

PROJECT ADDRESS	Santa Anita/Santa Clara, Arcadia, CA				MAWA TOTAL
MAWA	Eto	Conversion	Adj Factor	Area	GPY
	50.2	0.82	0.7	1,393	30,349
					30,349

PROJECT ADDRESS	Santa Anita/Santa Clara, Arcadia, CA			
HYDROZONE	PF	IRR METHOD	AREA-SF	% OF LANDSCAPE
Shrub-Dripline	Low	dripline	364	25.26%
Tree-Bubbler	Med	bubbler	48	3.33%
Shrub-Dripline on struc	Low	dripline	362	25.12%
Fountain	H	IRRIGATED AREA	774	5.59%
Mulches		NON-IRRIGATED AREA	572	39.69%
		TOTAL SITE AREA	1,441	

EAWA	HYDROZONE	STATIONS	Santa Anita/Santa Clara, Arcadia, CA	PLANT FACT.	H.A.-SF	I.E.	Eto	SUB-TOTAL
SHRUB-dripline		A1; A3	0.15	1,393	90%		50.2	7,226
TREES		A2	0.15	48	90%		50.2	249
Pool/Spa		0	0.85	505	60%		50.2	22,267
				1,946	ANNUAL EWU-GALLONS			29,742

IRRIGATION LEGEND

SYM	MANUF.	MODEL NO.	GPM	PSI	RAD	PREC RATE
=====	HUNTER	PLD-ESD	0.6 GPH	15-50	---	---
●	RAINBIRD	RWS-M-B-1401	0.25	30	---	---
○	NIBCO T113 - LINE SIZE, UNLESS NOTED OTHERWISE ON PLAN					
⊕	SUPERIOR 950 BRASS REMOTE CONTROL VALVE - SIZE NOTED ON PLAN					
●	HUNTER PCZ-101-25 DRIP CONTROL ZONE					
M	IRRIGATION METER-BY OTHERS					
⊠	BACKFLOW DEVICE BY OTHERS					
⊕	RAINBIRD 44-RC QUICK COUPLER					
⊞	HUNTER XC-400					
F	APPROVED DRIPLINE FLUSH VALVE					
V	SUPERIOR 3/4" 310075 MASTER VALVE					

— PVC SCH 40 LATERAL LINE- 12" COVER IN PLANTING AREAS, 24" COVER UNDER PAVING, - SIZE INDICATED ON PLAN.

----- 3" CLASS 315 PVC MAINLINE
18" COVER IN PLANTING AREAS, 24" COVER UNDER PAVING.

A6	INDICATES CONTROLLER STATION NUMBER
T	INDICATES VALVE SIZE
21	INDICATES GPM / GPH

NOTES:

THE IRRIGATION SYSTEM ASSUMES A MINIMUM FLOW OF 20-GPM AND A MINIMUM PRESSURE OF 55-PSI IS AVAILABLE AT THE METER.

ALL LATERAL LINES AND MAINLINES UNDER PAVING SHALL BE SLEEVED IN SCH. 40 PVC 2-TIMES PIPE DIAMETER.

INSTALL ALL LINES WITHIN PLANTER AREAS. MAINLINES AND LATERAL LINES ARE SHOWN OUTSIDE OF PLANTERS FOR PLAN CLARITY ONLY.

silver bear studio
landscape architecture
environmental design



mariposa, ca.

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ARCADIA RETAIL & MEDICAL OFFICE BUILDING

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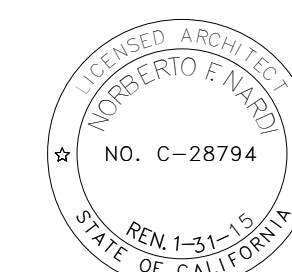
Consultant:

project:
Arcadia Retail & Medical Office Center @ Santa Anita & Santa Clara, Arcadia, CA

client:
RAC Development, Inc. 150 N. Santa Anita Ave. #645 Arcadia, CA 91006

Revisions:

No.	Date	Description
1	04/14/2014	1ST RESUBMITTAL
2	05/01/2014	2ND RESUBMITTAL
3	08/15/2014	3RD RESUBMITTAL
4	12/08/2014	PUBLIC HEARING
5	06/05/2015	PLAN CHECK
6	10/15/2015	PLAN CHECK - #2



Sheet Title:

IRRIGATION PLAN

Key Plan:

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Date: 12/10/13

Drawn by: WSCS Project No: 10112

Phase: ARCHITECTURAL DESIGN REVIEW

Sheet No:

L1.01

revisions

date: 12OCT2015

scale: 1" = 8'-0"

job no:

sheet title:

IRRIGATION PLAN

L1.01

of

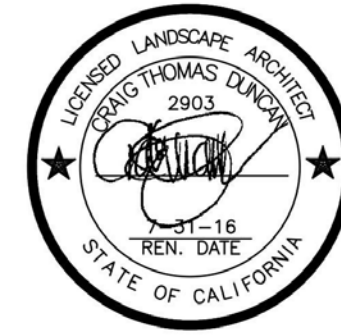
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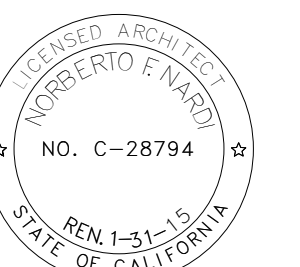


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PLANTING PLAN

Key Plan:

