

U.S.A. NOTE
 IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO BE FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, STRUCTURES, AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL EXERCISE EXTREME CARE, AND BE RESPONSIBLE FOR ANY DAMAGE IN EXCAVATING AND WORKING NEAR UTILITIES. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE OTHER SUB-CONTRACTORS FOR THE LOCATION OF UTILITIES AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, AND NEAR STRUCTURES. PRIOR TO CONSTRUCTION, CONTACT ALL APPLICABLE AGENCIES AND U.S.A. AT 1-800-642-2444 OR 1-800-221-2600 TO FIELD LOCATE ALL EXISTING UTILITIES.

RECEIVED
 By Susie Murray at 6:56 pm, Sep 06, 2022

THESE DRAWINGS COMPLY WITH THE CRITERIA OF THE ORDINANCE. ORDINANCE REQUIREMENTS HAVE BEEN APPLIED FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN AND THE LANDSCAPE DESIGN PLAN.

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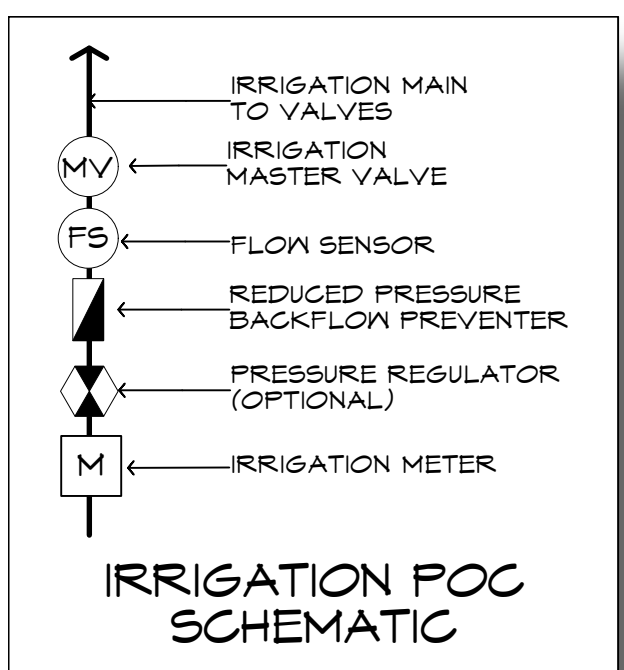
CONCEPT IRRIGATION PLAN
APARTMENTS

AVENUE 3111 STORAGE & APARTMENTS
 3111 SANTA ROSA AVENUE
 SANTA ROSA, CA

DATE: 10/11/21
 MLA JOB #: 2020-28
 SCALE: 1" = 20'
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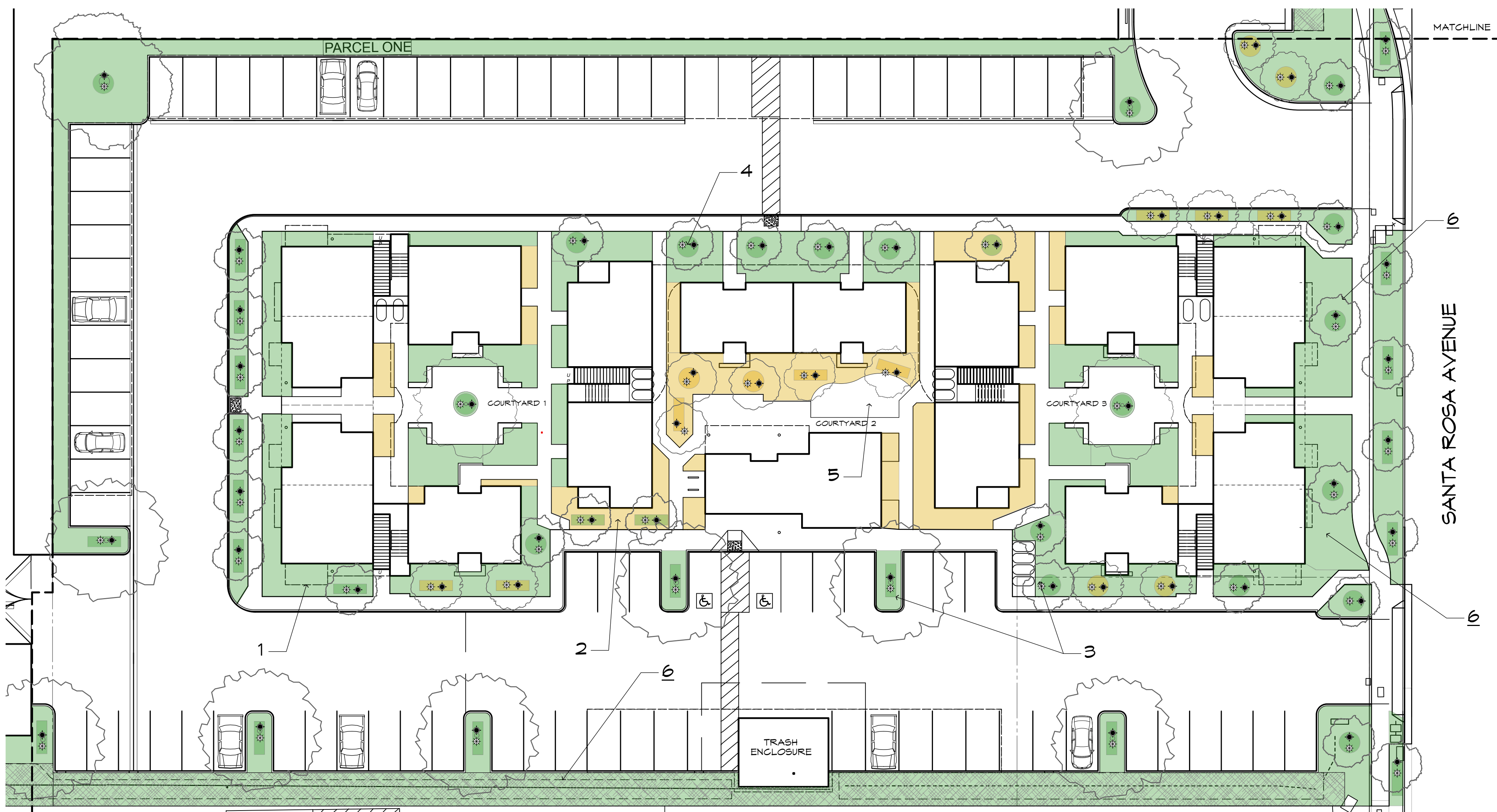
BIORETENTION AREAS
SUPPLEMENTAL TEMPORARY IRRIGATION

CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY SUPPLEMENTAL IRRIGATION OF ALL BIO-RETENTION AREAS THROUGH THE SOD OR PLANT ESTABLISHMENT PERIOD. METHOD OF IRRIGATION APPLICATION IS DISCRETIONARY AND MAY INCLUDE HAND WATERING OR INSTALLATION OF A TEMPORARY, ABOVE GRADE OVERHEAD SPRAY CIRCUIT. ANY REPLACEMENT NECESSARY FOR LOSS OR DAMAGE TO SOD OR PLANTS DUE TO LACK OF WATER SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT CONTRACTOR'S EXPENSE.



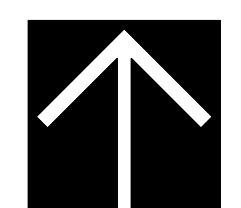
IRRIGATION NOTES

1. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE NOTED ON THE PLANS.
2. THE SPRINKLER SYSTEM DESIGN IS BASED ON THE MINIMUM STATIC PRESSURE OF 35 PSI AT THE VALVES AND THE MAXIMUM FLOW DEMAND SHOWN ON THE IRRIGATION DRAWINGS AT THE POINT OF CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION OF THE IRRIGATION SYSTEM. IF THE WATER PRESSURE SHOWN ON THE DRAWINGS DIFFERS FROM THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO THE START OF CONSTRUCTION, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
3. THE LOCATION OF THE CONTROLLER TO BE VERIFIED BY OWNER. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CONNECTING ALL PROPOSED STATIONS TO THE CONTROLLER. CONTROLLER TO BE CONFIGURED TO OPERATE 4 STATIONS. CONTROLLER SHALL BE HUNTER IC-600-M WITH CM-600 EXPANSION MODULE.
4. ALL CONSTRUCTION IS TO BE PER THE LATEST EDITION OF THE UNIFORM BUILDING CODE.
5. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ROOT BARRIERS, ETC. SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY. INSTALL PIPING AND VALVES IN PLANTING AREAS WHERE POSSIBLE, AND LOCATE ELECTRIC CONTROL AND QUICK COUPLING VALVES IN GROUND COVER/SHRUB AREAS, 6" TO 12" AWAY FROM HARDSCAPE OR TURF AREA FOR EASY ACCESS.
6. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT THE EXISTING SITE CONDITIONS AND THROTTLING THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.
7. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE THEMSELVES WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, STRUCTURES, AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL EXERCISE EXTREME CARE, AND BE RESPONSIBLE FOR ANY DAMAGE IN EXCAVATING AND WORKING NEAR UTILITIES. CONTRACTOR SHALL COORDINATE ALL WORK WITH THE GENERAL CONTRACTOR AND OTHER SUB-CONTRACTORS FOR THE LOCATION OF UTILITIES AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, AND NEAR STRUCTURES. PRIOR TO CONSTRUCTION, CONTACT ALL APPLICABLE AGENCIES AND U.S.A. AT 1-800-642-2444 TO FIELD LOCATE ALL EXISTING UTILITIES.
8. FIELD ADJUSTMENTS MAY BE REQUIRED TO PROVIDE OPTIMUM OPERATING EFFICIENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE LANDSCAPE ARCHITECT TO REVIEW FIELD ADJUSTMENTS PRIOR TO INSTALLATION. IN THE EVENT THAT NO CONTACT IS MADE WITH THE LANDSCAPE ARCHITECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REVISIONS.
9. SLEEVE ALL IRRIGATION PIPE AND CONTROL WIRES UNDER STREETS AND CONCRETE WALKWAYS WITH THE PROPER SIZE CLASS 200 PVC PIPE TO DEPTH AS SPECIFIED.
10. FOR ADDITIONAL INFORMATION, SEE PROJECT DETAILS AND SPECIFICATIONS.
11. ALL WORK SHALL CONFORM TO ALL APPLICABLE CITY OF SANTA ROSA CONSTRUCTION STANDARDS.
12. NO GALVANIZED IRON PIPE OR FITTINGS SHALL BE ALLOWED.
13. A BALL VALVE IN A SEPARATE ROUND VALVE BOX IS TO BE INSTALLED IMMEDIATELY UPSTREAM FROM EACH REMOTE CONTROL VALVE OR GROUP OF VALVES. VALVE SHALL BE SIZED TO MAINLINE SUPPLY AT THE RC VALVE. SEE DETAIL.
14. INSTALL 3" WIDE DETECTABLE TAPE (#5) DTP, AS MANUFACTURED BY T. CHRISITY. TAPE SHALL BE INSTALLED 6" ABOVE THE IRRIGATION MAIN.
15. INSTALL ALL LANDSCAPE DRIPLINE BENEATH MULCH. INSTALL ALL TUBING 3" BELOW GRADE, PARALLEL AT SPACINGS INDICATED. USE LANDSCAPE STAPLES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS TO SECURE TUBING TO GROUND.
16. A SIGNED CERTIFICATE OF COMPLETION IS REQUIRED PRIOR TO FINAL ACCEPTANCE BY THE CITY OF SANTA ROSA. IF THE INSTALLATION OF THE LANDSCAPE DOES MEET OR SUBSTANTIALLY COMPLY WITH THE APPROVED LANDSCAPE CONSTRUCTION DOCUMENTS, THE CERTIFICATE OF COMPLETION WILL NOT BE SIGNED OR APPROVED BY THE LANDSCAPE ARCHITECT OF RECORD.



