

PLANTING NOTES:
 1. LAYOUT OF PLANTING IS DIAGRAMMATIC AND MAY NEED ADJUSTING IN THE FIELD DEPENDING ON SITE CONDITIONS AND PLANT AVAILABILITY.
 2. ALL PLANTS TO BE PLACED IN THE FIELD BY ROZANSKI DESIGN.
 3. ALL PLANTS TO BE PLANTED WITH PREMIUM PLANTING MIX.
 4. ALL PLANTS TO BE SELECTED BY ROZANSKI DESIGN AND ALL SUBSTITUTIONS MUST BE APPROVED IN ADVANCE.
 5. PLANTED AREAS SHALL BE COVERED WITH AT LEAST 3" OF ARBOR MULCH.

SOIL & MULCH NOTES:
 1. THERE SHALL BE A MINIMUM OF 8" OF NON-MECHANICALLY COMPACTED SOIL IN PLANTED AREAS FOR WATER ABSORPTION AND ROOT GROWTH.
 2. COMPOST SHALL BE INCORPORATED INTO THE SOIL TO A DEPTH OF AT LEAST 8".
 3. ALL EXPOSED SOIL SURFACES OF PLANTED AREAS SHALL BE COVERED WITH ARBOR MULCH AT A DEPTH OF AT LEAST 3".

GRADING NOTES:
 GRADES SHOWN ARE NOT TO BE USED FOR CONSTRUCTION. SEE GRADING & DRAINAGE PLAN FOR ACTUAL TOPO INFORMATION.

PLANT QUALITY:
 NO PLANT MATERIAL WILL BE ACCEPTED WITH ROOT DEFECTS, INCLUDING KINKING, CIRCLING, POTBINDING, OR OTHER DAMAGE. THERE SHALL BE NO ROOTS LARGER THAN 1/4" DIAMETER AT THE PERIPHERY OF THE ROOT BALL. ALL PLANTS SHALL MEET THE SPECIFICATIONS OF FEDERAL, STATE AND COUNTY REGULATIONS REQUIRING INSPECTION FOR PLANT DISEASES, INSECTS, NOXIOUS WEEDS, AND OTHER PESTS AND ABNORMALITIES. ANY INSPECTION CERTIFICATES REQUIRED BY LAW MUST ACCOMPANY EACH SHIPMENT, INVOICE, MANIFEST OR ORDER OF STOCK, TRANSPORTING, HANDLING, DELIVERY AND STORAGE OF PLANTS SHALL BE CONDUCTED TO PROTECT AT ALL TIMES FROM INJURY, DESICCATION AND FREEZING. PROTECT CONTAINERS FROM SUN EXPOSURE. SINGLE-STEMMED TREES SHALL HAVE PROPER TRUNK TAPER AND ABILITY TO STAND WITHOUT SUPPORT. THE BRANCHING STRUCTURE OF TREES SHALL BE RADIALLY AND VERTICALLY WELL BALANCED WITH STRONG ATTACHMENT TO THE TRUNK. TOP GROWTH SHALL EXHIBIT GOOD VIGOR TYPICAL FOR THE SPECIES AND THE SEASON AS INDICATED BY LEAF COLOR AND SIZE, LENGTH OF TERMINAL GROWTH AND COLOR, AND CONDITION OF THE BARK. NONE OF THE PLANTS SHALL HAVE SERIOUSLY BROKEN, FROZEN, SHRIVELED OR DAMAGED LEADERS OR MAIN BRANCHES.

INSTALLATION:
 AT LEAST ONE PLANT IN EACH SPECIES SHALL BE TAGGED WITH IDENTIFICATION, LOCATION OF PLANTS IS DIAGRAMMATIC. ALL CONTAINER-GROWN PLANTS SHALL BE SET IN PLACE ACCORDING TO THE PLAN FOR APPROVAL OF THE OWNERS' REPRESENTATIVE PRIOR TO INSTALLATION. PRUNE PLANTS ONLY TO REMOVE DAMAGED LEAVES, BRANCHES AND SPENT FLOWERS AND TO IMPROVE BRANCHING STRUCTURE AND SHAPE.

City of Santa Rosa
 Planning & Economic
 Development Department
 May 2, 2022
 RECEIVED

DATE:	REVISION:
10/29/21	CT



I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the landscape design plan.

