

PLANTING NOTES

- Contractor shall bid and install planting materials per these plans and specifications, unless given further written instructions, or written instruction by Landscape Architect. Work includes, but is not limited to, all labor, general liability insurance, workman's compensation, equipment, and materials necessary to furnish, install and maintain planting, as shown on the drawings and specified herein.
- Coordinate field observations with Landscape Architect (minimum 2 visits), call to provide 48 hour notice.
 - Review finished grade w/ Landscape Architect prior to plant placement. All plants shall be inspected by arborist/Landscape Architect for health, pests and size prior to layout.
 - Layout plantings for approval in full quantities, prior to digging holes. Adjust layout as directed by Landscape Architect.
- Contractor shall provide submit/deliverables to Landscape Architect of all specimen trees (photographs with human scale), soil, mulch, stakes, ties, agriturf, tablets, grass paver materials, steel edging, and other materials.
- All work shall conform to the latest applicable Sonoma County Water Agency ordinances relating to planting and irrigation. All plant materials to be installed per City of Santa Rosa standards and planting details. The plant materials shall conform to the plant legend specification for size & installation of the American nurseryman standards.
- Prior to removing any plants, contractor shall obtain approval of owner and Landscape Architect to determine specimens to remain or be transplanted. All planting areas are to be free of deleterious materials and weeds prior to planting.
- A soil fertility test shall be required for review by the Landscape Architect after grading is complete and before any plant work. A soil test shall be performed to determine the soil amendment and fertilizer formula. The soil report conducted by Reggioni Analytical, (408) 712-0130, unless otherwise approved must contain the following information:
 - Soil permeability (inches per hour)
 - Soil texture test
 - Colloid exchange capacity
 - Soil fertility including tests for nitrogen, potassium, phosphorus, pH, organic matter
 - Total soluble salts and sodium content
 Contractor to request a "dry-friendly" recommendation for amendments to the planting area soil.
- A minimum of 8" of non-mechanically compacted soil shall be available for water absorption and root growth in planted areas. Within the limits of new planting areas, the top 12" of existing soil or to the extent of existing topsoil, which ever is less, shall be stripped and stockpiled on the site for re-use. All planting areas to be filled so that soil is loose and not compacted. All planting beds to receive a minimum of 12" of approved topsoil. To prepare planting beds and form mounds, cultivate into top 12" of soil, 6 cubic yards of organic compost per 1,000 square feet. Compost is to have the US Composting Council's Seal of

Testing Assurance (STA) and the Organic Materials Review Institute (OMRI) listing, incorporate compost or natural fertilizer into the soil to a minimum depth of 6" at a minimum rate of 6 cubic yards per 1,000 square feet or per specific amendment recommendations from a soils laboratory report. Any additional amendments shall be certified organic by OMRI.

- All plant locations to be confirmed in the field by the Landscape Architect. Contractor is to coordinate all planting with utility locations not shown on this plan. Any conflicts between locations of proposed planting and site utilities or lighting to be called to the attention of the Landscape Architect.
- Layout of plantings is diagrammatic and may need field adjustment for existing site conditions not shown on plans, or as directed by the Landscape Architect. Adjustments will be made for view, access, etc. All plantings shall be field adjusted to meet the minimum installation requirements for planting and maintaining a fine defensible space, Dept. of Forestry. Plant quantities are for informational use only. Any discrepancies shall be brought to the attention of the Landscape Architect. The contractor shall be responsible for all plants as shown on the drawings.
- Plants shall be sufficiently rooted to the edge of the container and to an extent sufficient to hold the root ball in tact when removed from the container. No plants shall be acceptable that show signs of circling or girdling of roots, or any other root-bound condition. Plants shall be free from all pests and diseases.
- All plants shall be placed in a triangular spaced pattern, unless otherwise specified.
- Excavate planting pits 1" less than the depth of the plant container and 1/2 the width of the plant container. Prepare hole backfill material by using 1 part existing soil to 1 part organic compost. Thoroughly mix this combination before backfilling. Set plant plumb in planting pit and brace rigidly in position, tamping backfill mix evenly around the ball and roots. Place top of rootball 1" above surrounding grade. (see planting details for trees, shrubs and groundcovers on this sheet). Do not over compact soil.
- All trees are to be staked and trees and shrubs are to have watering basins. All trees closer than 6'-0" to buildings, walls, parking, curbs or footings shall be installed with a deep root barrier. Use Deep Root Barrier, type UB 24-2 per manufacturer's recommendations.
- After planting, water new plantings deeply and thoroughly.
- A minimum 3" layer of mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers or direct seeding applications. Mulch shall be "Wood Chips" from Sequoia Landscape Materials (707-527-5512), natural color.
- The Contractor shall maintain the planting and irrigation installations for 60 days from the date of final acceptance. All plant materials shall be guaranteed for a minimum period of 6 months from date of final acceptance.

