



**McPROUD & ASSOCIATES**  
LANDSCAPE ARCHITECTURE  
Lic. No. 20930  
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15500 CENTER HILL ROAD, REDDING CITY, CALIFORNIA 96001

**PLANTING PLAN**

TITLE

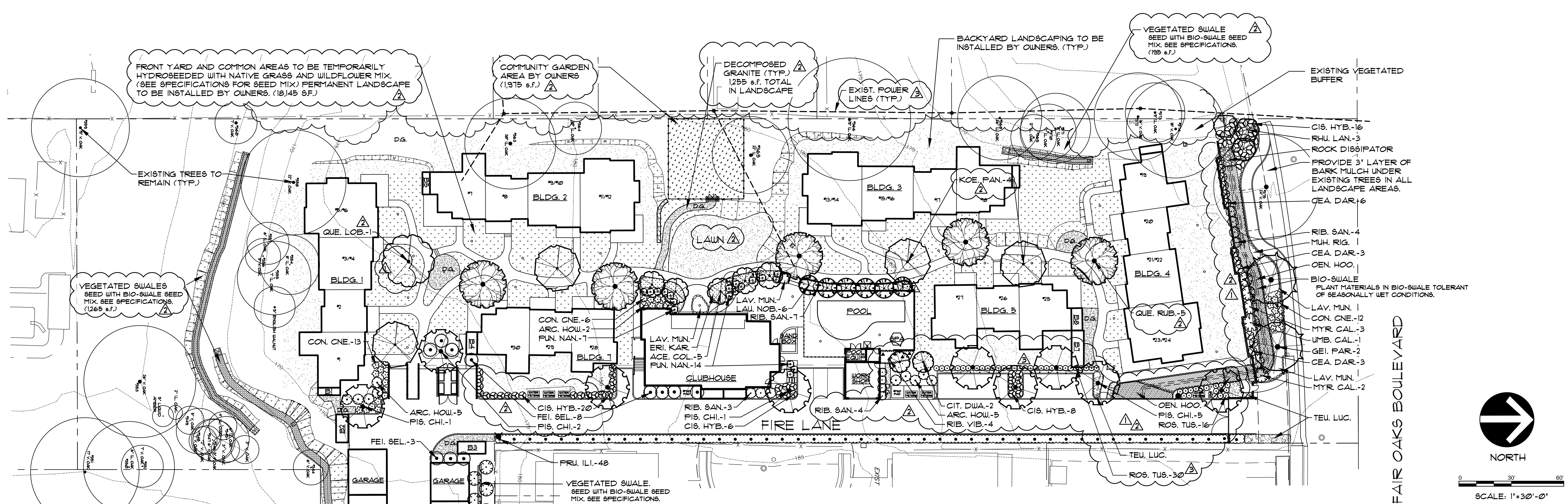
**FAIR OAKS ECOHOUSING**  
4025 NEW YORK AVENUE  
SACRAMENTO COUNTY, CA

DRAWING NO.  
4 9 1

REVISIONS  
DATE  
SCALE

01-15-16

1" = 30'-0"



FRONT YARD AND COMMON AREAS TO BE TEMPORARILY HYDROSEEDED WITH NATIVE GRASS AND WILDFLOWER MIX. (SEE SPECIFICATIONS FOR SEED MIX) PERMANENT LANDSCAPE TO BE INSTALLED BY OWNERS. (18,149 S.F.)

COMMUNITY GARDEN AREA BY OWNERS (1,975 S.F.)

DECOMPOSED GRANITE (TYP.) 1255 S.F. TOTAL IN LANDSCAPE

VEGETATED SWALE SEED WITH BIO-SWALE SEED MIX. SEE SPECIFICATIONS. (195 S.F.)

BACKYARD LANDSCAPING TO BE INSTALLED BY OWNERS (TYP.)

EXISTING TREES TO REMAIN (TYP.)

VEGETATED SWALES SEED WITH BIO-SWALE SEED MIX. SEE SPECIFICATIONS. (1265 S.F.)

COMMUNITY GARDEN AREA BY OWNERS (920 S.F.)

PROVIDE 3" LAYER OF BARK MULCH UNDER EXISTING TREES IN ALL LANDSCAPE AREAS.

