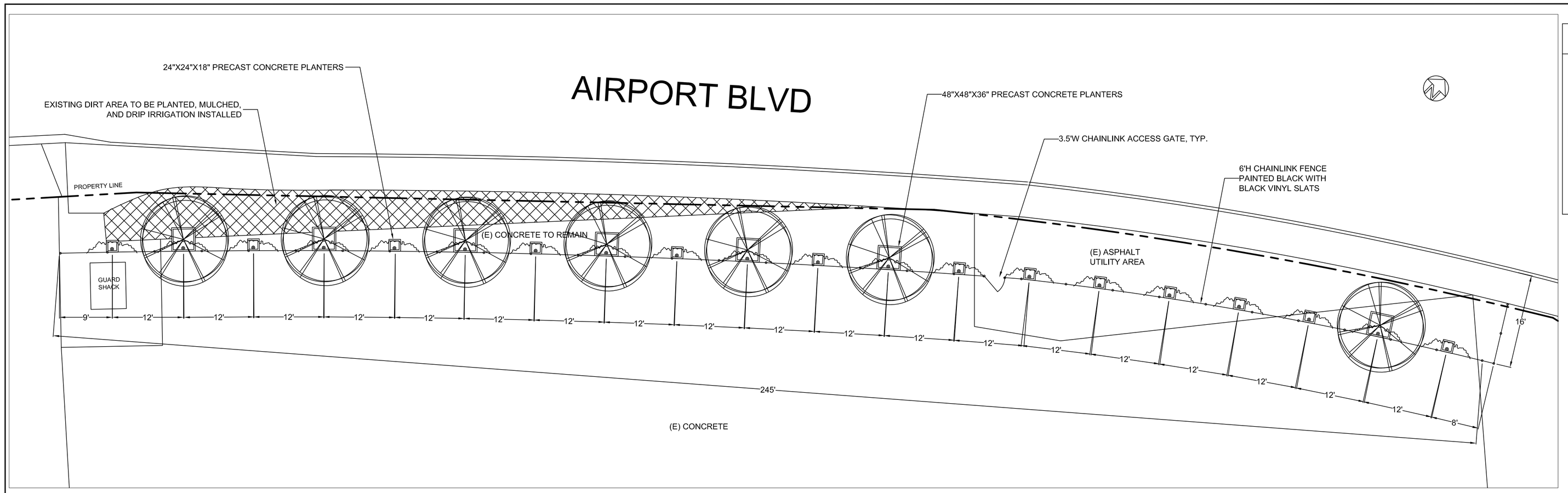


LANDSCAPE PLAN

SCALE: 1" = 10'

SYMBOL	PLANT LIST	COMMON NAME	SIZE	WATER USE
	ARBUTUS 'MARINA' STD	STRAWBERRY TREE	15 GAL	L
	DISTICTIS BUCCINATORIA (ATTACH VINE TO FENCING)	RED TRUMPET VINE	5 GAL	M
	ZAUSCHNERIA 'SCHIEFFELIN'S CHOICE' - 2' O.C.	CALIFORNIA FUSCHIA	1 GAL	L
	24"X24"X18" PRECAST CONCRETE POT, QTY 13 QCP CORP. - CALIFORNIA SQUARE (QS-CAL2418P, SRC, NATURAL COLOR) (866) 703-3434, www.qcp-corp.com			
	48"X48"X36" PRECAST CONCRETE POT, QTY 7 QCP CORP. - CALIFORNIA SQUARE (QS-CAL4836P,SRC, NATURAL COLOR) (866) 703-3434, www.qcp-corp.com			

PLANTING NOTES:

1. ALL PLANT PITS TO BE 6 INCHES WIDER AND DEEPER THAN THE PERIMETER OF THE PLANT CONTAINER.
2. COMPOST SHALL BE INCORPORATED TO A DEPTH OF 6 INCHES INTO THE SOIL AT A RATE OF A MINIMUM OF 4 CUBIC YARDS PER 1,000 SQ FT OF PERMEABLE AREA.
3. ALL LANDSCAPE AREA IS TO BE TREATED WITH 'RONSTAR' HERBICIDE AT THE MANUFACTURERS RECOMMENDED RATE.
4. ALL LANDSCAPE AREA IS TO BE COVERED WITH A 3 INCH LAYER OF 'WALK-ON' BARK.
5. 110 POWER SUPPLY AND WATER METER SHALL BE PROVIDED BY OWNER.
6. ROUGH GRADE TO BE PROVIDED BY OTHERS WITHIN 1/10 OF FINISHED GRADE.

