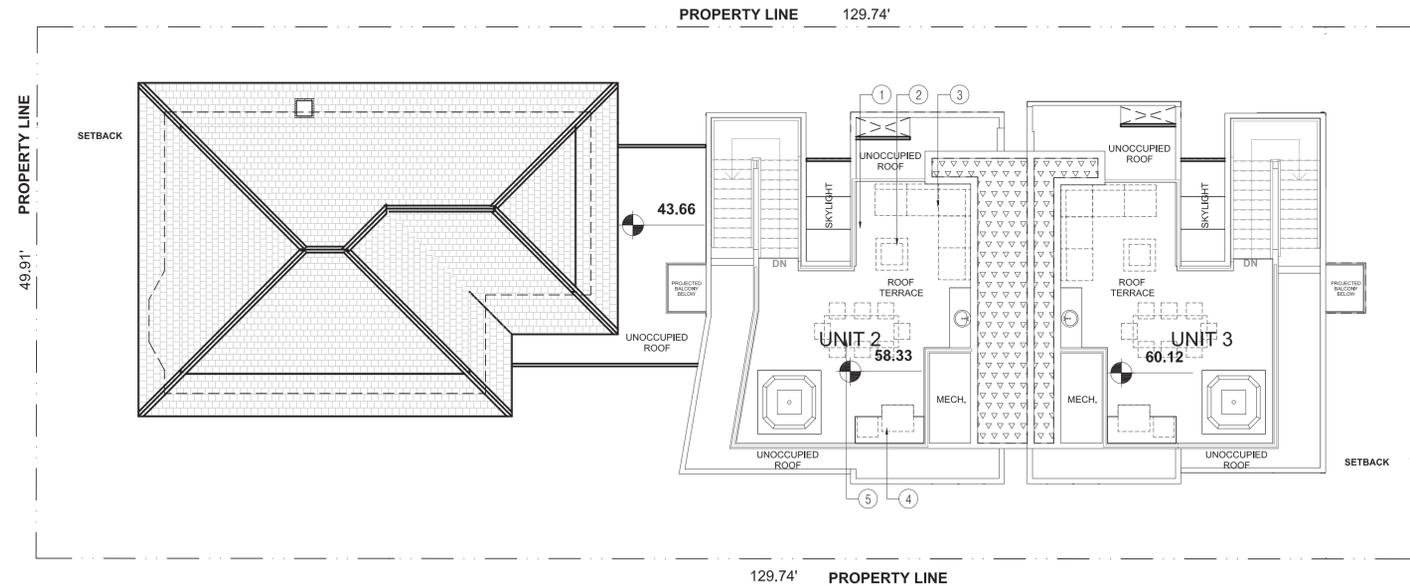
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2501 2ND STREET
SANTA MONICA, CALIFORNIA 90405
IRRIGATION PLAN ROOF FLOOR

DRAWN	AHJ/SC
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SCALE	AS SHOWN
SHEET	LI-2
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1 HYDROZONE PLAN ROOF FLOOR
SCALE: 1/8" = 1'-0"

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 Groundcovers	0.5	IR	Irrigation Method	S	Small Rotor	GW Greywater
Desert Adapted Plants	0.3	SU	Sun Exposure	L	Large Rotor	RW Rainwater
Annual Flowers & Bedding Plants	0.8	SO	Soil Type	B	Bubbler	SW Stormwater
Cool-Season Turfgrass Bedding Plants	0.8	SL	Slope	M	Microspray	ORW Onsite Reclaimed Water
Warm-Season Turfgrass	0.6	O	Other	O	Other	O Other
Deciduous Fruit Trees	1.0					
Evergreen Fruit Trees	1.0					
Vegetable Crops	1.0					

IRRIGATION GROUPS (IG)
IG 1 = REGULAR WATER SCHEDULE
IG 2 = REDUCED SUMMER WATER SCHEDULE

HYDROZONE MATRIX

HYDROZONE	CONTROLLER STATION	SQ. FT.	% OF LANDSCAPE AREA	PLANT TYPE IG/ PLANT FACTOR	HYDROZONE BASIS	HYDROZONE DESCRIPTION	EXPOSURE	IRRIGATION METHOD	IRRIGATION DEVICE MFG/ MODEL/ NUMBER	ZONE PRESSURE	ZONE GPM
H	8	189	9%	IG 1 / 0.5	PL/IR/SU/SO	SHRUB & GROUNDCOVER	FULL SUN	D	RAINBIRD XFS-06-18	30	1.0

LANDSCAPE AREA (GROUND LEVEL) : 1,970 SQ. FT.
LANDSCAPE AREA (ROOF FLOOR) : 189 SQ. FT.
TOTAL LANDSCAPE AREA : 2,159 SQ. FT.

REVISIONS NO.	DATE	DESCRIPTION

hla
howard laks architects
1545 lewitt street
santa monica, ca 90401
voice : 310-393-4455
fax : 310-393-2230

CONSULTANTS

Project Status

2501 2ND STREET
SANTA MONICA, CALIFORNIA 90405
HYDROZONE PLAN ROOF FLOOR

DRAWN	AHJ/SC
CHECKED	HLA
APPROVED	
SCALE	AS SHOWN
SHEET	LI-2A
DATE	08-01-2019
PROJECT NUMBER	216108



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IRRIGATION SPECIFICATIONS

1.0 GENERAL SPECIFICATIONS

1.1 PURPOSE OF PROJECT

1.1.1 THE PURPOSE OF THIS PROJECT IS TO IRRIGATE THE EXTERIOR PLANT MATERIAL ON THE PROPERTY IN A MANNER APPROPRIATE TO THE INDIVIDUAL PLANTS AND THEIR CLIMATE USING MATERIALS AND PROCEDURES WHICH MAXIMIZE RESOURCE CONSERVATION.

1.2 INTENT OF PLAN & SPECIFICATIONS

1.2.1 THE INTENT OF THIS PLAN AND SPECIFICATIONS IS TO INSTALL AN IRRIGATION SYSTEM FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP WHICH SATISFIES THE PURPOSE OF THE PROJECT DESCRIBED ABOVE.

1.2.2 THE PLAN AND SPECIFICATIONS MUST BE USED TOGETHER TO ACCOMPLISH THE PURPOSE OF THE PROJECT. NEITHER DOCUMENTS IS COMPLETE WITHOUT THE OTHER.

1.2.3 IN THE EVENT OF ANY DISCREPANCIES BETWEEN THE PLAN AND THE SPECIFICATIONS, THE FINAL DECISION TO BE FOLLOWED MUST BE MADE BY THE IRRIGATION DESIGNER (ID).

1.3 SCOPE OF WORK

1.3.1 THE WORK INCLUDED IN THESE SPECIFICATIONS CONSISTS OF SUPPLYING ALL LABOR, TOOLS, MATERIALS, PERMITS AND TAXES NECESSARY FOR SATISFYING THE PURPOSE OF THE PROJECT.

1.4 ORDINANCES & REGULATIONS

1.4.1 ALL MUNICIPAL, COUNTY AND STATE LAWS, RULES AND REGULATIONS GOVERNING ANY PORTION OF THIS WORK MUST BE CONSIDERED A PART OF THESE SPECIFICATIONS.

1.4.2 THIS PLAN IS DESIGNED TO COMPLY WITH CITY OF SANTA MONICA MUNICIPAL CODE SECTION 8.108 AND ITS ASSOCIATED STANDARDS.

2.0 MATERIAL SPECIFICATIONS

2.1 ALL MATERIALS MUST BE NEW AND OF THE SIZE, TYPE AND/OR BRAND CALLED FOR ON THE DRAWINGS OR IN THE SPECIFICATIONS. ALL MATERIALS REQUIRED BUT NOT SPECIFIED IN THE PLAN (SUCH AS, BUT NOT LIMITED TO, PVC CEMENT) MUST BE SUPPLIED BY THE INSTALLING CONTRACTOR.

2.2 RESOURCE CONSERVATION IS A SPECIFIC GOAL OF THIS PROJECT. THE INSTALLER MUST TAKE THIS FACTOR INTO CONSIDERATION IN THE CHOICE OF MATERIALS LEFT TO HIS/HER DISCRETION IN THE PLAN.

2.3 CROSS-CONNECTION PREVENTION

2.3.1 EQUIPMENT TO PREVENT BOTH BACK-FLOW AND BACK-SYPHONAGE WHICH MEETS THE REQUIREMENTS OF THE CITY OF SANTA MONICA IS REQUIRED.

2.4 PVC PIPE

2.4.1 BELOW-GRADE RIGID PVC PIPE
 2.4.1.1 ALL BELOW-GRADE RIGID PVC PIPE MUST BE RECOGNIZED COMMERCIAL GRADE AND MARKED WITH APPROPRIATE SIZE, CLASS/SCHEDULE, SDR AND LOT NUMBERS AS REQUIRED BY SPECIFICATIONS.
 2.4.1.2 IN-GROUND MAIN LINES MUST BE CLASS 315 SOLVENT WELD-TYPE PVC PIPE, SIZED AS INDICATED ON THE PLAN.
 2.4.1.3 LATERALS MAY BE SCHEDULE 40 OR CLASS 315 SOLVENT WELD TYPE PVC PIPE. ALL LATERAL PIPING IS 3/4" IN SIZE UNLESS OTHERWISE INDICATED ON THE PLAN.
 2.4.1.4 IPS FLEXIBLE PVC PIPE MAY BE SUBSTITUTED FOR RIGID PVC PIPE BELOW GRADE (IN LATERAL LINES ONLY) TO AVOID UNDERGROUND OBSTRUCTIONS ENCOUNTERED DURING TRENCHING OR TUNNELING.
 2.5.1 PVC FITTINGS & CEMENT
 2.5.1.1 PVC FITTINGS MUST BE OF THE SAME CHEMICAL COMPOUND AS PIPE ON WHICH THEY ARE INSTALLED.
 2.5.1.2 PVC CEMENT MUST BE "LOW VOC" TYPE AND OF AN APPROPRIATE CHEMICAL COMPOUND FOR THE PIPE ON WHICH IT IS USED. AN APPROPRIATE PRIMER MUST BE USED.

2.6 POLYETHYLENE (PE) TUBING & FITTINGS

2.6.1 ALL PE TUBING MUST BE RECOGNIZED COMMERCIAL GRADE WITH A MINIMUM WALL THICKNESS OF 0.05 INCHES. TUBING WITH AN OUTSIDE DIAMETER OF 16MM OR 18MM IS RECOMMENDED. 17MM TUBING MAY BE USED. TUBING SMALLER THAN 16MM IS SPECIFICALLY PROHIBITED EXCEPT FOR LEADER LINES FOR CONTAINER IRRIGATION.
 2.6.2 FITTINGS FOR PE TUBING MUST BE OF THE COMPRESSION TYPE, SEAMLESS IN CONSTRUCTION AND OF THE PROPER SIZE FOR THE TUBING USED. BARBED FITTINGS MAY BE USED IF RECOMMENDED BY TUBING MANUFACTURER.

2.7 BALL VALVES

2.7.1 BALL VALVES ARE REQUIRED AT VARIOUS POINTS IN THE SYSTEM TO CLOSE OFF PORTIONS OF THE SYSTEM FOR MAINTENANCE. BALL VALVES MUST BE SIZED THE SAME AS THE PIPE SECTION IN WHICH THEY ARE PLACED. BALL VALVES MUST BE ENCLOSED IN VALVE BOXES.

2.8 REMOTE CONTROL VALVE ASSEMBLIES (RCVA)

2.8.1 RCVA'S CONSIST OF A REMOTE CONTROL VALVE, A FILTER AND A PRESSURE REGULATION DEVICE.

2.8.2 VALVES
 2.8.2.1 VALVES MUST BE CHOSEN FROM GUIDELINES FOR THE DESIGN & CONSTRUCTION OF WATER-EFFICIENT IRRIGATION SYSTEMS IN THE CITY OF SANTA MONICA PUBLISHED BY THE CITY OF SANTA MONICA OFFICE OF SUSTAINABILITY AND THE ENVIRONMENT.**
 2.8.2.2 VALVES FOR THIS PROJECT MUST BE 0.75" IN SIZE. OVER-SIZING OF VALVES IS NOT INDUCIVE TO RESOURCE CONSERVATION AND IS NOT PERMITTED.

2.8.3 FILTERS
 2.8.3.1 FILTERS MUST BE SELECTED FROM GUIDELINES FOR THE DESIGN & CONSTRUCTION OF WATER-EFFICIENT IRRIGATION SYSTEMS IN THE CITY OF SANTA MONICA PUBLISHED BY THE CITY OF SANTA MONICA OFFICE OF SUSTAINABILITY AND THE ENVIRONMENT**
 2.8.3.2 FILTERS MUST BE USED THROUGHOUT THE PROJECT.

