

WATER MANAGEMENT POINTS

• TOTAL SQ. FOOTAGE OF SITE = 12,788 SQ. FT.
 • TOTAL NO. OF POINTS REQ'D. = 200 PTS.

DETAIL OF POINTS	PTS. CLAIMED	CALLOUT
AUTOMATIC CONTROLLER	5 PTS.	A L-2
WATER CONSERVING PLANTS	403 PTS.	B L-1
TOTAL	408 PTS.	

LANDSCAPE POINT SYSTEM

• TOTAL SQ. FOOTAGE OF SITE = 12,788 SQ. FT.
 • TOTAL NO. OF POINTS REQ'D. = 15 PTS.

DETAIL OF POINTS	PTS. CLAIMED	CALLOUT
FLOWERING VINES	5 PTS.	1 L-1
FLOWERING VINES @ 25' O.C.	5 PTS.	2 L-1
TREE TAXON NOT WITHIN 100' R	5 PTS.	3 L-1
TOTAL	15 PTS.	

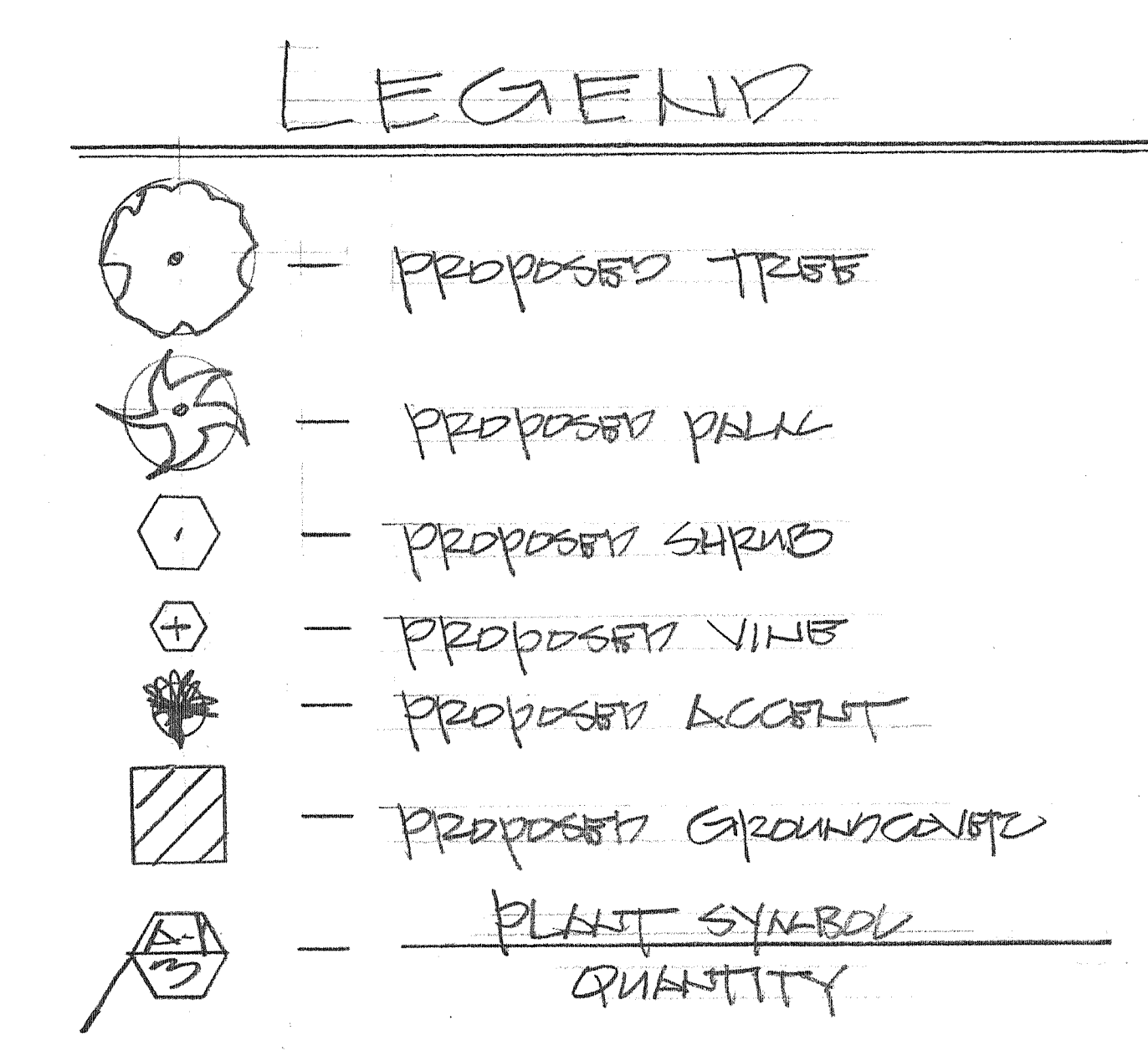
LANDSCAPE AREA = 1,895 ±

(N = NATIVE SPECIES)
(W = WATERWISE)

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	SPACING	WATER MANAGEMENT POINTS	WATER USAGE
T-1	QUERCUS AEGIFOLIA	COAST LIVE OAK	48" BX.	2	-	L	4
T-2	HETEROMELAS ARBUTIFOLIA	TOYON / MULTI-TRUNK	36" BX.	7	-	L	14
T-3	WILSHINGTONIA FLUFFEZA	CALIFORNIA PALM	24" BX.	15	-	L	30
S-1	DODONAEA VISCOSEA	HOPSEY BUSH	5 GAL.	15	5' O.C.	L	30
S-2	ALYSSUM HUESCHELII	BLUE HIBISCUS	5 GAL.	16	4' O.C.	L	32
S-3	CISTUS X 'PURPUREUS'	ORCHID ROCKROSE	5 GAL.	37	3' O.C.	L	74
A-1	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	5 GAL.	90	RANDOL	L	180
V-1	BOUGHMILLER / MANILLA	RED BOUGHMILLER	5 GAL.	10	"	L	20
GROUND COVER	BACCHARIS 'TWIN-PEAKS'	COYOTE BUSH	FLATS	AS NOTED	18" O.C.	L	3