Paul Rozanski
 Paul Rozanski Lic #963723
 Signed 10/29/21

TREES					
Symbol	Botanical Name	Common Name	wucols	qty	size
	Brahea edulis	Guadalupe Palm	L	1	24 in
	Chamaerops humilis	Mediterranean Fan Palm	L	2	24 in
	Lagerstroemia indica 'Red Rocket'	Red Rocket Crape Myrtle	L	5	24 in
SHRUBS & SMALL TREES					
Symbol	Botanical Name	Common Name	wucols	qty	size
	Correa 'Ivory Bells'	White Australian Fuschia	L	7	5
	Cycas Revoluta	Sago Palm	L	2	5
	Grevillea 'Peaches & Cream'	Peaches & Cream Grevillea	L	11	5
	Leucadendron 'Jubilee Crown'	Jubilee Crown Cone Flower	L	9	5
	Loropetalum chinense 'Ever Red'	Fringe Flower	L	9	5
	Myoporum 'Putah Creek'	Putah Creek Myoporum	L	26	1
	Sarcococca ruscifolia	Sweet Box	L	8	5
PERENNIALS					
Symbol	Botanical Name	Common Name	wucols	qty	size
	Agastache 'Kudos Yellow'	Hummingbird Mint	L	13	1
	Echeveria 'Perle von Nurnberg'	Perle von Nurnberg Echeveria	L	35	4 in
	Mimulus 'Jelly Bean Red'	Red Sticky Monkey Flower	L	21	1
	Salvia 'Mesa Azure'	Black & Blue Salvia	L	15	1
GRASSES					
Symbol	Botanical Name	Common Name	wucols	qty	size
	Bouteloua gracilis	Blue Grama Grss	L	27	1
	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	L	25	1
	Muhlenbergia 'White Cloud'	White Cloud Deer Grass	L	28	1

bradner residence
 PLANTING PLAN
 SCALE: 1/8" = 10'
 3507 HANOVER PLACE
 SANTA ROSA, CA 95404

