

LANDSCAPE LEGEND

- CONCRETE WALK - FINISH SCHEDULE BELOW - SEE CIVIL/ARCH DWGS
- SCORED ENHANCED PAVING - SEE PAVING LEGEND FOR COLOR/FINISH
- CAST-IN-PLACE CONCRETE BENCH - SEE DETAIL 4 / L1.04
- BIKE RACKS SURFACE MOUNTED ON CONCRETE SLAB - SEE SCHEDULE BELOW AND DETAILS ON L1.05
- 6" FLUSH CONCRETE BAND/HEADER - SEE DETAIL 5 / L1.04
- GALVANIZED GARDEN TROUGH (REQUIRES ASSEMBLY) - SEE DETAIL 5 / L1.03
- DEDICATED SPACE FOR ARCH DESIGNED GARDEN STORAGE SHED - PROVIDE ELECTRICAL POWER FOR INTERIOR LIGHT AND BLDG WATER SERVICE FOR HOSE BIB - SEE ELECTRICAL/PLUMBING DWGS
- WOOD TOP POTTING AND GARDEN TABLE ON 6" STEEL POSTS W/ DOWNLIGHTING IN PERGOLA ABOVE - SEE DETAIL 6 & 7 / L1.03
- STEEL HEADER - BOTH SIDES OF DG PATH - SEE DETAIL 1 / L1.04
- PRE-FAB PLASTIC COMPOST BINS - BY OWNER (QTY: 3) SET ON DG SURFACE
- 32" HT CMU GARDEN WALL PLANTER W/ 2" CMU CAP - STUCCO FINISH AND PAINT TO MATCH BUILDING

APPROVED
 CITY OF BUELLTON PLANNING DEPARTMENT
 By: Cara Miralles DATE: May 7, 2024
 CASE # 24-ZC-01
 APPROVAL FOR LAND USE EXEMPTION OR ZONING CLEARANCE ONLY

PAVING LEGEND

- UNCOLORED CONCRETE W/ A LIGHT REDARANT FINISH
- INTEGRAL "DAVID" COLOR CONCRETE WITH AL LIGHT BROOM FINISH & SCORED PATTERN
- STABILIZED DECOMPOSED GRANITE
- PLAIN (UNSTABILIZED) DECOMPOSED GRANITE IN PLANTING AREAS
- 3/8" CRUSHED ROCK FOR COMMUNITY GARDEN AREA
- PLANTING AREAS WITH 3" LAYER OF WOOD MULCH THROUGHOUT - SEE SPECS

FURNITURE SCHEDULE

- A 6FT WOOD BENCH (QTY: 13)
- B TABLE W/ 3 ATTACHED CHAIRS (ADA ACCESSIBLE) - METAL (QTY: 2)
- C 6FT WIDE FABRIC UMBRELLA (QTY: 2)
- D CHAISE CHAIR - METAL FRAME W/ CUSHIONS (QTY: 8)
- E 24" - 32" SQ SIDE TABLE FOR CHAIR SETS - METAL (QTY: 4)
- F 8' TO 10' LONG X 42" WIDE OUTDOOR TABLE - METAL (QTY: 1)
- G OUTDOOR DINING CHAIRS - METAL (QTY: 8)
- H 5FT WOOD BENCH (QTY: 1)

FINAL FURNITURE SELECTIONS, PURCHASE, AND PLACEMENT BY OWNER

BIKE RACK SCHEDULE

- SINGLE-SIDED BIKE RACK (QTY: 5)
MODEL: SSCR4 - FINISH
4 SPACES EACH FOR A TOTAL OF 20 BIKE SPACES
- DOUBLE-SIDED BIKE RACK (QTY: 4)
MODEL: DSCR8 - FINISH
8 SPACES EACH FOR A TOTAL OF 32 BIKE SPACES

MANUFACTURER: PEAKRACKS.COM - SAN LUIS OBISPO, CALIFORNIA
 PHONE: (805) 235-8812 - INFO@PEAKRACKS.COM

SURFACE MOUNT EACH RACK ON DEDICATED CONCRETE SLAB - SEE DETAILS ON L1.05

SYMBOL LEGEND

- PEDESTRIAN LIGHT STANDARD - SEE LIGHTING PLAN
- BOXED TREE LOCATIONS

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

PLAN CHECK #2 - 04/03/2024

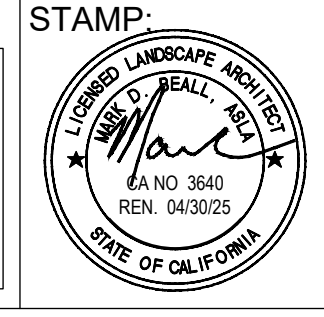
VILLAGE SENIOR APARTMENTS

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CONSULTANT:

Mark Beall associates

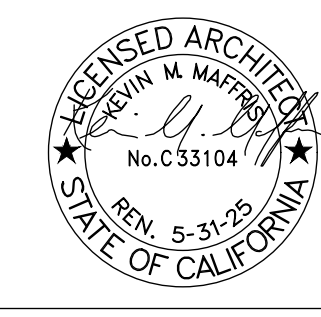
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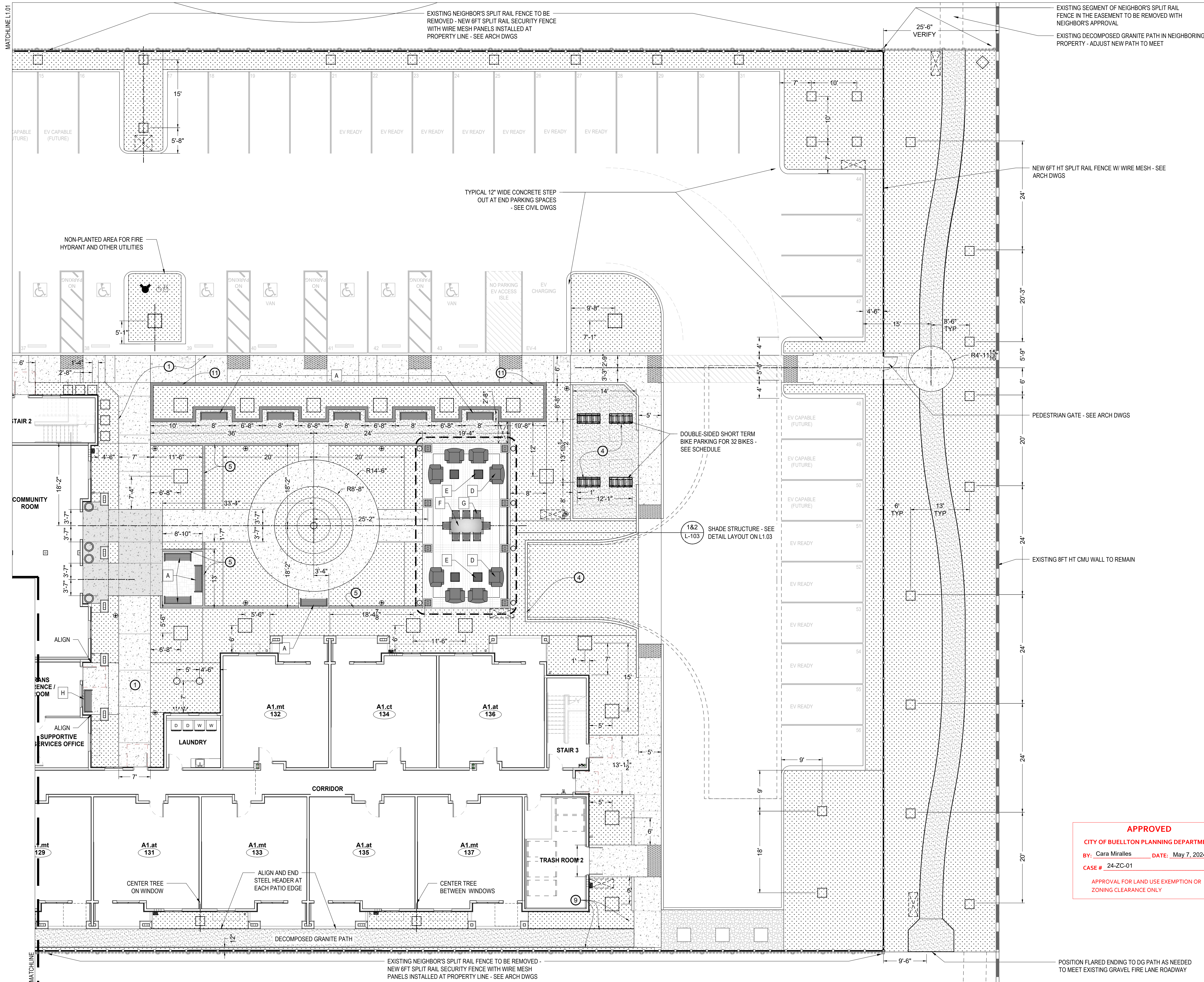
DRAWING: SITE LAYOUT PLAN - WEST



Revision Schedule

No.	DESCRIPTION	DATE

PLOTTED	-	SHEET NO.
SCALE	1/8" = 1' - 0"	L1.01
DRAWN	MB	
JOB no.	-	
SHEETS	-	



LANDSCAPE LEGEND

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- 2 SCORED ENHANCED PAVING - SEE PAVING LEGEND FOR COLOR/FINISH
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FINAL FURNITURE SELECTIONS, PURCHASE, AND PLACEMENT BY OWNER

BIKE RACK SCHEDULE

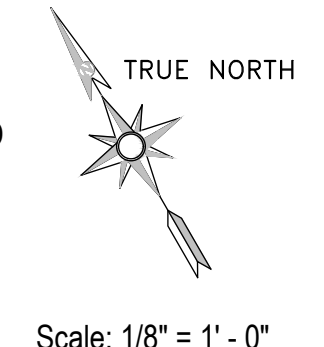
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SYMBOL LEGEND

- PEDESTRIAN LIGHT STANDARD - SEE LIGHTING PLAN
- BOXED TREE LOCATIONS



APPROVED
CITY OF BUELLTON PLANNING DEPARTMENT
BY: Cara Miralles DATE: May 7, 2024
CASE # 24-ZC-01
APPROVAL FOR LAND USE EXEMPTION OR ZONING CLEARANCE ONLY

EXISTING SEGMENT OF NEIGHBOR'S SPLIT RAIL FENCE IN THE EASEMENT TO BE REMOVED WITH NEIGHBOR'S APPROVAL
EXISTING DECOMPOSED GRANITE PATH IN NEIGHBORING PROPERTY - ADJUST NEW PATH TO MEET

EXISTING NEIGHBOR'S SPLIT RAIL FENCE TO BE REMOVED - NEW 6FT SPLIT RAIL SECURITY FENCE WITH WIRE MESH PANELS INSTALLED AT PROPERTY LINE - SEE ARCH DWGS

NEW 6FT HT SPLIT RAIL FENCE W/ WIRE MESH - SEE ARCH DWGS

TYPICAL 12" WIDE CONCRETE STEP OUT AT END PARKING SPACES - SEE CIVIL DWGS

NON-PLANTED AREA FOR FIRE HYDRANT AND OTHER UTILITIES

DOUBLE-SIDED SHORT TERM BIKE PARKING FOR 32 BIKES - SEE SCHEDULE

SHADE STRUCTURE - SEE DETAIL LAYOUT ON L1.03

PEDESTRIAN GATE - SEE ARCH DWGS

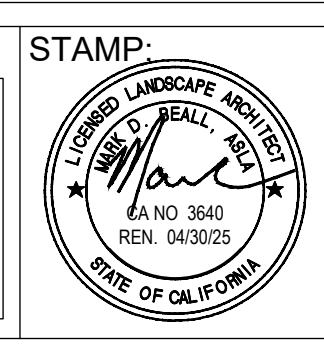
EXISTING 8FT HT CMU WALL TO REMAIN

POSITION FLARED ENDING TO DG PATH AS NEEDED TO MEET EXISTING GRAVEL FIRE LANE ROADWAY

VILLAGE SENIOR APARTMENTS

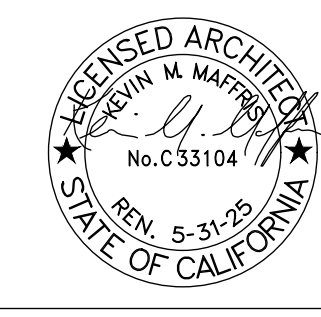
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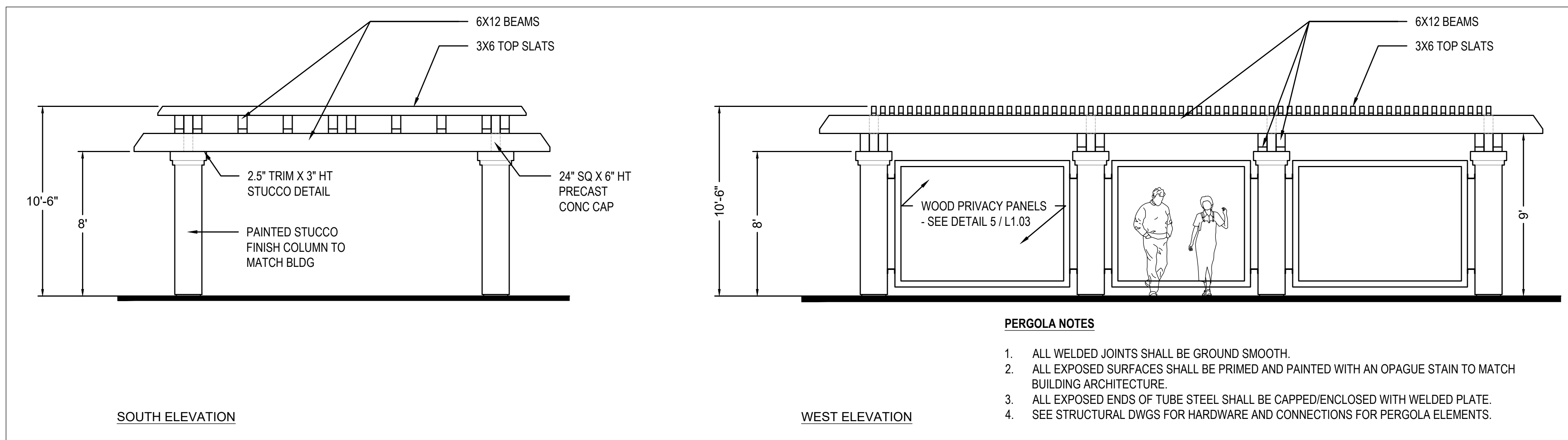
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Telephone: (213) 623-2107 WWW.YMARCH.COM

DRAWING: SITE LAYOUT PLAN - EAST

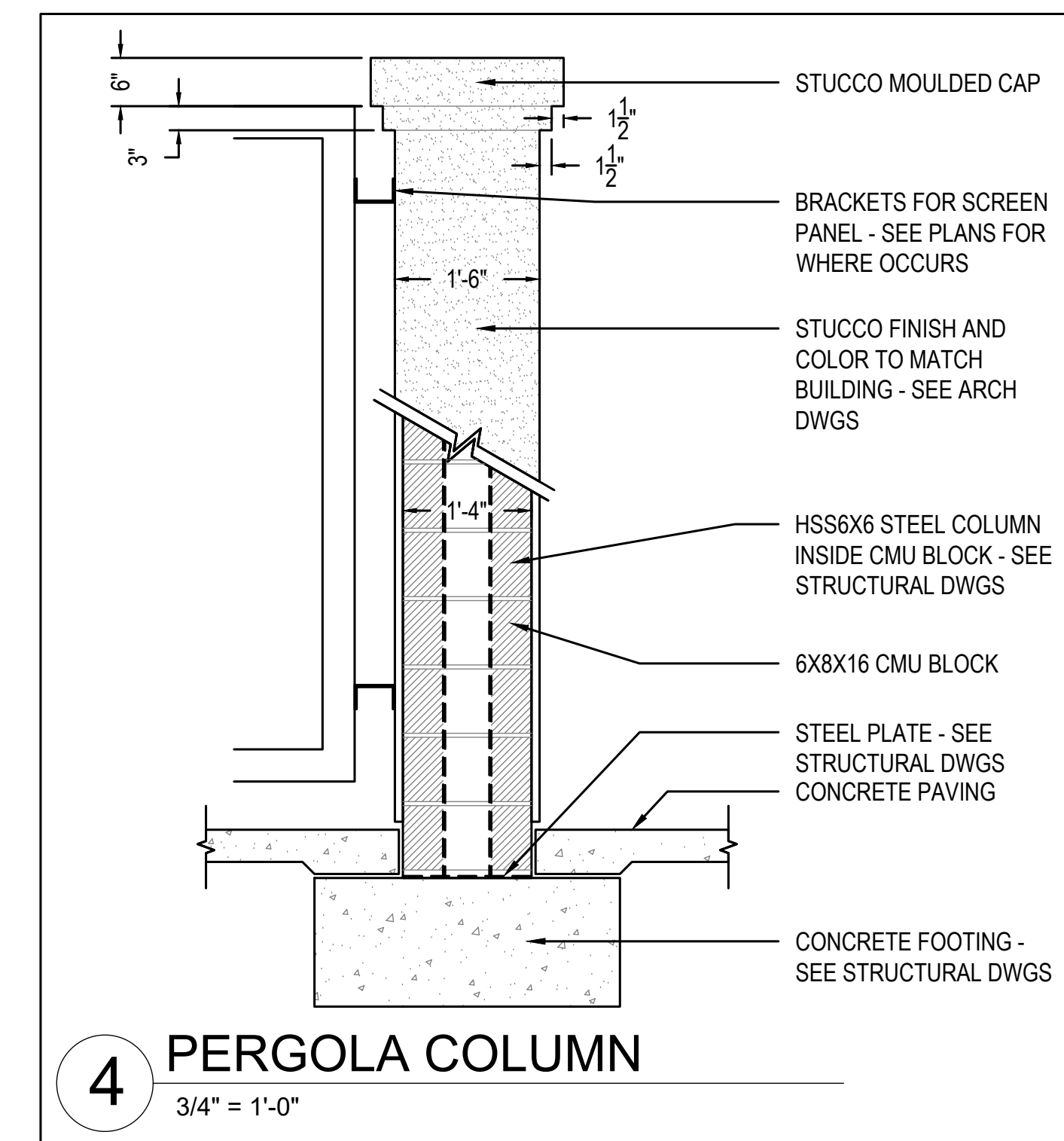


Revision Schedule		
No.	DESCRIPTION	DATE

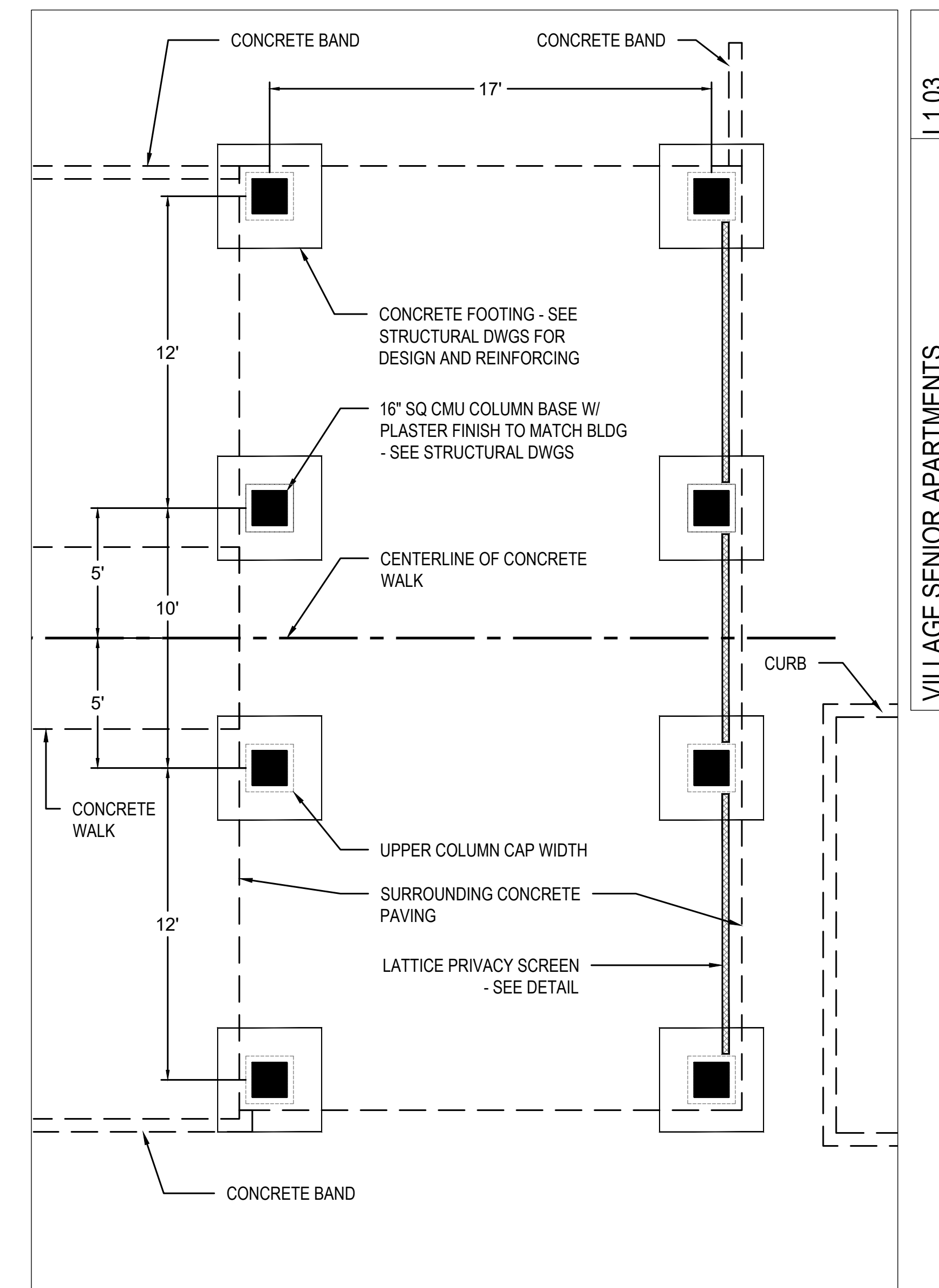
PLOTTED	-	SHEET NO.
SCALE	1/8" = 1' - 0"	L1.02
DRAWN	MB	
JOB no.	-	
SHEETS	-	



- PERGOLA NOTES**
1. ALL WELDED JOINTS SHALL BE GROUND SMOOTH.
 2. ALL EXPOSED SURFACES SHALL BE PRIMED AND PAINTED WITH AN OPAQUE STAIN TO MATCH BUILDING ARCHITECTURE.
 3. ALL EXPOSED ENDS OF TUBE STEEL SHALL BE CAPPED/ENCLOSED WITH WELDED PLATE.
 4. SEE STRUCTURAL DWGS FOR HARDWARE AND CONNECTIONS FOR PERGOLA ELEMENTS.

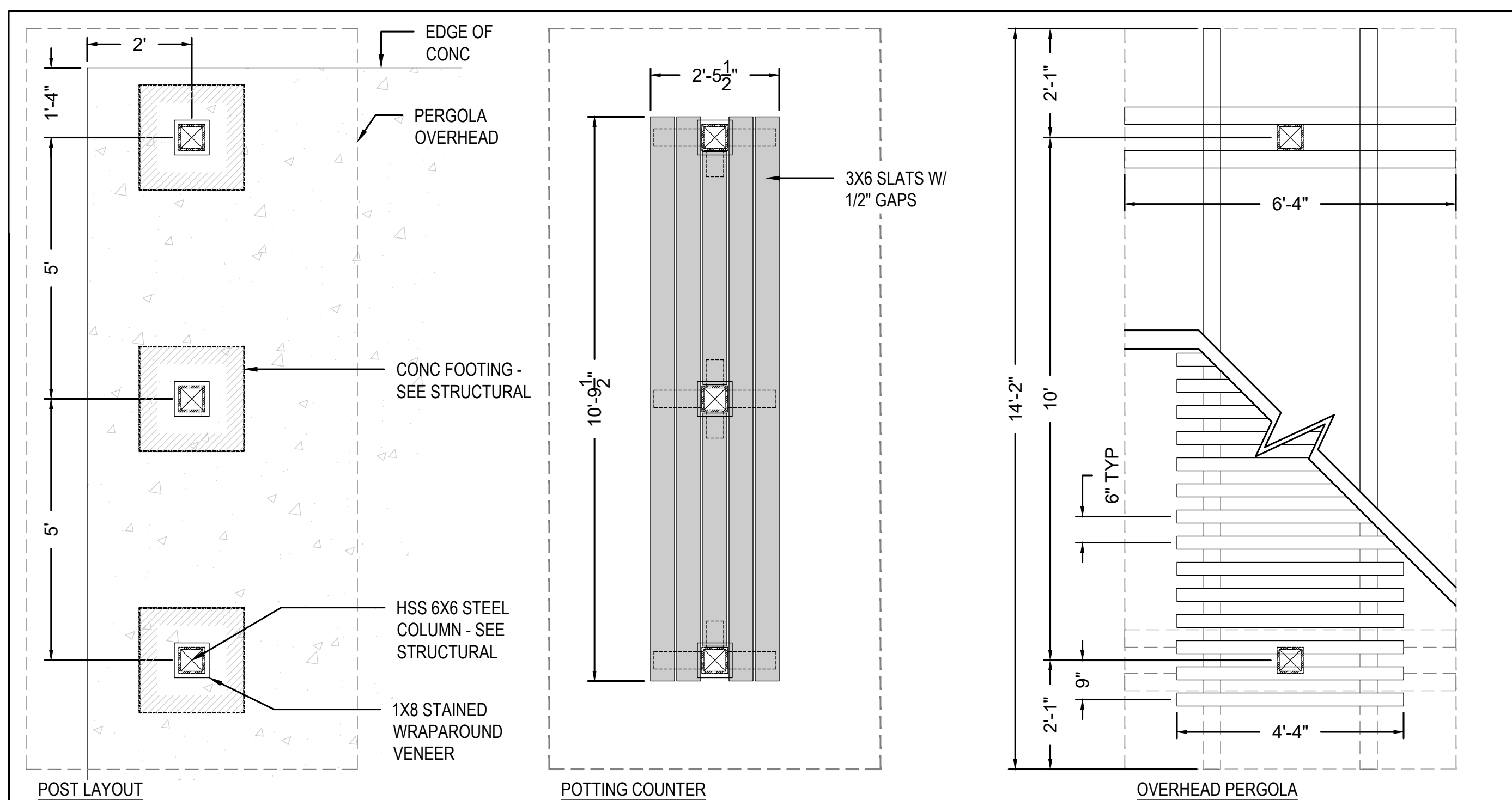


4 PERGOLA COLUMN
3/4" = 1'-0"

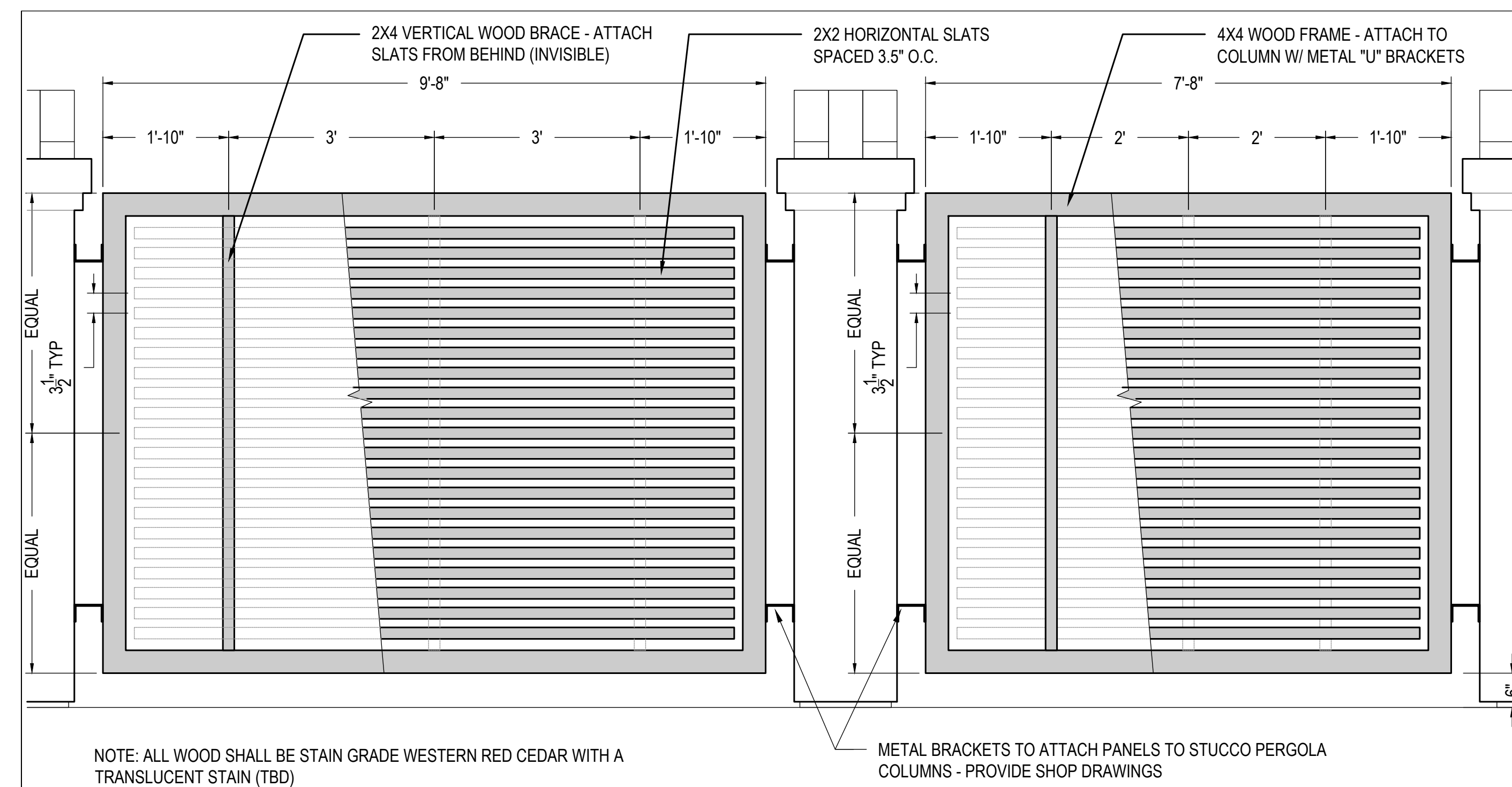


1 PERGOLA FOUNDATION/COLUMN LAYOUT
1/4" = 1'-0"

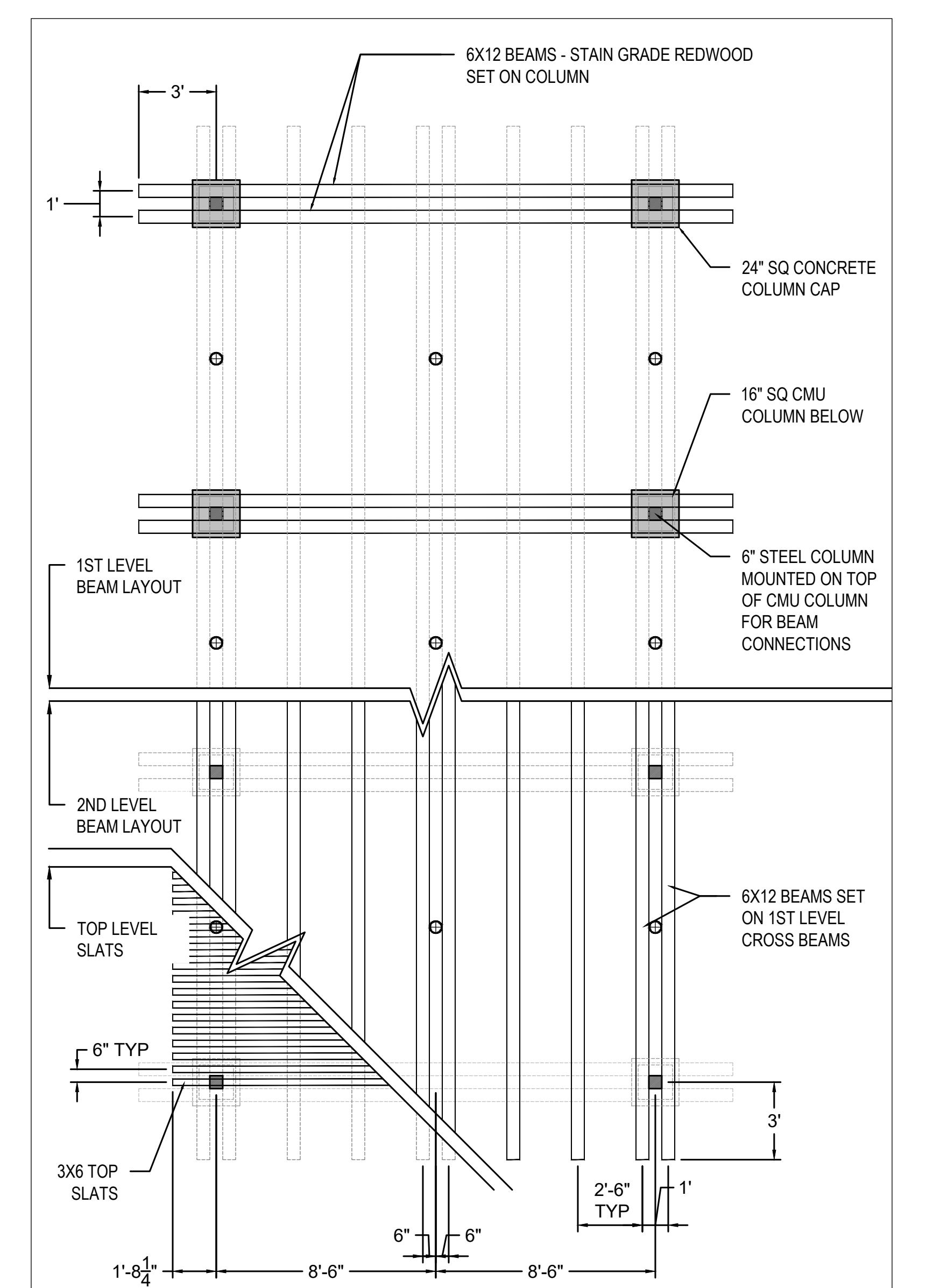
3 PERGOLA ELEVATIONS
1/4" = 1'-0"



