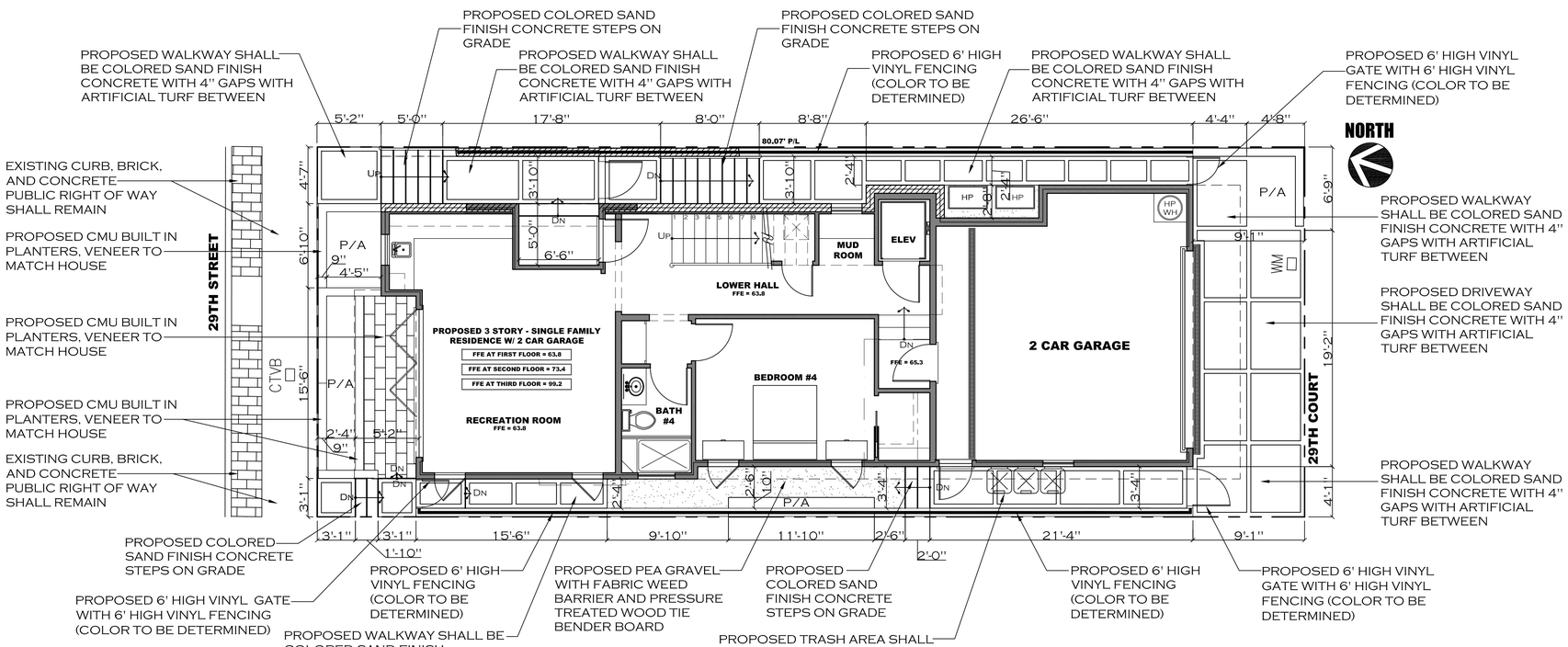
SITE PLAN



SITE PLAN
SCALE: 3/16"=1'-0"

SITE CALCULATIONS:

TOTAL LOT SQUARE FOOTAGE: 2,402 SQ. FT.
MINUS
TOTAL BUILDING FOOTPRINT: 1,406 SQ. FT.
EQUALS: 996 SQ. FT.

996/2: =498 SQ. FT.

TOTAL PERMEABILITY REQUIRED: 498 SQ. FT.

TOTAL PERMEABILITY PROPOSED: 996 SQ. FT.

SITE CALCULATIONS:

TOTAL LOT SQUARE FOOTAGE: 2,402 SQ. FT.

PROPOSED RESIDENCE:

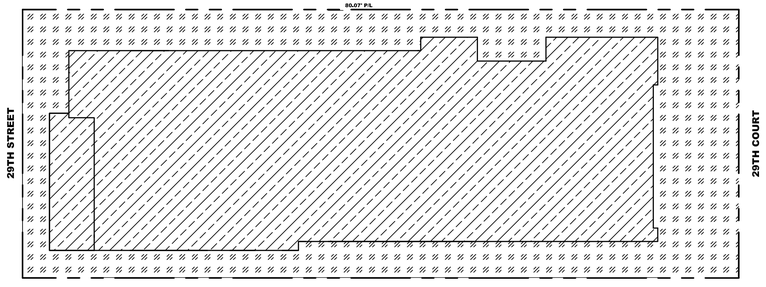
TOTAL OUTLINE/FOOTPRINT: 1,406 SQ. FT.
INCLUDES OUTSIDE WALLS:
(FIRST FLOOR, COVERED AREAS, AND GARAGE)

PROPOSED LANDSCAPE/HARDSCAPE:

NEW LANDSCAPED AREA: 94 SQ. FT.

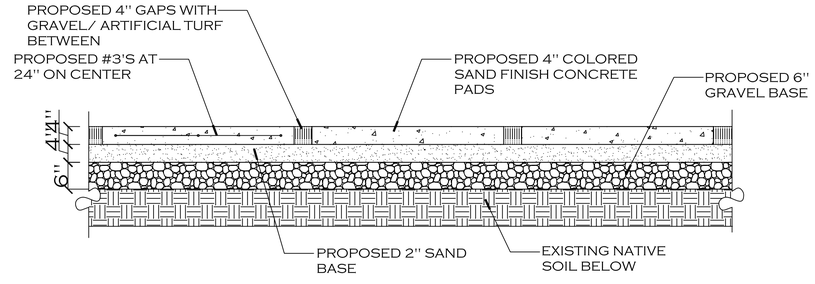
PERMEABLE AREA: 902 SQ. FT
EAST SIDE WALKWAY & STEPS (CONC. W/GAPS): 316 SQ. FT.
DRIVEWAY (CONC. W/ GAPS): 174 SQ. FT.
TRASH AREA (CONC. W/ GAPS): 131 SQ. FT.
RECREATION ROOM WALKWAY (CONC. W/ GAPS): 73 SQ. FT.
GRAVEL AREAS: 208 SQ. FT.SQ. FT.

TOTAL IMPERVIOUS SQUARE FOOTAGE: 1,406 SQ. FT.
TOTAL LOT: 2,402 SQ. FT.
TOTAL IMPERVIOUS AREA: 59 % PERCENT
TOTAL PERVIOUS: 41 % PERCENT



NON PERMEABLE AREA: 1,406 SQ. FT. BUILDING	
PERMEABLE AREA: 996 SQ. FT. HARDSCAPE/ LANDSCAPE	

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



PERMEABLE DECK
SCALE: 3/4"=1'-0"

SHEET INDEX:
L-1: SITE PLAN & SITE CALCULATIONS
L-2: PLANTING PLAN
L-3: IRRIGATION PLAN & WATER CALCS
L-4: IRRIGATION DETAILS & CITY NOTES
L-5: IRRIGATION DETAILS
L-6: IRRIGATION DETAILS CONT.

LICENSED LANDSCAPE CONTRACTOR
ANGELA M. GOMEZ
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220 29TH STREET

REVISIONS
9.29.25

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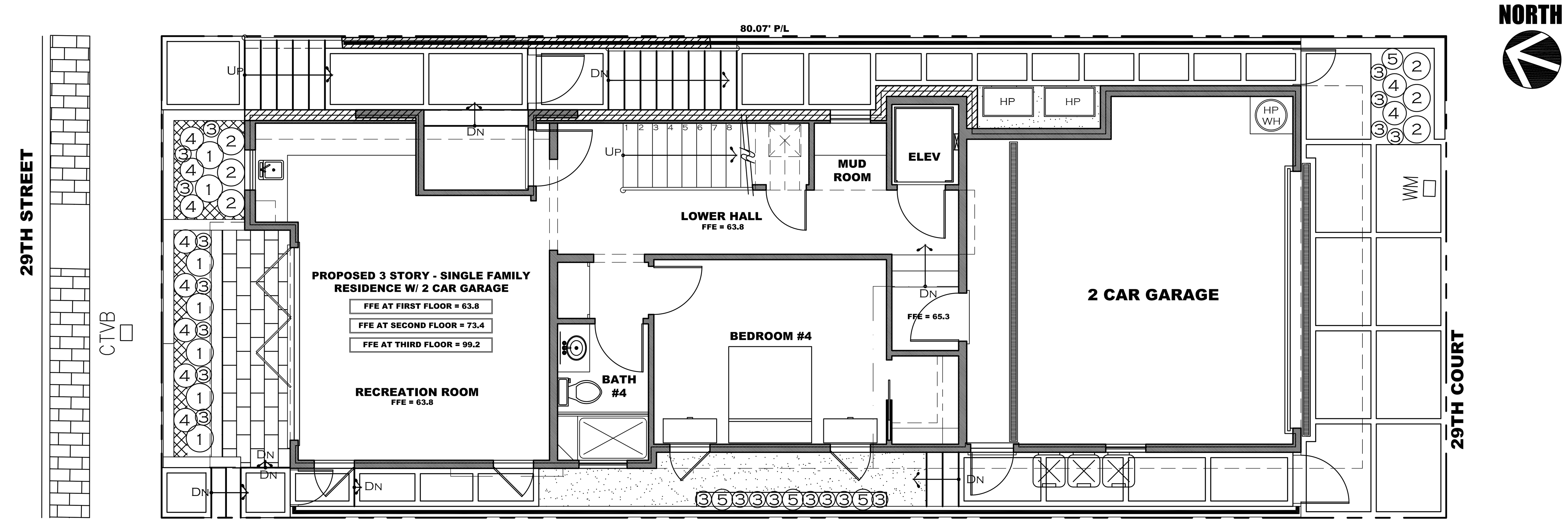
SHEET TITLE: SITE PLAN

PROJECT ADDRESS:
TRIWEST DEVELOPMENT
220 29TH STREET
HERMOSA BEACH, CA.

DRAWN	AG
CHECKED	AG
DATE	7.21.25
SCALE	AS NOTED
JOB NO.	
SHEET	L-1

SITE PLAN

PLANTING PLAN



PLANTING AND TREE LEGEND:

	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	MATURITY HEIGHT	YRS. TO MATURITY	WUCOLS/ PF	SPEC.
1	TRICHOSTEMA LANATUM	WOOLLY BLUE CURLS	5 GAL	7	3' IN HEIGHT	1+ YEARS	VERY LOW/ 0.1	CALIFORNIA NATIVE (SHRUB)
2	WESTRINGIA FRUTICOSA 'GREY BOX'	WEST COAST ROSEMARY	5 GAL	6	2'-3' IN HEIGHT	1-2 YEARS	LOW/ 0.3	DROUGHT TOLERANT (SHRUB)
3	SISYRINCHIUM BELLUM	BLUE EYED GRASS	1 GAL	20	6"-12" IN HEIGHT	1-2 YEARS	LOW/ 0.3	CALIFORNIA NATIVE (SHRUB)
4	ARISTIDA PURPUREA	PURPLE THREE AWN	5 GAL	10	1'-2' IN HEIGHT	1-2 YEARS	VERY LOW/ 0.1	CALIFORNIA NATIVE (SHRUB)
XXXX	DICHONDRA ARGENTEA	SILVER FALLS	4" CONT.	25	N/A (GROUND COVER)	1-2 YEARS	LOW/ 0.3	DROUGHT TOLERANT (GROUND COVER)
5	HARDENBERGIA VIOLACEA	LILAC VINE (STAKED)	5 GAL	5	N/A (VINE)	1-2 YEARS	LOW/ 0.3	DROUGHT TOLERANT (VINE)

NOTE: MULCH/ WOOD CHIPS (ALL BEDS) MULCH SHALL BE 3" THICK (NO SOIL SHALL BE VISIBLE IN ANY PLANTER AREA)

PLANTING NOTES:

1. THE PLANTING PLAN IS DIAGRAMMATIC. ALL PLANT LOCATIONS ARE APPROXIMATE. PLANT SYMBOLS TAKE PRECEDENCE OVER PLANT QUANTITIES SPECIFIED.

2. QUANTITITES SHOWN ON THE PLANTING PLAN ARE APPROXIMATE AND ARE FOR THE CONVENIENCE OF THE CONTRACTOR.

3. THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF DISCREPANICES BETWEEN QUANTITIES & SYMBOLS SHOWN.

4. THE LANDSCAPE CONTRACTOR SHALL SUBMIT A SOILS REPORT FROM AN AUTHORIZED TESTING AGENCY. BUTLERS MILL, OR EQUIVALENT, TO THE OWNER OR LA BEFORE BEGINNING WORK.

5. PRIOR TO PLANTING, ALL IRRIGATION SYSTEMS SHALL BE FULLY OPERATIONAL AND PLANTING AREAS SHALL BE THOROUGHLY SOAKED. ADJUST IRRIGATION SYSTEM, HEADS, SPRAY ANGLES, ETC.

6. ALL AREAS TO BE PLANTED, WHICH HAVE A SLOPE OF LESS THAN 10% SHALL BE CROSS-RIPPED TO A DEPTH OF 6" AND THE FOLLOWING AMENDMENTS SPREAD EVENLY THOROUGHLY BLENDED IN PER 1,000 SQUARE FEET (QUANTITIES SUBJECT TO CHANGE PER SOILS REPORT). A). 4 CUBIC YARDS NITROGEN FORTIFIED REDWOOD SHAVINGS. B). 100 POUNDS AGRICULTURAL GYPSUM. C). 15 POUNDS SOIL SULFUR. D). 25 POUNDS 16-6-8 SLOW RELEASE FERTILIZER.

7. EACH PLANT SHALL RECEIVE "AGRIFORM" OR EQUIVALENT 21 GRAM PLANT TABLETS AS FOLLOWS: 1 GALLON CONTAINER = 1 21 GRAM. 5 GALLON CONTAINER = 3-21 GRAM. 15 GALLON CONTAINER = 5-21 GRAM. PER 3 INCH BOXED TREE SIZE = 1 21 GRAM.

8. PLAN BACKFILL SHALL BE 50% SITE SOIL, AND 50% NITROGEN FORTIFIED REDWOOD SHAVINGS BY VOLUME, OR APPROVED EQUIVALENT.

9. PLANT PITS SHALL BE TWICE THE SIZE OF THE DESIGNATED NURSERY CONTAINERS.

10. PLANT MATERIAL SHALL NOT BE ROOT BOUND. FIVE GALLON PLANTS AND LARGER SHALL HAVE BEEN GROWN IN CONTAINERS FOR A MINIMUM OF 6 MONTHS AND A MAXIMUM OF 2 YEARS. PLANTS SHALL EXHIBIT HEALTHY GROWTH FREE OF DISEASES AND PESTS.

11. REMOVE NURSERY STAKES ON ALL VINES AND ATTACH TO ADJACENT WALLS OR FENCES WITH NON-METALLIC TIES. REMOVE NURSERY STAKES AND TIES FROM ALL TREES OR NURSERY STOCK. MAINTAIN SIDE GROWTH ON ALL TREES. DOUBLE STAKE ALL 5 AND 15 GALLON, AND 24" BOX TREES. TRIPLE GUY ALL 36" BOX AND LARGER TREES.

