



SHEET NOTES

- 1 Front Entry / Porch, typ. See Architectural Plans.
- 2 Retaining wall. See Civil Plans.
- 3 Bioretention. See Civil Plans.
- 4 Terrace Green
- 5 Access path to Terrace Green. See Civil Plans.
- 6 Access to Terrace Green, typ.
- 7 Group mailbox location. See Civil Plans.
- 8 Street Light. See Civil Plans.
- 9 Vehicular Concrete Pavement. See Civil Plans.
- 10 Service gate

MATERIALS LEGEND

- Solid Fence - Wood
- Open Fence - Hogwire Panels
- Gate
- Street Light. See Civil Plans.
- Asphalt Pavement. See Civil Plans.
- Concrete Pavement. See Civil Plans.

HOME MODEL LEGEND

- 1 Oak Knoll
- 2 Spring Mountain
- 3 Mt. Veeder
- 4 Coombsville
- 5 Chile's Valley
- 6 Stags Leap
- 7 Cameros
- 8 Atlas Peak

STREET TREE LEGEND

Street Trees may include the following:

BOTANICAL NAME COMMON NAME TREES	SIZE	QUANTITY	WATER USE
Acer buergerianum Trident Maple	15 gal	x	M
Acer rubrum Red Maple	15 gal	x	M
Cercis canadensis Eastern Redbud	15 gal	x	M
Ginkgo biloba 'Autumn Gold' Ginkgo	15 gal	x	M
Pistacia chinensis Chinese Pistache	15 gal	x	L
Quercus lobata Valley Oak	15 gal	5	L

TERRACE GREEN

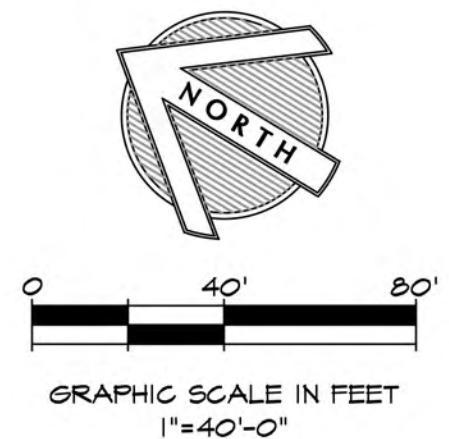
Delta 90/10 tall Fescue SOD x SQ FT SLA
As available through Delta Bluegrass Company, Blend of Penn RK4 tall Fescue, Rebel XLR tall Fescue, Firecracker SL5 tall Fescue, Ridgeline Kentucky Bluegrass.
Note: Final planting may be revised based on environmental permit requirements.

BIO-RETENTION AREAS

Plants may include, but are not be limited to, the following:

Acer circinatum Vine Maple	15 gallon	x	SLA
Baccharis pilularis 'Twin Peaks' Dwarf Coyote Brush	1 gallon	x	SLA
Carex divulsa Berkeley Sedge	1 gallon	x	SLA
Sambucus mexicana Elderberry	15 gallon	x	SLA
Juncus patens California Gray Rush	1 gallon	x	SLA
Mahonia repens Oregon Grape	1 gallon	x	SLA
Muhlenbergia rigens Deergrass	1 gallon	x	SLA
Rosa californica California Wild Rose	5 gallon	x	SLA