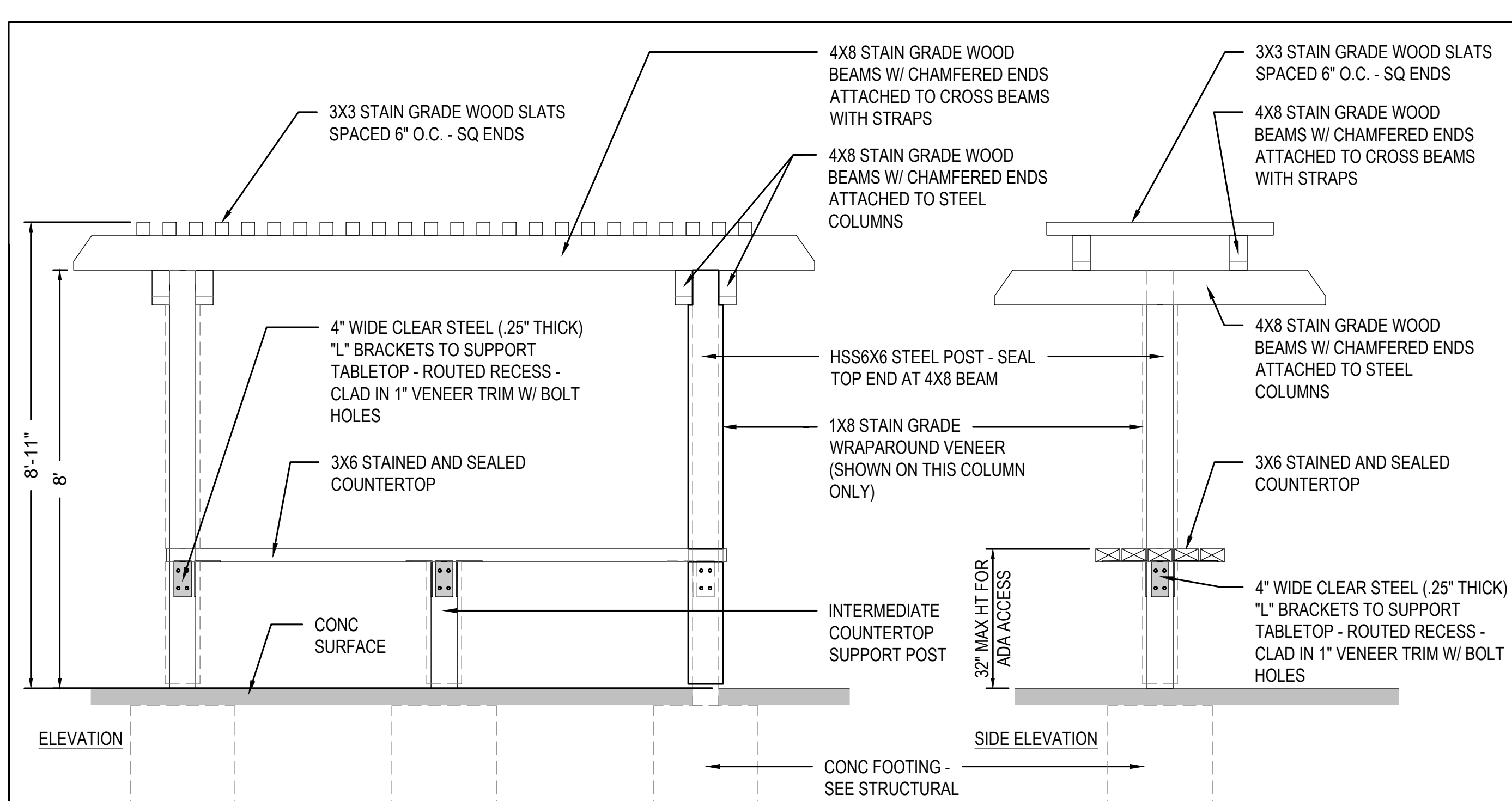
6 COMMUNITY GARDEN POTTING TABLE
1/2" = 1'-0"



5 WOOD PRIVACY PANELS AT EAST SIDE OF PERGOLA STRUCTURE
3/4" = 1'-0"



2 PERGOLA WOOD FRAMING LAYOUT
1/4" = 1'-0"



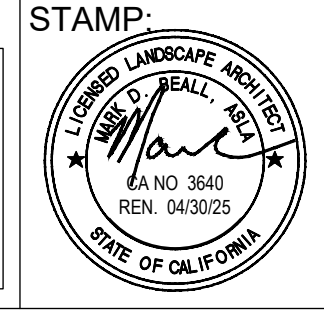
7 COMMUNITY GARDEN POTTING TABLE AND SHADE COVER
1/2" = 1'-0"

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CITY OF BUELLTON PLANNING DEPARTMENT
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VILLAGE SENIOR APARTMENTS

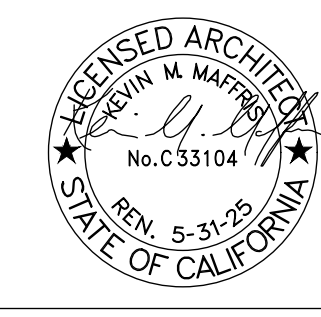
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DRAWING: LANDSCAPE DETAILS



Revision Schedule		
No.	DESCRIPTION	DATE

PLOTTED	-	SHEET NO.
SCALE	AS NOTED	L1.03
DRAWN	MB	
JOB no.		
SHEETS		

VILLAGE SENIOR APARTMENTS L1.03

PLAN CHECK #2 - 04/03/2024

LANDSCAPE DOCUMENTATION PACKAGE

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE

[Signature] 01/15/2024
SIGNATURE DATE

INVASIVE PLANT NOTE:

NO INVASIVE SPECIES SHALL BE PLANTED ON SITE. INVASIVE SPECIES ARE THOSE DEFINED BY THE CALIFORNIA INVASIVE PLANT COUNCIL (CAL-IPC) AND FOUND AT [HTTP://WWW.CAL-IPC.ORG/INVENTORY/WEEDLIST.PHP](http://www.cal-ipc.org/Inventory/WeedList.php).

DROUGHT TOLERANT PLANTING:

A MINIMUM OF 75% OF TREES AND SHRUBS ARE CHOSEN FROM THE COUNTY OF SANTA BARBARA DROUGHT TOLERANT LIST AND THE STATE OF CALIFORNIA WUCOLS (WATER USE CLASSIFICATION OF LANDSCAPE SPECIES) LIST AND ARE DESIGNATED AS EITHER VERY LOW, LOW, OR MEDIUM WATER USE IN THE FOLLOWING PERCENTAGES. NO PLANTS ARE SELECTED FROM HIGH WATER USE CLASSIFICATION. SEE CHART BELOW:

VERY LOW WATER USE:	5%
LOW WATER USE:	60%
MEDIUM WATER USE:	35%

LANDSCAPE DESIGN NOTES

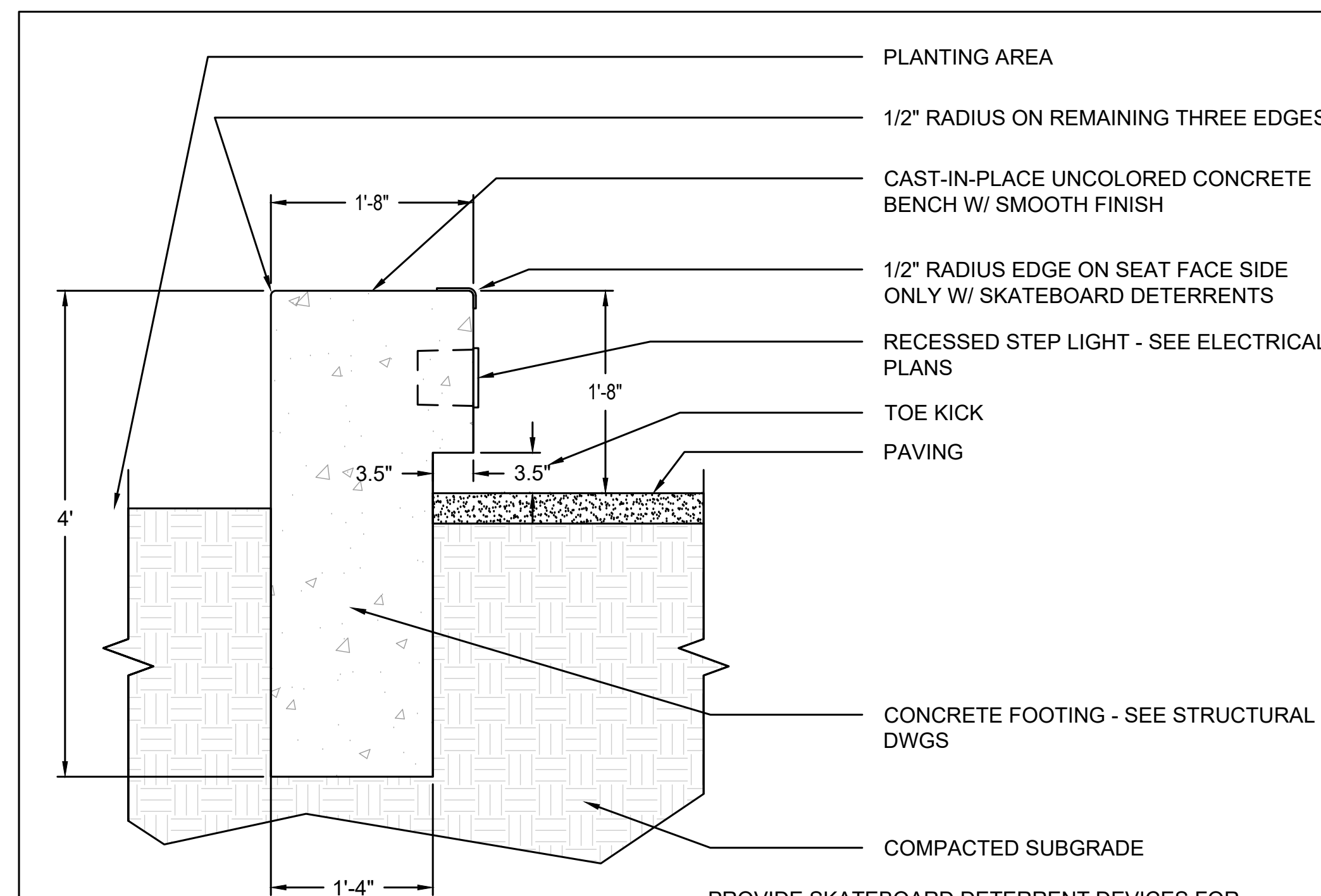
- NO EXISTING TREES TO BE PROTECTED ON SITE.
- PLANTS SHALL BE GROUPED INTO HYDROZONES UTILIZING THE WUCOLS (WATER USE CLASSIFICATION OF LANDSCAPE SPECIES) AND 60% OF THE TOTAL QUANTITY OF PLANTS SHALL BE CLASSIFIED AS LOW WATER USE.
- ALL LANDSCAPE AREAS SHALL BE HEAVILY MULCHED WITH A 3" MINIMUM DEPTH OF A SHREDDED WOOD MULCH AT THE END OF CONSTRUCTION.
- SCREENING NOTE: VISUAL SCREENING SHALL BE PROVIDED FOR ALL ABOVE GROUND UTILITIES INCLUDING TRANSFORMERS, BACKFLOW ASSEMBLIES, PUMPS, WHILE MAINTAINING ACCESS FOR MAINTENANCE.
- TREE ARE SELECTED AND PLACED TO NOT BLOCK AREA SURVEILLANCE OR LIGHT DISTRIBUTION. TREE CANOPY SHALL BE HIGHER THAN 6 FEET.

BUELLTON COMPLIANCE NOTES:

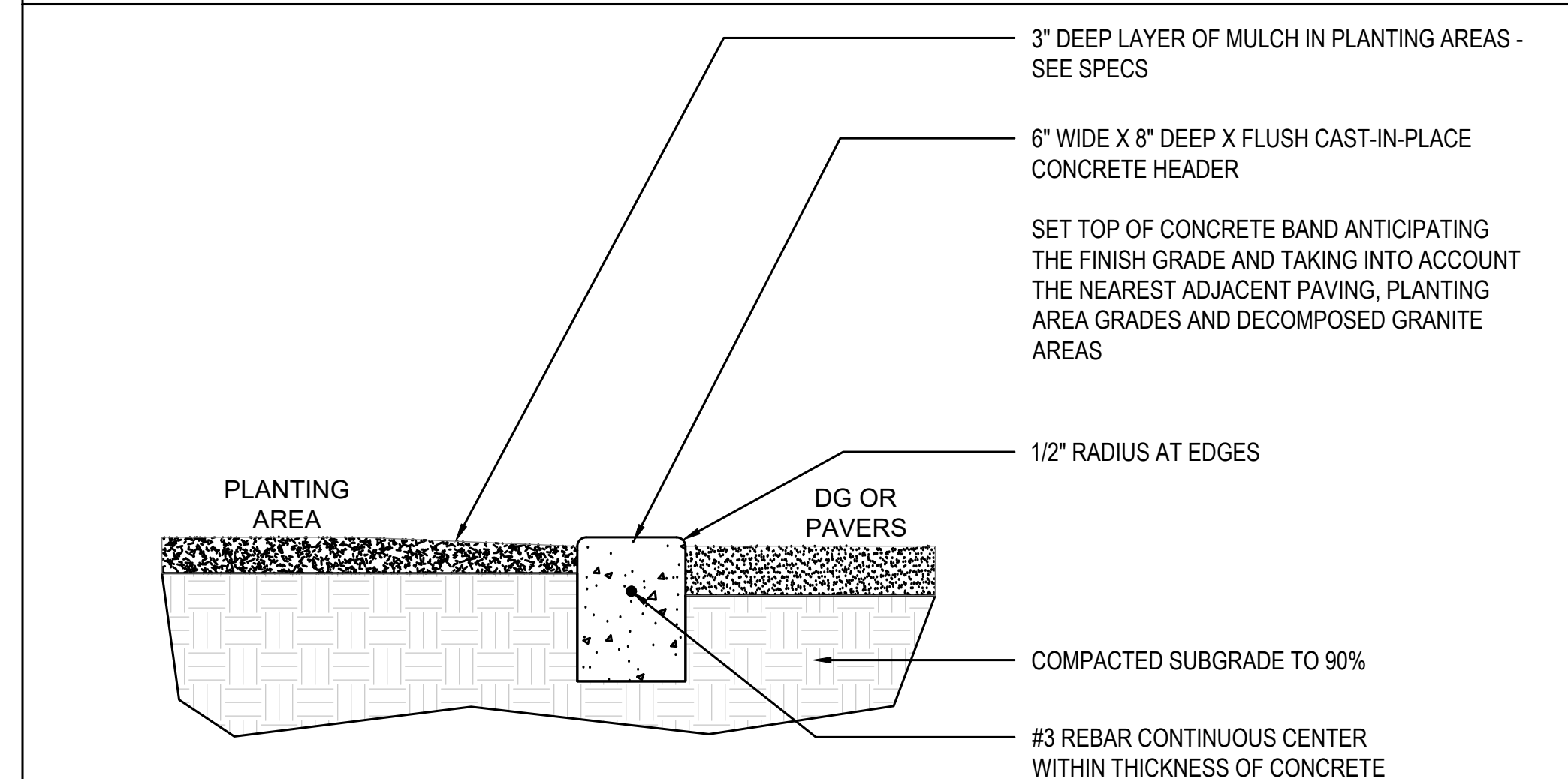
- ALL TREES SHALL BE A MINIMUM 24" BOX.
- LANDSCAPE INSTALLATION. PRIOR TO OBTAINING FINAL BUILDING INSPECTION CLEARANCE, ALL LANDSCAPING AND IRRIGATION SHALL BE COMPLETED AND FULLY INSTALLED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN REQUIRED AS PART OF THE BUILDING PERMIT PLANS, AND OPEN AREAS VISIBLE FROM PUBLIC RIGHTS-OF-WAY SHALL BE LANDSCAPED AND IRRIGATED.
- LANDSCAPE MAINTENANCE. FOLLOWING INSTALLATION, ALL LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED THEREAFTER FOR A PERIOD OF NOT LESS THAN THREE (3) MONTHS OR UNTIL SUCH TIME THAT ALL PLANT MATERIAL HAS BEEN COMPLETELY ESTABLISHED. THE PLANNING DIRECTOR SHALL INSPECT OR CAUSE TO BE INSPECTED ALL LANDSCAPED AREAS PREREQUISITE TO GRANTING FINAL BUILDING INSPECTION CLEARANCE. A FORMAL WRITTEN REQUEST FOR SUCH INSPECTION SHALL BE ACCOMPANIED BY A CERTIFICATION FROM THE PROJECT LANDSCAPE ARCHITECT AS TO THE PROJECT'S CONFORMITY WITH THE APPROVED PLANS AND SPECIFICATIONS, TOGETHER WITH A TWELVE (12) MONTH WARRANTY ON ALL LANDSCAPING MATERIALS.
- LANDSCAPE MAINTENANCE AGREEMENT. THE APPLICANT SHALL ACKNOWLEDGE AND SIGN THE CITY'S LANDSCAPE AND MAINTENANCE AGREEMENT PRIOR TO ISSUANCE OF THE FIRST BUILDING PERMIT. THE APPLICANT, AND ALL SUCCESSORS OR ASSIGNEES, ARE RESPONSIBLE FOR COMPLYING WITH ALL CONDITIONS OF THE AGREEMENT. ANY VIOLATIONS OF THE LANDSCAPE AND MAINTENANCE AGREEMENT MAY RESULT IN CODE ENFORCEMENT ACTION.
- LANDSCAPE SURETY. PRIOR TO ISSUANCE OF A BUILDING PERMIT, A SURETY FOR INSTALLATION OF THE LANDSCAPING AND IRRIGATION, AND FOR MAINTENANCE FOR ONE YEAR, SHALL BE POSTED IN A FORM ACCEPTABLE TO THE CITY. THE SURETY ESTIMATE SHALL BE SUBMITTED AS PART OF THE BUILDING PERMIT SUBMITTAL.
- COMPLIMENTARY LANDSCAPING. THE APPLICANT SHALL COORDINATE THE DESIGN OF THE LANDSCAPE ALONG THE NORTH PROPERTY LINE SO THAT IT COMPLEMENTS THE LANDSCAPING ON THE ADJOINING PROPERTY.
- DAMAGED LANDSCAPING. ANY LANDSCAPING DAMAGED ON ADJOINING PROPERTIES SHALL BE REPLACED ON A ONE TO ONE RATIO, EXCEPT THAT OAK TREES SHALL BE REPLACED ON A 3 TO 1 RATIO.

LANDSCAPE DESIGN GUIDELINES COMPLIANCE:

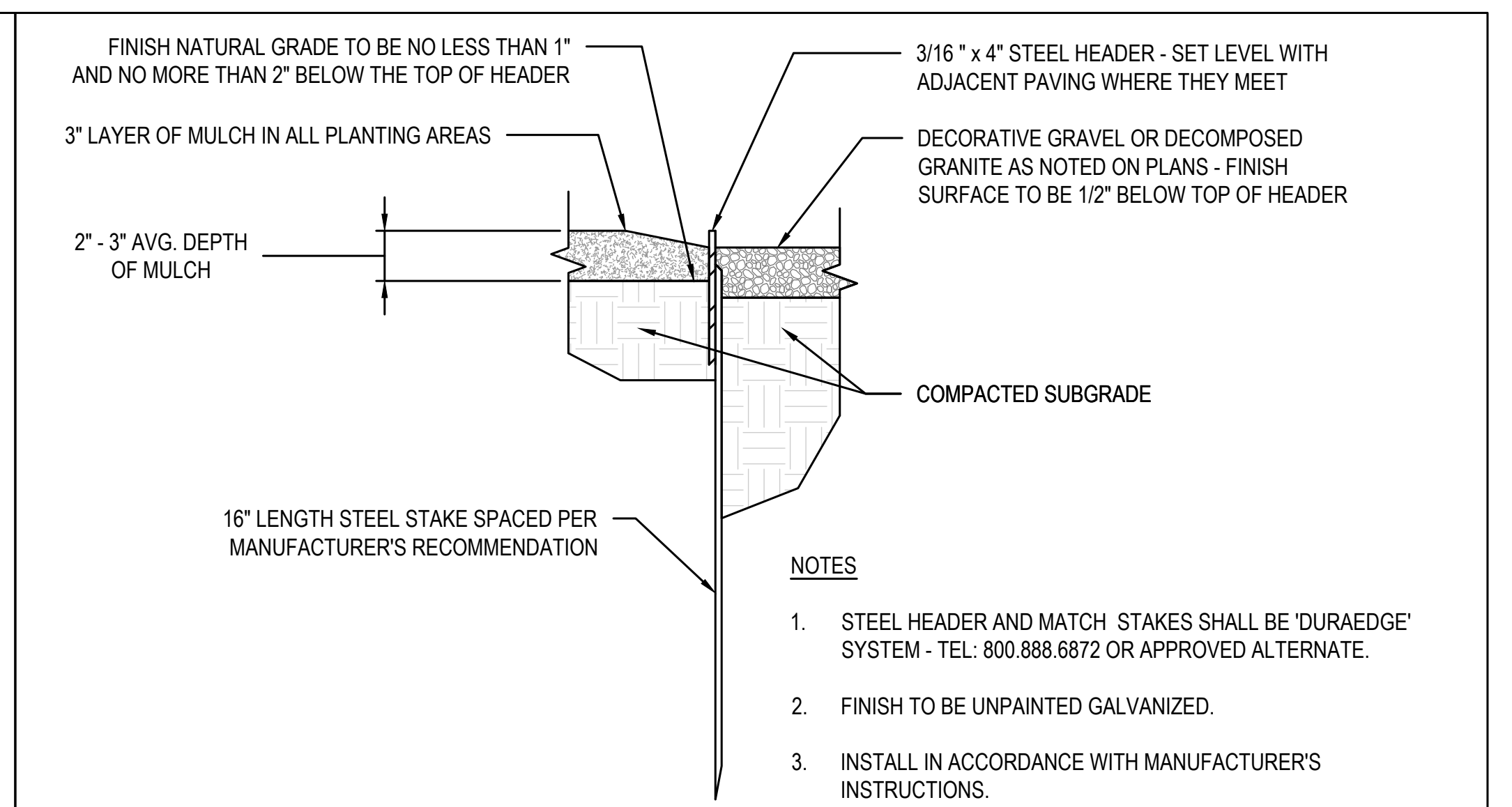
MINIMUM SIZE OF PLANT MATERIAL	QTY	PROJECT %	REQ'D %
TREES			
36" BOX TREES:	29	(41%)	(20%)
24" BOX TREES:	36	(52%)	(30%)
15 GALLON TREES:	5	(7%)	(50%)
TOTAL NUMBER OF TREES:	70	(100%)	
SHRUBS			
15 GALLON	75	(5%)	(N/A)
5 GALLON	525	(33%)	(100%)
1 GALLON	1,000	(62%)	(N/A)
TOTAL NUMBER OF SHRUBS	1,600	(100%)	
MINIMUM TREE REQUIREMENT:			
TOTAL LANDSCAPE AREA (SQUARE FEET):			19,416
CALC FOR MINIMUM TREE COUNT (19,416 / 500 = 38.9)			40
TOTAL TREES PROVIDED:			70
MINIMUM SHRUB REQUIREMENT:			
PROVIDE ONE SHRUB OR VINE FOR EVERY 50 SQ FT OF LANDSCAPE:			389
CALC FOR MINIMUM SHRUB COUNT (19,472 / 50 = 389.4)			389
TOTAL 5 GALLON SHRUBS PROVIDED:			525



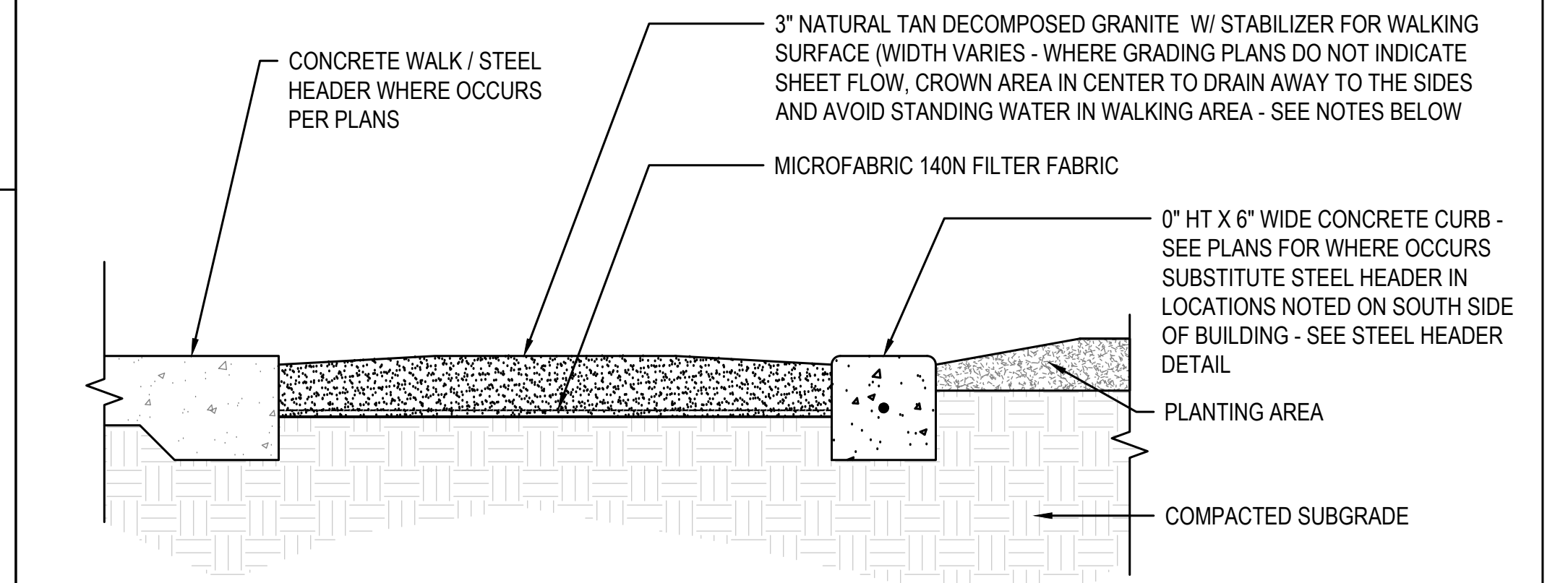
4 CONCRETE BENCH SEAT
1" = 1'-0"



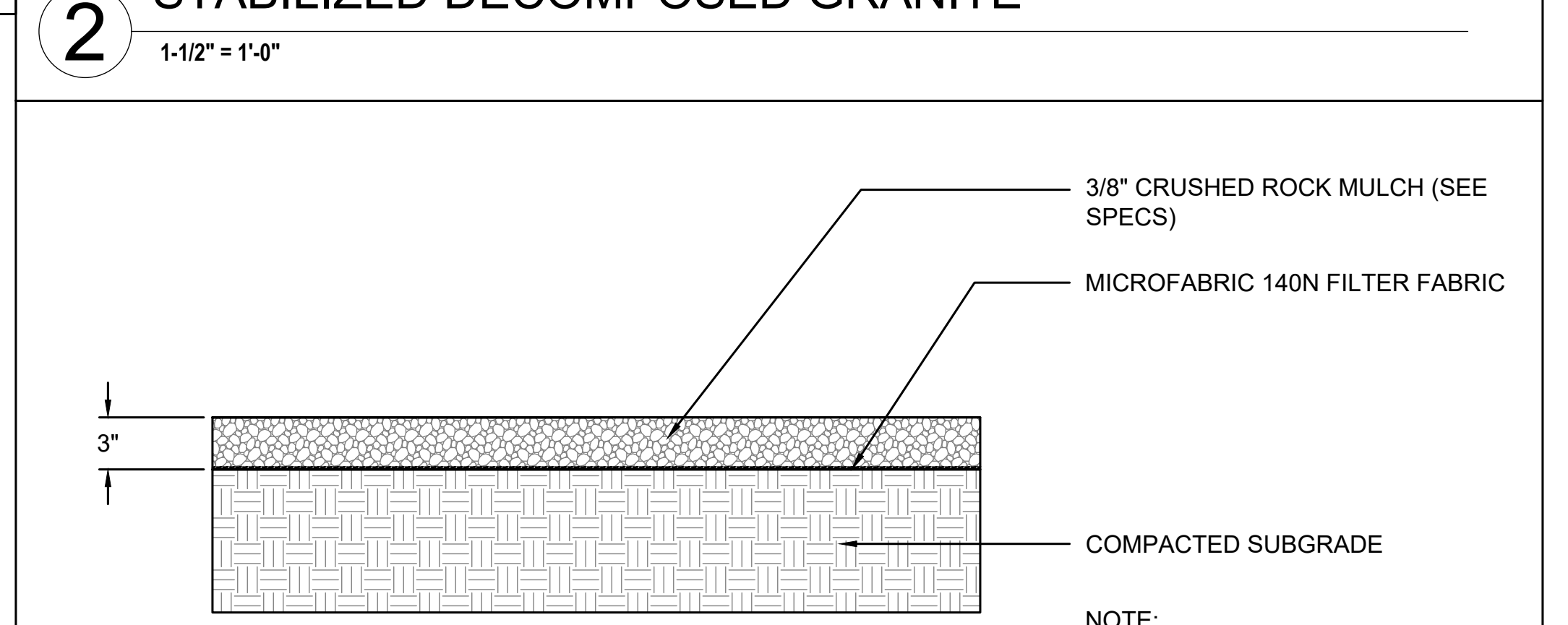
5 0" HT CONCRETE CURB
1-1/2" = 1'-0"



1 STEEL HEADER
3" = 1'-0"



2 STABILIZED DECOMPOSED GRANITE
1-1/2" = 1'-0"



3 CRUSHED ROCK MULCH (INORGANIC)
1-1/2" = 1'-0"

APPROVED
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BY: Cara Miralles DATE: May 7, 2024
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Configurations

With only one kit provided, Vego modular raised bed is able to assemble into 9 different configurations for any backyard space. When the dimensions are 10' wide by 10' long or 22' or the length square or 10' by 10', you can always find one you like.

Note: Due to manufacturing process raised bed sizing may vary +/- 2 inches.

Dimensions

Configuration	Length (ft)	Width (ft)	Height (ft)	Cubic Feet	Cubic Yards
V1	6.5	3.5	32	61	2.2
V2	9	2	32	49	1.6
V3	5	5	32	67	2.5
V4	6.5	2	32	35	1.3
V5	5	3.5	32	47	1.7
V6	3.5	3.5	32	33	1.2
V7	5	2	32	27	1.0
V8	3.5	2	32	19	0.7
V9	2	2	32	11	0.4

Contact Us

+1 (805) 235-8812
 hello@vegogarden.com
 www.vegogarden.com
 Houston, TX 77003

EXTRA TALL 9 IN 1 MODULAR METAL RAISED BED

Caution

Please be aware that there are sharp edges in metal panels that may cause injury. The use of protective equipment such as gloves and closed toe shoes is recommended.

