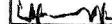
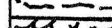
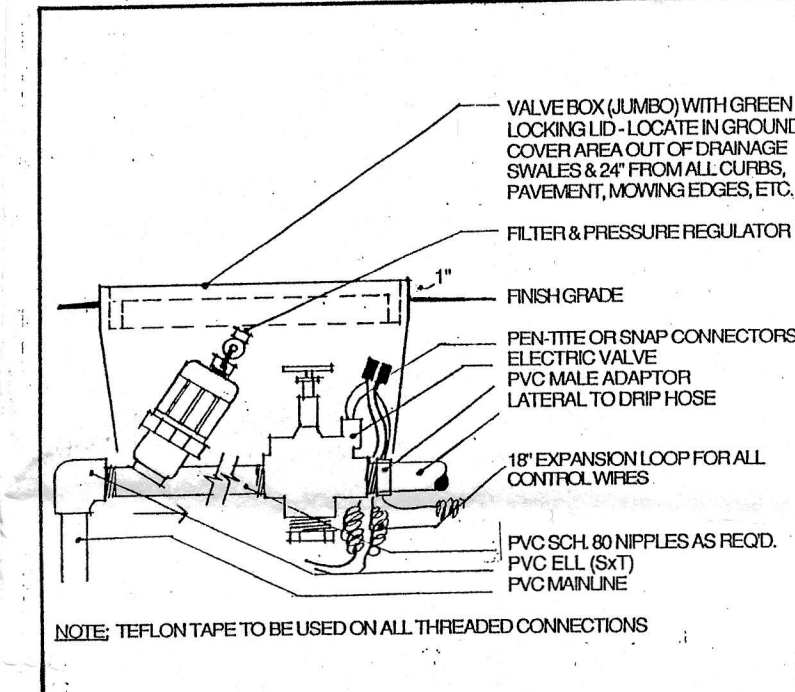
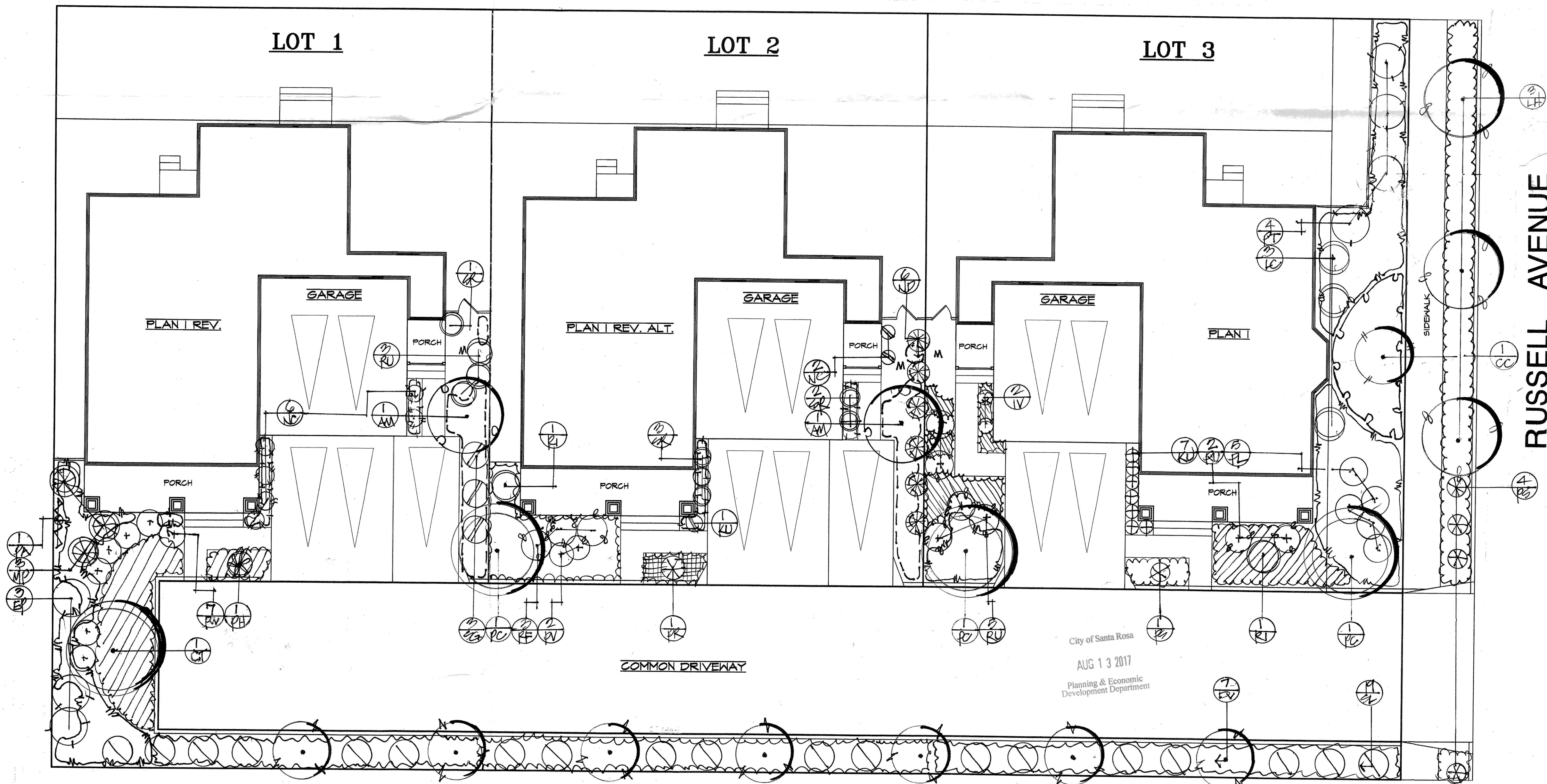
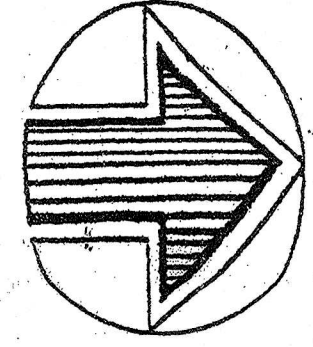
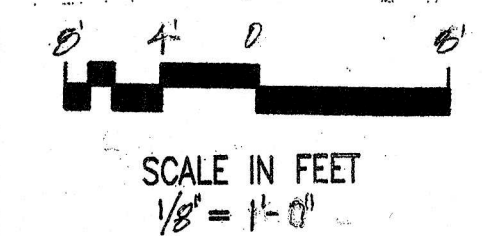


