

VICINITY MAP



SHEET INDEX

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PROJECT DESIGN CONCEPT

The Project site is a large, urban infill site comprised of 13.3 acres bounded by Highway 101 to the west, the Mendocino Overchange to the north, Mendocino Avenue to the east and Russell Creek to the south. The site is centrally located on Mendocino Avenue, a major arterial that connects the Project site with downtown Santa Rosa to the south and greater Sonoma County to the north. The surrounding properties are commercial with hotel, office and medical services provided by Kaiser Hospital to the south. The Mendocino Avenue/Santa Rosa Avenue transportation corridor is designated a Priority Development Area, an area designated for increased residential development around existing and future transit.

The Project site's location within a Priority Development Area, with access to ample transit service, supports the designation of the 13.3 acre site as Transit Village, and provides for a variety of high density housing opportunities within a walkable pedestrian and transit oriented community. The development is planned for up to 532 new homes, including 162 affordable senior apartments, with the rest of the community being developed with up to 370 market rate apartments; filling a need for rental apartments within the community. This new multi-generational community will offer affordable housing opportunities to prior Journey's End residents displaced by the fires as well as others in the community. The affordable housing will connect seniors with an affordable home as well as amenities and services that improve their everyday lives. The market rate homes will help increase the housing stock which was significantly reduced by the loss of homes that occurred as a result of the 2017 fires.

The master planned community is designed around the concept of connectivity; connecting the community's residents and visitors via pedestrian oriented streets that encourage walking to the central park and nearby transit. The central park will be a place that connects the entire intergenerational community providing gathering areas and activities for all ages, income levels and interests. The network of streets, driveways, walkways and open spaces will connect the community internally and also connect the Project site externally to transit service, bike lanes and future bike ways that connect to the wider community. This network doubles as emergency access for the Fire Department, providing access to all buildings and areas of the Project site.

To reinforce this connected vision, the Project will integrate extensive bike parking and enhanced transit information and education into the development. The connectivity and pedestrian/transit emphasis supports the goal of providing a healthy community, not only for the seniors but for all future residents. The connectivity network provides for multiple easily accessed paths for daily walks to destinations including the central park.

The affordable housing component will provide 162 affordable rental apartments for the growing population of lower income seniors in Santa Rosa and Sonoma County. As an independent living community it will provide enhanced services for its residents, assisting them to maintain their independence and enjoy their golden years, with friends and activities including community gardens, exercise rooms, media room and community room as well as services that support an active lifestyle, health and welfare, sustainable finances and other important support for seniors.

The market rate apartment homes will include up to 370 apartments in a variety of housing opportunities including studios, one, two and three-bedroom homes. It is anticipated that the market rate apartments will be within a number of buildings including "3 story walkups" with tuck under parking and 4 story apartment buildings with a combination of structured garage and surface parking. There will also be community amenities for the residents which may include an integrated or separate community building with amenities such as exercise gym, gaming activities, business center, and possibly a pool or other amenities yet to be determined.

The master planned community represents a unique opportunity to redevelop a site severely impacted by the 2017 wildfires, offering a vision of renewal for former residents and for future residents of the community.

PLANNING INFORMATION & ZONING SUMMARY

ZONING & PLANNING POLICY DOCUMENTS: SANTA ROSA CITY CODE SANTA ROSA 2035 GENERAL PLAN		
ZONE (PROPOSED)	TV-R	
LOT AREA	13.3 ACRES	
RESIDENTIAL UNITS	532 UNITS TOTAL	
DEVELOPMENT STANDARDS (Santa Rosa City Code Ch-20-22, Table 2-3, Table 2-5)	REQUIRED	PROPOSED
DENSITY (min. 25 du/ac - max. 40 du/ac)	min. 333 - max. 532 units	532 units
MAXIMUM BUILDING HEIGHT (FT)	4-Story Height Limit	45' (TOP OF ROOF) 50' (TOP OF PARAPET)
VEHICULAR PARKING (COMBINED FOR MARKET RATE MULTI-FAMILY & SENIOR AFFORDABLE HOUSING)	REQUIRED	PROPOSED
STANDARD PARKING SPACES 9'-0" x 19'-0" (Section 20-36.070 Table 3-6)	842	632
- Maximum 2' of the parking depth allowed to be an overhang over landscape or walkway		
ACCESSIBLE SPACES 9'-0"x18'-0" (per CBC 2019, Table 11B-208.2, include at least one van-accessible; and Table 11B-502.2)	20	15
FUTURE EV READY SPACES 9'-0"x18'-0" - 10% of total parking spaces per Cal Green 4.106.4.2.1 - EV Spaces size 9'x18' min. per Cal Green 4.106.4.2.2.2	96	72
- 1 SPACE PER UNIT for Senior Affordable Housing - 1 SPACE PER UNIT for Market rate Multi Family Housing - 0.5 VISITOR SPACE PER 1 BED UNIT for Market rate Multi Family Housing	958	719
- 1.5 VISITOR SPACE PER 2 BED+ UNIT for Market rate Multi Family Housing		
BICYCLE PARKING		
1 SPACE PER 4 MARKET RATE UNITS	93	100
1 SPACE PER 8 SENIOR AFFORDABLE UNITS	21	60
Total Bike Parking	114	160
PROPOSED WAIVERS:		
1. Vehicular Parking Requirement Reduction		

