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Left: The backyard of the Melnick/Brondfield residence (shown here before construction) was very flat to begin with, which resulted in a lot of wasted water and a huge bill each month. Janet Moyer Landscaping transformed both the front and back of this home using a combination of redesign and hardscaping, planting beds, installation of new technology and management of water use.

Right: During construction, the turf was removed and patio installation was completed. Three and a half tons of stone were brought in by hand along with all the pressure treated lumber used for the retaining wall. Drip irrigation tubing was installed in the beds, with each plant receiving its own set of emitters. Every valve has pressure regulators and filters as well. "With about 150 plants, 350-400 feet of quarter-inch emitter line was used," said Hofman.



Janet Moyer Landscaping

San Francisco, Calif.

Janet Moyer Landscaping was chosen to completely renovate a residential yard in San Francisco. This was no normal job however, as the company had a number of personal reasons for doing a quality job at the Melnick/Brondfield residence; namely that they were the company's first client back in 1990. "She's also our internist and we wanted to take really good care of her," said Michael N. Hofman, Executive Vice President.

The crew began by removing the grass to reduce water consumption and maintenance. Next they installed a new stone patio and pathways with paving to enhance drainage. Finally, they installed a new irrigation system that receives daily weather updates and adjusts water use accordingly.

"From an irrigation point of view, the three things that made a huge difference, were that we were able to use good cultural practices, combined with the effective use of the newest irrigation technology, all in conjunction with ongoing maintenance," said Hofman.

He and his team implemented a Toro Intellisense ET controller with drip emitters on every plant. We literally make a connection

on each plant," said Hofman. "A lot of folks just flood a bed, but our method allows us to vary the amount of water each plant gets, and we don't end up watering weeds. This method works really well with perennials, but for annual plantings, it might make sense to go the other route."

Currently, Hofman and his team are finishing up a year-long test with this specific site using the new CLCA water management program. After starting the monitoring on the site in September of last year, other than a month when the couple's two children were home from college, the project has been well under projections and cut water usage by 50 percent. **LCN**

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Left: This property, which had a total landscape area of around 1000 square feet (front and backyard combined), posed a number of challenges for JML. First, because of San Francisco earthquake plumbing codes, only brass or copper fittings were allowed to be used on the irrigation system. Next, they had to forgo large equipment because their access point was either through a two and a half foot garage door or an even smaller tradesmen entrance.