

LANDSCAPE ARCHITECTURAL CONSTRUCTION DOCUMENTS FOR: RAINBOW PARK

LANDSCAPING ABBREVIATIONS

ABBREV.	DESCRIPTION	ABBREV.	DESCRIPTION	ABBREV.	DESCRIPTION	ABBREV.	DESCRIPTION
AC	ASPHALTIC CONCRETE	EC	END OF CURVE	LA	LANDSCAPE ARCHITECTURE	TW	TOP OF WALL
AC	ACRES	EFF	EFFLUENT WATER	LC	LANDSCAPE CONTRACTOR	TS	TOP OF STEP
AD	AREA DRAIN	EL	ELEVATION	LF	LINEAR FEET	TYP	TYPICAL
AMPS	AMPERES	ELECT	ELECTRICAL	LP	LOW POINT	VC	VERTICAL CURVE
BC	BEGINNING OF CURVE	ENCL	ENCLOSURE	M	METER	VAR	VARIES
BC	BOTTOM OF CURB	EQ	EQUAL	MAX	MAXIMUM	VCP	VITRIFIED CLAY PIPE
BLDG	BUILDING	EXP JT	EXPANSION JOINT	MH	MANHOLE	W	WEST
BM	BENCH MARK	EXIST	EXISTING	MIN	MINIMUM	W/	WITH
BOW	BACK OF WALL	FD	FLOOR DRAIN	MISC	MISCELLANEOUS	W/O	WITHOUT
BOC	BACK OF CURB	FFE	FINISHED FLOOR ELEVATION	N	NORTH	WWM	WOVEN WIRE MESH
BS	BOTTOM OF SLOPE	FG	FINISHED GRADE	NIC	NOT IN CONTRACT	WM	WATER METER
BW	BOTTOM OF WALL	FH	FIRE HYDRANT	NTS	NOT TO SCALE		
CB	CATCH BASIN	FIN	FINISHED	NO	NUMBER		
CF	CUBIC FEET	FL	FLOW LINE	NOM	NOMINAL DIMENSION		
CI	CAST IRON	FOC	FACE OF CURB	OC	ON CENTER		
CL	CENTER LINE	FOW	FACE OF WALL	OD	OUTSIDE DIAMETER		
CO	CLEAN OUT	FS	FINISHED SURFACE	PC	POINT OF CURVATURE		
CONC	CONCRETE	FT	FOOT	PL	PROPERTY LINE		
CONST	CONSTRUCTION	GA	GAUGE	PT	POINT OF TANGENCY		
CONT	CONTINUOUS	GALV	GALVANIZED	R	RADIUS		
CY	CUBIC YARDS	GAL	GALLON	RCP	REINFORCED CONCRETE		
DBL	DOUBLE	GB	GRADE BREAK	PIPE	PIPE		
DD	DECK DRAIN	GC	GROUND COVER	ROW	RIGHT OF WAY		
DEMO	DEMOLITION	GC	GENERAL CONTRACTOR	RT	RIGHT		
DET	DETAIL	GPM	GALLONS PER MINUTE	S	SOUTH		
DF	DRINKING FOUNTAIN	HB	HOSE BIB	SQ	SQUARE		
DIA	DIAMETER	HP	HIGH POINT	SF	SQUARE FEET		
DN	DOWN	ID	INSIDE DIAMETER	SY	SQUARE YARDS		
DWG	DRAWING	IN	INCH	STA	STATION		
E	EAST	INV	INVERT	SS	STAINLESS STEEL		
EA	EACH	L	LENGTH OF CURVE	T	TANGENT		
				TC	TOP OF CURB		
				T&G	TONGUE AND GROOVE		



JULIE HO
LOS ANGELES, CA
917 667 7233

REVISIONS

TITLE SHEET

OWNER
2457 S LINCOLN BLVD
2461 S LINCOLN BLVD
LOS ANGELES, CA 90291

LANDSCAPE
IMPROVEMENTS
PROJECT

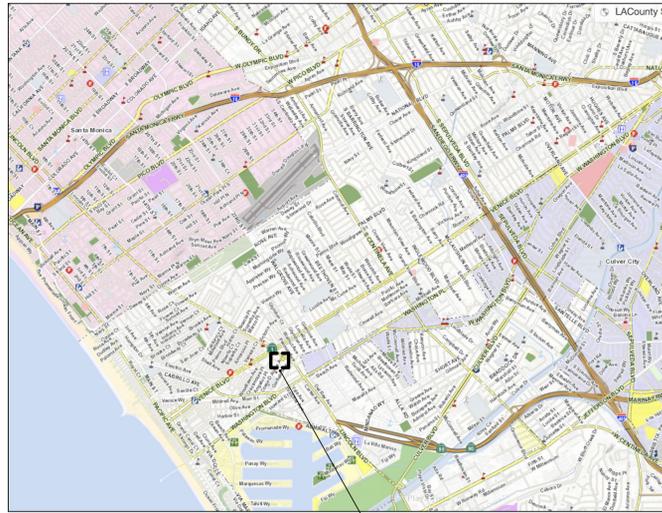
PREPARED BY: JH
REVIEWED BY: JH

DATE: 10-08-20

SHEET NO.

LT-1.0

VICINITY MAP



PROJECT SITE



NOT TO SCALE

2457 S LINCOLN BLVD
2461 S LINCOLN BLVD
LOS ANGELES, CA 90291

GENERAL NOTES

A. 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 THE CITY OF XXXXXXXXXXXX CALIFORNIA.

- SUBMITTALS.** THE CONTRACTOR SHALL SUBMIT FIVE (5) COPIES OF COMPLETE SUBMITTAL LITERATURE AND/OR INFORMATION REGARDING ALL MATERIALS AND EQUIPMENT REQUIRED FOR THE PROJECT WITHIN 30 CALENDAR DAYS OF THE AWARD OF THIS CONTRACT. SUBMITTALS SHALL INCLUDE MANUFACTURER'S NAME, ADDRESS, PHONE NUMBER AND SPECIFIC TRADE NAMES AND/OR NECESSARY DESCRIPTIVE LITERATURE. CLEARLY MARK OR UNDERLINE PROPOSED ITEMS. DELIVER SUBMITTALS FOR APPROVAL TO THE PROJECT ENGINEER.
- PERMITS AND INSPECTIONS.** THE CONTRACTOR SHALL ARRANGE SHALL ARRANGE AND PAY FOR ALL REQUIRED PERMITS AND INSPECTIONS. DELIVER ALL PERMITS AND CERTIFICATES OF INSPECTION TO THE CITY OF LOS ANGELES RECREATION AND PARKS.
- PROTECTION OF EXISTING FEATURES.** STREETS, SIDEWALK, AND ADJACENT PROPERTY SHALL BE PROTECTED THROUGHOUT THE WORK AS REQUIRED BY LOCAL CODES AND REGULATIONS AND APPROVED BY THE PROJECT MANAGER. THE CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT OF ANY EXISTING MATERIALS THAT ARE DAMAGED DURING CONSTRUCTION.
- ACCEPTANCE OF COMPLETED PROJECT.** THE PROJECT SHALL BE ACCEPTED AS COMPLETE WHEN THE FOLLOWING CONDITIONS HAVE BEEN MET:
 - ALL WORK REQUIRED BY CONTRACT ADMINISTRATION THROUGH ITS FINAL INSPECTION HAS SATISFACTORILY BEEN ACCOMPLISHED.
 - ALL AGENCIES INCLUDING THE DEPARTMENT OF BUILDING AND SAFETY HAS SIGNED OFF THE FINAL INSPECTION APPROVAL AT THE BOTTOM OF THE JOB INSPECTION CARD.
 - THE CONTRACTOR HAS MADE ALL PAYMENTS TO SUBCONTRACTORS AND MATERIAL SUPPLIERS AND NO LIENS EXIST.

B. 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.

C. THE CONTRACTOR SHALL VERIFY ON SITE, ALL DIMENSIONS AND LOCATION OF ANY UNDERGROUND UTILITY.

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

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

PROJECT CONTACT LIST

LANDSCAPE ARCHITECT
NAME Julie Ho

ADDRESS 317 West Avenue 44, Los Angeles, CA 90065
PHONE 917 667 7233

SURVEYOR CIVIL ENGINEERS / PLANNERS / LAND SURVEYORS
NAME
ADDRESS
PHONE FAX

UTILITIES
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA
PHONE 800.422.4133

SHEET INDEX

- LT-1.0 TITLE SHEET
- LD-1.0 DEMOLITION PLAN
- LG-1.0 GRADING AND DRAINAGE PLAN
- LC-1.0 LANDSCAPE CONSTRUCTION PLAN
- LC-1.1 LAYOUT PLAN
- LC-2.0 LANDSCAPE CONSTRUCTION DETAIL SHEET
- LP-1.0 PLANTING PLAN
- LP-2.0 PLANTING DETAIL SHEET
- LI-1.0 IRRIGATION PLAN
- LI-2.0 IRRIGATION DETAIL SHEET
- LL-1.0 LIGHTING PLAN
- LL-2.0 LIGHTING DETAILS SHEET

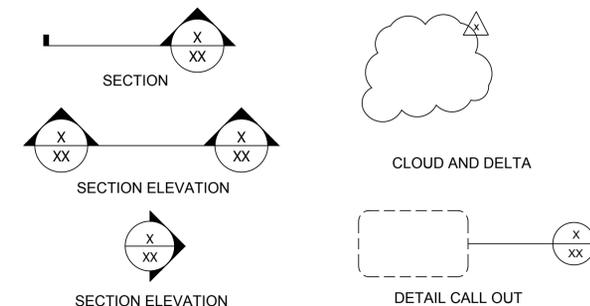
PARCEL, ASSESSOR'S ID NUMBER

ADDRESS/LEGAL
SITE ADDRESS 2457 S LINCOLN BLVD
SITE ADDRESS 2461 S LINCOLN BLVD
ZIP CODE 90291
PIN NUMBER 108B149 694
LOT/PARCEL AREA 28,231.3410 (SQ FT)
THOMAS BROTHERS GRID PAGE 672 - GRID A5
ASSESSOR PARCEL NO. (APN) 4237023017
TRACT TR 15903
MAP REFERENCE S C C 14797 C F 245 L S 1-74
ACRES 0.6481024104683196
ARB (LOT CUT REFERENCE) 222
MAP SHEET 108B149
USE CODE 8800 - MISCELLANEOUS -
GOVERNMENT OWNED PROPERTY

APPLICATION AND PERMIT

- A SEPARATE APPLICATION AND PERMIT(S) IS/ARE REQUIRED FOR
 - DEMOLITION WORK
 - 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.
 - EACH SEPARATE STRUCTURE
 - FENCES GREATER THAN SIX (6) FEET HIGH

SYMBOLS





JULIE HO
LOS ANGELES, CA
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REVISIONS

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PREPARED BY:
JH

REVIEWED BY:
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DATE:
10-08-20

SHEET NO.

