LIVIA MAI & SAM ZHANG RESIDENCE
SFR NEW NEW CONSTRUCTION

420 CAMINO DE GLORIA, WALNUT, CALIFORNIA 91789

GENERAL NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH 2019 CALIFORNIA BUILDING CODES AND LOCAL RESTRICTIONS. CONTRACTORS MUST COMPLY WITH CONTRACTOR REGISTRATION REQUIREMENTS OF ALL GOVERNING AUTHORITIES. THE GENERAL BUILDING PERMITS SHALL BE PAID FOR BY THE OWNER. ALL OTHER PERMITS SHALL BE SECURED AND PAID FOR BY THE SUBCONTRACTOR DIRECTLY RESPONSIBLE. ALL REQUIRED CITY, COUNTY AND/ OR STATE LICENSES SHALL BE ACQUIRED AND PAID FOR BY THE INDIVIDUAL SUBCONTRACTOR.
2. APPROVED PLANS SHALL BE KEPT IN A PLAN BOX AND SHALL NOT BE USED BY WORKMEN. ALL CONSTRUCTION SETS SHALL REFLECT SAME INFORMATION. CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF PLANS ON THE PREMISES IN GOOD CONDITION AT ALL TIMES. THIS SHALL INCLUDE ALL ADDENDA AND CHANGE ORDERS.
3. DISCREPANCIES BETWEEN PORTIONS OF THE CONTRACT DOCUMENTS, DRAWINGS AND SPECIFICATIONS ARE NOT INTENDED. THE CONTRACTOR IS TO CLARIFY ANY SUCH DISCREPANCIES WITH THE DESIGNER PRIOR TO COMMENCING WORK.
4. STATED DIMENSIONS TAKE PRECEDENCE OVER GRAPHICS, DO NOT SCALE DRAWINGS TO DETERMINE LOCATIONS. DAVID KE | DESIGN COLLABORATIVE STUDIO SHALL BE NOTIFIED OF ANY SUCH DISCREPANCIES PRIOR TO CONTINUING WITH WORK.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES AND TO PROTECT THEM FROM DAMAGE. CONTRACTOR SHALL BEAR THE EXPENSE OF REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE EXECUTION OF THE WORK.
6. GENERAL CONTRACTOR TO REFER TO THESE DOCUMENTS AS WELL AS SPECIFICATIONS FOR IDENTIFICATION OF ALL OWNER SUPPLIED ITEMS, ALL ITEMS NOT MARKED AS 'OWNER SUPPLIED' ARE TO BE SUPPLIED BY GENERAL CONTRACTOR. UNLESS NOTED OTHERWISE, ALL ITEMS ARE TO BE INSTALLED BY GENERAL CONTRACTOR.
7. FOR CONSTRUCTION DETAILS NOT SHOWN, USE THE MANUFACTURER'S APPROVED SHOP DRAWINGS/ DATA SHEETS IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
8. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EQUIPMENT AND COORDINATE LOCATION OF FLOOR DRAINS, SLOPES/ SLAB DEPRESSIONS AND RAISED CURBS, ELECTRICAL AND PLUMBING STUBOUTS, AND ALL OTHER WORK UNDER THIS SCOPE OF RESPONSIBILITY RELATED TO THIS EQUIPMENT.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE JOB IS IN PROGRESS AND UNTIL BUILDING IS OCCUPIED.
10. ALL DEBRIS BE REMOVED FROM PREMISES AND ALL AREAS SHALL BE LEFT IN A CLEAN (BROOM) CONDITION AT ALL TIMES.
11. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS AND WORKERS AT ALL TIMES.
    CONTRACTOR SHALL PROVIDE TEMPORARY WATER, POWER AND TOILET FACILITIES AS REQUIRED.
12. GENERAL CONTRACTOR IS REQUIRED TO LABEL ALL ELECTRICAL PANELS, PLUMBING VALVES, AND ROOF TOP EQUIPMENT. PLASTIC PHENOLIC ENGRAVED PLATE SCREWED ON.
13. IT IS THE INTENT OF THE DESIGNER THAT THIS WORK BE IN CONFORMANCE WITH ALL REQUIREMENTS OF THE PLANNING AND ENGINEERING AUTHORITIES.
14. CONTRACTOR SHALL SUPPLY, LOCATE AND BUILD INTO THE WORK ALL INSERTS, ANCHORS, ANGLES, PLATES, OPENINGS, SLEEVES, HANGERS, SLAB DEPRESSIONS AND PITCHES AS MAY BE REQUIRED TO ATTACH AND ACCOMMODATE OTHER WORK.
15. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUCTED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
16. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING ERECTION.
17. FINISH COLORS AND MATERIALS LISTED IN DRAWINGS AE BASED ON DESIGN INTENT. ALTERNATE SPECIFICATIONS MAY BE ACCEPTED PROVIDED THEY CLOSELY MATCH SPECIFIED MATERIAL. CONTRACTOR IS TO SUBMIT PROPOSED SAMPLES OF SUBSTITUTIONS, ALONG WITH SAMPLE OF THAT SPECIFIED IN DRAWINGS FOR REVIEW BY DESIGNER.
18. THIS PROJECT SHALL COMPLY WITH TITLE 24, 2019 CBC, CEC, AND CPC.
19. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED INSPECTIONS AND PERMITS.
20. ALL WORK IS TO BE WARRANTED NO LESS THAN ONE YEAR AFTER DATE OF SUBSTANTIAL COMPLETION.
21. ALL ELECTRICIANS AND PLUMBERS SHALL BE LICENSED, ELECTRICAL WORK SHALL BE FILE SEPARATELY BY THE ELECTICAL SUB-CONTRACTOR.
22. DIMENSIONS GIVEN ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.

MAPS

VICINITY MAP: NO SCALE



LOCATION MAP: NO SCALE



PROJECT DIRECTORY

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PROJECT SUMMARY

LOCATION:	420 CAMINO DE GLORIA, WALNUT, CALIFORNIA 91708
LEGAL DESCRIPTION:	TRACT# 16771 LOT/SEC 104
ASSSESORS PARCEL NO:	7223-021-003
OCCUPANCY GROUP:	R1-15000
CODE COMPLIANCE:	- 2022 CALIFORNI ADMINISTRATIVE CODE (CAC) - 2022 CALIFORNIA GREEN CODE (CBC) - 2022 CALIFORNIA REFERENCE STANDARDS CODE (CPC) - CURRENT LOS ANGELES COUNTY ORDINANCE
SCOPE OF PROJECT:	1. LANDSCAPE 2. IRRIGATION 3. HARDSCAPE

DRAWING SHEET SCHEDULE

SHEET NO: **SHEET TITLE:**

LANDSCAPE

LA-0.01	TITLESHEET
LA-0.02	GENERAL NOTES
LA-1.01	HARDSCAPE PLAN
LA-2.01	LANDSCAPE PLAN
LA-3.00	IRRIGATION NOTES AND CALCULATIONS
LA-3.00.01	HYDROZONE MAP
LA-3.01	IRRIGATION PLAN
LA-5.01	SITE SECTIONS
LD-1.01	DETAILS : HARDSCAPE
LD-2.01	DETAILS : IRRIGATION
LD-3.01	DETAILS : PLANTING

SHEET TOTAL: 11

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CONFIDENTIALITY STATEMENT:
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Architectural Licenses:
California # C35833
South Carolina # 10764

PRELIMINARY
DO NOT
BUILD

LICENSED ARCHITECT
DAVID KE
C 35833
1-31-23
Renewal Date
STATE OF CALIFORNIA

NCARB # 101786

PROJECT
LIVIA MAI & SAM ZHANG RESIDENCE
SFR NEW CONSTRUCTION
420 Camino de Gloria. Walnut, Ca. 91789

REVISION	ISSUE	DATE
1		

PROJECT NO:
DRAWN BY:
CHECKED BY: dk
SCALE: As Noted
TITLE:
TITLESHEET: ENTITLEMENT
DRAWING NO:
A-0.01
PLOT DATE:

LANDSCAPE GENERAL NOTES

CONSTRUCTION NOTES:

1. CONCRETE: MIN. COMPRESSIVE STRENGTH OF 2500 P.S.I. AT TWENTY-EIGHT (28) DAYS.
2. CEMENT: CONFORM TO A.S.T.M. C150 AND AGGREGATE SHALL CONFORM TO A.S.T.M. C33.
3. CONCRETE SLUMP: MAX. SLUMP 4 INCHES, EXCEPT FOR FOUNDATIONS WHICH MAY HAVE A 5 INCH SLUMP.
4. CONSTRUCTION TO BE PLUMB AND TRUE UNLESS OTHERWISE NOTED OR INDICATED.
5. REBAR AND FOOTING SIZES, IF SHOWN, ARE FOR BIDDING PURPOSES ONLY. VERIFY WITH STRUCTURAL OR SOILS ENGINEER THE NEED FOR ALL REINFORCING, BASE MATERIAL, PRESATURATION AND OTHER STRUCTURAL REQUIREMENTS.
6. PAVING AND CONCRETE CONTRACTORS ARE TO COORDINATE AND COOPERATE WITH THE ELECTRICAL, DRAINAGE, AND IRRIGATION SYSTEMS INSTALLATION FOR REQUIRED SLEEVES, PIPES AND CONDUITS UNDER PAVING.
7. PRIOR TO LAYOUT OF UNDERGROUND IMPROVEMENTS, REFER TO PLANTING PLANS FOR TREE LOCATIONS. STAKE TREES AND OUTLINE SPECIFIED BOX SIZE. ROUTE UNDERGROUND DRAINAGE, ELECTRICAL, POOL AND IRRIGATION OUTSIDE EXCAVATION REQUIRED FOR TREES.
8. ALLOW AT LEAST 6-8 WEEKS TIME FOR PLACEMENT OF ORDER UNTIL DELIVERY ON ANY MANUFACTURED ITEM U.N.O.
9. REFER TO FINISH GRADING/ DRAINAGE PLANS FOR VERTICAL DIFFERENCES, GRADES, AND DRAINAGE SYSTEMS.
10. WRITTEN DIMENSIONS AND DETAILS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE PLANS.
11. VERIFY AND BE RESPONSIBLE FOR DIMENSIONS AND CONDITIONS AT THE JOB SITE. REPORT DISCREPENCIES TO THE IMMEDIATE ATTENTION OF THE ARCHITECT IN WRITING.

POOL, SPAS AND WATER FEATURE NOTES:

1. OWNER SHALL SECURE BID ON THE POOL, SPA AND FOUNTAIN FEATURES. UPON AWARD OF CONTRACT, THE POOL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS DETAILING STRUCTURAL SECTIONS, HEATER, FILTER PUMPS, PLUMBING AND AND ELECTRICAL ROUTING DIAGRAM AND ANY OTHER REQUIRED AND APPROPRIATE INFORMATION TO BUILD IN CONFORMANCE WITH THE GOVERNING CODES AND ORDINANCES.
2. APPLY FOR, SECURE AND PAY FOR REQUIRED PERMITS FOR THE CONSTRUCTION OF THE WORK.
3. CONTRACTOR IS RESPONSIBLE FOR VERIFYING POOL CONTROL FENCES AND ACCESS FOR CONFORMANCE WITH GOVERNING CODES AND ORDINANCES, ANY REQUIRED CHANGES TO THE PLANS SHALL BE BROUGHT TO THE ARCHITECT.
4. EXPANISION JOINTS TO BE "COLD JOINTS" AND/OR 1" DEEP TROWELED SCORE LINES WITH A CLEAR OR A COLOR MATCH DECK SEALANT.
5. REFER TO FINISH GRADING PLANS FOR VERTICAL DIFFERENCES, GRADES, AND DRAIN SYSTEMS.
6. POOL AND SPA TILES AS SPECIFIED OR SELECTED BY OWNER.
7. PROVIDE OWNER WITH TWO (2) BOUND SETS OF MANUFACTURER'S SPECIFICATIONS, DATA AND OPERATING INSTRUCTIONS FOR EQUIPMENT INSTALLED.

DEFERRED SUBMITTALS:

1. SWIMMING POOL, SPA, WATER FEATURES & RELATED MECHANICAL SYSTEM DESIGN/ BUILD UNDER SEPARATE PERMIT APPLICATION.
2. DESIGN/ BUILD CONTRACTORS FOR DEFERRED SUBMITTALS ITEMS SHALL BE RESPONSIBLE FOR EACH RESPECTIVE DEFERRED SUBMITTAL APPORVAL BY THE CITY AND/OR GOVERNING AGENCIES.
3. SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTALS ITEMS SHALL BE THE RESPONSIBILITY OF THE DESIGN/BUILD CONTRACTOR AND SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD, WHO SHALL REVIEW THEM AND RETURN THEM TO THE DESIGN/ BUILD CONTRACTOR WITH NOTATION INDICATING THAGT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN INTENT. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING DEPARTMENT FOR CONSTRUCTION.

50. THERE SHALL BE NO SUBSTITUTIONS OF EQUIPMENTS OR SPECIFIED PRODUCTS BY CONTRACTOR OR OWNER WITHOUT ARCHITECT'S WRITTEN APPROVAL. ARCHITECT ASSUMES NO RESPONSIBILTY FOR ANY UNAUTHORIZED SUBSITUTIONS.
51. THE CONTRACTOR ASSUMES THE SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF THE CONSTRUCTION PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTIES. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO WORKING HOURS.
52. THE CONTRACTOR SHALL DEFEND, INDEMINIFY AND HOLD THE ARCHITECT, ENGINEERS AND THEIR SUB-CONSULTANTS, ITS OFFICERS AND SHAREHOLDERS HARMLESS FROM ANY AND ALL LIABILITY, IN CONNECTION WITH THE PERFORMANCE OF THE WORK OF THE PROJECT.
53. THE ARCHITECT SHALL NOT BE LIABLE OR RESPONSIBLE FOR UNAUTHORIZED CHANGES TO USE OR USE OF THESE DRAWINGS AND SPECIFICATIONS. ALL CHANGES TO THE PLANS MUST BE REQUESTED IN WRITING AND MUST BE APPROVED BY THE ARCHITECT.
54. ALL AGENCY REQUIREMENTS SET FORTH OR ANY PERMIT REQUIRED FOR CONSTRUCTION OF THIS PROJECT, WHETHER REFERENCED HEREIN OR NOT, SHALL BE COMPLIED WITH AS IS THEY WERE A PART OF THESE DRAWINGS AND SPECIFICATIONS. THE ARCHITECT SHALL NOT REPONSIBLE FORE THE CONTRACTOR'S NON-COMPLIANCE.
55. DO NOT SCALE DRAWINGS. IF THERE IS ANY DISCREPANCIES BETWEEN THE CONTRACTS DOCUMENTS AND ACTUAL CONDITIONS, NOTIFY THE ARCHITECT IN WRITING IMMEDIATELY.
56. ALL TRADES SHALL, AT ALL TIMES AND AT THEIR OWN EXPENSE, KEEP THE PROJECT FREE FROM ACCUMULATION OF WASTE MATERIALS, TRASH, OR RUBBISH CAUSED BY THEIR WORK OR THEIR WORKERS. DAILY TRASH COLLECTION AND REMOVAL IS REQUIRED.