PROJECT DIRECTORY

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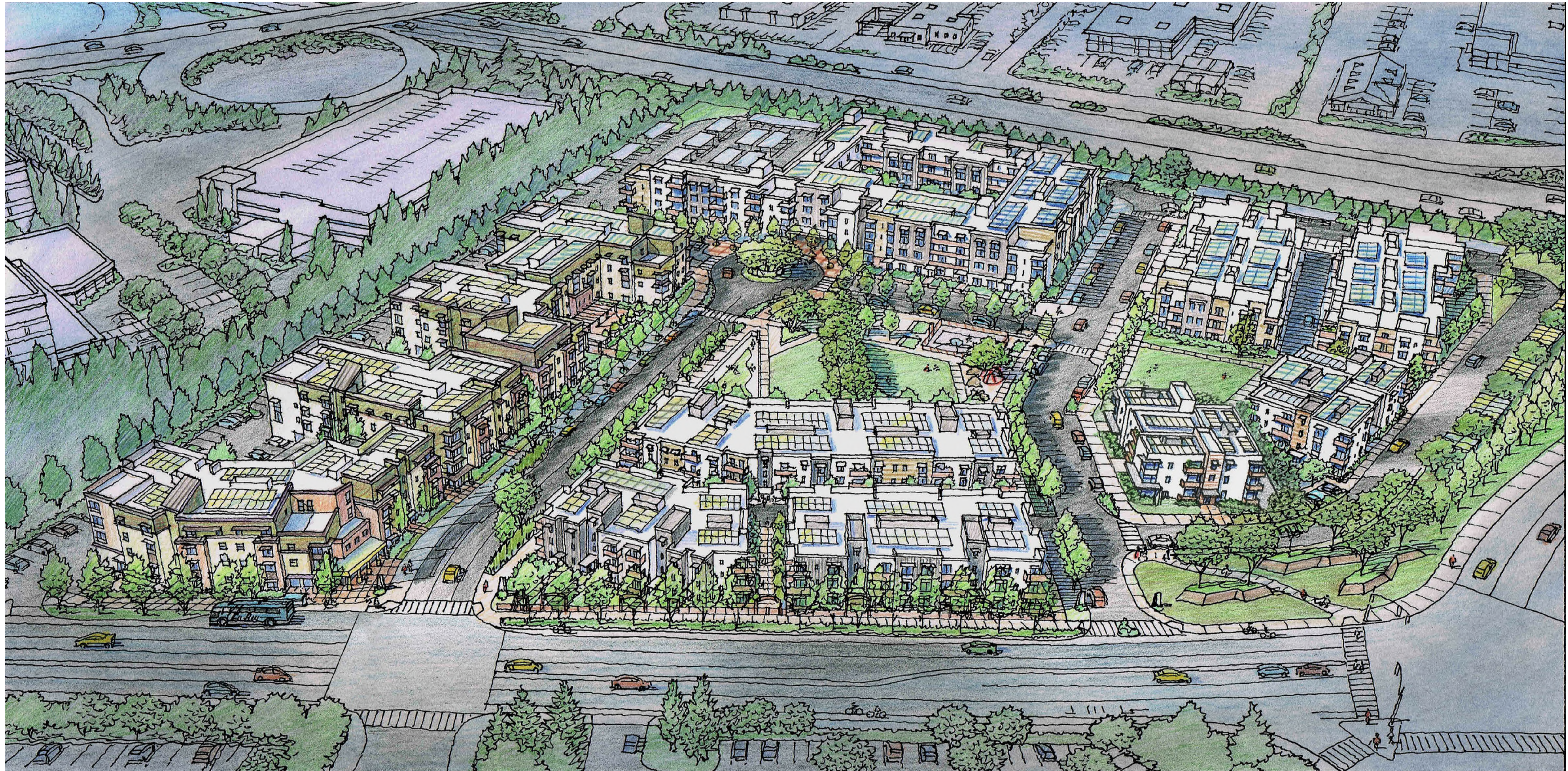
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QUADRIGA LANDSCAPE ARCHITECTURE
AND PLANNING, INC
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Planning and Economic Development Department
Dated Received
September 23, 2020

A0.0



3575 MENDOCINO AVENUE | RENDERED VIEW - AERIAL VIEW LOOKING WEST FROM MENDOCINO AVE

SANTA ROSA, CA | 09/23/20 | BRJE COMMUNITIES, LLC

A0.1

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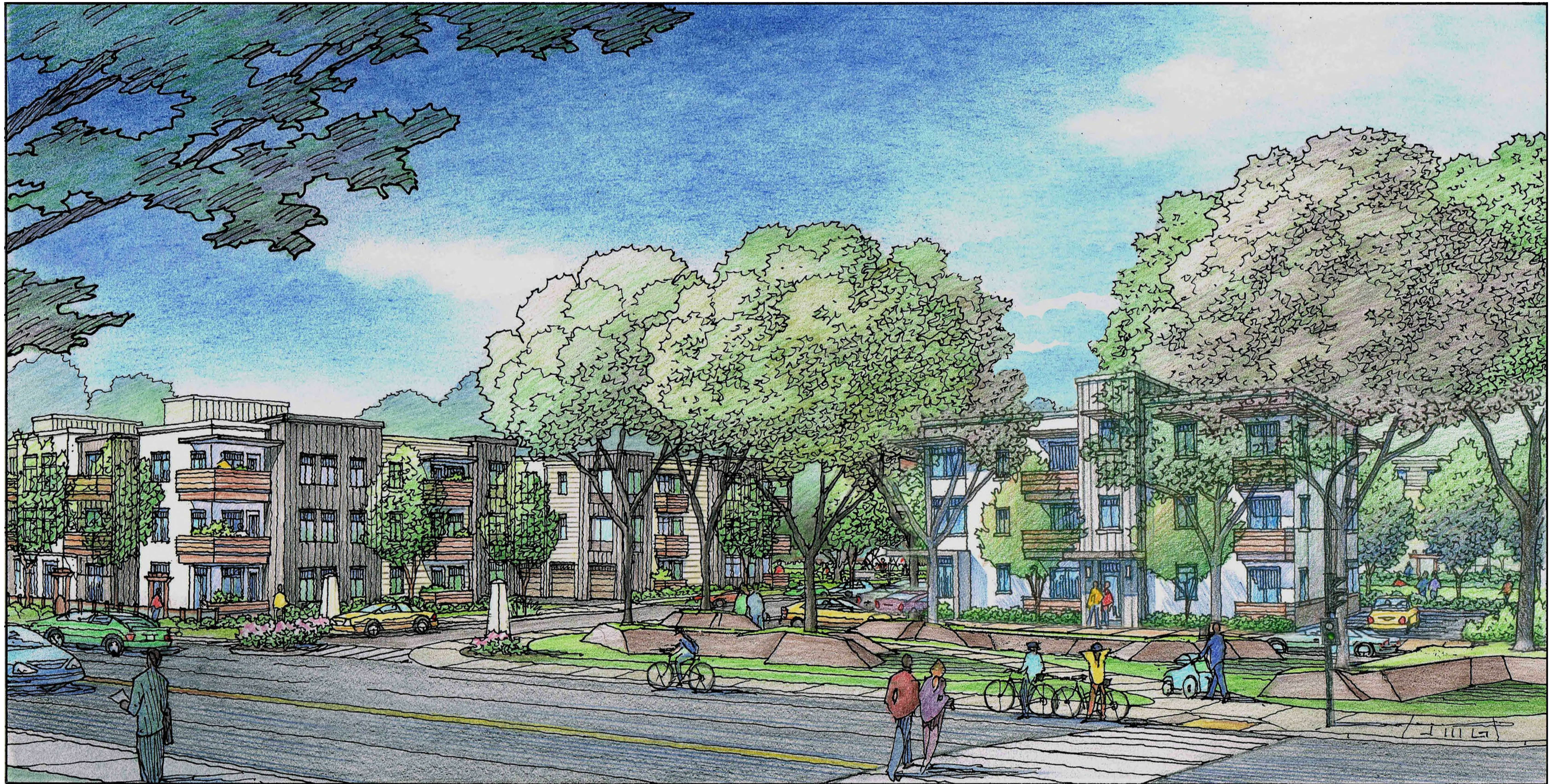


