

16610-16618 W VENTURA BLVD, LOS ANGELES CA 91436

PROJECT ADDRESS	INDEX	PROJECT DATA	PARKING CALCULATION																																																																																																																																																																								
16610-16618 W VENTURA BLVD, LOS ANGELES, CA 91436	ARCHITECTURAL	PROPOSED: NEW MIXED-USE, COMMERCIAL RESIDENTIAL BUILDING. FIRST FLOOR COMMERCIAL AND PARKING, 4-RESIDENTIAL STORIES (45) UNITS, 5 STORIES IN TOTAL OVER 2-LEVEL BASEMENT PARKING.	PARKING REQUIRED PER LAMC 12.22.A25 OPTION1																																																																																																																																																																								
PROJECT OWNER BENELISHA GROUP INC 15451 MORRISON ST SHERMAN OAKS CA 91403 PHONE: (818) 787.8911	SHEET TITLE T.0 COVER SHEET T.1 DIAGRAMS, BAC CODE ANALYSIS T.2 DIAGRAMS, BAC CODE ANALYSIS T.3 DIAGRAMS, BAC CODE ANALYSIS T.4 FLOOR AREA RATIO T.5 OPEN SPACE DIAGRAM T.6 SITE PLAN T.7 BASEMENT PLAN T.8 FIRST FLOOR PLAN T.9 SECOND FLOOR PLAN T.10 THIRD FLOOR PLAN T.11 FOURTH FLOOR PLAN T.12 FIFTH FLOOR PLAN T.13 ROOF PLAN T.14 ELEVATIONS T.15 COLORED ELEVATIONS T.16 COLORED ELEVATIONS T.17 COLORED ELEVATIONS T.18 COLORED ELEVATIONS T.19 SECTIONS T.20 DOORS & WINDOWS SCHEDULE	LEGAL DESCRIPTION PORTION OF LOT 4, ARB 1&2, BLOCK 11 TRACT NO. 2955, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN M.B. 31, PAGE 62-70 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.	<table border="1"> <thead> <tr> <th># OF AUTO UNITS</th> <th>PARKING</th> <th>TOTAL</th> </tr> </thead> <tbody> <tr> <td>STUDIO</td> <td>4</td> <td>1</td> </tr> <tr> <td>1- BDRM</td> <td>17</td> <td>1</td> </tr> <tr> <td>2- BDRM</td> <td>24</td> <td>1.5</td> </tr> <tr> <td>TOTAL</td> <td>45</td> <td>57</td> </tr> </tbody> </table>	# OF AUTO UNITS	PARKING	TOTAL	STUDIO	4	1	1- BDRM	17	1	2- BDRM	24	1.5	TOTAL	45	57																																																																																																																																																									
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SURVEY A.J.A 7411 FLORENCE AVE, DOWNEY CA 90240 PHONE: (562)760-6040		AREA AND BUILDING CALCULATIONS	NOTES																																																																																																																																																																								
GEOTECHNICAL ENGINEER A.G.I. GEOTECHNICAL INC 16555 SHERMAN WAY , SUIT A VAN NUYS, CA 91406 PHONE: (818)758-0018		TYPE OF CONSTRUCTION: 2- BASEMENT LEVEL AND FIRST FLOOR TYPE I-A GARAGE FULLY SPRINKLERED (NFPA-13). SECOND FLOOR TO FIFTH FLOOR TYPE-V-A FULLY SPRINKLERED THROUGHOUT (NFPA-13).	<ol style="list-style-type: none"> OBTAIN SEPARATE PERMIT FOR THE FOLLOWING ITEMS: RETAINING WALLS, GRADING WORK, BLOCK FENCE, FIRE SPRINKLER SYSTEM, ELECTRICAL, MECHANICAL, PLUMBING, EMERGENCY RESPONDER RADIO COVERAGE IN ACCORDANCE, WORK, SHORING AND DEMOLITION, FIRE ALARM SYSTEM WITH LAFD CBC 915.4.2/4 SOLAR VOLTAC THIS BUILDING SHALL BE PROVIDED WITH A MANUAL ALARM SYSTEM WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH NFPA 72 (807.2.5, 907.5.2.3.3, 907.5.2.3.4) THIS PROJECT IS 100% PRIVATELY FUNDED. THIS IS NOT HOUSING FACILITIES OWNED AND/OR OPERATED BY, FOR, OR ON BEHALF OF A PUBLIC ENTITY AND NO TAX CREDIT RECEIVED FROM STATE OR FEDERAL. NO GUEST PARKING PROVIDED OR REQUIRED. FIRE ALARM TO BE PROVIDED PER CFC 907.2.1 THROUGH 907.2.23 EMERGENCY RESPONDER RADIO COVERAGE PER CFC 510. FIRE SPRINKLER NOTE: THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH (NFPA-13). THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION. PROVIDE TWO-WAY COMMUNICATION AT THE LANDING SERVING EACH ELEVATOR OR BANK OF ELEVATORS ABOVE OR BELOW THE LEVEL OF EXIT DEVELOPMENT. (CBC 10096.B) 																																																																																																																																																																								
LANDSCAPING SARMEN INC 10847 BESSCOTT AVE SUNLAND , CA 91040 PHONE: (818)482-3737	LANDSCAPE	STORIES: 5 STORIES																																																																																																																																																																									
ELECTRICAL ENGINEER		BUILDING SETBACKS REQUIRED: INTERIOR SIDE YARDS: 0'-0" AT FIRST FLOOR, 8 FEET FROM 2ND- 5TH FLOOR FRONT YARD : MINIMUM 18" FEET, MAXIMUM 10 FEET REAR YARD : 20 FEET																																																																																																																																																																									
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OCCUPANCY AND CONSTRUCTION:

V-A (RESIDENTIAL ABOVE PODIUM); R-2 OCCUPANCY - 5 STORIES
I-A (PARKING, BELOW PODIUM); S-2 OCCUPANCIES - 2 STORY
FULLY SPRINKLERED PER NFPA13

ALLOWABLE HEIGHT AND AREA

(CBC 2019, SECTION 506 & 507.6)

V-A: ALLOWABLE BASE AREA (PER TABLE 506.2):

FOR BUILDINGS TWO OR MORE STORIES, SPRINKLERED 13 THROUGHOUT=36,000 S.F. TOTAL

ALLOWABLE HEIGHT (PER TABLE 504.3) = 467'-0"
ACTUAL HEIGHT = 50'-0" (FROM AVERAGE GRADE PLANE)
ALLOWABLE STORIES PER TABLE 504.4 = 5
ACTUAL STORIES = 5
AVERAGE GRADE PLANE: 837.5' ± 838' ± 834.5' ± 835.5' ± 836.37'

AREA PER FLOOR:	1ST FLOOR	4,559 S.F. < 36,000
	2ND FLOOR	12,309 S.F. < 36,000
	3RD FLOOR	12,309 S.F. < 36,000
	4TH FLOOR	11,959 S.F. < 36,000
	5TH FLOOR	7,893 S.F. < 36,000

REQUIRED FIRE RESISTANCE: (CBC 2019, TABLE 601)

TYPE I-A:	HOURS:
PRIMARY STRUCTURE FRAME	3
BEARING WALLS	3
EXTERIOR	3
INTERIOR	3
NON-BEARING	(CBC TABLE 602 LISTED BELOW)
EXTERIOR	0
INTERIOR	(NOT APPLICABLE)
FLOOR CONSTRUCTION	

PODIUM FIRE RESISTANCE OF 3 HRS REQUIRED.

TYPE V-A:	HOURS:
PRIMARY STRUCTURE FRAME	1
BEARING WALLS:	
EXTERIOR	1
INTERIOR	1
NON-BEARING WALLS AND PARTITIONS EXTERIOR (SEE TABLE BELOW)	
FLOOR CONSTRUCTION	1
ROOF CONSTRUCTION	1
NON-BEARING WALLS AND PARTITIONS INTERIOR: 1HR	
FLOOR CONSTRUCTION	1
ROOF CONSTRUCTION	1

FIRE RESISTANCE REQUIREMENTS FOR EXTERIOR WALLS (CBC 2019, TABLE 602)
THE FIRE RESISTANCE RATING OF EXTERIOR WALLS SHALL COMPLY WITH THE PROVISIONS OF CBC 705.5.

REQUIRED	DISTANCE	RATING
	X=5	1
	5' <= X <= 10'	1
	10' <= X <= 30'	0
	X >= 30'	0

PROVIDED: (REFER TO DIAGRAMS ON T1.01)

SHAFTS ENCLOSURES: (CBC 710.4)
SHAFT WALL SHALL BE CONSTRUCTED AS FIRE BARRIERS
2 HRS WHEN CONNECTING 4 OR MORE STORIES (STAIRS, TRASH CHUTE, AND ELEVATOR)
1 HR WHEN CONNECTING LESS THAN 4 STORIES (OTHER SHAFTS)

TRASH CHUTES: (CBC 713.13.3)
1 HOUR FIRE BARRIER CONSTRUCTION AT ACCESS ROOM AND PROTECTED BY 3/4 HOUR SELF-CLOSING DOOR. SHAFT SHALL BE SPRINKLERED PER (CBC 903.2.11.2)

DWELLING UNIT SEPARATION:

CBC 419
1 HR FIRE PARTITIONS ARE REQUIRED BETWEEN DWELLING UNITS (R-2) W/ STC 50

1 HR FIRE PARTITIONS TO SEPARATE DWELLING UNIT AND CORRIDOR W/ STC 50

ELECTRICAL ROOM
REQUIRED: 1 HR FIRE BARRIER WITH 45 MIN. DOOR

PROVIDE: 1 HR FIRE BARRIER WITH 45 MIN. DOOR

COMMON PATH OF EGRESS TRAVEL
CBC TABLE 1014.3 = 125 FT. MAX IN SPRINKLERED BUILDING
LENGTH OF TRAVEL DISTANCE ACTUAL = 58'-0" < 125 FT. (LONGEST DISTANCE NOTED)

MINIMUM CORRIDOR WIDTH
CBC TABLE 1002.2 = 44 INCHES AND 36 INCHES WITHIN DWELLING UNITS

ACTUAL = 60 INCHES AND 36 INCHES MIN. WITHIN DWELLING UNITS

DEAD END CORRIDOR
CBC 1002.4 EXCEPTION 2 = 80 FT MAX IN SPRINKLERED BUILDING

LENGTH OF DEAD END CORRIDOR ACTUAL = 18'-0" < 80 FT.

GLASS WINDOWS (RESIDENTIAL): CBC 1029.2.1

MINIMUM HEIGHT: 24 INCHES

MINIMUM WIDTH: 20 INCHES

MINIMUM SIZE: 5.7 SQ. FT.

MAXIMUM SILL HT.: 44 INCHES ABOVE THE FLOOR.

REFER TO WINDOW SCHEDULES SHEETS A-7.1.3 AND A-7.1.4 FOR PROVIDED EGRESS WINDOW SIZES

NATURAL VENTILATION:

HABITABLE SPACES AND BATHROOMS

REQUIRED: 4% OF FLOOR AREA

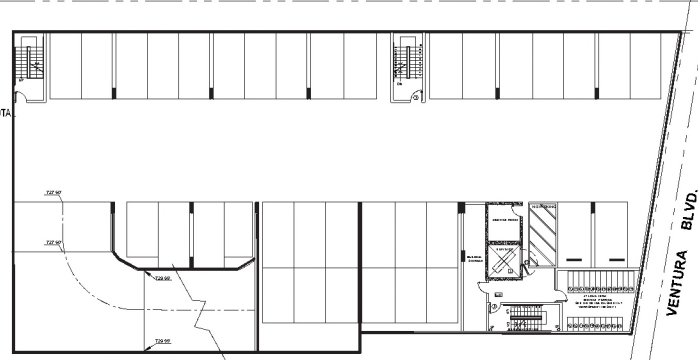
BATHROOMS VENTILATION PROVIDED BY MECHANICAL VENTILATION WITH A MINIMUM CAPACITY OF 50 CFM

NATURAL LIGHT:

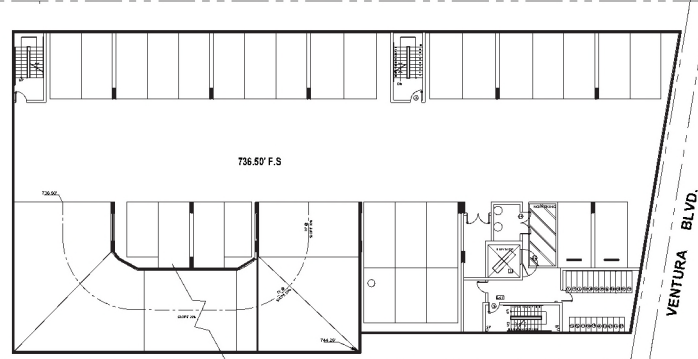
HABITABLE SPACES AND BATHROOMS

REQUIRED: 8% OF FLOOR AREA

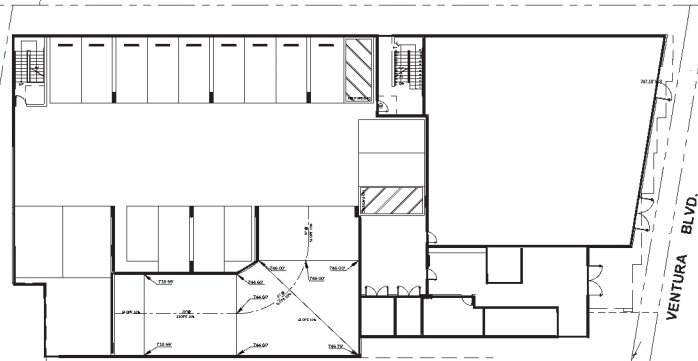
PROVIDED: (REFER TO ENLARGED UNIT PLANS)



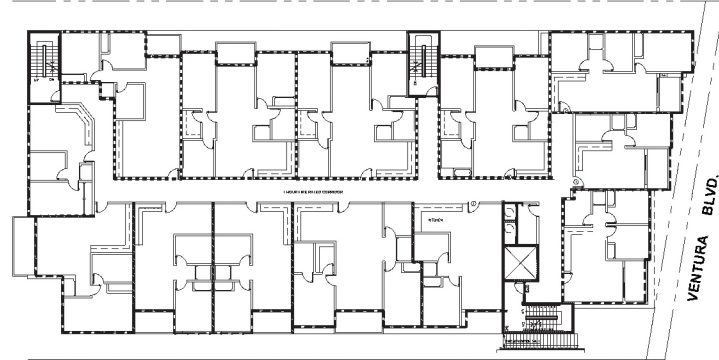
1 BASEMENT -2 FIRE RATING DIAGRAM
1/16" = 1'-0"



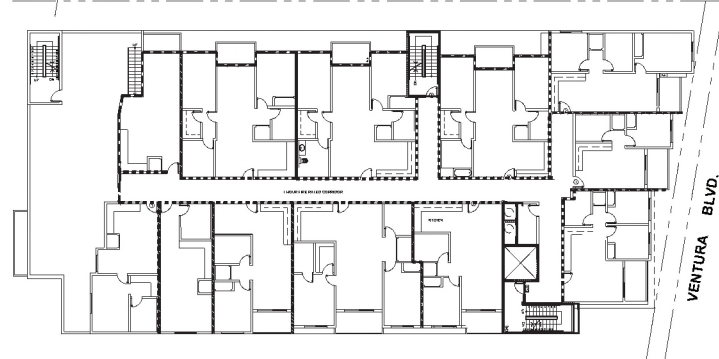
2 BASEMENT -1 FIRE RATING DIAGRAM
1/16" = 1'-0"



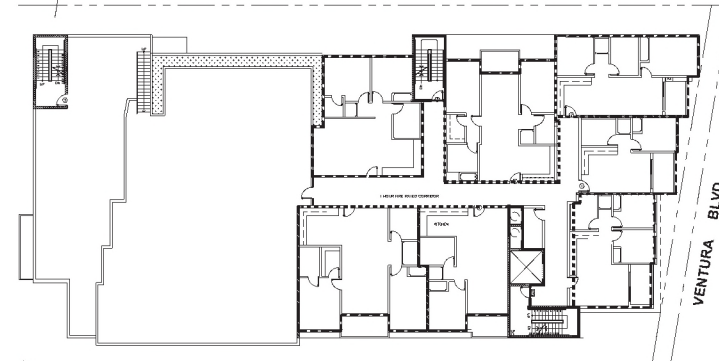
3 1ST FLOOR PLAN FIRE RATING DIAGRAM
1/16" = 1'-0"



4 2ND, 3RD FLOOR PLAN FIRE RATING DIAGRAM
1/16" = 1'-0"



5 4TH FLOOR PLAN FIRE RATING DIAGRAM
1/16" = 1'-0"



6 5TH FLOOR PLAN FIRE RATING DIAGRAM
1/16" = 1'-0"



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gengineeringinc@gmail.com

DATE: 11/15/2023
DRAWN BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]

REVISION BY

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2	
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OWNER
BENELISHA GROUP INC
15451 MORRISON ST
SHERMAN OAKS CA 91403

PROJECT
16610 VENTURA BLVD
ENCINO, CA 91436

DRAWING TITLE
DIAGRAMS, CALCS AND
B&C CODE ANALYSIS



DATE: 11 December 2024

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

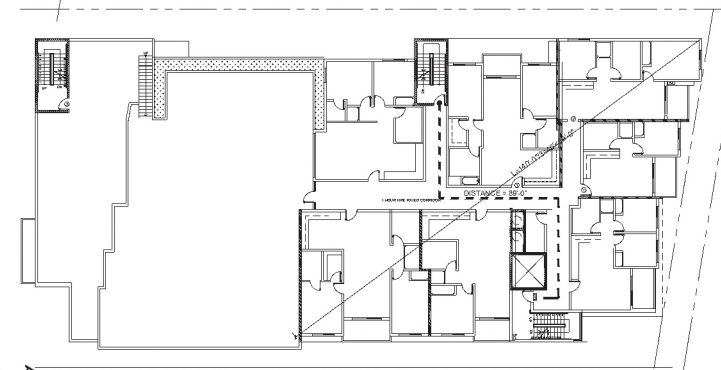
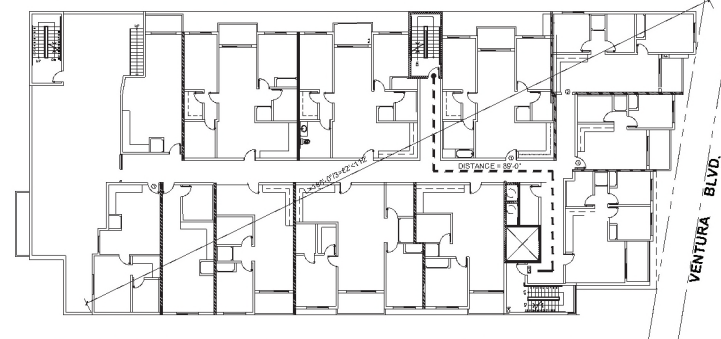
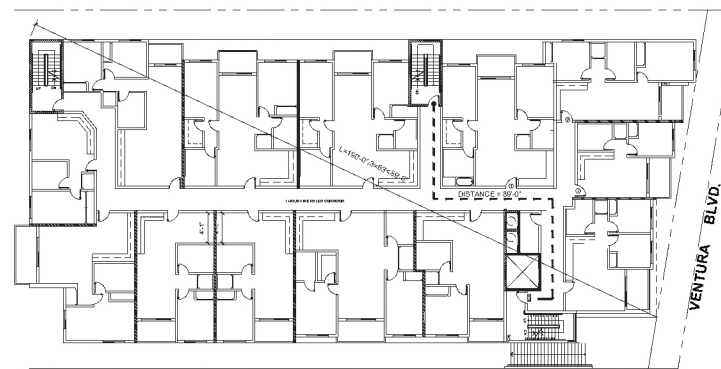
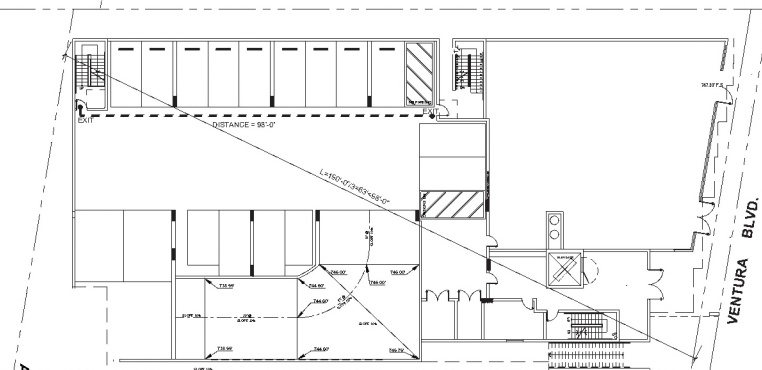
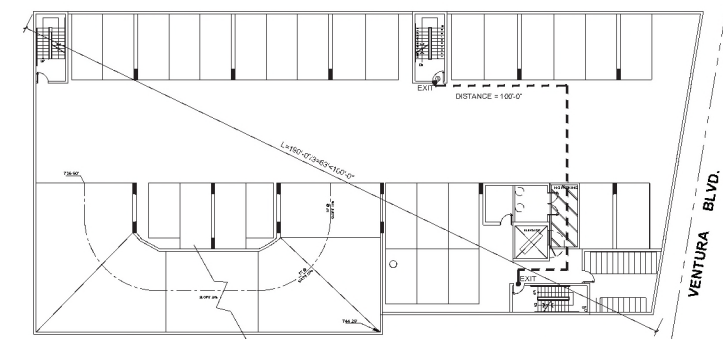
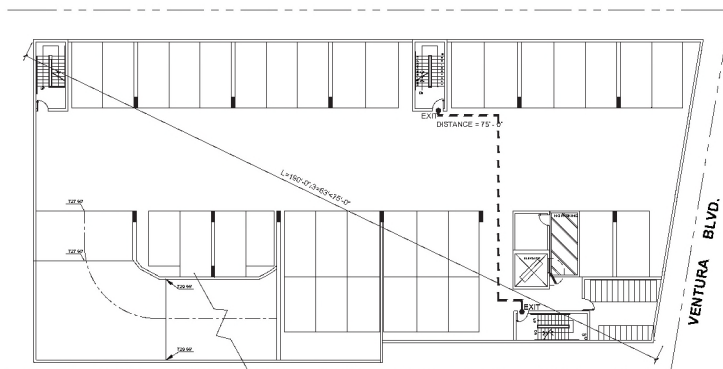
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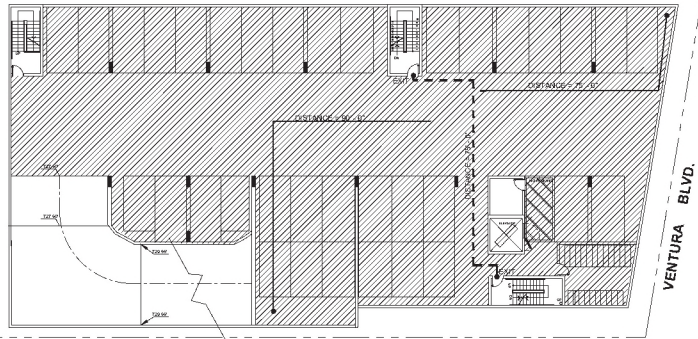
APPROVED:

JOB: 21-1029

SHEET:

T1.1
OF SHEETS

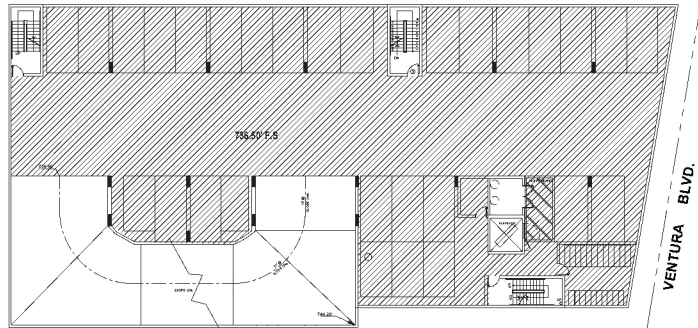




PARKING S-2: MINIMUM NUMBER OF EXITS PER STORY (TABLE 1019.1)

AREA	LOAD FACTOR	OCCUPANT LOAD PER STORY	NO. OF EXITS
12,100 SF	200	60	60 ÷ 500 = 2 EXITS

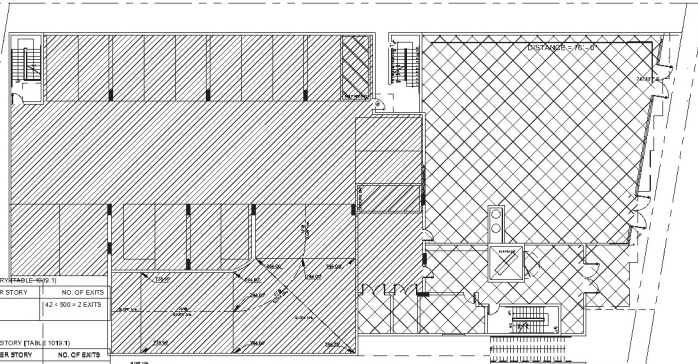
1 BASEMENT-2 EXIT / COMMON PATH DIAGRAM
1/16" = 1'-0"



PARKING S-2: MINIMUM NUMBER OF EXITS PER STORY (TABLE 1019.1)

AREA	LOAD FACTOR	OCCUPANT LOAD PER STORY	NO. OF EXITS
11,100 SF	200	55	55 ÷ 500 = 2 EXITS

2 BASEMENT-2 EXIT / COMMON PATH DIAGRAM
1/16" = 1'-0"



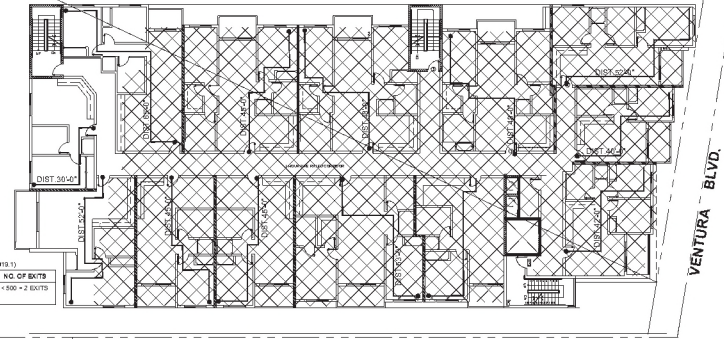
PARKING S-2: MINIMUM NUMBER OF EXITS PER STORY (TABLE 1019.1)

AREA	LOAD FACTOR	OCCUPANT LOAD PER STORY	NO. OF EXITS
9,500 SF	200	42	42 ÷ 500 = 2 EXITS

RESIDENTIAL S-2: MINIMUM NUMBER OF EXITS PER STORY (TABLE 1019.3)

AREA	LOAD FACTOR	OCCUPANT LOAD PER STORY	NO. OF EXITS
4,800 SF	200	89	24 ÷ 500 = 2 EXITS

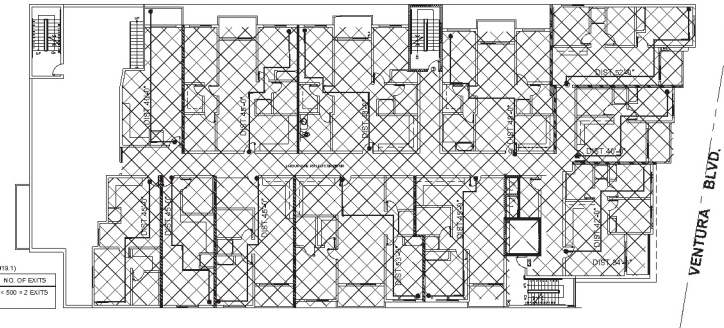
3 1ST FLOOR PLAN / COMMON PATH DIAGRAM
1/16" = 1'-0"



RESIDENTIAL S-2: MINIMUM NUMBER OF EXITS PER STORY (TABLE 1019.3)

AREA	LOAD FACTOR	OCCUPANT LOAD PER STORY	NO. OF EXITS
12,140 SF	200	60	60 ÷ 500 = 2 EXITS

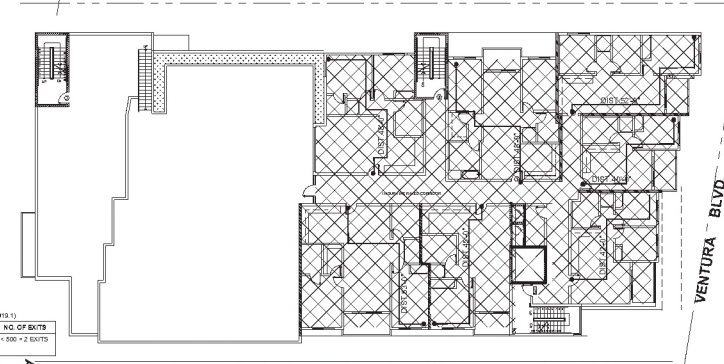
4 2ND, 3RD FLOOR PLAN / COMMON PATH DIAGRAM
1/16" = 1'-0"



RESIDENTIAL S-2: MINIMUM NUMBER OF EXITS PER STORY (TABLE 1019.3)

AREA	LOAD FACTOR	OCCUPANT LOAD PER STORY	NO. OF EXITS
10,340 SF	200	52	52 ÷ 500 = 2 EXITS

5 4TH FLOOR PLAN / COMMON PATH DIAGRAM
1/16" = 1'-0"



RESIDENTIAL S-2: MINIMUM NUMBER OF EXITS PER STORY (TABLE 1019.3)

AREA	LOAD FACTOR	OCCUPANT LOAD PER STORY	NO. OF EXITS
6,490 SF	200	32	32 ÷ 500 = 2 EXITS

6 5TH FLOOR PLAN / COMMON PATH DIAGRAM
1/16" = 1'-0"



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DATE: 11/15/2024
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APPROVED BY: J. L. LEE

REVISION	BY

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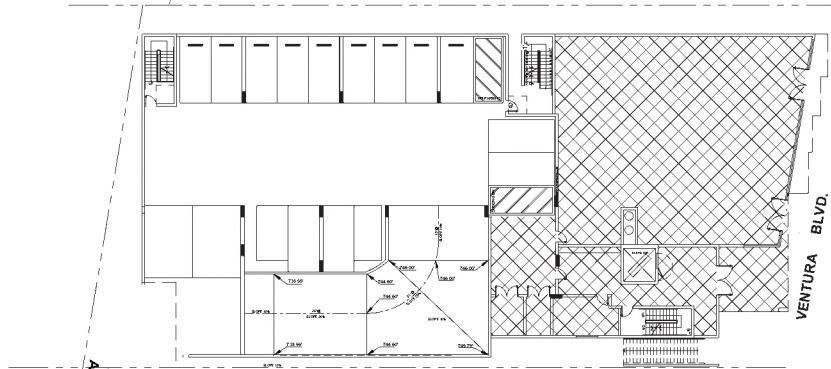
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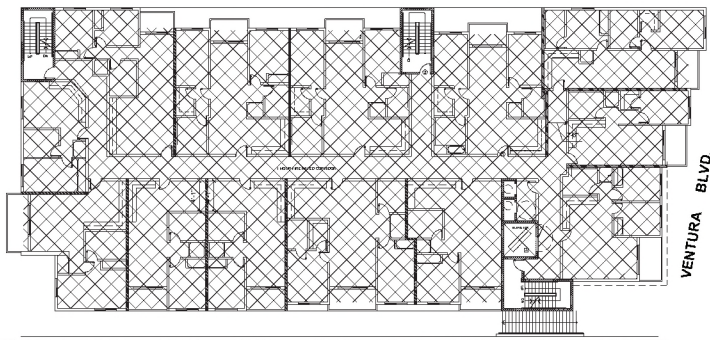
JOB: 21-1029

SHEET:

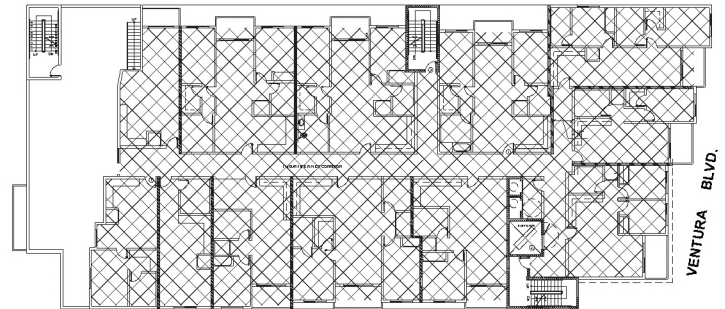
T1.3
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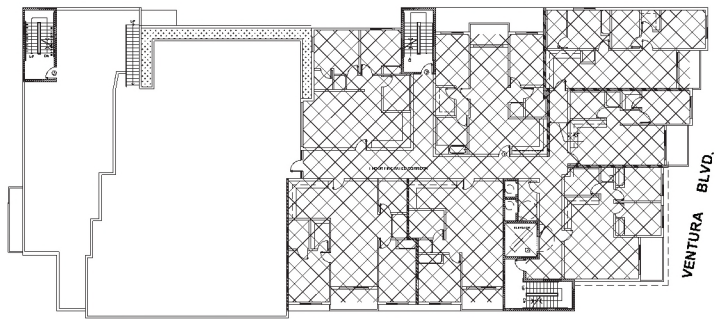
① 1ST FLOOR PLAN F.A.R. DIAGRAM
 1/16" = 1'-0"
 F.A.R= 4,850 SQ.FT
 COMMERCIAL=3,400 SQ.FT
 LOBBY=1,450 SQ.FT



④ 2ND,3RD FLOOR PLAN F.A.R. DIAGRAM
 1/16" = 1'-0"
 F.A.R= 12,140 SQ.FT



⑤ 4TH FLOOR PLAN / COMMON PATH DIAGRAM
 1/16" = 1'-0"
 F.A.R= 10,340 SQ.FT



⑥ 5TH FLOOR PLAN / COMMON PATH DIAGRAM
 1/16" = 1'-0"
 F.A.R= 6,490 SQ.FT



ENGINEERING INC.
 6747 Greenway Ave Suite 204
 San Diego, CA 92121
 PHONE: (619) 738-0018
 FAX: (619) 738-0019
 gae@gaengineering.com

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REVISION	BY

OWNER
 BENELISHA GROUP INC
 15451 MORRISON ST
 SHERMAN OAKS CA 91403

PROJECT
 16610 VENTURA BLVD
 ENCINO, CA 91436

DRAWING TITLE
 FLOOR AREA RATIO



DATE: 11 December 2024

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

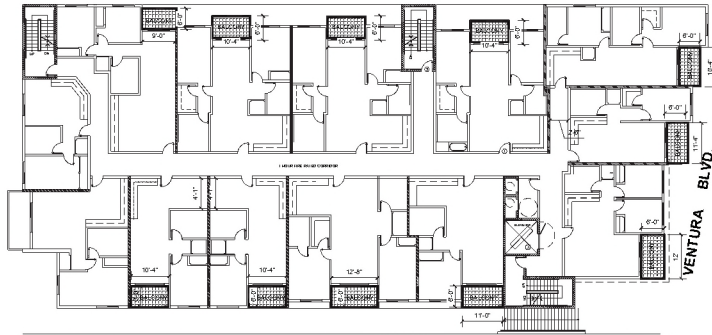
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APPROVED:

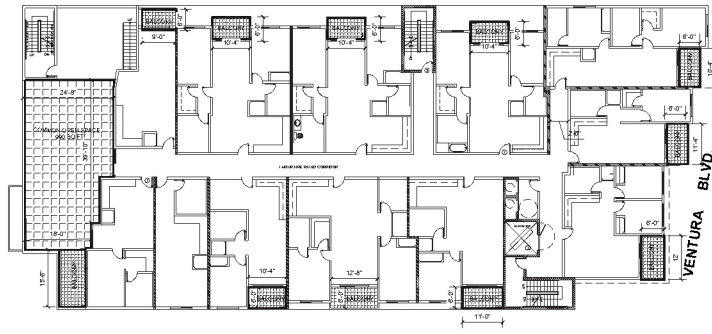
JOB : 21-1029

SHEET:

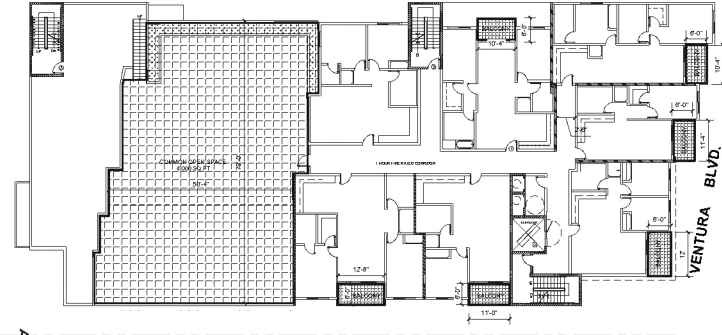
T1.4
 OF SHEETS



4 2ND,3RD FLOOR PLAN
 1/16" = 1'-0"
 OPEN SPACE= 11 X50 =550 SQ.FT
 550 X2 =1,100 SQ.FT



5 4TH FLOOR PLAN
 1/16" = 1'-0"
 OPEN SPACE= 11 X50 =550 SQ.FT



6 5TH FLOOR PLAN
 1/16" = 1'-0"
 OPEN SPACE= 6 X50 =300 SQ.FT

REQUIRED

NO. OF BEDROOMS	HABITABLE ROOMS	QUANTITY OF UNITS	OPEN SPACE
STUDIO	2	4	4 X 100 = 400
1	2	17	17X 100 = 1,700
2	3	24	24X 125 = 3,000
TOTAL REQUIRED			5,100 SQ.FT

PROVIDED

AREA DESCRIPTION	OPEN SPACE
DECK @ 5TH FLOOR	4,000 SQ.FT.
DECK @ 4TH FLOOR	990 SQ.FT.
BALCONY 28X50	1,400 SQ.FT.
TOTAL PROVIDED	6,390 SQ.FT.



ENGINEERING INC.
 4747 Green Ave Suite 204
 San Diego, CA 92106
 PHONE: (619) 728-0288
 Fax: (619) 728-4558
 gaeengineering@gmail.com

BY: [Signature] DATE: [Blank]
 CHECKED: [Signature] DATE: [Blank]
 IN CHARGE: [Signature] DATE: [Blank]

REVISION	BY

OWNER
 BENELISHA GROUP INC
 15451 MORRISON ST
 SHERMAN OAKS CA 91403

PROJECT
 16610 VENTURA BLVD
 ENCINO, CA 91436

DRAWING TITLE
 OPEN SPACE DIAGRAM



DATE: 11 December 2024

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

DRAWN:

APPROVED:

JOB : 21-1029

SHEET:

T1.5
 OF SHEETS



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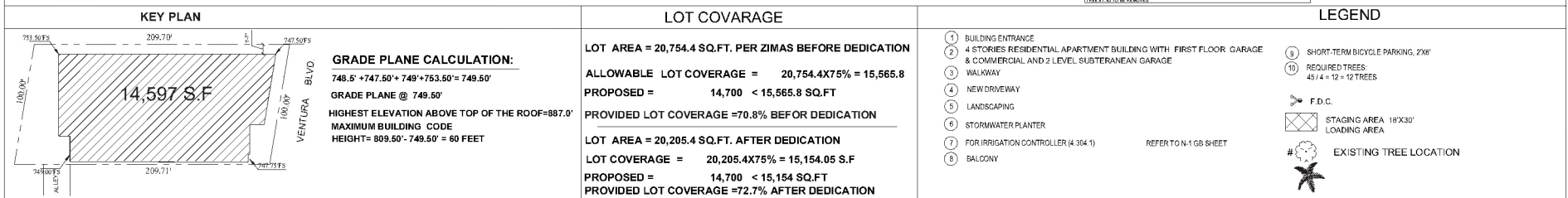
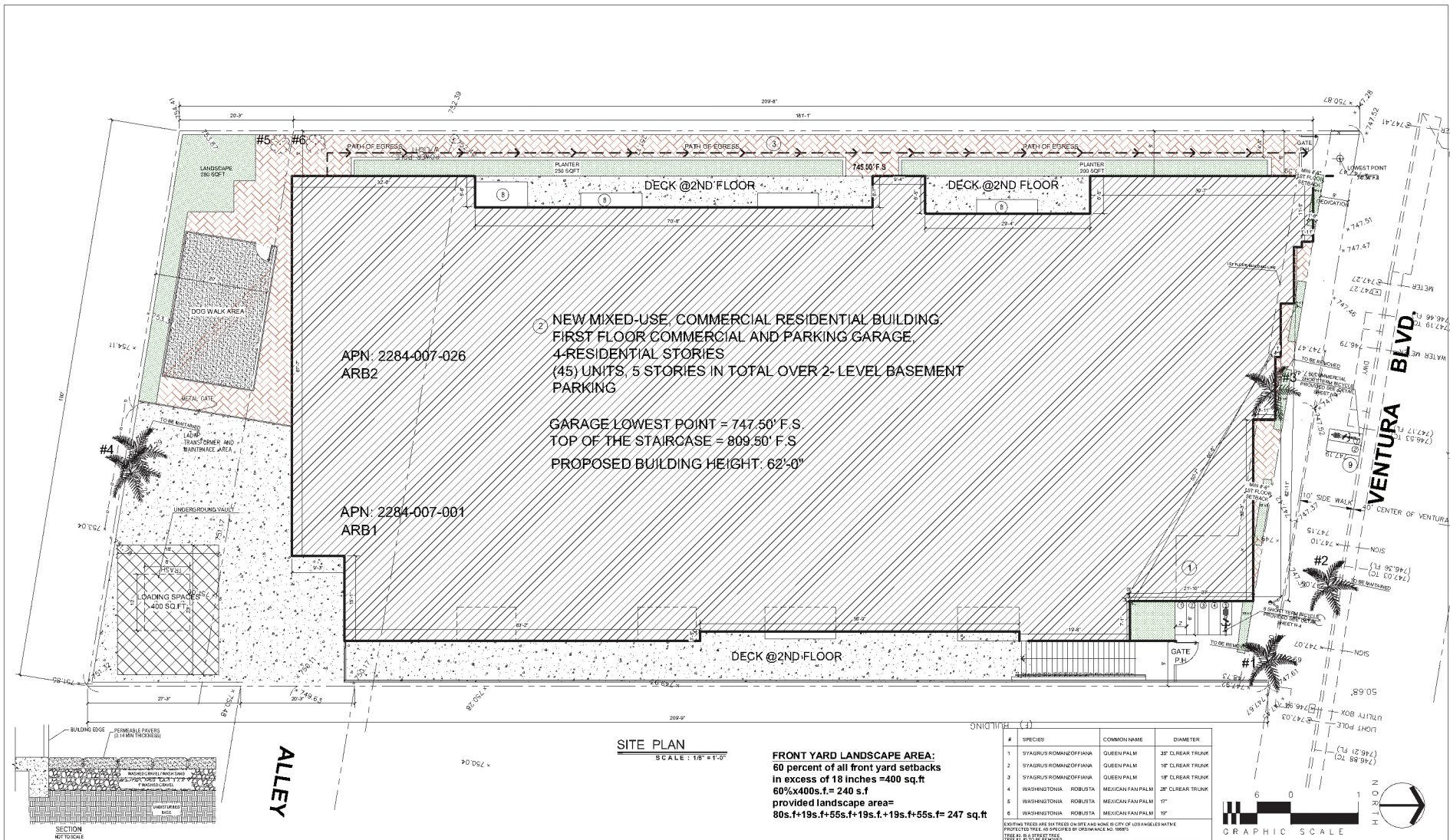
OWNER
BENELISHA GROUP INC
15451 MORRISON ST
SHERMAN OAKS CA 91403

PROJECT -
16610 VENTURA BLVD
ENCINO, CA 91436

DRAWING TITLE
SITE PLAN



DATE:	19 December 2024
SCALE:	1/8"=1'-0"
DRAWN BY:	
APPROVED BY:	
NO. :	21-1029
SHEET:	A1.0





ENGINEERING INC.
6147 Green Ave. Suite 204
New Haven, CT 06511
PHONE: (203) 738-0218
Fax: (203) 738-0208
gaengineering@comcast.net

PROJECT NO. 2024-001
SHEET NO. 1 OF 1
DATE: 11/20/2024
BY: [Signature]

REVISION BY

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REVISION BY

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OWNER
BENELISHA GROUP INC
15451 MORRISON ST
SHERMAN OAKS CA 91403

PROJECT
16610 VENTURA BLVD
ENCINO, CA 91436

DRAWING TITLE
BASEMENT-1



DATE: 11 December 2024

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

DRAWN:

