

WUCOLS RATING*	QTY (Total)	SYM./ABBREV.	BOTANICAL NAME	COMMON NAME	SPACING/SIZE
Trees					
L	10		Gleditsia triacanthos	Honey Locust	24" Box
VL	5		Olea europaea 'Swan Hill'	Swan Hill Fruitless Olive, Multi-Trunk, 3 canes minimum	24" Box
VL	12		Quercus agrifolia 'Natural' **	Coast Live Oak, Multi-Trunk, 3 canes minimum	24" Box
Shrubs					
L	6	Aeo min	Aeonium 'Mint Saucer'	Mint Saucer Aeonium	1 Gal.
L	3	Aga des	Agave desmetiana 'Variegata'	Variegated Agave	1 Gal.
L	27	Aga nov	Agave attenuata 'Nova'	Nova Agave	1 Gal.
L	24	Car cal	Carpenteria californica 'Elizabeth' **	Elizabeth Bush Anemone	5 Gal.
L	12	Cyn sco	Cynara scolymus	Globe Artichoke	1 Gal.
L	9	Eup wul	Euphorbia characias 'Wulfenii'	Wulfenii Euphorbia	1 Gal.
L	38	Eup bla	Euphorbia martinii 'Blackbird'	Blackbird Euphorbia	1 Gal.
L	95	Hes par	Hesperaloe parviflora	Red Yucca	1 Gal.
L	6	Leu ebo	Leucadendron 'Ebony'	Ebony Conebush	5 Gal.
L	12	Leu saf	Leucadendron 'Safari Sunset'	Safari Sunset Conebush	5 Gal.
L	19	Mim jac	Mimulus 'Jack' **	Red Sticky Monkey Flower	1 Gal.
L	29	Mim pay	Mimulus 'Paynes Yellow' **	Paynes Yellow Sticky Monkey Flower	1 Gal.
L	27	Pho jac	Phormium 'Jack Spratt'	Jack Spratt Flax	1 Gal.
L	23	Pho yel	Phormium 'Yellow Wave'	Yellow Wave New Zealand Flax	1 Gal.
M	5	Vac ova	Vaccinium ovatum **	Evergreen Huckleberry	1 Gal.
Groundcovers / Perennials					
L	98	Ach moo	Achillea millefolium 'Moonshine' **	Yellow Yarrow	1 Gal.
L	60	Ach ter	Achillea 'Terra Cotta' **	Orange Yarrow	1 Gal.
L	43	Iri dou	Iris douglasiana **	Douglas iris	1 Gal.
L	8	Sal bee	Salvia sonomensis 'Bee's Bliss' **	Bee's Bliss Creeping Sage	1 Gal.
Grasses					
M	108	Car div	Carex divulsa **	Berkeley Sedge	1 Gal.
M	58	Cho tec	Chondropetalum tectorum	Cape Rush	1 Gal.
L	77	Fes sis	Festuca 'Siskiyou Blue'	Siskiyou Blue Fescue	1 Gal.
L	16	Hel sem	Helictotrichon sempervirens	Blue Oat Grass	1 Gal.
M	58	Jun pat	Juncus patens **	California Rush	1 Gal.
Vines					
M	7	Par hen	Parthenocissus quinquefolia	Virginia Creeper	1 Gal.
Fescue Sod					
No-Mow Fine Fescue Blend, Available from Pacific Sod, 800-942-5296.					

Mulch & Mulch Area	
	"Walk-on Bark", available from Graniterock or approved equal. See detail 5/L-2.0.
Crushed Granite with Metal Edge	
	1/4" Crushed Golden Granite & Decomposed Granite Fines, California Gold color. See detail 4/L-2.0. Steel edging, where indicated on plan.
Fencing	
	Perimeter Fence: Approximately 220 linear feet. 6'-0" Maximum height. Horizontal wood picket. Location to be staked in field for Owner and LA approval before installation. See Detail 1/L-2.1.

*** WUCOLS RATING KEY (WATER USE CATEGORY)**

WUCOLS Region Applicable to this Project: **REGION 1**

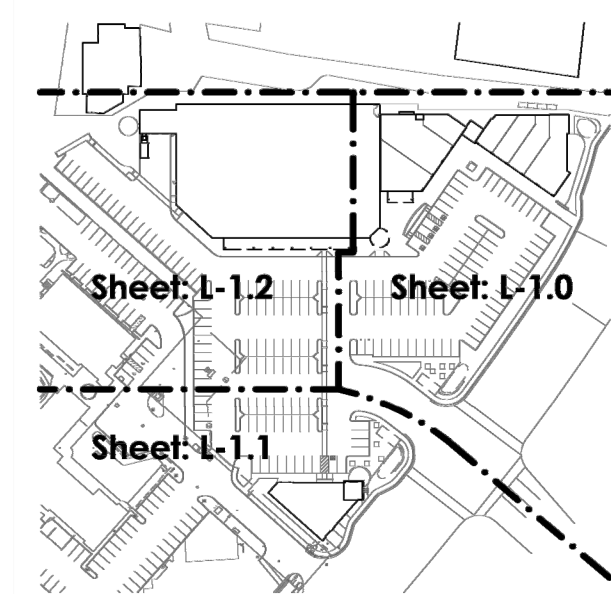
- H High
- M Moderate
- L Low
- VL Very Low

* from: Water Use Classification of Landscape Species, A Guide to the Water Needs of Landscape Plants (WUCOLS)

Revised August 2000, University of California Cooperative Extension, L.R. Costello, K.S. Jones

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PLANT BACKFILL CHART	
PLANT SIZE	PIT SIZE - ROOTBALL PLUS
4" POT	3" ALL AROUND
1 GAL	6" ALL AROUND
5 GAL	8" ALL AROUND
15 GAL	10" ALL AROUND
36" BOX	24" ALL AROUND

PLANTING PLAN NOTES

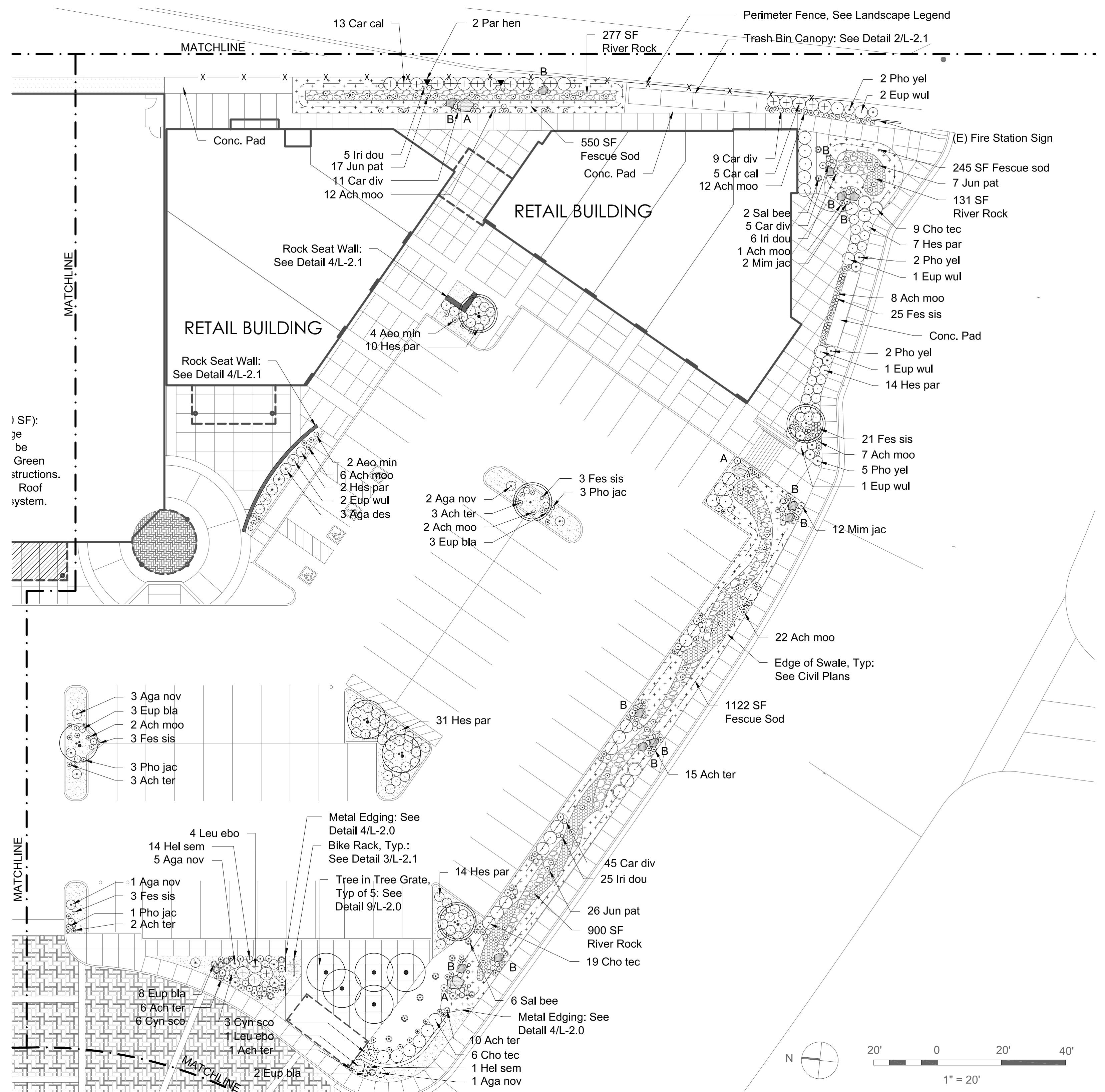
- Plant stock and species to be approved by Landscape Architect (LA) before planting.
- Plant substitutions are not accepted without permission from LA.
- Plant layout and spacing to be approved by LA before planting.
- See Planting Details on sheet L-2.0. See Irrigation Plan.
- For Site Lighting and Site Signage, See Site Plan.
- Preserve and protect existing trees and plants to remain.
- Contractor to be careful to dig around major tree roots. Some plant layout may need to be adjusted. Notify Owner and LA when coming in contact with any major tree roots in question.
- All plants to locally receive backfill containing soil amendment and fertilizer. See Plant Backfill Chart for amount.
- Soil amendment to be compost: Available from Monterey Regional Waste Management District or equal, mix with native soil.
- For planting in river rock swale, cut weed mat with an "X" and then plant in the soil. Drip emitter to be placed underneath weed mat.
- Install root barrier panels around trees planted within 5' of foundations, walls, and curbs, and in all planters in paved areas. See detail 8/L-2.0.
- Fertilize with Osmocote outdoor/indoor plant food, apply per instructions.
- Install 2" mulch layer to all new planting areas and as indicated on plans. Refer to Landscape Legend for type.
- Liquid Fence deer deterrent, or equal, to be applied to all new plants.
- All plants to be watered by hand after installation.
- See Detail 9/L-2.0 for tree planting in tree grates.
- Vine Mounting Instructions: Tie vine tendrils to the adjacent surface with vine ties.

LANDSCAPE ROCK LEGEND

- River Rock - LARGE: See Plan. Shall be natural rounded granite stone, native to California river beds. Flat needle shaped, or rock with broken pieces shall not be accepted. Size range 6"-8" dia. See Detail 6/L-2.0 and see Landscape Rock Notes.
- River Rock - SMALL: See Plan. Shall be natural rounded granite stone, native to California river beds. Flat needle shaped, or rock with broken pieces shall not be accepted. Size range 1"-1 1/2" dia. See Detail 6/L-2.0 and see Landscape Rock Notes.
- Landscape Boulders: Shall be California gold granite boulders, all to be supplied by the same source, available from Graniterock (www.graniterock.com), with the following dimensions (height, width, length) limitations: Landscape Boulder A: Min 24"x24"x24" and Max 36"x36"x36" Landscape Boulder B: Min 18"x18"x18" and Max 24"x24"x24"

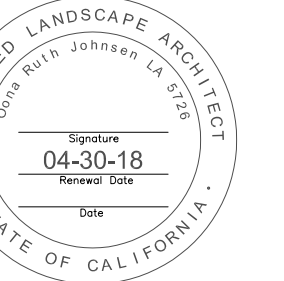
LANDSCAPE ROCK NOTES

- Underlayment of permeable weed mat to be installed under all river rock. See Detail 6/L-2.0.
- Landscape Architect to approve layout of river rock prior to installation.
- Landscape Architect to approve layout of landscape boulders prior to installation.



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CONSULTANTS:

REVISION: DATE:

PROJECT NAME:

RIO RANCH
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Carmel, CA

OWNER:

Foothill Partners
1121 White Rock Road, Ste 205
El Dorado Hills, CA 95762

ISSUANCE:

PERMIT SET

DATE: May 2, 2016

DRAWN BY: OJ

CHECKED BY: OJ

PROJECT #: 79.15

SHEET NAME & NUMBER:

Planting Plan

L-1.0

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PLANT LEGEND

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LANDSCAPE LEGEND

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- H High
- M Moderate
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GENERAL NOTES

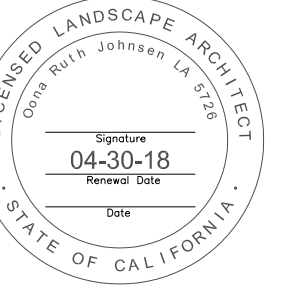
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OWNER:

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El Dorado Hills, CA 95762

ISSUANCE:

PERMIT SET

DATE: May 2, 2016

DRAWN BY: OJ

CHECKED BY: OJ

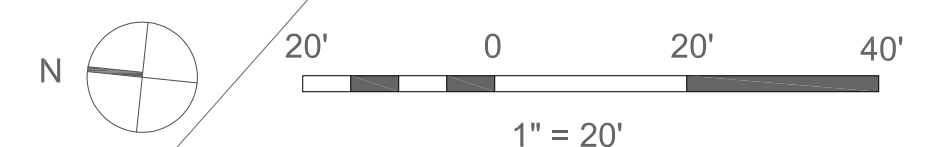
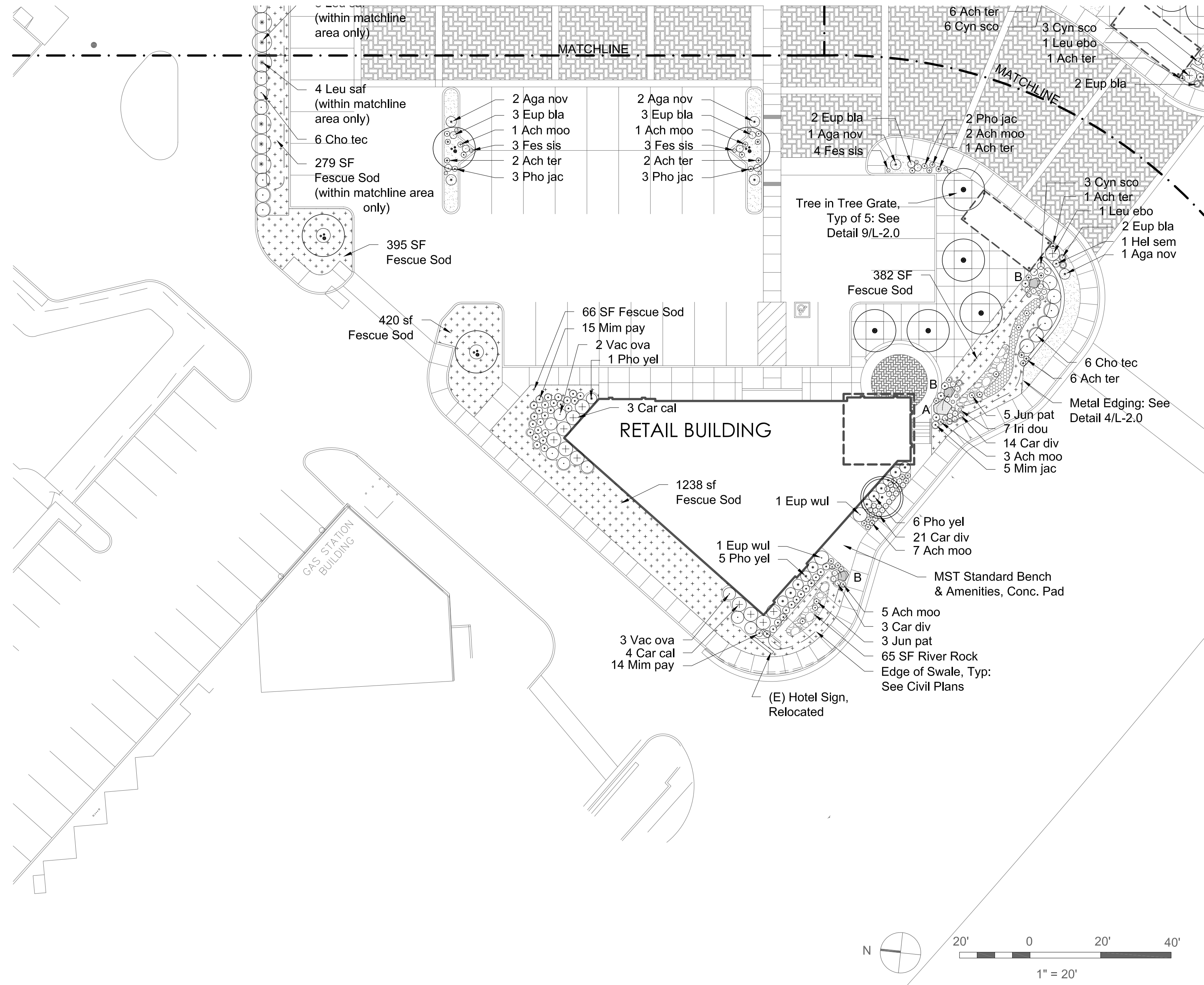
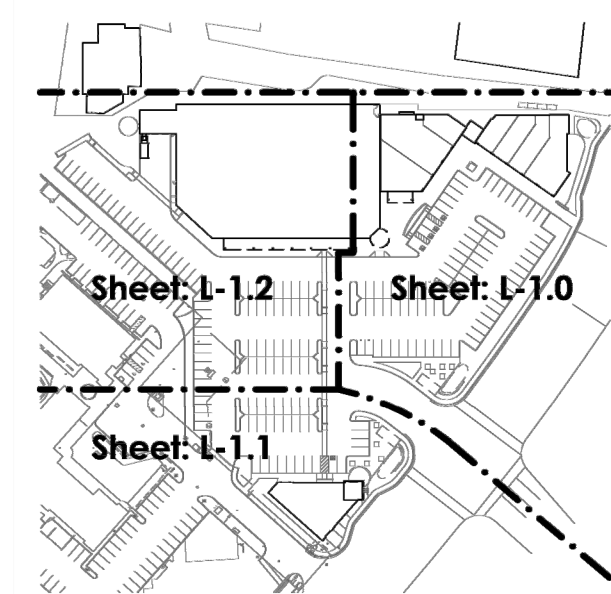
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Planting Plan