3575 MENDOCINO AVENUE | RENDERED VIEW - MAIN ENTRY TO THE COMMUNITY

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3575 MENDOCINO AVENUE | RENDERED VIEW - SCULPTURAL PARK & SECONDARY COMMUNITY ENTRANCE

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A0.3

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A0.4

3575 MENDOCINO AVENUE | RENDERED VIEW - LOOKING SOUTHWEST FROM CENTRAL PARK

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3575 MENDOCINO AVENUE | LOOKING NORTHWEST FROM CENTRAL PARK

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LOOKING SOUTHWEST FROM MENDOCINO AVENUE



LOOKING NORTHWEST FROM MENDOCINO AVENUE



LOOKING NORTH TOWARDS PROJECT SITE FROM RUSSELL CREEK



AERIAL VIEW LOOKING WEST FROM MENDOCINO AVE



LOOKING FROM MENDOCINO O/C TOWARDS PROJECT SITE



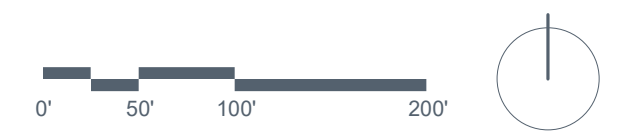
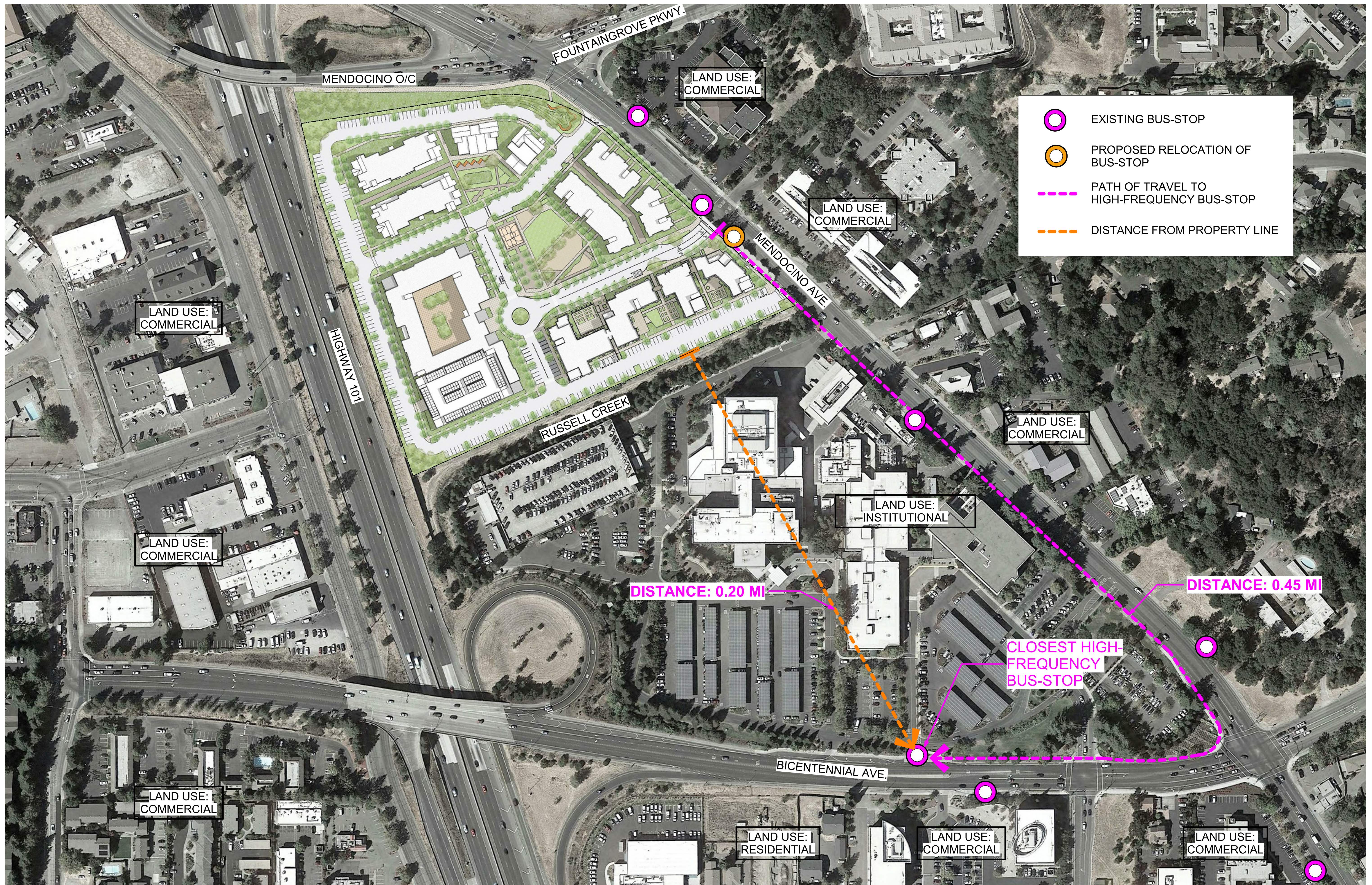
LOOKING FROM HIGHWAY 101 TOWARDS PROJECT SITE ON THE RIGHT