GRADING NOTES:

1. PRIOR TO CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR DETERMINING AND MARKING LOCATIONS OF ANY UNDERGROUND PIPES, WIRES, CONDUITS, CABLES, GAS LINES, UTILITIES, IRRIGATION OR ANY ITEMS WHICH MAY EXIST BELOW GROUND. VERIFY EXISTING AND PROPOSED GRADES, EXISTING DRAINAGE STRUCTURES, STREET IMPROVEMENTS, AND FINISH FLOOR ELEVATIONS WITH THE OWNER. NOTIFY ARCHITECT IMMEDIATELY IN WRITING UPON DISCOVERY OF DISCREPENCIES.
2. GRADE PLANTING AREAS TO CATCH BASINS AS SHOWN ON THESE DRAWINGS OR AS INDICATED ON ENGINEER'S PLANS AT 2% MINIMUM. DRAIN AWAY FROM ALL STRUCTURES, U.N.O.
3. CONTRACTOR SHALL VERIFY IF WALKWAYS ARE PART OF THE ADA PATH OF TRAVEL. CONTRACTOR SHALL MAINTAIN THE ADA REQUIREMENTS.
4. INSTALL DRAIN LINES IN SMOOTH, CONTINUOUS SLOPE AT 1/2% (3" IN 50') FALL MINIMUM U.N.O. INSTALL INLETS IN PAVING POSITIONED INALIGNMENT WITH ADJACENT MATERIAL.
5. PROVIDE PVC PIPE AS SHOWN OR IF NOT SHOWN, AS REQUIRED TO CONNECT DRAIN INLETS AND PROVIDE A COMPLETE DRAINAGE SYSTEM.
6. CORE DRILL AND DAYLIGHT DRAIN LINE THROUGH FACE OF EXISTING CURB ABOVE FLOW LINE. VERIFY LOCATION AND INVERT IN THE FIELD.
7. CORE DRILL AND DAYLIGHT DRAIN LINE THROUGH FACE OF EXISTING CURB ABOVE FLOW LINE. VERIFY LOCATION AND INVERT IN THE FIELD.
8. ESTABLISH FINISH GRADES IN PLANTING AREAS 2 INCHES BELOW ADJACENT PAVING SURFACE.
9. REFER TO CIVIL ENGINEER DRAWINGS FOR ADDITIONAL DRAINAGE SYSTEMS NOT FULLY SHOWN IN THESE DRAWINGS. COORDINATE ENTIRE DRAINAGE SYSTEM SHOWN ON LANDSCAPE AND CIVIL DRAWINGS.
10. COORDINATE ROUTING OF DRAINAGE PIPES AROUND TREE PIT LOCATIONS INDICATED ON PLANTING PLANS.
11. MAINTAIN "AS-BUILT" DRAWINGS OF DRAINAGE PIPE ROUTING, GRATES, AND CATCH BASIN LOCATIONS. SUBMIT THE "AS-BUILTS" TO OWNER UPON COMPLETION OF THE WORK.
12. DO NOT WILFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS, AREA DICREPENCIES, AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITION SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING. CONTRACTORS ASSUME FULL RESPONSIBILITY FOR NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTICE.

MASONRY WALL NOTES:

1. CONCRETE: MINIMUM COMPRESSIVE STRENGTH OF 2500 P.S.I. AT TWENTY-EIGHT (28) DAYS.
2. GROUT ALL CELLS WITH STEEL SOLID.
3. GROUT SOLID CELL IN RETAINING WALLS OR THE RETAINING PORTION OF WALL.
4. CONSTRUCT WALL LEVEL, PLUMB AND TRUE TO LINE AND GRADE, U.N.O.
5. COORDINATE AND COOPERATE WITH THE CONTRACTORS OF ATTACHED, ADJOINING, AND/ OR INTERFACING WORK OF OTHER TRADES.
6. POUR FOOTINGS ON UNDISTURBED NATURAL SOIL OR FILL COMPACTED TO 90% RELATIVE DENSITY.
7. FOOTINGS TO BE CONTINUOUS POUR TO GREATEST EXTENT POSSIBLE. STEP FOOTINGS IN EVEN BLOCK INCREMENTS. COMPLY WITH CODES.
8. REBAR SPLICES: MINIMUM OF FORTY (40) BARS DIAMETERS WITH A MINIMUM OF FORTY-EIGHT (48) BARS IN RETAINING WALLS, UNLESS OTHERWISE SPECIFIED NOTED IN DETAILS, AND / OR AS SPECIFIED BY STRUCTURAL ENGINEER'S DRAWING.
9. DOWELS: EQUAL IN SIZE AND SPACING TO VERTICAL BARS.
10. MASONRY UNITS: FRADE "N" CONFORMING TO LATEST A.S.T.M. C90 AND MANUFACTURED IS ACCORDANCE WIYH " CONRETE MASONRY ASSOCIATION" STANDARDS. COMPRESSIVE STRENGTH SHALL BE MINIMUM fm= 1350 P.S.I. AT TWENTY-EIGHT (28) DAYS. COLOR AND MIX TO BE SELECTED BY ARCHITECT.
11. GROUT: FRESHLY PREPARED AND UNIFORMLY MIXED BY VOLUME OF ONE (1) PART CEMENT, THREE (3) PART SAND, AND TWO (2) PART PEA GRAVEL WITH A MINIMUM COMPRESSIVE STRENGTH OF 2000 P.S.I. AT TWENTY-EIGHT (28) DAYS. COLOR AND MIX TO BE SELECTED BY ARCHITECT.
12. MORTAR: CONFIRM GROUT COLOR PRIOR TO CONSTRUCTION. NATURAL GREY COLOR IF COVERED BY SUBSEQUENT FINISH. COLOR MORTAR TYPICAL TO MATCH ADJACENT MATERIAL U.N.O. OR AS SPECIFIED BY ARCHITECT.
13. PORTLAND CEMENT: TYPE 1 AND CONFORM TO A.S.T.M. 150.
14. REINFORCING STEEL: DEFORMED BARS CONFORMING TO A.S.T.M. A615, GRADE 40 FOR #5 AND SMALLER AND GRADE 60 FOR #6 AND LARGER.
15. WIRE REINFORCING: CONFORM TO A.S.T.M. 182.
16. REINFORCING SHALL HAVE THE FOLLOWING MINIMUM COVERS UNLESS OTHERWISE NOTED:
    - CONCRETE AGAINST EARTH NOT FORMED: 3"
    - CONCRETE AGAINST EARTH NOT FOR,ED OR TROWELED: 2"
    - WALLS AND CURBS: 1 1/2"
    - SLAB ON GRADE: 1 1/2"

21. ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO PREVENT MOLECULAR BREAKDOWN.
22. ALL WOOD FRAMING IN PROXIMITY TO EARTH, CONCRETE OR MOISTURE SHALL BE TREATED AND/OR PROTECTED IN STRICT COMPLIANCE WITH SEC. 2304, CBC.
23. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL APPLIANCES, EQUIPMENT, AND OTHER FIXTURES TO ENSURE THAT PROPER POWER, WATER, SEWER, DRAINS, TELEPHONE, CABLE, ETC. ARE PROVIDED. CONTRACTOR SHALL NOTIFY OWNER AND DESIGNER OF ANY SUCH DISCREPANCIES PRIOR TO CONSTRUCTION.
24. CONTRACTOR SHALL VERIFY ALL EQUIPMENT, APPLIANCES AND FIXTURE SIZES AND ARRANGEMENT, PRIOR TO CONSTRUCTION. CONTRACTOR SHALL ENSURE THAT FINISHED CLEARANCES, AS REQUIRED BY CODES AND ORDINANCES, SHALL BE PROVIDED AND MAINTAINED. CONTRACTOR SHALL NOTIFY OWNER AND DESIGNER OF ANY SUCH DISCREPANCIES PRIOR TO CONSTRUCTION.
25. CONTRACTOR IS RESPONSIBLE FOR ALL OF ITS "DESIGN-BUILD" SUB-CONTRACTORS AND SHALL COORDINATE THEIR WORK WITH ALL OTHER CONSTRUCTION DOCUMENTS.
26. ALL FINISHES, FURNISHINGS, AND MATERIALS SHALL MEET THE MINIMUM REQUIREMENTS OF THE 2020 CB/CFC CHAPTER 8 ABD CCR TITLE 19 FOR THE FLAME SPREAD AND SMOKE DEVELOPMENT.
27. CONTRACTOR OPERATIONS SHALL NOT BLOCK, HINDER, IMPEDE OR OTHERWISE INHIBIT THE USE OF THE REQUIRED EXITS AT ANY TIME. CONTRACTOR SHALL MAINTAIN UNOBSTRUCTED ACCESS TO FIRE EXTINGUISHERS, FIRE HYDRANTS, TEMPORARY FIRE PROTECTION FACILITIES, STAIRWAYS, AND OTHETR ACCESS ROUTES FOR FIRE FIGHTING EQUIPMENT AND/ OR OTHER PERSONNEL.
28. CONTRACTOR SHALL COMPLY WITH FIRE CODE CHAPTER 33 WHICH PERTAINS TO FIRE SAFETY DURING DEMOLITION AND CONSTRUCTION.
29. CONTRACTOR SHALL COMPLY WITH ALL OSHA REGULATION, ARCHITECT IS NOT RESPONSIBLE FOR CONTRACTOR STAFF, LABORORS, SUB-CONSULTANT SAFETY.
30. CHANGES TO APPROVED DRAWINGS AND SPECIFICATIONS SHALL BE MADE BY CHANGE ORDERS APPROVED BY ARCHITECT. NO CHANGES SHALL BE MADE WITHOUT ARCHITECT APPROVAL. COST INCURRED ARE THE RESPONSIBILITY OF THE CONTRACTOR.
31. ALL WORK SHALL CONFORM TO 2020 TITLE 24 CALIFORNIA CODE OF REGULATIONS. (CCR)
32. GRADING PLANS, DRAINAGE IMPROVEMENTS, BEST PRACTICES MANAGEMENT, ROAD AND ACCESS REQUIREMENTS AND ENVIRONMENTAL HEALTH CONSIDERATIONSSAHLL COMPLY WILL LOCAL HEALTH REQUIREMENTS.
33. GRADING PLANS, DRAINAGE IMPROVEMENTS, BEST PRACTICES MANAGEMENT, ROAD AND ACCESS REQUIREMENTS AND ENVIRONMENTAL HEALTH CONSIDERATIONSSAHLL COMPLY WILL LOCAL HEALTH REQUIREMENTS.
34. CONTRACTORS SHALL SUBMIT CHANGE ORDERS TO ARCHITECT FOR ANY SUBSTITUTIONS.
35. ARCHITECT ARE NOT RESPONSIBLE FOR ANY N.I.C (NOT IN CONTRACT) ITEMS
36. ALL DIMENSIONS ARE SUBJECT TO CONVENTIONAL INDUSTRY TOLERANCES EXCEPT WHERE REQUIREMENTS IS STATED AS A RANGE WITH SPECIFIC MINIMUM AND MAXIMUM ENDPOINTS.
37. SEE CIVIL ENGINEERS DRAWINGS FOR GRADING AND DRAINAGE INFORMATION NOT SHOWN IN THESE DRAWINGS. PROVIDE POSITIVE DRAINAGE WHETHER INDICATED ON PLANS OR NOT. WATER SHALL DRAIN AWAY FROM ANY STRUCTURE U.N.O. NOTIFY THE ARHCITECT IF SITE CONDITIONS ARE OTHERWISE. MAINTAIN FLOWLINES AND DRAINAGE PATTERNS AS INDICATED ON CIVIL ENEGINEER'S DRAWINGS.
38. UPON EXECUTION OF CONTRACT, PROVIDE ARCHITECT AND OWNER WITH A CRITICAL PATH SCHEDULE/ SCHEDULE OF VALUES TO INCLUDE EACH ITEM/ TASKS, LEAD TIME, ORDER, INSTALLATION DATES, MILESTONES, PAYMENT SCHEDULE AND SUBSTANTIAL COMPLETION DATE.
39. VERIFY AND STAKE LOCATION OF UTILITIES PRIOR TO CONSTRUCTION AND AS REQUIRED BY GOVERNING AGENCIES BE HELD LIABLE FOR DAMAGES TO EXISTING UTILITIES INCURRED BY INSTALLATION OF WORK.
40. REPAIR AND REPLACE ANY EXISTING IMPROVEMENTS THAT ARE DAMAGED DURING CONSTRUCTION WITHOUT COSTS INCURRING TO OWNERS, ARCHITECTS, ENGINEERS AND/OR ANY CONSULTANTS.
41. REPAIR AND REPLACE ANY EXISTING IMPROVEMENTS THAT ARE DAMAGED DURING CONSTRUCTION WITHOUT COSTS INCURRING TO OWNERS, ARCHITECTS, ENGINEERS AND/OR ANY CONSULTANTS AND ITS OFFICERS AND SHAREHOLDERS.
42. VERIFY PROPERTY LINES, SET-BACKS, AND EASEMENTS PRIOR TO COMMENCING WORK.
43. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUB-CONTRACTORS AS REQUIRED TO ACCOMPLISH THE WORK. PIPING, CONDUIT, AND SLEEVES SHALL BE SET IN PRIOR TO INSTALLATION OF CONSTRUCTION ITEMS.
44. THE DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED LANDSCAPE, SITE DESIGN AND STRUCTURE. THE ARCHITECT DOES NOT DICTATE METHODS, MEANS, PROCEDURES AND SEQUENCES, SAFETY OF ALL PARTICIPANTS ON THE SITE IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. CONSTRUCTION OBSERVATION, SITE VISITS, BY ARCHITECTS, ENGINEERS AND SPECIALIZED CONSULTANTS DO NOT INCLUDE OBSERVATIONS OF CONSTRUCTION MEANS AND SAFETY MEASURES AT THE WORK SITE. THESE VISITS ARE NOT AND SHALL NOT BE CONSTRUED AS CONTINUOUS AND DETAILED INSPECTIONS.
45. THE DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED LANDSCAPE, SITE DESIGN AND STRUCTURE. THE ARCHITECT DOES NOT DICTATE METHODS, MEANS, PROCEDURES AND SEQUENCES, SAFETY OF ALL PARTICIPANTS ON THE SITE IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. CONSTRUCTION OBSERVATION, SITE VISITS, BY ARCHITECTS, ENGINEERS AND SPECIALIZED CONSULTANTS DO NOT INCLUDE OBSERVATIONS OF CONSTRUCTION MEANS AND SAFETY MEASURES AT THE WORK SITE. THESE VISITS ARE NOT AND SHALL NOT BE CONSTRUED AS CONTINUOUS AND DETAILED INSPECTIONS.
46. FORMS AND ALIGNMENT OF PAVING SHALL BE REVIEWED AND APPROVED BY ARCHITECT PRIOR TO POURING.
47. FOR SUBMITTALS, SAMPLES AND SHOP DRAWINGS REQUESTED, SUBMIT TO ARCHITECT AND OWNER, U.N.O.
48. PROPOSED SURFACES SHALL MEET EXISTING SURFACES WITH SMOOTH AND CONTINUOUS TRANSITION AND FLUSH ALONG ENTIRE EDGE.
49. MATERIALS AND WORKMANSHIP: CONFORM TO THE LATEST UNIFORM BUILDING CODES AND APPLICABLE GOVERNING AGENCY CODES AND ORDINANCES. NO PART OF CONTRACT DOCUMENTS IS INTENDED TO BE IN VIOLATION OF CODES. IF DISCREPENCIES EXISTS, NOTIFY THE ARCHITECT OR CONTRACTOR SHALL BEAR THE RESPONSIBILITIES.

