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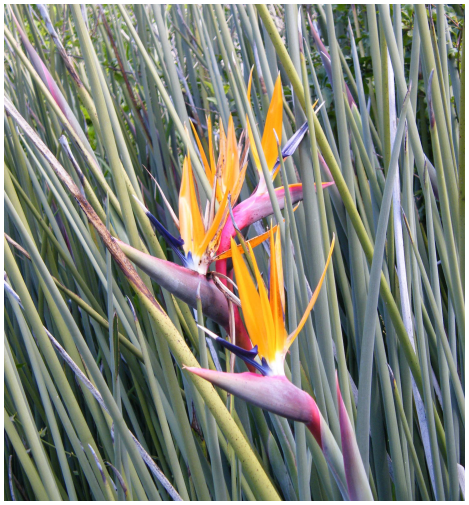
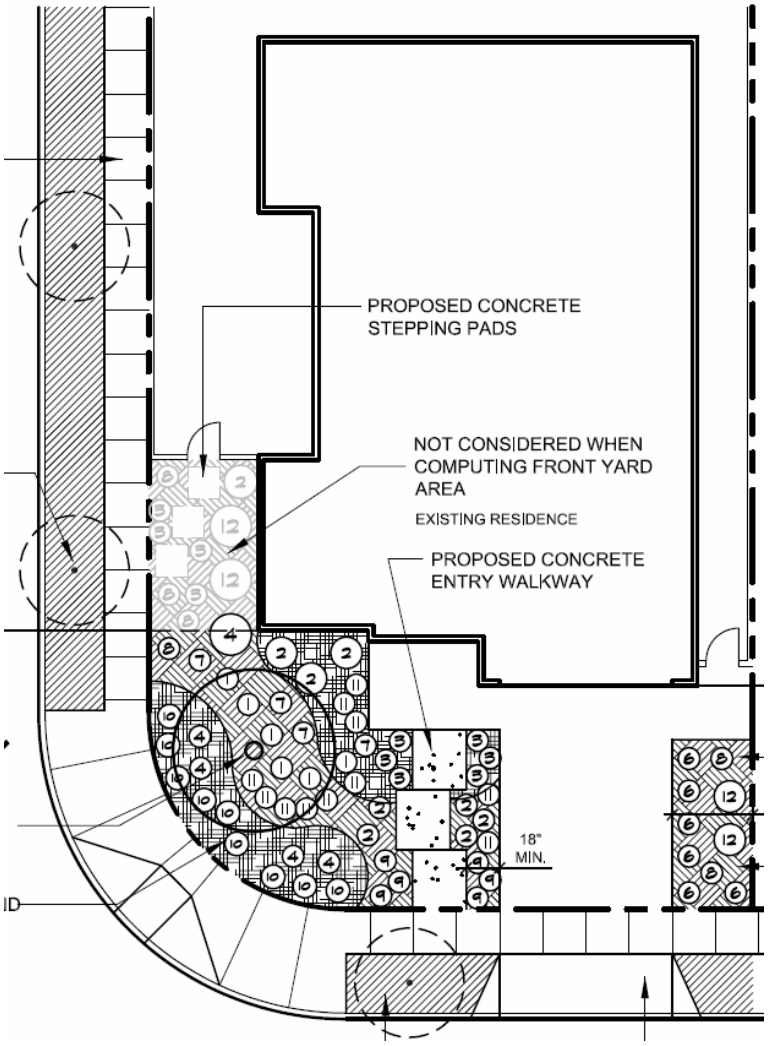
City of Cerritos Residential Front Yard Landscape Design Manual





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Cover Image References:
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General Planting Design Principles

When designing a basic residential front yard landscape, the best guide line to follow is to keep the design concept and planting scheme simple, using the principal design elements of foreground, middle-ground, and background to help in the selection of plant material and define its role in the landscape. When considering the characteristics of trees, shrubs and ground covers, each plant can be arranged by using contrasting or similar textures, colors, leaf types, and flowers as preferred by the homeowner. These plant characteristics will ultimately come together to make up the overall composition of the design to achieve an aesthetically pleasing and functional landscape. A simple design concept and planting scheme, which also provides for sufficient space and plant quantities, will allow the plant material to mature to full growth, eventually becoming the front yard landscape originally envisioned by the designer and homeowner with the opportunity to add or subtract material as needed in the future.

The "front yard" refers to the area of a residential lot consisting of the full width and the area between the front property line and the front building facade planes extending to the side yard property lines. On the plans provided with this manual, landscape areas that are not considered when computing the front yard area are shown in light shading.

Note: In accordance with the City of Cerritos Municipal Code (CMC), the front yard landscape area must comprise a minimum of forty percent (40%) of the front yard. For the installation of drought-tolerant landscape material, including organic and non-organic plant material, a maximum of twenty percent (20%) of the front yard landscape area may be permitted to be non-organic material such as decomposed aggregate, gravel, and/or rock. A minimum of eighty percent (80%) of the front yard landscape area shall consist of organic living plant material. For the installation of synthetic turf, a maximum of seventy-five percent (75%) of the front yard landscape area may be permitted to be synthetic turf material, and a minimum of twenty-five (25%) of the front yard landscape area shall consist of organic living plant material.

For your reference, nine front yard drought-tolerant design alternatives have been provided within this manual: three for each type of front yard configuration, which includes a corner lot, cul-de-sac lot, and a mid-block lot.

Irrigation Techniques

There are three basic types of landscape irrigation common in Southern California: traditional overhead (pop-up) spray, bubblers (flood irrigation) and low-flow drip irrigation. Drip irrigation can be further divided into three types; low-flow micro sprays, direct point source irrigation and sub-surface or on-surface soaker tubing and dripper line tubing. Should residents desire to limit potable water usage for landscape irrigation purposes, it is recommended that organic drought-tolerant plant material be used in lieu of turf in residential landscape applications.

Each front yard landscape design is unique and different from any other. When setting up the initial irrigation schedule for the automatic controller, please consult with a landscape professional. Once a base schedule has been established, adjustment to the valve station run times will need to be made to accommodate the site-specific conditions and exposures of any landscape design.

General Landscape Maintenance Recommendations

General landscape maintenance items may include, but are not limited to, the following:

- Spring cleaning
- Pruning and replacement
- Weed removal and control
- Fertilizing
- Mulching
- Irrigation maintenance and adjustment

Spring cleaning should usually occur during the month of March to remove debris, broken branches, and dead or distressed plant material.

Pruning should occur on a weekly to biweekly basis and as needed upon observation. Trees, shrubs, and ground covers shall be trimmed to achieve their natural shape. Organic turf grass shall be edged and mowed every week from spring to fall and as needed for the rest of the year to maintain a specific height and appearance as desired. Plant material can be replaced as needed upon observation and as deemed necessary.

Weeding should occur simultaneously with pruning of the plant material and mowing of any turf areas. Weeds may be removed by hand and disposed of accordingly. Please consult with your local landscape nursery professional when considering the use of herbicides as a form of weed prevention and control.

Fertilizing of trees, shrubs, organic ground covers and turf should occur three times per year: March/April, June/July, and September/October. Please consult with your local landscape nursery professional regarding the type of fertilizer recommended to ensure healthily vigorous plant growth.

Mulch should be replaced upon completion of the first year from installation. Mulch should also be replaced or refreshed as needed to maintain the desired thickness to control weed growth, eliminate soil erosion, and minimize moisture evaporation from the soil.

The irrigation system should be evaluated and observed on a weekly basis. Signs of soil erosion, wet spots, and dry spots may indicate leaks in the system and that the irrigation equipment is in need of repair. The controller watering schedule will also need to be adjusted seasonally to increase or decrease the system run times. Irrigation controller technology is now available that automatically adjusts the controller run times based on historical weather data and current weather conditions within the immediate area. Fortunately, these smart weather controllers are available to the average homeowner and can be easily retrofitted to any existing residential irrigation system.

Maintenance of synthetic turf shall be conducted in a manner consistent with the provisions outlined on Page 8 of this design manual.

Checklist of Plan Submittal Requirements

The Cerritos Municipal Code (CMC) requires the review and approval of a professionally prepared plan prior to the installation of new landscaping, to ensure consistency with the principles and recommendations outlined in this manual. The following are required:

- ☐ Professionally prepared
- ☐ Minimum 11” x 17” size
- ☐ Minimum blank white space of 4” x 6” for City approval stamps
- ☐ Property address
- ☐ Statistics summary (see next page for illustrative scenarios) outlining:
  - A. Total square footage of the front yard area
  - B. Total square footage of the front yard landscape area
    (must be at least 40% of A)
  - C. Total square footage of organic living plant material (trees, shrubs, ground cover, grass) within the landscape area
    (must be at least 80% of B for drought-tolerant landscape plans)
    (must be at least 25% of B for synthetic turf plans)
  - D. Total square footage of synthetic turf within the landscape area
    (must be no greater than 75% of B)
  - E. Total square footage of non-organic material (decomposed granite, gravel, and/or rocks) within the landscape area
    (must be no greater than 20% of B)
- ☐ Dimensions of all landscape and concrete areas
- ☐ Minimum three feet (3’-0”) of soft landscaping between the driveway and the nearest side property line
- ☐ Minimum eighteen inches (18”) of soft landscaping between the driveway and pedestrian entry walkway
- ☐ Maximum driveway width of twenty-five feet (25’-0”) for a two-car garage or thirty-five feet (35’-0”) for a three-car garage
- ☐ Quantity and spacing of all organic living plant material
- ☐ Parkway planting details
  - ☐ The public parkway shall be fully landscaped with organic living plant material (trees, shrubs, groundcover, grass).
  - ☐ The following are prohibited in the public parkway: hardscape material, non-organic material (decomposed granite, gravel, and/or rocks), and synthetic turf.

Checklist continued on next page ⇒

The following shall also be required for synthetic turf installations:

- ☐ Indication of brand and type of synthetic turf
- ☐ Manufacturer specifications
- ☐ Drawings that include a detail (cross section) of the proposed landscaping materials and details showing the methods of installation and attachment of synthetic turf, as well as drainage information
- ☐ Physical sample of the synthetic turf
- ☐ Warranty information showing at least an eight (8) year warranty
- ☐ Compliance with synthetic turf requirements provided on Page 8 of this design manual

The landscape plan must be submitted to the Department of Community Development for review and approval prior to installation. For questions, please call the Department of Community Development at (562) 916-1201.

Illustrative Coverage Scenarios

The following are various possible scenarios that implement the above requirements. Please note that these are illustrative only, and additional combinations may be possible.

	Traditional Landscape	**Drought-Tolerant Landscape**	**Synthetic Turf Landscape**	**Combination Landscape**
Organic Living Plant Material (trees, shrubs, groundcover, and/or grass)	100%	80%	25%	40%
Synthetic Turf	-	-	75%	50%
Other Non-Organic Material (decomposed granite, gravel, and/or rocks)	-	20%	-	10%
Total Front Yard Landscape Area	100%	100%	100%	100%

Required Inspections

After installation of organic plant material, non-organic plant material, and/or synthetic turf in accordance with an approved landscape plan, please contact your project planner at (562) 916-1201 to schedule a final inspection for approval and confirmation that all landscape material has been installed according to the approved plan.

Synthetic Turf Requirements

In accordance with Section 22.22.700(16)(e) of the Cerritos Municipal Code, the installation and use of synthetic turf in residential front yard landscape areas shall be in compliance with the following requirements:

Coverage and Location

- ☐ Synthetic turf is limited to 75% of the required front yard landscape area. The remaining 25% of the front yard landscape area must be landscaped with organic living plant material.
- ☐ Synthetic turf is not permitted in the parkway area.

