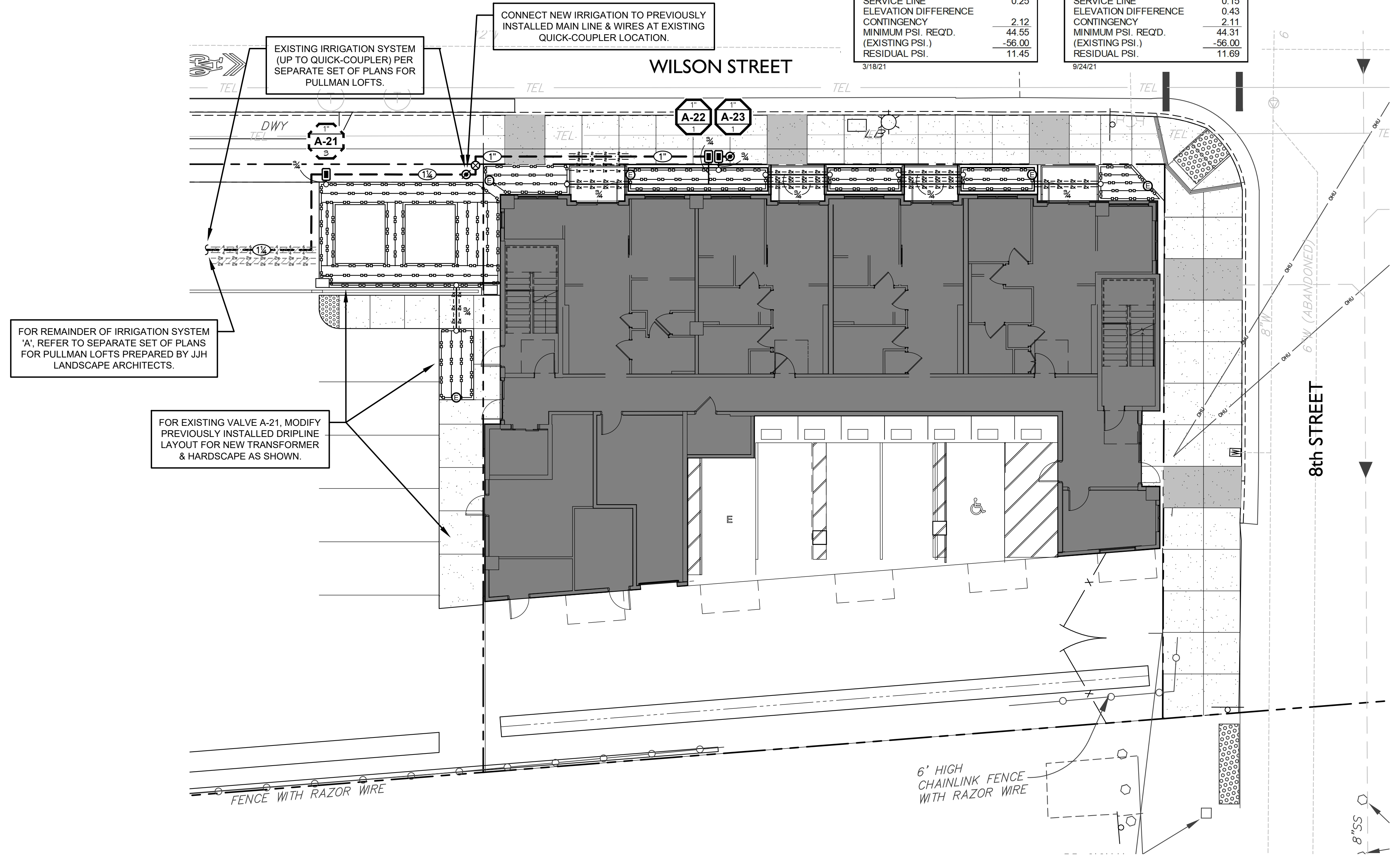


WATER SERVICE INFORMATION		WATER METER REF. NO.	#1
TYPE OF SOURCE:	POTABLE		
SERVICE LINE SIZE **:	1"		
WATER METER SIZE **:	3/4"		
(** PER STREET and/or WATER IMPROVEMENT PLANS)			
METER ADDRESS:	9th STREET		
METER STATION POINT:	9th STREET		
EXISTING WATER PRESSURE:	56 - 58 PSI		
MINIMUM OPERATING PRESSURE:	45 PSI		
PEAK IRRIGATION DEMAND:	12 GPM		

FRICTION LOSS CALCULATION	
WATER METER REF. NO.:	A
VALVE STATION NO.:	A-2
HEAD / BUBBLER / EMITTER	20.00
ADV.	
LATERAL LINE & FITTINGS	0.21
PRESSURE REGULATOR	
FILTER	1.29
MIN. RCV PRV DIFFERENTIAL	2.02
CONTROL VALVE	3.66
PRESSURE MAIN LINE	
FLOW SENSOR	
MASTER VALVE / PRV	1.10
BACKFLOW PREVENTER	11.30
STRAINER / FILTER	0.40
WATER METER	2.20
SERVICE LINE	0.25
ELEVATION DIFFERENCE	2.12
CONTINGENCY	44.55
MINIMUM PSI. REQ'D.	(EXISTING PSI)
	-56.00
RESIDUAL PSI.	11.45

FRICTION LOSS CALCULATION	
WATER METER REF. NO.:	A
VALVE STATION NO.:	A-19
HEAD / BUBBLER / EMITTER	20.00
ADV.	
LATERAL LINE & FITTINGS	0.36
PRESSURE REGULATOR	
FILTER	0.97
MIN. RCV PRV DIFFERENTIAL	1.78
CONTROL VALVE	4.66
PRESSURE MAIN LINE	
FLOW SENSOR	
MASTER VALVE / PRV	1.00
BACKFLOW PREVENTER	11.30
STRAINER / FILTER	0.25
WATER METER	1.30
SERVICE LINE	0.15
ELEVATION DIFFERENCE	0.43
CONTINGENCY	2.11
MINIMUM PSI. REQ'D.	44.31
(EXISTING PSI)	-56.00
RESIDUAL PSI.	11.69



### DIPLINE INSTALLATION NOTES

- ALL DIPLINE, FITTINGS, FILTERS, PRESSURE REGULATORS, AIR VACUUM RELIEF VALVES, AND FLUSH VALVES SHALL BE FURNISHED BY THE MANUFACTURER LISTED IN THE LEGEND, AND SHALL BE INSTALLED AS PER THE LEGEND, THE DETAILS, AND THE MANUFACTURERS' RECOMMENDATIONS. NO SUBSTITUTIONS WILL BE ACCEPTED.
- DIPLINE SHALL GENERALLY BE LAID OUT AS FOLLOWS:
  - DISTANCES FROM THE EDGE OF THE IRRIGATED AREA ARE:
    - 2.4" NEXT TO ASPHALT, CONCRETE PAVING, OR "HARDSCAPE".
    - 2.4" OUTSIDE OF UNCONTAINED LANDSCAPES.
  - AT CORNERS, THE DIPLINE MAY BE CURVED DOWN TO A MINIMUM RADIUS OF 15 INCHES. FOR CORNERS SHARPER THAN THIS, ELBOWS (OR TEES, AS APPLICABLE) SHALL BE USED.
- DIPLINE IS INSTALLED THROUGHOUT THE ENTIRE AREA TO BE IRRIGATED, AND IS CONNECTED WITH TEES TO THE DIPLINE LAID AROUND THE EDGE.
  - ON FLAT GROUND (LESS THAN 3%).
  - DIPLINE SHALL GENERALLY RUN PARALLEL TO THE LONGEST SIDE OF THE AREA TO BE IRRIGATED.
  - DIPLINES SHALL BE EVENLY SPACED AT A DISTANCE NOT TO EXCEED THE ON-CENTER (O.C.) SPACING INDICATED IN THE LEGEND.
  - ON SLOPES (3% OR STEEPER):
    - DIPLINE SHALL GENERALLY RUN PARALLEL TO CONTOUR LINES, NOT UP AND DOWN THE SLOPE.
    - DIPLINES SHALL BE SPACED AT 125% OF ON-CENTER SPACING ON THE LOWER ONE-THIRD OF THE SLOPE.
- ON LOOPED DIPLINE SYSTEMS WITH A SINGLE POINT OF SUPPLY, THE SUPPLY CONNECTION SHALL BE MADE ON THE PERIMETER OF THE LOOP, AND THE CONNECTION SHALL BE LOCATED ON THE OPPOSITE SIDE OF THE LOOP FROM THE FLUSH VALVE.
- THE IRRIGATION CONTRACTOR SHALL THOROUGHLY FLUSH ALL LATERALS AND DIPLINES PRIOR TO INSTALLATION OF FLUSH VALVES AND AIR VACUUM RELIEF VALVES.
- LOCATION OF FLUSH VALVES ON THE PLANS IS DIAGRAMMATIC ONLY. FLUSH VALVES SHALL BE LOCATED AT THE LOWEST POINT IN ELEVATION OPPOSITE THE POINT OF SUPPLY ON LOOPED DIPLINE SYSTEMS, AND AT THE END OF THE LINE ON SINGULAR RUNS OF DIPLINE.
- LOCATION OF AIR VACUUM RELIEF VALVES ON THE PLANS IS DIAGRAMMATIC ONLY. AIR VACUUM RELIEF VALVES SHALL BE LOCATED AT THE HIGHEST POINT IN ELEVATION ON LOOPED OR SINGULAR DIPLINES.

### IRRIGATION NOTES

- INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND/OR AS STATED IN THE WRITTEN SPECIFICATIONS PREPARED BY THE LANDSCAPE ARCHITECT AND MANUFACTURER.
- THIS DESIGN IS DIAGRAMMATIC. ANY EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY, AND IS TO BE INSTALLED WITHIN PLANTED AREAS WHEREVER POSSIBLE.
- THE IRRIGATION CONTRACTOR SHALL NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS INDICATED ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT WERE NOT KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE, OR THE LANDSCAPE ARCHITECT, OTHERWISE THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY NECESSARY REVISIONS.
- THE SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN AT EACH POINT OF CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY ALL PRESSURES ON SITE PRIOR TO COMMENCING WITH THE INSTALLATION OF THE IRRIGATION SYSTEM.
- FINAL LOCATION OF AUTOMATIC CONTROLLER TO BE DETERMINED BY THE OWNER'S AUTHORIZED REPRESENTATIVE AND/OR THE LANDSCAPE ARCHITECT.
- 117 VOLT 60HZ SINGLE PHASE ELECTRICAL POWER OUTLET FOR THE IRRIGATION CONTROLLER IS TO BE PROVIDED BY THE OWNER/DEVELOPER. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING THE HOOK-UP FROM THE POWER OUTLET TO THE CONTROLLER.
- ALL WIRE FROM THE CONTROLLER TO THE ELECTRIC CONTROL VALVES SHALL BE #14 AWG-UF DIRECT BURIAL COPPER WIRE. PILOT WIRES SHALL BE COLOR CODED BY CONTROLLER AND COMMON GROUND WIRES SHALL BE WHITE WITH IDENTIFYING COLOR STRIPE CODED FOR EACH CONTROLLER. CONTRACTOR SHALL INSTALL (1) EXTRA COLOR CODED COMMON AND (1) EXTRA PILOT WIRE FROM THE CONTROLLER TO THE FARTHEST VALVE(S) FOR FUTURE USE. INSTALL IN COMMON TRENCH WITH MAIN LINE PIPING WHEREVER POSSIBLE. FASTEN WIRES TO UNDERSIDE OF MAIN LINE WITH NYLON WIRE TEES AT 10 FT. INTERVALS. PROVIDE A MINIMUM OF 18" OF COVER WHEN NOT ADJACENT TO MAIN LINE.
- ALL WIRE CONNECTIONS SHALL BE MADE IN VALVE BOXES WITH APPROVED WATERPROOF WIRE CONNECTORS. WIRE SPLICES WILL NOT BE PERMITTED UNLESS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE, OR THE LANDSCAPE ARCHITECT. WIRE SPLICES SHALL BE LOCATED ON RECORD DRAWINGS AS PER SPECIFICATIONS.
- PROVIDE A MINIMUM OF 24" OF COVER OVER ALL PRESSURE MAIN LINE PIPING 3" AND LARGER, 18" OF COVER OVER ALL OTHER PRESSURE MAIN LINE PIPING, AND 12" COVER OVER ALL NON-PRESSURE LATERAL LINE PIPING. PROVIDE A MINIMUM OF 36" COVER OVER ALL SLEEVES UNDER STREETS AND VEHICULAR TRAFFIC AREAS. ALL MAIN LINE PIPING UNDER PAVED AREAS SHALL BE INSTALLED IN SCH. 40 PVC SLEEVES. ALL SLEEVES SHALL BE INSTALLED UNDER PAVED AREAS PRIOR TO PAVING.
- THE IRRIGATION CONTRACTOR SHALL FLUSH ALL LINES AND ADJUST ALL HEADS FOR MAXIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO ALL WALKS, WALLS, FENCES, DRIVES, AND BUILDINGS AS MUCH AS POSSIBLE. THIS WORK SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT ANY EXISTING SITE CONDITIONS.
- THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ANTI-DRAIN VALVES AS REQUIRED BY FIELD CONDITIONS TO PREVENT DAMAGE AND EROSION DUE TO EXCESSIVE LOW HEAD RUNOFF.
- UPON COMPLETION OF THE JOB, THE CONTRACTOR IS TO PROVIDE THE OWNER WITH A SEPIA MYLAR OF THE RECORD IRRIGATION PLANS.
- THE SYSTEM SHALL BE FULLY GUARANTEED FOR A PERIOD OF ONE YEAR. ANY DEFECTIVE MATERIAL OR POOR WORKMANSHIP SHALL BE REPLACED OR CORRECTED BY THE IRRIGATION CONTRACTOR AT NO COST TO THE OWNER(S).

