

PARADISE MODEL RESIDENTIAL FRONT YARD LANDSCAPE PLANS

FRONT YARD TYPICAL LANDSCAPES
PARADISE, CALIFORNIA



GATES + ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING · URBAN DESIGN
1655 N. MAIN ST. STE 365, WALNUT CREEK, CA 94596
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RESIDENTIAL
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CALIFORNIA

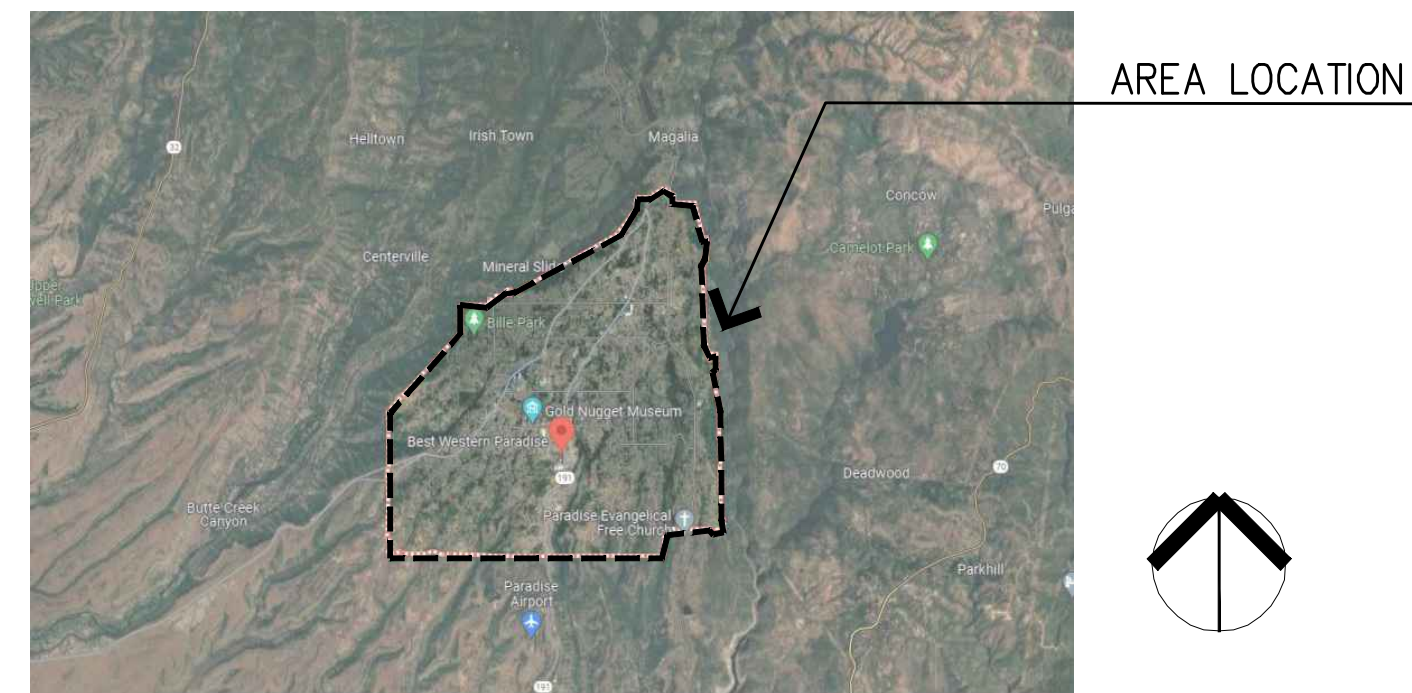
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CONTACT: SUSAN HARTMAN (COMMUNITY DEVELOPMENT DIRECTOR)

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CONTACT: MELONIE REYNOLDS

ARCHITECT
RANCHO ENGINEERING INC.
6067 SKYWAY
PARADISE, CA 95969
PH: (530) 877-3700
CONTACT: KENNY YOUNG

LOCATION MAP



GENERAL NOTES

- THE CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXEMPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF ENGINEER.
- EXCAVATIONS SHALL BE ADEQUATELY SHORED, BRACED AND SHEETED SO THAT THE EARTH WILL NOT SLIDE OR SETTLE AND SO THAT ALL EXISTING IMPROVEMENTS OF ANY KIND WILL BE FULLY PROTECTED FROM DAMAGE. ANY DAMAGE RESULTING FROM A LACK OF ADEQUATE SHORING, BRACING AND SHEETING, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND HE SHALL EFFECT NECESSARY REPAIRS OR RECONSTRUCTION AT HIS OWN EXPENSE. WHERE THE EXCAVATION FOR A CONDUIT TRENCH, AND/OR STRUCTURE IS FIVE FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL PROVIDE ADEQUATE SHEETING, SHORING AND BRACING OR EQUIVALENT METHOD, FOR THE PROTECTION OF LIFE, OR LIMB, WHICH SHALL CONFORM TO THE APPLICABLE CONSTRUCTION SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY OF THE STATE OF CALIFORNIA, THE CONTRACTOR SHALL ALWAYS COMPLY WITH OSHA REQUIREMENTS.
- ALL APPLICABLE REQUIREMENTS OF THE CALIFORNIA CONSTRUCTION AND GENERAL INDUSTRY SAFETY ERRORS, THE OCCUPATIONAL SAFETY AND HEALTH ACT AND THE CONSTRUCTION SAFETY ACT SHALL BE MET.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN PERMITS NECESSARY TO PERFORM THE WORK SHOWN IN THESE PLANS FROM THE APPROPRIATE AGENCIES.
- THE CONTRACTOR SHALL TAKE EFFECTIVE ACTION TO PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM THEIR FAILURE TO DO SO.
- THE CONTRACTOR MUST PROVIDE FOR SAFE ACCESSIBLE INGRESS AND EGRESS FOR ADJACENT PROPERTY OWNERS AND EVA THROUGHOUT THE PERIOD OF CONSTRUCTION. TEMPORARY THROUGH ACCESS FOR THE GENERAL PUBLIC DUE TO CONSTRUCTION STAGING OR LIMITATIONS MUST BE FULLY REVIEWED AND APPROVED BY THE OWNER PRIOR TO IMPLEMENTATION. ALL ACCESS MUST BE SAFE, SECURED, FLAGGED, SIGNED, AND ACCESSIBLE PER THE APPROVED SITE ACCESS PLAN SUBMITTED BY THE CONTRACTOR AND REQUIRED BY THE OWNER.
- DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR EMERGENCY VEHICLE ACCESS AND PUBLIC SAFETY. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, FENCING, BARRICADES, TRAFFIC CONTROLS, FLAGGERS, SHORINGS, BRACING AND GUYS OR OTHER DEVICES NECESSARY TO PROVIDE FOR SAFETY IN ACCORDANCE WITH ALL NATIONAL, STATE SPECS AND LOCAL SAFETY ORDINANCES.
- THE CONTRACTOR SHALL POST EMERGENCY TELEPHONE NUMBERS FOR POLICE, FIRE, AMBULANCE, AND THOSE AGENCIES RESPONSIBLE FOR MAINTENANCE OF UTILITIES IN THE VICINITY OF JOB SITE.
- ALL EXISTING UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AT LEAST THREE (3) WORKING DAYS IN ADVANCE OF CONSTRUCTION TO FIELD LOCATE UTILITIES. CALL UNDERGROUND SERVICE ALERT (U.S.A.) AT 800-227-2600. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED AND MERGED IN THE CONTRACT UNIT PRICE.
- ALL EXISTING UTILITIES AND IMPROVEMENTS THAT BECOME DAMAGED DURING CONSTRUCTION MUST BE COMPLETELY RESTORED TO THE SATISFACTION OF THE TOWN ENGINEER OR UTILITY AGENCY REPRESENTATIVE, AT THE CONTRACTOR'S SOLE EXPENSE.
- ANY RELOCATION OF PUBLIC UTILITIES SHALL BE CONDUCTED IN ACCORDANCE WITH ANY AND ALL REQUIREMENTS OF THE UTILITY COMPANY REPRESENTATIVE INCLUDING FEES, BONDS, PERMITS AND WORKING CONDITIONS, ETC. THIS WORK SHALL BE DONE AT NO EXPENSE TO THE UTILITY COMPANY. THE OWNER SHALL PAY THE COST OF ALL SUCH RELOCATION WORK INCLUDING FEES, BONDS, PERMITS, ETC.
- THE CONSTRUCTION OF ALL GRAVITY UNDERGROUND LINES (STORM DRAINS) SHALL BEGIN AT THE MOST DOWNSTREAM END, UNLESS OTHERWISE SPECIFICALLY APPROVED BY ENGINEER OR BY THE OWNER.
- IF ARCHEOLOGICAL MATERIALS ARE UNCOVERED DURING GRADING, TRENCHING OR OTHER EXCAVATION, EARTHWORK SHALL BE STOPPED UNTIL A PROFESSIONAL ARCHAEOLOGIST WHO IS CERTIFIED BY THE SOCIETY OF CALIFORNIA ARCHAEOLOGY (SCA) AND/OR THE SOCIETY OF PROFESSIONAL ARCHAEOLOGY (SOPA) HAS HAD AN OPPORTUNITY TO EVALUATE THE SIGNIFICANCE OF THE FIND AND SUGGEST APPROPRIATE MITIGATION MEASURES, IF THEY ARE DEEMED NECESSARY.
- THE USE OR INSTALLATION OF ANY MATERIAL OR EQUIPMENT WHICH IS MADE FROM, OR WHICH CONTAINS ASBESTOS FOR USE IN THE CONSTRUCTION OF THESE IMPROVEMENTS, IS NEITHER SPECIFIED NOR RECOMMENDED. ANY PARTY INSTALLING OR USING ANY PARTY SUCH MATERIALS OR EQUIPMENT SHALL BE SOLELY RESPONSIBLE FOR ALL INJURIES, DAMAGES, OR LIABILITIES OF ANY KIND, CAUSED BY THE USE OF SUCH MATERIALS OR EQUIPMENT.
- THE CONTRACTOR MUST MEET AND IMPLEMENT ALL NPDES, SWPPP, AND EROSION CONTROL REQUIREMENTS IN EFFECT AT THE TIME OF CONSTRUCTION.
- SHOULD IT APPEAR THAT THE WORK TO BE DONE OR ANY MATTER RELATIVE THERETO IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS, THE CONTRACTOR SHALL CONTACT GATES & ASSOCIATES AT (925) 736-8176 FOR SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY.

PROJECT SCOPE OF WORK

THE FOLLOWING PROJECT INCLUDES THE CONSTRUCTION / INSTALLATION OF FRONT YARD PRODUCTION HOME LANDSCAPING (ONLY) WITHIN THE TOWN OF PARADISE. IMPROVEMENTS INCLUDE:

- HARDSCAPE PAVING (FOR DRIVEWAYS & FRONT YARD WALKWAYS)
- PLANTING
- LANDSCAPE LAYOUT & DRAINAGE
- FENCING & GATES
- IRRIGATION SYSTEM

ITEMS INCLUDING PUBLIC STREETScape, CURB, GUTTER, SIDEWALK, STREET LIGHTS AND UTILITY INSTALLATION (INCLUDING WATER, SEWER, GAS, AND ELECTRIC) ARE NOT IN THE FOLLOWING CONTRACT (NOT A PART).

CONSTRUCTION NOTES

- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS NECESSARY TO COMPLETE WORK.
- THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH UTILITY COMPANIES AND IS RESPONSIBLE FOR ALL COSTS ASSOCIATED FOR TEMPORARY UTILITIES NECESSARY DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE TO PAY ALL UTILITY COSTS DURING CONSTRUCTION AND MAINTENANCE PERIOD. COSTS FOR TEMPORARY UTILITIES ARE PART OF THE BASE BID.
- THE CONTRACTOR SHALL PERFORM ALL SITE PREPARATION NECESSARY FOR THE PROPER EXECUTION OF ALL WORK INDICATED ON THESE PLANS AND SPECIFICATIONS. ALL ITEMS TO BE REMOVED SHALL BE LEGALLY DISPOSED OF OFF SITE.
- ALL MATERIALS AND FINISHES SHALL BE PER DRAWINGS, DETAILS AND MANUFACTURER'S SPECIFICATIONS. PROVIDE REQUIRED MATERIALS AT THE PROJECT SITE IN A TIMELY MANNER. NO UNAPPROVED SUBSTITUTIONS WILL BE ALLOWED. CONTACT THE OWNER'S REPRESENTATIVE IMMEDIATELY IF A SPECIFIED MATERIAL IS NOT AVAILABLE.
- ALL ENGINES USED FOR CONSTRUCTION OPERATIONS SHALL USE NOISE SUPPRESSION EQUIPMENT (E.G. MUFFLERS).
- ALL SLEEVING SHALL BE COORDINATED WITH ALL CONCRETE & ASPHALT WORK (INCLUDING FOOTINGS). REFER TO THE IRRIGATION PLAN FOR IRRIGATION SLEEVING (IRRIGATION CONTROLLER WIRE CONDUIT, IRRIGATION WATER SUPPLY AND LATERAL LINES, ETC.) GRADING PLANS FOR DRAINAGE AND OTHER SLEEVING.

WATER EFFICIENT LANDSCAPE ORDINANCE

PLANTING AND IRRIGATION HAVE BEEN DESIGNED TO BE COMPLIANT WITH THE WATER EFFICIENT LANDSCAPE ORDINANCE. THE CONTRACTOR SHALL NOT MAKE SUBSTITUTIONS OF IRRIGATION PRODUCT OR PLACEMENT OF PRODUCT OR PLANT SPECIES AND CULTIVARS WITHOUT WRITTEN CONSENT OF THE HOMEOWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL MODIFICATIONS TO ENSURE THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE ARE MET IF ANY CHANGES ARE MADE. WATER USE CALCULATIONS MUST BE MET. THE SIGNATURE ON THIS PLAN CONCURS THAT "I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS."

LANDSCAPE DOCUMENTATION PACKAGE

PROJECT INFORMATION
DATE: 03/22/2023
APPLICANT: CASEY CASE
PROJECT NAME: MODEL RESIDENTIAL LANDSCAPE PLANS
TOTAL LANDSCAPE AREA:
LOT 1: REFER TO IRRIGATION CALCS
LOT 2: REFER TO IRRIGATION CALCS
LOT 3: REFER TO IRRIGATION CALCS
LOT 4: REFER TO IRRIGATION CALCS
LOT 5: REFER TO IRRIGATION CALCS
LOT 6: REFER TO IRRIGATION CALCS
PROJECT TYPE: MODEL HOME LANDSCAPE PLANS
WATER SUPPLY: 1" DOMESTIC WATER METER AT EACH LOT
WATER PURVEYOR: PARADISE IRRIGATION DISTRICT
PROJECT CONTACT: MELONIE REYNOLDS, ASLA

WATER EFFICIENT LANDSCAPE WORKSHEET
HYDROZONE INFORMATION TABLE: SEE WATER EFFICIENT LANDSCAPE WORKSHEETS ON SHEET L3.7 & L3.8
WATER EFFICIENT LANDSCAPE WORKSHEET: SEE WATER EFFICIENT LANDSCAPE WORKSHEETS ON SHEET L2.7
DIMENSION PLAN: SEE L1.1, L1.2 & L1.3
LANDSCAPE DESIGN PLANS: SEE L1.4, L1.5 & L1.6
PLANTING DESIGN PLAN: SEE L2.1, L2.2 & L2.3
IRRIGATION DESIGN PLAN: SEE L3.1, L3.2 & L3.3

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L0.2	LAYOUT NOTES & LEGEND
L0.3	PLANTING NOTES & LEGEND
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L1.2B	DIMENSION PLAN
L1.3C	DIMENSION PLAN
L1.4A	MATERIAL & DRAINAGE PLAN
L1.5B	MATERIAL & DRAINAGE PLAN
L1.6C	MATERIAL & DRAINAGE PLAN
L2.1A	PLANTING PLAN
L2.2B	PLANTING PLAN
L2.3C	PLANTING PLAN
L3.1	IRRIGATION PLAN
L3.2	IRRIGATION PLAN
L3.3	IRRIGATION PLAN
L3.4	IRRIGATION NOTES & LEGEND
L3.5	IRRIGATION DETAILS
L3.6	IRRIGATION DETAILS
L4.1	PLANTING DETAILS
L4.2	CONSTRUCTION DETAILS

ISSUE: DESCRIPTION: DATE:




PROJECT NUMBER: 6088
DRAWN: AH
CHECK: DS
DATE: 03/22/2023
SCALE:



COVER SHEET

L0.1

APPROVAL DOCUMENTATION

SUBMITTED BY:  03/22/2023
GATES + ASSOCIATES / CASEY CASE / CRLA#6032

SUBMITTED BY: _____
TOWN OF PARADISE


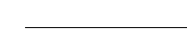



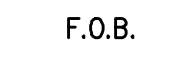

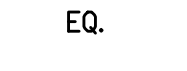

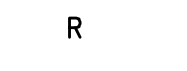

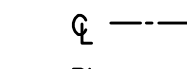
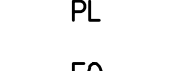
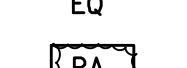

 03/22/23
SIGNATURE

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPING ORDINANCE AND APPLIED SUCH CRITERIA FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

LAYOUT NOTES

- CONTRACTOR SHALL VERIFY ALL UTILITIES, GRADES, EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO COMMENCING WORK. ALL DISCREPANCIES OR QUESTIONS SHALL BE BROUGHT TO THE ATTENTION OF THE HOMEOWNER FOR RESOLUTION.
- ALL WRITTEN DIMENSIONS SUPERCEDE ALL SCALED DISTANCES AND DIMENSIONS. DIMENSIONS SHOWN ARE FROM THE FACE OF THE BUILDING, WALL, BACK OF CURB, EDGE OF WALK, PROPERTY LINE, OR CENTERLINE OF COLUMN UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- ALL DIMENSIONS AT BUILDING ARE TO FACE OF BUILDING. ALL DIMENSIONS AT ROADWAY ARE TO FACE OF CURB.
- ALL ANGLES ARE 45 DEGREE, 90 DEGREE, OR 135 DEGREE UNLESS OTHERWISE NOTED.
- ALL CURVES AND ALL TRANSITIONS BETWEEN CURVES AND STRAIGHT EDGES SHALL BE SMOOTH.
- ALL RETURN RADII AND CURB DATA ARE TO FACE OF CURB.
- WHENEVER BOTTOM OF WALL (BW) ELEVATION IS GIVEN, IT IS FINISH PAVEMENT OR GRADE ELEVATION AT FACE OF WALL.
- SCORE LINES IN SIDEWALKS SHALL BE SPACED TO EQUAL THE WIDTH OF THE WALKWAY, UNLESS OTHERWISE SHOWN. EXPANSION JOINTS IN SIDEWALKS SHALL BE 20' ON CENTER MAXIMUM.
- BUILDING LAYOUT AND LOCATION, SIDEWALK, CURB AND GUTTER, GRADING AND DRAINAGE IS BASED ON DRAWINGS PREPARED BY THE ARCHITECT AND THE CIVIL ENGINEER.
- STATIONING HEREON IS ALONG CONSTRUCTION CENTERLINE UNLESS OTHERWISE SHOWN OR INDICATED.
- ANY EXTRA CONSTRUCTION STAKING NECESSITATED SOLELY BY THE CONTRACTOR'S NEGLIGENCE WILL BE CHARGED TO THE CONTRACTOR ON A TIME AND EXPENSE BASIS AND PAID FOR BY THE CONTRACTOR.
- SEE IRRIGATION DRAWINGS FOR GENERAL SYSTEM REQUIREMENTS AND FOR LOCATION OF IRRIGATION MAINLINE PIPING. SLEEVES TO ACCOMMODATE IRRIGATION PIPING, SIZED AS NEEDED, SHALL BE IN PLACE UNDER AND THROUGH SLABS AND WALLS, PRIOR TO POURING.
- PROVIDE CONTINUOUS HEADERS AT THE EDGES OF ALL AC PAVING, SHRUB AREAS, LAWN AREAS, DECOMPOSED GRANITE AND PEA GRAVEL WHERE IT IS NOT CONSTRAINED BY A CONCRETE PAVING OR MOW BAND.
- ALL CONCRETE PAVEMENTS SHALL BE DOWELED INTO CURBS, SIDEWALKS, AND BUILDING FOUNDATIONS.
- REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION, SECTIONS, REINFORCEMENT, AND PREPARATION. IN CASE OF DISCREPANCY THE GEOTECHNICAL REPORT SHALL GOVERN.
- ALL TYPICAL DETAILS SHALL APPLY UNLESS NOTED OTHERWISE.
- ANY AND ALL WORK WITHIN TOWN RIGHT OF WAY SHALL CONFORM TO ALL TOWN STANDARD DETAILS AND SPECIFICATIONS.
- CONCRETE FOOTINGS INSTALLED FOR ALL SITE FURNISHINGS, SPORTS EQUIPMENT, ETC. WITHIN DECORATIVE PAVEMENT, ASPHALT PAVING, DECOMPOSED GRANITE, CONCRETE PAVING, AND PLANTERS SHALL BE HELD BELOW GRADE.
- ALL EXISTING ITEMS TO REMAIN SHALL BE PROTECTED AS REQUIRED. ANY DAMAGED ITEMS SHALL BE FULLY REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE TO THE FULL SATISFACTION OF THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH OPERATIONS.
- ALL QUANTITIES AND PAY ITEMS ARE AND WILL BE BASED ON HORIZONTAL MEASUREMENTS.
- ALL PATTERNS, LINE TYPES, AND SYMBOLS SHOWN WITHIN THE PLAN SET REFERENCE THE LAYOUT LEGEND AND ARE PART OF THE SCOPE OF WORK. CALLOUTS ARE SHOWN FOR CLARIFICATION OF WORK, BUT DO NOT INDICATE EVERY AND ALL INSTANCES OF SUCH WORK. THE CONTRACTOR SHALL REQUEST CLARIFICATION TO ANY ITEMS (INCLUDING BUT NOT LIMITED TO PAVING, WALLS, FINISHES, COLORS, FENCING, FOUNTAINS, POTS, AND SITE FURNITURE) NOT CLEARLY IDENTIFIED TO BE PART OF THE SCOPE OF WORK PRIOR TO BID.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL WORK AND MATERIALS OF THE CONTRACT DOCUMENTS INCLUDING ALL WORK AND MATERIALS PROVIDED BY SUBCONTRACTORS. ALL QUALIFICATIONS OF THE CONTRACT DOCUMENTS INCLUDING ALL SPECIFIC EXCLUSIONS OF ANY WORK, DETAILS, MATERIALS, AND INCIDENTALS SHALL BE CONFIRMED AND ACCEPTED IN WRITING BY THE CONTRACTOR AND OWNER UPON FINALIZATION OF BIDS AND CONTRACT. THE HOMEOWNER SHALL BE NOTIFIED OF ALL QUALIFICATIONS AND NOTIFICATIONS.






