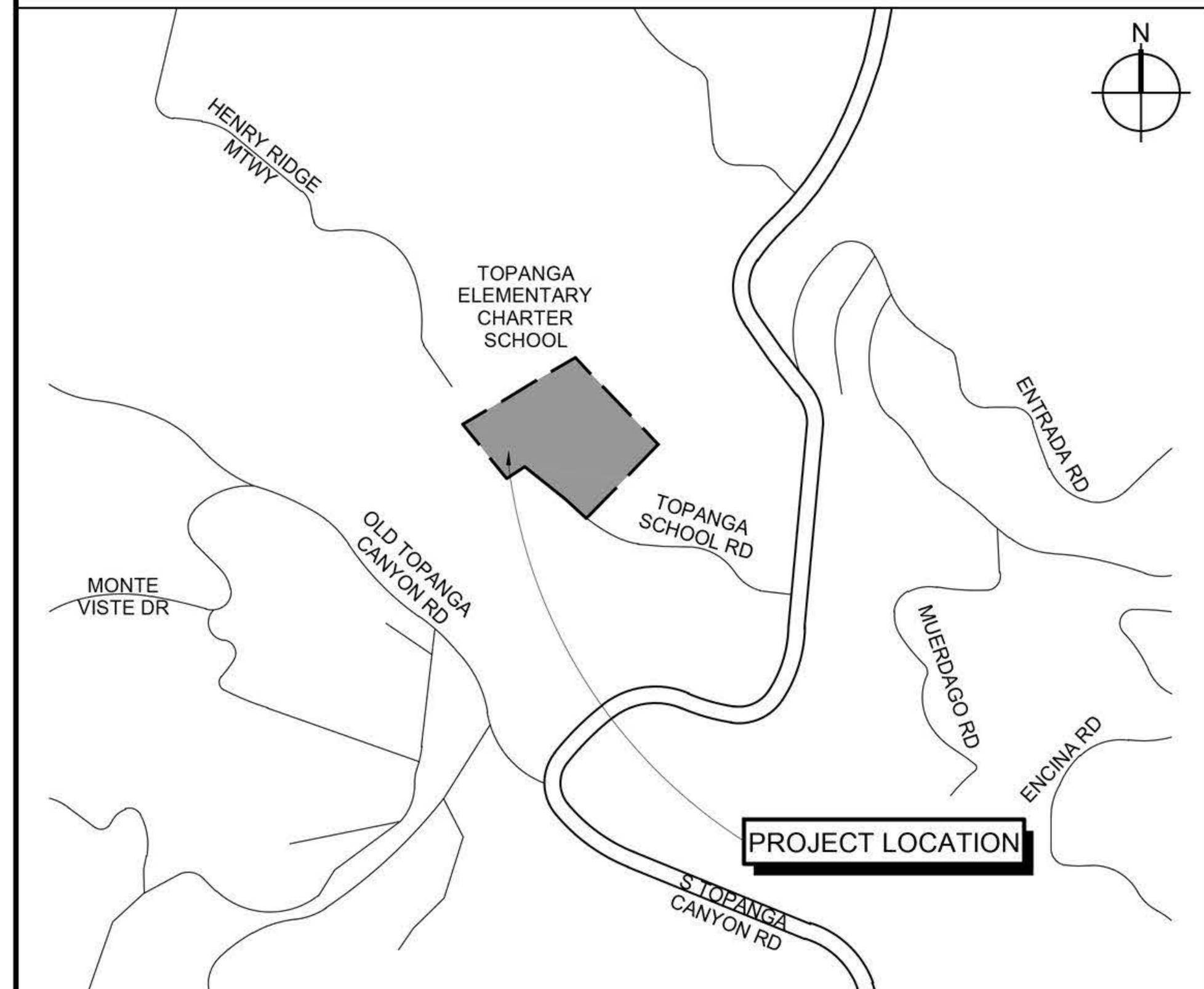
Los Angeles Unified School District

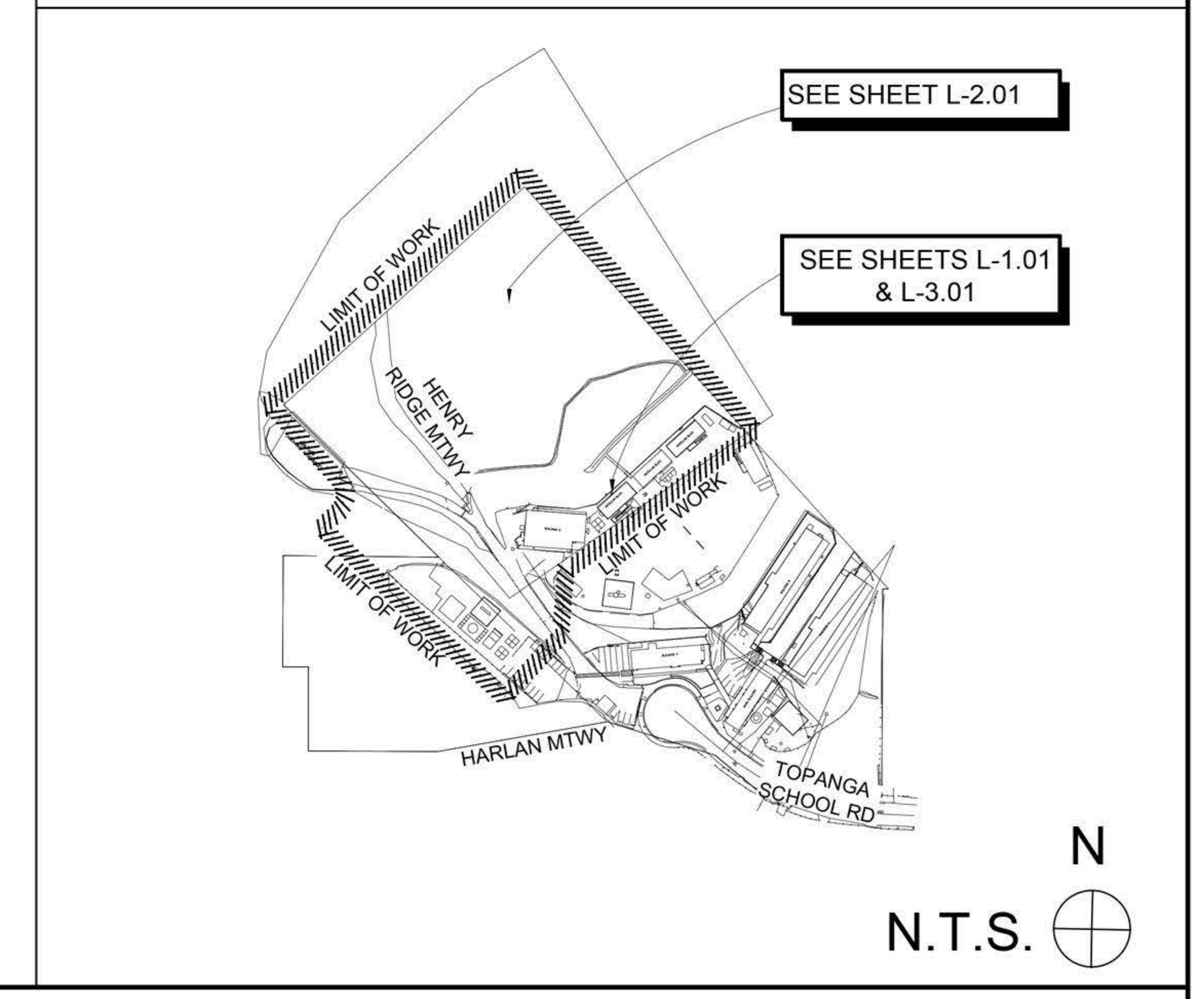
LAUSD Topanga Elementary Charter School Slope Restoration

22075 Topanga School Rd
Topanga, CA 90290
LAUSD Job Number 10371671

VICINITY MAP



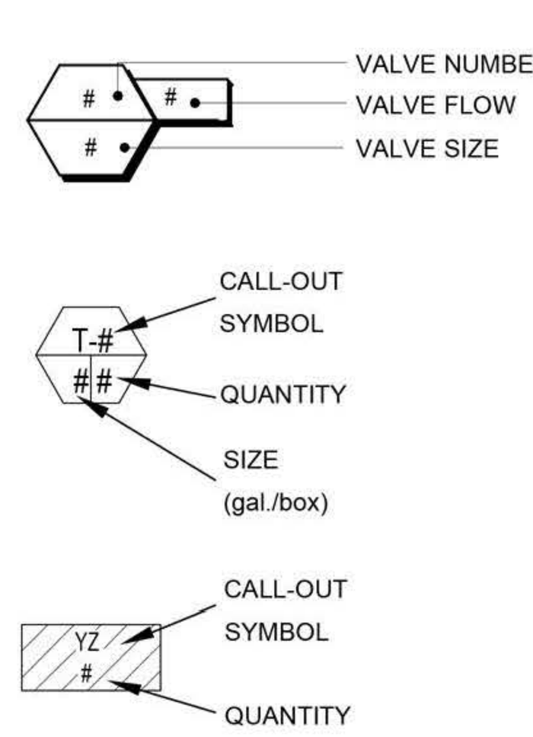
AREA MAP



GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH CODES, LAWS, & REGULATIONS OF PUBLIC AUTHORITIES GOVERNING THE WORK & CONFORMING TO 2022 EDITION TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR)
2. CONTRACTOR SHALL OBTAIN & PAY FOR ALL PERMITS & ALL INSPECTIONS REQUIRED BY PUBLIC AUTHORITIES GOVERNING THE WORK
3. CONTRACTOR SHALL VERIFY ALL DIM. & CONDITIONS AT THE JOB SITE PRIOR TO START OF WORK. ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES.
4. CONTRACTOR SHALL SUBMIT REQUESTS for SUBSTITUTIONS, REVISIONS, or CHANGES TO ARCHITECT PRIOR TO PURCHASE, FABRICATION or INSTALLATION
5. CONTRACTOR SHALL PROTECT AREA OF WORK AND ADJACENT AREAS ON SITE FROM BEING DAMAGED DURING CONSTRUCTION. LAUSD, STATE PARKS, AND ARCHITECT TO APPROVE AND FOLLOW DIRECTIVES IN NATIVE TREE AND COASTAL SAGE SCRUB RESTORATION PLANTING MMMP.
6. COORDINATE WORK WITH THE DISTRICT, INCLUDING SCHEDULING TIME & LOCATIONS FOR DELIVERIES, SITE ACCESS & USE OF SERVICES. MIN. DISTURBANCE TO NEIGHBORS. LAUSD, STATE PARKS, AND ARCHITECT TO APPROVE AND FOLLOW DIRECTIVES IN NATIVE TREE AND COASTAL SAGE SCRUB RESTORATION PLANTING MMMP.
7. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL CONSTRUCTION DEBRIS OFF SITE
8. MAINTAIN ALL EXITS, EXIT LIGHTING, FIRE PROTECTIVE DEVICES, AND ALARMS IN CONFORMANCE WITH CODES AND ORDINANCES
9. PATCH & REPAIR DAMAGED SURFACE (IN CONTRACT AREA & ALL DAMAGE SURFACES & IMPROVEMENTS DAMAGED DUE TO CONSTRUCTION ACTIVITY). AS REQD. TO & MATCH ADJACENT (E) SURFACES, PAINT AS REQUIRED.
10. CONTRACTOR SHALL VERIFY AT SITE THE EXTENT OF WORK WHICH MAY OR MAY NOT BE INDICATED BY CLOUDS OR OTHERWISE ON THE DRAWINGS.
11. MAINTAIN WORK AREAS SECURE AND LOCKABLE DURING CONSTRUCTION
12. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL GOVERN, IN CASE OF CONFLICT CONSULT ARCHITECT. LAUSD, STATE PARKS, AND ARCHITECT TO APPROVE AND FOLLOW DIRECTIVES IN NATIVE TREE AND COASTAL SAGE SCRUB RESTORATION PLANTING MMMP.
13. AT THE COMPLETION OF CONSTRUCTION, REPAIR ALL DAMAGE TO THE PAVED AND LANDSCAPED AREAS TO THE SATISFACTION OF DISTRICT ARCHITECT
14. PROVIDE BARRICADES AND PROTECTION AS REQUIRED.
15. UNLESS SPECIFICALLY NOTED OTHERWISE IN THESE DRAWINGS, ALL EXISTING CONDITIONS SHALL REMAIN AS-IS
16. ALL CONST. AS INDICATED BY (E) IS EXISTING, UNLESS NOTED AS (N), IS NEW.
17. PARTITIONS ARE DIMENSIONED TO FACE OF STUD, UNLESS OTHERWISE NOTED. MAINTAIN DIMENSIONS MARKED "CLEAR". ALLOW FOR THICKNESS OF FINISHES.
18. COORDINATE AND PROVIDE BACKING FOR MILLWORK AND ITEMS ATTACHED OR MOUNTED TO WALLS or CEILINGS
19. CHANGES TO APPROVED DRAWINGS or SPEC'S SHALL BE MADE BY AN ADDENDA or CONSTRUCTION CHANGE DOCUMENT APPROVED BY THE DSA, AS REQUIRED BY SECTION 4-338, PART 1, TITLE 24, CCR.
20. A 'DSA CERTIFIED' PROJECT INSPECTOR EMPLOYED BY THE DISTRICT (OWNER) SHALL PROVIDE CONTINUOUS INSPECTION OF WORK. DUTIES OF INSPECTOR ARE DEFINED IN SECTION 4-342, CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE (PART 1, TITLE 24, CCR). A DSA CERTIFIED INSPECTOR WITH CLASS 3 CERTIFICATION IS REQUIRED FOR THIS PROJECT.
21. IN CASE OF CONFLICT, THE MOST STRINGENT METHOD OF CONSTRUCTION PER CODE REQUIREMENTS SHALL GOVERN
22. ALL SUBCONTRACTORS MUST FIELD WALK SITE DURING BIDDING PHASE TO FAMILIARIZE WITH (E) CONDITIONS. BIDDING SUBCONTRACTOR SHALL VERIFY ALL (E) CONDITIONS & DIMENSIONS DURING THE BIDDING PHASE, INCLUDING ALL UTILITIES & OTHER WORKS & FACILITIES THAT MAY AFFECTS WORK. ANY DISCREPANCIES, CONFLICTS or OMISSIONS etc. SHALL BE REPORTED TO ARCHITECT BEFORE PROCEEDING WITH WORK. NO ALLOWANCE SHALL BE MADE FOR ANY EXTRA EXPENSE or EXTENSION OF TIME DUE TO CONTRACTOR'S FAILURE or NEGLECT OF COMPLETE EXAMINATION OF JOB SITE.
23. LOCATIONS OF UTILITIES IF INDICATED ON PLANS IS NOT GUARANTEED TO BE ACCURATE or COMPLETE, BUT IS PLOTTED for INFORMATION OF CONTRACTOR. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE EXACT LOCATIONS OF UTILITIES & THEIR SERVICE CONNECTIONS.
24. CONSTRUCTION DOCUMENTS ARE PROVIDED TO ILLUSTRATE DESIGN & GENERAL TYPE OF CONSTRUCTION DESIRED, & IMPLIES THE FINEST QUALITY OF CONSTRUCTION MATERIALS & WORKMANSHIP. CONTRACTOR IS ASSUMING RESPONSIBILITY FOR THE WORK INDICATED, & SHALL COMPLY WITH THE SPIRIT AS WELL AS THE LETTER IN WHICH THEY WERE DRAWN.
25. THE CONTRACTOR SHALL MAINTAIN LIABILITY INSURANCE TO PROTECT HIMSELF & HOLD THE LAUSD & DISTRICT ARCHITECT HARMLESS FROM ANY & ALL CLAIMS FOR DAMAGES, for PERSONAL or BODILY INJURIES or DEATH or PROPERTY DAMAGE DURING THE COURSE OF CONTRACT. CONTRACTOR WILL BE FULLY RESPONSIBLE FOR THE SUPERVISION OF ALL WORK DONE BY ANY OF HIS SUBCONTRACTORS. CONTRACTOR'S RESPONSIBILITY FOR SUCH SUPERVISION SHALL INCLUDE ALL ASPECTS OF THE WORK, INCLUDING & WITHOUT LIMITATION OF SPEED, QUALITY & SAFETY THEREOF. ALL SUBCONTRACTORS SHALL BE DULY LICENSED, UNLESS OTHERWISE APPROVED BY THE OWNERS (LAUSD) IN WRITING.
26. THE CONTRACTOR GUARANTEES THAT THE WORK PERFORMED WILL BE FREE FROM FAULTY MATERIALS & WORKMANSHIP. UPON RECEIPT OF NOTIFICATION FROM THE LAUSD, CONTRACTOR SHALL REMEDY, REPAIR or REPLACE IMMEDIATELY WITHOUT COST TO LAUSD ALL DEFECTS or IMPERFECTIONS APPEARING IN THE WORK. IT SHALL BE UNDERSTOOD. U.O.N. THAT ALL MATERIALS & WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BY CONTRACTOR FROM THE ACCEPTANCE OF THE PROJECT BY LAUSD.
27. THE INTENT OF DRAWINGS & SPECIFICATIONS IS THAT THE WORK OF THE ALTERATION, REHABILITATION OR RECONSTRUCTION IS TO BE IN ACCORDANCE WITH TITLE 24, CCR. SHOULD ANY EXISTING CONDITIONS SUCH AS DETERIORATION OR NON-COMPLYING CONSTRUCTION BE DISCOVERED WHICH IS NOT COVERED BY THE CONTRACT DOCUMENTS WHERIN THE FINISHED WORK WILL NOT COMPLY WITH TITLE 24, CCR, A CONSTRUCTION CHANGE DOCUMENT (CCD), OR A SEPARATE SET OF PLANS AND SPECIFICATIONS, DETAILING & SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY DSA BEFORE PROCEEDING WITH THE WORK. (SECTION 4-317 (C), CBSAC, PART 1, TITLE 24, CCR). LAUSD, STATE PARKS, AND ARCHITECT TO APPROVE AND FOLLOW DIRECTIVES IN NATIVE TREE AND COASTAL SAGE SCRUB RESTORATION PLANTING MMMP.
28. THE INFORMATION CONTAINED IN THESE CONSTRUCTION DOCUMENTS ARE TO BE FIELD VERIFIED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OR BIDDING.
29. DISTRICT OAR SHALL NOTIFY ARCHITECT OR ENGINEER OF RECORD (AOR/EOR), PRIOR TO CONSTRUCTION START DATE, FOR CONSTRUCTION OBSERVATION AND SUPPORT SERVICES.
30. (FOR ALL DSA APPROVED PROJECTS): NO SCOPE OF ANY WORK SHALL BE ADDED or DELETED FROM THE DSA APPROVED DOCUMENTS WITHOUT NOTIFYING ARCHITECT or ENGINEER OF RECORD (AOR/EOR) FOR APPROVAL. IF CHANGES ARE TO BE MADE, & CONSTRUCTION CHANGE DOCUMENT (CCD) SHALL BE FILED TO DSA BY THE AOR/EOR.
31. A DSA ACCEPTED TESTING LABORATORY DIRECTLY EMPLOYED BY THE SCHOOL BOARD SHALL CONDUCT ALL THE REQUIRED TESTS AND INSPECTIONS FOR THE PROJECT.
32. CLEARLY INDICATE THE SCOPE OF WORK ON THE COVER SHEET.
33. GRADING PLANS, DRAINAGE IMPROVEMENTS, ROAD AND ACCESS REQUIREMENTS AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH ALL LOCAL ORDINANCES.
34. FABRICATION AND INSTALLATION OF DEFERRED SUBMITTAL ITEMS SHALL NOT BE STARTED UNTIL CONTRACTOR'S DRAWINGS, SPECIFICATIONS, AND ENGINEERING CALCULATIONS FOR THE ACTUAL SYSTEMS TO BE INSTALLED HAVE BEEN ACCEPTED AND SIGNED BY THE ARCHITECT OR STRUCTURAL ENGINEER AND APPROVED BY THE DSA. LIST DEFERRED SUBMITTAL ITEMS FOR THIS PROJECT.
35. CUTTING, BORING, SAWCUTTING OR DRILLING THROUGH THE NEW OR EXISTING STRUCTURAL ELEMENTS TO BE DONE ONLY WHEN SO DETAILED IN THE DRAWINGS OR ACCEPTED BY THE ARCHITECT AND STRUCTURAL ENGINEER WITH THE APPROVAL OF DSA REPRESENTATIVE.
36. WHENEVER DSA FINDS ANY CONSTRUCTION WORK IS BEING PERFORMED IN A MANNER CONTRARY TO THE PROVISIONS OF CALIFORNIA BUILDING CODE AND THAT WOULD COMPROMISE THE STRUCTURAL INTEGRITY OF THE BUILDING, THE DEPARTMENT OF GENERAL SERVICES, STATE CALIFORNIA, IS AUTHORIZED TO ISSUE A STOP WORK ORDER PER SECTION 4-334.1 CALIFORNIA ADMINISTRATIVE CODE (PART 1, TITLE 24 CCR).
37. SUBMIT RFC'S TO DESIGN TEAM IN CASE OF INCONSISTENCIES BETWEEN APPROVED DRAWINGS AND APPROVED SPECIFICATIONS IN THE DESCRIPTIONS OF WORK TO BE DONE, EQUIPMENT TO BE PROVIDED OR MATERIAL TO BE USED. IT SHALL BE THAT THE MORE STRINGENT, THE MORE RESTRICTIVE, THE HIGHER QUALITY, AND THE GREATER QUANTITY OF WORK SHALL APPLY. SUBMIT REVISED DRAWINGS OR SPECIFICATIONS AS RESULT OF SUCH RFC'S TO DSA VIA CCD'S IF REQUIRED BY IR A-6.
38. ALL STRUCTURAL, ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING MATERIALS INSTALLATION TO COMPLY WITH APPLICABLE CODES, STANDARDS, AND MANUFACTURER'S RECOMMENDATIONS.