Packing List

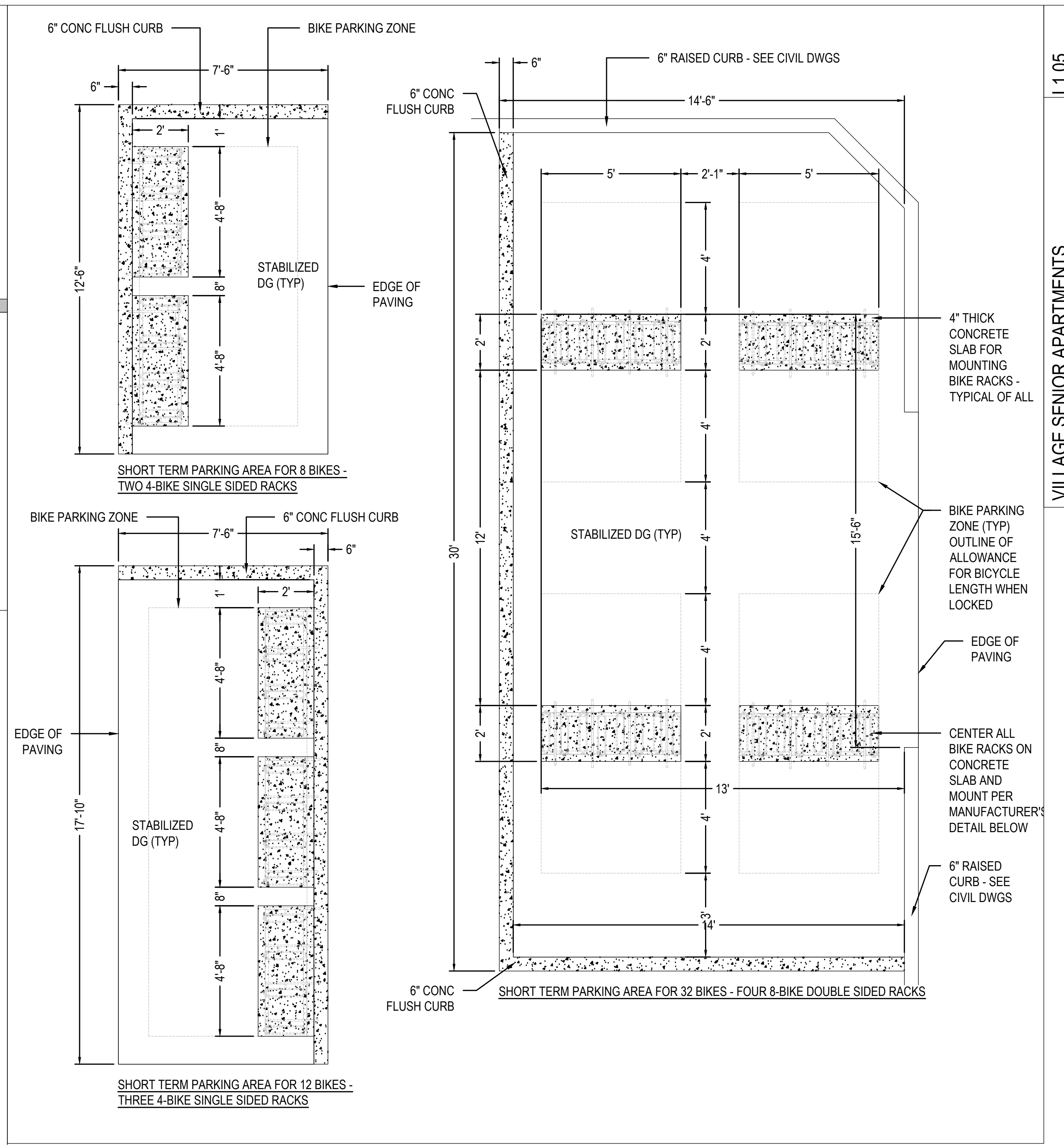
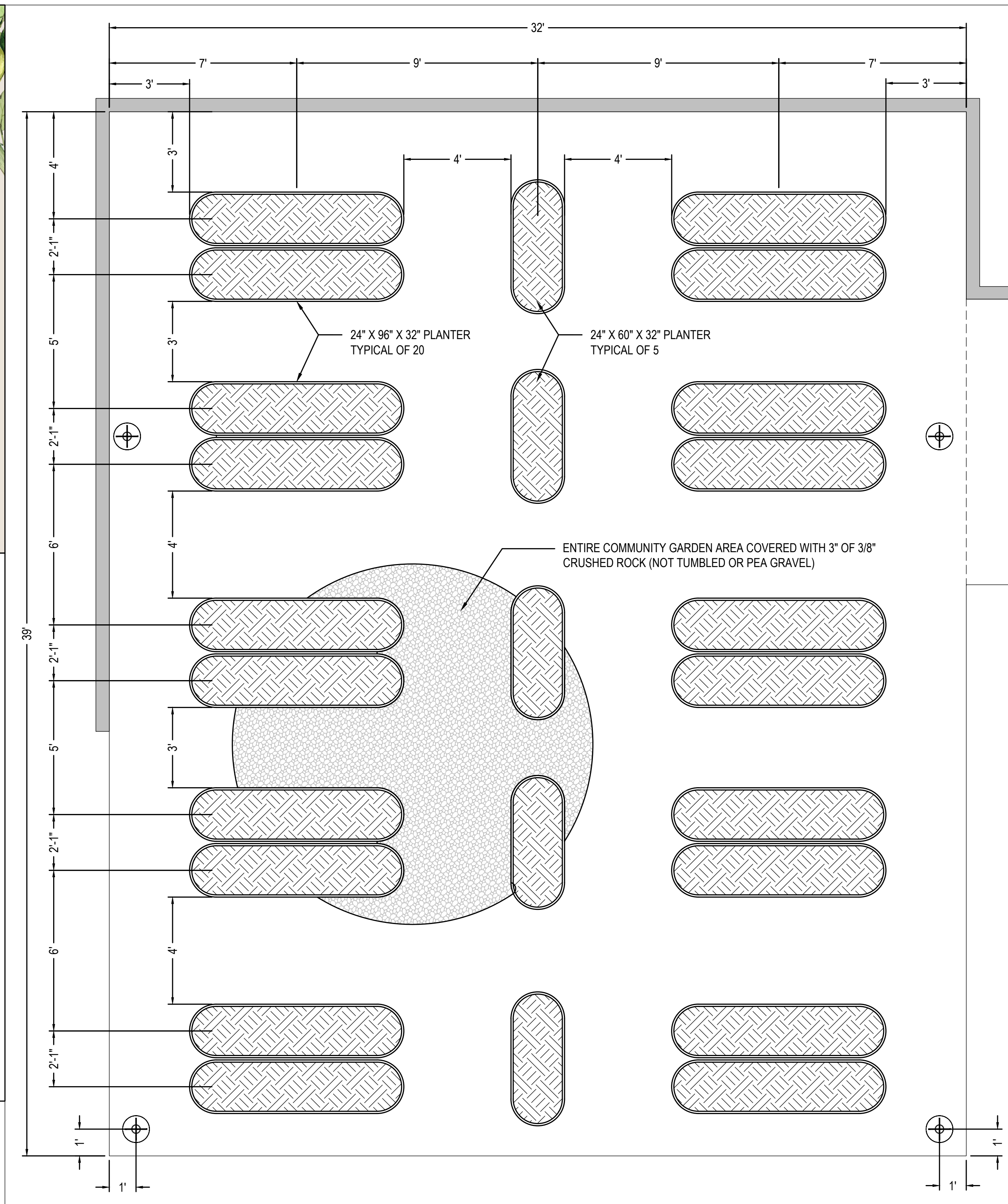
- A: Corner Panel - 16
- B: Side Panel - 16
- C: Cap Nut Fastener Set (For Top 2 Rows) - 324
- D: Standard Fastener Set (For Lower 4 Rows) - 348
- E: Safety Rubber Edging - 11
- F: Bracing Rod (Rod A & Rod B) - 16

Raised Bed Assembly Guide

- Step One:** Remove protection films from all panels, and lay panels on a flat surface according to the chosen configuration.
- Step Two:** Cap nuts are used for top two rows, standard nuts are used for lower 4 rows. Assemble all metallic panels, starting at the 4th row, and work from the inside out. Tighten up using the wrench tool (not supplied) with a screwdriver or hex bit.
- Step Three:** After straight panels are assembled, attach corner panels with straight panels using the same method. Make sure corner panels are attached outside of the straight panels. Please refer to the installation guide for rod assembly instructions.
- Step Four:** After straight panels are assembled, attach corner panels with straight panels using the same method. Make sure corner panels are attached outside of the straight panels. Please refer to the installation guide for rod assembly instructions.
- Step Five:** Push the safety rubber edging to the top raised side edge and cut the extra length off. Make sure edging is attached securely.
- Step Six:** Congratulations on completing the assembly! We are sure there are more configurations that you can do with your great imagination!

Bracing Rod Installation Guide

- Step One:** High quality bracing rods are used to reinforce the strength of elevated raised beds. For 20x32 raised beds, use 3/8" x 10' x 10' rods. For 32x32 raised beds, use 3/8" x 10' x 10' rods. Make sure the rods are installed in the same way as shown in the diagram.
- Step Two:** Insert the bracing rod into the holes of the raised bed. Make sure the rod is inserted into the holes of the raised bed. Make sure the rod is inserted into the holes of the raised bed.
- Step Three:** Push the safety rubber edging to the top raised side edge and cut the extra length off. Make sure edging is attached securely.
- Step Four:** Congratulations on completing the assembly! We are sure there are more configurations that you can do with your great imagination!



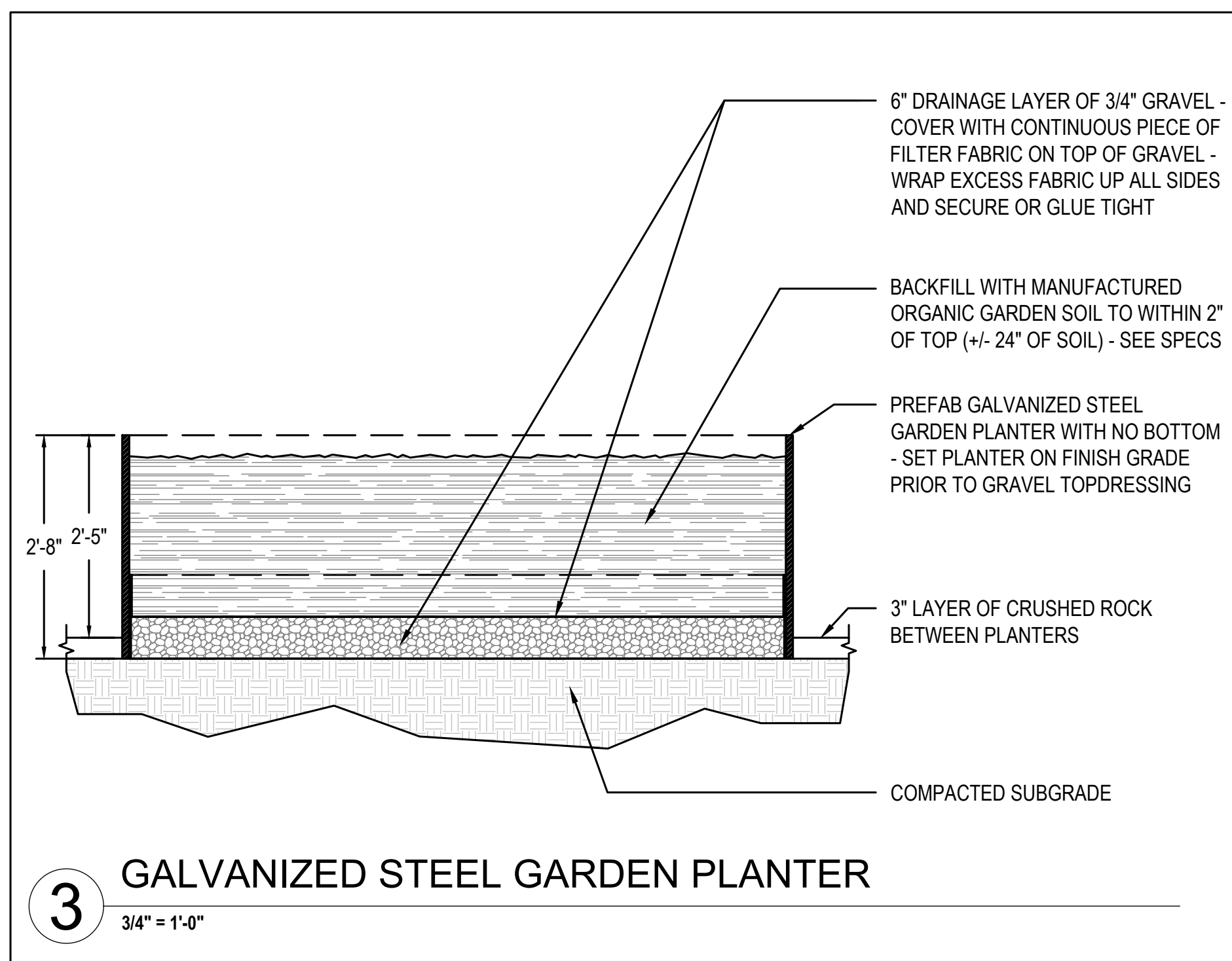
GALVANIZED STEEL GARDEN PLANTERS:

32" EXTRA TALL - 9 IN 1 MODULAR METAL RAISED GARDEN PLANTER (KIT)
 MODEL: C2080 - COLOR: OLIVE GREEN - QTY: 20 (12 PIECES)
 DIMENSIONS: 24" DEPTH X 32" HEIGHT X 96" LENGTH

32" EXTRA TALL - 9 IN 1 MODULAR METAL RAISED GARDEN PLANTER (KIT)
 MODEL: C2050 - COLOR: OLIVE GREEN - QTY: 5 (8 PIECES)

MANUFACTURER: VEGOGARDEN
 EACH PLANTER COMES IN PIECES FOR ASSEMBLY IN FIELD AND ALLOWS FOR 9 DIFFERENT CONFIGURATIONS BEYOND THE DIMENSIONS SHOWN
 WEBSITE: VEGOGARDEN.COM

PLEASE NOTE: ADD-ONS AND ACCESSORIES ARE AVAILABLE FOR PURCHASE: ARCHED TRELLIS, SOLAR LIGHTS, GARDEN COVER SYSTEM (MESH), IRRIGATION SYSTEMS, ETC.

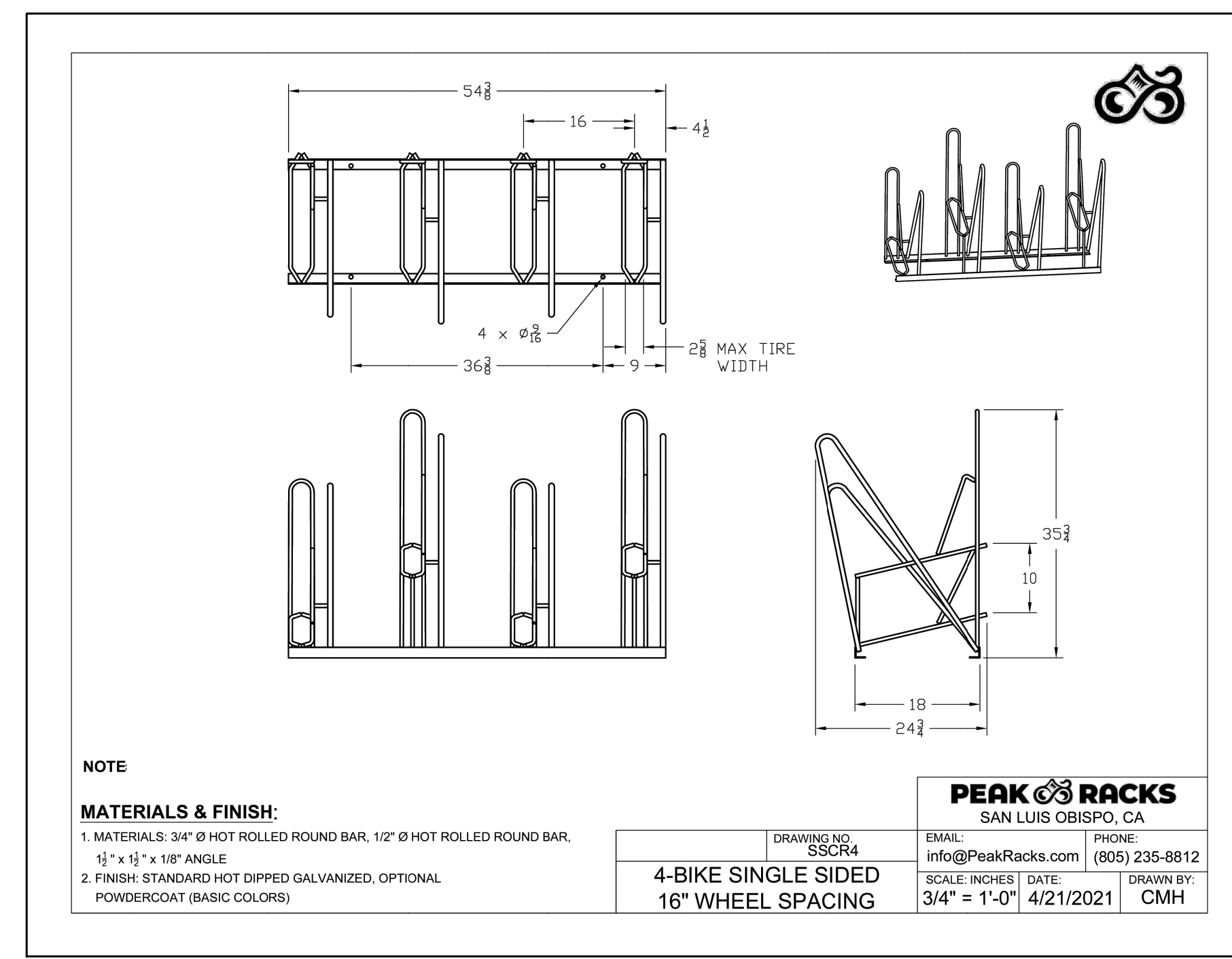


3 GALVANIZED STEEL GARDEN PLANTER
 3/4" = 1'-0"

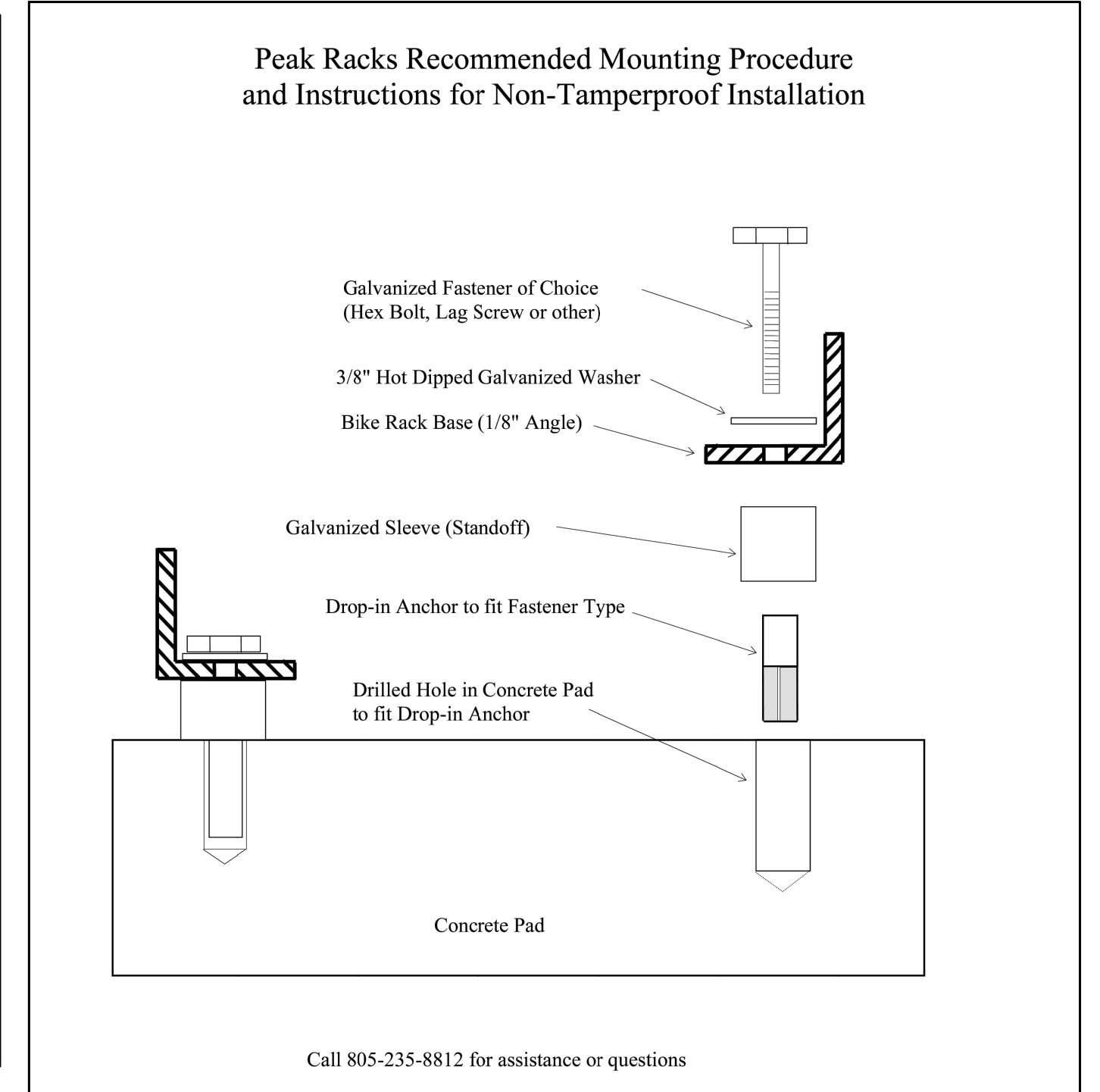
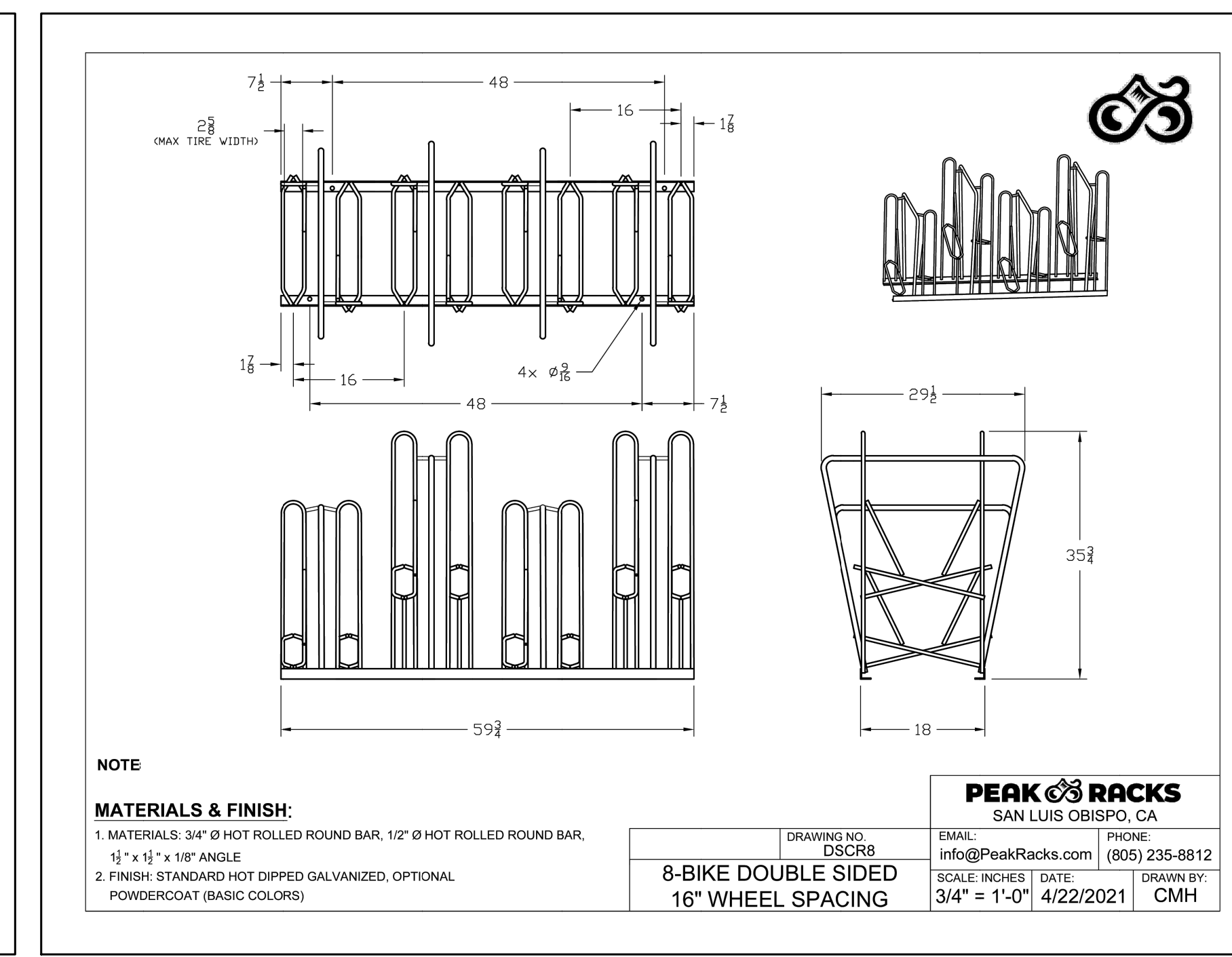
2 GALVANIZED PLANTER LAYOUT FOR EDIBLE GARDEN
 3/8" = 1' - 0"

1 BIKE RACK PAD LAYOUT - 3 LOCATIONS
 3/8" = 1' - 0"

APPROVED
 CITY OF BUELLTON PLANNING DEPARTMENT
 BY: Cara Miralles DATE: May 7, 2024
 CASE # 24-ZC-01
 APPROVAL FOR LAND USE EXEMPTION OR ZONING CLEARANCE ONLY



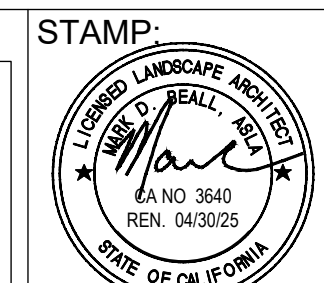
BIKE RACK PRODUCT SHEETS



VILLAGE SENIOR APARTMENTS

The above drawings, specifications, ideas, designs and arrangements represent the sole and final property of the Architect (Y&M Architects) and no part thereof shall be copied, duplicated or used in connection with any other project other than the specific project for which they have been prepared and delivered without the written consent of the Architect (Y&M Architects). Visual content with these drawings or specifications shall constitute evidence of acceptance of these conditions. Within dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and the office shall be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to the office for approval before proceeding with fabrication.

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 Fax: 323-465-1458
 Email: info@mbaall.com



STAMP:
Y&M Architects
 255 S. Santa Fe Avenue #103 Los Angeles, California 90012
 Telephone: (213) 623-2107 WWW.YMARCH.COM

DRAWING:
 LANDSCAPE DETAILS



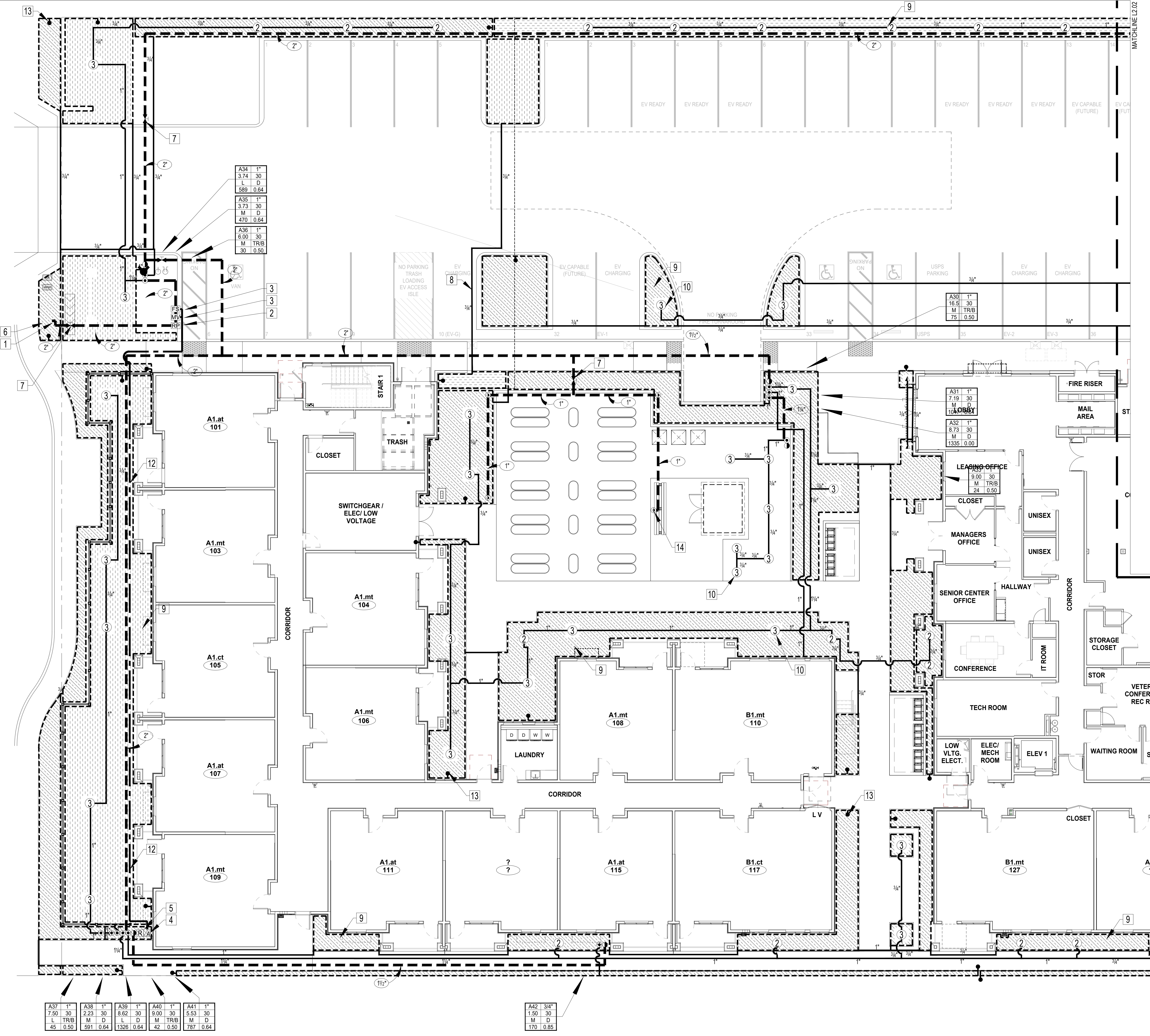
Revision Schedule

No.	DESCRIPTION	DATE

PLAN CHECK #2 - 04/03/2024

PLOTTED	SCALE	AS NOTED	SHEET NO.

L1.05



HYDROZONE LEGEND

H	HIGH WATER USE PLANTS
M	MEDIUM WATER USE PLANTS
L	LOW WATER USE PLANTS

VALVE SEQUENCE

VALVE SEQUENCE	A00 1'-12"	VALVE SIZE
FLOW (GPM)	00 30	OPER. PRESS.
PLANT FACTOR	L D	IRR. TYPE
HYDRO. S.F.	0000 0.00	PRECIP. RATE

PIPE SIZING LEGEND

PIPE SIZE	GPM
A 3/4"	1 - 4
B 1"	5 - 10
C 1-1/4"	11 - 15
D 1-1/2"	16 - 25
E 2"	26 - 35
F 2-1/2"	36 - 45
G 3"	46 - 60
H 4"	61 - 100

SLEEVE SIZING LEGEND

SLEEVE SIZE	SCH 40 PVC PIPE SIZE
2"	1 1/2" TO 1"
3"	1 1/4" TO 1 1/2"
4"	2"
6"	2 1/2" TO 3"

SLEEVING NOTE
 ALL PIPING AND WIRES CROSSING HARDSCAPE, PAVING, ETC. AREA SHALL BE INSTALLED IN SLEEVE. PIPE AND WIRES TO BE INSTALLED IN SEPARATE SLEEVES. SLEEVES INSTALLED A MINIMUM OF (6") INTO PLANTING AREA.

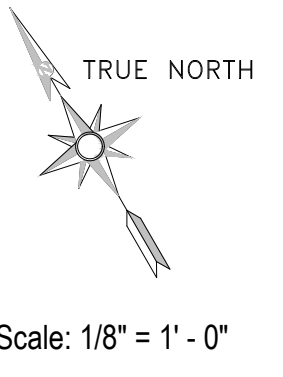
VALVE LOCATION NOTE
 TYPICAL - CONTRACTOR TO INSTALL ALL VALVE LOCATIONS AS SPECIFIED ON PLAN. ANY DEVIATIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. EXACT LOCATION AND LAYOUT CONFIGURATION TO BE DETERMINED ON SITE IN ORDER TO MINIMIZE IMPACT/DISRUPTION OF LANDSCAPE LAYOUT AS MUCH AS POSSIBLE.

