



# City of Santa Fe Springs

## Residential Drought Tolerant Front Yard Landscape Design Manual



# Go Native!

Create Drought Tolerant Landscaping with  
California Native Plants



## Every Drop Counts



# CITY OF SANTA FE SPRINGS

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### GENERAL PLANTING DESIGN PRINCIPLES

When designing a basic residential front yard landscape, the best guideline 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.

Note: The front yard landscape area should comprise a minimum of forty percent (40%) of the front yard with the remainder being driveway and entry walk pavement. A maximum of twenty percent (20%) of the front yard landscape area may be non-organic decorative non living material such as decomposed granite, gravel, and/or rock. A minimum of eighty percent (80%) of the front yard landscape area shall consist of living plant material.

The definition of a standard front yard from the city zoning code can be found in Appendix A at the end of this document package.

Four front yard design alternatives have been provided within this manual, which includes side in garage lot, mid block lot, corner lot, and cul-de-sac lot. While each alternative shows a separate design the elements within the designs are examples of design options and are interchangeable among all other property alternatives. Each property lot is unique and designs should be modified to fit the existing site conditions.



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### IRRIGATION TECHNIQUES

**GENERAL IRRIGATION LAYOUT:** There are three basic types of landscape irrigation common in Southern California that comply with modern drought tolerant standards: 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 the preferred method of sub-surface or on -surface dripper line tubing.

**AUTOMATIC IRRIGATION CONTROLLERS:** Each front yard landscape design is unique and different from any other. Residents should install an automatic irrigation controller or timer to run the system. The landscape should be divided into irrigation zones so that water can be applied in different amounts as needed by different parts of the landscape. For example; shady areas should be irrigated separately from areas in sun all day; water loving plants should be irrigated separately from extremely drought tolerant plants, and so on. Each landscape zone is to be operated by a separate valve with its own schedule on the controller. When setting up the initial irrigation schedule for the automatic controller, please consult with a landscape professional. In some cases, the irrigation controller manufacturer may also provide scheduling instructions and advice through a customer service phone or email assistance line.

**STANDARD CONTROLLERS:** Controllers are the brain of the sprinkler system. The controller automatically opens and closes valves according to a schedule programmed by the operator. When you program a controller, you schedule the precise time you want to begin watering and on which days. 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 and especially, as the weather changes throughout the year. A rain shut off device should be used with standard controllers.

**SMART CONTROLLERS: (Recommended)** A smart controller is an irrigation control system that uses weather-based calculations and environmental conditions to determine how much water to apply to a landscape based on the plant water needs. Basic setup information such as soil and plant types, and sun exposure is programmed by the operator into the smart controller. Once the base information has been given, the controller then uses historical and real time data to determine ongoing watering times and duration. Smart controllers will only turn on the water when needed. Small weather stations that calculate solar exposure, rain, and/or wind are often used to provide the weather data to smart controllers. Some smart controllers receive weather information by radio or phone signal, or by Internet connection.

Smart controllers, valves, drip lines and all other irrigation equipment can be purchased at your local irrigation supply company. An Internet search of "Irrigation supply near Santa Fe Springs" will show the nearest irrigation suppliers near you.



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### RETROFITTING EXISTING IRRIGATION SYSTEMS

Any existing irrigation system constructed with metal/galvanized steel pipes is likely extremely old and is not a candidate for retrofitting. Replacement parts are very expensive if they can be found at all. These pipes are likely to degrade and clog in a very short time. Any such system should be removed and/or abandoned and the new system built completely from scratch

Most existing irrigation systems are built with PVC (Polyvinyl chloride) plastic pipe. This pipe normally has a life span of about 25 years before it becomes brittle and cracks, so if the system is close to 25 years or older it should be abandoned and/or removed and a new system built from scratch in its place.

if an irrigation system is a candidate for a lower water use remodel, it can be upgraded in the following ways:

- 1 Replace the old controller with a new "Smart Controller" with automatic weather based scheduling
- 2 Replace older sprinkler heads with newer, more water efficient sprinklers such as "Precision Spray heads" or "MP Rotators".
- 3 For landscapes remodeled to include succulents, cactus, and other very drought tolerant/desert climate plants, old spray sprinklers may be replaced with multi-port drip emitter devices which deliver water directly to the ground at the plants roots by way of black plastic "Spaghetti Tubing" with bug/clog resistant caps.
- 4 For landscapes remodeled as a more conventional type with low water using turf, ground covers, shrubs, and trees, the newly landscaped areas may be provided with drip line irrigation tubing.



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### GENERAL LANDSCAPE MAINTENANCE RECOMMENDATIONS

General landscape maintenance items may include, but are not limited to- pruning, weed removal and control, fertilizing, mulching, irrigation maintenance and adjustment.

- Trees, shrubs, and ground covers should be trimmed to achieve their natural shape. Severe trimming or "topping" of trees is to be avoided as it is unsightly, causes brittle growth, damages the health of the tree, and can open the tree and adjacent structures to termite attacks.
- Dying, diseased, damaged, and dead plant material should be replaced as needed upon observation and as deemed necessary.
- 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.
- Please consult with your local landscape nursery professional regarding the type of fertilizer recommended to ensure healthy vigorous plant growth.