WHENEVER ANY ITEM OF "DISTRIBUTION & CONTROL EQUIPMENT" IS SIZED SMALLER THAN THE MAIN LINE OR LATERAL LINE PIPING ON WHICH IT IS PLACED, THE REDUCTION IN PIPE SIZE SHALL ONLY OCCUR AT THE THREADED FITTING WHICH ADAPTS THE PIPE TO THE PIECE OF EQUIPMENT.

### IRRIGATION LEGEND

DRIP IRRIGATION									
SYMBOL	MFR.	MODEL NUMBER	COLOR	DESCRIPTION	EMITTERS	GPH.	GPM.	PSI.	DETAIL
	RAIN BRD	XFS-CV-09-18	BROWN	XFS-CV SUB-SURFACE PRESSURE COMP. DIPLINE w/ ANTI-SIPHON EMITTERS & CHECK VALVES (8 FT. MAX.)	18" O.C.	0.90 GPH.	1.02 / 100'	20 - 60	H-1
	RAIN BRD	XFP-IT4-075		DIPLINE ADAPTER TEE (DIPLINE x 3/4" FPT)					H-2
	(APPROVED)	(BRASS)		MANUAL FLUSH HOSE END CAP (3/4" FPT)					H-3
	(no symbol)	RAIN BRD	OPERND	POP-UP OPERATION INDICATOR					INSTALL 1 ON EACH DIPLINE ZONE, AT THE CONTROL VALVE (MFR.)

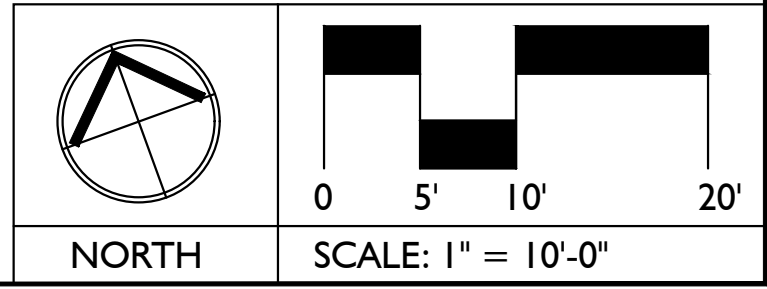
DISTRIBUTION & CONTROL EQUIPMENT									
SYMBOL	MFR.	MODEL NUMBER	DESCRIPTION	REMARKS	DETAIL				
	(APPROVED)	SCH. 40 PVC	PRESSURE MAIN LINE (POTABLE WATER SOURCE)	FOR UNDERGROUND INSTALLATION; SIZES NOTED (1" MIN.)	A-1				
	(APPROVED)	CL 200 PVC	NON-PRESSURE LATERAL LINE (POTABLE SOURCE)	FOR UNDERGROUND INSTALLATION; SIZES NOTED (3/4" MIN.)	A-1				
	(APPROVED)	SCH. 40 PVC	MAIN LINE & LATERAL LINE SLEEVE	DIAMETER AS NOTED IN THE SLEEVE SYMBOL ON THE PLAN	A-3, A-20				
	(APPROVED)	SCH. 40 PVC	LOW VOLTAGE CONTROL WIRE SLEEVE	DIAMETER AS NOTED IN THE SLEEVE SYMBOL ON THE PLAN	A-3, A-20				
	(APPROVED)	SCH. 40 PVC	LATERAL LINE SLEEVE	SIZE: TWO TIMES THE SIZE OF THE LINE BEING SLEEVED	A-3				
	NIBCO	T-585-70	BRONZE BALL VALVE (THREADED - FULL PORT)	LINE SIZE: TO 2" MAX.	D-1				
	RAIN BRD	33 DRC	QUICK-COUPLING VALVE w/ YELLOW RUBBER COVER	FOR POTABLE WATER, 3/4"	D-10				
	RAIN BRD	PEB	ELECTRIC CONTROL VALVE w/ FILTER	1" w/ FLOW CONTROL	A-21, E-12				
	RAIN BRD	LC RBY 100D	DISC Y-FILTER	1", 120 MESH, 0 - 25 GPM.					

SYMBOL	DESCRIPTION	REMARKS
	INDICATES CONTROL VALVE SIZE	
	INDICATES CONTROLLER STATION NUMBER	
	INDICATES FLOW IN GALLONS PER MINUTE	
	INDICATES CONTROL VALVE SIZE	
	INDICATES CONTROLLER STATION NUMBER	
	INDICATES FLOW IN GALLONS PER MINUTE	



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Issued For:	
04.15.22	1st CITY SUBMITTAL

Revisions:	

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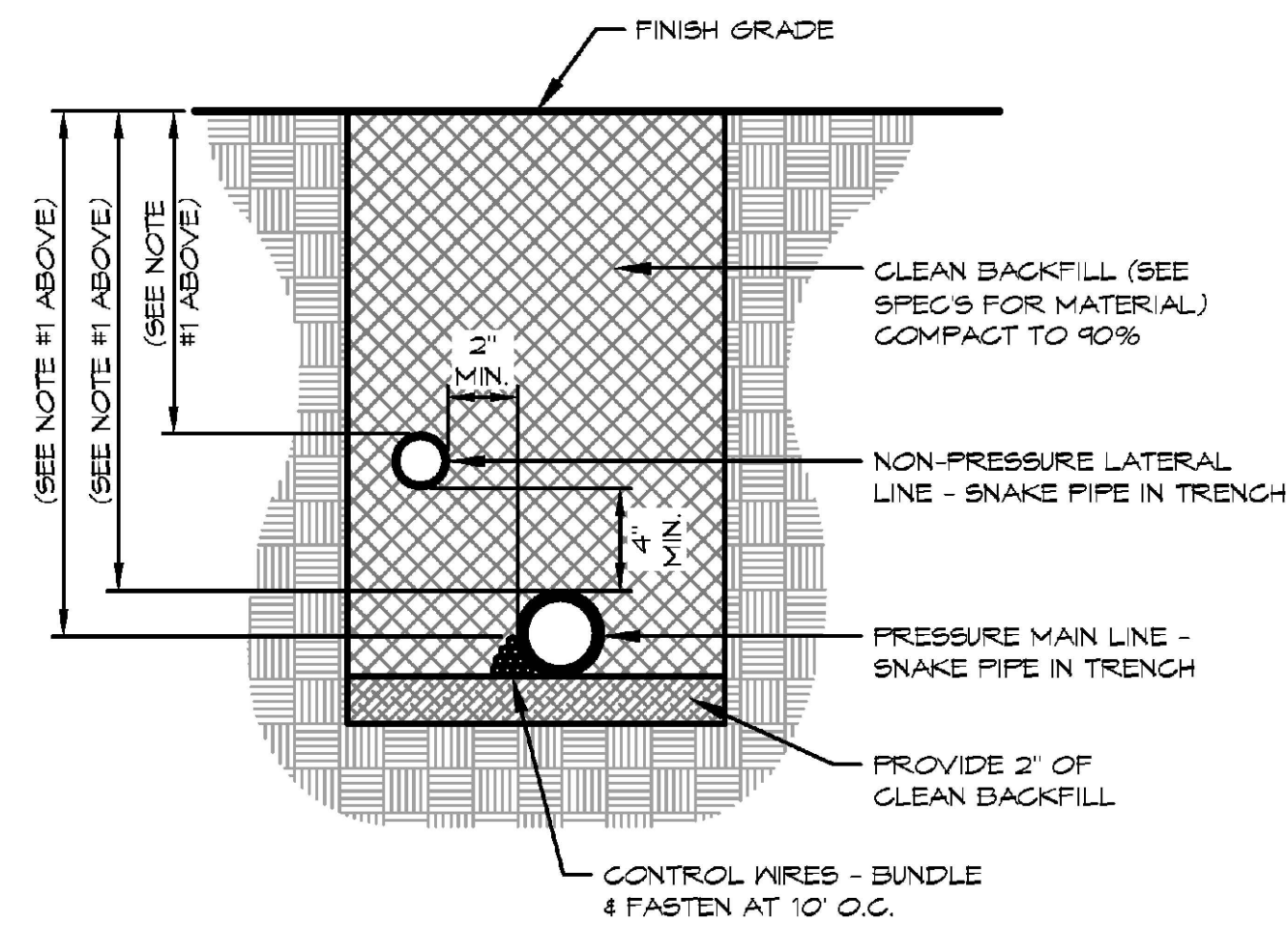
Drawn By: WRD  
Checked By: WRD  
Plan Date: 04.15.22  
Scale:

Title:  
**IRRIGATION PLAN**

Sheet No.:  
**LI.1**  
Plan Status:  
**1ST CITY SUBMITTAL**

04.15.22  
1ST CITY SUBMITTAL

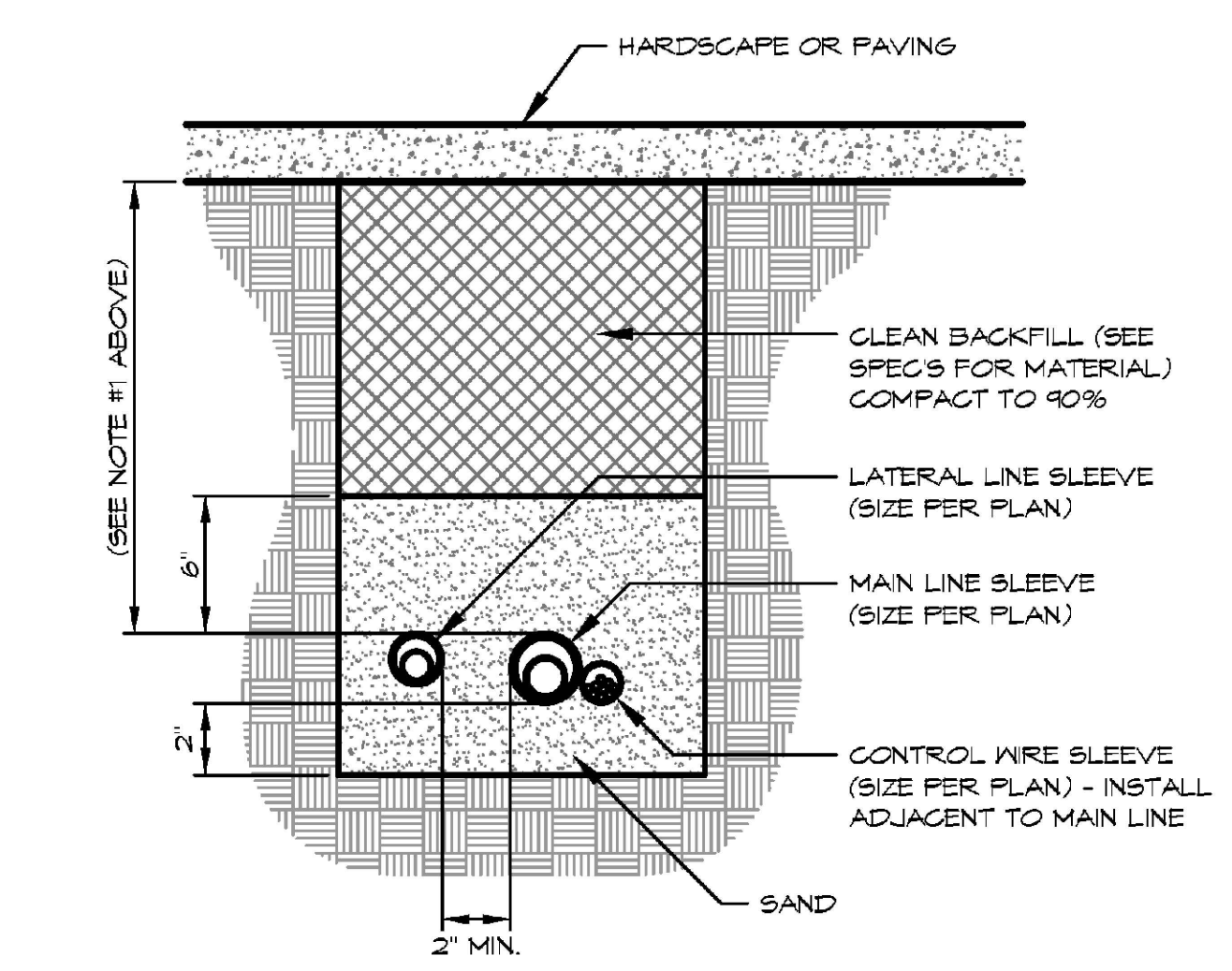
- NOTES:
1. PROVIDE THE FOLLOWING MINIMUM COVERAGE DEPTHS:
    - 12" OVER NON-PRESSURE & LATERAL LINES.
    - 18" OVER MAIN LINES 3/4" DIAMETER & SMALLER.
    - 24" OVER MAIN LINES 3/4" DIAMETER & LARGER.
    - 18" OVER WIRES & CONDUITS, WHEN NOT ADJACENT TO MAIN LINES.
  2. FASTEN WIRES TO MAIN LINES WITH NYLON WIRE TIES AT 10' O.C.
  3. PROVIDE WIRE EXPANSION LOOPS (MIN. 12" LONG) AT ALL 90° CHANGES IN DIRECTION.