Material

Synthetic turf must:

- ☐ Be of a type known as cut-pile infill
- ☐ Consist of parallel-long slit blades that are manufactured from polyethylene or polypropylene
- ☐ Contain a minimum of two different shades of green blades and a thatch layer that is beige or tan
- ☐ Have a minimum pile height/blade length of 1¾ inches and a maximum pile height/blade length of 2½ inches
- ☐ Contain an infill material of clean silica sand or zeolite (no rubber infill permitted)
- ☐ Have a spacing between tufting rows of no more than ⅜ inch
- ☐ Be affixed to a permeable backing with a tuft bind strength of at least 8 pounds
- ☐ Have a face weight of at least 50
- ☐ Have a tear grab strength of at least 200 pounds
- ☐ Have a drain rate of at least 30 inches per hour
- ☐ Have a manufacturer's warranty lasting a minimum of 8 years
- ☐ Be resistant to staining, weather, insects, rot, mildew, and fungus growth
- ☐ Comply with all federal and state standards related to lead and heavy metal content
- ☐ Shall be non-allergenic, non-toxic, and flame-resistant

Installation

- ☐ Synthetic turf shall be installed over 3 inches of firmly compacted aggregate base providing adequate drainage
- ☐ Seams shall be nailed, sewn, or glued, and edges shall be permanently anchored and not visible
- ☐ All existing irrigation infrastructure in the area must be removed or capped and shall not be visible
- ☐ Reasonable efforts shall be made to protect existing trees and tree roots from damage during installation and to ensure the long-term health of organic plant material located in proximity to synthetic turf

Maintenance

- ☐ Synthetic turf shall be maintained in an attractive and clean condition and shall not contain holes, tears, stains, discoloration, seam separations, lifted surfaces, heat degradation, or excessive wear

Cerritos Municipal Code Provisions

Cerritos Municipal Code Section 22.22.700(15) Parking, Off-Street:

(a) A minimum of two parking spaces shall be provided for each single-family dwelling within a completely enclosed garage. The interior dimensions of the garage shall be no less than twenty feet in width and twenty-two feet in depth, and shall remain free and clear of any permanent structures, including, but not limited to, walls, utility equipment and storage facilities, that preclude the parking of vehicles;
(b) The major repair of any vehicle must be conducted within the confines of a garage area and be screened from public view;
(c) There shall be a concrete driveway having a minimum length of twenty feet in front of the garage entrance within the property boundaries. The driveway shall be set back at least three feet from the closest side property line and the maximum width of the driveway shall not exceed twenty-five feet for a two-car garage or thirty-five feet for a three-car garage. The driveway apron or curb cut for a two-car garage may not be increased or widened to the equal width of a three-car garage apron unless the existing garage has been legally converted into a three-car garage. There shall be only one driveway and one curb cut or apron permitted per residential lot;
(d) Windows visible from the street and installed on the exterior walls of garages shall be the fixed type and shall be provided with obscured glass. The style, design and color of the window frames shall match the other windows found on the subject residence, and shall be subject to the approval of the director of community development.

Cerritos Municipal Code Section 20.30.470, Landscaping (Definition):

"Landscaping" means the installation and maintenance of some combination of organic plant material which include trees, shrubs, vines, ground covers, annuals, perennials and lawns; and in addition, the combination or design may include non-organic plant material, earth mounds, and other acceptable ornamental horticultural features. Structural features may include but are not limited to fountains, walkways, arbors, walls, fences and benches. Landscape design accessories such as decorative bark, volcanic rock, decomposed aggregate, pea gravel, or similar non-organic material can be used to accent the organic plant material but not as the predominant landscape feature. The use of materials such as silk plants, plastic trees, and shrubs is prohibited.

Cerritos Municipal Code Section 22.22.700(16)(a), Landscaping (Definitions):

(a) Definitions. As used in this subsection, the following definitions shall apply:
    (i) A "hedge" is a grouping and/or massing of plant material, including but not limited to shrubs or bushes, which are maintained in a manner that obscures visibility.
    (ii) A "landscape screen" is any form or combination of hedges, planters, rock features and other landscape amenities determined by the department of community development to obscure visibility.

Cerritos Municipal Code Section 22.22.700(16)(b), Landscaping (Planning Approval Requirement):

(b) Planning Approval Requirement. The installation of landscaping, as defined by Section 20.30.470 and including drought-tolerant plant material or synthetic turf, located within the front yard area, shall require approval from the department of community development prior to installation. In order to ensure substantial compliance with the spirit, intent, and provisions of this section, and to ensure the highest quality aesthetic standards related to landscape plant materials within the front yard area, a professionally prepared landscape plan shall be submitted to the department of community development for planning approval prior to installation. The professionally prepared landscape plan shall be consistent with the design principles and landscape recommendations, as provided in the Residential Front Yard Landscape Design Manual.

Cerritos Municipal Code Section 22.22.700(16)(c), Landscaping (Landscaping Requirements):

(c) Landscaping Requirements. Open areas visible from the street which are not approved driveways or parking areas shall be landscaped and maintained with a suitable ground cover in order to insure that the appearance of the property will not create a public nuisance or be a detriment to the value of surrounding properties.
  (i) Coverage.
    (A) A minimum of forty percent of the front yard area shall be landscaped.
    (B) A minimum of eighteen inches of organic plant material shall be required between the driveway and the pedestrian entry walkway.
  (ii) Setbacks.
    (A) For corner residential lots, the maximum height of hedges and landscape screens within ten feet of the property line at the sidewalk shall not exceed a height of thirty inches, as measured from the top of the adjacent street curb. The maximum height of thirty inches shall include any form or combination of hedges and landscape screens.
    (B) For other residential lots, there shall be a setback of ten feet from the front property line and ten feet from the edge of both sides of the driveway. The height of hedges and landscape screens located in the rectangular area that is intersected by both of these areas shall not exceed a height of thirty inches as measured from the top of the adjacent street curb. The maximum height of thirty inches shall include any form or combination of hedges and landscape screens.
  (iii) Decorative Features.
    (A) Decorative fountains and ponds constructed in the front yard shall be subject to the approval of the department of community development.

Cerritos Municipal Code Section 22.22.700(16)(d), Landscaping (Drought-Tolerant Landscaping):

(d) Drought-Tolerant Landscaping.
  (i) Organic Plant Material. Drought-tolerant organic plant material shall be permitted. Organic plant material shall comprise a minimum of eighty percent of the front yard landscape area described in subsection (16)(c)(i)(A) of this section.
  (ii) Non-organic Material. Non-organic material may be permitted up to a maximum of twenty percent of the required minimum front yard landscape area described in subsection (16)(c)(i)(A) of this section. The use of non-organic material in residential front yards may include a combination of the following: decomposed aggregate, gravel, and/or rock.
  (iii) Parkway Landscaping. The use of decomposed aggregate, gravel, rock, and/or other non-organic material within a parkway shall be prohibited. Only organic plant material shall be permitted within the parkway area.

Cerritos Municipal Code Section 22.22.700(16)(e), Landscaping (Synthetic Turf):

(e) Synthetic Turf.
  (i) Definitions. As used in this subsection, the following definitions shall apply:
    (A) “Synthetic turf” is synthetic or artificial non-organic material that simulates the appearance of organic sod, grass, or lawn ground cover. Synthetic turf shall not mean painted natural organic grass or sod.
    (B) “Face weight” is defined as the weight in ounces of synthetic turf fibers found in one square yard of synthetic turf.
  (ii) Coverage.
    (A) Notwithstanding subsection (16)(d) of this section, synthetic turf shall be permitted on a maximum of seventy-five percent of the required front yard landscape area described in subsection (16)(c)(i)(A) of this section. The remaining twenty-five percent of the front yard landscape area shall be comprised of organic plant material.
    (B) Synthetic turf shall not be permitted within a parkway area. Only organic plant material shall be permitted within the parkway area.

(iii) Materials. The installation of synthetic turf in a front yard landscape area must simulate the appearance of natural organic ground cover materials and shall meet the following material requirements:

(A) Type. Synthetic turf shall be cut-pile infill with parallel long slit blades. Long slit blades shall be manufactured from polyethylene or polypropylene. Synthetic turf shall have a maximum spacing between tufting rows of no more than three-eighths inch and shall have a tear grab strength of a minimum of two hundred pounds. The use of synthetic turf shall comply with all federal and state standards related to lead and heavy metal content. The use of indoor or outdoor plastic or nylon carpeting is prohibited.

(B) Infill. Synthetic turf shall contain an infill material of clean silica sand or zeolite material that is brushed into the synthetic turf to keep blades upright and achieve an organic ground cover appearance. Rubber infill shall be prohibited.

(C) Density. Pile height shall be a minimum of one and three-fourths inches long and a maximum of two and one-half inches long, and shall also have a face weight of at least fifty.

(D) Color. Synthetic turf blades shall contain at least two shades of green and shall contain a beige or tan thatch layer.

(E) Durability. Synthetic turf shall be resistant to staining, weather, insects, rot, mildew and fungus growth, and shall be non-allergenic, non-toxic, and flame resistant.

(F) Warranty. Synthetic turf materials shall have an eight year minimum manufacturer warranty.

(iv) Installation. Synthetic turf shall be installed in accordance with manufacturer specifications. The use and installation of synthetic turf in front yard landscape areas shall be subject to the following installation requirements:

(A) Be affixed to a permeable triple layer primary backing with tuft bind strength of at least eight pounds. The backing shall allow water to percolate through the synthetic turf at a drain rate of at least thirty inches per hour.

(B) Be installed over at least three inches of firmly compacted aggregate base that provides adequate drainage.

(C) Seams shall not be visible and shall be fastened in a manner that ensures that seams are firm, tight, and permanent. All seams and edges shall be permanently anchored and shall be nailed, sewn, or glued with the grain pointing in a single direction.