SLA = Special Landscape Area



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CHKD: GSW

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www.gsm-lan.com

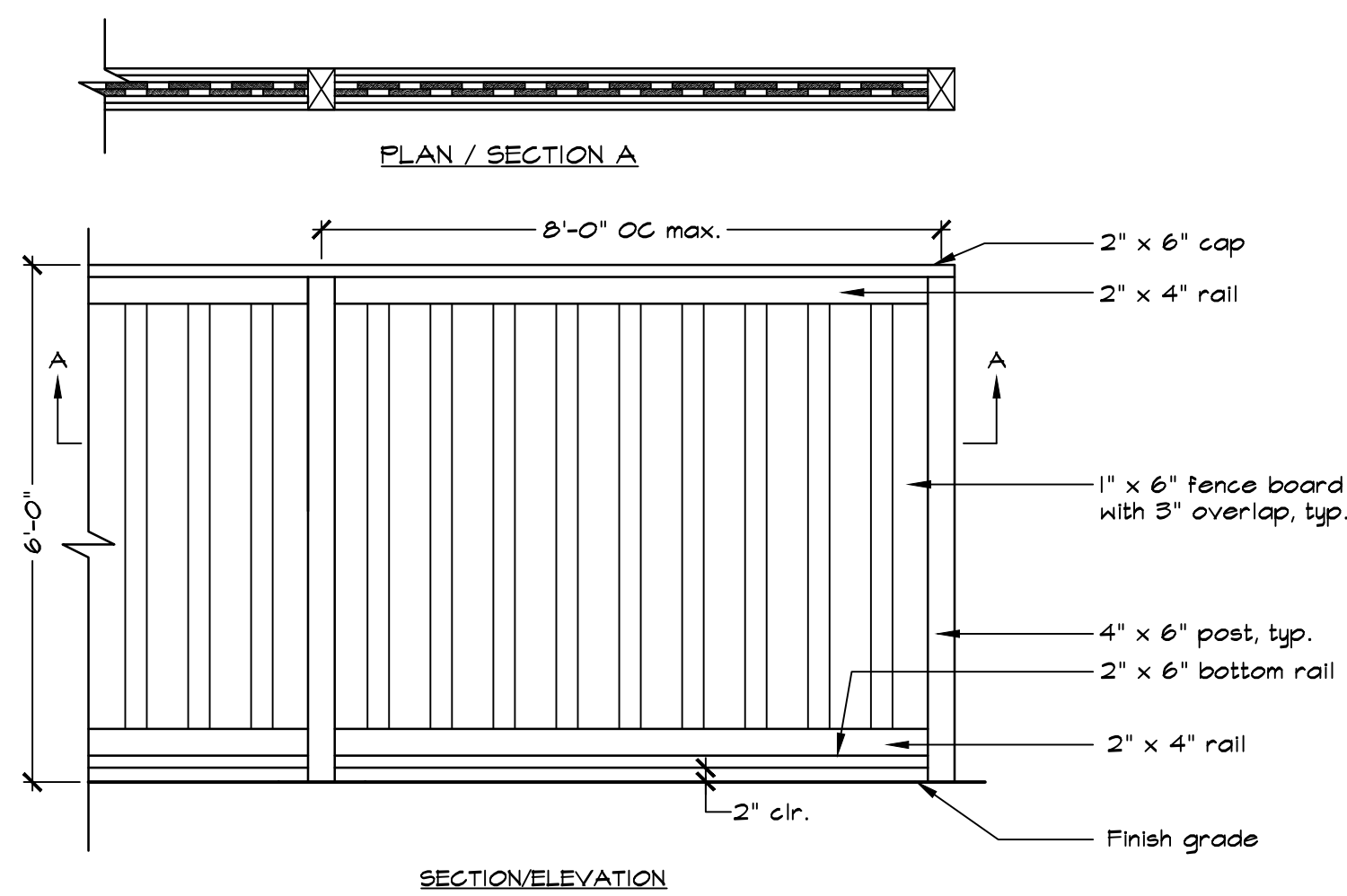
PRELIMINARY
STREETSCAPE PLAN

ZINFANDEL
SUBDIVISION

1583 EL CENTRO

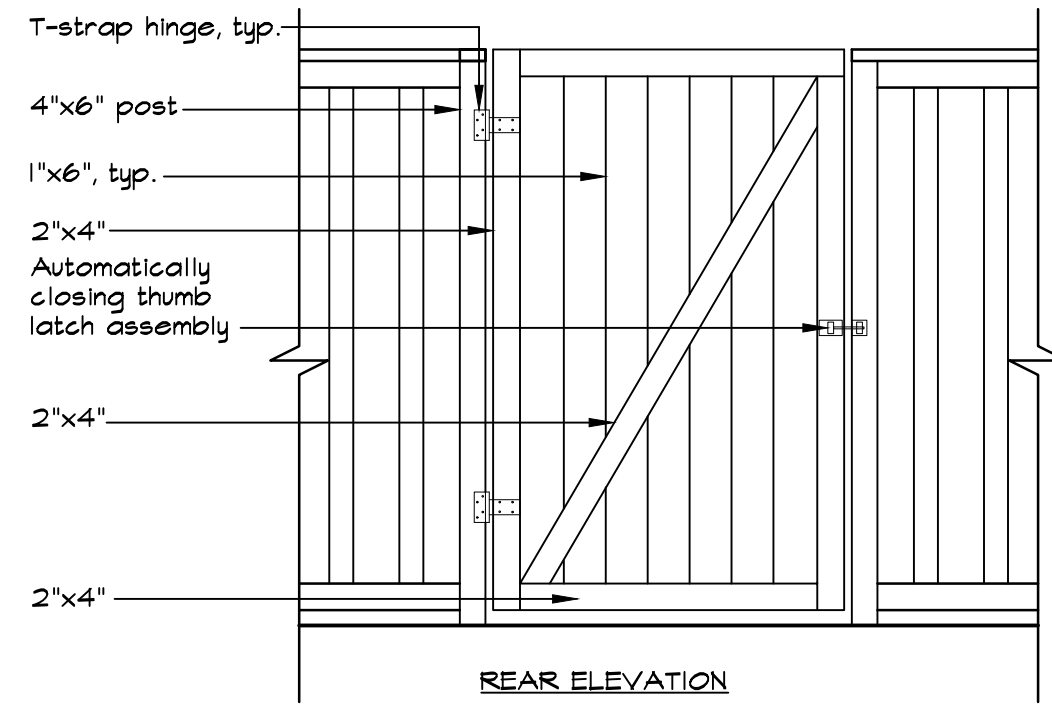
NAPA, CA

DATE: 04/15/23
FILE NO: 1724DET
JOB NO: 1724
SHEET NO:
L1.0
OF 6



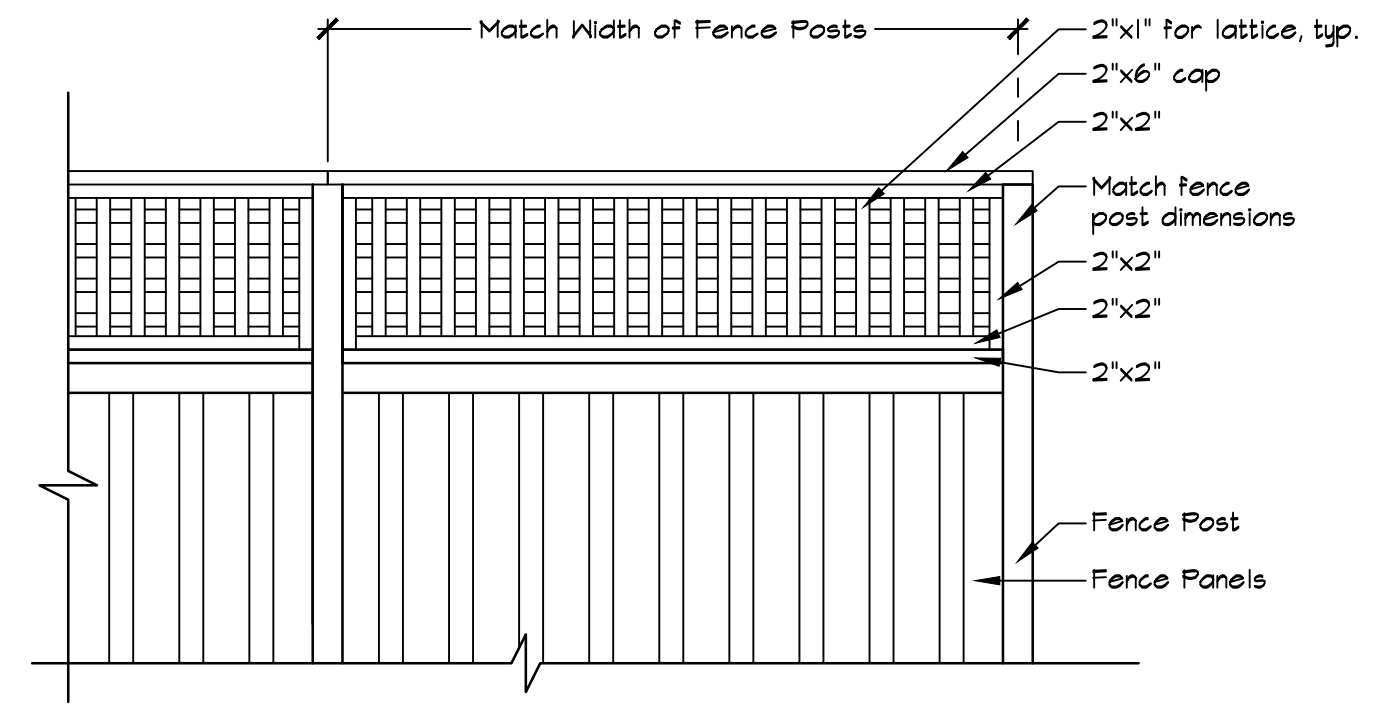
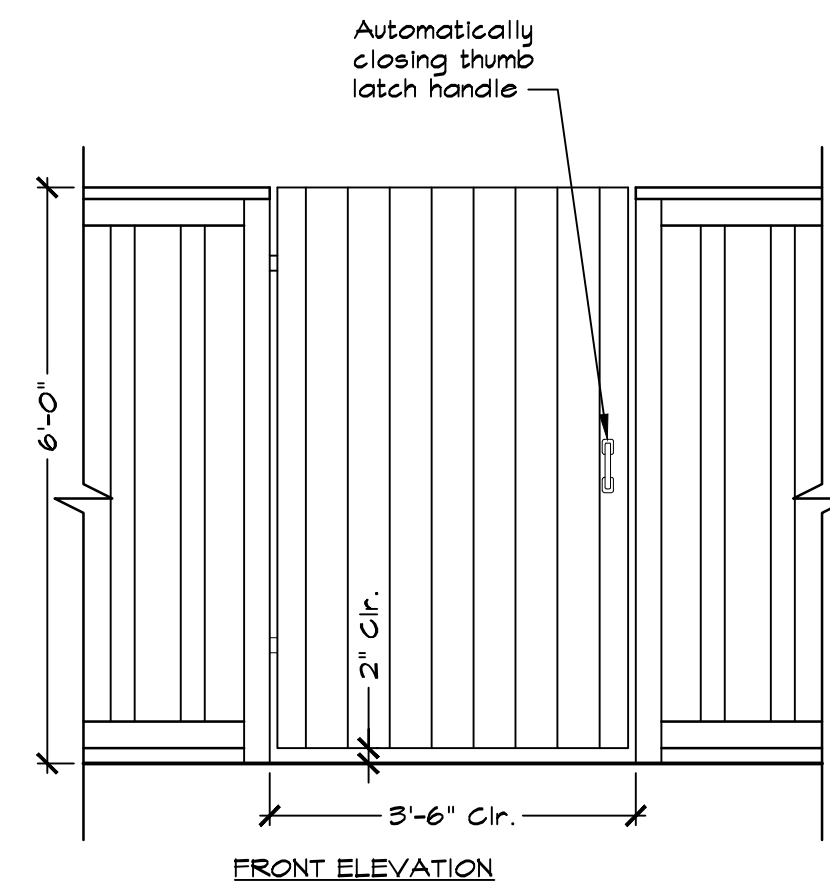
NOTES:

1. All wood shall be select seasoned western red cedar.
2. All wood fasteners shall be hot-dipped galvanized steel.
3. Posts shall be plumb and true. Cap and rails shall be level.
4. Contractor shall submit shop drawings of fence, including post footings, to the Landscape Architect and Owner for review and approval.



NOTES:

1. All wood shall be select seasoned western red cedar.
2. All wood fasteners shall be hot-dipped galvanized steel.
3. Posts shall be plumb and true. Top of gate shall match elevation of adjacent fence sections.
4. Gate hardware shall be hot-dipped galvanized steel with black finish.
5. Contractor shall submit shop drawings of gate, including post footings, to the Landscape Architect and Owner for review and approval.



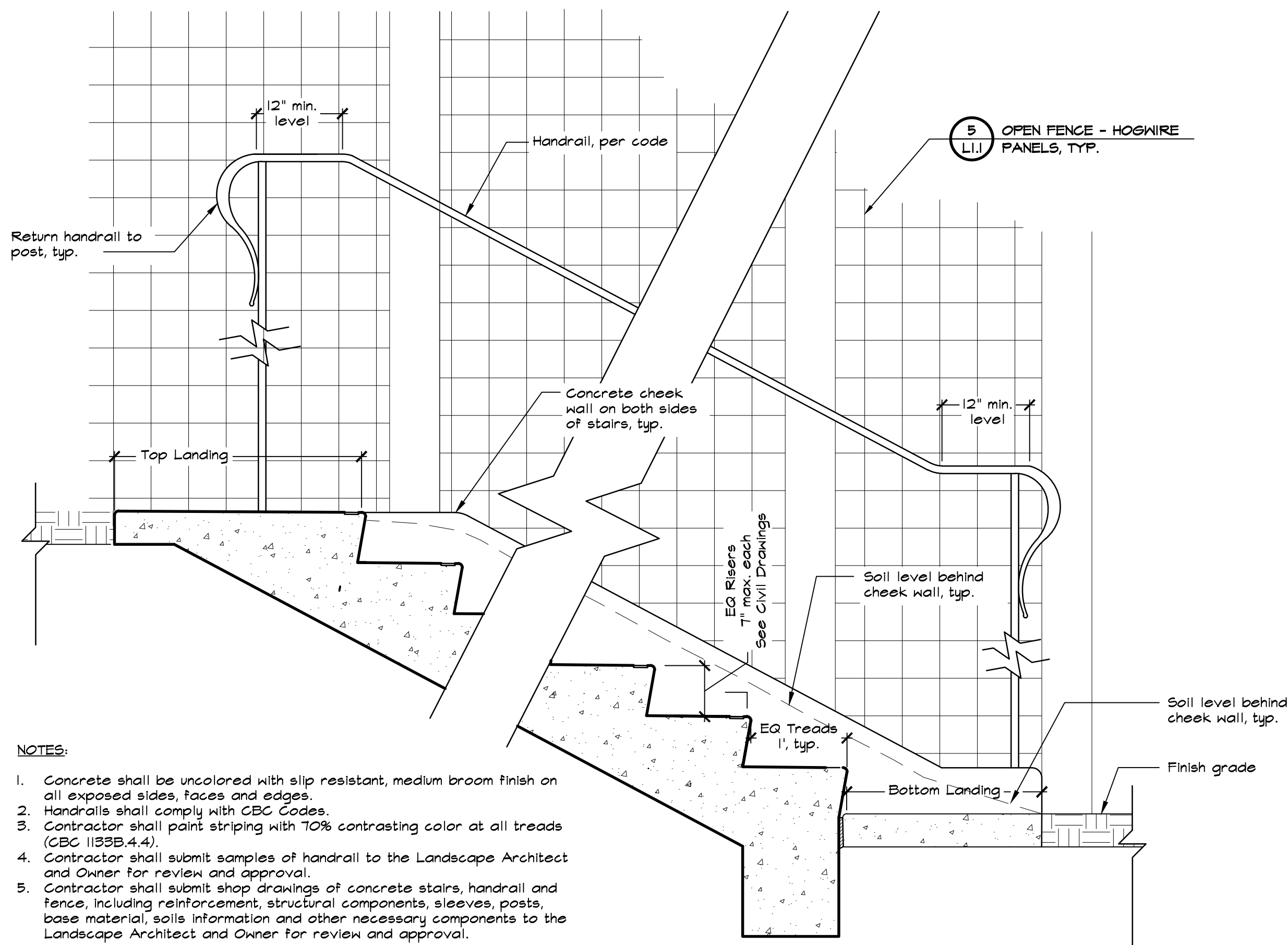
NOTES:

1. All wood shall match fence components. All fasteners shall be stainless steel.
2. Combined height of fence with lattice shall not exceed 8'-0".
3. Contractor shall provide a mockup of Fence Lattice Topping, in place, for review and approval by Landscape Architect and Owner. The mockup shall include one full fence post to post in length.