LAYOUT LEGEND

	EJ	EXPANSION JOINT LOCATE AS SHOWN, AT ALL JOINTS BETWEEN PAVING & WALLS, AND AT ALL CHANGES IN PAVING MATERIAL.
		SCORELINE
	TBD	TO BE DETERMINED
	SP	SPACING
		POINT OF BEGINNING
	F.O.B.	FACE OF BUILDING
	TYP.	TYPICAL
	EQ.	EQUAL
	S.C.D.	SEE CIVIL'S DRAWINGS
	R	RADIUS - ALL RADII GIVEN FOR WALLS ARE DIMENSIONED TO OUTSIDE OF WALLS.
		ALIGN
		CENTER LINE
	PL	PROPERTY LINE
	EQ	EQUAL
	PA	PLANTING AREA

ABBREVIATIONS

AC	ASPHALT CONCRETE	NO.	NUMBER
BOW	BACK OF WALK	NTS	NOT TO SCALE
BS	BOTTOM OF STAIR	O.C.	ON CENTER
BW	BOTTOM OF WALL	OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
BW	BOTH WAYS	PA	PLANTING AREA
CMU	CONCRETE MASONRY UNIT	PL	PROPERTY LINE
CONC.	CONCRETE	PR	PROPOSED
(E), EXIST	EXISTING	PVC	POLY VINYL CHLORIDE
EA	EACH	R	RADIUS
EJ	EXPANSION JOINT	S	SLOPE
EL	ELEVATION	S.A.D.	SEE ARCHITECTURAL DRAWINGS
EQ	EQUAL	S.C.D.	SEE CIVIL DRAWINGS
ES	EQUAL SPACES	SB	SANDBLAST
EX	EXISTING	SP	SPACING
F.O.B.	FACE OF BUILDING	SD	STORM DRAIN
(F), FUT	FUTURE	SL	STREET LIGHT
FG	FINISH GRADE	SQ.	SQUARE
GB	GRADE BREAK	SS	STAINLESS STEEL
HC	HANDICAP FACILITY	SS	SANITARY SEWER (CIVIL)
HDPE	HIGH DENSITY POLYETHYLENE	S/W	SIDEWALK
HT	HEIGHT	T	TREAD
IC	IRRIGATION CONTROL	TBD	TO BE DETERMINED
IRR	IRRIGATION	TS	TOP OF STAIR
MFR	MANUFACTURER	TW	TOP OF WALL
MIN.	MINIMUM	TYP.	TYPICAL
NC	NOT IN CONTRACT		

GRADING LEGEND

	DO	DRAIN INLETS (WITHIN TURF AREAS AND OUTFLOW): NDS 4" SPEED-E-BASIN WITH 6" PLASTIC (FLUSH MOUNTED) GRATE. CONNECT TO CORRUGATED DRAIN LINE AS REQUIRED. COLOR: BLACK. LOCATE 2' MINIMUM BEHIND BACK OF WALK TO ALLOW DRAINAGE ACROSS WALK INTO ADJACENT GUTTER. INSTALL FLUSH WITH GRADE.
	DI	DRAIN INLETS: NDS 4" SPEE-D-BASIN WITH A 6" ATRIUM GRATE. COLOR: GREEN. INSTALL ON MIN 12" LONG, 4" DIA PVC DRAIN PIPE RISER. CONNECT TO CORRUGATED DRAIN LINE AS REQUIRED.
		3" NDS CORRUGATED (NON-PERFORATED) FLEX DRAIN PIPE. SLOPE MIN 1% TO DRAIN TOWARD STREET. CONNECT ALL ROOF DOWNSPOUTS TO LANDSCAPE DRAIN SYSTEM (NOT SHOWN). TIE IN FRONT YARD DOWNSPOUTS (LOCATED IN FIELD) WITH DRAINAGE PIPER
		6" DRAINLINE SLEEVE
		RESIDENTIAL DOWNSPOUTS (NOT SHOWN). REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION AND EXACT LOCATIONS

NOTE: COMPONENT PARTS LISTED ABOVE ARE AVAILABLE FROM NDS (WWW.NDSPRO.COM), 1-800-726-1994 OR APPROVED EQUAL. ALL COUPLINGS, ADAPTORS, GRATES, PIPES AND INLETS, SHALL BE INSTALLED PER MFR'S SPECS.



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+ASSOCIATES**
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PARADISE MODEL RESIDENTIAL FRONT YARD LANDSCAPE PLANS

PARADISE
CALIFORNIA

FINISHED GRADE & SOIL PREPARATION NOTES

- SCARIFY OR ROTOTILL TO A 6" DEPTH ALL PLANTING AREAS PRIOR TO FINISH GRADE OPERATIONS AND WORK UNTIL UNIFORM AND FREE FROM LARGE CLOUDS LARGER THAN ONE (1) INCH IN GREATEST DIMENSION.
- FINISH GRADE SHALL CONFORM, AFTER COMPACTION, TO SHAPES, SPOT ELEVATIONS AND CONTOURS AS INDICATED ON CIVIL ENGINEER'S AND LANDSCAPE ARCHITECTS GRADING PLANS, WITH UNIFORM LEVELS OR SLOPES BETWEEN FINISH ELEVATIONS OR BETWEEN FINISH ELEVATIONS AND EXISTING ELEVATIONS.
- SOIL AMENDMENT SHALL COMPLY WITH SOIL ANALYSIS/AMENDMENTS NOTE AND REPORT RECOMMENDATIONS.
- SPREAD EXCESS SOIL MATERIAL EXCAVATED FROM PLANT PITS TO ESTABLISH SUBGRADES IN SURROUNDING PLANTING AREAS.
- COMPACT SOIL IN PLANTING AREAS TO 85% RELATIVE COMPACTION IN ACCORDANCE WITH ASTM D1557-78.
- FINE GRADE ALL PLANTING AREAS TO A SMOOTH, LOOSE AND UNIFORM SURFACE. ELIMINATE UNEVEN AREAS, RIDGES AND DEPRESSIONS.
- SHRUB/GROUND COVER PLANTING AREAS SHALL BE GRADED THREE AND ONE-HALF (3-1/2) INCHES BELOW ADJACENT PAVED AREAS, SIDEWALKS, VALVE BOXES, HEADERS, DRAINS, ETC. IN ORDER ESTABLISH FINAL GRADE ONE-HALF (1/2) INCHES BELOW THE SPECIFIED DEPTH OF MULCH IN THESE SURFACES.
- ALL SOIL AREAS SHALL BE COMPACTED AND SETTLED BY APPLICATION OF HEAVY IRRIGATION TO A MINIMUM DEPTH OF TWELVE (12) INCHES.
- AT TIME OF PLANTING, THE TOP SIX (6) INCHES OF ALL AREAS TO BE PLANTED SHALL BE FREE OF STONES, STUMPS, OR OTHER DELETERIOUS MATTER ONE (1) INCH IN DIAMETER OR LARGER, AND SHALL BE FREE FROM ALL WIRE PLASTER, OR SIMILAR OBJECTS THAT WOULD BE A HINDRANCE TO PLANTING AND MAINTENANCE.

LANDSCAPE GRADING / DRAINAGE NOTES

- VERIFY SITE CONDITIONS AS SHOWN ON THIS PLAN PRIOR TO SUBMITTING A PRICE QUOTATION OR BID OR COMMENCING CONSTRUCTION. REPORT ALL DISCREPANCIES TO THE LANDSCAPE ARCHITECT. IN THE EVENT NOTIFICATION HAS NOT OCCURRED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- CONFORM TO ALL LOCAL CODES.
- ALL FINISHED PLANTER AREA GRADES AT BUILDINGS SHALL BE 3" MIN. BELOW FINISHED FLOOR ELEVATION. ALL TOP OF PAVING ELEVATIONS AT ACCESSIBLE BUILDING DOORWAYS SHALL BE A MAXIMUM OF .02' (0.25") BELOW FINISHED FLOOR ELEVATION, UNLESS NOTED OTHERWISE. ALL TOP OF PAVING ELEVATIONS AT ALL OTHER BUILDING DOORWAYS SHALL BE A MAXIMUM OF .125' (1.5") BELOW FINISHED FLOOR ELEVATION, UNLESS NOTED OTHERWISE. ALL TOP OF PAVING ELEVATIONS AT OVERHEAD GARAGE (VEHICULAR) DOORWAYS SHALL BE A MAXIMUM OF .04' (0.5") BELOW FINISHED FLOOR ELEVATION, UNLESS NOTED OTHERWISE.
- LANDSCAPE DRAIN LOCATIONS AND LAYOUT ARE DIAGRAMMATIC AND SHALL BE ADJUSTED BY THE CONTRACTOR BASED IN IN-FIELD CONDITIONS INCLUDING FINISH GRADING AND FINAL UTILITY PLACEMENT.
- DRAIN PIPE SHALL HAVE A MINIMUM OF 12" OF COVER AND SLOPE TOWARDS THE STREET AT A MINIMUM OF ONE-HALF PERCENT, RELEASING AT AN AREA DRAIN LOCATED ONE FOOT (1') BEHIND THE BACK OF CURB.
- DRAIN LINE BACKFILL SHALL BE COMPACTED TO 85% RELATIVE DENSITY IN PLANTING AREAS AND 90% RELATIVE DENSITY BELOW WALKS AND DRIVEWAY PAVING.
- THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE TO ALL DRAINS WITH A MINIMUM PIPE SLOPE OF 0.5%. REFER TO PLOT PLANS FOR PROPOSED GRADE INFORMATION. THE CONTRACTOR SHALL VERIFY THESE ELEVATIONS IN-FIELD AND NOTIFY THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- DRAIN INLET COVERS SHALL BE REMOVABLE FOR MAINTENANCE PURPOSES. DO NOT GLUE OR SOLVENT WELD TO THE DRAIN LINE RISER/FITTING.
- ALL FINISH GRADES IN PLANTING AND LAWN AREAS SHALL BE SMOOTH AND CLEAN.
- CROSS SLOPE ACROSS WALKS OR PATIO PAVING SHALL BE 0.5% MIN., TYP. UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL TIE-IN ALL ROOF DRAINS TO LANDSCAPE DRAINAGE SYSTEM. THE CONTRACTOR SHALL VERIFY ALL LOCATIONS IN-FIELD AT TIME OF CONSTRUCTION.

ISSUE: DESCRIPTION: DATE:



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LAYOUT NOTES & LEGEND

L0.2


SIGNATURE

03/22/23

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPING ORDINANCE AND APPLIED SUCH CRITERIA FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

PLANTING NOTES

- GENERAL**
- ALL WORK SHALL BE PERFORMED BY PERSONS FAMILIAR WITH PLANTING WORK AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN.
 - ALL QUANTITIES AND PLANT COUNTS ARE FOR THE CONVENIENCE OF THE CONTRACTOR. IN CASE OF DISCREPANCIES, THE PLAN SHALL GOVERN.
 - THE HOMEOWNER RESERVES THE RIGHT TO MAKE SUBSTITUTIONS, ADDITIONS, AND DELETIONS IN THE PLANTING SCHEME AS THEY FEEL NECESSARY WHILE WORK IS IN PROGRESS, UPON APPROVAL BY THE OWNER. SUCH CHANGES ARE TO BE ACCOMPANIED BY EQUITABLE ADJUSTMENTS IN THE CONTRACT PRICE, WHEN NECESSARY.
 - PLANT MATERIAL LOCATIONS SHOWN ARE DIAGRAMMATIC AND MAY BE SUBJECT TO CHANGE IN THE FIELD BY THE HOMEOWNER. PLANT LOCATIONS ARE TO BE ADJUSTED IN THE FIELD AS NECESSARY TO SCREEN UTILITIES, BUT SHALL NOT BLOCK WINDOWS, BLOCK SIGNS NOR IMPEDE ACCESS.
 - THE DESIGN INTENT OF THE PLANTING PLAN IS TO ESTABLISH AN ATTRACTIVE MATURE LANDSCAPE APPEARANCE. FUTURE PLANT GROWTH WILL NECESSITATE TRIMMING, SHAPING, AND IN SOME CASES REMOVAL OF TREES AND SHRUBS AS AN ON-GOING MAINTENANCE PROCEDURE.
 - ALL PLANTING AREA MUST BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM. IRRIGATION SYSTEM SHALL BE FULLY AUTOMATED AND OPERATIONAL WITH FULL COVERAGE PRIOR TO PLANTING.
 - CONTRACTOR TO REVIEW ALL EXISTING, PROPOSED, & AS BUILT UTILITY PLANS PRIOR TO CONSTRUCTION. CONTRACTOR TO TAKE PRECAUTIONS IN EXCAVATION OF ALL TREE PLANTING PITS. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS FOUND DURING CONSTRUCTION.
 - CONTRACTOR MUST REVIEW ALL PLANS PRIOR TO THE BEGINNING OF CONSTRUCTION AND MAINTAIN THE FOLLOWING CLEARANCES FOR ALL TREE PLANTINGS. CONTRACTOR TO TAKE PRECAUTION IN ALL EXCAVATION ACTIVITY.
 - FIRE HYDRANTS AND PVS: 3" MINIMUM
 - LIGHT POLES: 10" MINIMUM
 - UTILITIES: 3" MINIMUM
 - BUILDING ROOF EDGE: 5' MINIMUM
 - CONTRACTOR TO PROVIDE AND ARRANGE FOR PLANT MATERIAL THRU PLANT BROKERS, OR DIRECT PURCHASE AS REQUIRED FOR THE FULL IMPLEMENTATION OF THE PROJECTS PLANTING PLAN. CONTRACTOR MUST SUBMIT WITHIN 30 DAYS AFTER AWARD OF A BID A DETAILED NURSERY LIST OF SECURED PLANT MATERIAL, CONTRACT GROW PLANT MATERIAL, AND ANY SUBSTITUTION REQUESTS. CONTRACTOR SHALL ARRANGE AND SECURE ALL PLANT MATERIAL WITHIN 30 DAYS OF BID. UPON DELIVERY, PLANT MATERIAL THAT DOES NOT MEET NURSERY STANDARDS, IS ROOTBOUND, OF POOR QUALITY & HEALTH, SUBSTANDARD SIZE, AND / OR IS NOT APPROVED BY THE HOMEOWNER SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. MATERIAL WHICH IS NOT SECURED AND IS UNAVAILABLE IN THE SIZE SPECIFIED SHALL BE UP-SIZED, IF AVAILABLE. ALL REPLACEMENT MATERIAL, SUBSTITUTIONS OR UP-SIZED PLANT MATERIAL MUST BE PROVIDED AS REQUIRED FOR THE FULL IMPLEMENTATION OF THE PLANTING PLAN AT NO ADDITIONAL COST TO THE CONTRACT AND OWNER.
 - PROCUREMENT OF PLANT MATERIAL SHALL NOT BE LIMITED TO NORTHERN CALIFORNIA. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRUCKING, INSPECTIONS, AND INCIDENTALS FOR PROVIDING PLANT MATERIAL FROM SOURCES OUT OF STATE AS REQUIRED BY THE PROJECT PLANTING PLAN.
- SOILS**
- THE CONTRACTOR MAY PROTECT AND STOCKPILE EXISTING SITE SOILS WHICH MAY BE REUSED FOR PLANTING PURPOSES. EXISTING SOILS SHALL BE TESTED PRIOR TO STOCKPILE FOR SOILS SUITABILITY PER THE REQUIREMENTS BELOW.
 - ALL ORGANIC COMPOST SHALL HAVE AN AGRICULTURAL SUITABILITIES TEST FOR COMPATIBILITY TO EXISTING SITE SOILS. TEST RESULTS SHALL BE DATED WITHIN THE LAST 3 MONTHS OF THE SUBMITTAL.
 - ALL EXISTING SITE SOILS SHALL HAVE AN AGRICULTURAL SUITABILITIES TEST BY AN APPROVED SOILS TESTING LAB (WAYPOINT ANALYTICAL OR APPROVED EQUAL) AND ANALYSIS FOR RECOMMENDATIONS ON ORGANIC COMPOST, AMENDMENTS, GRO POWER FERTILIZER AND ANY INCIDENTALS. RECOMMENDATIONS CONTAINED IN THE SOILS ANALYSIS RESULTS ARE TO BE IMPLEMENTED BEFORE PLANTING OCCURS. CONTRACTOR SHALL PROVIDE UP TO 4 COMBINED TESTS AT LOCATIONS SELECTED BY THE LANDSCAPE ARCHITECT. SOIL SAMPLES TO BE TAKEN AND COMBINED FROM A DEPTH OF 6" AND 24". PROVIDE ADDITIONAL TESTING (ONE 6" AND ONE 24" DEPTH TEST PER 25,000 SF FOR AREAS WHICH WERE LIME TREATED). THE ORGANIC COMPOST TEST RESULTS LISTED ABOVE SHALL BE SUBMITTED TO THE SOILS LAB FOR ACCURATE RECOMMENDATIONS OF THE SOIL AMENDMENT REQUIREMENTS. TEST RESULTS SHALL BE TAKEN AFTER ALL GRADING OPERATIONS ARE COMPLETE.
 - ALL SOILS IMPORTED ONTO THE SITE FOR ANY PURPOSE SUCH AS GRADING, NON-EXPANSIVE FILL, FILL, OR FOR ANY GENERAL PURPOSE MUST BE TESTED FOR PLANT SUITABILITY PRIOR TO PLACEMENT. ALL IMPORT SOILS SHALL BE NON-DETRIMENTAL TO PLANT MATERIAL AND SOILS ANALYSIS SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. PROVIDE 1 TEST PER 500 CY OF MATERIAL.
 - ALL IMPORT SOILS SHALL BE FREE OF DELETERIOUS MATERIALS, AGGREGATES, AND ROCK. IMPORT SOIL SHALL BE LOAM/ CLAY LOAM WITH A PH BETWEEN 6 AND 7.5.
 - FOR BID PURPOSES AMEND ALL SOIL WITH 6 YARDS OMRI COMPOST, 50LBS GYPSUM, 20LBS SOIL SULFUR AND 160LBS OF GRO-POWER PLUS 5-3-1 W/ M PER 1000SF. CONTRACTOR TO SUBMIT ALL DELIVERY TICKETS FOR COMPOST AND FERTILIZERS FOR VERIFICATION.

- SOIL IS TO BE AMENDED, AT THE RATE INDICATED BY THE SOIL ANALYSIS, TO BRING THE SOIL ORGANIC MATTER CONTENT TO A MINIMUM OF 3.5% BY DRY WEIGHT, AND A MINIMUM OF 2" OF QUALITY RECYCLED COMPOST, ON ALL PLANTING AREAS.
- ALL PLANTERS IN AREAS WHICH HAVE BEEN COMPACTED, SUCH AS CONSTRUCTION STAGING AREAS, AND IN PARKING LOTS, SHALL BE CROSS RIPPED TO THE FOLLOWING DEPTHS: PLANTERS LESS THAN THREE (3) FEET WIDE SHALL HAVE COMPACTION RELIEVED TO A MINIMUM DEPTH OF TWENTY-FOUR (24) INCHES BELOW SUBGRADE. PLANTERS THREE TO TEN (3-10) FEET WIDE MUST HAVE COMPACTION RELIEVED TO A MINIMUM DEPTH OF 18" BELOW SUBGRADE, PLANTERS MORE THAN 10' WIDE SHALL HAVE COMPACTION RELIEVED TO A MINIMUM DEPTH OF 12" BELOW SUBGRADE. AREAS SHALL BE PROTECTED AFTER DECOMPACTION.
- CONTRACTOR SHALL PERFORM A PERCOLATION TEST AT THE BEGINNING OF CONSTRUCTION AT 1 LOCATION PER ACRE (MAX OF 4) TO DETERMINE THE DRAINAGE CAPACITY OF THE EXISTING SITE SOIL FOR TREE HEALTH. NOTIFY THE LANDSCAPE ARCHITECT IF DRAINAGE IS LESS THAN 2" PER HOUR.