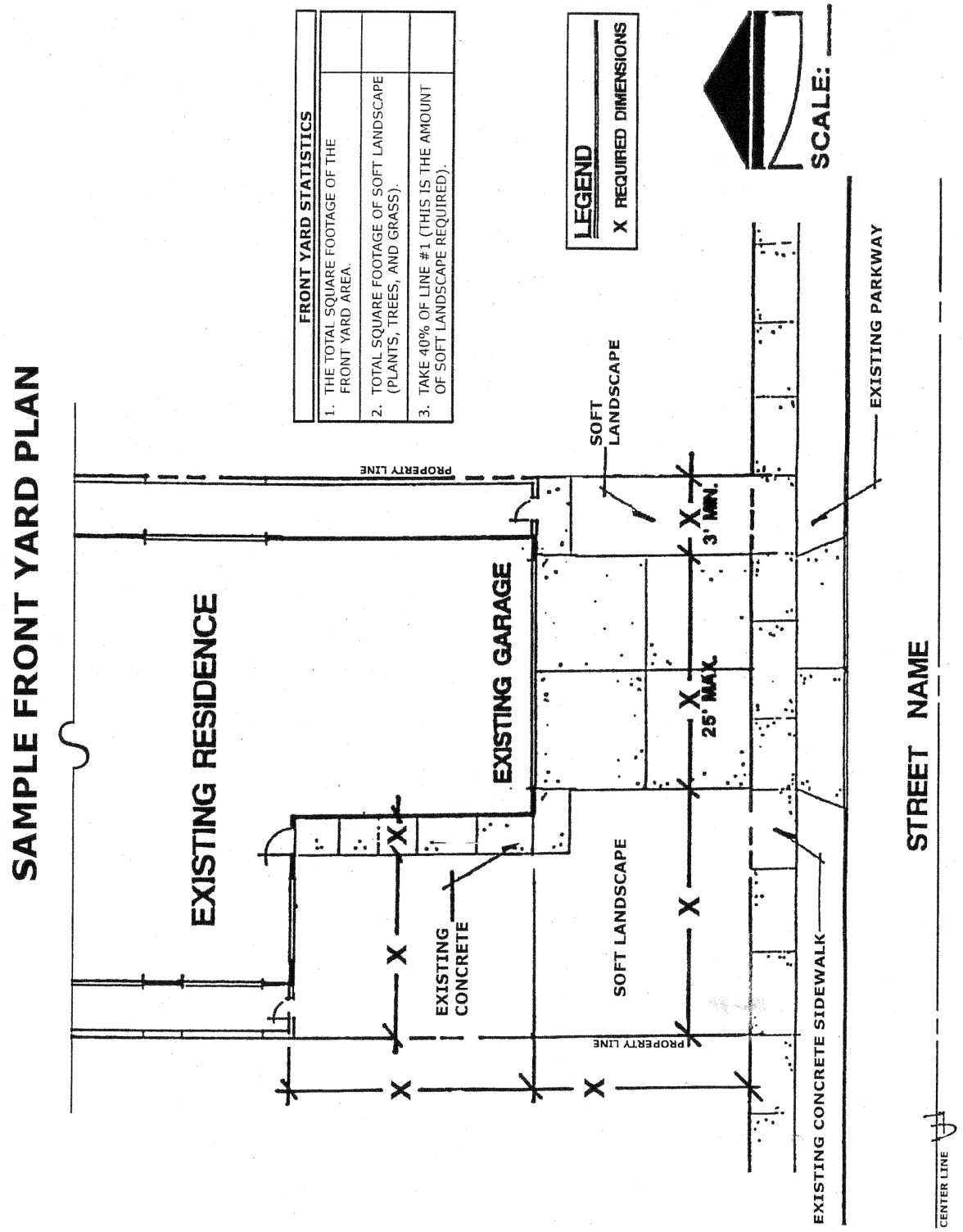
(D) Existing irrigation systems, including piping and sprinkler heads, that are no longer necessary, shall be capped or removed, and shall not be visible from the street.

(E) Reasonable efforts shall be made to protect existing trees and tree roots from damage during installation. Measures shall be taken on an on-going basis to ensure the long-term health of organic plant material located in proximity to synthetic turf.

(v) Maintenance. Synthetic turf shall be maintained in an attractive and clean condition pursuant to Chapter 6.20 of this code and shall not contain holes, tears, stains, discoloration, seam separations, lifted surfaces, heat degradation, or excessive wear. Failure to maintain synthetic turf in accordance with the provisions of this section shall constitute a violation of the property maintenance provisions set forth in Chapter 6.20, and shall be declared a public nuisance.

Sample Front Yard Plan

Below is a sample front yard plan showing the required dimensions and statistics for all front yard landscape plans. The plan must contain all information listed on the Checklist found on Page 6.

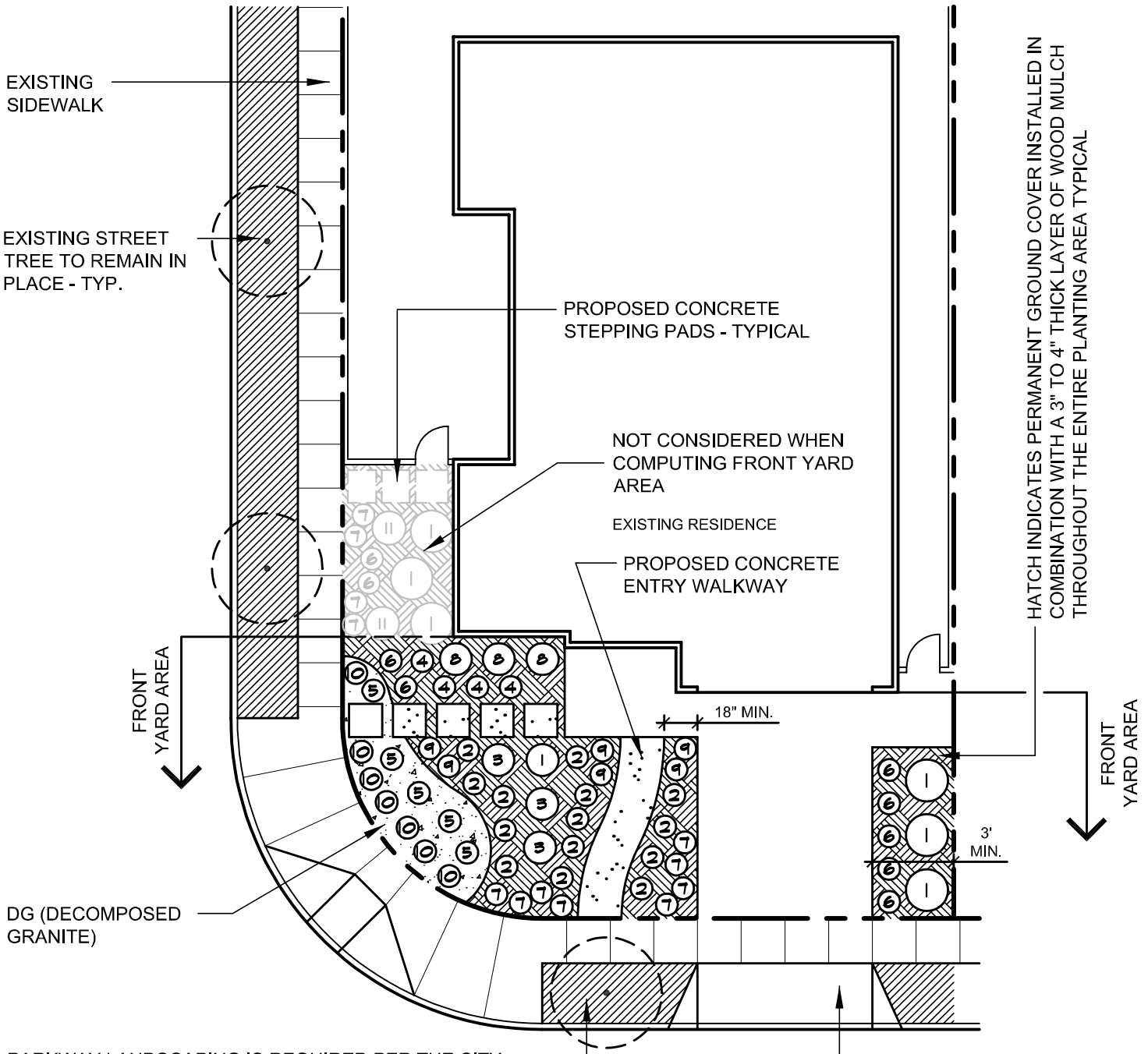


Sample Drought-Tolerant Landscape Plans

On the following several pages are examples of drought-tolerant front yard landscape designs for various property configurations, which include sample plant palettes and layouts.

C1

FRONT YARD LANDSCAPE AREA	720 SF		56% OF FRONT YARD AREA
PLANTING AREA		*572 SF*	*80% OF LANDSCAPE AREA*
DECOMPOSED GRAVEL / GRAVEL AREAS		*145 SF*	*20% OF LANDSCAPE AREA*
FRONT YARD HARDSCAPE AREA	572 SF		44% OF FRONT YARD AREA
EXISTING CONCRETE DRIVEWAY		*330 SF*	*58% OF HARDSCAPE AREA*
EXISTING CONCRETE ENTRY WALKWAY		*137 SF*	*24% OF HARDSCAPE AREA*
NEW CONCRETE PAVING		*105 SF*	*18% OF HARDSCAPE AREA*
TOTAL FRONT YARD AREA	1,292 SF		



City of Cerritos
Community Development Department
18125 Bloomfield Avenue, Cerritos, CA 90703

Typical Corner Site Plan - C1
Drought-Tolerant Landscape Design Manual

Suggested Planting - C1

C1

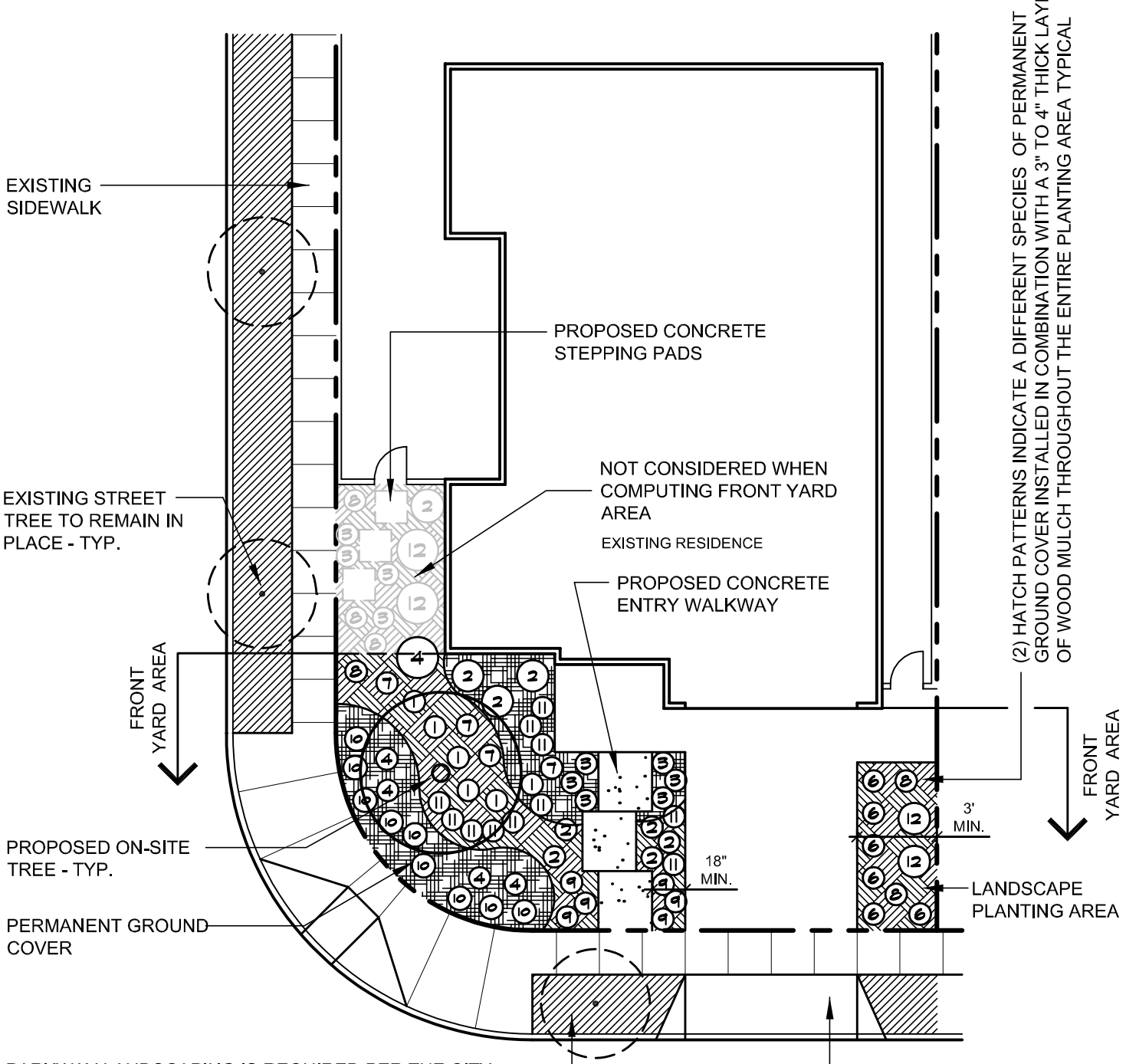
BOTANICAL NAME	COMMON NAME	DESCRIPTION	SIZE HEIGHT X SPREAD
TREES:			
A. CERCIS OCCIDENTALIS	WESTERN REDBUD	SMALL TREE	25' x 25'
SHRUBS:			
1. ARBUTUS UNEDO	STRAWBERRY TREE	SHRUB	8'-35' x 35'
2. CALLISTEMON C 'LITTLE JOHN	DWARF BOTTLEBRUSH	SHRUB	3' x 3'
3. CEANOTHUS G. 'HORIZONTALIS	CEANOTHUS	SHRUB	2' x 5'-1
4. CISTUS PURPUREUS	ORCHID ROCKROSE	SHRUB	4' x 4'
5. HESPEROLA PARVIFLORA	RED YUCCA	SHRUB	3' x 4'
6. LANTANA S. 'LEMON SWIRL'	TRAILING LANTANA	SHRUB	3'X 4'
7. LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	SHRUB	3' X 4'
8. OSMANTHUS FRAGRANS	SWEET OLIVE	SHRUB	8' X 10'
9. SALVIA LEUCANTHA	MEXICAN BUSH SAGE	SHRUB	4' X 4'
10. SENECIO SERPENS	BLUE CHALKSTICKS	SHRUB	1' x 1'
11. TAGETES LEMMONII	MOUNTAIN MARIGOLD	SHRUB	3' X 6'
GROUND COVERS:			
MYOPORUM P. 'PUTAH CREEK'	MYOPORUM	GROUND COVER	2' x 8'

