

LANDMARK
DESIGN

Landscape Architecture

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CLIENT

STONERIDGE COMMUNITY
CHURCH
4832 COCHRAN ST.
SIMI VALLEY, CA 93065

PROJECT

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CHURCH
4832 COCHRAN ST.
SIMI VALLEY, CA 93065

PROJECT NUMBER

58501

DATE

07/14/17

REVISIONS

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DRAWN AP CHECKED CR

SHEET TITLE

IRRIGATION
PLAN

SCALE

1"=20'-0"

NORTH



SHEET NUMBER

L-1

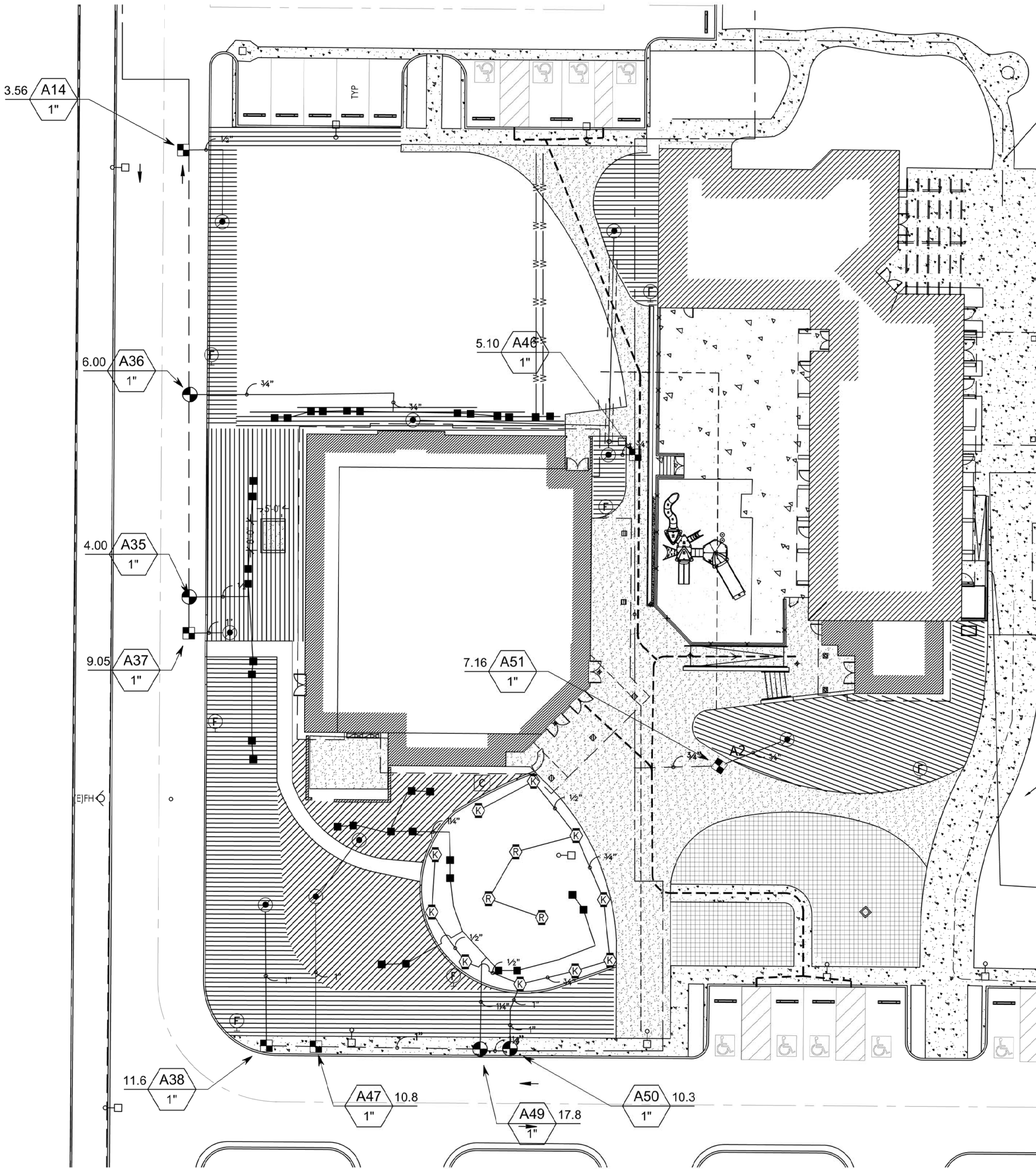
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
	HUNTER MP2000 PROS-04-PRS40-CV TURF ROTATOR, 4" (10.16 CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.	13	40	
	RAIN BIRD 1804-1400 FLOOD FLOOD BUBBLER 4.0" POPUP	34	30	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY		DETAIL
	RAIN BIRD XCZF-100-PRF MEDIUM FLOW DRIP CONTROL KIT. 1" DV VALVE WITH 1" PRESSURE REGULATING FILTER AT 40PSI, AND MDGF FITTING. 3GPM-15GPM.	6		
	PIPE TRANSITION POINT ABOVE GRADE PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER TO ABOVE GRADE INSTALLATION.	8		/
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFCV-06-18 (22) XFCV ON-SURFACE LANDSCAPE DRIPLINE WITH A HEAVY-DUTY 3.5 PSI CHECK VALVE. 0.6GPH EMITTERS AT 18.0" O.C. DRIPLINE LATERALS SPACED AT 22.0" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. GREAT FOR ELEVATION CHANGE. SPECIFY XF INSERT FITTINGS.	12,131 S.F.		
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY		DETAIL
	RAIN BIRD PESB 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. WITH SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.	4		/
	EXISTINGC HUNTER ACC-99D 2-WIRE DECODER CONTROLLER WITH 99 STATION CAPACITY, METAL CABINET.	1		
	POINT OF CONNECTION 2"	2		
	IRRIGATION LATERAL LINE: CPVC SCHEDULE 40	901.1 L.F.		
	IRRIGATION MAINLINE: CPVC SCHEDULE 40	215.0 L.F.		
	IRRIGATION MAINLINE: EXISTING MAINLINE TO REMAIN	538.5 L.F.		
	PIPE SLEEVE: DUCTILE IRON PIPE	32.3 L.F.		
	Valve Callout Valve Number Valve Flow Valve Size			
	EXISTING IRRIGATION TO REMAIN, CONTRACTOR TO TEST SYSTEM AND ADJUST POP- UP SPRAYS AND LATERALS TO ENSURE 100 % COVERAGE.			

