

PLANTING LEGEND

SYM QTY. SIZE	BOTANICAL NAME	COMON NAME	DESCRIPTION
TREE			
A 1 24"BOX	LAGERSTROMIA INDICA	CREPE MYRTLE	18', LOW WATER
SHRUBS			
B 1 1 GA	ERIGERON KARVINSKIANUS	MEXIACN DAISY	LOW WATER
C 5 1 GA	LANTANA 'NEW GOLD'	NCN	LOW WATER
D 2 1 GA	L. MONTEVIDENSIS	NCN	LOW WATER
E 3 1 GA	LIMONIUM PEREZII	SEA LAVENDER	LOW WATER

WATERING SCHEDULE

- * 100% OF ALL PLANTS ARE INTENDED TO HAVE LOW WATER REQUIREMENTS.
- * PROVIDE 2" OF MULCH TO PROVIDE AN OPPORTUNITY TO SAVE WATER.

IRRIGATION SCHEDULE

- * IRRIGATION TO HAVE WATER METER & CONTROLLER WITH A MOISTURE SENSOR DEVICE.
- * PLANTS ARE LOCATED IN HYDRO ZONES TO CONSERVE WATER.
- * MELWO STANDARDS WILL BE FOLLOWED INCLUDING THE ESTIMATED WATER USE (ETWU) WHICH WILL NOT EXCEED THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA).

PLANTING SCHEDULE

- * NO PLANT IS LESS THAN 1 GALLON.
- * ROOF GARDEN AREA WILL BE 10% OF TOTAL SITE AREA OR 235 SQ. FEET.

PROJECT INFORMATION

PROJECT CONTACT: SHAHAB TEHRANI

(415) 608-2059

ARCHITECT: RYS ARCHITECTS

(415) 841-9090 x 216

BUILDING INFO: THREE STORIES

ZONE MU-SB-100

APN 051-344-190

SQUARE FOOTAGE OF EXISTING SITE: 2,327 SQ. FT.

SQUARE FOOTAGE OF LANDSCAPE AREA: 235 SQ. FT.

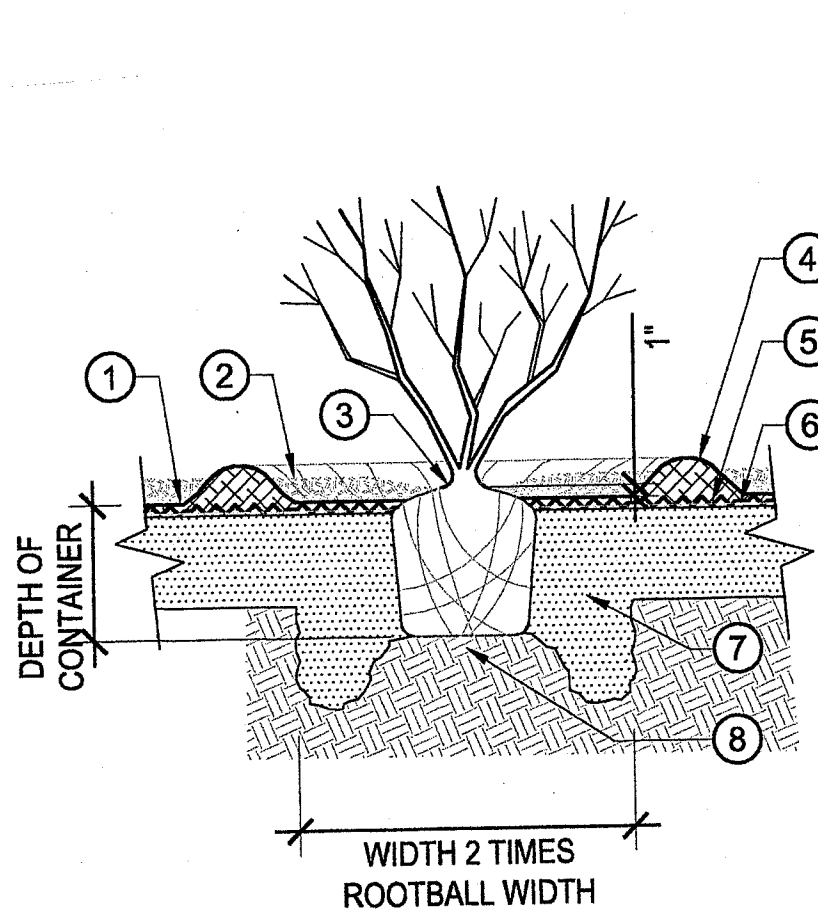
PERMEABLE COVERAGE: DRIVEWAY 445 SQ. FT.