12. TREES, SHRUBS AND VINES SHALL NOT BE PLACED WITHIN 12" OF SPRINKLER HEADS.

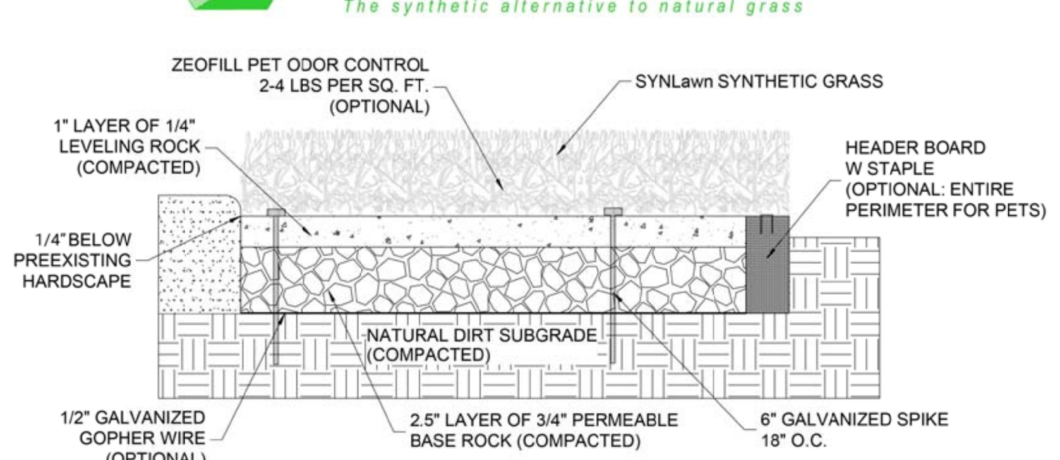
13. SHRUBS SHOWN IN PLANTER AREAS SHALL BE UNDER-PLANTED WITH GROUND COVERS SHOWN BY ADJACENT SYMBOL TO WITHIN 12" OF MAIN PLANT STEM.

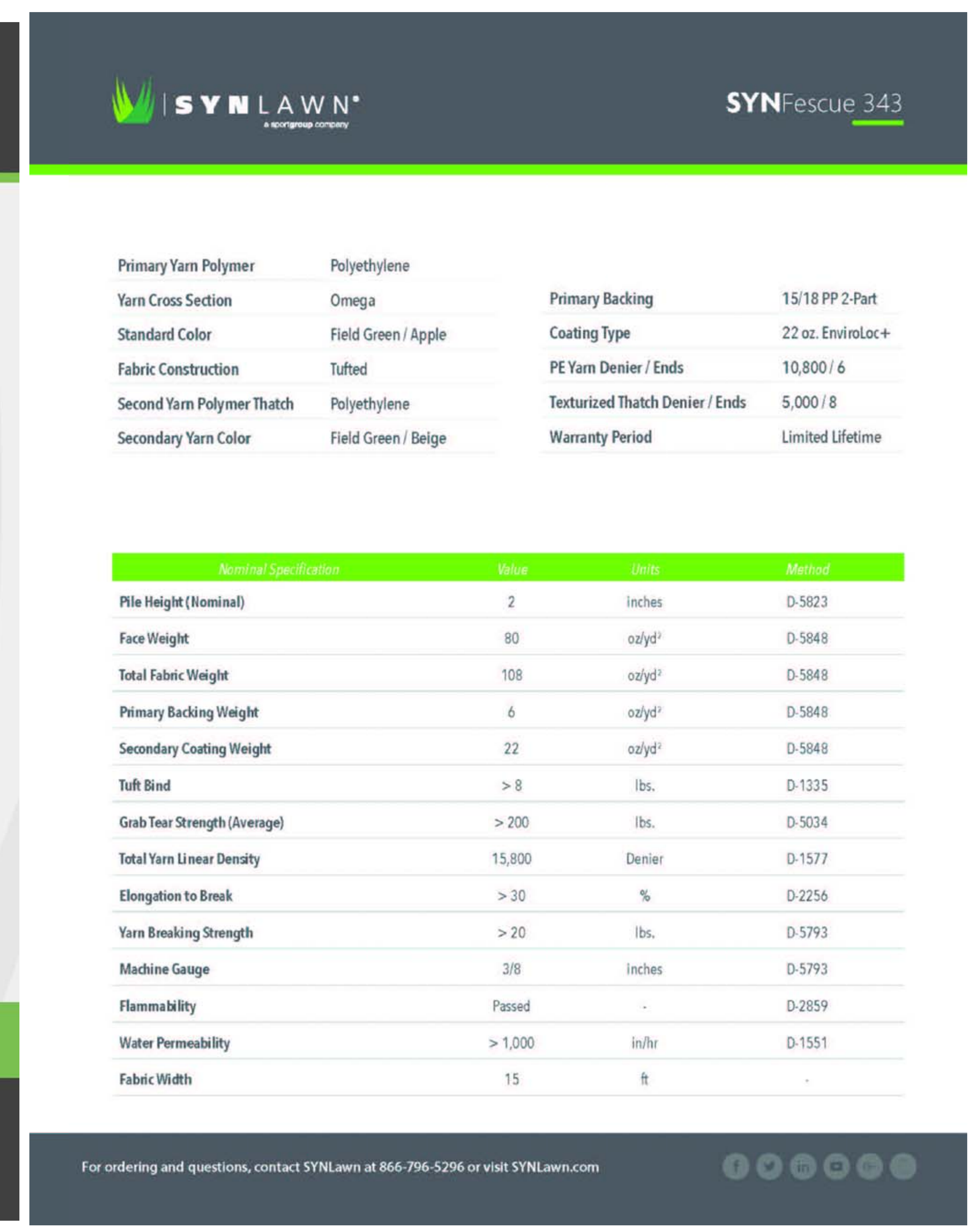
14. THE LANDSCAPE CONTRACTOR SHALL LEAVE THE SITE IN A CLEAN CONDITION, REMOVING ALL UNUSED MATERIAL, TRASH, AND TOOLS DAILY.

15. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL DRAINAGE, IRRIGATION, PLANTING AND LOW VOLTAGE LIGHTING SYSTEMS FOR A PERIOD OF 60 CALENDAR DAYS AFTER COMPLETION AND ACCEPTANCE OF WORK. PROVIDE A SEPERATE LANDSCAPE MAINTENANANCE LINE ITEM IN BID.

16. PRIOR TO THE END OF MAINTENANCE PERIOD, THE LANDSCAPE CONTRACTOR SHALL CONTACT THE OWNER AND LA TO ARRANGE FOR A FINAL WALK THROUGH. THE OWNER MUST ACCEPT ALL MAINTAINED AREAS PRIOR TO THE END OF THE MAINTENANCE PERIOD.

17. ALL POTS: THE CONTRACTOR SHALL DRILL A DRAINAGE HOLE IN THE BOTTOM OF ALL POTS. INSTALL DRIP THROUGH HOLE IN POT. SEAL INSIDE POTS WITH 'EASY SEAL.' PROVIDE 2" LAYER OF 1/2" SIZE GRAVEL IN BOTTOM OF POTS. BACKFILL POTS WITH POT PLANTER MIX TO WITHIN 3" OF RIM OF POT AFTER SETTLING. BACKFILL SHALL BE "KELLOGG SUPPLY INC." POT PLANTER MIX OR EQUIVALENT. ALL POTS SHALL RECEIVE 4-21 GRAM 'AGRIFORM' PLANT TABLETS PER POT. PROVIDE THREE POT SHIMS TRIANGULAR SPACED AROUND SAUCER BASE. OWNER TO REVIEW AND APPROVE POT LAYOUT, COLOR AND FINISH.





220 29TH STREET

PLANTING

1. ALL TREES 5 GAL OR LARGER SHALL BE SINGLE STAKED.
2. ALL TREES 24" BOX OR LARGER SHALL BE DOUBLE STAKED FOR SINGLE TRUNK TREES, GUYED FOR MULTI-TRUNK TREES.
3. GROUND COVER PLANT MATERIAL SHALL BE TRIANGULARLY SPACED.
4. ALL TREES PLANTED WITHIN 5'-0" OF HARDSCAPE SHALL HAVE A ROOT BARRIER DEVICE INSTALLED ADJACENT TO HARDSCAPE AREA.

SOIL PREPARATION

1. ALL TURF AREAS TO RECEIVE ROTOTILLING AND SOIL PREPARATION TO A DEPTH OF 6".
2. SHRUB AREAS TO RECEIVE SOIL PREPARATION AT LOCATION OF SHRUB ONLY.
3. GROUND COVER AND COLOR AREAS TO RECEIVE SOIL PREPARATION THROUGHOUT PLANTING AREA TO A DEPTH OF 2".

TREE/DRAINAGE INSTALLATION NOTE:

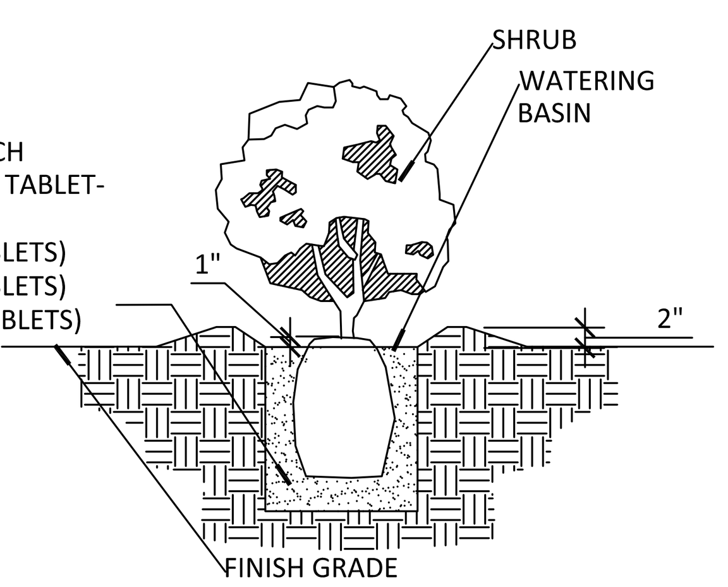
LANDSCAPE CONTRACTOR SHALL COORDINATE THE TREE- ROOTBALL LOCATION WITH THE MECHANICAL DRAINAGE LINE LOCATIONS TO ASSURE NO CONFLICTS WITH THE PLACEMENT OF EACH. WHEN A DRAIN-LINE LOCATION IS LOCATED ADJACENT TO THE TREE'S ROOT-BALL, A ROOT BARRIER DEVICE SHALL BE IMPLEMENTED.

ADDITIONAL NOTE:

-ALL TREES WITHIN 8' OF HARDSURFACE SHALL HAVE A ROOT BARRIER INSTALLED.

BACKFILL MIX:

1.) ⅓ SITE SOIL
2.) ⅓ SAND
3.) ⅓ GROMULCH
4.) AGRIFORM TABLET- (20-10-5)
1GAL(2 TABLETS)
5GAL(5 TABLETS)
15GAL(8 TABLETS)



SHRUB PLANTING

SCALE: NTS

SUITABLE IMPORT TOPSOIL

GENERAL - TOPSOIL SHALL BE FREE OF ROOTS, CLODS, STONES LARGER THAN 1-INCH IN THE GREATEST DIMENSION, POCKETS OF COARSE SAND, NOXIOUS WEEDS, STICKS, LUMBER, BRUSH AND OTHER LITTER. IT SHALL NOT BE INFESTED WITH NEMATODES OR OTHER UNDESIRABLE DISEASE-CAUSING ORGANISMS SUCH AS INSECTS AND PLANT PATHOGENS.

TOPSOIL SHALL BE FRIABLE AND HAVE SUFFICIENT STRUCTURE IN ORDER TO GIVE GOOD TILTH AND AERATION TO THE SOIL.

GRADATION LIMITS - SOIL SHALL BE A SANDY LOAM. THE DEFINITION OF SOIL TEXTURE SHALL BE THE USDA CLASSIFICATION SCHEME. GRAVEL OVER 2 MILLIMETERS IN DIAMETER SHALL BE LESS THAN 20 % BY WEIGHT.

PERMEABILITY RATE - HYDRAULIC CONDUCTIVITY RATE SHALL BE NOT LESS THAN ONE INCH PER HOUR NOR MORE THAN 10 INCHES PER HOUR WHEN TESTED IN ACCORDANCE WITH THE USDA HANDBOOK NUMBER 60, METHOD 34B OR OTHER APPROVED METHODS.

FERTILITY - THE RANGE OF THE ESSENTIAL ELEMENTAL CONCENTRATION IN SOIL SHALL BE AS FOLLOWS:

	AMMONIUM BICARBONATE/DTPA EXTRACTION PARTS PER MILLION (MG/KILOGRAM DRY WEIGHT BASIS
PHOSPHORUS	2 - 40
POTASSIUM	40 - 220
IRON	2 - 35
MANGANESE	0.3 - 6
ZINC	0.6 - 8
COPPER	0.1 - 5
BORON	0.2 - 1.0
MAGNESIUM	50 - 150
SODIUM	0 - 100
SULFUR	25 - 500
MOLYBDENUM	0.1 - 1.0

SOIL MAY NEED TO BE AMENDED AND CONDITIONED TO OPTIMIZE PLANT GROWTH. THE ABOVE LISTED FERTILITY IS FOR SOIL SELECTION.

CONCENTRATION OF NUTRIENTS FOR FINAL ACCEPTANCE

	AMMONIUM BICARBONATE/DTPA EXTRACTION PARTS PER MILLION (MG/KILOGRAM DRY WEIGHT BASIS
PHOSPHORUS	15 - 40
POTASSIUM	125 - 220
IRON	5 - 35
MANGANESE	0.6 - 6
ZINC	1 - 8
COPPER	0.3 - 5
BORON	0.2 - 1.0
MAGNESIUM	50 - 150
SODIUM	0 - 100
SULFUR	25 - 500
MOLYBDENUM	0.1 - 1.0

ACIDITY - THE SOIL PH RANGE MEASURED IN THE SATURATION EXTRACT (METHOD 21A, USDA HANDBOOK NUMBER 60) SHALL BE 6.5 - 7.9.

SALINITY - THE SALINITY RANGE MEASURED IN THE SATURATION EXTRACT (METHOD 3A, USDA HANDBOOK NUMBER 60) SHALL BE 0.5 - 2.5 DS/M.

CHLORIDE - THE MAXIMUM CONCENTRATION OF SOLUBLE CHLORIDE IN THE SATURATION EXTRACT (METHOD 3A, USDA HANDBOOK NUMBER 60) SHALL BE 150 MG/L (PARTS PER MILLION).

BORON - THE MAXIMUM CONCENTRATION OF SOLUBLE BORON IN THE SATURATION EXTRACT (METHOD 3A, USDA HANDBOOK NUMBER 60) SHALL BE 1.0 MG/L (PARTS PER MILLION).

SODIUM ADSORPTION RATIO (SAR) - THE MAXIMUM SAR SHALL BE 3 MEASURED PER METHOD 20B, USDA HANDBOOK NUMBER 60.

ALUMINUM - AVAILABLE ALUMINUM MEASURED WITH THE AMMONIUM BICARBONATE/DTPA EXTRACTION SHALL BE LESS THAN 3 PARTS PER MILLION.

SOIL ORGANIC MATTER CONTENT - SUFFICIENT SOIL ORGANIC MATTER SHALL BE PRESENT TO IMPART GOOD PHYSICAL SOIL PROPERTIES BUT NOT BE EXCESSIVE TO CAUSE TOXICITY OR CAUSE EXCESSIVE REDUCTION IN THE VOLUME OF SOIL DUE TO DECOMPOSITION OF ORGANIC MATTER. THE DESIRABLE RANGE IS 3 % TO 6% ON A DRY WEIGHT BASIS. THE CARBON:NITROGEN RATIO SHOULD BE ABOUT 10.

CALCIUM CARBONATE CONTENT - FREE CALCIUM CARBONATE (LIMESTONE) SHALL NOT BE PRESENT FOR ACID-LOVING PLANTS.

HEAVY METALS - THE MAXIMUM PERMISSIBLE ELEMENTAL CONCENTRATION IN THE SOIL SHALL NOT EXCEED THE FOLLOWING CONCENTRATIONS:

	AMMONIUM BICARBONATE/DTPA EXTRACTION PARTS PER MILLION (MG/KILOGRAM) DRY WEIGHT BASIS
ARSENIC	1
CADMIUM	1
CHROMIUM	10
COBALT	2
LEAD	30
MERCURY	1
NICKEL	5
SELENIUM	3
SILVER	0.5
VANADIUM	3

IF THE SOIL PH IS BETWEEN 6 AND 7, THE MAXIMUM PERMISSIBLE ELEMENTAL CONCENTRATION SHALL BE REDUCED 50 %. IF THE SOIL PH IS LESS THAN 6.0, THE MAXIMUM PERMISSIBLE ELEMENTAL CONCENTRATION SHALL BE REDUCED 75 %. NO MORE THAN THREE METALS SHALL BE PRESENT AT 50% OR MORE OF THE ABOVE VALUES.

