

COMMUNITY WORKSHOP

Monday, November 21, 2022

The attached documents have been submitted by the applicant for the following item:

**2. PROJECT NAME: 940 Dunes Duplex; PLANNING AND ZONING PERMIT NO. 22-400-01
(Coastal Development Permit); Oxnard Dunes**

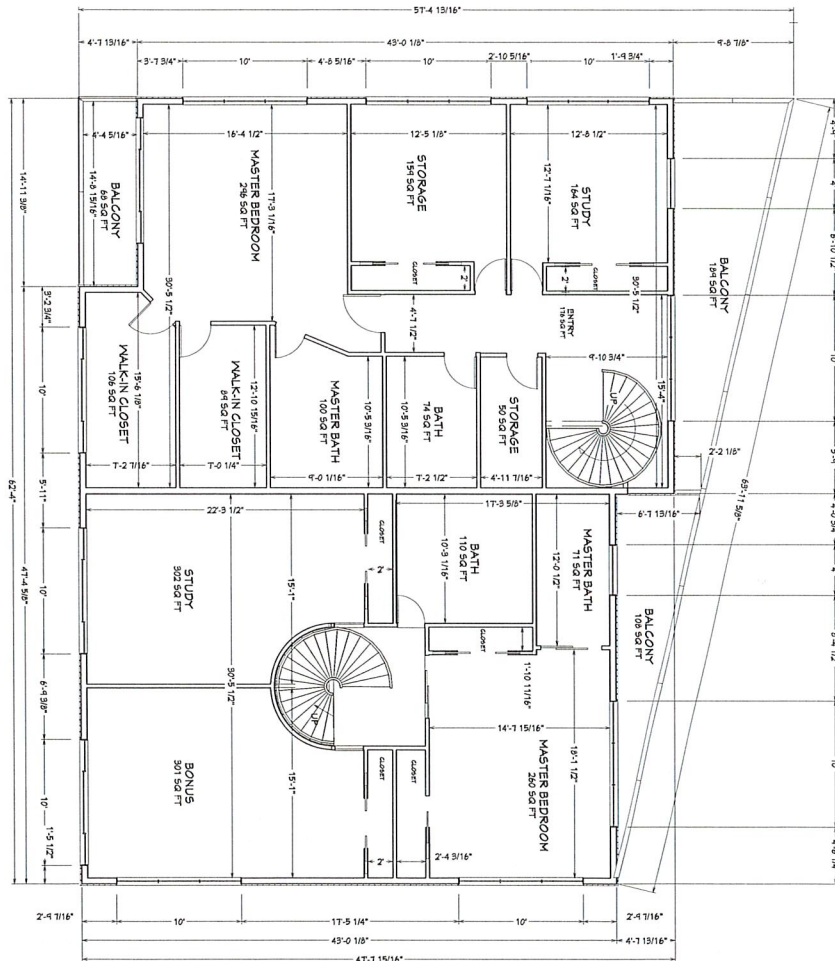
A request to construct a two-story 3,100 square-foot duplex on a 6,366 square-foot vacant site located at 940 Dunes Street (APN: 196-0-031-155) within the Coastal Multiple-Family (R-2-C) zone. The proposed development includes two attached units, totaling 3,099.5 square-feet. Each unit is two stories and includes three bedrooms, two and one-half bathrooms, an attached two-car garage and a balcony. The project is exempt from environmental review pursuant to Section 15303 (New Construction of Small Structures), Class 3 of the California Environmental Quality Act (CEQA) Guidelines.

Applicant: Alexander Muller
City Contact: Randy Baez, Associate Planner

Phone: (323) 678-6583
Phone: (805) 385-3923

**For additional project information, please direct your inquiry to the listed contacts, or
call the Planning Division at (805) 385-7858**

Para información en español, favor de llamar al (805) 385-7858



2nd Floor

AREAS	
NORTH SIDE	SOUTH SIDE
FLOOR 1214 sq.ft	FLOOR 1044 sq.ft
BALKONYS 257 sq.ft	BALKONY 108 sq.ft
TOTAL 1471 sq.ft	TOTAL 1249 sq.ft

SITE PLAN

PROJECT INFORMATION

Residential Duplex
940 Dunes Street,
A.P.N 196-0-031-155
Planning and Zoning Permit No. 22-400-01,
Coastal Development Permit

LEGEND

Property Corner

Public Utility

Electric Pole

Fire Hydrant

CONC.

CONCRETE

asph.