NOTES:

1. 5' SQUARE STEEL PLANTER BY WAYFAIR, NO DRAIN HOLES, PROVIDE 6" DRAIN ROCK AT BOTTOM OF POT, COVER WITH FILTER FABRIC, ADD POTTING SOIL BY LYNGSO, 345 SHOREWAY ROAD, SAN CARLOS, CA 94970.
2. 2' SQUARE STEEL PLANTER BY WAYFAIR, ADD 3" DRAIN ROCK, NO DRAIN HOLES.
3. WATERPROOFING BY RYS ARCHITECTS
4. CONNECTICUT BLUESTONE PATIO WITH PLINTH, 6"X24" HEADER AND 12"X24" FIELD.
5. TEAK FURNITURE BY COUNTRY CASUAL
6. NEW STREET TREE. PROVIDE TWO TREE GRATES BY URBAN ACCESSORIES SERIES COHO.
7. 3-3/8" THICK BELGARD PAVES DRIVEWAY, 6" THICK CLASS II BASE OVER CONSTRUCTION FABRIC, COMPACT 95%, BEDDING SAND 1", DIMEX EDGE RESTRAINT PASTIC WITH PROFLEX 8" SPIKES, PROVIDE A HEADER AROUND PERIMETER OF DRIVEWAY. SEE CIVIL ENGINEER PLANS FOR GRADING AND REMOVAL OF WATER FROM NEIGHBOR'S DOWNSPOUTS.
8. ADD TWO PERFORATED 3" DIAMETER PIPES BY ADVANCED DRAINAGE SYSTEMS FOR WATERING ONCE EVERY TWO WEEKS, ADD HOSE BIBB WITH REMOVABLE HANDLE NEARBY.

MAINTENANCE SCHEDULE

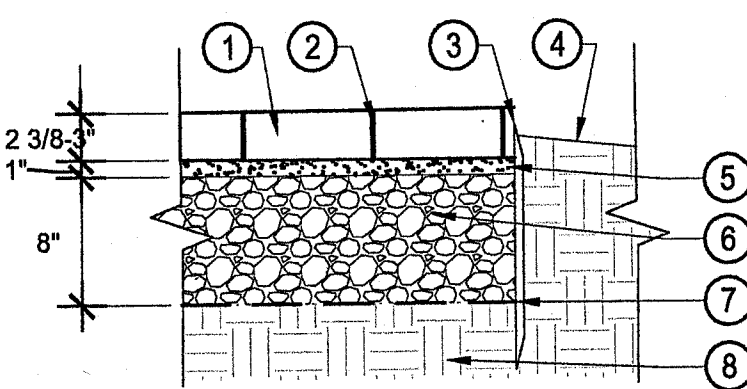
1. PRUNE LANTANA EVERY SPRING 12" ABOVE POT HEIGHT AND ADD 10-10-10 FERTILIZER.
2. PRUNE LAGERSTOEMIA INDICA EVERY THIRD YEAR.
3. REPLACE BARK MULCH EVERY THIRD YEAR AFTER INSTALLATION. BARK MULCH TO BE 2".
4. EVERY SPRING, REMOVE END CAPS OF DRIP TUBING AND TURN ON CONTROLLER MANUALLY TO INSPECT IF WATER IS FLOWING IN TUBING FREELY.



