

UTILITIES COORDINATION LEGEND:

E	ELECTRICAL CONNECTION
G	GAS CONNECTION
F	POOL / SPA WATER FILL LINE
A	AV CONNECTION FOR T.V.
W	POTABLE WATER CONNECTION
S	SANITARY SEWER CONNECTION
I	IRRIGATION PENETRATION CONNECTION
KB	KNOX BOX

"FOR REFERENCE & COORDINATION ONLY"

Issued for:

03/15/21	100% DESIGN DEVELOPMENT

Revisions:

MJS
LANDSCAPE ARCHITECTURE

507 30th Street
Newport Beach, CA 92663
949.675.9964
mjs-la.com

NOT FOR CONSTRUCTION

Project:

ACME FAMILY APARTMENTS

1905 & 1885
SEBASTOPOL ROAD
SANTA ROSA, CA
95407

APN: 125-071-016,015

Client:

MILESTONE HOUSING GROUP

481 N. SANTA CRUZ AVENUE
LOS GATOS, CA
95030

Stamp:



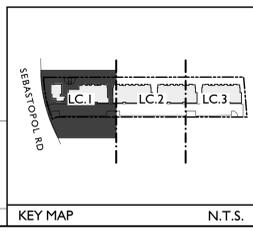
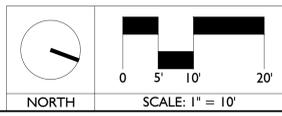
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Plan Date: 06.02.2021
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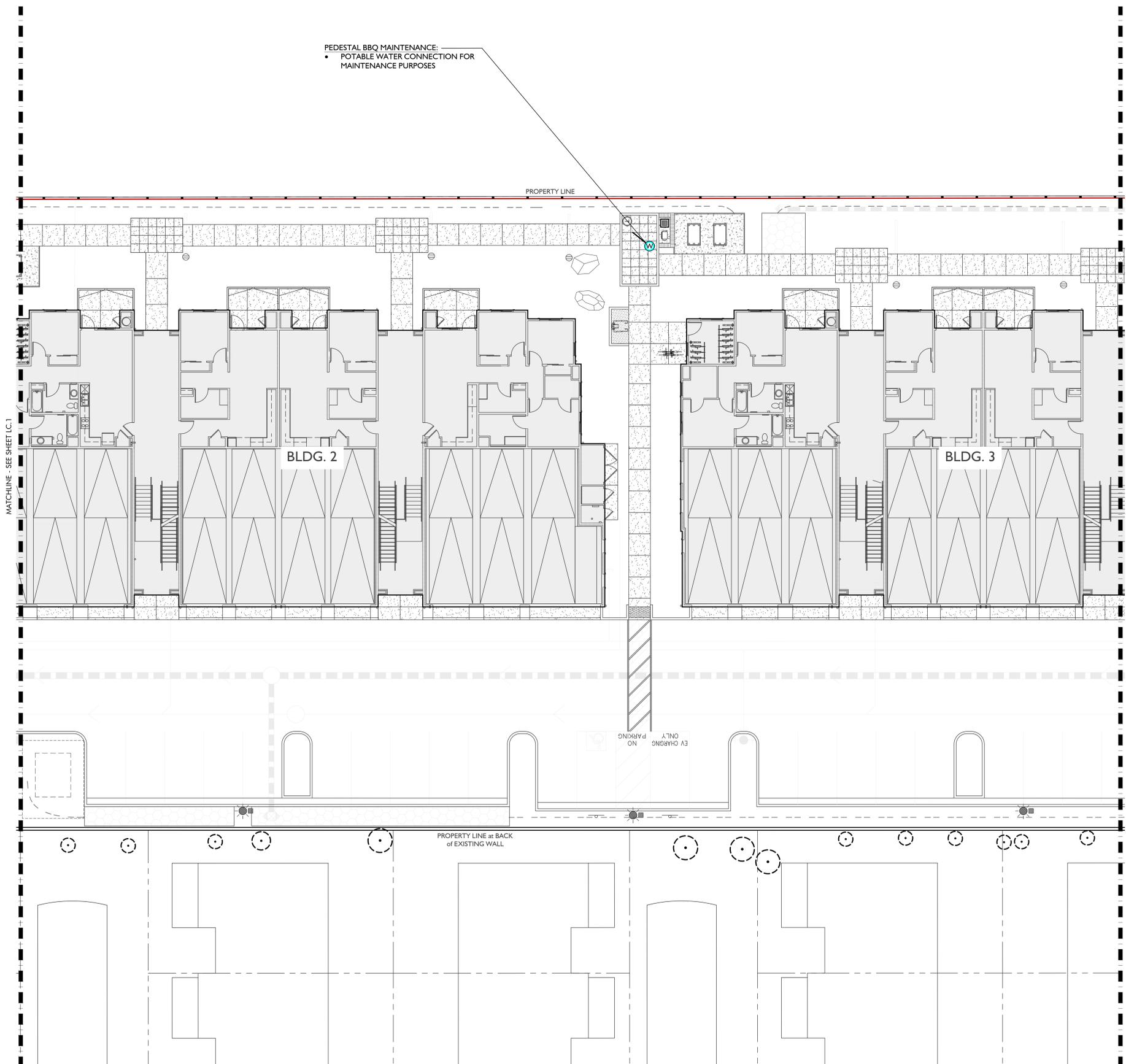
UTILITY COORDINATION PLAN

Sheet No.:

LUC.1

Plan Status:
CONSTRUCTION DOCUMENTS





UTILITIES COORDINATION LEGEND:

	ELECTRICAL CONNECTION
	GAS CONNECTION
	POOL / SPA WATER FILL LINE
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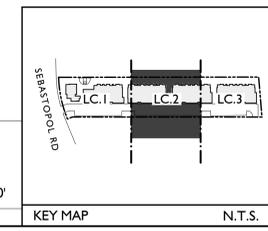
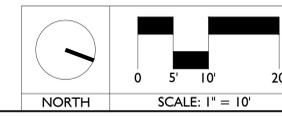
UTILITY COORDINATION PLAN

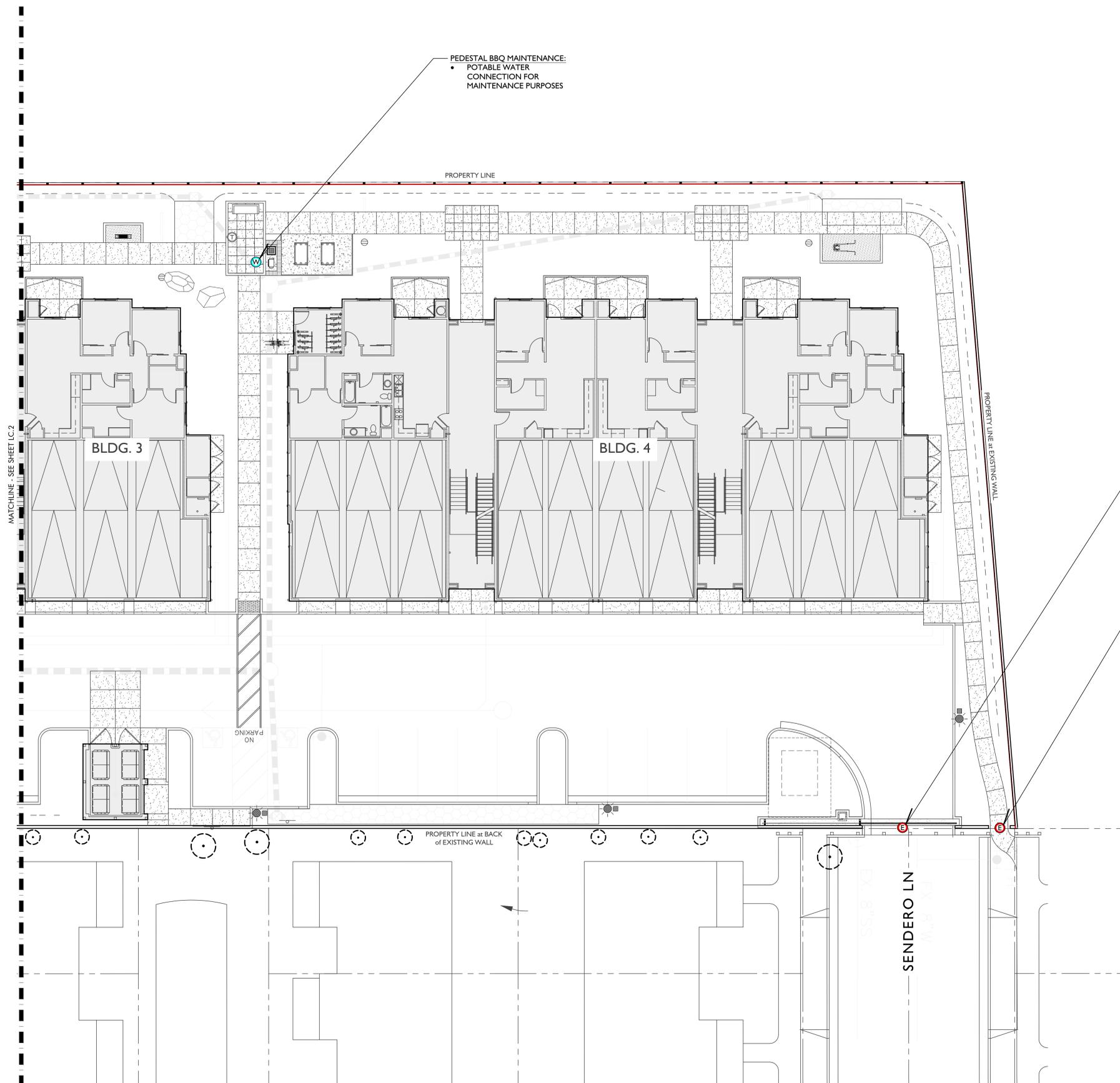
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LUC.2

Plan Status:

CONSTRUCTION DOCUMENTS





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G	GAS CONNECTION
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I	IRRIGATION PENETRATION CONNECTION
KB	KNOX BOX

"FOR REFERENCE & COORDINATION ONLY"

FIRE ACCESS GATE:

- ELECTRICAL CONNECTION REQUIRED FOR KEY FOB
- KNOX BOX REQUIRED (LOCATION TO BE APPROVED BY FIRE DEPARTMENT)

PEDESTRIAN ACCESS GATE:

- ELECTRICAL CONNECTION REQUIRED FOR KEY FOB
- KNOX BOX REQUIRED (LOCATION TO BE APPROVED BY FIRE DEPARTMENT)

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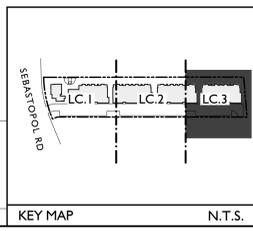
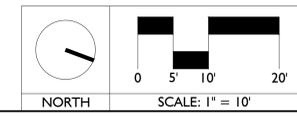
Job No: -
Drawn By: NL
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Scale: See Sheet
Title:

UTILITY COORDINATION PLAN

Sheet No.:

LUC.3

Plan Status:
CONSTRUCTION DOCUMENTS



CONSTRUCTION NOTES

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

MASONRY WALL NOTES

1. THE CONTRACTOR SHALL GROUT ALL CELLS WITH STEEL REINFORCING SOLID. IF RETAINING SOIL GROUT ALL CELLS SOLID.
2. THE CONTRACTOR SHALL CONSTRUCT WALLS PLUMB AND TRUE, STEP FOOTINGS IN EVEN BLOCK INCREMENTS.
3. THE CONTRACTOR SHALL ALLOW FOR ADJOINING CONSTRUCTION.
4. ALL FOOTINGS SHALL BE POURED ON UNDISTURBED NATURAL SOIL. ON COMPACTED FILL, PREPARE PER STRUCTURAL SOILS REPORT.
5. ALL FREESTANDING WALLS SHALL HAVE A MINIMUM OF 40 BAR DIAMETERS OVERLAP AT SPLICES. ALL RETAINING WALL SPLICES SHALL BE A MINIMUM OF 48 BAR DIAMETERS.
6. DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO VERTICAL BARS UNLESS OTHERWISE NOTED.
7. REFER TO FINISH SCHEDULE FOR ALL WALL FINISHES.

PAVER NOTES:

PAVER LAYOUT SHALL BE DETERMINED BY LIMITING THE AMOUNT OF CUTS MADE TO THE LONG SIDE OF THE PAVER. IN ORDER TO MINIMIZE 'SLIVER' PIECES.

PAVER SHALL BE CLEAN AND FREE FROM FOREIGN MATERIALS BEFORE INSTALLATION.

INSTALLATION SHOULD START FROM A CORNER OR STRAIGHT EDGE AND PROCEED FORWARD OVER THE UNDISTURBED SAND LAYING COURSE.

PAVING WORK SHALL BE PLUMB, LEVEL, AND TRUE TO LINE GRADE. SHALL BE INSTALLED PROPERLY, COINCIDE AND ALIGN, WITH ADJACENT WORK AND ELEVATIONS.

PAVING STONES SHOULD BE INSTALLED HAND TIGHT ON THE UNDISTURBED SAND LAYING COURSE. STRING LINES SHOULD BE USED TO HOLD PATTERN LINES TRUE.

GAPS BETWEEN THE EDGE OF THE PAVER SURFACE SHALL BE FILLED WITH STANDARD PAVERS OR WITH PAVERS CUT TO FIT. CUT PAVERS SHOULD BE NO SMALLER THAN ONE THIRD THE SIZE OF FULL PAVERS. CARE SHOULD BE TAKEN WHEN ESTABLISHING THE LAYING PATTERN TO INSURE THAT LESS THAN ONE THIRD PAVERS ARE MINIMIZED.

PAVERS ARE SET INTO THE SAND LAYING COURSE BY ROLLER OR PLATE VIBRATOR CAPABLE OF 3,000 TO 5,000 COMPACTION FORCE. VIBRATION SHALL BE CONDUCTED IN CROSSING PATHS UNTIL THE PAVEMENT SURFACE IS SMOOTH AND REQUIRED ELEVATION IS ACHIEVED. GAPS BETWEEN PAVERS SHOULD AT THIS POINT SHOULD BE FILLED TO ABOUT TWO THIRDS OF THE PAVERS FULL HEIGHT. GAPS BETWEEN EDGES SHOULD BE NO MORE THAN 3/16" WIDE AFTER VIBRATION. GAPS GREATER THAN 3/16" SUGGEST THAT LESS THAN SATISFACTORY INTERLOCK WILL BE ACHIEVED. PAVERS WITHIN THREE FEET OF UNRESTRAINED EDGES MUST NOT BE COMPACTED.

ONCE PAVERS ARE VIBRATED INTO PLACE. CLEAN, DRY SAND SHALL BE BROOMED OVER THE PAVEMENT SURFACE AND VIBRATED ONCE MORE INTO THE REMAINING UNFILLED GAPS BETWEEN PAVERS TO THE HEIGHT OF THE JOINT BEVEL. SURPLUS SAND SHOULD BE SWEEPED FROM THE PAVEMENT SURFACE AND DISPOSED OF.

THE COMPLETED PAVING STONE INSTALLATION SHOULD BE WASHED DOWN AND CLEANED TO PROVIDE A CLEAN FINISHED WORKMANLIKE INSTALLATION.

LIST OF INSPECTIONS

- THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE 48 HOURS IN ADVANCE OF, AND COORDINATE, THE FOLLOWING INSPECTIONS (BUT NOT LIMITED TO):
1. PRE-JOB CONFERENCE.
 2. AT COMPLETION OF FINISH GRADING.
 3. LAYOUT OF SHOVEL CUTS BUT PRIOR TO INSTALLATION.
 4. LAYOUT OF PAVING BUT PRIOR TO INSTALLATION.
 5. LAYOUT OF WALLS AND PILASTERS BUT PRIOR TO INSTALLATION.
 6. DURING ENTIRE IRRIGATION INSTALLATION TO VERIFY AND INSPECT THE FOLLOWING (BUT NOT LIMITED TO):
 - a. POINT OF CONNECTIONS
 - b. BACKFLOW PREVENTION DEVICES
 - c. TRENCHING FOR PIPES
 - d. ELECTRICAL CONNECTIONS
 - e. CONTROL VALVES
 - f. COVERAGE
 7. AT DELIVERY OF ALL PLANT MATERIALS TO THE SITE.
 8. WHEN TREES AND SHRUBS ARE SPACED FOR PLANTING BUT BEFORE HOLES ARE EXCAVATED.
 9. AT PRE-MAINTENANCE INSPECTION.
 10. AT FINAL INSPECTION.

PAVING NOTES

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

PAVING SCHEDULE

SYMBOL	ITEM	MANUFACTURER	COLOR / FINISH	COMMENTS	IMAGE
(A)	CONCRETE PAVING	N.A.	COLOR: NATURAL GRAY FINISH: TOPCAST 3	<ul style="list-style-type: none"> INSTALL PER MANUFACTURERS RECOMMENDATIONS SAWCUTS PER PLAN 	
(B)	SYNTHETIC TURF IMPERIAL FESCUE	IMPERIAL SYNTHETIC TURF CONTACT: HENRY VAN ANTWERP 561.346.5973	IMPERIAL FESCUE 47	<ul style="list-style-type: none"> SEE DETAIL FOR ASSEMBLY - INSTALL PER MANUFACTURER'S RECOMMENDATIONS INCLUDING FILL. INSTALL PER DETAIL F, LCD.4 	
(C)	BASKETBALL COURT SURFACING	DECO TURF PH. (978) 623 - 9980	COLOR: ROYAL BLUE ADOBE TAN (LINES) FINISH: STANDARD	<ul style="list-style-type: none"> INSTALL PER MANUFACTURERS RECOMMENDATIONS SEE DETAIL D, LCD.7 SEAL PER MANUFACTURERS RECOMMENDATIONS 	
(D)	STABILIZED DECOMPOSED GRANITE	SOUTHWEST BOULDER & STONE PH.: (760) 451 - 3333 CONTACT: ERIKA TREPTOW	DESERT GOLD DECOMPOSED GRANITE	<ul style="list-style-type: none"> INSTALL per MANUFACTURER'S RECOMMENDATIONS 	

NOTES: CONTRACTOR TO PROVIDE 5' X 5' MOCK-UP OF ALL PAVING FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.