TREES

- ALL TREES SHALL BE STANDARDS UNLESS SPECIFICALLY NOTED.
- ALL TREES ARE TO BE STAKED AS SHOWN ON THE TREE STAKING/GUYING DIAGRAMS. BRANCHING HEIGHT OF TREES SHALL BE A 6"-0" MINIMUM ABOVE FINISH GRADE. ALL TREES IN A FORMAL GROUP PLANTING MUST BE MATCHING IN SIZE AND SHAPE. ALL STREET TREES TO BE INSTALLED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE OWNER. HOMEOWNER SHALL BE CONSULTED REGARDING ORIENTATION OF TREES PRIOR TO PLANTING AND/OR BACKFILLING.
- ALL TREES WITHIN 5' OF PAVING AREAS MUST HAVE ROOT BARRIERS INSTALLED. SEE ROOT BARRIER DETAIL. DEEP ROOT BARRIER MODEL NO. UB.24.2. (415) 344-1464. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- PROVIDE 4" BERM AROUND TREE FOR WATER BASIN. SEE TREE STAKING DETAIL. BERM TO BE REMOVED IN LAWN AREA AFTER INITIAL MAINTENANCE PERIOD. MULCH TREE WELL WITH 3" LAYER OF RECYCLED CHIPPED MULCH. KEEP MULCH AWAY FROM TREE TRUNK. HOLD LAWN 2' CLEAR FROM TRUNKS, TYP.
- TREES MUST HAVE AN UNCUT LEADER THAT HAS A UNIFORM TAPER FROM BASE TO TIP. TREES MUST MEET AT LEAST NORMAL CALIPER AND HEIGHT FOR CONTAINER SIZE. OVERGROWN OR ROOT BOUND TREES ARE NOT ACCEPTABLE.

ACCESSORIES

- ALL PLANTING NOT BOUNDED BY CONCRETE OR A HARDSCAPE EDGE SHALL BE COMPLETELY SURROUNDED BY HEADERS. ALL ASPHALT, PEA GRAVEL AND DECOMPOSED GRANITE AREAS TO BE COMPLETELY SURROUNDED BY HEADERS OR ADJACENT CONCRETE WORK.
- ALL PLANTING AREAS MUST BE TOP-DRESSED WITH 3" LAYER OF RECYCLED CHIPPED MULCH. COLOR: BROWN. SUBMIT SAMPLE TO HOMEOWNER FOR APPROVAL PRIOR TO ORDERING.
- ALL SLOPES GREATER THAN 2.5:1 MUST BE COVERED WITH EROSION CONTROL NETTING PER THE MANUFACTURER'S SPECIFICATIONS. OVERLAP ALL EDGES A MINIMUM OF 12" AND SECURE AS REQUIRED WITH METAL STAPLES. EROSION CONTROL NETTING TO BE WESTERN EXCELSIOR, EXCEL CS-3 OR APPROVED EQUAL. AVAILABLE FROM REED & GRAHAM 888-381-0800.

SUBMITTALS

- CONTRACTOR MUST SUBMIT ALL TESTS, PRODUCTS, ACCESSORIES, INCIDENTALS, CUT SHEETS OF ALL ITEMS SPECIFIED FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- ALL PLANT MATERIAL MUST BE REVIEWED AND APPROVED BY THE CLIENT PRIOR TO DELIVERY. CONTRACTOR SHALL SUBMIT PHOTOS OF ALL SHRUBS, GROUND COVERS, AND TREES FOR PRELIMINARY REVIEW AND APPROVAL.
- ALL SUBMITTALS AND PLANT MATERIAL NOT REVIEWED AND APPROVED IN WRITING BY THE HOMEOWNER MAY BE SUBJECT TO FULL REMOVAL AND REPLACEMENT WITH APPROVED SOILS, FERTILIZERS, AND PLANT MATERIAL AT NO ADDITIONAL COST TO THE CONTRACT OR OWNER.
- SUBMITTALS AND SITE MOCKUPS OF ALL WORK SHALL BE REQUIRED PRIOR TO FINAL PLACEMENT INCLUDING BUT NOT LIMITED TO ALL WALLS, PAVEMENTS, COLORS, FINISHES, METAL WORK, FENCING, AND PAINTING FOR REVIEW AND APPROVAL BY THE HOMEOWNER. SEE SPECIFICATIONS.

WATER CONSERVATION STATEMENT

- THE PLANT LIST IS PRELIMINARY IN NATURE. SPECIES SHALL BE ADDED AND SUBTRACTED TO FULFILL THE DESIGN AND HORTICULTURAL REQUIREMENTS AS NECESSARY.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED WITH WATER CONSERVATION IN MIND WHILE ACHIEVING THE GOAL OF EFFECTIVELY AND EFFICIENTLY PROVIDING THE LANDSCAPE WITH WATER BY MEANS OF IN-LINE, DRIP IRRIGATION TO THE SHRUBS/GROUNDCOVER AREAS AND BUBBLERS TO THE TREES.
- THE SPRAY SYSTEM SHALL BE TORO SPRAY HEADS WITH PRESSURE COMPENSATING NOZZLES IN A HEAD TO HEAD LAYOUT TO ACHIEVE AN EVEN LEVEL OF PRECIPITATION THROUGHOUT THE IRRIGATION SYSTEM.
- A STATE-OF-THE-ART IRRIGATION CONTROLLER SHALL BE SPECIFIED FOR THIS PROJECT TO CONTROL THE WATER ALLOCATED TO EACH VALVE GROUPED PER INDIVIDUAL HYDROZONE (BASED ON PLANT TYPE AND EXPOSURE).

PLANTING SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	SPACING	ZONES:	BIOCHAR NEEDED LBS:
ACO	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	24" BOX	L	PER PLAN	ZONE A2, A3; 1-9, 14-17	30 - 60 LBS
AEC	AESCLUSUS X CARNEA 'BRIOTI'	BRIOTI RED HORSECHESTNUT	24" BOX	L	PER PLAN	ZONE 1-10, 12, 14-17	
FAD	FRAXINUS DIPETALA	CALIFORNIA ASH	24"BOX	L	PER PLAN	ZONE 7-9, 14-24	
PCC	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	L	PER PLAN	ZONE 4-16, 17-23	
PIH	PRUNUS ILICIFOLIA	HOLLYLEAF CHERRY	24"BOX	M	PER PLAN	ZONE 5-9, 12-24	
QAA	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	L	PER PLAN	ZONE 7-9, 14-24	
QCC	QUERCUS CHRYSOLEPIS	CANYON LIVE OAK	24" BOX	L	PER PLAN	ZONE 3-11, 14-24	
QOD	QUERCUS DOUGLASII	BLUE OAK	24" BOX	L	PER PLAN	ZONE 3-11, 14-24	
QOK	QUERCUS KELLOGGII	CALIFORNIA BLACK OAK	24" BOX	L	PER PLAN	ZONE 5-7, 9, 14-21	
QUS	QUERCUS SUBER	CORK OAK	24" BOX	L	PER PLAN	ZONE 5-7, 8-16, 18-24	
QEV	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	24" BOX	M	PER PLAN	ZONE 4-24	
ACCENT TREES	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	SPACING	ZONES:	15 - 30 LBS
ASC	AESCLUSUS CALIFORNICA	CALIFORNIA BUCKEYE	15 GAL.	VL	PER PLAN	ZONE 3-10, 14-24	
AUS	ARBUSUTUS UNEDO	STRAWBERRY TREE	15 GAL	L	PER PLAN	ZONE 4-24	
ABM	ARBUSUTUS X 'MARINA'	MARINA STRAWBERRY TREE	15 GAL	L	PER PLAN	ZONE 8, 9, 14-24	
COC	CERGIS OCCIDENTALIS	WESTERN REDBUD	15 GAL.	VL	PER PLAN	ZONE 2-24	
CIL	CITRUS X LIMON	LEMON	15 GAL.	M	PER PLAN	ZONE 8, 9, 12-24; H1, H2	
CSS	CITRUS X SINENSIS	SWEET ORANGE	15 GAL.	M	PER PLAN	ZONE 2B-9, 14-16	
CCN	CORNUS FLORIDA 'CLOUD NINE'	CLOUD NINE DOGWOOD	15 GAL	M	PER PLAN	ZONE 2B-9, 14-20	
CON	CORNUS NUTTALLII	PACIFIC DOGWOOD	15 GAL	M	PER PLAN	ZONE 2-24	
CCC	COTINUS COGYGRIA	SMOKE TREE	15 GAL	L	PER PLAN	ZONE 8-10	
FCV	FICUS CARICA 'VERTE'	VERTE FIG	15 GAL	M	PER PLAN	ZONE 4-24	
FFC	FREMONTODENDRON CALIFORNICUM	CALIFORNIA FLANNEL BUSH	15 GAL.	VL	PER PLAN	ZONE 1-11, 14-21	
MAD	MALUS X DOMESTICA	APPLE	15 GAL	M	PER PLAN	ZONE 2, 21, 2B, 3, 3A, 3B, 4-11, 14-18	
PGB	PYRUS COMMUNIS 'BARTLETT'	BARTLETT EUROPEAN PEAR	15 GAL.	M	PER PLAN	ZONES:	
LARGE SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	SPACING	ZONES:	5 - 10 LBS
AA	AGAVE AMERICANA	CENTURY PLANT	5 GAL	VA	120" o.c.	ZONE 10, 12-24; H1, H2	
AZ	ARCTOSTAPHYLOS MANZANITA 'DR. HURD'	DR. HURD COMMON MANZANITA	5 GAL	VL	96" o.c.	ZONE 4-9, 14-24	
AL	ATRIPLEX LENTIFORMIS	BIG SALTBUSH	5 GAL	VL	60" o.c.	ZONE 3, 7-14, 18, 19	
CP	CISTUS CRETICUS	PINK ROCKROSE	5 GAL	L	60" o.c.	ZONE 4-9, 14-24	
FN	FRANGULA CALIFORNICA 'EVE CASE'	EVE CASE COFFEEBERRY	5 GAL	L	72" o.c.	ZONE 3A-10, 14-2; H1, H2	
MR	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	L	60" o.c.	ZONE 4-24	
RO	RHUS OVATA	SUGAR BUSH	5 GAL	L	48" o.c.	ZONE 8, 9, 14-17, 19-24	
RS	RIBES SANGUINEUM	RED FLOWERING CURRANT	5 GAL	L	84" o.c.	ZONE 7-9, 14-24	
MEDIUM SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	SPACING	ZONES:	
AF	AQUILEGIA FORMOSA	WESTERN COLUMBINE	5 GAL	L	48" o.c.	ZONE A1-A3, 1-11, 14-24	
AI	ASCLEPIAS SPECIOSA	SHOWY MILKWEED	5 GAL	L	48" o.c.	ZONE 1-24	
BX	Buddleja X 'BLUE CHIP'	BLUE CHIP BUTTERFLY BUSH	5 GAL	L	60" o.c.	ZONE 4-24	
CC	CARPENTERIA CALIFORNICA	BUSH ANEMONE	5 GAL	L	60" o.c.	ZONE 5-9, 14-24	
CD	CEANOETHUS X 'DARK STAR'	DARK STAR WILD LILAC	5 GAL	L	60" o.c.	ZONE 5-9, 14-24	
CT	CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL	L	36" o.c.	ZONE 8, 9, 14-24	
DW	DASYLIRON WHEELERI	GREY DESERT SPOON	5 GAL	L	60" o.c.	ZONE 10-24	
EC	EPILOBIUM CALIFORNICUM	CALIFORNIA FUCHSIA	5 GAL	L	48" o.c.	ZONE 2-11, 14-24	
HP	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	L	60" o.c.	ZONE 2B, 3, 7-16, 18-24	
MU	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	5 GAL	L	60" o.c.	ZONE 4-24	
RI	RIBES SPECIOSUM	FUCHSIA FLOWERING GOOSEBERRY	5 GAL	L	72" o.c.	ZONE A3, 7-9, 14-24	
RV	RIBES VIBURNIFOLIUM	EVERGREEN CURRANT	5 GAL	L	48" o.c.	ZONE 5, 7-9, 14-17, 19-24	
RL	RUBUS LEUCODERMIS	WHITEBARK RASPBERRY	5 GAL	L	48" o.c.	ZONE 5-8	
RT	RUBUS PARVIFLORUS	THIMBLEBERRY	5 GAL	L	48" o.c.	ZONE 4-10	
SC	SALVIA CLEVELANDII	CLEVELAND SAGE	5 GAL	L	48" o.c.	ZONE 8, 9, 12-24	
WA	WESTRINGIA FRUTICOSA 'MUNDI'	COAST ROSEMARY	5 GAL	L	48" o.c.	ZONE 8, 9, 14-24	
YF	YUCCA FILAMENTOSA	ADAM'S NEEDLE	5 GAL	L	48" o.c.	ZONE 1-24	
SMALL SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	SPACING	ZONES:	1 - 2 LBS
AC	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL	L	36" o.c.	ZONE A1-A3, 1-24	
AP	ACHILLEA MILLEFOLIUM 'PAPRIKA'	PAPRIKA COMMON YARROW	1 GAL	L	36" o.c.	ZONE A1-A3, 1-24	
AS	ACHILLEA MILLEFOLIUM 'SALMON BEAUTY'	SALMON BEAUTY COMMON YARROW	1 GAL	L	36" o.c.	ZONE A1-A3, 1-24	
AD	AGAVE DESERTI	DESERT AGAVE	1 GAL	L	60" o.c.	ZONE 13, 20-24	
AE	ALOE SAPONARIA	SOAP ALOE	1 GAL	L	24" o.c.	ZONE 8, 9, 12-24	
CB	CALLISTEMON VINALIS	BETTER JOHN BOTTLEBRUSH	1 GAL	L	48" o.c.	ZONE 6-9, 12-24	
CG	CEANOETHUS GRISEUS	CARMEL CEANOETHUS	1 GAL	L	42" o.c.	ZONE 2-9, 12-24; H1	
EZ	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	1 GAL	VL	18" o.c.	ZONE 6-10	
FC	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL	L	36" o.c.	ZONE 4-9, 14-24	
HM	HEUCHERA MAXIMA	ISLAND ALUM ROOT	1 GAL	L	30" o.c.	ZONE 15-24	
II	IRIS DOUGLASIANA	DOUGLAS IRIS	1 GAL	L	18" o.c.	ZONE 4-9, 14-24	
LA	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	1 GAL	L	24" o.c.	ZONE 2-24	
LP	LIMONIUM PEREZII	STATICE	1 GAL	L	42" o.c.	ZONE 13, 15-17, 20-24	
MC	MIMULUS CARDINALIS	SCARLET MONKEYFLOWER	1 GAL	L	24" o.c.	ZONE 2-24	
SB	SISYRINCHIUM BELLUM	BLUE-EYED GRASS	1 GAL	L	24" o.c.	ZONE 4-9, 14-24	
SA	SPHAERALCEA AMBIGUA	DESERT GLOBEMALLOW	1 GAL	L	30" o.c.	ZONE 3, 7-24	
SM	SPHAERALCEA MUNROANA	MUNRO'S GLOBEMALLOW	1 GAL	L	30" o.c.	ZONE 1-3, 7-10, 14-24	
TC	TEUCRIUM FRUTICANS 'COMPACTUM'	COMPACT BUSH GERMANDER	1 GAL	L	36" o.c.	ZONE 4-24	
GROUNDCOVER	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	SPACING	ZONES:	1 - 2 LBS
AM	ARCTOSTAPHYLOS X 'PACIFIC MIST'	PACIFIC MIST MANZANITA	1 GAL	L	60" o.c.	ZONE 7-9, 14-24	
CL	COTONEASTER DAMMERI 'LOWFAST'	LOWFAST BEARBERRY COTONEASTER	1 GAL	L	72" o.c.	ZONE 2-24	
EE	ECHEVERIA ELEGANS	MEXICAN SNOWBALL	1 GAL	L	12" o.c.	ZONE 8, 9, 12-24	
ES	EPILOBIUM CANUM 'SCHEFFELIN'S CHOICE'	SCHEFFELIN'S CHOICE CALIFORNIA FUCHSIA	1 GAL	L	48" o.c.	ZONE 2-11, 14-24	
MP	MYOPORUM PARVIFOLIUM	TRAILING MYOPORIUM	1 GAL	L	24" o.c.	ZONE 8, 9, 12-24	
NC	NEPETA FAASSENII	CATMINT	1 GAL	L	30" o.c.	ZONE 1-24	
SR	SEDUM X 'ANGELINA'	ANGELINA SEDUM	1 GAL	L	24" o.c.	ZONE 5-91	
SO	SENECIO MANDRALISCAE	BLUE FINGERS	1 GAL	L	36" o.c.	ZONE 12, 13, 16, 17, 21-24; H1, H2	
TS	THYMUS SERPYLLUM	CREeping THYME	1 GAL	M	18" o.c.	ZONE 1-24	
WF	WALDSTEINIA FRAGARIOIDES	APPALACHIAN BARREN STRAWBERRY	1 GAL	L	24" o.c.	ZONE 4-7	



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PARADISE MODEL RESIDENTIAL FRONT YARD LANDSCAPE PLANS

PARADISE CALIFORNIA

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PLANTING NOTES & LEGEND

L0.3

SIGNATURE 03/22/23

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPING ORDINANCE AND APPLIED SUCH CRITERIA FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

PLANT PALETTE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	24" BOX	L
	AESCULUS X CARNEA 'BRIOTI'	BRIOTI RED HORSECHESTNUT	24" BOX	L
	FRAXINUS DIPETALA	CALIFORNIA ASH	24" BOX	L
	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	L
	PRUNUS ILICIFOLIA	HOLLYLEAF CHERRY	24" BOX	M
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	L
	QUERCUS CHRYSOLEPIS	CANYON LIVE OAK	24" BOX	L
	QUERCUS DOUGLASII	BLUE OAK	24" BOX	L
	QUERCUS KELLOGGII	CALIFORNIA BLACK OAK	24" BOX	L
	QUERCUS SJBER	CORK OAK	24" BOX	L
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	24" BOX	M

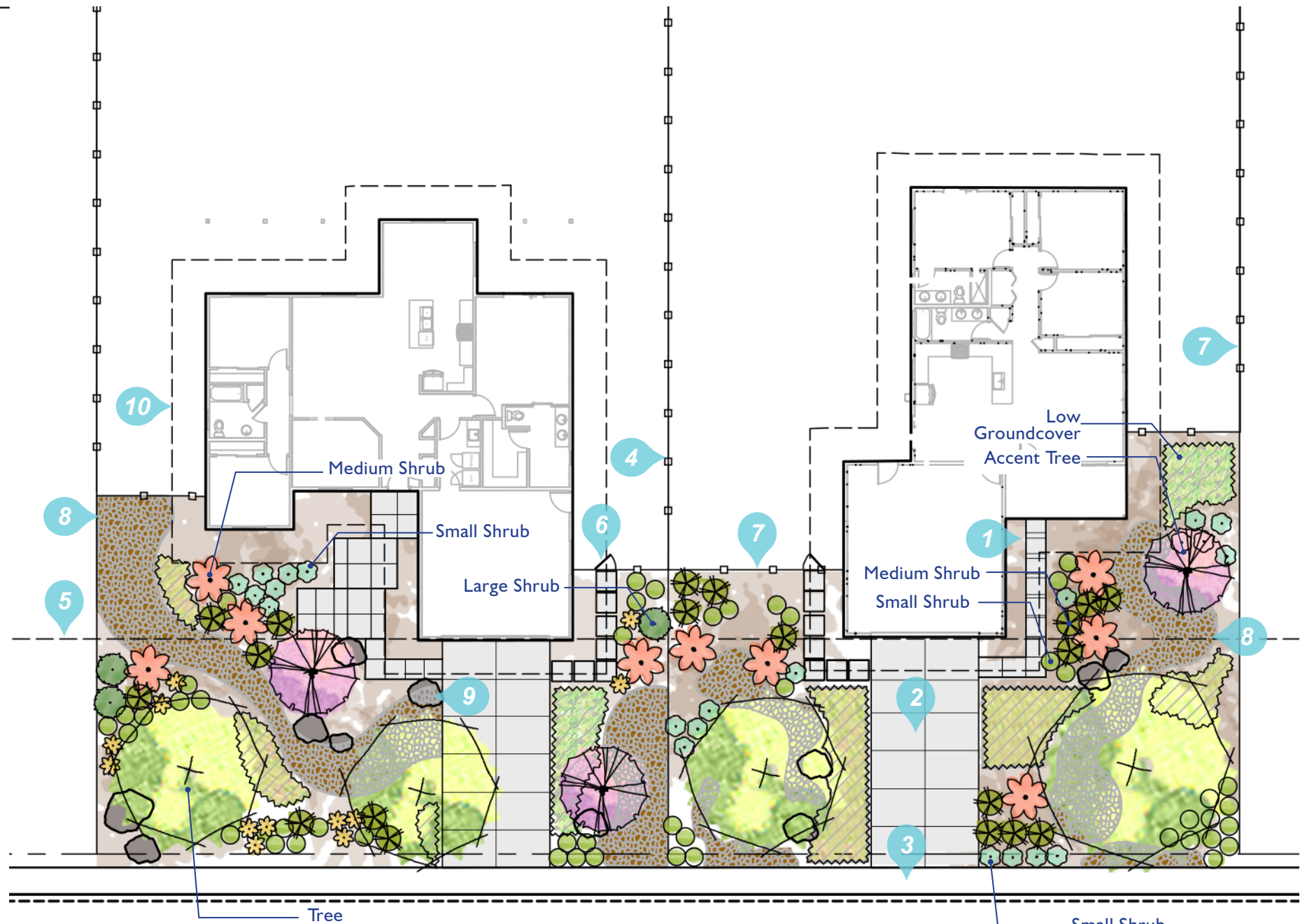
ACCENT TREES	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
	AESCULUS CALIFORNICA	CALIFORNIA BUCKEYE	15 GAL	VL
	ARBUTUS UNEDO	STRAWBERRY TREE	15 GAL	L
	ARBUTUS X 'MARINA'	MARINA STRAWBERRY TREE	15 GAL	L
	CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL	VL
	CITRUS X LIMON	LEMON	15 GAL	M
	CITRUS X SINENSIS	SWEET ORANGE	15 GAL	M
	CORNUS FLORIDA 'CLOUD NINE'	CLOUD NINE DOGWOOD	15 GAL	M
	CORNUS NUTTALLII	PACIFIC DOGWOOD	15 GAL	M
	COTINUS COGGYGRIA	SMOKE TREE	15 GAL	L
	FICUS CARICA 'VERTE'	VERTE FIG	15 GAL	M
	FREMONTODENDRON CALIFORNICUM	CALIFORNIA FLANNEL BUSH	15 GAL	VL
	MALUS X DOMESTICA	APPLE	15 GAL	M
	PYRUS COMMUNIS 'BARTLETT'	BARTLETT EUROPEAN PEAR	15 GAL	M