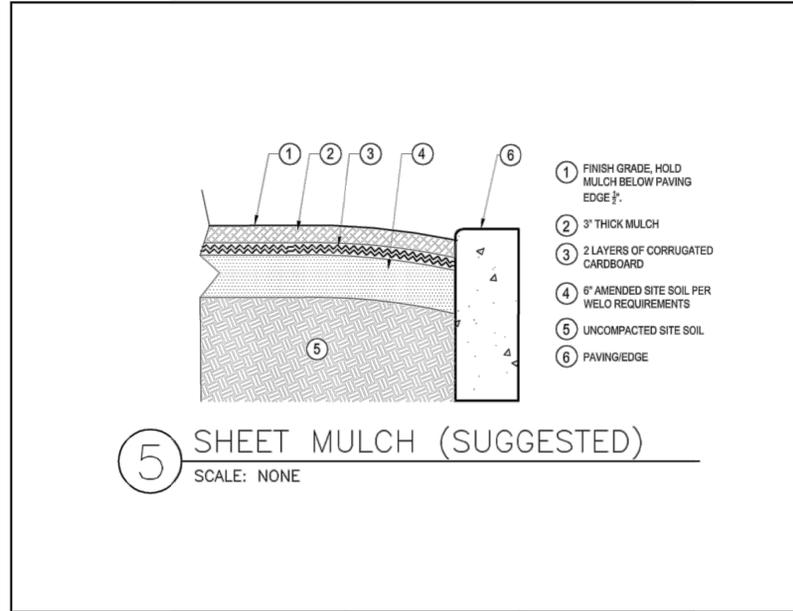
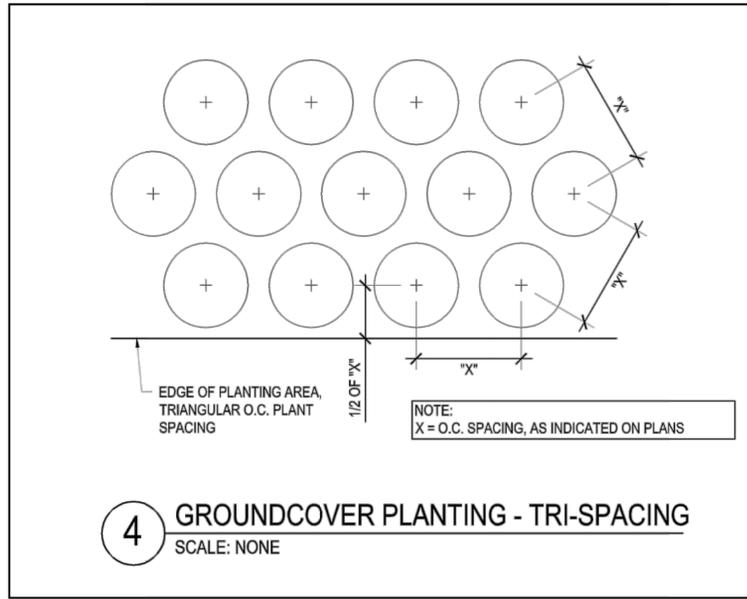
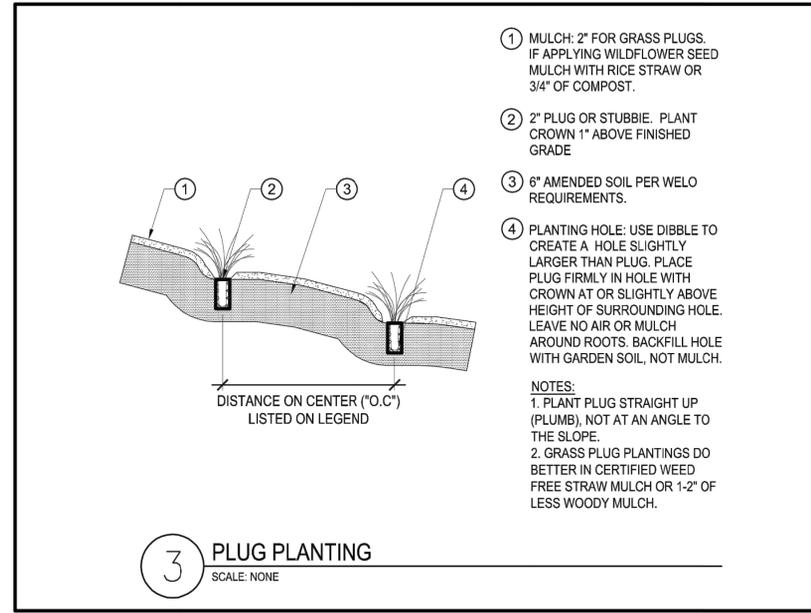
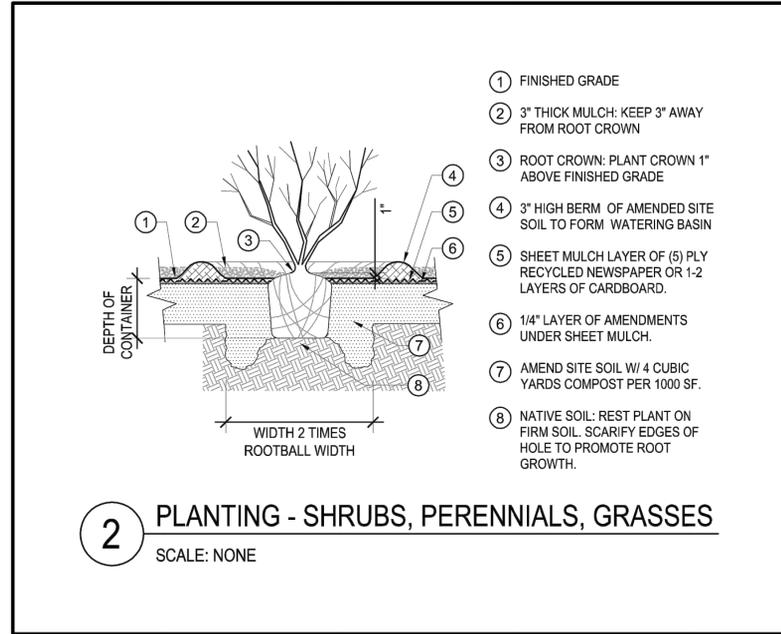
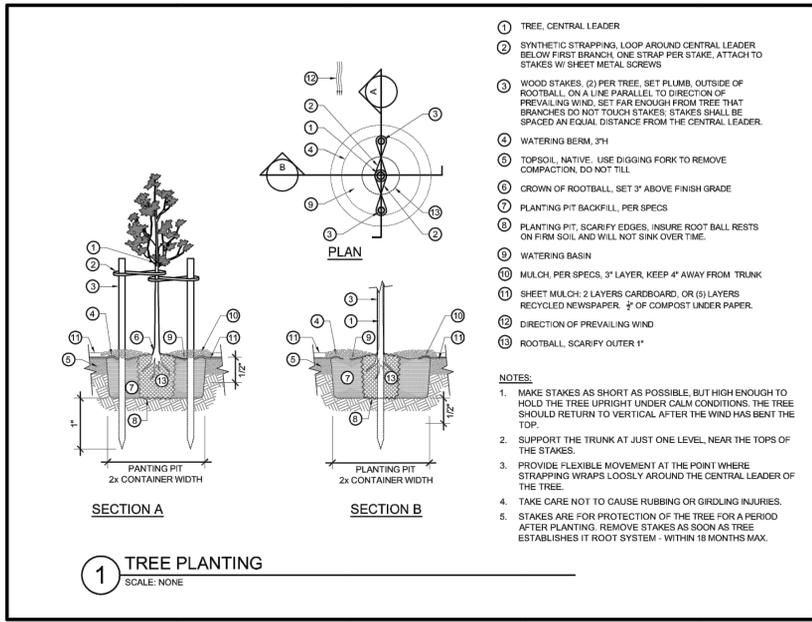
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PLANT PIT & WATERING BERM TABLE