MAINTENANCE SCHEDULE ADD TO IRRIGATION CONTROLLER CABINET				
Weekly	Monthly	Quarterly	Biannually	Annually
Check irrigation coverage and adjust heads.	Check schedule on irrigation controller. Adjust schedule as needed for controllers that are not smart controllers.	Conduct general inspection	Prune and trim shrubs and fast growing evergreen trees.	Prune and trim slow- growing and deciduous trees.
Weed and cultivate shrub and ground cover areas.		<i>Controller Cabinet- Open Cabinet And Clean Out Debris And Replace Battery As Necessary. Check Wiring And Repair As Needed And Check Clock And Reset If Necessary.</i>	Inspect trees for girdling by stake ties or guys and replace.	Mow ground covers.
Check for and remove dead seed pods, flowers, branches and plants.	Check mulch coverage and replace.		Visually inspect remote control valves for leaks, settlement, wire connections and pressure settings. Repair or adjust as needed.	Mow Fast - Growing Ground Covers
Check for snails, rodents, insects, fungus, diseases, and other pests & apply remedy.	Trim hedges	Filters and strainers visually check for leaks, broken fitting clean and flush screens.		
Sprinklers visually check for any broken misaligned or clogged heads. Heads with incorrect arc, inadequate coverage or overspray and low head drainage. Repair as needed.				



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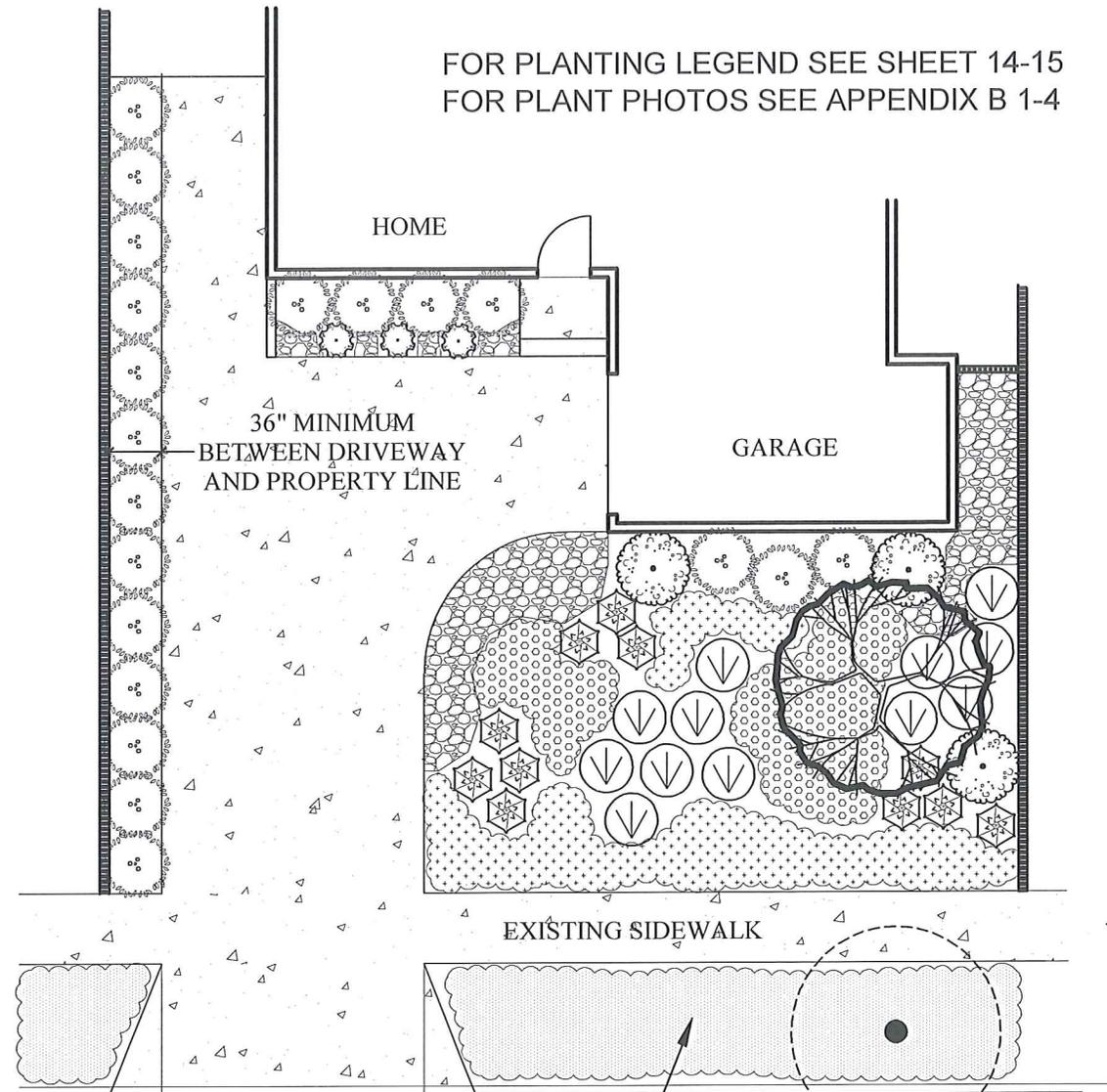
### PLAN SUBMITTAL REQUIREMENTS

Santa Fe Springs requires the review and approval of a landscape plan prior to the installation of front yarded landscaping, to ensure consistency with the principles and recommendations outlined in this manual. The following are required:

- Minimum 11" x 17" size
  
- Property address
  
- Statistics summary outlining:
  - A. Total square footage of the front yard area including driveway and entry walk paving (square foot and %).
  - B. Total square footage of the front yard landscape area without paving (square foot and %)
  - C. Total square footage of non living (ie decorative rock or decomposed granite) landscape area if any (square foot and %)
  
- Dimensions of all landscape and concrete areas.
  