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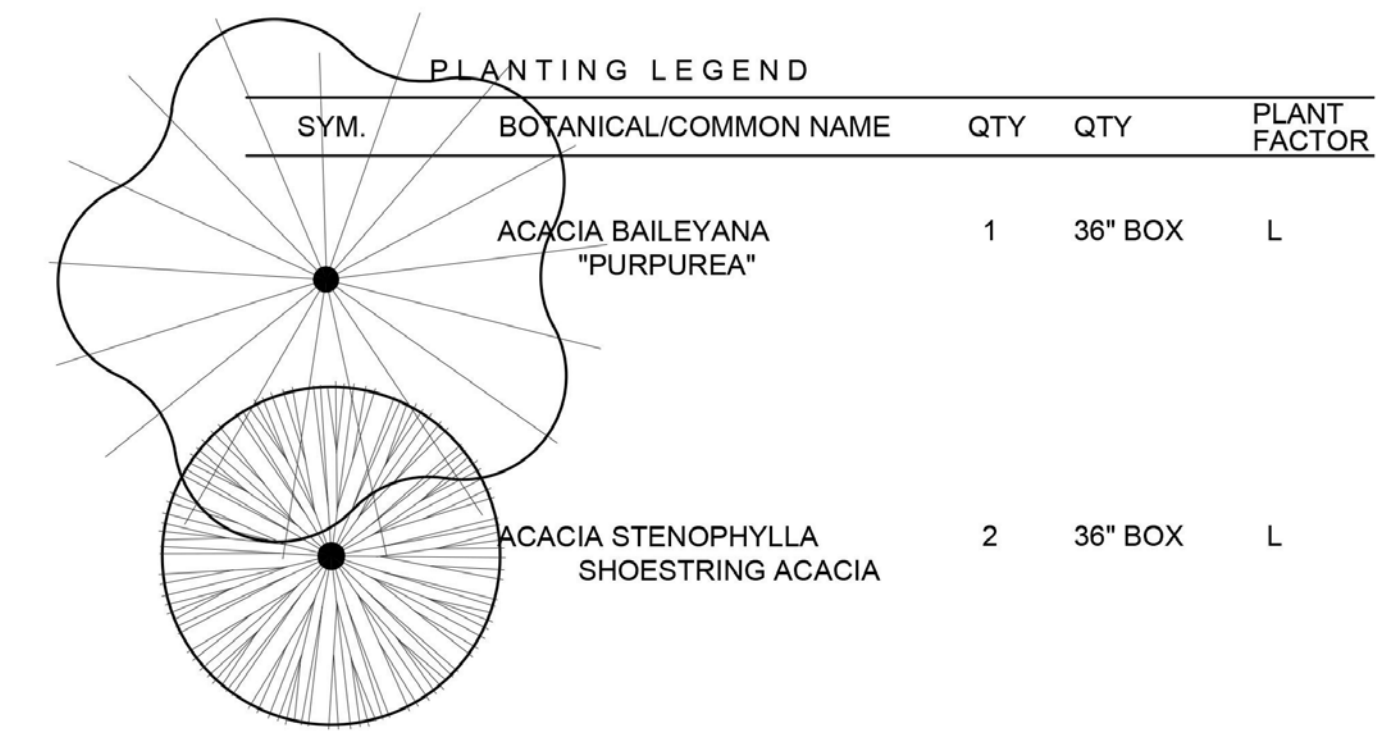
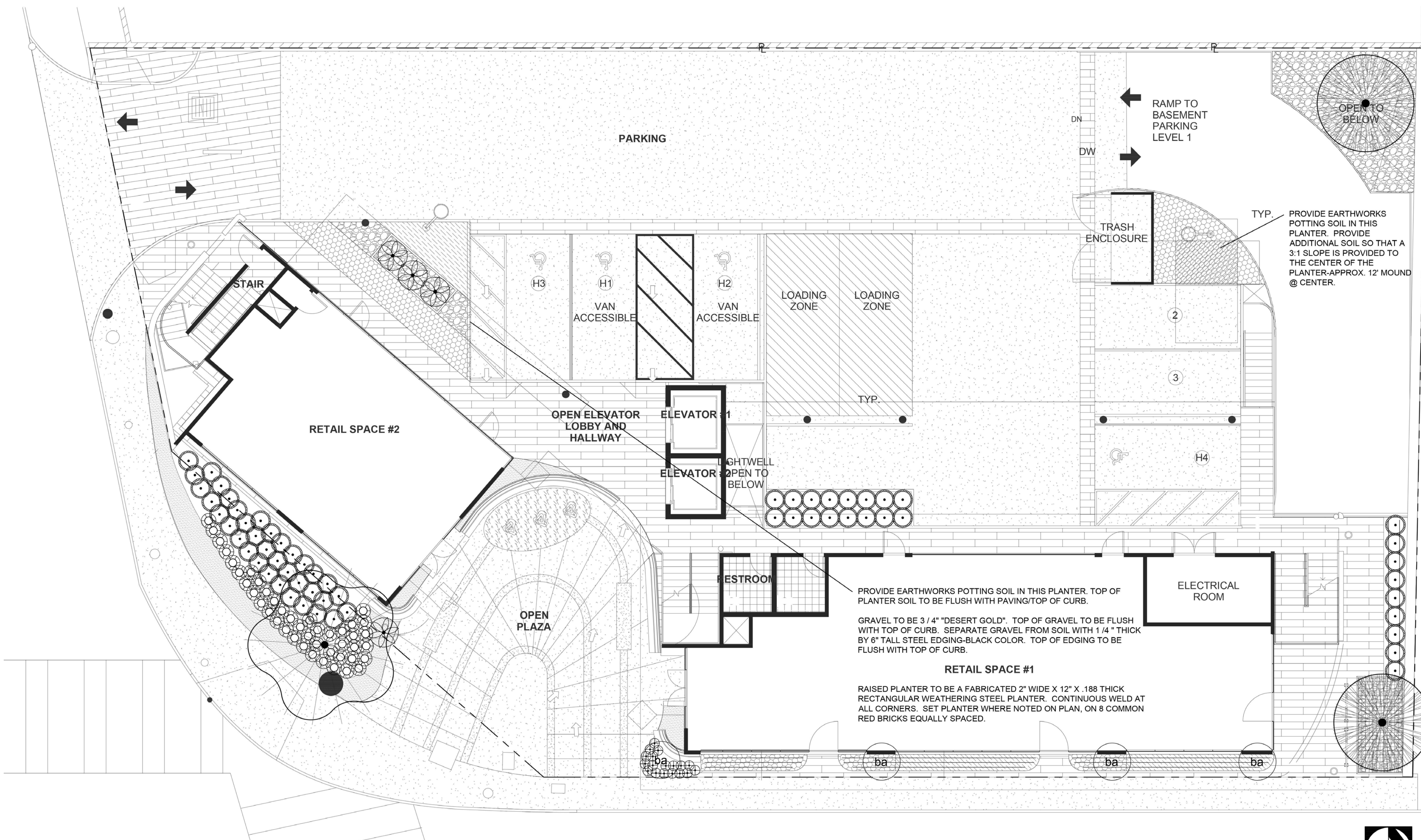
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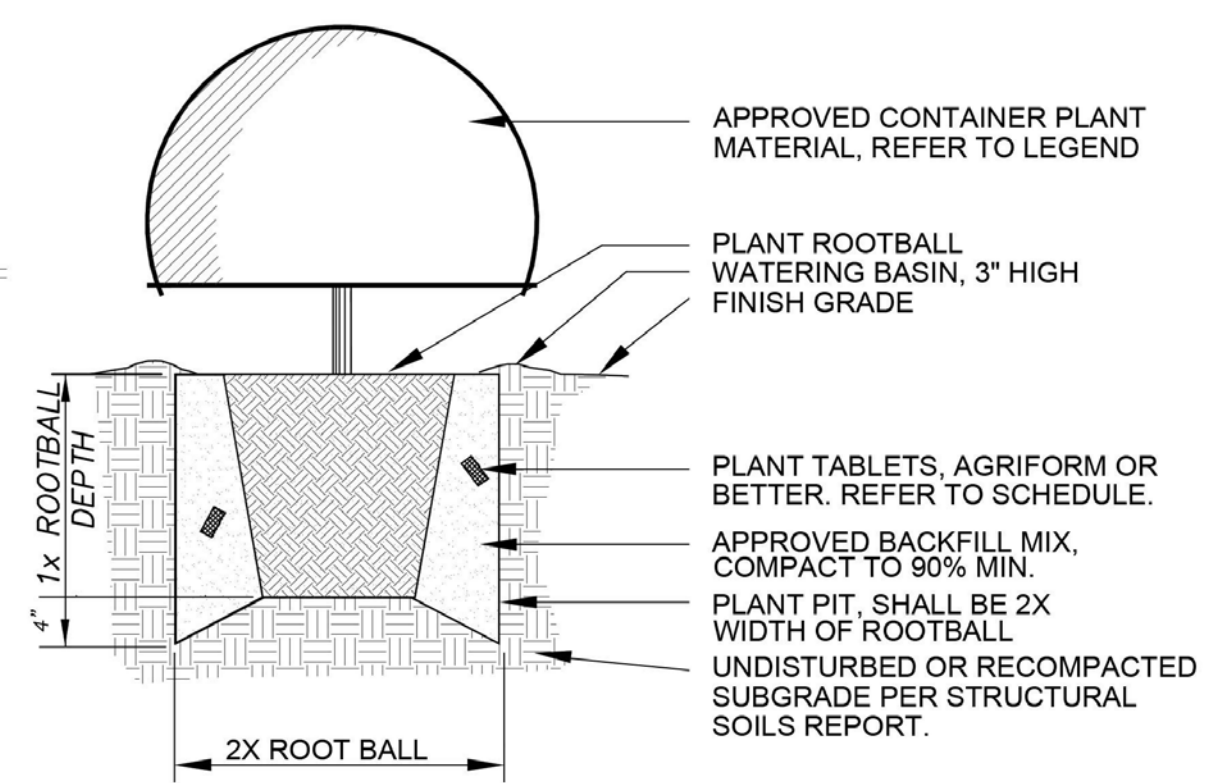
Drawn by: **WCS** Project No: **10112**

