



PROJECT DIRECTORY

**OWNER:**  
PIETRO MARTINI  
551 GRAND BLVD  
VENICE, CA 90291  
P: 310 913 6580

**ARCHITECT:**  
TELEMACHUS STUDIO  
670 MOULTON AVENUE #5  
LOS ANGELES, CA 90031  
P: 323 441 9070

**SURVEYOR:**  
M&G CIVIL ENGINEERING & LAND SURVEYING  
347 S. ROBERTSON BLVD.  
BEVERLY HILLS, CA 90211  
P: 310 659 0871

**CIVIL ENGINEER:**  
DHS & ASSOCIATES, INC.  
275 CENTENNIAL WAY #205  
TUSTIN, CA 92780  
P: 714 665 6569  
F: 714 665 1580

**SOILS ENGINEER:**  
RALPH STONE & COMPANY, INC.  
10954 SANTA MONICA BLVD  
LOS ANGELES, CA 90025  
P: 310 478 1501  
F: 310 478 7359

**STRUCTURAL ENGINEER:**  
TBD

PARKING SUMMARY

UNIT	QTY	TYPE
1	1	STANDARD
	1	COMPACT
2	1	STANDARD
	1	COMPACT
3	1	STANDARD
	1	COMPACT
TOTAL	6 PARKING SPACES	

**BICYCLE PARKING REQUIREMENTS:**  
REQUIRED LONG TERM = 1 SPACE PER BED ROOM = 9  
REQUIRED SHORT TERM = 10% OR MIN. 2 = 2

PROVIDED LONG TERM = 6  
PROVIDED SHORT TERM = 2

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PROJECT DATA

**LEGAL DESCRIPTION:**  
ERKENBRECHER SYNDICATE, SANTA MONICA TRACT, LOT 31, BLK 15

**ASSESSOR'S PARCEL NO.** (APN): 4274017011

**PROJECT DESCRIPTION:**  
CONSTRUCTION OF THREE NEW RESIDENTIAL CONDOMINIUM UNITS

**SITE ADDRESS:**  
2012 19TH STREET, SANTA MONICA, CA 90404

**PROPERTY SUMMARY:**

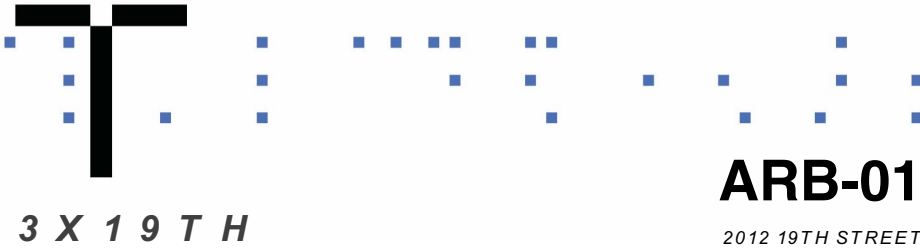
ZONE	R2
LOT SIZE (SQ.FT.)	50' X 160.05' = 8,002.5
DENSITY	3-UNITS
OCCUPANCY	R-2
CONSTRUCTION TYPE	TYPE V-B, FULLY SPRINKLERED
STORIES	2 STORIES W/ MEZZANINE
HEIGHT LIMIT	30'-0"

**BUILDING AREA**

FIRST FLOOR	2,313
MEZZANINE	725
SECOND FLOOR	2,613
	<b>5,651 ft²</b>

**STORAGE AREA**

PRIVATE GARAGE	824
	<b>824 ft²</b>















View from 19th Street





19th & South View





19th & North View





Alley & South





Alley & North



**GARAGE DOOR:** SECTIONAL STEEL DOOR/ POWDER COATED BLACK. C.H.I STERLING, MINIMALIST GARAGE DOOR OR SIMILAR



**WOOD SIDING:** HARDIE ARTISAN SIDING, IRON GRAY COLOR



**DOOR/WINDOW FRAME-2:** BRONZE ANODIZED ALUMINUM. SIERRA PACIFIC ALUMUNUM WINDOWS

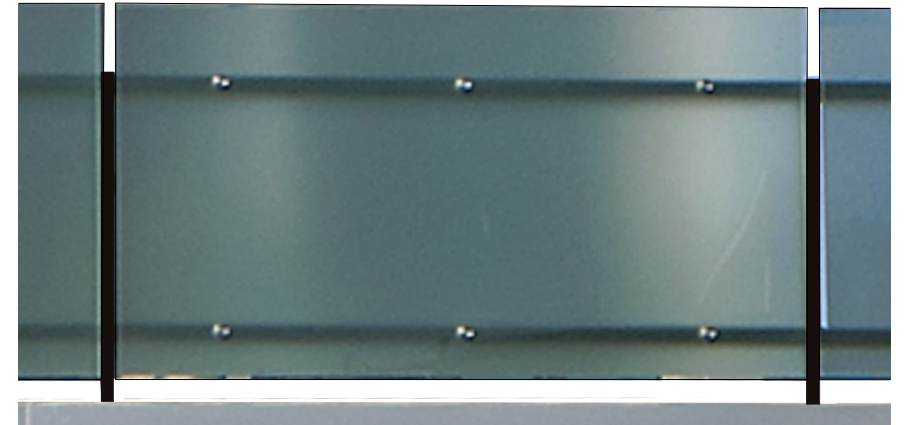
## MATERIAL SAMPLES



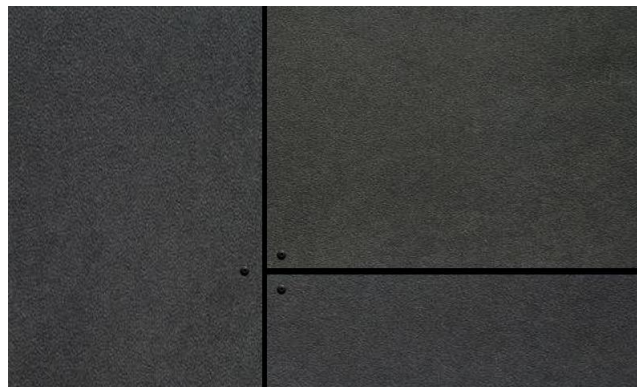
**TRELLIS:** METAL FRAME WITH WOOD TRELLIS, METAL FRAME: PAINTED BLACK  
WOOD: THERMORY, THERMALLY TREATED, WHITE ASH CLEAR FINISH



**CONCRETE BLOCK:** ANGELUS BLOCK, BURNISH, GREYSTONE COLOR



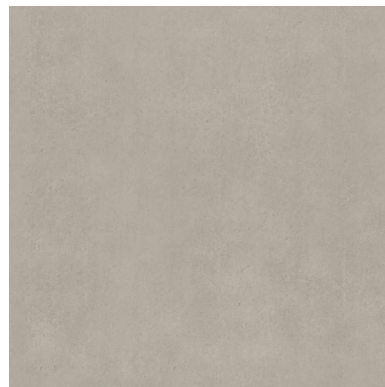
**STEEL & GLASS GUARDRAIL:** PAINTED BLACK STEEL FRAME/ CLEAR GLASS



**CEMENT BOARD:** CFB COLOR BLACK

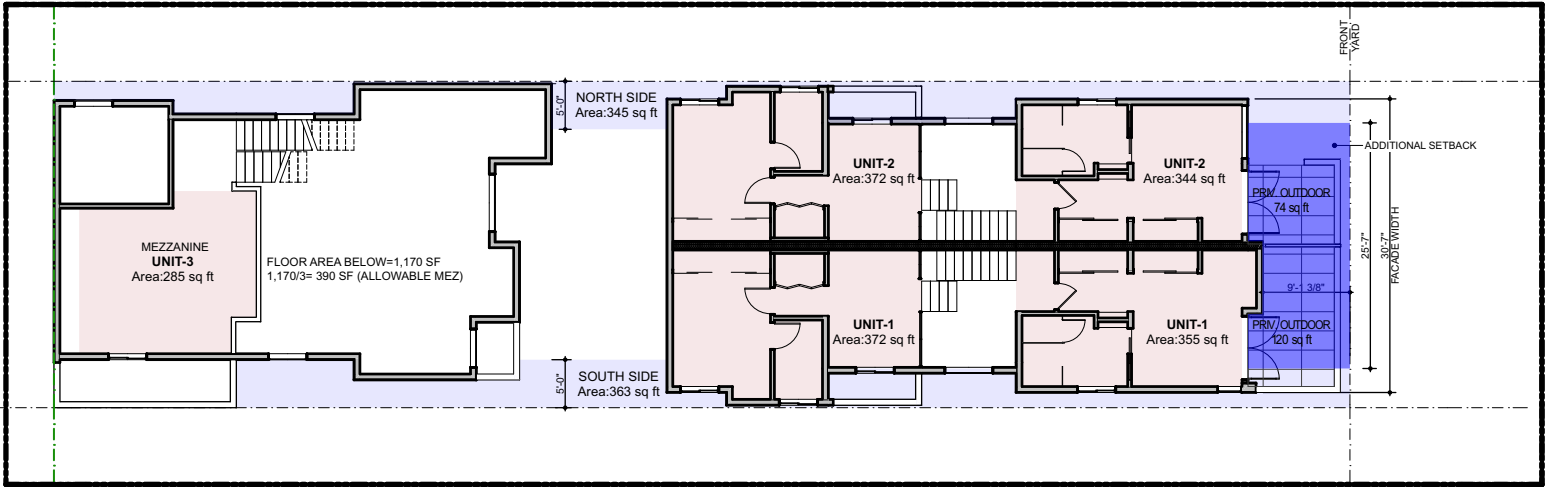


**STUCCO-01:** SMOOTH FINISH, WHITE



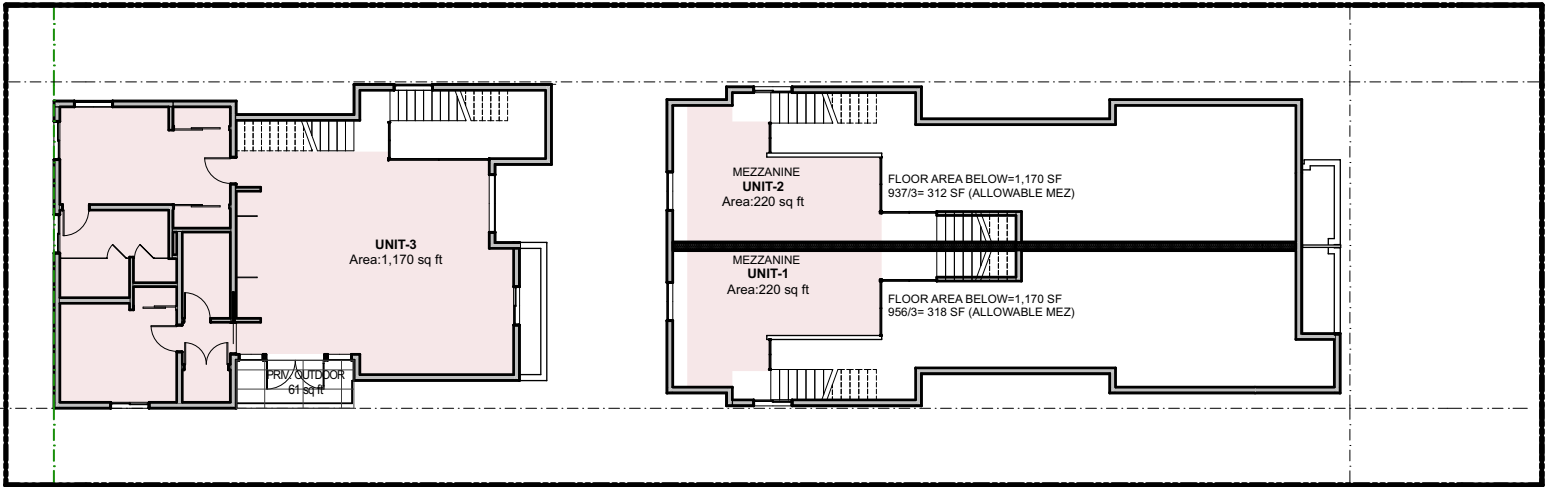
**STUCCO-02:** SMOOTH FINISH, MATCH HARDIE COBBLE STONE COLOR





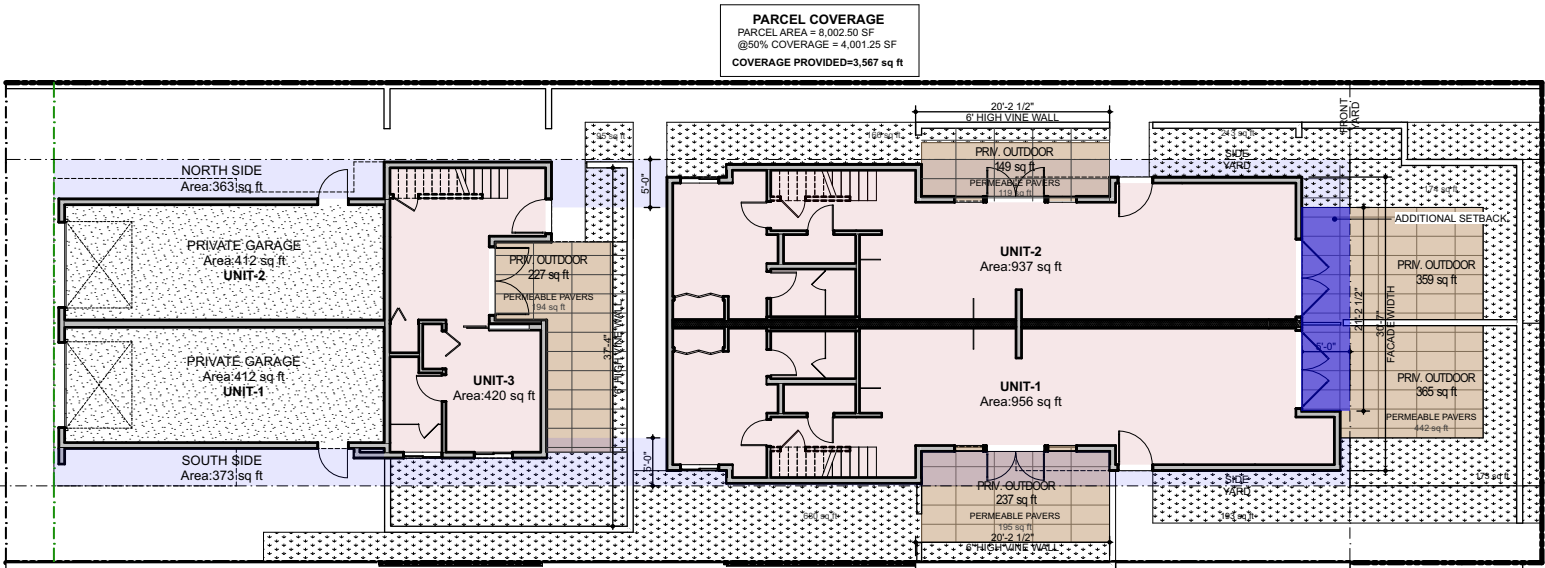
UNIT-1&2 SECOND FLOOR/ UNIT-3 MEZZANINE

SCALE: 1" = 20'



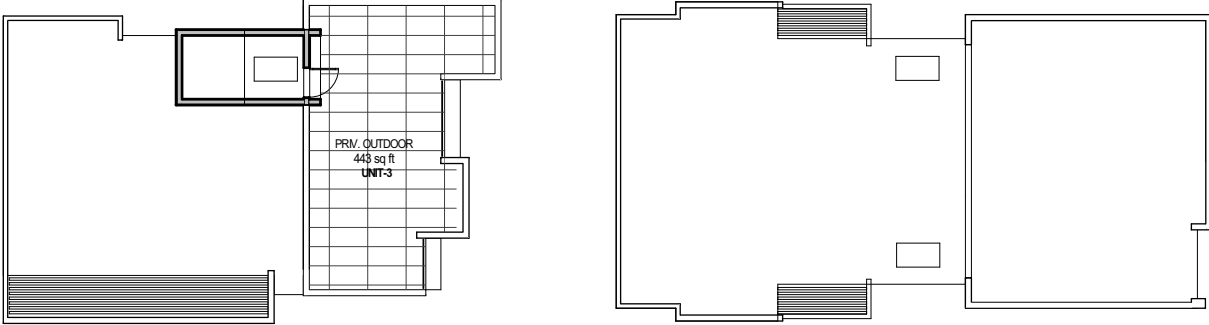
UNIT1 & 2 MEZZANINE/ UNIT-3 SECOND FLOOR

SCALE: 1" = 20'



FIRST FLOOR AREA DIAGRAM

SCALE: 1" = 20'



ROOF DIAGRAM - LANDSCAPE & OUTDOOR LIVING

SCALE: 1" = 20'

AREA SUMMARY PER UNIT

UNIT-1	FIRST FLOOR	956
	MEZZANINE	220
	SECOND FLOOR	727
		1,903 ft²
UNIT-2	FIRST FLOOR	937
	MEZZANINE	220
	SECOND FLOOR	716
		1,873 ft²
UNIT-3	FIRST FLOOR	420
	MEZZANINE	285
	SECOND FLOOR	1,170
		5,651 ft²

AREA PER FLOOR

FIRST FLOOR	UNIT-1	956
	UNIT-2	937
	UNIT-3	420
		2,313 ft²
MEZZANINE	UNIT-1	220
	UNIT-2	220
	UNIT-3	285
		725 ft²
SECOND FLOOR	UNIT-1	727
	UNIT-2	716
	UNIT-3	1,170
		2,613 ft²

PRIVATE GARAGE

UNIT-1	PRIVATE GARAGE	412
		412
UNIT-2	PRIVATE GARAGE	412
		824 ft²

ADDITIONAL SETBACK

FIRST FLOOR	FRONT	366
	NORTH SIDE	363
	SOUTH SIDE	373
SECOND FLOOR	NORTH SIDE	345
	SOUTH SIDE	363
FIRST FLOOR FACADE WIDTH = 30'-7"		
REQUIRED ADDITIONAL 5' @25% = 7.65'		
PROVIDED = 21'-2 1/2"		
SECOND FLOOR FACADE WIDTH = 30'-7"		
REQUIRED ADDITIONAL 5' @25% = 7.65'		
PROVIDED = 25'-7"		
REQUIRED ADDITIONAL SIDE SETBACK = 320 SF (160X2)		
PROVIDED @ FIRST FLOOR, NORTH SIDE = 363 SF		
PROVIDED @ FIRST FLOOR, SOUTH SIDE = 373 SF		
PROVIDED @ SECOND FLOOR, NORTH SIDE = 345 SF		
PROVIDED @ SECOND FLOOR, SOUTH SIDE = 363 SF		