LD-1.0
X OF 14

DEMOLITION PLAN

LANDSCAPE IMPROVEMENTS PROJECT

DEMOLITION LEGEND

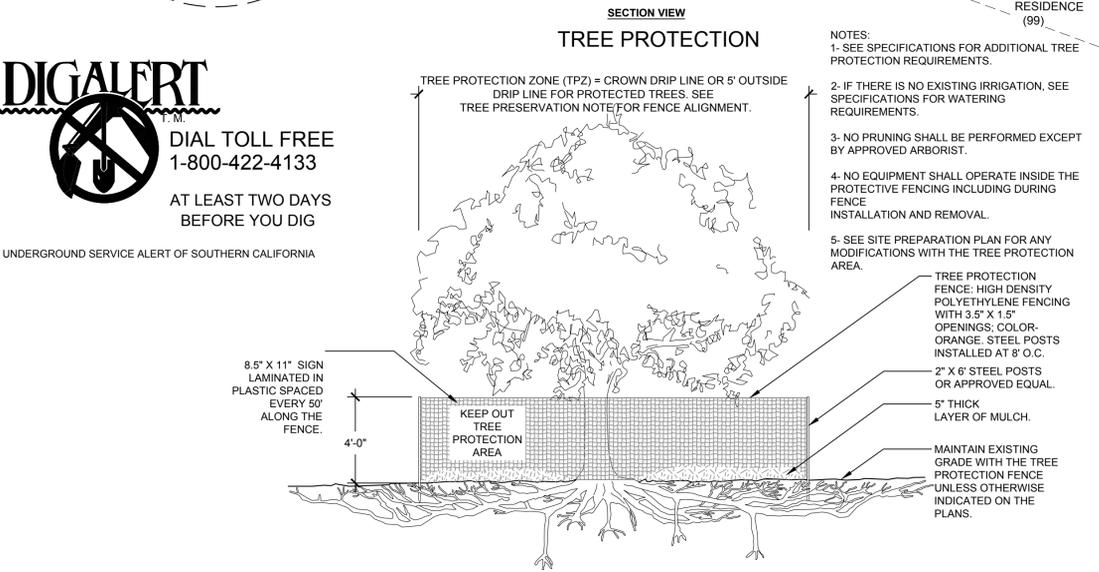
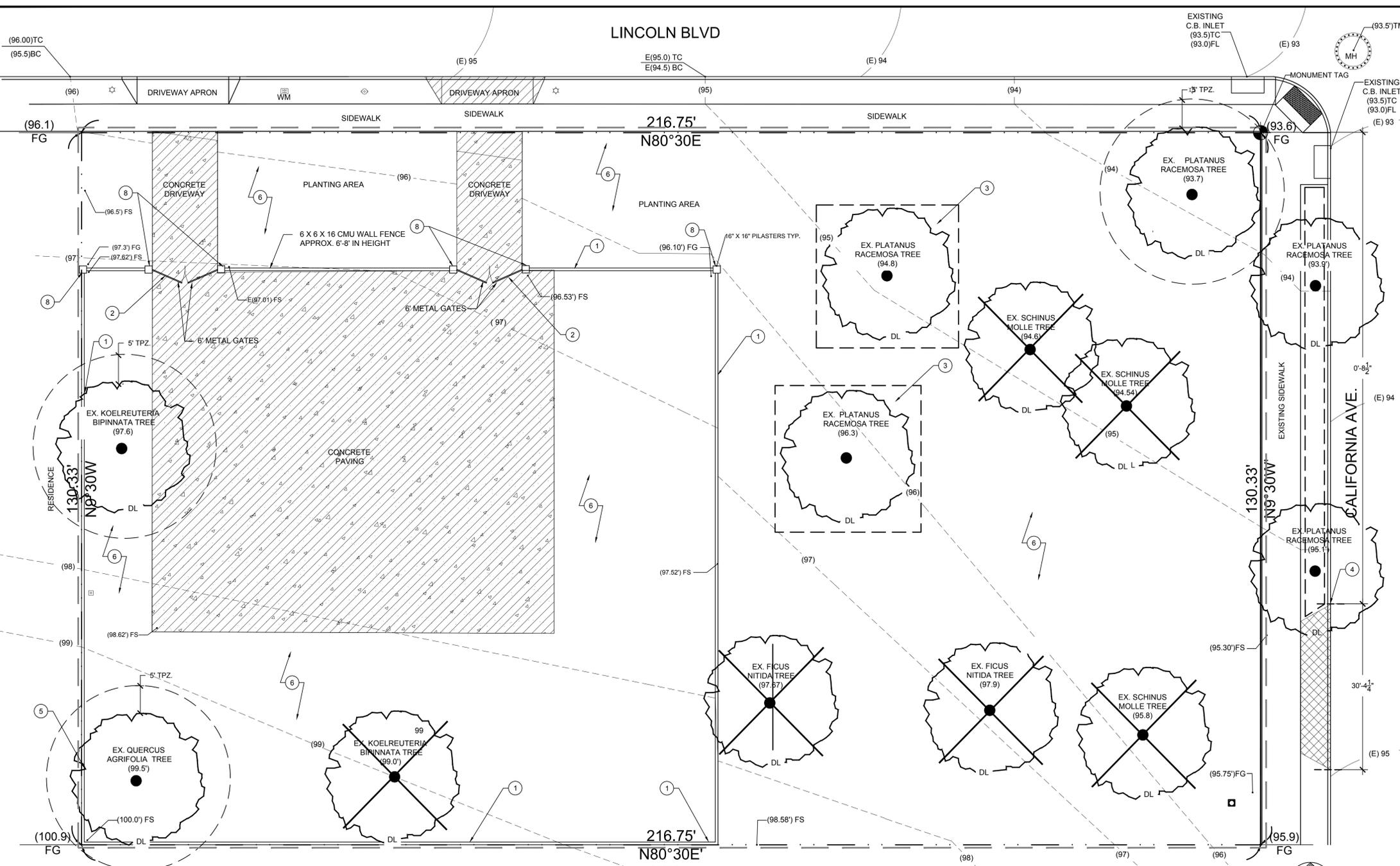
- REMOVE FENCE
- REMOVE GATES
- TREE TO BE BOXED, PRESERVED AND RELOCATED BY ARBORWELL PROFESSIONAL TREE MANAGEMENT. CONTACT ARBORWELL TWO WEEKS PRIOR TO THE START OF DEMOLITION TO ARRANGE FOR TREE BOXING AND PRESERVATION. CONTACT PHONE NUMBER 888.897.1967 ORANGE COUNTY OFFICE 2031 WEST COMMONWEALTH AVE. FULLERTON, CA 92833 PRESERVE OFF SITE UNTIL LANDSCAPE CONTRACTOR REQUESTS DELIVERY
- SAW CUT AND REMOVE PUBLIC ROAD CURB AS SHOWN (PER SEPARATE PERMIT)
- CAREFULLY REMOVE WALL AND FOOTING BY HAND, WITHIN THE TREE'S DRIP LINE. USE AIR SPADE TO REMOVE ALL SOIL WITHIN THE TREE'S TPZ
- ALL PLANT MATERIAL, GRASS AND WEEDS TO BE REMOVED, CLEAR AND GRUB WITHIN LIMIT OF WORK LINE TYP.
- APRON CUT TO BE REMOVED INSTALL NEW PARKWAY AND CURB/GUTTER (PER SEPARATE PERMIT)
- COMPLETELY REMOVE ALL PILASTERS AND ALL FOOTINGS

DEMOLITION SYMBOLS LEGEND

- DL = DRIP LINE
- TPZ = TREE PROTECTION ZONE
- = SAW CUT
- 5' TPZ
- (Symbol: Tree with dashed circle) = TREE PROTECTION ZONE (TYP. 5' OUTSIDE OF DL)
- (Symbol: Tree with solid circle) = TREE TO REMAIN SHOWN WITH TREE PROTECTION ZONE
- (Symbol: Tree with X) = EXISTING TREE TO BE REMOVED
- (Symbol: Tree with square) = EXISTING TREE TO BE BOXED, PRESERVED AND RELOCATED, REFER TO DEMOLITION NOTES FOR ALL DETAILS AND CONTACT INFORMATION
- (Symbol: Diagonal hatching) = EXISTING HARDSCAPE TO BE REMOVED
- (Symbol: Cross-hatching) = EXISTING PARKWAY TO BE REMOVED
- (Symbol: Circle with dot) = POINT OF BEGINNING

DEMOLITION NOTES

- ALL DEMOLITION AND REMOVAL WORK SHALL BE CAREFULLY PERFORMED TO AVOID DAMAGE TO EXISTING TREES NOTED ON THE PLANS AS REMAINING.
- ALL REMOVAL WORK (EXCEPT AS NOTED) SHALL BE DISPOSED OF OFF-SITE, IN A LEGAL MANNER, AT THE CONTRACTOR'S EXPENSE.
- CLEAR THE SITE OF GRASS, WEED GROWTH, RUBBISH, DEBRIS, PAVEMENT, CONCRETE, INACTIVE OR ABANDONED FACILITIES (VERIFIED BY THE AGENCY'S AUTHORIZED REPRESENTATIVE), ETC., THAT ARE TO BE REMOVED FOR CONSTRUCTION OF THE SITE IMPROVEMENTS TO THE LIMITS AND DEPTHS SHOWN ON THE PLANS.
- ABANDONED UNDERGROUND FACILITIES (VERIFIED BY THE AGENCY'S AUTHORIZED REPRESENTATIVE), ROOTS 3" IN DIAMETER AND LARGER, ROCKS AND BROKEN MASONRY LARGER THAN 4" IN ANY DIMENSION SHALL BE REMOVED TO A MINIMUM DEPTH OF 12" BELOW FINISH GRADE.
- MISCELLANEOUS, INACTIVE, OR ABANDONED UNDERGROUND FACILITIES LOCATED 12" OR MORE BELOW FINISH GRADE MAY BE REMOVED WITH THE AGENCY'S AUTHORIZED REPRESENTATIVE APPROVAL.
- MISCELLANEOUS ACTIVE LINES WITHIN 12" OF FINISH GRADE THAT ARE UNCOVERED DURING THE GRADING OPERATIONS SHALL BE PROTECTED.
- ALL DELETERIOUS MATERIALS WITHIN THE LIMITS OF THE WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR, WHO SHALL MAKE ALL NECESSARY ARRANGEMENTS AND PAY ALL COSTS RELATED TO THE DISPOSAL.
- ACTIVE UTILITIES SHALL BE PROTECTED BY AND AT THE EXPENSE OF THE CONTRACTOR. KEEP ALL REQUIRED UTILITIES IN OPERATING CONDITION DURING THE ENTIRE PERIOD OF WORK, INCLUDING EXISTING IRRIGATION SYSTEMS FOR LANDSCAPE MAINTENANCE.
- INACTIVE OR ABANDONED UTILITIES SHALL BE DISCONNECTED, REMOVED, AND PLUGGED OR CAPPED SUBJECT TO THE LOCAL GOVERNING ORDINANCES.
- IF THE CONTRACTOR ENCOUNTERS ANY EXISTING UNDERGROUND UTILITIES NOT SHOWN ON THE DRAWINGS, HE SHALL IMMEDIATELY NOTIFY THE OWNER WHO WILL DETERMINE FURTHER PROCEDURE
- BURNING OF DEBRIS WILL NOT BE PERMITTED EXCEPT BY WRITTEN PERMISSION FROM THE AIR POLLUTION CONTROL AUTHORITIES AND GOVERNING FIRE AUTHORITIES.



TREE PROTECTION NOTES

*"TREE PROTECTION ZONE" (TPZ) FOR EXISTING TREES:

- BEFORE BEGINNING ANY DEMOLITION OR CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL INSTALL A TEMPORARY PLASTIC ORANGE WEB FENCE AROUND ALL EXISTING TREES TO BE SAVED.
- COORDINATE ALL OFF-SITE IMPROVEMENTS WITHIN THE TPZ WITH THE COMMUNITY FORESTER OFFICE.
- NO CONSTRUCTION MATERIALS OR ACTIVITIES ALLOWED IN THIS AREA
- PRUNING OF CITY TREES TO PROVIDE CLEARANCE FOR CONSTRUCTION ACTIVITIES SHALL ONLY BE DONE BY CITY OF SANTA MONICA.
- TPZ FOR ALL TREE SPECIES (EXCEPT PROTECTED TREES) THE FENCE SHALL BE INSTALLED NO CLOSER THAN THE DRIP-LINE (OR AS FAR AWAY FROM THE TRUNK AS PRACTICABLE).
- TPZ FOR ALL PROTECTED TREES THE FENCE SHALL BE INSTALLED NO CLOSER TO THE TREE THAN 5' FROM THE EDGE OF THE TREE'S DRIPLINE OR 15' FEET FROM THE TRUNK, WHICH EVER IS GREATER..
- FENCING SHALL CONSIST OF HIGH DENSITY POLYETHYLENE FENCING WITH 3.5" X 1.5" OPENINGS; COLOR- ORANGE.
- STEEL POSTS INSTALLED AT 8' O.C.
- ALL CONTRACTORS AND THEIR CREWS SHALL NOT BE ALLOWED INSIDE THIS "SAFE ZONE", NOR SHALL THEY BE ALLOWED TO STORE OR DUMP FOREIGN MATERIALS WITHIN THIS AREA. NO WORK OF ANY KIND, INCLUDING TRENCHING, SHALL BE ALLOWED WITHIN THE SAFE ZONE EXCEPT AS DESCRIBED BELOW. THE FENCING SHALL REMAIN AROUND EACH TREE TO BE SAVED UNTIL THE COMPLETION OF CONSTRUCTION OPERATIONS.
- CONTRACTOR SHALL PROTECT FROM DAMAGE ALL ELEMENTS TO REMAIN AND SHALL REPLACE IN KIND, TO THE SATISFACTION OF THE CITY, ANY ITEMS DAMAGED AS A RESULT OF THE CONTRACTORS OPERATIONS.

PROTECTED TREES - ANY OF THE FOLLOWING SOUTHERN CALIFORNIA NATIVE TREE SPECIES, WHICH MEASURES FOUR INCHES OR MORE IN CUMULATIVE DIAMETER, FOUR AND ONE-HALF FEET ABOVE THE GROUND LEVEL AT THE BASE OF THE TREE:

- OAK TREE INCLUDING VALLEY OAK (QUERCUS LOBATA) AND CALIFORNIA LIVE OAK (QUERCUS AGRIFOLIA), OR ANY OTHER TREE OF THE OAK GENUS INDIGENOUS TO CALIFORNIA BUT EXCLUDING THE SCRUB OAK (QUERCUS DUMOSA).
- SOUTHERN CALIFORNIA BLACK WALNUT (JUGLANS CALIFORNICA VAR. CALIFORNICA)
- WESTERN SYCAMORE (PLATANUS RACEMOSA)
- CALIFORNIA BAY (UMBELLULARIA CALIFORNICA)

DIGALERT
DIAL TOLL FREE
1-800-422-4133
AT LEAST TWO DAYS
BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