Phase: **ARCHITECTURAL DESIGN REVIEW**

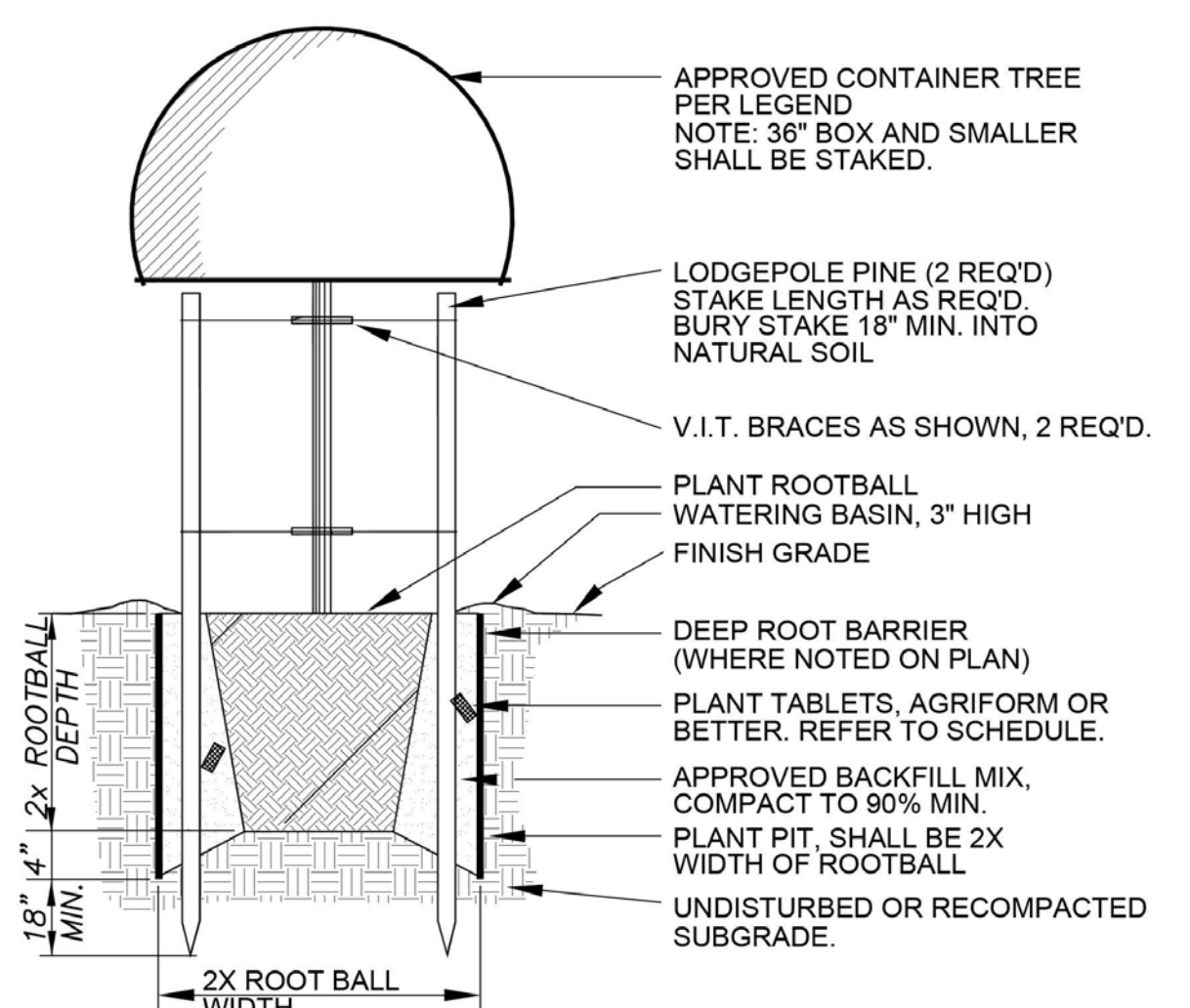
Sheet No: **L2.01**



SYM.	BOTANICAL/COMMON NAME	QTY	SIZE	PF
(Symbol)	BULBINE FRUTESCENS - "HALLMARK"	11	5-GAL.	L
(Symbol)	SENECIO MANDRALISCAE - BLUE CHALKS	11	1-GAL.	L
(Symbol)	CALLIANDRA CALIFORNICA - BAJA FAIRY DUSTER	11	15-GAL.	L
(Symbol)	FESTUCA IDAHOENSIS - "SISKIYOU BLUE"	11	1-GAL.	L
(Symbol)	DASYLERION WHEELERI - DESERT SPOON	11	24" BOX	L
(Symbol)	CARPENTERIA CALIFORNICA "ELIZABETH"	11	15-GAL.	L
(Symbol)	SENECIO SERPENS-BLUE CHALKS		1-GAL. 18" O.C.	L
(Symbol)	DIANELLA CAERULEA CASSA BLUE		FLATS OR 4" LINERS 12" O.C.	L
(Symbol)	3" DEEP 3/4" "DESERT GOLD" GRAVEL OVER A 3-OUNCE FILTER FABRIC			L
(Symbol)	6" DEEP 3/4" "DEL RIO" GRAVEL OVER A 3-OUNCE FILTER FABRIC. 2" INSIDE METAL PLANTER.			L