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ACME FAMILY APARTMENTS

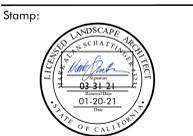
1905 & 1885
SEBASTOPOL ROAD
SANTA ROSA, CA
95407

APN: 125-071-016,015

Client:

MILESTONE HOUSING GROUP

481 N. SANTA CRUZ AVENUE
LOS GATOS, CA
95030



Job No: -
 Drawn By: NL
 Checked By: MS
 Plan Date: 06.02.2021
 Scale: See Sheet

CONSTRUCTION NOTES & PAVING SCHEDULE

Sheet No.:
LC.A

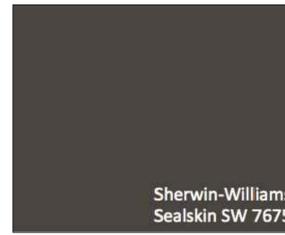
Plan Status:
CONSTRUCTION DOCUMENTS



PRODUCT:
PORCELAIN SLAB / TILE - LAMINAM
I2+ COLLECTION
MANUFACTURER:
STONE SOURCE
PH: (949) 329 - 5514
CONTACT: DARIN MCNUITY
COLOR / FINISH:
CAVA NOIR DESIR
HONED

COMMENTS / NOTES:
• LEAD TIME: 6-8 WEEKS
• SEAL & INSTALL per
MANUFACTURER
RECOMMENDATIONS

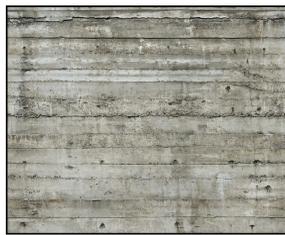
(G) BBQ COUNTERTOP



PRODUCT:
WOOD FENCE COLOR FINISH
MANUFACTURER:
SHERWIN - WILLIAMS
COLOR / FINISH:
SEALSKIN SW 7675

Sherwin-Williams
Sealskin SW 7675

(A) WOOD FENCE COLOR



PRODUCT:
FOUR-IN-PLACE BOARD FORM
PLANTER
COLOR / FINISH:
NATURAL CONCRETE
BOARDFORM

NOTES:
• 4" WIDTH BOARDS
• POWER WASH BOARDS TO
EXPOSE GRAIN
• ARRANGE IN RANDOM
PATTERN
• CONTRACTOR TO PROVIDE
MOCK UP FOR LANDSCAPE
ARCHITECT APPROVAL
PRIOR TO CONSTRUCTION

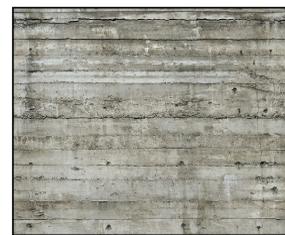
(H) CONCRETE SEAT WALL FINISH



PRODUCT:
3' BOULDER
MANUFACTURER:
SOUTHWEST BOULDER & STONE
COLOR / FINISH:
BAJA CRESTA BOULDER

NOTES:
• LEAD TIME: 8 - 10 WEEKS
• INSTALL PER DETAIL F, LCD.7
• PRODUCT TO BE APPROVED
BY LANDSCAPE ARCHITECT
PRIOR TO INSTALLATION

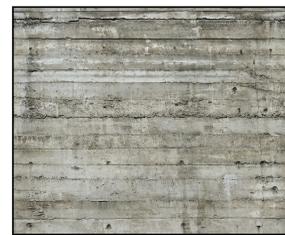
(B) BOULDERS



PRODUCT:
FOUR-IN-PLACE BOARD FORM
PLANTER
COLOR / FINISH:
NATURAL CONCRETE
BOARDFORM

NOTES:
• 4" WIDTH BOARDS
• POWER WASH BOARDS TO
EXPOSE GRAIN
• ARRANGE IN RANDOM
PATTERN
• CONTRACTOR TO PROVIDE
MOCK UP FOR LANDSCAPE
ARCHITECT APPROVAL
PRIOR TO CONSTRUCTION

**(C) CONCRETE WALL FINISH at
PEDESTAL BBQ**



PRODUCT:
FOUR-IN-PLACE BOARD FORM
PLANTER
COLOR / FINISH:
NATURAL CONCRETE
BOARDFORM

NOTES:
• 4" WIDTH BOARDS
• POWER WASH BOARDS TO
EXPOSE GRAIN
• ARRANGE IN RANDOM
PATTERN
• CONTRACTOR TO PROVIDE
MOCK UP FOR LANDSCAPE
ARCHITECT APPROVAL
PRIOR TO CONSTRUCTION

**(D) RETAINING WALL FINISH at
BASKETBALL COURT**



PRODUCT:
NATURAL STONE VENEER
MANUFACTURER:
KO NATURAL STONE
PH: (800) 898 - 6452
COLOR / FINISH:
SIGNATURE COLLECTION
SADDLEWOOD

COMMENTS / NOTES:
• LEAD TIME: 6-8 WEEKS
• INSTALL PER
MANUFACTURER
RECOMMENDATIONS

(E) ENTRY WALL FINISH



PRODUCT:
ZELLIGE SUBWAY TILE
2" x 6" x 3/4"
MANUFACTURER:
CLE TILE
CONTACT: JON SAFER
PH: 415.785.1015
COLOR / FINISH:
WEATHERED WHITE
GROUT: #642 ASH by CUSTOM
BUILDING PRODUCTS

COMMENTS / NOTES:
• LEAD TIME: 6-8 WEEKS
• INSTALL per MANUFACTURER
RECOMMENDATION

(F) TILE CLADDING at BBQ

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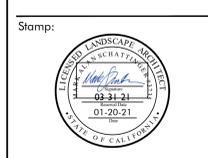
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MATERIALS BOARD

Sheet No.:
LC.B

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**CONSTRUCTION
DOCUMENTS**

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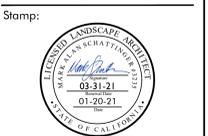


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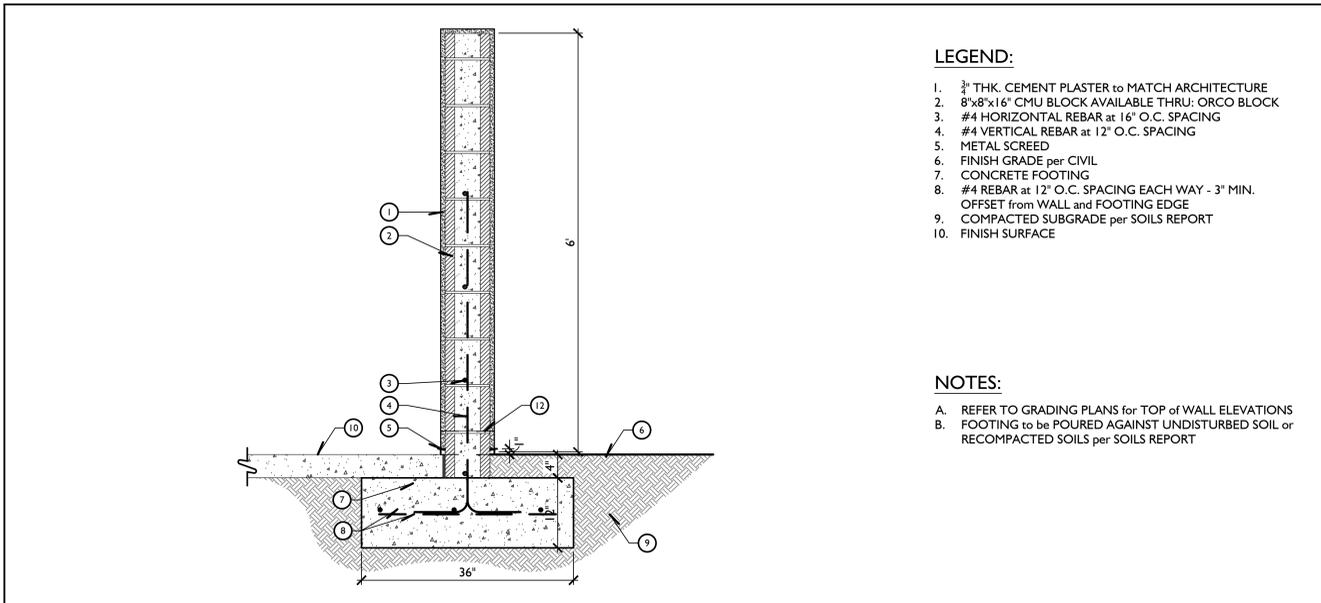
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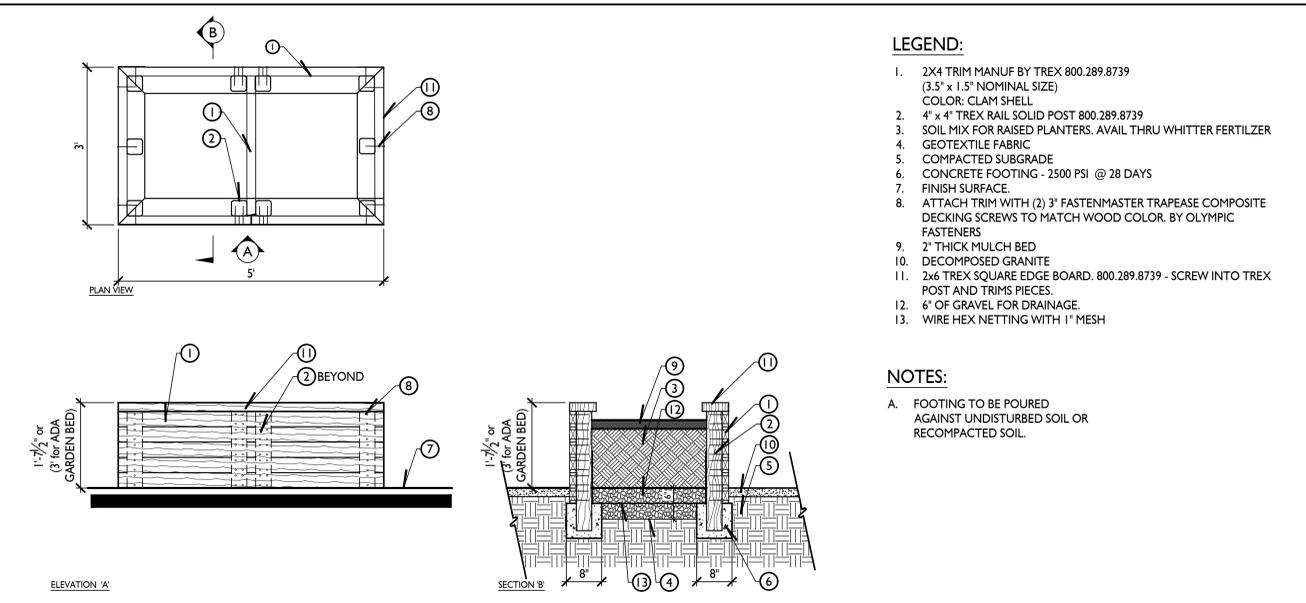
CONSTRUCTION DETAILS
 Sheet No.:
LCD.5
 Plan Status: CONSTRUCTION DOCUMENTS



- LEGEND:**
- 3/4" THK. CEMENT PLASTER TO MATCH ARCHITECTURE
 - 8"x8"x16" CMU BLOCK AVAILABLE THRU: ORCO BLOCK
 - #4 HORIZONTAL REBAR at 16" O.C. SPACING
 - #4 VERTICAL REBAR at 12" O.C. SPACING
 - METAL SCREED
 - FINISH GRADE per CIVIL
 - CONCRETE FOOTING
 - #4 REBAR at 12" O.C. SPACING EACH WAY - 3" MIN. OFFSET from WALL and FOOTING EDGE
 - COMPACTED SUBGRADE per SOILS REPORT
 - FINISH SURFACE

- NOTES:**
- REFER TO GRADING PLANS for TOP of WALL ELEVATIONS
 - FOOTING to be POURED AGAINST UNDISTURBED SOIL or RECOMPACTED SOILS per SOILS REPORT

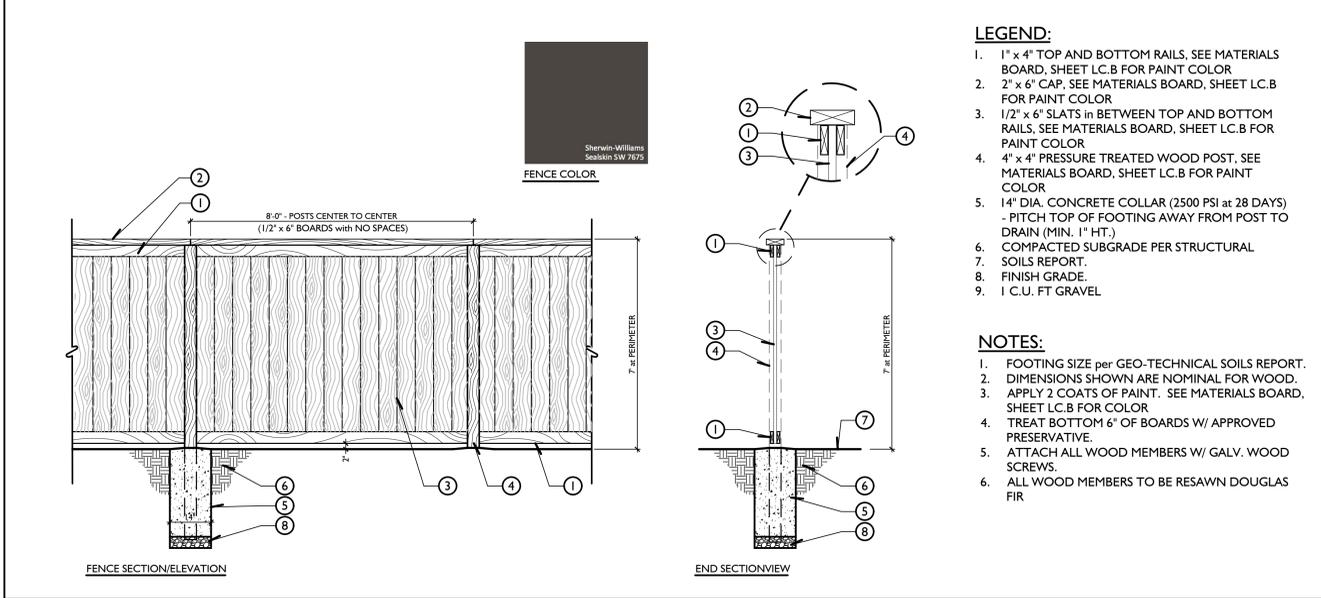
D 6' HT. FREESTANDING BLOCK WALL 1" = 1'-0"



- LEGEND:**
- 2X4 TRIM MANUF BY TREX 800.289.8739 (3.5" x 1.5" NOMINAL SIZE) COLOR: CLAM SHELL
 - 4" x 4" TREX RAIL SOLID POST 800.289.8739
 - SOIL MIX FOR RAISED PLANTERS. AVAIL THRU WHITTER FERTILIZER
 - GEOTEXTILE FABRIC
 - COMPACTED SUBGRADE
 - CONCRETE FOOTING - 2500 PSI @ 28 DAYS
 - FINISH SURFACE
 - ATTACH TRIM WITH (2) 3" FASTENMASTER TRAPEASE COMPOSITE DECKING SCREWS TO MATCH WOOD COLOR. BY OLYMPIC FASTENERS
 - 2" THICK MULCH BED
 - DECOMPOSED GRANITE
 - 2x6 TREX SQUARE EDGE BOARD. 800.289.8739 - SCREW INTO TREX POST AND TRIMS PIECES.
 - 6" OF GRAVEL FOR DRAINAGE.
 - WIRE HEX NETTING WITH 1" MESH

- NOTES:**
- FOOTING TO BE POURED AGAINST UNDISTURBED SOIL or RECOMPACTED SOIL.

