

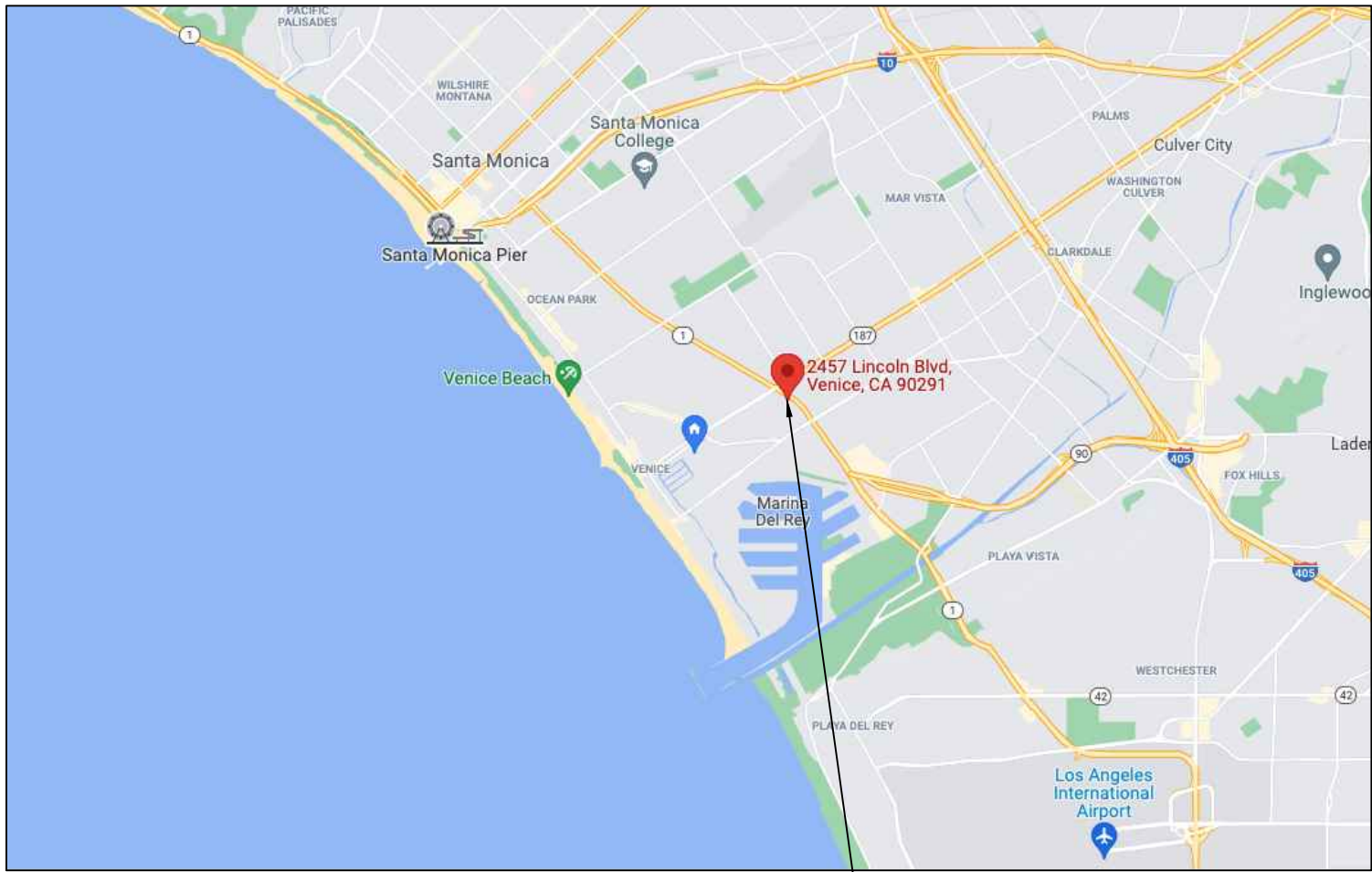
LANDSCAPE ARCHITECTURAL CONSTRUCTION DOCUMENTS FOR: OTIS REDDING PARK

LANDSCAPING ABBREVIATIONS

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



VICINITY MAP



2457 S LINCOLN BLVD
2461 S LINCOLN BLVD
VENICE, CA 90291



NOT TO SCALE

GENERAL NOTES

1. SUBMITTALS. THE CONTRACTOR SHALL SUBMIT FIVE (5) COPIES OF COMPLETE EQUIPMENT LITERATURE AND/OR INFORMATION REGARDING ALL MATERIALS AND EQUIPMENT REQUIRED FOR THE PROJECT WITHIN 30 CALENDAR DAYS OF THE AWARD OF THIS CONTRACT. SUBMITTALS SHALL INCLUDE MANUFACTURER'S NAME, ADDRESS, PHONE NUMBER AND SPECIFIC TRADE NAMES AND/OR NECESSARY DESCRIPTIVE LITERATURE. CLEARLY MARK OR UNDERLINE PROPOSED ITEMS. DELIVER SUBMITTALS FOR APPROVAL TO THE PROJECT ENGINEER.
2. PERMITS AND INSPECTIONS. THE CONTRACTOR SHALL ARRANGE AND OBTAIN ALL REQUIRED PERMITS AND INSPECTIONS. DELIVER ALL PERMITS AND CERTIFICATES OF INSPECTION TO THE CITY OF LOS ANGELES RECREATION AND PARKS
3. PROTECTION OF EXISTING FEATURES. STREETS, SIDEWALK, AND ADJACENT PROPERTY SHALL BE PROTECTED THROUGHOUT THE WORK AS REQUIRED BY LOCAL CODES AND REGULATIONS AND APPROVED BY THE PROJECT MANAGER. THE CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT OF ANY EXISTING MATERIALS THAT ARE DAMAGED DURING CONSTRUCTION.
4. ACCEPTANCE OF COMPLETED PROJECT. THE PROJECT SHALL BE ACCEPTED AS COMPLETE WHEN THE FOLLOWING CONDITIONS HAVE BEEN MET:
 - a. ALL WORK REQUIRED BY CONTRACT ADMINISTRATION THROUGH ITS FINAL INSPECTION HAS SATISFACTORILY BEEN ACCOMPLISHED.
 - b. ALL AGENCIES INCLUDING THE DEPARTMENT OF BUILDING AND SAFETY HAS SIGNED OFF THE FINAL INSPECTION APPROVAL AT THE BOTTOM OF THE JOB INSPECTION CARD.
 - c. THE CONTRACTOR HAS MADE ALL PAYMENTS TO SUBCONTRACTORS AND MATERIAL SUPPLIERS AND NO LIENS EXIST.
5. DISCREPANCY. ANY DISCREPANCY IN THE DRAWINGS OR SPECIFICATIONS SHALL BE CALLED TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT. FAILURE TO DO SO WILL PLACE RESPONSIBILITY ON THE CONTRACTOR FOR CORRECTION.
6. VERIFY ON SITE. THE CONTRACTOR SHALL VERIFY ON SITE, ALL DIMENSIONS AND LOCATION OF ANY UNDERGROUND UTILITY.
7. CALL BEFORE YOU DIG. 811 DIG ALERT INFORMATION SERVICE ALERT.

PROJECT CONTACT LIST

LANDSCAPE ARCHITECT	
NAME	MICHAEL MESKIN
TITLE	STUDENT OF LANDSCAPE ARCHITECTURE
ADDRESS	618 MILDRED AVE
	VENICE, CA 90291
PHONE	310-508-7928
SURVEYOR CIVIL ENGINEERS / PLANNERS / LAND SURVEYORS	
NAME	
ADDRESS	
PHONE	FAX
UTILITIES	
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA	
PHONE	800.422.4133

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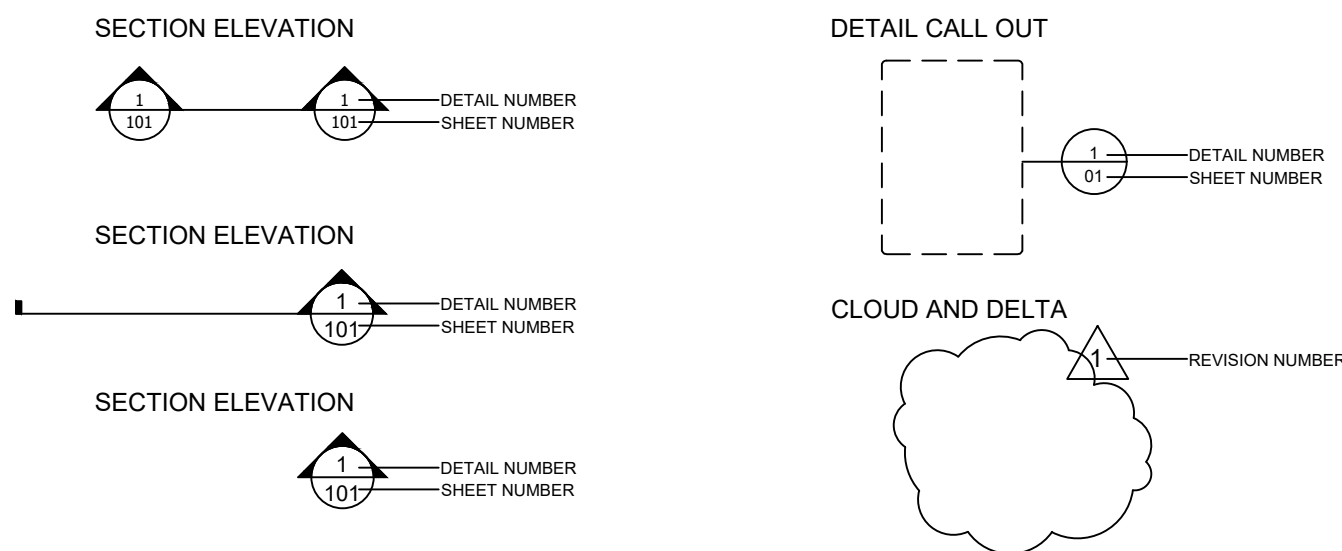
LEGAL DESCRIPTION

ADDRESS/LEGAL	
SITE ADDRESS	2457 S LINCOLN BLVD
SITE ADDRESS	2461 S LINCOLN BLVD
ZIP CODE	90291
PIN NUMBER	108B149 694
LOT/PARCEL AREA	28,231.340 (SQ FT)
THOMAS BROTHERS GRAD	PAGE 672 - GRID A5
ASSESSOR PARCEL NO. (APN)	43270720317
TRACT	TR 15903
MAP REFERENCE	S 0.6412797 C F 245 L S 1-74
ACRES	0.6481024104683196
ARB (LOT CUT REFERENCE)	222
MAP SHEET	108B149
USE CODE	8800 - MISCELLANEOUS - GOVERNMENT OWNED PROPERTY

APPLICATION AND PERMIT

1. A SEPARATE APPLICATION AND PERMIT(S) IS/ARE REQUIRED FOR
 - A. DEMOLITION WORK
 - B. RETAINING WALLS GREATER THAN 4 FEET IN HEIGHT MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL OR SUPPORTING A SURCHARGE.
 - C. EACH SEPARATE STRUCTURE
 - D. FENCES GREATER THAN SIX (6) FEET HIGH

SYMBOLS



TITLE SHEET

SHEET TITLE

OWNER
OTIS REDDING PARK
22457 S LINCOLN BLVD.
22461 S LINCOLN BLVD.
VENICE, CA 90291

LANDSCAPE
PROJECT

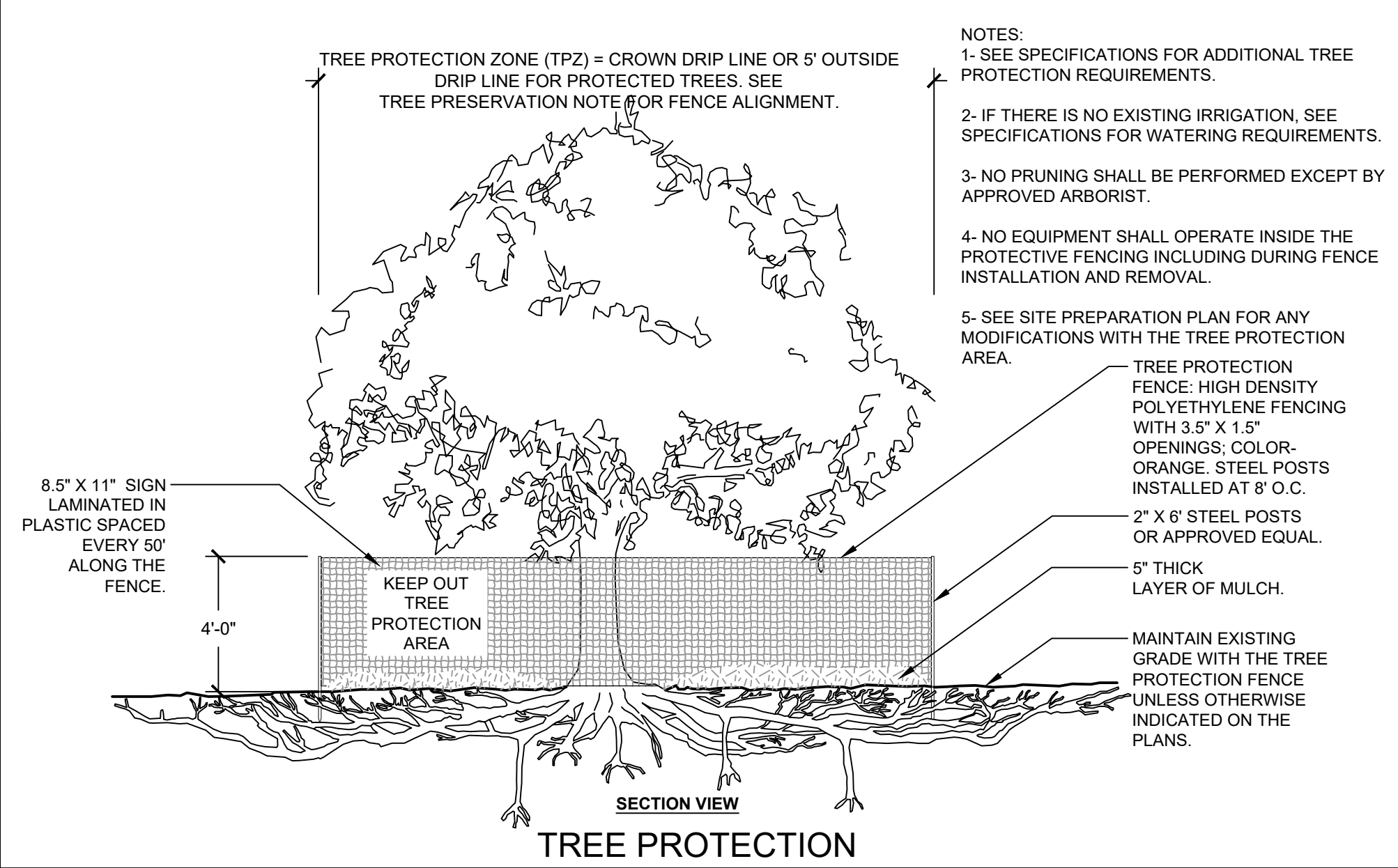
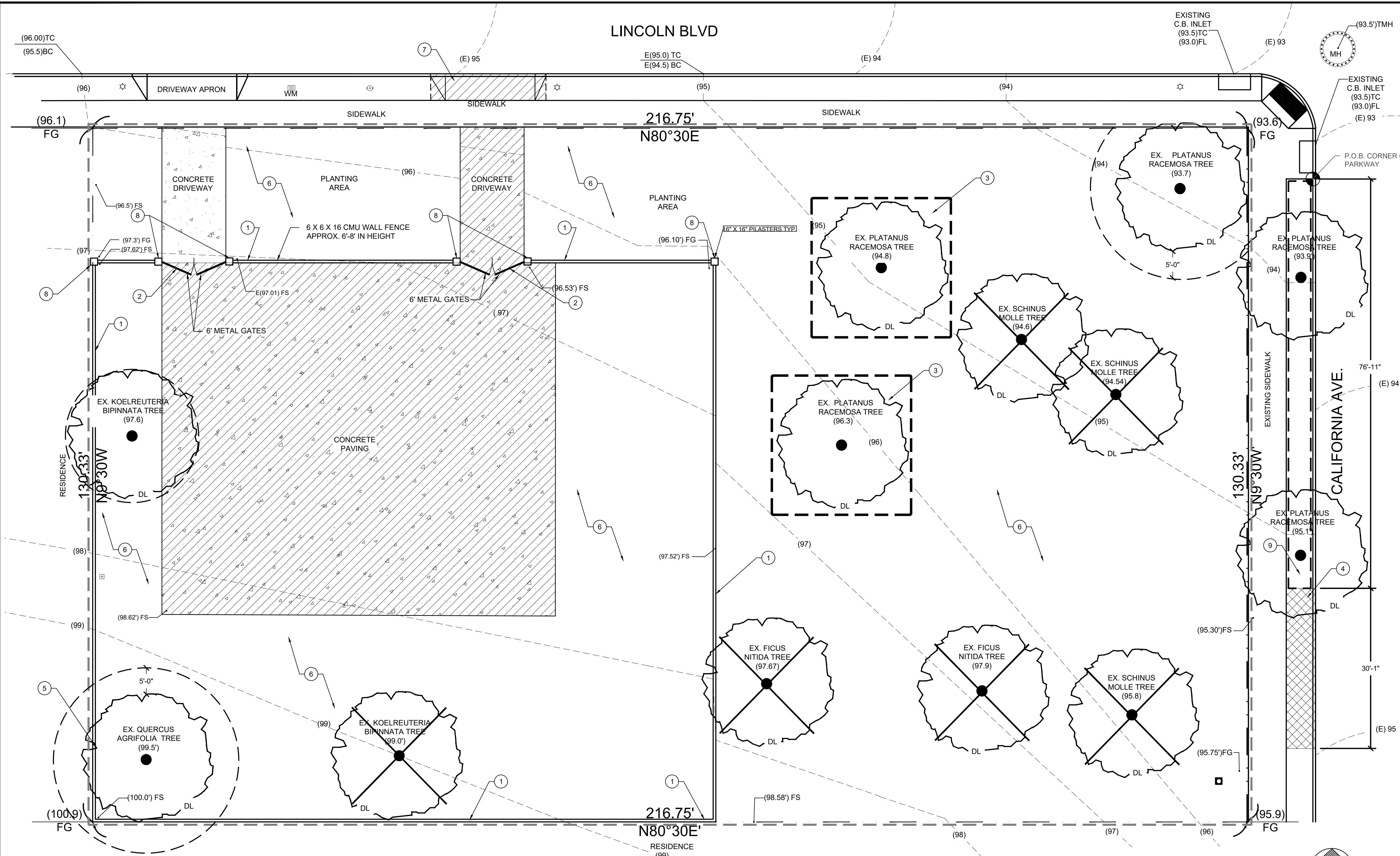
PREPARED BY: MM	REVIEWED BY: PA
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DATE: 03-14-22

SHEET NO.