A. SHRUB PLANTING



B. TREE PLANTING



REVISIONS

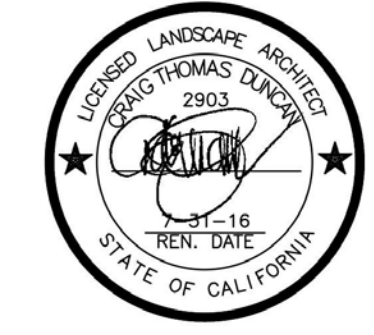
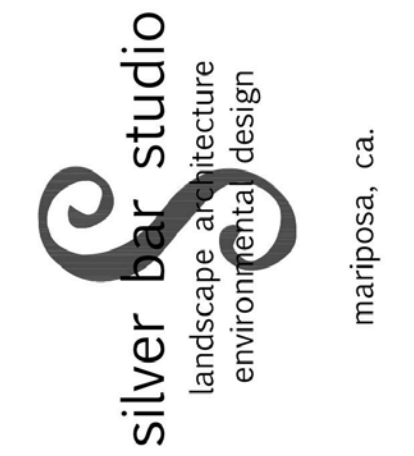
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job no:
sheet title:
PLANTING PLAN

L2.01
of

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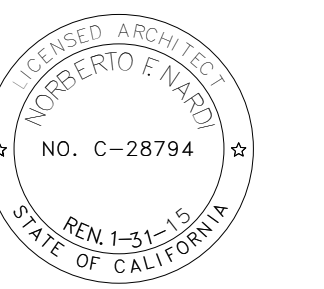