SYMBOLS



811
Know what's below. Call before you dig.

ABBREVIATIONS

A/C	AIR CONDITIONING
AC	ASPHALTIC CONCRETE
ACC	ACCESSIBLE
ADJ	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
AUTO	AUTOMATIC
B/BOT	BOTTOM
BM	BEAM
BD	BOARD
BLDG.	BUILDING
BLK'G	BLOCKING
CA.	CALIFORNIA
℄	CENTER LINE
CLG	CEILING
CLF	CHAIN LINK FENCE
CLR.	CLEAR
CMU	CONC. MASONRY UNIT
COMP	COMPOSITION
CONC	CONCRETE
CONT	CONTINUOUS
COORD	COORDINATION /COORDINATE
CSK	COUNTERSUNK
DBL	DOUBLE
DEMO	DEMOLITION
DIM	DIMENSION
DISP	DISPENSER
DET	DETAIL
DIA	DIAMETER
DN	DOWN
DS	DOWNSPOUT
DWG	DRAWING
D.F.	DRINKING FOUNTAIN
EQ	EQUAL
EJ	EXPANSION JOINT
EXT	EXTERIOR
(E)	EXISTING
EXIST	EXISTING
EXH	EXHAUST
FD	FLOOR DRAIN
FIN	FINISH
FF	FINISH FLOOR
FH	FIRE HYDRANT
FIN	FINISH
FLR	FLOOR
FOM	FACE OF MASONRY
FOS	FACE OF STUDS
FT (')	FOOT, FEET
GA	GAUGE
GALV	GALVANIZED
GL	GLASS
GYP	GYPSUM BOARD
GEN'L	GENERAL
HC	HOLLOW CORE
HR	HOUR
HT	HEIGHT
ID	INSIDE DIAMETER
IN, (")	INCH
INSUL	INSULATION
INT	INTERNATIONAL
LAM	LAMINATED
LAV	LAVATORY
LOC.	LOCATION
lb./lbs	POUND
MAT	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MIN.	MINIMUM
MISC	MISCELLANEOUS
MTL	METAL

(N)	NEW
N.I.C.	NOT IN CONTRACT
NO, #	NUMBER or POUND
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
O.F.C.I.	OWNER FURNISHED CONTRACTOR INSTALLED
O.F.& I.	OWNER FURNISHED & INSTALLED
OPP	OPPOSITE
OH	OPPOSITE HAND
ℙ	PROPERTY LINE
PA	PLANTING AREA
PL	PLATE
PLAS	PLASTER
PLYWD	PLYWOOD
P LAM	PLASTIC LAMINATE
R, RAD	RADIUS
REF	REFERENCE
REINF	REINFORCEMENT
RET	RETURN
RM	ROOM
R RM	RESTROOM
REQ'D	REQUIRED
SF	SQUARE FEET
SIM	SIMILAR
SPEC	SPECIFICATION
SQ	SQUARE
SS	STAINLESS STEEL
STL.	STEEL
STOR	STORAGE
STD	STANDARD
STRICT.	STRUCTURAL
SUSP	SUSPENDED
SW	SWITCH
T	TOP
T.B.	TACK BOARD
T.C.	TOP OF CURB
TOS	TOP OF SLAB
TOW	TOP OF WALL
TRESH.	THRESHOLD
TYP.	TYPICAL
UNO / UON	UNLESS (OTHERWISE) NOTED OTHERWISE
VAR	VARIES
V.C.T.	VINYL COMPOSITION TILE
VERT.	VERTICAL
V I F	VERIFY IN FIELD
WD	WOOD
WO	WHERE OCCURS
WP	WATER PROOF
WR	WATER RESISTANT
WT	WEIGHT
WWF	WELDED WIRE FABRIC

APPLICABLE CODES

PART 1 - 2022 CA. BUILDING CODE, TITLE 24 CCR
PART 2 - 2022 CA. BUILDING CODE, TITLE 24 CCR
PART 3 - 2022 CA. ELECTRICAL CODE, TITLE 24 CCR (2020 NEC OF THE NFPA)
PART 4 - 2022 CA. MECHANICAL CODE, TITLE 24 CCR (2018 UMC OF THE IAPMO)
PART 5 - 2022 CA. PLUMBING CODE, TITLE 24 CCR (2018 UPC OF THE IAPMO)
PART 6 - 2022 CA. ENERGY CODE, TITLE 24 CCR
PART 7 - CURRENTLY VACANT
PART 8 - 2022 CA. HISTORICAL BUILDING CODE, TITLE 24 CCR
PART 9 - 2022 CA. FIRE CODE, TITLE 24 CCR
PART 10 - 2022 CA. EXISTING BUILDING CODE, TITLE 24 CCR
PART 11 - 2022 CA. GREEN BUILDING STANDARDS CODE (CALGREEN CODE), TITLE 24 CCR
PART 12 - 2022 CA. REFERENCED STANDARDS, TITLE 24 CCR
2010 - ADA STANDARD FOR ACCESSIBILITY DESIGN
2022 NFPA 13 - AUTOMATIC SPRINKLER SYSTEMS (CA. AMENDED)
2019 NFPA 14 - STANDPIPE SYSTEMS (CA AMENDED)
2021 NFPA 17 - DRY CHEMICAL EXTINGUISHING SYSTEMS
2021 NFPA 17A - WET CHEMICAL EXTINGUISHING SYSTEMS
2019 NFPA 20 - STATIONARY PUMPS
2013 NFPA 22 - STANDARD WATER TANKS FOR PRIVATE FIRE PROTECTION
2019 NFPA 24 - PRIVATE FIRE SERVICE MAINS (CA AMENDED)
2020 NFPA 72 - NATIONAL FIRE ALARM CODE (CA. AMENDED); (SEE UL STD. 1971 FOR "VISUAL DEVICES")
2019 NFPA 80 - FIRE DOOR AND OTHER OPENING PROTECTIVE
2018 NFPA 2001 - STANDARD CLEAN AGENT FIRE EXTINGUISHING SYSTEMS (CA AMENDED)
2010 UL 1971 - STANDARD FOR SIGNALING DEVICES FOR THE HEARING IMPAIRED

SCOPE OF WORK

1. PROVIDE LANDSCAPE SLOPE RESTORATION AND FUEL MODIFICATION PLANS FOR EXISTING SLOPE THAT WAS MISTAKENLY CLEARED.
2. PROVIDE PERMANENT LANDSCAPE IRRIGATION PLANS FOR FUEL MODIFICATION ZONES A & B.
3. PROVIDE TEMPORARY LANDSCAPE IRRIGATION FOR GROUND COVERS AND ACCENT SHRUBS IN ZONE C. PROVIDE TEMPORARY IRRIGATION FOR NEW OAK TREE PLANTINGS IN OUTLYING AREAS AS REQUIRED
4. PROVIDE OAK TREE MITIGATION FOR DAMAGED AND REMOVED OAK TREES WITH IN SCHOOL PROPERTY AND INTO ADJACENT STATE PARK PROPERTY.
5. PROVIDE BIOLOGICAL ASSESSMENT REPORT AND NATIVE TREE REPORT ON TREES WITH IN THE SCHOOL PROPERTY ON THE SLOPE ABOVE THE UPPER PLAYGROUND AND PORTABLE CLASSROOMS.

PROJECT DATA

PROJECT DIRECTORY

LANDSCAPE ARCHITECT

KAY KITE
ARCHITERRA DESIGN GROUP
10221-A TRADEMARK ST.
RANCHO CUCAMONGA, CA 91730
909-484-2800

BIOLOGIST

ROSI DAGIT
RCD OF SANTA MONICA MOUNTAINS
540 S TOPANGA CANYON BLVD.
TOPANGA, CA 90290
818-597-8627

ARBORIST

EVIN LAMBERT
MONARCH ENVIRONMENTAL
34237 VIA SANTA ROSA
CAPISTRANO BEACH, CA 92624
949-207-3770

SHEET INDEX

LAUSD APPROVALS

SCHEMATIC DESIGN
DESIGN DEVELOPMENT
CONSTRUCTION DOCUMENTS

DIRECTOR NEW CONSTRUCTION	PRINT	SIGN	DATE
REGIONAL DIRECTOR	PRINT	SIGN	DATE
DIRECTOR DESIGN MANAGEMENT	PRINT	SIGN	DATE
SENIOR PROJECT MANAGER	PRINT	SIGN	DATE
DESIGN UNIT DIRECTOR	PRINT	SIGN	DATE
PROJECT MANAGER	PRINT	SIGN	DATE
DESIGN MANAGER	PRINT	SIGN	DATE
(REVIEWED BY) LOCAL DISTRICT SUPERINTENDENT	PRINT	SIGN	DATE

ADG JOB #2112

DIVISION OF THE STATE ARCHITECT

LOS ANGELES UNIFIED SCHOOL DISTRICT

M&O - A/E SERVICES
FACILITIES SERVICES DIVISION
333 S. BEAUDRY AVENUE, 22ND FLOOR
LOS ANGELES, CALIFORNIA 90017
TEL: (213) 241-3952
EMAIL: HERRICK.AU@LAUSD.NET

PROJECT TITLE AND SCHOOL LOCATION

SLOPE RESTORATION AND FUEL MODIFICATION

TOPANGA ELEMENTARY EDUCATION CENTER

22075 TOPANGA SCHOOL RD
TOPANGA, CA 90290

COMMISSIONED ARCHITECT

ARCHITERRA DESIGN GROUP
LANDSCAPE ARCHITECTURE AND PLANNING
10221-A TRADEMARK ST., RANCHO CUCAMONGA, CALIFORNIA 91730 PH: (909) 484-2800

CONSULTANT

STAMPS/SEALS

1	CHANGE OAK TREE COUNT TO ADDRESS REPORT COMMENTS
2	REVISE PLANT SPECIES TO ADDRESS REPORT COMMENTS

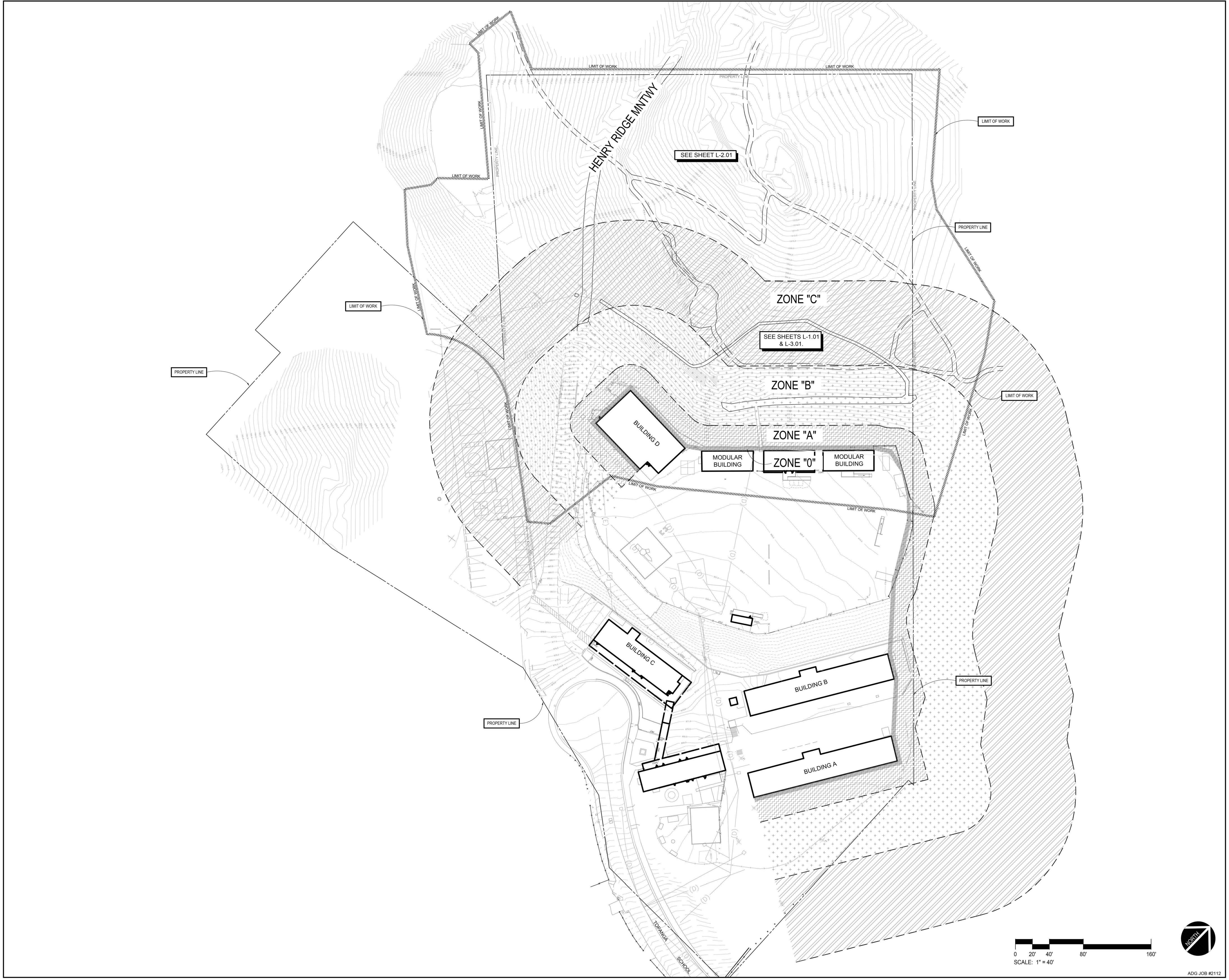
SHEET TITLE:

TITLE SHEET

PROJECT NO.: 10371671	PROJECT ARCH: GD
DRAWN: KCK	CHECKED: JRC

SHEET NUMBER
TS-1

DATE: 10/15/25 | SHEET: 1 OF: 10



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CONSULTANT

STAMPS/SEALS

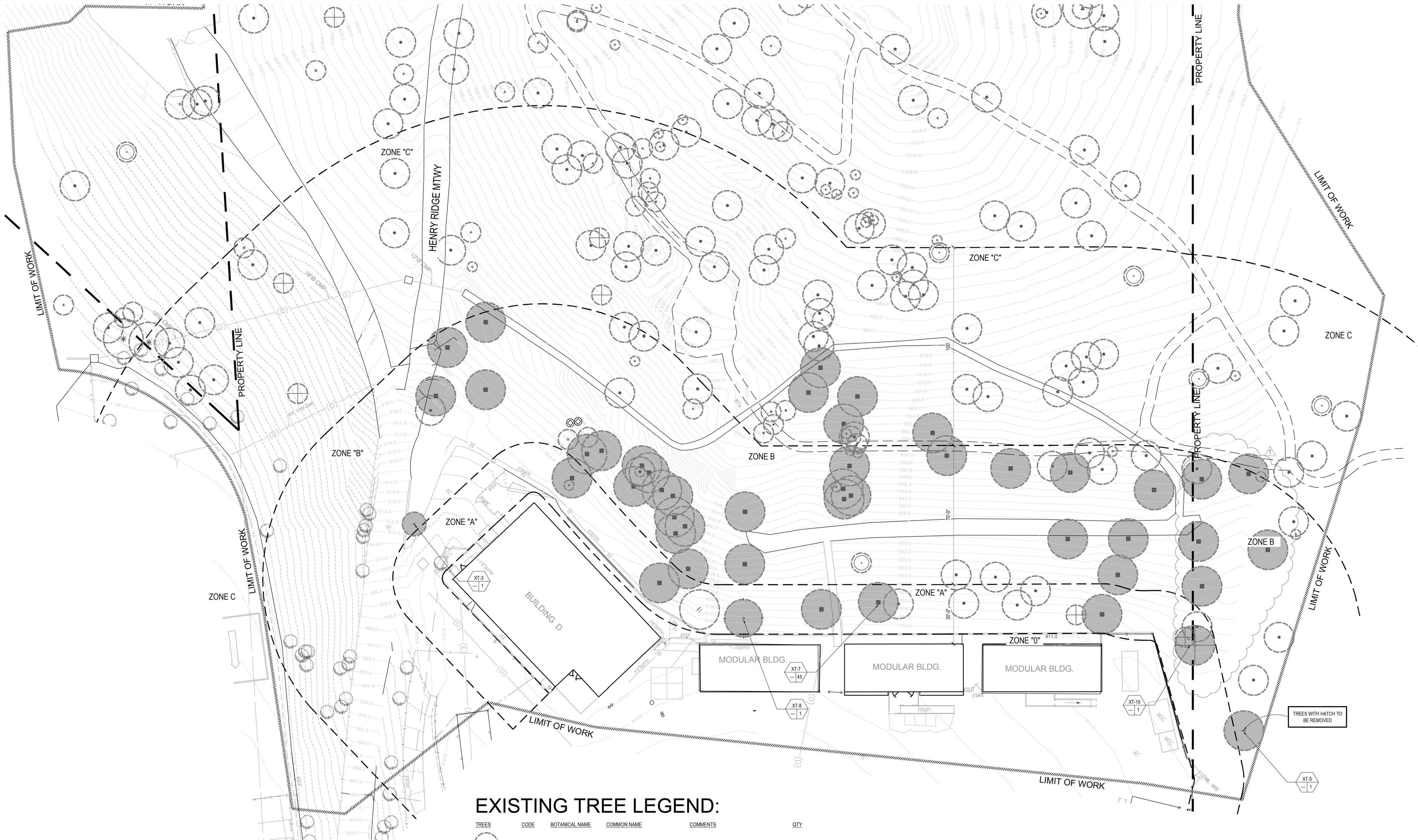
LICENSED LANDSCAPE ARCHITECT
Gregory P. Denson
09/30/26
Renewal Date
10/15/25
Date
STATE OF CALIFORNIA