L-1.1

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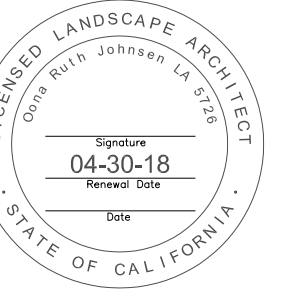
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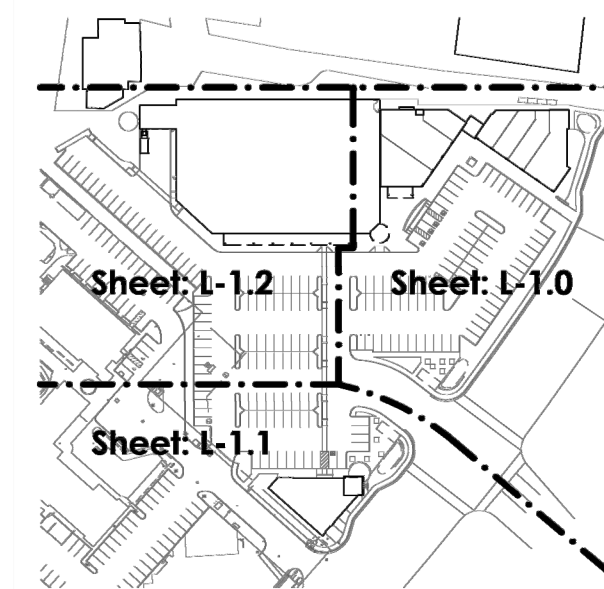
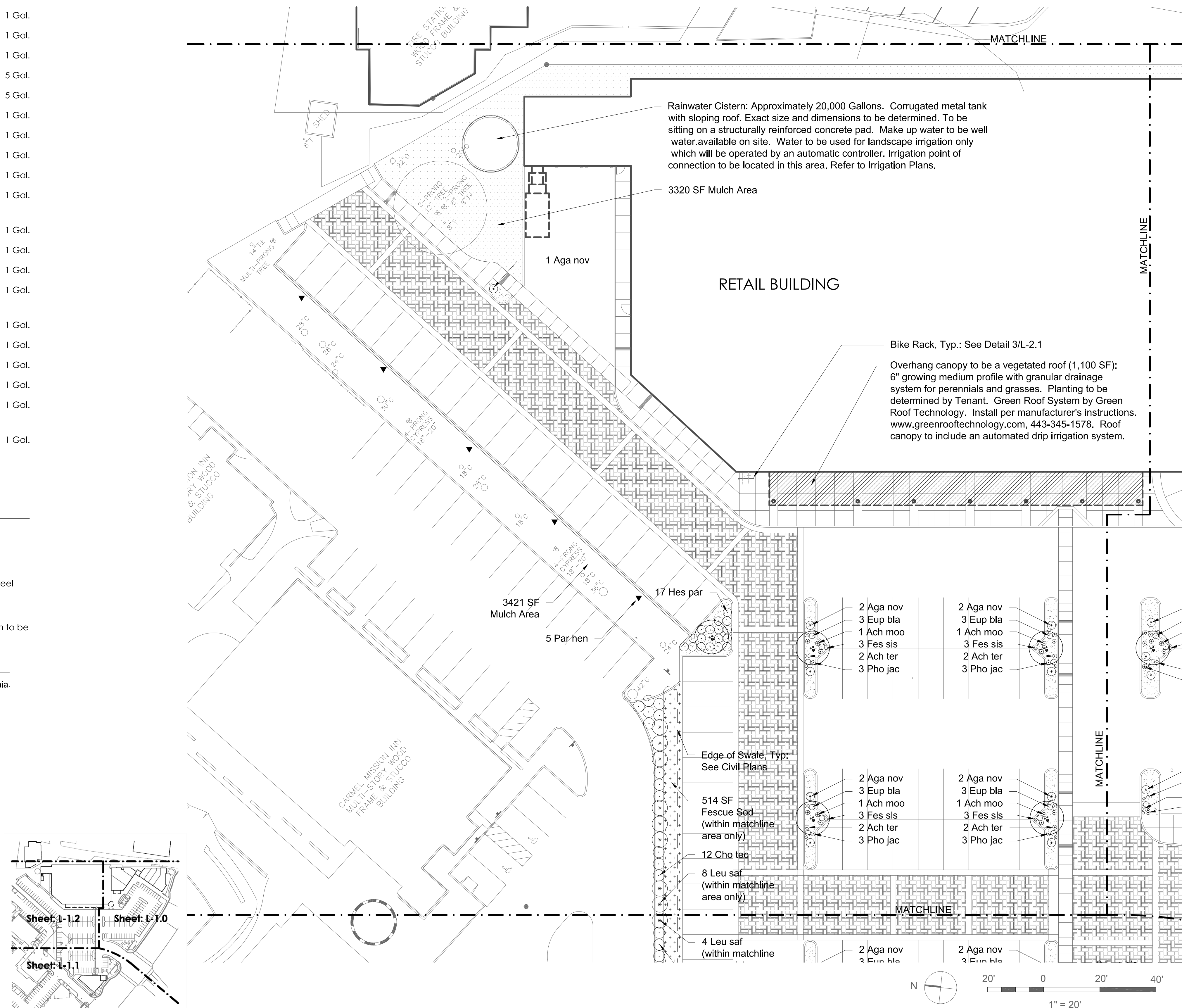
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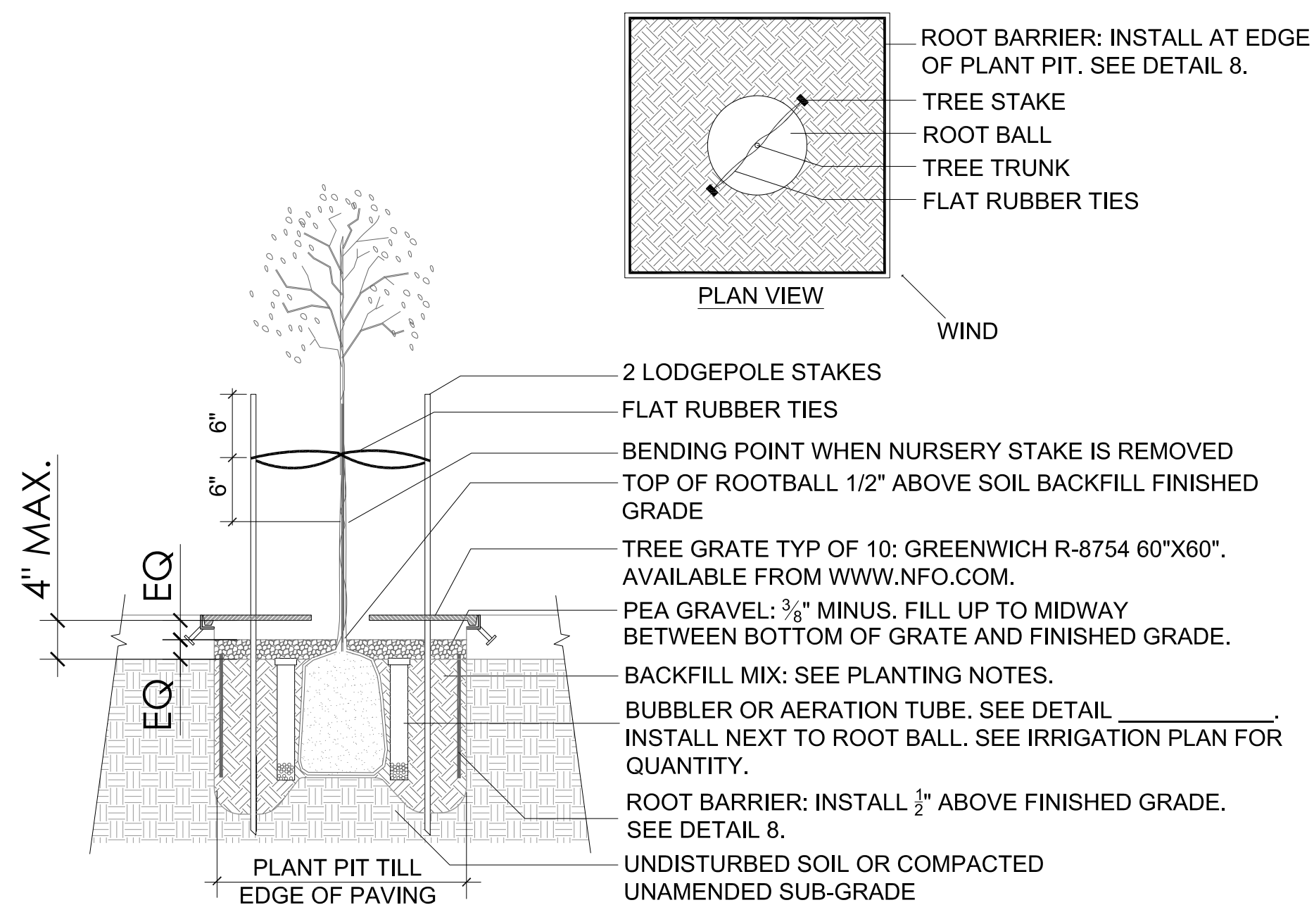
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Planting Plan

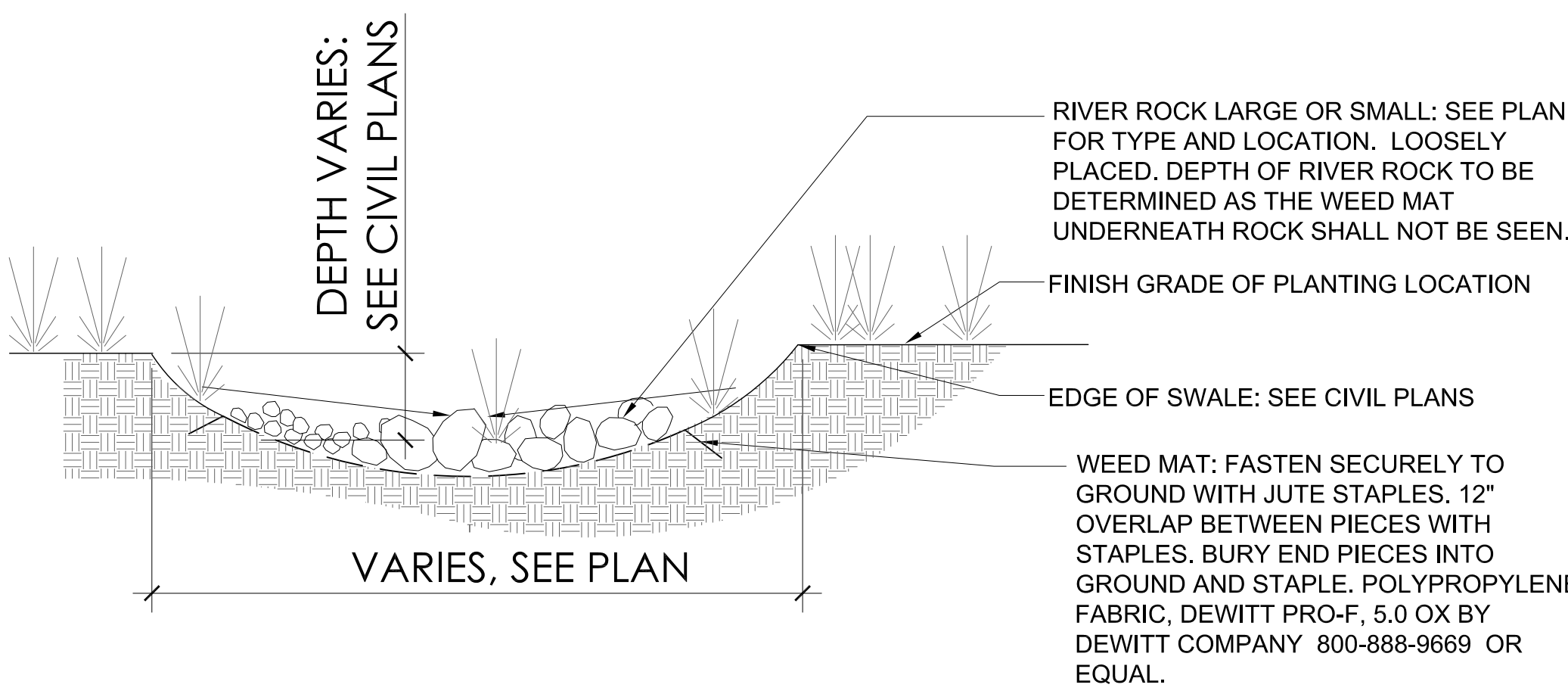
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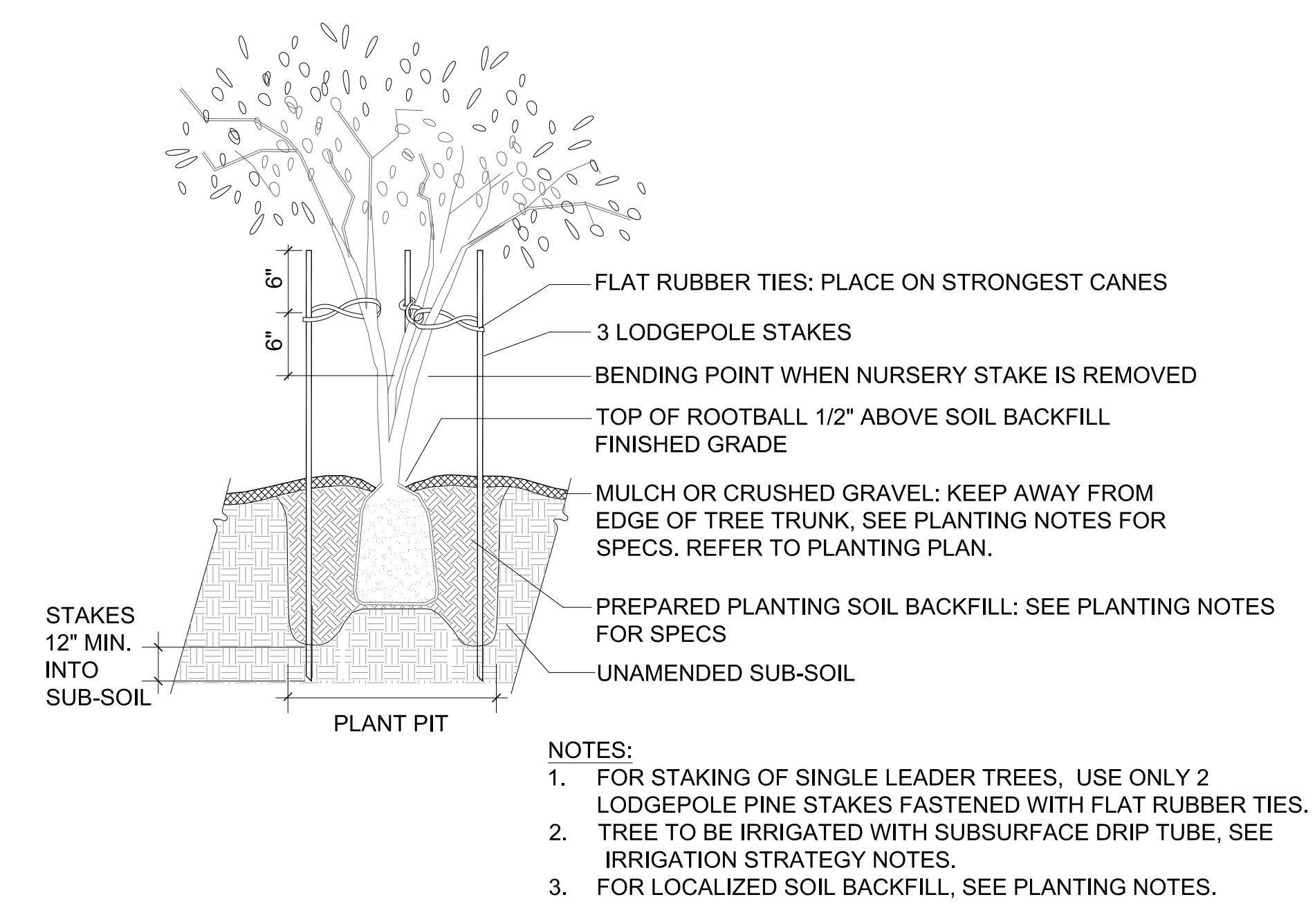




