
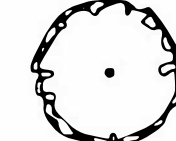

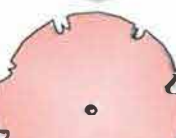
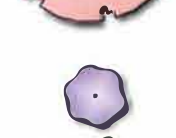








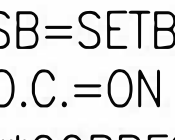



# WATER EFFICIENT LANDSCAPE CONCEPTS

## CORNER PROPERTY- OPTION 1

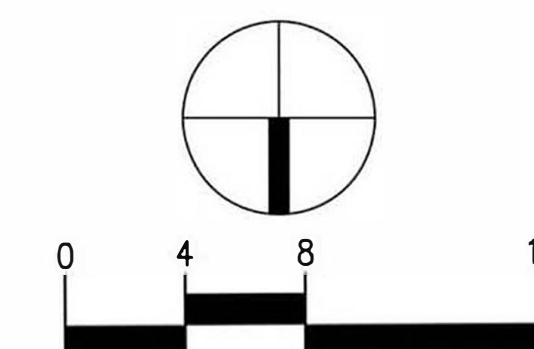


PLANTING LEGEND: CORNER PROPERTY – ACTIVE FAMILY

SYMBOL	KEY	BOTANICAL NAME	BOTANICAL NAME	SETBACK	WATER	EXPOSURE	SIZE	COUNT	REMARKS
<b>TREES</b>									
	PIS	PISTACIA CHINENSIS	CHINESE PISTACHE	20' O.C.	L	24" BOX	15 GAL	3	CITY TO DETERMINE SPECIES.
	SCH	SCHINUS MOLLE	CALIFORNIA PEPPER TREE	25' O.C.	L	24" BOX	15 GAL	3	MULTI.
<b>SHRUBS</b>									
	CAS	SENNA ARTEMISIOIDES	FEATHERY CASSIA	3' O.C.	L	FULL SUN	1 GAL	9	
	CIS	CISTUS PURPUREUS	CISTUS PURPUREUS	4' O.C.	L	FULL SUN	1 GAL	6	
	HET	HETEROMELES ARBUTIFOLIA	TOYON	8' O.C.	VL	FULL SUN	5 GAL	3	
	LAV	LAVANDULA DENTATA	FRENCH LAVENDER	3' O.C.	L	FULL SUN	1 GAL	28	
	ROM	ROMNEYA COULTERI	MATILJA POPPY	6' O.C.	VL	FULL SUN	1 GAL	3	
	SAL	SALVIA LEUCANTHA	MEXICAN SAGE	4' O.C.	L	FULL SUN	1 GAL	7	
	WES	WESTRINGIA FRUTICOSA	COAST ROSEMARY	5' O.C.	L	FULL SUN	1 GAL	10	
<b>GROUNDCOVER</b>									
	CEA	CEANOTHUS GRIESUS HORIZONTALIS	CARMEL CREEPER	6' O.C.	L	FULL SUN	1 GAL	3	PLANT @ 6' O.C.
	MYO	MYOPORUM PARVIFOLIUM 'PINK'	PINK AUSTRALIAN RACER	8' O.C.	L	FULL SUN	1 GAL	46	PLANT @ 8' O.C.
		HYBRID BERMUDA GN-3 GREG NORMAN						333 SF	
		DECOMPOSED GRANITE						168 SF	
		PERMEABLE PAVING							
<b>VINES</b>									
	MAC	MACFADYENA UNGUIS-CATI	CAT'S CLAW	10' O.C.	L	FULL SUN/ PART. SHADE	1 GAL	2	TRAIN TO WALL

TOTAL LANDSCAPED AREA: 2,875 SF  
 WATER REQUIREMENT: VL=VERY LOW; L=LOW; M=MODERATE; H=HIGH  
 SB=SETBACK FT (CALTRANS)  
 O.C.=ON CENTER  
 \*\*CORRESPONDING QUANTITY SHOWN DENOTES INDIVIDUAL PLANT/PLUG.