Planting Concept

The corner lot front yard configuration is unique in that there is much more landscape area than a mid-block or cul-de-sac shaped lot. A corner lot provides a greater opportunity for creative landscape design. The proposed design alternative encompasses a new concrete entry walkway from the sidewalk to the front door. This layout also provides a series of concrete stepping pads, which form a path from the front door to the corner side yard sidewalk, that will act as a secondary access for both the homeowners and guests. The stepping pads have been shown in combination with decorative decomposed granite as a permanent turf grass replacement. The plant material selections for this layout are drought tolerant and low maintenance and will thrive cohesively together in creating an aesthetically pleasing landscape design visible from the corner side yard as well as from the front view elevation of the residence.

C2

FRONT YARD LANDSCAPE AREA	715 SF		55% OF FRONT YARD AREA
PLANTING AREA		*715 SF*	*100% OF LANDSCAPE AREA*
DECOMPOSED GRAVEL / GRAVEL AREAS		*0 SF*	*0% OF LANDSCAPE AREA*
FRONT YARD HARDSCAPE AREA	577 SF		45% OF FRONT YARD AREA
EXISTING CONCRETE DRIVEWAY		*330 SF*	*57% OF HARDSCAPE AREA*
EXISTING CONCRETE ENTRY WALKWAY		*137 SF*	*24% OF HARDSCAPE AREA*
NEW CONCRETE PAVING		*110 SF*	*19% OF HARDSCAPE AREA*
TOTAL FRONT YARD AREA	1,292 SF		



City of Cerritos
Community Development Department
18125 Bloomfield Avenue, Cerritos, CA 90703

Typical Corner Site Plan - C2
Drought-Tolerant Landscape Design Manual

Suggested Planting List - C2

C2

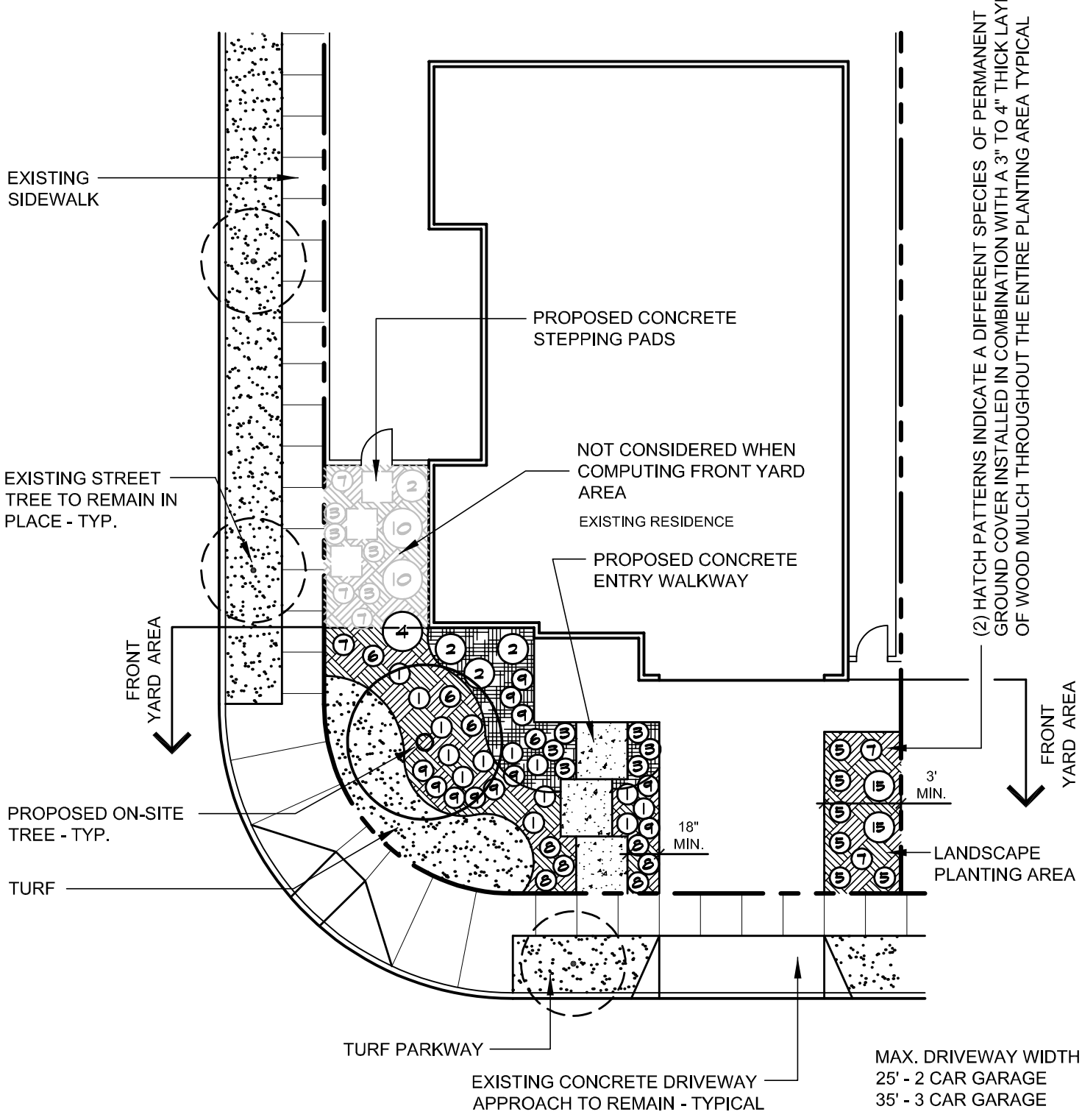
BOTANICAL NAME	COMMON NAME	DESCRIPTION	SIZE HEIGHT X SPREAD
TREES:			
A. PARKINSONIA ACULEATA	MEXICAN PALO VERDE	TREE	15' x 30'
SHRUBS:			
1. CALLISTEMON C 'LITTLE JOHN	DWARF BOTTLEBRUSH	SHRUB	3' x 3'
2. GREVILLEA NOLELI	GREVILLEA	SHRUB	4' x 5'
3. HEMEROCALLIS HYBRIDS	DAYLILY	SHRUB	2' x 3'
4. HESPEROLA PARVIFLORA	RED YUCCA	SHRUB	3' x 4'
4. LANTANA MONTEVIDENSIS	TRAILING LANTANA	SHRUB	3' x 8'
6. LANTANA S. 'LEMON SWIRL'	TRAILING LANTANA	SHRUB	3'X 4'
7. MUHLENGERGIA 'REGAL MIST'	PINK MIST	GRASS	3' x 3'
8. SALVIA LEUCANTHA	MEXICAN BUSH SAGE	SHRUB	4' X 4'
9. SANTOLINA VIRENS	SANTOLINA	SHRUB	2' X 3'
10. SEDUM SPERIUM	DRAGONS BLOOD	SHRUB	1.5' x 2'
11. STIPIA TENUISSIMA	MEXICAN FEATHER GRASS	GRASS	3' x3 '
12. VIBURNUM T. 'SPRING BOUQUET'	VIBURNUM	SHRUB	6'X6'
GROUND COVERS:			
VERBENA PERUVIANA	VERBENA	GROUND COVER	2' x 2'

Planting Concept

This alternative concept for the corner lot configuration utilizes a series of square concrete pads from the sidewalk to the front door creating a new entry walkway to residence. Two contrasting types of ground cover are used in a free flowing curvilinear shaped pattern to take the place of what once would have been a traditional turf grass front yard. This alternative also calls for a front yard tree, which may be a multi-trunk flowering tree, which will become a focal point of the front yard visible from both sides of the corner lot. Low-maintenance accent plant materials have been arranged in combination with permanent ground cover and a layer of wood mulch to create a drought tolerant and visually pleasing front yard landscape design.

C3

FRONT YARD LANDSCAPE AREA	715 SF		55% OF FRONT YARD AREA
PLANTING AREA		*540 SF*	*75% OF LANDSCAPE AREA*
TURF		*175 SF*	*25% OF LANDSCAPE AREA*
FRONT YARD HARDSCAPE AREA	577 SF		45% OF FRONT YARD AREA
EXISTING CONCRETE DRIVEWAY		*330 SF*	*57% OF HARDSCAPE AREA*
EXISTING CONCRETE ENTRY WALKWAY		*137 SF*	*24% OF HARDSCAPE AREA*
NEW CONCRETE PAVING		*110 SF*	*19% OF HARDSCAPE AREA*
TOTAL FRONT YARD AREA	1,292 SF		



City of Cerritos
Community Development Department
18125 Bloomfield Avenue, Cerritos, CA 90703

