






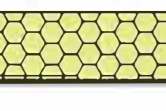
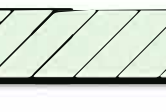


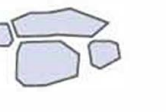



WATER EFFICIENT LANDSCAPE CONCEPTS

CUL DE SAC PROPERTY- OPTION 1

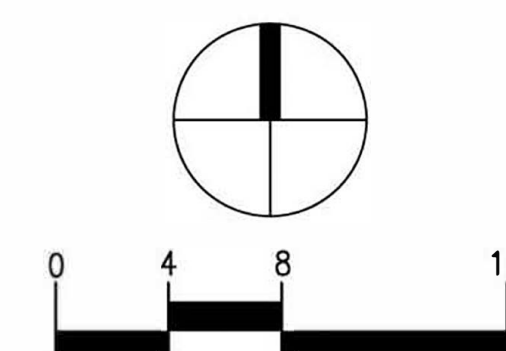


PLANTING LEGEND: CUL DE SAC PROPERTY – ACTIVE FAMILY

SYMBOL	KEY	BOTANICAL NAME	BOTANICAL NAME	SETBACK	WATER	EXPOSURE	SIZE	COUNT	REMARKS
TREES									
	OLE	OLEA EUROPEA 'SWAN HILL'	'SWAN HILL' OLIVE TREE	20' O.C.	L	FULL SUN	15 GAL	2	MULTI-FUITLESS
	PIS	PISTACIA CHINENSIS	CHINESE PISTACHE	20' O.C.	L	XX	15 GAL	4	CITY TO DETERMINE SPECIES.
SHRUBS									
	AL	ALOE STRIATA	CORAL ALOE	12" O.C.	VL	FULL SUN	1 GAL	41	
	HET	HETEROMELES ARBUTIFOLIA	TOYON	8' O.C.	VL	FULL SUN	5 GAL	9	
	LAV	LAVANDULA DENTATA	FRENCH LAVENDER	3' O.C.	L	FULL SUN	1 GAL	29	
	SAL	SALVIA LEUCANTHA	MEXICAN SAGE	4' O.C.	L	FULL SUN	1 GAL.	29	
	WES	WESTRINGIA FRUTICOSA	COAST ROSEMARY	5' O.C.	L	FULL SUN	1 GAL	14	
GROUNDCOVER									
	ACA	ACACIA REDOLENS 'LOW BOY'	PROSTRATE ACACIA	6' O.C.	L	FULL SUN	1 GAL	24	PLANT @ 6' O.C.
	MYO	MYOPORUM PARVIFOLIUM 'PINK'	PINK AUSTRALIAN RACER	8' O.C.	L	FULL SUN	1 GAL	45	PLANT @ 8' O.C.
		HYBRID BERMUDA GN-3 GREG NORMAN							1,100 SF
		DECOMPOSED GRANITE							371 SF
		PERMEABLE PAVING							
VINES									
	MAC	MACFADYENA UNGUIS-CATI	CAT'S CLAW	10' O.C.	L	FULL SUN/ PART. SHADE	1 GAL.	5	TRAIN TO WALL

TOTAL LANDSCAPED AREA: 4,322 SF
 WATER REQUIREMENT: VL=VERY LOW; L=LOW; M=MODERATE; H=HIGH
 SETBACK FT (CALTRANS)
 O.C.=ON CENTER
 **CORRESPONDING QUANTITY SHOWN DENOTES INDIVIDUAL PLANT/PLUG.

