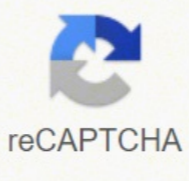




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Some features, like driveways and landing pads, and tasks like site grading and soil preparation may already be budgeted or included in the cost of building your home and can be excluded from the landscaping costs. Use smaller plants than specified – 4-inch plants are significantly cheaper than 1-gallon plants. Note: The City of Santa Rosa limits gravel areas to 15% of the landscape area. Printing For Permit The templates are designed to be printed in a large format that is required for permit review. A three-dimensional computer generated rendering of the template installed as designed representing what the landscape might look like once matured. When a plan designed for a smaller lot is enlarged, typically the cost per square foot will decrease. Plants in the landscape templates may be substituted using the following lists. Coordinate with the architect and/or builder to include any design or material preferences. Print Shops While, the Landscape Design Templates can be printed at any print shop capable of producing the required 24" x 36" plan sheet size, we have created a printing guide and order form to streamline the process. Use the appropriate plant list to substitute low or medium water use plants. While these features add costs, they need to be considered during home design and construction. Install irrigation sleeve and irrigation stub out now to reduce cost and disturbance to the main landscape when the parkway strip landscaping is ready for installation. Plants in the landscape templates are categorized either as low or medium water use. Both printing options are acceptable for City of Santa Rosa permitting. Break up the project and use a mix of professional and do-it-yourself (DIY) labor. We recommend color printing for the Planting Plan and Irrigation Plan pages. Each plan has two cost opinions – one for the full plan as drawn and one for the "base plan" with all driveways and garden pathway paving options removed. See plan sheet L-3.0 in the template for optional pavement methods. Water Smart Landscapes Maintenance Manual (PDF)Download 2-inch plugs can also be used for grasses. Partial Plan Set Option In an effort to make printing easier and less expensive, we have created these optional 8.5" x 11" (letter size) application and specification packets. The true cost to install the design is dependent upon many factors including fluctuations in the cost and availability of labor and materials. Mulched areas can be converted to hardscape at a later date. Materials and optional features will also need to be selected and indicated on your plan. The cost per square foot for each plan is not an accurate way to compare the cost between plans. Below are local businesses who have responded to our request seeking the plants, materials, and equipment needed to build and install the designs in the Landscape Design Templates. Planting Plan (L-1.0) and Irrigation Plan (L-2.0) sheets in full size (24" x 36")Application and Specification packets in letter size (8.5" x 11") in lieu of full size pages L-0.0 and Detail Sheets *Native Adaptive B and Sonoma Cottage B have two Planting Plan and two Irrigation Plan pages (L-1.0 – L-2.1) that must be printed in full size if using these templates. Plant Substitutions When making plant substitutions, be sure to choose plants with the same water needs, similar sun exposure and similar size (height and spread) as the ones being replaced. Consult with your installation or design professional for an actual cost estimate. The initial planting may look sparse, but they plants will fill in as they mature. The print size of each page will be 24" x 36" which is the standard size for architectural blueprints, though there is an optional 8.5" x 11" option for some pages. This is due to the fixed costs associated with irrigation components that all plans include which are spread out over a larger area. While this list is not all inclusive or a recommendation/endorsement, it is a starting point to get you on your way. Defer the installation of the parkway strip (the area between the sidewalk and the street curb). Each plan is broken up into eight sections, or its affiliates Overview Style Options The 8 front yard plans are available in two of each of these styles: Sonoma Native/Adaptive – an emphasis on native and fire safer plantsSonoma Eco-Edible – a mix of edible and habitat plantings that maximize sustainabilitySonoma Contemporary – a modern, minimalist and clean look that is easy to maintainSonoma Cottage – a Sonoma version of a cottage garden with natural materials and colorful plantings Before downloading the template files below, learn more about the types of documentation offered for each template. – typical Usage We've reached out to local suppliers to help make finding the materials you need a little easier. Prioritize plantings by installing trees and shrubs first, as they have longer lifespans and take longer to mature. Due to ongoing construction and removal of existing fire damaged trees, the City of Santa Rosa will allow the deferral of the installation