APPROVED

CITY OF BUELLTON PLANNING DEPARTMENT

By: Cara Miralles DATE: May 7, 2024
 CASE # 24-ZC-01

APPROVAL FOR LAND USE EXEMPTION OR ZONING CLEARANCE ONLY



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

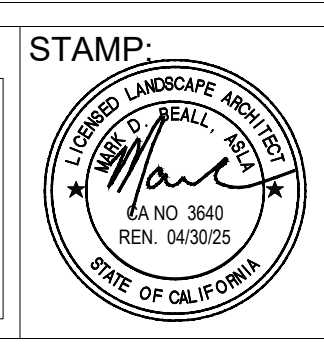
PLAN CHECK #2 - 04/03/2024

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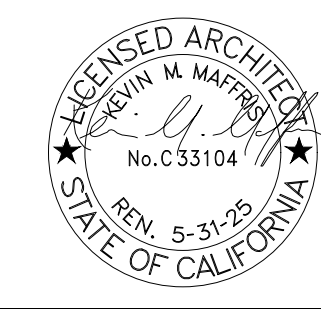
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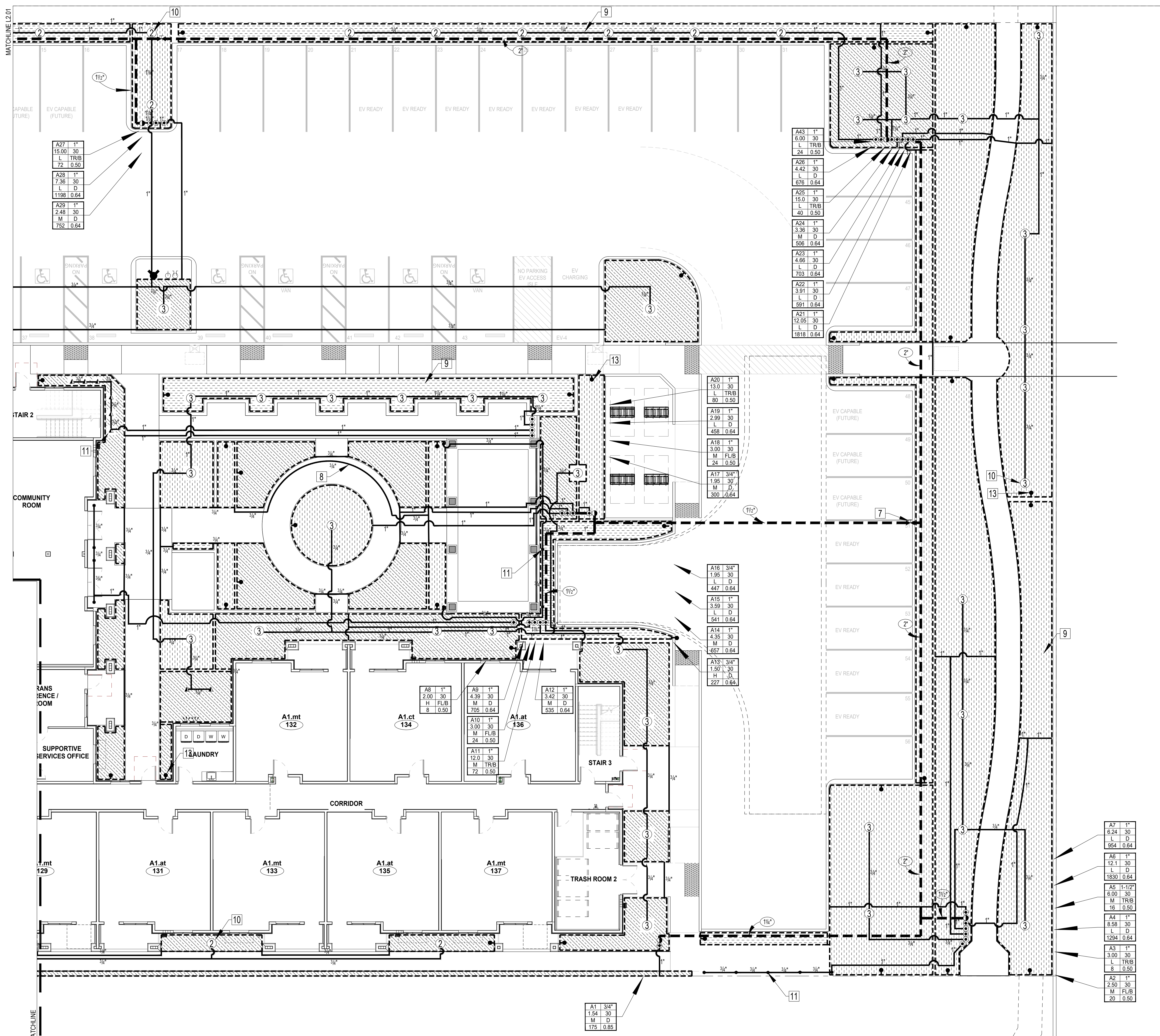
DRAWING:
 IRRIGATION PLAN - WEST



Revision Schedule

No.	DESCRIPTION	DATE

PLOTTED	-	SHEET NO.
SCALE	1/8" = 1' - 0"	L2.01
DRAWN	MB	
JOB no.		
SHEETS	-	



HYDROZONE LEGEND	
H	HIGH WATER USE PLANTS
M	MEDIUM WATER USE PLANTS
L	LOW WATER USE PLANTS

VALVE SEQUENCE	ADD	1-1/2"	VALVE SIZE
FLOW (GPM)	00	30	OPER. PRESS.
PLANT FACTOR	L	D	IRR. TYPE
HYDRO. S.F.	0000	0.00	PRECIP. RATE

Rogue Irrigation Consultants, LLC
 5873 S. Orlando Avenue - L.A. - CA. 90056-1632
 Ph: 310. 923. 1885
 E-mail: iroque@rogue-irrigation.com

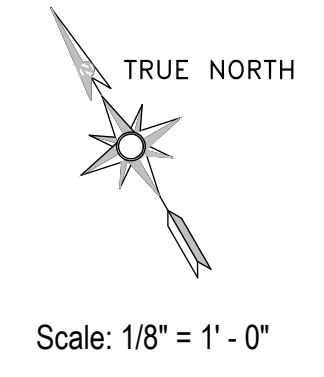
PIPE SIZING LEGEND	
PIPE SIZE	SCH 40 GPM
A	3/4" 1-4
B	1" 5-10
C	1-1/4" 11-15
D	1 1/2" 16-25
E	2" 26-35
F	2 1/2" 36-45
G	3" 46-60
H	4" 61-100

SLEEVING NOTE
 ALL PIPING AND WIRES CROSSING HARDSCAPE, PAVING, ETC. AREA SHALL BE INSTALLED IN SLEEVE. PIPE AND WIRES TO BE INSTALLED IN SEPARATE SLEEVES. SLEEVES INSTALLED A MINIMUM OF (6") INTO PLANTING AREA.

SLEEVE SIZING LEGEND	
SLEEVE SIZE	SCH 40 PVC PIPE SIZE
[2"]	2" 1/2" TO 1"
[3"]	3" 1 1/4" TO 1 1/2"
[4"]	4" 2"
[6"]	6" 2 1/2" TO 3"

VALVE LOCATION NOTE
 TYPICAL - CONTRACTOR TO INSTALL ALL VALVE LOCATIONS AS SPECIFIED ON PLAN. ANY DEVIATIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. EXACT LOCATION AND LAYOUT CONFIGURATION TO BE DETERMINED ON SITE IN ORDER TO MINIMIZE IMPACT/DISRUPTION OF LANDSCAPE LAYOUT AS MUCH AS POSSIBLE.

APPROVED
 CITY OF BUELLTON PLANNING DEPARTMENT
 BY: Cara Miralles DATE: May 7, 2024
 CASE # 24-ZC-01
 APPROVAL FOR LAND USE EXEMPTION OR ZONING CLEARANCE ONLY

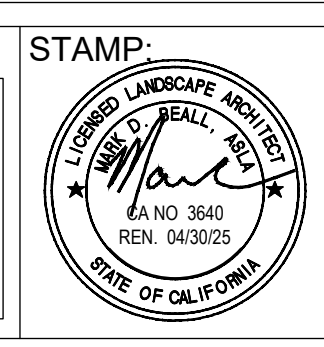


Scale: 1/8" = 1' - 0"
PLAN CHECK #2 - 04/03/2024

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DRAWING:
IRRIGATION PLAN - EAST



Revision Schedule		
No.	DESCRIPTION	DATE

PLOTTED	-	SHEET NO.
SCALE	1/8" = 1' - 0"	L2.02
DRAWN	MB	
JOB no.		
SHEETS		

CONSTRUCTION NOTES

- 1 TYPICAL - P.O.C. TO 2" (MIN.) PRESSURE SERVICE LINE FROM DEDICATED WATER METER (PROVIDED BY OTHERS). INSTALL IRRIGATION EQUIPMENT IN THE LOCATION SHOWN. OBTAIN FINAL APPROVAL OF LOCATION WITH THE CLIENT REPRESENTATIVE/PROJECT MANAGER PRIOR TO INSTALLATION. CONNECTION TO SERVICE LINE TO BE COORDINATED WITH THE GENERAL CONTRACTOR TO ENSURE SERVICE LINE PROVISIONS AND REQUIREMENTS HAVE BEEN PROVIDED. CONTRACTOR TO NOTIFY ARCHITECT OF ANY MAJOR DISCREPANCIES BETWEEN MINIMUM DESIGN CRITERIA (SHEET NO. L2 03) AND ACTUAL FIELD READINGS.
- 2 TYPICAL - DENOTES 1-1/2" REDUCE PRESSURE BACKFLOW PREVENTION ASSEMBLY. OBTAIN FINAL APPROVAL OF LOCATION WITH THE CLIENT REPRESENTATIVE/PROJECT MANAGER PRIOR TO INSTALLATION PRIOR TO FINAL INSTALLATION.
- 3 TYPICAL - DENOTES (NORMALLY OPEN) MASTER CONTROL VALVE (LINE SIZE) & 1-1/2" FLOW SENSOR ASSEMBLY. INSTALL IRRIGATION EQUIPMENT IN THE LOCATION SHOWN. OBTAIN FINAL APPROVAL OF LOCATION WITH THE CLIENT REPRESENTATIVE/PROJECT MANAGER PRIOR TO INSTALLATION. CONTRACTOR TO INSTALL PER MANUFACTURER RECOMMENDATIONS. ASSEMBLY TO BE CALIBRATED AND TEST FOR HIGH FLOW SHUT OFF. CONTRACTOR TO PROVIDE WRITTEN PROOF OF CALIBRATION AND TESTING BY A MANUFACTURER REPRESENTATIVE AND SUBMIT AS PART OF OVERALL TURN KEY ITEMS, IN ORDER FOR THE 90 DAY MAINTENANCE CONTRACT TO BEGIN.
- 4 TYPICAL - NEW (48 STATION) AUTOMATIC CONTROLLER ASSEMBLY (WI-FI CAPABLE), TOP-MOUNT PEDESTAL MOUNTED. CONTRACTOR TO VERIFY AND CONFIRM INSTALL IRRIGATION EQUIPMENT IN THE LOCATION SHOWN. OBTAIN FINAL APPROVAL OF CONTROLLER LOCATION WITH THE CLIENT REPRESENTATIVE/PROJECT MANAGER PRIOR TO INSTALLATION AND ENSURE ALL REQUIRED CONDUITS HAVE BEEN PROVIDED FOR MASTER VALVE/FLOW SENSOR, WEATHER/RAIN SENSOR, VALVE CONTROL WIRES, ETC. REQUIRED (120V), INDEPENDENT ELECTRICAL SERVICE TO CONTROLLER TO BE PROVIDED BY OTHERS. NOTIFY ARCHITECT OF ANY DISCREPANCIES FOUND ON SITE.
- 5 TYPICAL - DENOTES WEATHER/RAIN SENSOR WALL MOUNTED TO TOP OF ELEVATOR SHAFT. CONTRACTOR TO COORDINATE INSTALLATION WITH THE GENERAL CONTRACTOR. PRIOR TO START OF CONSTRUCTION TO ENSURE PROPER INSTALLATION AND TO MINIMIZE OR AVOID ANY DAMAGE TO FINISH WORK OF OTHER TRADES ON SITE. WIRELESS SENSOR ASSEMBLY AND RECEIVER SHALL BE INSTALLED PER MANUFACTURER RECOMMENDATION. CONTRACTOR TO CONDUCT COMMUNICATION TEST IN ORDER TO ENSURE PROPER OPERATION OF RELATED COMPONENTS. NOTIFY ARCHITECT OF ANY DISCREPANCIES FOUND ON SITE.
- 6 TYPICAL - DENOTES 1-1/2" DEDICATED IRRIGATION WATER METER (PROVIDED BY OTHERS). METER & SERVICE LINE FROM METER TO BACKFLOW LOCATION SHOWN PLAN TO BE PROVIDED UNDER PLUMBING CONTRACT. COORDINATE CONNECTION TO SERVICE LINE STUB OUT ON SITE, PRIOR TO START OF CONSTRUCTION. REFER TO CONSTRUCTION NOTE NO. 1 (ABOVE) FOR ADDITIONAL INFORMATION.
- 7 TYPICAL - (BRASS) GATE/SECTIONAL VALVE (LINE SIZE). EXACT LOCATION TO BE DETERMINED ON SITE.
- 8 TYPICAL - ALL LINES AND EQUIPMENT SHOWN OUTSIDE OF PLANTING AREAS OR PROPERTY LINE ARE FOR GRAPHIC CLARITY PURPOSES ONLY. ALL LINES AND EQUIPMENT SHALL BE INSTALLED WITHIN PLANTING AREAS WHENEVER POSSIBLE AND WITHIN PROPERTY LINES AT ALL TIMES. EXACT ROUTING OF LINES AND LOCATION OF EQUIPMENT TO BE DETERMINED ON SITE. CONTRACTOR TO ENSURE AS-BUILT DIMENSIONS AND NOTATIONS BE KEPT CURRENT FOR ENTIRE DURATION OF CONSTRUCTION. CURRENT AS-BUILT PLANS SHALL BE AVAILABLE FOR ALL SITE REVIEWS AND SHALL BE KEPT ON SITE AT ALL TIMES.
- 9 TYPICAL - DENOTES PRESSURE COMPENSATING IN-LINE EMITTER TUBING SYSTEMS. CONTRACTOR TO FOLLOW LAYOUT OF IN-LINE TUBING AS SHOWN, AS CLOSELY AS POSSIBLE. DEVIATIONS FROM ORIGINAL LAYOUT IS ACCEPTABLE IN ORDER TO ACHIEVE A MORE UNIFORM & ADEQUATE COVERAGE. INSTALL IRRIGATION EQUIPMENT IN THE LOCATION SHOWN. OBTAIN FINAL APPROVAL OF LOCATION WITH THE CLIENT REPRESENTATIVE PRIOR TO INSTALLATION. FINAL LAYOUT SHALL BE APPROVED BY LANDSCAPE ARCHITECT/IRRIGATION DESIGNER PRIOR TO FINAL BACKFILL OF TUBING. TUBING SPACING SHALL BE BETWEEN 12" O.C. (MIN.) TO 16" O.C. (MAX.) REFER TO PLANS FOR SPACING REQUIRED.
- 10 TYPICAL - DENOTES ROOT WATERING SYSTEMS FOR TREES. EXACT LOCATION TO BE DETERMINED ON SITE. REFER TO DETAIL NO. 12 FOR NUMBER OF BUBBLERS PER SIZE OF TREE CHART.
- 11 TYPICAL - DENOTES SINGLE BUBBLER HEAD (ON FIXED RISER) FOR LARGE SHRUB PLANTING. EXACT LOCATION TO BE DETERMINED ON SITE. INSTALL ASSEMBLY PLUMB TO FINISH GRADE. BUBBLER TO BE INSTALLED ADJACENT TO ROOTBALL AT A MINIMUM HEIGHT 3" AND MAXIMUM HEIGHT OF 6" FROM FINISH GRADE.
- 12 TYPICAL - DENOTES CONDUIT FROM CONTROLLER TO MASTER VALVE & FLOW/SUB METER ASSEMBLY. INSTALL IRRIGATION EQUIPMENT IN THE LOCATION SHOWN. OBTAIN FINAL APPROVAL OF LOCATION WITH THE CLIENT REPRESENTATIVE/PROJECT MANAGER PRIOR TO INSTALLATION.
- 13 TYPICAL - DENOTES OPERATION INDICATOR/MANUAL FLUSH OUT ASSEMBLY. CONTRACTOR TO INSTALL END RUN OF DRIP SYSTEMS. EXACT LOCATION TO BE DETERMINED ON SITE.
- 14 TYPICAL - DENOTES HOSE BIB LOCATION FOR COMMUNITY GARDEN. ALL HOSE BIBS TO BE INSTALLED AT EDGE OF PLANTER. EXACT LOCATION TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION.

P.O.C. / METER NOTES

P.O.C. NOTE NO. 1:	
POINT OF CONNECTION SHALL BE DOWNSTREAM OF THE EXISTING IRRIGATION WATER METER. VERIFY THE ACTUAL LOCATION, SIZE AND WATER PRESSURE IN THE FIELD PRIOR TO STARTING WORK. IF ANY OF THE P.O.C. INFORMATION SHOWN ON THESE DRAWINGS IS FOUND TO BE DIFFERENT THAN ACTUAL P.O.C. INFORMATION GATHERED IN THE FIELD, ARE NOT REPORTED PRIOR TO START OF CONSTRUCTION, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY AT NO ADDITIONAL COST TO THE OWNER.	
RECYCLED WATER METER INFORMATION	
PROJECT ADDRESS: VALLEY VINEYARD CIRCLE BUELLTON, CALIFORNIA	WATER PURVEYOR: -
(DEDICATED) IRR. METER SIZE	1-1/2" (TBD)
STATIC PRESSURE	000 P.S.I.
SYSTEM DESIGN PRESSURE	68.30 P.S.I.
MAXIMUM SYSTEM DEMAND	16.0 G.P.M.
LANDSCAPE AREA SERVED	21,270 SQ. FT.

SLEEVING NOTE

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VALVE LOCATION NOTE

TYPICAL - CONTRACTOR TO INSTALL ALL VALVE LOCATIONS AS SPECIFIED ON PLAN. ANY DEVIATIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. EXACT LOCATION AND LAYOUT CONFIGURATION TO BE DETERMINED ON SITE IN ORDER TO MINIMIZE IMPACT/DISRUPTION OF LANDSCAPE LAYOUT AS MUCH AS POSSIBLE.

IRRIGATION EQUIPMENT LEGEND

SYMBOL	MANUF.	MODEL NO.	DESCRIPTION	DETAILS	SHEET
[RP]	FEBCO NIBCO	825Y / 650A T-585-70	1-1/2" BACKFLOW PREVENTER ASSEMBLY - INSTALL R.P. BACKFLOW W/ LINE SIZE WYE STRAINER AND BALL VALVE (2 PIECE BODY FULL PORT-THREADED ON ENDS). ENTIRE ASSEMBLY INSTALLED IN PLANTING AREA (EXACT LOCATION TO BE DETERMINED ON SITE. FINAL LOCATION TO BE APPROVED BY LANDSCAPE ARCHITECT).	7	L2.05
[X]	SUPERIOR RAIN BIRD	3100 SERIES MJ150B SERIES (1-1/2" BRASS)	MASTER CONTROL VALVE ASSEMBLY (NORMALLY OPEN) - MATCH LINE SIZE (1-1/2") FLOW SENSOR ASSEMBLY (BRASS) INSTALL PER MANUFACTURERS RECOMMENDATIONS	8 9	L2.05 L2.05
[D]	RAIN BIRD	33-DLRC SERIES w/ 33DK	TWO PIECE BODY - DOUBLE KEY LUG - LOCKING RUBBER COVER W/ VALVE KEY	5	L2.05
[C]	RAIN BIRD NIBCO	PEB - REMOTE CONTROL VALVE T-585-70	REMOTE CONTROL VALVE ASSEMBLY W/ BALL VALVE - INSTALLED ON SUPPLY SIDE OF VALVE (MATCH LINE SIZE)- SIZE PER PLAN	2	L2.05
[F]	RAIN BIRD	XC2-075-PRF SERIES	LOW FLOW (DRIP) REMOTE CONTROL VALVE ASSEMBLY W/ PR-RBY FILTER - SIZE PER PLAN (LOW FLOW VALVE WITH PRESSURE REGULATOR (30 P.S.I.) AND (200 MESH) FILTER ASSEMBLY)	3	L2.05
[G]	RAIN BIRD	XC2-100-PRB-COM SERIES	MEDIUM FLOW (DRIP) REMOTE CONTROL VALVE ASSEMBLY W/ QUICK CHECK BASKET FILTER - SIZE PER PLAN (MEDIUM FLOW VALVE WITH PRESSURE REGULATOR (40 P.S.I.) AND (200 MESH) FILTER ASSEMBLY)	4	L2.05
[H]	NIBCO	T-113 SERIES W/ KEY	BRONZE GATE VALVE - NON-RISING STEM - MATCH LINE SIZE	6	L2.05
[I]	RAIN BIRD	1812 SERIES POP-UP (FLUSH-OUT)	DRIP OPERATION INDICATOR AND FLUSH-OUT (RAIN BIRD 1812 POP-UP HEAD ASSEMBLY WITH RISER CAPPED)	15	L2.06
[A]	RAIN BIRD	ARV050 SERIES	AIR/VACUUM RELIEF VALVE INSTALLED INSIDE RAIN BIRD SEB-7XB EMITTER BOX	16	L2.06
[T]	HYDROPOINT WEATHERTRAK	ET PRO3 (SPT) 2-WIRE SERIES	(48) STATION WEATHER-BASED SMART CONTROLLER (WI-FI CAPABLE) SHALL BE INSTALLED IN (TOP MOUNT) PEDESTAL MOUNT ENCLOSURE WITH ON/OFF SWITCH. CONTROL WIRE SHALL BE PAIRGE ELECTRIC #1702D 14 AWG-UF DIRECT BURIAL UL APPROVED. INSTALLED IN A STEEL ELECTRICAL CONDUIT. USE OF MODEL DBRY-6 WIRE SPLICERS, AS MANUFACTURED BY THE 3M COMPANY. 120V. INDEPENDENT ELECTRICAL SERVICE TO BE PROVIDED BY OTHERS. CONTRACTOR TO COORDINATE ELECTRICAL SERVICE WITH GENERAL CONTRACTOR PRIOR TO START OF CONSTRUCTION.	1	L2.05
[R]	HUNTER IND. HUNTER IND.	WSS-SEN SERIES w/ WS-GUARD & WR GUARD SENSOR ENCL.	WIRELESS RAIN SENSOR ASSEMBLY INSTALLED ON EXTERIOR SIDE OF PEDESTAL. INSTALLED AT A LOCATION WITH NO OVERHEAD OBSTRUCTIONS. CONTRACTOR TO COORDINATE INSTALLATION WITH THE GENERAL CONTRACTOR TO ENSURE NO CONFLICTS OCCUR WITH OTHER TRADES FINISH WORK ON SITE. FINAL LOCATION TO BE APPROVED BY LANDSCAPE ARCHITECT.	1	L2.05
[C]	CHAMPION	363-LF SERIES	HOSE BIB W/ KEY. FINAL LOCATIONS OF HOSE BIBS TO BE APPROVED BY LANDSCAPE ARCHITECT.	20	L2.06
NO SYMBOL	-	-	GENERAL TRENCHING DETAIL	19	L2.06
NO SYMBOL	-	-	TYPICAL VALVE BOX LAYOUT DETAIL	17, 18	L2.06
MAIN LINE (PRESSURE SUPPLY) PIPE SCHEDULE 40 PVC FOR PIPE 2" AND SMALLER - BURY 18" BELOW FINISH GRADE - SIZE PER PLAN - REFER TO SPECIFICATIONS SECTION 32 8400 FOR ADDITIONAL INFORMATION SCHEDULE 315 PVC FOR PIPE 2-1/2" TO 4" - BURY 24" BELOW FINISH GRADE - SIZE PER PLAN - REFER TO SPECIFICATIONS SECTION 32 8400 FOR ADDITIONAL INFORMATION				SPEC	L2.01 L2.02
NON-PRESSURE (LATERAL LINE) PIPE SCHEDULE 40 PVC - BURY 12" BELOW FINISH GRADE - SIZE PER PLAN - REFER TO SPECIFICATIONS SECTION 32 8400 FOR ADDITIONAL INFORMATION				SPEC	L2.01 L2.02
CONDUIT FOR MASTER CONTROL VALVE & FLOW SENSOR ASSEMBLIES SCHEDULE 40 PVC - 1" MIN. - BURY 18" BELOW FINISH GRADE (EXACT LOCATION AND ROUTING TO BE DETERMINED ON SITE)				SPECS.	L2.01
NO SYMBOL	SLEEVE FOR PRESSURE OR NON-PRESSURE PIPE SCHEDULE 40 PVC - 2X DIAMETER OF PIPE BEING SLEEVED - SIZE PER PLAN - BURY 24" BELOW FINISH GRADE (ALL PRESSURE SUPPLY LINE SLEEVE SHALL BE ACCOMPANIED BY A 2" MINIMUM SLEEVE FOR WIRES (SCHEDULE 40 PVC))		SPECS.	L2.01 L2.02	
NO SYMBOL	SLEEVE FOR LOW VOLTAGE VALVE WIRES SCHEDULE 40 PVC - 2X DIAMETER OF PIPE BEING SLEEVED - SIZE PER PLAN - BURY 24" BELOW FINISH GRADE (ALL PRESSURE SUPPLY LINE SLEEVE SHALL BE ACCOMPANIED BY A 2" MINIMUM SLEEVE FOR WIRES (SCHEDULE 40 PVC))		SPECS.	L2.01 L2.02	
NO SYMBOL	TYPICAL TRENCHING DETAIL FOR BURIED PRESSURE LINES, LATERAL LINES, WIRES & SLEEVES		14	L2.06	
NO SYMBOL	TYPICAL MULTI-VALVE JUMBO BOX ASSEMBLY-CONTRACTOR TO GROUP VALVES INTO (2) MAX. JER JUMBO BOX TO MINIMIZE VALVE BOX FOOTPRINT WHENEVER POSSIBLE.		12	L2.06	
NO SYMBOL	TYPICAL VALVE BOX LAYOUT		13	L2.06	
SLEEVE CROSSING NOTE: ALL PIPING AND WIRES CROSSING HARDSCAPE, PAVING, ETC. AREA SHALL BE INSTALLED IN SLEEVE (REFER TO SLEEVE NOTE ABOVE). PIPE AND WIRES TO BE INSTALLED IN SEPARATE SLEEVES. SLEEVES INSTALLED A MINIMUM OF (6") INTO PLANTING AREA.					

HYDROZONE LEGEND

H	HIGH WATER USE PLANTS
M	MEDIUM WATER USE PLANTS
L	LOW WATER USE PLANTS

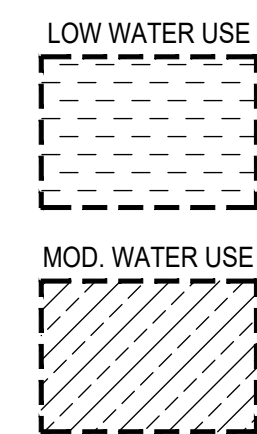
VALVE SEQUENCE	ADD	1-1/2"	VALVE SIZE
FLOW (GPM)	00	30	OPER. PRESS.
PLANT FACTOR	L	D	IRR. TYPE
HYDRO. S.F.	0000	0.00	PRECIP. RATE

PIPE SIZING LEGEND

PIPE SIZE	SCH 40 GPM
A 3/4"	1 - 4
B 1"	5 - 10
C 1-1/4"	11 - 15
D 1 1/2"	16 - 25
E 2"	26 - 35
F 2 1/2"	36 - 45
G 3"	46 - 60
H 4"	61 - 100

SLEEVE SIZING LEGEND

SLEEVE SIZE	PIPE SIZE
[2"]	2" 1/2" TO 1"
[3"]	3" 1 1/4" TO 1 1/2"
[4"]	4" 2"
[6"]	6" 2 1/2" TO 3"



SPRINKLER HEAD LEGEND

SYMBOL	MANUFACTURER/MODEL	BODY / NOZZLE	RADIUS	PRESS.	NOZZLE FLOW RATE GPM	PRECIP. IN/HR	DETAILS	SHEET
[B]	RAIN BIRD	RWS-B-C-1402 2 PER TREE (MIN)		30	0.50	0.50	11	L2.06
[A]	RAIN BIRD	1402 (ON FIXED RISER)		30	0.50	0.50	10, 12	L2.06
[D]	NETAFAM	TLHCVRX5-CS-12	0.53 GPH EMITTER FLOW RATE WITH EMITTER SPACING AT 12" O.C.				13, 14	L2.06

DRIP NOTES:

- A. SUB-SURFACE IN-LINE DRIP TUBING SHALL BE INSTALLED AT 16" MAXIMUM ROW SPACING, 4"-6" BELOW GRADE FOR SHRUB AREAS. INSTALL TUBING WITH TRIANGULAR SPACED EMITTER LAYOUT. ANCHOR TUBING WITH 6" GALVANIZED WIRE STAKES, MODEL # RAIN BIRD TD5-050 BEND, INSTALLED AT 5 FT. ON CENTER.
- B. INSTALL PERIMETER TUBING MAXIMUM 6" FROM PERIMETER EDGE FOR GROUNDCOVER AREAS OR AT FIRST LINE OF SHRUBS. CONTRACTOR SHALL DETERMINE MINIMUM ROW SPACING IN THE FIELD AFTER REVIEW OF PLANT SPACING FOR EACH PLANTER. EACH AND EVERY SHRUB SHALL RECEIVE WATER FROM A MINIMUM OF TWO IN-LINE DRIP EMITTERS. AREAS OF TIGHTLY SPACED GROUNDCOVER OR SANDY SOILS WILL REQUIRE CLOSER ROW SPACING. FOR ANY SINGLE OR DOUBLE ROW TYPE PLANTINGS, INSTALL DRIP TUBING ON BOTH SIDES OF THE SHRUB ROW TO IRRIGATE SHRUBS ON EITHER SIDE. DUE TO SOIL STRATA DIFFERENCES AND POSSIBLE COMPACTION, CONTRACTOR SHALL FIELD VERIFY PRIOR TO STARTING WORK AND BEFORE BACKFILLING, THAT THE FINAL LAYOUT AND ROW SPACING WILL PROVIDE ADEQUATE WATER TO ALL PLANTS.
- C. TYPICAL - FOR SLOPE AREAS CONTRACTOR SHALL ALWAYS FOLLOW AND ROUTE IN-LINE TUBING PARALLEL TO GRADE. DIRECTIONAL LAYOUT AS SHOWN IN THE PLANS MAY NOT BE EXACTLY ACROSS SLOPE. DRIP HATCH PATTERN ANGLE SHOWN ON PLAN ARE DIAGRAMMATICAL ONLY. ALWAYS INSTALL DRIP LINES ACROSS SLOPE. INSTALL IN-LINE DRIP CHECK VALVE FOR DRIPLINE TUBING WITH 8" OR GREATER ELEVATION CHANGE MINIMUM ONE CHECK VALVE FOR EACH DRIP LINE IN SYSTEM TO PREVENT ANY LOW EMITTER DRAINAGE.
- D. TYPICAL - FOR ALL IN-LINE DRIP TUBING AREAS ON SLOPE THE CONTRACTOR SHALL BE HELD ACCOUNTABLE FOR CREATING A TRIANGULAR WETTING PATTERN ACROSS ANY SLOPE. OFFSET THE EMITTERS BY HALF THE EMITTER SPACING WHEN INSTALLING TUBING TO CREATE A TRIANGULAR WETTING PATTERN ACROSS THE SLOPE. DO NOT INSTALL TUBING WHERE THE EMITTERS ARE DIRECTLY IN LINE (PERPENDICULAR) WITH EACH OTHER.
- E. TYPICAL - GRID LINE/HATCHING SHOWN ON PLANS OF DRIP TUBING SYSTEMS DOES NOT REPRESENT ACTUAL NUMBER OF DRIP TUBING LAYOUT/ROWS. EXACT LAYOUT/ROWS TO BE DETERMINED ON SITE. INSTALL DRIP TUBING PER MANUFACTURER RECOMMENDATION.
- F. TYPICAL - CONNECTIONS BETWEEN IN-LINE DRIP TUBING AND RIGID PVC SUPPLY LINE, DISCHARGE HEADER LINES SHALL BE MADE USING SCHEDULE 40 PVC (8") FITTINGS, TL BARBED DRIP TUBING FITTINGS AND BLANK DRIP TUBING.