LINCOLN BLVD

CONSTRUCTION LEGEND

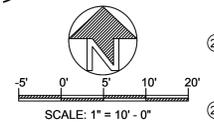
- 1 DECOMPOSED GRANITE PATH - PATH TO BE ADA COMPLIANT MANUFACTURER: SOUTHWEST BOULDER & STONE - COLOR: PA LOMINO CORAL, STABILIZED WITH GAIL MATERIALS. ORGANIC LOCK#4 MIN IN DEPTH 8" MIN. IN VEHICULAR PATH, AND 4" MIN IN PEDESTRIAN PATH WITH A MIN. OF 6" AGGREGATE SUB-BASE. CROSS SLOPE PATH A MAX. OF 2% TO DRAIN AS SHOWN ON PLAN. SEE SHEET LC-2.0 DETAIL X FOR ALL SPECIFICATIONS AND DETAILS.
- 2 CONCRETE CURB - COLOR: DAVIS COLORS-EASTERN TAN, FINISH: LIGHT BRUSH, TO BE 6" IN WIDTH, SIDE OF CURB ADJACENT TO PLANTING AREAS AND TURF AREAS TO BE 6" IN HEIGHT. SIDE OF CURB ADJACENT TO DG PATH/PAVING TO BE FLUSH WITH DG. COLOR TO MATCH CONCRETE PATH. SEE SHEET LC-2.0 DETAIL X FOR ALL SPECIFICATIONS AND DETAILS.
- 3 CONCRETE PATH-MANUFACTURER: T.B. PENICK & SONS, INC. MATERIAL: LITHOCRETE WITH LARGER STONE AGGREGATE - COLOR: SAND, TO BE 6" DEEP WITH MIN. 2" LEVELING SAND BASE. SEE SHEET LC-2.0 DETAIL X FOR ALL SPECIFICATIONS AND DETAILS.
- 4 CONCRETE PAVING - MANUFACTURER: T.B. PENICK & SONS, INC. MATERIAL: LITHOCRETE WITH SMALLER STONE AGGREGATE - COLOR: SAND TO BE 6" IN DEPTH WITH MIN. 2" LEVELING SAND BASE. SEE SHEET LC-2.0 DETAIL X FOR ALL SPECIFICATIONS AND DETAILS.
- 5 6" BENCHES (ADD COMPANION SEATING 5' DIA. TURN AROUND) - TIMBERFORM MODEL NUMBER RENAISSANCE BENCH 2807-6 WITH INTERMEDIATE FRAME WITH CENTER ARMREST / POWDER COATED REGAL BLUE. INSTALL PER MANUFACTURERS SPECIFICATION EMBEDDED OPTION.
- 6 BICYCLE RACK - CUSTOM CASCADE NUMBER 2175-08/ SUPER CYCLOOPS / POWDER COATED REGAL BLUE. INSTALL PER MANUFACTURERS SPECIFICATION EMBEDDED OPTION.
- 7 DRINKING WATER FOUNTAIN - TIMBERFORM MODEL NUMBER NO. 2010-08 ADA ACCESSIBLE AND PET DRINKING FOUNTAIN WITH PET BOWL / POWDER COATED REGAL BLUE. INSTALL PER MANUFACTURERS SPECIFICATION. ATTACH TP SANITARY SEWER.
- 8 TRASH BIN - TIMBERFORM MODEL NUMBER RENAISSANCE LITTER CONTAINER 2816-DT, LARGE CAPACITY/ POWDER COATED REGAL BLUE. INSTALL PER MANUFACTURERS SPECIFICATION EMBEDDED OPTION.
- 9 REMOVABLE BOLLARD - TIMBERFORM MODEL NUMBER 2190 R / REGAL BLUE INSTALL PER MANUFACTURERS SPECIFICATIONS.
- 10 PICNIC TABLE AND BENCHES - TIMBERFORM MODEL NUMBER 2619-6 / REGAL BLUE ACCESSIBLE PICNIC TABLE AND SEATS. INSTALL PER MANUFACTURERS SPECIFICATION EMBEDDED OPTION.
- 11 DU MOR SITE FURNISHING GRILL - MODEL NUMBER GRILL 21, EMBEDDED FOOTING OPTION SEE SHEET LC-2.0 DETAIL X FOR ALL SPECIFICATIONS AND DETAILS.
- 12 SHADE SAIL BY SOCIAL SHADE SAILS - 23' X 25' CUSTOM SHADE SAIL FOR GROUP PICNIC AREA, 60' X 60' X 40' FOR PLAY AREA. COLOR TO BE SELECTED BY LANDSCAPE ARCHITECT - SHADE MATERIAL, STEEL COLUMNS ENGINEERING, DESIGN DETAILS AND INSTALLATION BY SOCIAL SHADE SAILS.
- 13 8 X 8 X 16 - CMU PROPERTY LINE WALL. MAX 6' IN HEIGHT AND 2" IN THICKNESS. INSTALL PER MANUFACTURERS SPECIFICATIONS.
- 14 CONCRETE ADA RAMP - TO MEET ALL CURRENT AMERICANS WITH DISABILITIES ACT REQUIREMENTS AND TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS. MANUFACTURER: T.B. PENICK & SONS, INC. MATERIAL: LITHOCRETE WITH SMALLER STONE AGGREGATE - COLOR: SAND, SEE SHEET LC-2.0 DETAIL X FOR SPECIFICATIONS AND DETAILS.
- 15 CONCRETE ADA CURB RAMP WITH TRUNCATED DOMES TO MEET ALL CURRENT AMERICANS WITH DISABILITIES ACT REQUIREMENTS AND TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS. MANUFACTURER: T.B. PENICK & SONS, INC. MATERIAL: LITHOCRETE WITH SMALLER STONE AGGREGATE - COLOR: SAND, SEE SHEET LC-2.0 DETAIL X FOR ALL SPECIFICATIONS AND DETAILS.
- 16 CONCRETE STEPS - 6" RISERS AND 12" TREADS. TO MEET ALL CURRENT AMERICANS WITH DISABILITIES ACT REQUIREMENTS AND TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS. MANUFACTURER: T.B. PENICK & SONS, INC. MATERIAL: LITHOCRETE WITH SMALLER STONE AGGREGATE - COLOR: SAND, SEE SHEET LC-2.0 DETAIL X FOR ALL SPECIFICATIONS AND DETAILS.
- 17 PARKING LOT - ADA COMPLIANT PERMEABLE STONES - MANUFACTURER UNILOCK / SERIES ECO-LINE / COLOR - SMOOTH COFFEE CREEK. STALL STRIPING TO BE PAINTED ON PAVERS. SEE SHEET LC-2.0 DETAIL X FOR ALL SPECIFICATIONS AND DETAILS.
- 18 CONCRETE CURB - COLOR: DAVIS COLORS-EASTERN TAN, FINISH: LIGHT BRUSH, TO BE 6" IN WIDTH AND HEIGHT, SIDE OF CURB ADJACENT TO PARKING LOT, TO BE 6" IN HEIGHT. SIDE OF CURB ADJACENT TO CONCRETE PATH/PAVING TO BE FLUSH WITH PATH. SEE SHEET LC-2.0 DETAIL X FOR ALL SPECIFICATIONS AND DETAILS.
- 19 ADA PARKING LOT STRIPING - TO MEET ALL CURRENT AMERICANS WITH DISABILITIES ACT REQUIREMENTS AND TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS. SEE SHEET LC-2.0 DETAIL X FOR ALL SPECIFICATIONS AND DETAILS.
- 20 ADA SIGNAGE - TO MEET ALL CURRENT AMERICANS WITH DISABILITIES ACT REQUIREMENTS AND TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS. ADD SIGNAGE AT PARKING LOT ENTRY AND ADA PARKING STALLS - SEE SHEET LC-2.0 DETAIL X FOR ALL SPECIFICATIONS AND DETAILS.
- 21 PARK ENTRY SIGN - BY FOSSIL INDUSTRIES, ARTWORK TO BE PROVIDED BY LANDSCAPE ARCHITECT.
- 22 PLANTING AREAS - SEE SHEET LP-1.0 FOR ALL SPECIFICATIONS OF TREES SHRUBS AND GROUNDCOVERS.
- 23 CONCRETE V SWALE - REFER TO SHEET LG-1.0 FOR DETAIL AND SPECIFICATIONS.
- 24 EXERCISE EQUIPMENT BY GREENFIELD - EQUIPMENT TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS. SEE EQUIPMENT LIST (BELOW) FOR EQUIPMENT TYPE.
 - A. CHIN UP AND ABS UBX-225
 - B. ACCESSIBLE LAT PULL DOWN & VERTICAL PRESS GR20051-48C-W
 - C. BACK EXTENSION HP2009-7-25
 - D. SINGLE LEG CURL GR2005-1-100S
 - E. ARM CURL UBX-255
 - F. INNER THIGH ADDUCTOR UBX-218
 - G. ELLIPTICAL HP2009-5-03
- 25 ALL INCLUSIVE PLAYGROUND EQUIPMENT FOR 5-12 YEAR OLD CHILDREN - PLAY EQUIPMENT VENTI AND EVOS DESIGN NO. 5189 PLAN, 205800 1 - TOPSY TURVY SPINNER 42", 4 - DIGRIDDER ROCKET SHIP AND SHADE SAILS AND SPRING RIDERS BY LANDSCAPE SCULPTURES, INC. REFER TO LC-2.0 DETAIL X FOR ALL SPECIFICATIONS AND DETAILS.
- 26 CONCRETE CURB - TO BE 6" IN WIDTH AND HEIGHT ABOVE SILICA SURFACE. CONCRETE CURB ADJACENT TO PLANTING AREA SHALL BE 2" ABOVE PLANTING AREA SURFACE. REFER TO LC-2.0 DETAIL X FOR ALL SPECIFICATIONS AND DETAILS.
- 27 WHEEL STOPS BY AMERICAN PRECAST CONCRETE INC. INSTALL PER MANUFACTURERS SPECIFICATIONS.
- 28 NEW CONCRETE DRIVEWAY APRON PER SEPARATE PERMIT - LC-2.0 DETAIL X FOR ALL SPECIFICATIONS AND DETAILS.
- 29 NEW CONCRETE CURB PER SEPARATE PERMIT - LC-2.0 DETAIL X FOR ALL SPECIFICATIONS AND DETAILS.
- 30 POURED IN PLACE CONCRETE WALL - LC-2.0 DETAIL X FOR ALL SPECIFICATIONS AND DETAILS.
- 31 POURED IN PLACE CONCRETE CHEEK WALLS - LC-2.0 DETAIL X FOR ALL SPECIFICATIONS AND DETAILS.
- 32 STEEL SCREEN, PART #1696121841 MCNICHOLS PERFORATED ETAL, SQUARE HOLE, PLAIN STEEL COLD ROLLED, MILL FINISH, 18 GAUGE, 3/8" SQUARE ON 3/8" STRAIGHT ROW CENTERS, 39% OPEN AREA 5 PANEL 54" WIDE, 60" TALL, 12" CLEAR FROM FINISH SURFACE. 4 X 4 STEEL POSTS EMBED MIN 18", POWDER COAT FINISH, COLOR TO BE SELECTED. REFER TO LC-2.0 DETAIL X FOR ALL SPECIFICATIONS AND DETAILS.
- 33 NEW RESILIENT RUBBER SURFACING INSTALLATION OF PEBBLEFLEX 2.0, MANUFACTURER: LANDSCAPE STRUCTURES 601 7TH STREET, SOUTH DELANO, MN 55328, 888-438-6574, THE INSTALLATION OF THE NEW SURFACE SHALL BE INSTALLED BY A PEBBLEFLEX 2.0 CERTIFIED INSTALLER. PATTERN TO BE RAINBOW STRIPES - COLORS: RED, ORANGE, YELLOW, TEAL, LIGHT BLUE, ROYAL BLUE. REFER TO LC-2.0 DETAIL X FOR ALL SPECIFICATIONS AND DETAILS.
- 34 GRASSPAVE2 - SUPPORTS AND PROTECTS GRASS ROOT TO WITHSTAND HEAVY-WEIGHT VEHICULAR TRAFFIC. BEND, MANUFACTURER: INVISIBLE STRUCTURES - TRIM WITH PRUNING SHEARS, OR USE CURVE CHART TO EASILY CREATE CURVES - REFER TO LC-2.0 DETAIL X FOR ALL SPECIFICATIONS AND DETAILS.

CONSTRUCTION NOTES

- A. ALL FORMS AND ALIGNMENTS OF PAVING, LAYOUT, AND SPECIAL PAVING AREAS SHALL BE REVIEWED AND APPROVED BY THE AGENCY'S AUTHORIZED REPRESENTATIVE PRIOR TO PLACING (GIVE A MINIMUM OF 48 HOURS NOTICE).
- B. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND SHALL BE HELD LIABLE FOR ALL DAMAGES INCURRED.
- C. THE CONTRACTOR SHALL NOTE AND INSTALL ALL SLEEVE LOCATIONS SHOWN ON THE IRRIGATION PLANS AND ELECTRICAL PLANS IN EXCESS OF EXISTING SLEEVES PER THE AGENCY'S APPROVAL.
- D. ALL CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS AND THE LATEST EDITION OF THE UNIFORM BUILDING CODE.
- E. THESE NOTES SHALL BE USED IN CONJUNCTION WITH THE PLANS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE AGENCY'S AUTHORIZED REPRESENTATIVE PRIOR TO ANY INSTALLATION PROCESSES.
- F. THE CONTRACTOR MUST CHECK ALL DIMENSIONS, FRAMING CONDITIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE AGENCY'S AUTHORIZED REPRESENTATIVE SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR POSSIBLE DEFICIENCIES.
- G. THE DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED WORK. ALL BRACING, TEMPORARY SUPPORTS, SHORING, MASONRY, ETC. IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. OBSERVATION VISITS TO THE JOB SITE BY THE LANDSCAPE ARCHITECT DOES NOT INCLUDE INSPECTION OF CONSTRUCTION METHODS AND SAFETY CONDITIONS AT THE WORKSITE. THESE VISITS SHALL NOT BE CONSTRUED AS CONTINUOUS AND DETAILED INSPECTIONS.
- H. SITE CLEAN-UP SHALL TAKE PLACE ON A DAILY BASIS.

DIGALERT

 DIAL TOLL FREE
 1-800-422-4133
 AT LEAST TWO DAYS
 BEFORE YOU DIG
 UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA



**JULIE HO
DESIGNS**

JULIE HO
LOS ANGELES, CA
917 687 7233

REVISIONS

NO.	DESCRIPTION

LANDSCAPE
CONSTRUCTION
CALLOUT PLAN

SHEET TITLE

OWNER
2457 S LINCOLN BLVD
2461 S LINCOLN BLVD
LOS ANGELES, CA 90291

LANDSCAPE
IMPROVEMENTS
PROJECT

PREPARED BY: JH REVIEWED BY: JH

DATE:
10-08-20

SHEET NO.



JULIE HO
LOS ANGELES, CA
917 667 7233

REVISIONS

LANDSCAPE
CONSTRUCTION
DETAIL SHEET

OWNER
2457 S LINCOLN BLVD
2461 S LINCOLN BLVD
LOS ANGELES, CA 90291

LANDSCAPE
IMPROVEMENTS
PROJECT

PREPARED BY:
JH

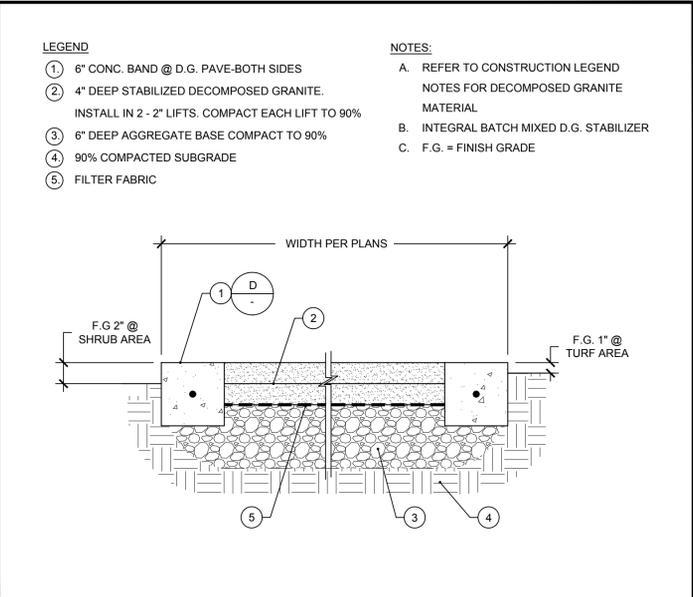
REVIEWED BY:
JH

DATE:
11-30-20

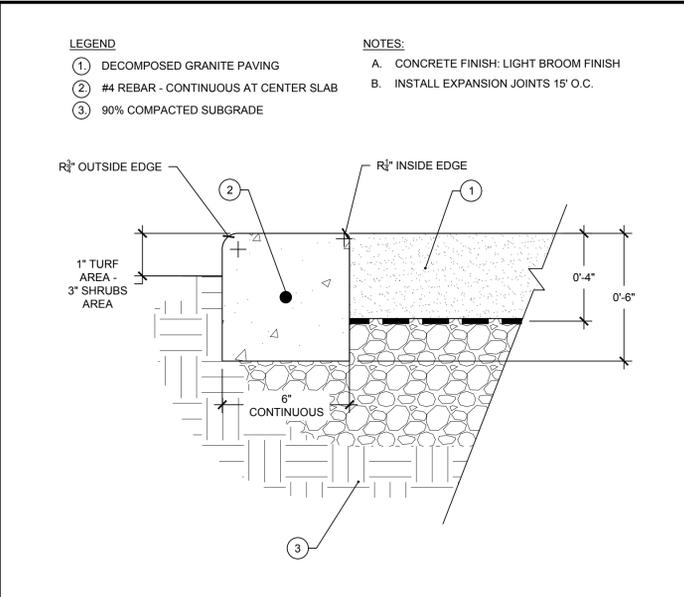
SHEET NO.

