





ENTRY FROM KAWANA SPRINGS ROAD



FENCED PET AREA



Griffin Fine Living

Community Entry - Conceptual Landscape Plan

LAND
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LANDSCAPE ARCHITECTURE
1750 DEERE AVE., SANTA ANA, CA 92705
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KAWANA SPRINGS SENIOR ASSISTED LIVING CENTER SANTA ROSA, CA

0 5 10 20
SCALE: 1" = 10'

June 25, 2018 | L-2



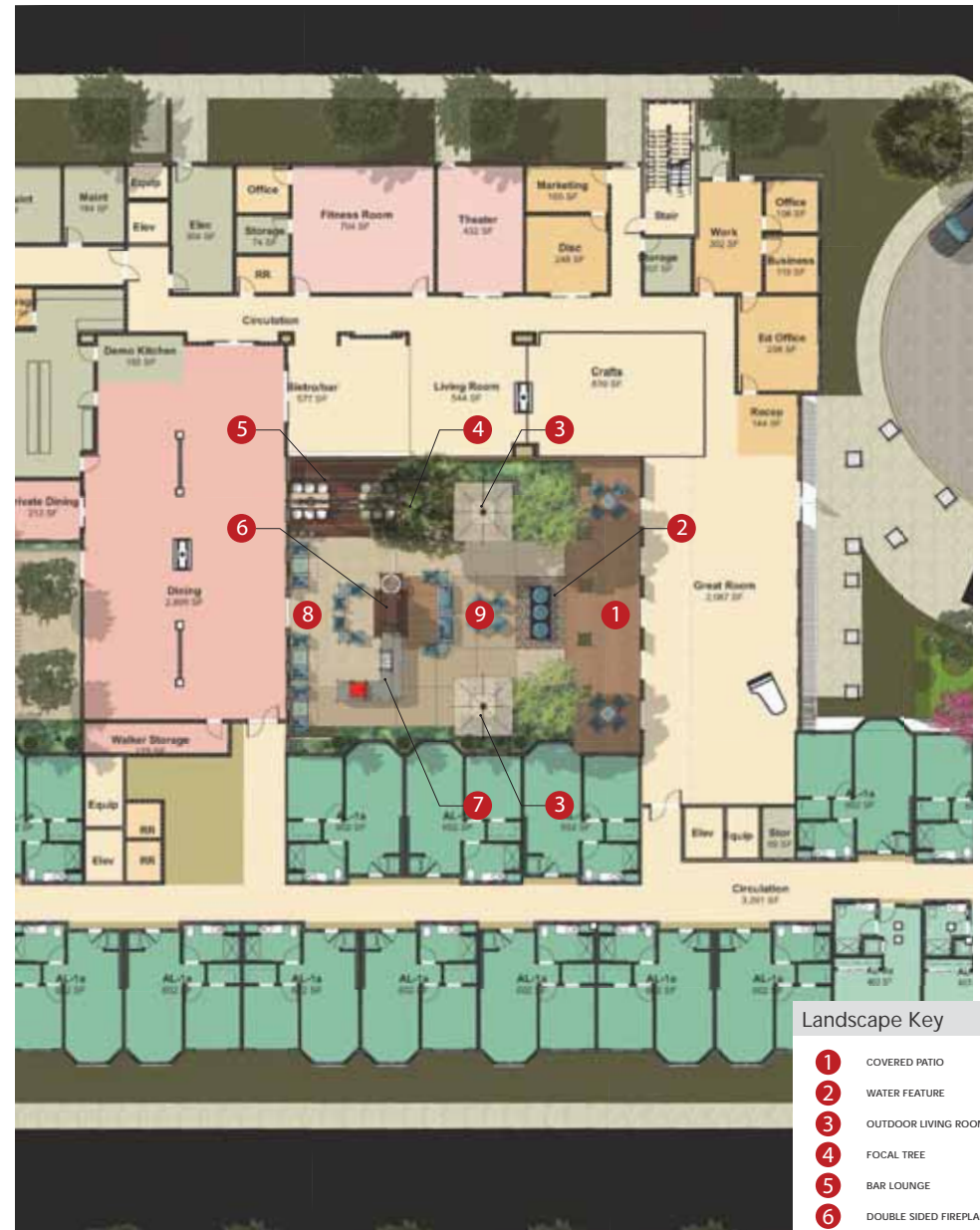
PEDESTRIAN ENTRY AND THEMED FENCING

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A.L. COURTYARD - VIEW OF OUTDOOR KITCHEN AND FIREPLACE FROM BAR PATIO