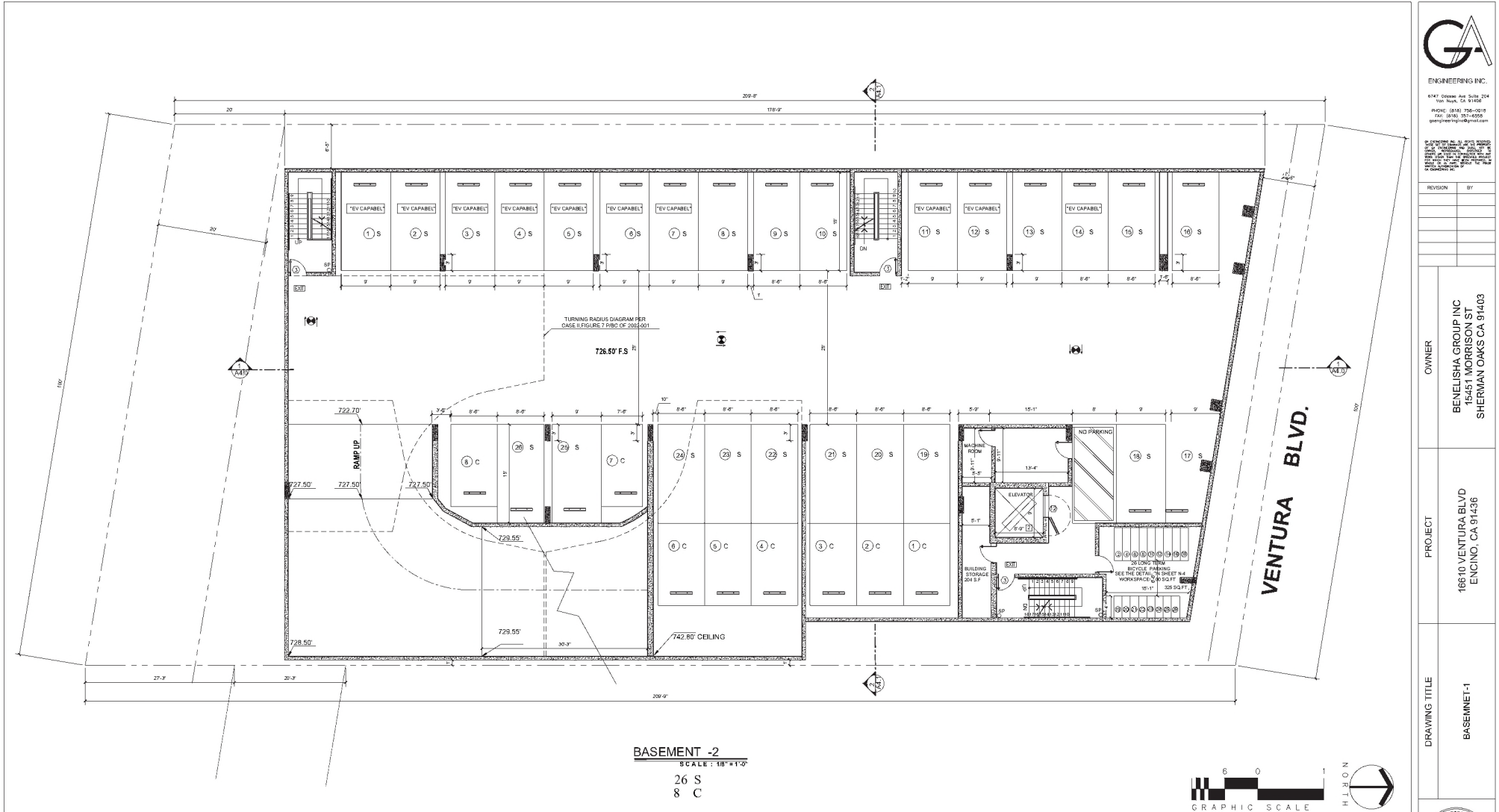
APPROVED:

JOB: 21-1009

SHEET:

A2.0

SHEETS



BASEMENT -2
SCALE: 1/8"=1'-0"
26 S
8 C

LEGEND				FIRE NOTE		NOTES
C1 3 HR. REQ. PER CBC 721.2) ITEM 4-1.1 CONCRETE WALL SEE SPEC.	PATH OF EGRESS	MECHANICAL VENT, 7 1/2 AIR CHANGE PER HOUR, DIRECTLY TO THE OUTSIDE "ENERGY STAR" W/ HUMIDISTAT	WATER HEATER	E.V. CAPABLE ELECTRICAL VEHICLE SUPPLY WIRING FOR FUTURE. REFER TO SHEET N-1(G8) * THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNED EV SPACES AT FULL RATED AMPERAGE BASED ON LEVEL 2 EVSE. A SEPARATE ELECTRICAL PERMIT IS REQUIRED. * A LEVEL "EV CAPABLE" SHALL BE POSTED IN A CONSPICUOUS PLACE AT THE SERVICE PANEL OR SUBPANEL AND EV CHARGING SPACE (4.106.4.2) ELEVATOR CAR TO ACCOMMODATE AMBULANCE STRETCHER PER SECTION 2002.4, 24" X 64" WITH NOT LESS THAN 6-INCH RADIUS CORNER, MIN CAB DIMENSION 60"X54" W/ 42" CLEAR OPENING	1. ALL FIRE PARTITION WALLS (LABC 708) SHALL BE 1 STC50 HOUR RATED 2. WALLS (FIRE BARRIERS 707.3.1) IN SHAFTS AS SHALL BE 2 HOURS RATED ELEVATOR, STAIRS, ETC. 3. FIRE PARTITION CORRIDORS SHALL BE 1 HOUR RATED 4. ALL BEARING WALLS SHALL BE 1 HOUR RATED 5. THE FLOOR/CEILING ASSEMBLIES SHALL BE 1 HOUR RATED STC50. 6. WATER CURTAIN INSTALLATION SHALL BE AS PER BUILDING & SAFETY MECH. PLAN 18" 7. NON-COMBUSTIBLE DRAFT STOP SHALL BE PROVIDED.	1. "TEMPORARY PEDESTRIAN PROTECTION SHALL BE PROVIDED AS REQUIRED PER SECTION 3306, OBTAIN PUBLIC WORKS APPROVAL (3201.3,3202.3,4,3306). 2. "DOUBLE STRIPING OF STALLS BE PER ZONING CODE SECTION 12.21(A), CHART No5" 3. ELEVATOR LOBBY DOOR PROVIDED PER SECTION 708.14.1-EXCEPTION 3.
C2 3 HR. REQ. PER CBC 721.2) ITEM 3 MASONRY WALL SEE SPEC.	DISABLE PATH OF TRAVEL	GROUND-FAULT CIRCUIT-INTERUPTER	STAND PIPE - MIN CLASS I			
W1 1 HR. EXTERIOR WALL (STC-50)	EXIT SIGN	4" MIN METAL DRYER VENT, DIRECTLY TO OUTSIDE MAXIMUM 14' LENGTH W/ TWO ELBOWS FROM DRYER	F.D.C.			
W2 CORRIDOR WALL (STC-50)	S STANDARD PARKING	2A) IBC FIRE EXTINGUISHER W/ BATTERY BACK-UP SEMI RECESSED CABINET, INSTALL MAX. 48" AFF. TO THE TOP	WATER HEATER GAS TANKLESS			
W5 INTERIOR WALL	C COMPACT PARKING	WATER CURTAIN	MODEL 440R STANDARD RECESSED KEY BOX FOR LOW-RISE BUILDING			
W6 PLUMBING WALL	DA DISABLE PARKING					
W9 1 HR. SEPRATION WALL (STC-50)	1 BALCONY W/ CROSSFIELD PRODUCTS CORP. DEX-O-TEX COATING (1CB0#2360) OR EQUAL, ICC-ESR-1757 TYPE					
W15 2HR. SHAFT (INTERIOR)						
W17 1 HR. EXTERIOR WALL	SD HARD WIRED SMOKE DETECTOR W/					



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gaengineering@gmail.com

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REVISION	BY

OWNER
BENELISHA GROUP INC
15451 MORRISON ST
SHERMAN OAKS CA 91403

PROJECT
16610 VENTURA BLVD
ENCINO, CA 91436

DRAWING TITLE
BASEMENT-1



DATE: 11 December 2024

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

DRAWN:

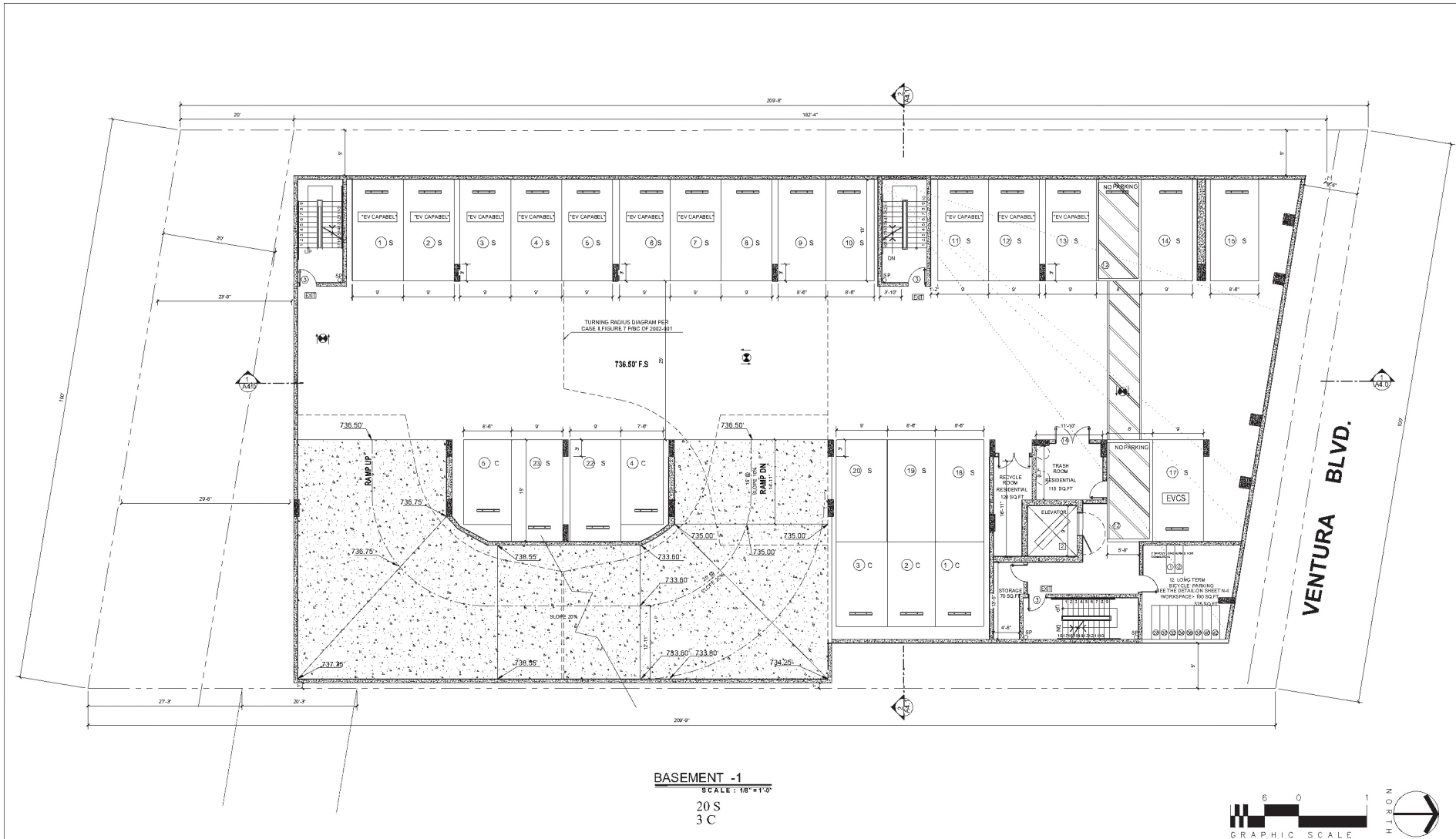
APPROVED:

JOB #: 21-1009

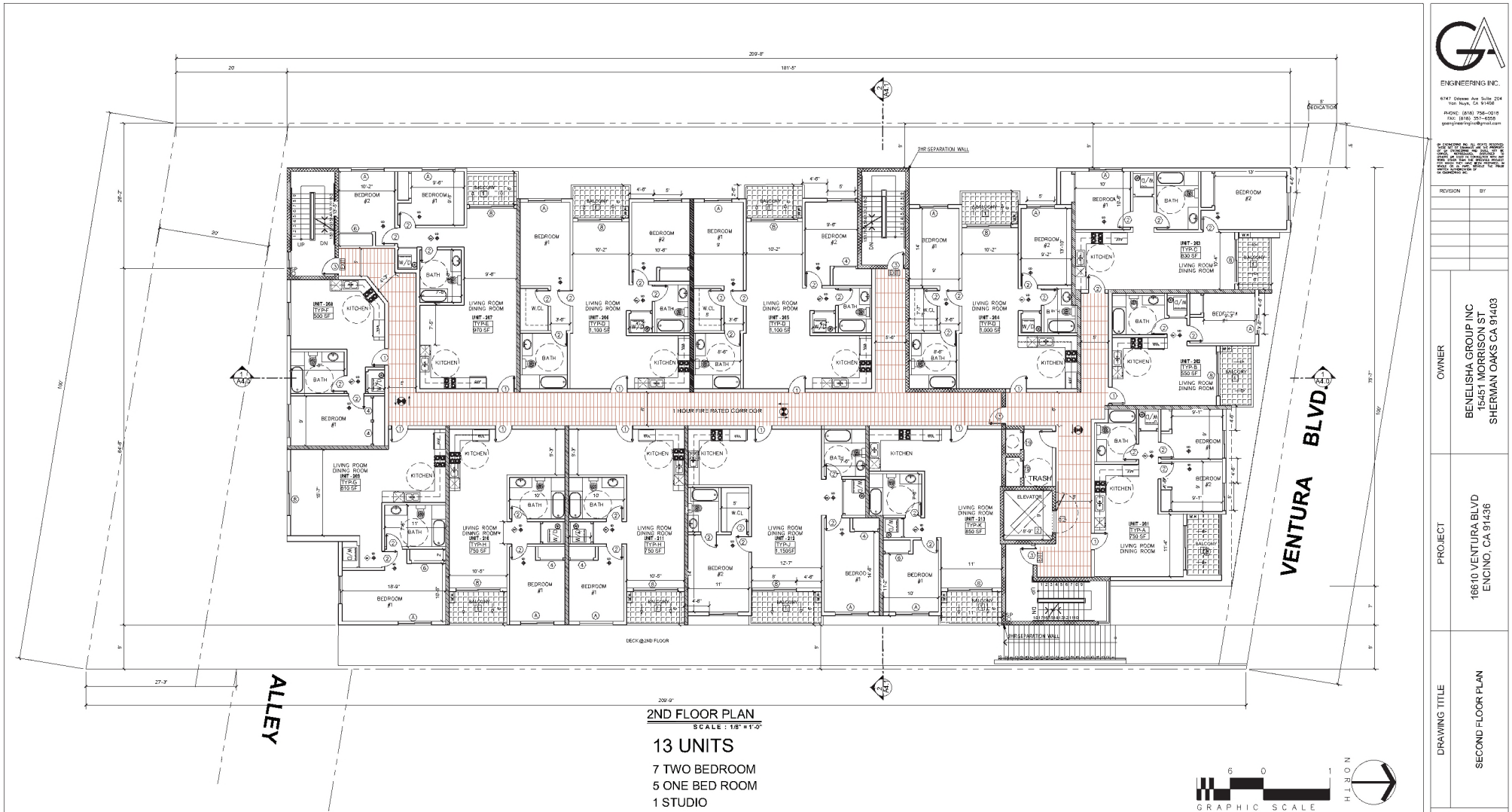
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A2.1

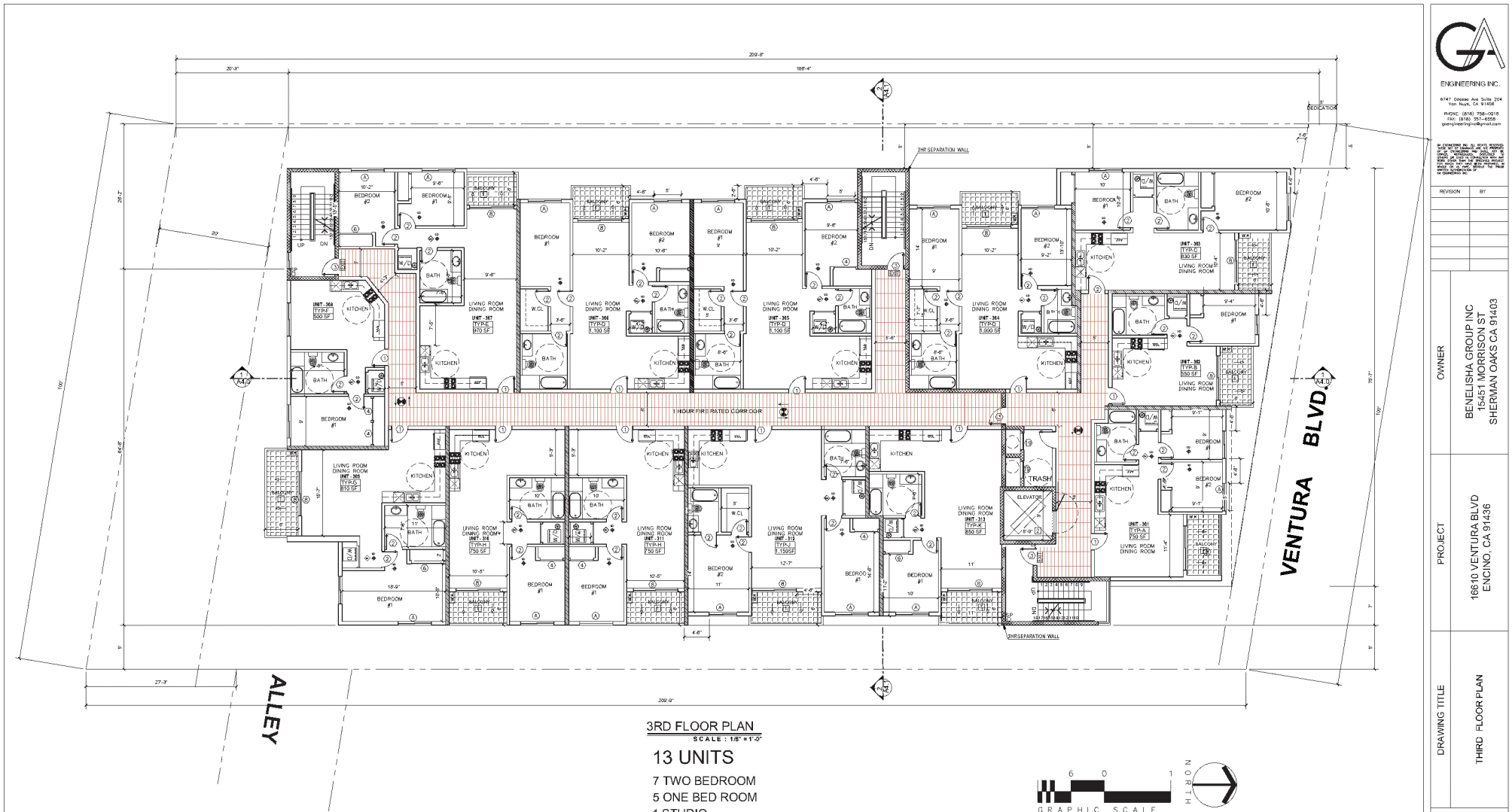
OF SHEETS



LEGEND				FIRE NOTE		NOTES
C1 3 HR. REQ. PER CBC 721 (2) ITEM 4-1.1 CONCRETE WALL SEE SPEC.	→ → → PATH OF EGRESS	☠ CARBON MONOXIDE & HARD WIRED SMOKE DETECTOR W/ BATTERY BACK-UP	☐-C- WATER HEATER	E.V. CAPABLE ELECTRICAL VEHICLE SUPPLY WIRING FOR FUTURE. REFER TO SHEET N-1 (GB) * THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNED EV SPACES AT FULL RATED AMPERAGE BASED ON LEVEL 2 EVSE. A SEPARATE ELECTRICAL PERMIT IS REQUIRED. * A LABEL "EV CAPABLE" SHALL BE POSTED IN A CONSPICUOUS PLACE AT THE SERVICE PANEL OR SUBPANEL AND EV CHARGING SPACE (4.106.4.2) 2 ELEVATOR CAR TO ACCOMMODATE AMBULANCE STRETCHER PER SECTION 2002.4, 24" X 64" WITH NOT LESS THAN 6-INCH RADIUS CORNER, MIN CAB DIMENSION 80"X54" W/ 42" CLEAR OPENING	1. ALL FIRE PARTITION WALLS (LABC 708) SHALL BE 1 STC50 HOUR RATED 2. WALLS (FIRE BARRIERS 707.3.1) IN SHAFTS AS SHALL BE 2 HOURS RATED ELEVATOR, STAIRS, ETC. 3. FIRE PARTITION CORRIDORS SHALL BE 1 HOUR RATED 4. ALL BEARING WALLS SHALL BE 1 HOUR RATED 5. THE FLOOR/CEILING ASSEMBLIES SHALL BE 1 HOUR RATED STC50 6. WATER CURTAIN INSTALLATION SHALL BE AS PER BUILDING & SAFETY MECH. PLAN 18" 7. NON-COMBUSTIBLE DRAFT STOP SHALL BE PROVIDED.	1. "TEMPORARY PEDESTRIAN PROTECTION SHALL BE PROVIDED AS REQUIRED PER SECTION 3308. OBTAIN PUBLIC WORKS APPROVAL (3201.3, 3202.3.4, 3308). 2. "DOUBLE STRIPING OF STALLS BE PER ZONING CODE SECTION 12.21(A), CHART No5" 3. ELEVATOR LOBBY DOOR PROVIDED PER SECTION 708.14.1-EXCEPTION 3.
C2 3 HR. REQ. PER CBC 721 (2) ITEM 3 MASONRY WALL SEE SPEC.	→ → → DISABLE PATH OF TRAVEL	☠ MECHANICAL VENT, 7 1/2 AIR CHANGE PER HOUR, DIRECTLY TO THE OUTSIDE "ENERGY STAR" W/ HUMIDISTAT	☐-S- STAND PIPE - MIN CLASS I			
W1 1 HR. EXTERIOR WALL (STC-50)	⦿ EXIT SIGN	☠ GROUND-FAULT CIRCUIT-INTERUPTER	☐-F.D.C. F.D.C.			
W2 CORRIDOR WALL (STC-50)	S STANDARD PARKING	☠ 4" MIN METAL DRYER VENT, DIRECTLY TO OUTSIDE MAXIMUM 14' LENGTH W/ TWO ELBOWS FROM DRYER	☐-WH WATER HEATER GAS TANKLESS			
W5 INTERIOR WALL	C COMPACT PARKING	☠ 2A/IBC FIRE EXTINGUISHER W/ BATTERY BACK-UP SEMI RECESSED CABINET, INSTALL MAX 48" AFF. TO THE TOP	☐-M- MODEL 440R STANDARD RECESSED NEW BOX FOR LOW-RISE BUILDING			
W6 PLUMBING WALL	DA DISABLE PARKING	☠ WATER CURTAIN	☐-P.U. PROPERTY LINE (P.U.)			
W9 1 HR. SEPRATION WALL (STC-50)	1 BALCONY W/ CROSSFIELD PRODUCTS CORP. DEX-O-TEX COATING (1CB0#2360) OR EQUAL, ICC-ESR-1757 TYPE					
W15 2HR. SHAFT (INTERIOR)						
W17 1 HR. EXTERIOR WALL	SD HARD WIRED SMOKE DETECTOR W/					