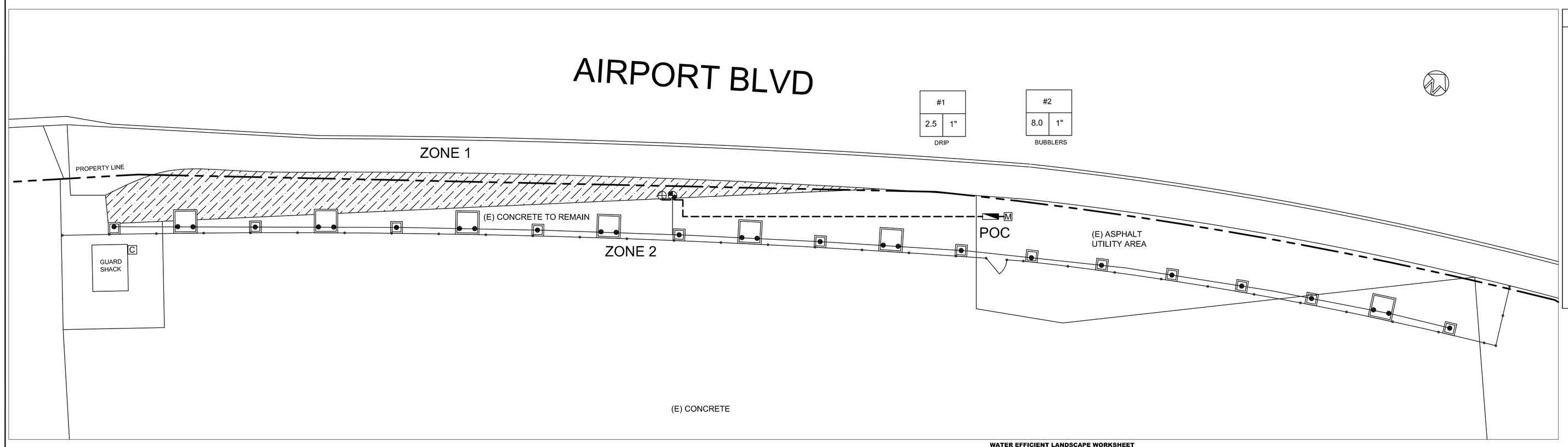
I, James Smith, certify that this landscaping and irrigation plan complies with all City of Salinas landscaping requirements including use of native drought tolerant, non-invasive species, limited turf and low flow, water conserving irrigation fixtures. All plants within the Post-Construction Best Managemement Practices (PCBMPs) either conform to City Stormwater Development Standards Appendix C "LID Planting Zones and Plant List" or are appropriate for the zones in which they are planted if the plant species is not contained in Appendix C.

DESIGNED BY:

DATED 11/13/18

James Smith

SMITH & ENRIGHT LANDSCAPING, INC.
C-27 CONTRACTOR, LIC# 757700



IRRIGATION PLAN

SCALE: 1" = 10'

IRRIGATION LEGEND

- WEATHERMATIC VALVE-21000DW SERIES WITH DRIP FILTER KIT
- WEATHERMATIC VALVE-21000DW SERIES
- FEBCO 825Y-BV REDUCED PRESSURE BACKFLOW PREVENTOR - 1"
- M — WATER METER, BY OTHERS (LOCATION TO BE DETERMINE BY OWNER)
- C — HUNTER I-CORE 6 STATION OUTDOOR CONTROLLER WITH PLASTIC CABINET AND WIRELESS SOLARSYNC SENSOR (TO BE MOUNTED ON GUARD SHACK)
- LATERAL LINE - SCHED. 80 PVC
- MAINLINE-1" SCHED. 40 PVC
- RAINBIRD 1401 BUBBLER, 0.25 GPM
  1 PER SHRUB
  2 PER TREE
- 2" POLYETHYLENE DRIP TUBING

EMITTER SCHEDULE

	PSI	GPM
AGRIFIM PC-PLUS EMITTER 1/2 GPH 1 PER 1 GAL CONTAINER	0.3	.01

VALVE #

GPM	SIZE

IRRIGATION NOTES:

1. DRAWINGS ARE SCHEMATIC ONLY FOR THE PURPOSE OF GRAPHIC CLARITY.
2. ALL MATERIALS AND THEIR INSTALLATION SHALL BE IN STRICT CONFORMANCE WITH LOCAL CODES.
3. IRRIGATION MAIN LINES ARE TO HAVE A MINIMUM OF 18 INCHES COVER: LATERAL LINES A MINIMUM OF 12 INCHES COVER.
4. ALL MAIN LINES ARE TO BE SCHEDULE 40.
5. 110 POWER SUPPLY TO CONTROLLER AND WATER METER TO BE PROVIDED BY OWNER.
6. ALL IRRIGATION PIPE UNDER PAVING OR CONCRETE SHALL BE INSTALLED IN SLEEVE PIPE.
7. RAIN SENSOR TO BE INSTALLED IN SOUTHWEST SIDE OF GUARD SHACK.

WATER EFFICIENT LANDSCAPE WORKSHEET

Reference Evapotranspiration (ETo) 39.1

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
Valve 1: Low Water Plants	**0.2**	**Drip**	**0.81**	**0.25**	**664**	**166**	**4,024**
Valve 2: Medium Water Plants	**0.4**	**Drip**	**0.81**	**0.49**	**164**	**80**	**1,939**
				Totals	828	246	**5,963**
Special Landscape Areas							
				1			
				1			
				1			
				Totals			
						ETWU Total	**5,963 gal**
						Maximum Allowed Water Allowance (MAWA)[e]	**11,040 gal**

ETWU COMPLIES WITH MAWA

ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area

MAWA (Annual Gallons Allowed) = (Eto) (0.62) [((ETAF x LA) + ((1-ETAF) x SLA)]
= (39.1)(0.62) [(0.55 x 828) + ((1-0.55) x 0)]
= 11,040 gallons per year

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	246
Total Area	828
Average ETAF	**0.30**

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

11/10/17	
12/28/17	
1/2/17	
1/30/18	
9/25/18	
11/12/18	

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Residential • Commercial • Condominiums
e-mail: smithenright@redshift.com

LANDSCAPING & IRRIGATION PLAN FOR:
TAYLOR FARMS
745 AIRPORT BLVD
SALINAS, CA 93901

DATE: 10/16/17

SCALE: 1" = 10'

DRAWN: KH

L1.0