

- WATER EFFICIENT LANDSCAPE DESIGN COMPONENTS**
1. THE LANDSCAPE SHALL BE INSTALLED WITH AN AUTOMATIC IRRIGATION SYSTEM TO PROVIDE THE PROPER WATER APPLICATIONS REQUIRED TO DEVELOP AND MAINTAIN ALL VEGETATION IN A HEALTHY CONDITION.
 2. THE IRRIGATION CONTROLLER SHALL BE CAPABLE OF MULTIPLE START TIME WATER SCHEDULES AND PROGRAMMING BASED UPON LOCAL EVAPOTRANSPIRATION RATE PROFILES.
 3. AUTOMATIC FLOW SENSING PROTECTION WITH WATER VALVE SHUT-OFF.
 4. MAIN SENSING DEVICE CAPABLE OF AUTOMATIC SYSTEM SHUT-DOWN.
 5. VALVE DESIGN SHALL INCORPORATE SEPARATE HYDROZONES FOR TREE, SHRUB AND FLOWER BEDS BASED UPON IRRIGATION RATE SCHEDULES.
 6. EACH HYDROZONE SHALL BE DESIGNED WITH LOW PRECIPITATION RATE NOZZLES WITH 1/2" OR SMALLER ORIFICES AND CHECK VALVES TO PREVENT OVER-SPRAY AND CONTROL WATER RUN-OFF.
 7. HYDROZONES SHALL BE DESIGNED FOR MUSCULAR COMPATIBILITY WITH MATCHED PRECIPITATION RATE NOZZLES FOR OPTIMAL WATER APPLICATION.
 8. SHRUB IRRIGATION DESIGN SHALL INCORPORATE LOW GALLONAGE PIPING TO POST IRRIGATION DEVICES, BURIED DRAINAGE AND/OR BUBBLERS TO PROVIDE WATER ONLY TO ROOT ZONES.
 9. LAWN AND BUREL BEDS SHALL BE DESIGNED SEPARATELY FOR EFFICIENT AND OPTIMAL WATER SCHEDULES.
 10. VALVE SYSTEM RUN TIMES SHALL OCCUR IN EARLY MORNING HOURS WHEN WIND LEVELS AND HUMIDITY ARE IDEAL TO PREVENT PLANT TRANSPIRATION.

- PLANTING:**
1. UTILIZE 'BONSAI' BLEND TURF GRASS SPECIES TO MINIMIZE WATER CONSUMPTION.
 2. LEAF PERCENTAGE OF TURF AREAS IN DESIGN FOR MAXIMUM WATER EFFICIENCY.
 3. TOPDRESS ALL PLANTER BEDS WITH A MINIMUM 3" THICK LAYER OF ORGANIC WOOD CHIPS TO PREVENT WATER TRANSPIRATION FROM ROOT ZONES.
 4. MAXIMIZE DROUGHT TOLERANT AND LOW WATER USAGE PLANT SPECIES IN DESIGN TO PROMOTE WATER CONSERVATION.
 5. PLANT SPECIES SELECTION SHALL BE BASED UPON MATURING GROWTH FACTORS TO MINIMIZE FUTURE ROOT COMPETITION AND WATER REQUIREMENTS.

AB 1881 COMPLIANCE:
ALL PLANTING AND IRRIGATION DESIGN FOR THIS PROJECT SHALL COMPLY WITH CALIFORNIA STATE AB 1881.

LETTERED LOT AREA CALCULATIONS:

LOT "A" = 1,479 SQ. FT.
LOT "B" = 1,480 SQ. FT.
LOT "C" = 1,382 SQ. FT.
LOT "D" = 1,894 SQ. FT.
LOT "E" = 9,648 SQ. FT.
LOT "F" = 72 SQ. FT.