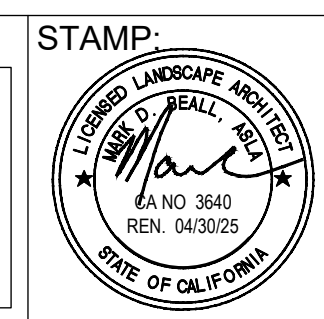
L2.03 VILLAGE SENIOR APARTMENTS

POINT OF CONNECTION DESIGNATION: A	
NAME OF WATER PURVEYOR: BUELLTON WATER DEPT.	
CONTACT NAME:	
PHONE:	
SIZE OF WATER METER: 1-1/2"	
SIZE OF SERVICE LINE: 2"	
STATIC WATER PRESSURE: 68 P.S.I.	
DESIGN WATER PRESSURE: 68.30	
DESIGNED HIGHEST GPM/GPH FLOW: 16.0	
WORST CASE PRESSURE LOSS CHART	
CONTROLLER/STATION: A6	
POC ELEV:	
GPM: 12.1	
PSI AT POC: 68 P.S.I. (STATIC)	
1-1/2" WATER METER	1.00 PSI
1-1/2" BACKFLOW PREVENTER	13.00 PSI
2" MASTER VALVE	2.50 PSI
1-1/2" FLOW SENSOR	1.00 PSI
665 LF OF 2" PVC CL-315 MAINLINE (0.20)	3.00 PSI
10 LF OF 1-1/2" PVC SCH-40 MAINLINE	0.50 PSI
0 LF OF 1-1/4" PVC SCH-40 MAINLINE	0.00 PSI
0 LF OF 1" PVC SCH-40 MAINLINE	0.00 PSI
FITTINGS (20% MAINLINE LOSS)	1.00 PSI
1" REMOTE CONTROL VALVE	3.80 PSI
LATERAL LINE LOSSES (FIXED)	8.00 PSI
ELEVATION CHANGE FROM POC TO HIGHEST OUTLET (+/- FT.)	4.50 PSI
SPRINKLER DESIGN OPERATING PRESSURE	30.00 PSI
#1 TOTAL SYSTEM LOSSES:	68.30 PSI
SUMMARY:	
#2 AVAILABLE STATIC PRESSURE AT POC:	0.00 PSI
#3 REQUIRED SYSTEM MINIMUM PRESSURE: #1	68.30 PSI
#4 RESIDUAL PRESSURE: #2 - #3	-68.30 PSI
IF PRESSURE AT POC IS TOO HIGH, ADD THE FOLLOWING:	0.00
#5 ADJUST PRESSURE REGULATOR AT POC TO: #1 + 25%	0.00 PSI
RESIDUAL FROM ADJUSTED PRESSURE: #5 - #3	-68.30 PSI
IF PRESSURE AT POC IS TOO LOW, ADD THE FOLLOWING:	
#5 TOTAL BOOSTED PSI REQ'D AT PUMP: #3 + 25%	0.00 PSI
RESIDUAL PRESSURE: #5 - #3	-68.30 PSI
PUMP BOOST REQUIRED: #5 - #2	0.00 PSI

The above drawings, specifications, ideas, designs and arrangements represent the sole and final design of the Architect (Y&M Architects) and no part thereof shall be copied, duplicated or otherwise used in connection with any other project other than the specific project for which they have been prepared and directed without the written consent of the Architect (Y&M Architects). Visual content on these drawings or specifications shall constitute conclusive evidence of acceptance of these conditions. Within dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and the office shall be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to the office for approval before proceeding with fabrication. 2023 ©

CONSULTANT:

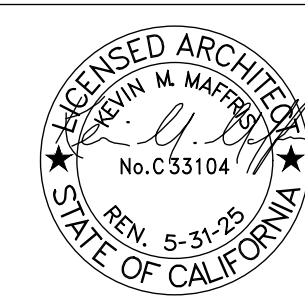
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DRAWING:
 IRRIGATION LEGENDS & NOTES
 PLAN



Revision Schedule		
No.	DESCRIPTION	DATE

PLAN CHECK #2 - 04/03/2024

PLOTTED	-	SHEET NO.
SCALE	1/8" = 1' - 0"	
DRAWN	MB	L2.03
JOB no.		
SHEETS	-	

VILLAGE SENIOR APARTMENTS

IRRIGATION INSTALLATION NOTES

- THE CONTRACTOR SHALL OBTAIN AND PAY ANY AND ALL PERMITS AND ALL INSPECTIONS REQUIRED, INCLUDING BUT NOT LIMITED TO:
 - SANTA BARBARA COUNTY PLUMBING PERMIT.
 - BACKFLOW PREVENTION ASSEMBLY CERTIFICATION.
- THE MANUFACTURER'S RECOMMENDATIONS AND DETAILED DRAWINGS SHALL BE FOLLOWED IN ALL CASES WHERE THE MANUFACTURER'S OF ARTICLE USED IN THIS INSTALLATION FURNISH'S DIRECTION CONCERNING POINTS NOT SHOWN IN THE DRAWINGS AND INSTALLATION.
- A COMPLETE MATERIAL LIST SHALL BE SUBMITTED PRIOR TO PERFORMING ANY WORK FOR ANY ITEMS THAT ARE REQUESTED TO BE SUBSTITUTED . MATERIAL LIST SHALL INCLUDE THE MANUFACTURER, MODEL NUMBER AND DESCRIPTION OF ALL MATERIALS AND EQUIPMENT TO BE USED. EQUIPMENT OR MATERIALS INSTALLED OR FURNISHED WITHOUT PRIOR APPROVAL OF THE DESIGNER/LANDSCAPE ARCHITECT MAY BE REJECTED AND THE CONTRACTOR REQUIRED TO REMOVE SUCH MATERIALS FROM THE SITE AT HIS/HER EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE AND LIABLE FOR ANY AND ALL DAMAGES TO OPERATIONS OR WORK OF OTHER CONTRACTORS. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ACTIVITIES WITH ALL AGENCIES AND OTHER TRADES ON SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE AND LIABLE FOR ANY ENCRoACHMENT INTO ADJACENT PROPERTY, R.O.W.'S, EASEMENTS, SETBACKS OR ANY OTHER LEGAL PROPERTY RESTRICTIONS EITHER MARKED OR UNMARKED.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF/HERSELF WITH ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL REPAIR OR REPLACE, AT NO ADDITIONAL COST TO THE OWNER, ANY DAMAGES TO UNDERGROUND UTILITIES THAT MAY OCCUR.
- THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING PLANS BEFORE COMMENCEMENT OF WORK.
- THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS SHOWN ON PLANS AT THE SITE PRIOR TO COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES SHALL BE IMMEDIATELY REPORTED TO PROJECT DESIGNER/LANDSCAPE ARCHITECT FOR DIRECTIONS ON HOW TO PROCEED. ANY CONTINUATION OF WORK IS AT THE CONTRACTOR'S RISK AND EXPENSE.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WITH WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE PROJECT DESIGNER/LANDSCAPE ARCHITECT FOR DIRECTION ON HOW TO PROCEED.
- PRIOR TO START OF CONSTRUCTION, A CONFERENCE SHALL BE HELD WITH THE PROJECT REPRESENTATIVE AND CONTRACTOR , REGARDING GENERAL REQUIREMENTS OF THIS WORK.
- INSTALL ALL IRRIGATION COMPONENTS ACCORDING TO LOCAL CODES AND ORDINANCES.
- THE IRRIGATION WATER METER IS TO BE PROVIDED BY THE OWNER UNLESS SHOWN OTHERWISE ON THE PLANS. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ALL IRRIGATION EQUIPMENT DOWNSTREAM OF THE POINT OF CONNECTION (P.O.C) AT THE IRRIGATION WATER METER.
- ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS (INCLUDING EXISTING AND/OR NEW PLANT MATERIAL), GRADE DIFFERENCES OR DIFFERENCES IN THE AREA'S DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE DESIGN. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER/LANDSCAPE ARCHITECT. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- THE WORK SHOWN ON THESE PLANS ARE DIAGRAMMATIC, ALL ITEMS, I.E. CONTROLLERS, VALVES, MAIN LINES, SLEEVES, WIRES, IRRIGATION HEADS, ETC. ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ONLY. DO NOT SCALE DIMENSIONS. DETAIL DRAWINGS MAY CLARIFY LOCATIONS OF SOME ITEMS. THE CONTRACTOR SHALL NOT LOCATE ANY ITEMS WHERE IT IS OBVIOUS THAT THEY ARE IN CONFLICT WITH UNDERGROUND UTILITIES, STRUCTURES, OTHER IMPROVEMENTS, OR VEHICULAR OR PEDESTRIAN SAFETY CONSIDERATIONS.
- CONTROLLER LOCATIONS ARE APPROXIMATE. FINAL LOCATION OF THE AUTOMATIC CONTROLLER AND THE BACKFLOW DEVICE SHALL BE APPROVED BY THE DESIGNER/LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION.
- ALL PRESSURE SUPPLY LINES SHALL BE TESTED FOR A MINIMUM OF 3 HOURS UNDER A HYDROSTATIC PRESSURE OF 150 POUNDS PER SQUARE INCH AND PROVEN WATERTIGHT. CONTRACTOR SHALL PROVIDE ALL EQUIPMENT FOR HYDROSTATIC TESTS. HYDROSTATIC TESTS SHALL BE PERFORMED IN THE PRESENCE OF THE DESIGNER/LANDSCAPE ARCHITECT, OR IF APPROVED BY DESIGNER/LANDSCAPE ARCHITECT, CONTRACTOR MAY SUBMIT BY EMAIL DIGITAL PHOTOGRAPHS OF THE PRESSURE GAUGE TO THE DESIGNER/LANDSCAPE ARCHITECT AT BEGINNING AND END OF TEST PERIOD. CONTRACTOR TO SUBMIT WRITTEN PROOF TO SITE SUPERINTENDENT THAT TESTS HAVE BEEN CONDUCTED.
- 120 VOLT INDEPENDENT ELECTRICAL POWER OUTLET AT THE AUTOMATIC CONTROLLER LOCATION SHALL BE PROVIDED PER THE ELECTRICAL ENGINEER'S PLANS AND SPECIFICATIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ELECTRICAL SERVICE WITH THE GENERAL CONTRACTOR AND TO MAKE THE FINAL CONNECTION FROM THE ELECTRICAL SERVICE TO THE AUTOMATIC CONTROLLER.
- ALL LOCAL, MUNICIPAL AND STATE LAWS RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.
- BACKFLOW DEVICE SHALL BE INSTALLED IN GROUND COVER AREA WHEREVER POSSIBLE, UNLESS OTHERWISE NOTED ON PLANS.FINAL LOCATION SHALL BE DETERMINED BY THE CLIENT'S AUTHORIZED REPRESENTATIVE AND MAY VARY FROM THAT INDICATED ON THE DRAWING.
- QUICK COUPLER VALVES, REMOTE CONTROL VALVES AND SHUT-OFF VALVES SHALL BE INSTALLED IN GROUND COVER/SHRUB AREAS WHEREVER POSSIBLE.
- PIPING AND WIRE CONDUIT PENETRATIONS THROUGH WALLS AND INSTALLATION OF EQUIPMENT UNDER PAVING SHALL BE INSTALLED IN SCHEDULE 40 PVC SLEEVES, AS CALLED OUT ON PLANS, OR AS PER LOCAL CODES AND MUST BE COORDINATED WITH THE GENERAL CONTRACTOR AND CONTRACTORS OF ALL VARIOUS TRADES THAT MAY BE INVOLVED TO ELIMINATE PROBLEMS THAT MAY ARISE FROM INACCESSIBILITY OR DAMAGE TO ANOTHER TRADE'S FINISH WORK. PIPING AND WIRE CONDUIT PENETRATIONS THROUGH EXISTING WALLS SHALL BE CORE DRILLED AND SLEEVED PER ABOVE, UNLESS AN EXISTING SLEEVE IS AVAILABLE FOR RE-USE WHICH WILL NOT SIGNIFICANTLY AFFECT THE SYSTEM DESIGN. ALL PENETRATIONS SHALL BE WATERPROOFED USING APPROVED METHODS.
- USE CHECK VALVES AS REQUIRED TO PREVENT LOW HEAD DRAINAGE.
- THE CONTRACTOR SHALL INSTALL K.B.I. SERIES ANTI-DRAIN VALVES ON ALL LATERAL LINES IN AREAS WHERE SLOPE OF GRADE EXCEEDS 4:1, WHERE POST VALVE SHUT-OFF DRAINING OF THE IRRIGATION OCCURS, OR AS DIRECTED BY THE CLIENTS AUTHORIZED REPRESENTATIVE.
- THE CONTRACTOR SHALL ONLY APPLY SUFFICIENT WATER TO PROMOTE HEALTHY GROWTH OF PLANT MATERIAL. AT NO TIME SHALL THE CONTRACTOR APPLY WATER AT A RATE OF FREQUENCY WHICH CAUSES RUNOFF OR OVER SATURATION OF THE SOIL.
- THE CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO ADJACENT PAVING, WALLS OR OTHER HARDSCAPE ELEMENTS TO THE EXTENT POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT THE CURRENT SITE CONDITIONS AND ADJUSTING THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING FLOW FOR EACH SYSTEM.
- WHEN RADIUS OF SPRINKLER HEADS REQUIRED FOR PROPER COVERAGE IS LESS THAN RADIUS SHOWN ON PLAN, THE CONTRACTOR SHALL EQUIP SPRINKLER HEAD WITH A PRESSURE COMPENSATING SCREEN (PCS) FOR LOW FLOW AND RADIUS CONTROL.
- USE ADJUSTABLE ARC NOZZLES FOR ALL HEADS LOCATED IN AREAS WHERE A STANDARD ARC PATTERN SPRAYS OVER ONTO ADJACENT PAVING, WALLS OR OTHER HARDSCAPE ELEMENTS. ADJUSTABLE ARC NOZZLE SHOULD HAVE THE SAME RADIUS OF THROW AS THE NOZZLE BEING REPLACED.
- NO OVERSPRAY OR LOW HEAD DRAINAGE SHALL BE ALLOWED.
- WHEN VERTICAL OBSTRUCTIONS (LIGHT POLES, FIRE HYDRANTS, TREES, ETC.) INTERFERE WITH THE SPRAY PATTERN OF THE SPRINKLER HEADS SO AS TO PREVENT PROPER COVERAGE, THE CONTRACTOR SHALL FIELD ADJUST THE SPRINKLER SYSTEM BY INSTALLING A QUARTER CIRCLE OR HALF CIRCLE SPRINKLER HEAD ON EACH SIDE OF THE OBSTRUCTION SO AS TO PROVIDE PROPER COVERAGE . ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE CLIENT.
- PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON PLANS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES ARE PERMITTED, BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED. ALL DAMAGED AND REJECTED PIPE SHALL BE REMOVED FROM THE SITE IMMEDIATELY UPON REJECTION.
- ALL ELECTRICAL CONTROL WIRE SHALL BE DIRECT BURIAL #14 GAUGE APPROVED IN AN 18" DEEP TRENCH INSTALLED UNDER THE MAINLINE PIPE. WIRE CONNECTORS SHALL BE DRI-SPLICE OR APPROVED EQUAL ONLY. COLORS FOR CONTROL WIRES SHALL BE AS FOLLOWS:
 - COMMON WIRE - WHITE (FOR MULTIPLE CONTROLLERS USE DIFFERENT STRIP COLOR PER CONTROLLER)
 - HOT WIRE - BLACK EXTRA COMMON WIRES - WHITE WITH ORANGE STRIPE - MINIMUM (1) ONE TO EACH LEG OF MAINLINE FROM P.O.C. PER CONTROLLER (DIFFERENT STRIPE COLOR PER CONTROLLER)
 - EXTRA HOT WIRES, MINIMUM (1) ONE EXTRA HOT WIRE FOR EVERY (5) FIVE WIRES PLUS (3) THREE EXTRA HOT WIRES RUN TO EACH END OF MAINLINE BACK TO THE CONTROLLER - LABEL ALL SPARE WIRES AT BOTH ENDS "SPARE".
 - MASTER CONTROL VALVE - BLUE w/ WHITE STRIPE / WHITE w/ BLUE STRIPE.
 - FLOW SENSOR - RED w/ WHITE STRIPE / RED w/ BLUE STRIPE.
- ALL AUTOMATIC CONTROLLER PROGRAMS MUST BE SET TO OPERATE BETWEEN THE HOURS OF 10 P.M. AND 6 A.M.
- THE ENTIRE SPRINKLER SYSTEM SHALL BE GUARANTEED BY THE CONTRACTOR AS TO MATERIAL AND WORKMANSHIP, INCLUDING THE SETTLING OF BACKFILLED AREAS AND TRENCHES FOR A PERIOD OF ONE YEAR FOLLOWING THE DATE OF FINAL ACCEPTANCE OF THE WORK. SHOULD ANY OPERATION DIFFICULTIES IN CONNECTION WITH THE SPRINKLER SYSTEM DEVELOP WITHIN THE SPECIFIED GUARANTEE PERIOD, WHICH IN THE OPINION OF THE CLIENT MAY BE DUE TO INFERIOR MATERIAL AND/OR WORKMANSHIP, SAID DIFFICULTIES SHALL BE IMMEDIATELY CORRECTED BY THE CONTRACTOR TO THE SATISFACTION OF THE CLIENT AT NO ADDITION COST.
- THE CONTRACTOR SHALL AT ALL TIMES PROTECT HIS WORK FROM DAMAGE AND THEFT AND REPLACE ALL DAMAGED OR STOLEN PARTS AT HIS/HER EXPENSE UNTIL THE WORK IS ACCEPTED IN WRITING BY THE CLIENT.
- THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE IRRIGATION DRAWINGS AT EACH POINT OF CONNECTION. THE CONTRACTOR SHALL VERIFY WATER PRESSURE IN THE FIELD PRIOR TO CONSTRUCTION TO DETERMINE IF IT IS SUFFICIENT TO OPERATE SYSTEMS AS DESIGNED. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE PROJECT /DESIGNER/LANDSCAPE ARCHITECT. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY AT NO ADDITIONAL COST TO THE CLIENT, INCLUDING LABOR.
- AFTER INSTALLATION OF THE IRRIGATION SYSTEMS IS COMPLETED, THE CONTRACTOR SHALL PERFORM A COVERAGE TEST IN THE PRESENCE OF THE DESIGNER/LANDSCAPE ARCHITECT TO DETERMINE IF THE IRRIGATION COVERAGE FOR PLANTING AREAS IS ADEQUATE AND COMPLETE. FURNISH ALL MATERIALS AND PERFORM ALL WORK REQUIRED TO CORRECT ANY INADEQUACIES OF COVERAGE DUE TO DEVIATIONS FROM THE PLANS OR BECAUSE DISCREPANCIES BETWEEN THE PLANS AND ACTUAL FIELD CONDITIONS WERE NOT BROUGHT TO THE ATTENTION OF THE DESIGNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

IRRIGATION NOTES:

- DRIP SYSTEMS, ROTORS & BUBBLERS SHALL BE SET PERPENDICULAR TO FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE DESIGNATED ON THE PLANS. INSTALL LINES PARALLEL/ALONG SLOPE LINES WHENEVER POSSIBLE.
- THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE IRRIGATION DRAWINGS AT EACH POINT OF CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION.
- 120-VOLT ELECTRICAL SERVICE FOR CONTROLLER IS TO BE REFERENCED TO THE ELECTRICAL ENGINEER'S PLANS. THE IRRIGATION CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR TO MAKE FINAL ELECTRICAL CONNECTIONS TO THE AUTOMATIC CONTROLLERS FROM THE PROVIDED OUTLET.
- THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLANTING AND ARCHITECTURAL FEATURES.
- THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL DRIP TUBING SYSTEMS, BUBBLER HEADS, & SPRAY HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT WATERING ONTO WALKS, ROADWAYS AND/OR BUILDINGS. THIS SHALL INCLUDE SELECTING THE BEST LOCATION TO FIT THE EXISTING SITE CONDITIONS AND TO THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.
- DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
- THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY. INSTALL PIPE MATERIALS AND EQUIPMENT AS SHOWN IN THE PLAN AND DETAILS. USE TEFLON TAPE ON ALL PVC MALE PIPE THREADS ON SPRINKLER SWING JOINT AND VALVE ASSEMBLIES.
- IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH LOCATION OF WALLS, RETAINING WALLS, ETC. HE SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUB-CONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, PAVING STRUCTURES, ETC. IN ADDITION TO THE CONTROL WIRE SLEEVES SHOWN ON THE DRAWINGS.
- THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF CONTROL WIRE SLEEVES OF SUFFICIENT SIZE UNDER PAVED AREAS. WHEN CERTAIN OBSTRUCTIONS (FIRE HYDRANTS, TREES, LIGHTS, BOULDERS, ETC.) INTERFERE WITH THE SPRAY PATTERN OF THE IRRIGATION HEADS SO AS TO PREVENT PROPER COVERAGE, THE IRRIGATION CONTRACTOR SHALL FIELD ADJUST THE SPRINKLER SYSTEM ON EACH SIDE OF THE OBSTRUCTION TO PROVIDE PROPER COVERAGE. ALL ADJUSTMENTS SHALL BE PERFORMED AT NO ADDITIONAL COST TO THE OWNER.

MAINTENANCE SCHEDULE:

MAINTENANCE SCHEDULES A REGULAR MAINTENANCE SCHEDULE SATISFYING THE FOLLOWING CONDITIONS SHALL BE SUBMITTED AS PART OF THE LANDSCAPE DOCUMENTATION PACKAGE.

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

WHENEVER POSSIBLE, REPAIR OF IRRIGATION EQUIPMENT SHALL BE DONE WITH THE ORIGINALLY SPECIFIED MATERIALS OR THEIR EQUIVALENTS.

A LANDSCAPE IRRIGATION AUDIT SCHEDULE AS REQUIRED IN CHAPTER 20.09 OF TITLE 20 MAY BE RECOMMENDED. THE MAXIMUM PERIOD BETWEEN AUDITS SHALL BE FIVE YEARS.

IRRIGATION AUDIT SCHEDULE:

LANDSCAPE IRRIGATION AUDIT SCHEDULES: A SCHEDULE OF LANDSCAPE IRRIGATION AUDITS OF AT LEAST EVERY 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 CODES) AN AUDIT SATISFYING THE FOLLOWING CONDITIONS SHALL BE SUBMITTED TO THE COUNTY AS PART OF THE LANDSCAPE DOCUMENTATION PACKAGE.

AT A 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 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 ARCHITECT FOR MAINTENANCE.

THE IRRIGATION AUDIT WILL BE CONDUCTED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

- PLACE FLAGS AT EACH HEAD IN ZONE.
- MEASURE SPACING AND MARK MID-POINTS BETWEEN HEADS.
- PLACE WATER MEASURING RECEPTACLES.
- TAKE READINGS OF WATER LEVEL IN RECEPTACLES AND RECORD RESULTS.
- MEASURE HEAD PRESSURE IN EACH ZONE AND RECORD RESULTS.
- AFTER COMPLETING ZONE ADVANCE TO NEXT ZONE AND REPEAT PROCEDURE.
- SUBMIT THE RESULTS OF THE AUDIT TO THE PROJECT 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 CONDITION.

MAINTENANCE TASK:	FREQUENCY:
1. CONTROLLER CABINET - OPEN CABINET AND CLEAN OUT DEBRIS AND REPLACE BATTERY AS NECESSARY. CHECK WIRING AND REPAIR AS NEEDED AND CHECK CLOCK AND RESET, IF NECESSARY.	QUARTERLY
2. IRRIGATION SCHEDULE - ADJUST SCHEDULE FOR SEASONAL VARIATIONS AND OTHER CONDITIONS WHICH MAY AFFECT THE AMOUNT OF WATER NEEDED TO MAINTAIN PLANT HEALTH. ADJUST AS NECESSARY	MONTHLY
3. P.O.C. - VISUALLY INSPECT COMPONENTS FOR LEAKS, PRESSURE SETTINGS, SETTLEMENT OR OTHER DAMAGES AFFECTING THE OPERATION OF A COMPONENT. REPAIR AS NEEDED.	QUARTERLY
4. REMOTE CONTROL VALVES - ISOLATION VALVES AND QUICK COUPLER VALVES SHALL BE VISUALLY INSPECTED FOR LEAKS, SETTLEMENT, WIRE CONNECTIONS AND PRESSURE SETTINGS. REPAIR OR ADJUST AS NEEDED.	QUARTERLY
5. MAINLINES AND LATERAL LINES - VISUALLY INSPECT FOR LEAKS OR SETTLEMENT OF TRENCH.	QUARTERLY
6. SPRINKLERS - VISUALLY CHECK FOR ANY BROKEN MISALIGNED OR CLOGGED HEADS, HEADS WITH INCORRECT ARC, INADEQUATE COVERAGE OR OVER SPRAY AND LOW HEAD DRAINAGE. SHALL BE REPAIRED AND ADJUSTED AS NEEDED.	WEEKLY
7. FILTERS AND STRAINERS - VISUALLY CHECK FOR LEAKS AND BROKEN FITTINGS. CLEAN, REPAIR AND FLUSH SCREENS AS NEEDED.	MONTHLY

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 FIVE YEARS IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 20, DIVISION 1 OF THE LOS ANGELES COUNTY CODE.

MONUMENT NOTE:

CONTRACTOR TO PROTECT AND PRESERVE IN PLACE ALL EXISTING SURVEY MONUMENTS. ANY MONUMENTS DISTURBED SHALL BE RESET BY A LICENSED LAND SURVEYOR AND THE APPROPRIATE CORNER RECORD MUST BE FILED WITH THE COUNTY OF LOS ANGELES



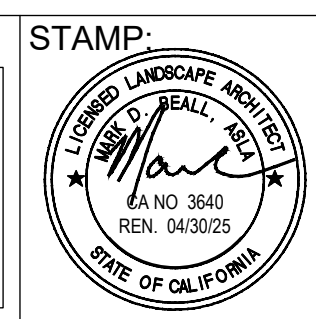
VILLAGE SENIOR APARTMENTS L2.04

VILLAGE SENIOR APARTMENTS

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CONSULTANT:

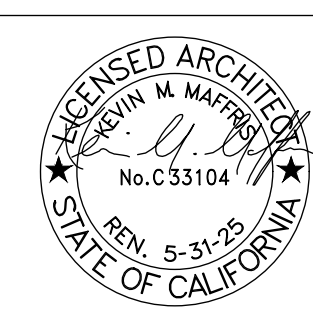
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Y&M Architects

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Telephone: (213) 623-2107 WWW.YMARCH.COM

DRAWING:
IRRIGATION GENERAL NOTES PLAN

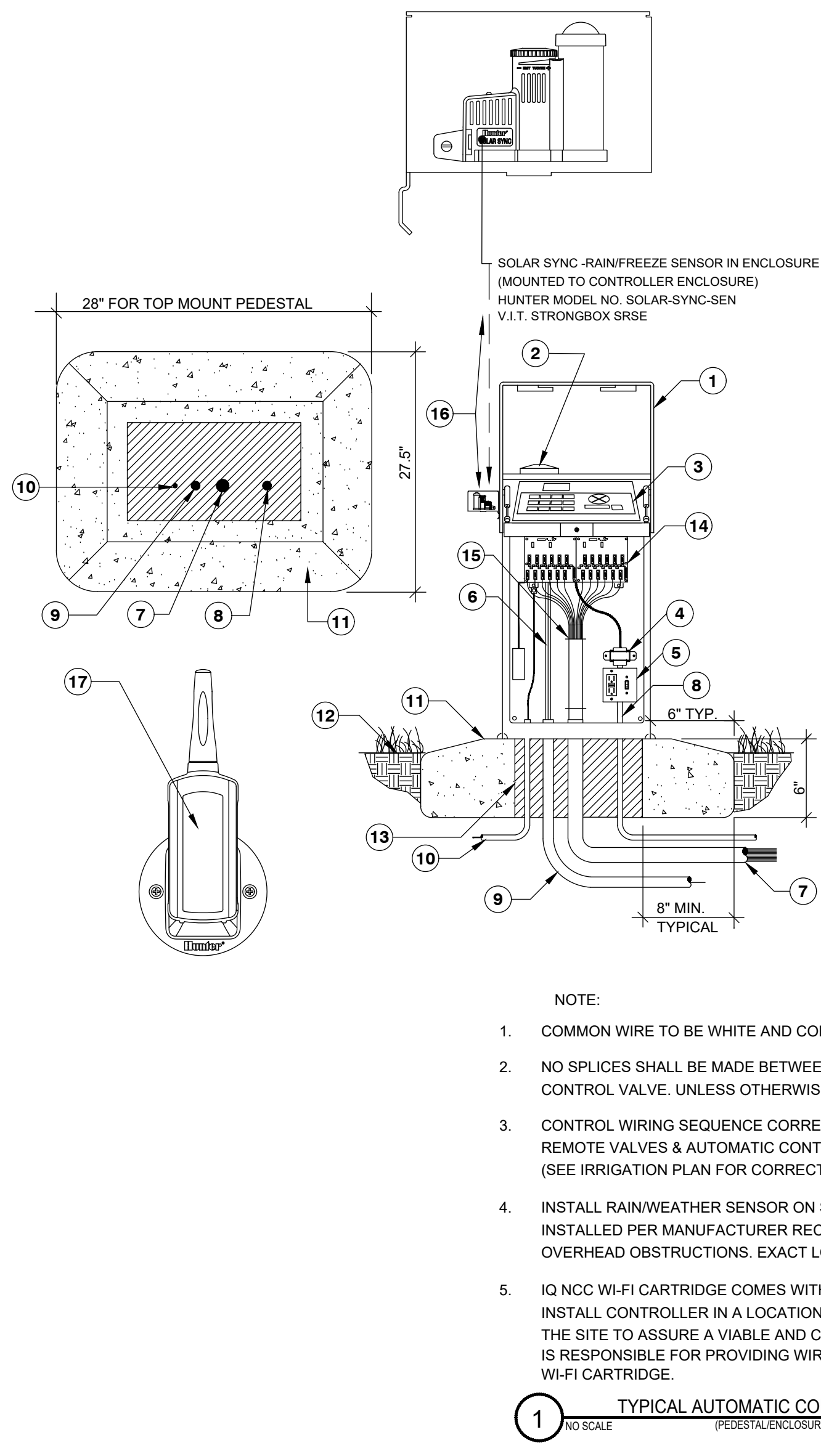


Revision Schedule

No.	DESCRIPTION	DATE

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SCALE	1/8" = 1' - 0"	L2.04
DRAWN	MB	
JOB no.		
SHEETS	-	

PLAN CHECK #2 - 04/03/2024

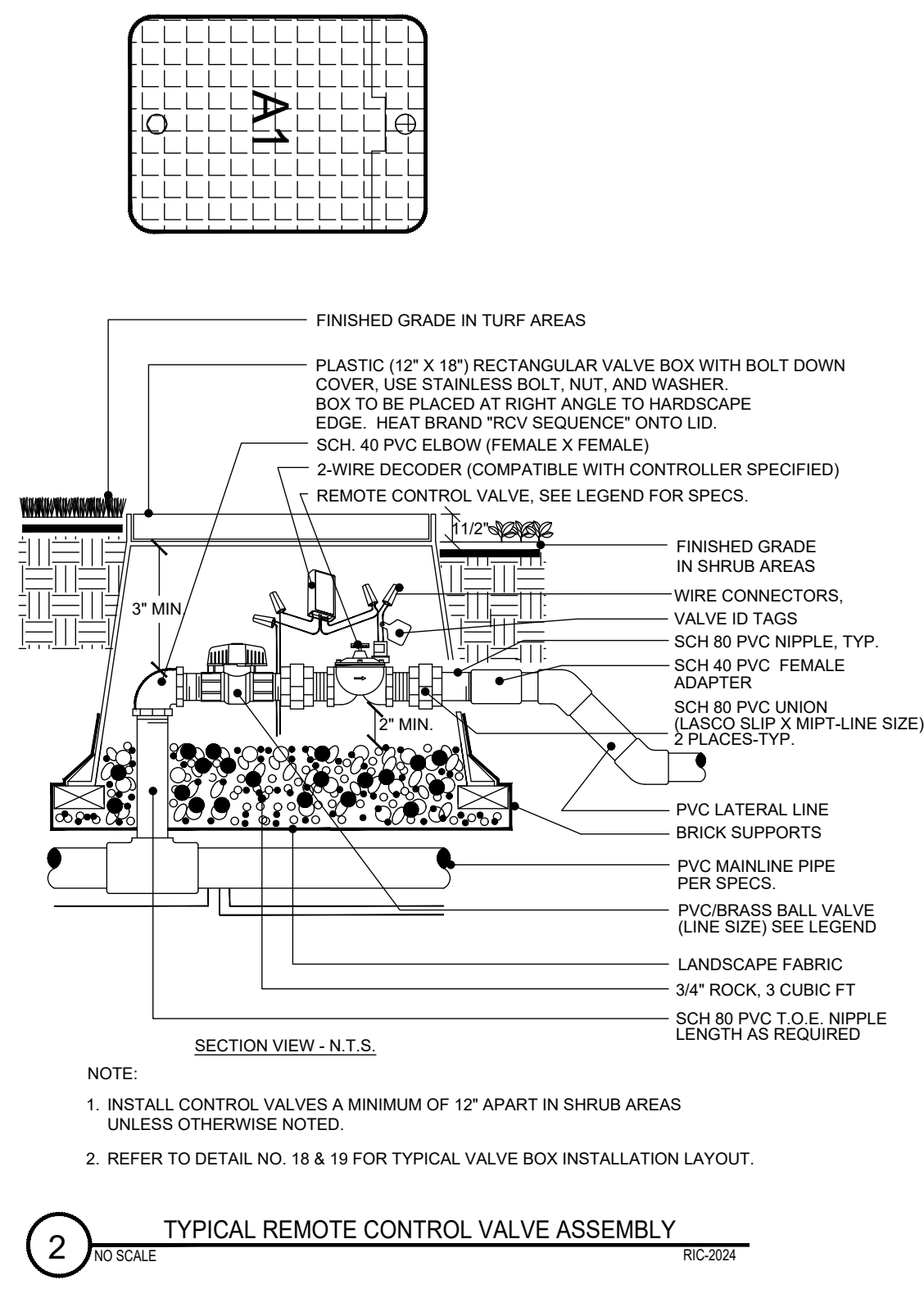


NOTE:
MINIMUM CONCRETE BASE REQUIREMENTS. CONTRACTOR SHALL VERIFY NUMBER AND SIZE OF CONDUITS REQUIRED FOR EACH ENCLOSURE INSTALLATION. USE ENCLOSURE MANUFACTURER'S TEMPLATE FOR PROPER LAG BOLT PLACEMENT. PROVIDE A MINIMUM 2\"/>