02/05/2016



CUL DE SAC PROPERTY- OPTION 1

PLANT IMAGES

TREES:



OLEA EUROPEA 'SWAN HILL'
'SWAN HILL' OLIVE TREE



PISTACIA CHINENSIS
CHINESE PISTACHE
(CITY TO DETERMIN TREE SPECIES)

SHRUBS:



ALOE STRIATA
CORAL ALOE



HETEROMELES
ARBUTIFOLIA / TOYON



LAVANDULA DENTATA
FRENCH LAVENDER



SALVIA LEUCANTHA
MEXICAN SAGE



WESTRINGIA FRUTICOSA
COAST ROSEMARY

GROUNDCOVERS:



ACACIA REDOLENS
PROSTRATE ACACIA



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

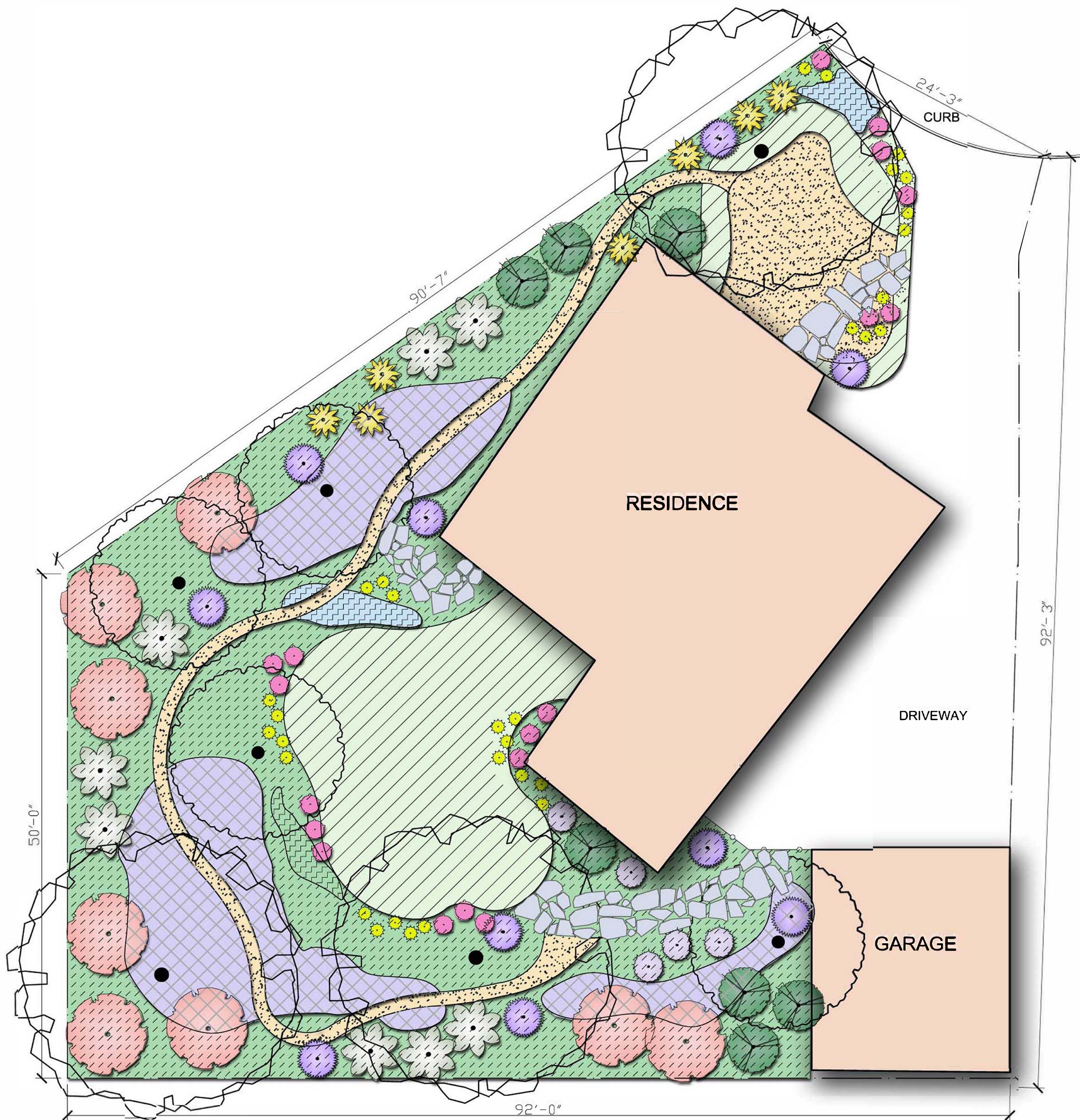
LAWRENCE R MOSS ASLA
& ASSOCIATES INC
LIC. NO. 1201
3458 OCEAN VIEW BLVD
GLENDALE CA 91208
818 248-5200
FAX 248-6574

