PLANTING LEGEND:

TREES

1. 36" BOX QUERCUS AGRIFOLIA (COAST LIVE OAK, ENCINA)
2. 24" BOX CORNUS NUTALII (DOGWOOD)
3. 36" BOX PLATANUS RACEMOSA (CALIFORNIA SYCAMORE)
4. 24" BOX ERIOBOTRYA JAPONICA (LOQUAT)
5. 36" BOX UMBELLULARIA CALIFORNICA (CALIFORNIA LAUREL, OREGON MYRTLE)
6. 5 GAL FREMONTODENDRON CALIFORNICUM (CALIFORNIA FLANNEL BUSH)

SHRUBS

7. 5 GAL ATRIPLEX CANESCENS (SALTBUSH)
8. 5 GAL DALEA SPINOSA (SMOKE TREE)
9. 5 GAL FEIJOA SELLOWIANA (PINEAPPLE GUAVA)

GROUNDCOVERS

10. 5 GAL CERATIUM TOMENTOSUM (SNOW-IN-SUMMER)
11. 5 GAL ESCHSOLZIA CALIFORNICA (CALIFORNIA POPPY)
12. 5 GAL VINCA MAJOR (PERWINKLE)
13. NEW TURF AREA= 1,930 S.F.

PERENNIALS

14. 5 GAL COREOPSIS GRANDIFLORA (COREOPSIS)
15. 5 GAL SAUZCHNERIA CALIFORNICA (CALIFORNIA FUSCHIA)
16. ¯ GAL PENSTEMON SPP. (PENSTEMON)
17. 5 GAL KNIPHOFIA UVARIA (RED HOT POKER, TORCH LILY)
18. 5 GAL LAVANDULA ANGUSTIFOLIA (LAVENDER)

EXISTING PLANTING

19. 6" DIA. ORANGE TREE
20. 12" DIA. PALM TREE
21. 18" SWEETGUM TREE
22. 20" RUSSIAN OLIVE TREE
23. 12" HONEY LOCUST TREE
24. 18" TULIP TREE
25. GRASS= 6,928 S.F.

IRRIGATION NOTES:

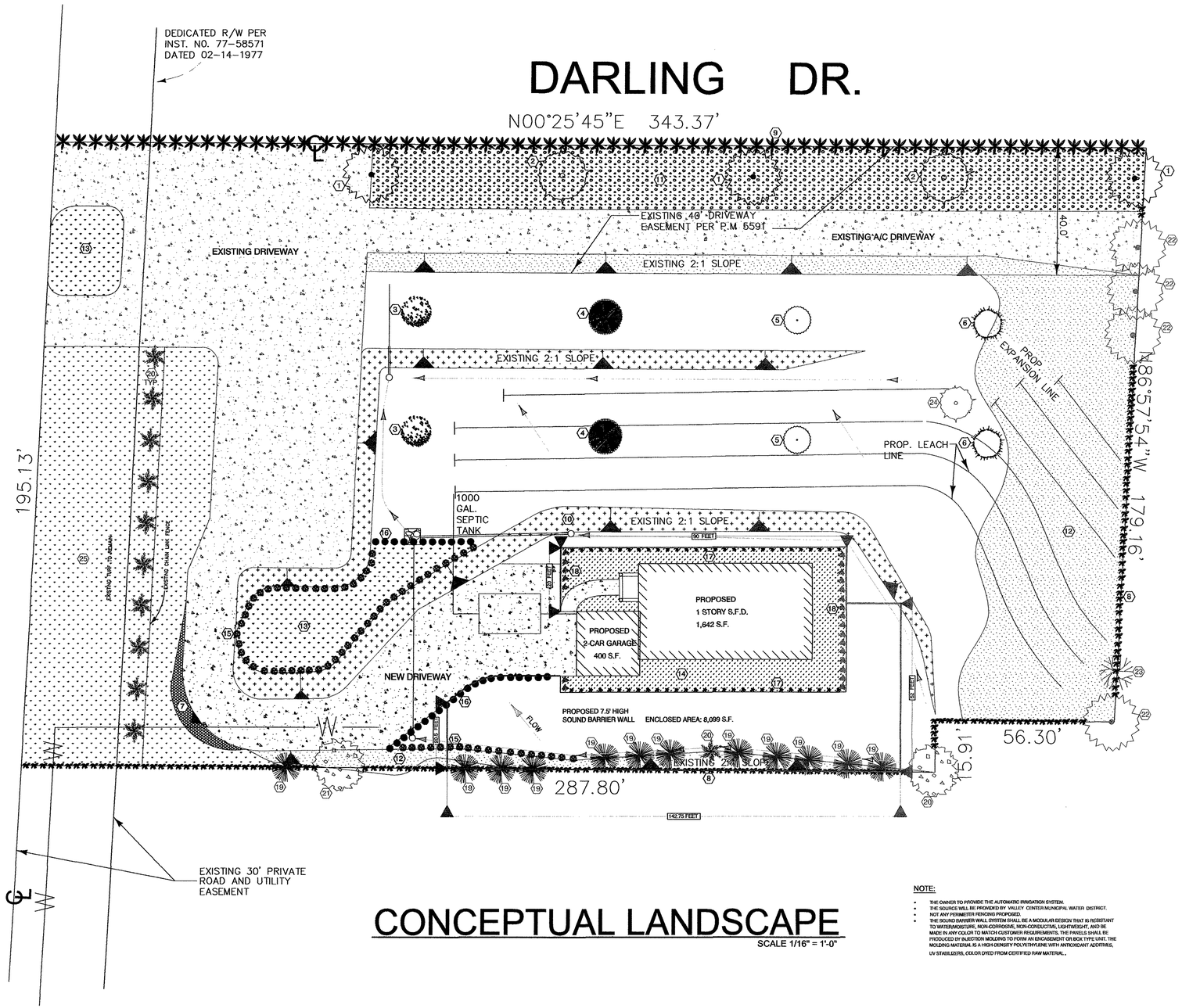
1. ALL IRRIGATION WORK SHALL BE GUARANTEED BY THE CONTRACTOR AS TO MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FOLLOWING THE DATE OF FINAL ACCEPTANCE OF THE WORK.
2. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, EQUIPMENT, ETC., SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN THE PLANTING AREAS IN A MANNER SO AS TO CONFORM WITH THE VARIOUS DETAILS. LOCATE ALL IRRIGATION HEADS A MINIMUM OF 3" FROM THE EDGE OF CURBS, WALLS, AND/OR OTHER HARDSCAPE AREAS.
3. THE CONTRACTOR SHALL MAKE FIELD ADJUSTMENTS TO SPRINKLER AND PIPE LOCATIONS SO AS TO AVOID CONFLICTS WITH UTILITIES, (FIRE HYDRANTS, TRANSFORMERS, ETC.) AND INSTALLATION OF TREES.
4. THE FINAL AND EXACT POSITIONING OF THE AUTOMATIC CONTROLLER SHALL BE APPROVED BY THE OWNERS AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.
5. 120-VOLT ELECTRICAL POWER OUTLET SHALL BE PROVIDED BY ELECTRICIAN. THE CONTRACTOR SHALL MAKE THE FINAL HOOKUP FROM THE ELECTRICAL OUTLET TO THE AUTOMATIC CONTROLLER.
6. THE CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE. THIS SHALL INCLUDE THROTTLING THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM AND INSTALLATION OF PRESSURE COMPENSATING SCREENS WHERE REQUIRED.
7. THE IRRIGATION CONTRACTOR SHALL COORDINATE IRRIGATION WORK WITH THE GENERAL CONTRACTOR AND OTHER SUB-CONTRACTORS FOR LOCATION OF PIPE SLEEVES THROUGH WALLS, UNDER PAVING, STRUCTURES, ETC. ALL PIPING UNDER PAVED AREAS SHALL BE INSTALLED PRIOR TO PAVING.
8. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT OBSERVATION SCHEDULES.
9. THE CONTRACTOR SHALL INSTALL ANTI-DRAIN VALVES AS REQUIRED TO PREVENT LOW HEAD DRAINAGE. SEE SPECIFICATIONS.
10. THE IRRIGATION SYSTEM IS DESIGNED BASED ON THE OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND INDICATED ON THE PLANS AT THE POINT OF CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY PRESSURE AND FLOW LEVELS PRIOR TO CONSTRUCTION AND REPORT TO THE OWNERS REPRESENTATIVE ANY DIFFERENCES THAT WOULD REQUIRE CHANGES TO THE SYSTEMS DESIGN PRIOR TO CONSTRUCTION.
11. INSTALL IRRIGATION SYSTEM IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES. CONTRACTOR SHALL SECURE ALL REQUIRED PERMITS.
12. IRRIGATION CONTRACTOR TO SAWCUT, REMOVE, AND REPLACE EXISTING 3" A.C. PAVEMENT OVER COMPACTED SUB-GRADE FOR ALL TRENCHING IN PAVED AREAS.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING SITE AND VERIFYING ACTUAL LOCATION AND REQUIREMENTS FOR ALL IRRIGATION SYSTEMS AND EQUIPMENT TO BE MODIFIED UNDER THIS CONTRACT.
14. ALL VALVE BOXES SHALL BE PLASTIC WITH HINGED CAST IRON AND LOCKING COVER, AMETEK (OR APPROVED EQUAL)
15. ALL PVC PIPE AND FITTINGS SHALL BE 1120/1220 NORMAL IMPACT, SOLVENT WELD SCHEDULE 60 ON THE PRESSURE (MAINLINE) SIZE AND SCHEDULE 40 ON THE NON-PRESSURE (LATERAL) SIDE OF THE REMOTE CONTROL VALVES.
16. CONTRACTOR SHALL PROVIDE AN AS-BUILT DRAWING(APPROVED BY ARCHITECT) BEFORE CONTROLLER CHART ARE PREPARED-PROVIDE A CONTROLLER CHART HERMETICALLY SEALED BETWEEN TWO PLASTIC (20 MILS)WITH EACH VALVE SECTION COLORADED