LT-1.0

1 OF 14



TREE PROTECTION NOTES

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

- PROTECTED TREES - ANY OF THE FOLLOWING SOUTHERN CALIFORNIA NATIVE TREE SPECIES, WHICH MEASURES FOUR INCHES OR MORE IN CUMULATIVE DIAMETER, FOUR AND ONE-HALF FEET ABOVE THE GROUND LEVEL AT THE BASE OF THE TREE:**
- 1. OAK TREE INCLUDING VALLEY OAK (QUERCUS LOBATA) AND CALIFORNIA LIVE OAK (QUERCUS AGRIFOLIA), OR ANY OTHER TREE OF THE OAK GENUS INDIGENOUS TO CALIFORNIA BUT EXCLUDING THE SCRUB OAK (QUERCUS DUMOSA).
 - 2. SOUTHERN CALIFORNIA BLACK WALNUT (JUGLANS CALIFORNICA VAR. CALIFORNICA)
 - 3. WESTERN SYCAMORE (PLATANUS RACEMOSA)
 - 4. CALIFORNIA BAY (UMBELLULARIA CALIFORNICA)

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

- DEMOLITION LEGEND**
- 1 REMOVE FENCE
 - 2 REMOVE GATES
 - 3 TREE TO BE BOXED, PRESERVED AND RELOCATED BY ARBORWELL PROFESSIONAL TREE MANAGEMENT. CONTACT ARBORWELL TWO WEEKS PRIOR TO THE START OF DEMOLITION TO ARRANGE FOR TREE BOXING AND PRESERVATION. CONTACT PHONE NUMBER 888.897.1987
 - ORANGE COUNTY OFFICE
2031 WEST COMMONWEALTH AVE.
FULLERTON, CA 92833
PRESERVE OFF SITE UNTIL LANDSCAPE CONTRACTOR REQUESTS DELIVERY
SAW CUT AND REMOVE PUBLIC ROAD CURB AS SHOWN(PER SEPARATE PERMIT)
 - 5 CAREFULLY REMOVE WALL AND FOOTING BY HAND, WITHIN THE TREE'S DRIP LINE. USE AIR SPADE TO REMOVE ALL SOIL WITHIN THE TREE'S TPZ
 - 6 ALL PLANT MATERIAL, GRASS AND WEEDS TO BE REMOVED; CLEAR AND GRUB WITHIN LIMIT OF WORK LINE TYP.
 - 7 APRON CUT TO BE REMOVED INSTALL NEW PARKWAY AND CURB/GUTTER (PER SEPARATE PERMIT)
 - 8 COMPLETELY REMOVE ALL PILASTERS AND ALL FOOTINGS
 - 9 ALL DEMOLITION PERFORMED UNDER DRIPLINE SHALL BE DONE BY HAND OR AIR SPADE.
- DEMOLITION NOTES**
- A. ALL DEMOLITION AND REMOVAL WORK SHALL BE CAREFULLY PERFORMED TO AVOID DAMAGE TO EXISTING TREES NOTED ON THE PLANS AS REMAINING.
 - B. ALL REMOVAL WORK (EXCEPT AS NOTED) SHALL BE DISPOSED OF OFF-SITE, IN A LEGAL MANNER, AT THE CONTRACTOR'S EXPENSE.
 - C. CLEAR THE SITE OF GRASS, WEED GROWTH, RUBBISH, DEBRIS, PAVEMENT, CONCRETE, INACTIVE OR ABANDONED FACILITIES (VERIFIED BY THE AGENCY'S AUTHORIZED REPRESENTATIVE), ETC., THAT ARE TO BE REMOVED FOR CONSTRUCTION OF THE SITE IMPROVEMENTS TO THE LIMITS AND DEPTHS SHOWN ON THE PLANS.
 - D. ABANDONED UNDERGROUND FACILITIES (VERIFIED BY THE AGENCY'S AUTHORIZED REPRESENTATIVE), ROOTS 3" IN DIAMETER AND LARGER, ROCKS AND BROKEN MASONRY LARGER THAN 4" IN ANY DIMENSION SHALL BE REMOVED TO A MINIMUM DEPTH OF 12" BELOW FINISH GRADE.
 - E. MISCELLANEOUS, INACTIVE, OR ABANDONED UNDERGROUND FACILITIES LOCATED 12" OR MORE BELOW FINISH GRADE MAY BE REMOVED WITH THE AGENCY'S AUTHORIZED REPRESENTATIVE APPROVAL.
 - F. MISCELLANEOUS ACTIVE LINES WITHIN 12" OF FINISH GRADE THAT ARE UNCOVERED DURING THE GRADING OPERATIONS SHALL BE PROTECTED.
 - G. ALL DELETERIOUS MATERIALS WITHIN THE LIMITS OF THE WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR, WHO SHALL MAKE ALL NECESSARY ARRANGEMENTS AND PAY ALL COSTS RELATED TO THE DISPOSAL.
 - H. ACTIVE UTILITIES SHALL BE PROTECTED BY AND AT THE EXPENSE OF THE CONTRACTOR. KEEP ALL REQUIRED UTILITIES IN OPERATING CONDITION DURING THE ENTIRE PERIOD OF WORK, INCLUDING EXISTING IRRIGATION SYSTEMS FOR LANDSCAPE MAINTENANCE.
 - I. INACTIVE OR ABANDONED UTILITIES SHALL BE DISCONNECTED, REMOVED, AND PLUGGED OR CAPPED SUBJECT TO THE LOCAL GOVERNING ORDINANCES.
 - J. IF THE CONTRACTOR ENCOUNTERS ANY EXISTING UNDERGROUND UTILITIES NOT SHOWN ON THE DRAWINGS, HE SHALL IMMEDIATELY NOTIFY THE OWNER WHO WILL DETERMINE FURTHER PROCEDURE
 - K. BURNING OF DEBRIS WILL NOT BE PERMITTED EXCEPT BY WRITTEN PERMISSION FROM THE AIR POLLUTION CONTROL AUTHORITIES AND GOVERNING FIRE AUTHORITIES.
- DEMOLITION SYMBOLS LEGEND**
- TPZ = DRIPLINE
 - DL = TREE PROTECTION ZONE
 - 5' TPZ = SAW CUT
 - TPZ = TREE PROTECTION ZONE (TYP. 5' OUTSIDE OF DL)
 - TPZ = TREE TO REMAIN SHOWN WITH TREE PROTECTION ZONE (AT DRIPLINE)
 - X = EXISTING TREE TO BE REMOVED
 - TPZ = PARKWAY TREE TO REMAIN (FENCE ALONG PARKWAY LIMITS)
 - TPZ = EXISTING TREE TO BE BOXED,PRESERVED AND RELOCATED, REFER TO DEMOLITION NOTES FOR ALL DETAILS AND INFORMATION
 - TPZ = EXISTING HARDSCAPE TO BE REMOVED
 - TPZ = EXISTING PARKWAY TO BE REMOVED
 - TPZ = POINT OF BEGINNING

MICHAEL MESKIN
LANDSCAPE DESIGN

LANDSCAPE
DEMOLITION PLAN

OWNER
OTIS REDDING PARK
2457 S LINCOLN BLVD.
2461 S LINCOLN BLVD.
VENICE, CA 90291

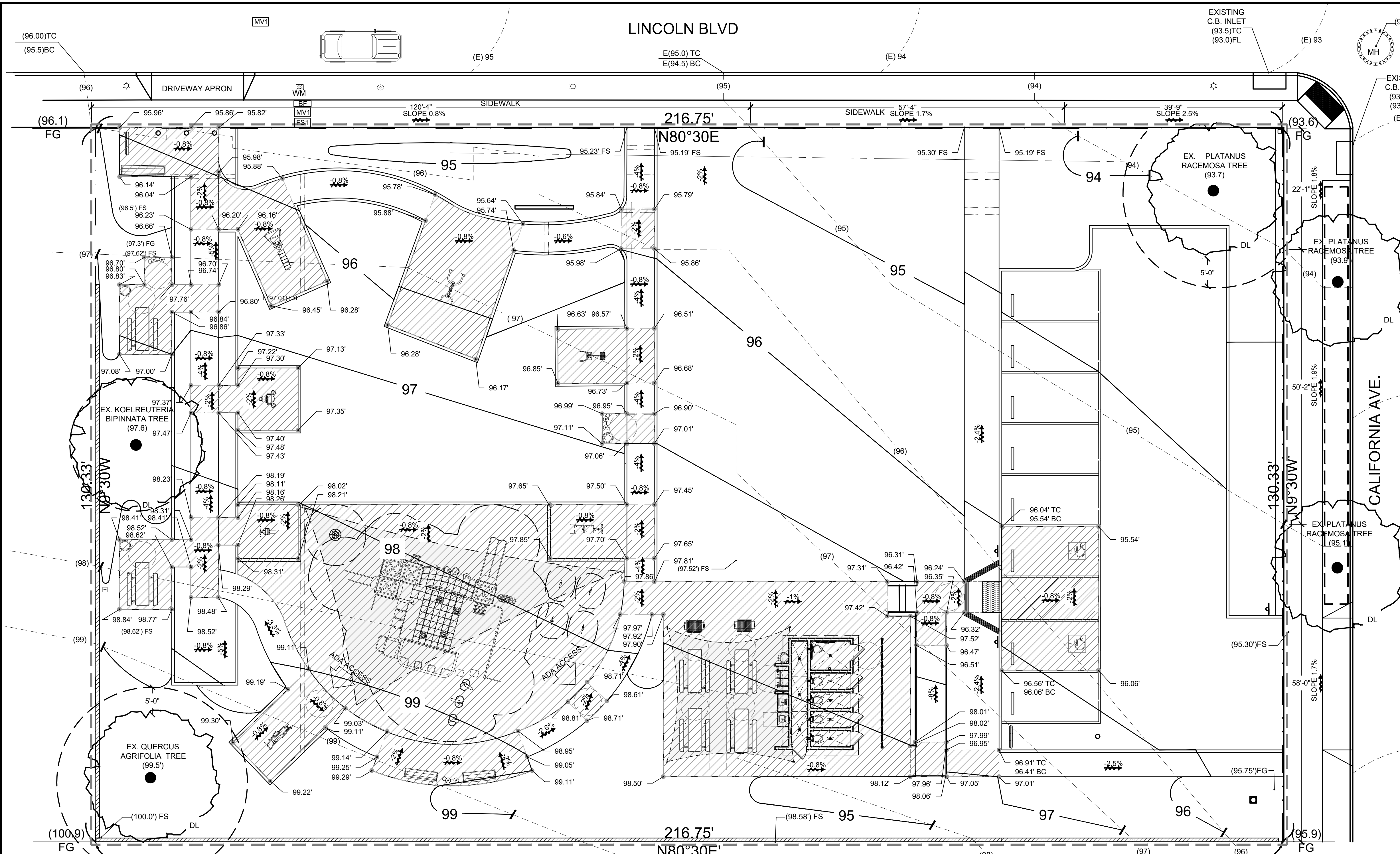
PREPARED BY:
MM

REVIEWED BY:
PA

DATE:
03-14-22

SHEET NO.
LT-1.0

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DRAINAGE LEGEND

SYMBOL ITEM

--- SLOPE % DIRECTIONAL FLOW OF SLOPE

(XX.XX) --- EXISTING ELEVATION POINT PER SURVEY - FOR REFERENCE ONLY - VERIFY IN FIELD.

XX.XX --- PROPOSED ELEVATIONS

--- CENTER LINE OF SWALE

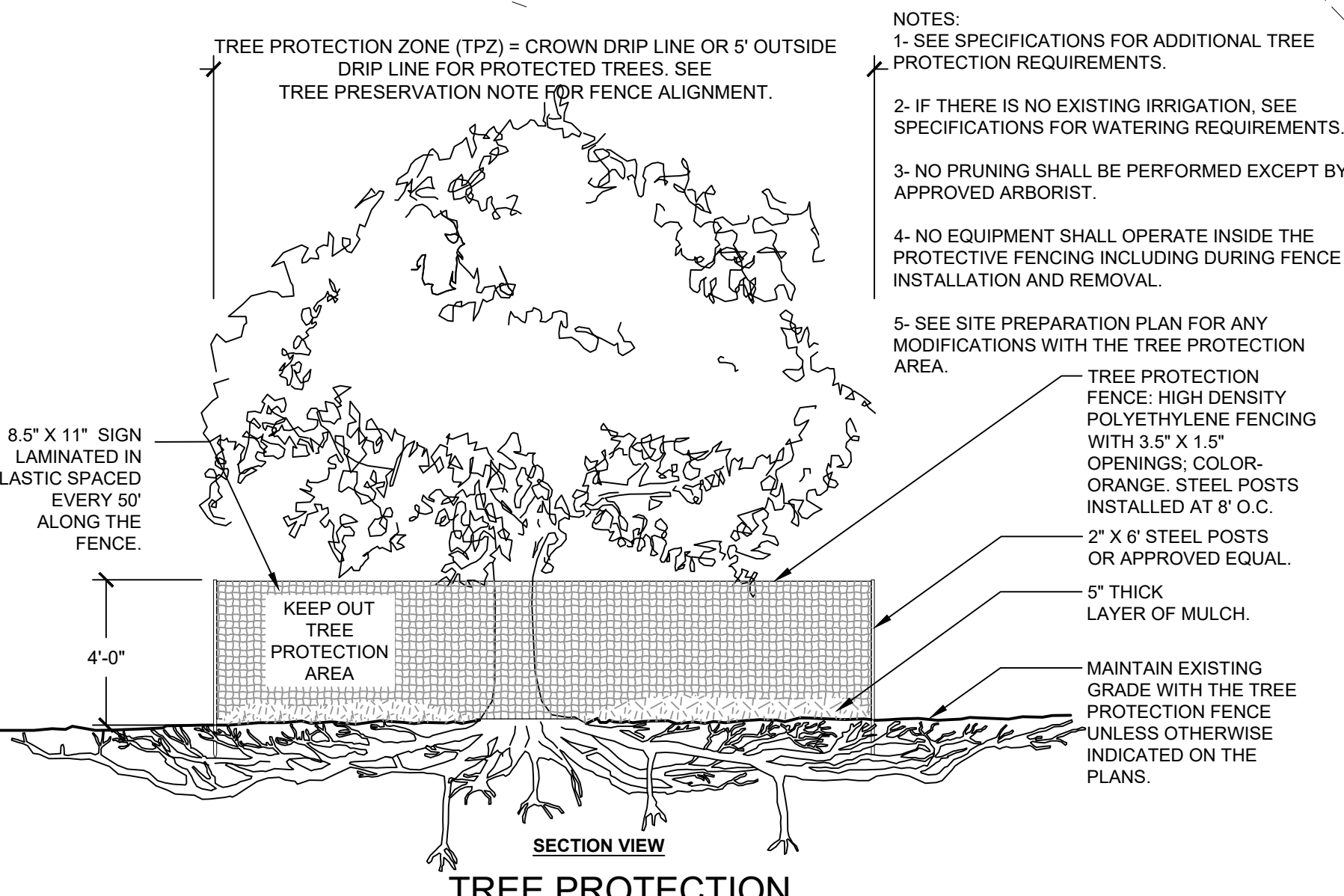
2% MAX. --- ADA ACCESSIBILITY AREAS TO GRADE AT 2% IN ALL DIRECTIONS

5' TPZ. --- TREE PROTECTION ZONE (TYP. 5' OUTSIDE OF DL)

--- PARKWAY TREE TO REMAIN (FENCE ALONG PARKWAY LIMITS)

- GRADING NOTES**
- A. ANY MODIFICATIONS OF OR CHANGES IN APPROVED GRADING PLANS MUST BE APPROVED BY THE BUILDING OFFICIAL
- B. ALL GRADING AND CONSTRUCTION SHALL CONFORM CALIFORNIA BUILDING CODE UNLESS SPECIFICALLY NOTED ON THESE PLANS
- C. ANY EXPORT OF MATERIAL FROM THE SITE TO OFF-SITE PROPERTY REQUIRES AN APPROVED GRADING PLAN
- D. ALL GRADED SITES MUST HAVE DRAINAGE SWALES, BERMS, AND OTHER DRAINAGE DEVICES PRIOR TO APPROVAL OF ROUGH GRADING.
- E. A COPY OF THE GRADING PERMIT AND APPROVED GRADING PLANS MUST BE IN THE POSSESSION OF A RESPONSIBLE PERSON AND AVAILABLE AT THE SITE AT ALL TIMES.
- F. THE FIELD ENGINEER MUST SET DRAINAGE STAKES FOR ALL DRAINAGE DEVICES.
- G. ALL STORM DRAIN WORK IS TO BE DONE UNDER CONTINUOUS INSPECTION BY THE FIELD ENGINEER. WEEKLY STATUS REPORTS SHALL BE SUBMITTED BY THE ENGINEER TO THE LOCAL BUILDING AND SAFETY DISTRICT OFFICE.
- H. FINAL GRADING MUST BE APPROVED BEFORE OCCUPANCY OF BUILDINGS WILL BE ALLOWED.
- I. COMPLY WITH ALL THE PLANNING AND ZONING CODE BY SHOWING LOCATIONS AND SIZES OF ALL OAK TREES ON THE GRADING PLAN AND OBTAINING THE APPROPRIATE PERMIT.
- J. THE RETAINING WALL DETAILS SHOWN ON THE PLANS ARE NOT CHECKED BY THE GRADING SECTION. SUBMIT A BUILDING PLAN APPLICATION AND PLAN CHECK FEE TO THE BUILDING AND SAFETY DISTRICT OFFICE.
- K. SEPARATE PLANS FOR TEMPORARY DRAINAGE AND STORMWATER POLLUTION (EROSION CONTROL) MEASURES TO BE USED DURING THE RAINY SEASON MUST BE SUBMITTED PRIOR TO OCTOBER 1. THE EROSION CONTROL DEVICES SHOWN ON SAID PLANS MUST BE INSTALLED BY NO LATER THAN NOVEMBER 1 AND MAINTAINED IN OPERABLE CONDITION UNTIL APRIL 15 OF THE FOLLOWING YEAR, AND BEFORE ANY ANTICIPATED RAIN.
- L. EVERY EFFORT SHOULD BE MADE TO ELIMINATE THE DISCHARGE OF NONSTORMWATER FROM THE PROJECT SITE AT ALL TIMES.
- M. PROVISIONS SHALL BE MADE FOR CONTRIBUTORY DRAINAGE AT ALL TIMES.
- N. A PREVENTIVE PROGRAM TO PROTECT THE SLOPES FROM POTENTIAL DAMAGE FROM BURROWING RODENTS IS REQUIRED. OWNER TO INSPECT SLOPES PERIODICALLY FOR EVIDENCE OF BURROWING RODENTS AND A FIRST EVIDENCE OF THEIR EXISTENCE SHALL EMPLOY AN EXTERMINATOR FOR THEIR REMOVAL.
- O. ROOF DRAINAGE MUST BE DIVERTED FROM GRADED SLOPES.
- P. ALL SUBDRAIN OUTLETS ARE TO BE SURVEYED FOR LINE AND ELEVATION. THIS CAN BE SHOWN ON AN AS-BUILT GRADING PLAN.
- Q. OBTAIN A PERMIT FROM CONSTRUCTION DIVISION. PERMITS SECTION, DEPARTMENT OF PUBLIC WORKS, HAVING JURISDICTION. FOR ANY WORK WITHIN OR AFFECTING PUBLIC MAINTAINED FACILITIES INCLUDING, BUT NOT LIMITED TO PUBLIC RIGHT OF WAY AND STORM DRAINS.
- R. SLOPES SHALL BE NO STEEPER THAN 2' HORIZONTAL TO 1' VERTICAL (2:1) AND SHALL HAVE A COMPACTION OF AT LEAST 90% OUT TO THE FINISH SURFACE.
- S. ALL DRAIN LINES SHALL BE A MINIMUM OF 4" DIAMETER, AND HAVE A 1% MINIMUM FALL. DRAIN LINES SHALL BE INSTALLED WITH CLEAN-OUTS EVERY 100' PER CODE. CORE CURBS 1/2" DIAMETER LARGER THAN THE DRAIN PIPE O.D.
- T. ALL CATCH BASINS AND DRAINS SHALL BE AS NOTED AND SET FLUSH WITH PROPOSED FINISH SURFACE OR PROPOSED FINISH GRADES, AND SHALL BE CLEANED OF ALL DEBRIS AT COMPLETION OF INSTALLATION.
- U. THE DRAINLINE LAYOUT IS DIAGRAMMATIC.
- V. THE CONTRACTOR SHALL CO-ORDINATE DRAINLINE LOCATIONS SO AS NOT TO CONFLICT WITH TREE INSTALLATIONS AND EXISTING SITE UTILITIES.
- W. ALL PAVED AREAS SHALL SLOPE AWAY FROM BUILDINGS AND STRUCTURES WITH A 1% SLOPE MINIMUM FALL. PLANTED AREAS SHALL HAVE A MINIMUM 2% SLOPE FALL.
- X. THE FINISH GRADE AT TURF AREAS SHALL BE ONE INCH BELOW THE FINISH SURFACE OF SIDEWALKS, CURBS, OR PAVED AREAS. THE FINISH GRADE AT PLANTED AREAS SHALL BE 2" BELOW SIDEWALKS, CURBS, OR PAVED AREAS. (UNLESS SHOWN OTHERWISE).
- Y. THE FINISH GRADE SHALL HAVE A UNIFORM SURFACE, FREE FROM ALL DEPRESSIONS AND ALL OBJECTS THAT MAY BE A HINDRANCE TO CONSTRUCTION, PLANTING OR MAINTENANCE OPERATIONS.
- Z. ALL CONSTRUCTION AREAS SHALL BE FREE OF ROCK, DEBRIS, ETC. ALL EXISTING WEEDS SHALL BE REMOVED.
- AA. INSTALL ALL STEPS WITH A MINIMUM 1% FALL. THE CONTRACTOR MAY RAMP PAVING AWAY FROM TOP AND BOTTOM RISERS AS NECESSARY AT A MAXIMUM 2% MINIMUM 1% FALL.
- AB. DIRT AND DEBRIS TRACKED ONTO EXISTING STREETS SHALL BE REMOVED FROM STREETS ON A DAILY BASIS AND AT THE COMPLETION OF CONSTRUCTION.
- AC. ALL GRADING WITHIN TPZ TO BE DONE BY HAND OR AIRSPADE.