TREE & BIORETENTION CONCEPT IRRIGATION PLAN

SCALE: 1" = 20'-0"



IRRIGATION AND HYDROZONE KEYNOTES

1. GREEN AREA DENOTES LOW WATER USE HYDROZONES
2. YELLOW AREA DENOTES MODERATE WATER USE HYDROZONES
3. TREE AREA IS CALCULATED AT A WETTED DIAMETER OF 6 FT. OR EQUIVALENT AREA. THE SAME AREA IS REMOVED FROM THE HYDROZONE BELOW THE TREE AND THE HIGHER WATER USE IS APPLIED IN THE ETWU CALCULATION.
4. TREE BUBBLERS, TWO PER TREE, ONE ABOVE GRADE STREAM BUBBLER AND ONE SUB-SURFACE BUBBLER
5. LAWN AREAS WITH ECO-MAT, TYP.
6. BIORETENTION AREAS WITH ECO-MAT, TYP.

IRRIGATION LEGEND

SYMBOL	EQUIPMENT	MANUFACTURER	MODEL	REMARKS
	STREAM BUBBLER: 6" POP-UP	HUNTER	PROS-06-CV-R-PRS30-MSBN-25Q	TREE WELL BUBBLER, AIM AT ROOT BALL; 1 PER TREE
	ROOT WATERING SYSTEM	HUNTER	RZWS-18-25-CV	1 PER TREE
	1" NORMALLY CLOSED MASTER VALVE	HUNTER	ICV-101G	INSTALL DOWNSTREAM FROM BACKFLOW PREVENTER
	REMOTE CONTROL VALVE: TREE BUBBLER	HUNTER	ICV-101G-AS-ADJ	TREE BUBBLER CIRCUIT VALVE; SEE PLAN FOR SIZE
	REMOTE CONTROL VALVE: DRIP CIRCUIT	HUNTER	ICZ-101-LF-25, ICZ-101-25	DRIP CIRCUIT VALVE
	6 STATION BASE CONTROLLER (2 WIRE CONFIGURATION)	HUNTER	IC-600-SS	MOUNT ON PANEL AT EYE LEVEL
	DUAL DECODER MODULE	HUNTER	DUAL -1, DUAL -2, DUAL -S	
	DUAL SURGE ARRESTOR	HUNTER	DUAL -S	
	DUAL DECODER OUTPUT MODULE	HUNTER	DUAL-48M	
	SOLAR SYNC SENSOR (WIRELESS)	HUNTER	WSS-SEN	MOUNT AT ROOF LINE ABOVE CONTROLLER LOCATION
	R.P. BACKFLOW PREVENTER - 1"	FEBCO	860U	
	BACK FLOW PREVENTER ENCLOSURE	LE MEUR	BF 18" X 30" X 30"	INSTALL PER MANUF. SPECS
	QUICK COUPLER W/ COVER	CHAMPION	QCV-075V	SEE PLAN FOR SIZE
	BALL VALVE IN VALVE BOX	WATTS	B6400 SERIES	MATCH MAINLINE SIZE; REFER TO DETAIL
	AUTOMATIC LINE FLUSH VALVE	HUNTER	AFV-T	INST. IN 6" VALVE BOX @ END OF CIRCUIT
	AIR RELIEF VALVE	HUNTER	AVR-075	INST. IN 6" VALVE BOX @ HIGH POINT OF CIRCUIT
	PIPE AND WIRE CHASE	PVC	CL 200	SEE PLAN FOR SIZE
	SUB-SURFACE BIOSWALE IRRIGATION	HUNTER	ECO-MAT 17MM	INSTALL 4" BELOW GRADE ALL BIOSWALE AREAS
	POLY TO PVC CONNECTOR W/ COMPRESSION FITTING		SEE DETAIL GL3	
	LANDSCAPE DRIPLINE	RAINBIRD	XFS-06-12-XX	INSTALL 3" BELOW GRADE @ SPACING SHOWN
	MAINLINE	PVC	SCH 40 (1-1/2" AND SMALLER)	
	LATERAL	PVC	SCH 40	
	FLOW SENSOR	CST	FSI-T10-000	INSTALL AT POINT OF CONNECTION
	WATER METER			REFER TO CIVIL DRAWINGS
	VALVE STATION AND SEQUENCE			
	ELECTRIC CONTROL VALVE SIZE			
	FLOW RATE IN GALLONS PER MINUTE			

REFER TO SHEET L1.2 FOR IRRIGATION CALCULATIONS

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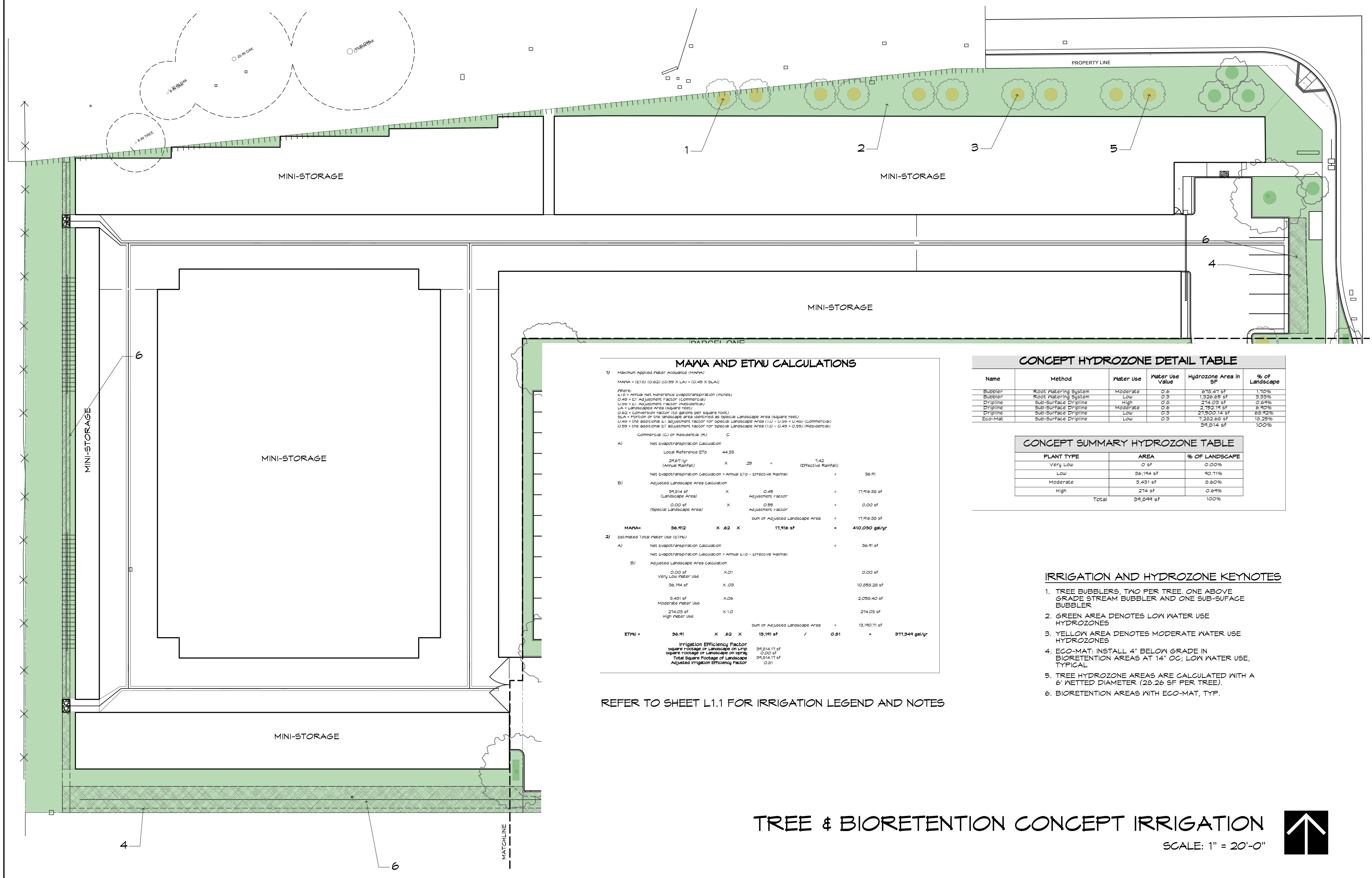


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CONCEPT IRRIGATION PLAN

AVENUE 3111 STORAGE & APARTMENTS
 3111 SANTA ROSA AVENUE
 SANTA ROSA, CA

DATE: 10/11/21
 MLA JOB #: 2020-28
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MAWA AND ETWU CALCULATIONS

1) Maximum Applied Water Allowance (MAWA)
 MAWA = (E10) (0.62) (0.95 X LA) + (0.49 X SLA)

Where:
 E10 = Annual Net Reference Evapotranspiration (inches)
 0.49 = E1 Adjustment factor (Commercial)
 0.95 = E1 Adjustment factor (Residential)
 LA = Landscape Area (square feet)
 SLA = Special Landscape Area (square feet)
 0.62 = Conversion factor (10 gallons per square foot)
 0.49 = the additional E1 adjustment factor for special Landscape Area (1.0 - 0.95 + 0.49) (Commercial)
 0.95 = the additional E1 adjustment factor for special Landscape Area (1.0 - 0.49 + 0.95) (Residential)

Commercial (C) or Residential (R)

A) Net Evapotranspiration Calculation	
Local Reference E10	44.33
(Annual Rainfall)	28.67
	X .25 =
	11.42 (Effective Rainfall)
Net Evapotranspiration Calculation = Annual E10 - Effective Rainfall = 36.41	
B) Adjusted Landscape Area Calculation	
Landscape Area	39,814 sf
	X 0.49 =
	19,518.86 sf
Special Landscape Area	0.00 sf
	X 0.95 =
	0.00 sf
sum of Adjusted Landscape Area = 19,518.86 sf	
MAWA*	36.412 X .62 X 19,518.86 sf = 410,090 gal/yr

2) Estimated Total Water Use (ETWU)

A) Net Evapotranspiration Calculation	
Local Reference E10	44.33
(Annual Rainfall)	28.67
	X .25 =
	11.42 (Effective Rainfall)
Net Evapotranspiration Calculation = Annual E10 - Effective Rainfall = 36.41	
B) Adjusted Landscape Area Calculation	
Very Low Water Use	0.00 sf
	X 0.01 =
	0.00 sf
Low Water Use	36,194 sf
	X 0.05 =
	1,809.70 sf
Moderate Water Use	9,491 sf
	X 0.06 =
	569.46 sf
High Water Use	274.09 sf
	X 1.0 =
	274.09 sf
sum of Adjusted Landscape Area = 13,142.71 sf	
ETWU*	36.41 X .62 X 13,142.71 sf / 0.81 = 371,944 gal/yr

Irrigation Efficiency Factor
 Square Footage of Landscape on LRP: 39,814.11 sf
 Square Footage of Landscape on LRP: 0.00 sf
 Total Square Footage of Landscape: 39,814.11 sf
 Adjusted Irrigation Efficiency Factor: 0.81

CONCEPT HYDROZONE DETAIL TABLE

Name	Method	Water Use	Water Use Value	Hydrozone Area in SF	% of Landscape
Bubbler	Root Watering System	Moderate	0.6	618.41 sf	1.70%
Bubbler	Root Watering System	Low	0.3	1,926.85 sf	3.33%
Dripline	Sub-Surface Dripline	High	0.9	274.09 sf	0.69%
Dripline	Sub-Surface Dripline	Moderate	0.6	2,192.71 sf	5.50%
Dripline	Sub-Surface Dripline	Low	0.3	21,800.14 sf	55.32%
Eco-Mat	Sub-Surface Dripline	Low	0.3	1,282.68 sf	3.22%
				39,814 sf	100%

CONCEPT SUMMARY HYDROZONE TABLE

PLANT TYPE	AREA	% OF LANDSCAPE
Very Low	0 sf	0.00%
Low	36,194 sf	90.71%
Moderate	9,491 sf	23.82%
High	274 sf	0.69%
Total	39,814 sf	100%

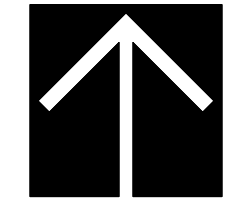
IRRIGATION AND HYDROZONE KEYNOTES

- TREE BUBBLERS, TWO PER TREE. ONE ABOVE GRADE STREAM BUBBLER AND ONE SUB-SURFACE BUBBLER
- GREEN AREA DENOTES LOW WATER USE HYDROZONES
- YELLOW AREA DENOTES MODERATE WATER USE HYDROZONES
- ECO-MAT: INSTALL 4" BELOW GRADE IN BIORETENTION AREAS AT 14" OC; LOW WATER USE, TYPICAL
- TREE HYDROZONE AREAS ARE CALCULATED WITH A 6" NETTED DIAMETER (28.26 SF PER TREE).
- BIORETENTION AREAS WITH ECO-MAT, TYP.