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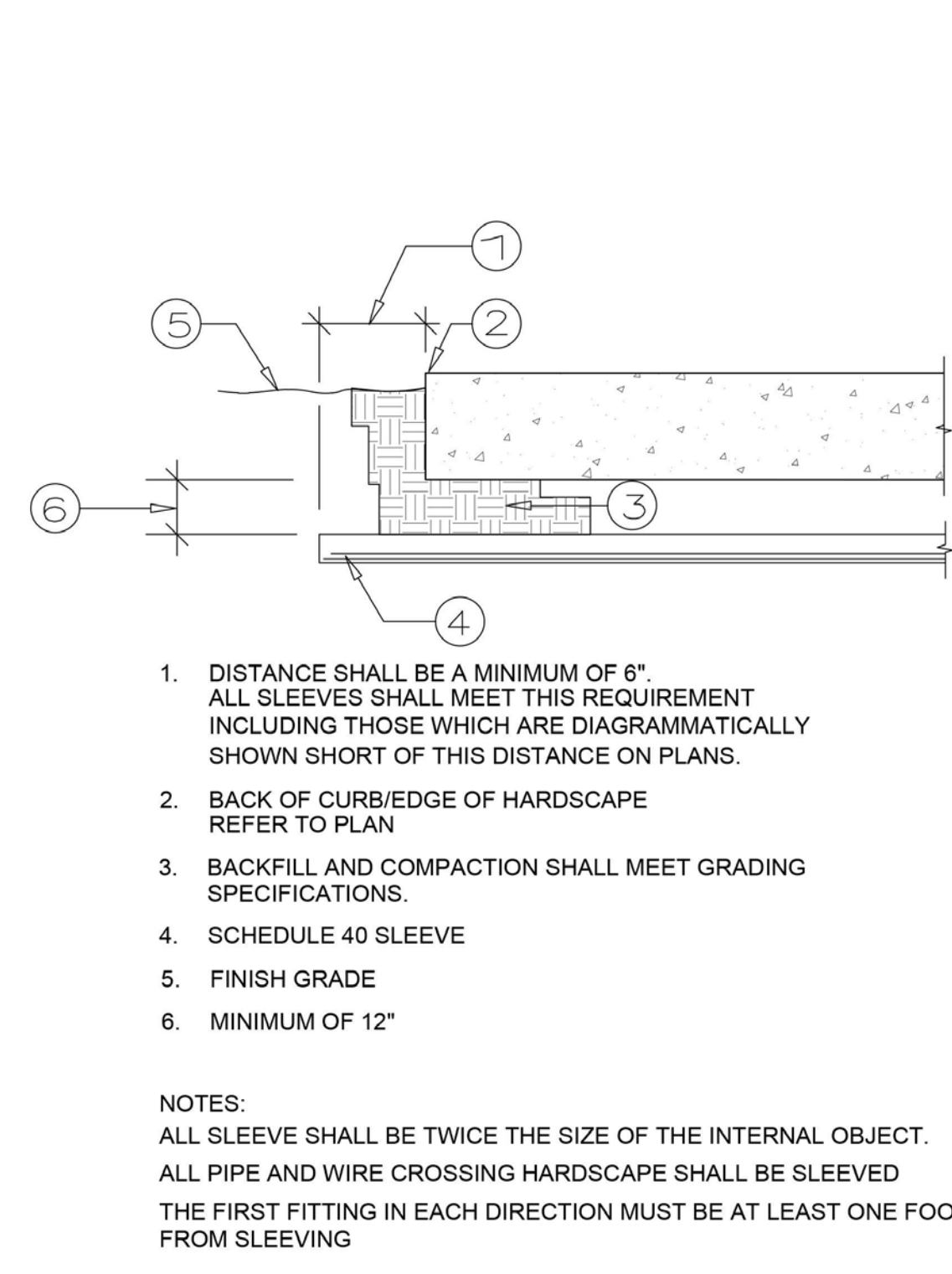
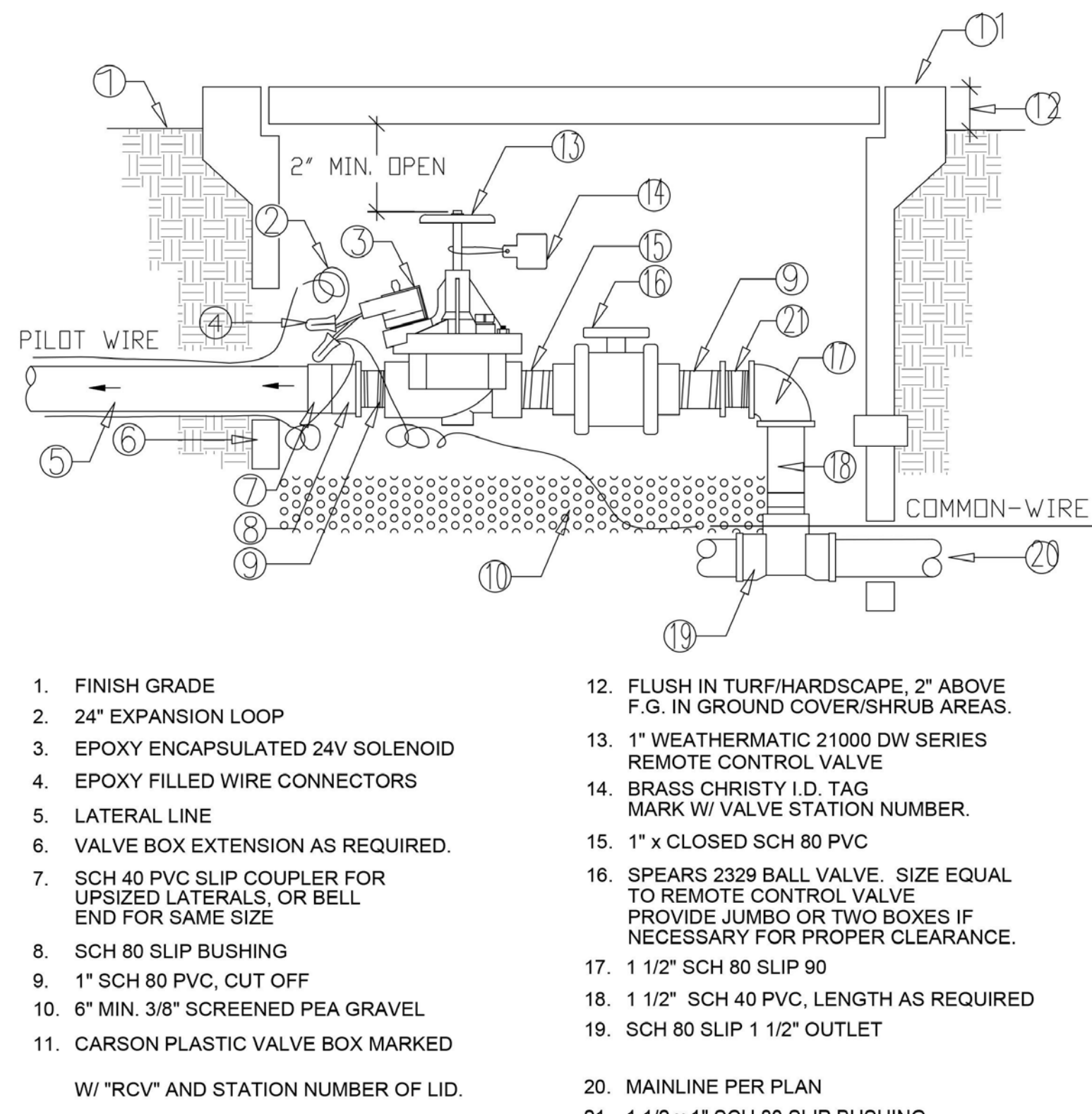
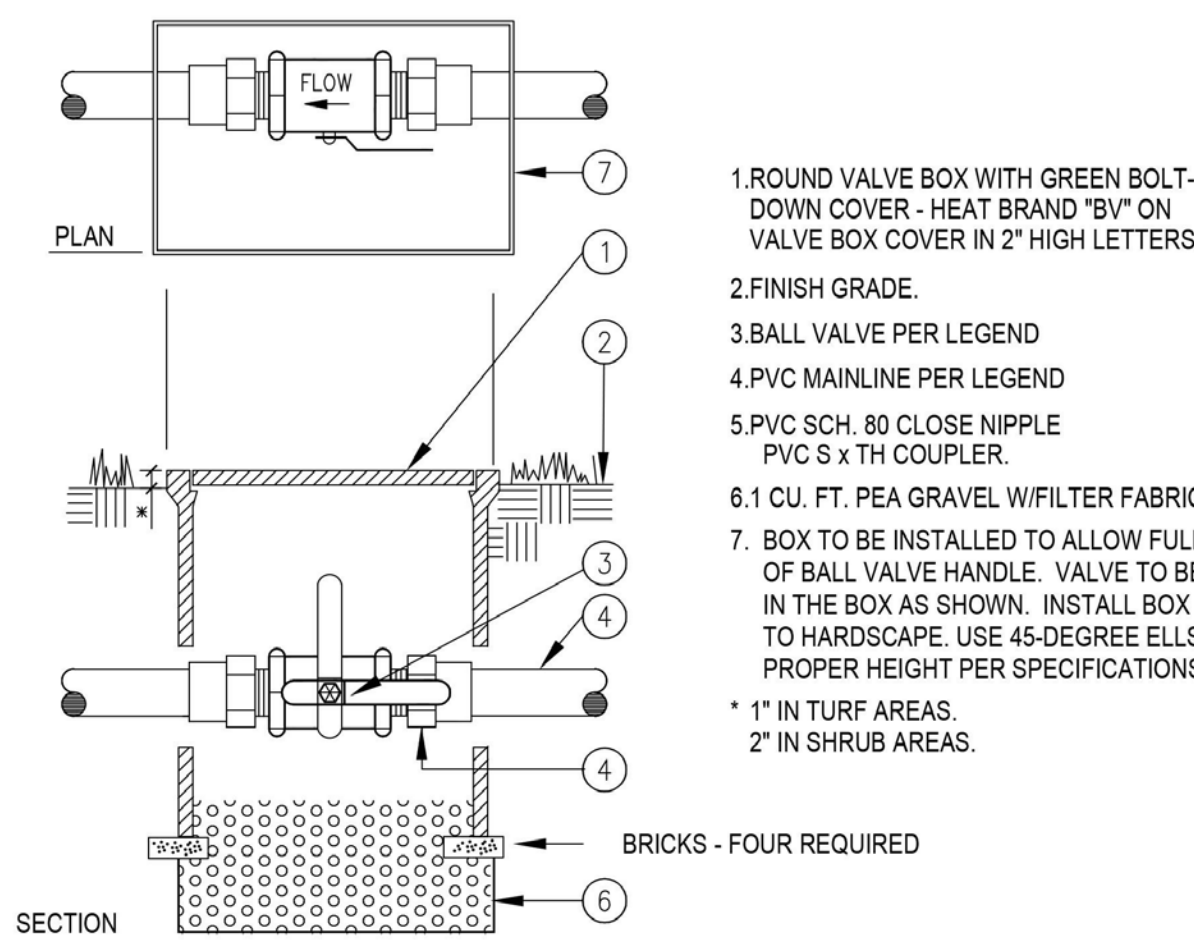
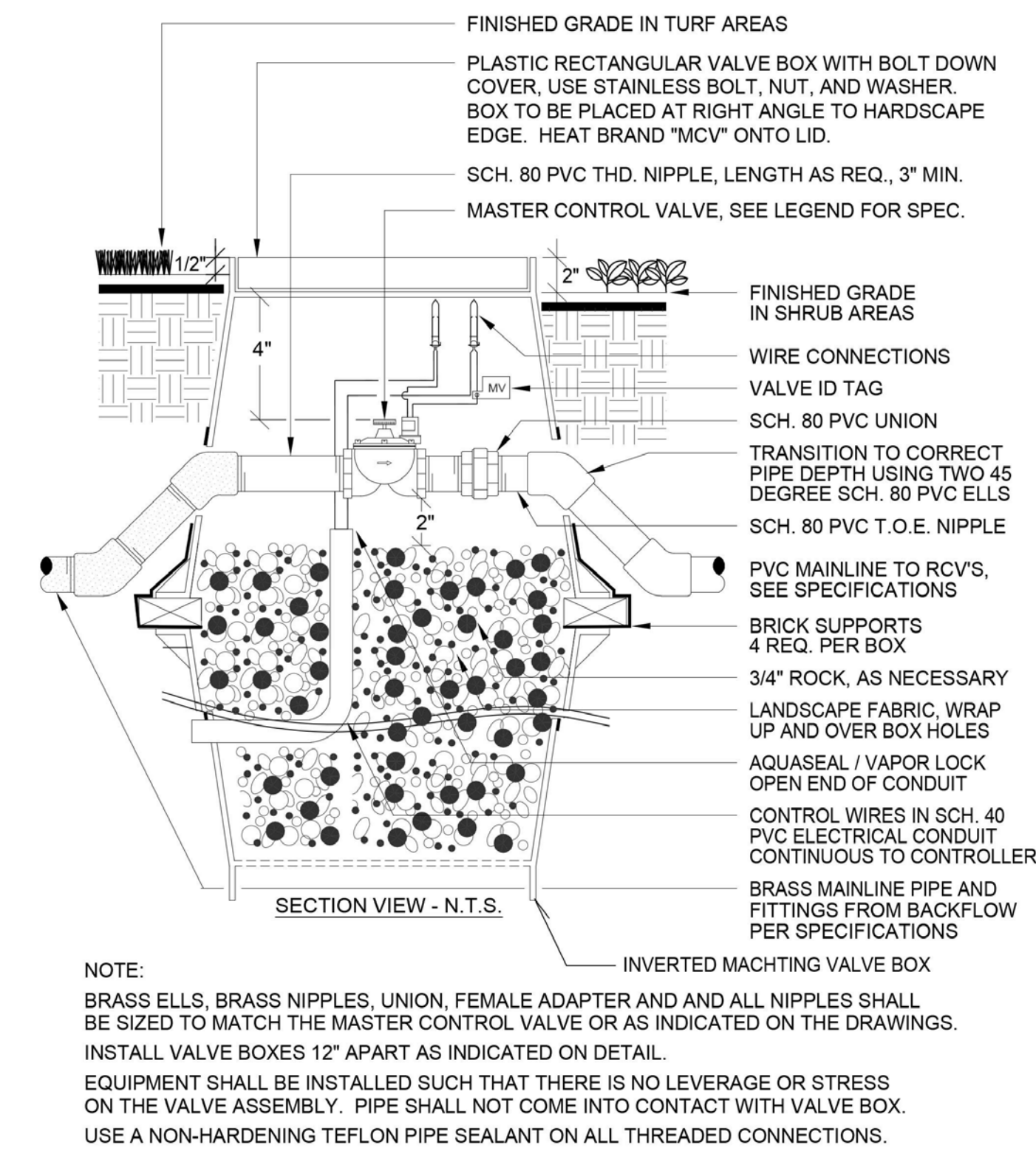