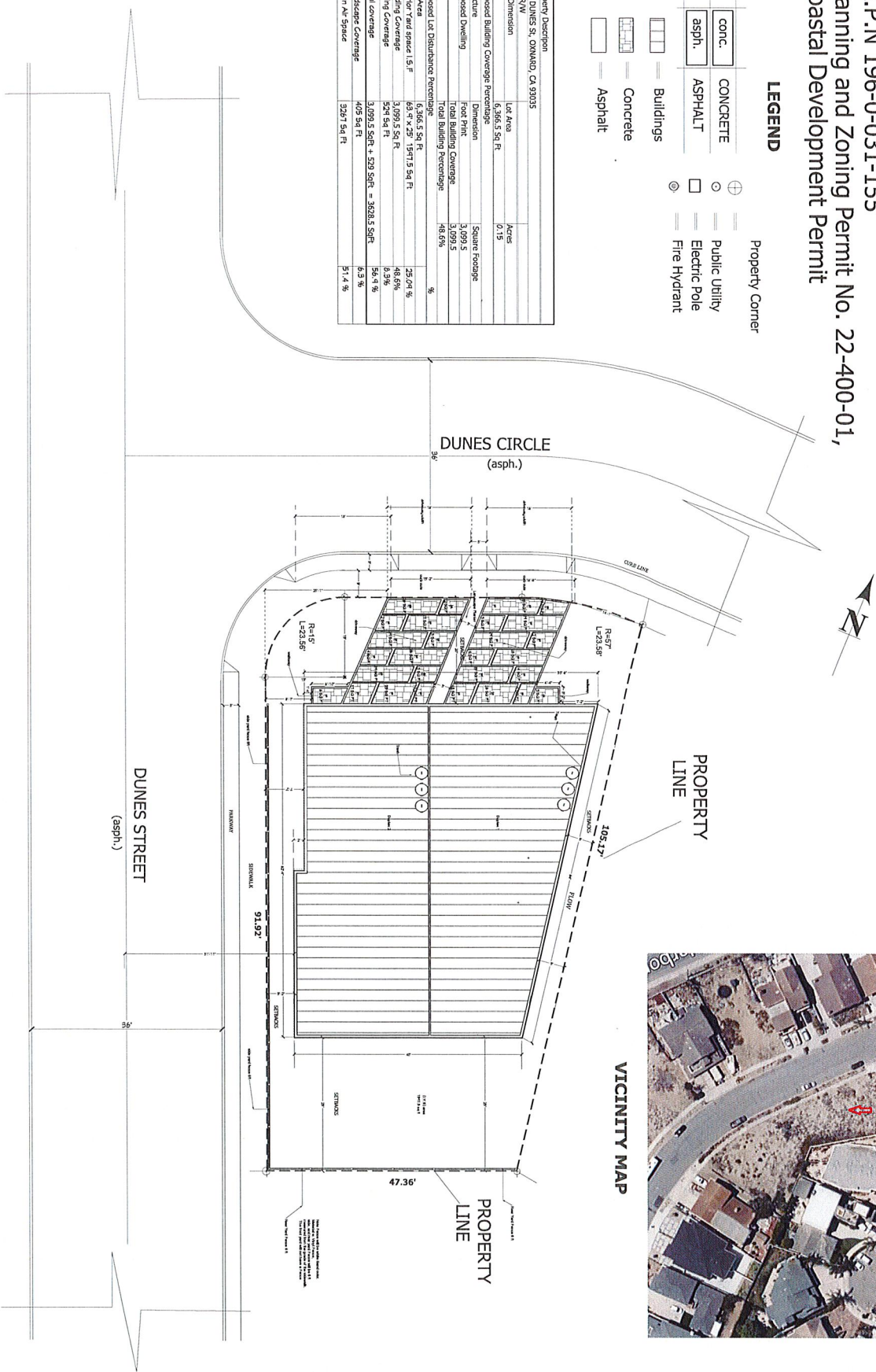
ASPHALT

Buildings

Concrete

Asphalt

Property Description			
940 DUNES ST, OXNARD, CA 913035			
40' R/W	Lot Area	Acres	
	6,386.5 Sq Ft	0.15	
Proposed Building Coverage Percentage			
Structure	Dimension	Square Footage	
Proposed Dwelling	1370' x 25' 15" 15 Sq Ft	48.6%	
	Total Building Coverage	48.6%	
Proposed Lot Disturbance Percentage			
Lot Area	6,386.5 Sq Ft	25.04 %	
Interior Yard space 15' F	63' x 25' 15" 15 Sq Ft	48.6%	
Building Coverage	3,099.5 Sq Ft	8.3%	
Parking Coverage	524 Sq Ft	8.3 %	
Total Coverage	3,099.5 Sq Ft + 529 Sq Ft = 3,628.5 Sq Ft	56.3 %	
Landscape Coverage	405 Sq Ft	6.3 %	
Open Air Space	3261 Sq Ft	51.4 %	



AC

notes

- Plans were reviewed by ARC and are complying with all standards of Resolution No. 8289
- No exterior lighting
- driveways and walkways will be made with stamped concrete
- Trash/waste bin will be stored in the garage
- Each duplex will have two garage parking spaces

ARCHITECT
Archytrend
archytrend1@gmail.com
234.9027286536

DESIGNED : ARC
CHECKED : ARC
DATE : 08/26/2022

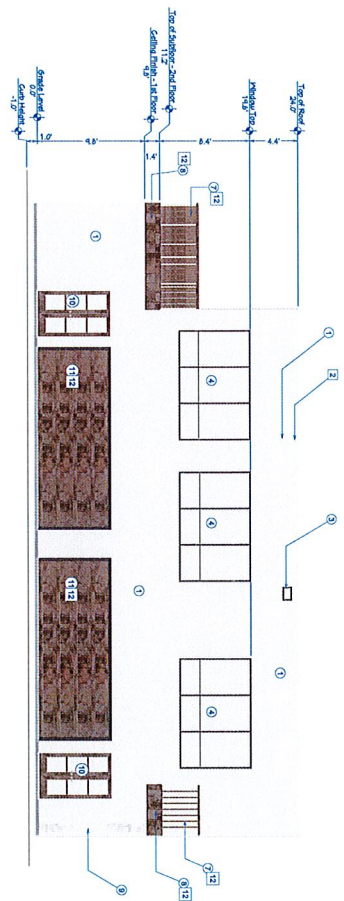
DEVELOPER:
Leonid Muller
1370 maine ave unit F,
baldwin park, ca , 19706
tel: 3235399781

OWNER
: Ekaterina and Leonid Muller
1370 maine ave unit F,
baldwin park, ca , 19706
tel: Leonid 3235399781,
Ekaterina 3235399383

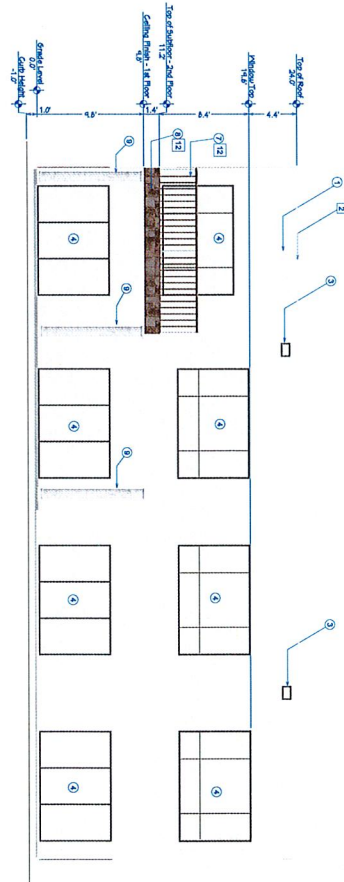
SITE PLAN

LOCATION
940 Dunes Street, 940,
APN: 196-0-031-155

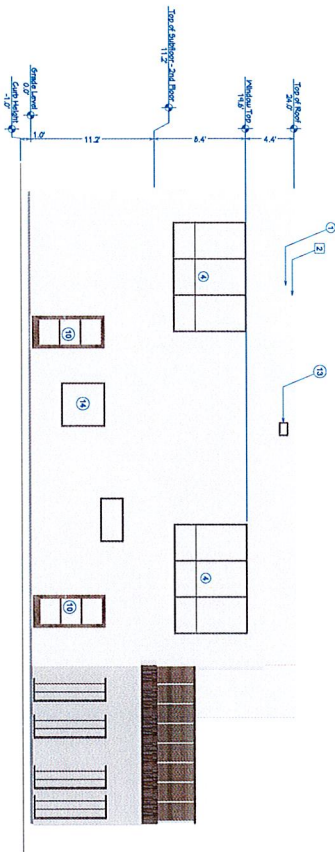
SHEET NO:
A1
SCALE :
1/8" = 1'-0"



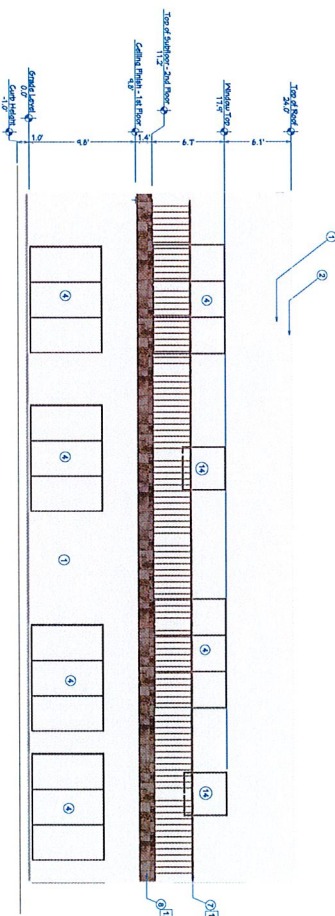
Exterior Elevation Left



Exterior Elevation Front



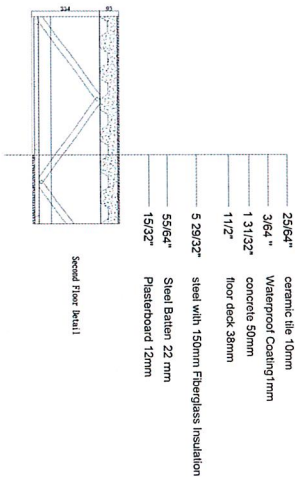
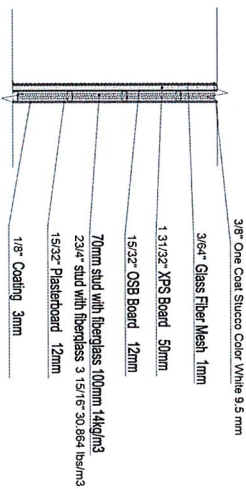
Exterior Elevation Right



Exterior Elevation Back

1	FINISH
2	WATER FINISH
3	ROOF FINISH
4	WATERPROOF COATING 1mm
5	WATERPROOF COATING 50mm
6	WATERPROOF COATING 12mm
7	WATERPROOF COATING 12mm
8	WATERPROOF COATING 12mm
9	WATERPROOF COATING 12mm
10	WATERPROOF COATING 12mm
11	WATERPROOF COATING 12mm
12	WATERPROOF COATING 12mm
13	WATERPROOF COATING 12mm
14	WATERPROOF COATING 12mm

exterior notes
For the exterior finish, One Coat Stucco color white will be used



- 25/64" ceramic tile 10mm
- 3/64" Waterproof Coating 1mm
- 1 3/12" concrete 50mm
- 1 1/2" floor deck 38mm
- 5 29/32" steel with 150mm Fiberglass insulation
- 55/64" Steel Barren 22 mm
- 15/32" Plasterboard 12mm