1	CHANGE OAK TREE COUNT TO ADDRESS REPORT COMMENTS
2	REVISE PLANT SPECIES TO ADDRESS REPORT COMMENTS

SHEET TITLE:

SITE PLAN

PROJECT NO.: 10371671	PROJECT ARCH: GD
DRAWN: KCK	CHECKED: JRC
SHEET NUMBER	L-0.01
DATE: 10/15/25	SHEET: 2 OF: 10



EXISTING TREE LEGEND:

TREES	CODE	BOTANICAL NAME	COMMON NAME	COMMENTS	QTY
	XT-1	Eucalyptus globulus	Blue Gum	Existing to Remain	1
	XT-2	Heteromeles arbutifolia	Toyon	Existing to Remain	18
	XT-3	Juniperus chinensis	Juniper	Remove	1
	XT-4	Malosma laurina	Laurel Sumac	Existing to Remain	10
	XT-5	Pinus canariensis	Canary Island Pine	Remove	1
	XT-6	Pinus halepensis	Allepo Pine	Existing to Remain	2
	XT-7	Pinus halepensis	Allepo Pine	Remove	43 (1)
	XT-8	Pinus torreyana	Torrey Pine	Remove	1
	XT-9	Platanus racemosa	California Sycamore	Existing to Remain	1
	XT-10	Quercus agrifolia	Coast Live Oak	Existing to Remain	216
	XT-11	Quercus agrifolia	Coast Live Oak	Existing Sapling to Remain 123 mitigation sapling trees	123
	XT-12	Rhamnus ilicifolia	Hollyleaf Redberry	Existing to Remain	33
	XT-13	Rhus integrifolia	Lemonade Berry	Existing to Remain	47
	XT-14	Sambucus mexicana	Mexican Elderberry	Existing to Remain	2
	XT-15	Schinus molle	California Pepper	Remove	2

TREE REMOVAL NOTE:
ALL TREES INDICATED FOR REMOVAL SHALL INCLUDE STUMP REMOVAL AND ALL ROOTS 2" AND LARGER TO 3'-0" BELOW GRADE.

GROUND DISTURBANCE NOTE:
STATE PARK ARCHAEOLOGIST APPROVAL FOR GROUND DISTURBANCE ON STATE PARK PROPERTY IS REQUIRED PRIOR TO ANY HOLE DIGGING.

TREE PROTECTION NOTE:
PROTECT EXISTING NATIVE TREES AND SENSITIVE SPECIES THAT ARE TO REMAIN WITH REQUIRED MEASURES DESCRIBED IN THE NATIVE TREE AND COASTAL SAGE SCRUB RESTORATION PLANTING, MITIGATION, MAINTENANCE AND MONITORING PLAN TO AVOID DISTURBANCE WITHIN PROTECTED ZONES.

SYMBOL LEGEND:

TREES

CALL-OUT SYMBOL — T-#
SIZE (gal./box) — ##
QUANTITY — ##

PLAN CROSS REFERENCES:

FOR NOTES AND LEGENDS, THIS SHEET
FOR SPECIFICATIONS, SEE BOOK SPECIFICATIONS.
FOR CORRESPONDING SLOPE PLANTING PLAN SEE SHEET L-2.01

0 10' 20' 40' 80'
SCALE: 1" = 20'

NORTH

ADG JOB #2112

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10221-A TRADEMARK ST., RANCHO CUCAMONGA, CALIFORNIA 91730 PH: (909) 484-2800

CONSULTANT

STAMPS/SEALS

LICENSED LANDSCAPE ARCHITECT
Gregory P. Denson
09/30/26
Renewal Date
10/15/25
Date
STATE OF CALIFORNIA

1	CHANGE OAK TREE COUNT TO ADDRESS REPORT COMMENTS
2	REVISE PLANT SPECIES TO ADDRESS REPORT COMMENTS

SHEET TITLE:

TREE DEMOLITION PLAN

PROJECT NO.: 10371671	PROJECT ARCH: GD
DRAWN: LV	CHECKED: JRC

SHEET NUMBER

L-1.00

DATE: 10/15/25

TREE PROTECTION NOTE:
PROTECT EXISTING NATIVE TREES AND SENSITIVE SPECIES WITH REQUIRED MEASURES DESCRIBED IN THE NATIVE TREE AND COASTAL SAGE SCRUB RESTORATION PLANTING, MITIGATION, MAINTENANCE AND MONITORING PLAN TO AVOID DISTURBANCE WITHIN PROTECTED ZONES.

MULCH NOTE:
CONTRACTOR SHALL INSTALL A 3" LAYER OF CHIPPED MULCH IN ALL SHRUB AREAS (EXCEPT IN AREAS TO BE HYDROSEEDED). MULCH SHALL BE 'ORGANIC HARVEST COVER MULCH' AS MADE BY AGROMIN, OXNARD, CA, CONTACT 1.805.485.9200. SUBMIT SAMPLE OF ANY ALTERNATIVE MATERIAL PRIOR TO PURCHASE AND/OR PLACEMENT FOR OWNER'S REPRESENTATIVE'S APPROVAL.

PLANT SPACING NOTE:
SHRUB LAYOUT AS SHOWN ON PLAN INDICATES "SHRUB MASSES". QUANTITIES ARE AS SHOWN ON PLAN, ON-CENTER SPACING AS SHOWN ON LEGEND. CONTRACTOR TO VERIFY QUANTITIES BASED ON SPACING AND ADD ADDITIONAL PLANT MATERIAL, AT NO ADDITIONAL COST TO THE OWNER, AS REQUIRED TO MAINTAIN DESIGN INTENT DUE TO EXISTING SITE CONDITIONS NOT ANTICIPATED DURING DESIGN. LAYOUT/SPACING CAN BE USED AS A GUIDELINE FOR AVERAGE DISTANCE, BUT THE LANDSCAPE CONTRACTOR SHALL AVOID REGULAR PATTERNS TO ENSURE A NATURAL APPEARANCE. LANDSCAPE ARCHITECT AND STATE PARKS TO APPROVE FINAL LAYOUT IN FIELD PRIOR TO INSTALLATION. ALL PLANTS TO BE CAGED AND TAGGED WITH INDIVIDUAL METAL TAGS AND GPS COORDINATES TAKEN. REFER TO RESTORATION PLANTING MMMP STANDARDS.

FUEL MODIFICATION ZONES:
A. GROUNCOVERS NOT EXCEEDING 6" IN HEIGHT AND ADEQUATELY SPACED SHRUBS. (REFER TO PLANT PALETTE FOR PLANT SPECIES).

B. GROUND COVERS (MAINTAINED AT 6" HEIGHT MAX, 12" MAX ON SLOPES WITHIN 50' FROM STRUCTURE, 18" HEIGHT ON SLOPES BEYOND 50' OF STRUCTURE AND ADEQUATELY SPACED SHRUBS AND TREES. (REFER TO PLANT PALETTE FOR PLANT SPECIES).

C. MODIFIED EXISTING NATIVE PLANTS, ADEQUATELY SPACED ORNAMENTAL SHRUBS AND TREES. (REFER TO PLANT PALETTE FOR PLANT SPECIES). THINNING AS REQUIRED BY LA COUNTY FIRE.

PLANT CAGGING AND TAGGING NOTE:
ALL NEW PLANTS INSTALLED SHOULD BE CAGED AND TAGGED WITH INDIVIDUAL METAL TAGS. GPS LOCATION SHOULD BE MAPPED AS DIRECTED IN RESTORATION PLANTING MMMP STANDARDS.

PLANTING LEGEND:

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	WATER USE	QTY	DETAIL
	XT-1	Eucalyptus globulus	Blue Gum			Existing to Remain		1	
	XT-2	Heteromeles arbutifolia	Toyon			Existing to Remain		18	
	XT-4	Malosma laurina	Laurel Sumac			Existing to Remain		10	
	XT-6	Pinus halepensis	Allepo Pine			Existing to Remain		2	
	T-01	Platanus racemosa	California Sycamore	1 Gal.	Per Plan	Standard, Multi-Branching	M	10	A & C/L-2.02
	XT-9	Platanus racemosa	California Sycamore			Existing to Remain		1	
	T-02	Quercus agrifolia	Coast Live Oak	Deepot-60	Per Plan	Plant with Additional Acorn 103 mitigation new trees	L	103	B & D/L-2.02
	T-03	Quercus agrifolia	Coast Live Oak	Deepot-60	Per Plan	Plant with Additional Acorn 71 mitigation new trees - Non-Irrigated	L	71	I & J/L-2.02
	XT-10	Quercus agrifolia	Coast Live Oak			Existing to Remain		216	
	XT-11	Quercus agrifolia	Coast Live Oak			Existing Sapling to Remain 123 mitigation sapling trees		123	
	XT-12	Rhamnus ilicifolia	Hollyleaf Redberry			Existing to Remain		47	
	XT-13	Rhus integrifolia	Lemonade Berry			Existing to Remain		2	
	XT-14	Sambucus mexicana	Mexican Elderberry			Existing to Remain		2	

HYDROSEED SLURRY MIX NOTE:
CONTRACTOR TO GUARANTEE 90% GERMINATION AT THE END OF 90 DAYS. ALL AREAS NOT ACHIEVING 90% GERMINATION WILL BE REQUIRED TO BE RE-HYDROSEEDED BY CONTRACTOR AT NO EXTRA COST TO THE OWNER.

MATERIAL	LBS /ACRE
CONWED 100% WOOD FIBER	2,000
ECOLOGY CONTROLS M-BINDER	80
16-16-16 COMMERCIAL FERTILIZER	300

GROUND DISTURBANCE NOTE:
STATE PARK ARCHAEOLOGIST APPROVAL FOR GROUND DISTURBANCE ON STATE PARK PROPERTY IS REQUIRED PRIOR TO ANY HOLE DIGGING.

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	WATER USE	QTY	DETAIL
	AD	Acmispon glaber	Deerweed	1 Gal.	36" O.C.	See Plant Spacing Note	L	82	E & G/L-2.02
	BS	Baccharis salicifolia	Mulefat	1 Gal.	48" O.C.	See Plant Spacing Note	L	61	E & G/L-2.02
	EC	Encelia californica	California Encelia	1 Gal.	60" O.C.	See Plant Spacing Note	L	17	E & G/L-2.02
	DA	Diplacus aurantiacus	Sticky Monkeyflower	1 Gal.	36" O.C.	See Plant Spacing Note	L	59	E & G/L-2.02
	PH	Penstemon heterophyllus	Foothill Penstemon	1 Gal.	36" O.C.	See Plant Spacing Note	L	31	E & G/L-2.02
	SA	Salvia apiana	White Sage	1 Gal.	48" O.C.	See Plant Spacing Note	L	3	E & G/L-2.02
	SP	Salvia leucophylla	Purple Sage	1 Gal.	48" O.C.	See Plant Spacing Note	L	18	E & G/L-2.02
	SM	Salvia mellifera	Black Sage	1 Gal.	48" O.C.	See Plant Spacing Note	L	34	E & G/L-2.02
	SS	Salvia spathacea	Hummingbird Sage	1 Gal.	36" O.C.	See Plant Spacing Note	L	36	E & G/L-2.02
	TW	Trichostema lanatum	Woolly Blue Curls	1 Gal.	48" O.C.	See Plant Spacing Note	L	39	E & G/L-2.02
	VL	Verbena lasiostachys	Western Vervain	1 Gal.	36" O.C.	See Plant Spacing Note	L	13	E & G/L-2.02

GROUNDCOVER	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	WATER USE	QTY	DETAIL
	AH	Achillea millefolium	Common Yarrow	1 Gal.	30" O.C.	See Plant Spacing Note	L	129	E & G/L-2.02
	CI	Calystegia macrostegia	Island Morning Glory	1 Gal.	96" O.C.	See Plant Spacing Note	L	65	E & G/L-2.02
	ML	Mirabilis laevis	Desert Wishbone Bush	1 Gal.	72" O.C.	See Plant Spacing Note	L	515	E & G/L-2.02
	MC	Mulch		3" Min. Depth		-		14,076 sf	F/L-2.02
	SY	Symphoricarpos mollis	Creeping Snowberry	1 Gal.	48" O.C.	See Plant Spacing Note	L	386	E & G/L-2.02

PLANT SOURCE NOTE:
NATIVE CONTAINER PLANT MATERIAL TO BE SOURCED FROM LOCAL NURSERIES PROPAGATING PLANT MATERIAL FROM WILD SEEDS OR CUTTINGS WHENEVER POSSIBLE. CONTRACTOR IS RESPONSIBLE FOR SOURCING PLANT MATERIAL OR CONTRACT GROWING NEEDED MATERIAL SOURCED FROM LOCAL SEEDS OR CUTTINGS

FUEL MODIFICATION DEFENSIBLE SPACE LEGEND:

FUEL MODIFICATION SHALL BEGIN AT THE PERIMETER OF BUILDINGS AT PROPERTY LINES AND EXTEND UP TO A TOTAL OF 200' SET BACK OR PROJECT LIMIT. IT CONSISTS OF THE MANUFACTURED SLOPES.

ZONE A
ZONE A CONSISTS OF A THIRTY (30) FOOT BUFFER STARTING FROM THE PERIMETER OF BUILDINGS AT THE EDGE OF THE DEVELOPED AREA. THIS ZONE IS PERMANENTLY IRRIGATED AND CONSISTS OF FIRE RESISTANT, DROUGHT TOLERANT PLANTS. NO UNDESIRABLE PLANT SPECIES INDICATED ON LOS ANGELES COUNTY FIRE DEPARTMENT LIST SHALL BE UTILIZED. NO VINES OR CLIMBING PLANTS SHALL BE ALLOWED ON ANY COMBUSTIBLE STRUCTURE.

ZONE B
ZONE B CONSISTS OF A BUFFER UP TO SEVENTY (70) FOOT STARTING FROM THE ZONE A. THIS ZONE IS PERMANENTLY IRRIGATED AND CONSISTS OF FIRE RESISTANT, DROUGHT TOLERANT PLANTS. NO UNDESIRABLE PLANT SPECIES INDICATED ON THE LOS ANGELES COUNTY FIRE DEPARTMENT LIST SHALL BE UTILIZED.

ZONE C
ZONE C CONSISTS OF A ONE HUNDRED (100) BUFFER STARTING FROM ZONE B. THIS ZONE CONSISTS OF NATIVE VEGETATION THAT HAS BEEN TJINNED AND CLEARED AS DETERMINED BY INSPECTION.

FUEL MODIFICATION SHALL BE CONSISTENT WITH THE MAINTENANCE REQUIREMENTS DIRECTION IN THE RESTORATION PLANTING MMMP PRIOR TO INSTALLATION.

PLANT INSTALLATION TIMING:
PLANTING SHALL OCCUR BETWEEN OCTOBER AND APRIL. NO PLANTING SHALL OCCUR DURING THE SUMMER MONTHS (MAY - SEPTEMBER)
HYDROSSEDING SHALL OCCUR BETWEEN OCTOBER AND FEBRUARY.

HYDROSEED	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	WATER USE	QTY	DETAIL
	X2	Chaparral Sage Scrub Mix	S & S Seed Mix	Hydroseed	100% Complete Coverage	Available from S&S Seeds	L	3,214 sf	
	X1	Santa Monica Mountain Cover Mix	S & S Seed Mix	Hydroseed	100% Complete Coverage	Available from S&S Seeds	L	34,442 sf	

SEE SHEET L-2.01 FOR HYDROSEED MIXES

SYMBOL LEGEND:

TREES
CALL-OUT SYMBOL
T-#
#-#
SIZE (gal./box)
QUANTITY

SHRUBS
CALL-OUT SYMBOL
YZ
X
QUANTITY

0 10' 20' 40' 80'
SCALE: 1" = 20'

PLAN CROSS REFERENCES:

FOR NOTES AND LEGENDS, THIS SHEET
FOR PLANTING DETAILS, SEE SHEET L-2.02
FOR SPECIFICATIONS, SEE BOOK SPECIFICATIONS
FOR CORRESPONDING IRRIGATION PLAN SEE SHEET L-3.01

ADG JOB #2112

DIVISION OF THE STATE ARCHITECT

LOS ANGELES UNIFIED SCHOOL DISTRICT

M&O - A/E SERVICES
FACILITIES SERVICES DIVISION
333 S. BEAUDRY AVENUE, 22ND FLOOR
LOS ANGELES, CALIFORNIA 90017
TEL: (213) 241-3952
EMAIL: HERRICK.AU@LAUSD.NET

PROJECT TITLE AND SCHOOL LOCATION

SLOPE RESTORATION AND FUEL MODIFICATION

TOPANGA ELEMENTARY EDUCATION CENTER

22075 TOPANGA SCHOOL RD
TOPANGA, CA 90290

COMMISSIONED ARCHITECT

ARCHITERRA DESIGN GROUP
LANDSCAPE ARCHITECTURE AND PLANNING
10221-A TRADEMARK ST., RANCHO CUCAMONGA, CALIFORNIA 91730 PH: (909) 484-2600

CONSULTANT

STAMPS/SEALS

LICENSED LANDSCAPE ARCHITECT
GEOFFREY P. DENISON
09/30/26
Renewal Date
10/15/25
Date
STATE OF CALIFORNIA

1 CHANGE OAK TREE COUNT TO ADDRESS REPORT COMMENTS
2 REVISE PLANT SPECIES TO ADDRESS REPORT COMMENTS
3
4

SHEET TITLE:

FUEL MODIFICATION PLANTING PLAN

PROJECT NO.: 10371671	PROJECT ARCH: GD
DRAWN: LV	CHECKED: JRC

SHEET NUMBER

L-1.01

DATE: 10/15/25 | SHEET: 4 OF: 10

CHAPARRAL SAGE SCRUB MIX:

ALL AREAS INDICATED WITH THE FOLLOWING SYMBOLS ARE TO BE HYDROSEEDED WITH THE FOLLOWING:

SYMBOL / CALLOUT	SPECIES	RATE
	INTERMOUNTAIN SEED MIX:	92 LBS. / ACRE

SPECIES OF MIX	LBS/ACRE	MINIMUM % OF PURITY / GERMINATION
Acmispon glaber	3	98/70
Artemisia californica	10	98/78
Diplacus aurantiacus	10	98/80
Encelia farinosa	5	98/80
Eriogonum fasciculatum	10	95/75
Eschscholzia californica	5	90/75
Hesperoyucca whipplei	3	98/80
Lupinus bicolor	6	90/60
Phacelia ciliata	10	98/80
Salvia apiana	21	98/75
Salvia melifera	5	98/75
Stipa pulchra	2	98/75
Trifolium willdenovii	2	98/70

SPECIES OF MIX	LBS/ACRE	MINIMUM % OF PURITY / GERMINATION
13	92	98/85

SEED AVAILABLE FROM:
S&S SEEDS, P.O. BOX 1275, CARPENTERIA, CA 93014-1275, PH: (805) 684-0436
SEE HYDROSEED SLURRY NOTE FOR APPLICATION METHOD

SANTA MONICA COVER MIX:

ALL AREAS INDICATED WITH THE FOLLOWING SYMBOLS ARE TO BE HYDROSEEDED WITH THE FOLLOWING:

SYMBOL / CALLOUT	SPECIES	RATE
	INTERMOUNTAIN SEED MIX:	72 LBS. / ACRE

2

SPECIES OF MIX	LBS/ACRE	MINIMUM % OF PURITY / GERMINATION
Artemisia californica	3	98/70
Camissoniopsis cheiranthifolia	10	95/75
Clarkia purpurea	5	90/75
Diplacus longiflorus	2	98/75
Encelia californica	3	98/80
Eriophyllum confertiflorum	10	98/80
Eschscholzia californica	10	98/80
Lupinus succulentus	21	98/75
Melica imperfecta	5	98/75
Stipa lepida	2	98/70
Stipa pulchra	5	98/80
Verbena lasiostachys	3	98/80

SPECIES OF MIX	LBS/ACRE	MINIMUM % OF PURITY / GERMINATION
12	19	98/85

SEED AVAILABLE FROM:
S&S SEEDS, P.O. BOX 1275, CARPENTERIA, CA 93014-1275, PH: (805) 684-0436
SEE HYDROSEED SLURRY NOTE FOR APPLICATION METHOD

TREE LEGEND

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS	QTY	DETAIL
TREES							
	T-03	Quercus agrifolia	Coast Live Oak	Deepot-60	Plant with Additional Acorn 58 mitigation new trees Non-Irrigated	58 (1)	I & J/L-2.02

PLANTING LEGEND:

GROUNDCOVER	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	WATER USE	QTY	DETAIL
	MC	Organic Harvest Cover Mulch	100% Recycled Top Dressing Mulch	3" Min. Depth		Available from Agromin Premium Soil Products		2,750 sf	G/L-2.02

HYDROSEED	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	WATER USE	QTY	DETAIL
	X2	Chaparral Sage Scrub Mix	S & S Seed Mix	Hydroseed	100% Complete Coverage	Available from S&S Seeds	L	7,575 sf	
	X1	Santa Monica Mountain Cover Mix	S & S Seed Mix	Hydroseed	100% Complete Coverage	Available from S&S Seeds	L	34,787 sf	

GROUND DISTURBANCE NOTE:
STATE PARK ARCHAEOLOGIST APPROVAL FOR GROUND DISTURBANCE ON STATE PARK PROPERTY IS REQUIRED PRIOR TO ANY HOLE DIGGING.

TREE PROTECTION NOTE:
PROTECT EXISTING NATIVE TREES AND SENSITIVE SPECIES THAT ARE TO REMAIN WITH REQUIRED MEASURES DESCRIBED IN THE NATIVE TREE AND COASTAL SAGE SCRUB RESTORATION PLANTING, MITIGATION, MAINTENANCE AND MONITORING PLAN TO AVOID DISTURBANCE WITHIN PROTECTED ZONES.

HYDROSEED APPLICATION NOTE:
HYDROSEEDIING SHALL OCCUR BETWEEN OCTOBER AND FEBRUARY.

PLAN CROSS REFERENCES:

FOR PLANTING DETAILS, SEE SHEET L-2.02
FOR SPECIFICATIONS, SEE BOOK SPECIFICATIONS

HYDROSEED SLURRY MIX NOTE:
CONTRACTOR TO GUARANTEE 90% GERMINATION AT THE END OF 90 DAYS. ALL AREAS NOT ACHIEVING 90% GERMINATION WILL BE REQUIRED TO BE RE-HYDROSEEDED BY CONTRACTOR AT NO EXTRA COST TO THE OWNER.

MATERIAL	LBS./ACRE
CONWED 100% WOOD FIBER	2,000
ECOLOGY CONTROLS M-BINDER	80
16-16-16 COMMERCIAL FERTILIZER	300

SYMBOL LEGEND:

SHRUBS

CALL-OUT SYMBOL — YZ
QUANTITY — #

0 10' 20' 40' 80'
SCALE: 1" = 20'

NORTH

ADG JOB #2112

DIVISION OF THE STATE ARCHITECT

LOS ANGELES UNIFIED SCHOOL DISTRICT

M&O - A/E SERVICES
FACILITIES SERVICES DIVISION
333 S. BEAUDRY AVENUE, 22ND FLOOR
LOS ANGELES, CALIFORNIA 90017
TEL: (213) 241-3952
EMAIL: HERRICK.AU@LAUSD.NET

PROJECT TITLE AND SCHOOL LOCATION

SLOPE RESTORATION AND FUEL MODIFICATION

TOPANGA ELEMENTARY EDUCATION CENTER

22075 TOPANGA SCHOOL RD
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COMMISSIONED ARCHITECT

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CONSULTANT

STAMPS/SEALS

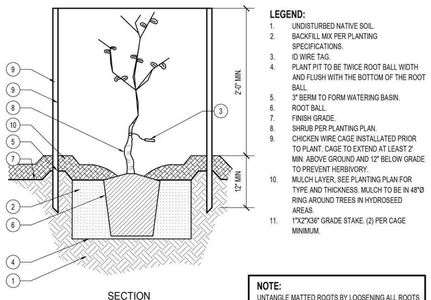
LICENSED LANDSCAPE ARCHITECT
Gregory P. Denson
09/30/26
Renewal Date
10/15/25
Date
STATE OF CALIFORNIA

1 CHANGE OAK TREE COUNT TO ADDRESS REPORT COMMENTS
2 REVISE PLANT SPECIES TO ADDRESS REPORT COMMENTS

SHEET TITLE:

SLOPE RESTORATION PLANTING PLAN

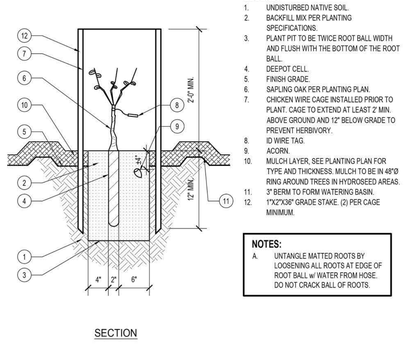
PROJECT NO.: 10371671	PROJECT ARCH: GD
DRAWN: KCK	CHECKED: JRC
SHEET NUMBER L-2.01	
DATE: 10/15/25	SHEET: 5 OF: 10



LEGEND:
1. UNDISTURBED NATIVE SOIL.
2. BACKFILL MIX PER PLANTING SPECIFICATIONS.
3. ID WIRE TAG.
4. PLANT PIT TO BE TWICE ROOT BALL WIDTH AND FLUSH WITH THE BOTTOM OF THE ROOT BALL.
5. 3" BERM TO FORM WATERING BASIN.
6. ROOT BALL.
7. FINISH GRADE.
8. SHRUB PER PLANTING PLAN.
9. CHICKEN WIRE CAGE INSTALLATED PRIOR TO PLANT. CAGE TO EXTEND AT LEAST 2' MIN. ABOVE GROUND AND 12" BELOW GRADE TO PREVENT HERBIVORY.
10. MULCH LAYER, SEE PLANTING PLAN FOR TYPE AND THICKNESS. MULCH TO BE IN 48"Ø RING AROUND TREES IN HYDROSEED AREAS.
11. 1"X2"X36" GRADE STAKE. (2) PER CAGE MINIMUM.

NOTE:
UNTANGLE MATTED ROOTS BY LOOSENING ALL ROOTS AT EDGE OF ROOT BALL w/ WATER FROM HOSE. DO NOT CRACK BALL OF ROOTS.

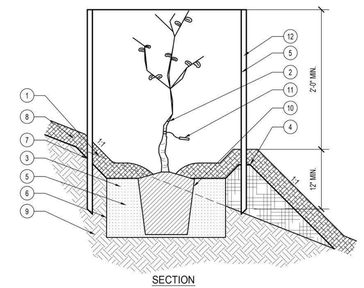
A 1 GAL CONTAINER TREE
SCALE: 1" = 1'-0" P-2112-PLA-01
REFERENCE NUMBER:



LEGEND:
1. UNDISTURBED NATIVE SOIL.
2. BACKFILL MIX PER PLANTING SPECIFICATIONS.
3. PLANT PIT TO BE TWICE ROOT BALL WIDTH AND FLUSH WITH THE BOTTOM OF THE ROOT BALL.
4. DEEPOT CELL.
5. FINISH GRADE.
6. SLAPING OAK PER PLANTING PLAN.
7. CHICKEN WIRE CAGE INSTALLED PRIOR TO PLANT. CAGE TO EXTEND AT LEAST 2' MIN. ABOVE GROUND AND 12" BELOW GRADE TO PREVENT HERBIVORY.
8. ID WIRE TAG.
9. ACORN.
10. MULCH LAYER, SEE PLANTING PLAN FOR TYPE AND THICKNESS. MULCH TO BE IN 48"Ø RING AROUND TREES IN HYDROSEED AREAS.
11. 3" BERM TO FORM WATERING BASIN.
12. 1"X2"X36" GRADE STAKE. (2) PER CAGE MINIMUM.

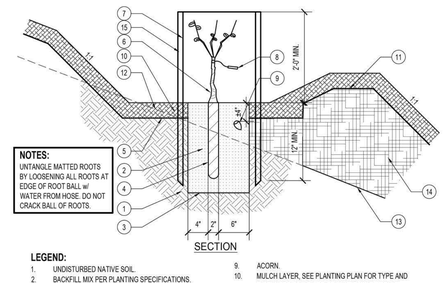
NOTES:
A. UNTANGLE MATTED ROOTS BY LOOSENING ALL ROOTS AT EDGE OF ROOT BALL w/ WATER FROM HOSE. DO NOT CRACK BALL OF ROOTS.

B OAK TREE DEEPOT CELL
SCALE: 1" = 1'-0" P-2112-PLA-02
REFERENCE NUMBER:



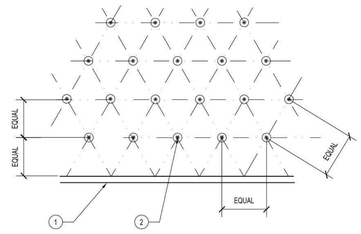
LEGEND:
1. ORIGINAL GRADE.
2. SHRUB PER PLANTING PLAN. BASE OF CROWN SHALL ALIGN w/ SLOPE FACE.
3. BACKFILL MIX PER PLANTING SPECIFICATIONS.
4. BERM COMPACTED IN PLACE TO FORM WATERING BASIN.
5. CHICKEN WIRE CAGE INSTALLED PRIOR TO PLANT. CAGE TO EXTEND AT LEAST 2' MIN. ABOVE GROUND AND 12" BELOW GRADE TO PREVENT HERBIVORY.
6. PLANT PIT TO BE (2) TIMES THE WIDTH AND FLUSH WITH THE BOTTOM OF ROOT BALL. BACKFILL AS PER PLANTING SPECIFICATIONS.
7. BACK CUT AT 1:1 SLOPE.
8. MULCH LAYER, SEE PLANTING PLAN FOR TYPE AND THICKNESS. MULCH TO BE IN 48"Ø RING AROUND TREES IN HYDROSEED AREAS.
9. SUB-GRADE COMPACTED TO 90% MAX. DENSITY.
10. ROOT BALL.
11. ID WIRE TAG.
12. 1"X2"X36" GRADE STAKE. (2) PER CAGE MINIMUM.

C 1 GAL CONTAINER TREE ON SLOPE
SCALE: 1" = 1'-0" P-2112-PLA-05
REFERENCE NUMBER:



LEGEND:
1. ORIGINAL GRADE.
2. SHRUB PER PLANTING PLAN. BASE OF CROWN SHALL ALIGN w/ SLOPE FACE.
3. BACKFILL MIX PER PLANTING SPECIFICATIONS.
4. BERM COMPACTED IN PLACE TO FORM WATERING BASIN.
5. PLANT PIT TO BE (2) TIMES THE WIDTH AND FLUSH WITH THE BOTTOM OF ROOT BALL. BACKFILL AS PER PLANTING SPECIFICATIONS.
6. BACK CUT AT 1:1 SLOPE.
7. MULCH LAYER, SEE PLANTING PLAN FOR TYPE AND THICKNESS. MULCH TO BE IN 48" RING AROUND SHRUBS AND SHRUB GROUPINGS INSTALLED WITHOUT ADJACENT PLANTING.
8. SUB-GRADE COMPACTED TO 90% MAX. DENSITY.
9. ROOT BALL.
10. CHICKEN WIRE CAGE INSTALLED PRIOR TO PLANT. CAGE TO EXTEND AT LEAST 2' MIN. ABOVE GROUND AND 12" BELOW GRADE TO PREVENT HERBIVORY.
11. ID WIRE TAG.
12. 1"X2"X36" GRADE STAKE. (2) PER CAGE MINIMUM.

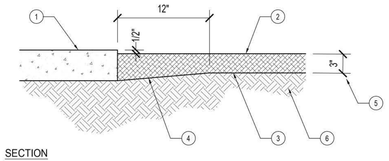
D OAK TREE DEEPOT CELL ON SLOPE
SCALE: 1" = 1'-0" P-2112-PLA-06
REFERENCE NUMBER:



LEGEND:
1. BACK OF CURB OR EDGE OF PAVING.
2. PLANT LOCATION.

NOTES:
A. ALL SHRUBS AND GROUNDCOVER SHALL BE PLANTED AT EQUAL SPACING (TRIANGULAR) UNLESS OTHERWISE INDICATED ON PLANS. SEE PLANTING LEGEND FOR SPACING REQUIREMENTS.
B. ENSURE NATURAL PLACEMENT, PLANT ARRANGEMENT WHEN INSTALLING SHRUBS & GROUNDCOVERS.
C. CHICKEN WIRE CAGE INSTALLED PRIOR TO PLANT. CAGE TO EXTEND AT LEAST 2' MIN. ABOVE GROUND TO PREVENT HERBIVORY.

E TRIANGULAR SHRUB & GROUNDCOVER SPACING
SCALE: 1 1/2" = 1'-0" P-2112-PLA-03
REFERENCE NUMBER:



LEGEND:
1. HARDSCAPE, V-DITCH OR HEADER PER CONSTRUCTION PLAN.
2. CHIPPED MULCH (MEDIUM GRIND) PER PLANTING PLAN. DO NOT USE BARK CHIPS. MULCH SHALL BE 'ORGANIC HARVEST COVER MULCH' AS MADE BY AGROMIN, OXNARD, CA, CONTACT 1.805.485.9200.
3. FINISH GRADE.
4. SHOVEL CUT DEEPENED EDGE ADJACENT TO PAVING.
5. MULCH DEPTH PER PLANTING PLAN, 3" MIN. UNLESS OTHERWISE NOTED.
6. NATIVE AMENDED OR IMPORTED SOIL.

NOTES:
A. MULCH UNDER TREES AND SHRUBS, AND BLEND INTO EDGES AT GROUNDCOVER AREAS.
B. GROUNDCOVER WITH TIGHT SPACING & PLUGS TO ONLY GET 1 1/2" THICK MULCH OR AS NOTED PER PLANS.
C. KEEP MULCH 3" CLEAR OF PLANT STEM AND 6" OF TREES.

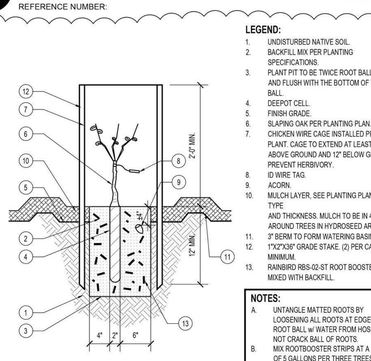
F SHREDDED WOOD MULCH
SCALE: 1 1/2" = 1'-0" P-2112-PLA-09
REFERENCE NUMBER:

LEGEND:
1. 2" DIA. SCH. 40 GALVANIZED POST WITH DOME CAP. SEE FUEL MODIFICATION PLAN FOR LOCATION. DRIVE POST 2' INTO GRADE.
2. PAINT CAP AND TOP 12" OF POST PER ZONE COLOR SCHEDULE BELOW.
3. FINISH GRADE.
4. NATIVE SUB-GRADE.

ZONE COLOR SCHEDULE:
POSTS SHALL BE PAINTED TO DISTINGUISH FUEL MODIFICATION ZONES AS FOLLOWS:

ZONE A	PAINT COLOR "BLUE"
ZONE B	PAINT COLOR "GREEN"
ZONE C	PAINT COLOR "YELLOW"

H FUEL MOD. ZONE MARKER - POST
SCALE: 3/4" = 1'-0" S-CONST-FENCE-FUEL-03
REFERENCE NUMBER:



LEGEND:
1. UNDISTURBED NATIVE SOIL.
2. BACKFILL MIX PER PLANTING SPECIFICATIONS.
3. PLANT PIT TO BE TWICE ROOT BALL WIDTH AND FLUSH WITH THE BOTTOM OF THE ROOT BALL.
4. DEEPOT CELL.
5. FINISH GRADE.
6. SLAPING OAK PER PLANTING PLAN.
7. CHICKEN WIRE CAGE INSTALLED PRIOR TO PLANT. CAGE TO EXTEND AT LEAST 2' MIN. ABOVE GROUND AND 12" BELOW GRADE TO PREVENT HERBIVORY.
8. ID WIRE TAG.
9. ACORN.
10. MULCH LAYER, SEE PLANTING PLAN FOR TYPE AND THICKNESS. MULCH TO BE IN 48"Ø RING AROUND TREES IN HYDROSEED AREAS
11. BERM COMPACTED IN PLACE TO FORM WATERING BASIN.
12. BACK CUT AT 1:1 SLOPE.
13. ORIGINAL GRADE.
14. COMPACT TO 90% MAXIMUM DENSITY.
15. 1"X2"X36" GRADE STAKE. (2) PER CAGE

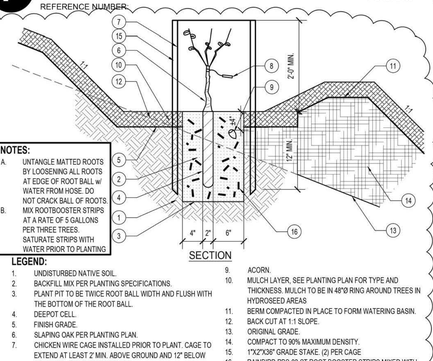
NOTES:
UNTANGLE MATTED ROOTS BY LOOSENING ALL ROOTS AT EDGE OF ROOT BALL w/ WATER FROM HOSE. DO NOT CRACK BALL OF ROOTS.