(L = LOW USAGE / P.F. = .3)
 TOTAL 403



REVISION DATE:
4-23-2016

Majid Nael, M.A.
AND ASSOCIATES
BUILDING DESIGN
7056 MACAPA DR. HOLLYWOOD HILLS, CA 90088
TEL. 323 882 6666

MAGNOLIA 15200
PROJECT STREET

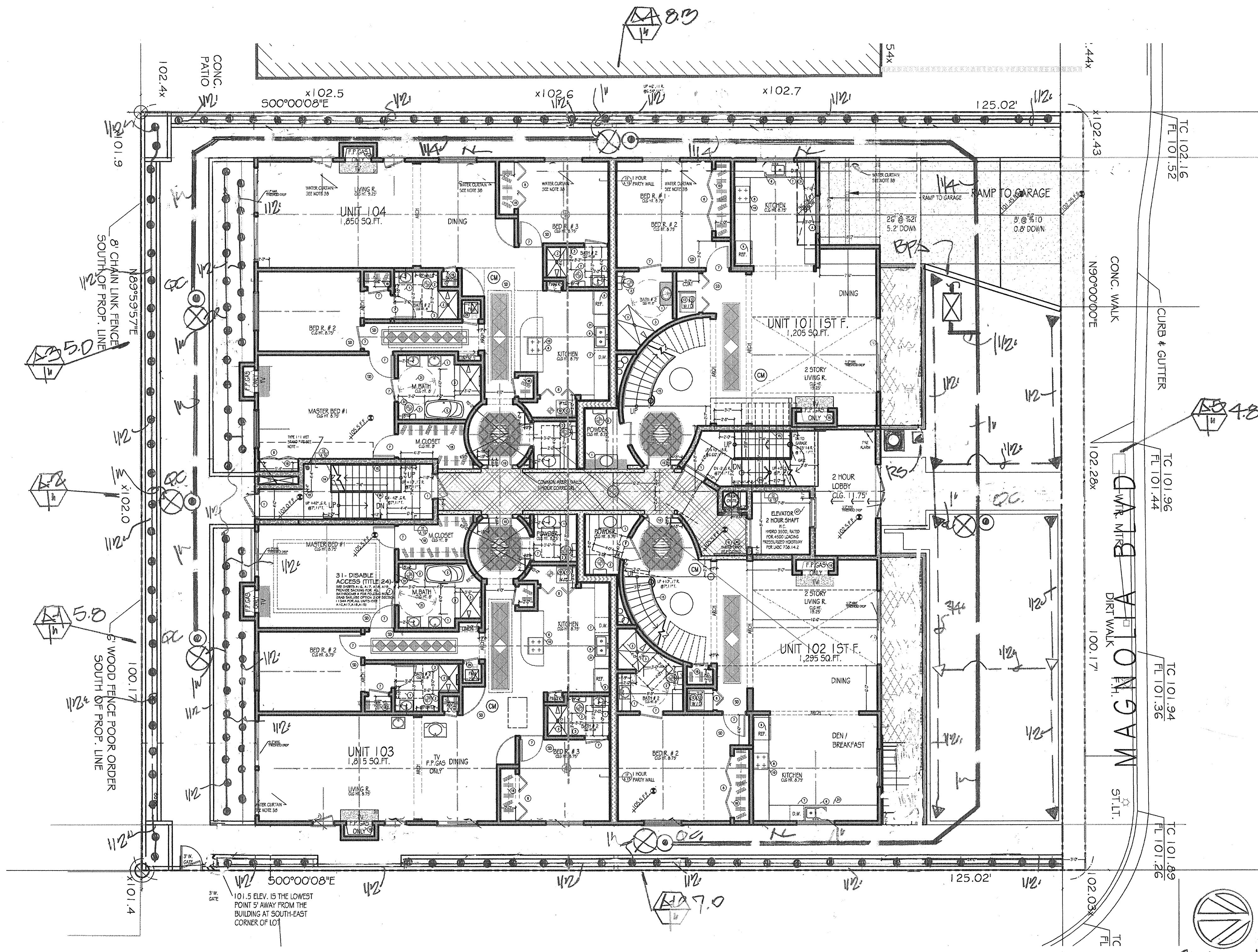
MAGNOLIA CONDOS
15200 W. MAGNOLIA BLVD. SHERMAN OAKS, CA 91403

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE AND CLIENT FOR WHICH THEY WERE PREPARED. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE PLANS. ANY CHANGES TO THESE PLANS SHALL BE MADE BY THE PERMITS DIVISION OF THE CITY OF GLENDALE.

MARK	DATE	DESCRIPTION

PROJECT NO:
CAD DWG FILE:
DRAWN BY: LBT
CHECKED BY: BL
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AS FIRST FLOOR PLAN - MCKENZIE

L-1



IRRIGATION CONTROLS AND ADJUSTMENTS