- TREE PROTECTION NOTES**
- "TREE PROTECTION ZONE" (TPZ) FOR EXISTING TREES:**
- A. BEFORE BEGINNING ANY DEMOLITION OR CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL INSTALL A TEMPORARY PLASTIC ORANGE WEB FENCE AROUND ALL EXISTING TREES TO BE SAVED.
- B. COORDINATE ALL OFF-SITE IMPROVEMENTS WITHIN THE TPZ WITH THE COMMUNITY FORESTER OFFICE.
- C. NO CONSTRUCTION MATERIALS OR ACTIVITIES ALLOWED IN THIS AREA
- D. PRUNING OF CITY TREES TO PROVIDE CLEARANCE FOR CONSTRUCTION ACTIVITIES SHALL ONLY BE DONE BY CITY OF SANTA MONICA.
- E. TPZ FOR ALL TREE SPECIES (EXCEPT PROTECTED TREES) THE FENCE SHALL BE INSTALLED NO CLOSER THAN THE DRIP-LINE (OR AS FAR AWAY FROM THE TRUNK AS PRACTICABLE).
- F. TPZ FOR ALL PROTECTED TREES THE FENCE SHALL BE INSTALLED NO CLOSER TO THE TREE THAN 5' FROM THE EDGE OF THE TREE'S DRIPLINE OR 15' FEET FROM THE TRUNK, WHICH EVER IS GREATER..
- G. FENCING SHALL CONSIST OF HIGH DENSITY POLYETHYLENE FENCING WITH 3.5" X 1.5" OPENINGS; COLOR- ORANGE.
- H. STEEL POSTS INSTALLED AT 8' O.C.
- I. ALL CONTRACTORS AND THEIR CREWS SHALL NOT BE ALLOWED INSIDE THIS "SAFE ZONE", NOR SHALL THEY BE ALLOWED TO STORE OR DUMP FOREIGN MATERIALS WITHIN THIS AREA. NO WORK OF ANY KIND, INCLUDING TRENCHING, SHALL BE ALLOWED WITHIN THE SAFE ZONE EXCEPT AS DESCRIBED BELOW. THE FENCING SHALL REMAIN AROUND EACH TREE TO BE SAVED UNTIL THE COMPLETION OF CONSTRUCTION OPERATIONS.
- J. CONTRACTOR SHALL PROTECT FROM DAMAGE ALL ELEMENTS TO REMAIN AND SHALL REPLACE IN KIND, TO THE SATISFACTION OF THE CITY, ANY ITEMS DAMAGED AS A RESULT OF THE CONTRACTORS OPERATIONS.
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1. OAK TREE INCLUDING VALLEY OAK (QUERCUS LOBATA) AND CALIFORNIA LIVE OAK (QUERCUS AGRIFOLIA), OR ANY OTHER TREE OF THE OAK GENUS INDIGENOUS TO CALIFORNIA BUT EXCLUDING THE SCRUB OAK (QUERCUS DUMOSA).
 2. SOUTHERN CALIFORNIA BLACK WALNUT (JUGLANS CALIFORNICA VAR. CALIFORNICA)
 3. WESTERN SYCAMORE (PLATANUS RACEMOSA)
 4. CALIFORNIA BAY (UMBELLULARIA CALIFORNICA)



NOTES:

1- SEE SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.

2- IF THERE IS NO EXISTING IRRIGATION, SEE SPECIFICATIONS FOR WATERING REQUIREMENTS.

3- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.

4- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.

5- SEE SITE PREPARATION PLAN FOR ANY MODIFICATIONS WITH THE TREE PROTECTION AREA.

TREE PROTECTION

FENCE: HIGH DENSITY POLYETHYLENE FENCING WITH 3.5" X 1.5" OPENINGS; COLOR- ORANGE. STEEL POSTS INSTALLED AT 8' O.C.

2" X 6" STEEL POSTS OR APPROVED EQUAL.

5" THICK LAYER OF MULCH.

MAINTAIN EXISTING GRADE WITH THE TREE PROTECTION FENCE UNLESS OTHERWISE INDICATED ON THE PLANS.

GRADING AND DRAINAGE ABBREVIATIONS

INI = INVERT ELEVATION IN

INO = INVERT ELEVATION OUT

INV = INVERT ELEVATION

FG = FINISHED GRADE

FH = FIRE HYDRANT

FL = FLOW LINE

FS = FINISHED SURFACE

PP = POWER POLE

TC = TOP OF CURB

TG = TOP OF GRATE

TL = TOP OF LANDING

TP = TOP OF PILASTER

TR = TOP OF RAIL

TW = TOP OF WALL

DIGALERT

DIAL TOLL FREE 1-800-422-4133

AT LEAST TWO DAYS BEFORE YOU DIG

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

- GENERAL DRAINAGE NOTES**
1. VERIFY ALL GRADES AND ELEVATIONS WITH LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 2. VERIFY LOCATION OF BUILDING DOWNSPOUTS WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF DRAINAGE SYSTEM
 3. VERIFY CONNECTION AND METHOD OF CONNECTION OF SELECTED DOWNSPOUTS WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. NO DOWNSPOUTS TO BE TIED INTO PROPOSED UNDERGROUND DRAINAGE SYSTEM WITHOUT PRIOR AUTHORIZATION OF LANDSCAPE ARCHITECT/OWNER/ENGINEER.
 4. PLANS ARE DIAGRAMMATIC. CONTRACTOR TO VERIFY EXISTING DRAINAGE ELEMENTS (CONCRETE SWALES, PIPE LOCATION, SIZES, CONDITION OF PIPE AND ANY DISCHARGE POINTS) WITH LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 5. ALL DRAIN AND DRAINLINE LOCATIONS SHALL BE CROSS REFERENCED WITH PLANTING PLAN (SHEET L 4.0) SO AS NOT TO CONFLICT WITH MAJOR TREES AND SHRUBS
 6. PROVIDE AN ENVELOPE OF SAND AND GRAVEL AROUND DRAIN PIPE.
 7. DRAIN LINES ARE TO INTERSECT AT 45 DEG. ANGLE (TYP.)
 8. ALL GRADES ADJACENT TO BUILDINGS TO BE SLOPED/GRADED AT 2% SLOPE AWAY FROM ALL STRUCTURES.
 9. ALL STAIR/RISERS ARE TO BE +/- MIN. 6" UNLESS OTHERWISE NOTED.
 10. PATH SHALL HAVE A MAX. OF 2% CROSS SLOPE.
 11. VERIFY ANY EXISTING OR PROPOSED DISCHARGE POINTS W/ LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
 12. EXTREME CARE SHOULD BE TAKEN TO PREVENT ANY DAMAGE TO EXISTING TREES ON OR ADJACENT TO SITE. IN PARTICULAR, EXISTING GRADE IS NOT TO BE RAISED, LOWERED, OR COMPACTED WITHIN THE DRIPLINE OF TREE.
 13. NO DISCHARGE OF CONSTRUCTION WASTEWATER, BUILDING MATERIALS, DEBRIS, OR SEDIMENT FROM THE SITE IS PERMITTED.
 14. PROPERTY LINE CLEAN OUT TO BE INSTALLED PER CITY STANDARD PLAN ST-5.
 15. EROSION AND SEDIMENT CONTROL DEVICES (BMP'S) MUST BE IMPLEMENTED AROUND THE CONST. SITE TO PREVENT DISCHARGES TO THE STREET. CONTROL MEASURES MUST ALSO BE TAKEN TO PREVENT STREET SURFACE WATER ENTERING THE SITE.
 16. ALL STORM WATER, NUISANCE WATER, ETC. DRAIN LINES INSTALLED WITHIN THE STREET RIGHT OF WAY MUST BE CONSTRUCTED OF DUCTILE IRON PIPE.
 17. ALL STRUCTURE WALLS BELOW FINISH GRADE TO RECEIVED APPROVED WATERPROOFING MATERIAL APPLIED PER MANUFACTURERS SPECIFICATIONS.
 18. ALL PLANTING AREAS ADJACENT TO STRUCTURE SHALL HAVE SURFACE DRAINS AND BELOW SURFACE DRAINAGE TO ENSURE COMPLETE WATERPROOFING OF STRUCTURE
 19. ALL FINISH GRADE ADJACENT TO STRUCTURE SHALL SLOPE AWAY FROM STRUCTURE @2% MIN. UNLESS OTHERWISE SPECIFIED.

MICHAEL MESKIN
LANDSCAPE DESIGN

GRADING PLAN

OWNER
OTIS REDDING PARK
2457 S LINCOLN BLVD.
2461 S LINCOLN BLVD.
VENICE, CA 90291

LANDSCAPE PROJECT

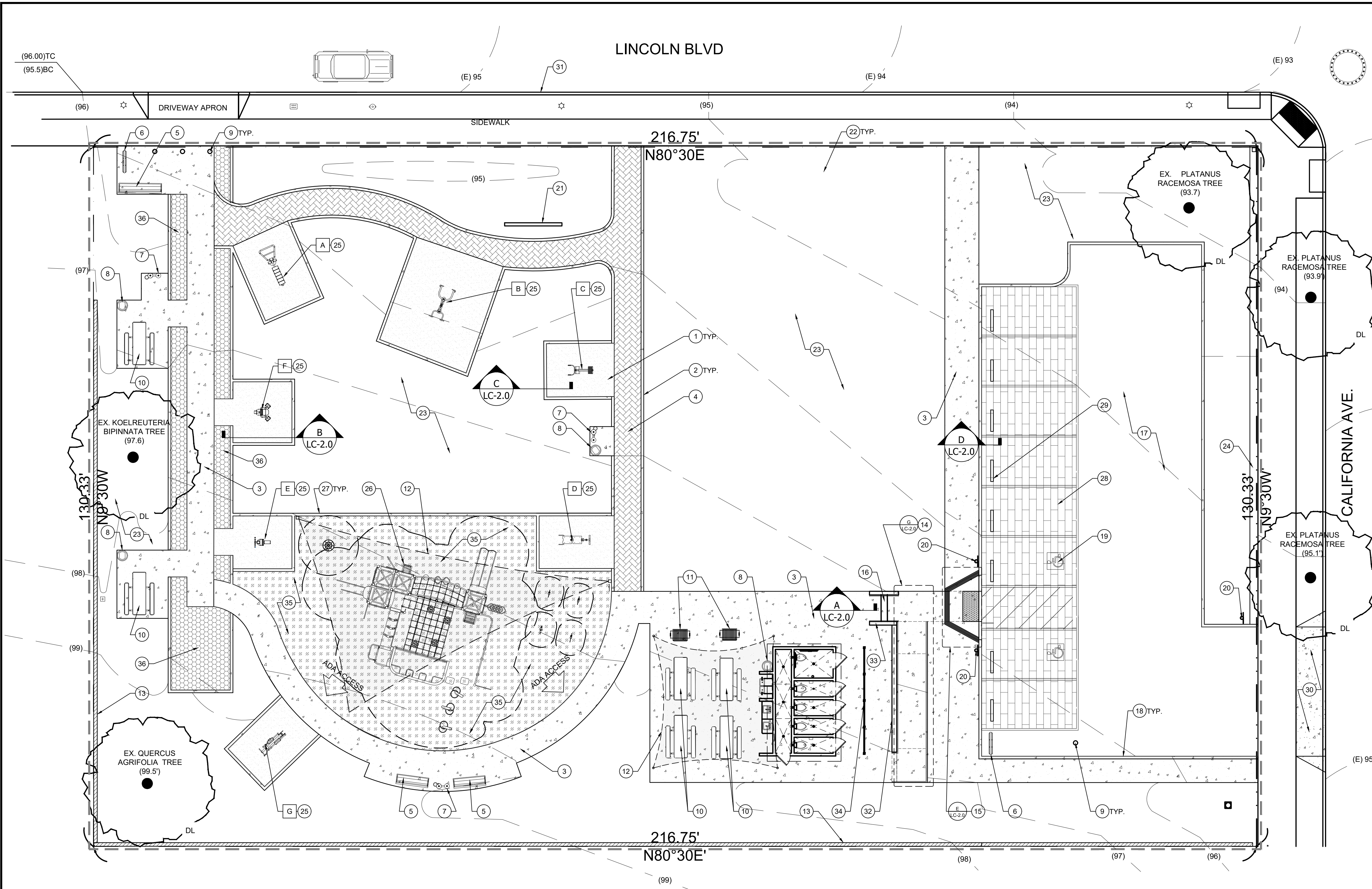
PREPARED BY:
MM

REVIEWED BY:
PA

DATE:
03-14-22

SHEET NO.
LG-1.0

3 OF 14



- CONSTRUCTION LEGEND**
- DECOMPOSED GRANITE PATH - PATH TO BE ADA COMPLIANT. DG TO BE STABILIZED, DEPTH TO BE 6" MIN. IN VEHICULAR PATH, AND 4" MIN IN PEDESTRIAN PATH WITH A MIN. OF 6" AGGREGATE SUB-BASE. CROSS SLOPE PATH A MAX. OF 2% TO DRAIN AS SHOWN ON PLAN. SEE SHEET LC-2.0 DETAIL X FOR ALL SPECIFICATIONS AND DETAILS.
 - CONCRETE CURB - TO BE 6" IN WIDTH, SIDE OF CURB ADJACENT TO PLANTING AREAS AND TURF AREAS TO BE 6" IN HEIGHT. SIDE OF CURB ADJACENT TO DG PATH/PAVING TO BE FLUSH WITH DG. COLOR TO MATCH CONCRETE PATH. SEE SHEET LC-2.0 DETAIL X FOR ALL SPECIFICATIONS AND DETAILS.
 - CONCRETE PAVING - TO BE 6" IN DEPTH WITH MIN. 2" LEVELING SAND BASE. SEE SHEET LC-2.0 DETAIL X FOR ALL SPECIFICATIONS AND DETAILS. SHAW AND SONS GN2 PAVERS IN HEXED PATTERN
 - CONCRETE PAVING - TO BE 6" IN DEPTH WITH MIN. 2" LEVELING SAND BASE. SEE SHEET LC-2.0 DETAIL X FOR ALL SPECIFICATIONS AND DETAILS. ACKERSTONE AQUA-VIA II
 - 6' BENCHES - TIMBER FORM MODEL NUMBER RENAISSANCE BENCH 2807-6 WITH INTERMEDIATE FRAME WITH CENTER ARMREST// POWDER COATED REGAL BLUE. INSTALL PER MANUFACTURERS SPECIFICATION. VERIFY WITH MANUFACTURER "HEAD INTRAPMENT SPECIFICATIONS. SPACE BETWEEN ANY BENCH OPENINGS SUCH AS SLATES, ARMRESTS AND OR FRAMING SHALL BE LESS THAN 4" OR LARGER THAN 9". FOR PLAYGROUND SAFETY CODES."
 - BICYCLE RACK - TIMBERFORM MODEL NUMBER SUPER CYCLOOPS 2175-08/ POWDER COATED REGAL BLUE. INSTALL PER MANUFACTURERS SPECIFICATION.
 - DRINKING WATER FOUNTAIN - TIMBERFORM MODEL NUMBER NO. 2010-08 ADA ACCESSIBLE AND PET DRINKING FOUNTAIN WITH PET BOWL// POWDER COATED REGAL BLUE. INSTALL PER MANUFACTURERS SPECIFICATION. ATTACH TO SANITARY SEWER.
 - TRASH BIN - TIMBERFORM MODEL NUMBER RENAISSANCE LITTER CONTAINER 2816-DT, LARGE CAPACITY/ POWDER COATED REGAL BLUE. INSTALL PER MANUFACTURERS SPECIFICATION EMBEDDED OPTION.
 - REMOVABLE BOLLARD - TIMBERFORM MODEL NUMBER 2190 R/ REGAL BLUE INSTALL PER MANUFACTURES SPECIFICATIONS.
 - PICNIC TABLE AND BENCHES - TIMBERFORM MODEL NUMBER 2190 R/ REGAL BLUE ACCESSIBLE PICNIC TABLE AND SEATS. INSTALL PER MANUFACTURES SPECIFICATION EMBEDDED OPTION.
 - DU MOR SITE FURNISHINGS GRILL - MODEL NUMBER GRILL 21, EMBEDDED FOOTING OPTION SEE SHEET LC-2.0 DETAIL X FOR ALL SPECIFICATIONS AND DETAILS.
 - SHADE SAIL BY SOCAL SHADE SAILS- 23' X 25' CUSTOM SHADE SAIL FOR GROUP PICNIC AREA, 60' X 60' X 40' FOR PLAY AREA. COLOR TO BE SELECTED BY LANDSCAPE ARCHITECT - SHADE MATERIAL, STEEL COLUMNS ENGINEERING, DESIGN DETAILS AND INSTALLATION BY SOCAL SHADE SAILS.
 - 8 X 8 X 16 - CMU PROPERTY LINE WALL. MAX 6" HEIGHT AND 2" THICKNESS. INSTALL PER MANUFACTURERS SPECIFICATIONS.
 - CONCRETE ADA RAMP - TO MEET ALL CURRENT AMERICANS WITH DISABILITIES ACT REQUIREMENTS AND TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS. SEE SHEET LC-2.0 DETAIL X FOR ALL SPECIFICATIONS AND DETAILS.
 - CONCRETE ADA CURB RAMP WITH TRUNCATED DOMES TO MEET ALL CURRENT AMERICANS WITH DISABILITIES ACT REQUIREMENTS AND TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS. SEE SHEET LC-2.0 DETAIL X FOR ALL SPECIFICATIONS AND DETAILS.
 - CONCRETE STEPS - 6" RISERS AND 12" TREADS. TO MEET ALL CURRENT AMERICANS WITH DISABILITIES ACT REQUIREMENTS AND TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS SEE SHEET LC-2.0 DETAIL X FOR ALL SPECIFICATIONS AND DETAILS.
 - PARKING LOT - TO BE PERMEABLE ASPHALT PAVING. SEE SHEET LC-2.0 DETAIL X FOR ALL SPECIFICATIONS AND DETAILS.
 - CONCRETE CURB - TO BE 6" IN WIDTH AND HEIGHT, SIDE OF CURB ADJACENT ADJACENT TO PARKING LOT, TO BE 6" IN HEIGHT. SIDE OF CURB ADJACENT TO CONCRETE PATH PAVING TO BE FLUSH WITH PATH. SEE SHEET LC-2.0 DETAIL X FOR ALL SPECIFICATIONS AND DETAILS.
 - ADA PARKING LOT STRIPING - TO MEET ALL CURRENT AMERICANS WITH DISABILITIES ACT REQUIREMENTS AND TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS. SEE SHEET LC-2.0 DETAIL X FOR ALL SPECIFICATIONS AND DETAILS.
 - ADA SIGNAGE - TO MEET ALL CURRENT AMERICANS WITH DISABILITIES ACT REQUIREMENTS AND TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS. SEE SHEET LC-2.0 DETAIL X FOR ALL SPECIFICATIONS AND DETAILS.
 - PARK ENTRY SIGN - BY FOSSIL INDUSTRIES, ARTWORK TO BE PROVIDED BY LANDSCAPE ARCHITECT.
 - BIOSWALE AND BOULDERS- SEE SHEET LP-1.0 DETAIL X FOR ALL SPECIFICATIONS AND DETAILS.
 - PLANTING AREAS - SEE SHEET LP-1.0 FOR ALL SPECIFICATIONS OF TREES, SHRUBS, AND GROUND COVER.
 - CONCRETE V SWALE - REFER TO LG-1.0 FOR DETAIL AND SPECIFICATIONS. .
 - EXERCISE EQUIPMENT BY GREENFIELD - EQUIPMENT TO BE INSTALLED PER MANUFACTURES SPECIFICATIONS. SEE EQUIPMENT LIST (BELOW) FOR EQUIPMENT TYPE.
A. CHIN UP AND ABS UBX-225
B. ACCESSIBLE LAT PULL DOWN & VERTICAL PRESS GR20051-48C-W
C. BACK EXTENSION HP2009-7-25
D. SINGLE LEG CURL GR2005-1-100S
E. ARM CURL UBX-255
F. INNER THIGH ADDUCTOR UBX-218
G. ELLIPTICAL HP2009-5-03
 - ALL INCLUSIVE PLAYGROUND EQUIPMENT FOR 5-12 YEAR OLD CHILDREN - PLAY EQUIPMENT VENTI AND EVOS DESIGN NO. 5189 PLAN, 205800 1- TOPSY TURNY SPINNER 42", 4- DIGIRIDER ROCKET SHIP AND SHADE SAILS AND SPRING RIDERS BY BY LANDSCAPE SCULPTURES, INC. REFER TO SHEET LC-2.0 DETAIL X FOR ALL SPECIFICATIONS AND DETAILS.
 - CONCRETE CURB - TO BE 6" IN WIDTH AND HEIGHT ABOVE SILICA SAN SURFACE. CONCRETE CURB ADJACENT TO PLANTING AREA SHALL BE 2" ABOVE PLANTING AREA SURFACE. SEE SHEET LC-2.0 DETAIL X FOR ALL SPECIFICATIONS AND DETAILS.
 - ADA COMPLIANT PERMEABLE PAVER - ACKERSTONE 4x12 AQUALINA RUNNING BOND PATTERN. APPLY BETWEEN 4" CURB (USED FOR STALL STRIPING). REFER TO SHEET LC-2.0 DETAIL X FOR ALL SPECIFICATIONS AND DETAILS.
 - WHEEL STOPS BY AMERICAN PRECAST CONCRETE INC. INSTALL PER MANUFACTURERS SPECIFICATIONS.
 - NEW CONCRETE DRIVEWAY APRON PER SEPARATE PERMIT - LC-2.0 DETAIL X FOR ALL SPECIFICATIONS AND DETAILS.
 - NEW CONCRETE CURB PER SEPARATE PERMIT - LC-2.0 DETAIL X FOR ALL SPECIFICATIONS AND DETAILS.
 - POURED IN PLACE CONCRETE WALL - LC-2.0 DETAIL X FOR ALL SPECIFICATIONS AND DETAILS.
 - POURED IN PLACE CONCRETE CHEEK WALLS - LC-2.0 DETAIL X FOR ALL SPECIFICATIONS AND DETAILS.
 - STEEL SCREEN, PART #1696121841 MONICHOOLS PERFORATED METAL, SQUARE HOLE, PLAIN STEEL COLD ROLLED, MILL FINISH, 18 GAUGE, 5/16" SQUARE ON 1/2" STRAIGHT ROW CENTERS, 39% OPEN AREA 5 PANELS 5'4" WIDE, 60" TALL, 12" CLEAR FROM FINISH SURFACE. 4 X 4 STEEL POSTS EMBED MIN 18". POWDER COAT FINISH, COLOR TO BE SELECTED - LC-2.0 DETAIL X FOR ALL SPECIFICATIONS AND DETAILS.
 - NEW RESILIENT RUBBER SURFACING INSTALLATION OF PEBBLEFLEX 2.0, MANUFACTURER: LANDSCAPE STRUCTURES 601 7TH ST. SOUTH DELANO, MN 55328 888-438-6574, THE INSTALLATION OF THE NEW SURFACING SHALL BE INSTALLED BY A PEDBBLEFLEX 2.0 CERTIFIED INSTALLER. - LC-2.0 DETAIL X FOR ALL SPECIFICATIONS AND DETAILS.
 - GRASSPAVE2- SUPPORTS AND PROTECTS GRASS ROOTS TO WITHSTAND HEAVY-WEIGHT VEHICULAR TRAFFIC. BEND, MANUFACTURER: BELGARD PRODUCTS. TRIM WITH PRUNING SHEARS, OR USE OUR CURVE CHART TO EASILY CREATE CURVES - LC-2.0 DETAIL X FOR ALL SPECIFICATIONS AND DETAILS.