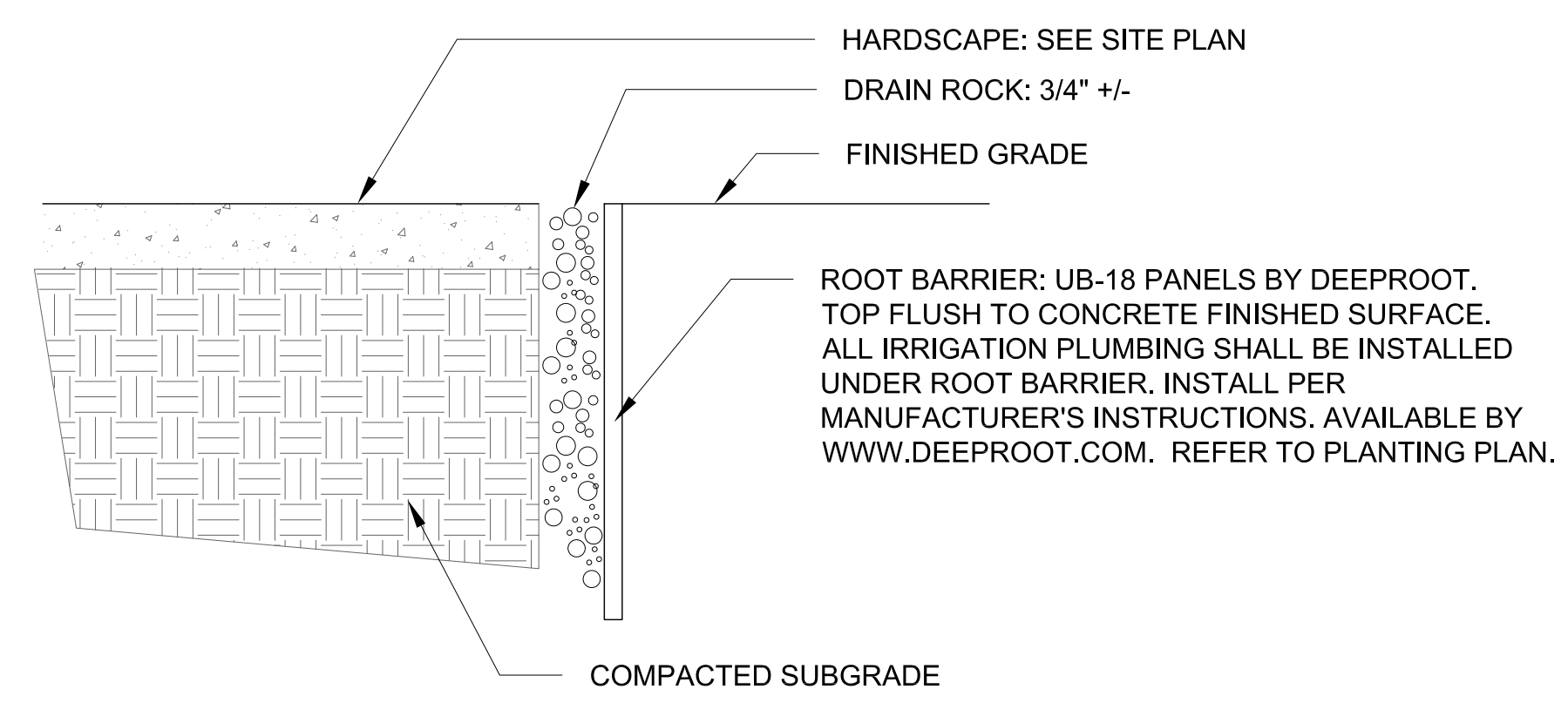
9 TREE PLANTING IN TREE GRATE
NTS



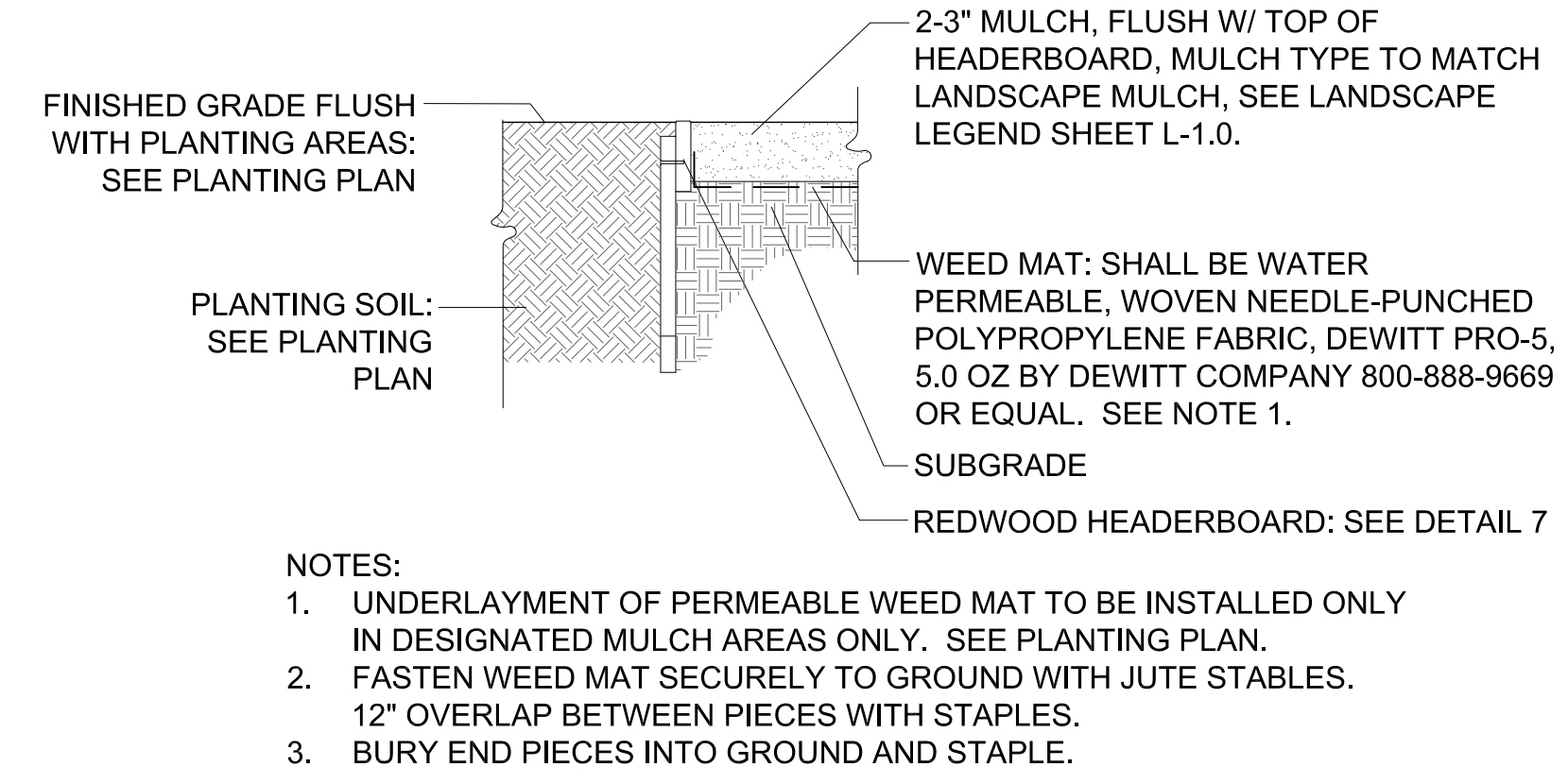
6 RIVER ROCK IN SWALE
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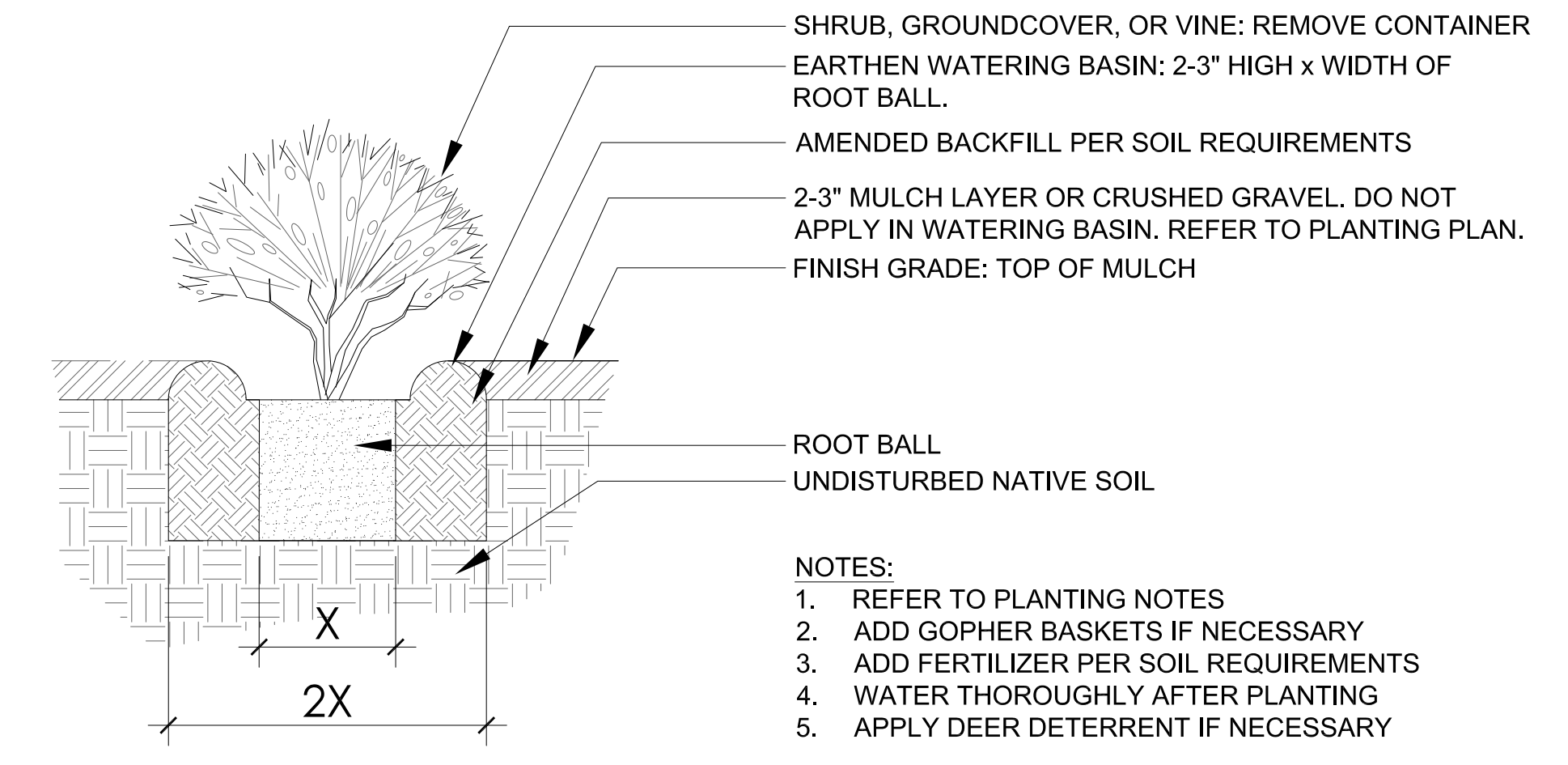
3 TREE PLANTING & STAKING DETAIL
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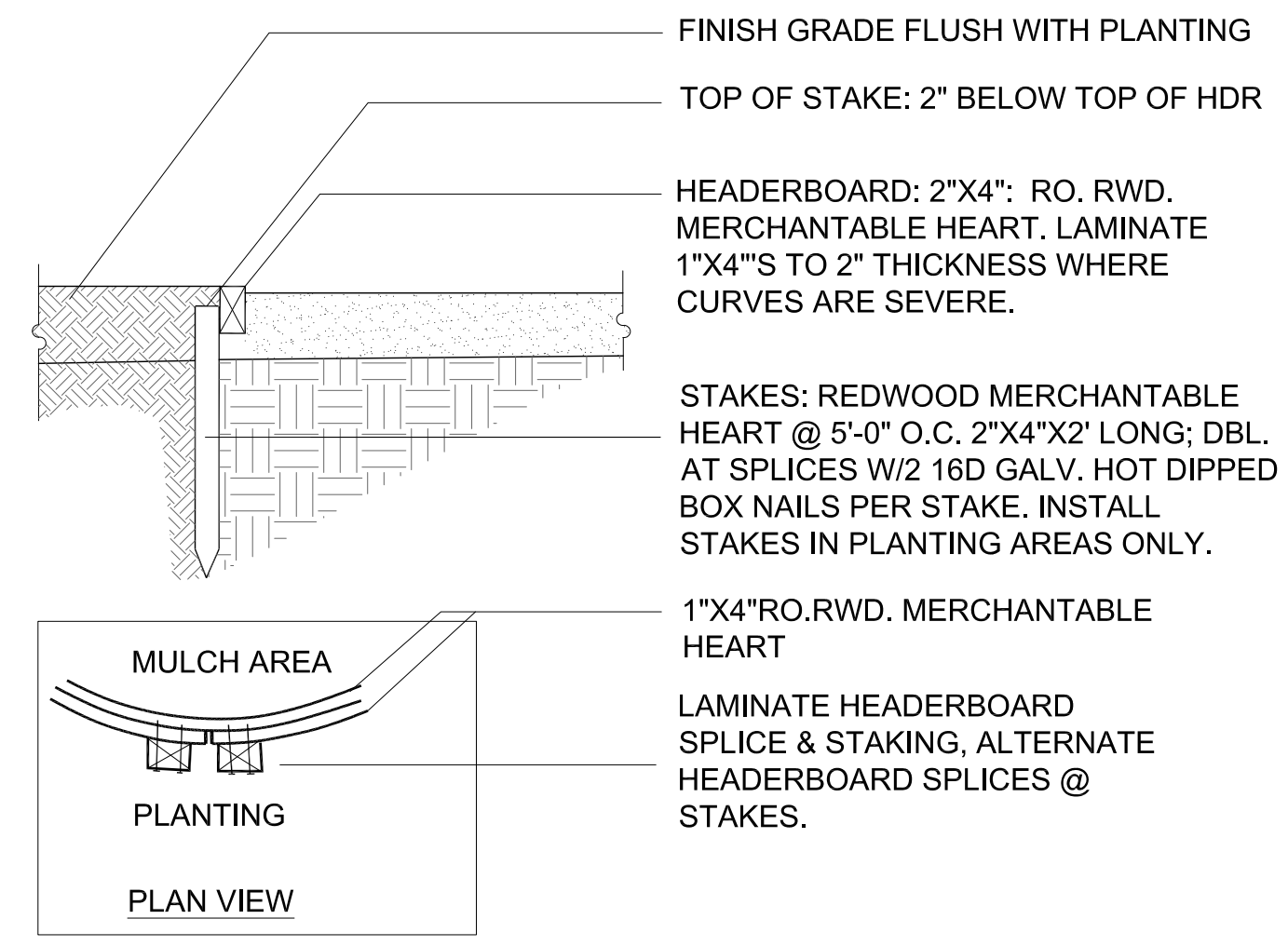
8 ROOT BARRIER
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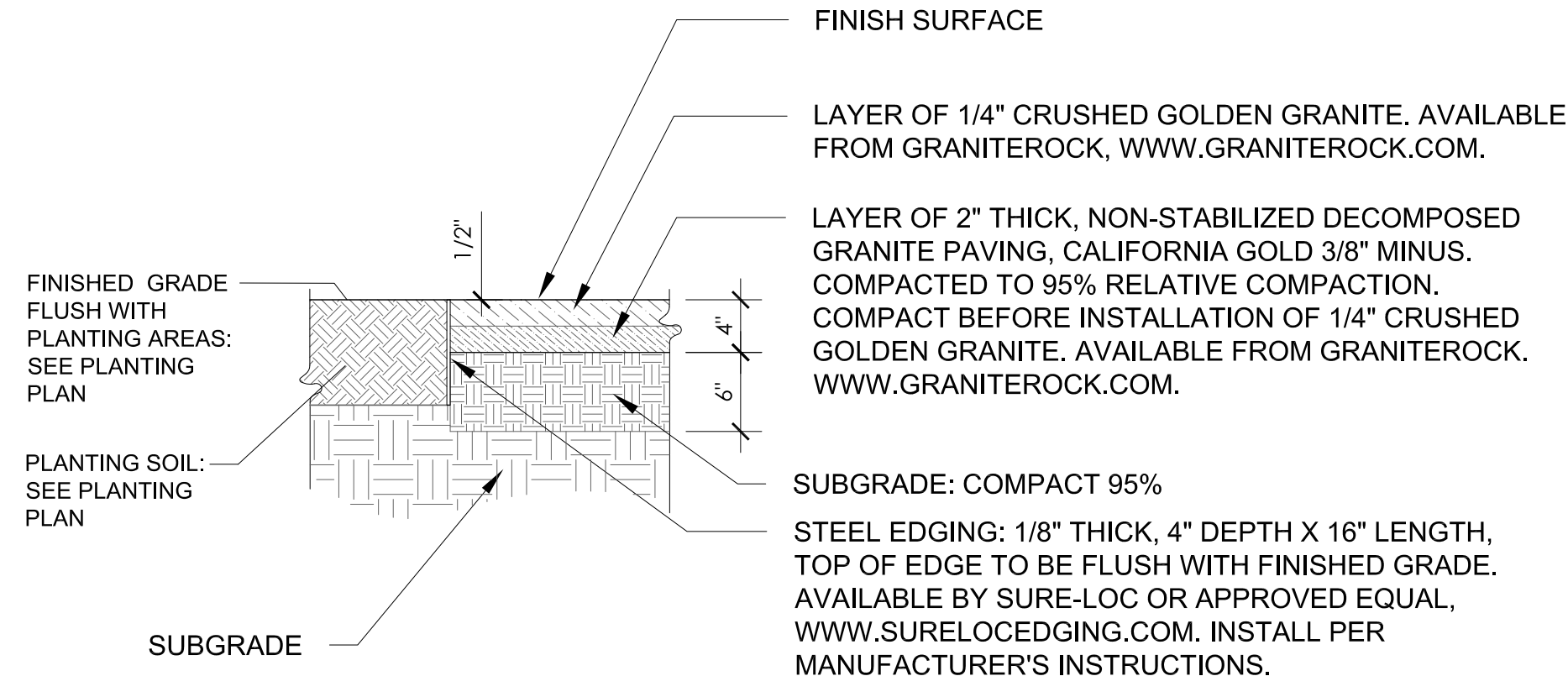
5 MULCH AREA
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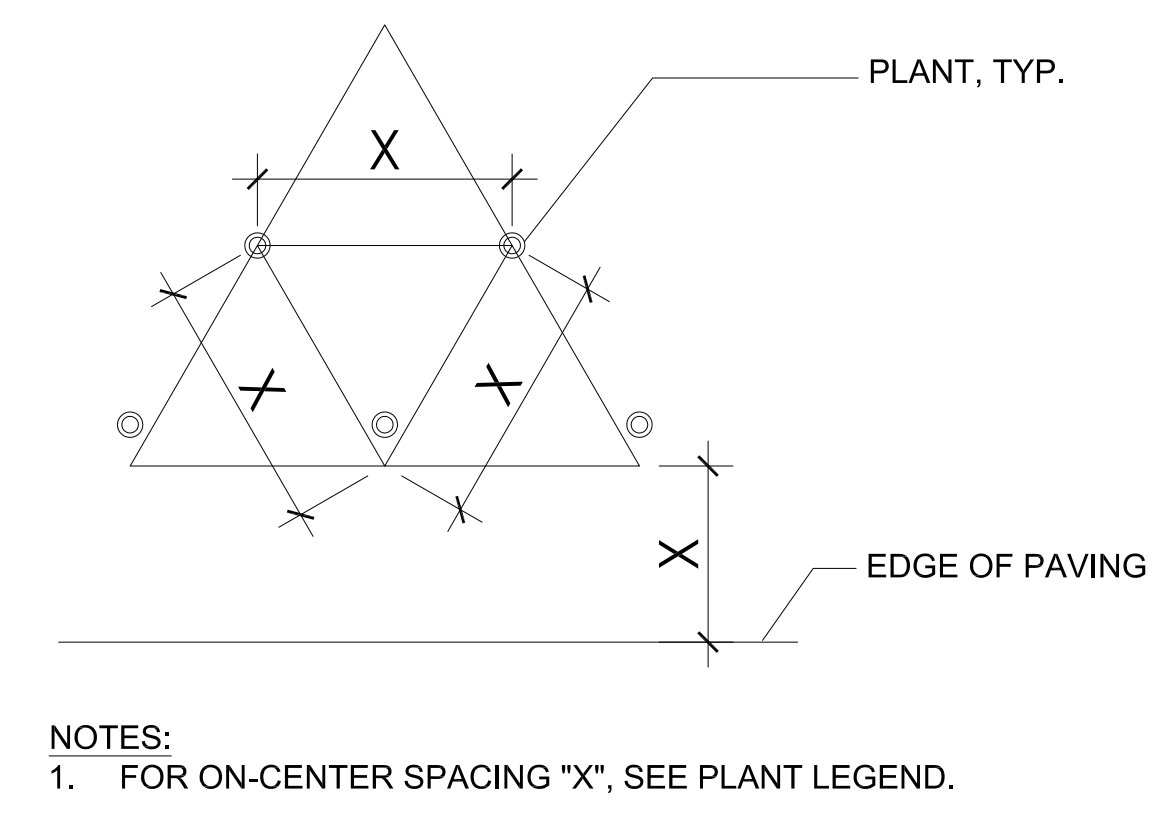
2 SHRUB/GROUNDCOVER PLANTING DETAIL
NTS



7 REDWOOD HEADERBOARD
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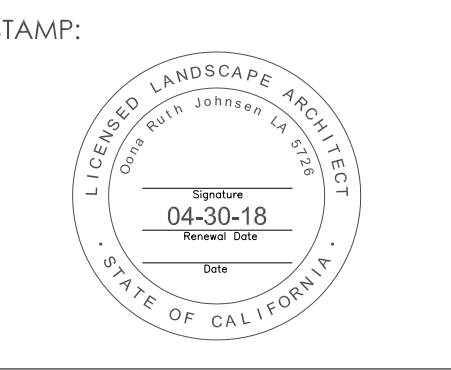
4 CRUSHED GRANITE WITH METAL EDGE
NTS



1 GROUNDCOVER PLANT SPACING DIAGRAM
NTS



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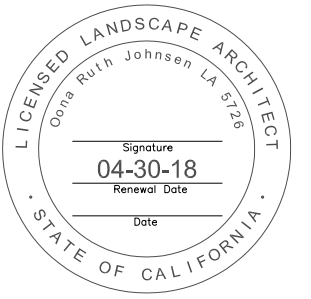
SHEET NAME & NUMBER:
Planting
Details

L-1.3



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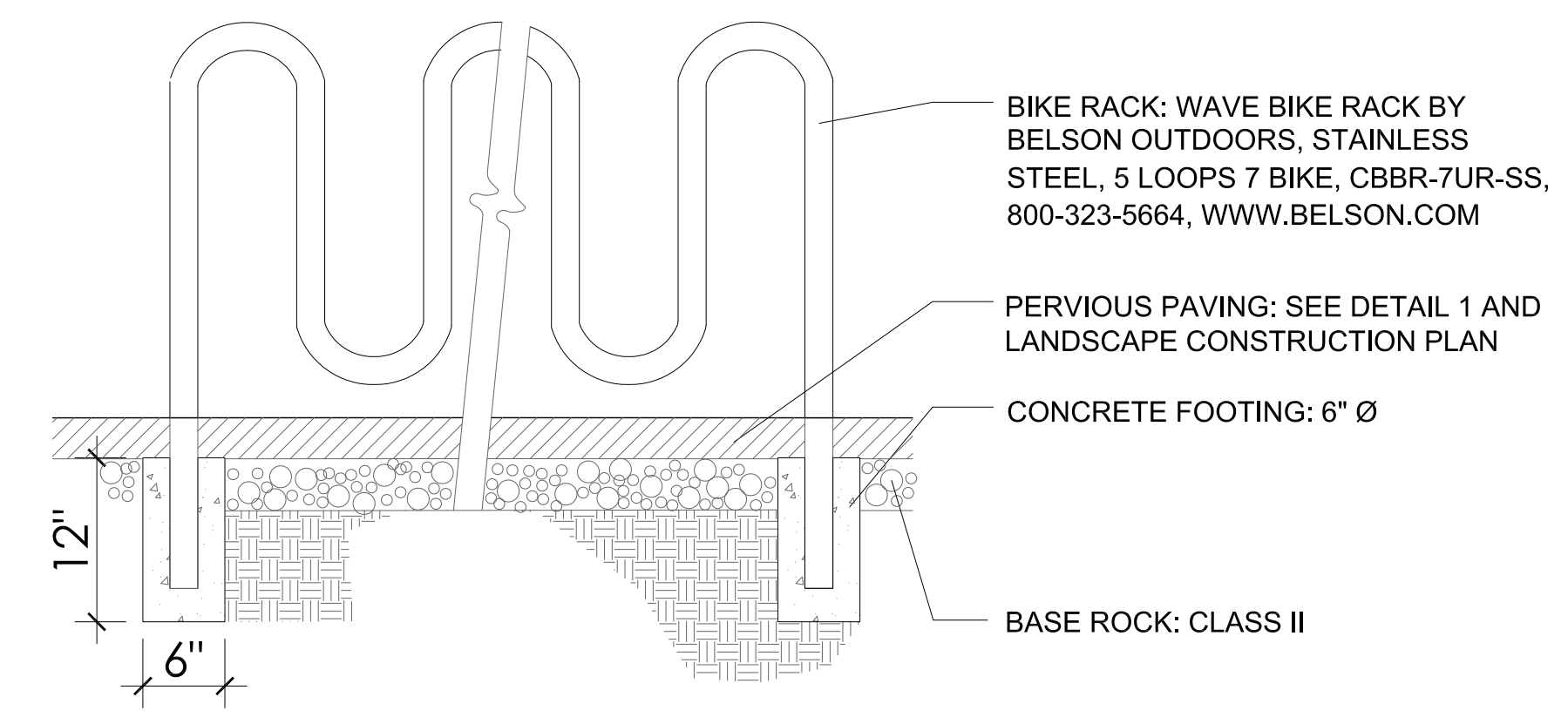
CONSULTANTS:

NOTES:

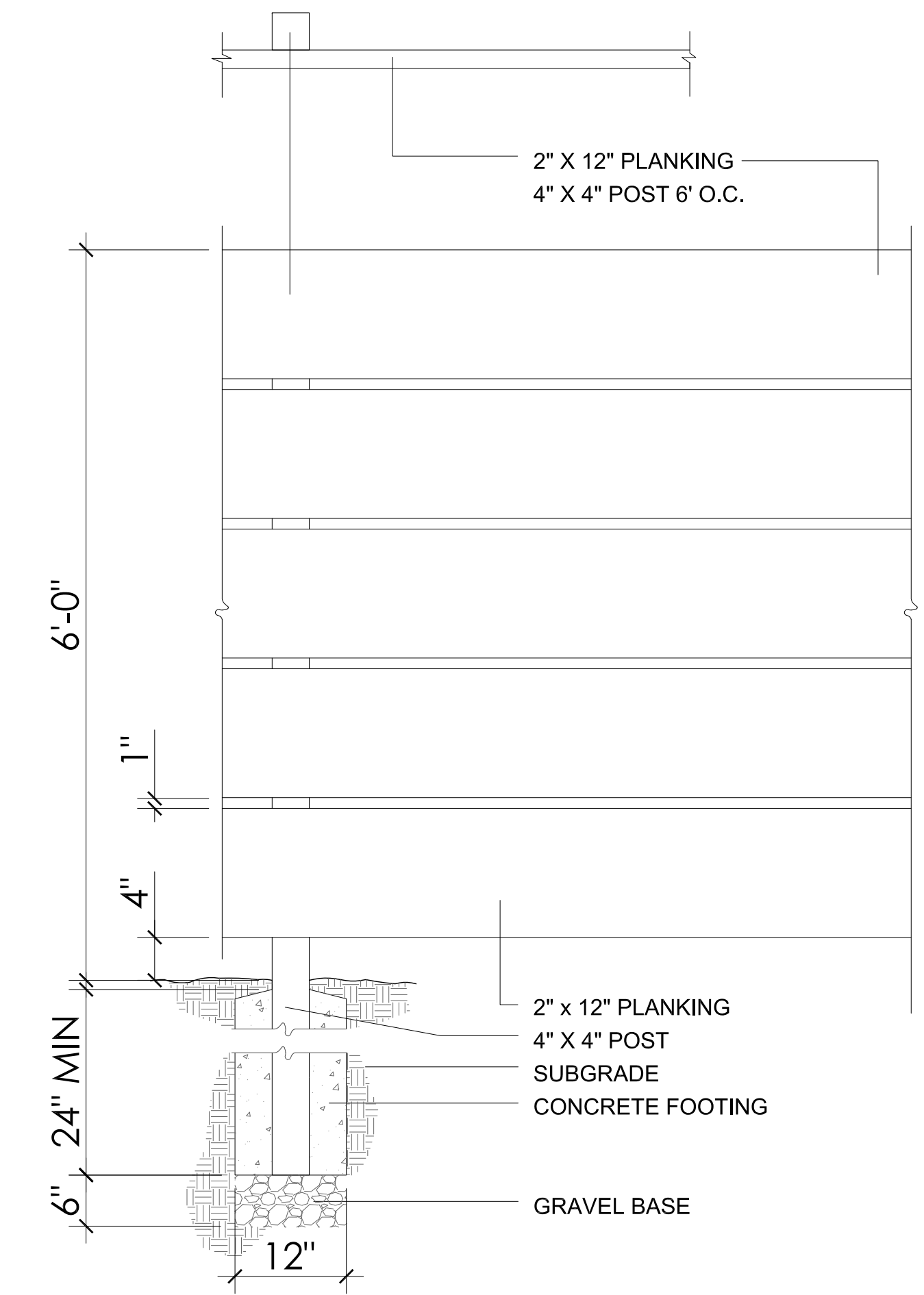
1. ALL NAILS AND HARDWARE TO BE HOT DIPPED GALVANIZED
2. WOOD STAIN TO MATCH PERIMETER FENCE
3. POSTS TO BE WOLMANIZED PINE GRADE C OR BETTER
4. ROOF TO BE CORRUGATED METAL, 2-1/2" RIB, 26-GAUGE COMMERCIAL GRADE STEEL. PAINT COLOR TO BE DETERMINED.
5. ROOF OVERHANG TO BE 12" ON ALL SIDES.
6. PITCH TO BE 2 IN 12 (10%). TRASH ACCESS TO HAVE THE HIGH END.
7. REFER TO CONCEPT IMAGE.