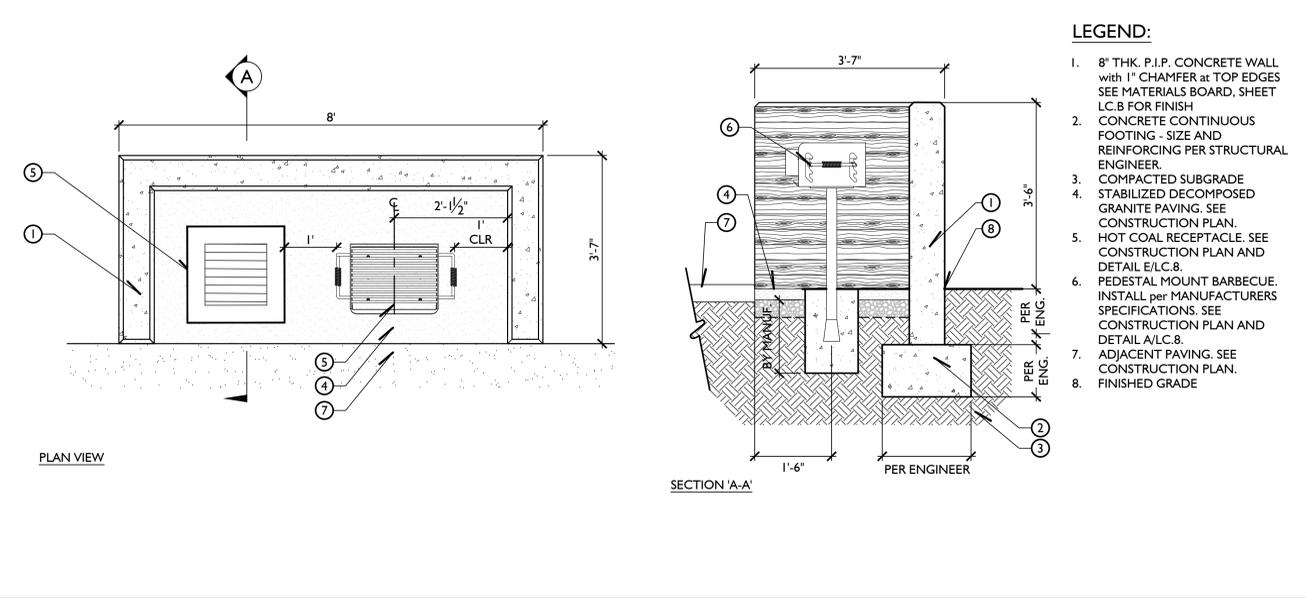
A RAISED GARDEN BED 3/4" = 1'-0"



- LEGEND:**
- 1" x 4" TOP AND BOTTOM RAILS. SEE MATERIALS BOARD, SHEET L.C.B FOR PAINT COLOR
 - 2" x 6" CAP. SEE MATERIALS BOARD, SHEET L.C.B FOR PAINT COLOR
 - 1/2" x 6" SLATS IN BETWEEN TOP AND BOTTOM RAILS. SEE MATERIALS BOARD, SHEET L.C.B FOR PAINT COLOR
 - 4" x 4" PRESSURE TREATED WOOD POST. SEE MATERIALS BOARD, SHEET L.C.B FOR PAINT COLOR
 - 14" DIA. CONCRETE COLLAR (2500 PSI at 28 DAYS) - PITCH TOP OF FOOTING AWAY FROM POST TO DRAIN (MIN. 1" HT.)
 - COMPACTED SUBGRADE PER STRUCTURAL
 - SOILS REPORT.
 - FINISH GRADE.
 - 1 C.U. FT GRAVEL

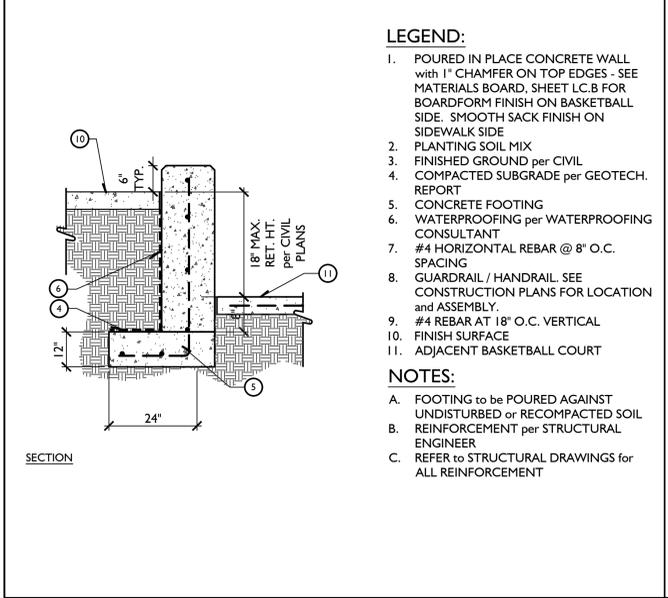
- NOTES:**
- FOOTING SIZE per GEO-TECHNICAL SOILS REPORT.
 - DIMENSIONS SHOWN ARE NOMINAL FOR WOOD.
 - APPLY 2 COATS OF PAINT. SEE MATERIALS BOARD, SHEET L.C.B FOR COLOR
 - TREAT BOTTOM 6" OF BOARDS W/ APPROVED PRESERVATIVE.
 - ATTACH ALL WOOD MEMBERS W/ GALV. WOOD SCREWS.
 - ALL WOOD MEMBERS TO BE RESAWN DOUGLAS FIR

E 7' HT. WOOD PERIMETER FENCE WHERE REQUIRED 1/2" = 1'-0"



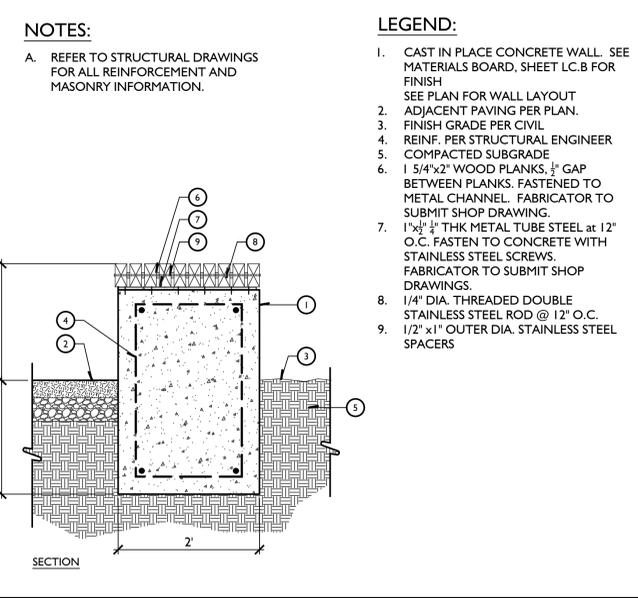
- LEGEND:**
- 8" THK. P.I.P. CONCRETE WALL with 1" CHAMFER at TOP EDGES SEE MATERIALS BOARD, SHEET L.C.B FOR FINISH
 - CONCRETE CONTINUOUS FOOTING - SIZE AND REINFORCING PER STRUCTURAL ENGINEER.
 - COMPACTED SUBGRADE
 - STABILIZED DECOMPOSED GRANITE PAVING. SEE CONSTRUCTION PLAN.
 - HOT COAL RECEPTACLE. SEE CONSTRUCTION PLAN AND DETAIL A/C.8.
 - PEDESTAL MOUNT BARBECUE. INSTALL per MANUFACTURERS SPECIFICATIONS. SEE CONSTRUCTION PLAN AND DETAIL A/C.8.
 - ADJACENT PAVING. SEE CONSTRUCTION PLAN.
 - FINISHED GRADE

B LOW WALL AT PEDESTAL BARBECUES 3/4" = 1'-0"



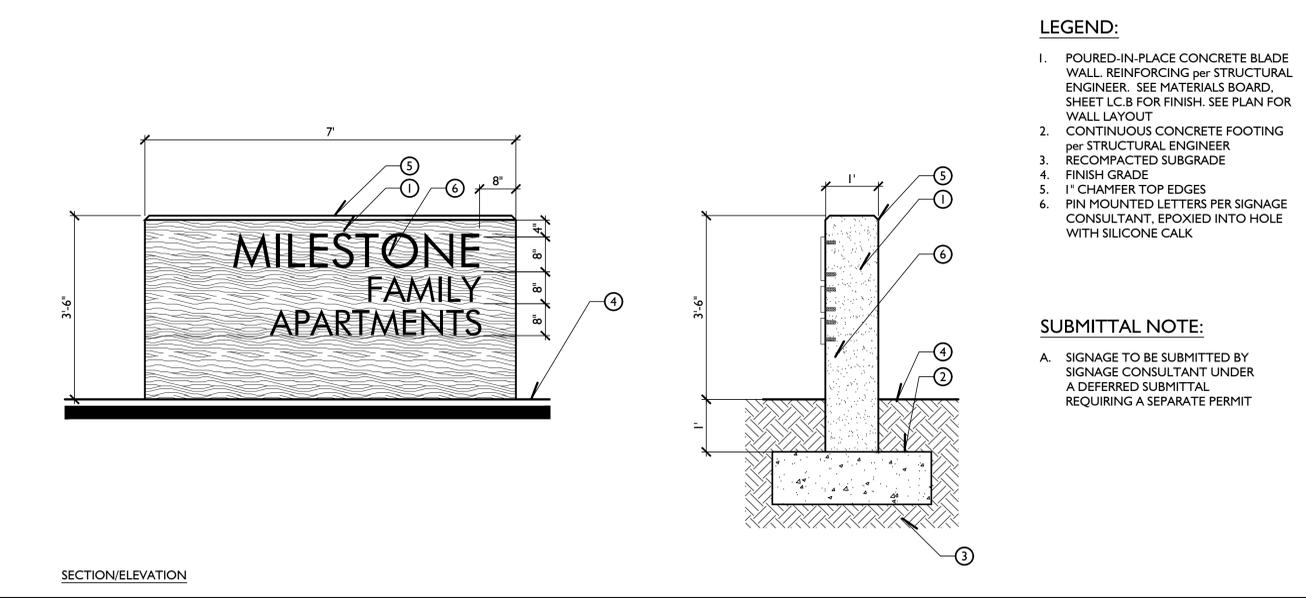
- LEGEND:**
- POURED IN PLACE CONCRETE WALL with 1" CHAMFER ON TOP EDGES - SEE MATERIALS BOARD, SHEET L.C.B FOR BOARDFORM FINISH ON BASKETBALL SIDE. SMOOTH SACK FINISH ON SIDEWALK SIDE
 - PLANTING SOIL MIX
 - FINISHED GROUND per CIVIL
 - COMPACTED SUBGRADE per GEOTECH. REPORT
 - CONCRETE FOOTING
 - WATERPROOFING per WATERPROOFING CONSULTANT
 - #4 HORIZONTAL REBAR @ 8" O.C. SPACING
 - GUARDRAIL / HANDRAIL. SEE CONSTRUCTION PLANS FOR LOCATION and ASSEMBLY.
 - #4 REBAR AT 18" O.C. VERTICAL
 - FINISH SURFACE
 - ADJACENT BASKETBALL COURT
- NOTES:**
- FOOTING to be POURED AGAINST UNDISTURBED or RECOMPACTED SOIL REINFORCEMENT per STRUCTURAL ENGINEER
 - REFER to STRUCTURAL DRAWINGS for ALL REINFORCEMENT

G 24" HT RETAINING WALL 3/4" = 1'-0"



- NOTES:**
- REFER TO STRUCTURAL DRAWINGS FOR ALL REINFORCEMENT AND MASONRY INFORMATION.
- LEGEND:**
- CAST IN PLACE CONCRETE WALL. SEE MATERIALS BOARD, SHEET L.C.B FOR FINISH
 - SEE PLAN FOR WALL LAYOUT
 - ADJACENT PAVING PER PLAN.
 - FINISH GRADE PER CIVIL
 - REINF. PER STRUCTURAL ENGINEER
 - COMPACTED SUBGRADE
 - 1 5/4"x2" WOOD PLANKS. 1/2" GAP BETWEEN PLANKS. FASTENED TO METAL CHANNEL. FABRICATOR TO SUBMIT SHOP DRAWING.
 - 1"x1/2" THK METAL TUBE STEEL at 12" O.C. FASTEN TO CONCRETE WITH STAINLESS STEEL SCREWS. FABRICATOR TO SUBMIT SHOP DRAWINGS.
 - 1/4" DIA. THREADED DOUBLE STAINLESS STEEL ROD @ 12" O.C.
 - 1/2" x 1" OUTER DIA. STAINLESS STEEL SPACERS

F POUR IN PLACE BOARDFORM CONCRETE SEAT WALL 1" = 1'-0"

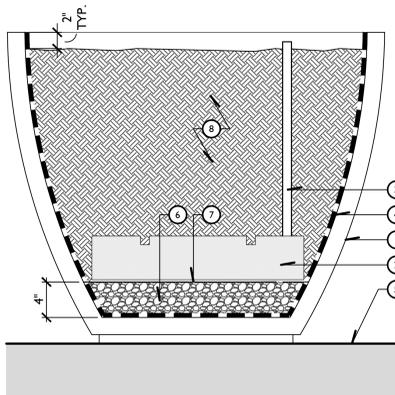


- LEGEND:**
- POURED-IN-PLACE CONCRETE BLADE WALL. REINFORCING per STRUCTURAL ENGINEER. SEE MATERIALS BOARD, SHEET L.C.B FOR FINISH. SEE PLAN FOR WALL LAYOUT
 - CONTINUOUS CONCRETE FOOTING per STRUCTURAL ENGINEER
 - RECOMPACTED SUBGRADE
 - FINISH GRADE
 - 1" CHAMFER TOP EDGES
 - PIN MOUNTED LETTERS PER SIGNAGE CONSULTANT. EPOXY INTO HOLE WITH SILICONE CALK
- SUBMITTAL NOTE:**
- SIGNAGE TO BE SUBMITTED BY SIGNAGE CONSULTANT UNDER A DEFERRED SUBMITTAL REQUIRING A SEPARATE PERMIT

C ENTRY SIGN WALL 3/4" = 1'-0"

LEGEND:

1. PLANTER POT - REFER TO PLANS FOR LOCATION. SEE SHEET LP.1 FOR POT SPECIFICATION
2. SUB IRRIGATION RESERVOIR - AVAILABLE THRU GARDEN ART INTERNATIONAL (714) 541-4200. SIZE VARIES PER PLANTER POT SIZE. *ALLOW 4 TO 6 WEEK LEAD TIME
3. 1-1/4" FILL TUBE. AVAILABLE THRU GARDEN ART INTERNATIONAL. TRIM HEIGHT TO 1/2" TO 1" ABOVE TOP OF PLANTER POT RIM
4. COAT INTERIOR SURFACE WITH 2 COATS OF WATERPROOF MATERIAL
5. FINISH SURFACE PER CIVIL
6. 4" DEEP LAYER OF 3/4" CRUSHED GRAVEL
7. FILTER FABRIC WRAP
8. PLANTER POT SOIL MIX PER PLANTING SPECIFICATIONS



NOTES:

- A. POT LOCATIONS TO BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO SOIL AND PLANTING INSTALLATION.

TYPICAL SECTION

E PLANTER POTS

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

GATE CONTRACTOR TO SUBMIT SHOP DRAWING TO LANDSCAPE ARCHITECT FOR APPROVAL. PRIOR TO FABRICATION.

VEHICULAR GATE SHALL COMPLY WITH UL325 AND ASTM F2200 REQUIREMENTS.

GATE NOTE: GATE SHALL COMPLY WITH UL325 AND ASTM F2200

TO BE PROVIDED BY THE CONTRACTOR

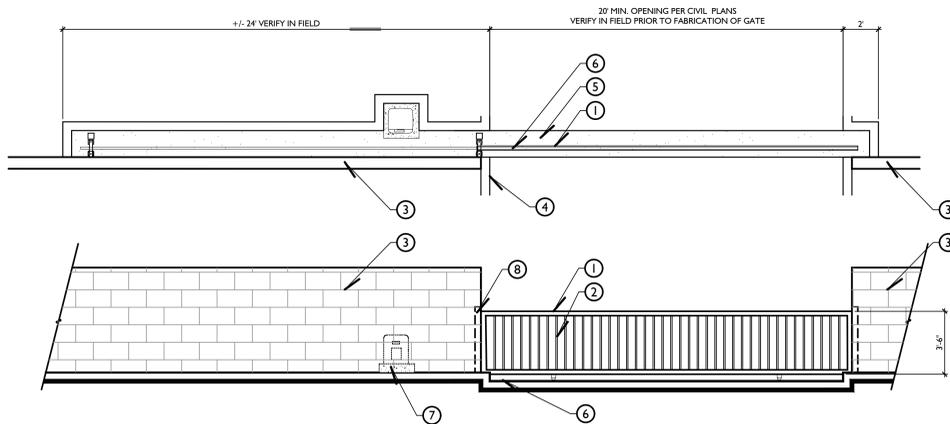
- A. GATE WHEEL TRACK WITH WHEEL STOPS. PER GATE CONTRACTOR.
- B. SLIDE GATE MOTOR W/ PROTECTIVE ENCLOSURE ON CONCRETE BASE PER GATE CONTRACTOR.
- C. GUARDED ROLLER GUIDE. MOUNT TO FENCE POST PER GATE CONTRACTOR.

LEGEND:

1. TUBULAR STEEL GATE FRAME. VERIFY IN FIELD AND MATCH EXISTING. GAUGE PER GATE CONTRACTOR
2. TUBULAR STEEL PICKET. VERIFY IN FIELD AND MATCH EXISTING. GAUGE PER GATE CONTRACTOR.
3. ADJACENT, EXISTING WALL
4. 6" CONCRETE CURB
5. 18" W. x 8" DEPTH REINFORCED CONCRETE AT GATE TRACK PER GATE CONTRACTOR
6. GATE WHEEL TRACK WITH WHEEL STOPS. PER GATE CONTRACTOR.
7. SLIDE GATE MOTOR ON CONCRETE BASE PER GATE CONTRACTOR.
8. GUARDED ROLLER GUIDE. MOUNT TO WALL PER GATE CONTRACTOR.