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A.L. PATIO - VIEW TOWARDS GARDEN



A.L. PATIO - AERIAL VIEW





A.L. PATIO & GARDENS AERIAL VIEW

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M.C. COURTYARD - VIEW OF FOUNTAIN AND PATIO



M.C. COURTYARD - VIEW OF PET LAWN





M.C. COURTYARD - AERIAL VIEW



● ENTRY POST LIGHT CONCEPT
SPJ 535



■ ENTRY BOLLARD LIGHT CONCEPT
KICHLER 154802



▲ ENTRY COLUMN LIGHT CONCEPT
SPJ



★ ENTRY WALL MOUNTED LIGHT CONCEPT
SPJ 39.05D

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Conceptual Lighting Plan

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June 25, 2018 | L-10



PLANTING NOTES

1. All groundcover to be spaced in a triangular pattern. Contractor responsible for complete coverage.
2. Supply 21 gram tablets as follows. 5-15 Gal, 3-5 gal 1-1 gal.
3. Dig planting pits two times the diameter and equal the height of rootball.
4. Backfill pits with 1/2 existing soil. 1/2 Organic amendment
5. All plants to be spotted in the field by landscape architect prior to planting.
6. When landscaping in existing planted areas, contractor shall take care not to destroy any existing plant material or irrigation. Existing plant material and irrigation that is damaged shall be replaced with like size, quality, etc by the contractor at his expense.
7. Special attention is to be paid to the planting areas surrounding the buildings. Compacted soil is to be sufficiently excavated to allow for proper root growth and drainage of all areas. Check soil for proper drainage prior to planting. Auger through compacted soil where necessary. Do not plant in the drainage swales.
8. All construction is to be per all applicable codes and City of Santa Rosa construction standards.

CITY REQUIRED NOTES

1. A minimum of 8" of non mechanically compacted soil shall be available for water absorption and root growth in planted areas.
2. Incorporate compost or natural fertilizer into the soil to a minimum depth of 8" at a minimum rate of 8 cubic yard per 1000 square feet or per specific amendment recommendations from a soils laboratory report.
3. A minimum 3" layer of mulch shall be applied on all exposed soil surface of planting areas except in turf areas creeping or rooting groundcover or direct seeding applications.

U.S.A NOTE

It is the responsibility of the landscape contractor to be familiar with all grade differences, location of walls, structures and utilities. The irrigation contractor shall exercise extreme care and be responsible for any damage in excavating and working near utilities. The landscape contractor shall coordinate all work with the other sub contractors for the location of utilities and the installation of pipe sleeves through walls, under roadways and near structures prior to construction. Contact all applicable agencies and U.S.A. At 1(800)842-2444 Or 1(800)227-2900 to field locate all existing utilities.

*All landscape areas to be irrigated with a permanent, automatic system.

Trees

BOTANICAL NAME	COMMON NAME	WATER USE
Acer palmatum 'Bloodgood'	Japanese Maple	M
Lagerstremia 'Natchez'	Crape Myrtle	L
Pistacia chinensis	Chinese Pistache	L
Platanus acerifolia 'Columbia'	London Plane Tree	M
Raphiolepis 'Majestic Beauty'	Indian Hawthorn	L

