

DESIGN WITH CONSERVATION IN MIND

By Ivan Ortiz





THE DESIGN PROCESS

DETERMINE GOAL AND OBJECTIVES

- PROJECT USE AND FUNCTION
- LANDSCAPE STYLE AND IMAGE
- MAINTENANCE LEVEL AND SUSTAINABILITY

SITE ANALYSIS

- SITE INVENTORY
- ENVIRONMENT CHARACTERISTICS
- SLOPE, WIND, SOIL

MASTER PLAN/PRELIMINARY LANDSCAPE PLAN

- PHASING PLAN
- MASTER LANDSCAPE PRESENTATION PLAN
- CONCEPTUAL RENDERINGS

CONSTRUCTION DOCUMENTS

- DEMOLITION PLANS
 - PLANTING PLANS
 - IRRIGATION PLANS
 - CITY / WATER DISTRICT APPROVALS
 - BID DOCUMENTS
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SITE INVENTORY

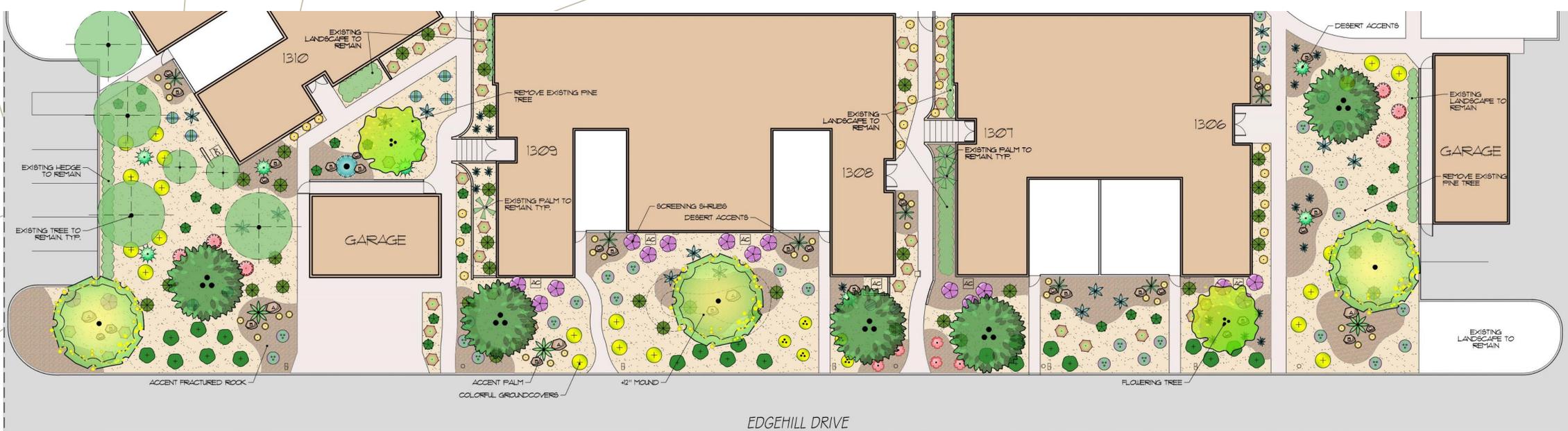
IDENTIFY SLOPE AREAS

SUN EXPOSURE

EXISTING TREE INVENTORY / CONDITION



SITE ANALYSIS



EDGEHILL DRIVE

PLANTING LEGEND

TREES			
SYM.	BOTANICAL NAME	COMMON NAME	SIZE
	CAEBALPINA CASCALAGO	'SMOOTHIE' CASCALOTE	24" BOX
	OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	24" BOX
	PARSONSIA PRAFCOIS WATER USE LOW (CO.2)	SONOKAN PALO VERDE	24" BOX
PALMS			
SYM.	BOTANICAL NAME	COMMON NAME	SIZE
	CHAMAEROPS HUMULIS	MEDITERRANEAN FAN PALM	24" BOX
GROUND COVER			
SYM.	BOTANICAL NAME	COMMON NAME	SIZE
	GARBSIA 'GREEN CARPET'	GREEN CARPET	5 GAL
	EREMOPHILA G. 'MINEW GOLD'	GOLD EMU BUSH	5 GAL
	WATER USE: LOW (CO.2)	HAWAIIAN BLUE EYES	5 GAL
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	5 GAL
	LANTANA MONTEVIDENSIS	PURPLE LANTANA	5 GAL
ROCK MATERIAL			
SYM.	NAME	SIZE	
	BRIMSTONE D.G. 2" DEPTH AFTER COMPACTION	3/8" MINUS 1 1/2" PINS	
	COOPER CANYON RUBBLE	4"-8"	
	HICKORY CREEK BOULDERS	4"x4"x5"	
	HICKORY CREEK BOULDERS	3"x3"x5"	
	HICKORY CREEK BOULDERS	2"x2"x2"	

