

ITEM 18



LEGEND	COMMON NAME	BOTANICAL NAME	QTY	SIZE	WATER USE
 SHRUBS	1 BUTTERFLY BUSH	BUDDEA DAVIDII		SIZE 5	LOW
	2 FLOWERING QUINCE	CHAENOMELES SPECIOSA		SIZE 5	LOW
	3 MAPLE LEAF VIBURNUM	VIBURNUM ACERIFOLIUM		SIZE 5	LOW
	4 RED FLOWERING CURRANT	RIBES SANGUINEUM		SIZE 5	LOW
	5 STRAIGHT TALK PRIVET	LINGUSTRUM VULGARE		SIZE 5	LOW
 GROUND COVER	6 SANTA BARBARA DAISY	ERIGERON GLAUCA WR	3X	SIZE 1	LOW
	7 PURPLE HOMESTEAD	VERBENA HOMESTEAD	3X	SIZE 1	LOW
	8 WOOLY THYME	THYMUS SYRPHYLLUM	3X	SIZE 1	LOW
 TREE	9 SILK OAK	GREVILLEA ROBUSTA	15	GAL	LOW
	10 CREPE MYRTLE	LAGERSTROEMIA INDICA	15	GAL	LOW
	11 OCTOBER GLORY MAPLE	ACER RUBRUM	15	GAL	LOW

Irrigation Statement
(N) Irrigated landscaping is to be watered with a low flow drip irrigation system, no turf or spray emitters. Similar plants grouped into hydrozones. All trees are collected and grouped into one hydrozone.

Plant selections, water features & use limitations

1. Selected plants to be chosen for their suitability to climate , geology and topography of the project, and will be low-water-use once established.
 2. To be non invasive species(listed in Cal-IPC), grouped in hydrozones, No species that require shearing, and a minimum of 75% drought tolerant, California native or Mediterranean or other appropriate species.
 3. Plants having similar water use are grouped into hydrozones,

4. Water features, if uses, will be of the w-

- Amendments, Soil Conditioning & Mulching

 1. A minimum of one foot depth of non-mechanically compacted soil to underlay landscaped areas to encourage water absorption and plant root growth.
 2. Incorporate compost or natural fertilizer into the soil to a minimum depth of 8" at a minimum rate of 6 cubic yards per 1000 square feet or per specific amendment recommendations from a soils laboratory report.
 3. A minimum layer of 3 inches of porous mulch (or more if required to comply with Local Ordinance) is to be applied to all exposed soil areas of all non-turf areas within the landscaped area. Non porous material such as plastic sheeting shall be placed under the mulch. Exceptions: turf areas, creeping or rooting groundcovers or direct seed applications.

4.

1. A dedicated irrigation meter or sub-meter is to be provided
 2. All landscaped areas are to be irrigated with automatic irrigation system with repeat start time potential.
 3. Check valves shall be installed to prevent low-head drainage.
 4. Landscaping areas that contain more than one type of plant turf, or a variety of solar exposures shall use controllers with multiple programmes. Separate irrigation circuits are to be provided for different plant types, irrigation methods, slopes, soil types and solar exposures. A single valve shall not irrigate hydrozones that mix high water use plants with moderate or low water use plants. Low and moderate water use plants can be mixed, but the entire hydrozone will be classified as moderate water use for MAWA calculations.
 5. Isolation valves shall be installed at the point of connection and before each valve or valve manifold.
 6. Pressure regulation is to be provided to effect proper operating pressure for each irrigation delivery hardware type.
 7. Slopes greater than 15% shall be irrigated with point source or other low volume irrigation technology.
 8. Swing joints or other riser protection components are required on all risers.
 9. Minimum 24' setback of overhead irrigation is required where turf is directly adjacent to a continuous hardscape that flows into the curb and gutter.
 10. Head rotation is required on separate valves except when planted in turf areas
 11. Point application irrigation methods are to be used throughout. Overhead water delivery systems, if used, must be designed not to cause overspray or run off. Rain shut-off devices are to be employed.
 12. Check valves are to be included where elevational differences may cause low head drainage.
 13. For valve locations it is best to locate single valves or valve manifolds locations at a water source close to the house to minimize PVC piping and trenching. Drip lines to come directly from valve assembly where possible. Valve wires can be run under or around house to controller.
 14. All piping under walkways or pads to be carried in a "sleeve" pipe 2 sizes larger, the sleeve is to be extended 12" beyond walkway or pad, be a minimum 12" below surface and bedded in #4 sand.

