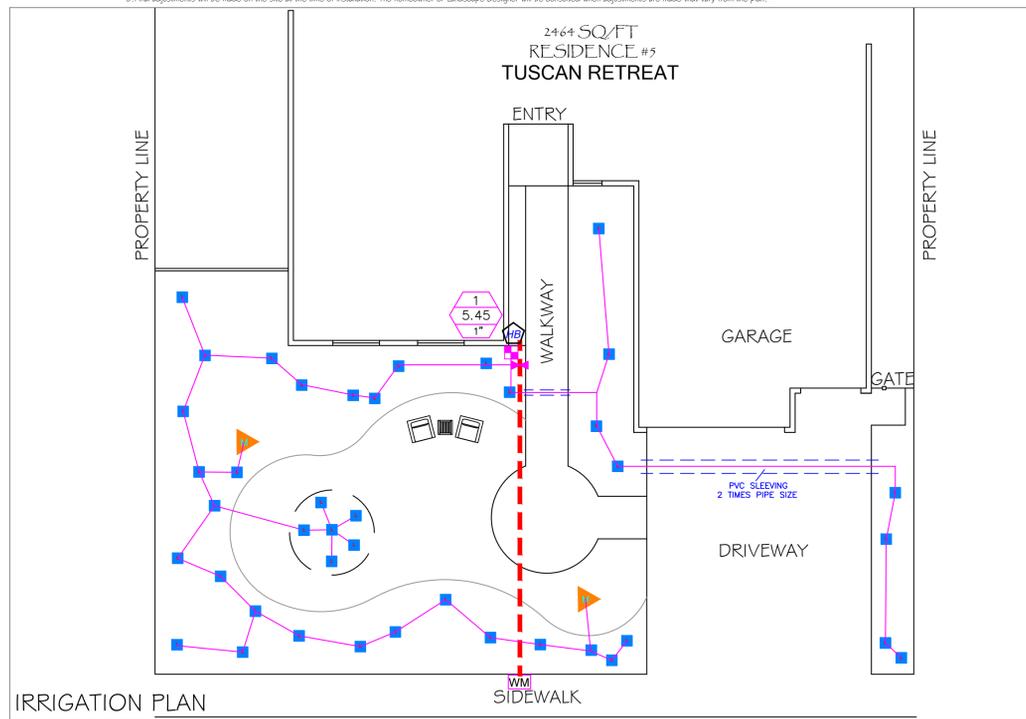


PLANTING PLAN

- GENERAL PLANTING NOTES:
1. Locate all utilities prior to construction.
 2. If the site varies from this plan, notify the owners before proceeding.
 3. The plant list is for reference only, all quantities shall be verified by the homeowner.
 4. Before planting, all beds shall be graded to a smooth even surface, and debris removed. Positive drainage shall be maintained, and no low spots where water can collect will be accepted.
 5. Trees planted less than 5 ft. from walks, curbs or wall shall have Root Barriers installed as per manufacturers instructions. Stake all trees with two lodge pole stakes or green metal tree root stakes. Place stakes perpendicular to the west (North and South sides of trunk) unless otherwise noted. Do not pierce the root ball with the stake. Tie with wire through a section of hose, or other approved method, to protect the trunk, use two ties per stake.
 6. Rock mulch / Bark mulch when used shall be installed in a 3 inch uniform layer after soil has been fresh graded and treated with a pre-emergent herbicide. Use weed barrier fabric under all rock mulch.
 7. The Landscape Designer is not responsible for the means and methods of construction.
 8. Drip irrigation is recommended to all Schedules Perennials, Biennials to all trees.
 9. Final adjustments will be made on the site at the time of installation. The homeowner or Landscape Designer will be consulted when adjustments are made that vary from the plan.