2.8.4 PRESSURE REGULATORS
 2.8.4.1 PRESSURE REGULATORS MUST BE CHOSEN FROM GUIDELINES FOR THE DESIGN & CONSTRUCTION OF WATER-EFFICIENT IRRIGATION SYSTEMS IN THE CITY OF SANTA MONICA PUBLISHED BY THE CITY OF SANTA MONICA OFFICE OF SUSTAINABILITY AND THE ENVIRONMENT**
 2.8.4.2 PRESSURE REGULATORS MUST BE USED THROUGHOUT THE PROJECT.

2.9 SPRINKLERS

2.9.1 SPRINKLERS MUST BE CHOSEN FROM THE MOST CURRENT APPROVED LIST OF WATERING DEVICES PUBLISHED BY THE CITY OF SANTA MONICA OFFICE OF SUSTAINABILITY AND THE ENVIRONMENT. **

2.10 RISER UNITS

2.10.1 RISER UNITS ARE THE TRANSITION POINTS FROM BELOW GRADE PIPING TO ABOVE GRADE PIPING IN SOME TYPES OF DRIP SYSTEMS. SEE DETAIL DRAWINGS FOR SIZES AND PART NUMBERS

2.11 DRIP EMITTERS

2.11.1 INDIVIDUAL DRIP EMITTERS MUST BE CHOSEN FROM THE APPROVED LIST PUBLISHED BY THE CITY OF SANTA MONICA OFFICE OF SUSTAINABILITY AND THE ENVIRONMENT. **
 2.11.2 MULTI-OUTLET EMITTERS ARE NOT PERMITTED.
 2.11.3 EMITTER LINE
 2.11.3.1 EMITTER LINE CONSISTS OF PE DRIP TUBING AS DESCRIBED IN 2.10.6 ABOVE WITH DRIP EMITTERS FORMED INTO THE TUBING AT A PREDETERMINED SPACING. IT IS USED THROUGHOUT THIS PROJECT. SEE DETAIL DRAWINGS FOR SPECIFIC REQUIREMENTS.
 2.11.3.2 EMITTER LINE MUST BE CHOSEN FROM THE APPROVED LIST PUBLISHED BY THE CITY OF SANTA MONICA OFFICE OF SUSTAINABILITY AND THE ENVIRONMENT.**

2.12 ANTI-DRAIN VALVES (ADV) ARE NOT REQUIRED ON THIS PROJECT.

2.13 AUTOMATIC CONTROLLER

2.13.1 THE CONTROLLER MUST BE SELECTED FROM MODELS THAT ARE ON THE IRRIGATION ASSOCIATION'S CURRENT APPROVED SWAT LIST.**

2.14 RAIN SENSOR - INCLUDE WITH SOLAR SYNC SENSOR

2.15 CONTROL WIRING

2.15.1 ALL CONTROL WIRE MUST BE OF A TYPE DESIGNED FOR IRRIGATION USE.
 2.15.1.1 DIRECT BURIAL CONTROL WIRE MUST BE EITHER 14-1, TYPE UF OR JACKETED, MULTISTRAND, 18 GAUGE, SOLID COPPER WIRE WITH A MINIMUM OF TWELVE COLOR-CODED CONDUCTORS ONE OF WHICH MUST BE WHITE. IF A SO-CALLED TWO-WIRE SYSTEM IS USED, CONTROL WIRE MUST BE OF THE TYPE SPECIFIED BY THE MANUFACTURER OF THE SYSTEM.
 2.15.2 CONTROL WIRE CONNECTIONS MAY BE MADE IN ONE OF TWO WAYS:
 2.15.2.1 WITH CONNECTORS IDENTIFIED BY THEIR MANUFACTURER AS "WATERPROOF."
 2.15.2.2 WITH WIRE NUTS INSIDE WEATHERPROOF ENCLOSURES, ABOVE GRADE ONLY. WIRE NUT CONNECTIONS ARE SPECIFICALLY PROHIBITED IN ANY OTHER SITUATION.
 2.15.3 ALL CONTROL WIRE CONNECTIONS MUST BE MADE INSIDE AN APPROPRIATE ENCLOSURE DESIGNED FOR THAT PURPOSE.

2.16 MULCH

2.16.1 ALL SURFACE-MOUNTED DRIP TUBING MUST BE COVERED WITH A 3" TO 4" LAYER OF MULCH. IF BARK MULCH IS USED THE TYPE GENERALLY DESCRIBED AS "WALK-ON" IS RECOMMENDED. BARK MULCHES WITH A PEBBLE-LIKE STRUCTURE ARE NOT PERMITTED.

3.0 INSTALLATION SPECIFICATIONS

3.1 GENERAL

3.1.1 WORK MUST BE PERFORMED BY OR UNDER THE DIRECT SUPERVISION OF ACCOMPLISHED JOURNEYMEN.
 3.1.5 THE COMPLETED WORK MUST CONFORM TO THE LATEST SET OF PLANS AND SPECIFICATIONS, INCLUDING REVISIONS, IN EXISTENCE AT THE TIME OF COMPLETION OF THE WORK.
 3.1.6 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ACTUAL SITE DIMENSIONS PRIOR TO EXECUTING THE PLAN. MAJOR DISCREPANCIES MUST BE RESOLVED BY THE IRRIGATION DESIGNER BEFORE EXECUTION OF THE AFFECTED PORTIONS OF THE PLAN.

3.2 TRENCHING, TUNNELING & CORING

3.2.1 TRENCH / TUNNEL DEPTH MUST BE SUFFICIENT TO OBTAIN A MINIMUM DEPTH OF COVER OVER THE INSTALLED PIPE AND CONTROL WIRE THAT CONFORMS TO THE FOLLOWING DIMENSIONS INDICATED IN THE APROPRIATE DETAIL DRAWING. WHERE PIPE AND /OR CONDUIT ARE PLACED BELOW PAVING OR HARDSCAPE THE DIMENSIONS ARE CONSIDERED TO BE BELOW THE SUBGRADE.
 3.2.2 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE ADJUSTMENTS IN TRENCH/TUNNEL LOCATIONS SO AS TO AVOID CONFLICT WITH EXISTING UTILITIES AND/OR MAJOR PLANT ROOTS.
 3.2.3 BOTTOM OF TRENCHES MUST BE MAINTAINED FLAT SO AS TO PROVIDE CONTINUOUS SUPPORT OF PIPE FOR ITS FULL RUN.
 3.2.4 TRENCHES FOR PIPE AND CONDUIT UNDER VEHICULAR PAVING MUST BE EXCAVATED BELOW THE LEVEL OF THE PIPE AND THEN BROUGHT UP TO DEPTH WITH COMPACTED BACKFILL. SEE "BACKFILLING" BELOW .
 3.2.5 TRENCHING IN THE VICINITY OF EXISTING PLANTS MUST BE DONE BY HAND. USE ALL POSSIBLE CARE TO PROTECT PLANT ROOTS. CUTTING OF PLANT ROOTS LARGER THAN ONE INCH IN DIAMETER MUST BE APPROVED BY THE LANDSCAPE DESIGNER OR THE PROPERTY OWNER.
 3.2.6 THE PRIMARY METHOD FOR LAYING PIPE UNDER EXISTING PAVING MUST BE HAND EXCAVATION OR HYDRAULIC BORING. CUTTING OF PAVING MUST BE APPROVED BY THE OWNER ON A CASE BY CASE BASIS. IF PAVEMENT CUTTING IS NECESSARY IT MUST BE REPLACED BY LIKE MATERIAL. THE CONTRACTOR MUST INFORM THE OWNER OF THE COMPLETE ADDITIONAL COST OF CUTTING AND REPLACING THE PAVEMENT AT THE TIME OF REQUEST FOR APPROVAL.
 3.2.7 CORING THROUGH WALLS MUST BE COORDINATED WITH THE MASONRY AND/OR GENERAL CONTRACTOR TO ENSURE STRUCTURAL INTEGRITY. CORING THROUGH RETAINING WALLS MUST BE ADDITIONALLY COORDINATED WITH THE PERSON RESPONSIBLE FOR GRADING AND DRAINAGE.

3.3 PIPING

3.3.1 PIPE LAID IN THE SAME TRENCH MUST BE LAID SIDE BY SIDE AND NOT OVERLAPPED. PROVIDE 2" HORIZONTAL CLEARANCE BETWEEN IRRIGATION LINES AND 6" CLEARANCE BETWEEN LINES OF OTHER WORK. DO NOT INSTALL PARALLEL LINES DIRECTLY OVER ANY OTHER LINE.
 3.3.2 IT IS RECOMMENDED THAT ALL CUTS IN PVC PIPE MUST BE MADE WITH PVC SHEARS RATHER THAN SAWS TO PRECLUDE CLOGGING OF EMITTERS BY SAWDUST PARTICLES.

3.4 REMOTE CONTROL VALVE ASSEMBLIES (RCVA)

3.4.1 INSTALL RCVA'S AS SHOWN IN DETAIL DRAWINGS.

3.5 TUBING & EMITTER LINE

3.5.1 INSTALL PE TUBING, INCLUDING EMITTER LINE, AS SHOWN IN DETAIL DRAWINGS.
 3.5.2 BECAUSE PLANT SIZE AND EXACT LOCATION WITHIN THE ZONE MAY BE CHANGED DURING INSTALLATION, IT IS IMPORTANT FOR THE CONTRACTOR TO ENSURE THAT EACH PLANT RECEIVES A PROPORTIONAL AMOUNT WATER. USE THE FOLLOWING GUIDELINE DURING INSTALLATION: MAKE SURE THAT EMITTER LINE AND/OR DRIP EMITTERS ARE PLACED IN SUCH A MANNER AS TO EVENLY WET AT LEAST 60% OF THE ROOT BALL OF EACH PLANT. SEE DETAIL DRAWINGS FOR MORE GUIDANCE.

3.6 AUTOMATIC CONTROLLER

3.6.1 INSTALL THE AUTOMATIC CONTROLLER IN THE LOCATION SHOWN ON THE PLAN. CONFIRM THE CONTROLLER LOCATION WITH THE IRRIGATION DESIGNER, LANDSCAPE ARCHITECT AND PROPERTY OWNER BEFORE INSTALLATION. THE CONTROLLER MUST BE PLACED AT EYE-LEVEL AND MUST BE SECURELY MOUNTED WITH AT LEAST THREE SCREWS.

3.7 HOSE BIBBS

3.7.1 SHALL CONTAIN BUILT-IN PRESSURE VACUUM BREAKERS.

3.7.2 SEE ARCHITECTURAL PLUMBING PLAN (A#) FOR INSTALLATION LOCATIONS.

3.9 POWER & CONTROL WIRE

3.9.1 A PROPERLY GROUNDED 110 VOLT CONNECTION POINT ADJACENT TO THE CONTROLLER MUST BE SUPPLIED BY THE GENERAL CONTRACTOR. 110 VOLT POWER WIRE MUST BE MINIMUM 14 GAUGE AND LOCATED INSIDE CONDUIT APPROVED FOR EXTERIOR, ABOVE-GRADE USE.
 3.9.2 ALL WIRE ENTERING THE CONTROLLER MUST DO SO THROUGH APPROPRIATE FITTINGS.
 3.9.3 WHENEVER POSSIBLE CONTROL WIRE MUST BE LAID IN THE SAME TRENCH AS THE MAIN LINE. CONTROL WIRE LOCATED ABOVE GRADE MUST BE LOCATED IN APPROVED CONDUIT.
 3.9.4 IN-GROUND WIRE MUST BE LAID SLACK, NEVER TAUNT. WHERE WIRE CHANGES DIRECTION BY MORE THAN 30° AN EXPANSION LOOP NOT LESS THAN 6" IN DIAMETER MUST BE INCLUDED. IF 14-1 TYPE WIRE IS USED, WIRES MUST BE BUNDLED TOGETHER WITH CABLE TIES AT TEN FOOT INTERVALS THROUGHOUT THEIR RUN. WIRE MUST BE LAID AT A DEPTH EQUAL TO OR LOWER THAN THE MAIN LINE PIPE AND NOT UNNECESSARILY CRISS-CROSS OVER THE PIPE
 3.9.5 ALL CONTROL WIRE CONNECTIONS, AS WELL AS TERMINATIONS OF WIRE PLANNED FOR FUTURE USE, MUST BE MADE IN UTILITY OR VALVE BOXES AND PROPERLY MARKED ACCORDING TO THEIR USE.
 3.9.6 CONTROL WIRES TERMINATING INSIDE THE CONTROLLER MUST BE INDIVIDUALLY AND PERMANENTLY MARKED WITH THE APPROPRIATE VALVE NUMBER. ALTERNATIVELY, WRITTEN INFORMATION RELATING WIRE COLOR-CODE TO VALVE LOCATION AND NUMBER MAY BE PERMANENTLY AFFIXED TO THE INSIDE OF THE CONTROLLER.

