

COMMUNITY OF HARBOR BAY ISLE

DROUGHT TOLERANT LANDSCAPE PLANS & LAWN CONVERSION GUIDELINES

Created November 7, 2015

Addendum to:

[Community Architectural Committee Rules and Standards & Plant Guidelines](#)



COMMUNITY OF HARBOR BAY ISLE
OWNERS' ASSOCIATION
3195 Mecartney Road
Alameda, California 94502
(510) 865-3363
www.harborbay.org

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COMMUNITY OF HARBOR BAY ISLE
Community Architectural Committee

DROUGHT TOLERANT LANDSCAPE PLANS &
LAWN CONVERSION GUIDELINES

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***Due size constraints, the Master Plant List is a separate document,
and can be found on our website, www.harborbay.org***

Special Thanks to Our Partners and Staff

CHBI Landscape Committee Members: Maggie Maiers, Lynda Lappa, and Gretchen Pivonka

StopWaste Staff: Jeanne Nader, Trevor Probert, and Kelly Schoonmacher

Cagwin & Dorward: Landscape Designer Dave Phelps, Aaron Majors, and Zeke Sevier

CHBI Staff: Joe Landaeta, Christina Hanson, and Anisa Dominguez



DROUGHT TOLERANT LANDSCAPE PLANS &
LAWN CONVERSION GUIDELINES

Foreword

As of October, 2015, California enters its 5th year of record drought, it is more important than ever to find ways to save water. One of the most effective ways to do this is to convert lawns to drought tolerant landscapes, and convert sprinklers to drip irrigation. Not only do these changes save water, they can also beautify our homes and provide natural habitats for birds, bees, and butterflies.

I know what you're thinking: "This winter, El Niño is predicted – the drought will soon be over!" You are partially correct – all indicators do point to an El Niño year, but it may not actually have an impact on the drought. The El Niño pattern will most likely be south of N. California, and will not substantially contribute to the Sierra snowpack, which is where our water comes from. Plus, it would take several years of wet winters to make a dent in the current drought.

About this Project

The Community of Harbor Bay Isle Owners' Association (CHBIOA) wanted to find a way to encourage homeowners to maintain their homes during a time a drought and beyond. A lot of people were installing "Drought Tolerant" yards with varying degrees of success, and we wanted to make it a simpler process. Community Architectural Committee (CAC) Chair, Maggie Maiers, heard about a project that San Lorenzo Village HOA was doing, which we decided to emulate.

The basics of the CHBIOA project was that staff and a group of interested volunteers would develop pre-approved, front yard garden plans that homeowners could use - free of charge. The initial plan was to request plan "donations" from landscape companies that do work here in the Community. Of the six companies approached, only Cagwin & Dorward agreed to help us, and a beautiful friendship was born! In addition to donating one of the five plans, Cagwin & Dorward also informed us of a grant available from StopWaste to support our project.

The grant was to encourage sheet mulching as a way to replace lawns with gardens, which fit in perfectly with our project. Staff submitted the grant to StopWaste in July 2015, and the \$5,000 grant was approved in September. One of the requirements of the grant is to hold a sheet mulching party, and convert an existing lawn in the Community to a garden. The committee selected the lawn at the corner of Robert Davey, Jr. Dr. and Oyster Pond Rd. as the demo garden, with the party taking place on November 7, 2015. The grant funds are being used to create the five front yard landscape plans, as well as the demonstration garden plan; any remaining funds will be used for plants and materials at the demo garden.

Community Requirements

This document is considered an addendum to the CAC Rules and Standards & Plant Guidelines, as well as any individual Project Association Rules. Please be sure to reference those publications when using this guide, as they will take precedence over the information contained herein.

The main landscape requirement in the Community of Harbor Bay Isle that affected this project is to maintain a proper ratio between hardscape and softscape in front yards. For (most)* Associations with front yards, the requirement is 60% planted area, and no more than 40% hardscape. The hardscape calculation does not include the driveway, but does factor in walkways and patios. (*The Woodbridge Association requires a minimum 70% planted area and no more than 30% hardscape in the front yard.)

Community Requirements (cont'd.)

The Community also continually strives to maintain its Urban Forest designation by maintaining the amount of trees that are planted, and by consistently requiring replacements when trees are removed. One of the goals of this project was to have homeowners be able to replace their landscapes while leaving their trees in place.

As with any exterior change, an Architectural Application must be submitted and approved by the CAC prior to any work being done. This requirement is still in place for those homeowners using these plans, however, as an effort to encourage the planting of drought tolerant landscapes, the CAC has agreed to have these applications processed as “consent” items, which means they will be processed and approved in 1-2 weeks (vs. the usual 2-4 week turnaround).

To qualify for this expedited processing, applications must:

- Use one of the five Community Landscape Plans, (*See: “How to Use These Plans” below*)
- Use sheet mulching to cover your lawn in place, (*See: Stop Waste’s “Guide to Sheet Mulching” Pg. 8*)
- Not have any tree removals as part of their project, and
- Pass a Final Inspection once the project is complete.

All submissions must include the following information:

- Completed [Architectural Application](#)
- Overhead drawing of the yard to be converted
- Identification of the selected garden plan/plant list
- If any hardscape is being added, the material must be identified on the plan, and softscape/hardscape percentages must be included.

How to Use These Plans

Each of the five Drought Tolerant Landscaping Plans has been designed on a different front yard “example”. Most likely, this will not match the configuration or the square footage of your particular front yard. The idea with providing a variety of samples was to have homeowners compare their yards to the examples, and adjust the plan as needed to meet their specific requirements. **Please Note: the sample plans are quite heavily planted; you may wish to reduce the overall amount of plants you use.**

First Step: Create a basic outline of your yard, with measurements.

Hint: You can use Google Maps earth view to get a birds-eye view of your property.

Hint: Graph paper can be really helpful when plotting your yard (provided on the next page).

Second Step: Figure out the area of your yard (length X width). Separate softscape and hardscape areas.

Hint: To make areas easier to measure, break down your yard into smaller rectangular sections, and then add the sections together for your total.

Hint: For shared lawn spaces, keep in mind how your design will transition to neighboring properties.

Third Step: Compare the size of your yard to the size of the Drought Tolerant Landscape Plan you would like to use, and adjust as necessary.

Hint: If your yard is smaller (i.e. 750 sq. ft.) than the Drought Tolerant Plan (i.e. 1,000 sq. ft.), divide the total of your yard by the total of the sample yard ($750 \div 1000$); the outcome will be the percentage (75%) that you will need to adjust the Drought Tolerant Plan to fit your yard. In this example, you would need 75% of the Drought Tolerant Plan to fit your smaller yard – i.e. if there are 100 plants listed in the Drought Tolerant Plan, you would only use 75 plants in your yard.

Hint: If your yard is larger than the Drought Tolerant Plan, you will divide the larger yard by the smaller yard to get the percentage to increase the plan to fit your yard.