Shrubs

BOTANICAL NAME	COMMON NAME	WATER USE
Arbutus unedo	Strawberry Shrub	L
Azalea spp.	Purple/Salmon Azalea	M
Berberis 'Sunjoy Gold Pillar'	Gold Pillar Barberry	L
Camelia spp.	Camellia	M
Camellia sasangua 'White Doves'	White Doves Camellia	M
Cercis occidentalis	Redbud	L
Coleonema 'Sunset Gold'	Breath of Heaven	M
Heteromeles arbutifolia	Toyon	L
Lavandula species	Lavender	L
Loropetalum chinense 'Ruby'	Chinese Fringe Flower	L
Mahonia medius	Mahonia	L
Nandina 'Harbour Dwarf'	Dwarf Heavenly Bamboo	L
Osmanthus 'Variegatus'	Sweet Olive	L
Phlox fruticosa	Jerusalem Sage	L
Phormium 'Dazzler'	New Zealand Flax	L
Phormium 'Maori Maiden'	New Zealand Flax	L
Pittosporum 'Wheeler's Dwarf'	Dwarf Mock Orange	L
Prunus 'Bright N Night'	English Laurel	M
Rhamnus 'Eve Case'	Coffeeberry	L
Raphiolepis umbellata	Yeddo Hawthorne	L
Rosa 'Iceberg'	Iceberg Rose	L
Salvia clevelandii	Mexican Bush Sage	L

Grasses + Perennials

BOTANICAL NAME	COMMON NAME	WATER USE
Achillea 'Moonglow' or 'Moon-shine'	Fern Leaf Yarrow	L
Carex tumulicola	Foothill Sedge	M
Dianella 'Baby Bliss'	Baby Bliss Flax Lily	M
Dietes vegeta	Fortnight Lily	L
Erigeron karvinskianus	Santa Barbara Daisy	L
Heuchera 'Rosada & Old La Rochelle'	Coral Bells (50% & 50%)	M
Kniphofia uvaria	Red Hot Poker	M
Muhlenbergia capillaris	Pink Muhlygrass	L
Ophiopogon 'Nigrescens'	Black Mondo Grass	M0
Pennisetum spathiolatum	Slender Veldt Grass	L
Salvia 'Coral' & 'Lipstick' Mix	Autumn Sage (50% & 50%)	L
Sesleria autumnalis	Moor Grass	M
Stachys byzantina	Lamb's Ears	L

Vines

BOTANICAL NAME	COMMON NAME	WATER USE
Parthenocissus tricuspidata	Boston Ivy	L
Rosa banksiae	Yellow Lady Banks Rose	L
Solanum jasminoides	Potato Vine	M
Wisteria 'Double Purple'	Double Purple Wisteria	M

Groundcover

BOTANICAL NAME	COMMON NAME	WATER USE
Arctostaphylos 'Emerald Carpet'	Carpet Manzanita	L
Baccharis pilularis	Coyote Brush	L
Liriope spicata	Creeping Liriope	M
Rosmarinus 'Huntington Carpet'	Rosemary	L
Salvia 'Bee's Bliss'	Bee's Bliss Sage	L
Trachelospermum jasminoides	Star Jasmine	M