LEGEND				FIRE NOTE		NOTES					
C1 3 HR. REQ. PER CBC 721 (2) ITEM 4-1.1 CONCRETE WALL SEE SPEC.	→ → → PATH OF EGRESS	MECHANICAL VENT, 7 1/2 AIR CHANGE PER HOUR, DIRECTLY TO THE OUTSIDE "ENERGY STAR" W/ HUMIDISTAT	WATER HEATER	E.V. CAPABLE ELECTRICAL VEHICLE SUPPLY WIRING FOR FUTURE, REFER TO SHEET N-1 (GB) * THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNED EV SPACES AT FULL RATED AMPERAGE BASED ON LEVEL 2 EVSE. A SEPARATE ELECTRICAL PERMIT IS REQUIRED. * A LEVEL 1 EV CAPABLE SHALL BE POSTED IN A CONSPICUOUS PLACE AT THE SERVICE PANEL OR SUBPANEL AND EV CHARGING SPACE (4.106.4.2) 2 ELEVATOR CAR TO ACCOMMODATE AMBULANCE STRETCHER PER SECTION 3002.4, 24" X 64" WITH NOT LESS THAN 6-INCH RADIUS CORNER, MIN CAB DIMENSION 60"X54" W/ 42" CLEAR OPENING	1. ALL FIRE PARTITION WALLS (LABC 708) SHALL BE 1 STC/50 HOUR RATED 2. WALLS (FIRE BARRIERS 707.3.1) IN SHAFTS AS SHALL BE 2 HOURS RATED ELEVATOR, STAIRS, ETC. 3. FIRE PARTITION CORRIDORS SHALL BE 1 HOUR RATED 4. ALL BEARING WALLS SHALL BE 1 HOUR RATED 5. THE FLOOR/CEILING ASSEMBLIES SHALL BE 1 HOUR RATED STC/50 6. WATER CURTAIN INSTALLATION SHALL BE AS PER BUILDING & SAFETY MECH. PLAN 18" 7. NON-COMBUSTIBLE DRAFT STOP SHALL BE PROVIDED.	1. "TEMPORARY PEDESTRIAN PROTECTION SHALL BE PROVIDED AS REQUIRED PER SECTION 3308, OBTAIN PUBLIC WORKS APPROVAL (3201.3,3202.3,4,3308). 2. "DOUBLE STRIPING OF STALLS BE PER ZONING CODE SECTION 12.21(A), CHART No5" 3. ELEVATOR LOBBY DOOR PROVIDED PER SECTION 708.14.1-EXCEPTION 3.					
C2 3 HR. REQ. PER CBC 721 (2) ITEM 3 MASONRY WALL SEE SPEC.	→ → → DISABLE PATH OF TRAVEL	GROUND-FAULT CIRCUIT-INTERUPTER	STAND PIPE - MIN CLASS I								
W1 1 HR. EXTERIOR WALL (STC-50)	EXIT SIGN	4" MIN METAL DRYER VENT, DIRECTLY TO OUTSIDE MAXIMUM 14' LENGTH W/ TWO ELBOWS FROM DRYER	F.D.C.								
W2 CORRIDOR WALL (STC-50)	S STANDARD PARKING	2A/10BC FIRE EXTINGUISHER W/ BATTERY BACK-UP SEMI RECESSED CABINET, INSTALL MAX 48" AFF. TO THE TOP	WATER HEATER GAS TANKLESS								
W5 INTERIOR WALL	C COMPACT PARKING	WATER CURTAIN	KNOW BOX								
W6 PLUMBING WALL	DA DISABLE PARKING										
W9 1 HR. SEPRATION WALL (STC-50)	1 BALCONY W/ CROSSFIELD PRODUCTS CORP. DEX-O-TEX COATING (1C80#2360) OR EQUAL, ICC-ESR-1757 TYPE										
W15 2HR. SHAFT (INTERIOR)	80 HARD WIRED SMOKE DETECTOR W/										
W17 1 HR. EXTERIOR WALL											



LEGEND					FIRE NOTE		NOTES
C1 3 HR. REQ. PER CBC 721 (2) ITEM 4-1.1 CONCRETE WALL SEE SPEC.	→ → → PATH OF EGRESS	☠ CARBON MONOXIDE & HARD WIRED SMOKE DETECTOR W/ BATTERY BACK-UP	☐ WH WATER HEATER	EV E.V. CAPABLE ELECTRICAL VEHICLE SUPPLY WIRING FOR FUTURE. REFER TO SHEET N-1 (GB) * THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNED EV SPACES AT FULL RATED AMPERAGE BASED ON LEVEL 2 EVSE. A SEPARATE ELECTRICAL PERMIT IS REQUIRED. 1 A LEVEL "EV CAPABLE" SHALL BE POSTED IN A CONSPICUOUS PLACE AT THE SERVICE PANEL OR SUBPANEL AND EV CHARGING SPACE (4.106.4.2)	1. ALL FIRE PARTITION WALLS (LABC 708) SHALL BE 1 STC50 HOUR RATED 2. WALLS (FIRE BARRIERS 707.3.1) IN SHAFTS AS SHALL BE 2 HOURS RATED ELEVATOR, STAIRS, ETC. 3. FIRE PARTITION CORRIDORS SHALL BE 1 HOUR RATED 4. ALL BEARING WALLS SHALL BE 1 HOUR RATED 5. THE FLOOR/CEILING ASSEMBLIES SHALL BE 1 HOUR RATED STC50. 6. WATER CURTAIN INSTALLATION SHALL BE AS PER BUILDING & SAFETY MECH. PLAN 18" 7. NON-COMBUSTIBLE DRAFT STOP SHALL BE PROVIDED.	1. "TEMPORARY PEDESTRIAN PROTECTION SHALL BE PROVIDED AS REQUIRED PER SECTION 3308. OBTAIN PUBLIC WORKS APPROVAL (3201.3, 3202.3, 4.3308). 2. "DOUBLE STRIPING OF STALLS BE PER ZONING CODE SECTION 12.21(A), CHART Nos" 3. ELEVATOR LOBBY DOOR PROVIDED PER SECTION 708.14.1-EXCEPTION 3.	
C2 3 HR. REQ. PER CBC 721 (2) ITEM 3 MASONRY WALL SEE SPEC.	→ → → DISABLE PATH OF TRAVEL	☼ MECHANICAL VENT, 7 1/2 AIR CHANGE PER HOUR, DIRECTLY TO THE OUTSIDE "ENERGY STAR" W/ HUMIDISTAT	☐ SP STAND PIPE - MIN CLASS I ☐ WH F.D.C.				
W1 1 HR. EXTERIOR WALL (STC-50)	⊙ EXIT SIGN	⚡ GROUND-FAULT CIRCUIT INTERRUPTER	☐ WH WATER HEATER GAS TANKLESS				
W2 CORRIDOR WALL (STC-50)	S STANDARD PARKING	☼ 4" MIN. METAL DRYER VENT, DIRECTLY TO OUTSIDE MAXIMUM 14' LENGTH W/ TWO ELBOWS FROM DRYER	☐ WH MODEL 440R STANDARD RECESSED NEW BOX FOR LOW-RISE BUILDING				
W5 INTERIOR WALL	C COMPACT PARKING	☼ 2A/10BC FIRE EXTINGUISHER W/ BATTERY BACK-UP SEMI-RECESSED CABINET, INSTALL MAX 48" AFF. TO THE TOP	☐ WH PROPERTY LINE (P.L.)				
W6 PLUMBING WALL	DA DISABLE PARKING	☼ WATER CURTAIN					
W9 1 HR. SEPRATION WALL (STC-50)	1 BALCONY W/ CROSSFIELD PRODUCTS CORP. DEX-O-TEX COATING (ICBO#2360) OR EQUAL, ICC-ESR-1757 TYPE						
W15 2HR. SHAFT (INTERIOR)							
W17 1 HR. EXTERIOR WALL	SD HARD WIRED SMOKE DETECTOR W/	☼ WATER CURTAIN					

REGISTERED PROFESSIONAL ENGINEER
No. 61644
JULY 1998
STATE OF CALIFORNIA

DATE: 11 December 2024
SCALE: 1/8"=1'-0"
DRAWN:
APPROVED:
JOB: 21-1029
SHEET:
OF 34-SHEETS

A2.4

ENGINEERING INC.
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New York, CA 91304
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Fax: (818) 738-4998
gaengineering@earthlink.net

REVISION	BY

OWNER

BENELISHA GROUP INC
15451 MORRISON ST
SHERMAN OAKS CA 91403

PROJECT

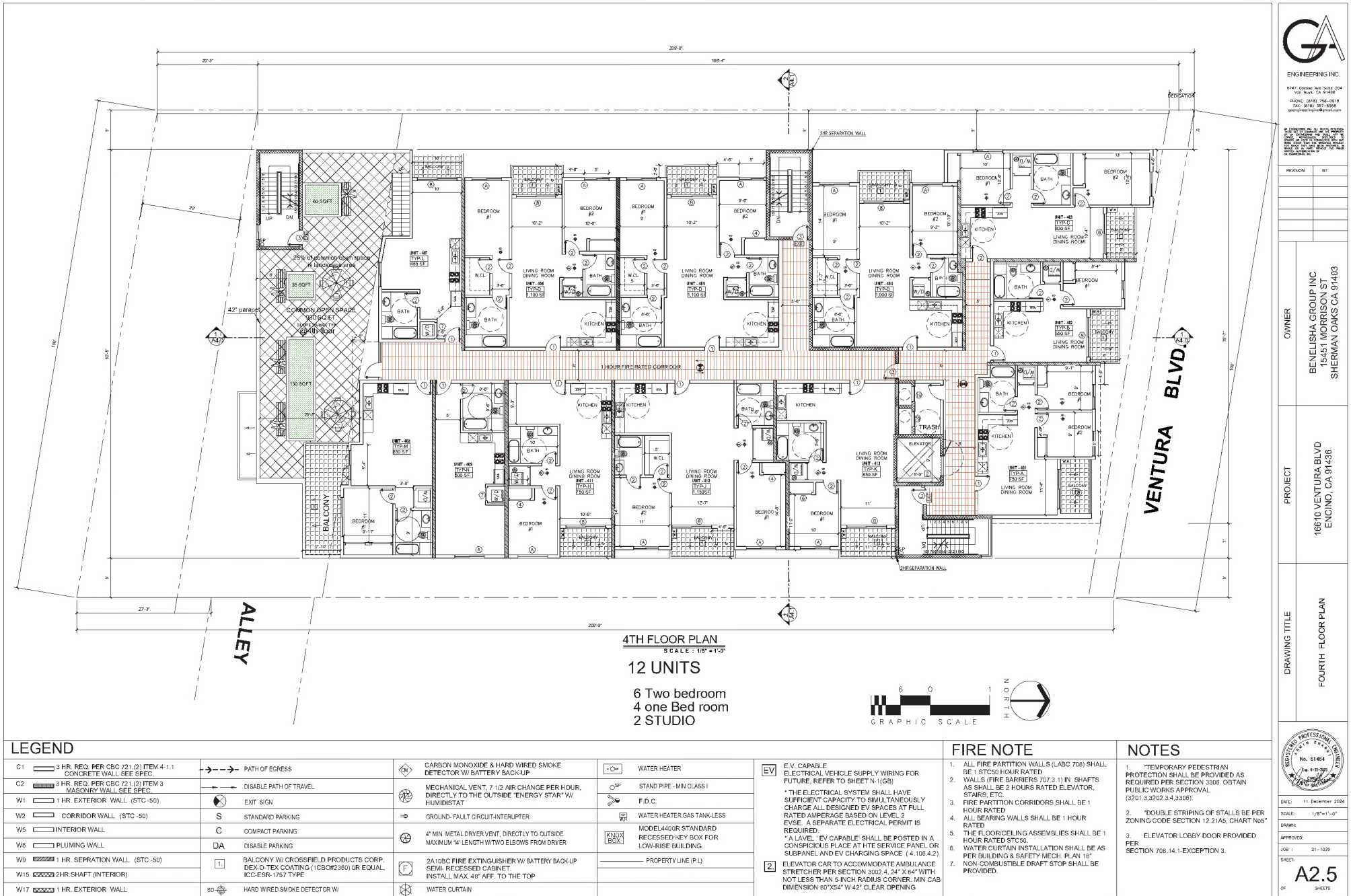
16610 VENTURA BLVD
ENCINO, CA 91436

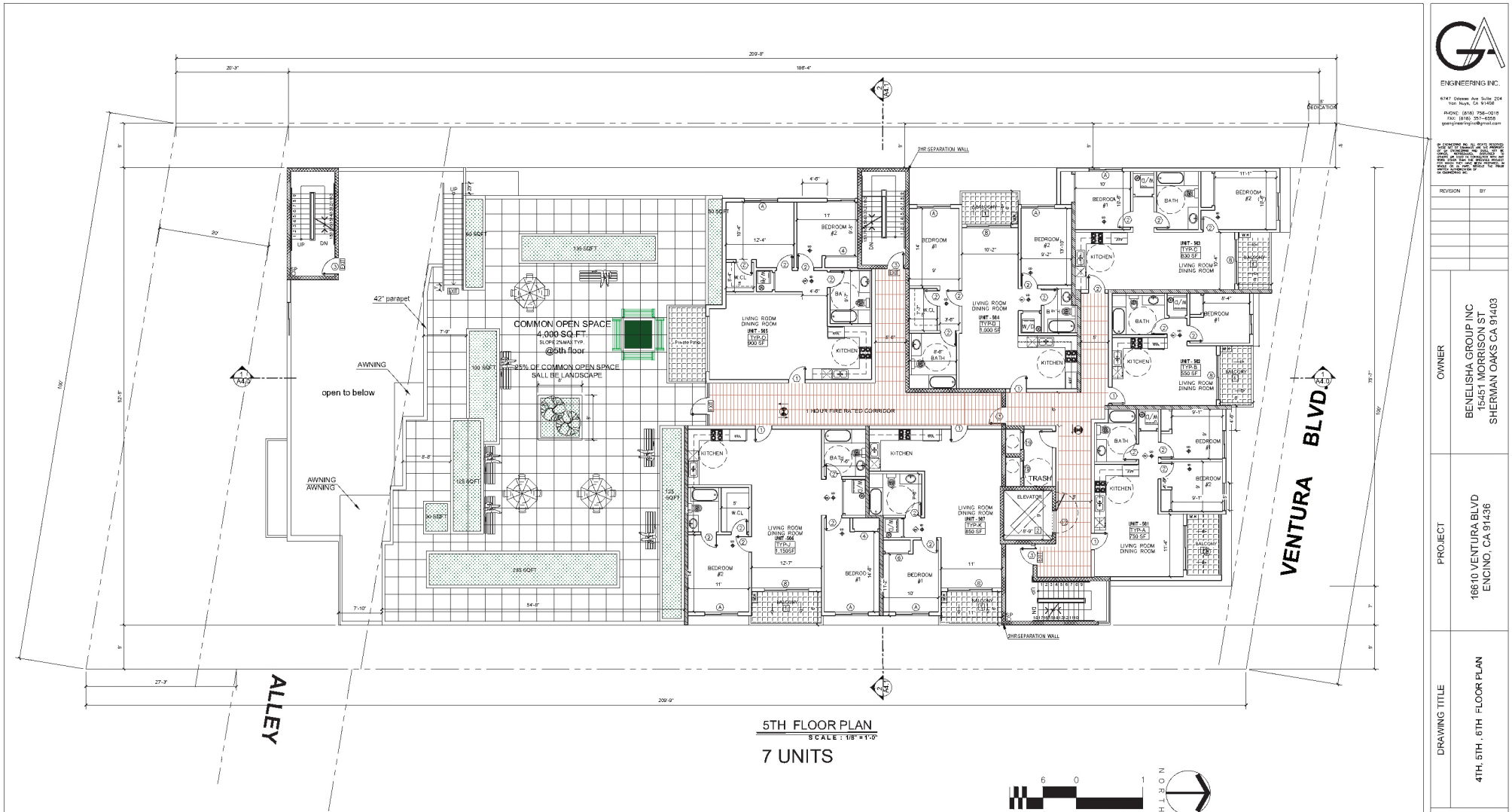
DRAWING TITLE

THIRD FLOOR PLAN

REGISTERED PROFESSIONAL ENGINEER
No. 51454
Exp. 6-30-2025

DATE: 11 December 2024
SCALE: 1/8"=1'-0"
DRAWN:
APPROVED:
JOB #: 21-1009
SHEET:
A2.4
OF SHEETS





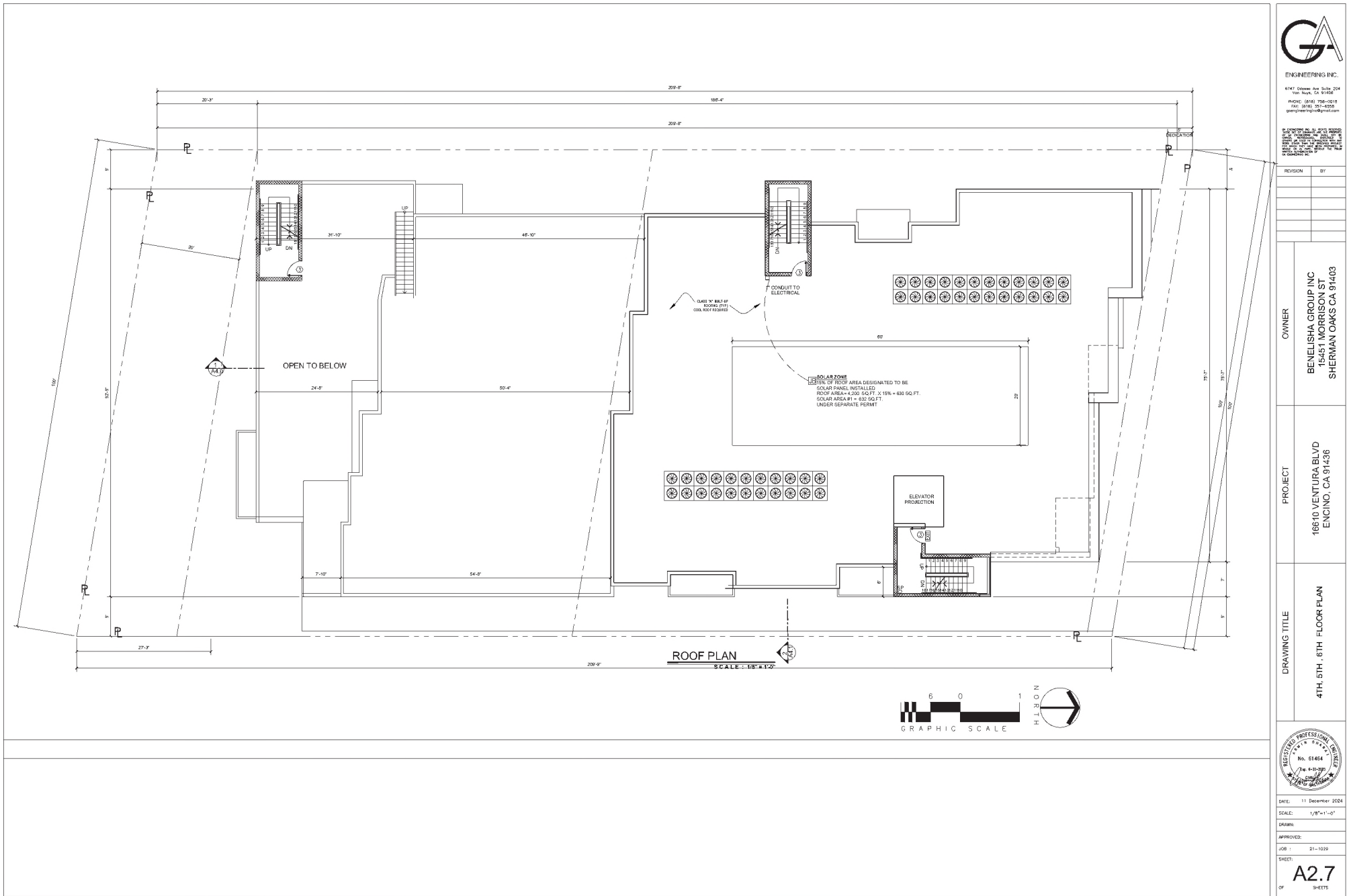
LEGEND				FIRE NOTE		NOTES
C1 3 HR. REQ. PER CBC 721 (2) ITEM 4-1.1 CONCRETE WALL SEE SPEC.	→ → → → PATH OF EGRESS	☼ CARBON MONOXIDE & HARD WIRED SMOKE DETECTOR W/ BATTERY BACK-UP	• ◯ • WATER HEATER	[EV] E.V. CAPABLE ELECTRICAL VEHICLE SUPPLY WIRING FOR FUTURE. REFER TO SHEET N-1 (GB) * THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNED EV SPACES AT FULL RATED AMPERAGE BASED ON LEVEL 2 EVSE. A SEPARATE ELECTRICAL PERMIT IS REQUIRED. 1 "A" LEVEL, "EV" CAPABLE SHALL BE POSTED IN A CONSPICUOUS PLACE AT RTE SERVICE PANEL OR SUBPANEL AND EV CHARGING SPACE (4.106.4.2) 2 ELEVATOR CAR TO ACCOMMODATE AMBULANCE STRETCHER PER SECTION 3002.4, 24" X 64" WITH NOT LESS THAN 6-INCH RADIUS CORNER, MIN CAB DIMENSION 60"X54" W/ 42" CLEAR OPENING	1. ALL FIRE PARTITION WALLS (LABC 708) SHALL BE 1 STCS60 HOUR RATED 2. WALLS (FIRE BARRIERS 707.3.1) IN SHAFTS AS SHALL BE 2 HOURS RATED ELEVATOR, STAIRS, ETC. 3. FIRE PARTITION CORRIDORS SHALL BE 1 HOUR RATED 4. ALL BEARING WALLS SHALL BE 1 HOUR RATED 5. THE FLOOR/CEILING ASSEMBLIES SHALL BE 1 HOUR RATED STCS60 6. WATER CURTAIN INSTALLATION SHALL BE AS PER BUILDING & SAFETY MECH. PLAN 18" 7. NON-COMBUSTIBLE DRAFT STOP SHALL BE PROVIDED.	1. "TEMPORARY PEDESTRIAN PROTECTION SHALL BE PROVIDED AS REQUIRED PER SECTION 3308, OBTAIN PUBLIC WORKS APPROVAL (3201.3,3202.3,4,3308). 2. "DOUBLE STRIPING OF STALLS BE PER ZONING CODE SECTION 12.21(A), CHART No5" 3. ELEVATOR LOBBY DOOR PROVIDED PER SECTION 708.14.1-EXCEPTION 3.
C2 3 HR. REQ. PER CBC 721 (2) ITEM 3 MASONRY WALL SEE SPEC.	→ → → → DISABLE PATH OF TRAVEL	☼ MECHANICAL VENT, 7 1/2 AIR CHANGE PER HOUR, DIRECTLY TO THE OUTSIDE "ENERGY STAR" W/ HUMIDISTAT	◯ ^{SP} STAND PIPE - MIN CLASS I			
W1 1 HR. EXTERIOR WALL (STC-50)	☼ EXIT SIGN	☼ F.D.C.	☼ ^{SP} WATER HEATER GAS TANK/LESS			
W2 CORRIDOR WALL (STC-50)	S STANDARD PARKING	⇒ GROUND-FAULT CIRCUIT-INTERUPTER	☼ ^{SP} MODEL 440UR STANDARD RECESSED KEY BOX FOR LOW-RISE BUILDING			
W5 INTERIOR WALL	C COMPACT PARKING	☼ 4" MIN. METAL DRYER VENT, DIRECTLY TO OUTSIDE MAXIMUM 14' LENGTH W/ TWO ELBOWS FROM DRYER	☼ ^{SP} WATER HEATER GAS TANK/LESS			
W6 PLUMBING WALL	DA DISABLE PARKING	☼ 2A/10BC FIRE EXTINGUISHER W/ BATTERY BACK-UP SEMI RECESSED CABINET, INSTALL MAX 48" AFF. TO THE TOP	☼ ^{SP} WATER HEATER GAS TANK/LESS			
W9 1 HR. SEPRATION WALL (STC-50)	1 BALCONY W/ CROSSFIELD PRODUCTS CORP. DEX-O-TEX COATING (1CB0#2360) OR EQUAL, ICC-ESR-1757 TYPE	☼ 2A/10BC FIRE EXTINGUISHER W/ BATTERY BACK-UP SEMI RECESSED CABINET, INSTALL MAX 48" AFF. TO THE TOP	☼ ^{SP} WATER HEATER GAS TANK/LESS			
W15 2HR. SHAFT (INTERIOR)		☼ WATER CURTAIN	☼ ^{SP} WATER HEATER GAS TANK/LESS			
W17 1 HR. EXTERIOR WALL	SD HARD WIRED SMOKE DETECTOR W/	☼ WATER CURTAIN	☼ ^{SP} WATER HEATER GAS TANK/LESS			

