

NORTH VILLAGE 2 - Santa Rosa, California

GENERAL NOTES

Project Specifications are an integral part of these drawings. Submittal of a bid by the Contractor assumes that the Contractor has thoroughly reviewed both plans and specifications, and agrees to abide by the conditions and agreements contained therein.

Contractor shall independently review existing conditions such as ground topography, and tree conditions throughout the site, and assume wholly and unconditionally the risk of completing the work set out on these plans, regardless of the unexpected presence of underground rock, water table, or other such conditions which the Contractor may encounter in the normal course of work.

Contractor shall contact the Developer, Developer's Representative, prior to start of construction to set up a pre-construction site inspection and meeting.

Contractor is responsible for any clearing and site preparation necessary prior to start of construction.

Contractor shall verify all existing conditions and utilities in the field prior to start of construction, and notify the Developer's Representative in case of any discrepancies. All critical dimensions for existing conditions shall be verified before fabrication or construction begins.

Any discrepancies as discovered by Contractor in either plans or field conditions that may delay or obstruct the proper completion of the work shall be brought to the attention of the Developer's Representative immediately upon discovery. Said notification shall be in writing.

Contractor agrees that in accordance with generally accepted construction practices, the Contractor will be required to assume sale and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property; that this requirement shall be made to apply continuously and not be limited to normal working hours; and construction contractor further agrees to hold harmless, indemnify and defend the State of California, the architect and his consultants, and each of their officers, employees and agents.

It is the Contractor's responsibility to maintain and use current Contract Documents for this project. Copies of these Contract Documents shall be available on site for review by Landscape Architect during construction and site observation.

Contractor shall provide all materials and manpower necessary for public safety and traffic control along approaches to project boundary when entering and exiting the site.

It is the Contractor's responsibility to keep adjacent properties free of any construction debris and to ensure that excessive material is not tracked on to neighboring roadways.

Contractor shall be responsible for any damage to existing streets and sidewalks during construction, and will repair such damage to the satisfaction of the City of Santa Rosa Public Works Department at no additional cost to the Owner.

Contractor shall protect all other existing elements that are to be retained on site, and secure the extents of the property during construction.

Any excess material shall be considered the property of the Contractor and shall be disposed of away from the job site in accordance with applicable local, state and federal regulations, at all times during construction and until final completion.

Contractor shall verify and locate all existing underground utilities prior to construction, and shall take any measures necessary to avoid damaging such utilities. A reasonable effort has been made to locate and delineate existing underground utilities on these plans, however, Quadriga and its consultants can not assume any liability for the completeness of this information, or any additional underground objects or utilities that may be discovered but are not shown on these plans. Contractor MUST contact "Underground Service Alert" (USA) at 1-800-227-2600 as well as any other utility companies that may be necessary to obtain accurate information prior to commencing construction.

Contractor shall locate and install all pipes and sleeves to be located under pavement as needed prior to installation of any paving. See notes on plans for more information.

Do not scale drawings; where dimensioned, the written dimension shall take precedence over measured drawings. Verify all dimensions and conditions in the field. Notify the Developer's Representative of any discrepancies on drawings requiring clarification or revision before commencing with the work.

Unless otherwise noted on the plans, the Contractor is responsible for obtaining all permits required to complete work on this project.

All work is new unless otherwise noted as "existing", "existing to remain", or "[E]".

Erosion control measures are an important part of this project. See Erosion Control Plan for important additional information.

Edging as shown to be metal, wood or other application as approved by developer's representative.

PROJECT DIRECTORY

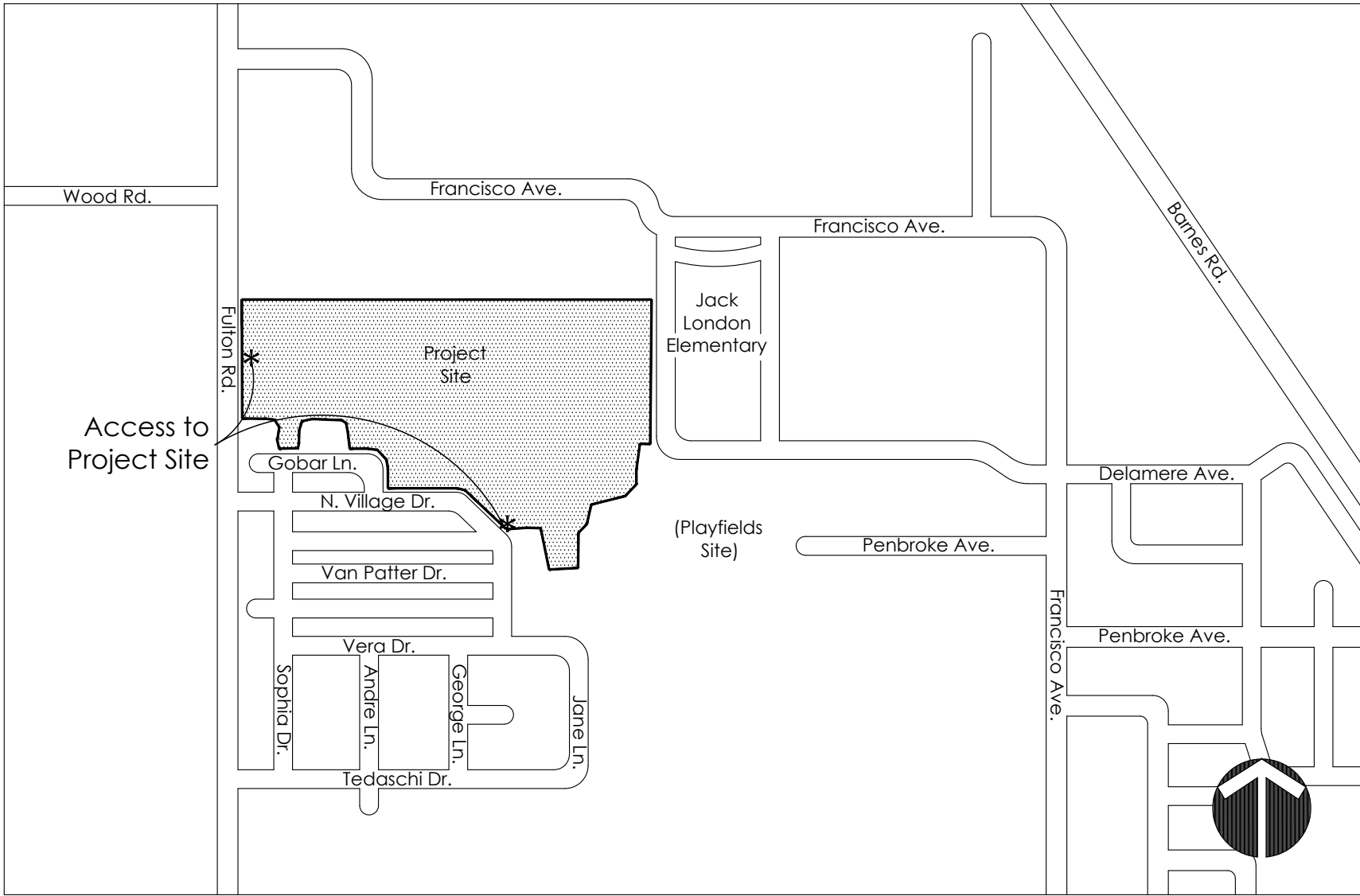
Landscape Architect:
Quadriga Landscape
Architecture
1212 4th Street
Studio K
Santa Rosa, CA 95404
Ph: 707.546.3561
Contact: Bill Mastick

Architect:
Hedgpeth Architecture
2321 Bethards Drive
Santa Rosa, CA 95405
Ph: 707.523.7010
Contact: Paul Gilger,
Senior Project Designer

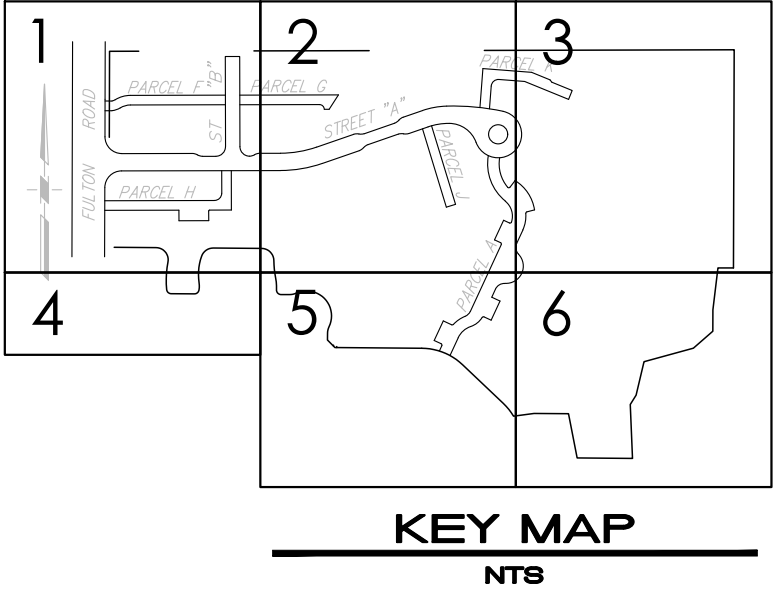
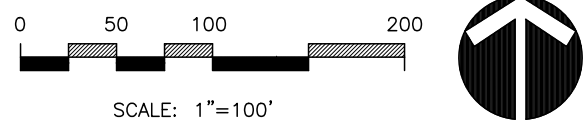
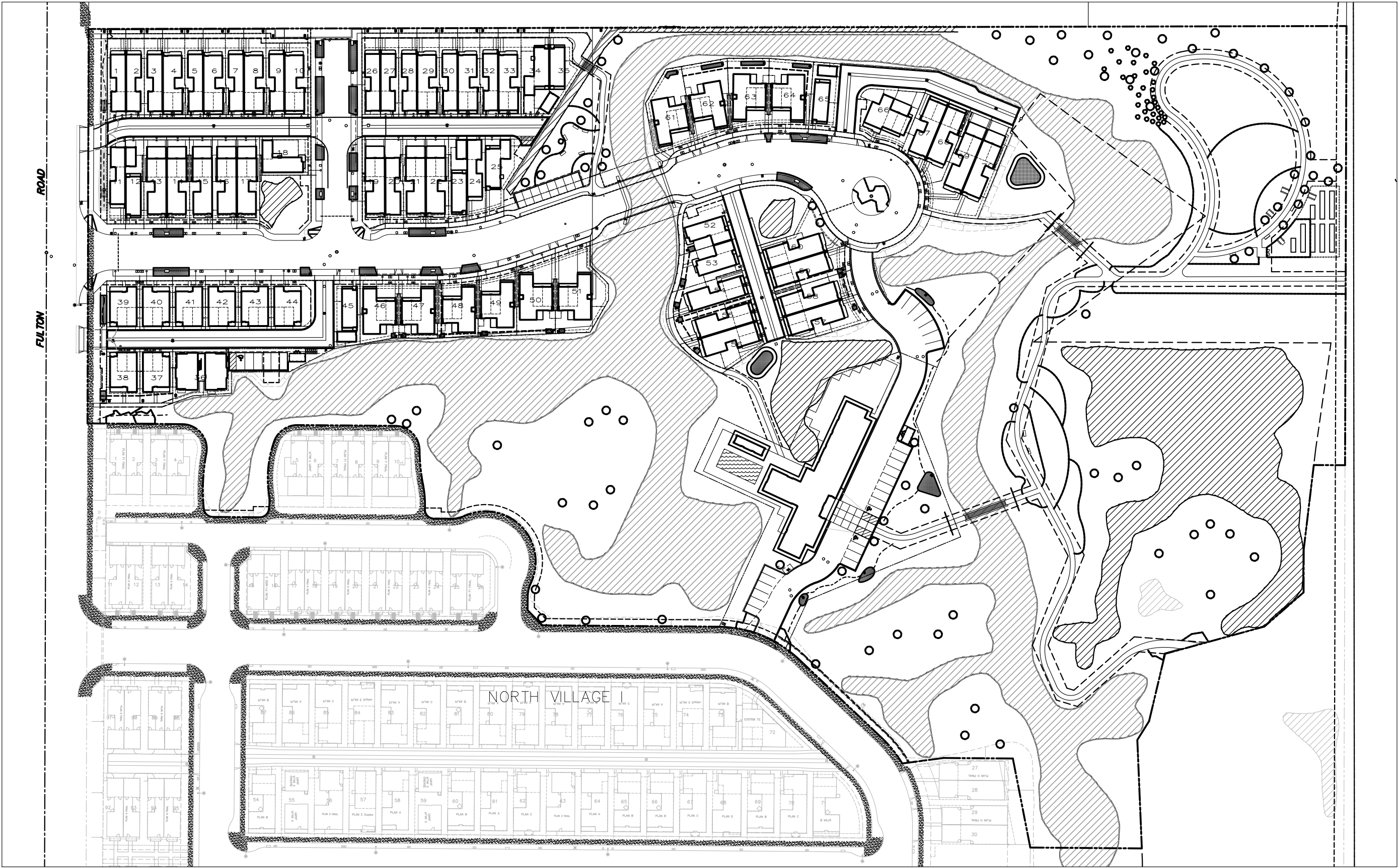
Civil Engineer:
Carlile + Macy
15 Third Street
Santa Rosa, CA 95401
Ph: 707.542.6451
Fax: 707.542.5212
Contact: Jim Fain

Structural Engineer:
Johnson De Bois & Forest
405 West College Avenue
Suite E
Ph: 707.838.4492
Contact: Kelly Johnson

VICINITY MAP



PROJECT MAP



SHEET INDEX

LC	Cover Sheet
L1.PM	Common Area Key Map
L1.1	Landscape Site Plan
L1.2	Landscape Site Plan
L1.3	Landscape Site Plan
L1.4	Landscape Site Plan and Details
L1.5	Landscape Site Plan and Furniture Notes
L1.6	Landscape Site Plan
L1.7	Landscape Details
L1.8	Landscape Details & Notes
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L2.0	Irrigation Mainline/POC Diagram
L2.1	Irrigation Plan
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L2.9	Irrigation Notes & WELO
L3.1	Planting Plan
L3.2	Planting Plan
L3.3	Planting Plan
L3.4	Planting Plan and Details
L3.5	Planting Plan
L3.6	Planting Plan
L3.7	Planting Legend & Notes
L3.8	Planting Details
Total Sheets = 30	

STAFF APPRVL.	NO.	REVISION	DATE	R.C.E.	EXP. DATE	CITY ENG.	DATE	PUBLIC IMPROVEMENTS APPROVED FOR CONSTRUCTION CITY OF SANTA ROSA
								BY _____ DAVID M. GUHIN CITY ENGINEER CITY OF SANTA ROSA R.C.E. 65663
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DRAWN BY
JAB

DATE
5/26

LIC. #

DESIGNED BY
WM

CHECKED BY
CT

NAME
Christine Talbot

NORTH VILLAGE II
LOCATED IN
SANTA ROSA, CALIFORNIA

COVER SHEET

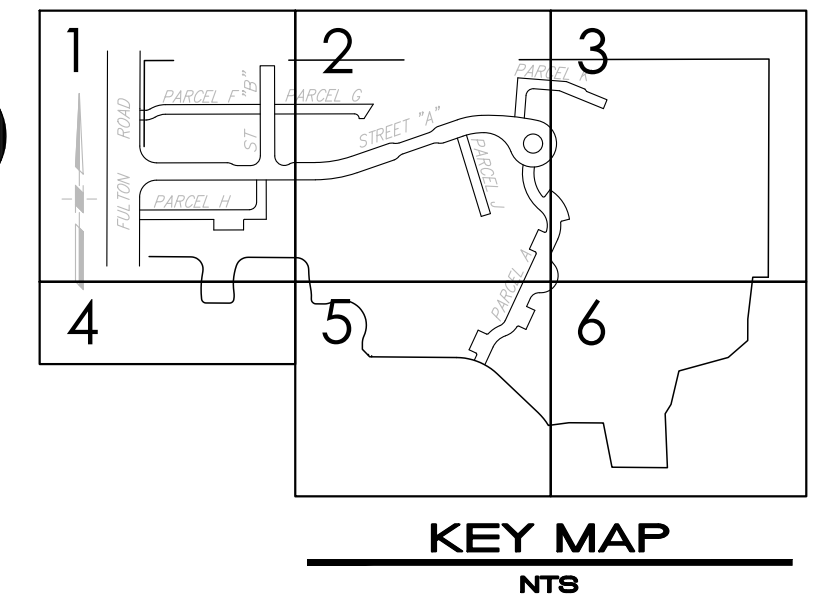
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1999003.21

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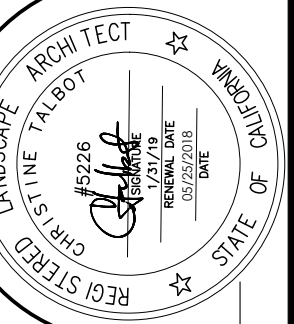


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NAME Christine Lalbot

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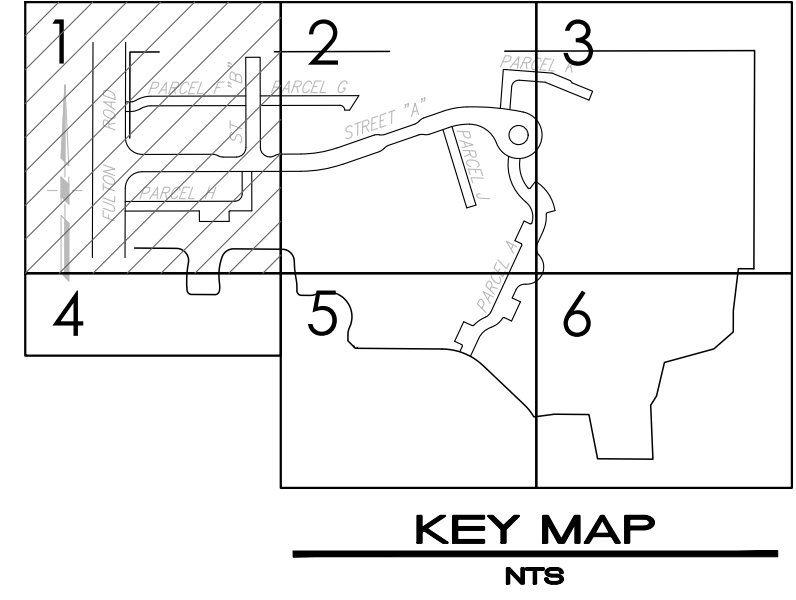
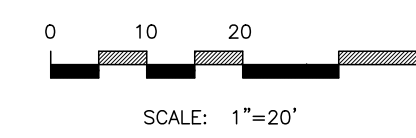
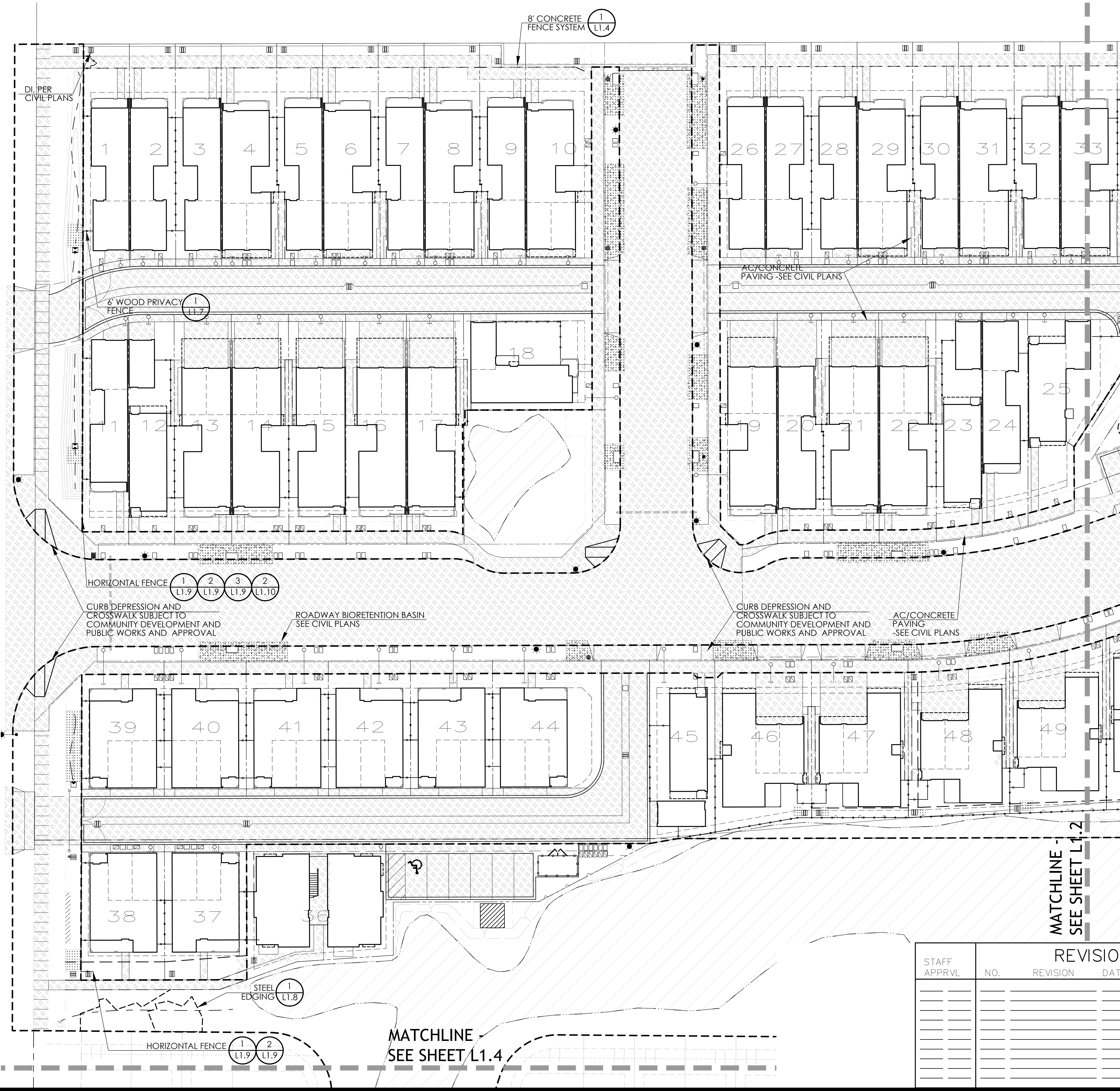
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5/25/2018 2:46:08 PM Jean in Valley Projects\17-1820 NV 2 City submitted 2\CAO\QAO\24 - 36 SHEETS 2018\17-1820 NORTH VILLAGE 2 CD LAYOUT 24x36.dwg



LANDSCAPE LEGEND

- LIMIT OF WORK - COMMON AREA
SEE L1.PC FOR COMMON AREA MAP
- EXISTING WETLANDS - TO BE PROTECTED
- DECOMPOSED GRANITE AND EDGING (3 L1.9)
- ROADWAY BIORETENTION BASIN (SEE CIVIL)
- ASPHALT PAVING/CONCRETE PAVING (SEE CIVIL)
- ACCENT PAVING AT COMMUNITY CENTER ENTRY (SEE CIVIL)
- WETLAND BRIDGE CROSSING (1 L1.10)
- PICNIC TABLE (SEE SHEET L1.5)
- PICNIC TABLE ADA ACCESSIBLE (SEE SHEET L1.5)
- BENCH (SEE SHEET L1.5)
- 8' CONCRETE FENCE SYSTEM AT NORTH PROPERTY LINE (1 L1.4)
- 6' WOOD PRIVACY FENCE (1 L1.7)
- HORIZONTAL WOOD FENCE (1 L1.9, 2 L1.9, 3 L1.9, 2 L1.10)
- WIRE MESH FENCE (2 L1.7, 3 L1.7)
- WETLAND SPLIT RAIL FENCE (2 L1.4)
- STEEL EDGING (1 L1.8)
- TRASH AND RECYCLE CONTAINERS (SEE SHEET L1.5)
- UTILITY EASEMENTS SEE CIVIL DRAWINGS

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								DAVID M. GUHN	R.C.E. 65663
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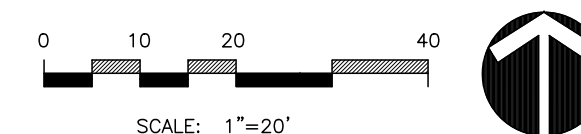
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LANDSCAPE SITE PLAN

NORTH VILLAGE II
LOCATED IN
SANTA ROSA, CALIFORNIA

DATE: MAY 2018
JOB NO.: 1999003.21
SHEET NUMBER: L1.1 OF 41

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 LIMIT OF WORK - COMMON AREA
 SEE L1.PC FOR COMMON AREA MAP

 EXISTING WETLANDS - TO BE PROTECTED

 DECOMPOSED GRANITE AND EDGING

 ROADWAY BIORETENTION BASIN (SEE CIVIL)

 ASPHALT PAVING/CONCRETE PAVING (SEE CIVIL)

 ACCENT PAVING AT COMMUNITY CENTER ENTRY
 (SEE CIVIL)

 WETLAND BRIDGE CROSSING

 PICNIC TABLE (SEE SHEET L1.5)

 PICNIC TABLE ADA ACCESSIBLE
 (SEE SHEET L1.5)

 BENCH (SEE SHEET L1.5)

 8' CONCRETE FENCE SYSTEM
 AT NORTH PROPERTY LINE

 6' WOOD PRIVACY FENCE

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 WIRE MESH FENCE

 WETLAND SPLIT RAIL FENCE

 STEEL EDGING

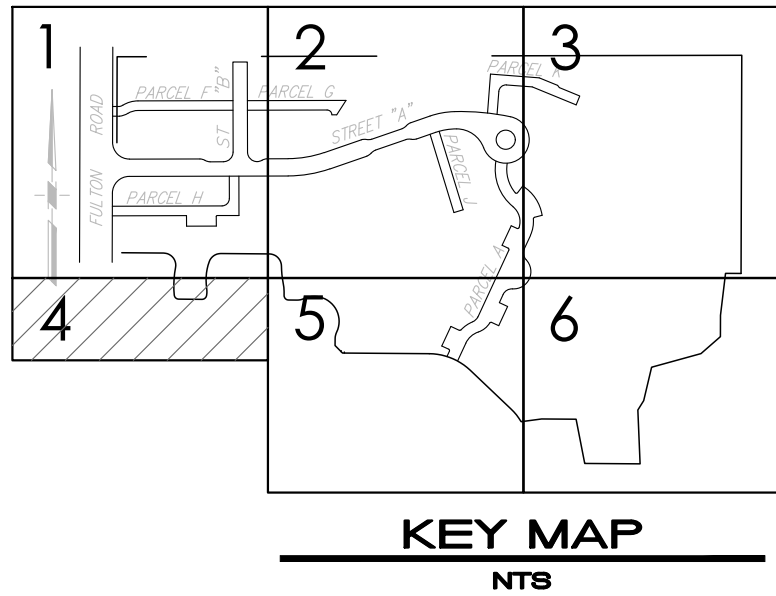
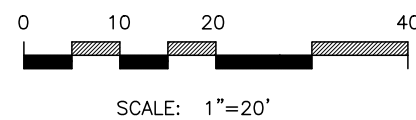
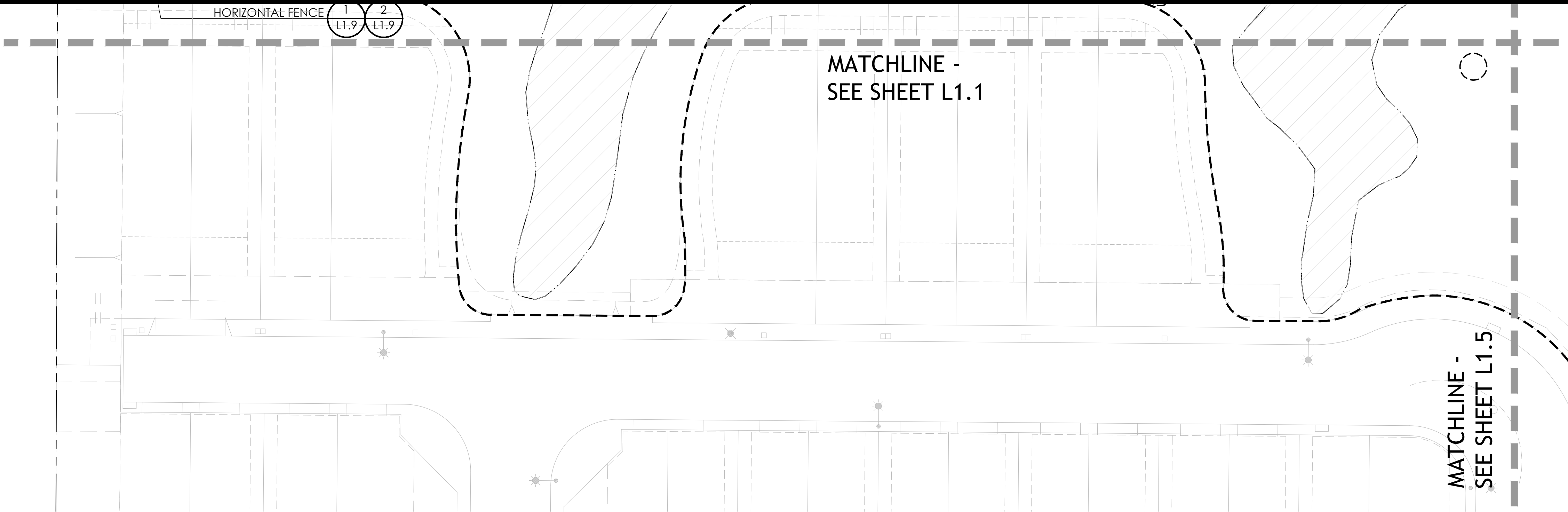
 TRASH AND RECYCLE CONTAINERS
 (SEE SHEET L1.5)