CONSTRUCTION NOTES

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

CONSTRUCTION SYMBOLS LEGEND

PROVIDE 4" SCHEDULE 80 P.V.C. SLEEVING FOR IRRIGATION AND LIGHTING AS INDICATED ON PLAN - MIN. 12" COVERAGE. CROSS REFERENCE IRRIGATION PLAN SHEET LI-1.0, AND LIGHTING PLAN SHEET LL-1.0. CROSS REFERENCE PLANTING PLAN SHEET LP-1.0 FOR POSSIBLE CONFLICTS WITH MAJOR TREE ROOT SYSTEMS. AT THE COMPLETION OF FLATWORK AND CLEAN-UP FLAG EACH END OF SLEEVING WITH BRIGHTLY COLORED CONSRUCTION FLAGS TYP.

CONTACT INFORMATION

GAILS MATERIALS 10060 DAWSON CANYON ROAD, CORONA, CA 92883 PHONE: 951-667-6106 FAX: 951-667-6102	AMERICAN PRECAST CONCRETE 2246 N DUFEE AVE, EL MONTE, CA 91732 PHONE: 626-443-0970
TIMBERFORM/ COLUMBIA CASCADE COMPANY 1300 S.W. SIXTH AVE, SUITE 310 PORTLAND, OR 97201 PHONE: 800-547-1940	DUMOR, INC. PO BOX 142 MIFFLINTOWN, PA 17059 PHONE: 800-547-1940
SOCL SHADE SAILS 2580 SAN ELIJO AVE, ENCINITAS, CA 92007 PHONE: 800-230-6751	INVISIBLE STRUCTURES WWW.INVISIBLESTRUCTURES.COM SALES@INVISIBLESTRUCTURES.COM PHONE: 303-233-8383
GREENFIELDS OUTDOOR FITNESS, INC. PHONE: 888-315-9037	BELGARD PRODUCTS- SIERRA ON OLDCASTLE COMPANY 10714 POPLAR AVE, FONTANA, CA 92337 PHONE: 844-495-8210 EMAIL: DAVID.HARPER@OLDCASTLE.COM

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UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

MICHAEL MESKIN
LANDSCAPE DESIGN

REVISIONS

LANDSCAPE CONSTRUCTION PLAN

LANDSCAPE PROJECT

OWNER
OTIS REDDING PARK
2457 S LINCOLN BLVD.
2461 S LINCOLN BLVD.
VENICE, CA 90291

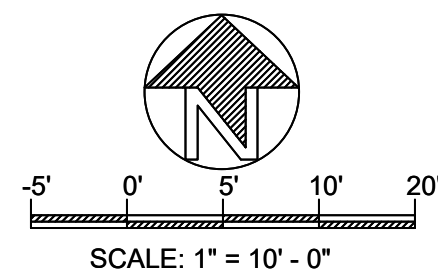
PREPARED BY:
MM

REVIEWED BY:
PA

DATE:
03-14-22

SHEET NO.
LC-1.0

4 OF 14



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			LEGEND ① DECOMPOSED GRANITE PAVING ② #4 REBAR - CONTINUOUS AT CENTER SLAB ③ 90% COMPACTED SUBGRADE NOTES: Ⓐ CONCRETE FINISH: LIGHT BROOM FINISH Ⓑ INSTALL EXPANSION JOINTS 15' O.C.						
L	SCALE	I	SCALE	F	SCALE	C	6" CONCRETE CURB PEDESTRIAN	SCALE: 3"=1'-0"	
						LEGEND ① 6" CONC. BAND @ D.G. PAVE-BOTH SIDES ② 4" DEEP STABILIZED DECOMPOSED GRANITE. INSTALL IN 2-2" LIFTS. COMPACT EACH LIFT TO 90% ③ 6" DEEP AGGREGATE BASE COMPACT TO 90% ④ 90% COMPACTED SUBGRADE ⑤ FILTER FABRIC NOTES: Ⓐ REFER TO CONSTRUCTION LEGEND NOTES FOR DECOMPOSED GRANITE MATERIAL Ⓑ INTEGRAL BATCH MIXED D.G. STABILIZER Ⓒ F.G. = FINISH GRADE			
K	SCALE	H	SCALE	E	SCALE	B	DECOMPOSED GRANITE PAVING PEDESTRIAN	SCALE: 1 1/2"=1'-0"	
				LEGEND ① MILLED EDGE AND BITUMINOUS PATCH ② RAISED CONCRETE CURB. ③ CONCRETE PAVING 4" MIN. THICKNESS IN PEDESTRIAN AREAS 6" MIN THICKNESS IN VEHICULAR AREAS. ④ CLASS II SAND COMPACTED TO 98% DENSITY (TYP.) ⑤ 2 - #4 BARS ⑥ EXPANSION JOINT ⑦ PROMOLDED EXPANSION JOINT FILLER ⑧ SEALANT, WITH TO DEPTH RATION 1:1/2. COLOR TBD BY ARCHITECT. SUBMIT COLOR SAMPLES PRIOR TO INSTALLATION ⑨ BACKER ROD ⑩ 18" SMOOTH STEEL DOWEL AT 3'-0" O.C. SLEEVE ONE END					
J	SCALE	G	SCALE	D	RAISED CONCRETE CURB AT PARKING LOT	SCALE: 1 1/2"=1'-0"	A	CONCRETE PAVING EXPANSION SAW CUT CONTROL JOINT	SCALE: 1"=1'-0"
						LEGEND ① CONCRETE PAVING 4" MIN. THICKNESS IN PEDESTRIAN AREAS 6" MIN. THICKNESS IN VEHICULAR AREAS ② 3/8" SAW CUT JOINT, 20% DEPTH OF CONCRETE ③ PROMOLDED EXPANSION JOINT FILLER ④ SEALANT, WITH TO DEPTH RATION 1:1/2. COLOR TBD BY ARCHITECT. SUBMIT COLOR SAMPLES PRIOR TO INSTALLATION. ⑤ BACKER ROD ⑥ 18" SMOOTH STEEL DOWEL AT 3'-0" O.C. SLEEVE ONE END. CENTER IN CONCRETE ⑦ MIN. 2" OF LEVELING SAND			

REVISIONS

LANDSCAPE
CONSTRUCTION
DETAIL SHEET

SHEET TITLE

OWNER
OTIS REDDING PARK
2457 S LINCOLN BLVD.
2461 S LINCOLN BLVD.
VENICE, CA 90291

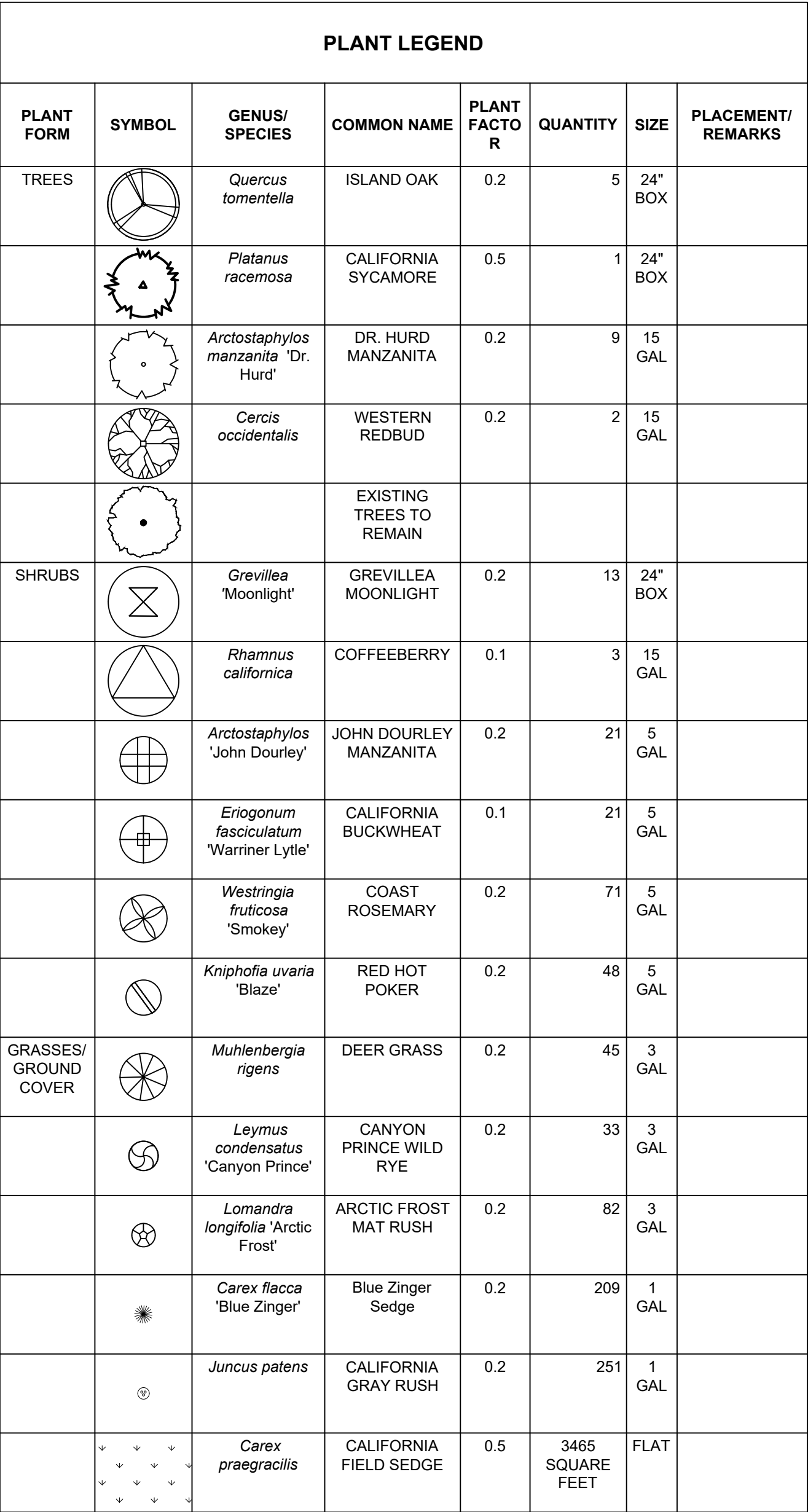
LANDSCAPE
PROJECT

PREPARED BY: MM
REVIEWED BY: PA

DATE: 03-14-22

SHEET NO.

LC-2.0



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

- | | | |
|--|---|---|
|  <div style="display: inline-block; transform: rotate(90deg); transform-origin: center; white-space: nowrap;">MICHAEL MESKIN
LANDSCAPE DESIGN</div> | | |
| <div style="border-bottom: 1px solid black; padding-bottom: 2px;">REVISIONS</div> <table border="1" style="width: 100%; border-collapse: collapse;"><tr><td style="width: 10%; height: 20px;"></td><td style="width: 10%;"></td><td style="width: 10%;"></td><td style="width: 10%;"></td><td style="width: 10%;"></td><td style="width: 10%;"></td><td style="width: 10%;"></td><td style="width: 10%;"></td><td style="width: 10%;"></td><td style="width: 10%;"></td></tr><tr><td style="height: 20px;"></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td style="height: 20px;"></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td style="height: 20px;"></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td style="height: 20px;"></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td style="height: 20px;"></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td style="height: 20px;"></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td style="height: 20px;"></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr></table> | | <div style="border: 1px solid black; padding: 10px; min-height: 200px;">PLANTING PLAN</div> |
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| <div style="border-bottom: 1px solid black; padding-bottom: 2px;">SHEET TITLE</div> | <div style="border-bottom: 1px solid black; padding-bottom: 2px;">OWNER:
OTIS REDDING PARK
2457 S LINCOLN BLVD.
2461 S LINCOLN BLVD.
VENICE, CA 90291</div> <div style="border-bottom: 1px solid black; padding-bottom: 2px; text-align: center;">LANDSCAPE
PROJECT</div> | |
| | | |
| <div style="border-bottom: 1px solid black; padding-bottom: 2px;">PREPARED BY:</div> MM | <div style="border-bottom: 1px solid black; padding-bottom: 2px;">REVIEWED BY:</div> PA | |
| <div style="border-bottom: 1px solid black; padding-bottom: 2px;">DATE:</div> 03-14-22 | | |
| <div style="border-bottom: 1px solid black; padding-bottom: 2px;">SHEET NO.</div> LP-1.0 | | |
| 7 OF 14 | | |

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PLANTING DETAIL SHEET

OWNER
OTIS REDDING PARK
2457 S LINCOLN BLVD.
2461 S LINCOLN BLVD.

OWNER
OTIS REDDING P
2457 S LINCOLN F
2461 S LINCOLN F
VENICE, CA 9029

LANDSCAPE
PROJECT

PREPARED BY:	REVIEWED BY:
MM	PA

DATE: 03-14-22

SHEET NO.

LP-2.0



PREPARED BY: MM	REVIEWED BY: PA
DATE: 03-14-22	
SHEET NO.	

LH-1.0

WATER EFFICIENT LANDSCAPE WORKSHEET							
Reference ETo for the area ETo= 50.1			50.1				
Estimated Total Water Use (ETWU):							
ETWU formula: (Eto) (.62) (ETAF) (LA)							
Hydrozone # / Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Landscape Area	Estimated Total Water Use (ETWU) gallons/yr
Regular Landscape Areas							
HZ1 - LOW WATER SHRUBS	0.3	Dripline	0.81	0.37	3417.76	1265.84	39319.43
HZ2 - LOW WATER TREES	0.3	Dripline	0.81	0.37	254.43	94.23	2927.08
HZ3 - LOW WATER TREES	0.3	Dripline	0.81	0.37	392.70	145.44	4517.80
HZ4 - LOW WATER SHRUBS	0.3	Dripline	0.81	0.37	3167.61	1173.19	36441.59
HZ5 - MODERATE WATER TREES	0.5	Bubbler	0.81	0.62	692.45	427.44	13277.09
HZ7 - LOW WATER SHRUBS	0.3	Dripline	0.81	0.37	2266.20	839.33	26071.37
HZ8 - MULCH					420.50	421.00	0
				Totals	10191.15	3945.48	
Special Landscape Areas							
HZ6 - ACTIVE RECREATION AREA TURF				1	3494.60	3494.60	108549.27
				Totals	3494.60	3494.60	
	Estimated Total Water Use in gallons per year, ETWU Total						231103.62
	Maximum Annual Water Allowance in gallons per year, MAWA Total						251000.14
MAWA calculation: (Eto) (.62) [(ETAFxLA) + ((1-ETAF) x SLA)]					MAWA - ETWU=		19896.52
ETAF Calculations							
Regular Landscape Areas							
Total ETAF x Area		3945.48					
Total Area		10191.15			Plant Factor	Range	Typical
Average ETAF		0.39			High Water Use	0.7 to 0.11	0.8
Average ETAF for Regular Landscape Areas must be 0.45 or below for non-residential areas.					Moderate Water Use	0.4 to 0.8	0.5
All Landscape Areas					Low Water Use	0.1 to 0.5	0.2
Total ETAF x Area		7440.08			Irrigation Efficiency		
Total Landscape Area (LA)		13685.8			Overhead	0.75	
Sitewide ETAF		0.54			Drip	0.81	

