

SUSTAINABILITY FEATURE
(QUALIFYING TREE)

SHRUBS (SEE LEGEND)
WITH ORGANIC BARK MULCH

***ALL TURF REPLACEMENT PROGRAM PROJECTS MUST
INCLUDE A MINIMUM OF 3 PLANTS PER 100 SQUARE
FEET OF TURF REMOVED AND AT LEAST ONE
APPROVED SUSTAINABILITY FEATURE. REFER TO THE
MWDOC TURF REMOVAL PROGRAM'S WEBSITE FOR
MORE INFORMATION

DRIVEWAY

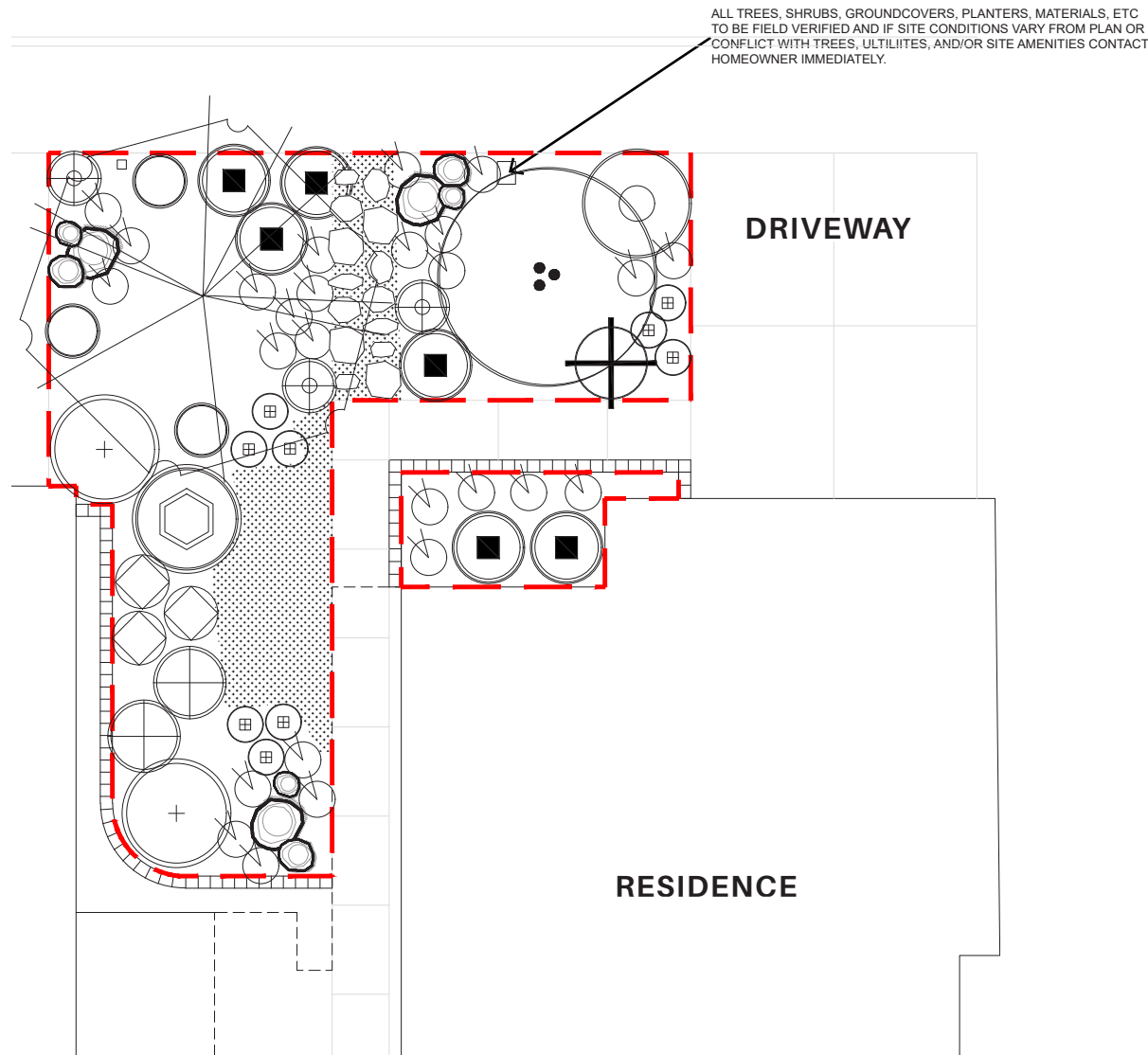
RESIDENCE

SHRUBS (SEE LEGEND)
WITH ORGANIC BARK MULCH

FLAGSTONE STEPPERS WITH
GROUNDCOVER

GROUNDCOVER

DECORATIVE BOULDERS



SHRUB LEGEND

(USDA ZONE 10a/b)(SUNSET 24)

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WUCOLS
⊕	ISOMERIS ARBOREA	BLADDERPOD	1 GAL.	1	VERY LOW
⊕	VERBENA LILACINA 'DE LA MINA'	LILAC VERBENA	1 GAL.	3	LOW
⊕	ERIOGONUM GRANDE VAR. RUBESCENS	RED BUCKWHEAT	1 GAL.	3	VERY LOW
⊕	SALVIA 'ALLEN CHICKERING'	ALLEN CHICKERING SAGE	1 GAL.	1	VERY LOW
⊕	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL.	2	LOW
⊕	EPILOBIUM CANUM	CALIFORNIA FUCHSIA	1 GAL.	3	VERY LOW
⊕	PENSTEMON HETEROPHYLLUS 'MARGARITS BOP'	MARGARITA FOOTHILL PENSTEMON	1 GAL.	9	LOW
⊕	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL.	26	VERY LOW