Sheet Title:

**IRRIGATION
 DETAILS**

Key Plan:

Scale:	NTS
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Drawn by:	WCSJ
Project No:	10112
Phase:	ARCHITECTURAL DESIGN REVIEW
Sheet No:	L2.02



4 SLEEVING

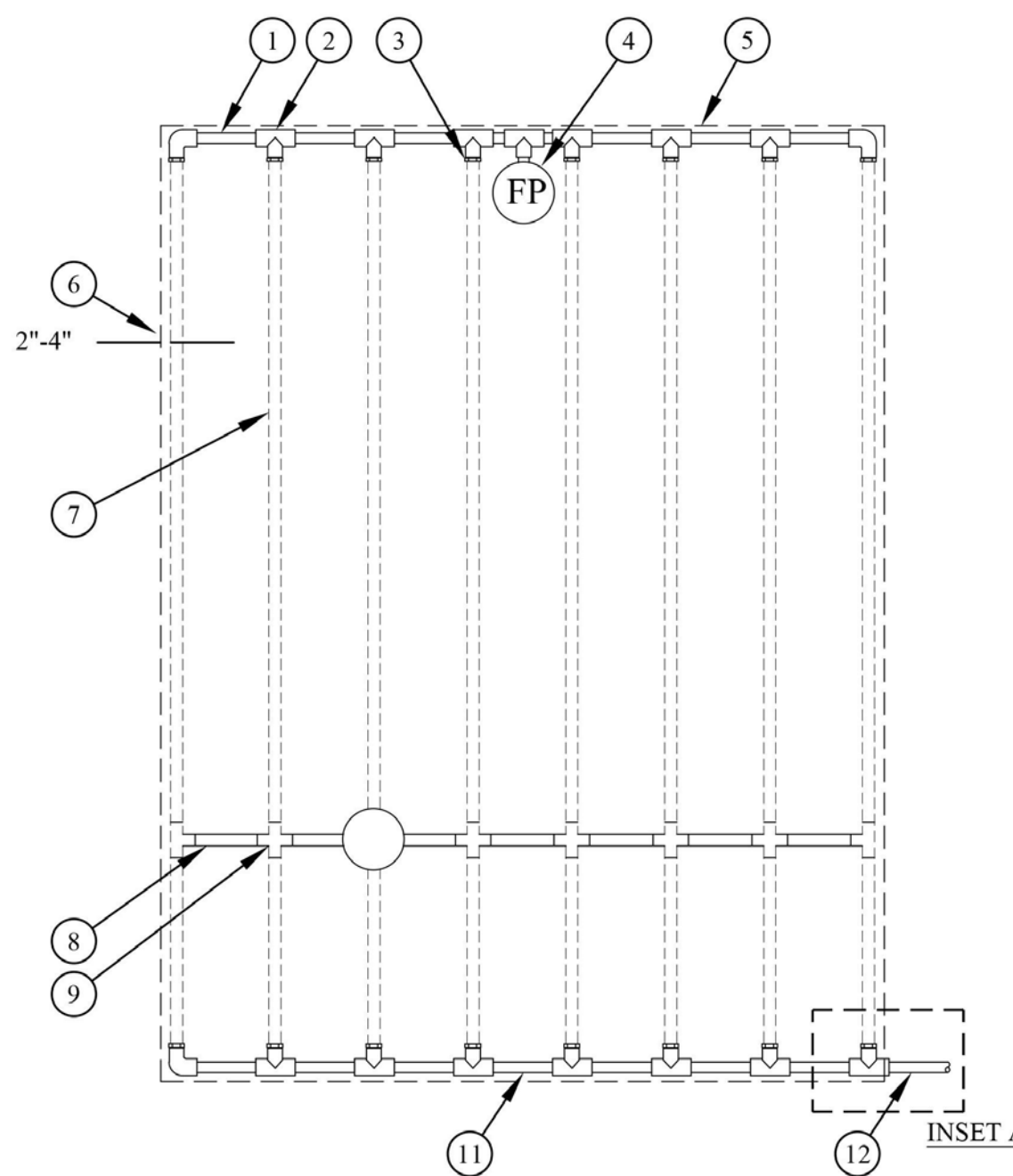
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3 1" REMOTE CONTROL VALVE