REFER TO SHEET L1.1 FOR IRRIGATION LEGEND AND NOTES

TREE & BIORETENTION CONCEPT IRRIGATION

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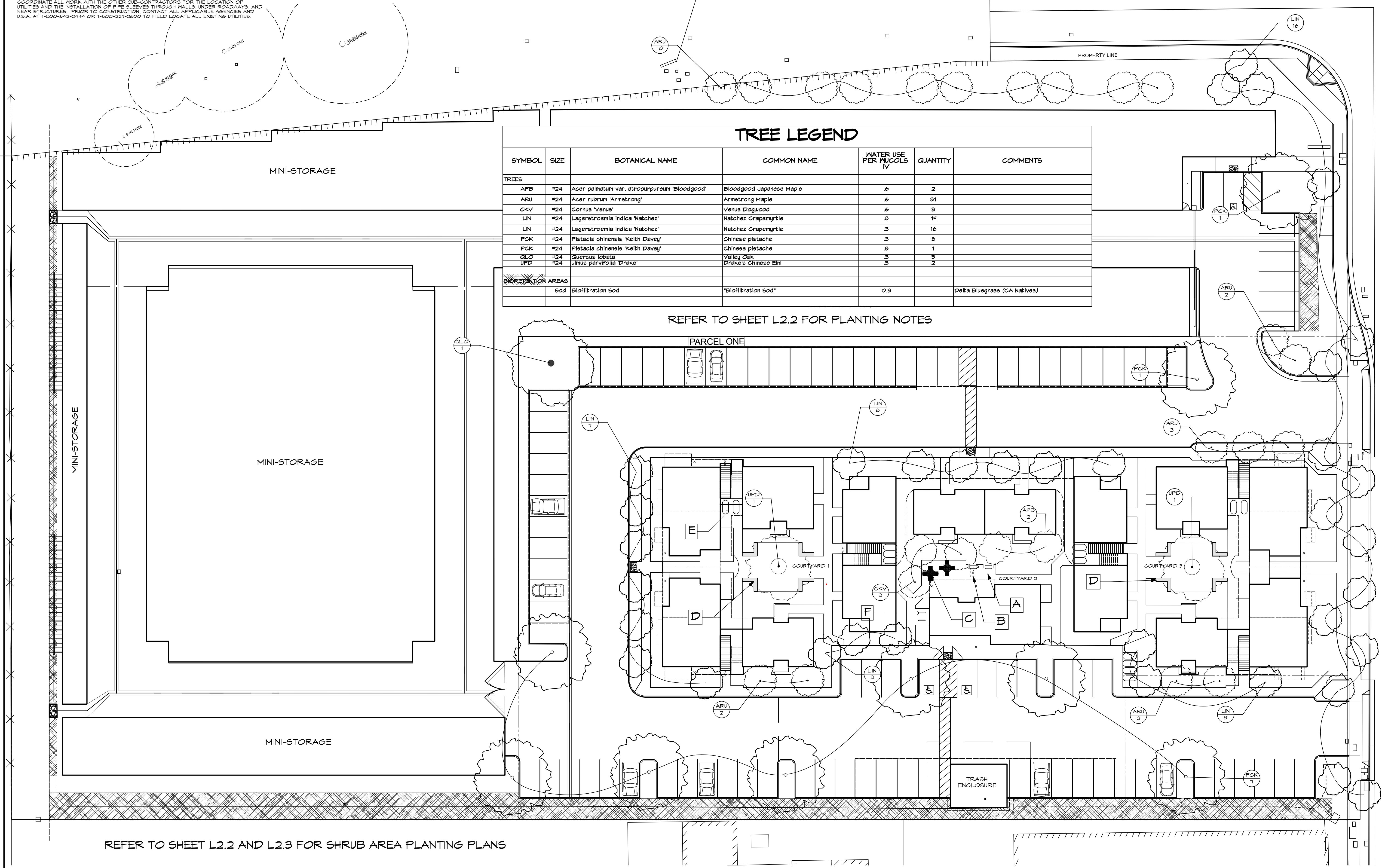


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 3111 SANTA ROSA AVENUE
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TREE & BIORETENTION PLANTING PLAN

TREE LEGEND						
SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	WATER USE PER INCHES IN	QUANTITY	COMMENTS
TREES						
APB	#24	<i>Acer palmatum</i> var. <i>atropurpureum</i> 'Bloodgood'	Bloodgood Japanese Maple	.6	2	
ARU	#24	<i>Acer rubrum</i> 'Armstrong'	Armstrong Maple	.6	31	
CKV	#24	<i>Cornus</i> 'Venus'	Venus Dogwood	.6	3	
LIN	#24	<i>Lagerstroemia indica</i> 'Natchez'	Natchez Crape Myrtle	.3	14	
LIN	#24	<i>Lagerstroemia indica</i> 'Natchez'	Natchez Crape Myrtle	.3	16	
PCK	#24	<i>Pistacia chinensis</i> 'Keith Davey'	Chinese pistache	.3	8	
PCK	#24	<i>Pistacia chinensis</i> 'Keith Davey'	Chinese pistache	.3	1	
QLO	#24	<i>Quercus lobata</i>	Valley Oak	.3	5	
UPD	#24	<i>Ulmus parvifolia</i> 'Drake'	Drake's Chinese Elm	.3	2	
BIORETENTION AREAS						
Sod		Biofiltration Sod	'Biofiltration Sod'	0.3		Delta Bluegrass (CA Natives)

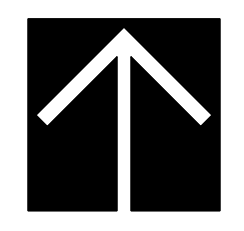
REFER TO SHEET L2.2 FOR PLANTING NOTES



REFER TO SHEET L2.2 AND L2.3 FOR SHRUB AREA PLANTING PLANS

- SITE FURNISHING KEYNOTES**
- A PORTABLE BBQ
 - B ACCESSIBLE, PORTABLE BBQ
 - C PATIO TABLE AND CHAIRS
 - D 18" CONCRETE SEATWALL, TYPICAL
 - E BIKE LOCKERS, TYPICAL. REFER TO ARCH SITE PLAN
 - F BIKE RACKS, TYPICAL. REFER TO ARCH SITE PLAN

TREE & BIORETENTION PLANTING
 SCALE: 1" = 20'-0"



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**CITY REQUIREMENT OF DOCUMENT OF COMPLIANCE
 (ITEMS TO BE INCLUDED WITH CERTIFICATE OF COMPLETION)**

- A. PROJECT APPLICANT MUST SUBMIT DOCUMENTATION VERIFYING IMPLEMENTATION OF SOIL ANALYSIS REPORT RECOMMENDATIONS TO THE CITY WITH CERTIFICATE OF COMPLETION
 B. THE CERTIFICATE OF COMPLETION MUST BE ACCOMPANIED BY AN IRRIGATION AUDIT THAT CONTAINS THE FOLLOWING:
- OPERATING PRESSURE OF THE IRRIGATION SYSTEM
 - DISTRIBUTION UNIFORMITY OF OVERHEAD IRRIGATION
 - PRECIPITATION RATE OF OVERHEAD IRRIGATION
 - REPORT OF ANY OVERSPRAY OR BROKEN IRRIGATION EQUIPMENT
 - IRRIGATION SCHEDULE INCLUDING:
 - PLANT ESTABLISHMENT IRRIGATION SCHEDULE
 - REGULAR IRRIGATION SCHEDULE BY MONTH (SEE ORDINANCE FOR DETAILS)
 - VERIFICATION THAT A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES IS KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
 - ALL LANDSCAPE IRRIGATION AUDITS MUST BE CONDUCTED BY A CITY CERTIFIED LANDSCAPE IRRIGATION AUDITOR OR A THIRD PARTY CERTIFIED LANDSCAPE IRRIGATION AUDITOR.
 - AN IRRIGATION MAINTENANCE SCHEDULE TIMELINE MUST BE ATTACHED TO THE CERTIFICATE OF COMPLETION (SEE ORDINANCE FOR DETAILS)
- C. IRRIGATION AUDIT: AN IN-DEPTH EVALUATION OF THE PERFORMANCE OF AN IRRIGATION SYSTEM CONDUCTED BY A CERTIFIED LANDSCAPE IRRIGATION AUDITOR (SEE ORDINANCE FOR DETAILS). THE AUDIT MUST BE CONDUCTED IN A MANNER CONSISTENT WITH THE IRRIGATION ASSOCIATION'S LANDSCAPE IRRIGATION AUDITOR CERTIFICATION PROGRAM OR OTHER U.S. EPA "WATERSENSE" LABELED AUDITING PROGRAM.