OUTDOOR LIVING (REQUIRED 150SF TOTAL PER UNIT)

PRIV. OUTDOOR	UNIT-1	722
	UNIT-2	582
	UNIT-3	731
		2,035 ft²

LANDSCAPE AREA

FIRST FLOOR	FRONT YARD	347
	NORTH SIDE	474
	PERMEABLE PAVERS	950
	SOUTH SIDE	823
	VINE WALL-COURT	131
	VINE WALL-NORTH	121
	VINE WALL-SOUTH	121
		2,967 ft²

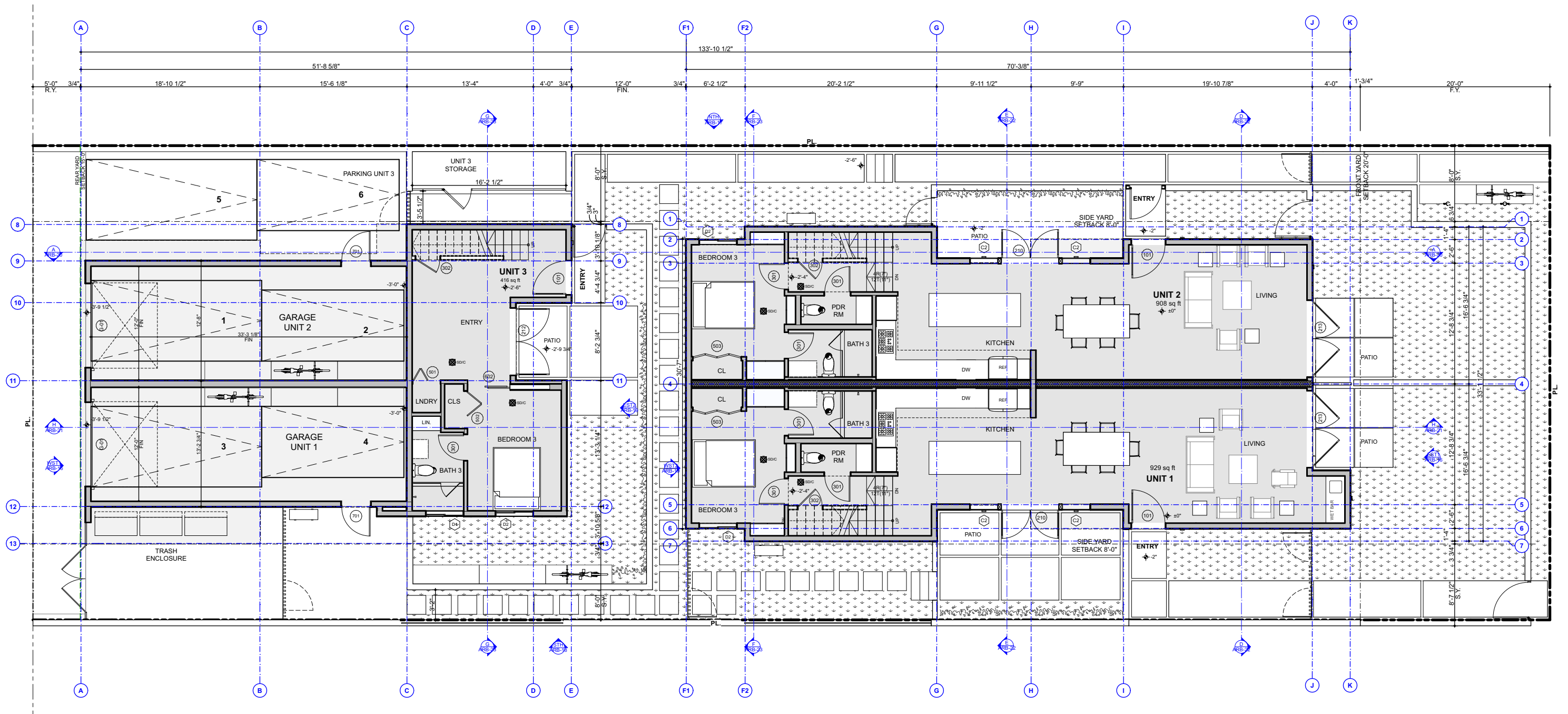
50% OF REQUIRED SIDE SETBACK TO BE LANDSCAPED  
REQUIRED @ NORTH & SOUTH SIDE YARD = 160.05'X8' = 1,280 SF  
PROVIDED = 1,297 SF

MIN. PLANTING AREA REQUIRED: 30% X 8,002.5 SF = 2,400.75 SF  
TOTAL LANDSCAPE AREA PROVIDED: 2,830 SF (34.5%)





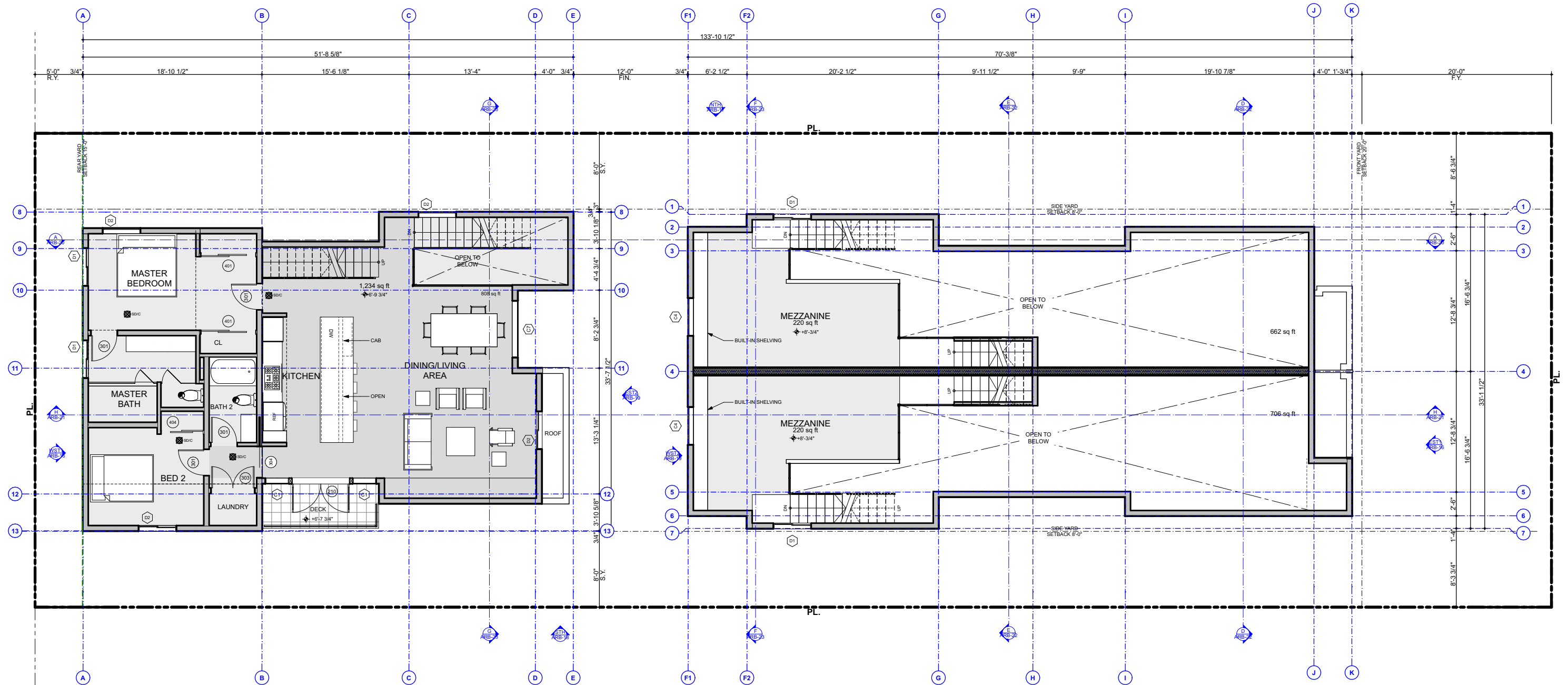




1- FIRST FLOOR PLAN

3/32" = 1'-0"

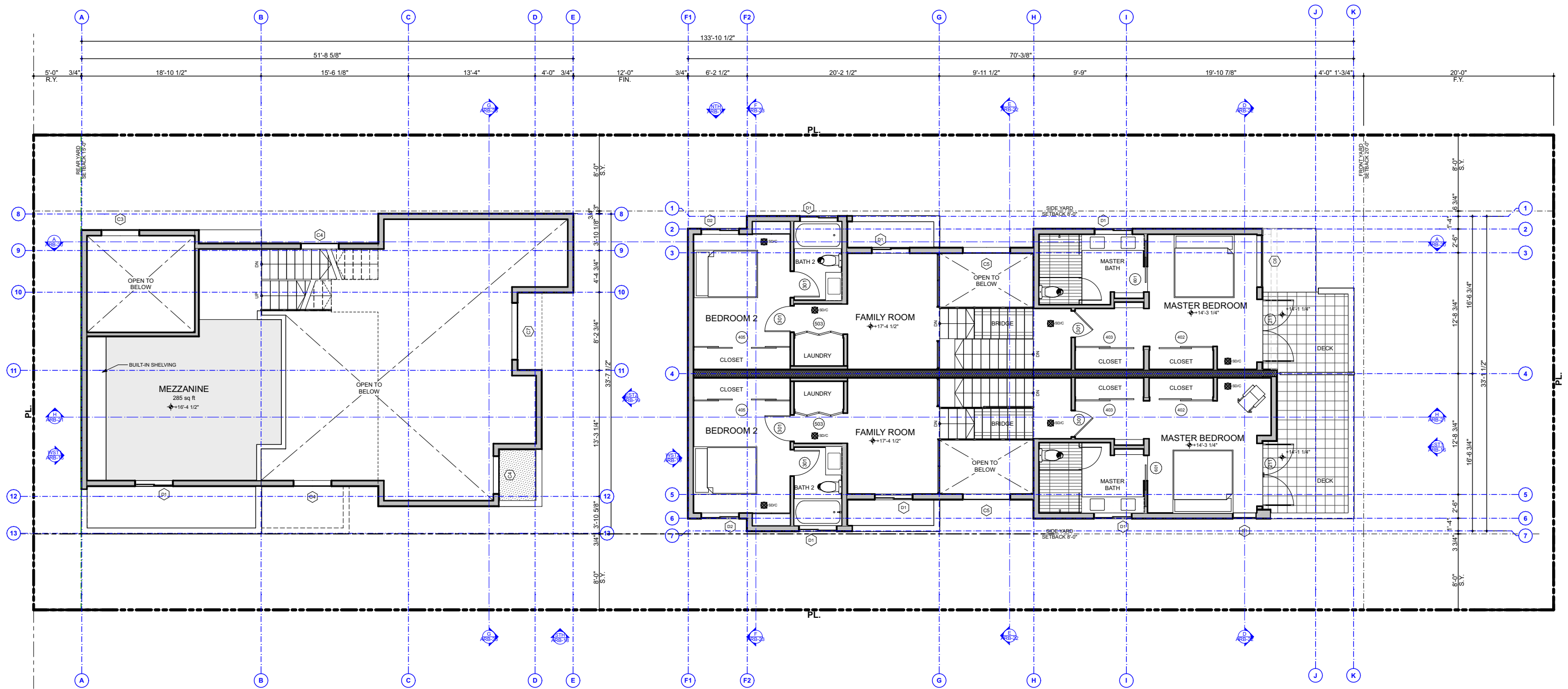




2 - MEZZ PLAN UNITS 1 & 2, SECOND FLR UNIT 3

3/32" = 1'-0"






3 - SECOND FLR UNITS 1 & 2, MEZZ PLAN UNIT 3

3/32" = 1'-0"



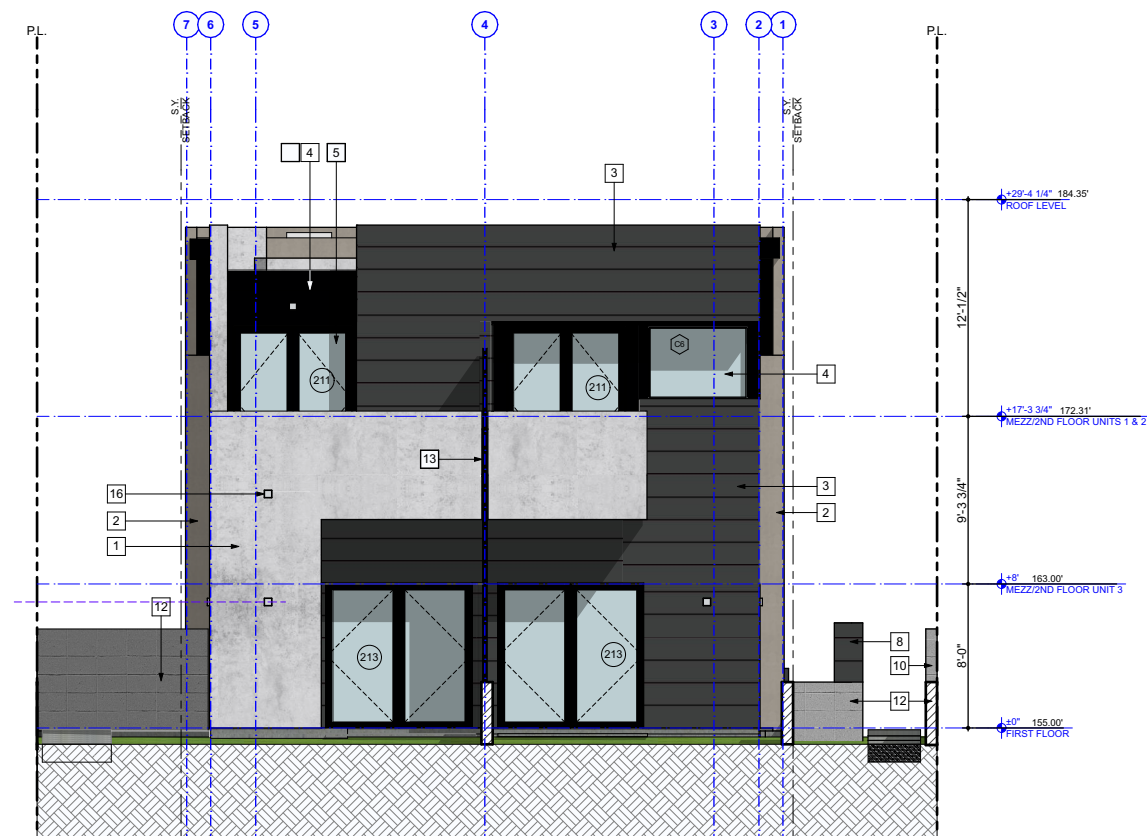


3 X 19 T H

**ARB-15**

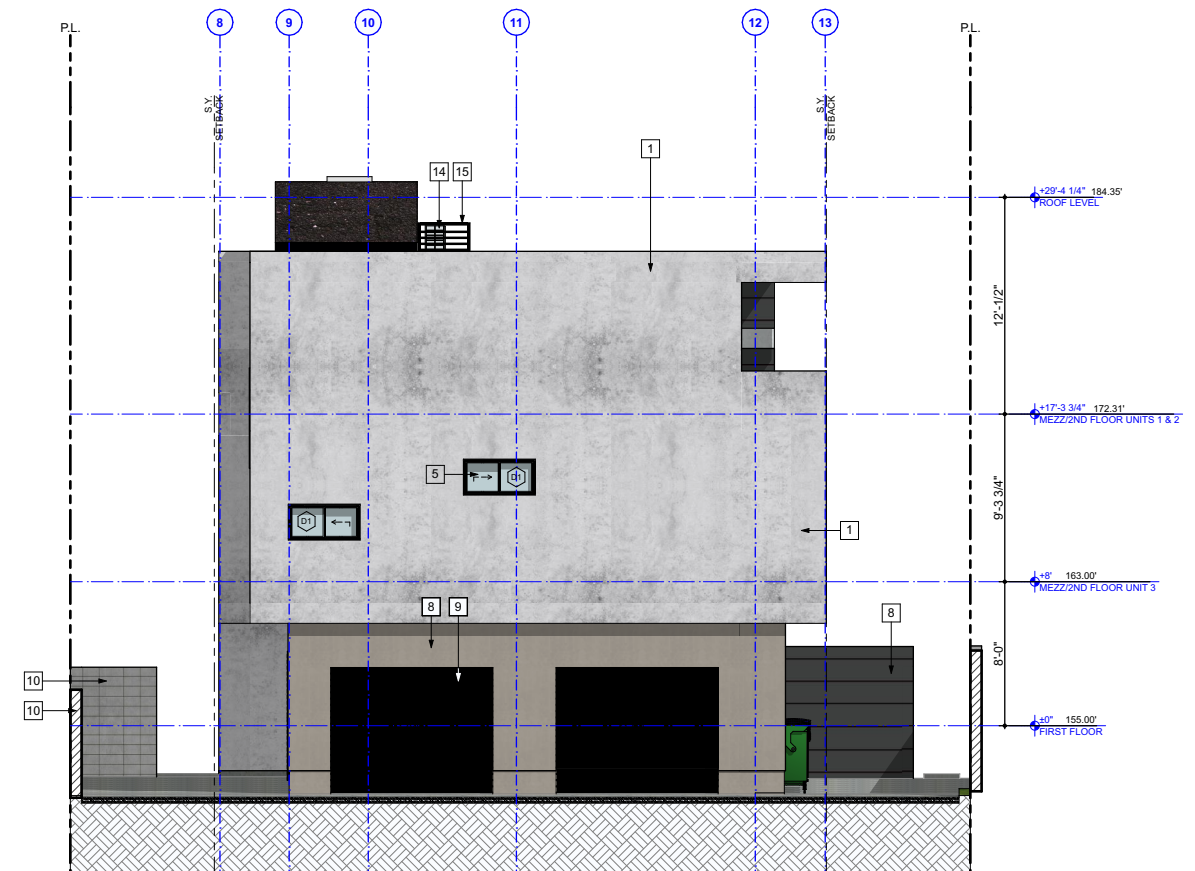
2012 19TH STREET





**EAST ELEVATION - UNITS 1 & 2 (19TH STREET)**

SCALE: 3/32" = 1'-0"