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REVISION	BY

OWNER	BENELISHA GROUP INC 15451 MORRISON ST SHERMAN OAKS CA 91403
PROJECT	16610 VENTURA BLVD ENCINO, CA 91436
DRAWING TITLE	4TH, 5TH, 6TH FLOOR PLAN

DATE: 11 December 2024
SCALE: 1/8"=1'-0"
DRAWN:
APPROVED:
JOB #: 21-1009
SHEET: **A2.6**
OF SHEETS





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REGISTERED PROFESSIONAL ENGINEER
No. 61464
Exp. 6-30-2025
State of California

REVISION	BY

DRAWING TITLE	PROJECT	OWNER
4TH, 5TH, 6TH FLOOR PLAN	16610 VENTURA BLVD ENCINO, CA 91436	BENELISHA GROUP INC 15451 MORRISON ST SHERMAN OAKS CA 91403



DATE: 11 December 2024
SCALE: 1/8"=1'-0"
DRAWN:
APPROVED:
JOB: 21-1029
SHEET:
A2.7
OF SHEETS



NORTH ELEVATION



SOUTH ELEVATION

ELEVATION KEYNOTE

- 1 SMOOTH STUCCO (EGGSHELL COLOR)
- 2 SMOOTH STUCCO (DARK GRAY COLOR)
- 3 WOOD VENEER OR SIDING
- 4 CORRUGATED METAL
- 5 STUCCO REVEAL
- 6 GLASS RAILING
- 7 METAL RAILING



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REVISION	BY

OWNER

BENELISHA GROUP INC
15451 MORRISON ST
SHERMAN OAKS CA 91403

PROJECT

16610 VENTURA BLVD
ENCINO, CA 91436

DRAWING TITLE

COLOR ELEVATIONS



DATE: 11 December 2024

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

DRAWN:

APPROVED:

JOB : 21-1029

SHEET:

A3.2
OF SHEETS



EAST ELEVATION



WEST ELEVATION

ELEVATION KEYNOTE

- ① SMOOTH STUCCO (EGGSHELL COLOR)
- ② SMOOTH STUCCO (DARK GRAY COLOR)
- ③ WOOD VENEER OR SIDING
- ④ CORRUGATED METAL
- ⑤ STUCCO REVEAL
- ⑥ GLASS RAILING
- ⑦ METAL RAILING



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OWNER
BENELISHA GROUP INC 15451 MORRISON ST SHERMAN OAKS CA 91403

PROJECT
16610 VENTURA BLVD ENCINO, CA 91436

DRAWING TITLE
COLOR ELEVATIONS



DATE: 11 December 2024

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

DRAWN:

APPROVED:

JOB : 21-1029

SHEET:

A3.3

OF SHEETS



NORTH ELEVATION / VIEW FROM VENTURA



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PROJECT
16610 VENTURA BLVD ENCINO, CA 91436

DRAWING TITLE
COLOR ELEVATIONS (FROM ADJACENT)



DATE: 11 December 2024

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

DRAWN:

APPROVED:

JOB : 21-1029

SHEET:

A3.4

OF SHEETS



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REVISION	BY

OWNER
 BENELISHA GROUP INC
 15451 MORRISON ST
 SHERMAN OAKS CA 91403

PROJECT
 16610 VENTURA BLVD
 ENCINO, CA 91436

DRAWING TITLE
 SECTION

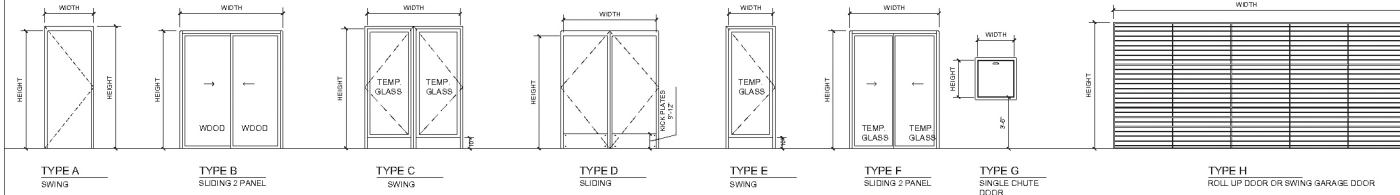


DATE: 11 December 2024
 SCALE: 1/8"=1'-0"
 DRAWN:
 APPROVED:
 JOB: 21-1029
 SHEET:
A4.0
 OF SHEETS

DOOR SCHEDULE

NOTE

MARK	DATA							FRAME		DESCRIPTION	REMARKS	FIRE RATED	DOOR NOTE
	TYPE	CORE	WIDTH	HEIGHT	THICK	MAT.	FIN.	MAT.	FIN.				
(1)	A		3'-0"	7'-0"		WDCQ	PAINT	WDCQ	PAINT	APARTMENT ENTRY DOOR	SELF CLOSING	20 MIN.	* EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT. FLUSH BOLTS OR SURFACE BOLTS ARE PROHIBITED.
(2)	A		2'-10"	7'-0"		WDCQ	PAINT	WDCQ	PAINT	INTERIOR DOOR			
(3)	A		3'-0"	7'-0"		WDCQ	PAINT	WDCQ	PAINT	INTERIOR STAIRS DOOR	SMOKE GASKET / PANIC HARDWARE / SELF CLOSING	90 MIN.	* EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE EVERY DOOR IN A SECURITY OPENING FOR AN APARTMENT HOUSE SHALL BE PROVIDED WITH A LIGHT BULB (60 WATT MIN) AT A MAXIMUM HEIGHT OF 8 FEET ON THE EXTERIOR.
(4)	B		4'-0"	7'-0"		WDCQ	PAINT	WDCQ	PAINT	SLIDING CLOSET DOOR			
(5)	B		6'-0"	7'-0"		WDCQ	PAINT	WDCQ	PAINT	SLIDING CLOSET DOOR			* EXIT WAY DOOR WIDTH SHALL NOT BE LESS THAN 32 INCHES AND SHALL BE CAPABLE OF OPENING 90°
(6)	F		6'-0"	7'-0"		VNVL	PAINT	VNVL	PAINT	SLIDING DOOR			
(7)	A		3'-0"	7'-0"		WDCQ	PAINT	WDCQ	PAINT	FOLDING DOOR			* ALL REQUIRED EXIT DOORS SHALL BE NOT LESS THAN 3 FT. WIDE 6'-8" HIGH, SHALL HAVE A CLEAR EXIT WAY WIDTH OF NOT LESS THAN 32" AND SHALL BE CAPABLE OF OPENING 90 DEGREES. THE MAXIMUM DOOR LEAF WIDTH IS 4 FEET WHEN SERVING AN OCCUPANT LOAD OF 10 OR MORE. (1003.5.1.3a) & (1003.5.1.4)
(8)	F		8'-0"	8'-0"		VNVL	PAINT	VNVL	PAINT	SLIDING DOOR			
(9)	A		3'-0"	7'-0"		WDCQ	PAINT	WDCQ	PAINT	EXTERIOR STAIR DOOR	SELF CLOSING SMOKE GASKETED FIRE ASSEMBLY	90 MIN.	* SECTION 708.14.1-EXCEPTION 3. ELEVATOR LOBBY DOOR PROVIDED PER
(10)	A		3'-0"	7'-0"		METAL	PAINT	METAL	PAINT	MEDIA RM - RECYCLE		90 MIN.	
(11)	C		6'-0"	8'-0"		GLASS	PAINT	METAL	PAINT	DOUBLE DOOR			1. 90MIN. DOOR WITH MAGNET HELD OPEN DEVICE TO MEET 713.14.3 CBC MINIMUM REQUIREMENTS COMPLYING WITH THE SMOKE AND DRAFT CONTROL DOOR ASSEMBLY REQUIREMENTS IN SECTION 716.5.3.1
(12)	A		6'-0"	7'-0"		METAL	PAINT	METAL	PAINT	ELEVATOR DOOR	SMOKE GASKETED FIRE ASSEMBLY / SELF CLOSING	90 MIN.	
(13)	A		3'-0"	7'-0"		METAL	PAINT	METAL	PAINT	TRASH CHUTE	SELF CLOSING SMOKE GASKETED FIRE ASSEMBLY	90 MIN.	2. 3006.2 HOISTWAY OPENING PROTECTION WHERE SECTION 3006.2 REQUIRES PROTECTION OF THE ELEVATOR HOISTWAY DOOR OPENING, THE PROTECTION SHALL BE PROVIDED BY THE FOLLOWING
(14)	D		6'-0"	7'-0"		METAL	PAINT	METAL	PAINT	TRASH	MAGNET DOOR HOLDER	90 MIN.	
(15)	H		24'-0"	9'-0"		METAL	PAINT	METAL	PAINT	GARAGE DOOR			* ADDITIONAL DOORS SHALL BE PROVIDED AT EACH ELEVATOR HOISTWAY DOOR OPENING IN ACCORDANCE WITH SECTION 3002.6. SUCH DOOR SHALL COMPLY WITH THE SMOKE AND DRAFT CONTROL DOOR ASSEMBLY REQUIREMENTS IN SECTION 716.5.3.1 WHEN TESTED IN ACCORDANCE WITH UL 1784, SMOKE GASKETED WITHOUT AN ARTIFICIAL BOTTOM SEAL.
(16)	A		3'-0"	7'-0"		METAL	PAINT	WDCQ	PAINT	EXIT DOOR	PANIC HARDWARE		
(17)	A		3'-0"	8'-0"		VNVL	PAINT	VNVL	PAINT	SINGLE DOOR / BICYCLE ROOM			
(18)	E		3'-0"	8'-0"		VNVL	PAINT	VNVL	PAINT	BALCONY DOOR			
(19)	G		2'-0"	2'-0"		METAL	PAINT	METAL	PAINT	CHUTE DOOR		90 MIN.	



WINDOW SCHEDULE

MARK	TYPE	WIDTH	HEIGHT	GLASS	FRAME	WALL OPENING WIDTH	DESCRIPTION	REMARKS
(A)		6'-0"	6'-0"		VNVL		SLIDING-FIXED	DUAL GLAZED
(B)		8'-0"	6'-0"		VNVL		SLIDING-FIXED	DUAL GLAZED
(C)		4'-0"	6'-0"		VNVL		SLIDING	DUAL GLAZED
(D)		3'-0"	6'-0"		VNVL		FIXED	DUAL GLAZED
(E)		7'-0"	VAR		VNVL		FIXED	DUAL GLAZED

NOTE: ALL GLAZING WITHIN 40" OF ENTRY DOOR HANDLE SHALL BE TEMPERED.
SILL HEIGHT FOR BEDROOM WINDOW SHALL NOT EXCEED 44" AND 42" MINIMUM.
MINIMUM WINDOW OPENING WIDTH 20" CLEAR, HEIGHT 24" CLEAR, 5/8" S/D FT. MINIMUM OPENING.

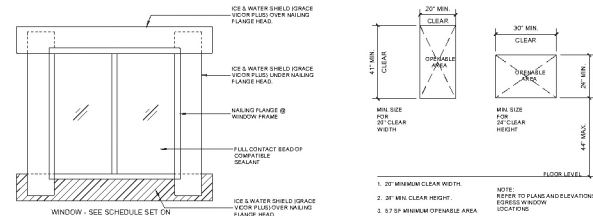
NOTE: ALL NEW WINDOWS SHALL BE DUAL GLAZED VINYL FRAME WINDOWS U-40-30 MIN.
SHADING COEFFICIENT=25, SELECTED BY OWNER, CONTRACTOR INSTALLED.
WINDOWS SHALL MEET EGRESS REQUIREMENTS SECTION (CBC 910.4)

Diagram illustrating window types and their dimensions:

- TYPE A: SCALE 1/4" = 1'-0"
- TYPE B: SCALE 1/4" = 1'-0"
- TYPE C: SCALE 1/4" = 1'-0"
- TYPE D: SCALE 1/4" = 1'-0"
- TYPE E: SCALE 1/4" = 1'-0"

NOTES:

- INTERIOR FINISH OF ELEVATOR CABS SHALL BE SPECIFIED BY THE OWNER, COORDINATE AND CONFIRM AS REQUIRED
- HEIGHT OF TILE AT BATHTUBS AND SHOWERS SHALL BE CONFIRMED WITH THE INTERIOR ARCHITECTS AND OWNER
- FLOOR FINISHES OF OUTDOOR AREAS SHALL BE COORDINATED WITH LANDSCAPE ARCHITECT AND OWNER
- ALL TILE SIZES AND BASEBOARD PROFILE SHALL BE CONFIRMED WITH THE INTERIOR ARCHITECT AND OWNER
- ALL INTERIOR FLOOR AND WALL FINISHES SHALL BE TESTED AS SPECIFIED IN SECTION 802. APPLICATION SHALL BE IN ACCORDANCE WITH SECTION 803, 804, AND TABLE 803.9 (MIN CLASS C)
- INTERIOR WALL AND CEILING FINISH SHALL HAVE A FLAME SPREAD INDEX NOT GREATER THAN SPECIFIED IN TB03.11. SPECIFY INTERIOR WALL AND CEILING FINISH ON PLANS. (LAFIC 803.3)
- MATERIAL OTHER THAN FOAM PLASTICS USED AS INTERIOR TRIM SHALL HAVE A MIN CLASS C FLAME SPREAD AND SMOKE-DEVELOPED INDEX AND SHALL NOT EXCEED 10% OF THE WALL OR CEILING AREA IN WHICH IT IS ATTACHED. (LAFIC 804.1)
- CURTAIN, DRAPERIES, FABRIC HANGINGS, AND SIMILAR COMBUSTIBLE DECORATIVE MATERIAL SUSPENDED FROM WALLS OR CEILINGS SHALL NOT EXCEED 10% OF THE WALL OR CEILING AREA TO WHICH SUCH MATERIALS ARE ATTACHED. (LAFIC 807.3)
- IN EVERY GROUP A-E-R-1, R-2, AND R-2.1 ALL DRAPES, HANGINGS, CURTAINS, DROPS, AND ALL OTHER DECORATIVE MATERIAL SHALL BE MADE FROM A NONFLAMMABLE MATERIAL OR TREATED AND MAINTAINED IN A FLAME-RETARDANT CONDITION BY MEANS OF FLAME-RETARDANT SOLUTION OR PROCESS APPROVED BY THE OSFM. (TITLE 19, DIV 1, C 3.08)
- INTERIOR FINISH MATERIALS APPLIED TO WALL AND CEILINGS SHALL BE TESTED AS SPECIFIED IN SECTION 803. IN ADDITION, PROVIDE DETAILS SHOWING APPLICATION IN ACCORDANCE WITH SECTION 803, 804, AND TABLE 803.9.
- THE FLAME-SPREAD RATING OF PANELING MATERIALS ON THE WALLS OF THE CORRIDOR, LOBBY AND EXIT ENCLOSURE MUST BE IDENTIFIED ON PLANS. (T-803.1.1)



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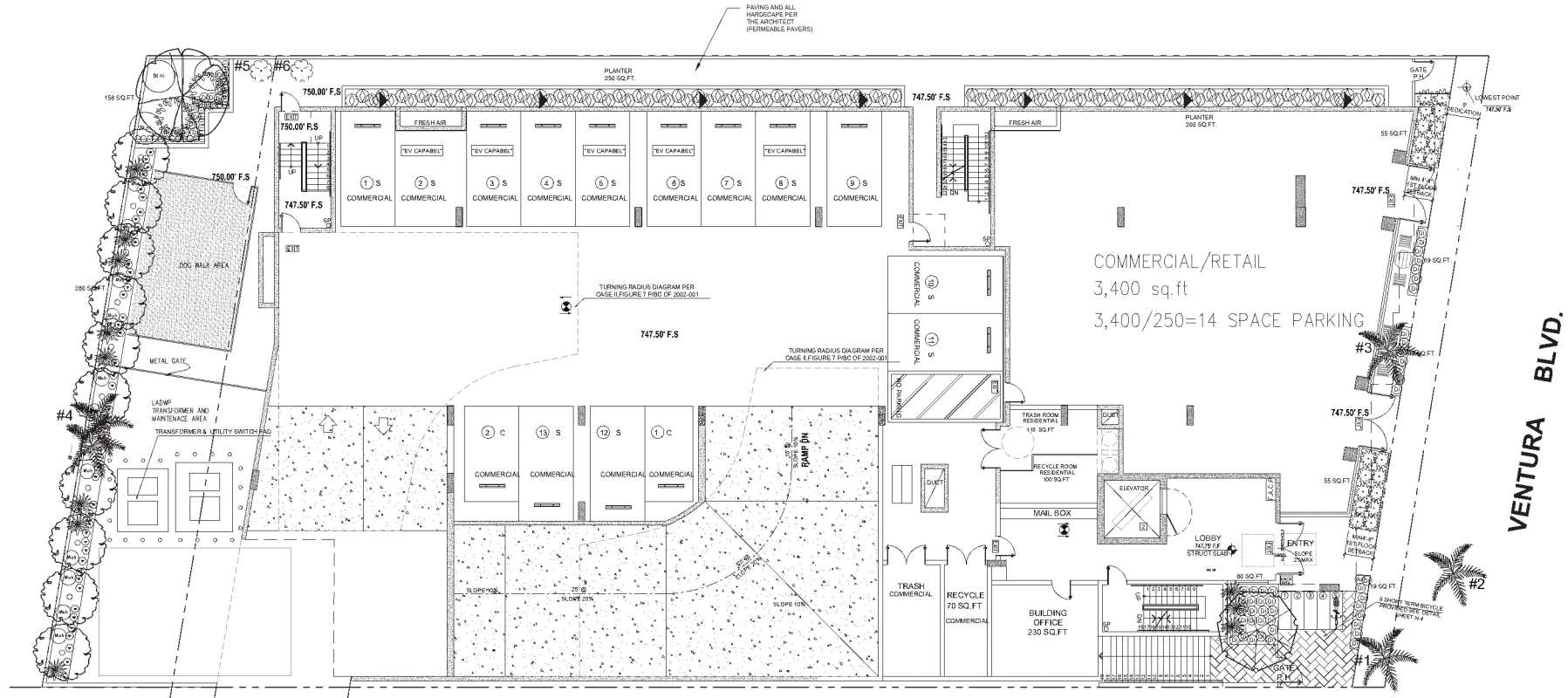
OWNER
BENELISHA GROUP INC
15451 MORRISON ST
SHERMAN OAKS CA 91403

PROJECT
16610-16618 VENTURA BLVD
ENCINO, CA 91436

DRAWING TITLE
FIRST FLOOR -
PLANTING PLAN

DATE: 3/9/2025
SCALE: 1/8"=1'-0"
DRAWN: S.A.
APPROVED:
JOB: 23-005
SHEET:

L - 1
1 OF 13



FIRST FLOOR - PLANTING PLAN

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

FRONT YARD LANDSCAPE AREA:
60 percent of all front yard setbacks
in excess of 18 inches =400 sq.ft
60%x400s.f.= 240 s.f
provided landscape area=
80s.f.+19s.f.+55s.f.+19s.f.+19s.f.+55s.f.= 247 sq.ft

FRONT YARD LANDSCAPE AREA:
60 percent of all front yard setbacks
in excess of 18 inches =400 sq.ft
60%x400s.f.= 240 s.f
provided landscape area=
80s.f.+19s.f.+55s.f.+19s.f.+19s.f.+55s.f.= 247 sq.ft

NOTE: ALL DRAINS, AIR GAPS,
WATER PROOFING AND PLANTER
SPECIFICATIONS BY OTHERS.
THESE PLANS ARE FOR PLANTING
AND IRRIGATION ONLY. DO NOT
ALTER OR PUNCTURE ANY WATER
PROOFING.

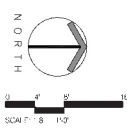
NOTE: ALL PLANTERS NOT OVER
NATURAL GRADE REQUIRE
SPECIAL STRUCTURAL
CALCULATIONS BY OTHERS.