PLANTING - SHRUBS, PERENNIALS, GRASSES

SCALE: NONE

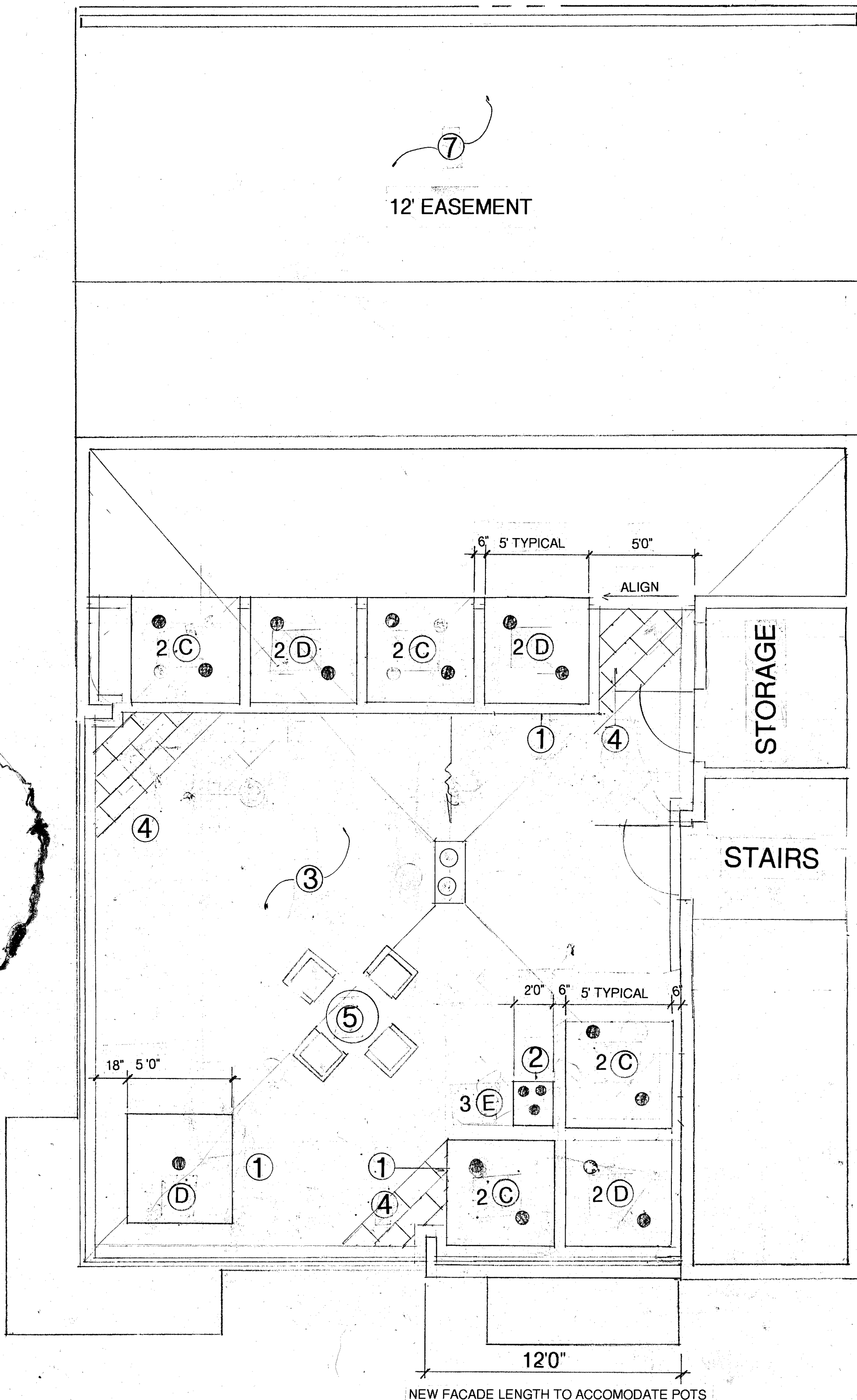
1. FINISHED GRADE
 2. 3" THICK MULCH: KEEP 3" AWAY FROM ROOT CROWN
 3. ROOT CROWN: PLANT CROWN 1" ABOVE FINISHED GRADE
 4. 3" HIGH BERM OF AMENDED SITE SOIL TO FORM WATERING BASIN
 5. SHEET MULCH LAYER OF (5) PLY RECYCLED NEWSPAPER OR 1-2 LAYERS OF CARDBOARD.
 6. 1/4" LAYER OF AMENDMENTS UNDER SHEET MULCH.
 7. AMEND SITE SOIL W/ 4 CUBIC YARDS COMPOST PER 1000 SF.
 8. NATIVE SOIL: REST PLANT ON FIRM SOIL. SCARIFY EDGES OF HOLE TO PROMOTE ROOT GROWTH.
1. CONCRETE UNIT PAVER: SELECT PERVIOUS PAVERS OR PERMEABLE PAVERS. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
 2. JOINTS PER MANUFACTURER'S INSTRUCTIONS.
 3. METAL EDGING. OPTIONAL CONCRETE CURB.
 4. SHOULDER, FINISH GRADE
 5. SAND SETTING BED PER MANUFACTURER'S INSTRUCTIONS
 6. PERMEABLE CLASS II AGGREGATE BASE ROCK, COMPACTED TO 95%
 7. FILTER FABRIC
 8. COMPACTED SUBGRADE TO 90%