SHRUBS

BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
AGAPANTHUS AFRICANUS	LILY OF THE NILE	1 GALLON	M
BUXUS JAPONICA 'GREEN BEAUTY'	JAPANESE BOXWOOD	5 GALLON	M
CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GALLON	L
CARISSA 'BOXWOOD BEAUTY'	NATAL FLEM	1 GALLON	M
DIETES BICOLOR	FORTNIGHT LILY	1 GALLON	M
DODONAEA VISCOZA 'PURPUREA'	HOPSEED BUSH	5 GALLON	L
ERIGERON KARVINSKIANUS	SANTA BARBARA DASSY	5 GALLON	M
ESCALLONIA 'COMPACTA'	COMPACT ESCALLONIA	5 GALLON	M
ESCALLONIA FRADRESII	ESCALLONIA	5 GALLON	M
EVYERGREEN EUCONYMUS	EVYERGREEN EUCONYMUS	5 GALLON	M
HEMEROCALLIS SPP.	DAYLILY	1 GALLON	M
LIQUISTRUM JAPONICUM 'TEXANUM'	WAX LEAF PRIVET	5 GALLON	M
ILEX VOMITORIA 'STORIS DWARF'	YAPTRON	5 GALLON	L
LAVANDULA STOECHAS	SPANISH LAVANDER	1 GALLON	L
MYRTUS COMMUNIS 'COMPACTA'	COMPACT MYRTLE	5 GALLON	M
NANDINA DOMESTICA	HEAVENLY BAMBOO	5 GALLON	L
PHORMIUM TENAX SPP.	NEW ZEALAND FLAX	5 GALLON	M
PROTINIA FRASERI	RED TIPPED PROTINIA	5 GALLON	M
PITTOSPORUM CRASSIFOLIUM NANA	DWARF TORBIA	5 GALLON	M
PITTOSPORUM T. 'VARIEGATA'	VARIEGATED TORBIA	5 GALLON	M
PITTOSPORUM T. 'WHEELERS DWARF'	WHEELERS DWARF	5 GALLON	M
PODOCARPUS BENCKEII	LONG LEAVED YELLOWWOOD	15 GALLON	M
PODOCARPUS MACRO. 'MAKI'	SIRIBBY YEW PINE	15 GALLON	M
PRUNUS CAROLINIANA 'COMPACTA'	CAROLINA CHERRY	5 GALLON	M
RAPHIOLEPIS INDICA SPP.	INDIAN HAWTHORN	5 GALLON	M
ROSA 'FLOWER CARPET'	FLOWER CARPET ROSE	2 GALLON	M
ROSMARINUS O. 'HINTINGTON BLUE'	HINTINGTON'S ROSEMARY	1 GALLON	L
ROSMARINUS OFF. 'TUSCAN BLUE'	ROSEMARY	15 GALLON	L
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GALLON	M
TULBAGHIA SPP.	SOCIETY GARLIC	1 GALLON	M
VIBURNUM TINUS 'COMPACTA'	DWF. VIBURNUM	5 GALLON	M
XYLOSMA CONGESTUM 'COMPACTA'	COMPACT SHINY XYLOSMA	5 GALLON	M

VINES

BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
BIGNONIA VIOLACEA	VIOLET TRUMPET VINE	5 GALLON	M
DISTICTIS BUCCINATORIA	BLOOD RED TRUMPET	5 GALLON	M
GELSEMIUM SEMPERVIRENS	CAROLINA JESSAMINE	5 GALLON	M
JASMINUM SPP.	JASMINE	5 GALLON	M



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VIBURNUM TINUS 'COMPACTA'	DWF. VIBURNUM	5 GALLON	M
XYLOSMA CONGESTUM 'COMPACTA'	COMPACT SHINY XYLOSMA	5 GALLON	M