- Minimum three feet (3') of planting between driveway to property line
  
- Minimum eighteen inches (18") of planting between driveway and entry walk

The landscape plan must be submitted to the Santa Fe Springs planning department for review and approval prior to installation. For questions please call the Santa Fe Springs planning department (562) 409-7550

## SIDE IN GARAGE LOT PLANTING CONCEPT



PARKWAY LANDSCAPING TO BE PERMANENT  
LOW GROWING GROUND COVER INSTALLED  
IN COMBINATION WITH A 3" TO 4" THICK  
LAYER OF WOOD MULCH WITHIN THE  
PARKWAY PLANTING AREA.

EXISTING STREET TREE TO REMAIN IF APPLICABLE.  
IF NO STREET TREE EXISTS A NEW TREE MAY BE  
ADDED WITH APPROVAL FROM THE PUBLIC  
WORKS DEPARTMENT (562) 409-7540.



# CITY OF SANTA FE SPRINGS

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### SAMPLE FRONT YARD AREA CALCULATIONS

*\*This is only an example. The numbers for each yard will be different*

FRONT YARD AREA (100%) = 1,614 SF  
FRONT YARD LANDSCAPE AREA (40% MIN) = 600 SF (37%)  
FRONT YARD NON LIVING AREA (20% MAX) = 111 SF (19%)  
(DECOMPOSED GRANITE, GRAVEL, ROCK ETC)  
FRONT YARD PLANTED AREA (80% MIN) = 489 SF (81%)

### SIDE IN GARAGE LOT PLANTING CONCEPT

THE SIDE IN GARAGE LOT IS SIMILAR TO THE MID LOT BLOCK WHERE FREE FORM OR GEOMETRIC DESIGN WILL BOTH BE APPROPRIATE FOR THIS TYPE OF LOT LAYOUT. UNLIKE THE OTHER LOT TYPES THE SIDE IN GARAGE LOT MUST TAKE IN TO ACCOUNT THE VEHICULAR CIRCULATION. THE HOMEOWNER MAY WISH TO KEEP AREAS NEXT TO THE DRIVEWAY CLEAR OF ANY OBSTRUCTIONS THAT MAY MAKE PARKING A VEHICLE DIFFICULT OR UNSAFE. NON ORGANIC LANDSCAPE IS A GREAT TOOL TO USE NEXT TO SIDE IN GARAGE ENTRIES.

THE SIDE IN GARAGE LOT LAYOUT SAMPLE SHOWN USES MASS GROUPINGS OF PLANTS OF THE SAME SPECIES TO CREATE A MORE NATURAL LAYOUT OF PLANTING. VARIATIONS OF HEIGHTS AND TEXTURES FOR THE GROUPS OF PLANT SPECIES ARE PROPOSED TO IDENTIFY THE GROUPINGS AND KEEP THE YARD FROM HAVING A MUDDY DISORGANIZED LOOK WHILE STILL HAVING A NATURAL RANDOM APPEARANCE. LOW GROUNDCOVERS ARE PROPOSED TO HELP DIVIDE THE PLANT GROUPS. NON ORGANIC LANDSCAPE IS PROPOSED AT KEY LOCATIONS TO HELP WITH PARKING INTO THE SIDE IN GARAGE.