CITY REQUIRED NOTES

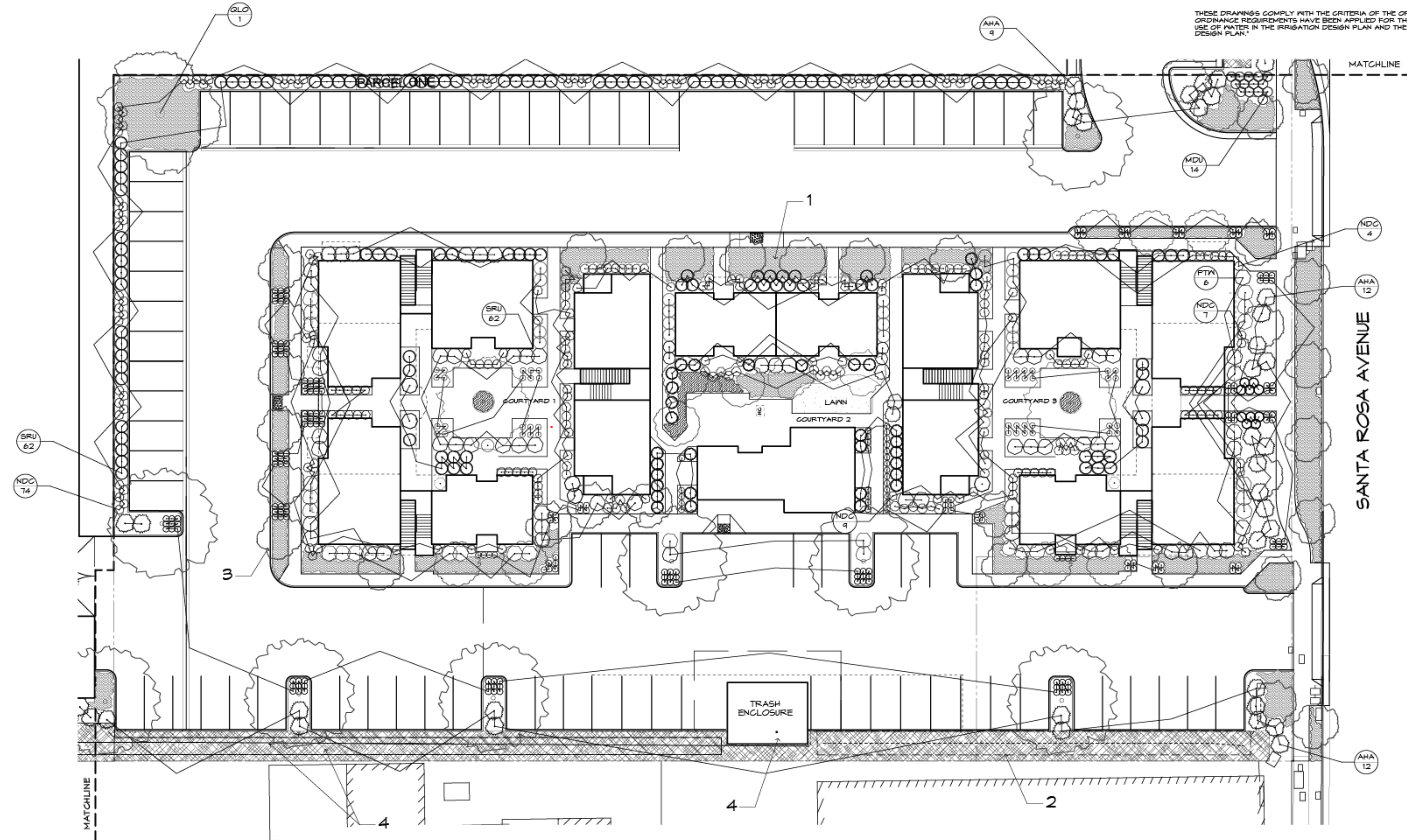
- UPON COMPLETION OF INSTALLATION, CONTRACTOR SHALL SUBMIT TO THE ENGINEERING DEVELOPMENT SERVICES INSPECTOR A COMPLETED AND SIGNED "CERTIFICATE OF COMPLETION" STATING THE PROJECT HAS BEEN INSTALLED AS DESIGNED.
- THE CERTIFICATE OF COMPLETION SHALL BE ACCOMPANIED BY AN IRRIGATION AUDIT, IRRIGATION SCHEDULE AND A MAINTENANCE SCHEDULE, AS DESCRIBED IN THE CITY ORDINANCE.
- A FINAL CITY INSPECTION SHALL BE PERFORMED. THE INSTALLATION CONTRACTOR SHALL ATTEND THIS INSPECTION AND MAKE ALL REQUIRED REPAIRS AND ADJUSTMENTS TO ACHIEVE APPROVAL AND COMPLETION FROM THE CITY. TO SCHEDULE AN INSPECTION, CONTACT ENGINEERING DEVELOPMENT SERVICES AT (707) 543-4611.
- A MINIMUM OF 8" OF NON-MECHANICALLY COMPACTED SOIL SHALL BE AVAILABLE FOR WATER ABSORPTION AND ROOT GROWTH IN PLANTED AREAS.
- INCORPORATE COMPOST OR NATURAL FERTILIZER INTO THE SOIL TO A MINIMUM DEPTH OF 8" AT A MINIMUM RATE OF 8 CUBIC YARDS PER 1000 SQUARE FEET OR PER SPECIFIC AMENDMENT RECOMMENDATIONS FROM A SOILS LABORATORY REPORT.
- A MINIMUM 3" LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS OR DIRECT SEEDING APPLICATIONS.

SOIL ANALYSIS REPORT

(REQUIRED BY CITY OF SANTA ROSA):

IN ORDER TO REDUCE RUNOFF AND ENCOURAGE HEALTHY PLANT GROWTH, A SOIL ANALYSIS REPORT SHALL BE COMPLETED BY THE PROJECT APPLICANT, OR THEIR DESIGNER, AS FOLLOWS:

- SUBMIT SOIL SAMPLES TO A LABORATORY FOR ANALYSIS AND RECOMMENDATIONS.
 - SOIL SAMPLING SHALL BE CONDUCTED IN ACCORDANCE WITH LABORATORY PROTOCOL, INCLUDING PROTOCOLS REGARDING ADEQUATE SAMPLING DEPTH FOR THE INTENDED PLANTS.
- THE SOIL ANALYSIS SHALL INCLUDE:
 - SOIL TEXTURE;
 - INFILTRATION RATE DETERMINED BY LABORATORY TEST OR SOIL TEXTURE INFILTRATION RATE TABLE;
 - PH;
 - TOTAL SOLUBLE SALTS;
 - SODIUM;
 - PERCENT ORGANIC MATTER; AND
 - RECOMMENDATIONS.
- IN PROJECTS WITH MULTIPLE LANDSCAPE INSTALLATIONS (I.E. PRODUCTION HOME DEVELOPMENTS) A SOIL SAMPLING RATE OF 1 IN 7 LOTS OR APPROXIMATELY 15% WILL SATISFY THIS REQUIREMENT. LARGE LANDSCAPE PROJECTS SHALL SAMPLE AT A RATE EQUIVALENT TO 1 IN 7 LOTS.
- THE SOIL ANALYSIS REPORT SHALL BE MADE AVAILABLE, IN A TIMELY MANNER, TO THE PROFESSIONALS PREPARING THE LANDSCAPE DESIGN PLANS AND IRRIGATION DESIGN PLANS TO MAKE ANY NECESSARY ADJUSTMENTS TO THE DESIGN PLANS.
- IF A GRADING PERMIT IS REQUIRED, THE SOIL ANALYSIS REPORT SHALL BE SUBMITTED TO THE CITY WITH THE CERTIFICATE OF COMPLETION. IF A GRADING PERMIT IS NOT REQUIRED, THE SOIL ANALYSIS REPORT SHALL BE SUBMITTED TO THE CITY WITH THE LANDSCAPE DOCUMENTATION PACKAGE.
- THE PROJECT APPLICANT, OR HIS/HER DESIGNER, SHALL SUBMIT DOCUMENTATION VERIFYING IMPLEMENTATION OF SOIL ANALYSIS REPORT RECOMMENDATIONS TO THE CITY WITH CERTIFICATE OF COMPLETION.



SHRUB PLANTING PLAN

SCALE: 1" = 20'-0"

REFER TO SHEET L2.3 FOR PLANT LEGEND

PLANTING NOTES

- ALL GROUND COVER TO BE SPACED IN A TRIANGULAR PATTERN. CONTRACTOR RESPONSIBLE FOR COMPLETE COVERAGE.
- SUPPLY AGRIFORM 21 GRAM TABLETS AS FOLLOWS: 9-15 GAL, 3-5 GAL, 1-1 GAL.
- DIG PLANTING PITS 2 TIMES THE DIAMETER AND EQUAL THE HEIGHT OF ROOTBALL.
- BACKFILL PITS WITH 2/3 EXISTING SOIL, 1/3 ORGANIC AMENDMENT
- ALL PLANTS TO BE SPOTTED IN THE FIELD BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- WHEN LANDSCAPING IN EXISTING PLANTED AREAS, CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE OR DESTROY ANY EXISTING PLANT MATERIAL OR IRRIGATION. EXISTING PLANT MATERIAL AND IRRIGATION THAT IS DAMAGED SHALL BE REPLACED WITH LIKE, SIZE, QUALITY, ETC. BY THE CONTRACTOR AT HIS EXPENSE.
- SPECIAL ATTENTION IS TO BE PAID TO THE PLANTING AREAS SURROUNDING THE BUILDINGS. COMPACTED SOIL IS TO BE SUFFICIENTLY EXCAVATED TO ALLOW FOR PROPER ROOT GROWTH AND DRAINAGE OF ALL AREAS. CHECK SOIL FOR PROPER DRAINAGE PRIOR TO PLANTING, AUGER THROUGH COMPACTED SOIL WHERE NECESSARY. DO NOT PLANT IN THE DRAINAGE SPIALES.
- ALL CONSTRUCTION IS TO BE PER ALL APPLICABLE AND PREVAILING CITY OF SANTA ROSA CONSTRUCTION STANDARDS.
- A SIGNED CERTIFICATE OF COMPLETION IS REQUIRED PRIOR TO FINAL ACCEPTANCE BY THE CITY OF SANTA ROSA. IF THE INSTALLATION OF THE LANDSCAPE DOES MEET OR SUBSTANTIALLY COMPLY WITH THE APPROVED LANDSCAPE CONSTRUCTION DOCUMENTS, THE CERTIFICATE OF COMPLETION WILL NOT BE SIGNED OR APPROVED BY THE LANDSCAPE ARCHITECT OF RECORD.

PLANTING KEYNOTES

- 3" DEEP MULCH, ALL LANDSCAPE AREAS
- BIO-FILTRATION SOD, TYPICAL
- 24" DEEP ROOT BARRIER, REFER TO DETAIL SHEET L-3, TYPICAL
- EXISTING TREES TO BE REMOVED

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**SHRUB PLANTING PLAN
 APARTMENTS**

**AVENUE 3111 STORAGE &
 APARTMENTS**
 3111 SANTA ROSA AVENUE
 SANTA ROSA, CA

DATE: 10/11/21
 MLA JOB #: 2020-28
 SCALE: 1" = 20'
 DRAWN: DM

U.S.A. NOTE
 IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO BE FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, STRUCTURES, AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL EXERCISE EXTREME CARE, AND BE RESPONSIBLE FOR ANY DAMAGE IN EXCAVATING AND WORKING NEAR UTILITIES. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE OTHER SUB-CONTRACTORS FOR THE LOCATION OF UTILITIES AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, AND NEAR STRUCTURES. PRIOR TO CONSTRUCTION, CONTACT ALL APPLICABLE AGENCIES AND U.S.A. AT 1-800-642-2444 OR 1-800-221-2600 TO FIELD LOCATE ALL EXISTING UTILITIES.

THESE DRAWINGS COMPLY WITH THE CRITERIA OF THE ORDINANCE. ORDINANCE REQUIREMENTS HAVE BEEN APPLIED FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN AND THE LANDSCAPE DESIGN PLAN.