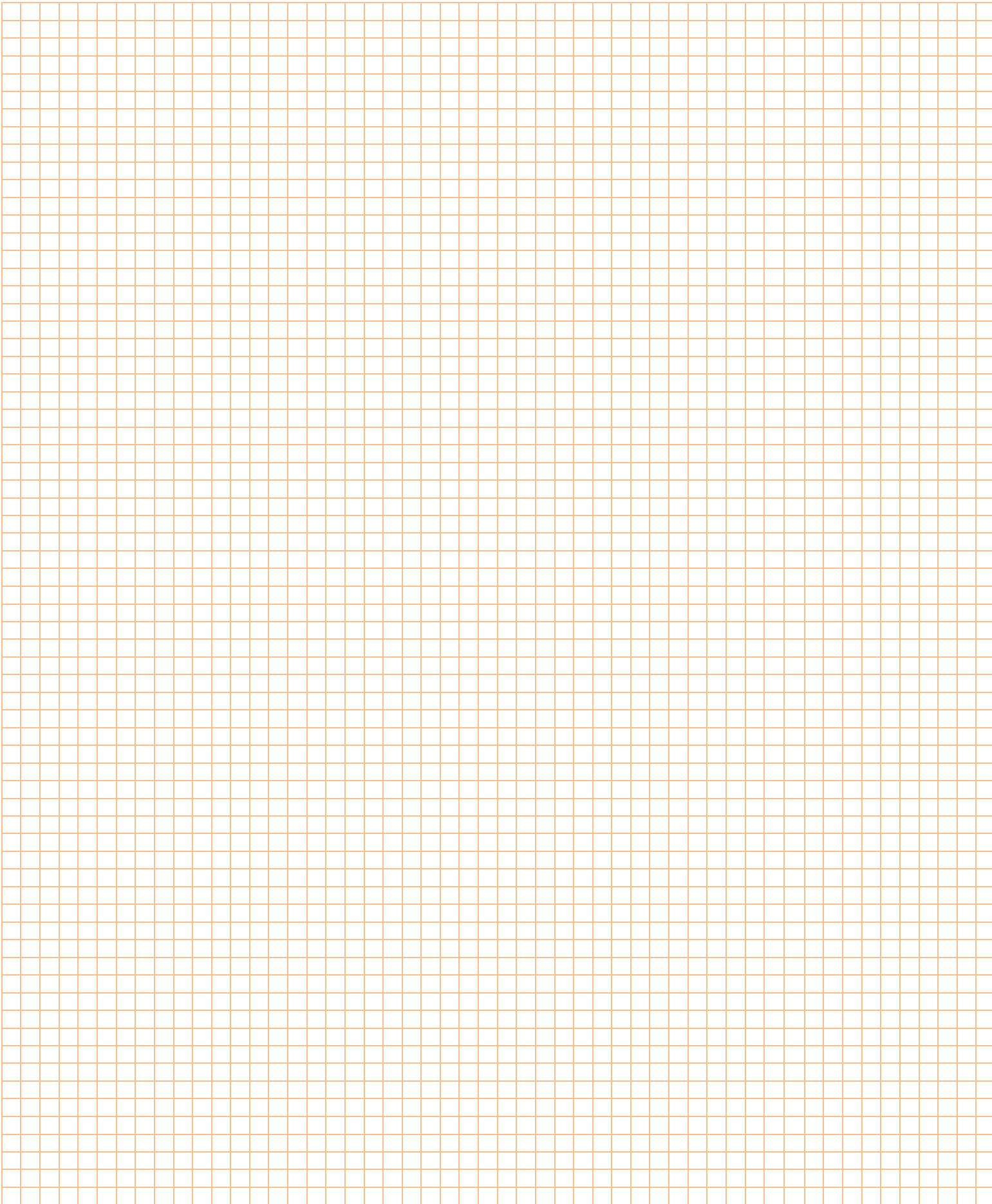
Fourth Step: Adjust the planting plan as necessary, and decide on your irrigation plan.

Hint: Be sure to review the plan to make sure the specific plants listed will work for your actual yard conditions, which may include shade, sun, wind, etc.

Hint: For irrigation, you may be able to retrofit existing spray irrigation. (See: *Drip Irrigation on Pg. 10*) Drip irrigation saves water, and it also keeps weeds at bay – by only watering the plants you want.

Hint: Once your plans are complete, apply for rebates from EBMUD and Save Our Water (State of California), (See: *Rebate Information on Pg. 13*)

Fifth Step: Install your new garden and enjoy!



All of the plan drawings are located at the end of this document and are designed on 11 x 17 inch sheets. Photo renderings of the completed gardens are also attached. If you would like a printed copy on the larger sized sheet, please contact the Community Office and we will be happy to print a copy for you. Please Note: the sample plans are quite heavily planted; you may wish to reduce the overall amount of plants you use.

Plan 1 - Shade Garden

- This garden focuses on the needs of a shaded location. Shade gardens may occur naturally or by design under trees, as well as on the side of buildings or fences. This style of garden presents certain challenges, in part because only certain plants are able to grow in shady conditions and there is often competition for sunlight.

Plan 2 – Habitat Garden

- The Habitat Garden is an environment that is attractive to various forms of wildlife such as birds, bees, and butterflies. This type of garden will usually contain a variety of habitats that have either been deliberately created by the gardener, or allowed to self-establish by minimizing maintenance and intervention.

Plan 3 – Succulent Garden

- The habitats of these water preserving plants are often in areas with high temperatures and low rainfall. Succulents have the ability to thrive on limited water sources, such as mist and dew, which makes them equipped to survive in an ecosystem which contains scarce water sources.

Plan 4 – Native Garden

- The Native Garden plants suit today's interest in "low-maintenance" gardening and landscaping, with many species vigorous and hardy and able to survive winter cold and summer heat. Once established, they can flourish without irrigation or fertilization, and are resistant to most pests and diseases.

Plan 5 – Coastal Garden

- The Coastal Garden showcases plants that thrive in coastal environments and are able to withstand strong sun, salty winds and high salt levels in the soil. Perfect for Harbor Bay!

Demonstration Garden – Corner of Robert Davey, Jr. Dr. and Oyster Pond Rd.

- This garden is the result of the Sheet Mulching Party that was held on 11/7/15 – and was planted by Community Volunteers. The garden combines a variety of elements of the five gardens, and will have garden markers to identify the plants.

Sheet Mulching – Lose Your Lawn and Gain a Garden

Now is a great time to transform your conventional lawn into a Bay-Friendly garden. Sheet mulching is a technique of laying cardboard or newspaper over an existing lawn and then topping it off with layers of compost and wood mulch. The layers suppress weed growth and break down naturally – creating a vibrant ecosystem that gives you healthier soil and plants. Sheet mulching can be done all at once or a little bit at a time. It doesn't require the use of heavy equipment or pesticides. Sheet mulching can be completed in one day, depending on the size of the area you are covering. The best time to sheet mulch is in the fall to take advantage of the rains, but it can be done any time of year. There are many different ways to sheet mulch. The following is a simple method recommended by Stop Waste's compost and mulch program:

1. PREPARE THE SITE

- 1 Mow or knock down tall weeds so they lie flat.
- 2 Remove woody, bulky and invasive plants such as blackberries, oxalis, horsetail, kikuyu, and Bermuda grass.
- 3 Flag your sprinkler heads if you plan to retrofit your sprinkler heads for drip irrigation.
- 4 Soak the area with water to start the natural process of decomposition

2. EDGING & MOUNDING FOR EROSION CONTROL

- 1 Edge the lawn to avoid run-off and keep mulch from spilling onto paving. Use a flat-edged shovel to cut the lawn 8-12 inches away from the edge of the concrete. The soil should be at least 3 inches below the top of the concrete.
- 2 Create mounds using the leftover soil and sod from edging, just flip the edges over so the roots and soil face up, or simply sheet mulch in place. Don't worry if you encounter the plastic netting that came with your sod, just throw away the pieces that you see. Mounds can create visual interest in the garden by adding height and depth. Many native plants like well-drained soil and thrive on mounds.



3. PLANT LARGE PLANTS

- 1 Install 5-gallon or larger plants once the area has been prepared.

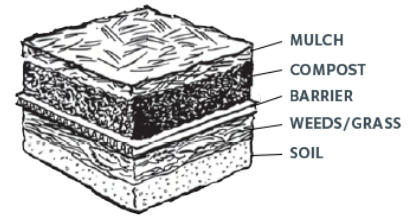
4. ADD A WEED BARRIER

- 1 Add a weed barrier that is permeable to water and air - cardboard works best for lawn. Newspaper or burlap can also be used. Recycled cardboard boxes can be found at appliance stores or bike shops. You can also buy recycled cardboard rolls. Do not use plastic or types of weed cloth which will not degrade.
- 2 Overlap the pieces by 6-8 inches so the sun won't get through – you do not need to staple it. Any lawn showing at the end of the project will come right back.
- 3 Wet down the cardboard as you go to keep it in place and to shape it around obstacles. Avoid walking on the wet cardboard!
- 4 Work around existing plants by ripping and folding the cardboard. It's easier to rip once wet.
- 5 Completely cover the ground with the cardboard except where there are plants that you plan to keep.