 UTILITY EASEMENTS
 SEE CIVIL DRAWINGS

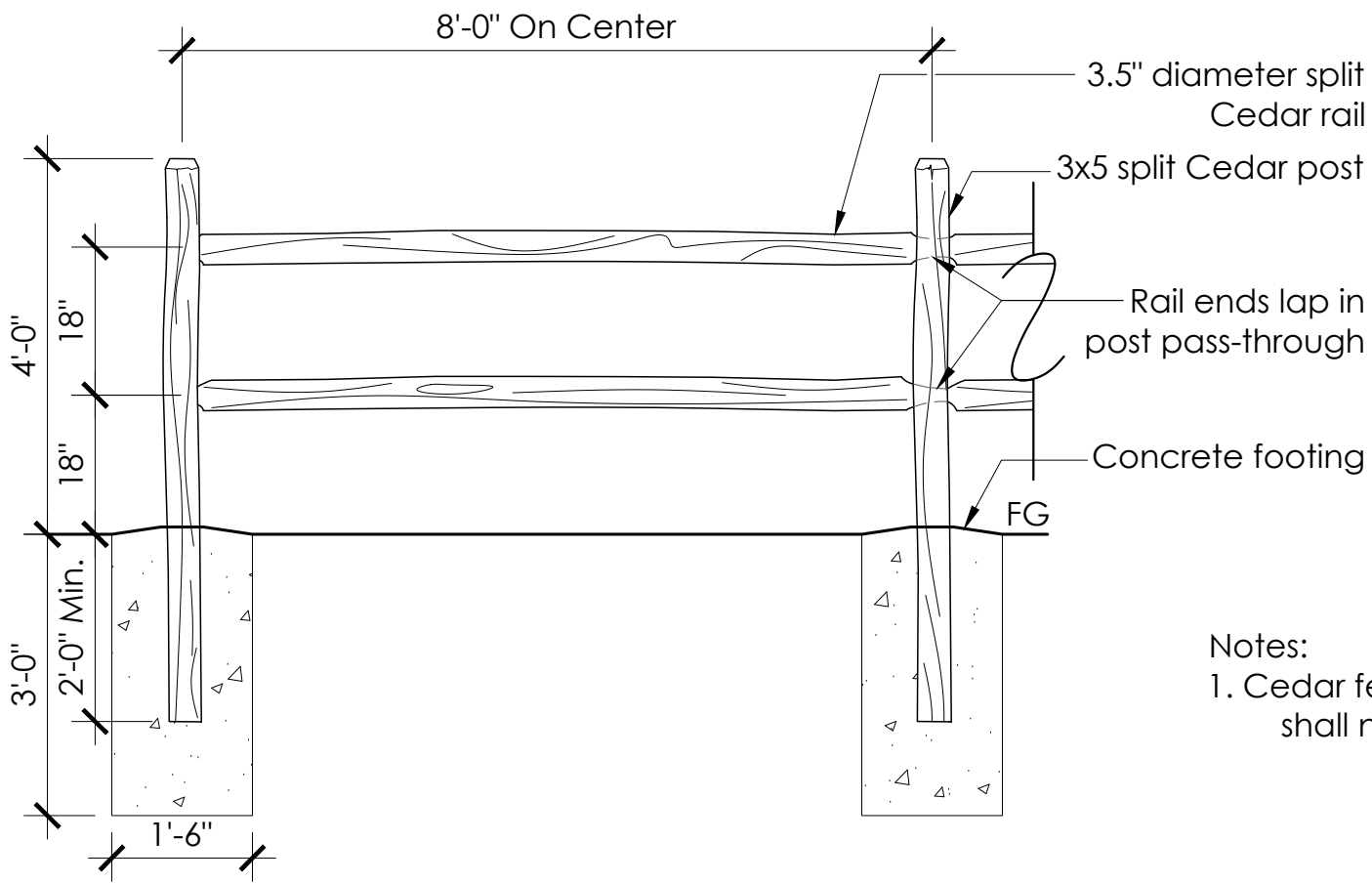
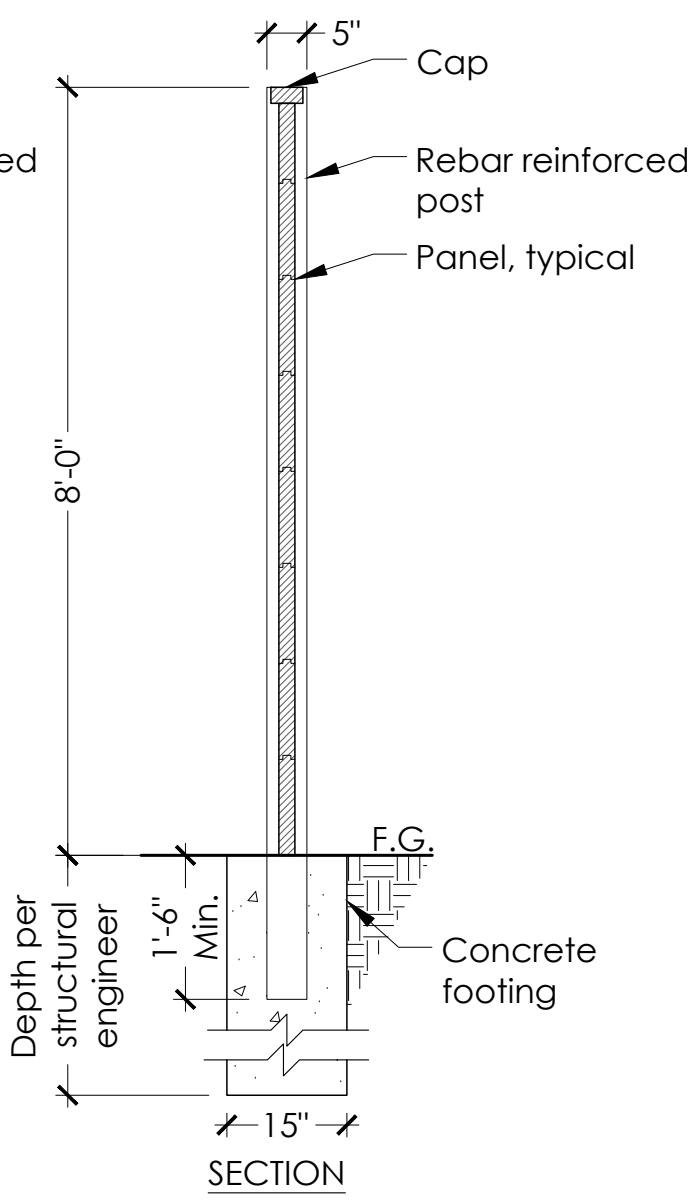
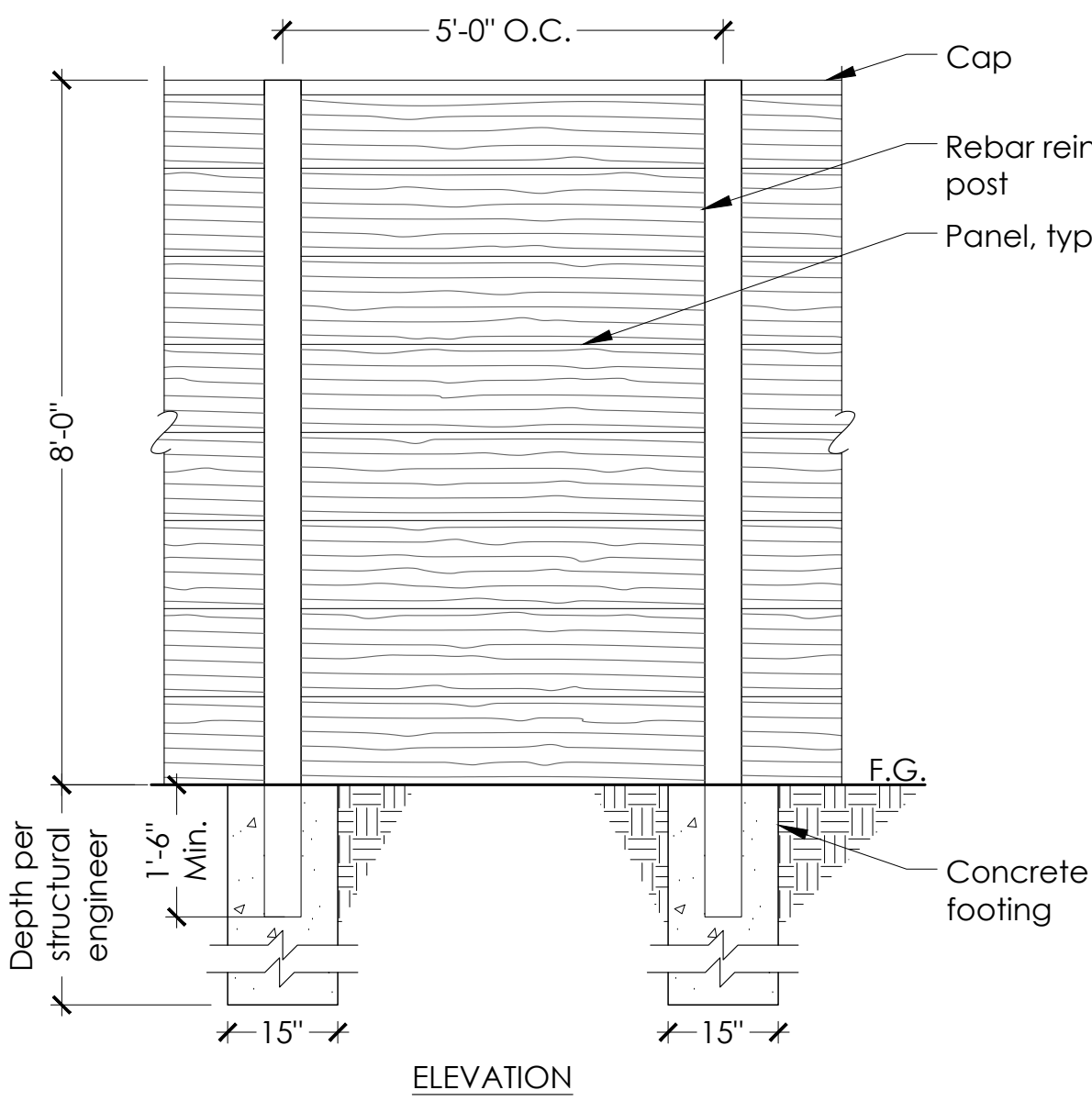
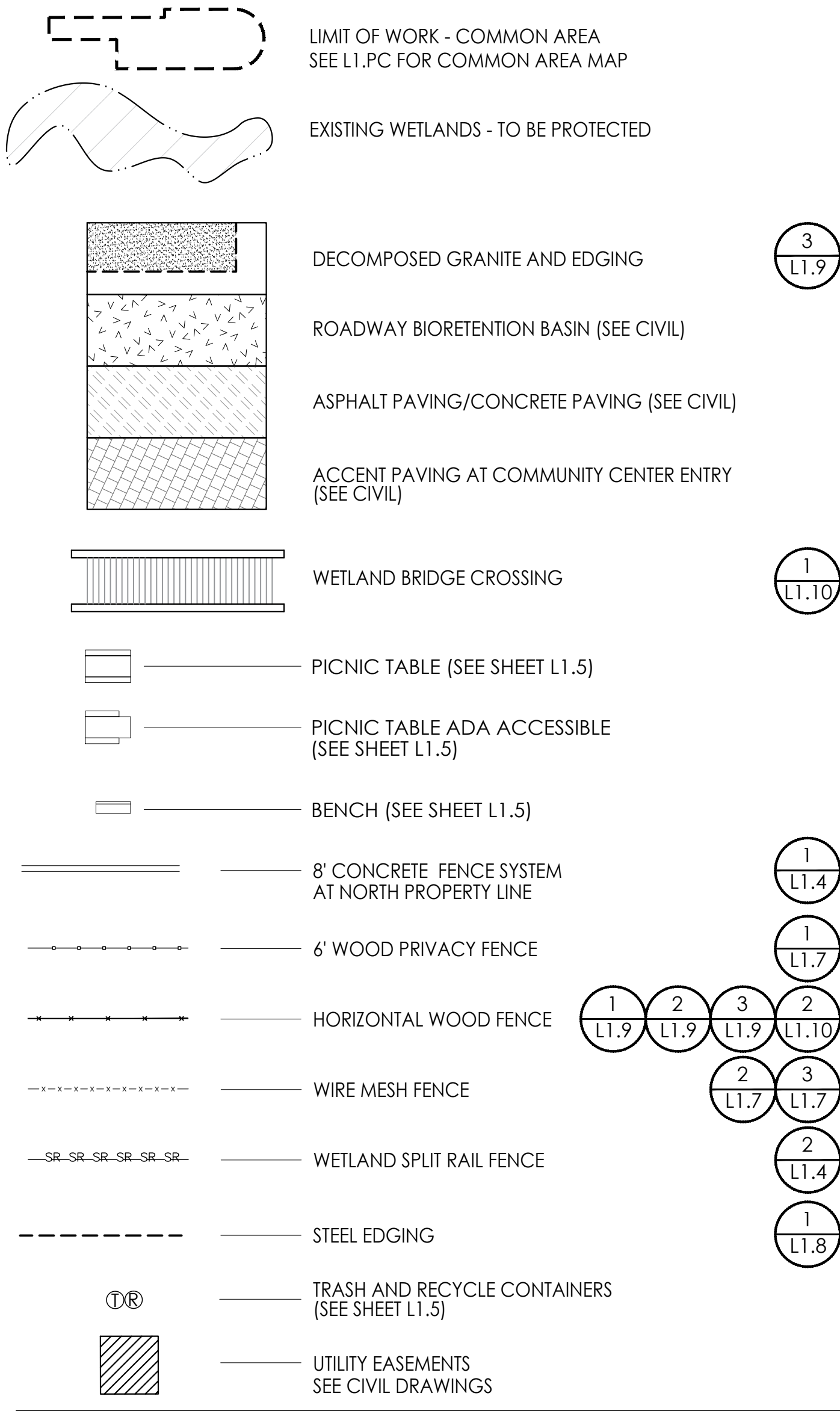
MATCHLINE -
SEE SHEET L1.6

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5/25/2018 2:45:18 PM Jean N. Votha Projects\7-1820 NV 2 City submitted 2\CAD\LAND\24 - 36 SHEETS 2018\7-1820 NORTH VILLAGE 2 CD LAYOUT 2406.dwg



LANDSCAPE LEGEND



Notes:
1. Cedar fencing materials shall not be treated

- Notes:
1. All construction to conform to local building codes
 2. Factory concrete shall attain minimum compressive strength of 5000 PSI at 28 days. Poured-in-place shall attain a minimum compressive strength of 3000 PSI at 28 days.
 3. Contractor shall verify all conditions at the job site with approved plans.
 4. All foundations are to be located in undisturbed soil or 90% compacted fill.
 5. Install wall system per manufacturer
 6. Footings and Calculations per Structural Plans

Manufacturer: Dynamic Precast
System: Wood Grain Soundwall System
Color: New England Gray
Contact: Rick Traumann
(707) 573-1110
dynamicprecast@aol.com
5300 Sebastopol Road
Santa Rosa, CA 95407

1 8' CONCRETE FENCE SYSTEM

SCALE: N.T.S.

2 WETLAND SPLIT RAIL FENCE

SCALE: N.T.S.

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								DAVID M. GUHIN	R.C.E. 65663
								CITY ENGINEER	
								CITY OF SANTA ROSA	
								DATE	
								CITY OF SANTA ROSA FILE NO. _____	

NORTH VILLAGE II
LOCATED IN
SANTA ROSA, CALIFORNIA

LANDSCAPE SITE PLAN AND DETAILS

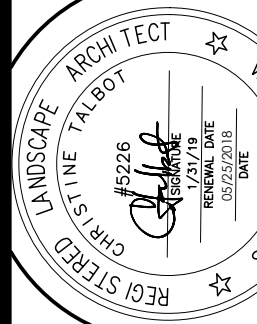
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L1.4 OF 41

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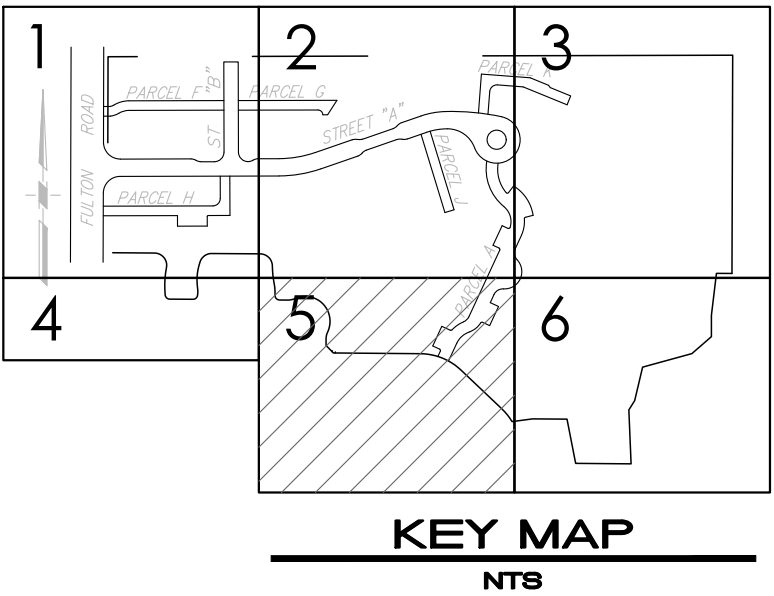
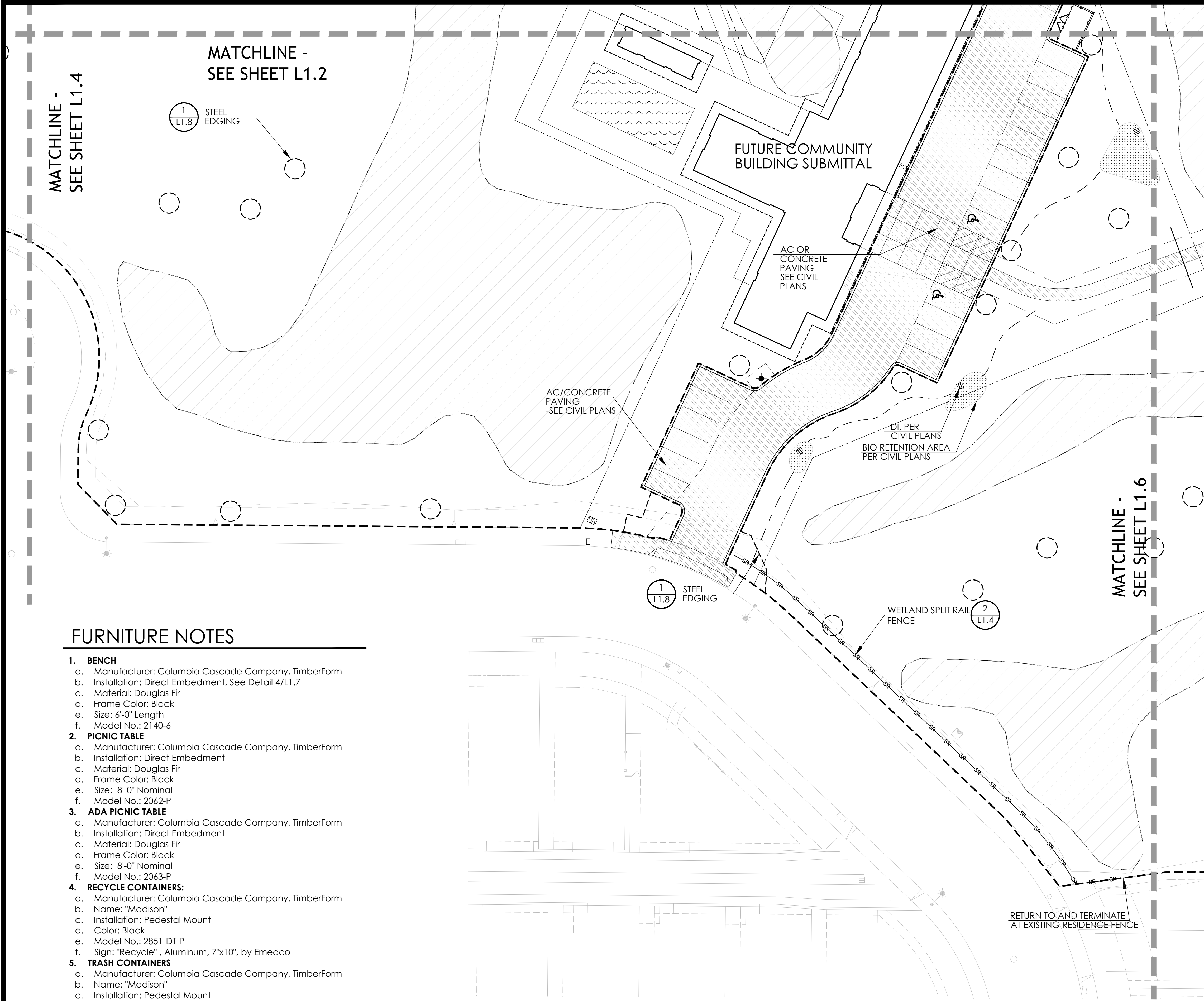
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WM
CHECKED BY
CT
NAME
Christine Talbot



DRAWN BY
JAB
DATE
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5/25/2018 2:45:00 PM Jason H. Vothel Project\17-1620 NV 2 City submittal 2\LAND\LAND 24 - 36 SHEETS 2018\17-1620 NORTH VILLAGE 2 CD LAYOUT 24-06.dwg



LANDSCAPE LEGEND

	LIMIT OF WORK - COMMON AREA SEE L1.PC FOR COMMON AREA MAP	
	EXISTING WETLANDS - TO BE PROTECTED	
	DECOMPOSED GRANITE AND EDGING	3 L1.9
	ROADWAY BIORETENTION BASIN (SEE CIVIL)	
	ASPHALT PAVING/CONCRETE PAVING (SEE CIVIL)	
	ACCENT PAVING AT COMMUNITY CENTER ENTRY (SEE CIVIL)	
	WETLAND BRIDGE CROSSING	1 L1.10
	PICNIC TABLE (SEE SHEET L1.5)	
	PICNIC TABLE ADA ACCESSIBLE (SEE SHEET L1.5)	
	BENCH (SEE SHEET L1.5)	
	8' CONCRETE FENCE SYSTEM AT NORTH PROPERTY LINE	1 L1.4
	6' WOOD PRIVACY FENCE	1 L1.7
	HORIZONTAL WOOD FENCE	1 L1.9 2 L1.9 3 L1.9 2 L1.10
	WIRE MESH FENCE	2 L1.7 3 L1.7
	WETLAND SPLIT RAIL FENCE	2 L1.4
	STEEL EDGING	1 L1.8
	TRASH AND RECYCLE CONTAINERS (SEE SHEET L1.5)	
	UTILITY EASEMENTS SEE CIVIL DRAWINGS	

FURNITURE NOTES

- BENCH**
 - Manufacturer: Columbia Cascade Company, TimberForm
 - Installation: Direct Embedment, See Detail 4/L1.7
 - Material: Douglas Fir
 - Frame Color: Black
 - Size: 6'-0" Length
 - Model No.: 2140-6
- PICNIC TABLE**
 - Manufacturer: Columbia Cascade Company, TimberForm
 - Installation: Direct Embedment
 - Material: Douglas Fir
 - Frame Color: Black
 - Size: 8'-0" Nominal
 - Model No.: 2062-P
- ADA PICNIC TABLE**
 - Manufacturer: Columbia Cascade Company, TimberForm
 - Installation: Direct Embedment
 - Material: Douglas Fir
 - Frame Color: Black
 - Size: 8'-0" Nominal
 - Model No.: 2063-P
- RECYCLE CONTAINERS:**
 - Manufacturer: Columbia Cascade Company, TimberForm
 - Name: "Madison"
 - Installation: Pedestal Mount
 - Color: Black
 - Model No.: 2851-DT-P
 - Sign: "Recycle", Aluminum, 7"x10", by Emedco
- TRASH CONTAINERS**
 - Manufacturer: Columbia Cascade Company, TimberForm
 - Name: "Madison"
 - Installation: Pedestal Mount
 - Color: Black
 - Model No.: 2851-DT-P

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NORTH VILLAGE II
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LANDSCAPE SITE PLAN AND FURNITURE NOTES

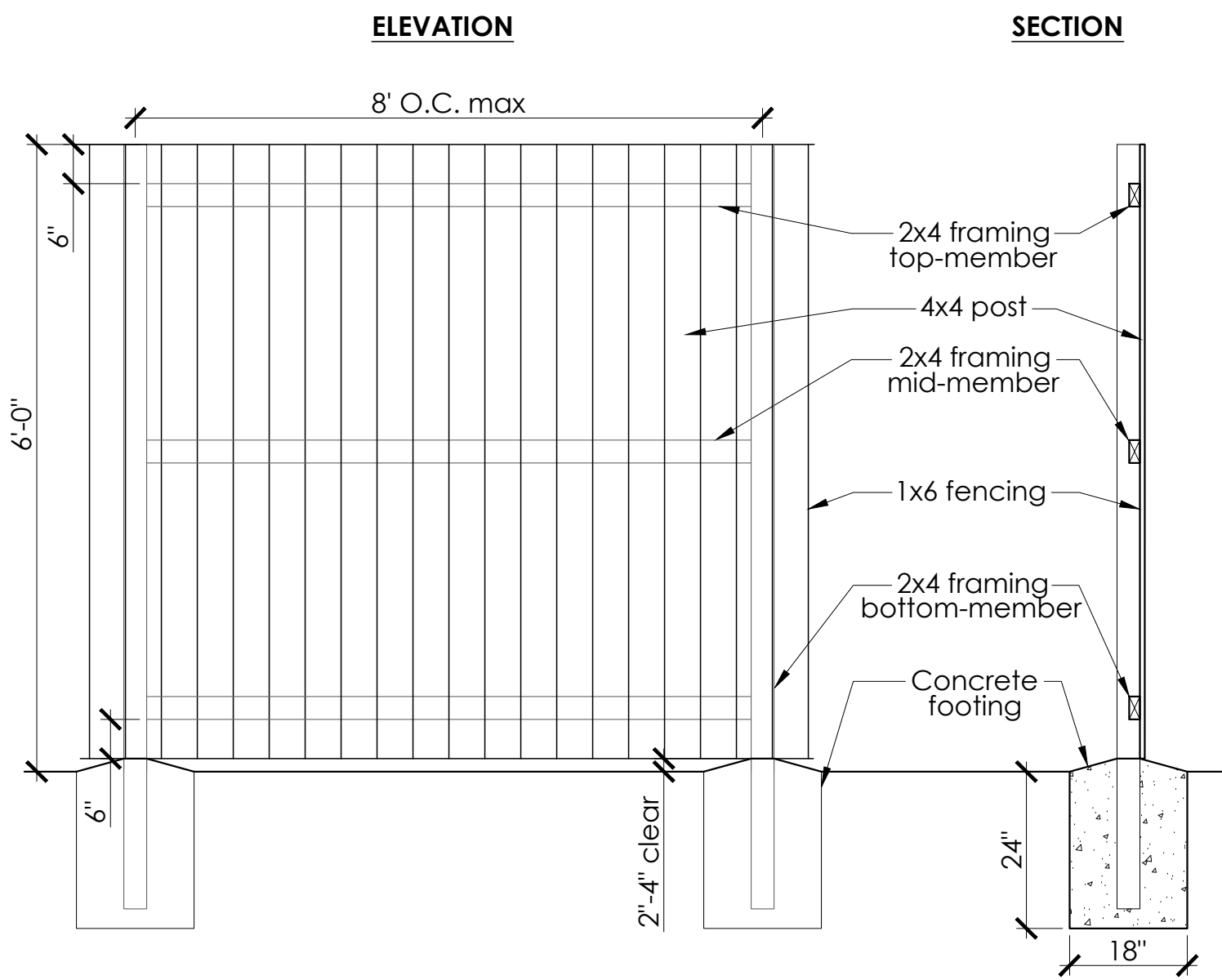
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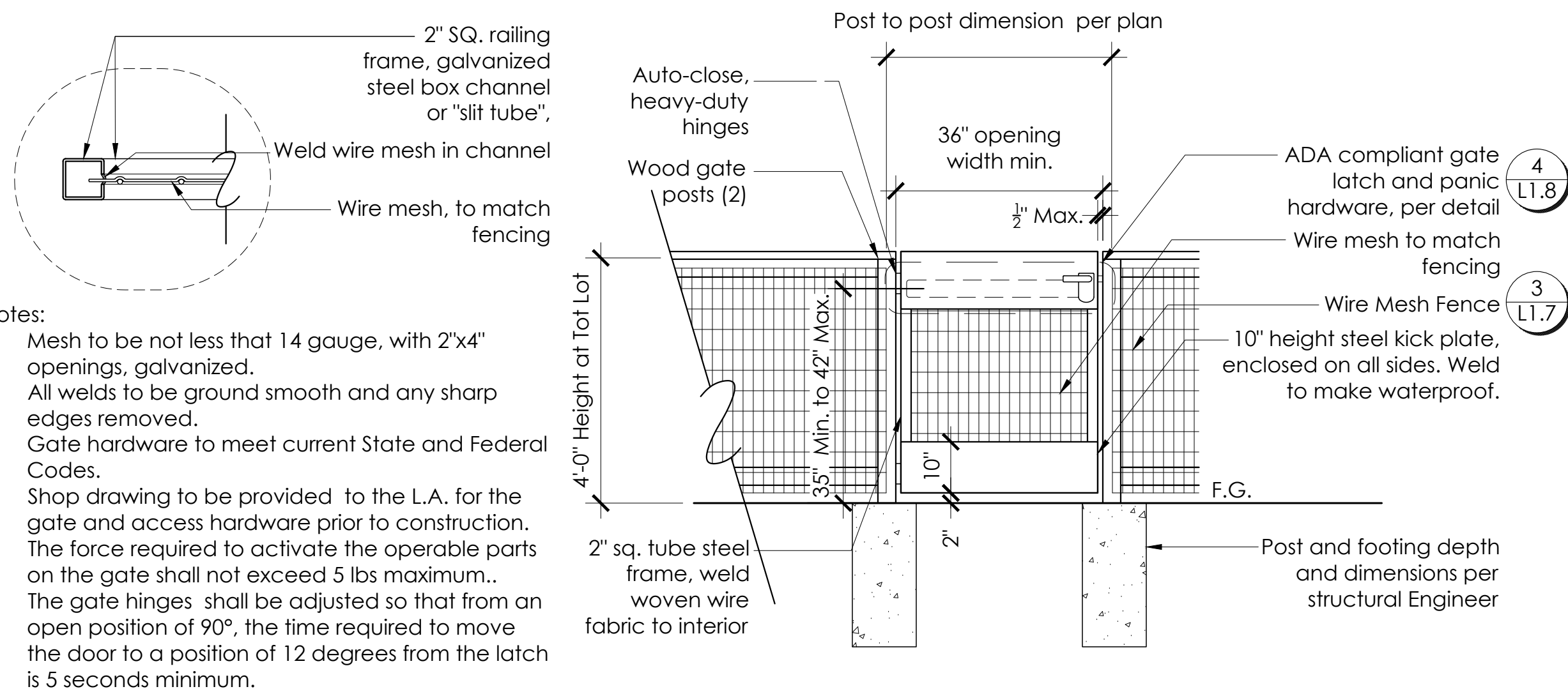
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5/25/2018 2:44:30 PM Jason H. Votha Projects\17-1620 NV 2 City submittal 2\CAO\CAO\24 - 36 SHEETS 2018\17-1620 NORTH VILLAGE 2 CD LAYOUT 24-036.dwg



1 6' WOOD PRIVACY FENCE

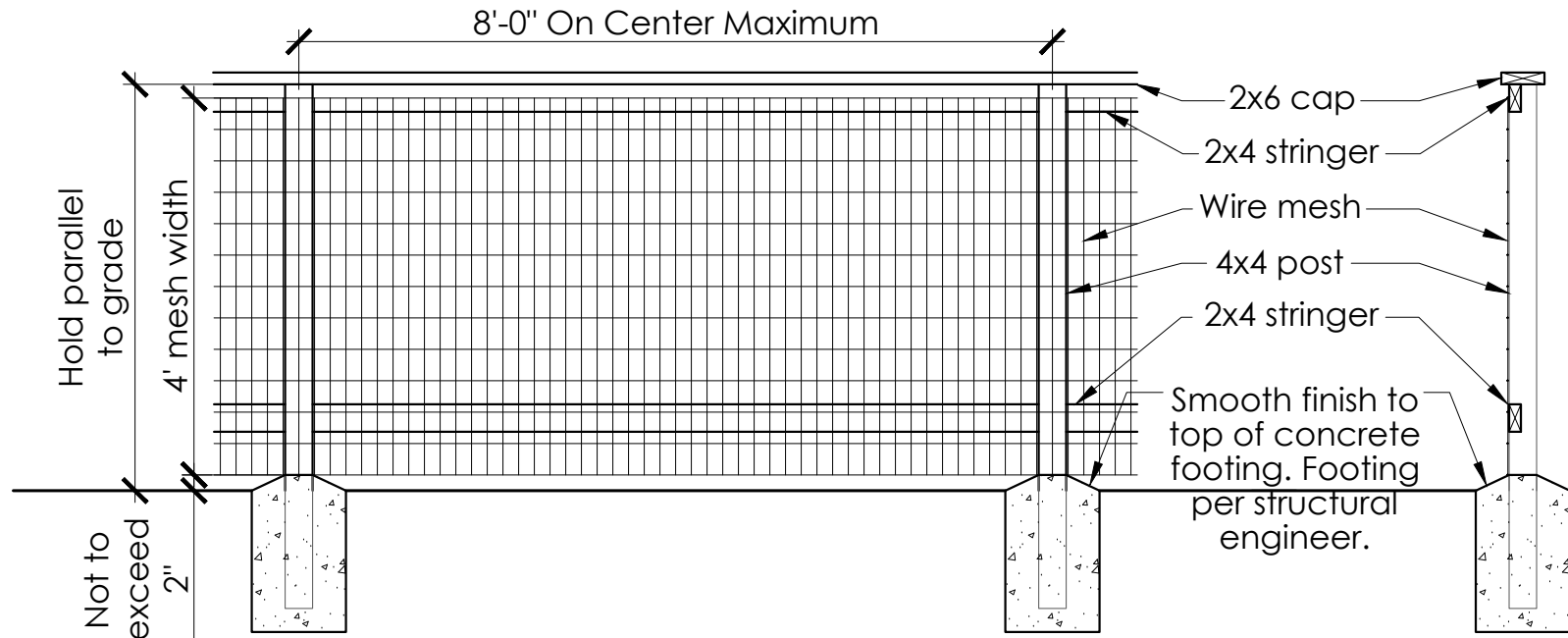
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2 COMMUNITY GARDEN GATE

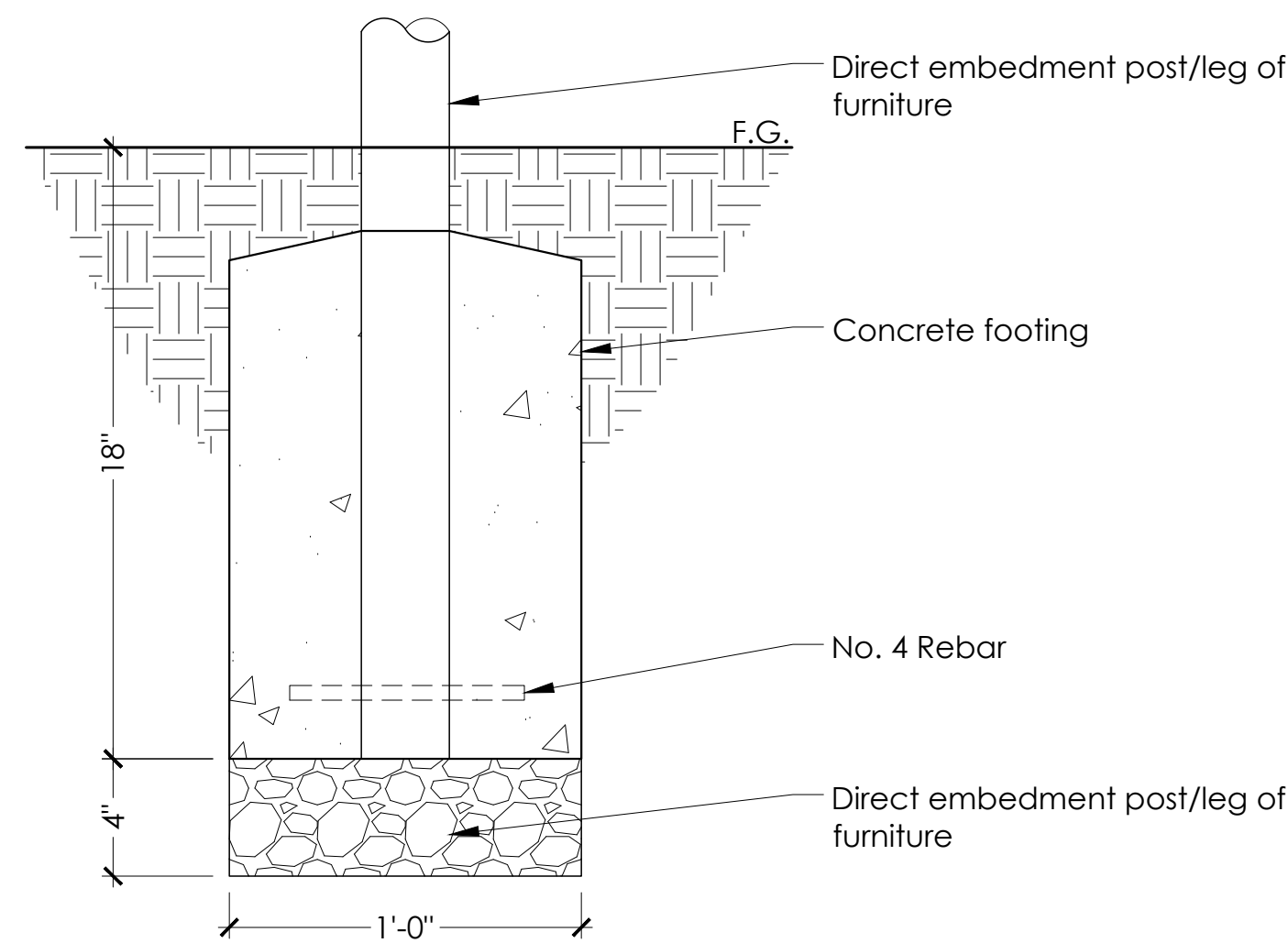
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- Notes:
1. Mesh to be not less than 14 gauge, with 2"x4" openings, galvanized.
 2. All hardware to be galvanized.