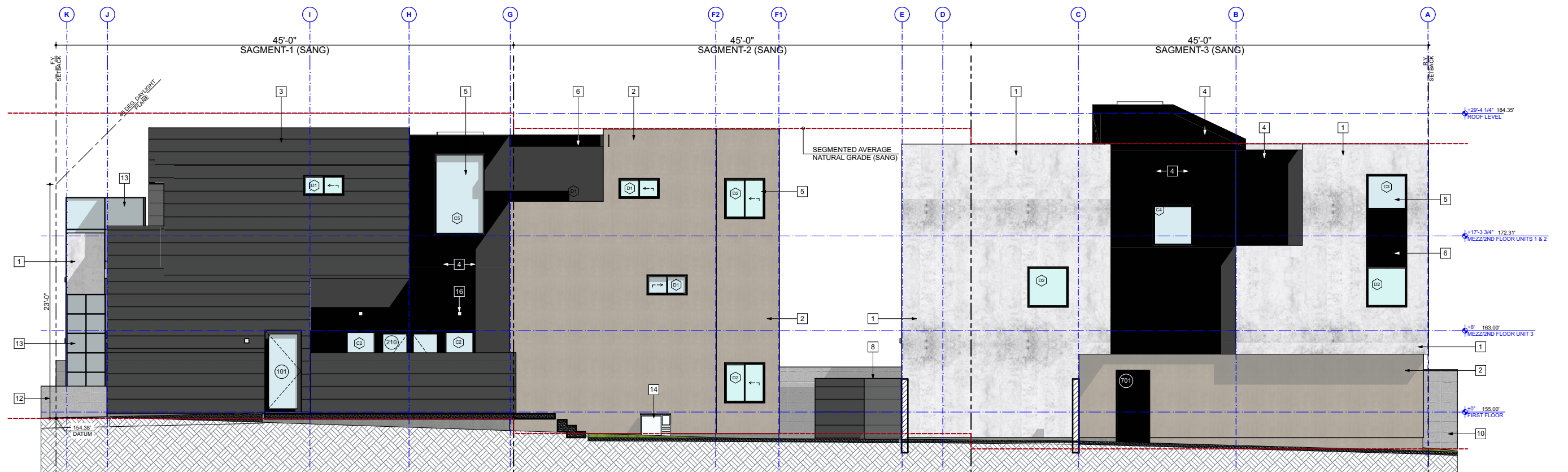
**WEST ELEVATION /ALLEY - UNIT 3**

SCALE: 3/32" = 1'-0"

**KEYNOTES:**

- |   |  |
|---|--|
| <b>1</b> EXTERIOR STUCCO-1, SMOOTH TROWELED FINISH, WHITE   | <b>10</b> CONCRETE BLOCK SITE WALL, 6' HIGH, SMOOTH STUCCO FINISH, WHITE.          |
| <b>2</b> EXTERIOR STUCCO-2, SMOOTH TROWELED FINISH, COBBLE STONE COLOR                                  | <b>11</b> STEEL DOOR, PAINTED BLACK.   |
| <b>3</b> JAMES HARDIE, ARTISAN V- RUSTIC SIDING, IRON GRAY COLOR  | <b>12</b> CONCRETE BLOCK SITE WALL, 42" HIGH, SMOOTH STUCCO FINISH, WHITE.         |
| <b>4</b> CEMENT PANEL, BLACK.   | <b>13</b> BLACK STOREFRONT FRAME BLACK WITH GLASS OR STEEL FRAME WITH GLASS INFILL |
| <b>5</b> ALUMINUM DOOR / WINDOW, POWDER COATED, BLACK.  | <b>14</b> HEAT PUMP MECHANICAL UNIT  |
| <b>6</b> BRAKE METAL, OR METAL FASCIA TO MATCH WINDOW SYSTEM.   | <b>15</b> EQUIPMENT SCREEN, FLAT METAL RAIL, PAINTED BLACK                         |
| <b>7</b> 42" HIGH STEEL GUARDRAIL W/GLASS PANELS, STEEL TO BE PAINTED DUNN EDWARDS, BOAT ANCHOR DE6377. | <b>16</b> WALL SCENCE, SEE ELECTRICAL  |
| <b>8</b> 6' HIGH FENCE WITH HARDIE SIDING TO MATCH EXTERIOR WALL  |  |
| <b>9</b> STEEL GARAGE DOOR, POWDER COATED BLACK.  |  |





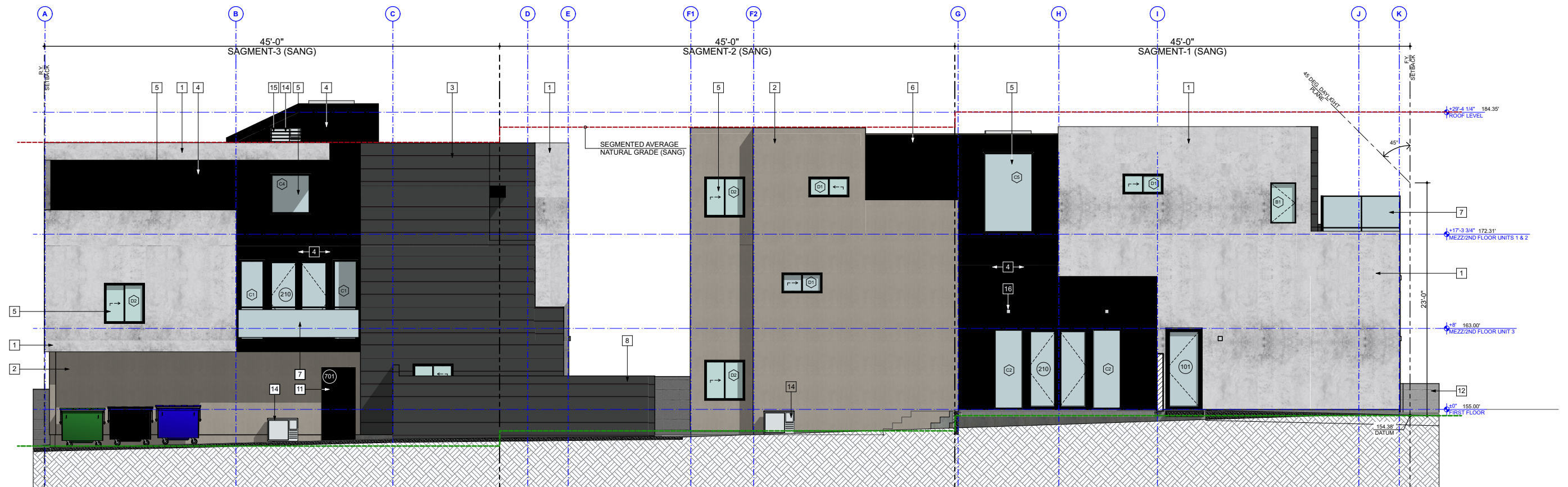
**NORTH ELEVATION**

SCALE: 3/32" = 1'-0"

**KEYNOTES:**

- |   |  |
|---|--|
| <b>[1]</b> EXTERIOR STUCCO-1, SMOOTH TROWELED FINISH, WHITE   | <b>[10]</b> CONCRETE BLOCK SITE WALL, 6' HIGH, SMOOTH STUCCO FINISH, WHITE.          |
| <b>[2]</b> EXTERIOR STUCCO-2, SMOOTH TROWELED FINISH, COBBLE STONE COLOR                                  | <b>[11]</b> STEEL DOOR, PAINTED BLACK.   |
| <b>[3]</b> JAMES HARDIE, ARTISAN V- RUSTIC SIDING, IRON GRAY COLOR  | <b>[12]</b> CONCRETE BLOCK SITE WALL, 42" HIGH, SMOOTH STUCCO FINISH, WHITE.         |
| <b>[4]</b> CEMENT PANEL, BLACK.   | <b>[13]</b> BLACK STOREFRONT FRAME BLACK WITH GLASS OR STEEL FRAME WITH GLASS INFILL |
| <b>[5]</b> ALUMINUM DOOR / WINDOW, POWDER COATED, BLACK.  | <b>[14]</b> HEAT PUMP MECHANICAL UNIT  |
| <b>[6]</b> BRAKE METAL, OR METAL FASCIA TO MATCH WINDOW SYSTEM.   | <b>[15]</b> EQUIPMENT SCREEN, FLAT METAL RAIL, PAINTED BLACK                         |
| <b>[7]</b> 42" HIGH STEEL GUARDRAIL W/GLASS PANELS, STEEL TO BE PAINTED DUNN EDWARDS, BOAT ANCHOR DE6377. | <b>[16]</b> WALL SCONCE, SEE ELECTRICAL  |
| <b>[8]</b> 6' HIGH FENCE WITH HARDIE SIDING TO MATCH EXTERIOR WALL  |  |
| <b>[9]</b> STEEL GARAGE DOOR, POWDER COATED BLACK.  |  |





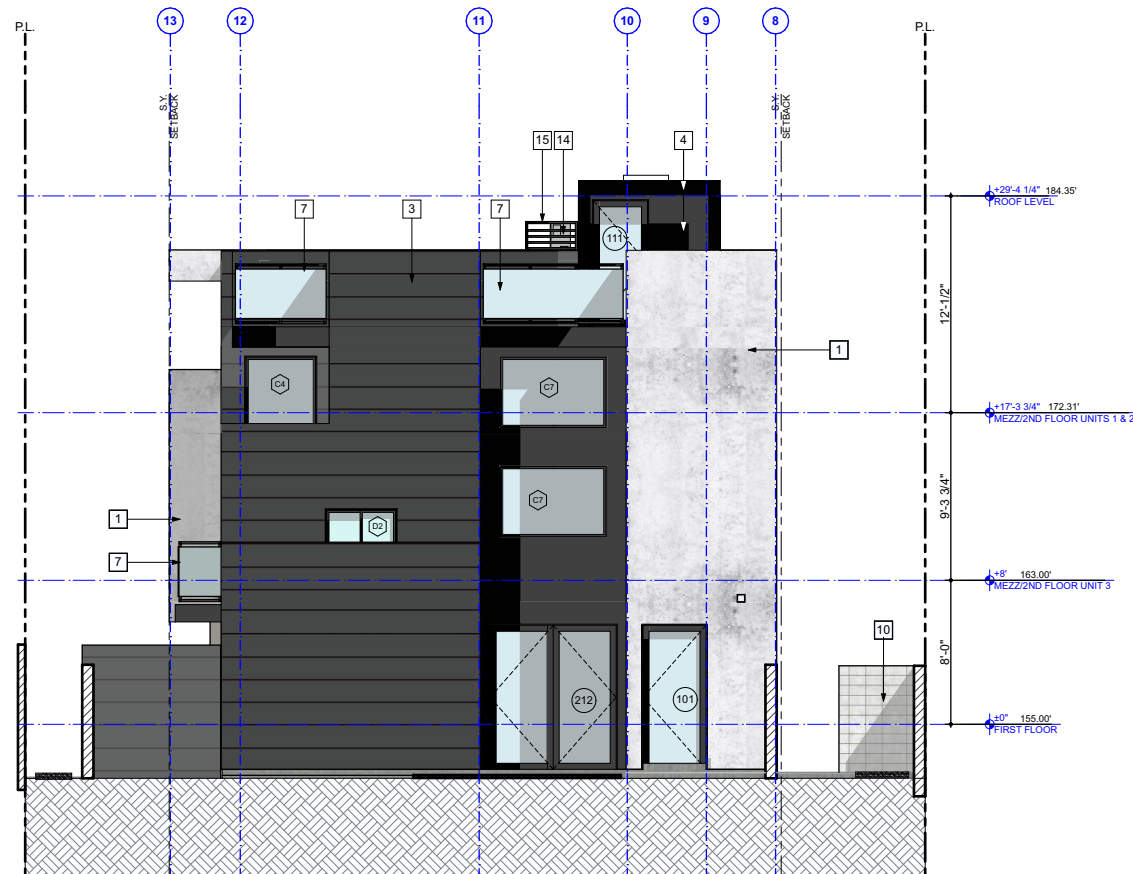
## SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

### KEYNOTES:

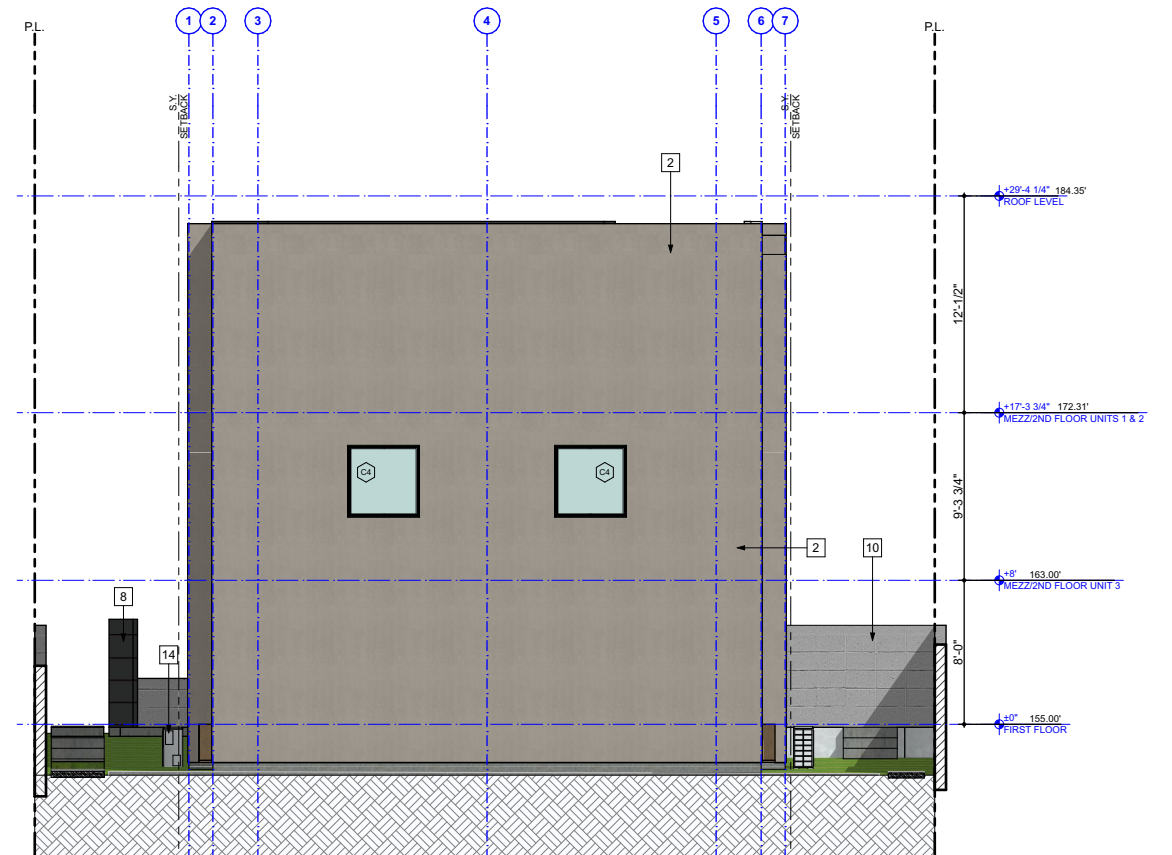
- |   |  |
|---|--|
| <p><b>[1]</b> EXTERIOR STUCCO-1, SMOOTH TROWELED FINISH, WHITE</p> <p><b>[2]</b> EXTERIOR STUCCO-2, SMOOTH TROWELED FINISH, COBBLE STONE COLOR</p> <p><b>[3]</b> JAMES HARDIE, ARTISAN V- RUSTIC SIDING, IRON GRAY COLOR</p> <p><b>[4]</b> CEMENT PANEL, BLACK.</p> <p><b>[5]</b> ALUMINUM DOOR / WINDOW, POWDER COATED, BLACK.</p> <p><b>[6]</b> BRAKE METAL, OR METAL FASCIA TO MATCH WINDOW SYSTEM.</p> <p><b>[7]</b> 42" HIGH STEEL GUARDRAIL W/GLASS PANELS, STEEL TO BE PAINTED DUNN EDWARDS, BOAT ANCHOR DE6377.</p> <p><b>[8]</b> 6' HIGH FENCE WITH HARDIE SIDING TO MATCH EXTERIOR WALL</p> <p><b>[9]</b> STEEL GARAGE DOOR, POWDER COATED BLACK.</p> | <p><b>[10]</b> CONCRETE BLOCK SITE WALL, 6' HIGH, SMOOTH STUCCO FINISH, WHITE.</p> <p><b>[11]</b> STEEL DOOR, PAINTED BLACK.</p> <p><b>[12]</b> CONCRETE BLOCK SITE WALL, 42" HIGH, SMOOTH STUCCO FINISH, WHITE.</p> <p><b>[13]</b> BLACK STOREFRONT FRAME BLACK WITH GLASS OR STEEL FRAME WITH GLASS INFILL</p> <p><b>[14]</b> HEAT PUMP MECHANICAL UNIT</p> <p><b>[15]</b> EQUIPMENT SCREEN, FLAT METAL RAIL, PAINTED BLACK</p> <p><b>[16]</b> WALL SCONCE, SEE ELECTRICAL</p> |
|---|--|





**EAST ELEVATION - UNIT 3 (INTERIOR COURT)**

SCALE: 3/32" = 1'-0"



**WEST ELEVATION - UNITS 1 & 2**

SCALE: 3/32" = 1'-0"