5. LAYER WITH COMPOST AND MULCH

- 1 Add compost and mulch on top of the cardboard. Spread compost directly over the cardboard and then cover it with bulky materials like wood chips to optimize water conservation and weed control. Adding 1-2 inches of compost will help build soil and provide a planting medium for 4-inch or smaller plants. It will also help the soil act like a sponge and absorb winter rains.
- 2 The compost/mulch layer should be a total of 3 to 5 inches deep. The top layer of mulch mimics the newly fallen organic matter of a forest. Good materials for the top layer include chipped plant debris, tree prunings, or recycled palette mulch. You will need a lot of mulch. To determine the amount of mulch and/or compost needed, please see the calculator at www.stopwaste.org/sheetmulch.



6. PLANT

- 1 Punch or cut holes in the cardboard and place your larger plants in the soil under the mulch. In cooler climates, smaller plants (4-inch pots or less) can be planted right into the mulch/compost layer on top of the cardboard. Add compost around the root ball if compost was not included in the previous layer.



7. PROBLEM PREVENTION

- 1 Your new plants will require water and attention when they are young, even if they are drought-tolerant.
- 2 Do not pile materials up against tree trunks or stems of plants.
- 3 Small seedlings may need protection from snails and slugs that like to hide under the mulch, especially in the dry season.
- 4 Protect young trees from rodents with physical guards like metal bands that wrap around the base.

The above information is courtesy of StopWaste. For a detailed description and case study of lawn removal with sheet mulch, be sure to check out the Bay-Friendly Gardening Guide, download at www.stopwaste.org. For information on lawn conversion rebates, where to find local materials, instructional videos, and other resources, visit www.stopwaste.org/sheetmulch.

Drip Irrigation



Drip irrigation is a low-pressure, low-volume watering system that delivers water to home landscapes in a variety of methods, including dripping, spraying and streams. By keeping the roots moist but not soaked, you use less water than other irrigation techniques. You can hide much of the system under a layer of mulch as long as you keep any part that emits water on top of the mulch to prevent clogging. You can also run the system on top of the soil or mulch, allowing the plants to conceal it as they grow and spread.

WHY USE A DRIP IRRIGATION SYSTEM?

- Minimal evaporation and overspray as well as lower water use than a traditional underground sprinkler system
- Direct connection to the hose spigot without the need to cut into the home water line
- Supply lines that can lie on the ground or under a layer of mulch, eliminating the trenches that underground systems require
- Flexibility as your plants grow and spread
- Customization for containers, raised beds, vegetable rows or shrubbery
- Exact delivery, preventing distribution of water where it's not needed or where it can encourage weed growth
- Prevention of an overly moist environment that promotes fungal diseases
- Gentle, precise watering that minimizes runoff and erosion



DRIP IRRIGATION SYSTEM COMPONENTS

Buy components from the same manufacturer to ensure compatibility or buy an entire-system kit and work your way up to your own customized system.

- **Backflow preventers** or **anti-siphon devices** prevent water from the irrigation system from re-entering your water supply when the system is turned off. Backflow prevention is a requirement in most areas.
- **Pressure regulators** or **reducers** make home water pressure compatible with the drip irrigation system. Without these devices the typical home water supply has too much pressure for a drip irrigation system.
- **Filters** prevent debris from clogging the tubing and emitters. Some pressure regulators have built-in filters.
- **Flexible tubing** transports the water. Black or brown coloring allows the tubing to blend in with soil and mulch. Ultraviolet (UV) resistance protects the tubing from deterioration caused by the sun.
- **Emitters** insert into the tubing and discharge the water into the soil or onto plants. A gallon per hour (GPH) rating indicates the flow rate. The flow rate you need will vary depending on the type of plants you're watering and your soil type. Emitters have a rating for the maximum water pressure they can accept, noted in pounds per square inch (PSI). Pressure compensating emitters deliver a constant flow rate even if the water pressure varies. Turbulent flow emitters feature a design that helps prevent clogging. Drip systems can include drippers, bubblers, micro sprays and misters.

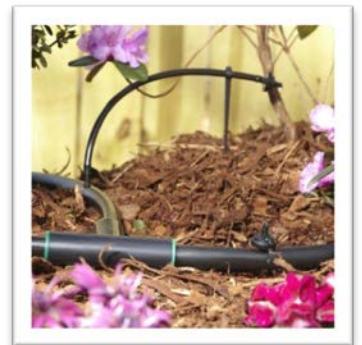


- **Fittings** connect system components or terminate the system.
 - **Stakes** secure tubing and support emitters to prevent clogging by soil, debris or bugs. Some stakes have built-in emitters.
 - **Risers** elevate emitters above the tops of the plants.
 - **Timers** turn the water on and off at times you set. Timers can prevent overwatering, minimize wasted water and allow your system to function automatically. Some can connect to home automation systems for control from a computer or smart device.
- **Hole punches** create insertion points in the tubing to connect emitters or smaller-diameter tubing.
 - **Cutters** make clean cuts in different size tubing. Some cutters can also function as hole punches.
 - **Plugs** securely stop up holes you punched by mistake. Plugs also allow you to move emitters without replacing the tubing.
 - **Kits** combine the components you need for specific applications. You can find kits to create systems for vegetable gardens, flower beds, container plants and landscape plants such as trees and shrubs. Some kits allow you to expand the system as your irrigation needs grow. Other kits provide repair parts or let you convert pop-up sprinklers to drip irrigation.

OPERATING A DRIP IRRIGATION SYSTEM

Here are some tips to keep a system running smoothly:

- Follow the manufacturer's instructions for installation and use. A drip irrigation system won't be effective or efficient without correct water pressure and tubing length. Understand how many emitters a system can support, proper spacing and if you can combine different types.
- A stopped line or plugged emitter can shut down a drip irrigation system. Flush the lines to clear debris after installation and before you begin using the system in the spring. Flush the system and clean filters regularly, especially if your water supply contains a lot of minerals.
- Follow the manufacturer's instructions for draining and winterizing your system before freezing weather arrives.
- While drip irrigation systems offer flexibility, a single system may not work for all of your plants. Separate zones let you accommodate plants with different watering needs. Lawns need a different watering method.
- Drippers with lower flow rates work well in clay soil, which drains slowly. Wider coverage of drippers, sprays and bubblers with higher flow rates is effective in sandy soil, which drains quickly.



CONVERTING POP-UP SPRINKLERS TO DRIP IRRIGATION

A preexisting sprinkler system allows you to use the current sprinkler heads as conversion points for the new drip system. Conversion kits give you the components you need to replace sprinkler heads with manifolds that distribute water to drip irrigation emitters. You can also purchase the components separately to create a customized drip irrigation zone.

Step-by-Step Guide on Converting Sprinkler Heads to Drip:

- 1 Locate the sprinkler heads in your yard. Determine which heads need to be capped off or converted. Insert wood stakes into the ground beside each sprinkler. Mark each stake with the terms "drip" or "cap" using a marker. Verify that each sprinkler head is correctly marked prior to conversion.
- 2 Verify that your sprinkler system is in the "off" position. Turn off any automatic controls while you work on the arrangement.
- 3 Remove the sprinkler heads marked "cap" by hand-turning the spray assemblies off of the risers. Attach a sprinkler cap onto each empty riser. Verify that each cap is tight to prevent water leakage.
- 4 Remove the sprinkler heads marked "drip" by hand turning the spray assemblies off of the risers. Attach a drip distribution manifold onto each empty riser. Confirm that each manifold is tight.
- 5 Attach polyethylene tubing onto each distribution manifold's fitting using your hands. Verify that the tubing comfortably fits around each fitting. Water should not leak from any connection point.
- 6 Arrange the tubing's length along the ground. Press an emitter into the holes along the tube until each one clicks into place. The emitters should face the root base of plants requiring irrigation.
- 7 Turn your sprinkler system back on at the main water supply. Observe the drip irrigation in action. No leaks or water spray should be seen from the capped or converted sprinkler heads.



