



LANDSCAPING & OTHER IMPROVEMENTS WITHIN SIGHT VISIBILITY ZONES SHALL BE RESTRICTED TO A 2' MAX HEIGHT.

BIO-RETENTION AREA WITH PROVIDED ACCESS FOR MAINTENANCE

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SIGHT DISTANCE LINE

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LANDSCAPE - OVERALL PLAN

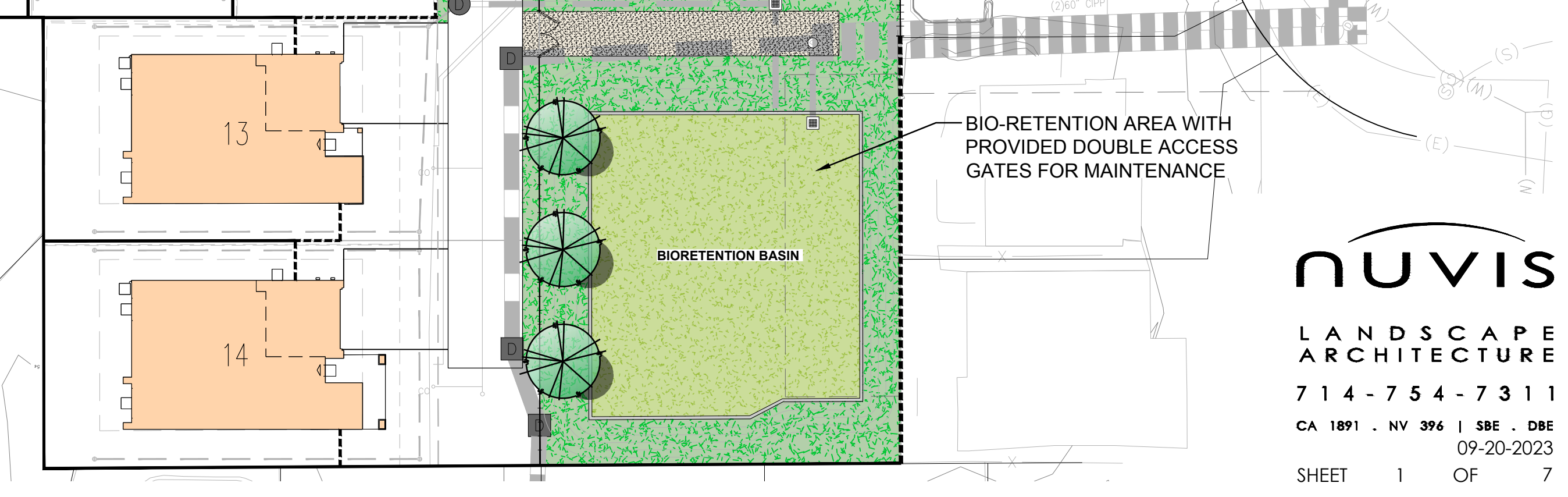
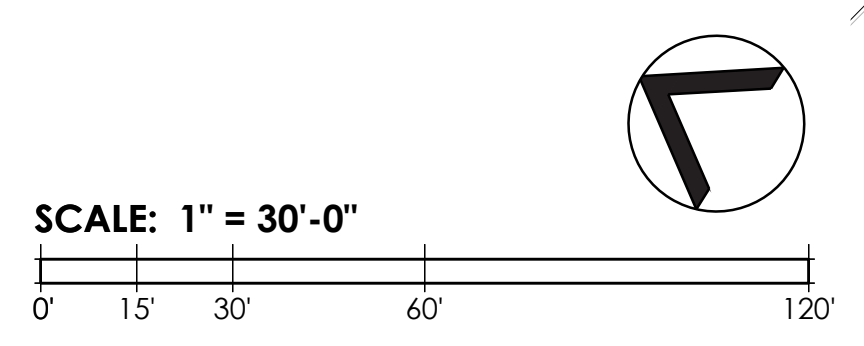
VINTAGE FARM

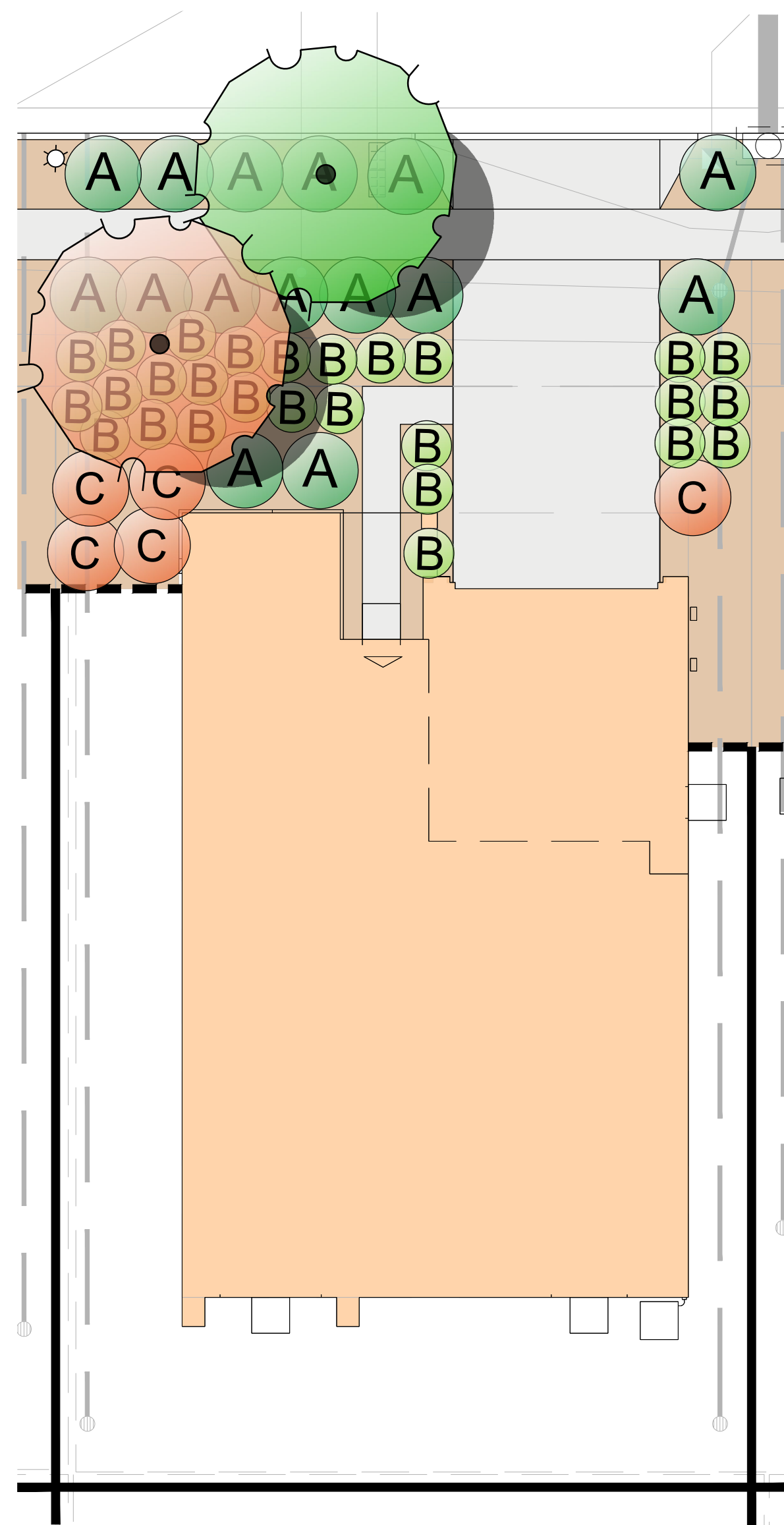
NAPA, CA

DAVIDON HOMES

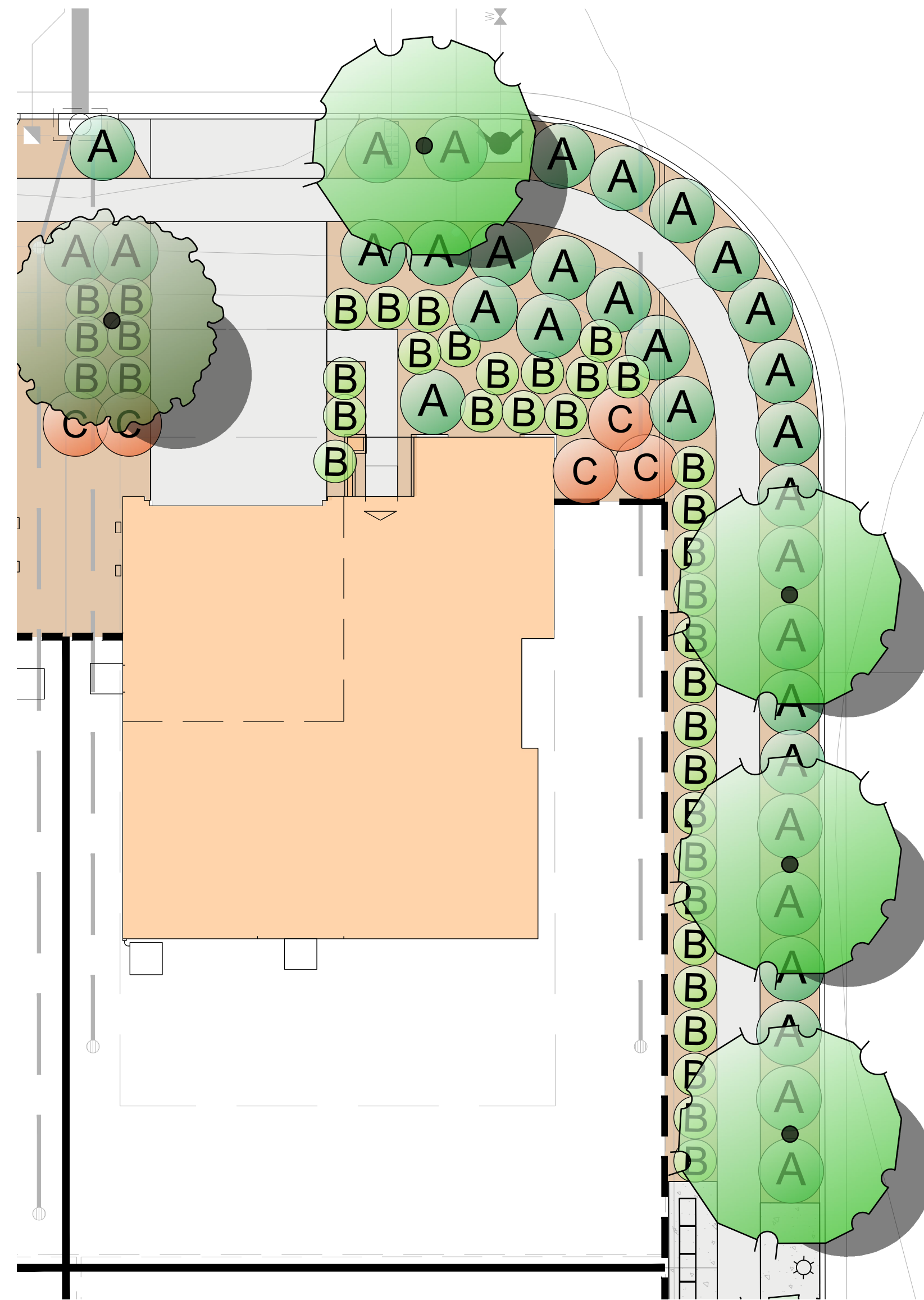
NOTE

1. REFER TO SHEETS 2-3 FOR LANDSCAPE FRONT YARD TYPICAL ENLARGEMENTS
2. REFER TO SHEETS 4-5 FOR PLANT IMAGERY
3. REFER TO SHEETS 6-7 FOR WALL/FENCE LOCATIONS, SIDE YARD GATE LOCATIONS AND DETAILS





BUILDING TYPICAL: P1A , P1B, P1C



BUILDING TYPICAL: P2A , P2B, P2C

TYPICAL FRONT YARD PLANTING LEGEND

SYMBOL	WUCOLS	BOTANICAL NAME	COMMON NAME	Ht x Sp
TREES - FRONT YARDS				
	L	ARBUTUS UNEDO 'MARINA'	MARINA STRAWBERRY STANDARD	25' X 25'
	L	LAGERSTROEMIA INDICA 'MUSKOGEE'	GRAPE MYRTLE	15' X 15'
	M	MAGNOLIA GRANDIFLORA 'MAJESTIC BEAUTY'	SOUTHERN MAGNOLIA	30' X 25'