⊕	ARCTOSTAPHYLOS 'SUNSET'	SUNSET MANZANITA	1 GAL.	1	LOW
⊕	SALVIA SPATHACEA	HUMMINGBIRD SAGE	1 GAL.	6	LOW
⊕	CEANOTHUS 'CONCHA'	CONCHA WILD LILAC	1 GAL.	2	LOW
⊕	HETEROMELES ARBUTIFOLIA	TOYON	15 GAL.	1	VERY LOW

GROUND COVER LEGEND

(USDA ZONE 10a/b)(SUNSET 24)

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WUCOLS
⊕	DYMONDIA MARGARETAE	SILVER CARPET	SOD	135 S.F.	LOW

TREE LEGEND

(USDA ZONE 10a/b)(SUNSET 24)

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WUCOLS
⊕	QUERCUS TOMENTELLA	ISLAND OAK	24" BOX	1	LOW

HARDSCAPE AND MULCH LEGEND

SYMBOL	DESCRIPTION	QUANTITY	COLOR	FINISH
⊕	DECORATIVE BOULDERS	APPROX. 9	CRESTA	N.A.
⊕	ORGANIC SHREDDED BARK MULCH	APPROX. 675 SQ. FT.	FOREST BLEND	N.A.
⊕	FLAGSTONE STEPPERS: STEPPERS TO BE PLACED AT A MINIMUM OF 2" APART AND NOT GROUTED.	APPROX. 14	CARBON FROST	N.A.

***ALL TURF REEPLACEMENT PROGRAM PROJECTS MUST INCLUDE A MINIMUM OF 3 PLANTS PER 100 SQUARE FEET OF TURF REMOVED AND AT LEAST ONE APPROVED SUSTAINABILITY FEATURE. REFER TO THE MWDOC TURF REPLACEMENT PROGRAM'S WEBSITE FOR MORE INFORMATION.