2 TRASH BIN CANOPY
 NTS



3 BICYCLE RACK
 NTS



NOTES:

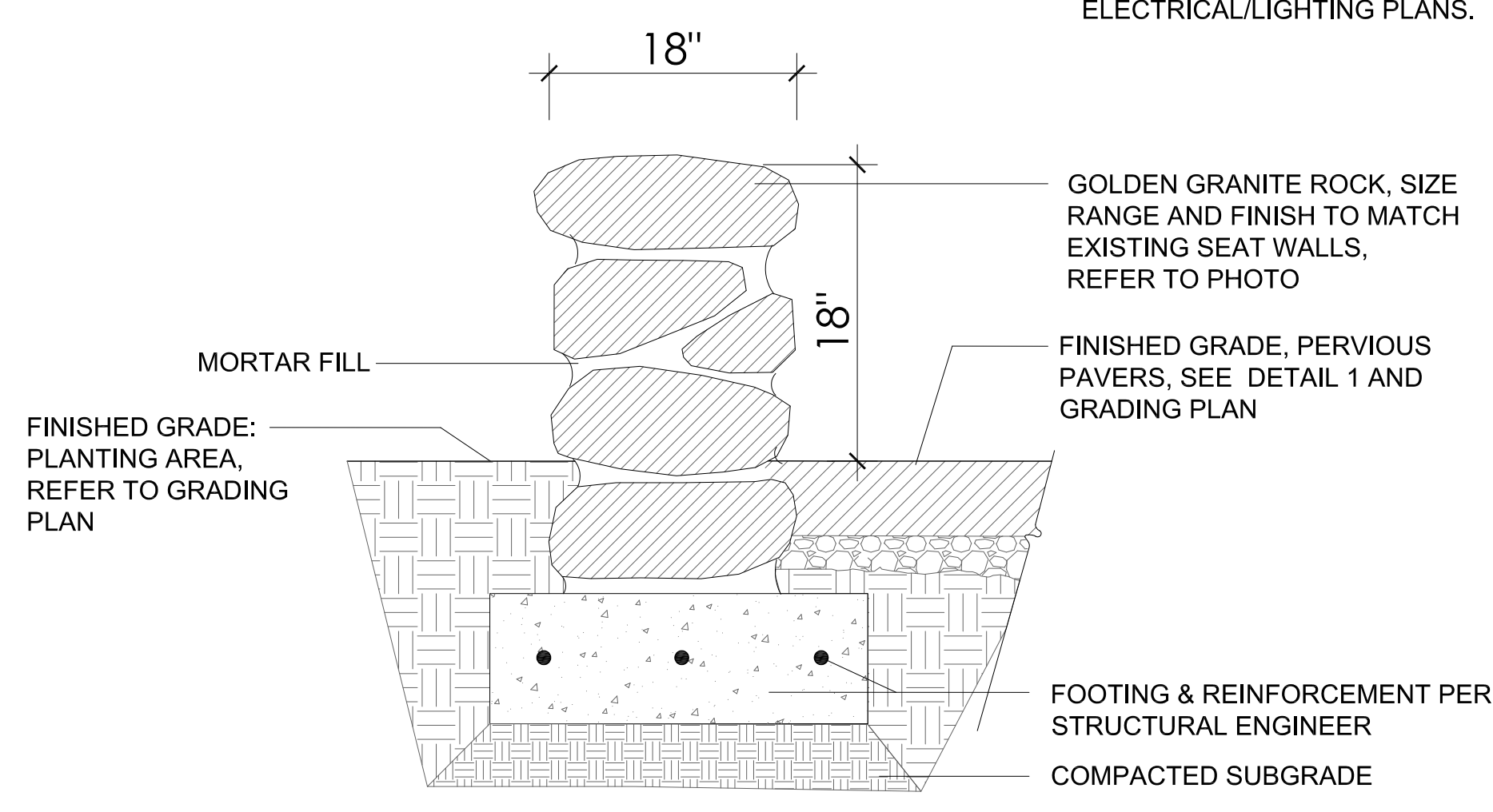
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4. PLANKING TO BE WESTERN RED CEDAR #1
5. REFER TO CONCEPT IMAGE



1 PERIMETER FENCE
 NTS

NOTES:

1. TO MATCH EXISTING GOLDEN GRANITE SEAT WALLS, REFER TO IMAGE.
2. WALL TO RECEIVE LIGHTING, SEE ELECTRICAL/LIGHTING PLANS.



4 ROCK SEAT WALL
 NTS

REVISION: DATE:

PROJECT NAME:

RIO RANCH RETAIL
 Carmel, CA

OWNER:
 Foothill Partners
 1121 White Rock Road, Ste 205
 El Dorado Hills, CA 95762

ISSUANCE:
 PERMIT SET

DATE: May 2, 2016
 DRAWN BY: OJ
 CHECKED BY: OJ
 PROJECT #: 79.15

SHEET NAME & NUMBER:

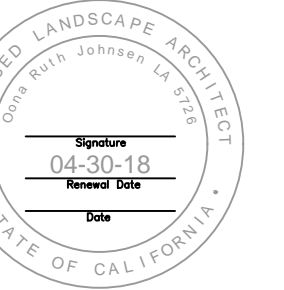
Planting
 Details

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OONA JOHNSEN
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 oona@OJLA.com

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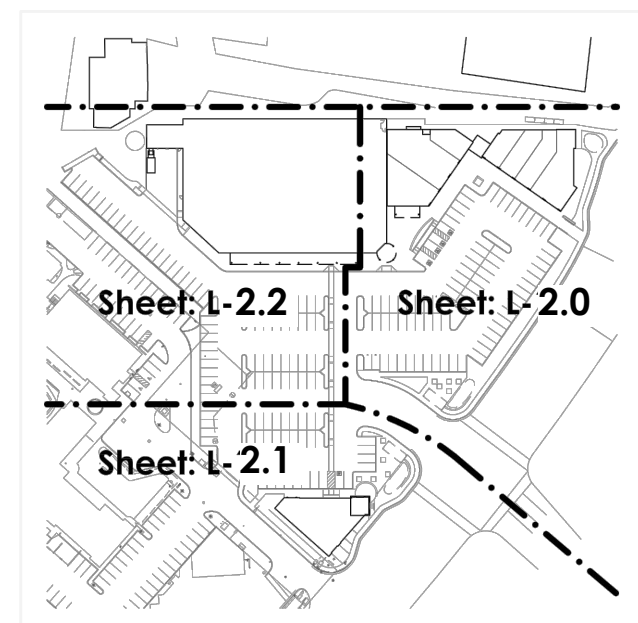
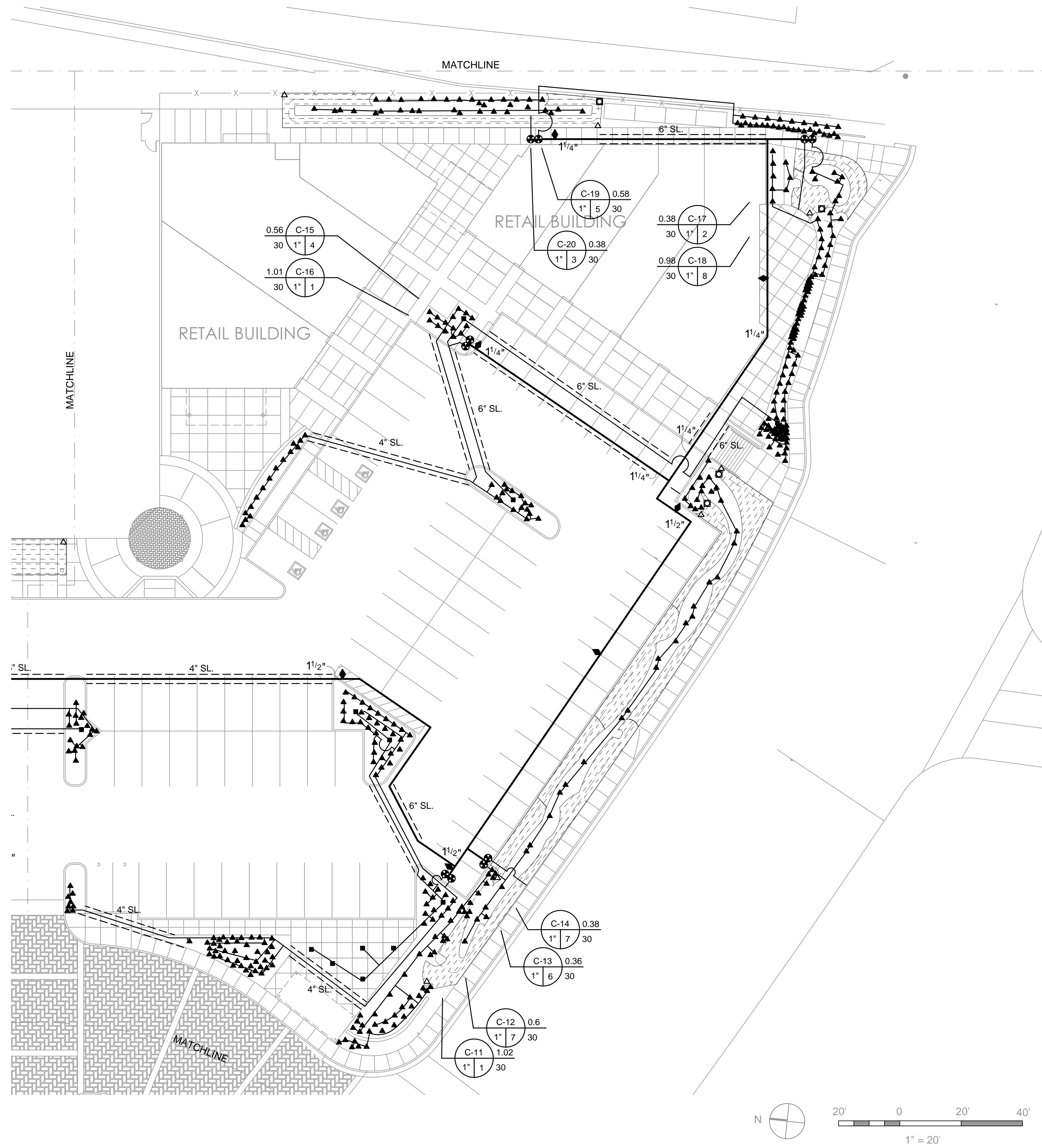


CONSULTANTS:

BROOKWATER
 IRRIGATION CONSULTANTS
 480 ST. JOHN STREET, SUITE 220
 PLEASANTON, CALIFORNIA 94566
 TEL. 925.855.0417 FAX 925.855.0357
 E-MAIL JANET@BROOKWATER.COM

IRRIGATION LEGEND

SYMBOL	MODEL NUMBER	DESCRIPTION	PSI	FLOW RATE (GPM)	MAX. RADIUS	MAX. SPACING
▲	LF40-PC	TORO PRESSURE COMPENSATING DRIP BUBBLER INSTALL ONE BUBBLER PER SHRUB	30	4 GPH	-	-
■	LF40-PC	TORO PRESSURE COMPENSATING DRIP BUBBLER INSTALL TWO BUBBLERS PER TREE	30	4 GPH	-	-
△	T-FCH-H-FIPT	TORO DL2000 FLUSH VALVE				
NOT SHOWN	T-YD-500-34	TORO DL2000 AIR VENT				
□	T-DL-MP9	TORO DL2000 POP-UP OPERATION INDICATOR				
⊕	DZK-700-1-LF / LT-1000-T	TORO DRIP ZONE VALVE KIT - INCL. REMOTE CONTROL VALVE, WYE FILTER WITH 150 MESH SCREEN, AND PRESET PRESSURE REGULATOR / KBI PVC BALL VALVE				
◆	100-2SLLVC/075-MHS	TORO QUICK COUPLING VALVE WITH 3/4" HOSE SWIVEL				
⊕	T-113IRR	NIBCO GATE VALVE (LINE SIZE)				
⊗	TFS-050	TORO PVC FLOW SENSOR				
⊕	2160-H	GRISWOLD 1" MASTER CONTROL VALVE (NORMALLY OPEN)				
⊕	CL-100-WIRELESS	IRRITROL WIRELESS WEATHER SENSOR				
⊕	MC-24E CL-R1	IRRITROL 24 STATION MC-E CONTROLLER - WALL MOUNT IRRITROL MAINTENANCE REMOTE				
□		WATER SOURCE FROM RAINWATER CISTERN / 20,000 GALLON WATER TANK				
CONTROLLER AND STATION NUMBER						
APPLICATION RATE (INCHES)						
OPERATING PRESSURE (PSI) OR AIR RELIEF VALVE QUANTITY						
APPROXIMATE GALLONS PER MINUTE						
REMOTE CONTROL VALVE SIZE						
MAIN LINE: 2 1/2" AND LARGER: 1120-CLASS 315 PVC PLASTIC PIPE. 2" AND SMALLER: 1120-SCHEDULE 40 PVC PLASTIC PIPE. USE SCHEDULE 80 AND SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 18" COVER						
LATERAL LINE: 1120-CLASS 200 PSI PVC SOLVENT WELD PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.						
SUB-SURFACE DRIPLINE (SHRUBS): TORO DL2000 RGP-218-10 DRIPLINE WITH ROOT GUARD. USE ONLY DL2000 DRIPLINE LOC-EZE FITTINGS. 2" COVER. (18" EMITTER SPACING; .53 GPH PER EMITTER)						
SLEEVE (SL): 1120-CLASS 200 PVC PLASTIC PIPE. 24" COVER.						



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Irrigation Plan

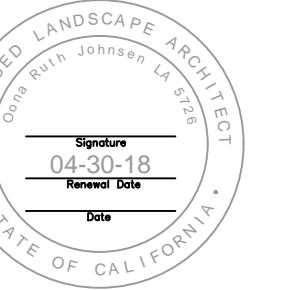
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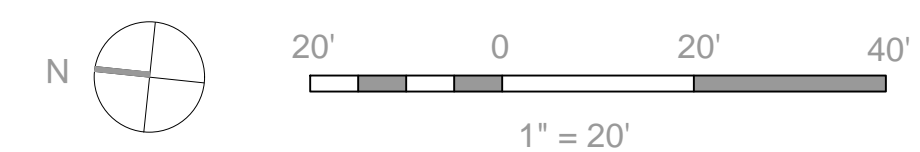
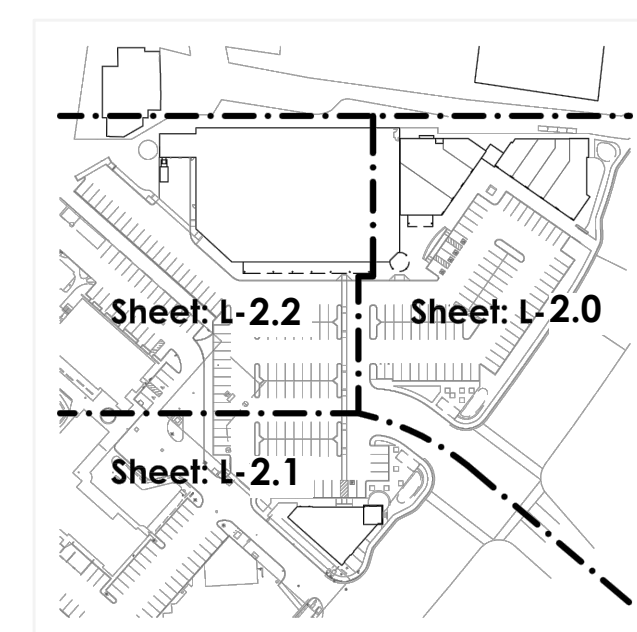
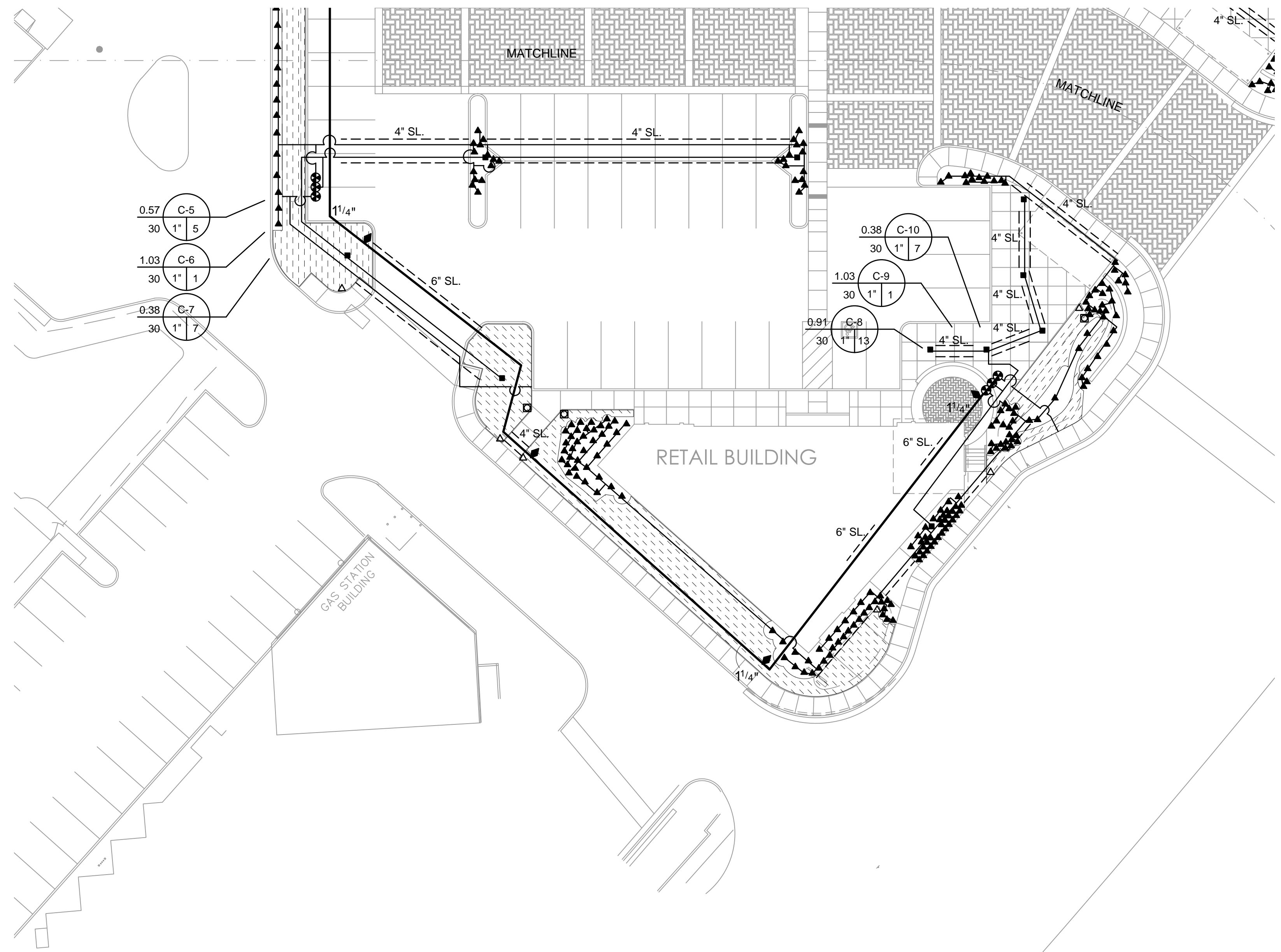
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⊞	MC-24E CL-R1	IRRITROL 24 STATION MC-E CONTROLLER - WALL MOUNT IRRITROL MAINTENANCE REMOTE				
□	POINT-OF-CONNECTION	WATER SOURCE FROM RAINWATER CISTERN / 20,000 GALLON WATER TANK				

	C-1	1.6	←
	1"	5	←
	25	←	

	MAIN LINE: 2 1/2" AND LARGER: 1120-CLASS 315 PVC PLASTIC PIPE. 2" AND SMALLER: 1120-SCHEDULE 40 PVC PLASTIC PIPE. USE SCHEDULE 80 AND SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 18" COVER
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DRAWN BY: OJ

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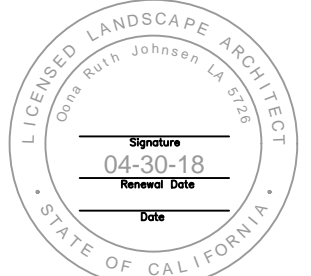
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Irrigation Plan

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RAINWATER CISTERN WATER TANK

EXISTING POINT-OF-CONNECTION

CONNECT IRRIGATION MAINLINE TO RAINWATER CISTERN / 20,000 GALLON WATER TANK.
IRRIGATION DEMAND: GPM AT PSI

FIELD VERIFY EXACT LOCATION AND PRESSURE PRIOR TO START OF WORK. IF PRESSURE VARIES FROM REQUIRED PRESSURE STATED ABOVE, NOTIFY IRRIGATION CONSULTANT FOR FURTHER INSTRUCTIONS

CLIMATE LOGIC WEATHER SENSOR
EXTERIOR LOCATION AS DIRECTED BY ARCHITECT.

IRRIGATION CONTROLLER

IRRIGATION CONTROLLER "C" - RELOCATED EXISTING CONTROLLER.

FIELD VERIFY EXACT LOCATION AS DIRECTED BY ARCHITECT. SERVICE WITH 120 VOLT A.C. ELECTRICAL SERVICE TO THIS LOCATION PROVIDED BY ELECTRICAL CONTRACTOR. GROUND CONTROLLER AND CONFORM TO APPLICABLE LOCAL CODES.

RETAIL BUILDING

OVERHANG CANOPY / VEGETATED ROOF
MAINLINE SHALL BE ROUTED TO THE SECOND FLOOR IN CLOSE PROXIMITY TO THE OVERHANG CANOPY WHICH WILL BE A DESIGNED VEGETATED ROOF.

FIELD VERIFY EXACT LOCATION OF CONTROL VALVE (C-1) AS DIRECTED BY ARCHITECT.