MULLER DESIGNS
Alexander Muller
1370 maine Ave Unit F,
Baldwin park, Ca 91706
tel. 3236786583

Project Information
Residential Duplex
940 Dunes St, Oxnard, CA 93035
A.P.N 196-0-031-155

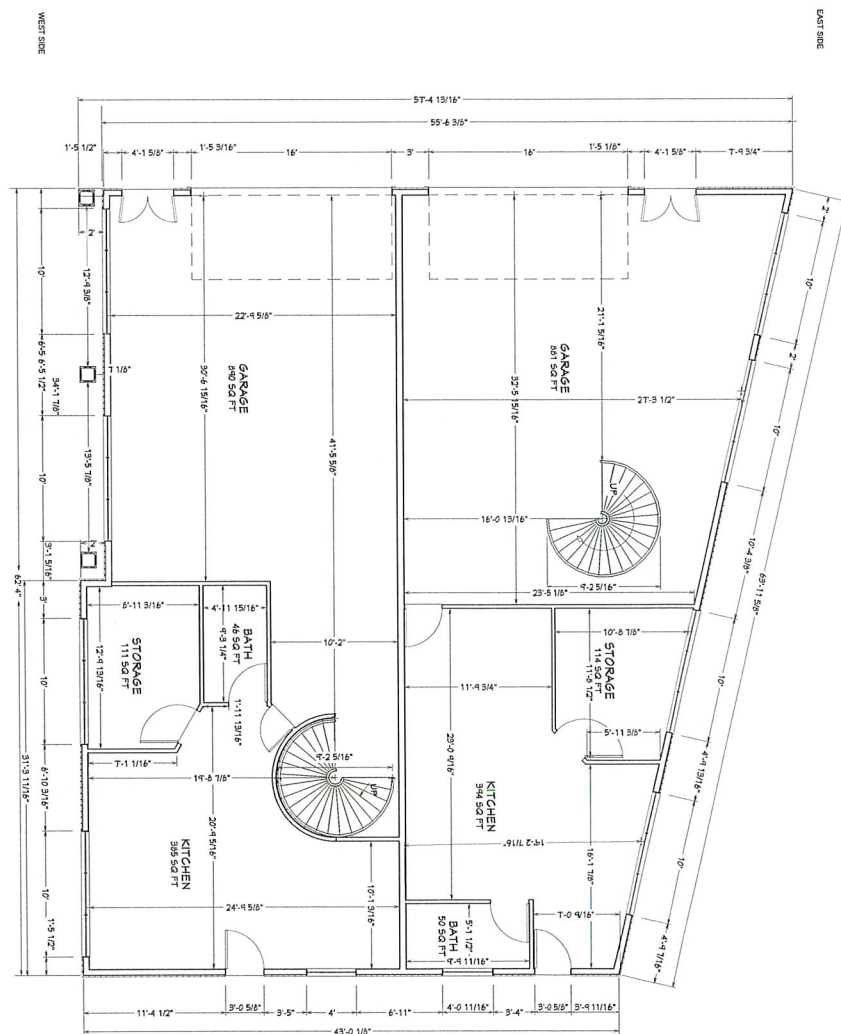
PROJECT DESCRIPTION:
2 STORY DUPLEX DUNES STREET

DRAWINGS PROVIDED BY:
Alexander Muller

DATE:
10/03/2022

SCALE:
1/8" = 1'

Colored Building Elevations



- L1 - Project summary
- L2 - Hardscape and permeability plan
- L3 - Planting plan
- L4 - Planting notes and details
- L5 - Hydrozones and water budget
- L6 - Irrigation plan
- L7 - Irrigation details
- L8 - Irrigation details
- L9 - Irrigation notes

P.L.
performance
designs
landscape
plandscape@princeton.edu 1862@gmail.com

Project

TOTAL DROUGHT TOLERANT PLANT MATERIAL 100%AP
TREE CANOPIES ARE SHOWN IN FULL MATURITY
THE TYPE OF SOIL IS SUITABLE FOR ALL THE PROPOSED PLANTS IN
THIS LANDSCAPE
THIS APPROVAL IS FOR LANDSCAPE/IRRIGATION PLANS AND ALL
COMMON AREAS TO COMPLY WITH THE WATER-EFFICIENT
LANDSCAPING (AB1881) ONLY.
ALL HARDSCAPE, RETAINING WALLS, AND/OR BLOCK WALL FENCES
MUST BE REVIEWED AND/OR APPROVED UNDER A SEPARATE
PERMIT.
NO RECYCLED WATER FEATURE WITHIN THIS PROJECT.
SHREDED WOOD CHIPS 1"-3" LENGTH, 3/8"-5/8" DIAMETER-3
INCHES THICK MIN. DISPENSED EVENLY THROUGHOUT ALL
PLANTING AREAS EXCEPT GROUNDCOVER AREA.
CONTRACTOR TO PROTECT AND PRESERVE IN PLACE ALL
EXISTING SURVEY MONUMENT. ANY MONUMENTS DISTURBED
SHALL BE RESET BY A LICENSED SURVEYOR AND APPROPRIATE

DATE _____



Name: Alexander Muller
Phone: 3236786583
Address: 1370 Maine ave unit F Baldwin park,ca
email: alex541987@hotmail.com

**Project: 940 Dunes Street,
Oxnard Dunes, CA 93035**

This project does incorporate Landscaping
Total landscape area: 405 Sq Ft

Turf area: 0 sq.ft.

Water Purveyor:

Submission date:

Signature:

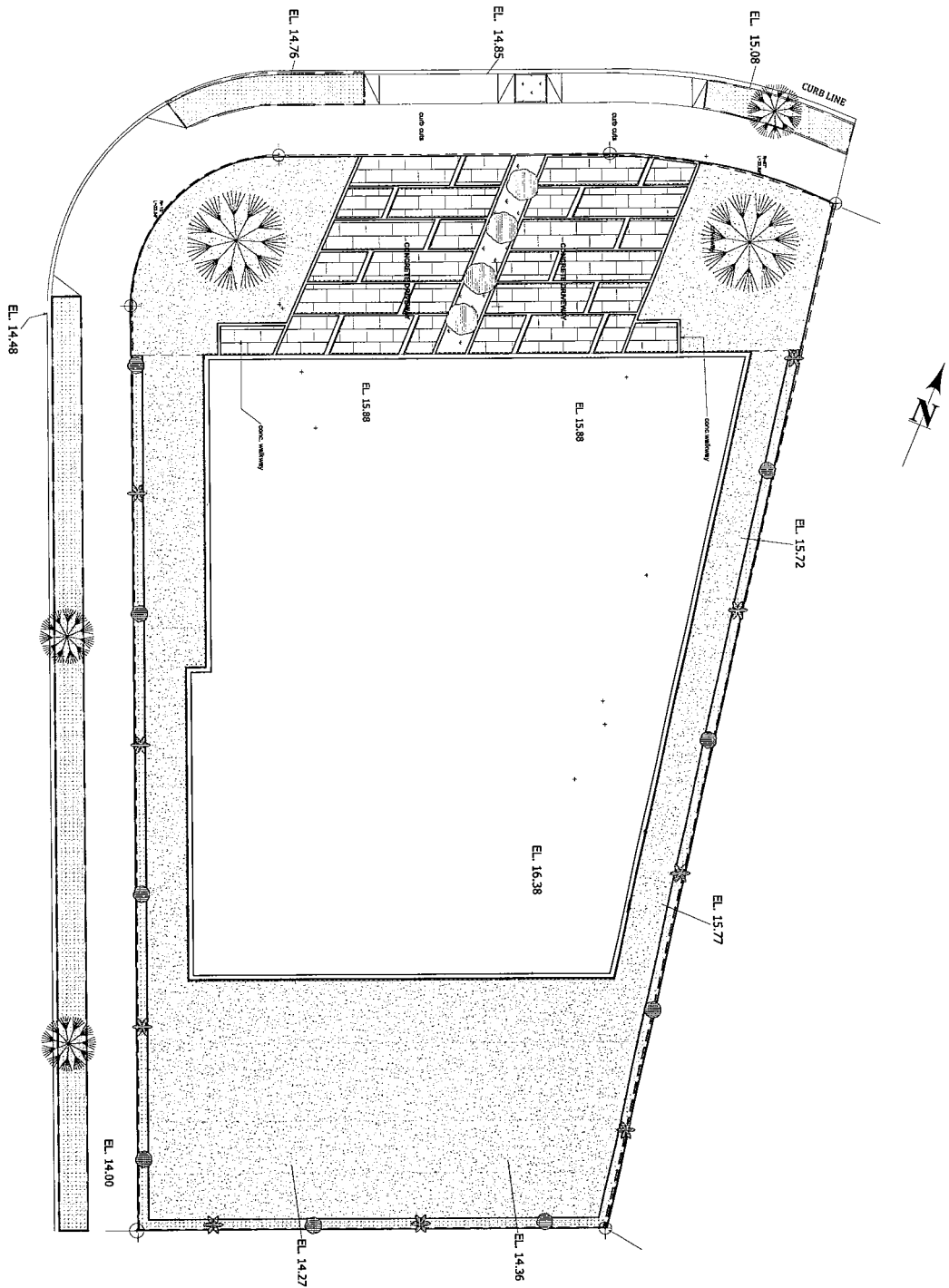
All drawings, specifications, and documents prepared by PL performance designs landscape are instruments of service for use solely with respect to this project and shall not be used on other projects, for addition to this project, or for completion of this project without the express written permission of PL performance designs landscape. PL performance designs landscape shall be deemed the author of these documents and shall retain all copyright and other intellectual property rights therein. No part of these drawings and/or documents shall constitute acceptance of the above terms.

Permeability Pable
Parcel 6,266.5 Sq Ft
Building Footprint 3,099.5 Sq Ft
permeable hardscape 529 Sq Ft

SIGNATURE _____ DATE _____

DUNES STREET

DUNES CIRCLE



All drawings, specifications, and documents prepared by P.L. are the property of P.L. and shall remain the property of P.L. and shall not be used or reproduced in any form without the written consent of P.L. P.L. is not responsible for any errors or omissions in this drawing and its use. P.L. is not responsible for any errors or omissions in this drawing and its use. P.L. is not responsible for any errors or omissions in this drawing and its use.

L2

DATE: 9/9/2022
SCALE: 1/8" = 1'-0"

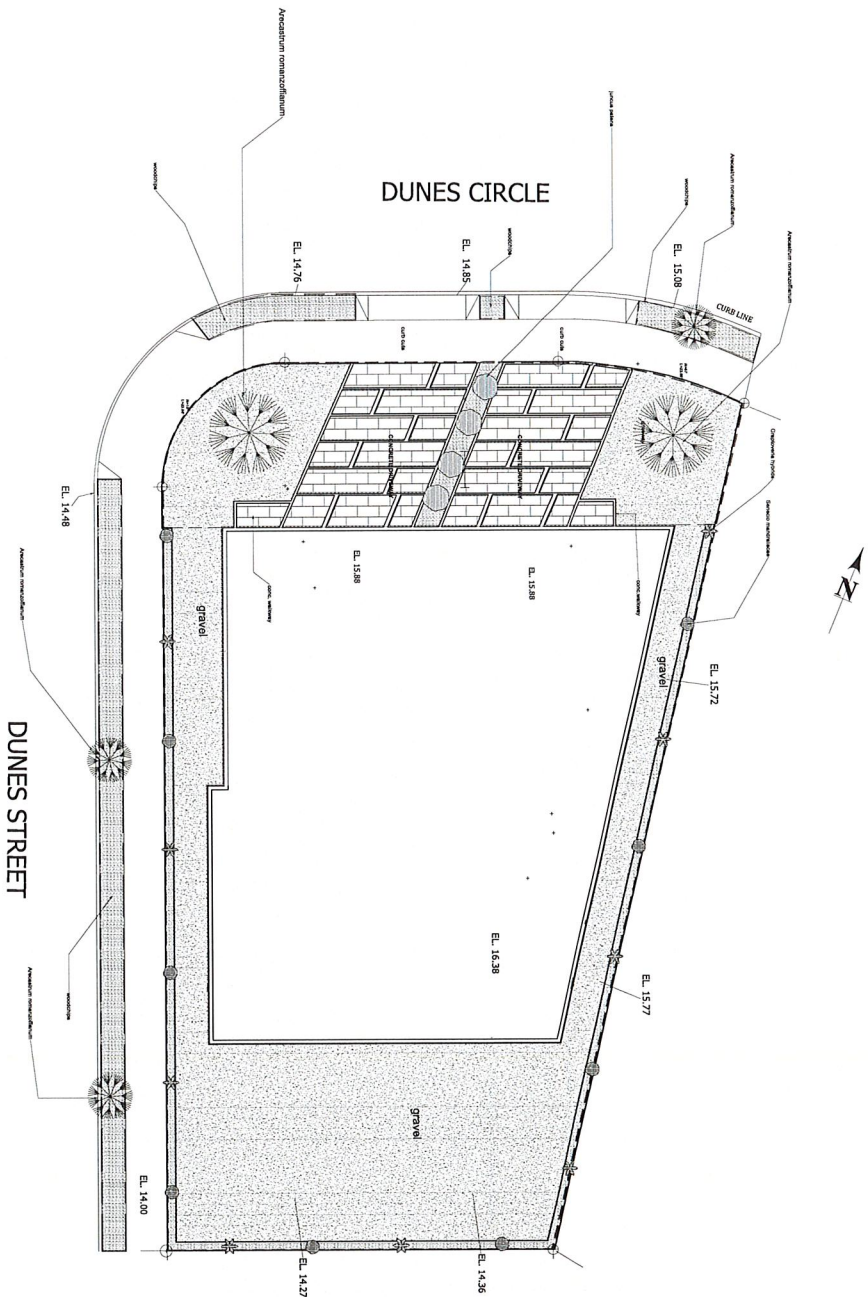
Project
Residential Duplex
940 Dunes Street,
A.P.N 196-0-031-155

P.L.
performance
landscape
designs
www.performance-landscape.com

HARDSCAPE AND
PERMEABILITY PLAN

All drawings, specifications, and documents prepared by P.L. performance designs landscape are instruments of service for the City of Oxnard. They shall not be used on other projects, for additions to the project, or for completion of the project without the written approval of P.L. performance designs landscape. Any use of these instruments of service without the written approval of P.L. performance designs landscape shall be deemed to be a violation of the City of Oxnard's Public Works Construction, Latest Edition, on public property (medians and parkways only).

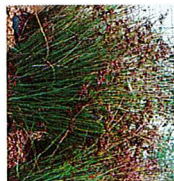
Completed landscape and irrigation systems must be inspected and approved by the Landscape Architect (plan preparer). Upon completion of landscaping and approval by the Landscape Architect, City of Oxnard, Parks Division must be contacted for an inspection based on the approved plans. Only after completed landscape and irrigation systems are inspected and approved by the Department of Parks and Recreation, can a certificate of occupancy be issued by the City. Changes to landscaping and/or irrigation must be approved by Parks and Recreation Department prior to installation. The landscape contractor shall screen the irrigation controller and backflow device with struts, 5 gallon size (minimum). All street, median and parkway trees shall be approved by the City's Parks and Recreation Department prior to planting. The Parks Division is to be notified not less than 48 hours in advance of the planting so an inspector can be present, and trees shall not be planted until inspected. All construction shall conform to appropriate sections of the Standard Specifications of Public Works Construction, Latest Edition, on public property (medians and parkways only).