ABBR.	PLANT SPECIES (Botanical & Common Names)	SIZE	NOTES	QUANTITIES	USE
TREES					
A M	<i>Arbutus 'Marina'</i> Hybrid Strawberry Tree	24" Box	Low Standard	2	Low
C C	<i>Calistemon citrinus 'Splendens'</i> Sollyebush	15 Gal.	Low Standard	1	Low
G T	<i>Chilopsis lasiantheris 'Pink Dawn'</i> Hybrid Catalpa/Desert Willow	24" Box	Low Standard	1	Low
D V	<i>Dodonaea viscosa 'Purpurea'</i> Purple Hopseed	15 Gal.	Low Standard	7	Low
L H	<i>Lagacoechia hybrid 'Tuscarorra'</i> Hybrid Crapemyrtle	15 Gal.	Standard	3	Low
P C	<i>Pistacia chinensis 'Keith Davey'</i> Chinese Pistache (Male)	24" Box	Standard	3	Low
SHRUBS & VINES					
E P	<i>Elaeagnus pungens 'Frutlandii'</i> Sweet Olive	5 Gal.		3	Low
I V	<i>Ilex vomitoria 'Nana'</i> Dwarf Holly	5 Gal.		2	Low
K U	<i>Krithophia uvaria</i> Red-hot Poker	1 Gal.		8	Low
L C	<i>Loropetalum chinensis 'Purple Majesty' or 'Plum Delight'</i> Chinese Fringe Bush	5 Gal.		3	Low
M P	<i>Mahonia pinnata 'Ken Hartman' or 'Skylark'</i> California Grape-Holly	5 Gal.		3	Low
N C	<i>Nandina domestica 'Compacta'</i> Compact Heavenly Bamboo	5 Gal.		8	Low
N D	<i>Nandina domestica</i> Heavenly Bamboo	5 Gal.		6	Low
P A	<i>Parthenocissus tricuspidata</i> Boston Ivy	5 Gal.	Train on Fence	1	Low
P H	<i>Phormium hybrid 'Yellow Wave' or 'Wings. of Gold'</i> Arching, Yellow-banded Dwarf New Zealand Flax	5 Gal.		1	Low
P R	<i>Phormium hybrid 'Tom Thumb' or 'Bronze Baby'</i> Arching, Red or Bronze Dwarf New Zealand Flax	5 Gal.		1	Low
P L	<i>Plumbago capensis 'Imperial Blue' or 'Royal Cape'</i> Cape Plumbago	5 Gal.		5	Low
P W	<i>Plumbago capensis 'Alba'</i> White Cape Plumbago	5 Gal.		7	Low
P S	<i>Pennisetum setaceum 'Rubrum'</i> Purple Fountain Grass	5 Gal.		5	Low
P T	<i>Pittosporum tobira 'Variegata'</i> Variegated Tobira	5 Gal.		4	Low
P V	<i>Pittosporum tobira 'Creme-de-Mint'</i> Dwarf Variegated Tobira	5 Gal.		2	Low
R F	<i>Rosa 'Flower Carpet Scarlet' or 'Single Red'</i> Ground Cover Flower Carpet Red Rose	2 or 5 Gal.		3	Moderate
R I	<i>Rosa 'Iceberg'</i> Iceberg Rose	5 Gal.		2	Moderate