GENERAL PLANTING NOTES

- ALL BOXED TREES SHOULD BE SELECTED AND TAGGED BY THE HOMEOWNER.
- ALL LOCAL JURISDICTION STANDARDS AND SPECIFICATIONS SHOULD BE REVIEWED PRIOR TO PLANTING.
- THE CONTRACTOR SHOULD VERIFY ALL PLANT MATERIAL QUALITY AND QUANTITIES PRIOR TO INSTALLATION. THE CONTRACTOR IS TO BE RESPONSIBLE FOR THE CONTINUOUS PROTECTION OF ALL PLANT MATERIALS UPON ARRIVAL TO THE SITE.
- ALL TREES, SHRUBS, VINES AND GROUNDCOVER SHALL BE SPOTTED UNDER THE DIRECTION OF THE HOMEOWNER.
- CONTRACTOR IS TO SPOT ALL PLANT MATERIAL AND HAVE THE HOMEOWNER APPROVE LOCATION PRIOR TO EXCAVATION OF ANY PLANT PIT. ALLOW 48 HOURS LEAD TIME. ANY TREE, SHRUB OR VINE THAT IS PLANTED WITHOUT APPROVAL OF THE HOMEOWNER MAY BE MOVED AT THE CONTRACTOR'S EXPENSE.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE CORRECT HEIGHT OF ROOT BALL ABOVE GRADE.
- LANDSCAPE CONTRACTOR SHOULD ADJUST TREE LOCATIONS IF THERE IS A CONFLICT WITH SUBSURFACE DRAIN LINES OR STORM DRAINS.
- THIRTY (30) DAYS AFTER INSTALLATION, ALL LANDSCAPE AREAS SHALL BE FERTILIZED WITH A COMMERCIAL GRADE FERTILIZER OF 16-6-8 OR HOMEOWNER APPROVED EQUAL, APPLIED PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- ALL NEW HARDSCAPE AREAS SHOULD SHEET FLOW @ 2% MINIMUM OR DRAIN TO LANDSCAPE.
- ALL TREES THAT ARE CLOSER THAN FIVE FEET (5') TO HARDSCAPE ELEMENTS SHOULD BE PLANTED WITH A HOMEOWNER APPROVED LINEAR ROOT BARRIER.
- MWDOC MAKES NO REPRESENTATIONS OR WARRANTIES REGARDING THE CONTRACTED SERVICES OR PRODUCTS THAT YOU MAY SELECT UNDER THE TREE INCENTIVE PROGRAM, INCLUDING AS TO THE HEALTH, LIFESPAN, POWERLINE INTERFERENCE, AND/OR ROOT INTRUSION OF SIDEWALKS AND/OR OTHER HARDSCAPE OF ANY APPROVED TREES THAT MAY BE INSTALLED AS PART OF THE PROGRAM.
- LANDSCAPE CONTRACTOR SHOULD SUBMIT MULCH SAMPLE TO HOMEOWNER PRIOR TO DELIVERY AND INSTALLATION.