NOTE: TREES PLANTED WITHIN FIVE FEET (5') OF HARDSCAPE, STRUCTURES OR UTILITIES SHALL BE INSTALLED WITH A 24" DEEP ROOT BARRIER AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

SANTA BARBARA - PLANT PALETTE

GROUND COVER PLANTS:	A	L	CAREX TUMULICOLA 1 GALLON @ 36" O.C.	BERKELEY SEDGE
		L	ROSMARINUS OFFICINALIS 'IRENE' 1 GALLON @ 36" O.C.	DWARF ROSEMARY
MEDIUM SIZED PLANTS:	B	L	AGAVE PARRYI	PARRY'S AGAVE
		L	DIETES BICOLOR	FORTNIGHT LILY
		L	FESTUCA MAIREI	MAIRE'S FESCUE
		L	HELICTOCTRICHON SEMPERVIRENS	BLUE OAT GRASS
		L	KNIPHOFIA 'ORANGE FLAME'	RED HOT POKER
		L	LANTANA 'BANDANA PINK'	BANDANA PINK LANIANA
		L	MYRTUS COMMUNIS 'COMPACTA'	DWARF MYRTLE
		L	OLEA E. 'LITTLE OLLIE'	LITTLE OLIE OLIVE
LARGE SIZED PLANTS:	C	L	PHORMIUM 'MAORI MAIDEN'	NEW ZEALAND FLAX
		L	ROSA RUGOSA	RUGOSA ROSE
		L	EUONYMUS 'GREEN SPIRE'	GREENSPIRE EUONYMUS

CRAFTSMAN - PLANT PALETTE

GROUND COVER PLANTS:	A	L	CAREX TUMULICOLA 1 GALLON @ 36" O.C.	BERKELEY SEDGE
		L	THYMUS SERPHYLLUM 'PINK CHINTZ' 1 GALLON @ 36" O.C.	CREEPING THYME
MEDIUM SIZED PLANTS:	B	L	DIETES BICOLOR	FORTNIGHT LILY
		L	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY
		L	HELICTOCTRICHON SEMPERVIRENS	BLUE OAT GRASS
		L	LIMONIUM PEREZII	SEA LAVENDER
		L	MUHLENBERGIA CAPILLARIS	PINK MUHLY
		L	MYRTUS C. 'COMPACTA'	DWARF MYRTLE
LARGE SIZED PLANTS:	C	L	EUONYMUS 'GREEN SPIRE'	GREENSPIRE EUONYMUS
		L	LAVATERA MARITIMA	TREE MALLOW
		L	LOROPETALUM CHINESE 'PEACK'	PIXIE FRINGE FLOWER
		L	ROSA CALIFORNICA	WILD CALIFORNIA ROSE

FARMHOUSE - PLANT PALETTE

GROUND COVER PLANTS:	A	L	CAREX TUMULICOLA 1 GALLON @ 36" O.C.	BERKELEY SEDGE
		L	MYOPORUM PARVIFOLIUM 'WHITE' 1 GALLON @ 36" O.C.	CREEPING MYOPORUM
MEDIUM SIZED PLANTS:	B	L	CHONDRPETALUM TECTORUM	CAPE RED
		L	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY
		L	GERANIUM 'JOHNSONS BLUE'	GERANIUM
		L	PENSTEMON 'MARGARITA BOP'	PENSTEMON
		L	PITTOSPORUM 'WHEELERS DWARF'	WARF TOBIRA
		L	POLYGALA X DALMAISIANA	SWEET PEA SHRUB
LARGE SIZED PLANTS:	C	L	PHORMIUM 'YELOOW WAVE'	NEW ZEALAND FLAX
		L	LOROPETALUM CHINENSE	FRINGE FLOWER
		L	PRUNUS 'BRIGHT & TIGHT'	BRIGHT & TIGHT LAUREL

MULCH

ALL SHRUB AREAS TO RECEIVE A 3" LAYER OF 'FOREST FLOOR' WOOD MULCH UNDER SHRUBS, AND 1 1/2" LAYER UNDER GROUND COVERS. MULCH SIZE FROM 1/2" - 2" . MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL SHRUB PLANTER AREAS AFTER PLANTING SHRUBS.

LANDSCAPE - FRONT YARD TYPICALS

VINTAGE FARM

NAPA, CA

DAVIDON HOMES

nuvis

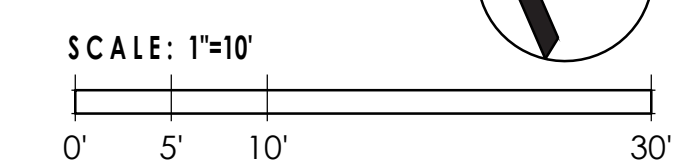
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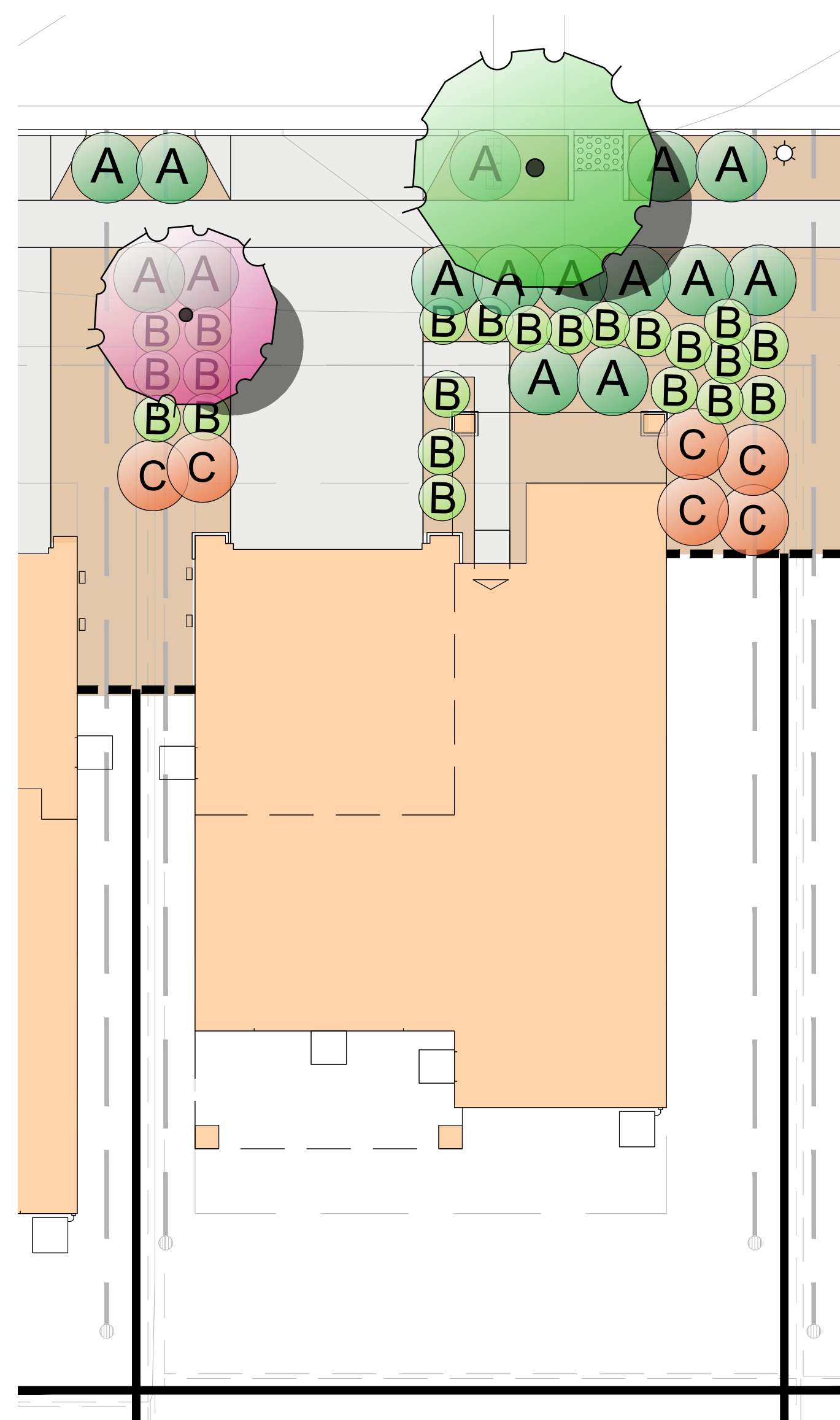
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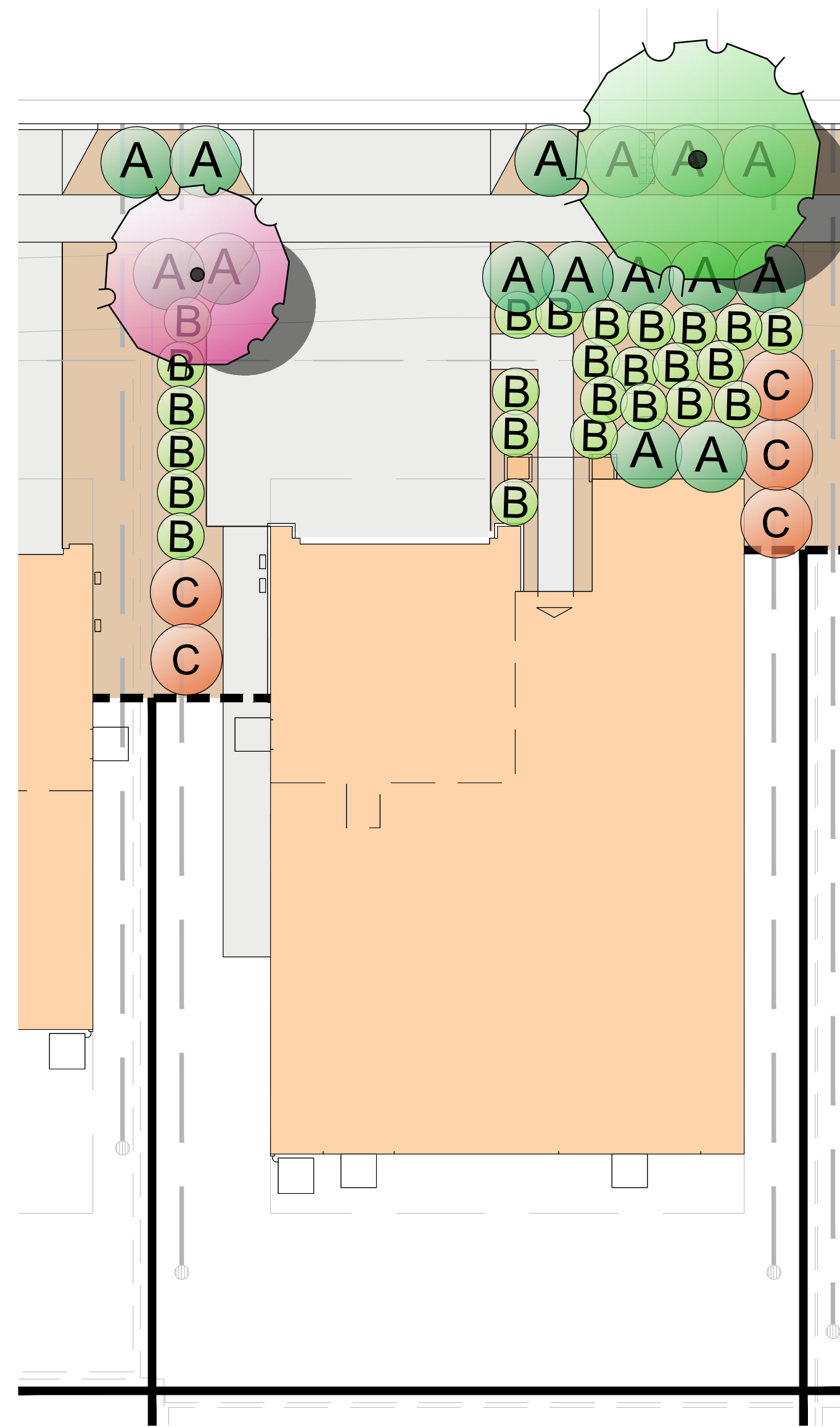
09-20-2023