3.10 FLUSHING

3.10.1 ALL MAINS AND LATERALS MUST BE FLUSHED OF DEBRIS BEFORE ATTACHMENT OF SPRINKLER HEADS OR EMITTERS.

3.11 BACKFILLING

3.11.1 ALL PIPING MUST BE PRESSURE TESTED BEFORE BACKFILLING. A CITY OF SANTA MONICA INSPECTION IS ALSO REQUIRED BEFORE BACKFILLING.
 3.11.2 PRESSURE AND NON-PRESSURE LINES IN LANDSCAPING.
 3.11.2.1 THE FIRST 6" OF BACKFILL ON TOP OF PIPING OR CONDUIT MUST BE CLEAN, FINE, GRANULAR MATERIAL FREE OF STONES OR FOREIGN MATTER LARGER THAN 1/2" IN SIZE. COMPACT TO A DRY DENSITY EQUAL TO ADJACENT UNDISTURBED SOIL. RESTORE SOIL SURFACE TO ADJACENT GRADE, FREE OF DEPRESSIONS, HUMPS OR OTHER IRREGULARITIES.
 3.11.3 PRESSURE AND NON-PRESSURE LINES UNDER PAVING.
 3.11.3.1 TRENCHES LOCATED UNDER AREAS TO BE PAVED MUST BE BACKFILLED WITH SAND 6 INCHES BELOW THE PIPE AND 18 INCHES ABOVE THE PIPE, THEN COMPACTED IN LAYERS TO 95% COMPACTION USING MANUAL OR MECHANICAL TAMPING DEVICES. BACKFILL COMPACTION MUST EQUAL THE COMPACTION OF THE ADJACENT UNDISTURBED SOIL AND BE LES IN A FIRM UNYIELDING CONDITION. RESTORE SOIL SURFACE TO ADJACENT SUB-GRADE, FREE OF DEPRESSIONS, HUMPS OR OTHER IRREGULARITIES.

3.11.4 ALL BACKFILL MUST BE COMPACTED SUFFICIENTLY TO AVOID FUTURE SETTLLING. VEHICLE WHEELS MUST NOT BE USED FOR COMPACTING SOIL.

3.12 VALVE ASSEMBLY MARKING

3.12.1 EACH VALVE ASSEMBLY AND VALVE BOX MUST BE PERMANENTLY MARKED WITH THE APPROPRIATE MANNER WHICH ALLOWS REPLACEMENT OF COMPONENT PARTS WITHOUT LOSS OF MARKING.

3.13 DAMAGE TO PROPERTY

3.13.1 THE CONTRACTOR MUST RESTORE TO ORIGINAL CONDITION, WITHOUT CHARGE, ANY DAMAGE DUE TO NEGLIGENCE OF ANY OF THE CONTRACTOR'S EMPLOYEES, AGENTS OR SUBCONTRACTORS. THE WORK MUST BE COMPLETED BEFORE FINAL PAYMENT IS MADE.

3.14 PROTECTION OF SITE

3.14.1 EXPOSED, OPEN-ENDED PIPE NIPPLES (SUCH AS RISER UNITS) AND SPRINKLER BODIES WITHOUT NOZZLES LES OPEN FOR LATER COMPLETION MUST BE PROTECTED AGAINST DEBRIS INTRUSION WITH PLUGS OR WEATHERPROOF TAPE. USE OF ELECTRICAL TAPE OR DUCT TAPE IS NOT PERMITTED FOR THIS PURPOSE. RECOMMENDED PRODUCT / MODEL: PERMACEL 865 GAFFER TAPE.
 3.14.2 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SAFEGUARD THE SITE FROM CASUAL VANDALISM DURING CONSTRUCTION.
 3.14.3 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SAFEGUARD THE PUBLIC, THE OWNERS AND VISITORS TO THE PROPERTY FROM HARM DUE TO CONSTRUCTION ACTIVITIES. THIS IS TO INCLUDE BUT NOT BE LIMITED TO THE MARKING, FENCING AND/OR COVERING OF ALL OPEN TRENCHES AND/OR TRIPPING HAZARDS.

4.0 POST-INSTALLATION SPECIFICATIONS

4.1 SITE CLEAN-UP

4.1.1 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL DEBRIS FROM THE SITE AFTER CONSTRUCTION INCLUDING EXCAVATED MATERIAL WHICH IS UNUSABLE FOR BACKFILL.

Tree Trunk Width Size	Recommended Water Volume	Watering Frequency Based on Species	Months	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

IRRIGATION SCHEDULE (MONTHLY SCHEDULE)

PROJECT NAME : 2501 2ND STREET
 PROJECT LOCATION : 2501 2ND STREET, SANTA MONICA, CA 90405
 TOTAL LANDSCAPE AREA : 2,159 SF.

ETo: SANTA MONICA

JAN.	FEB.	MAR.	APRIL	MAY	JUNE
1.8	2.1	3.3	4.5	4.7	5.0

JULY	AUG.	SEPT.	OCT.	NOV.	DEC.	ANNUAL
5.4	5.4	3.9	3.4	2.4	2.2	44.2

IRRIGATION SCHEDULE FOR PLANT ESTABLISH PERIOD

VALVE NO.	VALVE SIZE	IRRI. TYPE	PLANT TYPE	RUNTIME MONTHS APRIL - SEPT.	RUNTIME MONTHS OCT. - MAR.	NOS. OF CYCLE	FREQUENCY PER WEEK
A-1	3/4"	BUBBLER	tree	22 min.	12 min.	1	3
A-2	3/4"	DRIP	shrub & grn. cover	28 min.	15 min.	1	3
A-3	3/4"	DRIP	grn. cover	46 min.	24 min.	1	3
A-4	3/4"	DRIP	shrub & grn. cover	29 min.	15 min.	1	3
A-5	3/4"	BUBBLER	tree	22 min.	12 min.	1	3
A-6	3/4"	DRIP	tree	30 min.	16 min.	1	3
A-7	3/4"	DRIP	grn. cover	28 min.	15 min.	1	3
A-8	3/4"	DRIP	shrub & grn. cover	45 min.	24 min.	1	3

NOTES:
 THIS SCHEDULE IS JUST A RECOMENDATION.
 CONTRACTOR IS RESPONSIBLE FOR FINAL SCHEDULE AND HEALTH OF PLANTS.

INITIAL SCHEDULE - 6 MONTH MAINTENANCE PERIOD
 FOLLOW SCHEDULE FOR ESTABLISHMENT OF PLANTS FOR A 6 MONTH PERIOD BEGINNING AT END OF PLANTING.

IRRIGATION SCHEDULE FOR ESTABLISHED LANDSCAPE

VALVE NO.	VALVE SIZE	IRRI. TYPE	PLANT TYPE	RUNTIME MONTHS APRIL - SEPT.	RUNTIME MONTHS OCT. - MAR.	NOS. OF CYCLE	FREQUENCY PER WEEK
A-1	3/4"	BUBBLER	tree	22 min.	12 min.	1	2
A-2	3/4"	DRIP	shrub & grn. cover	28 min.	15 min.	1	2
A-3	3/4"	DRIP	grn. cover	46 min.	24 min.	1	2
A-4	3/4"	DRIP	shrub & grn. cover	29 min.	15 min.	1	2
A-5	3/4"	BUBBLER	tree	22 min.	12 min.	1	2
A-6	3/4"	DRIP	tree	30 min.	16 min.	1	2
A-7	3/4"	DRIP	grn. cover	28 min.	15 min.	1	2
A-8	3/4"	DRIP	shrub & grn. cover	45 min.	24 min.	1	2

NOTES:
 THIS SCHEDULE IS JUST A RECOMENDATION.
 CONTRACTOR IS RESPONSIBLE FOR FINAL SCHEDULE AND HEALTH OF PLANTS.

ALLOW IRRIGATION CONTROLLER TO ADJUST RUN TIME BASED ON WEATHER AND ET.

REVISIONS NO.	DESCRIPTION	DATE

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 fax : 310-393-2230
 1545 lewitt street
 santa monica, ca 90401

CONSULTANTS

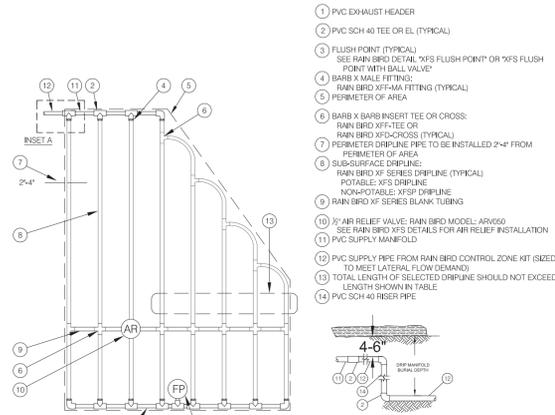
Project Status

2501 2ND STREET
 SANTA MONICA, CALIFORNIA 90405
IRRIGATION WATERING SCHEDULE

DRAWN	AHJ/SC
CHECKED	HLA
APPROVED	-
SCALE	AS SHOWN
SHEET	LI-3
DATE	08-01-2019
PROJECT NUMBER	216108

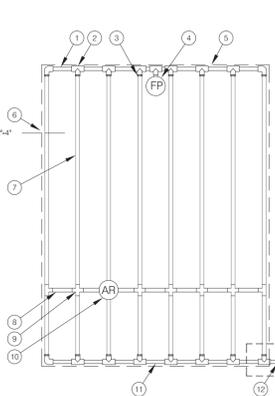


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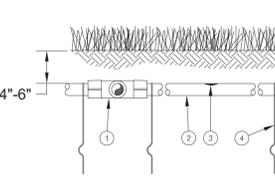
- PVC EXHAUST HEADER
- PVC SCH 40 TEE OR EL (TYPICAL)
- FLUSH POINT (TYPICAL) SEE RAIN BRD DETAIL "XFS FLUSH POINT" OR "XFS FLUSH POINT WITH BALL VALVE"
- BARB X MALE FITTING RAIN BRD XFF-MA FITTING (TYPICAL)
- PERIMETER OF AREA
- BARB X BARB INSERT TEE OR CROSS RAIN BRD XFF-TEE OR RAIN BRD XFF-CROSS (TYPICAL)
- PERIMETER DRIPLINE PIPE TO BE INSTALLED 2'-4" FROM PERIMETER OF AREA
- SUB-SURFACE DRIPLINE RAIN BRD XF SERIES DRIPLINE (TYPICAL)
- POTABLE XFS DRIPLINE NON-POTABLE XFS DRIPLINE RAIN BRD XF SERIES BLANK TUBING
- 1/2" AIR RELIEF VALVE RAIN BRD MODEL ARV050 SEE RAIN BRD XFS DETAILS FOR AIR RELIEF INSTALLATION
- PVC SUPPLY MANIFOLD
- PVC SUPPLY PIPE FROM RAIN BRD CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
- TOTAL LENGTH OF SELECTED DRIPLINE SHOULD NOT EXCEED LENGTH SHOWN IN TABLE
- PVC SCH 40 RISER PIPE

XFS SUB-SURFACE IRRIGATOR SHAPED LAYOUT
SCALE: N.T.S.



- PVC EXHAUST HEADER
- PVC SCH 40 TEE OR EL (TYPICAL)
- BARB X MALE FITTING RAIN BRD XFF-MA FITTING (TYPICAL)
- FLUSH POINT (TYPICAL) SEE RAIN BRD DETAIL "XFS FLUSH POINT" OR "XFS FLUSH POINT WITH BALL VALVE"
- PERIMETER OF AREA
- PERIMETER DRIPLINE PIPE TO BE INSTALLED 2'-4" FROM PERIMETER OF AREA
- SUB-SURFACE DRIPLINE RAIN BRD XF SERIES DRIPLINE (TYPICAL)
- 1/2" POLYETHYLENE BLANK TUBING RAIN BRD XF SERIES BLANK TUBING
- BARB X BARB INSERT TEE OR CROSS RAIN BRD XFF-TEE OR RAIN BRD XFF-CROSS (TYPICAL)
- 1/2" AIR RELIEF VALVE RAIN BRD MODEL ARV050 SEE RAIN BRD DETAIL "AIR RELIEF VALVE KIT"
- PVC SUPPLY MANIFOLD
- PVC SUPPLY PIPE FROM RAIN BRD CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
- PVC SCH 40 RISER PIPE

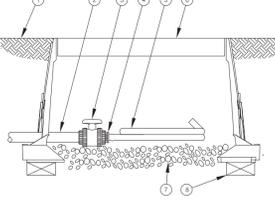
RAINBIRD XFS SUBSURFACE DRIPLINE
SCALE: N.T.S.