DATE:
11-30-20

LC-2.0
X OF X



C DECOMPOSED GRANITE PAVING PEDESTRIAN SCALE: 1 1/2"= 1'-0"



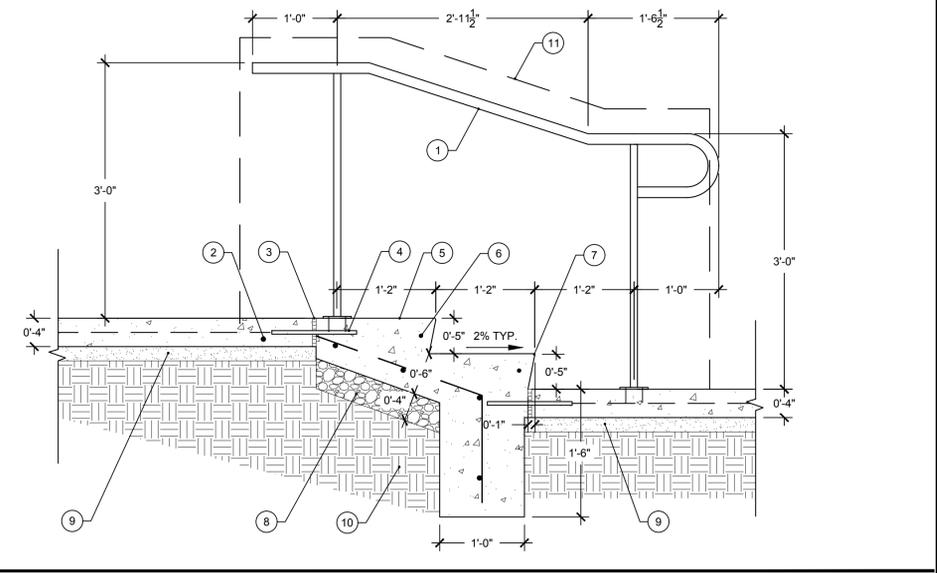
D 6" CONCRETE CURB PEDESTRIAN SCALE: 3"= 1'-0"



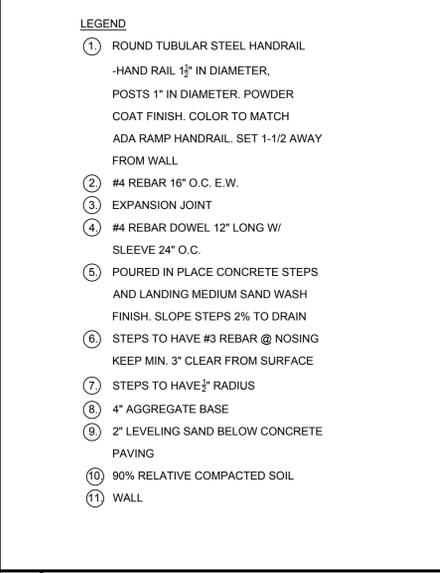
A 4" PEDESTRIAN CONCRETE PAVING SCALE: 1"= 1'-0"



L SCALE



B CONCRETE STEPS AND HANDRAIL SCALE: 1"= 1'-0"



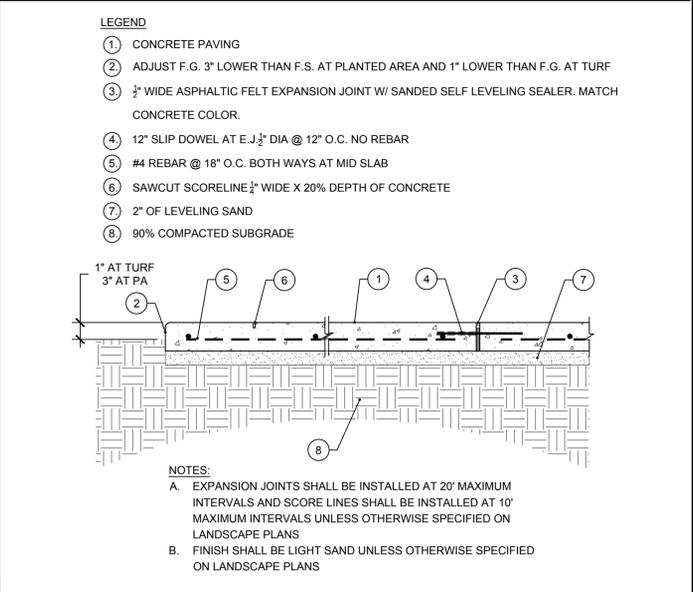
H SCALE



H SCALE



K SCALE



A 4" PEDESTRIAN CONCRETE PAVING SCALE: 1"= 1'-0"



D SCALE



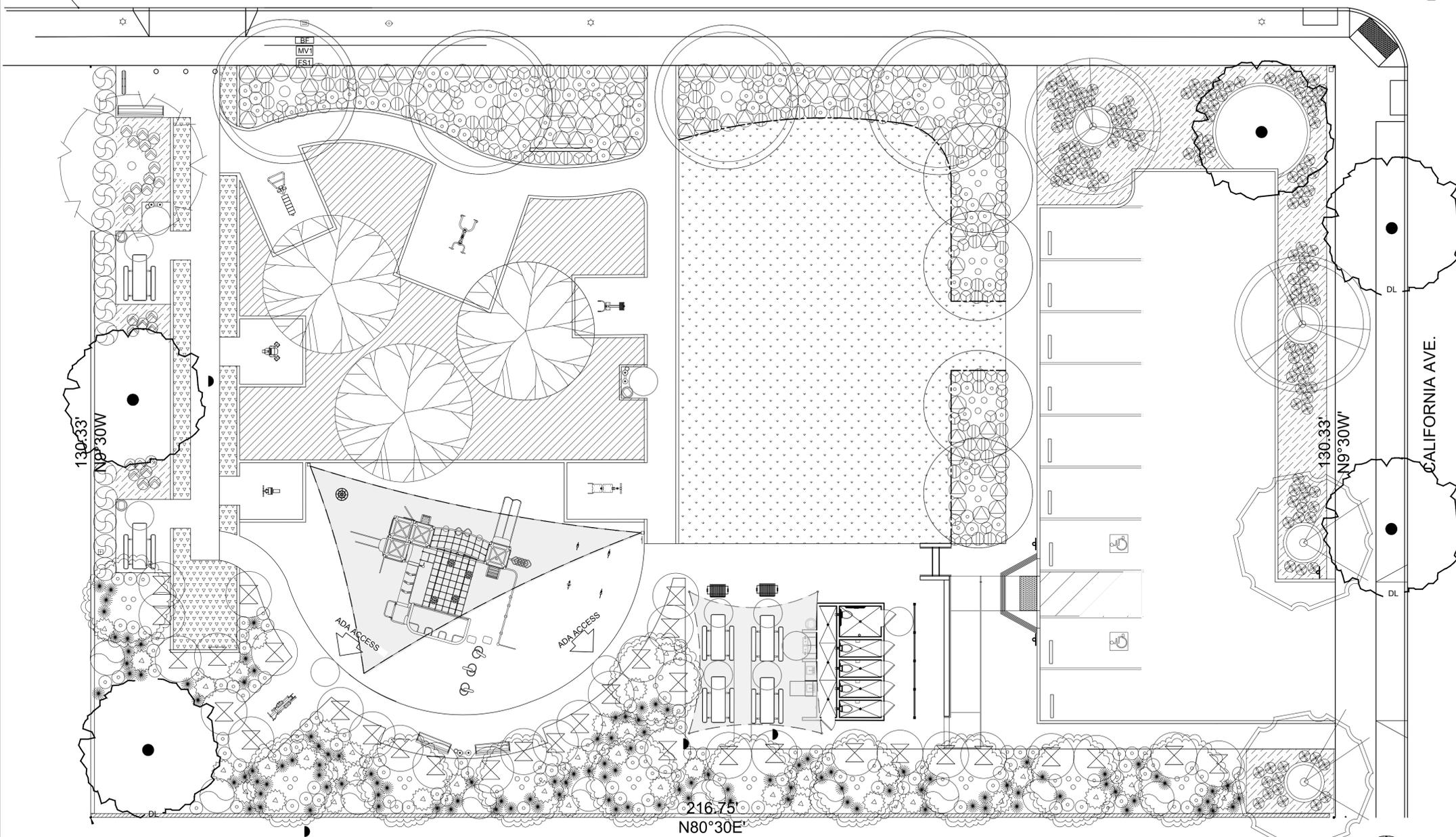
G SCALE



J SCALE

(96.00)TC
(95.5)BC

LINCOLN BLVD



PLANT LEGEND							
PLANT TYPE	SYMBOL	GENUS	COMMON NAME	PLANT FACTOR	SIZE	QTY.	REMARKS
TREES	(Symbol)	EXISTING	VARIOUS	NA	NA	NA	AS SHOWN ON PLAN
	(Symbol)	RELOCATED PLATANUS 'RACEMOSA'	WESTERN SYCAMORE	5.0	NA	2	PLANT AS SHOWN ON PLAN
	(Symbol)	OLEA EUROPAEA 'FRUITLESS'	OLIVE	2.0	24" BOX	11	PLANT AS SHOWN ON PLAN
	(Symbol)	RELOCATED KOELREUTERIA BIPINNATA	CHINESE FLAME TREE	5.0	NA	1	PLANT AS SHOWN ON PLAN
	(Symbol)	JACARANDA MIMOSIFOLIA	JACARANDA	5.0	24" BOX	2	PLANT AS SHOWN ON PLAN
	(Symbol)	ACACIA BAILEYANA 'PURPUREA'	PURPLE FERNLEAF ACACIA	2.0	15 GAL	4	PLANT AS SHOWN ON PLAN
	(Symbol)	QUERCUS TOMENTELLA	ISLAND OAK	2.0	24" BOX	3	PLANT AS SHOWN ON PLAN
	(Symbol)	ACACIA ITEAPHYLLA	WILLOW WATTLE	2.0	15 GAL	4	PLANT AS SHOWN ON PLAN
SHRUBS	(Symbol)	ARTEMISIA CALIFORNICA 'CANYON GRAY'	COASTAL SAGEBRUSH	2.0	1 GAL	32	PLANT AS SHOWN ON PLAN
	(Symbol)	AGAVE 'CHUNKY MONKEY'		2.0	15 GAL	39	PLANT AS SHOWN ON PLAN
	(Symbol)	GREVILLEA 'MOONLIGHT'		2.0	15 GAL	10	PLANT AS SHOWN ON PLAN
	(Symbol)	DIETES GRANDIFLORA 'GRAY GHOST'	GRAY STRIPED FORTNIGHT LILY	5.0	5 GAL	136	PLANT AS SHOWN ON PLAN
	(Symbol)	WESTRINGIA FRUTICOSA 'SMOKEY'	COAST ROSEMARY	2.0	5 GAL	18	PLANT AS SHOWN ON PLAN
	(Symbol)	SALVIA COAHUILIENSIS	COAHUILA SAGE	2.0	1 GAL	67	PLANT @ 12" O.C. MAX
	(Symbol)	GREVILLEA LANIGERA 'PROSTRATE'	PROSTRATE WOOLLY GREVILLEA	2.0	5 GAL	67	PLANT AS SHOWN ON PLAN
	(Symbol)	LEUCADENDRON 'CLOUDBANK GINNY'		5.0	15 GAL	17	PLANT AS SHOWN ON PLAN
GRASSES	(Symbol)	LOMANDRA PLATINUM BEAUTY	VARIEGATED DWARF MAT RUSH	2.0	15 GAL	205	PLANT AS SHOWN ON PLAN
	(Symbol)	MUHLENBERGIA 'A PINK FLAMINGO'	PINK FLAMINGO MUHLY	2.0	5 GAL	118	PLANT AS SHOWN ON PLAN
	(Symbol)	MUHLENBERGIA DUBIA	PINE MUHLY	2.0	5 GAL	94	PLANT AS SHOWN ON PLAN
	(Symbol)	SESLERIA 'CAMPO AZUL'	CAMPO AZUL MOOR GRASS	5.0	1 GAL	25	PLANT @ 12" O.C. MAX
GROUND COVER	(Symbol)	FESTUCA MICROSTACHYS	SMALL FESCUE	5.0	PLUG S	1470 SQ FT	SOILS AND SEEDS SOLUTION 2149 EUCLID CIRCLE CAMARILLO, CA 93010 805-236-9272
	(Symbol)	MEDALLION TALL FESCUE	SOD	5.0	SOD	3553 SQ FT	SOUTHERN CALIFORNIA PACIFIC SOD, 305 WEST HUENEME ROAD, CAMARILLO, CA 93012 (800) 942-LAWN
	(Symbol)	LIPPIDIA NODIFLORA	KURAPIA	4.0	SOD	1465 SQ FT	SOILS AND SEEDS SOLUTION 2149 EUCLID CIRCLE CAMARILLO, CA 93010 805-236-9272
	(Symbol)	80/20 MIX	PLUSH TALL FESCUE & KENTUCKY BLUEGRASS MIX	5.0	TURF GRASS MIX	527 SQ FT	SOILS AND SEEDS SOLUTION 2149 EUCLID CIRCLE CAMARILLO, CA 93010 805-236-9272