PHYTOTOXIC CONSTITUENT, HERBICIDES, HYDROCARBONS ETC. - GERMINATION AND GROWTH OF MONOCOTS AND DICOTS SHALL NOT BE RESTRICTED MORE THAN 10% COMPARED TO THE REFERENCE SOIL. TOTAL PETROLEUM HYDROCARBONS SHALL NOT EXCEED 50 MG/KG DRY SOIL MEASURED PER THE MODIFIED EPA METHOD NO. 8015. TOTAL AROMATIC VOLATILE ORGANIC HYDROCARBONS (BENZENE, TOLUENE, XYLENE AND ETHYLBENZENE) SHALL NOT EXCEED 0.5 MG/KG DRY SOIL MEASURED PER EPA METHODS NO. 8020.

ORGANIC SOIL AMENDMENT:

1. HUMUS MATERIAL SHALL HAVE AN ACID-SOLUBLE ASH CONTENT OF NO LESS THAN 6% AND NO MORE THAN 20%. ORGANIC MATTER SHALL BE AT LEAST 50% ON A DRY WEIGHT BASIS.
2. THE PH OF THE MATERIAL SHALL BE BETWEEN 6 AND 7.5.
3. THE SALT CONTENT SHALL BE LESS THAN 10 MILLIMHO/CM @ 25° C. ON A SATURATED PASTE EXTRACT.
4. BORON CONTENT OF THE SATURATED EXTRACT SHALL BE LESS THAN 1.0 PART PER MILLION.
5. SILICON CONTENT (ACID-INSOLUBLE ASH) SHALL BE LESS THAN 50%.
6. CALCIUM CARBONATE SHALL NOT BE PRESENT IF TO BE APPLIED ON ALKALINE SOILS.
7. TYPES OF ACCEPTABLE PRODUCTS ARE COMPOSTS, MANURES, MUSHROOM COMPOSTS, STRAW, ALFALFA, PEAT MOSSES ETC. LOW IN SALTS, LOW IN HEAVY METALS, FREE FROM WEED SEEDS, FREE OF PATHOGENS AND OTHER DELETERIOUS MATERIALS.
8. COMPOSTED WOOD PRODUCTS ARE CONDITIONALLY ACCEPTABLE [STABLE HUMUS MUST BE PRESENT]. WOOD BASED PRODUCTS ARE NOT ACCEPTABLE WHICH ARE BASED ON RED WOOD OR CEDAR.
9. SLUDGE-BASED MATERIALS ARE NOT ACCEPTABLE.
10. CARBON:NITROGEN RATIO IS LESS THAN 25:1.
11. THE COMPOST SHALL BE AEROBIC WITHOUT MALODOROUS PRESENCE OF DECOMPOSITION PRODUCTS.
12. THE MAXIMUM PARTICLE SIZE SHALL BE 0.5 INCH, 80% OR MORE SHALL PASS A NO. 4 SCREEN FOR SOIL AMENDING.

MAXIMUM TOTAL PERMISSIBLE POLLUTANT CONCENTRATIONS IN AMENDMENT IN PARTS PER MILLION ON A DRY WEIGHT BASIS:

ARSENIC 20 COPPER 150 SELENIUM 50
CADMIUM 15 LEAD 200 SILVER 10
CHROMIUM 300 MERCURY 10 VANADIUM 500
COBALT 50 MOLYBDENUM 20 ZINC 300
NICKEL 100

HIGHER AMOUNTS OF SALINITY OR BORON MAY BE PRESENT IF THE SOILS ARE TO BE PRELEACHED TO REDUCE THE EXCESS OR IF THE PLANT SPECIES WILL TOLERATE THE SALINITY AND/OR BORON.

LICENSED LANDSCAPE CONTRACTOR
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3/16"=1'-0"
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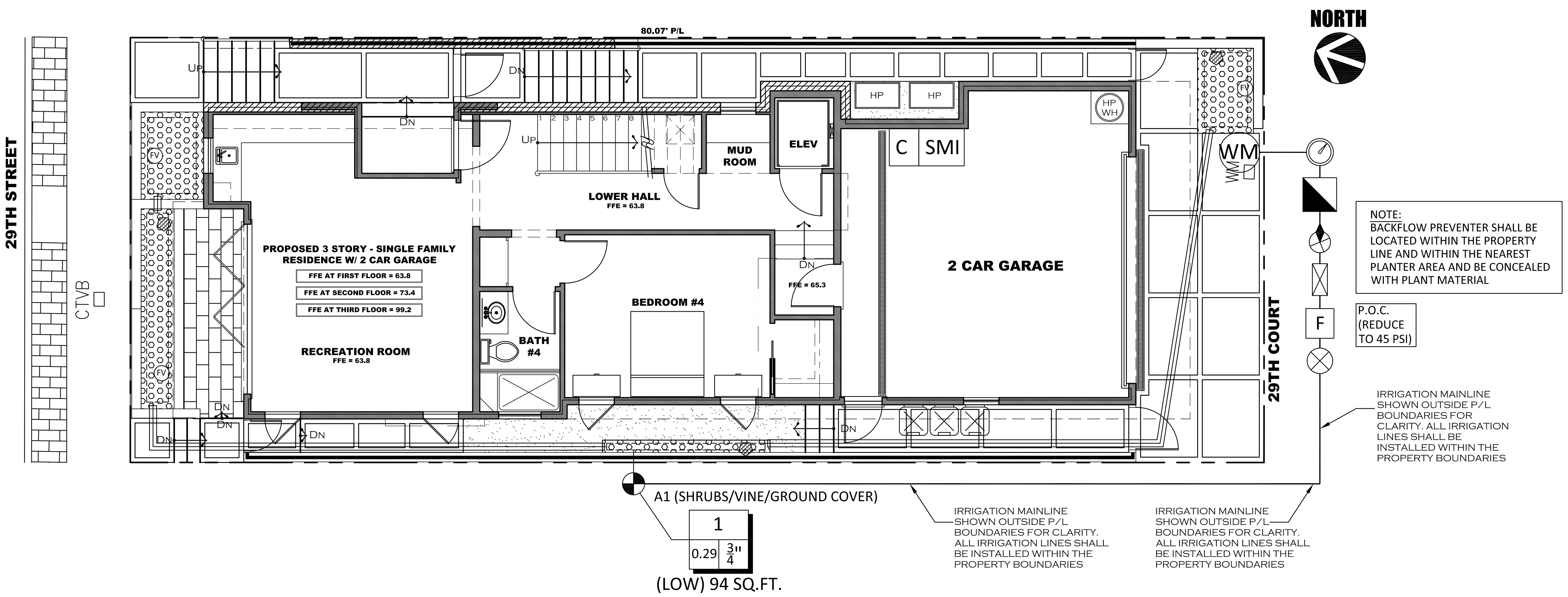
SHEET
L-2

PLANTING PLAN

IRRIGATION PLAN & WATER CALCS.



LAYOUT KEY

SYMBOL	DESCRIPTION	DETAIL
FV	MANUAL FLUSH VALVE: NETAFIN MODEL# TLSOV INSTALL IN VALVE BOX WITH GRAVEL SUMP. REFER TO DETAILS AND SPEC. FOR QUANTITY AND LOCATION	A
	LOW/HIGH FLOW CONTROL ZONE KIT KIT IS PRE-ASSEMBLED WITH CONTROL VALVE. FILTER, AND PRESSURE REGULATOR	B
	HUNTER PRO-ASV 075 REMOTE CONTROL VALVE WITH FLOW CONTROL	I
WM	EXISTING 1" POTABLE WATER METER FOR RESIDENCE.	
P.O.C.	MAKE CONNECTION TO (E) POTABLE WATER LINE ON DISCHARGE SIDE OF (E) 3/4" WATER METER. CITY STATIC WATER PRESSURE (TBD) SYSTEM REQUIRES APPROX. 6 GPM	
	WILKINS MODEL # 500XL PRESSURE REDUCING VALVE, W/ REDUCED PRESSURE SET AT 42 PSI	V
SMI	HUNTER SOIL-CLIK (SOIL MOISTURE INTERFACE)	J
C	HUNTER 6 PRO-C STATION CONTROLLER WITH HUNTER MODEL WSS SOLAR SYNC PANEL MOUNTED ON OUTSIDE OF GARAGE WALL	J
	1" PVC PRESSURE MAINLINE- SCHED. 40, BURY 18" DEEP (1")	
	17MM DRIPLINE (DIAGRAMMATIC, REFER TO INSTALLATION DETAILS & IRR. LEGEND FOR ACTUAL LAYOUT & SPACING)	SHEET L-4
	PVC SCHEDULE 40 LATERAL PIPING 3/4" & PVC SCHEDULE 40 SLEEVING (2x SIZE OF WORKING PIPE) PLACE UNDER HARDSCAPE	
	HOSE BIB (3)	
	FEBCO 765 REDUCED PRESSURE BACKFLOW PREVENTER	U
	KING BRO B.T.U. BALL VALVE SHUTOFF (OR EQUAL) (1 1/2")	
F	IRRITROL FS-B-100 FLOW SENSOR 0.75 SIZE IN PVC "T"	S
	0.75" IRRIGATION SUB-METER: NETAFIM WM-100-1.0-RS-M (DISPLAY IN GALLONS FOR HOMEOWNER) INSTALL IN (1) #1419 CARSON BOX W/ LID)	SHEET L-4
	PCN-50 (0.5 GPM) TREE FLOOD BUBBLER W/ ROOT ZONE WATERING KIT	T
	SUPERIOR 3200 NORMALLY CLOSED MASTER VALVE LINE SIZE	I
#	VALVE ZONE (STATION) VALVE ZONE (STATION) VALVE SIZE MAX. GPM DEMAND	

MONTHLY AVERAGE REFERENCE EVAPOTRANSPIRATION HERMOSA BEACH

JANUARY	2.2
FEBRUARY	2.4
MARCH	3.3
APRIL	3.8
MAY	4.5
JUNE	4.7
JULY	5.4
AUGUST	4.8
SEPTEMBER	4.4
OCTOBER	2.8
NOVEMBER	2.4
DECEMBER	2.0
ANNUAL ETO	42.6

IRRIGATION SCHEDULE FOR ESTABLISHMENT PERIOD

(WATERING TIMES WILL AUTOMATICALLY ADJUST BY SMART CONTROLLER)

DAILY RUN TIMES (IN MINUTES) 3-5 DAYS A WEEK

JANUARY	5
FEBRUARY	7
MARCH	8
APRIL	9
MAY	11
JUNE	11
JULY	12
AUGUST	12
SEPTEMBER	10
OCTOBER	8
NOVEMBER	6
DECEMBER	5

NOTE: NO IRRIGATION SHALL BE APPLIED BETWEEN THE HOURS OF 10 AM & 8 PM

WATER EFFICIENT LANDSCAPE WORKSHEET

AREAS (SQUARE FOOTAGES)

LANDSCAPE AREA 94 SQ. FT.

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

Maximum Applied Water Allowance shall be calculated using this equation:
MAWA = (ETo) (0.62) [(ETAF x LA) + (0.45 x SLA)]

(42.6) (0.62) [(0.55 x 94) + (0.45 x 0)]
26.412 (52)
1,373

MAWA= 1,373 GALLONS PER YEAR

where:
MAWA = Maximum Applied Water Allowance (gallons per year)
ETo= reference evapotranspiration (inches per year: 44.2)
ETAF= ET Adjustment Factor (0.55)
LA = Landscaped Area includes Special Landscape Area (square feet)
0.62 = Conversion factor (to gallons per square foot)
SLA = Portion of the landscape area identified as Special Landscape Area (square feet)
0.45 = the additional ET Adjustment Factor for Special Landscape Area

TOTAL M.A.W.A.

1,373 GALLONS PER YEAR

ETWU CALCULATION

HYDROZONE	TYPE	PLANT FACTOR	AREA (HA)	PF x HA
A1: SHRUBS/VINE/GROUND COVER	LOW	0.2	94 SF	19
SUM			94 SF	19

E.T.W.U. FOR HYDROZONES A1 (LOW) DRIP

$$ETWU = (ETo)(0.62)\left(\frac{PF \times HA}{IE} + SLA\right)$$

$$42.6(0.62)\left(\frac{19}{0.81} + 0\right)$$

$$26.412\left(23\right)$$

607

where:

$$ETWU = ETWU = (ETo)(0.62)\left(\frac{PF \times HA}{IE} + SLA\right)$$

ETo= Reference evapotranspiration (inches per year)
PF= Plant Factor from WUCOLS, Water Use Classification of Landscape Species published by UC Extension, DWR and USBR, 2000.
HA= Hydrozone area in sq. ft.
SLA= Special landscape area in sq. ft.
0.62= Conversion factor (to gallons per sq. ft.)
IE= Irrigation efficiency (min. 0.71) overhead spray= 0.75, drip devices= 0.81

TOTAL E.T.W.U.

607 GALLONS PER YEAR

HYDROZONE TABLE

ZONE	PLANT TYPE	HYDROZONE DESCRIPTION	IRR. METHOD	SQ. FT.	% OF TOTAL LANDSCAPE AREA
A1	SHRUBS/VINE/GROUND COVER	LOW/ 0.2	DRIP	94	100%
			TOTAL	94 SQ. FT.	100%

IRRIGATION LEGEND

HYDROZONE	STATION	SYMBOL	DESCRIPTION	GPM	PSI	LAYOUT TYPE	CONTROL ZONE KIT & DISC FILTER #	DETAIL	APPLICATION RATE	MAX LENGTH SINGLE LATERAL	TIME TO APPLY 1/4" OF WATER	RANGE OF PRECIPITATION RATE	FEET OF DRIPLINE	# OF DRIPPERS	# OF TLS6 STAPLES	PRESSURE REGULATOR MODEL #
A1 (SHRUBS/VINE/ GROUND COVER) 94 SQ. FT.	1 (LOW-DRIP)		NETAFIM DRIP IRRIGATION- TECHLINE CV EMITTER APPLICATION RATE: 0.29 GPH	0.29	45	'LITE' ON-SURFACE , 18" LATERAL SPACING. 18" DRIPPER SPACING 1 x TLCV4-1801	1 x LVCZS8010075-LF 1 x DF075-120	C,D,F	0.30 IN/HR	620	50 MINUTES	0.34"- 0.45"	63	42	21	1 x PRV075LF50V2K
TOTAL 94 SQ. FT.																