G SHRUB PLANTING ON SLOPE
SCALE: 1" = 1'-0" P-2112-PLA-08
REFERENCE NUMBER:

LEGEND:
1. UNDISTURBED NATIVE SOIL.
2. BACKFILL MIX PER PLANTING SPECIFICATIONS.
3. PLANT PIT TO BE TWICE ROOT BALL WIDTH AND FLUSH WITH THE BOTTOM OF THE ROOT BALL.
4. DEEPOT CELL.
5. FINISH GRADE.
6. SLAPING OAK PER PLANTING PLAN.
7. CHICKEN WIRE CAGE INSTALLED PRIOR TO PLANT. CAGE TO EXTEND AT LEAST 2' MIN. ABOVE GROUND AND 12" BELOW GRADE TO PREVENT HERBIVORY.
8. ID WIRE TAG.
9. ACORN.
10. MULCH LAYER, SEE PLANTING PLAN FOR TYPE AND THICKNESS. MULCH TO BE IN 48"Ø RING AROUND TREES IN HYDROSEED AREAS.
11. 3" BERM TO FORM WATERING BASIN.
12. 1"X2"X36" GRADE STAKE. (2) PER CAGE MINIMUM.
13. RAINBIRD RBS-02-ST ROOT BOOSTER STRIPS MIXED WITH BACKFILL.

NOTES:
A. UNTANGLE MATTED ROOTS BY LOOSENING ALL ROOTS AT EDGE OF ROOT BALL w/ WATER FROM HOSE. DO NOT CRACK BALL OF ROOTS.
B. MIX ROOTBOOSTER STRIPS AT A RATE OF 5 GALLONS PER THREE TREES. SATURATE STRIPS WITH WATER PRIOR TO PLANTING

I NON-IRRIGATED OAK TREE DEEPOT
SCALE: 1" = 1'-0" P-2112-PLA-12
REFERENCE NUMBER:



LEGEND:
1. UNDISTURBED NATIVE SOIL.
2. BACKFILL MIX PER PLANTING SPECIFICATIONS.
3. PLANT PIT TO BE TWICE ROOT BALL WIDTH AND FLUSH WITH THE BOTTOM OF THE ROOT BALL.
4. DEEPOT CELL.
5. FINISH GRADE.
6. SLAPING OAK PER PLANTING PLAN.
7. CHICKEN WIRE CAGE INSTALLED PRIOR TO PLANT. CAGE TO EXTEND AT LEAST 2' MIN. ABOVE GROUND AND 12" BELOW GRADE TO PREVENT HERBIVORY.
8. ID WIRE TAG.
9. ACORN.
10. MULCH LAYER, SEE PLANTING PLAN FOR TYPE AND THICKNESS. MULCH TO BE IN 48"Ø RING AROUND TREES IN HYDROSEED AREAS
11. BERM COMPACTED IN PLACE TO FORM WATERING BASIN.
12. BACK CUT AT 1:1 SLOPE.
13. ORIGINAL GRADE.
14. COMPACT TO 90% MAXIMUM DENSITY.
15. 1"X2"X36" GRADE STAKE. (2) PER CAGE.
16. RAINBIRD RBS-02-ST ROOT BOOSTER STRIPS MIXED WITH BACKFILL -

J NON-IRRIGATED OAK TREE DEEPOT ON SLOPE
SCALE: 1" = 1'-0" P-2112-PLA-11
REFERENCE NUMBER:

WEEKLY ITEMS:
1. REMOVE WEEDS AND DEBRIS FROM SHRUB BEDS.

MONTHLY ITEMS:
1. REPLACE ANY SHRUB OR GROUND COVER THAT HAS DIED OR FAILS TO THRIVE w/ IDENTICAL PLANT MATERIALS OR THOSE WITH SIMILAR WATER FORM, AESTHETIC REQUIREMENTS. CONSULT WITH STATE PARKS TO GET PLANT APPROVAL PRIOR TO REPLACEMENT.
2. REMOVE ALL WEEDS AND DEBRIS FROM SHRUB, MULCH AND GROUNDCOVER AREAS.
3. INSPECT AND TREAT PLANT MATERIAL FOR DISEASE AND/OR PEST PROBLEMS.

QUARTERLY ITEMS:
1. CHECK TREE GROWTH. PRUNE TREES TO THIN STRUCTURE, SHAPE, REMOVE SUCKERS AND ANY DEAD OR BROKEN BRANCHES IN ZONE 'A'.
2. REPLENISH MULCH BEDS AS NEEDED w/ SPECIFIED MULCH TO MAINTAIN ORIGINAL THICKNESS OF 3".
3. REGULAR INSPECTION OF THE IRRIGATION SYSTEM TO ENSURE THAT ALL PLANTS/TREES ARE RECEIVING WATER AS PRESCRIBED AS WELL AS PROVIDING DIRECTION ON HAND PULLING WEEDS FROM WITHIN AND ADJACENT TO THE WIRE CAGES TO BE DONE BY LAUSD.

ANNUAL ITEMS:
1. THE CERTIFIED ARBORIST WILL ANNUALLY NOTE ANY POTENTIAL NEED FOR REPLANTING AND NOTIFY THE PROPERTY OWNERS AND LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING AND FORESTRY.
2. PHOTO DOCUMENTATION AND DATA COLLECTION SHALL BE COMPLETED PER THE RESTORATION PLANTING MMMP STANDARDS.

OVERALL:
1. DO NOT HEDGE PLANTS UNLESS SPECIFIED BY CLIENT.
2. FOLLOW DIRECTIONS IN THE RESTORATION PLANTING MMMP STANDARDS.
3. ALL PLANT MATERIAL, INCLUDING TREES, SHRUBS, AND VINES, SHALL BE INSPECTED AND APPROVED BY LANDSCAPE ARCHITECT AND STATE PARKS, VIA PHOTO SUBMITTALS, PRIOR TO DELIVERY TO SITE. FOLLOW RESTORATION PLANTING MMMP STANDARDS PRIOR TO ACCEPTANCE OF ANY MATERIALS.

NOTE:
1. OWNER SHALL REVIEW AND IMPLEMENT ALL MITIGATION MONITORING PLAN FOR THIS PROJECT SITE. THIS INCLUDES ANNUAL TREE AND PLANT MATERIAL REVIEWS AND REPORTS. REGULAR MAINTENANCE AND PLANT MATERIAL ACESSMENTS SHALL FOLLOW BMPs FOR THIS SITE.

K PLANT MATERIAL MAINTENANCE NOTES
SCALE: 1" = 1" P-2112-PLA-04
REFERENCE NUMBER:

1

ADG JOB #2112

DIVISION OF THE STATE ARCHITECT

LOS ANGELES UNIFIED SCHOOL DISTRICT

M&O - A/E SERVICES FACILITIES SERVICES DIVISION
333 S. BEAUDRY AVENUE, 22ND FLOOR
LOS ANGELES, CALIFORNIA 90017
TEL: (213) 241-3952
EMAIL: HERRICK.AU@LAUSD.NET

PROJECT TITLE AND SCHOOL LOCATION

SLOPE RESTORATION AND FUEL MODIFICATION

TOPANGA ELEMENTARY EDUCATION CENTER

22075 TOPANGA SCHOOL RD
TOPANGA, CA 90290

COMMISSIONED ARCHITECT

ARCHITERRA DESIGN GROUP
LANDSCAPE ARCHITECTURE AND PLANNING
10221-A TRADEMARK ST., RANCHO CUCAMONGA, CALIFORNIA 91730 PH: (909) 484-2600

CONSULTANT

STAMPS/SEALS

1	CHANGE OAK TREE COUNT TO ADDRESS REPORT COMMENTS
1	REVISE PLANT SPECIES TO ADDRESS REPORT COMMENTS
1	
1	

SHEET TITLE:

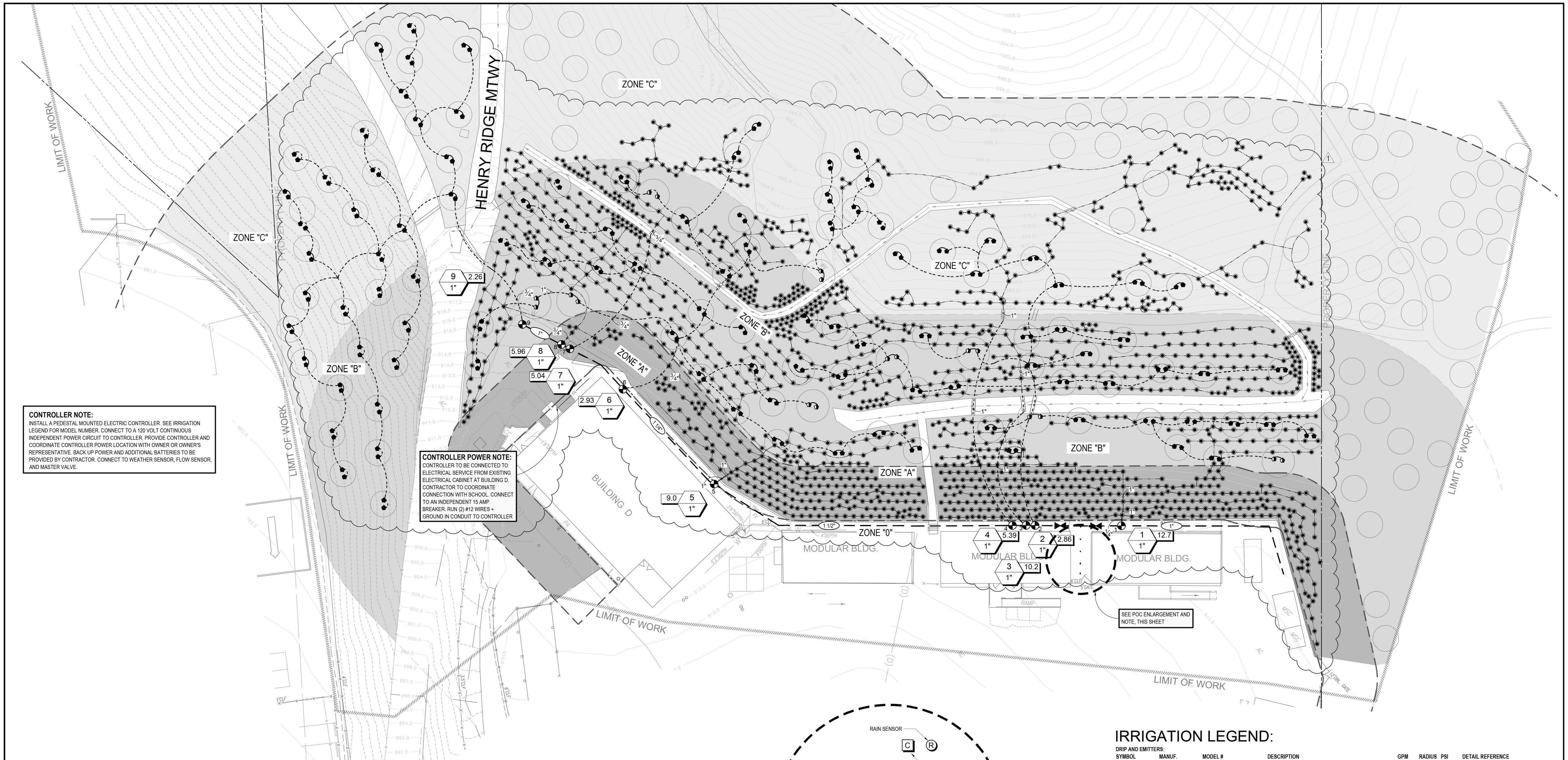
PLANTING DETAILS

PROJECT NO.: 10371671	PROJECT ARCH: GD
DRAWN: KCK	CHECKED: JRC

SHEET NUMBER

L-2.02

DATE: 10/15/25 | SHEET: 6 OF: 10



CONTROLLER NOTE:
INSTALL A PEDESTAL MOUNTED ELECTRIC CONTROLLER. SEE IRRIGATION LEGEND FOR MODEL NUMBER. CONNECT TO A 120 VOLT CONTINUOUS INDEPENDENT POWER CIRCUIT TO CONTROLLER. PROVIDE CONTROLLER AND COORDINATE CONTROLLER POWER LOCATION WITH OWNER OR OWNER'S REPRESENTATIVE. BACK UP POWER AND ADDITIONAL BATTERIES TO BE PROVIDED BY CONTRACTOR. CONNECT TO WEATHER SENSOR, FLOW SENSOR, AND MASTER VALVE.

CONTROLLER POWER NOTE:
CONTROLLER TO BE CONNECTED TO ELECTRICAL SERVICE FROM EXISTING ELECTRICAL CABINET AT BUILDING D. CONTRACTOR TO COORDINATE CONNECTION WITH SCHOOL. CONNECT TO AN INDEPENDENT 15 AMP. BREAKER. RUN (2) #12 WIRES + GROUND IN CONDUIT TO CONTROLLER

IRRIGATION NOTES:

1. THIS SYSTEM IS DIAGRAMMATIC. ALL PIPE, VALVES, ETC. SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE.
2. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS INDICATED ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS OR GRADE DIFFERENCES EXIST AND SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR MUST ASSUME FULL RESPONSIBILITY FOR REVISIONS NECESSARY.
3. SYSTEM DESIGN IS BASED ON MINIMUM OPERATING PRESSURE SHOWN AT EACH POINT OF CONNECTION WITH MAXIMUM GPM DEMAND SPECIFIED. IRRIGATION CONTRACTOR SHALL VERIFY ALL PRESSURES ON SITE PRIOR TO CONSTRUCTION AND COMMUNICATE TO OWNER'S CONSTRUCTION REPRESENTATIVE.
4. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, CURBS, ETC. HE SHALL COORDINATE ALL HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUB-CONTRACTORS FOR LOCATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADS, PAVING AND STRUCTURES.
5. FINAL LOCATION OF THE AUTOMATIC CONTROLLER ENCLOSURE SHALL BE APPROVED BY LAUSD, AND/OR LANDSCAPE ARCHITECT, WHERE APPLICABLE.
6. IRRIGATION CONTRACTOR SHALL FLUSH ALL LINES AND ADJUST ALL HEADS FOR MAXIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALKS, STREETS, AND BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST NOZZLE RADIUS TO FIT UNUSUAL SITE CONDITIONS FOR APPROVAL PURPOSES AT NO EXTRA CHARGE. CALL LANDSCAPE ARCHITECT 48 HOURS IN ADVANCE FOR ANY COVERAGE TESTS.
7. QUALITY CONTROL OBSERVATION SEQUENCES ARE FOUND IN THE SPECIFICATIONS.
8. CLEAN-UP ON A DAILY BASIS PER OWNER'S REPRESENTATIVE'S APPROVAL.

VALVE CALLOUT CHART:

	TYPE	PLANT	SIZE	GPM	HZ	SF
1	DRIP EMITTER	GC & SHRUB	1"	13	1	7,400
2	DRIP EMITTER	TREES	1"	3	2	1,000
3	DRIP EMITTER	GC & SHRUB	1"	11	1	8,570
4	DRIP EMITTER	GC & SHRUB	1"	6	1	2,580
5	DRIP EMITTER	GC & SHRUB	1"	9	1	5,840
6	DRIP EMITTER	TREES	1"	3	2	1,000
7	DRIP EMITTER	GC & SHRUB	1"	5	1	3,220
8	DRIP EMITTER	GC & SHRUB	1"	6	1	4,835
9	DRIP EMITTER	TREE	1"	3	2	825

1

REFER TO IRRIGATION LEGEND FOR CONTROL VALVE MANUFACTURER, MODEL NUMBER, AND DESCRIPTION.

HYDROZONE LEGEND:

HYDROZONE 1 (HZ1)
LOW WATER USE SHRUBS AND GROUNDCOVER, USING GPH PC CHECK VALVE EMITTERS.

HYDROZONE 2 (HZ2)
MIXED WATER USE TREES, USING GPH PC CHECK VALVE EMITTERS.

REFER TO WATER BUDGET CALCULATIONS AND CONTROLLER CHARTS ON **SHEET L-3.04** FOR ADDITIONAL INFORMATION. PLEASE ALSO REFER TO VALVE CALLOUT CHARTS ON THE IRRIGATION PLANS.

IRRIGATION NOTE:
IRRIGATION LATERALS, MAINLINES, AND EQUIPMENT ARE SHOWN SCHEMATICALLY FOR VISUAL CLARITY ONLY. CONTRACTOR TO FIELD VERIFY LOCATIONS AND PLACE PER LOCAL CODE.

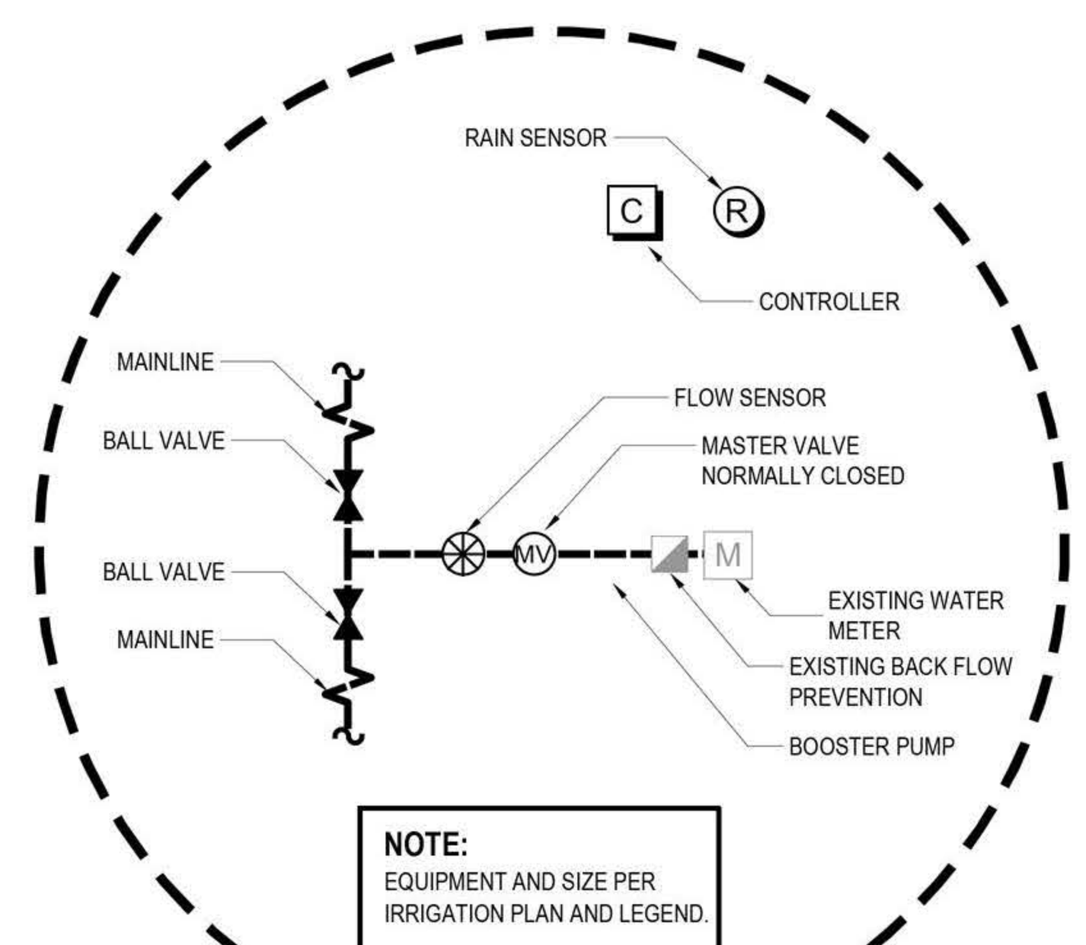
POINT OF CONNECTION NOTE:
CONNECT TO EXISTING BACKFLOW PREVENTER INSTALLED IN DSA A#03-119952 FILE #19-63. BACKFLOW PREVENTER TO BE PROTECTED IN PLACE.