### NOTES:

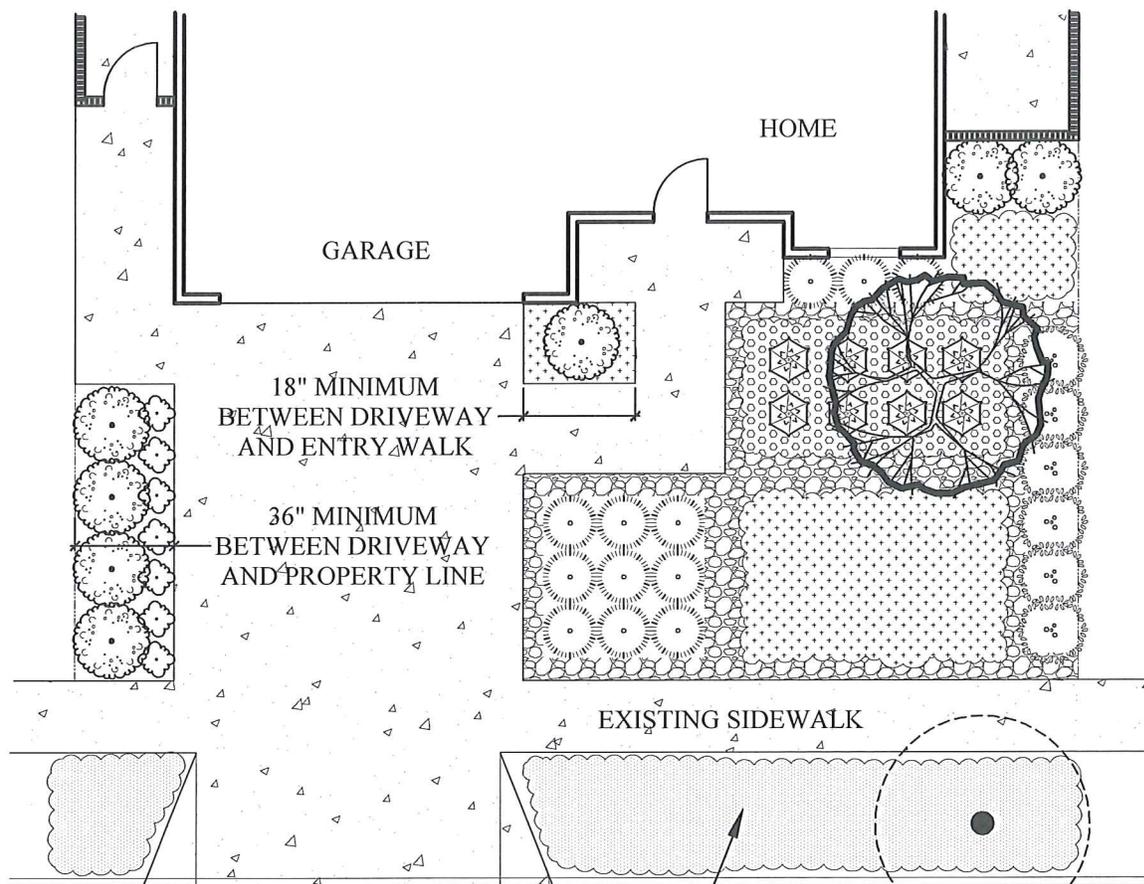
THE SYMBOLS ON THIS PLAN ARE GENERIC AND ARE NOT TO REPRESENT A SPECIFIC PLANT BUT ONE OF SEVERAL CHOICES. FAMILIARIZE YOURSELF WITH THE PLANTS PROVIDED IN THE PLANT LEGEND ON PAGES 14-15 TO FIND THOSE THAT BEST SUITS YOUR NEEDS. PLANTS LISTED IN THE PLANT LEGEND ON PAGES 14-15 ARE PROVIDED FOR THEIR LOW WATER USE AND AESTHETIC APPEAL. HOMEOWNERS SHOULD CONSULT A LANDSCAPE PROFESSIONAL OR RESEARCH THE GROWTH CHARACTERISTICS OF SUGGESTED PLANTS BY USING AN INTERNET SEARCH, LIBRARY, OR VISITING A LOCAL NURSERY.

EACH PLANT LISTED IN THE PLANT LEGEND HAS A DIFFERENT SIZE AND SHAPE. USE THE DESIGN PRINCIPALS PROVIDED ON PAGE 1 AND PROPER RESEARCH OF SUGGESTED PLANTS PRIOR TO PURCHASING AND INSTALLATION.

PLANTS, MULCH, FERTILIZER AND PLANTING EQUIPMENT CAN BE PURCHASED AT YOUR LOCAL HOME IMPROVEMENT STORE OR NURSERY. AN INTERNET SEARCH WILL SHOW THE NEAREST NURSERY OR HOME IMPROVEMENT STORE NEAR YOU.

## MID BLOCK LOT PLANTING CONCEPT

FOR PLANTING LEGEND SEE SHEET 14-15  
FOR PLANT PHOTOS SEE APPENDIX B 1-4



PARKWAY LANDSCAPING TO BE PERMANENT  
LOW GROWING GROUND COVER INSTALLED  
IN COMBINATION WITH A 3" TO 4" THICK  
LAYER OF WOOD MULCH WITHIN THE  
PARKWAY PLANTING AREA.

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### SAMPLE FRONT YARD AREA CALCULATIONS

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FRONT YARD AREA (100%) = 1,295 SF  
FRONT YARD LANDSCAPE AREA (40% MIN) = 488 SF (38%)  
FRONT YARD NON LIVING AREA (20% MAX) = 158 SF (32%)  
(DECOMPOSED GRANITE, GRAVEL, ROCK ETC)  
FRONT YARD PLANTED AREA (80% MIN) = 330 SF (68%)

### MID BLOCK LOT PLANTING CONCEPT

THE MID BLOCK LOT IS THE MOST COMMON LOT LAYOUT. THE LANDSCAPE DESIGN HAS MORE OPPORTUNITIES TO VARY AND IS LESS RESTRICTED BY THE SHAPE OR LOCATION OF THE LOT. FREE FORM OR GEOMETRIC DESIGN WILL BOTH BE APPROPRIATE FOR THIS TYPE OF LOT LAYOUT. BE AWARE OF WINDOW AND DOOR LOCATIONS WHEN PLANTING.

THE MID BLOCK LOT LAYOUT SAMPLE SHOWN USES SIMPLE GEOMETRIC GROUPINGS OF PLANTS OF THE SAME SPECIES TO CREATE ZONES OF PLANTING. LOW GROUNDCOVER IN THE FOREGROUND TAKES THE PLACE OF A TRADITIONAL TURF INSTALLATION WHILE PROVIDING A SIMILAR FEEL. MEDIUM TO LARGE SHRUBS ARE USED AT THE PERIMETER AND TO SCREEN. NON ORGANIC LANDSCAPE SUCH AS GRAVEL OR DECOMPOSED GRANITE IS PROPOSED TO GIVE SEPARATION TO THE PLANT GROUPINGS GIVING A CLEAN, MODERN, SIMPLE, LOOK.