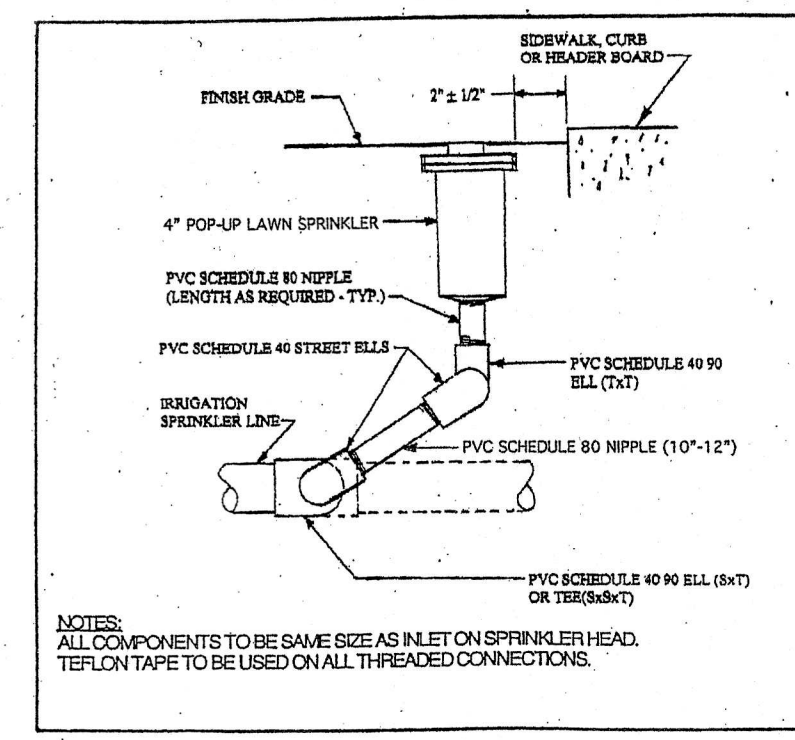
R U	<i>Rhaphiolepis umbellata</i> 'Minor'	5 Gal.	10	Low
S G	Dwarf Indian Hawthorn <i>Salvia gregii</i> 'Furman's Red' or 'Hot Lips'	1 Gal.	3	Low
S L	Red Autumn Sage <i>Salvia leucantha</i> 'Midnight'	5 Gal.	19	Low
S R	Purple Mexican Bush Sage <i>Sarcococca nuscifolia</i> Fragrant Sarcococca	5 Gal.	6	Low

GROUND COVERS					
	<i>Arctostaphylos 'Emerald Carpet'</i> Prostrate Manzanita	1 Gal.	@ 30" c.c.	As Req'd.	Low
	<i>Cotoneaster dammeri 'Salmon Beauty'</i> Creeping Cotoneaster	1 Gal.	@ 30" c.c.	--	Low
	<i>Eriogon karwinskianus</i> Santa Barbara/Mexican Daisy	1 Gal.	@ 30" c.c.	--	Low
	<i>Festuca californica 'Phil's Silver' or 'Serpentine Blue'</i> CA Silver-Blue Fescue	4" Pots.	@ 18" c.c.	--	Low
	<i>Hedera helix 'Glacier'</i> Glacier Variegated English Ivy	4" Pots	@ 12" c.c.	--	Low
	<i>Lantana montevidensis</i> Purple Lantana	1 Gal.	@ 2'- 0" c.c.	--	Low
	<i>Muhlenbergia capillaris 'Regal Mist'</i> Pink Hairy Awn Muhly Grass	1 Gal.	@ 3'- 0" c.c.	--	Low
	<i>Myoporum parvifolium 'Putah Creek'</i> Prostrate Myoporum	1 Gal.	@ 4'- 0" c.c.	Single Row	Low
	<i>Osteospermum heterophyllum 'White'</i> White South African Daisy	1 Gal.	@ 30" c.c.	--	Low
	<i>Pennisetum orientale (Not Tall Talis)</i> Oriental Fountain Grass	1 Gal.	@ 2'- 0" c.c.	Dbl. Row in Parkway	Moderate

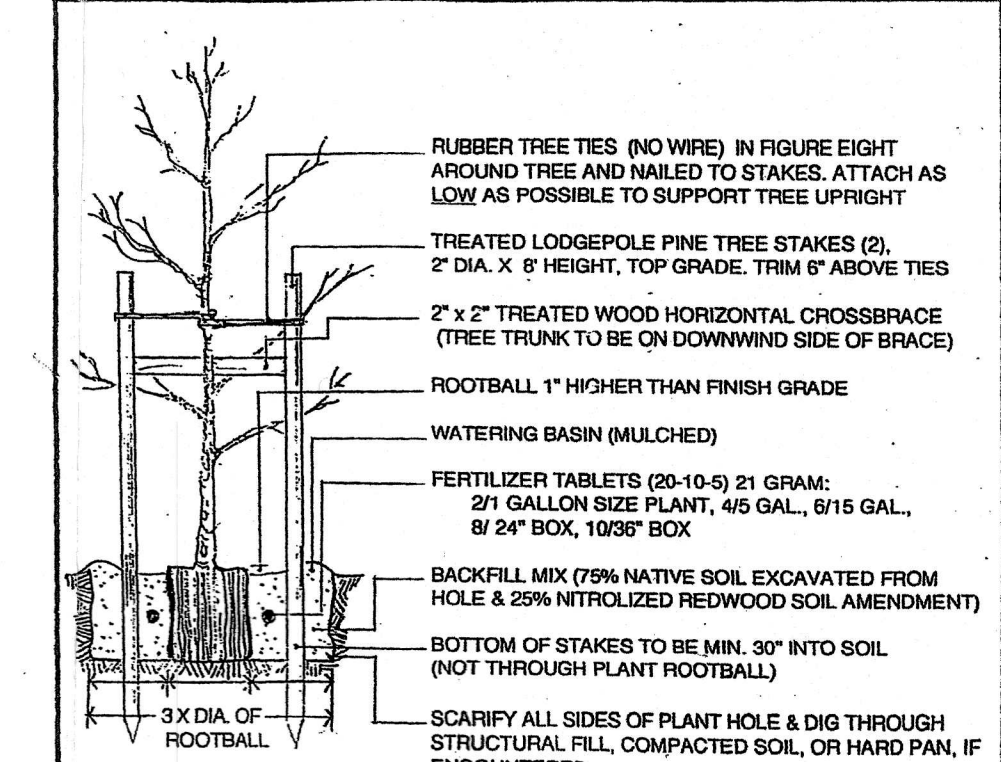
1. If any landscape areas are "lime treated", remove all soil in these areas to a depth of three (3) feet and replace with stockpiled onsite topsoil or amended sandy loam topsoil, from a source approved by the Landscape Architect (submit sample).
2. No substitution of plant species or varieties, or their specified sizes, shall be allowed without the written approval of the Landscape Architect. Any incorrect species or varieties shipped to the site, or any plants rejected by the L. A. for poor size or quality, shall be returned at no cost to the Owner or L.A.
3. Incorporate RSA (Nitrolized Redwood Sawdust) soil amendment into the topsoil to a depth of 8" at a minimum rate of 6 cubic yards per 1,000 square feet or per specific amendment recommendations from a soils laboratory report.
4. 'M' on the Planting Plan indicates mulch only in those areas. All landscape areas, shown to be planted, to have 3" of specified mulch.
5. Quantities are approximate only & contractor is required to provide all plants shown on the plan.
6. All trees within 5' of pavement, walks, curbs, foundations, etc. to have root barriers installed 18" deep by 10' long centered on the tree's trunk.
7. This plan meets the requirements of Santa Rosa's WELO ordinance, as revised in 2015.
8. Triple stake & crossbrace all 24" boxed trees.
9. Street trees shall be planted in accordance with the City 'Standards & Specifications for Planting Parkway Trees'. Contact the Parks Department, Street Tree Division, for approval of all tree locations prior to planting.a.
10. Upon completion of the installation, the contractor shall submit to the Engineering Development Services Inspector,
 - a. A complete and signed 'Certificate of Completion' stating that the project has been installed as designed
 - b. The 'Certificate of Completion', signed by the Landscape Architect & Contractor, shall be accompanied by an irrigation audit, irrigation schedule and a maintenance schedule (all provided by the General or Land. Contractor) as described in the City ordinance.
 - c. A final City inspection shall be performed. Contact Engineering Development Services at 707-543-4611 to schedule an inspection. The installation contractor shall attend this inspection and make all required repairs and adjustments to achieve approval and completion from the City.