IRRIGATION NOTES

- DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- THE SPRINKLER SYSTEM IS DESIGNED BASED ON A DESIGN PRESSURE AS NOTED AT METER AND A MAXIMUM FLOW OF LARGEST VALVE . THE IRRIGATION CONTRACTOR SHALL VERIFY THE PRESSURE AND FLOW PRIOR TO CONSTRUCTION. ANY VARIANCE FROM THE DESIGN PRESSURE SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT WITHIN 24 HOURS AND PRIOR TO COMMENCEMENT OF ANY WORK. IF IT IS FOUND THAT THE PRESSURE AND/OR FLOW DEViate FROM THE DESIGN AND THE CONTRACTOR COMMENCES WORK WITHOUT NOTIFYING THE LANDSCAPE ARCHITECT, ALL CORRECTIVE ACTION NECESSARY TO ESTABLISH A FUNCTIONAL IRRIGATION SYSTEM SHALL BE AT THE CONTRACTOR'S EXPENSE.
- ALL MAIN LINE, LATERAL PIPING AND CONTROL VALVES, UNDER PAVING SHALL BE IN SEPARATE SLEEVES. MAINLINE AND LATERAL SLEEVES SHALL BE A MINIMUM OF 4". FOR PIPING LARGER THAN 2", THE SLEEVES SHALL BE TWICE THE PIPE DIAMETER. WIRE SLEEVING SHALL BE 2" OR LARGER TO ACCOMMODATE CONTROL AND COMMON WIRES.
- PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER SIZED PIPE SHALL BE ALLOWED. LARGER SIZES MAY BE SUBSTITUTED UPON REQUEST AND SUBSEQUENT APPROVAL BY THE LANDSCAPE ARCHITECT.
- INSTALL BACK FLOW PREVENTION DEVICES AND PIPING ACCORDING TO THE UPC AND LOCAL ORDINANCES. ANY CHANGES TO THE FINAL LOCATION OF THE BACKFLOW DEVICE OR CONTROLLER SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
- AFTER MAIN LINE HAS BEEN INSTALLED AND PRIOR TO COVERING MAIN LINE TRENCH, A PRESSURE TEST SHALL BE CONDUCTED. ALL PRESSURE LINES SHALL BE TESTED UNDER HYDROSTATIC PRESSURE OF THE DESIGN PLUS 50 % FOR A PERIOD OF NO LESS THAN 12 HOURS. IF LEAKS DEVELOP, THE JOINTS SHALL BE REPLACED AND THE TEST REPEATED UNTIL THE ENTIRE MAIN LINE IS PROVEN TO BE WATERTIGHT. CERTIFICATION, IN WRITING, SHALL BE SUBMITTED TO THE OWNER VERIFYING THAT THE TEST HAS BEEN CONDUCTED SUCCESSFULLY.
- 120 VAC POWER SHALL BE PROVIDED TO THE CONTROLLER LOCATION BY THE OWNER/DEVELOPER. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL CONNECTION FROM THE POWER SOURCE TO THE CONTROLLER,
- UNLESS OTHERWISE SPECIFIED, ALL SPRINKLER HEADS SHALL BE INSTALLED PERPENDICULAR TO THE FINISH GRADE. EXCEPT WHERE SLOPES EXCEED 2:1, HEADS SHALL BE INSTALLED USING SWING JOINTS.
- PRIOR TO INSTALLATION OF NOZZLES, THE IRRIGATION CONTRACTOR SHALL FLUSH ALL LINES, VALVES AND POP-BODIES. VALVES AND NOZZLES SHALL BE ADJUSTED FOR HEAD-TO-HEAD COVERAGE WITH A MINIMUM OF OVERSPRAY ONTO THE WALKS, STREETS AND OTHER HARDSCAPE AREAS.
- THE DESIGN IS DIAGRAMMATIC. IRRIGATION EQUIPMENT, BACK FLOW DEVICES, VALVES, ETC. SHALL BE PLACED WITHIN THE NEAREST GROUNDCOVER AND SHRUB AREAS. MAINLINE, WIRES, AND LATERAL LINES SHALL ALSO BE PLACED WITHIN PLANTED AREAS. EXCEPTION TO THIS IS TAKEN WHERE THE PLAN SHOWS PIPING CROSSING PAVED AREAS AND SLEEVES ARE PRESENT.
- ANY FIELD MODIFICATIONS PERFORMED BY THE IRRIGATION CONTRACTOR SHALL MAINTAIN THE DESIGN GUIDELINE OF PROVIDING SEPARATE VALVES FOR TURF AND SHRUB AREAS, SUN AND SHADE AREAS AND FLAT AND SLOPED AREAS.
- ALL IRRIGATION EQUIPMENT NOT DETAILED SHALL BE INSTALLED ACCORDING TO THE MANUFACTURERS SPECIFICATION AND RECOMMENDATIONS
- UPON COMPLETION OF IRRIGATION, A COVERAGE TEST SHALL BE CONDUCTED WITH THE LANDSCAPE ARCHITECT PRESENT.

NOTE: WHEN WATER IS USED FOR OUTDOOR IRRIGATION FOR NEW CONSTRUCTION PROJECTS WITH AN AGGREGATE LANDSCAPE AREA EQUAL TO OR GREATER THAN 500 SQ. FT., A LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE THAT IS AT LEAST AS EFFECTIVE IN CONSERVING WATER AS THE UPDATED MODEL ORDINANCE ADOPTED BY THE DEPARTMENT OF WATER RESOURCES (DWR) PER GOVERNMENT CODE SECTION 6559(c). (CALGREEN 5.304.2)



Site Information								
Site Name →		4832 Cochran St., Simi Valley, CA						
Site Type →		Commercial	Allowed ETAF:		0.45			
Annual Eto (inches/yr) →		55.1						
Hydrozone or Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Hydrozone Area (sqft.)	ETAF x Area	Estimated Total Water Use (gal./yr.)	
Regular Landscape Areas								
A34 Shrubs	0.1	Low	Drip	0.81	0.1	912	113	3,846
A35 Tree	0.4	Mod./Ave.	BUBBLER	0.81	0.5	80	40	1,350
A36 Trees	0.4	Mod./Ave.	BUBBLER	0.81	0.5	120	59	2,024
A37 Shrubs	0.1	Low	Drip	0.81	0.1	2,319	286	9,780
A38 Shrubs	0.1	Low	Drip	0.81	0.1	2,384	268	12,585
A46 Shrubs	0.1	Low	Drip	0.81	0.1	1,186	146	5,002
A47 Shrubs	0.1	Low	Drip	0.81	0.1	2,690	332	11,345
A49 Trees	0.4	Mod./Ave.	BUBBLER	0.81	0.5	140	69	2,362
A50 Turf	0.5	Mod./Ave.	Spray	0.81	0.6	2,411	1,488	50,842
A51 Shrubs	0.1	Low	Drip	0.81	0.1	1,835	227	7,729
SUBTOTAL →					14,677	3,129	106,876	
Special Landscape Areas								
9				1		0	0	0
10				1		0	0	0
11				1		0	0	0
12				1		0	0	0
SUBTOTAL →					0	0	0	
Estimated Total Water Use (ETWU) →							106,876	
Maximum Allowed Water Allowance (MAWA) →							225,628	

ETAF Calculations	
Regular Landscape Areas	
Total ETAF x Area	3,129
Total Area	14,677
Average ETAF	0.21
All Landscape Areas	
Total ETAF x Area	3,129
Total Area	14,677
Stewide ETAF	0.21

Notes:
ETWU meets MAWA requirement.

Average ETAF meets requirement for this site type.

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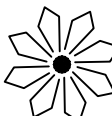



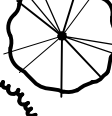











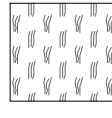
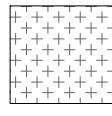
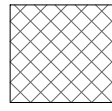
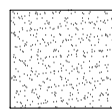
PLANTING
PLAN

SCALE
1"=20'-0"