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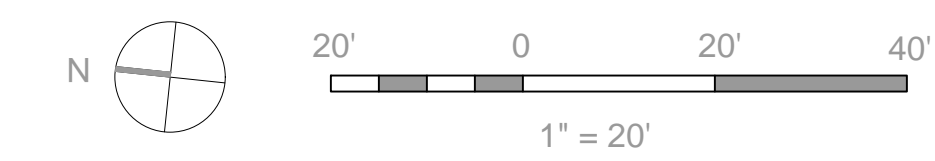
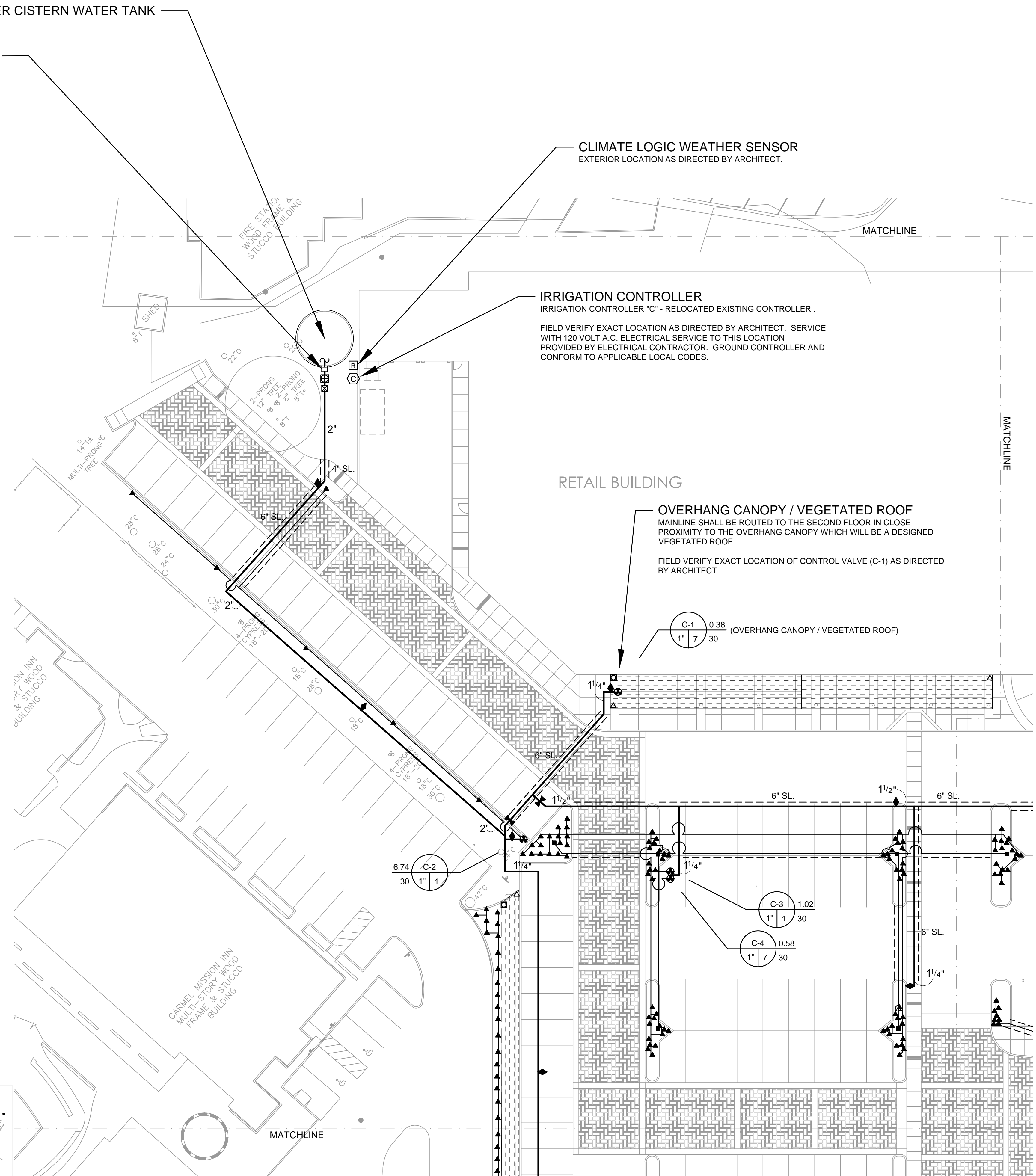
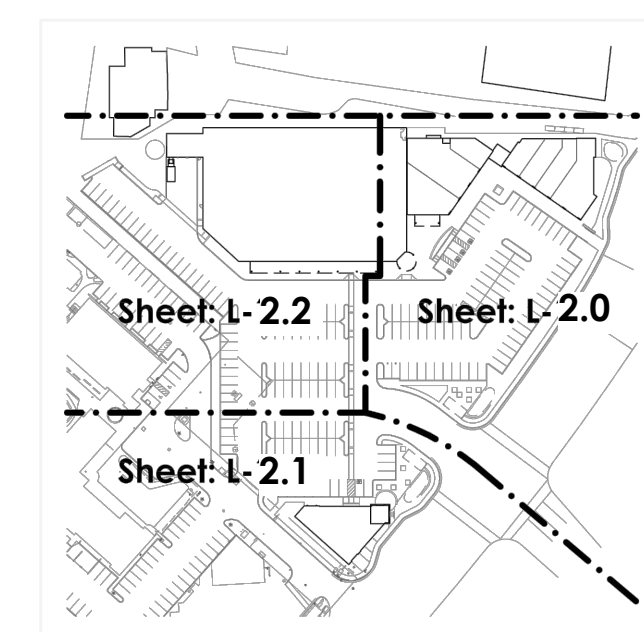
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SLEEVE (SL): 1120-CLASS 200 PVC PLASTIC PIPE. 24" COVER.



IRRIGATION NOTES

- THE CONTRACTOR SHALL REVIEW RELATED DRAWINGS AND SHALL ENSURE COORDINATION WITH ALL APPLICABLE TRADES PRIOR TO SUBMITTING BID.
- THE IRRIGATION SYSTEM SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES BY LICENSED CONTRACTORS AND EXPERIENCED WORKMEN. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND FEES RELATING TO HIS WORK.
- THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLANTING AND ARCHITECTURAL FEATURES. PARALLEL PIPES MAY BE INSTALLED IN COMMON TRENCH. PIPES ARE NOT TO BE INSTALLED DIRECTLY ABOVE ONE ANOTHER. TRENCHES SHALL BE AMPLE SIZE TO PERMIT THE PIPES TO BE LAID AT HE ELEVATIONS INTENDED AND TO PERMIT SPACE FOR JOINING.
- DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, ETC. HE SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, PAVING, STRUCTURES, ETC. CONTRACTOR TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES PRIOR TO THE EXCAVATION OF TRENCHES. CONTRACTOR IS TO REPAIR ANY DAMAGE CAUSED BY HIS WORK AT NO ADDITIONAL COST TO THE OWNER.
- DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL WORK AND PLAN WORK ACCORDINGLY, FURNISHING SUCH FITTINGS, ETC., AS MAY BE REQUIRED TO MEET SUCH CONDITIONS. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THE WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEMS, PLANTING, AND ARCHITECTURAL FEATURES.
- ELECTRICAL CONTRACTOR TO SUPPLY 120 VAC (2.5 AMP) SERVICE TO CONTROLLER LOCATION. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL STUB-OUT TO CONTROLLER. IRRIGATION TWO-WIRE PATH SHALL BE MANUFACTURER RECOMMENDED #14, U.L. APPROVED FOR DIRECT BURIAL. (REFER TO TWO-WIRE NOTES.)
- EACH CONTROLLER SHALL HAVE ITS OWN INDEPENDENT GROUNDING ROD OR PLATE. CONTROLLER AND VALVE GROUNDING SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
- REMOTE CONTROL VALVES SHALL BE PROGRAMMED IN SEQUENCE AS SHOWN ON PLANS.
- SPLICING OF 24-VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 24" COIL OF EXCESS WIRE AT EACH SPLICE.
- VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS WHERE POSSIBLE (NOT IN LAWN AREA.)
- INSTALL VALVE BOXES MINIMUM 12" FROM AND PERPENDICULAR TO WALK, CURB, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, ETC. AND BOXES SHALL BE MINIMUM 12" APART. SHORT SIDE OF VALVE BOXES SHALL BE PARALLEL TO WALK, CURB, ETC.
- LOCATE QUICK COUPLING VALVE 12" FROM HARDSCAPE AREA.
- NOTIFY ARCHITECT OF ANY ASPECTS OF LAYOUT THAT WILL PROVIDE INCOMPLETE OR INSUFFICIENT WATER COVERAGE OF PLANT MATERIAL AND DO NOT PROCEED UNTIL HIS INSTRUCTIONS ARE OBTAINED.
- LOCATE BUBBLERS ON UPHILL SIDE OF TREES AND SHRUBS. TREE BUBBLERS ARE FOR ESTABLISHMENT AND DROUGHT CONDITIONS. THEY ARE TO BE TURNED OFF AFTER TREES ARE ESTABLISHED AND TURNED ON DURING DROUGHT CONDITIONS.
- IN ADDITION TO THE SLEEVES AND CONDUITS SHOWN ON THE DRAWINGS, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF SLEEVES AND CONDUITS OF SUFFICIENT SIZE UNDER ALL PAVED AREAS.
- ALL EXCAVATIONS ARE TO BE FILLED WITH COMPACTED BACKFILL. REPAIR ALL SETTLED TRENCHES PROMPTLY, FOR A PERIOD OF 1 YEAR AFTER COMPLETION OF WORK.
- CONTRACTOR SHALL WARRANT THAT THE IRRIGATION SYSTEM WILL BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE OF WORK.
- THE SPRINKLER SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.
- IRRIGATION DEMAND: REFER TO IRRIGATION POINTS OF CONNECTION.
- CONNECT FLOW SENSOR TO CONTROLLER WITH 2 CONDUCTOR DIRECT BURIAL SHIELDED SENSOR CABLE (EV-CAB-SEN.) INSTALL EACH CABLE IN A SEPARATE 1" PVC SCHEDULE 40 CONDUIT.
- JOHN DEERE GREEN TECH CONTROLLER ENCLOSURE ASSEMBLIES MUST BE CERTIFIED BY JDGT PRIOR TO FINAL APPROVAL OF IRRIGATION. CONTACT JOHN DEERE GREEN TECH (800-438-7435) FOR PRE-CONSTRUCTION MEETING AND CERTIFICATION REQUIREMENTS.
- OPERATE IRRIGATION CONTROLLER(S) BETWEEN THE HOURS OF 10:00 PM AND 7:00 AM.
- NOTIFY UNDERGROUND SERVICE ALERT AT 811 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION.

DRIPLINE NOTES:

- PLANS ARE DIAGRAMMATIC. INSTALL DRIPLINE AND COMPONENTS PER MANUFACTURERS INSTRUCTIONS AND INSTALLATION DETAILS.
- INSTALL DRIPLINE A MAXIMUM OF 18" APART (12" IN TURF) WITH EMITTERS TRIANGULARLY SPACED. INSTALL 2" FROM PERIMETER OF PLANTED AREA. THERE SHOULD BE A MINIMUM OF TWO DRIPLINE LATERALS IN EACH PLANTED AREA. DRIPLINE SHALL BE INSTALLED AT A CONSISTANT DEPTH THROUGHOUT THE CIRCUIT.
- PLACE AIR/VACUUM RELIEF VALVES AT THE HIGHEST POINTS OF EACH ZONE AND JUST BELOW CHECK VALVES ON SLOPES. INSTALL ONE AIR/VACUUM RELIEF VALVE FOR EVERY 1125' OF TOTAL DRIPLINE PER ZONE.
- PLACE FLUSH VALVES AT THE HYDRAULIC CENTER OF THE EXHAUST HEADER OR AT LOW POINT ON SLOPES.
- INSTALL IN-LINE CHECK VALVES ON SLOPES GREATER THAN 3% AND WHERE LOW-LINE DRAINAGE COULD CAUSE WET AREAS IN THE LOWEST AREAS OF AN IRRIGATION ZONE. CHECK VALVES SHALL BE PLACED EVERY 4-5 FEET BETWEEN DRIPLINE LATERALS AND BEFORE THE FLUSH VALVE.
- ON ALL SLOPES AND MOUNDS, PLACE THE DRIPLINE LATERALS PARALLEL TO THE SLOPE CONTOUR WHERE POSSIBLE. INCREASE THE LATERAL SPACING BY 25% ON THE LOWER ONE-THIRD OF THE SLOPE TO AVOID EXCESS DRAINAGE.
- PVC SUPPLY AND FLUSH LINE SIZING GUIDE (ALL SUPPLY AND FLUSH LINES SHALL BE THE SAME SIZE FOR THE ENTIRE ZONE):
 - 0-8 GPM – 3/4"
 - 8.1-15 GPM – 1"
 - 15.1-25 GPM – 1 1/4"
- FITTINGS SHALL BE OF THE SAME MANUFACTURER AS DRIPLINE.
- THOROUGHLY FLUSH EACH INSTALLATION SEGMENT TO ENSURE NO DEBRIS CONTAMINATION OCCURS.
- RUN THE DRIPLINE SYSTEM EVERY DAY OR EVERY OTHER DAY TO ESTABLISH PLANT MATERIAL. MAINTAIN A CONSISTENT MOISTURE BALANCE IN THE SOIL. IT IS IMPORTANT TO KEEP THE SOIL MOIST WITHOUT SATURATION.

HYDROZONE SUMMARY		
*Hydrozone Description	Total Sq. Ft.	% of Landscape
Cool Season Turf (CST)	0	0.0%
Warm Season Turf (WST)	0	0.0%
High Water Use Plants (HW)	0	0.0%
Bioretention Plants (BR)	0	0.0%
Medium Water Use Plants (MW)	5,811	37.7%
Low Water Use Plants (LW)	9,476	61.5%
Very Low Water Use Plants (VLW)	113	0.7%
Water Feature	0	0.0%
Special Landscape Area (SLA)	0	0.0%
TOTAL	15,400	100.0%

**Irrigation Method	Total Sq. Ft.	% of Landscape
Rotor (FC-R, PC-R)	0	0.0%
Multi-Stream Rotator (MR)	0	0.0%
Spray (S)	0	0.0%
Bubbler (B)	8,120	52.7%
Drip (D)	0	0.0%
In-Line Drip (DL)	7,280	47.3%
Micro Spray (MS)	0	0.0%
Other (O)	0	0.0%

WATER EFFICIENT LANDSCAPE WORKSHEET														
Reference Evapotranspiration (Eto)		46.31												
ZONE NO.	PLANT TYPE	HYDROZONE* (PLANT WATER USE)	PLANT FACTOR (PF)	DENISY FACTOR (Kd)	MICRO-CLIMATE FACTOR (Kmc)	AVG LANDSCAPE COEFFICIENT	IRRIGATION METHOD**	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	HYDROZONE AREA (HA) (Sq Ft)	ETAF x HA	ESTIMATED TOTAL WATER USE (ETWU)	% LANDSCAPE AREA	
REGULAR LANDSCAPE AREA														
C-1	SHRUB	LW	0.30	1.00	1.00	0.30	DL	0.81	0.38	1,550	589	16,911	10.1%	
C-2	SHRUB	MW	0.50	1.00	1.00	0.50	B	0.81	0.52	6	4	115	0.0%	
C-3	TREE	VLW	0.20	1.00	1.00	0.20	B	0.81	0.25	63	16	459	0.4%	
C-4	SHRUB	LW	0.30	1.00	1.00	0.30	B	0.81	0.38	1,060	403	11,571	6.9%	
C-5	SHRUB	LW	0.30	1.00	1.00	0.30	B	0.81	0.38	690	263	7,551	4.5%	
C-6	TREE	VLW	0.20	1.00	1.00	0.20	B	0.81	0.25	50	13	373	0.3%	
C-7	SHRUB	MW	0.50	1.00	0.80	0.40	DL	0.81	0.50	1,600	800	22,970	10.4%	
C-8	SHRUB	LW	0.30	1.00	1.00	0.30	B	0.81	0.38	1,280	487	13,983	8.3%	
C-9	TREE	MW	0.50	1.00	1.00	0.50	B	0.81	0.62	75	47	1,349	0.5%	
C-10	SHRUB	MW	0.50	1.00	1.00	0.50	DL	0.81	0.62	1,600	992	28,483	10.4%	
C-11	TREE	LW	0.30	1.00	1.00	0.30	B	0.81	0.38	88	34	976	0.6%	
C-12	SHRUB	LW	0.30	1.00	1.00	0.30	B	0.81	0.38	1,090	415	11,916	7.1%	
C-13	SHRUB	LW	0.30	1.00	1.00	0.30	B	0.81	0.38	1,590	605	17,371	10.3%	
C-14	SHRUB	MW	0.50	1.00	1.00	0.50	DL	0.81	0.62	1,640	1,017	29,200	10.6%	
C-15	SHRUB	LW	0.30	1.00	1.00	0.30	B	0.81	0.38	540	206	5,915	3.5%	
C-16	TREE	LW	0.30	1.00	1.00	0.30	B	0.81	0.38	38	15	431	0.2%	
C-17	SHRUB	MW	0.50	1.00	1.00	0.50	DL	0.81	0.62	290	180	5,168	1.9%	
C-18	SHRUB	LW	0.30	1.00	1.00	0.30	B	0.81	0.38	780	297	8,528	5.1%	
C-19	SHRUB	LW	0.30	1.00	0.80	0.24	B	0.81	0.30	770	231	6,633	5.0%	
C-20	SHRUB	MW	0.50	1.00	0.80	0.40	DL	0.81	0.50	600	300	8,614	3.9%	
TOTALS (REGULAR LANDSCAPE AREAS)									0.44	15,400	6,914	198,516	100.0%	
SPECIAL LANDSCAPE AREA														
0									0	1.00	0	0	0	0.0%
TOTALS (SPECIAL LANDSCAPE AREAS)									1.00	0	0	0	0.0%	

CITY OF
CARMEL
LANDSCAPE WATER USE STATEMENT

PROJECT NAME: Rio Ranch Retail
PROJECT ADDRESS: Carmel, CA

PREPARED BY: JANET LUEHRS (CID, CLIA #006435)
BROOKWATER INC., IRRIGATION CONSULTANTS
480 SAINT JOHN STREET, SUITE 220
PLEASANTON, CA 94566
925-855-0417
925-855-0357 (FAX)
Janet@Brookwater.com (e-mail)

"I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the irrigation design plan."

Signed: *Janet Luehrs*

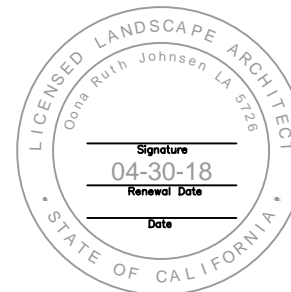
PART ONE	MAXIMUM APPLIED WATER ALLOWANCE (MAWA)
	MAWA = ETo x .62 x [(ETAFx HA) + ((1-ETAF) x SLA)]
YEARLY ETo	46.3
CONVERSION FACTOR	0.62
ETAF	0.45
TOTAL IRRIGATED LANDSCAPE AREA (HA)	15,400 SQUARE FEET
SPECIAL LANDSCAPE AREA (SLA)	0 SQUARE FEET
LANDSCAPE WATER ALLOWANCE	198,976 GALLONS PER YEAR
TOTAL ACRE FEET	0.61 ACRE FEET

PART TWO	ESTIMATED TOTAL WATER USE (ETWU)
	(AVERAGE ETAF AND ETWU FROM WATER EFFICIENT LANDSCAPE WORKSHEET)
AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS (TOTAL ETAF x AREA / TOTAL AREA)	0.45
ETWU FOR REGULAR LANDSCAPE AREAS	198,516 GALLONS PER YEAR
SITE WIDE ETAF	0.45
ETWU FOR ALL LANDSCAPE AREAS	198,516 GALLONS PER YEAR
TOTAL ACRE FEET	0.61 ACRE FEET



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STAMP:



CONSULTANTS:



REVISION: DATE:

PROJECT NAME:

RIO RANCH
RETAIL
Carmel, CA

OWNER:
Foothill Partners
1121 White Rock Road, Ste 205
El Dorado Hills, CA 95762

ISSUANCE:

PERMIT SET

DATE: May 2, 2016

DRAWN BY: OJ

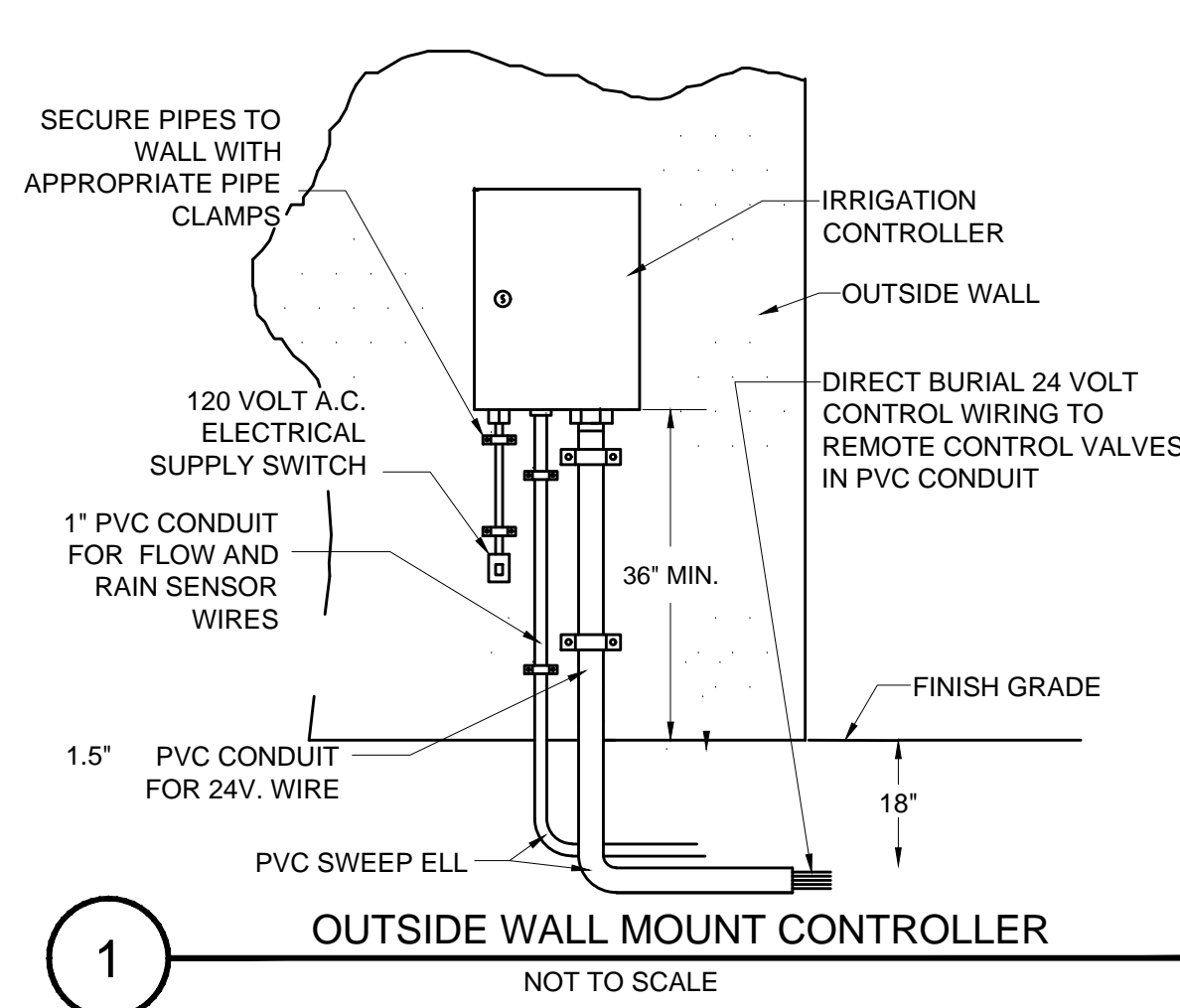
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PROJECT #: 79.15