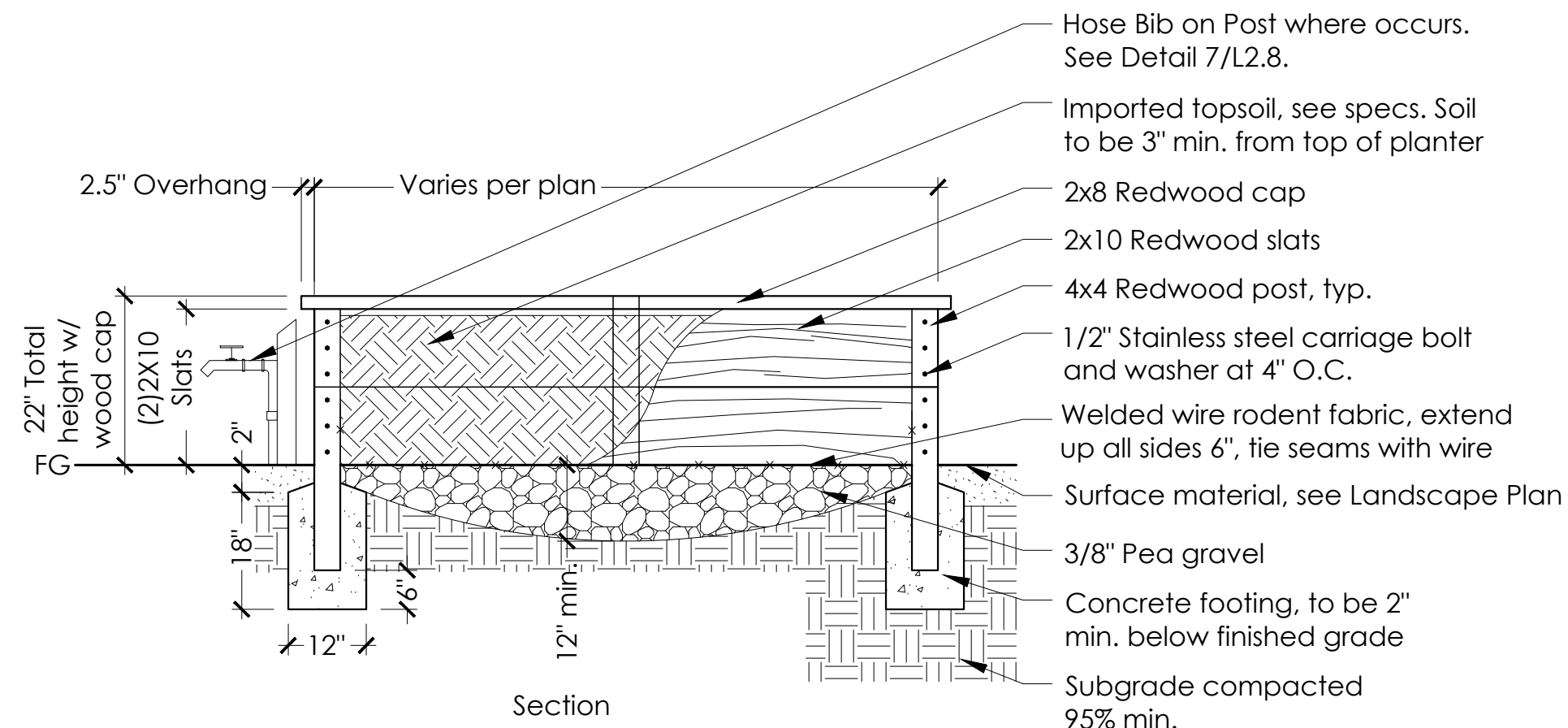
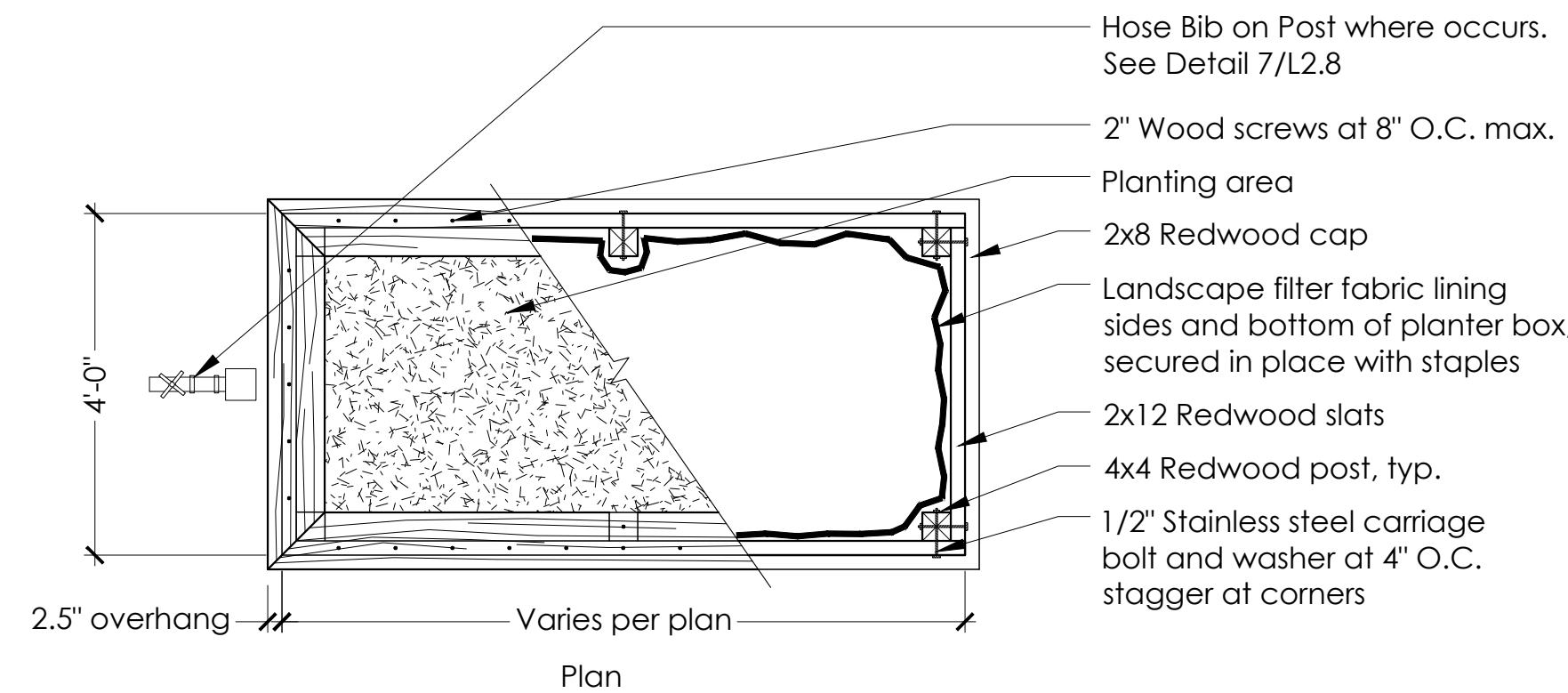
3 WIRE MESH FENCE AT DOG RUN/GARDEN

SCALE: 1/2"=1'0"



4 FURNITURE INSTALLATION: DIRECT EMBEDMENT

SCALE: N.T.S.

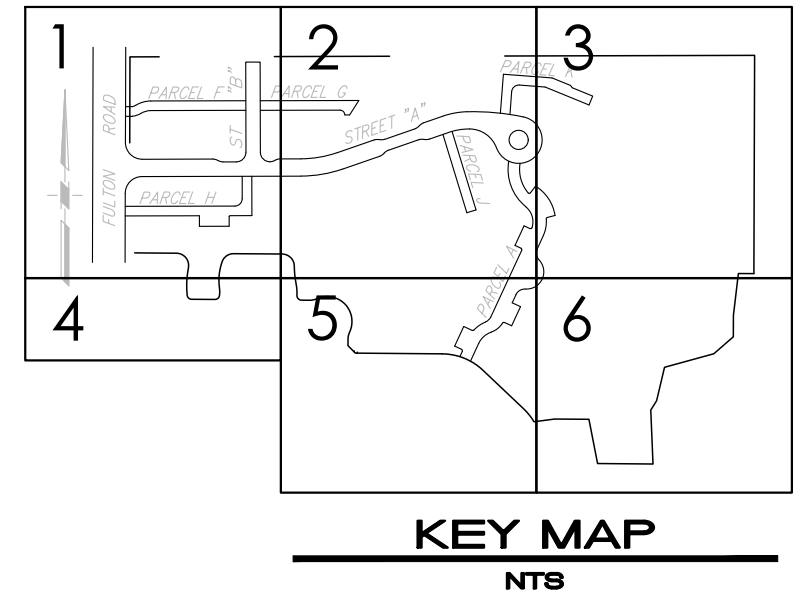


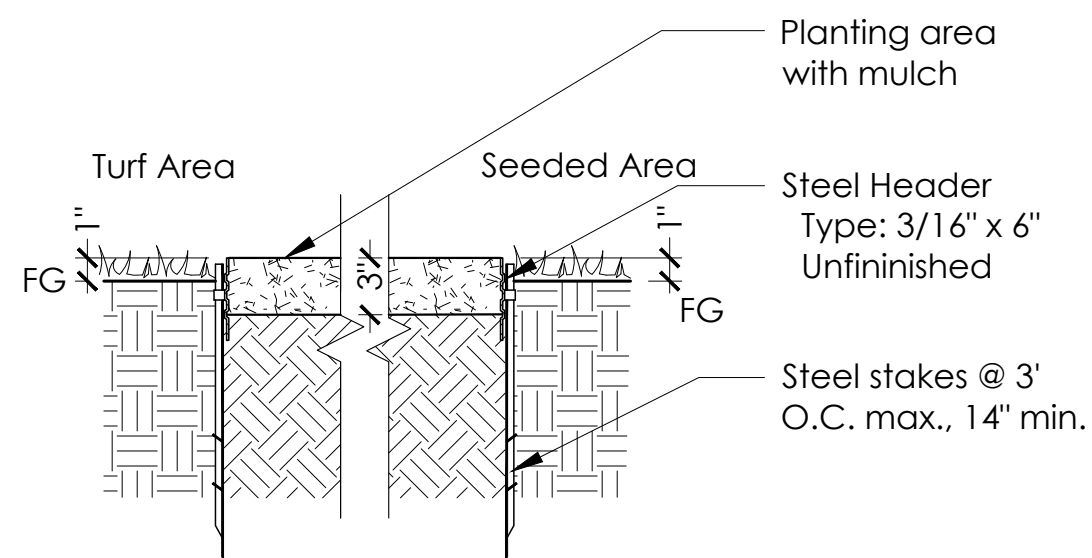
- Notes:
- All wood components to be Construction Heart grade S2S redwood. All hardware and fasteners are to be stainless steel.

5 RAISED PLANTER BOX

SCALE: N.T.S.

STAFF APPRVL	REVISIONS					CITY ENG. DATE	PUBLIC IMPROVEMENTS APPROVED FOR CONSTRUCTION CITY OF SANTA ROSA
	NO.	REVISION	DATE	R.C.E.	EXP. DATE		
							BY _____ DAVID M. GUHIN R.C.E. 65663 CITY ENGINEER CITY OF SANTA ROSA
							DATE _____
							CITY OF SANTA ROSA FILE NO. _____

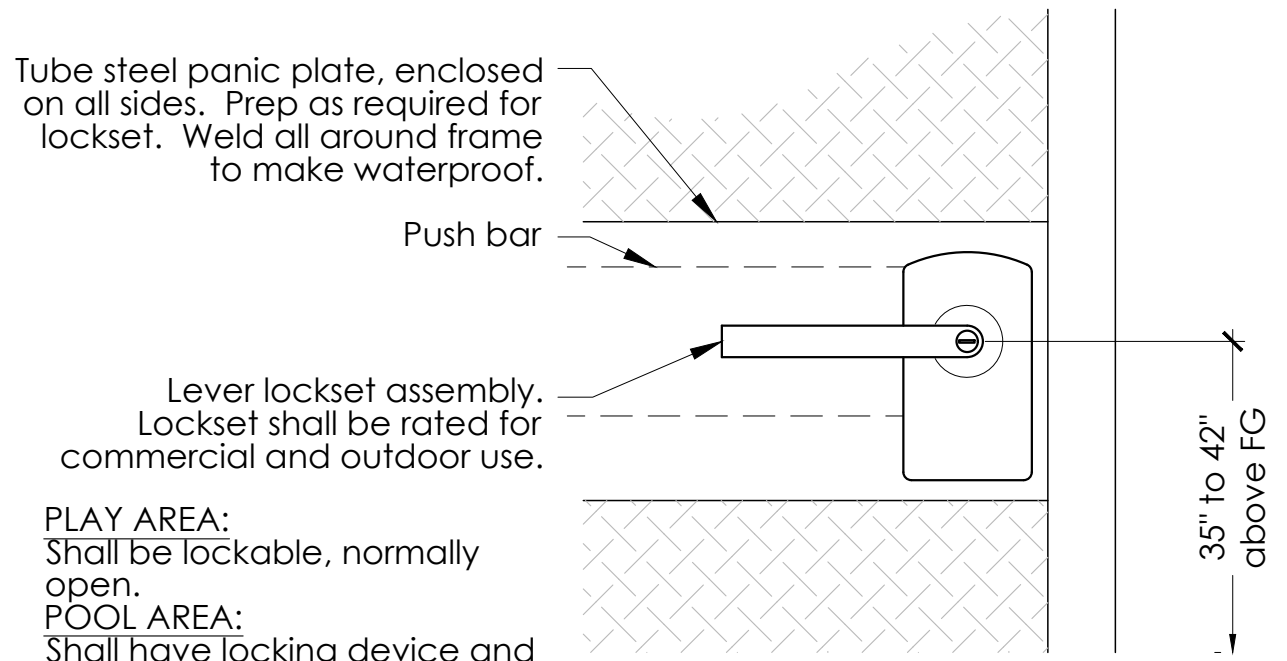




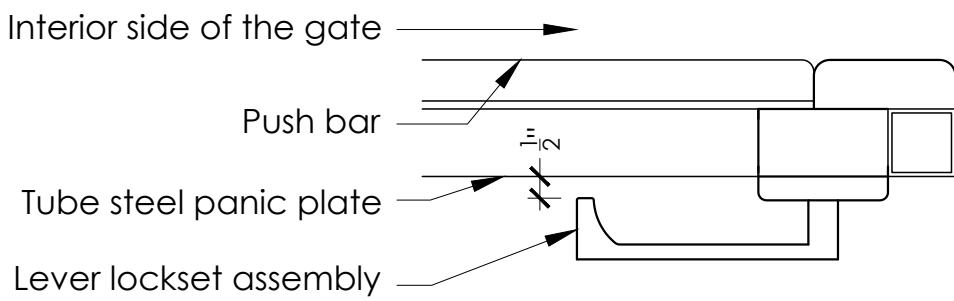
STEEL EDGING

Installation Notes:

1. Compact grades adjacent to edging to avoid settling.
2. Corners - Cut base of edging up half way and form a continuous corner.
3. Stake on inside of planting area when adjacent to lawn or seeded area.



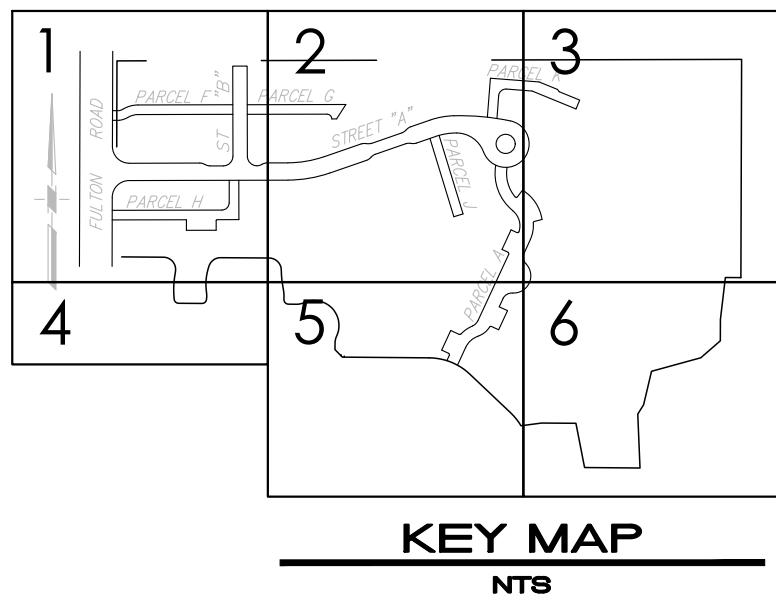
PLAN VIEW



SECTION VIEW

Notes:

1. Contractor to submit lockset and panic hardware cut-sheets to Landscape Architect for approval prior to fabrication for both the Pool Gate and The Play Area Gate.
2. Gate lock set and panic hardware to meet California Building Code per specs.
3. Gate lock set and panic hardware to be rated for outdoor use.
4. See Electrical plans for electrical connection. Contractor to coordinate connection to electrical.

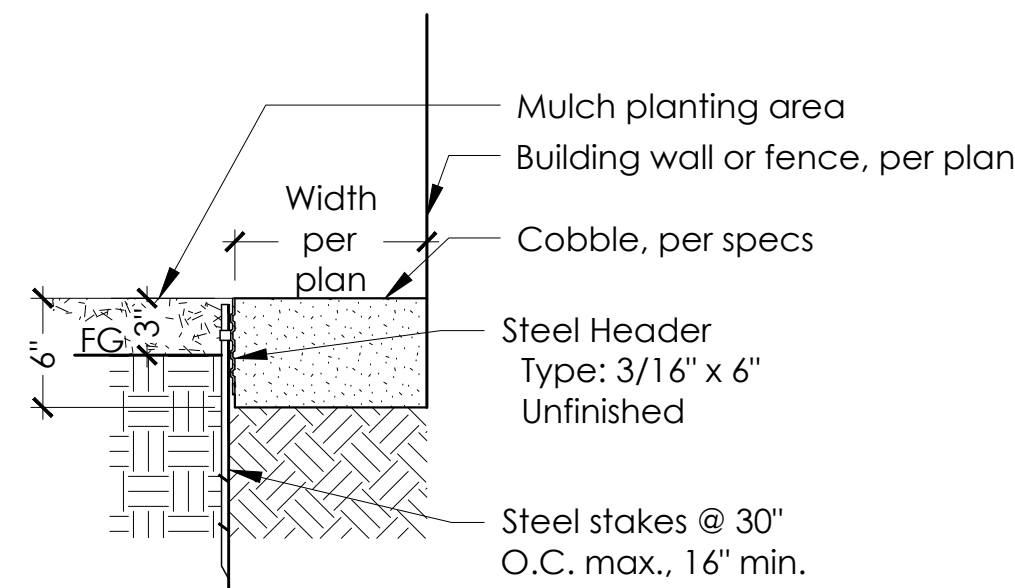


LAYOUT NOTES

1. Contractors shall not scale drawings. Verify all dimensions and conditions in the field. Notify the Landscape Architect of any discrepancies on drawings requiring clarification or revision before commencing with the work.
2. Contractor shall protect all existing conditions that are to remain, and secure the property during construction.
3. Verify all existing conditions and utilities in the field. Notify Owner's representative of any discrepancies that may occur.
4. Contractor shall verify and locate all existing underground or underfloor utilities and shall avoid damage to the same.
5. All critical dimensions for existing conditions shall be verified in the field before fabrication or construction of new work.
6. All work is new unless otherwise noted as "existing", "existing to remain", "(E)".
7. Any discrepancy discovered by Contractor in these plans or any field conditions discovered by contractor that may delay or obstruct the proper completion of the work per these plans shall be brought to the attention of the Landscape Architect immediately upon discovery. Said notification shall be in writing.
8. Construction Contractor agrees that in accordance with generally accepted construction practices, General Contractor will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property; that this requirement shall be made to apply continuously and not be limited to normal working hours.
9. Contractor shall independently review ground, topography, and tree conditions throughout the site, and assume wholly and unconditionally the risk of completing the work set out on these plans, regardless of rock, water table, or other conditions which contractor may encounter in the course of the work.
10. Refer to Civil Engineering drawings for rough grading and drainage construction.
11. Refer to Structural Engineering drawings for footing dimensions and materials.
12. Any excess materials shall be considered the property of the Contractor and shall be disposed of away from the job site in accordance with applicable local, state and federal regulations, at all times during construction and until final completion.
13. It is the Contractor's responsibility to maintain and use current contract documents for this project, copies of these contract documents shall be available for review by Landscape Architect during site observation.
14. Contractor to locate and install pipe sleeves under paving as needed in order to install irrigation piping according to irrigation plan. Coordinate with Paving Contractor prior to paving installation.
15. Contractor to coordinate electrical needs for irrigation controller with Electrical Contractor.
16. Contractor to review, adhere to, and comply with all Construction Documentation including written General and Technical Specifications.

1 EDGING

SCALE: N.T.S.

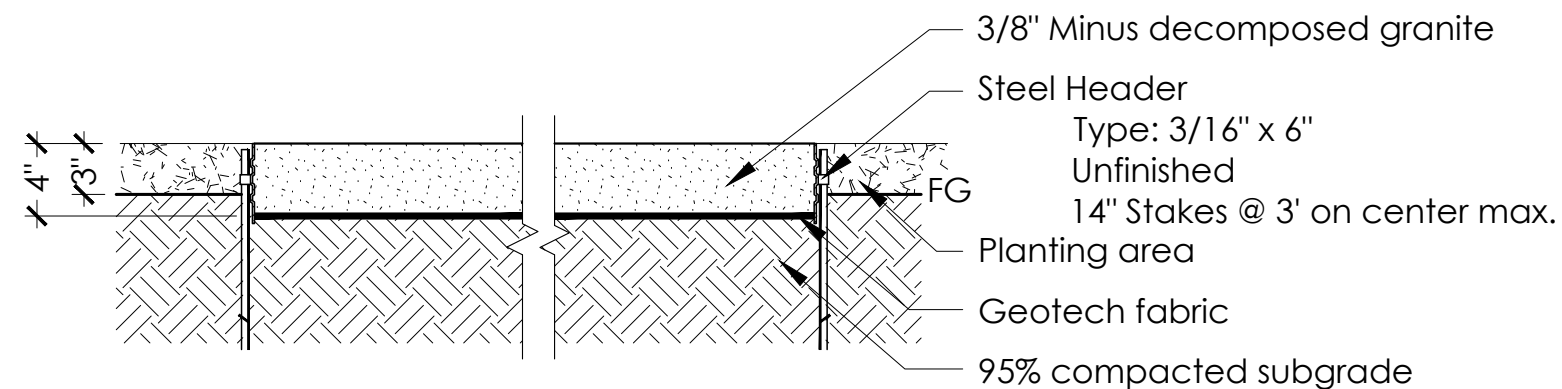


Installation Notes:

1. Compact grades adjacent to edging to avoid settling.
2. Corners - Cut base of edging up half way and form a continuous corner.
3. Stake on inside of planting area when adjacent to lawn area.

2 COBBLE BAND

SCALE: N.T.S.

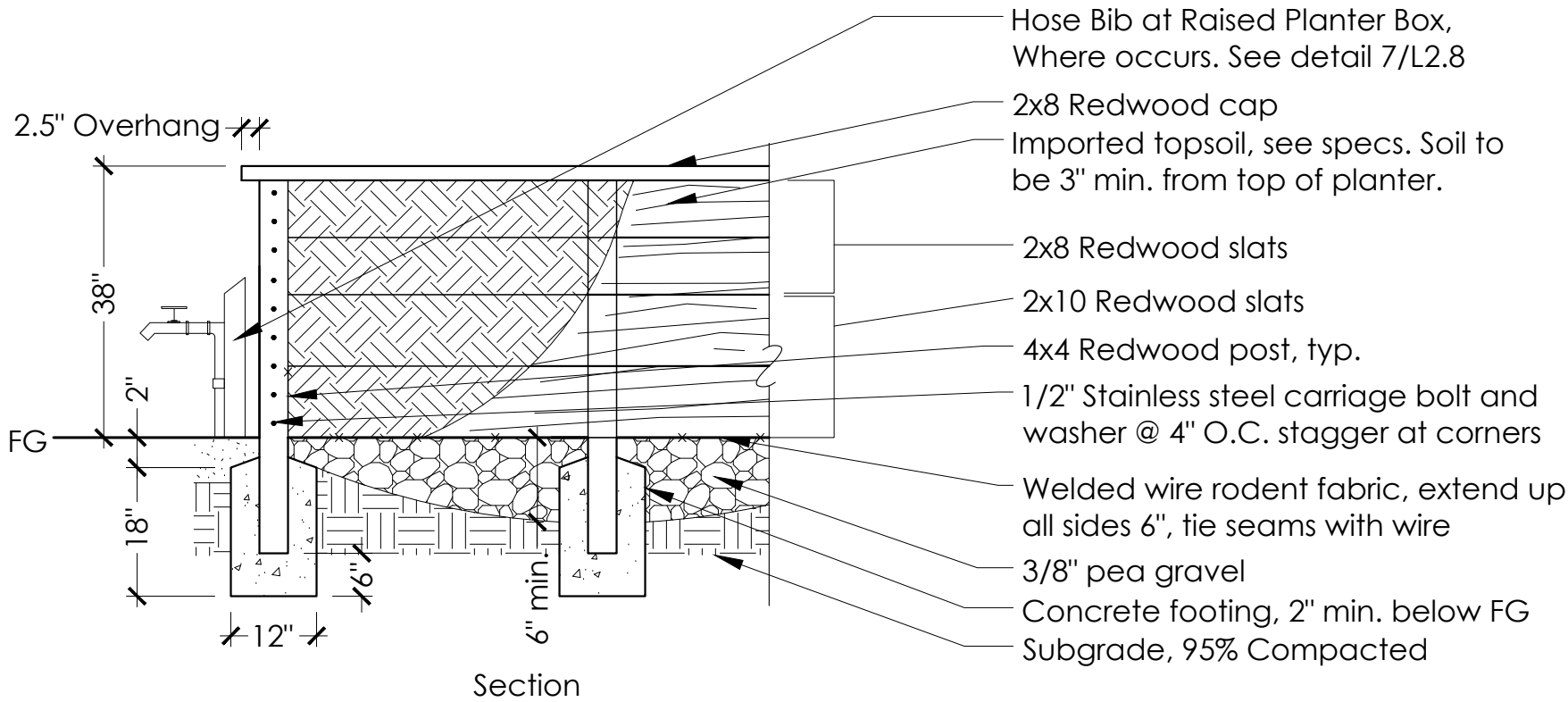
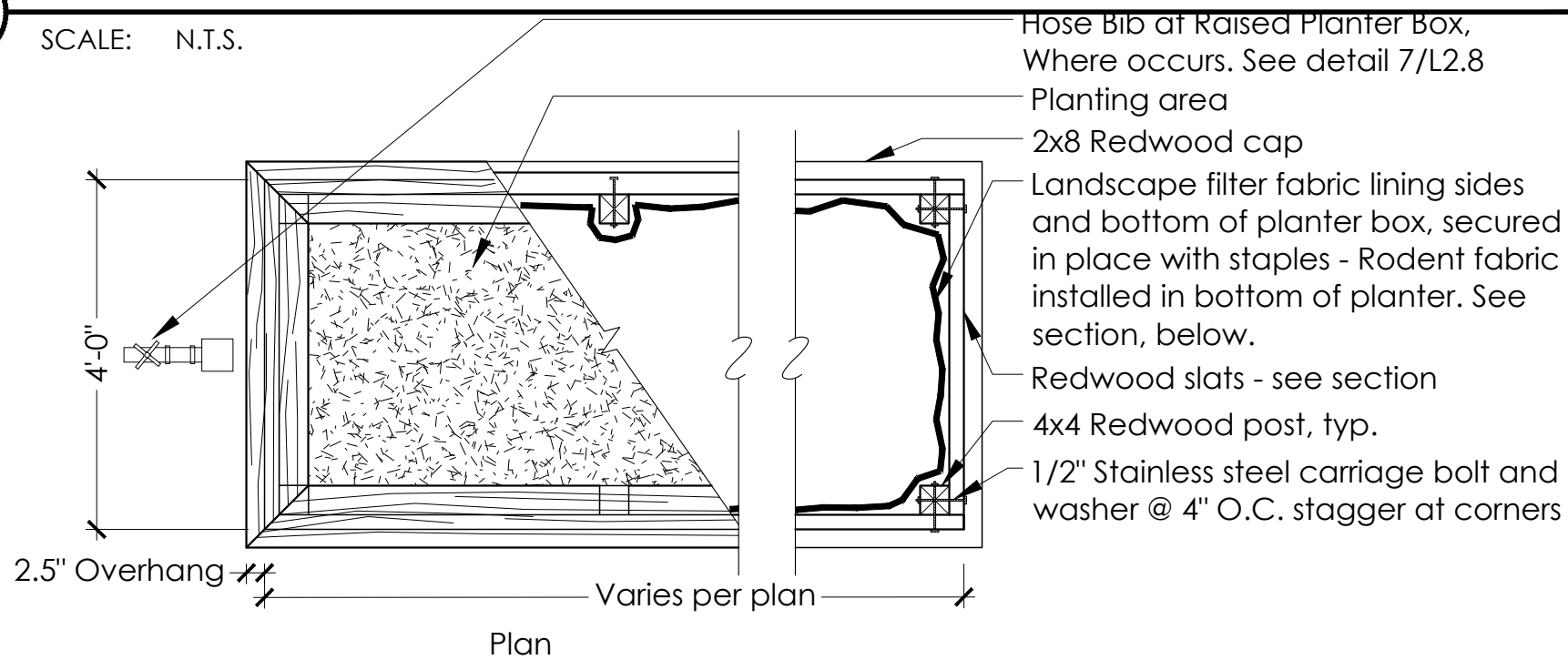


Installation Notes:

1. Mix decomposed granite and stabilizer thoroughly on site, moisten as required.
2. Place over prepared subgrade in two 2" lifts and compact to 90% with a 350 lb. roller after each lift.
3. Provide positive drainage throughout surfaced area.
4. Compact grades adjacent to edging to avoid settling.
5. Corners - Cut base of edging up half way and form a continuous corner.
6. Stake on inside of planting area when adjacent to lawn area.

4 GATE LATCH

SCALE: N.T.S.



Notes:

- All wood components to be Construction Heart grade S2S redwood. All hardware and fasteners are to be stainless steel.

5 RAISED PLANTER BOX ACCESSIBLE

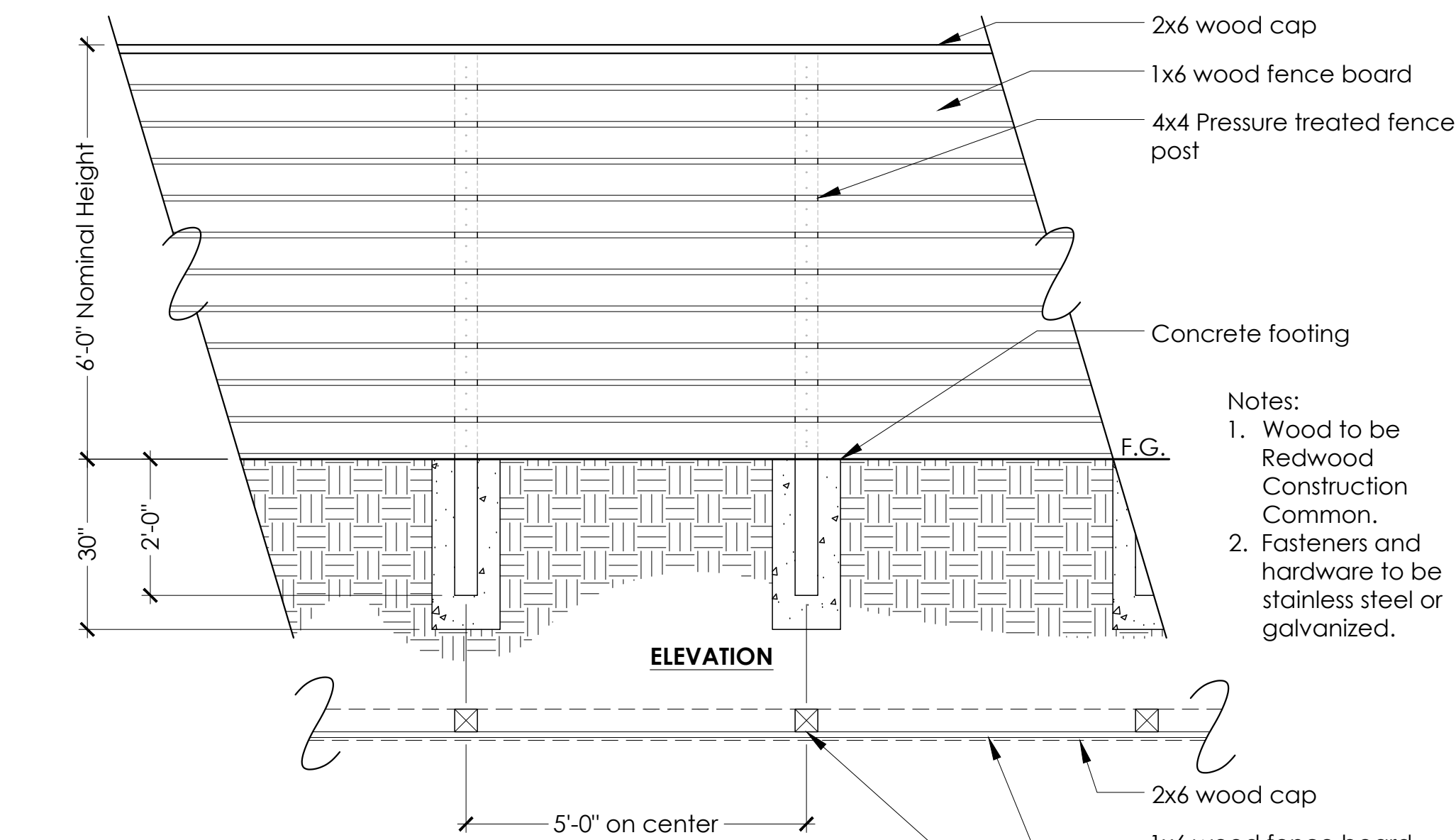
SCALE: N.T.S.

3 DECOMPOSED GRANITE AND EDGING

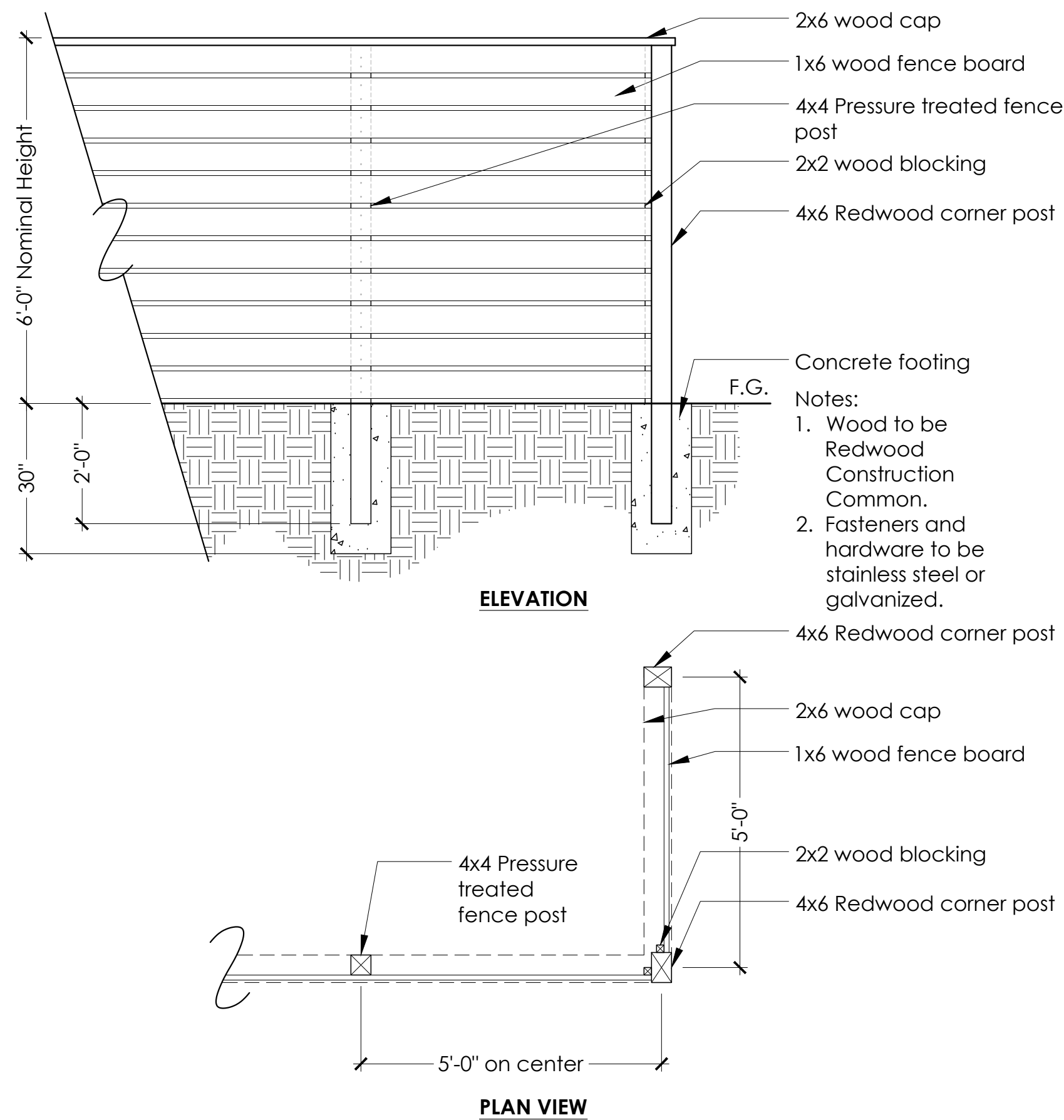
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	NO.	REVISION	DATE	R.C.E.	EXP. DATE		
							BY DAVID M. GUHIN CITY ENGINEER CITY OF SANTA ROSA R.C.E. 65663
							DATE
							CITY OF SANTA ROSA FILE NO. -

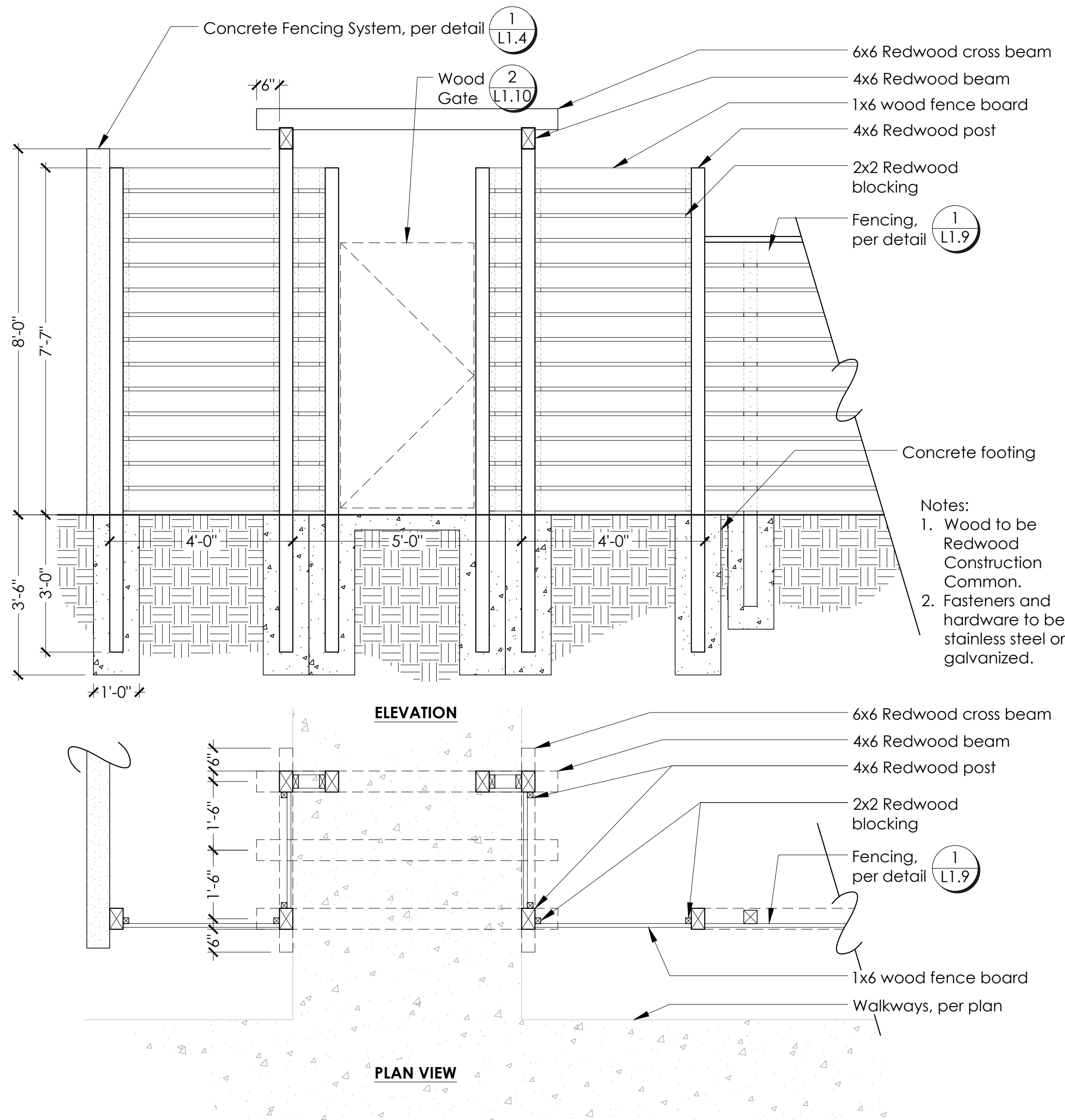
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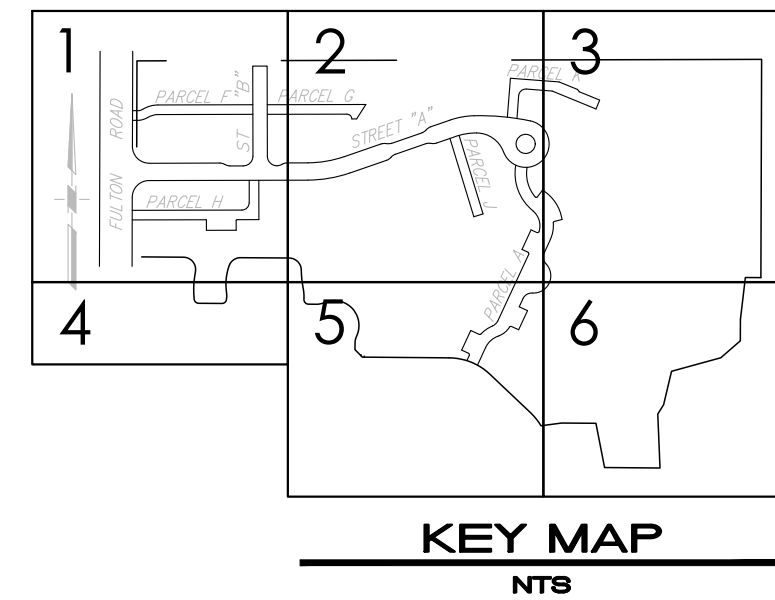
① HORIZONTAL FENCE
SCALE: N.T.S.