IRRIGATION RUN TIME NOTE:
THE IRRIGATION SYSTEM SHALL BE SCHEDULED FOUR TIMES PER WEEK DURING THE ESTABLISHMENT PERIOD. SYSTEM SHALL BE RUN TWO TIME PER WEEK MAX. DURING HOT MONTHS OF JUNE TO NOVEMBER AFTER THE ESTABLISHMENT PERIOD AND MANAGED BASED ON RAINFALL FOR SUBSEQUENT YEARS IN ALL AREAS. RAINFALL IS MANUALLY ADJUSTED TO REFLECT SITE CONDITIONS AS APPROVED BY THE LANDSCAPE ARCHITECT.

EMITTER SPACING NOTE:
EMITTER SPACING SHOWN IS FOR REFERENCE ONLY. SPACE EMITTERS ACCORDING TO SHRUB AND GROUNDCOVER SPACING SHOWN IN PLANTING PLAN.

ANTI-DRAIN CHECK VALVE NOTE:
ANTI-DRAIN CHECK VALVES REQUIRED ON THIS PROJECT.

THIS SYSTEM IS DESIGNED TO USE WATER FROM A POTABLE WATER SOURCE



POINT OF CONNECTION ENLARGEMENT

POINT OF CONNECTION NOTE:
MAKE POINT OF CONNECTION IMMEDIATELY DOWNSTREAM OF EXISTING DOMESTIC WATER METER PROVIDED BY OTHERS. REFER TO UTILITY PLANS FOR ADDITIONAL INFORMATION. EXTEND NEW TYPE 'K' COPPER PIPE TO EXISTING BACKFLOW PREVENTER AS SHOWN.

STATIC WATER PRESSURE:	52 PSI
SYSTEM DESIGNED PRESSURE:	69.6 PSI
MAXIMUM IRRIGATION DEMAND:	20 GPM

IRRIGATION NOTE:
STATE PARKS TO BE CONSULTED WITH ANY IRRIGATION PROPOSED ON THEIR PROPERTY.

CONTROLLER NOTE:
AUTOMATIC IRRIGATION CONTROLLER TO BE PEDESTAL - TOP ENTRY MOUNTED ON CONCRETE PAD, MAKE AND MODEL AS SPECIFIED ON IRRIGATION LEGEND. INSTALLATION LOCATION TO BE VERIFIED, LOCATION SHOWN IS APPROXIMATE. CONNECT TO 110V CIRCUIT FROM ELECTRIC METER. LOCATION TO BE COORDINATED WITH OWNER'S REPRESENTATIVE. PROVIDE AND INSTALL BATTERIES IN CONTROLLER FOR BACKUP POWER.

RAINBIRD CONTROLLER ASSEMBLY IN TOP ENTRY STAINLESS STEEL CABINET, AVAILABLE FROM IMPERIAL TECHNICAL SERVICES. TEL: 949-584-7311 CONTACT DARYL GREEN.

MODEL NUMBER: ICA6-RB3-12/SP/IQ-GPRS-5/RSE/3200-200/IFS-150C
INSTALL GROUNDING RODS PER MANUFACTURER RECOMMENDATIONS.

PIPE SIZING CHART:
SCHEDULE 40 PVC

3/4"	0-8	GPM
1"	9-12	GPM
1 1/4"	13-22	GPM
1 1/2"	23-30	GPM
2"	31-50	GPM

PLAN CROSS REFERENCES:

FOR DETAILS, SEE SHEET L-3.02 TO L-3.03
FOR SPECIFICATIONS, SEE BOOK SPECIFICATIONS
FOR CORRESPONDING FUEL MODIFICATION PLAN, SEE SHEET L-1.01
FOR CORRESPONDING SLOPE RESTORATION PLAN, SEE SHEET L-2.01

IRRIGATION LEGEND:

DRIP AND EMITTERS:

SYMBOL	MANUF.	MODEL #	DESCRIPTION	GPM	RADIUS	PSI	DETAIL REFERENCE
◉	GPH	GPSTCV2	INSTALL GPH PC CHECK VALVE EMITTERS 2.0 GPH. ONE PER PLANT.	0.03	EMIT	20	SEE **DETAIL G & H, SHEET L-3.03**
	GPH	GPSTCV2	INSTALL GPH PC CHECK VALVE EMITTERS 2.0 GPH. TWO PER TREE.	0.03	EMIT	20	SEE **DETAIL I, SHEET L-3.03**
	GPH	GPSTCV4	INSTALL GPH PC CHECK VALVE EMITTERS 4.0 GPH. TWO PER TREE.	0.07	EMIT	20	SEE **DETAIL I, SHEET L-3.03**

EQUIPMENT:

SYMBOL	MANUF.	MODEL #	DESCRIPTION	DETAIL REFERENCE
M	---	---	EXISTING 2" METER	SEE **UTILITIES PLAN**
	---	---	EXISTING 2" REDUCED PRESSURE BACKFLOW DEVICE, PROTECT IN PLACE.	SEE **UTILITIES PLAN**
BP	BARRET ENGINEERED	CR5-7	3 HP BOOSTER PUMP FROM BARRET ENGINEERED PUMPS. SEE SPECIFICATION SHEET ON SHEET L-3.03	
MV	SUPERIOR	3200-150	1-1/2" NORMALLY CLOSED BRASS MASTER VALVE IN GREEN VALVE BOX.	SEE **DETAIL A, SHEET L-3.03**
	RAINBIRD	FS-100B	1 " BRASS FLOW SENSOR. INSTALLED IN GREEN VALVE BOX.	SEE **DETAIL B, SHEET L-3.03**
	APPROVED	SCH. 40	IN LINE SPRING CHECK VALVE. INSTALL PER MANUFACTURE'S SPECIFICATION.	
	NIBCO	T-113	LINE SIZED BRONZE FULL PORT GATE VALVE IN GREEN VALVE BOX.	SEE **DETAIL J, SHEET L-3.03**
	RAINBIRD	44-LRC	1" POTABLE QUICK COUPLER VALVE IN ROUND GREEN VALVE BOX.	SEE **DETAIL B, SHEET L-3.04**
	SUPERIOR	950	BRASS REMOTE CONTROL VALVE IN GREEN VALVE BOX.	SEE **DETAIL C, SHEET L-3.04**
C	RAINBIRD STRONGBOX	ESPLXME SB-16SS	120V 12 STATION REMOTE CONTROLLER IN STAINLESS TOP ENTRY STEEL PEDESTAL ENCLOSURE.	SEE **DETAIL E, SHEET L-3.03**
R	RAINBIRD	WR2-FC	WIRELESS RAIN AND FREEZE SENSOR COMBO	SEE **DETAIL F, SHEET L-3.03.**
	APPROVED	SCH. 40 PVC	MAINLINE SIZED AS SHOWN, MINIMUM COVER OF 18". 3/4" MIN. SIZE	SEE **DETAILS C & D, SHEET L-3.03**
	APPROVED	SCH. 40 PVC	LATERAL LINE AS SHOWN, MINIMUM COVER OF 12". 3/4" MIN. SIZE	**SEE DETAIL D, SHEET L-3.03**
	APPROVED	UVR SCH. 40 PVC	ABOVE GRADE UVR LATERAL LINE. SIZE AS SHOWN.	SEE **DETAIL K, SHEET L-3.03**
	APPROVED	SCH. 40 GALVANIZED PIPE	ON GRADE LATERAL PIPE, SIZED AS SHOWN	SEE **DETAIL K, SHEET L-3.03**
	APPROVED	SCH. 40 PVC	MAINLINE SLEEVE, SIZED SIZED AS REQUIRED, UNLESS OTHERWISE NOTED.	SEE **DETAIL C, SHEET L-3.03**
	APPROVED	SCH. 40 GALVANIZED PIPE	ON GRADE LATERAL SLEEVE, SIZED AS REQUIRED, UNLESS OTHERWISE NOTED.	SEE **DETAIL L, SHEET L-3.03**
EE	APPROVED	SCH. 40 CONDUIT (2) #8, (1) #12 GRND	1" PVC CONDUIT WITH (2) #8 WIRE AND (1) #12 GROUND WIRE	

VALVE SIZING KEY:

VALVE NUMBER
VALVE FLOW
VALVE SIZE

0 10' 20' 40' 80'
SCALE: 1" = 20'

NORTH

ADG JOB #2112

DIVISION OF THE STATE ARCHITECT

LOS ANGELES UNIFIED SCHOOL DISTRICT

M&O - A/E SERVICES
FACILITIES SERVICES DIVISION
333 S. BEAUDRY AVENUE, 22ND FLOOR
LOS ANGELES, CALIFORNIA 90017
TEL: (213) 241-3952
EMAIL: HERRICK.AU@LAUSD.NET

PROJECT TITLE AND SCHOOL LOCATION

SLOPE RESTORATION AND FUEL MODIFICATION

TOPANGA ELEMENTARY EDUCATION CENTER

22075 TOPANGA SCHOOL RD
TOPANGA, CA 90290

COMMISSIONED ARCHITECT

ARCHITERRA DESIGN GROUP
LANDSCAPE ARCHITECTURE AND PLANNING
10221-A TRADEMARK ST., RANCHO CUCAMONGA, CALIFORNIA 91730 PH: (909) 484-2800

CONSULTANT

STAMPS/SEALS

LICENSED LANDSCAPE ARCHITECT
Gregory P. Denson
09/30/26
10/15/25
STATE OF CALIFORNIA

1	CHANGE OAK TREE COUNT TO ADDRESS REPORT COMMENTS
2	REVISE PLANT SPECIES TO ADDRESS REPORT COMMENTS

SHEET TITLE:

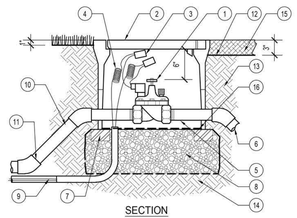
IRRIGATION PLAN

PROJECT NO.: 10371671	PROJECT ARCH: GD
DRAWN: KCK	CHECKED: JRC

SHEET NUMBER

L-3.01

DATE: 10/15/25 | SHEET: 7 OF: 10



SECTION

LEGEND:

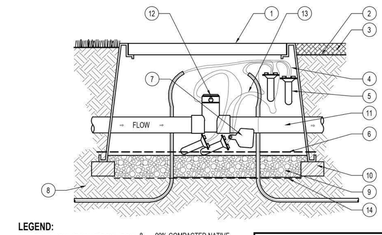
1. MASTER VALVE PER IRRIGATION LEGEND.
2. RECTANGULAR VALVE BOX w/ BOLT-DOWN COVER. HEAT BRAND w/ 'M.V.' ON LID IN 2" TEXT HEIGHT CHARACTERS.
3. WATERPROOF WIRE CONNECTORS.
4. #12 WIRE PER SPECIFICATIONS. 24" LENGTH COILED WIRE REQUIRED.
5. SCH. 80 NIPPLE (TYPICAL).
6. PVC MAINLINE TO REMOTE CONTROL VALVES.
7. COMMON BRICK (4) REQUIRED.
8. 3/4" WASHED GRAVEL ROCK 6" DEEP.
9. MASTER VALVE WIRE AND COMMON WIRE FROM CONTROLLER. PROVIDE PVC CONDUIT FROM CONTROLLER TO MASTER VALVE.
10. PVC MAINLINE PIPE (TYPICAL).
11. PVC SXS 45 1/4 ELL (TYPICAL), SOLVENT WELD OUTLET.
12. FINISH GRADE.
13. SUB-GRADE.
14. FILTER FABRIC (MIRAFI 140N)
15. MULCH - SEE PLANTING PLAN
16. 1/4" x 1/4" GALV. WIREMESH

NOTE:

A. USE TEFLON TAPE OR TEFLON PIPE DOPE ON ALL PVC TO PVC OR METAL TO PVC MALE PIPE THREADS.

A MASTER VALVE

SCALE: 1" = 1'-0"
REFERENCE NUMBER: A-LAUSD-23



LEGEND:

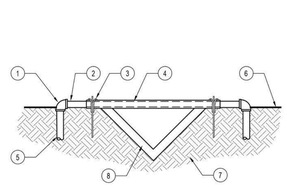
1. RECTANGULAR VALVE BOX w/BOX T-DOWN COVER. HEAT BRAND w/ 'F.S.' ON LID IN 2" TEXT HEIGHT CHARACTERS.
2. FINISH GRADE.
3. MULCH PER PLANTING SPECIFICATIONS.
4. WIRE CABLE FROM CONTROLLER.
5. WATERPROOF 3M DBRY-6 SPLICE KIT WIRE CONNECTOR (1 OF 4).
6. 1/4" X 1/4" GALVANIZED WIRE MSH.
7. I.D. TAG w/ STATION NUMBER PRINTED ON IT (CHRISTY'S #ID-STD-Y1).
8. 90% COMPACTED NATIVE SUB-GRADE.
9. 3/4" WASHED GRAVEL ROCK 6" DEEP.
10. BRICK SUPPORT (1 OF 4).
11. MAINLINE INTO VALVE.
12. FLOW SENSOR PER PLAN.
13. LOOP 24"MIN. EXTRA WIRE AROUND PERIMETER OF BOX.
14. FILTER FABRIC (MIRAFI 140N).

NOTES:

A. INSTALL VALVES MIN. OF 2' APART, AND A MIN. OF 2' FROM STRUCTURES AND HARDSCAPE IN SHRUB AREAS.
B. PLACE 3/4" CRUSHED GRAVEL PRIOR TO INSTALLATION OF VALVE BOX.
C. PROVIDE PLASTIC VALVE CHRISTY I.D. TAGS PER SPECIFICATIONS.
D. HEAT BRAND BOX "FS"
E. USE NON-HARDENING TEFLON PIPE SEALANT ON ALL THREADED CONNECTIONS.
F. PROVIDE A CLEAR, UNOBSTRUCTED DISTANCE OF AT LEAST 10x'S THE PIPES DIAMETER UPSTREAM OF THE SENSOR AND AT LEAST 5x'S THE PIPES DIAMETER DOWNSTREAM OF THE SENSOR.

B FLOW SENSOR

SCALE: 3/4" = 1'-0"
REFERENCE NUMBER: S-IDW-POC-FS.MS.-03



SECTION

LEGEND:

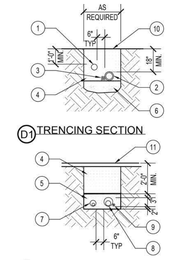
1. UVR PVC SCH. 40 ELL (SxS) FITTING - PIPE SIZE.
2. UVR SCH. 40 PVC MAINLINE PIPE (SIZE AND LENGTH PER PLAN).
3. VIT SS18 18" PIPE STABILIZER, OR APPROVED EQUAL. ONE AT EACH END.
4. SCH. 40 GALVANIZED PIPE SLEEVE. EXTEND 6" MINIMUM BEYOND V-DITCH.
5. SCH. 40 PVC MAINLINE PIPE (SIZE AND LENGTH PER PLAN).
6. EXISTING FINISH GRADE. VERIFY FIELD CONDITIONS.
7. EXISTING SOIL.
8. EXISTING CONCRETE V-DITCH.

NOTES:

A. CONTRACTOR TO VERIFY SITE CONDITIONS PRIOR TO CONSTRUCTION.
B. INSTALL IN PARALLEL WITH WIRE V-DITCH CROSSING.

C MAINLINE V-DITCH CROSSING

SCALE: 1/4" = 1'-0"
REFERENCE NUMBER: S-IDW-POC-TR.SL-.05



LEGEND:

1. NON-PRESSURE LATERAL LINE.
2. PRESSURE SUPPLY LINE.
3. CONTROL WIRES.
4. CLEAN BACKFILL - 90% COMPACTION REQUIRED.
5. 6" MIN. SAND BEDDING AND SHADDING.
6. 2" MIN. OF CLEAN EARTH.
7. NON-PRESSURE LATERAL LINE SLEEVE - SIZE TWICE DIAMETER OF NON-PRESSURE LATERAL LINE.
8. PRESSURE SUPPLY LINE SLEEVE - SIZE TWICE DIAMETER OF PRESSURE SUPPLY LINE.
9. CONTROL WIRE SLEEVE - SIZE PER PLAN, INSTALL ADJACENT TO PRESSURE SUPPLY LINE.
10. FINISH GRADE.
11. HARDSCAPE PER CONSTRUCTION PLANS.

TRENCHING NOTES:

A. BELOW PAVED AREAS A MINIMUM OF 6" LAYER OF CLEAN EARTH SHALL BE INSTALLED ABOVE AND BELOW PIPING.
B. PROVIDE MINIMUM COVER OF 24" ON PRESSURE SUPPLY LINES 3" AND LARGER.
C. WHEN USING RECLAIMED WATER, MAINTAIN MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN POTABLE AND RECLAIMED PRESSURE LINES WHERE LINES CROSS, PROVIDE PVC SLEEVE FOR POTABLE LINE MINIMUM 5' EACH SIDE OF RECLAIMED WATER LINE.
D. BUNDLE WIRES WITH TAPE EVERY 10'.

SLEEVING NOTES:

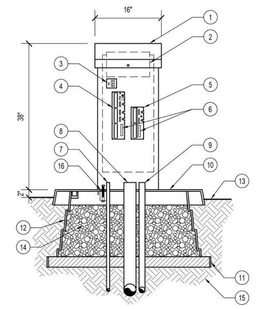
A. ALL SLEEVES TO BE SCH. 40 PVC.
B. EXTEND ALL SLEEVES 12" BEYOND EDGE OF HARDSCAPING AT BOTH ENDS.
C. ROUTE SLEEVING ALONG ACCESSIBLE RAMP.
D. PIPING UNDER PAVEMENT SUSCEPTIBLE TO TRAFFIC LOADS REFER TO CITY STD. 24" MIN. TO 36" MAX. DEPTH TO TOP OF PIPE BELOW STRUCTURAL SECTION.

APWA AND CITY STANDARD NOTES:

A. IRRIGATION PIPES UNDER ROADWAYS SHALL BE INSTALLED 36" DEEP, SLEEVED, AND IDENTIFIED WITH MARKING TAPE INSTALLED 12" FROM THE SURFACE IDENTIFYING THE TYPE OF LINE WITH APWA STANDARD TAPE.
B. FOR DOMESTIC STATING "CAUTION WATER LINE BURIED BELOW" IN BLUE.
C. FOR RECLAIMED STATING "CAUTION RECYCLED WATER LINE BURIED BELOW" IN PURPLE.
D. SLEEVES SHALL BE SCH. 40 PVC 2X THE DIAMETER OF THE PIPE BEING SLEEVED.