SHEET 2 OF 7





BUILDING TYPICAL: P3A , P3B, P3C



BUILDING TYPICAL: P4A , P4B, P4C

TYPICAL FRONT YARD PLANTING LEGEND

SYMBOL	WUCOLS	BOTANICAL NAME	COMMON NAME	Ht x Sp
TREES - FRONT YARDS				
	L	ARBUTUS UNEDO 'MARINA'	MARINA STRAWBERRY STANDARD	25' X 25'
	L	LAGERSTROEMIA INDICA 'MUSKOGEE'	GRAPE MYRTLE	15' X 15'
	M	MAGNOLIA GRANDIFLORA 'MAJESTIC BEAUTY'	SOUTHERN MAGNOLIA	30' X 25'
NOTE: TREES PLANTED WITHIN FIVE FEET (5') OF HARDSCAPE, STRUCTURES OR UTILITIES SHALL BE INSTALLED WITH A 24" DEEP ROOT BARRIER AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.				
SANTA BARBARA - PLANT PALETTE				
GROUND COVER PLANTS:	A	CAREX TUMULICOLA 1 GALLON @ 36" O.C.	BERKELEY SEDGE	
	L	ROSMARINUS OFFICINALIS 'IRENE' 1 GALLON @ 36" O.C.	DWARF ROSEMARY	
MEDIUM SIZED PLANTS:	B	AGAVE PARRYI	PARRY'S AGAVE	
	L	DIETES BICOLOR	FORTNIGHT LILY	
	L	FESTUCA MAIREI	MAIRE'S FESCUE	
	L	HELICTOCTRICHON SEMPERVIRENS	BLUE OAT GRASS	
	L	KNIPHOFIA 'ORANGE FLAME'	RED HOT POKER	
	L	LANTANA 'BANDANA PINK'	BANDANA PINK LANIANA	
	L	MYRTUS COMMUNIS 'COMPACTA'	DWARF MYRTLE	
	L	OLEA E. 'LITTLE OLLIE'	LITTLE OLIE OLIVE	
LARGE SIZED PLANTS:	C	PHORMIUM 'MAORI MAIDEN'	NEW ZEALAND FLAX	
	L	ROSA RUGOSA	RUGOSA ROSE	
	L	EUONYMUS 'GREEN SPIRE'	GREENSPIRE EUONYMUS	
CRAFTSMAN - PLANT PALETTE				
GROUND COVER PLANTS:	A	CAREX TUMULICOLA 1 GALLON @ 36" O.C.	BERKELEY SEDGE	
	L	THYMUS SERPHYLLUM 'PINK CHINTZ' 1 GALLON @ 36" O.C.	CREEPING THYME	
MEDIUM SIZED PLANTS:	B	DIETES BICOLOR	FORTNIGHT LILY	
	L	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	
	L	HELICTOCTRICHON SEMPERVIRENS	BLUE OAT GRASS	
	L	LIMONIUM PEREZII	SEA LAVENDER	
	L	MUHLBERGIA CAPILLARIS	PINK MUHLY	
	L	MYRTUS C. 'COMPACTA'	DWARF MYRTLE	
LARGE SIZED PLANTS:	C	EUONYMUS 'GREEN SPIRE'	GREENSPIRE EUONYMUS	
	L	LAVATERA MARITIMA	TREE MALLOW	
	L	LOROPETALUM CHINESE 'PEACK'	PIXIE FRINGE FLOWER	
	L	ROSA CALIFORNICA	WILD CALIFORNIA ROSE	
FARMHOUSE - PLANT PALETTE				
GROUND COVER PLANTS:	A	CAREX TUMULICOLA 1 GALLON @ 36" O.C.	BERKELEY SEDGE	
	L	MYOPORUM PARVIFOLIUM 'WHITE' 1 GALLON @ 36" O.C.	CREEPING MYOPORUM	
MEDIUM SIZED PLANTS:	B	CHONDRPETALUM TECTORUM	CAPE RED	
	L	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	
	L	GERANIUM 'JOHNSONS BLUE'	GERANIUM	
	L	PENSTEMON 'MARGARITA BOP'	PENSTEMON	
	L	PITTOSPORUM 'WHEELERS DWARF'	WARF TOBIRA	
	L	POLYGALA X DALMAISIANA	SWEET PEA SHRUB	
LARGE SIZED PLANTS:	C	PHORMIUM 'YELOOW WAVE'	NEW ZEALAND FLAX	
	L	LOROPETALUM CHINENSE	FRINGE FLOWER	
	L	PRUNUS 'BRIGHT & TIGHT'	BRIGHT & TIGHT LAUREL	
MULCH				
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LANDSCAPE - FRONT YARD TYPICALS

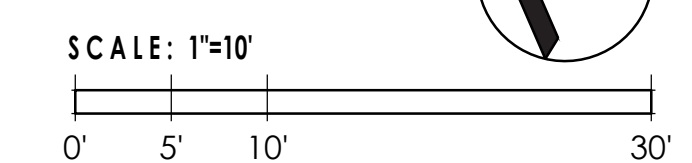
VINTAGE FARM

NAPA, CA

DAVIDON HOMES



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SHEET 3 OF 7



TREES:



PLATANUS ACERIFOLIA 'COLUMBIA'
London Plane Tree



PISTACIA CHINENSIS
Pistache Tree - Standard



QUERCUS AGRIFOLIA
California Live oak



ARBUTUS UNEDO 'MARINA'
Marina Strawberry Tree



LAGERSTROEMIA INDICA 'MUSKOGEE'
Crape Myrtle



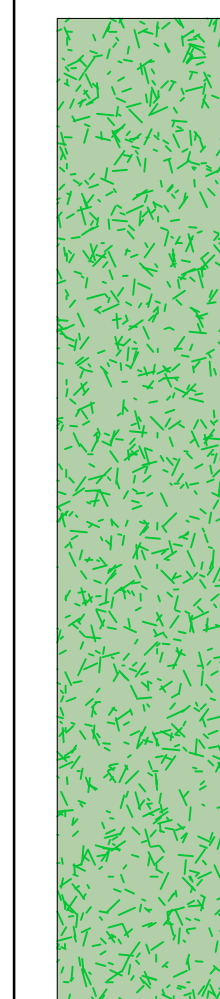
MAGNOLIA GRANDIFLORA 'MAJESTIC BEAUTY'
Southern Magnolia

OVERALL PLANTING LEGEND

SYMBOL	WUCOLS	BOTANICAL NAME	COMMON NAME	Ht. x Sp	QTY:
TREES - HOA					
	-	EXISTING SYCAMORES	-	-	-
	L	LAGERSTROEMIA INDICA 'MUSKOGEE'	CRAPE MYRTLE	15' X 15'	8
	M	PLATANUS ACERIFOLIA 'COLUMBIA'	LONDON PLANE TREE	40' X 30'	17
	L	PISTACIA CHINENSIS	PISTACHE TREE- STANDARD	35' x 30'	51
	VL	QUERCUS AGRIFOLIA	CALIFORNIA LIVE OAK STANDARDS	40' x 30'	4

NOTE: TREES PLANTED WITHIN FIVE FEET (5') OF HARDSCAPE, STRUCTURES OR UTILITIES SHALL BE INSTALLED WITH A 24" DEEP ROOT BARRIER AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

SHRUBS



L	CALLISTEMON CITRINUS 'LITTLE JOHN'	DWARF BOTTLEBRUSH
L	DIETES IRIDIOIDES	FORTNIGHT LILY
L	FESTUCA MAIREI	MAIRE'S FESCUE
L	LOROPETALUM CHINENSE 'PURPLE DIAMOND'	PURPLE FRINGE FLOWER
L	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	REGAL MIST MUHLY
M	MYRTUS COMMUNIS	COMMON MYRTLE
M	NANDINA DOMESTICA 'LEMON LIME'	LEMON LIME HEAVENLY BAMBOO
M	PHORMIUM X 'BLACK ADDER'	BLACK ADDER FLAX
M	PITTOSPORUM CRASSIFOLIUM 'NANA'	KARO PITTOSPORUM
M	PITTOSPORUM TOBIRA 'VARIEGATA'	VARIEGATED MOCK ORANGE
M	RHAMNUS CALIFORNICA 'EVE CASE'	CALIFORNIA COFFEEBERRY
M	RAPHIOLEPIS INDICA 'PINK LADY'	PINK LADY INDIAN HAWTHORNE
M	SALVIA MICROPHYLLA 'HOT LIPS'	HOT LIPS SAGE
M	SALVIA GREGGII X 'DARK DANCER'	DARK DANCER AUTUMN SAGE
L	TEUCRIUM FRUTICANS 'COMPACTA'	BUSH GERMANDER

BIOSWALE PLANTS



L	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS
L	JUNCUS PATENS	CALIFORNIA GRAY RUSH
M	PENNISETUM ORIENTALE 'KARLEY ROSE'	KARLEY ROSE FOUNTAIN GRASS

MULCH

ALL SHRUB AREAS TO RECEIVE A 3" LAYER OF 'FOREST FLOOR' WOOD MULCH UNDER SHRUBS, AND 1 1/2" LAYER UNDER GROUND COVERS. MULCH SIZE FROM 1/2" - 2" . MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL SHRUB PLANTER AREAS AFTER PLANTING SHRUBS.

LANDSCAPE PRELIMINARY TREE IMAGERY

VINTAGE FARM

NAPA, CA

DAVIDON HOMES

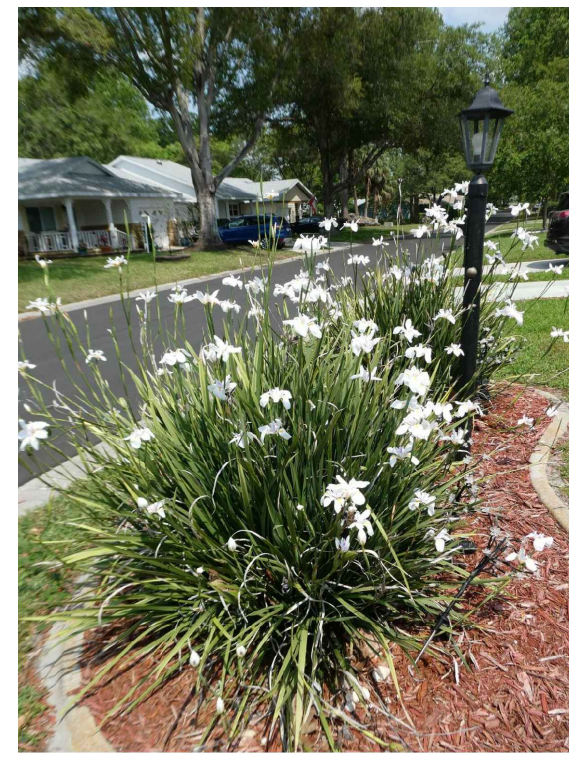


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SHEET 4 OF 7

SHRUBS:



CALLISTEMON CITRINUS 'LITTLE JOHN'
Dwarf Bottlebrush



DIETES IRIDOIDES
Fortnight Lily



FESTUCA MAIREI
Maire's fescue



LOROPETALUM CHINESE 'PURPLE DIAMOND'
Purple Fringe Flower



MUHLENBERGIA CAPILLARIS 'REGAL MIST'
Regal Mist Muhly



MYRTUS COMMUNIS
Common Myrtle



NANDINA DOMESTICA 'LEMON LIME'
Lemon Lime Heavenly Bamboo



PHORMIUM X 'BLACK ADDER'
Black Adder Flax



PITTOSPORUM CRASSIFOLIUM 'NANA'
Kard Pittosporum



PITTOSPORUM TOBIRA 'VARIEGATA'
variegated Mock Orange



RHAMNUS CALIFORNICA 'EVE CASE'
California Coffeeberry



RHAPHIOLEPIS INDICA 'PINK LADY'
Pink Lady Indian Hawthorne



SALVIA MICROPHYLLA 'HOT LIPS'
Hot Lips Sage



SALVIA GREGGII X 'DARK DANCER'
Dark Dancer Autumn Sage



TEUCRIUM FRUTICANS 'COMPACTA'
Bush Germander



HELICTOTRICHON SEMPERVIRENS
Blue Oat Grass



JUNCUS PATENS