NOTES

- DO NOT WILLFULLY INSTALL THE SYSTEM AS DESIGNED, WHEN IT IS OBVIOUS THAT OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT WERE NOT KNOWN DURING DESIGNING. SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS AUTHORIZED REPRESENTATIVE, OTHERWISE THE IRRIGATION CONTRACTOR MUST ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- THIS DESIGN IS DIAGRAMMATIC. EQUIPMENT SHOWN IN PAVED AREAS IS FOR CLARIFICATION ONLY, AND IS TO BE INSTALLED IN PLANTING AREA WHEREVER POSSIBLE.
- 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.
- ALL WIRES FROM CONTROLLER TO AUTOMATIC VALVES TO BE COPPER, DIRECT BURIAL, MIN. #14 GAUGE. INSTALL IN SAME TRENCH AS MAINLINE PIPING WHERE POSSIBLE. MIN. COVERAGE OVER WIRE TO BE 18". COMMON WIRE TO BE WHITE IN COLOR. CONTROL WIRES TO BE A DIFFERENT COLOR FOR EACH CONTROLLER USED. BUNDLE AND TAPE WIRES TOGETHER MIN. 20' ON CENTER.
- FINAL LOCATIONS FOR BACKFLOW PREVENTER(S) AND CONTROLLER(S) TO BE DETERMINED BY OWERS AUTHORIZED REPRESENTATIVE, IN THE FIELD.
- INSTALL EQUIPMENT AS PER DETAILS.
- INSTALL ALL EQUIPMENT (VALVES, GATE VALVES, BOXES ETC.) IN PLANTING AREAS ONLY, NOT IN LAWN AREAS.
- PROVIDE MIN. 18" COVERAGE OVER ALL PRESSURE LINES, AND A MIN. OF 12" COVERAGE OVER ALL NON-PRESSURE LINES. ALL PIPING UNDER PAVING TO BE MIN. SCHEDULE 40 P.V.C. AND TO HAVE MIN. 24" COVER OVER PIPING.
- IRRIGATION CONTRACTOR TO FLUSH ALL LINES AND ADJUST ALL SPRINKLERS FOR MAXIMUM PERFORMANCE, AND TO PREVENT OVERSPRAY ONTO WALKS, DRIVES, BUILDINGS , ETC.. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT ACTUAL SITE CONDITIONS.
- ALL SPRINKLER HEADS WILL BE ADJUSTED TO THROW "HEAD TO HEAD", WITH NO OVERSPRAY.
- DRIPPERLINE WILL BE INSTALLED MAXIMUM 2" FROM HARDSURFACE AND WILL BE SPACED AT MAXIMUM 18" ON CENTER IN PLANTING AREAS.ALL TUBING WILL BE CONNECTED TO EITHER P.V.C. HEADER OR TO OTHER TUBING THERE WILL BE NO "DEAD ENDS" DRIPPERLINE WILL BE INSTALLED ON SURFACE OF FINISH GRADE, AND STAPLED IN PLACE, AND COMPLETELY COVERED WITH A LAYER OF MULCH. TUBING WILL NOT BE VISABLE. TUBING LOCATION ARE DIGRAMMATIC AND WILL BE INSTALLED TO COVER ENTIRE AREA WHERE SHOWN.
- IRRIGATION CONTRACTOR WILL INSTALL SWING CHECK VALVES OR SRING LOADED CHECK VALVES AS REQUIRED TO ELIMINATE DRAINAGE FROM LOW SPRINKLERS. THIS WILL BE IN ADDITION TO ANY CHECK VALVES SHOWN ON PLAN.
- ALL P.V.C. MAINLINE FITTINGS TO BE "LONG SOCKET" TYPE AS MANUFACTURED BY DURA COMPANY.
- UPON COMPLETION, IRRIGATION CONTRACTOR TO SUPPLY TO OWNER, A COMPLETE SET OF REPRODUCIBLE "AS-BUILT" DRAWINGS. DRAWINGS WILL SHOW LOCATION OF ALL VALVES, CROSSINGS, QUICK COUPLING VALVES, ETC. EACH CONTROLLER TO HAVE ITS OWN CONTROLLER CHART. CHART WILL CLEARLY SHOW EACH AREA SPRINKLED IN A DIFFERENT COLOR , AND WILL BE LAMINATED BETWEEN 2 LAYERS OF 10 MIL. CLEAR PLASTIC.
- 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.

LICENSED LANDSCAPE CONTRACTOR
ANGELA M. GOMEZ
A. GOMEZ LANDSCAPING DESIGNS
C27-1011989
RENEWAL 3-31-2026
STATE OF CALIFORNIA

220 29TH STREET

REVISIONS

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SHEET TITLE:
IRRIGATION PLAN & WATER CALCS.

PROJECT ADDRESS:
TRIWEST DEVELOPMENT
220 29TH STREET
HERMOSA BEACH, CA.

DRAWN	AG
CHECKED	AG
DATE	7.21.25
SCALE	3/16"=1'-0"
JOB NO.	
SHEET	L-3

IRRIGATION PLAN & WATER CALCS.

MODEL WATER EFFICIENCY LANDSCAPE ORDINANCE

PERFORMANCE APPROACH
(FOR LANDSCAPE AREAS OF 500 SQ. FT. AND OVER)

LANDSCAPE DOCUMENTATION PACKAGE (TITLE 23, CHAPTER 2.7 (492.3))

1. "I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE."

ANGELA M. GOMEZ
CALIFORNIA LICENSED LANDSCAPE CONTRACTOR
LICENSE # 1011989

WATER EFFICIENT LANDSCAPE WORKSHEET (TITLE 23, CHAPTER 2.7 492.4 & 492.13)

ALL WATER FEATURES SHALL BE INCLUDED IN THE HIGH WATER USE HYDROZONE. ALL TEMPORARY IRRIGATED AREAS SHALL BE INCLUDED IN THE LOW WATER USE HYDROZONE.

ALL SPECIAL LANDSCAPE AREAS SHALL BE IDENTIFIED ON THE PLANS. THE ETAF FOR NEW AND EXISTING (NON-REHABILITATED) SPECIAL LANDSCAPE AREAS SHALL NOT EXCEED 1.0.

FOR THE PURPOSE OF CALCULATING ETWU, THE IRRIGATION EFFICIENCY IS ASSUMED TO BE 0.75 FOR OVERHEAD SPRAY DEVICES AND 0.81 FOR DRIP SYSTEM DEVICES.

LANDSCAPE DESIGN PLAN (TITLE 23, CHAPTER 2.7 (492.6))

FOR HYDROZONE WITH A MIX OF BOTH LOW AND MODERATE WATER USE PLANTS OR BOTH MODERATE AND HIGH WATER USE PLANTS, THE HIGHER PLANT FACTOR OR THE PLANT FACTOR BASED ON PROPORTIONS OF THE RESPECTIVE PLANT WATER USES SHALL BE USED. HYDROZONES CONTAINING A MIX OF LOW AND HIGH WATER USE PLANTS IS NOT PERMITTED.

TURF IS NOT ALLOWED ON SLOPES GREATER THAN 25% WHERE THE TOE OF THE SLOPE IS ADJACENT TO AN IMPERMEABLE HARDSCAPE.

NOTE: RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES.

NOTE: A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOILS SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUND COVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICTED.

NOTE: 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 A DEPTH OF SIX INCHES INTO THE SOIL.

IRRIGATION DESIGN PLAN (TITLE 23, CHAPTER 2.7 (492.7))

A DEDICATED WATER SERVICE METER OR PRIVATE SUBMETER SHALL BE INSTALLED FOR ALL (NON-RESIDENTIAL IRRIGATED LANDSCAPES OF AT LEAST 1,000 SQ. FT.) (RESIDENTIAL IRRIGATED LANDSCAPE AREAS OF AT LEAST 5,000 SQ. FT.)

AUTOMATIC WEATHER-BASED OR SOIL-MOISTURE BASED IRRIGATION CONTROLLERS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM.

NOTE: PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.

MANUAL SHUT-OFF VALVES SHALL BE REQUIRED, AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY, TO MINIMIZE WATER LOSS IN CASE OF AN EMERGENCY OF ROUTINE REPAIR.

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

AREAS LESS THAN 10-FEET IN WIDTH IN ANY DIRECTION SHALL BE IRRIGATED WITH SUBSURFACE OR DRIP IRRIGATION.

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

REQUIRED STATEMENTS AND CERTIFICATION (TITLE 23, CHAPTER 2.7 492.6, 492.7, AND 492.9))

1. "I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS."

ANGELA M. GOMEZ
CALIFORNIA LICENSED LANDSCAPE CONTRACTOR
LICENSE # 1011989

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

NOTE: A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGAITON PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR OF THE PROJECT.

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

PRESCRIPTIVE APPROACH
(FOR LANDSCAPE AREAS BETWEEN 500 AND 2,500 SQUARE FEET)

PLANT MATERIAL: (TITLE 23, CHAPTER 2.7 APPENDIX D (B) (3))

FOR RESIDENTIAL AREAS, 75% OF LANDSCAPE, EXCLUDING EDIBLES AND AREAS USING RECYCLED WATER, SHALL CONSIST OF PLANTS THAT AVERAGE A WUCOLS PLANT FACTOR OF 0.3. WUCOLS PLANTS DATABASE CAN BE FOUND ON-LINE AT: HTTP://UCANR.EDU/SITES/WUCOLS/

FOR NON-RESIDENTIAL AREAS, 100% OF THE PLANTS, EXCLUDING EDIBLES AND AREAS USING RECYCLED WATER, SHALL CONSIST OF PLANTS THAT AVERAGE A WUCOLS PLANT FACTOR OF 0.3.

NOTE: A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUND COVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.

TURF (TITLE 23, CHAPTER 2.7, APPENDIX D (B) (4))

TURF SHALL NOT EXCEED 25% OF THE LANDSCAPE AREA IN RESIDENTIAL AREAS.

NO TURF PERMITTED IN NON-RESIDENTIAL AREAS.

TURF NOT PERMITTED ON SLOPES GREATER THAN 25%.

TURF IS PROHIBITED IN PARKWAYS LESS THAN 10 FEET WIDE.

MODEL WATER EFFICIENCY LANDSCAPE ORDINANCE

IRRIGATION (TITLE 23, CHAPTER 2.7, APPENDIX D (B) (5))

AUTOMATIC WEATHER-BASED OR SOIL-MOISTURE BASED IRRIGATION CONTROLLERS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM. THE IRRIGATION CONTROLLER SHALL BE OF A TYPE WHICH DOES NOT LOSE PROGRAMMING DATA IN THE EVENT THE PRIMARY SOURCE IS INTERRUPTED.

PRESSURE REGULATORS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM TO ENSURE DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN THE MANUFACTURER'S RECOMMENDED PRESSURE RANGE.

MANUAL SHUT OFF VALVES SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY.

AREAS LESS THAN 10-FEET IN WIDTH IN ANY DIRECTION SHALL BE IRRIGATED WITH SUBSURFACE IRRIGATION OR OTHER MEANS THAT PRODUCES NO RUNOFF OR OVERSPRAY.

FOR NON-RESIDENTIAL PROJECTS WITH LANDSCAPE AREAS OF 1,000 SQ. FT. OR MORE, PRIVATE SUBMETER(S) TO MEASURE LANDSCAPE WATER USE SHALL BE INSTALLED.

NOTE: 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.

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

REQUIRED STATEMENTS AND CERTIFICATION (TITLE 23, CHAPTER 2.7, APPENDIX D (B) (1) AND (6)).

"I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE PRESCRIPTIVE COMPLIANCE OPTION OF THE MWELO."

ANGELA . GOMEZ
CALIFORNIA LICENSED LANDSCAPE CONTRACTOR
LICENSE #1011989

NOTE: 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 AND A SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.

ADDITIONAL NOTES:

ALL PLASTIC PIPE 3" AND LESS TO BE SCH. 40 PVC.

ALL PLASTIC PIPE LARGER THAN 3" TO BE CLASS 315 PVC.

SLEEVE ALL IRRIGATION LINES UNDER PAVING W/CLASS 200 PVC SLEEVE 2-TIMES PIPE DIAMETER.

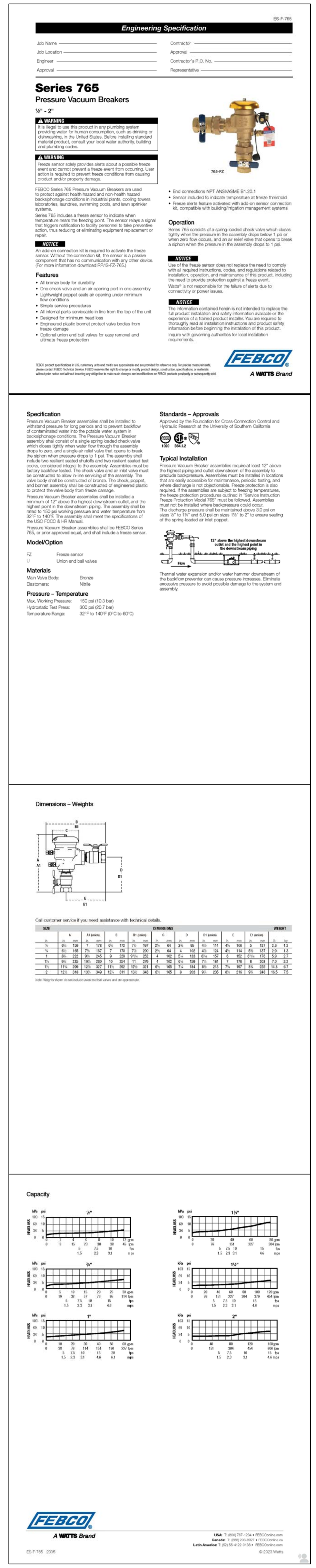
THE MAINLINE LOCATION NOTED ON PLAN IS DIAGRAMMATIC. INSTALL MAINLINE IN PLANTER AREA-TYP.

THE DESIGN ASSUMES AN OPERATING PRESSURE OF 42-PSI MINIMUM AT EACH REMOTE CONTROL VALVE.THE EXACT LOCATION OF THE EXISTING MAINLINE SHALL BE VERIFIED IN THE FIELD.

THE IRRIGATION SYSTEM MUST COMPLY WITH ALL LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS.

THE IRRIGATION DESIGNER OR LANDSCAPE ARCHITECT OR LANDSCAPE DESIGNER SHALL PERFORM ONE OR MORE SITE OBSERVATIONS DURING SYSTEM INSTALLATION TO CHECK FOR ADHERENCE TO THE DESIGN, INCLUDING THE PROPER INSTALLATION OF THE BACKFLOW PREVENTION ASSEMBLY, MAIN LINE, LATERALS, VALVES, SPRINKLER HEADS, DRIP IRRIGATION EQUIPMENT, CONTROL WIRE, CONTROLLERS, AND SENSORS AND SHOULD ASSURE THAT THE INTENT OF THE IRRIGATION DESIGN HAS BEEN PRESERVED.

STABILIZING MULCHING PRODUCTS SHALL BE USED ON SLOPES.



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SHEET TITLE:
IRRIGATION DETAILS & CITY NOTES

PROJECT ADDRESS:
TRIWEST DEVELOPMENT
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HERMOSA BEACH, CA.

LICENSED LANDSCAPE CONTRACTOR
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STATE OF CALIFORNIA

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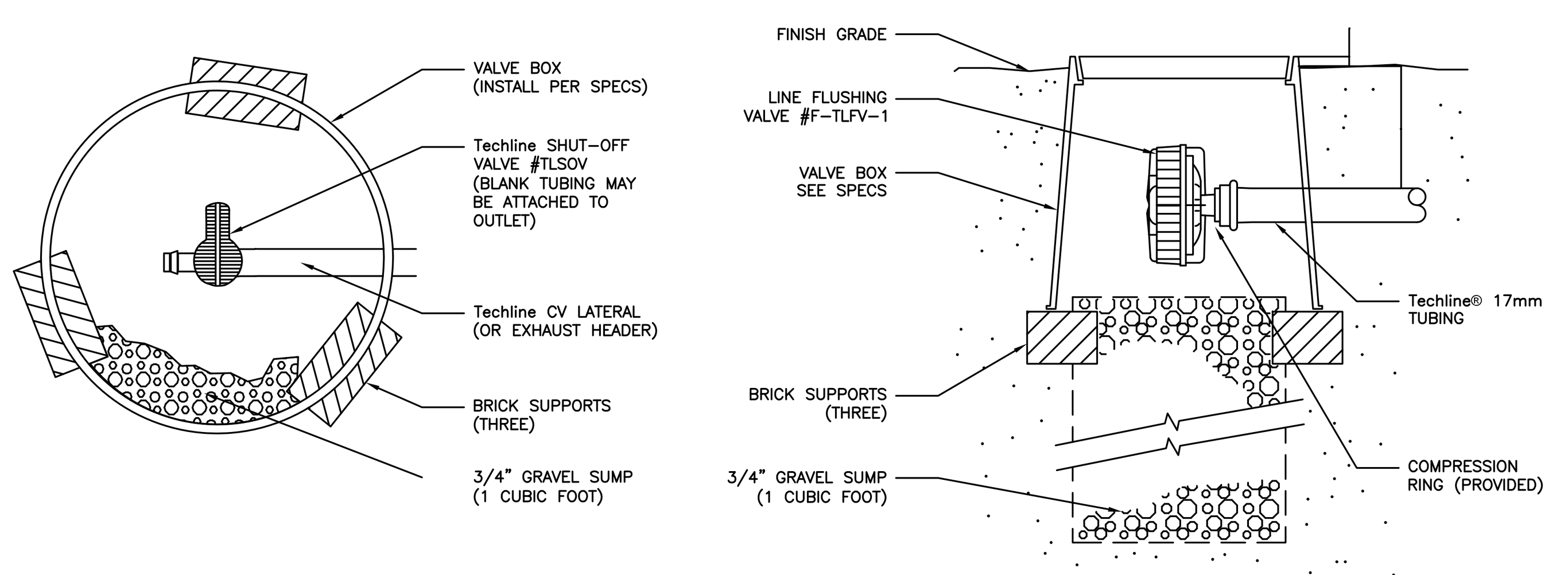
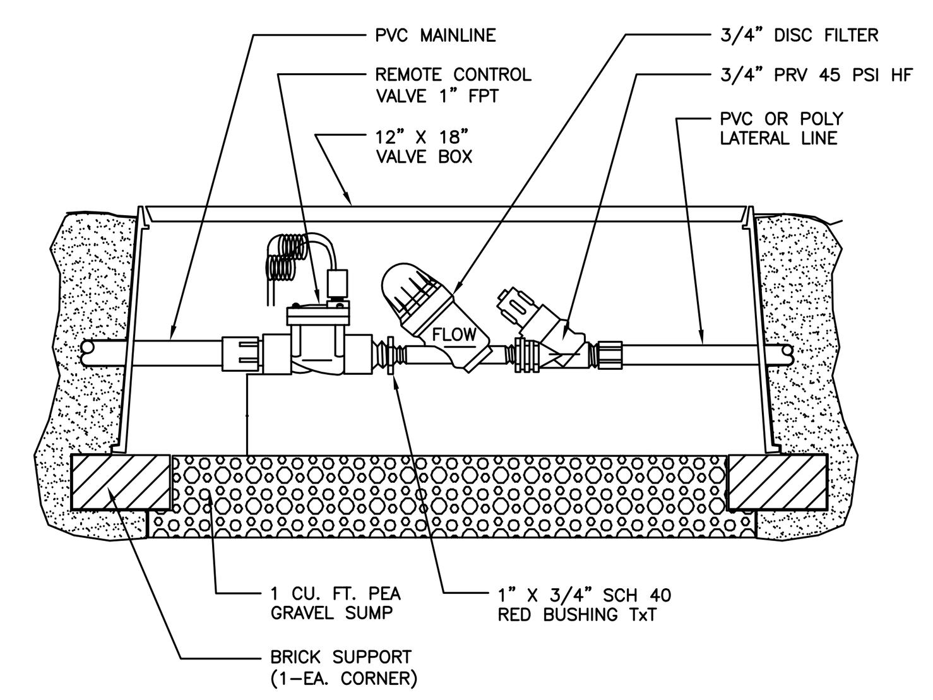
SHEET	L-4