Typical Corner Site Plan - C3
Drought-Tolerant Landscape Design Manual

Suggested Planting List - C3

C3

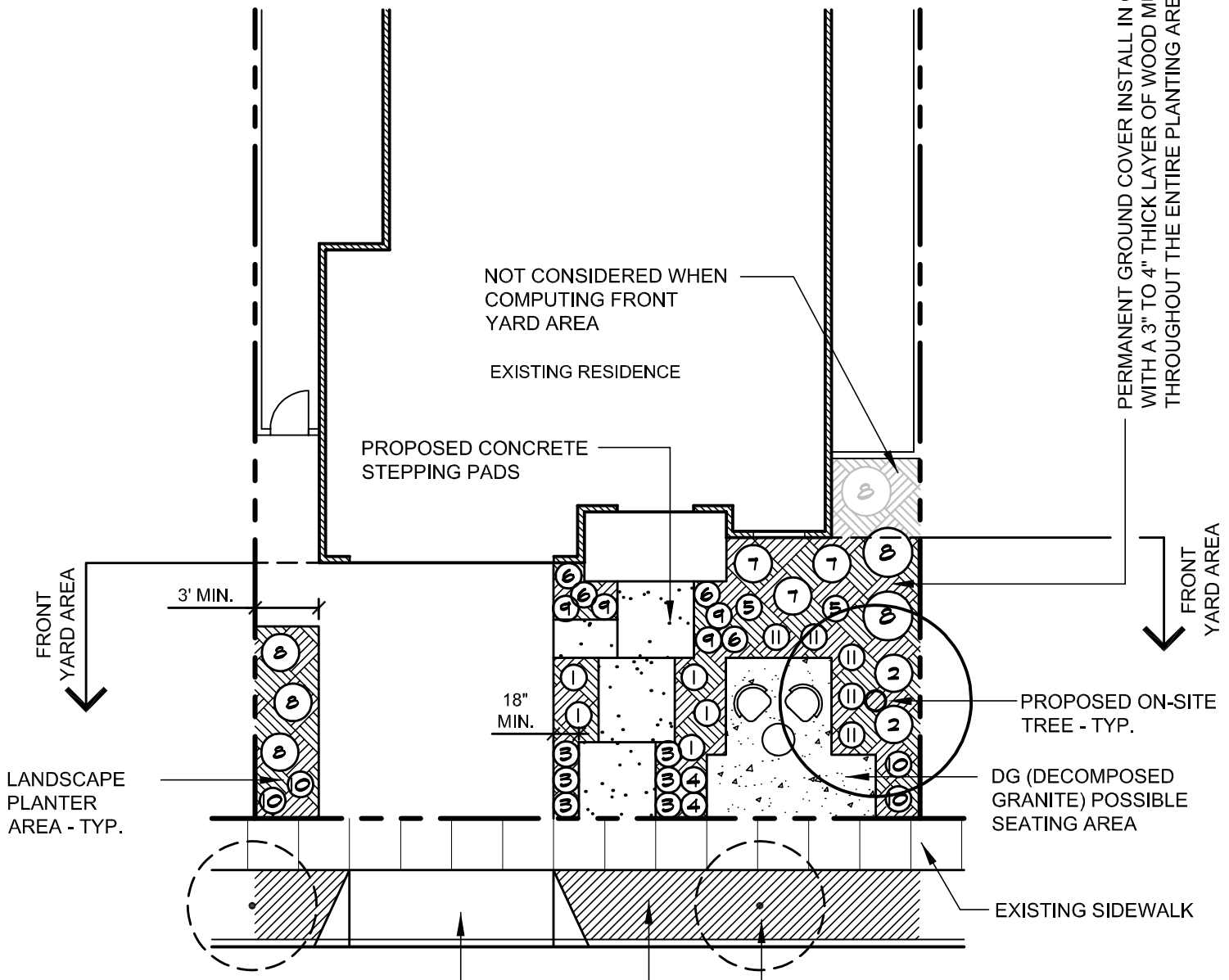
BOTANICAL NAME	COMMON NAME	DESCRIPTION	SIZE HEIGHT X SPREAD
TREES:			
A. PARKINSONIA ACULEATA	MEXICAN PALO VERDE	TREE	15' x 30'
SHRUBS:			
1. CALLISTEMON C 'LITTLE JOHN	DWARF BOTTLEBRUSH	SHRUB	3' x 3'
2. GREVILLEA NOLELI	GREVILLEA	SHRUB	4' x 5'
3. HEMEROCALLIS HYBRIDS	DAYLILY	SHRUB	2' x 3'
4. LANTANA MONTEVIDENSIS	TRAILING LANTANA	SHRUB	3' x 8'
5. LANTANA S. 'LEMON SWIRL'	TRAILING LANTANA	SHRUB	3'X 4'
6. MUHLENGERGIA 'REGAL MIST'	PINK MIST	GRASS	3' x 3'
7. SALVIA LEUCANTHA	MEXICAN BUSH SAGE	SHRUB	4' X 4'
8. SANTOLINA VIRENS	SANTOLINA	SHRUB	2' X 3'
9. STIPIA TENUISSIMA	MEXICAN FEATHER GRASS	GRASS	3' x3 '
10. VIBURNUM T. 'SPRING BOUQUET'	VIBURNUM	SHRUB	6'X6'
GROUND COVERS:			
VERBENA PERUVIANA	VERBENA	GROUND COVER	2' x 2'
TALL FESCUE	TURF	LAWN	

Planting Concept

This alternative concept for the corner lot configuration utilizes a series of square concrete pads from the sidewalk to the front door creating a new entry walkway to residence. Two contrasting types of ground cover are used in a free flowing curvilinear shaped pattern in a majority of the front yard which once would have been entirely turf grass. The turf grass has been used sparingly within the front yard to still provide the feeling of a traditional front yard, but minimized to decrease the amount of irrigation and maintenance a traditional front yard would require. This alternative also calls for a front yard tree, which may be a multi-trunk flowering tree, which will become a focal point of the front yard visible from both sides of the corner lot. Low-maintenance accent plant materials have been arranged in combination with permanent ground cover and a layer of wood mulch to create a drought tolerant and visually pleasing front yard landscape design.

M1

FRONT YARD LANDSCAPE AREA	539 SF		46% OF FRONT YARD AREA
PLANTING AREA		*429 SF*	*80% OF LANDSCAPE AREA*
DECOMPOSED GRAVEL / GRAVEL AREAS		*110 SF*	*20% OF LANDSCAPE AREA*
FRONT YARD HARDSCAPE AREA	631 SF		54% OF FRONT YARD AREA
EXISTING CONCRETE DRIVEWAY		*369 SF*	*58% OF HARDSCAPE AREA*
EXISTING CONCRETE ENTRY WALKWAY		*127 SF*	*20% OF HARDSCAPE AREA*
NEW CONCRETE PAVING		*135 SF*	*21% OF HARDSCAPE AREA*
TOTAL FRONT YARD AREA	1,170 SF		



PARKWAY LANDSCAPING IS REQUIRED PER THE CITY CMC. HATCH INDICATES PERMANENT LOW GROWING GROUND COVER INSTALLED IN COMBINATION WITH A 3" TO 4" THICK LAYER OF WOOD MULCH WITHIN THE PARKWAY PLANTING AREA - TYPICAL

MAX. DRIVEWAY WIDTH
25' - 2 CAR GARAGE
35' - 3 CAR GARAGE

City of Cerritos
Community Development Department
18125 Bloomfield Avenue, Cerritos, CA 90703

Typical Mid-Block Site Plan - M1
Drought-Tolerant Landscape Design Manual

Suggested Planting List M1

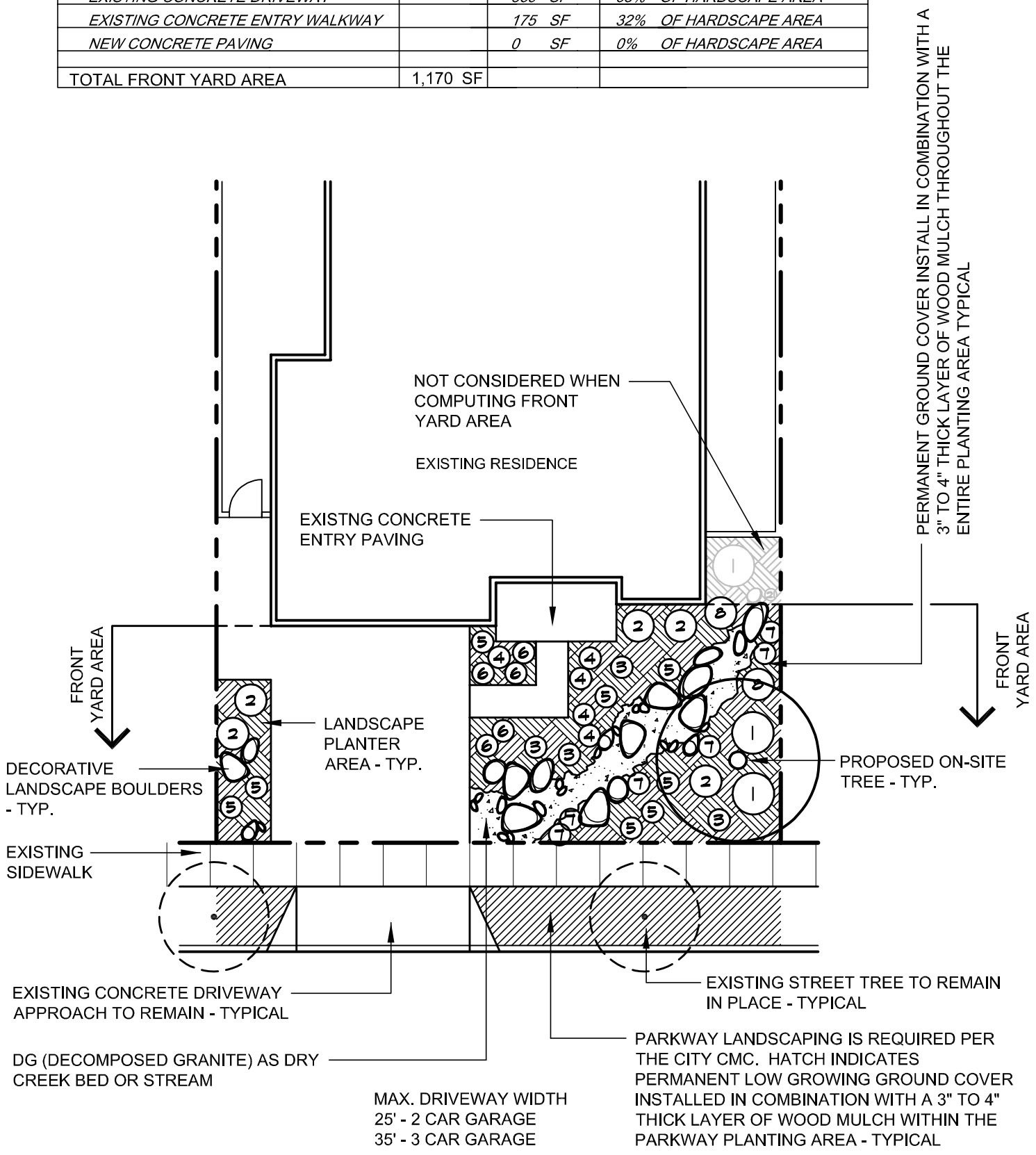
BOTANICAL NAME	COMMON NAME	DESCRIPTION	SIZE HEIGHT X SPREAD
TREES:			
A. CERCIS OCCIDENTALIS	WESTERN REDBUD	SMALL TREE	25' x 25'
SHRUBS:			
1. CALLISTEMON C 'LITTLE JOHN	DWARF BOTTLEBRUSH	SHRUB	3' x 3'
2. CISTUS PURPUREUS	ORCHID ROCKROSE	SHRUB	4' x 4'
3. HEMEROCALLIS HYBRIDS	DAYLILY	SHRUB	2' x 3'
4. LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	SHRUB	3' X 4'
5. SALVIA LEUCANTHA	MEXICAN BUSH SAGE	SHRUB	4' X 4'
6. STRELITZIA JUNCEA	NARROW LEAF B OF P	SHRUB	4' x 6'
7. TAGETES LEMMONII	MOUNTAIN MARIGOLD	SHRUB	3' X 6'
8 VIBURNUM T. 'SPRING BOUQUET'	VIBURNUM	SHRUB	6'X6'
9. SENECIO SERPENS	BLUE CHALKSTICKS	SHRUB	1' x 1'
10. MUHLENGERGIA 'REGAL MIST'	PINK MIST	GRASS	3' x 3'
11. LANTANA S. 'LEMON SWIRL'	TRAILING LANTANA	SHRUB	3' x 4'
GROUND COVERS:			
SCAEVOLA 'MAUVE CLUSTER'	SCAEVOLA	GROUND COVER	0.5' x 5'

Planting Concept

The alternative concept for the mid-block lot configuration is comprised of a series of square concrete pads from the sidewalk to the front door creating a new front yard walkway for the residence. In this alternative, decomposed granite is used in a rectilinear-shaped area to act as a substitute for what once would have been a traditional turf grass front yard. The decomposed granite space is large enough to create an area for seating with chairs and a small table. This design also calls for a medium-to-large front yard specimen tree, which may be multi-trunk and flowering. The tree will have a dual purpose: to provide shade and to become the cornerstone of the front yard design. Low-maintenance accent shrubs have been arranged in combination with decomposed granite paving, permanent flowering ground cover, and a layer of wood mulch to create a drought tolerant, aesthetically pleasing front yard landscape.