NORTH

SHEET NUMBER

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	USAGE	QTY	
	ARE RO2	ARECASTRUM ROMANZOFFIANUM / QUEEN PALM	15 GAL	MEDIUM	9	
	ARE ROM	ARECASTRUM ROMANZOFFIANUM / QUEEN PALM	TRANSPLANTED		3	
	GIN BIL	GINKGO BILOBA / MAIDENHAIR TREE	15 GAL	MEDIUM	5	
	PLA BL2	PLATANUS X ACERIFOLIA `BLOODGOOD` / LONDON PLANE TREE	15 GAL	MEDIUM	4	
	PLA BLO	PLATANUS X ACERIFOLIA `BLOODGOOD` / LONDON PLANE TREE	EXISTING TO REMAIN	MEDIUM	5	
	POD GRA	PODOCARPUS GRACILIOR / FERN PINE	EXISTING TO REMAIN	MEDIUM	3	
	PYR CAL	PYRUS CALLERYANA / ORNAMENTAL PEAR	EXISTING TO REMAIN	MEDIUM	3	
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	USAGE	QTY	
	BAC PIG	BACCHARIS PILULARIS `PIGEON POINT` / COYOTE BRUSH	1 GAL	LOW	105	
	CAL DWA	CALLISTEMON VIMINALIS `LITTLE JOHN` / DWARF WEEPING BOTTLEBRUSH	1 GAL	LOW	53	
	CIS SKA	CISTUS X SKANBERGII / CORAL ROCKROSE	1 GAL	LOW	91	
	CLI MIN	CLIVIA MINIATA / KAFFIR LILLY	1 GAL	MEDIUM	72	
	COL SUN	COLEONEMA PULCHRUM `SUNSET GOLD` / GOLDEN BREATH OF HEAVEN	1 GAL	LOW	19	
	ELA FRU	ELAEAGNUS PUNGENS `FRUITLANDII` / SILVERBERRY	1 GAL	LOW	27	
	LAN PU2	LANTANA MONTEVIDENSIS `PURPLE` / TRAILING LANTANA	1 GAL	LOW	49	
	LIR MUS	LIRIOPE MUSCARI `SILVERY SUNPROOF` / LILY TURF	1 GAL	MEDIUM	125	
	MUH CAP	MUHLENBERGIA CAPILLARIS / PINK MUHLY	1 GAL	LOW	198	
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	CONT	FIELD2	SPACING	QTY
	DRY HYD	DRY HYDROSEED MEADOW	SQ. FT.	LOW	12" o.c.	6,951
	EXT REM	EXISTING LANDSCAPE TO REMAIN	SQ. FT.		12" o.c.	3,522
	SEN SER	SENECIO SERPENS / BLUE CHALKSTICKS	FLAT	LOW	18" o.c.	371
	TUR SEE	TURF / DROUGHT TOLERANT FESCUE BLEND	HYDROSEED	HIGH		2,373 SF

DRY HYDROSEED MIX- HYDROSEED IN OCTOBER

MEADOW AREA TO RECEIVE THE FOLLOWING HYDROSEED MIX:

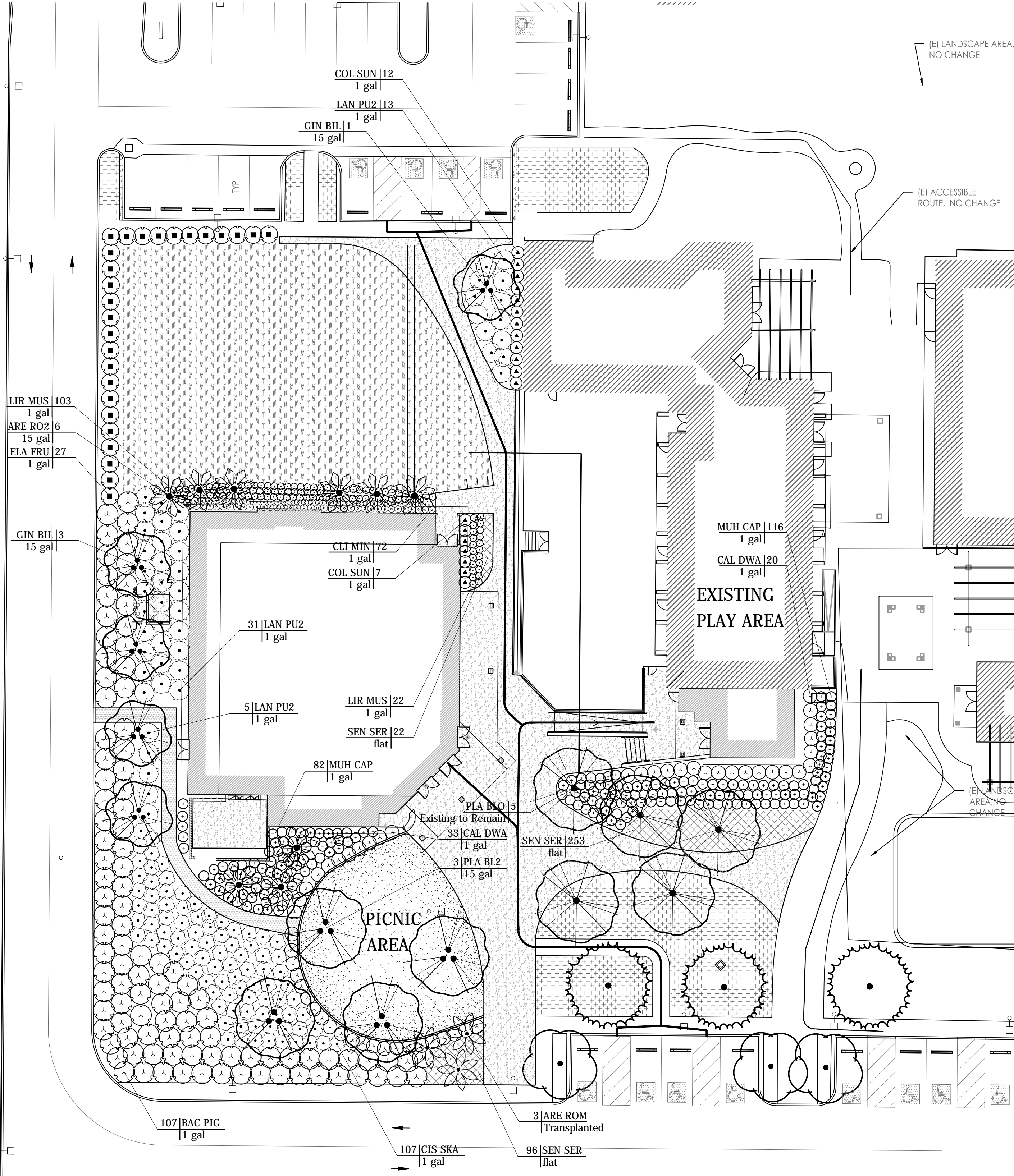
SPECIES	LBS./ACRE	APPLY SEED MIX WITH THE FOLLOWING SLURRY PER ACRE:
AGROSTIS PALLENS	5.00	1500 LB. CONWEB 1000 WOOD FIBER MULCH
FESTUCA RUBRA 'MOLATE'	15.00	150 LB. BINDER ECOLOGY CONTROLS M-BINDER /TACK
FESTUCA OVINA VAR. INGRATA MOKELUMNE BLUE	5.00	800 LB. BIOSOL MIX 7-2-1 ORGANIC FERTILIZER
FESTUCA IDAHOENSIS	5.00	1000 LB. HYDROPOST PERMIUM COMPOST
		60 LB. AM120 MYCORRHIZAL INOCULUM

UTILITY SCREENING

SCREEN WITH SHRUBS THE BACKFLOW, A/C UNITS, AND ALL ABOVE GROUND UTILITITES.

LANDSCAPE MAINTENANCE REQUIREMENTS

- TREES WILL BE THINNED AS DEFINED IN THE AMERICAN NATIONAL STANDARDS INSTITUTE, ANSI, A-300 TREE CARE OPERATION MANUAL TO ELIMINATE CROWDING OR X-CROSSING BRANCHES, TO REMOVE DEAD OR BROKEN LIMBS, AND TO REMOVE STRUCTURALLY WEAK BRANCH ATTACHMENTS.
- TREE CANOPIES WILL NOT BE TOPPED (TO REMOVE OR CUT THE TOP OF THE TREE) OR POLLARDED (TO CUT BACK TO THE TRUNK TO PROMOTE THE GROWTH OF A DENSE HEAD OF FOLIAGE) AS DEFINED IN THE AMERICAN NATIONAL STANDARDS INSTITUTE, ANSI A-300 TREE OPERATION MANUAL.
- ALL PRUNING WILL COMPLY WITH THE CLASS 2, NATIONAL ARBORISTS ASSOCIATION/INTERNATIONAL SOCIETY OF ARBORICULTURE PRUNING GUIDELINES. ALL PRUNING WILL BE SUPERVISED BY A CERTIFIED OR CONSULTING ARBORIST.
- REPLACE ALL DEAD OR MISSING PLANTS SO AS TO COMPLY WITH THE APPROVED LANDSCAPE PLAN. THE MINIMUM REPLACEMENT SIZE WILL BE AT LEAST A 24" BOXED TREE OR FIVE-GALLON SHRUB/VINE, OR A ONE-GALLON GROUNDCOVER.