- 1 STAINLESS STEEL AUTOMATIC CONTROLLER ENCLOSURE ASSEMBLY. SEE IRRIGATION LEGEND FOR MAKE AND MODEL.
- 2 LOW PROFILE ANTENNA. (IF REQUIRED)
- 3 (WI-FI CAPABLE) AUTOMATIC CONTROLLER. SEE DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- 4 CONTROLLER TRANSFORMER.
- 5 GFI ON/OFF POWER SWITCH RECEPTACLE.
- 6 FLOW SENSOR CABLE AND MASTER VALVE WIRES PER SPECIFICATIONS.
- 7 3\"/>

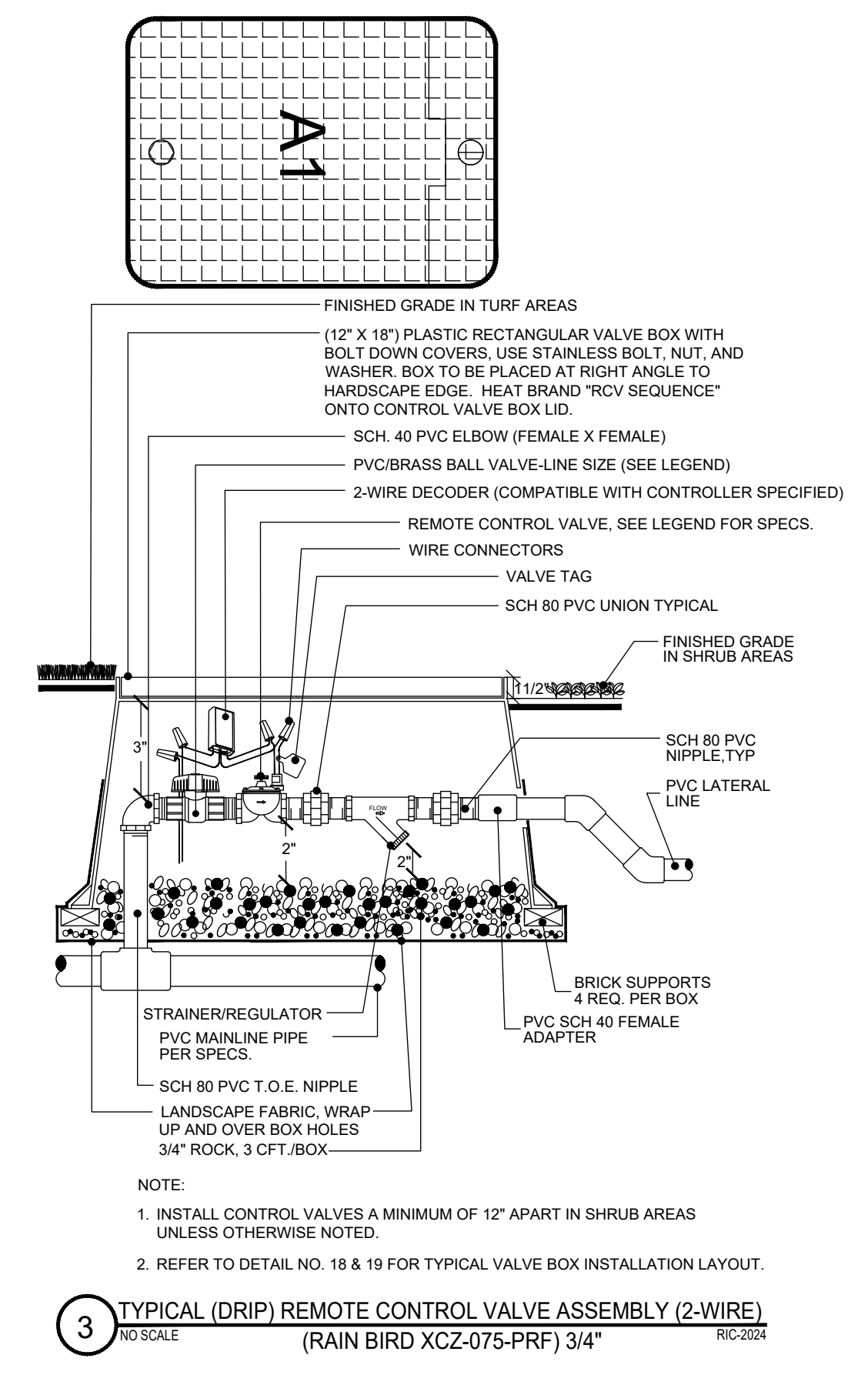
- NOTE:
1. COMMON WIRE TO BE WHITE AND CONTROL WIRE TO BE BLACK IN COLOR
 2. NO SPLICES SHALL BE MADE BETWEEN CONTROLLER AND REMOTE CONTROL VALVE. UNLESS OTHERWISE NOTED ON DRAWING.
 3. CONTROL WIRING SEQUENCE CORRESPONDS TO OPERATING SEQUENCE OF REMOTE VALVES & AUTOMATIC CONTROLLER UNIT STATION CONNECTION (SEE IRRIGATION PLAN FOR CORRECT VALVE SEQUENCE)
 4. INSTALL RAIN/WEATHER SENSOR ON SIDE OF CONTROLLER. EXACT LOCATION TO BE DETERMINED INSTALLED PER MANUFACTURER RECOMMENDATION. CONTRACTOR TO ENSURE THERE ARE NO OVERHEAD OBSTRUCTIONS. EXACT LOCATION TO BE DETERMINED ON SITE.
 5. IQ NCC WI-FI CARTRIDGE COMES WITH AN INTERNAL ANTENNA FOR USE WITH PLASTIC CABINET. INSTALL CONTROLLER IN A LOCATION TO MAXIMIZE ANTENNA RECEPTION. CONDUCT A SURVEY OF THE SITE TO ASSURE A VIABLE AND CONSISTENT WI-FI CONNECTION BEFORE CONTROLLER. OWNER IS RESPONSIBLE FOR PROVIDING WIRELESS INTERNET SERVICE CAPABLE OF INTERFACING WITH NCC WI-FI CARTRIDGE.

1 TYPICAL AUTOMATIC CONTROLLER ASSEMBLY
NO SCALE (REFER TO ENCLOSURE TOP MOUNT TYPE) RC-2024



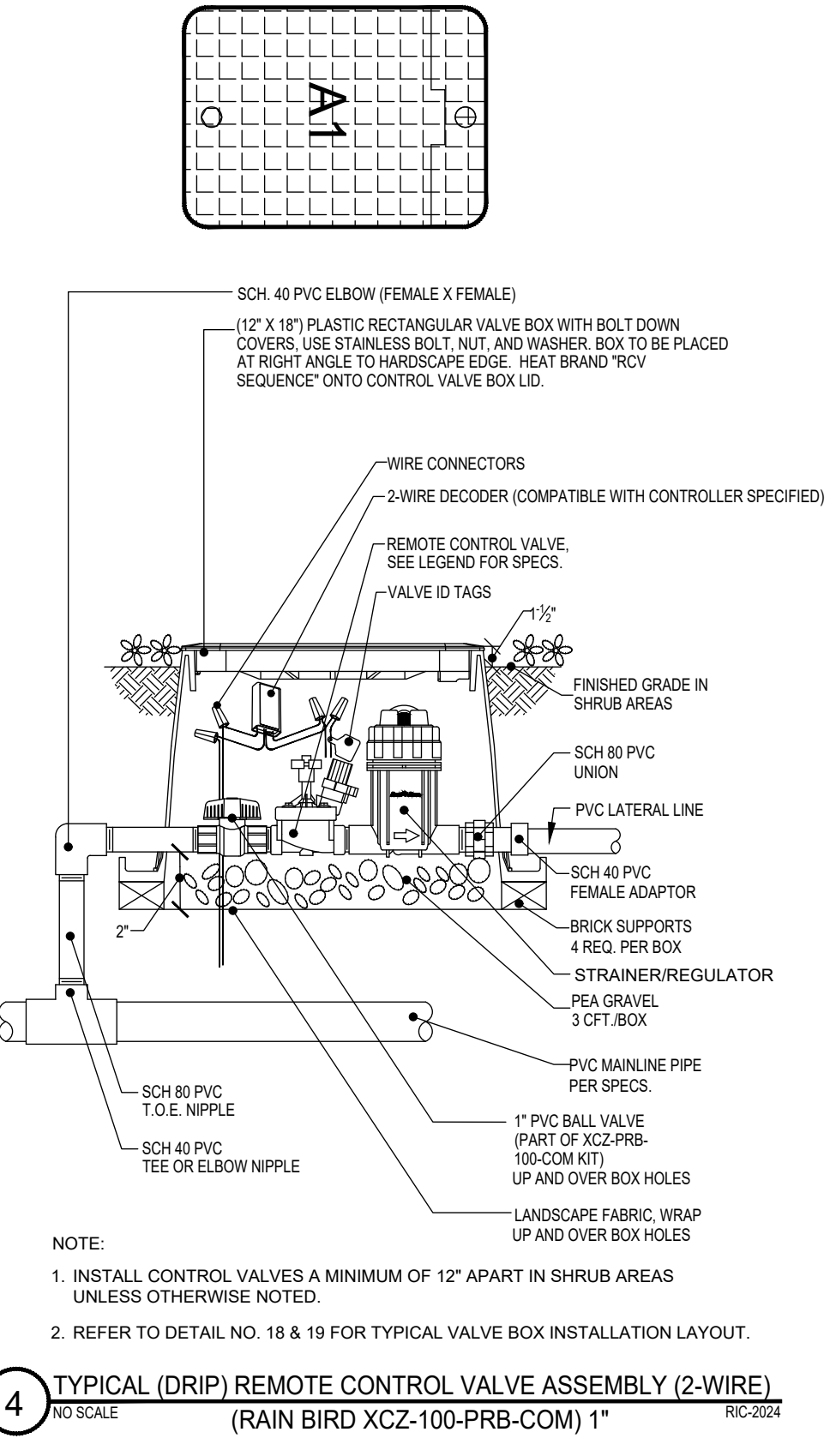
- NOTE:
1. INSTALL CONTROL VALVES A MINIMUM OF 12\"/>

2 TYPICAL REMOTE CONTROL VALVE ASSEMBLY
NO SCALE RC-2024



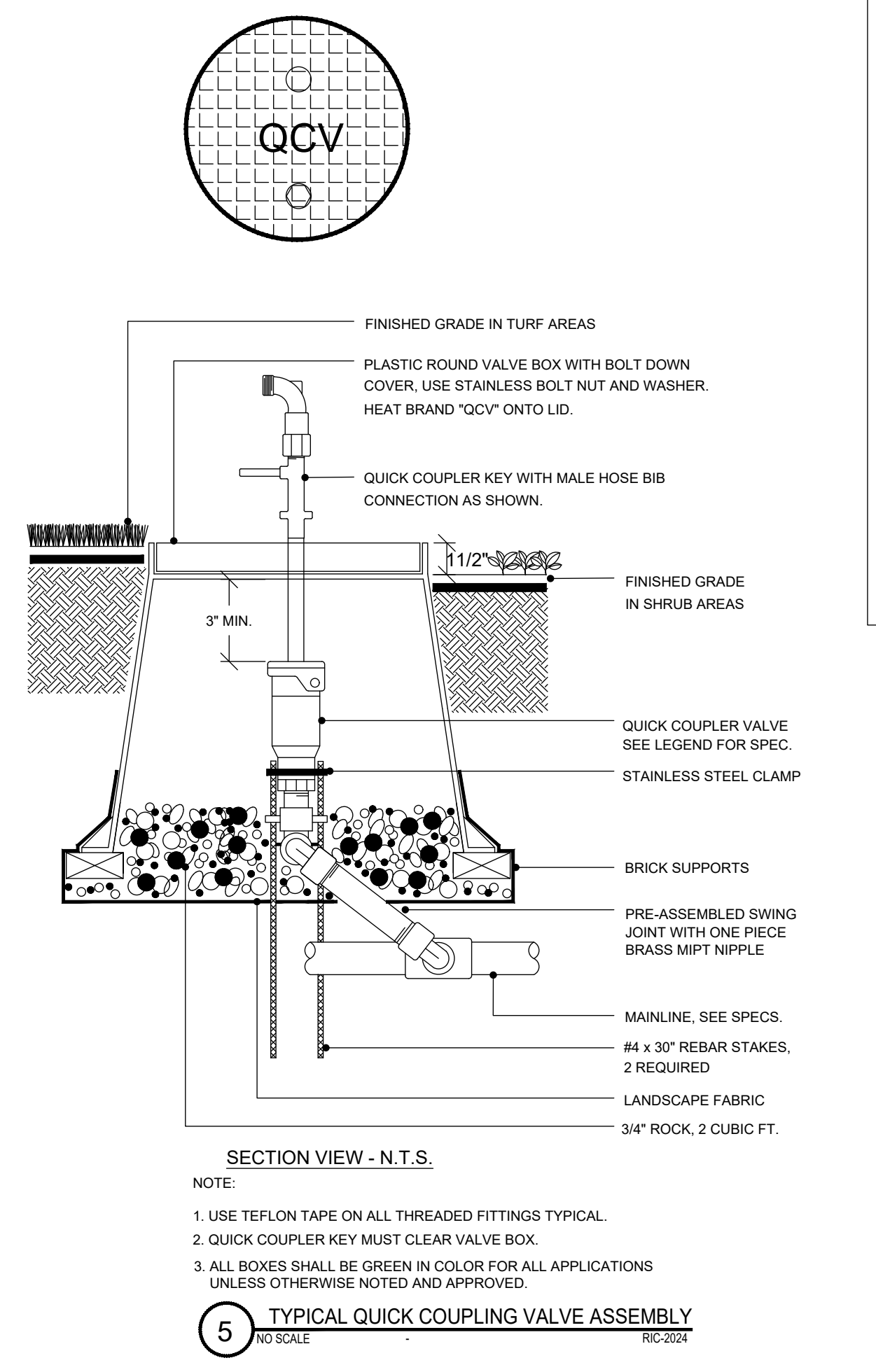
- NOTE:
1. INSTALL CONTROL VALVES A MINIMUM OF 12\"/>

3 TYPICAL (DRIP) REMOTE CONTROL VALVE ASSEMBLY (2-WIRE)
NO SCALE (RAIN BIRD XCZ-075-PRF) 3/4\"/>



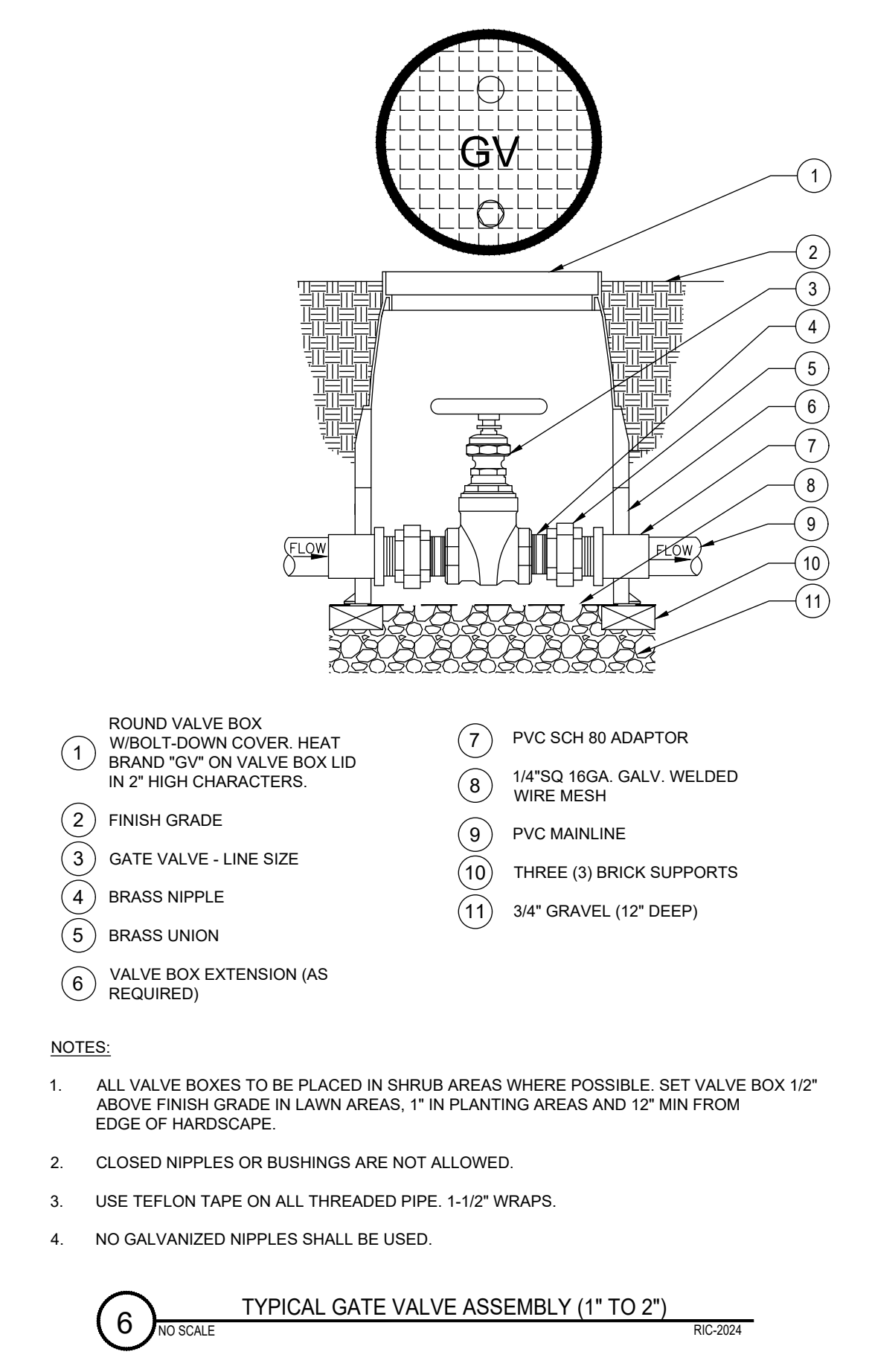
- NOTE:
1. INSTALL CONTROL VALVES A MINIMUM OF 12\"/>

4 TYPICAL (DRIP) REMOTE CONTROL VALVE ASSEMBLY (2-WIRE)
NO SCALE (RAIN BIRD XCZ-100-PRB-COM) 1\"/>



- NOTE:
1. USE TEFLON TAPE ON ALL THREADED FITTINGS TYPICAL.
 2. QUICK COUPLER KEY MUST CLEAR VALVE BOX.
 3. ALL BOXES SHALL BE GREEN IN COLOR FOR ALL APPLICATIONS UNLESS OTHERWISE NOTED AND APPROVED.

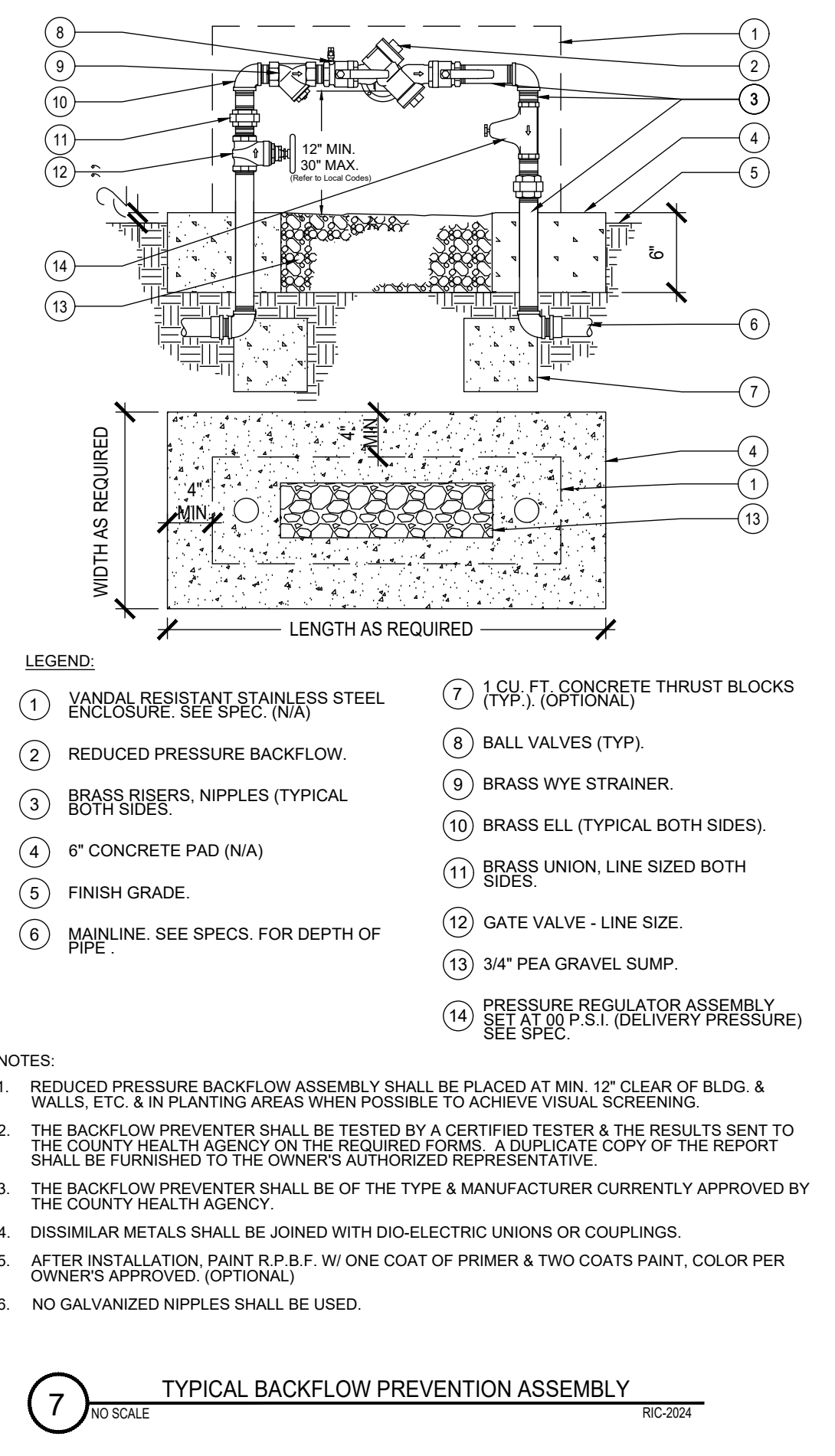
5 TYPICAL QUICK COUPLING VALVE ASSEMBLY
NO SCALE RC-2024



- 1 ROUND VALVE BOX W/ BOLT-DOWN COVER. HEAT BRAND 'GV' ON VALVE BOX LID IN 2\"/>

- NOTES:
1. ALL VALVE BOXES TO BE PLACED IN SHRUB AREAS WHERE POSSIBLE. SET VALVE BOX 12\"/>

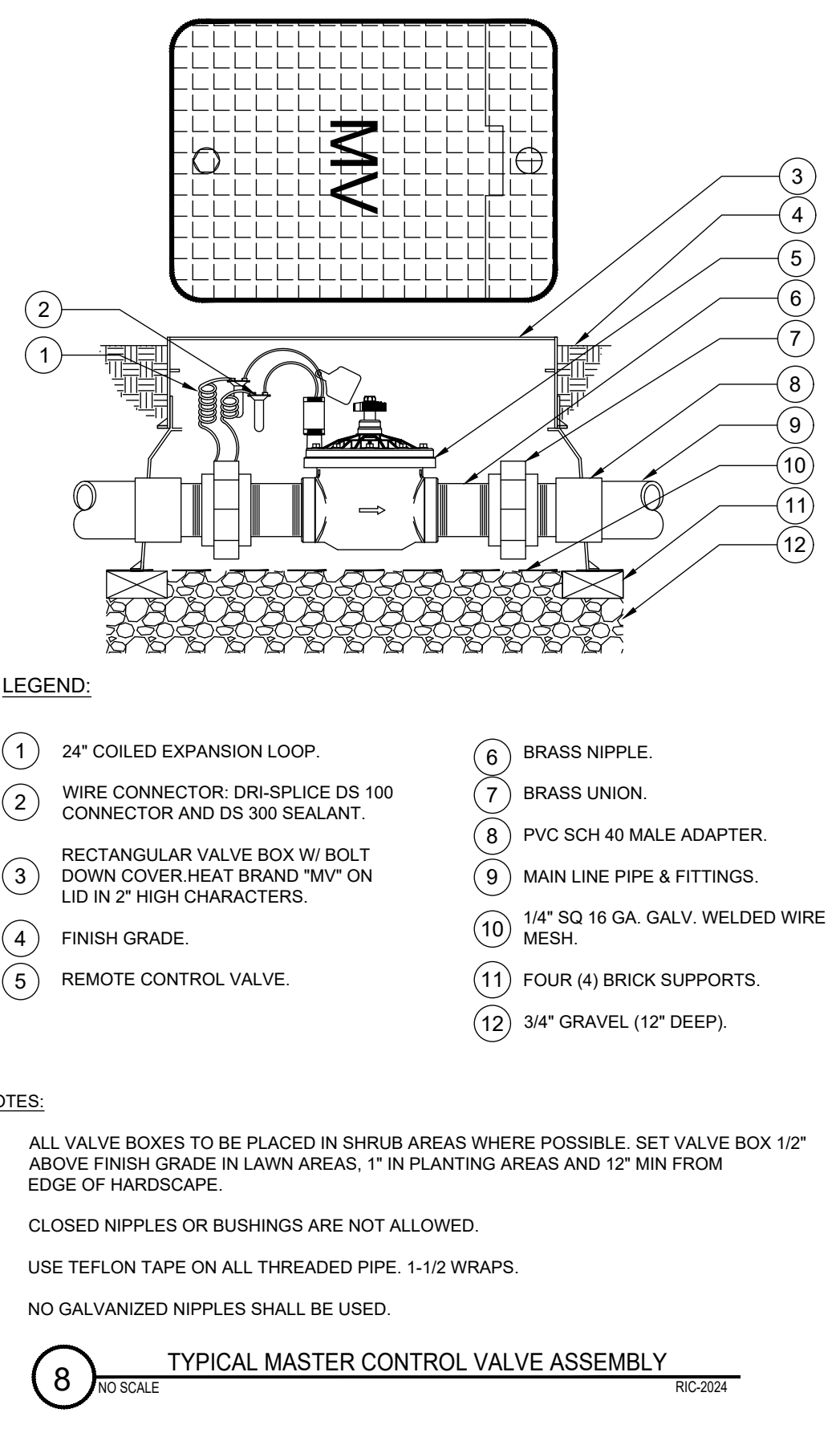
6 TYPICAL GATE VALVE ASSEMBLY (1\"/>



- LEGEND:
- 1 VANDAL RESISTANT STAINLESS STEEL ENCLOSURE. SEE SPEC. (N/A)
 - 2 REDUCED PRESSURE BACKFLOW.
 - 3 BRASS RISERS, NIPPLES (TYPICAL BOTH SIDES).
 - 4 6\"/>

- NOTES:
1. REDUCED PRESSURE BACKFLOW ASSEMBLY SHALL BE PLACED AT MIN. 12\"/>

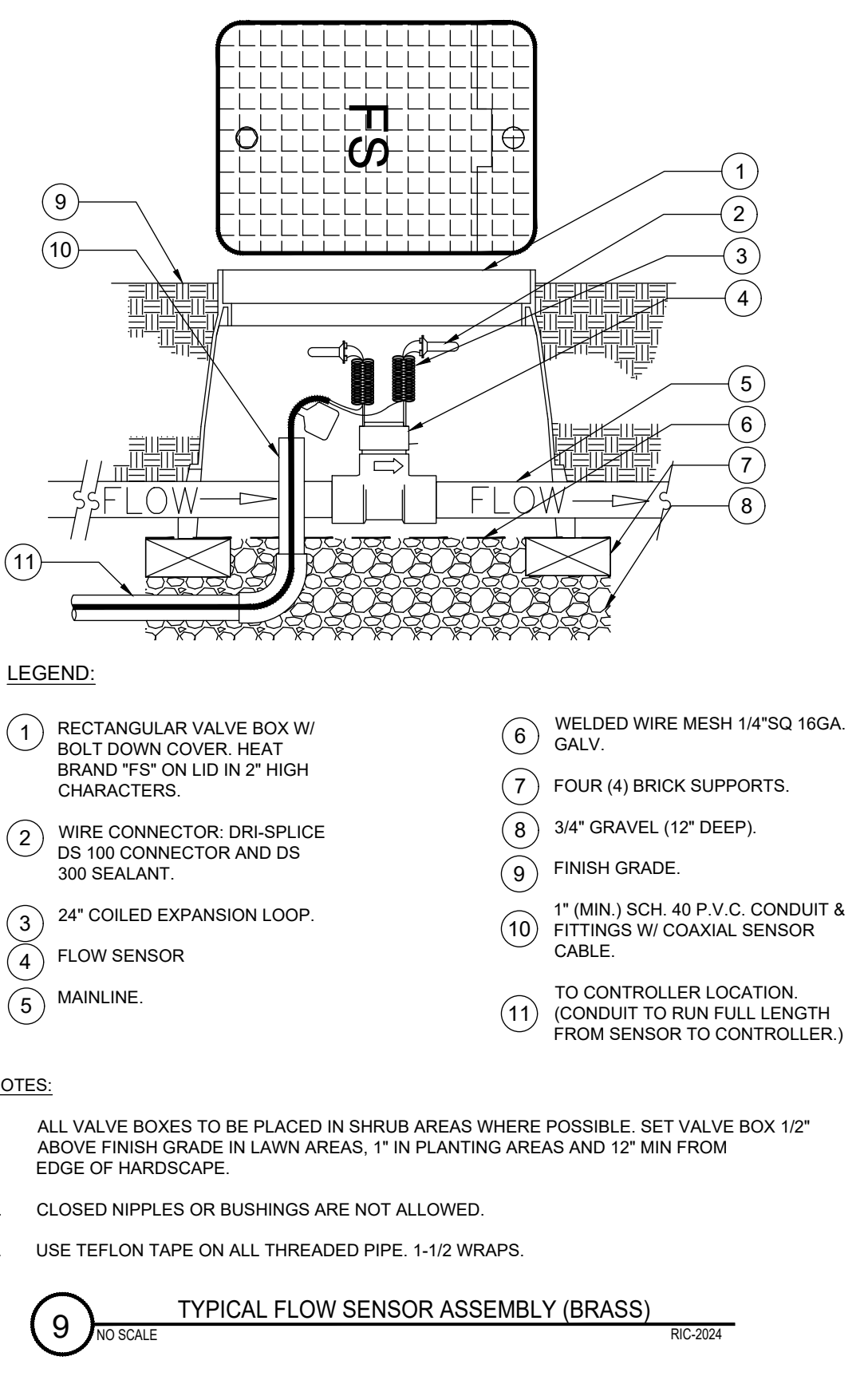
7 TYPICAL BACKFLOW PREVENTION ASSEMBLY
NO SCALE RC-2024



- LEGEND:
- 1 24\"/>

- NOTES:
1. ALL VALVE BOXES TO BE PLACED IN SHRUB AREAS WHERE POSSIBLE. SET VALVE BOX 12\"/>

8 TYPICAL MASTER CONTROL VALVE ASSEMBLY
NO SCALE RC-2024



- LEGEND:
- 1 RECTANGULAR VALVE BOX W/ BOLT DOWN COVER. HEAT BRAND 'FS' ON LID IN 2\"/>

- NOTES:
1. ALL VALVE BOXES TO BE PLACED IN SHRUB AREAS WHERE POSSIBLE. SET VALVE BOX 12\"/>

9 TYPICAL FLOW SENSOR ASSEMBLY (BRASS)
NO SCALE RC-2024

APPROVED
CITY OF BUELLTON PLANNING DEPARTMENT
BY: Cara Miralles DATE: May 7, 2024
CASE # 24-ZC-01
APPROVAL FOR LAND USE EXEMPTION OR ZONING CLEARANCE ONLY

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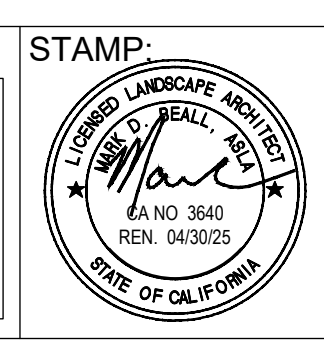
PLAN CHECK #2 - 04/03/2024