IRRIGATION DETAILS & CITY NOTES

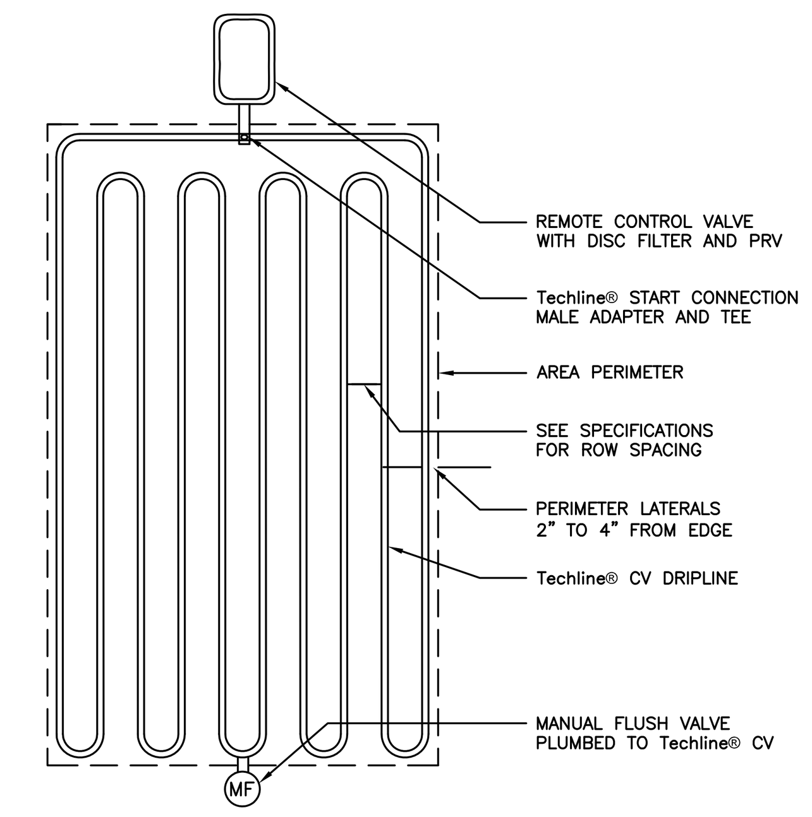


A
TECHLINE CV MANUAL LINE FLUSH VALVE

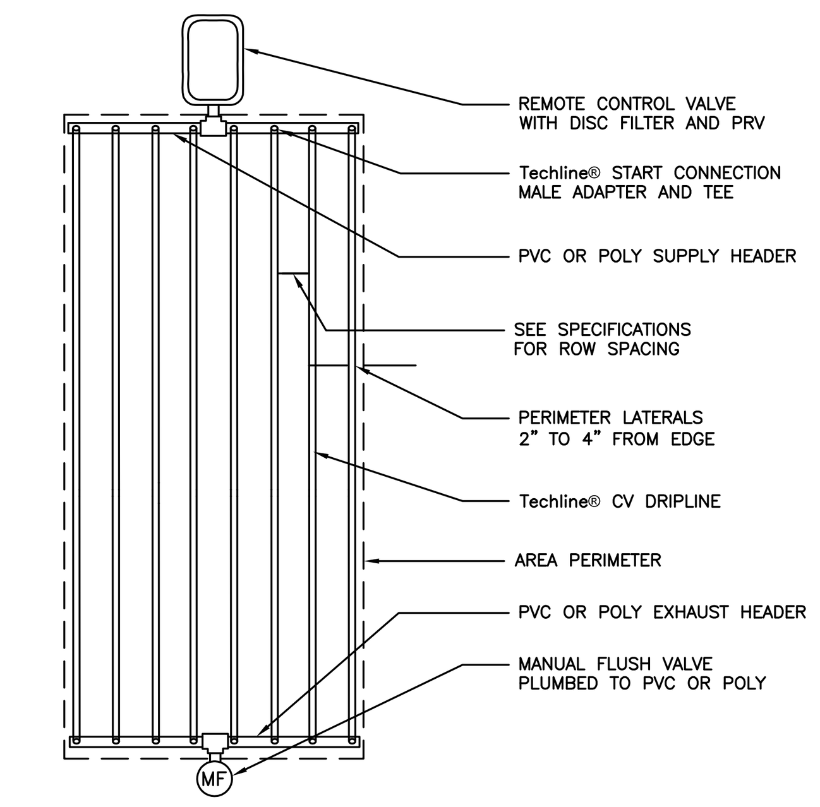


P/N LVCZS80-10075-HF 4.5 - 17.6 GPM

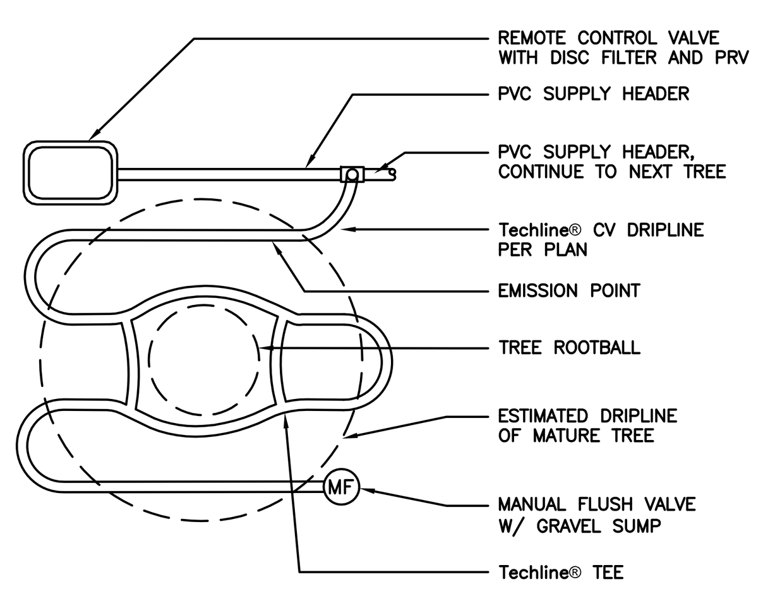
B
LOW VOLUME CONTROL ZONE ASSEMBLY



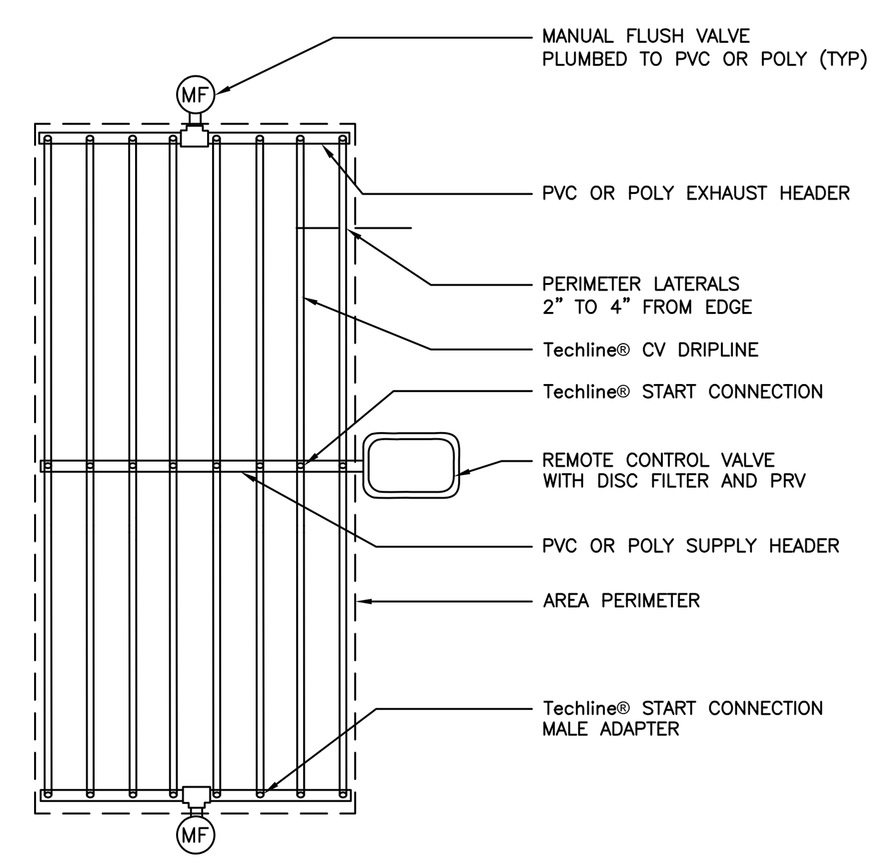
C
TECHLINE CV LITE END FEED LAYOUT



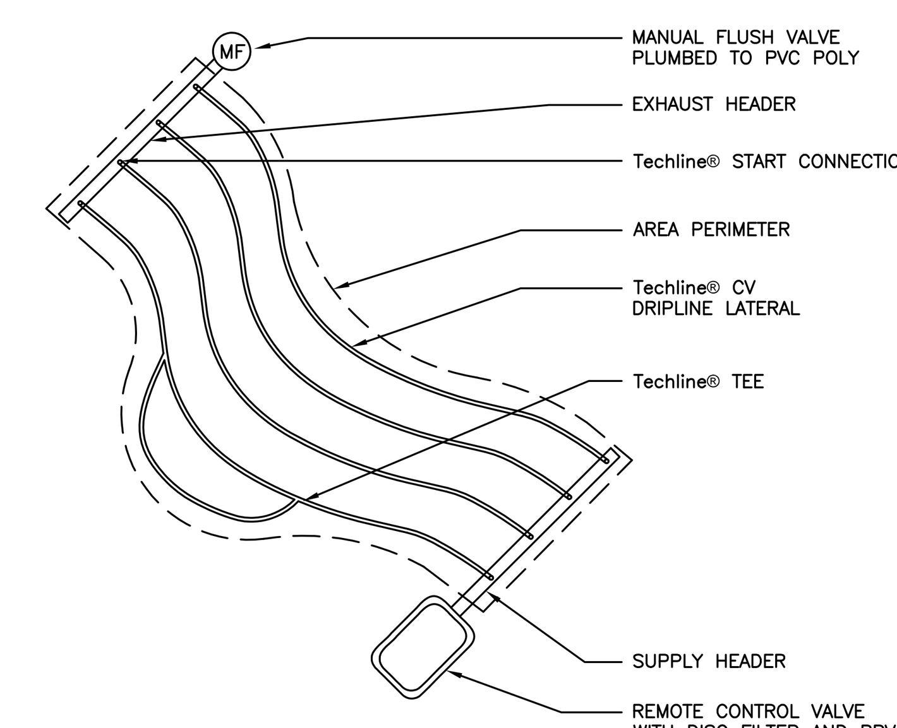
D
TECHLINE CV LITE END FEED LAYOUT



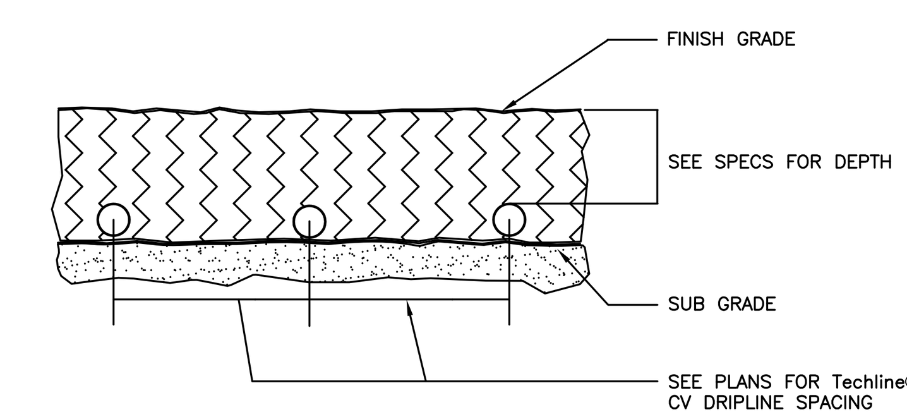
E
TECHLINE CV TUBING & ACCESSORIES FOR TREE