15. Irrigation system to meet SR Water Efficiency Water Budget

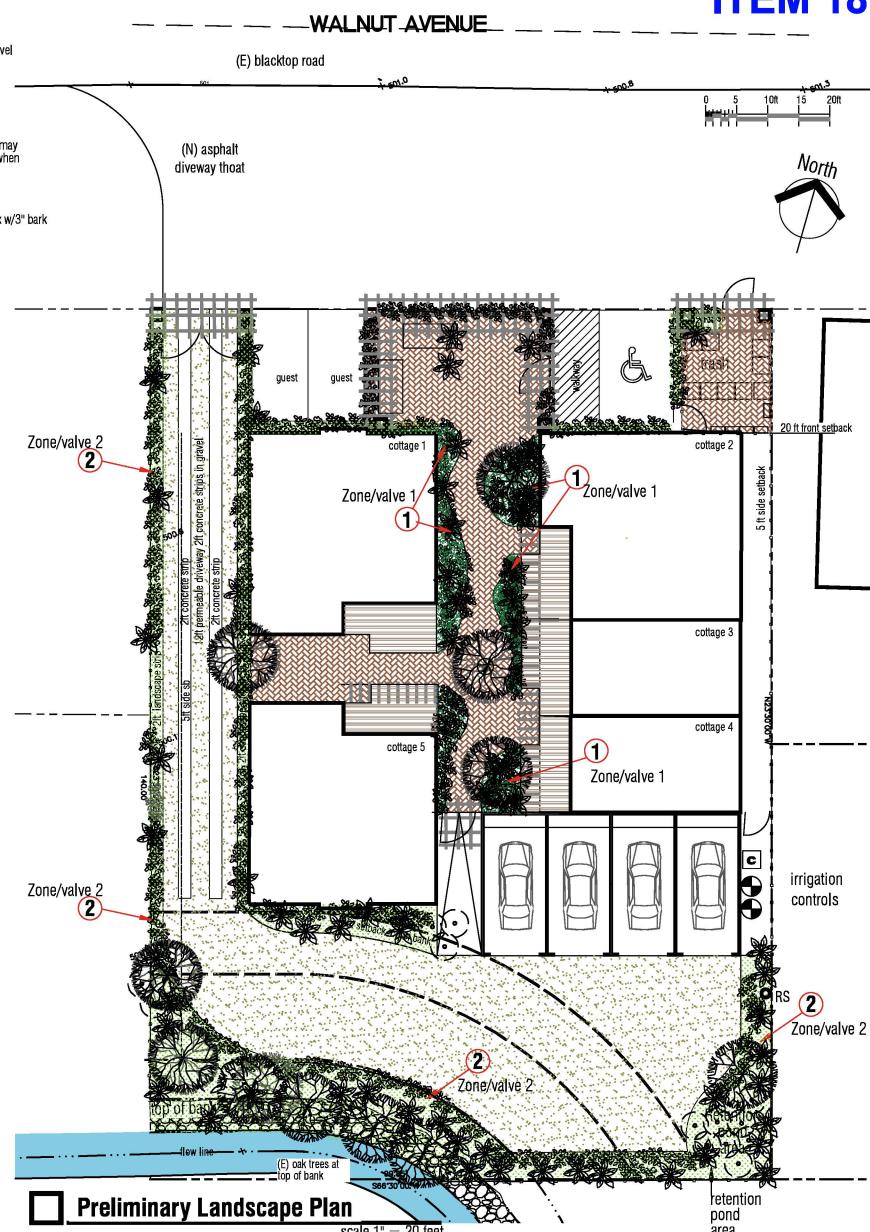
- Initial Watering Cycles**

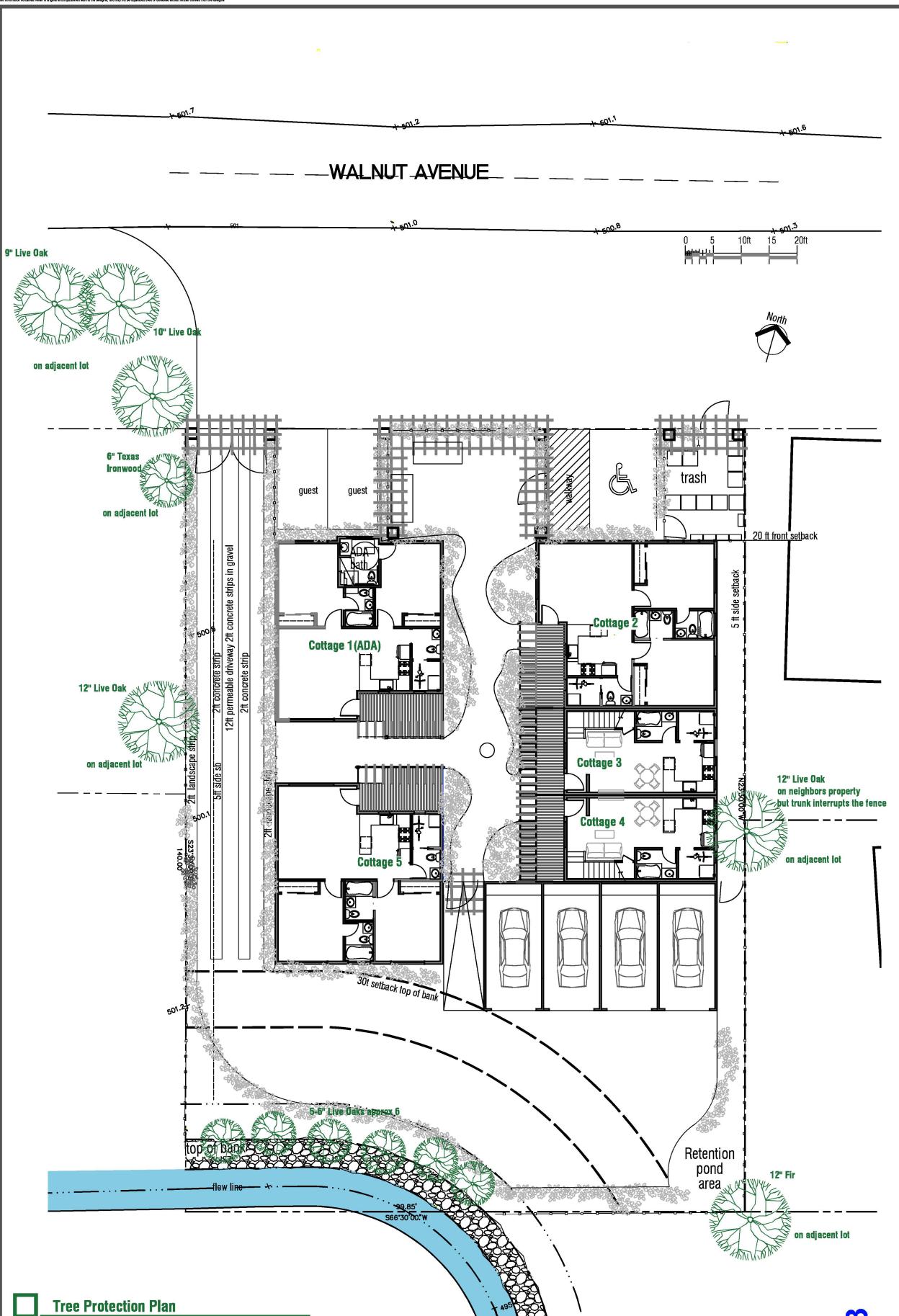
 1. Water 3 cycles per week at 45 minutes per cycle.
 2. Peak months adjust to 60 mins per cycle, 4 cycles per week.
 3. Adapt/reduce water cycles as plants become established.
 4. Avoid shallow or over watering. Encourage deeper roots by extending water time at each cycle.

valve/zone	irrigation method	plant type	gph	precipitation rate (in/hr)	area	% of landscape
1 plants and trees mix	drip	low	428	-	669 sqft	26%
2 plants and trees mix	drip	low	1658	-	1934 sqft	74%
					2603 sqft	

Summary Hydrozone table	area	% of landscape
low	2603 sqft	100%
moderate	0 sqft	0 %
high	0 sqft	0 %
total landscape area	2603 sqft	

	1		2	
	area	gph	area	gph
ground cover 60%	402	81	1160	232
shrubs/bushes 30%	201	50	580	58
trees 10% (use #)	66	60	194	80
	total	669	1934	2603
	total	161	370	531





Tree Protection Plan

Tree Protection Plan

No existing trees actually on the property with the exception of the 6-6" live oaks planted at the top of bank for stabilization, to be protected during construction

scale 1" = 16 feet

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