1 SOLID FENCE - WOOD
NOT TO SCALE

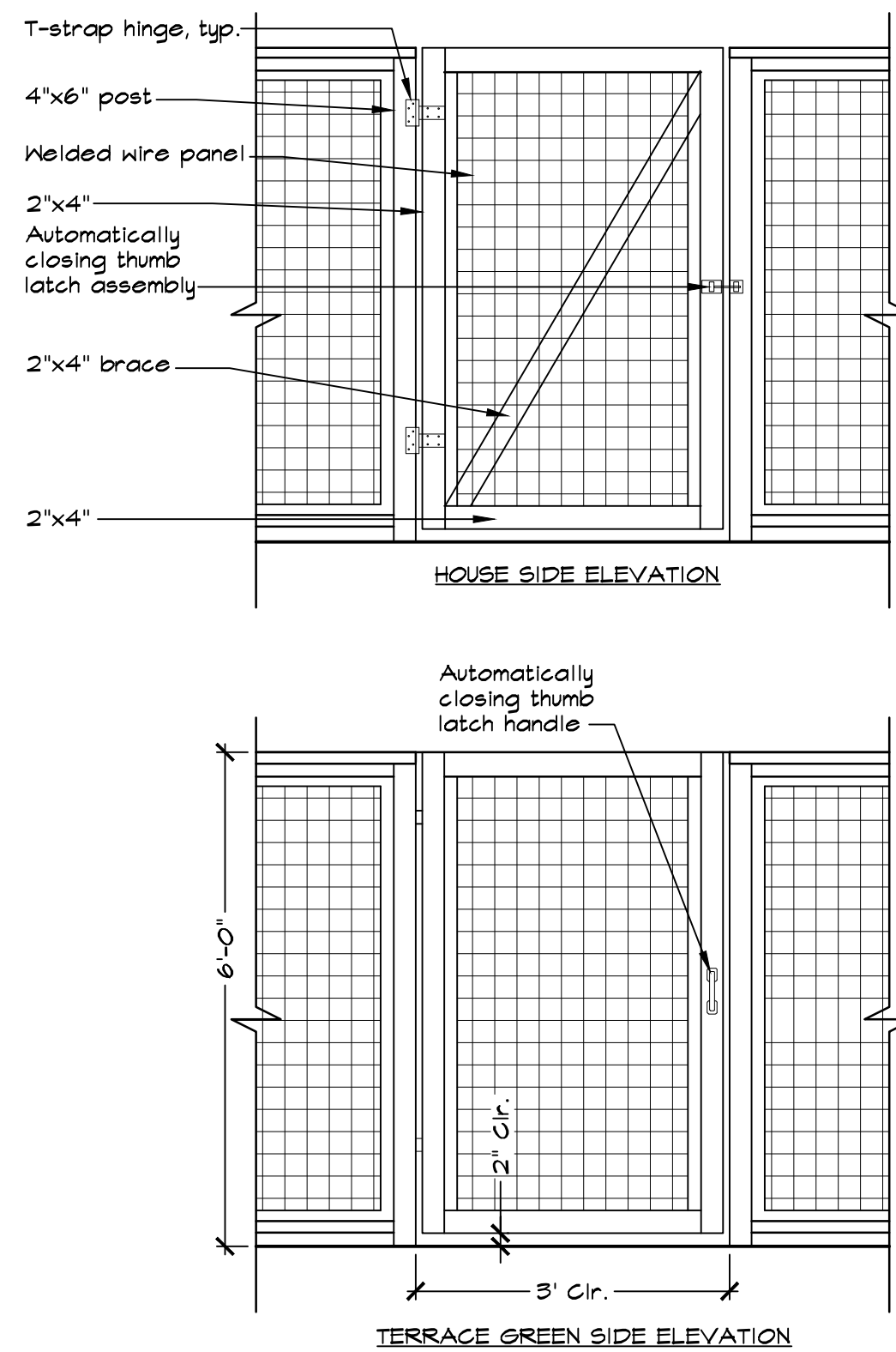
2 WOOD GATE
NOT TO SCALE

3 FENCE LATTICE TOPPING - OPTIONAL
NOT TO SCALE



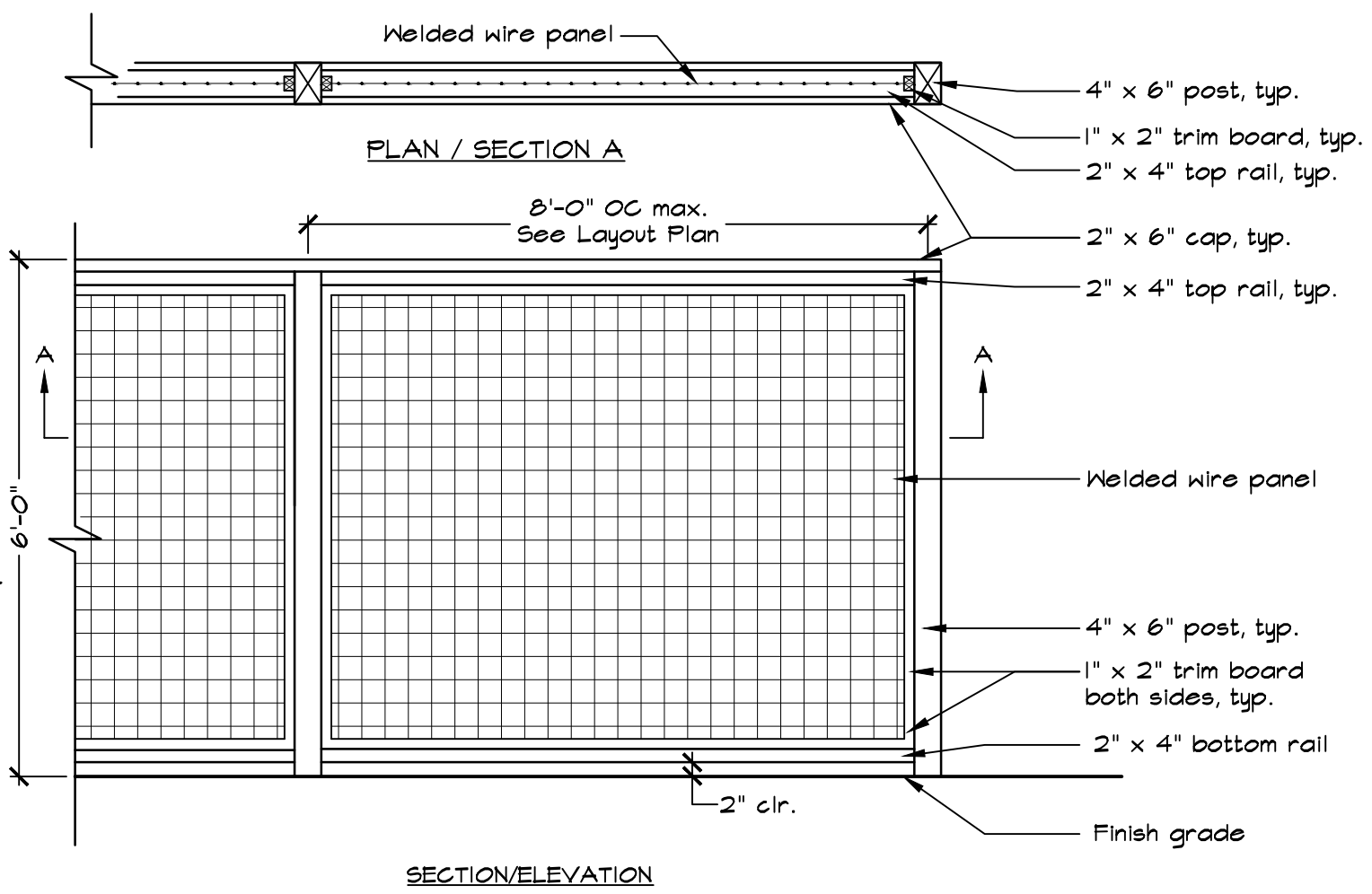
NOTES:

1. Concrete shall be uncolored with slip resistant, medium broom finish on all exposed sides, faces and edges.
2. Handrails shall comply with CBC Codes.
3. Contractor shall paint striping with 70% contrasting color at all treads (CBC 1133B.4.4).
4. Contractor shall submit samples of handrail to the Landscape Architect and Owner for review and approval.
5. Contractor shall submit shop drawings of concrete stairs, handrail and fence, including reinforcement, structural components, sleeves, posts, base material, soils information and other necessary components to the Landscape Architect and Owner for review and approval.



NOTE:

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2. All wood fasteners shall be hot-dipped galvanized steel.
3. Posts shall be plumb and true. Top of gate shall match elevation of adjacent fence sections.
4. Gate hardware shall be hot-dipped galvanized steel with black finish.
5. Welded wire panel shall have 4 gauge wire and square openings less than 4".
6. Contractor shall submit shop drawings of gate, including post footings, to the Landscape Architect and Owner for review and approval.



NOTES:

1. All wood shall be select seasoned western red cedar.
2. All fasteners shall be hot-dipped galvanized steel.
3. Posts shall be plumb and true. Cap and rails shall be level.
4. Welded wire panel shall have 4 gauge wire and square openings less than 4".
5. Contractor shall submit shop drawings of fence, including post footings, to the Landscape Architect and Owner for review and approval.

6 OPEN FENCE - HOGWIRE PANELS
NOT TO SCALE

4 REAR YARD STAIRS
NOT TO SCALE

5 REAR YARD GATE
NOT TO SCALE

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FENCE DETAILS

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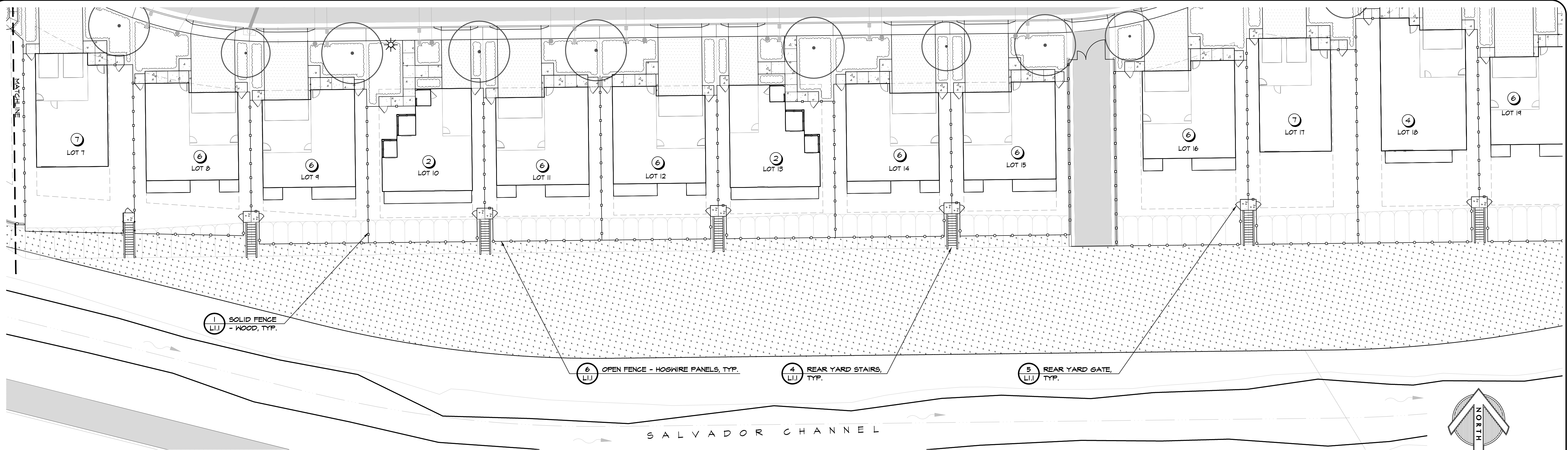
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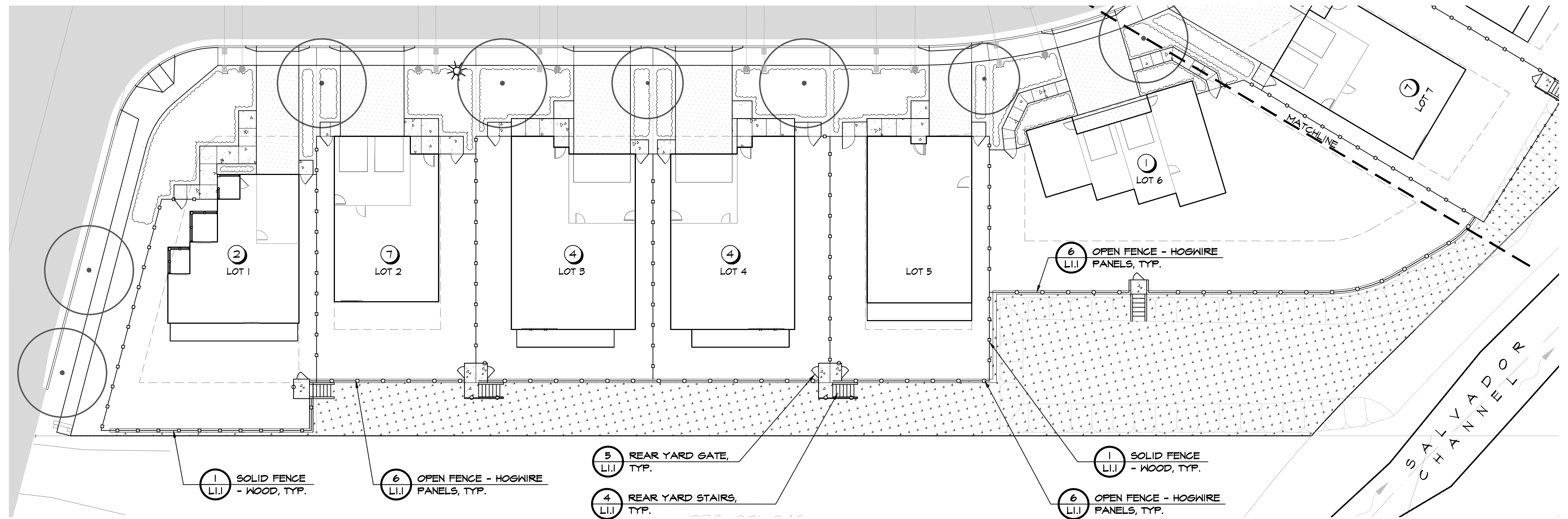
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1 SOUTH SIDE LOTS WITH REAR YARD STAIRS
1" = 20'