1. PRIOR TO FINAL ACCEPTANCE OF WORK, THE CONTRACTOR SHALL PROVIDE AN IRRIGATION AUDIT CONDUCTED BY A "CERTIFIED LANDSCAPE IRRIGATION AUDITOR" AND
2. THE IRRIGATION AUDIT SHALL INCLUDE, BUT IS NOT LIMITED TO: INSPECTION; SYSTEM TUNE UP; SYSTEM TEST WITH DISTRIBUTION UNIFORMITY; REPORTING OVERSPRAY OR RUN-OFF THAT CAUSES OVERLAND FLOW, AND PREPARATION OF AN IRRIGATION SCHEDULE. THE AUDIT SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT OF RECORD AND APPROVED PRIOR TO ACCEPTANCE OF JOB.
3. CONTRACTOR SHALL REPAIR OR ADJUST IRRIGATION, IF NECESSARY, TO ADDRESS ALL REPORTED DEFICIENCIES. IF REPAIRS OR ADJUSTMENTS ARE MADE, THE SYSTEM SHALL BE RE-ADJUSTED. PROVIDE REPAIRS AND ADJUSTMENTS UNTIL AN IRRIGATION AUDIT REPORTS NO DEFICIENCIES.
4. THE PROJECT APPLICANT/OWNER SHALL SUBMIT THE IRRIGATION AUDIT REPORT WITH THE CERTIFICATE OF COMPLETION TO THE CITY.