CONCEPTUAL IMAGERY



PLANT MASSING



PLANT MASSING



PLANT MASSING



STEPPERS WITH GROUNDCOVER
NOT TO EXCEED 3' X 3' IN SIZE
SPACED AT LEAST 2" APA

TREES



SUSTAINABILITY FEATURE:
QUERCUS TOMENTELLA
ISLAND OAK

LARGE SHRUBS



ARCTOSTAPHYLOS 'SUNSET'
SUNSET MANZANITA



CEANOTHUS 'CONCHA'
CONCHA WILD LILAC



HETEROMELES ARBUTIFOLIA
TOYON



SALVIA 'ALLEN CHICKERING'
ALLEN CHICKERING SAGE



VERBENA LILACINA 'DE LA MINA'
LILAC VERBENA

MEDIUM SHRUBS



ACHILLEA MILLEFOLIUM
COMMON YARROW +CVS



PENSTEMON HETEROPHYLLUS 'MARGARITA'
MARGARITA FOOTHILL PENSTEMON



CALIFORNIA FUCHSIA
EPILOBIUM CANUM



MUHLENBERGIA RIGENS
DEER GRASS



ISOMERIC ARBOREA
BLADDERPOD



SILVER CARPET
DYMONDIA MARGARETAE



SALVIA SPATHACEA
HUMMINGBIRD SAGE



ERIOGONUM GRANDE VAR. RUBESCENS
RED BUCKWHEAT

MATERIALS



ORGANIC SHREDDED BARK MULCH

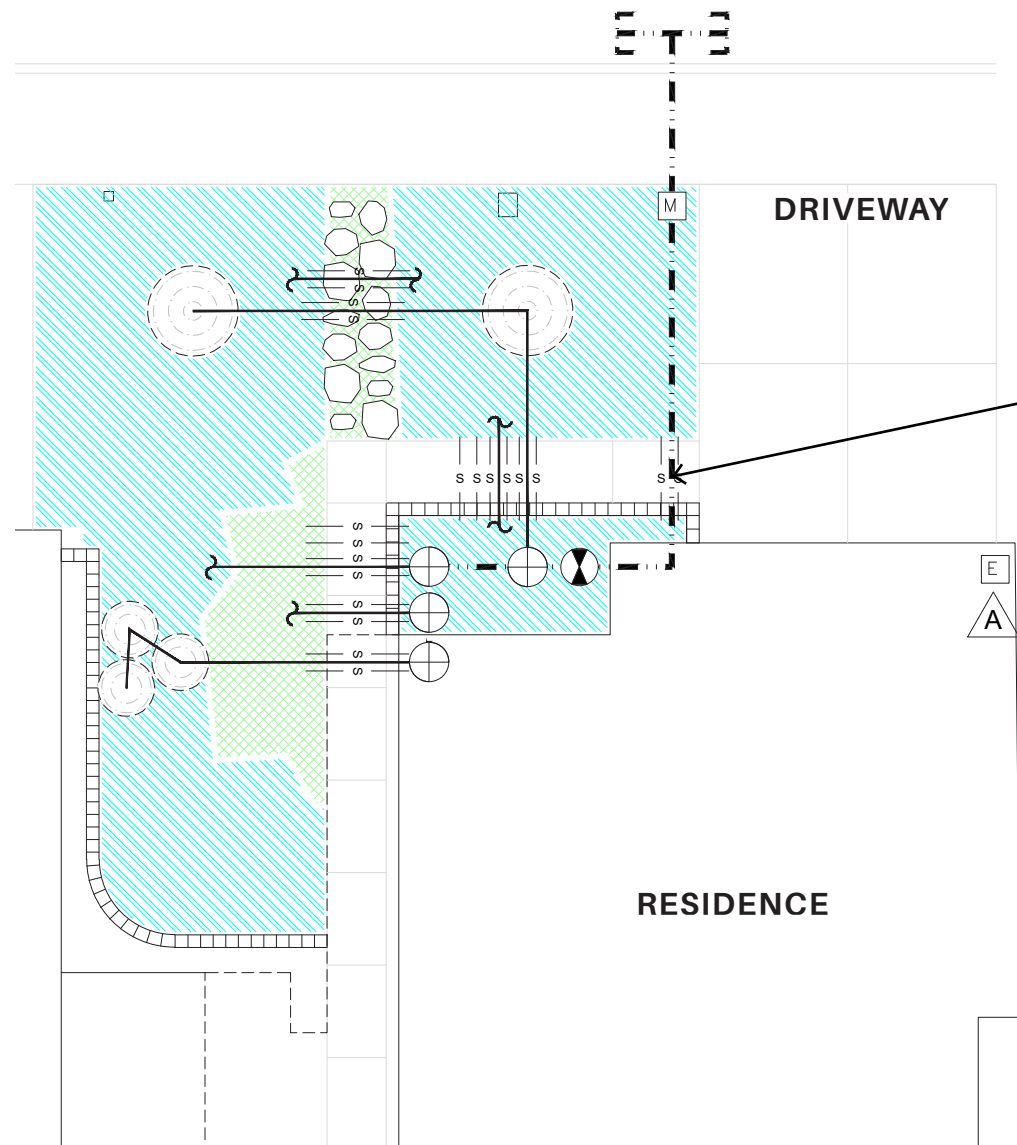


DECORATIVE BOULDERS



FLAGSTONE STEPPERS
NOT TO EXCEED 3' X 3' IN SIZE
SPACED AT LEAST 2" APART

LANDSCAPE CONCEPT, PLANTING, AND MATERIAL PHOTOS



IRRIGATION UTILITIES

	POINT OF CONNECTION (P.O.C) TO DOMESTIC SERVICE LINE.
	EXISTING METER TO REMAIN.