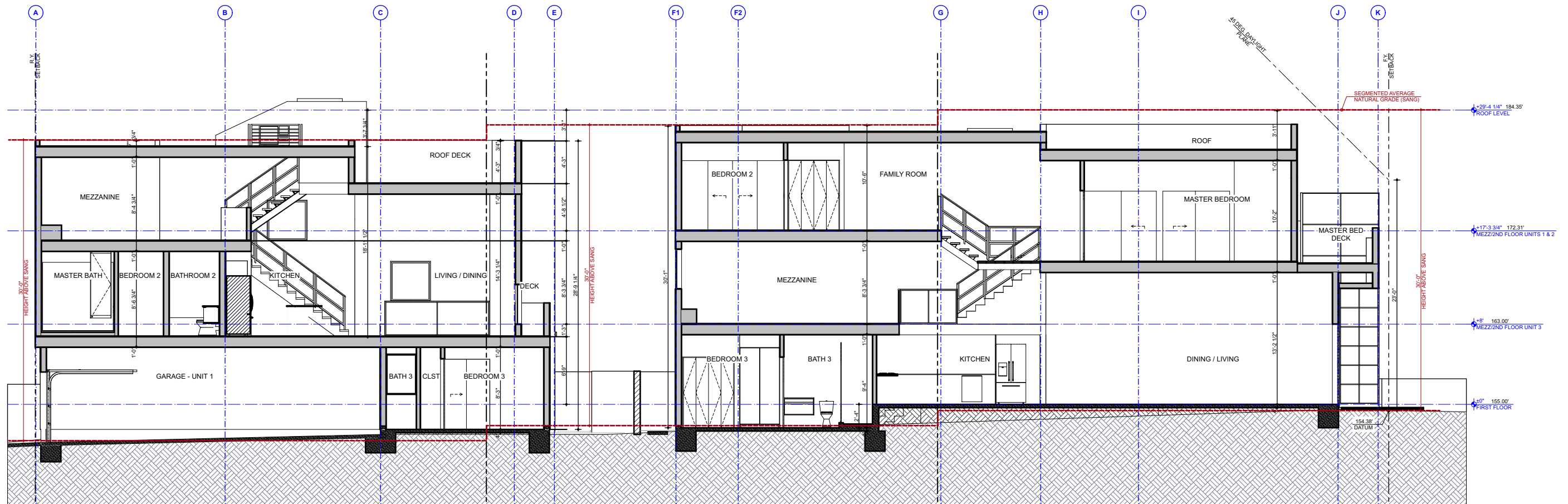
**KEYNOTES:**

- 1** EXTERIOR STUCCO-1, SMOOTH TROWELED FINISH, WHITE
- 2** EXTERIOR STUCCO-2, SMOOTH TROWELED FINISH, COBBLE STONE COLOR
- 3** JAMES HARDIE, ARTISAN V- RUSTIC SIDING, IRON GRAY COLOR
- 4** CEMENT PANEL, BLACK.
- 5** ALUMINUM DOOR / WINDOW, POWDER COATED, BLACK.
- 6** BRAKE METAL, OR METAL FASCIA TO MATCH WINDOW SYSTEM.
- 7** 42" HIGH STEEL GUARDRAIL W/GLASS PANELS, STEEL TO BE PAINTED DUNN EDWARDS, BOAT ANCHOR DE6377.
- 8** 6' HIGH FENCE WITH HARDIE SIDING TO MATCH EXTERIOR WALL
- 9** STEEL GARAGE DOOR, POWDER COATED BLACK.

- 10** CONCRETE BLOCK SITE WALL, 6' HIGH, SMOOTH STUCCO FINISH, WHITE.
- 11** STEEL DOOR, PAINTED BLACK.
- 12** CONCRETE BLOCK SITE WALL, 42" HIGH, SMOOTH STUCCO FINISH, WHITE.
- 13** BLACK STOREFRONT FRAME BLACK WITH GLASS OR STEEL FRAME WITH GLASS INFILL
- 14** HEAT PUMP MECHANICAL UNIT
- 15** EQUIPMENT SCREEN, FLAT METAL RAIL, PAINTED BLACK
- 16** WALL SCENCE, SEE ELECTRICAL



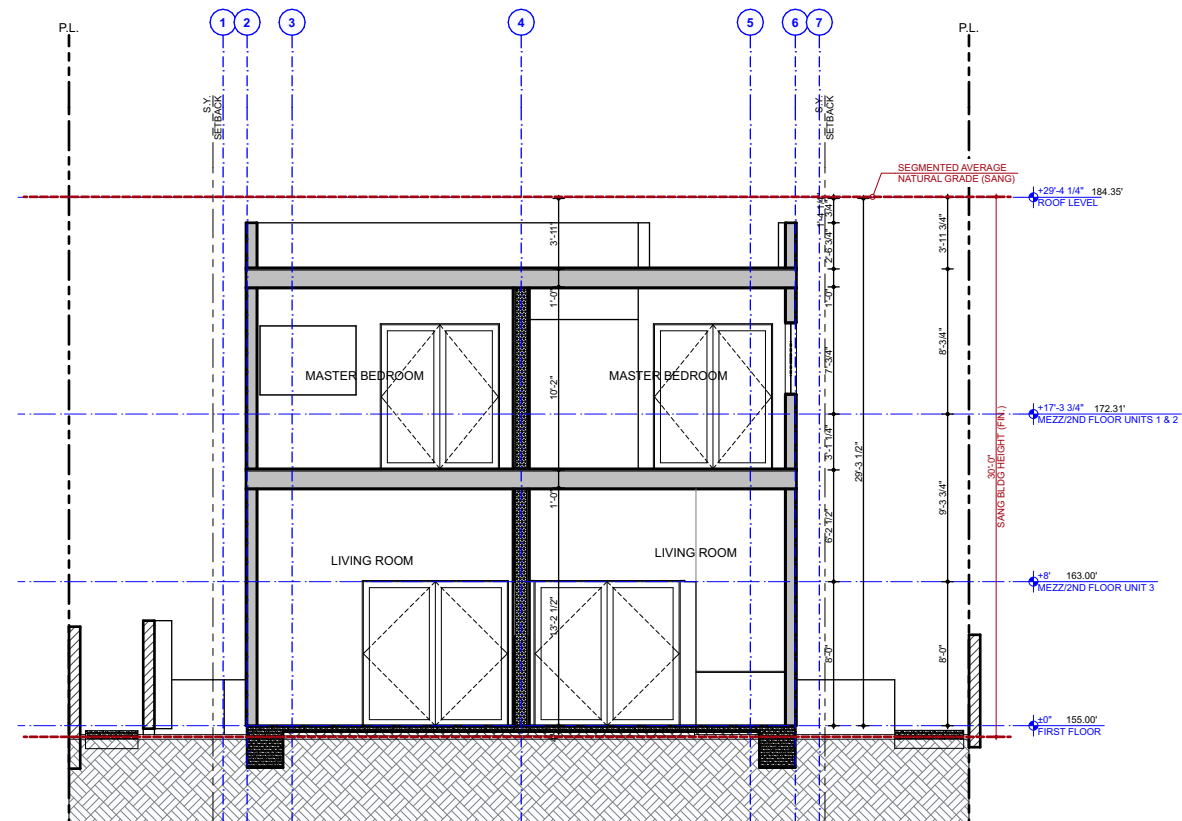




SECTION H

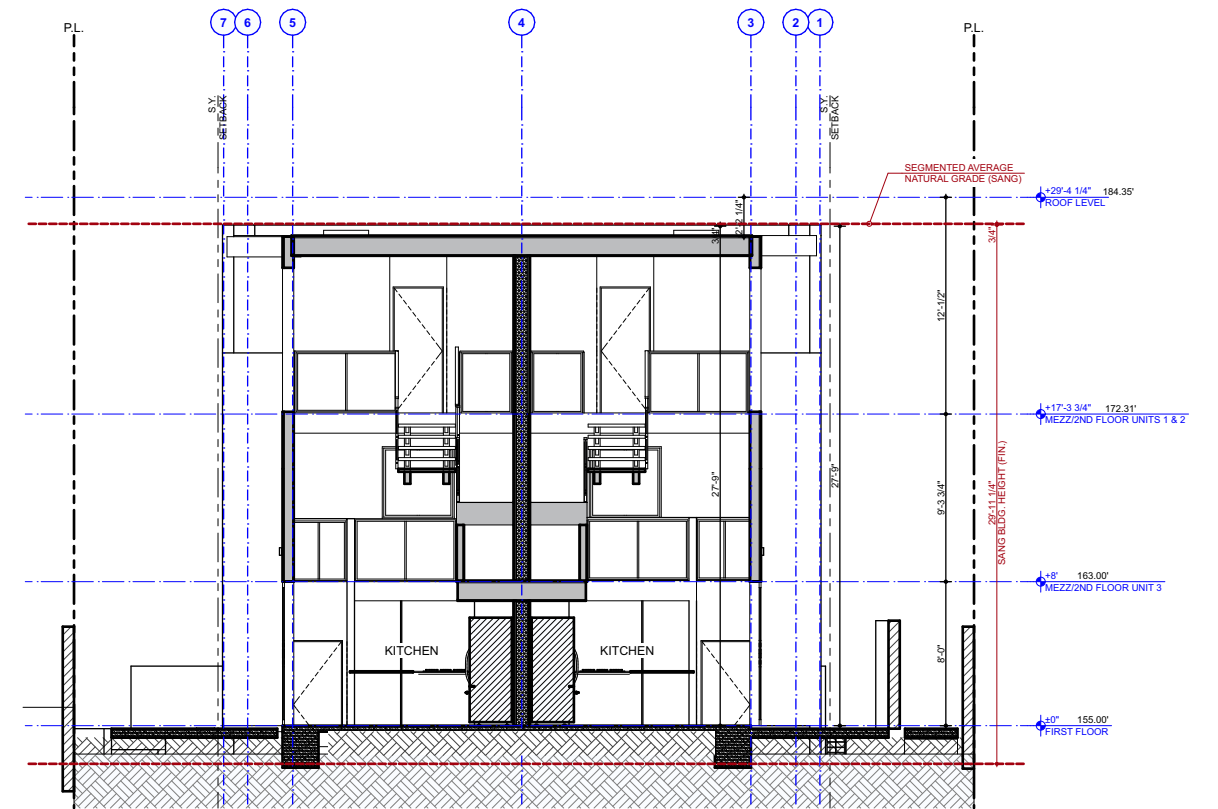
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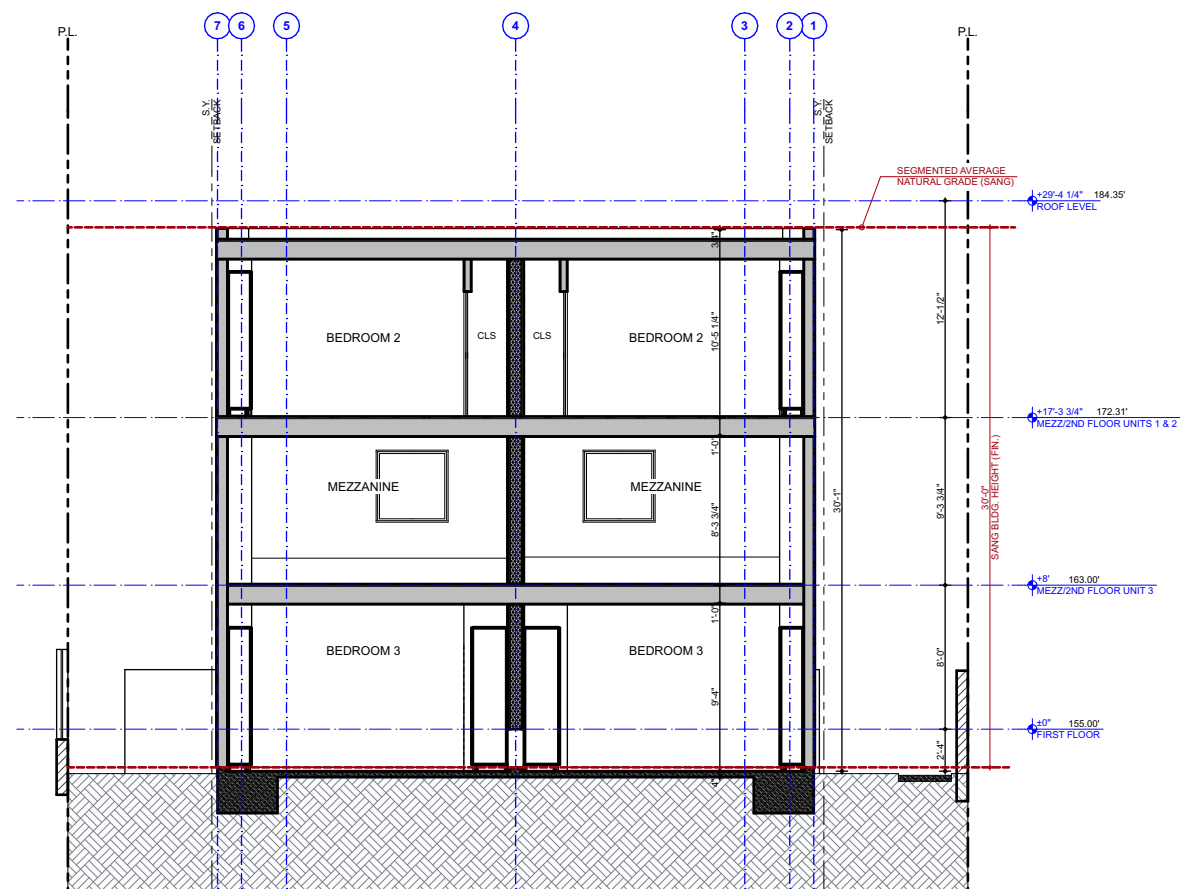
SECTION D

SCALE: 3/32" = 1'-0"



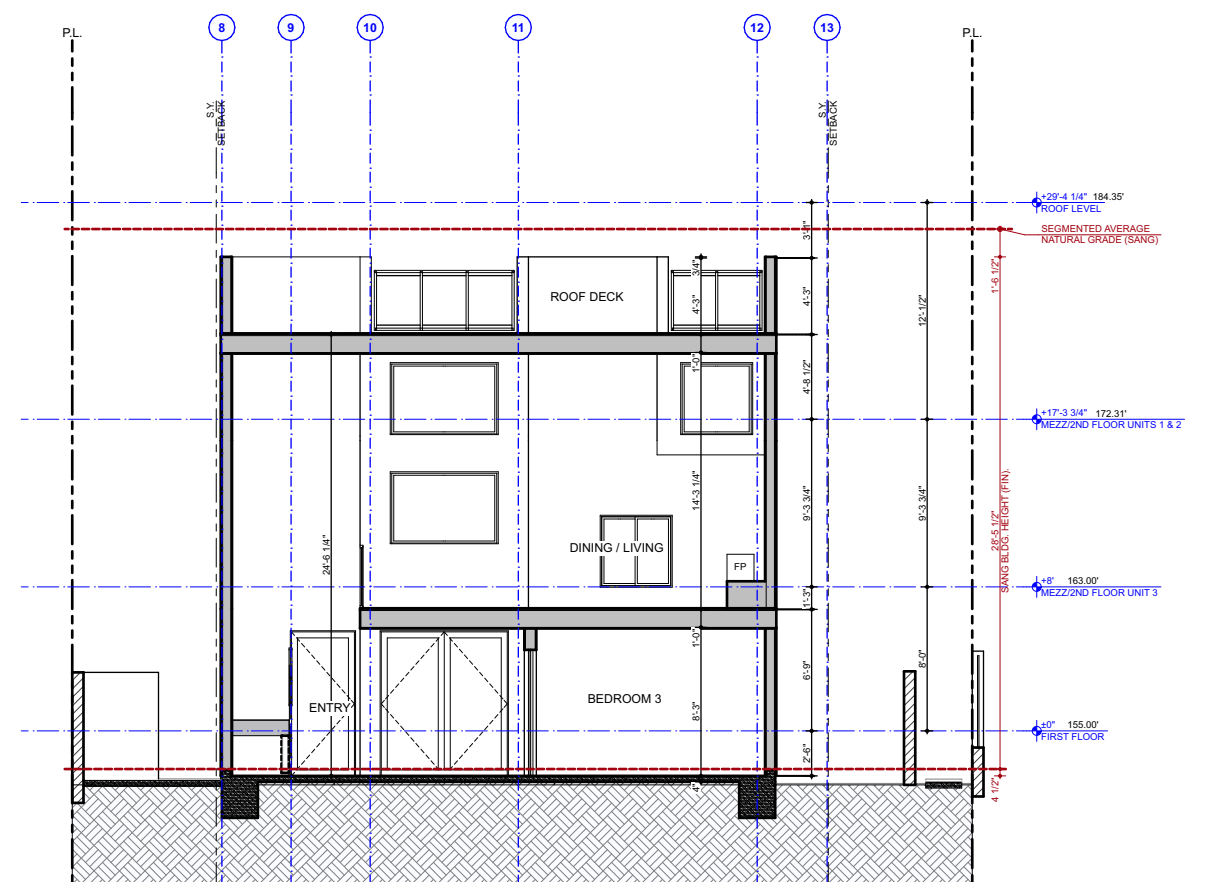
SECTION E

SCALE: 3/32" = 1'-0"



**SECTION F**









SCALE: 3/32" = 1'-0"

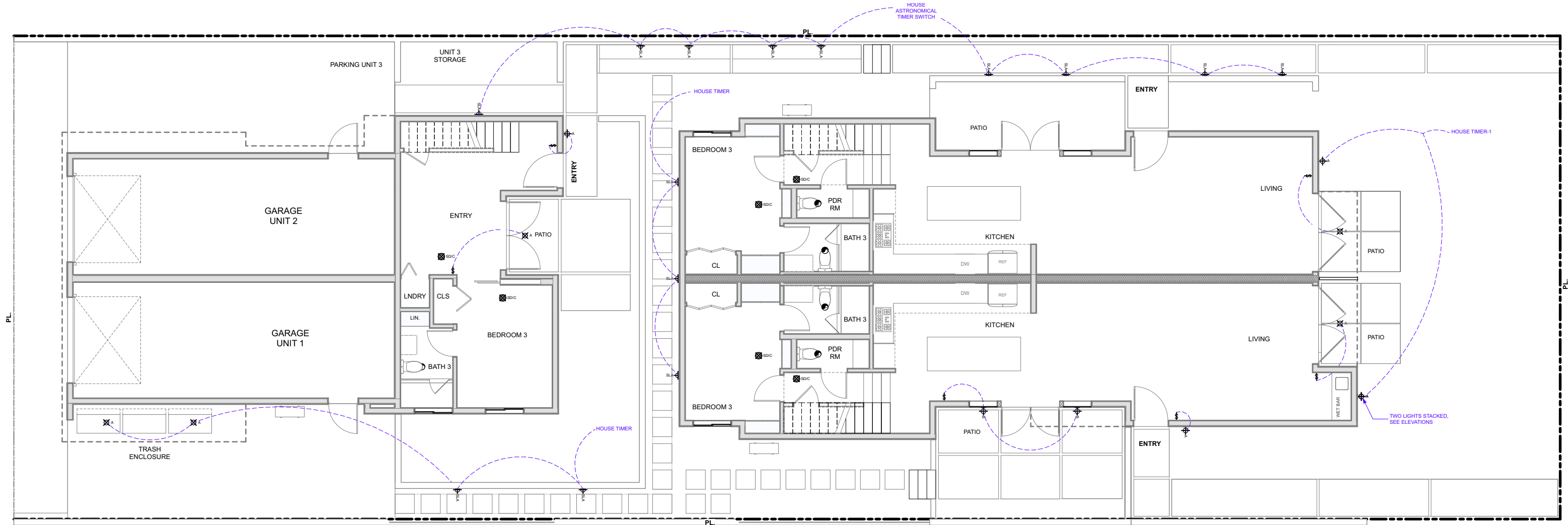


**SECTION G**

SCALE: 3/32" = 1'-0"



