



3300 PANORAMA DRIVE

PERSPECTIVE VIEW - Location Description

VICINITY MAP



PROJECT DIRECTORY

OWNER: MORRO 94, LLC
2141 TUOLUMNE STREET, SUITE J
FRESNO, CA 93721

CLIENT REP: RRM DESIGN GROUP
3765 S. HIGUERA STREET, SUITE 102
SAN LUIS OBISPO, CA 93401
CONTACT: TIM WALTERS
PHONE: (805)-543-1794
EMAIL: TJWALTER@RRMDESIGN.COM

PROJECT ADDRESS: 3300 PANORAMA DRIVE
APN: 065-038-001

PROJECT DESCRIPTION

THE SCOPE OF THIS PROJECT IS A 61 LOT PLAN UNIT DEVELOPMENT ON THE DECOMMISSIONED US NAVY JET FUEL STORAGE FACILITY. LOT SIZES RANGING FROM 2,270 SF TO 5,950 SF. THE LOTS VARY IN THEIR CONFIGURATION: FRONTING PANORAMA, ALLEY LOADED, DOWNHILL AND UPHILL.

THE ARCHITECTURAL STYLE OF THE PROJECT IS PROPOSED AS "COASTAL COTTAGE" WITH A PREDOMINANTLY LAP AND SHINGLE SIDING, GABLE ROOFS, COVERED PORCHS AND BALCONIES.

PROJECT STATISTICS

ZONING: R-1/PD-ESH
PARCEL SIZE: 10.06 ACRES

MAX. LOT COVERAGE: 50% TO 55% PER DEV STANDARDS

MAX. ALLOWED HEIGHT: 25 FT.
MAX. PROPOSED HEIGHT: 25 FT.

YARD SETBACKS: PER DEV STANDARDS
SPACE PER UNIT TYPE

PARKING

AUTO PARKING	CALCULATION	SPACE COUNT
PARKING PROPOSED:		
RESIDENTIAL DEVELOPMENT	2 SPACE PER GARAGE GUEST PARKING	122 27

SHEET INDEX

T1	TITLE SHEET
A1	PROPOSED SITE PLAN
A2	SITE SECTIONS
A3	TYPICAL LOT EXHIBITS - PANORAMA FRONTING
A4	TYPICAL LOT EXHIBITS - INTERIOR ALLEY FRONTING
A5	TYPICAL LOT EXHIBITS - EXTERIOR ALLEY FRONTING
A6	TYPICAL LOT EXHIBITS - DOWNHILL
A7	TYPICAL LOT EXHIBITS - DOWNHILL
A8	TYPICAL LOT EXHIBITS - UPHILL
A9	TYPICAL LOT EXHIBITS - UPHILL
A10	CHARACTER SKETCH - PANORAMA DRIVE
A11	CHARACTER SKETCH - OPEN SPACE AT INTERIOR
A12	CHARACTER SKETCH - OPEN SPACE AT EXISTING TREE
A13	INSPIRATION IMAGES - CAOSTAL COTTAGE
A14	INSPIRATION IMAGES - CAOSTAL COTTAGE
C1	TITLE SHEET - VTM
C2	EXISTING CONDITIONS
C3	VESTING TENTATIVE MAP
C4	PRELIMINARY SITE PLAN
C5	PRELIMINARY GRADING PLAN
C6	STORMWATER CONTROL PLAN
L1	LANDSCAPE SITE PLAN
L2	LANDSCAPE PLANTING PALETTE
L3	LANDSCAPE PLANTING PALETTE
24	TOTAL SHEETS IN THIS SET

ZONING MAP

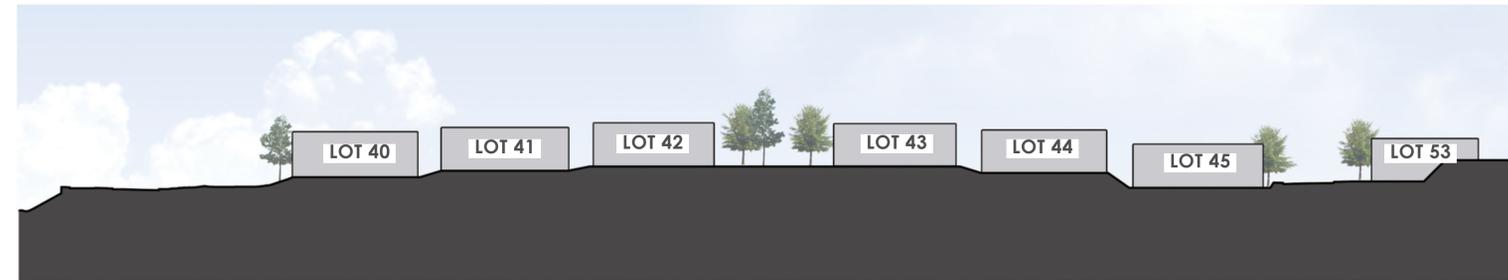


LOT TYPES

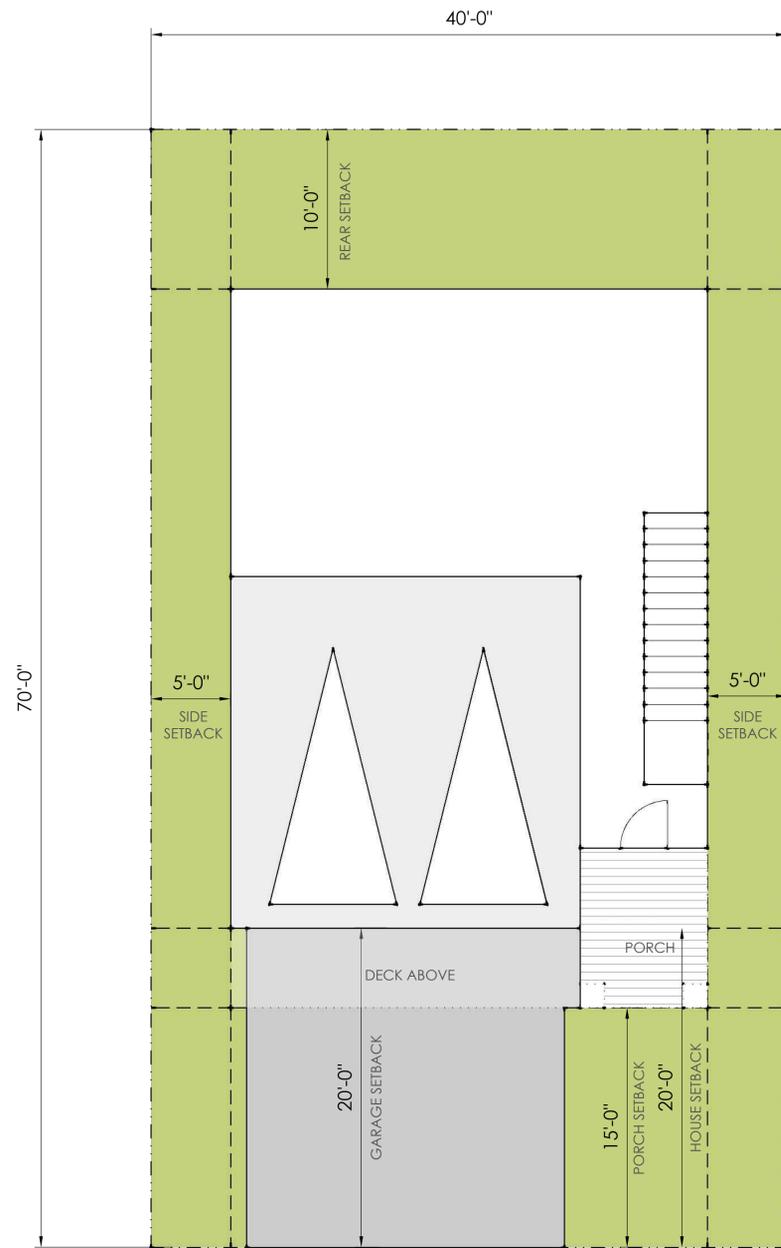
PANORAMA FRONTING	LOTS 1-9 & 48-50
INTERIOR ALLEY FRONTING	LOTS 10-16 & 26-33
EXTERIOR ALLEY FRONTING	LOTS 17-25 & 34-39
DOWNHILL LOTS	LOTS 40-47
UPHILL LOTS	LOTS 51-61