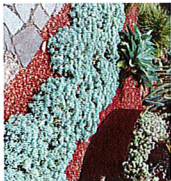
BOTANICAL NAME	COMMON NAME	PLANT MATERIAL	QTY	SIZE
Arecastrum romanzoffianum	Queen palm	M 1 each	2	36" box size
Arecastrum romanzoffianum	Queen palm	M 1 each	3	24" box size
Juncus patens	California grey rush	L 1 each	4	1 GAL
Graptovelia hybrids	Graptovelia	L 1 each	9	1 GAL
Senecio mandraliscae	Kleinia	L 1 each	9	1 GAL



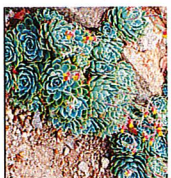
Arecastrum romanzoffianum
Queen palm



Juncus patens
California grey rush



Senecio mandraliscae
Kleinia



Graptovelia hybrids
Graptovelia

PLANTING PLAN

P.L.
performance
designs
landscape
landscapeperformance.com

Project
Residential Duplex
940 Dunes Street,
A.P.N 196-0-031-155

DATE:

9/9/2022

SCALE:

3/32" = 1'-0"

L3

SIGNATURE

DATE

"Recirculating water systems shall be used for all water features."

A minimum 30-cm layer of mulch shall be applied on all exposed soil surfaces during construction. Mulch shall be applied to all exposed soil surfaces, including planting areas except that areas containing or needing groundcovers, or direct seeding of grasses shall not be mulched. Mulch shall be applied to all exposed soil surfaces. Unless contradicted by a soils test, compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated in a depth of six inches into the soil. Fifty percent matter in the top 6 inches of soil, composed at a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches of soil.

[illegible][illegible]

PURCHASE SEEDS: WWW.SSSEEDS.COM, (805) 664-0436. EMAIL: INFO@SSSEEDS.COM, ADDRESS:

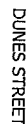
[illegible]

DATE _____

Planting notes and details

Zone	2
Wucols	M
Area	141
Total Zone Flow	1.41
Precip. Rate	0.96in/h
Emitter Flow	0.9 GPH
3/4" Pipe	

water efficient worksheet landscape
Reference evapotranspiration (42.3)

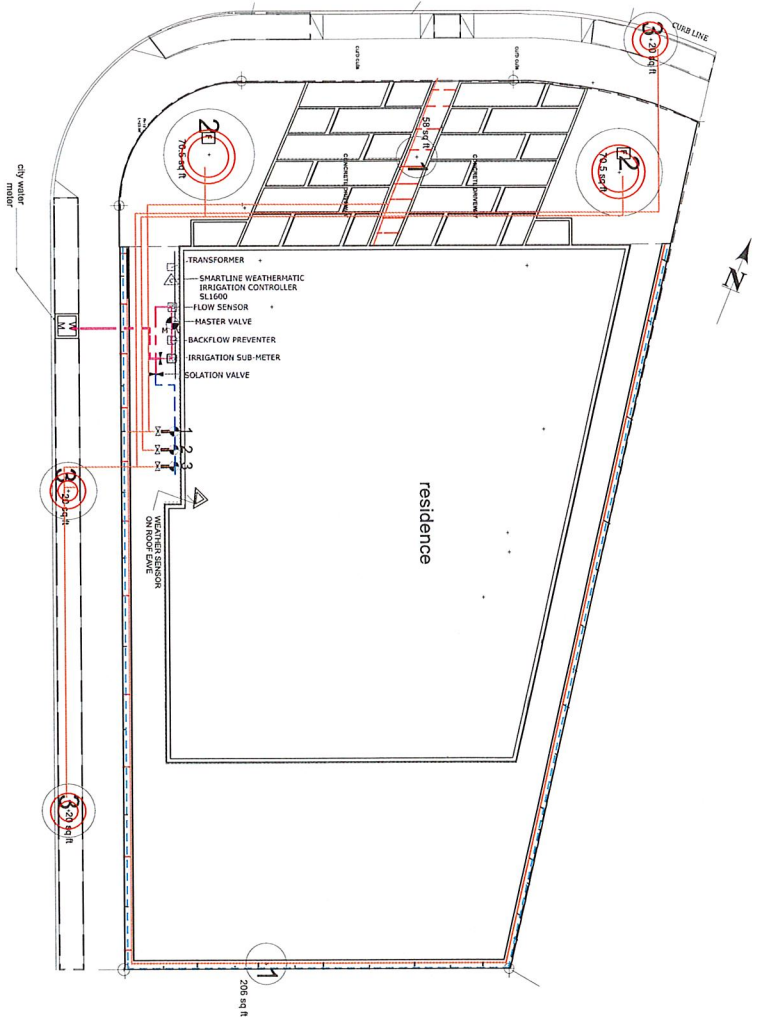


MAWA = $(E_{10} / (0.62) / 10.7 \times LA + 0.3 \times SLA) = 85.34$ GAL	6074.4	<	8534
WTWU = $E_{10} \times 0.62 \times ETAF \times Area = 6074.4$ GAL	ETWU COMPLIES WITH MAWA		

HIDROZONES-PLANTS BY ZONE	
1	LOW <i>Senecio mandraliscae</i> , <i>Juncus patens</i> , <i>Graptoveria</i> hybrids
2	MOD <i>Alecasium romanoffianum</i>
3	MOD <i>Alecasium romanoffianum</i>

"I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN."
 "I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE."
 "THE PACKAGE COMPLIES WITH THE PRESCRIPTIVE APPROACH OF THE MWELI."

DUNES CIRCLE



DUNES STREET

IRRIGATION MAINTENANCE SCHEDULE

1. CHECK THE THERMISTOR AND LOGIC/SAFE EVERY TWO WEEKS TO DETERMINE THAT THE AUTOMATIC PROGRAM IS FUNCTIONING WELL AND THE PLANTING AREA IS BEING IRRIGATED.
 2. CHECK WATERING HISTORY ON CONTROLLER.
 3. CHECK THAT ALL VALVES IN CONTROLLER ARE OPENING AND CLOSING PROPERLY.
 4. CHECK THAT ALL VALVES IN CONTROLLER ARE FUNCTIONING TO DISBURSE PROPER AMOUNT OF WATER.
 5. CHECK SLOPE METER.
 6. CHECK FOR ANY PROBLEMS TO REMOVE ANY GROUND FROM THE SYSTEM.
 7. CHECK ALL OTHER PLANTERS AT THE VARIOUS DEPTH SIX MONTHS.
 8. TURN ON THE PLANTERS AND THOROUGH TO ENSURE THAT ALL SIX FUNCTIONING WILL MAKE ANY REPAIRS OF ADJUSTMENTS NEEDED.
- REPAIRS:
1. PERFORM AN ANNUAL PLANT/STEED IRRIGATION CHECK: MAKE ANY REPAIRS NEEDED.
- ANNUAL:
1. PERFORM AN ANNUAL PLANT/STEED IRRIGATION CHECK: MAKE ANY REPAIRS NEEDED.

THE LANDSCAPE FOR THIS PROJECT MUST BE BUILT TO THE APPROVED LANDSCAPE PLANS WITHIN THIS APPROVED BUILDING PLAN SET. ANY REVISIONS TO APPROVED PLANS WILL REQUIRE BE SUBMITTAL AND APPROVAL AND MUST STILL COMPLY WITH THE CURRENT WATER-EFFICIENT CONNECTED AT THE OF THE CLOSE OF THE PROJECT. LANDSCAPE NOT CONNECTED AT THE OF THE CLOSE OF THE PROJECT WITHIN A INCH OF MILDLY SLOPED AREAS SHALL BE REFINISHED TO MATCH THE EXISTING SURFACE. THIS INCLUDES ALL EXPOSED SOIL, SURFACES OF EXISTING PLANTING AREAS, EXCEPT IN URBAN AREAS, OPEN CREeping OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS, WHERE MILDLY IS NOT APPROPRIATE. FUTURE LANDSCAPE INSTALLATIONS FOR INCOMPLETE LANDSCAPE INSTALLATIONS MUST BE TO THE APPROVED LANDSCAPE PLANS. I HAVE READ AND UNDERSTAND THE TERMS OF THIS STATEMENT."