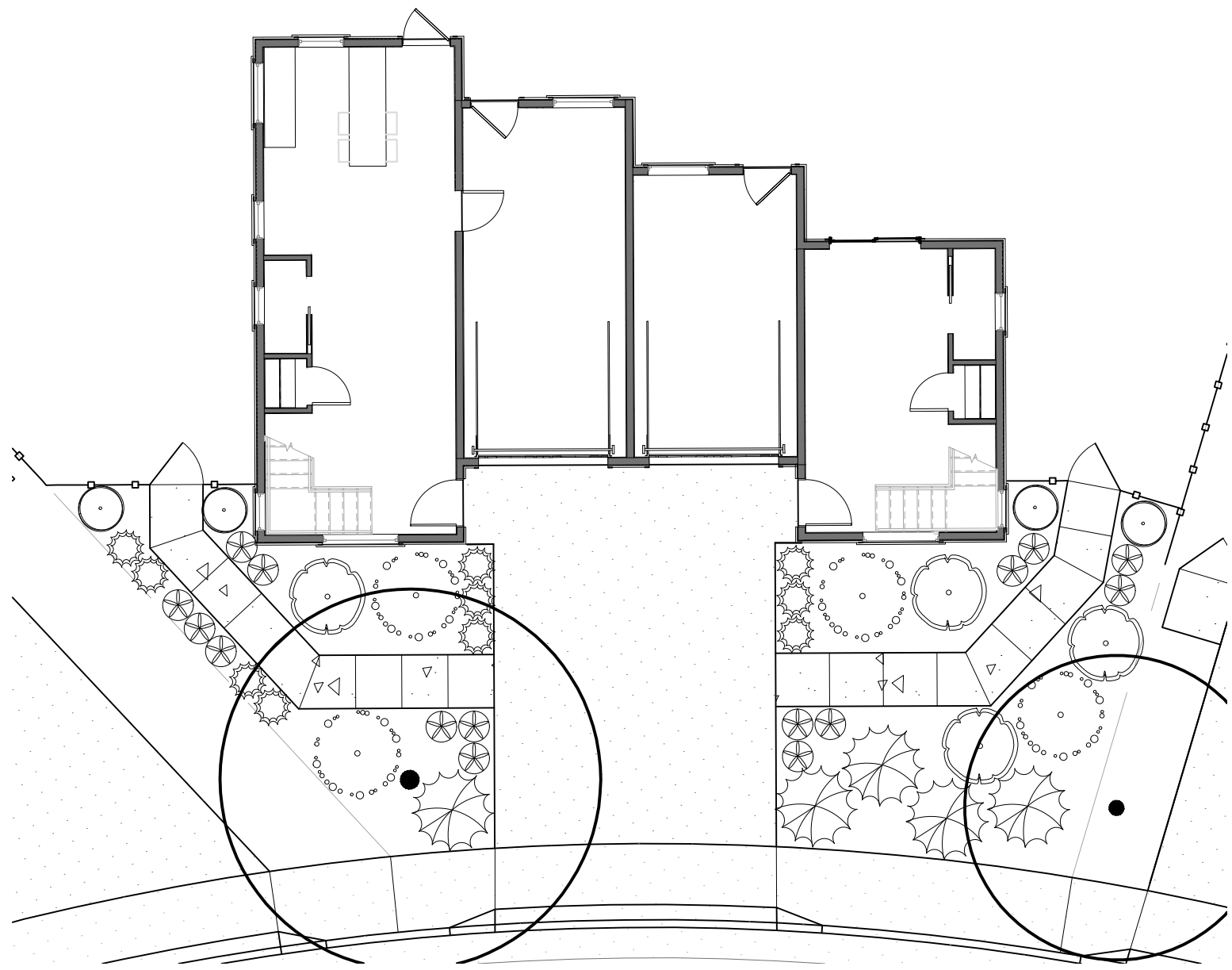


2 WEST SIDE LOTS WITH REAR YARD STAIRS
1" = 20'

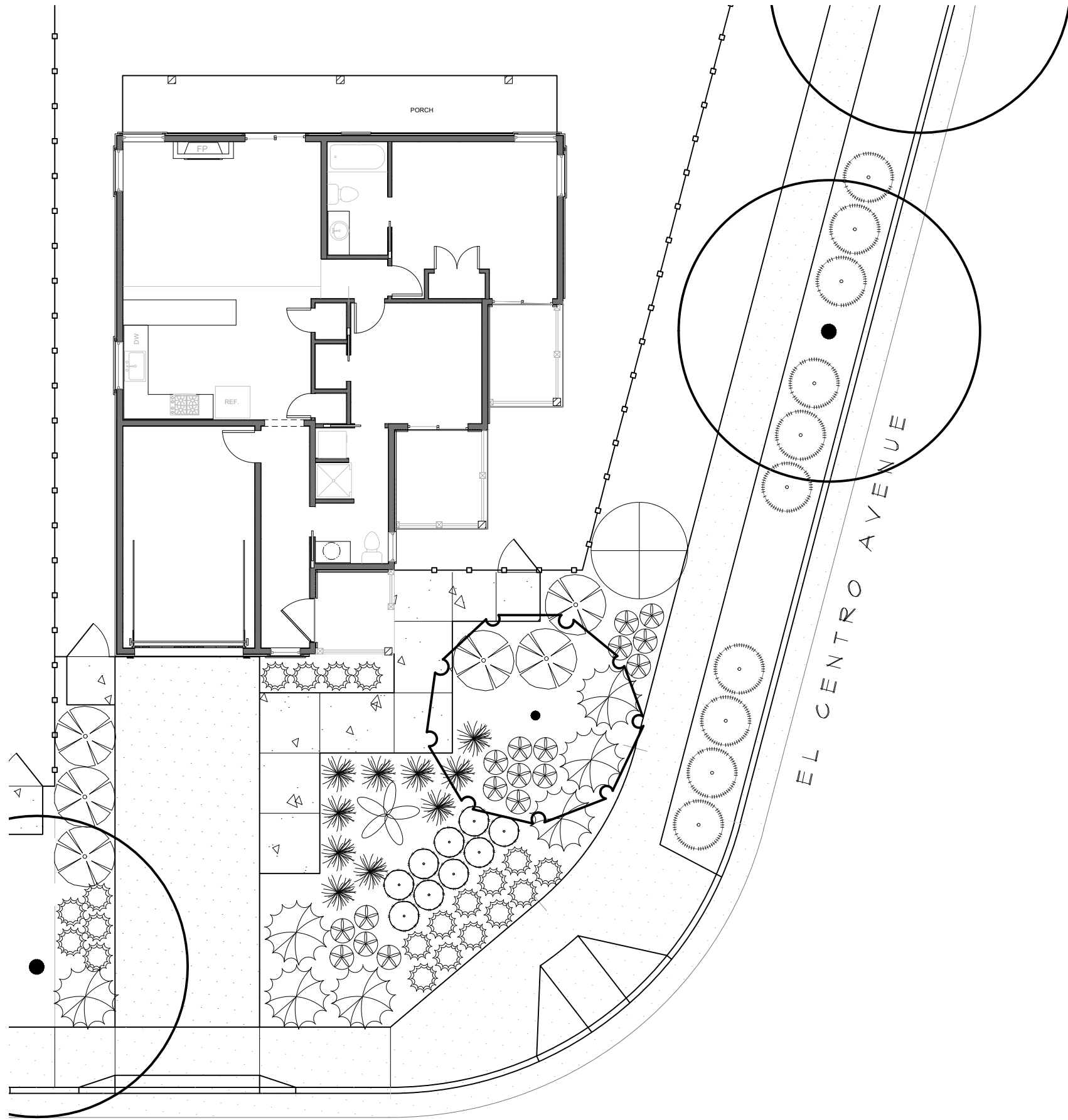
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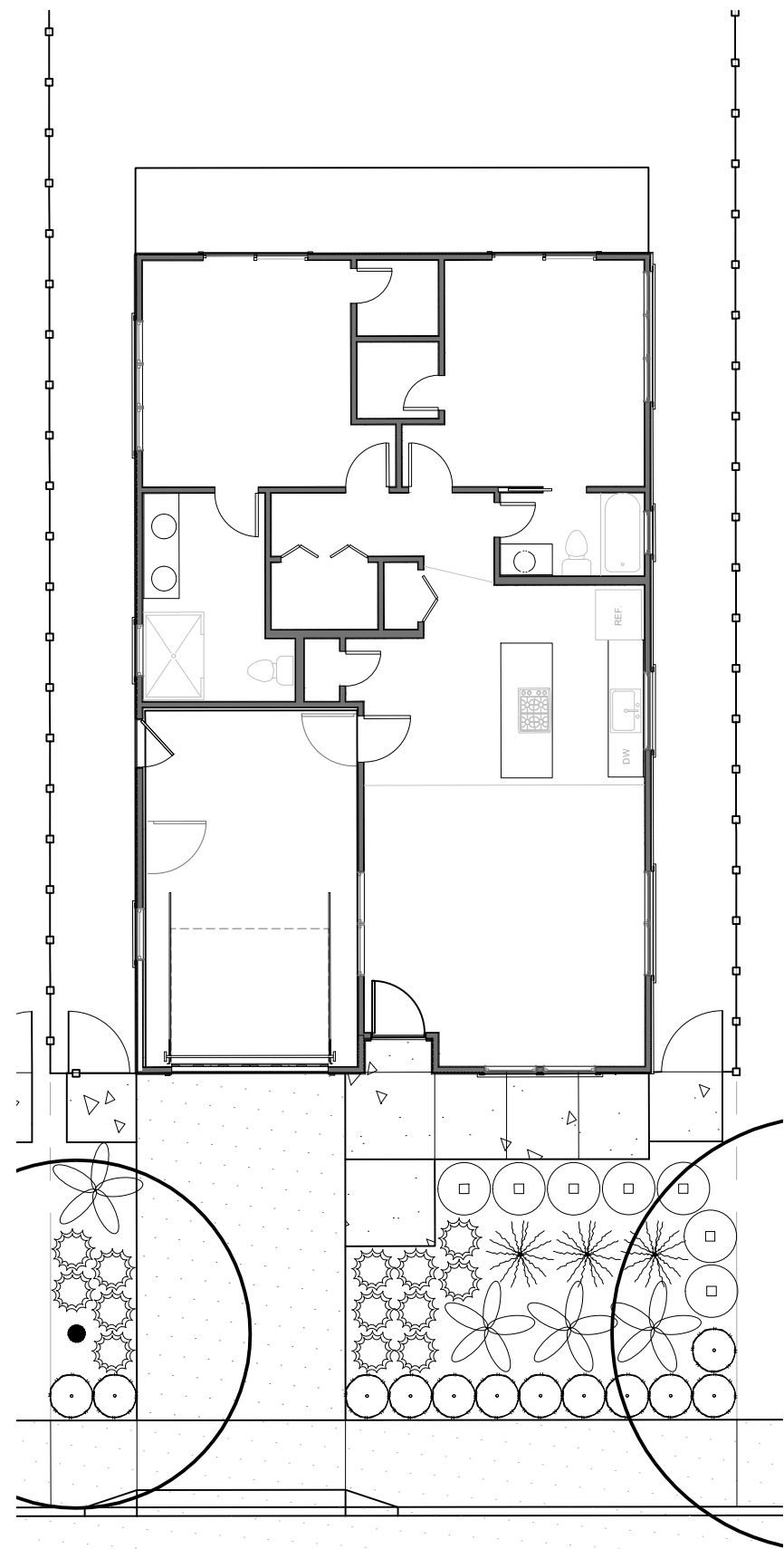
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PRELIMINARY CONNECTION OPTION TO TERRACE GREEN		
ZINFANDEL SUBDIVISION 1583 EL CENTRO NAPA, CA		
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SHEET NO: L1.2		OF 6