PLANTING NOTES

- THE CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO PLANT INSTALLATION. PLANT MATERIAL QUANTITIES ARE LISTED FOR THE CONVENIENCE OF THE CONTRACTOR. ACTUAL NUMBER OF PLANT SYMBOLS SHALL HAVE PRIORITY OVER QUANTITIES DESIGNATED.
- ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND/OR OWNER PRIOR TO INSTALLATION. NO SUBSTITUTIONS ALLOWED WITHOUT APPROVAL OF LANDSCAPE ARCHITECT OR OWNER.
- APPROVAL OF ALL TREES THAT ARE 24" BOX OR LARGER SHALL TAKE PLACE PRIOR TO SHIPPING TREES TO THE SITE. EMAIL PHOTOS OF EACH TREE VARIETY SHALL BE PROVIDED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND WRITTEN APPROVAL PRIOR TO SHIPPING.
- FINAL LAYOUT OF ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL OF THE LANDSCAPE ARCHITECT. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT AT LEAST 48 HOURS PRIOR TO PLANTING.
- GROUNDCOVER PLANTING SHALL BE TRIANGULAR SPACED AND CONTINUOUS UNDER ALL TREES AND SHRUB MASSES AS SHOWN ON PLAN.
- ALL 15 GALLON TREES AND 24" BOXED TREES SHALL BE DOUBLE-STAKED; LARGER BOXED TREES SHALL BE GUYED.
- ALL LANDSCAPE AREAS SHALL BE FINISH GRADED TO REMOVE ROCKS AND TO INSURE SURFACE DRAINAGE AWAY FROM BUILDINGS.
- ALL FINISH GRADES IN PLANTED AREAS SHALL BE 1" BELOW ADJACENT PAVING UNLESS NOTED OTHERWISE.
- THE FOLLOWING AMENDMENTS SHALL BE UNIFORMLY BROADCAST AND THOROUGHLY INCORPORATED BY MEANS OF A ROTOTILLER TO A DEPTH OF 6":
3 CU. YDS. NITROGEN STABILIZED SAWDUST
20 LBS. 12-12-12 FERTILIZER
- THE BACKFILL MIX FOR USE AROUND THE ROOTBALL OF ALL TREES AND SHRUBS SHALL CONSIST OF THE FOLLOWING FORMULA:
50% ON-SITE SOIL
50% ORGANIC AMENDMENT
- FERTILIZER TABLETS SHALL BE AGRIFORM, 21 GRAM TABLETS (20-10-5) IN QUANTITIES AS FOLLOWS:
1 GALLON SHRUB 2
5 GALLON SHRUB 3
15 GALLON TREE 5
BOXED TREES 1 TABLET PER 4" OF BOX SIZE.
PLACE TABLETS AT HALF THE DEPTH OF THE ROOTBALL.
- ALL PLANTING AREAS TO BE COVERED WITH A 3" LAYER OF BARK MULCH.
- ANY TREE PLANTED WITHIN 5' OF ANY HARDSCAPE SHALL BE PROVIDED WITH A 8' LONG BY 18" DEEP LINEAR ROOT BARRIER INSTALLED AT THE HARDSCAPE EDGE.

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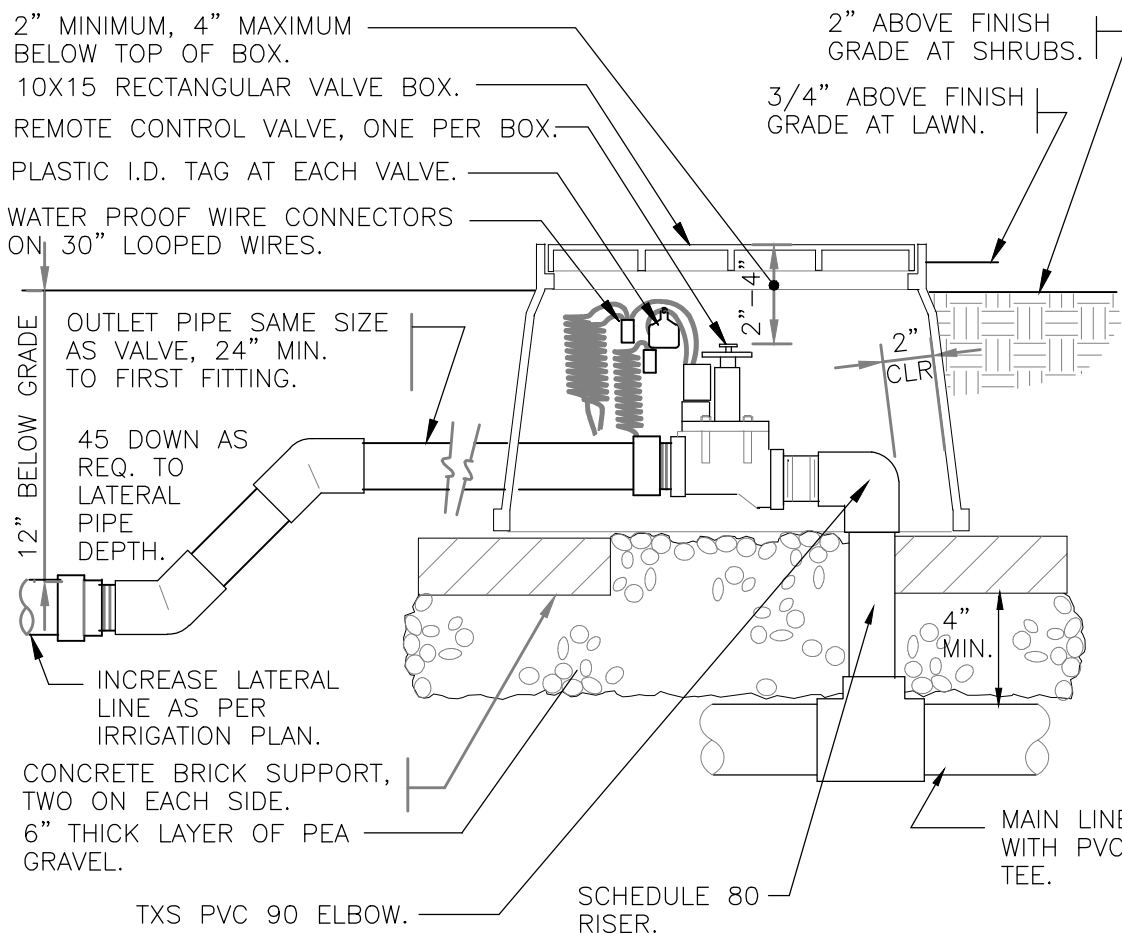
DETAILS

SCALE

1"=20'-0"