LARGE SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
	AGAVE AMERICANA	CENTURY PLANT	5 GAL	VL
	ARCTOSTAPHYLOS MANZANITA 'DR. HURD'	DR. HURD COMMON MANZANITA	5 GAL	VL
	ATRIPLEX LENTIFORMIS	BIG SALT BUSH	5 GAL	VL
	CISTUS CRETICUS	PINK ROCKROSE	5 GAL	L
	FRANGULA CALIFORNICA 'EVE CASE'	EVE CASE COFFEEBERRY	5 GAL	L
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	L
	RHUS OVATA	SUGAR BUSH	5 GAL	L
	RIBES SANGUINEUM	RED FLOWERING CURRANT	5 GAL	L

MEDIUM SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
	AQUILEGIA FORMOSA	WESTERN COLUMBINE	5 GAL	L
	ASCLEPIAS SPECIOSA	SHOWY MILKWEED	5 GAL	L
	BUDDLEJA X 'BLUE CHIP'	BLUE CHIP BUTTERFLY BUSH	5 GAL	L
	CARPENTERIA CALIFORNICA	BUSH ANEMONE	5 GAL	L
	CEANOTHUS X 'DARK STAR'	DARK STAR WILD LILAC	5 GAL	L
	CHONDRPETALUM TECTORUM	CAPE RUSH	5 GAL	L
	DASYLIRION WHEELERI	GREY DESERT SPOON	5 GAL	L
	EPILOBIUM CALIFORNICUM	CALIFORNIA FUCHSIA	5 GAL	L
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	L
	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	5 GAL	L
	RIBES SPECIOSUM	FUCHSIA FLOWERING GOOSEBERRY	5 GAL	L
	RIBES VISBURNIFOLIUM	EVERGREEN CURRANT	5 GAL	L
	RUBUS LEUCODERMIS	WHITEBARK RASPBERRY	5 GAL	L
	RUBUS PARVIFLORUS	THIMBLEBERRY	5 GAL	L
	SALVIA CLEVELANDII	CLEVELAND SAGE	5 GAL	L
	WESTRINGIA FRUTICOSA 'MUNDI'	COAST ROSEMARY	5 GAL	L
	YUCCA FILAMENTOSA	ADAM'S NEEDLE	5 GAL	L

SMALL SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL	L
	ACHILLEA MILLEFOLIUM 'PAPRIKA'	PAPRIKA COMMON YARROW	1 GAL	L
	ACHILLEA MILLEFOLIUM 'SALMON BEAUTY'	SALMON BEAUTY COMMON YARROW	1 GAL	L
	AGAVE DESERTI	DESERT AGAVE	1 GAL	L
	ALOE SAPONARIA	SOAP ALOE	1 GAL	L
	CALLISTEMON VIMINALIS	BETTER JOHN BOTTLEBRUSH	1 GAL	L
	CEANOTHUS GRISEUS	CARMEL CEANOTHUS	1 GAL	L
	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	1 GAL	VL
	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL	L
	HEUCHERA MAXIMA	ISLAND ALUM ROOT	1 GAL	L
	IRIS DOUGLASIANA	DOUGLAS IRIS	1 GAL	L
	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	1 GAL	L
	LIMONIUM PEREZII	STATICE	1 GAL	L
	MINULUS CARDINALIS	SCARLET MONKEYFLOWER	1 GAL	L
	SISYRINCHIUM BELLUM	BLUE-EYED GRASS	1 GAL	L
	SPHAERALCEA AMBIGUA	DESERT GLOBEMALLOW	1 GAL	L
	SPHAERALCEA MUNROANA	MUNRO'S GLOBEMALLOW	1 GAL	L
	TEUCRIUM FRUTICANS 'COMPACTUM'	COMPACT BUSH GERMANDER	1 GAL	L

GROUND COVER	BOTANICAL NAME	COMMON NAME	CONT	WATER USE
	ARCTOSTAPHYLOS X 'PACIFIC MIST'	PACIFIC MIST MANZANITA	1 GAL	L
	COTONEASTER DAMMERI 'LOWFAST'	LOWFAST BEARBERRY COTONEASTER	1 GAL	L
	ECHEVERIA ELEGANS	MEXICAN SNOWBALL	1 GAL	L
	EPILOBIUM CANUM 'SCHEFFELIN'S CHOICE'	SCHEFFELIN'S CHOICE CALIFORNIA FUCHSIA	1 GAL	L
	MYDOPORUM PARVIFOLIUM	TRAILING MYOPORUM	1 GAL	L
	NEPETA FAASSENII	CATMINT	1 GAL	L
	SEDUM X 'ANGELINA'	ANGELINA SEDUM	1 GAL	L
	SENECIO MANDRALISCAE	BLUE FINGERS	1 GAL	L
	THYMUS SERPYLLUM	CREeping THYME	1 GAL	M
	WALDSTEINIA FRAGARIOIDES	APPALACHIAN BARREN STRAWBERRY	1 GAL	L



GENERAL NOTES

WATER USE RATING INFORMATION:

- WUCOLES IV categories of water needs from: University of California Cooperative Extension, California Department of Water Resources, US Bureau of Reclamation.
 - H = HIGH
 - M = MODERATE
 - L = LOW
 - VL = VERY LOW
 - NA = INFORMATION NOT AVAILABLE

LEGEND

- 1 Concrete Entry Walkway, Typ.
- 2 Concrete Driveway, Typ.
- 3 Concrete Sidewalk, per Civil Engineer's Plans, Typ.
- 4 Property Line, Typ.
- 5 50' Setback Line, Typ.
- 6 Aluminum Fence Gate, Typ.
- 7 Aluminum Ornamental View Fence, Typ.
- 8 Cobble Arroyo Bed, Typ.
- 9 Boulders, Typ.
- 10 5' Planting Buffer

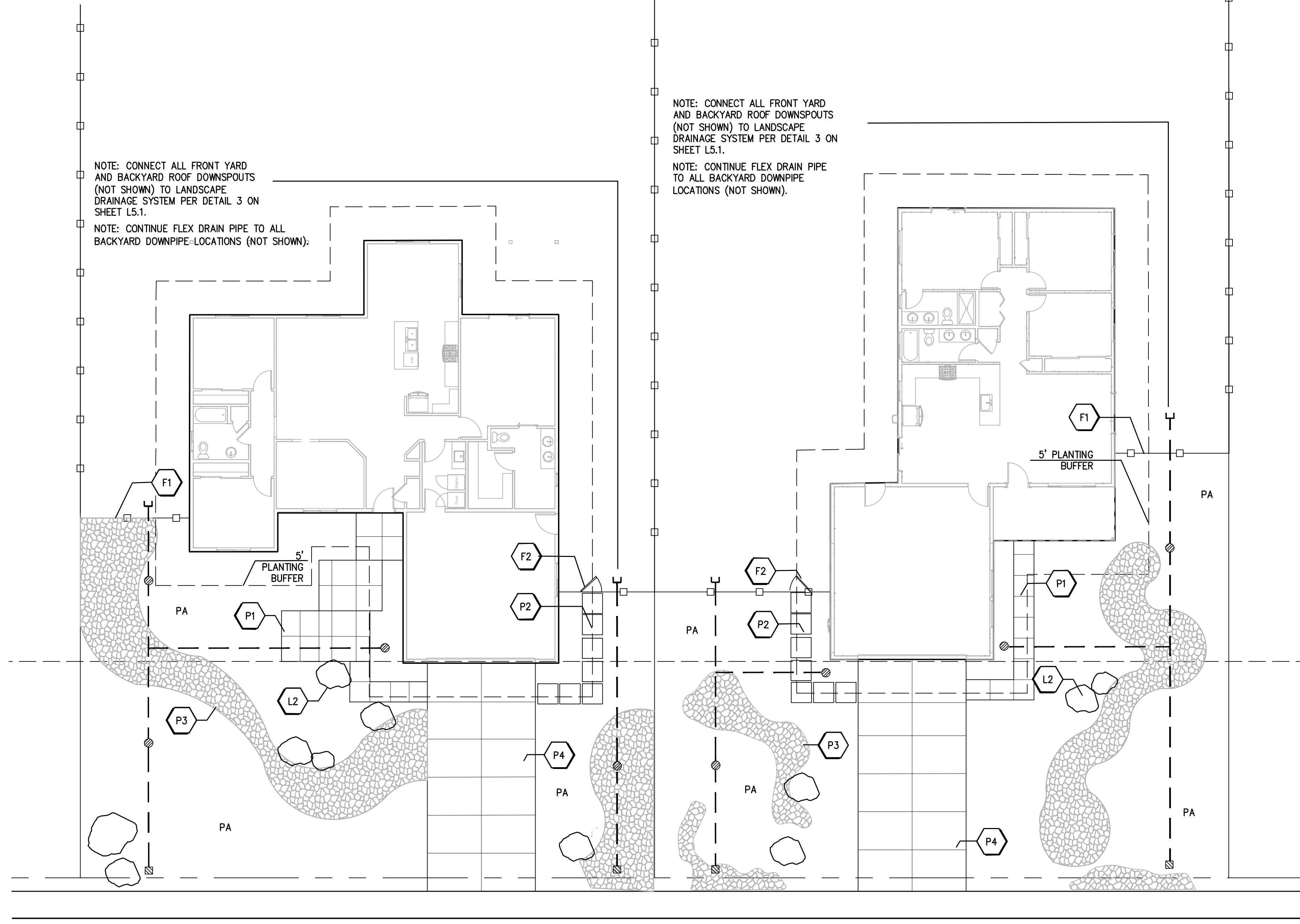


LANDSCAPE LEGEND

KEY	DESCRIPTION	DETAIL/SHEET	COLOR	FINISH	MFG/SUPPLIER	CONTACT	STYLE / TYPE
FLATWORK							
P1	PEDESTRIAN CONCRETE PAVING	2/L4.2	SEE DETAIL	SEE DETAIL	SEE DETAIL	---	SCORES PER PLAN
P2	CAST IN PLACE CONCRETE STEPPERS	1/L4.2	SEE DETAIL	LIGHT BROOM	STANDARD GREY	800-356-4848	SEE DETAIL
P3	DRY ARROYO	9/L4.2	CALIFORNIA GOLD	---	SEE DETAIL	---	SEE DETAIL
P4	VEHICULAR ASPHALT PAVING	---	---	---	---	---	---
P5	DECOMPOSED GRANITE PAVING W/ METAL HEADER	3/L4.2	SEE DETAIL	SEE DETAIL	SEE DETAIL	---	SEE DETAIL
PA	PLANTING AREA	L4.1	---	---	---	---	---
F1	6' H ORNAMENTAL METAL FENCE	7/L4.2	SEE DETAIL	SEE DETAIL	SEE DETAIL	---	SEE DETAIL
F2	6' ORNAMENTAL METAL GATE	8/L4.2	SEE DETAIL	SEE DETAIL	SEE DETAIL	---	SEE DETAIL
L1	RAISED METAL PLANTER BED	6/L4.2	SEE DETAIL	---	SEE DETAIL	---	---
L2	LANDSCAPE BOULDER	4/L4.2	SEE DETAIL	SEE DETAIL	SEE DETAIL	---	---

GRADING LEGEND

- DI DO DRAIN INLETS (WITHIN TURF AREAS AND OUTFLOW): NDS 4" SPEED-E-BASIN WITH 6" PLASTIC (FLUSH MOUNTED) GRATE. CONNECT TO CORRUGATED DRAIN LINE AS REQUIRED. COLOR: BLACK. LOCATE 2' MINIMUM BEHIND BACK OF WALK TO ALLOW DRAINAGE ACROSS WALK INTO ADJACENT GUTTER. INSTALL FLUSH WITH GRADE.
 - DI DI DRAIN INLETS: NDS 4" SPEE-D-BASIN WITH A 6" ATRIUM GRATE. COLOR: GREEN. INSTALL ON MIN 12" LONG, 4" DIA PVC DRAIN PIPE RISER. CONNECT TO CORRUGATED DRAIN LINE AS REQUIRED.
 - 3" NDS CORRUGATED (NON-PERFORATED) FLEX DRAIN PIPE. SLOPE MIN 1% TO DRAIN TOWARD STREET. CONNECT ALL ROOF DOWNSPOUTS TO LANDSCAPE DRAIN SYSTEM (NOT SHOWN). TIE IN FRONT YARD DOWNSPOUTS (LOCATED IN FIELD) WITH DRAINAGE PIPER
 - 6" DRAINLINE SLEEVE
 - RESIDENTIAL DOWNSPOUTS (NOT SHOWN). REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION AND EXACT LOCATIONS
- NOTE: COMPONENT PARTS LISTED ABOVE ARE AVAILABLE FROM NDS (WWW.NDSPRO.COM), 1-800-726-1994 OR APPROVED EQUAL. ALL COUPLINGS, ADAPTORS, GRATES, PIPES AND INLETS, SHALL BE INSTALLED PER MFR'S SPECS.



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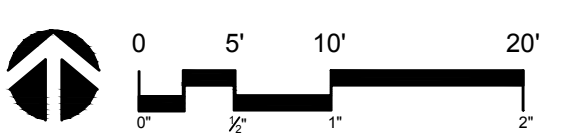
PARADISE MODEL RESIDENTIAL FRONT YARD LANDSCAPE PLANS

PARADISE CALIFORNIA

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 SCALE: 1" = 10' - 0"



MATERIAL & DRAINAGE PLAN

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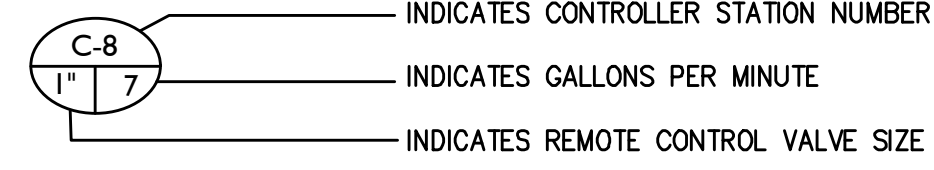
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IRRIGATION NOTES

- THE IRRIGATION SYSTEM IS BASED ON THE MINIMUM OPERATING PRESSURE OF 45 PSI AND THE MAXIMUM FLOW DEMAND SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT TO THE LANDSCAPE ARCHITECT ANY DIFFERENCE BETWEEN THE WATER PRESSURE SHOWN ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE POINT OF CONNECTION. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED IN WRITING PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY NECESSARY REVISIONS.
- THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC., SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY. INSTALL PIPING AND VALVES IN PLANTING AREAS WHERE POSSIBLE, AND LOCATE ELECTRIC CONTROL AND QUICK COUPLING VALVES IN GROUND COVER/SHRUB AREAS, 6" TO 12" AWAY FROM EDGE OF SIDEWALK FOR EASY ACCESS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, STRUCTURES, AND UTILITIES. THE CONTRACTOR SHALL EXERCISE EXTREME CARE AND BE RESPONSIBLE FOR ANY DAMAGE IN EXCAVATING AND WORKING NEAR EXISTING UTILITIES. CONTRACTOR SHALL COORDINATE HIS OR HER WORK FOR THE LOCATION OF UTILITIES AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, AND NEAR STRUCTURES. PRIOR TO CONSTRUCTION, CONTACT ALL APPLICABLE AGENCIES AND C.G.A. AT 811 TO FIELD LOCATE ALL EXISTING UTILITIES.
- THE CONTRACTOR SHALL VERIFY AVAILABLE STATIC PRESSURE IN FIELD PRIOR TO BIDDING AND CONSTRUCTION. IF THE MEASURED STATIC PRESSURE IS DIFFERENT THAN THE REPORTED PRESSURE NOTED ABOVE, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OF ANY CHANGES NECESSARY TO PROVIDE THE REQUIRED OPERATIONAL PRESSURE AND FLOW. IF THE NOTIFICATION IS NOT RECEIVED, CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR SYSTEM OPERABILITY.
- THE FINAL LOCATION OF AUTOMATIC CONTROLLER SHALL BE APPROVED BY THE OWNER'S REP AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.



- THE CONTRACTOR SHALL FLUSH ALL LINES PRIOR TO INSTALLING EMISSION DEVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE AND EFFECTIVE COVERAGE OF ALL PLANTING AREAS, AND ELIMINATING IRRIGATION DRAINAGE ONTO WALKS, STREETS, BUILDINGS, ETC.
- FIELD ADJUSTMENTS MAY BE REQUIRED TO PROVIDE OPTIMUM OPERATING EFFICIENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE LANDSCAPE ARCHITECT TO REVIEW PROPOSED FIELD ADJUSTMENTS PRIOR TO INSTALLATION. IN THE EVENT THAT NO WRITTEN REQUEST IS RECEIVED BY THE LANDSCAPE ARCHITECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REVISIONS.
- SLEEVE ALL PRESSURE MAINLINE PIPE, LATERAL PIPE, AND CONTROL WIRES UNDER STREETS AND CONCRETE WALKWAYS WITH THE PROPER SIZE SCHEDULE 40 PVC AND DEPTH AS SPECIFIED. ALL IRRIGATION LINE UNDER PAVEMENT SHALL BE INSTALLED WITH TRACER WIRE. SLEEVING SHALL BE COORDINATED WITH OTHER TRADES AND PLACED BEFORE OTHER WORK WHERE POSSIBLE.
- DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS DIAGRAMMATICALLY SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN SITE DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN FORESEEN AND CONSIDERED IN THE ENGINEERING. THE LANDSCAPE ARCHITECT SHOULD BE INFORMED IN WRITING OF SUCH OBSTRUCTIONS AND DIFFERENCES, BUT IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS AND REPAIR WORK NECESSARY.
- INSTALL ALL PIPE MATERIALS AND EQUIPMENT AS SHOWN IN THE CONSTRUCTION DETAILS. USE TEFLON TAPE ON ALL PVC MALE THREADS OF ALL SPRINKLER SWING JOINTS AND VALVE ASSEMBLIES, EXCEPT MARLEX FITTINGS.
- FOR ADDITIONAL INFORMATION, SEE PROJECT DETAILS.

DRIP NOTES

- THE IRRIGATION CONTRACTOR SHALL PROVIDE A DRIP EMITTER SYSTEM FOR ALL SHRUBS AND GROUND COVER AS NOTED ON THE IRRIGATION PLANS.
- ACTUAL LAYOUT OF EMITTER SYSTEM SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD USING THE IRRIGATION DETAILS AND EMITTER SCHEDULE AS A GUIDE. LENGTHS OF MICRO TUBING SHALL BE EQUAL TO EACH OTHER AND SECURED, AS NOTED IN THE DETAILS.
- PROVIDE AN END FLUSH FITTING AT THE END OF EACH DRIP SUPPLY LINE PER DETAILS.
- REFER TO PLANTING PLAN AND EMITTER SCHEDULE TO ESTIMATE THE QUANTITY AND FLOW OF EMITTERS REQUIRED PER PLANT BASED UPON CONTAINER SIZE.
- REFER TO DRIP IRRIGATION DETAILS FOR ADDITIONAL INFORMATION.