DRIP VALVE DETAIL



POP-UP BUBBLER DETAIL



NOTE: TRIPLE STAKE & CROSS BRACE ALL BOXED TREES

PLANTING & STAKING DETAIL

IRRIGATION LEGEND

SYMBOL	EQUIPMENT	MANUF'R	MODEL NO.(S)
	TREE BUBBLERS	HUNTER	.25 GPM PCN BUBBLER NOZZLES ON 4" PRO-SPRAY POP-UP (2 PER TREE)
	BUBBLER CONTROL VALVE	HUNTER	PGV-ASV-075 w/PRESSURE REDUCER
	DRIP CONTROL VALVE	HUNTER	PGV-ASV-075 w/PRESSURE REDUCER & Y-TYPE FILTER (120 MESH)
	MAIN LINE	PVC SCH. 40	18" OF COVER
	LATERAL LINE	PVC SCH. 40	12" OF COVER
	SLEEVE	PVC SCH. 40	18" OF COVER
	FLEX-DRIP HOSE LINE	5/8" POLYHOSE	6" OF COVER
	INLINE TECH-LITE W/EMITTERS @ 24" NETAFIM OR EQ.		ON SUBGRADE
	DRIP HOSE END		FIGURE 8 COUPLING IN SMALL, ROUND VALVE BOX
	POINT OF CONNECTION & PRIVATE WATER METER	DLJ-100	1" GATE VALVE IN BOX PER CITY STD. 'SUB-METER/ISOLATION VALVE DETAIL'
	CONTROLLER, 3 STATIONS WEATHER STATION (WIRELESS)	HUNTER	XC-300I SOLAR SYNC - MOUNT ON FASCIA
	CONTROLLER STATION / G.P.M. PLANT TYPE BEING IRRIGATED		

IRRIGATION NOTES

1. IRRIGATION SYTEM IS DESIGNED TO OPERATE ON 40 TO 95 P.S.I. AT THE VALVES. MAXIMUM G.P.M. IS 12± PER CIRCUIT (FLUSH CYCLE). ADJUST VALVES PRESSURE REGULATORS TO PROVIDE OPTIMUM OPERATING PRESSURE AT THE DRIP EMITTERS, PER MANUFACTURER'S RECOMMENDATIONS.
2. INSTALL INLINE EMITTER LINES FOR GROUND COVER GRASSES IN PARKWAY STRIP. EMITTER LOCATIONS TO BE ON EDGES OF ROOTBALLS. INSTALL POP-UP BUBBLERS (2) FOR DEEP WATERING OF TREES ON OPPOSITE SIDES & AT EDGES OF ROOTBALLS.
3. SEE CIVIL ENGINEER'S PLANS FOR SPECIFIC LOCATIONS OF UNDERGROUND UTILITY, STORM DRAIN LINES, ETC. THAT OCCUR WITHIN LANDSCAPE AREAS & CONFIRM THE DEPTH OF THESE WITH GENERAL CONTRACTOR PRIOR TO TRENCHING.
4. SEE SHEET L-1 FOR IRRIGATION DETAILS.