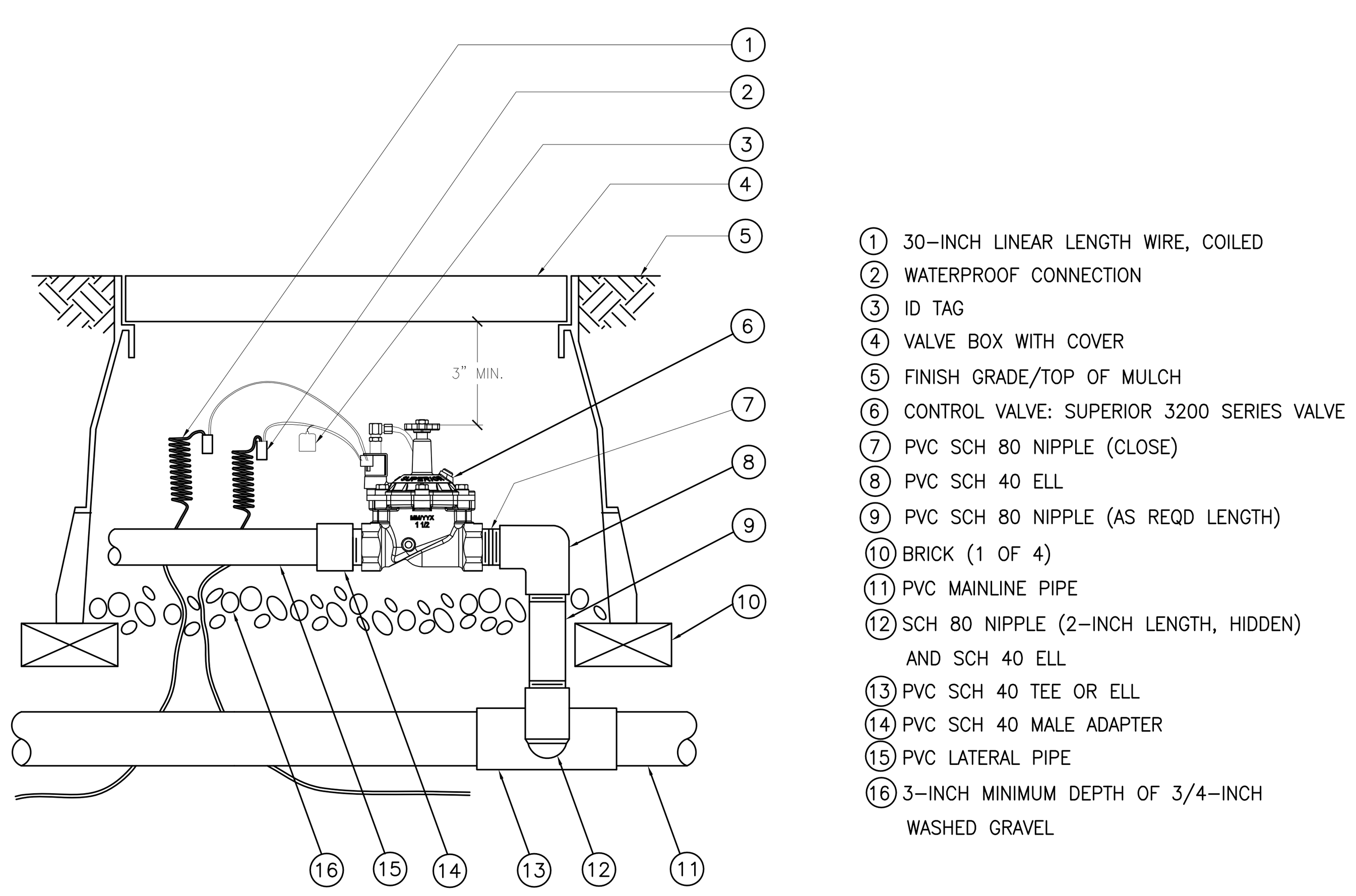
F
TECHLINE CV CENTER FEED LAYOUT



G
TECHLINE CV IRREGULAR AREAS

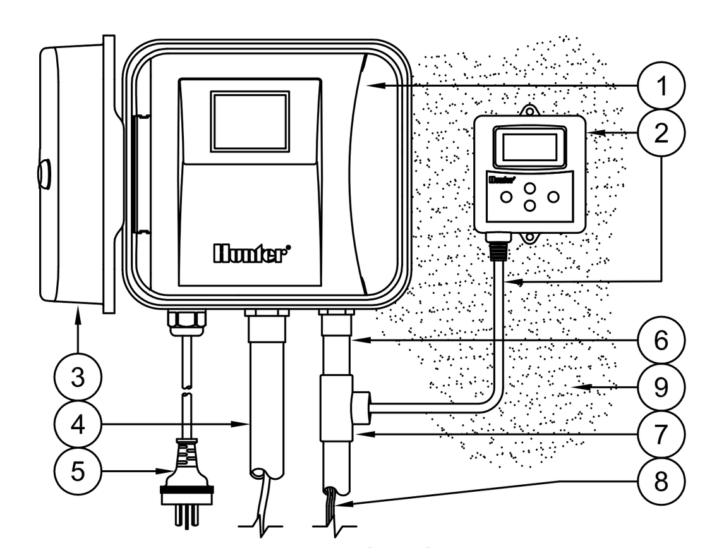


H
TECHLINE CV SUBGRADE INSTALLATION



1. 30-INCH LINEAR LENGTH WIRE, COILED
2. WATERPROOF CONNECTION
3. ID TAG
4. VALVE BOX WITH COVER
5. FINISH GRADE/TOP OF MULCH
6. CONTROL VALVE: SUPERIOR 3200 SERIES VALVE
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 ELL
9. PVC SCH 80 NIPPLE (AS REQD LENGTH)
10. BRICK (1 OF 4)
11. PVC MAINLINE PIPE
12. SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
13. PVC SCH 40 TEE OR ELL
14. PVC SCH 40 MALE ADAPTER
15. PVC LATERAL PIPE
16. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

I
MASTER VALVE 3200 SERIES



DETAIL LEGEND:

1. IRRIGATION CONTROLLER, INDOOR/OUTDOOR WALL MOUNT, PER PLAN
2. SOIL-CLIK MODULE AND PROVIDED CABLE
3. PLASTIC CONTROLLER DOOR
4. CONTROL WIRE CONDUIT TO PLANTER, SIZE AS REQUIRED
5. 120 VAC CABLE & PLUG FOR CONNECTION TO GROUNDED 120 VAC POWER RECEPTACLE
6. SOIL-CLIK WIRE CONDUIT, 3/4"[19mm] SIZE.
7. 3/4"[19mm] TEE FOR SOIL-CLIK SENSOR CABLE
8. TWO (2) WIRES TO PROBE
9. SURFACE TO MOUNT CONTROLLER PER PLAN

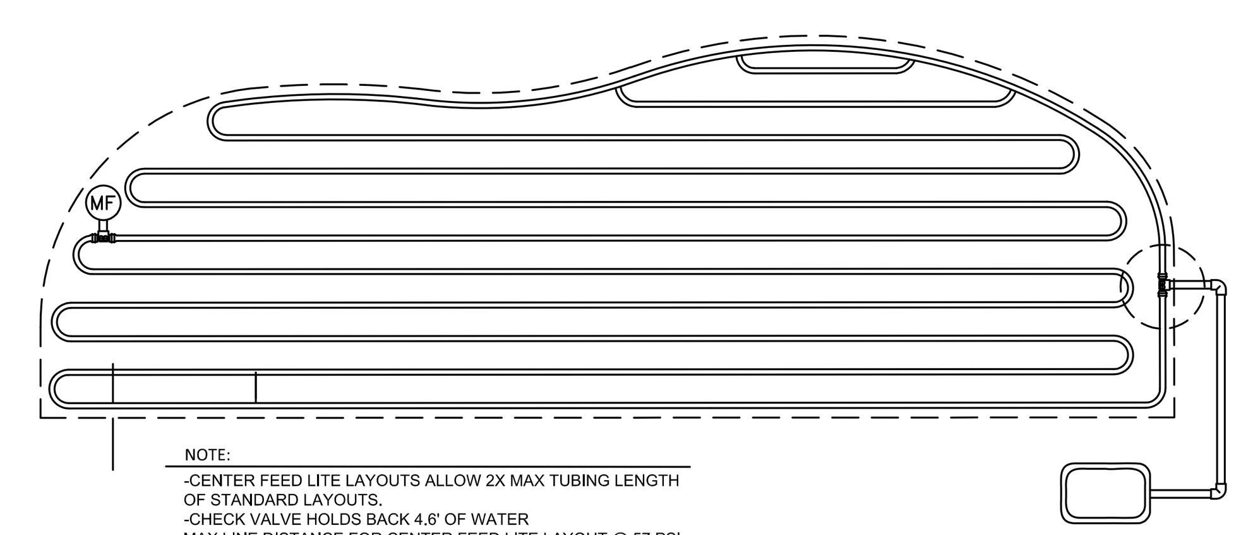
NOTES:

A. COMPLETE INSTALLATION IN ACCORDANCE WITH HUNTER'S SPECIFICATIONS. REFER TO PRODUCT INSTALLATION GUIDE PRIOR TO INSTALLATION.
B. CONTROLLER ACCEPTS 120 VOLTS A.C. OR 230 VOLTS A.C. (INTERNATIONAL MODEL). HARD WIRE OR PLUG INTO A GROUNDED POWER SOURCE.
C. MODEL NUMBER AND SPECIFICATIONS PER PLAN.
D. MOUNT CONTROLLER LCD SCREEN AT EYE LEVEL WHEN FEASIBLE..

IRRIGATION CONTROLLER, WALL MOUNT WITH SOIL-CLIK

Hunter

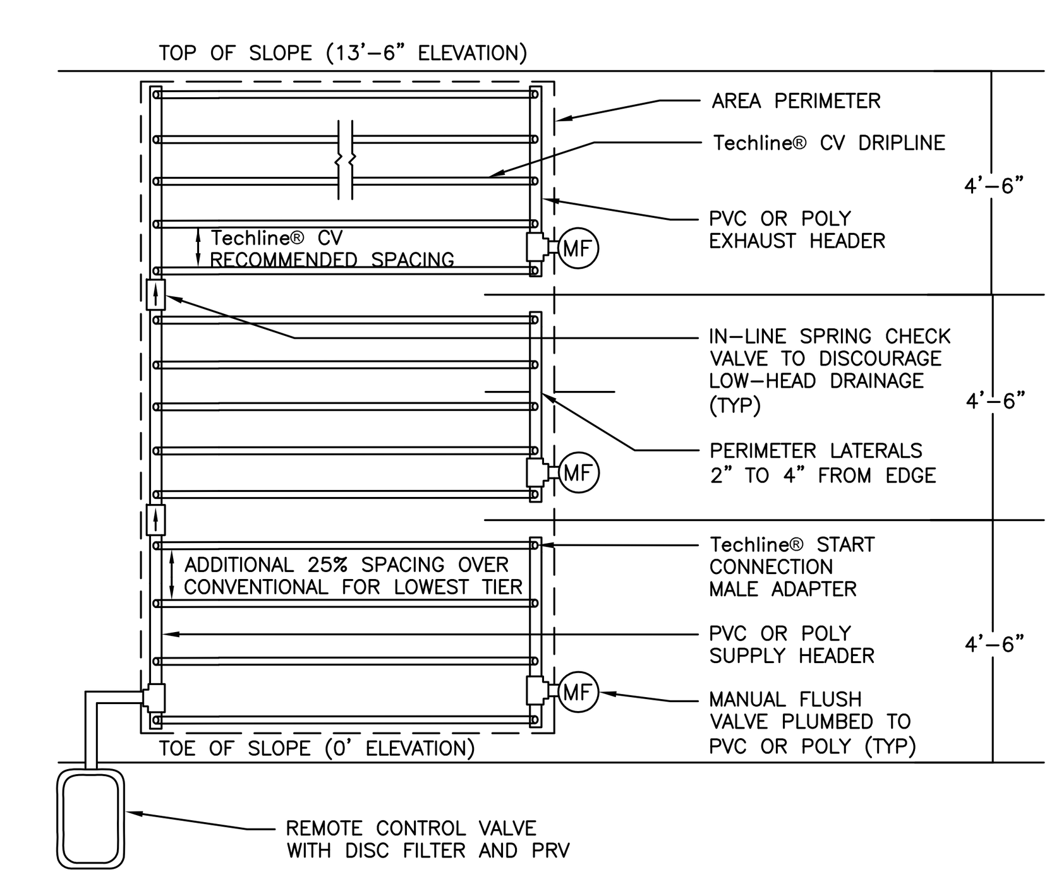
J
CONTROLLER



NOTE:
-CENTER FEED LITE LAYOUTS ALLOW 2X MAX TUBING LENGTH OF STANDARD LAYOUTS.
-CHECK VALVE HOLDS BACK 4.6' OF WATER
MAX LINE DISTANCE FOR CENTER FEED LITE LAYOUT @ 57 PSI INLET; REFER TO FULL CHART FOR ALTERNATE PRESSURES:

.26@ 12" o.c. = 1,310'	.6 @ 12" o.c. = 756'
.26@ 18" o.c. = 1,864'	.6 @ 18" o.c. = 1,078'
.4 @ 12" o.c. = 960'	.9 @ 12" o.c. = 574'
.4 @ 18" o.c. = 1,368'	.9 @ 18" o.c. = 820'

K
TECHLINE CV LITE IRREGULAR AREAS



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L
TECHLINE CV SLOPE LAYOUT

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SHEET TITLE:
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PROJECT ADDRESS:
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220 29TH STREET
HERMOSA BEACH, CA.

DRAWN	AG
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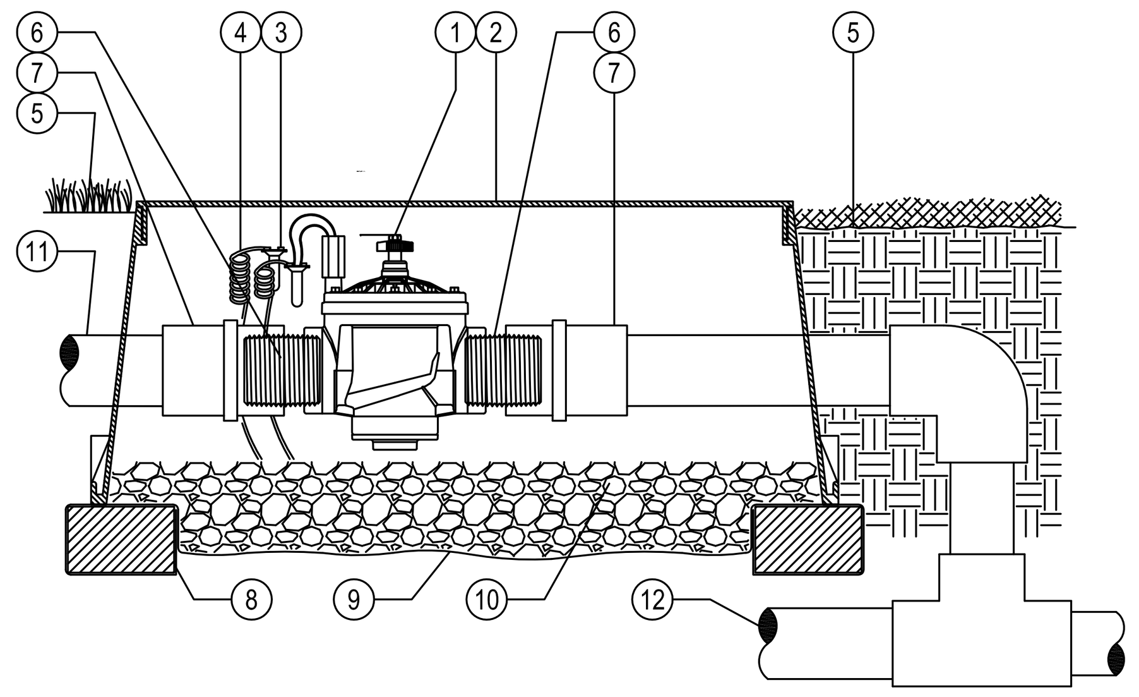
DATE	
SCALE	AS NOTED
JOB NO.	
SHEET	L-5

IRRIGATION DETAILS

M — IN-LINE VALVES

LEGEND

1. HUNTER REMOTE CONTROL VALVE (ICV) WITH FLOW CONTROL
2. IRRIGATION VALVE BOX: HEAT STAMP LID WITH 'RCV' IN 2" LETTERS
3. WATERPROOF CONNECTORS (2)
4. 18"-24" COILED WIRE TO CONTROLLER
5. FINISH GRADE AT ADJACENT SURFACE (TURF OR MULCH)
6. SCH. 80 CLOSE NIPPLE, SIZE PER RCV
7. PVC SLIP X FPT ADAPTOR
8. BRICK SUPPORTS (4)
9. FILTER FABRIC - WRAP TWICE AROUND BRICK SUPPORTS
10. 3/4" WASHED GRAVEL - 4" MIN. DEPTH
11. IRRIGATION LATERAL
12. MAINLINE AND FITTINGS



SPECIFICATION BUILDER (ICV)

PRODUCT OPTIONS	1 - MODEL	2 - INLET/OUTLET	3 - OPTIONS (FACTORY INSTALLED)	4 - OPTIONS (USER INSTALLED)
	ICV-101G = 1" GLOBE VALVE ICV-151G = 1-1/2" GLOBE VALVE ICV-201G = 2" GLOBE VALVE ICV-301 = 3" GLOBE/ANGLE VALVE	(BLANK) = NPT THREADS	(BLANK) = NO OPTION FS - FILTER SENTRY DC = DC LATCHING SOLENOID	BLANK = NO OPTION R = RECLAIMED WATER ID HANDLE CC = SOLENOID CONDUIT COVER DC = DC LATCHING SOLENOID AS-ADJ = ACCU-SYNC ADJUSTABLE PRESSURE REGULATOR AS-XX* = ACCU-SYNC PRESSURE REGULATOR 20* = 20 PSI 30* = 30 PSI 40* = 40 PSI 50* = 50 PSI 70* = 70 PSI