**A-1** TYPICAL TRENCHING

04-15-22  
10/23/18

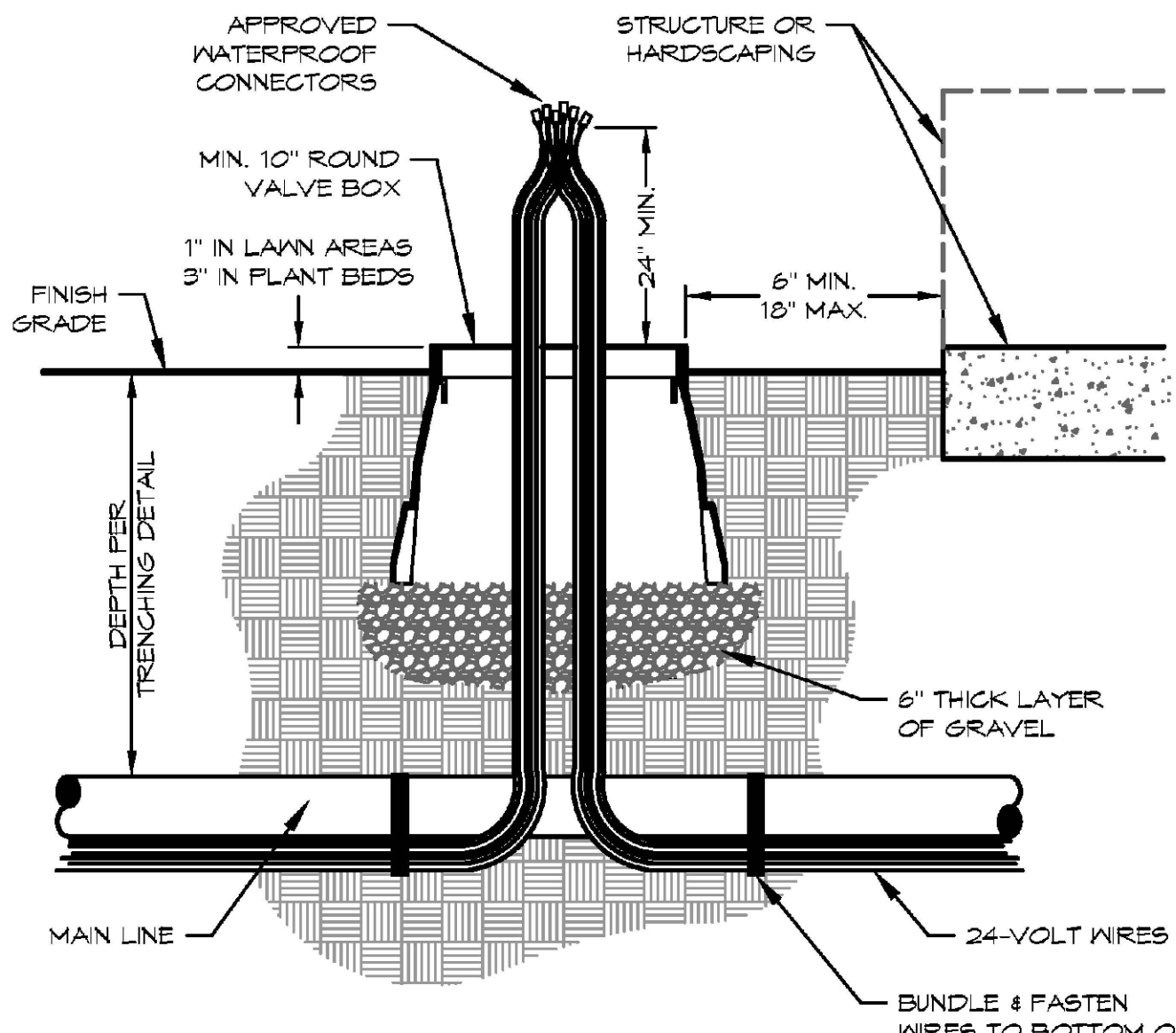
- NOTES:
1. PROVIDE THE FOLLOWING MINIMUM COVERAGE DEPTHS:
    - 12" OVER SLEEVES FOR NON-PRESSURE & LATERAL LINES.
    - 18" OVER SLEEVES FOR MAIN LINES 3/4" DIAMETER & SMALLER.
    - 24" OVER SLEEVES FOR MAIN LINES 3/4" DIAMETER & LARGER.
    - 18" OVER SLEEVES FOR WIRES & CONDUITS.
    - 24" OVER ALL SLEEVES UNDER STREETS & VEHICULAR TRAFFIC AREAS.
  2. INSTALL SLEEVES UNDER HARDSCAPE AREAS AS INDICATED ON THE IRRIGATION PLANS.
  3. EXTEND ALL SLEEVES A MIN. OF 12" BEYOND EDGES OF HARDSCAPE AT BOTH ENDS.



**A-3** TYPICAL SLEEVING

04-15-22  
10/23/18

- NOTES:
1. PLACE GRAVEL PRIOR TO INSTALLATION OF VALVE BOX.
  2. LOOP ENOUGH WIRE TO EXTEND WIRE BUNDLE A MIN. OF 24" OUTSIDE OF THE VALVE BOX.
  3. BRAND THE VALVE BOX LID WITH "9D" IN LETTERS 2" HIGH.



**A-20** SPLICE BOX FOR 24-VOLT WIRING

04-15-22  
10/23/18

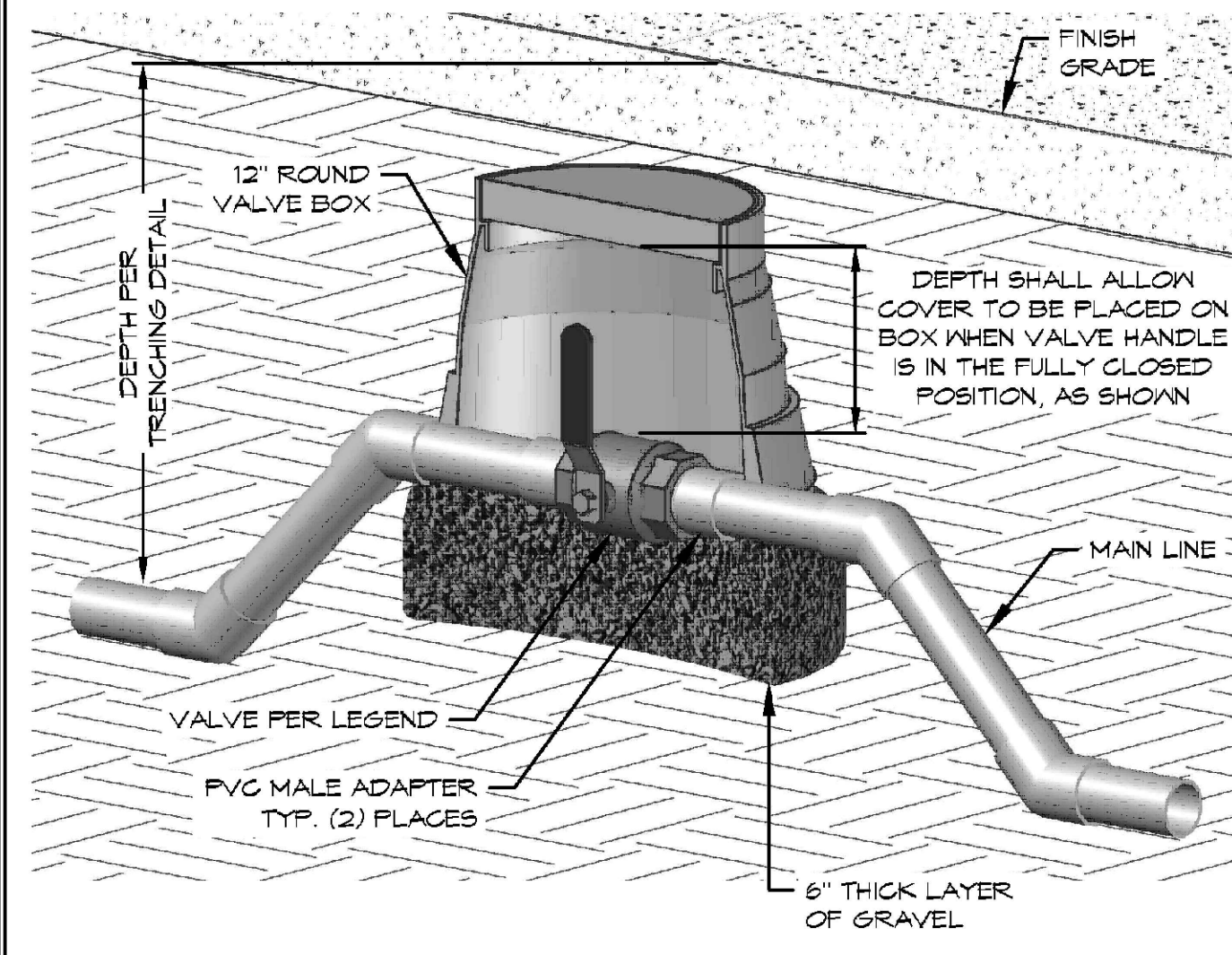
NOTE: INSTALL ALL CONNECTORS PER MANUFACTURER'S INSTRUCTIONS.