1. THESE CONSTRUCTION DOCUMENTS ARE THE PROPERTY OF DAVID KE | DESIGN COLLABORATIVE STUDIO, INC. AND SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN THE WORK SHOWN HEREIN.
2. NO CHANGES SHALL BE MADE TO THESE CONSTRUCTION DOCUMENTS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. OR ENGINEERS, WHOSE SIGNATURE APPEARS HEREON. DAVID KE | DESIGN COLLABORATIVE STUDIO, INC. OR ENGINEERS ASSUME NO RESPONSIBILITY FOR WORK INCONSISTENT WITH THE CONSTRUCTION DOCUMENTS.
3. ALL WORK, CONSTRUCTION AND MATERIALS SHALL COMPLY WITH ALL PROVISIONS OF ALL NATIONAL, STATE, AND LOCAL CODES AND ORDINANCES GOVERNING THE PLACE OF THIS WORK. THESE DOCUMENTS DO NOT CONTAIN ALL THE PROVISIONS OF THESE CODES AND ORDINANCES. IT IS THE RESPONSIBILITY OF ANYONE SUPPLYING LABOR, MATERIALS, OR BOTH TO BRING TO THE ATTENTION OF THE ARCHITECT ANY CONFLICTS OR DISCREPANCIES BETWEEN THESE CONSTRUCTION DOCUMENTS AND THE CODES AND ORDINANCES, OR ANY DISCREPANCIES OR CONFLICTS CONTAINED WITHIN THESE CONSTRUCTION DOCUMENTS. THE ARCHITECT WILL ISSUE A CLARIFICATION FOR THE USE BY THE CONTRACTOR IN RESOLVING SUCH DISCREPANCY OR CONFLICT. ANYONE SUPPLYING LABOR, MATERIALS, OR BOTH IS RESPONSIBLE FOR PROVIDING SUCH LABOR AND MATERIAL IN COMPLIANCE WITH ALL NATIONAL, STATE, AND LOCAL CODES AND ORDINANCES, WHETHER OR NOT IT IS CORRECTLY SHOWN HEREIN.
4. THESE CONSTRUCTION DOCUMENTS DO NOT CONTAIN THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.
5. DIMENSIONS AS INDICATED ARE THE DIMENSIONS TO BE USED FOR CONSTRUCTION. DO NOT SCALE THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS FOR THE WORK PRIOR TO THE LAYOUT OF THE WORK, AND SHALL BRING TO THE ATTENTION OF THE ARCHITECT ANY DISCREPANCY OR CONFLICT IN THE FIGURED DIMENSIONS. THE ARCHITECT WILL ISSUE A CLARIFICATION FOR THE USE BY THE CONTRACTOR IN RESOLVING SUCH DISCREPANCY OR CONFLICT. MORE RESTRICTIVE REQUIREMENTS HAVE PRECEDENCE. LARGE SCALE DRAWINGS HAVE PRECEDENCE OVER SMALL SCALE DRAWINGS AND DIMENSIONS HAVE PRECEDENCE OVER SCALE, UNLESS SPECIFICALLY NOTED OTHERWISE.
6. ALL FRAMING, OF ANY TYPE, IS NOT TO BE CONCEALED PRIOR TO THE APPROPRIATE INSPECTION BY GOVERNING AGENCIES.
7. REFERENCES TO ANY DETAIL OR DRAWING IS FOR CONVENIENCE ONLY AND DOES NOT LIMIT THE APPLICATION OR USE OF ANY DETAIL OR DRAWING.
8. EXISTING SITE CONDITIONS, GRADES, DIMENSIONS, AND ALL OTHER CONDITIONS AT THE JOB SITE SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO SUBMITTING A BID FOR THE WORK, SINCE SUCH BID SHALL TAKE INTO CONSIDERATION ALL SUCH EXISTING CONDITIONS WHICH MAY AFFECT THE WORK. THE CONTRACTOR SHALL BRING TO THE ATTENTION OF THE ARCHITECT ANY CONFLICTS OR DISCREPANCIES BETWEEN THESE CONSTRUCTION DOCUMENTS AND THE CONDITIONS EXISTING AT THE JOB SITE. THE ARCHITECT WILL ISSUE A CLARIFICATION FOR THE USE BY THE CONTRACTOR IN RESOLVING SUCH DISCREPANCY OR CONFLICT.
9. ALL DIMENSIONS ARE TAKEN FROM THE ROUGH FACE OF CONCRETE, ROUGH FACE OF MASONRY OR FACE OF STUD, UNLESS NOTED OTHERWISE. DIMENSIONS NOTED AS "CLEAR" ARE TAKEN FROM THE FACE OF FINISHED MATERIALS.
10. SEE CIVIL, AND/OR LANDSCAPE DRAWINGS FOR ALL GRADES AND SITE WORK, IF APPLICABLE.
11. STRUCTURAL DRAWINGS SHOW STRUCTURAL ELEMENTS ONLY. DRAWINGS SHOW CONCEPT FRAMING ONLY. CEILINGS, SOFFITS, NON-BEARING WALLS, BLOCKING, BRIDGING AND BACKING SHALL BE PROVIDED PER CBC CHAPTER 7. PROVIDE ALL ELEMENTS NECESSARY FOR A COMPLETE FRAMED STRUCTURE.
12. DETAILS AND NOTES ARE NOT INTENDED TO CONTRADICT WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS. ALL APPLIANCES, EQUIPMENT, FIXTURES, ETC. SHALL BE INSTALLED IN STRICT COMPLIANCE WITH MANUFACTURER'S RECOMMENDATIONS. CONSTRUCTION DOCUMENTS SHALL SUPERSEDE MANUFACTURER'S RECOMMENDATIONS ONLY WHEN THEY EXCEED THE REQUIREMENTS SET FORTH BY THE MANUFACTURER.
13. ALL CONDITIONS AND/OR DETAILS NOT SHOWN ARE TO BE SIMILAR IN CHARACTER TO THOSE WHICH ARE SHOWN. WHERE SPECIFIC DIMENSIONS, DETAILS, OR DESIGN INTENT CANNOT BE DETERMINED, CONTRACTOR SHALL CONSULT WITH THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
14. AS A GENERAL RULE ALL PORTIONS OF THE BUILDING ARE INTENDED TO BE OF EQUAL QUALITY AND TYPE OF CONSTRUCTION; ANY DETAIL OR CONDITION INDICATED, SPECIFIED, DETAILED OR REFERENCED IN ONE AREA OF THE BUILDING SHALL BE CONSIDERED TO APPLY IN ALL SIMILAR CONDITIONS IN ALL BUILDINGS. IN THE EVENT OF A DISCREPANCY, NOTIFY THE ARCHITECT FOR CLARIFICATION.
15. THE USE OF REPRODUCTION OF THE CONSTRUCTION DOCUMENTS BY ANY CONTRACTOR, SUBCONTRACTOR, FABRICATOR, INSTALLER, OR PROVIDER OF MATERIALS IN LIEU OF PREPARATION OF SHOP DRAWINGS IS STRICTLY PROHIBITED.
16. ALL SOILS AND FOUNDATION WORK SHALL BE PERFORMED UNDER STRICT COMPLIANCE WITH RECOMMENDATIONS OF THE SOILS REPORT PREPARED BY THE GEOTECHNICAL ENGINEER OF RECORD. IT IS THE RESPONSIBILITY OF ANY CONTRACTOR ON THE JOB TO PROVIDE AND MAINTAIN THE STC AND IIC RATINGS SPECIFIED.
17. LISTED GENERIC OR TESTED PROPRIETARY ASSEMBLIES, NOTED IN THE CONSTRUCTION DOCUMENTS, MUST BE FOLLOWED PRECISELY FOR CONFORMANCE WITH CBC, I.C.B.O. U.L. ETC... TO ACHIEVE THE REQUIRED RATINGS REQUIRED, UNLESS A REQUEST FOR SUBSTITUTION IS SUBMITTED TO THE ARCHITECT WITH THE WRITTEN FINDINGS FROM A TESTING LABORATORY, FOLLOWED BY THE APPROVAL FROM THE GOVERNING SUBMITTED FOR AGENCY, PRIOR TO INSTALLATION.
18. ALL TRADES SHALL BE RESPONSIBLE FOR THEIR OWN CUTTING, FILLING, PATCHING, SEALING, ETC... IN STRICT COORDINATION WITH THE CONTRACTOR, IN ORDER TO INTEGRATE WORK OF THE VARIOUS TRADES TOGETHER PROPERLY. ALL OPENINGS IN FIRE-RATED AND/OR ACOUSTICALLY-RATED ASSEMBLIES MUST BE PATCHED AND FILLED TO MAINTAIN THE REQUIRED FIRE AND ACOUSTIC RATING BY THE TRADE THAT MADE THE OPENING. ANY DAMAGE INCURRED, IS TO BE REPAIRED/REPLACED BY THE TRADE WHO CAUSED SUCH DAMAGE AT THEIR EXPENSE.
19. EACH TRADE IS RESPONSIBLE TO INSPECT ALL WORK BY OTHERS RELATED TO THEIR SCOPE OF WORK PRIOR TO STARTING THEIR WORK. WRITTEN NOTIFICATION OF UNACCEPTABLE CONDITIONS ARE TO BE ISSUED TO THE CONTRACTOR.EACH TRADE SHALL CERTIFY THAT THEY ACCEPT SUCH WORK AS PROPER; PRIOR TO COMMENCEMENT OF THEIR WORK EXPLICITLY. COMMENCEMENT INDICATES ACCEPTANCE OF THE PRIOR WORK. NO CLAIM AGAINST PRIOR WORK SHALL BE MADE AFTER COMMENCEMENT OF SUBSEQUENT WORK.
20. ALL TRADES SHALL, AT ALL TIMES AND AT THEIR OWN EXPENSE, KEEP THE PROJECT FREE FROM ACCUMULATION OF WASTE MATERIALS, TRASH, OR RUBBISH CAUSED BYTHEIR WORK OR THEIR WORKERS. DAILY TRASH COLLECTION AND REMOVAL IS REQUIRED.

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david ke | design collaborative studio
[Architecture : Site Planning + Design]
5762 lincoln ave. #381 . cypress ca 90630 626.536.2913
www.dkdcsarchitecture.com

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Architectural Licenses:
California # C35833
South Carolina # 10764

LICENSED ARCHITECT
DAVID KE
C 35833
1-31-25
Renewal Date
STATE OF CALIFORNIA

NCARB # 101786

PROJECT
INDIGO HOUSE :
NEW CONSTRUCTION
5374 MARVIN DRIVE
YUCCA VALLEY, CA. 92284

REVISION	ISSUE	DATE
1	City Submittal	
2	City Review 01	9-18-23 thru 10-30-23

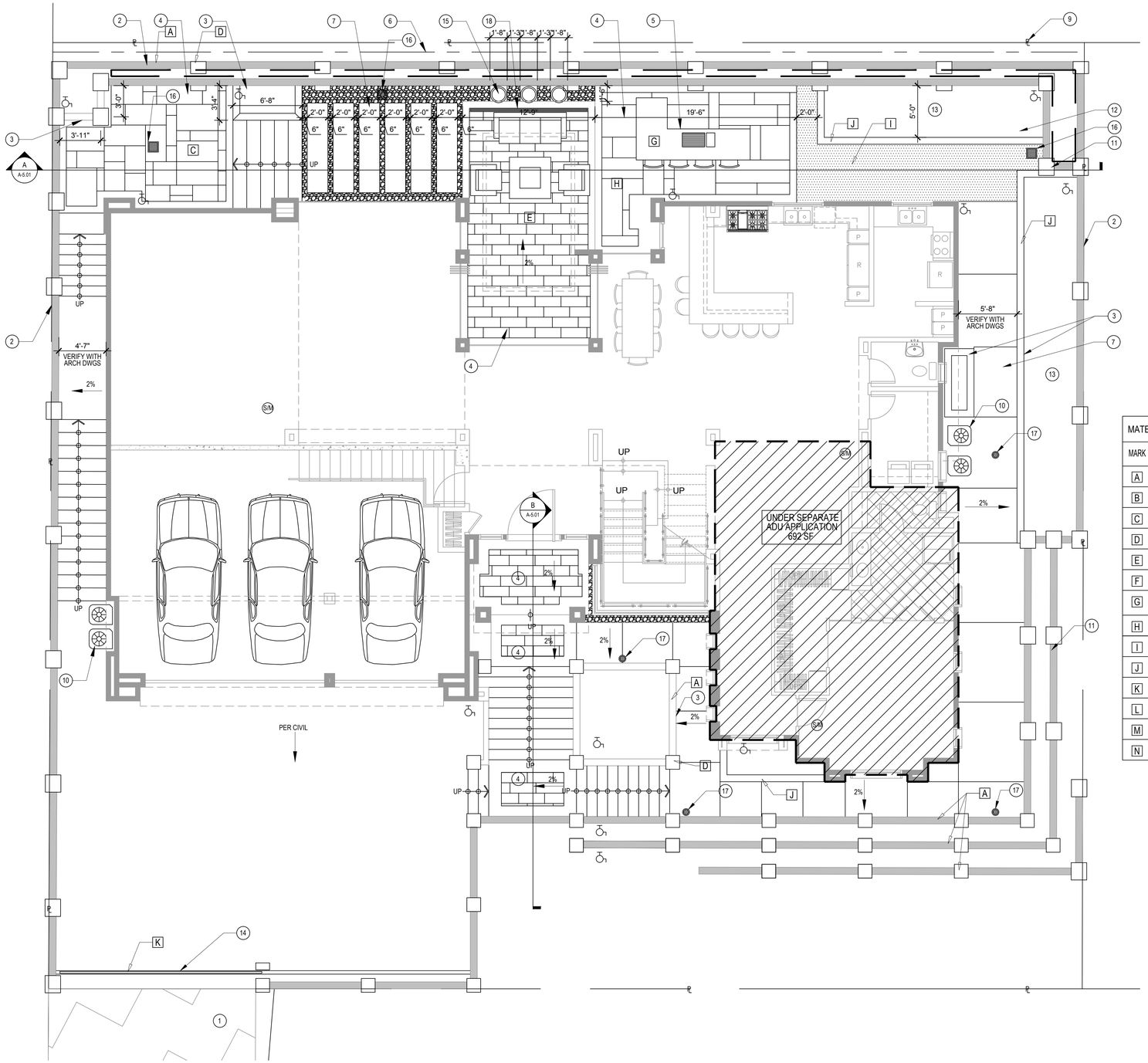
PROJECT NO:

DRAWN BY: CHECKED BY: dk

SCALE: As Noted

TITLE: GENERAL NOTES

DRAWING NO: LA-0.01



LANDSCAPE NOTES

1. COMMON DRIVE EASEMENT
2. PROPOSED SPLIT FACE PERIMETER WALL W/ PILASTER, PER CIVIL
3. PROPOSED LANDSCAPE SPLITFACED CMU PLANTER, REFER TO MATERIAL SCHEDULE BELOW
4. PROPOSED ENHANCED HARDSCAPE, REFER TO MATERIAL SCHEDULE BELOW
5. OUTDOOR KITCHEN, REFER TO MATERIAL SCHEDULE BELOW
6. CONCRETE V SWALE GUTTER, PER CIVIL
7. CONCRETE, MEDIUM BROOM FINISH
8. CONCRETE WALK, MEDIUM BROOM FINISH, SCORE JOINT PER PLAN
9. DENOTES PROPERTY LINE
10. MECH LOCATION, REFER TO ARCH PLANS
11. SHADED WALLS DENOTE RETAINING WALL PER CIVIL
12. 6 X 6 PT LUMBER, REFER TO MATERIAL SCHEDULE BELOW
13. GARDEN AREA, SEASONAL VEGETATION BY OWNER
14. AUTOMATED SECURITY FENCE, REFER TO MATERIAL SCHEDULE BELOW
15. POT ON TOP OF RAISED CONCRETE PLYNTH, REFER TO MATERIAL SCHEDULE BELOW
16. 12X12 SQUARE AREA DRAIN, REFER TO MATERIAL SCHEDULE BELOW
17. 6" CIRCULAR DRAIN, REFER TO MATERIAL SCHEDULE BELOW
18. TRENCH DRAIN, REFER TO MATERIAL SCHEDULE (ZURN)

MATERIAL SCHEDULE					STANDARDS REFERENCE
MARK	ITEM	MANUF.	MODEL #	DESCRIPTION & COLOR	
A	8 X 8 X 16 CONCRETE MASONRY UNIT	ANGELUS BLOCK INC.	SPLITFACE	GLACIER WHITE SPLIT FACE	TMS 402-11, ACI 530-11/ ASCE 5-11 ASTM C90, ASTM C140/C140M
B	PRE-CAST CONCRETE CAP	STEPSTONE. INC.	SMOOTH FINISH SQUARE MODULAR	GRANADA WHITE	ASTM C33, C39, C144, C150, C595 C642, C666, C979
C	CONCRETE PAVER	BELGARD	CATALINA GRANA PAVER	METROPOLITAN COLLECTION/ VICTORIAN	ASTM C936, ICPI
D	PILASTER	ANGELUS BLOCK INC.	SPLITFACE	GLACIER WHITE SPLIT FACE	TMS 402-11, ACI 530-11/ ASCE 5-11 ASTM C90, ASTM C140/C140M
E	NARROW MODULAR PAVERS	STEPSTONE. INC.	GRANADA WHITE #1801 FRENCH GRAY #1804 PORCELAIN #1813.	MIXED 70% GRANADA WHITE, 15% FRENCH GRAY, 15% PORCELAIN	ASTM C33, C39, C144, C150, C595 C642, C666, C979
F	LANDSCAPE POT	POT PLANTERS & MORE	WAINSIGE LARGE ROUND TREE PLANTER	27" X 24" METALLIC SILVER, HIGH GLOSS WITH DRAINAGE HOLES	
G	OUTDOOR KITCHEN	BELGRADE	OUTDOOR KITCHEN	BUILT-IN ELEMENTS 32" GRILL WITH PRO DOUBLE SIDE BURNER, BUILT IN FRIDGE BUILT IN SINK BY ELEMENTS	
H	CONCRETE PAVER	BELGRADE	LARGE SCALE CALARC PAVERS, SANDBLAST	SIZES: MIXED 6 X 48, 8 X 48, 12 X 48 GRANADA WHITE, FRENCH GRAY, ALMOND	
I	DECOMPOSED GRANITE	SOUTHWEST BOLDER & STONE	-	SANDTONE PALM SPRINGS GOLD LANDSCAPE DECOMPOSED GRANITE	
J	6 X 6 X 8 PT TIMBER	-	-	BROWN STAIN PRESSURE TREATED TIMBER	
K	AUTOMATIC SECURITY GATE	LONG FENCE 1-800-917-5664	RESIDENTIAL SLIDING GATE	COORDINATE WITH ARCHITECT FOR DESIGN	
L	12 X 12 RECTANGULAR DRAIN	ZURN	Z610	12" SQUARE HEAVY DUTY DRAIN	
M	9" DIA. DRAIN	ZURN	Z520	9" ADJUSTABLE HEAVY DUTY DRAIN	
N	TRENCH DRAIN	ZURN	Z667	LINEAR TRENCH DRAIN	

D HARDSCAPE PLAN

SCALE: 3/16"=1'-0"

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PRELIMINARY
DO NOT
BUILD

LICENSED ARCHITECT
DAVID KE
C 35833
1-31-23
Renewal Date
STATE OF CALIFORNIA

NCARB # 101786

PROJECT
LIVIA MAI & SAM ZHANG
RESIDENCE
SFR NEW CONSTRUCTION
420 Camino de Gloria. Walnut, Ca. 91789

REVISION	ISSUE	DATE
1		

PROJECT NO:

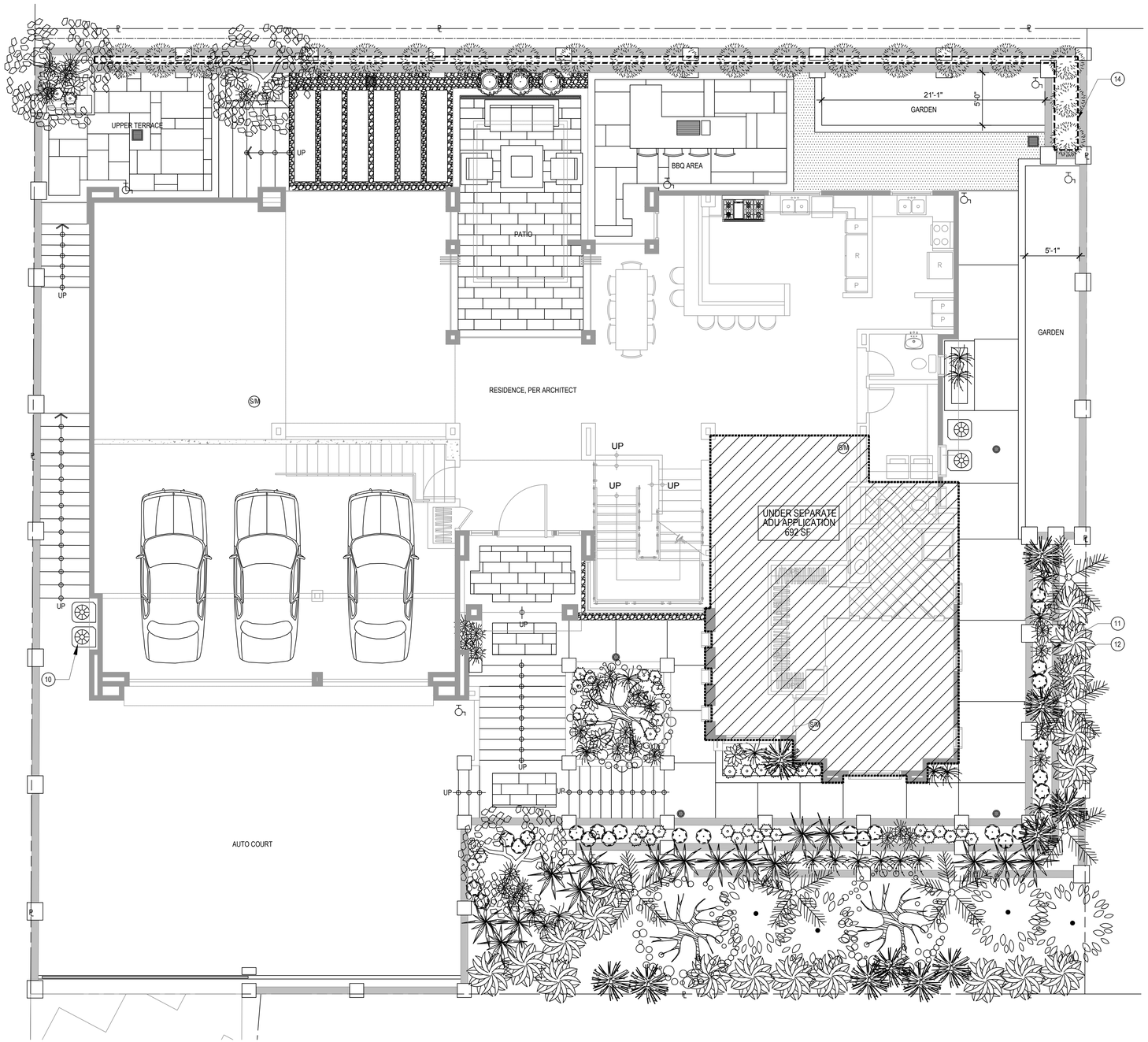
DRAWN BY: CHECKED BY: dk

SCALE: As Noted

TITLE: HARDSCAPE PLAN

DRAWING NO: LA-1.01

PLOT DATE:



LANDSCAPE NOTES

1. COMMON DRIVE EASEMENT
2. PROPOSED SPLIT FACE PERIMETER WALL W/ PILASTER, PER CIVIL
3. PROPOSED LANDSCAPE SPLITFACED CMU PLANTER, REFER HARDSCAPE PLANS
4. PROPOSED ENHANCED HARDSCAPE, REFER TO HARDSCAPE PLANS
5. OUTDOOR KITCHEN, REFER TO HARDSCAPE PLANS
6. CONCRETE V SWALE GUTTER, PER CIVIL
7. CONCRETE, MEDIUM BROOM FINISH, REFER TO HARDSCAPE PLANS
8. ARTIFICIAL TURF
9. DENOTES PROPERTY LINE
10. MECH LOCATION, REFER TO ARCH PLANS
11. SHADED WALLS DENOTE RETAINING WALL PER CIVIL
12. 6 X 6 PT LUMBER
13. GARDEN AREA, SEASONAL VEGETATION BY OWNER
14. ROOT BARRIER BY DEEPROOT, MODEL UB 36-2, SEE DET. 6 (SIM) SHT. LD-1.01

PLANTING SCHEDULE

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
DROUGHT TOLERANT PALM TREE				
	ARCHONTOPHOENIX CUNNINGHAMIANA	KING PALM	10' BTH	6
DROUGHT TOLERANT SPECIMEN TREE				
	ARBUTUS 'MARINA' MULTI-TRUNK	MARINA TREE	24" BOX	3
	PARKINSONIA 'DESERT MUSEUM'	DESERT MUSEUM	24" BOX	3
DROUGHT TOLERANT SHRUBS				
	AGAVE ATTENUATTA	FOXTAIL AGAVE	5 GAL.	18
	AGAVE GEMNIFLORA	TWIN FLOWERING AGAVE	15 GAL.	7
	BAMBUSA M. 'GOLDEN GODDESS'	GOLDEN GODDESS BAMBOO	15 GAL.	21
	CITRUS SP. DWARF	MEYER'S LEMON	15 GAL.	3
	ECHIUM CANDICANS	PRIDE OF MADEIRA	15 GAL.	4
	FESTUCA GLAUCA 'ELIYAH BLUE'	ELIYAH BLUE FESCUE	1 GAL.	39
	FOUQUIERIA SPLENDONS	OCOTILLO	15 GAL.	11
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.	29
	HEUCHERA SP.	TIMELESS NIGHT HEUCHERA	5 GAL.	25
	PHORMIUM TENAX 'PINK STRIPE'	PINK STRIP NEW ZEALAND FLAX	5 GAL.	16
	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	5 GAL.	18
MISC.				
	3/8" CREAM WASHED GRAVEL BY RAINFOREST			PER PLAN
	1"-3" POLISHED BLACK GRADE A PEBBLES BY RAINFOREST			PER PLAN
	OUTDOOR POT			PER PLAN

* ALL LANDSCAPE AREAS SHALL RECEIVE 2" MIN. 3/8" CREAM WASHED GRAVEL BY RAINFOREST
** ALL LANDSCAPE AREAS SHALLBE ROTO-TILLED AND ADMENDED TO A MIN. DEPTH OF 8" MIN.

TREE PLANTING REQUIREMENTS (LA COUNTY, TITLE 22, CHAPTER 22.126)

REQUIRED: 2 TREES PER LOT PROPOSED: 14

D LANDSCAPE PLAN

SCALE: 3/16"=1'-0"

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LIVIA MAI & SAM ZHANG
RESIDENCE
SFR NEW CONSTRUCTION
420 Camino de Gloria, Walnut, Ca. 91789

REVISION	ISSUE	DATE
1		

PROJECT NO:

DRAWN BY: CHECKED BY: dk

SCALE: As Noted

TITLE:
LANDSCAPE
PLAN

DRAWING NO:
LA-2.01

PLOT DATE:

IRRIGATION SCHEDULE (MONTHLY SCHEDULE)

PROJECT NAME: YES PLAZA PARKING RE-CONFIGURATION
LOCATION: WALNUT, CALIFORNIA, 91789
TOTAL LANDSCAPED AREA: 1,547 SQ. FT.