California Gray Rush



PENNISETUM ORIENTALE 'KARLEY ROSE'
Karley Rose Fountain Grass

LANDSCAPE PRELIMINARY SHRUB IMAGERY

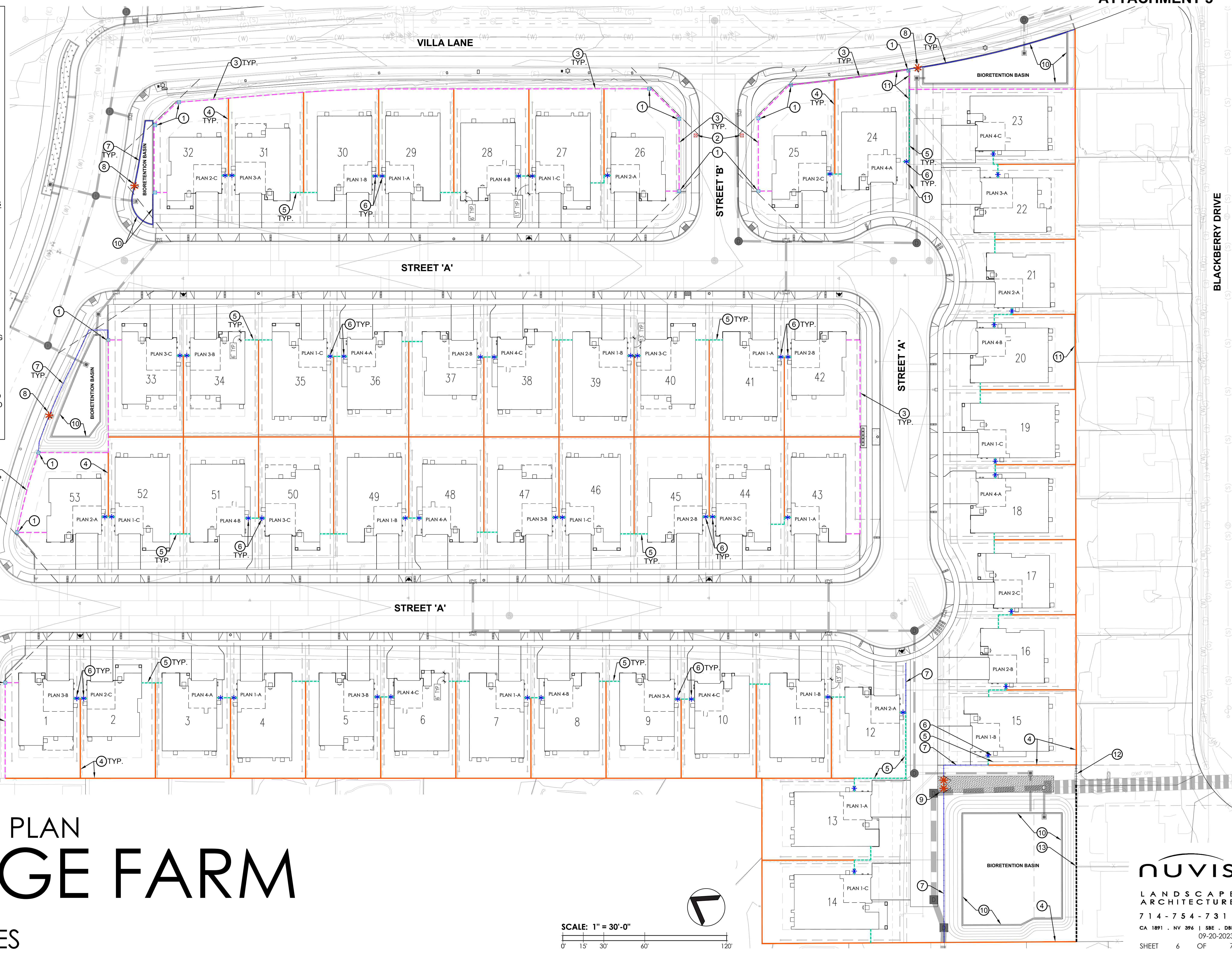
VINTAGE FARM

NAPA, CA

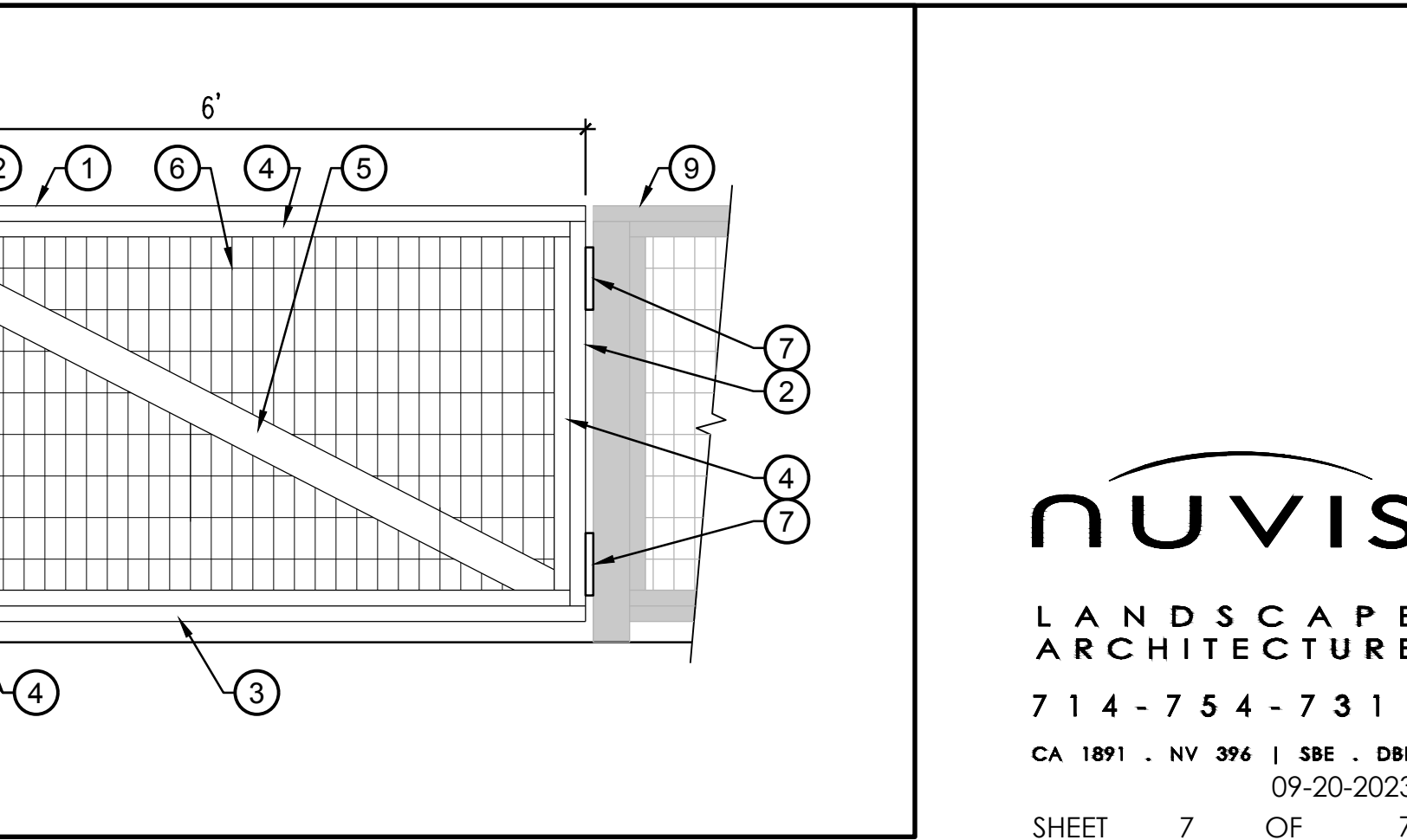
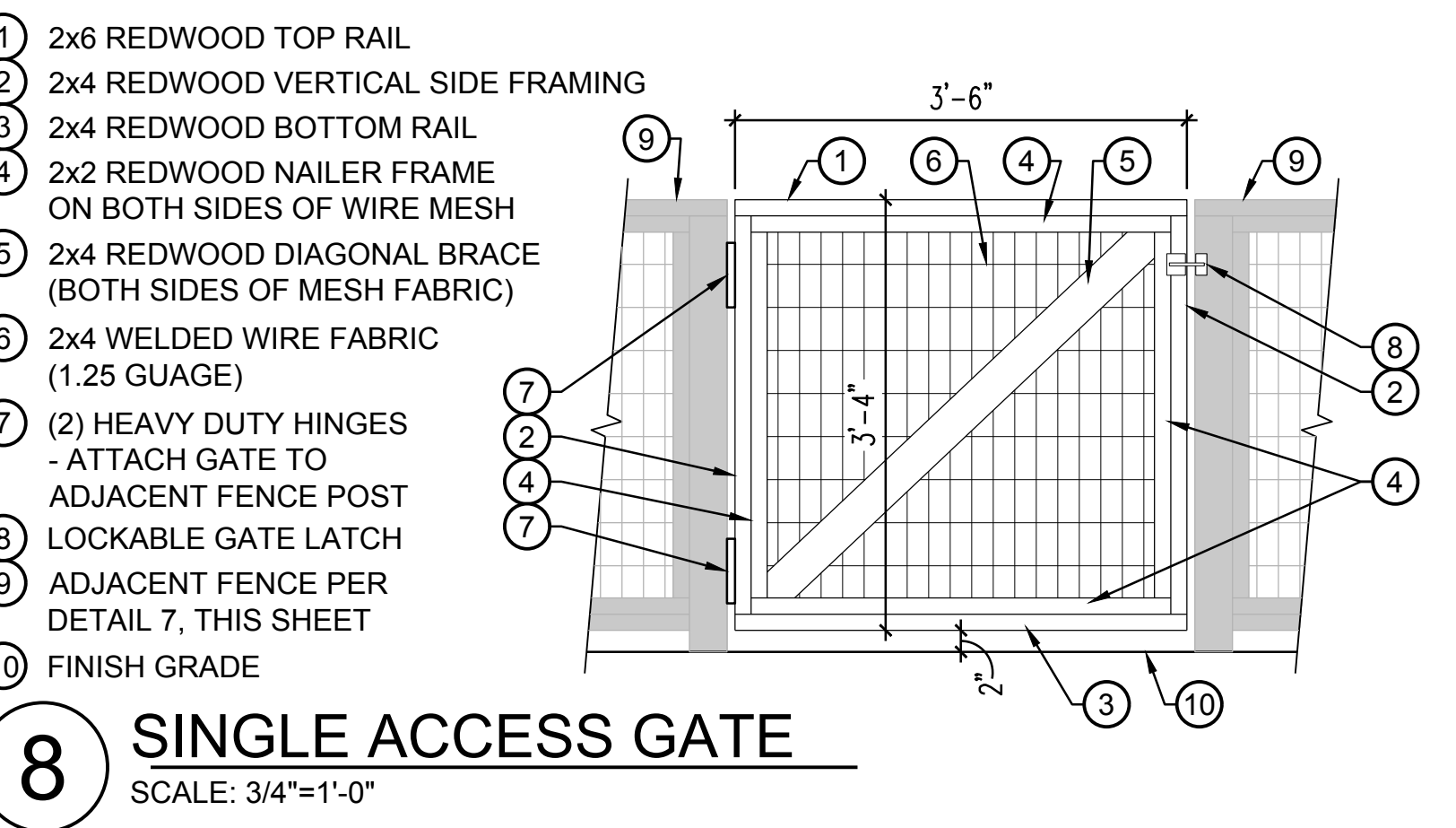
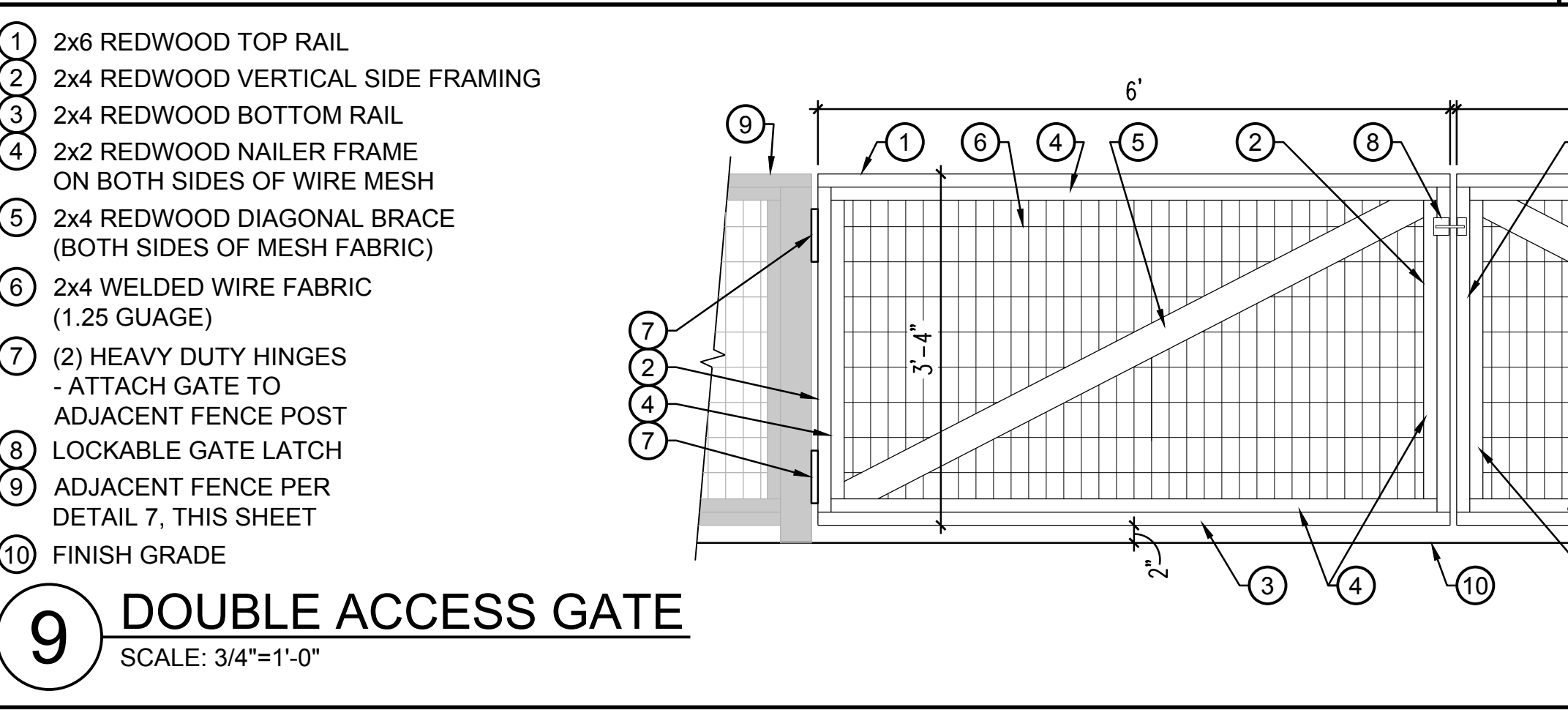
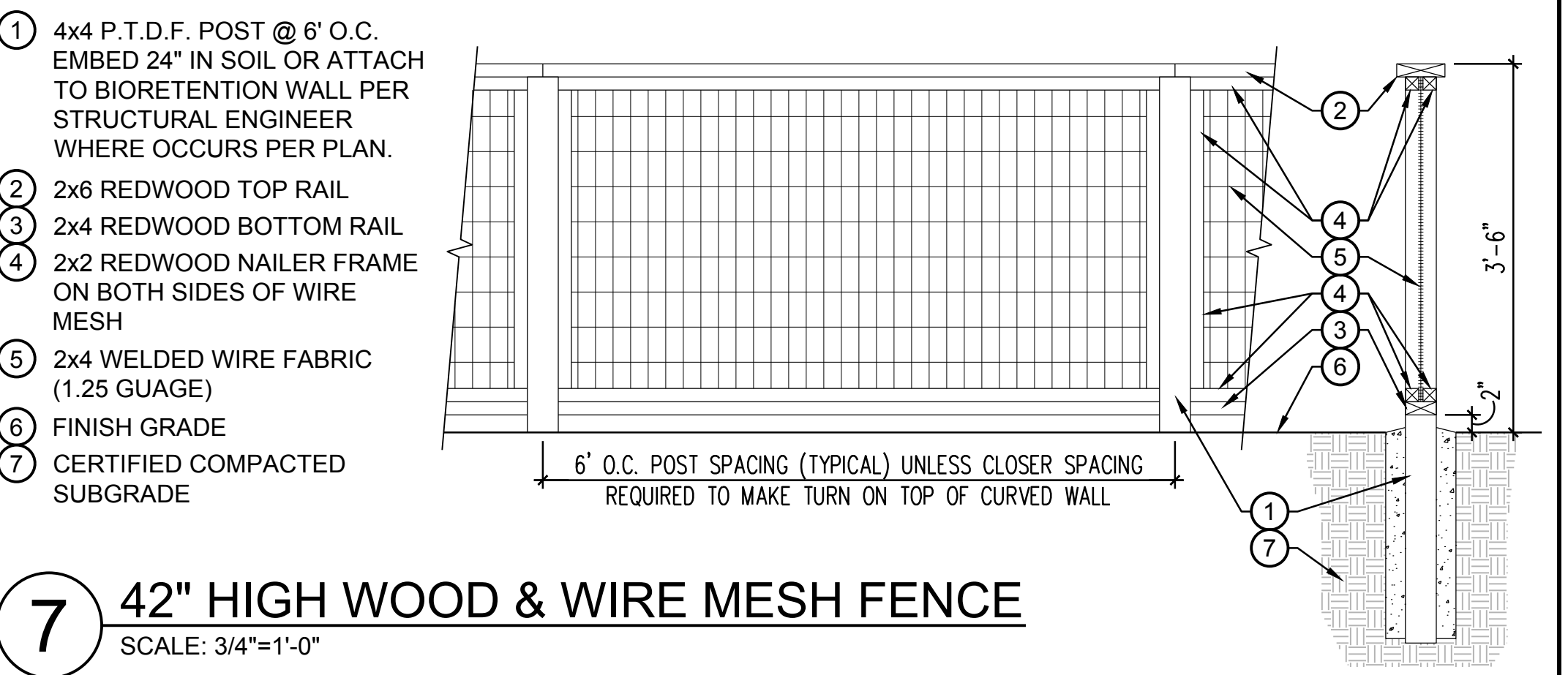
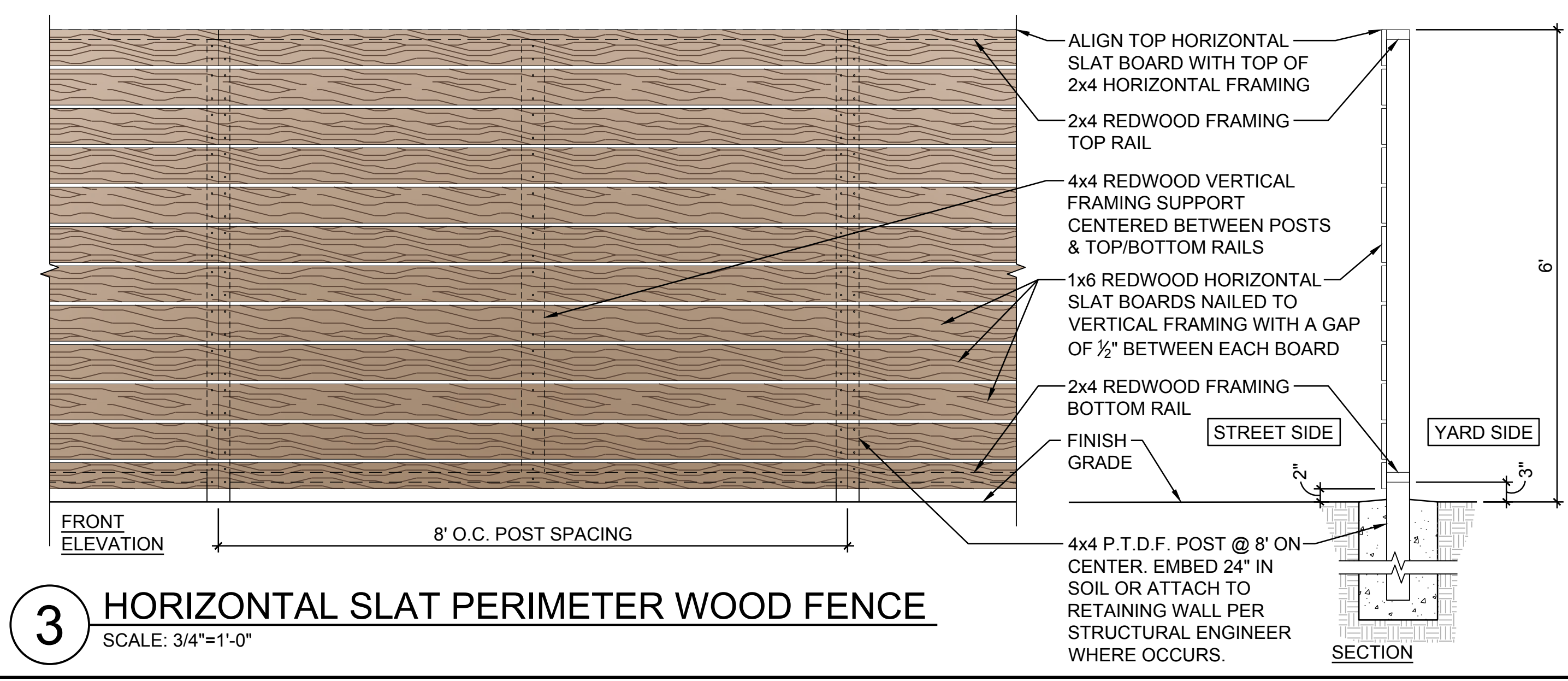