VILLAGE SENIOR APARTMENTS

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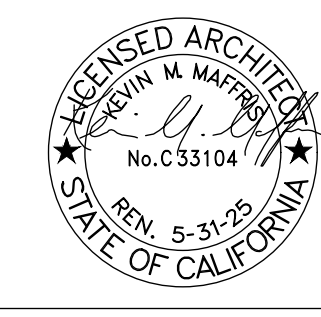
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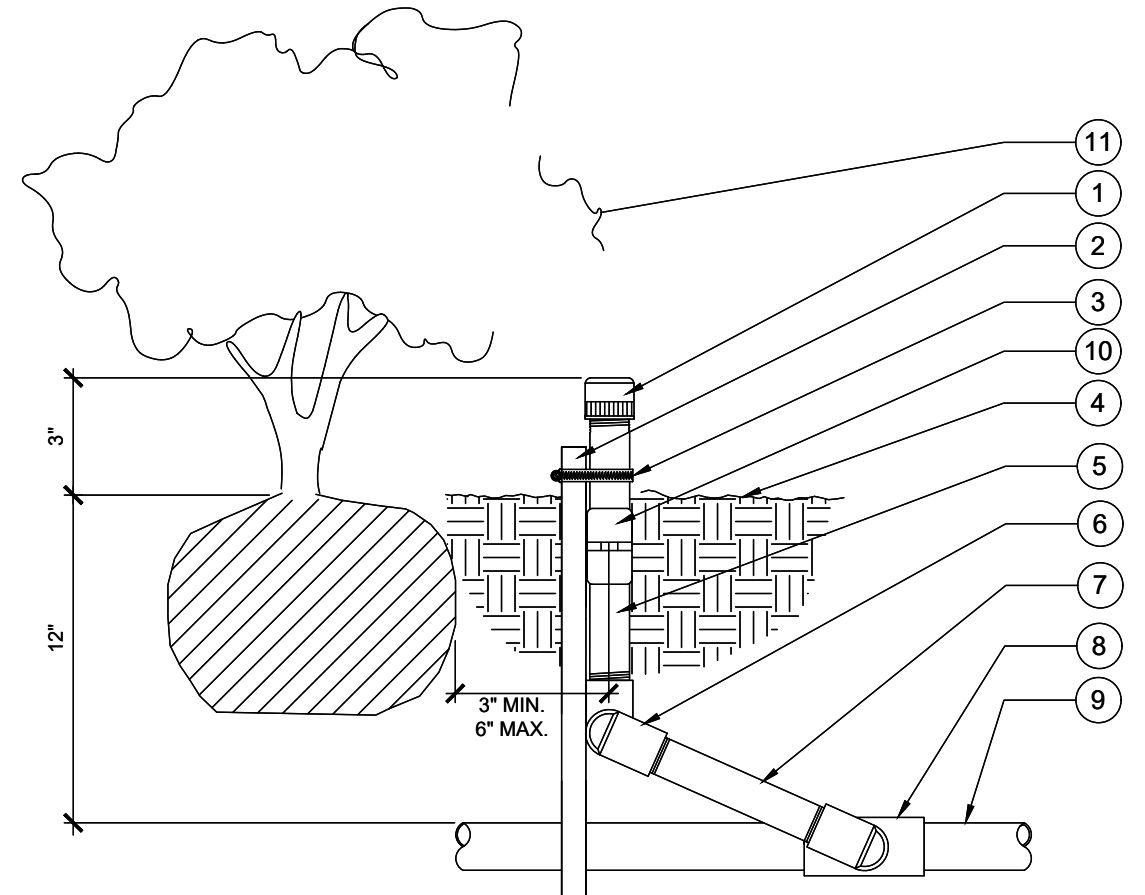
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Telephone: (213) 623-2107 WWW.YMARCH.COM

DRAWING: IRRIGATION DETAILS



Revision Schedule		
No.	DESCRIPTION	DATE

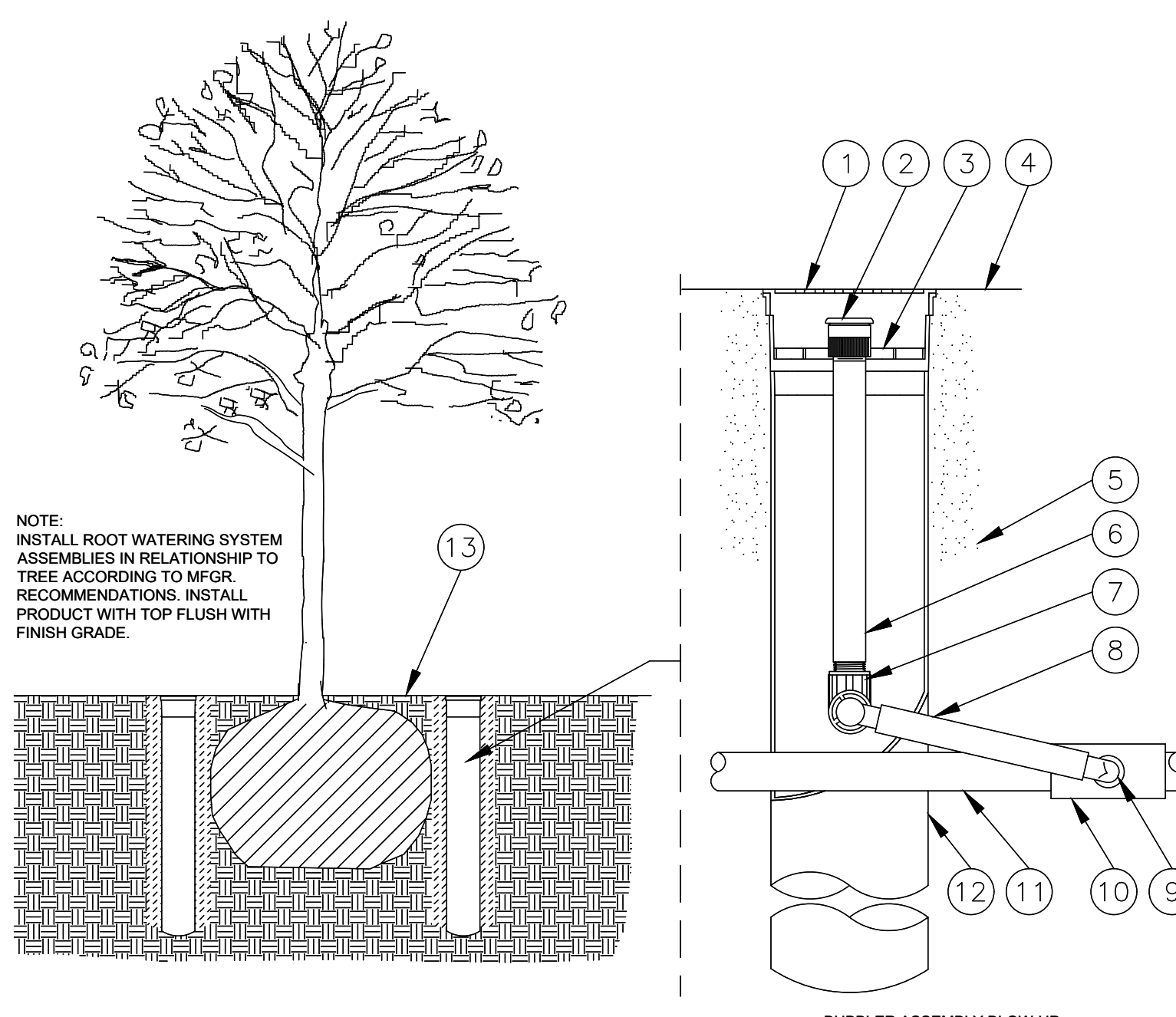
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SCALE	1/8" = 1' - 0"	L2.05
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JOB no.		
SHEETS	-	



- LEGEND:**
- 1 BUBBLER HEAD PER PLAN
 - 2 #4 REBAR DRIVEN 12" INTO UNDISTURBED SOIL (OPTIONAL)
 - 3 STAINLESS STEEL CLAMP
 - 4 FINISH GRADE
 - 5 PVC SCH. 40 NIPPLE LENGTH AS REQUIRED
 - 6 PVC SCH. 40 STREET ELLS (3) THREE REQUIRED
 - 7 PVC SCH. 80 NIPPLE LENGTH AS REQUIRED
 - 8 PVC LATERAL LINE FITTING
 - 9 PVC LATERAL LINE
 - 10 ANTI-DRAIN CHECK VALVE
 - 11 TYPICAL LARGE SHRUB/TREE

- NOTES:**
- MARLEX STREET ELLS SHALL NOT BE USED AS A SUBSTITUTE FOR PVC SCH. 40 STREET ELLS.
 - ALL ASSEMBLIES SHALL BE INSTALLED WITH ANTI-DRAIN CHECK VALVES. ANTI-DRAIN CHECK VALVES SHALL PREVENT LOW HEAD DRAINAGE OF UP TO TEN (10) FEET OF ELEVATION DIFFERENCE.
 - INSTALL HEAD ASSEMBLY ON HIGH SIDE OF PLANT MATERIAL, WHENEVER POSSIBLE. FINAL LOCATION TO BE APPROVED BY LANDSCAPE ARCHITECT/DESIGNER.
 - HEAD ASSEMBLY TO BE INSTALLED PLUMB WITH FINISH GRADE.

10 TYPICAL FIXED BUBBLER HEAD ON RISER ASSEMBLY (NO SCALE) RC-2024

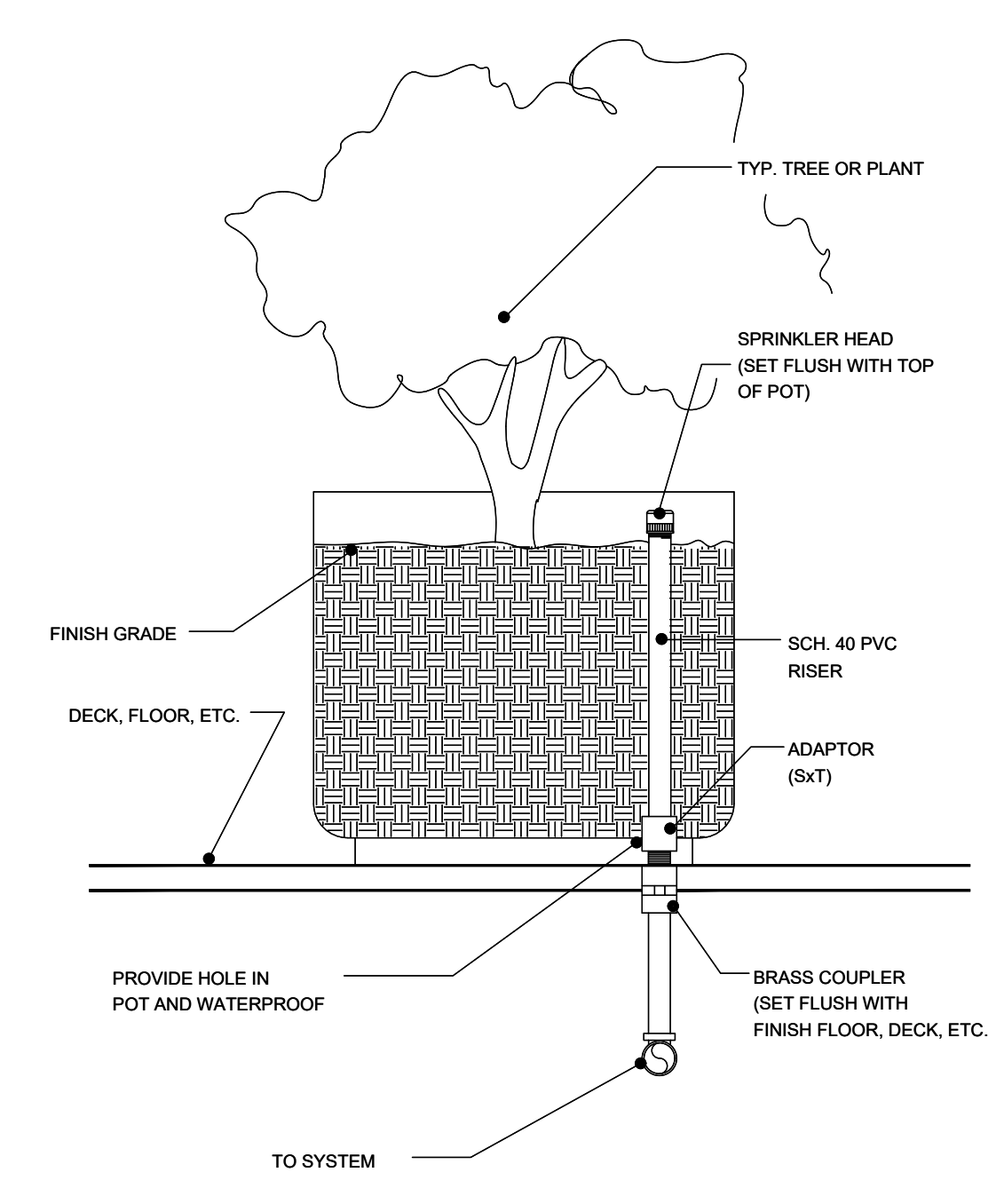


NOTE: INSTALL ROOT WATERING SYSTEM ASSEMBLIES IN RELATIONSHIP TO TREE ACCORDING TO MFG. RECOMMENDATIONS. INSTALL PRODUCT WITH TOP FLUSH WITH FINISH GRADE.

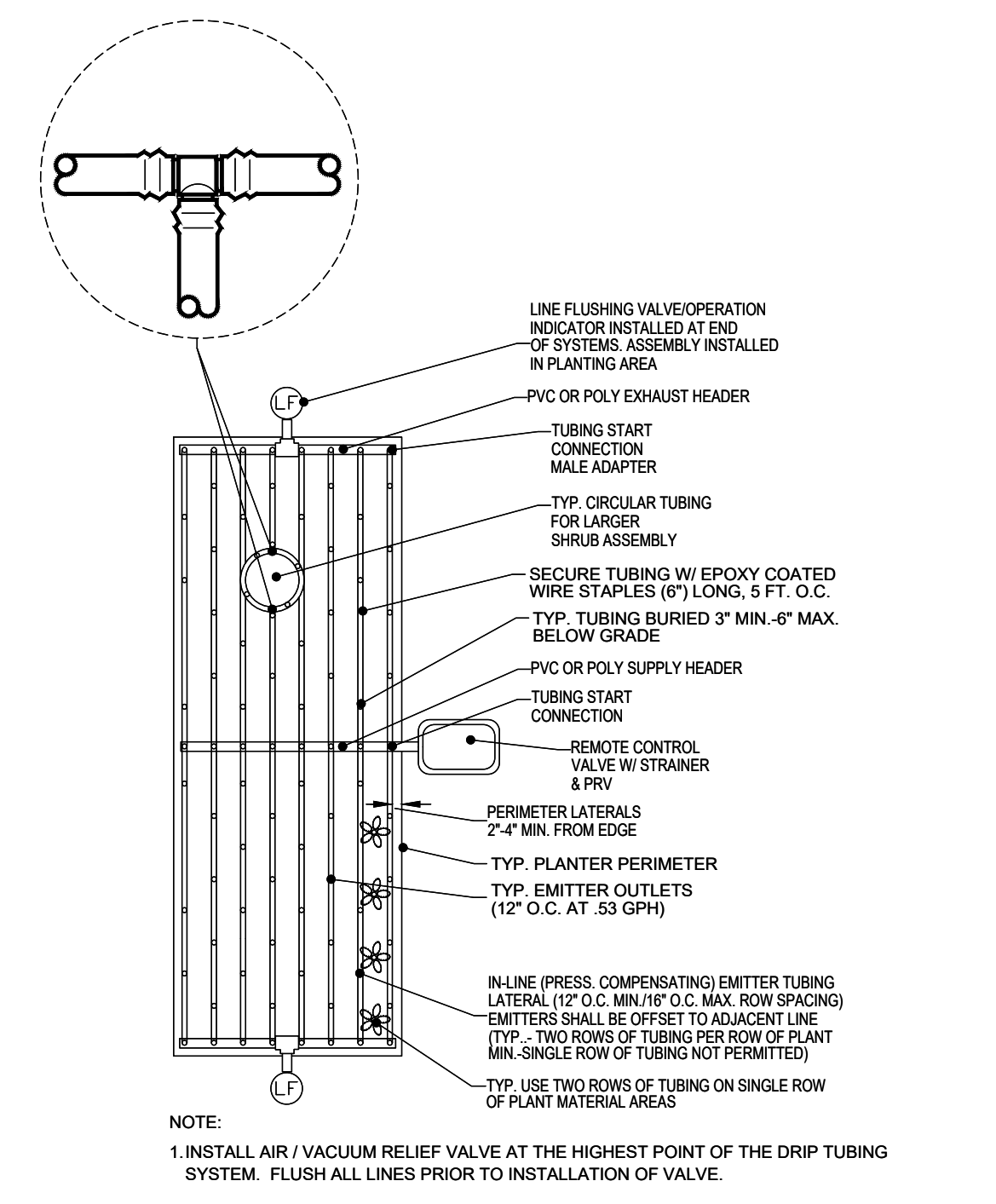
- BUBBLERS PER TREE (REFER TO LANDSCAPE PLANS FOR TREE SIZES)**
- 24" BOX TREES: 2 BUBBLERS EACH
 - 36" BOX TREES: 3 BUBBLERS EACH
 - 48" BOX TREES: 4 BUBBLERS EACH

11 TYPICAL ROOT WATERING SYSTEM FOR TREES (2 ASSEMBLIES PER TREE-MIN.) (NO SCALE) RC-2024

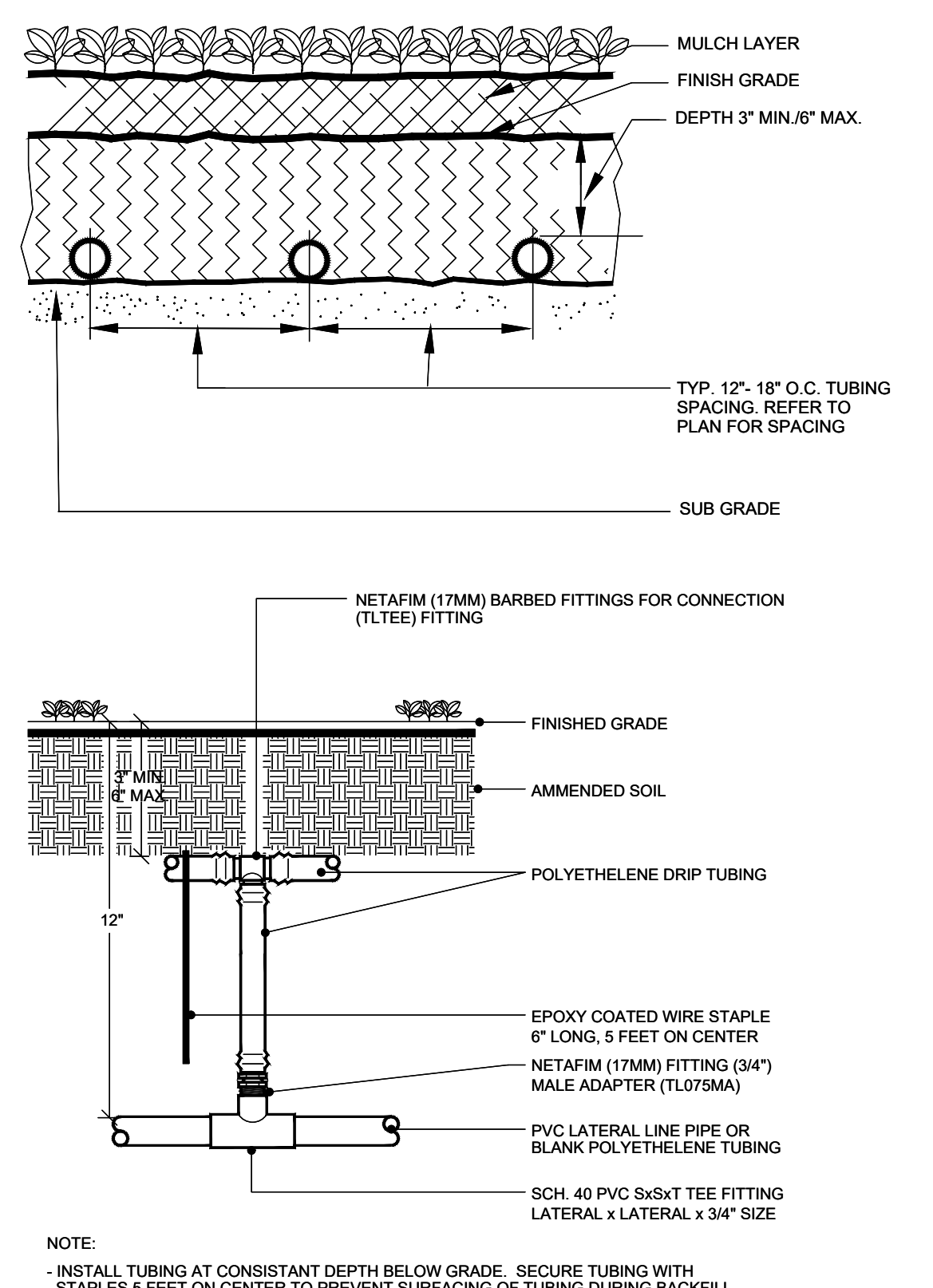
- 1 4-INCH GRATE (INCLUDED)
- 2 BUBBLER: RAIN BIRD 1402 0.50 GPM
- 3 ROOT WATERING SYSTEM RAIN BIRD RWS-B-C-1402 (INCLUDES 1402 0.50 GPM BUBBLER WITH RISER, GRATE, SWING ASSEMBLY, 1/2" MALE NPT INLET, AND BASKET CANISTER)
- 4 FINISH GRADE
- 5 OPTIONAL PEA GRAVEL OR RWS SAND SOCK (RWS-SOCK) FOR SANDY SOILS
- 6 12-INCH PVC SCH 80 NIPPLE
- 7 12-INCH 90-DEGREE ELBOW
- 8 12-INCH SWING ASSEMBLY (INCLUDED)
- 9 12-INCH MALE NPT INLET
- 10 PVC SCH 40 TEE OR EL
- 11 LATERAL PIPE
- 12 4-INCH BASKET WEAVE CANISTER
- 13 FINISH GRADE



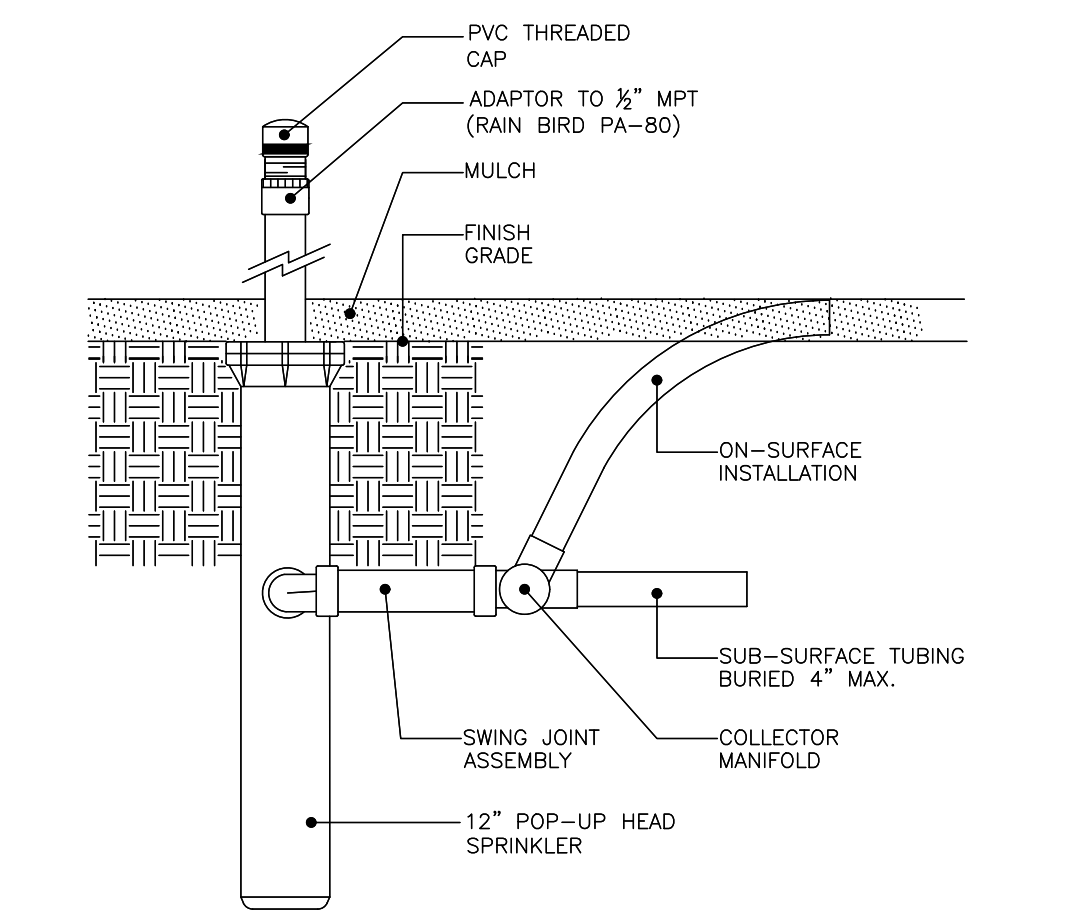
12 TYPICAL BUBBLER IN POT ASSEMBLY (ON-STRUCTURE) (NO SCALE) RC-2024



13 TYPICAL DRIP TUBING LAYOUT (GRID PATTERN) (NO SCALE) RC-2024

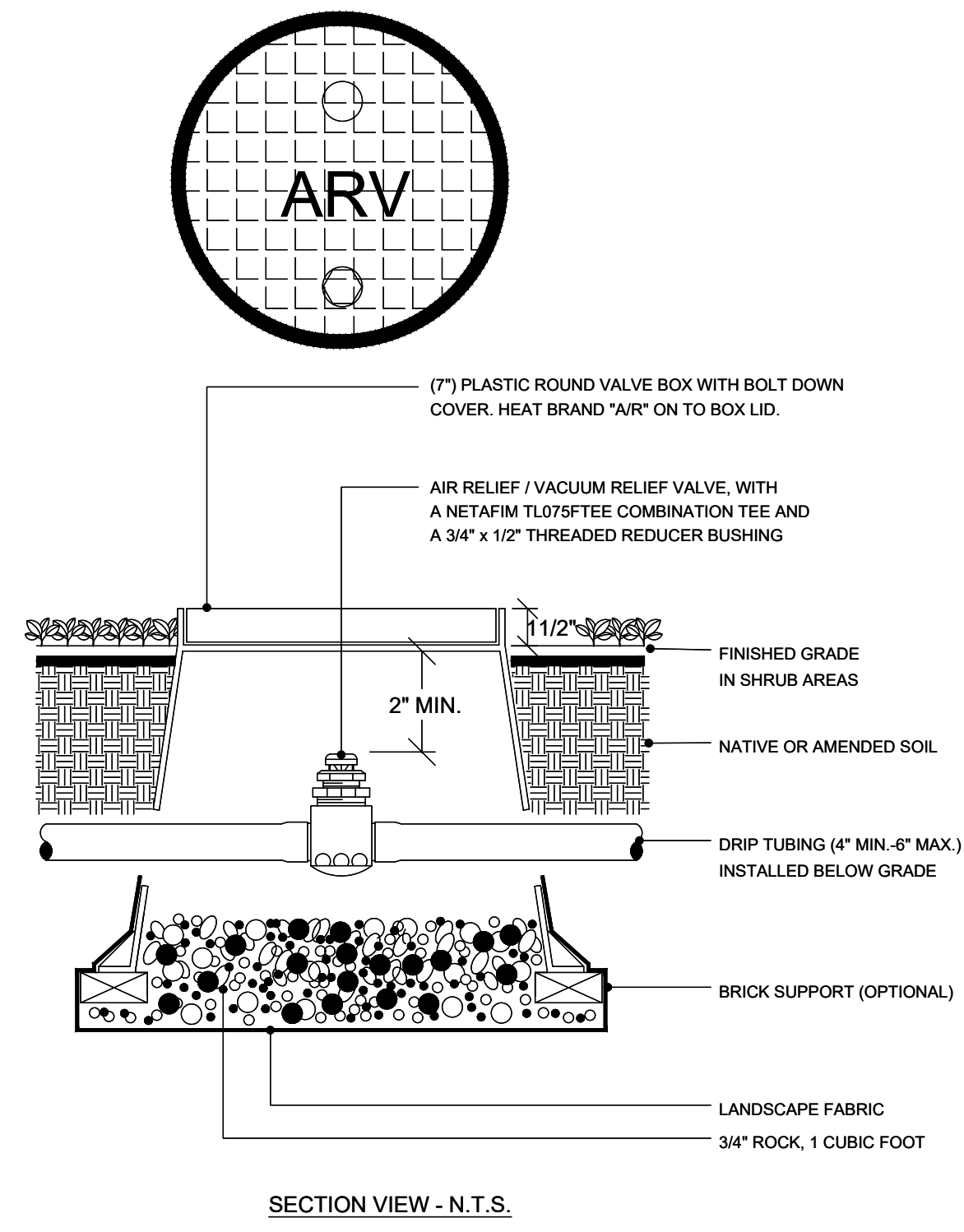


14 TYPICAL DRIP TUBING CONNECTION INSTALLATION (NO SCALE) RC-2024



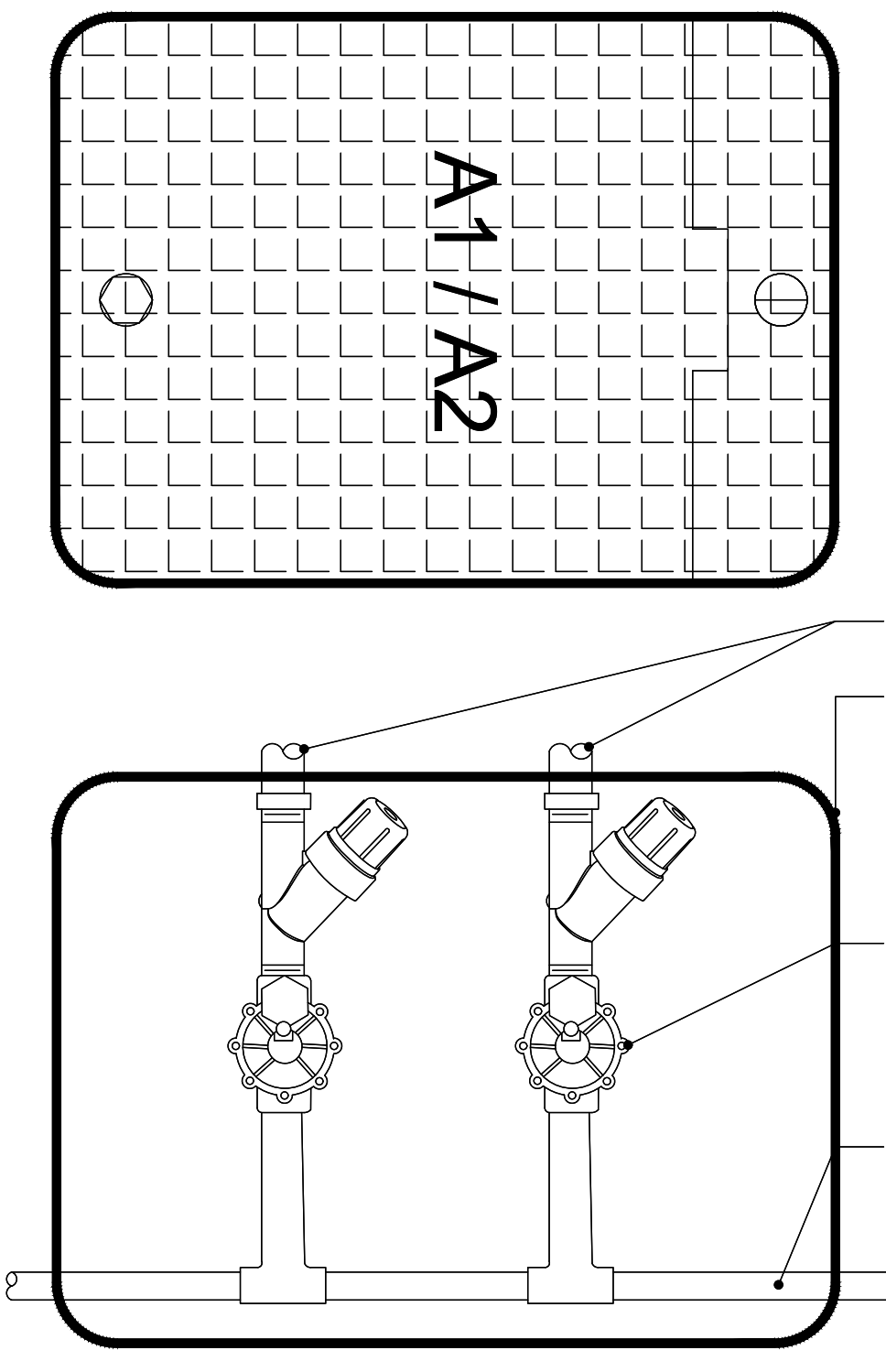
- NOTE:**
- INSTALL SPRINKLER HEADS 12" FROM FENCES, WALLS OR BUILDINGS.
 - INSTALL SPRINKLER HEADS 4" FROM PAVED EDGE IN GROUND COVER AREAS.
 - USE TEFLON TAPE ON ALL THREADED FITTINGS.
 - DRIP TUBING SYSTEM TO BE THOROUGHLY FLUSH OUT PRIOR TO INSTALLING PVC CAP.