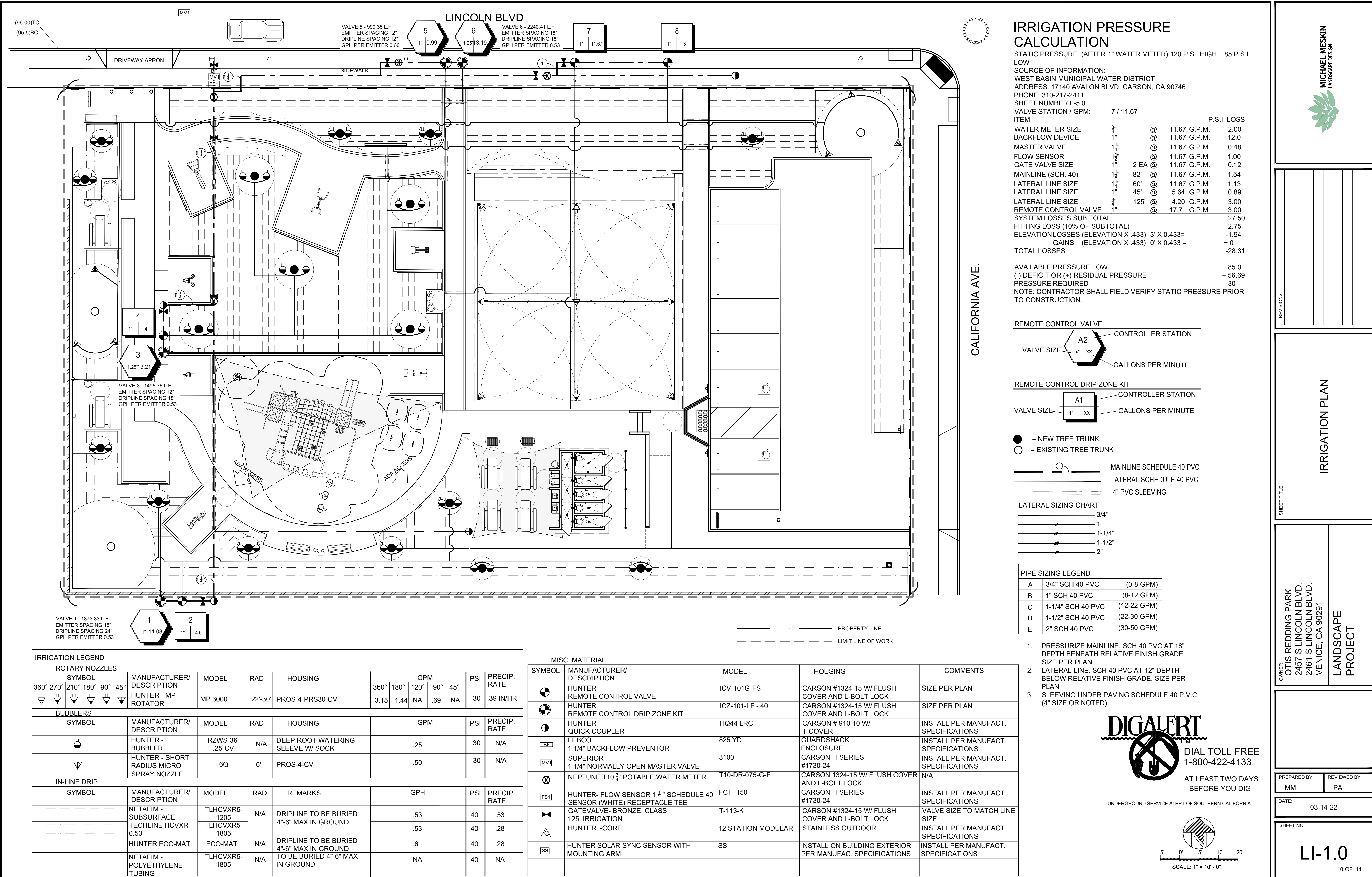
REVISIONS

SHEET TITLE

OWNER
OTIS REDDING PARK

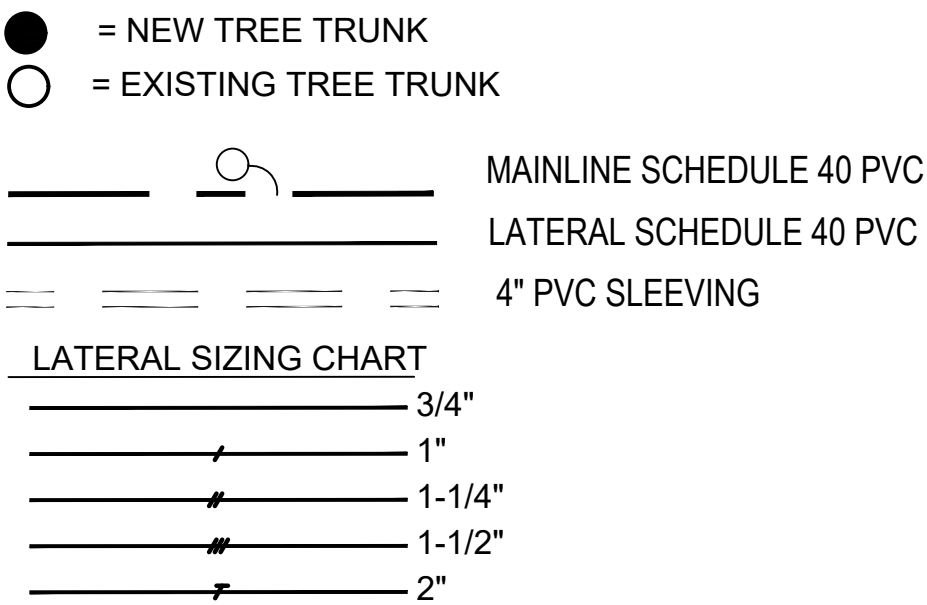
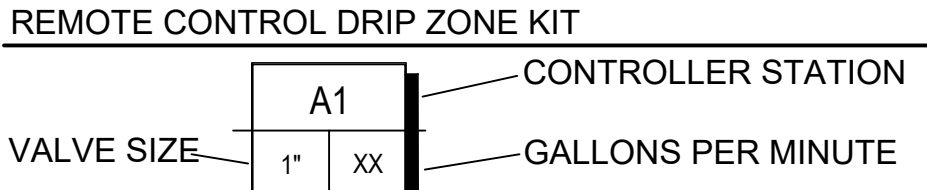
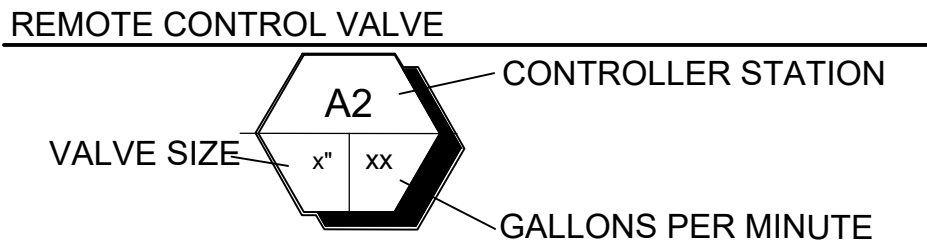
LANDSCAPE
PROJECT

MICHAEL MESKIN
LANDSCAPE DESIGN



IRRIGATION PRESSURE CALCULATION

STATIC PRESSURE (AFTER 1" WATER METER) 120 P.S.I HIGH 85 P.S.I. LOW
SOURCE OF INFORMATION:
WEST BASIN MUNICIPAL WATER DISTRICT
ADDRESS: 17140 AVALON BLVD, CARSON, CA 90746
PHONE: 310-217-2411
SHEET NUMBER L-5.0
VALVE STATION / GPM: 7 / 11.67
ITEM P.S.I. LOSS
WATER METER SIZE 3/4" @ 11.67 G.P.M. 2.00
BACKFLOW DEVICE 1" @ 11.67 G.P.M. 12.0
MASTER VALVE 1 1/4" @ 11.67 G.P.M. 0.48
FLOW SENSOR 1 1/2" @ 11.67 G.P.M. 1.00
GATE VALVE SIZE 1" 2 EA @ 11.67 G.P.M. 0.12
MAINLINE (SCH. 40) 1 1/4" 82' @ 11.67 G.P.M. 1.54
LATERAL LINE SIZE 1 1/4" 60' @ 11.67 G.P.M. 1.13
LATERAL LINE SIZE 1" 45' @ 5.64 G.P.M. 0.89
LATERAL LINE SIZE 3/4" 125' @ 4.20 G.P.M. 3.00
REMOTE CONTROL VALVE 1" @ 17.7 G.P.M. 3.00
SYSTEM LOSSES SUB TOTAL 27.50
FITTING LOSS (10% OF SUBTOTAL) 2.75
ELEVATIONLOSSES (ELEVATION X .433) 3' X 0.433=-1.94
GAINS (ELEVATION X .433) 0' X 0.433 = + 0
TOTAL LOSSES -28.31
AVAILABLE PRESSURE LOW 85.0
(-) DEFICIT OR (+) RESIDUAL PRESSURE + 56.69
PRESSURE REQUIRED 30
NOTE: CONTRACTOR SHALL FIELD VERIFY STATIC PRESSURE PRIOR TO CONSTRUCTION.



PIPE SIZING LEGEND		
A	3/4" SCH 40 PVC	(0-8 GPM)
B	1" SCH 40 PVC	(8-12 GPM)
C	1-1/4" SCH 40 PVC	(12-22 GPM)
D	1-1/2" SCH 40 PVC	(22-30 GPM)
E	2" SCH 40 PVC	(30-50 GPM)

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

DIGALERT

DIAL TOLL FREE 1-800-422-4133

AT LEAST TWO DAYS BEFORE YOU DIG

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

SCALE: 1" = 10' - 0"

IRRIGATION LEGEND																
ROTARY NOZZLES																
SYMBOL						MANUFACTURER/ DESCRIPTION	MODEL	RAD	HOUSING	GPM					PSI	PRECIP. RATE
360°	270°	210°	180°	90°	45°					360°	180°	120°	90°	45°		
						HUNTER - MP ROTATOR	MP 3000	22'-30'	PROS-4-PRS30-CV	3.15	1.44	NA	.69	NA	30	.39 IN/HR
BUBBLERS																
SYMBOL						MANUFACTURER/ DESCRIPTION	MODEL	RAD	HOUSING	GPM					PSI	PRECIP. RATE
						HUNTER - BUBBLER	RZWS-36- .25-CV	N/A	DEEP ROOT WATERING SLEEVE W/ SOCK	.25					30	N/A
						HUNTER - SHORT RADIUS MICRO SPRAY NOZZLE	6Q	6'	PROS-4-CV	.50					30	N/A
IN-LINE DRIP																
SYMBOL						MANUFACTURER/ DESCRIPTION	MODEL	RAD	REMARKS	GPH					PSI	PRECIP. RATE
						NETAFIM - SUBSURFACE	TLHCVR5- 1205	N/A	DRIPLINE TO BE BURIED 4"-6" MAX IN GROUND	.53					40	.53
						TECHLINE HCVXR 0.53	TLHCVR5- 1805			.53					40	.28
						HUNTER ECO-MAT	ECO-MAT	N/A	DRIPLINE TO BE BURIED 4"-6" MAX IN GROUND	.6					40	.28
						NETAFIM - POLYETHYLENE TUBING	TLHCVR5- 1805	N/A	TO BE BURIED 4"-6" MAX IN GROUND	NA					40	NA

MISC. MATERIAL				
SYMBOL	MANUFACTURER/ DESCRIPTION	MODEL	HOUSING	COMMENTS
	HUNTER REMOTE CONTROL VALVE	ICV-101G-FS	CARSON #1324-15 W/ FLUSH COVER AND L-BOLT LOCK	SIZE PER PLAN
	HUNTER REMOTE CONTROL DRIP ZONE KIT	ICZ-101-LF - 40	CARSON #1324-15 W/ FLUSH COVER AND L-BOLT LOCK	SIZE PER PLAN
	HUNTER QUICK COUPLER	HQ44 LRC	CARSON # 910-10 W/ T-COVER	INSTALL PER MANUFACT. SPECIFICATIONS
	FEBCO 1 1/4" BACKFLOW PREVENTOR	825 YD	GUARDSHACK ENCLOSURE	INSTALL PER MANUFACT. SPECIFICATIONS
	SUPERIOR 1 1/4" NORMALLY OPEN MASTER VALVE	3100	CARSON H-SERIES #1730-24	INSTALL PER MANUFACT. SPECIFICATIONS
	NEPTUNE T10 3/8" POTABLE WATER METER	T10-DR-075-G-F	CARSON 1324-15 W/ FLUSH COVER AND L-BOLT LOCK	N/A
	HUNTER- FLOW SENSOR 1 1/2" SCHEDULE 40 SENSOR (WHITE) RECEPTACLE TEE	FCT- 150	CARSON H-SERIES #1730-24	INSTALL PER MANUFACT. SPECIFICATIONS
	GATEVALVE- BRONZE, CLASS 125, IRRIGATION	T-113-K	CARSON #1324-15 W/ FLUSH COVER AND L-BOLT LOCK	VALVE SIZE TO MATCH LINE SIZE
	HUNTER I-CORE	12 STATION MODULAR	STAINLESS OUTDOOR	INSTALL PER MANUFACT. SPECIFICATIONS
	HUNTER SOLAR SYNC SENSOR WITH MOUNTING ARM	SS	INSTALL ON BUILDING EXTERIOR PER MANUFAC. SPECIFICATIONS	INSTALL PER MANUFACT. SPECIFICATIONS