② HORIZONTAL FENCE - SOUTH ENTRY
SCALE: N.T.S.



③ HORIZONTAL FENCE - NORTH ENTRY
SCALE: N.T.S.



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15 THIRD STREET, SANTA ROSA, CA 95401
Tel (707) 542-6451 Fax (707) 542-5212

DRAWN BY
JAB

DATE
5/22/18

LIC. #
5226

DESIGNED BY
WM

CHECKED BY
CT

NAME
Christine Talbot

NORTH VILLAGE II
LOCATED IN
SANTA ROSA, CALIFORNIA

LANDSCAPE DETAILS

DATE
MAY 2018

JOB NO.
1999003.21

SHEET NUMBER
L1.9 OF 41

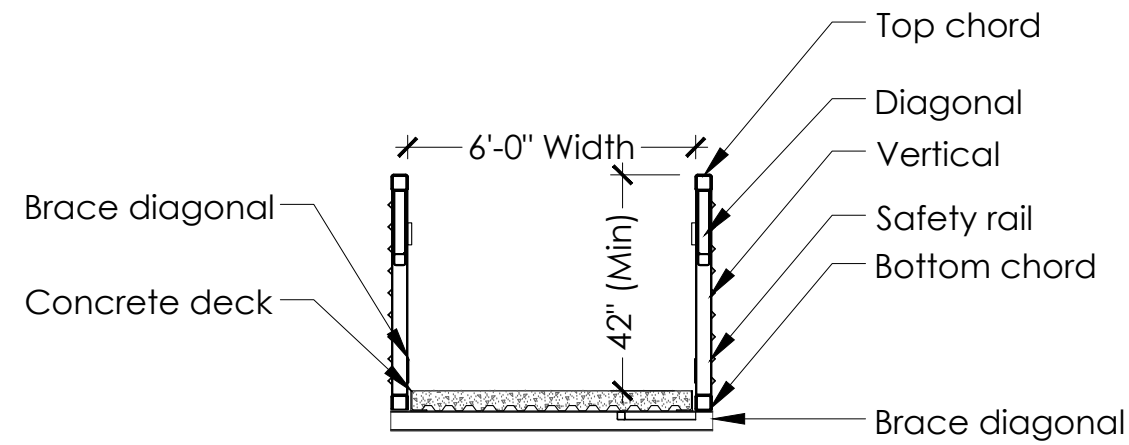
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Locating Bridges:

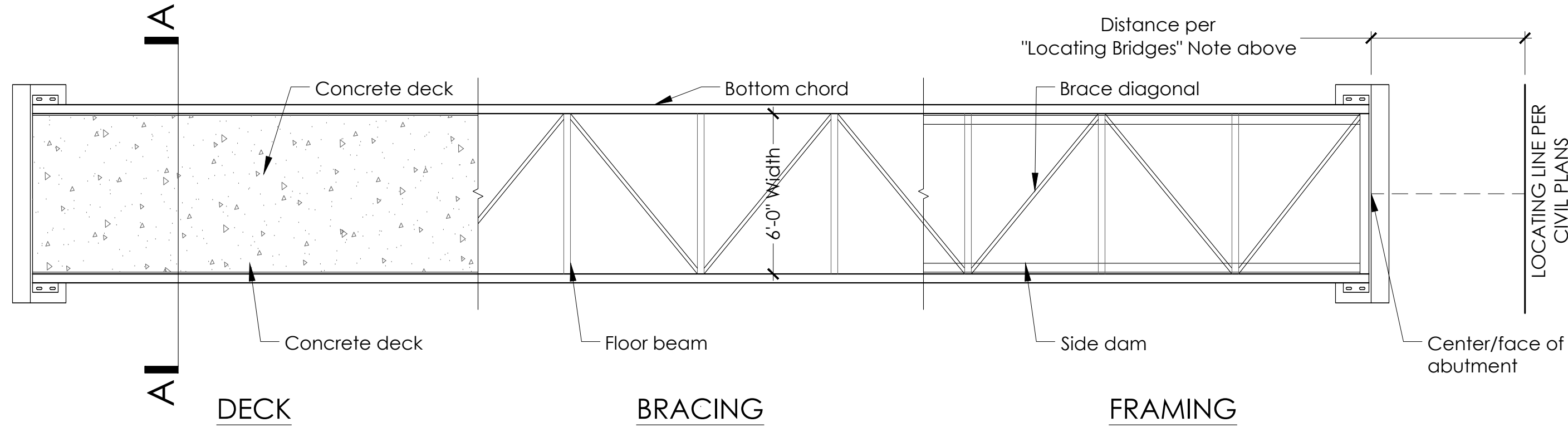
"BRIDGE ONE" Nominal Length 45'-0"
Distance from Western layout line to center/face of Western abutment: 18'-2"
Distance from Eastern layout line to center/face of Eastern abutment: 10'-2"

"BRIDGE TWO" Nominal Length 29'-0"
Distance from Northern layout line to center/face of Northern abutment: 6'-6"
Distance from Southern layout line to center/face of Southern abutment: 8'-9"

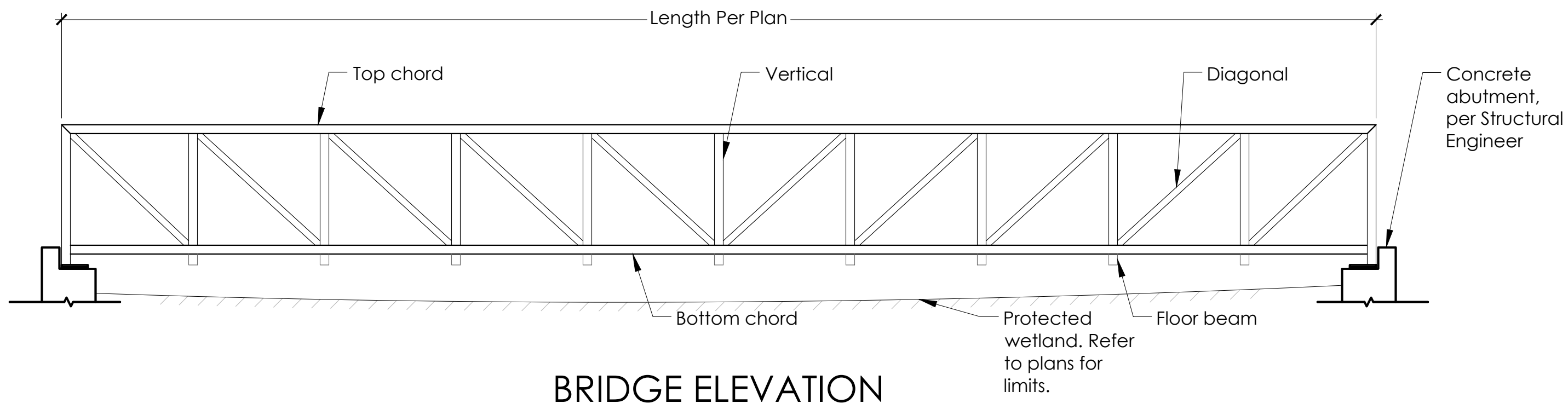


SECTION A-A

- Note:
1. Bridge material: Weathering Steel
 2. Pre-Fabricated Bridge Manufacturer: CONTECH Engineered Solutions LLC
 3. Design stresses are in accordance with "Standard Specification for Highway Bridges" & "Guide specifications for Design of Pedestrian Bridges" by the American Association of State Highway and Transportation Officials (AASHTO) Latest Edition.
 4. Bridge members are fabricated from high strength, low alloy, enhanced atmospheric corrosion resistant ASTM A847 cold-formed welded square and rectangular tubing, and ASTM A588, ASTM A606, or ASTM A242 plate and structural shapes (fy=50,000 PSI).
 4. The gas metal arc welding process or flux cored arc welding process will be used. Welding to be in accordance with AWS D1.1.
 5. All top and bottom chord shop splices to be complete penetration type welds. Weld between top chord and end vertical shall be as detailed.
 6. Unless otherwise noted, welded connections shall be fillet welds (or have the effective throat of a fillet weld) or a size equal to the thickness of the lightest gage member in the connection. Welds shall be applied as follows:
 - a. Both ends of verticals, diagonals, and floor beams shall be welded all around.
 - b. Brace diagonals will be welded all around.
 - c. Miscellaneous non-structural members will be stitch welded to their supporting members.
 7. Minimum material thickness of $\frac{1}{4}$ " on all structural members.
 8. Structural Calculations and Concrete Abutments per Structural Plans.
 9. Abutments shall not cross into Wetland Boundary.



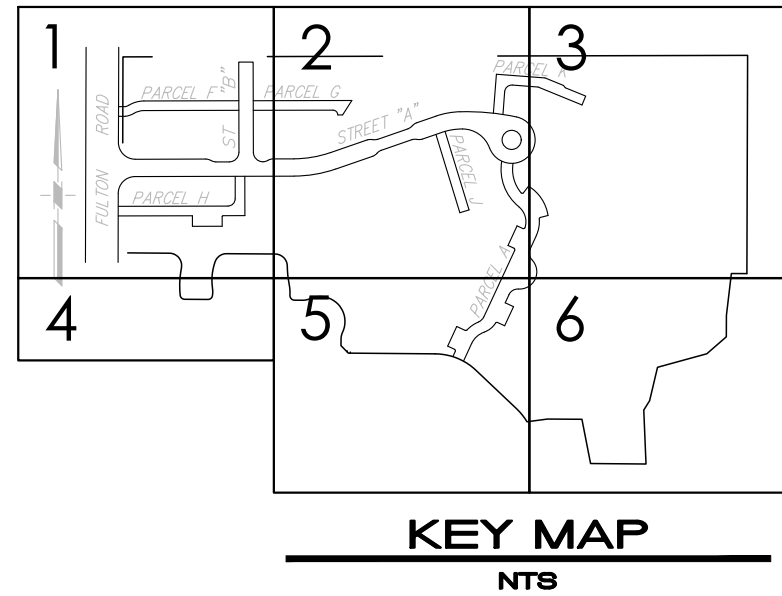
BRIDGE PLAN



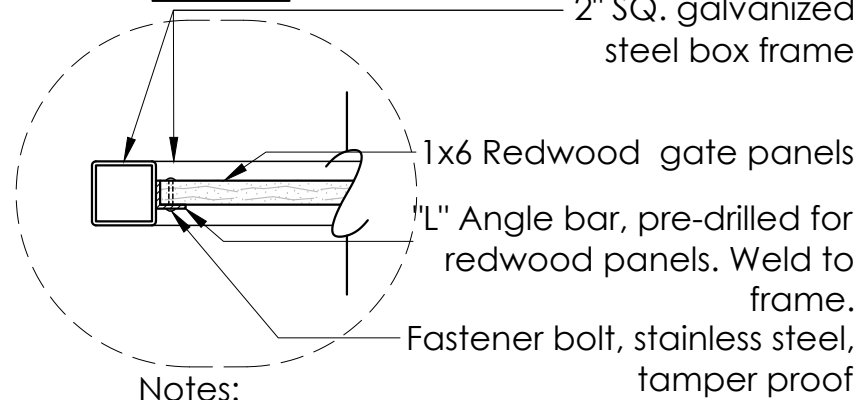
BRIDGE ELEVATION

1 WETLAND BRIDGE CROSSING

SCALE: N.T.S.

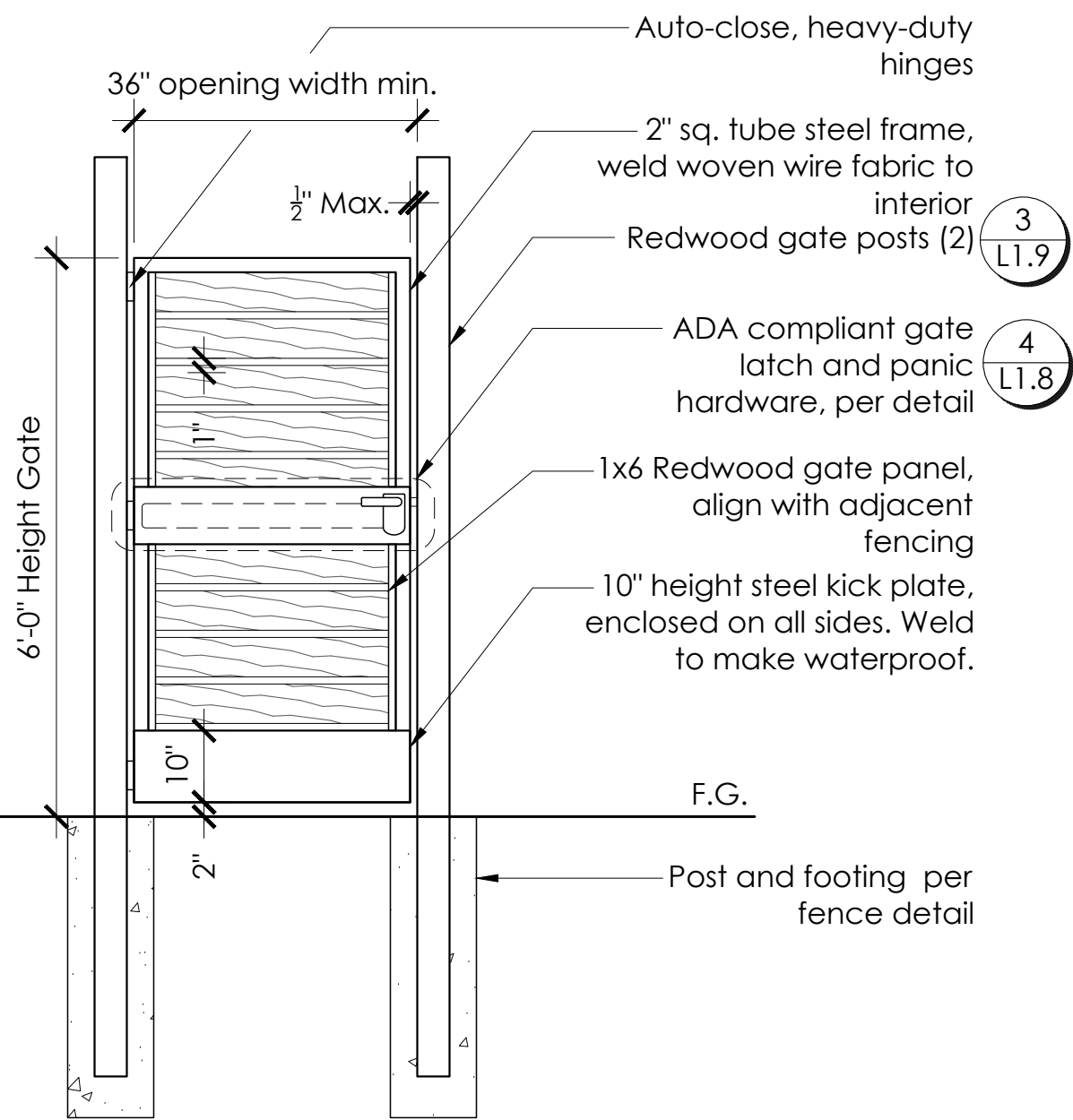


GATE CONSTRUCTION SECTION



Notes:

1. Steel frame and members to be powder coat finish, "Black Velvet" or equal.
2. All welds to be ground smooth and any sharp edges removed.
3. Gate hardware to meet current State and Federal Codes.
4. Shop drawing to be provided to the L.A. for the gate and access hardware prior to construction.
5. The force required to activate the operable parts on the gate shall not exceed 5 lbs maximum.
6. The gate hinges shall be adjusted so that from an open position of 90°, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

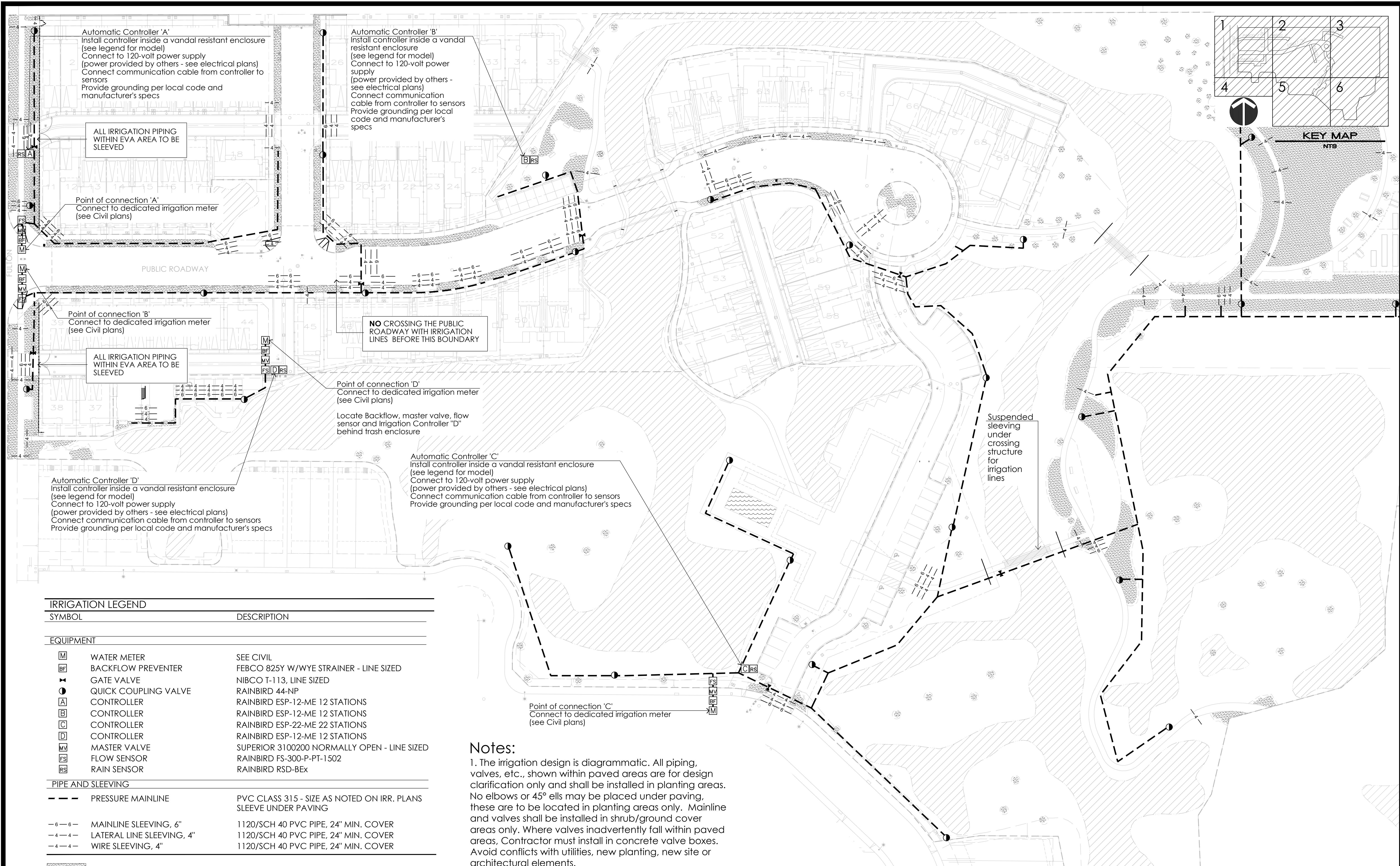


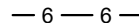
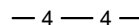
2 HORIZONTAL WOOD FENCE - GATE

SCALE: N.T.S.

STAFF APPRVL	REVISIONS					CITY ENG. DATE	PUBLIC IMPROVEMENTS APPROVED FOR CONSTRUCTION CITY OF SANTA ROSA
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							R.C.E. 65663
							DATE
							CITY OF SANTA ROSA FILE NO. _____

5/20/2018 3:47:13 PM Jean N. Vothel Project\17-1820 NV 2 City submitted 2\CAD\QUAD\24 - 36 SHEETS 2018\08-13-18 NORTH VILLAGE 2 CD IRRIGATION MAINLINE 24-36.dwg



IRRIGATION LEGEND		
SYMBOL	DESCRIPTION	
EQUIPMENT		
	WATER METER	SEE CIVIL
	BACKFLOW PREVENTER	FEBCO 825Y W/WYE STRAINER - LINE SIZED
	GATE VALVE	NIBCO T-113, LINE SIZED
	QUICK COUPLING VALVE	RAINBIRD 44-NP
	CONTROLLER	RAINBIRD ESP-12-ME 12 STATIONS
	CONTROLLER	RAINBIRD ESP-12-ME 12 STATIONS
	CONTROLLER	RAINBIRD ESP-22-ME 22 STATIONS
	CONTROLLER	RAINBIRD ESP-12-ME 12 STATIONS
	MASTER VALVE	SUPERIOR 3100200 NORMALLY OPEN - LINE SIZED
	FLOW SENSOR	RAINBIRD FS-300-P-PT-1502
	RAIN SENSOR	RAINBIRD RSD-BEX
PIPE AND SLEEVEING		
	PRESSURE MAINLINE	PVC CLASS 315 - SIZE AS NOTED ON IRR. PLANS SLEEVE UNDER PAVING
	MAINLINE SLEEVEING, 6"	1120/SCH 40 PVC PIPE, 24" MIN. COVER
	LATERAL LINE SLEEVEING, 4"	1120/SCH 40 PVC PIPE, 24" MIN. COVER
	WIRE SLEEVEING, 4"	1120/SCH 40 PVC PIPE, 24" MIN. COVER
COMMON AREA IRRIGATION		

NOTE: NO TRENCHING ALLOWED IN WETLANDS AREA.
IRRIGATION MAIN LINES & LATERALS SHALL NOT CROSS PUBLIC ROADWAY.
IRRIGATION MAIN LINES & LATERALS SHALL CROSS PRIVATE ROADWAYS AT ROAD INTERSECTIONS OR BEFORE BRIDGES WHERE POSSIBLE.

Notes:

- The irrigation design is diagrammatic. All piping, valves, etc., shown within paved areas are for design clarification only and shall be installed in planting areas. No elbows or 45° ells may be placed under paving, these are to be located in planting areas only. Mainline and valves shall be installed in shrub/ground cover areas only. Where valves inadvertently fall within paved areas, Contractor must install in concrete valve boxes. Avoid conflicts with utilities, new planting, new site or architectural elements.
- The Contractor is to take a water pressure reading at the irrigation point of connection prior to installation of irrigation equipment. Contractor to immediately notify Owner's Representative and Landscape Architect if any discrepancies are found between plans and existing irrigation conditions.
- Landscape Contractor shall coordinate placement of sleeves with the General Contractor upon notification of award of contract.

STAFF APPRVL.	REVISIONS				CITY ENG. DATE	PUBLIC IMPROVEMENTS APPROVED FOR CONSTRUCTION CITY OF SANTA ROSA
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Tel (707) 542-6451 Fax (707) 542-5212

CARLILE • MACY

DESIGNED BY
WM

CHECKED BY
CT

DATE
5/22/18

LIC. #
5226

LANDSCAPE ARCHITECT
CARLILE • MACY
STATE OF CALIFORNIA
REGISTERED
DATE 05/22/18

CHRISTINE TALBOT
NAME

NORTH VILLAGE II
LOCATED IN
SANTA ROSA, CALIFORNIA

IRRIGATION CONTROLLER AND POINTS OF CONNECTION

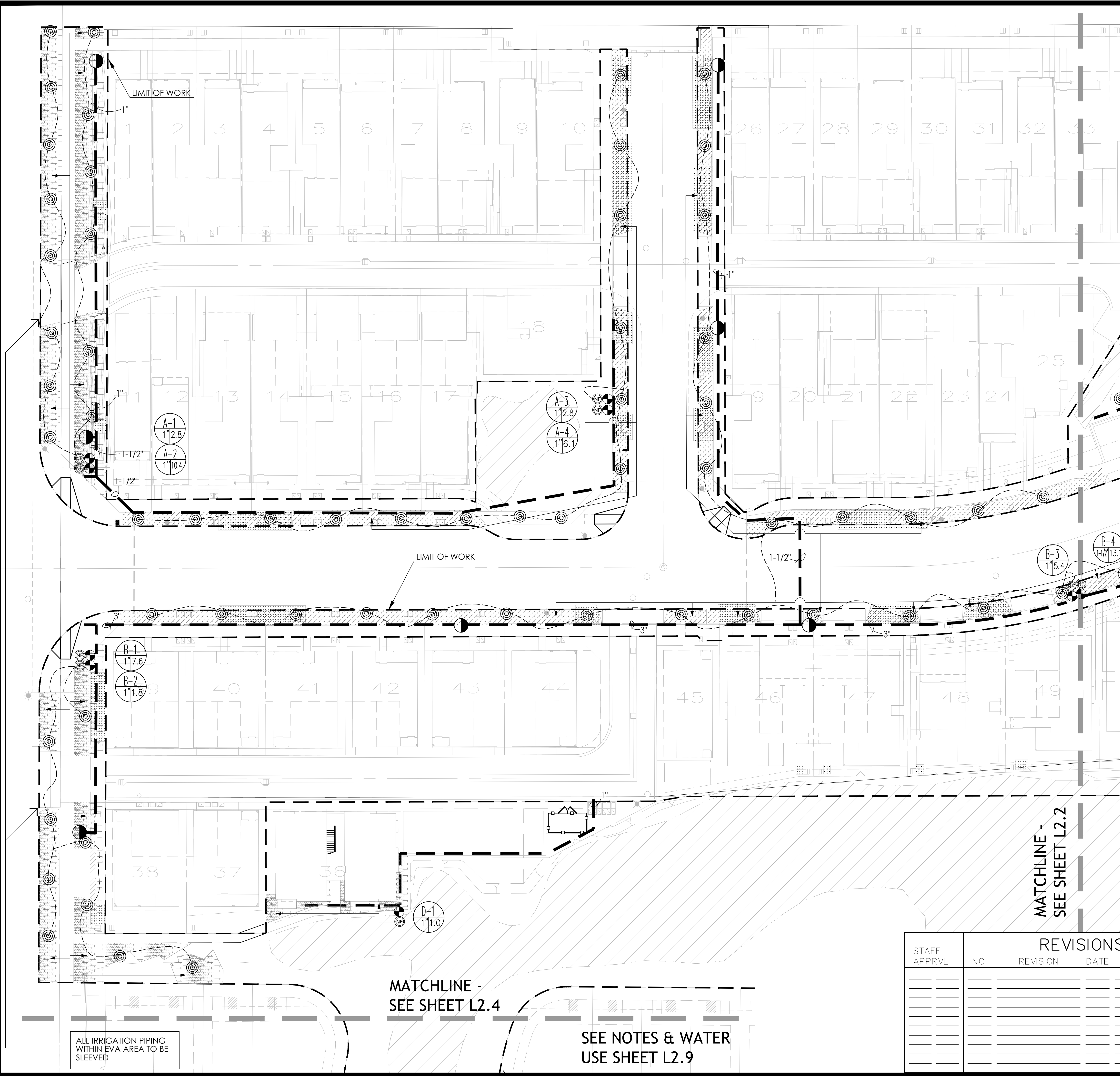
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1999003.21

SHEET NUMBER
L2.0 OF 41

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5/2/2018 2:52:44 PM Jason H. Votha Projects\7-1620 NV 2 City submitted 2\GAD\GAD04 - 36 SHEETS 2018\08-1346 NORTH VILLAGE 2 CD IRRIGATION 24x36.dwg

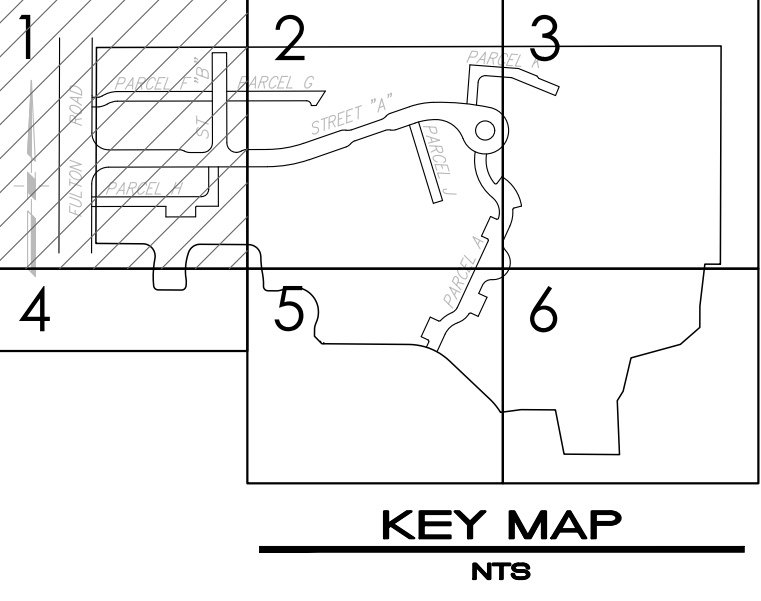
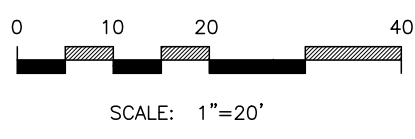


ALL IRRIGATION PIPING
WITHIN EVA AREA TO BE
SLEEVED

MATCHLINE -
SEE SHEET L2.4

SEE NOTES & WATER
USE SHEET L2.9

MATCHLINE -
SEE SHEET L2.2



PARTIAL LEGEND

IRRIGATION LEGEND

SYMBOL	DESCRIPTION
HEADS	
	REMOTE CONTROL VALVE HUNTER - ICV-FS-AS-ADJ SIZE AS SHOWN ON PLAN
	FILTER NETAFIM TECHFILTER
	POP-UP SPRAY HEAD HUNTER MP 3000 90 (ROTATOR 90°-210°)
	POP-UP SPRAY HEAD HUNTER MP 3000 360 (ROTATOR 360°)
	QUICK COUPLING VALVE RAINBIRD 44-NP
	HOSE BIB FOR FUTURE COMMUNITY GARDEN PLANTING - SEE DETAIL 7/L2.8

	IRRIGATED BY HOSE BID - COMMUNITY GARDEN AREA
	INLINE TUBING NETAFIM-TLCV 18"X18 SPACING
	INLINE TUBING NETAFIM-TLCV 18"X18 SPACING
	INLINE TUBING NETAFIM-TLCV 18"X18 SPACING
	INLINE TUBING NETAFIM-TLCV 18"X18 SPACING
	INLINE TREE TUBING NETAFIM-TLCV 12"X12 SPACING
	PRESSURE MAINLINE PVC CLASS 315, SIZE NOTED ON PLAN, SLEEVE UNDER ALL PAVING
	NON-PRESSURE LATERAL LINE PVC CLASS 200, SLEEVE UNDER ALL PAVING
	LATERAL LINE TREE RINGS PVC CLASS 200, SLEEVE UNDER ALL PAVING
	CONTROLLER STATION NO. A-1 GALLONS PER MINUTE 1750 VALVE SIZE 1/2"
	NOTES: 1. FOR POINTS OF CONNECTION AND ALL OTHER APPURTENANCES, SEE SHEET L2.0
	2. NO TRENCHING OR ANY OTHER ACTIVITY ALLOWED IN WETLANDS AREA
	3. SEE L2.0 FOR SLEEVE LOCATIONS
	STORM WATER DETENTION - PER CIVIL

STAFF APPRVL	NO.	REVISION	DATE	R.C.E.	EXP. DATE	CITY ENG.	DATE	PUBLIC IMPROVEMENTS APPROVED FOR CONSTRUCTION CITY OF SANTA ROSA
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								DATE
								CITY OF SANTA ROSA FILE NO.