- EASY FIT COMPRESSION TEE: RAIN BRD MDC-TEE
- SUB-SURFACE DRIPLINE: RAIN BRD XF SERIES DRIPLINE POTABLE XFS DRIPLINE NON-POTABLE XFS DRIPLINE
- INLINE DRIP EMITTER
- THE DOWN STAKE: RAIN BRD TDS-050 WITH BEND (TYPICAL)
- TURF/FINISH GRADE OR SHRUB BED WITH MULCH

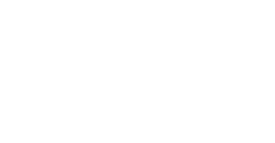
- NOTES:
- PLACE THE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
 - AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE THE DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
 - INSERTION FLOW AND TRENCHED INSTALLATIONS DO NOT REQUIRE THE DOWN STAKES.

XFS SUB-SURFACE DRIPLINE BURIAL
SCALE: N.T.S.

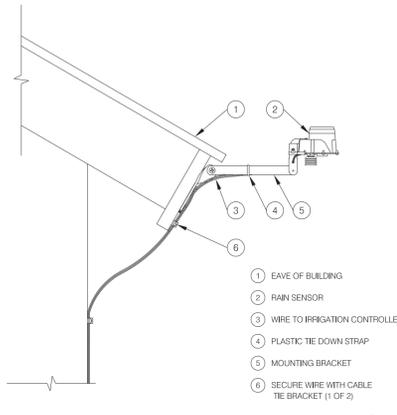


- FINISH GRADE
- PVC DRIP MANIFOLD PIPE
- PVC 1" X 3/4" TRUE UNION BALL VALVE
- EASY FIT MALE X BARB ADAPTER: RAIN BRD XFF-MA-075
- SUB-SURFACE DRIPLINE: RAIN BRD XF SERIES BLANK TUBING
- 12-INCH VALVE BOX WITH COVER: RAIN BRD VB-STD
- 3-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL
- BRICK (1 OF 2)

SUB-SURFACE FLUSH POINT WITH BALL VALVE
SCALE: N.T.S.

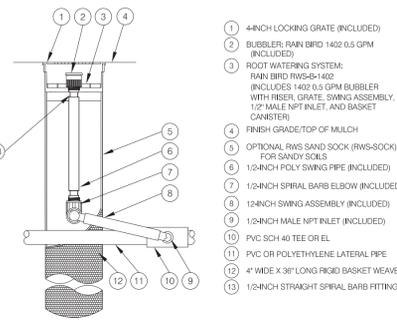


- FINISH GRADE
- PVC DRIP MANIFOLD PIPE
- PVC 1" X 3/4" TRUE UNION BALL VALVE
- EASY FIT MALE X BARB ADAPTER: RAIN BRD XFF-MA-075
- SUB-SURFACE DRIPLINE: RAIN BRD XF SERIES BLANK TUBING
- 12-INCH VALVE BOX WITH COVER: RAIN BRD VB-STD
- 3-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL
- BRICK (1 OF 2)



RAIN SENSOR RSD-BEX ROOF BRACKET
SCALE: N.T.S.

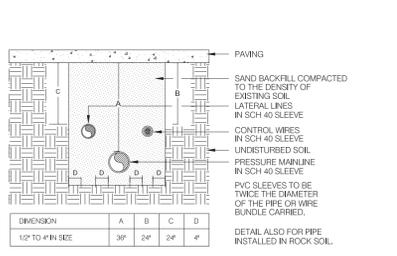
- EAVE OF BUILDING
- RAIN SENSOR
- WIRE TO IRRIGATION CONTROLLER
- PLASTIC TIE DOWN STRAP
- MOUNTING BRACKET
- SECURE WIRE WITH CABLE TIE BRACKET (1 OF 2)



ROOT WATERING SYSTEM RWS SERIES
SCALE: N.T.S.

- 4-INCH LOCKING GRATE (INCLUDED)
- BUBBLER: RAIN BRD 1402 O.S. GRM (INCLUDED)
- ROOT WATERING SYSTEM: RAIN BRD RWS-400 INCLUDES 1402 O.S. GRM BUBBLER WITH RISER, SWING ASSEMBLY, 1/2" MALE NPT INLET, AND BASKET (CANISTER)
- FINISH GRADE/TOP OF MULCH
- OPTIONAL RWS SAND SOCK (RWS-SOCK) FOR SANDY SOILS
- 12-INCH POLY SWING PIPE (INCLUDED)
- 1/2-INCH SPIRAL BARB ELBOW (INCLUDED)
- 12-INCH SWING ASSEMBLY (INCLUDED)
- 1/2-INCH MALE NPT INLET (INCLUDED)
- PVC SCH 40 TEE OR EL (1 OF 2 SHOWN, MORE POSSIBLE)
- PVC OR POLYETHYLENE LATERAL PIPE
- 4" WIDE X 38" LONG RIGID BASKET WEAVE CANISTER (INCLUDED)
- 1/2-INCH STRAIGHT SPIRAL BARB FITTING (1 OF 2, INCLUDED)

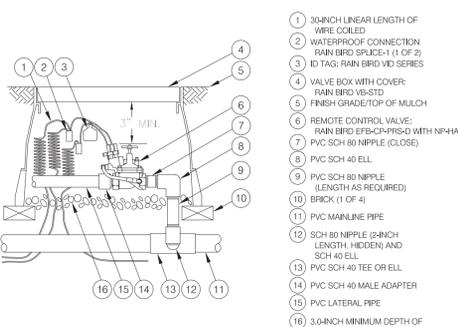
RWS INSTALLATION FOR TREES
SCALE: N.T.S.



SLEEVE INSTALLATION
SCALE: N.T.S.



- FINISH GRADE/TOP OF MULCH
- ROOT WATERING SERIES: RAIN BRD RWS SERIES (1 OF 2 SHOWN, MORE POSSIBLE)
- SWING ASSEMBLY (INCLUDED) (1 OF 2 SHOWN, MORE POSSIBLE)
- 1/2-INCH MALE NPT INLET (INCLUDED) (1 OF 2 SHOWN, MORE POSSIBLE)
- PVC SCH 40 TEE OR EL (1 OF 2 SHOWN, MORE POSSIBLE)
- PVC OR POLYETHYLENE LATERAL PIPE
- OPTIONAL RWS SAND SOCK (RWS-SOCK) FOR SANDY SOILS (1 OF 2 SHOWN, MORE POSSIBLE)
- PLANT ROOT BALL



MASTER VALVE 1" FFB-CP SERIES
SCALE: N.T.S.

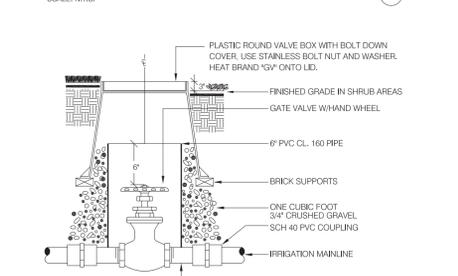
- 30-INCH LINEAR LENGTH OF WIRE COILED
- WATERPROOF CONNECTION: RAIN BRD SPACES (1 OF 2)
- ID TAG: RAIN BRD VIO SERIES
- VALVE BOX WITH COVER: RAIN BRD VB-STD
- FINISH GRADE/TOP OF MULCH
- REMOTE CONTROL VALVE: RAIN BRD EFB-CP-PRD-D WITH NPT-HAN
- PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- PVC SCH 40 ELL
- PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- BRICK (1 OF 4)
- PVC MAINLINE PIPE
- SCH 80 NIPPLE (2-INCH LENGTH HIDDEN) AND SCH 40 ELL
- PVC SCH 40 TEE OR ELL
- PVC SCH 40 MALE ADAPTER
- PVC LATERAL PIPE
- 3/4-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

CONTROL ZONE KIT: XCZ-LF-075-PRF 3/4"
SCALE: N.T.S.



- FINISH GRADE
- STANDARD VALVE BOX WITH COVER: RAIN BRD VB-STD
- WATERPROOF CONNECTION: RAIN BRD VIO SERIES
- VALVE ID TAG
- 30-INCH LINEAR LENGTH OF WIRE COILED
- PRESSURE REGULATING FILTER: RAIN BRD PRF-075-PRF (INCLUDED IN XCZ-075-PRF KIT)
- PVC SCH 40 FEMALE ADAPTOR
- LATERAL PIPE
- REMOTE CONTROL VALVE: RAIN BRD EFB-CP-PRD-D WITH NPT-HAN
- PVC SCH 40 TEE OR ELL TO MANIFOLD
- 3/4-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

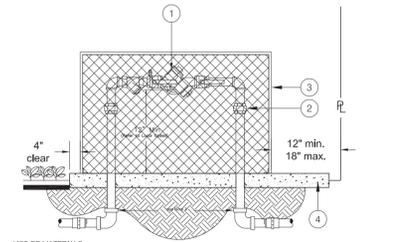
QUICK COUPLER VALVE
SCALE: N.T.S.



GATE VALVE
SCALE: N.T.S.



- FINISH GRADE/TOP OF MULCH
- QUICK-COUPLING VALVE: RAIN BRD MODEL 330N[®]
- VALVE BOX WITH COVER: RAIN BRD VB-6RD
- PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- BRICK (1 OF 2)
- PVC SCH 40 STREET ELL
- PVC SCH 40 TEE OR ELL
- PVC MAINLINE PIPE
- PVC SCH 40 ELL
- 2" x 2" REDWOOD STAKE WITH STAINLESS STEEL GEAR CLAMPS OR EQUIVALENT SUPPORT SYSTEM

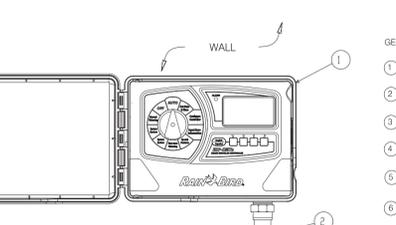


- REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY, U.S.C. APPROVED TYPE.
- BRASS UNION REQUIRED IF THREADED FITTINGS (ELBOWS) ARE USED.
- BACKFLOW PREVENTION ASSEMBLY ENCLOSURE PER MANUFACTURER'S RECOMMENDATIONS (SEE NOTES 1 AND 2). LIST OF APPROVED ENCLOSURES WILL BE PROVIDED BY THE CITY.
- CONCRETE PAD CLASS 5000-C-2500, MUST BE CONSTRUCTED TO ENSURE 4" CLEARANCE AROUND THE BACKFLOW ENCLOSURE.

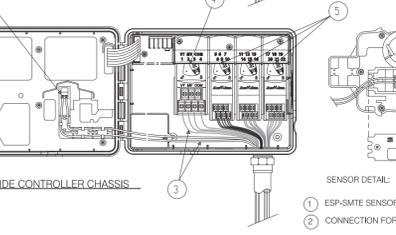
NOTES:

- See Section 2 of these Specifications for approved backflow assemblies, backflow enclosures, listing requirements, placement of backflow assemblies and other requirements.
- Approved location of the backflow device, protective enclosure and all parts must be approved by the Engineer prior to installation.
- Valves to comply may result in project delay to correct all unapproved unapproved work.
- All fittings and pipe shall be brass or copper with either PTFE or copper sealant, respectively.
- A new orator or hose shall not be allowed to be installed on backflow assembly piping.
- A pressure reducer, if required, is only permitted at the building and/or on the backflow assembly.
- There shall be no connections between the meter and the backflow assembly.
- The placement of the backflow prevention device must be such that it meets the public right-of-way.
- New meter installation shall include a copper fire-rated backflow device. If there is existing piping meter, it may remain per plumbing code.
- New backflow must be listed by a Orange County Certified backflow tester.

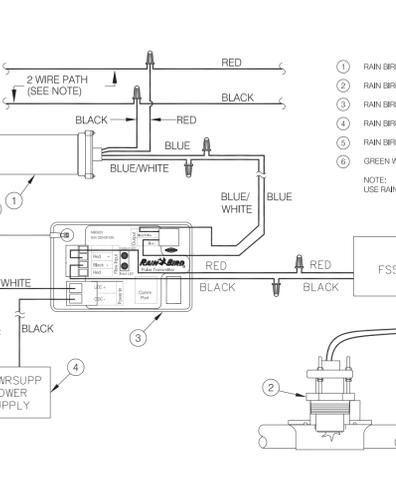
3/4" THROUGH 2 1/2" REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY
SCALE: N.T.S.



ESP-SMT6 SMART CONTROL SYSTEM
SCALE: N.T.S.



FLOW SENSOR TWO-WIRE COMMUNICATION
SCALE: N.T.S.