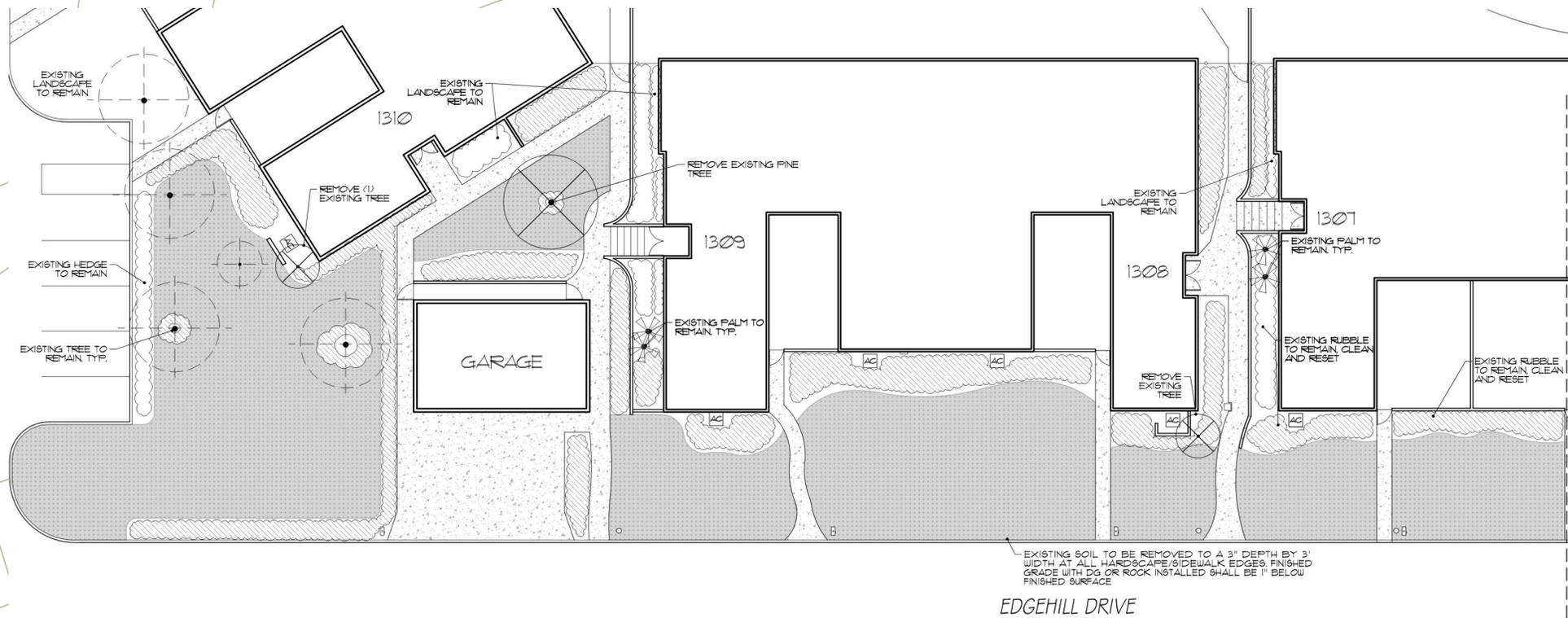
SHRUBS AND ACCENTS

SYM.	BOTANICAL NAME	COMMON NAME	SIZE
	AGAVE AMERICANA	CENTURY PLANT	15 GAL
	AGAVE PARRYI 'TRUNCATA'	ARTICHOKE AGAVE	5 GAL
	AGAVE WEBERI	WEBER'S AGAVE	15 GAL
	BOUGANVILLEA 'TORCH GLOW'	TORCH GLOW	5 GAL
	BOUGANVILLEA 'OOH LA LA'	BOUGANVILLEA	5 GAL
	CHRYTSAGTINA MEXICANA	DAMANTA	5 GAL
	DASYLIRION LONGISSIMUM	MEXICAN GRASS TREE	15 GAL
	ECHINOCACTUS GRUSONI	BARREL CACTUS	8"-10" DIA
	EREMOPHILA HYGROPHANA	BLUE BELLS	5 GAL
	FOUQUERIA SPLENDENS	OCOTILLO	6' HT, 12 CANE
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL
	LEUCOPHYLLUM LANGHAMAE	LYNN'S LEGACY	5 GAL
	RUSSSELLIA EQUISSETIFORMIS	CORAL BELLS	5 GAL
	YUCCA ROBRATA	BEAKED YUCCA	24" BOX

PRELIMINARY LANDSCAPE PLAN



CONCEPTUAL RENDERING



DEMOLITION LEGEND

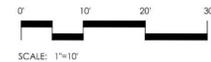
SYM.	DESCRIPTION
	EXISTING TREES TO REMAIN
	EXISTING PALMS TO REMAIN
	EXISTING TREES TO BE REMOVED
	EXISTING SHRUBS / PLANTING TO REMAIN
	EXISTING SHRUBS / PLANTING TO BE REMOVED
	EXISTING LAWN TO BE REMOVED 20' @ 20'

DEMOLITION NOTES:

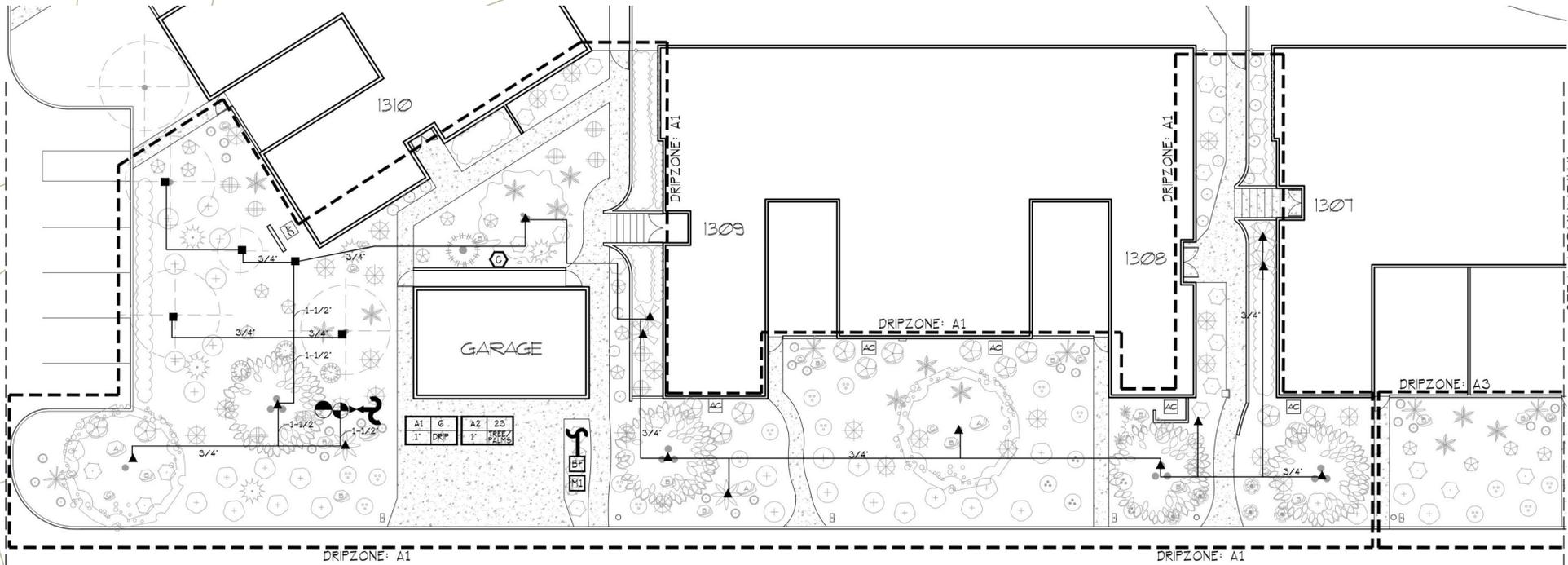
- 1) ONLY PLANT MATERIAL CALLED OUT TO BE REMOVED SHALL BE REMOVED UNLESS APPROVED BY OWNER OR LANDSCAPE DESIGNER. ANY QUESTIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE DESIGNER.
- 2) TAG PLANTS FOR REMOVAL, FOR OWNER & LANDSCAPE DESIGNER REVIEW.
- 3) FINISHED SUB-GRADE, AFTER LAWN REMOVAL, FOR ALL SCALLOPED AREAS SHALL BE UNIFORM.
- 4) EXISTING SOIL TO BE REMOVED TO A 3" DEPTH BY 3' WIDTH AT ALL HARDSCAPE/SIDEWALK EDGES. FINISHED GRADE WITH DG OR ROCK INSTALLED SHALL BE 1" BELOW FINISHED SURFACE. SEE DETAIL 'E' SHEET 123. EXCESS SOIL SHALL BE USED FOR MOUNTING LOCATION PER PLANTING PLAN.
- 5) PROTECT ALL UTILITIES IN PLACE, REPAIR ANY DAMAGE TO UTILITIES OR IRRIGATION.
- 6) ALL EXISTING LAWN WITHIN LIMIT OF WORK TO BE REMOVED, AND LEGALLY DISPOSED. REFER TO TURF REMOVAL NOTES.
- 7) ALL EXISTING LIGHTING FIXTURE AND CONDUITS TO REMAIN, PROTECT IN PLACE. CONTRACTOR TO REPLACE ANY DAMAGED CONDUIT OR FIXTURES AT NO ADDITIONAL COST.