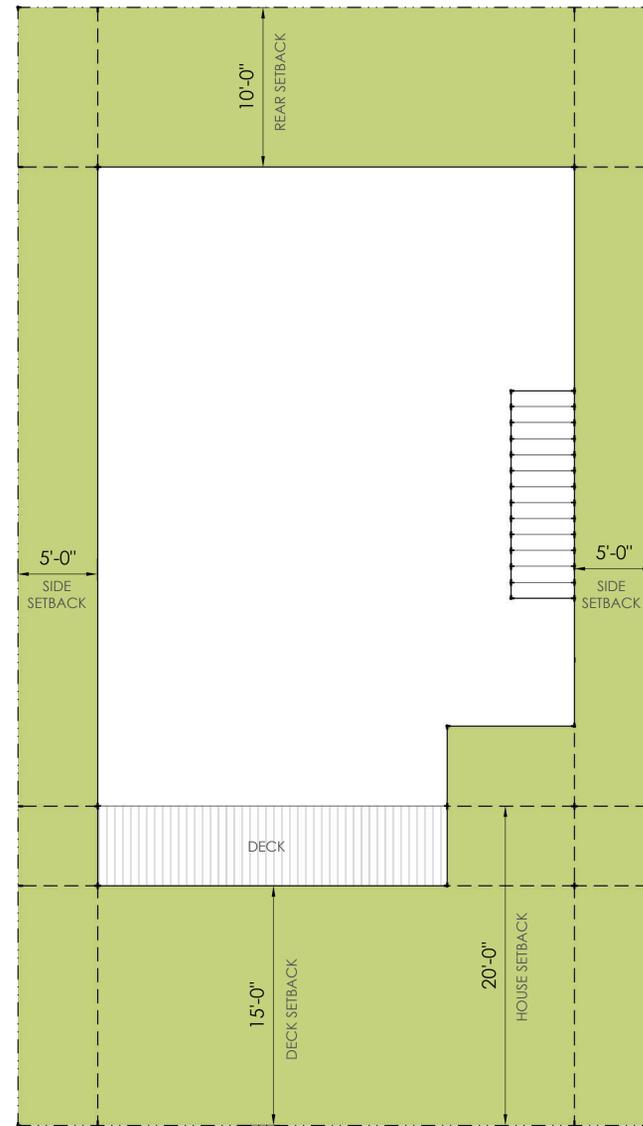
SITE SECTION A-A



SITE SECTION B-B



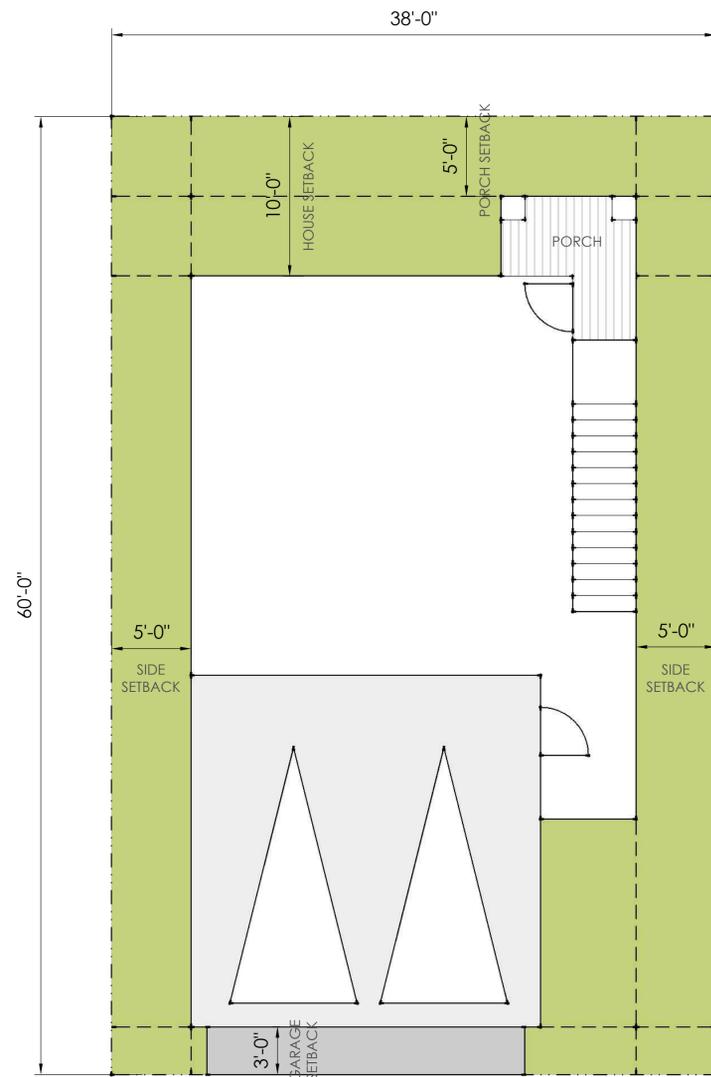
1 **GROUND FLOOR PLAN**
 3/16" = 1'-0" (24 X 36 SHEET)



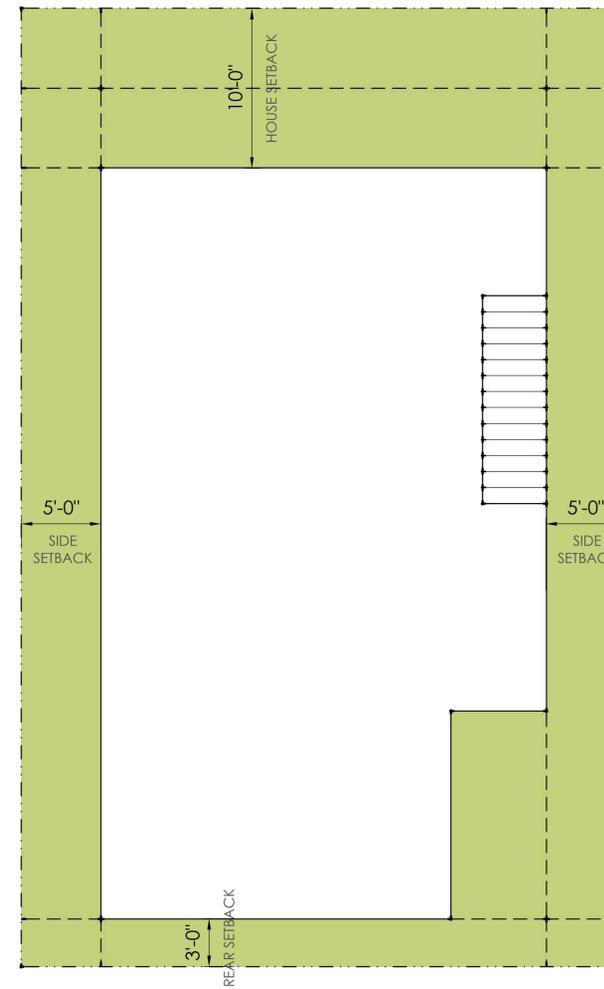
2 **SECOND FLOOR PLAN**
 3/16" = 1'-0" (24 X 36 SHEET)

LOT STATS

TYPICAL LOT SIZE:	40' X 70'
DECK/PORCH SETBACK:	15'-0"
HOUSE SETBACK:	20'-0"
GARAGE SETBACK:	20'-0"
REAR SETBACK:	10'-0"
SIDE SETBACKS:	5'-0"
MAX. LOT COVERAGE:	50%



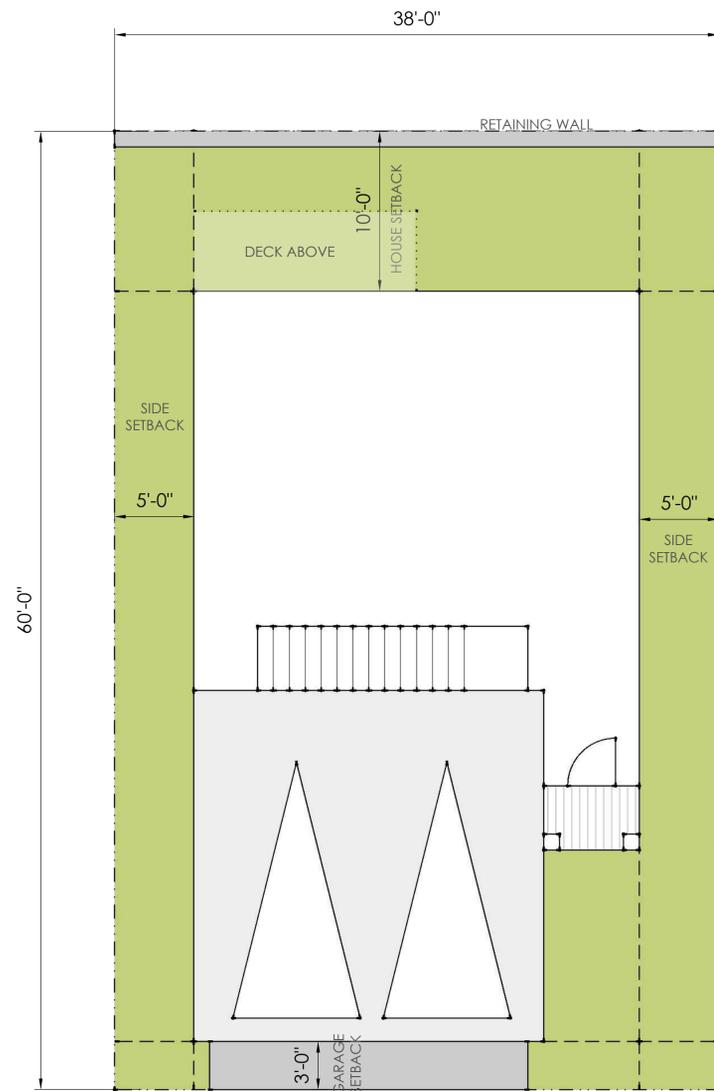
① **GROUND FLOOR PLAN**
 3/16" = 1'-0" (24 X 36 SHEET)