EMITTER SCHEDULE

CONTAINER SIZE	EMITTER FLOW	QTY OF EMITTERS PER PLANT	REMARKS
1 GALLON	1.0 GPH	2	EQUALLY SPACED AROUND ROOTBALL (ALL SIZES)
2 GALLON	1.0 GPH	2	
5 GALLON	1.0 GPH	3	
15 GALLON	1.0 GPH	4	

IRRIGATION LEGEND

SYMBOL	MANUFACTURER	MODEL	DESCRIPTION	PSI	GPM
■ (NOT SHOWN)	RAINBIRD	RWS-B-C-1401	RAINBIRD BUBBLER TUBE ASSEMBLY—TWO PER TREE	30	0.25/0.25
⊕	RAINBIRD	XBCV-10PC	SHRUB & GROUND COVER DRIP EMITTER IRRIGATION: DIFFUSER BUG CAP TO 3/4" XQ SERIES DISTRIBUTION TUBING, TO XERI BUG EMITTER, CONNECT EMITTER TO DISTRIBUTION TUBING (LISTED BELOW) PER DETAILS 1-4 L5.3 AND MANUFACTURER'S DETAILS AND SPECIFICATIONS. *REFER TO THE DRIP EMITTER SCHEDULE FOR REQUIRED EMITTERS TO EACH PLANT. REFER TO THE DRIP IRRIGATION NOTES FOR ADDITIONAL INFORMATION.		
⊕	RAINBIRD OR APP EQUAL	MANUAL FLUSH VALVE	1/2" PVC COMPACT BALL VALVE AT DRIPLINE LATERAL END, SEE DETAIL 2-L5.3		
⊕	RAINBIRD	075-ASVF	RAINBIRD 3/4" ELECTRIC ANTI-SIPHON VALVE. FOR FLOWS BELOW 3 GPM USE RBY-075-200MX FILTER INSTALLED UPSTREAM OF VALVE		
⊕	WATTS	LFFBV-1"	LEAD FREE THREADED BRASS BALL VALVE		
⊕	RAINBIRD	TM2-6-120V	RAINBIRD 6 STATION OUTDOOR WALL MOUNT CONTROLLER TO BE INSTALLED ON THE EXTERIOR WALL OF EACH MODEL HOME GARAGE. CONTRACTOR IS RESPONSIBLE TO FULLY COORDINATE ALL WIRING INCLUDING ELECTRICAL CONNECTION. FINAL LOCATION MUST BE APPROVED BY OWNERS REPRESENTATIVE AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. SERVICE WITH 120 VAC ELECTRICAL PROVIDED TO THIS LOCATION BY ELECTRICAL CONTRACTOR. INCLUDE RSD-BEX WIRED RAIN SENSOR, MOUNT AT SOUTHWEST EAVE OF EACH MODEL HOME.		

— MAIN LINE: 1" SCHEDULE 40 PVC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 18" COVER.

— LATERAL LINE PIPE: CLASS 200 PVC WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 3/4"-1" SIZE (FLOW 0-10 GPM), UNLESS NOTED OTHERWISE. IF SITE CONDITIONS RESULT IN A MODIFICATION TO THE IRRIGATION LAYOUT WHERE THE FLOW EXCEEDS 10 GPM THROUGH THE PIPE, INSTALL 1" CLASS 200 PVC PIPE (15 GPM MAX.). 12" COVER.

--- 3/4" DISTRIBUTION TUBING, RAINBIRD XBS940G BLACK STRIPE DISTRIBUTION TUBING OR APPROVED EQUAL. DO NOT EXCEED 8.0 GPM THROUGH TUBING. INSTALL ADDITIONAL VALVE(S) OR ADDITIONAL DISTRIBUTION TUBING TO KEEP FLOWS < 8.0 GPM, IF NEEDED. REFER TO MANUFACTURER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION.

— DOTS INDICATE PVC PIPE TO DISTRIBUTION TUBING & DRIPLINE CONNECTION POINT. PVC PIPE, DISTRIBUTION TUBING LISTED ABOVE. REFER TO DETAILS.

== * IRRIGATION PIPE SLEEVES, SCHEDULE 40 PVC, AT ALL UNDER-PAVEMENT IRRIGATION WATER LINE CROSSINGS. SIZE 2X IRRIGATION PIPE DIAMETER.

=== * IRRIGATION WIRE CONDUIT, 1" GREY SCHEDULE 40 PVC, AT ALL UNDER-PAVEMENT IRRIGATION CONTROLLER WIRE CROSSINGS. CONDUIT IN ADDITION TO THAT SHOWN ON THE PLANS MAY BE REQUIRED.

* THE CONTRACTOR IS RESPONSIBLE FOR ALL IRRIGATION SLEEVING UNDERNEATH ALL PAVEMENT. SOME SLEEVING SHOWN ON THE PLANS DIAGRAMMATICALLY (NOT SHOWN IN ACTUAL LOCATION) AND SOME MAY BE REQUIRED THAT IS NOT SHOWN. REFER TO IRRIGATION NOTE #9 FOR ADDITIONAL INFORMATION.



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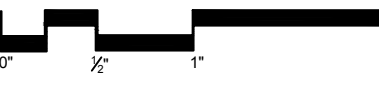
PARADISE MODEL
 RESIDENTIAL
 FRONT YARD
 LANDSCAPE PLANS

PARADISE
 CALIFORNIA

ISSUE: DESCRIPTION: DATE:



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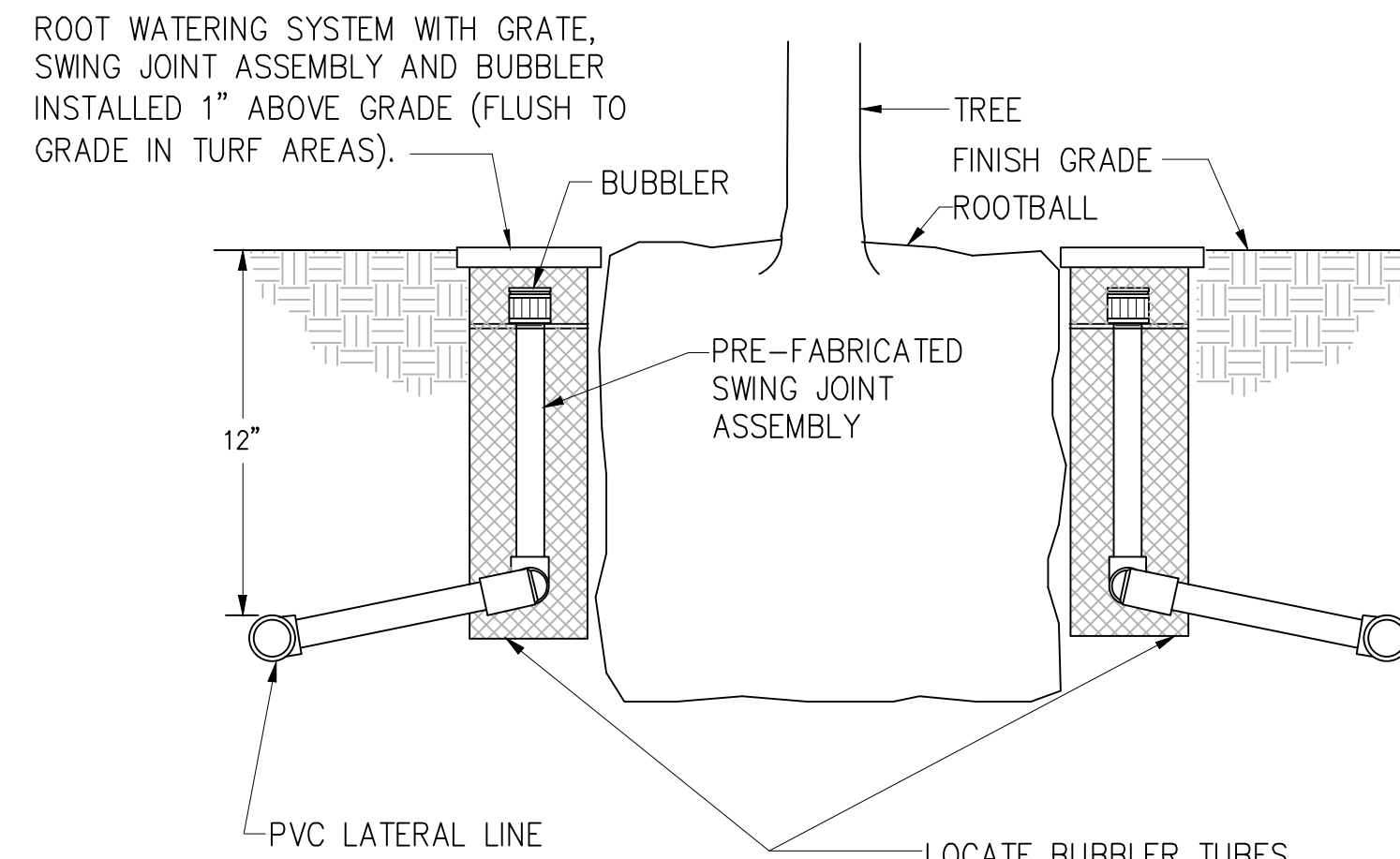


IRRIGATION NOTES &
 LEGEND

L3.4

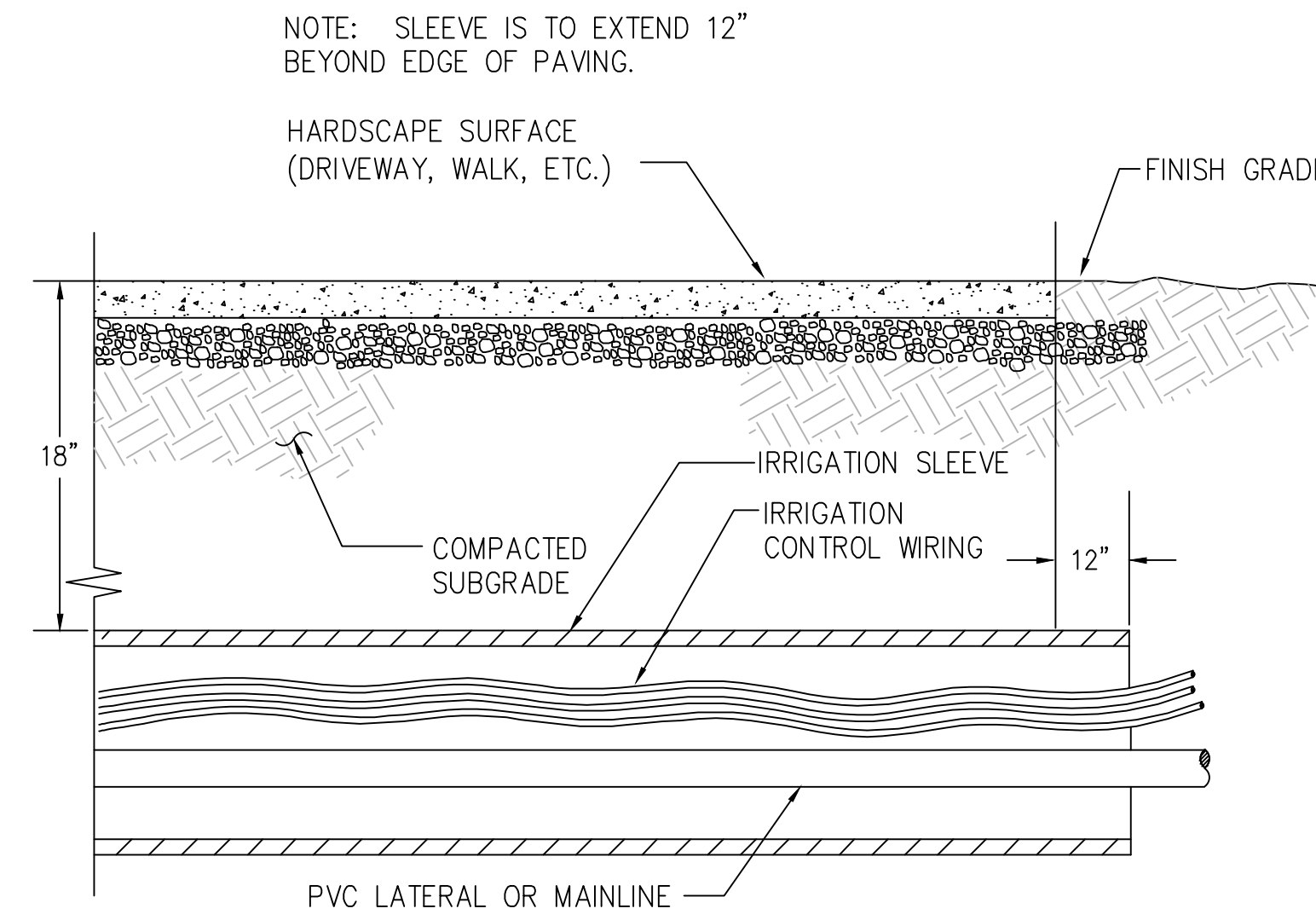
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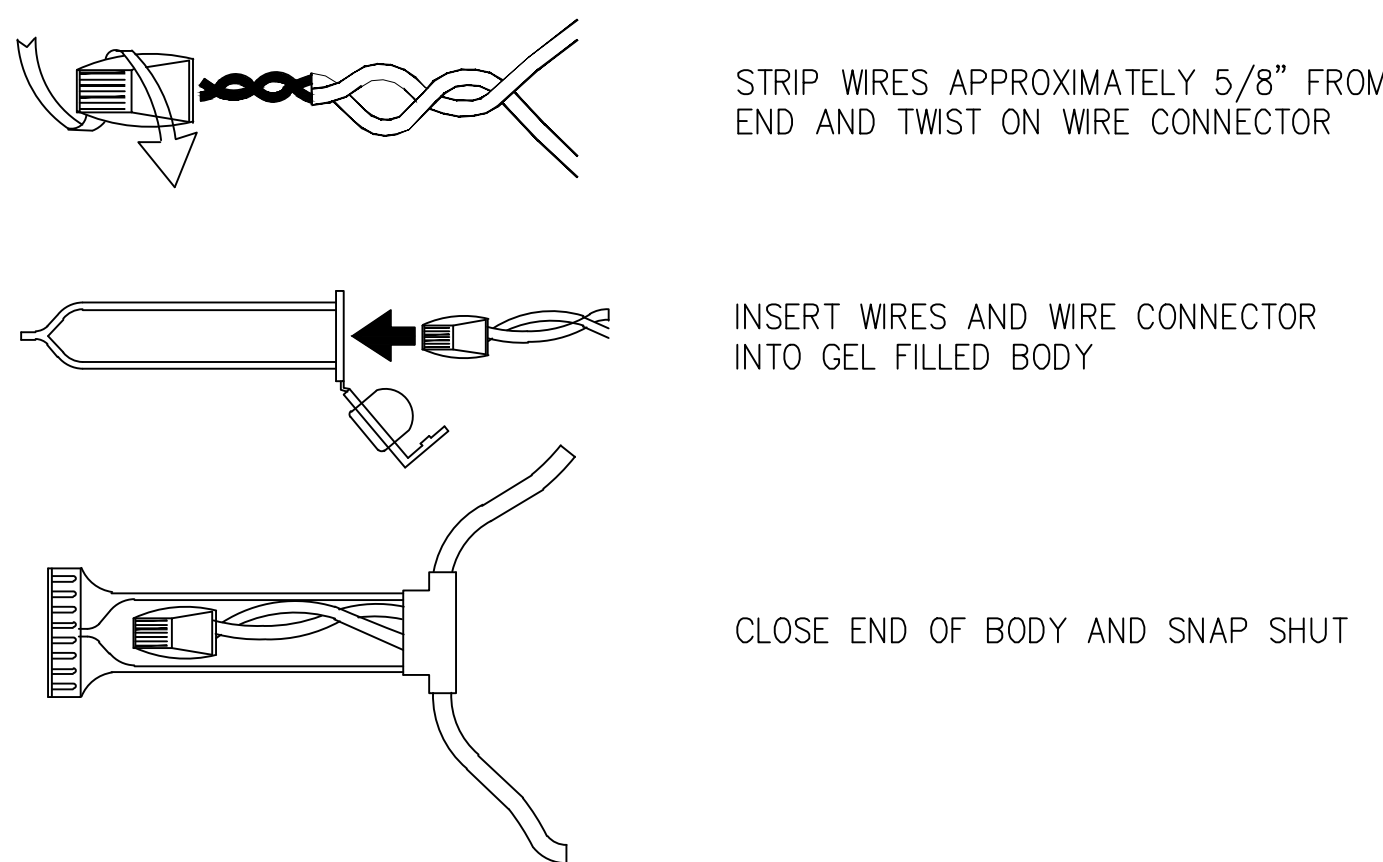


NOTES:
1. BUBBLER TREE TO BE PLACED UPHILL SIDE OF ROOTBALL. REFER TO PLANS FOR NUMBER OF BUBBLERS PER EACH TREE.

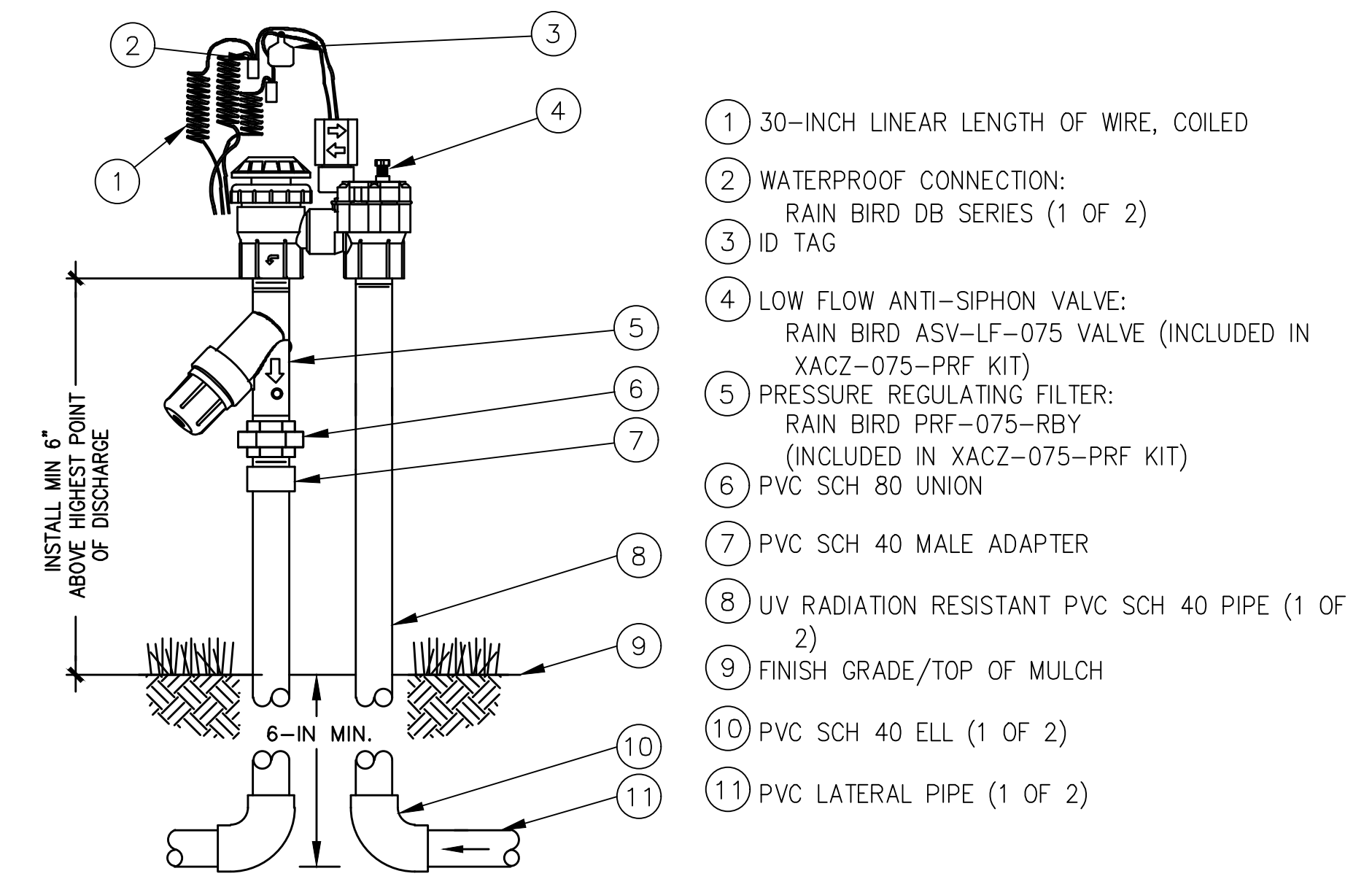
6 TREE BUBBLER INSTALLATION
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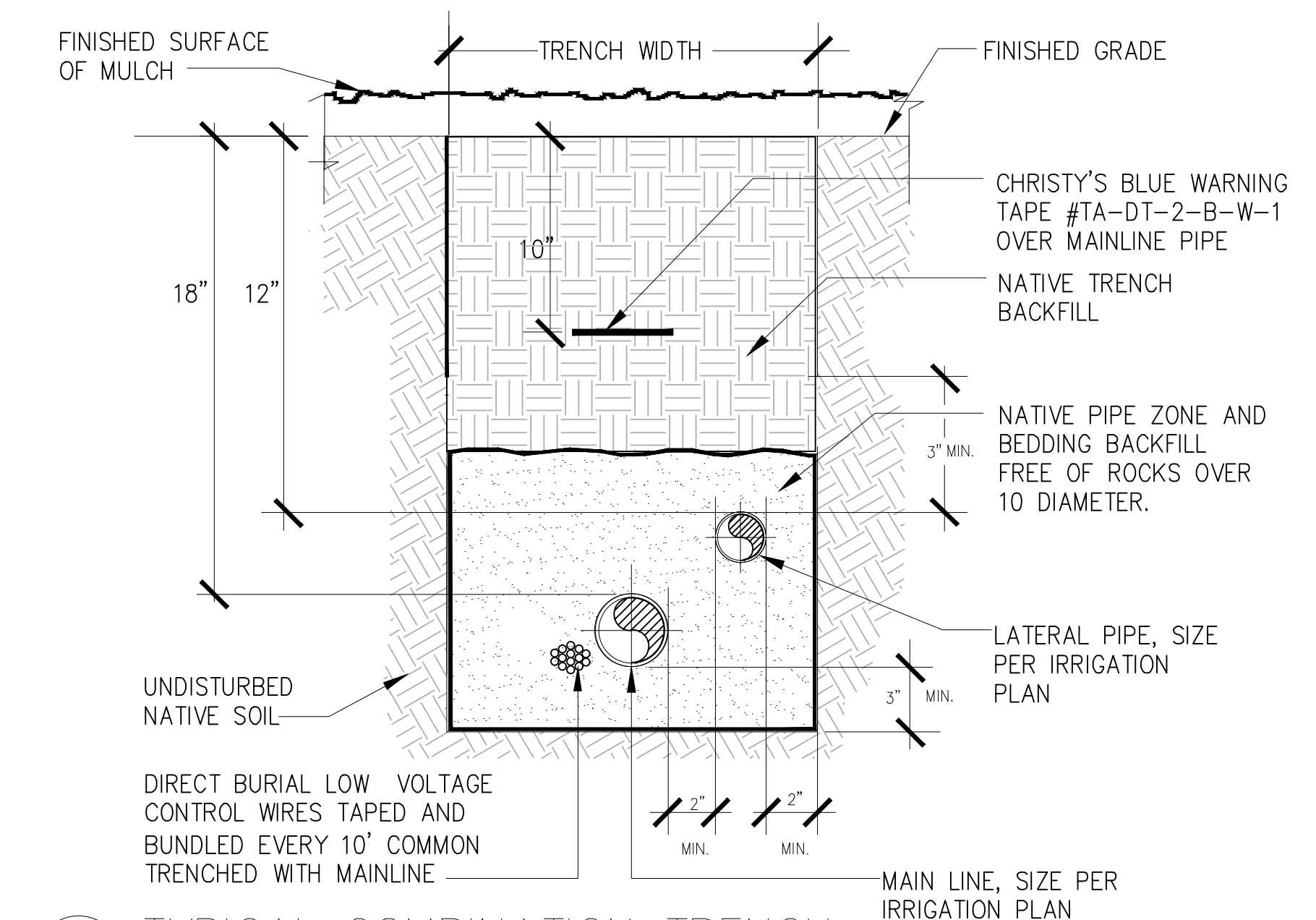
5 SLEEVE TRENCH DETAIL UNDER PAVING
NTS