MANUFACTURER & MODEL NO.	SIZE OF WIRES & NUMBER per CONNECTOR				
	#18 AWG	#16 AWG	#14 AWG	#12 AWG	#10 AWG
<b>SPEARS MFR. CO.</b>					
DS-100 w/ DS-300 SEALANT	2 or 3	2 or 3	2 or 3	2 or 3	2 or 3
DS-400	2 or 3	2 or 3	2 or 3	2 or 3	2 or 3
DS-500	2 or 3	2 or 3	2 or 3	2 or 3	2 or 3
<b>RAIN BIRD</b>					
DBTWC	2 or 3	2 or 3	2 or 3	2 or 3	2 or 3
<b>3M SCOTCHLOK</b>					
316-IR "IRRIGATION CONNECTOR"	2 or 3	2 or 3	(NOT APPROVED)		
DBY	2 or 3	2 or 3	2 or 3	2	(N/A)
DBO/B	2 or 3	2 or 3	2 or 3	2	(N/A)
DBRY	2 or 3	2 or 3	2 or 3	2 or 3	2 or 3
DBR	(NOT APPROVED)	2 or 3	2 or 3	2 or 3	2 or 3

**A-21** WIRE CONNECTOR FOR 24-VOLT WIRING

04-15-22  
10/23/18

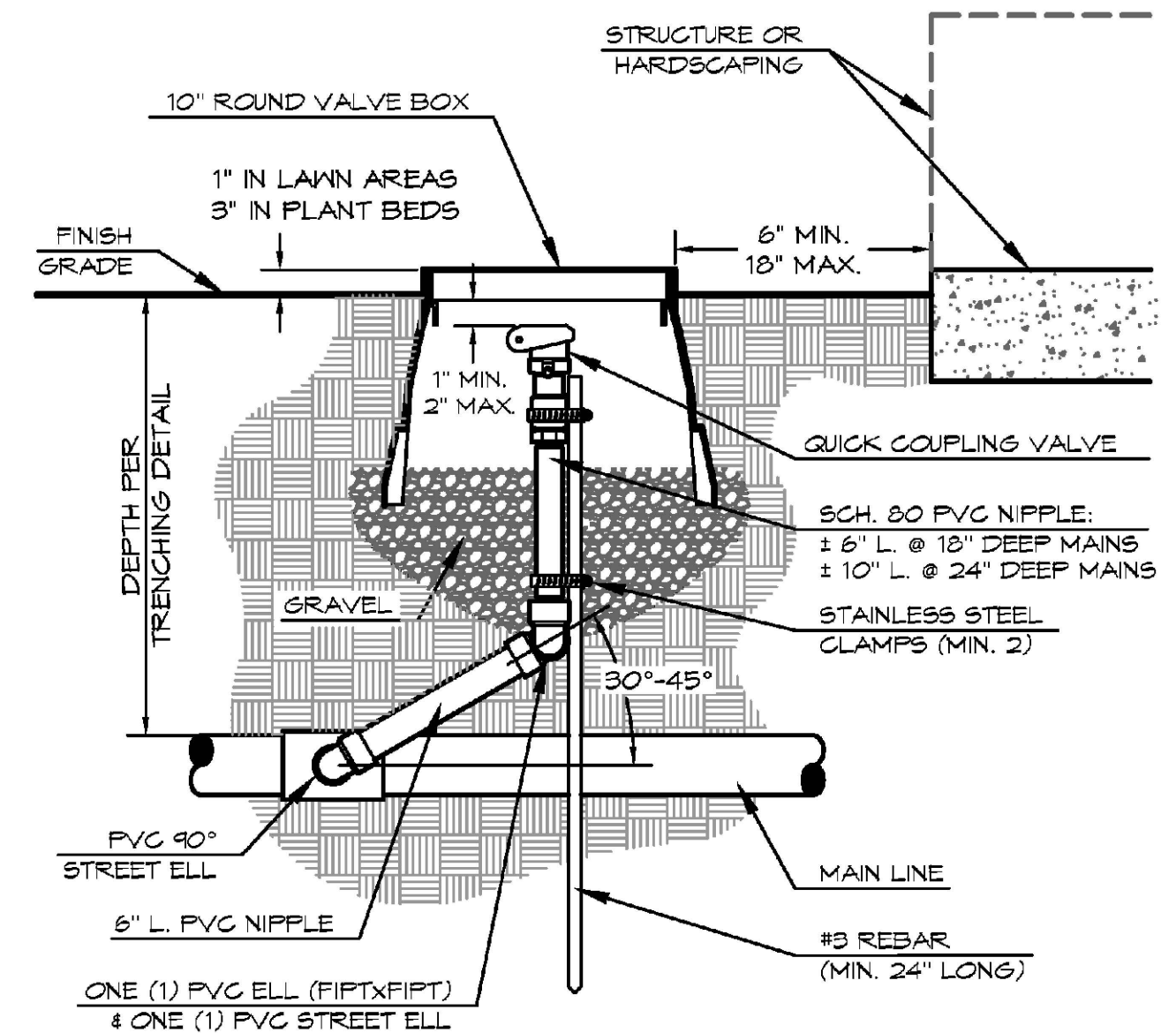
- NOTES:
1. PLACE GRAVEL PRIOR TO INSTALLATION OF VALVE BOX AND VALVE.
  2. ANGLE MAIN LINE FROM VALVE BOX TO SPECIFIED DEPTH WITH 45° ELLS.
  3. INSTALL VALVE SO SHUT-OFF HANDLE OPERATES IN A VERTICAL PLANE IN RELATION TO THE GROUND, AS SHOWN, NOT IN A HORIZONTAL PLANE TO THE GROUND.
  4. ALL THREADED CONNECTIONS SHALL BE SEALED DURING ASSEMBLY WITH "PERMATEX #51" PIPE JOINT COMPOUND, OR APPROVED EQUAL, AS RECOMMENDED BY THE MANUFACTURER OF THE SEALANT.
  5. BRAND THE VALVE BOX LID WITH "V" IN LETTERS 2" HIGH.



**D-1** ISOLATION VALVE (BALL VALVE)

04-15-22  
10/23/18

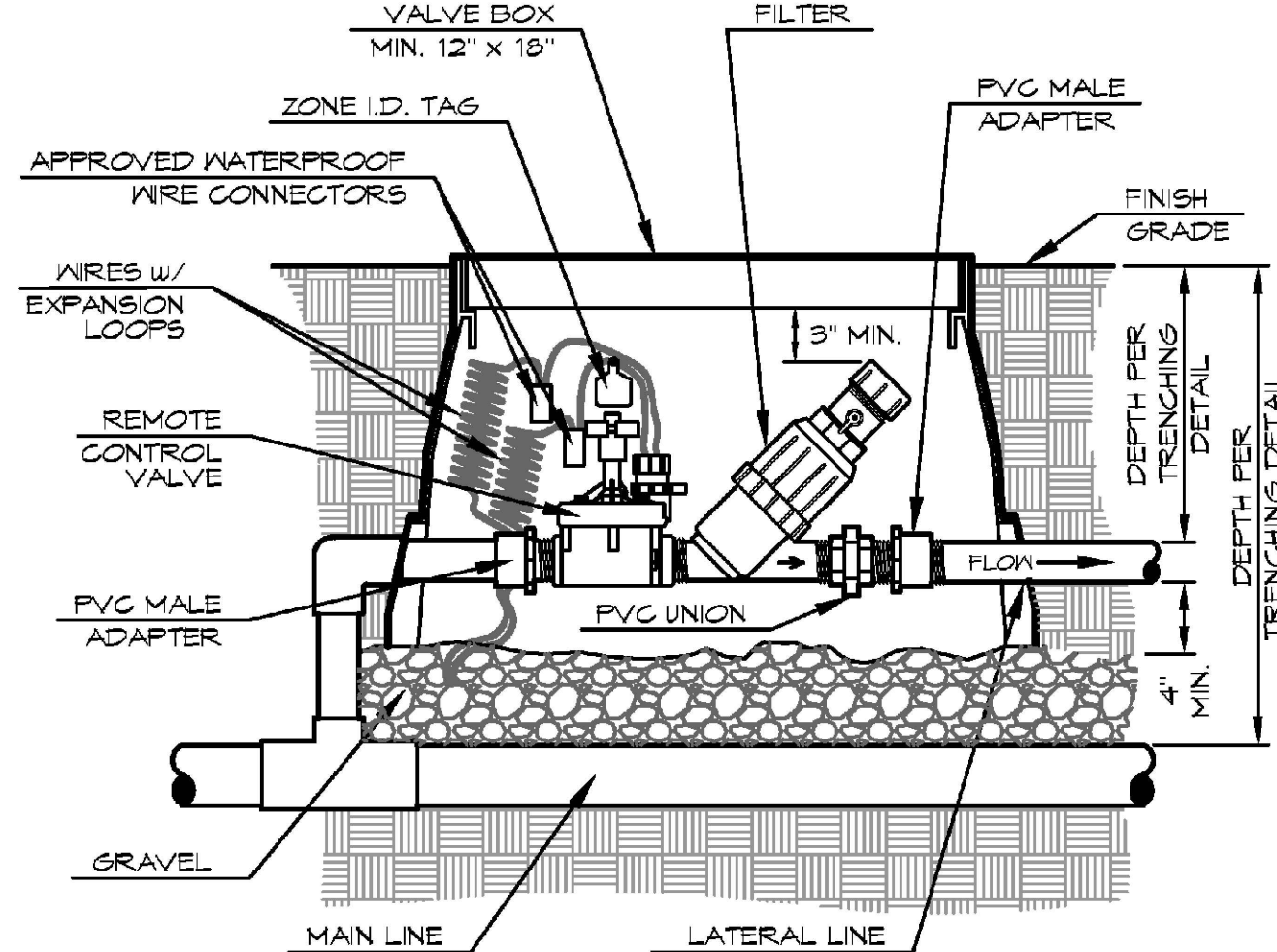
- NOTES:
1. IN PAVED AREAS, USE AN APPROVED TRAFFIC VALVE BOX & LID.
  2. MOUNT FLUSH WITH ADJACENT PAVING.
  3. PLACE GRAVEL PRIOR TO INSTALLATION OF VALVE BOX.
  4. BRAND THE VALVE BOX LID WITH "QC", IN LETTERS 2" HIGH.



**D-10** QUICK COUPLING VALVE (in valve box)

04-15-22  
10/23/18

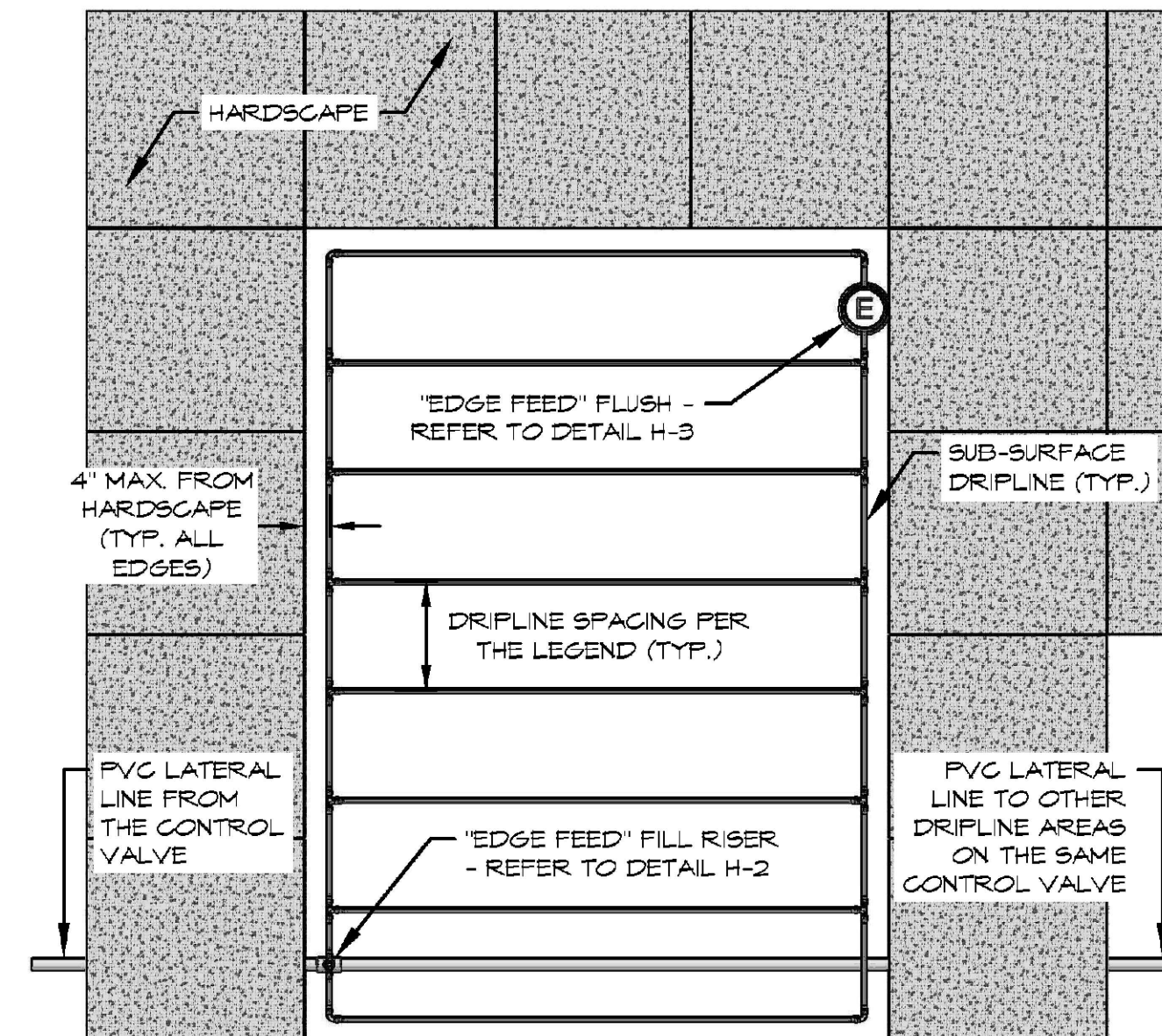
- NOTES:
1. INSTALL VALVES IN PLANT BEDS, NEXT TO SIDEWALKS, WHEREVER POSSIBLE.
  2. INSTALL VALVES A MIN. OF 12" FROM STRUCTURES OR HARDSCAPING.
  3. PLACE BOX AT RIGHT ANGLES TO STRUCTURE OF HARDSCAPING.
  4. PLACE GRAVEL PRIOR TO INSTALLATION OF VALVE BOX.
  5. ALL THREADED CONNECTIONS SHALL BE SEALED DURING ASSEMBLY WITH "PERMATEX #51" PIPE JOINT COMPOUND, OR APPROVED EQUAL, AS RECOMMENDED BY THE MANUFACTURER OF THE SEALANT.
  6. INSTALL FILTER SO IT CAN BE TAKEN APART IN PLACE FOR CLEANING.
  7. BRAND THE VALVE BOX LID WITH THE CONTROLLER DESIGNATION & STATION NUMBER, IN LETTERS 2" HIGH.