TYPICAL #1 'OAK KNOLL'



TYPICAL #2 'SPRING MOUNTAIN'



TYPICAL #3 MT. VEEDER'

PLANT LEGEND

SHRUBS/GRASSES/GROUNDCOVERS/PERENNIALS/VINES					
SYMBOL	CODE	BOTANICAL/ COMMON NAME	QTY	SIZE	WATER USE
	Abu xhy	Abutilon x hybridum 'Nabob' Flowering Maple	x	5 gallon	M
	Cal xac	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	x	1 gallon	M
	Cal Lit	Callistemon 'Little John' Dwarf Bottlebrush	x	1 gallon	L
	Car buc	Carex buchananii Leather Leaf Sedge	x	5 gallon	M
	Cis sal	Cistus salvifolius 'Prostratus' Sageleaf Rockrose	x	5 gallon	L
	Die bic	Diestes bicolor Fortnight Lily	x	1 gallon	L
	Hem ful	Hemerocallis fulva var. aurantiaca Evergreen Orange Daylily	x	1 gallon	M
	Myr com	Myrtus communis 'Compacta' Dwarf Myrtle	x	5 gallon	L
	Lom lon	Lomandra longifolia 'Breeze' Dwarf Mat Rush	x	1 gallon	L
	Pho Ali	Phormium 'Alison Blackman' New Zealand Flax	x	5 gallon	L
	Het arb	Heteromeles arbutifolia Toyon	x	5 gallon	L
	Ros mei	Rosa 'Melsentmii' Lemon Drift Rose	x	1 gallon	M
	Ses aut	Sestleria autumnalis Autumn Moor Grass	x	1 gallon	L
	Wes fru	Westringia fruticosa Coast Rosemary	x	5 gallon	L
	Cly call	Clytostoma callistegloides Violet Trumpet Vine	x	15 gallon	M
	Vit rog	Vitis 'Roger's Red' Roger's California Grape	x	15 gallon	L

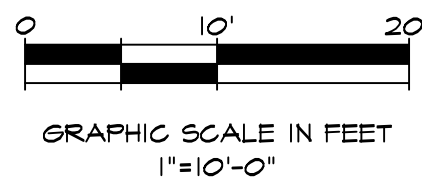
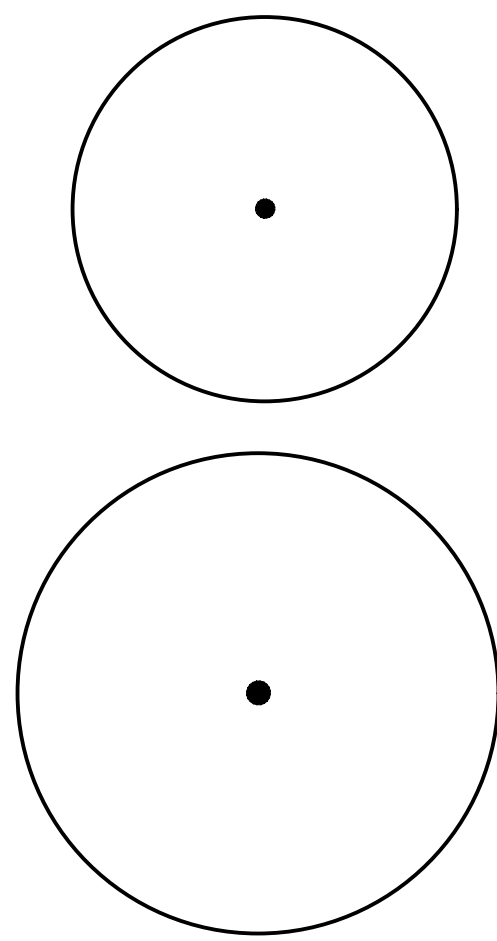
SPECIMEN TREES

SYMBOL	CODE	BOTANICAL/ COMMON NAME	QTY	SIZE	WATER USE
	Ace pal	Acer palmatum 'Bloodgood' Bloodgood Japanese Maple - Multi-trunk	x	15 gallon	M
	Cer occ	Cercis occidentalis Western Redbud - Multi-trunk	x	15 gallon	VL
	Esp fru	Espalier Fruit Tree- (options include) Brown Turkey Fig, Gala Apple, Improved Meyer Lemon, Bartlett Pear, Bearss Lime, Mandarin Orange	x	15 gallon	M
	Fra xan	Fragaria x ananassa Strawberry	x	4" pot	M
	Myr com	Myrtus communis 'Compacta' Dwarf Myrtle	x	5 gallon	L
	Ori vul	Origanum vulgare Culinary Oregano	x	1 gallon	L
	Ros off	Rosmarinus officinalis 'Prostratus' Creeping Rosemary	x	5 gallon	L
	Sal off	Salvia officinalis Culinary Sage	x	1 gallon	L
	Thy vul	Thymus vulgaris Culinary Thyme	x	1 gallon	M
	Ugn mol	Ugni molinae 'Flambeau' Chilean Guava	x	5 gallon	M
	Vac cor	Vaccinium corymbosum 'FLX-2' Bountiful Blue Blueberry	x	5 gallon	M

EDIBLE LANDSCAPE OPTION

STREET TREES

See Street Tree Legend on Sheet L1.0



PLANTING NOTES

1. Prior to commencement of planting, the Contractor shall verify locations of all underground utilities.
2. Contractor shall adjust all plant material around utilities, valve boxes, etc., as required in the field.
3. All landscape grades shall be smooth and feathered in appearance.
4. Irrigation system shall be fully operational prior to planting. Contractor shall thoroughly water all plants immediately after planting.
5. All trees shall be double staked and installed per planting details. All trees shall be of adequate trunk caliper to stand without support.
6. Installing Contractor shall verify existing grade in the field prior to planting. Finished surfaces shall be uniform and smooth. Finished grade of planting and bark mulch areas shall be flush with top of edging, pavement and walks.
7. Soil for all exposed soil and planting areas shall receive a 3" minimum depth of bark mulch, except sod areas. Landscape Mulch shall be Mini Fir Bark or equal. Contact Crown Hill Stone Supply, 1865 Tanen Street, Napa, CA (707) 255-1225.
8. All trees planted within 8' of adjacent paving, curbing, hardscape, water meters, joint trenches, etc. shall receive Deep Root Barrier UB 24-2 (24" depth x 10' min. length) as manufactured by Deep Root Partners (800) 458-1668, or approved equal.
9. No plant material shall be substituted without prior written consent from the Landscape Architect.
10. Contractor shall be responsible for the pre-ordering of all plant material after the Notice to Proceed. Photographs for each representative tree, shrub and groundcover type shall be submitted to the Landscape Architect prior to placing order.
11. All plant material shall be certified by the Napa Agricultural Commissioner inspection program for freedom from the glossy winged sharpshooter or other pests identified by the Agricultural Commissioner. The Agricultural Commissioner's office shall be notified of all impending deliveries of live plants with points of origin outside of Napa County so that inspection can be arranged.
12. All trees, shrubs and groundcover and vines of the same type and container size shall be matched in height and width.
13. The Plant Legend and plant counts are provided for convenience only, not accurate bidding purposes. Graphic depiction of plant material shall take precedence over stated quantities. Contractor shall notify the Landscape Architect to obtain clarification if there are discrepancies.
14. Refer to City of Napa Street Tree Planting Specifications General Notes on Sheet L1.0 for more information. More stringent requirement prevails.