MAINTENANCE SCHEDULE

A REGULAR MAINTENANCE SCHEDULE SHALL INCLUDE, BUT NOT LIMITED TO: ROUTINE INSPECTION; AN ADJUSTMENT AND REPAIR OF THE IRRIGATION SYSTEM AND ITS COMPONENTS; AERATING AND DEWAXING TURF AREA; REPLENISHING MULCH; FERTILIZING; PRUNING; WEEDING IN ALL LANDSCAPE AREAS; AND REMOVING OBSTRUCTIONS TO EMISSION DEVICES.

A MAINTENANCE SCHEDULE IS TO BE SUBMITTED WITH THE CERTIFICATE OF COMPLETION.

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

Hydrozone*	Zone or Valve	Irrigation Method**	Area (Sq. Ft.)	% of Landscape Area
1	A-1	MS	972	10.4
2	A-2	MS	1025	11.0
3	A-3	MS	1125	12.0
4	A-4	MS	1108	11.9
5	A-5	MS	1022	10.9
6	A-6	MS		
Total				1,359 SQ. FT. 100%

* Hydrozone
HW = High Water Use Plants
MW = Moderate Water Use Plants
LW = Low Water Use Plants

** Irrigation Method
MS = Micro-spray
S = Spray
R = Rotor
B = Bubbler
D = Drip
O = Other

Hydrozone	Plant Water Use Type(s)	Plant Factor (PF)	Area (HA) (square feet)	PF x HA (square feet)
1	LA	.75	1912	578.4
2	LA	.75	121	90.75
3	LA	.75	1025	768.75
4	LA	.75	1125	843.75
5	LA	.75	1108	831.0
6	LA	.75	1022	766.5
SLA				557.7

Estimated Total Water Use = 23,098 gallons PER YEAR

Show calculations:

ALL HYDROZONES = 23,098 GPY
(50.1)(0.62)(.55)(1,359 SQ. FT.) + 10

SYMBOL	DESCRIPTION	MODEL NO	GPAL	PAIRS	PBI
▼	RAINBIRD PIPER-UP/LATE	1812-R-13-13R	.4	16'	30
▽	" " " " " " " "	1812-R-13-13H	.8	16'	30
●	" " " " " " " "	1812-141	.25	-	30

LEGEND

- ☐ - WEATHER BROADCAST CONTROLLER/RAINBIRD ESP-LXNS
- RS ☐ - RAINSENSOR/RAINBIRD (RAIN-CHECK)
- BPS ☐ - BACKFLOW PREVENTER/FERCO-825-Y-11/2"
- R.C. ☉ - QUICK COUPLER/RAINBIRD 44 LRC
- ⊗ - VALVE/RAINBIRD 'PES' SERIES
- △ 1/2" - VALVE NO. GPAL
- △ 1/2" - VALVE SIZE
- - MAINLINE/SCH. 40 PVC
- - LATERAL/SCH. 40 PVC

MAXIMUM APPLIED WATER ALLOWANCE = 31,700 GPY
(50.1)(0.62)(.55)(1,359 SQ. FT.) + 10

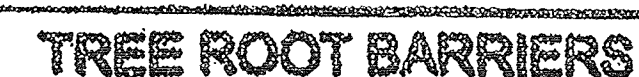
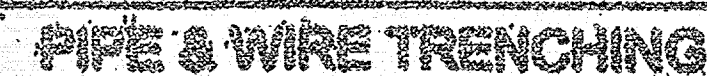
IRRIGATION PLAN

13/1/16
#124

LARRY G. TISON & ASSOCIATES
LARRY G. TISON, A.S.L.A.
LANDSCAPE ARCHITECTURE
314 E. BROADWAY, SUITE D, GLENDALE, CALIFORNIA 91205
818-241-9169