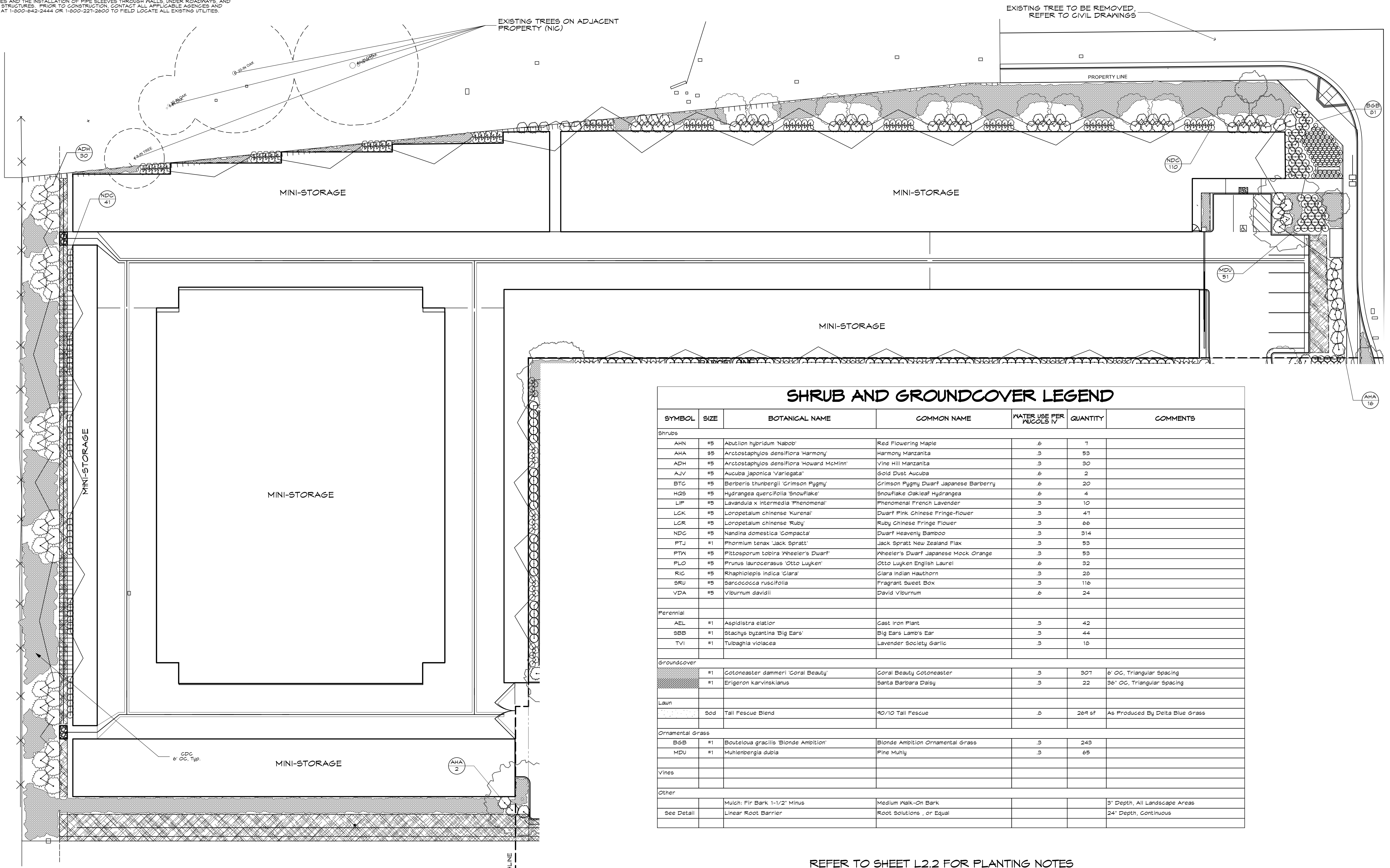
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**SHRUB PLANTING PLAN
 MINI-STORAGE**

**AVENUE 3111 STORAGE &
 APARTMENTS
 3111 SANTA ROSA AVENUE
 SANTA ROSA, CA**



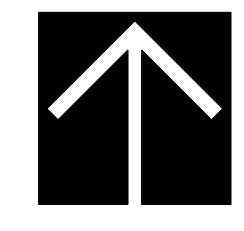
SHRUB AND GROUNDCOVER LEGEND

SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	WATER USE PER MUCCOLS IV	QUANTITY	COMMENTS
Shrubs						
AHN	#5	Abutilon hybridum 'Naboo'	Red Flowering Maple	.6	7	
AHA	#5	Arctostaphylos densiflora 'Harmony'	Harmony Manzanita	.3	53	
ADH	#5	Arctostaphylos densiflora 'Howard McMini'	Vine Hill Manzanita	.3	30	
AJV	#5	Aucuba japonica 'Variegata'	Gold Dust Aucuba	.6	2	
BTC	#5	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Dwarf Japanese Barberry	.6	20	
HQS	#5	Hydrangea quercifolia 'Snowflake'	Snowflake Oakleaf Hydrangea	.6	4	
LIF	#5	Lavandula x intermedia 'Phenomenal'	Phenomenal French Lavender	.3	10	
LCK	#5	Loropetalum chinense 'Kurenai'	Dwarf Pink Chinese Fringe-Flower	.3	47	
LGR	#5	Loropetalum chinense 'Ruby'	Ruby Chinese Fringe Flower	.3	66	
NDC	#5	Nandina domestica 'Compacta'	Dwarf Heavenly Bamboo	.3	314	
PTJ	#1	Phormium tenax 'Jack Spratt'	Jack Spratt New Zealand Flax	.3	53	
PTW	#5	Pittosporum tobira 'Wheeler's Dwarf'	Wheeler's Dwarf Japanese Mock Orange	.3	53	
PLO	#5	Prunus laurocerasus 'Otto Luyken'	Otto Luyken English Laurel	.6	32	
RIC	#5	Raphiolepis indica 'Clara'	Clara Indian Hawthorn	.3	28	
SRU	#5	Sarcococca ruscifolia	Fragrant Sweet Box	.3	116	
VDA	#5	Viburnum davidii	David Viburnum	.6	24	
Perennial						
AEL	#1	Aspidistra elatior	Cast Iron Plant	.3	42	
SBB	#1	Stachys byzantina 'Big Ears'	Big Ears Lamb's Ear	.3	44	
TVI	#1	Tulbaghia violacea	Lavender Society Garlic	.3	10	
Groundcover						
	#1	Cotoneaster dammeri 'Coral Beauty'	Coral Beauty Cotoneaster	.3	307	6" OC, Triangular Spacing
	#1	Erigeron karvinskianus	Santa Barbara Daisy	.3	22	36" OC, Triangular Spacing
Lawn						
	Sod	Tall Fescue Blend	40/10 Tall Fescue	.3	269 sf	As Produced By Delta Blue Grass
Ornamental Grass						
BSB	#1	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Ornamental Grass	.3	243	
MDU	#1	Muhlenbergia dubia	Pine Muhly	.3	65	
Vines						
Other						
See Detail		Mulch: Fir Bark 1-1/2" Minus	Medium Walk-On Bark			3" Depth, All Landscape Areas
See Detail		Linear Root Barrier	Root Solutions, or Equal			24" Depth, Continuous

REFER TO SHEET L2.2 FOR PLANTING NOTES

SHRUB PLANTING PLAN - MINI-STORAGE

SCALE: 1" = 20'-0"



DATE: 10/11/21
 MLA JOB #: 2020-28
 SCALE: 1" = 20'
 DRAWN: DM

L-2.3
 SHEET L-2.3 OF 8

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TREE IMAGES/
SITE FURNISHINGS

AVENUE 3111 STORAGE &
APARTMENTS
3111 SANTA ROSA AVENUE
SANTA ROSA, CA

DATE: 10/11/21
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L-2.4
SHEET L-2.4 OF 8



ACER PALMATUM
'BLOODGOOD'



ACER RUBRUM
'ARMSTRONG'



CORNUS 'VENUS'



LAGERSTROMIA INDICA
'NATCHEZ'



PISTACIA CHINENSIS
'KEITH DAVEY'



QUERCUS LOBATA



ULMUS PARVIFOLIA
'DRAKE'

SITE FURNISHINGS							
TAG ID	ITEM	MANUFACTURER	STYLE	MODEL #		DESCRIPTION	NOTES
A	BBQ	Lynx	Sedona	L600F-LP	1	36" Grill with Freestanding 3 Stainless Steel Burners	Or Approved Equal By Owner
B	BBQ	Lynx	Sedona	L600ADA-LP	1	36" Grill - ADA 36 Inch 1 Prosear Burner & 2 Stainless Steel Burners (freestanding)	Or Approved Equal By Owner
C	Picnic Table	Landscape Forms	Wellspring	WP568-01	2	48" Round Teak Table	Or Approved Equal By Owner
D	Picnic Table	Landscape Forms	Wellspring	WP569-01	8	Patio Chair	Or Approved Equal By Owner
E	Concrete Seat Wall	Poured in Place	Board Formed		8		