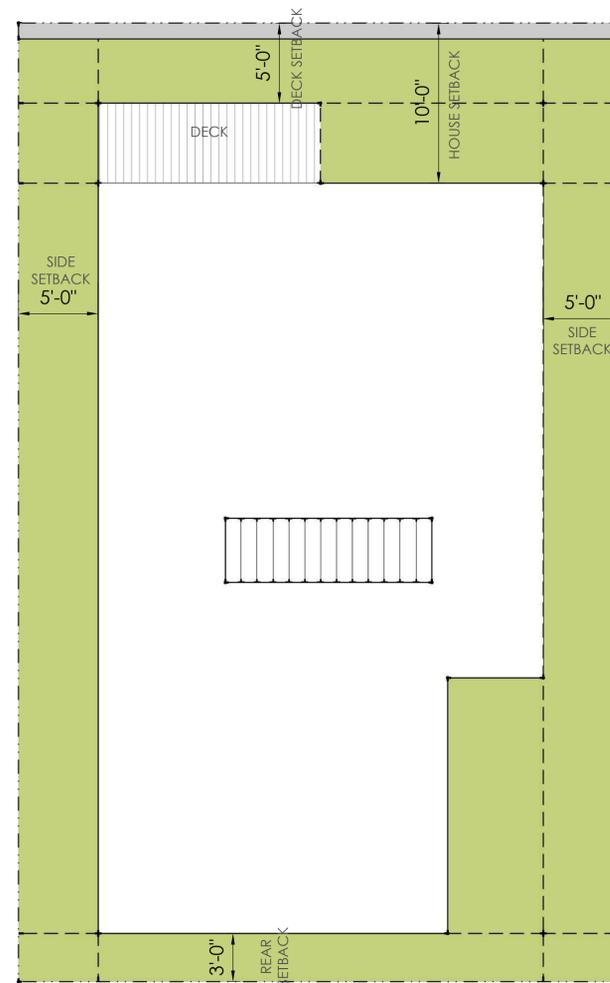
② **SECOND FLOOR PLAN**
 3/16" = 1'-0" (24 X 36 SHEET)

LOT STATS

TYPICAL LOT SIZE:	38' X 60'
DECK/PORCH SETBACK:	5'-0"
HOUSE SETBACK:	10'-0"
GARAGE SETBACK:	3'-0"
REAR SETBACK:	3'-0"
SIDE SETBACKS:	5'-0"
MAX. LOT COVERAGE:	60%

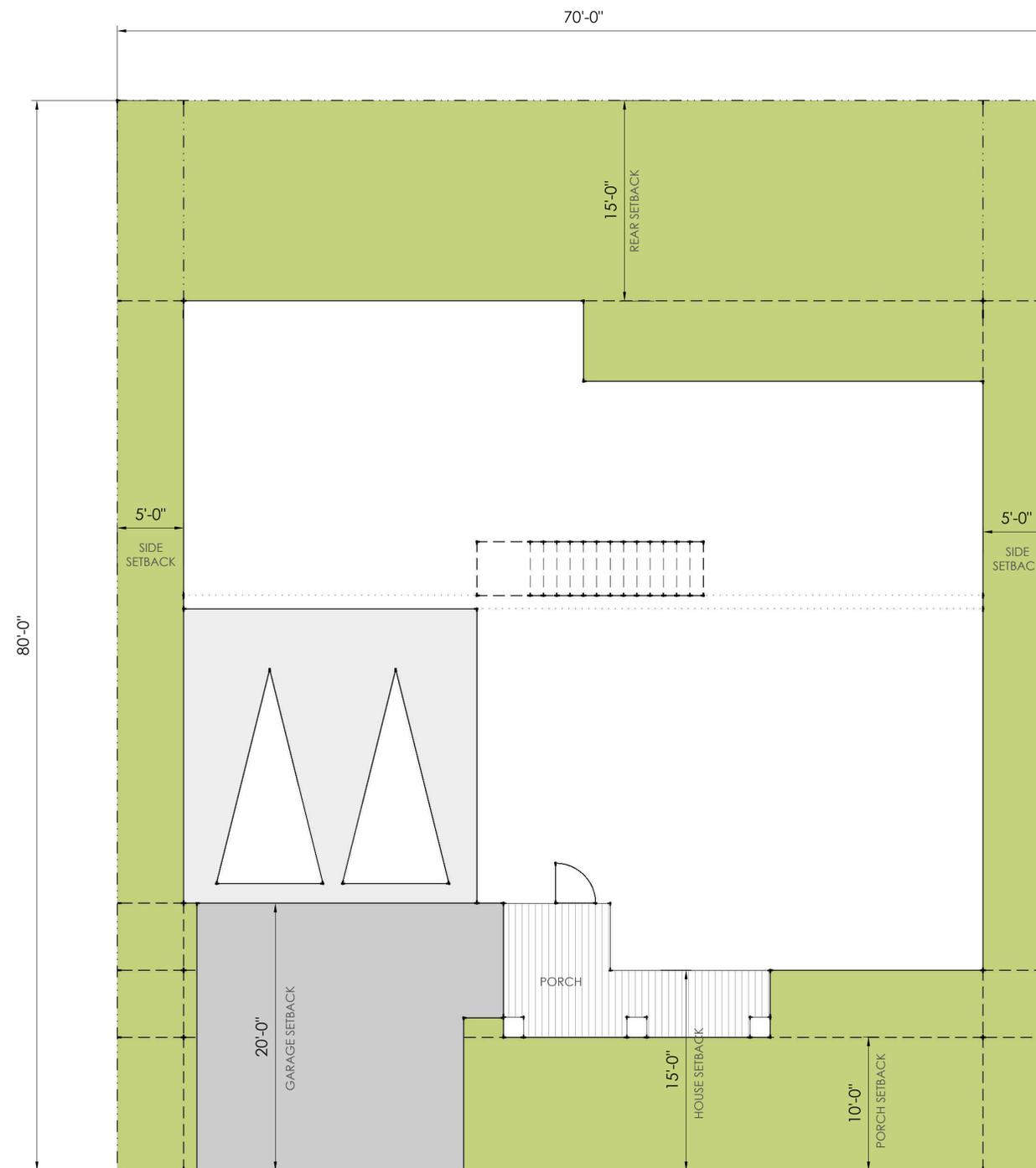


① **GROUND FLOOR PLAN**
 3/16" = 1'-0" (24 X 36 SHEET)



② **SECOND FLOOR PLAN**
 3/16" = 1'-0" (24 X 36 SHEET)

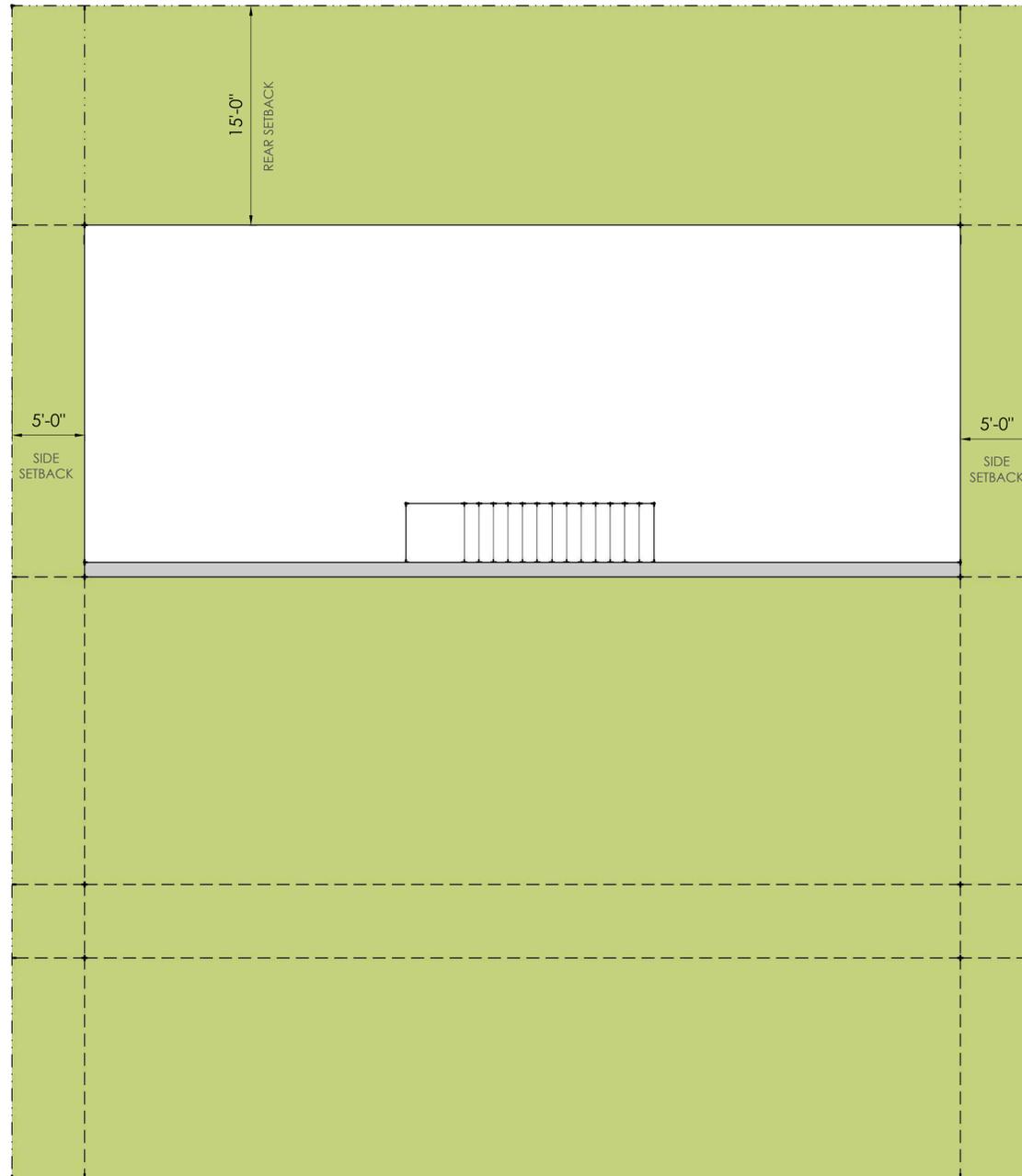
LOT STATS	
TYPICAL LOT SIZE:	38' X 60'
DECK/PORCH SETBACK:	5'-0"
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GARAGE SETBACK:	3'-0"
REAR SETBACK:	3'-0"
SIDE SETBACKS:	5'-0"
MAX. LOT COVERAGE:	60%