**E-12** REMOTE CONTROL VALVE & FILTER (with UNION)

04-15-22  
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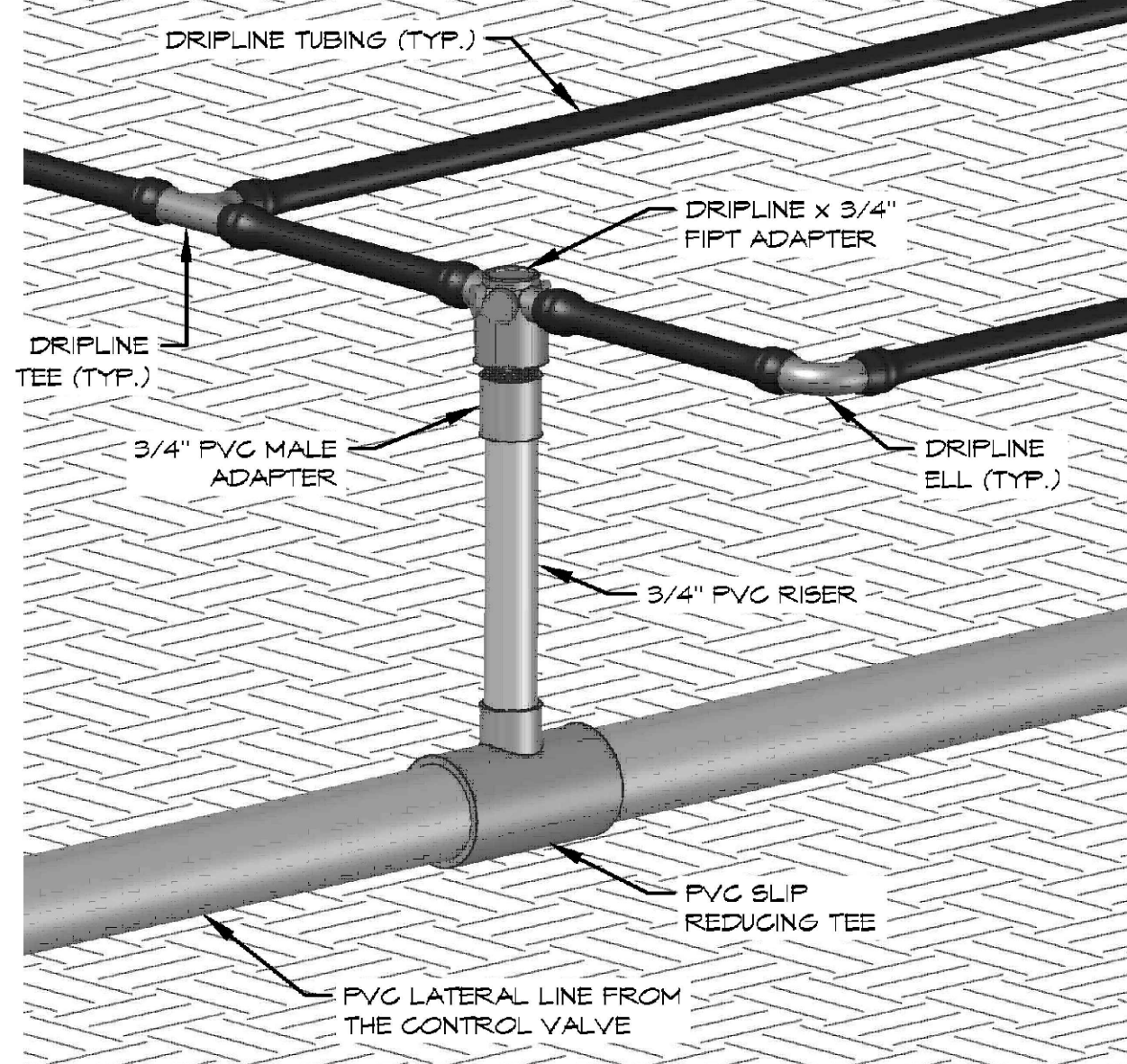
- NOTES:
1. REFER TO "DRIPLINE INSTALLATION NOTES" ON THE PLANS FOR DRIPLINE LAYOUT GUIDELINES.
  2. LOCATE THE FLUSH CAP HYDRAULICALLY OPPOSITE THE FILL RISER, AND AT ALL ENDS OF SINGLE DRIPLINE RUNS.



**H-1** SUB-SURFACE DRIPLINE "EDGE FEED" (PLAN VIEW)

04-15-22  
10/23/18

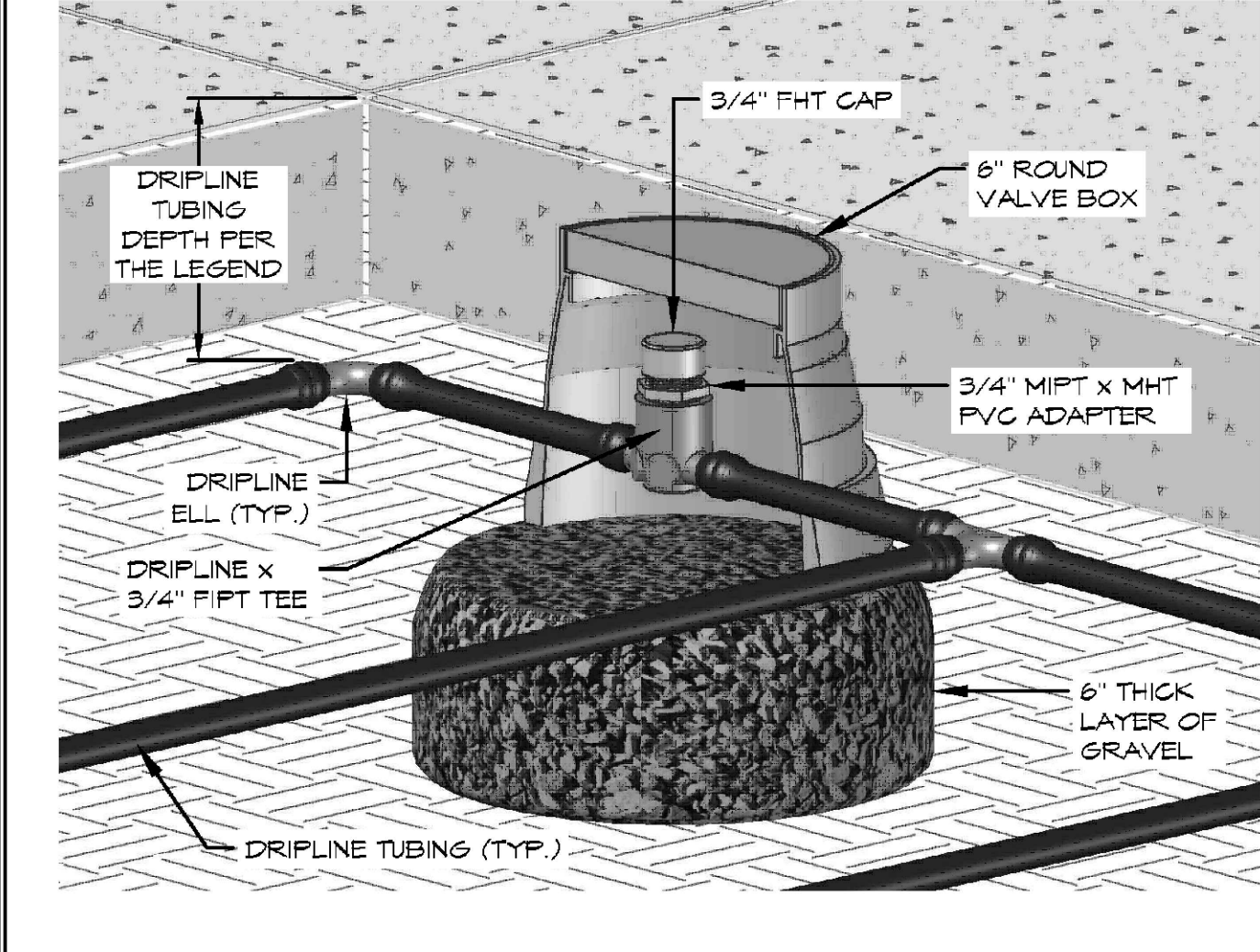
- NOTES:
1. LATERAL LINE DEPTH SHALL BE AS SPECIFIED ON THE TRENCHING DETAIL.
  2. FILL RISER HEIGHT SHALL BE AS NEEDED TO ACHIEVE THE DRIPLINE TUBING DEPTH SPECIFIED IN THE LEGEND.



**H-2** SUB-SURFACE DRIPLINE "EDGE FEED" FILL RISER

04-15-22  
10/23/18

- NOTES:
1. LOCATE THE FLUSH CAP HYDRAULICALLY OPPOSITE THE FILL RISER, AND AT ALL ENDS OF SINGLE DRIPLINE RUNS.
  2. INSTALL 1 QUINCY FOOT OF GRAVEL UNDERNEATH THE VALVE BOX AS A BED FOR THE BOX AND A SUMP FOR FLUSHED WATER.
  3. INSTALL THE VALVE BOX SO THE TOP IS 1" ABOVE FINISH GRADE.
  4. BRAND THE VALVE BOX LID WITH "FC" IN LETTERS 2" HIGH.



**H-3** SUB-SURFACE DRIPLINE "EDGE FEED" FLUSH CAP

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Stamp:

Drawn By: WRD  
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Plan Date: 04.15.22  
Scale:

Title:

**IRRIGATION DETAILS**

Sheet No.:

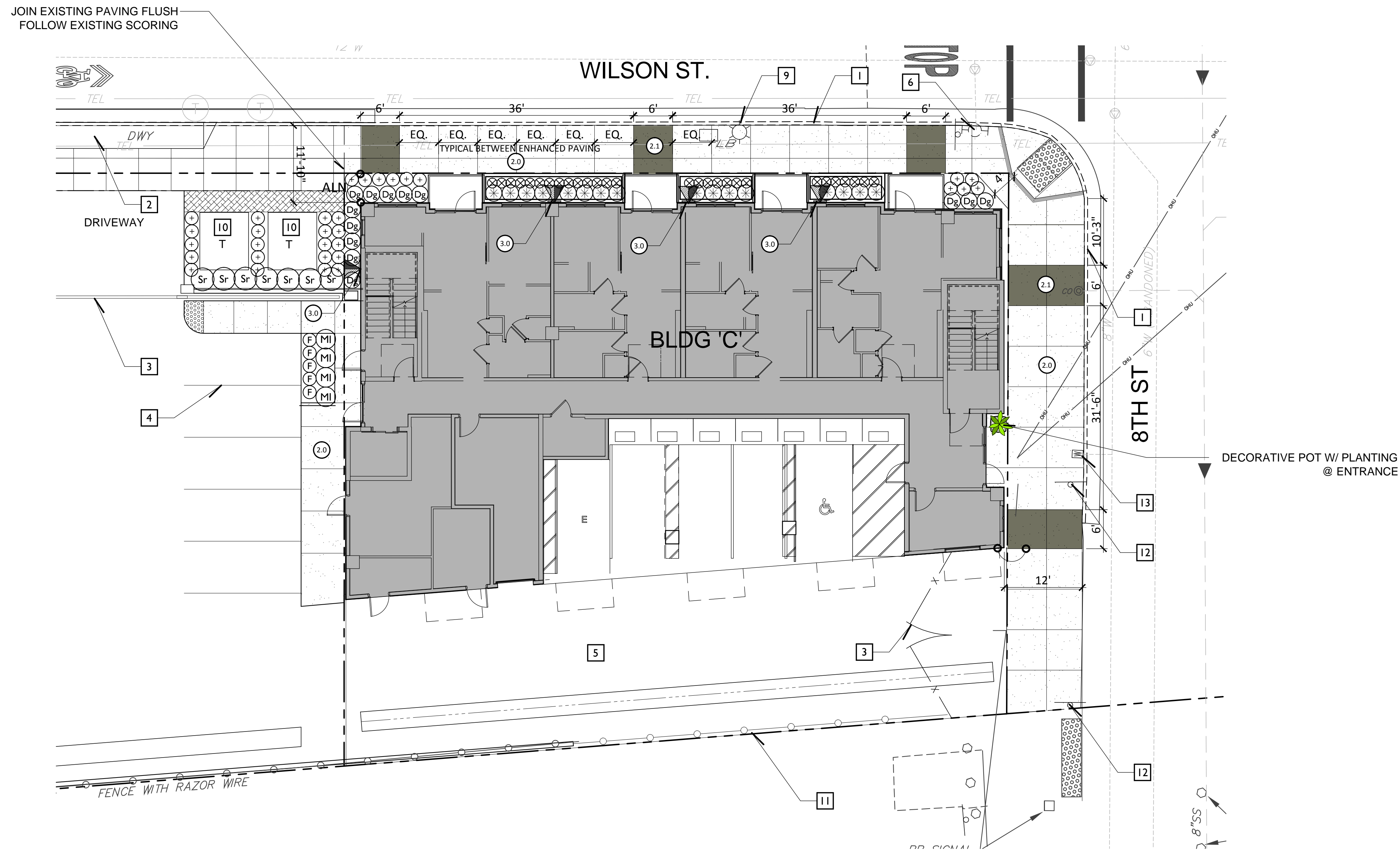
**LI.2**

Plan Status:

**1ST CITY SUBMITTAL**







**SHRUBS:**

NAME	SIZE	QTY	WUCOLS
CAREX DIVULSA BERKELEY SEDGE	1 GAL.	28	LOW
DIETES GRANDIFLORA BUTTERFLY IRIS	5 GAL.	13	LOW
DIANELLA CAERULEA CASSA BLUE BLUE FLAX LILY	1 GAL.	30	MOD.
FESTUCA MAIREI ATLAS GRASS	1 GAL.	5	LOW
HEBE 'AUTUMN GLOW'	1 GAL.	16	MOD
MUHLENBERGIA LINDHEIMERI LINDHEIMER MUHLY	1 GAL.	4	LOW
SARCOCCA RUSCIFOLIA FRAGRANT SARCOCCA	5 GAL.	7	LOW

**VINES:**

SYMBOL NAME	SIZE	QTY	WUCOLS
SOLANUM JASMINOIDES WHITE POTATO VINE	5 GAL.	4	Low

**POT SCHEDULE:**

SYMBOL NAME	SIZE	QTY	WUCOLS
DRACAENA DRACO DRAGON TREE	20 GAL.	1	Low
VINCA MINOR DWARF PERIWINKLE	4" POTS	3	Low
ASSORTED SUCCULENTS	4" POTS	5	Low

**QUANTITIES NOTE:**  
CONTRACTOR TO NOTE THAT THE QUANTITIES ON LEGEND AND PLANT CALLOUTS HAVE BEEN PROVIDED FOR QUICK REFERENCE ONLY. IT IS RECOMMENDED THAT THE CONTRACTOR NOT RELY ON THE ACCURACY OF THESE QUANTITIES AND PROVIDE THEIR OWN PLANT MATERIAL COUNTS AT THE TIME OF PREPARING BID. ANY DISCREPANCY IN THE PLANT QUANTITIES AND SIZES SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT.

**AGRONOMIC SOILS REPORT NOTE:**  
CONTRACTOR SHALL BE UTILIZE AGRONOMIC SOILS TESTS PREPARED FOR PHASE I

- GENERAL PLANTING NOTES:**
- ALL NON-TURF LANDSCAPE AREAS TO RECEIVE A 3" LAYER OF SHREDDED ORGANIC MULCH.
  - LANDSCAPE ARCHITECT TO APPROVE ALL PLANT MATERIAL NOT LESS THAN 1 WEEK PRIOR TO ANTICIPATED DELIVERY DATE.
  - CONTRACTOR SHALL REMOVE ALL GROWER STAKES, TAGS AND RIBBONS.
  - LANDSCAPE CONTRACTOR SHALL MAINTAIN PROPER DRAINAGE AND DIRECT ALL WATER TO DRAINAGE INLETS SO AS TO PREVENT STANDING WATER.
  - THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTED AREAS FOR A PERIOD OF 90 DAYS AFTER "START OF MAINTENANCE" PERIOD.
  - CONTRACTOR SHALL GUARANTEE SHRUBS FOR 6 MONTHS AND TREE MATERIAL FOR 12 MONTHS (1 YEAR).
  - LANDSCAPE ARCHITECT SHALL APPROVE PLANT MATERIAL PLACEMENT PRIOR TO INSTALLATION
  - NO TREES SHALL BE PLANTED CLOSER THAN 5' TO A BUILDING OR ROOF STRUCTURE. NO TREES SHALL BE PLANTED CLOSER THAN 5' TO PAVING OR FREESTANDING WALLS UNLESS DIRECTED BY THE LANDSCAPE ARCHITECT.
  - TREES SHALL NOT BE PLANTED WHERE FUTURE GROWTH WILL OBVIOUSLY CONFLICT WITH ROOF OVERHANGS.
  - NO SHRUBS OR TREES SHALL BE PLANTED THAT WILL CREATE A VISUAL OBSTRUCTION TO SIGHT LINE OF VEHICLE TRAFFIC.
  - TREES PLANTED IN LANDSCAPE AREAS OF LESS THAN 5' IN WIDTH SHALL BE INSTALLED WITH APPROVED ROOT BARRIERS.
  - ANY PLANTING SHOWN ON THE PLANS OR EXISTING IN THE FIELD THAT CONTRADICTS THESE CRITERIA IS TO BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO DO SO MAY RESULT IN THE CONTRACTOR TO REMOVE OR RELOCATE PLANT MATERIAL.

**CONSTRUCTION CALLOUTS:**

FLATWORK	*BUILDING and SAFETY PERMIT REQUIRED	DET/SH/T
(20) CONCRETE PAVING with SCORE JOINTS as SHOWN		D, LP.2
(21) ENHANCED CONCRETE PAVING - SHAKE ON COLOR		D, LP.2
METAL / WOOD		
(10) METAL VINE TRELLIS		C, LP.2

**LEGEND:**

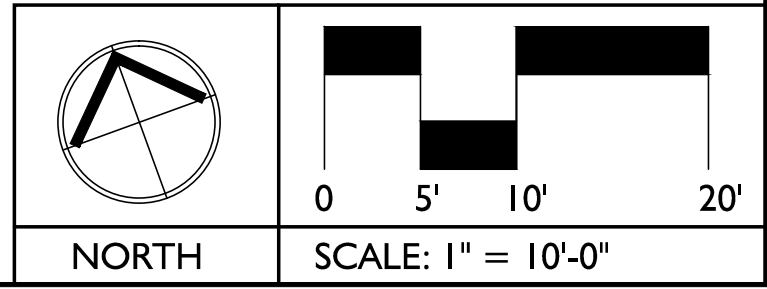
ALN	ALIGN
CLR	CLEAR
CL	CENTERLINE
EQ.	EQUAL
F.O.C.	FACE OF CURB
F.O.W.	FACE OF WALL
B.O.C.	BACK OF CURB
MIN.	MINIMUM
MAX.	MAXIMUM
P.A.	PLANTING AREA
B.C.R.	BEGIN CURB RADIUS
TYP.	TYPICAL
(18)	CONSTRUCTION CALLOUT
●	CAULKED EXPANSION JOINT (TO MATCH PAVING)

**GENERAL SITE IMPROVEMENTS**

1	CURB and GUTTER. PER CIVIL ENG PLANS
2	CONCRETE DRIVE APRON. PER CIVIL ENG PLANS
3	ENTRY GATES BY OTHERS
4	PARKING STRIPING BY OTHERS.
5	ASPHALT PAVING. PER CIVIL ENG PLANS
6	FIRE HYDRANT. PER CIVIL ENG PLANS
7	CITY SIDEWALK. BY OTHERS.
8	UNDERGROUND UTILITY. BY OTHERS.
9	STREET LIGHTING BY OTHERS.
10	TRANSFORMER BY OTHERS.
11	PERIMETER FENCING BY CONTRACTOR
12	STREET SIGNAGE

- GENERAL NOTES:**
- REFER TO WRITTEN SPECIFICATIONS
  - CONTRACTOR TO VERIFY ALL CONSTRUCTION FEATURES HORIZONTAL CONTROL (STAKING) WITH THE CIVIL ENGINEER'S PRECISE GRADING PLANS. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE OWNER OR SHALL REPORT ANY DISCREPANCIES TO THE OWNER OR LANDSCAPE ARCHITECT PRIOR TO ANY WORK. REFER TO CIVIL ENGINEER'S PLAN FOR ALL VERTICAL CONTROL.
  - ALL CALL OUTS ARE ONCE TYPICAL PER SHEET.
  - ALL DIMENSIONS ARE PERPENDICULAR OR PARALLEL TO REFERENCED FEATURE.
  - CONTRACTOR SHALL VERIFY ALL EXISTING FIN. GRADE ELEV. AND REPORT ALL DISCREPANCIES IMMEDIATELY TO THE OWNER PRIOR TO PROCEEDING WITH LANDSCAPE INSTALLATION
  - CONTRACTOR SHALL ADJUST ANY/ALL EXISTING UTILITY BOXES FLUSH WITH FINISH GRADE. REFER TO CIVIL ENGINEER'S PLANS FOR ALL FINISH GRADING ELEVATIONS
  - REFER TO CIVIL ENGINEER PRECISE GRADING AND DRAINAGE PLANS FOR AREA DRAIN INFORMATION.
  - CONTRACTOR SHALL INSTALL ALL SCORE JOINTS PER DETAIL AND PLAN
  - CONTRACTOR SHALL HAVE ALL CONCRETE WALK FORMS REVIEWED THE OWNER AND/OR LANDSCAPE ARCHITECT PRIOR TO THE POUR OF ANY CONCRETE.

**LANDSCAPE COMPLIANCE STATEMENT:**  
I HAVE COMPLIED WITH THE CRITERIA OF THE WATER USE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN



Issued For:

04.15.22	1st CITY SUBMITTAL
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Revisions:

No.	Description

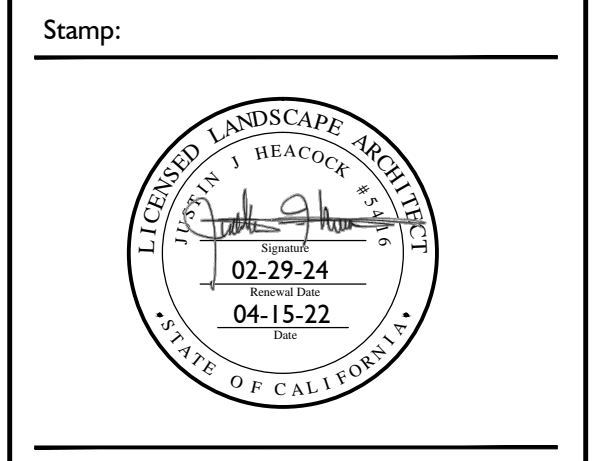
DESIGNER:

**JJH**  
LANDSCAPE ARCHITECTS  
BREA, CA  
949.683.3110

CONSULTANTS:

PROJECT:  
**PULLMAN LOFTS  
PH II BLDG C**  
701 WILSON ST.  
SANTA ROSA, CA.