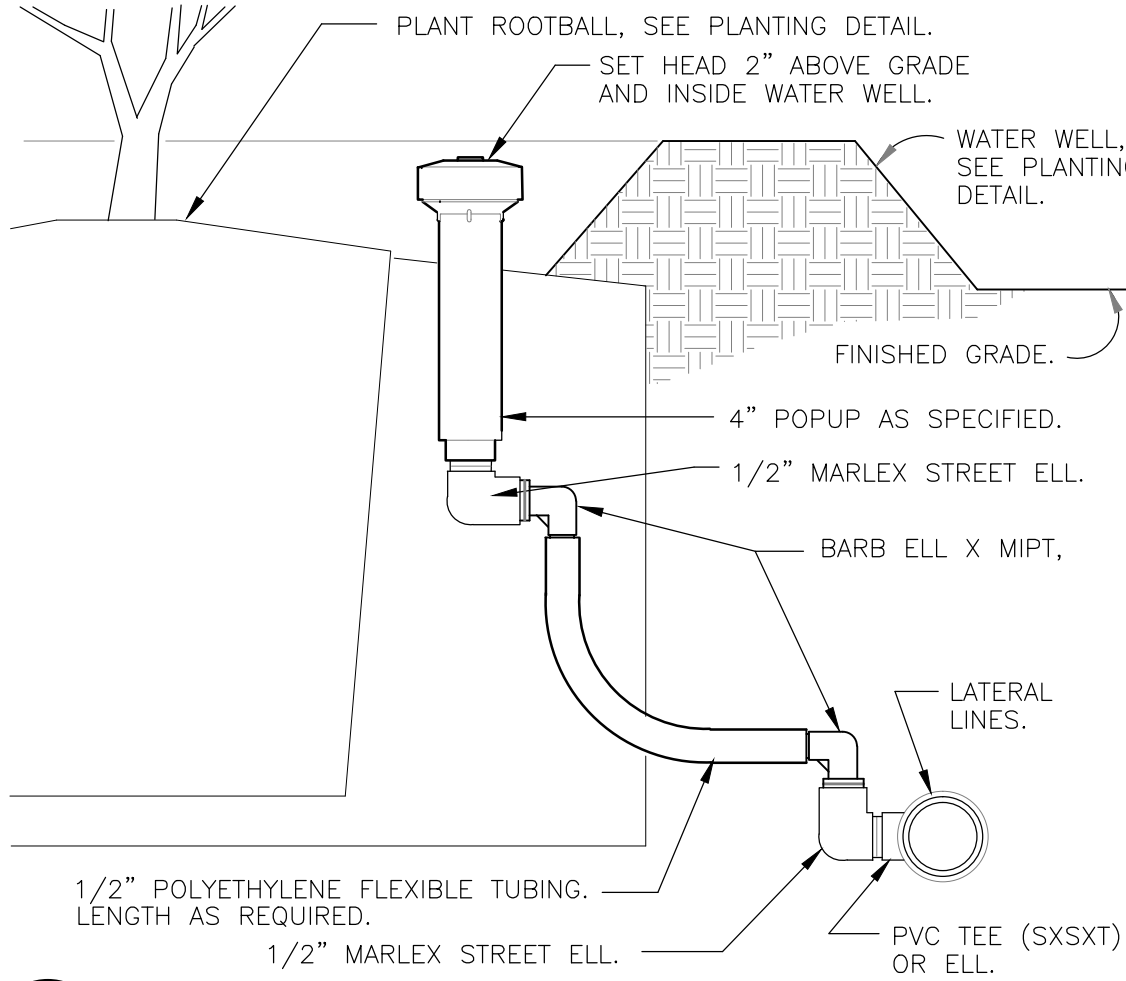
SHEET NUMBER



A ELECTRIC REMOTE CONTROL VALVE

1 1/2" = 12"

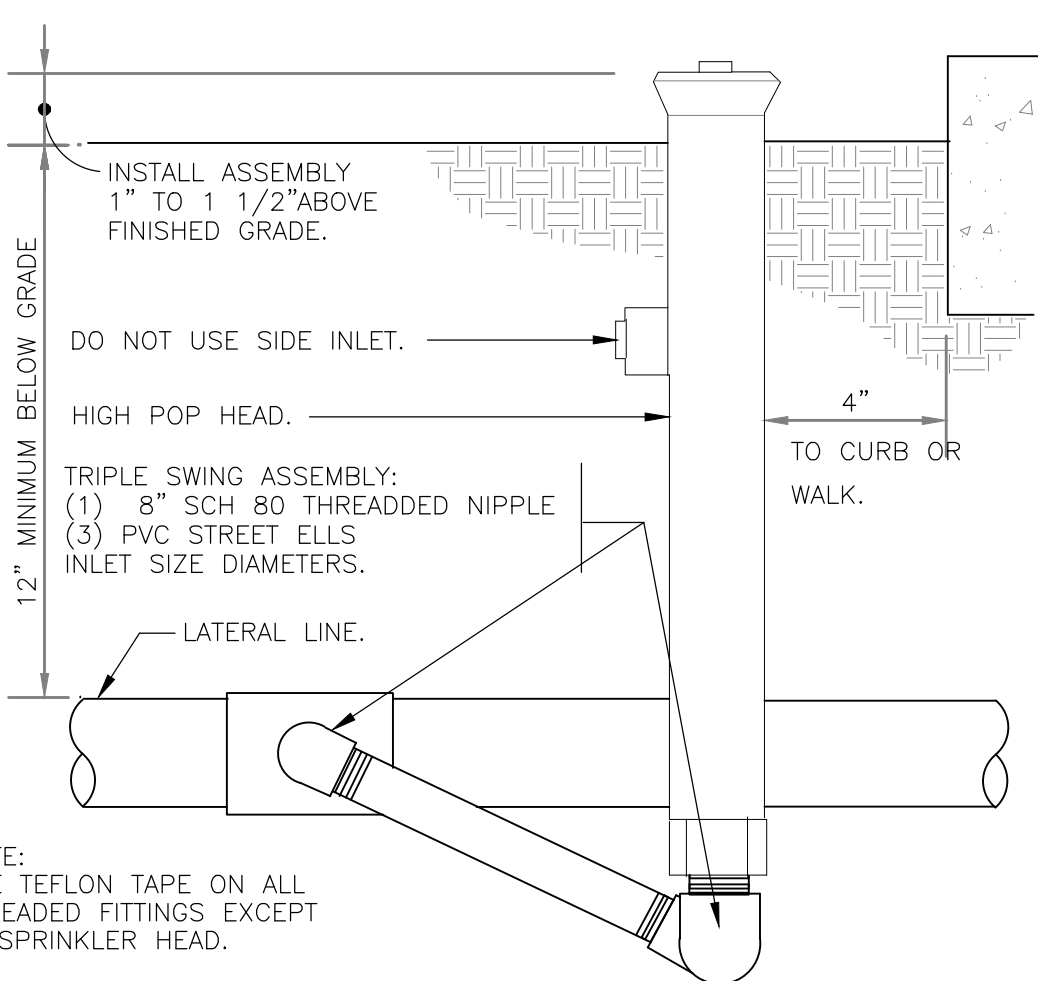
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B POPUP BUBBLER AT PLANT PIT

3" = 12"