- 8) TREES CALLED OUT TO BE REMOVED SHALL HAVE THE ROOTBALL REMOVED TO A DEPTH OF AT LEAST 36" BELOW FINISHED GRADE, IN AREAS WHERE NEW TREE SHALL BE PLANTED, 24" IN AREAS WHERE NO NEW TREES WILL BE PLANTED.
- 9) EXISTING DG, ROCK OR COBBLE NOT CALLED OUT TO REMAIN SHALL BE REMOVED AND LEGALLY DISPOSED OF.

TURF REMOVAL NOTES:

1. TURN OFF TURF AREA IRRIGATION FOR 24 HOURS PRIOR TO APPLICATION OF HERBICIDE.
2. APPLY HERBICIDE AT MANUFACTURER'S RECOMMENDED APPLICATION RATE.
3. LET 1ST APPLICATION SIT FOR 24 HOURS.
4. CUT LAWN TO A 3" HEIGHT.
5. TURN IRRIGATION BACK ON FOR A NORMAL SEASONAL WATERING SCHEDULE FOR 7 DAYS.
6. APPLY SECOND APPLICATION OF HERBICIDE AT MANUFACTURER'S RECOMMENDED APPLICATION RATE.
7. LET 2ND APPLICATION SIT FOR 24 HOURS.
8. REMOVE AND LEGALLY DISPOSE OF EXISTING TURF GRASS.
9. REMOVE AND LEGALLY DISPOSE OF EXISTING TURF GRASS TO A MINIMUM DEPTH OF 8" BY 8" WIDTH AT ALL HARDSCAPE/SIDEWALK EDGES. SEE DETAIL 'E' SHEET 11. (EXISTING LAWN MAY BE AT A CURRENT HEIGHT OF 3'-6" ABOVE HARDSCAPE)