NOTE:

LOT AREA: 66,004 S.F.
(E) GRASS AREA: 6,928 S.F. ±
(N) GRASS AREA: 1,930 S.F. ±

TOTAL GRASS AREA: 8,858 S.F. ±

GRASS (TURF) COVERAGE: 8,858/66,004= 13.39 %



CONCEPTUAL LANDSCAPE

SCALE 1/16" = 1'-0"

NOTE:

- THE OWNER TO PROVIDE THE AUTOMATIC IRRIGATION SYSTEM.
- THE SOURCE WILL BE PROVIDED BY VALLEY CENTER MUNICIPAL WATER DISTRICT.
- NOT ANY PERIMETER FENCING PROPOSED.
- THE SOUND BARRIER WALL SYSTEM SHALL BE A MODULAR DESIGN THAT IS RESISTANT TO WATER/MOISTURE, NON-CORROSIVE, NON-CONDUCTIVE, LIGHTWEIGHT, AND BE MADE IN ANY COLOR TO MATCH CUSTOMER REQUIREMENTS. THE PANELS SHALL BE PRODUCED BY INJECTION MOLDING TO FORM AN ENCHASEMENT OR BOX TYPE UNIT. THE MOLDING MATERIAL IS A HIGH-DENSITY POLYETHYLENE WITH ANTIOXIDANT ADDITIVES, UV STABILIZERS, COLOR DYED FROM CERTIFIED RAW MATERIAL.

ENVIRONMENTAL LOG NO. ER-08-08-021
PROJECT NO. 509-003

If this sheet is smaller than 24" high by 36" wide, then it has been reduced

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PROJECT TITLE:
1 STORY SINGLE FAMILY DWELLING

ADDRESS:
1542 SILVER TREE LN.,
ESCONDIDO, CA 92026

OWNER'S NAME:
MOHAMMAD & INDOUNG PRAIWAN ARABSHAHI

ADDRESS:
1542 SILVER TREE LN.,
ESCONDIDO, CA 92026

REVISIONS:
DATE:
DATE:
DATE:
DATE:
DATE:

NORTH

SCALE: AS NOTED

DATE: APRIL-20-2009

SHEET TITLE:
CONCEPTUAL LANDSCAPE PLAN

SHEET NO:
T-2

SDC DPLU RCVD 07-10-09
TPM 21136/ S09-003