### NOTES:

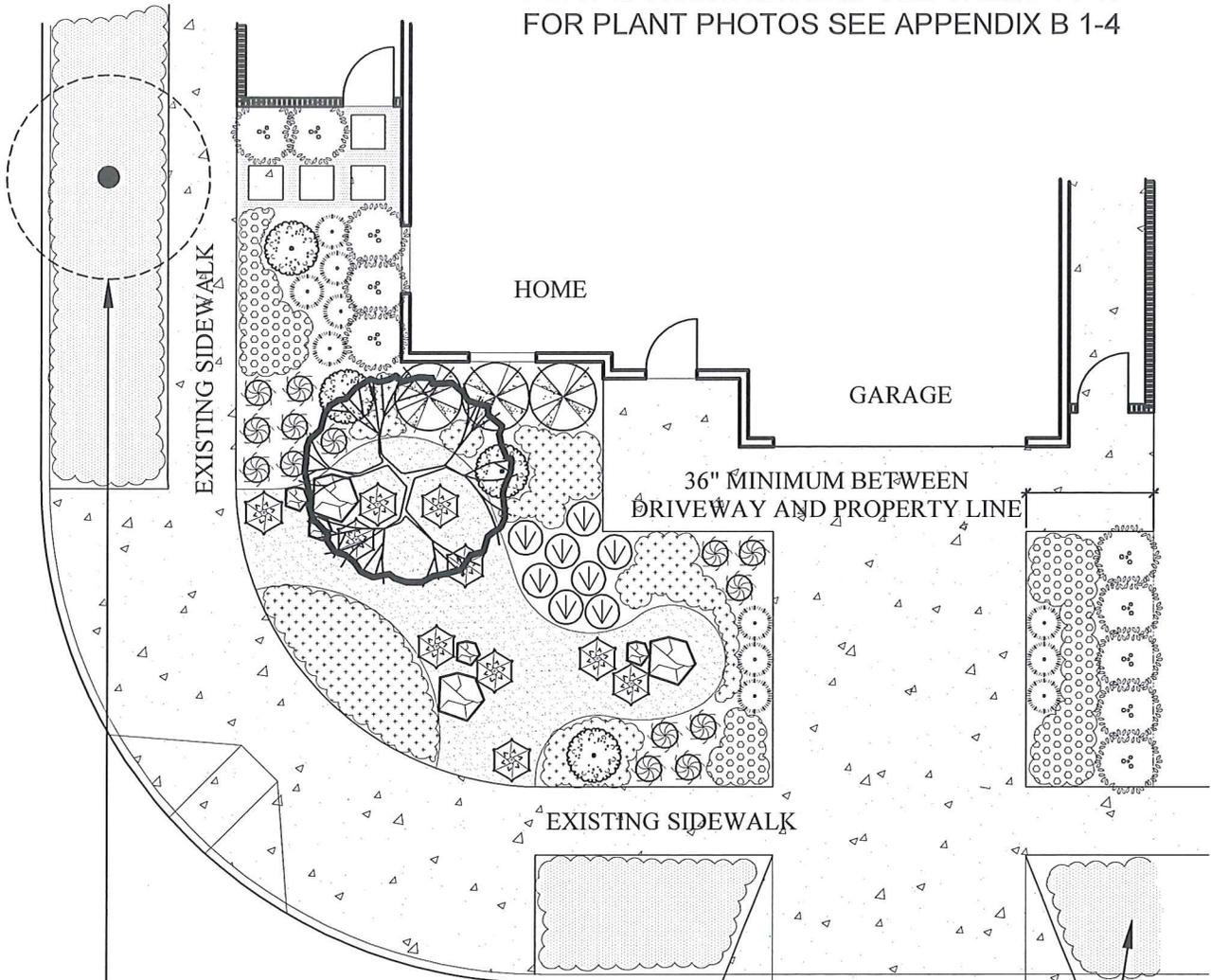
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## CORNER LOT PLANTING CONCEPT

FOR PLANTING LEGEND SEE SHEET 14-15  
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EXISTING STREET TREE TO REMAIN IF APPLICABLE. IF NO STREET TREE EXISTS A NEW TREE MAY BE ADDED WITH APPROVAL FROM THE PUBLIC WORKS DEPARTMENT (562) 409-7540.

PARKWAY LANDSCAPING TO BE PERMANENT LOW GROWING GROUND COVER INSTALLED IN COMBINATION WITH A 3" TO 4" THICK LAYER OF WOOD MULCH WITHIN THE PARKWAY PLANTING AREA.



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### SAMPLE FRONT YARD AREA CALCULATIONS

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FRONT YARD AREA (100%) = 1,300 SF  
FRONT YARD LANDSCAPE AREA (40% MIN) = 883 SF (68%)  
FRONT YARD NON LIVING AREA (20% MAX) = 171 SF (19%)  
(DECOMPOSED GRANITE, GRAVEL, ROCK ETC)  
FRONT YARD PLANTED AREA (80% MIN) = 712 SF (81%)

### CORNER LOT 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 CAN PROVIDE A GREATER OPPORTUNITY FOR HIGH PROFILE LANDSCAPE DESIGN. THE PROPER USE OF THE AVAILABLE 20% OF NON ORGANIC LANDSCAPE SUCH AS DECOMPOSED GRANITE, RIVER COBBLE, OR GRAVEL CAN CREATE VOIDS WHICH ARE IDEAL PLACES TO PROVIDE SPECIMEN PLANTS OR TREES OR DECORATIVE ELEMENTS SUCH AS FOUNTAINS, AND GARDEN ART.