**SHADE CALCULATIONS**  
-TOTAL PARKING AREA ON PARCEL = 4,989 S.F.  
-TOTAL SHADE AREA OVER PARKING = 2,828 S.F.  
SHADE AREA OF PISTACIA CHINENSIS (30ft. diam.) = 101s.f. @ 100% X 1 = 101s.f.  
(30ft. diam.) = 101s.f. @ 50% X 6 = 2,121s.f.  
SHADE COVERAGE = 51%

PLANT TYPE	ABBREVIATION	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	SQ. FT.	WATER USAGE
TREE	ACE. COL.	Acer rubrum 'Columnare'	'Columnare' Red Maple	15 gal.	5		MED.
SHRUB	ARC. HOW.	Arctostaphylos densiflora	Howard McMillin Manzanita	5 gal.	12		LOW
SHRUB	CEA. DAR.	Ceanothus 'Dark Star'	Dark Star Ceanothus	5 gal.	12		LOW
SHRUB	CIS. HYB.	Cistus x hybridus	Rockrose	5 gal.	50		LOW
TREE	CIT. DW.A.	Dwarf Citrus Tree	Variety by Owner	15 gal.	2		MED.
SHRUB	CON. CNE.	Convolvulus anserinum	Bush Morning Glory	5 gal.	31		LOW
GROUND COVER	ERI. KAR.	Erigeron karvinskianus	Santa Barbara Daisy	4" pots	24' o.c.	320	LOW
SHRUB	FEI. SEL.	Feljoa seouliana	Pineapple Guava	5 gal.	23		LOW
TREE	GEI. PAR.	Geijera parviflora	Australian Willow	15 gal.	4		MED.
TREE	KOE. PAN.	Koeleruteria paniculata	Golden Rain Tree	15 gal.	4		MED.
TREE	LAU. NOB.	Laurus nobilis (Standard)	Standard Form Sweet Bay	15 gal.	6		LOW
PEREN.	LAV. MUN.	Lavandula angustifolia 'Munstead'	Munstead Lavender	1 gal.	24' o.c.	860	LOW
GRASS	LAWN	Hybrid Fescue Lawn Blend	See specifications	Sod		1,655	HIGH
GRASS	MUH. RIG.	Muhlenbergia rigens	Deer Grass	1 gal.	30' o.c.	770	LOW
SHRUB	MYR. CAL.	Myrica californica	Pacific Wax Myrtle	5 gal.	21		MED.
GROUND COVER	OEN. HOO.	Oenothera hookeri	Evening Primrose	4" pots	24' o.c.	770	LOW
TREE	PIS. CHI.	Pistacia chinensis	Chinese Pistache	24" box	9		LOW
SHRUB	FRU. ILI.	Frunus ilicifolia	Holly-Leafed Cherry	5 gal.	48		LOW
SHRUB	FUN. NAN.	Funica granatum 'Nana'	Dwarf Pomegranate	5 gal.	21		LOW
TREE	QUE. LOB.	Quercus lobata	Valley Oak	24" box	1		LOW
TREE	QUE. RUB.	Quercus rubra	Red Oak	24" box	5		MED.
TREE	RHU. LAN.	Rhus lancea	African sumac	15 gal.	3		LOW
SHRUB	RIB. SAN.	Ribes sanguineum	Red Flowering Currant	5 gal.	18		LOW
SHRUB	RIB. VIB.	Ribes viburnifolium	Catalina Currant	5 gal.	4		LOW
SHRUB	ROS. TUS.	Rosmarinus officinalis 'Tuscan Blue'	Tuscan Blue Rosemary	5 gal.	48		LOW
GROUND COVER	TEU. LUC.	Teucrium x lucidrys	Groundcover Germander	1 gal.	24' o.c.	665	LOW
SHRUB	UMB. CAL.	Umbellularia californica	California Bay Tree	5 gal.	11		MED.