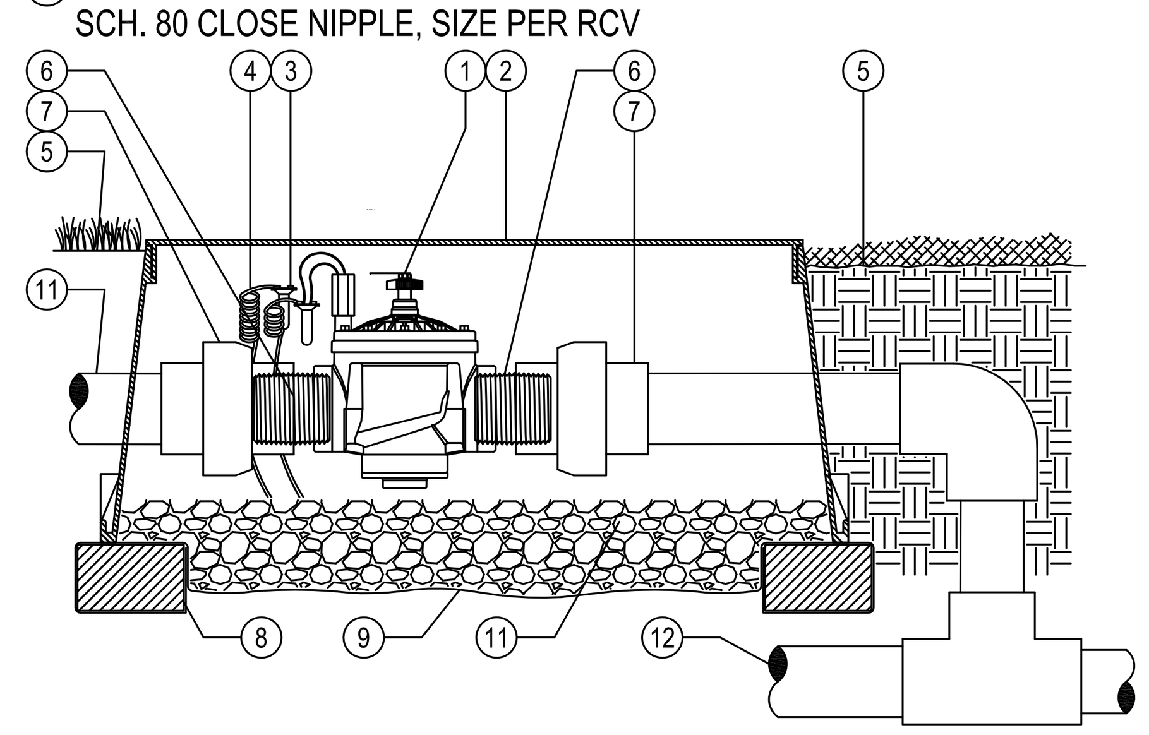
M

IN-LINE VALVES

N — IN-LINE VALVES WITH UNIONS

LEGEND

1. HUNTER REMOTE CONTROL VALVE (ICV) WITH FLOW CONTROL
2. IRRIGATION VALVE BOX: HEAT STAMP LID WITH 'RCV' IN 2" LETTERS
3. WATERPROOF CONNECTORS (2)
4. 18"-24" COILED WIRE TO CONTROLLER
5. FINISH GRADE AT ADJACENT SURFACE (TURF OR MULCH)
6. SCH. 80 CLOSE NIPPLE, SIZE PER RCV
7. PVC SLIP X FPT UNION
8. BRICK SUPPORTS (4)
9. FILTER FABRIC - WRAP TWICE AROUND BRICK SUPPORTS
10. 3/4" WASHED GRAVEL - 4" MIN. DEPTH
11. IRRIGATION LATERAL
12. MAINLINE AND FITTINGS



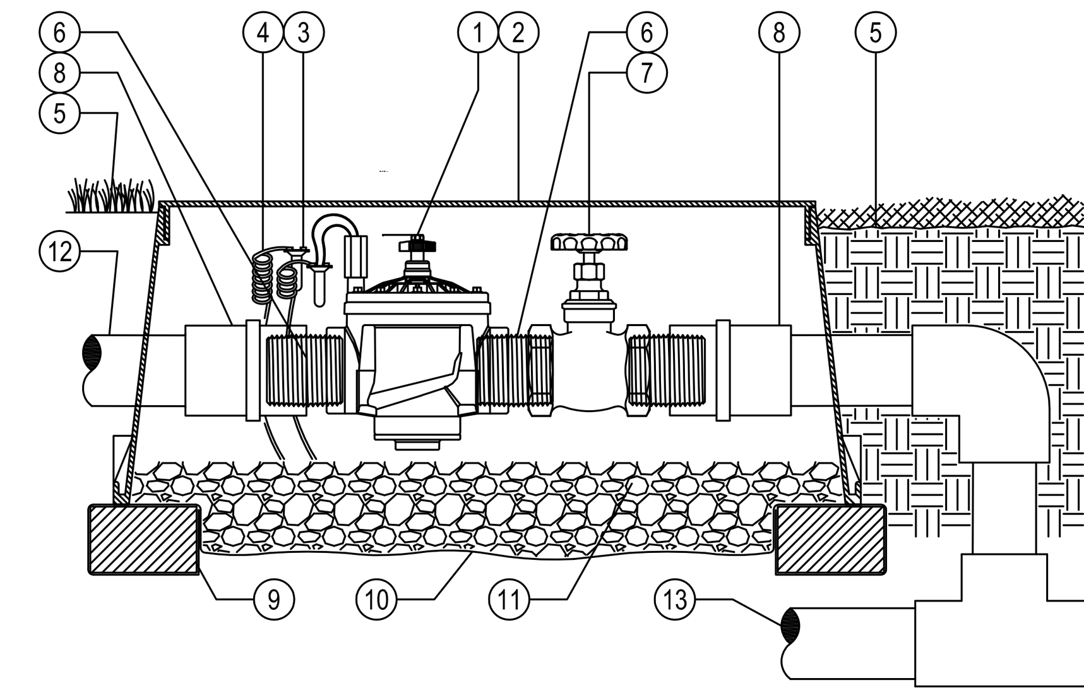
N

IN-LINE VALVES WITH UNIONS

O — IN-LINE VALVES WITH ISOLATION VALVE

LEGEND

1. HUNTER REMOTE CONTROL VALVE (ICV) WITH FLOW CONTROL
2. IRRIGATION VALVE BOX: HEAT STAMP LID WITH 'RCV' IN 2" LETTERS
3. WATERPROOF CONNECTORS (2)
4. 18"-24" COILED WIRE TO CONTROLLER
5. FINISH GRADE AT ADJACENT SURFACE (TURF OR MULCH)
6. SCH. 80 CLOSE NIPPLE, SIZE PER RCV
7. ISOLATION VALVE, SIZE AND TYPE PER PLAN
8. PVC SLIP X FPT ADAPTOR
9. BRICK SUPPORTS (4)
10. FILTER FABRIC - WRAP TWICE AROUND BRICK SUPPORTS
11. 3/4" WASHED GRAVEL - 4" MIN. DEPTH
12. IRRIGATION LATERAL
13. MAINLINE AND FITTINGS



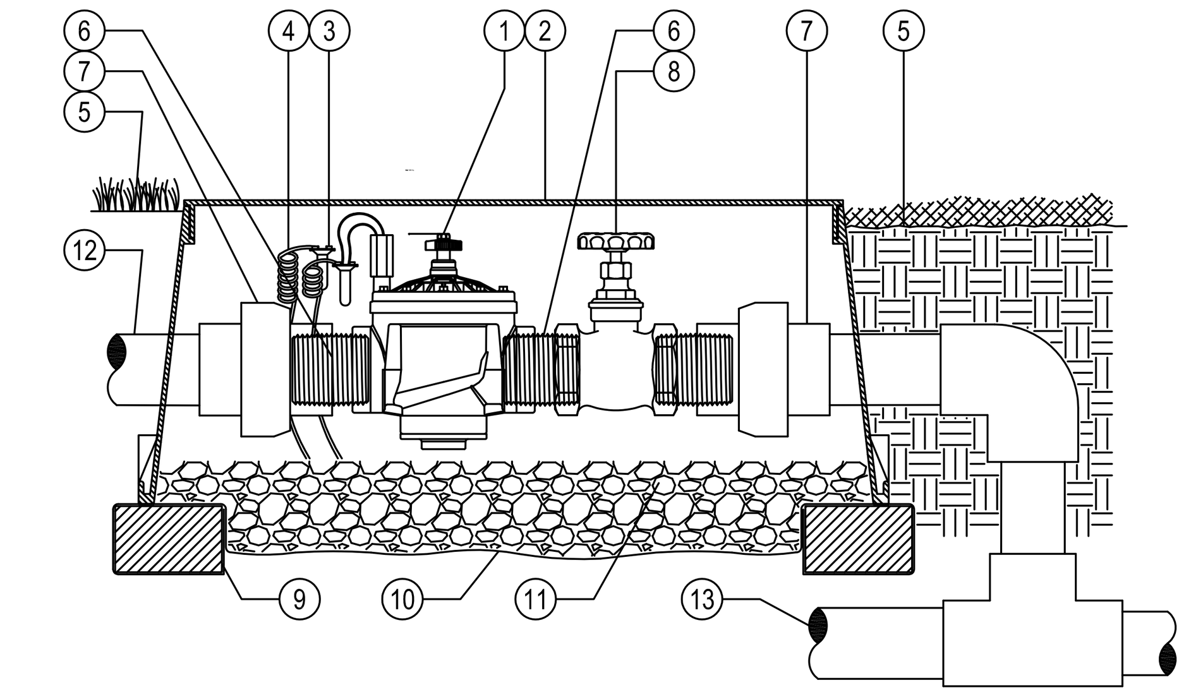
O

IN-LINE VALVES WITH ISOLATION VALVE

P — IN-LINE VALVES WITH UNIONS & ISOLATION VALVE

LEGEND

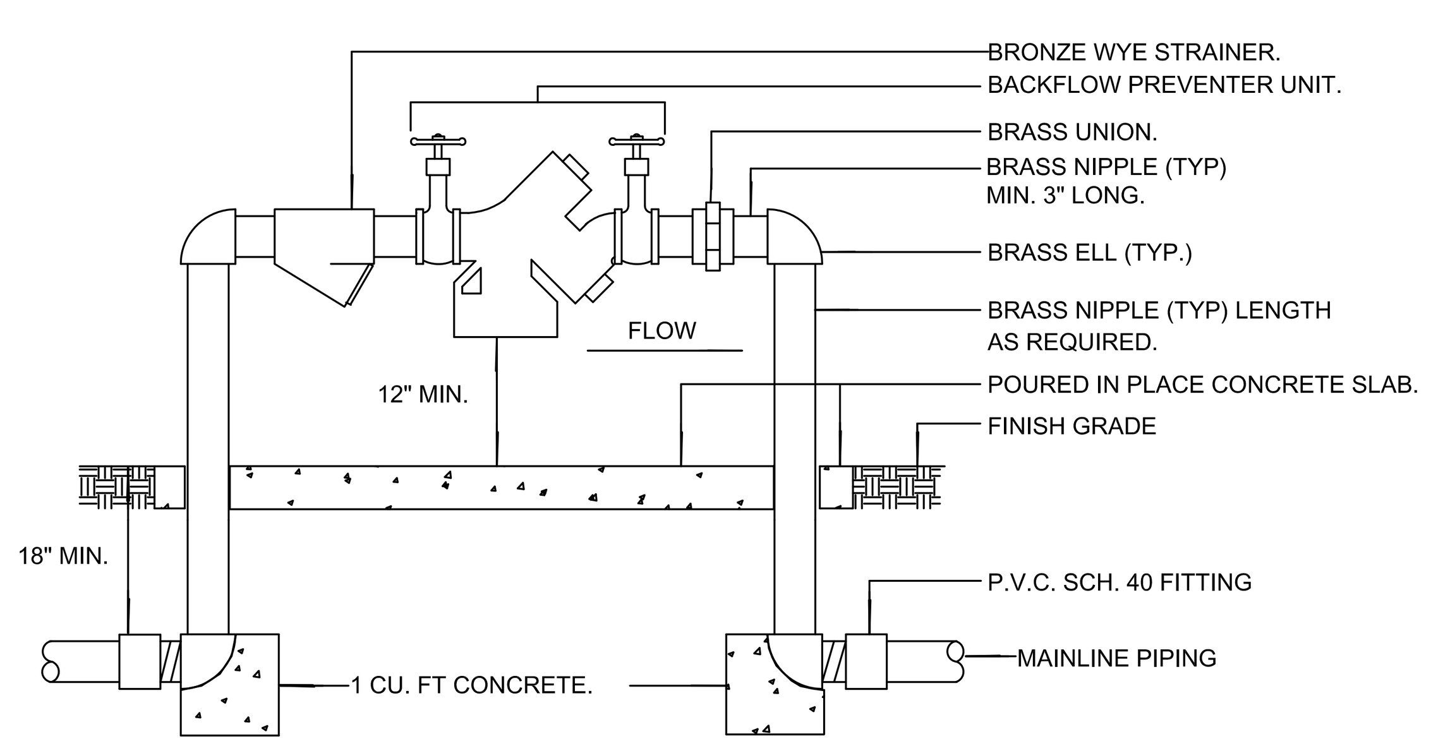
1. HUNTER REMOTE CONTROL VALVE (ICV) WITH FLOW CONTROL
2. IRRIGATION VALVE BOX: HEAT STAMP LID WITH 'RCV' IN 2" LETTERS
3. WATERPROOF CONNECTORS (2)
4. 18"-24" COILED WIRE TO CONTROLLER
5. FINISH GRADE AT ADJACENT SURFACE (TURF OR MULCH)
6. SCH. 80 CLOSE NIPPLE, SIZE PER RCV
7. PVC SLIP (OR FPT) X FPT UNION
8. ISOLATION VALVE, SIZE AND TYPE PER PLAN
9. BRICK SUPPORTS (4)
10. FILTER FABRIC - WRAP TWICE AROUND BRICK SUPPORTS
11. 3/4" WASHED GRAVEL - 4" MIN. DEPTH
12. IRRIGATION LATERAL
13. MAINLINE AND FITTINGS