THE CORNER LOT FRONT YARD SAMPLE SHOWN FOCUSES THE NON ORGANIC AVAILABLE LANDSCAPE AT THE MOST VISIBLE PORTION OF THE PROPERTY TO CREATE SPACES TO PROVIDE FOCAL ELEMENTS SUCH AS LOW FLOWERING GROUND COVER AT THE CORNER, THE TREE IN THE YARD AND BOULDERS PLACED AT SPECIFIC VIEW AREAS SUCH AS BEING VISIBLE FROM THE FRONT DOOR. LARGER AND MEDIUM SHRUBS WERE USED FOR SCREENING AND BUFFERS AT WALLS AND ALONG THE HOUSE. MEDIUM AND LOW SHRUBS AND GROUND COVERS WERE USED IN MASSES TO FILL IN THE REST OF THE PLANTING AREAS. COMMON CONCRETE PAVERS ARE SHOWN FOR ACCESS TO THE BACK YARD GATE ACCESS.

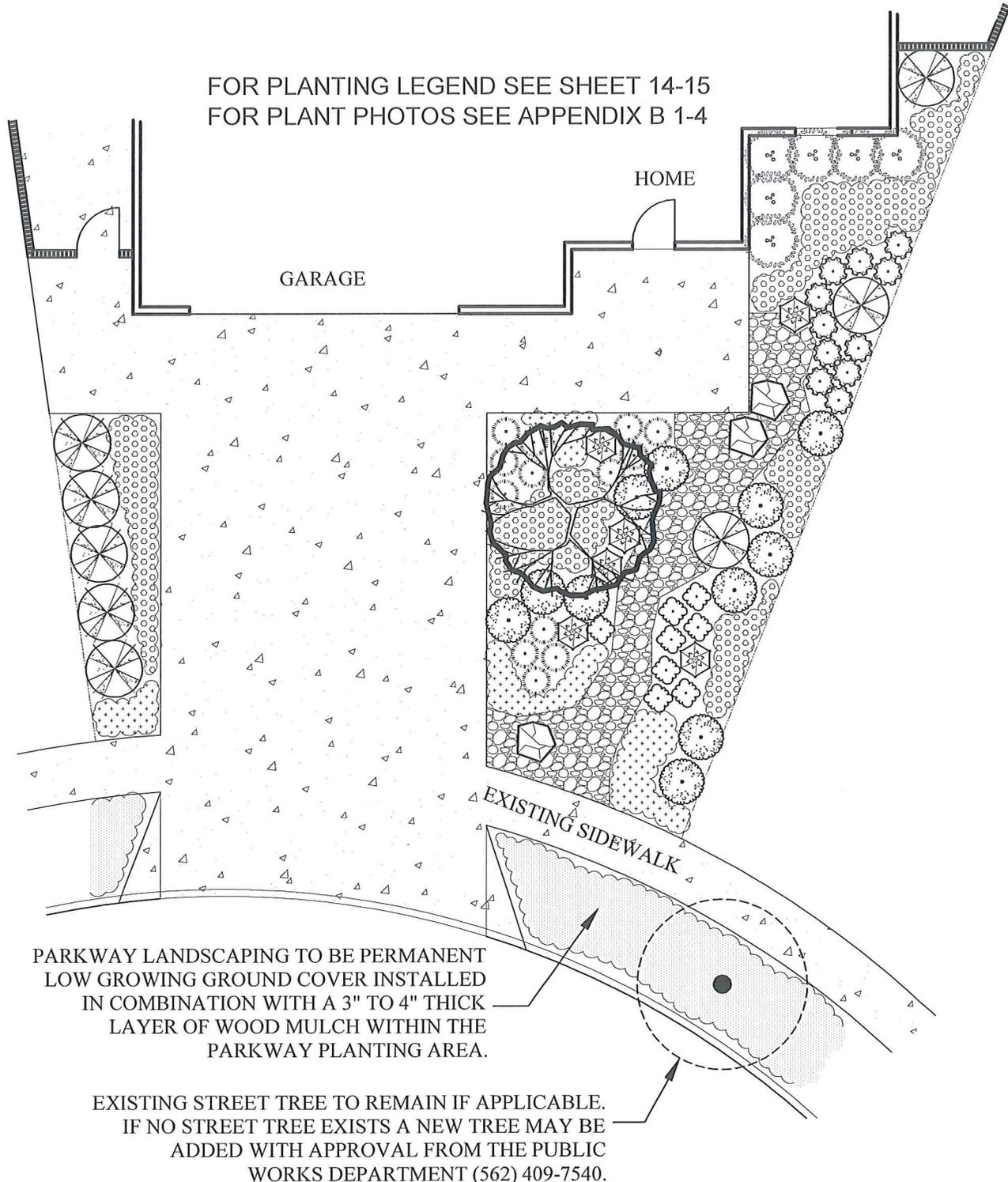
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## CUL-DE-SAC LOT PLANTING CONCEPT