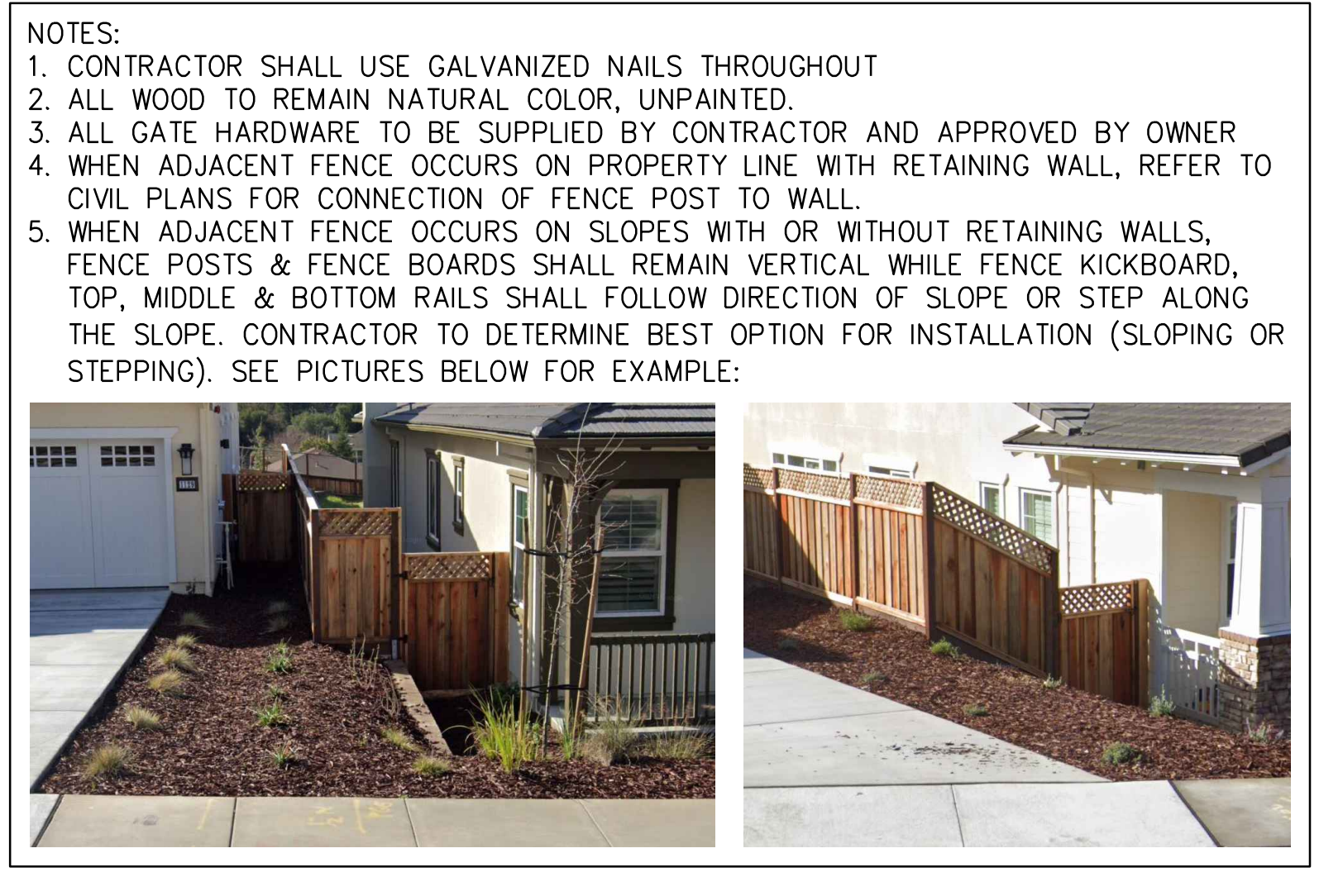
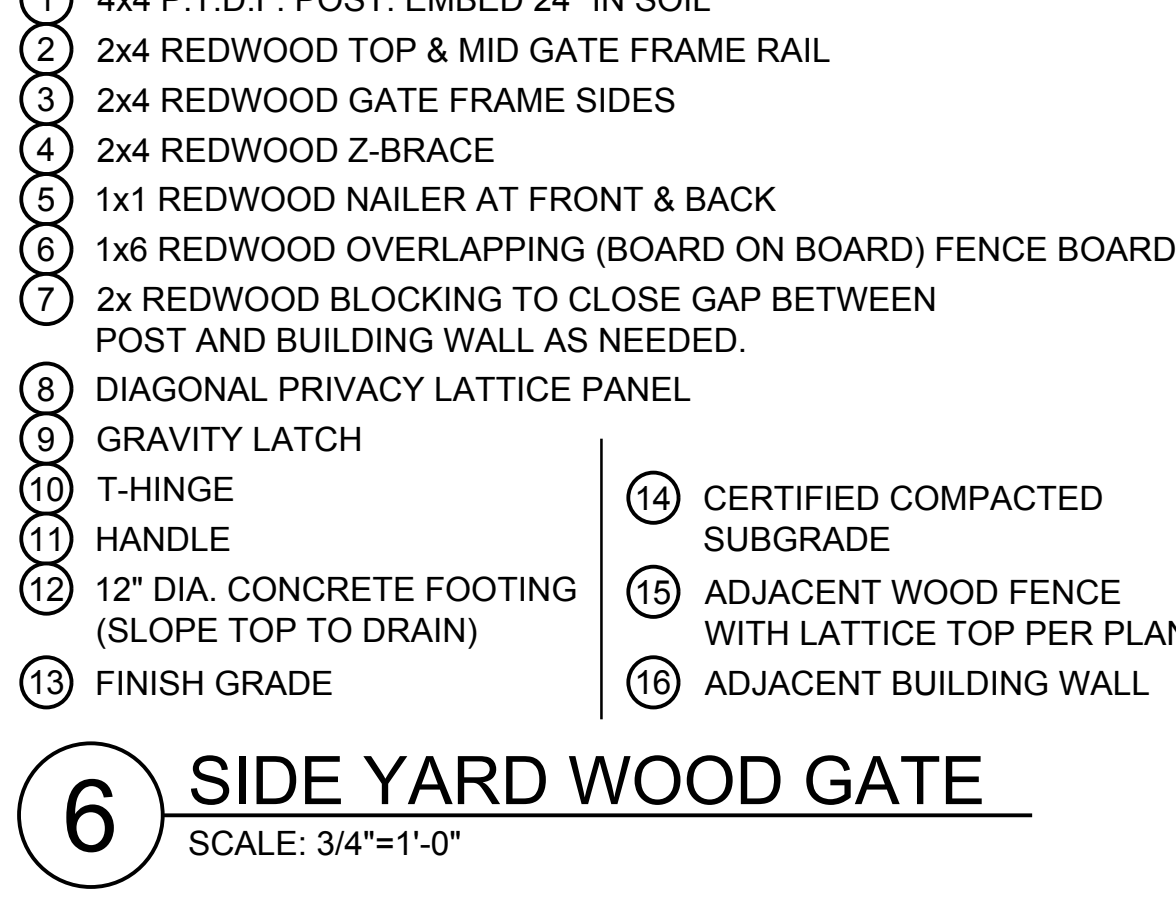
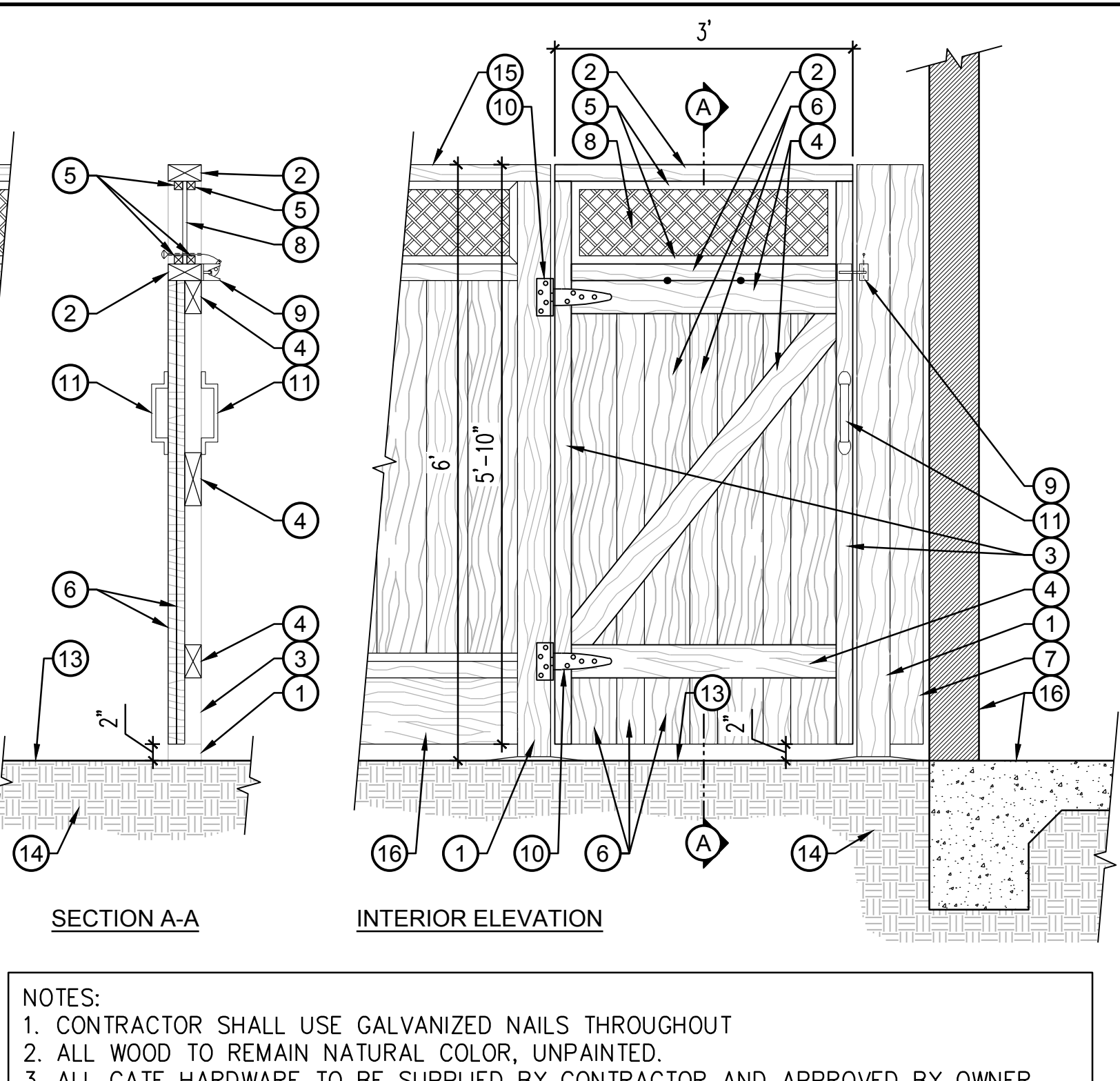
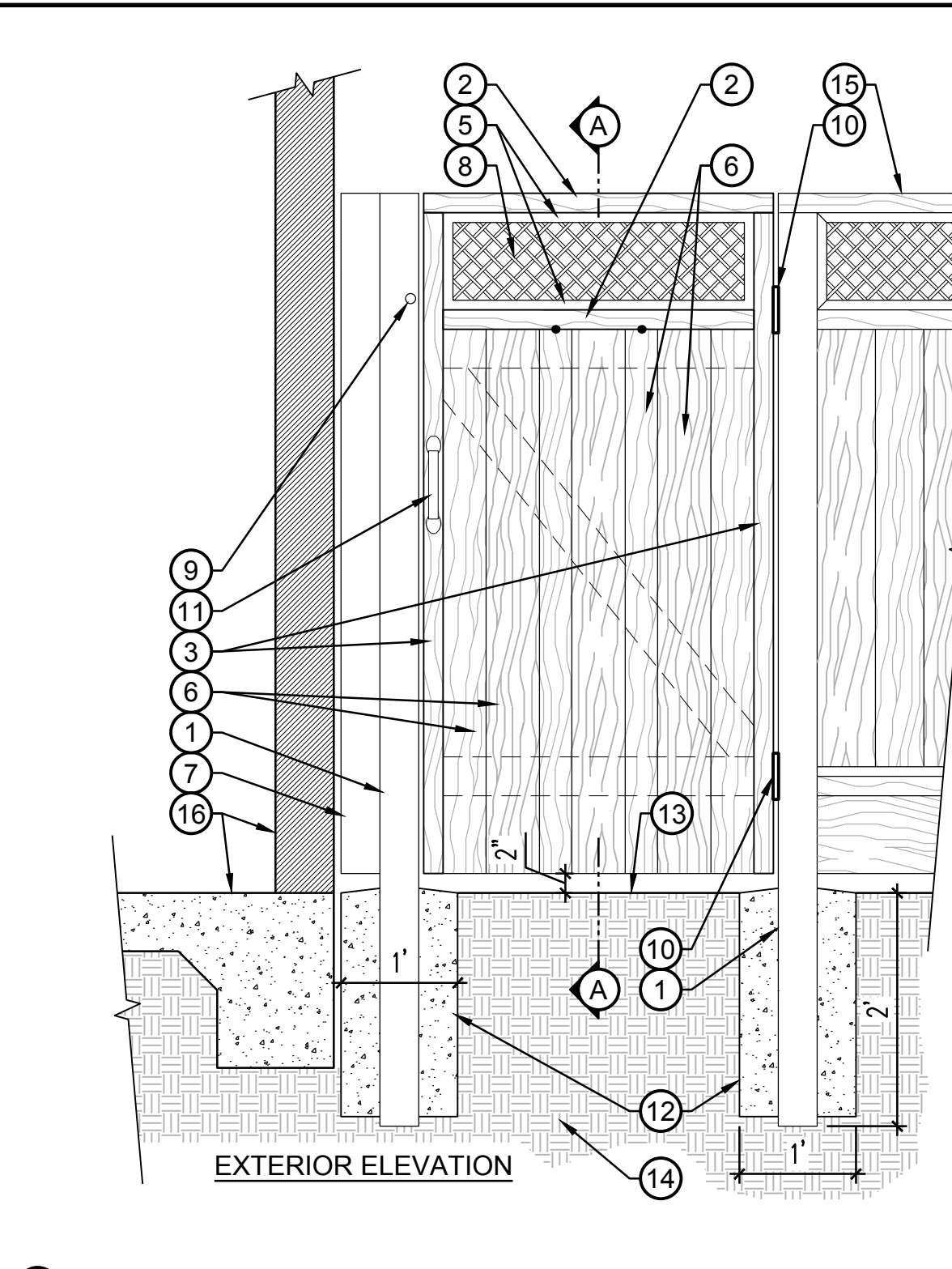
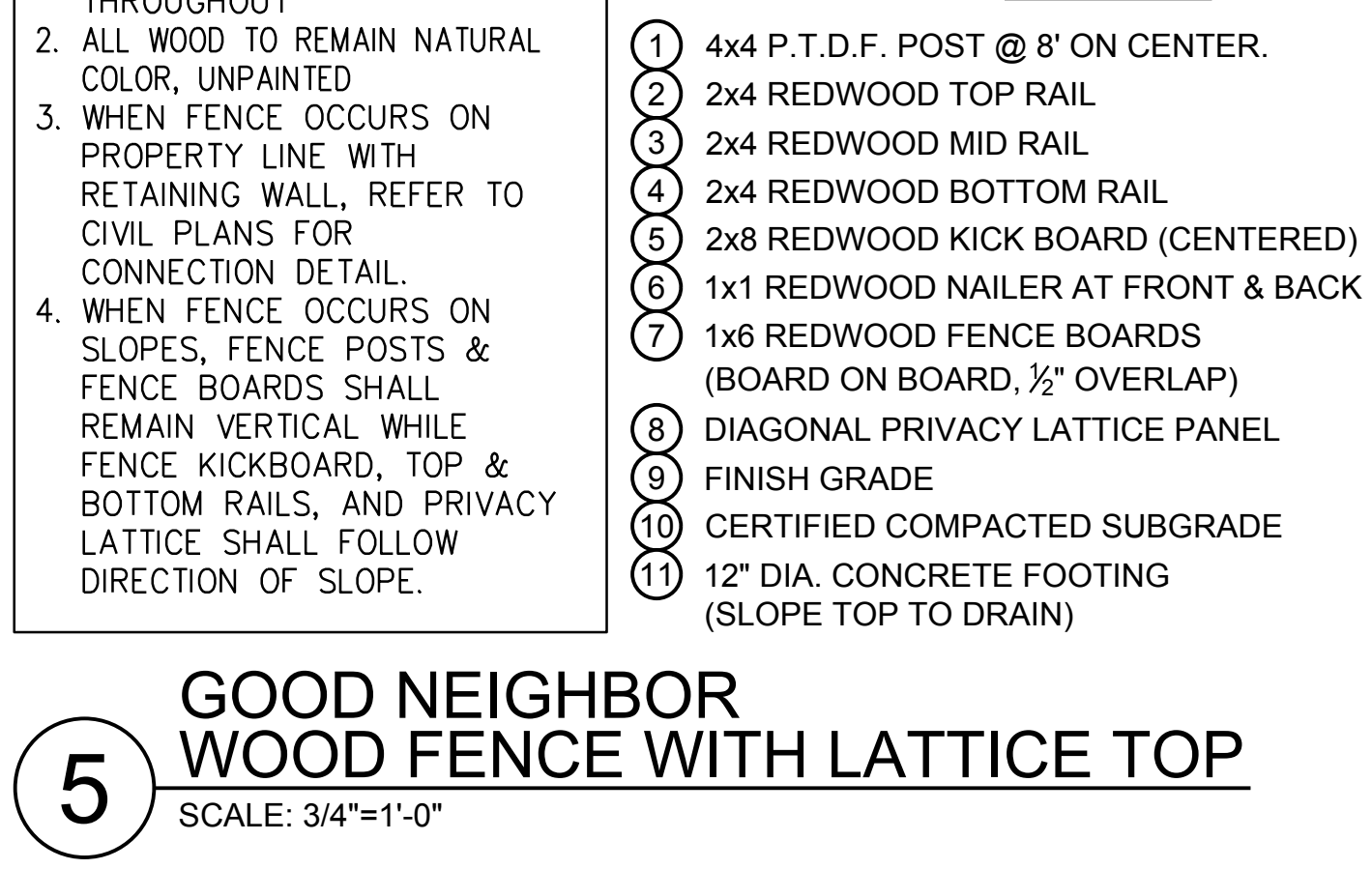
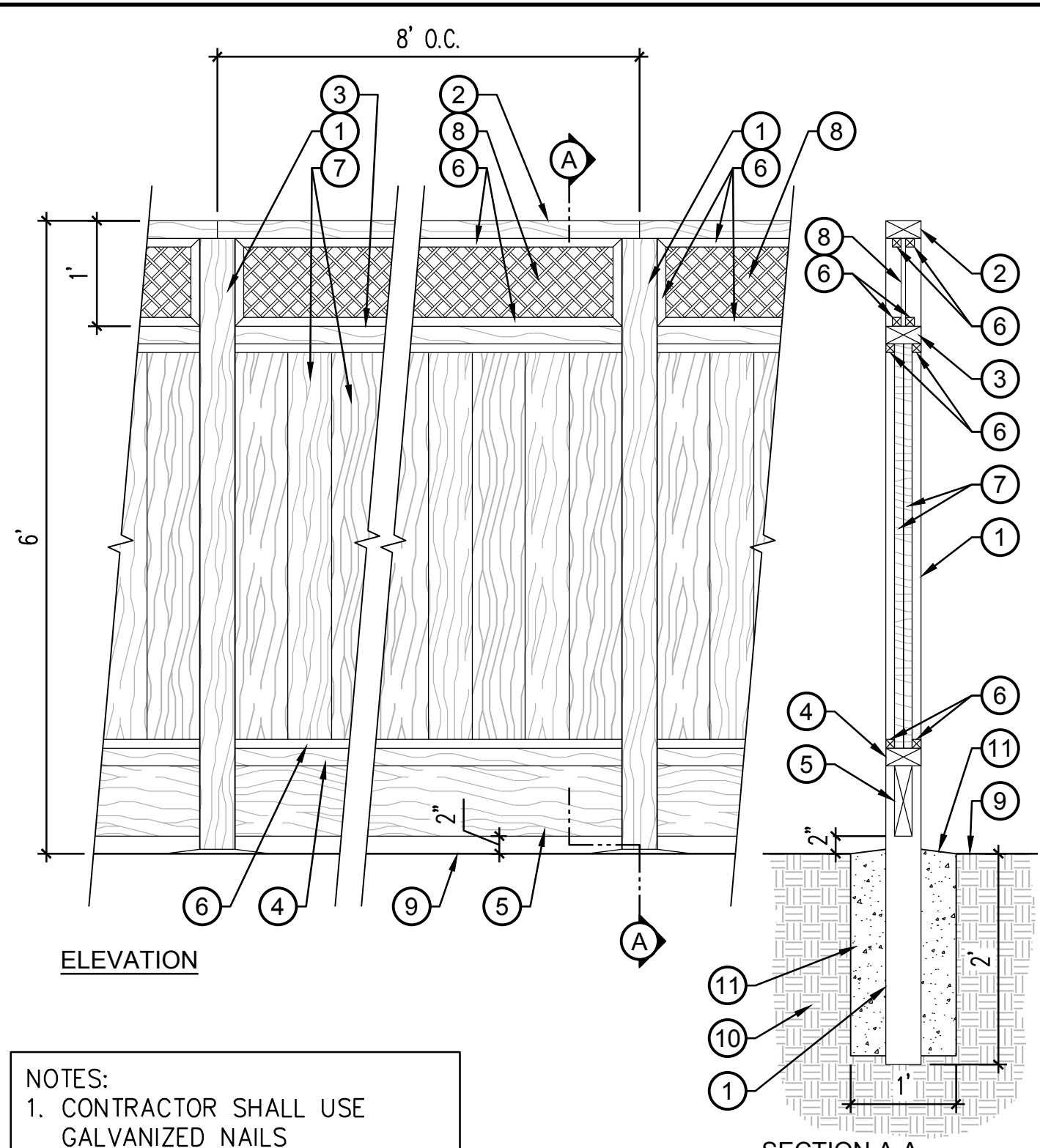
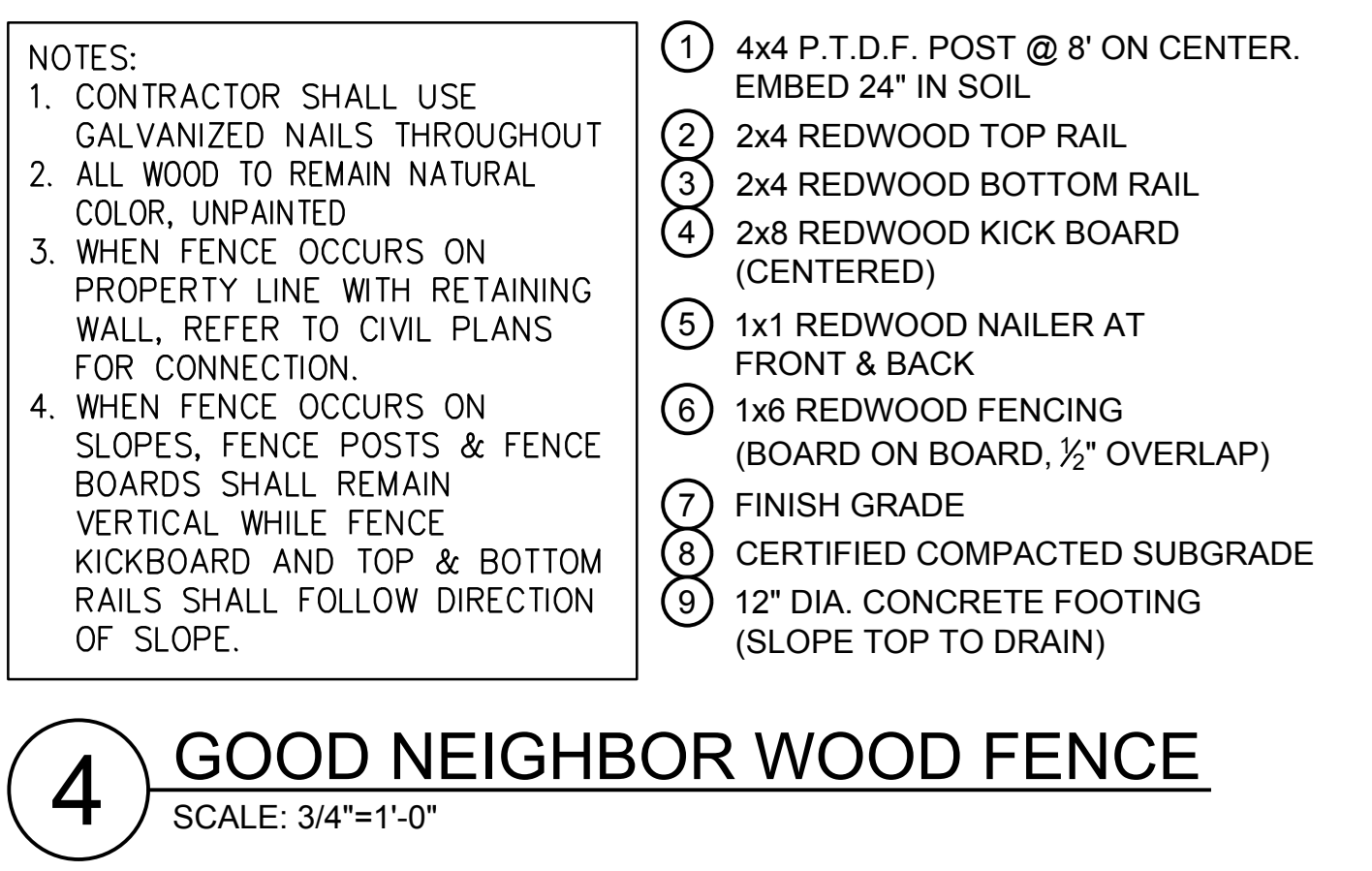
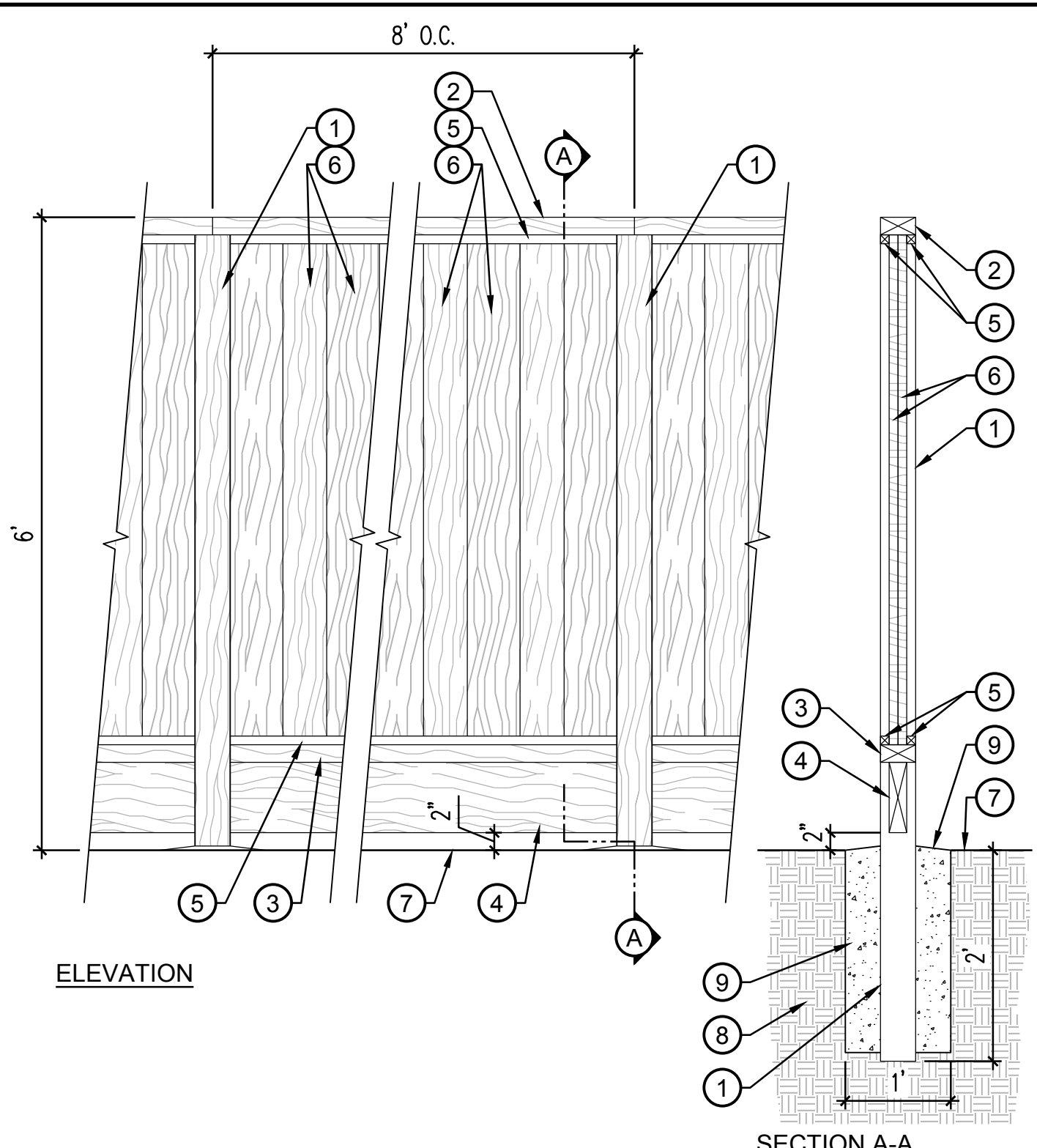
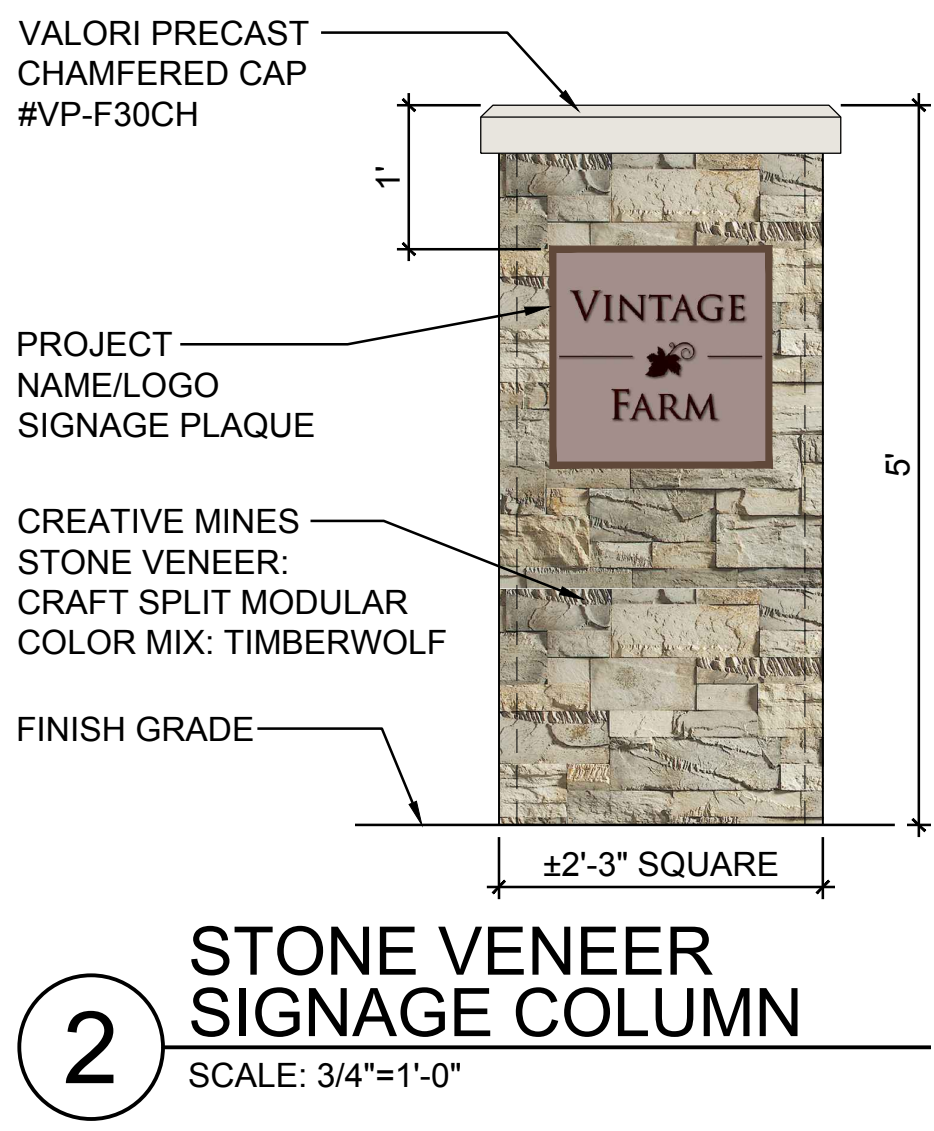
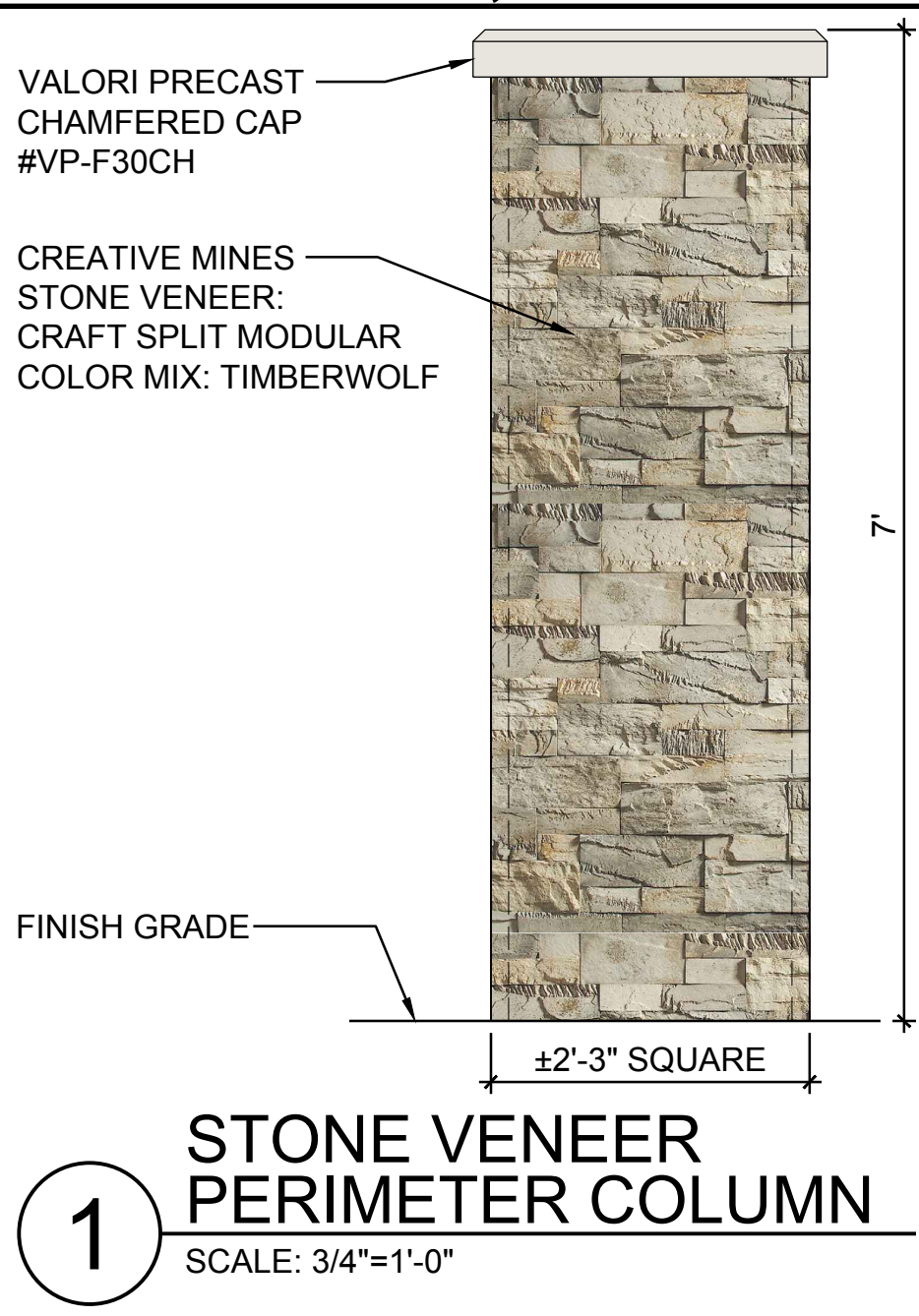
DAVIDON HOMES