PLANTING NOTES

- A. CONTRACTOR IS TO REVIEW PLANS, VERIFY SITE CONDITIONS AND PLANT QUANTITIES PRIOR TO INSTALLATION. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF EXISTING UTILITIES. PLANT MATERIAL QUANTITIES ARE LISTED FOR THE CONVENIENCE OF THE CONTRACTOR. ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER QUANTITY DESIGNATED. CONFLICTS BETWEEN THE SITE AND THESE PLANS OR WITHIN THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO LANDSCAPE INSTALLATION. ANY DEVIATION(S) FROM THE PLANS OR SPECIFICATIONS WILL REQUIRE WRITTEN APPROVAL FROM THE OWNER AND/OR LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
- B. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ALL SITE CONDITIONS WHICH PREVENT INSTALLATION PER PLANS AND SPECIFICATIONS.
- C. THE CONTRACTOR SHALL BE LIABLE FOR REMOVING AND REINSTALLING ALL IRRIGATION EQUIPMENT, AND REPLANTING AREAS WHICH ARE NOT INSTALLED PER PLANS AND SPECIFICATIONS.
- D. THE IRRIGATION SYSTEM SHALL BE INSTALLED AND TESTED PRIOR TO PLANT MATERIALS.
- E. TREES AND SHRUBS SHALL BE PLANTED AFTER CONCRETE PLACEMENT, BUT NOT BEFORE THE IRRIGATION COVERAGE TEST HAS BEEN APPROVED (REFER TO SPECIFICATIONS).
- F. PLACE TREES BETWEEN IRRIGATION HEADS WHEREVER POSSIBLE.
- G. 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.
- H. CLEAN-UP SHALL TAKE PLACE ON A DAILY BASIS UNLESS OTHERWISE APPROVED BY THE OWNER.
- I. THE PLANTING PLANS ARE ONLY ACCURATE FOR THE PLANTING LOCATION AND PLANT SIZE. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES BY PLAN CHECK.
- J. THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR ON THE SITE AT ALL TIMES DURING CONSTRUCTION THROUGH COMPLETION OF PICK-UP WORK.
- K. THE CONTRACTOR SHALL RECEIVE SITE GRADED WITHIN .10 FOOT OF FINISH GRADE. COMMENCEMENT OF WORK INDICATES CONTRACTOR'S ACCEPTANCE OF EXISTING GRADES AND CONDITIONS. FINAL GRADES SHALL BE ADJUSTED BY CONTRACTOR AS DIRECTED BY OWNER'S REPRESENTATIVE. ALL GRADING SHALL BE COMPLETED PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS.
- L. THE CONTRACTOR SHALL FURNISH AND PAY FOR ALL CONTAINER GROWN TREES, SHRUBS, VINES, SEEDS/SODDED TURF, HYDROMULCHES, AND FLATTED GROUNDCOVERS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR AND PAY FOR PLANTING, STAKING, AND GUARANTEE OF ALL PLANT MATERIALS. SEE PLANTING DETAILS, FOR PLANTING AND STAKING/GUYING REQUIREMENTS.
- M. THE LANDSCAPE ARCHITECT AND/OR OWNER SHALL APPROVE PLANT MATERIAL PLACEMENT BY CONTRACTOR PRIOR TO INSTALLATION.
- N. 3 PARTS BY VOLUME ON-SITE SOIL
- O. 1 PART BY VOLUME ORGANIC AMENDMENT (AS IN #7 ABOVE).
- P. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTED AREAS SHOWN ON THE PLANS, INCLUDING (BUT NOT LIMITED TO) WATERING, WEEDING, MOWING, PRUNING, AND EDGING, FOR A PERIOD OF THIRTY (30) DAYS.
- Q. THE LANDSCAPE CONTRACTOR SHALL WARRANTY AND REPLACE ANY PLANT MATERIAL THAT DIES OR SHOWS SIGNS OF LACK OF VIGOR OR OTHER UNHEALTHFUL APPEARANCE WITHIN NINETY (90) DAYS OF COMPLETION OF CONTRACT AT NO COST TO THE OWNER.

SYMBOL LEGEND

- LIMIT LINE OF WORK
- - - - - PROPERTY LINE

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BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

JULIE HO DESIGNS
JULIE HO
LOS ANGELES, CA
917 667 7233

REVISIONS

PLANTING PLAN
SHEET TITLE

OWNER:
2457 S LINCOLN BLVD
2451 S LINCOLN BLVD
LOS ANGELES, CA 90291

LANDSCAPE IMPROVEMENTS PROJECT

PREPARED BY: JH
REVIEWED BY: JH

DATE: 10-08-20

SHEET NO. LP-1.0
OF 14

ALL PLANTING AREAS TO RECEIVE A MIN. OF 1" DEEP LAYER OF KELLOGG'S 'XERIMULCH' (AVAILABLE THROUGH KELLOGG'S SUPPLY, INC. 1(800) 232-2322 AND 2" LAYER OF WOOD MULCH

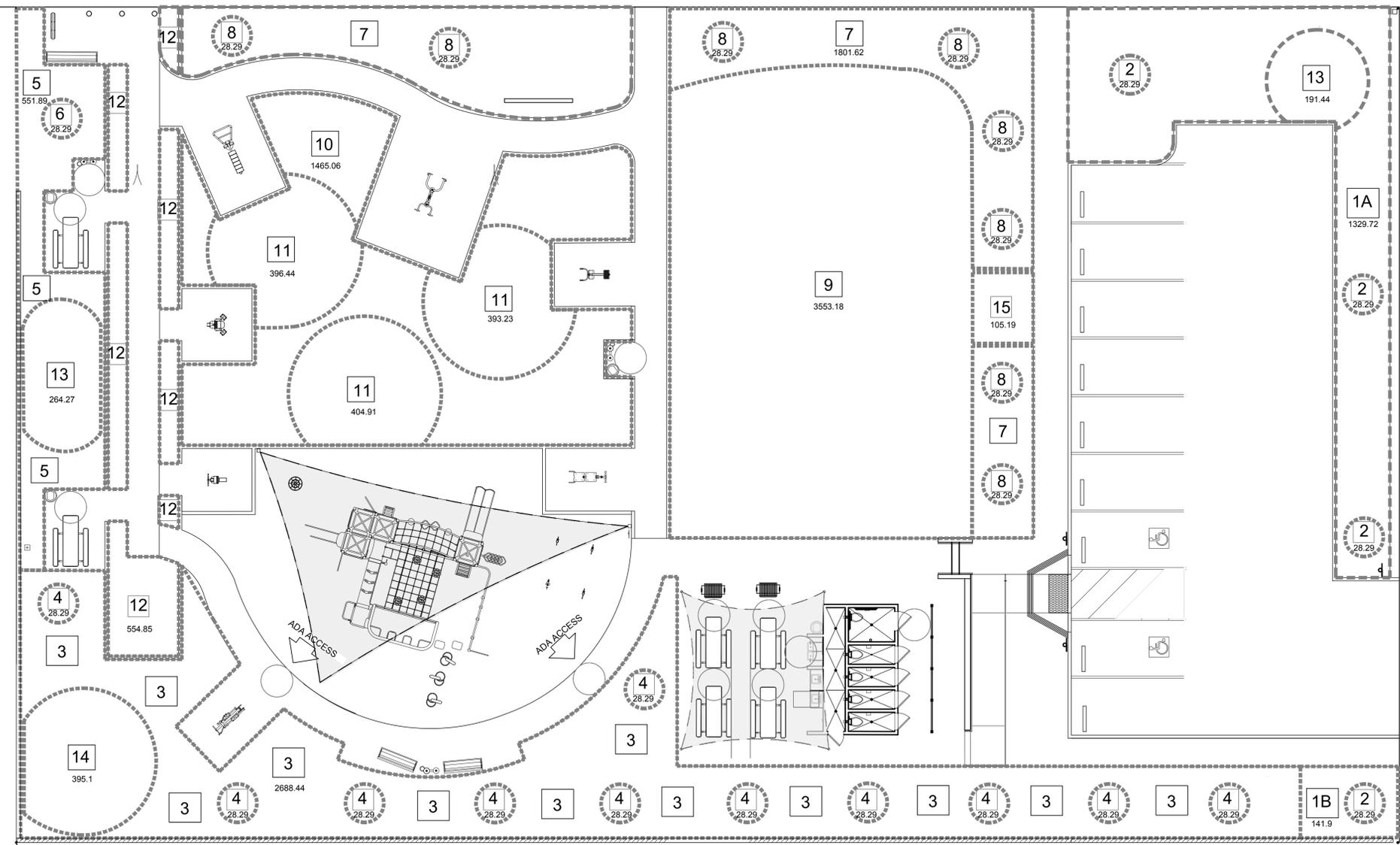
LINCOLN BLVD



SYMBOL LEGEND

HYDROZONE AREAS 1
 HYDROZONE LIMITS

REFER TO THE HYDROZONES ON THE "WATER EFFICIENT LANDSCAPE WORKSHEET" ON SHEET LH-1.0



CALIFORNIA AVE.

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo) 50.1

Hydrozone # /Planting Description*	Plant Factor (PF)	Irrigation Method ^b	Irrigation Efficiency (IE) ^c	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^d	
Regular Landscape Areas								
1/ MODERATE WATER SHRUBS	0.50	DRIP	0.81	.62	1471.62	912.40	28,341.11	
2/ MODERATE WATER TREES	0.50	BUBBLERS	0.81	.62	113.16	70.16	2,179.29	
3/ LOW WATER SHRUBS	0.20	DRIP	0.81	.25	2688.44	672.11	20,877.08	
4/ LOW WATER TREES	0.20	BUBBLERS	0.81	.25	311.19	77.80	2,416.55	
5/ MODERATE WATER SHRUBS	0.50	DRIP	0.81	.62	551.89	342.17	10,628.54	
6/ MODERATE WATER TREES	0.50	BUBBLERS	0.81	.62	28.29	17.54	544.82	
7/ LOW WATER SHRUBS	0.20	DRIP	0.81	.25	1801.62	450.41	13,990.48	
8/ LOW WATER TREES	0.20	BUBBLERS	0.81	.62	226.32	140.32	4,358.57	
11/ LOW WATER TREES	0.20	BUBBLERS	0.81	.25	1194.58	298.65	9,276.51	
12/ MODERATE WATER GRASS	0.50	DRIP	0.81	.62	554.85	344.01	10,685.55	
13/ MODERATE WATER TREES	0.50	BUBBLERS	0.81	.62	455.71	282.54	8,776.26	
14/ MULCH					395.1			
					Totals	(A)9,792.77	(B)3,608.11	112,074.76
Special Landscape Areas								
9/ ACTIVE RECREATION AREA TURF				1.0	3553.18	3553.18	110,368.88	
10/ PASSIVE RECREATIONAL AREA				1.0	1465.06	1465.06	45,507.70	
15/ ACTIVE RECREATION AREA TURF	0.80	DRIP	0.81	.99	105.19	104.14	3,234.74	
					Totals	(C)5,123.43	(D)5,122.38	
						ETWU Total	271,186.08	
						Maximum Allowed Water Allowance (MAWA) ^e	296,009.06	

*Hydrozone #/Planting Description
 E.g.
 1) front lawn
 2) low water use plantings
 3) medium water use planting

^bIrrigation Method
 overhead spray
 or drip

^cIrrigation Efficiency
 0.75 for spray head
 0.81 for drip

^dETWU (Annual Gallons Required) =
 Eto x 0.62 x ETAF x Area
 where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	(B) 3,608.11
Total Area	(A) 9,792.77
Average ETAF	.37

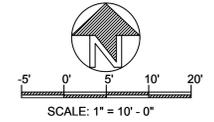
All Landscape Areas

Total ETAF x Area	(B+D) 8,730.49
Total Area	(A+C) 14,916.20
Sidewalk ETAF	.59

^eMAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]
 where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year. LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

--- LIMIT LINE OF WORK
 --- PROPERTY LINE



JULIE HO
 LOS ANGELES, CA
 917 667 7233

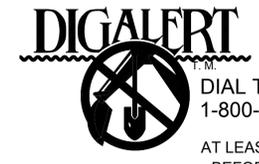
REVISIONS

NO.	DESCRIPTION

WATER EFFICIENT LANDSCAPE WORKSHEET HYDROZONE PLAN

OWNER
 2457 S LINCOLN BLVD
 2461 S LINCOLN BLVD
 LOS ANGELES, CA 90291

LANDSCAPE IMPROVEMENTS PROJECT



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UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

PREPARED BY: JH
 REVIEWED BY: JH

DATE: 10-08-20

SHEET NO.

LH-1.0
 X OF 14



JULIE HO
LOS ANGELES, CA
917 667 7233

REVISIONS

SHEET TITLE

OWNER
2457 S LINCOLN BLVD
2461 S LINCOLN BLVD
LOS ANGELES, CA 90291

PREPARED BY:
JH

DATE:
10-08-20

SHEET NO.

LI-1.0
X OF 14

IRRIGATION PLAN

LANDSCAPE
IMPROVEMENTS
PROJECT

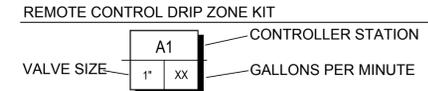
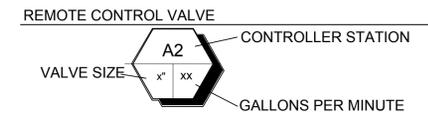
IRRIGATION PRESSURE CALCULATION

STATIC PRESSURE (AFTER 1" WATER METER) 120 P.S.I HIGH 85 P.S.I. LOW

SOURCE OF INFORMATION:
WEST BASIN MUNICIPAL WATER DISTRICT
ADDRESS: 17140 AVALON BLVD, CARSON, CA 90746
PHONE:(310) 217-2411

ITEM	VALVE STATION / GPM:		P.S.I. LOSS
WATER METER SIZE	1" @	21.64 G.P.M.	1.8
BACKFLOW DEVICE	1 1/4" @	21.64 G.P.M.	10.0
MASTER VALVE	1 1/4" @	21.64 G.P.M.	1.90
FLOW SENSOR	1" @	21.64 G.P.M.	1.0
GATE VALVE SIZE	1 1/4" 2 EA @	21.64 G.P.M.	0.14
MAINLINE (SCH. 40)	1 1/2" 89' @	21.64 G.P.M.	1.15
LATERAL LINE SIZE	1 1/4" 48' @	21.64 G.P.M.	1.31
LATERAL LINE SIZE	3/4" 215' @	5.36 G.P.M.	6.49
REMOTE CONTROL VALVE	1 1/4" @	21.64 G.P.M.	1.5
SYSTEM LOSSES SUB TOTAL			25.29
FITTING LOSS (10% OF SUBTOTAL)			2.53
ELEVATION LOSSES (ELEVATION X .433) 3' X 0.433=			-1.94
GAINS (ELEVATION X .433) 0' X 0.433 =			+ 0
TOTAL LOSSES			-25.88

AVAILABLE PRESSURE LOW 85.0
(-) DEFICIT OR (+) RESIDUAL PRESSURE + 59.12
PRESSURE REQUIRED 30
NOTE: CONTRACTOR SHALL FIELD VERIFY STATIC PRESSURE PRIOR TO CONSTRUCTION.