IRRIGATION PLAN

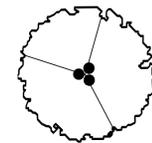
- GENERAL IRRIGATION NOTES:
1. Verify existing utility locations prior to construction.
 2. If the site varies from this plan, notify the homeowners before proceeding.
 3. This plan is diagrammatic, avoid conflicts between irrigation system and the planting plan.
 4. Mainline pipe to be schedule 40 PVC pipe buried in a minimum of 18", lateral pipe to be class 200 PVC buried in a minimum of 12", use schedule 40 PVC under all paving.
 5. Backfill for trenching shall be compacted to a dry density equal to adjacent undisturbed soil and shall conform to adjacent grades without depressions, high or low spots, or other irregularities.
 6. Pressurize all mainline pipe for 24 hours to inspect leaks.
 7. Install bubblers on all trees in planting areas, 2 bubblers per tree. Install drip irrigation to all shrubs, on slopes, place on uphill side of plant.
 8. Flush and adjust all sprinkler heads for optimum performance and to minimize overspray on walks and walls. Select the best degree of arc for the site, adjust flow control for optimum operating pressure, for each circuit.
 9. Winterize and wrap all exposed piping with approved R-11 insulation.

TUSCAN RETREAT PLANT KEY

NOTE: PLANT SIZES ARE RECOMMENDATIONS. PLANT SELECTION MAY CHANGE DUE TO AVAILABILITY

TREES

Olea europaea 'Swan Hill' (multi-trunk) (2)
Swan Hill Fruitless Olive
Evergreen, med. water to 15', moderate growth to 25'H x 25'W, round crown, gray-green foliage. May need to spray to keep fruitless.



SHRUBS

NOTE: 41 SHRUBS

Artemisia arborescens 'Powis Castle' (3)
NCCN
Evergreen, low water, fast growth to 3'h x 6'w, silvery lacy mound.

Cistus purpureus (4)
Orchid Rockrose
Evergreen, low water, to 4'h x 4'w, drk. green leaves, reddish-purple flowers, spring-summer.

Dalea Greggii (5)
Trailing Indigo Bush
Evergreen, low water to 1.5'h x 6'w, pearl gray foliage, clusters of lavender to purple flowers spring and early summer.

Leucophyllum frutescens 'Green Cloud' (3)
Green Cloud Texas Ranger
Semi-evergreen, low water, to 6'h x 6'w, bright green foliage, dark rose-magenta flowers, spring & fall.

Leymus condensatus 'Canyon Prince' (6)
Canyon Prince Rye Grass
Perennial grass, low water, to 4'h x 3'w, silvery-green narrow leaf grass, deep green new leaf.

Penstemon eatonii (6)
Firecracker Penstemon
Perennial, low water, 1'h x 1'w, glossy dark green leaves form ground hugging rosette, red flower spikes late winter to spring.

Salvia apiana (2)
California White Sage
Perennial, low water, 3-5'h x 3-5'w, aromatic woolly silver gray leaves, lavender-tinged white flowers in spring.

Salvia clevelandii (2)
Cleveland Sage
Evergreen, low water to 20", to 3-5'h x 5-8'w, wrinkled gray green fragrant leaves, violet blue flowers in summer, remove faded spikes to prolong bloom.

Senna nemophila (Cassia) (2)
Desert Cassia
Evergreen, low water. 3-5'h x 3-5'w

Teucrium chamaedrys 'Prostratum' (8)
Creeping germander
Evergreen, med. water to 0", 1'h x 3'w trailing medium texture, med. green foliage, lavender flowers, spring-summer, full sun.

BOULDERS

BURY 1/3 FOR A NATURAL LOOK. SEE PLAN FOR LOCATIONS.

12-18" QTY: 10

18-24" QTY: 6

ROCK/ GRAVEL

LEGEND

WM WATER METER

THE IRRIGATION SYSTEM WAS DESIGNED WITH AN ASSUMED STATIC OR WORKING WATER PRESSURE. SEE WATER PRESSURE LOSS CALC. VERIFY AVAILABLE WATER PRESSURE IN THE FIELD AT ALL POC'S PRIOR TO CONSTRUCTION. MAKE ANY NECESSARY ADJUSTMENTS IN THE FIELD FOR PROPER OPERATION OF THE IRRIGATION SYSTEM.