NOTES:

- A. ALL STEEL SHALL BE PAINTED W/ 1 COAT BASE PRIMER & 2 COATS SEMI-GLOSS PAINT.
- B. ALL WELDS TO BE GROUND SMOOTH.
- C. FENCE CONTRACTOR SHALL SITE VERIFY EXACT SIZE OF GATE PRIOR TO FABRICATION.
- D. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE LANDSCAPE ARCHITECT FOR APPROVAL.
- E. LOCATION OF GATE SHALL BE APPROVED BY L.A. PRIOR TO INSTALLATION



C VEHICULAR ROLLING GATE

1/4" = 1'-0"

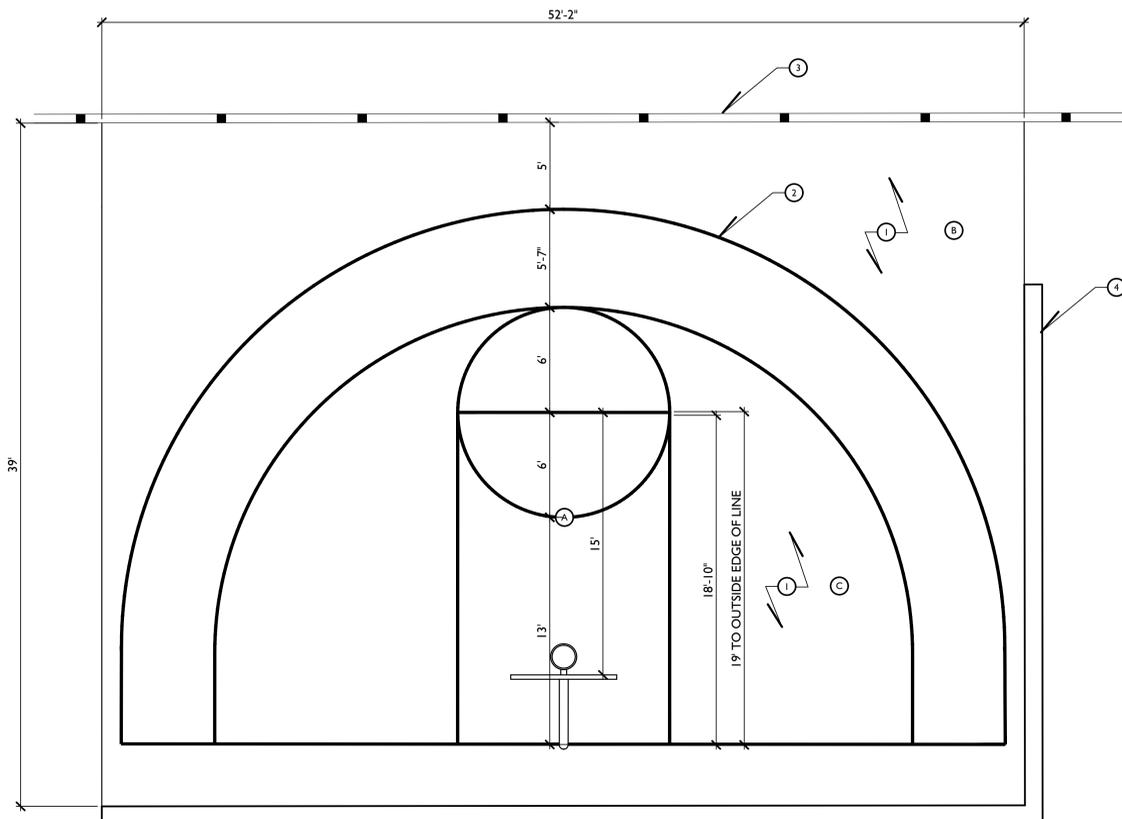
FINISH COLOR SCHEDULE:

ALL COLORS AVAILABLE THRU DECOTURF (978.623.9980) or EQUAL

SYMBOL	COLOR
(A)	ADOBE TAN (LINES)
(B)	ROYAL BLUE
(C)	ROYAL BLUE

LEGEND:

1. BASKETBALL COURT SURFACE per DETAIL B/LCD.7. SEE FINISH SCHEDULE ON THIS DETAIL FOR COLOR
2. 2" THICK COURT LINES
3. ADJACENT FENCE. REFER TO PLANS
4. ADJACENT WALL. REFER TO PLANS
5. BASKETBALL GOAL ASSEMBLY. SEE DETAIL A, LCD.7



SURFACE LAYOUT

D BASKETBALL COURT LAYOUT

1/4" = 1'-0"

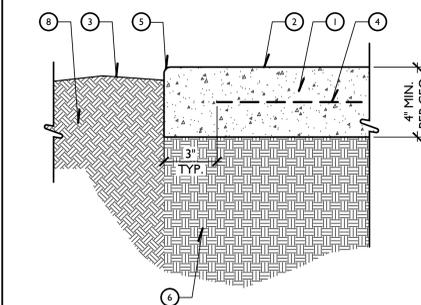
A BASKETBALL HOOP ASSEMBLY

1/2" = 1'-0"

#	ITEM	MANUF/SUPPLIER	MODEL/COLOR/FINISH	COMMENTS
1	BASKETBALL POLE	ATHLETIC MFG.CO PATTERSON-WILLIAMS AVAIL THRU: DAVE BANG INC. CONTACT: ALEX BERON PH: 800.669.2585	MODEL #1540P #820 CHARCOAL GREY SINGLE POST GOOSENECK 5 1/2" O.D. / 4" EXTENSION.	INSTALL PER MANUFACTURERS SPECIFICATIONS. SEE STRUCTURAL DETAILS FOR FOOTING.
2	BACKBOARD	ATHLETIC MFG.CO PATTERSON-WILLIAMS AVAIL THRU: DAVE BANG INC. CONTACT: ALEX BERON PH: 800.669.2585	MODEL #20 FIBERGLASS BACKBOARD RECTANGLE SIZE: 42" HT. x 72" W.	INSTALL PER MANUFACTURERS SPECIFICATIONS.
3	GOAL	ATHLETIC MFG.CO PATTERSON-WILLIAMS AVAIL THRU: DAVE BANG INC. CONTACT: ALEX BERON PH: 800.669.2585	MODEL #45 HEAVY-DUTY DOUBLE RIM & MODEL #34 SUPER NYLON NET	INSTALL PER MANUFACTURERS SPECIFICATIONS.

LEGEND:

1. 4" THICK POST TENSION CONCRETE TOPPING SLAB
2. FINISH SURFACE
3. FINISH GRADE:
 - 1/2" BELOW F.S. FOR TURF AREAS
 - 1 1/2" BELOW F.S. FOR SHRUB AREAS
4. REINFORCEMENT per ENGINEER
5. 3/8" RADIUS AT PAVING EDGE
6. COMPACTED SUBGRADE TO 90% RELATIVE COMPACTION PER GEOTECHNICAL REPORT
7. NOT USED
8. PLANTING SOIL MIX



SECTION at PLANTING AREA

NOTES:

- A. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR POST-TENSION SLAB
- B. REFER TO GEOTECHNICAL REPORT FOR STEEL REINFORCEMENT AND SUB-GRADE PREPARATION

B BASKETBALL COURT PAVING

3" = 1'-0"

Issued for:

03/15/21	100% DESIGN DEVELOPMENT

Revisions:



NOT FOR CONSTRUCTION

Project:

ACME FAMILY APARTMENTS

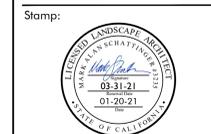
1905 & 1885 SEBASTOPOL ROAD
SANTA ROSA, CA 95407

APN: 125-071-016,015

Client:

MILESTONE HOUSING GROUP

481 N. SANTA CRUZ AVENUE
LOS GATOS, CA 95030



Job No: -

Drawn By: NL

Checked By: MS

Plan Date: 06.02.2021

Scale: See Sheet

Title:

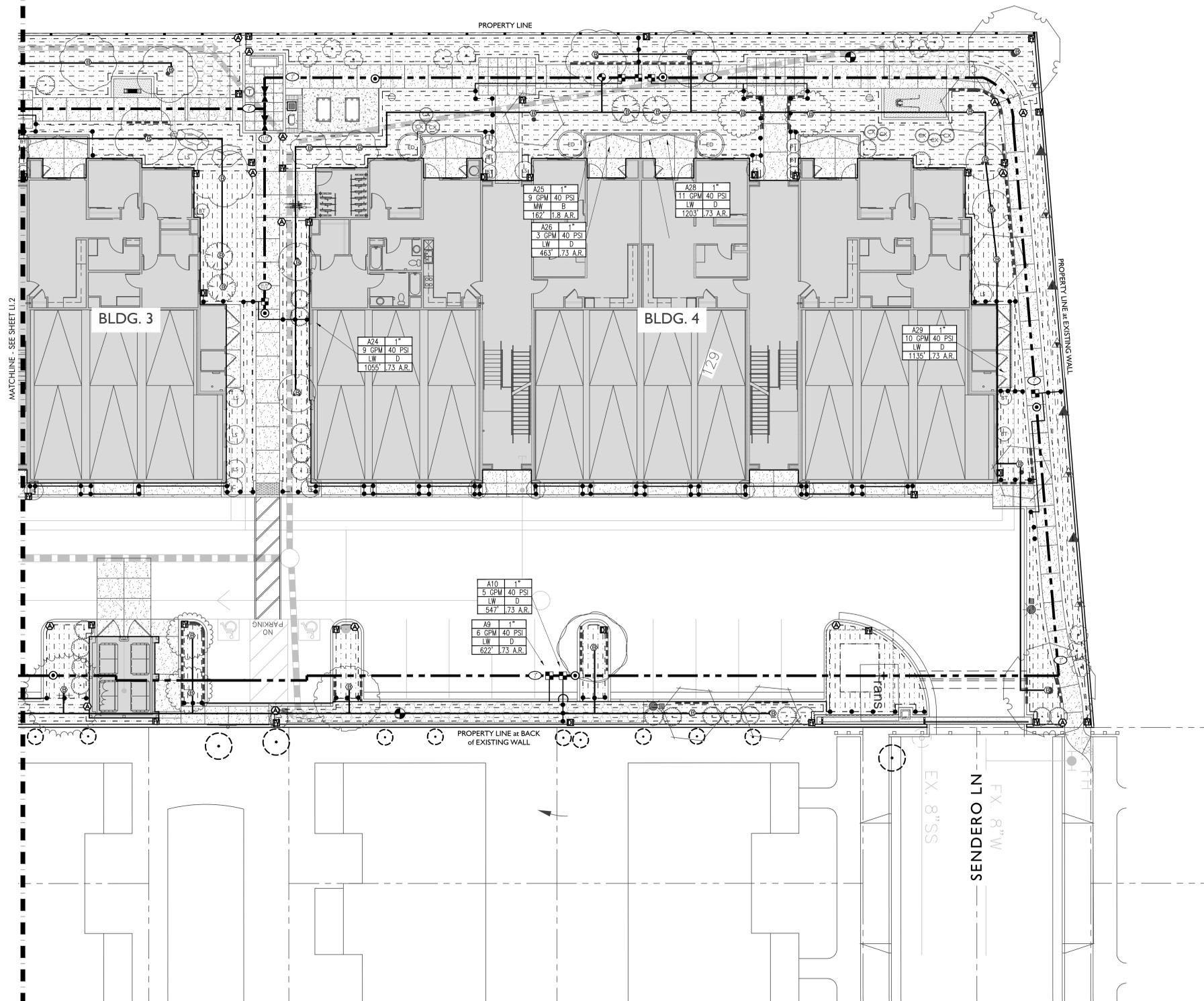
CONSTRUCTION DETAILS

Sheet No.:

LCD.7

Plan Status:

CONSTRUCTION DOCUMENTS



NOTE 1:
EMITTERS, BUBBLERS AND LATERAL LINES ARE SHOWN WITHIN PAVING AND BUILDING FOR CLARITY ONLY. ACTUAL LOCATION TO BE WITHIN PLANTER. EMITTERS AND DRIP MANIFOLDS SHALL BE ALIGNED WITH SHRUBS AND TREES AND AS DIRECTED BY OWNER'S AUTHORIZED REPRESENTATIVE. CONFIRM ALL LAYOUT IN FIELD WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK.

NOTE 2:
MAINLINE SHOWN WITHIN PAVING FOR CLARITY ONLY. ACTUAL MAINLINE LOCATION TO BE A MINIMUM OF 18" OFF ADJACENT HARDSCAPE AND OTHER OBSTACLES TYP.

NOTE 3:
SLEEVES SHOWN FOR MAJOR CROSSING FOR CLARITY ONLY. ALL PIPING AND WIRE SHALL BE SLEEVED UNDER PAVING. ALL SLEEVES TO BE MINIMUM 2X DIAMETER OF PIPE OR WIRE DIAMETER INSIDE. WIRES SHALL BE INSTALLED IN SLEEVE SEPARATE FROM PIPE SLEEVE. ALL MAINLINE SHALL BE ACCOMPANIED WITH A MINIMUM 2-INCH DIAMETER WIRE SLEEVE. SLEEVING TO EXTEND MINIMUM 12 INCHES BEYOND PAVING.

VALVE LOCATION NOTE:
ELECTRIC CONTROL VALVES AND ISOLATION VALVE LOCATIONS ON THIS DRAWING ARE APPROXIMATE. THE IRRIGATION CONTRACTOR SHALL STAKE OUT EACH ELECTRICAL CONTROL VALVE AND ISOLATION VALVE LOCATION FOR REVIEW AND APPROVAL BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION OF ALL VALVES. FINAL LOCATION AND EXACT POSITIONING FOR ELECTRICAL CONTROL VALVES AND ISOLATION VALVES SHALL BE DETERMINED BY THE OWNER'S AUTHORIZED REPRESENTATIVE. MINOR MODIFICATIONS OF ELECTRICAL CONTROL VALVES AND ISOLATION VALVE LOCATIONS AS REQUESTED BY THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. FAILURE TO OBTAIN THE OWNER'S AUTHORIZED REPRESENTATIVE'S APPROVAL PRIOR TO THE INSTALLATION SHALL CAUSE THE CONTRACTOR TO MAKE OWNER DIRECTED REVISIONS AT NO ADDITIONAL COST TO THE OWNER. IN GENERAL, UNLESS OTHERWISE DIRECTED BY OWNER'S AUTHORIZED REPRESENTATIVE, ALL VALVES SHALL BE INSTALLED AS SHOWN IN SHRUB PLANTING AREAS.

PIPE SIZE	GALLONAGE	FT./Sec.
3/4"	0-5	0.63-3.16
1"	6-9	2.31-3.47
1 1/4"	10-20	2.21-4.41
1 1/2"	21-28	3.38-4.52
2"	29-46	2.80-4.46
2 1/2"	47-65	3.21-4.44

Issued for:

03/15/21	100% DESIGN DEVELOPMENT

Revisions:



NOT FOR CONSTRUCTION

Project:
ACME FAMILY APARTMENTS

1905 & 1885
SEBASTOPOL ROAD
SANTA ROSA, CA
95407

APN: 125-071-016,015

Client:
MILESTONE HOUSING GROUP

481 N. SANTA CRUZ AVENUE
LOS GATOS, CA
95030



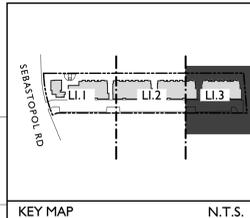
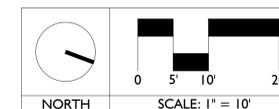
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Drawn By: NL
Checked By: MS
Plan Date: 06.02.2021
Scale: See Sheet
Title:

IRRIGATION PLAN

Sheet No.:

LI.3

Plan Status:
CONSTRUCTION DOCUMENTS



MATCHLINE - SEE SHEET LI.2

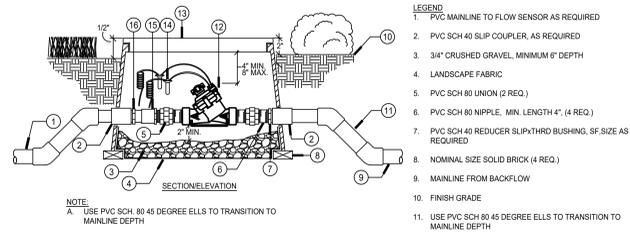
PROPERTY LINE at BACK of EXISTING WALL

PROPERTY LINE at EXISTING WALL

SENDERO LN
EX. 8" W
EX. 8" SS

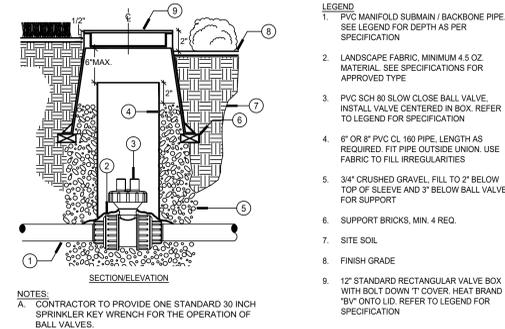
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PLANTS



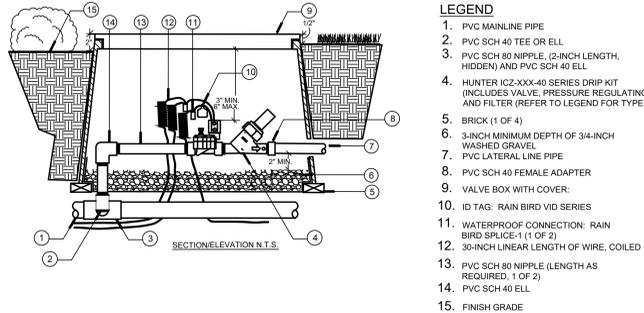
B | MASTER VALVE ASSEMBLY

LI 15 REF. A501 SCALE: N.T.S.



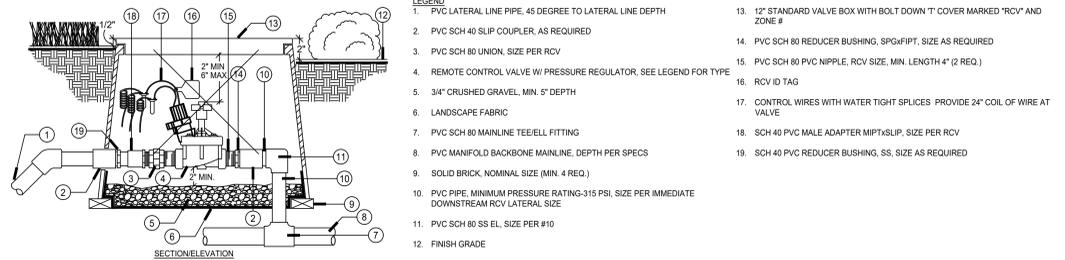
C | BALL VALVE

LI 15 REF. A501 SCALE: N.T.S.



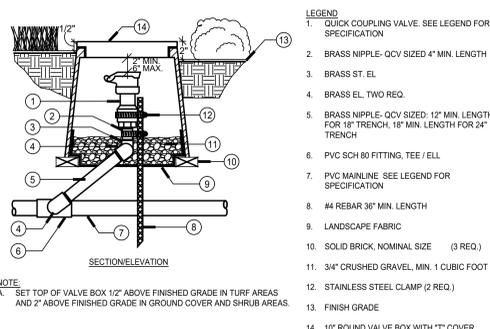
D | QUICK COUPLER ASSEMBLY

LI 15 REF. A501 SCALE: N.T.S.