SYMBOLS LEGEND

- = NEW TREE TRUNK
- = EXISTING TREE TRUNK

- MAINLINE SCHEDULE 40 PVC
- LATERAL SCHEDULE 40 PVC
- 4" PVC SLEEVING

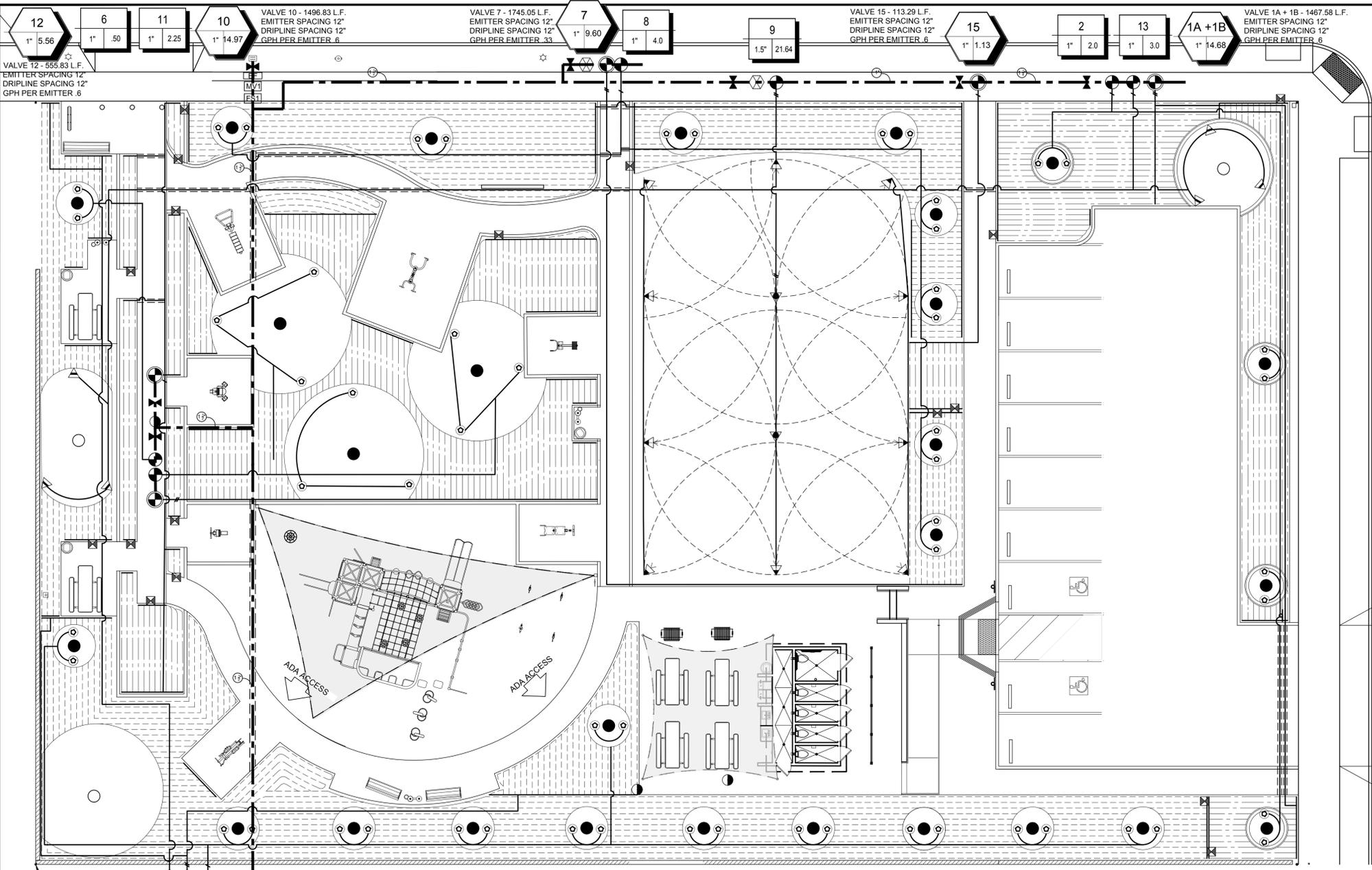
LATERAL SIZING CHART

Flow Rate (GPM)	Line Size
0-8	3/4"
8-12	1"
12-22	1-1/4"
22-30	1-1/2"
30-50	2"

PIPE SIZING LEGEND

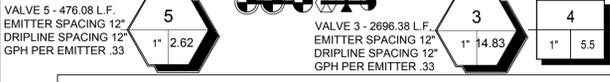
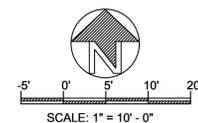
Letter	Line Size	Flow Rate (GPM)
A	3/4" SCH 40 PVC	(0-8 GPM)
B	1" SCH 40 PVC	(8-12 GPM)
C	1-1/4" SCH 40 PVC	(12-22 GPM)
D	1-1/2" SCH 40 PVC	(22-30 GPM)
E	2" SCH 40 PVC	(30-50 GPM)

- PRESSURIZE MAINLINE. SCH 40 PVC AT 18" DEPTH BENEATH RELATIVE FINISH GRADE. SIZE PER PLAN.
- LATERAL LINE. SCH 40 PVC AT 12" DEPTH BELOW RELATIVE FINISH GRADE. SIZE PER PLAN
- SLEEVING UNDER PAVING SCHEDULE 40 P.V.C. (4" SIZE OR NOTED)



CALIFORNIA AVE.

--- LIMIT LINE OF WORK
--- PROPERTY LINE



IRRIGATION LEGEND

ROTARY NOZZLES		MANUFACTURER/DESCRIPTION	MODEL	RAD	HOUSING	GPM					PSI	PRECIP. RATE
360°	270°	210°	180°	90°	45°	360°	180°	120°	90°	45°		
▼	▼	▼	▼	▼	▼	3.64	1.82		.86		40	.39 IN/HR
HUNTER - POP-UP ROTARY SPRAY												
MP 3000 22'-30'												
PROS-06-PRS40-CV												
BUBBLERS		MANUFACTURER/DESCRIPTION	MODEL	RAD	HOUSING	GPM					PSI	PRECIP. RATE
◊		HUNTER - BUBBLER	RZWS-10-25-CV	N/A	DEEP ROOT WATERING SLEEVE W/ SOCK	.25					30	N/A
▼		HUNTER - RADIUS MICRO SPRAY NOZZLES	6Q	6'	PROS-4-CV	.50					30	N/A
IN-LINE DRIP												
SYMBOL	MANUFACTURER/DESCRIPTION	MODEL	RAD	REMARKS	GPH	PSI	PRECIP. RATE					
---	NETAFIM SUBSURFACE TECHLINE HCVXR 0.53	TLHCVXR5-1205	N/A	DRIPLINE TO BE BURIED 4"-6" MAX. IN GROUND	.33	40	.53					
---	HUNTER ECO-MAT	ECO-MAT	N/A	DRIPLINE TO BE BURIED 4"-6" MAX. IN GROUND	.6	40	.83					
---	NETAFIM POLYETHYLENE TUBING	PE-060070-10	N/A	TO BE BURIED 4"-6" MAX. IN GROUND	N/A	40	N/A					

MISC. MATERIAL

SYMBOL	MANUFACTURER/DESCRIPTION	MODEL	HOUSING	COMMENTS
●	HUNTER REMOTE CONTROL VALVE	ICV-101G 1" - 40 PSI ICV-151G 1 1/4" - 40 PSI	CARSON #1324-15 W/ FLUSH COVER AND L-BOLT LOCK	SIZE PER PLAN
●	HUNTER REMOTE CONTROL DRIP ZONE KIT	ICZ-101	CARSON #1324-15 W/ FLUSH COVER AND L-BOLT LOCK	SIZE PER PLAN
⊗	NEPTUNE T-10 3/4" POTABLE WATER METER	T10-DR-075-G-F	CARSON #1324-15 W/ FLUSH COVER AND L-BOLT LOCK	N/A
⊗	HUNTER ECO-ID	N/A	N/A	N/A
●	HUNTER QUICK COUPLER	HQ44 LRC	CARSON # 910-10 W/ T-COVER	INSTALL PER MANUFACT. SPECIFICATIONS
□	FEBCO 1 1/4" BACKFLOW PREVENTOR	825 YD	GUARDSHACK ENCLOSURE	INSTALL PER MANUFACT. SPECIFICATIONS
MV1	SUPERIOR 1 1/4" NORMALLY CLOSED MASTER VALVE	3100	CARSON H-SERIES #1730-24	INSTALL PER MANUFACT. SPECIFICATIONS
FS1	HUNTER - FLOW SENSOR 1 1/2" SCHEDULE 40 SENSOR (WHITE) RECEPTACLE TEE	FCT-150	CARSON H-SERIES #1730-24	INSTALL PER MANUFACT. SPECIFICATIONS
⊗	NIBCO GATE VALVE	TI-8	CARSON #1324-15 W/ FLUSH COVER AND L-BOLT LOCK	VALVE SIZE TO MATCH LINE SIZE
⊗	HUNTER I-CORE	ICM-600-SS	STAINLESS OUTDOOR	INSTALL PER MANUFACT. SPECIFICATIONS
SS	HUNTER SOLAR SYNC SENSOR WITH MOUNTING ARM	SOLAR-SYNC-SEN	INSTALL ON BUILDING EXTERIOR PER MANUFAC. SPECIFICATIONS	INSTALL PER MANUFACT. SPECIFICATIONS



JULIE HO
LOS ANGELES, CA
917 667 7233

REVISIONS

IRRIGATION
DETAIL SHEET

SHEET TITLE

OWNER
2457 S LINCOLN BLVD
2461 S LINCOLN BLVD
LOS ANGELES, CA 90291

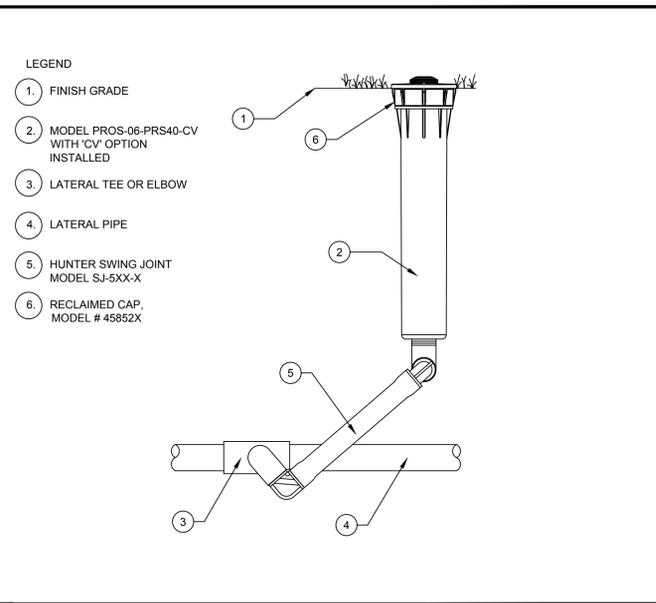
LANDSCAPE
IMPROVEMENTS
PROJECT

PREPARED BY:
JH

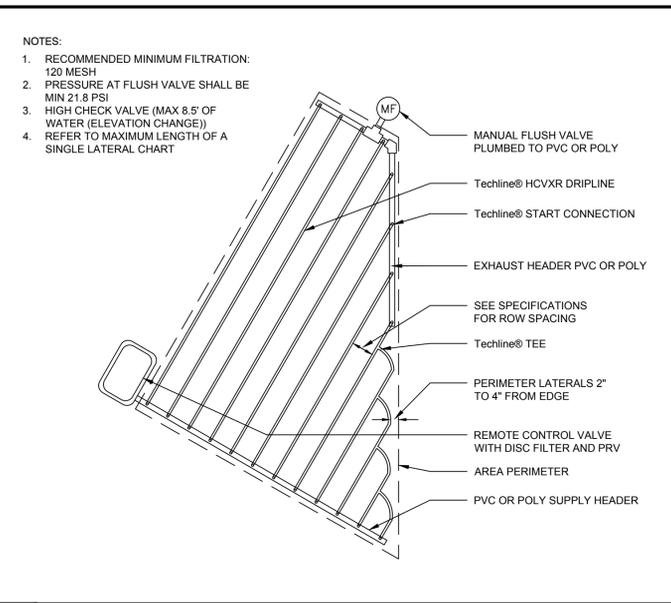
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JH

DATE:
10-08-20

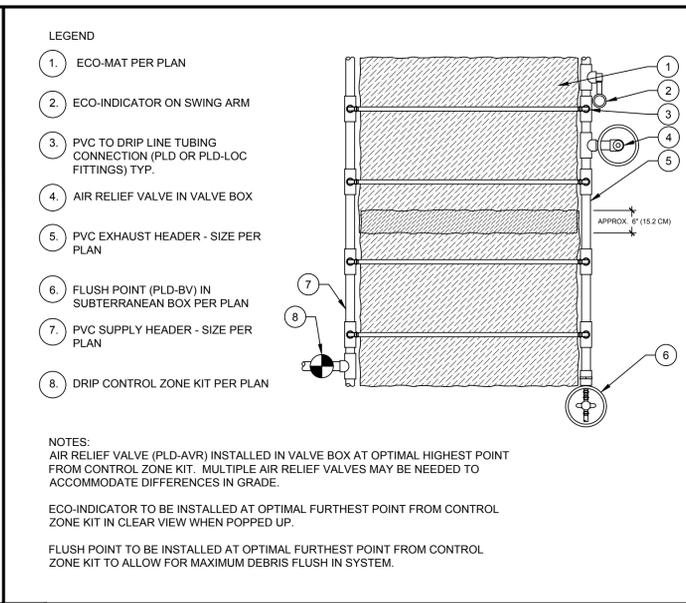
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X OF 14