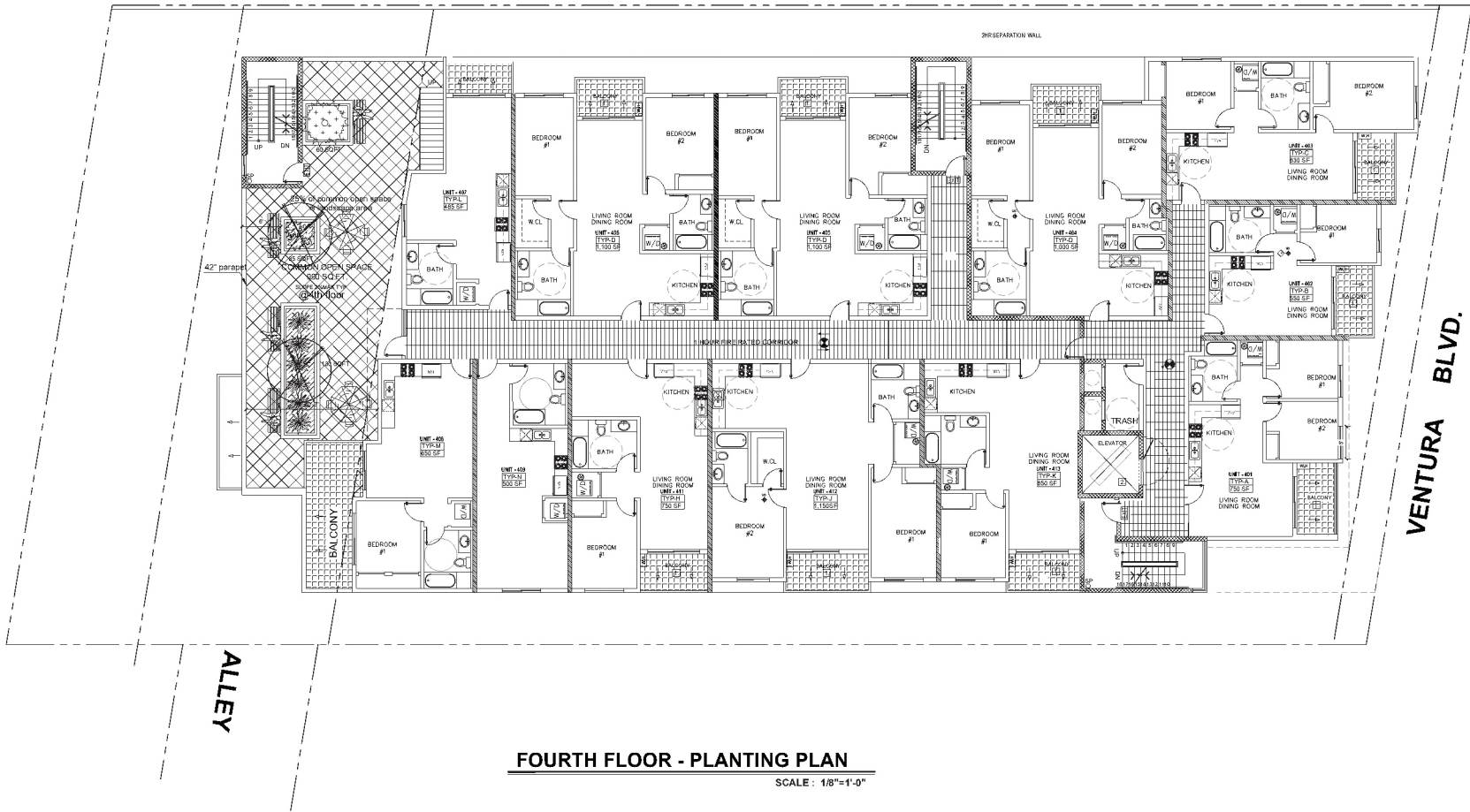
SEE SHEET L-4 FOR PLANTING NOTES AND LEGENDS

#	SPECIES	COMMON NAME	DIMETER
1	SYAGRUS ROMANOFFIANA	QUEEN PALM	30" CLEAR TRUNK
2	SYAGRUS ROMANOFFIANA	QUEEN PALM	18" CLEAR TRUNK
3	SYAGRUS ROMANOFFIANA	QUEEN PALM	18" CLEAR TRUNK
4	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	28" CLEAR TRUNK
5	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	17"
6	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	17"

CUTTING TREES ARE SIX TREES ON SITE AND NONE IS CITY OF LOS ANGELES NATIVE
PROTECTED TREE (AS SPECIFIED BY ORDINANCE NO. 10885)
TREE AL AS A STREET TREE WITHIN PUBLIC RIGHT OF WAY TO REMAIN
TREE AL AS TO BE REMOVED
TREE AL AS TO BE REMOVED
TREE AL AS TO BE REMOVED

PLANNING AND ZONING INFORMATION:
PROPOSED: NEW MIXED-USE, COMMERCIAL RESIDENTIAL BUILDING, FIRST FLOOR
COMMERCIAL AND PARKING, 4 RESIDENTIAL STORIES (45) UNITS, 5 STORIES
IN TOTAL OVER 2-LEVEL BASEMENT PARKING
ADDRESS: 16610-16618 W. VENTURA BLVD., ENCINO, CA 91436
LOT AREA: 20,754.4 S.F. (PER ZIMAS)





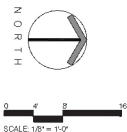
FOURTH FLOOR - PLANTING PLAN

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

NOTE: ALL DRAINS, AIR GAPS, WATER PROOFING AND PLANTER SPECIFICATIONS BY OTHERS. THESE PLANS ARE FOR PLANTING AND IRRIGATION ONLY. DO NOT ALTER OR PUNCTURE ANY WATER PROOFING.

NOTE: ALL PLANTERS NOT OVER NATURAL GRADE REQUIRE SPECIAL STRUCTURAL CALCULATIONS BY OTHERS.

PLANNING AND ZONING INFORMATION:
PROPOSED: NEW MIXED-USE, COMMERCIAL RESIDENTIAL BUILDING FIRST FLOOR COMMERCIAL AND PARKING, 4 RESIDENTIAL STORIES (45) UNITS, 5 STORIES IN TOTAL OVER 2-LEVEL BASEMENT PARKING
ADDRESS: 16610-16618 W. VENTURA BLVD., ENCINO, CA 91436
LOT AREA: 20,754.4 S.F. (PER Z.M.A.S.)



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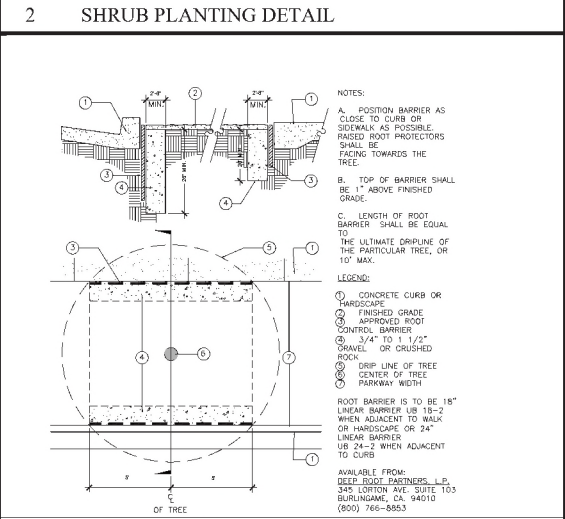
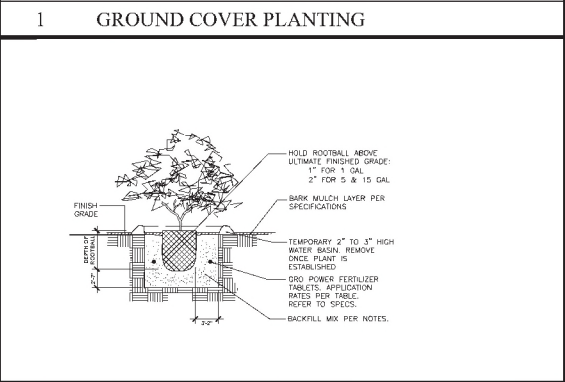
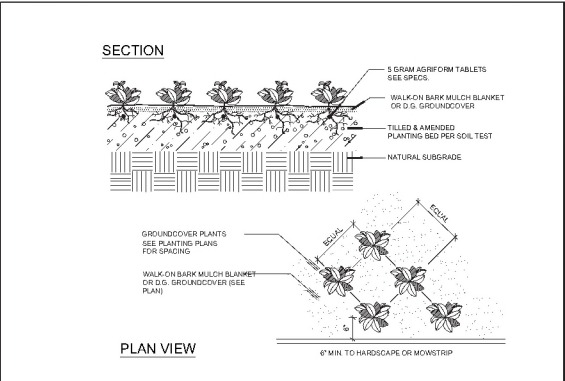
OWNER
BENELISHA GROUP INC
15451 MORRISON ST
SHERMAN OAKS CA 91403

PROJECT
16610-16618 VENTURA BLVD
ENCINO, CA 91436

DRAWING TITLE
FOURTH FLOOR - PLANTING PLAN

DATE: 3/9/2025
SCALE: 1/8"=1'-0"
DRAWN: S.A.
APPROVED:
JOB: 23-005

SHEET:
L - 2
2 OF 13



3 ROOT BARRIER

PLANTING INSTALLATION NOTE

ADJUSTMENTS TO PLANT LAYOUT MAY BE REQUIRED IN THE FIELD DURING INSTALLATION BY THE LANDSCAPE ARCHITECT OR CITY REPRESENTATIVE TO ADDRESS SITE SPECIFIC SOLAR ORIENTATIONS OR MICROCLIMATIC CONDITIONS NOT REFLECTED IN THESE TYPICAL PLANTS.

PLANTING NOTES

WEED CONTROL:

WHERE PERMANENT WEEDS EXIST ON SITE AT THE BEGINNING OF WORK, CLEAN AND REMOVE THESE EXISTING WEEDS BY MOWING OR GRUBBING OFF ALL PLANT MATERIAL UPON COMPLETION OF SOIL PREPARATION AND PLANTING OF ALL SPECIES. TREES BEGIN WEED ABATEMENT PROGRAM BY APPLYING 100 POUNDS OF A COMMERCIAL FERTILIZER 46-0-0 PER ACRE AND PER MANUFACTURER'S SPECIFICATIONS. WATER ALL AREAS FOUR TIMES DAILY FOR FOURTEEN (14) CONSECUTIVE DAYS UNTIL WEED SEEDS HAVE GERMINATED. CEASE WATERING FOR THREE (3) DAYS. SPRAY A NON-SELECTIVE, NON-RESIDUAL SYSTEMIC HERBICIDE TO ERADICATE GERMINATED WEEDS. LET THE WEEDS DIE WITHOUT IRRIGATION FOR A MINIMUM DEPTH OF 18" BELOW THE SURFACE OF THE SOIL. IF STUBBORN AND RESIDUAL WEEDS (E. BERMUDA) SHOULD PERSIST ERADICATION PROCEDURE SHOULD BE REPEATED. THE TYPE OF WEED THAT IS NOT SHALD BE IDENTIFIED AND COORDINATED WITH AN APPROVED LICENSED PEST CONTROL ADVISOR TO ENSURE COMPATIBILITY WITH CHEMICAL AND SEASON OF APPLICATION. DO NOT USE MATERIALS OR METHOD THAT WOULD ADVERSELY EFFECT NEW PLANTINGS, SLOPE STABILIZATION OR HYDROSEEDING.

SOIL TEST:

AFTER ALL SOIL HAS BEEN IMPORTED TO THE SITE AND ROUGH GRADING COMPLETED BUT PRIOR TO SOIL PREPARATION, THE CONTRACTOR SHALL FURNISH A COPY OF THE SOIL TEST FOR AGRICULTURAL SUITABILITY AND FERTILITY PREPARED BY A CALIFORNIA ASSOCIATION OF AGRICULTURAL LABORATORIES MEMBER TO THE CONTRACTING OFFICER. UPON REVIEWING THE SOILS REPORT THE CONTRACTING OFFICER MAY MAKE SPECIES SUBSTITUTIONS TO THE PLANT LIST.

SOIL PREPARATION:

MACHINE ROTOTILL THE FOLLOWING AREAS DOWN INTO THE SOIL AT RATES INDICATED PER 1000 SF. (THESE RATES ARE FOR BID PURPOSE ONLY. ACTUAL RATES TO CORRESPOND TO CONTRACTOR'S SOILS REPORT.)

- 4 CU YDS. 10% BROWN STABILIZED SAWDUST
- 160 LBS. CYTUS 333
- 125 LBS. STANDARD FERTILIZER

DEEP ROOT BARRIERS:

ALL TREES WITHIN FEET OF ANY PERMANENT HARDSCAPE ELEMENT SUCH AS CONCRETE WALLS, WALLS OR BUILDING SHALL BE PLANTED WITH AN APPROPRIATE DEEP LINEAR ROOT BARRIER (SEE DETAIL ON THIS SHEET).

PLANT LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	WUCOLS PF.	SIZE AT MATURITY	YEARS	REMARKS
	TREES							
	Bambusa multiplex 'Alphonse Karr'	Alphonse Karr Bamboo	7	15gal	M	25'xClumping	8	
	Tristania conferta	Brisbane Box	10	24"Box	M	20'x12'	8	
	Cercis occidentalis	Western Redbud	2	24"Box	L	20'x20'	7	Mitigation Tree
	Platanus acerifolia 'Columbia'	London Plane Tree	1	24"Box	L	80'x40'	10	Mitigation Tree
	Citrus 'Meyer'	Meyer Lemon Tree	4	24"Box	L	20'x20'	7	Standard
	Olea europaea 'Majestic Beauty'	Olive Tree	2	24"Box	M	25'x10'	14	Fruitless
	Strelitzia reginae	Giant Bird of Paradise	3	15gal	M	18'x5'	10	
	Existing Trees - See legend on Sheet L-1							
	45 UNITS / 4 = 12 TREES REQUIRED							

PLANT LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	WUCOLS PF.	SIZE AT MATURITY	YEARS	REMARKS
	SHRUBS							
	Aeonium 'Sunburst'	Copper Pinwheel	13	5gal	L	2'x2'	2	
	Dianella revoluta Little Rev 'DR5000'	Little Rev Flax Lily	90	5gal	L	4'x2'	2	
	Miscanthus sinensis 'Zebrinus'	Zebra Grass	7	15gal	M	7'x6'	3	
	Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye	97	5gal	L	3'x4'	3	
	Liriope muscari 'Aztec Grass'	Aztec Grass	84	5gal	L	3'x4'	3	
	Muhlenbergia capillaris 'Lenca'	Pink Muhly Grass	25	5gal	L	3'x5'	5	
	Olea europaea 'Montra'	Little Olive	19	15gal	L	6'x6'	5	
	Phormium 'FT101' PP #20,451	Black Adder Flax	26	15gal	M	4'x3'	2	
	Regal pelargonium	Martha Washington Geranium	29	1gal	M	1'x1'	2	
	Philodendron 'Xanadu'	Xanadu Philodendron	23	5gal	M	3'x3'	3	
	GROUND COVER							
	Trachelospermum jasminoides	Star Jasmine	12	1gal @ 36" o.c.	M	2'x3'	2	
	Bougainvillea 'Monika'	Op-La-La Bougainvillea	10	1gal @ 48" o.c.	L	2'X8'	1	
	Tradescantia pallida 'Purple Heart'	Purple Spiderwort	16	1gal @ 24" o.c.	L	18"X3'	1	
	VINES							
	Clematis ligusticifolia	Western Virgin Bower	7	5gal	L	15'X7'	5	Espalier

LANDSCAPE CALCULATION

REQUIRED	PROVIDED
PROJECT SITE: 20,754.4 SQ.FT.	Pervious paving in sidewalks and/or 3 parking lots (per 100 square feet)
	Vines or espaliered plants on walls/fences (per 30 linear feet of wall/fence)
	Use of Class I or Class II compost produced using City organic materials (TOPGRO in a majority of landscaped areas)
	Provision for on- or off-site recycling of all vegetative waste
	Provision of permeable driveway
	Conservation of existing trees (per tree not street trees)
POINTS REQUIRED: 20	TOTAL POINTS: 22

NOTE: ALL DRAINS, AIR GAPS, WATER PROOFING AND PLANTER SPECIFICATIONS BY OTHERS. THESE PLANS ARE FOR PLANTING AND IRRIGATION ONLY. DO NOT ALTER OR PUNCTURE ANY WATER PROOFING.

NOTE: ALL WATER PROOFING AND PLANTER SPECIFICATIONS BY OTHERS. THESE PLANS ARE FOR PLANTING AND IRRIGATION ONLY.

4 DOUBLE STAKED TREE

SARMEN INC.

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REVISION: 01

OWNER: BENELISHA GROUP INC
15451 MORRISON ST
SHERMAN OAKS CA 91403

PROJECT: 16610-16618 VENTURA BLVD
ENCINO, CA 91436

DRAWING TITLE: PLANTING NOTES, LEGENDS AND DETAILS

DATE: 3/9/2025

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

DRAWN: S.A.

APPROVED:

JOB: 23-05

SHEET: L - 4

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IRRIGATION NOTES

1. 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 OWNER'S AUTHORIZED REPRESENTATIVE, OTHERWISE THE IRRIGATION CONTRACTOR MUST ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.

2. THIS DESIGN IS DIAGRAMMATIC. EQUIPMENT SHOWN IN PAVED AREAS IS FOR CLARIFICATION ONLY, AND IS TO BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE.

3. 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.

4. 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 WIRE TOGETHER MIN. 20" ON CENTER.

5. FINAL LOCATIONS FOR BACKFLOW PREVENTER(S) AND CONTROLLER(S) TO BE DETERMINED BY OWNER'S AUTHORIZED REPRESENTATIVE, IN THE FIELD.

6. INSTALL ALL EQUIPMENT (VALVES, GATE VALVES, BOXES ETC.) IN PLANTING AREAS ONLY, NOT IN LAWN AREAS.

7. PROVIDE MIN. 18" COVERAGE OVER ALL PRESSURE LINES, AND 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.

8. IRRIGATION CONTRACTOR TO FLUSH ALL LINES AND ADJUST ALL SPRINKLERS FOR MAXIMUM PERFORMANCE, AND TO PREVENT OVERSPRAY ONTO WALKS, DRIVES, BUILDING, ETC. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT ACTUAL SITE CONDITIONS.

9. ALL SHRUBBERY SPRINKLERS ADJACENT TO PARKING LOT OR ALONG WALKS OR ROADS SHALL BE INSTALLED WITH HIGH POP-UP BODIES.

10. DRIPPERLINE WILL BE INSTALLED MAXIMUM 6" FROM HARDSURFACE AND WILL BE SPACED AT MAXIMUM 12" ON CENTER FOR ENTIRE PLANTED AREA WHERE SHOWN. ALL TUBING WILL BE CONNECTED TO EITHER P.V.C. HEADER OR TO OTHER TUBING. THERE WILL BE NO "DEAD ENDS." TOP OF DRIPPERLINE WILL BE AT SAME LEVEL AS FINISH GRADE.

11. 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.

12. ALL P.V.C. MAINLINE FITTING TO BE "LONG SOCKET" TYPE AS MANUFACTURED BY DURA COMPANY.

13. UPON COMPLETION, IRRIGATION CONTRACTOR TO SUPPLY TO OWNER, A COMPLETE SET OF REPRODUCIBLE "AS-BUILT" DRAWINGS. DRAWING 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 10MIL. CLEAR PLASTIC.

Water Budget Calculation:

MAXIMUM APPLIED WATER ALLOWANCE (MAWA):
(ET₀)(K_{0.62})(ETAF)(AREA)
(60.1)(0.62)(0.55)(1,854) = 31,673.9 GALLONS

Estimated Total Water Use (ETWU):
(ET₀)(K_{0.62})(IPF)(HAI)(E)
(60.1)(0.62)(0.55)(59.5)(.81) = 26,444.9 Gallons

The ETWU (26,444.9 Gallons per year) is less than MAWA (31,673.9 Gallons per year), the water budget complies with the MAWA.

NOTES:

- Recirculating water systems shall be used for water features.
- Pressure regulating devices are required if water pressure is below or exceeds the recommended pressure of the specified irrigation devices.
- Check valves or anti-drain valves are required on all sprinkler heads where low point drainage could occur.
- A diagram of the irrigation plan showings 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 designer of the landscape plans, irrigation plans, or the licensed landscape contractor for the project.
- An irrigation audit report shall be completed at the time of final inspection.

14. 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.

15. AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.

16. UNLESS CONTRADICTED BY A SOILS TEST, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.

17. IDENTIFICATION OF A POTABLE AND NONPOTABLE WATER SYSTEM. IN BUILDINGS WHERE POTABLE WATER AND NONPOTABLE WATER SYSTEMS ARE INSTALLED, EACH SYSTEM SHALL BE CLEARLY IDENTIFIED IN ACCORDANCE WITH SECTION 601.2.1 THROUGH SECTION 602.2.4

601.2.1 POTABLE WATER. GREEN BACKGROUND WITH WHITE LETTERING.
601.2.2 COLOR AND INFORMATION. EACH SYSTEM SHALL BE IDENTIFIED WITH A COLORED PIPE OR BAND AND CODED WITH PAINTS, WRAPS, AND MATERIALS COMPATIBLE WITH THE PIPING.

601.2.2.1 ALTERNATE WATER SOURCES. ALTERNATE WATER SOURCE SYSTEMS SHALL HAVE A PURPLE (PANTONE COLOR NO. 512, 522C, OR EQUIVALENT) BACKGROUND WITH UPPERCASE LETTERING AND SHALL BE FIELD OR FACTORY MARKED AS FOLLOWS.

1) GRAY WATER SYSTEMS SHALL BE MARKED IN ACCORDANCE WITH THIS SECTION WITH THE WORDS "CAUTION: NONPOTABLE GRAY WATER, DO NOT DRINK" IN YELLOW LETTERS (PANTONE 108 OR EQUIVALENT).

2) RECLAIMED (RECYCLED) WATER SYSTEMS SHALL BE MARKED IN ACCORDANCE WITH THIS SECTION WITH THE WORDS: "CAUTION: NONPOTABLE RECLAIMED (RECYCLED) WATER, DO NOT DRINK" IN BLACK LETTERS.

3) ON SITE TREATED WATER SYSTEMS SHALL BE MARKED IN ACCORDANCE WITH THIS SECTION WITH THE WORDS: "CAUTION: ON-SITE TREATED NONPOTABLE WATER, DO NOT DRINK" IN YELLOW LETTERS (PANTONE 108 OR EQUIVALENT).

4) RAINWATER CATCHMENT SYSTEMS SHALL BE MARKED IN ACCORDANCE WITH THIS SECTION WITH THE WORDS: "CAUTION: NONPOTABLE RAINWATER, DO NOT DRINK" IN YELLOW LETTERS (PANTONE 108 OR EQUIVALENT).

18. ALL SPRINKLER HEADS OF THE SAME TYPE SHALL BE OF THE SAME MANUFACTURER.

19. OVERHEAD IRRIGATION SHALL NOT BE PERMITTED WITHIN 24-INCHES OF ANY NON-PERMEABLE SURFACE.

20. RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES

21. FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO DEPTH OF SIX INCHES INTO THE SOIL.

22. PRESSURE REGULATION DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.

23. CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.

24. I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

25. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.