ETo WALNUT

JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.	ANNUAL
2.17	2.5	3.7	4.8	5.27	5.7	6.2	5.59	5.4	4.34	2.6	1.86	50.13

IRRIGATION SCHEDULE

VALVE NO.	VALVE SIZE	FLOW (GPM)	IRR.EFFY. (IR)	IRR. TYPE	AREA SQ.FT.	PLANT TYPE	PRECIP. RATE. IN/MIN.	PLANT FACTOR (PF)	RUNTIME (MIN.)	NOS. OF CYCLE	FREQ. PER WK.	JAN. (GAL.)
A-1	1/2"	0.02	0.85	DRIP	75	SHRUB/TREE	0.43	0.05	SEE BELOW			
A-2	1/2"	0.02	0.85	DRIP	25	SHRUB/TREE	0.43	0.05				
A-3	1/2"	0.02	0.85	DRIP	132	SHRUB/TREE	0.43	0.05				
A-4	1/2"	0.02	0.85	DRIP	137	SHRUB/TREE	0.43	0.05				
A-5	3/4"	0.01	0.85	DRIP LAYOUT	719	SHRUB/TREE	0.43	0.05				
A-6	1/2"	0.02	0.85	DRIP	161	SHRUB/TREE	0.43	0.05				
A-7	1/2"	0.02	0.85	DRIP	17	SHRUB/TREE	0.43	0.05				
A-8	1/2"	0.02	0.85	DRIP	105	GARDEN	0.43	0.5				
A-9	1/2"	0.02	0.85	DRIP	176	GARDEN	0.43	0.5				

DRIP IRRIGATION SCHEDULE- RUN TIME AND GALLON (MONTHLY)

VALVE NO.	VALVE SIZE	FLOW (GPM) X UNIT Q'TY = TOTAL GPM	IRR. TYPE	NO OF DAYS* (PER WEEK)	NO. OF CYCLE (PER MONTH)	** RUN TIME IN MINUTES (ESTABLISHED AND POST ESTABLISHMENT) JAN.(GAL.)	FEB.(GAL.)	MAR.(GAL.)	APR.(GAL.)	MAY (GAL.)	JUNE (GAL.)	JULY (GAL.)	AUG. (GAL.)	SEPT. (GAL.)	OCT. (GAL.)	NOV. (GAL.)	DEC. (GAL.)
A-1	1/2"	0.02 X 8 = 0.16	DRIP	2	4	8 (10.24)	8 (10.24)	8 (10.24)	12 (15.36)	12 (15.36)	15 (19.2)	15 (19.2)	15 (19.2)	12 (15.36)	12 (15.36)	8 (10.24)	8 (10.24)
A-2	1/2"	0.02 X 9 = 0.18	DRIP	2	4	8 (11.52)	8 (11.52)	8 (11.52)	12 (17.28)	12 (17.28)	15 (21.6)	15 (21.6)	15 (21.6)	12 (17.28)	12 (17.28)	8 (11.52)	8 (11.52)
A-3	1/2"	0.02 X 17 = 0.34	DRIP	2	4	8 (21.76)	8 (21.76)	8 (21.76)	12 (32.64)	12 (32.64)	15 (40.8)	15 (40.8)	15 (40.8)	12 (32.64)	12 (32.64)	8 (21.76)	8 (21.76)
A-4	1/2"	0.02 X 7 = 0.14	DRIP	2	4	8 (8.96)	8 (8.96)	8 (8.96)	12 (13.44)	12 (13.44)	15 (16.8)	15 (16.8)	15 (16.8)	12 (13.44)	12 (13.44)	8 (8.96)	8 (8.96)
A-5	3/4"	0.01	DRIP LAYOUT	3	4	30	30	30	45	45	90	90	90	45	45	30	30
A-6	1/2"	0.02 X 9 = 0.18	DRIP	2	4	8 (11.52)	8 (11.52)	8 (11.52)	12 (17.28)	12 (17.28)	15 (21.6)	15 (21.6)	15 (21.6)	12 (17.28)	12 (17.28)	8 (11.52)	8 (11.52)
A-7	1/2"	0.02 X 3 = 0.06	DRIP	2	4	8 (3.84)	8 (3.84)	8 (3.84)	12 (5.76)	12 (5.76)	15 (7.2)	15 (7.2)	15 (7.2)	12 (5.76)	12 (5.76)	8 (3.84)	8 (3.84)
A-8	1/2"	0.02 X 8 = 0.15	DRIP	2	4	8 (9.6)	8 (9.6)	8 (9.6)	12 (14.4)	12 (14.4)	15 (18)	15 (18)	15 (18)	12 (14.4)	12 (14.4)	8 (9.6)	8 (9.6)
A-9	1/2"	0.02 X 8 = 0.15	DRIP	2	4	8 (9.6)	8 (9.6)	8 (9.6)	12 (14.4)	12 (14.4)	15 (18)	15 (18)	15 (18)	12 (14.4)	12 (14.4)	8 (9.6)	8 (9.6)
		GAL. PER MONTH				117.04	117.04	117.04	175.52	175.52	246	246	246	175.52	175.52	117.04	117.04

IRRIGATION SCHEDULE (PEAK SUMMER SCHEDULE)

PROJECT NAME: 420 CAMINO DE GLORIA
LOCATION: WALNUT, CALIFORNIA, 91789
TOTAL LANDSCAPED AREA: 1,547 SQ. FT.

IRRIGATION SCHEDULE FOR SUMMER (JULY)

VALVE NO.	VALVE SIZE	FLOW (GPM) X UNIT Q'TY = TOTAL GPM	IRR.EFFY. (IR)	IRR. TYPE	AREA SQ.FT.	PLANT TYPE	PRECIP. RATE. IN/MIN.	PLANT FACTOR (PF)	RUNTIME (MIN.)	NO. OF CYCLE PER MONTH	FREQ. PER WK.	TOTAL MONTH (GAL.)
A-1	1/2"	0.02 X 8 = 0.16	0.85	DRIP	75	SHRUB	0.43	0.5	15	4	2	19.2
A-2	1/2"	0.02 X 9 = 0.18	0.85	DRIP	25	SHRUB	0.43	0.5	15	4	2	21.6
A-3	1/2"	0.02 X 17 = 0.34	0.85	DRIP	132	SHRUB	0.43	0.5	15	4	2	40.8
A-4	1/2"	0.02 X 7 = 0.14	0.85	DRIP	137	SHRUB	0.43	0.5	15	4	2	16.8
A-5	3/4"	0.01	0.85	DRIP	719	SHRUB	0.43	0.5	90	4	3	90
A-6	1/2"	0.02 X 9 = 0.18	0.85	DRIP	161	SHRUB	0.43	0.5	15	4	2	21.6
A-7	1/2"	0.02 X 3 = 0.06	0.85	DRIP	17	SHRUB	0.43	0.5	15	4	2	7.2
A-8	1/2"	0.02 X 8 = 0.15	0.85	DRIP	105	GARDEN	0.43	0.8	15	4	2	18
A-9	1/2"	0.02 X 8 = 0.15	0.85	DRIP	176	GARDEN	0.43	0.8	15	4	2	18
											TOTAL	253.2

MAINTENANCE SCHEDULES

LANDSCAPE SHALL BE MAINTAINED TO ENSURE WATER EFFICIENCY. A REGULAR MAINTENANCE SCHEDULE SHALL INCLUDE, BUT NOT LIMITED TO, CHECKING, ADJUSTING, AND REPAIRING IRRIGATION EQUIPMENT, RESETTING THE AUTOMATIC CONTROLLER, AERATING AND DETHATCHING TURF AREAS, REPLENISHING MULCH, FERTILIZING, PRUNING, AND WEEDING IN ALL LANDSCAPE AREAS.

IRRIGATION AUDIT SCHEDULES

A SCHEDULE OF AT LEAST EVERY 5 (FIVE) YEARS MUST BE ESTABLISHED, FOR ALL BUT SINGLE FAMILY RESIDENCES, AND OTHER PROJECTS WITH A LANDSCAPE AREA LESS THAN 1 ACRE (0.405 HA)AS REQUIRED IN CHAPTER 20.09 OF TITLE 20 (UTILITIES CODE), AN AUDIT SATISFYING THE FOLLOWING CONDITIONS SHALL BE SUBMITTED TO THE COUNTY AS PART OF THE LANDSCAPE DOCUMENTATION PACKAGE.

AT MINIMUM, AUDITS SHALL BE IN ACCORDANCE WITH THE LATEST STATE OF CALIFORNIA LANDSCAPE WATER MANAGEMENT PROGRAM AS DESCRIBED IN THE LANDSCAPE IRRIGATION AUDITOR HANDBOOK, PREPARED FOR THE CALIFORNIA DEPARTMENT OF WATER RESOURCES, WATER CONSERVATION OFFICE, THE ENTIRE DOCUMENT, WHICH IS HEREBY INCORPORATED BY REFERENCE.

THE SCHEDULE SHALL PROVIDE FOR LANDSCAPE IRRIGATION AUDITS TO BE CONDUCTED BY A QUALIFIED INDIVIDUAL AS DETERMINED BY THE DIRECTOR AT LEAST ONCE EVERY 5 (FIVE) YEARS IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 20, DIVISION 1 OF THE LOS ANGELES COUNTY CODE.

WATER AUDIT NOTE

THE CONTRACTOR WILL CONDUCT AN IRRIGATION AUDIT USING A CERTIFIED IRRIGATION AUDITOR. AFTER THE FINAL FIELD OBSERVATION HAS BEEN COMPLETED AND ALL IRRIGATION COMPONENTS ARE INSTALLED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AND THE IRRIGATION SYSTEM IS ACCEPTED BY THE PROJECT LANDSCAPE ARCHITECT FOR MAINTENANCE.

THE IRRIGATION AUDIT WILL BE CONDUCTED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:
1. PLACE FLAGS AT THE ENDS OF EACH ZONE.
2. MEASURE SPACING AND MARK MIDPOINTS BETWEEN HEADS.
3. PLACE WATER MEASURING RECEPTACLES.
4. TAKE READINGS OF WATER LEVEL IN RECEPTACLES AND RECORD RESULTS.
5. MEASURE HEAD PRESSURE IN EACH ZONE AND RECORD RESULTS.
6. AFTER COMPLETING ZONE ADVANCE TO THE NEXT ZONE AND REPEAT PROCEDURE.
7. SUBMIT RESULTS OF THE AUDIT TO THE PROJECT LANDSCAPE ARCHITECT.

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

MAINTENANCE TASK

1. CONTROLLER CABINET- OPEN CABINET AND CLEAN OUT DEBRIS AND REPLACE BATTERY AS NECESSARY, CHECK WIRING AND REPAIR AS AS NEEDED AND CHECK CLOCK AND RESET, IF NECESSARY.

2. IRRIGATION SCHEDULE- ADJUST SCHEDULE FOR SEASONAL VARIATIONS AND OTHER CONDITIONS WHICH MAY EFFECT THE AMOUNT OF WATER NEEDED TO MAINTAIN PLANT HEALTH ADJUST AS NECESSARY.

3. POC- VISUALLY INSPECT COMPONENTS FOR LEAKS, PRESSURE SETTINGS, SETTLEMENT OR OTHER DAMAGE AFFECTING THE OPERATION OF A COMPONENT, REPAIR AS NEEDED.

4. REMOTE CONTROL VALVES, ISOLATION VALVES AND QUICK COUPLER VALVES- VISUALLY INSPECT FOR LEAKS, SETTLEMENTS, WIRE CONNECTIONS, AND PRESSURE SETTINGS, REPAIR OR ADJUST AS NEEDED.

5. MAINLINE AND LATERALS- VISUALLY INSPECT FOR ANY LEAKS AND SETTLEMENTS OF TRENCH.

6. SPRINKLERS- VISUALLY CHECK FOR ANY BROKEN MISSIGNED OR CLOGGED HEADS, HEADS WITH CORRECTING ARC, INADEQUATE COVERAGE OR OVERSPRAY AND LOW HEAD DRAINAGE, REPAIR AS NEEDED.

7. FILTERS AND STRAINERS- VISUALLY CHECK FOR LEAKS, BROKEN FITTINGS, CLEAN AND FLUSH SCREENS.

AUDIT SHALL BE IN ACCORDANCE WITH THE LATEST STATE OF CALIFORNIA LANDSCAPE WATER MANAGEMENT PROGRAM AS DESCRIBED IN THE LATEST LANDSCAPE IRRIGATION AUDITOR HANDBOOK. THE LANDSCAPE IRRIGATION AUDITS TO BE CONDUCTED BY A QUALIFIED INDIVIDUAL AND THE AUDIT SCHEDULE SHALL BE CONDUCTED AT LEAST ONCE EVERY 5 (FIVE) YEARS IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 20, DIVISION 1 OF THE LOS ANGELES COUNTY CODE.

420 CAMINO DE GLORIA, WALNUT, CA YEARLY ETo: 50.13

MAWA = (ETo) (0.62) [0.7 X LA + 0.3 X SLA]
MAWA = (50.13) (0.62) [0.7 X 1547 + 0.3 X 0]
MAWA = (31.08) [1,082.9 + 0]

MAWA = 33,656.5

ETWU = $\frac{(ETo)\ (0.62)\ [PF \times HA]}{IE + SLA}$

HYDROZONE 1- DRIP VERY LOW

ETWU = $\frac{(50.13)\ (0.62)\ [0.05 \times 75]}{.85}$ = ETWU = $\frac{(31.08)\ [3.75]}{.85}$

ETWU = $\frac{116.55}{.85}$ = 137.12

HYDROZONE 2- DRIP VERY LOW

ETWU = $\frac{(50.13)\ (0.62)\ [0.05 \times 25]}{.85}$ = ETWU = $\frac{(31.08)\ [1.25]}{.85}$

ETWU = $\frac{38.85}{.85}$ = 45.71

HYDROZONE 3- DRIP VERY LOW

ETWU = $\frac{(50.13)\ (0.62)\ [0.05 \times 132]}{.85}$ = ETWU = $\frac{(31.08)\ [6.6]}{.85}$

ETWU = $\frac{205.13}{.85}$ = 241.33

HYDROZONE 4- DRIP VERY LOW

ETWU = $\frac{(50.13)\ (0.62)\ [0.05 \times 137]}{.85}$ = ETWU = $\frac{(31.08)\ [6.85]}{.85}$

ETWU = $\frac{212.9}{.85}$ = 250.47

HYDROZONE 5- DRIP VERY LOW

ETWU = $\frac{(50.13)\ (0.62)\ [0.05 \times 719]}{.85}$ = ETWU = $\frac{(31.08)\ [35.95]}{.85}$

ETWU = $\frac{1117.33}{.85}$ = 1314.5

HYDROZONE 6- DRIP VERY LOW

ETWU = $\frac{(50.13)\ (0.62)\ [0.05 \times 161]}{.85}$ = ETWU = $\frac{(31.08)\ [8.05]}{.85}$

ETWU = $\frac{250.19}{.85}$ = 294.35

HYDROZONE 7- DRIP VERY LOW

ETWU = $\frac{(50.13)\ (0.62)\ [0.05 \times 17]}{.85}$ = ETWU = $\frac{(31.08)\ [0.85]}{.85}$

ETWU = $\frac{26.42}{.85}$ = 31.08

HYDROZONE 8- DRIP VERY LOW

ETWU = $\frac{(50.13)\ (0.62)\ [0.05 \times 105]}{.85}$ = ETWU = $\frac{(31.08)\ [5.25]}{.85}$

ETWU = $\frac{163.17}{.85}$ = 191.96

HYDROZONE 9- DRIP VERY LOW

ETWU = $\frac{(50.13)\ (0.62)\ [0.05 \times 176]}{.85}$ = ETWU = $\frac{(31.08)\ [8.8]}{.85}$