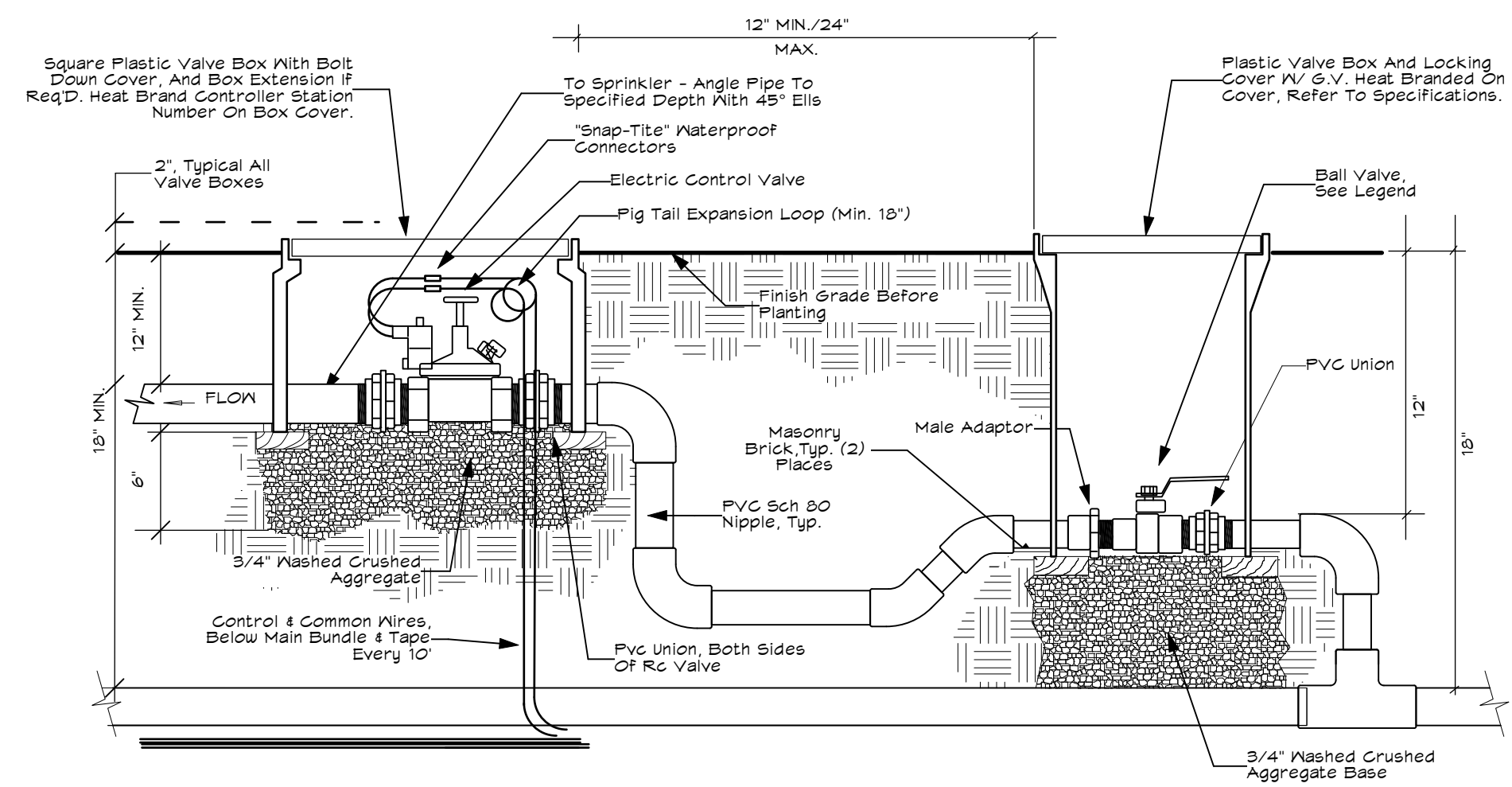
A PORTABLE BBQ



B PORTABLE BBQ ADA COMPLIANT

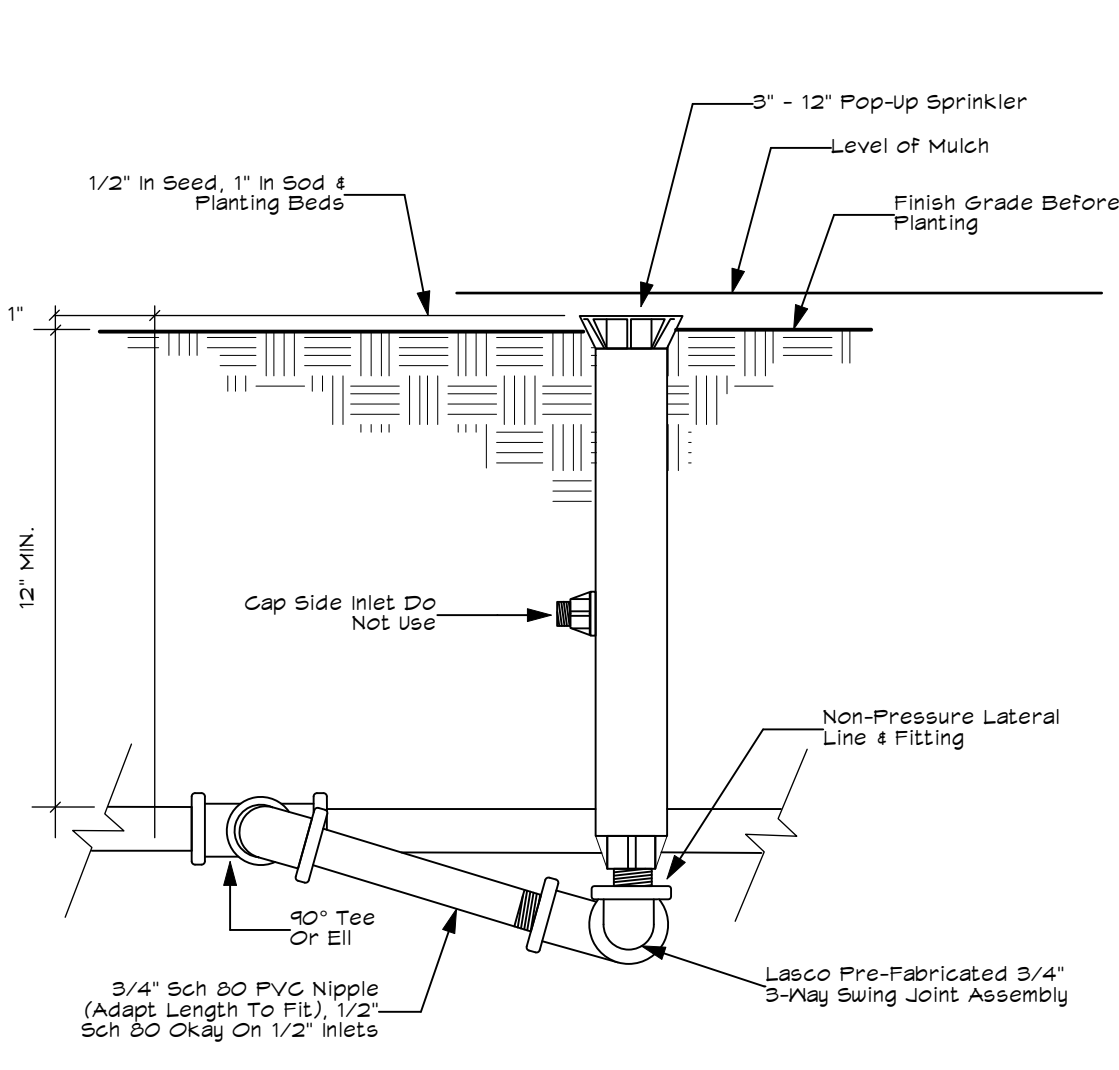


C/D PICNIC TABLE AND CHAIRS



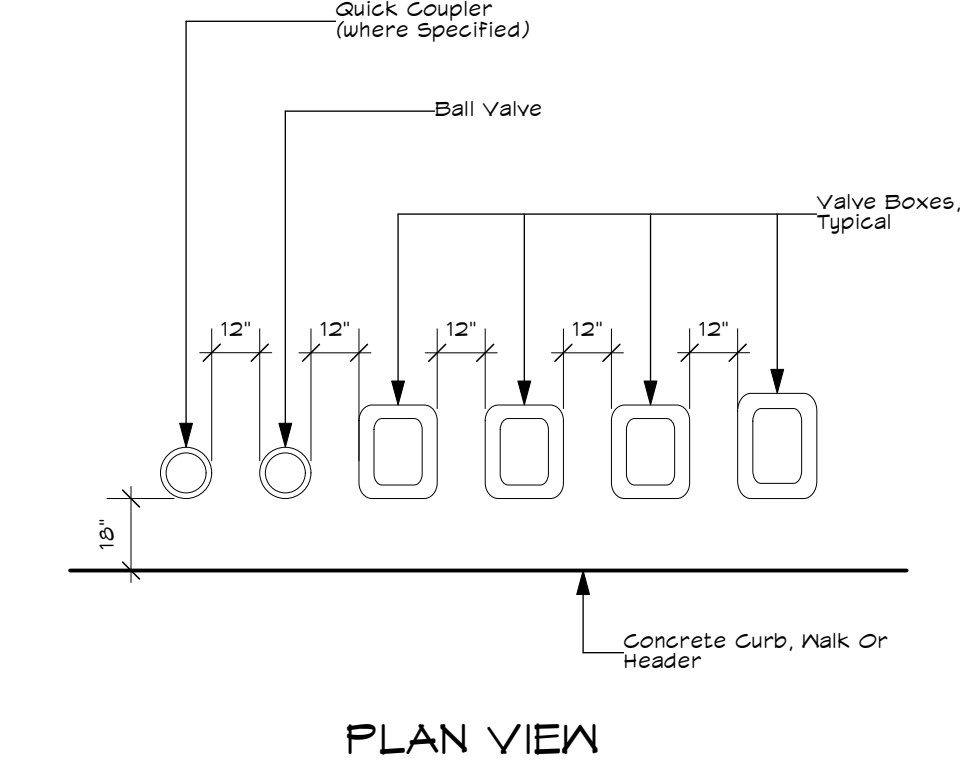
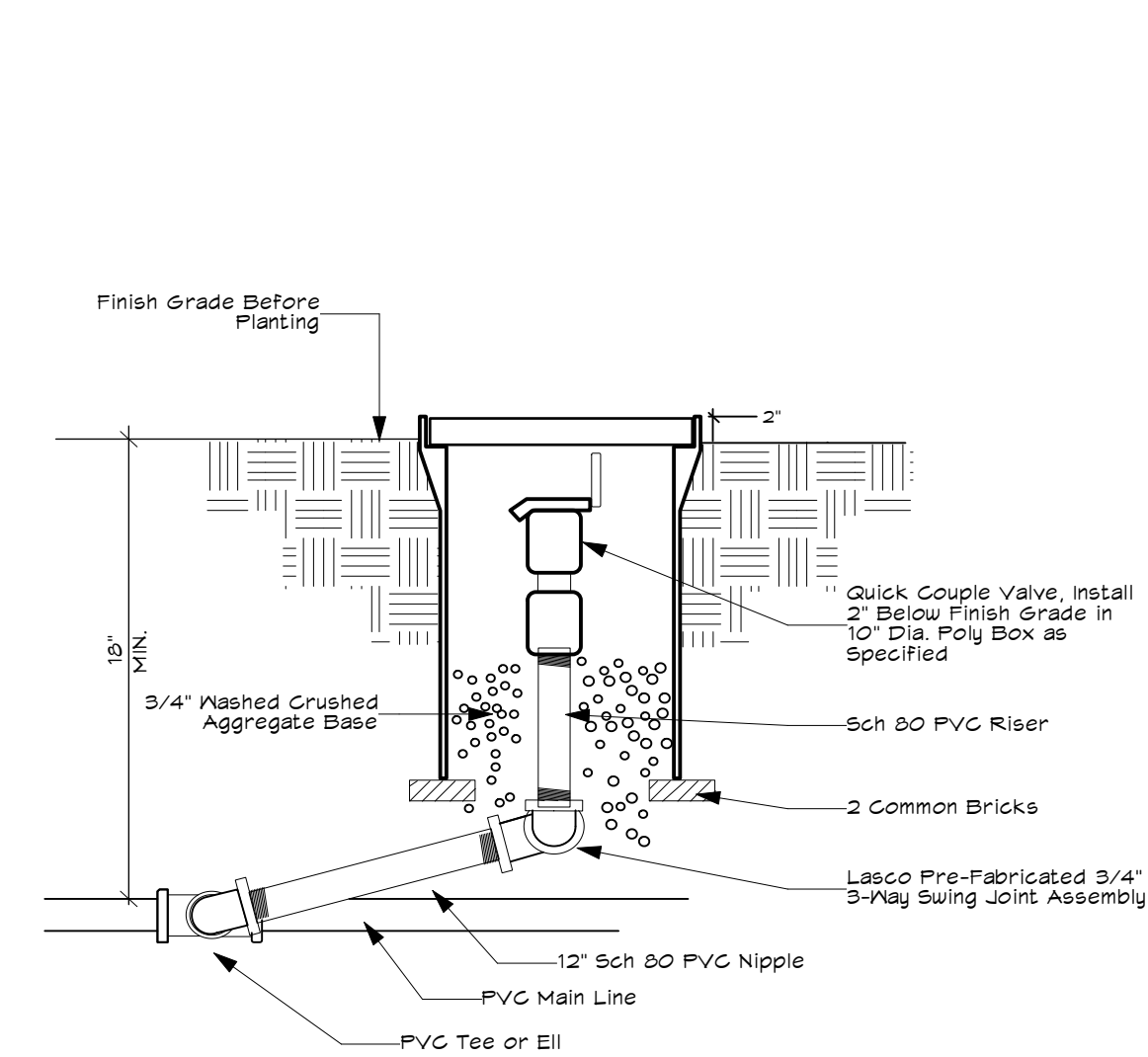
- NOTES:
- 1) INSTALL CONTROL VALVES A MINIMUM OF 10' FROM STRUCTURES OR HARDSCAPING.
 - 2) INSTALL VALVES IN PLANT BEDS WHEREVER POSSIBLE.
 - 3) PLACE VALVE BOX AT RIGHT ANGLES TO STRUCTURES OR HARDSCAPING.
 - 4) INSTALL VALVE BOX SO THAT TOP OF BOX IS FLUSH WITH ADJACENT HARDSCAPING.
 - 5) PLACE AGGREGATE PRIOR TO INSTALLATION OF VALVE BOX.
 - 6) INSTALL VALVE BOXES SO THAT TOP OF BOX IS FLUSH WITH ADJACENT HARDSCAPE.
 - 7) INSTALL ONE BALL VALVE IN BOX IMMEDIATELY UPSTREAM FROM EACH REMOTE CONTROL VALVE.