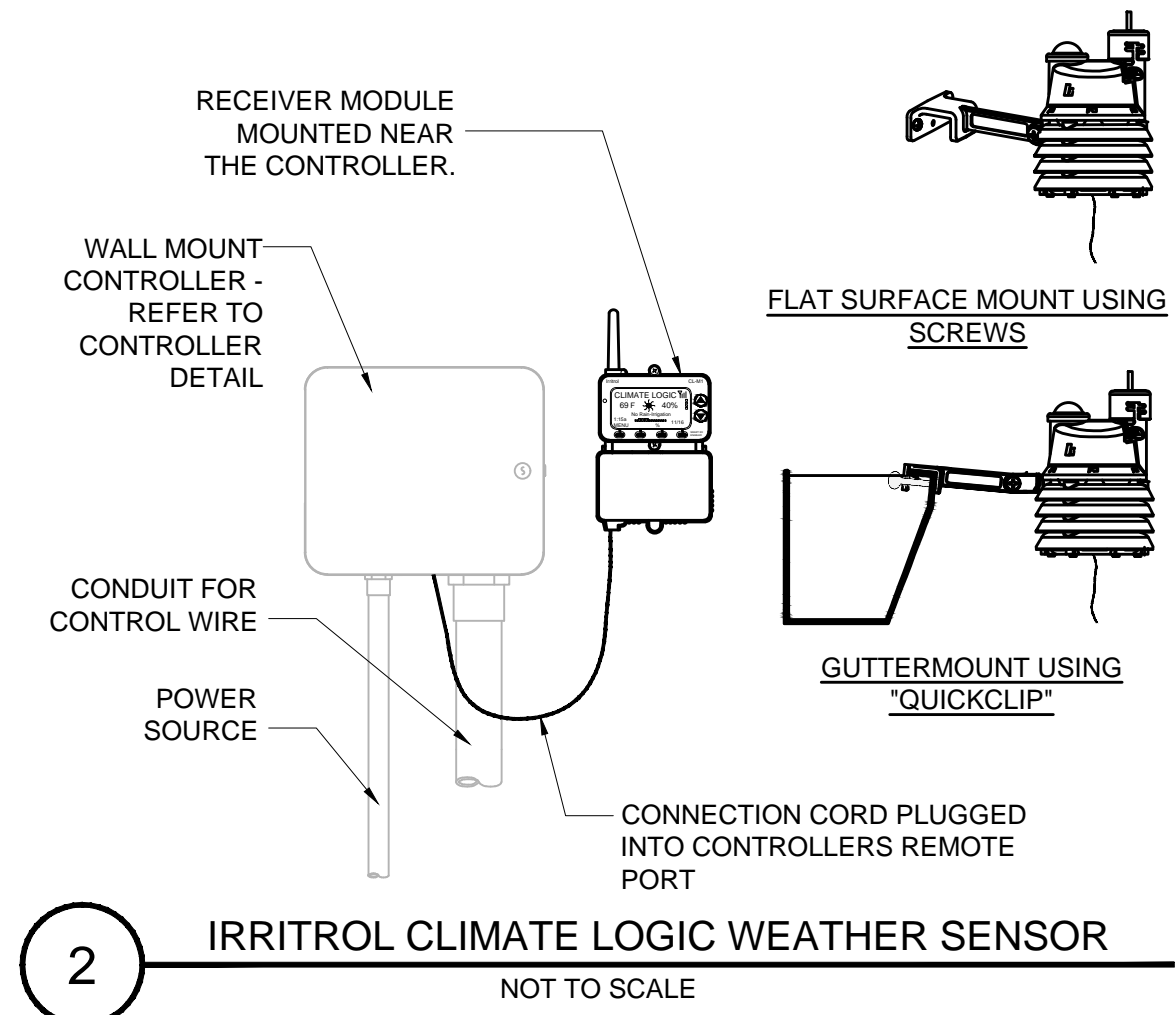
SHEET NAME & NUMBER:

Irrigation Notes &
Water Calculations

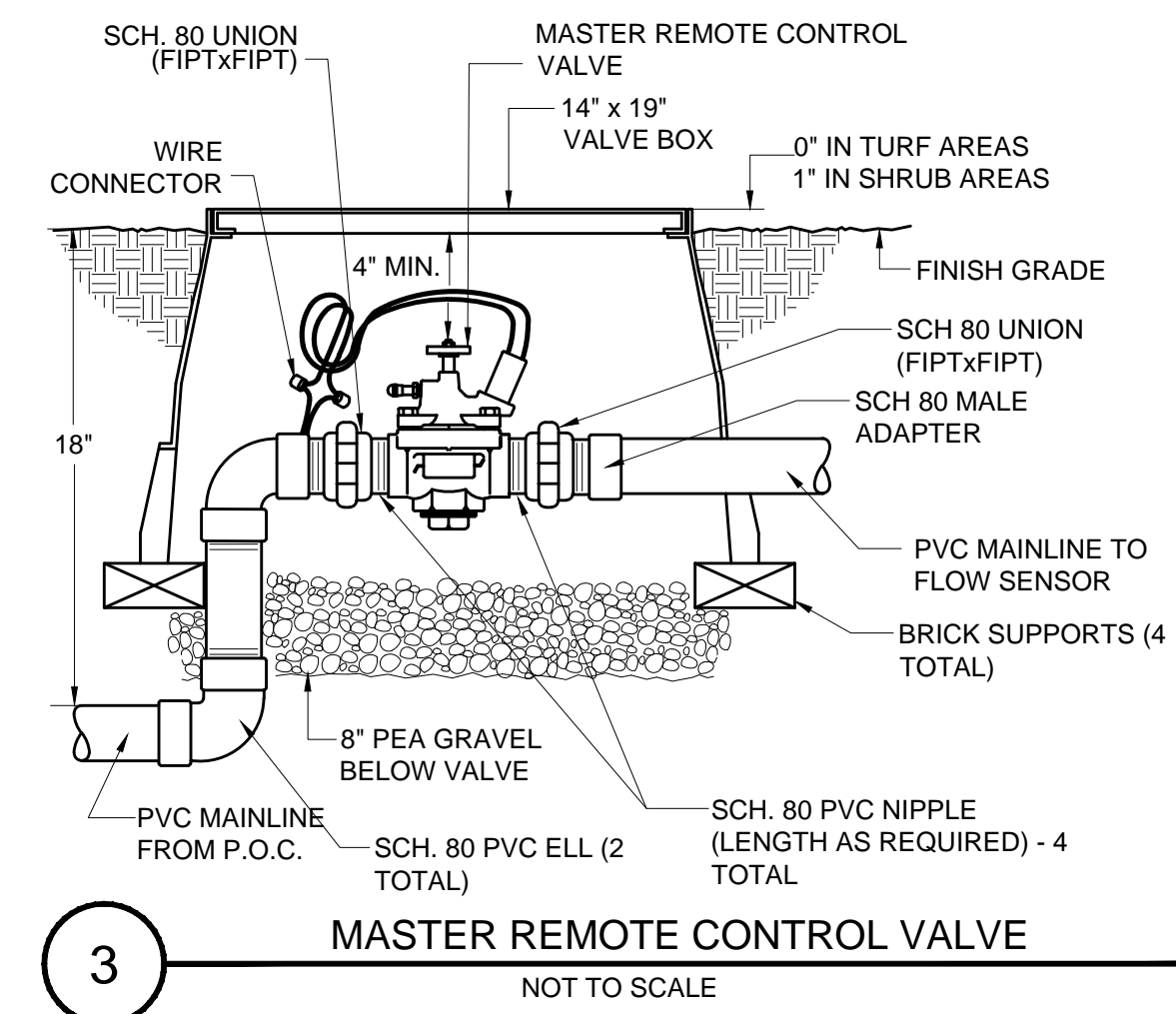
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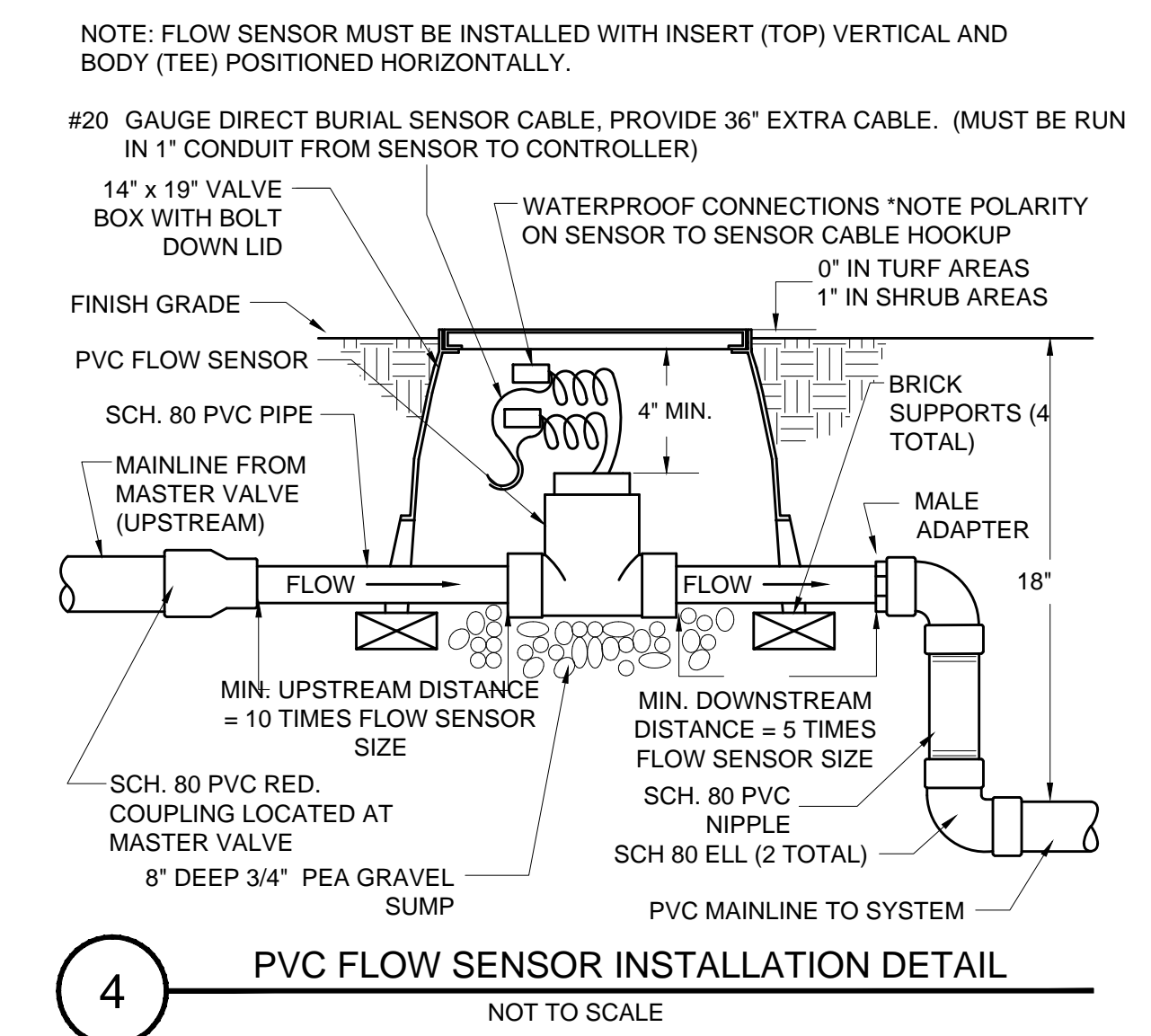
1 OUTSIDE WALL MOUNT CONTROLLER
NOT TO SCALE



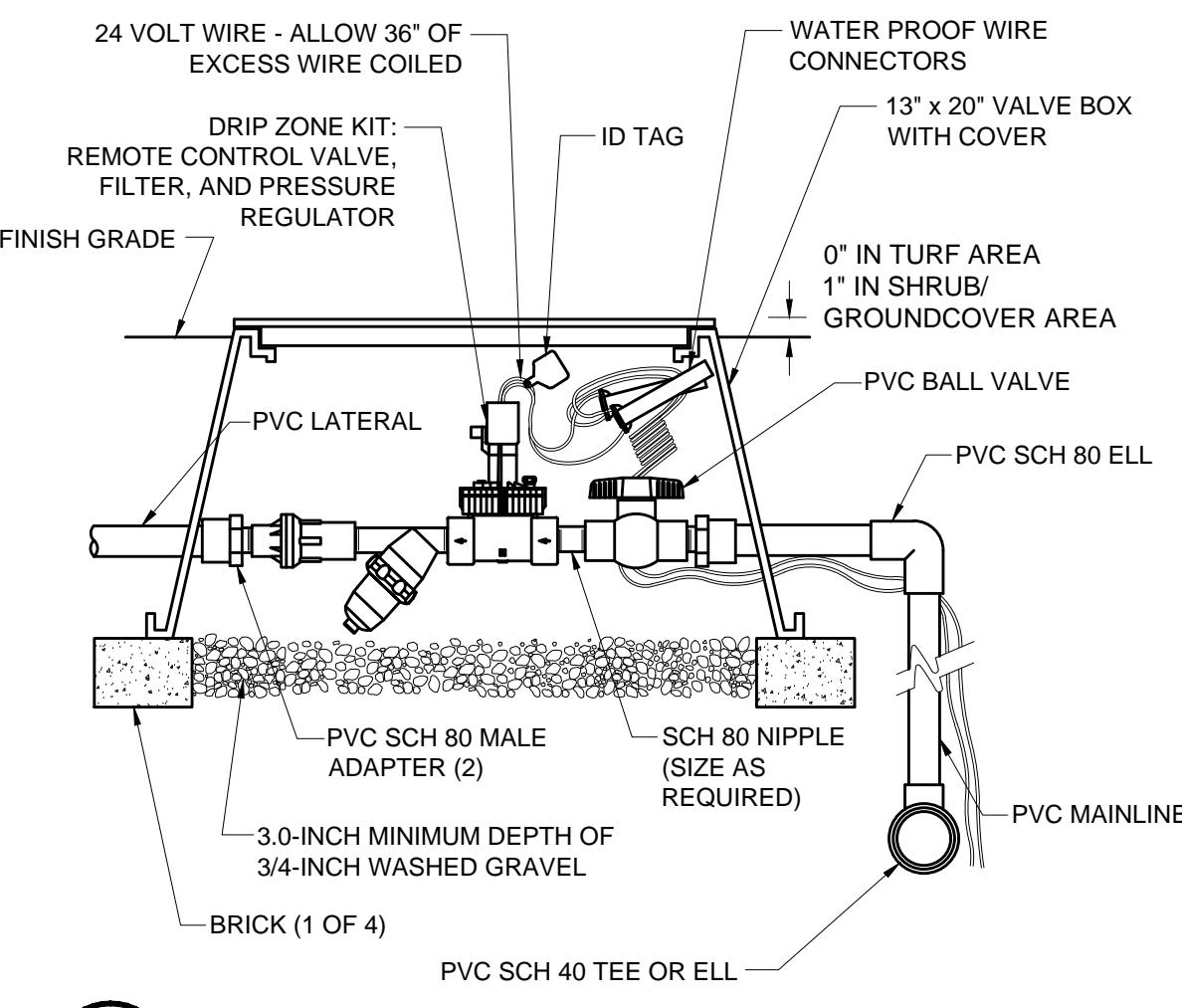
2 IRRITROL CLIMATE LOGIC WEATHER SENSOR
NOT TO SCALE



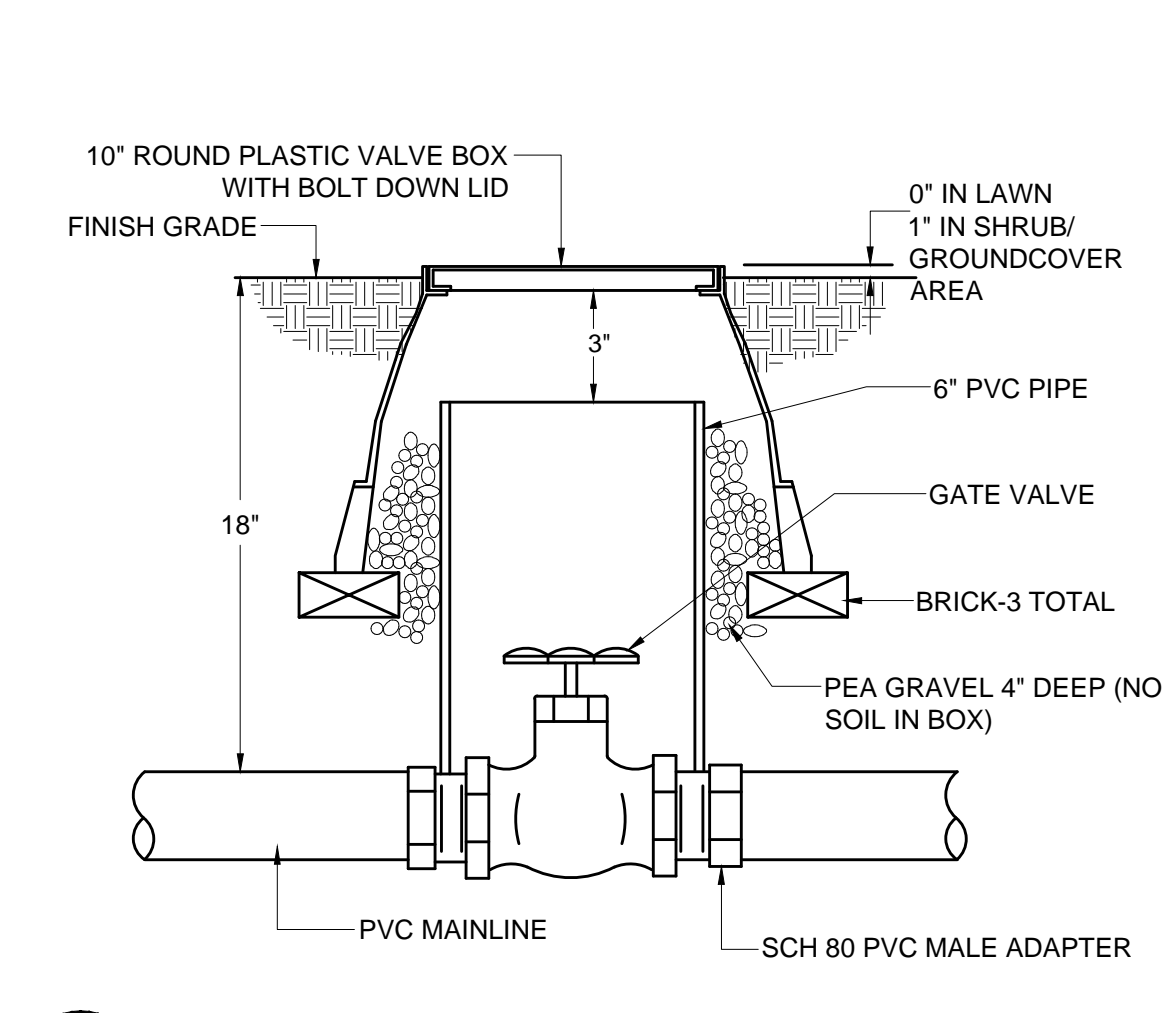
3 MASTER REMOTE CONTROL VALVE
NOT TO SCALE