VALVES

1. VALVES ARE 3/4" RAIN BIRD CONTROL ZONE KITS WITH PRE-INSTALLED FILTERS AND 30 PSI PRESSURE REGULATORS. THEY ARE TO BE INSTALLED PER INSTALLATION DETAIL.

PIPES

1. THE MAINLINE PIPE IS 1" SCHEDULE 40 PVC ALL THE WAY FROM THE WATER METER, THROUGH THE POINT OF CONNECTION AND ONWARD TO EACH VALVE MAINFOLD. CONNECT TO THE CITY WATER SUPPLY WHERE SHOWN ON PLAN.

1. THE IR

2. WEATHER/CLIMATIC WEATHER SENSOR SLAY/IO INSTALLED ABOVE CONTROLLER, ON ROOF EAVE, WITH NO OBSTRUCTION FROM ABOVE. ENSURE THE WEATHER SENSOR IS IN A SUNNY SPOT, AND THAT NOTHING BLOCKS RAIN.
3. THERE IS A MASTER VALVE DIRECTLY DOWNSTREAM OF THE IRRIGATION SUB-METER. BE SURE TO WIRE IT TO CONTROLLER.

GENERAL IRRIGATION NOTES

- [illegible]

IRRIGATION DETAIL NOTES

- [illegible]

IRRIGATION LEGEND

Quantity	Symbol	Description
ACTIVATIONS		
1		1-200 ACTIVATION AND DEACTIV. 1-100
DEACTIVATION SERVICES		
1		1-1000 1-100
CONTROLS MONTH		
1		
2		1-1000 1-100 AND 1-1000 1-100
3		1-1000 1-100 AND 1-1000 1-100
4		1-1000 1-100 AND 1-1000 1-100
5		1-1000 1-100 AND 1-1000 1-100
6		1-1000 1-100 AND 1-1000 1-100
7		1-1000 1-100 AND 1-1000 1-100
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62		1-1000 1-100 AND 1-1000 1-100
63		1-1000 1-100 AND 1-1000 1-100
64		1-1000 1-100 AND 1-1000 1-100
65		1-1000 1-100 AND 1-1000 1-100
66		1-1000 1-100 AND 1-1000 1-10

"I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN."
"I AGREE TO COMPLY WITH THE REQUIREMENTS OF WATER EFFICIENT LANDSCAPE ORDINANCE AND SUFFICIENT COMPLETE LANDSCAPE DOCUMENTATION PACKAGE."
"THE PACKAGE COMPLIES WITH THE PRESCRIPTIVE APPROACH OF THE IMELO."

SIGNATURE

DATE _____

IRRIGATION PLAN

P.L.
performance
designs
landscape
plandscapeplaza11scz@gmail.com

Residential Duplex
940 Dunes Street,
A.P.N 196-0-031-155

Project

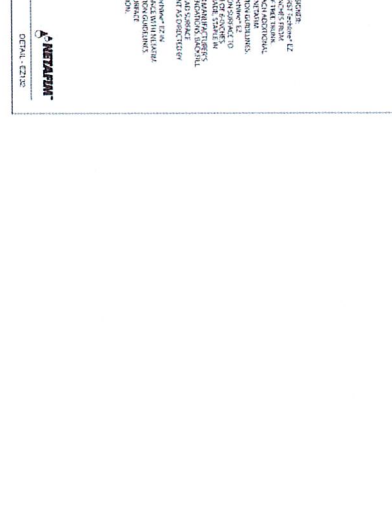
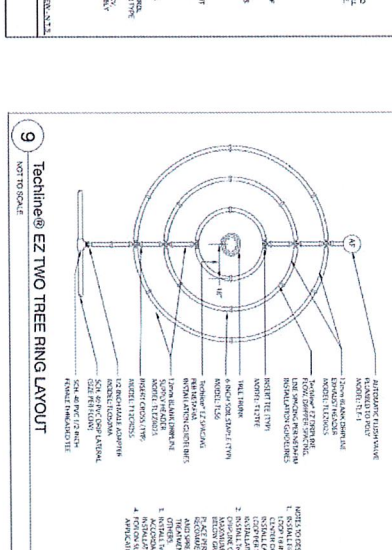
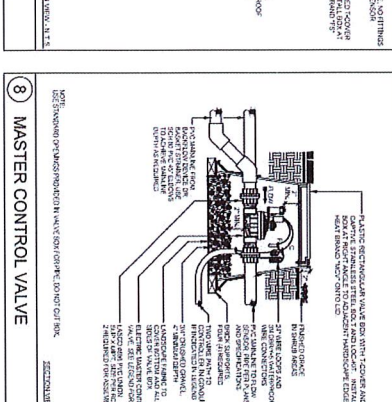
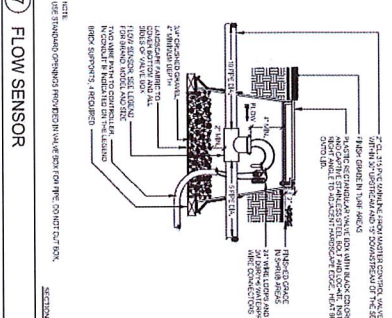
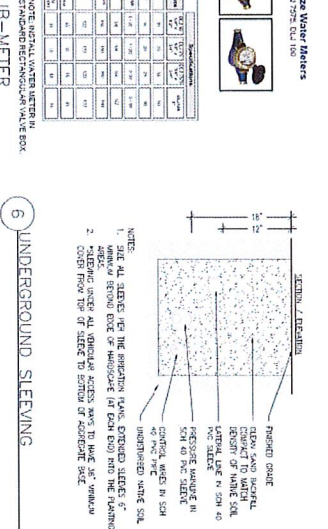
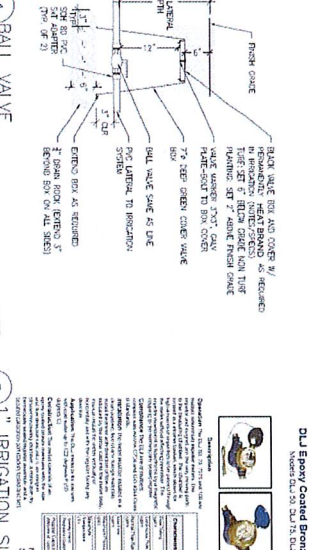
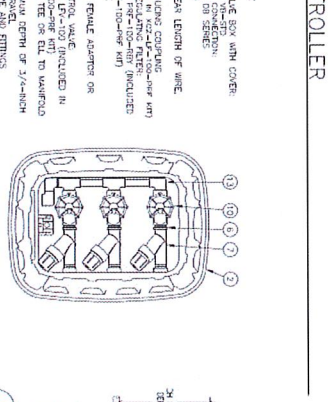
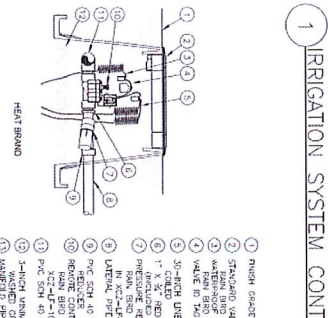
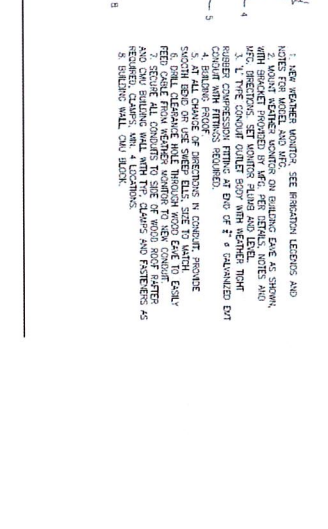
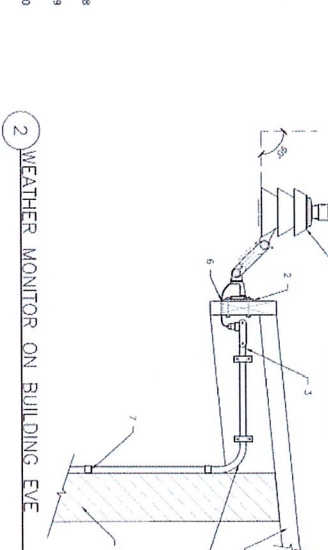
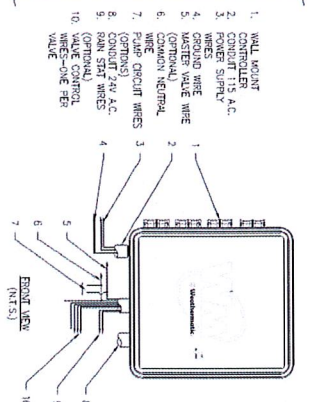
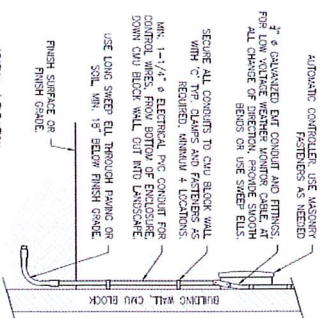
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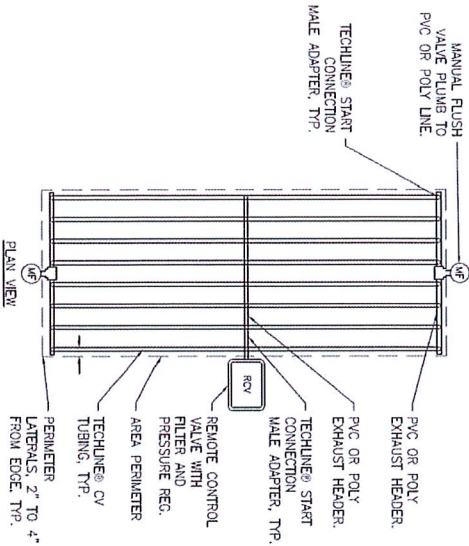
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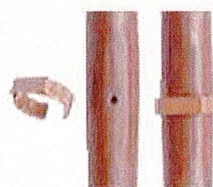
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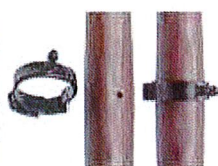