GENERAL NOTES:

- RAIN BRD ESP-SMT6 INSIDE WALL MOUNT
- 1/4-INCH PVC SCH 40 CONDUIT AND FITTINGS
- WIRES TO REMOTE CONTROL VALVES AND SENSOR
- STANDARD MODULE FOR 4-STATION CONTROLLER
- OPTIONAL MODULES FOR 20-STATION CONTROLLER
- CONNECTION FOR WIRES FROM SENSOR

REVISIONS	NO.	DATE	DESCRIPTION

hla
howard laks architects
1545 lewitt street
santa monica, ca 90401
voice : 310-393-4455
fax : 310-393-2230

CONSULTANTS

Project Status

2501 2ND STREET
SANTA MONICA, CALIFORNIA 90405
IRRIGATION DETAILS

DRAWN	AHJ/SC
CHECKED	HLA
APPROVED	
SCALE	AS SHOWN
SHEET	LI-4
DATE	08-01-2019
PROJECT NUMBER	216108

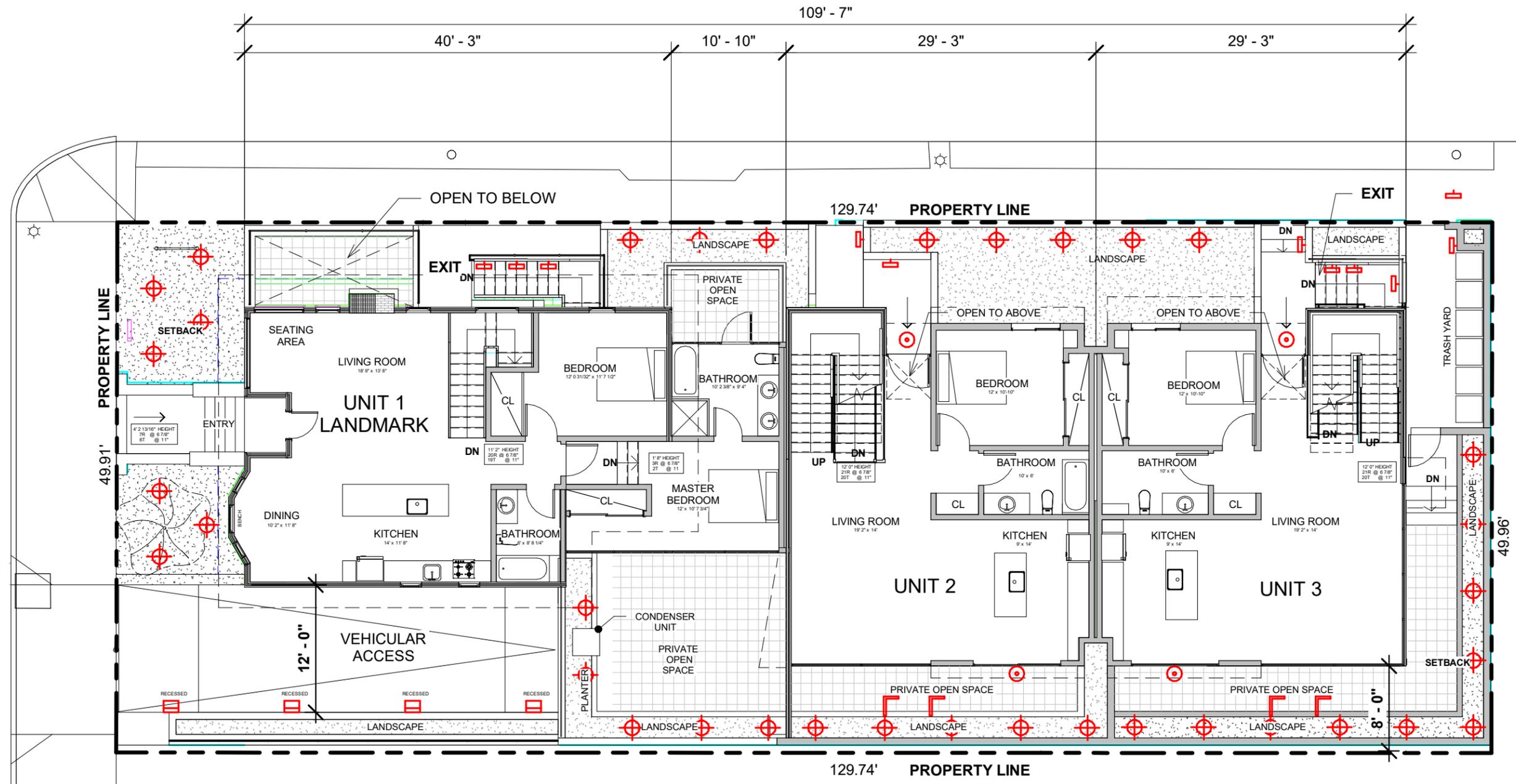
SOLA, INC
Landscape Architects
380 N. PALM ST. SUITE B BREA, CA 92821
t. 562-905-0800 (main) f. 562-905-0880
info@solainc.com www.solainc.com t. 213-383-1788 (studio)

**LIGHTING
(INSERT TAB)**

MILLS STREET

02/10/2020

2ND STREET



TWO STORY
 MULTI-FAMILY BUILDING 25' H
 W/ SUBTERRANEAN PARKING

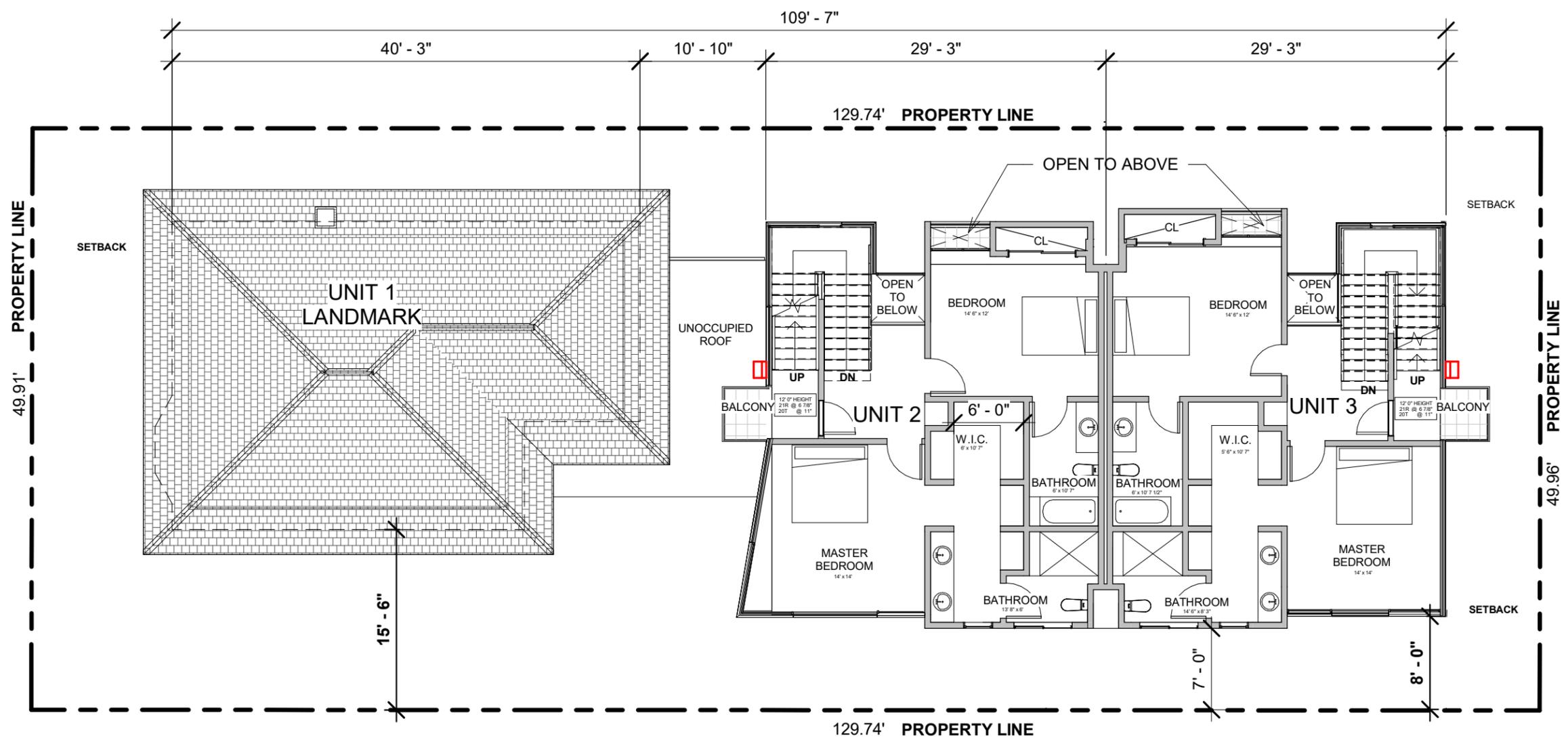
2513 2ND STREET
 SANTA MONICA, CA 90405
 APN: 4287-010-039

GARAGE
 242 MILLS ST
 SANTA MONICA, CA
 90405
 APN: 4287-10-002

MILLS STREET

02/10/2020

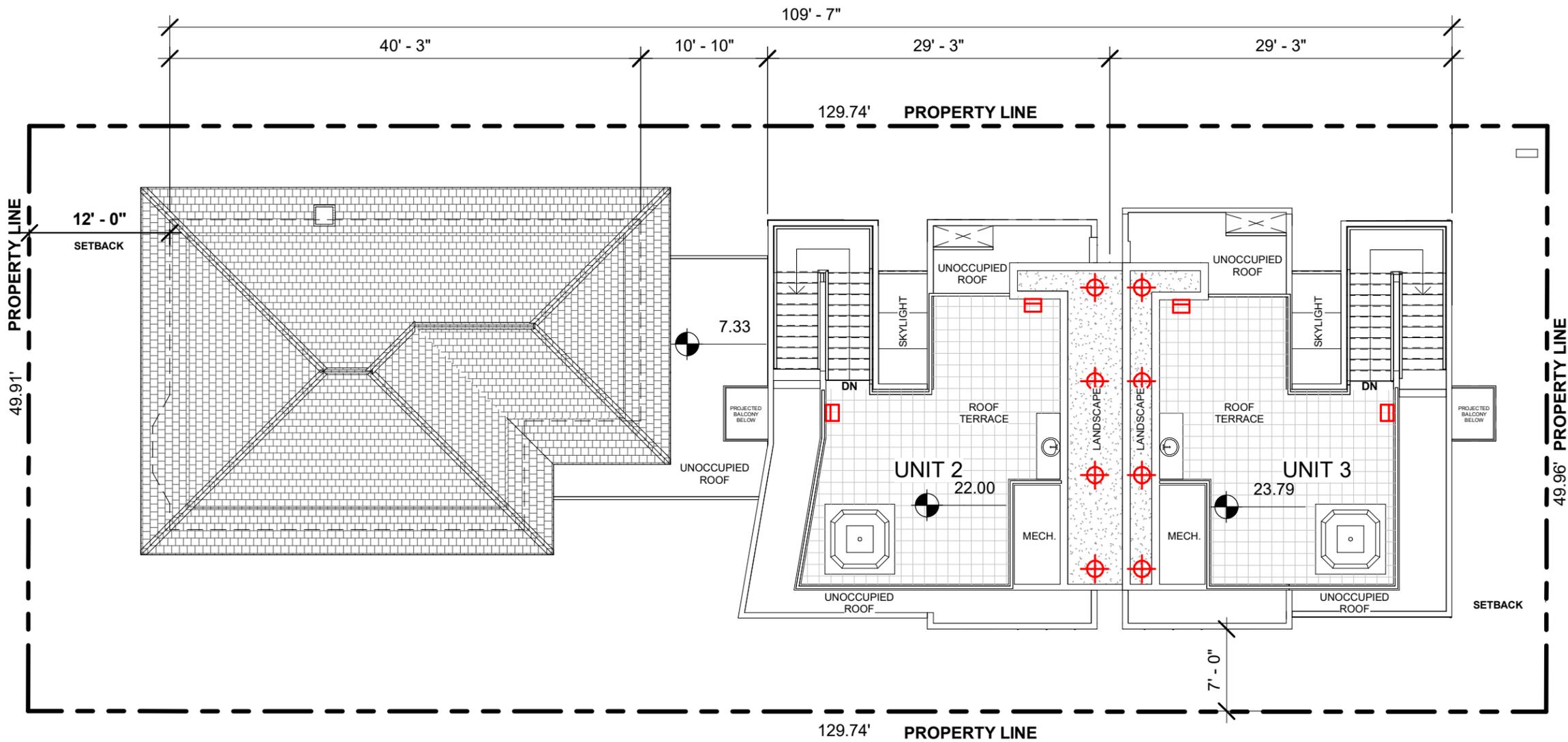
2ND STREET



MILLS STREET

02/10/2020

2ND STREET



○ RECESSED DOWN LIGHT

DESCRIPTION

4 inch LED recessed narrow beam downlight with 50° cut off specially designed for LED technology. Two-stage reflector system produces smooth distribution with excellent light control and low aperture brightness. Lumen packages include 900, 1300, 1800 and 2800 lumens with color temperatures of 2700K, 3000K, 3500K, 4000K.