3575 MENDOCINO AVENUE | EXISTING CONDITIONS

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A0.6

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3575 MENDOCINO AVENUE | TRANSIT ACCESS, NEIGHBORHOOD CONTEXT & SITE ANALYSIS DIAGRAM

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TV-R ZONING SUMMARY (MAXIMUM HOLDING CAPACITY)

SITE AREA: **13.3 acres**
 TV-R DENSITY: **25-40 du/ac**
 TV-R HEIGHT: **4 Stories**
 TOTAL NO. OF UNITS AT 40 du/ac: **532 units**

AFFORDABLE SENIOR HOUSING: **162 units** ALLOWABLE
 MARKET-RATE MULTI-FAMILY HOUSING: **370 units** ALLOWABLE

ILLUSTRATIVE SITE PLAN STATISTICS

	No. of Floors	Unit Count	Parking Spaces	Parking Ratio
AFFORDABLE SENIOR HOUSING				
Buildings 1, 2, 3	4	162	114	0.70
TOTAL		162	114	0.70

	No. of Floors	Unit Count	Parking Spaces	Parking Ratio
MARKET RATE MULTI-FAMILY HOUSING - CONCEPT STUDY				
Building 4A	4	200	330	1.65
Buildings 4B (1-4)	3	104	172	1.65
Buildings 4C (1-3)	3	66	103	1.56
TOTAL		370	605	1.64

ILLUSTRATIVE SITE PLAN SUMMARY

TOTAL UNITS PROVIDED: **532 units** (MAX. ALLOWED PER ZONING: **532 units**)
 DENSITY PROVIDED: **40 du/ac** (MAX. ALLOWED PER ZONING: **40 du/ac**)