LAWRENCE R MOSS
& ASSOCIATES










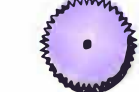


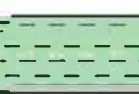


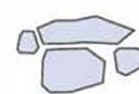
LANDSCAPE
ARCHITECTURE

WATER EFFICIENT LANDSCAPE CONCEPTS

CUL DE SAC PROPERTY- OPTION 2



PLANTING LEGEND: CUL DE SAC PROPERTY – EMPTY NESTER

SYMBOL	KEY	BOTANICAL NAME	BOTANICAL NAME	SETBACK	WATER	EXPOSURE	SIZE	COUNT	REMARKS
TREES									
	CER	CERCIS OCCIDENTALIS	WESTERN REDBUD	10' O.C.	L		15 GAL	4	MULTI.
	SCH	SCHINUS MOLLE	CALIFORNIA PEPPER TREE	25' O.C.	L		15 GAL	3	MULTI.
SHRUBS									
	ACH	ACHILLEA 'MOONSHINE'	'MOONSHINE YARROW'	18" O.C.	L	FULL SUN	1 GAL	31	
	SEN	SENNA ARTEMISIOIDES	FEATHERY CASSIA	3' O.C.	L	FULL SUN	1 GAL	5	
	HET	HETEROMELES ARBUTIFOLIA	TOYON	8' O.C.	VL	SUN OR SHADE	5 GAL	8	
	OL	OLEA EUROPAEA 'LITTLE OLEA'	LITTLE OLLIE DWARF OLIVE	5' O.C.	L	FULL SUN	1 GAL	7	
	PEN	PENSTEMON LAVENDER	APPLE BLOSSOM	24" O.C.	L	FULL SUN/ PART. SHADE	1 GAL	18	
	PER	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	3' O.C.	L		1 GAL	6	
	ROM	ROMNEYA COULTERI	MATILJA POPPY	6' O.C.	VL	FULL SUN	1 GAL	8	
	SAC	SALVIA CLEVELANDII	CLEVELAND SAGE	4' O.C.	VL	FULL SUN	1 GAL	10	
GROUNDCOVER									
	CEA	CEANOTHUS GRIESUS HORIZONTALIS	CARMEL CREEPER	6' O.C.	L	FULL SUN	1 GAL	20	PLANT @ 6' O.C.
	MYO	MYOPORUM PARVIFOLIUM 'PINK'	PINK AUSTRALIAN RACER	8' O.C.	L	FULL SUN	1 GAL	18	PLANT @ 8' O.C.
	ROS	ROSMARINUS PROSTRATUS 'HUNTINGTON BLUE'	HUNTINGTON CARPET ROSMARY	4' O.C.	VL	FULL SUN	1 GAL	75	PLANT @ 4' O.C.
	SEN	SENECIO MANDRALISCAE	BLUE CHALK STICKS	2' O.C.	M	FULL SUN	1 GAL	19	PLANT @ 2' O.C.
		DECOMPOSED GRANITE						482 SF	
		PERMEABLE PAVING							

TOTAL LANDSCAPED AREA: 4,322 SF

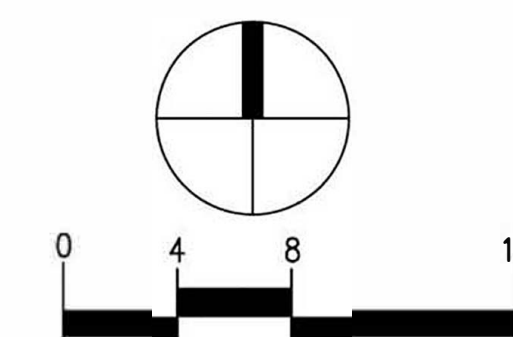
WATER REQUIREMENT: VL=VERY LOW; L=LOW; M=MODERATE; H=HIGH