Rebates

EBMUD Lawn Conversion and Irrigation Upgrade Rebates

As of 11/1/15, lawn rebates were \$0.50 per sq. ft. of lawn replaced.

[Lawn Conversion/Irrigation Rebate Information](#)

State of California - Save Our Water Turf Rebates

As of 11/1/15, lawn rebates were up to \$1.50 per sq. ft. when used in conjunction with the EBMUD rebate.

[Lawn Conversion Rebates](#)

Organizations

StopWaste

StopWaste aims to help Alameda County reduce waste through a comprehensive approach.

1537 Webster St.

Oakland, CA 94612

510.891.6500

www.stopwaste.org

EBMUD

www.EBMUD.com

Bay-Friendly Landscaping & Gardening Coalition

To find Bay Friendly Qualified Landscape Professionals

www.bayfriendlycoalition.org

Nurseries and Suppliers

The nurseries listed here will order plants for you, and are a great resource of gardening information!

Irrigation Equipment Store

www.irrigationequipmentcompany.com

Berkeley Horticultural Nursery

www.berkeleyhort.com

The Urban Farm Store

www.urbanfarmerstore.com

Annie's Annuals

www.anniesannuals.com

Ploughshares Nursery – In Alameda

<http://ploughsharesnursery.com/>

Westbrae Nursery

www.westbrae-nursery.com

Encinal Nursery – In Alameda

<http://encinalnursery.com/>

Acapulco Rock and Stone

www.acapulcorock.com

Evergreen Nursery

www.theevergreennursery.com

American Stone and Soil

www.americansoil.com

Grand Lake Ace Hardware

4001 Grand Ave. - Oakland, CA 94610

510-652-9143

Clark's Rockery – San Leandro/Hayward

www.clarkshomeandgarden.net

The Dry Garden

www.thedrygardennursery.com

WM – Davis St. Transfer Station & Garden Center


















www.dsgardencenter.com

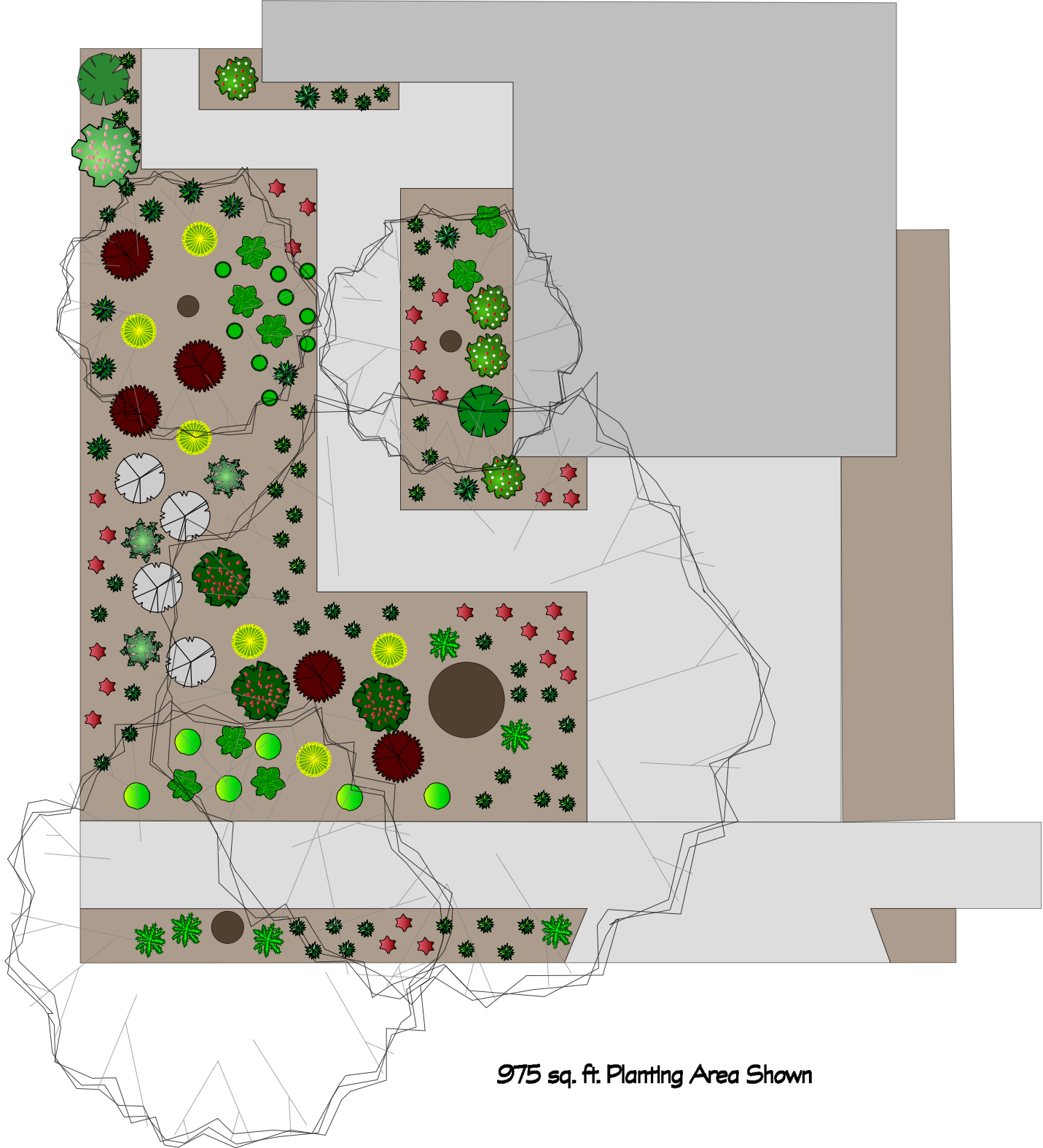
East Bay Nursery



www.eastbaynursery.com

Oakland Landscape and Firewood

www.oaklandlandscapesupply.com


Shade Garden Plant Legend					
Image	ID	Latin Name	Common Name	Quantity	Scheduled Size
	ASP MEY	Asparagus 'Meyeri'	Foxtail Fern	6	1-gal
	CAM POS	Campanula poscharskyana	Siberian bellflower	9	4 in.
	CAR_OSH	Carex oshimensis 'Everillo'	Everillo Carex	31	1-gal
	CHO SUN	Choysia ternata 'Sundance'	Variegated Mexican Orange	6	5-gal
	CLI DOU	Clinopodium (Satureja) Douglasii	Yerba Buena	6	1-gal
	COR 'IVORY	Correa 'Ivory bells'	Australian fuchsia	4	5
	DIA VAR	Dianella tasmanica 'Variegata	Variegated Blue Flax Lily	4	1-gal
	FAT JAP	Fatsia japonica	Japanese Fatsia	2	5-gal
	HEU WEN	Heuchera maxima 'Wendy'	Wendy Coral Bells	27	1-gal
	IRI DOU	Iris douglasii	Douglas Iris	6	1-gal
	LIR SIL	Liriope muscari 'Silver Dragon'	Silver Dragon Turf Lily	23	1-gal
	LOR CHI	Loropetalum chinense 'Burgundy'	Purple Chinese Fringe Flower	5	5-gal
	MAH AQU	Mahonia aquifolium 'compacta'	Dwarf Oregon Grape	3	5-gal
	POL MUN	Polystichum munitum	Western Sword Fern	8	1-gal
	RIB SAN	Ribes Sanguineum glutinosum	Winter Currant	1	5-gal
	RIB VIB	Ribes Viburnifolium	Catalina Perfume	3	5-gal
	SAR RUS	Sarcococca ruscifolia	Sweet Box	4	1-gal