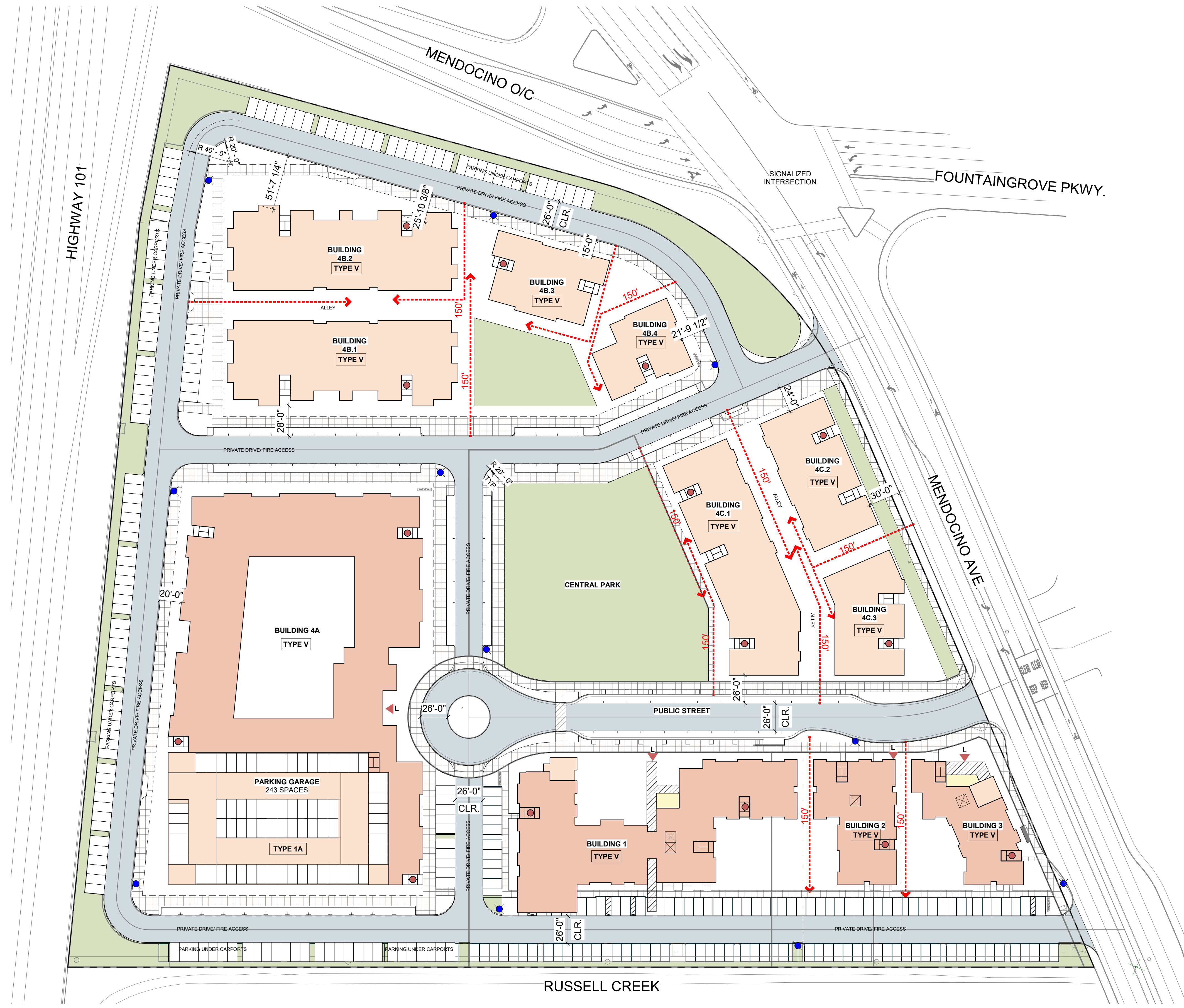
AFFORDABLE SENIOR HOUSING BUILDING AREAS & UNIT MIX

Building	Area (gross sf)	Units	Unit Mix	Units	Avg Unit Size (gsf)
Building 1	79,685	94	97.5% 1-bedroom	158	530
Building 2	29,800	38	2.5% 2-bedroom	4	800
Building 3	26,700	30			
Total	136,185	162		162	

MARKET RATE HOUSING BUILDING AREAS & UNIT MIX

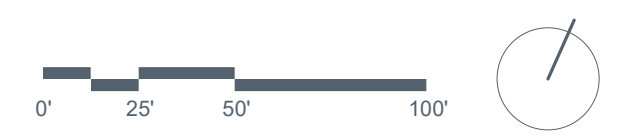
Building	Area (gross sf)	Units	Unit Mix	Units	Avg Unit Size (gsf)
Building 4A	212,156	200	50% 2-bedrooms	185	950
Building 4A			30% 1-bedrooms	111	725
Parking Garage	72,000	-	15% 3-bedrooms	56	1,300
Building 4B.1	54,188	39	5% Studios	18	500
Building 4B.2	54,188	39			
Building 4B.3	19,125	15			
Building 4B.4	15,250	11			
Building 4C.1	41,811	33			
Building 4C.2	22,688	18			
Building 4C.3	19,125	15			
Total	510,531	370			





LEGEND

- 4 STORIES
 - 3 STORIES
 - 2 STORIES
 - 1 STORY
 - 26' CLEAR FIRE ACCESS DRIVE
 - MAX. 150' DISTANCE FROM 26' CLR. FIRE ACCESS DRIVE
 - PROPOSED FIRE HYDRANT
 - PROPOSED STAIRS WITH ROOF ACCESS
 - L
PROPOSED BUILDING ENTRY TO MAIN LOBBY
- ALL BUILDINGS ARE TYPE V - NFPA 13 SPRINKLERED**



3575 MENDOCINO AVENUE | FIRE DEPARTMENT ACCESS DIAGRAM

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A1.2





OVERALL LANDSCAPE PLAN
SCALE: 1" = 50'-0"

SHEET INDEX

PARK AND STREETScape - SEE L1.2

TREE AND PLANTING SCHEDULE
SEE SHEET L2.1 FOR CANDIDATE SPECIES

ACCENT TREES

SITE TREES

STREET TREES

LARGE SHADE TREES

PLANTING AREA

DESIGNATION	BOTANICAL NAME	COMMON NAME
A	Acer rubrum sp.	Red Maple
B	Carpinus betulus 'Fastigiata'	European Hornbeam
C	Celtis occidentalis	Common Hackberry
D	Ginkgo biloba 'Saratoga'	Saratoga Ginkgo
E	Koelreuteria bipinnata	Chinese Flame
F	Pistacia chinensis	Chinese Pistache
G	Platanus x acerfolia 'Yarwood'	London Planetree
H	Quercus suber	Cork Oak

DESIGNATION	BOTANICAL NAME	COMMON NAME
I	Liriodendron tulipifera	Tulip Tree
J	Platanus x acerfolia 'Yarwood'	London Planetree
K	Quercus lobata	Valley Oak
L	Ulmus parvifolia	Lacebark Elm
M	Zelkova serrata	Sawleaf Zelkova

SEE SHEET L2.1 FOR ADDITIONAL TREE INFORMATION

FENCING - 6'-0" METAL FENCE



MODEL: MONTAGE II OR EQUAL
HEIGHT: 6'-0" NOMINAL
MANUFACTURER: AMERISTAR OR EQUAL
FINISH: POWDERCOAT BLACK

FENCING - 3'-0" LOW METAL FENCE ALONG MENDOCINO AVE



LANDSCAPE LIGHTING:

- * STREETLIGHT - CITY STANDARD
- * PRIVATE LIGHT FIXTURE - SEE L2.1



3575 MENDOCINO AVENUE | LANDSCAPE PLAN

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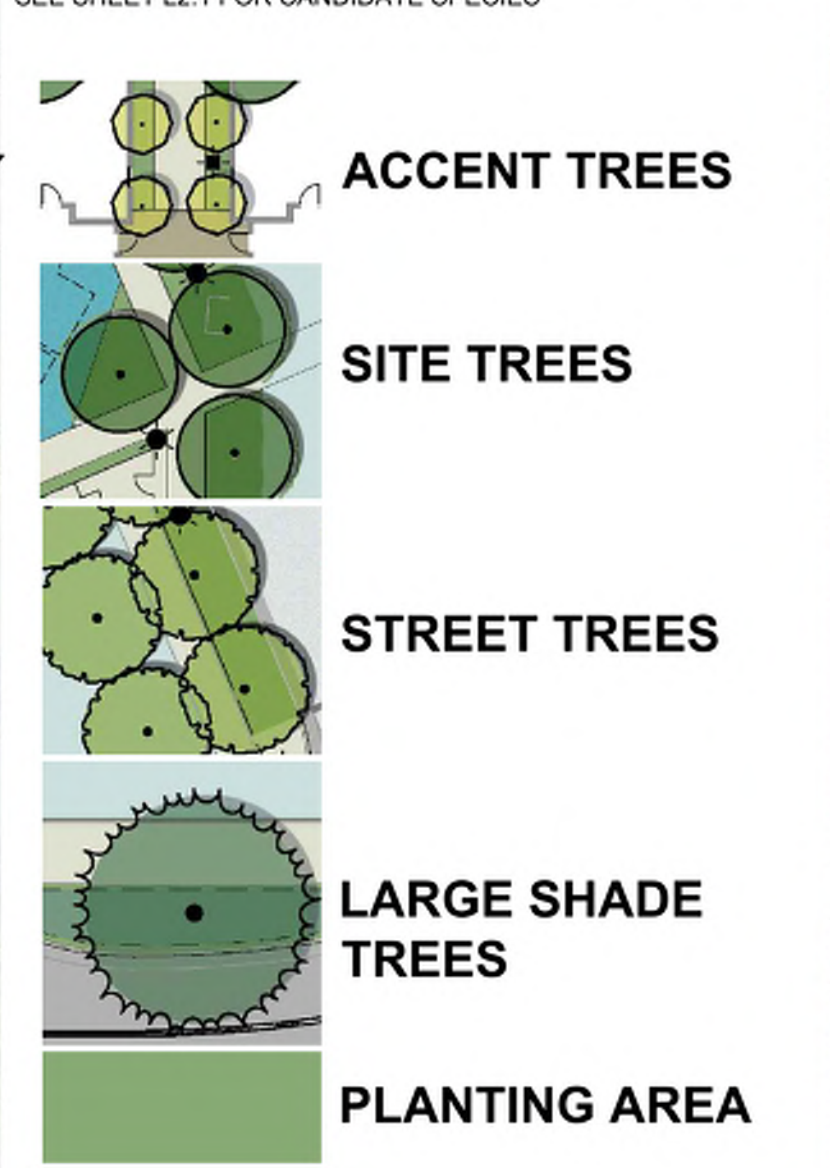
L1.1

QUADRIGA
landscape architecture and planning, inc.
sacramento | santa rosa

VAN METER WILLIAMS POLLACK LP



TREE AND PLANTING SCHEDULE
SEE SHEET L2.1 FOR CANDIDATE SPECIES



PUBLIC SPACE CHARACTER IMAGES



SCULPTURAL BERMS AND RETAINING WALLS



CENTRAL PARK



DOG PARK

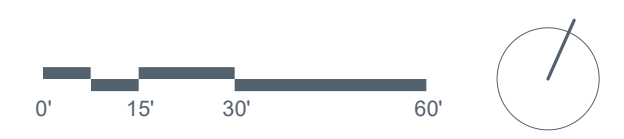


PLAYGROUND



CENTRAL PARK, STREETScape, AND SITE CORNER TREATMENT

SCALE: 1" = 30'-0"



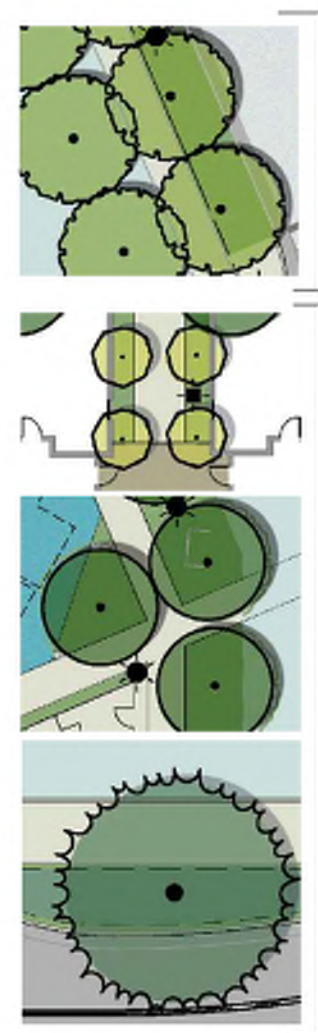
3575 MENDOCINO AVENUE | PARK AND STREETScape ENLARGEMENT