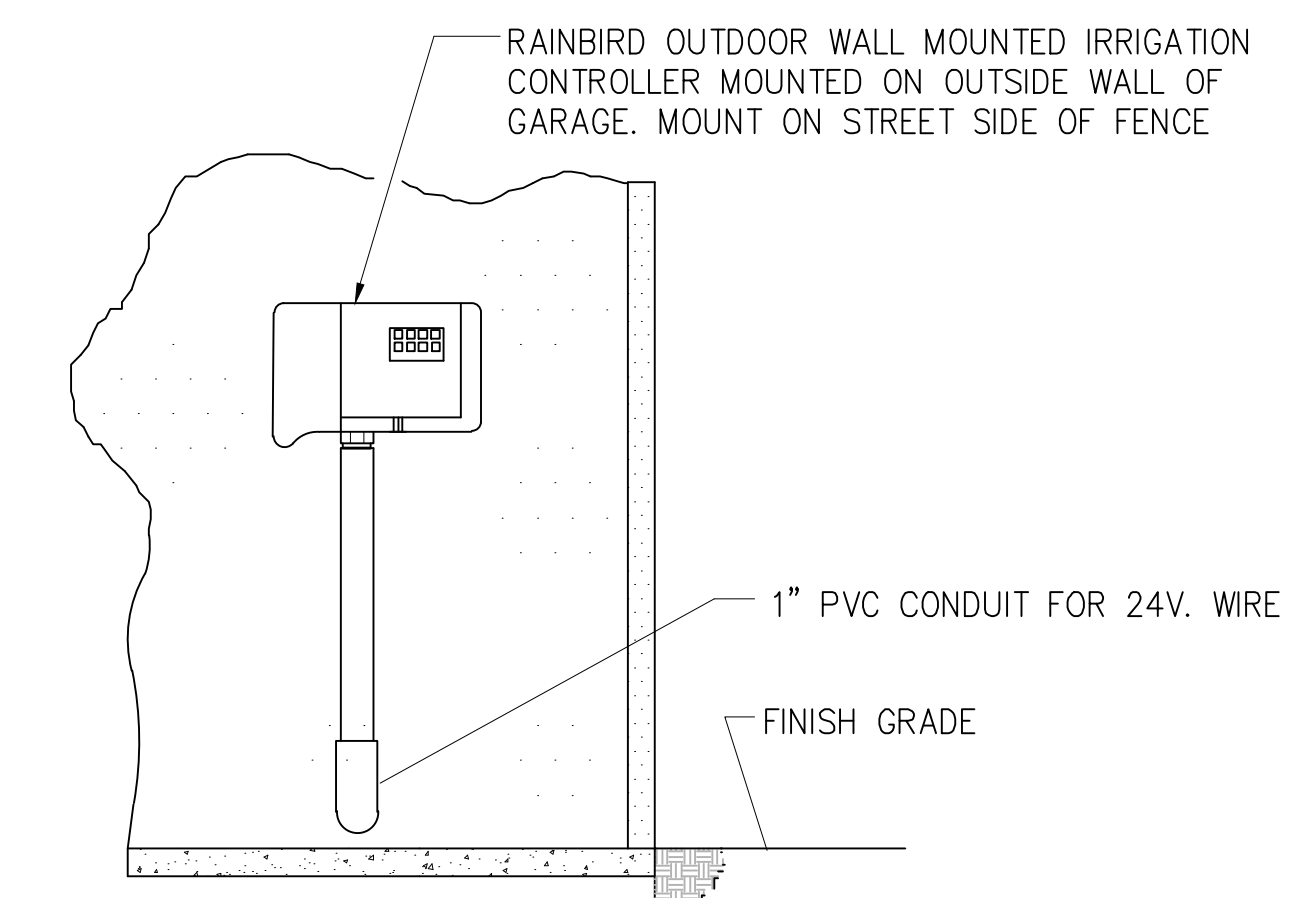
4 3M-DBR-6 WIRE CONNECTION
NTS



3 ANTI-SIPHON VALVE WITH FILTER
NTS



2 TYPICAL COMBINATION TRENCH
NTS



1 WALL MOUNT CONTROLLER
NTS

SIGNATURE *[Signature]* 03/22/23

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PARADISE MODEL
RESIDENTIAL
FRONT YARD
LANDSCAPE PLANS

PARADISE
CALIFORNIA

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IRRIGATION DETAILS

L3.5



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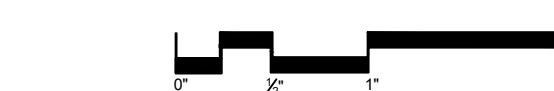
PARADISE MODEL RESIDENTIAL FRONT YARD LANDSCAPE PLANS

PARADISE
CALIFORNIA

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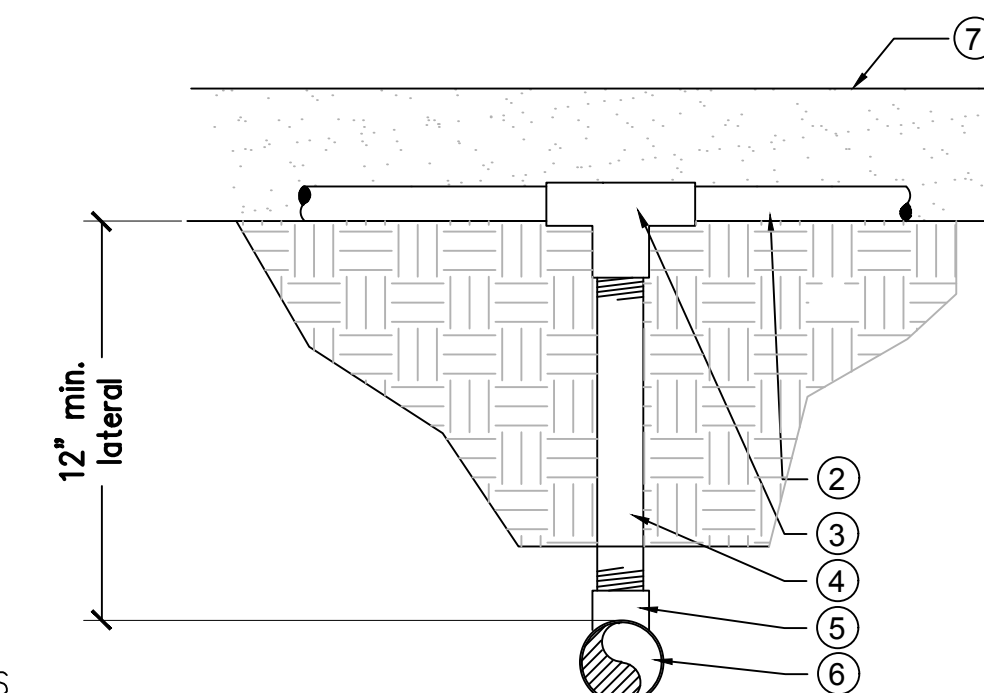


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CHECK: DS
DATE: 03/22/2023
SCALE:



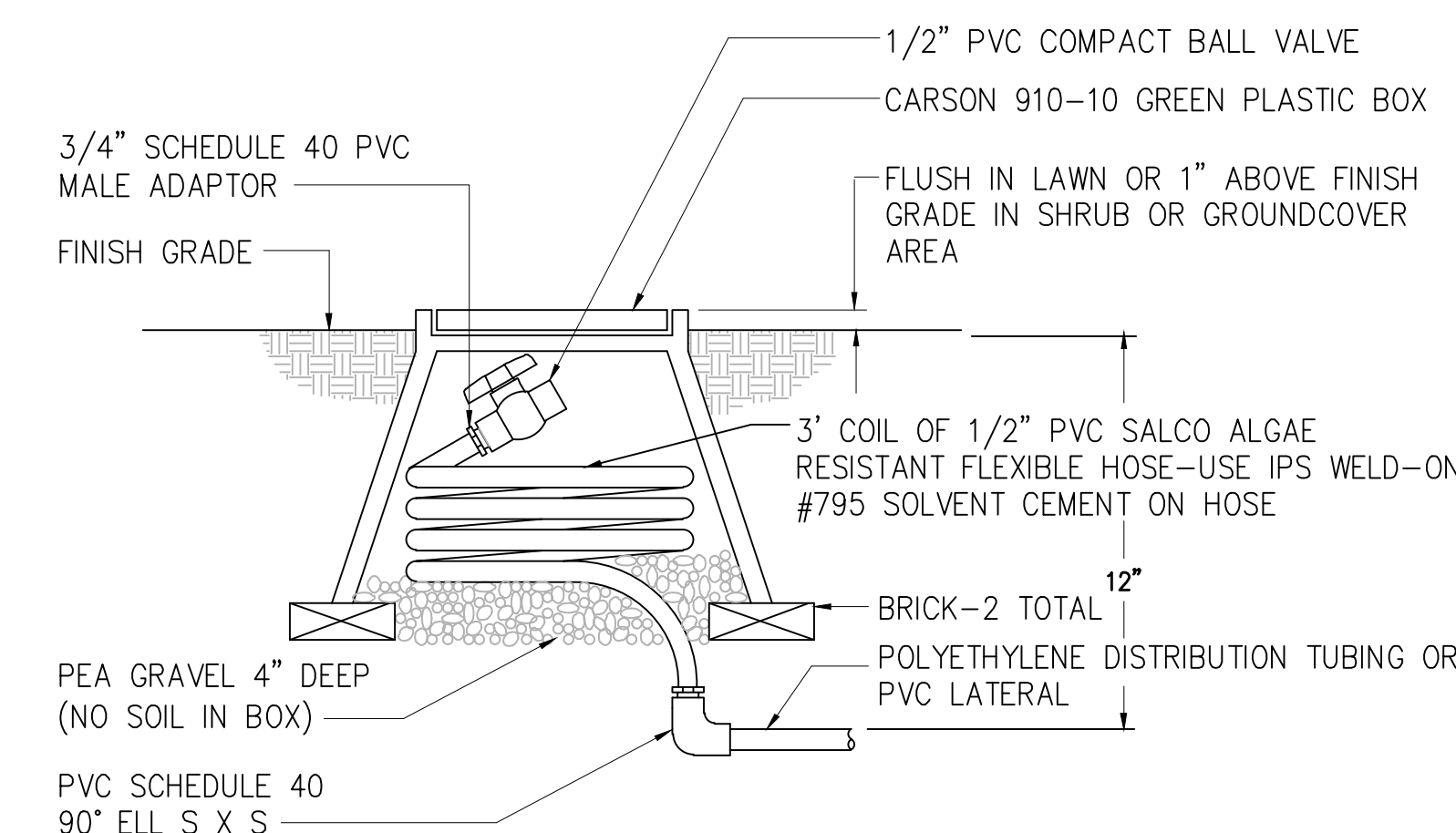
IRRIGATION DETAILS

L3.6

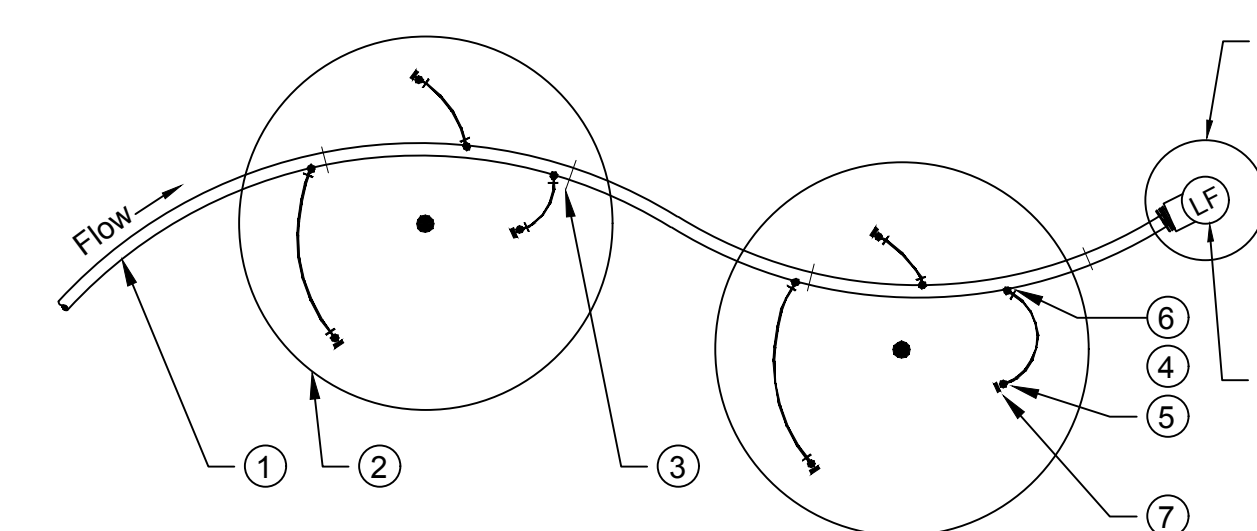


- NOTES:**
- ① FINISH GRADE BEFORE PLANTING.
 - ② 3/4" POLYETHYLENE DISTRIBUTION TUBING PER PLAN. SLIP FITTING.
 - ③ HDPE TEE, COMPRESSION X COMPRESSION X 1/2" FPT. USE HDPE ELL AT END RUNS.
 - ④ SCH. 80 PVC 1/2" NIPPLE, MPT X MPT., LENGTH AS REQUIRED.
 - ⑤ SCH. 40 PVC TEE OR ELL, SLIP X SLIP X 1/2" FPT.
 - ⑥ IRRIGATION LATERAL PER PLAN.
 - ⑦ TOP OF MULCH
- NOTES:**
- A. REFER TO DRIP SYSTEM LAYOUT DETAIL FOR MORE INFORMATION.
 - B. USE ONLY MANUFACTURER APPROVED FITTINGS.
 - C. REFER TO PLAN SHEETS FOR MORE INFORMATION.

3 PE TUBING TO PVC CONNECTION (AT GRADE) NTS



2 MANUAL FLUSH VALVE NTS

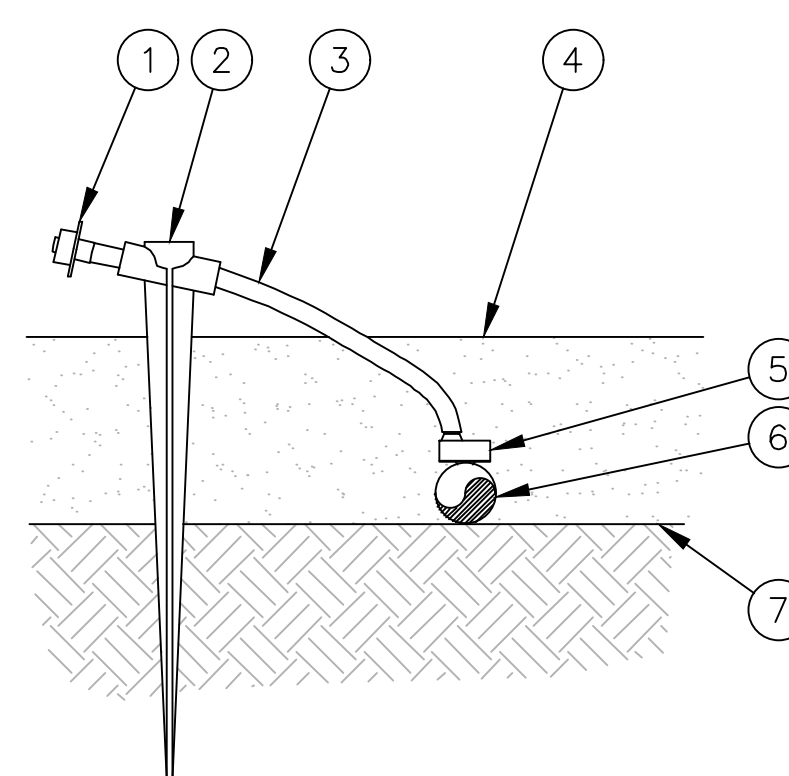


- KEY:**
- ① 3/4" PE SUPPLY TUBE, AT GRADE. STAKE 4' O.C. MAX.
 - ② TREE OR SHRUB.
 - ③ TUBING STAPLE, TYP.
 - ④ 1/4" DISTRIBUTION TUBING, 5' MAX. LENGTH, IF NEEDED.
 - ⑤ TUBING STAKE.
 - ⑥ PRESSURE COMPENSATING EMITTER, TYP. (NUMBER VARIES PER TREE OR SHRUB).
 - ⑦ DIFFUSER BUG CAP, TYP.
 - ⑧ FLUSHING END PLUG, SEE DETAIL 2-L5.3
 - ⑨ PLASTIC VALVE BOX.
- NOTES:**
- A. SEE DRIP IRRIGATION NOTES/LEGEND FOR EXACT NUMBER OF EMITTERS REQUIRED.
 - B. EQUALLY SPACE EMITTERS AROUND EDGE OF ROOTBALL. DO NOT INSTALL EMITTERS AT BASE / CROWN OF PLANT.
 - C. REFER TO THE DRIP SUPPLY LINE TO PVC CONNECTION POINT (AT GRADE) AND DRIP EMISSION DEVICE DETAILS FOR MORE INFORMATION.

1 SCHEMATIC DRIP EMITTER LAYOUT NTS

SIGNATURE 03/22/23

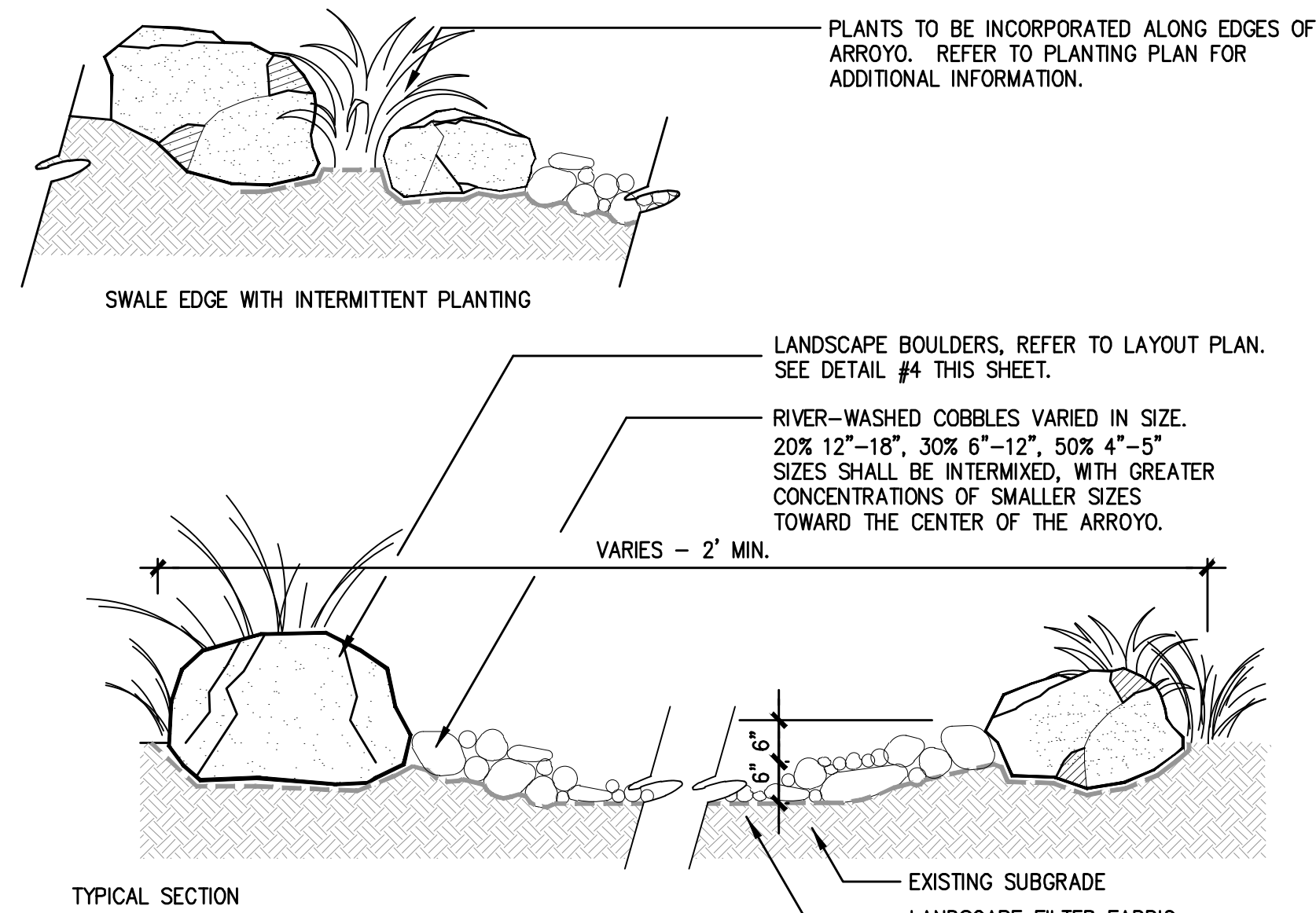
I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPING ORDINANCE AND APPLIED SUCH CRITERIA FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.