MICHAEL MESKIN LANDSCAPE DESIGN

IRRIIGATION PLAN

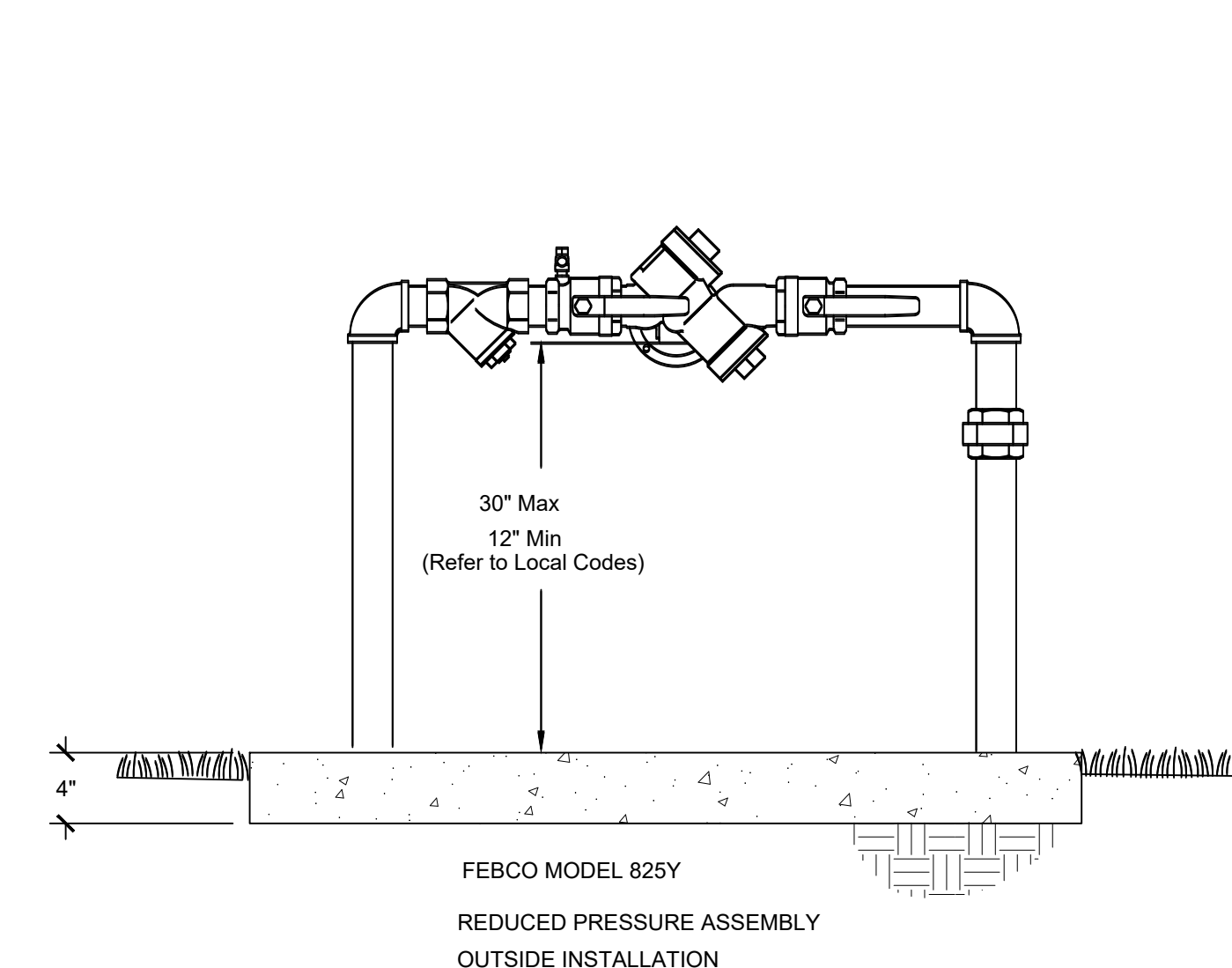
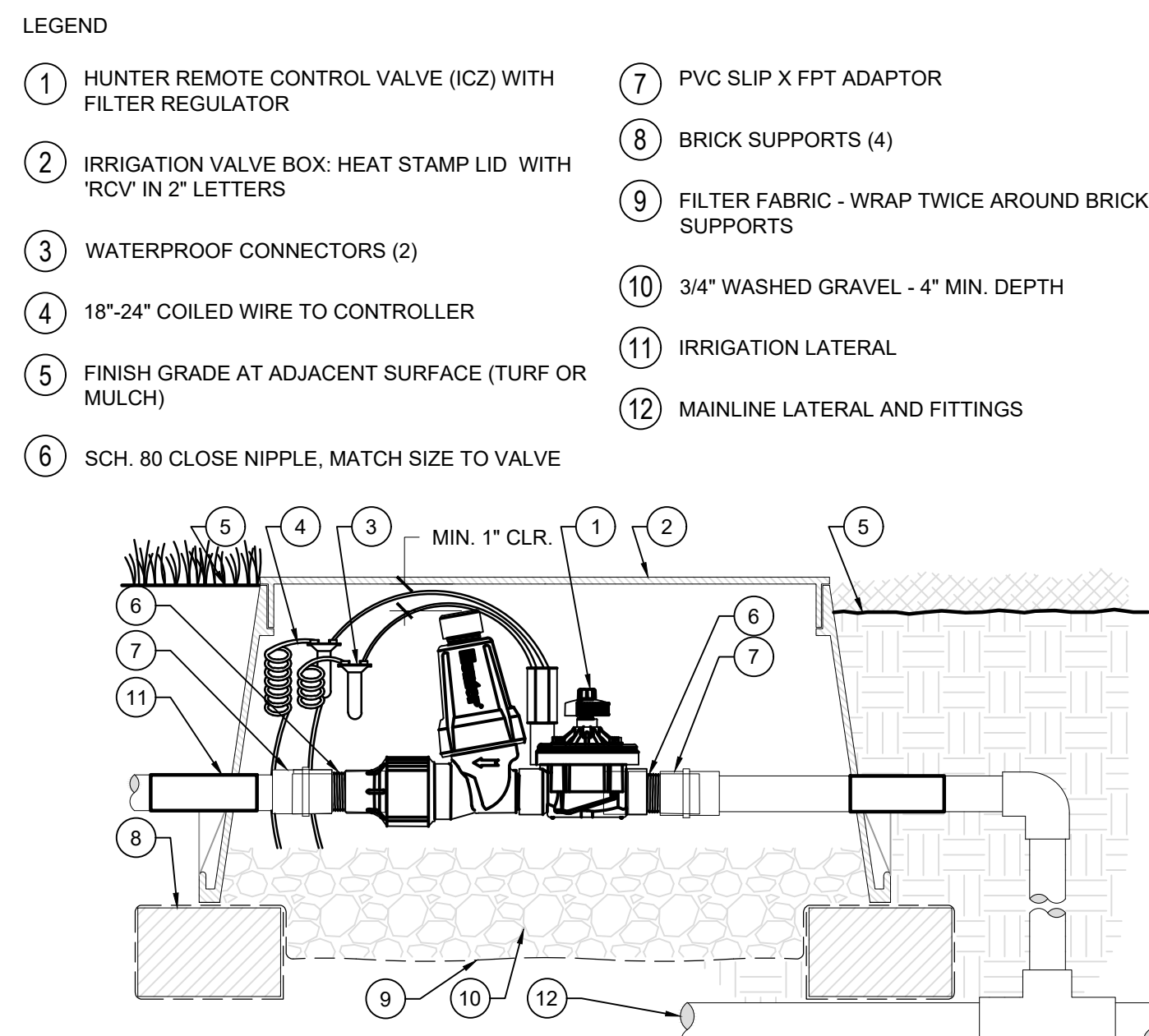
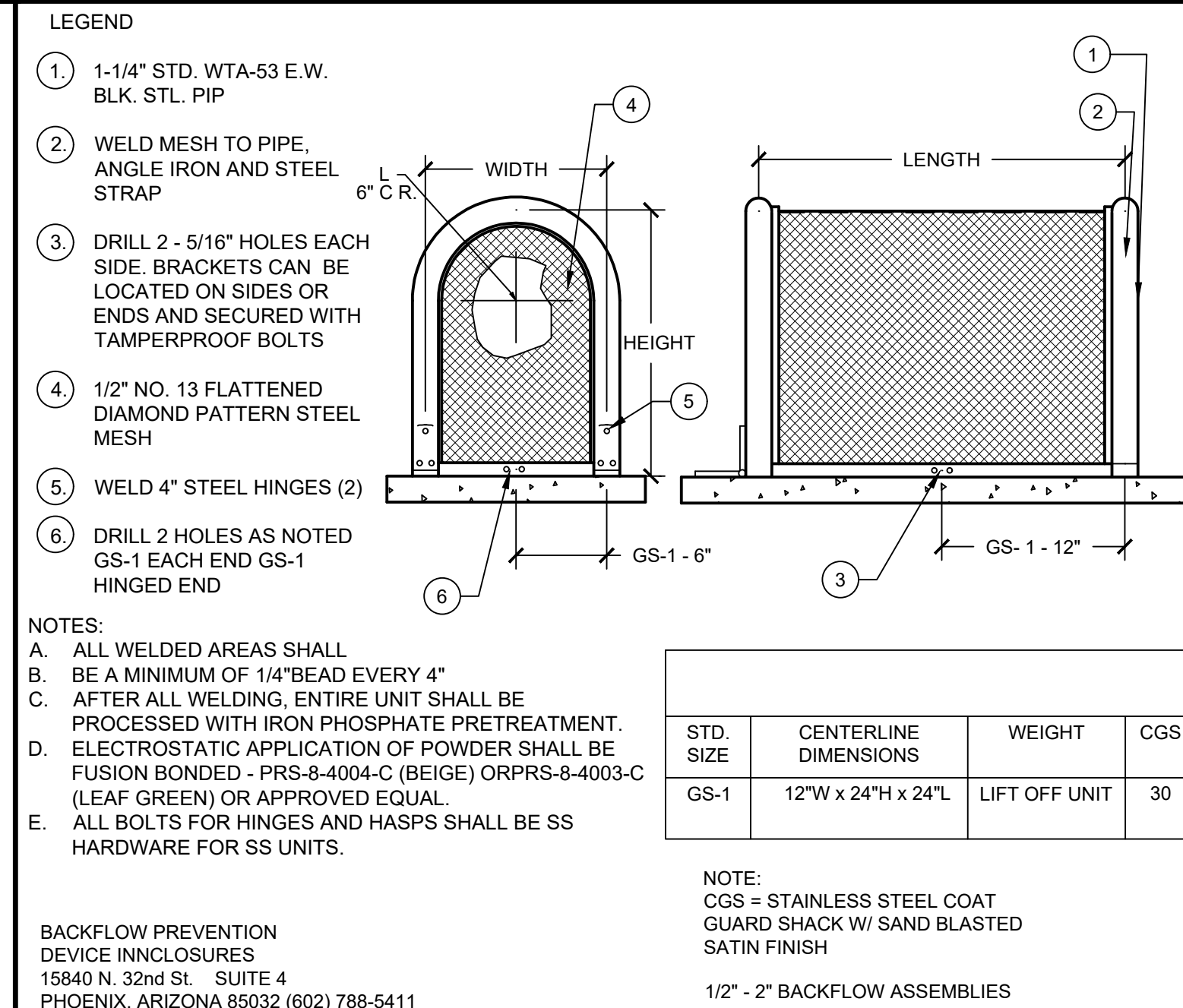
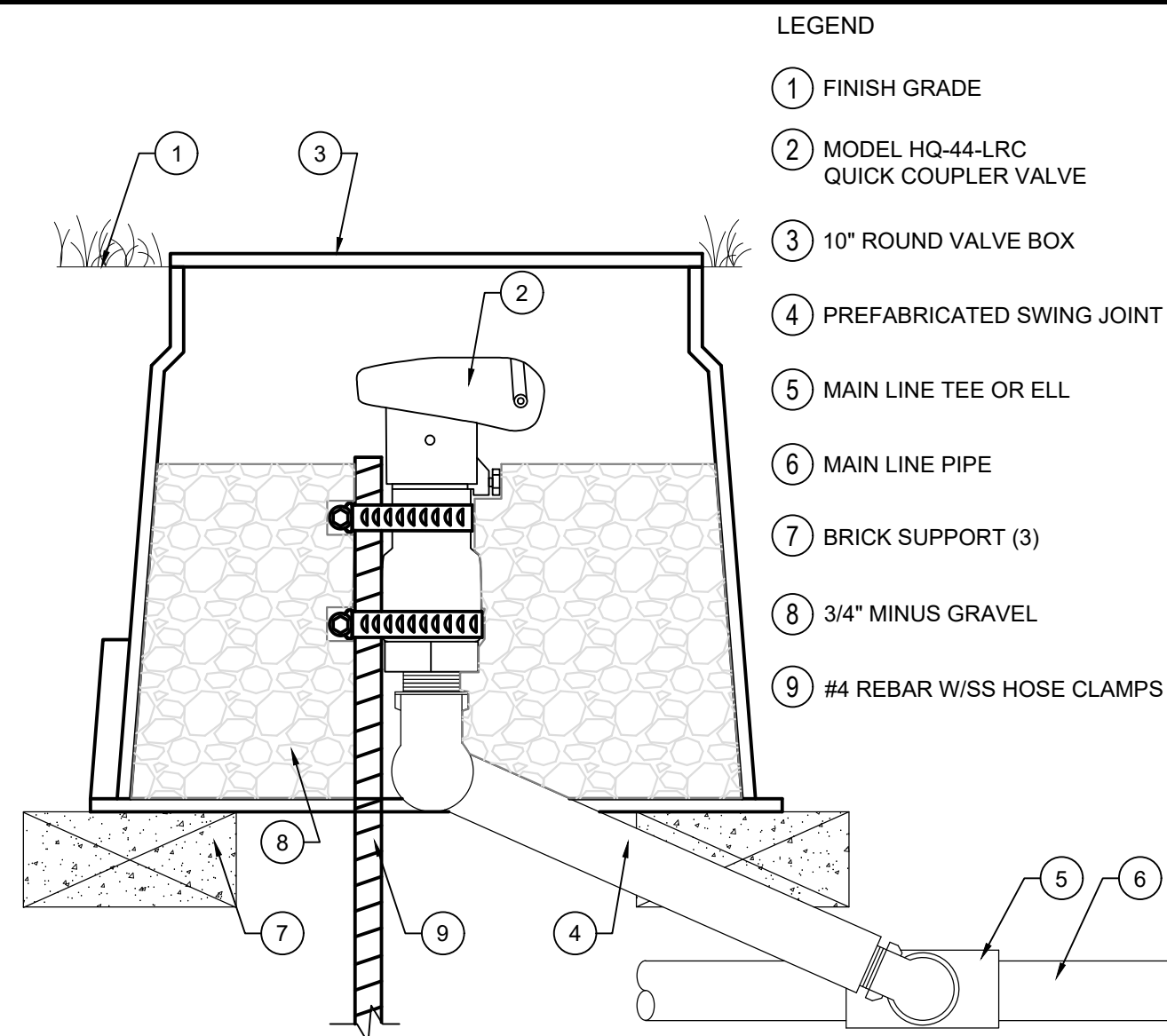
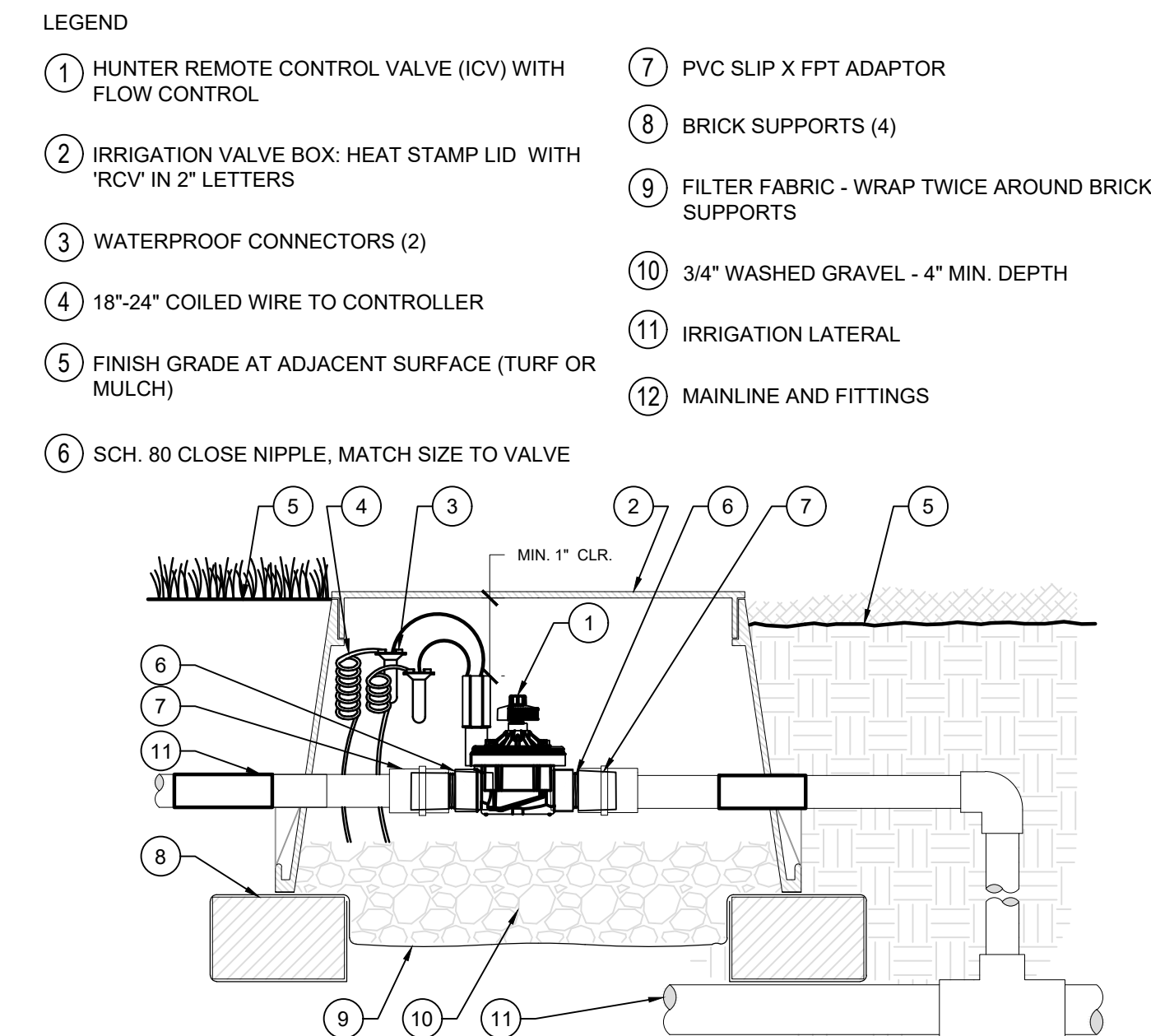
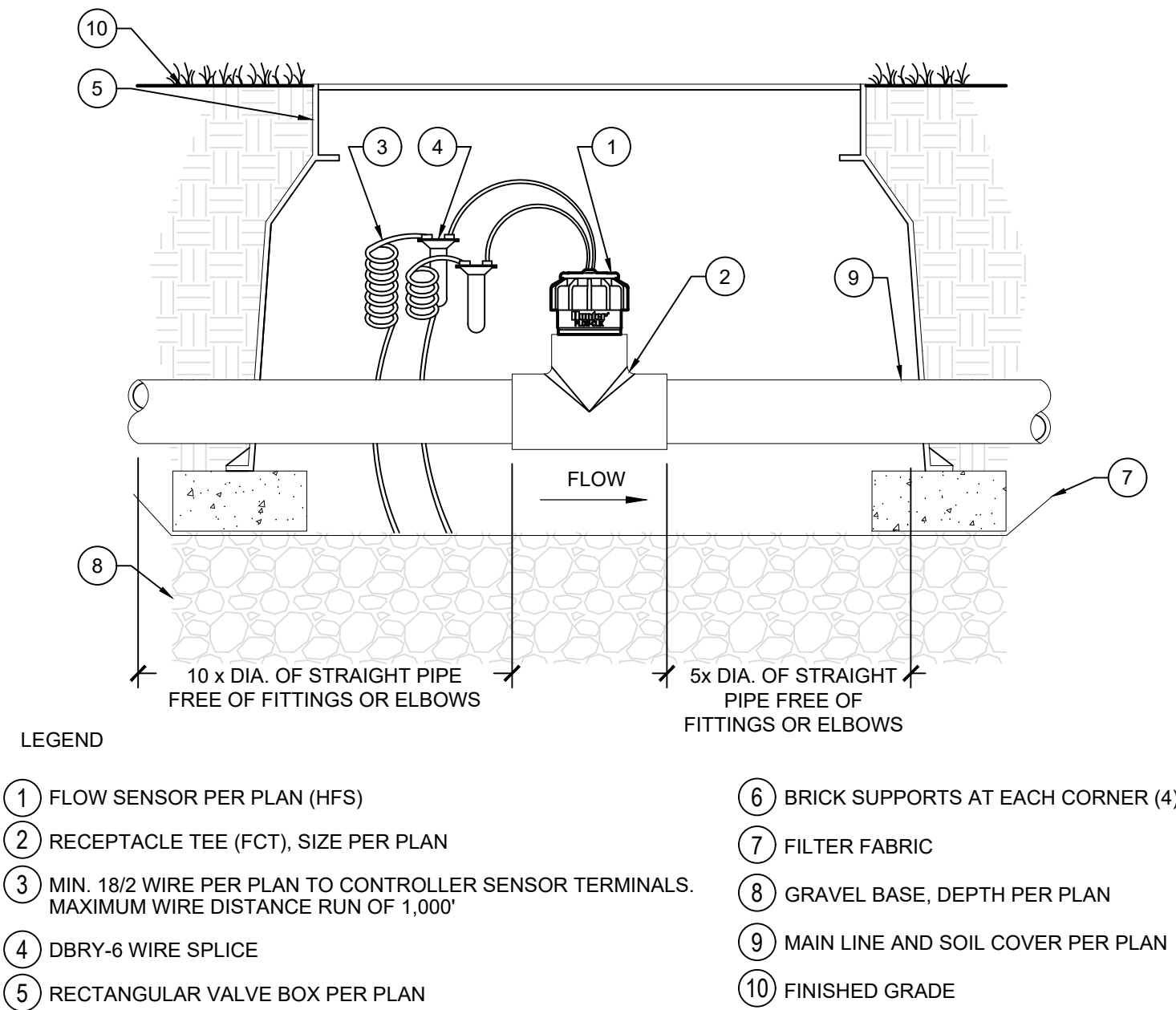
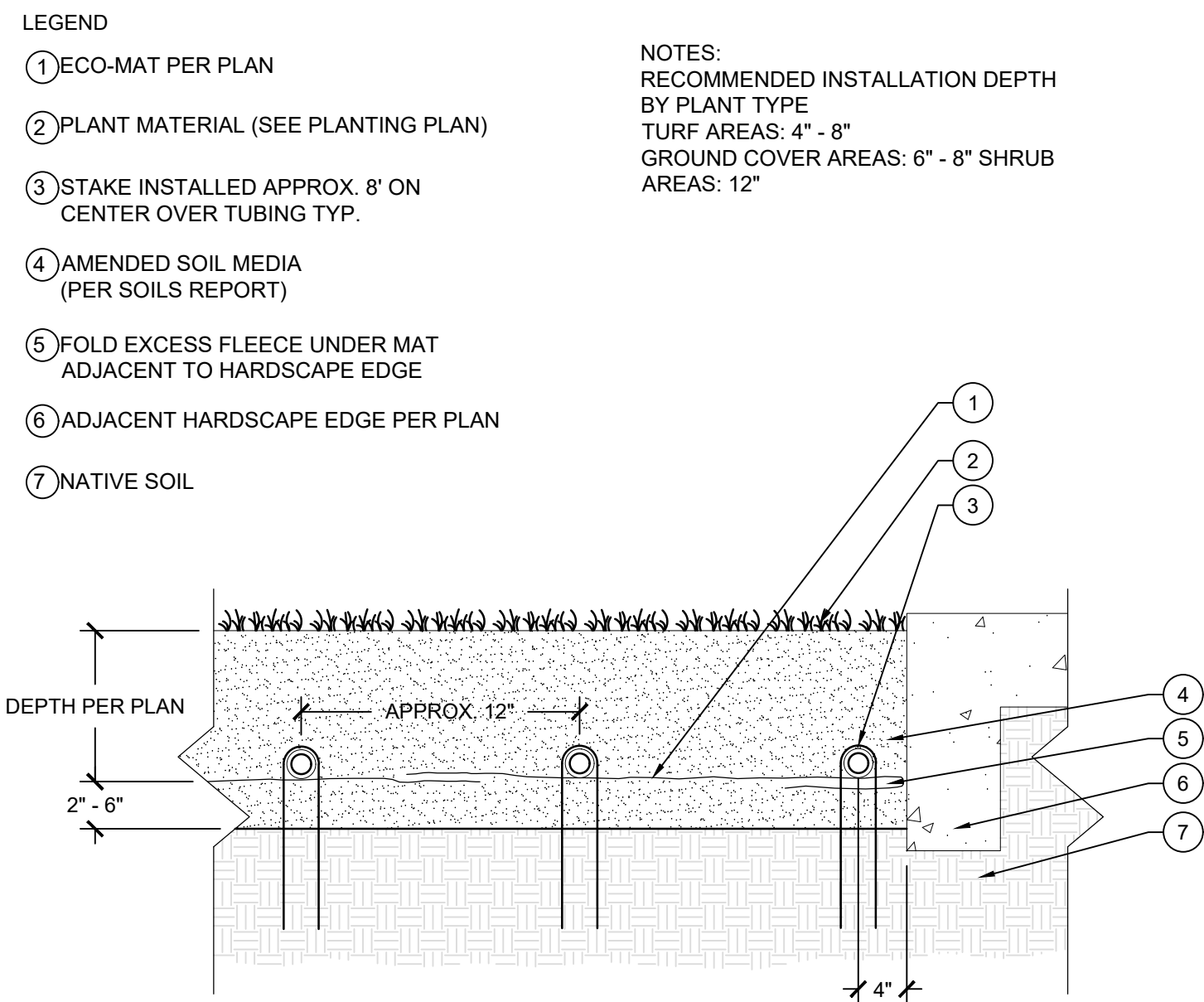
OWNER OTIS REDDING PARK 2457 S LINCOLN BLVD. 2461 S LINCOLN BLVD. VENICE, CA 90291

LANDSCAPE PROJECT

PREPARED BY: MM REVIEWED BY: PA

DATE: 03-14-22

SHEET NO. LI-1.0 10 OF 14



IRRIGATION NOTES

- A. DO NOT WILLFULLY INSTALL THE SYSTEM AS DESIGNED, WHEN IT IS OBVIOUS THAT OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT WERE NOT KNOWN DURING DESIGNING. SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS AUTHORIZED REPRESENTATIVE, OTHERWISE THE IRRIGATION CONTRACTOR MUST ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- B. THIS DESIGN IS DIAGRAMMATIC. EQUIPMENT SHOWN IN PAVED AREAS IS FOR CLARIFICATION ONLY, AND IS TO BE INSTALLED IN PLANTING AREA WHEREVER POSSIBLE.
- C. SYSTEM DESIGN IS BASED ON MINIMUM OPERATING PRESSURE SHOWN AT EACH POINT OF CONNECTION WITH MAXIMUM GPM DEMAND SPECIFIED. THE IRRIGATION CONTRACTOR SHALL VERIFY ALL PRESSURES ON SITE PRIOR TO CONSTRUCTION. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- D. MAINLINE PIPING BETWEEN THE POINT OF CONNECTION, METER AND BACKFLOW PREVENTER TO BE OF MATERIAL AS REQUIRED BY THE GOVERNING WATER DISTRICT.
- E. UNLESS OTHERWISE NOTED, 120 VOLT ELECTRICAL POWER FOR CONTROLLER(S) TO BE PROVIDED BY OTHERS. THE IRRIGATION CONTRACTOR WILL MAKE FINAL ELECTRICAL CONNECTION TO AUTOMATIC CONTROLLER(S) FROM OUTLET PROVIDED BY OTHERS.
- F. ALL WIRES FROM CONTROLLER TO AUTOMATIC VALVES TO BE COPPER, DIRECT BURIAL, MIN. #14 GAUGE. INSTALL IN SAME TRENCH AS MAINLINE PIPING WHERE POSSIBLE. MIN. COVERAGE OVER WIRE TO BE 18". COMMON WIRE TO BE WHITE IN COLOR. CONTROL WIRES TO BE A DIFFERENT COLOR FOR EACH CONTROLLER USED. BUNDLE AND TAPE WIRES TOGETHER MIN. 20' ON CENTER.
- G. FINAL LOCATION OF THE AUTOMATIC CONTROLLER ENCLOSURE AND THE BACKFLOW PREVENTION DEVICE SHALL BE APPROVED BY THE PROJECT LANDSCAPE ARCHITECT, WHERE APPLICABLE.
- H. FINAL LOCATIONS FOR BACKFLOW PREVENTER(S) AND CONTROLLER(S) TO BE DETERMINED BY OWNERS AUTHORIZED REPRESENTATIVE.
- I. INSTALL EQUIPMENT AS PER DETAILS.
- J. PROVIDE MIN. 18" COVERAGE OVER ALL PRESSURE LINES, AND A MIN. OF 12" COVERAGE OVER ALL NON-PRESSURE LINES. ALL PIPING UNDER PAVING TO BE MIN. SCHEDULE 40 P.V.C. AND TO HAVE MIN. 24" COVER OVER PIPING.
- K. IRRIGATION CONTRACTOR SHALL ADJUST MAINLINE DEPTH AS REQUIRED TO ACCOMMODATE 3" MINIMUM CLEARANCE FROM THE TOP OF QUICK COUPLER VALVE, GATE VALVE, AND REMOTE CONTROL VALVE TO BOTTOM OF VALVE BOX LID.
- L. IRRIGATION CONTRACTOR TO FLUSH ALL LINES AND ADJUST ALL SPRINKLERS FOR MAXIMUM PERFORMANCE, AND TO PREVENT EXCESSIVE OVERSPRAY ONTO WALKS, DRIVES, BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT ACTUAL SITE CONDITIONS.
- M. ALL SHRUBBERY SPRINKLERS ADJACENT TO PARKING LOT OR ALONG WALKS OR ROADS WILL BE INSTALLED WITH HIGH POP-UP BODIES.
- N. IRRIGATION CONTRACTOR WILL INSTALL SWING CHECK VALVES OR SPRING LOADED CHECK VALVES AS REQUIRED TO ELIMINATE EXCESSIVE DRAINAGE FROM LOW SPRINKLERS. THIS WILL BE IN ADDITION TO ANY CHECK VALVES SHOWN ON PLAN.
- O. ALL P.V.C. MAINLINE FITTINGS TO BE "LONG SOCKET" TYPE AS MANUFACTURED BY DURA COMPANY.
- P. IN ADDITION TO THE SLEEVES SHOWN ON THE PLAN, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ADDITIONAL SLEEVES OF SUFFICIENT SIZE UNDER ALL PAVED AREAS PRIOR TO PAVING UPON AND DIRECTION AND APPROVAL OF THE PROPERTY LANDSCAPE ARCHITECT, IF REQUIRED TO OPERATE SYSTEMS.
- Q. THE IRRIGATION CONTRACTOR SHALL FLUSH ALL LINES AND ADJUST ALL HEADS FOR MAXIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ONTO WALLS, STREETS, AND BUILDINGS. THIS SHALL INCLUDE SELECTING THE BEST NOZZLE RADIUS TO FIT UNUSUAL SITE CONDITIONS AT NO EXTRA COST TO THE AGENCY. CALL THE LANDSCAPE ARCHITECT 48 HOURS IN ADVANCE FOR ANY COVERAGE TESTS.
- R. UPON COMPLETION, IRRIGATION CONTRACTOR TO SUPPLY TO OWNER, A COMPLETE SET OF REPRODUCIBLE "AS-BUILT" DRAWINGS. DRAWINGS WILL SHOW LOCATION OF ALL VALVES, CROSSINGS, QUICK COUPLING VALVES, ETC. EACH CONTROLLER TO HAVE ITS OWN CONTROLLER CHART. CHART WILL CLEARLY SHOW EACH AREA SPRINKLED IN A DIFFERENT COLOR, AND WILL BE LAMINATED BETWEEN 2 LAYERS OF 10 MIL. CLEAR PLASTIC.
- S. THE IRRIGATION SYSTEM SHALL BE FULLY GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. ANY DEFECTIVE MATERIALS OR POOR WORKMANSHIP SHALL BE REPLACED OR CORRECTED BY IRRIGATION CONTRACTOR AT NO COST TO OWNER.
- T. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, SLOPES, LOCATION OF WALLS, RETAINING WALLS, CURBS, ETC. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION OF PIPE SLEEVES THROUGH WALLS AND FOOTINGS, UNDER ROADS, PAVING AND STRUCTURES.