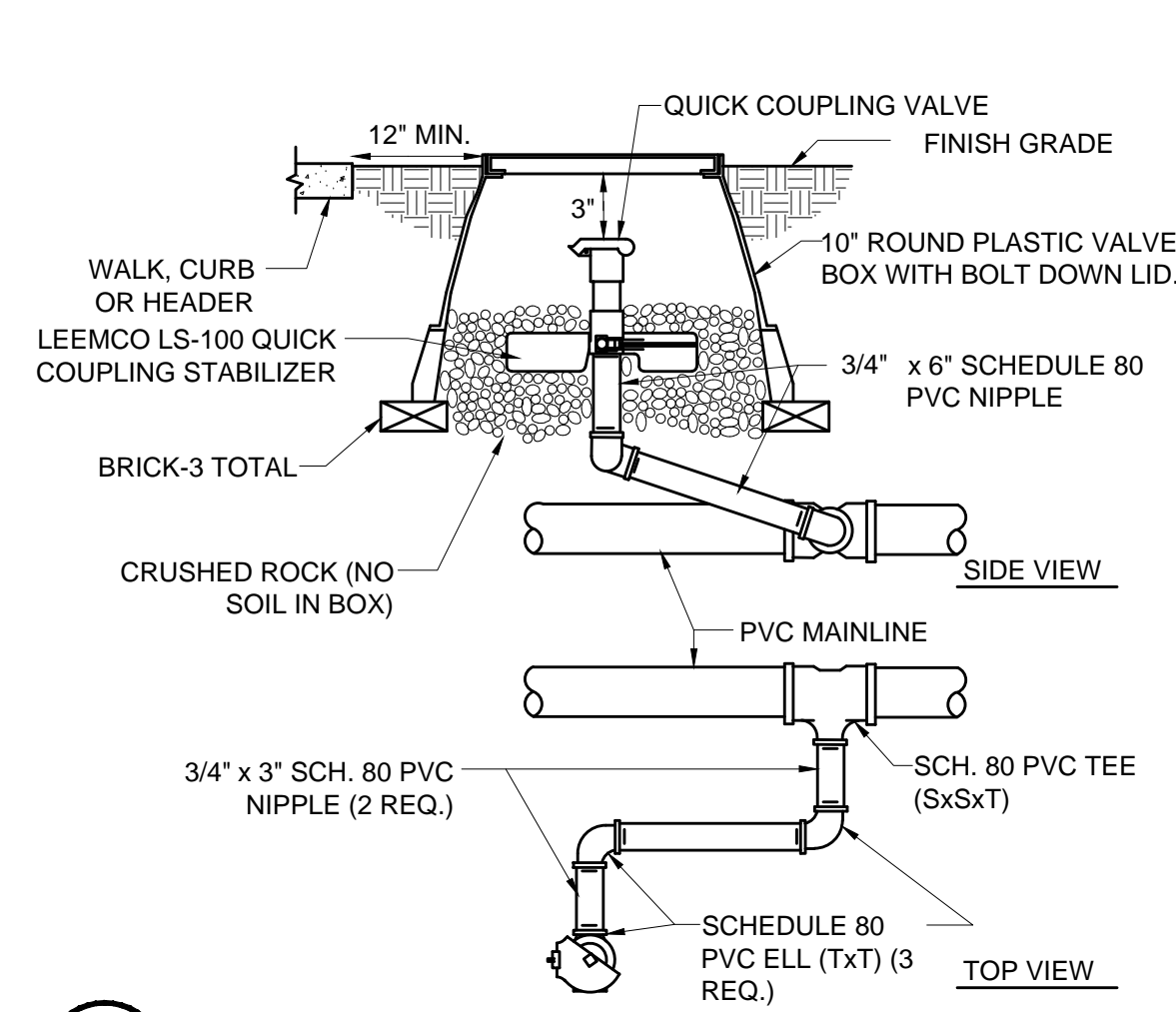
4 PVC FLOW SENSOR INSTALLATION DETAIL
NOT TO SCALE



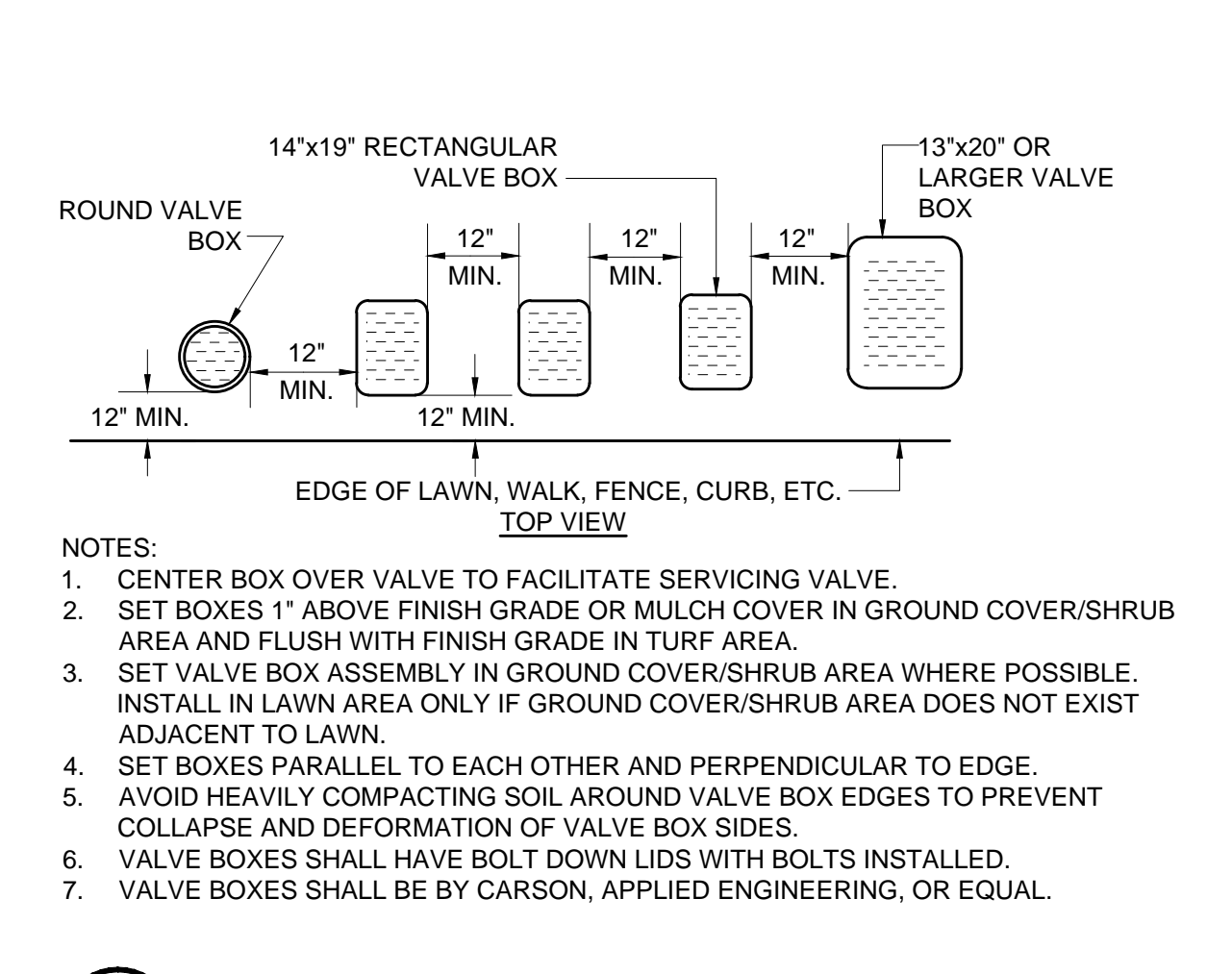
5 TORO DRIP ZONE KIT
NOT TO SCALE



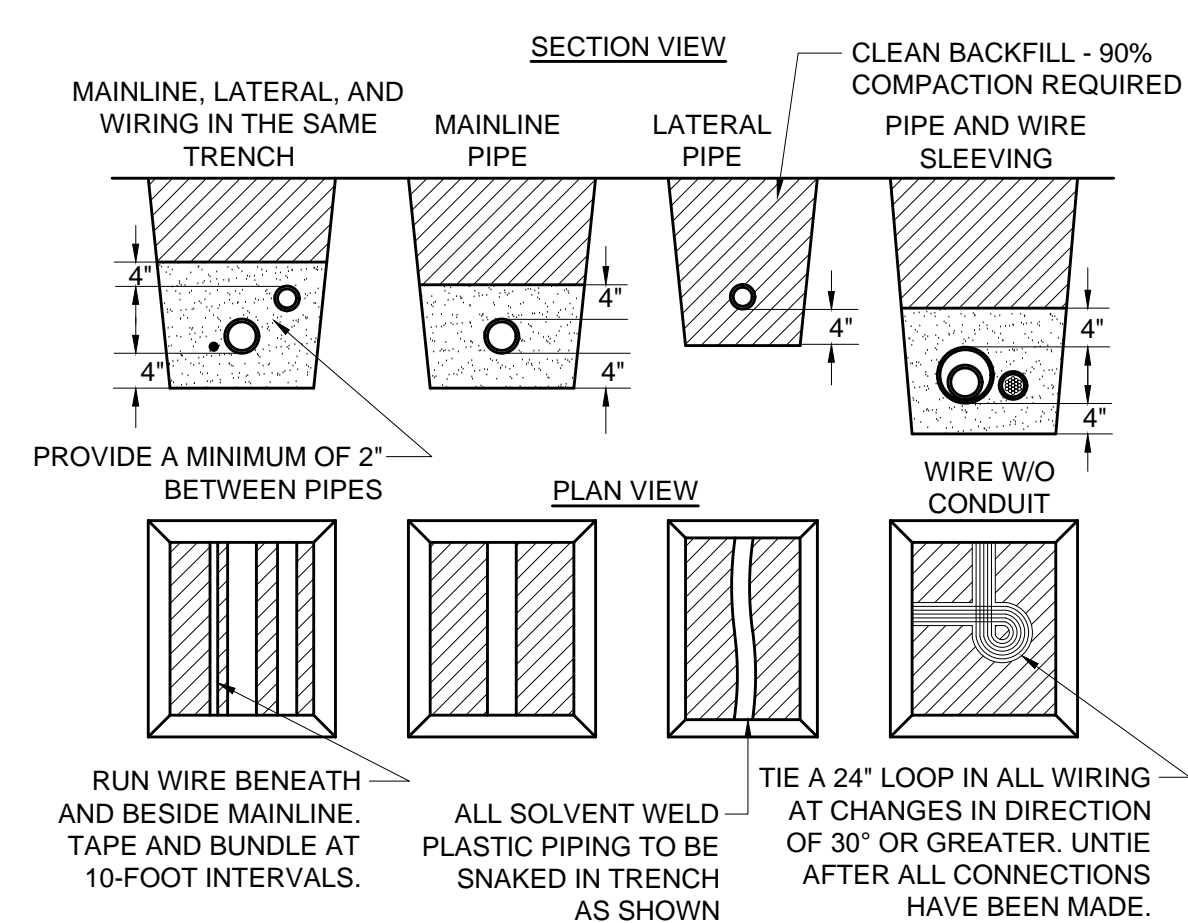
6 GATE VALVE DETAIL - 2\"/>



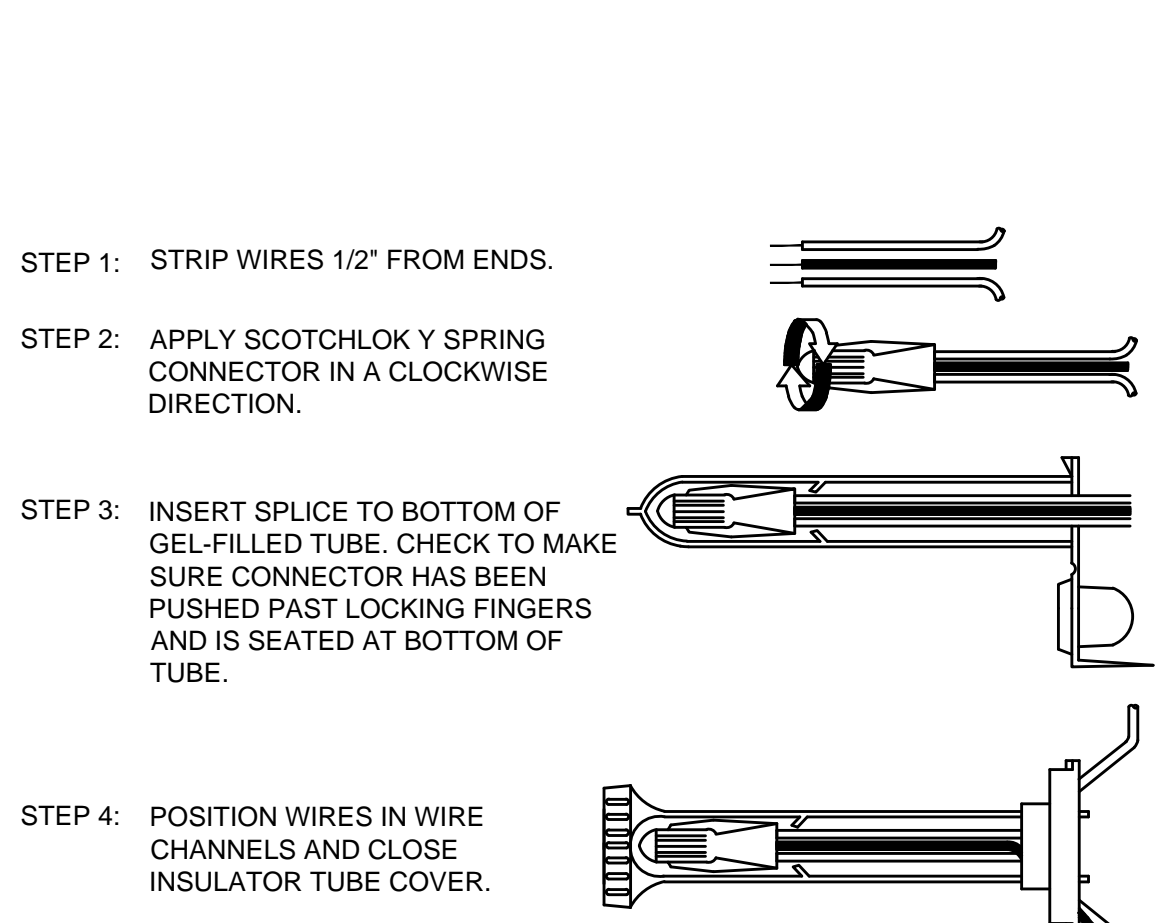
7 QUICK COUPLER IN BOX DETAIL
NOT TO SCALE



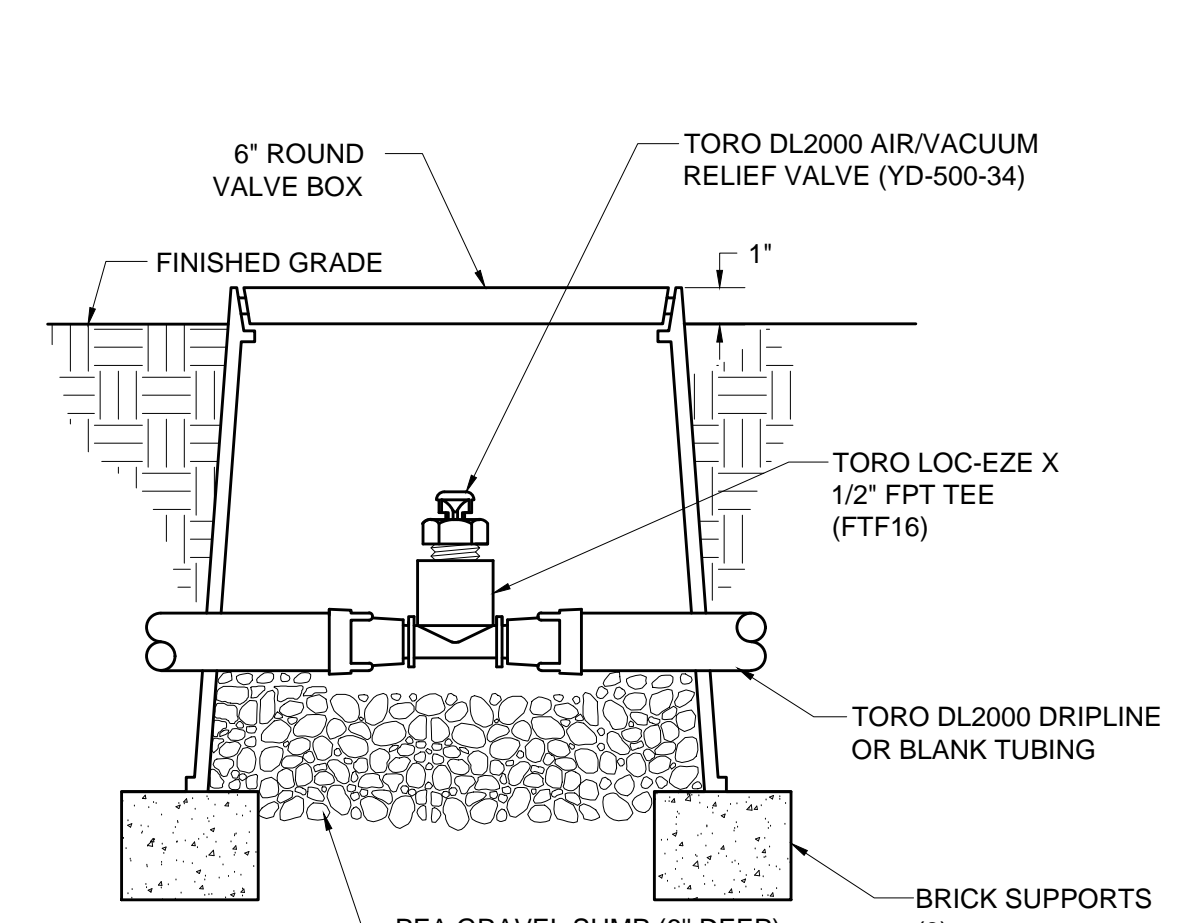
8 VALVE BOX INSTALLATION DETAIL
NOT TO SCALE



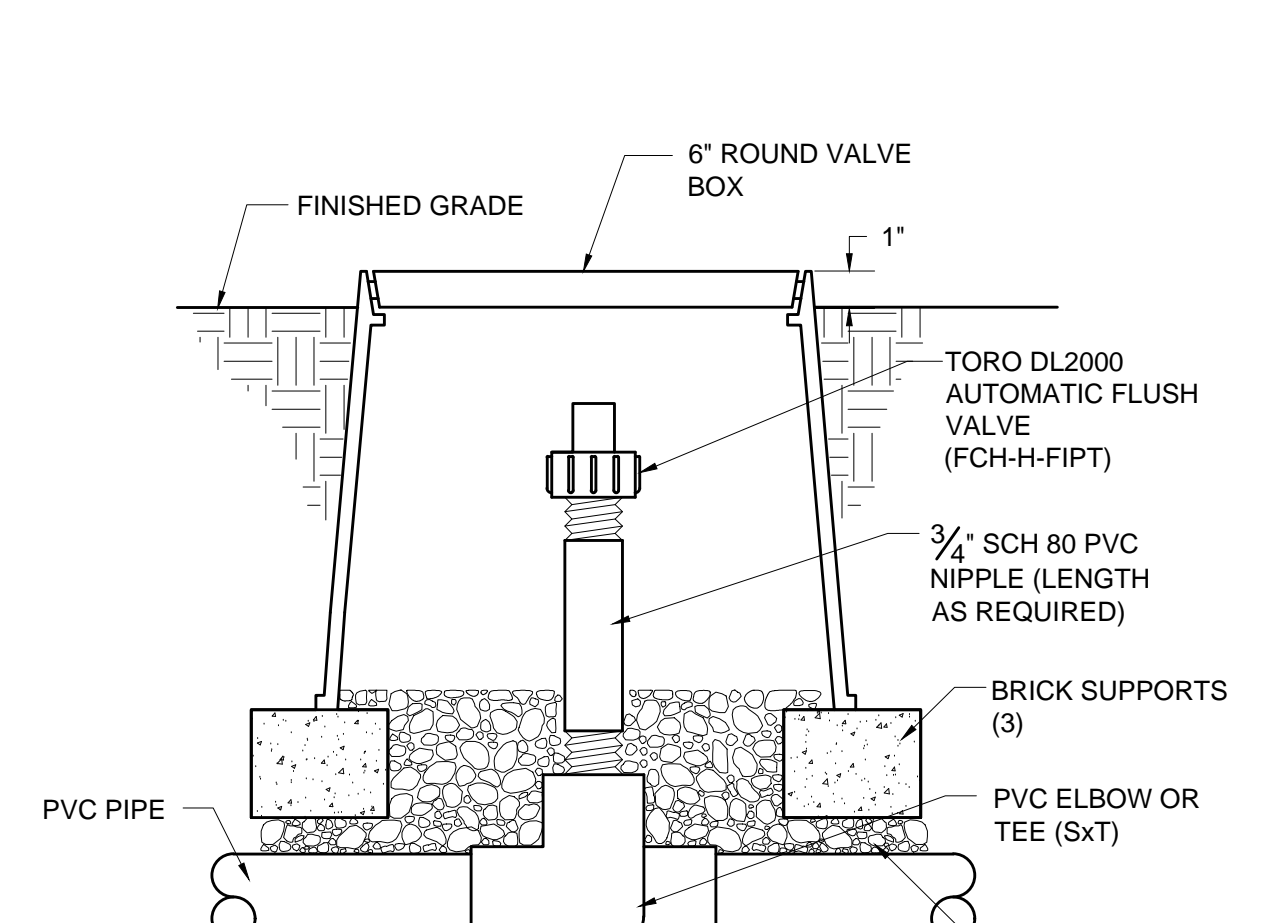
9 PIPE AND WIRE TRENCHING
NOT TO SCALE



10 WIRE CONNECTION DETAIL
NOT TO SCALE



11 TORO DL2000 AIR/VACUUM RELIEF VALVE - PLUMBED TO TUBING
NOT TO SCALE



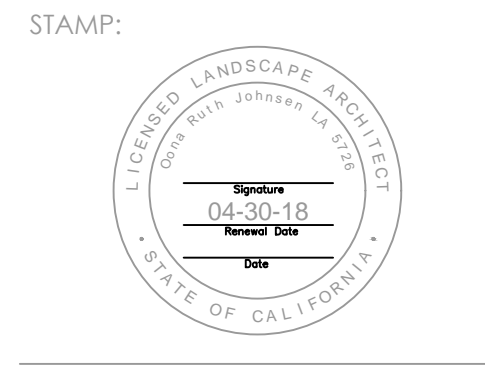
12 TORO DL2000 AUTOMATIC FLUSH VALVE - PLUMBED TO PVC
NOT TO SCALE

NOTE: FLOW SENSOR MUST BE INSTALLED WITH INSERT (TOP) VERTICAL AND BODY (TEE) POSITIONED HORIZONTALLY.