PERVIOUS OR PERMEABLE UNIT PAVER - VEHICLE (OPTIONAL)

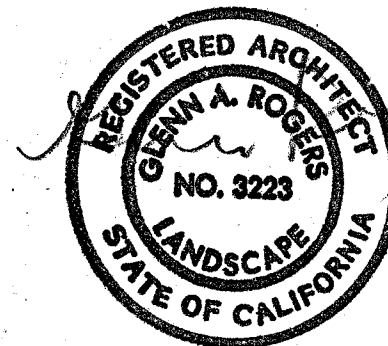
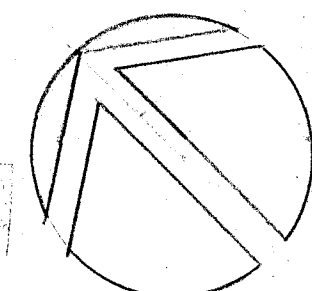
SCALE: 1"=1'-0"

BRITTAN AVENUE



LAUREL STREET

Scale 1/4"=1'-0"



REVISIONS	BY

GLENN ROGERS, RLA
ALDER LANDSCAPE ARCHITECTURE
3425 ALEMANY BLVD.
SAN FRANCISCO, CA 94132
415 875 0412

PLANTING
PLAN

SHAHAB TEHRANI
1101 LAUREL STREET
SAN CARLOS, CA 94070
415 608-2059

DRAWN
GAR
CHECKED
DATE
8/6/2025
SCALE
JOB NO.
SHEET
L-1
OF
SHEETS

- IRRIGATION LEGEND**
WATTS LF009-QT-S 1/2, RED. PRESSURE BACK. PREVENTER
HUNTER ICZ-101-40-LF, 1" GLOBE VALVE WITH FILTER, 40 PSI,
0.5 TO 15 GPM
NIBCO 3/4" ISOLATION BALL VALVE
HUNTER 1/2" HC FLOW METER
COPPER PIPE
XT-700 DISTRIBUTION TUBING, 8.5 TO 60 PSI
XQ 1/4" TUBING, NOT TO EXCEED 8 GPH ON ONE LINE
RAINBIRD END CAP
HUNTER PRO HC 6 STATION INDOOR WIFI CONTROLLER WITH
HUNTER RAIN SOLAR SYNC

- VALVE NUMBER
SIZE VALVE
GALLON PER HOUR

LAND USE SQUARE FOOTAGE

TOTAL PROPERTY 2,327 SQ. FEET
HOUSE FOOT PRINT 2,327 SQ. FEET.
PERMEABLE DRIVEWAY 445 SQ. FEET
TOTAL LANDSCAPE AREA 2,377 SQ. FEET

IRRIGATION LEGEND

1 GALLON STRUBS TO HAVE 1-5 GPH EMITTER

MONTHLY E_{to} VALUES FOR SAN CARLOS, CA

JAN. FEB. MARCH APRIL MAY JUNE JULY AUG. SEPT. OCT. NOV. DEC.
1.5 1.8 2.9 3.8 5.2 5.3 6.2 5.6 4.6 3.1 1.7 1.0
TOTAL 42.7"

WATER USE CALCULATIONS ANNUAL E_{to} = 42.7"

ZONE 1 & 2 LOW WATER USE, 235 SQ. FT. 100%
TOTAL TOTAL PLANTING AREA 235 SQ. FT. 100%
ESTIMATED TOTAL WATER USE (ETWU) CALCULATIONS IN GALLONS PER YEAR
HYDRO PLANT ETAF
ZONE FACTOR. IRR. IRR. EFF. (PF/IE) AREA E_{to} .62 = ETWU
1 & 2 .1 or .3 DRIP .81 .162 235 SF 42.7 = 1,007 GA PER YEAR
TOTAL ESTIMATED TOTAL WATER USE (ETWU) 1,007 GA PER YEAR
MAXIMUM ALLOWABLE WATER ALLOWANCE (MAWA) CALCULATIONS
E_{to} X .62 X 235 X .5 = 3,110. GA PER YEAR PASS