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DRAWN BY
JAB

DATE
5/2/18

LIC. #
5226

DESIGNED BY
JAB

CHECKED BY
CI

NAME
Christine Talbot

LANDSCAPE ARCHITECT
REGISTERED
STATE OF CALIFORNIA
NO. 42728
JAB

NORTH VILLAGE II
LOCATED IN
SANTA ROSA, CALIFORNIA

IRRIGATION PLANS

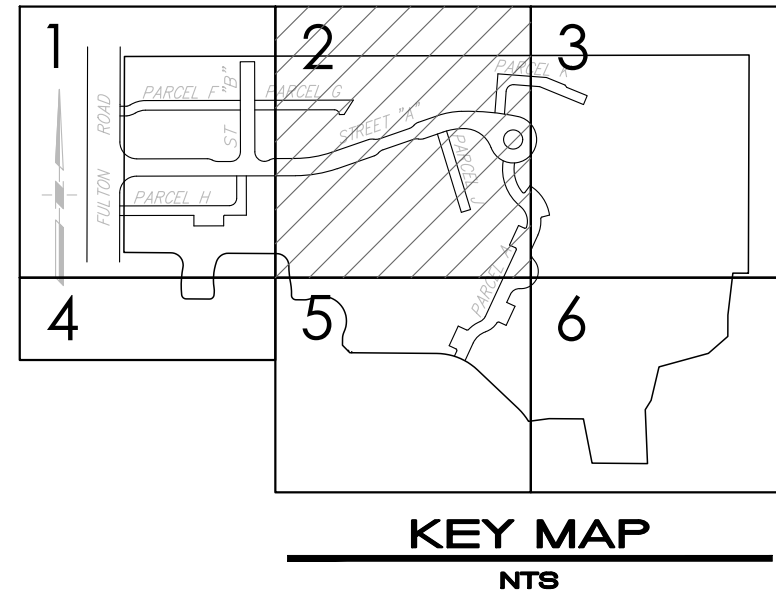
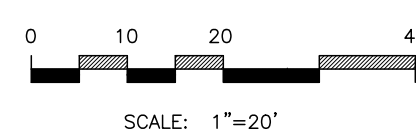
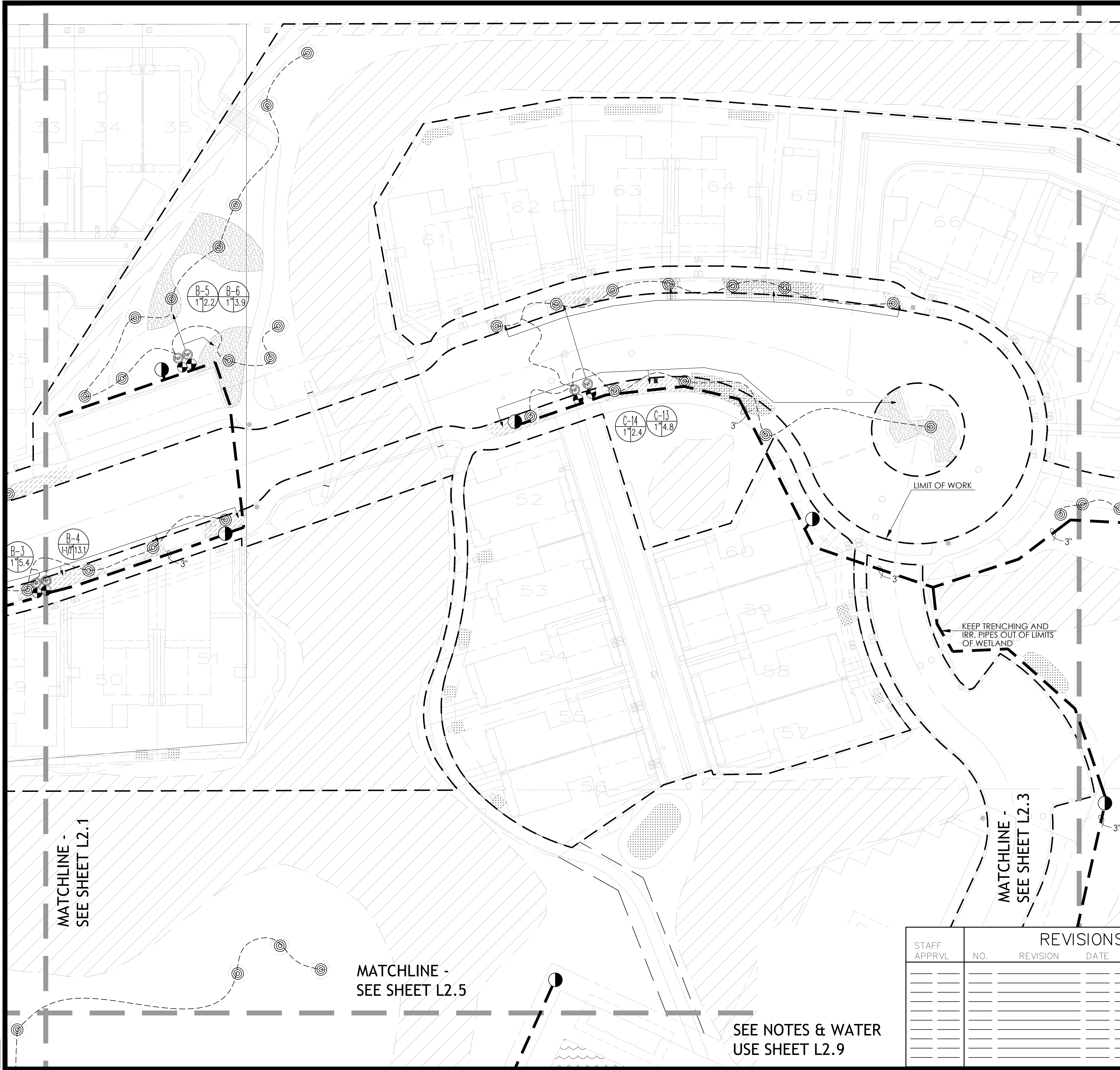
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PARTIAL LEGEND

IRRIGATION LEGEND

SYMBOL	DESCRIPTION
HEADS	
	REMOTE CONTROL VALVE HUNTER - ICV-FS-AS-ADJ SIZE AS SHOWN ON PLAN
	FILTER NETAFIM TECHFILTER
	POP-UP SPRAY HEAD HUNTER MP 3000 90 (ROTATOR 90°-210°)
	POP-UP SPRAY HEAD HUNTER MP 3000 360 (ROTATOR 360°)
	QUICK COUPLING VALVE RAINBIRD 44-NP
	HOSE BIB FOR FUTURE COMMUNITY GARDEN PLANTING - SEE DETAIL 7/L2.8

	IRRIGATED BY HOSE BID - COMMUNITY GARDEN AREA
	INLINE TUBING NETAFIM-TLCV 18\"X18 SPACING
	INLINE TUBING NETAFIM-TLCV 18\"X18 SPACING
	INLINE TUBING NETAFIM-TLCV 18\"X18 SPACING
	INLINE TUBING NETAFIM-TLCV 18\"X18 SPACING
	INLINE TREE TUBING NETAFIM-TLCV 12\"X12 SPACING
	PRESSURE MAINLINE PVC CLASS 315, SIZE NOTED ON PLAN, SLEEVE UNDER ALL PAVING
	NON-PRESSURE LATERAL LINE PVC CLASS 200, SLEEVE UNDER ALL PAVING
	LATERAL LINE TREE RINGS PVC CLASS 200, SLEEVE UNDER ALL PAVING
	CONTROLLER STATION NO. GALLONS PER MINUTE VALVE SIZE
	STORM WATER DETENTION - PER CIVIL

- NOTES: 1. FOR POINTS OF CONNECTION AND ALL OTHER APPURTENANCES, SEE SHEET L2.0
2. NO TRENCHING OR ANY OTHER ACTIVITY ALLOWED IN WETLANDS AREA
3. SEE L2.0 FOR SLEEVE LOCATIONS

STAFF APPRVL	NO.	REVISION	DATE	R.C.E.	EXP. DATE	CITY ENG.	DATE

PUBLIC IMPROVEMENTS APPROVED FOR CONSTRUCTION

CITY OF SANTA ROSA

BY: DAVID M. GUHIN, CITY ENGINEER, CITY OF SANTA ROSA, R.C.E. 65663

DATE: _____

CITY OF SANTA ROSA FILE NO. _____

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15 THIRD STREET, SANTA ROSA, CA 95401

Tel (707) 542-6451 Fax (707) 542-5212

DESIGNED BY: JAV

CHECKED BY: CI

NAME: Christine Talbot

DATE: MAY 2018

JOB NO. 1999003.21

SHEET NUMBER 41

NORTH VILLAGE II

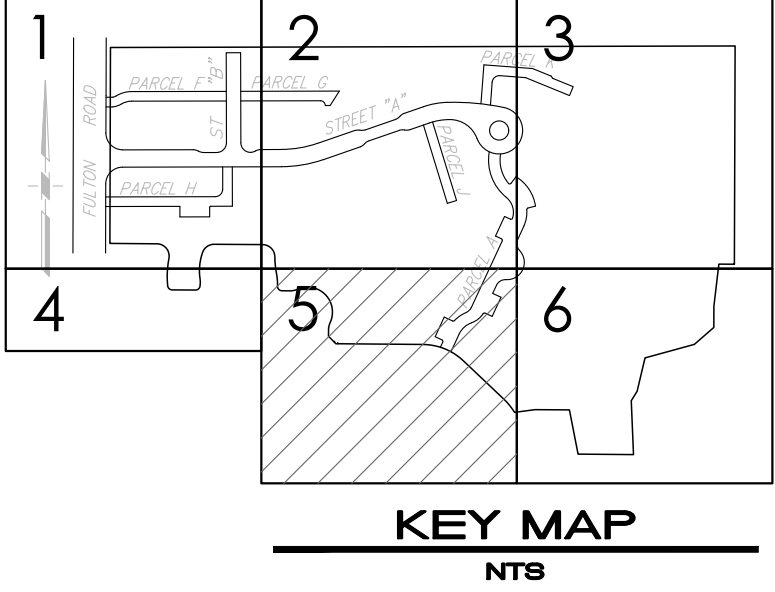
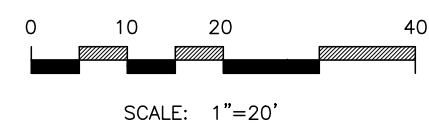
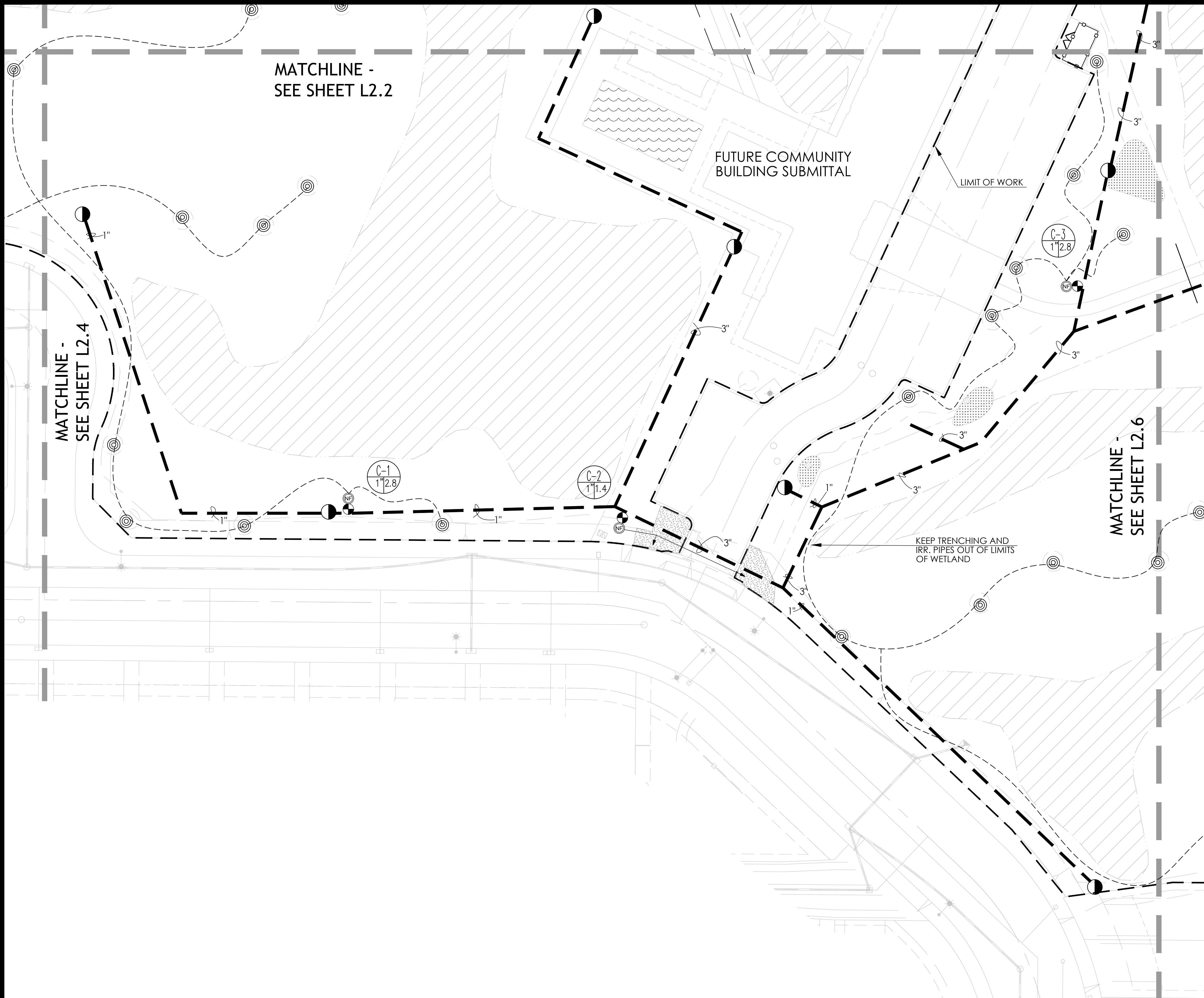
LOCATED IN SANTA ROSA, CALIFORNIA

IRRIGATION PLANS

L2.2 OF 41



5/2/2018 2:51:46 PM Jason H. Vetter Project\17-1820 NY 2 City submit\2\CAD\LAND\14 - 36 SHEETS 2018\05-13-18 NORTH VILLAGE 2 CD IRRIGATION 24x36.dwg



PARTIAL LEGEND

IRRIGATION LEGEND

SYMBOL	DESCRIPTION
HEADS	
	REMOTE CONTROL VALVE HUNTER - ICV-FS-AS-ADJ SIZE AS SHOWN ON PLAN
	FILTER NETAFIM TECHFILTER
	POP-UP SPRAY HEAD HUNTER MP 3000 90 (ROTATOR 90°-210°)
	POP-UP SPRAY HEAD HUNTER MP 3000 360 (ROTATOR 360°)
	QUICK COUPLING VALVE RAINBIRD 44-NP
	HOSE BIB FOR FUTURE COMMUNITY GARDEN PLANTING - SEE DETAIL 7/L2.8

	IRRIGATED BY HOSE BID - COMMUNITY GARDEN AREA
	INLINE TUBING NETAFIM-TLCV 18"X18 SPACING
	INLINE TUBING NETAFIM-TLCV 18"X18 SPACING
	INLINE TUBING NETAFIM-TLCV 18"X18 SPACING
	INLINE TUBING NETAFIM-TLCV 18"X18 SPACING
	INLINE TREE TUBING NETAFIM-TLCV 12"X12 SPACING
	PRESSURE MAINLINE PVC CLASS 315, SIZE NOTED ON PLAN, SLEEVE UNDER ALL PAVING
	NON-PRESSURE LATERAL LINE PVC CLASS 200, SLEEVE UNDER ALL PAVING
	LATERAL LINE TREE RINGS PVC CLASS 200, SLEEVE UNDER ALL PAVING
	CONTROLLER STATION NO. 1750 GALLONS PER MINUTE VALVE SIZE
NOTES: 1. FOR POINTS OF CONNECTION AND ALL OTHER APPURTENANCES, SEE SHEET L2.0	
2. NO TRENCHING OR ANY OTHER ACTIVITY ALLOWED IN WETLANDS AREA	
3. SEE L2.0 FOR SLEEVE LOCATIONS	
	STORM WATER DETENTION - PER CIVIL

SEE NOTES & WATER
USE SHEET L2.9

STAFF APPRVL	REVISIONS					EXP. DATE	CITY ENG.	DATE	PUBLIC IMPROVEMENTS APPROVED FOR CONSTRUCTION	
	NO.	REVISION	DATE	R.C.E.					CITY OF SANTA ROSA	
									BY DAVID M. GUHIN R.C.E. 65663	
									CITY ENGINEER	
									CITY OF SANTA ROSA	
									DATE	
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15 THIRD STREET, SANTA ROSA, CA 95401
Tel (707) 542-6451 Fax (707) 542-5212

DESIGNED BY
VLD

CHECKED BY
CI

DATE
MAY 2018

JOB NO.
1999003.21

SHEET NUMBER
L2.5 OF 41

LANDSCAPE ARCHITECT
CARLILE • MACY
STATE OF CALIFORNIA
REGISTERED PROFESSIONAL
No. 42728
EXPIRATION DATE 12/31/2021

NAME
Christine Talbot

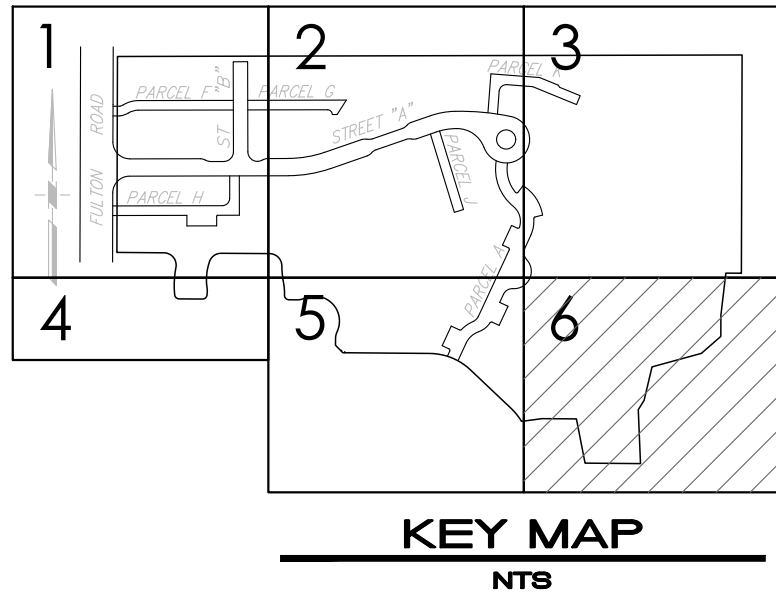
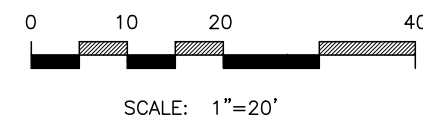
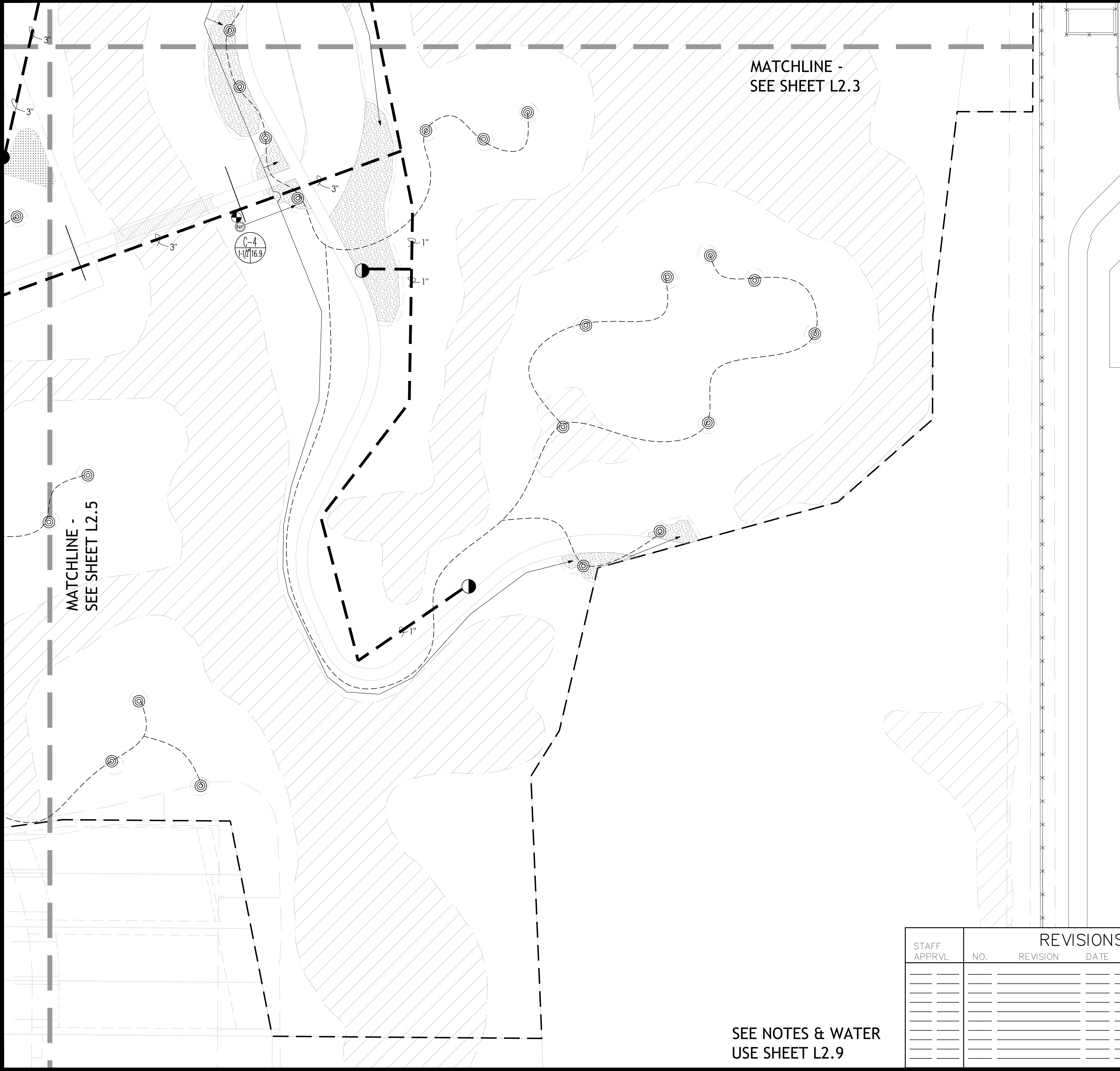
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NORTH VILLAGE II
LOCATED IN
SANTA ROSA, CALIFORNIA

IRRIGATION PLANS

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5/2/2018 2:51:32 PM Jason H. Vachon Projects\17-1820 NV 2 City submitted 2\CAD\DWG\04 - 36 SHEETS 2018\05-13-18 NORTH VILLAGE 2 CD IRRIGATION 24x36.dwg



PARTIAL LEGEND

IRRIGATION LEGEND

SYMBOL	DESCRIPTION
HEADS	
	REMOTE CONTROL VALVE HUNTER - ICV-FS-AS-ADJ SIZE AS SHOWN ON PLAN
	FILTER NETAFIM TECHFILTER
	POP-UP SPRAY HEAD HUNTER MP 3000 90 (ROTATOR 90°-210°)
	POP-UP SPRAY HEAD HUNTER MP 3000 360 (ROTATOR 360°)
	QUICK COUPLING VALVE RAINBIRD 44-NP
	HOSE BIB FOR FUTURE COMMUNITY GARDEN PLANTING - SEE DETAIL 7/L2.8

	IRRIGATED BY HOSE BID - COMMUNITY GARDEN AREA
	INETAFIM-TLCV 18"X18 SPACING
	INETAFIM-TLCV 18"X18 SPACING
	INETAFIM-TLCV 18"X18 SPACING
	INETAFIM-TLCV 18"X18 SPACING
	INETAFIM-TLCV 12"X12 SPACING
	PVC CLASS 315, SIZE NOTED ON PLAN, SLEEVE UNDER ALL PAVING
	PVC CLASS 200, SLEEVE UNDER ALL PAVING
	PVC CLASS 200, SLEEVE UNDER ALL PAVING
	CONTROLLER STATION NO. A-1 HZ150 GALLONS PER MINUTE VALVE SIZE
	STORM WATER DETENTION - PER CIVIL

- NOTES: 1. FOR POINTS OF CONNECTION AND ALL OTHER APPURTENANCES, SEE SHEET L2.0
2. NO TRENCHING OR ANY OTHER ACTIVITY ALLOWED IN WETLANDS AREA
3. SEE L2.0 FOR SLEEVE LOCATIONS

SEE NOTES & WATER
USE SHEET L2.9

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PUBLIC IMPROVEMENTS APPROVED FOR CONSTRUCTION	
CITY OF SANTA ROSA	
BY	DAVID M. GUHIN R.C.E. 65663 CITY ENGINEER CITY OF SANTA ROSA
DATE	
CITY OF SANTA ROSA FILE NO. _____	

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15 THIRD STREET, SANTA ROSA, CA 95401
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DRAWN BY
JAB

DATE
5/2/18

LIC. #
5226

DESIGNED BY
WJV

CHECKED BY
CI

Christine Tolbot
NAME

LANDSCAPE ARCHITECT
REGISTERED PROFESSIONAL
No. 42728
STATE OF CALIFORNIA

NORTH VILLAGE II
LOCATED IN
SANTA ROSA, CALIFORNIA

IRRIGATION PLANS

DATE
MAY 2018

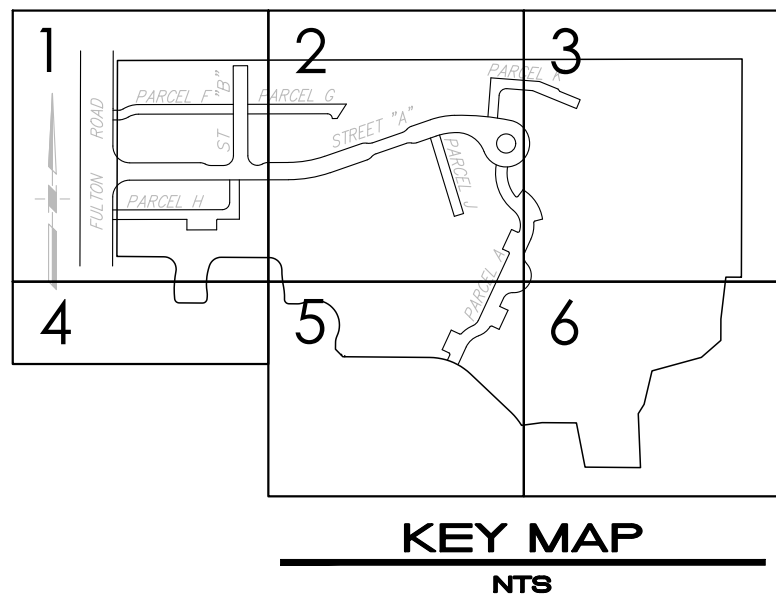
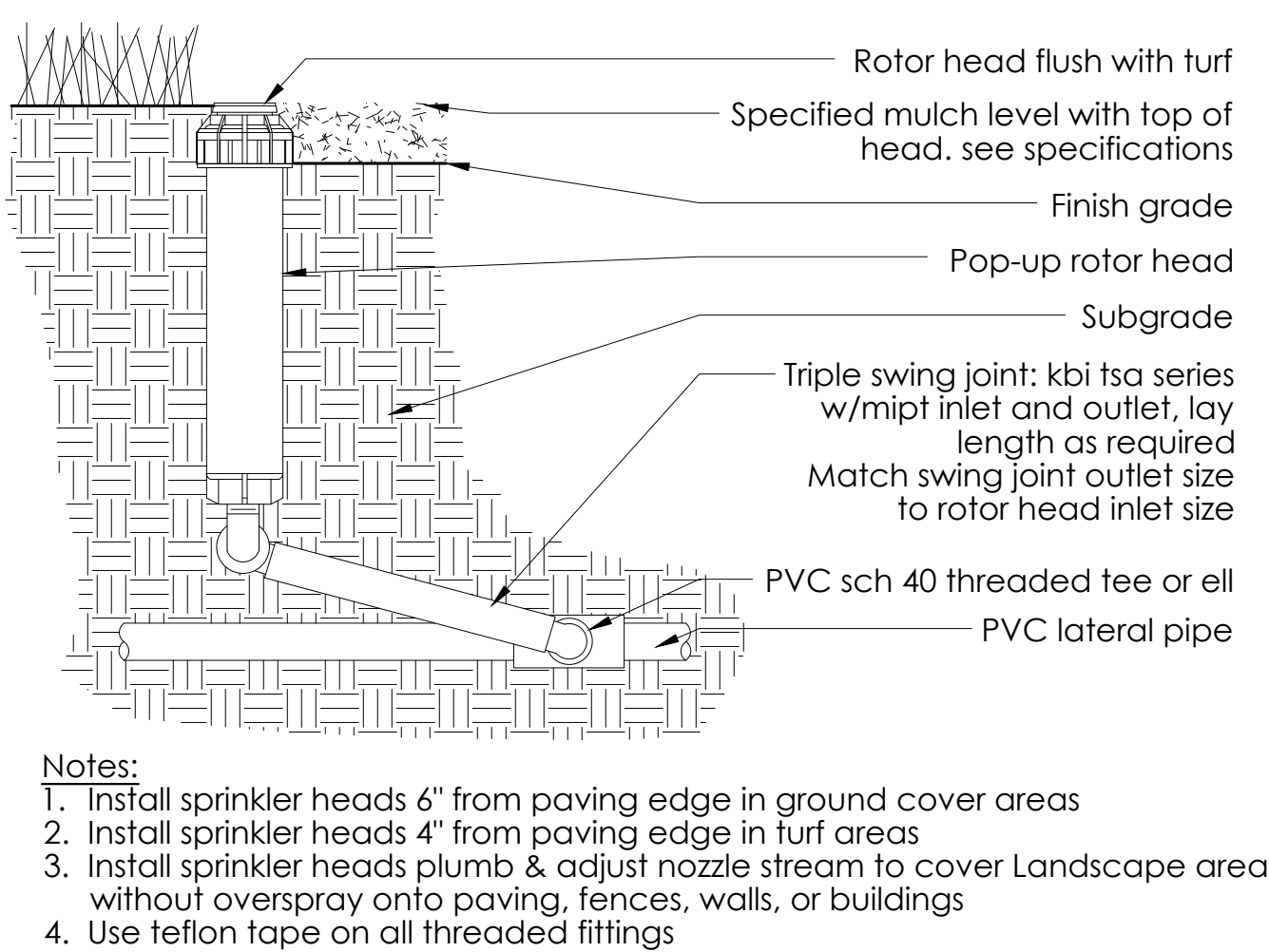
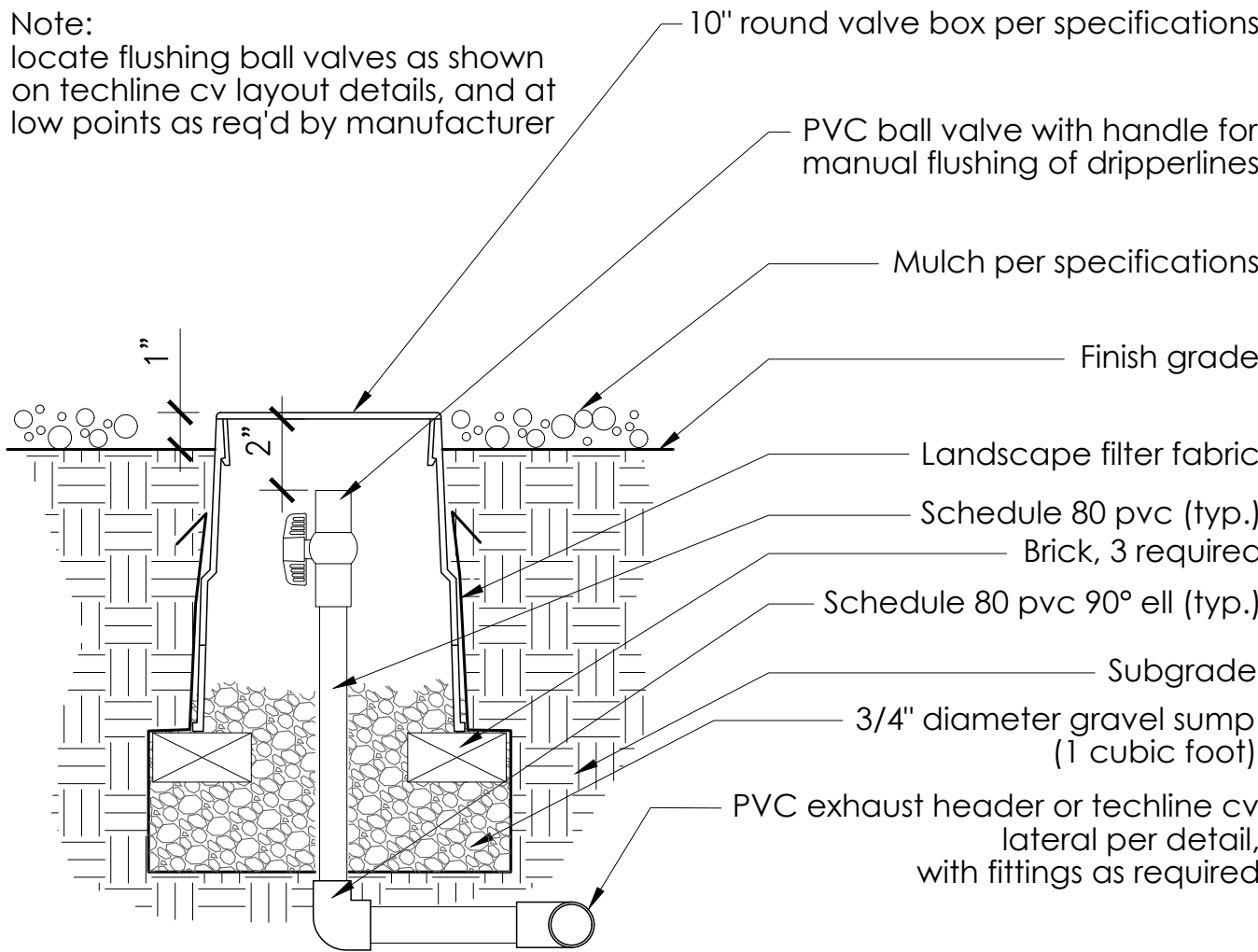
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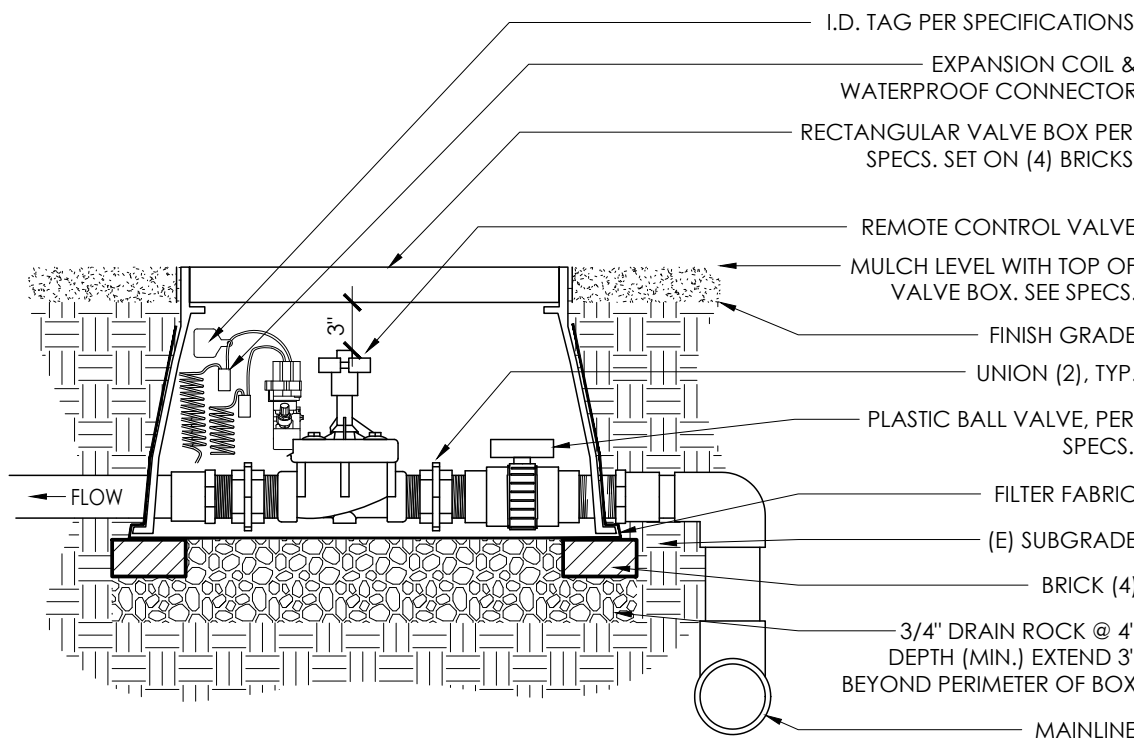
TECHFILTER SCHEDULE		
ZONE GPM	TECHFILTER SIZE	TECHFILTER MODEL*
0->5	3/4"	TF075...
<5-20	1"	TF10...
21-40	1-1/2"L	TF15L...
41-90	2"	TF20...