1 INLINE DRIP CENTER FEED



Dripper Plug Ring
(Not for use with Techline CV)
Model TIDPLUG
Item 32000-006015

NOTE: IF THERE ARE ANY EMITTERS IN THE NETAFIM GRID THAT WILL NOT BE NEEDED IN THE PRESENT, PLUG THEM WITH THE DRIPPER PLUG RING. THESE PLUGS ARE REUSABLE.



EMITTER MICRO-TUBING ADAPTER
Model TIMTUBEADP

TO ENSURE THAT EACH NEW PLANT HAS AN EMITTER ON ITS ROOT BALL, USE THIS ADAPTER FROM NETAFIM. IT IS CALLED A MICRO TUBING ADAPTER. THE MODEL NUMBER IS: TIMTUBEADP.

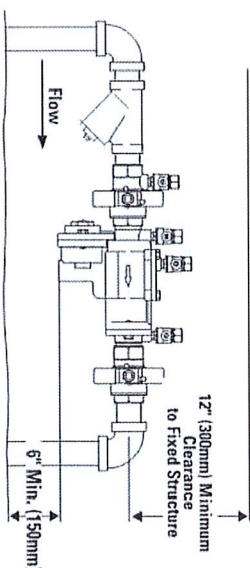
CLIP THIS ADAPTER ONTO THE NEAREST INLINE EMITTER IN THE GRID TO THE PLANT. THEN ATTACH A LENGTH OF 1/2" DRIP TUBING, AND RUN IT TO THE TOP OF THE ROOT BALL, AND STAPLE IT DOWN.

THIS ADAPTER AND 1/2" TUBING MAY BE REMOVED AFTER THE ROOTS OF THE PLANTS MOVE OUT INTO THE NATIVE SOIL.

3 NETAFIM MICRO-TUBING ADAPTOR

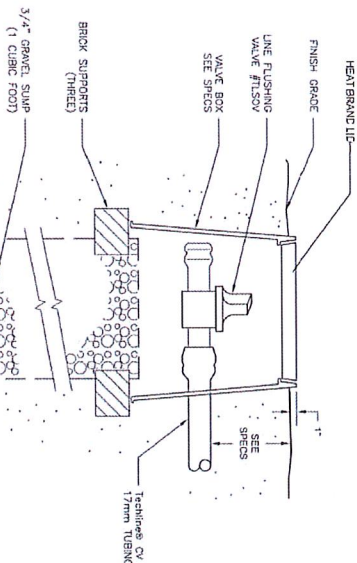
Typical Installation

Series 860 1/2" - 2" (15 - 50mm)
Outdoor Installation



IMPORTANT: INQUIRE WITH GOVERNING AUTHORITIES FOR LOCAL INSTALLATION REQUIREMENTS

TOP VIEW



SIDE VIEW

4 NETAFIM TECHLINE CV MANUAL FLUSHLINE VALVE

5 BACKFLOW PREVENTER

GENERAL IRRIGATION NOTES

"CONTRACTOR SHALL BE LICENSED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO READ, UNDERSTAND, AND ADHERE TO RESPONSIBILITY TO READ, UNDERSTAND, AND ADHERE TO PROJECT NOTES AND SPECIFICATION, PERTAINING TO ALL PLANS, INCLUDING THE FOLLOWING GENERAL AND SITE SPECIFIC NOTES."