of landscaping in the parkway strip. Within sections L-1 and L-2, follow the "Applicant Instructions". Learn how to care for a newly planted landscape, when and how to perform tasks like pruning, make irrigation system adjustments and more. Hand-drawn illustration of full-yard concepts show the interconnectedness of the back and side yards with the front yard, displaying optional features that you may choose to incorporate such as rain water catchment, graywater systems, rain gardens, swales and laundry to landscape systems. If there are any existing features incorporate them into the plan such as driveways, walkways and trees. © 1996-2014, Amazon.com, Inc. The cost options were developed for the Landscape Design Templates to provide a ballpark range of the cost to install the designs. The color pages will help guide you through the different types of planting and irrigation areas. Typically, it is more cost effective to abandon or remove existing irrigation systems as they may be outdated, inefficient or damaged or leaking. Plant fewer plants initially, filling in the rest over time as your budget allows. To use this option, print out the Required Permit Application Packet and any detail sheets from the optional packets to submit with your Planting and Irrigation Plan sheets. O.C. – on centerSF – square feetSq Ft – square feetFT – feetLF – linear feet" – inch/inches' – foot/feetG – gallonMin – minimumNTS – not to scaleTyp. Additions like stubbing out a line for graywater or grading the yards for rain gardens and swales can be done for little or no additional cost during construction so that the features can be added later on when you are ready to tackle home improvement projects in the future. Printing Guide &Order Form We have created a printing guide and order form to streamline the printing process. Hire out hard to do tasks (needs specialized equipment, tools, or skills to perform) such as soil preparation and grading, irrigation system installation and hardscaping. The following print shops are familiar with the Landscape Design Templates and are prepared to accept the order form. (Note: The full-yard concept plans are not intended to be used for planting or permit purposes.)The Landscape Design Templates were developed to fit common lot sizes and shapes, but adjustments will need to be made to fit your specific front yard landscape area and marked onto the printed plan. Conversely, when a plan designed for a larger lot is scaled down for a smaller lot, the cost per square foot will typically increase. Consider alternative hardscape and pathway materials that may be less expensive, more aesthetically appealing and better for the environment than concrete. Install mulch or gravel pathways in lieu of more expensive concrete, especially for paths that are less frequently used. The Landscape Template plans sets consist of 10 to 12 pages depending on the design. Full Plan Set Option Print all of the pages full size (24" x 36"). An Excel worksheet is available for you to adjust the cost option to your yard. The cost opinions are not cost estimates or engineered cost estimates. L-0.0 – Permit Cover SheetL-1.0 – Landscape Design and Planting PlanL-2.0 – Irrigation Design Plan and Details: specifications for materials and construction which can be used for permitting purposes.L-3.0 – Paving Details (Standard and Optional features): Each Design Template is now available with the driveway located on the left or right side of the home.L-3.1 – Low Impact Development (LID) Details (Optional features)L-3.2 – Planting DetailsGW-1.0 – Graywater/Laundry to Landscape Details (Optional features)RW-1.0 – Rainwater Harvesting Details (Optional features) An opinion on the cost to install the landscape as designed. Note: The City of Santa Rosa requires a minimum of one tree for every 200 SF of landscaped area and trees must be watered on a separate irrigation valve. Perform easier tasks like applying mulch and planting the plants yourself. In each of the remaining sections, indicate which features, materials and construction details will be used in building your landscape. Indicate these changes on the planting plan (L-1) for initial permit review or during final inspection. Images of the plants on the lists can be found at the Low and Medium Water Landscape Plants Gallery developed by Coffey Strong and our plant picker. It includes a guide on what to print for submittal to the permitting agency and a checklist order form to provide to a print shop. The pathways can be redone with hardscape materials in the future if desired. Maintenance Manual The Water Smart Landscape Maintenance Manual guides users on how to maintain their newly installed landscape. Printing Guide and Order Form The form offers the choice between the standard, full set of plans and a partial option with some pages being replaced by 8.5" x 11" versions. Templates designed for larger lots will always have a lower cost per square foot than templates designed for smaller lots. Each plan is designed to a specific lot size. Group plants in odd numbers for the best aesthetic appearance.

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