DRIPLINE SUPPLY/EXHAUST LATERAL PIPE SIZING:

ZONE FLOW	PIPE SIZE
0 – 5 GPM	DRIPLINE TUBING or 1/2" PVC
5 – 8 GPM	3/4" PVC
8.1 – 13 GPM	1" PVC
13.1 – 22 GPM	1 1/4" PVC
22.1 – 30 GPM	1 1/2" PVC

Hydrozone	Plant water use type	Plant factor (PF)	Hydrozone Area (HA) square feet	PTFAHA (square feet)
1	Moderate	0.4	167	66.8
2	Moderate	0.4	80	32
3	Low	0.2	240	52
4	Moderate	0.4	438	175.2
5	Moderate	0.4	345	138
6	Moderate	0.4	564	225.6
			SUM	1,254
				689.6

CITY OF LOS ANGELES LANDSCAPE ORDINANCE IRRIGATION POINTS				
REQUIRED FOR 20,754.4 SQ. FT. PROJECT:				
				300
TECHNIQUE	TABLE II ITEM	# OF ITEM	POINTS PER ITEM	TOTAL POINTS
Drip/low precipitation circuits	1	5	3	25
Automatic irrigation controller w/ cycling capacity	3	3	5	15
Plants on site to remain more than 3 years	6	123	2	246
Lawn area 0%-15% of landscape area	2	1	10	10
Rain sensor	4	3	2	6
TOTAL POINTS				302

NOTE: ALL WATER PROOFING AND PLANTER SPECIFICATIONS BY OTHERS. THESE PLANS ARE FOR PLANTING AND IRRIGATION ONLY.

25. A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.

27. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

28. AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICATION MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION IRRIGATION SCHEDULE AND A SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.

RAIN / ET SENSOR PLACEMENT NOTE:

THE RAIN SENSOR SHALL BE INSTALLED ON THE SOUTH OR SOUTHWESTERN FACING AREA OF THE ROOF. THE AREA SELECTED SHALL BE IN A CLEAR OPEN AREA OF THE ROOF NOT EFFECTED BY SHADE FROM ANOTHER BUILDING OR TREE. THE CONTRACTOR SHALL INSTALL THE SENSOR ON AN EAVE OR FASCIA BOARD PER THE DIRECTION OF THE LANDSCAPE ARCHITECT. ALL WIRING SHALL BE CONCEALED PER THE DIRECTION OF THE LANDSCAPE ARCHITECT EITHER WITHIN PVC CONDUIT OR OTHER MEANS AS DIRECTED BY THE LANDSCAPE ARCHITECT.

IRRIGATION LEGEND

SYM.	DESCRIPTION
	RAINBIRD XACC-1000/5-PIRF ANTI-SIPHON CONTROL ZONE KIT - REMOTE CONTROL VALVE FOR DRIP/BUZZLER SYSTEMS
	HUNTER WIRELESS SOLAR SYNC SENSOR, MOUNT UP TO 800' FROM RECEIVER
	HUNTER 1" MASTER VALVE - IBV SERIES VALVE - NORMALLY CLOSED
	HUNTER FCT-100 - 1" FLOW-CLK FLOW SENSOR
	FERBCO 825 - 1" BACKFLOW PREVENTION UNIT - TO BE INSTALLED IN STAINLESS STEEL ENCLOSURE POWDER COATED COLOR BLACK.
	NIBCO BRASS BALL VALVE - LINE SIZE
	FIRE DEPARTMENT CONNECTION - FOR REFERENCE ONLY
	VERIFY LOCATION ON SITE POINT OF CONNECTION
	1.5" PRESSURE MAINLINE LINE CLASS 315 PVC- INSTALL DEPTHS PER DETAIL
	WATER STUB OUT. REFER TO ARCHITECT AND CIVIL PLANS FOR P.O.C. CONNECTION TO IRRIGATION METER ON GROUND LEVEL. PER CIVIL ENGINEER PLANS
	NON-PRESSURE LATERAL LINE SCH. 40 P.V.C. - INSTALL DEPTHS PER DETAIL. USE U/VB BROWNLINE FOR ANY IRRIGATION PIPE PLACED ON OR ABOVE GRADE.
	DRIPLINE FLUSH CAP
	HUNTER ICORE IG-696-FL OUTDOOR WALL MOUNT CONTROLLER WITH SOLAR SYNC (ONE ON EACH FLOOR)
	POTABLE WATER METER - LOCATE IN FIELD
	IRRIGATION WATER METER - HUNTER IG-106 FLOW. INSTALL IN PLASTIC VALVE BOX. INSTALL PER MANUFACTURER'S SPECIFICATIONS. WIRE TO IRRIGATION CONTROLLER. CONNECT TO OWNERS W/IFI FOR WEATHER BASED IRRIGATION
	HUNTER PLO-BV MANUAL FLUSH VALVE - PROVIDE 3' OF TUBING AFTER THE BALL VALVE. INSTALL VALVE INSIDE 6" ROUND VALVE BOX, ONE AT THE FAR END OF DRIPLINE LATERAL. INSTALL MINIMUM OF ONE FLUSH VALVE PER MAXIMUM OF 400' OF TUBING. MULTIPLE FLUSH VALVES MAY BE REQUIRED WITHIN DRIPLINE LAYOUT. ALWAYS INSTALL VALVES IN OPPOSITE DIRECTIONS OF THE PVC/DRIP CONNECTION MANIFOLD - INSTALL ONE FOR EACH PLANTER AT THE LOW POINT OF THE SYSTEM
	RAINBIRD XPS-69-18 SUB-SURFACE DRIPLINE TUBING 1.0 GPH EMITTERS @ 18" ON CENTER SPACING @ 40 PSI - ALL TUBING SHALL BE INSTALLED 1" MINIMUM BELOW FINISHED SOIL GRADE W/ 9" WIRE STAKES FIVE (4) FEET ON CENTER. VERIFY THE LAYOUT AND 18" ON CENTER ROW SPACING IN THE FIELD PRIOR TO STARTING WORK. INSTALL SUB-SURFACE DRIP IRRIGATION SYSTEM PER MANUFACTURER'S SPECIFICATIONS.
	RAINBIRD XPS-69-18 SUB-SURFACE DRIPLINE TUBING 0.8 GPH EMITTERS @ 18" ON CENTER SPACING @ 40 PSI - ALL TUBING SHALL BE INSTALLED 1" MINIMUM BELOW FINISHED SOIL GRADE W/ 9" WIRE STAKES FIVE (4) FEET ON CENTER. VERIFY THE LAYOUT AND 18" ON CENTER ROW SPACING IN THE FIELD PRIOR TO STARTING WORK. INSTALL SUB-SURFACE DRIP IRRIGATION SYSTEM PER MANUFACTURER'S SPECIFICATIONS.
	BUBBLER HUNTER P2B-36 HEAD ON EACH RE NIPPLE EACH SYMBOL REPRESENTS TWO BUBBLERS PER TREE. PLACE BUBBLERS AT EDGE OF ROOTBALL ON OPPOSITE SIDES OF TREE TYPICAL. INSTALL BUBBLERS 1" BELOW FINISH GRADE WITHIN PERFORATED PVC DRAIN PIPE.
	RAINBIRD XACC-1000/5-PIRF ANTI-SIPHON CONTROL ZONE KIT - REMOTE CONTROL ATMOSPHERIC VALVE FOR DRIP SYSTEMS
	NIBCO BRASS LOCKING KEY HOSE BIB - ATTACH TO BUILDING BY PLUMBER
	INSTALL PER LOCAL BUILDING CODE



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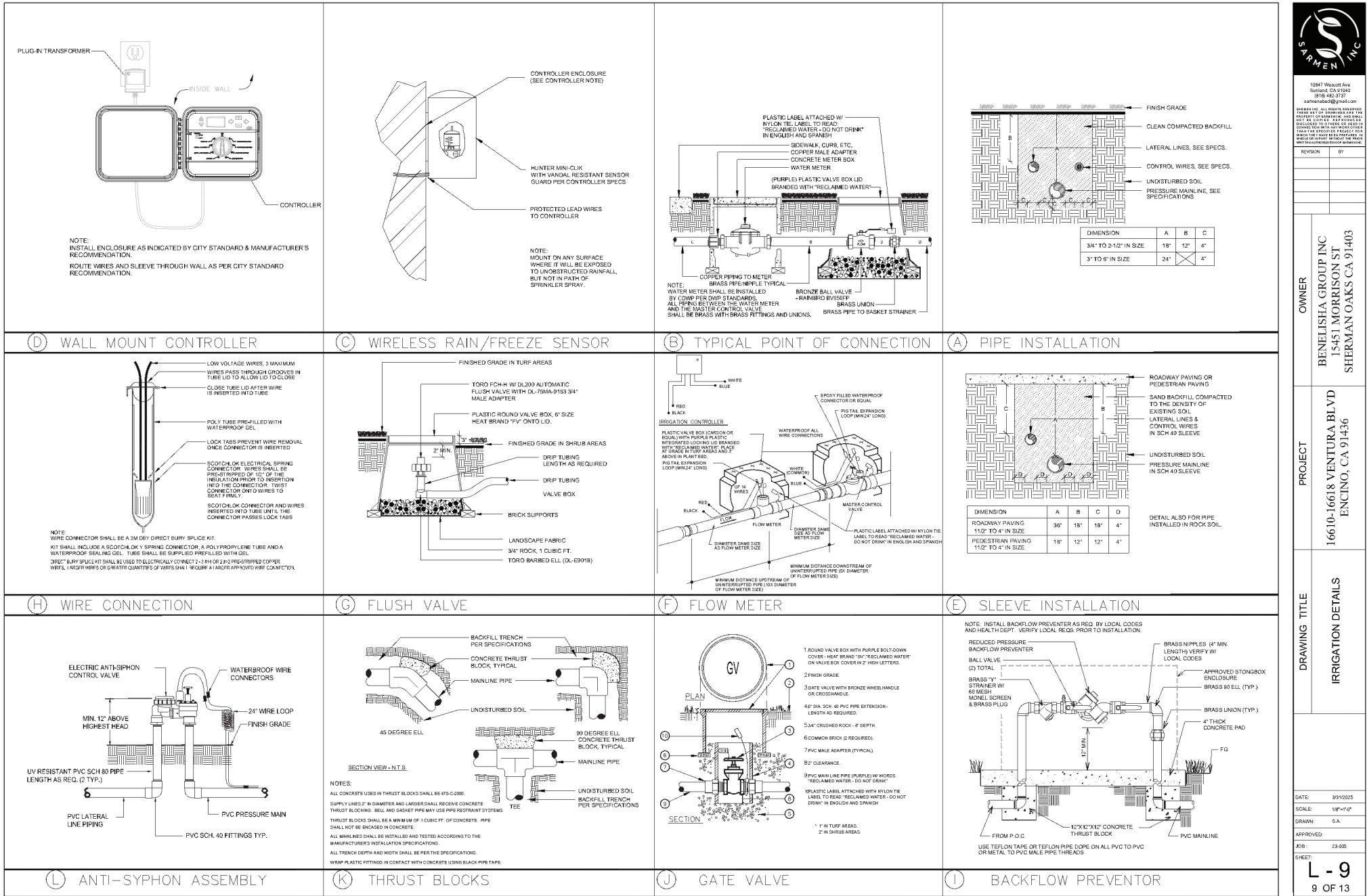
REVISION	BY

OWNER	BENELISHA GROUP INC 15451 MORRISON ST SHERMAN OAKS CA 91403
PROJECT	16610-16618 VENTURA BLVD ENCINO, CA 91436

DRAWING TITLE	IRRIGATION NOTES AND LEGENDS
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DATE:	3/9/2025
SCALE:	1/8"=1'-0"
DRAWN:	S.A.
APPROVED:	
JOB:	23-005
SHEET:	

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IRRIGATION SYSTEM

I. SCOPE

Provide all labor, materials, transportation, and services necessary to furnish and install irrigation system as shown on the drawings and described herein.

II. QUALITY ASSURANCE AND REQUIREMENTS

A. Permits and Fees:

The contractor shall obtain and pay for any and all permits and all inspections as required.

B. Manufacturers' Directions:

Manufacturers' directions and detailed drawings shall be followed in all cases where the manufacturers' of articles used in this contract furnish directions covering points not shown in the drawings and specifications.

C. Ordinances and Regulations:

All local, municipal and state laws, and 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. Anything contained in these specifications shall not be construed to conflict with any of the above rules and regulations or requirements of the same. However, when these specifications and drawings call for or describe materials, workmanship, or construction of a better quality, higher standards, or larger size than is required by the above rules and regulations, the provisions of these specifications and drawings shall take precedence.

D. Explanation of Drawings:

1. Due to the scale of drawings, it is not possible to indicate all offsets, fittings, sleeves, etc., which may be required. The contractor shall carefully investigate the structural and finished conditions affecting all of his work and plan his work accordingly, furnishing such fittings, etc., as may be required to meet such conditions. Drawings are generally diagrammatic and indicative of the work to be installed. The work shall be installed in such a manner as to avoid conflicts between irrigation systems, planting and architectural features.
2. The word Architect as used herein shall refer to the Owner's authorized representative.
3. All work called for on the drawings by notes or details shall be furnished and installed whether or not specifically mentioned in the specifications.
4. The contractor shall not willfully install the irrigation system as shown on the drawings when it is obvious in the field that obstructions, grade differences or discrepancies in area dimensions exist that might not have been considered. Such obstructions or differences should be brought to the attention of the Owner's authorized representative. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revision necessary.

III. SUBMITTALS

A. Material List:

1. The contractor shall furnish the articles, equipment, materials or processes specified by name in the drawings and specifications. No substitution will be allowed without prior written approval by the Architect.
2. Complete material list shall be submitted prior to performing any work. Material list shall include the manufacturer, model number and description of all materials and equipment to be used.
3. Equipment or materials installed or furnished without prior approval of the Architect may be rejected and the contractor required to remove such materials from the site at his own expense.
4. Approval of any item, alternate or substitute indicates only that the product or products apparently meet the requirements of the drawings and specifications on the basis of the information or samples submitted.
5. Manufacturers warranties shall be provided to the contractor of his liability under the guarantee. Such warranties shall only supplement the guarantee.

B. Record and As-Built Drawings:

1. The contractor shall provide and keep up to date a complete as-built record set of blue line cizall print which shall be corrected daily and show every change from the original drawings and specifications and the exact as-built locations, sizes, and kinds of equipment. Prints for this purpose may be obtained from the Architect at cost. This set of drawings shall be kept on the site and shall be used only as a record set.
2. These drawings shall also serve as work progress sheets, and the contractor shall make neat and legible annotations thereon daily of the work sheets, showing the work as actually installed. These drawings shall be available at all times for the inspection and shall be kept in a location designated by the Architect.
3. Before the date of the final inspection, the contractor shall transfer all information from the as-built prints to an cizall speed, procured from the Architect. All work shall be neat, in ink and subject to the approval of the Architect.
4. The contractor shall dimension from two (2) permanent points of reference, building corners, sidewalks, or road intersections, etc., the location of the following items:
 - a. Connection to existing water lines.
 - b. Connection to existing electrical power.
 - c. Gate valves.
 - d. Routing of sprinkler pressure lines (dimension maximum 100 feet along routing).
 - e. Sprinkler control valves.
 - f. Routing of control wiring.
 - g. Quick coupling valves.
5. Other related equipment as directed by the Architect.

C. Controller Charts:

1. As-built drawings shall be approved by the Architect before controller charts are prepared.
2. Provide one controller chart for each controller supplied.
3. The chart shall show the area controlled by the automatic controller and shall be the maximum size which the controller door will allow.
4. The chart is to be a reduced drawing of the actual as-built system. However, in the event the controller sequence is not legible when the drawing is reduced, it shall be enlarged to a size that will be readable when reduced.
5. The chart shall be a black line on blue cizall print and a different color shall be used to indicate the area of coverage for each station.

When completed and approved, the chart shall be hermetically sealed between two pieces of plastic, each piece being a minimum 10" by 10".

These charts shall be completed and approved prior to final inspection of the irrigation system.

D. Operation and Maintenance Manuals:

1. Prepare and deliver to the Architect within ten calendar days prior to completion of the construction, two hard cover binders with three rings containing the following information:
 - i. Index sheet stating contractors address and telephone number, list of equipment with name and addresses of local manufacturers representatives.
 - ii. Catalog and parts sheets on every material and equipment installed under this contract.
 - iii. Guarantee statement.
 - iv. Complete operating and maintenance instruction on all major equipment.
2. In addition to the above mentioned maintenance manuals, provide the Owner's maintenance personnel with instructions for major equipment and show evidence in writing to the Architect at the conclusion of the project that this service has been rendered.

E. Equipment to be Furnished:

1. Supply as a part of this contract the following tools:
 - i. Two (2) sets of special tools required for removing, disassembling and adjusting each type of sprinkler and valve supplied on this project.
 - ii. Two (2) five foot valve keys for operation of gate valves.
 - iii. Two (2) keys for each automatic controller.
 - iv. Two (2) quick coupler keys and matching hose swivels for each type of quick coupling valve installed.
2. The above mentioned equipment shall be turned over to the Owner at the conclusion of the project. Before final inspection can occur, evidence that the Owner has received material must be shown to the Architect.

IV. PRODUCT DELIVERY, STORAGE AND HANDLING

A. Handling of PVC Pipe and Fittings:

The contractor is cautioned to exercise care in handling, loading, unloading and storing of PVC pipe and fittings. All PVC pipe shall be transported in a vehicle which allows the length of pipe to lie flat so as not to be subjected to undue bending or concentrated external load at any point. Any section of pipe that has been damaged or damaged will be discarded and, if installed, shall be replaced with new piping.

V. GUARANTEE

- A. The guarantee for the sprinkler irrigation system shall be made in accordance with the attached form. The general conditions and supplementary conditions of these specifications shall be filled with the Owner or his representative prior to acceptance of the irrigation system.
- B. A copy of the guarantee form shall be included in the operations and maintenance manual.
- C. The guarantee form shall be re-typed onto the contractors letterhead and contain the following information:

GUARANTEE FOR SPRINKLER IRRIGATION SYSTEM

We hereby guarantee that the sprinkler irrigation system we have furnished and installed is free from defects in materials and workmanship, and the work has been completed in accordance with the drawings and specifications, ordinary wear and tear and unusual abuse or neglect excepted. We agree to repair or replace any defects in material or workmanship which may develop during the period of one year from date of acceptance and also to repair or replace any damage resulting from the repairing or replacing of such defects at no additional cost to the Owner. We shall make such repairs or replacements within a reasonable time after receipt of written notice from the Owner; we authorize the Owner to proceed to have said repairs or replacements made at our expense and we will pay the costs and charges thereof upon demand.

PROJECT: _____
LOCATION: _____
COMPANY: _____
SIGNED: _____
ADDRESS: _____
PHONE: _____
DATE OF ACCEPTANCE: _____

VI. MATERIALS

- A. General: Use only new materials of brands and types noted on drawings, specified herein, or approved equals.
- B. PVC Pressure Main Line Pipe and Fittings:
 1. Pressure main line piping for sizes 2 inches and larger, shall be PVC Class 315.
 2. Pipe shall be made from an NSF approved Type I, Grade I, PVC compound conforming to ASTM resin specification D1784. All pipe must meet requirements as set forth in Federal Specification PS-22-70, with an appropriate standard dimension (S.D.R.). (Solvent-weld Pipe).
 3. Pressure main line piping for sizes 1-1/2 inches and smaller shall be PVC Schedule 40 with solvent welded joints.
 4. Pipe shall be made from NSF approved Type I, Grade I PVC compound conforming to ASTM resin specification 1785. All pipe must meet requirements as set forth in Federal Specification PS-21-70, (Solvent-weld Pipe).
 5. PVC solvent-weld fittings shall be Schedule 40, 1-2. If NSF approved conforming to ASTM test procedure D3486.
 6. Solvent cement and primer for PVC solvent-weld pipe and fittings shall be of type and installation methods prescribed by the manufacturer.
 7. All PVC pipe must bear the following markings:
 - a. Manufacturers name.
 - b. Nominal pipe size.
 - c. Schedule or class.
 - d. Pressure rating in P.S.I.
 - e. NSF (National Sanitation Foundation) approval.
 8. All fittings shall bear the manufacturers name or trademark, material designation, size applicable I.P.S. schedule and NSF seal of approval.

- B. PVC Non-Pressure Lateral Line Piping:
 1. Non-pressure buried lateral line piping shall be PVC class 200 with solvent-welded joints.
 2. Pipe shall be made from NSF approved, Type I, Grade I PVC compound conforming to ASTM resin specification D1784. All pipe must meet requirements as set forth in Federal Specification PS-22-70, with an appropriate standard dimension.
 3. Except as noted on drawings, all fittings shall conform to all requirements for non-pressure lateral line pipe and fittings shall be the same as for solvent-weld pressure main line pipe and fittings as set forth in section 12.01B of these specifications.
- C. Brass Pipe and Fittings:
 1. Where indicated on the drawings, use red brass screwed pipe conforming to Federal Specification number WW-P-351.
 2. Fittings shall be red brass conforming to Federal Specification number WW-P-460.
- D. Galvanized Pipe Fittings:
 1. Where indicated on the drawings, use galvanized steel pipe ASA Schedule 40 mild steel screwed pipe.
 2. Fittings shall be medium galvanized threaded malleable iron. Galvanized couplings may be merchant coupling.
 3. All galvanized pipe and fittings installed below grade shall be painted with two (2) coats of Nippon's number 50 bituminous.

- F. Gate Valves:
 1. Gate Valves 3 inch and smaller shall be 125 lb. SWP bronze gate valve with screw-in bonnet, nonrising stem and solid wedge disc.
 2. Gate valves 3 inch and smaller shall have threaded ends and shall be equipped with a bronze handwheel.
 3. Gate valves 3 inch and smaller shall be similar to those manufactured by Nibco or approved equal.
 4. All gate valves shall be installed per installation detail.
- G. Quick Coupling Valves:
 1. Quick coupling valves shall have a brass two-piece body designed for working pressure of 150 P.S.I. operable with quick coupler. Key size and type shall be as shown on plans.

- H. Backflow Prevention Units:
 1. Backflow preventers and or vacuum breakers shall be of size and type as indicated on the drawings. All sprinkler irrigation systems that are using water from the potable water system shall require backflow prevention. All backflow prevention units shall be installed in accordance with the requirements set forth by local codes and the County Health Department.
 2. Sprinkler irrigation systems which use water from the reclaimed water system will not require backflow prevention. However, all pressure main line piping receiving water from the reclaimed water system shall be of an approved type of purple pipe approved warning tape. Refer to reclaimed water notes for additional information.
- I. Anti-Drain Valves:
 1. Anti-drain valves shall be of heavy duty virgin PVC construction with F.I.P., thread inlet and outlet. Internal parts shall be stainless steel and neoprene. Anti-drain valve shall be field adjustable against drawdown from 5 to 40 feet of head. Anti-drain valve shall be similar to the Valco ADV or approved equal.
- J. Control Wiring:
 1. Connections between the automatic controllers and the electric control valves shall be made with direct burial copper wire AWG-14, 600 volt. Pilot wires shall be a different color wire for each automatic controller. Common wires shall be white with a different color stripe for each automatic controller. Install in accordance with valve manufacturers specification and wire chart. In no case shall wire size be less than number 14.
 2. Wiring shall occupy the same trench and shall be installed along the same route as pressure supply or lateral lines whenever possible.
 3. Where more than one (1) wire is placed in a trench, the wiring shall be taped together at intervals of ten (10) feet.
 4. An expansion cut should be provided within three (3) feet of each wire connection and at least every one hundred (100) feet of wire length on runs longer than one hundred (100) feet in length. Expansion curls shall be formed by wrapping at least five (5) turns of wire around a one-inch in diameter pipe then withdrawing the pipe.
 5. All splices shall be made with Scotch-Lok #3578 Connector Sealing Packs, Pen-Tite wire connector, or equivalent equal. Use on splice per connector sealing pack.
 6. Field splices between the automatic controller and electric control valves will not be allowed without prior approval of the Architect.