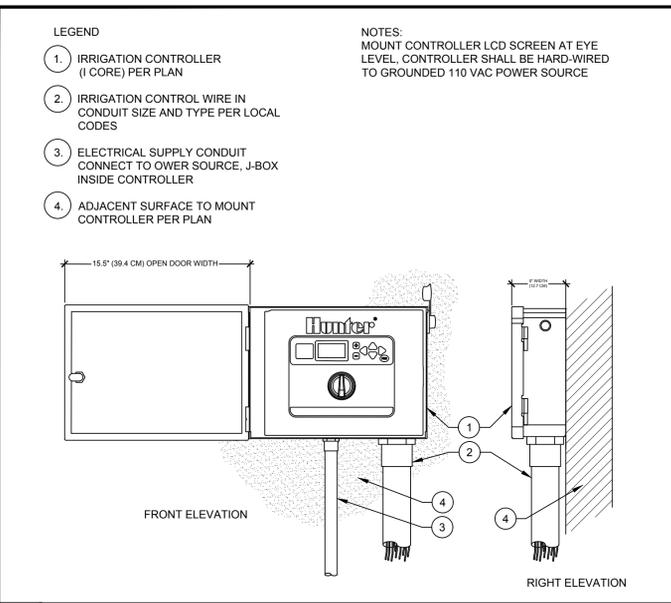
C HUNTER MP ROTATOR SPRINKLER NOT TO SCALE



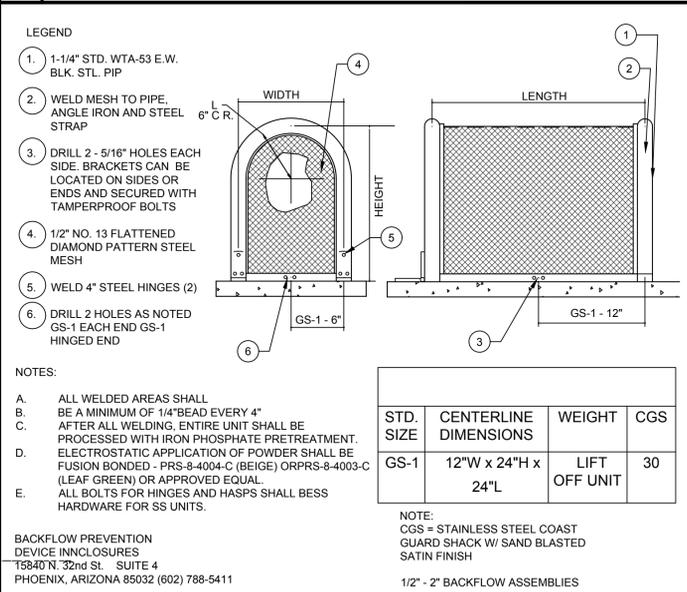
F Techline® HCVXR IRREGULAR AREAS: Triangular NOT TO SCALE



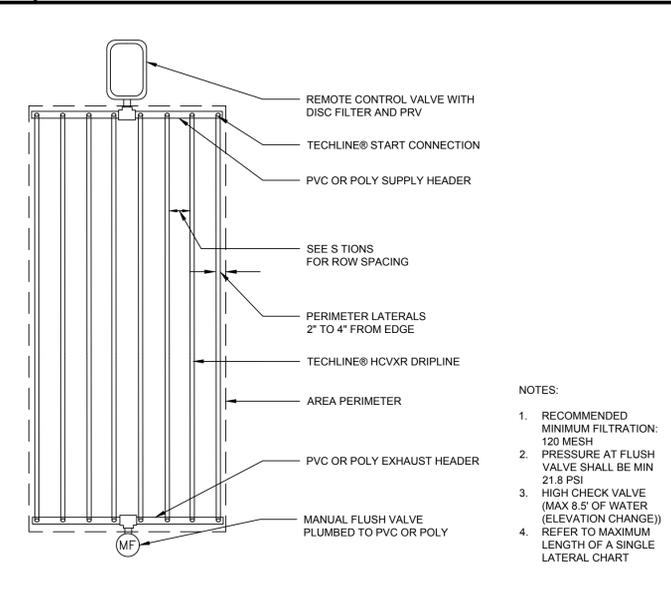
I ECO-MAT PLAN VIEW WITH PVC HEADER AND EXHAUST NOT TO SCALE



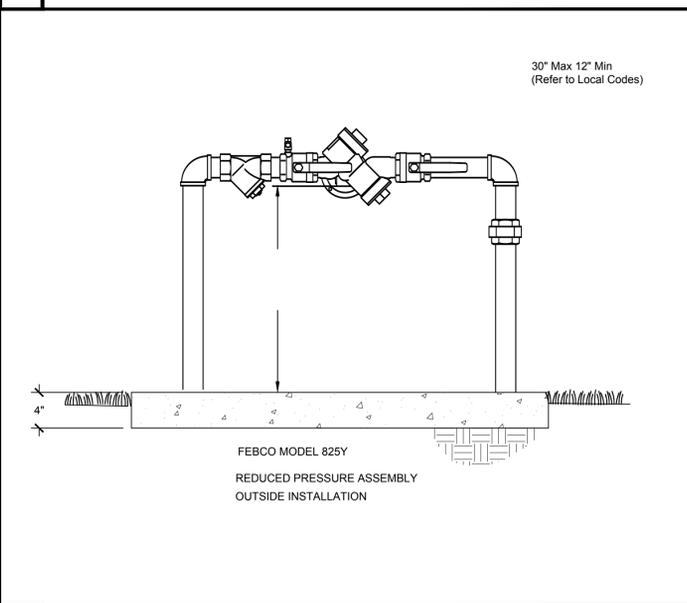
L HUNTER I CORE - STAINLESS STEEL NOT TO SCALE



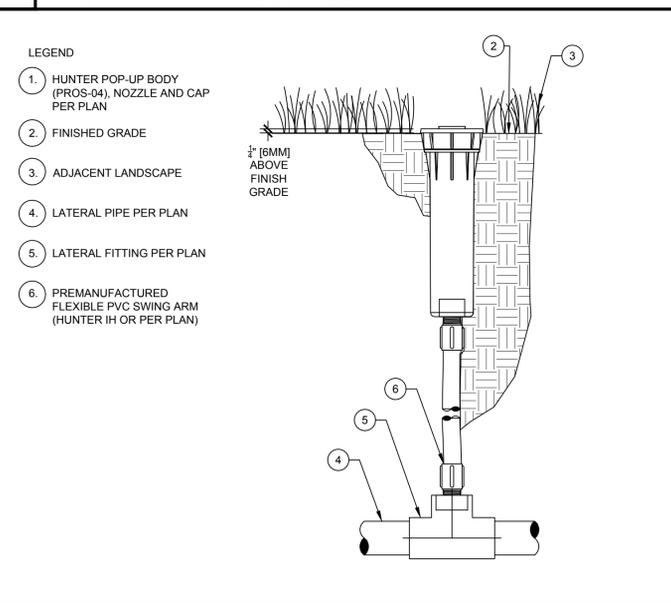
B GUARDSHACK ENCLOSURE NOT TO SCALE



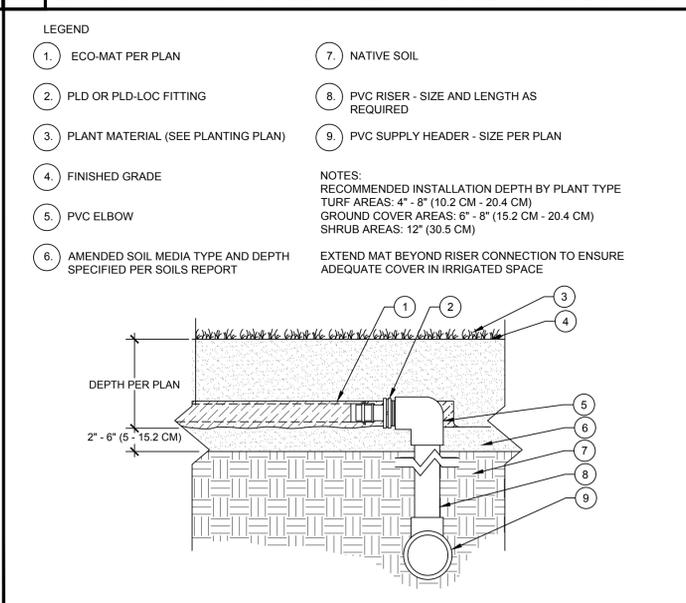
H ECO-MAT - PVC AT MAT GRADE CONNECTION ADJACENT TO HARDSCAPE NOT TO SCALE



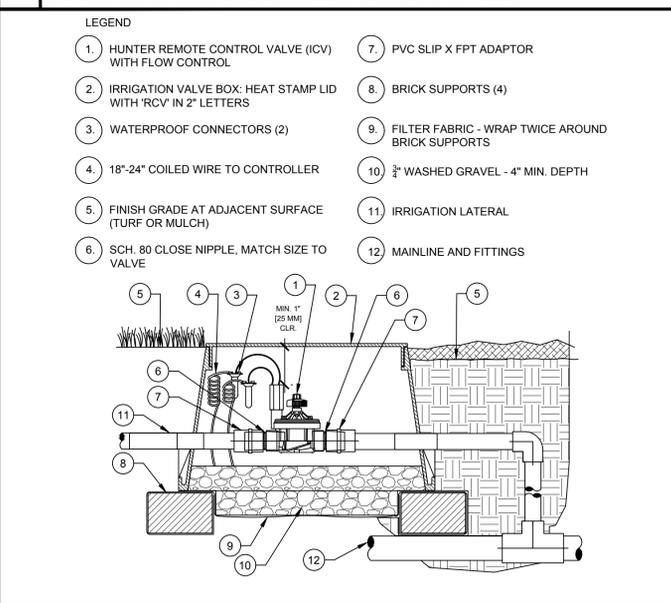
A BACKFLOW PREVENTER NOT TO SCALE



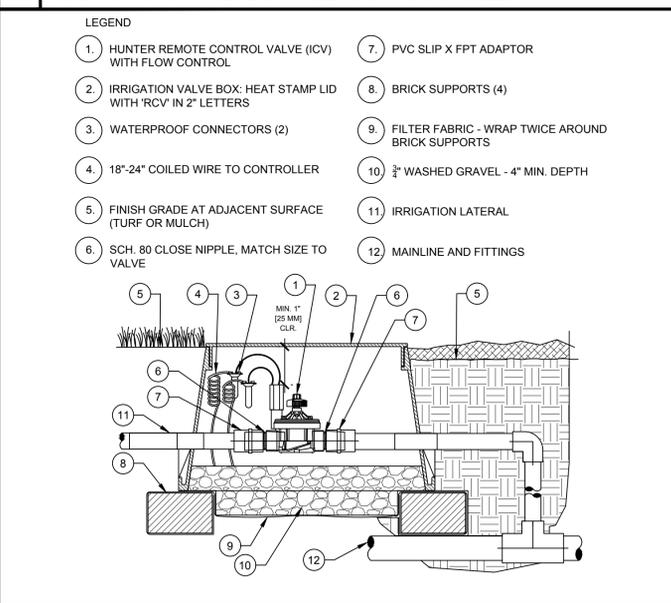
D HUNTER POP-UP BODY (PROS-04) NOT TO SCALE



G ECO-MAT - PVC RISER CONNECTION NOT TO SCALE



J HUNTER IN-LINE VALVE (ICV-101G) NOT TO SCALE



K SOLAR SYNC WITH GENERIC WALL MOUNT CONTROLLER NOT TO SCALE



JULIE HO
LOS ANGELES, CA
917 667 7233

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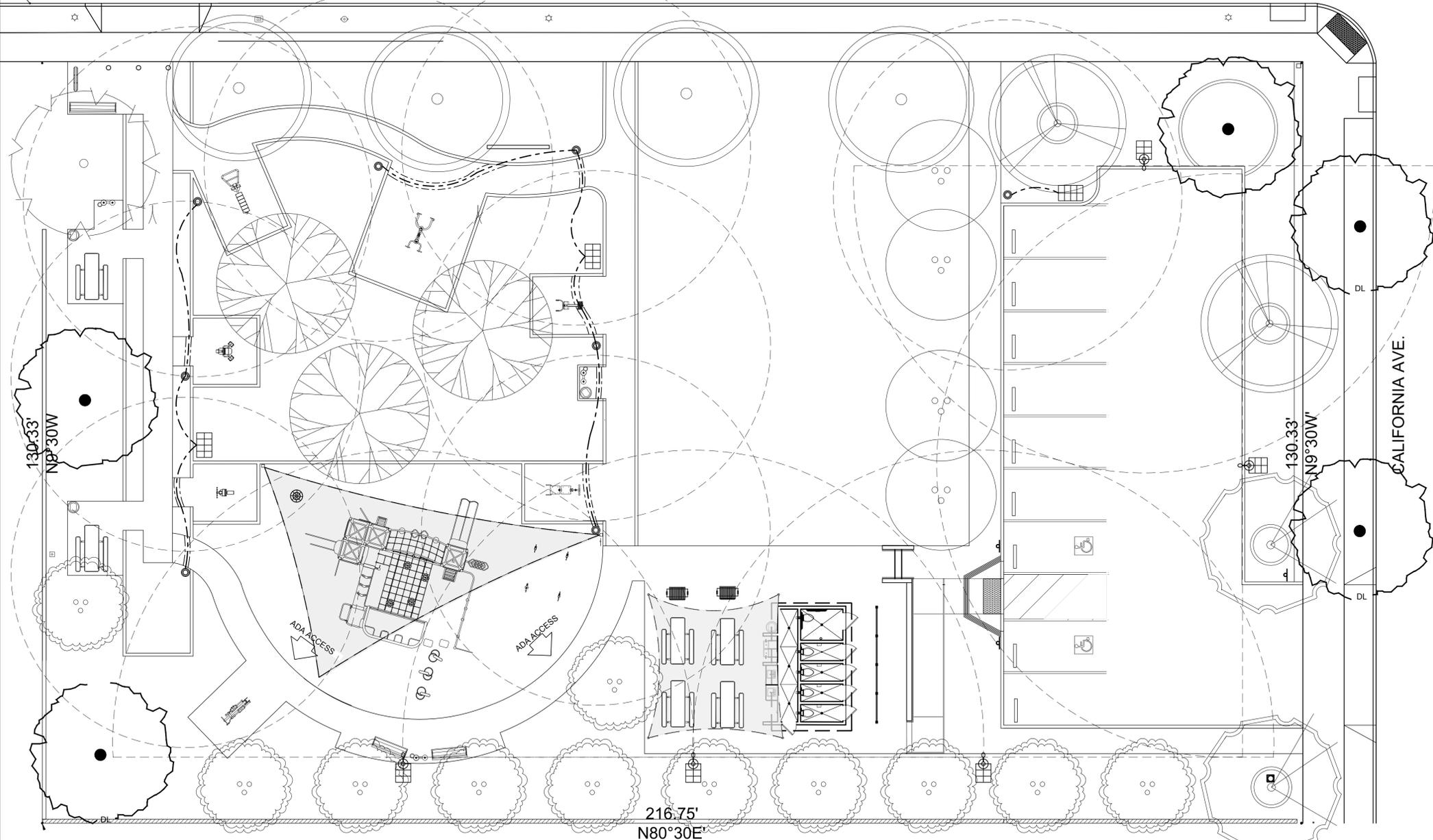
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JH

