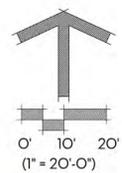




PLANT LEGEND

TYPE	BOTANICAL NAME	COMMON NAME	WATER USE	SIZE	NOTES
TREES					
	EXISTING TREES, RETAIN AND PROTECT IN PLACE				
	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	M	15 GAL.	35'x30'
	LAGERSTROEMIA 'NATCHEZ'	WHITE CRAPE MYRTLE (MULTI)	L	24" BOX	25' x20'
	LAURUS NOBILIS	SWEET BAY	L	15 GAL.	25'x25'
	MAGNOLIA G. 'LITTLE GEM'	COMPACT SOUTHERN MAGNOLIA	M	24' BOX	22'x12'
	PISTACIA CHINENSIS 'KEITH DAVEY'	FRUITLESS CHINESE PISTACHE	L	24" BOX	30'x30'
	VITEX AGNUS-CASTUS BLUE	CHASTE TREE	L	15 GAL.	18'x18'
SHRUBS AND GRASSES					
	ANIGOZANTHOS HYBRID 'ORANGE'	ORANGE KANGAROO PAW	L	1 GAL.	3.5'x2.5'
	DIETES IRIDIODES	AFRICAN IRIS	L	5 GAL.	3.5'x3.5'
	DODONAEA VISCOSA 'PURPUREA'	PURPLE HOPSEED BUSH	L	15 GAL.	10'x8'
	HESPERALOE PARVIFLORA	RED YUCCA	L	5 GAL.	3.5'x3.5'
	HESPERALOE PARVIFLORA 'YELLOW'	YELLOW YUCCA	L	5 GAL.	3.5'x3.5'
	HYDRANGEA Q. 'SNOW QUEEN'	SNOW QUEEN OAKLEAF HYDRANGEA	M	5 GAL.	5'x6'
	LOMANDRA LONGIFOLIA 'LOMLON'	LIME TUFF MAT RUSH	L	1 GAL.	2'x2'
	MUHLENBERGIA CAPILLARIS 'WHITE CLOUD'	WHITE CLOUD MUHLY	L	5 GAL.	3.5'x3.5'
	PENNISETUM MESSIACUM 'BUNNY TAILS'	DWARF RED FOUNTAIN GRASS	L	1 GAL.	1.5'x1.5'
	PEROVSKIA A. 'BLUE SPIRES'	RUSSIAN SAGE	L	1 GAL.	3.5'x3.5'
	PHORMIUM TENAX 'BRONZE BABY'	RED-BRONZE NEW ZEALAND FLAX	L	1 GAL.	2.5'x2.5'
	PHORMIUM 'YELLOW WAVE'	YELLOW WAVE NEW ZEALAND FLAX	L	5 GAL.	4'x4'
	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	M	5 GAL.	3'x3'
	RHAPHIOLEPIS UMBELLATA 'MINOR'	DWARF YEDDO HAWTHORN	L	5 GAL.	3.5'x3.5'
	WESTRINGIA R. 'MORNING LIGHT'	VARIEGATED COAST ROSEMARY	L	5 GAL.	3'x3'
GROUNDCOVERS					
	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'	DWARF ENGLISH LAVENDER	L	1 GAL.	24" O.C.
	MYOPORUM PARVIFOLIUM 'WHITE'	CREEPING MYOPORUM	L	1 GAL.	72" O.C.
	SENECIO SERPENS	BLUE CHALK STICKS	L	1 GAL.	36" O.C.
BIOFILTRATION AREAS					
	CHONDRPETALUM TECTORUM	CAPE RUSH	L	1 GAL.	2.5'x3.5'
	JUNCUS PATENS 'ELK BLUE'	CALIFORNIA GREY RUSH	L	1 GAL.	2'x2'
	BIOFILTRATION SOD AS AVAILABLE FROM DELTA BLUEGRASS		M	SOD	
MULCH					
	WALK-ON BARK MULCH, 3" LAYER				



LAYOUT KEYNOTES

1. PHASE 2 CLUBHOUSE AREA: POOL AND SPA; (2) LINEAR FIRE PITS, BBQ AND OUTDOOR SEATING WITH VIEWS TO OPEN SPACE PRESERVE
2. PHASE 2 BRIDGE CROSSING @ OPEN SPACE PRESERVE: ENHANCED PEDESTRIAN BRIDGE PROVIDES ACCESS ACROSS AND VIEWS TO OPEN SPACE PRESERVE.
3. PHASE 2 CHILDREN'S PLAY AREA (5-12 yrs) WITH BENCH SEATING.
4. PHASE 2 OVERLOOK AREA: BENCH SEATING ANGLED TO VIEWS OF THE ADJACENT OPEN SPACE PRESERVE.