A ELECTRIC CONTROL VALVE WITH SHUT OFF NTS



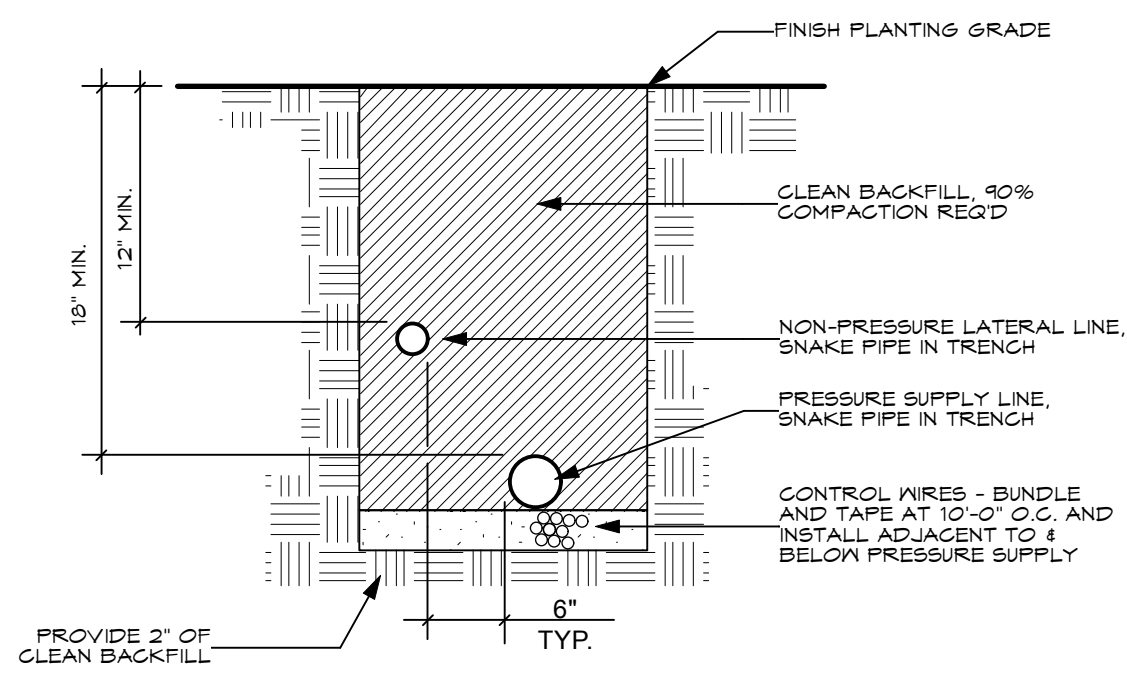
- NOTES:
- 1) LOCATE HEAD 6" FROM ALL EDGES IN LAWN AREAS. LOCATE HEAD 12" FROM ALL EDGES IN SHRUB AREAS.
 - 2) LOCATE STREAM SPRAY AND BUBBLERS HEADS 6" FROM ALL EDGES.
 - 3) USE TEFLON PASTE ON ALL MALE THREADS.

B POP-UP SPRINKLER DETAIL NTS
INCLUDES 4", 6" AND 12"



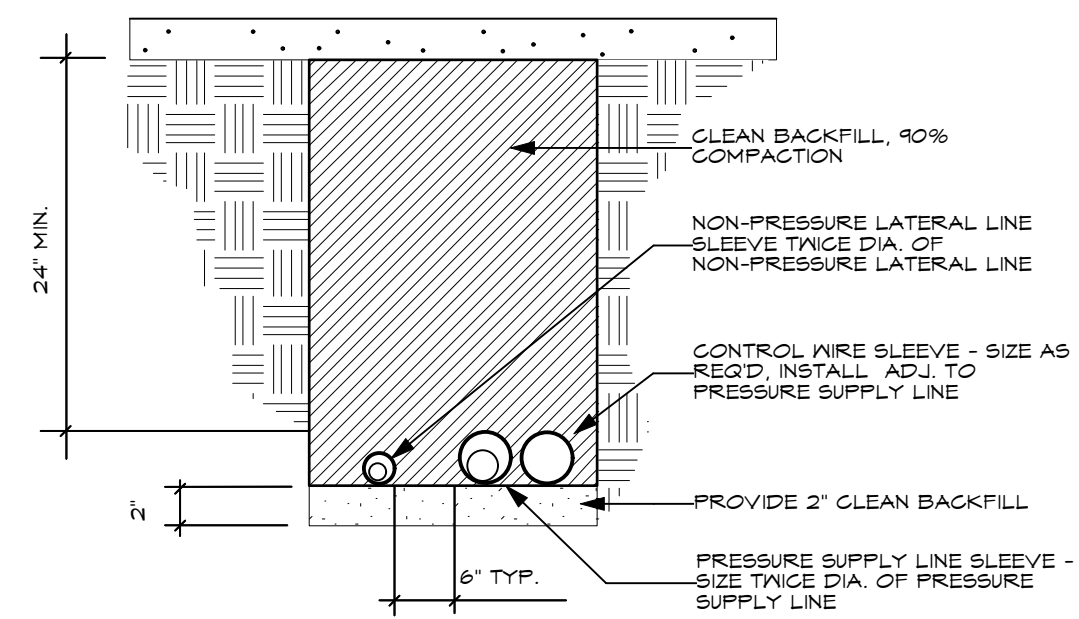
- NOTES:
- 1) CENTER VALVE BOX OVER VALVE ASSEMBLY.
 - 2) LOCATE VALVE BOXES IN GROUND COVER/SHRUB AREAS WHEN POSSIBLE.
 - 3) SET VALVE BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE.

D VALVE BOX LAYOUT NTS



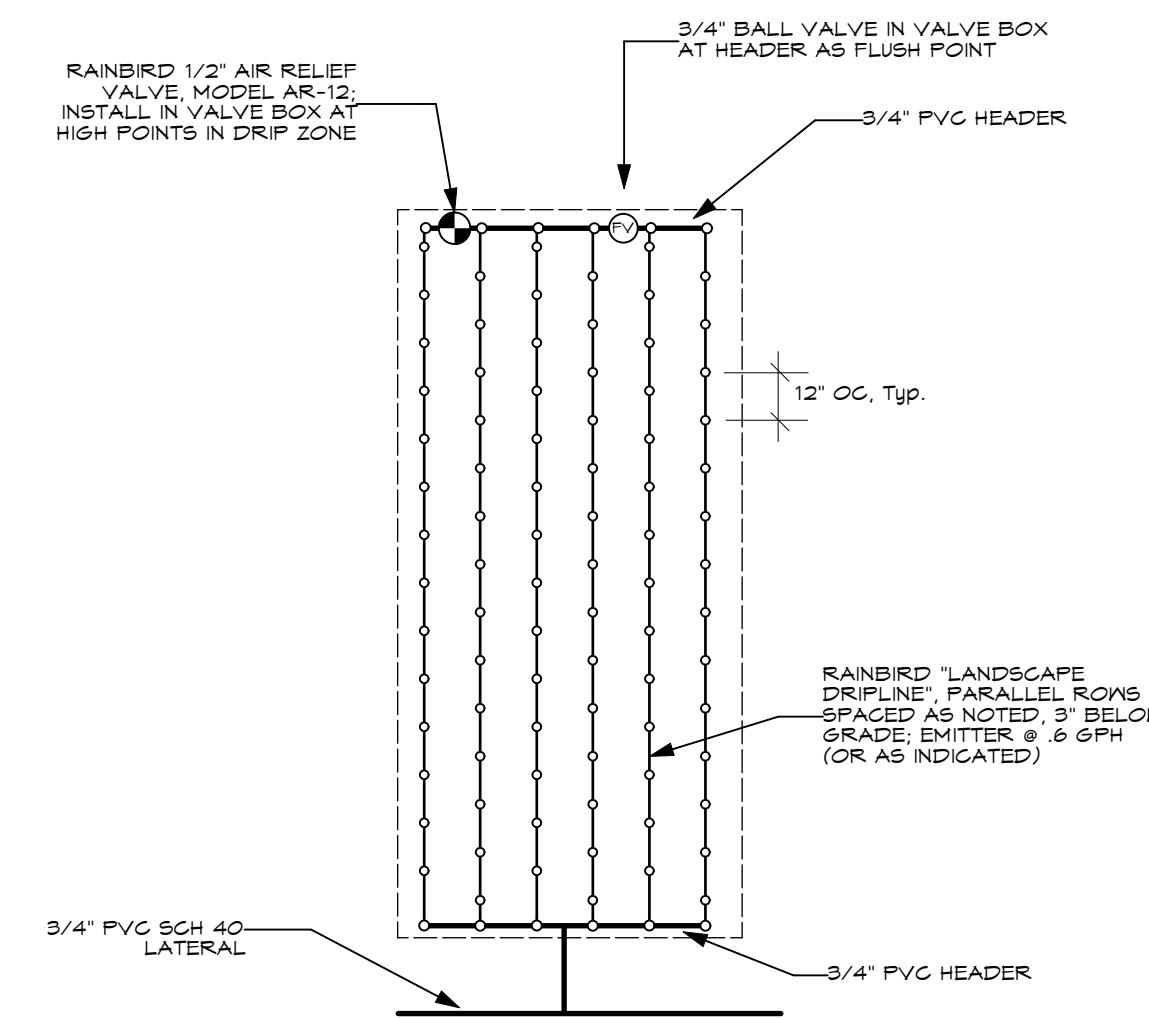
- NOTE:
- 1) PIGTAIL AND LOOP CONTROL WIRE AT ALL CHANGES IN DIRECTION.
 - 2) PROVIDE 10' EXPANSION LOOP AT ALL 90° ANGLES, AND EVERY 100' OF STRAIGHT CURVE RUN.

E PIPE INSTALLATION IN PLANTED AREA NTS

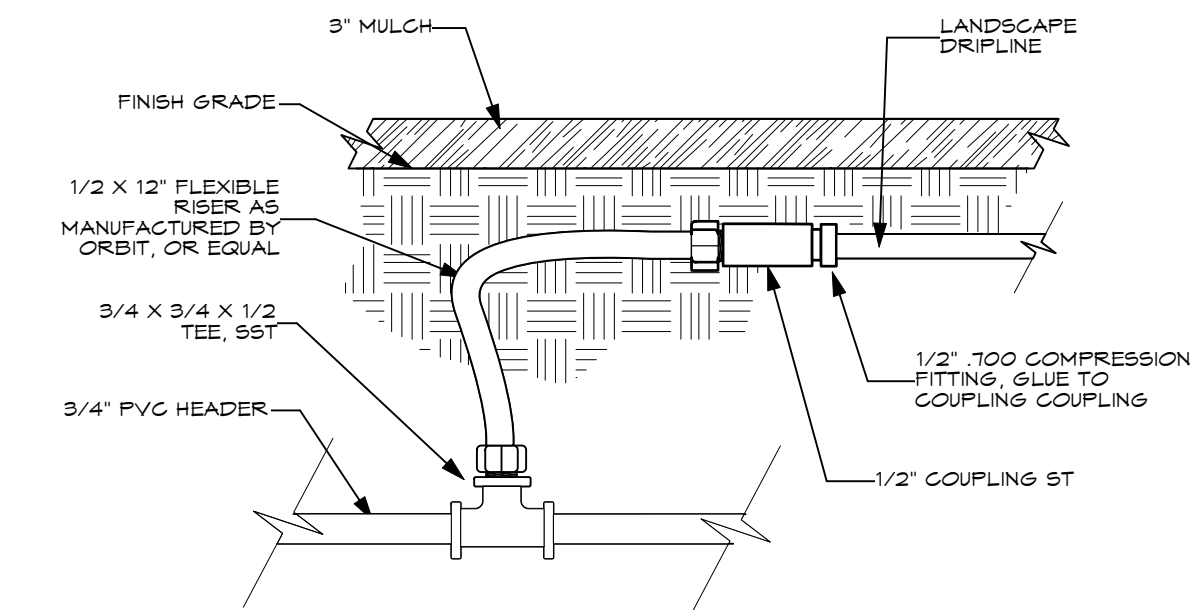


- NOTES:
- 1) ALL SLEEVES TO BE SCH 40 PVC.
 - 2) EXTEND ALL SLEEVES 12" BEYOND EDGE OF HARDSCAPING AT BOTH ENDS.