E | FLOW SENSOR ASSEMBLY

LI 15 REF. A501 SCALE: N.T.S.

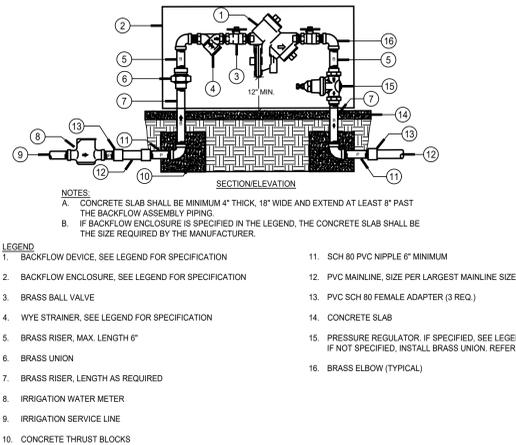


F | POP-UP SPRINKLER

LI 15 REF. A501 SCALE: N.T.S.

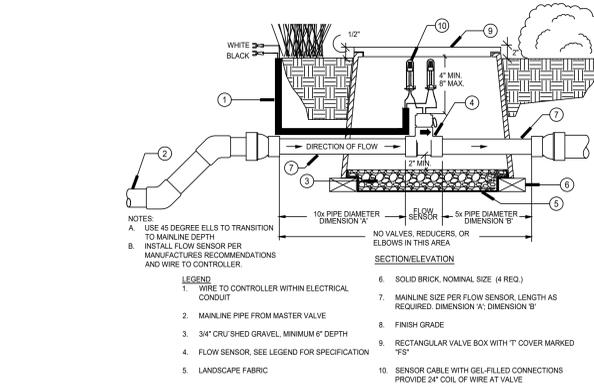
G | BACKFLOW ASSEMBLY

LI 15 REF. A501 SCALE: N.T.S.



H | DRIP SYSTEMS RCV ASSEMBLY

LI 15 REF. A501 SCALE: N.T.S.



I | FERTILIZING SYSTEM

LI 15 REF. A501 SCALE: N.T.S.

Issued for:
03/15/21 100% DESIGN DEVELOPMENT

Revisions:

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NOT FOR CONSTRUCTION

Project:

ACME FAMILY APARTMENTS

1905 & 1885 SEBASTOPOL ROAD
SANTA ROSA, CA 95407

APN: 125-071-016,015

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Stamp:



Job No: -

Drawn By: NL

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Plan Date: 06.02.2021

Scale: See Sheet

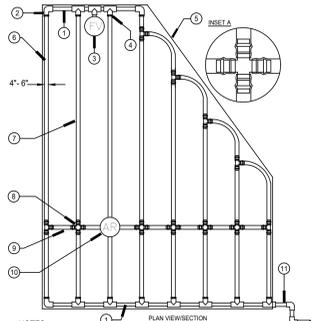
Title:

IRRIGATION DETAILS

Sheet No.:

LI.6

Plan Status:
CONSTRUCTION DOCUMENTS



- LEGEND**
- PVC EXHAUST HEADER
 - PVC SCH 40 TEE OR ELL (TYPICAL)
 - FLUSH VALVE WITHIN 6" ROUND BOX (TYPICAL)
 - HUNTER FITTING - SEE LEGEND FOR TYPE
 - PERIMETER OF AREA
 - PERIMETER DRIPLINE PIPE TO BE INSTALLED, 4"-6" FROM PERIMETER OF AREA
 - SUB-SURFACE DRIPLINE TUBING - SEE LEGEND FOR SPECIFICATION
 - HUNTER FITTING - SEE INSET A
 - 1/2" POLYETHYLENE BLANK TUBING - HUNTER SERIES BLANK TUBING
 - AIR RELIEF VALVE - RAIN BIRD AR VALVE KIT WITHIN 6" ROUND BOX
 - LATERAL PIPE SUPPLY MANIFOLD WITHIN A 12" TRENCH, PER PIPE DETAIL

NOTES:

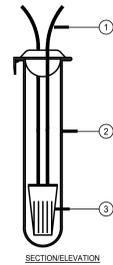
A. DISTANCE BETWEEN LATERAL ROWS TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. MAXIMUM SPACING SHALL BE 18" APART FOR FLAT AREAS. FOR ADDITIONAL INFORMATION SEE HUNTER DRIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACING.

B. AIR RELEASE / VACUUM VALVE WHERE SHOWN IS DIAGRAMMATIC ONLY. PLACE AT ALL HIGHEST POINTS IN AREA FOR PROPER VACUUM RELEASE ACTION.

C. MAXIMUM TUBING LENGTH OF RUN SHALL NOT EXCEED 150' FROM LATERAL PIPE SUPPLY MANIFOLD.

D | DRIPLINE - IRREGULAR FEED LAYOUT

U117 REF. A301 SCALE: N.T.S.

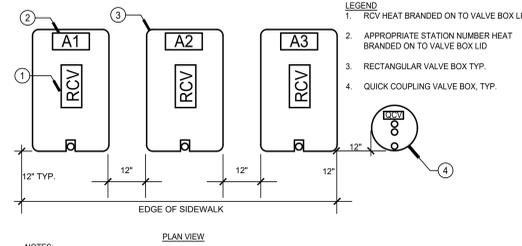


- LEGEND**
- LOW VOLTAGE WIRES
 - POLY TUBE PRE-FILLED WITH WATERPROOF GEL
 - WIRE CONNECTOR. WIRES SHALL BE PRE-STRIPPED OF 1/2" OF THE INSULATION PRIOR TO INSERTION INTO THE CONNECTOR. TWIST CONNECTOR ONTO WIRES TO SEAT FIRMLY.

SECTION/ELEVATION

C | WIRE CONNECTION

U118 REF. A301 SCALE: N.T.S.



- LEGEND**
- RCV HEAT BRANDED ON TO VALVE BOX LID
 - APPROPRIATE STATION NUMBER HEAT BRANDED ON TO VALVE BOX LID
 - RECTANGULAR VALVE BOX TYP.
 - QUICK COUPLER VALVE BOX TYP.

NOTES:

A. CENTER VALVE BOX OVER REMOTE CONTROL VALVE TO FACILITATE SERVICING VALVE.

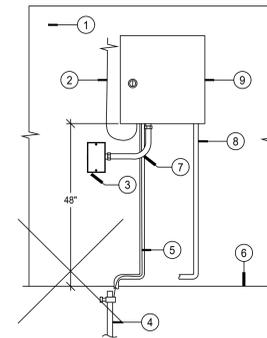
B. SET RCV AND VALVE BOX ASSEMBLY IN GROUND-COVERS/SHRUB AREA WHERE POSSIBLE.

C. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE.

D. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOXES.

B | VALVE BOX LOCATION

U119 REF. A301 SCALE: N.T.S.

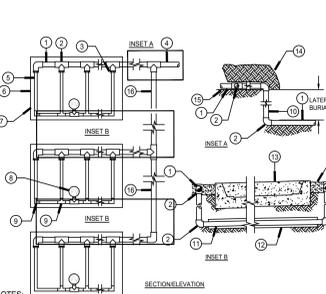


- LEGEND**
- WALL BY OTHERS
 - TO RAIN SENSOR (IF SPECIFIED) ON ROOF, IN RIGID 1/2" CONDUIT
 - 120 VOLT POWER SUPPLY IN J-BOX
 - 5/8"x8" COPPER U.L. GROUND ROD W/ #6 GROUND WIRE AND CADWELD ONESHOT CONDUCTOR TIE. INSTALL INSIDE A 10" ROUND BOX, GROUND ROD TO BE LOCATED WITHIN 15' OF CONTROLLER. CONTRACTOR SHALL INSTALL ACTUAL GROUNDING EQUIPMENT PER MANUFACTURER'S SPECIFICATION. ADDITIONAL GROUNDING MAY BE REQUIRED TO MEET MINIMUM MANUFACTURER'S SPECIFICATIONS
 - #6 SOLID COPPER GROUND WIRE TO GROUND ROD IN 1" CONDUIT
 - FINISHED GRADE/BUILDING FLOOR
 - RIGID ELECTRICAL CONDUIT (1")
 - 3" PVC CONDUIT/SWEEP FOR CONTROL WIRES TO VALVES
 - WALL MOUNT CONTROLLER INSIDE CONTROLLER ENCLOSURE, SEE LEGEND FOR SPECIFICATION.

NOTE: INSTALL ENCLOSURE AS INDICATED BY CITY STAFF & MANUFACTURER'S RECOMMENDATION. ROUTE WIRES AND SLEEVE THROUGH WALL AS PER LANDSCAPE ARCHITECTS RECOMMENDATION.

A | WALL MOUNTED CONTROLLER

U116 REF. A301 SCALE: N.T.S.



- LEGEND**
- PVC SUPPLY HEADER PIPE
 - PVC SCH 40 TEE OR EL (TYPICAL)
 - HUNTER FITTING (TYPICAL) - SEE LEGEND FOR TYPE
 - PVC LATERAL PIPE FROM DRIP RCV ASSEMBLY
 - HUNTER SUBSURFACE DRIPLINE - SEE LEGEND FOR TYPE
 - PLANTER EDGE, PERIMETER OF AREA
 - PERIMETER DRIPLINE PIPE TO BE INSTALLED 4"-6" FROM PERIMETER OF AREA
 - FLUSH VALVE, PLACE FV IN MIDDLE OF PLANTER (TYPICAL)
 - HUNTER FITTINGS (TYPICAL)
 - PVC RISER PIPE
 - PVC LATERAL SUPPLY PIPE
 - PVC SCH 40 SLEEVE PIPE SIZED TWICE THE SIZE OF MANIFOLD PIPE SIZE
 - HARDSCAPE PAVEMENT/CURB, OR SIDEWALK
 - 4"-6" OF SOIL COVER OVER DRIPLINE TUBING
 - SUB-FINISH GRADE
 - PVC LATERAL SUPPLY PIPE SHALL BE INSTALLED WITHIN PLANTERS UNLESS CROSSING PAVEMENT TO ADJACENT PLANTER

NOTES:

A. DISTANCE BETWEEN LATERAL ROWS TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE LEGEND FOR SPECIFICATION.

B. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.

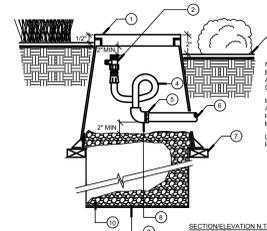
C. PLACE TIE DOWN STAKES EVERY 3' IN SAND, 4' IN LOAM, AND 5' IN CLAY.

D. AT FITTINGS WHERE THERE IS A CHANGE IN DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

KFS DRIPLINE MAXIMUM LATERAL LENGTH (FEET)	1/2" Spacing			18" Spacing			24" Spacing		
	IPS	0.8 GPH	0.9 GPH	0.8 GPH	0.9 GPH	0.8 GPH	0.9 GPH	0.8 GPH	0.9 GPH
40	150	160	200	200	300	300	300	300	300

H | DRIPLINE - MULTIPLE PLANTERS LAYOUT

U117 REF. A301 SCALE: N.T.S.

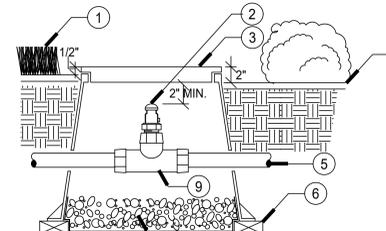


- NOTE:** BOX TO BE INSTALLED AS TO ALLOW FOR PROPER OPERATION OF BALL VALVE. INSTALL VALVE BOX EXTENSIONS AS REQUIRED TO ACHIEVE PROPER VALVE INSTALLATION AT MAINLINE DEPTH. USE TIE-ON TAPE OR ALL WALLE PIPE THREADS.

- LEGEND**
- PLASTIC 1/2" ROUND VALVE BOX WITH BOLT DOWN COVER, USE STAINLESS SCOT, NUT, AND WASHERS. HEAT BRAND "1/2" SHOWN IN 2" HIGH CHARACTERS. LID SHALL BE "1/2" IN COLOR.
 - AD PRODUCTS 3/4" BALL VALVE WITH A PVC SCH. 40 WALLE ADAPTER.
 - FINISHED GRADE IN SHRUB AREAS
 - SALCO AIR 3/4" FLEXIBLE PVC HOSE, MINIMUM 30" LENGTH
 - DRIP BRUSHING AS REQUIRED FOR POLY PIPE
 - DRIP LATERAL LINE (PVC OR POLY)
 - DRIP SUPPORTS (2 REG.)
 - PVC SCH 40 ELL, 9/16
 - LANDSCAPE FABRIC
 - 3/4" ROCK, 1/2 CUBIC FT.

G | FLUSH VALVE

U118 REF. A301 SCALE: N.T.S.

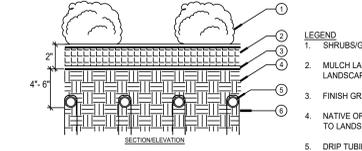


- LEGEND**
- 1/2" ABOVE FINISHED GRADE IN TURF AREAS
 - RAINBIRD ARV-100 VALVE KIT, AIR / VACUUM RELIEF VALVE
 - 6" ROUND VALVE BOX, HEAT BRAND "ARV" ONTO LID.
 - FINISHED GRADE IN SHRUB AREAS
 - SUBSURFACE DRIP TUBING
 - BRICK SUPPORTS
 - LANDSCAPE FABRIC
 - 3/4" ROCK, 1/2 CUBIC FT.
 - RAINBIRD EASY FIT TEE, MDCFTTEE AND FPT ADAPTER-MDCFT75FPT

NOTE: DEPTH PER LANDSCAPE SPECIFICATIONS

F | AIR RELIEF VALVE

U119 REF. A301 SCALE: N.T.S.



- LEGEND**
- SHRUBS/GROUND COVER
 - MULCH LAYER - REFER TO LANDSCAPE SPECIFICATIONS
 - FINISH GRADE
 - NATIVE OR AMENDED SOIL - REFER TO LANDSCAPE SPECIFICATIONS
 - DRIP TUBING INSTALLATION 4"-6" OF SOIL COVER
 - WIRE STAKE, SPACE AT 4 FT O.C. ALONG ALL TUBING LATERALS

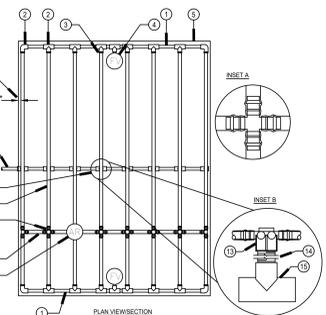
RECOMMENDED INSTALLATION NOTES:

A. TO INSURE EVEN PARALLEL AND LEVEL TUBING ROWS IT IS RECOMMENDED THAT THE SOIL LEVEL IN THE PLANTER AREAS BE GRADED TO 4"-6" BELOW FINAL GRADE, LEVELLED AND PROPERLY COMPACTED AS PER THE LANDSCAPED DRAWINGS PRIOR TO THE INSTALLATION OF THE TUBING. SOIL COVER OVER TUBING SHALL BE 4"-6"

B. INSTALL TUBING AS INDICATED ON THESE DRAWINGS AND SECURE TO GRADE USING WIRE HOOP STAKES AT 4 FT O.C. SPACING.

E | DRIPLINE INSTALLATION

U116 REF. A301 SCALE: N.T.S.



- LEGEND**
- PVC EXHAUST HEADER
 - PVC SCH 40 FEMALE THRD TEE (SSF) OR ELL (SF) (TYPICAL)
 - HUNTER FITTING (TYPICAL)
 - FLUSH VALVE (TYPICAL) WITHIN 6" ROUND BOX
 - PERIMETER OF AREA
 - PERIMETER DRIPLINE PIPE TO BE INSTALLED, 4"-6" FROM PERIMETER OF AREA
 - LATERAL PIPE SUPPLY MANIFOLD WITHIN A 12" TRENCH, PER PIPE DETAIL
 - CONNECTION FROM SUPPLY MANIFOLD TO DRIPLINE (TYPICAL) - SEE INSET B
 - SUB-SURFACE DRIPLINE TUBING - SEE LEGEND FOR SPECIFICATION
 - HUNTER FITTING - SEE INSET A
 - 1/2" POLYETHYLENE BLANK TUBING - HUNTER SERIES
 - AIR RELIEF VALVE - WITHIN 6" ROUND BOX
 - HUNTER FITTING - SEE LEGEND FOR TYPE
 - PVC SCH 80 NIPPLE, 6" LENGTH FOR 12" LATERAL PIPE TRENCH DEPTH
 - PVC SCH 40 TEE OR EL

NOTES:

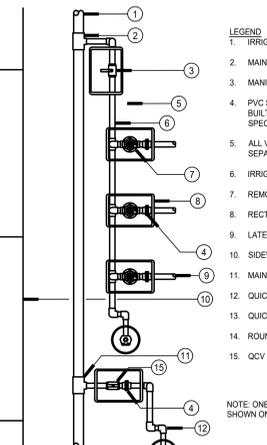
A. DISTANCE BETWEEN LATERAL ROWS TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. MAXIMUM SPACING SHALL BE 18" APART FOR FLAT AREAS. FOR ADDITIONAL INFORMATION SEE HUNTER DRIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACING.

B. AIR RELEASE / VACUUM VALVE WHERE SHOWN AS DIAGRAMMATIC ONLY. PLACE AT HIGHEST POINT IN AREA FOR PROPER VACUUM RELEASE ACTION.

C. MAXIMUM TUBING LENGTH OF RUN IN EITHER DIRECTION SHALL NOT EXCEED 100' FROM LATERAL PIPE SUPPLY MANIFOLD.

L | DRIPLINE - CENTER FEED LAYOUT

U117 REF. A301 SCALE: N.T.S.