ELECTRICAL SCHEDULE					
SYMBOL	SYMB NAME	QNTY	FIXTURE	LAMP	NOTES
	CAN A	6	EXTERIOR RECESSED CAN, NORA LIGHTING, MODEL: NIOB-2SND, 2" LOLITE SQUARE REFLECTOR W/ ROUND APERTURE	LED	
	FAN (EX)	11	EXHAUST FAN PANASONIC WHISPERGREEN OR APPROVED EQUAL	LED	MIN 5 AIR CHANGES/HOUR
	SCONCE A	7	WINDOW WALL SCONCE, WS-W230405-CS	LED	USE SINGLE-HOLE BRONZE MOUNT
	SCONCE B	1	WALL SCONCE, ACCESS LIGHTING, MODEL 20341LEDDMGLP-BRZ/FST	LED	
	SCONCE B	2	SCONCE, ESTILUZ 1149, 37 NI	T3, 150W	
	SD-CO	18	COMBO SMOKE / CO ALARM - NEST PROTECT CEILING		HARDWIRE WITH BATTERY BACKUP
	STEPLIGHT A	16	WAC LIGHTING, MODEL WL-LED101	LED	REMOTE TRANSFORMER
	SWITCH	11	SINGLE POLE SWITCH		



1ST FLOOR ELECTRICAL PLAN



SCONCE-A



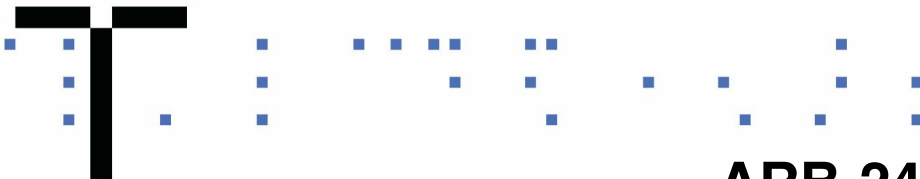
SCONCE-B



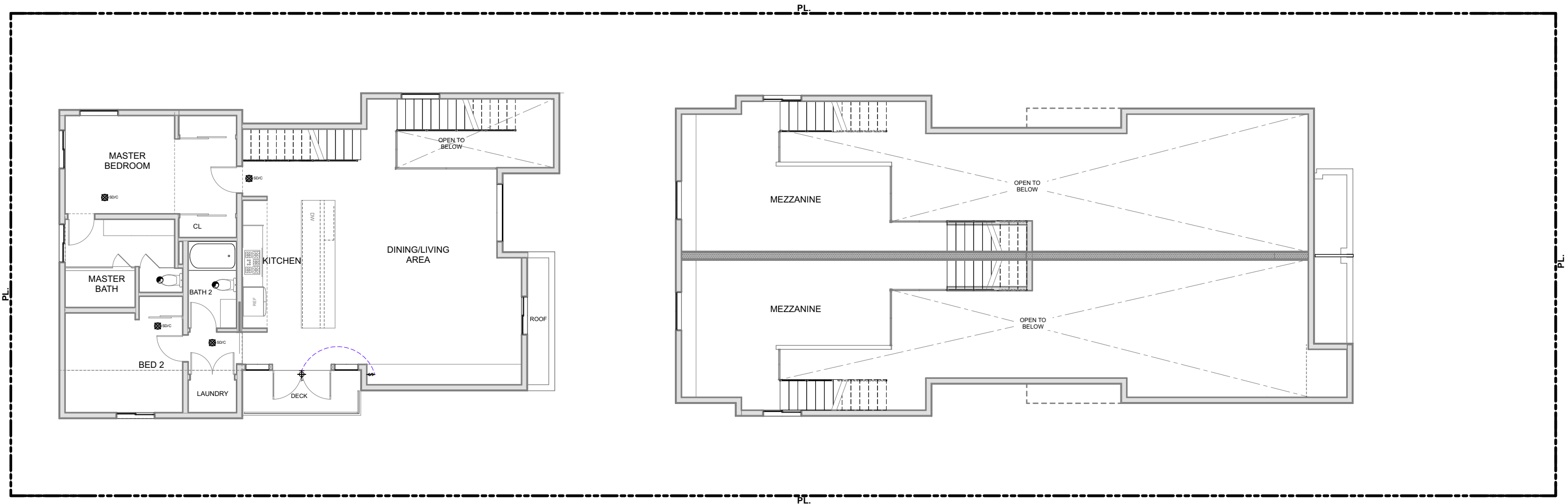
STEP LIGHT



RECESSED CAN

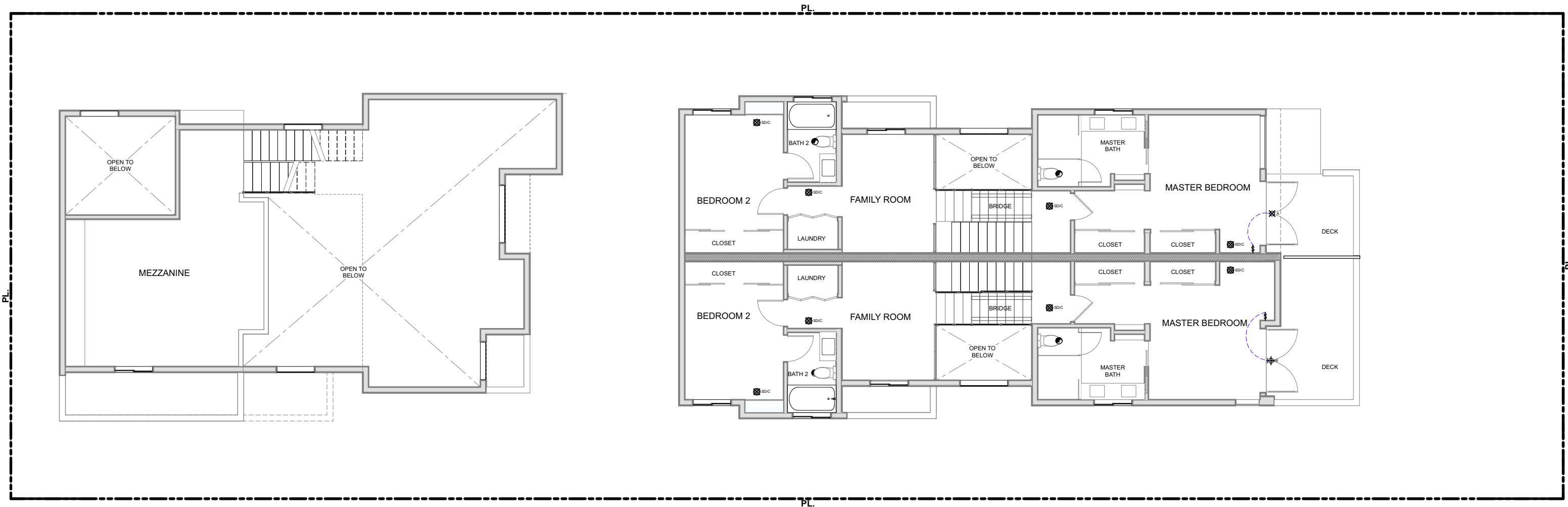


3 X 19 T H

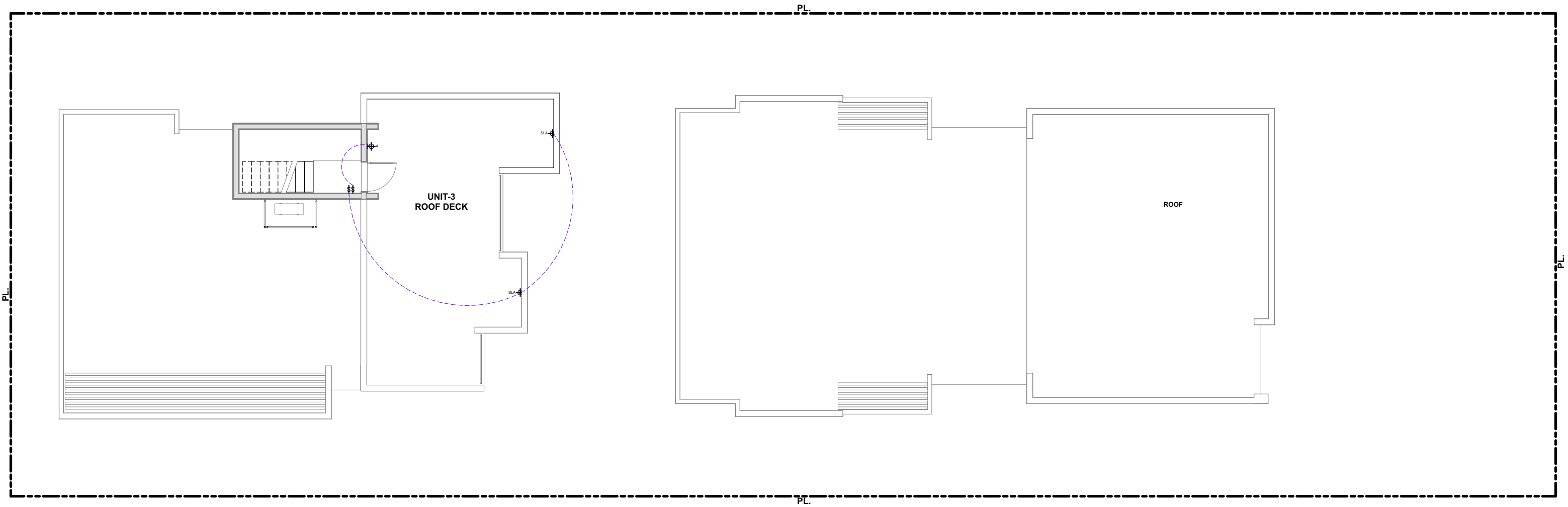


UNITS 1 & 2 MEZZ/UNIT 3 2ND FLOOR ELECTRICAL PLAN





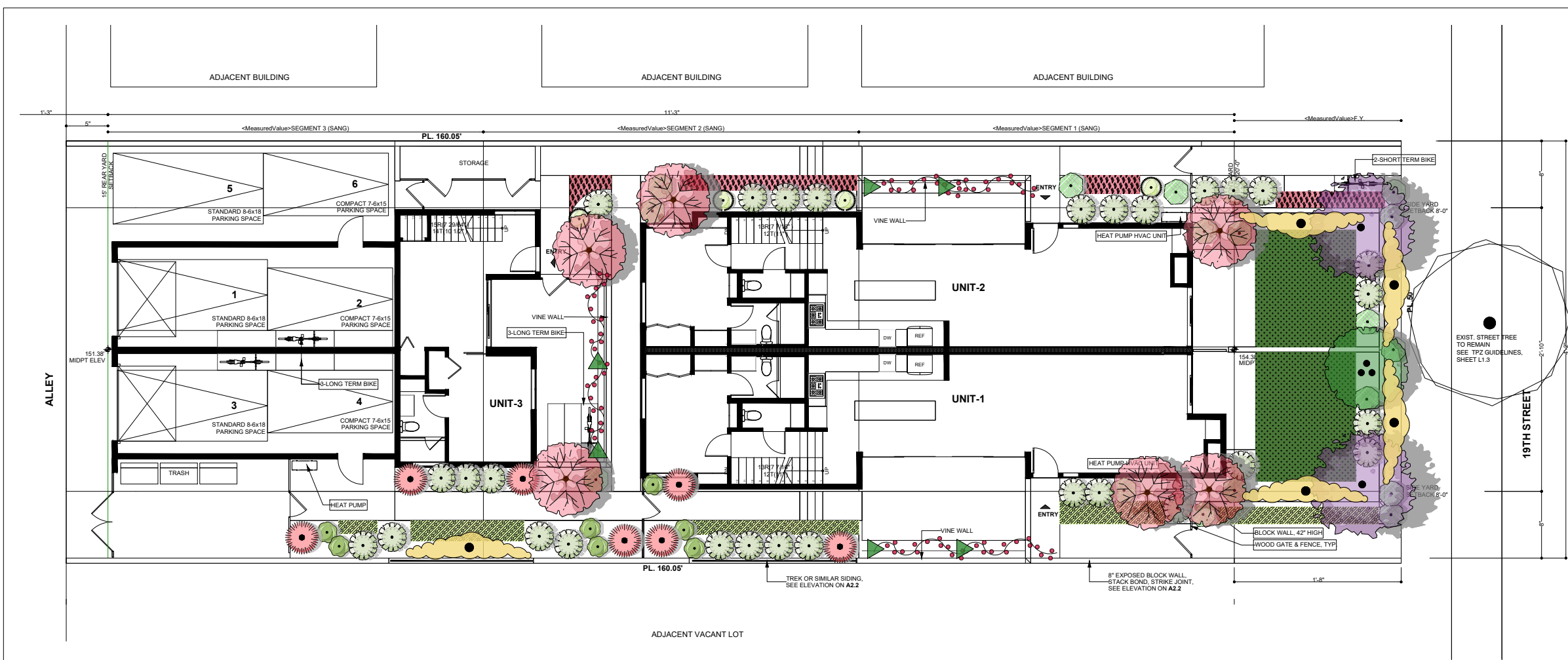
UNITS 1 & 2 2ND FLR/UNIT 3 MEZZ ELECTRICAL PLAN
















ROOF ELECTRICAL PLAN







PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONTAINER	PLANT FACTOR	PLANTED AREA	PLANT TYPE	
TREES							
	2	Agonis flexuosa 'After Dark' After Dark Peppermint Tree	24" box	0.3	8 SF	Desert Adapted	
	6	Cordyline australis 'Red Star' Red Star Grass Palm	15 gal.	0.5	7 SF	Moderate	
	1	Leptospermum petersonii Lemon-scented Tea Tree	24" box	0.3	4 SF	Desert Adapted	
SHRUBS							
	17	Correa glabra 'Coloban River' Coliban River Rock Fuchsia	1 gal.	0.3	51 SF	Desert Adapted	
	7	Euphorbia tirucalli 'Sticks on Fire' Sticks on Fire Pencil Tree	1 gal.	0.3	112 SF	Desert Adapted	
	5	Mascagnia macroptera Yellow Orchid Vine	5 gal. staked	0.5	150 SF	Moderate	
	4	Portulacaria afra 'Skyscraper' Skyscraper Elephant Bush	1 gal.	0.3	10 SF	Desert Adapted	
	7	Tagetes lemmonii 'Compacta' Compact Copper Canyon Daisy	1 gal.	0.3	18 SF	Desert Adapted	
	6	Trachelospermum jasminoides Chinese Star Jasmine	5 gal. staked	0.5	150 SF	Moderate	
	29	Westringia fruticosa 'Morning Light' Morning Light Coast Rosemary	1 gal.	0.3	60 SF	Desert Adapted	
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONTAINER	PLANT FACTOR	PLANTED AREA	PLANT TYPE	SPACING
SHRUB AREAS							
	55	Melica imperfecta Imperfect Melic	4"	0.3	90 SF	Desert Adapted	16" o.c.
GROUND COVERS							
	277	Dymondia margaretae Silver Carpet Dymondia	flat	0.3	148 SF	Desert Adapted	9" o.c.
	657 sf	Lippia nodiflora 'Kurapia S1' Kurapia®	sod	0.3	355 SF	Desert Adapted	



Agonis flexuosa 'After Dark'  
After Dark Peppermint Tree



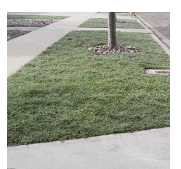
Cordyline australis 'Red Star'  
Red Star Grass Palm



Leptospermum petersonii  
Lemon-scented Tea Tree



existing street tree to remain  
Liquidambar styraciflua



Dymondia margaretae  
Silver Carpet Dymondia



Correa glabra 'Coloban River'  
Coliban River Rock Fuchsia



Euphorbia tirucalli 'Sticks on Fire'  
Sticks on Fire Pencil Tree



Mascagnia macroptera  
Yellow Orchid Vine



Portulacaria afra 'Skyscraper'  
Skyscraper Elephant Bush



Lippia nodiflora 'Kurapia S1'  
Kurapia



Tagetes lemmonii 'Compacta'  
Compact Copper Canyon Daisy



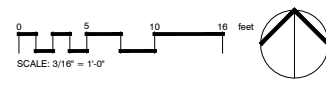
Trachelospermum jasminoides  
Chinese Star Jasmine



Westringia fruticosa 'Morning Light'  
Morning Light Coast Rosemary



Melica imperfecta  
Imperfect Melic



General Notes

Parkway Declarations:

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

General Declarations:

1. Prior to beginning landscape construction call the Private Landscape Inspector at 310-453-8072, x3. An inspection of the landscape by City staff is required prior to Certificate of Occupancy to ensure that the landscape was built to approved plans and specifications.
2. Electronic submission of an As-Built set of plans to the City is required if requested by City Inspector.
3. Prior to construction of the landscape or irrigation system, the contractor must obtain and review a copy of the Water-Efficient Landscape and Irrigation Standards.
4. All landscaping and irrigation systems must comply with all local, state, and federal laws and regulations.
5. The landscape must be built to the City approved landscape plan set. Any revisions to approved plans will require re-submission and approval and must comply with the current Water-Efficient Landscape and Irrigation Standards.
6. All landscaping and irrigation systems must comply with all local, state, and federal laws and regulations.

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 full 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.