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PRELIMINARY-TYPICAL
FRONT YARD PLANTING PLAN

NAPA, CA

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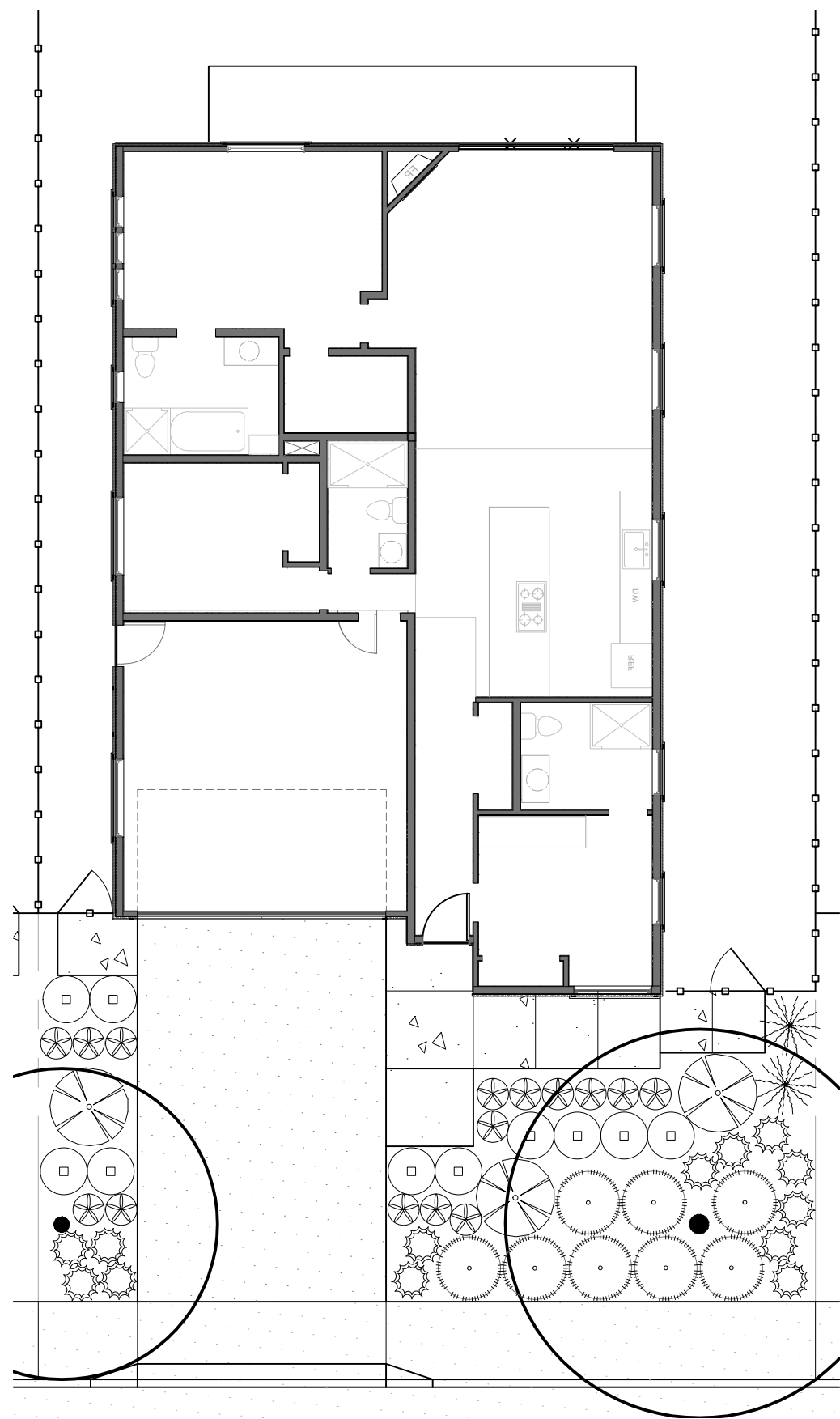
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L2.0
OF 6

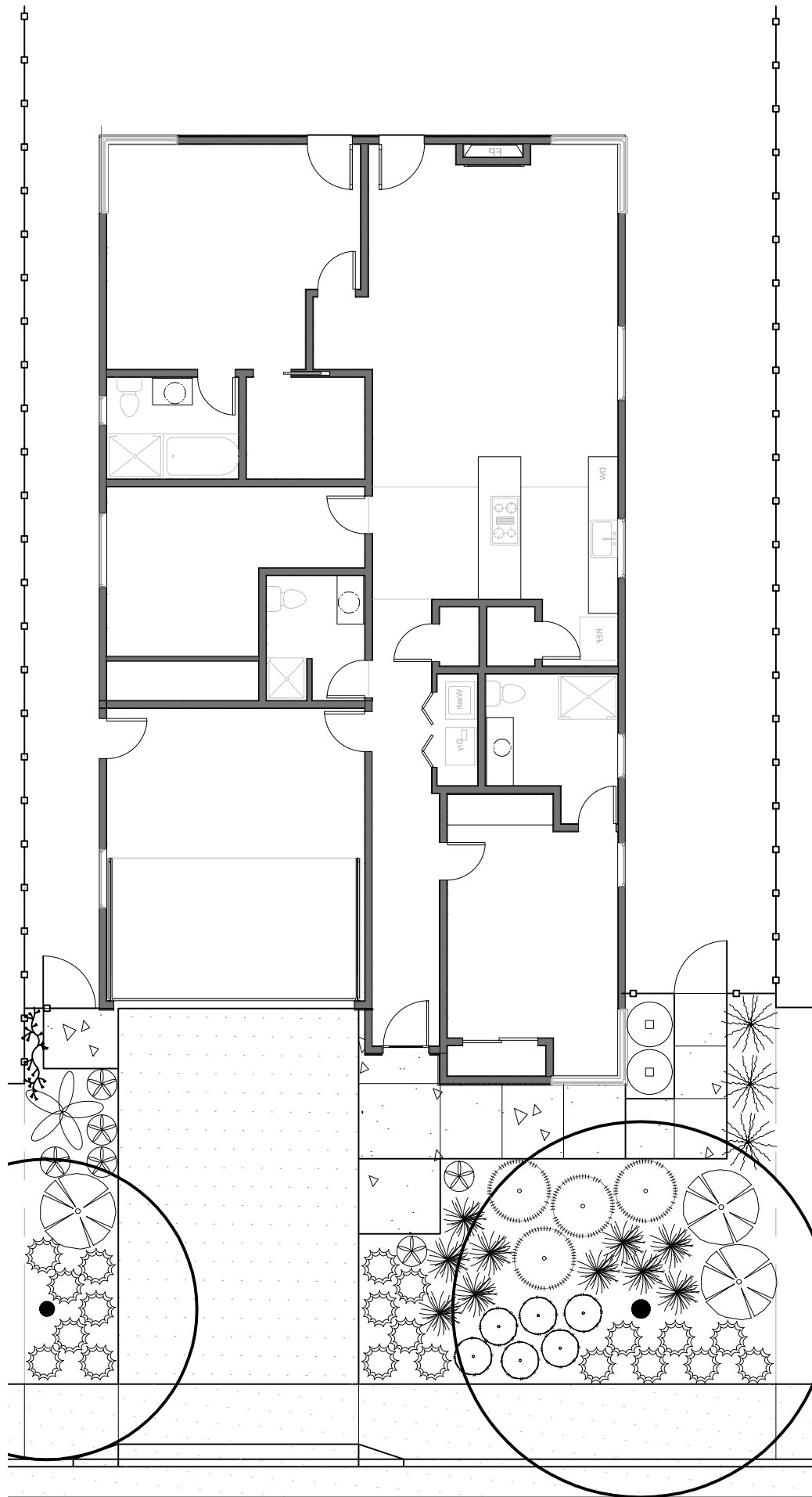
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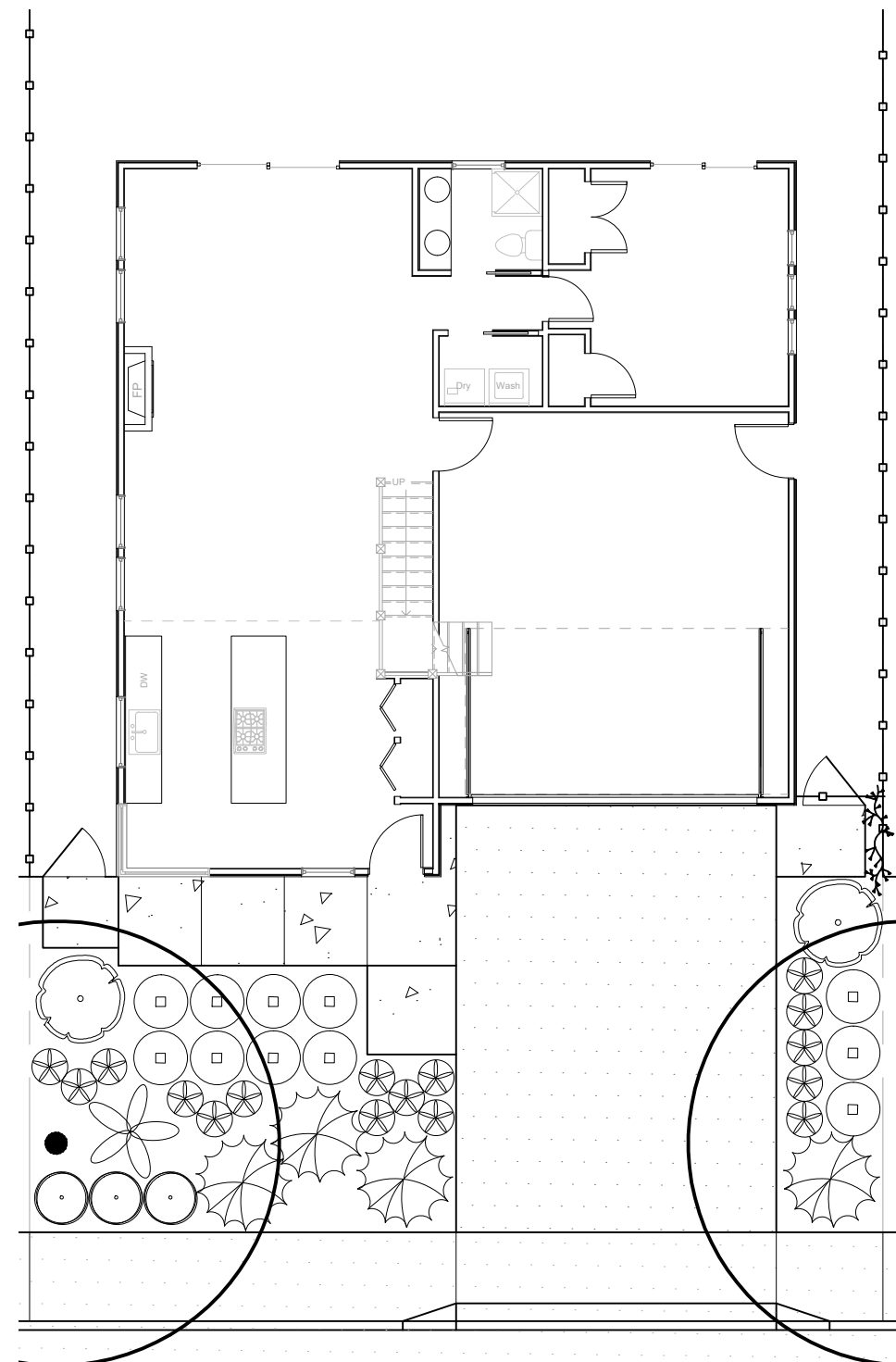
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DWN: ED
CHKD: GSM



TYPICAL #4 'COOMBSVILLE'



TYPICAL #5 'CHILE'S VALLEY'



TYPICAL #6 'STAGS LEAP'