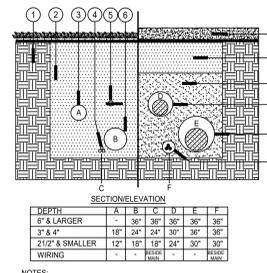


- LEGEND**
- IRRIGATION MAINLINE
 - MAINLINE TEE FITTING, MAINLINE x MANIFOLD SIZE
 - MANIFOLD ISOLATION VALVE
 - PVC SCH 80 UNION FOR BALL VALVE WITHOUT BUILT-IN UNIONS. SEE LEGEND FOR BALL VALVE SPECIFICATION
 - ALL VALVE BOXES TO HAVE A MINIMUM 12" SEPARATION BETWEEN BOXES
 - IRRIGATION MANIFOLD SUB-MAINLINE
 - REMOTE CONTROL VALVE
 - RECTANGULAR VALVE BOX
 - LATERAL LINE TO SPRINKLERS
 - SIDEWALK / PATH EDGE
 - MAINLINE TEE FITTING, MAINLINE x 1-1/2" SIZE
 - QUICK COUPLER SWING JOINT
 - QUICK COUPLER VALVE
 - ROUND VALVE BOX
 - QCV MANIFOLD ISOLATION BALL VALVE

NOTE: ONE QUICK COUPLER PER MANIFOLD OR AS SHOWN ON PLANS

K | RCV / QCV MANIFOLD LAYOUT

U118 REF. A301 SCALE: N.T.S.



- LEGEND**
- UNDISTURBED SOIL
 - COMPACTED BACKFILL
 - LATERAL LINE
 - CONTROL WIRING
 - MAINLINE TRACER TAPE OR AWG #8 BARE COPPER TRACER WIRE, REFER TO LEGEND FOR SPECIFICATION
 - PVC MAINLINE - SEE LEGEND FOR SPECIFICATION
 - HARDSCAPE / PAVING
 - SAND BACKFILL
 - LATERAL SLEEVE
 - MAINLINE SLEEVE
 - WIRE SLEEVE

SECTION/ELEVATION

DEPTH	A	B	C	D	E	F
6" & LARGER	-	30"	30"	30"	30"	30"
3" & 4"	-	18"	24"	24"	30"	30"
2 1/2" & SMALLER	-	12"	18"	18"	24"	30"
WIRING	-	-	MIN.	-	-	MIN.

NOTES:

A. LINES MUST HAVE MIN. CLEARANCE OF 4" FROM EACH OTHER & 24" FROM OTHER TRADES

B. RUN WIRING BESIDE MAINLINE AT LOCATION SHOWN. TAPE & BUNDS @ 10' O.C.

C. TIE A 24" LOOP IN ALL WIRING AT CHANGES IN DIRECTION

D. ALL SLEEVES MUST BE 2X THE DIAMETER OF THE PIPE WITHIN

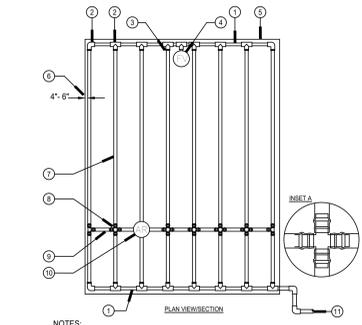
E. ALL SLEEVES MUST HAVE FOAM SEALANT INSIDE PIPE

F. ALL SLEEVES MUST EXTEND 12" MIN. DISTANCE PAST EDGE OF ROADWAY, CURB, OR SIDEWALK

G. CONTRACTOR MUST ADJUST MAINLINE AROUND ALL STREET LIGHT LOCATIONS, LIGHT Poles, TREES, TREE ROOT BALLS, MIN. 6" CLEARANCE, AND OTHER OBSTACLES

J | PIPE/SLEEVE INSTALLATION

U119 REF. A301 SCALE: N.T.S.



- LEGEND**
- PVC EXHAUST HEADER
 - PVC SCH 40 TEE OR ELL (TYPICAL)
 - HUNTER FITTINGS SEE LEGEND FOR TYPE
 - FLUSH VALVE (TYPICAL) WITHIN 6" ROUND BOX (SEE LEGEND FOR TYPE)
 - PERIMETER OF AREA
 - PERIMETER DRIPLINE PIPE TO BE INSTALLED, 4"-6" FROM PERIMETER OF AREA
 - SUB-SURFACE DRIPLINE TUBING - SEE LEGEND FOR SPECIFICATION
 - HUNTER FITTING - SEE INSET A. SEE LEGEND FOR TYPE
 - 1/2" POLYETHYLENE BLANK TUBING - HUNTER SERIES BLANK TUBING
 - AIR RELIEF VALVE - RAIN BIRD AR VALVE KIT WITHIN 6" ROUND BOX (SEE LEGEND FOR TYPE)
 - LATERAL PIPE SUPPLY MANIFOLD WITHIN A 12" TRENCH, PER PIPE DETAIL

NOTES:

A. DISTANCE BETWEEN LATERAL ROWS TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. MAXIMUM SPACING SHALL BE 18" APART FOR FLAT AREAS. FOR ADDITIONAL INFORMATION SEE HUNTER DRIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACING.

B. AIR RELEASE / VACUUM VALVE WHERE SHOWN AS DIAGRAMMATIC ONLY. PLACE AT HIGHEST POINT IN AREA FOR PROPER VACUUM RELEASE ACTION.

C. MAXIMUM TUBING LENGTH OF RUN SHALL NOT EXCEED 150' FROM LATERAL PIPE SUPPLY MANIFOLD.

I | DRIPLINE - END FEED LAYOUT

U116 REF. A301 SCALE: N.T.S.

Issued for:
03/15/21 100% DESIGN DEVELOPMENT

Revisions:

MJS
LANDSCAPE ARCHITECTURE
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NOT FOR CONSTRUCTION

Project:

ACME FAMILY APARTMENTS

1905 & 1885 SEBASTOPOL ROAD
SANTA ROSA, CA 95407

APN: 125-071-016,015

Client:

MILESTONE HOUSING GROUP

481 N. SANTA CRUZ AVENUE
LOS GATOS, CA 95030

Stamp:

LANDSCAPE ARCHITECTURE
STATE OF CALIFORNIA
03-31-21
01-20-21

Job No: -
Drawn By: NL
Checked By: MS
Plan Date: 06.02.2021
Scale: See Sheet

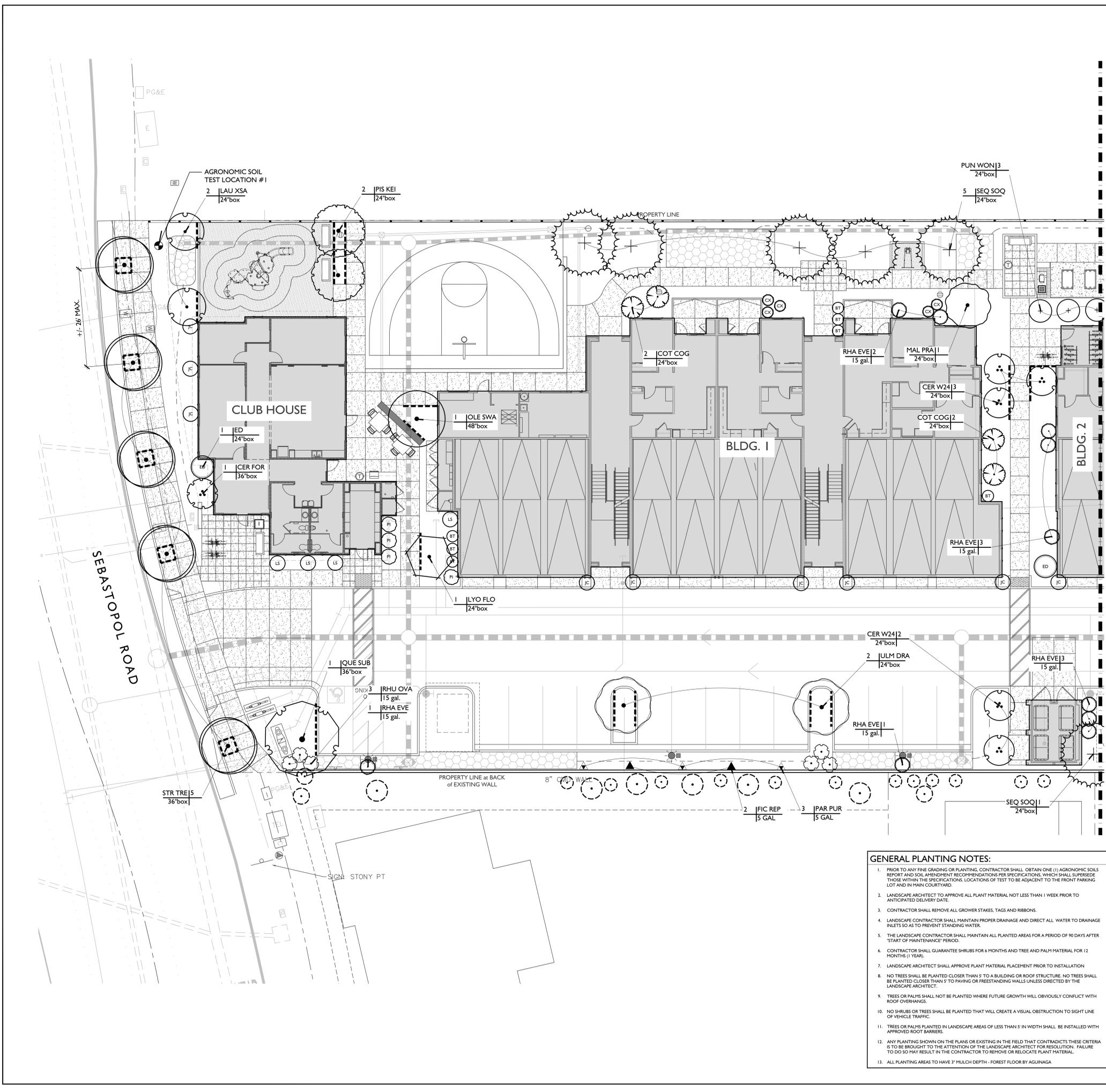
Title:

IRRIGATION DETAILS

Sheet No.:

LI.7

Plan Status:
CONSTRUCTION DOCUMENTS



TREES	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
ARB HYB	ARBUTUS X 'MARINA' HYBRID STRAWBERRY TREE -STD	36"BOX	LOW	10
CER FOR	CERCIS CANADENSIS 'FOREST PANSY' TM FOREST PANSY REDBUD	36"BOX	LOW	6
CER W24	CERCIS OCCIDENTALIS WESTERN REDBUD MULTI-TRUNK	24"BOX	LOW	9
CX	CHAENOMELES X SUPERBA 'DOUBLE TAKE PEACH' FLOWERING QUINCE	5 GAL	LOW	16
COT COG	COTINUS COGGYGRIA SMOKE TREE	24"BOX	LOW	10
DIO HAC	DIOSPYROS KAKI 'HACHIYA' JAPANESE PERSIMMON	15 GAL	MEDIUM	2
ED	ELAEOCARPUS DECIPENS 'LITTLE EMPEROR' DWARF JAPANESE BLUEBERRY TREE	24"BOX	LOW	6
GIN BIL	GINKGO BILOBA 'PRINCETON SENTRY' PRINCETON SENTRY MAIDENHAIR TREE	36"BOX	MEDIUM	5
JC	JUNIPERUS CHINENSIS 'BLUE POINT' BLUE POINT JUNIPER	15 GAL	LOW	15
LAG WHI	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' NATCHEZ GRAPE MYRTLE MULTI-TRUNK	24"BOX	MEDIUM	5
LS	LAURUS X 'SARATOGA' SARATOGA HYBRID LAUREL - COL.	15 GAL	LOW	12
LAU XSA	LAURUS X 'SARATOGA' SARATOGA HYBRID LAUREL - STD	24"BOX	LOW	2
LYO FLO	LYONOTHAMNUS FLORIBUNDUS ASPLENIFOLIUS FERNLEAF CATALINA IRONWOOD	24"BOX	LOW	8
MAG MLB	MAGNOLIA X SOULANGEAANA 'BLACK TULIP' SAUCER MAGNOLIA MULTI-TRUNK	48"BOX	MEDIUM	1
MAL PRA	MALUS X 'PRAIRIFIRE' PRAIRIFIRE CRAB APPLE	24"BOX	MEDIUM	3
OLE SWA	OLEA EUROPAEA 'SWAN HILL' TM SWAN HILL OLIVE	48"BOX	LOW	2
PIS KEI	PISTACIA CHINENSIS 'KEITH DAVEY' KEITH DAVEY CHINESE PISTACHE	24"BOX	MEDIUM	4
PI	PODOCARPUS ELONGATUS 'ICEE BLUE' TM ICEE BLUE YELLOW WOOD	15 GAL	MEDIUM	14
BT	PRUNUS CAROLINIANA 'BRIGHT 'N TIGHT' TM BRIGHT 'N TIGHT CAROLINA LAUREL	15 GAL	MEDIUM	34
PUN WON	PUNICA GRANATUM 'WONDERFUL' WONDERFUL POMEGRANATE	24"BOX	MEDIUM	3
QUE SUB	QUERCUS SUBER CORK OAK	36"BOX	LOW	3
RHA EVE	RHAMNUS CALIFORNICA 'EVE CASE' CALIFORNIA COFFEEBERRY	15 GAL	LOW	49
RHU OVA	RHUS OVATA SUGAR BUSH	15 GAL	LOW	27
SEQ SOQ	SEQUOIA SEMPERVIRENS 'SOQUEL' COAST REDWOOD	24"BOX	HIGH	7
STR TRE	STREET TREE TO BE COORDINATED WITH PUBLIC WORKS	36"BOX	MEDIUM	5
ULM DRA	ULMUS PARVIFOLIA 'DRAKE' DRAKE LACEBARK ELM	24"BOX	LOW	3

VINES	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
▲	FICUS REPENS CREEPING FIG	5 GAL	MEDIUM	11
△	MACFADYENA UNGUIS-CATI YELLOW TRUMPET VINE	5 GAL	LOW	4
▲	PARTHENOCISSUS QUINQUEFOLIA 'PURPLE FALLS' VIRGINIA CREEPER	5 GAL	MEDIUM	8

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

WUCOLS NOTE:
 WUCOLS, WATER USE CLASSIFICATION OF LANDSCAPE SPECIES, IS A UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION PUBLICATION AND IS A GUIDE TO THE WATER NEEDS OF LANDSCAPE PLANTS.

TREE ROOT BARRIER NOTE:
 ROOT BARRIERS ARE REQUIRED WHERE TREES ARE PLANTED WITHIN FIVE (5) FEET OF SIDEWALK, WALLS, BUILDINGS, STRUCTURES, CURBS, PAVING, PUBLIC IMPROVEMENTS WITHIN R.O.W. (TYPE), WATER, SEWER, STORM DRAIN, ETC. ROOT BARRIER SHALL BE INSTALLED AT HARDSCAPE EDGE WITH PERCOLATION TESTS OR UTILITY STRUCTURAL SOIL BARRIER SHALL BE THE LENGTH OF THE ULTIMATE CANOPY OF THE TREE. LOCATIONS OF ROOT BARRIER ON PLAN ARE FOR REFERENCE ONLY. VERIFY TREE DISTANCES FROM AFOREMENTIONED STRUCTURES IN THE FIELD.

TREE PLACEMENT NOTE:
 CONTRACTOR TO LOCATE ALL DRAINLINES IN FIELD PRIOR TO THE INSTALLATION OF TREES. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICT WITH TREE LOCATIONS WITH DRAIN LINES.