CONTAINER SIZE	PLANT PIT DIAMETER	WATERING BERM HEIGHT	WATERING BERM DIAMETER
1 GAL CAN	18" MIN	3" MIN	18" MIN
5 GAL CAN	30" MIN	4" MIN	30" MIN
15 GAL CAN	3' MIN	5" MIN	3' MIN
24" BOX	5' MIN	6" MIN	5' MIN

6 PLANT PIT AND WATERING BERM
NOT TO SCALE

IRRIGATION LEGEND:

LOW WATER USE (DRIP)

MODERATE WATER USE (DRIP)

HIGH WATER USE (SPRAY)



DRIP VALVE

SPRAY VALVE

BACKFLOW/SHUTOFF VALVE

APPROXIMATE MAINLINE

APPROXIMATE LATERALS

CONTROLLER: HUNTER I-CORE

WEATHER SENSOR

SHUTOFF/ISOLATION VALVE



WATER USE BREAKDOWN:

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

TOTAL LANDSCAPE AREA: 4,917 SQ.FT.

MAXIMUM APPLIED WATER ALLOWANCE: 64,938 GAL

ESTIMATED TOTAL WATER USE (ETWU):

LOW WATER USE AREA 4,917 SQ. FT.

MEDIUM WATER USE AREA 0 SQ. FT.

HIGH WATER USE AREA 0 SQ. FT.

ESTIMATED TOTAL WATER USE 43,730 GAL

*SEE ATTACHED FORMS FOR COMPLETE WATER USE BREAKDOWN

IRRIGATION NOTES:

THE LANDSCAPE CONTRACTOR SHALL DESIGN AND INSTALL A FULLY AUTOMATIC IRRIGATION SYSTEM TO PROVIDE FULL AND THOROUGH COVERAGE TO ALL NEWLY PLANTED AREAS SHOWN ON THE PLANTING PLAN. THE SYSTEM DESIGN SHALL ACCOMMODATE THE WATER REQUIREMENTS OF THE CALIFORNIA NATIVE MATERIALS AND ORNAMENTALS, AND PROVIDE FOR SEPARATE VALVES FOR EACH EXPOSURE AND AS REQUIRED. DRIP EMITTERS WITH FLEXIBLE TUBING SHALL BE INSTALLED AT EACH PLANT. IN AREAS DENSELY PLANTED WITH 4" SIZE MATERIALS, ONE EMITTER MAY SUFFICE FOR 2 OR 3 PLANTS. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH ALL ORDINANCES AND CODES OF THE CITY OF SANTA ROSA.

ALL MAINLINE PIPING AND CONTROL WIRING SHALL BE INSTALLED IN SEPARATE SCHEDULE 40 PVC SLEEVES. NOMINAL TWO SIZES LARGER THAN THE IRRIGATION PIPE, AND NOT LESS THAN 4" IN DIAMETER. SLEEVES SHALL BE BURIED A MINIMUM OF 2'-0" BELOW FINISHED GRADE AND BACKFILLED WITH GRAVEL NOT TO EXCEED 1/2" PARTICLE SIZE. NO LARGE ROCKS OR EXTRANEIOUS MATERIALS WILL BE USED IN TRENCH BACKFILL. EXTEND SLEEVES A MINIMUM OF 4" BEYOND ALL PAVING, WALLS, ETC. THE 'HUNTER I-CORE' CONTROLLER SHALL BE INSTALLED AS DIRECTED BY THE OWNER. PROVIDE TWO SETS OF KEYS TO THE CONTROLLER TO THE OWNER, AS WELL AS FULL INSTRUCTION ON THE OPERATION OF THE CONTROLLER. THE INSTALLER SHALL REVIEW THE PLANNED SYSTEM WITH THE OWNERS' REPRESENTATIVE PRIOR TO INSTALLATION.