SPECIFICATION FEATURES

Lower Shielding Reflector
Self-flanged, spun .050" thick aluminum lower reflector in combination with a lensed upper optical chamber provides superior lumen output with minimal source brightness. Available in all Portfolio Alzak® finishes.

Trim Retention
Lower reflector is retained with two torsion springs holding the flange tightly to the finished ceiling surface.

Plaster Frame / Collar
New Construction Housing: Die cast aluminum 1-1/2" deep collar accommodates ceiling materials up to 2".

Universal Mounting Bracket
Accepts 1/2" EMT, C channel and bar hangers and adjusts 5" vertically from above and below the ceiling.

Junction Box
(4) 1/2" and (2) 3/4" trade size pry outs positioned to allow straight

conduit runs. Listed for (8) #12 AWG (four in, four out) 90°C conductors and feed thru branch wiring.

Thermal
Extruded aluminum heat sink conducts heat away from the LED module for optimal performance and long life.

LED
LED system contains a plurality of high brightness white LED's combined with a high reflectance upper reflector and convex transitional lens producing even distribution with no pixilation. Rated for 50,000 hours at 70% lumen maintenance. Auto resetting, thermally protected, LED's are turned off when safe operating temperatures are exceeded. Color variation within 3-step MacAdam ellipses. Flexible disconnect allows for tool-less replacement of LED engine from below ceiling. Available in 80 or 90 CRI.

Driver
Combination 120-277V 0-10V or 120V trailing edge phase cut driver provides flicker free dimming from 100% to 10%. Optional 1% 0-10V, Fifth Light, DMX or Lutron® Ecosystem. Driver can be serviced from above or through the aperture.

Code Compliance
Thermally protected and cULus listed for protected wet locations. IP66 rated when used with IP66 gasket kit accessory. Optional City of Chicago environmental air (CCEA) marking for plenum applications. EMI/RFI emissions per FCC 47CFR Part 18 Class B consumer limits. Non-IC rated - Insulation must be kept 3" from top and sides of housing. RoHS Compliant. Photometric testing completed in accordance with IES LM 79 standards. LED life testing completed in accordance with LM 80 standards.

Warranty
5 year warranty.

Portfolio

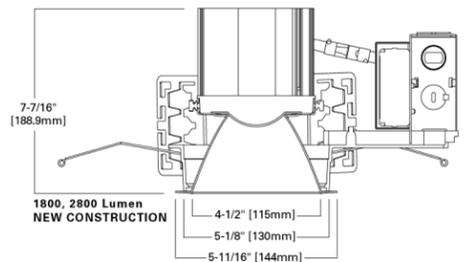
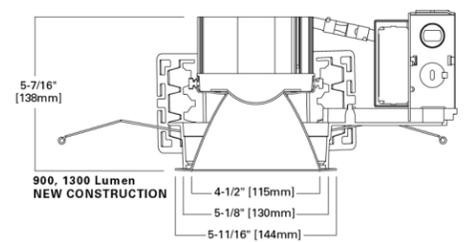
Catalog #		Type	
Project		Date	
Comments			
Prepared by			



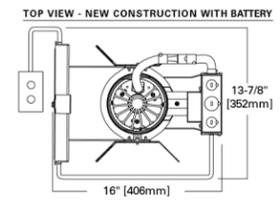
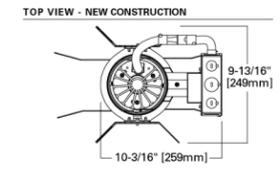
**LD4A09 LD4A13
LD4A18 LD4A28
4LN**

900, 1300 Lumen LED
1800, 2800 Lumen LED

4-Inch
Narrow Beam Downlight
New Construction



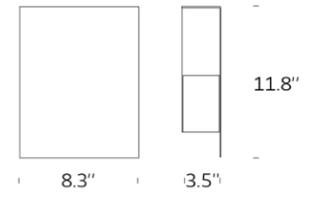
Note: Max Opening 4-3/8" [111mm]



SC-1 +72" SURFACE MOUNTED SCONCE

CORRUBEDO DAVID CHIPPERFIELD, 2008

FontanaArte



Mounting: wall
Environment: outdoor
Description: Structure in satin stainless steel. Diffuser in white opal polycarbonate. Protection screen in transparent borosilicate glass. Diffused light emission upwards or downwards in accordance to the installation.

Certifications: ADA suitable for wet location

Emergency: Without
Dimming: No
Voltage (V): 120 V

CODE	SIZE	LIGHT SOURCE
U3929IX	8.3" x 3.5" x 11.8"	1x18W (FL) E26

CODE	DESCRIPTION	PACKAGING SIZE	NET WEIGHT	GROSS WEIGHT
U3929IX	complete lamp	13.7"x13.7"x5.9"	lbs 4.4	lbs 6.6

IN THE SAME FAMILY



CORRUBEDO WALL LAMP



02/10/2020

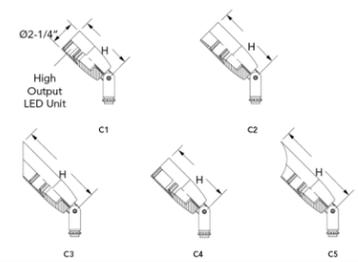
 GROUND UP LIGHT



ASPEN LED
WINSCAPE® 12V LED16

Specifications

D:	+ Mounting
4-3/4" (121mm) w/C1	
5-3/4" (146mm) w/C2	
7-5/8" (194mm) w/C3	
5-1/2" (140mm) w/C4	
7-5/8" (194mm) w/C5	



CATALOG NUMBER	
NOTES	
TYPE	

DESCRIPTION

The Aspen series accent lights are suitable for a variety of mounting applications including ground, wall, tree, sign and architectural accents. Suitable for wet locations.

ORDERING INFORMATION

EXAMPLE: ASPEN SS 3LED16 30K 12 NSP WSL KM BRS

ASPEN	Material*	Source*	Color Temperature*	Voltage*	Distribution*	Lens*	Mounting*
ASPEN	A Aluminum	3LED16	30K	12 ¹	NSP 10° Narrow Spot	FLC Flat Clear	KM Knuckle
	BR Brass		40K	120 ²	NFL 25° Narrow Flood	WSL Watershed	350R 350° rotational knuckle
	SS Stainless Steel		50K		FL 40° Flood		
			AMB Amber (591nm)				

Mounting Accessories*	Options*	External Caps*	Finish*
Independent Mounting	Power Boxes with 15W Electronic transformers	Internal Louver	All Material
JBA Aluminum J-Box	PM60B ² Power Mount	IHL Honeycomb Louver	BL Black
JBB Bronze J-Box Architectural	PM60B ² Brass Power Mount	Internal Accessory	BRZ Textured
ARJB J-Box, Aluminum 12"-48"	WP2J ² Wall Pack over recessed JBox	L1 Prismatic Lens	BRS Bronze Smooth
CNS 5" round canopy	WP2S ² Surface Mount Wall Pack	L2 Linear Spread Lens	BRT Bronze Textured
CNSBR 5" round canopy, brass	Stems	L3 Softening Lens	BRT Chrome Smooth
CNSSS 5" round canopy, stainless	S3 ³ 3" Stem	Internal Filters	CHS Smooth
WMC Wall Mount Cover	S6 ⁴ 6" Stem	FA Amber	BRSS Brushed Stainless Steel
WMSA Wall Mount with Splice Access	S _{12"} 12" - 24" stems, available in 6" increments	FG Green	DBL Black Smooth
STK Mounting Stake	S3BR ⁴ 3" Stem Brass	FGD Green Dichroic	DDB Designer Bronze
TRA Tree Mounted J-Box, Aluminum	S6BR ⁴ 6" Stem Brass	FLB Light Blue	DNA Natural Aluminum
TRB Tree Mounted J-Box, Bronze	S _{12"} 12" - 24" stems, available in 6" increments	FM Mercury Vapor	NBS ⁷ Natural Bronze Smooth
TRAS Tree Mounted J-Box with Aluminum mounting strap, available with 1-4 JBoxes per strap	S _{12"} BR ⁴ 12" - 24" stems, available in 6" increments	FMB Medium Blue	VET Verde Textured
TRBS Tree Mounted J-Box with Bronze mounting strap, available with 1-4 JBoxes per strap	Extended Arms⁵	FMBD Medium Blue Dichroic	WH White Textured
PM60A Adjustable Post Mount	EA _{12", 24" or 36"} 12", 24" or 36"		WHS White Smooth
PM60A Adjustable Post Mount - Bronze	EA45 _{45° - 12°, 24° or 36°} 45° - 12°, 24° or 36°		CF Custom Finish
PM60C Post Mount with Conduit	EA90 _{90° - 12°, 24° or 36°} 90° - 12°, 24° or 36°		
PM60C Post Mount with Conduit - Bronze			
PM60D Post Mount with Open Bottom			
PM60D Post Mount with Open Bottom - Bronze			

*Required Fields
Notes:
1 Remote transformer required.
2 Power boxes only available with 120 volt.
3 Aluminum stems only compatible with A material, not compatible with JBB, TRB, TRBS, PMBR60A, PMBR60B, PMBR60C, PMBR60D, CNSBR or CNSSS.
4 Brass stems only compatible with BR material and JBB, TRB, TRBS, PMBR60A, PMBR60B, PMBR60C or PMBR60D.
5 Extended arms only available with WMSA.
6 Up to 3 optional items can be specified.
7 NBS paint uses specialty pigments to give a natural appearance that may vary by fixture.
8 Brass only and Stainless only finishes not available with mounting accessories.

NOTE: Hydrel Reserves The Right To Modify Specification Without Notice. Any dimension on this sheet is to be assumed as a reference dimension: "Used for information purposes only. It does not govern manufacturing or inspection requirements." (ANSI Y14.5-1973)

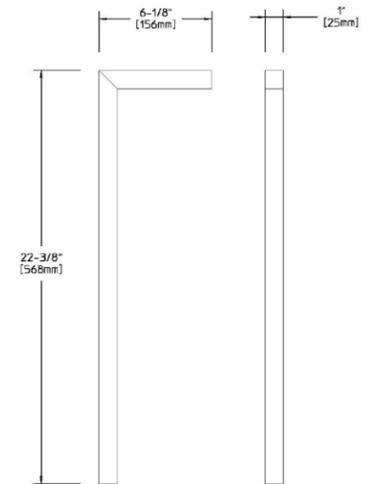


9144 Deering Avenue, Second Floor • Chatsworth, CA 91311 • www.hydrel.com ©2014-2015 Acuity Brands Lighting, Inc.
Phone: 866.533.9901 • Fax: 866.533.5291 Rev. 08/11/15 ASPEN_LED

 PATH LIGHT

Copper Pathlyte (GAL3) Specification Sheet

Project Name:	Location:	MFG: Philips Hadco
Fixture Type:	Catalog No.:	Qty:



Ordering Guide

Example: GAL3 AC

Product Code	GAL3	Copper Pathlyte
Finish	AC	Hand-Crafted Copper

Spacing Chart

Recommended Spacing - GAL3-6' Horizontal footcandles

Volt/Lamp	1'	2'	3'	4'	5'	6'	7'	8'	9'
12V, 10W Xenon	2.17	1.07	.54	.29	.12	-	-	-	-

Specifications

HOUSING:
Solid copper square extrusion with solid copper end and brass fitter. 1/2" NPS male threads to screw onto accessory mounting stake or junction box, sold separately.

FINISH:
Natural Copper is bright polished, untreated copper. Color will age naturally to a fine dark copper patina.

OPTICAL ASSEMBLY:
Reflector is Stainless Steel.

LAMPING:
10W wedge base T3 1/4 (xenon) lamp is included with fixture. 12W maximum wedge base T3-1/4 lamp. Lower wattage lamps are acceptable.

ELECTRICAL ASSEMBLY:
Wedge base socket type (T3-1/4 or T5). Socket is hinged for easy relamping. 12 Volt fixture is pre-wired with 3-ft pigtail of 18-2 AWG, 105° C, SPT-1W wire. Low voltage quick connector, catalog #LVC3 included for easy hook-up to the low voltage supply cable, not included. 12 Volt system requires remote transformer, not included.

WARRANTY:
Ten-year limited warranty.

CERTIFICATIONS:
ETL listed to U.S. safety standards for wet locations. cETL listed to Canadian safety standards for wet locations. Manufactured to ISO 9001:2008 Standards.