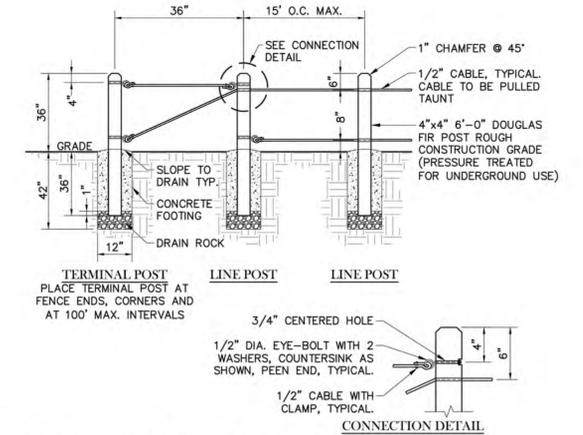
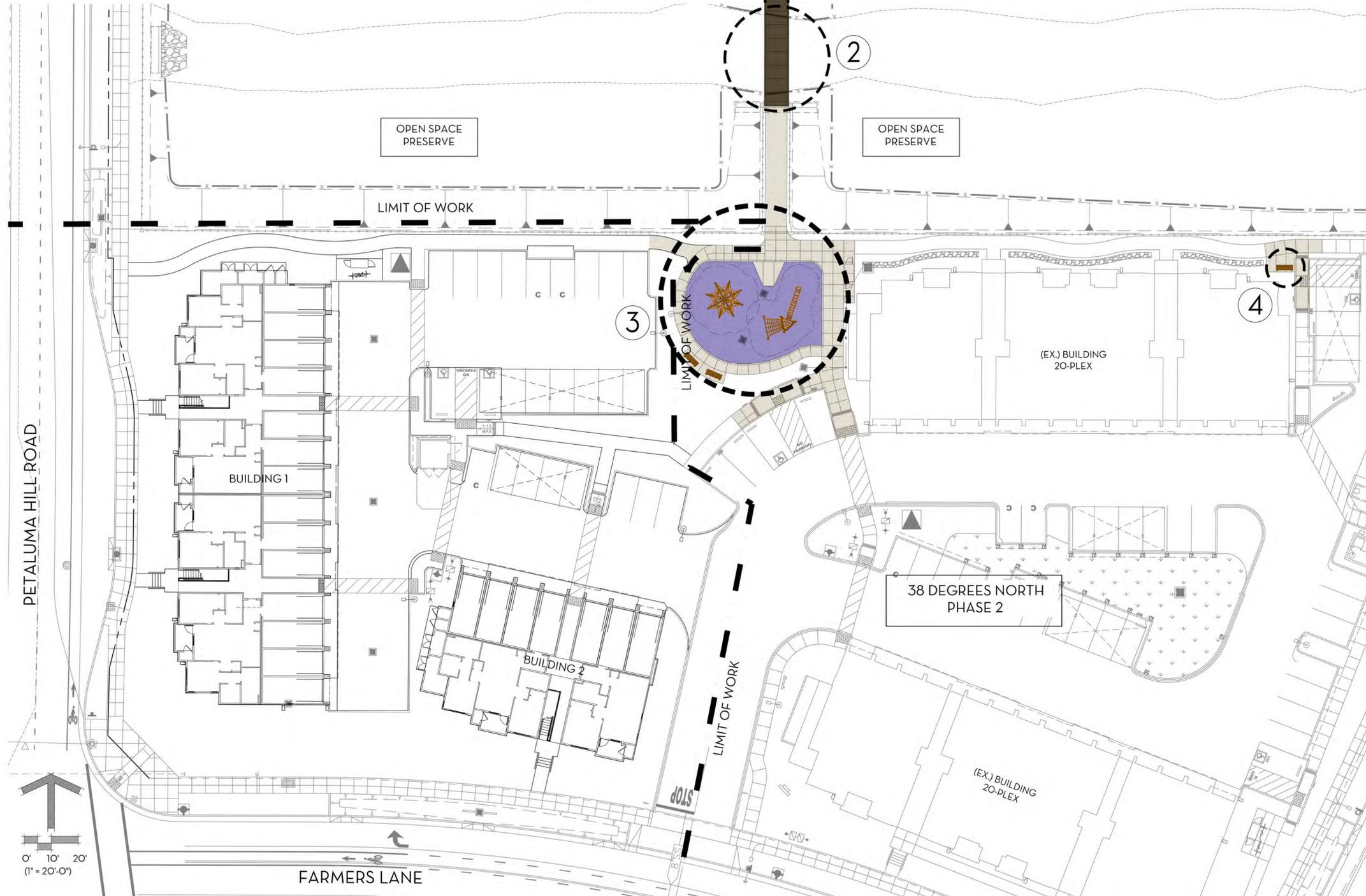
BRIDGE CROSSING @ OPEN SPACE PRESERVE