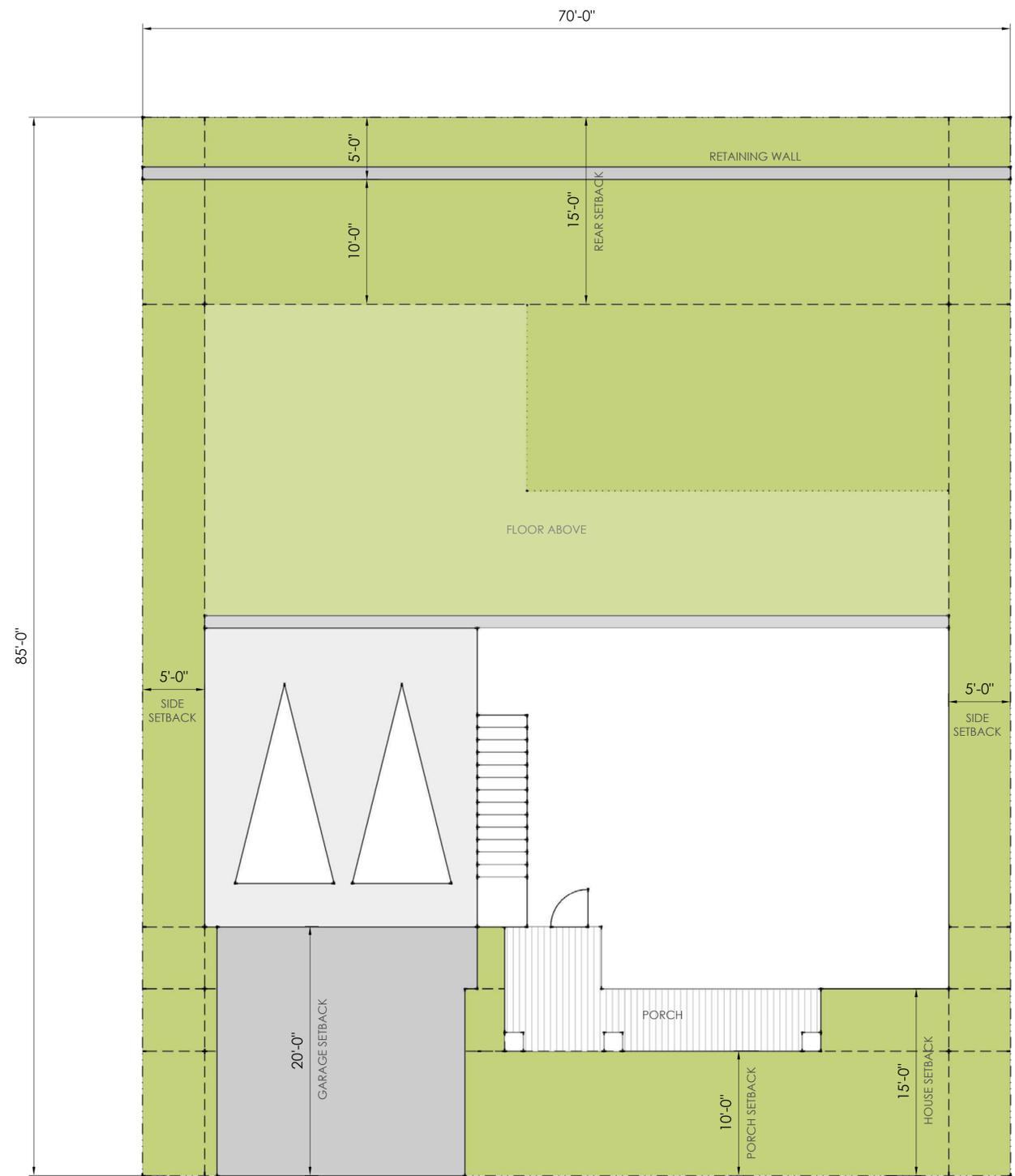
LOT STATS

TYPICAL LOT SIZE:	70' X 80'
DECK/PORCH SETBACK:	10'-0"
HOUSE SETBACK:	15'-0"
GARAGE SETBACK:	20'-0"
REAR SETBACK:	15'-0"
SIDE SETBACKS:	5'-0"
MAX. LOT COVERAGE:	50%

① **MAIN FLOOR PLAN**
 3/16" = 1'-0" (24 X 36 SHEET)

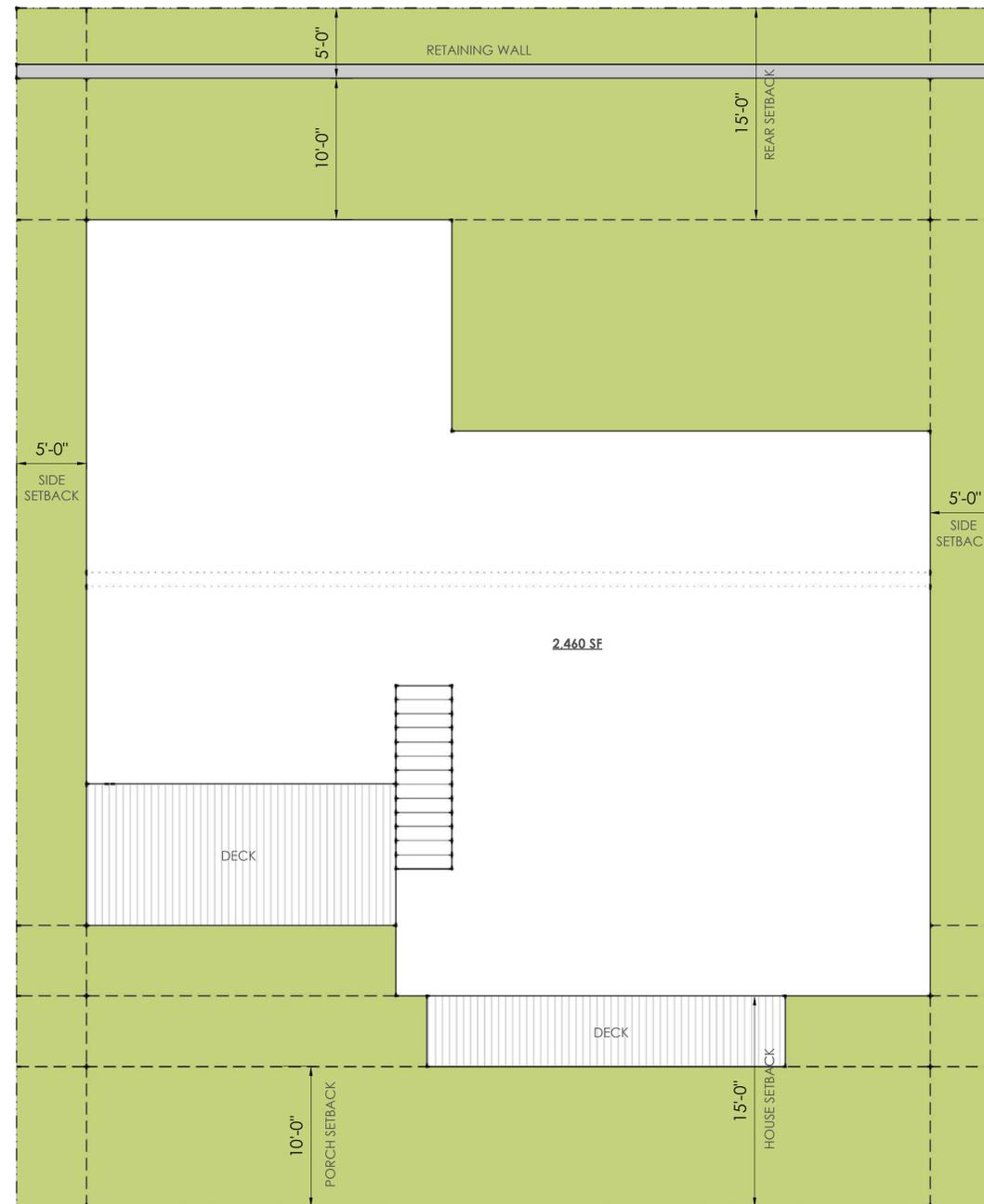


② **GROUND FLOOR PLAN**
3/16" = 1'-0" (24 X 36 SHEET)