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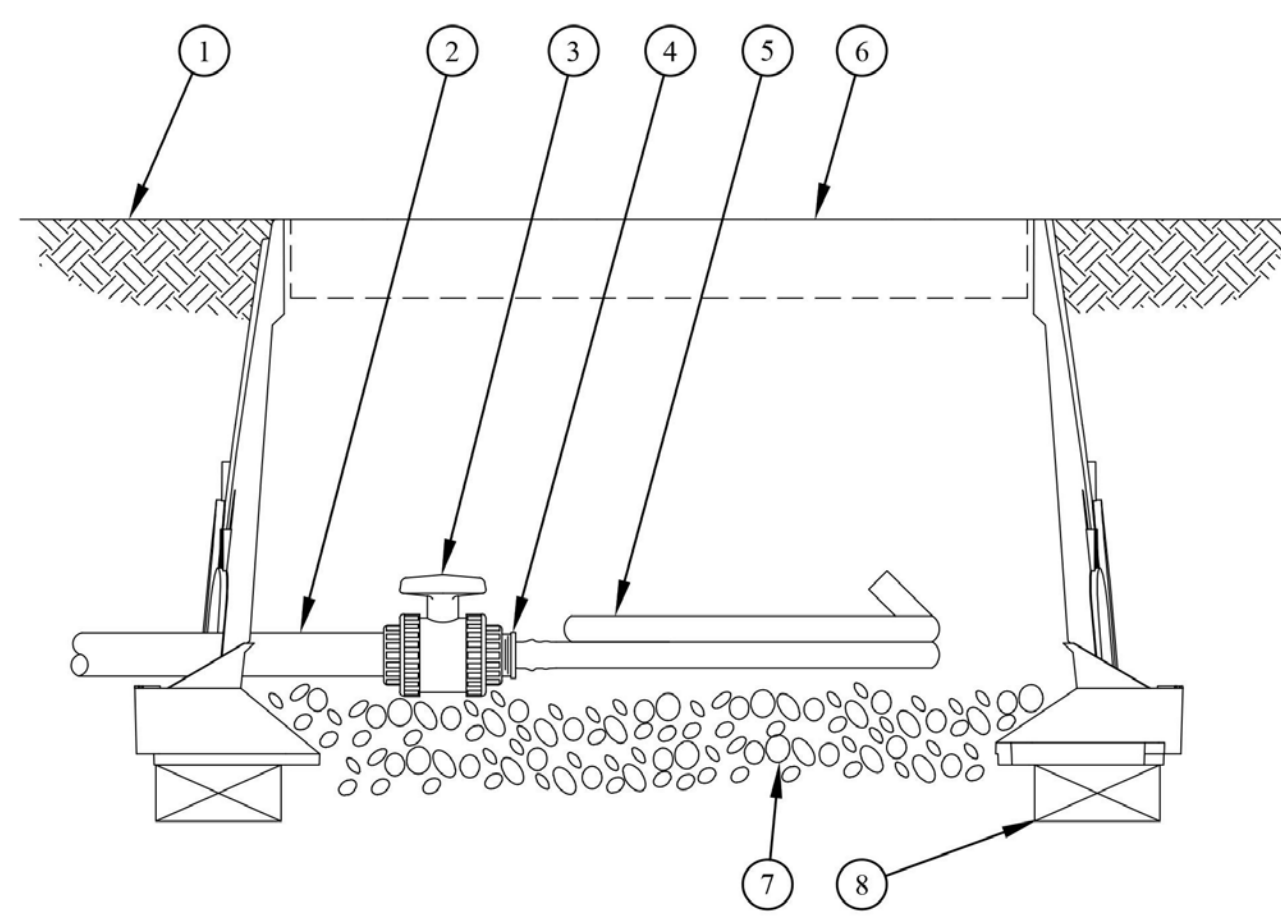
2 BALL VALVE 2" AND SMALLER