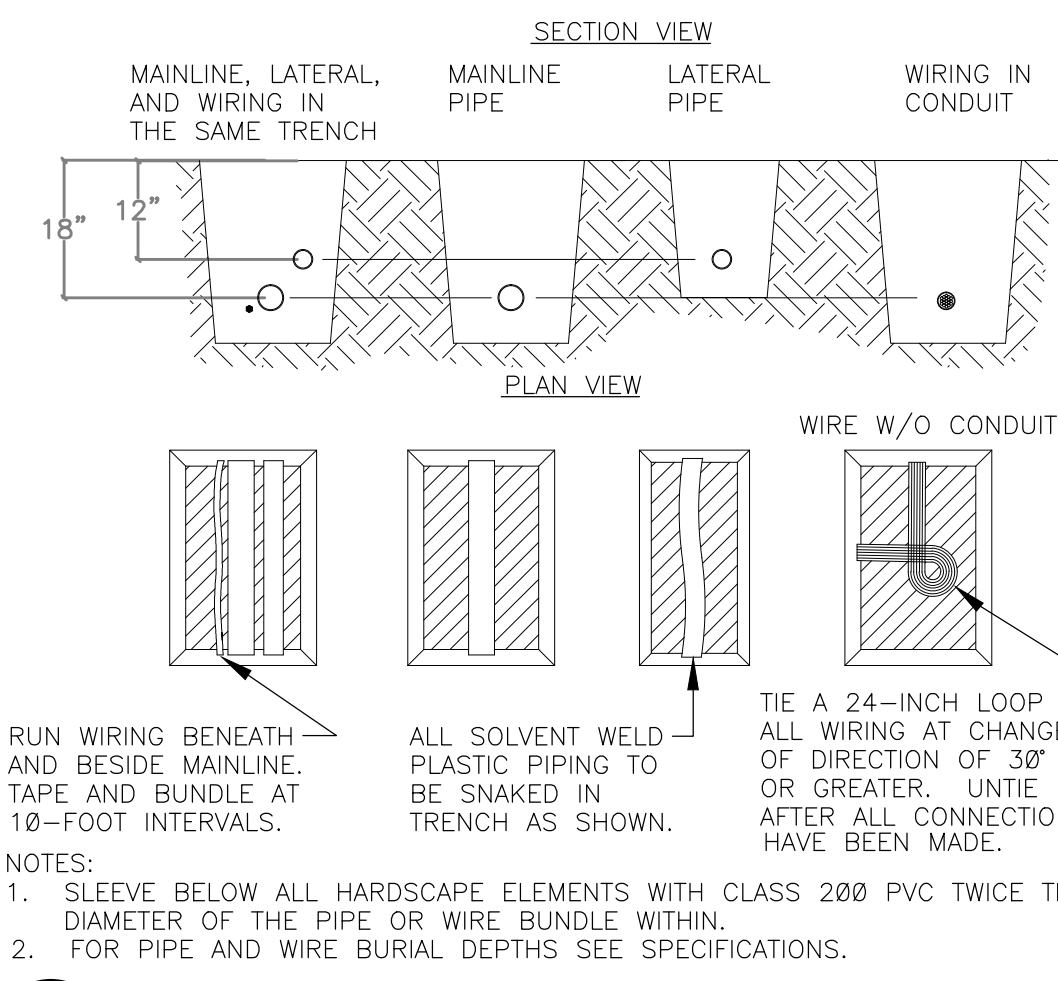
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D SHRUB SPRAY HIGHPOP PVC ASSEMBLY

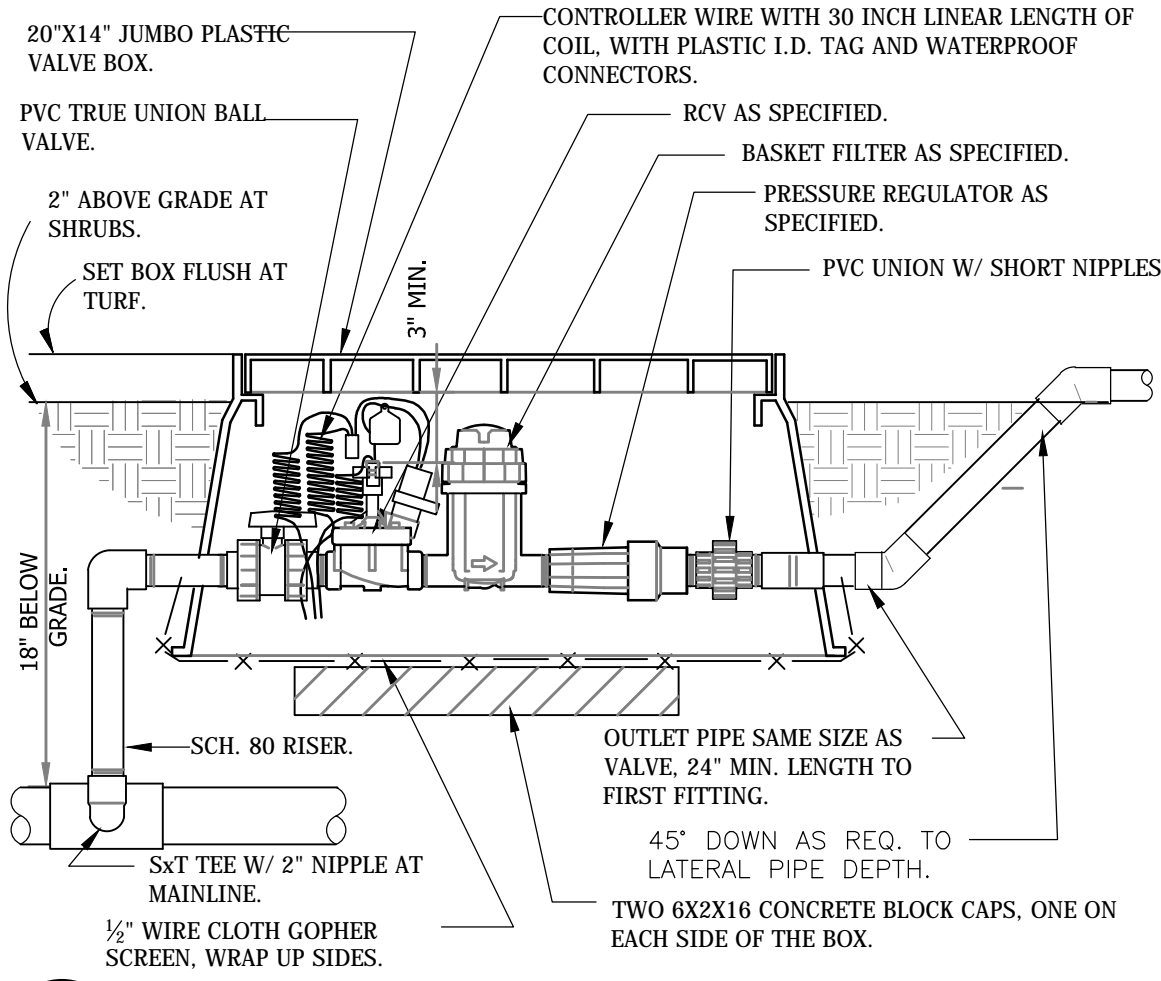
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C TRENCH DETAIL

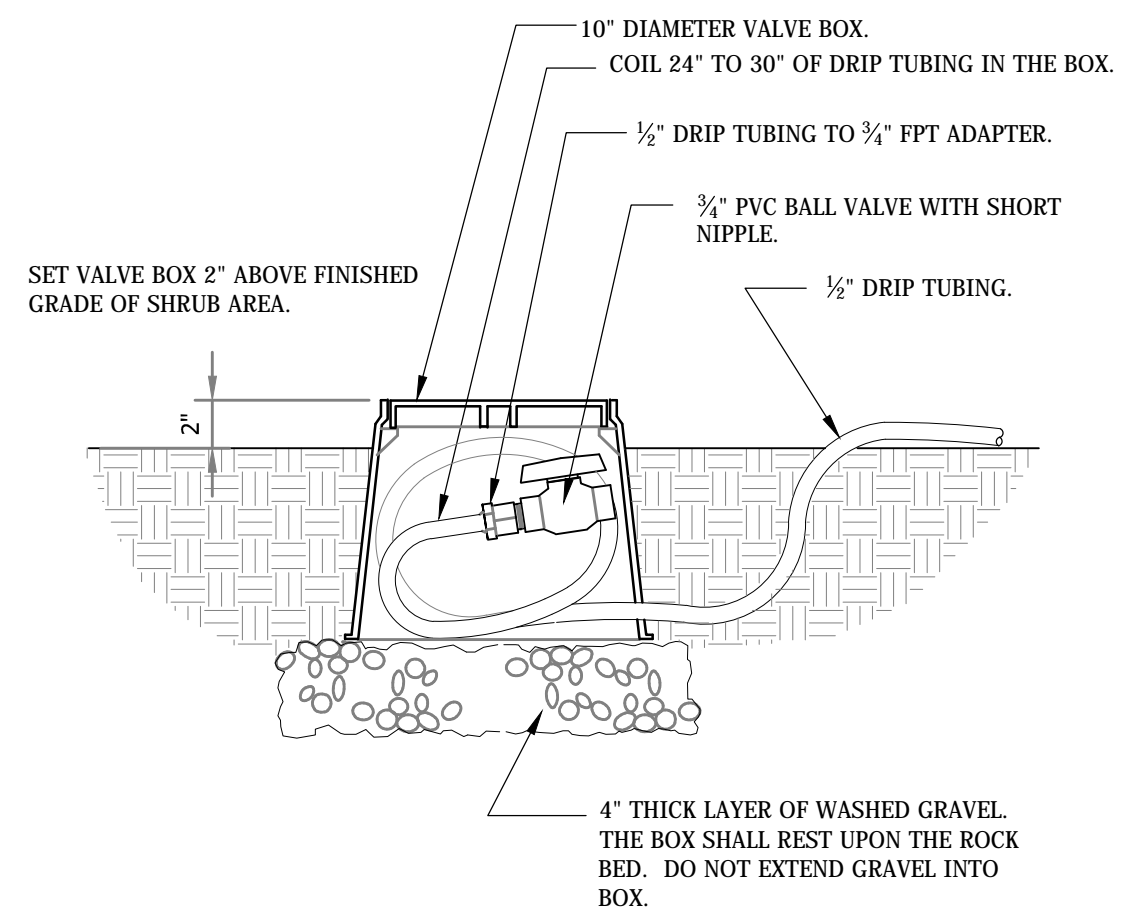
1 1/2" = 1'-0"