M2

FRONT YARD LANDSCAPE AREA	626 SF		54% OF FRONT YARD AREA
PLANTING AREA		*514 SF*	*82% OF LANDSCAPE AREA*
DECOMPOSED GRAVEL / GRAVEL AREAS		*112 SF*	*18% OF LANDSCAPE AREA*
FRONT YARD HARDSCAPE AREA	544 SF		46% OF FRONT YARD AREA
EXISTING CONCRETE DRIVEWAY		*369 SF*	*68% OF HARDSCAPE AREA*
EXISTING CONCRETE ENTRY WALKWAY		*175 SF*	*32% OF HARDSCAPE AREA*
NEW CONCRETE PAVING		*0 SF*	*0% OF HARDSCAPE AREA*
TOTAL FRONT YARD AREA	1,170 SF		



City of Cerritos
Community Development Department
18125 Bloomfield Avenue, Cerritos, CA 90703

Typical Mid-Block Site Plan - M2
Drought-Tolerant Landscape Design Manual

Suggested Planting List M2

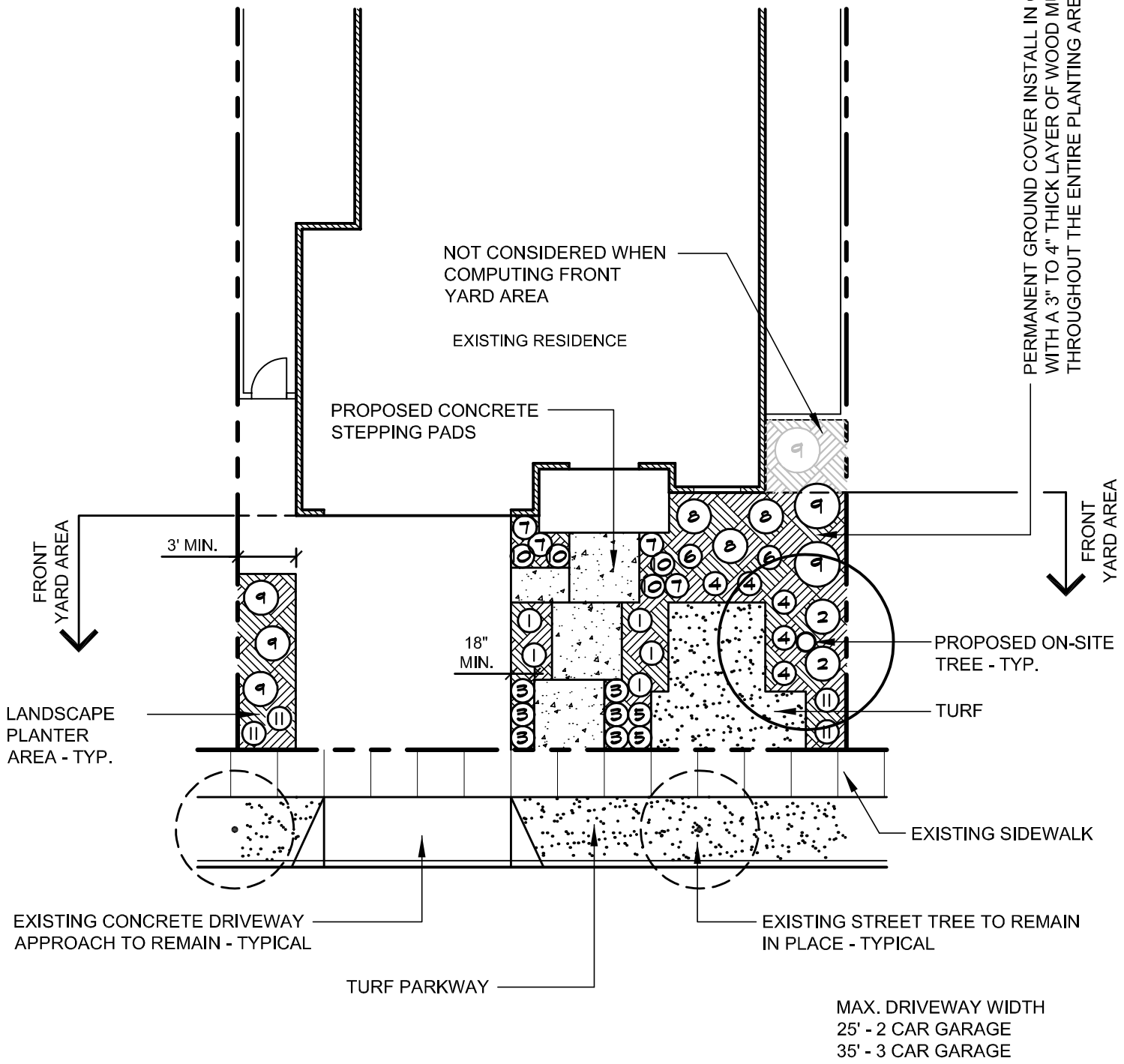
BOTANICAL NAME	COMMON NAME	DESCRIPTION	SIZE HEIGHT X SPREAD
TREES:			
A. PARKINSONIA ACULEATA	MEXICAN PALO VERDE	TREE	15' x 30'
SHRUBS:			
1. ARBUTUS UNEDO	STRAWBERRY TREE	SHRUB	8'-35' x 35'
2. CEANOTHUS G. 'HORIZONTALIS	CEANOTHUS	SHRUB	2' x 5'-
3. AGAVE ATTENUATA	FOXTAIL AGAVE	SHRUB	5' x 5'
4. CALANDRINA SPECTABIL	SHINNY PINK	SHRUB	1' x 4'
5. HESPEROLA PARVIFLORA	RED YUCCA	SHRUB	3' x 4'
6. SENECIO SERPENS	BLUE CHALKSTICKS	SHRUB	1' x 1'
7. MUHLENGERGIA 'REGAL MIST'	PINK MIST	GRASS	3' x 3'
8. PENNISETUM SETACEUM 'RUBRUM'	PURPLE FOUNTAIN GRASS	GRASS	4' x 4'
GROUND COVERS:			
SCAEVOLA 'MAUVE CLUSTER'	SCAEVOLA	GROUND COVER	0.5' x 5'

Planting Concept

The alternative design for the mid-block lot configuration utilizes the concept of a dry stream bed. The front yard dry steam bed concept will serve a dual purpose. First, the stream bed will convey rain water during our winter storms and provide drainage for the homeowner. Second, this concept will conserve water by completely removing turf grass from the front yard landscape and eliminating the need for overhead spray irrigation. With a series of small, medium, and large boulders, the outline of the dry stream bed will be formed. Decomposed granite and decorative types of pebbles shall form the base of the stream and visually create the illusion of water flowing through the front yard landscape. The concept is perfect for the use of drought tolerant plant material in the form of grasses, strap leaf type shrubs, succulents, or cactus. A front yard tree has also been proposed as part of this concept to help reinforce and anchor the front yard dry stream bed concept.

M3

FRONT YARD LANDSCAPE AREA	539 SF		46% OF FRONT YARD AREA
PLANTING AREA		*429 SF*	*80% OF LANDSCAPE AREA*
TURF AREAS		*110 SF*	*20% OF LANDSCAPE AREA*
FRONT YARD HARDSCAPE AREA	631 SF		54% OF FRONT YARD AREA
EXISTING CONCRETE DRIVEWAY		*369 SF*	*58% OF HARDSCAPE AREA*
EXISTING CONCRETE ENTRY WALKWAY		*127 SF*	*20% OF HARDSCAPE AREA*
NEW CONCRETE PAVING		*135 SF*	*21% OF HARDSCAPE AREA*
TOTAL FRONT YARD AREA	1,170 SF		



City of Cerritos
Community Development Department
18125 Bloomfield Avenue, Cerritos, CA 90703

Typical Mid-Block Site Plan - M3
Drought-Tolerant Landscape Design Manual

Suggested Planting List M3

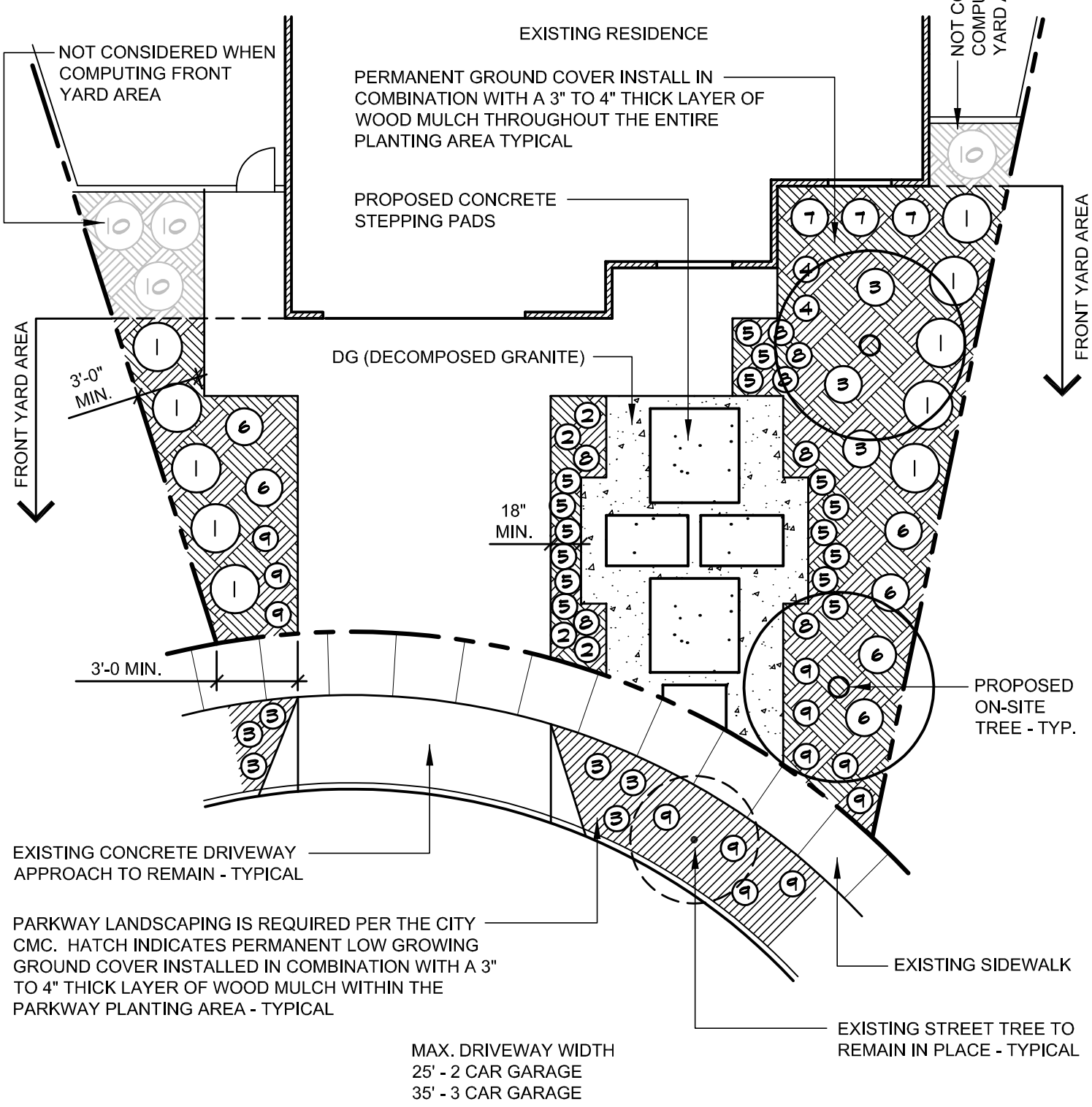
BOTANICAL NAME	COMMON NAME	DESCRIPTION	SIZE HEIGHT X SPREAD
TREES:			
A. LAGERSTROEMIA INDICA	CRAPE MYRTLE	SMALL TREE	20' x 20'
SHRUBS:			
1. CALLISTEMON C 'LITTLE JOHN	DWARF BOTTLEBRUSH	SHRUB	3' x 3'
2. CISTUS PURPUREUS	ORCHID ROCKROSE	SHRUB	4' x 4'
3. HEMEROCALLIS HYBRIDS	DAYLILY	SHRUB	2' x 3'
4. LANTANA S. 'LEMON SWIRL'	TRAILING LANTANA	SHRUB	3'X 4'
5. LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	SHRUB	3' X 4'
6. SALVIA LEUCANTHA	MEXICAN BUSH SAGE	SHRUB	4' X 4'
7. STRELITZIA JUNCEA	NARROW LEAF B OF P	SHRUB	4' x 6'
8. TAGETES LEMMONII	MOUNTAIN MARIGOLD	SHRUB	3' X 6'
9. VIBURNUM T. 'SPRING BOUQUET'	VIBURNUM	SHRUB	6'X6'
10. SENECIO SERPENS	BLUE CHALKSTICKS	SHRUB	1' x 1'
11. MUHLENGERGIA 'REGAL MIST'	PINK MIST	GRASS	3' x 3'
GROUND COVERS:			
VERBENA PERUVIANA	VERBENA	GROUND COVER	2' x 2'
TURF	TALL FESCUE	LAWN	

