



GENERAL NOTES

THE LANDSCAPE DESIGN FOR THIS PROJECT COMBINES BOTH DROUGHT TOLERANT PLANTINGS, AND A HIGHLY EFFICIENT DRIP IRRIGATION SYSTEM TO COMPLY WITH THE LOCAL WATER ORDINANCE, AND PROVIDE A LANDSCAPE THAT IS WATER WISE, SUSTAINABLE, AND LOW MAINTENANCE.

ALL OF THE PLANTINGS PROPOSED ARE DROUGHT TOLERANT WITH A MAJORITY HAVING THE WUCOLS CLASSIFICATION OF LOW OR VERY LOW WATER USE. THE SPACING OF THE PLANT MATERIALS ALLOW THE PLANTS TO MATURE TO THEIR ULTIMATE SIZE WITHOUT THE NEED FOR SHEERING, HEADING BACK, AND EXCESSIVE OFFHAULING OF CUTTINGS. THE SPACING OF THE PLANT MATERIALS ALSO ALLOW SOME NEGATIVE SPACE WHICH WILL PROVIDE A NON-OVER PLANTED LOOK, AND VISUAL INTEREST. ALL AREAS NOT PLANTED WILL HAVE A 2" MINIMUM LAYER OF MULCH FOR WEED PREVENTION, SOIL STABILIZATION, AND WATER RETENTION..

THE IRRIGATION SYSTEM IS ROBUST, TIME PROVEN, AND IS ALL DRIP IRRIGATED EXCEPT FOR TURF. THE IRRIGATION SYSTEM USES A CONTROLLER THAT HAS THE CAPABILITY OF BEING WEATHER BASED, RECEIVING DAILY WEATHER INPUT TO ADJUST THE IRRIGATION SCHEDULE BASED ON REAL TIME WEATHER INPUT. THIS WILL ELIMINATE WATERING DURING TIME OF HIGH HUMIDITY, RAIN, OR HIGH SOIL SATURATION. THE IRRIGATION SYSTEM WILL BE ALL HARD PIPE UNDERGROUND, WITH THREADED RISERS, AND A THREADED DISTRIBUTION HEAD, WITH NO POLY PIPE OR BARBED CONNECTIONS. Y-STRAINERS WILL BE USED AT EACH VALVE.

PLANTING NOTES

REFER TO CIVIL SHEETS FOR SITE GRADING AND DRAINAGE. THE EXACT LOCATIONS OF PROPOSED TREES AND LARGE SHRUBS SHALL BE COORDINATED WITH ALL UNDERGROUND UTILITIES.

THE PLANTING PLAN IS DIAGRAMMATIC ONLY. THE EXACT LOCATION OF PLANT MATERIAL SHALL BE DETERMINED IN THE FIELD.

THE CONTRACTOR SHALL VERIFY THAT THE SOIL TO BE PLANTED IS NATIVE, AND FREE FROM ANY FOREIGN MATERIALS OR SUBSTANCES.

TILL ALL NEW PLANTING AREAS TO A DEPTH OF 8", AND REMOVE ALL WEEDS, STICKS, STONES OVER 1/2" DIAMETER, AND ANY OTHER MATERIAL WHICH WOULD BE HARMFUL TO PLANT GROWTH.

ALL NEW PLANTING AREAS SHALL RECEIVE A 2" LAYER OF NITROGEN FORTIFIED WOOD RESIDUAL. TILL IN TO A DEPTH OF 6" AND FINE GRADE.

ALL PLANT MATERIAL SHALL RECEIVE "AGRIFORM" FERTILIZER TABLETS AT THE TIME OF PLANTING, INSERTED IN THE BACKFILL MIX AT HALF THE DEPTH OF THE ROOTBALL. TABLET QUANTITIES AND SIZE AS INDICATED ON THE PLANTING DETAILS.