IRRIGATION CONTROLLER

	HUNTER PRO-C PC-400 WALL MOUNT CONTROLLER with (1) PCM-300 and ROAM REMOTE.
	BY OTHERS 120 VOLT ELECTRICAL POWER FOR CONTROLLER PROVIDED BY ELECTRICIAN, HOMEOWNER TO VERIFY AND APPROVE FINAL LOCATION.

SUB-SURFACE IRRIGATION

	HUNTER 3/4" PGV-ASV VALVE WITH 3/4" HFR SYSTEM WITH 25 PSI REGULATOR
	AS APPROVED GATE VALVE - BLOCKED TRUE UNION PVC - 2" & SMALLER (LOCATE IN PLANTING AREAS - SHOWN FOR CLARITY ONLY)
	HUNTER HDL-06-12-100-CV DRIPLINE TUBING 0.6 GPH EMITTERS AT 12" ON CENTER SPACING - ALL TUBING SHALL BE INSTALLED ON GRADE W/ 9" WIRE STAKES TWO (2) FEET ON CENTER; VERIFY THE LAYOUT AND CENTER SPACING IN THE FIELD PRIOR TO STARTING WORK. INSTALL ON GRADE DRIP IRRIGATION SYSTEM per MANUFACTURER'S SPECIFICATIONS. CUT AND INSTALL TUBING TO ALLOW FOR MINIMUM OF 2 EMITTERS PER SHRUB, PREFERABLY 3 IN A TRIANGULAR PATTERN.
	HUNTER USE HUNTER PLD and PLD-LOC FITTINGS FOR CONNECTION BETWEEN PVC LATERAL LINES AND INLINE DRIP TUBING.
	HUNTER * DRIP LINE LAYOUT NOTE: NOT ALL SUPPLY/EXHAUST LATERALS SHOWN ON PLAN for GRAPHIC CLARITY - INSTALL LATERALS per MANUFACTURER'S SPECIFICATIONS and RECOMMENDATIONS TO AVOID LOW PRESSURE THROUGH DRIPPERLINE and CONNECTIONS.
	HUNTER DRIPLINE TREE RING - HDL-06-12-100-CV DRIPLINE TUBING .6 GPH EMITTERS AT 12" ON CENTER SPACING. TUBING SHALL BE INSTALLED ON GRADE W/ 9" WIRE STAKES TWO (1) FEET ON CENTER; VERIFY THE LAYOUT AND CENTER SPACING IN THE FIELD PRIOR TO STARTING WORK. INSTALL ON GRADE DRIP IRRIGATION SYSTEM PER MANUFACTURER'S SPECIFICATIONS. CUT AND INSTALL TUBING TO ALLOW FOR MINIMUM OF 2 EMITTERS PER SHRUB, PREFERABLY 3 IN A TRIANGULAR PATTERN.
	HUNTER AFV-T FLUSH VALVE. INSTALL VALVE INSIDE 6" ROUND VALVE BOX, ONE AT THE FAR END/LOW SIDE OF EACH PLANTER DRIP LINE LATERAL. INSTALL MINIMUM OF ONE FLUSH VALVE PER MAXIMUM OF 800' OF TUBING. MULTIPLE FLUSH VALVES MAY BE REQUIRED WITHIN DRIP LINE LAYOUT. ALWAYS INSTALL VALVES IN OPPOSITE DIRECTIONS OF THE PVC/DRIP CONNECTION MANIFOLD. REFER TO MANUFACTURER SPECIFICATIONS AND INSTALLATION GUIDELINES.
	HUNTER PLD-ARV AIR/VACUUM RELIEF VALVE - INSTALL AIR RELIEF ASSEMBLY INSIDE A 6" ROUND VALVE BOX AT THE HIGH POINT OF EACH PLANTER, MIN. 1 ARV PER 500' OF DISTRIBUTION TUBING. USING AIR RELIEF LATERAL. CONNECT AIR RELIEF VALVE TO ALL DRIP LINE LATERALS WITHIN THE ELEVATED AREA. REFER TO MANUFACTURER SPECIFICATIONS AND INSTALLATION GUIDELINES.
	HUNTER MULTIPLE ARV'S MAY BE REQUIRED PER RCV WITHIN UNDULATING AREAS, VERIFY QUANTITY PRIOR TO STARTING WORK, FLUSH VALVES and AIR RELIEF VALVES SHOWN DIAGRAMMATICALLY, INSTALL VALVE BOX 18" FROM PAVING AND AT HIGH POINTS OF PLANTER AREA.
	HUNTER ECO-INDICATOR INSTALLED ON EVERY STATION.
	HUNTER WSS-SEN WIRELESS SOLAR SYNC SENSOR with WIRELESS RECEIVER. INSTALL per MANUFACTURER SPECIFICATIONS. NOTE: WHENEVER POSSIBLE HARD WIRE MODEL PREFERRED (MODEL #: SOLAR-SYNC).