D TRENCHING AND SLEEVING

SCALE: 1/4" = 1'-0"
REFERENCE NUMBER: S-IDW-POC-TR.SL-.01



LEGEND:

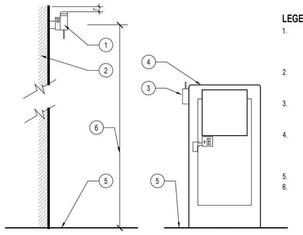
1. STAINLESS STEELTOP ENTRY CONTROLLER ASSEMBLY NEMA 3R RAINPROOF ENCLOSURE (UL LISTED) SEE IRRIGATION LEGEND FOR TYPE.
2. CONTROLLER PER LEGEND.
3. POWER SWITCH / GFI RECEPTACLE.
4. MASTER VALVE RELAY ASSEMBLY OR PUMP START RELAY ASSEMBLY (OPTIONAL).
5. TERMINAL BOARD.
6. REMOTE ACCESS CONNECTOR (OPT).
7. 1" PVC CONDUIT FOR 120 VAC FROM METERED POWER SUPPLY.
8. PVC CONDUIT FOR CONTROL WIRES, SIZE AS REQUIRED.
9. 1" PVC CONDUIT FOR FLOW SENSOR CABLE. PAIGE CABLE P-7162-D (IF APPLICABLE).
10. CONTROLLER MOUNTING PAD ALUMINUM POWDER COATED 20"x30" PREFORMED PAD.
11. MOUNTING PAD BASE (STRONGBOX QP-16).
12. MOUNTING PAD MOUNTING BRACE.
13. FINISH GRADE 2" BELOW TOP OF MOUNTING PAD.
14. FILL VOID W/ 3/8" PEA GRAVEL, 3/4 FULL.
15. 90% COMPACT SUB-GRADE.
16. QUICK PAD MOUNTING BRACE.

NOTES:

A. ALL GROUNDING REQUIREMENTS FOR CONTROLLER ASSEMBLIES SHALL CONFORM TO LOCAL ELECTRICAL CODES.

E TOP ENTRY CONTROLLER

SCALE: 3/4" = 1'-0"
REFERENCE NUMBER: S-IDW-CSYS-CNTRL-03

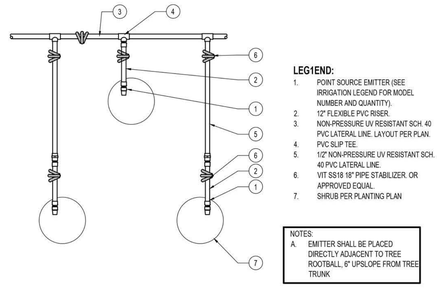


WIRELESS WEATHER SENSOR ATTACHED TO BLDG. OR WALL

SCALE: 1/2" = 1'-0"
REFERENCE NUMBER: S-IDW-CSYS-SNSR-11

LEGEND:

1. WIRELESS WEATHER SENSOR. LOCATE IN AN AREA WHERE SENSOR IS EXPOSED TO WEATHER CONDITIONS PER MANUFACTURER'S RECOMMENDATIONS.
2. MASONRY WALL, FENCE, OR BUILDING FASCIA, SECURELY MOUNT SENSOR PER MANUFACTURER'S RECOMMENDATIONS.
3. WIRELESS RECEIVER AT CONTROLLER. CONNECT TO CONTROLLER PER MANUFACTURER'S RECOMMENDATIONS.
4. IRRIGATION CONTROLLER, REFER TO IRRIGATION PLAN FOR MODEL AND LOCATION. SEE CONTROLLER DETAIL FOR INSTALLATION INFORMATION.
5. FINISH GRADE.
6. 10' MIN / 12' MAX COMMERCIAL AND 8' MIN ON RESIDENTIAL AREAS



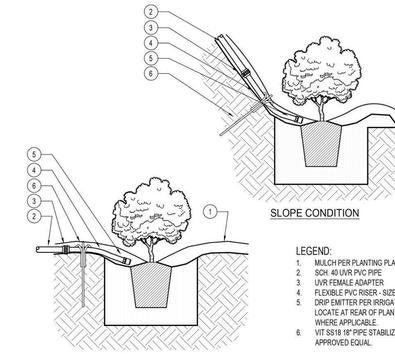
LEG1END:

1. POINT SOURCE EMITTER (SEE IRRIGATION LEGEND FOR MODEL NUMBER AND QUANTITY).
2. 12" FLEXIBLE PVC RISER.
3. NON-PRESSURE UV RESISTANT SCH. 40 PVC LATERAL LINE. INSTALL PARALLEL TO SLOPE FACE.
4. PVC SIXT TEE.
5. 1/2" NON-PRESSURE UV RESISTANT SCH. 40 PVC LATERAL LINE. INSTALL PERPENDICULAR TO SLOPE FACE.
6. PVC SLIP ELL
7. VIT SS18 18" PIPE STABILIZER, OR APPROVED EQUAL.
8. TREE PER PLANTING PLAN

NOTES:
A. EMITTER SHALL BE PLACED DIRECTLY ADJACENT TO TREE ROOTBALL, 6" UPSLOPE FROM TREE TRUNK.

G ON-GRADE SINGLE EMITTER LAYOUT

SCALE: 1" = 1'-0"
REFERENCE NUMBER: S-IDW-DRIP-PTP-14

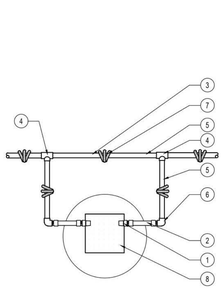


LEGEND:

1. MULCH PER PLANTING PLAN
2. SCH. 40 UVR PVC PIPE
3. UVR FEMALE ADAPTER
4. FLEXIBLE PVC RISER - SIZE AS NEEDED.
5. DRIP EMITTER PER IRRIGATION LEGEND - LOCATE AT REAR OF PLANT ROOTBALL WHERE APPLICABLE.
6. VIT SS18 18" PIPE STABILIZER, OR APPROVED EQUAL.

H ON GRADE EMITTER - SHRUB

SCALE: 3/4" = 1'-0"
REFERENCE NUMBER: S-IDW-DRIP-PTP-16



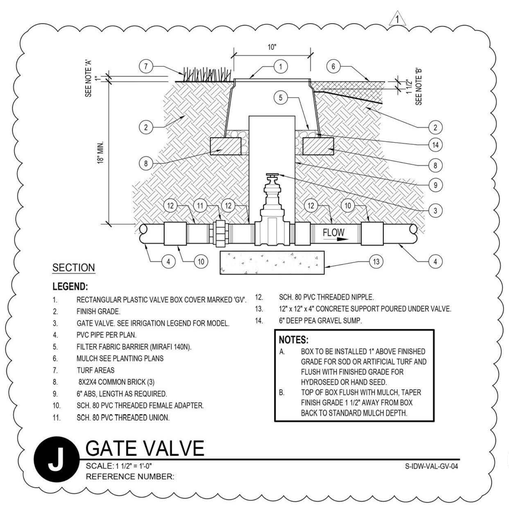
LEG1END:

1. POINT SOURCE EMITTER (SEE IRRIGATION LEGEND FOR MODEL NUMBER AND QUANTITY).
2. 12" FLEXIBLE PVC RISER.
3. NON-PRESSURE UV RESISTANT SCH. 40 PVC LATERAL LINE. INSTALL PARALLEL TO SLOPE FACE.
4. PVC SIXT TEE.
5. 1/2" NON-PRESSURE UV RESISTANT SCH. 40 PVC LATERAL LINE. INSTALL PERPENDICULAR TO SLOPE FACE.
6. PVC SLIP ELL
7. VIT SS18 18" PIPE STABILIZER, OR APPROVED EQUAL.
8. TREE PER PLANTING PLAN

NOTES:
A. EMITTER SHALL BE PLACED DIRECTLY ADJACENT TO TREE ROOTBALL, 6" UPSLOPE FROM TREE TRUNK.

I ON -GRADE EMITTER LAYOUT - TREE

SCALE: 1" = 1'-0"
REFERENCE NUMBER: S-IDW-DRIP-PTP-15



SECTION

LEGEND:

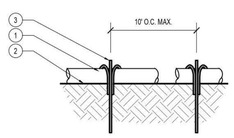
1. RECTANGULAR PLASTIC VALVE BOX COVER MARKED 'GV'.
2. FINISH GRADE.
3. GATE VALVE. SEE IRRIGATION LEGEND FOR MODEL.
4. PVC PIPE PER PLAN.
5. FILTER FABRIC BARRIER (MIRAFI 140N).
6. MULCH SEE PLANTING PLANS
7. TURF AREAS
8. 8X2X4 COMMON BRICK (3)
9. 6" ABS, LENGTH AS REQUIRED.
10. SCH. 80 PVC THREADED FEMALE ADAPTER.
11. SCH. 80 PVC THREADED UNION.
12. SCH. 80 PVC THREADED NIPPLE.
13. 12" x 12" x 4" CONCRETE SUPPORT POURED UNDER VALVE.
14. 6" DEEP PEA GRAVEL SUMP.

NOTES:

A. BOX TO BE INSTALLED 1" ABOVE FINISHED GRADE FOR SOD OR ARTIFICIAL TURF AND FLUSH WITH FINISHED GRADE FOR HYDROSEED OR HAND SEED.
B. TOP OF BOX FLUSH WITH MULCH. TAPER FINISH GRADE 1 1/2" AWAY FROM BOX BACK TO STANDARD MULCH DEPTH.

J GATE VALVE

SCALE: 1 1/2" = 1'-0"
REFERENCE NUMBER: S-IDW-VAL-GV-04

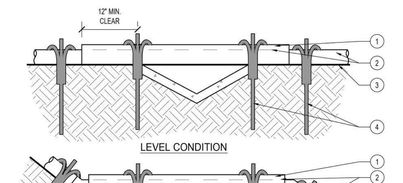


LEGEND:

1. UV RATED PVC PIPE INSTALLED ON GRADE. PIPE TO BE SCH 40 OR AS NOTED IN THE LEGEND.
2. FINISH GRADE
3. V.I.T. PRODUCTS PS-18 #4x18" REBAR ROD WITH DOUBLE "J" HOOKED RADIUS AT ONE END TO HOLD PIPE SECURELY IN PLACE. INSTALL AT A MAXIMUM OF 10' O.C. FOR STRAIGHT PIPE RUNS, AND INSTALL AT ALL OF THE FOLLOWING LOCATIONS:
   3.1. AT ALL TEES
   3.2. AT ALL ELBOWS
   3.3. AT ALL HEADS
   3.4. AT ALL ATMOSPHERIC VACUUM BREAKERS
   3.5. ANY OTHER LOCATION THE PIPE NEEDS TO BE SECURED TO PREVENT THE PIPE FROM "SAGGING" ON THE SLOPE.

K U.V. PIPE ON GRADE

SCALE: 1 1/2" = 1'-0"
REFERENCE NUMBER: S-IDW-POC-TR.SL-.10



1. 2 TIMES LINE SIZE SCH. 40 GALVANIZED STEEL SLEEVE.
2. UV RATED PVC PIPE INSTALLED ON GRADE. PIPE TO BE SCH 40 OR AS NOTED IN THE LEGEND.
3. FINISH GRADE
4. v.I.T. PRODUCTS PS-18 #4x18" REBAR ROD WITH DOUBLE "J" HOOKED RADIUS AT ONE END TO HOLD PIPE SECURELY IN PLACE. INSTALL AT A MAXIMUM OF 10' O.C. FOR STRAIGHT PIPE RUNS, AND INSTALL AT ALL OF THE FOLLOWING LOCATIONS:
   4.1. AT ALL TEES
   4.2. AT ALL ELBOWS
   4.3. AT ALL HEADS
   4.4. AT ALL ATMOSPHERIC VACUUM BREAKERS
   4.5. ANY OTHER LOCATION THE PIPE NEEDS TO BE SECURED TO PREVENT THE PIPE FROM "SAGGING" ON THE SLOPE.

L U.V. PIPE V-DITCH CROSSING

SCALE: 1 1/2" = 1'-0"
REFERENCE NUMBER:

ADG JOB #2112

DIVISION OF THE STATE ARCHITECT

LOS ANGELES UNIFIED SCHOOL DISTRICT

M&O - A/E SERVICES FACILITIES SERVICES DIVISION
333 S. BEAUDRY AVENUE, 22ND FLOOR
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TEL: (213) 241-3952
EMAIL: HERRICK.AU@LAUSD.NET

PROJECT TITLE AND SCHOOL LOCATION

SLOPE RESTORATION AND FUEL MODIFICATION

TOPANGA ELEMENTARY EDUCATION CENTER

22075 TOPANGA SCHOOL RD
TOPANGA, CA 90290

COMMISSIONED ARCHITECT

ARCHITERRA DESIGN GROUP
LANDSCAPE ARCHITECTURE AND PLANNING
10221-A TRADEMARK ST., RANCHO CUCAMONGA, CALIFORNIA 91730 PH: (909) 484-2800

CONSULTANT

STAMPS/SEALS

LICENSED LANDSCAPE ARCHITECT — JEREMY P. Denson — 09/30/26 Renewal Date — 10/15/25 Date — STATE OF CALIFORNIA

1	CHANGE OAK TREE COUNT TO ADDRESS REPORT COMMENTS
2	REVISE PLANT SPECIES TO ADDRESS REPORT COMMENTS
3	
4	

SHEET TITLE:

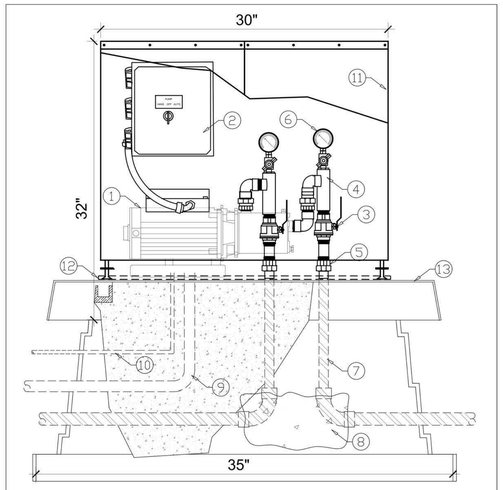
IRRIGATION DETAILS

PROJECT NO.: 10371671	PROJECT ARCH: GD
DRAWN: KCK	CHECKED: JRC

SHEET NUMBER

L-3.02

DATE: 10/15/25 | SHEET: 8 OF: 10



KEYNOTE LEGEND

1. CLOSE-COUPLED CENTRIFUGAL PUMP, STAINLESS STEEL FITTED.
2. NEMA 4X SIMPLEX CONTROL PANEL FOR AUTOMATIC OPERATION.
3. STAINLESS 1/4 TURN BALL VALVE
4. 1.5 INCH TYPE 304 STAINLESS STEEL.
5. STAINLESS UNION ADAPTER.
6. PRESSURE GAUGE, 2 1/2" DIAL, LIQUID FILLED, STAINLESS CASE, 0 - 200 PSI.
7. CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL INLET AND OUTLET PIPING; BRASS OR CAST IRON. WRAP WITH 20 MIL TAPE; DOUBLE WRAP
8. CONCRETE THRUST BLOCKS WHERE APPLICABLE
9. MAIN POWER CONDUIT.
10. IRRIGATION CONTROLLER SIGNAL CONDUIT.
11. **MARINE GRADE ALUMINUM ENCLOSURE. MEASURES 20"D X 30"L X 32"H**
12. STRUCTURAL ALUMINUM BASEPLATE.
13. QUICK PAD SUPPORT PAD - MEASURES 35' X 22"

BARRETT ENGINEERED PUMPS	SIZE	DWG NO. L.A. U.S.D. TOPANGA E.S. CHARTER	REV
	SCALE		SHEET

A BARRETT ENGINEERED BOOSTER PUMP

BARRETT ENGINEERED PUMPS

SPECIALISTS IN PUMPS AND PUMPING SYSTEMS

PROJECT: L.A. U.S.D. – TOPANGA E.S. CHARTER **July 9, 2024**

SYSTEM DESIGN PARAMETERS

IBGA5-1.5-2-1.5/VFD-F/QP System Model Number		16 GPM System Design Flow Rate	82 PSI System Design Pressure	1 1/2 INCH System Piping Size
52 PSI Minimum Suction Pressure		208-230 or 460 VAC System Electrical Voltage	1 or 3 PHASE 60 Hz System Electrical Phase and Frequency	
15GA5-1 1/4" Pump Model Number		16 GPM Pump Capacity (GPM)	75 FEET Pump Total Head (Feet)	
1 1/2 HP Pump Horsepower	3500 RPM Pump RPM	Undetermined Voltage System Full Load Amperage		

BOOSTER PUMP ASSEMBLY

1.1 Simplex water pressure booster system as designed and fabricated by Barrett Engineered Pumps. The system shall be a completely prefabricated system with pump, piping, electrical and structural elements.

1.2 Pump shall be:

1.2.1 (GA Series) Single stage end suction close coupled centrifugal, cast-iron bronze fitted construction, equipped with mechanical shaft seal, back pullout design. Impeller shall be threaded directly to the end of the shaft. Pump shaft shall be stainless steel with no sleeve. Pump shall be directly coupled to a C-face electric motor.

1.3 Electric motor shall be of the squirrel cage induction type suitable for full voltage starting. Motor shall be ODP to aid in cooling. Electric motor shall be rated for continuous service. The motor shall conform to the latest NEMA Standards for motor design and construction.

1.4 Pump Control Panel shall have a NEMA 4X plain front non-metallic enclosure with padlock latches. The Control Panel shall include power and control reset-able thermal circuit breakers, heavy duty magnetic starter with adjustable overload protection, Hand-Off-Auto switch to select mode of operation, and heavy duty numbered terminal strips for power and control wiring lead terminations.

1.5 Metal oxide varistor protected pump start relay(s) incorporated in panel to start pump with signal from each irrigation controller.

1.6 All system piping shall be type304 stainless steel. All fittings shall be stainless, with unions or flanges to allow for system disassembly or major component removal.

1.7 Isolation valves shall be all brass quarter turn ball valves with hard chrome ball.

1.8 Gauges shall be 2½" diameter face, glycerin filled with stainless casing and brass internals.

1.9 The flow switch shall be a 316 stainless steel and solid-state thermal sensor designed to measure change in flow velocity and in temperature. The flow switch shall include an integrated bar graph with 10 LED lights and shall be capable of providing an indication of flow (green), closed (orange), and open (red) conditions.

1695 National Ave. San Diego CA 92113
Phone (619) 232-7867 • FAX (619) 232-3029
Represented by: Green Product Sales • (949) 584-7311 • dgreen@gps-10.com

1.10 The pump system shall be mounted on a mounting pad assembly consisting of a reinforced plastic support base, a three sixteenth inch thick 5052 H32 Marine Grade Aluminum mounting pad and 304 grade stainless steel fastening brackets. The support base shall be installed and compacted in earth allowing the top two inches of the support base to be exposed above the earth. The 5052 H32 Marine Grade Aluminum mounting pad shall be clamped to the support base with the stainless-steel fastening brackets.