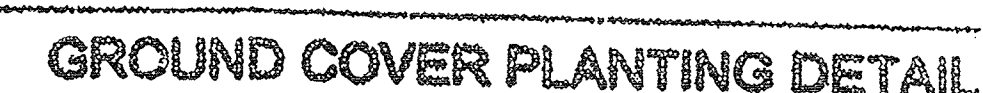
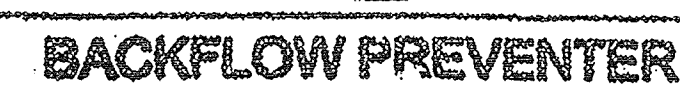
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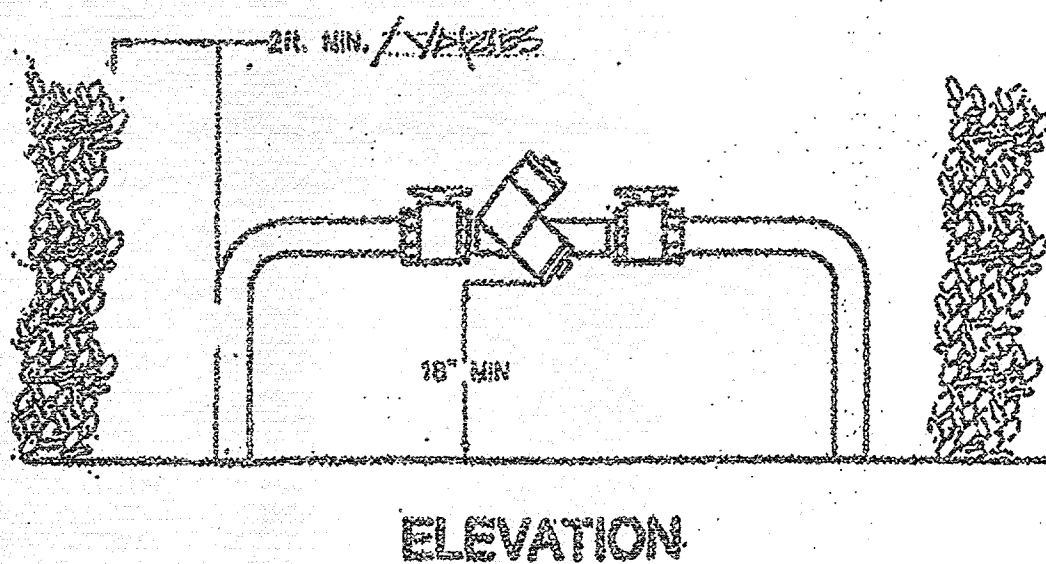


- LANDSCAPE NOTES

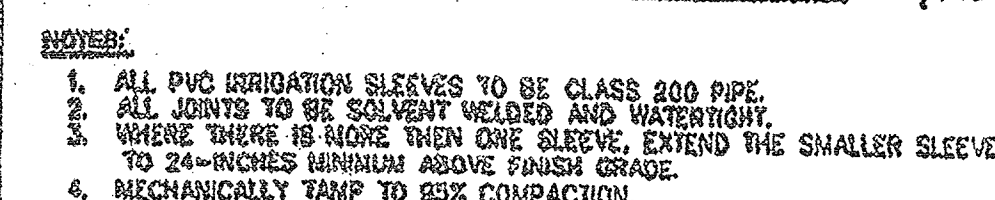
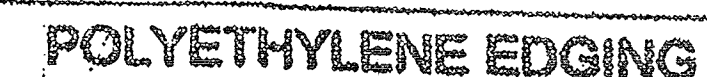
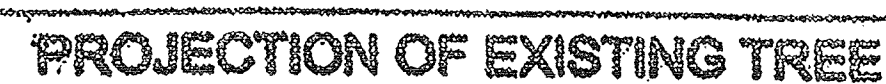
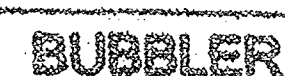
DC CHARACTERISTICS



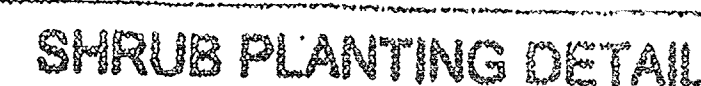
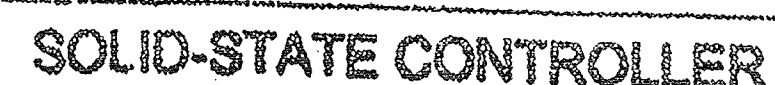
- ## IRRIGATION NOTES



BACKFLOW DEVICE SCREENING DETAIL



SLEEVING



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818-241-9169

NOTE:
USE DETAILS AS
APPLICABLE TO THIS
PROJECT ONLY.

LANDSCAPE DETAIL

SPECIFICATION PLAN

DATE:

SCALE:

Ka.

DRAWING

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UNITED STATES DEPARTMENT OF AGRICULTURE

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