Planting Concept

The alternative concept for the mid-block lot configuration is comprised of a series of square concrete pads from the sidewalk to the front door creating a new front yard walkway for the residence. In this alternative, turf is used in a rectilinear-shaped area in a traditional front yard lawn configuration. The turf area is large enough to create an area for seating with chairs and a small table. This design also calls for a medium-to-large front yard specimen tree, which may be multi-trunk and flowering. The tree will have a dual purpose: to provide shade and to become the cornerstone of the front yard design. Low-maintenance accent shrubs have been arranged in combination with turf, permanent flowering ground cover, and a layer of wood mulch to create a drought tolerant, aesthetically pleasing front yard landscape.

CS1

FRONT YARD LANDSCAPE AREA	1,156 SF		56% OF FRONT YARD AREA
PLANTING AREA		*929 SF*	*80% OF LANDSCAPE AREA*
DECOMPOSED GRAVEL / GRAVEL AREAS		*227 SF*	*20% OF LANDSCAPE AREA*
FRONT YARD HARDSCAPE AREA	925 SF		44% OF FRONT YARD AREA
EXISTING CONCRETE DRIVEWAY		*507 SF*	*55% OF HARDSCAPE AREA*
EXISTING CONCRETE ENTRY WALKWAY		*250 SF*	*27% OF HARDSCAPE AREA*
NEW CONCRETE PAVING		*168 SF*	*18% OF HARDSCAPE AREA*
TOTAL FRONT YARD AREA	2,081 SF		



City of Cerritos
Community Development Department
18125 Bloomfield Avenue, Cerritos, CA 90703

Typical Cul-de-Sac Site Plan - CS1
Drought-Tolerant Landscape Design Manual

Suggested Planting List - CS1

CS1

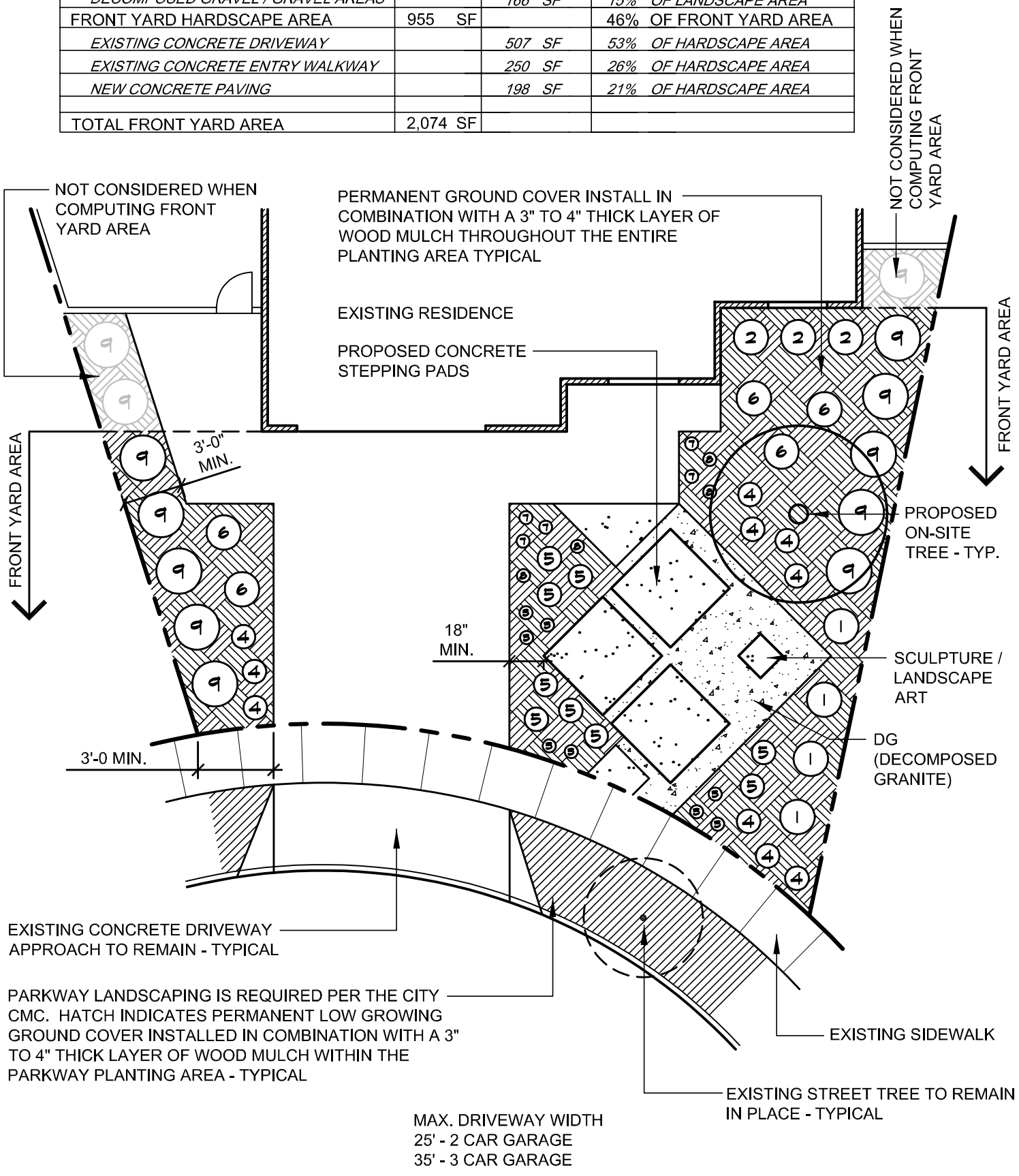
BOTANICAL NAME	COMMON NAME	DESCRIPTION	SIZE HEIGHT X SPREAD
TREES:			
A. CERCIS OCCIDENTALIS	WESTERN REDBUD	SMALL TREE	25' x 25'
SHRUBS:			
1. ARBUTUS UNEDO	STRAWBERRY TREE	SHRUB	8'-35' x 35'
2. CALLISTEMON C 'LITTLE JOHN	DWARF BOTTLEBRUSH	SHRUB	3' x 3'
3. CEANOTHUS G. 'HORIZONTALIS	CEANOTHUS	SHRUB	2' x 5'
4. GREVILLEA NOLELI	GREVILLEA	SHRUB	4' x 5'
5. HEMEROCALLIS HYBRIDS	DAYLILY	SHRUB	2' x 3'
6. MUHLENGERGIA 'REGAL MIST'	PINK MIST	GRASS	3' x 3'
7. OSMANTHUS FRAGRANS	SWEET OLIVE	SHRUB	8' X 10'
8. PENNISETUM SETACEUM 'RUBRUM	PURPLE FOUNTAIN GRASS	GRASS	4' x 4'
9. SENECIO SERPENS	BLUE CHALKSTICKS	SHRUB	1' x 1'
10. VIBURNUM T. 'SPRING BOUQUET'	VIBURNUM	SHRUB	6'X6'
GROUND COVERS:			
MYOPORUM P. 'PUTAH CREEK'	MYOPORUM	GROUND COVER	2' x 8'

Planting Concept

This cul-de-sac planting concept incorporates a combination of trees, shrubs, and permanent ground cover with a layer of wood mulch and decomposed granite as a turf grass substitute. Additional concrete paving has been shown in a rectangular stepping pad configuration surrounded by decomposed granite. The proposed concrete paving and decomposed granite provides the homeowners with access to the front entry while improving the appearance of the residence. The suggested planting layout includes the recommended installation of 2 front yard trees to enhance the space as one transitions from the sidewalk to the front door. This planting palette utilizes drought tolerant and low-maintenance plant materials that will thrive cohesively together in creating an aesthetically pleasing landscape design while conserving water through low-flow drip irrigation techniques and equipment.

CS2

FRONT YARD LANDSCAPE AREA	1,119 SF		54% OF FRONT YARD AREA
PLANTING AREA		*953 SF*	*85% OF LANDSCAPE AREA*
DECOMPOSED GRAVEL / GRAVEL AREAS		*166 SF*	*15% OF LANDSCAPE AREA*
FRONT YARD HARDSCAPE AREA	955 SF		46% OF FRONT YARD AREA
EXISTING CONCRETE DRIVEWAY		*507 SF*	*53% OF HARDSCAPE AREA*
EXISTING CONCRETE ENTRY WALKWAY		*250 SF*	*26% OF HARDSCAPE AREA*
NEW CONCRETE PAVING		*198 SF*	*21% OF HARDSCAPE AREA*
TOTAL FRONT YARD AREA	2,074 SF		



City of Cerritos
Community Development Department
18125 Bloomfield Avenue, Cerritos, CA 90703

