



KEYED NOTES

- 1. BIO RETENTION SWALE RE: CIVIL DRAWINGS FOR SOIL SPECS.
- 2. SIDEWALK
- 3. CURB
- 4. TRASH ENCLOSURE (SEE ARCH. DETAILS)
- 5. STORM DRAIN
- 6. 18" PARKING STALL SETBACK
- 7. GREENSCREEN FENCING BETWEEN EVERY RESIDENCE PATIO

PLANT LEGEND

TREES						
SYM	COMMON NAME	BOTANICAL NAME	SIZE	WATER NEEDS	QTY.	
	California Ash	Fraxinus dipetala	15 gallon min.	LOW	3	
	Western Redbud	Cercis occidentalis	15 gallon min.	V. LOW	6	
SHRUBS						
SYM	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	WATER NEEDS	QTY.
	California fescue	Festuca californica	1 gallon	3'-0" O.C.	LOW	30
	Dwarf Coyote Bush	Baccharis pilularis	5 gallon	5'-0" O.C.	LOW	11
	Coral Aloe	Aloe striata	5 gallon	2'-0" O.C.	LOW	17
	Scarlet Monkeyflower	Mimulus cardinalis	5 gallon	3'-0" O.C.	LOW	11
	Lavender	Lavendula spp.	1 gallon	3'-0" O.C.	LOW	18
	Blue Eyed Grass	Sisyrinchium bellum	1 gallon	0'-6" O.C.	V. LOW	75
	Creeping Oregon Grape	Mahonia repens	5 gallon	3'-0" O.C.	MOD	17
	Blue Rush	Juncus potens	5 gallon	3'-6" O.C.	LOW	25
	Common Monkeyflower	Mimulus aurantiacus	1 gallon	3'-0" O.C.	LOW	16
	Australian Fuchsia	Correa 'Carmine Bells'	1 gallon	2'-0" O.C.	MOD	122
	Blue Wildrye	Elymus glaucus	5 gallon	3'-0" O.C.	V. LOW	28
	Yellow Trumpet Vine	Macfadyena unguis-cati	5 gallon	3'-0" O.C.	V. LOW	24
-VEGETATED FLOW-THRU PLANTER BIOSWALE (REFERENCE CIVIL)						

IRRIGATION STATEMENT

THIS DESIGN AS SHOWN IS INTENDED TO BE PERMANENTLY IRRIGATED BY MEANS OF AN AUTOMATIC IRRIGATION SYSTEM COMPOSED OF OVERHEAD SPRAY AND ROTOR SPRINKLER HEADS AND/OR LOW-VOLUME DRIP LINE. THE SYSTEM SHALL BE CONTROLLED WITH AN PROGRAMMABLE IRRIGATION CONTROLLER, CAPABLE OF ADJUSTING FOR CLIMATIC VARIANCES. WHERE POTABLE WATER IS REQUIRED, ONE POINT OF CONNECTION SHALL BE MADE AND FITTED WITH AN WILKINS MODEL 975, REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER.

GENERAL NOTES

ALL PLANTING BEDS SHALL RECEIVE A 2" DEPTH OF ORGANIC MULCH.

THE SITE WILL BE MAINTAINED THROUGHOUT THE YEAR BY PROFESSIONAL LANDSCAPE MAINTENANCE CREW. SUCH MAINTENANCE SHALL INCLUDE BUT WILL NOT BE LIMITED TO WEEKLY MOWING AND TRIMMING OF THE TURF, REGULAR FERTILIZATION, ANNUAL TREE AND SHRUB PRUNING, WEEDING AND TRASH OR DEBRIS REMOVAL.

FINISH GRADES FOR LANDSCAPE AREAS TO BE SMOOTH AND EVEN GRADIENTS WITH POSITIVE DRAINAGE IN ACCORDANCE WITH SITE GRADING PLAN. SLOPES FOR TURF AREAS SHALL NOT EXCEED 4:1.

ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION.

PROTECT LANDSCAPE WORK AND MATERIALS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS, OPERATIONS BY OTHER CONTRACTORS AND TRADERS, AND TRESPASSERS. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIODS. TREAT, REPAIR, OR REPLACE DAMAGED LANDSCAPE WORK AS DIRECTED.

CONTRACTOR IS RESPONSIBLE TO VERIFY ALL QUANTITIES PROVIDED ON ALL PLANS. IF QUANTITIES LISTED DO NOT CORRELATE WITH WHAT IS SHOWN ON THE PLAN, THE QUANTITIES SHOWN ON THE PLAN SHALL GOVERN. THIS INCLUDES BUT IS NOT LIMITED TO TREE, SHRUB, ROCK, TOPSOIL, MULCH, SEED OR SOD, EDGING, AND DRIP LINE QUANTITIES.

L1 LANDSCAPE PLAN



PLAZA SAN PABLO RESIDENCES/RETAIL

SAN PABLO AVE. & LUNA LN.  
SAN PABLO, CA



OCTOBER 18, 2016

#16144