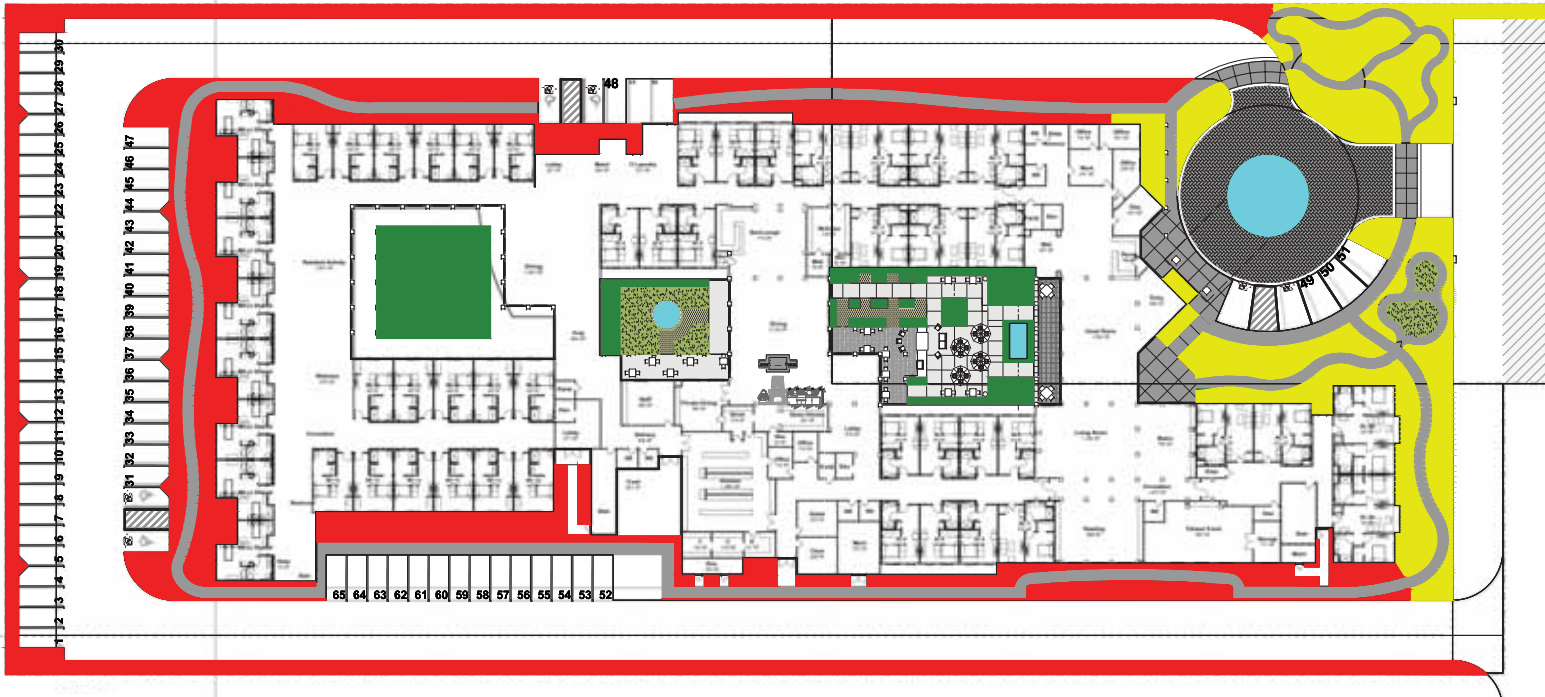
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Conceptual Planting Plan





IRRIGATION NOTES

1. All sprinkler heads shall be set perpendicular to finish grade of the area to be irrigated unless otherwise noted on the plans.
2. The sprinkler system design is based on the minimum static pressure of 35 psi at the valves and maximum flow demand shown on the irrigation drawings at the point of connection. The irrigation contractor shall verify water pressure prior to construction of the irrigation system if the water pressure shown on the drawings differs from the actual pressure reading at the irrigation point of connection. The contractor shall notify the landscape architect immediately in the event pressure differences are not reported prior to the start of construction. The irrigation contractor shall assume full responsibility for any revisions necessary.
3. The location of the phase 1 controller to be verified by owner. Landscape contractor shall be responsible for connecting all proposed stations to the existing phase 1 controller. Controller to be configured to operate 32 stations utilizing four _____ modules controller shall be hunter.
4. All construction is to be per the latest editions of the uniform building code.
5. This design is diagrammatic. All piping, valves, root barriers, etc. Shown within paved areas are for design clarification only. Install piping and valves in planting areas where possible and locate electric control and quick coupling valves in ground cover/shrub areas 6" to 12" away from hardscape or turf area for easy access.
6. The irrigation contractor shall flush and adjust all sprinkler heads for optimum performance and to prevent over spray onto walks, roadways and/or buildings. This shall include selecting the best degree of arc to fit the existing site conditions and throttling the flow control at each valve to obtain the optimum operating pressure for each system.
7. It is the responsibility of the irrigation contractor to familiarize himself with all grade differences, location of walls, structures and utilities. The irrigation contractor shall exercise extreme care and be responsible for any damage in excavating the working near utilities. Contractor shall coordinate all work with the general contractor and other sub contractors for the location of utilities and the installation of pipe sleeves through walls, under roadways and near structures. Prior to construction contact all applicable agencies and use at 18006422444 to field locate all existing utilities.
8. Field adjustments may be required to provide optimum operating efficiency. The contractor shall be responsible for contacting the landscape architect to review field adjustments prior to installation. In the event that no contact is made with the landscape architect the contractor shall be responsible for any revisions.
9. Sleeve all irrigation pipe and control wires under streets and concrete walkways with the proper size class 200 pvc pipe to depth as specified.
10. For additional information, see project details and specifications.
11. All work shall conform to all applicable Sonoma County construction standards.
12. No galvanized iron pipe or fittings shall be allowed.
13. A ball valve in a separate round valve box is to be installed immediately upstream from each remote control valve. Valve shall be sized to mainline supply at the _____ valve. See detail.
14. Install 3" wide detectable tape _____ as manufactured by t. christy. Tape shall be installed above the irrigation main.
15. Install all landscape dripline _____ use landscape staples in accordance with manufacture's recommendation to secure to tubing to ground.