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CANDIDATE PLANT LIST



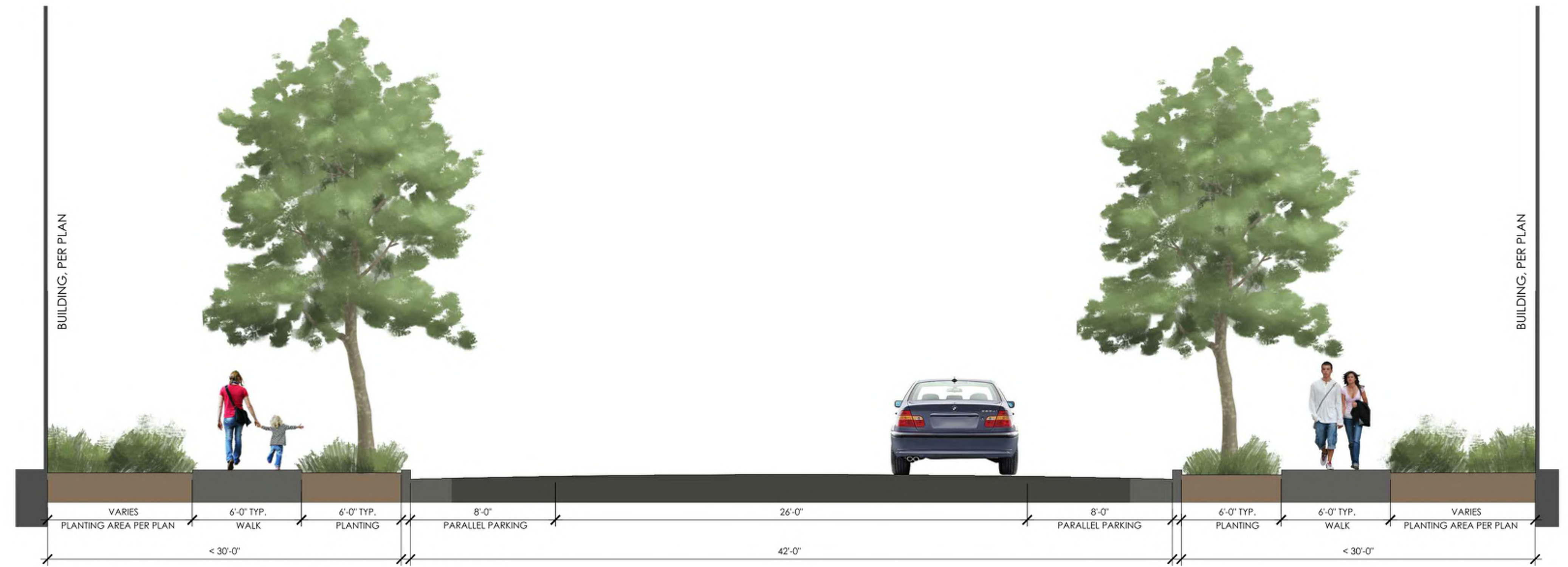
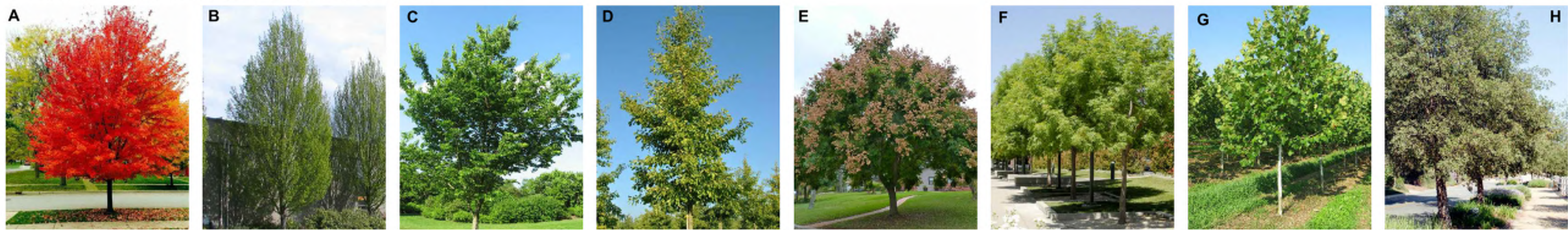
Planting areas depicted this color to be comprised of plants from this candidate list

Planting areas depicted this color to be comprised of plants from this candidate list

Planting areas depicted this color to be comprised of plants from this candidate list