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 full 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.

6. All existing sprinklers and spray heads shall be removed.

TREE PROTECTION ZONE NOTES:

- a. Coordinate all off-site improvements within the TPZ with the Community Forester's office.
- b. No construction materials or activities allowed in this area.
- c. Pruning of City trees to provide clearance for construction activities shall only be done by City of Santa Monica Community Forest Operations

NOTES:

1. Refer to LID plans for LID and drainage systems.
2. If plant availability requires changes to the plant palette, please contact landscape architect for substitutions.

LEGAL DESCRIPTION  
ERKENBRECHER SYNDICATE  
SANTA MONICA TRACT  
LOT: 31; BLK: 15

Call before you dig  
Call 811  
800-422-4133

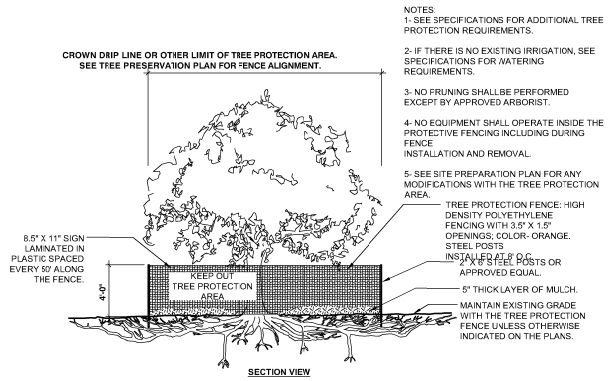
1	Background revise	2025/09/12
No.	Revision/Issue	Date

Designed By: DR  
HARMONY GARDENS  
6620 Murietta Ave.  
Van Nuys, CA 91405  
818-505-9783  
harmonygardens.net  
don@harmonygardens.net

Client/Project:  
PIETRO MARTINI  
551 Grand Blvd.  
Venice, CA 90291  
  
2012 19TH ST.  
SANTA MONICA, CA 90404  
  
AIN: 4274017011

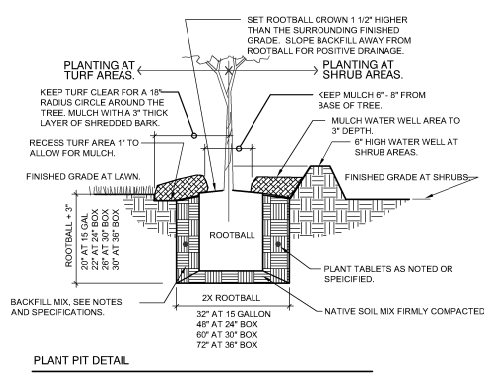
Project: 2012 19th St., S.M.	Sheet PLANTING PLAN
Date: 2024/05/01	L1.1
Scale: 3/16" = 1'-0"	



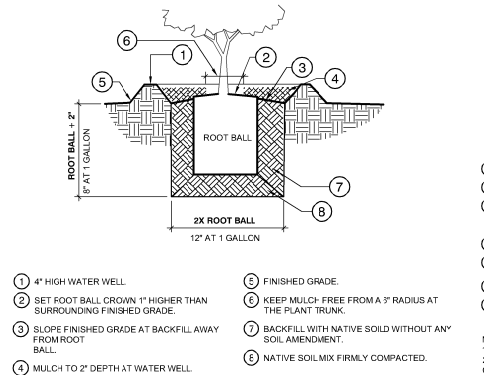


**1 TREE PROTECTION**  
3/16" = 1'-0"  
FX-PL-FX-T3MT-02

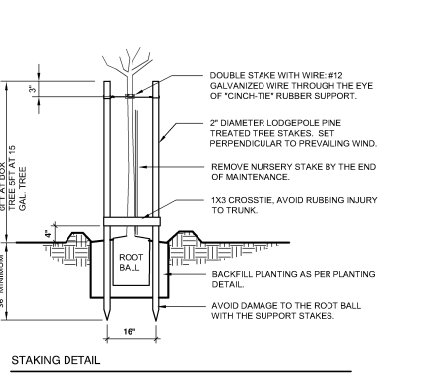
- STANDARD TREE PROTECTION ZONE GUIDELINES**
1. Trees within the public right-of-way may not be removed for any reason and are to be protected from injury or damage during construction. This tree is a significant tree in the City of Santa Monica. Pruning shall only be done by Community Forest Operations staff to provide clearance for construction activities. Questions regarding street trees may be directed to the Community Forester at 310-458-8974.
  2. The typical "TZ" should encompass the canopy plus an additional radial width of ten feet (10'). However, since these conditions are unique, the application should be evaluated with the final limits of the TZ being established by the Community Forester.
  3. Mulch the entire area of the TZ in an effort to improve the growing environment for the roots. During construction phase maintain a four to six-inch (6") layer of chip mulch over the soil surface to reduce soil compaction, improve aeration, enhance moisture retention and reduce temperature extremes. Mulch generally consists of shredded leaves or bark, pine straw, peat moss, wood chips or composted green waste.
  4. Fence the TZ with a six foot (6') high chain link fence to prevent wounds to the tree and soil compaction within the root zone. Post the fence with a sign stating: "TREE PROTECTION ZONE - KEEP OUT".
  5. Should it be necessary to trench within the TZ, all trenches shall be hand dug. No roots larger than two inches (2") shall be cut unless no other alternative is feasible. All smaller roots that require cutting shall be cut with pruning saws. Cuts shall be made flush with the side of the trench. If at any time twenty-five percent (25%) of the area within the TZ is being separated from the tree by a trench, then the line shall be either relocated or installed by boring.
  6. Removal of landscape and/or excavation within the TZ shall be done manually.
  7. The minimum distance between an open trench and any tree shall be between six inches (6") to one foot (1') for every inch of trunk diameter measured at four and a half feet (4 1/2') above existing grade, depending on the species of tree. Minimum clearance shall be ten feet (10') from the trunk of the tree.
  8. In the event root pruning is required to accommodate grade changes or the installation of landscape features the root pruning procedures shall be directed by Community Forest Operations staff.
  9. At no time shall any equipment, materials, supplies or fill soil be allowed in the TZ unless necessary.
  10. Prune and fertilize the trees after the completion of all exterior work on the building and at the beginning of the landscape phase.
  11. Prior to the commencement of your project contact the City's Planning Artistic at 310-458-8974 to determine the precise requirements of the TZ.



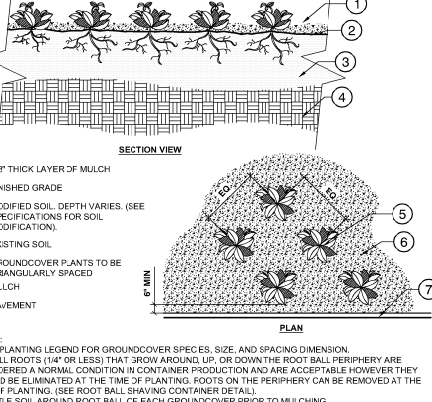
**2 TREE PLANTING DOUBLE STAKE**  
1" = 1'-0"  
FX-PL-FX-TREE-11



**3 SHRUB PLANTING**  
1" = 1'-0"  
FX-PL-FX-SHRB-09



**4 GROUND COVER**  
3/4" = 1'-0"  
FX-PL-FX-GROU-01



**5 GROUND COVER**  
3/4" = 1'-0"  
FX-PL-FX-GROU-01

**LEGAL DESCRIPTION**  
ERKENBRECHER SYNDICATE  
SANTA MONICA TRACT  
LOT: 31; BLK: 15



No.	Description	Revision/Issue	Date
1	DESCRIPTION	YYYY/MM/DD	

Designed By: DR  
**HARMONY GARDENS**  
6620 Murieta Ave.  
Van Nuys, CA 91405  
818-505-9183  
harmonygardens.net  
don@harmonygardens.net



Client/Project:  
**PIETRO MARTINI**  
551 Grand Blvd.  
Venice, CA 90291  
  
2012 19TH ST.  
SANTA MONICA, CA 90404  
AIN: 427-017011

Project 2012 19th St., S.M.	Sheet PLANTING DETAILS
Date 2024/05/01	
Scale PER_DETAIL	<b>L1.2</b>

PLANTING SPECIFICATIONS

Scope

- A. The Contractor shall furnish and install plant materials as indicated on the drawings and as specified. Planting shall be performed by personnel familiar with planting procedures and under supervision of a qualified planting foreman adjudged by the Landscape Architect to be capable of performing the class and grade of work contemplated.
- B. General Contractor or Owner shall supply to Landscape Contractor a grade condition d within 2% of 1 foot of finish grade.

Inspections

- A. Inspections will be made by the Owner or Owner's Representative. Contractor shall be on the site when inspections are made. Request inspection by telephone at least two (2) working days in advance of date desired. Contractor will not be permitted to initiate the succeeding steps of work until he has received approval to proceed by the inspector.
- B. Contractor shall find out from the Owner or Owner's Representative if a soils test has been made and shall not begin work on the site until the results of such tests are known unless told otherwise by Owner. Contractor shall obtain soils test and send report to Owner or Owner's Representative if no such test exists and pay all costs for such reports. Soil amendments and general backfill mixes listed below are for bid purposes only. Contractor will be responsible for providing mixes as specified based on the results of soil tests.
- C. Inspection is required for the following:
- When trees and other plant material are spotted for planting, but before planting occurs.
  - When planting and all other specified work has been completed.

MATERIALS

A. Topsoil

- Existing soil on the site shall be used as topsoil for planting purposes insofar as possible, but shall be free of debris, oil, weeds, plaster, concrete, gasoline, paint, solvents, or other foreign matter. Contaminated soil shall be removed and replaced with acceptable existing soil or imported soil.

B. Imported Topsoil

- Imported topsoil shall be fertile, friable, clean, sanitary, free of weeds, rocks, gravel, debris, and other deleterious matter. Soil shall contain sufficient quantities of available nitrogen, phosphorus, potassium, calcium, and magnesium to support normal plant growth.
- Topsoil shall be subject to inspection at the source from which it is obtained before delivery, but such approval shall not impair the right of inspection and rejection at the site during delivery and progress of work. Rejected topsoil shall be removed immediately from the site.
- Furnish the Owner or Owner's Representative with the following information 30 days prior to the importation of topsoil:
- Specific location of topsoil source.
- Contractor shall submit topsoil to soil testing laboratory for conformance testing. Contractor shall have report sent to Owner or Owner Representative and shall pay all costs.
- Contractor shall amend imported topsoil according to soil testing specifications.

- C. Soil Amendments (or bid purposes only): All planting areas shall be prepared by incorporating the following amendments:
- Amounts per 1,000 square feet:
- 100 lbs. of Gro-Power Plus
  - 100 lbs. of Gypsum
  - 3 cu. yd. nitrilized shavings or Organic Alternative:
  - 3 cu. yd. of Organic (no sludge included) Compost

D. Backfill

- Backfill shall be the following: (for bid purposes only):
  - 6 parts by volume site soil
  - 4 parts by volume nitrilized organic amendment
  - 5 lbs. Gro-Power Plus per cu. yd. of mix
- Backfill for Succulents, Cacti, and other drought-tolerant plants shall be the following:
  - 6 parts coarse peat moss
  - 2 parts planter mix
  - 8 parts volcanic rock
  - 100 lbs. washed sand
  - 5 lbs. Gro-Power
- Backfill for Palms shall be the following:
  - 100% coarse sand for at grade planting

- E. On-slab Planter mix shall be the following: 33% Peat moss 33% Vermiculite (coarse grade) 33% Sand plus nutrients and minerals (triple super phosphate, potassium sulfate, urea formaldehyde, lime, gypsum and iron sulfate). Contractor shall submit samples of the mix to soil testing laboratory for conformance testing. In addition, small amounts of the components (1 quart each bark and sand, 1 cup each of other ingredients) shall be delivered for lab to mix to specifications and compare. Contractor shall have report sent to Owner or Owner's Representative and shall pay all costs.

- Quality and size of all plants shall conform to the California Standard Grading Code of Nursery Stock and shall be No. 1 grade. Plants shall be vigorous, of normal growth, free from disease, insects, insect eggs and larvae. All plants shall equal or exceed the measurements specified in the plant list and be supplied from those sources indicated when a source is specified.
- Container stock shall have grown in containers for at least one year, but not over two years. Samples shall be shown to prove that no root bound conditions prevail. No container plants that have cracked or broken balls or earth when taken from containers shall be planted, except on special approval of the Owner or Owner's Representative.
- Plants shall have been grown under climatic conditions comparable to those of the project site, unless otherwise specifically approved by the Owner or Owner's Representative.
- Nomenclature conforms to customary usage. For clarification, the term multi-trunk defines a plant having a minimum of three trunks and a maximum of five trunks of nearly equal diameter.
- Sod to be freshly cut and provided with minimum 3/4" thick root area and at least 9-12 months old. All sod to be protected from sun and wind drying while being shipped and prior to planting.
- Certificate of Inspection: To accompany shipment of plant materials shall be furnished which may be required by Federal, State, County or other authorities.
- Identify each species and variety with a weatherproof label.

- Protection: Plants shall be protected at all times from sun and drying wind, and shall be kept watered.
- Nursery Order Placement: Place plant material under sufficiently in advance of planting to insure availability of plant materials and sizes specified.
- Names of Plants and Standards: All plant materials shall conform to the standards as outlined by the Association of Nurserymen.
- Substitutions will not be permitted without proof of the unavailability of any specified material. In the event it is impossible to provide the quantities or varieties of plants specified, the Owner or Owner's Representative must be given notice in writing to submit a revised plant list. When substitutions are made, all requirements of the plant list shall be met, and in no case shall substitutions be made without approval of the Owner or Owner's Representative. The cost of substitute plants shall not exceed the original plants, except by the written approval of the Owner or Owner's Representative. Contractor may supply larger plants than those specified in the plant list at no additional cost, in which case, the root systems shall be proportional to the size of the component parts of the plants.
- Verification of dimensions and quantities: All scaled dimensions are approximate. Before proceeding with any work, the Contractor shall carefully check and verify all dimensions and quantities, and shall immediately inform the Owner or Owner's Representative of any discrepancy between the drawings and/or specifications and actual conditions. No work shall be performed in any area where there is a discrepancy until Owner or Owner's Representative has given approval of it.

- Quality and size of all plants shall conform to the California Standard Grading Code of Nursery Stock and shall be No. 1 grade. Plants shall be vigorous, of normal growth, free from disease, insects, insect eggs and larvae. All plants shall equal or exceed the measurements specified in the plant list and be supplied from those sources indicated when a source is specified.
- Container stock shall have grown in containers for at least one year, but not over two years. Samples shall be shown to prove that no root bound conditions prevail. No container plants that have cracked or broken balls or earth when taken from containers shall be planted, except on special approval of the Owner or Owner's Representative.
- Plants shall have been grown under climatic conditions comparable to those of the project site, unless otherwise specifically approved by the Owner or Owner's Representative.
- Nomenclature conforms to customary usage. For clarification, the term multi-trunk defines a plant having a minimum of three trunks and a maximum of five trunks of nearly equal diameter.
- Sod to be freshly cut and provided with minimum 3/4" thick root area and at least 9-12 months old. All sod to be protected from sun and wind drying while being shipped and prior to planting.
- Certificate of Inspection: To accompany shipment of plant materials shall be furnished which may be required by Federal, State, County or other authorities.
- Identify each species and variety with a weatherproof label.

- F. Tree Ties: Corded rubber tree tie as approved by Owner or Owner's Representative.

- G. Tree Stakes: Tree stakes shall be black painted 1 1/2" Schedule 40 steel pipe (actual dimension) or as shown on detail.

- H. Wood bark Mulch: Use 1/2" to 3/4" diameter wood bark. If no available in bulk quantity use bagged wood bark.

EXECUTION

Installation

A. Commencement of Work

- The irrigation system shall have been installed and approved prior to soil preparation.
- Within five days after notification by the Owner or Owner's Representative conduct operations continually to completion, unless weather conditions are unfavorable. All work shall conform to high standards of practice within the trade.
- Site clearance: Clean up and remove from the planting areas weeds and grasses, including roots, and any minor accumulated debris and rubbish before commencing work. Existence of major amounts of construction debris shall be called to the attention of the General Contractor or Owner for removal.
- Storage: Secure permission to store parts of the project site, and insure that they are protected from damage by sun, rain, wind and construction work.
- Weed Control

- All landscape areas to receive an application of Surflan 75W and Devrol following manufacturer's instructions for rate, method and sequence with planting.
- Application is to be made by licensed personnel.
- Apply 1/2" to 1" water within two or three hours after applying this combination. This will incorporate the herbicides into the soil surface to control the susceptible weeds.
- Equipment

- Add the recommended rate of Surflan 75W and Devrol to the spray tank during the filling operation. Apply in enough water to assure adequate coverage: 50 to 250 gallons per acre.
- Use a properly calibrated low-pressure boom-type herbicide sprayer with 50-mesh or coarser screens in strainers, nozzles and suction units. Spray equipment shall provide vigorous bypass agitation during application.
- Spray equipment shall be calibrated before use and checked frequently during application to insure a uniform spray pattern.
- Caution

- Harmful if swallowed or absorbed through the skin. Avoid contact with skin, eyes, and clothing. In case of contact, flush with water. Do not contaminate food.
- Do not contaminate any body of water by direct application, cleaning of equipment or disposal of wastes.

E. Soil Preparation:

- No soil preparation work shall occur when moisture content is so great that excessive compaction will occur, not when it is so dry that dust will form in the air, or that clods will not break readily. Apply water if necessary to provide ideal moisture content for tilling and planting.
- Prior to placing conditioners and fertilizer, scratch all planting areas, except slopes exceeding 2:1 to a depth of 12" below grade.
- Grade all areas to be amended and lower, or fill areas not to grade.
- Incorporate soil amendments into existing soil by means of a Rototiller to a depth of 6" using the soil amendments in MATERIALS paragraph (subsection 2) thoroughly.