DEVELOPER:  
**PHOENIX DEVELOPMENT**  
30 MEYERS CT.  
NOVATO, CA 94947



Drawn By: JJH  
Checked By: JJH  
Plan Date: 04.15.22

Title:  
**PLANTING PLAN**

Sheet No.:  
**LP.1**  
Plan Status:  
**1ST CITY SUBMITTAL**

**CONSTRUCTION NOTES**

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
- CONTRACTOR SHALL NOT WILFULLY PROCEED WITH CONSTRUCTION WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND / OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATIONS.
- CONTRACTOR SHALL OBTAIN A CURRENT STRUCTURAL SOILS REPORT. THIS SOILS REPORT SHALL SUPERSEDE THE RECOMMENDATIONS AND DETAILS SHOWN ON THESE PLANS AND SPECIFICATIONS.**
- THE LOCATION OF FEATURES TO BE CONSTRUCTED, NOT SPECIFICALLY DIMENSIONED MAY BE DETERMINED BY SCALE. VERIFY ALL SUCH CONDITIONS WITH OWNER'S REPRESENTATIVE.
- ALL CURVE-TO-CURVE AND CURVE-TO-TANGENT LINES SHALL BE NEAT, TRIM, SMOOTH, AND UNIFORM.
- CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL SLEEVES AS INDICATED ON THE IRRIGATION PLANS WITH PAVING CONTRACTOR.
- ALL FORMS AND ALIGNMENT OF HARDSCAPE ITEMS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO POURING. THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT A MINIMUM OF 48 HOURS PRIOR TO THE INSPECTION.

**WOOD CONSTRUCTION NOTES**

- MAKE ALL CONNECTIONS PERMANENTLY SECURE. PROVIDE FRAMING DEVICES FOR ALL ROUGH FRAMING WHERE NECESSARY TO MAKE WORK RIGID. CONCEAL FASTENINGS IN FINISH WORK.
- DO NOT SPLIT WOOD MEMBERS; PRE-DRILL WHEN NECESSARY. PROVIDE DRILLED HOLES FOR ALL BOLTS, WOOD SCREWS, AND THREADED FASTENERS.
- THE CONTRACTOR SHALL PAINT ALL STRAPS, BRACKETS, HANGERS, ETC. TO MATCH WOOD FINISH UNLESS OTHERWISE NOTED.
- ALL BOLTS SHALL BE CADMIUM-PLATED, GALVANIZED, OR PRIMERED.
- ALL CONSTRUCTION SHALL BE PLUMB AND TRUE.
- THE CONTRACTOR SHALL USE FINISH NAILS, INCLUDING BEAMS ON EXPOSED WOOD SURFACES AND COUNTERSINK HEADS 3MM.

**PAVING NOTES**

- THE CONTRACTOR SHALL VERIFY WITH PROJECT STRUCTURAL SOILS ENGINEER THE NEED FOR REINFORCING, BASE MATERIALS, PRESATURATION, AND OTHER REQUIREMENTS FOR PAVING AREAS.**
- ALL CONCRETE PAVING SECTIONS SHALL BE A MINIMUM OF 3 1/2" THICK UNLESS OTHERWISE NOTED.
- PAVING AND CONCRETE CONTRACTOR(S) SHALL COORDINATE HIS WORK WITH ELECTRICIAN, DRAIN LINE CONTRACTOR AND IRRIGATION CONTRACTOR FOR SLEEVING, PIPING, AND CONDUIT UNDER ALL PAVING AS REQUIRED.
- THE CONTRACTOR SHALL HOLD FINISH GRADE (1") INCH BELOW FINISH SURFACE.
- THE CONTRACTOR SHALL SLOPE ALL FINISH SURFACE AREAS A MINIMUM OF ONE PERCENT. UNLESS NOTED OTHERWISE.
- ALL WALKS SHALL HAVE CROSS FALL OF ONE PERCENT MINIMUM.
- REFER TO FINISH SCHEDULE FOR CONCRETE FINISH.
- ALL WALK INTERSECTIONS SHALL BE 90 DEGREES UNLESS NOTED OTHERWISE.
- ALL RADII AT WALK INTERSECTIONS SHALL BE 36" UNLESS NOTED OTHERWISE.
- FULL DEPTH EXPANSION JOINTS ARE TO BE SPACED AT MAXIMUM 20' O.C.. SCORE LINES TO BE MAXIMUM 10' O.C.
- ALL FORMS AND ALIGNMENT OF PAVING SHALL BE INSPECTED AND CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT A MINIMUM OF 48 HOURS PRIOR TO INSPECTION.
- REFER TO PRECISE GRADING PLAN FOR FINISH GRADES AND DRAINAGE.

**LIST OF INSPECTIONS**

- THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE 48 HOURS IN ADVANCE OF, AND COORDINATE, THE FOLLOWING INSPECTIONS AS NEEDED (BUT NOT LIMITED TO):
- PRE-JOB CONFERENCE.
  - AT COMPLETION OF FINISH GRADING.
  - LAYOUT OF SHOVEL CUTS BUT PRIOR TO INSTALLATION.
  - LAYOUT OF PAVING BUT PRIOR TO INSTALLATION.
  - VERIFY LOCATION OF PERIMETER FENCING.
  - DURING ENTIRE IRRIGATION INSTALLATION TO VERIFY AND INSPECT THE FOLLOWING (BUT NOT LIMITED TO):
    - POINT OF CONNECTIONS
    - BACKFLOW PREVENTION DEVICES
    - TRENCHING FOR PIPES
    - ELECTRICAL CONNECTIONS
    - CONTROL VALVES
    - COVERAGE
  - AT DELIVERY OF ALL PLANT MATERIALS TO THE SITE.
  - WHEN TREES AND SHRUBS ARE SPACED FOR PLANTING BUT BEFORE HOLES ARE EXCAVATED.
  - AT PRE-MAINTENANCE INSPECTION.
  - AT FINAL INSPECTION.

INSTALLATION IS REQUIRED BY OTHERS.  
 ALL EDGES TO HAVE 1/4" RADIUS MIN.  
 MANUFACTURING TOLERANCE ±1/4".  
 PRODUCT: QS-CAL3030P  
 QUANTITY:  
 CONCRETE COLOR: FRENCH GREY  
 CONCRETE TEXTURE: SANDSTONE  
 SEALER: STANDED-REBELO-SEALER MATTE  
 STD. 2" DIA. DRAIN HOLE  
 STD. COLOR & TEXTURE OPTIONS

APPROX. WT. 377 LBS.  
 APPROX. WT. 423 LBS. (LITECRETE)

Authorized Signature  
 By signing down or stamping the drawing "Approved" or "As Noted" the contractor certifies that the work will conform to the drawing as shown within 1/2" tolerance to produce the drawing as shown within 1/2" tolerance.

QUICK CRETE PRODUCTS CORP.  
 731 PARKROSE AVE.  
 HUNTSVILLE, AL 35894  
 (256) 737-8220 FAX (256) 737-7032  
 WWW.QUICKCRETE.COM

CONSTRUCTION PLAN  
 CALIFORNIA PLANTER (QS-CAL3030P)  
 DATE: 8/11/99  
 SCALE: 1" = 1'  
 SHEET NO. 1  
 OF 1

**GENERAL CONSTRUCTION NOTES**

**FINISH SCHEDULE:**

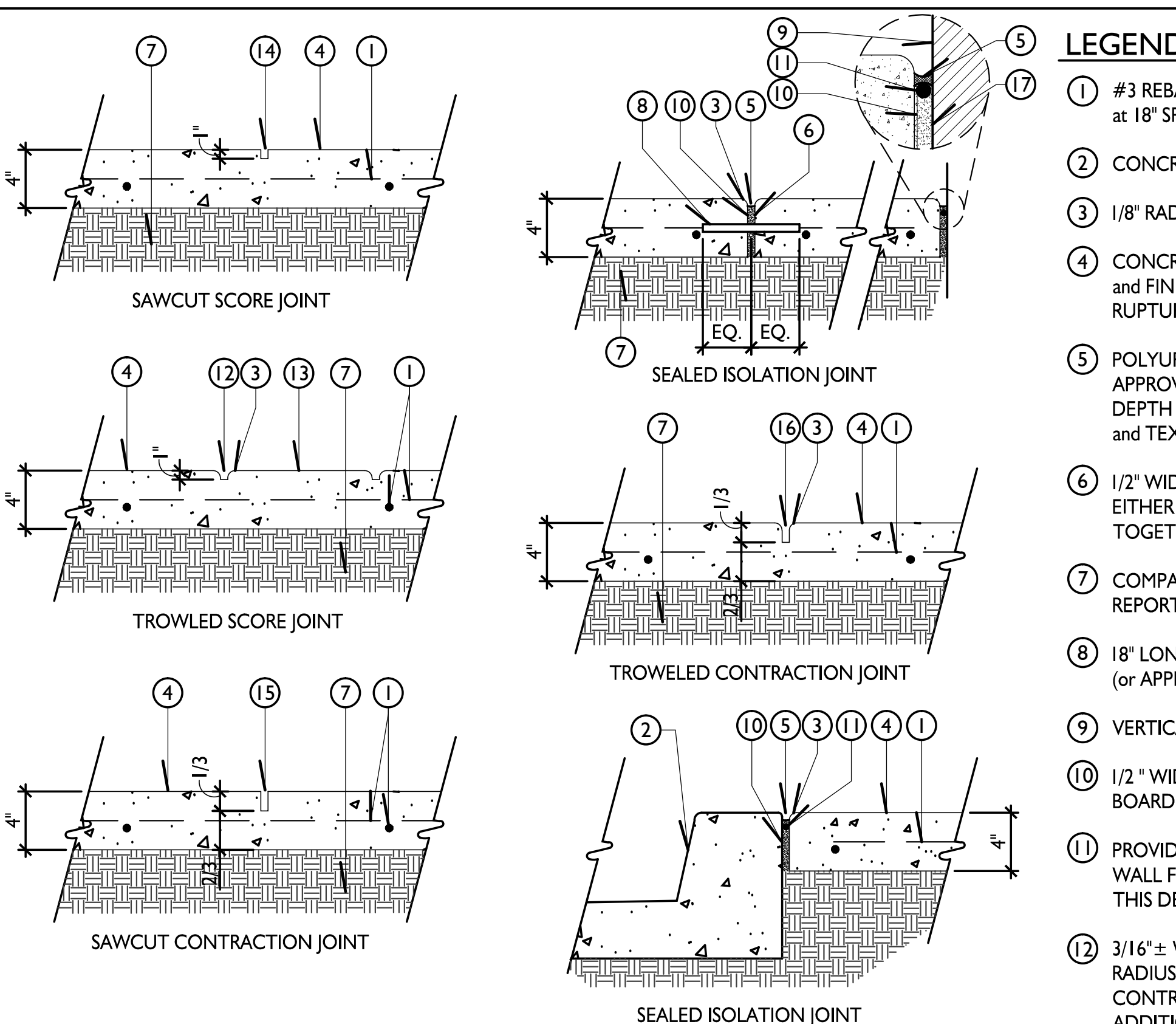
SYMBOL	ITEM	MANUFACTURER/SUPPLIER	COLOR	FINISH	COMMENTS
(2.0)	CONCRETE PAVING	N/A	NATURAL GRAY	MEDIUM BROOM FINISH - VERIFY	FINISH PER CITY STANDARD
(2.1)	ENHANCED CONCRETE PAVING	DAVIS COLOR	DARK GRAY (IRON OXIDE) 860 OR EQUAL. MATCH COPING	TOPCAST 03 FINISH	SHAKE ON COLOR