IRRIGATION PIPING

	AS APPROVED NON-PRESSURE LATERAL SCH. 40 PVC PIPE. FOR SIZES 3/4" - 2" W/ PVC SCH. 40 FITTINGS - BURY MIN. 12" BELOW GRADE, SEE DETAIL FOR SLEEVING AND DEPTHS. SEE SYMBOL AND PLAN FOR SLEEVING LOCATIONS.
	AS APPROVED EXISTING MAINLINE TO REMAIN. NOTE: PRESSURE RELIEF VALVES SHALL BE INSTALLED AT ALL IRRIGATION MAINLINE PIPING "DEAD-ENDS" AND "RIGHT ANGEL" TURNS TO PREVENT WATER HAMMER DAMAGE TO PIPE AND FITTINGS. USE THRUST BLOCKS TO PREVENT WATER HAMMER WHERE NECESSARY.
	AS APPROVED PVC PIPE SCH. 40 SLEEVING, TWICE THE DIAMETER OF PIPE OR WIRE BUNDLE CARRIED - EXTEND 12" BEYOND EDGE OF PAVING & PLACE BELOW ALL PAVING, HARDSCAPE, ETC. AS DEPICTED ON PLAN OR REQUESTED BY HOMEOWNER.

IRRIGATION MISCELLANEOUS EQUIPMENT

NO SYMBOL	N/A	IRRIGATION 'COMMON' WIRE #14UF AWG DIRECT BURIAL
NO SYMBOL	N/A	IRRIGATION 'CONTROL' WIRE #14UF AWG DIRECT BURIAL
NO SYMBOL	N/A	IRRIGATION 'SPARE' WIRE #14UF AWG DIRECT BURIAL
NO SYMBOL	3M	DBR/Y-6 DIRECT BURIAL WATER-PROOF WIRE CONNECTORS FOR USE ON ALL WIRE CONNECTIONS

- ### GENERAL IRRIGATION NOTES
- THE IRRIGATION SYSTEM DESIGN IS BASED ON A MINIMUM OPERATING PRESSURE OF 70 PSI AT THE POC. CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. IF A DIFFERENT PRESSURE IS FOUND, REPORT IMMEDIATELY TO HOMEOWNER.
 - THE IRRIGATION DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS ARE FOR CLARIFICATION ONLY AND SHALL BE INSTALLED WITHIN PLANTING AREAS WHEREVER POSSIBLE.
 - IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO BECOME FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, STRUCTURES, AND UTILITIES. ALL CONTRACTORS SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY THEIR WORK. WORK SHALL BE COORDINATED WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, PAVING, AND ETC.
 - DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES, OR DIFFERENCES ON SITE EXIST THAT ARE NOT SHOWN ON THE PLANS. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE HOMEOWNER. IN THE EVENT THAT NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
 - ALL SPRINKLER EQUIPMENT SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.



LANDSCAPE IRRIGATION PLAN