BALL VALVE: SAME SIZE AS LINE SIZE. INSTALL AFTER POC. MODEL: NIBCO T-560-BR

REMOTE CONTROL ZONE KIT: USED FOR GALLON PER HOUR EMITTERS
MODEL: RAINBIRD XCZ-075 (USE RAINBIRD XCZ-LF-075 FOR CIRCUITS WITH LESS THAN 3 GPM FLOW RATES.)

CIRCUIT NUMBER
FLOW RATE (G.P.M.)
VALVE SIZE

MAINLINE PIPE, SCHED 40 PVC, SEE PLAN FOR SIZES. PIPE SIZED 2" OR LARGER SHALL BE CLASS 315 AND PIPE 1.5" OR LESS SHALL BE SCHEDULE 40

LATERAL PIPE TO BE SCHEDULE 40, SEE PLAN FOR SIZES.

PVC SLEEVING: SCHED. 40 SIZED 2 TIMES THE SIZE OF THE PIPE UNLESS OTHERWISE NOTED. SEE PLAN FOR LOCATIONS.

HOSE BIBB: INSTALL EXTRA AS NEEDED OFF OF THE MAINLINE

EMITTERS

SYMBOL	MAKE & MODEL	PSI	RAD	GPM	GPH	PRECIP IN/HR.	DESCRIPTION
■	RAINBIRD PCT-7	30	3'	(.116)	7	SEE CHART	7 GPH EMITTER, 1/2" THREAD PRESSURE COMPENSATING USE 1 PER SCRUB
▶	RAINBIRD PCT-10	30	3'	(.166)	10	SEE CHART	10 GPH EMITTER, 1/2" THREAD PRESSURE COMPENSATING USE 2 PER TREE

■ DENOTES LOW WATER USE PLANTS, ADJUST IRRIGATION AS NEEDED.

▶ DENOTES MEDIUM WATER USE TREES, ADJUST IRRIGATION AS NEEDED.

NOTES:

1. ALL BUBBLERS AND OR EMITTERS TO BE PRESSURE COMPENSATING. INSTALL NEXT TO THE ROOT BALL ON THE UPHILL SIDE, 2" ABOVE GRADE ON SCHEDULE 80 RISERS.
2. TREES TO BE ON A SEPARATE VALVE AND TO HAVE TWO PRESSURE COMPENSATING BUBBLERS PER TREE. INSTALL IN A DEEP ROOT WATERING TUBE.



FLOW RATE & VALVE SIZE

0-5 GPM = .75" VALVE
6-16 GPM = 1.00" VALVE
17-26 GPM = 1.25" VALVE
27-35 GPM = 1.50" VALVE
36-55 GPM = 2.00" VALVE

RESIDENCE #5- TUSCAN RETREAT PLANTING PLAN/ IRRIGATION PLAN

REVISIONS



DENISE K. DESIGNS
CERTIFIED LANDSCAPE DESIGNER

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5805 West Vahan Court
Lancaster, Ca. 93536
661-433-9743

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Conservation District
Grass Reduction Program- Grant Project
10148 West Avenue I
Lancaster, CA. 93536

PROJECT:
GREENBEE LANDSCAPE, INC.
1014 Lancaster Way
Lancaster, CA. 93534
661-274-2331

PLANTING- IRRIGATION PLANS

DATE: 4-24-2022

SCALE: 1"= 10'-0"

PROJECT NO.: 333

SHEET:

L-1

1 OF 1 SHEETS

UNDERGROUND SERVICE ALERT



call: TOLL FREE

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TWO WORKING DAYS BEFORE YOU DIG