- K. Automatic Controllers:
 1. Automatic controllers shall be of size and type shown on the plans.
 2. Final location of automatic controllers shall be approved by the Owners authorized representative.
 3. All wires noted on the plans, the 120v volt electrical power to the automatic controller shall be located to be furnished by others. The final electrical hook-up shall be the responsibility of the irrigation contractor.

L. Electric Control Valves:

1. All electric control valves shall be the same manufacturer as the automatic controllers, or per plan.
2. All electric control valves shall have a manual flow adjustment.
3. Provide and install one control valve box for each electric control valve.
- M. Control Valve Boxes:
 1. Use 9 inch x 24 inch round box for all gate valves, Brooks number 9 or approved equal.
 2. Use 1/2 inch x 11 inch x 11 inch rectangular box for all electrical control valves, Carson Industries 1415-125 or approved equal.

N. Sprinkler Heads:

1. All sprinkler heads shall be of the same size, type and deliver the same rate of precipitation (with diameter (or radius) of throw, pressure, and discharge as shown on the plans and or specified in these special provisions).
2. Spray heads shall have a screw adjustment.
3. Riser units shall be fabricated in accordance with the details shown on the plans.
4. Riser nipples for all sprinkler heads shall be the same size as the riser opening in the sprinkler body.
5. All sprinkler heads of the same type shall be of the same manufacturer.
6. Overhead irrigation shall not be permitted within 24-inches of any non-permeable surface.

VII. INSPECTION

- A. Site Conditions:
 1. All scaled dimensions are approximate. The contractor shall check and verify all size dimensions and receive Architects approval prior to proceeding with work under this section.
 2. Exercise extreme care in excavating and working near existing utilities. Contractor shall be responsible for damages to utilities which are caused by his operations or neglect. Check existing utilities drawings for existing utility locations.
 3. Coordinate installation of sprinkler irrigation materials, including pipe, so there shall be NO interference with utilities or other construction or difficulty in planting trees, shrubs, and groundcovers.
 4. The contractor shall carefully check all grades to satisfy himself that he may safely proceed before starting work on the sprinkler irrigation system.

VIII. PREPARATION

- A. Physical Layout:
 1. Prior to installation, the contractor shall stake out all pressure supply lines, routing and location of sprinkler heads.
 2. All layout shall be approved by Architect prior to installation.
- B. Water Supply:
 1. Sprinkler irrigation system shall be connected to water supply point of connection as indicated on the drawings.
 2. Connections shall be made at approximate locations as shown on drawings. Contractor is responsible for minor changes caused by actual site conditions.
- C. Electrical Supply:
 1. Electrical connections for automatic controller shall be made at electrical points of connection as indicated on the drawings.
 2. Connections shall be made at approximate locations as shown on drawings. Contractor is responsible for minor changes caused by actual site conditions.

IX. INSTALLATION

- A. Trenching:
 1. Dig trenches straight and support pipe continuously on bottom of trench. Lay pipe to an even grade. Trenching excavation shall follow layout indicated on drawings and as noted.
 2. Provide for a minimum of eighteen (18) inches cover for all pressure supply lines.
 3. Provide for a minimum cover of twelve (12) inches for all non-pressure lines.
 4. Provide for a minimum cover of eighteen (18) inches for all control wiring.
- B. Backfilling:
 1. The trenches shall not be backfilled until all required tests are performed. Trenches shall be carefully backfilled with the excavated materials approved for backfilling, consisting of earth, loam, sandy clay, sand, or other approved materials, free from clogs of earth or stones. Backfill shall be mechanically compacted in landscaped areas to a dry density equal to adjacent undisturbed soil in place in accordance with best standard practice with prior approval of Architect.
 2. A fine granular material backfill will be permitted in all lines. No foreign matter larger than one-half (1/2) inch in size will be installed in the initial backfill.
 3. Flooding of trenches will be permitted only with approval of the Architect.
 4. If settlement occurs and subsequent adjustments in pipe, valves, sprinkler heads, lawn or planting, or other construction area is necessary, the contractor shall make all required adjustments without cost to the Owner.

- C. Trenching and Backfill Under Paving:
 1. Trenches located under areas where paving, asphaltic concrete or concrete will be installed shall be backfilled with (at least) six (6) inches below the pipe and three (3) inches above the pipe) and compacted in layers to 95 percent compaction, using manual or mechanical tamping devices. Trenches for piping shall be compacted to equal the compaction of the existing adjacent undisturbed soil and shall be left in a firm unyielding condition. All trenches shall be left flush with the adjoining grade. The sprinkler irrigation contractor shall set in place, cap and pressure test all piping under paving prior to the paving work.
 2. Generally, piping under existing walks is done by jacking, boring or hydraulic driving, but where any cutting or breaking of sidewalks and/or concrete is necessary, it shall be done and repaired by the contractor as part of the contract cost. Permission to cut or break sidewalks and/or concrete shall be obtained from the Architect. No hydraulic driving will be permitted under concrete paving.

- D. Assemblies:
 1. Routing of sprinkler irrigation lines as indicated on the drawings is diagrammatic. Install lines (and various assemblies) in such a manner as to conform with the details per plans.
 2. Install No multiple assemblies on plastic lines. Provide each assembly with its own outlet.
 3. Install all assemblies specified herein in accordance with respective detail. In absence of detail drawings or specifications pertaining to specific items required to complete work, perform such work in accordance with best standard practice with prior approval of Architect.
 4. Piping pipe and fittings shall be thoroughly cleaned of dirt, dust and moisture before installation. Installation and solvent welding methods shall be as recommended by the pipe and fitting manufacturer.
 5. On PVC to metal connections, the contractor shall work the metal connections first. Teflon tape or approved equal shall be used on all threaded PVC to PVC, and on all threaded PVC to metal joints. Light wrench pressure is all that is required. Where threaded PVC connections are required, use threaded PVC adapters into which the pipe may be welded.

- E. Line Clearance:
 1. All lines shall have a minimum clearance of six (6) inches from each other and from lines of other trades. Parallel lines shall not be installed directly over one another.

- F. Automatic Controller:
 1. Install as per manufacturers instructions. Remote control valves shall be connected to controller in numerical sequence as shown on the drawings.

- G. High Voltage Wiring for Automatic Controller:
 1. 120 volt power connection to the automatic controller shall be provided by the irrigation contractor.
 2. All electrical work shall conform to local codes, ordinances, and union authorities having jurisdiction.

- H. Remote Control Valves:
 1. Install where shown on drawings and details. When grouped together, allow at least twelve (12) inches between valves. Install each remote control valve in a separate valve box. The irrigation controller letter and the valve station number shall be placed on a plastic identity tag and attached to the valve wires. The valve box shall be branded on the cover with the same information.

- I. Flushing of System:
 1. After all new sprinkler pipe lines and risers are in place and connected. All necessary diversion work has been completed, and prior to installation of sprinkler heads, the control valves shall be opened and a full head of water used to flush out the system.
2. Sprinkler heads shall be installed only after flushing of the system has been accomplished to the complete satisfaction of the Architect.
- J. Sprinkler Heads:
 1. Install the sprinkler heads as designated on the drawings. Sprinkler heads to be installed in this work shall be equivalent in all respects to those permitted.
 2. Spacing of heads shall not exceed the maximum indicated on the drawings. In no case shall the spacing exceed the maximum recommended by the manufacturer.

X. TEMPORARY REPAIRS

The Owner reserves the right to make temporary repairs as necessary to keep the sprinkler system equipment in operating condition. The expense of this right by the Builder-Developer shall not relieve the contractor of his responsibilities under the terms of the guarantee as herein specified.

XI. EXISTING TREES

Where it is necessary to excavate adjacent to existing trees, the contractor shall use all possible care to avoid injury to trees and tree roots. Excavation in areas where two (2) inch and larger roots occur shall be done by hand. All roots two (2) inches and larger in diameter, except directly in the path of pipe or conduit, shall be tunneled under and shall be heavily wrapped with burlap to prevent scarring or excessive drying. Where a ditching machine is run close to trees having roots smaller than two (2) inches in diameter, the wall of the trench adjacent to the tree shall be hand trimmed, making clean cuts through. Roots one (1) inch and larger in diameter shall be painted with two coats of Tree Seal, or equal. Trenches adjacent to trees should be closed within twenty-four (24) hours, and where this is not possible, the side of the trench adjacent to the tree shall be kept shaded with burlap or canvas.

XII. FIELD QUALITY CONTROL

- A. Adjustment of the System:
 1. The contractor shall flush and adjust all sprinkler heads for optimum performance and to prevent overspray onto walks, roadways, and buildings as much as possible.
 2. It is determined that adjustments in the irrigation equipment will provide proper and more adequate cover, the contractor shall make such adjustments prior to planting. Adjustments may also include changes in nozzle sizes and degrees of arcs as required.
 3. Lowering raised sprinkler heads by the contractor shall be accomplished within ten (10) days after notification by Owner.
 4. All sprinkler heads shall be set perpendicular to finished grades unless otherwise designated on approved equals.

B. Testing of Irrigation System:

1. The contractor shall request the presence of the Architect in writing at least 72 hours in advance of testing.
2. Test all pressure lines under hydrostatic pressure of 150 lbs. per square inch, and prove watertight. Note: Testing of pressure main lines shall occur prior to installation of electric control valves.
3. All piping under paved areas shall be tested under hydrostatic pressure of 150 lbs. per square inch, and proved watertight, prior to paving.
4. Sustain pressure in lines for not less than two (2) hours. If leaks develop, replace joints and repeat test until entire system is proven watertight.
5. All hydrostatic tests shall be made only in the presence of the Architect, or other duly authorized representative of the Owner. No pipe shall be backfilled until it has been inspected, tested and approved in writing.
6. Furnish necessary force pump and all other test equipment.
7. When the sprinkler irrigation system is completed, perform a coverage test in the presence of the Architect to determine if the water coverage for planting areas is complete and adequate. Furnish all materials and perform all work required to correct any inadequacies of coverage due to deviations from plans, or where the system has been willfully installed as indicated on the drawings when it is obviously inadequate, without bringing this to the attention of the Architect. This test shall be accomplished before any ground cover is planted.
8. Upon completion of each phase of work, entire system shall be tested and adjusted to meet site requirements.

XIII. MAINTENANCE

- A. The entire sprinkler irrigation system shall be under full automatic operation for a period of seven (7) days prior to any planting.
- B. The Architect reserves the right to delay or shorten the operation period.

XIV. CLEAN-UP

After each phase shall be made as each portion of work progresses. Refuse and excess dirt shall be removed from the site, all walks and paving shall be broomed or washed down, and any damage sustained on the work of others shall be repaired to original conditions.

XV. FINAL INSPECTION PRIOR TO ACCEPTANCE

- A. The contractor shall operate each system in its entirety for the Architect at time of final inspection. Any items deemed not acceptable by the inspector shall be returned to the complete satisfaction of the Architect.
- B. The contractor shall show evidence to the Architect that the Owner has received all accessories, charts, record drawings, and equipment as required before final inspection can occur.

XVI. FINAL INSPECTION SCHEDULE

- A. Contractor shall be responsible for notifying the Architect in advance for the following inspections, according to the time indicated:
 1. Pre-pipe Conference - 7 days
 2. Pressure supply line installation and testing - 72 hours
 3. Automatic controller installation - 72 hours
 4. Control wire installation - 72 hours
 5. Lateral line and sprinkler installation - 72 hours
 6. Coverage test - 72 hours
 7. Final inspection - 7 days
- B. When inspections have been conducted by other than the Architect show evidence of when and by whom these inspections were made.
- C. No inspection will commence without as-built drawings. In the event the contractor calls for an inspection without as-built drawings, without completing previously noted corrections, or without preparing the system for inspection, he shall be responsible for reimbursing the Architect at the rate of \$75.00 per hour plus travel (plus transportation costs) for the inconvenience. No further inspections will be scheduled until this charge has been paid.



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REVISION BY

OWNER
BENELISHA GROUP INC
15451 MORRISON ST
SHERMAN OAKS CA 91403

PROJECT
16610-16618 VENTURA BLVD
ENCINO, CA 91436

DRAWING TITLE
IRRIGATION SPECIFICATIONS

DATE: 8/9/2025
SCALE: 1/8"=1'-0"
DRAWN: S.A.
APPROVED:
JOB: 23-08
SHEET:

L-11
11 OF 13

3. Pruning:
Pruning shall be limited to the minimum necessary to remove injured twigs and branches, and to compensate for loss of roots during transplanting, but never to exceed one-third of the branching structure. Upon approval of the Landscape Architect, pruning may be done before delivery of plants, but not before plants have been inspected and approved. Cuts over three-quarters of an inch in diameter shall be painted with tree wound paint.
4. Staking and Guying:
Staking of all trees shall conform to tree staking and tree guying details and as herein specified. Protective stakes may be planted with the tree, driving them into undisturbed soil at the bottom of the planting hole until 18 inches remains above ground level. Support stakes tall enough to support the particular tree shall be driven 18 inches into the soil. A line drawn between the two support stakes shall be at right angles to the most troublesome wind direction. Attach crossies to the supportive stakes on the leeward side of the prevailing wind. Ties shall be placed as low on the trunk as possible but high enough so the tree will return to upright after deflection. To find the proper height for tie locations, hold the trunk in one hand, pull the top to one side and release. The height at which the trunk will just return to the upright when the top is released is the height at which to attach the ties. Ties are to form a loose loop around the tree trunk and auxiliary stake so that the trunk cannot work towards the support stakes. Support stakes are not to exceed 8 inches above the tie locations. The auxiliary stake shall be attached to those trees needing extra trunk support as determined by the Landscape Architect. Wind and wrap the top of the wire with friction tape. One tree of each size shall be staked and approved by the Landscape Architect prior to continued staking.

D. Ground Covers:

Ground covers will be planted in the areas indicated on the plans. Ground cover plants shall be grown in flats, peat pots, or taken as cuttings, as indicated on the plans. Flat grown plants (rooted cuttings) shall remain in those flats until transplanting. The flats soil shall contain sufficient moisture so that it will not fall apart when lifting the plants. If plants from peat pots are used, the pots shall be protected at all times prior to planting to prevent unnecessary drying of the root ball. Unrooted cuttings shall be 10 inches or more in length. They shall be insect and disease free top cuttings from healthy, vigorous and strong growing plants. Mature or brown-colored stem growth or cuttings which have been trimmed or rooted before planting will not be accepted. Cuttings shall be planted not more than 2 days after cutting and shall not be allowed to dry or wither.

1. Ground cover shall be planted in straight rows and evenly spaced, unless otherwise noted, and at intervals called out in the drawings. Triangular spacing shall be used unless otherwise noted on the plans.
2. Each rooted plant shall be planted with its appropriate amount of flat soil or in a peat pot, in a manner that will insure minimum disturbance of the root system, but in no case shall this depth be less than two nodes. To avoid drying out, plantings shall be immediately sprinkled after planting until the entire area is soaked to the full depth of each hole, unless otherwise noted on the drawings.

E. Lawn:

Lawn shall be planted by hydroseeding and sodded as indicated on the plans. All areas shall be free from weeds and weed residue.

F. Hydroseeding:

Hydroseeding shall include application of mulch, fertilizer and seed planting bed preparation, pre and post-planting irrigation.

1. After soil preparation, establishment of final grades and weed control, the surface two (2) inches of soil shall be loosened by harrow rototiller and floated level and irrigated just prior to planting.
2. Preparation: The slurry preparation shall take place at the site of work and shall begin by adding water to the tank when the engine is at half throttle. When the water level has reached the height of the agitator shaft, good recirculation shall be established and at this time the seed and chemical additive shall be added. Fertilizer shall then be added followed by the wood pulp mulch. The wood pulp mulch shall only be added to the mixture after the tank is at least one-third filled with water. The engine throttle shall be opened to full speed when the tank is half filled with water. All the wood pulp mulch shall be added by the time the tank is two-thirds to three-fourths full. Spraying shall commence five minutes after addition of the chemical additive when the tank is full.

Application rates:

Fiber 1,500 lbs. per acre.

Seed See plans

Gro-Power Plus 1,200 lbs. per acre (if area has been soil prepped, only use 400 lbs. per acre)

Chemical Additives 3 gallons per acre

Urea Formaldehyde 300 lbs. per acre

3. Application: The operator shall spray the area with a uniform visible coat by using the green color of the wood pulp as a guide. The slurry shall be applied in a sweeping motion, in an arched stream so as to fall like rain allowing the wood fibers material to spread at the required rate per acre.
4. Time Limit: All slurry mixture which has not been applied within two hours after mixing will be rejected and removed from the project at the contractors expense.
5. Irrigation: Immediately after completion of hydroseeding, each area shall be irrigated. Irrigation during the germination period of the seeds shall keep the hydro-mulch moist at all times without creating run-off, erosion or over-saturation. The irrigation system is to be in operating condition and have been tested before planting is started.

V. ESTABLISHMENT AND MAINTENANCE PERIOD

The contractor shall continuously maintain all areas involved in this contract during the progress of the work and during the establishment period until final acceptance of the work by the Owner. The contractor shall be present on inspection to begin the plant establishment period after all planting and related work has been completed in accordance with the Contract Documents. A prime requirement is that all lawn areas shall show an even, healthy stand of grass seedlings which shall have been mowed twice. If such criteria is met to the satisfaction of the Landscape Architect, a field notification will be issued to the contractor to establish the effective beginning date of the plant establishment and maintenance period. Any day when the contractor fails to adequately maintain plantings, replace unsuitable plants or do weed control or other work as determined necessary by the Landscape Architect, the Land will not be credited as one of the plant establishment working days. Improper maintenance or possible poor condition of any planting at the termination of the scheduled establishment period may cause postponement of the final completion date of the contract. Maintenance shall be continued by the contractor until all work is acceptable. In order to carry out the plant establishment work, the contractor shall furnish sufficient men and adequate equipment to perform the work during the plant establishment period. Maintenance shall be according to the following standards:

- A. All areas shall be kept free of debris and all planted areas shall be weeded and cultivated at intervals of not more than ten (10) days. Watering, mowing, rolling, edging, trimming, fertilization, spraying and pest control, as may be required, shall be included in the establishment period.
- B. The contractor shall be responsible for maintaining adequate protection of the area. Damaged areas shall be repaired at the contractors expense.
- C. Between the 15th day and the 20th day of the establishment period, the contractor shall reseed all spots or areas within the lawn where normal turf growth is not evident.
- D. Fertilize all planting areas with the following - See soil notes
- E. Mowing of turf will commence when the grass has reached a height of two inches. The height of cut will be 1 to 1-1/2 inches. Mowing will be at least weekly after the first cut. Turf must be well established and free of bare spots and weeds to the satisfaction of the Landscape Architect prior to final acceptance.
- F. The contractors maintenance period will be extended if these provisions are not filled.
- G. Cleanup:

The contractor shall keep the premises free from accumulation of waste materials and debris. After all planting operations have been completed, the contractor shall remove all trash, excess soil, empty plant containers, tools, and equipment used in this work and/or any other debris resulting from his work on the site. Any scars, ruts, or marks in the area caused by the landscape work shall be repaired at the contractors expense. The contractor shall leave the site area broom clean and shall wash down all paved areas within the contract area leaving the premises in a clean condition.

GUARANTEE AND REPLACEMENT

- A. All plant material installed under the contract shall be guaranteed against any and all poor, inadequate or inferior materials and /or workmanship for a period of one year. Any plant found to be dead or in poor condition due to faulty materials or workmanship, as determined by the Landscape Architect, shall be replaced by the contractor at his expense.
- B. Any materials found to be dead, or in poor condition during the establishment period shall be replaced immediately. The Landscape Architect shall be the sole judge as to the condition of material. Material to be replaced within the guarantee period shall be replaced by the contractor within 15 days of written notification by the Owner.
- C. Replacement shall be made in the same manner as required for original plantings. Materials and labor involved in the replacing of material shall be supplied by the contractor at no additional cost to the Owner.

VI. INSPECTIONS

Normal progress inspection shall be requested from the Landscape Architect at least 72 hours in advance of an anticipated inspection. An inspection will be made by the Landscape Architect on each of the steps listed below. The contractor will not be permitted to initiate the succeeding steps of work until he has received written approval to proceed by the Owner.

- A. Immediately prior to the commencement of the work on this section
- B. Completion of fine grading
- C. Completion of soil conditioning
- D. Prior to application of post-emergent weed killers.
- E. Pre or post-delivery of all plant material.
- F. Completion of major plant layout.
- G. Prior to hydroseeding or installation of sod.
- H. Commencement of maintenance.

1. Completion of first 30 day maintenance period.

Final Acceptance of the Project: Prior to the date of the final inspection, the contractor shall acquire from the Owner approved mylar prints, and finally record from the job record set all changes made during construction, label said prints As-Built's, and deliver to the Landscape Architect. Prior to the date of final inspection, the contractor shall deliver to the Landscape Architect the Landscape and Irrigation Guarantee as required.

SOIL NOTES

1. Soil Preparation - add 50 lbs. of Agricultural Gypsum 1,000 sq. ft.
2. Backfill shall consist of the following:
 - 7 parts native on site soil, by volume
 - 3 parts nitrilized shavings, by volume 18 lbs. Gro-power Plus per cubic yard of mix
3. Hydro-seeding - For already soil prepared areas, apply 250 lbs. Gro-power H-Nitrogen per acre.
For non-prepped soil areas, apply 1,000 lbs. Gro-power Plus and 300 lbs. Gro-power Controlled release per acre.
4. Maintenance - Feed with 20 lbs. Gro-power Plus 1,000 sq. ft. on days 45 and 85 of maintenance.

NOTES

The above materials are for bid purposes only. The exact materials will be determined after the grading is completed, along with a soils test by the Landscape Contractor

AGRONOMIC SOIL REPORT

Contractor shall obtain a agronomic soil report prior to start of construction. This report is required for pre-installation meeting along with all it's recommended material being on-site for inspection prior to beginning work.



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