HYDROZONE TABLE FOR ALL VALVES

LOT NO.	VALVE NO.	IRRIG. METHOD	PLANT TYPE	WATER USE	G.P.M.	AREA SQ. FT.	% OF LANDSCAPE
1	T1	BUBBLER	TREES	LOW	4.0	567	25%
	D1	DRIP	SHRUBS/G.C.	MODERATE	4.3	702	31%
	D2	DRIP	SHRUBS/G.C.	LOW	3.7	873	44%
TOTAL =						2,242	
2	T1	BUBBLER	TREES	LOW	2.5	342	34%
	S1	DRIP	SHRUBS/G.C.	MODERATE	2.0	304	30%
	S2	DRIP	SHRUBS/G.C.	LOW	1.5	372	36%
TOTAL =						1,018	
3	T1	BUBBLER	TREES	LOW	2.0	292	24%
	S1	DRIP	SHRUBS/G.C.	LOW	3.8	564	46%
	S2	DRIP	SHRUBS/G.C.	LOW	1.5	377	30%
TOTAL =						1,233	
TOTAL AREA =						4,493 SQ. FT.	100%

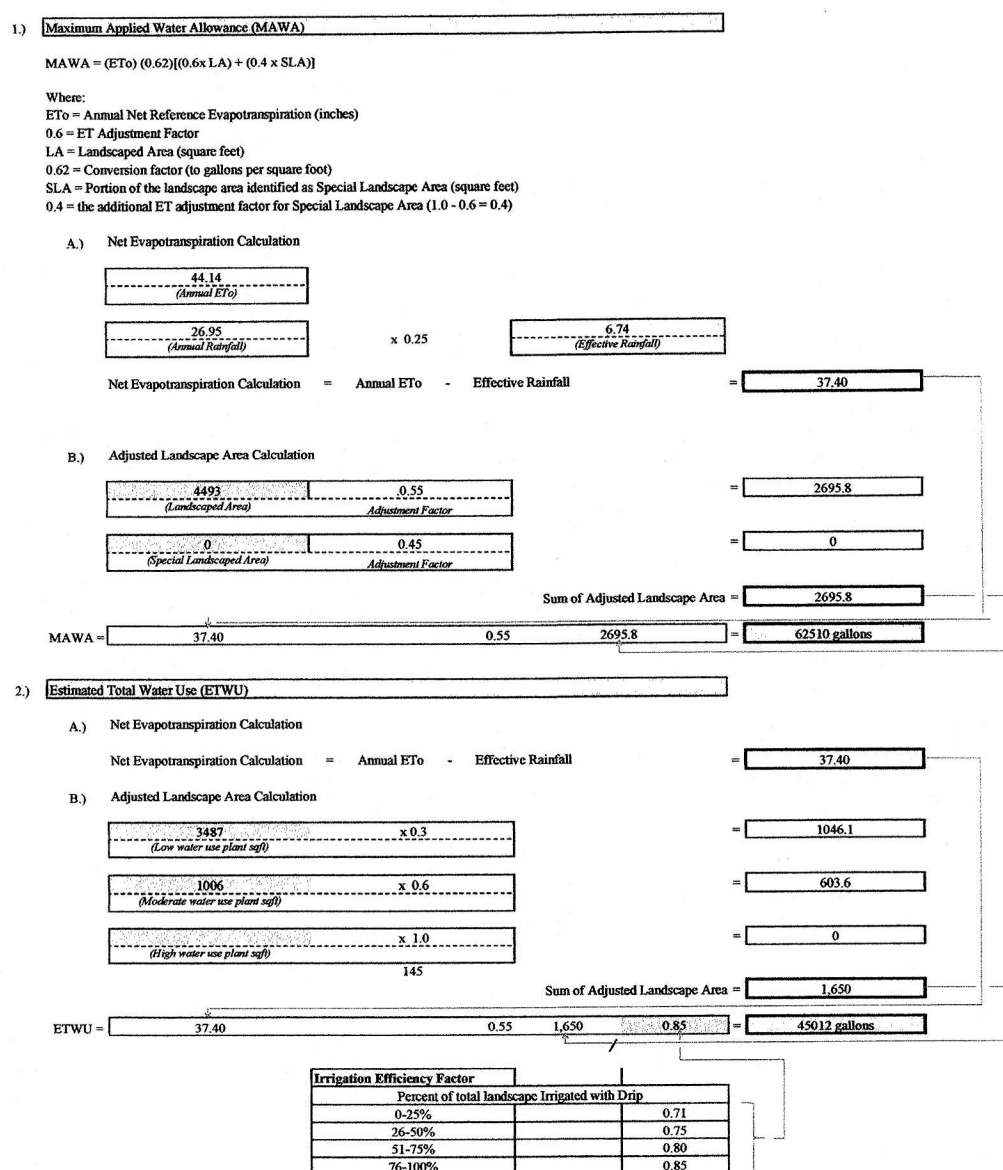