CHILDREN'S PLAY EQUIPMENT



ENTRY SIGNAGE



POST & CABLE FENCE TO PERIMETER OF OPEN SPACE PRESERVE



BIKE STORAGE: BIKE RACKS & LOCKERS



CARPORIT

TREES



ACER RUBRUM 'OCTOBER GLORY'
OCTOBER GLORY RED MAPLE
PARKING CANOPY TREE



LAGERSTROEMIA 'NATCHEZ'
WHITE CRAPE MYRTLE (MULTI)
ACCENT TREE



LAURUS NOBILIS
SWEET BAY
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HYDRANGEA QUERCIFOLIA 'SNOW QUEEN'
SNOW QUEEN OAKLEAF HYDRANGEA



LOMANDRA LONGIFOLIA 'LOMLON'
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MUHLENBERGIA CAPILLARIS 'WHITE CLOUD'
WHITE CLOUD MUHLY



PENNISETUM MESSIACUM
'BUNNY TAILS'
DWARF RED FOUNTAIN GRASS



PEROVSKIA A. 'BLUE SPIRES'
RUSSIAN SAGE



PHORMIUM 'BRONZE BABY'
RED BRONZE NEW ZEALAND FLAX



PHORMIUM 'YELLOW WAVE'
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POLYSTICHUM MUNITUM
WESTERN SWORD FERN



RAPHIOLEPIS UMBELLATA
'MINOR'
DWARF YEDDO HAWTHORN



WESTRINGIA R. 'MORNING LIGHT'
VARIEGATED COAST ROSEMARY

GROUNDCOVERS



LAVANDULA ANGSTIFOLIA
'MUNSTEAD'
DWARF ENGLISH LAVENDER



MYOPORUM PARVIFOLIUM 'WHITE'
CREEPING MYOPORUM



SENECIO SERPENS
BLUE CHALK STICKS

BIOFILTRATION



CHONDROPETALUM TECTORUM
CAPE RUSH



JUNCUS PATENS 'ELK BLUE'
CALIFORNIA GRAY RUSH



BIOFILTRATION SOD

REGULAR LANDSCAPE AREAS										
VALVE NUMBER	IRRIGATION METHOD	PLANT WATER USE	PLANT FACTOR (PF)	IRRIGATION EFFICIENCY (IE)	LANDSCAPE AREA (SF)	ETAF (PF/IE)	ETAF x AREA	ETWU	MAWA	
B1	DRIP	LOW	0.2	0.81	1,441	0.25	355.80	9,263	9,884	
B2	DRIP	MODERATE	0.5	0.81	2,531	0.62	1,562.35	40,653	29,658	
B3	TREE BUBBLER	MODERATE	0.5	0.81	140	0.62	86.42	2,250	1,641	
B4	TREE BUBBLER	MODERATE	0.5	0.81	30.8	0.62	19.012	4,951	3,600	
B5	DRIP	LOW	0.2	0.81	1,140	0.25	284.65	7,350	13,350	
B6	DRIP	LOW	0.2	0.81	697	0.25	172.10	4,481	8,167	
B7	DRIP	MODERATE	0.5	0.81	1,199	0.62	740.12	19,273	14,050	
B8	TREE BUBBLER	LOW	0.2	0.81	112	0.25	27.48	720	1,311	
B9	DRIP	LOW	0.2	0.81	1,143	0.25	282.22	7,349	13,394	
B10	DRIP	MODERATE	0.5	0.81	140	0.62	86.42	2,250	1,641	