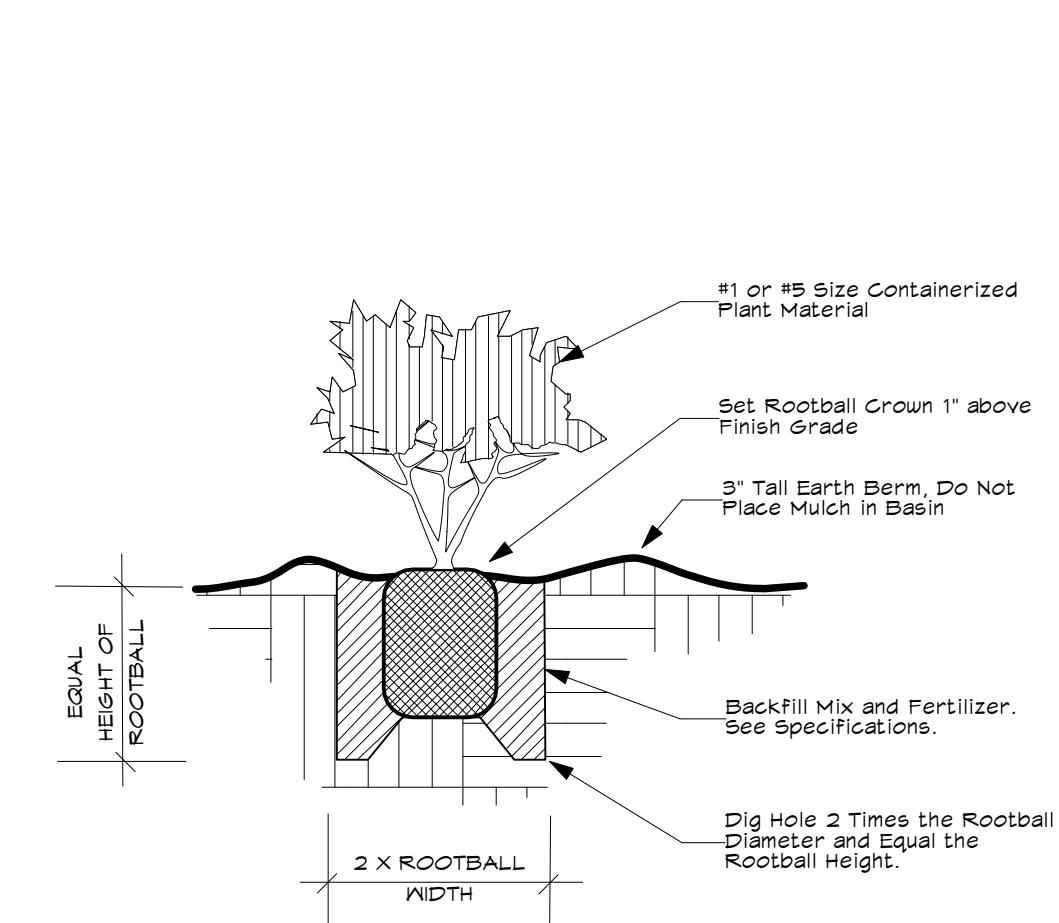
F PIPE INSTALLATION UNDER PAVING NTS



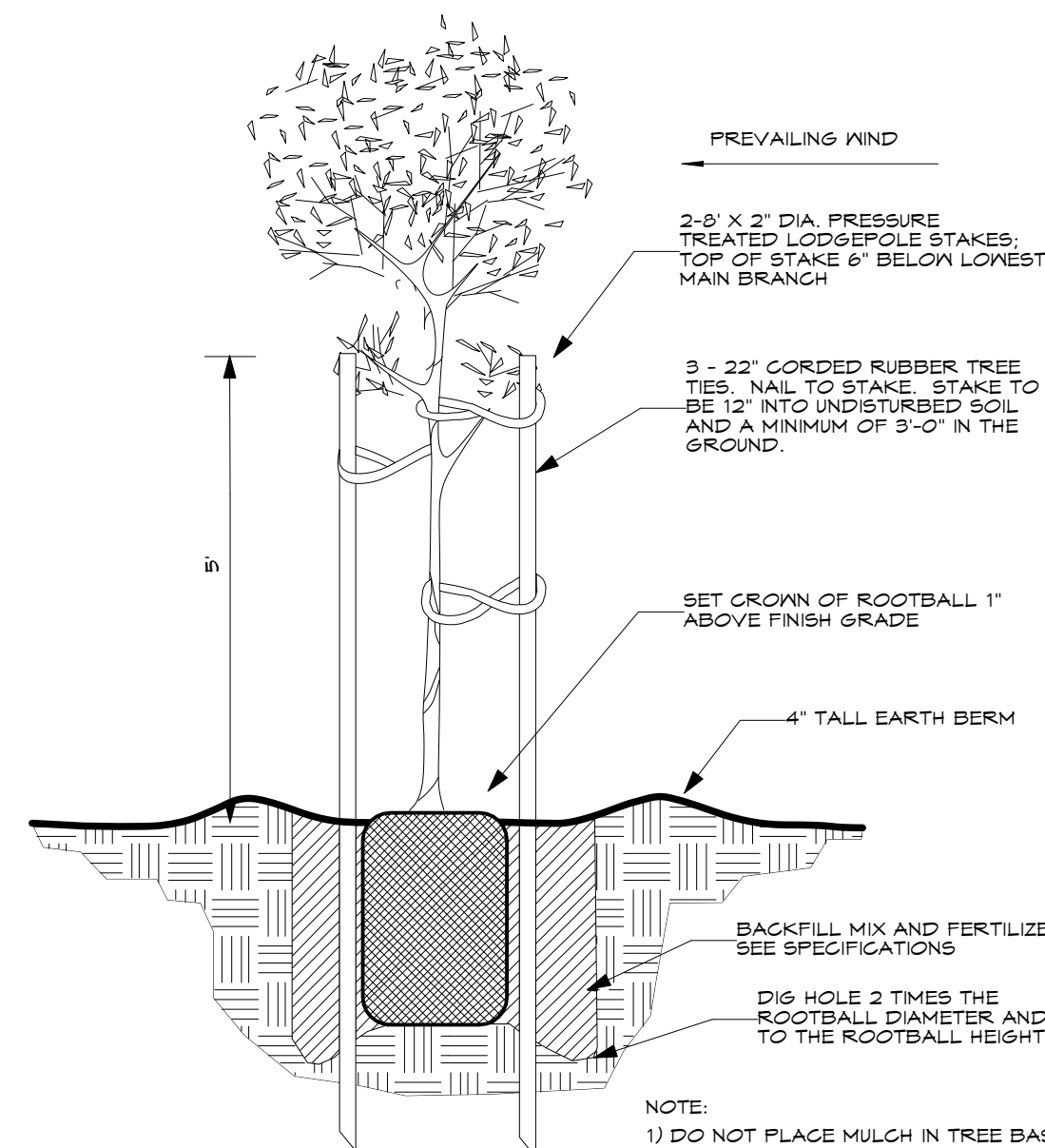
G DRIP CIRCUIT LAYOUT NTS



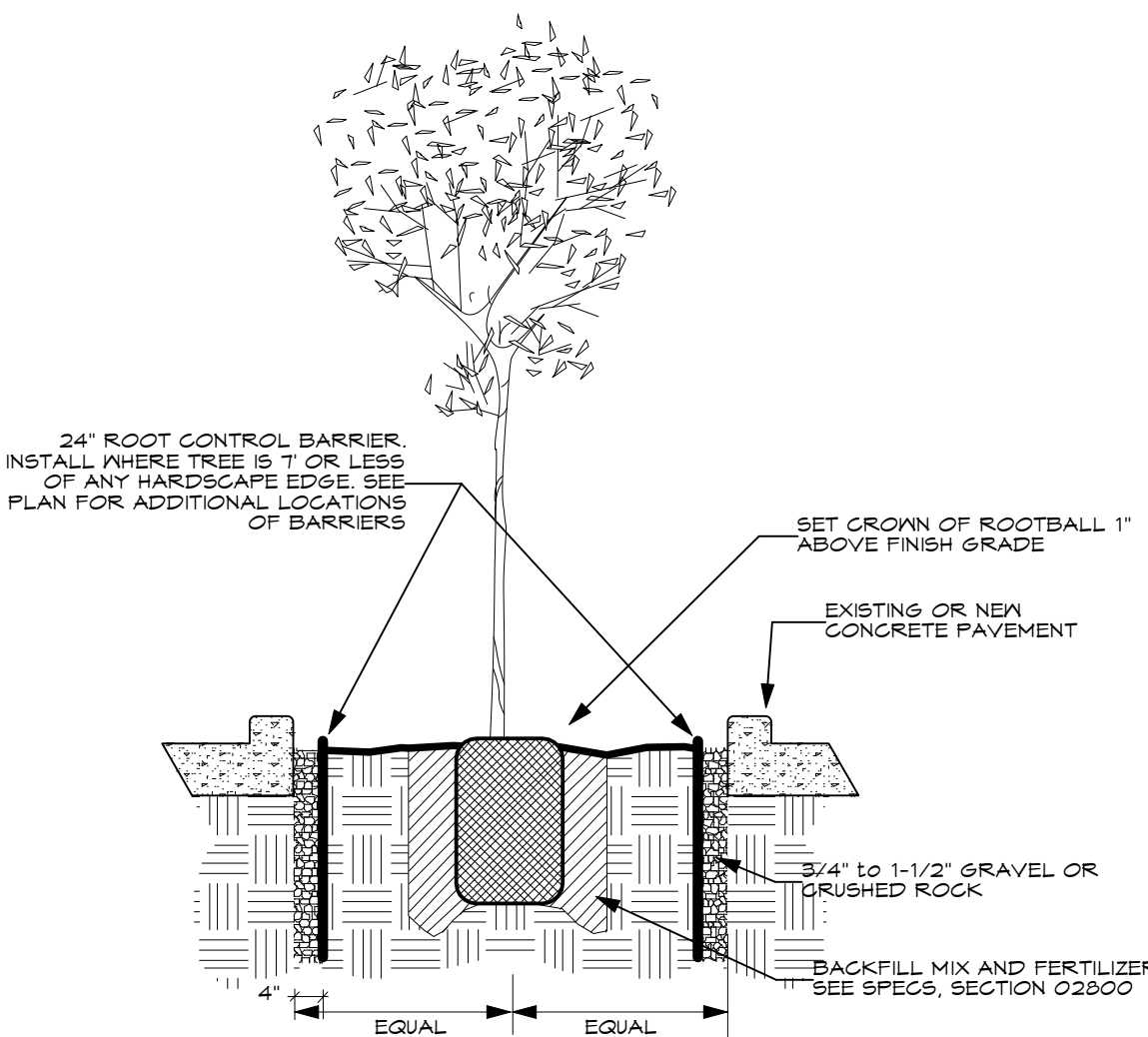
H POLY TO PVC COMPRESSION FITTING DETAIL NTS



I SHRUB PLANTING DETAIL NTS



J TREE PLANTING DETAIL NTS



- NOTE:
- 1) DO NOT PLACE MULCH IN TREE BASIN.
 - 2) PLANTING HOLE TO BE TESTED FOR DRAINAGE PRIOR TO PLANTING. IF HOLES DO NOT DRAIN WITHIN 4 HOURS CONTACT LANDSCAPE ARCHITECT.
 - 3) INSTALL ROOT BARRIER ON ALL FOUR SIDES OF PLANTER.

K TREE WELL WITH ROOT BARRIER NTS

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Landscape Details

AVENUE 3111 STORAGE & APARTMENTS
 3111 SANTA ROSA AVENUE
 SANTA ROSA, CA

DATE: 10/11/21
MLA JOB #: 2020-28
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