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FRONT YARD AREA (100%) = 1,819 SF  
FRONT YARD LANDSCAPE AREA (40% MIN) = 725 SF (40%)  
FRONT YARD NON LIVING AREA (20% MAX) = 139 SF (19%)  
(DECOMPOSED GRANITE, GRAVEL, ROCK ETC)  
FRONT YARD PLANTED AREA (80% MIN) = 586 SF (81%)

### CUL-DE-SAC LOT PLANTING CONCEPT

THE CUL-DE-SAC LOT PLANTING CONCEPT IS ANOTHER UNIQUE LAYOUT IN THAT THE YARD IS OFTEN IRREGULARLY SHAPED AND IS PIE SHAPED WITH A SMALLER FRONT PORTION THAN BACK. IN DESIGNING WITH THIS TYPE OF LAYOUT YOU CAN EITHER PROVIDE PRIVACY BY CAPITALIZING ON THE SHAPE OR TAKE ADDITIONAL STEPS SUCH AS USING LOW PLANTS TO OPEN UP THE FRONT PORTION OF THE YARD.

IN THE ILLUSTRATED FRONT YARD SAMPLE SHOWN A MORE NATURAL FREE FORMED LANDSCAPE LAYOUT IS PROPOSED. NON ORGANIC LANDSCAPE WAS USED TO CREATE A SIMULATED DRY CREEK BED. THE CREEK BED DRAWS THE EYE IN AND GIVES THE IMPRESSION OF LEADING TO SOMETHING AS WELL AS CREATES THE FEELING OF MOVEMENT AND INTEREST IN THE LANDSCAPE. IT ALSO CAN PROVIDE AN OPPORTUNITY TO BE USED AS A SWALE FOR PROPER DRAINAGE IF NEEDED. GRASSES AND LOW SHRUBS WERE USED NEXT TO THE CREEK BED, LOW SHRUBS AND GROUND COVER WAS USED IN THE FOREGROUND AND MEDIUM TO LARGE SHRUBS WERE USED IN THE BACKGROUND AND TO SCREEN WALLS.

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PLANT LEGEND

SIZE IS MEASURED HEIGHT X SPREAD

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
 <p>TREES</p>	<i>Albizia julibrissin</i>	Silk Tree	20' x 25'	Deciduous
	<i>Cercis occidentalis</i>	Western Redbud	15' x 12'	Deciduous
	<i>Cercidium 'Desert Museum'</i>	Desert Museum Palo Verde	15' x 20'	Evergreen
	<i>Rhus lancea</i>	African Sumac	15' x 15'	Evergreen

LARGE SHRUBS

 <p>SHRUBS</p>	<i>Arbutus unedo</i>	Strawberry Tree	8'-25' x 8'-20'	Sun/Shade
	<i>Cistus purpureus</i>	Orchid Rockrose	4' x 4'	Pink Flowers
	<i>Rhaphiolepis 'Majestic Beauty'</i>	Majestic Beauty Indian Hawthorn	8' x 6'	Sun/Light Shade
	<i>Nandina 'Compacta'</i>	Dwarf Heavenly Bamboo	4' x 30"	Sun/Shade

MEDIUM SHRUBS

	<i>Agave 'Blue Flame'</i>	Blue Flame Agave	30" x 30"	Sun/Light Shade
	<i>Callistemon 'Little John'</i>	Dwarf Bottlebrush	3' x 3'	Red Flowers
	<i>Hesperaloe parviflora</i>	Red Yucca	30" x 30"	Red Flowers
	<i>Lavandula stoechas</i>	Spanish Lavender	24" x 24'	Flowers/Scents

PERENNIALS

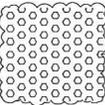
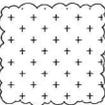
	<i>Ceanothus 'Centennial'</i>	Centennial Wild Lilac	24" x 5'	Sun/Light Shade
	<i>Echeveria 'After Glow'</i>	After Glow Echeveria	24" x 24"	Succulent
	<i>Lantana 'New Gold'</i>	New Gold Lantana	24" x 3'	Yellow Flowers
	<i>Achillea millefolium</i>	Yarrow	30" x 18'	Colorful Flowers

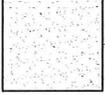
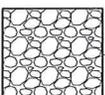
NOTE: PLANT SPACING CAN BE DETERMINED USING THE WIDTH SHOWN IN THE PLANT LEGEND

PLANT LEGEND

SIZE IS MEASURED HEIGHT X SPREAD

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS		
<u>LARGER GRASSES</u>						
GRASSES		Muhlenbergia 'Regal Mist'	Pink Muhly	3' x 3'	Pink Flowers	
		Muhlenbergia rigens	Deer Grass	3' x 3'	Clean Appearance	
			Pennisetum setaceum 'Rubrum'	Purple Fountain Grass	3' x 3'	Purple Leaves
<u>SMALLER GRASSES</u>						
GRASSES			Festuca 'Elijah Blue'	Elija Blue Fescue	12" x 12"	Small Blue Leaves
		Nassella tenuissima	Mexican Feather Grass	24" x 24"	Flows In Wind	
		Carex divulsa	Berkeley Sedge	18" x 18"	Sun/Light Shade	