PLANT LEGEND

SHRUBS/GRASSES/GROUNDCOVERS/PERENNIALS/VINES

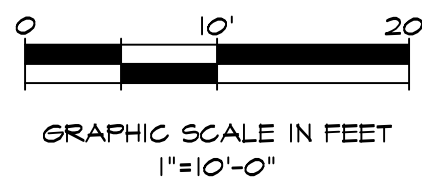
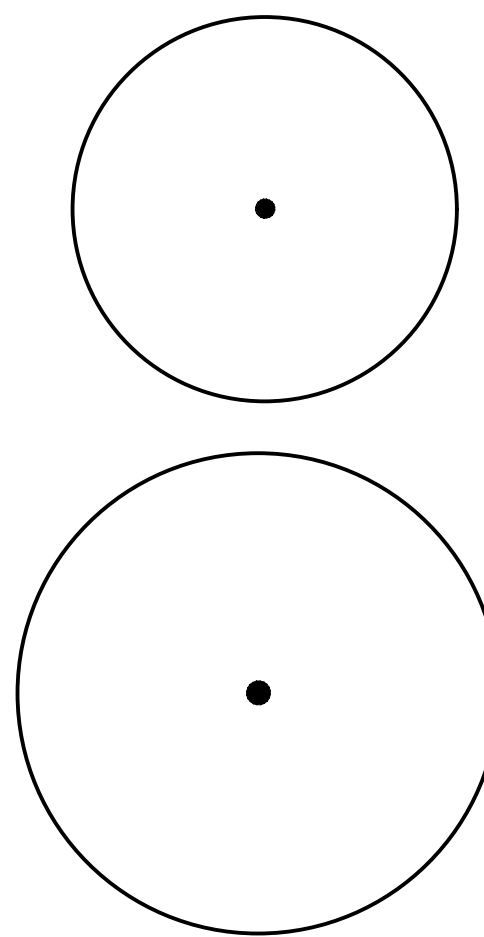
SYMBOL	CODE	BOTANICAL/ COMMON NAME	QTY	SIZE	WATER USE
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	Ros mei	Rosa 'Melsentmii' Lemon Drift Rose	x	1 gallon	M
	Ses aut	Sestleria autumnalis Autumn Moor Grass	x	1 gallon	L
	Wes fru	Westringia fruticosa Coast Rosemary	x	5 gallon	L
	Cly call	Clytostoma callistegiodes Violet Trumpet Vine	x	15 gallon	M
	Vit rog	Vitis 'Roger's Red' Roger's California Grape	x	15 gallon	L

SPECIMEN TREES

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EDIBLE LANDSCAPE OPTION					
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	Fra xan	Fragaria x ananassa Strawberry	x	4" pot	M
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	Ros off	Rosmarinus officinalis 'Prostratus' Creeping Rosemary	x	5 gallon	L
	Sal off	Salvia officinalis Culinary Sage	x	1 gallon	L
	Thy vul	Thymus vulgaris Culinary Thyme	x	1 gallon	M
	Ugn mol	Ugni molinae 'Flambeau' Chilean Guava	x	5 gallon	M
	Vac cor	Vaccinium corymbosum 'FLX-2' Bountiful Blue Blueberry	x	5 gallon	M

STREET TREES

SYMBOLS
See Street Tree Legend on Sheet L1.0



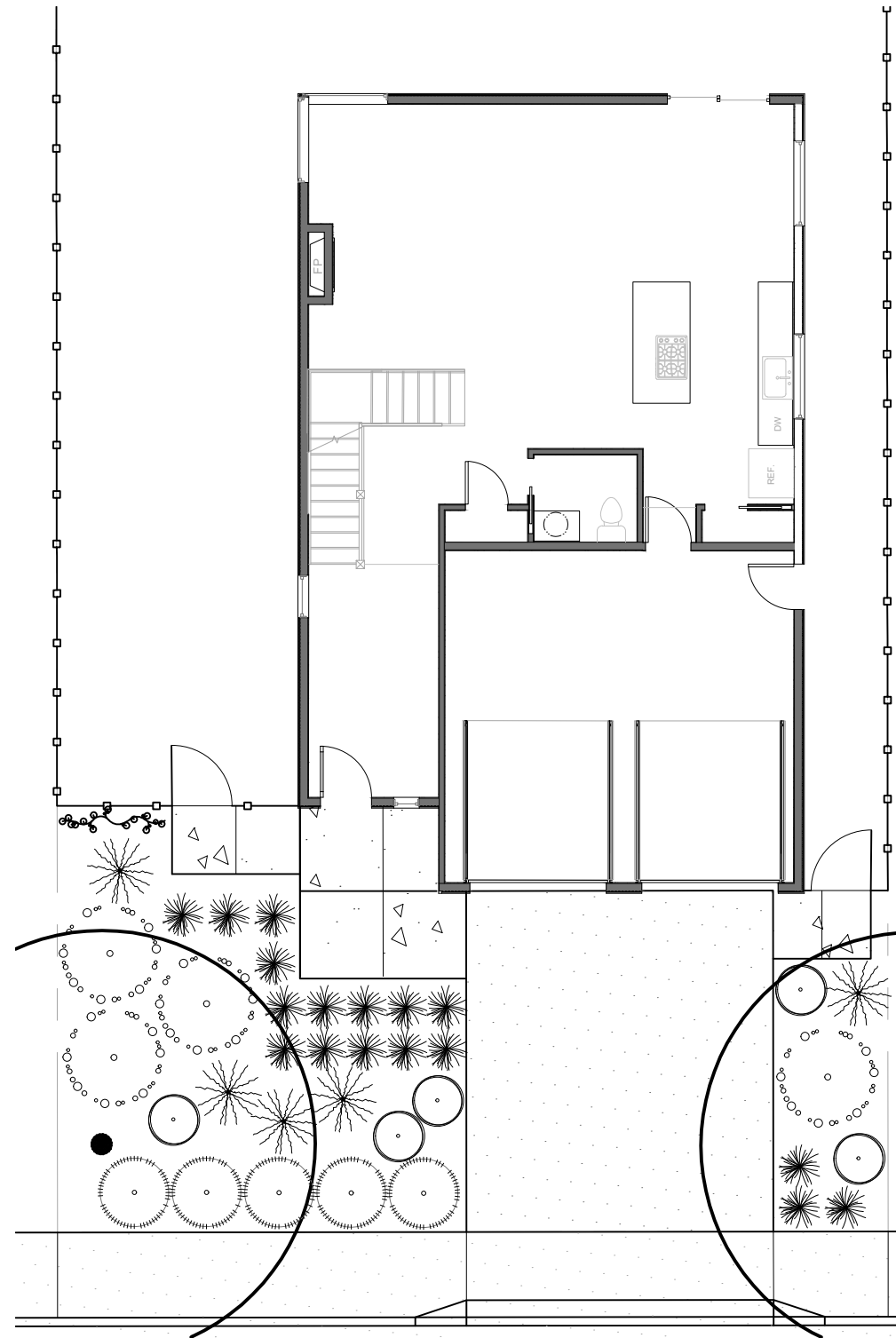
PLANTING NOTES

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6. Installing Contractor shall verify existing grade in the field prior to planting. Finished surfaces shall be uniform and smooth. Finished grade of planting and bark mulch areas shall be flush with top of edging, pavement and walks.
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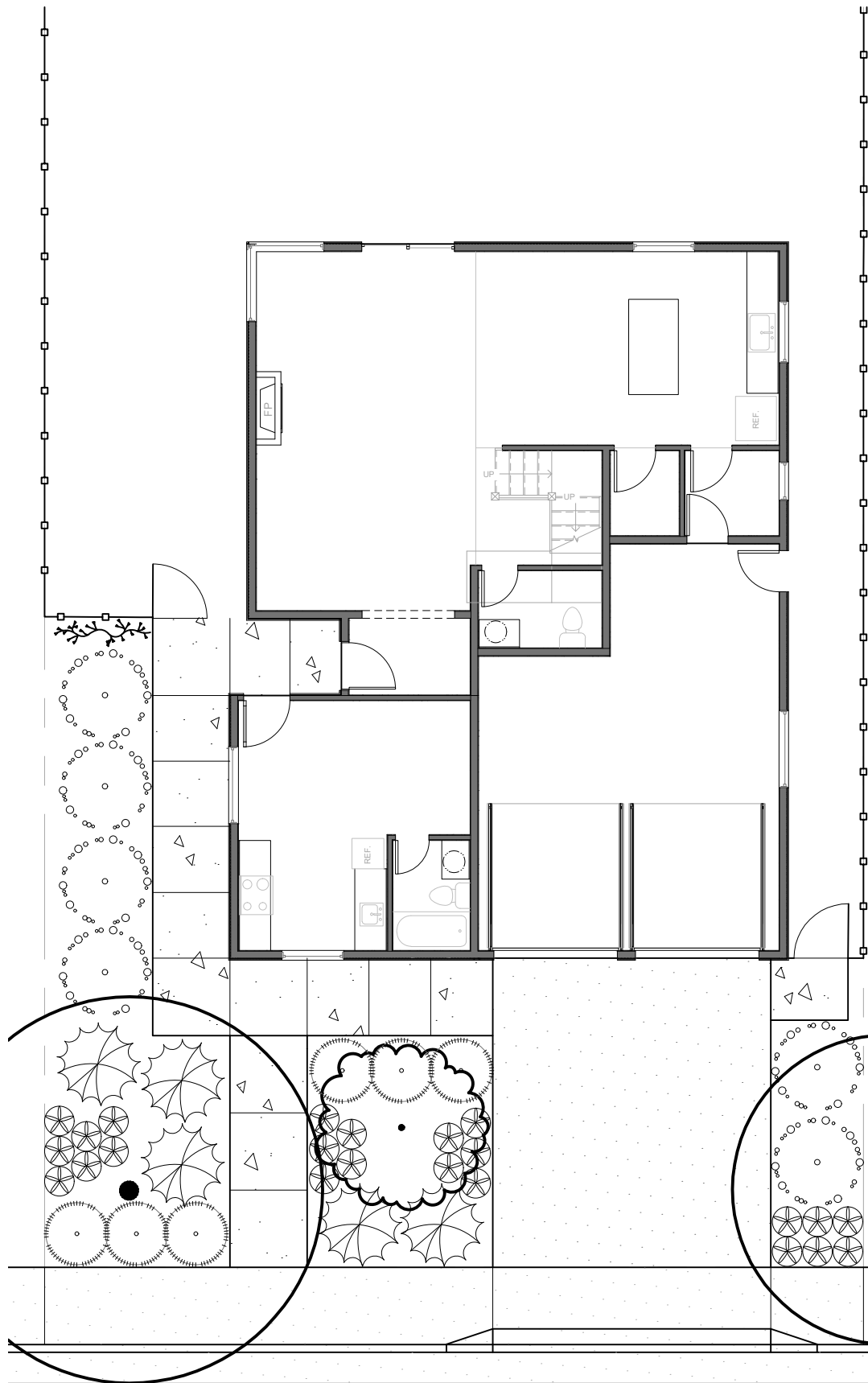
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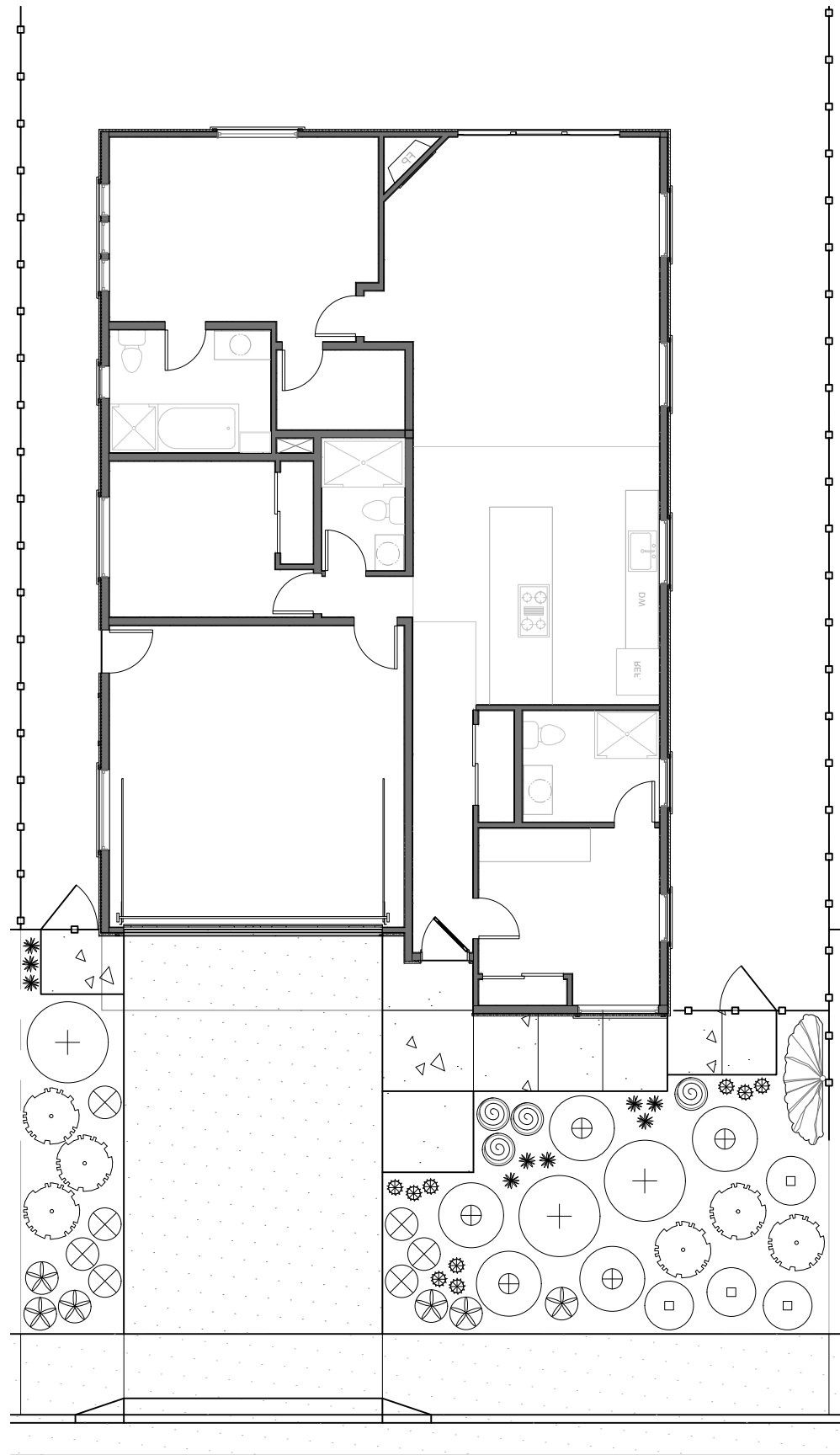