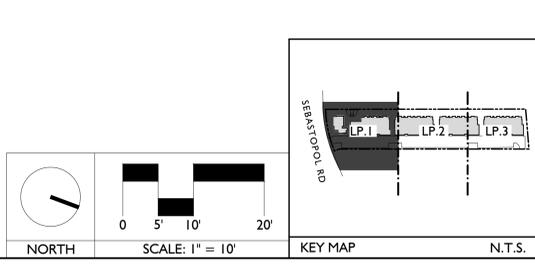
REFERENCE NOTE:
 FOR PLANTING DETAILS SEE SHEET LP.7
 FOR GENERAL PLANTING NOTES & SPECIFICATIONS SEE SHEET LP.8

- GENERAL PLANTING NOTES:**
- PRIOR TO ANY FINE GRADING OR PLANTING, CONTRACTOR SHALL OBTAIN ONE (1) AGRONOMIC SOILS REPORT AND SOIL AMENDMENT RECOMMENDATIONS PER SPECIFICATIONS, WHICH SHALL SUPERSEDE THOSE WITHIN THE SPECIFICATIONS. LOCATIONS OF TEST TO BE ADJACENT TO THE FRONT PARKING LOT AND IN MAIN COURTYARD.
 - LANDSCAPE ARCHITECT TO APPROVE ALL PLANT MATERIAL NOT LESS THAN 1 WEEK PRIOR TO ANTICIPATED DELIVERY DATE.
 - CONTRACTOR SHALL REMOVE ALL GROVER STAKES, TAGS AND RIBBONS.
 - LANDSCAPE CONTRACTOR SHALL MAINTAIN PROPER DRAINAGE AND DIRECT ALL WATER TO DRAINAGE INLETS SO AS TO PREVENT STANDING WATER.
 - THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTED AREAS FOR A PERIOD OF 90 DAYS AFTER 'START OF MAINTENANCE' PERIOD.
 - CONTRACTOR SHALL GUARANTEE SHRUBS FOR 6 MONTHS AND TREE AND PALM MATERIAL FOR 12 MONTHS (1 YEAR).
 - LANDSCAPE ARCHITECT SHALL APPROVE PLANT MATERIAL PLACEMENT PRIOR TO INSTALLATION.
 - NO TREES SHALL BE PLANTED CLOSER THAN 5' TO A BUILDING OR ROOF STRUCTURE. NO TREES SHALL BE PLANTED CLOSER THAN 5' TO PAVING OR FREESTANDING WALLS UNLESS DIRECTED BY THE LANDSCAPE ARCHITECT.
 - TREES OR PALMS SHALL NOT BE PLANTED WHERE FUTURE GROWTH WILL OBVIOUSLY CONFLICT WITH ROOF OVERHANGS.
 - NO SHRUBS OR TREES SHALL BE PLANTED THAT WILL CREATE A VISUAL OBSTRUCTION TO SIGHT LINE OF VEHICLE TRAFFIC.
 - TREES OR PALMS PLANTED IN LANDSCAPE AREAS OF LESS THAN 5' IN WIDTH SHALL BE INSTALLED WITH APPROVED ROOT BARRIERS.
 - ANY PLANTING SHOWN ON THE PLANS OR EXISTING IN THE FIELD THAT CONTRADICTS THESE CRITERIA IS TO BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO DO SO MAY RESULT IN THE CONTRACTOR TO REMOVE OR RELOCATE PLANT MATERIAL.
 - ALL PLANTING AREAS TO HAVE 3" MULCH DEPTH - FOREST FLOOR BY AGUINAGA

POT and PLANT SCHEDULE GROUND LEVEL

SYMBOL	QTY	IRRIGATION	DESCRIPTION	COLOR / FINISH	AVAILABLE FROM	PLANT MATERIAL (PER POT)
□	1	SELF WATERING	SAVANNAH SQUARE 28" SQ X 32" H QS-SAV2832P	COLOR: FRENCH GREY	QCQ CORP QCQ-CORP.COM 310.331.1665	(1) 24" BOX PREMIUM VERTICAL ACCENT

- NOTES:**
- ALL POTS TO RECEIVE 2" THICK ROCK COBBLE - TBD
 - ALLOW FOR 8-10 WEEKS LEAD TIMES ON ALL POTS
 - ALL POTS TO RECEIVE SELF WATERING SYSTEM TO BE CWI OR CWM CLASSIC BY PLANTER TECHNOLOGY OR EQUAL



Issued for:

03/15/21	100% DESIGN DEVELOPMENT
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Revisions:

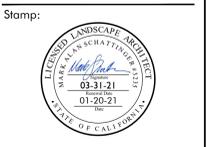
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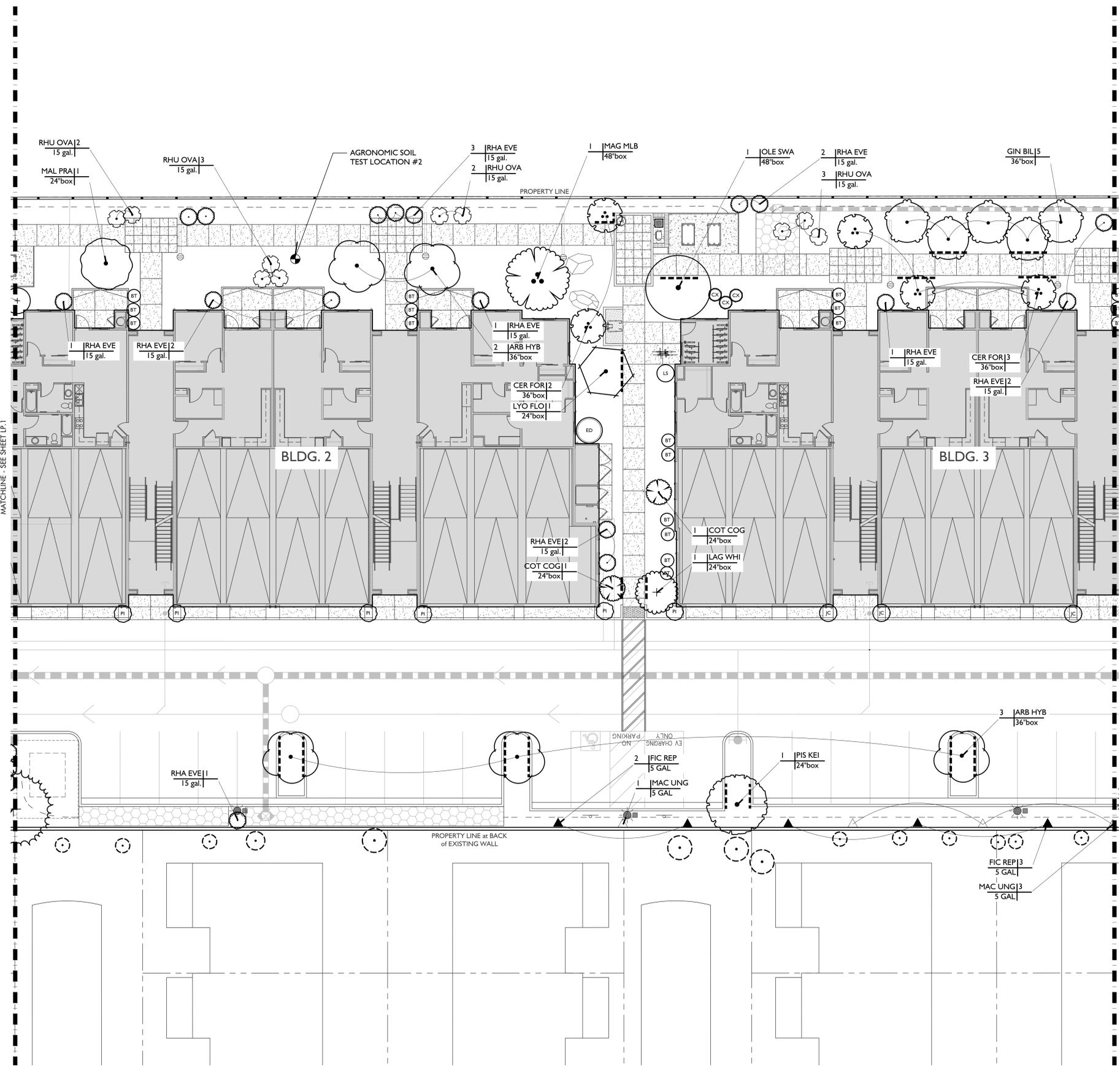
Project:
ACME FAMILY APARTMENTS
 1905 & 1885 SEBASTOPOL ROAD
 SANTA ROSA, CA 95407
 APN: 125-071-016,015

Client:
MILESTONE HOUSING GROUP
 481 N. SANTA CRUZ AVENUE
 LOS GATOS, CA 95030



Job No: -
 Drawn By: NL
 Checked By: MS
 Plan Date: 06.02.2021
 Scale: See Sheet
 Title:

TREE PLANTING PLAN
 Sheet No.:
LP.1
 Plan Status:
CONSTRUCTION DOCUMENTS



TREES	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
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GIN BIL	GINKGO BILOBA 'PRINCETON SENTRY' PRINCETON SENTRY MAIDENHAIR TREE	36"BOX	MEDIUM	5
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LAG WHI	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' NATCHEZ GRAPE MYRTLE MULTI-TRUNK	24"BOX	MEDIUM	5
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PI	PODOCARPUS ELONGATUS 'ICEE BLUE' TM ICEE BLUE YELLOW WOOD	15 GAL	MEDIUM	14
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PUN WON	PUNICA GRANATUM 'WONDERFUL' WONDERFUL POMEGRANATE	24"BOX	MEDIUM	3
QUE SUB	QUERCUS SUBER CORK OAK	36"BOX	LOW	3
RHA EVE	RHAMNUS CALIFORNICA 'EVE CASE' CALIFORNIA COFFEEBERRY	15 GAL	LOW	49
RHU OVA	RHUS OVATA SUGAR BUSH	15 GAL	LOW	27
SEQ SOQ	SEQUOIA SEMPERVIRENS 'SOQUEL' COAST REDWOOD	24"BOX	HIGH	7
STR TRE	STREET TREE TO BE COORDINATED WITH PUBLIC WORKS	36"BOX	MEDIUM	5
ULM DRA	ULMUS PARVIFOLIA 'DRAKE' DRAKE LACEBARK ELM	24"BOX	LOW	3

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▲	FICUS REPENS CREEPING FIG	5 GAL	MEDIUM	11
△	MACFADYENA UNGUIS-CATI YELLOW TRUMPET VINE	5 GAL	LOW	4
▲	PARTHENOCESSUS QUINQUEFOLIA 'PURPLE FALLS' VIRGINIA CREEPER	5 GAL	MEDIUM	8

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

WUCOLS NOTE:
WUCOLS, WATER USE CLASSIFICATION OF LANDSCAPE SPECIES, IS A UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION PUBLICATION AND IS A GUIDE TO THE WATER NEEDS OF LANDSCAPE PLANTS.

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TREE PLACEMENT NOTE:
CONTRACTOR TO LOCATE ALL DRAINLINES IN FIELD PRIOR TO THE INSTALLATION OF TREES. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICT WITH TREE LOCATIONS WITH DRAIN LINES.

REFERENCE NOTE:
FOR PLANTING DETAILS SEE SHEET LP.7
FOR GENERAL PLANTING NOTES & SPECIFICATIONS SEE SHEET LP.8

Issued for:

03/15/21	100% DESIGN DEVELOPMENT

Revisions:



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ACME FAMILY APARTMENTS

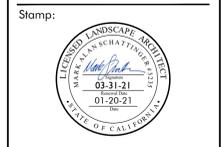
1905 & 1885 SEBASTOPOL ROAD SANTA ROSA, CA 95407

APN: 125-071-016,015

Client:

MILESTONE HOUSING GROUP

481 N. SANTA CRUZ AVENUE LOS GATOS, CA 95030



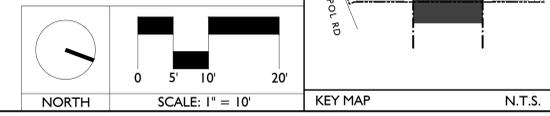
Job No: -
 Drawn By: NL
 Checked By: MS
 Plan Date: 06.02.2021
 Scale: See Sheet
 Title:

TREE PLANTING PLAN

Sheet No.:

LP.2

Plan Status:
CONSTRUCTION DOCUMENTS





TREES	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
ARB HYB	ARBUTUS X 'MARINA' HYBRID STRAWBERRY TREE -STD	36"BOX	LOW	10
CER FOR	CERCIS CANADENSIS 'FOREST PANSY' TM FOREST PANSY REDBUD	36"BOX	LOW	6
CER W24	CERCIS OCCIDENTALIS WESTERN REDBUD MULTI-TRUNK	24"BOX	LOW	9
CX	CHAENOMELES X SUPERBA 'DOUBLE TAKE PEACH' FLOWERING QUINCE	5 GAL	LOW	16
COT COG	COTINUS COGGYRIA SMOKE TREE	24"BOX	LOW	10
DIO HAC	DIOSPYROS KAKI 'HACHIYA' JAPANESE PERSIMMON	15 GAL	MEDIUM	2
ED	ELAEOCARPUS DECIPIENS 'LITTLE EMPEROR' DWARF JAPANESE BLUEBERRY TREE	24"BOX	LOW	6
GIN BIL	GINKGO BILOBA 'PRINCETON SENTRY' PRINCETON SENTRY MAIDENHAIR TREE	36"BOX	MEDIUM	5
JC	JUNIPERUS CHINENSIS 'BLUE POINT' BLUE POINT JUNIPER	15 GAL	LOW	15
LAG WHI	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' NATCHEZ GRAPE MYRTLE MULTI-TRUNK	24"BOX	MEDIUM	5
LS	LALURIUS X 'SARATOGA' SARATOGA HYBRID LAUREL - COL.	15 GAL	LOW	12
LAU XSA	LALURIUS X 'SARATOGA' SARATOGA HYBRID LAUREL - STD	24"BOX	LOW	2
LYO FLO	LYONOTHAMNUS FLORIBUNDUS ASPLENIFOLIUS SAUCER MAGNOLIA MULTI-TRUNK	24"BOX	LOW	8
MAG MLB	MAGNOLIA X SOULANGEAANA 'BLACK TULIP' PRAIRIFIRE CRAB APPLE	48"BOX	MEDIUM	1
MAL PRA	MALUS X 'PRAIRIFIRE' PRAIRIFIRE CRAB APPLE	24"BOX	MEDIUM	3
OLE SWA	OLEA EUROPAEA 'SWAN HILL' TM SWAN HILL OLIVE	48"BOX	LOW	2
PIS KEI	PISTACIA CHINENSIS 'KEITH DAVEY' KEITH DAVEY CHINESE PISTACHE	24"BOX	MEDIUM	4
PI	PODOCARPUS ELONGATUS 'ICEE BLUE' TM ICEE BLUE YELLOW WOOD	15 GAL	MEDIUM	14
BT	PRUNUS CAROLINIANA 'BRIGHT 'N TIGHT' TM BRIGHT 'N TIGHT' CAROLINA LAUREL	15 GAL	MEDIUM	34
PUN WON	PUNICA GRANATUM 'WONDERFUL' WONDERFUL POMEGRANATE	24"BOX	MEDIUM	3
QUE SUB	QUERCUS SUBER CORK OAK	36"BOX	LOW	3
RHA EVE	RHAMNUS CALIFORNICA 'EVE CASE' CALIFORNIA COFFEEBERRY	15 GAL	LOW	49
RHU OVA	RHUS OVATA SUGAR BUSH	15 GAL	LOW	27
SEQ SOQ	SEQUOIA SEMPERVIRENS 'SOQUEL' COAST REDWOOD	24"BOX	HIGH	7
STR TRE	STREET TREE TO BE COORDINATED WITH PUBLIC WORKS	36"BOX	MEDIUM	5
ULM DRA	ULMUS PARVIFOLIA 'DRAKE' DRAKE LACEBARK ELM	24"BOX	LOW	3

VINES	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
▲	FICUS REPENS CREEPING FIG	5 GAL	MEDIUM	11
△	MACFADYENA UNGUIS-CATI YELLOW TRUMPET VINE	5 GAL	LOW	4
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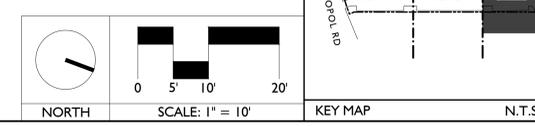
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REFERENCE NOTE:
FOR PLANTING DETAILS SEE SHEET LP.7
FOR GENERAL PLANTING NOTES & SPECIFICATIONS SEE SHEET LP.8

SYMBOL:



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Revisions:

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Project:
ACME FAMILY APARTMENTS
1905 & 1885 SEBASTOPOL ROAD
SANTA ROSA, CA 95407
APN: 125-071-016,015

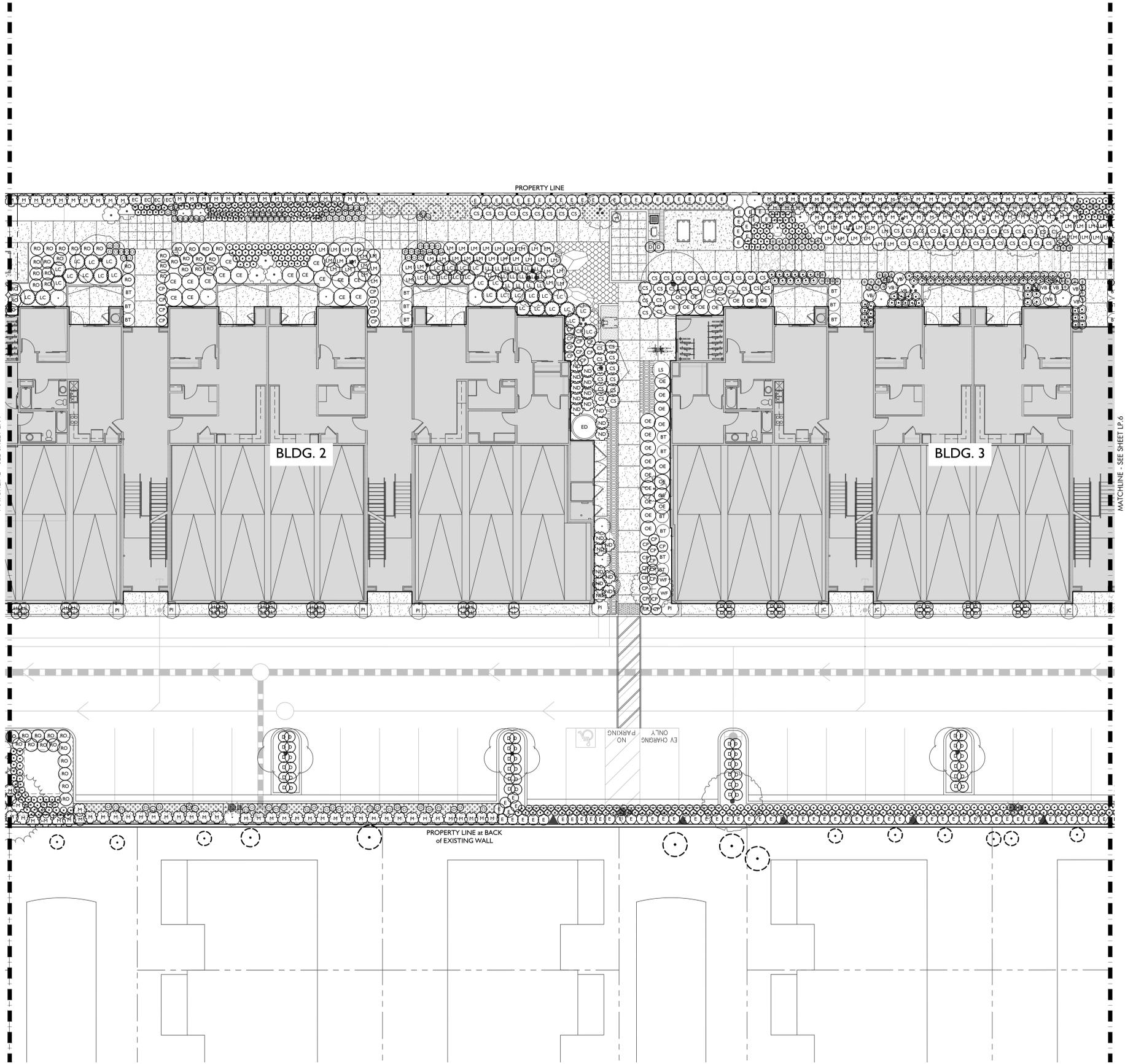
Client:
MILESTONE HOUSING GROUP
481 N. SANTA CRUZ AVENUE
LOS GATOS, CA 95030