SUMMARY HYDROZONE TABLE

PLANT TYPE	AREA	% OF LANDSCAPE
LOW WATER USE	3,487 S.F.	78%
MODERATE WATER	1,006 S.F.	22%
TOTALS	= 4,493 S.F.	100%

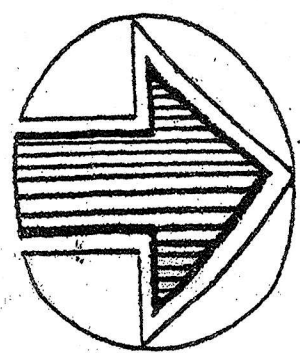
M.A.W.A. CHART

ALL LOTS
JESSIE'S COTTAGES
Maximum Applied Water Allowance

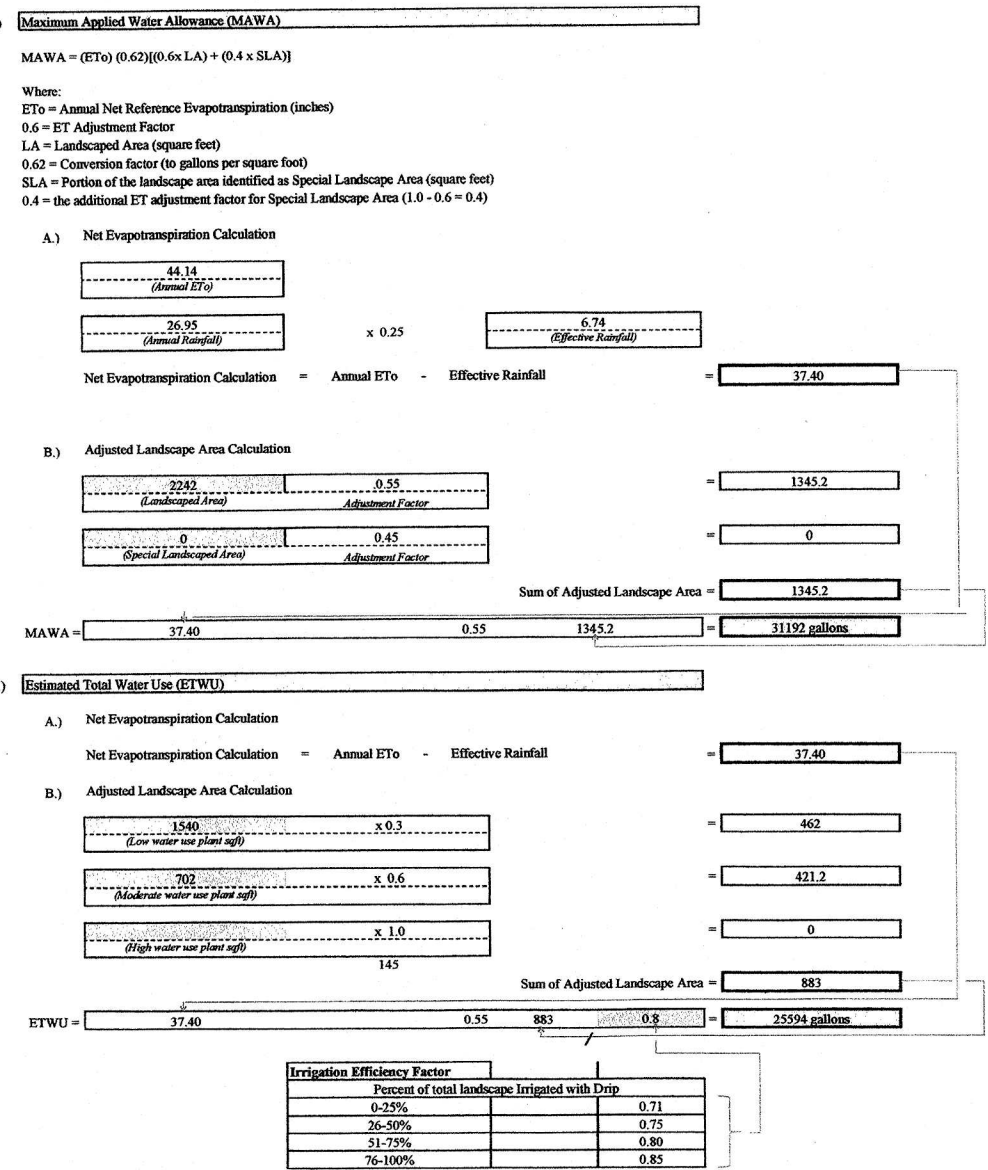
The following calculations will help you determine your site specific water budget and establish a planting plan that will allow you to meet your water budget.
Your Estimated Total Water Use must be less than your Maximum Applied Water Allowance.



SCALE IN FEET
1/8" = 1'-0"