**GENERAL NOTES:**

- LANDSCAPING WITHIN THE DRIP LINES OF NATIVE OAK TREES HAS BEEN LIMITED TO NATIVE PLANT MATERIALS WHICH ARE ADAPTED TO SEMI-ARID CONDITIONS. LANDSCAPE MATERIALS SHALL BE KEPT A MINIMUM OF 2 FEET FROM THE BASE OF ALL NATIVE OAK TRUNKS. NO LANDSCAPE TRENCHING OR IRRIGATION SHALL OCCUR WITHIN DRIP LINES.
- ALL TREE AND PLANT LOCATIONS SHALL BE ADJUSTED IF NEEDED TO AVOID CONFLICTS WITH UNDERGROUND UTILITIES, FIRE HYDRANTS, STREET LIGHTS, UTILITY BOXES, WATER METER, BACKFLOW PREVENTION DEVICES, SITE VISIBILITY AT AT DRIVEWAYS AND STREET INTERSECTIONS, ETC.
- PLANT PALETTE STRESSES NATIVE AND ADAPTIVE MEDITERRANEAN ZONE PLANT SPECIES. THESE PLANTINGS WILL PRESERVE & ENHANCE HABITAT VALUE. USE OF SUSTAINABLE LANDSCAPE PRACTICES & SPECIES WILL MINIMIZE THE NEED FOR EXTENSIVE USE OF IRRIGATION, FERTILIZERS, AND PESTICIDES.
- ALL LANDSCAPE AREAS SHALL BE MULCHED WITH A 3" LAYER OF WOOD CHIPS.
- CONTRACTOR SHALL VERIFY PLANT QUANTITIES & PROVIDE ADEQUATE GROUND COVER IN AREAS SO INDICATED ON PLAN.
- CONTRACTOR TO PROVIDE SURROUND PLANTING ROOT BARRIERS TO ALL TREES WITHIN 6 FEET OF PAVING OR WITHIN 5 FEET OF THE BACK OF SIDEWALKS, FOLLOWING MANUFACTURER'S SPECIFICATIONS.
- THE CONTRACTOR SHALL VERIFY THE EXISTENCE, LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ORDERING MATERIALS OR BEGINNING SITE CONSTRUCTION. THE CONTRACTOR SHALL CALL UNDERGROUND SERVICE ALERT (USA) AT 800-221-7600 AT LEAST 3 DAYS PRIOR TO CONSTRUCTION.

**COMPLIANCE WITH CURRENT MUEL0 (MODEL WATER EFFICIENT LANDSCAPE ORDINANCE)**

- REQUIREMENTS FOR THE LANDSCAPE DESIGN PLAN AND IRRIGATION DESIGN PLAN ARE INCLUDED IN THESE PLANS. SEE SHEET L-2 FOR WATER USE CALCULATIONS AND HYDROZONE TABLE. (SEE CIVIL ENGINEERING PLANS FOR THE REQUIREMENTS OF THE GRADING DESIGN PLAN). I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN AND THE IRRIGATION DESIGN PLAN.  
SIGNED: *Josephine McProud*  
JOSEPHINE MCPROUD, CA. LANDSCAPE ARCHITECT #20930
- CONTRACTOR SHALL OBTAIN A SOILS FERTILITY TEST AND PREPARE A SOIL MANAGEMENT REPORT BASED ON THESE TESTS. SOIL SAMPLES SHALL BE COLLECTED AFTER GRADING OPERATIONS HAVE BEEN COMPLETED, YET PRIOR TO THE INSTALLATION OF LANDSCAPE MATERIALS. BEFORE INSTALLING SOIL AMENDMENTS, THE CONTRACTOR SHALL SUBMIT A COPY OF THE SOILS REPORT FOR REVIEW TO THE COUNTY OF SACRAMENTO, COMMUNITY DEVELOPMENT DEPARTMENT. CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AS RECOMMENDED IN THE REPORT, OR BETTER, TO CORRECT FOR DEFICIENCIES NOTED IN THE SOILS REPORT. PRIOR TO SCHEDULING FINAL INSPECTIONS FOR THIS BUILDING PERMIT, THE SOILS REPORT REQUIREMENT MUST BE COMPLETED.
- PRIOR TO COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS, MAINTENANCE SCHEDULE AND ANNUAL IRRIGATION SCHEDULE TO THE OWNERS FOR SUBMISSION WITH THE CERTIFICATE OF COMPLETION. IRRIGATION SCHEDULES SHALL USE THE SOILS REPORT INFILTRATION RATE AS A BASIS TO CALCULATE WATERING TIMES AND CYCLES. CONTRACTOR SHALL SUBMIT ONE SCHEDULE CALCULATING WATERING TIME FOR THE PLANT ESTABLISHMENT PERIOD, AND A SECOND SCHEDULE TO REFLECT WATERING OF THE ESTABLISHED LANDSCAPE.
- AN INDEPENDENT IRRIGATION AUDIT REPORT SHALL BE PREPARED BY A QUALIFIED IRRIGATION AUDITOR FOR SUBMISSION WITH THE CERTIFICATE OF COMPLETION.