*SEE NETAFIM CATALOG FOR COMPLETE MODEL NUMBER



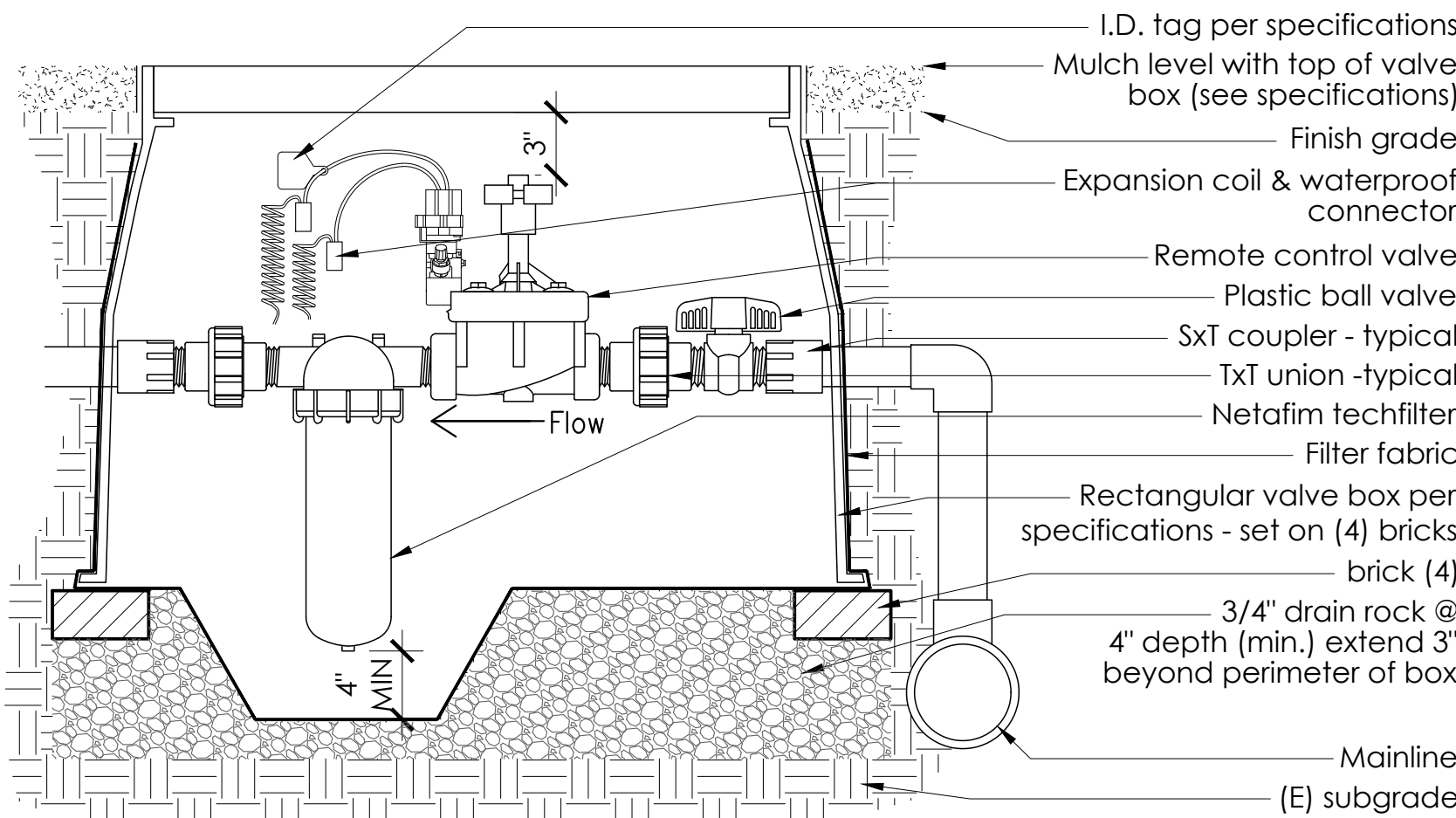
1 DRIPLINE FILTER SCHEDULE

SCALE: NTS



2 REMOTE CONTROL VALVE

SCALE: NTS



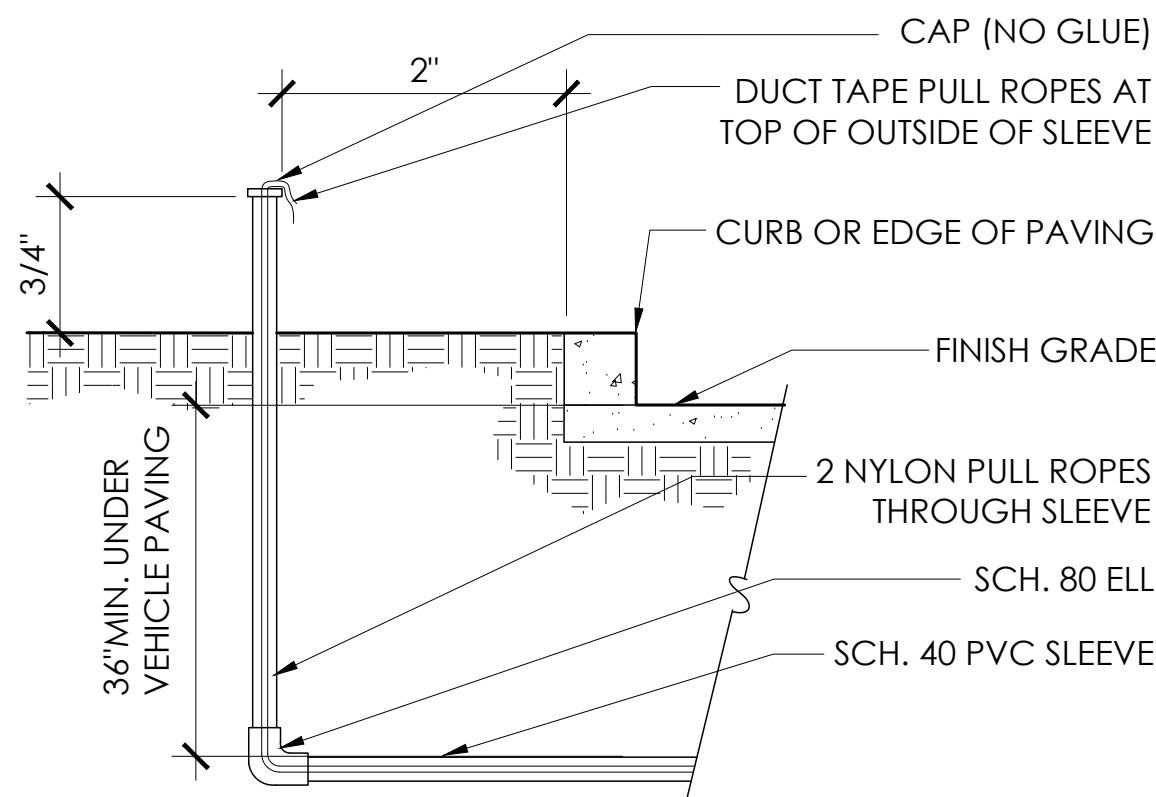
- Notes:
1. Filter position as shown preferred to minimize debris in housing when servicing.
 2. Filter may be mounted horizontally or upside-down if needed due to space constraints.
 3. Supply pvc sch 80 nipples as required.
 4. Supply jumbo valve box and/or housing extensions as required to fit equipment.

3 HIGH FLOW DRIP VALVE

SCALE:

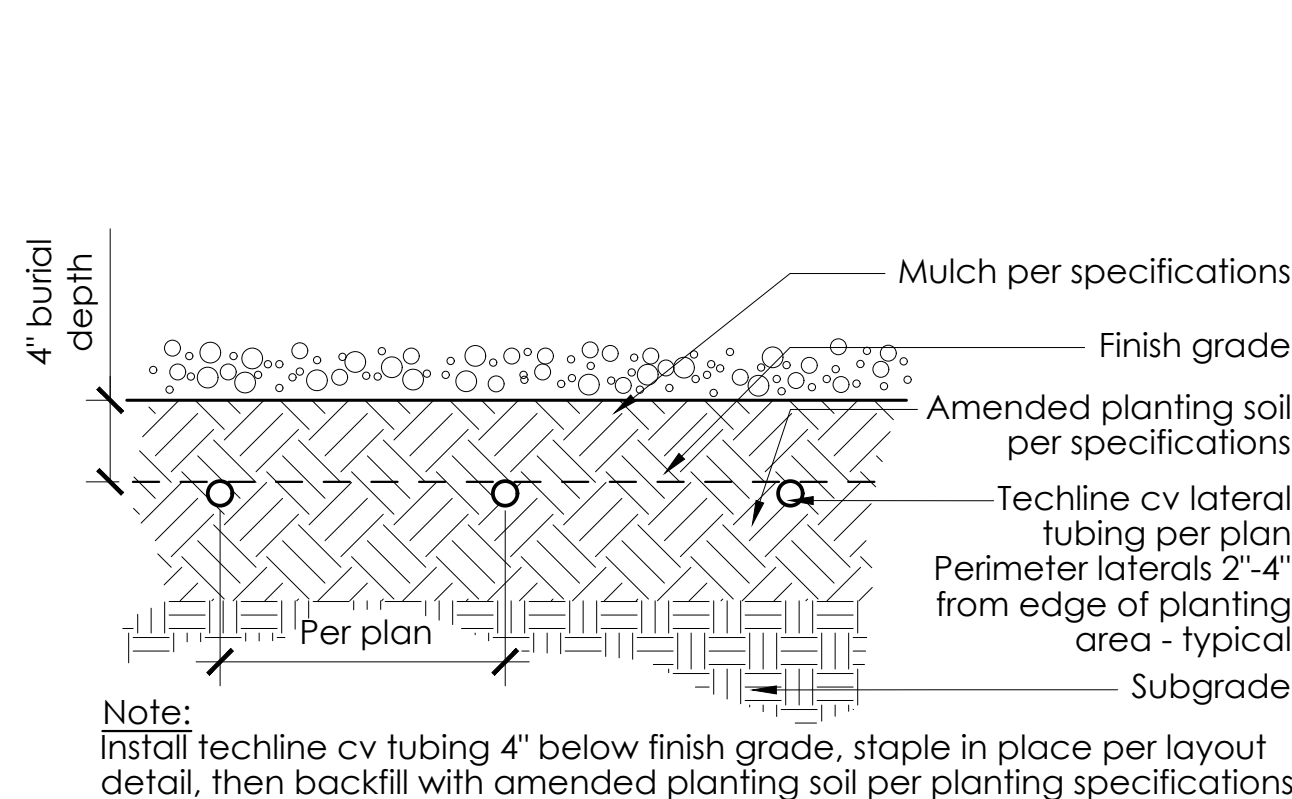
4 FLUSH VALVE

SCALE: NTS



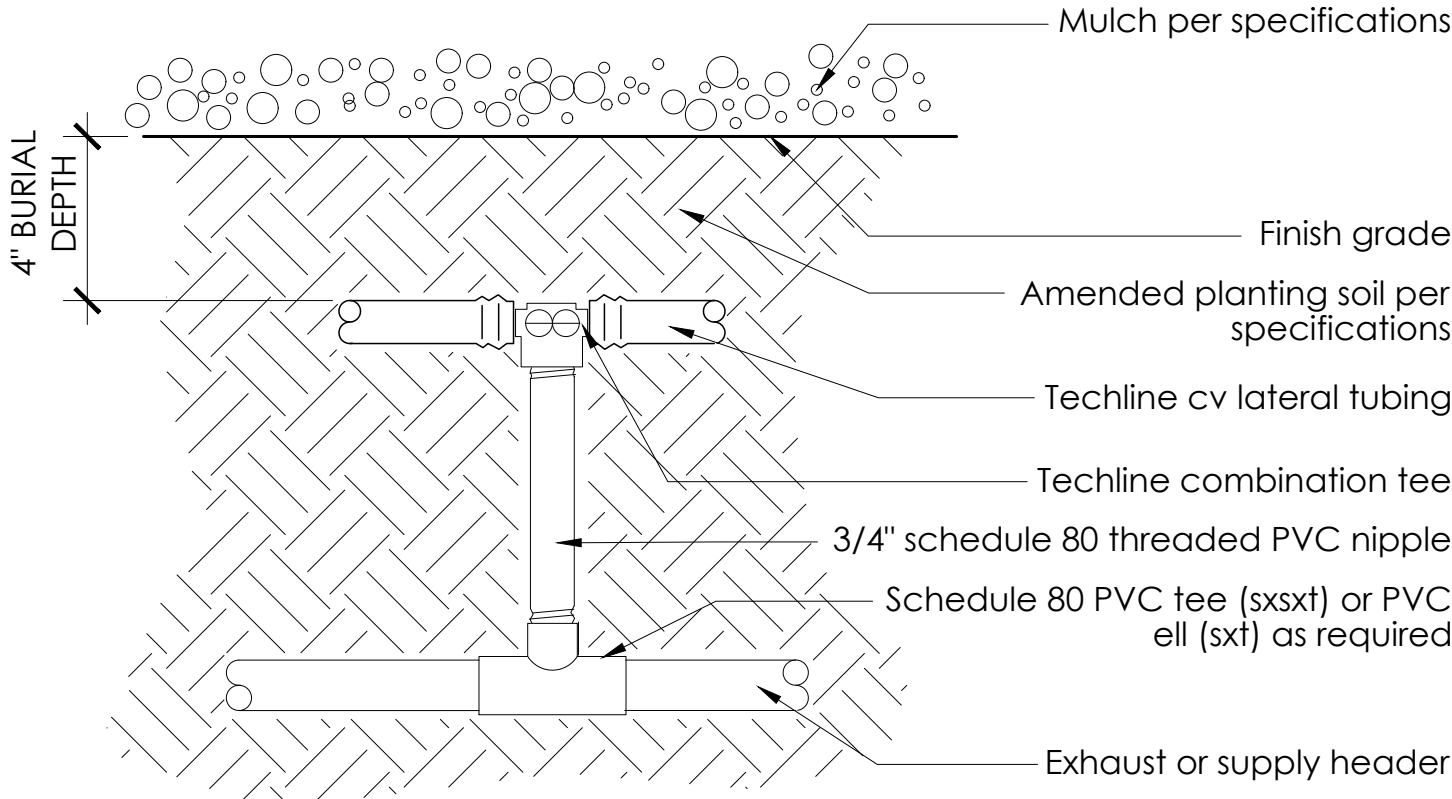
5 WIRE SLEEVE

SCALE: NTS



6 DRIPLINE PROFILE

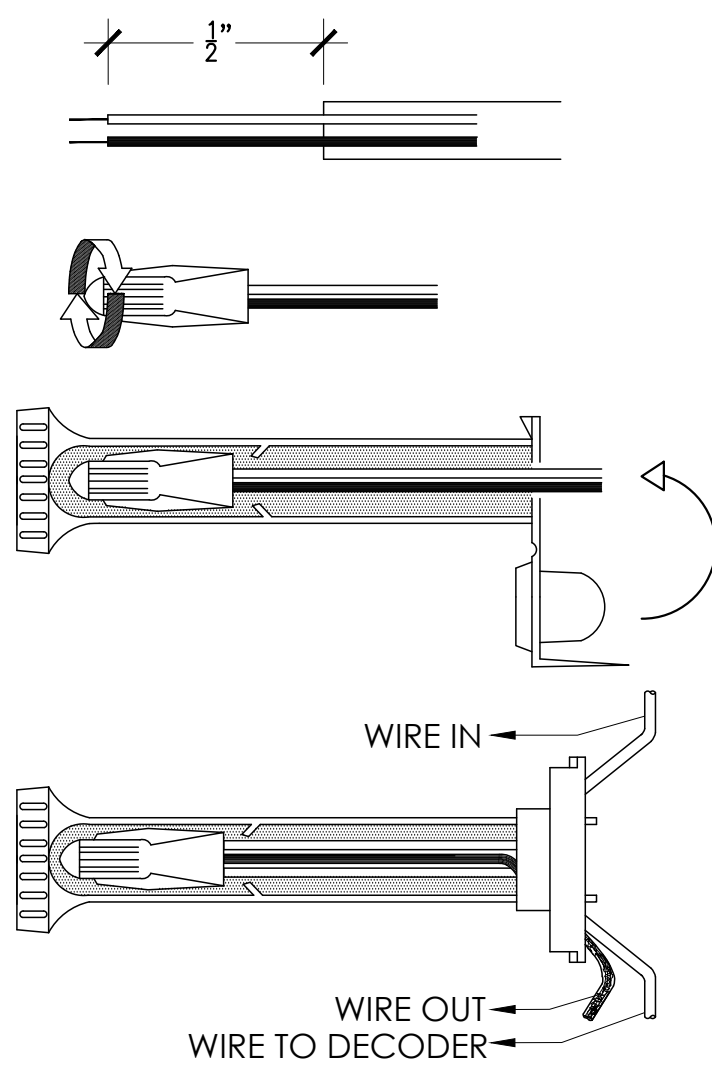
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9 'T' CONNECTION

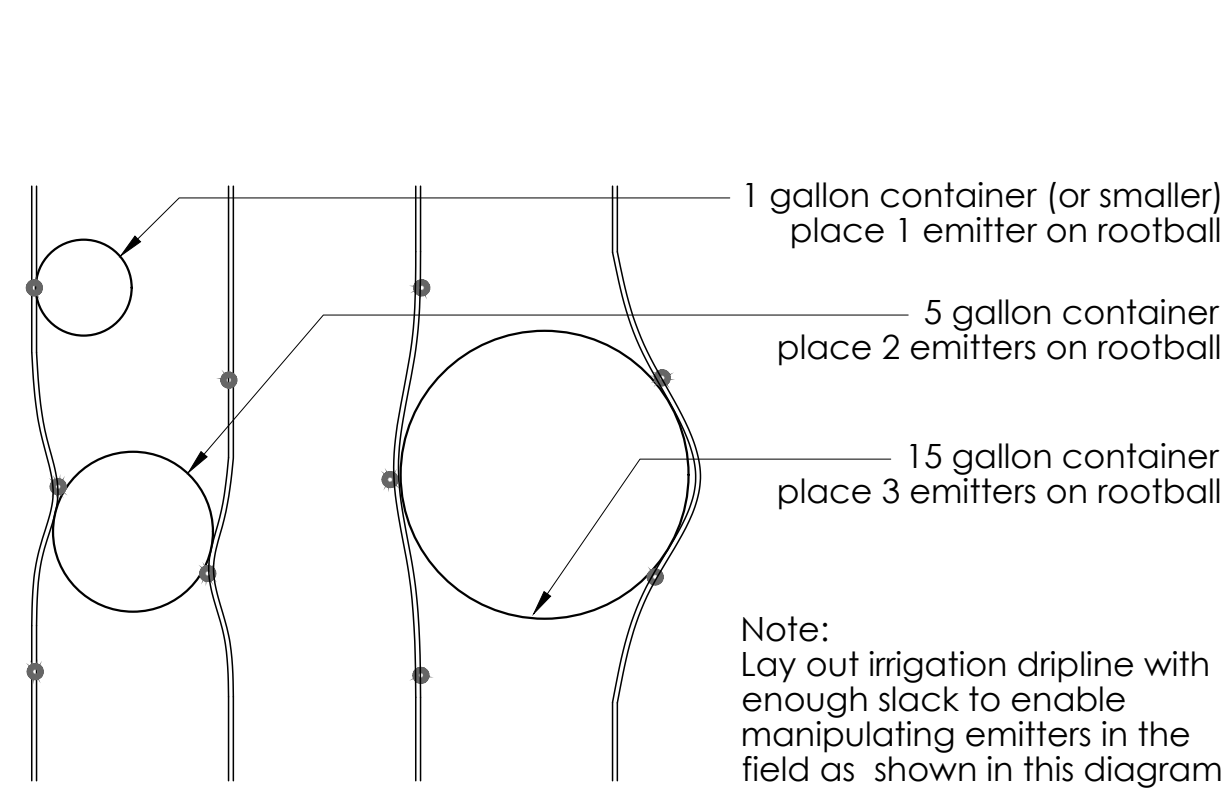
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1. STRIP WIRES 1/2" FROM ENDS AND PEEL JACKET BACK 10" FROM SPLICE
 2. CONNECTING WIRES, APPLY SCOTCHLOK SPRING CONNECTOR IN A CLOCKWISE DIRECTION.
 3. INSERT SPLICE TO BOTTOM OF GEL-FILLED TUBE. CHECK TO MAKE SURE CONNECTOR HAS BEEN PUSHED PAST LOCKIN FINGERS AND IS SEATED AT BOTTOM OF TUBE.
 4. POSITION WIRES IN WIRE CHANNELS AND CLOSE INSULATOR TUBE COVER.
- NOTES:
1. 3M DBY / DBR DIRECT BURY SPLICE



10 WIRE SPLICE

SCALE: NTS

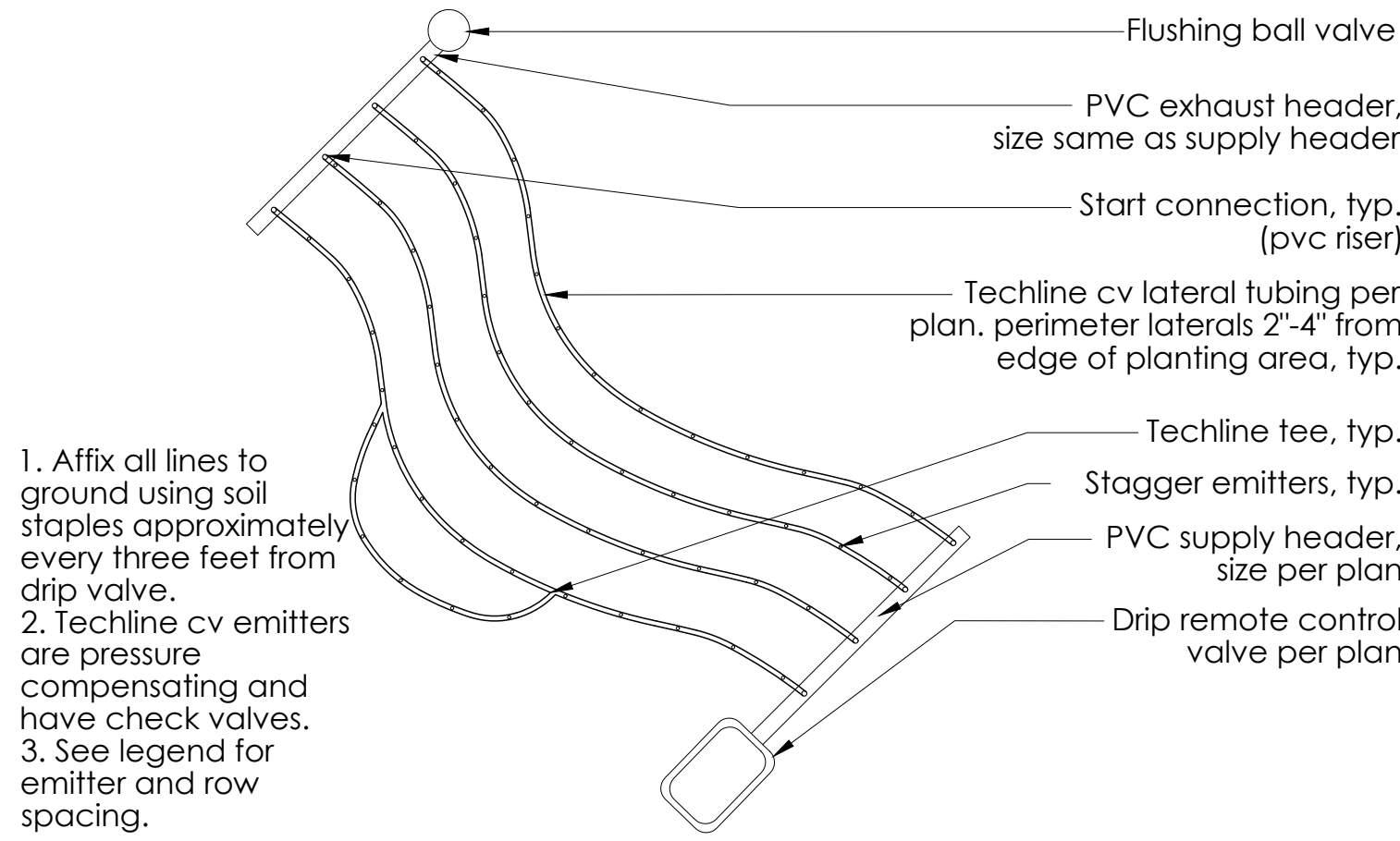


11 DRIPLINE SPACING

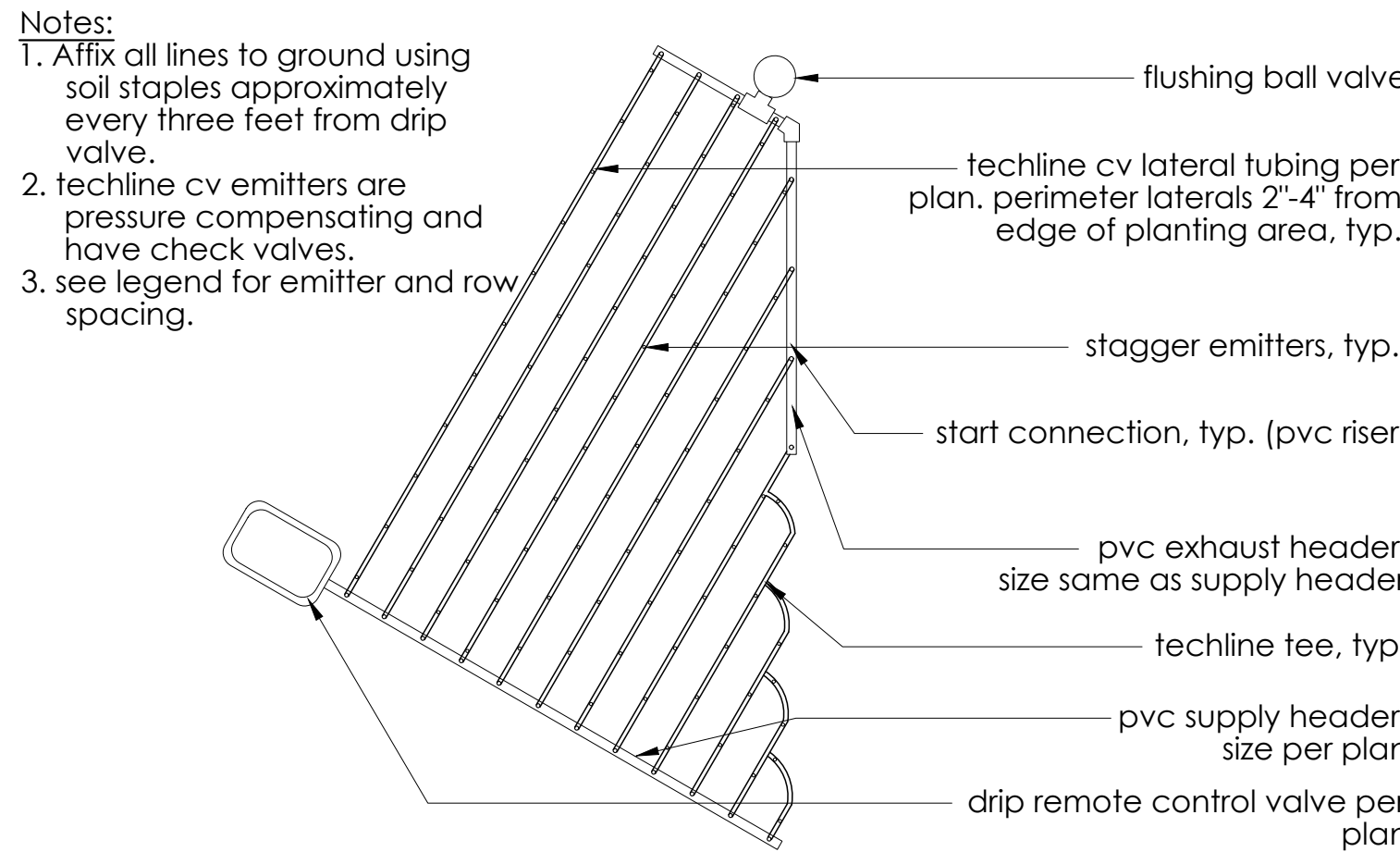
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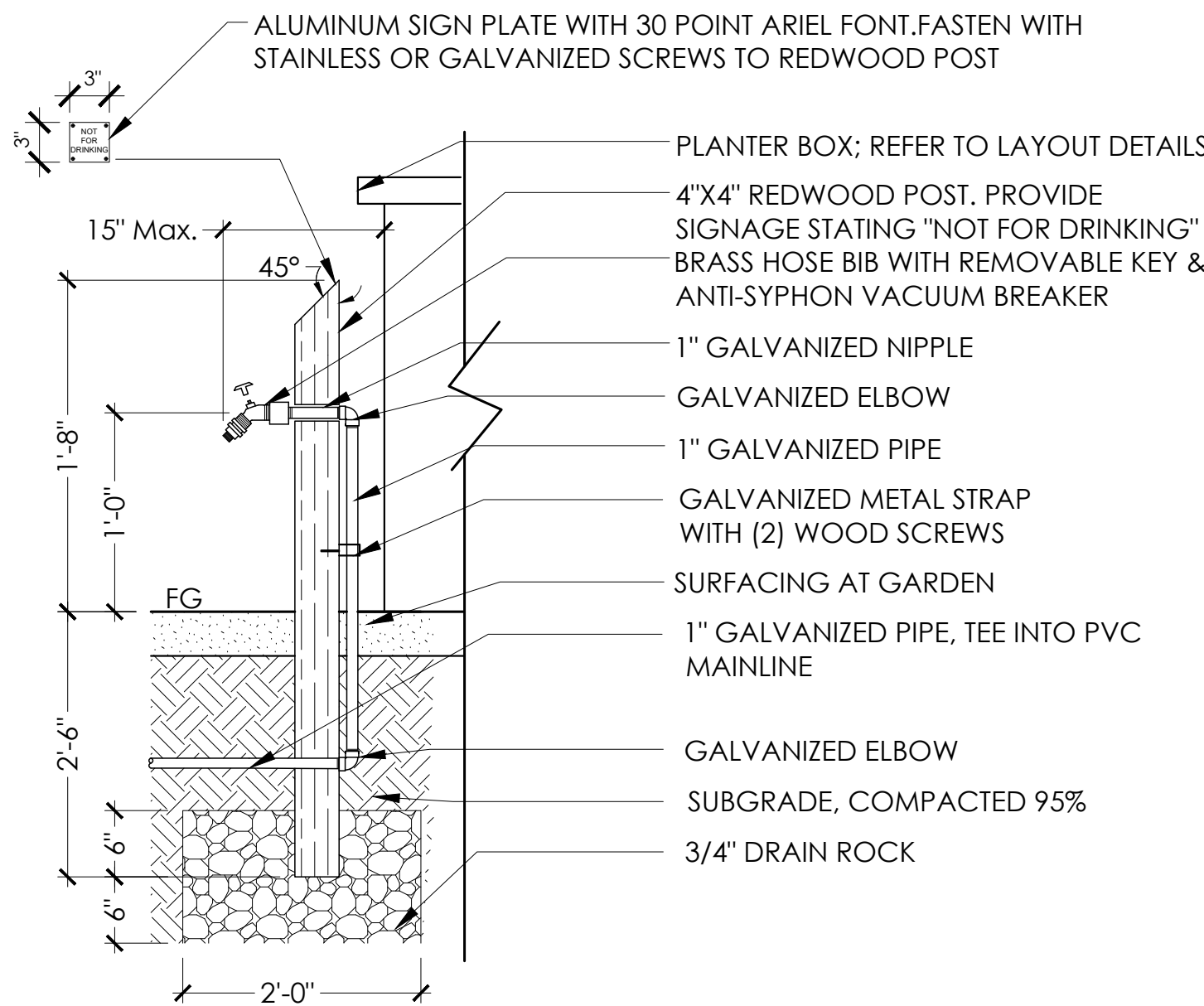
SEE NOTES & WATER
USE SHEET L2.9