- HUNTER I-CORE IRRIGATION CONTROLLER WILL BE INSTALLED TO CONTROL THE IRRIGATION SCHEDULE.
- RAIN SENSOR WILL BE INSTALLED FOR THE I-CORE CONTROLLER.
- ALL VALVES WILL BE ANTI-SIPHON AND PRESSURE REGULATED.
- ALL TREES TO BE PLACED ON A SEPARATE VALVE.
- CHECK VALVE AND BACK FLOW VALVE TO BE INSTALLED.
- ALL PLANTS ARE TO IRRIGATED WITH 1/2" DRIP TUBING AND 2 GPH EMITTERS.
- TURF WILL BE IRRIGATED WITH MP ROTATORS (HUNTER), USING IN-LINE EMITTERS BETWEEN PAVERS.
- IRRIGATION LAYOUT IS DIAGRAMMATIC AND INTENDED TO SHOW GENERAL LOCATIONS, FIELD ADJUSTMENTS MAY BE NECESSARY.

MWELO COMPLIANCE NOTES:

- I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENT PACKAGE, SIGNED: *Paul Rozanski*
- I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS.
- THE FINAL SET OF LANDSCAPE AND IRRIGATION PLANS SHALL BEAR THE SIGNATURE OF A LICENSED LANDSCAPE ARCHITECT.
- A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
- A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
- AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF THE FINAL INSPECTION.
- PRESSURE REGULATING DEVICES ARE REQUIRED IF PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
- MANUAL SHUTOFF VALVES SHALL BE REQUIRED, AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY, TO MINIMIZE WATER LOSS IN CASE OF AN EMERGENCY OR ROUTINE REPAIRS.
- CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.
- AREAS LESS THAN 10 FT IN WIDTH IN ANY DIRECTION SHALL BE IRRIGATED WITH SUBSURFACE OR DRIP IRRIGATION.
- OVERHEAD IRRIGATION SHALL NOT BE PERMITTED WITHIN 24 INCHES OF ANY NON-PERMEABLE SURFACE.
- RECIRCULATING WATER SYSTEMS SHALL BE USED FOR ALL WATER FEATURES.
- A MINIMUM OF 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
- FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQ FT OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL

IRRIGATION TABLE:

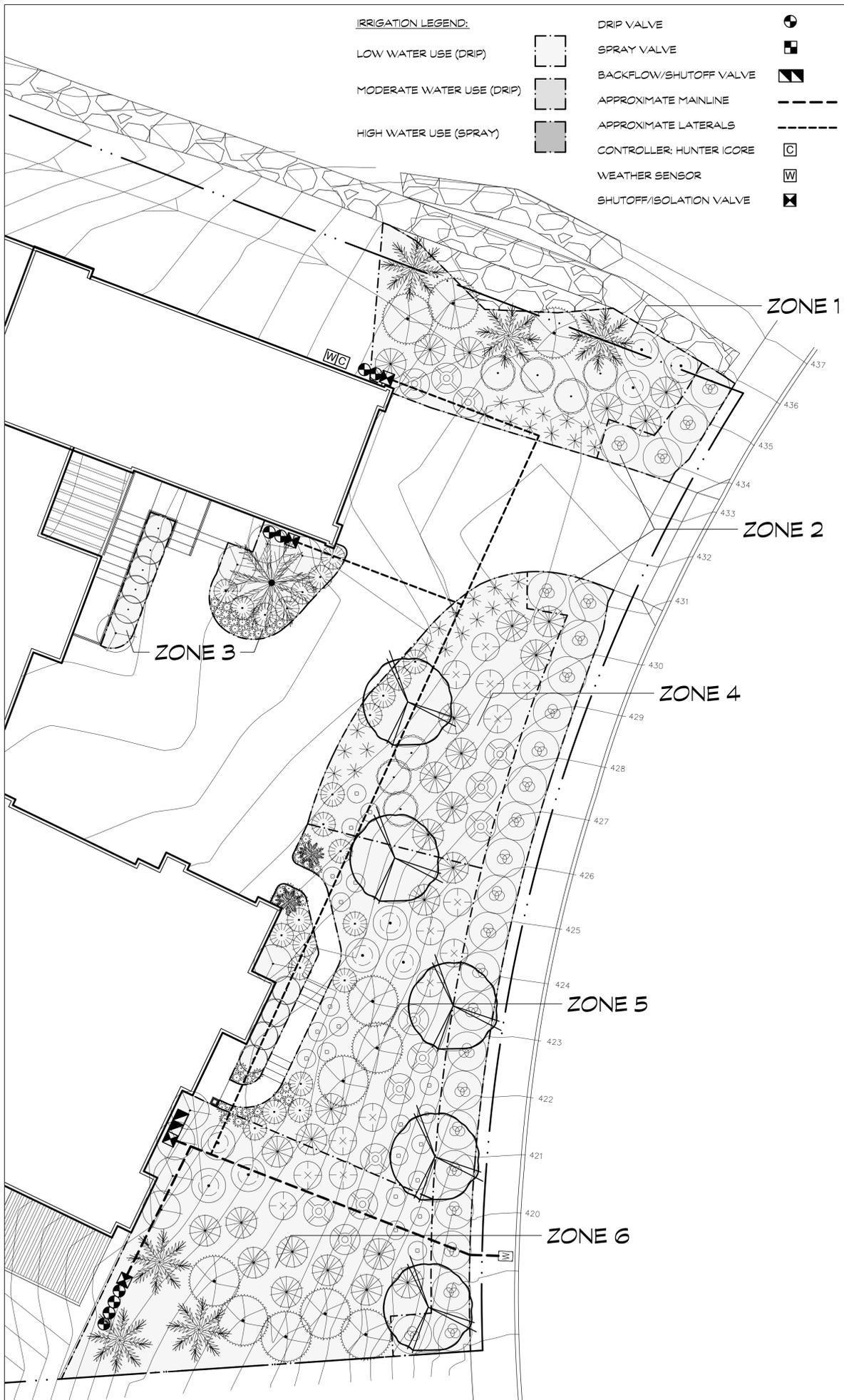
HYDROZONE	IRRIGATION	PLANTING TYPE	AREA	%LANDSCAPE
ZONE 1	DRIP (LOW)	PLANTS NORTH OF DRIVEWAY	690 SF	%
ZONE 2	DRIP (LOW)	GROUNDCOVER BY SIDEWALK	725 SF	%
ZONE 3	DRIP (LOW)	COURTYARD PLANTING	240 SF	%
ZONE 4	DRIP (LOW)	MAIN PLANTING BED NORTH	726 SF	%
ZONE 5	DRIP (LOW)	MAIN PLANTING BED MIDDLE	969 SF	%
ZONE 6	DRIP (LOW)	MAIN PLANTING BED SOUTH	1192 SF	%