B11	DRIP	MODERATE	0.5	0.81	604	0.62	372.84	9,709	7,078	
B12	DRIP	LOW	0.2	0.81	791	0.25	195.31	5,085	9,261	
B13	TREE BUBBLER	MODERATE	0.5	0.81	196	0.62	120.99	3,151	2,297	
B14	DRIP	LOW	0.2	0.81	1,517	0.25	374.57	9,754	17,770	
B15	DRIP	LOW	0.2	0.81	2,707	0.25	668.40	17,405	31,721	
B16	TREE BUBBLER	LOW	0.2	0.81	212	0.25	52.72	1,420	2,923	
B17	TREE BUBBLER	LOW	0.2	0.81	168	0.25	41.48	1,080	1,969	
B18	DRIP	LOW	0.2	0.81	777	0.25	191.85	4,996	9,105	
B19	DRIP	LOW	0.2	0.81	1,302	0.25	314.48	8,371	15,297	
B20	TREE BUBBLER	MODERATE	0.5	0.81	199	0.62	120.99	3,151	2,297	
B21	TREE BUBBLER	HIGH	0.8	0.81	140	0.99	138.27	3,601	1,641	
B22	DRIP	LOW	0.2	0.81	150	0.25	32.10	836	1,523	
B23	DRIP	LOW	0.2	0.81	6,680	0.25	1,649.38	42,950	78,276	
B24	DRIP	MODERATE	0.5	0.81	1,137	0.62	701.85	18,276	13,323	
B25	DRIP	LOW	0.2	0.81	1,530	0.25	377.78	9,837	17,929	
B26	DRIP	MODERATE	0.5	0.81	1,029	0.62	635.19	16,540	12,058	
B27	TREE BUBBLER	LOW	0.2	0.81	644	0.25	159.01	4,141	7,546	
B28	TREE BUBBLER	MODERATE	0.5	0.81	196	0.62	120.99	3,151	2,297	
TOTALS:					(A)	(B)	(C)	(D)	(E)	(F)
					28,847	10,069.38	262,207	338,029		

SPECIAL LANDSCAPE AREAS										
VALVE NUMBER	IRRIGATION METHOD	PLANT WATER USE	PLANT FACTOR (PF)	IRRIGATION EFFICIENCY (IE)	LANDSCAPE AREA (SF)	ETAF (PF/IE)	ETAF x AREA	ETWU	MAWA	
N/A	N/A	N/A	0	0.00	0	1.00	0.00	0	0	0
TOTALS:					(C)	(D)	(E)	(F)	(G)	(H)
					0	1.00	0.00	0	0	0

ETAF:	42.00	ETWU = (ETAF x 0.62 x ETAF x AREA)	262,207
ETAF:	0.45	MAWA = (ETAF x 0.62 ((ETAF x LA) + (1 - ETAF) x SLA))	338,029
ETWU TOTAL:			262,207
MAWA TOTAL:			338,029
ETWU - MAWA			

*ETAF IS 0.55 FOR RESIDENTIAL APPLICATIONS AND 0.45 FOR COMMERCIAL APPLICATIONS.
 *TREE AREA IS CALCULATED BY THE AREA COVERED BY ROOT BALL IRRIGATION (28 SF EA.)

REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	(B) 10,069.38
TOTAL AREA	(A) 28,847
AVERAGE ETAF	(B) / (A) = 0.35

ALL LANDSCAPE AREAS	
TOTAL ETAF x AREA	(B + D) 10,069.38
TOTAL AREA	(A + C) 28,847
SEMIWIDE ETAF	(B + D) / (A + C) = 0.35

A PRELIMINARY WATER EFFICIENT LANDSCAPE WORKSHEET
 NO SCALE