Typical Cul-de-Sac Site Plan - CS2
Drought-Tolerant Landscape Design Manual

Suggested Planting Palette - CS2

CS2

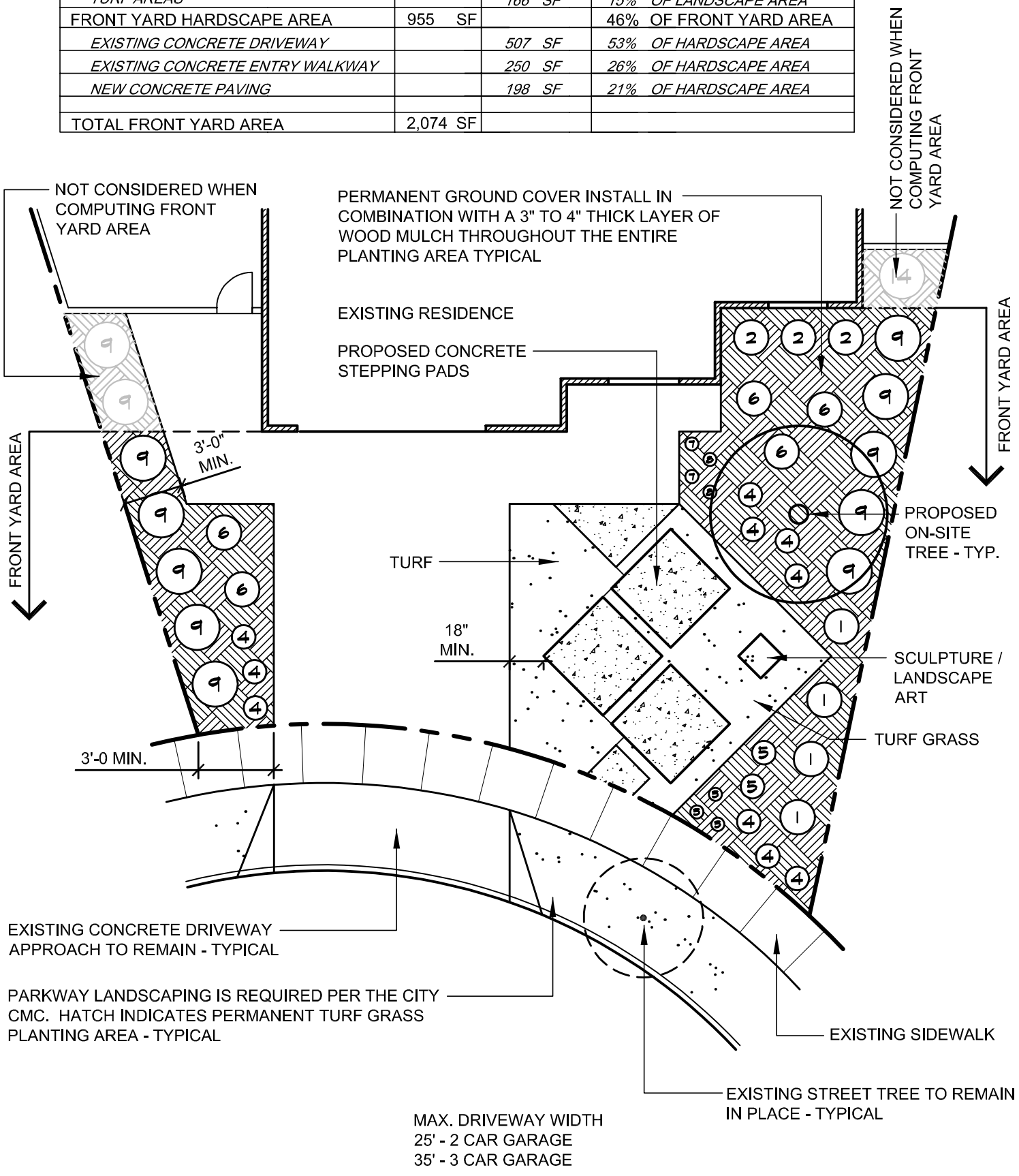
BOTANICAL NAME	COMMON NAME	DESCRIPTION	SIZE HEIGHT X SPREAD
TREES:			
A. PLATANUS RACEMOSA	WESTERN SYCAMORE	TREE	40' X 40'
SHRUBS:			
1. CISTUS PURPUREUS	ORCHID ROCKROSE	SHRUB	4' x 4'
2. GREVILLEA NOLELI	GREVILLEA	SHRUB	4' x 5'
3. HEMEROCALLIS HYBRIDS	DAYLILY	SHRUB	2' x 3'
4. LANTANA S. 'LEMON SWIRL'	TRAILING LANTANA	SHRUB	3'X 4'
5. LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	SHRUB	3' X 4'
6. SALVIA LEUCANTHA	MEXICAN BUSH SAGE	SHRUB	4' X 4'
7. SENECIO SERPENS	BLUE CHALKSTICKS	SHRUB	1' x 1'
8. STIPIA TENUISSIMA	MEXICAN FEATHER GRASS	GRASS	3' x3 '
9. VIBURNUM T. 'SPRING BOUQUET'	VIBURNUM	SHRUB	6'X6'
GROUND COVERS:			
VERBENA PERUVIANA	VERBENA	GROUND COVER	2' x 2'

Planting Concept

This cul-de-sac planting alternative is composed of a combination of trees, shrubs, and permanent ground cover with a layer of wood mulch and decomposed granite as a turf grass substitute. The entry walkway concrete paving has been shown in a diagonal stepping pad configuration surrounded by decomposed granite. With the elimination of one diamond shaped concrete pad, the decomposed granite can be expanded to create a focal point within the proposed front yard concept. The focal point could be a simple bird bath, a piece of sculpture, or possibly landscape art. The proposed concrete paving and decomposed granite provides the homeowners with access to the front entry while improving the appearance of the front yard. This recommended planting layout includes the suggested installation of 1 multi-trunk specimen tree to enhance the transitional space from the sidewalk to the front door. This planting palette utilizes drought tolerant and low maintenance plant materials that will thrive cohesively together in creating an aesthetically pleasing landscape design while conserving water through low flow drip irrigation techniques and equipment.

CS3

FRONT YARD LANDSCAPE AREA	1,119 SF		54% OF FRONT YARD AREA
PLANTING AREA		*953 SF*	*85% OF LANDSCAPE AREA*
TURF AREAS		*166 SF*	*15% OF LANDSCAPE AREA*
FRONT YARD HARDSCAPE AREA	955 SF		46% OF FRONT YARD AREA
EXISTING CONCRETE DRIVEWAY		*507 SF*	*53% OF HARDSCAPE AREA*
EXISTING CONCRETE ENTRY WALKWAY		*250 SF*	*26% OF HARDSCAPE AREA*
NEW CONCRETE PAVING		*198 SF*	*21% OF HARDSCAPE AREA*
TOTAL FRONT YARD AREA	2,074 SF		



City of Cerritos
Community Development Department
18125 Bloomfield Avenue, Cerritos, CA 90703

Typical Cul-de-Sac Site Plan - CS3
Drought-Tolerant Landscape Design Manual

Suggested Planting Palette - CS3

CS3

BOTANICAL NAME	COMMON NAME	DESCRIPTION	SIZE HEIGHT X SPREAD
TREES:			
A. PLATANUS RACEMOSA	WESTERN SYCAMORE	TREE	40' X 40'
SHRUBS:			
1. CISTUS PURPUREUS	ORCHID ROCKROSE	SHRUB	4' x 4'
2. GREVILLEA NOLELI	GREVILLEA	SHRUB	4' x 5'
3. HEMEROCALLIS HYBRIDS	DAYLILY	SHRUB	2' x 3'
4. LANTANA S. 'LEMON SWIRL'	TRAILING LANTANA	SHRUB	3'X 4'
5. LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	SHRUB	3' X 4'
6. SALVIA LEUCANTHA	MEXICAN BUSH SAGE	SHRUB	4' X 4'
7. SENECIO SERPENS	BLUE CHALKSTICKS	SHRUB	1' x 1'
8. STIPIA TENUISSIMA	MEXICAN FEATHER GRASS	GRASS	3' x3 '
9. VIBURNUM T. 'SPRING BOUQUET'	VIBURNUM	SHRUB	6'X6'
GROUND COVERS:			
TURF GRASS	LAWN	GRASS	
VERBENA PERUVIANA	VERBENA	GROUND COVER	2' x 2'

Planting Concept

This cul-de-sac planting alternative is composed of a combination of trees, shrubs, and permanent ground cover with a layer of wood mulch and turf grass. The entry walkway concrete paving has been shown in a diagonal stepping pad configuration surrounded by turf. With the elimination of one diamond shaped concrete pad, the turf area can be expanded to create a focal point within the proposed front yard concept. The focal point could be a simple bird bath, a piece of sculpture, or possibly landscape art. The proposed concrete paving provides access to the front entry while improving the appearance of the front yard. This recommended planting layout includes the suggested installation of 1 multi-trunk specimen tree to enhance the transitional space from the sidewalk to the front door. This planting palette utilizes drought tolerant and low maintenance plant materials that will thrive cohesively together in creating an aesthetically pleasing landscape design while conserving water through low flow drip irrigation techniques and equipment.

Suggested Planting Palette

BOTANICAL NAME	COMMON NAME	DESCRIPTION	SIZE HEIGHT X SPREAD
TREES:			
A. CERCIS OCCIDENTALIS	WESTERN REDBUD	SMALL TREE	25' x 25'
B. LAGERSTROEMIA INDICA	CRAPE MYRTLE	SMALL TREE	20' x 20'
C. PARKINSONIA ACULEATA	MEXICAN PALO VERDE	TREE	15' x 30'
D. PLATANUS RACEMOSA	WESTERN SYCAMORE	TREE	30' X 30'
SHRUBS:			
1. ARBUTUS UNEDO	STRAWBERRY TREE	SHRUB	8'-35' x 35'
2. CALLISTEMON C 'LITTLE JOHN	DWARF BOTTLEBRUSH	SHRUB	3' x 3'
3. CEANOTHUS G. 'HORIZONTALIS	CEANOTHUS	SHRUB	2' x 5'-1
4. CISTUS PURPUREUS	ORCHID ROCKROSE	SHRUB	4' x 4'
5. GREVILLEA NOLELI	GREVILLEA	SHRUB	4' x 5'
6. HEMEROCALLIS HYBRIDS	DAYLILY	SHRUB	2' x 3'
7. LANTANA MONTEVIDENSIS	TRAILING LANTANA	SHRUB	3' x 8'
8. LANTANA S. 'LEMON SWIRL'	TRAILING LANTANA	SHRUB	3'X 4'
9. LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	SHRUB	3' X 4'
10. OSMANTHUS FRAGRANS	SWEET OLIVE	SHRUB	8' X 10'
11. SALVIA LEUCANTHA	MEXICAN BUSH SAGE	SHRUB	4' X 4'
12. SANTOLINA VIRENS	SANTOLINA	SHRUB	2' X 3'
13. STRELITZIA JUNCEA	NARROW LEAF B OF P	SHRUB	4' x 6'
14. TAGETES LEMMONII	MOUNTAIN MARIGOLD	SHRUB	3' X 6'
15. VIBURNUM T. 'SPRING BOUQUET'	VIBURNUM	SHRUB	6'X6'
SUCCULANTS:			
16. AGAVE ATTENUATA	FOXTAIL AGAVE	SHRUB	5' x 5'
17. CALANDRINA SPECTABIL	SHINNY PINK	SHRUB	1' x 4'
18. HESPEROLA PARVIFLORA	RED YUCCA	SHRUB	3' x 4'
19. KNIPHOFIA UVARIA	REDHOT POKER	SHRUB	3' x 6'
20. SEDUM SPERIUM	DRAGONS BLOOD	SHRUB	1.5' x 2'
21. SENECIO SERPENS	BLUE CHALKSTICKS	SHRUB	1' x 1'
GRASSES:			
22. MUHLENGERGIA 'REGAL MIST'	PINK MIST	GRASS	3' x 3'
23. PENNISETUM SETACEUM 'RUBRUM	PURPLE FOUNTAIN GRASS	GRASS	4' x 4'
24. STIPIA TENUISSIMA	MEXICAN FEATHER GRASS	GRASS	3' x3 '
GROUND COVERS:			
MYOPORUM P. 'PUTAH CREEK'	MYOPORUM	GROUND COVER	2' x 8'
SCAEVOLA 'MAUVE CLUSTER'	SCAEVOLA	GROUND COVER	0.5' x 5'
VERBENA PERUVIANA	VERBENA	GROUND COVER	2' x 2'