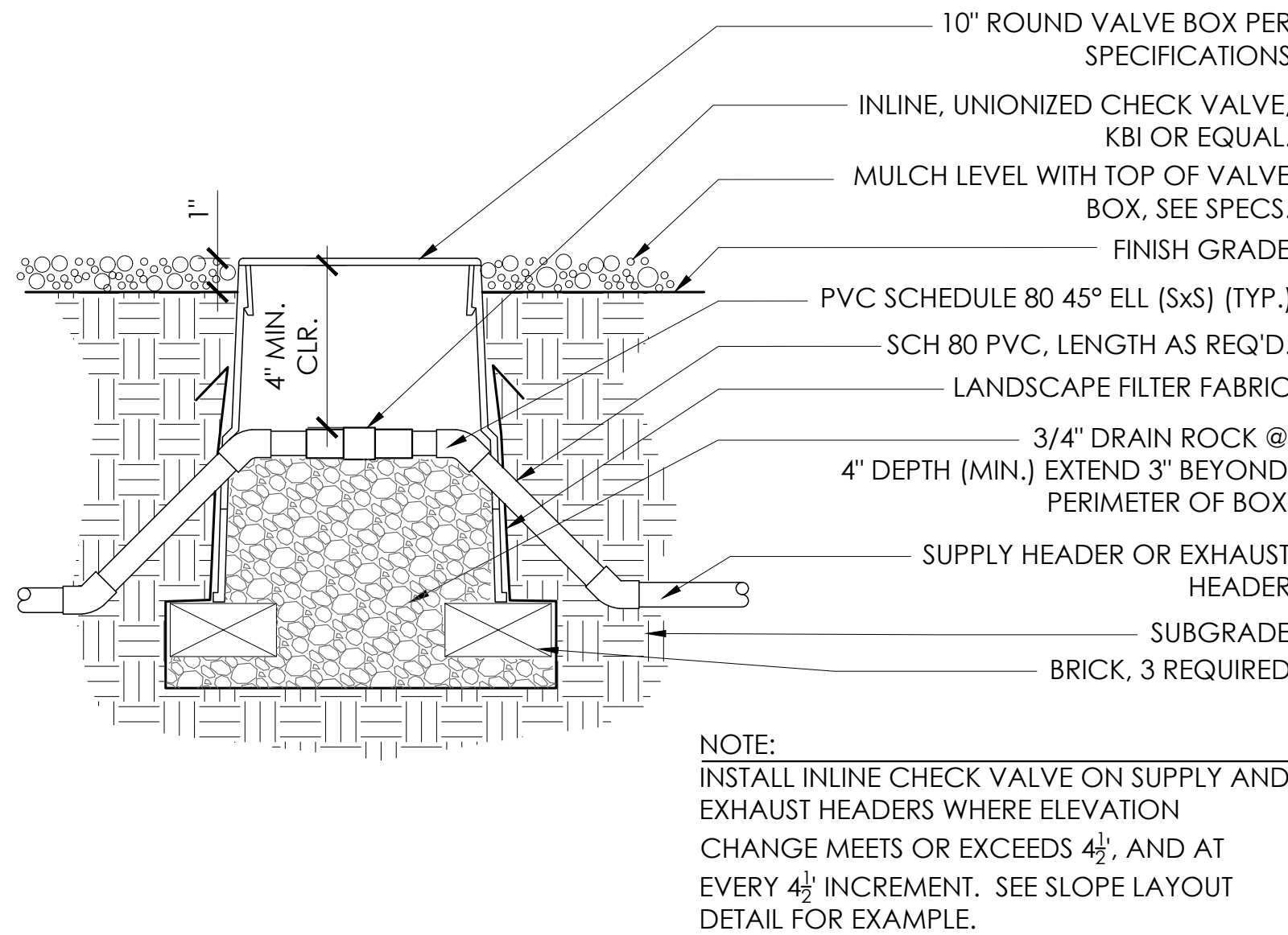
1 DRIPLINE CURVED LAYOUT
SCALE: NTS



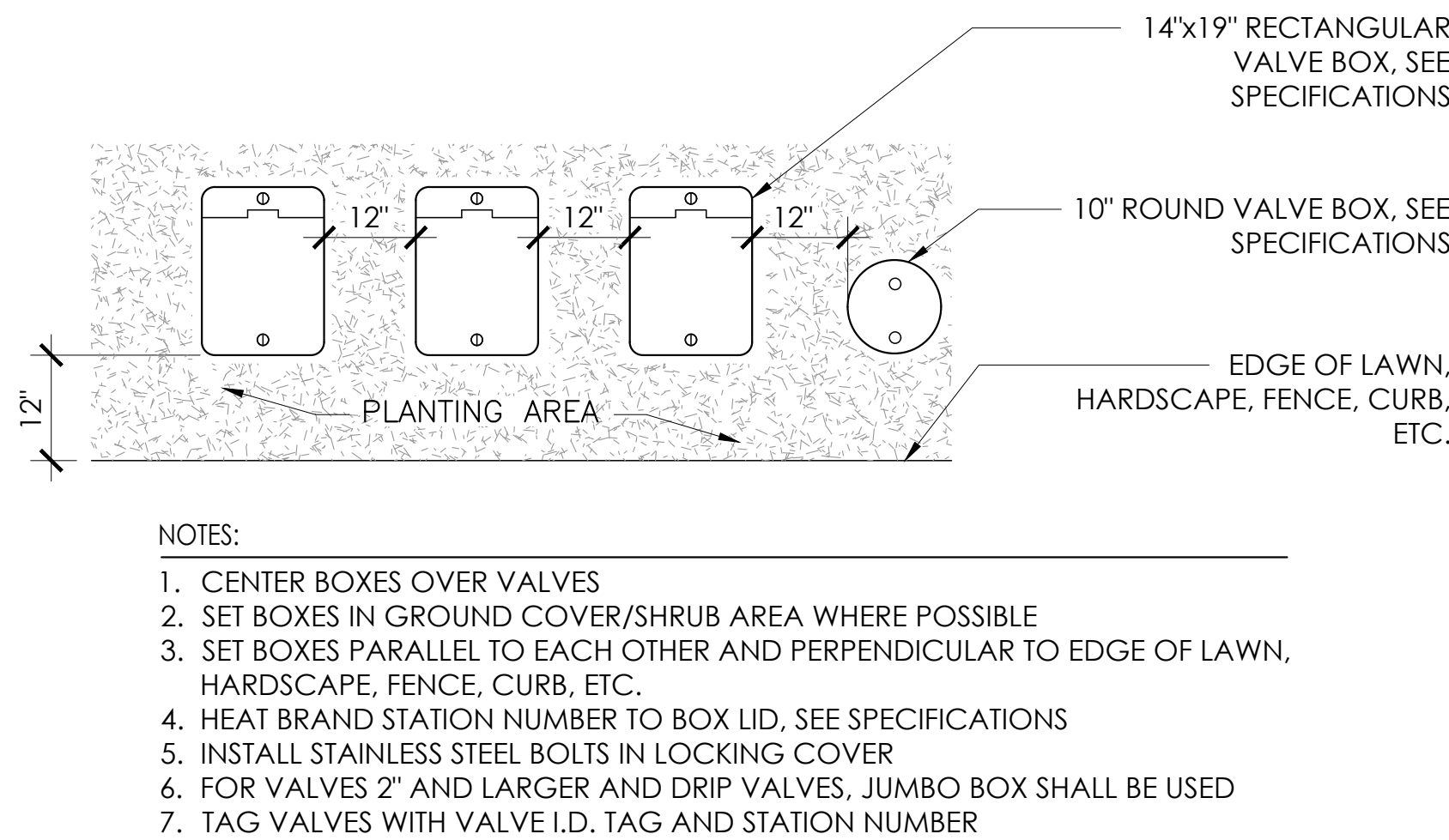
2 DRIPLINE TRIANGULAR LAYOUT
SCALE: NTS



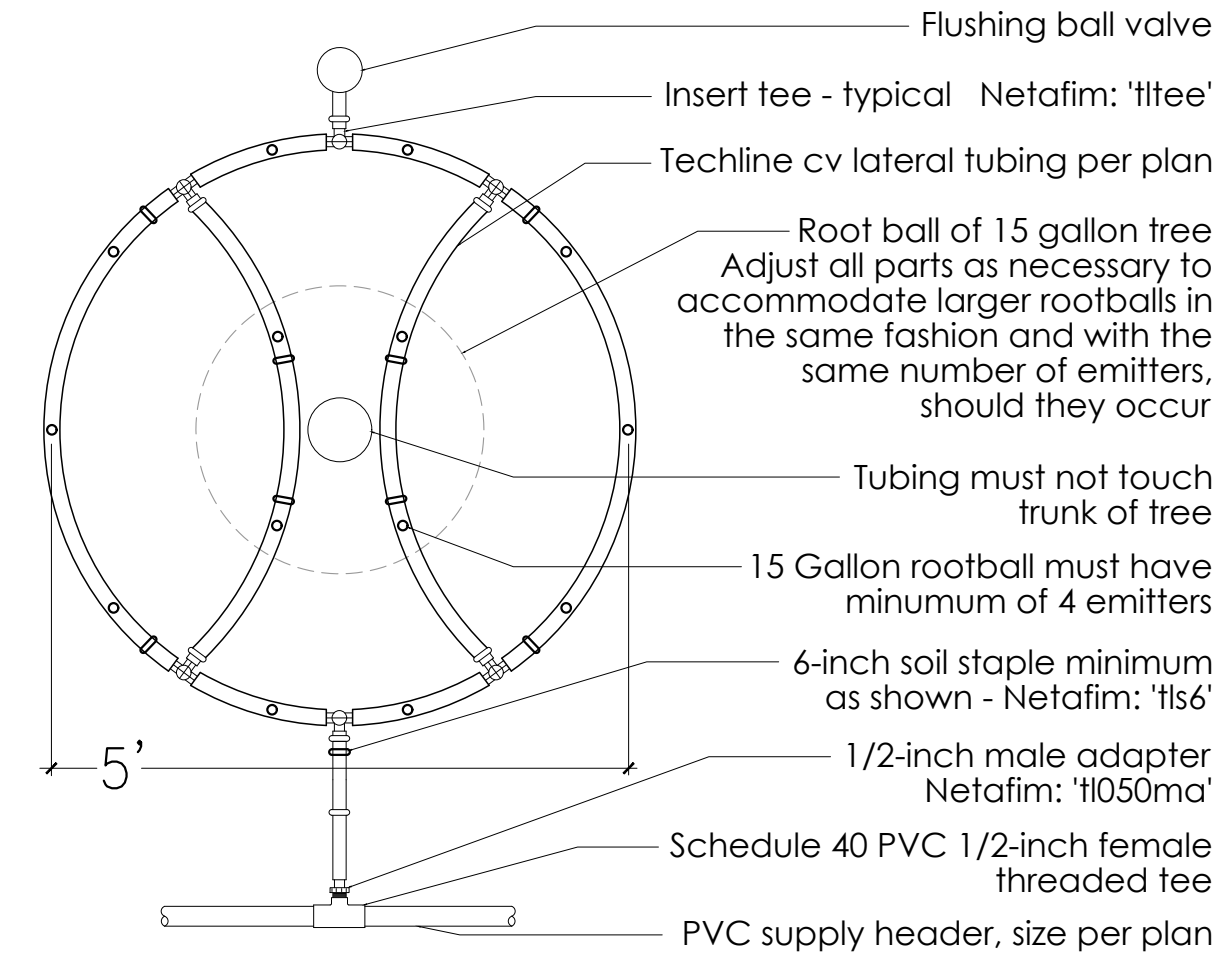
7 HOSE BIB - COMMUNITY GARDEN AREA
SCALE: NTS



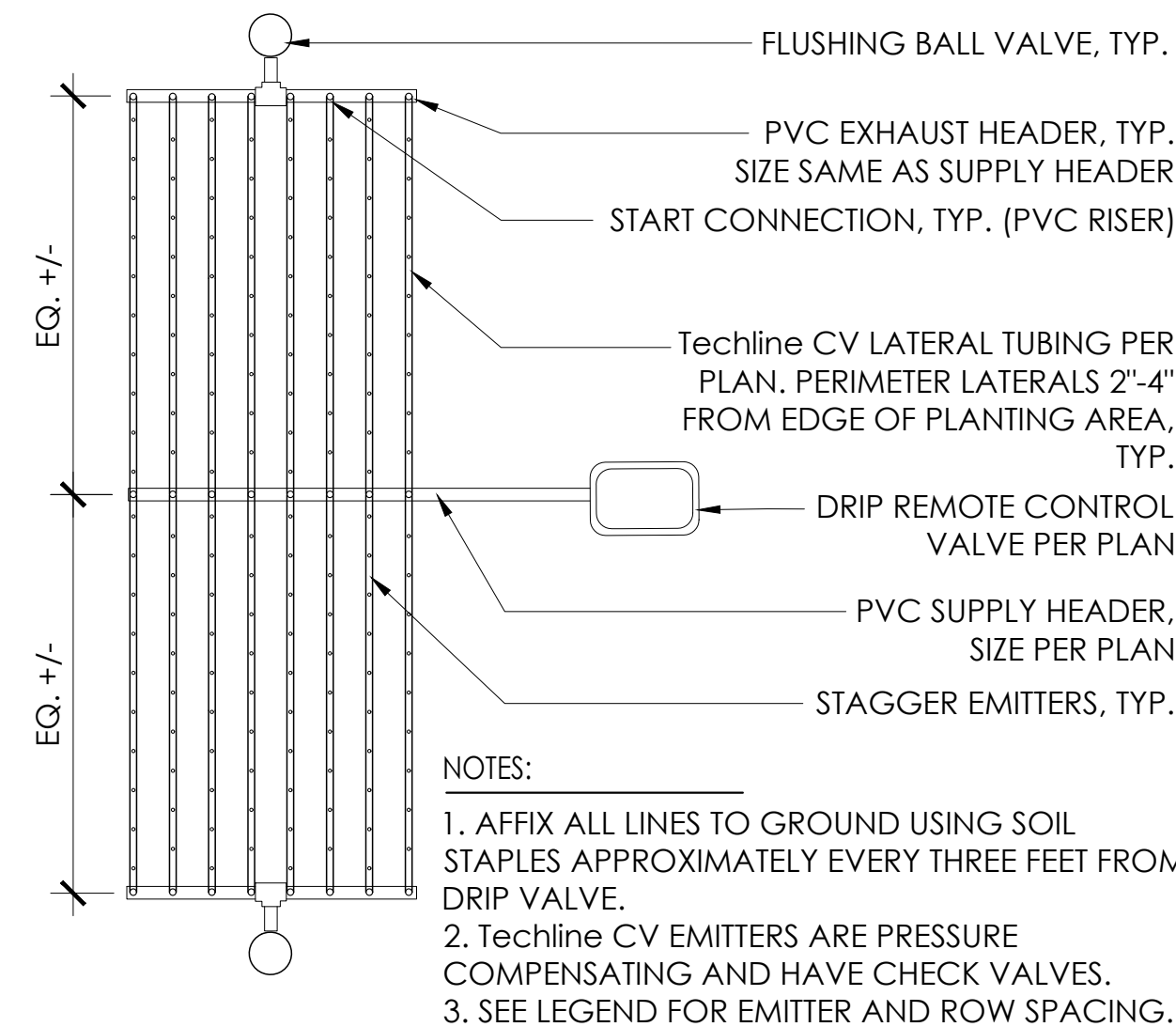
3 CHECK VALVE
SCALE: NTS



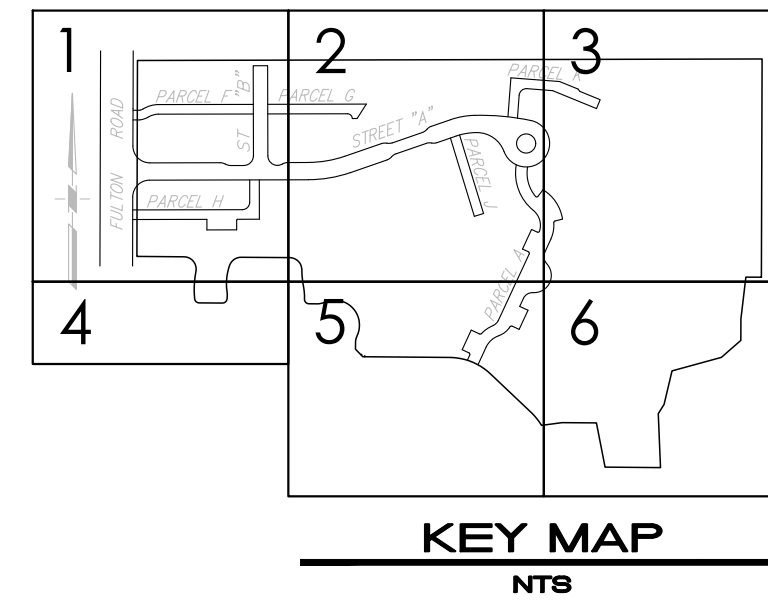
4 VALVE BOX LAYOUT
SCALE: NTS



5 DRIPLINE FOR TREES
SCALE: NTS



6 DRIPLINE CENTER FEED
SCALE: NTS



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SEE NOTES & WATER
USE SHEET L2.9

5/25/2018 2:46:29 PM Jason H. Vothre Projects\17-1620 NV 2 City submitted 2\CAD\QUAD 04 - 36 SHEETS 2018\08-13-16 NORTH VILLAGE 2 CD IRRIGATION 24x36.dwg

Attachment #2									
Updated Maximum Applied Water Allowance									
The following calculations will help you determine your site specific water budget and establish a planting mix that will allow you to meet your water budget. Your Estimated Total Water Use must be less than your Maximum Applied Water Allowance.									
1.)	Maximum Applied Water Allowance (MAWA)								
MAWA = (ETo) (0.62)[(0.45x LA) + (0.4 x SLA)]									
Where: ETo = Annual Net Reference Evapotranspiration (inches) 0.45 = ET Adjustment Factor LA = Landscaped Area (square feet) 0.62 = Conversion factor (to gallons per square foot) SLA = Portion of the landscape area identified as Special Landscape Area (square feet) 0.4 = the additional ET adjustment factor for Special Landscape Area (1.0 - 0.6 = 0.4)									
A.) Net Evapotranspiration Calculation									
43.90 (Annual ETo)									
27.20 (Annual Rainfall)									
x .25 = 6.80 (Effective Rainfall)									
Net Evapotranspiration Calculation = Annual ETo - Effective Rainfall = 37.10									
B.) Adjusted Landscape Area Calculation									
53885 (Landscape Area)									
x 0.45 Adjustment Factor									
= 24248.25									
7075 (Special Landscaped Area)									
x 0.4 Adjustment Factor									
= 2830									
Sum of Adjusted Landscape Area = 27078.25									
MAWA = 37.10 x 0.62 x 27078.25 = 622854 gallons									
2.)	Estimated Total Water Use (ETWU)								
A.) Net Evapotranspiration Calculation									
Net Evapotranspiration Calculation = Annual ETo - Effective Rainfall = 37.10									
B.) Adjusted Landscape Area Calculation									
45528 (Low water use plant sqft)									
x 0.3									
= 13658.4									
1282 (Moderate water use plant sqft)									
x 0.6									
= 769.2									
7075 (High water use plant sqft)									
x 1.0									
= 7075									
Sum of Adjusted Landscape Area = 21,503									
ETWU = 37.10 x 0.62 x 21,503 = 581886 gallons									
Irrigation Efficiency Factor									
Percent of total landscape irrigated with Drip									
0-25% 0.71									
26-50% 0.75									
51-75% 0.80									
76-100% 0.85									

Appendix B						
HYDROZONE TABLE						
Summary	Plant Type	AREA (Sq. Ft.)	NOTES			% of Total Landscape
HIGH WATER USE	HW	7,075	Special Use Areas			13.1%
MEDIUM WATER USE	MW	1,282				2.4%
LOW WATER USE	LW	45,528				84.5%
	Total	53,885				100%

Valve Circuit Number	Plant Type	AREA (Sq. Ft.)	Irig. Method	GPM	PR In./Hr.	% of Total Landscape
A1	MW	280	Drip	2.8	0.96	0.5
A2	LW	3468	Drip	10.4	0.29	6.4
A3	LW	280	Drip	2.8	0.96	0.5
A4	LW	2020	Drip	6.1	0.29	3.7
B1	LW	2,539	Drip	7.6	0.29	4.7
B2	MW	162	Drip	1.8	1.07	0.3
B3	LW	540	Drip	5.4	0.96	1.0
B4	LW	4358	Drip	13.1	0.29	8.1
B5	LW	220	Drip	2.2	0.96	0.4
B6	LW	1308	Drip	3.9	0.29	2.4
C1	LW	280	Drip	2.8	0.96	0.5
C2	LW	456	Drip	1.4	0.30	0.8
C3	LW	280	Drip	2.8	0.96	0.5
C4	LW	5627	Drip	16.9	0.29	10.4
C5	LW	8171	Drip	24.5	0.29	15.2
C6	LW	1180	Drip	11.8	0.96	2.2
C7	LW	8395	Drip	25.2	0.29	15.6
C8	MW	560	Drip	5.6	0.96	1.0
C9	LW	3,349	Drip	10	0.29	6.2
C10	HW	4,375	MP ROTATOR	20.5	0.45	8.1
C11	HW	2,700	MP ROTATOR	12.6	0.45	5.0
C12	MW	280	Drip	2.8	0.96	0.5
C13	LW	1,597	Drip	4.8	0.29	3.0
C14	LW	240	Drip	2.4	0.96	0.4
C15	LW	880	Drip	2.6	0.28	1.6
D1	LW	340	Drip	1.02	0.29	0.6
COMMUNITY GARDEN	HW	942	HOSE BIB	N/A		1.7

NOTE:
Hydrozone C10 & C11 are special use areas. They irrigate the lawn area for Recreational use for the development and community.
Hydrozone "Community Garden" is a special use area. The hose bibs here will irrigate the community garden plots.

WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) NOTES

This irrigation system has been designed to comply with the City of Santa Rosa's *Water Efficient Landscape Ordinance* (WELO), which includes the following:

- A reduced pressure backflow preventer and shut-off valve shall be provided at each irrigation point of connection.
Calculations for the Maximum Allowable Water Allotment (WELO Appendix A) and hydrozone table (WELO Appendix B) included on this sheet.
- Control systems have the ability to run multiple operating cycles, and implement global increase or decrease by percentage to match plant water requirements, environmental conditions and the soil's infiltration rate.
- Hydrozones are separated by plant type, solar exposure, soil type and microclimate. Flow rate, application rate and design pressures are shown for each hydrozone.
- Overhead spray irrigation shall be used only where the mature height of plants will be less than 6".
- Drip irrigation shall have check valves and pressure regulation and will provide even coverage throughout the planted areas.
- Station operation times shall not exceed the soils infiltration rate as determined by the soils report.
- Upon completion of the installation, the contractor shall submit to the building department a completed and signed "Certificate of Completion" stating that the project has been installed as designed, or with documentation of suitable substitutions.
- 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 adjustment to achieve approval and completion from the City.
- Contractor shall contact Engineering Development Services at 543-4611 to schedule an appointment.

SLEEVES

- All sleeves must be placed prior to installation of paving. Coordinate with civil engineer and general contractor prior to construction.
- Pipe and sleeves are diagrammatic. Actual locations may be determined by field conditions.
- Up to two lateral pipes may be installed inside a single sleeve of adequate size where possible.

IRRIGATION NOTES

- The landscape contractor shall inspect the site and verify conditions and dimensions prior to construction.
- Install irrigation system in accordance with all local codes and ordinances.
- See details and specifications for procedures, material and installation requirements.
- The irrigation systems are designed to operate at POC 'A' - 27 gpm, and 60 p.s.i., and POC 'B' - 36.3 gpm and 60 p.s.i. Landscape contractor shall verify pressure at the point of connection prior to installation of the irrigation system. Notify owner's representative of measured pressure before construction begins. Notify landscape architect if pressure is greater or less than the static pressure stated on the plans to determine if pressure regulation or a booster pump is required.
- The irrigation design is diagrammatic. All piping, valves, etc., shown within paved areas are for design clarification only and shall be installed in planting areas to the greatest extent possible. Avoid conflict with utilities, new planting, new site or architectural elements, and existing trees. **NO TRENCHING ALLOWED IN WETLAND AREAS.**
- The contractor shall not willfully install the irrigation system as shown on the drawings when it is obvious in the field that unknown obstructions, grade difference or discrepancies in area dimensions exist that might not have been considered in engineering. Such obstructions or differences shall be brought to the attention of the owner's authorized representative and the landscape architect. In the event this notification is not performed, the contractor shall assume full responsibility for any revision necessary.
- Prior to cutting into soil, locate all cables, conduits, sleeves and other utilities or architectural features that are commonly encountered underground and take proper precautions not to damage or disturb such improvements. Any damage made during the installation of the irrigation system of the aforementioned items shall be repaired and/or replaced to the satisfaction of the owner at the contractor's own expense. contact USA at 1-800-227-2600.
- The landscape contractor shall coordinate his work with other trades involved: i.e. grading, plumbing and electrical contractors.
- All components of the system shall be installed and adjusted to provide 100% coverage and to prevent misting and overspray onto buildings, windows, paved areas, etc., and throttle flow control at valves for optimum operation.
- Contractor shall coordinate sleeving for irrigation piping with paving contractor prior to installation, where pipe sizes have been omitted or there is a conflict, refer to the lateral pipe sizing chart for sizes. Contractor to provide as-built sleeving plan to landscape architect prior to installation of irrigation system.
- All lateral end runs shall be 3/4" size unless otherwise noted.
- Install one spare common and control wire from each controller in a continuous loop through each valve box connected to that controller for future use.
- Contractor shall make final connection between electrical supply and the controller. See controller detail. Electrical supply to be provided by others. see electrical plans.
- Contractor shall make final connection between water source and irrigation system. Water source shall be provided by others. See civil plans.
- All valves (RCV and QC) shall be located adjacent to walks or drives for accessibility.
- Station operation times shall not exceed the soils infiltration rate as determined by the soils report.
- Adjust height of sprinkler heads to planted area: flush with finished grade in seeded areas, 1" above finished grade in sod areas and 2" above finished grade in mulched areas.
- Drip irrigation is designed to operate using a minimum pressure of 20 psi, and a maximum pressure of 50 psi. The contractor shall verify that the overall pressure provided will be sufficient to achieve this prior to the installation of drip components.

STATEMENT OF COMPLIANCE

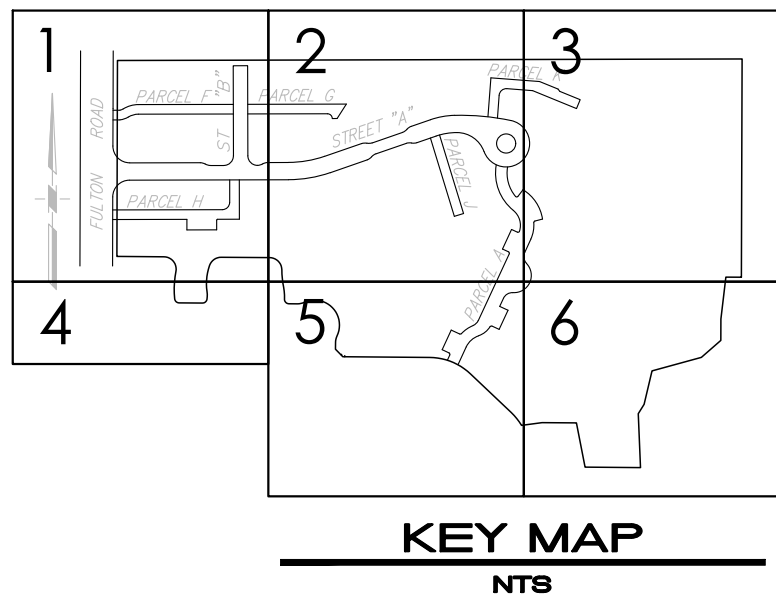
I have complied with the criteria of the California Department of Water Resources Model Water Efficient Landscape Ordinance as established by Chapter 2.7, Title 23 of the 2015 California Building Code and have applied them for the efficient use of water in the landscape design plan.

PREPARER NAME: Christine Talbot

PREPARER SIGNATURE: [Signature]

PROFESSIONAL LICENSE: #5226

STAFF APPRVL	REVISIONS					CITY ENG.	DATE	PUBLIC IMPROVEMENTS APPROVED FOR CONSTRUCTION CITY OF SANTA ROSA
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_____	_____	_____	_____	_____	_____	_____	_____	BY <u>DAVID M. GUHIN</u> R.C.E. 65663 CITY ENGINEER CITY OF SANTA ROSA DATE _____ CITY OF SANTA ROSA FILE NO. _____
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LATERAL SIZING GUIDE

CIRCUIT GPM	PIPE SIZE	PIPE CLASS
0-8 GPM	3/4"	SCH. 40 PVC
9-12 GPM	1"	SCH. 40 PVC
13-22 GPM	1-1/4"	SCH. 40 PVC
23-30 GPM	1-1/2"	SCH. 40 PVC
31-50 GPM	2"	SCH. 40 PVC
51-70 GPM	2-1/2"	SCH. 40 PVC
71-110 GPM	3"	SCH. 40 PVC

DRIP SUPPLY/EXHAUST HEADER SIZING GUIDE

ZONE FLOW	HEADER SIZE	HEADER TYPE
0-5 GPM	1/2"	PVC
5-8 GPM	3/4"	PVC
8-13 GPM	1"	PVC

CIVIL ENGINEERS • URBAN PLANNERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS
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LANDSCAPE ARCHITECT
JAB

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L2.9 OF 41

NORTH VILLAGE II
LOCATED IN
SANTA ROSA, CALIFORNIA

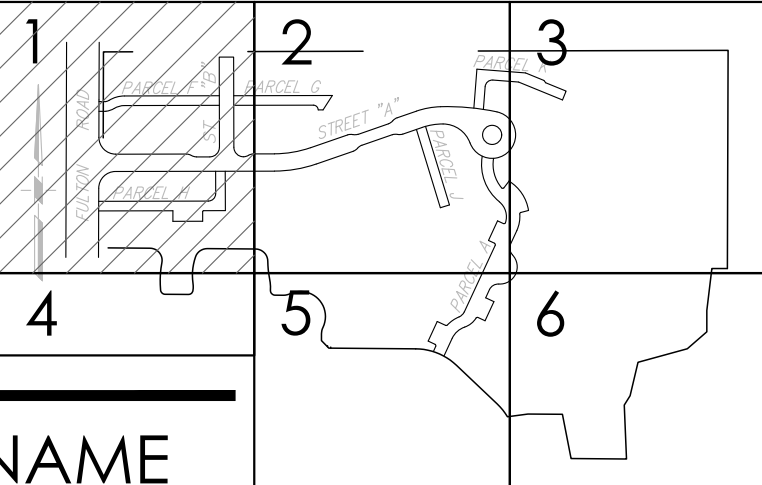
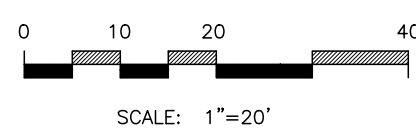
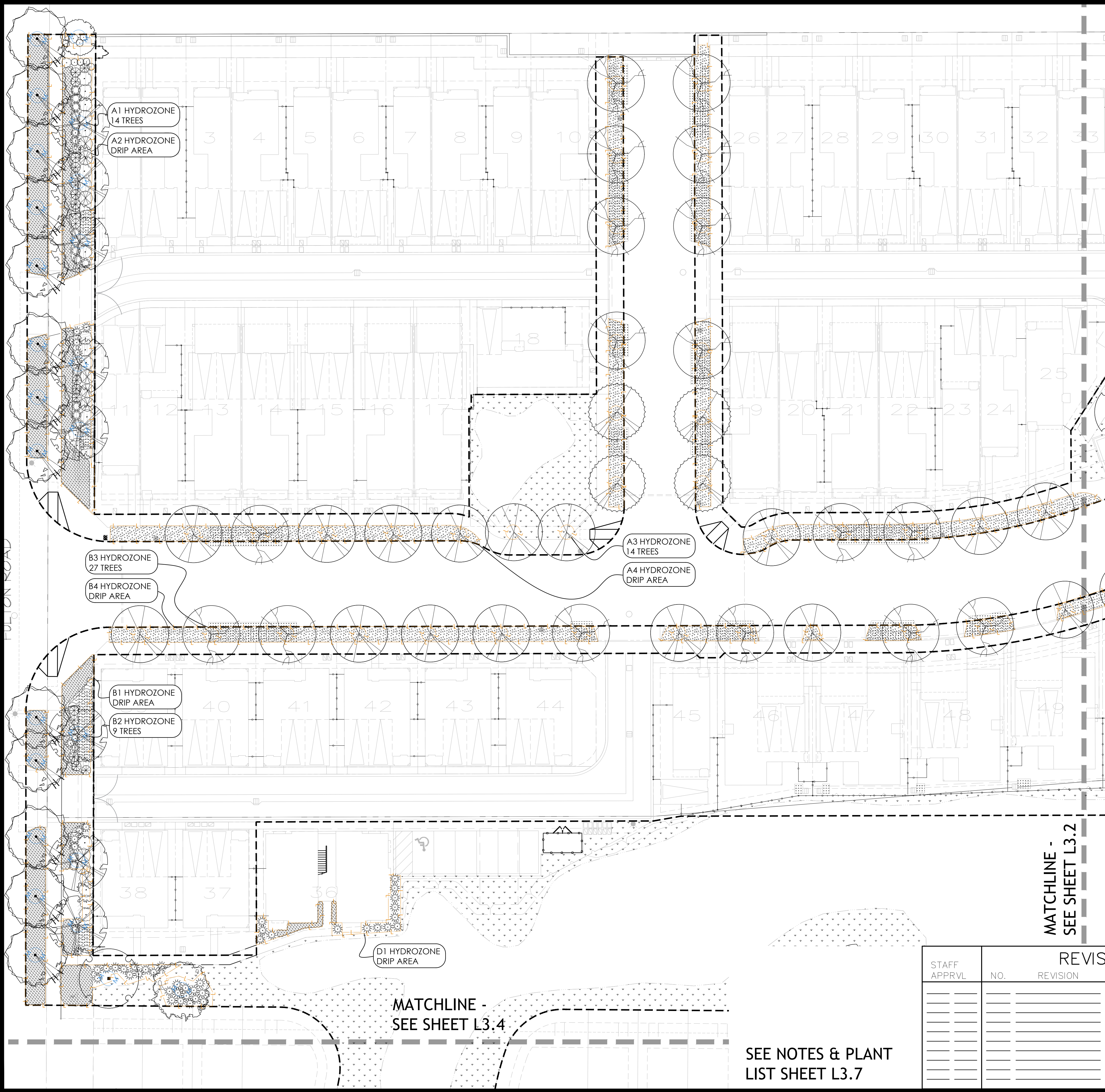
IRRIGATION NOTES AND WELO

CHRISTINE TALBOT
NAME

5226
LIC. #

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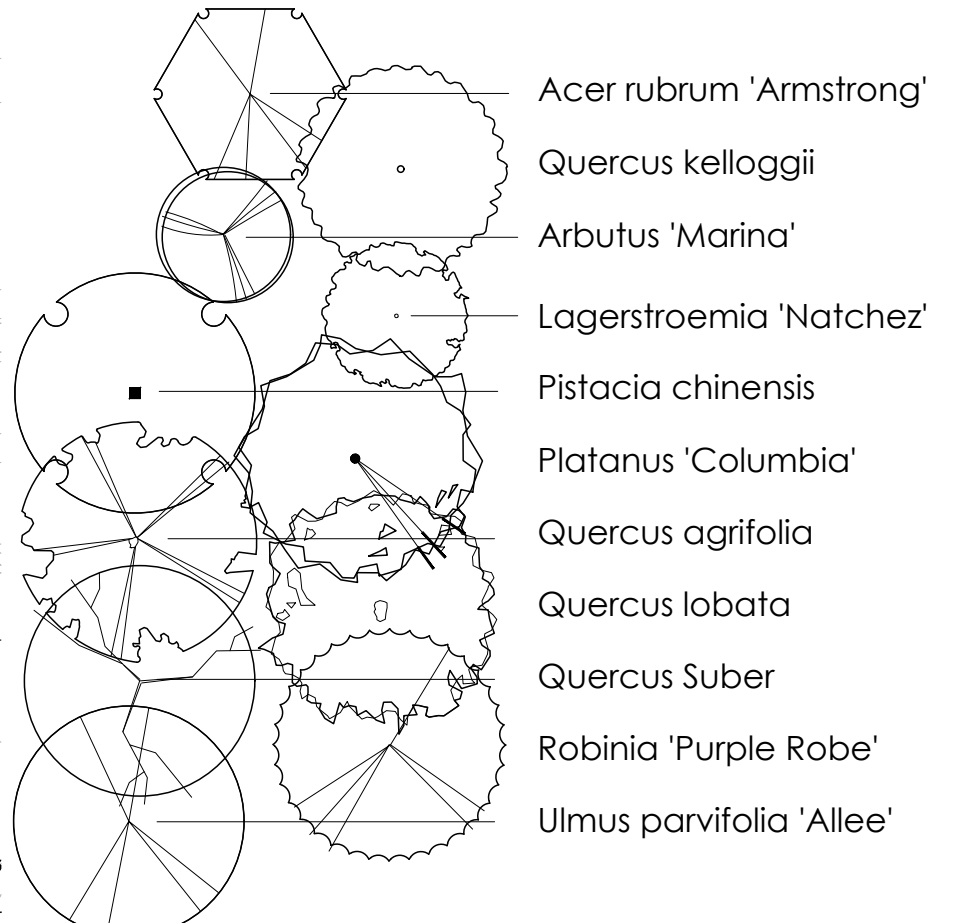
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PLANT LIST (SEE L3.7)