LOT STATS	
TYPICAL LOT SIZE:	70' X 85'
DECK/PORCH SETBACK:	10'-0"
HOUSE SETBACK:	15'-0"
GARAGE SETBACK:	20'-0"
REAR SETBACK:	15'-0"
SIDE SETBACKS:	5'-0"
MAX. LOT COVERAGE:	50%

1 **GROUND FLOOR PLAN**
 3/16" = 1'-0" (24 X 36 SHEET)

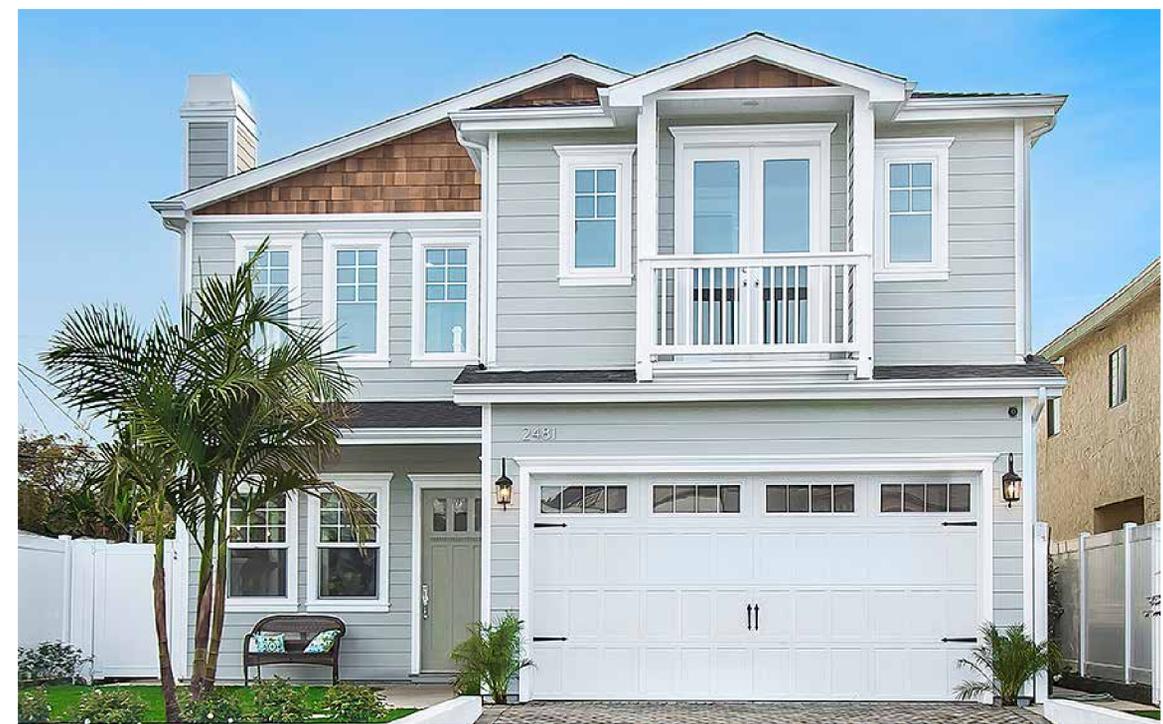


② **SECOND FLOOR PLAN**
 3/16" = 1'-0" (24 X 36 SHEET)











Vesting Tentative Map No. 3190

IN THE CITY OF MORRO BAY, CALIFORNIA

BEING A PARCEL OF LAND IN LOT 8 IN BLOCK 1-E OF
THE ATASCADERO BEACH SUBDIVISION, IN THE COUNTY
OF SAN LUIS OBISPO, STATE OF CALIFORNIA, AS
DESCRIBED IN BOOK 2 OF MAPS, PAGE 15

OWNER

CURRY PARKWAY, LP
3300 PANORAMA DRIVE
MORRO BAY, CA 93442

REPRESENTATIVE

RRM DESIGN GROUP
3765 S. HIGUERA STREET
SAN LUIS OBISPO, CA 93401
(805) 543-1794

SHEET INDEX

C1..... TITLE SHEET
C2..... EXISTING CONDITIONS MAP
C3..... VESTING PARCEL MAP
C4..... SITE PLAN
C5..... GRADING PLAN
C6..... STORMWATER MANAGEMENT PLAN
L7..... PRELIMINARY LANDSCAPE PLAN

UTILITIES

ELECTRIC..... PACIFIC GAS & ELECTRIC
TELEPHONE..... AT&T
CABLE..... CHARTER COMMUNICATIONS
GAS..... SOCAL GAS COMPANY
SEWER..... CITY OF MORRO BAY
WATER..... CITY OF MORRO BAY

HORIZONTAL & VERTICAL CONTROL

THE BASIS OF BEARING FOR THIS SURVEY IS THIS IS LINE BETWEEN 2 SET PK NAILS WITH TINS SHOWN HEREON THE BEARING BEING N14°09'46"E. THE POINTS WERE SET USING THE RTN NETWORK NAD 83 ZONE 5

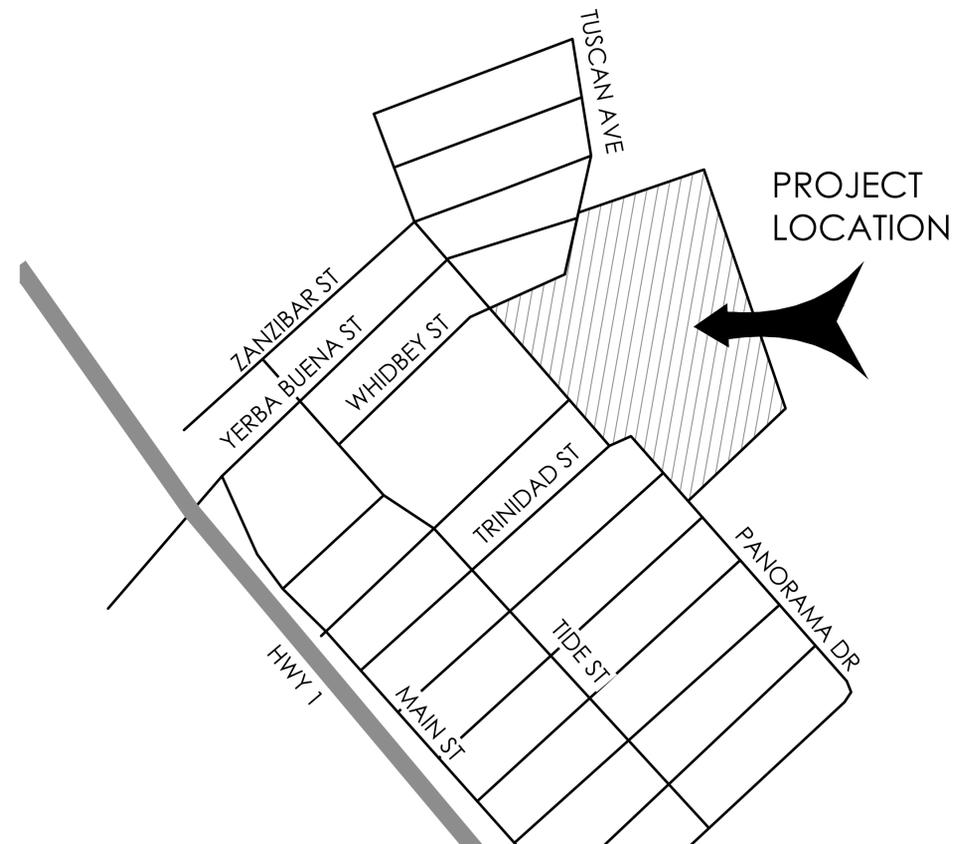
THE BENCHMARK FOR THIS PROJECT IS A FOUND 2.5 INCH BRASS CAP ON TOP OF A CONCRETE HEADWALL NGS DESIGNATION Q1314 1977 AT THE NORTHEAST CORNER OF THE INTERSECTION OF HWY 41 AND HWY 1 ELEVATION BEING 25.74'. NAVD 88

TOPOGRAPHY

AERIAL MAPPING DONE BY OTHERS, SUPPLEMENTAL TOPOGRAPHY AND MAPPING PROVIDED BY RRM DESIGN GROUP, MAY 2021

LAND USE

THE PROPOSED LAND USE IS CONSISTENT WITH THE EXISTING R-1/PD ZONING AND FOR (61) RESIDENTIAL LOTS AND (8) COMMON LOTS AS A SUBDIVISION OF (1) R-1/PD LOT.