1. "THIS DESIGN IS DIAGRAMMATIC. ALL VALVES, ETC., SHOW WITHIN PAVED AREAS FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN THE PLANTING AREAS WHERE POSSIBLE. AVOID ANY CONFLICTS BETWEEN THE IRRIGATION SYSTEM AND EXISTING STRUCTURES, UTILITIES AND PLANTING."
2. "ALL MAINLINE PIPING UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES. MAIN LINE SLEEVE, CONTROL WIRE SLEEVES SHALL BE OF SUFFICIENT SIZE FOR THE REQUIRED NUMBER OF WIRES UNDER PAVING, OR SIZE AS INDICATED ON PLANS."
3. "ALL EXTERIOR LOW VOLTAGE WIRE CONNECTIONS SHALL BE FULLY ENCLOSED USING WATERPROOF CONNECTORS."
4. "PROVIDE ALL SLEEVES A MINIMUM OF SIX (6) INCHES BEYOND PAVING EDGES."
5. "EXTEND A MINIMUM OF 18" COVER OVER ALL PRESSURE MAINLINE PIPE AND 12" MINIMUM COVER OVER ALL COVER OVER ALL PRESSURE MAINLINE PIPE AND 12" MINIMUM COVER OVER ALL NON-PRESSURE LATERAL LINES."
6. "CONTRACTOR SHALL BE RESPONSIBLE FOR PULLING VALVE WIRING THROUGH SLEEVING WHEN NECESSARY."
7. "ALL LATERAL LINE PIPING UNDER PAVING SHALL BE PVC SCHEDULE 40 PIPE AND SHALL BE INSTALLED PRIOR TO PAVING."
8. "EXERCISE EXTREME CARE WHEN EXCAVATING FOR IRRIGATION SYSTEM DUE TO EXISTING UTILITIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, STRUCTURES, AND UNDERGROUND UTILITIES. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER TRADES ON SITE."
9. "DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTION, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE DESIGN. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF G.O. DESIGNS. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY REVISIONS NECESSARY."
10. "ALL THREADED PIPE CONNECTIONS MADE TO SLIP-JOINT PVC PIPE SHALL BE MADE WITH A PVC THREADED COUPLING, ALL THREADED ADAPTERS AND COUPLINGS ARE TO BE DURA-DEEP SOCKET TYPE, DURA-DEEP SOCKET TYPE, DEEP SOCKET TYPE."
11. "ALL VALVES SHALL BE LOCATED IN GROUND COVER AREAS WHENEVER POSSIBLE. REMOTE CONTROL VALVES SHALL BE INSTALLED IN BELOW GRADE BOXES. USE BROWN COLORED BOXES UNLESS OTHERWISE SPECIFIED."
12. "THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING THE FINAL CONNECTION OF CONTROL WIRES BETWEEN EXISTING WIRES AND NEW CONTROL VALVES."
13. "CONTRACTOR SHALL PROVIDE SEPARATE SLEEVE FOR PRESSURIZED MAINLINE AND LATERALS ROUTED UNDER EXISTING WALKWAYS AS NEEDED."
14. "CONTRACTOR SHALL FOLLOW ALL MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS FOR INSTALLATION AND 5 INSTRUCTIONS AND RECOMMENDATIONS FOR INSTALLATION AND COORDINATION OF THE IRRIGATION SYSTEM TO INSURE A COMPLETE SYSTEM."
15. "COVER ALL DRIP LINES WITH MINIMUM 3" THICK LAYER OF APPROVED BARK MULCH."
16. "PRESSURE REGULATION DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE REGULATION DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES."
17. "MANUAL SHUT-OFF VALVES SHALL BE REQUIRED, AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE 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 OR ROUTINE REPAIR."
18. "CHECK VALVES OR ANTI-DRAIN VALVES AREA REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR."
19. "A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES."
20. "AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, AND AN IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE."
21. "AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION."

22. "AN OPEN-TRENCH INSPECTION BY CITY STAFF IS REQUIRED PRIOR TO COVERING BELOW GRADE PIPES, LATERALS, AND MAINS. THE DESIGNER OF THE LANDSCAPE, OR THEIR DESIGNEE, AND GENERAL CONTRACTOR, OR THEIR DESIGNEE, PERFORMING THE INSTALLATION MUST BE PRESENT AT THE OPEN-TRENCH INSPECTION. FOR OPEN-TRENCH INSPECTIONS, CALL THE OFFICE OF SUSTAINABILITY AND THE ENVIRONMENT AT (310) 458-8405."
23. "PRIOR TO FINAL INSPECTION INSTALLER SHALL TEST THE IRRIGATION SYSTEM TO VERIFY THAT IT MEETS THE APPROVED DESIGN AND SPECIFICATIONS."
24. "PRIOR TO FINAL INSPECTION INSTALLER MUST PROGRAM THE IRRIGATION CONTROLLER."
25. "A FINAL INSPECTION BY CITY STAFF IS REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY TO ENSURE THAT THE SYSTEM WAS BUILT TO APPROVED PLANS AND SPECIFICATIONS. FOR FINAL INSPECTIONS, CALL THE OFFICE OF SUSTAINABILITY AND THE ENVIRONMENT AT (310) 458-8405. THE FOLLOWING ITEMS WILL BE REQUIRED AT FINAL INSPECTION PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY:

1. "POST-INSTALLATION SOIL TEST RESULTS WHICH MUST CONTAIN THE PERCENTAGE (%) OF ORGANIC MATTER. MAY ALSO INCLUDE BUT IS NOT LIMITED TO SOIL TEXTURE, INFILTRATION RATE OR SOIL TEXTURE INFILTRATION RATE TABLE PH, TOTAL SOLUBLE SALTS, SODIUM, AND RECOMMENDATIONS DETERMINED BY LABORATORY TEST. EXCEPTION: LANDSCAPES CONTAINED ENTIRELY IN PLANTERS OR CONTAINERS ARE EXEMPT FROM THIS REQUIREMENT."
2. "A DETAILED IRRIGATION CONTROL MAP MUST BE INSTALLED INSIDE OR NEAR THE IRRIGATION CONTROLLER WITH AT MINIMUM A DESCRIPTION FOR EACH ZONE INCLUDING: PLANT MATERIAL, WATERING DEVICE, VALVE, OR STATION NUMBER, RUN TIME FOR PEAK DEMAND MONTH AND PRECIPITATION RATE."
3. "IRRIGATION SCHEDULES INCLUDING ESTABLISHMENT PERIOD START AND END DATES, MUST BE POSTED INSIDE THE IRRIGATION CONTROLLER HOUSING UNIT BY THE INSTALLER."
4. "ELECTRONIC SUBMISSION OF AN AS-BUILT SET OF PLANS TO THE CITY IS REQUIRED IF REQUESTED BY CITY INSPECTOR."
5. "PRIOR TO CONSTRUCTION OF LANDSCAPED AREA OR IRRIGATION, THE CONTRACTOR MUST OBTAIN AND REVIEW A COPY OF THE WATER-EFFICIENT LANDSCAPE AND IRRIGATION STANDARDS."
6. "ALL LANDSCAPING AND IRRIGATION SYSTEMS MUST COMPLY WITH ALL LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS."
7. "THE IRRIGATION SYSTEM MUST COMPLY WITH ALL LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS."
8. "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 THAT THE PROPER INSTALLATION OF THE BACKFLOW PREVENTION ASSEMBLY, MAIN LINE, LATERALS, VALVES, SPRINKLER HEADS, DRIP IRRIGATION EQUIPMENT, CONTROL WIRE, CONTROLLERS, AND SENSORS MEETS THE INTENT OF THE IRRIGATION DESIGN PLAN AS DESIGNED AND APPROVED."
9. "AREAS DESIGNATED AS MUCH ON APPROVED LANDSCAPE PLANS, INCLUDING AREAS COVERED BY WOOD CHIPS, GRAVEL, STONE, DECOMPOSED GRANITE, AND AREAS DESIGNATED AS ARTIFICIAL TURF ON APPROVED LANDSCAPE PLANS CANNOT BE REPLACED WITH TURFGRASS OR HIGH WATER USE PLANTS AS DERIVED IN THE CURRENT EDITION OF THE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS). ONCE MULCH OR ARTIFICIAL TURF HAS BEEN INSTALLED."
10. "TURFGRASS, INCLUDING EXISTING PLANT MATERIAL, IS NOT ALLOWED ON SLOPES GREATER THAN TWENTY-FIVE PERCENT (25%) WHERE THE TOE OF THE SLOPE IS ADJACENT TO AN IMPERMEABLE HARDSCAPE."
11. "PLANT MATERIAL LISTED IN THE CURRENT INVASIVE PLANT INVENTORY FOR THE SOUTHWEST REGION BY THE CALIFORNIA INVASIVE PLANT COUNCIL OR LISTED FOR THE SOUTH COAST REGION BY THE PLANTRIGHT ORGANIZATION ARE PROHIBITED, INCLUDING EXISTING PLANT MATERIAL, EXCEPT FOR KNOWN NON-FRUITING, NON-INVASIVE, STERILE VARIETIES, CULTIVARS OR SELECTIONS."
12. "AUTOMATIC WEATHER-BASED OR SOIL-MOISTURE BASED IRRIGATION CONTROLLERS"
13. "A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE SIGNER OF THE LANDSCAPE PLANS OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT"

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SIGNATURE

DATE

19

DATE:
9/9/2022
SCALE:
N/A

Project

residential Duplex
940 Dunes Street,
A.P.N 196-0-031-155

P.L.
performance
designs
landscape
architects

Irrigation notes