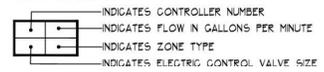
DEMOLITION PLAN



IRRIGATION LEGEND

SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	NOZZLE	RADIUS	FLOW	PSI	PATTERN
	RAINBIRD	XB-SERIES	DRIP EMITTER	XB-10-1032	-	1 GPH	30	-
	RAINBIRD	XB-SERIES	DRIP EMITTER	XB-20-1032	-	2 GPH	30	-
	RAINBIRD	1400 SERIES (2)	BUBBLERS	1402	-	0.50 GPM	25	FULL (NEW TREES)
	RAINBIRD	1400 SERIES (4)	BUBBLERS	1402	-	0.50 GPM	25	FULL (EXISTING TREES)
	HUNTER	I-CORE	CONTROLLER, STATIONS AS NEEDED - WALL MOUNTED COMMERCIAL CONTROLLER. W/SOLAR SYNC SENSOR. SMART CONTROLLER					
			EXISTING BACKFLOW TO REMAIN. PROTECT IN PLACE. REPAIR OR REPLACE AS NEEDED.					
	RAINBIRD	XCZ-100-PRB-GOM	XERIGATION CONTROL VALVE KIT FOR DRIP AREAS - SIZE INDICATED ON PLAN					
	RAINBIRD	PESB-D	ELECTRIC CONTROL VALVE FOR TREE + PALM BUBBLERS. SIZE AS NOTED ON PLAN. W/ PRESSURE REGULATING MODULE.					
	NDS	E1320						
	NETAFM	TLO50MPV-1	AUTOMATIC FLUSH VALVE BALL VALVE. LINE SIZE					
			PRESSURE MAINLINE PIPING. CONTRACTOR VERIFY LOCATION IN FIELD. SCHEDULE 40 PVC					
			NON-PRESSURE LATERAL LINE PIPING - CLASS 200 (3/4" MIN)					
			EXISTING WATER METER # 20010064					
			EXISTING WATER METER # 32894412					

VALVE CALLOUT



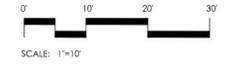
CLASS 200 PVC PIPE SIZING CHART
6 - 10 GPM 3/4"
11 - 15 GPM 1"
16 - 25 GPM 1-1/4"
26 - 40 GPM 1-1/2"
41 - 60 GPM 2"

EDGEHILL DRIVE

IRRIGATION NOTES:

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE 100% COVERAGE.
- ALL WORK SHALL BE DONE IN CONFORMANCE WITH THESE PLANS, NOTES, AND DETAILS, AS WELL AS LOCAL STANDARDS AND SPECIFICATIONS. THE DESIGN IS DIAGRAMMATIC ONLY. ALL PIPING, VALVES, BACKFLOW PREVENTOR, WIRING, ETC. SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTER AREAS WHEREVER POSSIBLE.
- VALVE BOXES SHALL BE TAN IN LANDSCAPE AREAS AND GREEN IN LAWN AREAS. REPLACE AS NEEDED. REPLACE DAMAGED VALVE BOXES.
- ALL WORK SHALL BE DONE IN CONFORMANCE WITH THESE PLANS, NOTES, AND DETAILS, AS WELL AS LOCAL STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL IDENTIFY POINT OF CONNECTION WITH HOA REPRESENTATIVE AND RUN MAINLINES IN A MANNER THAT MINIMIZES STREET CROSSINGS AND TRENCHING.
- CONTRACTOR IS TO USE EXISTING METER AND BACKFLOW FOR THIS IRRIGATION PLAN.
- VALVES SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR TO LOCATE THE VALVES IN THE FIELD TO MINIMIZE DISRUPTION OF STREETS AND WALK WAYS WHILE PROVIDING EFFICIENT IRRIGATION FLOWS AND PRESSURE.
- DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THESE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES, SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE IN THE EVENT THIS NOTIFICATION IS NOT FURNISHED, IN WRITING, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE THEMSELVES WITH ALL GRADE DIFFERENCES, LOCATION OF FIXTURES, UTILITIES, SIGNS, POSTS, POLES, WALLS AND PAVING. THE CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK.
- ALL LATERAL, MAINLINE PIPING AND CONTROL WIRES UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES. MAINLINE SLEEVE SIZE SHALL BE A MINIMUM OF THREE (3X) THE OUTSIDE DIAMETER OF THE PIPE TO BE SLEEVED. CONTROL WIRE SLEEVES SHALL BE SUFFICIENT SIZE FOR THE REQUIRED NUMBER OF WIRES UNDER PAVING REFER TO PLAN.

- ALL SLEEVES UNDER ROADWAYS SHALL BE SCHEDULE 80 (NEW). EXISTING SLEEVES SHALL REMAIN IN PLACE. IF EXTENSIONS ARE REQUIRED THE PIPE SHALL BE SCH. 80. LATERAL LINE SLEEVE UNDER PAVING SHALL BE SCHEDULE 40. ALL SLEEVES SHALL BE PVC OR AS NOTED ON PLANS.
- PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE PLANS AND DETAILS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED. ALL DAMAGED AND REJECTED PIPE SHALL BE REMOVED FROM THE SITE AT THE TIME OF SAID REJECTION.
- ALL SLEEVES SHALL EXTEND BEYOND THE EDGE OF PAVING OR BACK OF CURB TO 2'
- VERIFICATION OF THE EXACT LOCATION AND SIZE OF THE POINT OF CONNECTION (POC) AND AVAILABLE WATER PRESSURE SHALL BE MADE BY THE LANDSCAPE CONTRACTOR PRIOR TO COMMENCING ANY WORK. ANY DISCREPANCIES BETWEEN THE FIELD CONDITIONS AND DRAWINGS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE DESIGNER.
- THE NEWLY ADDED IRRIGATION AND WATER SYSTEM SHALL BE GUARANTEED TO GIVE SATISFACTORY SERVICE FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. SHOULD ANY TROUBLE DEVELOP WITHIN THE TIME SPECIFIED ABOVE, DUE TO INFERIOR OR FAULTY MATERIAL OR WORKMANSHIP, THE TROUBLE SHALL BE CORRECTED AT NO EXPENSE TO THE OWNER.
- RECORD ACCURATELY ON ONE SET OF PRINTS (RECORD DRAWINGS) OF ALL CHANGES IN THE WORK CONSTITUTING DEPARTURES FROM THE ORIGINAL CONTRACT DRAWINGS, INCLUDING LOCATION CHANGES IN BOTH PRESSURE AND NON-PRESSURE LINES. PROVIDE COLOR CODED AS-BUILT PLAN DIAGRAM AT EACH CONTROLLER.
- CONTRACTOR TO VERIFY MAINLINE LOCATION AND TIE IN PROPOSED VALVES FOR TREES AND DRIP TO EXISTING MAINLINE. CONTRACTOR TO ADD CONTROLLER AND PILOT WIRE AS NEEDED, TO INSURE ALL VALVES ARE TIED INTO A SMART IRRIGATION CONTROLLER.
- INSTALL EMITTERS AND BUBBLERS UPSTREAM FROM PLANT MATERIAL.



IRRIGATION PLAN

SEE A.A.T.C. L.I.N.E. 14.1

BEFORE



AT COMPLETION



ONE YEAR GROWTH



BEFORE



AT COMPLETION



ONE YEAR GROWTH





THANK YOU

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