ETWU = $\frac{273.50}{.85}$ = 321.77

TOTAL PROPOSED ETWU = 2.828.29

ABBREVIATION

MAWA - MAXIMUM APPLIED WATER ALLOWANCE
ETWU - ESTIMATED TOTAL WATER USE PER YEAR (GALLONS)
ETo - EVAPOTRANSPIRATION (IN INCHES)
PF (PLANT FACTOR)
HA (HYDROZONE AREA-HIGH, MED. LOW)(SF)
IE (IRRIGATION EFFICIENCY) MIN.0.81 OR 0.75)
LA (LANDSCAPE AREA)

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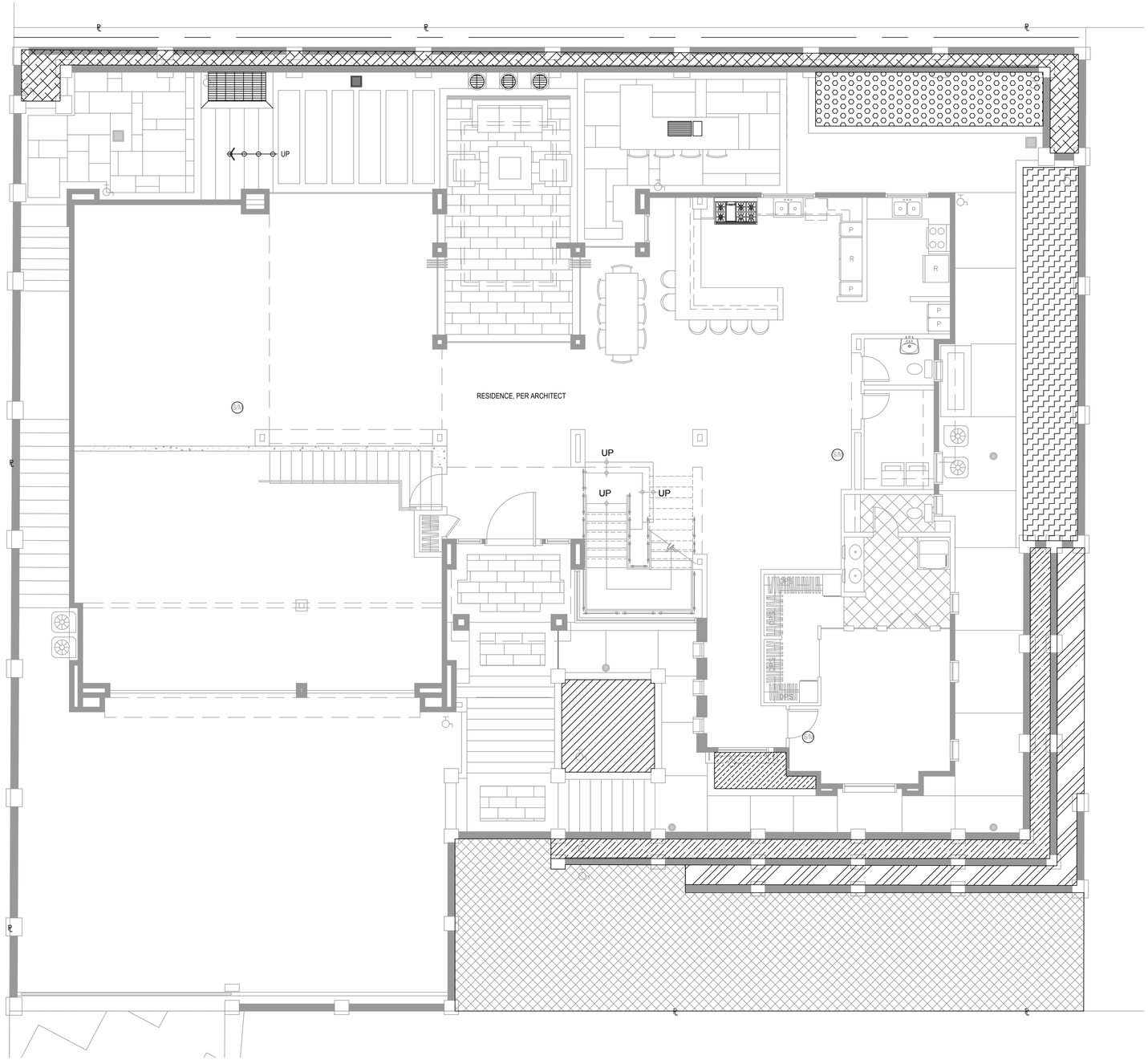
PROJECT
LIVIA MAI & SAM ZHANG
RESIDENCE
SFR NEW CONSTRUCTION
420 Camino de Gloria. Walnut, Ca. 91789

REVISION	ISSUE	DATE
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SCALE: As Noted
TITLE: IRRIGATION NOTES AND CALCS

DRAWING NO: LA-3.00

PLOT DATE:



HYDROZONE LEGEND

SYMBOL	HYDROZONE	PLANT WATER USE TYPE	PLANT FACTOR (PF)*	HYDROZONE AREA (HA) SQ. FT.	PF X HA SQ. FT.
	1	VERY LOW	0.05	75	3.75
	2	VERY LOW	0.05	25	1.25
	3	VERY LOW	0.05	132	6.60
	4	VERY LOW	0.05	137	6.85
	5	VERY LOW	0.05	719	35.95
	6	VERY LOW	0.05	161	8.05
	7	VERY LOW	0.05	17	0.85
	8	MEDIUM	0.5	105	52.5
	9	MEDIUM	0.5	176	88
* PLANT FACTOR FROM WUCOLS				SUM	203.8

D HYDROZONE

SCALE: 3/16"=1'-0"

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DAVID KE
C 35833
1-31-23
Renewal Date
STATE OF CALIFORNIA

NCARB # 101786

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SFR NEW CONSTRUCTION
420 Camino de Gloria. Walnut, Ca. 91789

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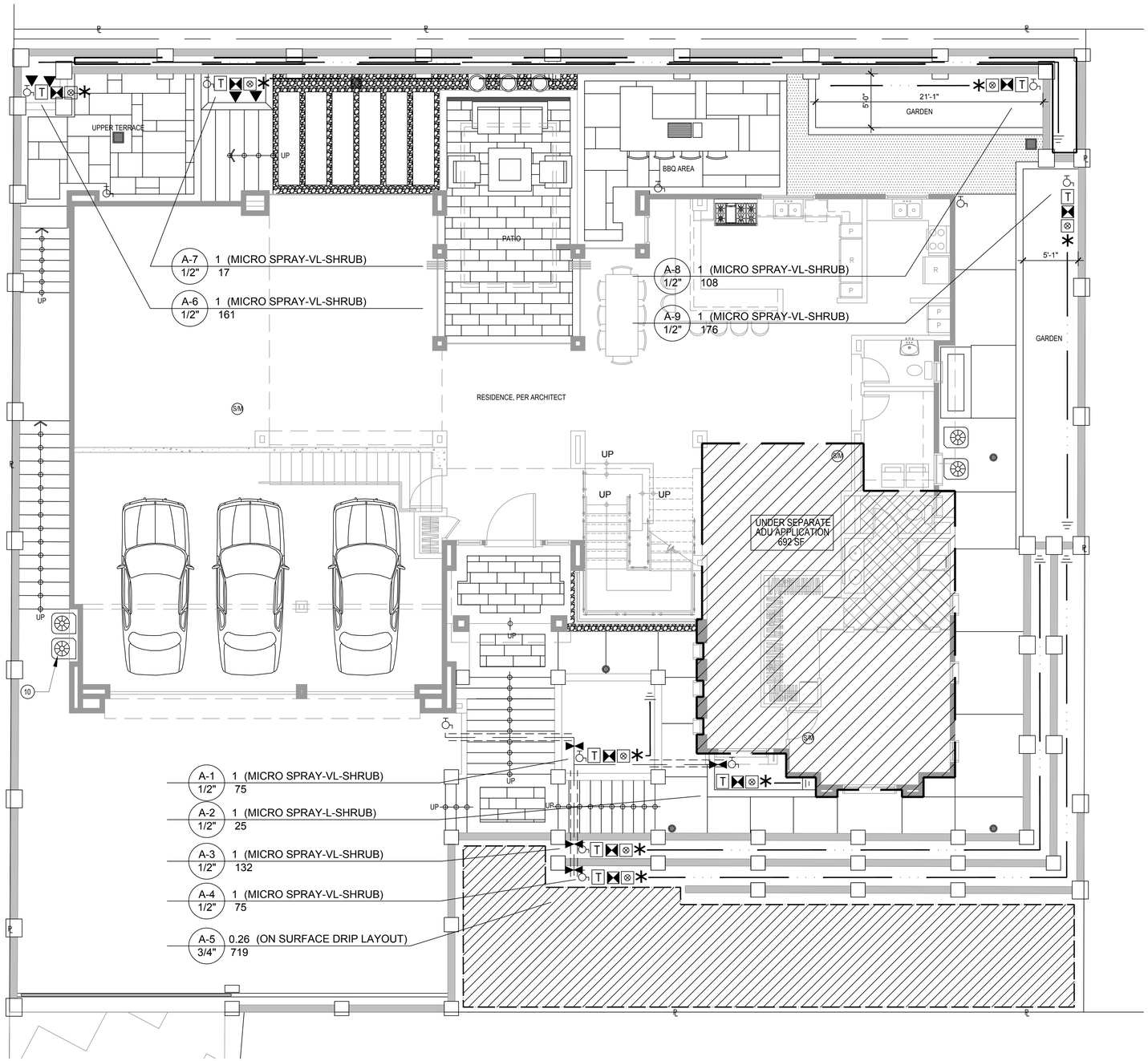
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SCALE: As Noted

TITLE:
HYDROZONE
MAP

DRAWING NO:
LA-3.00.01

PLOT DATE:



D IRRIGATION PLAN

SCALE: 3/16"=1'-0"

IRRIGATION LEGEND

SYMBOL	MANUF.	MODEL NO.	DESCRIPTION
Ⓡ			LOCATION OF WIRELESS WEATHER STATION, MOUNT ON BUILDING, NO SHADE
			HOSE BIB, INSTALL ON 3/4" SCH 40 PVC RISER
T	DIG	EVO100	SOLAR DIGITAL HOSE END TIMER W/ RAIN SENSOR CONNECTION
	DRIP STORE	A032	HEAVY DUTY BACK FLOW PREVENTER
	DIG		25 PSI FILTER/ PRESSURE REGULATOR
	NIBCO	T-113	GATE VALVE (LINE SIZE)
*			SWIVEL ADAPTER
●	DIG	410B	ADJUSTABLE SPRAYER ON STAKE
———		SCH. 40 PVC	WATER MAINLINE, 1-1/2" OR SMALL.
— —	DIG	TUBING	1/2" POLY DRIP IRRIGATION TUBING
———		TUBING	1/4" DRIP IRRIGATION TUBING
	DIG	FLUSH CAP	1/2" COMPRESSION END CAP W/ FLUSH VALVE
	NETAFIM	TECHLINE EZ	ON-SURFACE DRIPLINE, 12" SPACING. 0.26 GPH 120 MESH FILTRATION, ISO 9261 COMPLIANCE REFER TO IRRIGATION DETAIL 6, SHEET LD-2.01

INDICATES STATION NUMBER
GPH, SPRAY TYPE, USE TYPE, PLANT TYPE
SQUARE FOOTAGE
INDICATES VALVE SIZE

* U.N.O. ALL 1/2" POLY TUBING MUST HAVE A COMPRESSION END CAP
** REFER TO IRRIGATION DETAILS, SHEET LD-2.01
*** POINT OF CONNECTION PER PLUMBING PLAN

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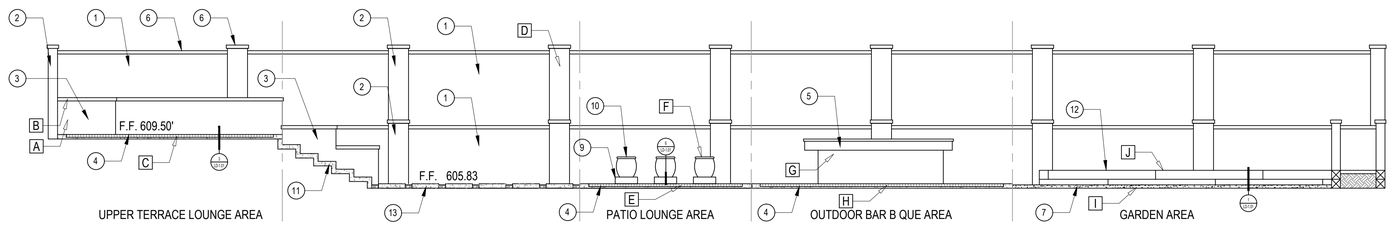
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C 35833
1-31-23
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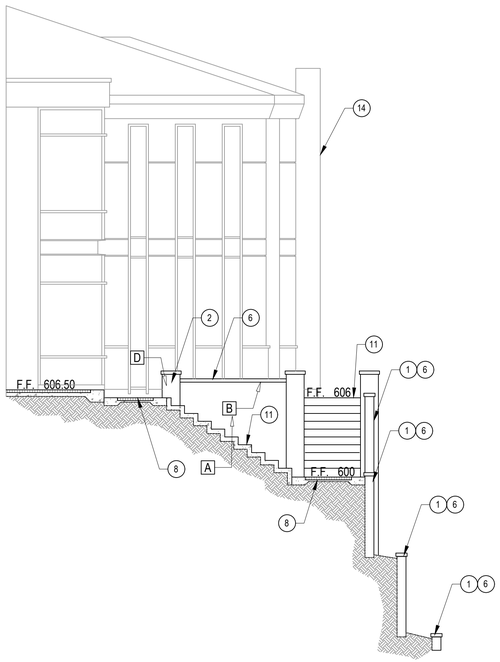
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SCALE: As Noted
TITLE: IRRIGATION PLAN
DRAWING NO: LA-3.01
PLOT DATE:



A SITE SECTION

SCALE: 3/16"=1'-0"



B SITE SECTION

SCALE: 3/16"=1'-0"

LANDSCAPE NOTES

1. RETAINING WALL, REFER TO CIVIL DRAWINGS
2. SPLIT FACE PILASTERS, REFER TO MATERIAL SCHEDULE, THIS SHEET SEE DET. X, SHEET LD-X.XX
3. LANDSCAPE SPLITFACED CMU PLANTER, REFER TO MATERIAL SCHEDULE, THIS SHEET, SEE DET. X, SHEET LD-X.XX
4. ENHANCED HARDSCAPE, REFER TO MATERIAL SCHEDULE
5. OUTDOOR KITCHEN, REFER TO MATERIAL SCHEDULE
6. PRE-CAST CONCRETE WALL CAP, REFER TO MATERIAL SCHEDULE, THIS SHEET
7. DECOMPOSED GRANITE, REFER TO MATERIAL SCHEDULE, THIS SHEET
8. CONCRETE WALK, MEDIUM BROOM FINISH, SCORE JOINT PER PLAN
9. CONCRETE PLINTH, SEE DETAIL X, SHEET LD-X.XX
10. LANDSCAPE POTTING, REFER TO MATERIAL SCHEDULE, THIS SHEET
11. CONCRETE RISERS
12. 6 X 6 PRESSURE TREATED TIMBER, SEE DET. X, SHEET LD-X.XX
13. 2' X 8'-8" CONCRETE PADS, MEDIUM BROOM FINISH, SEET DET.X, SHEET LD-X.XX
14. ARCHITECTURE BEYOND FOR REFERENCE ONLY, REFER TO ARCH DRAWINGS