COMMUNITY
OF
HARBOR BAY ISLE

Shade Garden Example

**cagwin & norward**
landscape contractors
Lic. #202399 • P.O. Box 1600, Novato, CA 94948-1600 • (800) 891-7710 • www.cagwin.com

Drawn By: DP

Date: 11.5.15

Scale:
1" = 8'-0"

Sheet:
L-1



at home • at work • at school



COMMUNITY
OF
HARBOR BAY ISLE

Shade Garden
Before & After

cagwin & norward

landscape contractors





















Lic. #202399 • P.O. Box 1600, Novato, CA 94948-1600 • (800) 891-7710 • www.cagwin.com

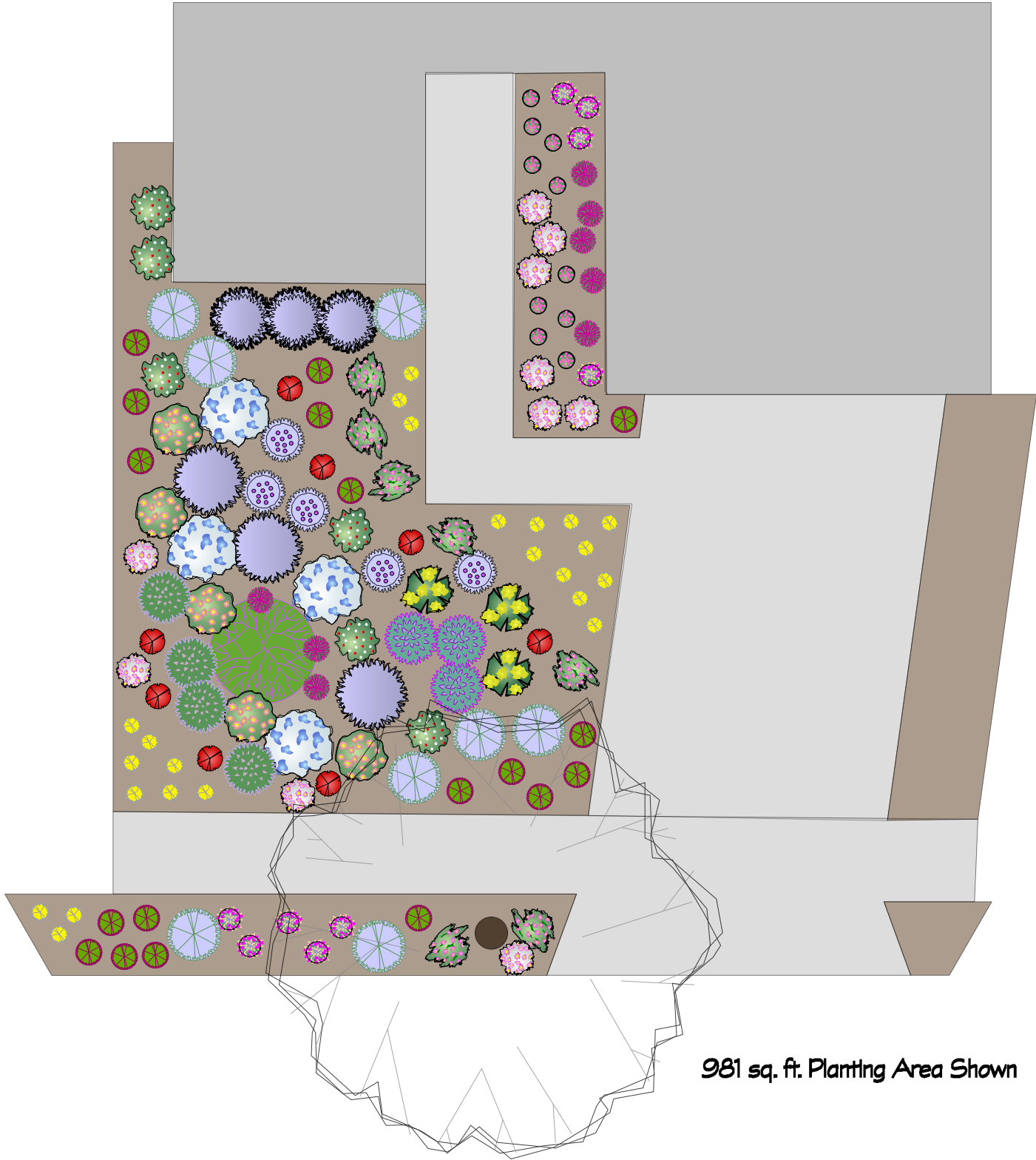
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Date: 11.6.15

Scale: N/A

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Habitat Garden Plant Legend					
Image	ID	Latin Name	Common Name	Quantity	Scheduled Size
	ACH MIL	Achillea 'Moonshine'	Moonshine Yarrow	23	4"
	ARC ACA	Arctotis acaulis 'Big Magenta'	Big Magenta African Daisy	10	1-gal
	ARM MAR	Armeria maritima	Sea Thrift	10	4"
	CEA CON	Ceanothus 'Concha'	Concha California Lilac	3	5-gal
	CEA VAL	Ceanothus maritimus 'Valley Violet'	Valley Violet Maritime Ceanothus	3	5-gal
	CIS SUN	Cistus X pulverulentus 'Sunset'	Variegated Sageleaf Rockrose	7	1-gal
	EPI CAL	Epilobium Californica 'Everett's Choice'	California fuchsia	8	1-gal
	GAU LIN	Gaura Lindhermii	Whirling Butterflies	9	1-gal
	LAN RAD	Lantana camea 'Radiation'	Lantana 'Radiatoin'	5	1-gal
	LAV STO	Lavendula stoechas 'Otto Quast'	Spanish Lavender	5	1-Gal
	PHL FRU	Phlomis fruticosa	Jerusalem Sage	3	1-gal
	SAL HOT	Salvia 'Hot Lips'	Hot Lips sage	6	1-gal
	SAL MRS	Salvia 'Mrs. Beard'	Mrs. Beard Sage	4	1-gal
	SAL LEU	Salvia leucantha 'Santa Barbara'	Mexican Bush Sage	3	1-gal
	TEU FRU	Teucrium fruticans	Bush Germander	4	5-gal
	TEU LUC	Teucrium X lucidrys	Dwarf Germander	18	1-gal
	VER BON	Verbena bonariensis	PurpleTop Vervain	8	1-gal
	VER LIL	Verbena lilacina 'De La Mina'	Lilac Verbena	8	1-gal
	VIT AGN	Vitex agnus-castus	Chaste Tree	1	15-gal