NOT PICTURED IN HYDROZONE MAP:

ZONE 7	DRIP (LOW)	TREES NORTH OF DRIVEWAY	75 SF	%
ZONE 8	DRIP (LOW)	TREES SOUTH OF DRIVEWAY	300 SF	%

DRAINAGE NOTES:

THE LANDSCAPE CONTRACTOR SHALL INSTALL 6" PERFORATED PVC DRAIN PIPE WITH CORNER AREA DRAINS AT A DEPTH OF 18-24" IN ALL AREAS WHERE RUNOFF IS LIKELY TO ACCUMULATE. THIS APPLIES TO THE NORTH SIDE OF THE DRIVEWAY AND TO THE PLANTER BEDS ADJACENT TO THE HOME, AS WELL AS ANY OTHER AREAS IDENTIFIED DURING THE CONSTRUCTION PROCESS.



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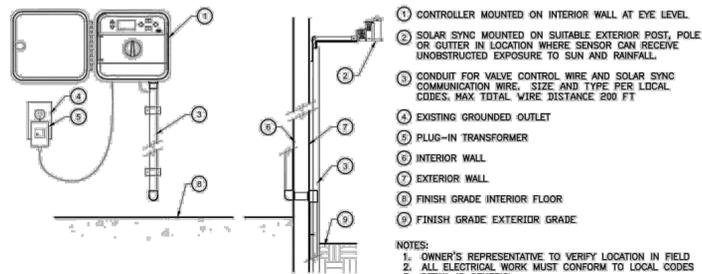
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bradner residence
HYDROZONE & IRRIGATION PLAN
SCALE: 1/8" = 1'-0"
3507 HANOVER PLACE
SANTA ROSA, CA 95404

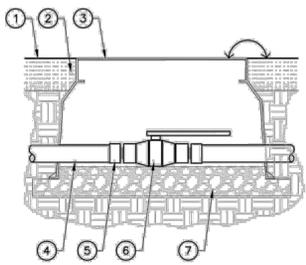
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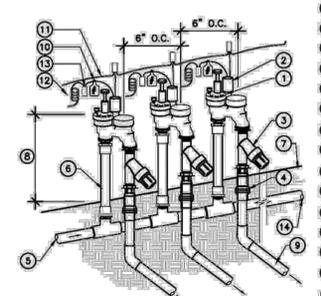
1 SMART CONTROLLER-INTERIOR
SCALE: N.T.S.