TREES

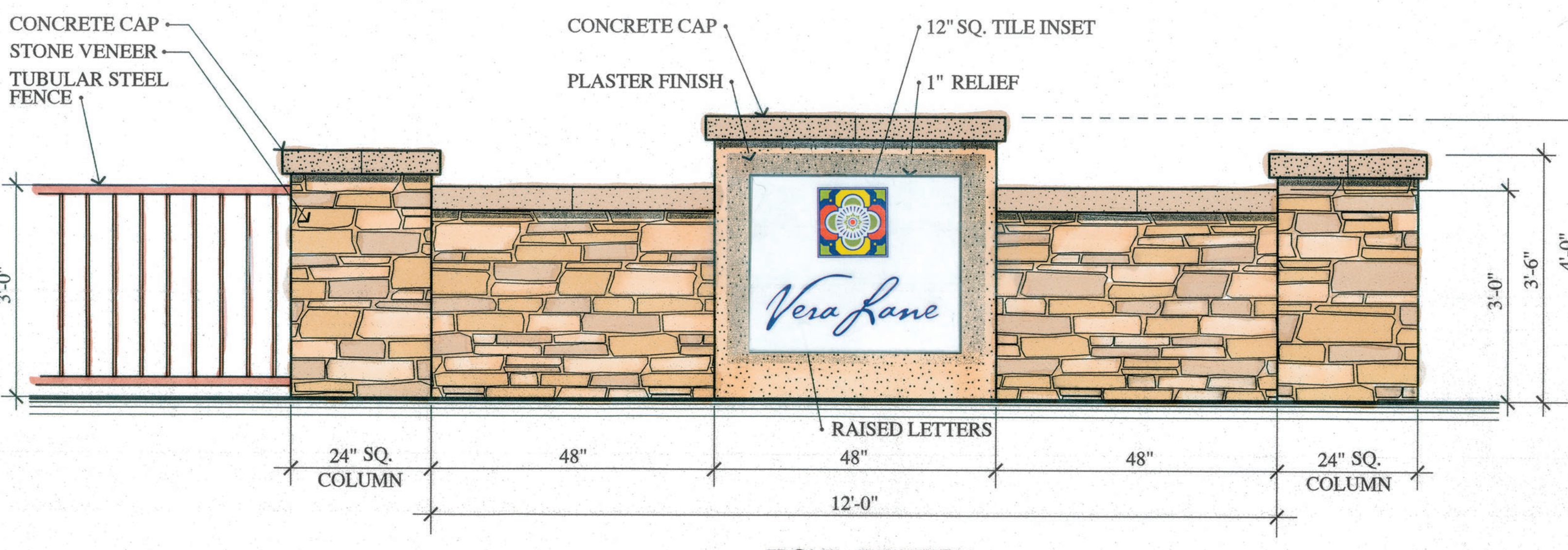
BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
T-1	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	36" BOX MULTI M
T-2	CUPANOPSIS ANACARDIODES	CARROTWOOD	36" BOX STANDARD M
T-3	TRISTANIA CONFERTA	BRISBANE BOX	36" BOX M
T-4	EUCALYPTUS POLYANTHEMOS	SILVER DOLLAR TREE	24" BOX M
T-5	GEUKERA PARVIFLORA	AUSTRALIAN WILLOW	36" BOX STANDARD L
T-6	PYRUS CALLERYANA 'ARISTOCRAT'	ARISTOCRAT PEAR	36" BOX STANDARD M
T-7	PODOCARPUS GRACILIOR	FERN PINE	36" BOX STANDARD M

GROUNDCOVERS

GROUNDCOVERS	DESCRIPTION
Water Quality Grass Mixture	WATER QUALITY GRASS MIXTURE
Shrub / Planter Beds with Minimum 3" Layer of Shredded Bark Mulch	SHRUB / PLANTER BEDS WITH MINIMUM 3" LAYER OF SHREDDED BARK MULCH
2" Thick Layer Pea Gravel (in Side Yards)	2" THICK LAYER PEA GRAVEL (IN SIDE YARDS)
2" Thick Layer Pea Gravel (in Side Yards)	2" THICK LAYER PEA GRAVEL IN SIDE YARDS

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FRONT ELEVATION 3/4" = 1'-0"