02/05/2016



# CORNER PROPERTY- OPTION 1 PLANT IMAGES

## TREES:



PISTACIA CHINENSIS/  
CHINESE PISTACHE  
(CITY TO DETERMIN TREE SPECIES)



SCHINUS MOLLE/  
CALIFORNIA PEPPER

## SHRUBS:



SENNA ARTEMISIOIDES/  
FEATHERY CASSA



CISTUS PURPUREUS  
ORCHID ROCKROSE



HETEROMELES  
ARBUTIFOLIA /  
TOYON



LAVANDULA  
DENTATA



ROMENYA COULTERI//  
MATILIJIA POPPY



SALVIA LEUCANTHA  
1 GAL- PLANT AT 4' O.C



WESTRINGIA FRUITICOSA/  
COAST ROSEMARY

## GROUNDCOVERS:



CEANOTHUS GRIESUS  
HORIZONTALIS/  
CARMEL CREEPER



MYOPORUM PARVIFOLIUM  
'PINK'  
PINK AUSTRALIAN RACER



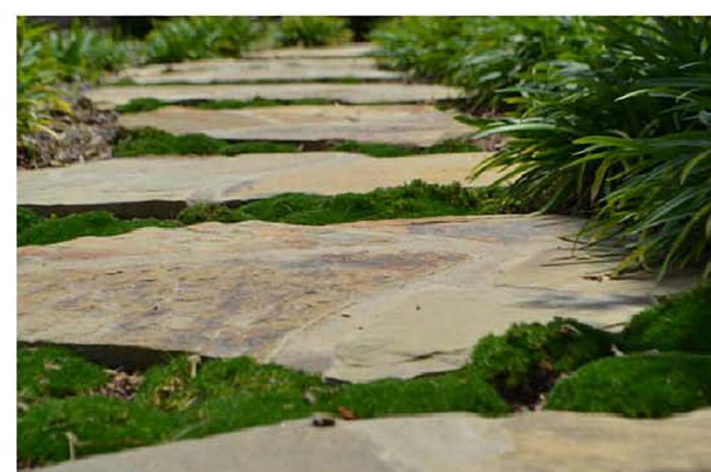
HYBRID BERMUDA GN-3  
'GREG NORMAN'  
THRU PACIFIC SOD