REVIEWED BY:
JH

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LL-1.0
X OF 14

LINCOLN BLVD



LIGHTING SYMBOLS

- = GENESIS FIXTURE W/ 30 WATT LED, TYPE V DISTRIBUTION DUSK ACTIVATED TIMER SET FOR 7 HOURS SIDE OF POLE TENON BRACKET ALUMINUM POLE 20' ANCHOR BASE WITH SEPSCO-SEPA85-GN30V-DAT7-ST-APAB20 SOLAR ELECTRIC POWER ASSEMBLY 85 WATT 82 AMP HOUR BATTERY ASSEMBLY OR APPROVED EQUAL
- = 8" PALM BEACH BOLLARDS MODEL #PB842L /AC/LED/LVR1/BB WITH 8 WATT LED'S DUSK ACTIVATED TIMER SET FOR 5 HOURS WITH DOME TOP (INTERNAL OPTICS) BY BEACON PRODUCTS, A DIVISION OF HUBBELL LIGHTING OR APPROVED EQUAL
- = SEPSCO-SEPA 125-8P (FOR BOLLARDS) BLEED8-DAT5-SG SOLAR ELECTRIC POWER ASSEMBLY 125 WATT 164 AMP HOUR BATTERY ASSEMBLY UPGRADE AND STEEL GALVANIZED POLE 21' IN HEIGHT OR APPROVED EQUAL
- = 1/2" LOW VOLTAGE DIRECT BURIAL CABLE (EXCEPT UNDER PAVEMENT)
- = SLEEVING UNDER PAVING SCHEDULE 40 P.V.C. (4" SIZE OR NOTED)
- = HORIZONTAL BEAM SPREAD

LIGHTING EQUIPMENT

PLAN IS DIAGRAMMATIC, VERIFY ALL SPECIFICATIONS WITH SEPSCO

EACH SYSTEM INCLUDES:

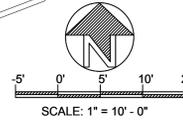
1. #8 - 8 WATT LED METRO BOLLARDS, THE BOLLARD FIXTURE IS MANUFACTURED BY BEACON PRODUCTS, A DIVISION OF HUBBELL LIGHTING
2. #5 - A 125 WATT SOLAR ELECTRIC POWER ASSEMBLY, AND MOUNTING POLE - 8 WATT EACH POWER ASSEMBLY INCLUDES A 125 WATT SOLAR MODULE WITH AN ALUMINUM PROTECTIVE PANEL PAN, 45° WELDED ALUMINUM MOUNTING BRACKET, VENTED ALUMINUM BATTERY BOX, 164 A.H. MAINTENANCE FREE DEEP CYCLE GEL CELL BATTERY ASSEMBLY, AND THE SEPSCO PATENTED LCU1 CONTROLLER. THIS POWER ASSEMBLY WILL PROVIDE ILLUMINATION FROM DUSK FOR 5 HOURS EVERY NIGHT WITH 6 DAYS OF AUTONOMOUS BATTERY STORAGE IN CASE OF INCLEMENT WEATHER.

A
LL-2.0
B
LL-2.0

BEACON PRODUCTS (A DIVISION OF HUBBELL LIGHTING, INC.)
| 2041 58TH AVENUE CIRCLE EAST | BRADENTON, FL 34203 | PHONE: (800) 345-4928 | FAX: (941) 751-5535

CONTACT: MATT CIRRITO
COMMERCIAL SALES
SEPSCO - SOLAR ELECTRIC POWER COMPANY
7986 SW JACK JAMES DR.
STUART, FL 34997
PHONE: 772-220-6615 FAX: 772-220-8616

--- LIMIT LINE OF WORK
- - - - - PROPERTY LINE



LIGHTING AND ELECTRICAL SPECIFICATIONS

- SCOPE OF WORK**
A. THE WORK INCLUDED IN THIS PROJECT SHALL CONSIST OF PROVIDING ALL TOOLS, MATERIALS, LABOR, TESTS, PERMITS, ETC. NEEDED TO COMPLETE LIGHTING AS SHOWN ON DRAWINGS AND DETAILS PROVIDED.
B. ALL WORKMANSHIP AND MATERIALS SHALL BE OF THE HIGHEST QUALITY AVAILABLE.
C. ALL WORK MUST BE DONE IN COMPLIANCE WITH REQUIREMENTS OF ALL LEGALLY CONSTITUTED AUTHORITIES HAVING JURISDICTION.
- MATERIALS**
A. AS PER LEGENDS AND DETAILS.
B. NO SUBSTITUTIONS SHALL BE ALLOWED UNLESS APPROVED BY LANDSCAPE ARCHITECT.
- SITE CONDITIONS AND VERIFICATIONS**
A. CONTRACTOR SHALL VERIFY EXISTING ELECTRICAL FACILITIES: PANELS, OUTLETS, CIRCUITS AVAILABLE, ETC.
B. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND WORK AS SHOWN ON THE PLANS PROVIDED.
C. PRIOR TO SUBMITTING BIDS, THE CONTRACTOR MUST REPORT ANY DISCREPANCIES (I.E. NEED FOR ANY ADDITIONAL CIRCUITS, ETC.) TO LANDSCAPE ARCHITECT. FAILURE TO REPORT SUCH A DISCREPANCY PRIOR TO SUBMISSION OF FINAL BID SHALL RESULT IN THE CONTRACTOR ASSUMING ALL RESPONSIBILITY FOR ANY NEEDED REVISIONS.
- FINAL ADJUSTMENT**
A. AFTER INSTALLATION OF THE FIXTURES, CONTRACTOR SHALL PROVIDE AN ELECTRICIAN AND WORKMAN FOR A FINAL LIGHTING ADJUSTMENT, TO BE SUPERVISED BY A LIGHTING DESIGNER OR BY LANDSCAPE ARCHITECT. THIS ADJUSTMENT SHALL BE CONDUCTED AFTER DARK TO INSURE PROPER ADJUSTMENT AND OPERATION.
- RECORD DRAWINGS**
A. CONTRACTOR SHALL SUPPLY OWNER WITH "AS BUILT" DRAWINGS ON BOND LOCATING ALL TRANSFORMERS, FIXTURES, WIRING, ETC.
- CLEAN-UP**
A. CONTRACTOR MUST REMOVE ALL EQUIPMENT, MATERIAL AND DEBRIS RESULTING FROM HIS/HER WORK, LEAVING THE SITE IN ACCEPTABLE CONDITION AS APPROVED BY THE OWNER.
- INSPECTION**
A. INSPECTION BY OWNER AND/OR LANDSCAPE ARCHITECT SHALL BE MADE AT COMPLETION OF PROJECT.

LIGHTING NOTES

- A. CONTRACTOR TO VERIFY PLACEMENT OF ALL LIGHT FIXTURES WITH OWNER/LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
- B. CONTRACTOR TO VERIFY LOCATION OF ALL EXTERIOR SECURITY LIGHTS PRIOR TO INSTALLATION OF NEW LANDSCAPE LIGHT FIXTURES.
- C. SECURITY LIGHTS TO BE ON SEPARATE SWITCHING SYSTEM.
- D. CONTRACTOR TO CROSS-REFERENCE THIS SHEET WITH PLANTING PLAN (SHEET L-3.0) TO COORDINATE ALL FIXTURE LOCATIONS.
- E. ALL LIGHTING CABLES, INCLUDING LOW VOLTAGE, TO BE PLACED IN CONDUIT IN ACCORDANCE WITH ANY APPLICABLE CITY REQUIREMENTS (UNLESS OTHERWISE INSTRUCTED BY OWNER OR LANDSCAPE ARCHITECT).
- F. PLEASE VERIFY WITH OWNER PRIOR TO SUBMISSION OF BIDS
- G. CONTRACTOR VERIFY ALL LAMP SPECIFICATIONS WITH LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION.
- H. CONTRACTOR TO PROVIDE COLOR/FINISH SAMPLES FOR FIXTURES SPECIFIED.
- I. CONTRACTOR TO PLACE CABLE IN CONDUIT IN ALL LOCATIONS, TO FACILITATE FURTHER PULLING FOR REPAIR WORK UNLESS OTHERWISE SPECIFIED.
- J. CONTRACTOR TO PLACE CONDUIT IN SLEEVING UNDER ALL WALLS, WALKWAYS, AND PAVING.



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BEFORE YOU DIG

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA



JULIE HO
LOS ANGELES, CA
917 667 7233

REVISIONS

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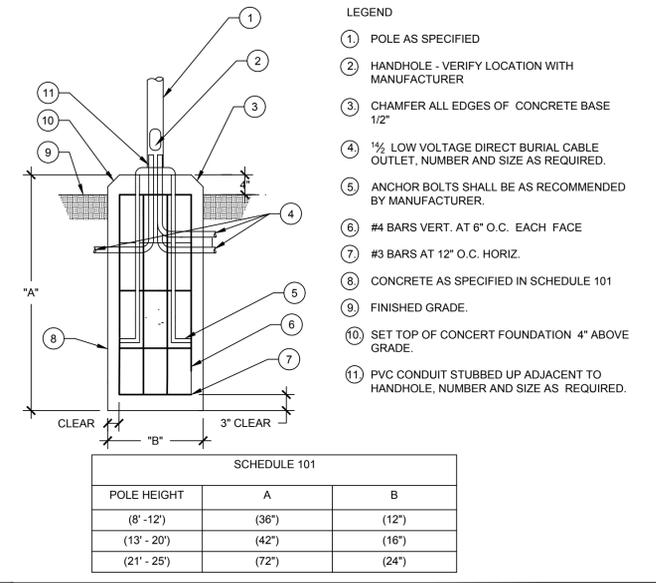
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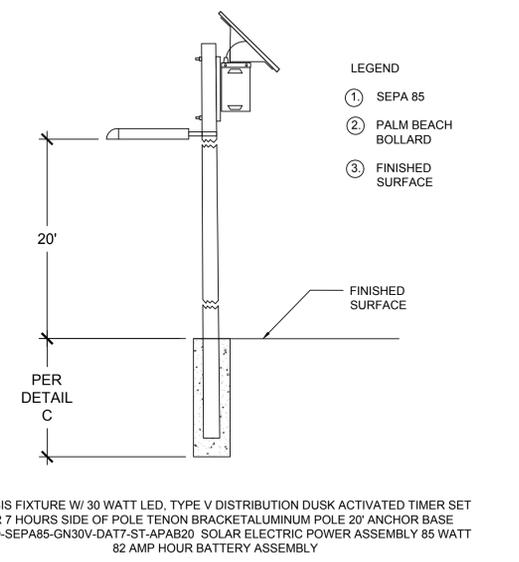
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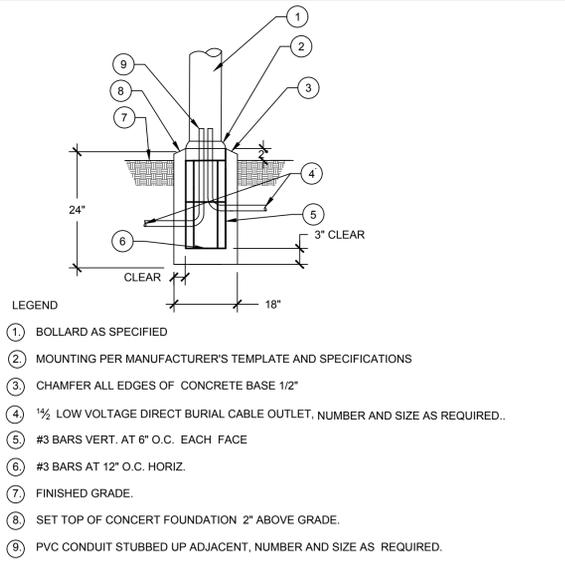
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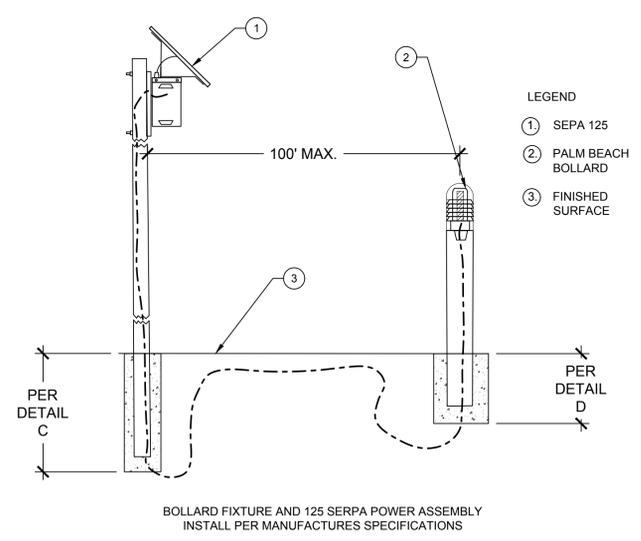
C POLE BASE DETAIL NOT TO SCALE



B SECURITY LIGHTING NOT TO SCALE



D BOLLARD BASE DETAIL NOT TO SCALE



A BOLLARD LIGHTING NOT TO SCALE

L NOT USED SCALE

I NOT USED SCALE

F NOT USED SCALE

K NOT USED SCALE

H NOT USED SCALE

E NOT USED SCALE

J NOT USED SCALE

G NOT USED SCALE