1.11 The system enclosure shall be of a vandal and weather resistant nature manufactured entirely of marine grade aluminum alloy 5052-H32, with a wall thickness of one eighth inch. The mounting base shall be manufactured entirely of stainless steel. The main housing shall be of solid sheet construction punched on the sides with a rectangular pattern for viewing backflow operation. The length of the enclosure shall be expandable to allow for site adjustment. The enclosure shall have a mounting lip on one end and a locking mechanism on the other end. The locking mechanism shall be of the full release type, which allows for complete removal of the enclosure from its mounting base without the use of tools. The handle controlling the locking mechanism shall be concealed within the surface of the enclosure and provided for a padlock.

1.12 Pump Assembly shall include the following option(s):

- ❑ **(VFD-F)** Where specified by the System Design Parameters, a **Fuji Variable Frequency Drive** system to receive feedback signal from system mounted stainless steel pressure transducer, and in conjunction with internal software driven PID control loop maintain customer adjustable constant system discharge pressure by varying the speed of the pump in response to varying system load.

1.13 The services of a factory representative or trained service professional shall be made available on the job site to check installation and perform the startup and instruct operating personnel. A startup report containing voltage and amperage readings, suction, and discharge pressure readings, estimated flow conditions, and general operating characteristics shall be submitted to the Owner.

1.14 One electronic set of operating and maintenance manual shall be provided to the owner after startup and shall include parts manuals for major components, performance curve for pump, general sequence of operation, and electrical schematic for control panel.

1.14 The warranty period shall be a non-prorated period of 36 months from date of purchase.

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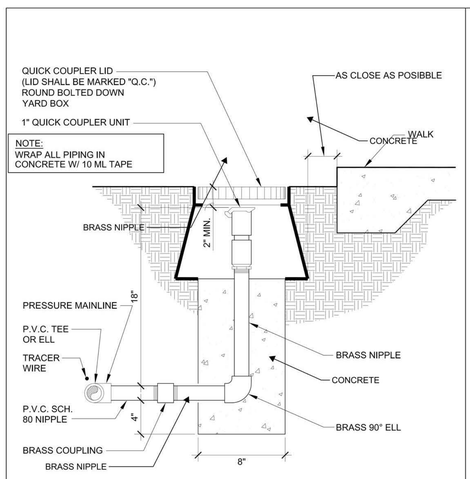
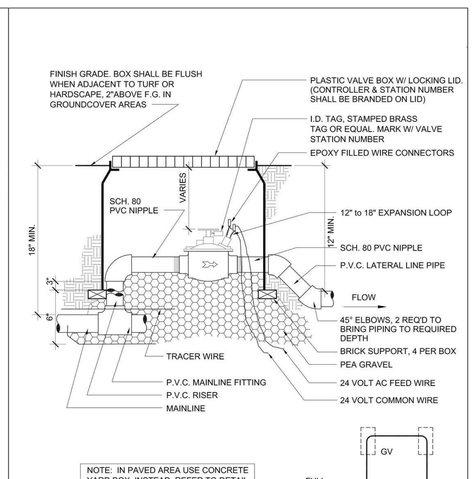


B QUICK COUPLING VALVE



C REMOTE CONTROL VALVE

ADG JOB #2112

DIVISION OF THE STATE ARCHITECT

LOS ANGELES UNIFIED SCHOOL DISTRICT

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FACILITIES SERVICES DIVISION
333 S. BEAUDRY AVENUE, 22ND FLOOR
LOS ANGELES, CALIFORNIA 90017
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PROJECT TITLE AND SCHOOL LOCATION

SLOPE RESTORATION AND FUEL MODIFICATION

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COMMISSIONED ARCHITECT

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10221-A TRADEMARK ST., RANCHO CUCAMONGA, CALIFORNIA 91730 PH: (909) 484-2800

CONSULTANT

STAMPS/SEALS

LICENSED LANDSCAPE ARCHITECT
GREGORY P. DeHerrera
09/30/26
Renewal Date
10/15/25
Date
STATE OF CALIFORNIA

1	CHANGE OAK TREE COUNT TO ADDRESS REPORT COMMENTS
2	REVISE PLANT SPECIES TO ADDRESS REPORT COMMENTS
3	
4	

SHEET TITLE:

IRRIGATION DETAILS

PROJECT NO.: 10371671	PROJECT ARCH: GD
DRAWN: KCK	CHECKED: JRC

SHEET NUMBER

L-3.03

DATE: 10/15/25 SHEET: 9 OF: 10

CONTROLLER WATER SCHEDULE - PLANT ESTABLISHMENT PERIOD

Valve #	Equipment	I.E.	Plant Material	Water Use	K.I.	Soil Type	Infiltration Rate Inches Per Hour	Sun Amount	Sun Exposure	Exposure Factor	Slope Percent	# of Days	P.R.
1	Hard Pipe P2P	0.81	GC & Shrubs	Low	0.20	Sandy Clay Loam	0.29	Full Sun	Southeast	1.00	50.0%	16	0.27
2	Hard Pipe P2P	0.81	GC & Shrubs	Low	0.20	Sandy Clay Loam	0.29	Full Sun	Southeast	1.00	50.0%	16	0.27
3	Hard Pipe P2P	0.81	GC & Shrubs	Low	0.20	Sandy Clay Loam	0.29	Full Sun	Southeast	1.00	50.0%	16	0.27
4	Hard Pipe P2P	0.81	Trees	Moderate	0.40	Sandy Clay Loam	0.29	Full Sun	Southeast	1.00	50.0%	16	0.26
5	Hard Pipe P2P	0.81	Trees	Moderate	0.40	Sandy Clay Loam	0.29	Full Sun	Northeast	1.00	50.0%	16	0.26
6	Hard Pipe P2P	0.81	GC & Shrubs	Low	0.20	Sandy Clay Loam	0.29	Full Sun	Northeast	1.00	50.0%	16	0.27
7	Hard Pipe P2P	0.81	GC & Shrubs	Low	0.20	Sandy Clay Loam	0.29	Full Sun	Southwest	1.00	50.0%	16	0.27
8	Hard Pipe P2P	0.81	GC & Shrubs	Low	0.20	Sandy Clay Loam	0.29	Full Sun	Southwest	1.00	50.0%	16	0.27
9	Hard Pipe P2P	0.81	Trees	Low	0.20	Sandy Clay Loam	0.29	Full Sun	Southwest	1.00	50.0%	16	0.26

AVERAGE WEEKLY RUN TIMES (MINUTES PER WEEK)

Valve #	Min. a Day Jan.	Min. a Day Feb.	Min. a Day Mar.	Min. a Day Apr.	Min. a Day May.	Min. a Day June	Min. a Day July	Min. a Day Aug.	Min. a Day Sep.	Min. a Day Oct.	Min. a Day Nov.	Min. a Day Dec.
1	15	18	23	32	37	40	46	44	37	27	18	14
2	15	18	23	32	37	40	46	44	37	27	18	14
3	15	18	23	32	37	40	46	44	37	27	18	14
4	31	37	48	66	77	84	95	91	77	56	37	28
5	31	37	48	66	77	84	95	91	77	56	37	28
6	15	18	23	32	37	40	46	44	37	27	18	14
7	15	18	23	32	37	40	46	44	37	27	18	14
8	15	18	23	32	37	40	46	44	37	27	18	14
9	16	19	24	33	38	42	48	46	38	28	19	14
Total Daily Runtime (Hours)*	**2.8**	**3.3**	**4.4**	**5.9**	**6.9**	**7.5**	**8.6**	**8.2**	**6.9**	**5.0**	**3.3**	**2.6**
Monthly Evapotranspiration Rate	**2.2**	**2.6**	**3.4**	**4.6**	**5.4**	**5.9**	**6.7**	**6.4**	**5.4**	**3.9**	**2.6**	**2.0**

Valve #	Total Annual Minutes	Valve G.P.M.	Total Annual Gallons	Valve Area Sq. Ft.
1	5,608	13	72,900	7,435
2	5,608	3	16,823	8,635
3	5,608	11	61,684	2,725
4	11,647	6	69,880	900
5	11,647	9	104,821	975
6	5,608	3	16,823	5,865
7	5,608	5	28,038	3,645
8	5,608	5	28,038	4,455
9	5,823	3	17,470	1,025
Totals	**62,763**	**58**	**416,478**	**35,660**

Run Time Formula = 2 * (60 * E.T. MONTH) * PLANT FACTOR * EXPOSURE FACTOR / (PRECIPITATION RATE * NO.OF DAYS * IRRIGATION FACTOR)

Infiltration Rate and Slope shown for reference only.

NOTE: VALVES TO BE RUN 12 MINUTES MAX. PER CYCLE.

51.1 Annual Evapotranspiration Rate (ETo)

NOTE:

TREE VALVES AND SHRUB VALVES TO BE ON SEPARATE PROGRAMS RUN ON SEPARATE DAYS. TWO SHRUB VALVES TO BE RUN SIMULTANEOUSLY

1. The water schedules are provided as guidelines only and are to be modified according to individual plant needs and as the weather or water requirements change.
2. It is based on the monthly evapotranspiration rates for **City of Topanga, CA.**
3. Contractor to verify run times with actual field conditions, adjust controller as needed, monitor schedule during the maintenance period, and verify controller settings with the manufacturer's representative for this region.
4. This schedule does not account for multiple run or soak cycles within the same day. Contractor to adjust the program as needed to eliminate water run-off.

CONTROLLER WATER SCHEDULE - ESTABLISHED LANDSCAPE

Valve #	Equipment	I.E.	Plant Material	Water Use	K.I.	Soil Type	Infiltration Rate Inches Per Hour	Sun Amount	Sun Exposure	Exposure Factor	Slope Percent	# of Days	P.R.
1	Hard Pipe P2P	0.81	GC & Shrubs	Low	0.10	Sandy Clay Loam	0.29	Full Sun	Southeast	1.00	0.50	8	0.27
2	Hard Pipe P2P	0.81	GC & Shrubs	Low	0.10	Sandy Clay Loam	0.29	Full Sun	Southeast	1.00	0.50	8	0.27
3	Hard Pipe P2P	0.81	GC & Shrubs	Low	0.10	Sandy Clay Loam	0.29	Full Sun	Southeast	1.00	0.50	8	0.27
4	Hard Pipe P2P	0.81	Trees	Moderate	0.30	Sandy Clay Loam	0.29	Full Sun	Southeast	1.00	0.50	8	0.26
5	Hard Pipe P2P	0.81	Trees	Moderate	0.30	Sandy Clay Loam	0.29	Full Sun	Northeast	1.00	0.50	8	0.26
6	Hard Pipe P2P	0.81	GC & Shrubs	Low	0.10	Sandy Clay Loam	0.29	Full Sun	Northeast	1.00	0.50	8	0.27
7	Hard Pipe P2P	0.81	GC & Shrubs	Low	0.10	Sandy Clay Loam	0.29	Full Sun	Southwest	1.00	0.50	8	0.27
8	Hard Pipe P2P	0.81	GC & Shrubs	Low	0.10	Sandy Clay Loam	0.29	Full Sun	Southwest	1.00	0.50	8	0.27
9	Hard Pipe P2P	0.81	Trees	Low	0.10	Sandy Clay Loam	0.29	Full Sun	Southwest	1.00	0.50	8	0.26

AVERAGE WEEKLY RUN TIMES (MINUTES PER WEEK)

Valve #	Min. a Day Jan.	Min. a Day Feb.	Min. a Day Mar.	Min. a Day Apr.	Min. a Day May.	Min. a Day June	Min. a Day July	Min. a Day Aug.	Min. a Day Sep.	Min. a Day Oct.	Min. a Day Nov.	Min. a Day Dec.
1	8	9	12	16	19	20	23	22	19	13	9	7
2	8	9	12	16	19	20	23	22	19	13	9	7
3	8	9	12	16	19	20	23	22	19	13	9	7
4	24	28	36	49	58	63	72	68	58	42	28	21
5	24	28	36	49	58	63	72	68	58	42	28	21
6	8	9	12	16	19	20	23	22	19	13	9	7
7	8	9	12	16	19	20	23	22	19	13	9	7
8	8	9	12	16	19	20	23	22	19	13	9	7
9	8	9	12	16	19	21	24	23	19	14	9	7
Total Daily Runtime (Hours)*	**1.7**	**2.0**	**2.6**	**3.5**	**4.1**	**4.5**	**5.1**	**4.9**	**4.1**	**3.0**	**2.0**	**1.5**
Monthly Evapotranspiration Rate	**2.2**	**2.6**	**3.4**	**4.6**	**5.4**	**5.9**	**6.7**	**6.4**	**5.4**	**3.9**	**2.6**	**2.0**

Valve #	Total Annual Minutes	Valve G.P.M.	Total Annual Gallons	Valve Area Sq. Ft.
1	1,402	13	18,225	7,435
2	1,402	3	4,206	8,635
3	1,402	11	15,421	2,725
4	4,368	6	26,205	900
5	4,368	9	39,308	975
6	1,402	3	4,206	5,865
7	1,402	5	7,010	3,645
8	1,402	5	7,010	4,455
9	1,456	3	4,368	1,025
Totals	**18,602**	**58**	**125,957**	**35,660**

Run Time Formula = (60 * E.T. MONTH) * PLANT FACTOR * EXPOSURE FACTOR / (PRECIPITATION RATE * NO.OF DAYS * IRRIGATION FACTOR)

Infiltration Rate and Slope shown for reference only.

NOTE: WATER TWICE PER WEEK DURING HOTTEST MONTHS ONCE ESTABLISHED. VALVES TO BE RUN 12 MINUTES MAX. PER CYCLE.

51.1 Annual Evapotranspiration Rate (ETo)

NOTE:

TREE VALVES AND SHRUB VALVES TO BE ON SEPARATE PROGRAMS RUN ON SEPARATE DAYS. TWO SHRUB VALVES TO BE RUN SIMULTANEOUSLY.

1. The water schedules are provided as guidelines only and are to be modified according to individual plant needs and as the weather or water requirements change.
2. It is based on the monthly evapotranspiration rates for City of Topanga, CA.
3. Contractor to verify run times with actual field conditions, adjust controller as needed, monitor schedule during the maintenance period, and verify controller settings with the manufacturer's representative for this region.
4. This schedule does not account for multiple run or soak cycles within the same day. Contractor to adjust the program as needed to eliminate water run-off.

A CONTROLLER CHARTS

WATER EFFICIENT LANDSCAPE WORKSHEET

Non-Residential Landscape Projects

Reference ETo for the area **ETo=** 51.1

Estimated Total Water Use (ETWU):

ETWU is calculated using the following formula: (Eto) (.62) (ETAF) (LA)

Hydrozone # / Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Landscape Area	Estimated Total Water Use (ETWU) Gallons/Yr
Regular Landscape Areas							
HZ1 - Low Shrubs	0.20	Drip Emitter	0.81	0.25	33,760	8,336	264,095
HZ2 - Moderate Trees	0.40	Drip Emitter	0.81	0.49	1,875	926	29,335
HZ3 - Low Trees	0.20	Drip Emitter	0.81	0.25	1,875	463	14,668
				Totals	37,510	9,725	

Estimated Total Water Use in gallons per year, ETWU Total	308,098
Max. Annual Water Allowance in gallons per year, MAWA Total	534,776
MAWA - ETWU=	**226,679**
Estimated Acre Feet per Year =	0.95
Pass / Fail =	Pass

MAWA calculation: (Eto) (.62) [(ETAFxLA) + ((1-ETAF) x SLA)]

ETAF Calculations

All Landscape Areas

Total ETAF x Area	9,725
Total Area	37,510
Average ETAF	**0.26**

Average ETAF for Regular Landscape Areas must be 0.45 or below for non-residential areas.

B MWELO WATER BUDGET

CRITICAL ANALYSIS — DATE: 4/21/2025

JURISDICTIONAL ENTITY: ______
CONTACT PERSON: ______ PH. NO.: ______

MAXIMUM GPM
DEMAND VALVE NO.: 3 & 4 IRRIG. TYPE: EMITTER GPM: 16.0

STATIC WATER PRESSURE AT WATER METER: 52.0

SIZE	DESCRIPTION	Length / Quantity	PSI loss/100'	GPM	LOSS	
2"	WATER METER:			16.0	0.10	
2"	BACKFLOW PREVENTER:			16.0	10.50	
1 1/2"	MASTER VALVE:			16.0	1.00	
1"	FLOW SENSOR:			16.0	0.50	
2"	BALL VALVE:	1 (Quantity)		16.0	0.50	
1"	REMOTE CONTROL VALVE:			16.0	2.60	
2"	MAINLINE:	30	0.22	16.0	0.07	
1"	LATERAL LINE:	110	1.02	6.0	1.12	
3/4"	LATERAL LINE:	15	1.60	4.0	0.24	
3/4"	LATERAL LINE:	70	0.44	2.0	0.31	
3/4"	LATERAL LINE:	45	0.12	1.0	0.05	
	TOTAL PVC LATERAL LINE LOSS:				1.79	
	PVC LATERAL LINE FITTING LOSS (10%):				0.18	
	TOTAL FRICTION LOSS:					17.2

ELEVATION AT METER: 910.0 HEAD ELEVATION: 985.0

ELEVATION DIFFERENCE 75.0 x 0.433 32.48 ± 32.5

PSI REQUIRED AT HEAD: 20.0

TOTAL PSI REQUIRED (SYSTEM DESIGNED PRESSURE): 69.6

REGULATED PRESSURE AT POC (IF APPLICABLE): 80.0
PRESSURE REGULATOR OR BOOSTER PUMP

RESIDUAL PRESSURE (MUST BE POSITIVE): 10.4

C PRESSURE LOSS

ADG JOB #2112

DIVISION OF THE STATE ARCHITECT

LOS ANGELES UNIFIED SCHOOL DISTRICT

M&O - A/E SERVICES
FACILITIES SERVICES DIVISION
333 S. BEAUDRY AVENUE, 22ND FLOOR
LOS ANGELES, CALIFORNIA 90017
TEL: (213) 241-3952
EMAIL: HERRICK.AU@LAUSD.NET

PROJECT TITLE AND SCHOOL LOCATION

SLOPE RESTORATION AND FUEL MODIFICATION

TOPANGA ELEMENTARY EDUCATION CENTER

22075 TOPANGA SCHOOL RD
TOPANGA, CA 90290

COMMISSIONED ARCHITECT

ARCHITERRA DESIGN GROUP
LANDSCAPE ARCHITECTURE AND PLANNING
10221-A TRADEMARK ST., RANCHO CUCAMONGA, CALIFORNIA 91730 PH: (909) 484-2800

CONSULTANT

STAMPS/SEALS

LICENSED LANDSCAPE ARCHITECT — Greggory P. Denson 4302 — Signature — 09/30/26 Renewal Date — 10/15/25 Date — STATE OF CALIFORNIA

1. CHANGE OAK TREE COUNT TO ADDRESS REPORT COMMENTS
2. REVISE PLANT SPECIES TO ADDRESS REPORT COMMENTS

SHEET TITLE:

IRRIGATION CALCULATIONS & CHARTS

PROJECT NO.: 10371671	PROJECT ARCH: GD
DRAWN: RC	CHECKED: JRC

SHEET NUMBER

L-3.04