1 MASTER VALVE

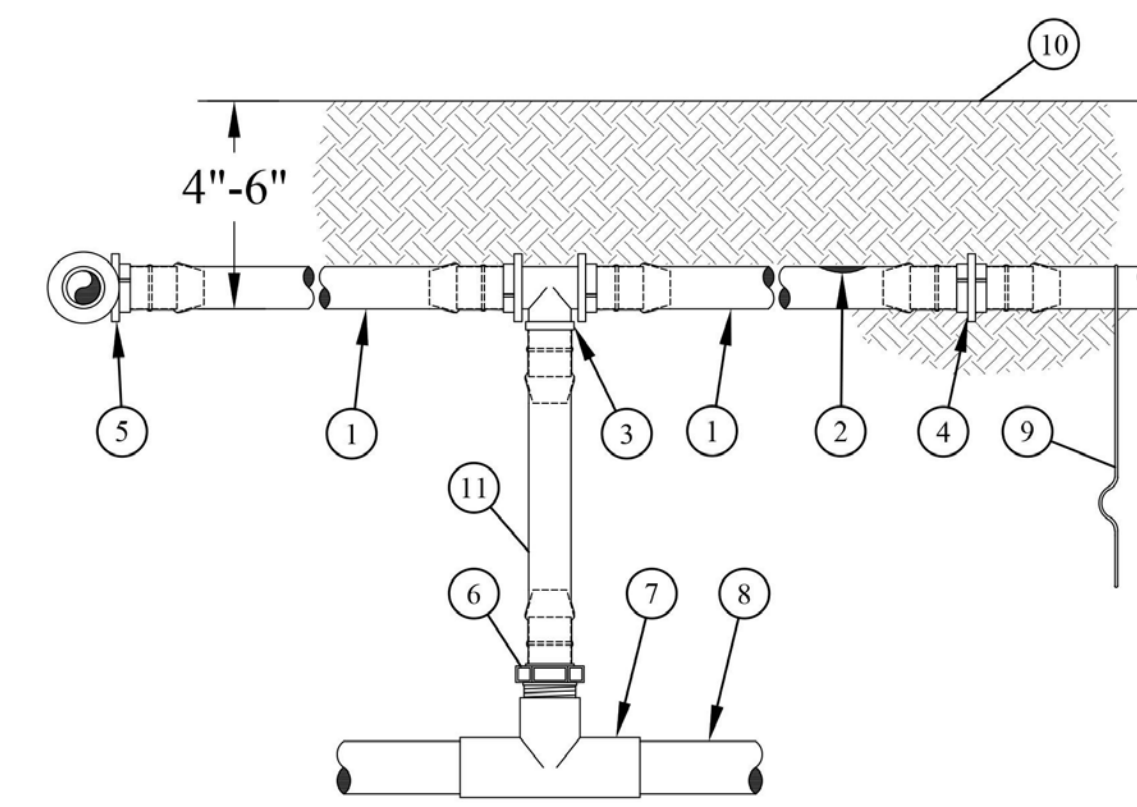


NOTES:
 1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE RAIN BIRD XFS DRIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACINGS.
 2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM LENGTH SHOWN IN THE ACCOMPANYING TABLE.
 3. AIR RELIEF VALVE TO BE INSTALLED AT HIGH POINT OF AREA.
 4. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

6 XFS SUB-SURFACE DRIPLINE END-FEED LAYOUT

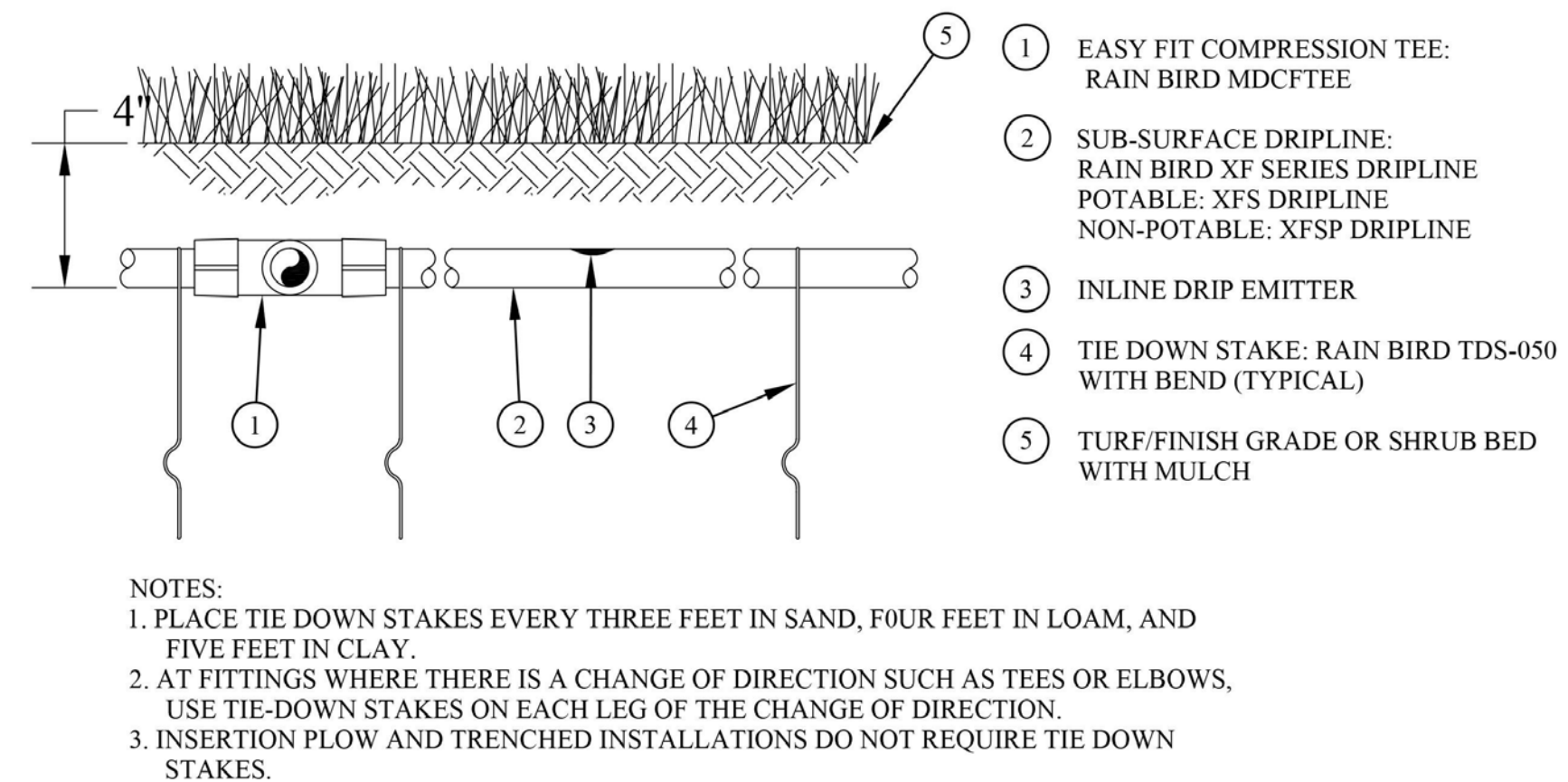


8 XFS SUB-SURFACE DRIPLINE BURIAL FLUSH POINT W/BALL VALVE



NOTES:
 1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
 2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
 3. SAVE YOUR HANDS. USE THE RAIN BIRD FITTINGS-TOOL XF INSERTION TOOL FOR FITTING ASSEMBLY.

5 XFS SUB-SURFACE DRIPLINE RISER ASSEMBLY



NOTES:
 1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
 2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
 3. INSERTION PLOW AND TRENCHED INSTALLATIONS DO NOT REQUIRE THE TIE DOWN STAKES.

7 XFS SUB-SURFACE DRIPLINE BURIAL

revisions

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