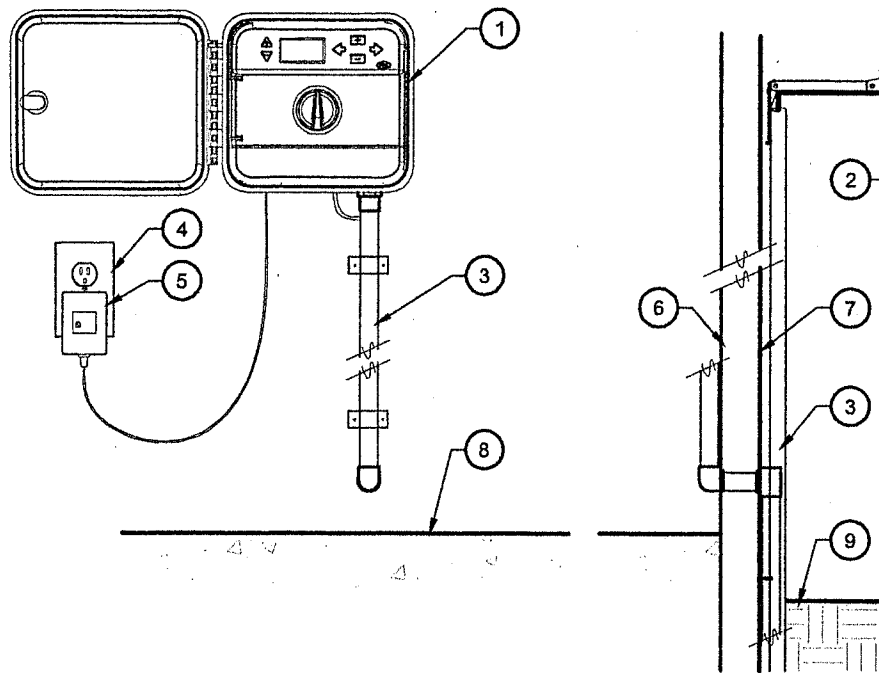
TIMER PROGRAM PER WEEK AFTER ESTABLISHED

HYDRO ZONE 1 WITH 3/0" DIAMETER & LOW WATER REQUIREMENT IN SUN (3)

JAN. FEB. MARCH APRIL MAY JUNE JULY AUG. SEPT. OCT. NOV. DEC.
2 2 4 5 7 7 8 7 6 4 2 1
WATERING TWICE A WEEK IN MINUTES, SUNDAY AND THURSDAY
1 1 2 3 4 4 5 5 4 2 1 1

HYDRO ZONE 2 WITH 3/0" DIA. & LOW WATER REQUIREMENT IN SHADE (1)

JAN. FEB. MARCH APRIL MAY JUNE JULY AUG. SEPT. OCT. NOV. DEC.
.68 .74 1 2 2 2 3 2 2 1 .79 .41
WATERING TWICE A WEEK IN MINUTES, SUNDAY AND WEDNESDAY
1 1 2 3 4 4 5 4 3 3 1 1