E DRIP VALVE W/ BASKET FILTER

1 1/2" = 1'-0"

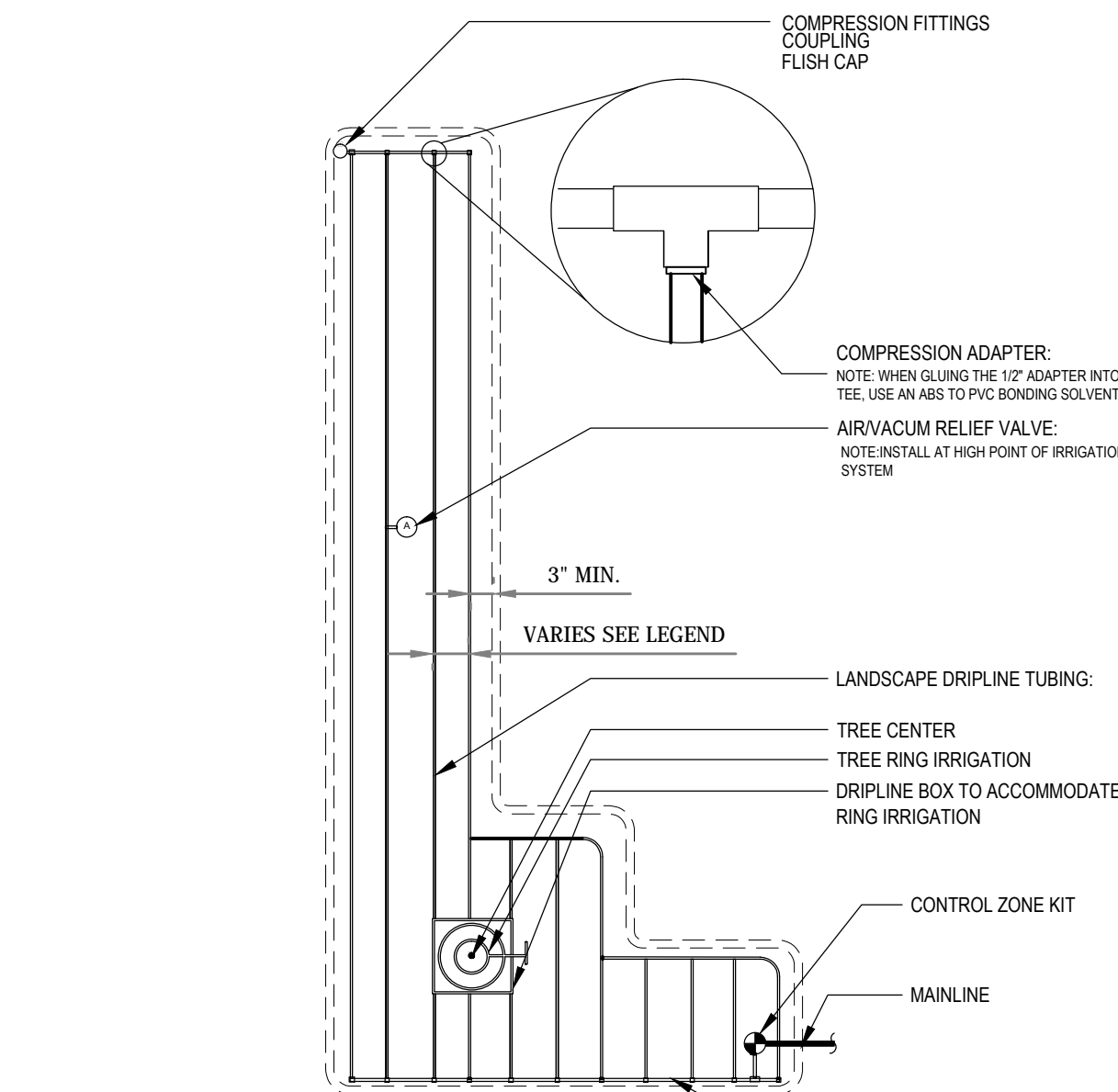
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F DRIP FLUSH VALVE

1 1/2" = 12"

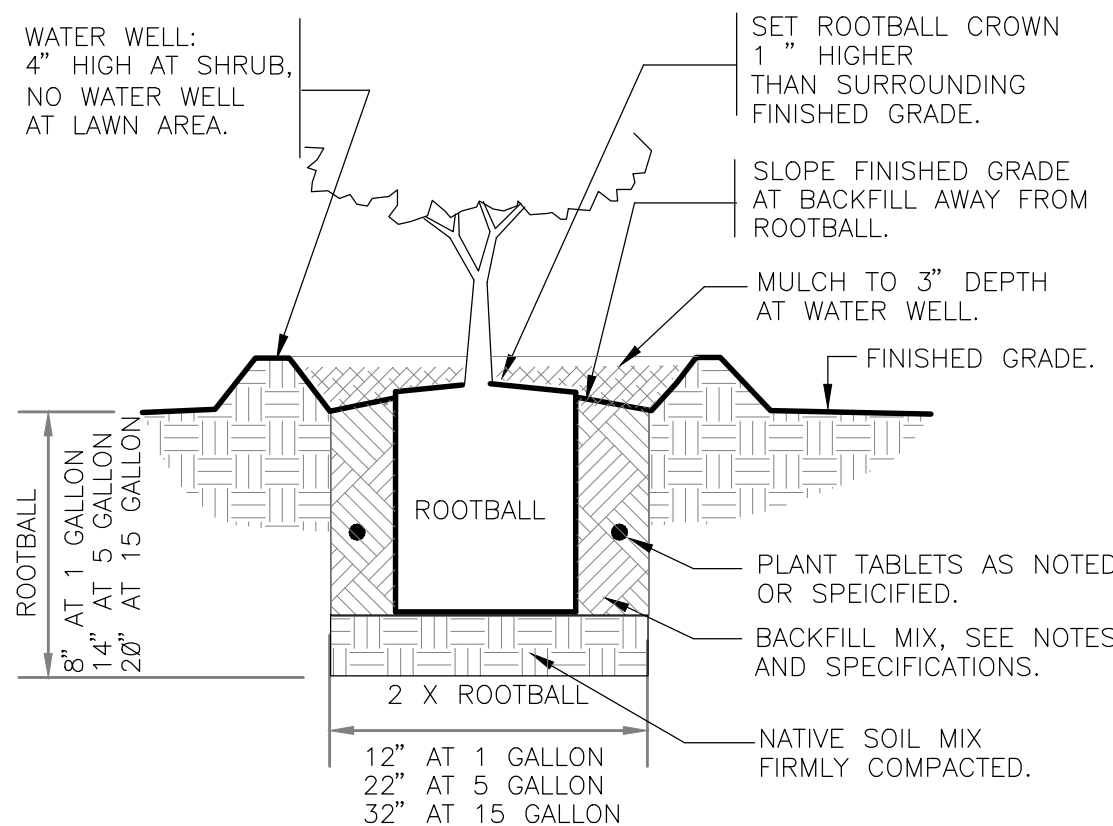
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G DRIPLINE WITH TREE RING