* VERIFY ALL FINISH FLOOR ELEVATION WITH CIVIL DRAWINGS

EQUIPMENT SCHEDULE RESPONSIBILITY MATRIX					STANDARDS REFERENCE
MARK	ITEM	MANUF.	MODEL #	DESCRIPTION & COLOR	
A	8 X 8 X 16 CONCRETE MASONRY UNIT	ANGELUS BLOCK INC.	SPLITFACE	GLACIER WHITE SPLIT FACE	TMS 402-11, ACI 530-11/ ASCE 5-11 ASTM C90, ASTM C140/C140M
B	PRE-CAST CONCRETE CAP	STEPSTONE. INC.	SMOOTH FINISH SQUARE MODULAR	GRANADA WHITE	ASTM C33, C39, C144, C150, C595 C642, C666, C979
C	CONCRETE PAVER	BELGARD	CATALINA GRANA PAVER	METROPOLITAN COLLECTION/ VICTORIAN	ASTM C936, ICPI
D	PILASTER	ANGELUS BLOCK INC.	SPLITFACE	GLACIER WHITE SPLIT FACE	TMS 402-11, ACI 530-11/ ASCE 5-11 ASTM C90, ASTM C140/C140M
E	NARROW MODULAR PAVERS	STEPSTONE, INC.	GRANADA WHITE #1801 FRENCH GRAY #1804 PORCELAIN #1813	MIXED 70% GRANADA WHITE, 15% FRENCH GRAY, 15% PORCELAIN	ASTM C33, C39, C144, C150, C595 C642, C666, C979
F	LANDSCAPE POT	POT PLANTERS & MORE	WANNSEE LARGE ROUND TREE PLANTER	27" X 24" METALLIC SILVER, HIGH GLOSS WITH DRAINAGE HOLES	
G	OUTDOOR KITCHEN / BBQ	BELGRADE	OUTDOOR KITCHEN	BUILT-IN ELEMENTS 32" GRILL, WITH PRO DOUBLE SIDE BURNER, BUILT IN FRIDGE BUILT IN SINK BY ELEMENTS	
H	CONCRETE PAVER	BELGRADE	LARGE SCALE CALARC PAVERS, SANDBLAST	SIZES: MIXED 6 X 48, 8 X 48, 12 X 48 GRANADA WHITE, FRENCH GRAY, ALMOND	
I	DECOMPOSED GRANITE	SOUTHWEST BOLDER & STONE	-	SANDTONE PALM SPRINGS GOLD LANDSCAPE DECOMPOSED GRANITE	
J	6 X 6 X 8 PT TIMBER	-	-	BROWN STAIN PRESSURE TREATED TIMBER	

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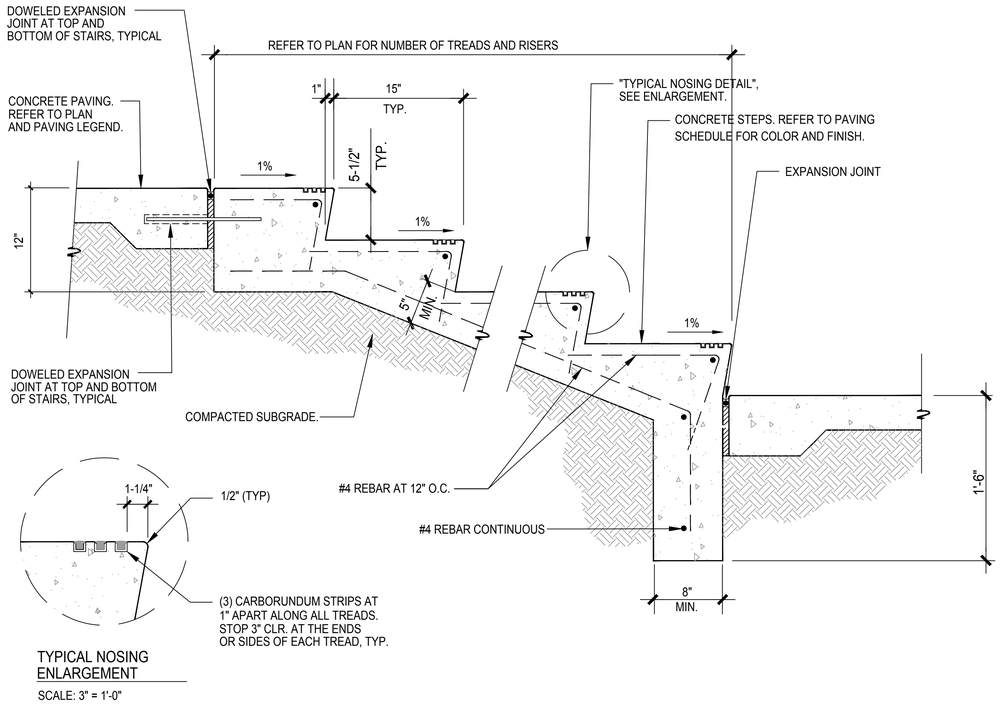
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SCALE: As Noted

TITLE: SITE SECTIONS

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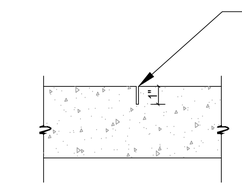


TYPICAL NOSING ENLARGEMENT

SCALE: 3" = 1'-0"

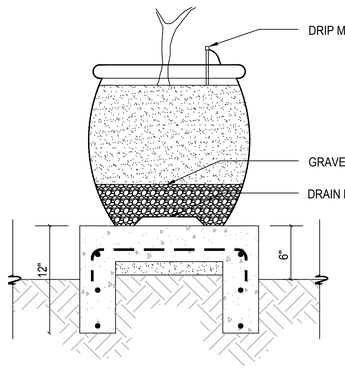
CONCRETE RISERS

SCALE: N.T.S. **10**



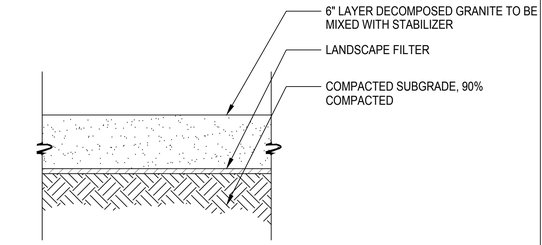
SAW CUT

SCALE: 3"=1'-0" **5**



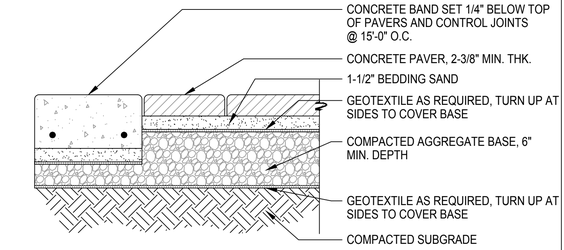
CONCRETE PLYNTH

SCALE: 1-1/2"=1'-0" **6**



DECOMPOSED GRANITE

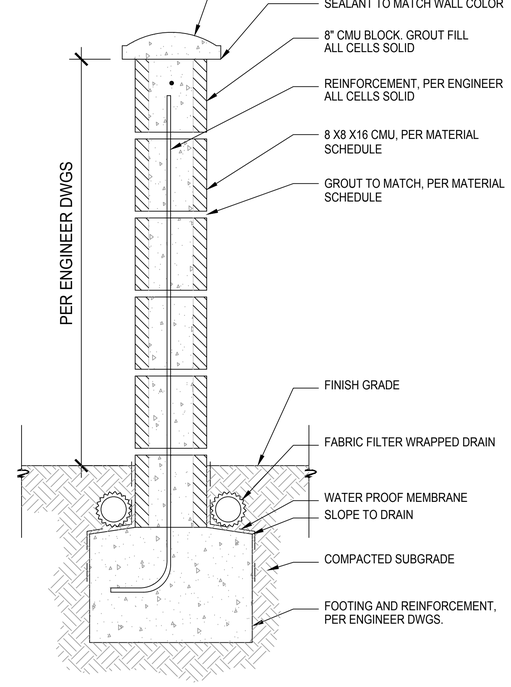
SCALE: 1-1/2"=1'-0" **1**



NOTES:
1. THICKNESS OF AGGREGATE BASE WILL VARY W/ SUBGRADE COND. AND CLIMATE. COLDER CLIMATES MAY REQUIRE THICKER BASES.
2. CONCRETE PAVERS SHOULD BE PLACED ON A CEMENT TREATED BASE IF SOIL IS EXTREMELY WEAK OR CONSTANTLY SATURATED. PAVERS CAN BE OVERLAID ON EXITING ASPHALT OR CONCRETE.

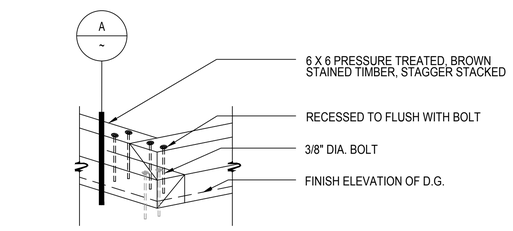
CONC. PAVER WITH CONC. BAND O/SUBGRADE

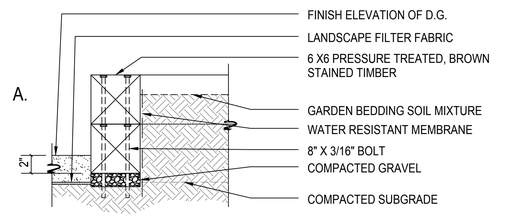
SCALE: 1-1/2"=1'-0" **2**



PERIMETER WALL, TYP.

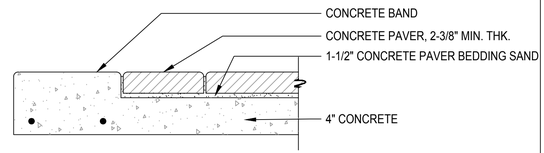
SCALE: 1-1/2"=1'-0" **12**





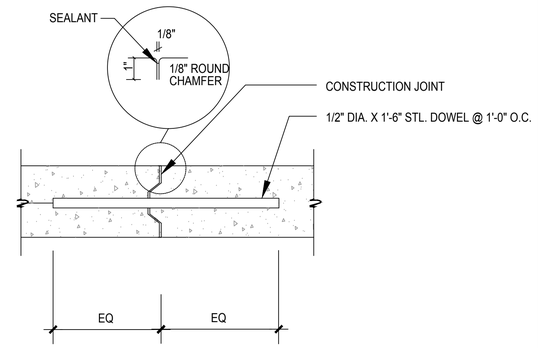
TIMBER PLANTER BED

SCALE: N.T.S. **8**



CONC. PAVER WITH CONC. BAND O/ CONCRETE

SCALE: 3"=1'-0" **3**



CONCRETE PAVING @ CONSTRUCTION JOINT, TYP.

SCALE: 3"=1'-0" **4**

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DAVID KE
C 35833
1-31-23
Renewal Date
STATE OF CALIFORNIA

NCARB # 101786

PROJECT
LIVIA MAI & SAM ZHANG
RESIDENCE
SFR NEW CONSTRUCTION
420 Camino de Gloria. Walnut, Ca. 91789

REVISION	ISSUE	DATE
1		

PROJECT NO:

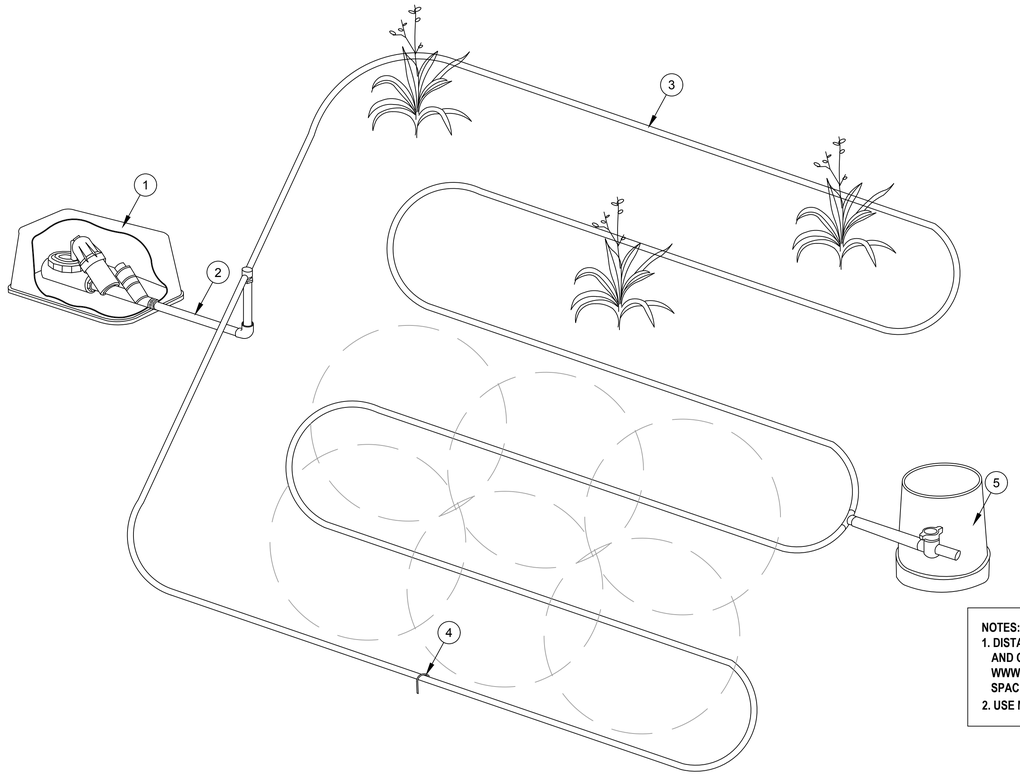
DRAWN BY: CHECKED BY: dk

SCALE: As Noted

TITLE: HARDSCAPE DETAILS

DRAWING NO: LD-1.01

PLOT DATE:



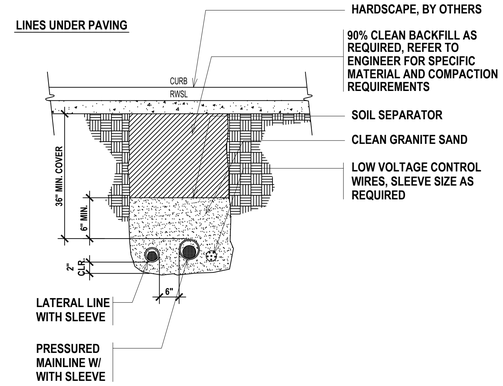
1. NETAFIM LOW VOLUME CONTROL ZONE KIT IN A STANDARD 12" VALVE BOX:
   - PRE-ASSEMBLED 1" CONTROL VALVE
   - 3/4" DISC FILTER
   - LOW FLOW PRESSURE REGULATOR (LOW FLOW 0.25-44.4 GPM) LVCZ8010075-LF
2. SUPPLY LATERAL: TECHLINE EZ BLANK TUBING IF ZONE IS UNDER 5GPM OR PVC/PE PIPE IF OVER 5 GPM.
3. TECHLINE EZ DRIPPERLINE, #TLEZ: START ROWS OF DRIPPERLINE 2" FROM HARDSCAPES AND 4" FROM SOFTSCAPES.
4. STAPLES: USE ONE TLS6 SOIL STAPLE EVERY 3' OF TECHLINE EZ IN SAND, EVERY 4' IN LOAM AND EVRY 5' IN CLAY.
5. LINE FLUSHING VALVE: USE T12SOV OR T12FIG8. PLACE ALONG EXHAUST HEADER OR AT POINT FARTHEST AWAY FROM CONTROL ZONE KIT.