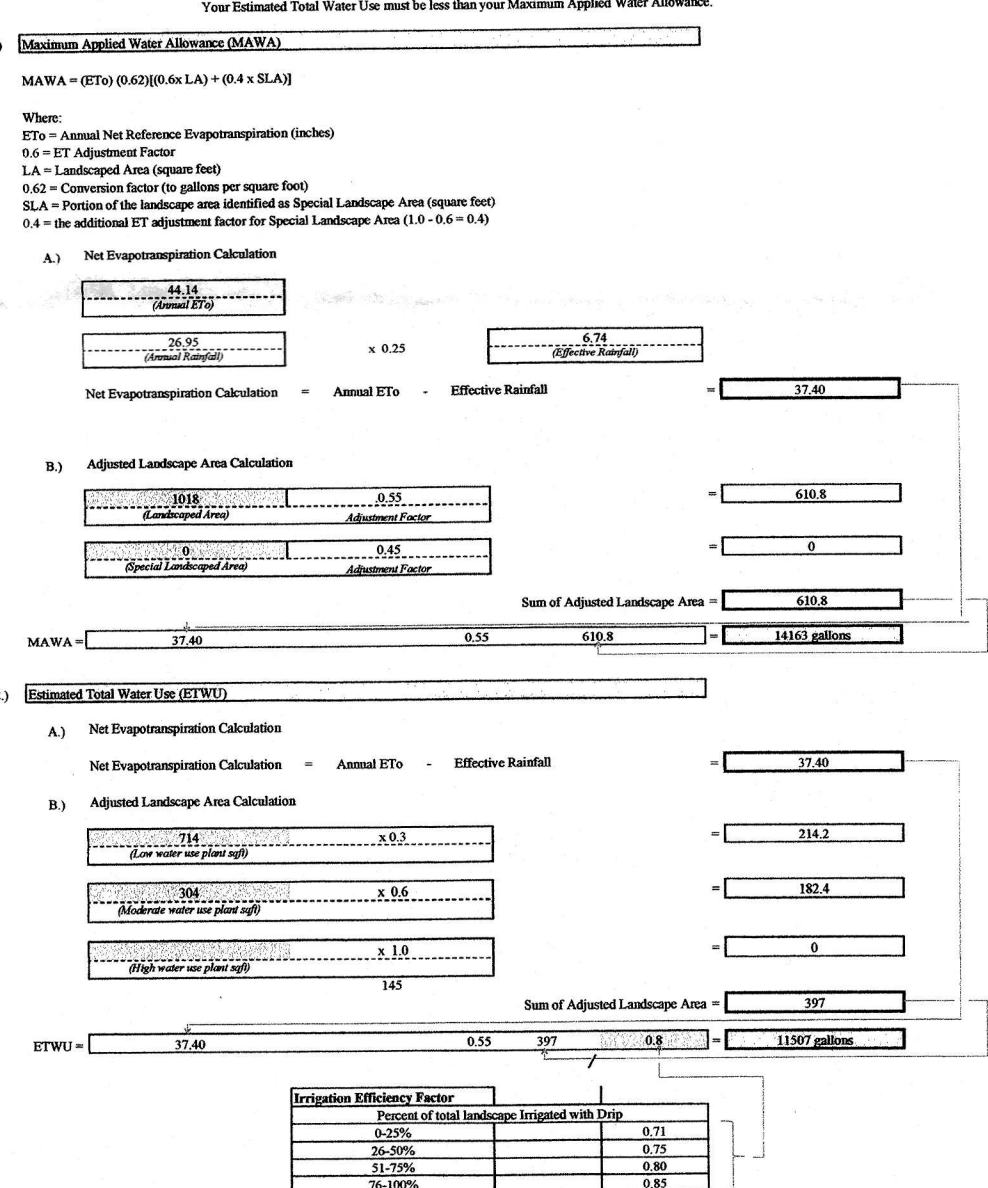


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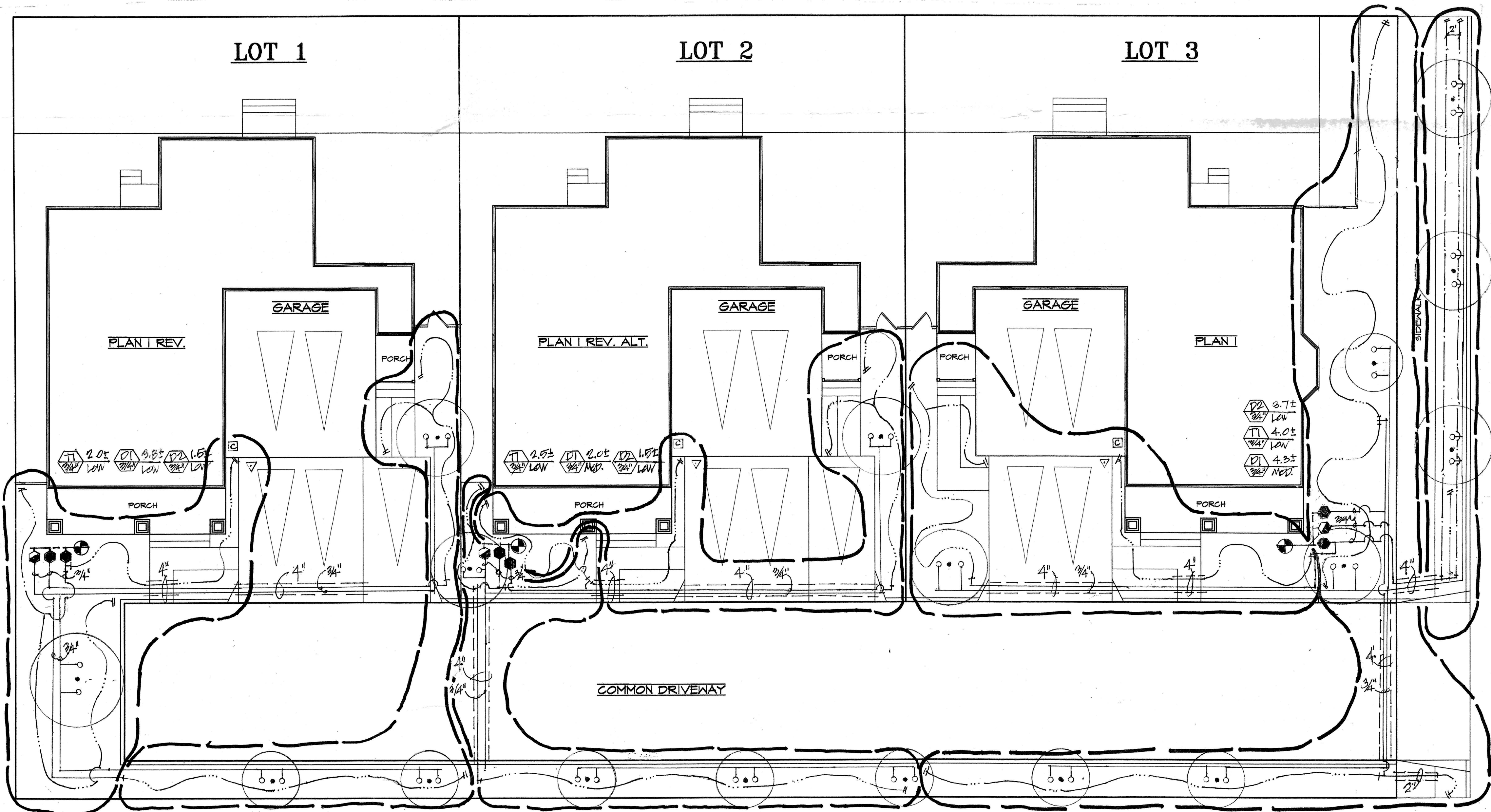
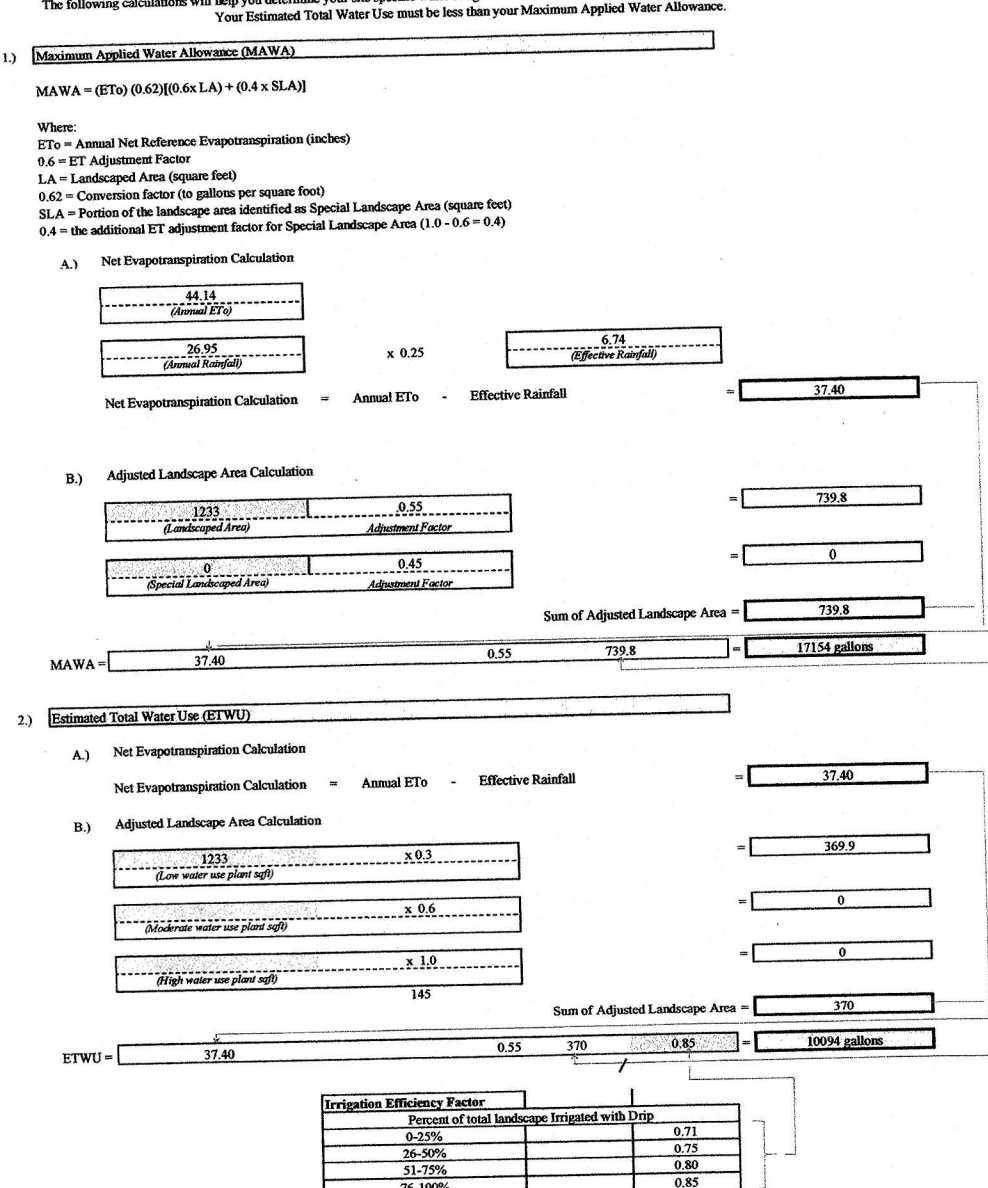
LOT #1
JESSIE'S COTTAGES
Maximum Applied Water Allowance

The following calculations will help you determine your site specific water budget and establish a planting plan that will allow you to meet your water budget.
Your Estimated Total Water Use must be less than your Maximum Applied Water Allowance.



LOT #1
JESSIE'S COTTAGES
Maximum Applied Water Allowance

The following calculations will help you determine your site specific water budget and establish a planting plan that will allow you to meet your water budget.
Your Estimated Total Water Use must be less than your Maximum Applied Water Allowance.



RUSSELL AVENUE

INITIAL DRAWING DATE: 10-16

NO.	DATE	DESCRIPTION	BY	APPROVED

IRRIGATION PLAN

PREPARED FOR:

ROBERT KARR - KARR FAMILY ENTERPRISES LLC

9985 Highway #116,
Forestville, CA 95436

JESSIE'S COTTAGES

1124 RUSSELL AVE.
SANTA ROSA, CA

PARKER SMITH
LANDSCAPE ARCHITECT

1945 PINER RD. #25,
SANTA ROSA, CA 95403
(707) 477-7502

SCALE: 1/8" = 1'-0"

DRAWN BY: *PS*

CHECKED BY: *PS*

FILE No.: 16/13

SHEET No. L-2 OF 2