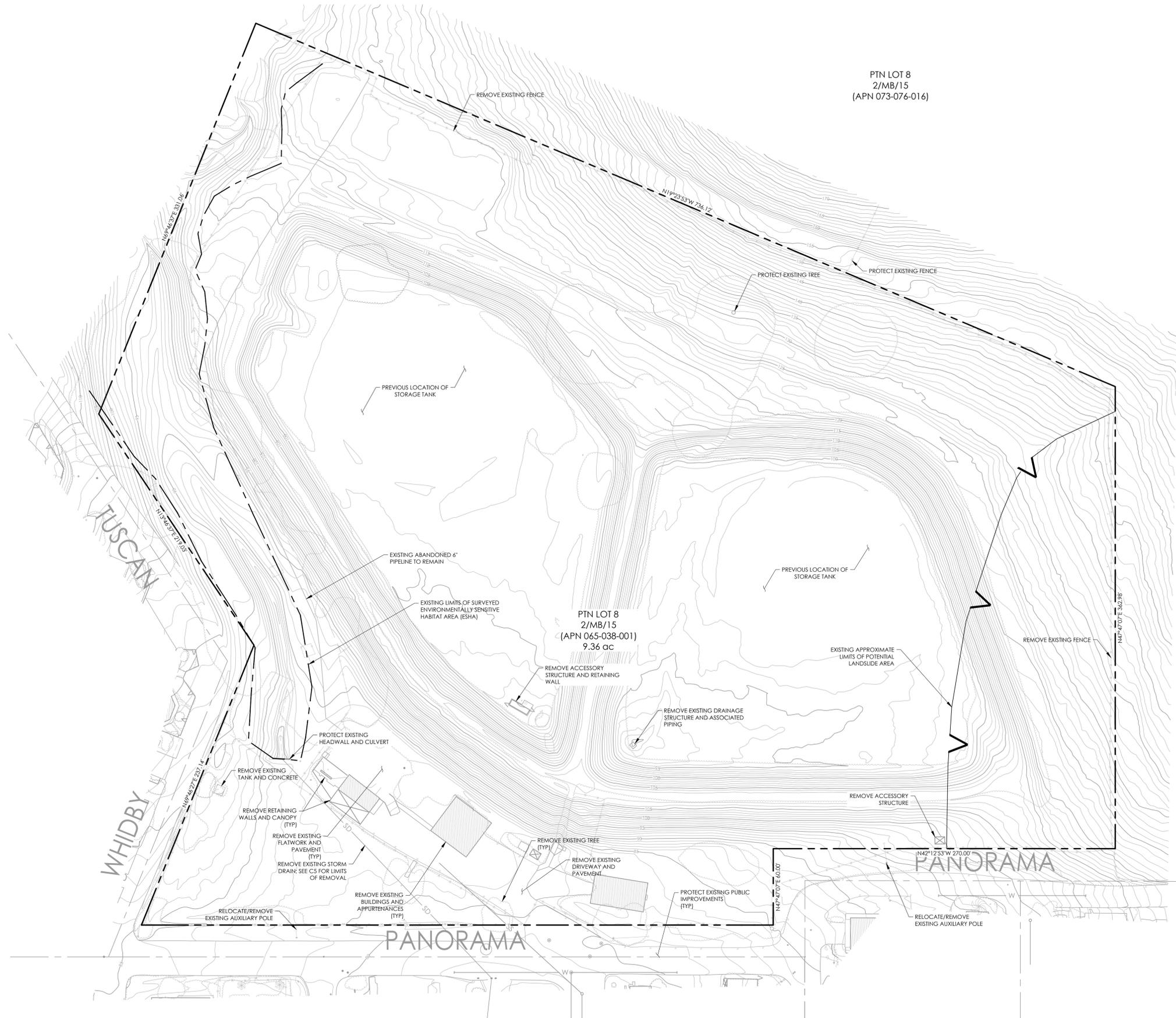


VICINITY MAP

NOT TO SCALE

LEGEND

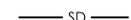
- SD — EXISTING PUBLIC STORM DRAIN
- SS — EXISTING PUBLIC SEWER MAIN
- W — EXISTING PUBLIC WATER MAIN
- 500 — EXISTING MAJOR CONTOUR
- 497 — EXISTING MINOR CONTOUR



PTN LOT 8
2/MB/15
(APN 073-076-016)

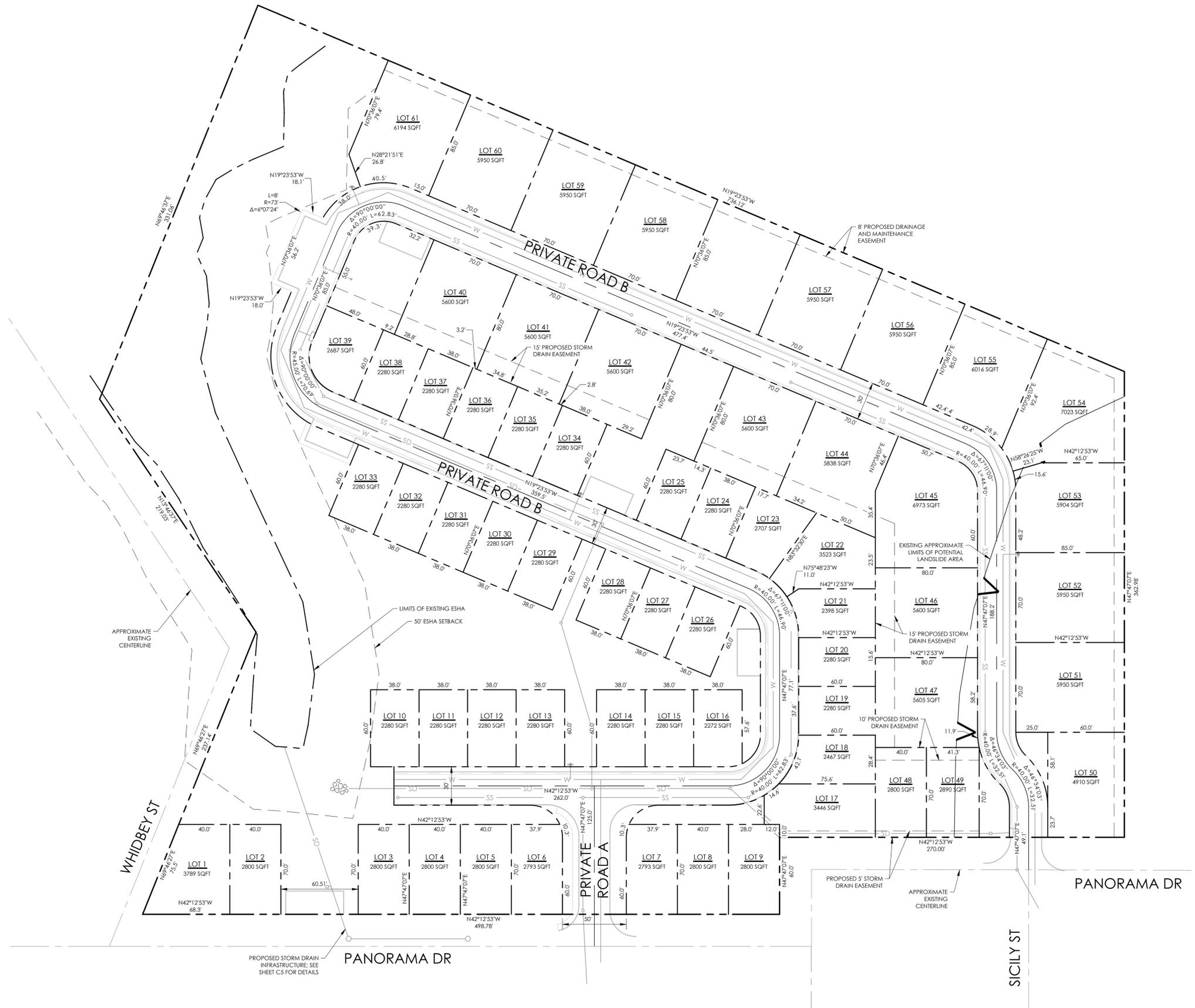
PTN LOT 8
2/MB/15
(APN 065-038-001)
9.36 ac

LEGEND

-  TRACT BOUNDARY
-  PROPOSED PROPERTY LINE
-  PROPOSED EASEMENT/SETBACK
-  PROPOSED RW
-  STORM DRAIN
-  SEWER SERVICE
-  WATER MAIN

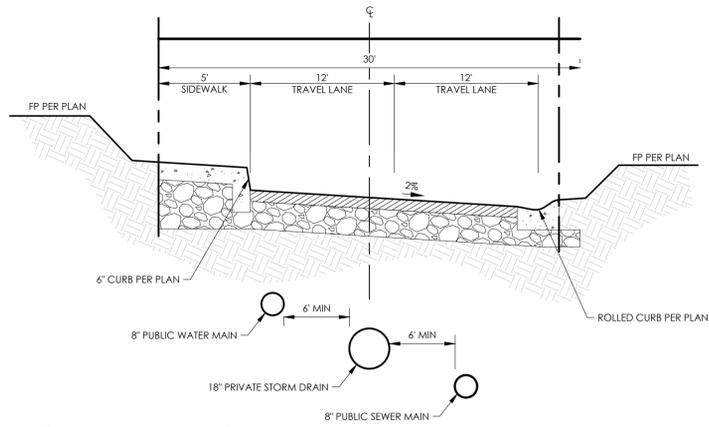
EASEMENTS NOTE

PRIVATE VEHICULAR ACCESS, PEDESTRIAN ACCESS, EMERGENCY ACCESS, PARKING, DRAINAGE, STORM DRAIN, SEWER, AND WATER EASEMENTS OVER PRIVATE ROAD A, PRIVATE ROAD B, AND OPEN SPACE LOTS TO THE BENEFIT OF LOTS 1 THROUGH 61.