AFTER FINE GRADING, AND PLANTING, (PRIOR TO TOP DRESSING WITH MULCH) A PRE-EMERGENT HERBICIDE SHALL BE APPLIED AT A RATE AND METHOD RECOMMENDED BY THE PRODUCT MANUFACTURER. SPREAD AS A TOP DRESSING, A 2" LAYER OF NITROGEN FORTIFIED BARK (LARGE/BLACK), IN ALL PLANTING AREAS FOR ADDITIONAL WEEK CONTROL, AND WATER RETENTION.

ALL PLANT MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY THE OWNERS OR THE LANDSCAPE ARCHITECT.

ALL PLANTING DETAILS SHALL BE CLOSELY FOLLOWED, AND ALL LOCAL GOVERNING CODES SHALL BE MET.

ALL PLANT MATERIALS SHALL BE IN A HEALTHY, VIGOROUS, AND DISEASE FREE CONDITION. THE PLANT SIZE SHALL BE PROPORTIONAL TO THE CONTAINER SIZE SPECIFIED. PLANTS NOT MEETING THESE REQUIREMENTS WILL BE REFUSED, EVEN IF PLANTED.

PLANTING LEGEND

KEY	TREES	
	BOTANICAL NAME	COMMON NAME
ARB MAR	Arbutus 'Marina'	Strawberry Tree
BRA ARM	Brahea armata	Mexican Blue Palm
BUT CAP	Butia capitata	Pindo Palm
CHA HUM	Chamaerops humilis	Mediterranean Fan Palm
COR AUS	Coryline australis 'Red Star'	Dracena
DOD VIS	Dodonea viscosa 'Saratoga' (Standard)	Purple Leaf Hopseed Bush
MAG SOU	Magnolia soulangeana 'Alexandrians'	Saucer Magnolia
MAY BOA	Maytenus boaria 'Green Showers'	Mayten Tree
OLE EUR	Olea europaea 'Swan Hill'	Olive
PHO CAN	Phoenix canariensis	Canary Island Date Palm
QUE AGR	Quercus agrifolia	Coast Live Oak
ROB AMI	Robinia ambigua 'Purple Robe'	Flowering Locust
SCH MOL	Schinus molle	California Pepper Tree
SYA ROM	Syagrus romanoffiana	Queen Palm
TRA FOR	Trachycarpus fortunei	Windmill Palm
WAS ROB	Washingtonia robusta	Mexican Fan Palm
KEY	SHRUBS	
	BOTANICAL NAME	COMMON NAME
ACH MIL	Achillea millefolium	Fern Leaf Yarrow (Pink)
AGA AME	Agave american	Blue Agave
ALY HUE	Alyogyne Huegeli	Blue Hibiscus
CER PLU	Ceratostigma plumbaginoides	Dwarf Plumbago
ERY BOW	Erysimum 'Bowles Mauve'	Wallflower
FEI SEL	Feijoa sellowiana	Pinnacle Guava
FEL AME	Felicia amelloides	Blue Marguerite
KNI SHI	Kriphofia 'Shining Scepter'	Red hot poker
LAV MUN	Lavendula 'Munstead'	Dwarf English Lavender
LAV STO	Lavendula stoechas	Spanish Lavender
LEP RUB	Leptospermum 'Ruby Glow'	New Zealand Tea
LIM PER	Limonium perezii	Sea Lavender
PEN SET	Penstemon setaceum (Red)	Fountain grass (Red)
PEN GLO	Penstemon glorioides 'Midnight Blue'	Penstemon
PER ATR	Perovskia atriplicifolia 'Little Spire'	
PHO MAO	Phormium 'Maori Queen'	Maori Queen Flax
PLU AUR	Plumbago auriculata	Cape Plumbago
ROM COU	Romneya coulteri	Matlila Poopy
ROS TUS	Rosmarinus 'Tuscan Blue'	Rosemary
SAL LEU	Salvia Leucophylla x clevelandii 'Pozo Blue'	Salvia Pozo Blue
KEY	GROUND COVERS	
	BOTANICAL NAME	COMMON NAME
ARC EME	Arctostaphylos 'Emerald Carpet'	Dwarf Manzanilla
BAC PIL	Baccharis pilularis 'Twin Peaks'	Dwarf Coyote Brush
COP PUM	Coprosma pumila 'Verde Vista'	Prostrate Coprosma
COT LOW	Cotoneaster 'Lowfast'	Prostrate Cotoneaster
GAZ SUN	Gazania 'Sunrise Yellow'	Gazania
LAN MON	Lantana montevidensis	Lantana (purple)
OST FRU	Osteospermum fruticosum 'Hybrid White'	African Daisy
ROS PRO	Rosmarinus 'Prostratus'	Dwarf Rosemary
SCA MAU	Scaveola 'Mauve Clusters'	Scaveola
THY CIT	Thymus citrodoria	Thymus
VER PER	Verbena Peruviana (Purple)	Large Leaf Verbena
KEY	VINES	
	BOTANICAL NAME	COMMON NAME
BOU SAN	Bougainvillea 'San Diego Red'	Bougainvillea