LANDSCAPE MANAGEMENT SCHEDULE

- JANUARY:
- PRUNE ANY TREE BRANCHES THAT INTERFERE WITH PUBLIC SAFETY OR SIGHT LINES.
 - MULCH MOW NATIVE GRASS AREAS ONCE PER MONTH IF PREFERRED (USE MULCHING MOWER THAT CHOPS CLIPPINGS FINELY AND BLOWS MULCH DOWN INTO TURF TO DECOMPOSE AND FEED SOIL.)
- FEBRUARY:
- APPLY ORGANIC COMPOST AROUND TREES OR SHRUBS IN LATE FEBRUARY. MAKE APPLICATION PRIOR TO A RAINFALL SO THE RAIN WILL SOAK THE COMPOST IN. MULCH MOW ALL TURF AREAS ONCE PER MONTH.
 - ADD NEW MULCH TO PLANTED AREAS WHERE THE MULCH DEPTH HAS BEEN REDUCED TO LESS THAN 2 INCHES THICK. MULCH NOT REQUIRED WHERE SHRUBS OR GROUND COVER COMPLETELY HIDE THE SOIL SURFACE FROM VIEW
- MARCH:
- MULCH MOW NATIVE GRASS AREAS ONCE PER MONTH IF PREFERRED MOWED.
 - REPLACE ANY DEAD OR MISSING PLANTS
 - FLUSH OUT IRRIGATION SYSTEMS AS NEEDED, RUN AND CHECK FOR PROPER OPERATION OF EACH VALVE ZONE. TEST SENSORS (RAIN, SOIL, OR WEATHER SENSORS).
 - REMOVE AND CLEAN WYE FILTER SCREENS.
 - CLEAN OR REPLACE PLUGGED SPRINKLER NOZZLES. REPLACE PLUGGED DRIP EMITTERS.
 - REPLACE IRRIGATION CONTROLLER PROGRAM BACK-UP BATTERIES.
- APRIL:
- MULCH MOW NATIVE GRASS AREAS ONCE PER MONTH IF PREFERRED MOWED.
 - APPLY ORGANIC COMPOST AROUND TREES OR SHRUBS. SHRUBS/GROUND COVER AREAS MAY BE ELIMINATED WHEN THE PLANTS REACH MATURITY.
 - ADD NEW MULCH TO PLANTED AREAS WHERE THE MULCH DEPTH HAS BEEN REDUCED TO LESS THAN 2 INCHES THICK. MULCH NOT REQUIRED WHERE SHRUBS OR GROUND COVER COMPLETELY HIDE THE SOIL SURFACE FROM VIEW.
- MAY:
- MULCH MOW NATIVE GRASS AREAS ONCE PER MONTH IF PREFERRED MOWED.
 - TURN ON IRRIGATION SYSTEM. RUN AND VISUALLY INSPECT FOR PROPER ZONE COVERAGE. SET ET-BASED, WEATHER OR SOIL SENSOR-BASED, OR SEASONAL PROGRAMS TO ADJUST IRRIGATION UP IN JULY-AUGUST, AND DOWN FOR MAY-JUNE AND SEPTEMBER.
- JUNE:
- MULCH MOW NATIVE GRASS AREAS ONCE PER MONTH IF PREFERRED MOWED.
 - PRUNE SPRING & WINTER-FLOWERING SHRUBS AS NEEDED TO MAINTAIN PROPER SHAPE (NATURAL, TOUCHING, NOT HEDGED OR TOPIARY EXCEPT WHERE SPECIFIED BY OWNER).
 - ADD NEW MULCH TO PLANTED AREA WHERE THE MULCH DEPTH HAS BEEN REDUCED TO LESS THAN 2 INCHES THICK. MULCH NOT REQUIRED WHERE SHRUBS OR GROUND COVER COMPLETELY HIDE THE SOIL SURFACE FROM VIEW.
- JULY:
- MULCH MOW NATIVE GRASS AREAS ONCE PER MONTH IF PREFERRED MOWED
 - PRUNE VINES AS NEEDED
- AUGUST:
- MULCH MOW NATIVE GRASS AREAS ONCE PER MONTH IF PREFERRED MOWED.
 - ADD NEW MULCH TO PLANTED AREAS WHERE THE MULCH DEPTH HAS BEEN REDUCED TO LESS THAN 2 INCHES THICK. MULCH ADDITIONS ARE NOT REQUIRED WHERE SHRUBS OR GROUND COVER COMPLETELY HIDE THE SOIL SURFACE FROM VIEW.
- NOVEMBER:
- MULCH MOW NATIVE GRASS AREAS ONCE PER MONTH IF PREFERRED MOWED.
- DECEMBER:
- MULCH MOW NATIVE GRASS AREAS ONCE PER MONTH IF PREFERRED MOWED.
 - PRUNE ANY TREE BRANCHES THAT INTERFERE WITH
 - PRUNE SUMMER AND FALL-BLOOMING SHRUBS AS NEEDED TO MAINTAIN PROPER SHAPE.

CERTIFICATE OF COMPLETION

THIS CERTIFICATE IS FILLED OUT BY THE PROJECT APPLICANT UPON COMPLETION OF THE LANDSCAPE PROJECT.

PART 1. PROJECT INFORMATION SHEET

DATE
PROJECT NAME
NAME OF PROJECT APPLICANT

TELEPHONE NO.
FAX NO.
TITLE
EMAIL ADDRESSCOMPANYSTREET ADDRESSCITYSTATEZIP CODE

PROJECT ADDRESS AND LOCATION:

STREET ADDRESS
PARCEL, TRACT OR LOT NUMBER, IF AVAILABLE.
CITY
LATITUDE/LONGITUDE (OPTIONAL)STATE
ZIP CODE

PROPERTY OWNER OR HIS/HER DESIGNEE:

NAMETELEPHONE NO.
FAX NO.
TITLEEMAIL ADDRESS
COMPANYSTREET ADDRESSCITY
STATEZIP CODE
PROPERTY OWNER
"I/WE CERTIFY THAT I/WE HAVE RECEIVED COPIES OF ALL THE DOCUMENTS WITHIN THE LANDSCAPE DOCUMENTATION PACKAGE AND THE CERTIFICATE OF COMPLETION AND THAT IT IS OUR RESPONSIBILITY TO SEE THAT THE PROJECT IS MAINTAINED IN ACCORDANCE WITH THE LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE."

PROPERTY OWNER SIGNATURE DATE

PLEASE ANSWER THE QUESTIONS BELOW:

1. DATE THE LANDSCAPE DOCUMENTATION PACKAGE WAS SUBMITTED TO THE LOCAL AGENCY
2. DATE THE LANDSCAPE DOCUMENTATION PACKAGE WAS APPROVED BY THE LOCAL AGENCY
3. DATE THAT A COPY OF THE WATER EFFICIENT LANDSCAPE WORKSHEET (INCLUDING THE WATER BUDGET CALCULATION) WAS SUBMITTED TO THE LOCAL WATER PURVEYOR

CERTIFICATE OF INSTALLATION

PART 2. CERTIFICATION OF INSTALLATION

CERTIFICATION OF INSTALLATION ACCORDING TO THE LANDSCAPE DOCUMENTATION PACKAGE

"I/WE CERTIFY THAT BASED UPON PERIODIC SITE OBSERVATIONS, THE WORK HAS BEEN SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH THE ORDINANCE AND THAT THE LANDSCAPE PLANTING AND IRRIGATION INSTALLATION CONFORM WITH THE CRITERIA AND SPECIFICATIONS OF THE APPROVED LANDSCAPE DOCUMENTATION PACKAGE."

SIGNATURE* DATE

NAME (PRINT)

TELEPHONE NO. FAX NO.

TITLE LICENSE NO. OR CERTIFICATION NO

EMAIL ADDRESS

COMPANY STREET ADDRESS

CITY STATE ZIP CODE

DATE

*SIGNER OF THE LANDSCAPE DESIGN PLAN, SIGNER OF THE IRRIGATION PLAN, OR A LICENSED LANDSCAPE CONTRACTOR.

PART 3. IRRIGATION SCHEDULING

ATTACH PARAMETERS FOR SETTING THE IRRIGATION SCHEDULE ON CONTROLLER AS REQUIRED BY THE ORDINANCE.

PART 4. SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE

ATTACH SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE AS REQUIRED BY THE ORDINANCE.

PART 5. LANDSCAPE IRRIGATION AUDIT REPORT

ATTACH LANDSCAPE IRRIGATION AUDIT REPORT AS REQUIRED BY THE ORDINANCE.

PART 6. SOIL MANAGEMENT REPORT

ATTACH SOIL ANALYSIS REPORT, IF NOT PREVIOUSLY SUBMITTED WITH THE LANDSCAPE DOCUMENTATION PACKAGE AS REQUIRED BY THE ORDINANCE.
ATTACH DOCUMENTATION VERIFYING IMPLEMENTATION OF RECOMMENDATIONS FROM SOIL ANALYSIS REPORT AS REQUIRED BY THE ORDINANCE

SOILS MANAGEMENT REPORT

WALLACE LABORATORIES, LLC
365 CORAL CIRCLE EL SEGUNDO, CA 90245
PHONE (310) 615-0116 FAX (310) 640-6863

RE:SOIL MANAGEMENT REPORT, 24". OUR ID NO. X-XXX-XX
OWNER'S NAME, ADDRESS, SANTA MONICA, CA
JULY X, 201X

THE SOIL IS MODERATELY ACIDIC WITH A PH OF 6.36. SALINITY IS MODEST AT 0.55 MILLIMO/CM. NITROGEN AND POTASSIUM ARE MODERATE. BORON AND SULFUR ARE MODEST. MAGNESIUM IS MODERATE. THE MICRONUTRIENTS ARE HIGH. ZINC IS HIGHER THAN DESIRED AT 53 PARTS PER MILLION.

OPTIMUM ZINC IS SEVERAL PARTS PER MILLION. SENSITIVE PLANTS SUCH AS WOODY PLANTS NEED PLANT AVAILABLE ZINC BELOW ABOUT 30 PARTS PER MILLION. HERBACEOUS PLANTS NEED ZINC BELOW ABOUT 50 PARTS PER MILLION. GRASSES ARE FAIRLY TOLERANT OF HIGH ZINC. EXCESSIVE ZINC CAUSES STUNTING, DIEBACK AND DISCOLORATION. TREES AND SHRUBS DO NOT FAIL IMMEDIATELY AFTER INSTALLATION BUT SEVERAL YEARS WITHOUT ROOTING THEY FAIL. HIGH ZINC RESTRICTS THE UPTAKE OF POTASSIUM AND OTHER MICRO-NUTRIENTS. SINCE HEAVY METALS DO NOT NORMALLY MIGRATE THROUGH THE SOIL PROFILE, DEEPER SOIL IS EXPECTED TO BE MORE SUITABLE.

THE SOIL TEXTURE IS LOAMY SAND. BASED ON THE NON-GRAVEL FRACTION, IT CONTAINS 83.8% SAND, 13.8% SILT AND 2.4% CLAY. THE GRAVEL FRACTION IS 2.5%. SOIL ORGANIC MATTER IS MODERATE AT 3.27% ON A DRY WEIGHT BASIS. THE SOIL IS HYDROPHOBIC. IT IS DIFFICULT TO WET. WATER BEADS UP ON THE SOIL SURFACE INITIALLY AND THEN SLOWLY MOVES INTO THE SOIL. THE ESTIMATED RATE OF WATER PERCOLATION BASED ON SOIL WATER CHARACTERISTICS VERSION 6.02 74 MODEL DEVELOPED BY KEITH SAXTON OF THE USDA IS GOOD AT 5.31 INCHES PER HOUR FOR NORMAL SOIL COMPACTION. THE MODEL IS BASED ON THE SOIL TEXTURE, PERCENT GRAVEL AND PERCENT SOIL ORGANIC MATTER.

RECOMMENDATIONS
THE SOIL HAS SUFFICIENT FERTILITY AND SOIL ORGANIC MATTER. HOWEVER, THE CONCENTRATION OF ZINC IS EXCESSIVELY HIGH FOR ZINC-SENSITIVE PLANTS. USE A MORE SUITABLE SOIL FOR ZINC-SENSITIVE PLANTS. OVER SIZED PLANTING PITS CAN BE EXCAVATED AND BACKFILLED WITH A SUITABLE SOIL. FOR MAINTENANCE FERTILIZATION OF THIS SOIL, APPLY CALCIUM NITRATE (15.5-0-0) AT 6 POUNDS PER 1,000 SQUARE FEET ABOUT 4 TIMES A YEAR. MONITOR THE SOIL WITH PERIODIC TESTING.

IRRIGATION WATER SCHEDULING													
JAN.	FEB.	MAR.	APRIL	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.	ANNUAL	
2.2	2.7	3.7	4.7	5.5	5.8	6.2	5.9	5	3.9	2.6	1.9	50.1	
VALVE NUMBER/ ZONE		VALVE 1	VALVE 2	VALVE 3	VALVE 4	VALVE 5	VALVE 6	VALVE 7	VALVE 8				
IE		0.81	0.81	0.81	0.81	0.81	0.81	0.75	0.81				
GAL. PER MIN.		11.03	4.5	13.21	4	9.99	13.19	11.67	3				
VALVE OR HYDROZONE AREA SQ. FT.		3418	254	2266	421.27	934.59	3168	2560.41	663.73				
PRECIP. RATE		0.28	1.71	0.57	0.91	0.96	0.38	0.44	0.44				
RUN PER WEEK	3												
CYCLES PER DAY	1												
BASE RUN TIME (mins.)		88.18	14.48	43.32	27.02	25.72	64.98	60.79	56.76				
PLANT FACTOR		0.3	0.3	0.3	0.3	0.5	0.3	0.5	0.5				
MONTHS	Eto												
JANUARY	0.51	13	2	7	4	7	10	15	14				
FEBRUARY	0.62	16	3	8	5	8	12	19	18				
MARCH	0.85	23	4	11	7	11	17	26	24				
APRIL	1.08	29	5	14	9	14	21	33	31				
MAY	1.26	33	5	16	10	16	25	38	36				
JUNE	1.33	35	6	17	11	17	26	41	38				
JULY	1.43	38	6	19	12	18	28	43	40				
AUGUST	1.36	36	6	18	11	17	26	41	38				
SEPTEMBER	1.15	30	5	15	9	15	22	35	33				
OCTOBER	0.90	24	4	12	7	12	17	27	25				
NOVEMBER	0.60	16	3	8	5	8	12	18	17				
DECEMBER	0.44	12	2	6	4	6	9	13	12				
			ESTABLISHMENT PERIOD INCREASE 30%										
JANUARY		17	3	9	5	8	13	20	19				
FEBRUARY		21	4	10	7	10	16	25	23				
MARCH		29	5	14	9	14	22	34	31				
APRIL		37	6	18	11	18	27	43	40				
MAY		43	7	21	13	21	32	50	47				
JUNE		46	8	23	14	22	34	53	49				
JULY		49	8	24	15	24	36	56	53				
AUGUST		47	8	23	14	23	34	54	50				
SEPTEMBER		40	6	19	12	19	29	45	42				
OCTOBER		31	5	15	9	15	23	35	33				
NOVEMBER		21	3	10	6	10	15	24	22				
DECEMBER		15	2	7	5	7	11	17	16				

MICHAEL MESKIN
LANDSCAPE DESIGN

REVISIONS

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SHEET TITLE

IRRIGATION NOTES AND
WATER SCHEDULING

OWNER

OTIS REDDING PARK
2457 S LINCOLN BLVD.
2461 S LINCOLN BLVD.
VENICE, CA 90291

LANDSCAPE
PROJECT

PREPARED BY:

MM

REVIEWED BY:

PA

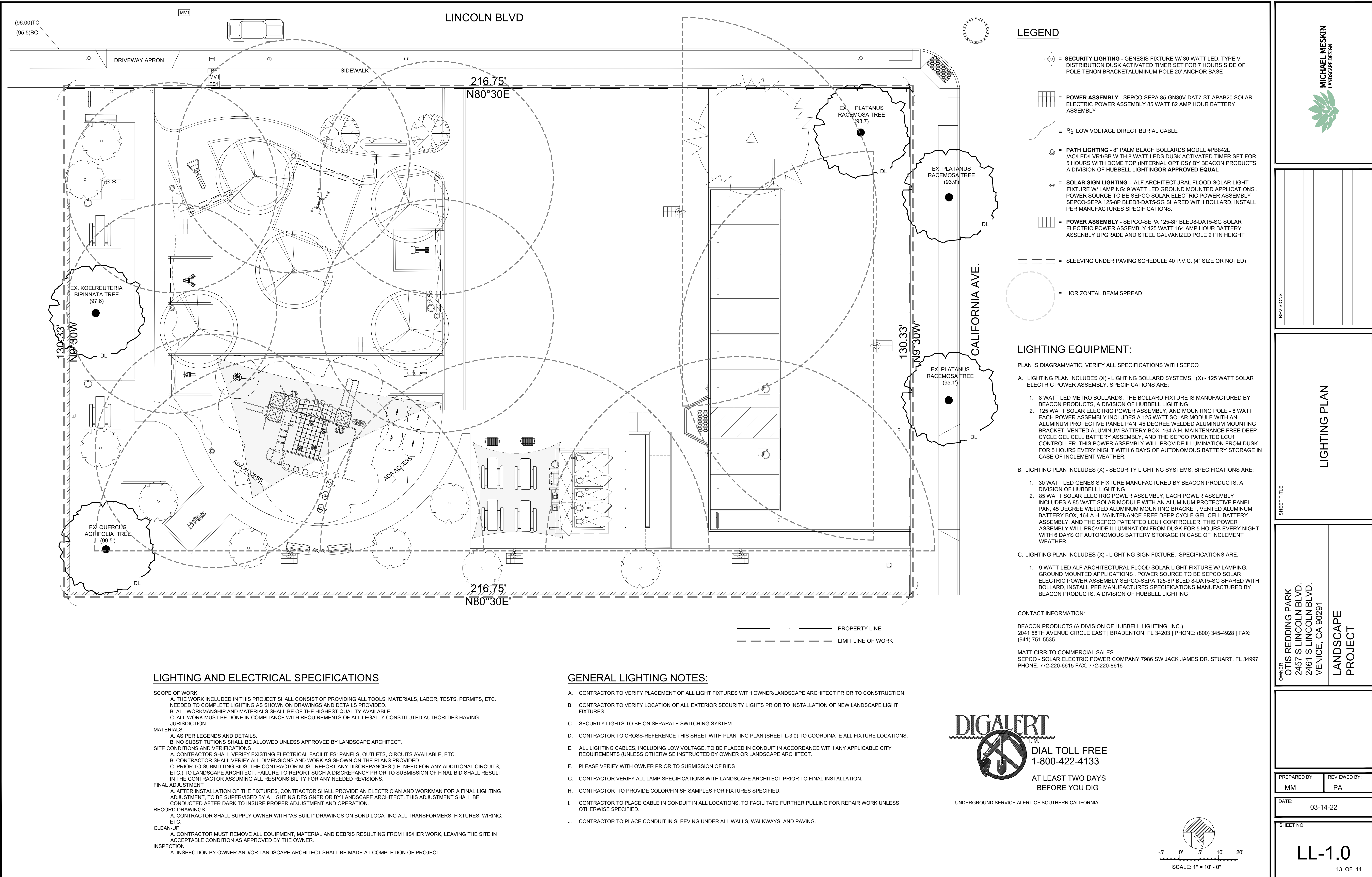
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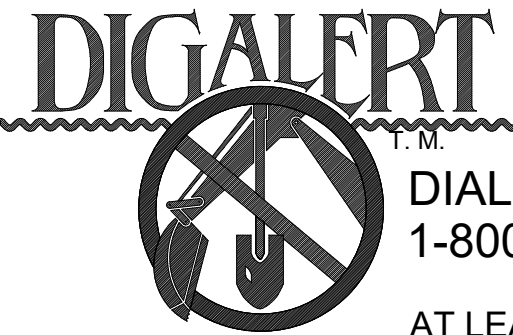