TYPICAL #7 'CARNEROS'



TYPICAL #8 'ATLAS PEAK'



TYPICAL- EDIBLE OPTION

PLANT LEGEND

SHRUBS/GRASSES/GROUNDCOVERS/PERENNIALS/VINES					
SYMBOL	CODE	BOTANICAL/ COMMON NAME	QTY	SIZE	WATER USE
	Abu xhy	Abutilon x hybridum 'Nabob' Flowering Maple	x	5 gallon	M
	Cal xac	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	x	1 gallon	M
	Cal Lit	Callistemon 'Little John' Dwarf Bottlebrush	x	1 gallon	L
	Car buc	Carex buechananii Leather Leaf Sedge	x	5 gallon	M
	Cis sal	Cistus salvifolius 'Prostratus' Sageleaf Rockrose	x	5 gallon	L
	Die bic	Diets bicolor Fortnight Lily	x	1 gallon	L
	Hem ful	Hemerocallis fulva var. aurantiaca Evergreen Orange Daylily	x	1 gallon	M
	Myr com	Myrtus communis 'Compacta' Dwarf Myrtle	x	5 gallon	L
	Lom lon	Lomandra longifolia 'Breeze' Dwarf Mat Rush	x	1 gallon	L
	Pho Ali	Phormium 'Alison Blackman' New Zealand Flax	x	5 gallon	L
	Het arb	Heteromeles arbutifolia Toyon	x	5 gallon	L
	Ros mei	Rosa 'Melsentmii' Lemon Drift Rose	x	1 gallon	M
	Ses aut	Sesleria autumnalis Autumn Moor Grass	x	1 gallon	L
	Wes fru	Westringia fruticosa Coast Rosemary	x	5 gallon	L
	Cly call	Clytostoma callisteglosses Violet Trumpet Vine	x	15 gallon	M
	Vit rog	Vitis 'Roger's Red' Roger's California Grape	x	15 gallon	L

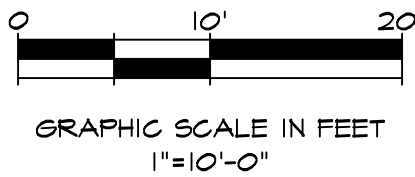
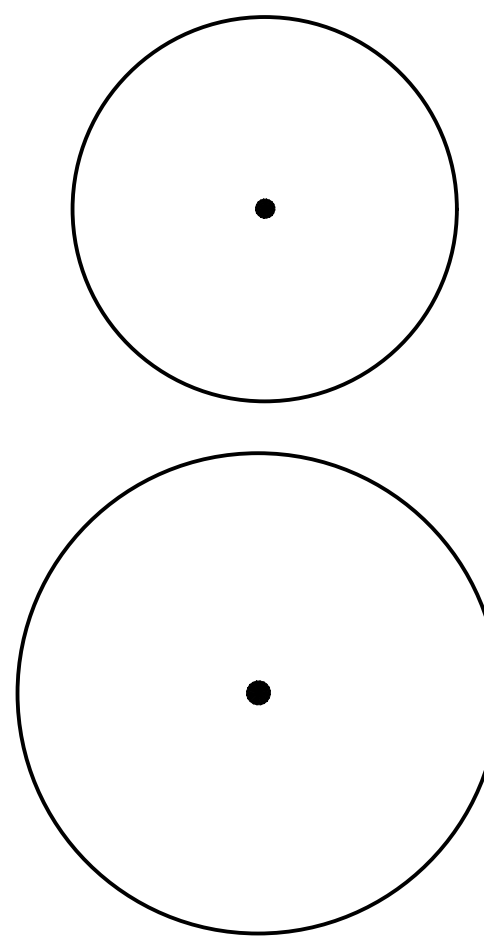
SPECIMEN TREES

SYMBOL	CODE	BOTANICAL/ COMMON NAME	QTY	SIZE	WATER USE
	Ace pal	Acer palmatum 'Bloodgood' Bloodgood Japanese Maple - Multi-trunk	x	15 gallon	M
	Cer occ	Cercis occidentalis Western Redbud - Multi-trunk	x	15 gallon	VL
	Esp fru	Espalier Fruit Tree- (options include) Brown Turkey Fig, Gala Apple, Improved Meyer Lemon, Bartlett Pear, Bearsse Lime, Mandarin Orange	x	15 gallon	M
	Fra xan	Fragaria x ananassa Strawberry	x	4" pot	M
	Myr com	Myrtus communis 'Compacta' Dwarf Myrtle	x	5 gallon	L
	Ori vul	Origanum vulgare Culinary Oregano	x	1 gallon	L
	Ros off	Rosmarinus officinalis 'Prostratus' Creeping Rosemary	x	5 gallon	L
	Sal off	Salvia officinalis Culinary Sage	x	1 gallon	L
	Thy vul	Thymus vulgaris Culinary Thyme	x	1 gallon	M
	Ugn mol	Ugni molinae 'Flambeau' Chilean Guava	x	5 gallon	M
	Vac cor	Vaccinium corymbosum 'FLX-2' Bountiful Blue Blueberry	x	5 gallon	M

EDIBLE LANDSCAPE OPTION

STREET TREES

See Street Tree Legend on Sheet L1.0



PLANTING NOTES

1. Prior to commencement of planting, the Contractor shall verify locations of all underground utilities.
2. Contractor shall adjust all plant material around utilities, valve boxes, etc., as required in the field.
3. All landscape grades shall be smooth and feathered in appearance.
4. Irrigation system shall be fully operational prior to planting. Contractor shall thoroughly water all plants immediately after planting.
5. All trees shall be double staked and installed per planting details. All trees shall be of adequate trunk caliper to stand without support.
6. Installing Contractor shall verify existing grade in the field prior to planting. Finished surfaces shall be uniform and smooth. Finished grade of planting and bark mulch areas shall be flush with top of edging, pavement and walks.
7. Soil for all exposed soil and planting areas shall receive a 3" minimum depth of bark mulch, except sod areas. Landscape Mulch shall be Mini Fir Bark or equal. Contact Crown Hill Stone Supply, 1865 Tanen Street, Napa, CA (707) 255-1225.
8. All trees planted within 8' of adjacent paving, curbing, hardscape, water meters, joint trenches, etc. shall receive Deep Root Barrier VB 24-2 (24" depth x 10' min. length) as manufactured by Deep Root Partners (800) 458-1668, or approved equal.
9. No plant material shall be substituted without prior written consent from the Landscape Architect.
10. Contractor shall be responsible for the pre-ordering of all plant material after the Notice to Proceed. Photographs for each representative tree, shrub and groundcover type shall be submitted to the Landscape Architect prior to placing order.
11. All plant material shall be certified by the Napa Agricultural Commissioner inspection program for freedom from the glossy winged sharpshooter or other pests identified by the Agricultural Commissioner. The Agricultural Commissioner's office shall be notified of all impending deliveries of live plants with points of origin outside of Napa County so that inspection can be arranged.
12. All trees, shrubs and groundcover and vines of the same type and container size shall be matched in height and width.
13. The Plant Legend and plant counts are provided for convenience only, not accurate bidding purposes. Graphic depiction of plant material shall take precedence over stated quantities. Contractor shall notify the Landscape Architect to obtain clarification if there are discrepancies.
14. Refer to City of Napa Street Tree Planting Specifications General Notes on Sheet L1.0 for more information. More stringent requirement prevails.

PRELIMINARY
NOT FOR CONSTRUCTION

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DATE: 04/15/23
FILE NO: 1724CET
JOB NO: 1724
SHEET NO:
L2.2
OF 6

PRELIMINARY-TYPICAL
FRONT YARD PLANTING PLAN

NAPA, CA

ZINFANDEL
SUBDIVISION
1583 EL CENTRO

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