SETBACK FT (CALTRANS)

O.C.=ON CENTER

**CORRESPONDING QUANTITY SHOWN DENOTES INDIVIDUAL PLANT/PLUG.

02/05/2016



CUL DE SAC PROPERTY- OPTION 2 PLANT IMAGES

TREES:



CERCIS OCCIDENTALIS /
WESTERN REDBUD



SCHINUS MOLLE/
CALIFORNIA PEPPER

SHRUBS:



ACHILEA 'MOONSHINE' /
YARROW



SENNA ARTEMISIOIDES/
FEATHERY CASSA



HETEROMELES
ARBUTIFOLIA / TOYON



OLEA EUROPEA /
LITTLE OLLIE



PENSTEMON
'APPLE BLOSSOM'



PEROVSKIA
RUSSIAN SAGE'



ROMENYA COULTERI/
MATILIA POPPY



SALVIA CLEVELANDII/
CLEVELAND SAGE

GROUNDCOVERS:



CEANOTHUS GRIESUS
HORIZONTALIS/
CARMEL CREEPER



MYOPORUM PARVIFOLIUM
'PINK'
PINK AUSTRALIAN RACER



ROSMARINUS PROSTRATUS
HUNTINGTON BLUE



SENECIO MANDRALISCAE /
BLUE CHALK STICKS



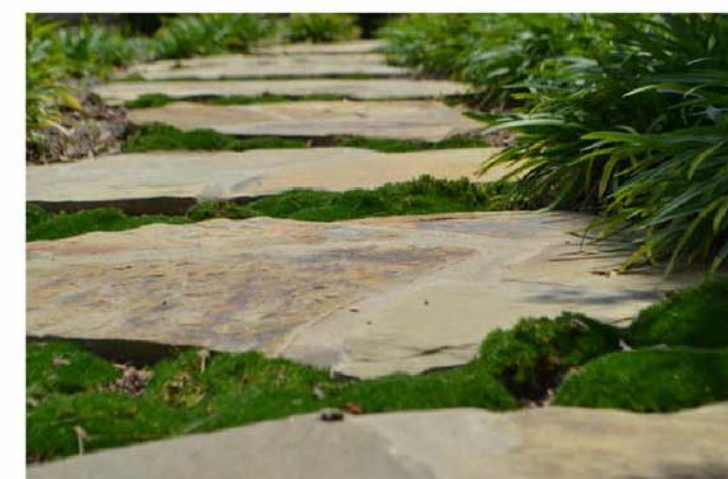
HYBRID BERMUDA GN-3
'GREG NORMAN'
THRU PACIFIC
SOD

VINE:



MACFADYENA UNGUIS-CATI/
CAT'S CLAWS

PERMEABLE PAVING:

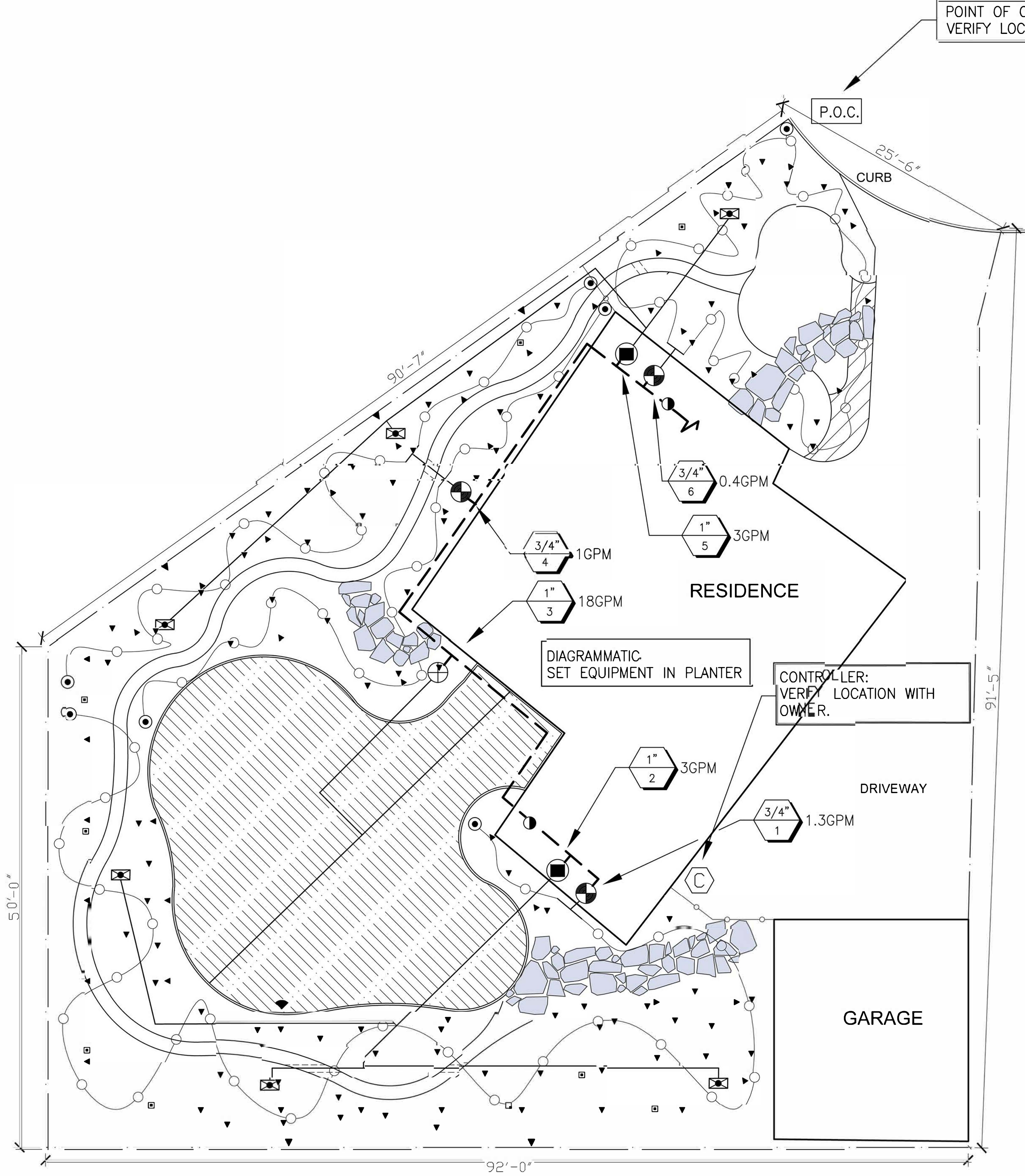


OLDCASTLE WALKWAY
FLAGSTONE



DECOMPOSED
GRANITE

02/05/2016



IRRIGATION LEGEND

DESCRIPTION	SYMBOL	REMARKS:
BUBBLER FOR TREES - TWO PER TREE		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		
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.

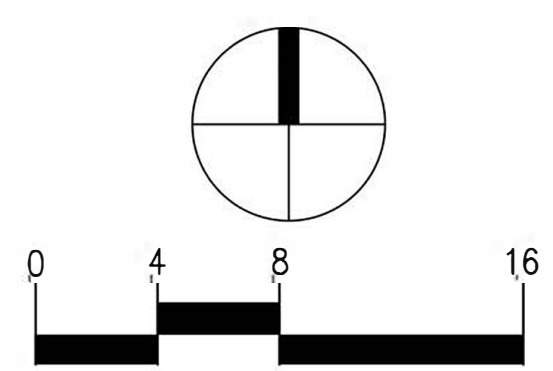
SCHEDULE 40 PVC

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



CUL DE SAC PROPERTY IRRIGATION DESIGN

02/08/2016



Lawrence R MOSS & Associates
 LAWRENCE R MOSS ASLA & ASSOCIATES INC
 LIC. NO. 1201
 3458 OCEAN VIEW BLVD
 GLENDALE CA 91208
 818 248-5200
 FAX 248-6574
 LANDSCAPE ARCHITECTURE