<u>ACCENT GROUND COVERS</u>						
GROUND COVER			Cistanthe grandiflora	Rock Purslane	12" x 36"	Pink Flowers
		Sedum "Dragons Blood"	Dragons Blood	18" x 24"	Sun/Light Shade	
		Senecio serpens	Blue Chalksticks	12" x 12"	Blue Color	
		Verbena peruviana	Verbena	24" x 24"	Colorful Flowers	
<u>LARGE AREA GROUND COVERS</u>						
GROUND COVER			Myoporum pacificum	Myoporum	6" x 60"	Sun/Light Shade
		Rosmarinus 'Huntington Carpet'	Trailing Rosemary	24" x 48"	Blue Flowers / Herb	

NON LIVING LANDSCAPE			Decomposed Granite
			River Cobble / Rocks
			Gravel

Notes:

- Plant spacing can be determined using the width shown in the plant legend.
- Place 3" to 4" layer of medium to fine grind organic mulch in all planting areas between plants that do not contain non living ground cover as a temporary measure to retain moisture and discourage weeds until ground covers and shrubs fill in 100%
- The plants listed in this legend are recommendations only. Home owners may request planning department approval for drought tolerant plants not listed in this document.



# CITY OF SANTA FE SPRINGS

## Residential Drought Tolerant Front Yard Landscape Design Manual

### APPENDIX A DEFINITION OF FRONT AND SIDE YARDS FROM THE SANTA FE SPRINGS ZONING CODE

#### **Front Yard:**

Except as provided in this subchapter, each lot shall have a front yard of not less than 20 feet. Except as provided in §§ 155.385 through 155.598, no part of the area between the street property line and the front wall of the building shall be used for parking or storage purposes, including the parking or storage of motor vehicles, trailers, boats, or boat trailers.

('64 Code, § 41.10)

(B) Where lots comprising 50% or more of the block frontage are developed with a front yard either greater or lesser in depth than that prescribed herein, the average of such existing front yards shall establish the front yard for the remaining lots in the block frontage. However, a front yard determined in this way shall not be less than 15 feet and need not be more than 40 feet. Existing front yards of more than 40 feet shall be counted as 40 feet in calculating the average.

('64 Code, § 41.11)

(C) On key lots, the minimum front yard shall be the same as the required front yard for the adjoining interior lot. When the front yard on the adjoining interior lot is less than prescribed by this chapter, the key lot front yard may be the same. However, in no case shall the key lot front yard be less than 15 feet.

#### **§ 155.069 SIDE YARD.**

(A) Each lot shall have a side yard on each side of not less than five feet.

('64 Code, § 41.13)

(B) On corner lots, unless otherwise specified in this chapter, the side yard adjoining the street shall be not less than 10 feet in width. Except as provided in §§ 155.385 through 155.598, no part of the area between the street property line and the wall of the building shall be used for parking or storage purposes, including the parking or storage of motor vehicles, trailers, boats or boat trailers, unless completely screened from view from the adjoining street.

('64 Code, § 41.14)

(C) On a reversed corner lot, the side yard adjoining the street shall be not less than the front yard required on interior lots on the street upon which the reversed corner lot sides. Except as provided in §§ 155.385 through 155.598, no part of the area between the street property line and the wall of the building shall be used for parking or storage purposes, including the parking or storage of motor vehicles, trailers, boats or boat trailers, unless completely screened from view from the adjoining street.

('64 Code, § 41.15)

## APPENDIX B PHOTOGRAPHS OF SUGGESTED PLANTS

LARGE SHRUBS  

*Arbutus unedo*



*Rhaphiolepis 'Majestic Beauty'*



*Cistus purpureus*



*Nandina 'Compacta'*



## APPENDIX B PHOTOGRAPHS OF SUGGESTED PLANTS

MEDIUM SHRUBS  

Agave 'Blue Flame'



Hesperaloe parviflora



Callistemon 'Little John'



Lavandula stoechas



## APPENDIX B PHOTOGRAPHS OF SUGGESTED PLANTS

PERENNIALS  

Ceanothus 'Centennial'



Lantana 'New Gold'



Echeveria 'After Glow'



Achillea millefolium



## APPENDIX B PHOTOGRAPHS OF SUGGESTED PLANTS

### LARGER GRASSES

*Muhlenbergia* 'Regal Mist'



*Muhlenbergia rigens*



*Pennisetum setaceum* 'Rubrum'



### SMALLER GRASSES

*Festuca* 'Elijah Blue'



*Nassella tenuissima*



*Nassella tenuissima*



## APPENDIX B PHOTOGRAPHS OF SUGGESTED PLANTS

### ACCENT GROUND COVERS



*Cistanthe grandiflora*



*Senecio serpens*



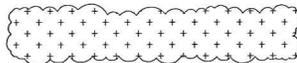
*Sedum "Dragons Blood"*



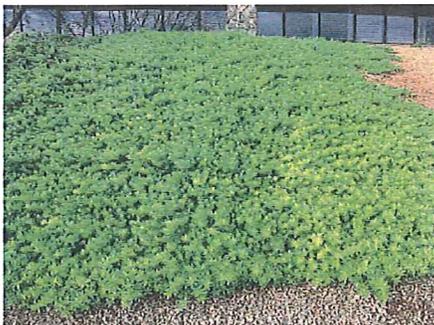
*Verbena peruviana*



### LARGE AREA GROUND COVERS



*Myoporum pacificum*



*Rosmarinus 'Huntington Carpet'*



## APPENDIX B PHOTOGRAPHS OF SUGGESTED PLANTS

### TREES



*Albizia julibrissin*



*Cercis occidentalis*



*Cercidium 'Desert Museum'*



*Rhus lancea*