1/4" = 1'-0"

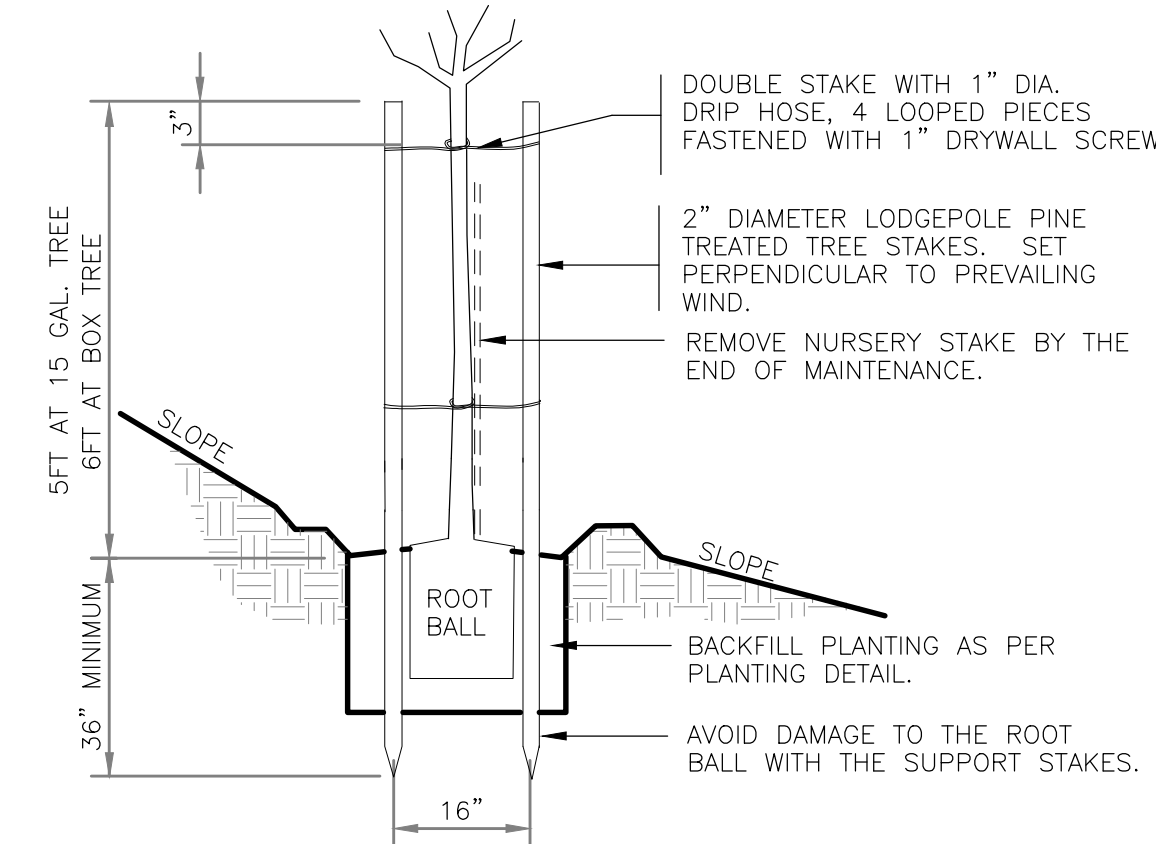
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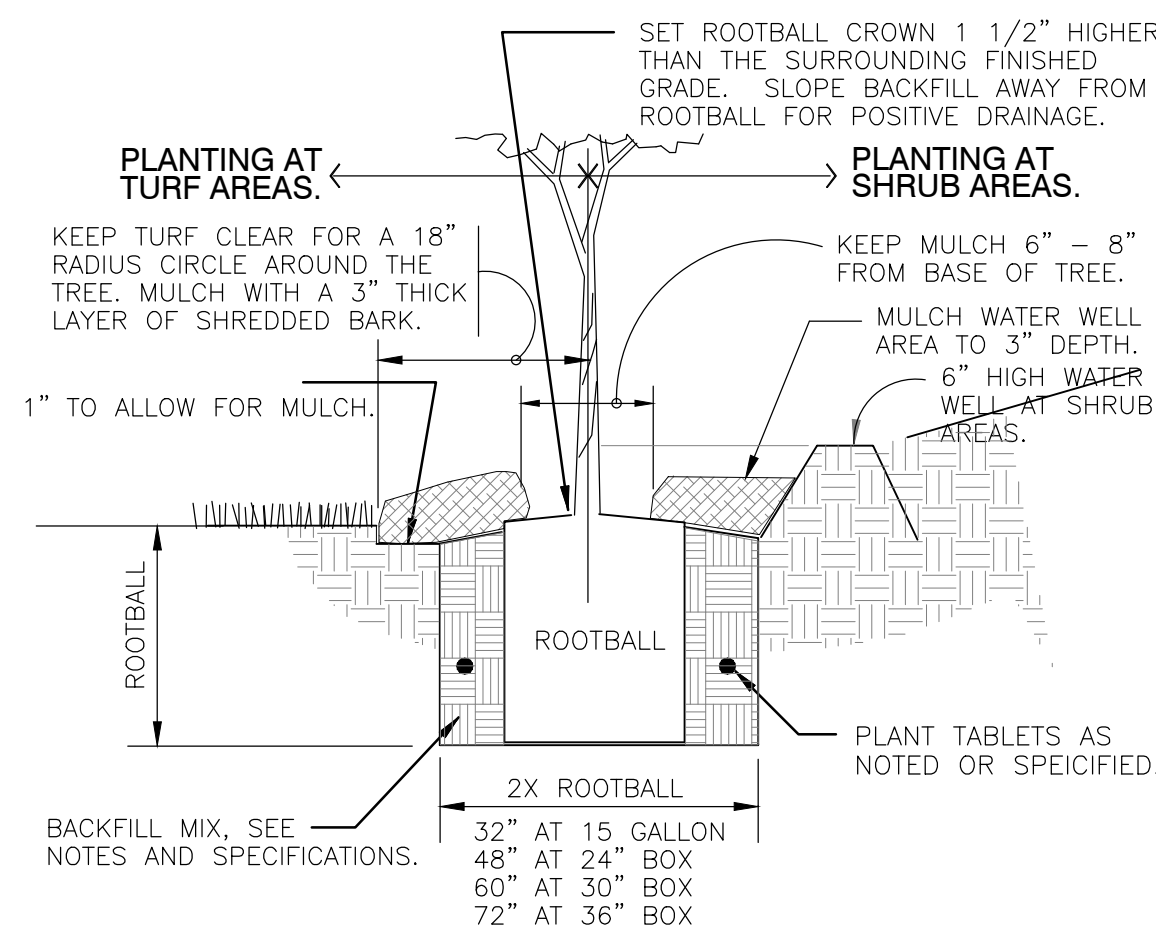
H SHRUB PLANTING

1" = 1'-0"

328933.13-06



STAKING DETAIL



PLANT PIT DETAIL

I TREE PLANTING ON SLOPE

1" = 1'-0"

DETAIL-FILE

[illegible]

DRAWING NAME TREE SURVEY

PROJECT NUMBER 16 - 29

NTS

DRAWING NUMBER

1 OF 1

PLAN CHECK 06/15/17