#20 GAUGE DIRECT BURIAL SENSOR CABLE, PROVIDE 36\"/>



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TEL 925.855.0417 FAX 925.855.0357
E-MAIL JANET@BROOKWATER.COM

REVISION: DATE:

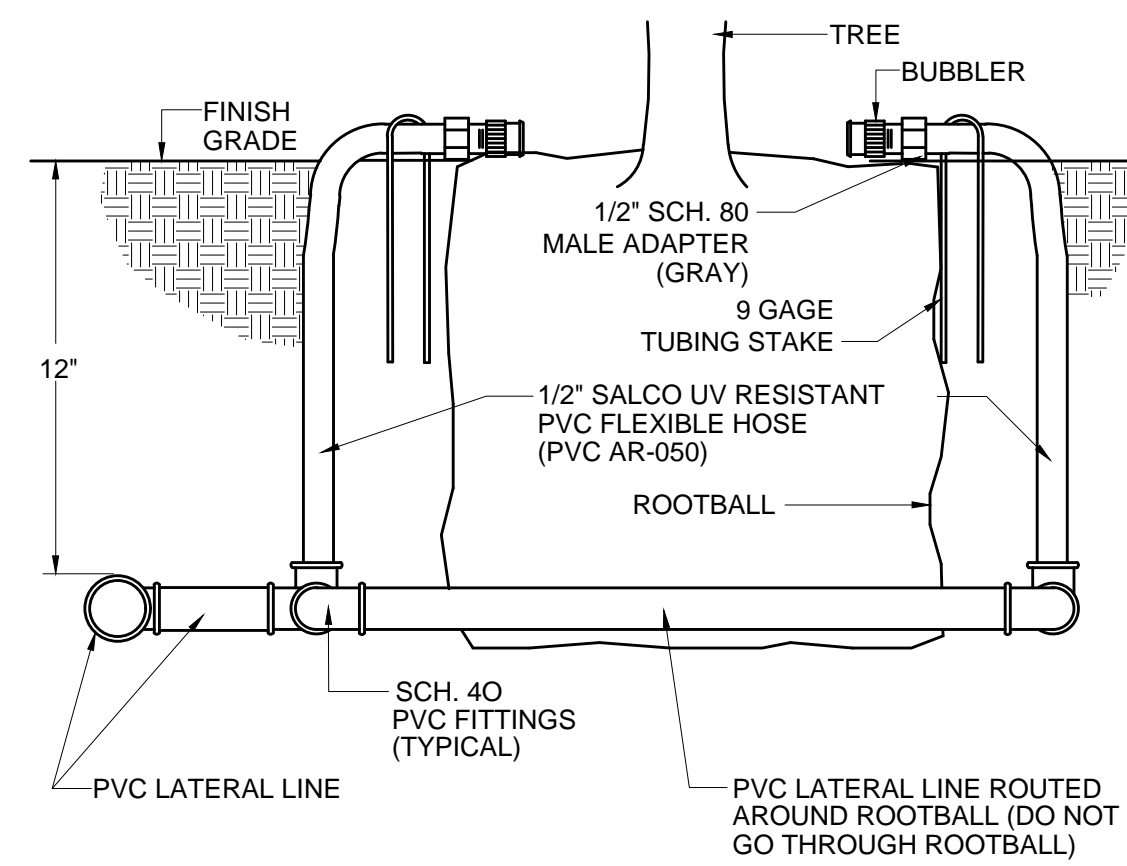
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OWNER:
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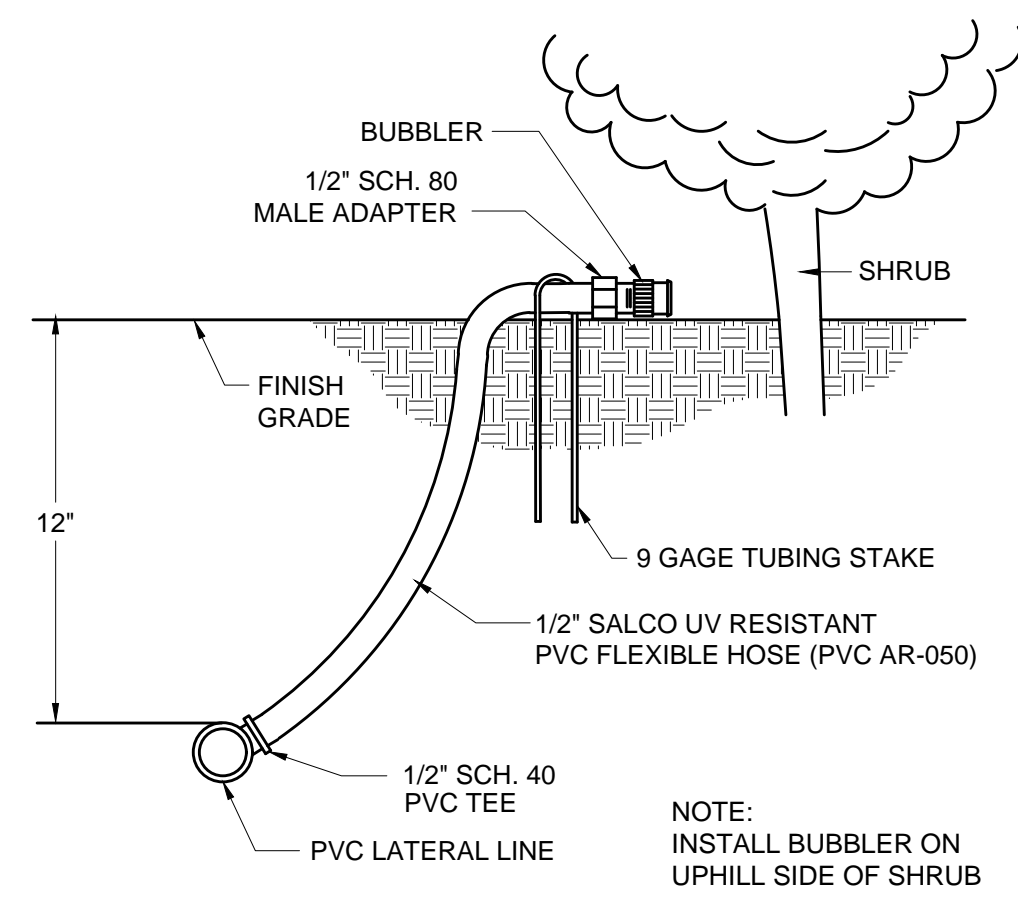
ISSUANCE:
PERMIT SET

DATE: May 2, 2016
DRAWN BY: OJ
CHECKED BY: OJ
PROJECT #: 79.15

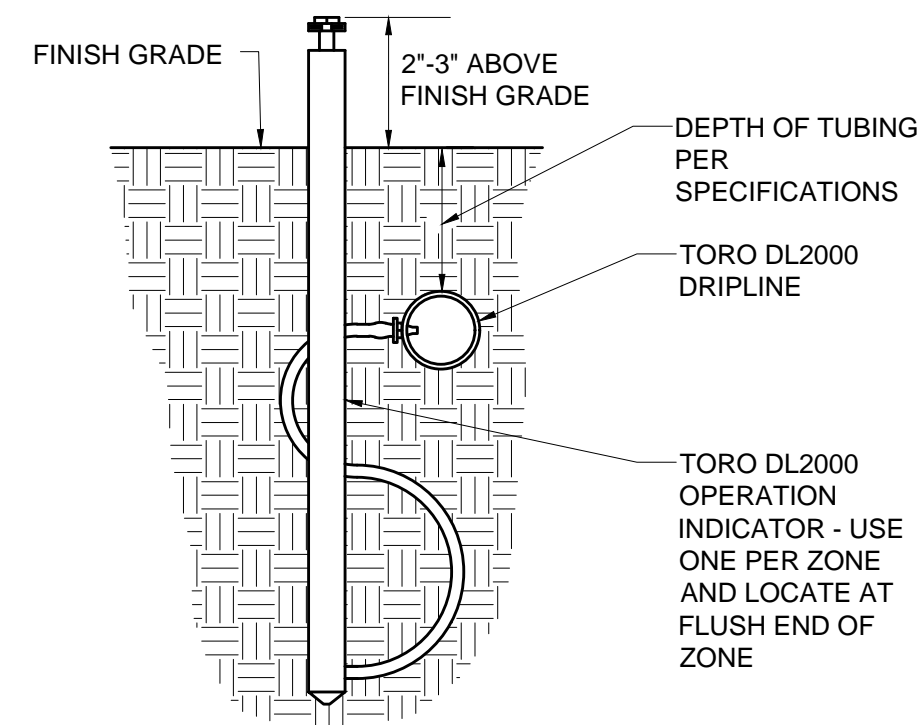
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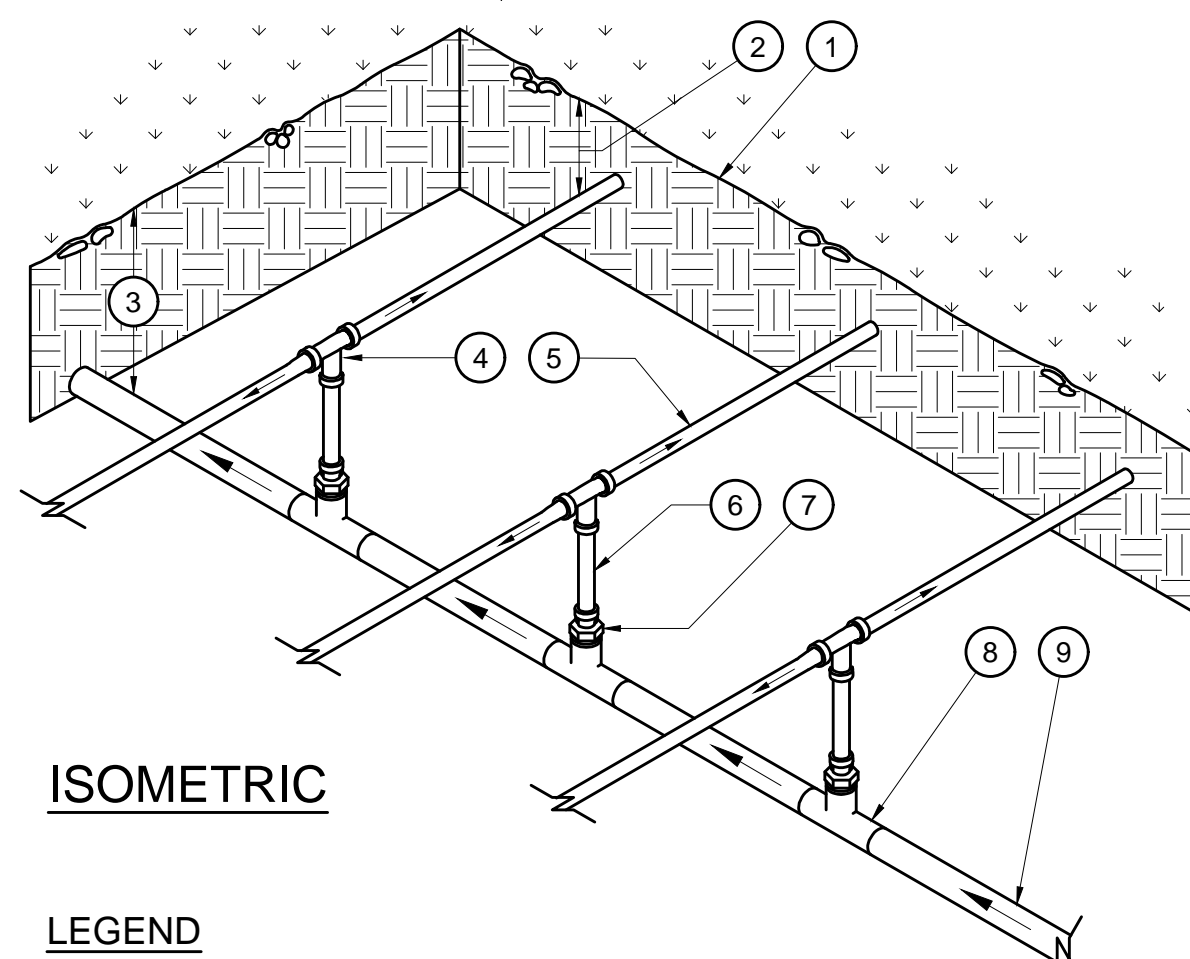
13 TREE BUBBLER DETAIL
NOT TO SCALE



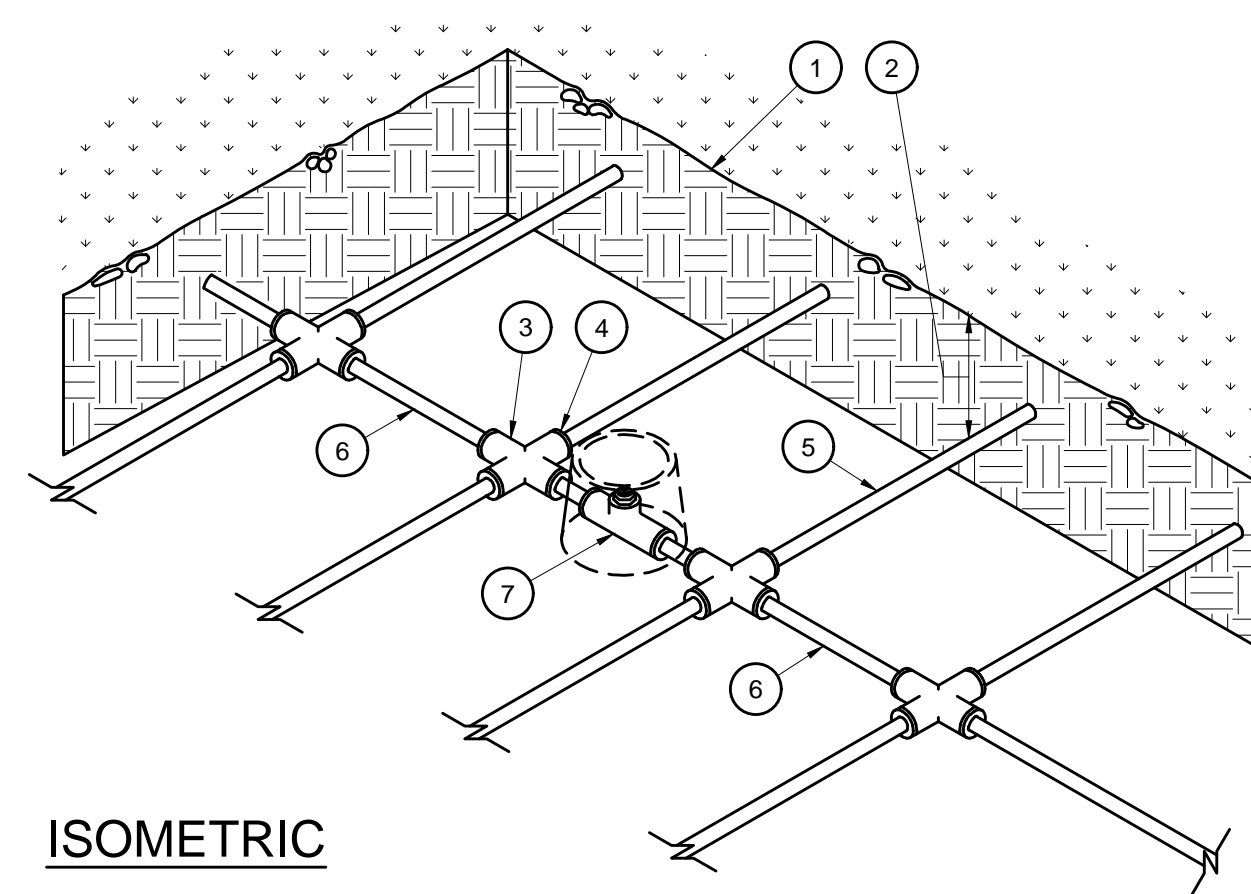
14 SHRUB BUBBLER ON FLEX HOSE DETAIL
NOT TO SCALE



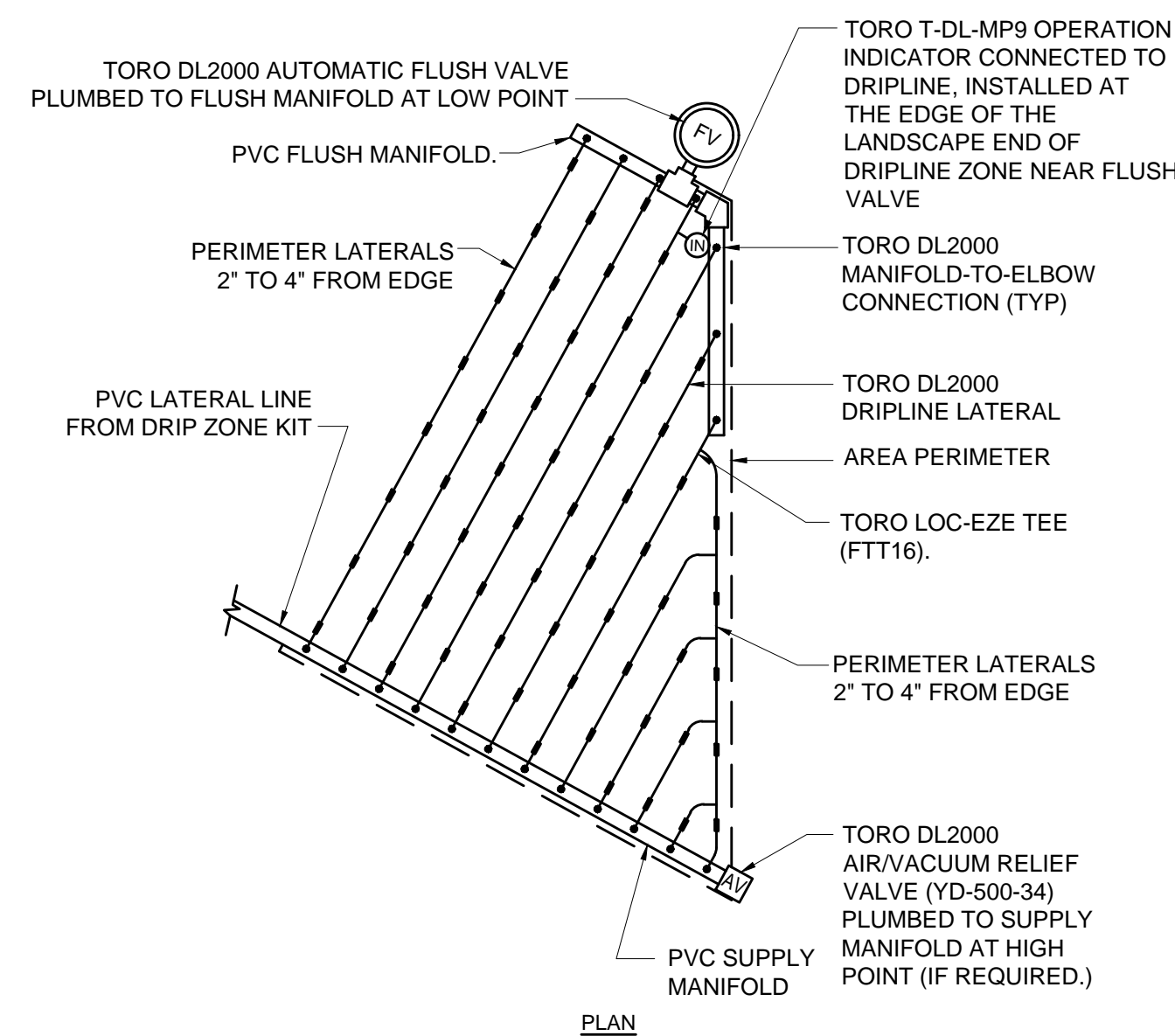
15 TORO DL2000 OPERATION INDICATOR
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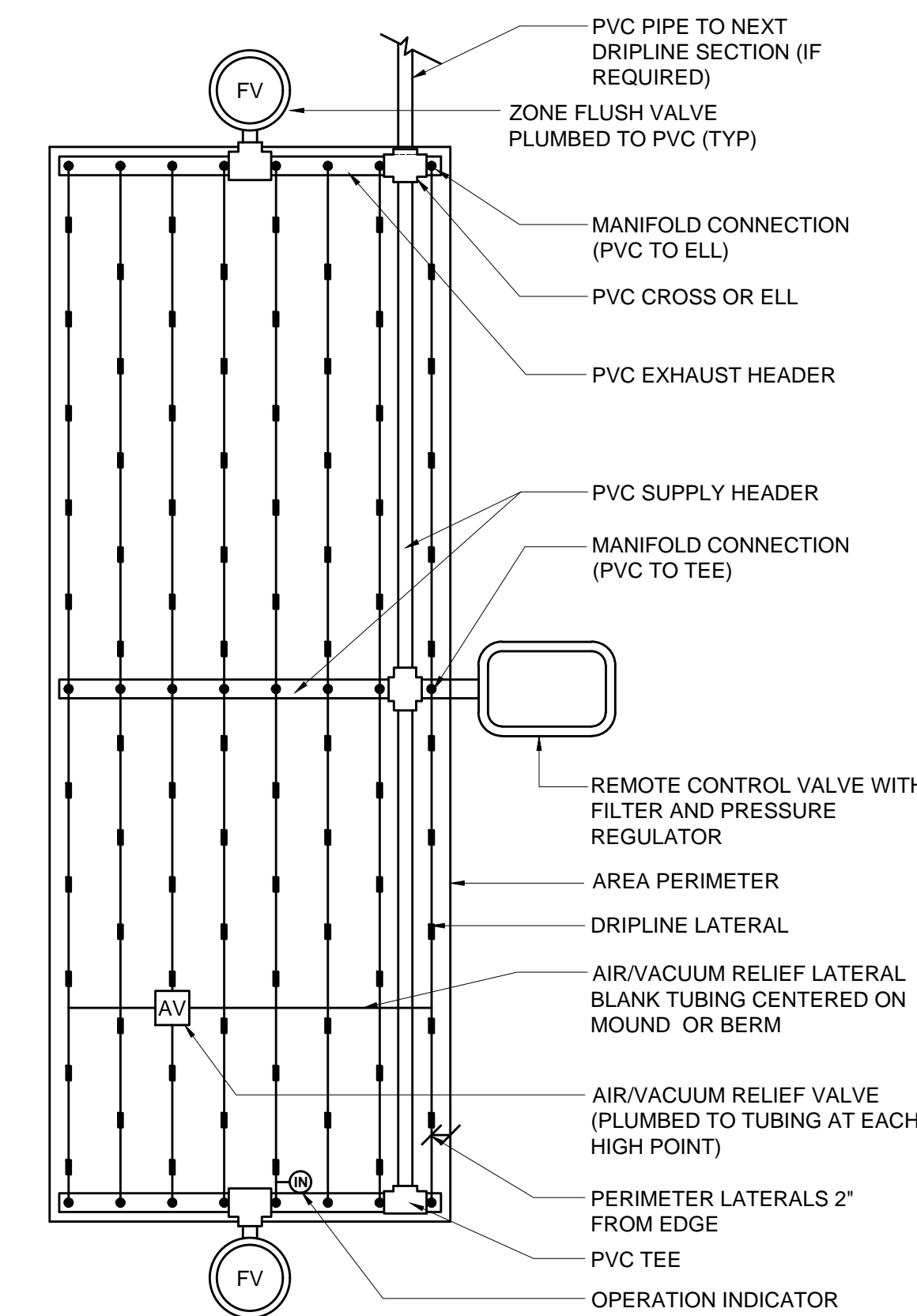
16 CENTER FEED MANIFOLD
NOT TO SCALE



17 AIR/VACUUM RELIEF LATERAL
NOT TO SCALE



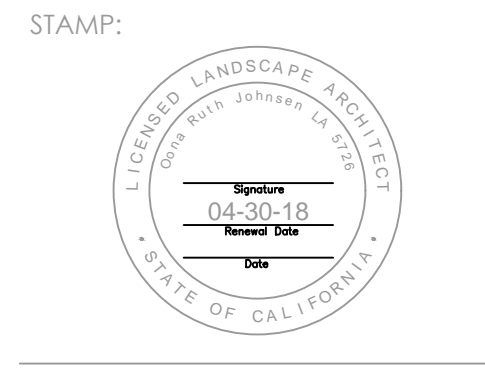
18 TYPICAL ISLAND LAYOUT END FEED
NOT TO SCALE



19 CENTER FEED INLINE DRIP LAYOUT
NOT TO SCALE



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L-2.5

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