## VINE:



MACFADYENA UNGUIS-CATI/  
CAT'S CLAWS

## PERMEABLE PAVING:



OLDCASTLE WALKWAY  
FLAGSTONE

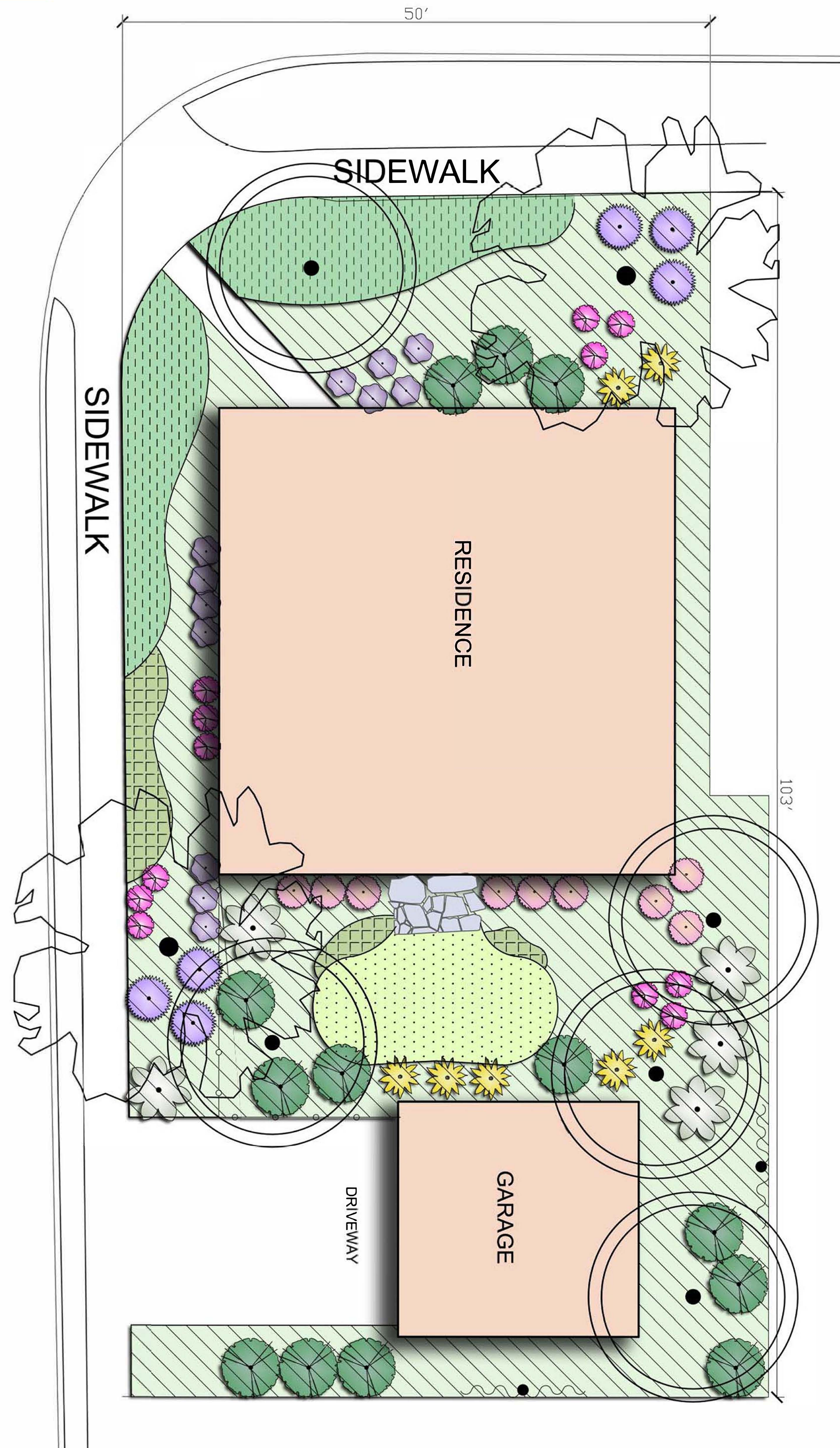


DECOMPOSED  
GRANITE

02/05/2016

# WATER EFFICIENT LANDSCAPE CONCEPTS

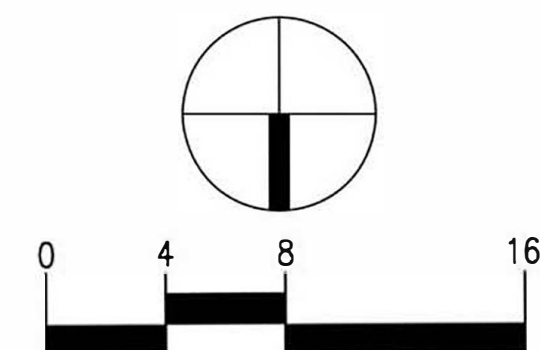
## CORNER PROPERTY- OPTION 2



PLANTING LEGEND: CORNER PROPERTY – EMPTY NESTER

SYMBOL	KEY	BOTANICAL NAME	BOTANICAL NAME	SETBACK	WATER	EXPOSURE	SIZE	COUNT	REMARKS
<b>TREES</b>									
	CHI	CHILTALPA TASHKENTENSIS		20' O.C.	L	FULL SUN	15 GAL	5	MULTI, VARIETIES MILDEW RESISTANT MULTI-FUITLESS
	OLE	OLEA EUROPEA 'SWAN HILL'	'SWAN HILL' OLIVE TREE	20' O.C.	L	FULL SUN	15 GAL	2	
<b>SHRUBS</b>									
	CAS	SENNA ARTEMISIOIDES	FEATHERY CASSIA	3' O.C. 4' O.C.	L	FULL SUN	1 GAL	7	
	CIS	CISTUS PURPUREUS	CISTUS PURPUREUS		L	FULL SUN	1 GAL	9	
	LAV	LAVANDULA DENTATA	FRENCH LAVENDER	3' O.C.	L	FULL SUN	1 GAL	12	
	CEN	CENTRANTHUS RUBER	JUPITER'S BEARD	3' O.C.	VL	FULL SUN/ PART. SHADE	1 GAL	9	
	OL	OLEA EUROPAEA 'LITTLE OLEA'	LITTLE OLLIE DWARF OLIVE	5' O.C.	L	FULL SUN	1 GAL	12	
	ROM	ROMNEYA COULTERI	MATILJA POPPY	6' O.C.	VL	FULL SUN	1 GAL	5	
	SAC	SALVIA CLEVELANDII	CLEVELAND SAGE	4' O.C.	VL	FULL SUN	1 GAL	6	
<b>GROUNDCOVER</b>									
	LAN	LANTANA MONTEVIDENSIS 'WHITE LIGHTNIN'	'WHITE LIGHTNING' LANTANA	3' O.C.	L	FULL SUN	1 GAL	10	PLANT @ 3' O.C.