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Habitat Garden Example



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**Habitat Garden
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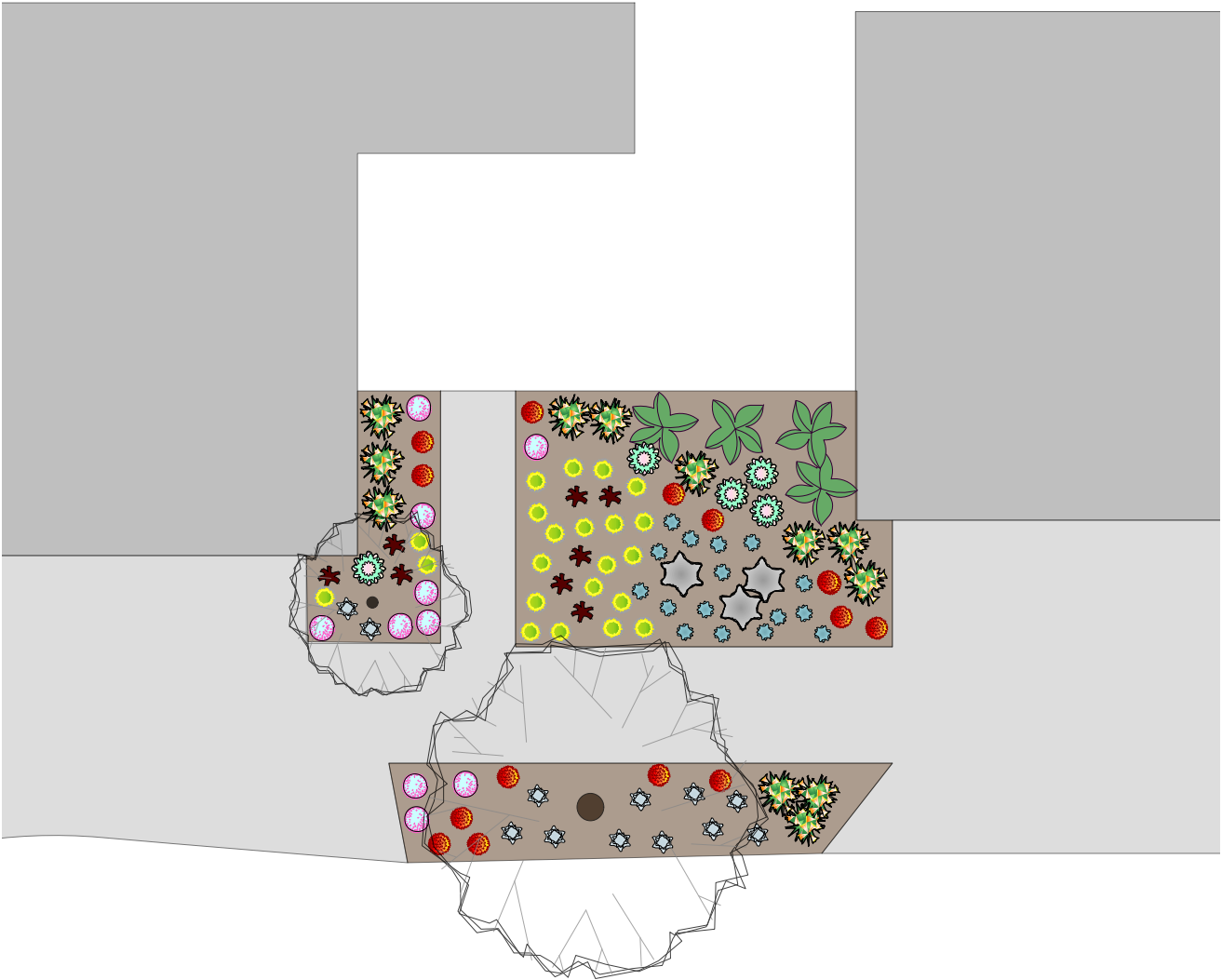
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Succulent Garden Plant Legend					
Image	ID	Latin Name	Common Name	Quantity	Scheduled Size
	AEO ZWA	Aeonium arboreum 'Zwartkop'	Tree Aeonium	8	1-gal
	AEO SUN	Aeonium decorum 'Sunburst'	Copper Pinwheel	5	1-gal
	AGA ATT	Agave attenuata	agave	4	5 GAL
	ALO BRE	Aloe brevifolia	Short-leaved Aloe	12	6"
	AST SIL	Astelia chathamica X Nervosa 'Silver Shadow'	Silver Shadow Astelia	3	1-gal
	BUL FRU	Bulbine frutescens	Orange-stalked Bulbine	12	1-gal
	CRA CAM	Crassula capitella 'CampFire'	CampFire Crassula	15	6"
	OSC DEL	Oscularia deltoides	Pink Iceplant	10	1-gal
	SED ANG	Sedum rupestre 'Angelina'	Crooked Stonecrop	22	1 GAL
	SEN SER	Semecio serpens	Blue Chalksticks	16	1-gal



322 sq. ft. Planting Area Shown



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Succulent Garden Example



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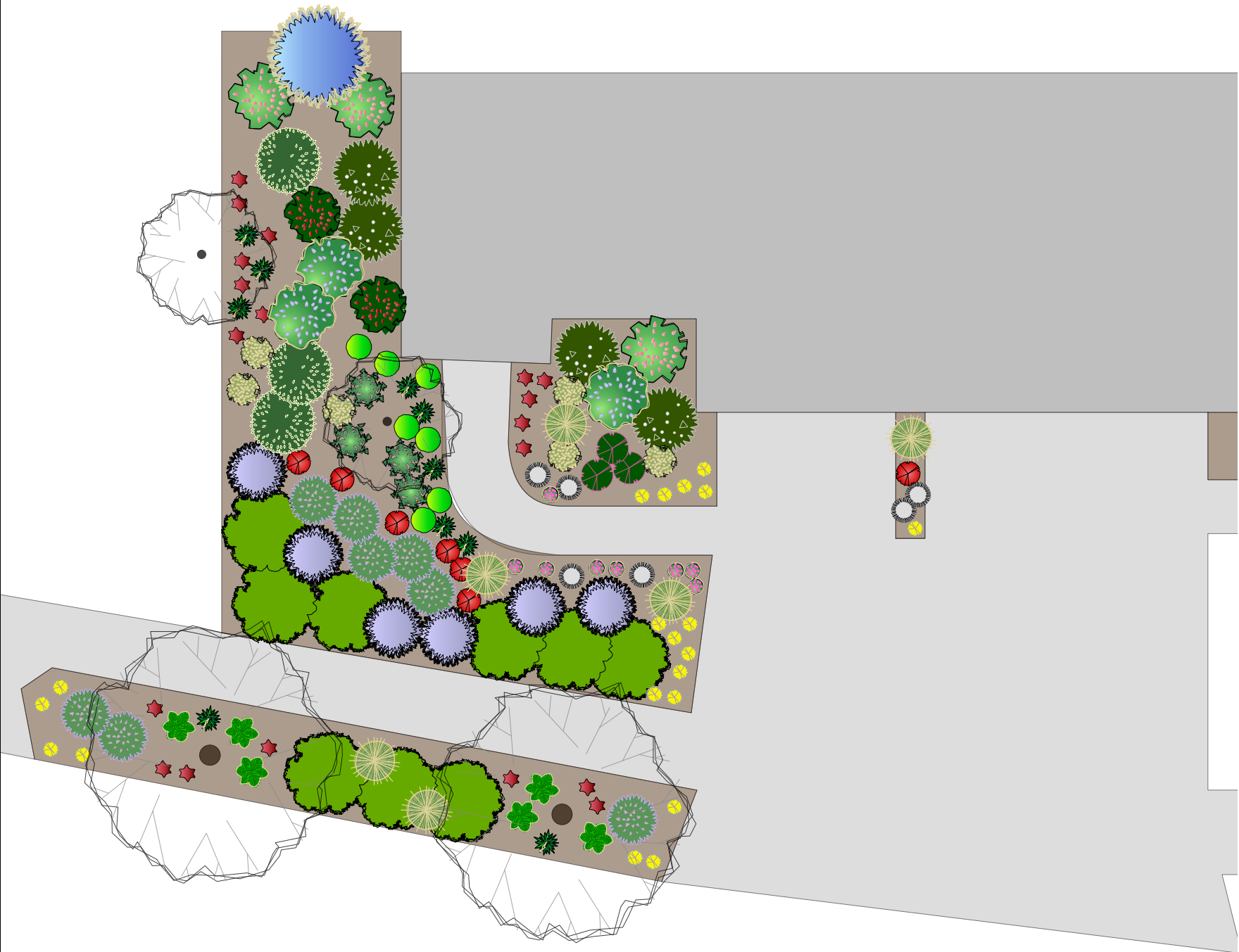
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Native Garden Plant Legend					
Image	ID	Latin Name	Common Name	Quantity	Scheduled Size
	ACH MIL	Achillea 'Moonshine'	Moonshine Yarrow	20	4"
	ARC EDM	Arctostaphylos edmundsii 'Caramel Sur'	Little Sur Manzanita	4	1-gal
	ARM MAR	Armeria maritima	Sea Thrift	8	4"
	ART DAV	Artemesia pycnocephala 'David's Choice'	David's Sandhill Sage	6	1-gal
	BAC PIL	Baccharis pilularis 'Pigeon Point'	Coyote Brush	9	1-gal
	CAR CAL	Carpenteria Californica 'Elizabeth'	Elizabeth Bush Anemone	3	5-gal
	CEA RAY	Ceanothus 'Ray Hartman'	Ray's California Lilac	1	5-gal
	CEA VAL	Ceanothus maritimus 'Valley Violet'	Valley Violet Maritime Ceanothus	6	5-gal
	CLI DOU	Clinopodium (Satureja) Douglasii	Yerba Buena	7	1-gal
	EPI CAL	Epilobium Californica 'Everett's Choice'	California fuchsia	7	1-gal
	ERI FAS	Eriogonum fasciculatum	California Buckwheat	6	1-gal
	HEU WEN	Heuchera maxima 'Wendy'	Wendy Coral Bells	19	1-gal
	IRI DOU	Iris douglasii	Douglas Iris	10	1-gal
	LIM PER	Limonium perezii	sea lavender	3	1-gal
	MAH AQU	Mahonia aquifolium 'compacta'	Dwarf Oregon Grape	4	5-gal
	MUH RIG	Muhlenbergia rigens	Deer Grass	6	1-gal
	POL MUN	Polystichum munitum	Western Sword Fern	6	1-gal
	RIB SAN	Ribes Sanguineum glutinosum	Winter Currant	3	5-gal
	RIB VIB	Ribes Viburnifolium	Catalina Perfume	2	5-gal
	SAL MRS	Salvia 'Mrs. Beard'	Mrs. Beard Sage	8	1-gal
	SAL CLE	Salvia clelandii 'Winifred Gilman'	Cleveland Sage	3	1-gal