LEGEND

- SD — PRIVATE STORM DRAIN
- SS — 8" PUBLIC SEWER SERVICE
- W — 8" PUBLIC WATER MAIN
- 500 — EXISTING MAJOR CONTOUR
- 497 — EXISTING MINOR CONTOUR
- PROPOSED FIRE HYDRANT



TYPICAL PRIVATE STREET



LEGEND

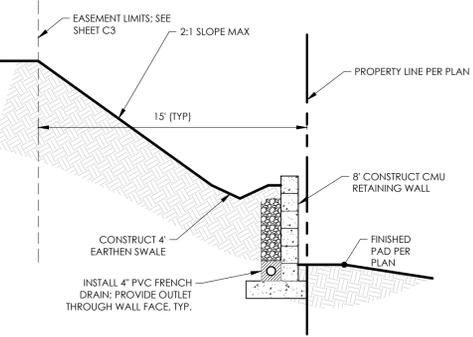
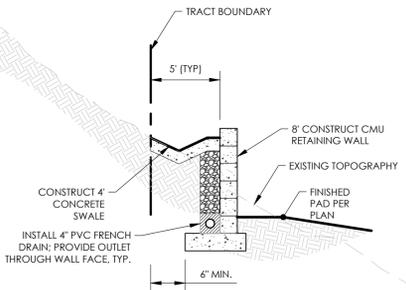
- SD — STORM DRAIN
- SS — SEWER SERVICE
- W — WATER MAIN
- 500 — EXISTING MAJOR CONTOUR
- 497 — EXISTING MINOR CONTOUR
- 500 — PROPOSED MAJOR CONTOUR
- 497 — PROPOSED MINOR CONTOUR
- - - LIMITS OF GRADING

ESTIMATED EARTHWORK

RAW CUT: 16,100 cu yd
 RAW FILL: 79,300 cu yd
 RAW NET: 63,200 cu yd <IMPORT>

AREA OF DISTURBANCE: 8.50 ac

QUANTITY ESTIMATES ON THESE PLANS ARE TO BE USED FOR IMPACT ANALYSIS ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ACTUAL QUANTITIES FOR THE PURPOSE OF CONSTRUCTION.



LEGEND

- ➔ DIRECTION OF FLOW
- DRAINAGE MANAGEMENT AREA 1
- DRAINAGE MANAGEMENT AREA 2
- PROPOSED IMPROVEMENTS**
- PAVING AREA/SIDEWALK: 59,423 sf
- BUILDINGS: 82,285 sf
- LANDSCAPE: 173,411 sf
- TOTAL IMPERVIOUS = 141,708 sf (3.25 ac)**
- TOTAL AREA: 7.36 ACRES**
- PROPOSED TREATMENT**
- BIORETENTION AREA
- REQUIRED STORMWATER CONTROL MEASURES**
- TIER 1 - RUNOFF REDUCTION**
- ROOF DRAIN DISCONNECT
- MINIMIZE IMPERVIOUS AREAS
- TIER 2 - WATER QUALITY (85th PERCENTILE = 1.0')**
- ON-SITE RETENTION-BASED TREATMENT AND INFILTRATION
- TIER 3 - RETAIN 95TH PERCENTILE STORM EVENT (1.55')**
- WATERSHED MANAGEMENT ZONE 1
- BASINS WILL RETAIN AND INFILTRATE THE REQUIRED 95TH PERCENTILE RETENTION VOLUME WHERE:
- VOLUME (cf) = $(1.55' / 12")^2 C_i A$
- $C_i = 0.8598' - 0.786' + 0.774' + 0.04$
- $i =$ IMPERVIOUS AREA RATIO
- $A =$ TRIBUTARY AREA (sf)
- TIER 4 - PEAK MANAGEMENT**
- WATERSHED MANAGEMENT ZONE 1
- PEAK MANAGEMENT FOR THE ON-SITE DEVELOPMENT IS PROVIDED IN THE RETENTION BASINS AS SHOWN.

DMA STATISTICS

DMA 1: 283,400 sf

- NEW IMPERVIOUS = 157,360 sf
- (19) SPLIT LEVEL @ 3040 sf = 57,760 sf
- (30) FRONT LOAD @ 1480 sf = 44,400 sf
- ROADS = 55,200 sf
- LANDSCAPE = 126,040 sf
- $i = 157,360 / 283,400 = 55.5\%$ IMPERVIOUS

DMA 2: 39,200 sf

- NEW IMPERVIOUS = 27,200 sf
- (12) FRONT LOAD @ 1800 sf = 21,600 sf
- ROADS = 5,600 sf
- LANDSCAPE = 12,000 sf
- $i = 27,200 / 39,200 = 69.4\%$ IMPERVIOUS

COMPOSITE: 322,600 sf

- NEW IMPERVIOUS = 184,560
- LANDSCAPE = 138,040
- $i = 184,560 / 322,600 = 57.2\%$

DRAINAGE SUMMARY:

(POST-DEV) - (POST-DEV) = Q_2 (STORAGE REQ)

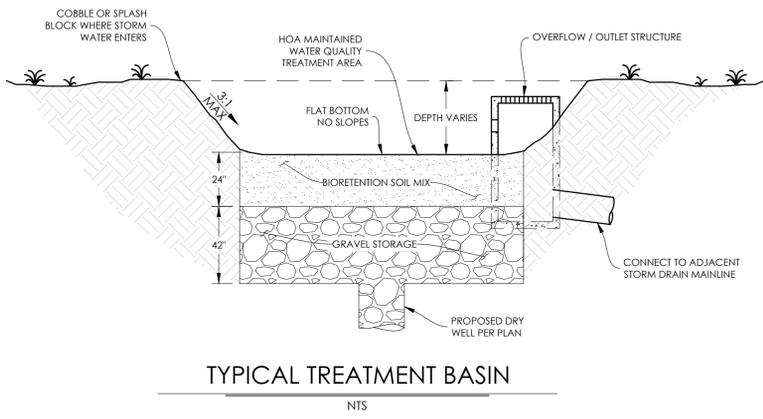
$Q_2 = 4.57$ cfs - 2.55 cfs = 4.02 cfs [7,253 cf]

$Q_{10} = 10.22$ cfs - 3.97 cfs = 6.25 cfs [11,253 cf]

$Q_{25} = 12.54$ cfs - 4.87 cfs = 7.67 cfs [13,811 cf]

$Q_{50} = 14.40$ cfs - 5.59 cfs = 8.81 cfs [15,857 cf]

$Q_{100} = 16.39$ cfs - 6.36 cfs = 10.03 cfs [18,050 cf] < 21,200 cf provided





WATER USE CALCULATIONS:

Hydrozone # /Planting Description*	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (Sq. ft)	ETAF x Area	Estimated Total Water Use (ETWU)	
Regular Landscape Areas								
1 - DT Shrubs	0.25	Drip	0.91	0.27	24895	6839.29	169,190	
2-DT Trees	0.25	Bubbler	0.8	0.31	703	219.69	5,435	
3-Turf	1	Drip	0.71	1.41	2553	3595.77	88,952	
					Totals	28151	10654.75	263,577
Special Landscape Areas								
Play Field				1	0		0	
Edibles				1	0		0	
Other				1	0		0	
					Totals	0	0	
							ETWU Total	263,577
							Maximum Allowed Water Allowance (MAWA)	383,020

CONCEPTUAL PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS
	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	15 GAL	LOW
	OLEA EUROPAEA 'SWAN HILL' TM	SWAN HILL OLIVE	15 GAL	LOW
	PISTACIA CHINENSIS	CHINESE PISTACHE	15 GAL	LOW
	PYRUS CALLERYANA	CALLERY PEAR	15 GAL	MODERATE
	QUERCUS AGRIFOLIA	COAST LIVE OAK MULTI-TRUNK	15 GAL	LOW
	QUERCUS ROBUR	ENGLISH OAK	15 GAL	LOW
	RHUS LANCEA	AFRICAN SUMAC	15 GAL	LOW
	TRISTANIA CONFERTA	BRISBANE BOX	15 GAL	LOW
	ULMUS PARVIFOLIA	LACEBARK ELM	15 GAL	LOW
SHRUBS	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS
	AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL	LOW
	ARCTOSTAPHYLOS X 'EMERALD CARPET'	EMERALD CARPET MANZANITA	5 GAL	LOW
	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	5 GAL	LOW
	CAREX DIVULSA 'WESTFIELD'	WESTFIELD EUROPEAN GREY SEDGE	5 GAL	LOW
	CARPENTERIA CALIFORNICA	BUSH ANEMONE	5 GAL	LOW
	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	5 GAL	LOW
	ECHIUM CANDICANS	PRIDE OF MADEIRA	5 GAL	LOW
	HELICHRYSUM PETIOLARE	LICORICE PLANT	5 GAL	LOW
	LEYMUS ARENARIUS	BLUE WILD RYE	5 GAL	LOW
	LOMANDRA LONGIFOLIA 'BREEZE' TM	BREEZE MAT RUSH	PLUGS	LOW
	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT EULALIA GRASS	5 GAL	LOW
	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	5 GAL	LOW
	PHORMIUM COOKIANUM 'BLACK ADDER'	BLACK NEW ZEALAND FLAX	5 GAL	LOW
	PHORMIUM X 'DUSKY CHIEF'	'DUSKY CHIEF' NEW ZEALAND FLAX	5 GAL	LOW
	PITOSPORUM TENUIFOLIUM 'SILVER SHEEN'	SILVER SHEEN TAWHIWHI	5 GAL	LOW
	ROMNEYA COULTERI 'WHITE CLOUD'	WHITE CLOUD MATILJA POPPY	5 GAL	LOW
	ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY	5 GAL	LOW
	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	5 GAL	LOW
	WESTRINGIA FRUTICOSA 'GREY BOX'	COAST ROSEMARY	5 GAL	LOW
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS
	CAREX PRAEGRACILIS	CALIFORNIA FIELD SEDGE	PLUGS	LOW
	DYMONDIA MARGARETAE	SILVER CARPET DYMONDIA	PLUGS	LOW
	EUPHORBIA AMYGDALOIDES ROBBIAE	ROBBIAE PURPLE WOOD SPURGE	PLUGS	LOW
	PACHYSANDRA TERMINALIS	JAPANESE PACHYSANDRA	PLUGS	MODERATE