15 TYPICAL DRIP TUBING FLUSH-OUT & OPERATION INDICATOR (NO SCALE) RC-2024



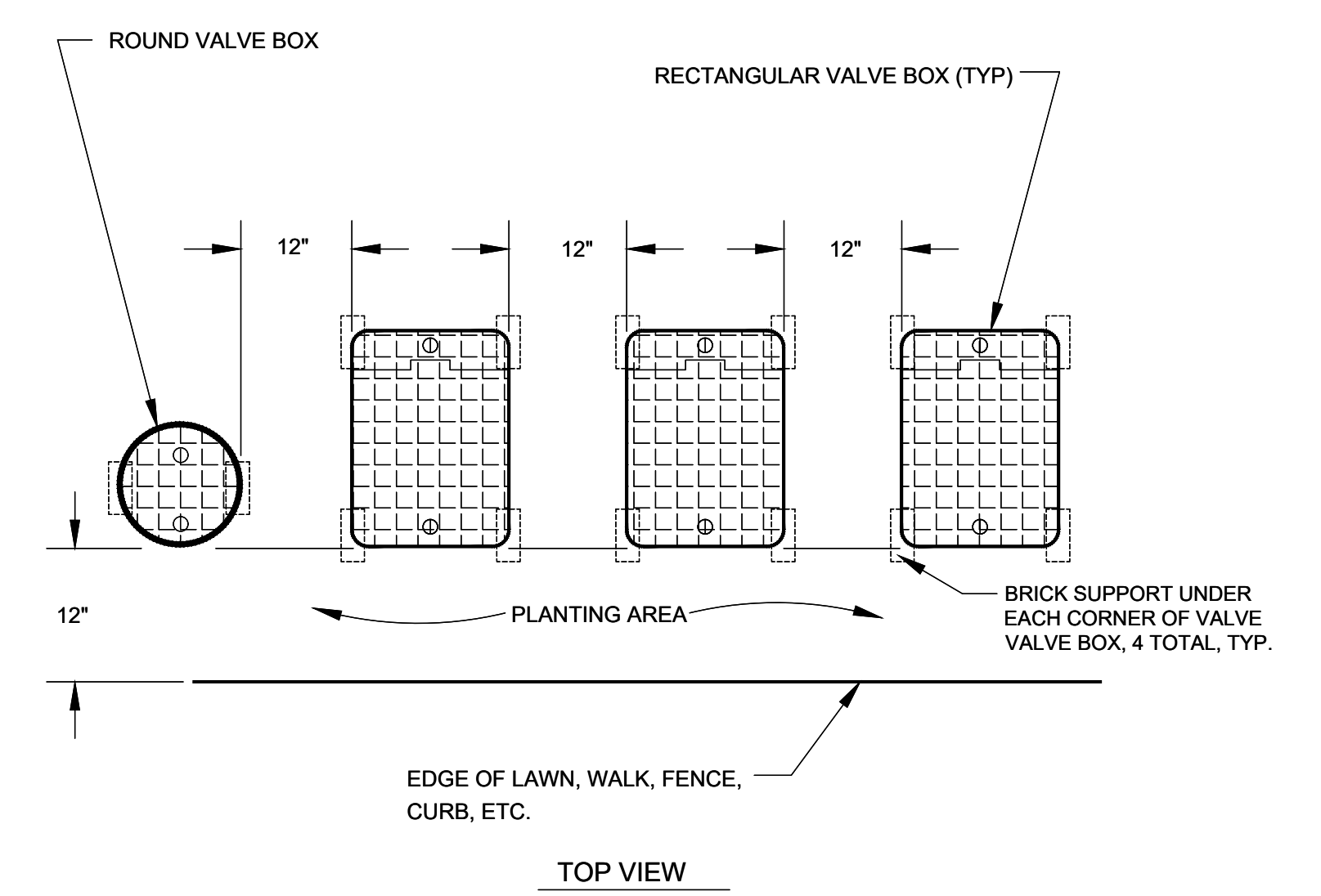
- NOTE:**
- INSTALL AIR / VACUUM RELIEF VALVE AT THE HIGHEST POINT OF THE DRIP TUBING SYSTEM. FLUSH ALL LINES PRIOR TO INSTALLATION OF VALVE.
 - ALL BOXES SHALL BE GREEN IN COLOR FOR ALL APPLICATIONS UNLESS OTHERWISE NOTED AND APPROVED.

16 TYPICAL (DRIP) AIR/VACUUM RELIEF VALVE ASSEMBLY (NO SCALE) RC-2024



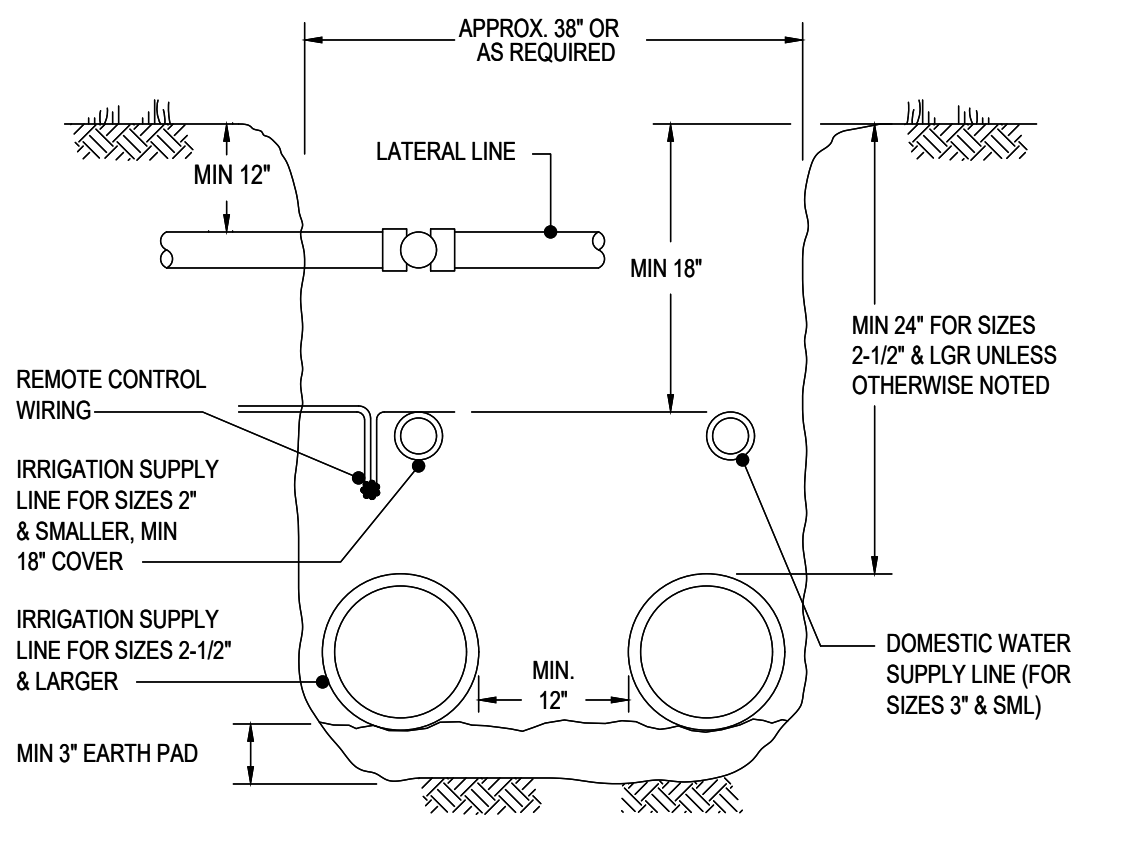
- NOTE:**
- INSTALL CONTROL VALVES EQUALLY SPACED WITHIN JUMBO BOX. EXACT CONFIGURATION AND VALVE TYPE TO BE DETERMINED.
 - REFER TO VALVE DETAILS FOR TYPICAL INSTALLATION & EQUIPMENT REQUIRED.

17 TYPICAL VALVE LAYOUT IN JUMBO BOX CONFIGURATION (MAXIMUM 2 VALVES PER BOX) (NO SCALE) RC-2024



- NOTES:**
- CENTER BOXES OVER VALVES.
 - SET BOXES IN GROUND COVER/SHRUB AREA WHERE POSSIBLE.
 - SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE.
 - AVOID HEAVILY COMPACTING SOIL AROUND BOXES TO PREVENT DAMAGING VALVE BOXES.

18 TYPICAL VALVE BOX LAYOUT (NO SCALE) RC-2024



- NOTE:**
- PROVIDE SAND BACKFILL A MIN OF 12" OVER & UNDER ALL PIPING UNDER PAVED AREAS AND A MIN OF 6" ON ALL OTHER PRESSURE PIPING WHEN NOTED.
 - INSTALL ALL SUPPLY LINES (DOMESTIC & IRRIGATION) MIN 10 FT IN HORIZONTAL DISTANCE FROM SEWER LINES AND MIN 3 FT ABOVE THE ELEVATION OF NEARBY SEWER LINES WHERE THESE LINES CROSS.

19 TYPICAL GENERAL TRENCHING DETAIL (NO SCALE) RC-2024

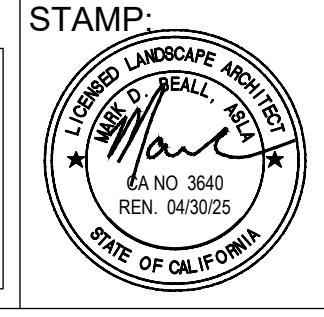
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Y&M Architects

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Telephone: (213) 623-2107 WWW.YMARCH.COM

DRAWING:
IRRIGATION DETAILS PLAN



Revision Schedule

No.	DESCRIPTION	DATE

PLOTTED -
SCALE 1/8" = 1' - 0"
DRAWN MB
JOB no. -
SHEETS -

SHEET NO.
L2.06

PLAN CHECK #2 - 04/03/2024

APPROVED

CITY OF BUELLTON PLANNING DEPARTMENT

BY: Cara Miralles DATE: May 7, 2024

CASE # 24-ZC-01

APPROVAL FOR LAND USE EXEMPTION OR ZONING CLEARANCE ONLY

Rogue Irrigation Consultants, LLC

5873 S. Orlando Avenue - L.A. - CA. 90056-1632
Ph: 310 - 923 - 1885
E-mail: iroque@rogue-irrigation.com

VILLAGE SENIOR APARTMENTS: HYDROZONE MATRIX "A" CONTROLLER

AREA	SQ. FT.	% OF TOTAL LANDSCAPE AREA	PLANT TYPE	PLANTING FORM	HYDROZONE BASIS	IRRIGATION METHOD	DRIP LINE LENGTH	NO. OF EMITTERS	NO. OF HEADS	SUN EXPOSURE	IRRIGATION DEVICE #/ MODEL / NUMBER	ROW SPACING	ZONE PRESSURE	PRECIPITATION RATE	ZONE GPM	CONTROL STATION
1	175	0.82%	M	10	PL, IR, SU	DRIP (IN-LINE)	175	175	2	2	NETAFIM TLHCXVRS-CS-12	12"	30	0.85	1.54	A1
2	20	0.09%	M	50	PL, IR, SU	(SHRUB) BUBBLER			5	2	RAIN BIRD 1402 (ON FIXED RISER)		30	0.90	2.5	A2
3	1	0.01%	L	36"	PL, IR, SU	(TREE) BUBBLER			1	2	RAIN BIRD RWS-B-C-1402		30	0.90	3	A3
4	1294	6.88%	L	16, 5G	PL, IR, SU	DRIP (IN-LINE)	971	971	6	2	NETAFIM TLHCXVRS-CS-12	16"	30	0.64	8.58	A4
5	16	0.08%	M	36"	PL, IR, SU	(TREE) BUBBLER			12	2	RAIN BIRD RWS-B-C-1402		30	0.90	6	A5
6	1830	8.80%	L	16, 5G	PL, IR, SU	DRIP (IN-LINE)	1373	1373	2	2	NETAFIM TLHCXVRS-CS-12	16"	30	0.64	12.1	A6
7	954	4.84%	L	16, 5G	PL, IR, SU	DRIP (IN-LINE)	736	736	4	2	NETAFIM TLHCXVRS-CS-12	16"	30	0.64	6.24	A7
8	1	0.01%	H	50"	PL, IR, SU	(SHRUB) BUBBLER			4	2	RAIN BIRD 1402 (ON FIXED RISER)		30	0.90	2	A8
9	705	3.31%	M	16, 5G	PL, IR, SU	DRIP (IN-LINE)	497	497	2	2	NETAFIM TLHCXVRS-CS-12	16"	30	0.64	4.39	A9
10	24	0.11%	M	50	PL, IR, SU	(SHRUB) BUBBLER			6	2	RAIN BIRD 1402 (ON FIXED RISER)		30	0.90	3	A10
11	72	0.34%	M	36"	PL, IR, SU	(TREE) BUBBLER			24	2	RAIN BIRD RWS-B-C-1402		30	0.90	12	A11
12	535	2.51%	M	16, 5G	PL, IR, SU	DRIP (IN-LINE)	397	397	2	2	NETAFIM TLHCXVRS-CS-12	16"	30	0.64	3.42	A12
13	227	1.07%	H	16, 5G, 150"	PL, IR, SU	DRIP (IN-LINE)	170	170	2	2	NETAFIM TLHCXVRS-CS-12	16"	30	0.64	1.5	A13
14	657	3.09%	M	16, 5G	PL, IR, SU	DRIP (IN-LINE)	493	493	2	2	NETAFIM TLHCXVRS-CS-12	16"	30	0.64	4.35	A14
15	541	2.64%	L	16, 5G	PL, IR, SU	DRIP (IN-LINE)	406	406	2	2	NETAFIM TLHCXVRS-CS-12	16"	30	0.64	3.5	A15
16	447	2.10%	L	16, 5G	PL, IR, SU	DRIP (IN-LINE)	221	221	2	2	NETAFIM TLHCXVRS-CS-12	16"	30	0.64	1.95	A16
17	308	1.41%	M	16, 5G	PL, IR, SU	DRIP (IN-LINE)	221	221	2	2	NETAFIM TLHCXVRS-CS-12	16"	30	0.64	1.95	A17
18	24	0.11%	M	50, 150"	PL, IR, SU	(SHRUB) BUBBLER			6	2	RAIN BIRD 1402 (ON FIXED RISER)		30	0.90	3	A18
19	458	2.15%	L	16, 5G	PL, IR, SU	DRIP (IN-LINE)	339	339	2	2	NETAFIM TLHCXVRS-CS-12	16"	30	0.64	2.99	A19
20	80	0.38%	L	150, 24", 36"	PL, IR, SU	(TREE) BUBBLER			26	2	RAIN BIRD RWS-B-C-1402		30	0.90	13	A20
21	1818	8.84%	L	16, 5G	PL, IR, SU	DRIP (IN-LINE)	1364	1364	2	2	NETAFIM TLHCXVRS-CS-12	16"	30	0.64	12.05	A21
22	591	2.78%	L	16, 5G	PL, IR, SU	DRIP (IN-LINE)	443	443	2	2	NETAFIM TLHCXVRS-CS-12	16"	30	0.64	3.91	A22
23	703	3.34%	M	16, 5G	PL, IR, SU	DRIP (IN-LINE)	527	527	2	2	NETAFIM TLHCXVRS-CS-12	16"	30	0.64	4.66	A23
24	506	2.38%	M	16, 5G	PL, IR, SU	DRIP (IN-LINE)	380	380	2	2	NETAFIM TLHCXVRS-CS-12	16"	30	0.64	3.36	A24
25	40	0.19%	L	36"	PL, IR, SU	(TREE) BUBBLER			30	2	RAIN BIRD RWS-B-C-1402		30	0.90	15	A25
26	676	3.18%	L	16, 5G	PL, IR, SU	DRIP (IN-LINE)	500	500	2	2	NETAFIM TLHCXVRS-CS-12	16"	30	0.64	4.42	A26
27	72	0.34%	L	24", 36"	PL, IR, SU	(TREE) BUBBLER			30	2	RAIN BIRD RWS-B-C-1402		30	0.90	15	A27
28	1198	5.83%	L	16, 5G	PL, IR, SU	DRIP (IN-LINE)	833	833	2	2	NETAFIM TLHCXVRS-CS-12	16"	30	0.64	7.36	A28
29	752	3.53%	M	16, 5G	PL, IR, SU	DRIP (IN-LINE)	281	281	2	2	NETAFIM TLHCXVRS-CS-12	16"	30	0.64	2.48	A29
30	75	0.35%	M	24", 36"	PL, IR, SU	(TREE) BUBBLER			33	2	RAIN BIRD RWS-B-C-1402		30	0.90	16.5	A30
31	1047	4.92%	M	16, 5G	PL, IR, SU	DRIP (IN-LINE)	814	814	2	2	NETAFIM TLHCXVRS-CS-12	16"	30	0.64	7.19	A31
32	1335	6.27%	M	16, 5G	PL, IR, SU	DRIP (IN-LINE)	998	998	2	2	NETAFIM TLHCXVRS-CS-12	16"	30	0.64	8.73	A32
33	24	0.11%	M	36"	PL, IR, SU	(TREE) BUBBLER			18	2	RAIN BIRD RWS-B-C-1402		30	0.90	9	A33
34	589	2.77%	L	16, 5G	PL, IR, SU	DRIP (IN-LINE)	423	423	2	2	NETAFIM TLHCXVRS-CS-12	16"	30	0.64	3.74	A34
35	470	2.21%	M	16, 5G	PL, IR, SU	DRIP (IN-LINE)	422	422	2	2	NETAFIM TLHCXVRS-CS-12	16"	30	0.64	3.73	A35
36	30	0.14%	M	36"	PL, IR, SU	(TREE) BUBBLER			12	2	RAIN BIRD RWS-B-C-1402		30	0.90	18	A36
37	45	0.21%	L	36"	PL, IR, SU	(TREE) BUBBLER			15	2	RAIN BIRD RWS-B-C-1402		30	0.90	7.5	A37
38	591	2.78%	M	16, 5G	PL, IR, SU	DRIP (IN-LINE)	253	253	2	2	NETAFIM TLHCXVRS-CS-12	16"	30	0.64	2.23	A38
39	1326	6.23%	L	16, 5G	PL, IR, SU	DRIP (IN-LINE)	976	976	2	2	NETAFIM TLHCXVRS-CS-12	16"	30	0.64	8.62	A39
40	42	0.20%	M	24"	PL, IR, SU	(TREE) BUBBLER			18	2	RAIN BIRD RWS-B-C-1402		30	0.90	9	A40
41	787	3.70%	M	16, 5G	PL, IR, SU	DRIP (IN-LINE)	626	626	2	2	NETAFIM TLHCXVRS-CS-12	16"	30	0.64	5.53	A41
42	170	0.80%	M	16, 5G	PL, IR, SU	DRIP (IN-LINE)	170	170	2	2	NETAFIM TLHCXVRS-CS-12	12"	30	0.85	1.5	A42
43	24	0.11%	L	24"	PL, IR, SU	(TREE) DRIP			12	2	RAIN BIRD RWS-B-C-1402		30	0.90	6	A43
TOTALS	21286	100.00%					14869	14869	257	2					272.52	

PLANT TYPE:	WUCOLS CATEGORY OF WATER NEEDS	PLANTING FORM:	HYDROZONE BASIS:	IRRIGATION METHOD:	HYDROZONE EXPOSURE
T	HIGH	SE	SEED	PL	PLANT TYPE
H	HIGH	SO	SO	IR	IRRIGATION METHOD
M	MEDIUM	F	FLAT	SU	SUN EXPOSURE
LVL	LOW, VERY LOW	P	PLUS	SO	SOIL TYPE
O	OTHER	O	QUART (4" POT)	SL	SLOPE
		IG	1 GALLON	O	OTHER
		5G	5 GALLON	O	OTHER-RP ROTATOR
		15G	15 GALLON		
		24	24 BOX		
		36	36 BOX		
		48	48 BOX		
		ET	EXISTING TREE		

IN-LINE DRIP EMITTER CHART FOR GRID PATTERN AND PRECIPITATION RATES		
EMITTER GPH	EMITTER SPACING	ROW SPACING
0.53 GPH (PER EMITTER)	12" O.C.	12" O.C. 16" O.C. 18" O.C.
		85 PR 64 PR 57 PR

IN-LINE TUBING (GRID PATTERN) PRECIPITATION RATE FORMULA:
 $PR = (231 \times \text{EMITTER FLOW RATE} / (\text{EMITTER SPACING} \times \text{ROW SPACING}))$

MODEL WATER EFFICIENT LANDSCAPE COMPLIANCE

MAWA = (48.7) (62) (.55 X 21,270) = 353,225.00 GALLONS / YEAR

HYDROZONES	LOW WATER USE	MODERATE WATER USE	HIGH WATER USE
A3, A4, A6, A7, A15, A16, A20, A21, A22, A23, A24, A26, A27, A2, 8, A29, A36, A39, A41	134,594.00	139,301.00	25,669.00
A1, A2, A5, A9, A10, A11, A12, A, 14, A18, A19, A25, A30, A32, A3, 3, A34, A35, A37, A38, A40, A42, A43, A44			
A4, A13, A17, A31			
ETWU TOTAL =	299,564.00 GALLONS / YEAR		

STATEMENTS AND CERTIFICATION REQUIREMENTS (TITLE 23)

- I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS.
- THE FINAL SET OF LANDSCAPE AND IRRIGATION PLANS SHALL BEAR THE SIGNATURE OF A LICENSED LANDSCAPE ARCHITECT, LICENSED LANDSCAPE CONTRACTOR, CERTIFIED IRRIGATION DESIGNER, LICENSED ARCHITECT, LICENSED ENGINEER, LICENSED LAND SURVEYOR, OR PROPERTY OWNER.
- A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
- A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE SIGNER OF THE LANDSCAPE PLANS, THE SIGNER OF THE IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
- AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

ESTIMATED TOTAL WATER USE

Formula per County of Los Angeles: $ETWU (\text{hydrozone}) = (Eto) (PF) (HA) (0.62) / (IE)$
 Eto is the evapotranspiration rate per year (not month).
 PF is the plant factor for plants watered by this station (hydrozone).
 HA is area in square feet watered by irrigation station (hydrozone).
 IE is the irrigation efficiency of this station (hydrozone).

Station	Eto	PF	HA	IE	Sub Total
1	48.70	0.5	175	85%	3,108
2	48.70	0.5	20	85%	355
3	48.70	0.3	85	85%	85
4	48.70	0.3	1,294	85%	13,790
5	48.70	0.5	16	85%	204
6	48.70	0.3	1,830	85%	19,502
7	48.70	0.3	954	85%	10,166
8	48.70	0.8	8	85%	227
9	48.70	0.5	705	85%	12,522
10	48.70	0.5	24	85%	426
11	48.70	0.5	72	85%	1,279
12	48.70	0.5	535	85%	9,502
13	48.70	0.8	227	85%	6,451
14	48.70	0.5	657	85%	11,689
15	48.70	0.3	541	85%	5,765
16	48.70	0.3	447	85%	4,764
17	48.70	0.5	300	85%	5,228
18	48.70	0.3	24	85%	426
19	48.70	0.3	458	85%	4,881
20	48.70	0.3	80	85%	853
21	48.70	0.4	1,818	85%	25,832
22	48.70	0.3	591	85%	6,288
23	48.70	0.3	703	85%	7,492
24	48.70	0.5	506	85%	8,867
25	48.70	0.3	40	85%	426
TOTAL					296,843

Annual Ewu using County Formula: 296,843 gallons

VILLAGE SENIOR APARTMENTS
 BUELLTON, CALIFORNIA
 Irrigation Schedule and Calculations
 For Landscapes in the Santa Barbara County

Calculations

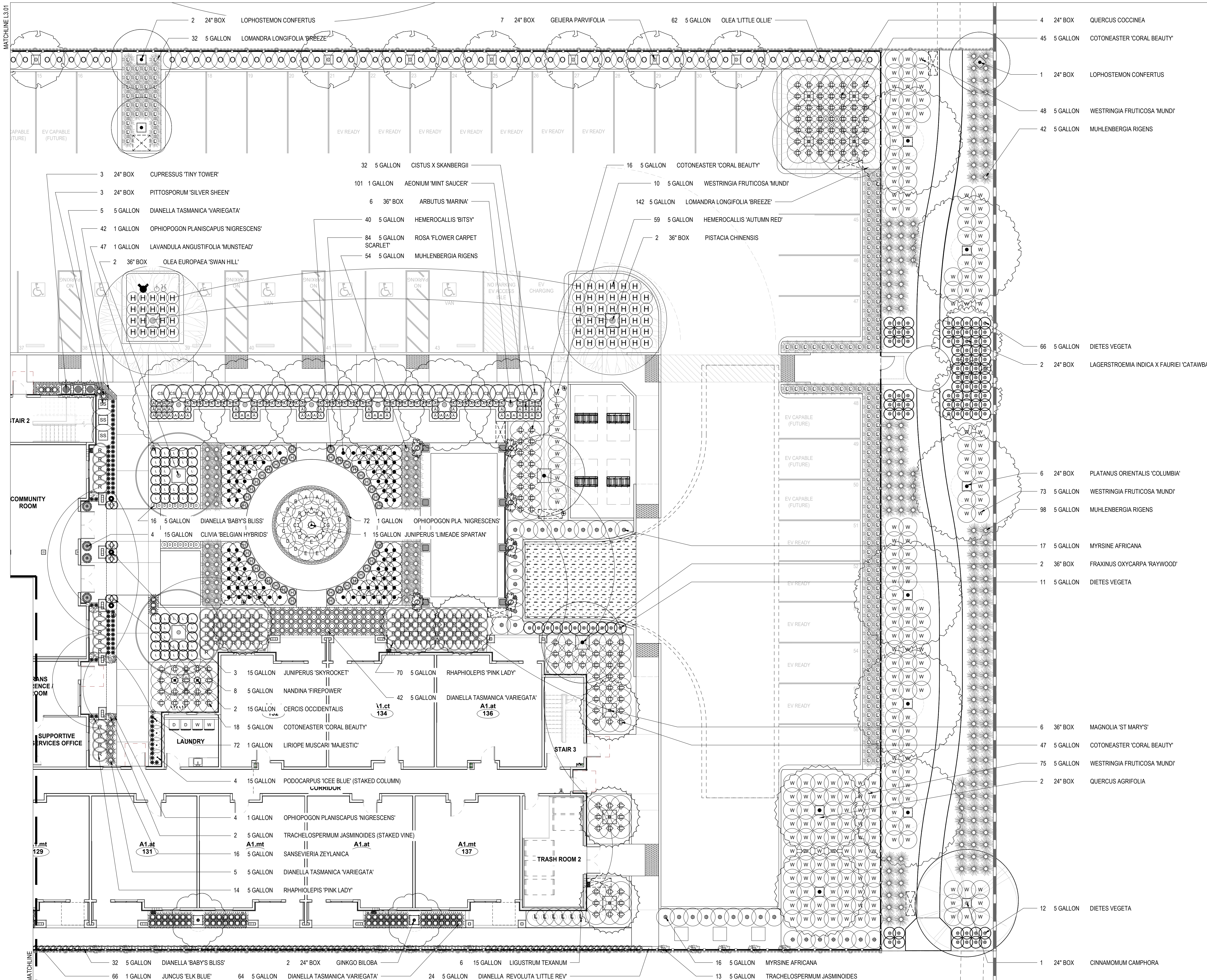
Reference Evapotranspiration (Eto) Amounts:

Month	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
Eto	2.25	2.50	3.00	3.75	4.50	5.25	6.00	6.75	7.50	8.25	9.00	9.75

Total Yearly Eto: 48.70 inches

Monthly estimated Gallons per Station Using Attached Irrigation Schedule

Station	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
1	71	82	100	120	140	160	180	200	220	240	260	280
2	84	121	183	276	314	342	353	331	248	199	121	94
3	66	87	139	196	226	246	238	179	143	87	66	66
4	238	307	489	699	797	867	854	639	503	307	238	238
5	225	291	403	562	754	821	847	784	586	391		



ROSE GARDEN VARIETY LIST

ALL ROSES TO BE 5 GALLON FROM OTIS & SONS NURSERY PROVIDE THREE (3) OF EACH VARIETY 'A' THRU 'H' AND SIX (6) OF VARIETY 'Z'

- (A) ROSA 'LIVIN' EASY' (ORANGE)
- (B) ROSA 'PLUM PERFECT' (PURPLE)
- (C) ROSA 'FALLING IN LOVE' (PINK)
- (D) ROSA 'MELLOW YELLOW' (YELLOW)
- (E) ROSA 'DOUBLE DELIGHT' (BLEND RED/WHITE)
- (F) ROSA 'FOREVER YOURS' (RED)
- (G) ROSA 'ELLE' (ORANGE-PINK REVERSE)
- (H) ROSA 'TOP CREAM' (CREAM)
- (Z) ROSA 'RISE UP - LILAC DAYS' CLIMBER OR ROSA 'MARY DELANY' DAVID AUSTIN CLIMBER

LANDSCAPE ARCHITECT MAY REVIEW AVAILABILITY OF STOCK AND VARIETY CONDITION AT THE TIME OF ORDERING AND SUBSTITUTE BETTER, HEALTHIER OPTIONS DEPENDING ON THE QUALITY - CONTRACTOR TO PROVIDE SUBMITTAL FOR REVIEW AND TO ALLOW LANDSCAPE ARCHITECT TO RESEARCH WITH THE GROWER

OTTO & SONS NURSERY:
Address: 1835 E. Guiberson Road, Fillmore, CA 93015
Phone: (805) 524-2123
Email: info@ottoandsons.net

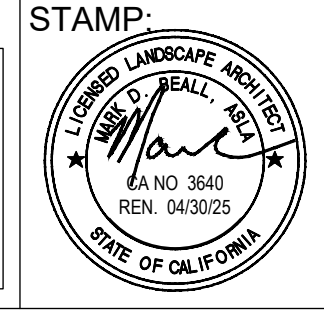
APPROVED
CITY OF BUELLTON PLANNING DEPARTMENT
By: Cara Miralles DATE: May 7, 2024
CASE # 24-ZC-01
APPROVAL FOR LAND USE EXEMPTION OR ZONING CLEARANCE ONLY

L3.02 VILLAGE SENIOR APARTMENTS

VILLAGE SENIOR APARTMENTS

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DRAWING: PLANTING PLAN - EAST



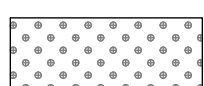






Revision Schedule		
No.	DESCRIPTION	DATE

PLOTTED	-	SHEET NO.
SCALE	1/8" = 1' - 0"	L3.02
DRAWN	MB	
JOB no.		
SHEETS	-	

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

PLAN CHECK #2 - 04/03/2024

HYDROZONE LEGEND**

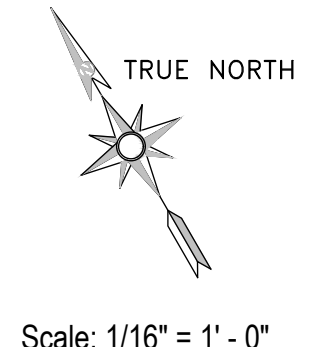
TOTAL SQUARE FOOT OF LANDSCAPE AREA: (100.00%) 21,286 SF		
	NON - IRRIGATED AREA (0.0 PLANT FACTOR)	(0.0%) 519 SF
	VERY LOW WATER USE PLANTS (0.0 TO 0.1 PLANT FACTOR)	(0.0%) 0 SF
	LOW WATER USE PLANTS (0.1 TO 0.3 PLANT FACTOR)	(59.6%) 12,694 SF
	MEDIUM WATER USE PLANTS (0.4 TO 0.6 PLANT FACTOR)	(39.2%) 8,357 SF
	HIGH WATER USE PLANTS (0.7 TO 1.0 PLANT FACTOR)	(1.2%) 235 SF
	EDIBLE GARDEN AREA (EXEMPT FROM CALCULATIONS)	276 SF
	TREE BOX LOCATIONS	

** BASED ON WATER USE CLASSIFICATION OF LANDSCAPE SPECIES PLANT DATABASE AT - <https://ccu.ucdavis.edu/wucols-db>



EXISTING NEIGHBOR'S SPLIT RAIL FENCE TO BE REMOVED
INSTALL SPLIT RAIL SECURITY FENCE WITH SIGN
PANELS INSTALLED AT PROPERTY LINE - SEE ARCH-DWG'S

APPROVED
CITY OF BUELLTON PLANNING DEPARTMENT
BY: Cara Miralles DATE: May 7, 2024
CASE # 24-ZC-01
APPROVAL FOR LAND USE EXEMPTION OR ZONING CLEARANCE ONLY



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

PLAN CHECK #2 - 04/03/2024

VILLAGE SENIOR APARTMENTS


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STAMP



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DRAWING:
HYDROZONE PLAN



Revision Schedule		
No.	DESCRIPTION	DATE

PLOTTED	-	SHEET NO.
SCALE	1/16" = 1' - 0"	L4.01
DRAWN	MB	
JOB no.	-	
SHEETS	-	