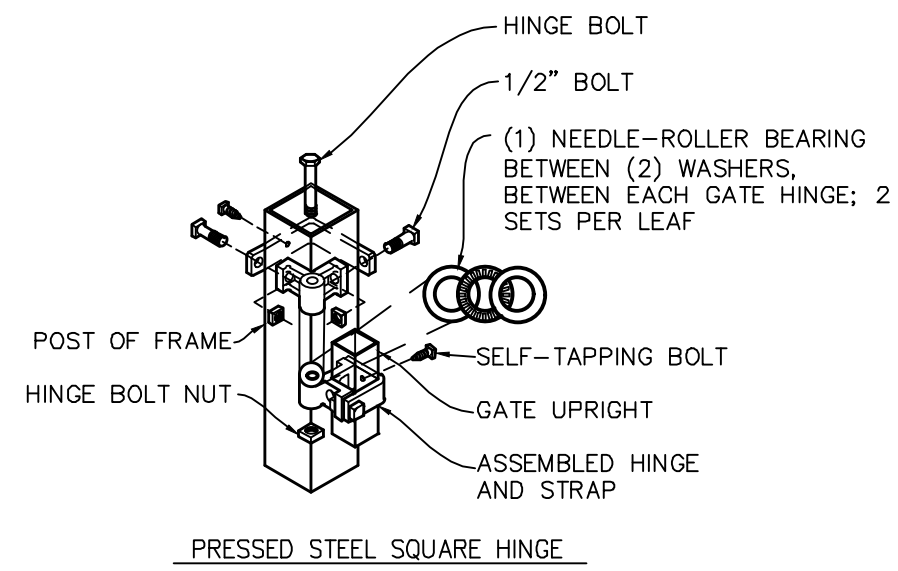
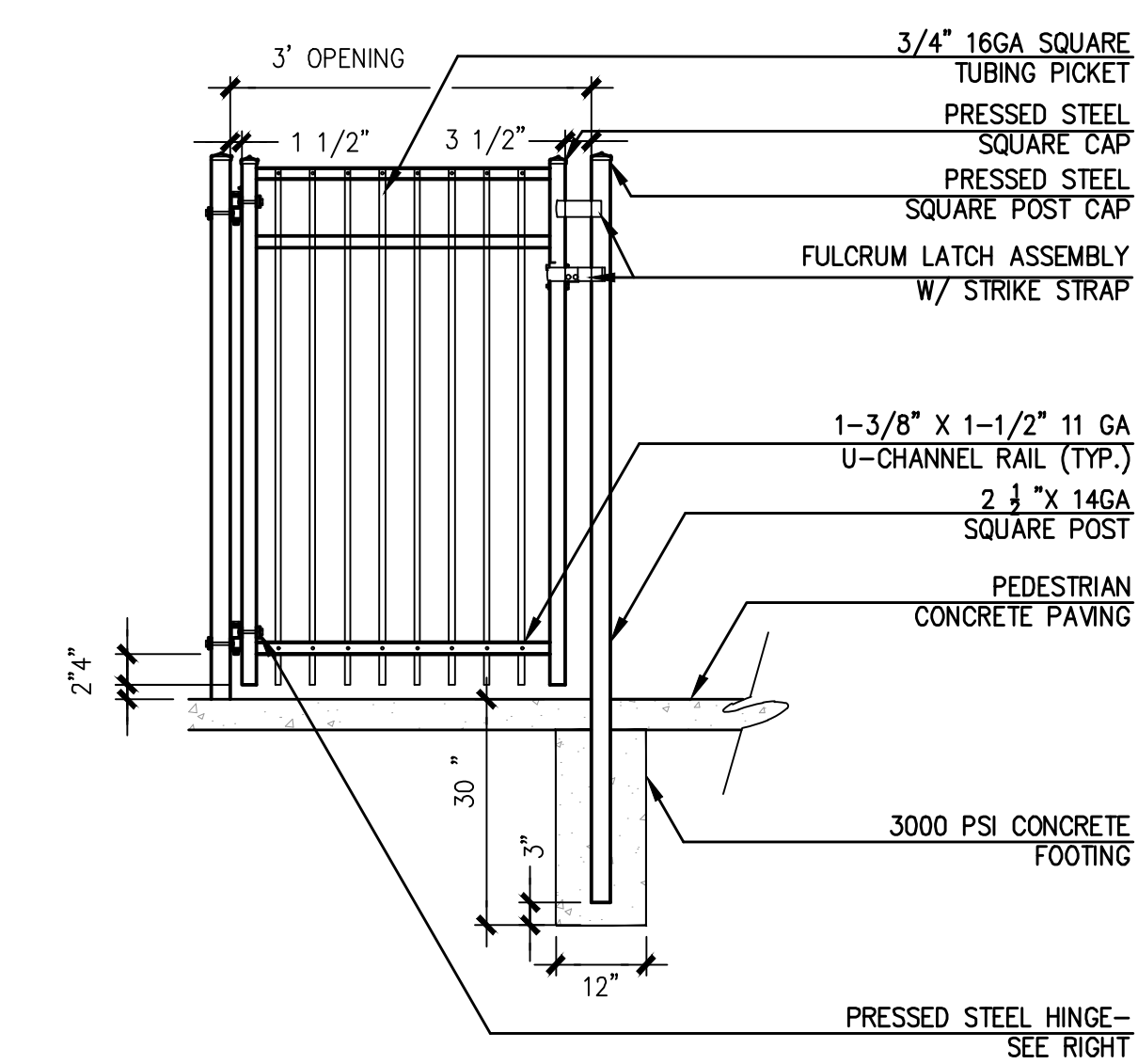
NOTES:

- A. REFER TO THE IRRIGATION LEGEND FOR EQUIPMENT MODEL NUMBERS.
- B. SEE EMITTER SCHEDULE FOR EXACT NUMBER OF EMITTERS REQUIRED.
- C. EQUALLY SPACE EMITTERS AROUND EDGE OF ROOTBALL. DO NOT INSTALL EMITTERS AT CROWN OF PLANT.
- D. REFER TO THE SCHEMATIC DRIP IRRIGATION LAYOUT SINGLE CONNECTION DETAIL FOR MORE INFO.

4 DRIP EMISSION DEVICE NTS



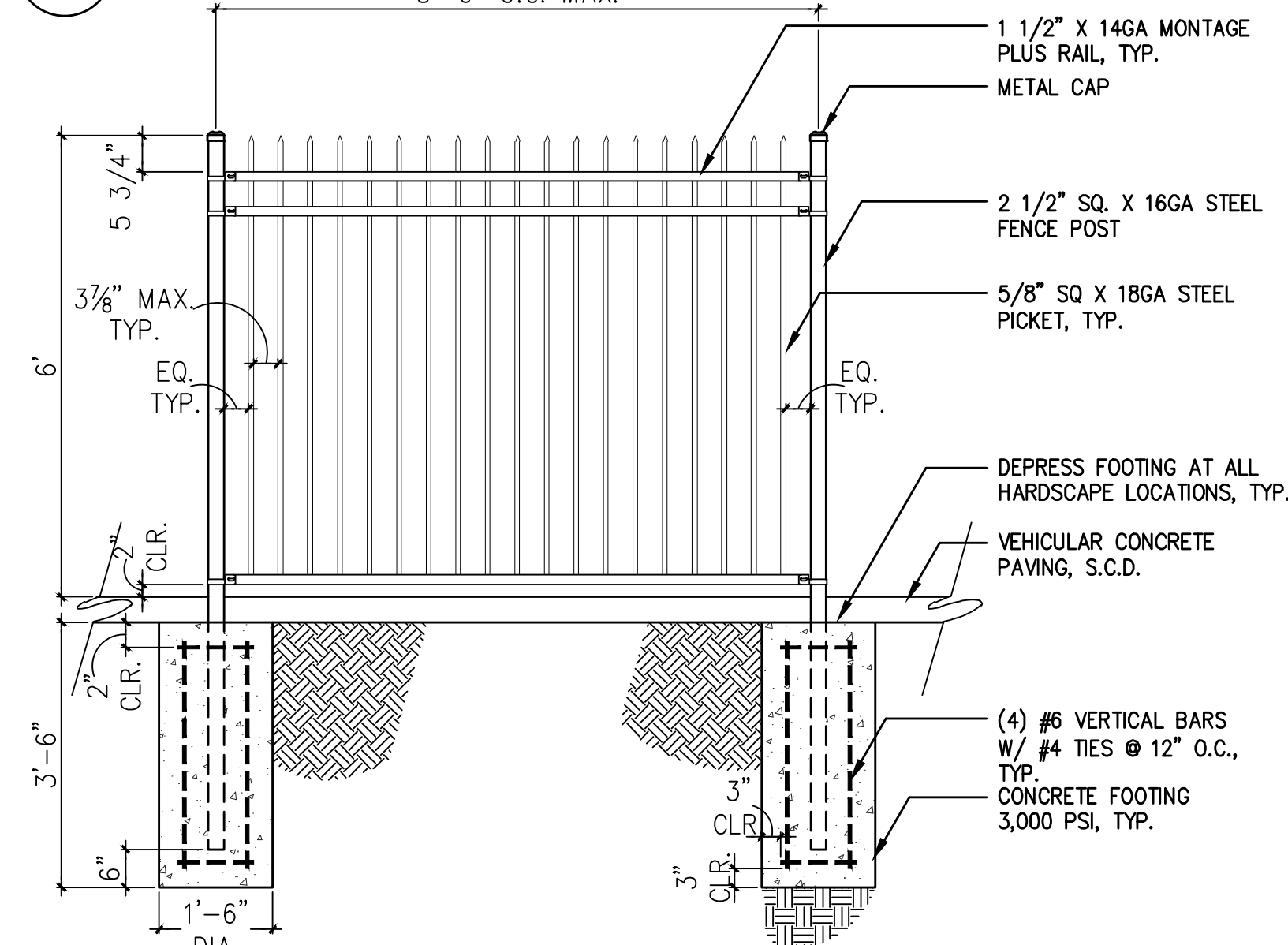
9 DRY ARROYO
SCALE: 1" = 1'-0"



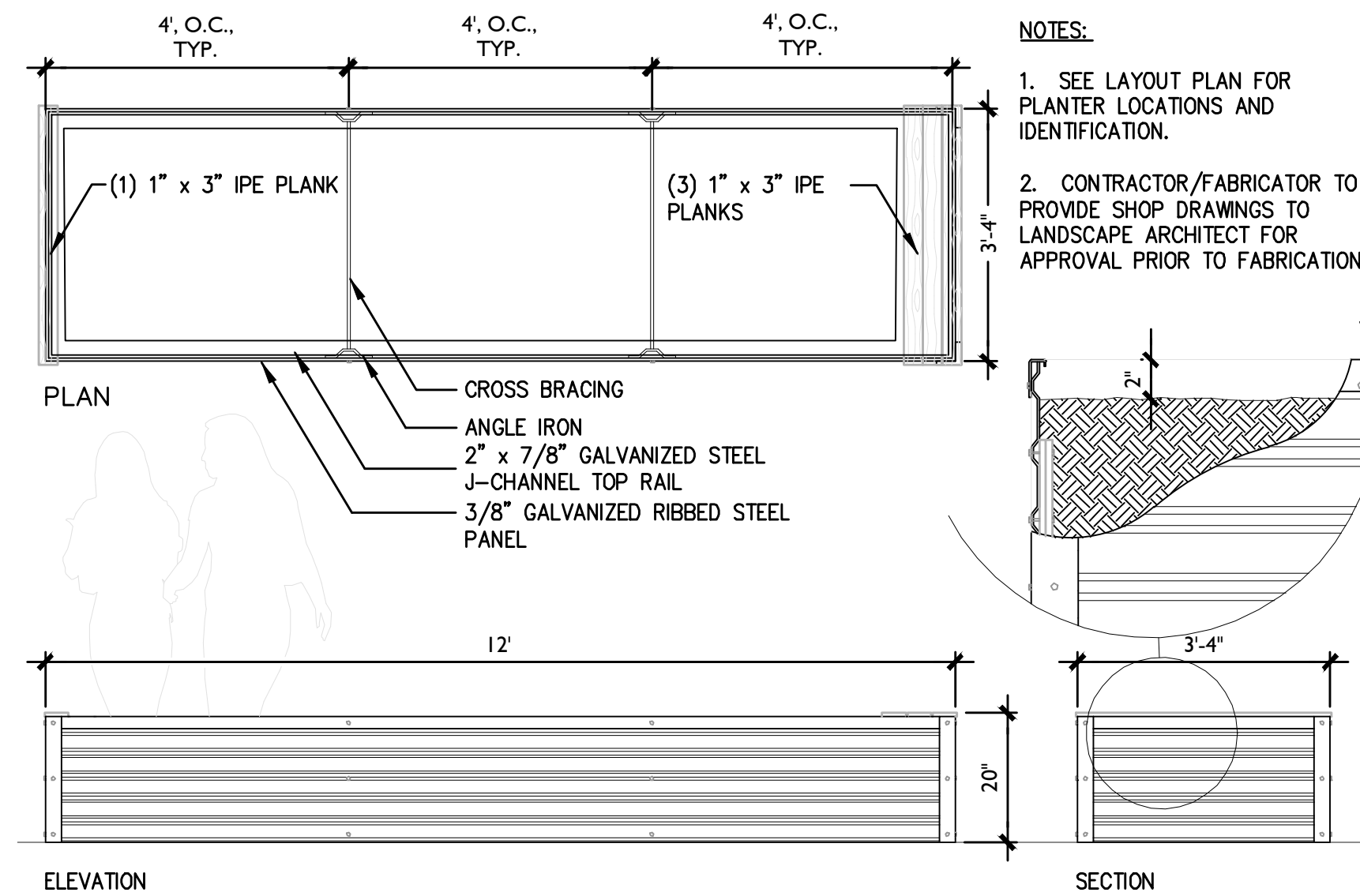
6' HT X 3'W GATE: SG COM 2R MO 3W X 4H BK

NOTES:
1. CAP ALL ENDS
2. INSTALL PER MFR SPECS. AND DETAILS
3. HOLD TOP OF FENCING AND TOP OF GATE LEVEL
4. MAXIMUM GAP 3/8" BETWEEN ALL ELEMENTS.
5. SPACE ALL POSTS EQUALLY
6. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND SUBMIT SHOP DRAWINGS PRIOR TO FABRICATION FOR APPROVAL.

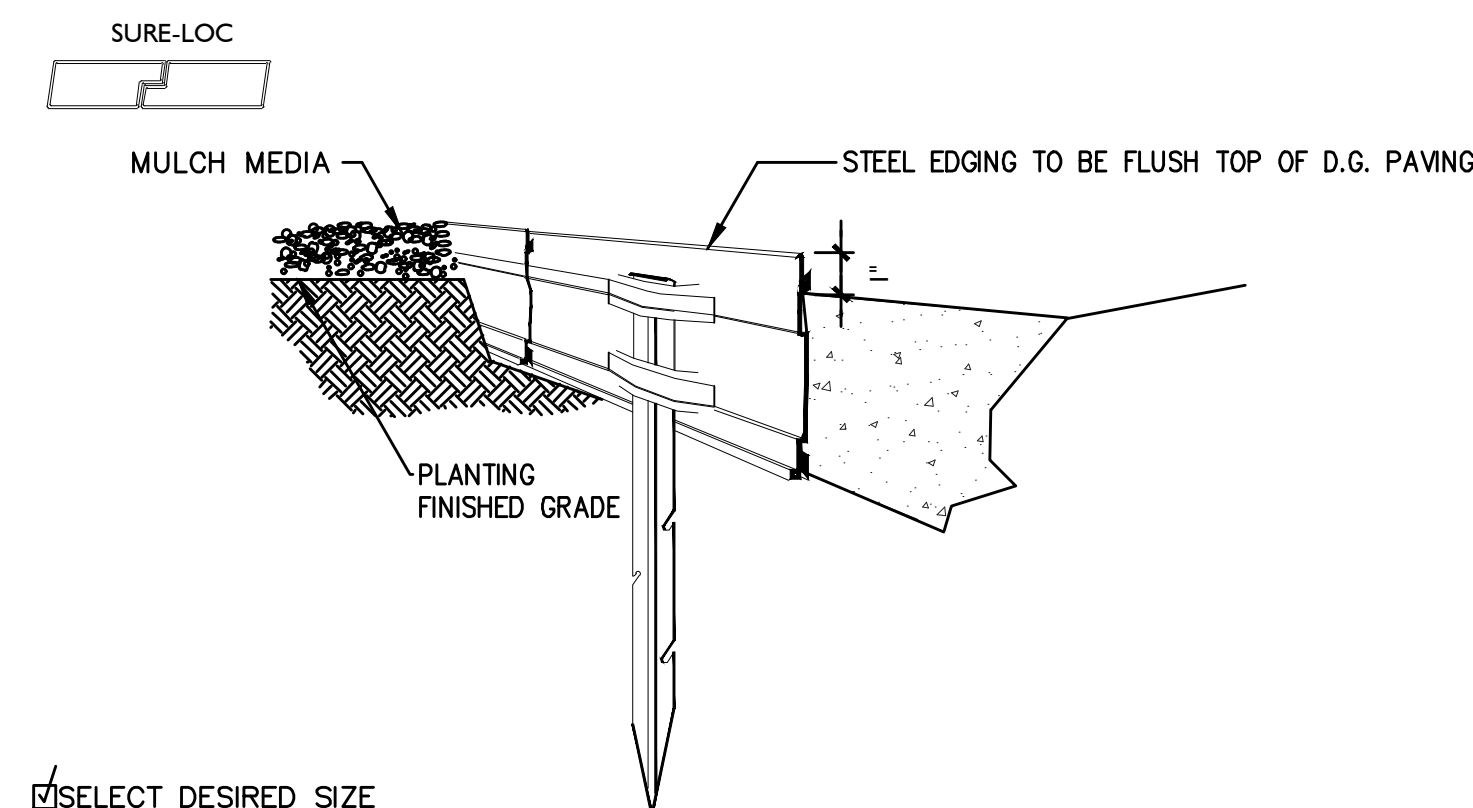
8 6' ORNAMENTAL METAL GATE
SCALE: 1/2" = 1'-0" 8'-0" O.C. MAX.



7 6'H ORNAMENTAL METAL FENCE
SCALE: 1/2" = 1'-0"



6 RAISED METAL PLANTER
SCALE: 1/2" = 1'-0"



SELECT DESIRED SIZE

SIZE	PACKAGE
1/8" X 4"	15 PIECES (240 LINEAR FEET) PER BOX
1/8" X 5 1/2"	15 PIECES (240 LINEAR FEET) PER BOX
3/16" X 4"	10 PIECES (160 LINEAR FEET) PER BOX
3/16" X 5 1/2"	10 PIECES (160 LINEAR FEET) PER BOX

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.