- 1 CONTROLLER MOUNTED ON INTERIOR WALL AT EYE LEVEL.
 - 2 SOLAR SYNC MOUNTED ON SUITABLE EXTERIOR POST, POLE OR GUTTER IN LOCATION WHERE SENSOR CAN RECEIVE UNOBSTRUCTED EXPOSURE TO SUN AND RAINFALL.
 - 3 CONDUIT FOR VALVE CONTROL WIRE AND SOLAR SYNC COMMUNICATION WIRE. SIZE AND TYPE PER LOCAL CODES. MAX TOTAL WIRE DISTANCE 200 FT.
 - 4 EXISTING GROUNDED OUTLET
 - 5 PLUG-IN TRANSFORMER
 - 6 INTERIOR WALL
 - 7 EXTERIOR WALL
 - 8 FINISH GRADE INTERIOR FLOOR
 - 9 FINISH GRADE EXTERIOR GRADE
- NOTES:
1. OWNER'S REPRESENTATIVE TO VERIFY LOCATION IN FIELD
2. ALL ELECTRICAL WORK MUST CONFORM TO LOCAL CODES
3. DETAIL IS GENERIC
4. INSTALL PER MANUFACTURER'S SPECIFICATIONS



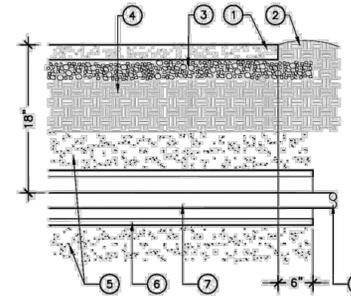
2 ISOLATION VALVE - BALL VALVE
SCALE: N.T.S.

- 1 FINISH GRADE
- 2 MULCH
- 3 VALVE BOX
- 4 MAIN LINE
- 5 MALE ADAPTERS
- 6 BRASS BALL VALVE, SIZED TO MATCH PIPE
- 7 FILL BOTTOM OF BOX WITH 3" DEPTH DRAIN ROCK



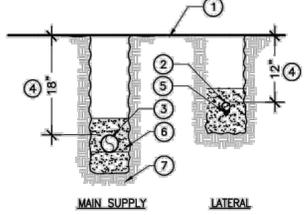
3 ANTI-SIPHON VALVE MANIFOLD
SCALE: N.T.S.

- 1 ANTI-SIPHON VALVE
 - 2 SOLENOID
 - 3 FILTER FOR DRIP ZONE VALVE
 - 4 PRESSURE REGULATOR FOR DRIP ZONE VALVES
 - 5 MAINLINE FROM WATER SUPPLY
 - 6 SCHEDULE 80 UV RESISTANT PVC NIPPLES
 - 7 FINISH GRADE
 - 8 6-12 INCHES MIN ABOVE HIGHEST POINT OF DISCHARGE
 - 9 PVC LATERALS TO ZONES
 - 10 ID TAG WITH VALVE ZONE NUMBER MATCHED TO CONTROLLER STATION
 - 11 WIRES TO CONTROLLER
 - 12 30" LENGTH OF COILED WIRE
 - 13 WATERPROOF SPLICE
 - 14 PROVIDE STUBOUT FOR FUTURE EXPANSION
- NOTE: DETAIL IS GENERIC, SEE LEGEND FOR SPECIFIC EQUIPMENT.



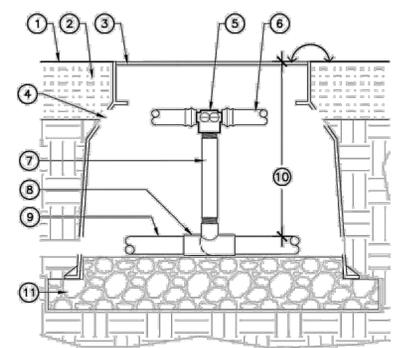
4 IRRIGATION SLEEVING
SCALE: N.T.S.

- 1 HARDSCAPE SURFACE
 - 2 FINISH GRADE OF ADJACENT PLANTING AREA
 - 3 AGGREGATE BASE
 - 4 COMPACTED SUBGRADE
 - 5 SAND ABOVE AND BELOW PIPE
 - 6 IRRIGATION SLEEVE: PVC SCH 40
 - 7 PVC LATERAL OR MAINLINE
 - 8 TO DRIP TRANSITION
- NOTES:
1. SIZE SLEEVE MIN 1.5X SIZE OF PIPES BEING SLEEVED



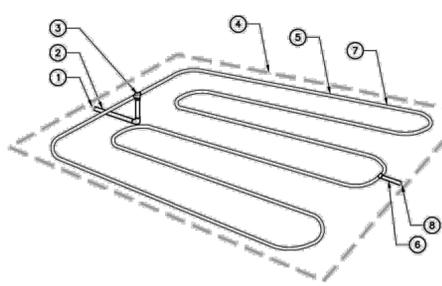
5 TRENCHING & PIPE COVER
SCALE: N.T.S.