ALL OTHER MATERIALS & FINISHES REFER INDIVIDUAL DETAILS

**DECORATIVE POT @ ENTRANCE**

**C METAL VINE TRELLIS WALL MOUNTED - GREEN SCREEN**

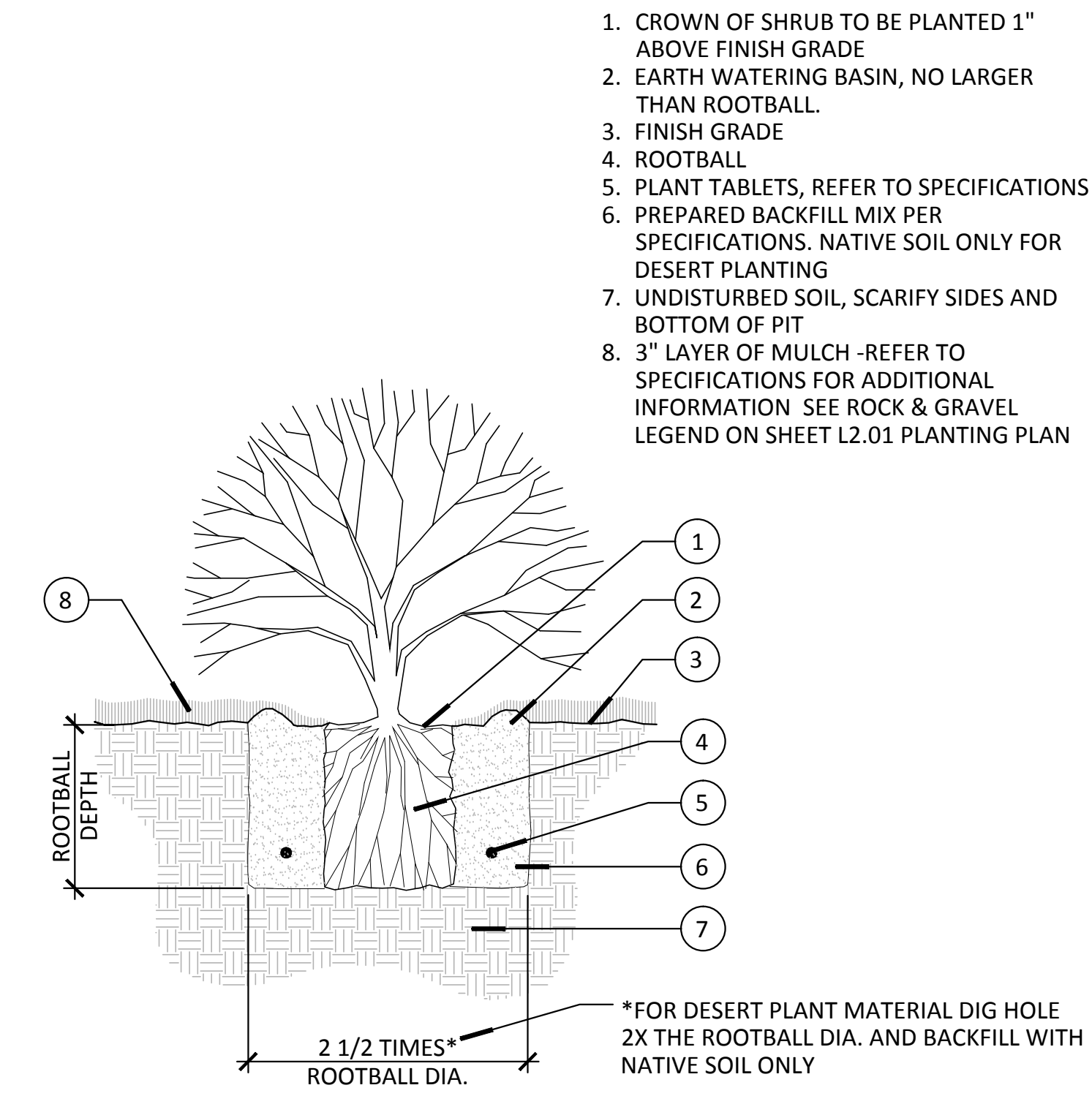
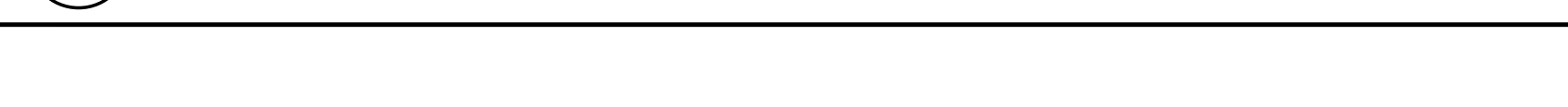
Scale: 3/4" = 1'-0"



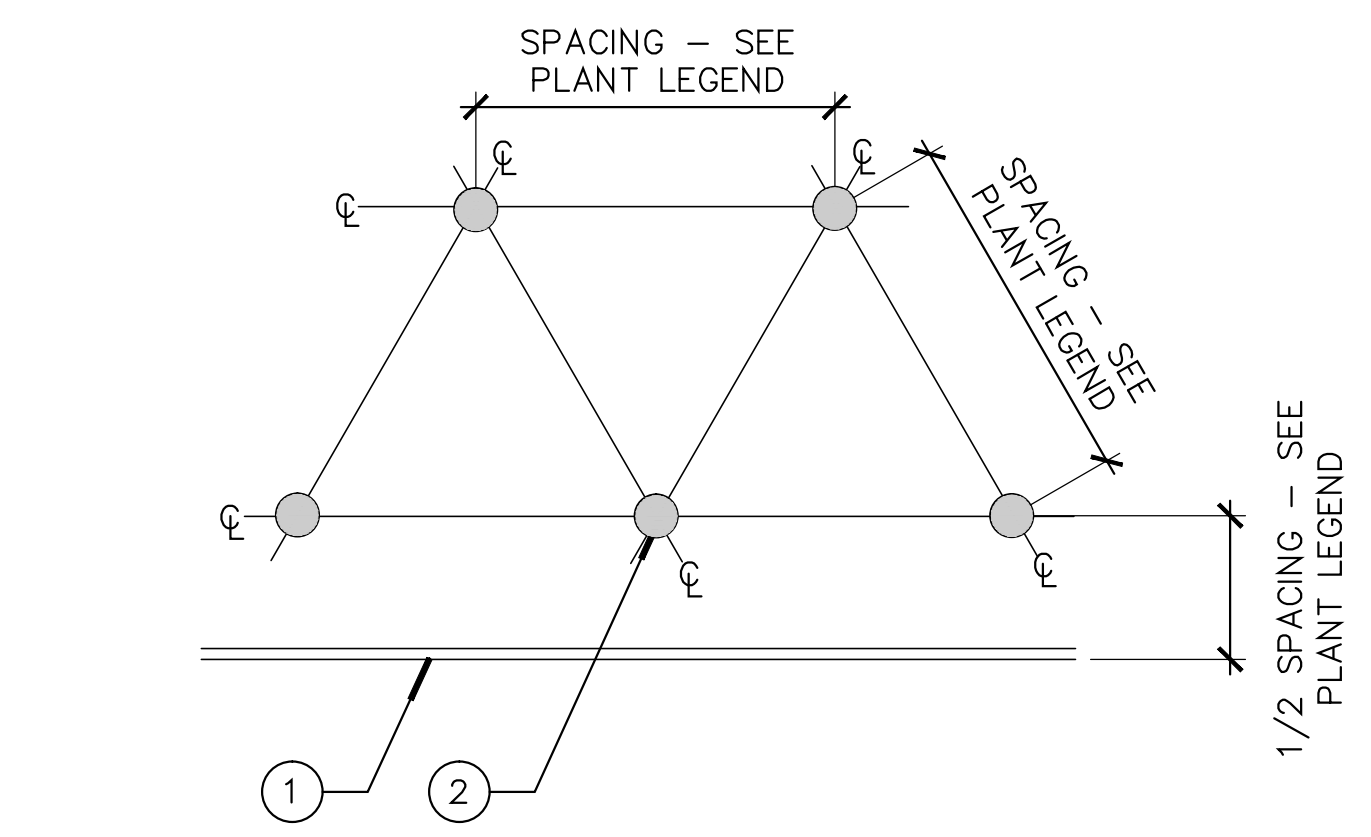
- LEGEND:**
- #3 REBAR EACH WAY IN THE MIDDLE THIRD OF SECTION AT 18" SPACING
  - CONCRETE CURB per CIVIL ENGINEER
  - 1/8" RADIUS EDGE (BOTH SIDES)
  - CONCRETE PAVING - SEE FINISH SCHEDULE FOR COLOR AND FINISH - MINIMUM CONCRETE MODULUS OF RUPTURE = \_\_\_ PSI
  - POLYURETHANE TWO-PART JOINT SEALANT or APPROVED EQUAL. SET JUST BELOW FINISH SURFACE. DEPTH per MANUFACTURER'S SPECIFICATIONS. COLOR and TEXTURE TO MATCH ADJACENT CONCRETE PAVING.
  - 1/2" WIDE "GOLD" JOINT - ALL SECTIONS OF PAVING on EITHER SIDE OF THE JOINT SHALL BE "STITCHED" TOGETHER BY USE OF 18" LONG #4 DOWELS AT 18" o.c.
  - COMPACTED SUBGRADE per GEOTECHNICAL SOILS REPORT
  - 18" LONG #4 "SPEED DOWELS" (or APPROVED EQUAL) AT 18" o.c.
  - VERTICAL SURFACE
  - 1/2" WIDE ASPHALT IMPREGNATED FIBER EXPANSION BOARD (or APPROVED EQUAL) TO FULL DEPTH
  - PROVIDE BACKER ROD CONTINUOUS ALONG BUILDING WALL FOUNDATIONS and SLABS - SEE ALSO ITEM #17 THIS DETAIL.
  - 3/16" ± WIDE x 1/2" DEEP TROWELED SCORE JOINT. 1/8" RADIUS ON BOTH EDGES. WHERE JOINT IS TO ACT as a CONTRACTION JOINT - SEE ITEM #16, THIS DETAIL, FOR ADDITIONAL CONTRACTION JOINT REQUIREMENTS.
  - BAND FORMED BY and BETWEEN TWO SAWCUT or TROWELED SCORE JOINTS IF/AS APPLICABLE and SPECIFIED on PLAN
  - 1/8" to 3/16" WIDE x 1/2" DEEP SAWCUT SCORE JOINT - LOCATE WHERE INDICATED on PLAN
  - 1/8" to 3/16" WIDE SAWCUT CONTRACTION JOINT. JOINT DEPTH SHALL BE 1/3 DEPTH OF CONCRETE PAVING. LOCATE CONTRACTION JOINT SO AS TO FORM, AS NEAR AS POSSIBLE, 8" to 12" SQUARE PAVING SECTIONS. SAWCUT JOINTS AS SOON AS POSSIBLE, NO LATER than 8 to 24 HOURS after PAVING INSTALLATION and WHILE THE CONCRETE IS STILL PLASTIC.
  - 3/16" WIDE TROWELED CONTRACTION JOINT. JOINT DEPTH SHALL BE 1/3 DEPTH OF CONCRETE PAVING. LOCATE CONTRACTION JOINTS SO AS TO FORM, AS NEAR AS POSSIBLE, 8" to 12" SQUARE PAVING SECTION
  - 1/2" WIDE SEALED ISOLATION JOINTS SHALL BE INSTALLED IN LOCATIONS WHERE PAVING ABUTS WALLS, COLUMNS, CURBS and OTHER POINTS OF RESTRAINT INCLUDING DRAINS, MANHOLES, UTILITY BOXES/COVERS, STEPS etc. JOINTS SHALL INCLUDE EXPANSION BOARD, BACKERROD, and SEALANT TO MATCH CONCRETE COLOR.
- CONTACT: GREEN SCREEN  
 725 South Figueroa Street Suite 1825  
 Los Angeles, CA 90017  
 310.837.0526  
 800.450.3494  
 sales@greenscreen.com
- GEOTECHNICAL ENGINEERING PROVIDED BY:  
 PJC ASSOCIATES INC. CONTACT: PATRICK CONWAY  
 TEL# 707.584.4804

**D PEDESTRIAN CONCRETE PAVING**

Scale: 1 1/2" = 1'-0"



**A Shrub Planting**  
 Scale: NTS



**B Plant Spacing (On Grade Only)**  
 Scale: NTS

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Revisions:

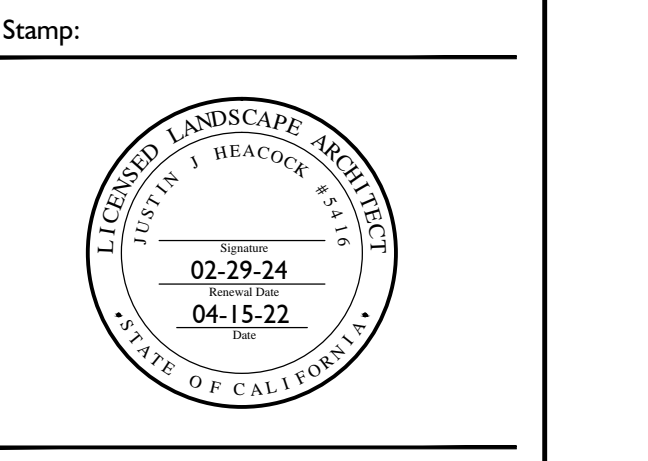

DESIGNER:

**JJH**  
 LANDSCAPE ARCHITECTS  
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 949.683.3110

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 SANTA ROSA, CA.

DEVELOPER:  
**PHOENIX DEVELOPMENT**  
 30 MEYERS CT.  
 NOVATO, CA 94947



Drawn By: JJH  
 Checked By: JJH  
 Plan Date: 04.15.22  
 Scale:

Title:  
**LANDSCAPE PLANTING DETAILS**

Sheet No.:  
**LP.2**  
 Plan Status:  
**1ST CITY SUBMITTAL**

04.15.22

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