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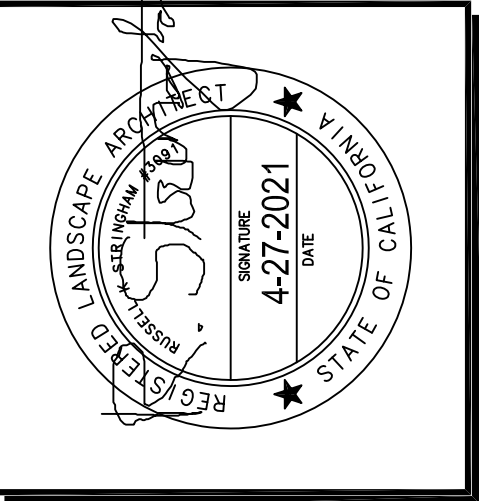
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PLANTING PLAN

REVISION	REVISION DATE
	6-3-2021

JOB NUMBER

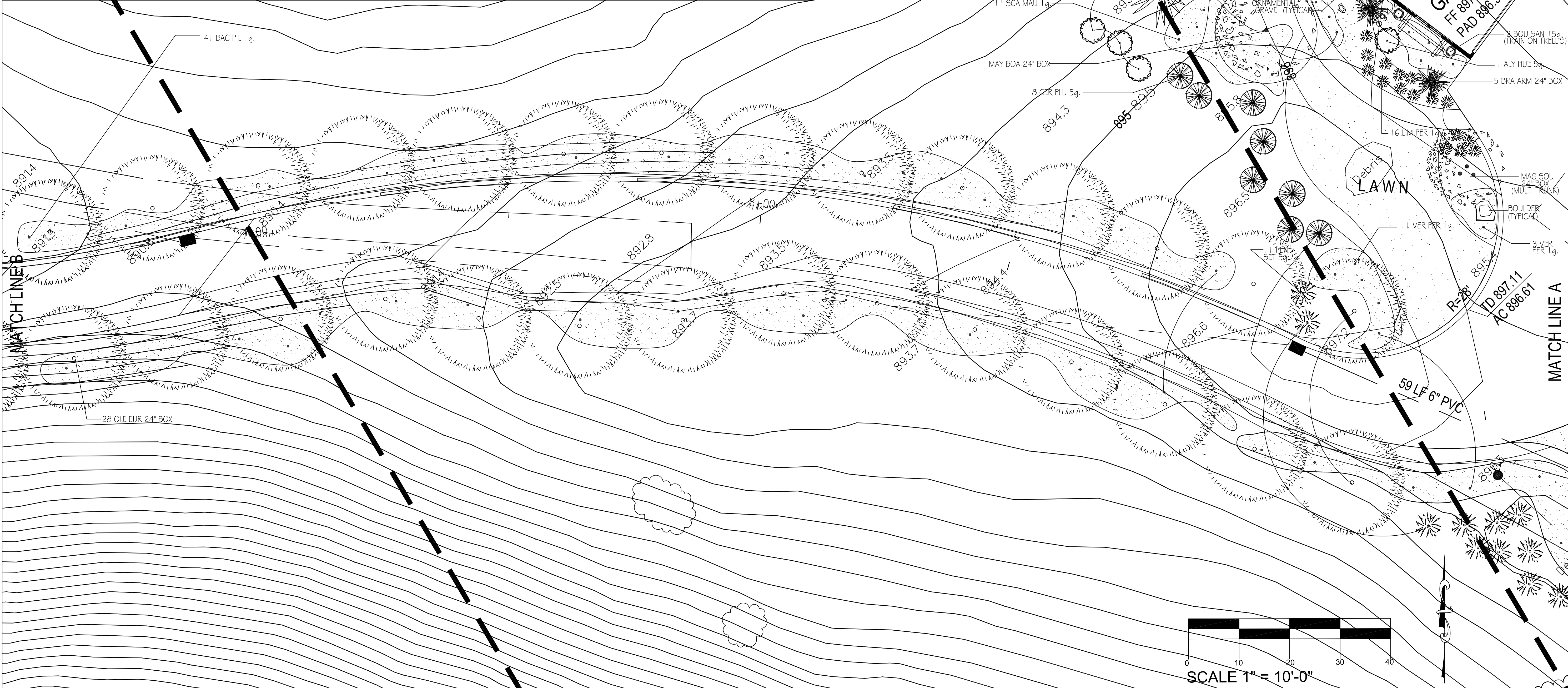