Height :
22 3/8" (568mm)

Width:
6 1/8" (156mm)

Max. Weight:
3.8 lb

ISO 9001:2008 Registered Page 1 of 1

PHILIPS HADCO Note: Philips reserves the right to modify the above details to reflect changes in the cost of materials and/or production and/or design without prior notice.
100 Craftway Drive, Littlestown, PA 17340 | P: +1-717-359-7131 F: +1-717-359-9289 | http://www.hadco.com/ | Copyright 2013 Philips HW1

02/10/2020

STEP LIGHT

Specification Sheet / Wall Mount / L46



Type:

Project:

Modified:

Quantity:

Notes: PLEASE READ - When using a control system, consult dimming system manufacturer with minimum load before installing 12V AC transformer. Malfunction and damage to product due to improper dimming system installation or misuse will not be covered under warranty. Only DC Drivers are recommended for dimming systems. Consult MP Lighting for recommended drivers

Order Guide

Example: L46-3-W27S-A-MA

Code	Wattage	Color	Input Voltage	Finish
L46	3 = 3W 6 = 6W	W27S = 2700K, std CRI W30S = 3000K, std CRI W35S = 3500K, std CRI W41S = 4100K, std CRI W27H = 2000K, high CRI W30H = 3000K, high CRI W35H = 3500K, high CRI	A = 12V AC (12V AC LED chip, Powered by remote transformer) D = DC (Powered by LED driver)	MA = matte clear anodized BK = black powder coating BZ = bronze powder coating WH = white powder coating S6 = stainless steel 316

L46

- Application** Exterior/interior wall, stair, and walkway illumination.
- IP Rating** 66
- Mounting** Mounts to horizontal orientated single gang box. Box opening must be 2-3/8" wide by 2" tall minimum. Suggested boxes include Scepter F.D. Blank and Iberville BC1110. (Junction box not included, non dimmable integral driver included)
- Electrical** 3W, 350mA or 6W, 700mA LED.
DC-Powered by integral 120V primary, LED8W350L, 8W 350mA(3W) or LED9W700L, 9W 700 mA (6W) non-dimmable LED driver.

Diming Option:
Recommended TLDAV60W9 driver (not included).
Dimmable with dimming controller TLC010i,0-10V dimming (not included) or AC- Recommended TLW120MT050-01 magnetic transformer (not included).
Consult factory for dimming options
- Power Consumption** 4.0 Watt (At 350 mA, 3 Watt)
8.0 Watt (At 700 mA, 6 Watt)
- Light Output** 3.0 Watt , 29 lm
6.0 Watt, 53 lm
- Warranty** 5 years limited warranty
Estimated useful life of LED is 50,000 hours.
- Material** Solid anodized aluminum or marine grade stainless steel (316). RoHS compliant.
- Weight** 1.5lbs (0.68kg).
- Approval**

LED STRIP LIGHT AT ELEV

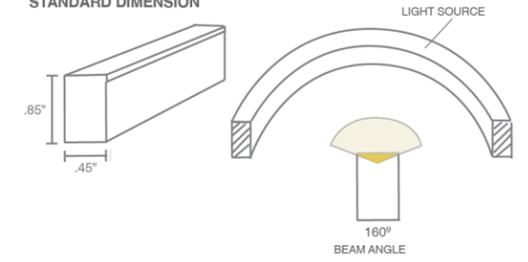


IQ68 - 30 - FLF - 80 - 3.3
IP Series Color Temp Flex series CRI Watts Per FT

IQ68-(COLOR)-FLF-80-3.3

Max Tape Length: 30ft | Color Temp: 2700K, 3000K, 4000K, 4500K
Voltage: 24VDC | CRI: 80+ | Watts Per Ft: 3.3 | FLF=Flex Flat
| Lumens per foot: 100
*Perfect replacement for glass Neon such as indoor, outdoor, signage, & architecture.

STANDARD DIMENSION



FEATURES

- High quality SMD LED chip
- Operating temperature: 32°F ~ 113°F
- Ambient temperature: -4°F ~ 113°F
- UV & Flame resistant construction
- Uniform & Even light source w/no LED "hotspots"
- 4.724" min. bending diameter
- Environmentally friendly & energy efficient
- 2 year warranty

CUTTING INSTRUCTIONS:
This flex light can be cut on the dotted line mapped on the unit at every 3.92".

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OUTDOOR WALL LIGHT

Lightology

TV LED ELV Dimmable Wall Sconce

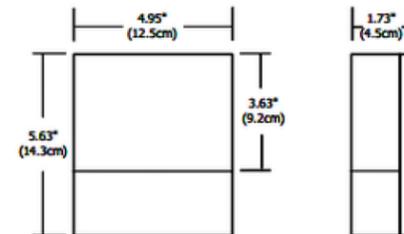


Description:
 TV LED ELV Dimmable Wall Sconce features clear UV stable diffuser with a Satin Aluminum or White finish. Provides intense light with Warm White 2972K color temperature, 85CRI LEDs, with 7.95 total watts, 41 lumens per watt for a total of 329 lumens. 96.64 percent lumen maintenance at 25 degree C ambient. Includes constant current 700mA LED power supply. Dimmable with tested Lutron Diva DVELV-300P, Lutron Skylark SELV-300P, or Lutron Maestro MAELV-600 dimmers. IP65 rated for indoor and outdoor wet locations. ADA compliant. 4.95 inch width x 5.63 inch height x 1.73 inch depth. Fixture includes a 5 year warranty.

Shown in: Satin Aluminum / Crystal

Shade Color: Crystal
Body Finish: Satin Aluminum
Lamp: 1 x LED/7.95W/12V LED
Wattage: 7.95W
Dimmer: Low Voltage Electronic
Dimensions: 5.63"H x 4.95"W x 1.73"D

Technical Information
Luminous Flux: 329 lumens
Lumens/Watt: 41.38
Lamp Color: 2972 K
Color Rendering: 85 CRI