Job No: -
Drawn By: NL
Checked By: MS
Plan Date: 06.02.2021
Scale: See Sheet
Title:

TREE PLANTING PLAN

Sheet No.:
LP.3
Plan Status:
CONSTRUCTION DOCUMENTS



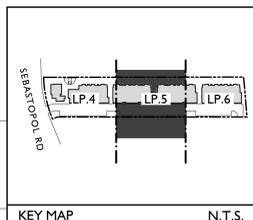
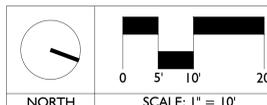
SHRUBS	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY	
⊕	ACHILLEA MILLEFOLIUM 'TERRA COTTA' TERRA COTTA COMMON YARROW	1 GAL	LOW	268	
⊙	CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT' YANKEE POINT CARMEL CREEPER	5 GAL	LOW	21	
⊙	CEANOTHUS X 'SKYLARK' SKYLARK WILD LILAC	5 GAL	LOW	31	
⊙	CISTUS SALVIFOLIUS ROCKROSE SAGELEAF	5 GAL	LOW	115	
⊙	CORREA PULCHELLA 'PINK EYRE' PINK EYRE AUSTRALIAN FUCHSIA	5 GAL	LOW	109	
⊙	DIETES IRIDIODES FORTNIGHT LILY	5 GAL	LOW	157	
⊙	EPILOBIUM CANUM 'CATALINA' CATALINA CALIFORNIA FUCHSIA	5 GAL	LOW	50	
⊙	ERIOGONUM FASCICULATUM COMMON BUCKWHEAT	5 GAL	LOW	240	
⊙	JUNCUS PATENS CALIFORNIA GRAY RUSH	1 GAL	LOW	979	
⊙	LANTANA MONTEVIDENSIS 'ALBA' WHITE TRAILING LANTANA	5 GAL	LOW	97	
⊙	LIMONIUM PEREZII STATICE	5 GAL	LOW	37	
⊙	LOMANDRA LONGIFOLIA MAT RUSH	5 GAL	LOW	313	
⊙	LOROPETALUM CHINENSE 'SIZZLING PINK' SIZZLING PINK FRINGE FLOWER	5 GAL	LOW	49	
⊙	MAHONIA REPENS CREEPING MAHONIA	5 GAL	LOW	16	
⊙	MUHLENBERGIA DUBIA PINE MUHLY	5 GAL	LOW	119	
⊙	MUHLENBERGIA RIGENS DEER GRASS	5 GAL	LOW	356	
⊙	NANDINA DOMESTICA 'GULF STREAM' GULF STREAM HEAVENLY BAMBOO	5 GAL	LOW	87	
⊙	OLEA EUROPAEA 'LITTLE OLLIE' TM LITTLE OLLIE OLIVE	5 GAL	LOW	49	
⊙	ROSMARINUS OFFICINALIS 'HUNTINGTON' CARPET HUNTINGTON CARPET ROSEMARY	5 GAL	LOW	158	
⊙	TEUCRIUM CHAMAEDRYS GERMANDER	5 GAL	LOW	212	
⊙	VERBENA BONARIENSIS PURPLETOP VERVAIN	5 GAL	LOW	23	
⊙	WESTRINGIA FRUTICOSA 'MORNING LIGHT' MORNING LIGHT COAST ROSEMARY	5 GAL	LOW	67	
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	WUCOLS	SPACING	QTY
⊙	CAREX TUMULICOLA FOOTHILL SEDGE	1 GAL	LOW	12" o.c.	2,156
⊙	FESTUCA RUBRA RED FESCUE	PLUGS	LOW	6" o.c.	1,127
⊙	LOMANDRA LONGIFOLIA 'STEELY SLIM' STEELY SLIM MAT RUSH	1 GAL	LOW	12" o.c.	283

MULCH NOTE:
ALL SHRUB AREAS TO RECEIVE MINIMUM 3" THICK 'FOREST FLOOR'
MULCH BY AGUINAGA GREEN, 877.O.C.MULCH

QUANTITIES NOTE:
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Revisions:



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Project:
ACME FAMILY APARTMENTS

1905 & 1885 SEBASTOPOL ROAD
SANTA ROSA, CA 95407

APN: 125-071-016,015

Client:
MILESTONE HOUSING GROUP

481 N. SANTA CRUZ AVENUE
LOS GATOS, CA 95030

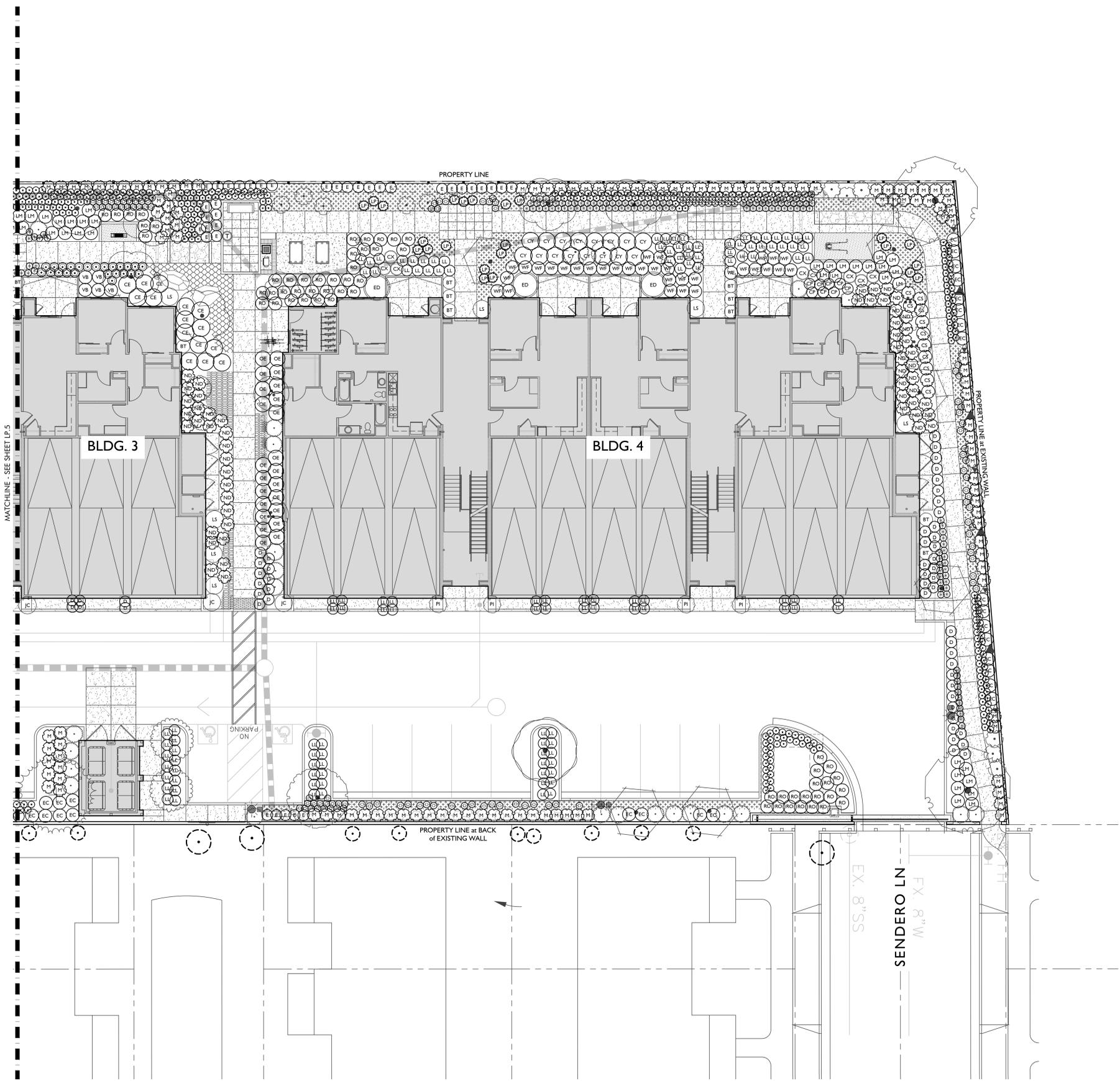


Job No: -
Drawn By: NL
Checked By: MS
Plan Date: 06.02.2021
Scale: See Sheet
Title:

SHRUB PLANTING PLAN

Sheet No.:
LP.5

Plan Status:
CONSTRUCTION DOCUMENTS



SHRUBS	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY	
⊕	ACHILLEA MILLEFOLIUM 'TERRA COTTA' TERRA COTTA COMMON YARROW	1 GAL	LOW	268	
CY	CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT' YANKEE POINT CARMEL CREEPER	5 GAL	LOW	21	
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E	ERIOGONUM FASCICULATUM COMMON BUCKWHEAT	5 GAL	LOW	240	
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▨	CAREX TUMULICOLA FOOTHILL SEDGE	1 GAL	LOW	12" o.c.	2,156
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MULCH NOTE:
ALL SHRUB AREAS TO RECEIVE MINIMUM 3" THICK 'FOREST FLOOR'
MULCH BY AGUINAGA GREEN. 877.OC.MULCH

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Revisions:



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ACME FAMILY APARTMENTS
1905 & 1885 SEBASTOPOL ROAD
SANTA ROSA, CA 95407
APN: 125-071-016,015

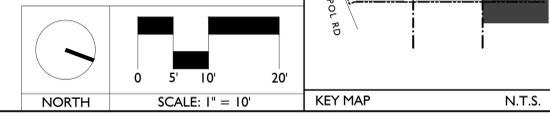
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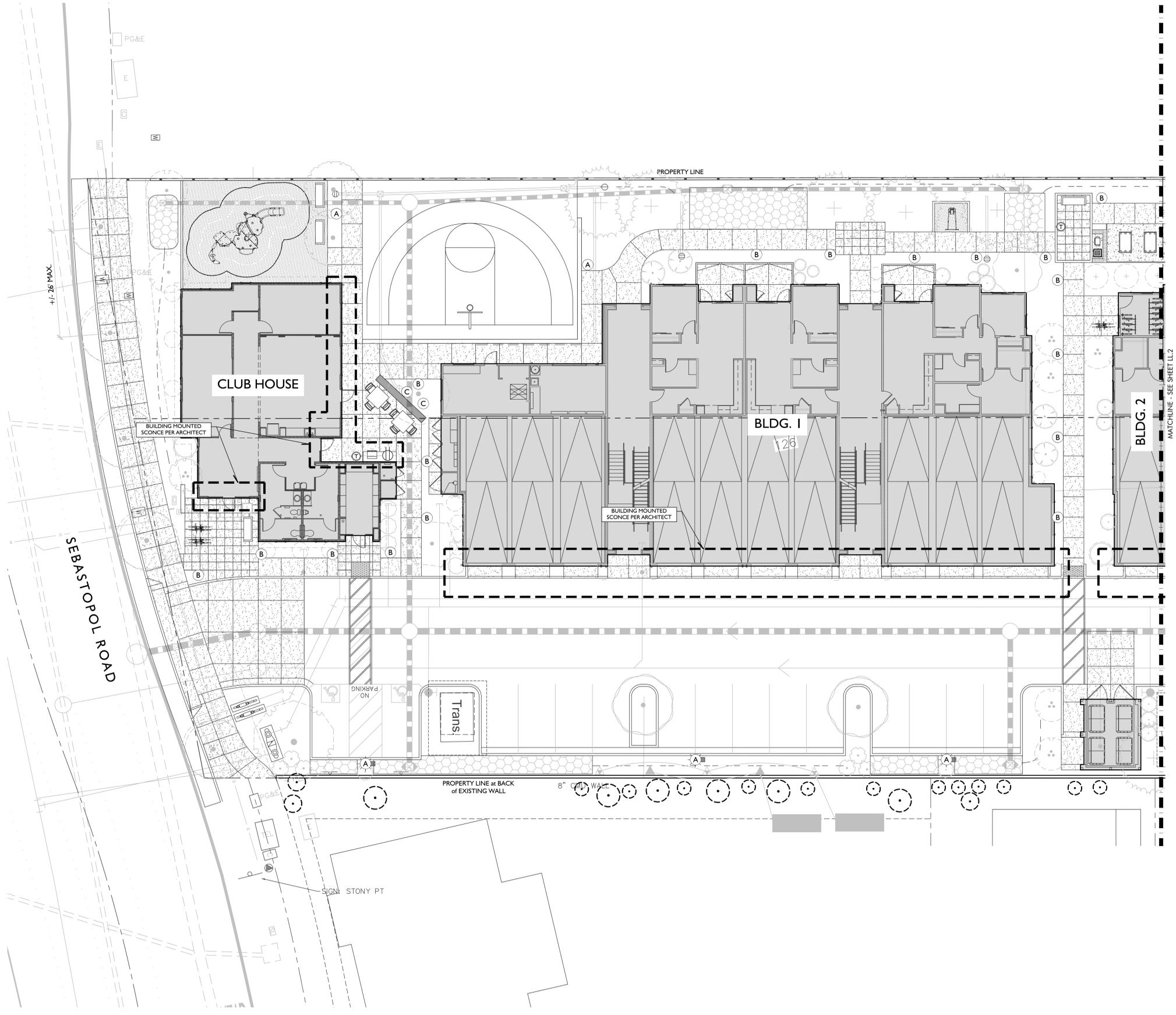


Job No: -
Drawn By: NL
Checked By: MS
Plan Date: 06.02.2021
Scale: See Sheet
Title:

SHRUB PLANTING PLAN

Sheet No.:
LP.6
Plan Status:
CONSTRUCTION DOCUMENTS





LIGHT FIXTURE LEGEND:

SYMBOL	TYPE / LOCATION	MANUFACTURER / MODEL #	LAMP	ACCESSORIES / NOTES
(A)	POLE LIGHT	LIGMAN: UAD-20011-W30-02-120v	82 W LED 3000K	14 FT POLE OR APPROVED EQUAL DARK GREY FINISH
(B)	PEDESTRIAN WALKWAY BOLLARD	LIGMAN: UPRA-10012-T3-W30-02-120v	14 W LED 3000K	SURFACE MOUNT DARK GREY FINISH
(C)	STAKE MOUNTED TREE UPLIGHT	FX LUMINAIRE: NP-9LED-LS-FB OR APPROVED EQUAL	10 W LED	13' STAKE. REQUIRES A REMOTE TRANSFORMER.
(D)	SIGN LIGHT	LINEAR SIGN LIGHT	-	-
⊖	WEATHERPROOF GFCI OUTLET WITH COVER	-	-	COORDINATE LOCATIONS WITH OWNER and PROPERTY MANAGER

ELECTRICAL COORDINATION NOTE:
 FOR PERMIT AND CONSTRUCTION PLANS FOR FIXTURE CIRCUITING AND LOADS SEE PLANS PREPARED BY ELECTRICAL ENGINEER.

- GENERAL LANDSCAPE LIGHTING NOTES:**
- CONTRACTOR SHALL STUB OUT ELECTRICAL CONDUIT TO SPECIMEN TREES/PALMS PRIOR TO PLANTING. ALL FIXTURES SHALL BE MOUNTED AFTER INSTALLATION OF TREES AND PALMS.
 - ALL LIGHTING FIXTURES AND ELECTRICAL INSTALLATION SHALL BE IN CONFORMANCE WITH CITY OF SANTA ROSA, THE NATIONAL ELECTRICAL CODES AND LOCAL GOVERNMENT AGENCY AND PLANS PREPARED BY ELECTRICAL CONSULTANT.
 - CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND SHALL BE HELD LIABLE FOR ALL DAMAGES INCURRED.
 - THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
 - ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT UNIFORM BUILDING CODES, PERMIT REQUIREMENTS AND STATE AND HEALTH SAFETY REQUIREMENTS.
 - ALL ELECTRICAL FIXTURES ARE SHOWN SCHEMATICALLY FOR LOCATIONS AND QUANTITIES REQUIRED. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND INSTALL FIXTURES PER MANUFACTURERS SPECIFICATIONS AND PLANS PREPARED BY ELECTRICAL ENGINEER CONSULTANT.
 - CONTRACTOR SHALL PROVIDE AND INSTALL ALL NECESSARY CONDUIT UNDER PAVING PRIOR TO CONSTRUCTION.

REFERENCE NOTE:
 PLANS ARE FOR REFERENCE ONLY. SEE ELECTRICAL PLANS PREPARED BY ELECTRICAL ENGINEER.

"FOR REFERENCE & COORDINATION ONLY"

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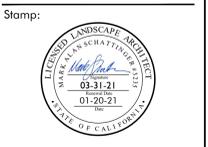
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1905 & 1885
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 SANTA ROSA, CA
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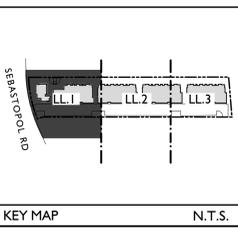
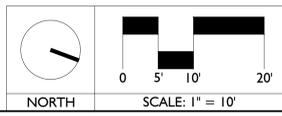


Job No: -
 Drawn By: NL
 Checked By: MS
 Plan Date: 06.02.2021
 Scale: See Sheet
 Title:

LANDSCAPE LIGHTING PLAN

Sheet No.:
LL.1

Plan Status:
CONSTRUCTION DOCUMENTS



KEY MAP N.T.S.