LIGHTING AND ELECTRICAL SPECIFICATIONS

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

GENERAL LIGHTING NOTES:

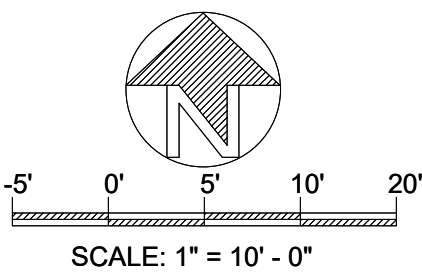
- A. CONTRACTOR TO VERIFY PLACEMENT OF ALL LIGHT FIXTURES WITH OWNER/LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
- B. CONTRACTOR TO VERIFY LOCATION OF ALL EXTERIOR SECURITY LIGHTS PRIOR TO INSTALLATION OF NEW LANDSCAPE LIGHT FIXTURES.
- C. SECURITY LIGHTS TO BE ON SEPARATE SWITCHING SYSTEM.
- D. CONTRACTOR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



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LEGEND

- = **SECURITY LIGHTING** - GENESIS FIXTURE W/ 30 WATT LED, TYPE V DISTRIBUTION DUSK ACTIVATED TIMER SET FOR 7 HOURS SIDE OF POLE TENON BRACKETALUMINUM POLE 20' ANCHOR BASE
- = **POWER ASSEMBLY** - SEPSCO-SEPA 85-GN30V-DAT7-ST-APAB20 SOLAR ELECTRIC POWER ASSEMBLY 85 WATT 82 AMP HOUR BATTERY ASSEMBLY
- = 1/2" LOW VOLTAGE DIRECT BURIAL CABLE
- = **PATH LIGHTING** - 8" PALM BEACH BOLLARDS MODEL #PB842L /AC/LED/LVR1/BB WITH 8 WATT LEDS DUSK ACTIVATED TIMER SET FOR 5 HOURS WITH DOME TOP (INTERNAL OPTICS) BY BEACON PRODUCTS, A DIVISION OF HUBBELL LIGHTINGOR APPROVED EQUAL
- = **SOLAR SIGN LIGHTING** - ALF ARCHITECTURAL FLOOD SOLAR LIGHT FIXTURE W/ LAMPING: 9 WATT LED GROUND MOUNTED APPLICATIONS . POWER SOURCE TO BE SEPSCO SOLAR ELECTRIC POWER ASSEMBLY SEPSCO-SEPA 125-8P BLEED8-DAT5-SG SHARED WITH BOLLARD, INSTALL PER MANUFACTURES SPECIFICATIONS.
- = **POWER ASSEMBLY** - SEPSCO-SEPA 125-8P BLEED8-DAT5-SG SOLAR ELECTRIC POWER ASSEMBLY 125 WATT 164 AMP HOUR BATTERY ASSEMBLY UPGRADE AND STEEL GALVANIZED POLE 21' IN HEIGHT
- = SLEEVING UNDER PAVING SCHEDULE 40 P.V.C. (4" SIZE OR NOTED)
- = HORIZONTAL BEAM SPREAD

LIGHTING EQUIPMENT:

- PLAN IS DIAGRAMMATIC, VERIFY ALL SPECIFICATIONS WITH SEPSCO
- A. LIGHTING PLAN INCLUDES (X) - LIGHTING BOLLARD SYSTEMS, (X) - 125 WATT SOLAR ELECTRIC POWER ASSEMBLY. SPECIFICATIONS ARE:
- 1. 8 WATT LED METRO BOLLARDS, THE BOLLARD FIXTURE IS MANUFACTURED BY BEACON PRODUCTS, A DIVISION OF HUBBELL LIGHTING
 - 2. 125 WATT SOLAR ELECTRIC POWER ASSEMBLY, AND MOUNTING POLE - 8 WATT EACH POWER ASSEMBLY INCLUDES A 125 WATT SOLAR MODULE WITH AN ALUMINUM PROTECTIVE PANEL PAN, 45 DEGREE WELDED ALUMINUM MOUNTING BRACKET, VENTED ALUMINUM BATTERY BOX, 164 A.H. MAINTENANCE FREE DEEP CYCLE GEL CELL BATTERY ASSEMBLY, AND THE SEPSCO PATENTED LCU1 CONTROLLER. THIS POWER ASSEMBLY WILL PROVIDE ILLUMINATION FROM DUSK FOR 5 HOURS EVERY NIGHT WITH 6 DAYS OF AUTONOMOUS BATTERY STORAGE IN CASE OF INCLEMENT WEATHER.
- B. LIGHTING PLAN INCLUDES (X) - SECURITY LIGHTING SYSTEMS, SPECIFICATIONS ARE:
- 1. 30 WATT LED GENESIS FIXTURE MANUFACTURED BY BEACON PRODUCTS, A DIVISION OF HUBBELL LIGHTING
 - 2. 85 WATT SOLAR ELECTRIC POWER ASSEMBLY, EACH POWER ASSEMBLY INCLUDES A 85 WATT SOLAR MODULE WITH AN ALUMINUM PROTECTIVE PANEL PAN, 45 DEGREE WELDED ALUMINUM MOUNTING BRACKET, VENTED ALUMINUM BATTERY BOX, 164 A.H. MAINTENANCE FREE DEEP CYCLE GEL CELL BATTERY ASSEMBLY, AND THE SEPSCO PATENTED LCU1 CONTROLLER. THIS POWER ASSEMBLY WILL PROVIDE ILLUMINATION FROM DUSK FOR 5 HOURS EVERY NIGHT WITH 6 DAYS OF AUTONOMOUS BATTERY STORAGE IN CASE OF INCLEMENT WEATHER.
- C. LIGHTING PLAN INCLUDES (X) - LIGHTING SIGN FIXTURE, SPECIFICATIONS ARE:
- 1. 9 WATT LED ALF ARCHITECTURAL FLOOD SOLAR LIGHT FIXTURE W/ LAMPING: GROUND MOUNTED APPLICATIONS . POWER SOURCE TO BE SEPSCO SOLAR ELECTRIC POWER ASSEMBLY SEPSCO-SEPA 125-8P BLEED8-DAT5-SG SHARED WITH BOLLARD, INSTALL PER MANUFACTURES SPECIFICATIONS MANUFACTURED BY BEACON PRODUCTS, A DIVISION OF HUBBELL LIGHTING

CONTACT INFORMATION:

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

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

MICHAEL MESKIN
LANDSCAPE DESIGN

REVISIONS

LIGHTING PLAN

SHEET TITLE

OWNER
OTIS REDDING PARK
2457 S LINCOLN BLVD.
2461 S LINCOLN BLVD.
VENICE, CA 90291

LANDSCAPE
PROJECT

PREPARED BY:
MM

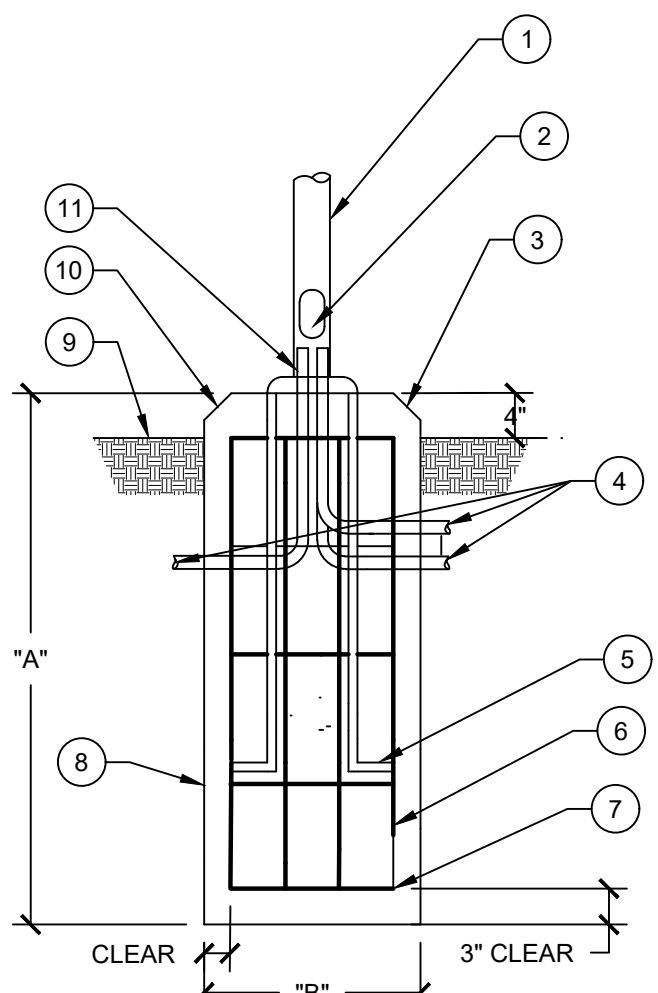
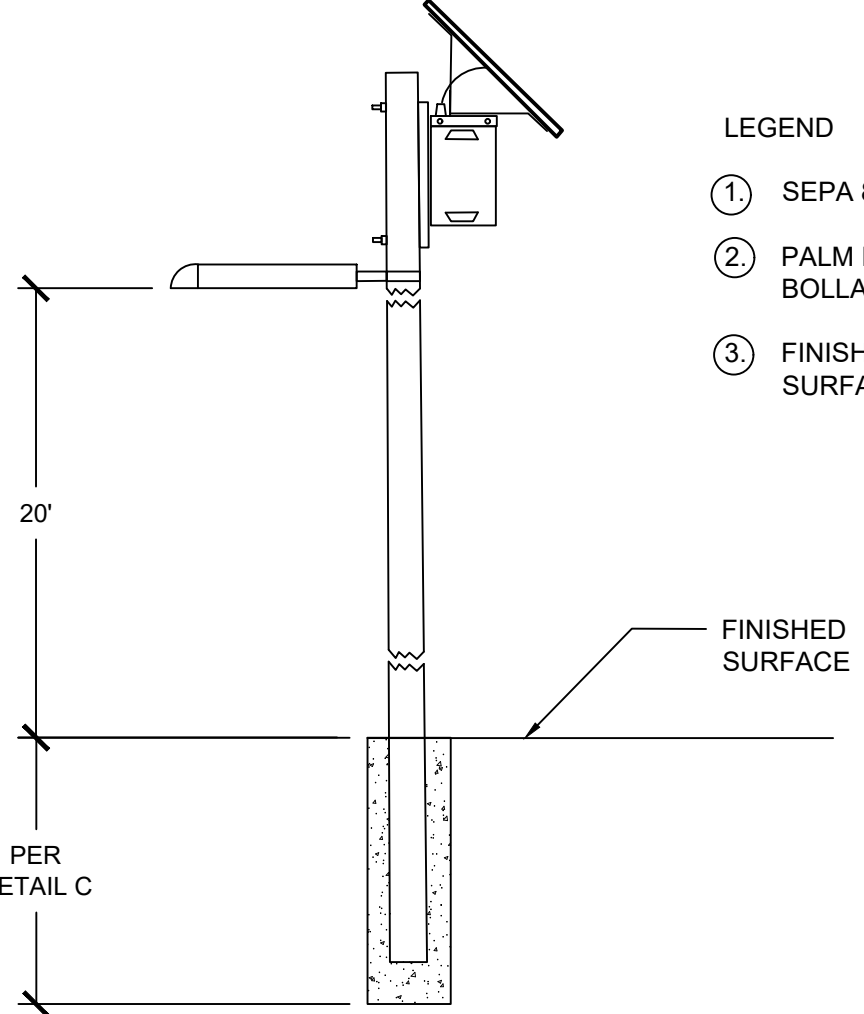
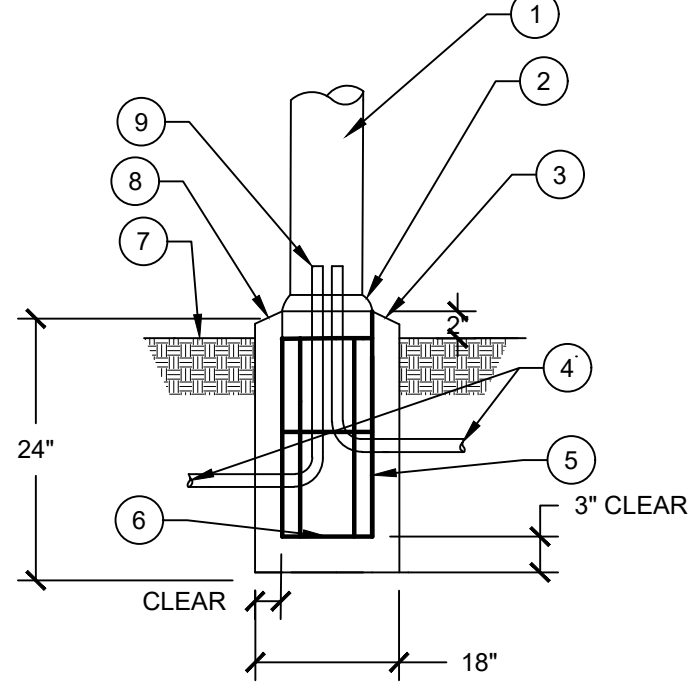
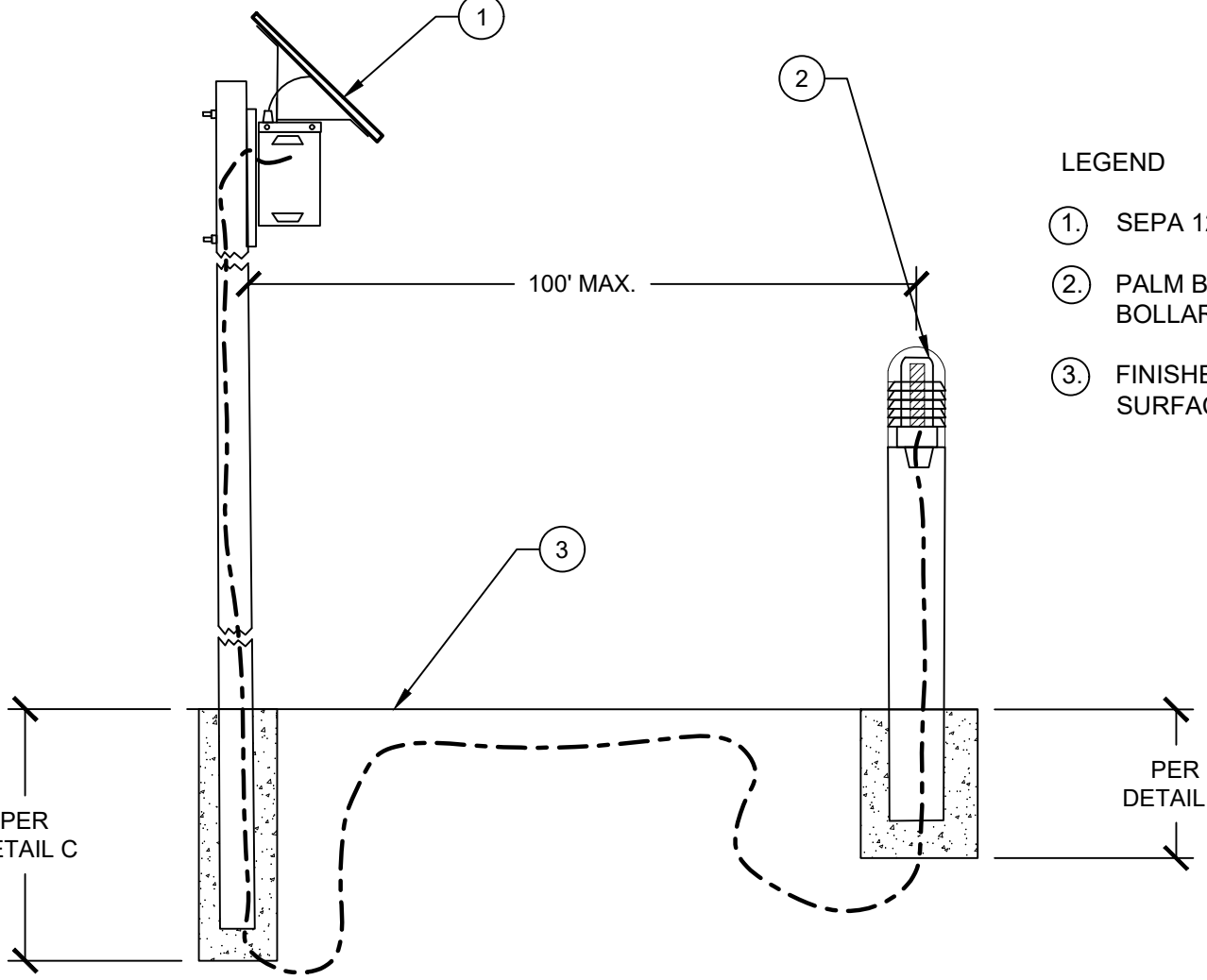
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PA

DATE:
03-14-22

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			 LEGEND ① POLE AS SPECIFIED ② HANDHOLE - VERIFY LOCATION WITH MANUFACTURER ③ CHAMFER ALL EDGES OF CONCRETE BASE 1/2" ④ 1½" LOW VOLTAGE DIRECT BURIAL CABLE OUTLET, NUMBER AND SIZE AS REQUIRED. ⑤ ANCHOR BOLTS SHALL BE AS RECOMMENDED BY MANUFACTURER. ⑥ #4 BARS VERT. AT 6" O.C. EACH FACE ⑦ #3 BARS AT 12" O.C. HORIZ. ⑧ CONCRETE AS SPECIFIED IN SCHEDULE 101 ⑨ FINISHED GRADE. ⑩ SET TOP OF CONCERT FOUNDATION 4" ABOVE GRADE. ⑪ PVC CONDUIT STUBBED UP ADJACENT TO HANDHOLE, NUMBER AND SIZE AS REQUIRED. <table><tr><th colspan="3">SCHEDULE 101</th></tr><tr><th>POLE HEIGHT</th><th>A</th><th>B</th></tr><tr><td>(8' - 12')</td><td>(36")</td><td>(12")</td></tr><tr><td>(13' - 20')</td><td>(42")</td><td>(16")</td></tr><tr><td>(21' - 25')</td><td>(72")</td><td>(24")</td></tr></table>	SCHEDULE 101			POLE HEIGHT	A	B	(8' - 12')	(36")	(12")	(13' - 20')	(42")	(16")	(21' - 25')	(72")	(24")
SCHEDULE 101																		
POLE HEIGHT	A	B																
(8' - 12')	(36")	(12")																
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L	SCALE	I	SCALE	F	NOT USED	SCALE	C	POLE BASE DETAIL	NOT TO SCALE									
								 LEGEND ① SEPA 85 ② PALM BEACH BOLLARD ③ FINISHED SURFACE 20' PER DETAIL C FINISHED SURFACE GENESIS FIXTURE W/ 30 WATT LED, TYPE V DISTRIBUTION DUSK ACTIVATED TIMER SET FOR 7 HOURS SIDE OF POLE TENON BRACKETALUMINUM POLE 20' ANCHOR BASE SEPCO-SEPA85-GN30V-DAT7-ST-APAB20 SOLAR ELECTRIC POWER ASSEMBLY 85 WATT 82 AMP HOUR BATTERY ASSEMBLY										
K	SCALE	H	SCALE	E	NOT USED	SCALE	B	SECURITY LIGHTING	NOT TO SCALE									
					 LEGEND ① BOLLARD AS SPECIFIED ② MOUNTING PER MANUFACTURER'S TEMPLATE AND SPECIFICATIONS ③ CHAMFER ALL EDGES OF CONCRETE BASE 1/2" ④ 1½" LOW VOLTAGE DIRECT BURIAL CABLE OUTLET, NUMBER AND SIZE AS REQUIRED.. ⑤ #3 BARS VERT. AT 6" O.C. EACH FACE ⑥ #3 BARS AT 12" O.C. HORIZ. ⑦ FINISHED GRADE. ⑧ SET TOP OF CONCERT FOUNDATION 2" ABOVE GRADE. ⑨ PVC CONDUIT STUBBED UP ADJACENT, NUMBER AND SIZE AS REQUIRED. 24" 18" 3" CLEAR CLEAR		 LEGEND ① SEPA 125 ② PALM BEACH BOLLARD ③ FINISHED SURFACE 100' MAX. PER DETAIL C PER DETAIL D BOLLARD FIXTURE AND 125 SERPA POWER ASSEMBLY INSTALL PER MANUFACTURES SPECIFICATIONS											
J	SCALE	G	SCALE	D	BOLLARD BASE DETAIL	SCALE	A	BOLLARD LIGHTING	NOT TO SCALE									

REVISIONS

SHEET TITLE

LIGHTING DETAILS

OWNER
OTIS REDDING PARK
2457 S LINCOLN BLVD.
2461 S LINCOLN BLVD.
VENICE, CA 90291

LANDSCAPE
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PREPARED BY:	REVIEWED BY:
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