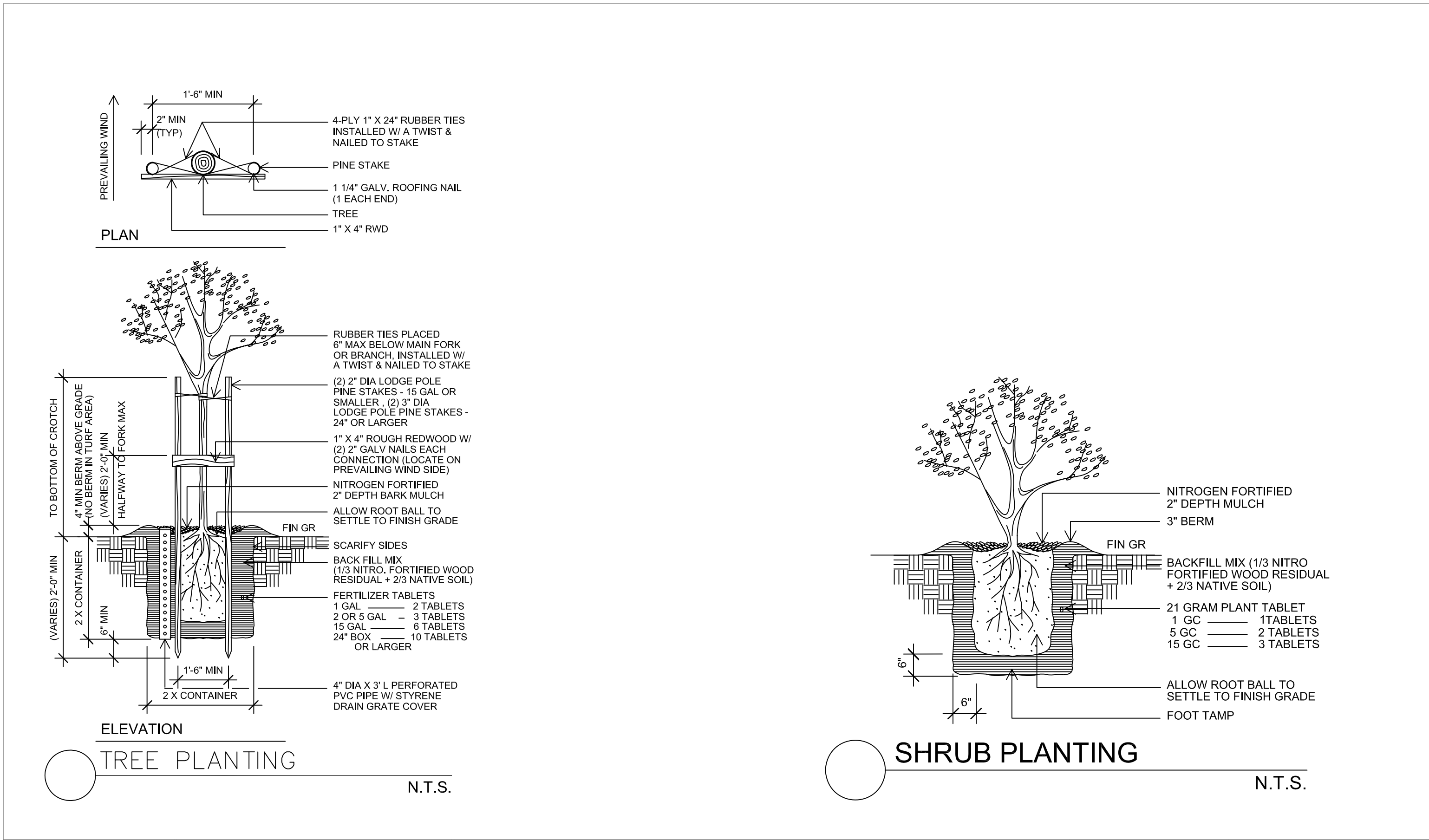
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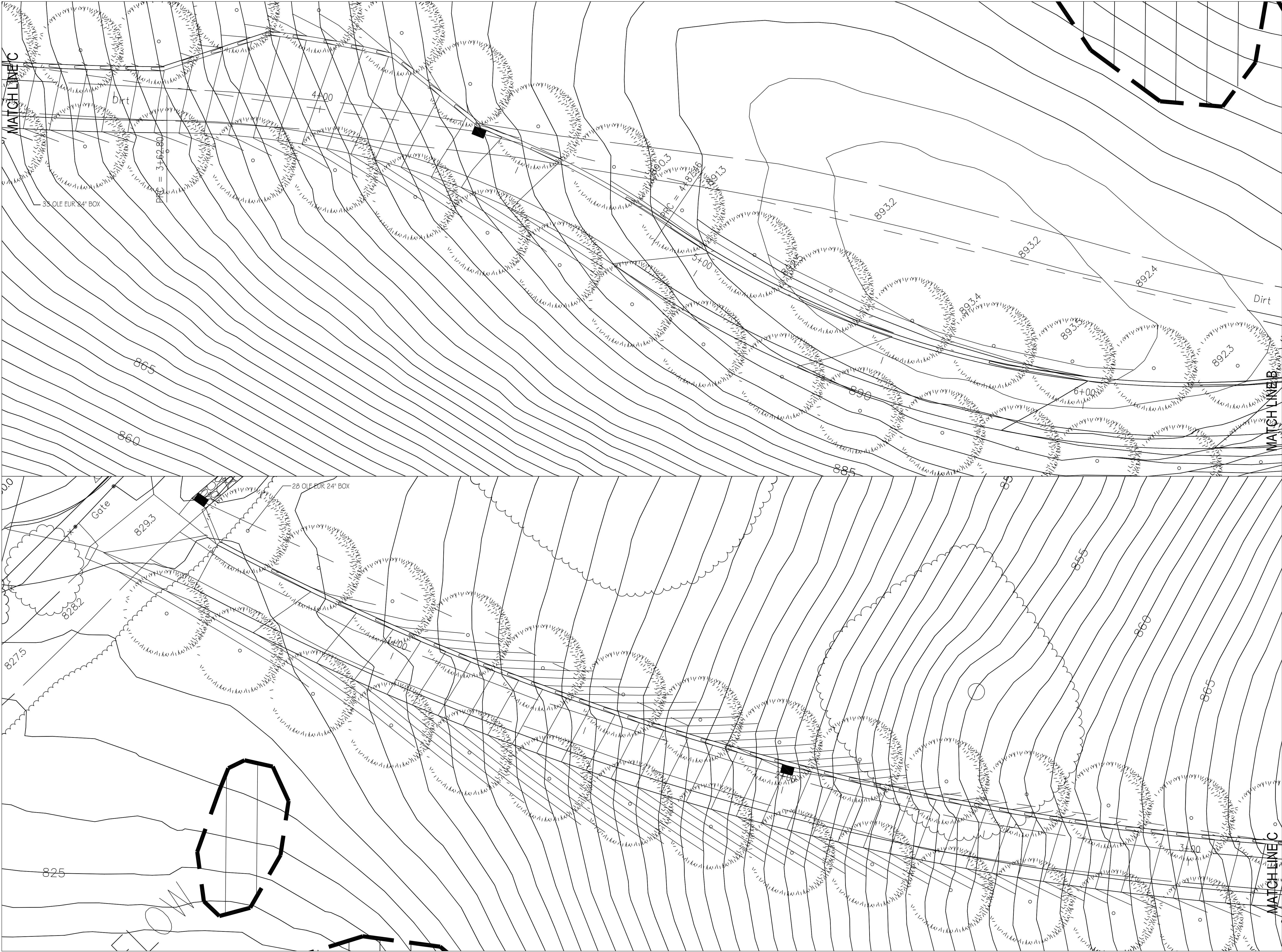
DRAWN BY
RKS