	MYO	MYOPORUM PARVIFOLIUM 'PINK'	PINK AUSTRALIAN RACER	8' O.C.	L	FULL SUN	1 GAL	45	PLANT @ 8' O.C.
	ROS	ROSMARINUS PROSTRATUS 'HUNTINGTON BLUE'	HUNTINGTON CARPET ROSMARY	4' O.C.	VL	FULL SUN	1 GAL	23	PLANT @ 4' O.C.
		HYBRID BERMUDA GN-3 GREG NORMAN						200 SF	
		PERMEABLE PAVING							
<b>VINES</b>									
	MAC	MACFADYENA UNGUIS-CATI	CAT'S CLAW	10' O.C.	L	FULL SUN/ PART. SHADE	1 GAL	2	TRAIN TO WALL

TOTAL LANDSCAPED AREA: 2,875 SF  
 WATER REQUIREMENT: VL=VERY LOW; L=LOW; M=MODERATE; H=HIGH  
 SB=SETBACK FT (CALTRANS)  
 O.C.=ON CENTER  
 \*\*CORRESPONDING QUANTITY SHOWN DENOTES INDIVIDUAL PLANT/PLUG.



## CORNER PROPERTY- OPTION 2 PLANT IMAGES

### TREES:



CHITALPA TASHKENTENSIS  
15 GAL - PLANT AT 20' O.C



OLEA EUROPEA 'SWAN HILL'  
15 GAL - PLANT AT 20' O.C

### SHRUBS:



SENNA ARTEMISIOIDES/  
FEATHERY CASSA



CISTUS PURPUREUS  
ORCHID ROCKROSE



LAVANDULA  
DENTATA



CENTRANTHUS RUBER  
JUPITER'S BEARD



OLEA EUROPEA /  
LITTLE OLLIE 15 GAL



ROMENYA COULTERI/  
MATILIJA POPPY



SALVIA CLEVELANDII/  
CLEVELAND SAGE

### GROUNDCOVERS:



LANTANA  
MONTEVIDENSIS  
'WHITE LIGHTNING'



MYOPORUM PARVIFOLIUM  
'PINK'  
PINK AUSTRALIAN RACER



ROSMARINUS  
PROSTRATUS/  
HUNTINGTON BLUE



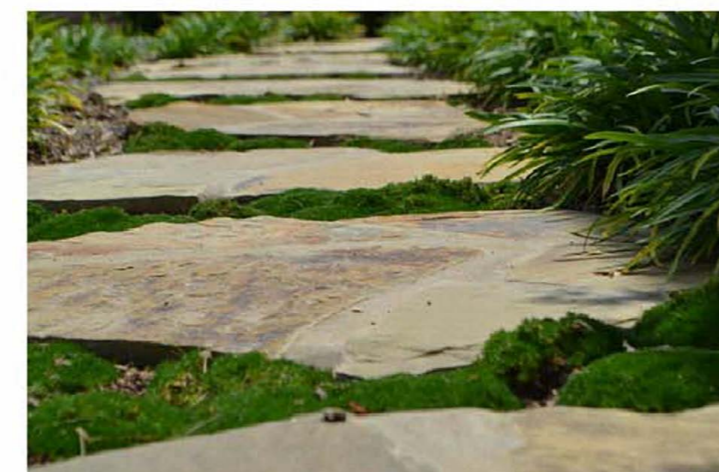
HYBRID BERMUDA GN-3  
'GREG NORMAN'  
THRU PACIFIC SOD