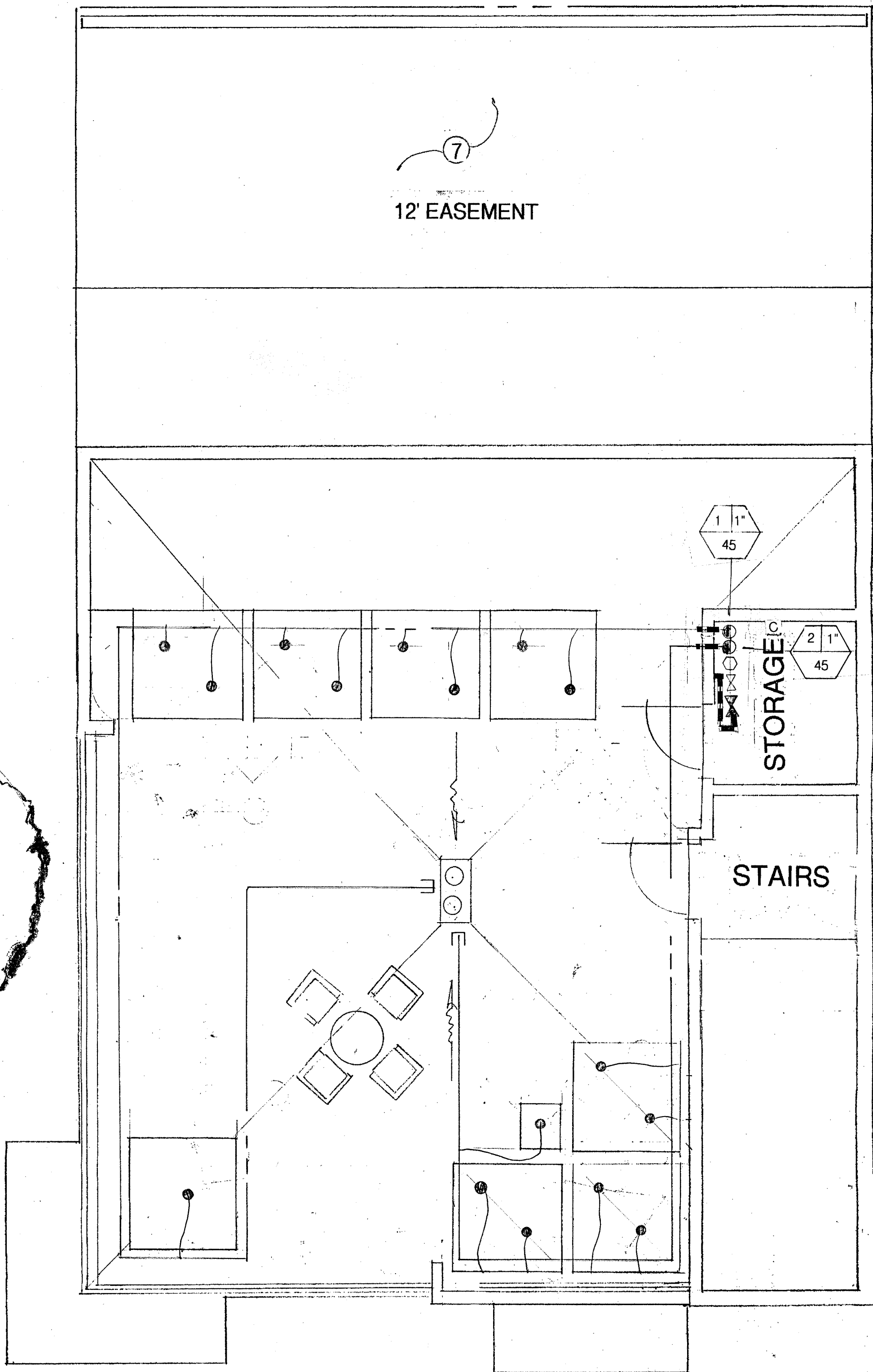


1 SMART CONTROLLER-INTERIOR
SCALE: N.T.S.

- 1 CONTROLLER MOUNTED ON INTERIOR WALL AT EYE LEVEL
2 SOLAR SYNC MOUNTED ON SUITABLE EXTERIOR POST, POLE OR GUTTER IN LOCATION WHERE SENSOR CAN RECEIVE UNOBSTRUCTED EXPOSURE TO SUN AND RAINFALL
3 CONDUIT FOR VALVE CONTROL WIRE AND SOLAR SYNC COMMUNICATION WIRE. SIZE AND TYPE PER LOCAL CODES. MAX TOTAL WIRE DISTANCE 200 FT
4 EXISTING GROUNDED OUTLET
5 PLUG-IN TRANSFORMER
6 INTERIOR WALL
7 EXTERIOR WALL
8 FINISH GRADE INTERIOR FLOOR
9 FINISH GRADE EXTERIOR GRADE

NOTES:
1. OWNER'S REPRESENTATIVE TO VERIFY LOCATION IN FIELD
2. ALL ELECTRICAL WORK MUST CONFORM TO LOCAL CODES
3. DETAIL IS GENERIC
4. INSTALL PER MANUFACTURER'S SPECIFICATIONS

BRITTAN AVENUE



12' EASEMENT

STAIRS

STORAGE

LAUREL STREET

EX. TREE

Scale 1/4"=1'0"



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OF SHEETS