NOTES:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON NETFIM'S WEBSITE, WWW.NETAFIMUSA.COM 2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING PER MANUFACTURER'S SPECIFICATIONS.
2. USE MULCH OR DECOMPOSED GRANITE, MIN 2-3 INCHES. ADD WEED BARRIER AS NEEDED.

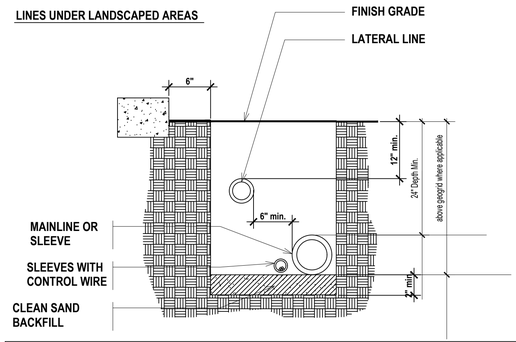
ON-SURFACE DRIPLINE END FEED LAYOUT

N.T.S.

6

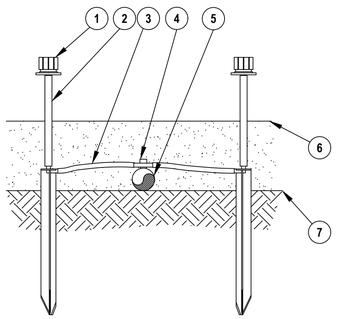


NOTES:
A. ALL SLEEVES TO BE PVC CL.200 OR 200 PSI RATED PIPE, OR GREATER.
B. ALL SLEEVES TO BE TWICE THE DIA. OF THE PIPE.
C. ALLSLEEVES TO RUN A MIN. OFF 12" BEYOND HARDSCAPE EDGES.
D. CURBS SHALL BE ETCHED OR CHIPPED TO IDENTIFY (CROSSING SLEEVING) AT THE CURB LINE (RSWL) IN 4-inch LETTERS.



NOTES:
A. ALLI PLASTIC PIPING TO BE SNAKED IN TRENCHES.
B. BUNDLE & TAPE WIRING AT 10' INTERVALS.
C. TIE A LOOSE 24" LOOP IN WIRING EVERY 100 FEET & AT CHANGES OF OF DIRECTION GREATER THAN 30 DEG.. UNTIE ALL LOOPS AFTER ALL CONNECTIONS HAVE BEEN MADE.
D. INSTALL ALL CONTROL WIRES IN SLEEVES
E. SEE IRRIGATION SPECIFICATIONS FOR BACKFILL & COMPACTION REQUIREMENTS
F. PIPE COVER FOR 2" DIA. & LARGER SHALL BE 24".
G. PIPE COVER FOR 1-1/2" & SMALLER SHALL BE 18".
H. PIPE COVER FOR NON-PRESSURE LATERAL LINES SHALL BE 12" FOR SPRAY HEADS.
I. PIPE COVER FOR NON-PRESSURE LATERAL LINES SHALL BE 12"FOR ROTOR HEADS.
J. COMMON TRENCH WITH OTHER UTILITIES IS PROHIBITED

1. BUBBLER WITH 1032 THREADED INLET: RAIN BIRD XERI-BUBBLER (1 OF 2 SHOWN)
2. POLYFLEX RISER AND STAKE ASSEMBLY: RAIN BIRD PFR-RS (1 OF 2 SHOWN)
3. ¼" DISTRIBUTION TUBING: RAIN BIRD XQ TUBING (LENGTH AS REQUIRED) (1 OF 2 SHOWN)
4. ¼" BARB TRANSFER TEE: RAIN BIRD XBF3TEE
5. ½" POLYETHYLENE TUBING: RAIN BIRD XF SERIES TUBING OR RAIN BIRD XT-700 XERI-TUBE OR RAIN BIRD XBS BLACK STRIPE TUBING
6. TOP OF MULCH
7. FINISH GRADE



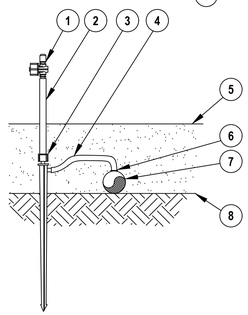
NOTES:
1. USE RAIN BIRD XERIMAN TOOL XM-TOOL TO INSERT TRANSFER TEE DIRECTLY INTO ½" POLYETHYLENE TUBING.
2. RAIN BIRD XERI-BUBBLER 1032 AVAILABLE IN THE FOLLOWING MODELS:
   SXB-180-1032 - HALF CIRCLE - 5 STREAMS - 13 GPH MAX
   SBX-360-1032 - FULL CIRCLE - 8 STREAMS - 13 GPH MAX
   UXB-360-1032 - FULL CIRCLE - UMBRELLA - 35 GPH MAX

XERI-BUBBLER

N.T.S.

16

1. MICRO-SPRAY WITH 1032 THREADED INLET: RAIN BIRD XERI-SPRAY
2. 12" POLYFLEX RISER: RAIN BIRD PFR-12
3. THREADED RISER STAKE: RAIN BIRD RS-025T
4. ¼" DISTRIBUTION TUBING: RAIN BIRD XQ TUBING (LENGTH AS REQUIRED)
5. TOP OF MULCH
6. ¼" BARB TRANSFER CONNECTOR: RAIN BIRD XBF1CONN
7. ½" POLYETHYLENE TUBING: RAIN BIRD XF SERIES TUBING OR RAIN BIRD XT-700 XERI-TUBE OR RAIN BIRD XBS BLACK STRIPE TUBING
8. FINISH GRADE

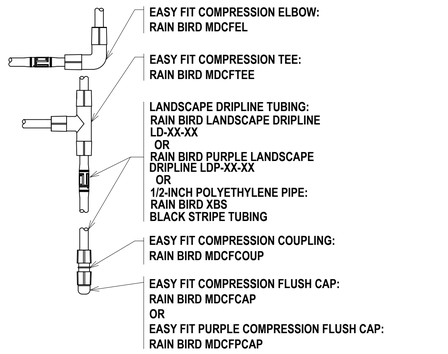


NOTES:
1. USE RAIN BIRD XERIMAN TOOL XM-TOOL TO INSERT TRANSFER TEE DIRECTLY INTO ½" POLYETHYLENE TUBING.
2. RAIN BIRD XERI-SPRAY AVAILABLE IN THE FOLLOWING MODELS:
   XS-090 - QUARTER CIRCLE - SPRAY - 31 GPH MAX
   XS-180 - HALF CIRCLE - SPRAY - 31 GPH MAX
   XS-360 - FULL CIRCLE - STREAM SPRAY - 31 GPH MAX
   X360 ADJMST - FULL CIRCLE - MIST - 31 GPH MAX

XERI-SPRAY

N.T.S.

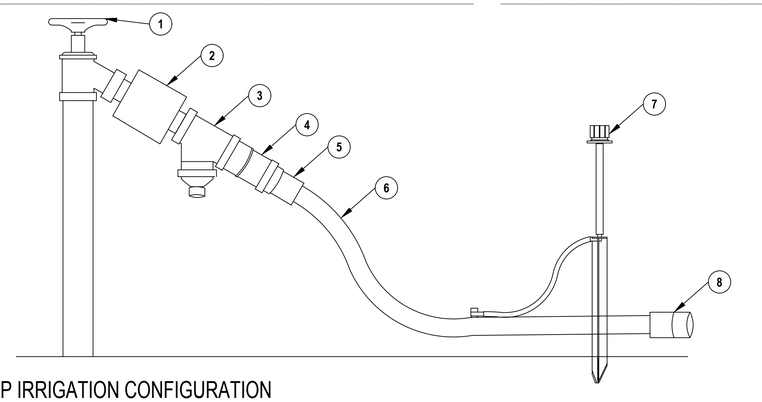
12



EASY FIT COMPRESION FITTINGS

N.T.S.

7



DRIP IRRIGATION CONFIGURATION

N.T.S.

4

TRENCH DEPTH/ LINE SPACING

N.T.S.

3

1. HOSE BIB ON PVC PIPE STEM
2. TIMER, SOLAR POWERED
3. BACKFLOW PREVENTER
4. FILTER & PRESSURE REGULATOR
5. SWIVEL TUBE ADAPTER
6. 1/2" DRIP POLYETHYLENE TUBING
7. XERI SPRAY OR XERI BUBBLER
8. COMPRESSION CAP WITH FLUSH VALVE

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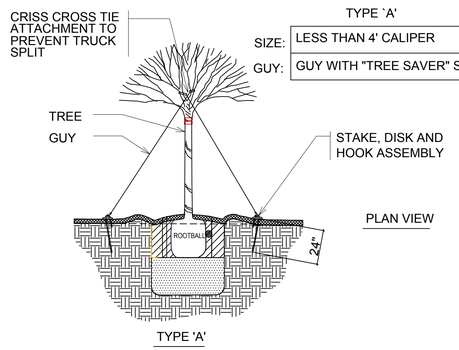
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SCALE: As Noted

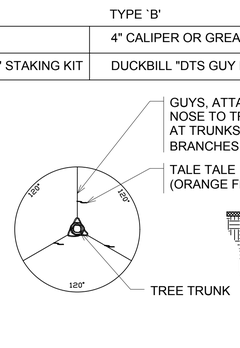
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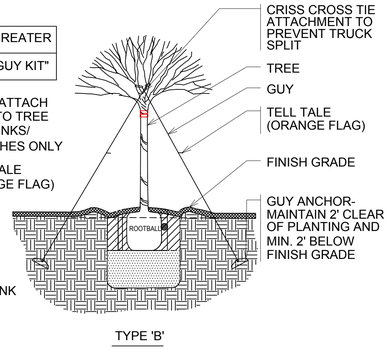
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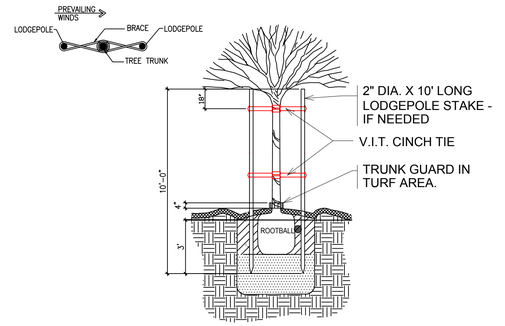
	TYPE `A'	TYPE `B'
SIZE:	LESS THAN 4' CALIPER	4" CALIPER OR GREATER
GUY:	GUY WITH "TREE SAVER" STAKING KIT	DUCKBILL "DTS GUY KIT"





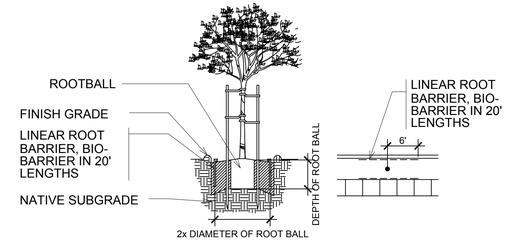
SINGLE TRUNK GUYING DETAIL (FOR 36" BOX AND ABOVE) 5

N.T.S.



DOUBLE TREE STAKING 1

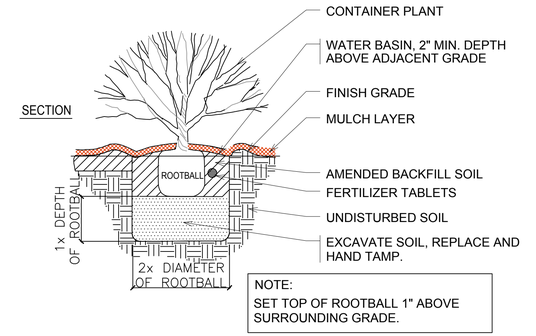
N.T.S.



NOTES:
A: INSTALL ON ALL TREES LOCATED WITHIN 5' OF ADJACENT PAVING/CURB
B: INSTALL PER MAUFACTURERS SPECIFICATIONS.
C: FOR PLANTING, REFER TO TREE PLANTING DETAIL.
D: FOR STAKING, REFER TO TREE STAKING DETAIL.
E: BIO-BARRIER IN 20' LENGTHS FOR ALL TREES ADJACENT TO STREETS WITHIN 10' OF PAVING.

TREE PLANTING 6

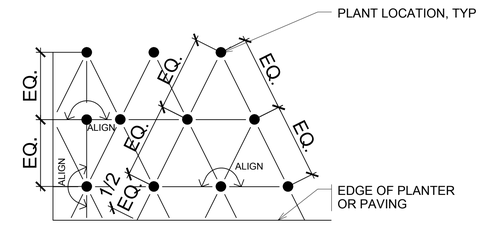
N.T.S.



NOTE:
SET TOP OF ROOTBALL 1" ABOVE SURROUNDING GRADE.

SHRUB PLANTING 2

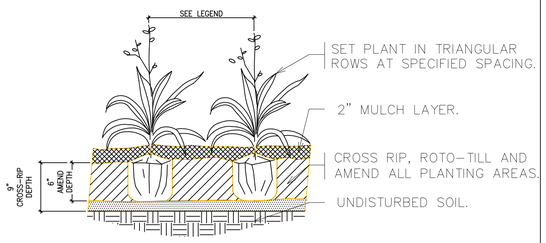
N.T.S.



NOTE: SEE PLANTING SCHEDULE FOR SPACING OF ALL SHRUBS AND GROUNDCOVERS

PLANT SPACING 3

N.T.S.



GROUNDCOVER PLANTING 4

N.T.S.

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