### VINE:



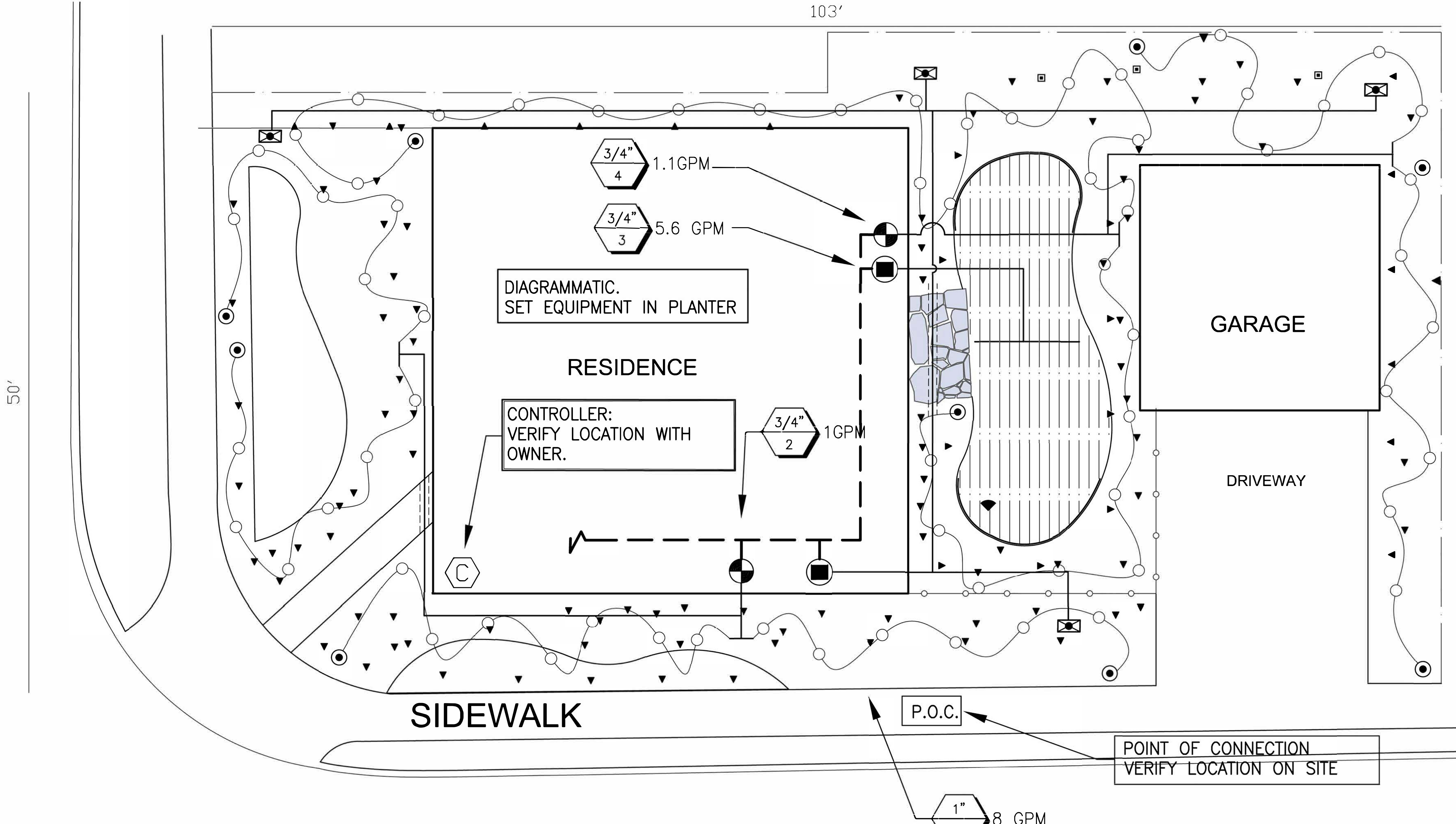
MACFADYENA UNGUIS-CATI/  
CAT'S CLAWS

### PERMEABLE PAVING:



OLDCASTLE WALKWAY  
FLAGSTONE

02/05/2016



SCHEDULE 40 PVC

PIPE SIZE	MAX GPM
3/4"	7 GPM
1"	11 GPM
1-1/4"	20 GPM
1-1/2"	29 GPM
2"	50 GPM
2-1/2"	75 GPM
3"	110 GPM
4"	190 GPM
6"	450 GPM

IRRIGATION LEGEND 2,717 sq. ft.