SCALE
1"=10'-0"

SHEET

L-1





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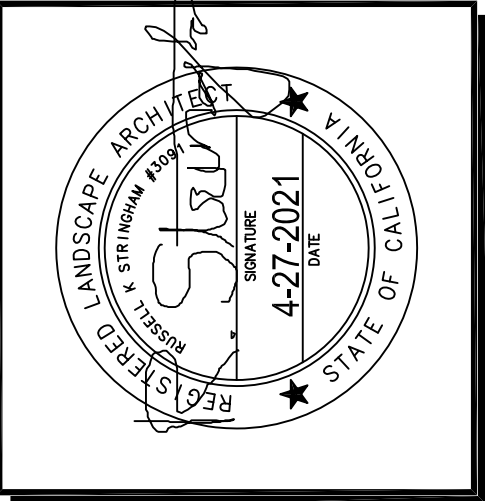
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DRAWN BY

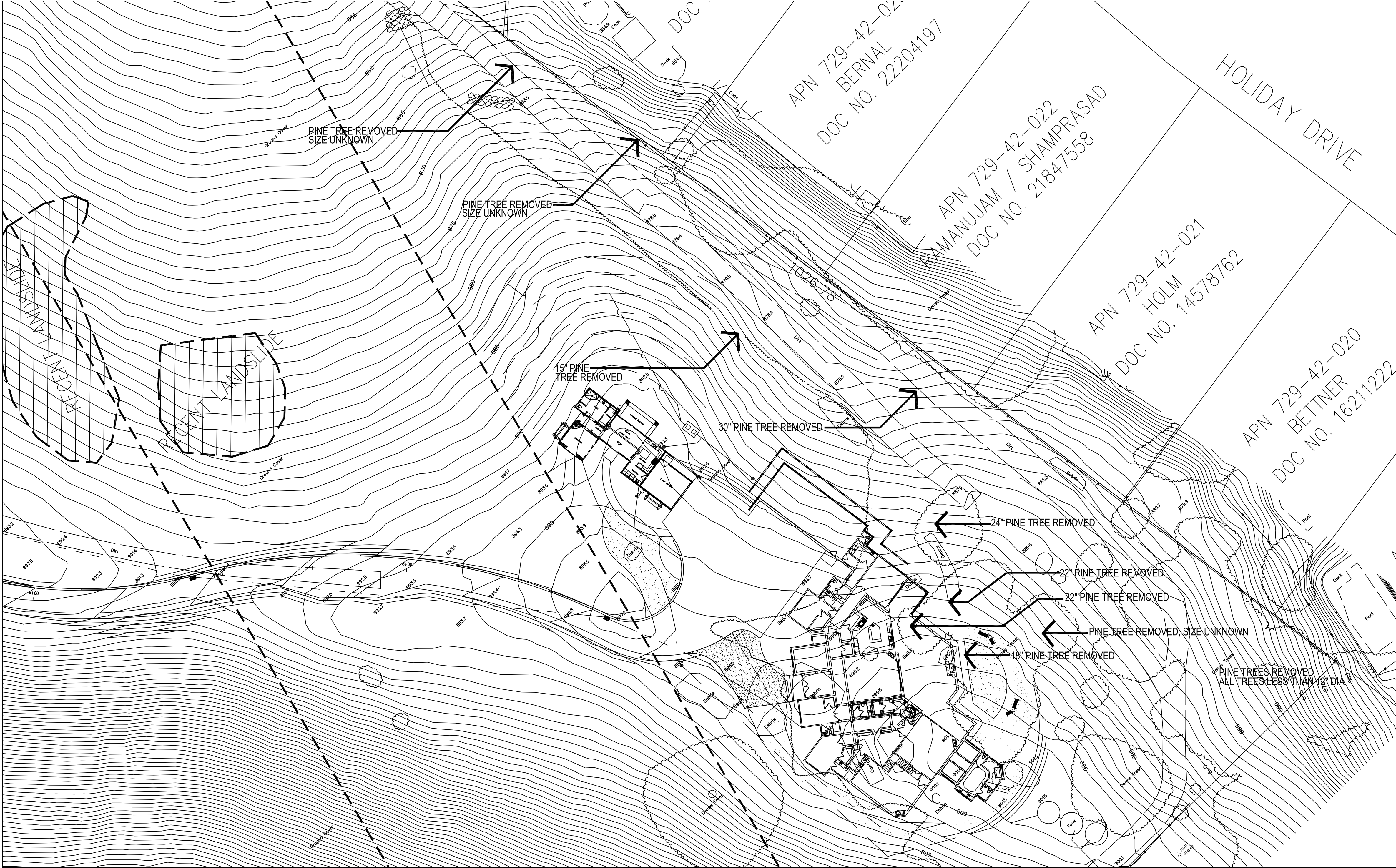
RKS

SCALE

1"=10'-0"

SHEET

L-3

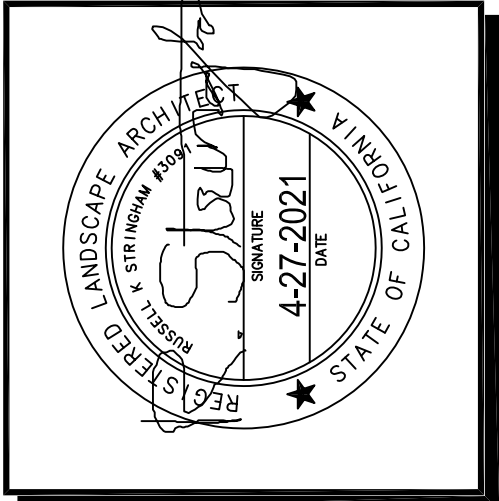


THIS SHEET SHOWS ALL TREES REMOVED, 9
TOTAL.
REPLACEMENT TREES ARE SHOWN ON SHEETS
L-1, L-2, L-3 AND L-5. AT A RATIO OF 10:1 OVER 185
TREES ARE BEING PROPOSED.

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TREE REMOVAL

REVISION	REVISION DATE
	6-3-2021

JOB NUMBER

DATE 4-8-2021

DRAWN BY
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SCALE
1"=30'-0"

SHEET

L-4



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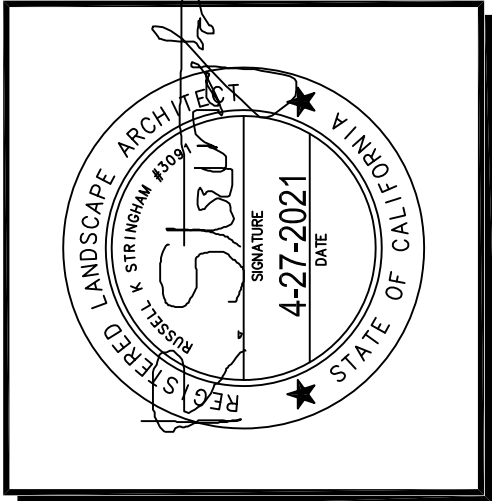
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SCREEN TREES

REVISION	REVISION DATE

JOB NUMBER

DATE 6-3-2021

DRAWN BY
RKS

SCALE
1"=60'-0"

SHEET

L-5