STREET TREES			
BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
A	<i>Acer rubrum</i> sp.	Red Maple	24" Box M
B	<i>Carpinus betulus</i> 'Fastigiata'	European Hornbeam	24" Box M
C	<i>Celtis occidentalis</i>	Common Hackberry	24" Box L
D	<i>Ginkgo biloba</i> 'Saratoga'	Saratoga Ginkgo	24" Box M
E	<i>Koelreuteria bipinnata</i>	Chinese Flame	24" Box L
F	<i>Pistacia chinensis</i>	Chinese Pistache	24" Box L
G	<i>Platanus x acerifolia</i> 'Yarwood'	London Planetree	24" Box M
H	<i>Quercus suber</i>	Cork Oak	24" Box L
PARK AND STREETScape SITE TREES			
BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
I	<i>Arbutus 'Marina'</i>	Stawberry Tree	24" Box L
J	<i>Calycanthus occidentalis</i>	Western Spice Bush	15 Gallon M
K	<i>Cercidiphyllum japonicum</i>	Katsura Tree	24" Box M
L	<i>Cornus 'Eddie's White Wonder'</i>	Eddies White Wonder Dogwood	15 Gallon M
M	<i>Lagerstromia 'Natchez'</i>	Crape Myrtle	24" Box L
N	<i>Liriodendron tulipifera</i>	Tulip Tree	24" Box M
O	<i>Magnolia 'Black Tulip'</i>	Black Tulip Magnolia	24" Box M
P	<i>Magnolia 'Elizabeth'</i>	Elizabeth Magnolia	24" Box M
Q	<i>Parrotia persica</i>	Persian Ironwood	24" Box M
R	<i>Platanus x acerifolia</i> 'Yarwood'	London Planetree	24" Box M
S	<i>Quercus lobata</i>	Valley Oak	24" Box L
T	<i>Ulmus parvifolia</i>	Lacebark Elm	24" Box M
U	<i>Zelkova serrata</i>	Sawleaf Zelkova	24" Box L
PARK AND STREETScape SHRUBS			
BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
V	<i>Arbutus unedo</i>	Compact Strawberry Tree	5 Gallon L
W	<i>Arctostaphylos densiflora</i> 'Howard McMinn'	Howard McMinn Manzanita	5 Gallon L
X	<i>Atriplex lentiformis breweri</i>	Quail Bush	5 Gallon L
Y	<i>Callistemon 'Better John'</i>	Bottle Brush	5 Gallon L
Z	<i>Callistemon 'Canes Hybrid'</i>	Bottle Brush	5 Gallon L
AA	<i>Ceanothus joyce Coulter</i>	California Lilac	5 Gallon L
AB	<i>Choisya ternata</i>	Mock Orange	5 Gallon M
AC	<i>Cistus salviifolius</i>	Sageleaf Rockrose	5 Gallon L
AD	<i>Correa pulchella</i>	Australian Fuschia	5 Gallon M
AE	<i>Cotinus coggygria</i> 'Kolcot'	Green Fountain Smoke Tree	5 Gallon L
AF	<i>Dodonea viscosa</i> (Green Form)	Green Hopseed	5 Gallon L
AG	<i>Garrya elliptica</i> 'James Roof'	Coast Silk-Tassel	5 Gallon L
AH	<i>Grevillea 'Jade Mound'</i>	Jade Mound Grevillea	5 Gallon L
AI	<i>Hesperaloe parvifolia</i>	Red Yucca	5 Gallon L
AJ	<i>Luma apiculata</i>	Chilean Myrtle	5 Gallon L
AK	<i>Mahonia aquifolium</i> 'Orange Flame'	Holly Leaved Barberry	5 Gallon M
AL	<i>Mahonia repens</i>	Creeping Mahonia	5 Gallon L
AM	<i>Mahonia 'Soft Caress'</i>	Soft Caress Mahonia	5 Gallon L
AN	<i>Myrtus communis compacta</i>	Compacted Myrtle	5 Gallon L
AO	<i>Nandina domestica</i> 'Emerald Sea'	Heavenly Bamboo	5 Gallon L
AP	<i>Olea europaea</i> 'Little Ollie'	Olive Shrub	15 Gallon L
AQ	<i>Phlomis russeliana</i>	Hardy Jerusalem Sage	5 Gallon L
AR	<i>Polystichum munifolium</i>	Western Sword Fern	5 Gallon M
AS	<i>Punica granatum</i> 'Nana'	Dwarf Pomegranate	5 Gallon L
AT	<i>Ribes viburnifolium</i>	Evergreen Currant	5 Gallon L
AU	<i>Rosa - Knockout Shrub</i> Rose series	Knockout Shrub Rose	5 Gallon M
AV	<i>Rosmarinus officinalis</i> 'Roman Beauty'	Rosemary	5 Gallon L
AW	<i>Sarcococca hookerana</i>	Himalayan Sweet Box	5 Gallon M
AX	<i>Teucrium fruticans</i> 'Azureum'	Bush Germander	5 Gallon L
AY	<i>Westringia fruticosa</i> cv.	Costal Rosemary	5 Gallon L
AZ	<i>Woodwardia fimbriata</i>	Giant Pacific Chain Fern	5 Gallon M
PARK AND STREETScape PERENNIALS AND GRASSES			
BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
BA	<i>Acanthus mollis</i>	Bear's Breeches	1 Gallon L
BB	<i>Achillea</i> 'Coronation Gold'	Yarrow	1 Gallon L
BC	<i>Aster x frikartii</i> 'Monch'	Aster	1 Gallon L
BD	<i>Bulbine frutescens</i>	Snake flower	1 Gallon L
BE	<i>Calamagrostis foliosa</i>	Mendocino Reed Grass	1 Gallon L
BF	<i>Chondropetalum tectorum</i> 'El Campo'	Small Cape Rush	5 Gallon L
BG	<i>Dietes grandiflora</i>	African Iris	1 Gallon L
BH	<i>Gaura lindheimeri</i>	Butterfly Fountain	1 Gallon L
BI	<i>Helleborus argutifolius</i>	Corsican hellebore	1 Gallon L
BJ	<i>Helleborus foetidus</i>	Hellebore	1 Gallon L
BK	<i>Iris douglasiana</i>	Douglas Iris	1 Gallon L
BL	<i>Kniphofia multiflora</i>	Giant Poker	1 Gallon L
BM	<i>Lomandra longifolia</i> 'Breeze'	Basket Grass	1 Gallon L
BN	<i>Mimulus</i> sp.	Monkeyflower	1 Gallon L
BO	<i>Muhlenbergia lindheimeri</i>	Lindheimer's Muhly	1 Gallon L
BP	<i>Phormium</i> 'Yellow Wave'	New Zealand Flax	1 Gallon L
BQ	<i>Rubus petalobus</i>	Creeping Bramble	1 Gallon M
BR	<i>Salvia melissodora</i>	Grape Scented Salvia	1 Gallon L
BS	<i>Salvia spathacea</i>	Hummingbird Sage	1 Gallon L
BT	<i>Sedum spectabile</i>	Showy Stonecrop	1 Gallon L
BU	<i>Sisyrinchium bellum</i>	Blue-Eyed Grass	1 Gallon M
BV	<i>Yucca filamentosa</i>	Adam's Needle	1 Gallon L
BW	<i>Zauschneria californica</i>	California Fuschia	1 Gallon L
PARK AND STREETScape SITE VINES			
BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
BX	<i>Climbing Rose</i> Sp.	Climbing Rose	5 Gallon M
BY	<i>Vitis californica</i> 'Roger's Red'	California Grape	5 Gallon L
BZ	<i>Wisteria</i> sp.	Wisteria	5 Gallon L

CANDIDATE STREET TREE IMAGES



SECTION A-A: PRIVATE DRIVE STREETScape
SCALE: 1/4" = 1'-0"

FURNITURE - BENCHES



MODEL: FUSION SEATING, WITH BACK
MANUFACTURER: SITESCAPES
MATERIAL: STEEL AND IPE
COLOR: T.B.D.

IRRIGATION STATEMENT

- All irrigation will be designed to meet Santa Rosa Water Efficient Landscape Ordinance and will contain the following components:
- The irrigation system will be designed and installed to meet irrigation efficiency described in the maximum applied water allowance.
 - Weather based, self-adjusting irrigation controller with a rain sensor.
 - Emitters to include-subsurface drip irrigation and tree bubblers.
 - Limited spray irrigation is to be used.
 - Trees to be placed on separate valves.
 - Container planting to be placed on separate valves.
 - Isolation valves to be installed at point of connection and before each valve or manifold.
 - Pressure regulation to be installed.
 - Separate valves to be installed to irrigate zones of medium and low water use plantings. No high water use plants are being installed in current design.
 - Check valves will be installed to prevent low point drainage.