**NEIGHBORHOOD CONTEXT
(INSERT TAB)**



project site from above



2501 2nd street
santa monica, 90405

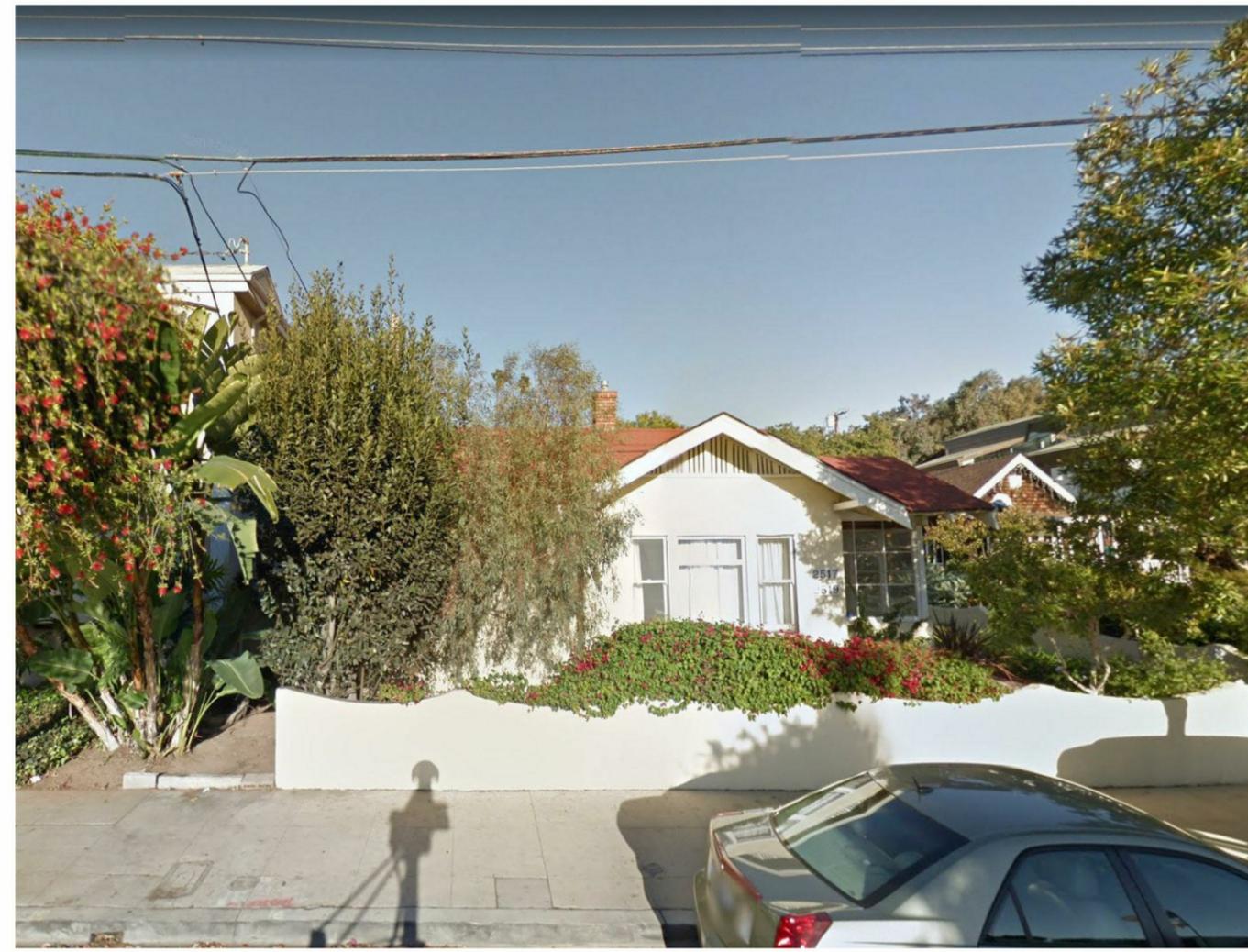
project site

02/10/2020



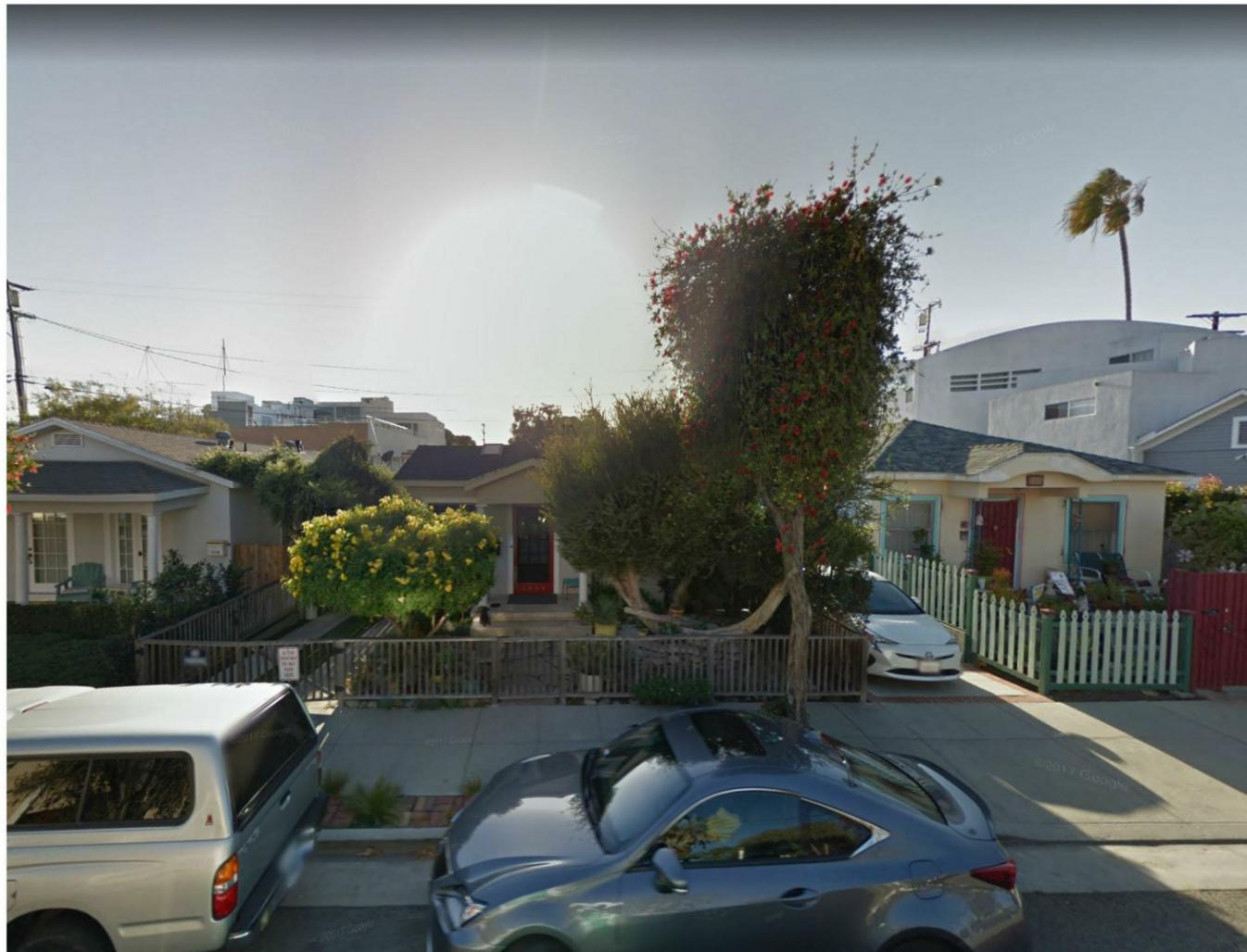
2513 2nd street
santa monica, 90405

adjacent south of project site



2517-2519 2nd street
santa monica, 90405

south of project site



2508 2nd street
santa monica, 90405

west of project site



2440 2nd street
santa monica, 90405

west of project site

02/10/2020



2504 3rd street
santa monica, 90405

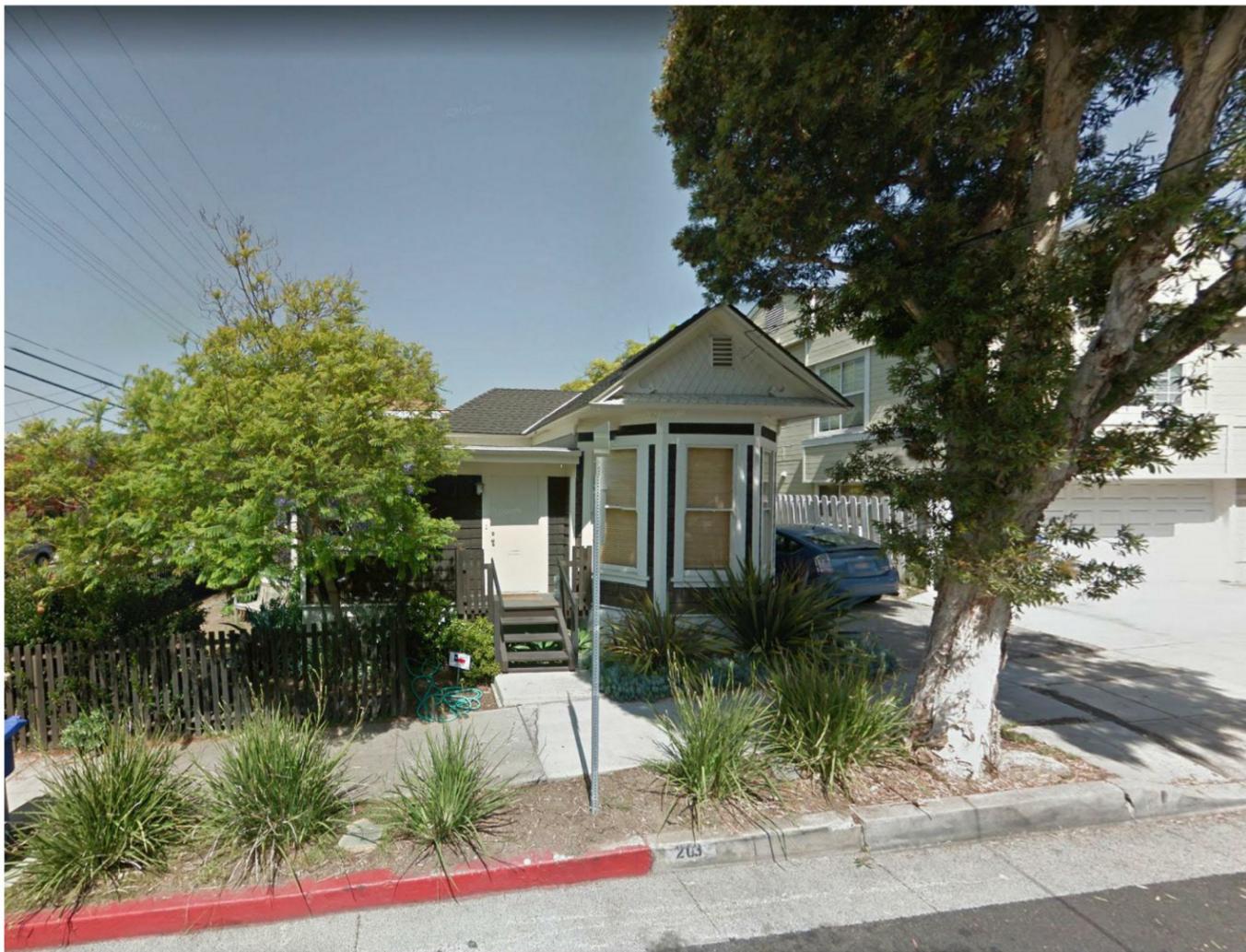
east of project site



242 mills street
santa monica, 90405

east of project site

02/10/2020



203 mills street
santa monica, 90405

north of project site



211 mills street
santa monica, 90405

north of project site

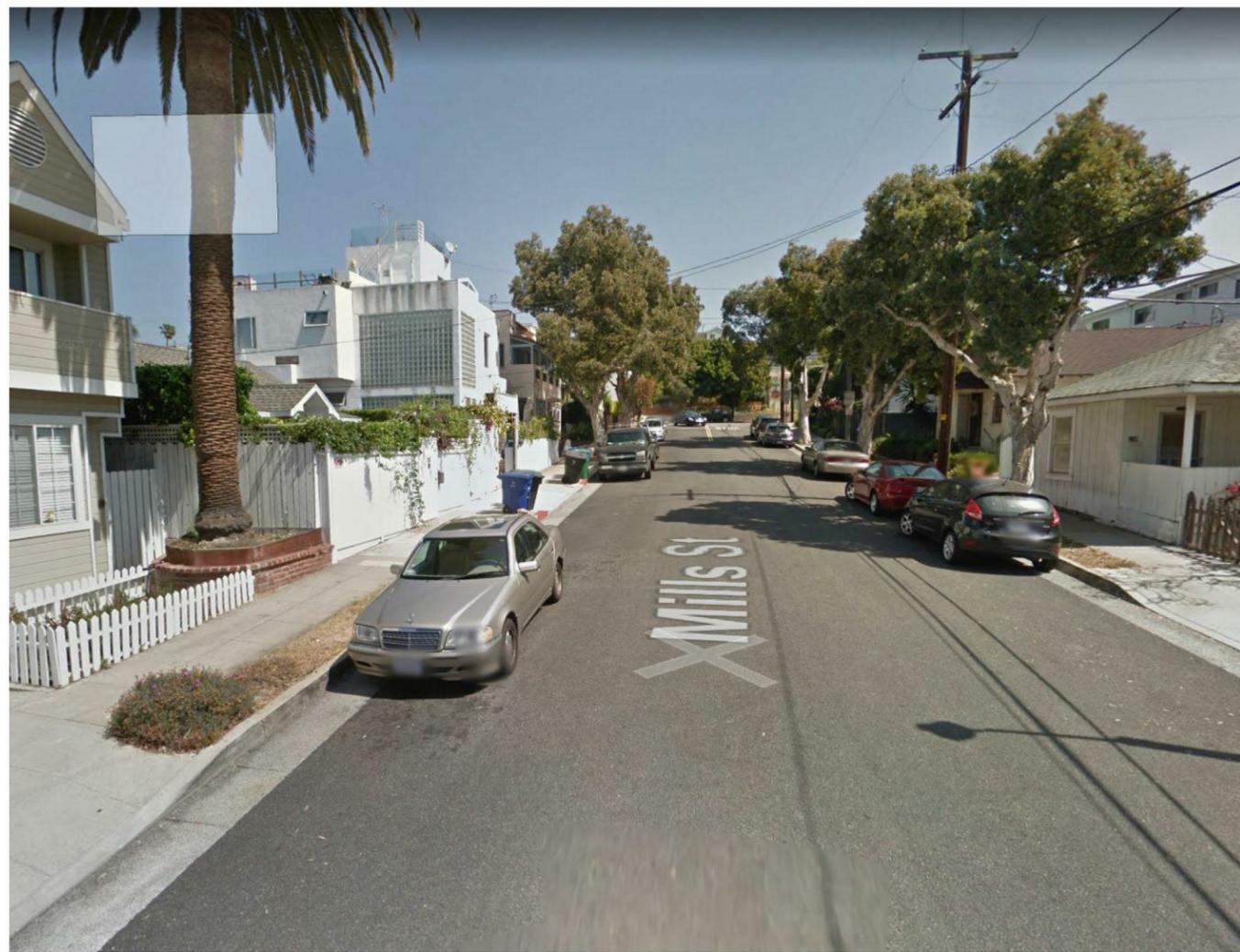


2nd street viewing north

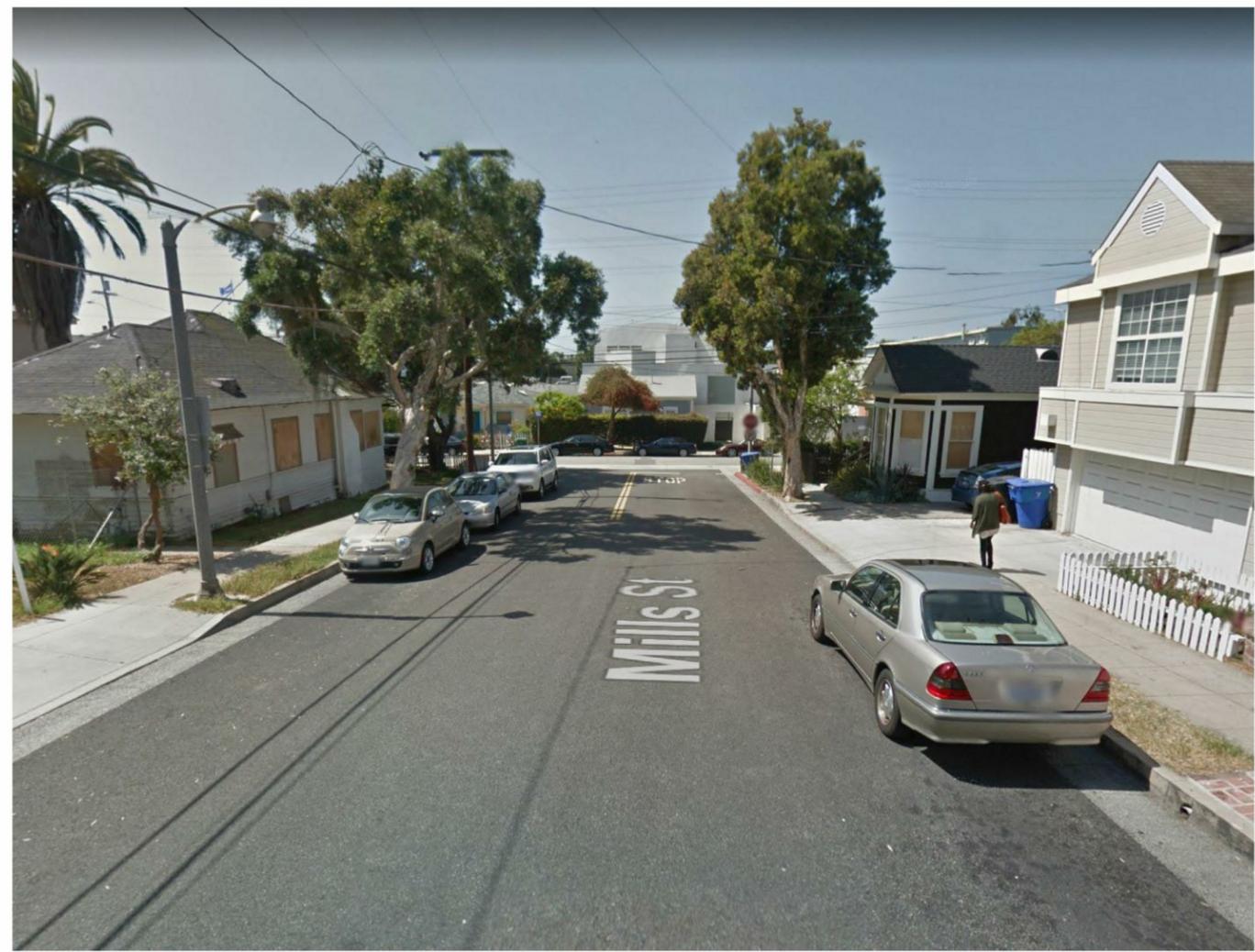


2nd street viewing south

02/10/2020



mills street viewing east



mills street viewing west

02/10/2020



2501 2nd street

2nd street viewing east



2nd street viewing west



mills street viewing north



2501 2nd street

mills street viewing south