920 sq. ft. Planting Area Shown



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Native Garden Example

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Native Garden
Before & After



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








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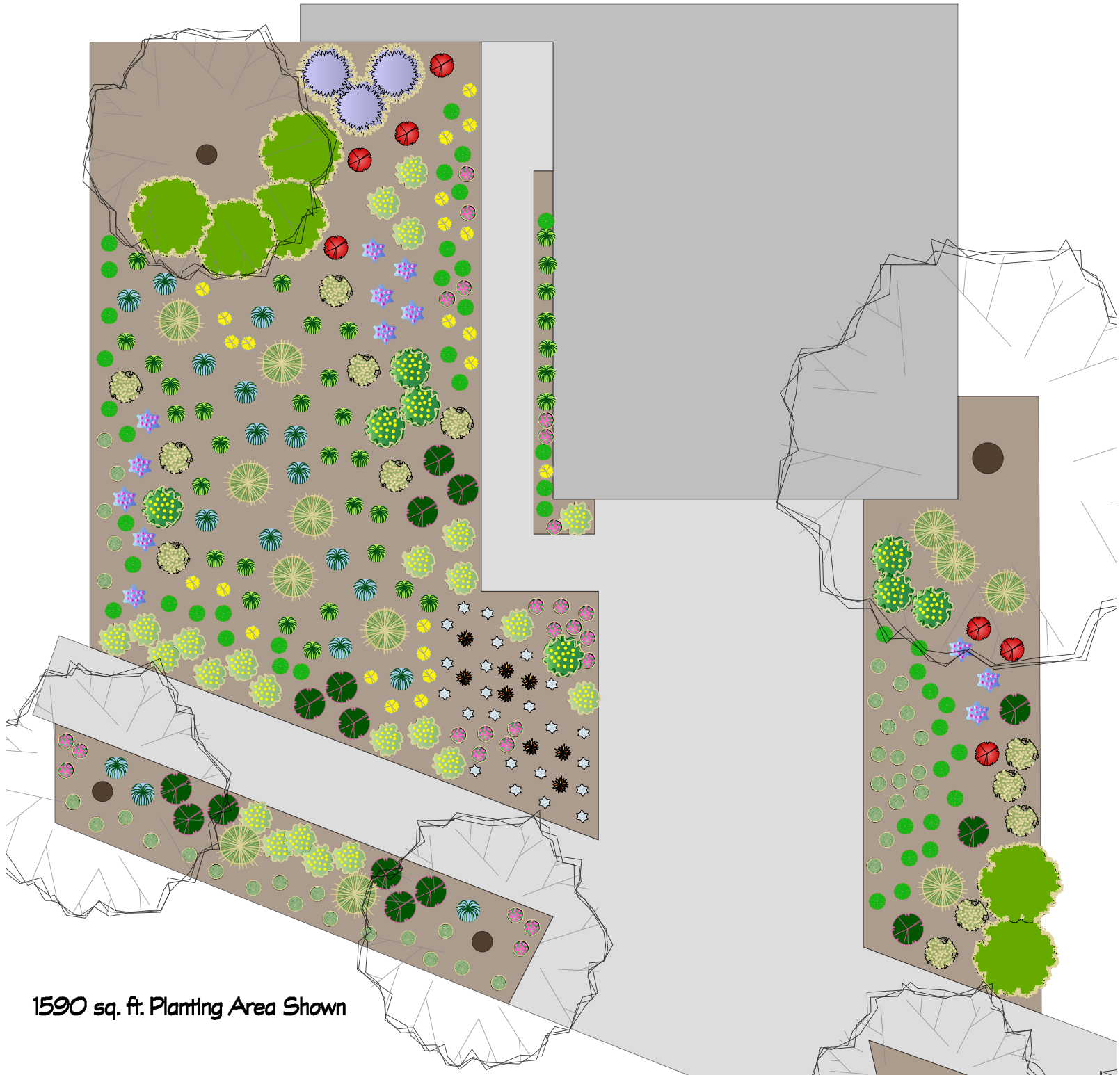
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L-10

Coastal Garden Plant Legend					
Image	ID	Latin Name	Common Name	Quantity	Scheduled Size
	ACH MIL	Achillea 'Moonshine'	Moonshine Yarrow	23	4"
	ARM MAR	Armeria maritima	Sea Thrift	25	4"
	AST MAR	Astericus maritimus 'Gold Coin'	Mediterranean Beach Daisy	24	1-gal
	BAC PIL	Baccharis pilularis 'Pigeon Point'	Coyote Brush	6	1-gal
	CAR ASI	Carex pansa 'Asilomar'	California Dune Sedge	45	2" plugs
	CEA VAL	Ceanothus maritimus 'Valley Violet'	Valley Violet Maritime Ceanothus	3	5-gal
	EPI CAL	Epilobium Californica 'Everett's Choice'	California fuchsia	7	1-gal
	ERI FAS	Eriogonum fasciculatum	California Buckwheat	12	1-gal
	GRI STR	Grindelia stricta venulosa	Buff Gum Plant	8	1-gal
	LEY ARE	Leymus Arenarius	Blue Wild Rye	18	1-gal
	LIB PER	Libertia peregrinans	Bronze Sword	8	1-gal
	LIM PER	Limonium perezii	sea lavender	15	1-gal
	LIP NOD	Lippia (Karupia) nodiflora	Karupia	38	2" Plug
	LOM LON	Lomandra longifolia 'Lime Tuff'	Lime Tuff Mat Rush	34	1-gal
	MUH RIG	Muhlenbergia rigens	Deer Grass	12	1-gal
	PEN MAR	Penstemon 'Margarita BOP'	Margarita BOP Penstemon	13	1-gal
	SIL MAR	Silene maritima	Sea Camion	23	4"