IRRIGATION CONCEPT STATEMENT

Permanently Irrigated Areas

All landscape areas shall be irrigated by an automatic irrigation system all the trees be irrigated via separate, dedicated bubbler circuits all other landscape areas shall be irrigated via a drip irrigation system. The entire irrigation system shall be on an automatically controlled system with a separate programs capable of irrigating each hydrozone independently. The intent of the landscape and water delivery systems is to meet all aspects of the City of Santa Rosa water efficiency landscape ordinance (W.E.L.O.).

CITY REQUIRED NOTES (W.E.L.O. COMPLIANCE)

1. Upon completion of installation contractor shall submit to the engineering development services inspector a completed and signed certificate of completion stating the project has been installed as designed.
2. The certification of completion shall be accompanied by an irrigation audit, irrigation schedule and a maintenance schedule as described in the city ordinance.
3. A final city inspection shall be performed. The installation contractor shall attend this inspection and make all required repairs and adjustments to achieve approval and completion from the city. To schedule an inspection contact engineering development services at (707) 543-3200.

MWEO WATER USAGE WORKSHEET

WATER METER XX / CONTROLLER XX

CITY OR ZONE STATE ZONE 5
REFERENCE EVAPOTRANSPIRATION (ET₀) 43.90
LANDSCAPE TYPE RESIDENTIAL

REGULAR LANDSCAPE AREAS							
HYDROZONE NO.	LANDSCAPE AREA (SQ. FT.)	PLANT TYPE	PLANT FACTOR (PF)	IRRIGATION TYPE	IRRIGATION EFFICIENCY (IE)	ET ADJUSTMENT FACTOR (ETAF)	ESTIMATED WATER USE (GALLONS)
1 Low Irrigation	19,146	SHRUB - LOW WATER USE	0.3	INLINE DRIP	81%	0.37	193,026
2 Water Features	984	WATER FEATURE	1	POOL FILL	100%	1.00	26,785
3 Entry	4,017	SHRUB - MOD WATER USE	0.5	INLINE DRIP	81%	0.62	47,691
4 Entry	7,714	SHRUB - MOD WATER USE	0.5	INLINE DRIP	81%	0.62	129,655
5 Turf	736	TURF - COOL SEASON	0.8	MSMT ROTARY	76%	1.05	21,087
6	-	-	-	-	-	-	-
7	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-
9	-	-	-	-	-	-	-
10	-	-	-	-	-	-	-
11	-	-	-	-	-	-	-
12	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-
14	-	-	-	-	-	-	-
TOTAL (SQ. FT.)		32,599	ESTIMATED TOTAL WATER USE (GALLONS)		437,991		

SPECIAL LANDSCAPE AREAS							
TYPE	LANDSCAPE AREA (SQ. FT.)	PLANT TYPE	PLANT FACTOR (PF)	IRRIGATION TYPE	IRRIGATION EFFICIENCY (IE)	ET ADJUSTMENT FACTOR (ETAF)	ESTIMATED WATER USE (GALLONS)
RECYCLED WATER	-	-	-	-	-	-	-
ACTIVE PLAY	-	-	-	-	-	-	-
EDIBLE GARDEN	-	-	-	-	-	-	-
URBAN FOREST	-	-	-	-	-	-	-
TOTAL (SQ. FT.)		-	SLA ESTIMATED TOTAL WATER USE (GALLONS)		-		
TOTAL AREA (SQ. FT.)		32,599	SITEWIDE ESTIMATED TOTAL WATER USE (GALLONS)		437,991		
TOTAL AREA (SQ. FT.)		32,599	MAXIMUM APPLIED WATER ALLOWANCE (GALLONS)		488,004		
TOTAL AREA (SQ. FT.)		32,599	ETWU - MAWA		YES		

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Conceptual Water Use Plan



June 25, 2018 | L-12