- | | |
|-----------------------|-----------------------------------|
| 1 FINISH GRADE | 5 WIRING, TYP. |
| 2 LATERAL | 6 2" SAND SETTING BED ALL 4 SIDES |
| 3 MAINLINE SUPPLY | 7 COMPACTED SOIL, TYP. |
| 4 DEPTH OF PIPE COVER | |



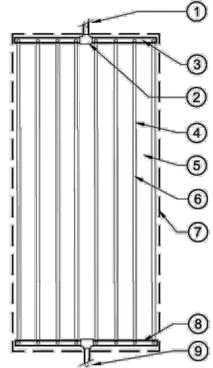
6 DRIP TRANSITION
SCALE: N.T.S.

- 1 FINISH GRADE
 - 2 MULCH
 - 3 10 INCH ROUND VALVE BOX.
 - 4 CUT HOLES FOR PIPES TO EXIT WITHOUT KINKING, TYP.
 - 5 TEE: PVC TO POLY TUBING
 - 6 INLINE EMITTER TUBING
 - 7 NIPPLE: SCH 40 LENGTH AS REQUIRED
 - 8 PVC TEE (SXSXT)
 - 9 PVC LATERAL
 - 10 PIPE COVER, SEE DETAIL
 - 11 3 INCH DEPTH DRAIN ROCK
- NOTE:
1. DETAIL IS GENERIC, SEE LEGEND FOR SPECIFIC EQUIPMENT.
2. FOR MULCH DEPTH, PIPE COVER & PIPE SIZE SEE NOTES & LEGEND



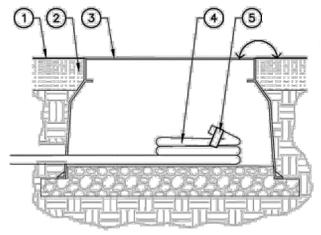
7 DRIP SUB-ZONE LAYOUT - SINGLE LINE
SCALE: N.T.S.

- 1 TO VALVE MANIFOLD
 - 2 PVC LATERAL
 - 3 TRANSITION FROM LATERAL TO DRIP ZONE
 - 4 DRIP ZONE
 - 5 IN-LINE DRIP TUBING, INSTALL PERPENDICULAR TO SLOPE
 - 6 BLANK DRIP TUBING, USE TO EXTEND FLUSH-OUT TO ACCESSIBLE LOCATION
 - 7 STAKE TUBING EVERY 2 FT.
 - 8 TO FLUSHOUT
- NOTES:
1. THIS LAYOUT FOR SMALL AREAS & TREE SPIRALS.
4. MAXIMUM LENGTH OF TUBING: 200 LF
5. MAXIMUM FLOW PER SUBZONE: 3 GPM
6. DETAIL IS GENERIC, SEE LEGEND FOR SPECIFIC EQUIPMENT.
7. SEE IRRIGATION VALVE TABLE FOR AREA LIMITATIONS



8 DRIP SUBZONE LAYOUT - MULTI-LINE
SCALE: N.T.S.

- 1 TO VALVE
 - 2 DRIP TRANSITION, SEE DETAIL
 - 3 SUPPLY HEADER
 - 4 INDIVIDUAL LENGTHS OF TUBING
 - 5 SEE LEGEND FOR EMITTER AND ROW SPACING
 - 6 STAKE TUBING EVERY 2 FT.
 - 7 AREA PERIMETER, VARIES
 - 8 EXHAUST HEADER
 - 9 FLUSHOUT, SEE DETAIL
- NOTES:
1. THIS LAYOUT FOR MEDIUM AND LARGE AREAS.
2. INDIVIDUAL TUBING LENGTHS MAY NOT EXCEED 200 LF EACH
3. MAXIMUM FLOW PER SUBZONE: 3 GPM
4. DETAIL IS GENERIC, SEE LEGEND FOR SPECIFIC EQUIPMENT.
5. SEE IRRIGATION VALVE TABLE FOR AREA LIMITATIONS



9 DRIP FLUSH VALVE
SCALE: N.T.S.

- 1 FINISH GRADE
 - 2 MULCH
 - 3 VALVE BOX
 - 4 BLANK TUBING FED FROM TECHLINE LATERAL COILED 18" TO 24" IN BOX
 - 5 FIGURE 8 END FITTING, TLFIBS
 - 6 FILL BOTTOM OF BOX WITH 3" DEPTH DRAIN ROCK
- NOTE: DETAIL IS GENERIC, SEE LEGEND FOR SPECIFIC EQUIPMENT.

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SCALE: AS NOTED
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