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Coastal Garden Example

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Coastal Garden
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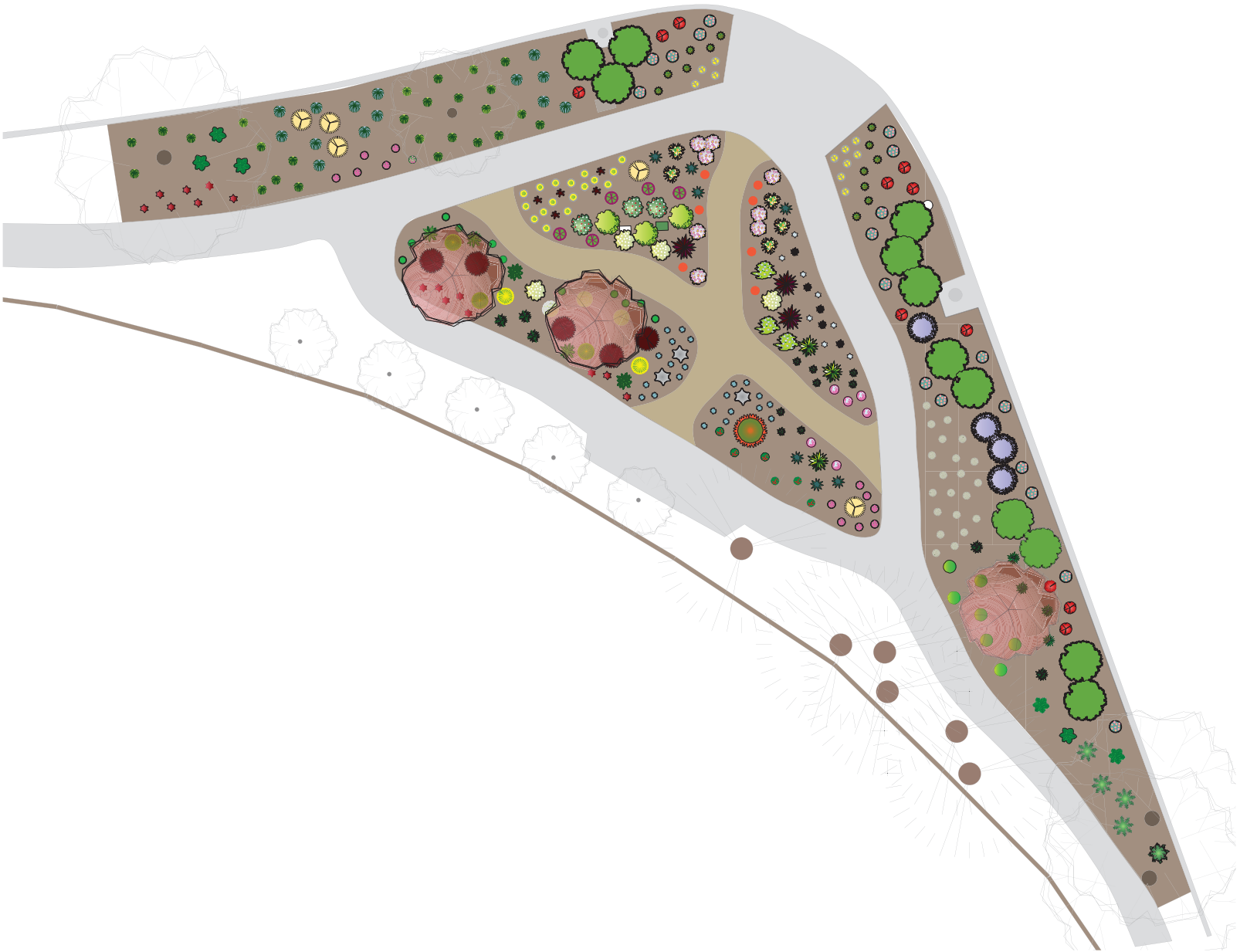


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Community of
Harbor Bay Isle
Alameda, CA

Corner Lot:
Robert Davy Jr. & Oyster Pond
Rd.
Planting Plan
































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



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Corner Lot Plant Legend:				
Image	ID	Qty	Latin Name	Common Name
	ACH MIL	11	Achillea 'Moonshine'	Moonshine Yarrow
	AEO ZWA	5	Aeonium arboreum 'Zwartkop'	Tree Aeonium
	ARC ACA	8	Arctotis acaulis 'Big Magenta'	Big Magenta African Daisy
	ARM MAR	13	Armeria maritima	Sea Thrift
	ASP MEY	5	Asparagus 'Meyer'	Foxtail Fern
	AST SIL	3	Astelia chathamica X Nervosa 'Silver Shadow'	Silver Shadow Astelia
	BAC PIL	12	Baccharis pilularis 'Pigeon Point'	Coyote Brush
	BUL FRU	5	Bulbine frutescens	Orange-stalked Bulbine
	CAL KAR	5	Calamagrostis X acutiflora 'Karl Foerster'	Feather Reed grass
	CAM POS	11	Campanula poscharskyana	Siberian bellflower
	CAR TES	7	Carex testacea	Orange Sedge
	CEA VAL	4	Ceanothus maritimus 'Valley Violet'	Valley Violet Maritime Ceanot
	CER FOR	3	Cercis 'Forest Pansy'	Forest Pansy Redbud
	CHO SUN	5	Choysia ternata 'Sundance'	Variegated Mexican Orange

	CIS PUL	3	Cistus X pulverulentus 'LittleMissSunshine'	Variegated Sageleaf Rockros
	CLI DOU	7	Clinopodium (Satureja) Douglasii	Yerba Buena
	COL SUN	3	Coleonema pulchellum 'Sunset Gold'	Sungold Breath of Heaven
	COR FES	3	Cordyline 'Festival Grass	Festival Grass Cordyline
	DIA BAB	7	Dianella revoluta 'Baby Bliss'	Baby Bliss Flax Lily
	DIA VAR	3	Dianella tasmanica 'Variegata	Variegated Blue Flax Lily
	EPI CAL	11	Epilobium Californica 'Everett's Choice'	California fuchsia
	GAZ DAY	13	Gazania sp.	Daybreak Series Hybrid Gaza
	HEL LIM	3	Helechrysum petiolatum 'Limelight'	Lime Light Licorice Plant
	HEL NUM	18	Helianthemum nummularium	Sunrose
	HEU WEN	15	Heuchera maxima 'Wendy'	Wendy Coral Bells
	IRI DOU	6	Iris douglasii	Douglas Iris
	LEU SAF	1	Leucadendron 'Safari Sunset'	Safari Conebrush
	LEY ARE	14	Leymus Arenarius	Blue Wild Rye
	LIB PER	5	Libertia peregrinans	Bronze Sword

	LIP NOD	21	Lippia (Karupia) nodiflora	Karupia
	LOB LAX	6	Lobelia laxiflora	Mexican Bush Lobelia
	LOM LON	26	Lomandra longifolia 'Lime Tuff'	Lime Tuff Mat Rush
	LOR CHI	5	Loropetalum chinense 'Burgundy'	Purple Chinese Fringe Flower
	MAH AQU	5	Mahonia aquifolium 'compacta'	Dwarf Oregon Grape
	OSC DEL	6	Oscularia deltoides	Pink Iceplant
	POL MUN	6	Polystichum munitum	Western Sword Fern
	SAL HOT	3	Salvia 'Hot Lips'	Hot Lips sage
	SED ANG	17	Sedum rupestre 'Angelina'	Crooked Stonecrop
	SEN SER	22	Semecio serpens	Blue Chalksticks
	SIL MAR	8	Silene maritima	Sea Camion
	TEU LUC	5	Teucrium X lucidrys	Dwarf Germander
	TUL SIL	8	Tulbaghia violacea 'Silver Stripe'	Variegated Society Garlic
	WES MOR	4	Westringea 'Morning Light	Dwarf Variegated Westringea
	YUC COL	3	Yucca filamentosa "Color Guard"	Color Guard Yucca

Community of
Harbor Bay Isle

Alameda, CA

Corner Lot:
Robert Davy Jr. & Oyster Pond
Rd.
Planting Plan



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Corner Lot
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