SYMBOL BOTANICAL NAME

TREES



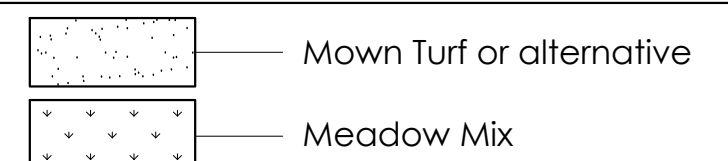
SHRUBS



GROUNDCOVER



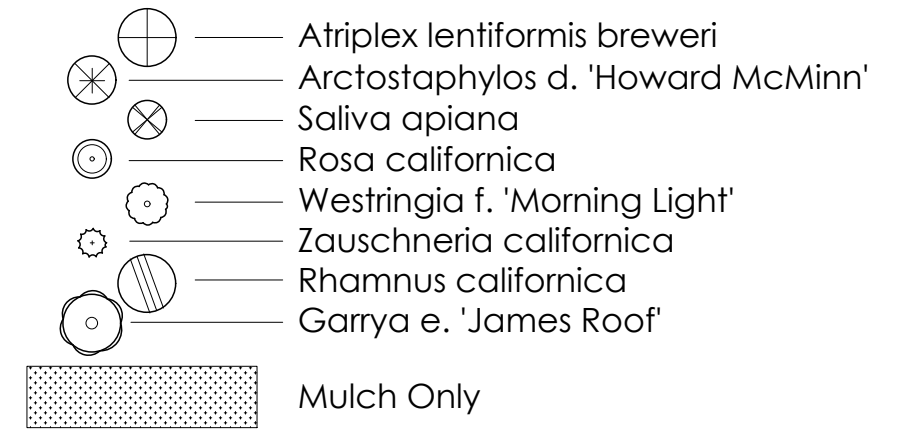
OPEN SPACE PLANTS



GRASSES

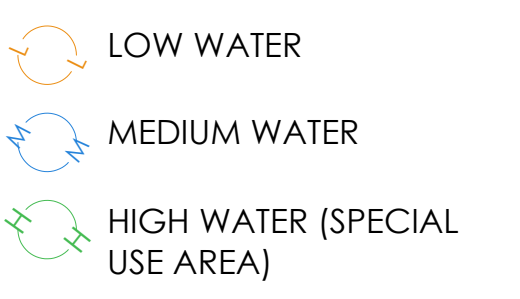


SHRUBS & VINES

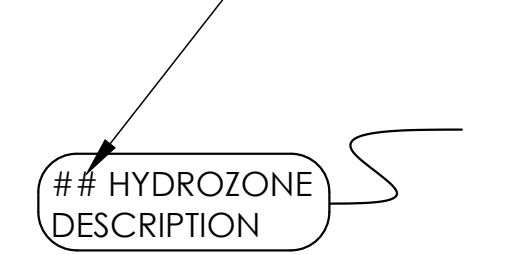


KEY MAP

HYDROZONE TABLE



HYDROZONES PER IRRIGATION PLAN



STAFF APPRVL	REVISIONS					CITY ENG.	DATE
	NO.	REVISION	DATE	R.C.E.	EXP. DATE		

PUBLIC IMPROVEMENTS APPROVED FOR CONSTRUCTION

CITY OF SANTA ROSA

BY: DAVID M. GUHIN, CITY ENGINEER, CITY OF SANTA ROSA, R.C.E. 65663

DATE: _____

CITY OF SANTA ROSA FILE NO. _____

SEE NOTES & PLANT LIST SHEET L3.7

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CIVIL ENGINEERS • URBAN PLANNERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS

15 THIRD STREET, SANTA ROSA, CA 95401

Tel (707) 542-6451 Fax (707) 542-5212

DRAWN BY: JAB

CHECKED BY: CI

DESIGNED BY: WAO

DATE: 5/22/18

LIC. # 5226

NORTH VILLAGE II

LOCATED IN SANTA ROSA, CALIFORNIA

PLANTING PLAN

DATE: MAY 2018

JOB NO. 1999003.21

SHEET NUMBER

L3.1 of 41

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MATCHLINE -
SEE SHEET L3.2

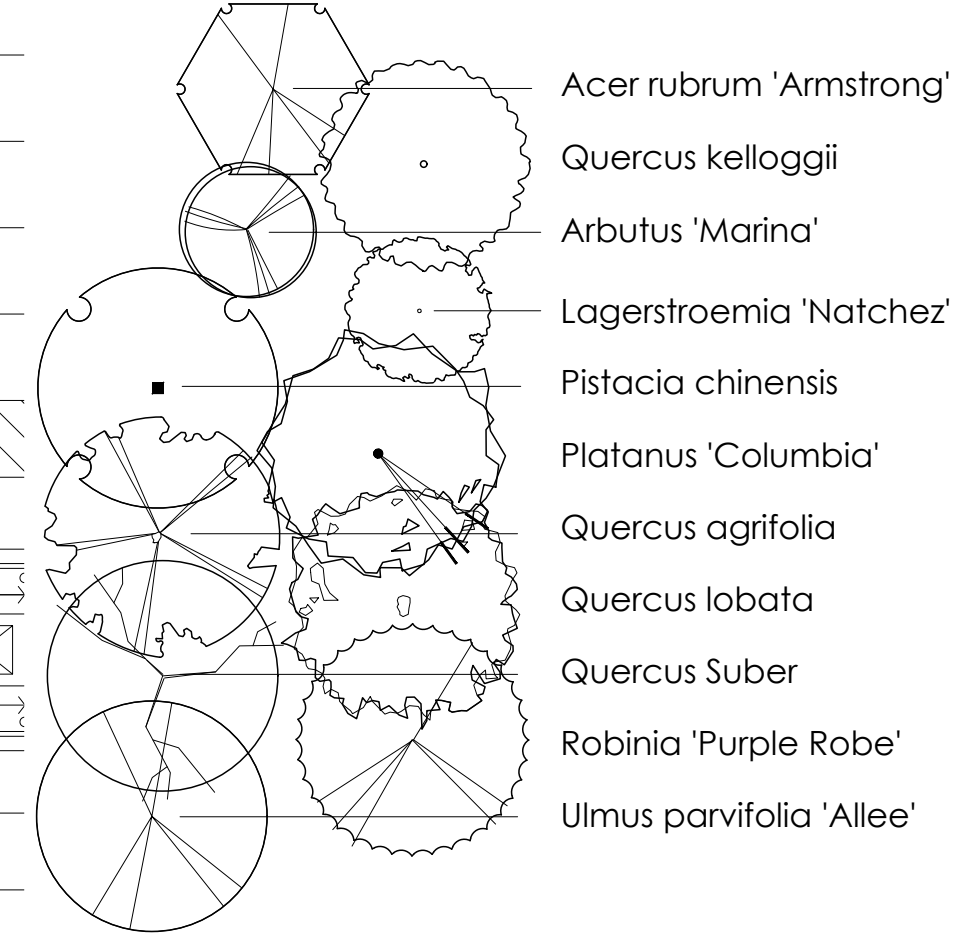
MATCHLINE -
SEE SHEET L3.6

SEE NOTES & PLANT
LIST SHEET L3.7

PLANT LIST (SEE L3.7)

SYMBOL BOTANICAL NAME

TREES



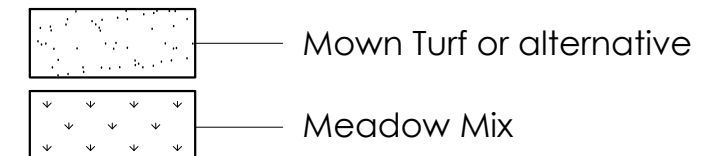
SHRUBS



GROUNDCOVER



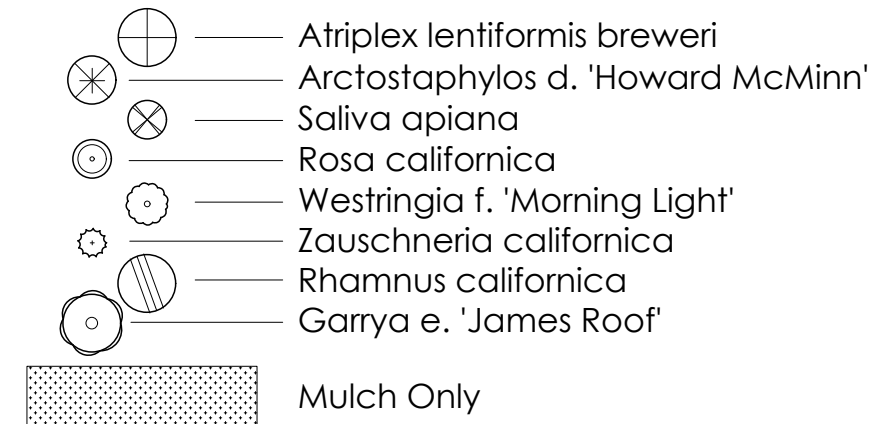
OPEN SPACE PLANTS



GRASSES

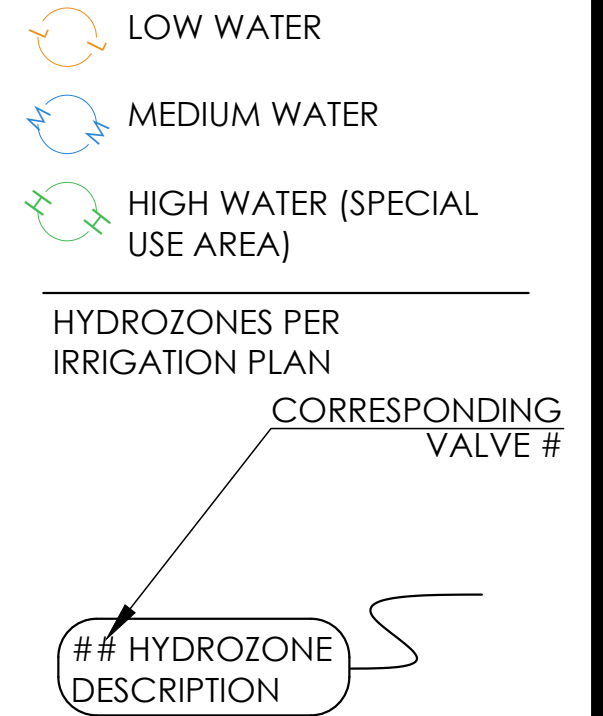


SHRUBS & VINES

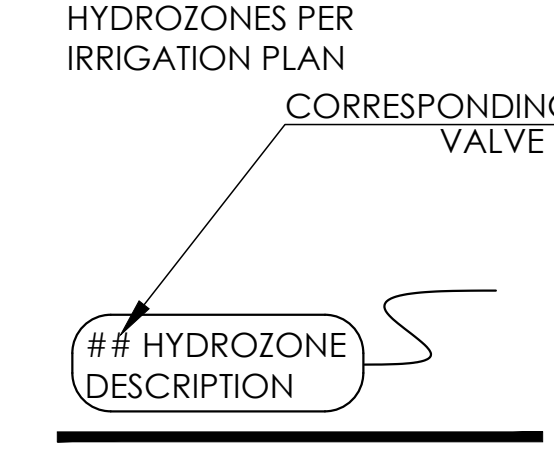


KEY MAP

HYDROZONE
TABLE

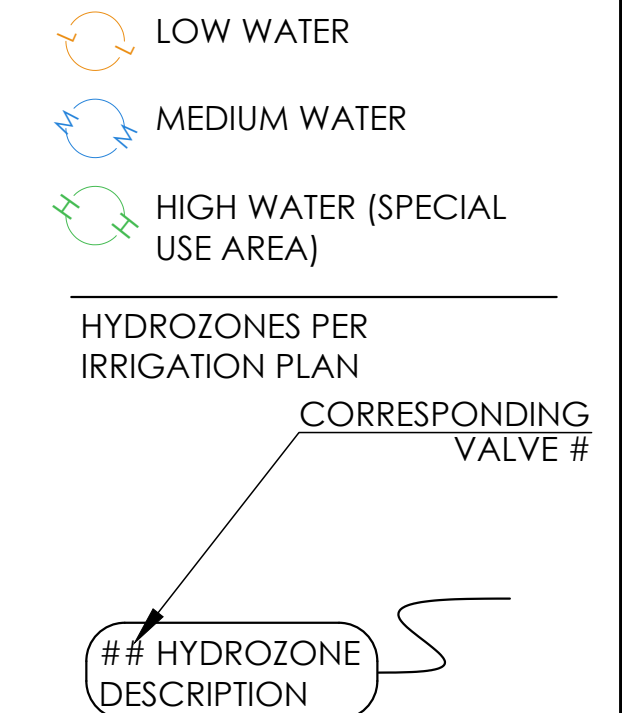
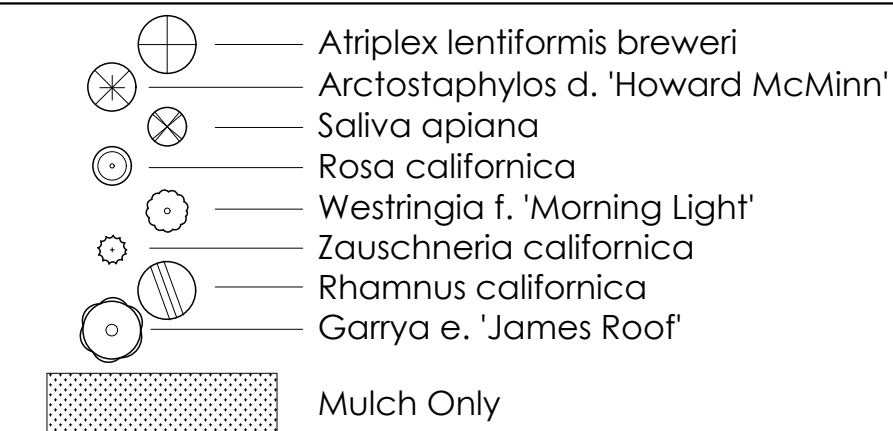
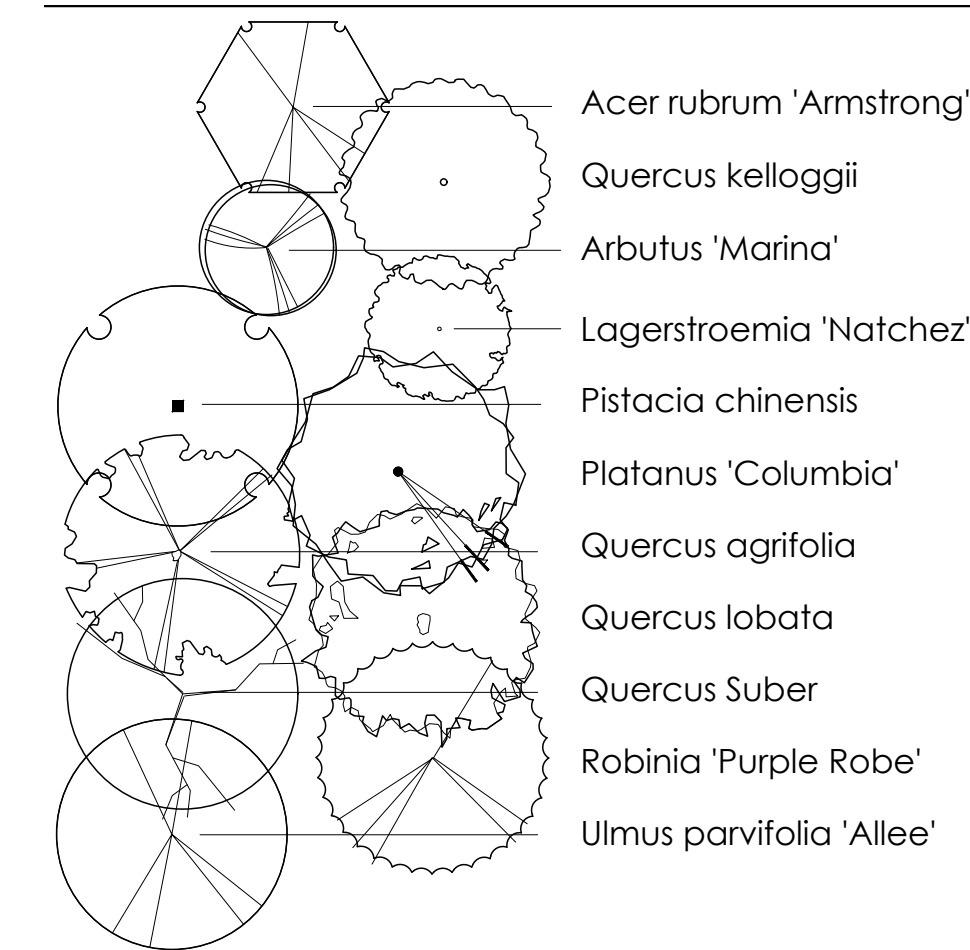
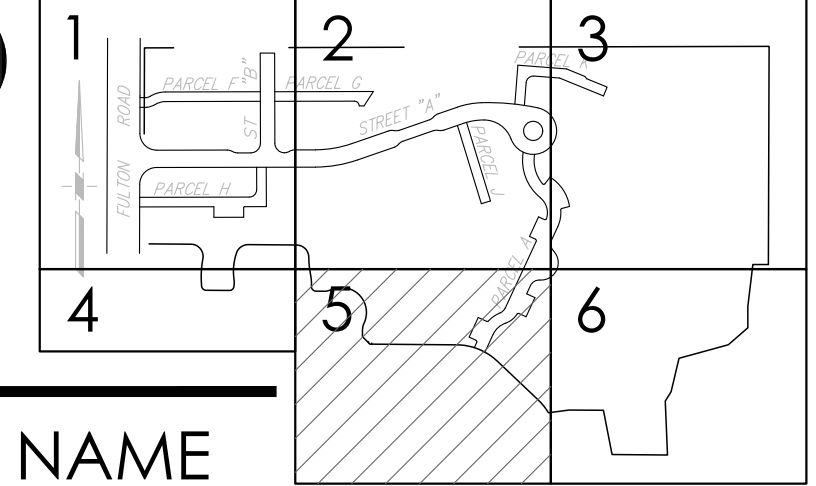


STAFF APPRVL	REVISIONS					EXP. DATE	CITY ENG.	DATE	PUBLIC IMPROVEMENTS APPROVED FOR CONSTRUCTION	
	NO.	REVISION	DATE	R.C.E.					CITY OF SANTA ROSA	
									BY: DAVID M. GUHIN CITY ENGINEER CITY OF SANTA ROSA	R.C.E. 65663
									DATE	
									CITY OF SANTA ROSA FILE NO. _____	



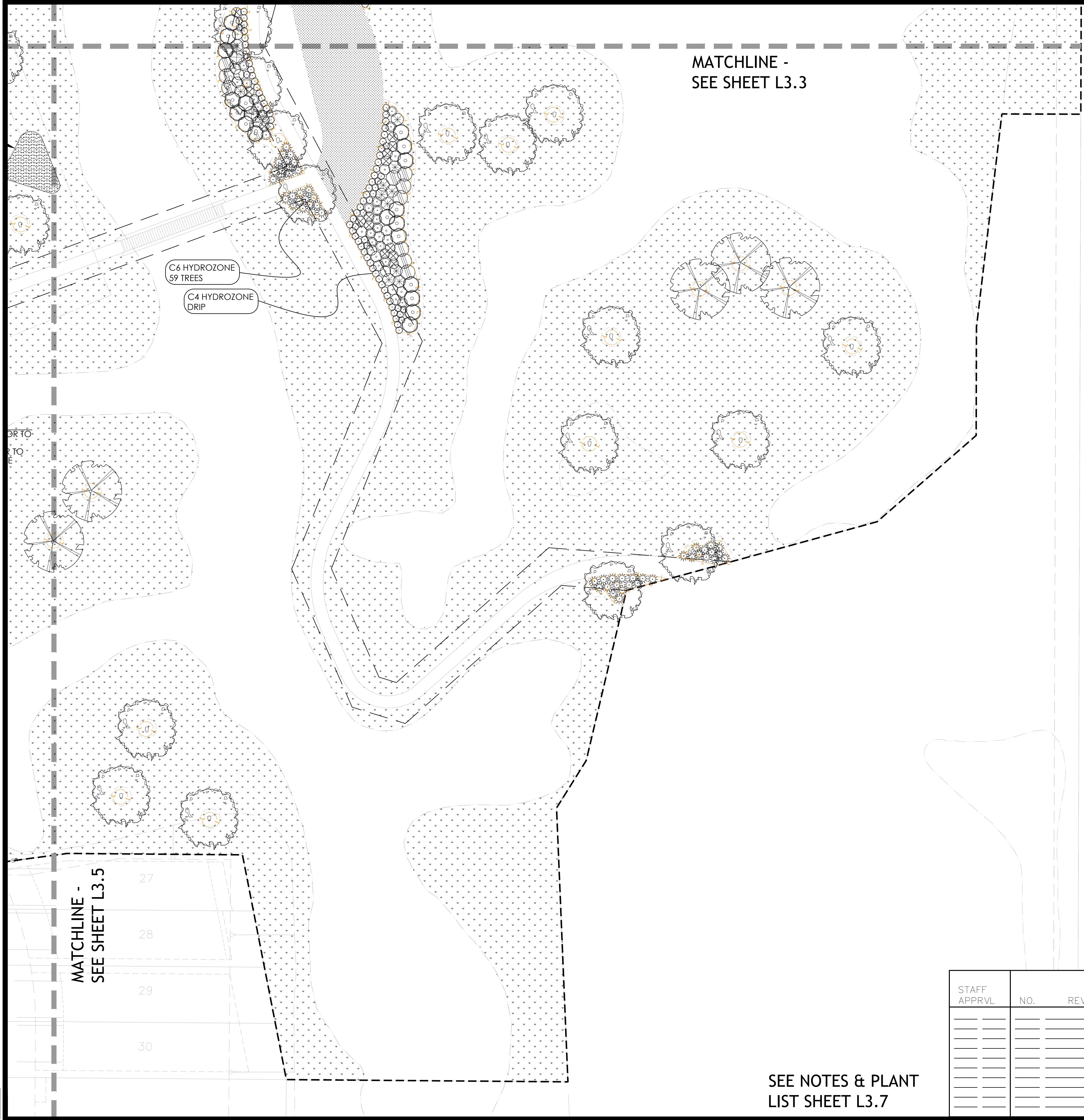


SEE NOTES & PLANT
LIST SHEET L3.7



STAFF APPRVL		REVISIONS NO. REVISION DATE R.C.E. DATE				CITY ENG. DATE		PUBLIC IMPROVEMENTS APPROVED FOR CONSTRUCTION CITY OF SANTA ROSA	
								BY _____ DAVID M. GUHIN R.C.E. 65663 CITY ENGINEER CITY OF SANTA ROSA	
								DATE _____	
								CITY OF SANTA ROSA FILE NO. _____ - _____	

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SEE NOTES & PLANT LIST SHEET L3.7

0 10 20 40
SCALE: 1"=20'

PLANT LIST (SEE L3.7)

SYMBOL

BOTANICAL NAME

TREES

SHRUBS

GROUNDCOVER

OPEN SPACE PLANTS

GRASSES

SHRUBS & VINES

KEY MAP
NTS

HYDROZONE
TABLE

LOW WATER

MEDIUM WATER

HIGH WATER (SPECIAL USE AREA)

HYDROZONES PER IRRIGATION PLAN

HYDROZONE DESCRIPTION

CORRESPONDING VALVE #

STAFF APPRVL	REVISIONS					CITY ENG.	DATE	PUBLIC IMPROVEMENTS APPROVED FOR CONSTRUCTION	
	NO.	REVISION	DATE	R.C.E.	EXP. DATE			CITY OF SANTA ROSA	
								BY	
								DAVID M. GUHIN	R.C.E. 65663
								CITY ENGINEER	
								CITY OF SANTA ROSA	
								DATE	
								CITY OF SANTA ROSA FILE NO. _____	

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15 THIRD STREET, SANTA ROSA, CA 95401
Tel (707) 542-6451 Fax (707) 542-5212

DRAWN BY
JAB

DATE
5/22/18

LIC. #
5226

DESIGNED BY
WAO

CHECKED BY
CI

Christine Talbot
NAME

LANDSCAPE ARCHITECT
REGISTERED
04/28/18
JAB

STATE OF CALIFORNIA

NORTH VILLAGE II
LOCATED IN
SANTA ROSA, CALIFORNIA

PLANTING PLAN

DATE
MAY 2018

JOB NO.
1999003.21

SHEET NUMBER

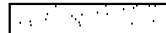
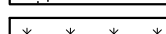
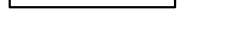
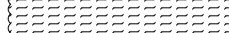
L3.6 OF 41

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PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	WUCOLS	SPACING	PATTERN
TREES							
	Acer rubrum 'Armstrong'	Columnar Red Maple	15 Gal min	40	MOD	As Shown	N/A
	Quercus kelloggii	California Black Oak	15 Gal min	45	LOW	As Shown	N/A
	Arbutus 'Marina'	Marina Madrone	15 Gal min	1	LOW	As Shown	N/A
	Lagerstroemia 'Natchez'	Crape Myrtle	15 Gal min	1	LOW	As Shown	N/A
	Pistacia chinensis	Pistache	15 Gal min	11	LOW	As Shown	N/A
	Platanus 'Columbia'	Columbia Plane Tree	15 Gal min	13	MOD	As Shown	N/A
	Quercus agrifolia	Coast Live Oak	15 Gal min	30	LOW	As Shown	N/A
	Quercus lobata	Valley Oak	15 Gal min	27	LOW	As Shown	N/A
	Quercus Suber	Cork Oak	15 Gal min	21	LOW	As Shown	N/A
	Robinia 'Purple Robe'	Purple Robe Locust	15 Gal min	4	LOW	As Shown	N/A
SHRUBS							
	Callistemon viridiflorus	Green Bottle Brush	1 Gal min	24	LOW	As Shown	N/A
	Correa 'Ivory Bells'	Ivory Bells Correa	1 Gal min	41	LOW	As Shown	N/A
	Dodonea v. 'Saratoga'	Saratoga Hopseed	1 Gal min	9	LOW	As Shown	N/A
	Ilex v. 'Stokes'	Stokes Dwarf Yaupon	1 Gal min	39	LOW	As Shown	N/A
	Callistemon viridifl. 'Xera Compact'	Compact Green Bottlebrush	1 Gal min	34	LOW	As Shown	N/A
	Myrtus c. 'compacta'	Dwarf Myrtle	1 Gal min	110	LOW	As Shown	N/A
	Ceanothus thy. 'Skylark'	Skylark Ceanothus	1 Gal min	19	LOW	As Shown	N/A
	Phormium 'Jack Spratt'	Jack Spratt Flax	1 Gal min	26	LOW	As Shown	N/A
	Sollya heterophylla	Australian Blue Bell	1 Gal min	30	LOW	As Shown	N/A
GROUND COVER							
	Arctostaphylos 'Emerald Carpet'	Emerald Carpet Manzanita	1 Gal	1011	LOW	24"	Alternating

OPEN SPACE PLANTS

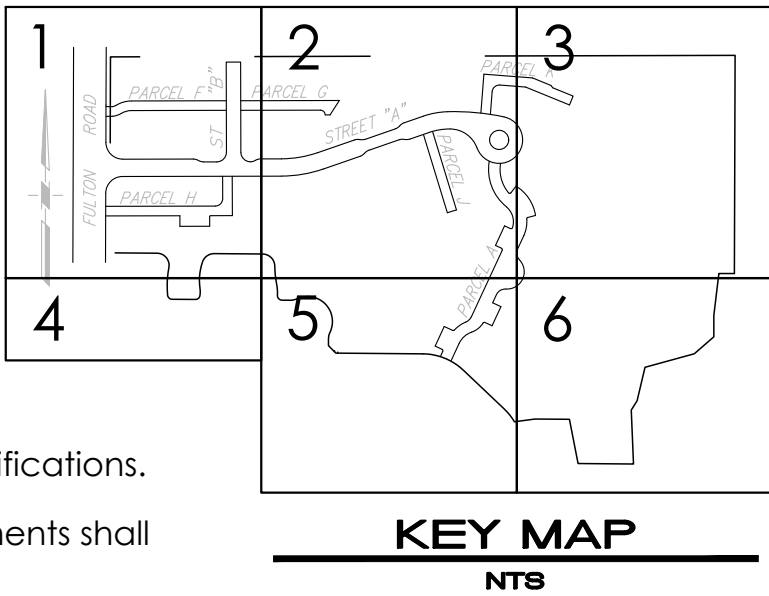
	Mown Turf or alternative	90/10 Drought Tolerant Fescue Mix	Sod	7,075 Square feet	6"	Alternating	
	Meadow Mix	California Native Mix contains: Arroyo lupine, California Poppy, Five-spot, Baby-blue-eyes, Perennial flax, Chinese houses, Gilia, Bird's eyes, California bluebell, Satin flower, Godetia, Fiddleneck, Tidy tips, Beach evening primrose		6 Acres		Available from: Wildflower Seed & Tool Co. St. Helena, CA 20 pounds per acre, as necessary where disturbed	
GRASSES							
	Deschampsia c. 'Goldstaub'	Tufted Hair Grass	Plugs min	1,586	LOW	18"	Alternating
	Libertia peregrinans	Gold Libertia	Plugs min	380	LOW	18"	Alternating
	Festuca idahoensis	Idaho Fescue	Plugs min	495	LOW	18"	Alternating
	Elymus a. 'Glaucus'	Gray Lyme Grass	Plugs min	436	LOW	18"	Alternating
	Leymus c. 'Canyon Prince'	Giant Wild Blue Rye	Plugs min	1,550	LOW	18"	Alternating
	Muhlenbergia rigens	Deer Grass	Plugs min	419	LOW	As Shown	Alternating
	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	Plugs min	1,426	LOW	30"	Alternating
	Juncus patens	Blue Rush	Plugs min	1,707	LOW	18"	Alternating

SHRUBS & VINES

	Atriplex lentiformis breweri	Salt Bush	1 Gal min	10	LOW	As Shown	N/A
	Arctostaphylos d. 'Howard McMinn'	Manzanita	1 Gal min	23	LOW	As Shown	N/A
	Salvia apiana	White Sage	1 Gal min	29	LOW	As Shown	N/A
	Rosa californica	California Wild Rose	1 Gal min	34	LOW	As Shown	N/A
	Westringia f. 'Morning Light'	Morning Light Westringia	1 Gal min	37	LOW	As Shown	N/A
	Zauschneria californica	California Fuchsia	1 Gal min	182	LOW	As Shown	N/A
	Rhamnus californica	Coffee Berry	1 Gal min	24	LOW	As Shown	N/A
	Garrya e. 'James Roof'	James Roof Silk Tassel	1 Gal min	95	LOW	As Shown	N/A
	Mulch Only						

PLANTING NOTES

- Contractor shall review, adhere to and comply with all construction documentation, including written general and technical specifications.
- It is the contractor's responsibility to maintain and use current contract documents for this project. Copies of these contract documents shall be available for review by Landscape Architect during site observation.
- The plant list is provided for the convenience of the contractor. The contractor shall verify all plant counts and if a discrepancy exists, the plan shall govern.
- All plant material shall meet nursery industry standard and be approved at the project site by the Owner's Representative prior to planting. All plant material rejected by the Owner or Owner's Representative shall be removed from the project site at no additional cost. No trees shall be planted prior to approval. The contractor shall have all trees at the project site for approval at one time. Contractor is responsible for requesting and obtaining any required inspections by agricultural agencies.
- Substitutions of specified plant material shall not be made unless otherwise approved by the landscape architect.
- Finish grade in planter areas shall be 3" below the top of adjacent curbs, walks or paved areas, unless otherwise noted. Finish grade shall be smooth and even prior to installation of mulch. All landscape areas not covered with live material shall be covered with mulch (see specifications). Finish grade of meadow or other seeded areas shall be held 1" below adjacent hard surfaces.
- Planting areas shall be kept clean and free from all concrete, asphaltic waste, lumber or other impurities; pollution caused by foundation lime treatment, gasoline, plaster, oil or other such materials, shall be removed by excavation of the soil and replaced with clean native top soil.
- Adjacent roadways, sidewalks and other areas shall be kept free of mud, dirt or similar nuisances resulting from planting operations.
- Any excess materials shall be considered property of the contractor and shall be disposed of away from the job site in accordance with applicable local, state and federal regulations, at all times during construction and until final completion.
- A minimum of 8" of non-mechanically compacted soil shall be available for water absorption and root growth in planted areas. See specifications.
- Incorporate compost or natural fertilizer into the soil to a minimum depth and at a minimum rate as indicated on L0.0 or per specific amendment recommendations from a soils laboratory report. See specifications.
- See details and specifications for procedures, materials, and installation requirements.
- All trees within 5' of hardscape, or within 5' of public right of way, must include root barriers.
- Imported top soil (if required) shall be fertile, friable sandy loam of uniform composition. Clay particles shall not exceed 9% by volume. The soil shall be free from subsoil, refuse, roots, rocks over 1" in diameter or other deleterious material. The imported soil shall be capable of sustaining healthy plant life. Native top soil shall be used where available prior to importing soil. A soils report shall be provided for all imported top soils, in addition to the soil reports required by specification.
- Adjacent streets, sidewalks and other areas shall be kept free of mud, dirt or similar nuisances resulting from earthwork operations.
- Any damaged or destroyed landscaping shall be replaced to the satisfaction of the owner.
- For best results, native plant materials should not have their roots disturbed. For plastic cans, remove bottom of can, place in plant pit and cut sides to remove. Cut metal cans in three places minimum and carefully slide root ball into plant pit, for large plant material, use bottom support as necessary.
- Erosion control mat shall be installed on all slopes 3:1 or greater. See specs.
- Note about horticultural soil reports:
- Refer to specifications for requirements. After grading, horticultural soil reports are required for this project. After initial soil amendments are installed per horticultural soil reports, a second set of soil reports are required to confirm and check amended soil condition. All soils reports are at contractor's expense.
- Street trees are required and shall be planted by the developer after construction of houses. Selection will be made from city's approved master street tree list and approved by the City's Parks Division. Planting shall be done in accordance with the City Standard and specifications for planting parkway trees. Tree planting locations shall be marked by City Parks Division Urban Forestry Section Personnel. Contact 707-543-3422. Copies of the Master Street Tree List and The Standards are available at the Park's Division Office 707-543-3770. The developer shall provide permanent irrigation system to street trees.
- Incorporate compost or natural fertilizer into the soil to a minimum depth of 8" at a minim rate of 6 cubic yards per 1,000 sq. ft. or per specific amendment recommendations from soils laboratory.
- A minimum 3" layer of mulch shall be applied on all exposed soil surface or planting materials except in turf areas, creeping, or rooting ground covers, or direct seeding applications.
- A soils analysis report shall be provided to the Landscape Architect after grading of the site is completed in order to assess the fertility of the soil. Records of this analysis shall be kept in order to provide to the City for a Certificate of Completion. Copies shall be given to the Landscape Architect.
 - In order to reduce runoff and encourage healthy plant growth, a soils analysis report shall be completed.
 - Soil sampling shall be done in accordance with laboratory protocols, including protocols regarding adequate sampling depth for intended planting.
 - The soil analysis shall include:
 - Soil texture
 - PH
 - Total soluble salts
 - Sodium
 - Percent organic matter
 - Recommendations for amendment
 - Soil sampling rate of 1-7 lots or approximately 15% shall satisfy this requirement. In addition to these lots, 3 additional soil samples shall be taken. Location per located on planting plans.
- The soils analysis report shall be made available, in a timely manner, to the professional preparing the landscape design plans and irrigation design plans to make any necessary adjustments to the design plans or plant palette.
- The Landscape Contractor shall submit all necessary documentation verifying implementation of soils analysis to the the Owner for submittal to the City with Certificate of Completion.



5/22/2018 2:52:59 PM Jason R. Vetter Project\17-1620 NV 2 City submittal 2\G01\QUAD 04 - 36 SHEETS 2018\08-15-16 NORTH VILLAGE 2 CD PLANTING 24x36.dwg

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	NO.	REVISION	DATE	R.C.E.	EXP. DATE			CITY OF SANTA ROSA	
_____	_____	_____	_____	_____	_____	_____	_____	BY _____ R.C.E. 65663	
_____	_____	_____	_____	_____	_____	_____	_____	DAVID M. GUHIN CITY ENGINEER CITY OF SANTA ROSA	
_____	_____	_____	_____	_____	_____	_____	_____	DATE _____	
_____	_____	_____	_____	_____	_____	_____	_____	CITY OF SANTA ROSA FILE NO. _____ - _____	

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CHECKED BY
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NORTH VILLAGE II
LOCATED IN
SANTA ROSA, CALIFORNIA

PLANTING NOTES AND LEGEND

DATE
MAY 2018

JOB NO.
1999003.21

SHEET NUMBER

L3.7 OF 41

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