PLANTING DESIGN CRITERIA:

THE PLANT PALETTE IS COMPRISED OF PLANT MATERIAL AND TREES KNOWN TO THRIVE IN THE LOCAL CLIMATE AND SOIL CONDITIONS. THIS PLANT PALETTE COUPLED WITH THE IRRIGATION SYSTEM DESCRIBED, HAS BEEN DESIGNED TO MEET OR EXCEED THE STATE AND LOCAL STANDARDS FOR WATER CONSERVATION THROUGH WATER EFFICIENT LANDSCAPE IRRIGATION DESIGN. LOW WATER SHRUBS AND GROUNDCOVERS COMPRISE THE MAJORITY OF THE TOTAL LANDSCAPED AREA.

THIS PLAN WILL COMPLY WITH MUNICIPAL CODE REQUIREMENTS AND STATE WATER EFFICIENT LANDSCAPE ORDINANCES (MWEL0).

IRRIGATION DESIGN CRITERIA:

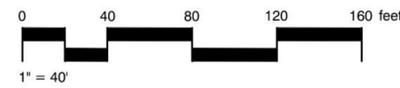
THE IRRIGATION DESIGN WILL COMPLY WITH THE LOCAL AND THE STATE WATER CONSERVATION REQUIREMENTS. THE WATER CONSERVATION METHOD FOR NEW ORNAMENTAL LANDSCAPE PLANT MATERIAL HAS VERY LOW TO MODERATE WATER USE. A WEATHER SENSING, 'SMART CONTROLLER' WILL BE USED TO MONITOR THE IRRIGATION WATER AND MANAGE DAILY WATER CONSUMPTION TO THE MINIMUM REQUIREMENTS FOR EACH HYDROZONE. ALL TREES, SHRUBS, AND GROUND COVER AREAS WILL BE IRRIGATED ON SEPARATE HYDROZONES SO THAT ONCE ESTABLISHED, WATER CAN BE REGULATED IN A MORE EFFICIENT MANNER. TREES WILL BE IRRIGATED BY BUBBLERS. ALL ORNAMENTAL PLANTING WILL RECEIVE DRIP IRRIGATION OR OTHER HIGHLY EFFICIENT IRRIGATION.

PROJECT AREA:

COMMON LANDSCAPE AREA: 107,963 sq. ft.
OPEN SPACE AREA: 118,160 sq. ft.



NORTH



1" = 40'

160 feet

LANDSCAPE CONCEPT PLAN
3300 PANORAMA DRIVE

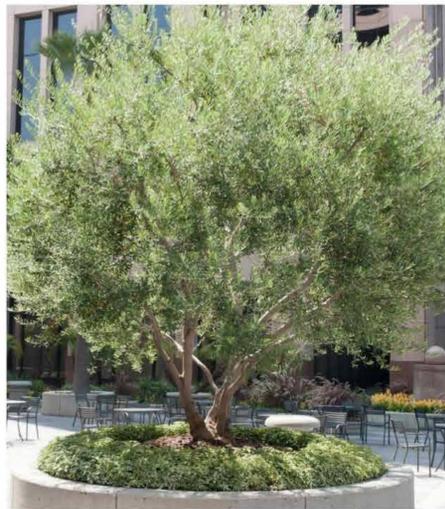
JANUARY 13, 2021

0404-01-CU21





RHUS LANCEA- AFRICAN SUMAC



OLEA EUROPAEA 'SWAN HILL'
SWAN HILL FRUITLESS OLIVE TREE



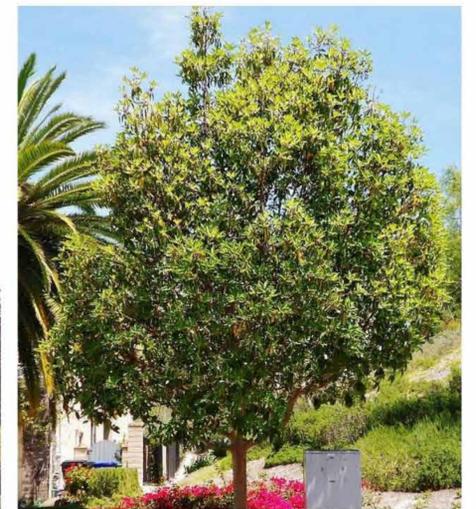
ULMUS PARVIFOLIA 'TRUE GREEN'
TRUE ELM TREE



PISTACIA CHINENSIS 'SARAH'S RADIANCE'
PISTACHE



ACER X FREEMANII -AUTUMN BLAZE



TRISTANIA CONFERTA- BRISBANE BOX



DODONAEA VISCOSA 'PURPUREA'
PURPLE LEAFED HOPSEED BUSH



CHONDROPETALUM TECTORUM-
SMALL CAPE RUSH



ARCTOSTAPHYLOS X 'EMERALD CARPET'-
EMERALD CARPET MANZANITA



LOMANDRA LONGIFOLIA 'BREEZE'
LOMANDRA



ECHIUM CANDICANS -
PRIDE OF MADEIRA



SALVIA LEUCANTHA
MEXICAN BUSH SAGE



ANIGOZANTHOS X 'BUSH BABY'
BUSH BABY KANGAROO PAW



AEONIUM X 'SUNBURST'-
AEONIUM SUNBURST



AEONIUM NOBILE
NOBLE AEONIUM



PITTOSPORUM TENUIFOLIUM
'SILVER SHEEN'



MISCANTHUS SINENSIS 'MORNING
LIGHT'- MORNING LIGHT EULALIA GRASS



NASSELLA TENUISSIMA-
MEXICAN FEATHER GRASS



MYRICA CALIFORNICA
PACIFIC WAX MYRTLE



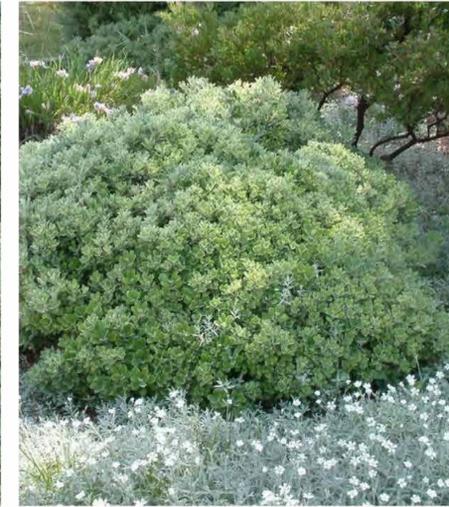
ACACIA COGNATA 'COUSIN IT'
RIVER WATTLE



ROSMARINUS OFFICINALIS 'TUSCAN BLUE'
TUSCAN BLUE ROSEMARY



WESTRINGIA FRUTICOSA 'GREY BOX'
COAST ROSEMARY



PITTOSPORUM CRASSIFOLIUM COMPACTUM -
COMPACT KARO



AGAVE ATTENUATA
FOXTAIL AGAVE



AGAVE ATTENUATA 'NOVA'
BLUE CLONE



SENECIO SERPENS
BLUE CHALKSTICKS



DYMONDIA MARGARETAE-
SILVER CARPET DYMONDIA



FICUS PUMILA
CREEPING FIG



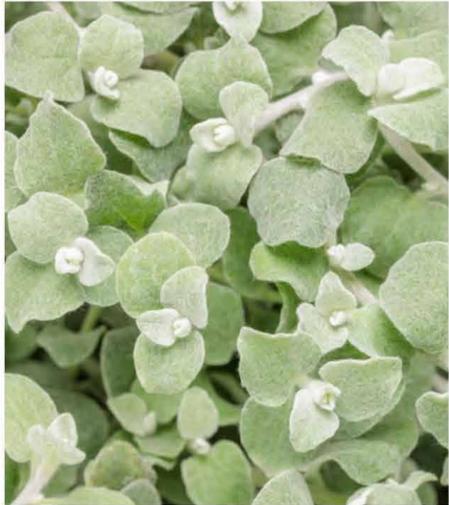
PHLOMIS FRUTICOSA- JERUSALEM SAGE



ROMNEYA COULTERI 'WHITE CLOUD'-
WHITE CLOUD MATILJA POPPY



CARPENTERIA CALIFORNICA-
BUSH ANEMONE



HELICHRYSUM PETIOLARE-
LICORICE PLANT