P

IN-LINE VALVES WITH UNIONS & ISOLATION VALVE

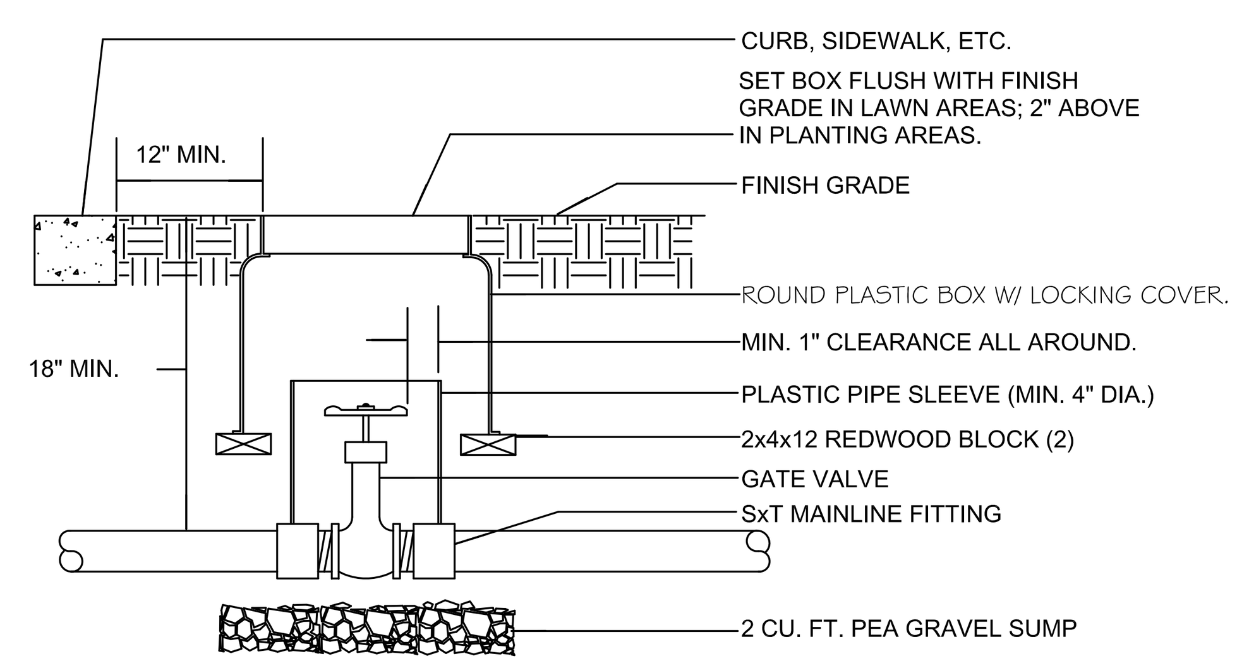
Q — BACKFLOW PREVENTER



Q

BACKFLOW PREVENTER

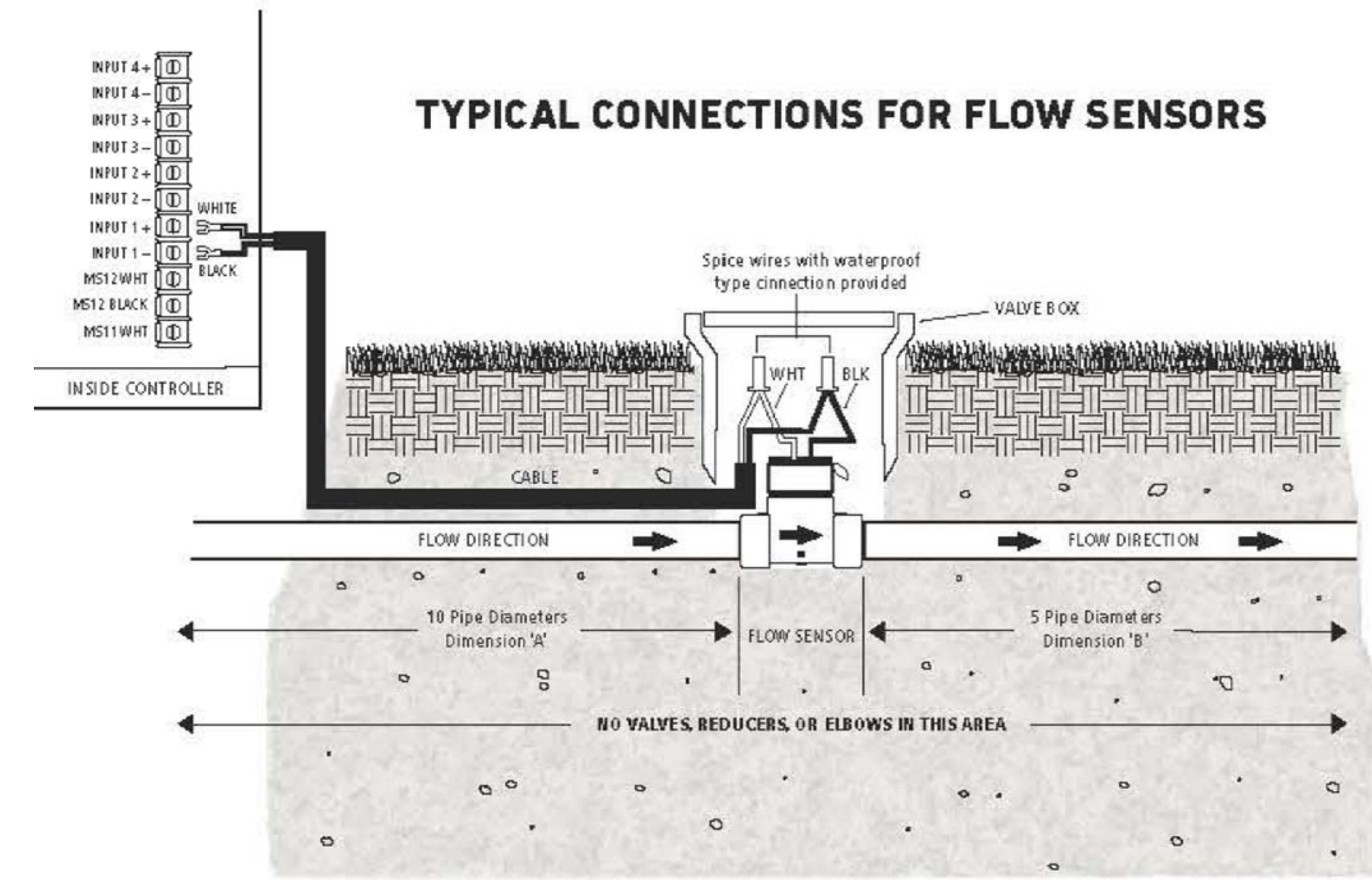
R — GATE VALVE



R

GATE VALVE

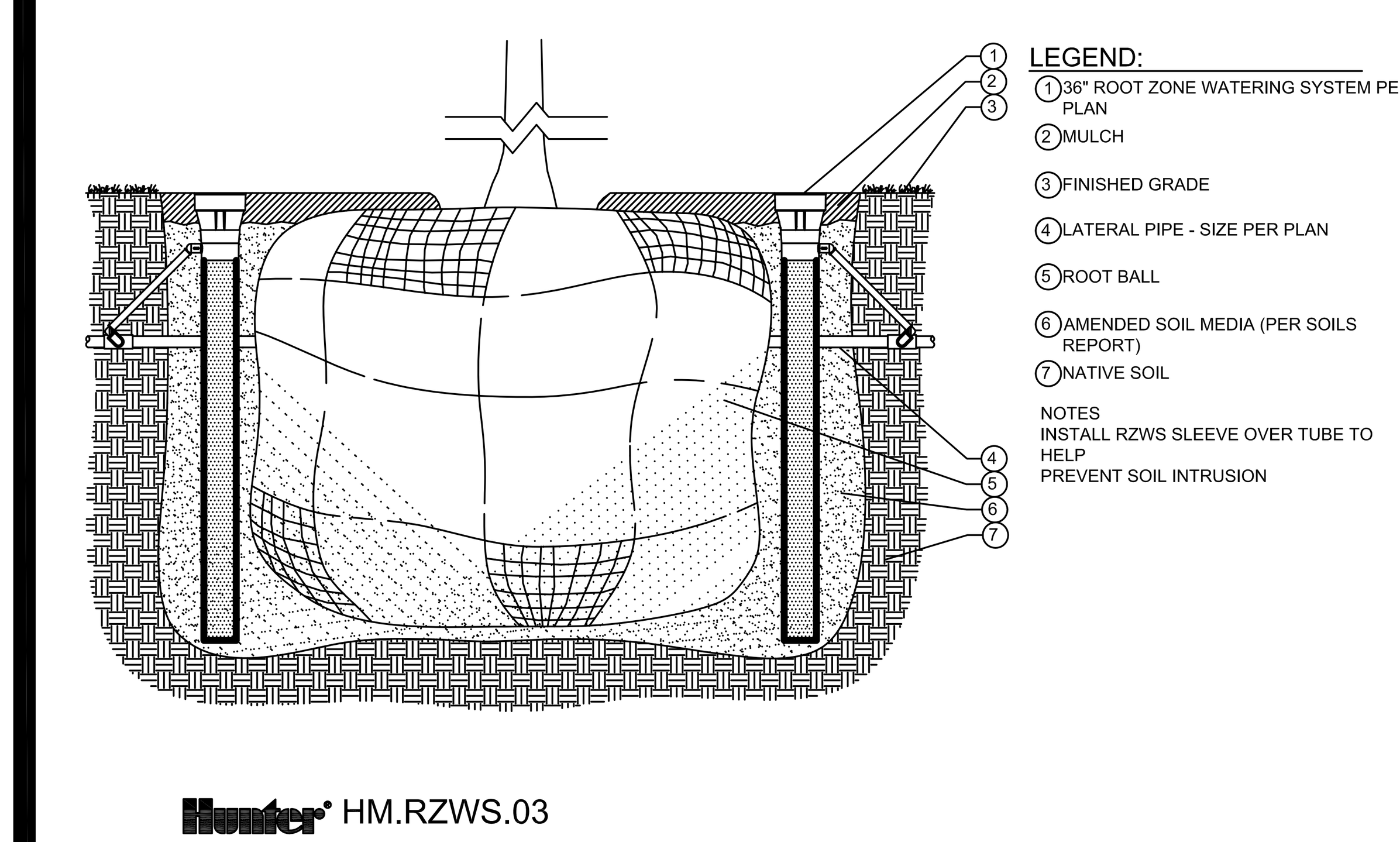
S — IRRITROL FLOW SENSOR



S

IRRITROL FLOW SENSOR

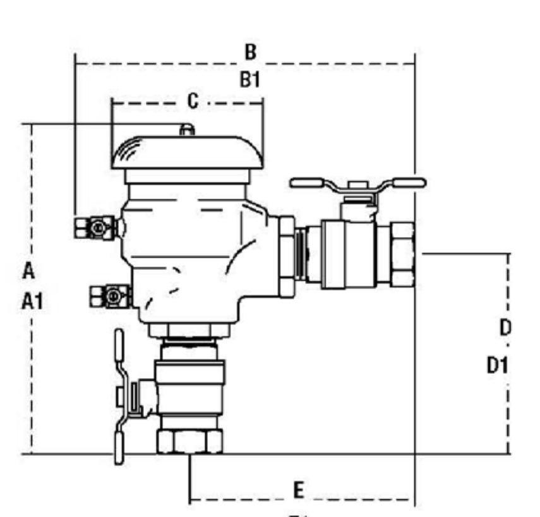
T — ROOT ZONE WATERING SYSTEM



T

ROOT ZONE WATERING SYSTEM

U — FEBCO 765 REDUCED PRESSURE BACKFLOW PREVENTER



Call customer service if you need assistance with technical details.

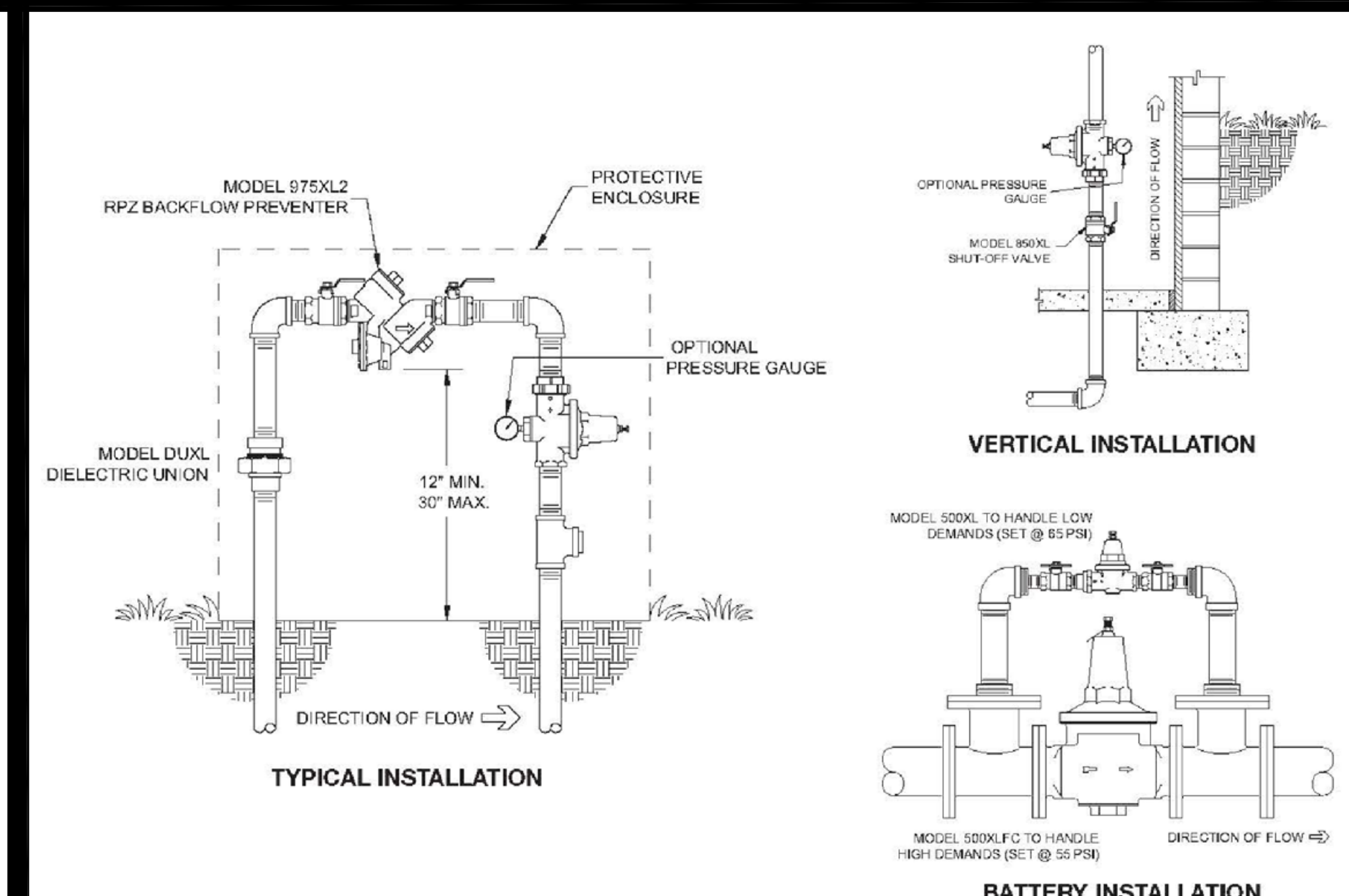
SIZE	DIMENSIONS																		WEIGHT	
	A		A1 (union)		B		B1 (union)		C		D		D1 (union)		E		E1 (union)			
in.	in.	mm	in.	mm	in.	mm	in.	mm	in.	mm	in.	mm	in.	mm	in.	mm	in.	mm	lb	kg
½	6¼	159	7	178	6¾	172	7½	197	2½	64	3¾	95	4½	114	4¼	108	5	127	2.6	1.2
¾	6½	165	7⅜	187	7	178	7⅞	200	2½	64	4	102	4⅞	124	4½	114	5⅜	137	2.9	1.3
1	8¾	222	9⅝	245	9	229	9 15/16	252	4	102	5¼	133	6 3/16	157	6	152	6 15/16	176	5.9	2.7
1¼	9¼	235	10¼	260	10	254	11	279	4	102	6¼	159	7¼	184	7	178	8	203	7.0	3.2
1½	11¾	299	12⅞	327	11½	292	12⅝	321	6½	165	7¼	184	8⅜	213	7¾	197	8¾	225	14.8	6.7
2	12½	318	13¾	349	12¼	311	13½	343	6½	165	8	203	9¼	235	8½	216	9¾	248	16.5	7.5

Note: Weights shown do not include union end ball valves and are approximate.

U

FEBCO 765 REDUCED PRESSURE BACKFLOW PREVENTER

V — WILKINS 500XL PRESSURE REDUCING VALVE



V

WILKINS 500XL PRESSURE REDUCING VALVE

LICENSED LANDSCAPE CONTRACTOR
ANGELA M. GOMEZ
A GOMEZ LANDSCAPING DESIGNS
C27-1011989
RENEWAL 3-31-2026
STATE OF CALIFORNIA

gomez designs
landscape design
o. 805.520.1297 - c. 805.823.5068
agomezdesigns.com

SHEET TITLE:
IRRIGATION DETAILS CONT.

PROJECT ADDRESS:
TRIWEST DEVELOPMENT
220 29TH STREET
HERMOSA BEACH, CA.

DRAWN	AG
CHECKED	AG
DATE	
SCALE	AS NOTED
JOB NO.	
SHEET	L-6

IRRIGATION DETAILS CONT.