

WATER EFFICIENT LANDSCAPE STATEMENT

The irrigation system shall be designed to meet current water efficient standards and State Water Efficient Ordinance AB 1881 as required by local jurisdictions while achieving the goal of effectively providing the landscape with water by the means of high efficiency spray irrigation to the turf and ground cover areas and drip irrigation/bubblers to restrict shrub planting and shrub mass planting area as applicable.

Irrigation systems shall be designed to accommodate recycled water where available either currently or in the future as directed by the Local Water Purveyor. Recycled water systems shall be designed in accordance with Local and State codes.

Irrigation systems for landscapes greater than 5,000 SF shall have a dedicated water meter for irrigation.

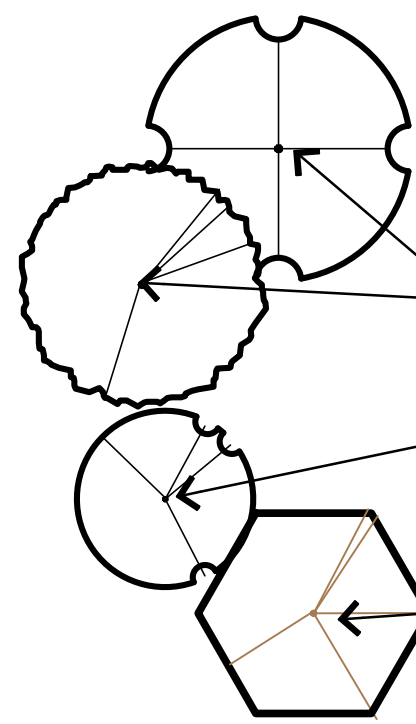
A water efficient landscape work sheet shall be included with hydrozone information table, water budget calculations and irrigation operating schedules.

A state of the art ET based self-adjusting irrigation controller shall be specified for this project to automatically control the water allocated to each valve grouped per individual hydrozone (based on plant type and exposure). This shall include rain and flow sensors as applicable for a higher level of water conservation.

Tree bubblers shall be included on separate circuits to isolate the irrigation to trees and provide deep watering to promote a deeper root zone.

Spray irrigation systems for ground cover areas greater than 8' wide in any direction shall be designed with commercial series spray heads with high efficiency nozzles that include internal check valves and pressure compensating devices. The heads shall be designed in a head to head layout to achieve an even level of precipitation throughout the irrigation system. The nozzles will deliver water at a minimum of 70% efficiency with a low precipitation rate that matches the infiltration rate of the soil.

The drip irrigation system will incorporate pressure compensating drip bubblers with 1/4" drip tubes to each plant which delivers water at 90% efficiency at an application rate that matches the soil type.



Planting Legend

CANOPY TREE (Selection Options):
Pistacia chinensis
Quercus agrifolia

24" & 36" Box
CHINESE PISTACHE
COAST LIVE OAK

Water Use
Low
Low

Verticle Tree:
Acer p. 'Colunare'

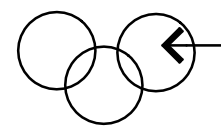
24" & 36" Box
NCN

Moderate

SMALL ACCENT TREE (Selection Options):
Cercis candensis
Pyrus c. 'Chanticleer'

24" & 36" Box
EASTEN REDBUD
CHANTICLEER PEAR

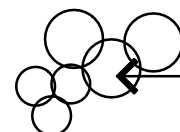
Low



LARGE SHRUB (Selection Options):
Arbutus unedo
Arctostaphylos spp.
Ceanothus 'Dark Star'
Lavatera assurgentiflora
Rhus ovata
Rhamnus californicum

15-Gal
STRAWBERRY TREE
MANZANITA
WILD LILAC
TREE MALLOW
SUGAR BUSH
COFFEEBERRY

Low
Low
Low
Moderate
Low
Low



MEDIUM SHRUB (Selection Options):
Berberis t. 'Atropurpurea'
Callistemon v. 'Little John'
Diets iridioides
Lavandula spp.
Phormium t. 'Bronze Baby'
Pittosporum spp.
Raphiolepis umbellata
Salvia leucantha
Teucrium fruticans

5-Gal
BARBERRY
BOTTLEBRUSH
FORTNIGHT LILY
LAVENDER
DWARF NEW ZELAND FLAX
PITTOSPORUM
INDIA HAWTHORN
MEXICAN SAGE
BUSH GERMANDER

Moderate
Low
Low
Low
Low
Moderate
Low
Low
Low



SUB SHRUB (Selection Options):
Hemerocallis
Scaevola 'Mauve Clusters'
Lavandula a. 'Blue cushion'
Teucrium chamaedrus

1-Gal
DAY LILY
SCAEVOLA
LAVANDER
GERMANDER

Moderate
Low
Low
Low



GROUND COVER (Selection Options):
Erigeron karvinskianus

1-Gal & Liners
MEXICAN DAISY

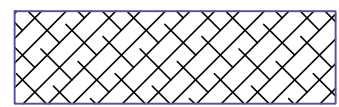
Low



Carex pansa

CALIFORNIA MEADOW SEDGE

Low



Baccharis p. 'Pigeon Point'
Lippia nodiflora

COYOTE BUSH
KURAPIA (Sod)

Low
Low

Notes

- All landscape and irrigation shall conform to the standards of the City and State wide landscape regulations and guidelines and all other Landscape related City and Regional standards.
- All plant materials have been selected in accordance with:
 - + WULCOS Project "Water-Use Classification of Landscape Species" California Department of Water Resources

TREE MITIGATION MEASURES CHART

Thje sum of the diameter of all native trees = 711 inches 60 of these trees are Heritage trees
689 inches/6 inches = 114.8 inches * 2 = 230 15-gallon trees or 37 - 36" Box and 15 - 24" Box Trees

TREE REPLACEMENTS	24" Box 36" BOX	
	24" Box	36" BOX
Quercus Agrifolia	0	23
Pistacia chinensis	0	3
Acer p. 'Columnare'	6	6
Cercis candensis	0	6
Pyrus c. 'Chanticleer'	15	0
TOTAL	21	38



Quercus ilex



Quercus lobata



Pistacia chinensis



Ciercis candensis



Pyrus c. 'chanticleer' Acer p. 'Colunare'



Arbutus unedo



Ceanothus 'Dark Star'



Lavatera
assurgentiflora



Berberis t.
'Atropurpurea'



Pittosporum t.
'Varigata'



Callistemon v.
'Little John'



Diets iridioides



Lavanula angustifolia



Phormium 'Bronze
Baby'



Scaevola



Raphiolepis
umbellata



Salvia leucantha



Teucrium fruticans



Hemerocallis



Lavndula a 'Blue cushion'



Erigeron Karvinskianus



Lippia nodiflora



Carex pansa



Baccharis p. 'Pigeon
point'