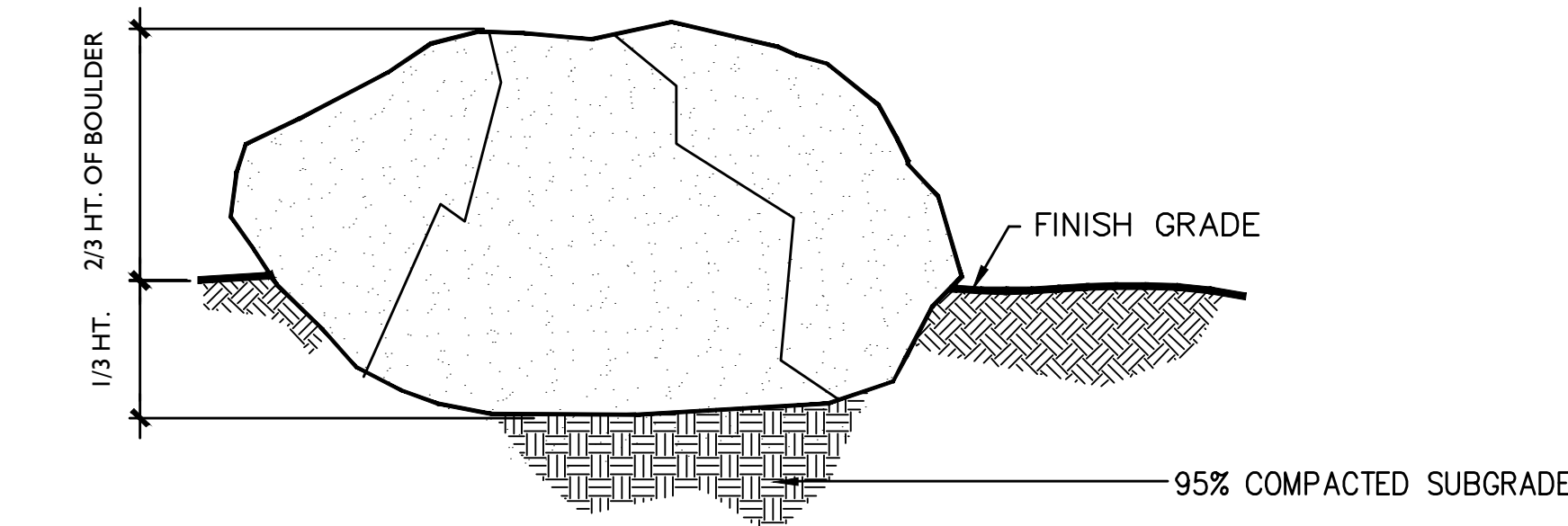
SURE-LOC EDGING CORP.
494 EAST 64 STREET
HOLLAND, MICHIGAN 49423
1-800 787-3562
PHONE: (616) 392-3209
FAX: (616) 392-5134
WWW.INFO@SURELOCEDGING.COM

5 METAL HEADER AT DECOMPOSED GRANITE PAVING
SCALE: 3/8" = 1'-0"

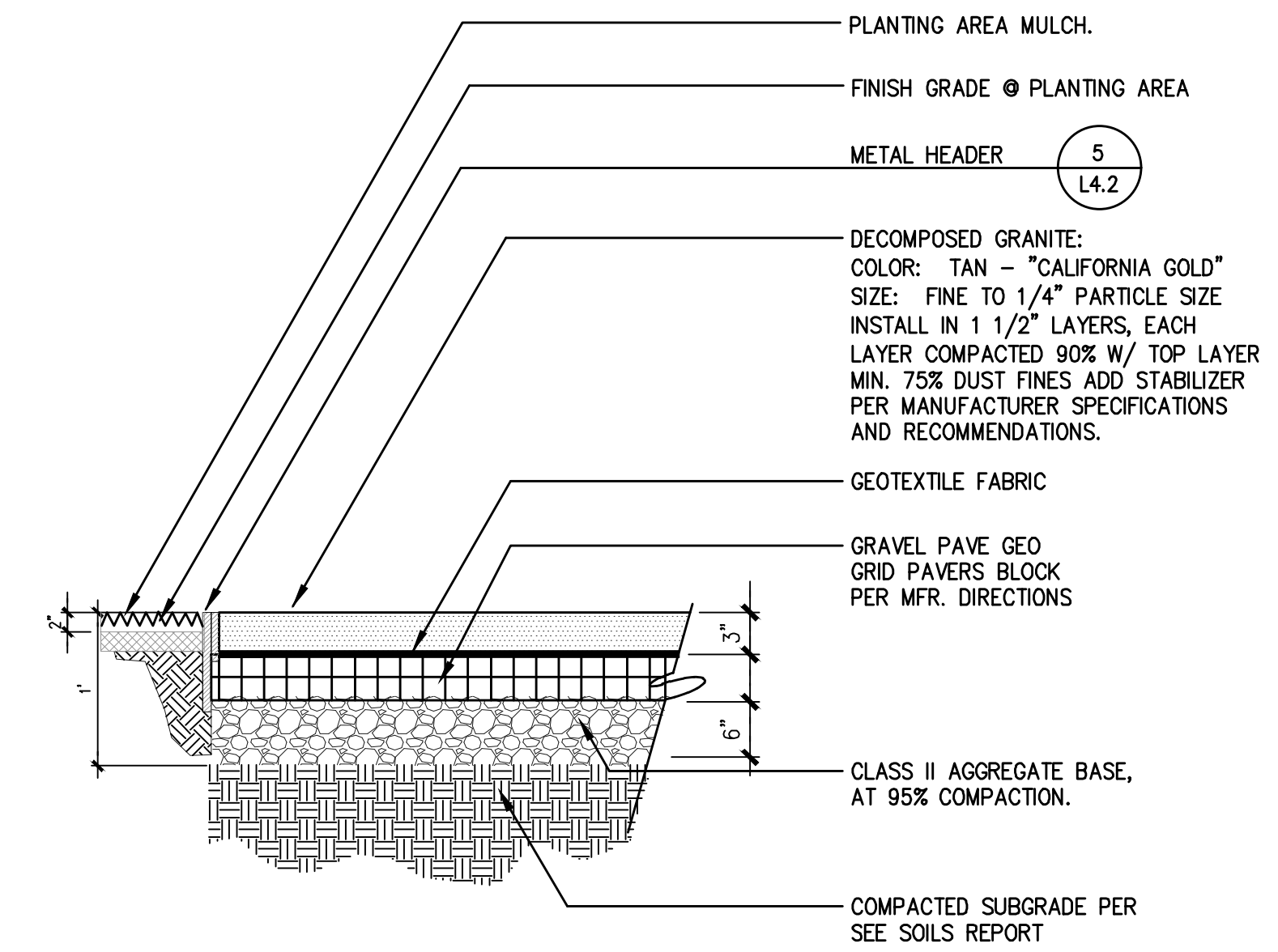
BOULDER SIZE SCHEDULE

A= 3' to 4' TALL X 3'-6" LONG
B= 4' to 4'-6" TALL X 4'-0" LONG
C= 2' to 2'-6" TALL X 3'-0" LONG

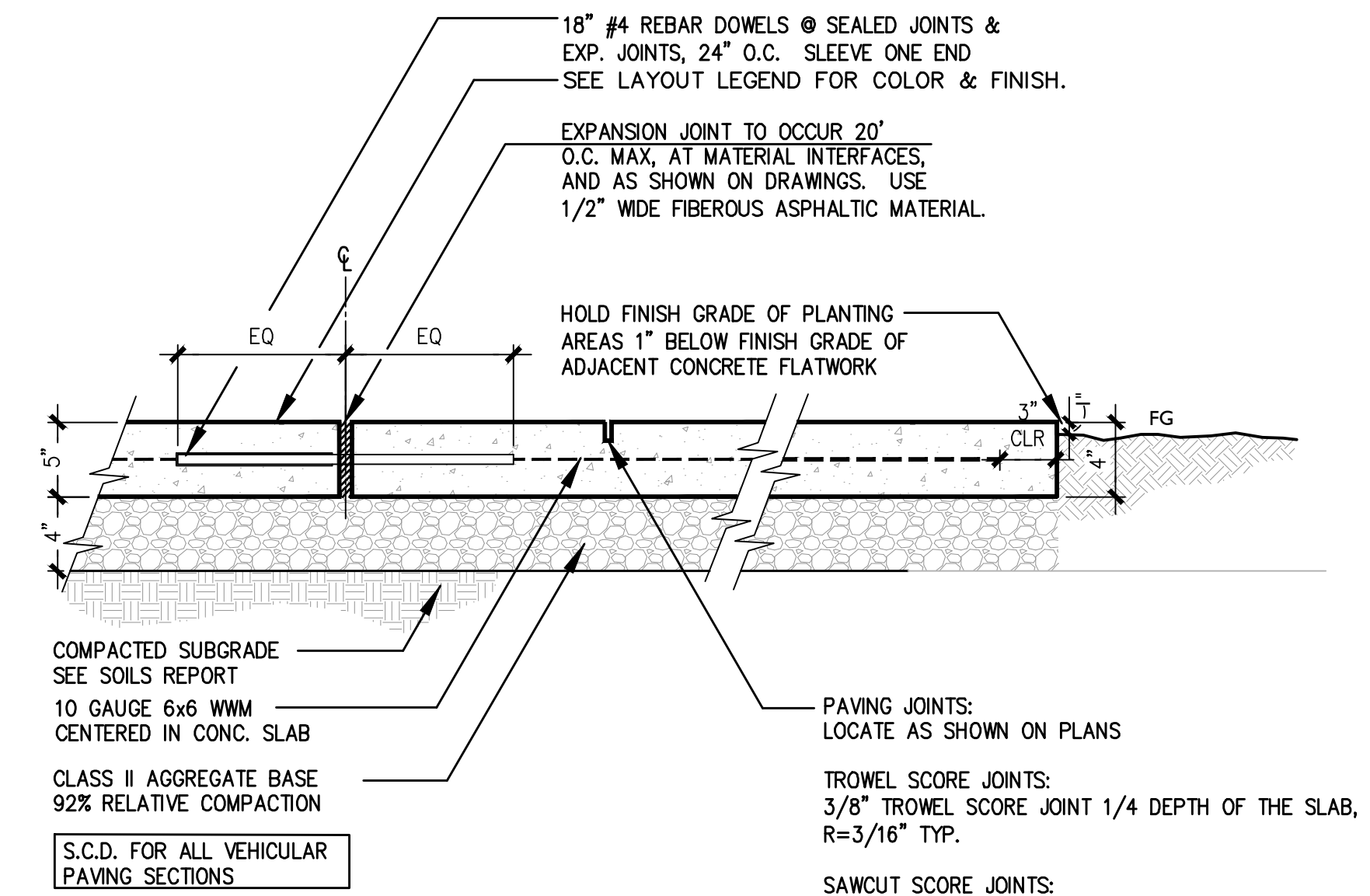
PLACEMENT TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO DG PAVING INSTALLATION.



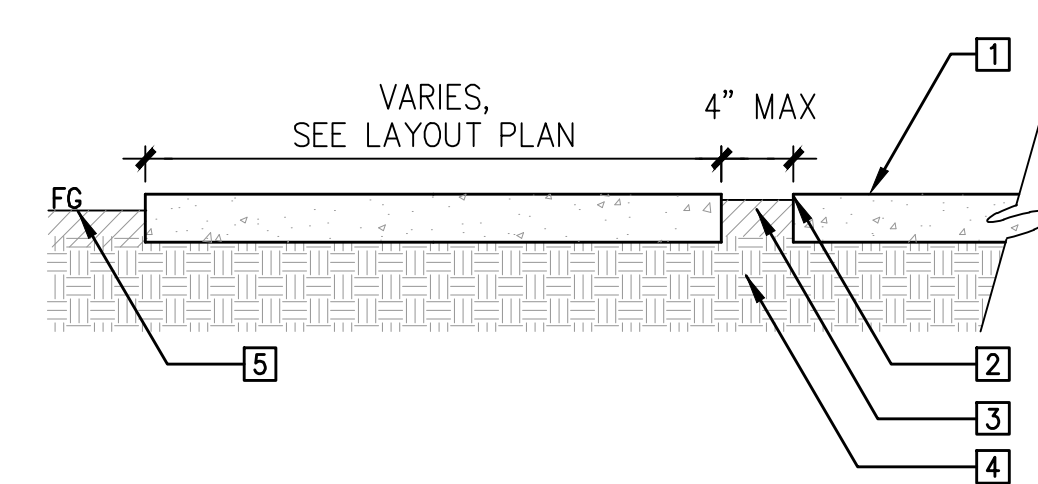
4 LANDSCAPE BOULDER
SCALE: 1/2" = 1'-0"



3 D.G. PAVING W/ METAL HEADER
SCALE: 1" = 1'-0"



2 PEDESTRIAN CONCRETE PAVING
SCALE: 1 1/2" = 1'-0"



1 CONCRETE PAVERS
SCALE: 3/4" = 1'-0"

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPING ORDINANCE AND APPLIED SUCH CRITERIA FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

SIGNATURE

03/22/23

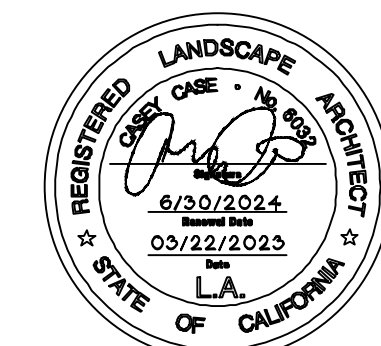


GATES + ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING · URBAN DESIGN
1655 N. MAIN ST. STE 365, WALNUT CREEK, CA 94596
T 925.736.8176 www.dgates.com

PARADISE MODEL
RESIDENTIAL
FRONT YARD
LANDSCAPE PLANS

PARADISE
CALIFORNIA

ISSUE: DESCRIPTION: DATE:



PROJECT NUMBER: 6088
DRAWN: AH
CHECK: DS
DATE: 03/22/2023
SCALE:

CONSTRUCTION
DETAILS

L4.2

TREES



Aesculus x Carnea 'Briotii'
Briotii Red Horsechestnut



Aesculus californica
California Buckeye



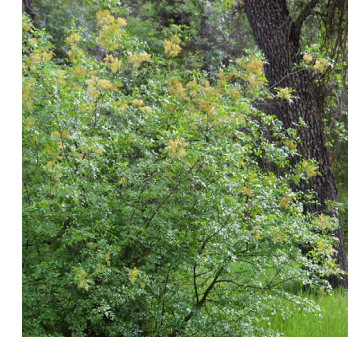
Arbutus x 'Marina'
Marina Strawberry Tree



Arctostaphylos manzanita
'Dr. Hurd'



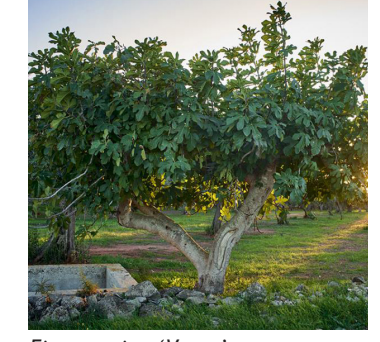
Cercis occidentalis
Western Redbud



Fraxinus dipetala
California Ash



Fremontodendron californicum
California Flannel Bush



Ficus carica 'Verte'
Verte Fig



Prunus ilicifolia
Hollyleaf Cherry



Pyrus communis
Bartlett



Malus domestica
Gala Apple Tree



Citrus limon
Meyer Lemon Tree



Citrus sinensis
Navel Orange



Quercus agrifolia
Coast Oak



Quercus suber
Cork Oak



Quercus kelloggii
Navel Orange



Quercus douglasii
California Blue Oak



Quercus chrysolepis
Canyon Live Oak



Quercus virginiana
Gala Apple Tree



Cornus florida 'Cloud Nine'
Cloud Nine Dogwood



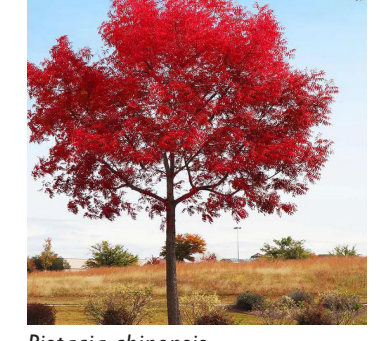
Cornus nuttallii
Pacific Dogwood



Cotinus coggygria
Smoke Tree



Arbutus unedo
Strawberry Tree



Pistacia chinensis
Chinese Pistache



Acer rubrum 'October Glory'
October Glory Red Maple

LARGE SHRUBS



Agave americana
Century Plant



Atriplex lentiformis
Big Saltbush



Arctostaphylos manzanita 'Dr Hurd'
Dr Hurd Common Manzanita



Cistus creticus
Pink Rockrose



Frangula californica 'Eve Case'
Eve Case Coffeeberry



Muhlenbergia rigens
Deer Grass



Ribes sanguineum
Red Flowering Currant



Rhus ovata
Sugar Bush

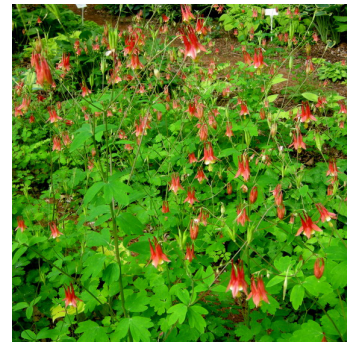
MEDIUM SHRUBS



Westringia fruticosa 'Mundi'
Coast Rosemary



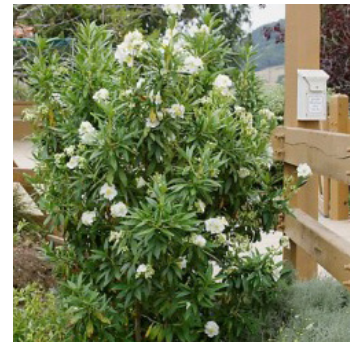
Yucca filamentosa
Adam's Needle



Aquilegia formosa
Western Columbine



Buddleja x 'Blue Chip'
Blue Chip Butterfly Bush



Carpenteria californica
Bush Anemone



Chondropetalum tectorum
Cape Rush



Dasylirion wheeleri
Gray Desert Spoon



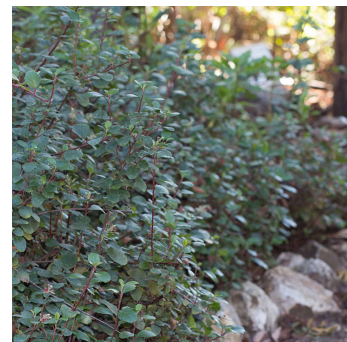
Epilobium californicum
California Fuchsia



Hesperaloe parviflora
Red Yucca



Ribes speciosum
Fuchsia Flowering Gooseberry



Ribes viburnifolium
Evergreen Currant



Rubus leucodermis
Whitebark Raspberry



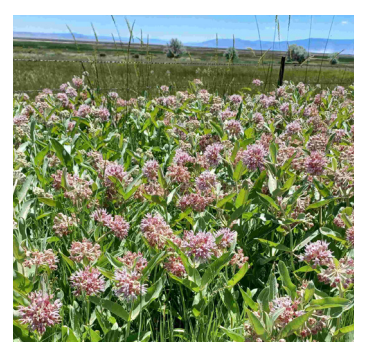
Rubus parviflorus
Thimbleberry



Salvia clevelandii
Cleveland Sage



Ceanothus 'Dark Star'
Dark Star Wild Lilac



Asclepias speciosa
Showy Milkweed

SMALL SHRUBS



Achillea millefolium
Common Yarrow



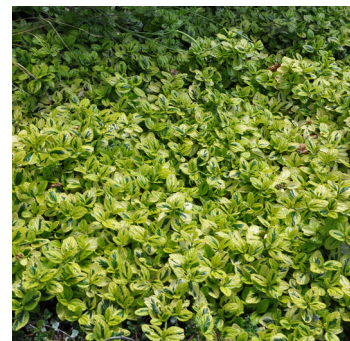
Achillea millefolium 'Salmon Beauty'
Salmon Beauty Common Yarrow



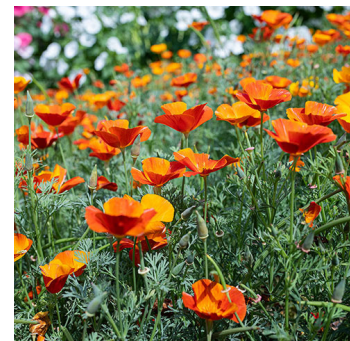
Achillea millefolium 'Paprika'
Paprika Common Yarrow



Agave deserti
Desert Agave



Ceanothus griseus
Carmel Ceanothus



Eschscholzia californica
California Poppy



Festuca californica
California Fescue



Heuchera maxima
Island Alum Root

SMALL SHRUB



Iris douglasiana
Douglas Iris



Lavandula angustifolia
English Lavender



Mimulus cardinalis
Scarlet Monkeyflower



Sisyrinchium bellum
Blue-eyed Grass



Sphaeralcea ambigua
Desert Globemallow



Sphaeralcea munroana
Munro's Globemallow



Teucrium fruticans 'Compactum'
Compact Bush Germander



Aloe saponaria
Soap Aloe



Callistemon viminalis
Better John



Limonium perezii
Statice

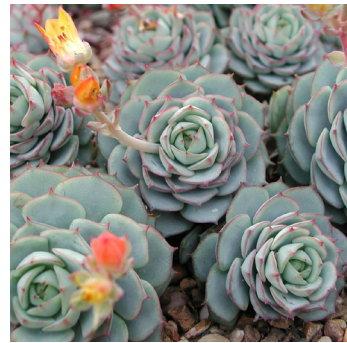


Muhlenbergia capillaris
Pink Muhly Grass

GROUNDCOVER



Arctostaphylos x 'Pacific Mist'
Pacific Mist Manzanita



Echeveria elegans
Mexican Snowball



Myoporum parvifolium
Trailing Myoporum



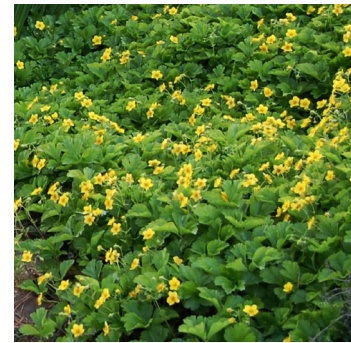
Sedum x 'Angelina'
Angelina Sedum



Senecio mandraliscae
Blue Fingers



Thymus serpyllum
Creeping Thyme



Waldsteinia fragarioides
Appalachian Barren Strawberry



Cotoneaster dammeri 'Lowfast'
Lowfast Bearberry
Cotoneaster



Nepeta faassenii
Catmint



Epilobium canum 'Schieffelin's Choice'