FENCING LEGEND

- 1 STONE VENEER PERIMETER COLUMN WHERE SHOWN ON PLAN - SEE DETAIL 1, SHEET 7
- 2 STONE VENEER SIGNAGE COLUMN WHERE SHOWN ON PLAN - SEE DETAIL 2, SHEET 7
- 3 HORIZONTAL SLAT PERIMETER WOOD FENCE - INSTALL AT SIDES OF HOMES FACING STREETS OR WHERE SHOWN ON PLAN - SEE DETAIL 3, SHEET 7
- 4 GOOD NEIGHBOR WOOD FENCE - INSTALL ALONG SIDE & BACK PROPERTY LINES OF ADJACENT LOTS AS SHOWN ON PLAN - SEE DETAIL 4, SHEET 7
- 5 GOOD NEIGHBOR WOOD FENCE w/ LATTICE TOP - INSTALL ALONG STREET FACING SIDE YARD RETURNS AS SHOWN ON PLAN - SEE DETAIL 5, SHEET 7
- 6 SIDE YARD GATE - INSTALL ON GARAGE SIDE OF HOUSE AGAINST HOUSE WALL (SET GATE BACK 13' FROM CORNER OF GARAGE, TYP.) - SEE DETAIL 6, SHEET 7
- 7 42" HIGH WOOD & WIRE MESH FENCE - SEE DETAIL 7, SHEET 7
- 8 SINGLE ACCESS GATE - SEE DETAIL 8, SHEET 7
- 9 DOUBLE ACCESS GATE - SEE DETAIL 9, SHEET 7
- 10 BIORETENTION BASIN WALL - REFER TO RETAINING WALL PLANS & CIVIL ENGINEER'S PLANS FOR CONNECTION OF WOOD FENCE TO WALL
- 11 PROPERTY LINE RETAINING WALL - REFER TO RETAINING WALL PLANS & CIVIL ENGINEER'S PLANS FOR CONNECTION OF WOOD FENCE TO WALL
- 12 EXISTING 6' WOOD & WIRE FENCE - TO REMAIN IN PLACE AND BE PROTECTED
- 13 EXISTING GOOD NEIGHBOR FENCE w/ LATTICE TOP - TO REMAIN IN PLACE AND BE PROTECTED



WALL & FENCE PLAN
VINTAGE FARM
 NAPA, CA
 DAVIDON HOMES



WALL & FENCE DETAILS

VINTAGE FARM

NAPA, CA

DAVIDON HOMES