DESCRIPTION	SYMBOL	REMARKS:
BUBBLER FOR TREES – TWO PER TREE TWO 0.5GPH DRIP EMITTER PER SHRUB TWO 1.0GPH DRIP EMITTER PER SHRUB		(2) 1 GPM (GALLON PER MINUTE)
ON-SURFACE DRIPLINE WITH IN-LINE EMITTER TUBING TO IRRIGATE SHRUBS AND GROUND COVER		INCONSPICUOUSLY SNAKE TUBING ALONG PLANTER TO EACH PLANT. 1 GPH (GALLON PER HOUR) ONE EMITTER PER PLANT.
SUB-SURFACE DRIPLINE IRRIGATION – TO IRRIGATE LAWN AREA		EMITTERS SPACED 12" AND EMITTING .92 GPH
DRIP LINE – AIR RELIEF VALVE		
DRIP LINE – FLUSH POINT		
LOW FLOW DRIP CONTROL ZONE KIT WITH ANTI-SIPHON VALVE FOR SHRUBS AND GROUND COVER IRRIGATION		
ANTI-SIPHON VALVE WITH FLOW CONTROL, PRESSURE REGULATING FILTER FOR LAWN IRRIGATION & WITH INLINE PRESSURE REGULATOR IF NEEDED.		
ANTI-SIPHON VALVE WITH FLOW CONTROL – FOR TREE IRRIGATION		
HOSE BIB		
INDOOR OR OUTDOOR SMART CONTROLLER WITH WEATHER TECHNOLOGY		INDOOR OR OUTDOOR W/ WEATHER SMART TECHNOLOGY
EXISTING IRRIGATION MAINLINE		CONNECT TO EXISTING IRRIGATION MAINLINE
SLEEVING SCH. 40 P.V.C.		
NON-PRESSURE LINE SCH. 40 P.V.C.		
PRESSURE LINE sch 40 P.V.C.		
POINT OF CONNECTION		P.O.C. POINT OF CONNECTION-VERIFY LOCATION ON SITE

NOTE:

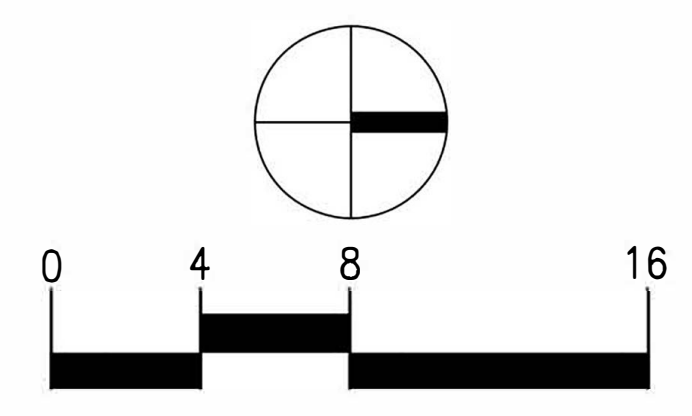
A BUILDING PERMIT IS REQUIRED FOR THE INSTALLATION OF NEW IRRIGATION VALVES OR SPRINKLERS. IF WIRING IS NEEDED FOR THE IRRIGATION CONTROLLER, AN ELECTRICAL PERMIT IS ALSO REQUIRED. FOR MORE INFORMATION CONTACT THE CITY'S BUILDING AND SAFETY DIVISION AT (562)929-5733.

THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE. NEVER INSTALL IRRIGATION OUTSIDE THE PROPERTY LINE. CONTRACTOR SHALL VERIFY LOCATION OF ALL ABOVE GRADE IRRIGATION EQUIPMENT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.



CORNER PROPERTY IRRIGATION DESIGN

02/08/2016



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