F. Planting

- Position plants as indicated in drawings. Secure city approval of plant locations if required by local authority, or call Owner or Owner's Representative prior to planting for inspection. Before excavating pits, make necessary adjustments if indicated. The irrigation system shall be operable and tested prior to any planting.
- Excavate pits with vertical sides for all plants. If hardpan or compacted soil is encountered, use a soil auger, digging-bar, or posthole digger to loosen soil and ensure drainage. Pits shall be twice the diameter and at a depth equal to the container or rootball. Dig 3-6 inches deeper around the edges of the hole's bottom to create a plateau of undug soil to support plant at proper depth. Where drainage is a problem, plant so the upper half of the root ball is above grade and add a ring of soil around root ball that gradually tapers down to the natural grade.
- Remove plants from container and inspect root ball. Circling, matted, and kninked roots on outer surface should be trimmed away.
- Refill holes with backfill mixture about halfway up the rootball. Soil amendments, if used, should generally not exceed 5% by volume. Tamp mixture around root ball. Water sufficiently to thoroughly settle backfill. Allow water to drain then fill remaining void with soil. Tamp firmly and water again to settle. Make imperviant basin and water plant immediately. The top of the root ball should sit 1 to 3 inches above soil grade.
- Once a tree has been planted and thoroughly watered to settle soil, exposed soil to be covered with 2 to 3 in. wood mulch. Keep mulch 3 to 4 in. from the trunk.

6. After planting has been completed, double stake all trees, up to and including 24" box specimens, as follows:
- On-grade trees: place stake in prepared hole and drive stake one foot into solid ground. Plant tree as close to stake as possible without crowding roots. Fasten tree to stake in at least two places (preferably 6" below top of stake and 3 feet below first tie) using flat-woven polypropylene 1/4", 900-lb. break strength tree ties. Tie trees loosely to permit crown to move 4 to 6 in. in the wind. Stakes shall be 1" - 2" (actual dimension) 10' lodgepole stake. Stakes should be placed at right angles to prevailing winds. Install 24" below finish grade.

- Finish grade at planting areas to a smooth and even condition making certain that no water pockets or irregularities remain. Remove and dispose of all foreign materials, clods and rocks over 1-12 inches in diameter. Final grade shall be one inch below existing walkways, sloping to drain to adjacent concrete or asphalt surfaces, drainswale or catch basins. Surface drainage shall flow away from all building foundations.
- Groundcover shall be planted as specified in triangular configurations. After groundcover has been planted, water thoroughly.

- G. Wood Bark Mulch: Apply a minimum of 2" layer in all shrub areas without groundcover planting. Wood bark shall not be applied o groundcover areas.

H. Clean Up

- During the course of the work, remove surplus materials from the site and leave premises in a neat and clean condition.
- Clean up and remove all remaining debris and surplus materials upon completion of work, leaving the premises neat and clean.
- Remove all tags, labels, nursery stakes and ties from all plants.

MAINTENANCE

- A. After all work indicated on the drawings or herein specified has been completed, inspected and approved by the Owner or Owner's Representative, maintain all planted areas for a period of 90 days.
- B. During the maintenance period specified above, all plants and planted areas shall be kept well-watered at all times; weeds and grass shall be removed and disposed of; basins and depressions shall be maintained and cultivated and kept well formed around trees and shrubs; the water system will be maintained and repaired and the entire project shall be so cared for that a neat and clean condition will be presented at all times.
- C. The Contractor shall maintain a sufficient number of men and adequate equipment to perform the maintenance work herein specified from the time of planting until completion of the maintenance period and acceptance by the Owner.

GUARANTEE

- A. Within 15 days after notification by Owner, remove and replace all plant materials which for any reason fail to meet these requirements of the guarantee. All plant materials shall be the same as originally specified on the planting plan.
- B. All trees, shrubs, and plant material 15-gallon size and smaller shall be guaranteed for a period of 3 months; larger than 15 gallon shall be guaranteed for a period of one year. This includes replacement of material, which has been correctly maintained after final acceptance. This does not include replacement of material improperly maintained after final acceptance.

LANDSCAPE MANAGEMENT SCHEDULE

JANUARY PRUNE ANY TREE BRANCHES THAT INTERFERE WITH PUBLIC SAFETY OR DRIFTLINES.

FEBRUARY APPLY ORGANIC COMPOST AROUND TREES OR SHRUBS IN LATE FEBRUARY. MAKE APPLICATION PRIOR TO A RAINFALL SO THE RAIN WILL SOAK THE COMPOST IN. MULCH MOW ALL TURF AREAS ONCE PER MONTH. ADD NEW MULCH TO PLANTED AREAS WHERE THE MULCH DEPTH HAS BEEN REDUCED TO LESS THAN 2 INCHES THICK. MULCH NOT REQUIRED WHERE SHRUBS OR GROUNDCOVER COMPLETELY HIDE THE SOIL SURFACE FROM VIEW.

MARCH REPLACE ANY DEAD OR MISSING PLANTS. FLUSH OUT IRRIGATION SYSTEMS AS NEEDED. RUN AND CHECK FOR PROPER OPERATION OF EACH VALVE ZONE. TEST SENSORS (RAIN, SOIL, OR WEATHER SENSORS). REMOVE AND CLEAN WY FILTER SCREENS. CLEAN OR REPLACE PLUGGED SPRINKLER NOZZLES. REPLACE PLUGGED ORF BATTERIES. REPLACE IRRIGATION CONTROLLER PROGRAM BATTERY BATTERIES.

APRIL APPLY ORGANIC COMPOST AROUND TREES OR SHRUBS. SHRUB/GROUNDCOVER AREAS MAY BE ELIMINATED WHEN THE PLANTS REACH MATURITY. ADD NEW MULCH TO PLANTED AREAS WHERE THE MULCH DEPTH HAS BEEN REDUCED TO LESS THAN 2 INCHES THICK. MULCH NOT REQUIRED WHERE SHRUBS OR GROUNDCOVER COMPLETELY HIDE THE SOIL SURFACE FROM VIEW.

MAY TURN ON IRRIGATION SYSTEM. RUN AND VISUALLY INSPECT FOR PROPER ZONE COVERAGE. SET ET BASED, WEATHER OR SOIL SENSOR-BASED, OR SEASONAL PROGRAMS TO ADJUST IRRIGATION UP IN JULY/AUGUST, AND DOWN FOR MAY-JUNE AND SEPTEMBER.

JUNE PRUNE SPRING AND WINTER-FLOWERING SHRUBS AS NEEDED. TOWNSMAN PRUNERSHARE. ADD NEW MULCH TO PLANTED AREAS WHERE THE MULCH DEPTH HAS BEEN REDUCED TO LESS THAN 2 INCHES THICK. MULCH NOT REQUIRED WHERE SHRUBS OR GROUNDCOVER COMPLETELY HIDE THE SOIL SURFACE FROM VIEW.

JULY PRUNE VINES AS NEEDED.

AUGUST ADD NEW MULCH TO PLANTED AREAS WHERE THE MULCH DEPTH HAS BEEN REDUCED TO LESS THAN 2 INCHES THICK. MULCH NOT REQUIRED WHERE SHRUBS OR GROUNDCOVER COMPLETELY HIDE THE SOIL SURFACE FROM VIEW.

SEPTEMBER PRUNE VINES AS NEEDED. APPLY ORGANIC COMPOST AROUND TREES OR SHRUBS. SHRUB/GROUNDCOVER AREAS MAY BE ELIMINATED WHEN THE PLANTS REACH MATURITY.

OCTOBER ADD NEW MULCH TO PLANTED AREAS WHERE THE MULCH DEPTH HAS BEEN REDUCED TO LESS THAN 2 INCHES THICK. MULCH NOT REQUIRED WHERE SHRUBS OR GROUNDCOVER COMPLETELY HIDE THE SOIL SURFACE FROM VIEW.

NOVEMBER REMOVE DEAD LEAVES AND CLEAN UP BEDS. ADDITIONAL HAND WATERING MAY BE NEEDED AFTER SANTA ANA WINDS TO PREVENT DESICCATION. USE HIGH NITROGEN FERTILIZER ON GROUNDCOVER.

DECEMBER PRUNE ANY TREE BRANCHES THAT INTERFERE WITH PUBLIC SAFETY OR DRIFT LINES. PRUNE SUMMER AND FALL-BLOOMING SHRUBS AS NEEDED. TOWNSMAN PRUNERSHARE.

LEGAL DESCRIPTION  
ERKENBRECHER SYNDICATE  
SANTA MONICA TRACT  
LOT: 31; BLK: 15



1	DESCRIPTION	YYYY/MM/DD
No.	Revision/Issue	Date

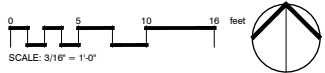
Designed By: DR  
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6620 Murietta Ave.  
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Client/Project:  
PIETRO MARTINI  
551 Grand Blvd.  
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2012 19TH ST.  
SANTA MONICA, CA 90404  
  
AIN: 427-017011

Project 2012 19th St., S.M.	Sheet PLANTING SPECIFICATIONS  <b>L1.3</b>
Date 2024/05/01	
Scale N/A	





### IRRIGATION SCHEDULE

	Area to Receive Dripline	
	Hunter HDL-06-12-CV	
	HDL-06-12-CV: Hunter Dripline w/ 0.6 GPH emitters at 12" O.C.	1,243 l.f.
	Check valve, dark brown tubing with gray striping. Dripline	
	laterals spaced at 16" apart, with emitters offset for triangular	
	pattern. Install with Hunter PLD barbed or PLD-LOC fittings.	

Valve Callout

Valve Number

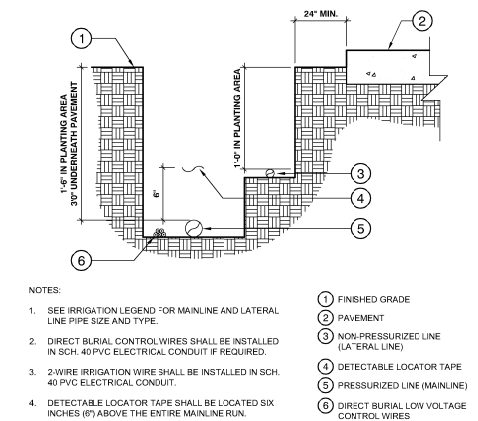
Valve Flow

Valve Size

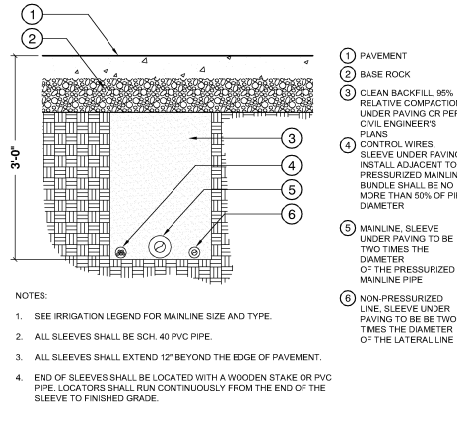
1. AUTOMATIC CONTROLLERS SHALL BE SET TO WATER BETWEEN 5 PM AND 10 AM TO REDUCE EVAPORATION.
2. A MINIMUM OF PWC SCHEDULE 40 OR EQUIVALENT SHALL BE SPECIFIED FOR MAIN LINES AND UNDER DRAINAGE LINES AND A MINIMUM OF PWC SCHEDULE 200 OR EQUIVALENT SHALL BE USED FOR LATERAL LINES.
3. THE MAINS MUST COMPLY WITH ALL LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS.
4. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A SET OF "AS-BUILT" PLANS.
5. IT IS THE INTENT OF THE DRAWINGS TO SHOW A COMPLETE AND OPERATIONAL IRRIGATION SYSTEM INCLUDING ALL MAINS, LATERALS, AND UNDERDRAINAGE AND GRADING DRAWINGS IN EFFECT AT THIS TIME. ANY DISCREPANCIES, OMISSIONS, ERECTIONS, ETC., SHALL BE THE RESPONSIBILITY OF THE IRRIGATION INSTALLER OF HIS RESPONSIBILITY TO PROVIDE A COMPLETE AND OPERATIONAL SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND EASEMENTS SHOWN IN PAVED OR PUBLIC AREAS.
6. A SCHEMATIC AND ARE FOR DIAGRAMATIC PURPOSES ONLY. ALL VALVES, AND OTHER HARDWARE SHOWN IN PAVED OR PUBLIC AREAS ARE INTENDED TO BE LOCATED IN ADJACENT PLANTING AREAS.
7. ALL LINES TRAVELING HARDCAPE TO BE PLACED

- 2.** Check valves or anti-drain valves are required on all sprinkler heads where low-point drainage could occur.
- 3.** Recirculating water systems shall be used for water features.
- 4.** Locks shall be installed on all publicly accessible exterior faucets and hose bibs.
- 5.** Plumbing contractor to install stub line for rooftop irrigation.
- 6.** Refer to LID plans for LID and drainage systems.
- 7.** Irrigation equipment locations shown on this plan are approximate and schematic. See architectural, mechanical, plumbing, and civil plans to verify placement on site.

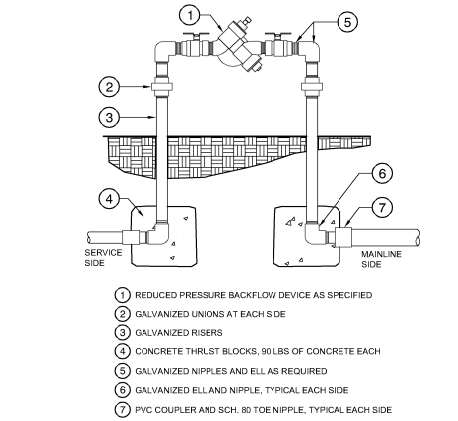
Sheet  
IRRIGATION  
PLAN  
  
L2.1



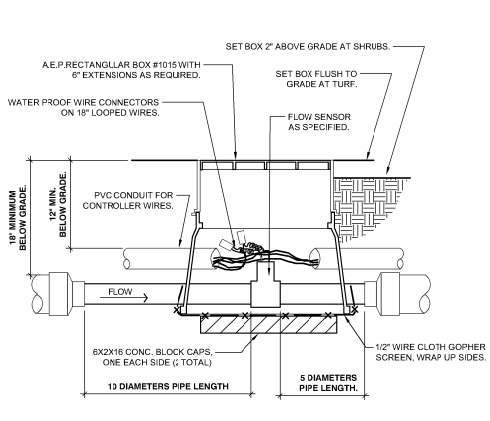
**1 IRRIGATION TRENCHING**  
1 1/2" = 1'-0"  
FX-IR-FX-AUXEQ-08



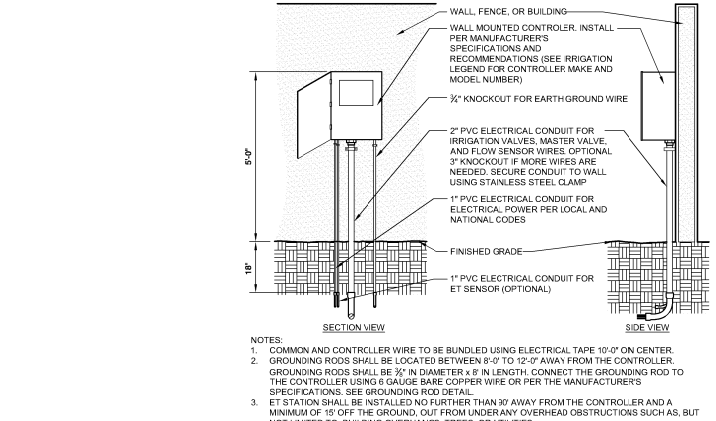
**2 PIPE BENEATH PAVEMENT**  
1" = 1'-0"  
FX-IR-FX-AUXEQ-05



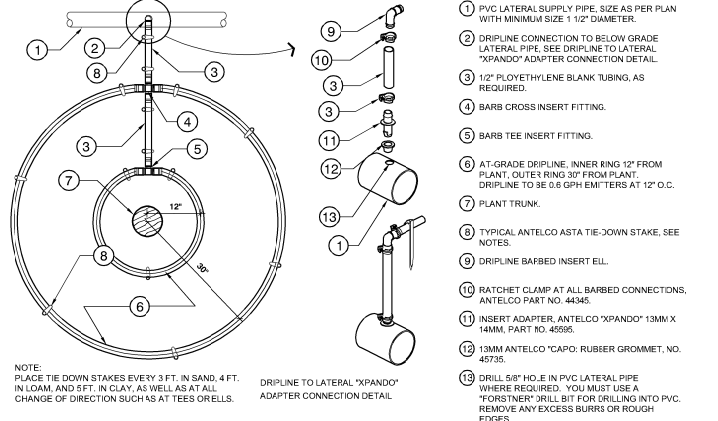
**3 REDUCED PRESSURE BACKFLOW DEVICE**  
1" = 1'-0"  
FX-IR-FX-BACK-03



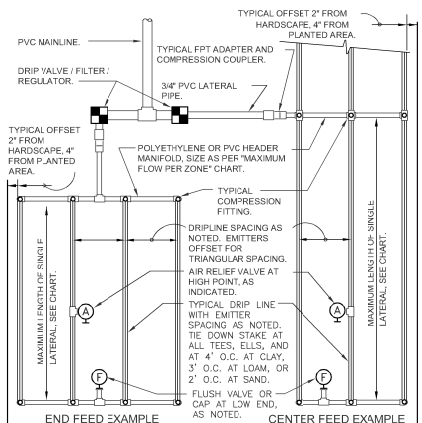
**4 FLOW SENSOR ASSEMBLY**  
1 1/2" = 1'-0"  
FX-IR-FX-FLOW-01



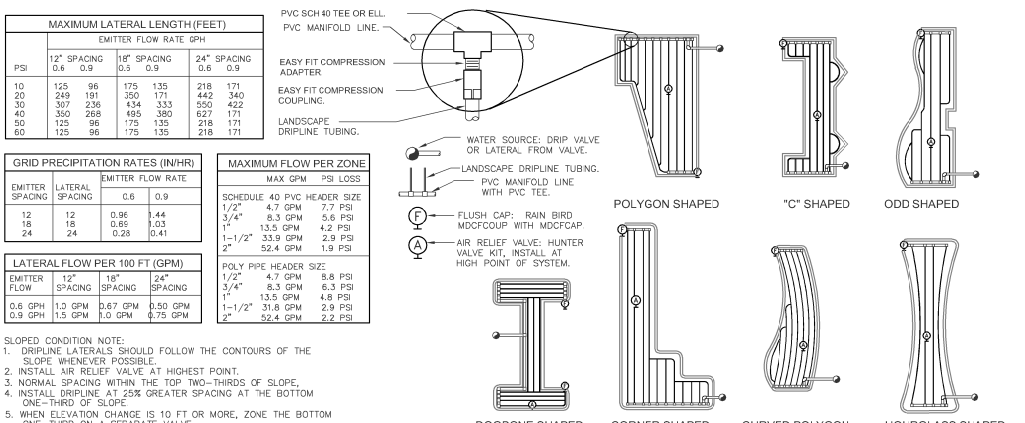
**5 WALL MOUNTED CONTROLLER**  
1/2" = 1'-0"  
FX-IR-FX-CON-05



**6 DRIPLINE TREE RING @ 12" O.C.**  
1" = 1"  
FX-IR-FX-EMIT-01



**7 TYPICAL DRIPLINE REQUIREMENTS**  
N.T.S.  
FX-IR-RB-DRIPL-25



**8 MAXIMUM LATERAL LENGTH (FEET) and MAXIMUM FLOW PER ZONE**  
N.T.S.  
FX-IR-RB-DRIPL-25

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Project 2012 19th St., S.M.	Sheet IRRIGATION DETAILS
Date 2024/05/01	L2.2
Scale PER DETAIL	



IRRIGATION SPECIFICATIONS

GENERAL

Scope

- A. Include furnishing all labor, materials and equipment required to provide and install the irrigation system specified herein and required to complete the work per the plans. Contractor shall test water pressure to verify adequacy and inform Owner or Owner's Representative prior to irrigation system installation.
- B. Scope includes backfilling and recompacting soil equal to adjacent undisturbed soil.
- C. Owner shall provide a rough grade within 2% of 1 foot of finish grade prior to commencement of irrigation work.
- D. The Irrigation Contractor shall be familiar with site conditions and shall coordinate work with General Contractor and other subcontractors for locating pipe sleeves through walls, under paving and coordinate with mechanical and electrical subcontractors for water and electrical supplies.
- E. Water supply provided for by Owner.
- F. Manual shut-off valves shall be required, as close as possible to the point of connection of the water supply, to minimize water loss in case of an emergency or routine maintenance.

Requirements of regulatory agencies

- A. Comply with all local and state codes, ordinances, safety orders and regulations of all legally constituted authorities having jurisdiction over this work.
- B. Obtain and pay for all plumbing permits and all inspections required by authorities stated above.
- C. Notify the Landscape Architect in the event any equipment or methods indicated on the drawings or in specifications conflicts with local codes, prior to installation. In the event this notification is not performed, the Contractor must assume full responsibility for revisions necessary.

Submittals

- A. As-built Record Drawings:
1. The contractor shall maintain a complete and accurate set of "as-built" drawings. These drawings shall be kept up with the progress of the work. The Owner shall furnish a set of drawings on which to record "as-built" conditions.
2. The Contractor shall indicate clearly and correctly work installed differently from the shown on the contract drawings. By dimensioning from two permanent points of reference, show connection to existing water lines, gate valves, pressure supply pipe, control valves and control wiring.
- B. Operations and Maintenance Manuals:
1. Prepare and deliver to the Owner within ten days by calendar prior to completion of construction, all required and necessary descriptive material in complete detail and sufficient quantity, properly one bound copy of the operation and maintenance manuals. The manual shall describe the material installed and shall be in sufficient detail to permit operating personnel to understand, operate and maintain all equipment. Spare parts lists and related manufacturer information shall be included for each equipment item installed. Each complete, bound manual shall include the following information:
- a. Index sheet stating Contractor's address and telephone number.
- b. Duration of guarantee period.
- c. List of equipment with names and addresses of local Manufacturer Representative.
- d. Complete operating and maintenance instructions on all major equipment.
2. In addition to the above maintenance manuals, provide the maintenance personnel and Owner with instructions for major equipment

Drawings

- A. For purposes of legibility, sprinkler lines are essentially diagrammatic. Although size and location of sprinkler equipment are drawn to scale wherever possible, make use of all data in all of the contract documents and verify this information at the construction site. The work shall be installed in such a manner as to avoid conflicts between irrigation systems, planting and architectural features.
- B. Irrigation lines shown adjacent to planter shall be located in planters. Wherever possible, locate lines in same trench.

MATERIALS

Materials to be furnished: prior to final inspection the Contractor shall furnish the following materials to the Owner:

1. Two wrenches for disassembling and adjusting each type of sprinkler head supplied.
2. Two keys for automatic controller.
- A. All irrigation equipment shall be new and unused prior to installation, shall conform to the Irrigation Plan and Legend, and as specified. No substitution shall be allowed without prior written approval of Owner.
- B. Equipment or materials installed or furnished without the prior approval of the Owner or Owner's Representative may be rejected and such materials removed from the site at no expense to the Owner.

Plastic Pipe and Fittings

- A. All fittings shall be injection molded Schedule 80 of an approved PVC fitting compound featuring high tensile strength, high chemical resistance, and high impact strength. In terms of the current ASTM Standard D-1784-69, the compound must meet the requirements described in cell classification 3454B. Where threads are required in plastic fittings, these shall be injection molded also. All tees and elbows shall be side gated.
- B. All threaded nipples exposed above grade shall be gray in color.
- C. All pipe and fittings shall be as manufactured by Lasco Co., Pacific Western or S.M. or approved equal.
- D. Solvent weld pipe shall be extruded of an improved P.V.C. virgin pipe compound featuring high tensile strength, high chemical resistance, and high impact strength. In terms of the current ASTM Standard D-1784 or D-2241, this compound shall meet the requirements of cell classification 12454B for pipe. This compound must have a 2,000 p.s.i. hydrostatic design stress rating.
- E. All supply lines up to 2" diameter shall be Schedule 40 P.V.C. PVC lines to be manufactured by GSR, Johns Manville, Pacific Western Cleanse or approved equal.

Automatic Controller, Electrical

- A. Automatic controller shall be fully automatic in operation and shall be capable of operating the number of stations of remote-control valves as noted on the drawing.
- B. Controller shall be wall-mounted type (see plan), with a heavy duty watertight case and locking, hinged cover.
- C. Controller compounds shall be fused and chassis grounded.
- D. Controller shall be equipped with an approved on and off switch for 115-volt service and electrical outlet, located inside housing.
- E. The exact location of the controller shall be determined as noted on drawings and verified with Owner. The Irrigation Contractor will be responsible for coordinating the electrical service to this location. In the event a conflict prevents this coordination, the Landscape Architect shall be notified immediately.
- F. Electrical power and connections including 1-1/2" conduit sleeve, to automatic controller as per manufacturers specifications.

Remote Control Valves, Electrical

- A. Valve shall be spring-loaded, packless diaphragm activated type with brass or plastic body as specified on drawings.
- B. Valve shall be capable of being operated in the field without electricity at the controller, by a bleeder valve.
- C. Valve shall be installed in shrub area whenever possible and installed according to Manufacturer's instructions.

Wiring, Low Voltage

- A. Unless otherwise specified, connections between the controller and remote-control valves shall be made with direct burial AWG-UF type wire, installed in accordance with valve manufacturer's wire chart and specifications.
- B. Wiring shall occupy the same trench and shall be installed along the same route as the pressure supply lines wherever possible, and shall be installed before pressure line whenever possible.
- C. Where more than one wire is placed in a trench, the wiring shall be banded together at intervals of 10 feet.
- D. Sizing of wire shall be according to manufacturer recommendations, in no case less than #14 in size.
- E. Use a continuous wire between controller and remote-control valves. Under no circumstances shall splices exist without prior approval. Any splices allowed shall be installed in an approved box.
- F. All splices shall be made using Scotch Lok Unipack waterproof sealing packets, Ten-Tite Connectors, or approved equal. An expansion loop of 12 inches shall be provided at each wire connection and/or directional turn.
- G. Ground wires shall be white in color.

EXECUTION

- A. The contractor shall not willfully install the irrigation system as shown on the drawings when it is obvious in the field that obstructions, grade differences or discrepancies in equipment usage or area dimensions exist that might not have been considered in the engineering. Such obstructions or differences shall be brought to the attention of the Owner or Owner's Representative. In the event this notification is not performed, the Contractor shall assume full responsibility.
- B. Before starting work on sprinkler system, carefully check all grades to determine that work may safely proceed, keeping within the specified material depths.
- C. The installation of all sprinkler materials, including pipe, shall be coordinated with the landscape drawings to avoid interfering with the trees, shrubs, or other planting.
- D. Layout sprinkler heads and make any minor adjustments required due to difference between site and drawings. Any such deviations in layout shall be within the intent of the original drawings, and without additional cost to the Owner. When directed by the Owner or Owner's Representative the layout shall be approved before installation. Check valves to prevent drainage of sprinklers through lowest head shall be installed on every sprinkler head at a lower elevation than the control valve.
- E. Contractor shall verify location of controller. Contractor shall supply and install a rechargeable battery for controller back up, per manufacturer's instructions.
- F. All piping or equipment shown diagrammatically on drawing outside of planting areas shall be installed inside planting area whenever possible.
- G. Sprinklers with adjustable flow rate nozzles shall be adjusted by fully opening the sprinkler farthest from the control valve. The manual adjustment of the control valve shall be opened slightly to obtain a 1/2" high spray at the sprinkler mentioned above. After this condition has been met, all other sprinklers in the section shall be adjusted for equal height sprays, regulating the control valve as required to maintain this condition. With a pressure gauge on the sprinkler first opened, the control valve shall be adjusted to obtain the catalog rated pressure for the sprinkler installed. Individual heads shall be rotated and adjusted as required to keep sprays within the areas of lawn or shrubbery.

INSTALLATION

- A. Water Supply: Connections shall be made to the water meter or existing pipe as shown on a approximate location on drawings or to point of connection. Minor changes caused by actual site conditions shall be made without additional cost to Owner.
- B. Assemblies:
1. Routing of pressure supply lines as indicated on drawings is diagrammatic.
2. All plastic threaded pipe and fittings shall be assembled using Teflon tape or equivalent, applied to the male threads only.
3. Install all assemblies on a swing joint connection.
- C. Line Clearance: All lines shall have a minimum clearance of 4 inches from each other and 6 inches from lines of other trades. Parallel lines shall not be installed directly over one another.
- D. Trenching:
1. Dig trench and support pipe continuously on bottom of ditch. Shake pipe in trench to an even grade. Trenching excavation shall follow layout indicated on drawings and as noted. Where lines occur under paved areas, these dimensions shall be considered below subgrade.
2. Provide minimum cover of 18 inches for all pressure supply lines 2 1/2" and smaller.
3. Provide minimum cover of 18 inches for all control wires.
4. Provide minimum cover of 12 inches for all other non-pressure lines.
- E. Paved Areas:
1. Coordinate installation of sleeves under paved areas with General Contractor.
2. If the only piping installed is over 20 feet long, pressure testing is required for that section at the time of installation. Upon completion of piping installation, the entire system must be tested.
- F. Backfilling:
1. Backfill for trenching shall be compacted to a dry density equal to the adjacent undisturbed soil, and shall conform to the adjacent grades without dips, sinken areas, lumps or other irregularities. Initial backfill on all lines shall be of a fine granular material with no foreign matter larger than 1/2" size.
2. Trenches shall be backfilled promptly after the open trench inspection.

G. Flushing the System:

1. After all new sprinkler pipe lines and risers are in place and connected, all necessary diversion work has been completed, and prior to installation of sprinkler heads, the control valves shall be opened and a full head of water used to flush out the system.
2. Sprinkler heads shall be installed only after flushing of the system has been accomplished to the complete satisfaction of the Owner's Representative.
- H. Sprinkler Heads:
1. Install sprinkler heads as designated on the drawings.
2. Spacing of heads shall not exceed the maximum indicated on the drawings. In no case shall the spacing exceed the maximum recommended by the manufacturer.
3. Sprinkler heads in lawn or turf areas shall be elevated to a minimum of 3 inches above grade. Heads along curbs, walks, paving, etc., shall be placed 1/2 inch above finish grade or coordinated with adjacent shrub heights. Adjust sprinkler heads within ten days after notification by Owner.

Adjusting the System

- A. Adjust valves, alignment and coverage of all sprinkler heads.
- B. If it is determined that adjustments in the irrigation equipment or nozzle changes will provide proper and more adequate coverage, make all necessary changes, without additional cost to the Owner, prior to any planting.
- C. The entire system shall be operating properly before any planting operations commence.

Irrigation System Coverage Test

- A. When the sprinkler system is completed, determine if the water coverage of planting areas is complete and adequate. Furnish all materials and perform all work required to correct any inadequacies of coverage due to deviations from plans. This test shall be accomplished when planting is complete.

Clean-up and Repair

- A. Upon completion of the work, make the ground surface level, remove excess materials, rubbish, debris, etc., and remove construction and installation equipment from the premises.

Inspection of Work

- A. Installations and operations must be approved by owner.
- B. Prior to commencing work, the Contractor shall arrange a meeting with the Owner, at which time the Contractor will be informed of specific inspections required and the method of calling for such inspections as the individual work is completed.
- C. In no event shall the Contractor cover up or otherwise remove from view any work under this contract without prior approval of the Owner. The Contractor at his expense shall open any work covered prior to inspection to view.
- D. All hydrostatic tests shall be made only in the presence of the Landscape Architect, or other duly authorized representative of the Owner. No pipe shall be backfilled until it has been inspected, tested, and approved in writing.
- E. All pressure supply lines shall be tested under hydrostatic pressure of 150 pounds per square inch for a period of two hours.
- F. Upon completion of the project the Contractor shall transfer all information concerning the dimensions to a clear set of transparency prints of the drawings. The changes and dimensions shall be recorded in a legible and workmanlike manner to the satisfaction of the Owner. The Contractor shall, for this purpose, procure from the Owner a copy of the piping layout to mark all as-built dimensions and work that differs from the original plans.
- G. Contractor shall instruct Owner on use of irrigation controller. Contractor shall consult with Owner and Landscape Architect to establish appropriate watering program for the site.

Guarantee

- A. The entire sprinkler system shall be guaranteed for one year by the Contractor as to material and date of final acceptance of the work.
- B. Should any trouble develop within the specified guarantee period due to inferior or faulty material and/or workmanship, the trouble shall be corrected without delay by the Contractor to the satisfaction and at no expense to the Owner.
- C. Any and all damage to rainwater drains, water supply lines, gas lines and/or other service lines shall be repaired and made good by the Contractor at no extra cost to the owner. It is the responsibility of the Contractor to be aware of the location of all utilities or other permanent or non-permanent installations and to protect these installations from any damages whatsoever.

LANDSCAPE MANAGEMENT SCHEDULE

JANUARY  
PRUNE ANY TREE BRANCHES THAT INTERFERE WITH PUBLIC SAFETY OR SIGN LINES.

FEBRUARY  
APPLY ORGANIC COMPOST AROUND TREES OR SHRUBS IN LATE FEBRUARY. MAKE APPLICATION PRIOR TO A RAINFALL SO THE RAIN WILL SOAK THE COMPOST IN. MULCH MOW ALL TURF AREAS ONCE PER MONTH. ADD NEW MULCH TO PLANTED AREAS WHERE THE MULCH DEPTH HAS BEEN REDUCED TO LESS THAN 2 INCHES THICK. MULCH NOT REQUIRED WHERE SHRUBS OR GROUND COVER COMPLETELY HIDE THE SOIL SURFACE FROM VIEW.

MARCH  
REPLACE ANY DEAD OR MISSING PLANTS. FLUSH OUT IRRIGATION SYSTEMS AS NEEDED. RUN AND CHECK FOR PROPER OPERATION OF EACH VALVE, ZONE, TEST SENSORS (RAIN, SOIL, OR WEATHER SENSORS). REMOVE AND CLEAN WYE FILTER SCREENS. CLEAN OR REPLACE PLUGGED SPRINKLER NOZZLES. REPLACE PLUGGED DWP EMITTERS. REPLACE IRRIGATION CONTROLLER PROGRAM BACK-UP BATTERIES.

APRIL  
APPLY ORGANIC COMPOST AROUND TREES OR SHRUBS. SHRUBS/GROUND COVER AREAS MAY BE ELIMINATED WHEN THE PLANTS REACH MATURITY. ADD NEW MULCH TO PLANTED AREAS WHERE THE MULCH DEPTH HAS BEEN REDUCED TO LESS THAN 2 INCHES THICK. MULCH NOT REQUIRED WHERE SHRUBS OR GROUND COVER COMPLETELY HIDE THE SOIL SURFACE FROM VIEW.

MAY  
TURN ON IRRIGATION SYSTEM. RUN AND VISUALLY INSPECT FOR PROPER ZONE COVERAGE. SET ET-BASE D. WEATHER OR SOIL SENSORS AS NEEDED. OR SEASONAL PROGRAMS TO ADJUST IRRIGATION UP IN JULY/AUGUST, AND DOWN FOR MAY-JUNE AND SEPTEMBER.

JUNE  
PRUNE SPRING AND WINTER-FLOWERING SHRUBS AS NEEDED TO MAINTAIN PROPER SHAPE. ADD NEW MULCH TO PLANTED AREAS WHERE THE MULCH DEPTH HAS BEEN REDUCED TO LESS THAN 2 INCHES THICK. MULCH NOT REQUIRED WHERE SHRUBS OR GROUND COVER COMPLETELY HIDE THE SOIL SURFACE FROM VIEW.

JULY  
PRUNE VINES AS NEEDED.

AUGUST  
ADD NEW MULCH TO PLANTED AREAS WHERE THE MULCH DEPTH HAS BEEN REDUCED TO LESS THAN 2 INCHES THICK. MULCH NOT REQUIRED WHERE SHRUBS OR GROUND COVER COMPLETELY HIDE THE SOIL SURFACE FROM VIEW.

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NOVEMBER  
REMOVE DEAD LEAVES AND CLEAN UP BEDS. ADDITIONAL HAND WEEDING MAY BE NEEDED AFTER SANTA ANA WINDS TO PREVENT DESICCATION. USE HIGH NITROGEN FERTILIZER ON GROUND COVER.

DECEMBER  
PRUNE ANY TREE BRANCHES THAT INTERFERE WITH PUBLIC SAFETY OR SIGN LINES. PRUNE SUMMER AND FALL-BLOOMING SHRUBS AS NEEDED TO MAINTAIN PROPER SHAPE.

LEGAL DESCRIPTION  
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LOT: 51; BLK: 5



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