IRRIGATION CONCEPT STATEMENT

WE WILL DESIGN THE IRRIGATION SYSTEM TO UTILIZE THE LATEST TECHNOLOGY FOR ACHIEVING MAXIMUM WATER USE EFFICIENCY IN APPLICATION AND WATER MANAGEMENT. SUCH DISCREPANCIES WILL INCLUDE A WEATHER BASED SMART IRRIGATION CONTROLLER, ISOLATION VALVES ON THE MAIN LINE, BUBBLERS FOR TREES WHICH WILL BE ON SEPARATE ZONES FROM THE REST OF THE LANDSCAPE, AND LOW FLOW DRIP IRRIGATION.

OUR PLANTING PLAN INFLUENCES THE IRRIGATION PLAN BY PROVIDING PLANTING AREAS WITH DISTINCT HYDROZONES. HYDROZONES ARE GROUPINGS OF PLANTS WITH SIMILAR WATER REQUIREMENTS. THIS GREATLY AIDS IN THE EFFICIENT USE OF LANDSCAPE WATER. THE PLANTING PLAN ALSO TAKES INTO CONSIDERATION SOLAR EXPOSURE AND ASPECT, ADJACENT LANDSCAPE FEATURES AND BUILDINGS, SOIL TYPES AND CHARACTERISTICS, ALL OF WHICH FACTOR INTO THE DESIGN OF HIGHLY EFFICIENT IRRIGATION SYSTEMS.

TREE REPLACEMENT LIST

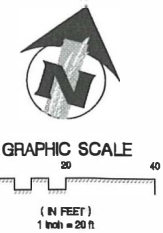
NAME	SIZE	QUANTITY	FORM
AEQUOLUS CALIFORNICA	24" BOX	2	STANDARD TREE FORM
WESTERN REDBUD (H)	24" BOX	9	STANDARD TREE FORM
COAST LIVE OAK (H)	24" BOX	3	MULTI-TRUNKED FORM
VALLEY OAK (H)	24" BOX	3	MULTI-TRUNKED FORM

8 TREES AT 140" DIAMETER TOTAL AT BREAST HEIGHT ARE REQUIRED FOR MICHIGAN JON
(2) 15 G.C. TREE = 6" DBH OR (1) 24" BOX TREE = (3) 15 G.C. TREE

PROPOSED REPLACEMENT TREES:
(1) 24" BOX TREE = 140" DBH
1 DBH

PLANTING LEGEND

KEY	BOTANICAL NAME	WUCOLS	COMMON NAME	SIZE	QTY	REMARKS
STREET / SHADE TREES						
AR	ACER RUBRUM	M	RED MAPLE	24" BOX	-	SINGLE TRUNKED FORM
AC	AEQUOLUS CALIFORNICA	L	CALIFORNIA BUCKEYE	24" BOX	-	MULTI TRUNKED FORM
AM	ARBUTUS 'MARINA'	L	STRANDBERRY TREE	24" BOX	-	SINGLE TRUNKED FORM
VP	COLUSTRARIA PANICULATA	L	COLDSTREAM TREE	24" BOX	-	SINGLE TRUNKED FORM
MG	MAGNOLIA G. 'MAJESTIC BEAUTY'	M	SOUTHERN MAGNOLIA	24" BOX	-	SINGLE TRUNKED FORM
QA	QUERCUS AGRIFOLIA	VL	COAST LIVE OAK	24" BOX	-	SINGLE TRUNKED FORM
QL	QUERCUS LORATA	L	VALLEY OAK	24" BOX	-	SINGLE TRUNKED FORM
ZS	ZELKOVA SERIATA	M	SAW LEAF ZELKOVA	24" BOX	-	SINGLE TRUNKED FORM
ACCENT TREES						
AU	ARABUTUS UNEDO	L	STRAWBERRY TREE	15 GAL	-	SINGLE TRUNKED FORM
OR	CHONANTHUS RETICULUS	M	CHINESE FRINGE TREE	15 GAL	-	SINGLE TRUNKED FORM
CO	CERCIS OCCIDENTALIS	L	WESTERN REDBUD	15 GAL	-	SINGLE TRUNKED FORM
CT	C. DENTATA	L	CHITAPPA	15 GAL	-	SINGLE TRUNKED FORM
LO	LACHNOSTROMA SSP.	L	CRABE MYRTLE	15 GAL	-	SINGLE TRUNKED FORM
GRASSES						
FE	FESTUCA WARD	L	MARE'S FESCUE	1 G.C.	-	2" O.C. & SPACING
HS	HELICTOTRICHON SEMPERVIRENS	L	BLUE OAT GRASS	1 G.C.	-	2" O.C. & SPACING
LL	LONCHOCARPUS LONGIFOLIA	L	MAT RUSH	1 G.C.	-	4" O.C. & SPACING
MR	MARLEBERGIA RIGENS	L	DEER GRASS	1 G.C.	-	3" O.C. & SPACING
PA	PANDANUS ALOPECUROIDES	L	DRIFT FOUNTAIN GRASS	1 G.C.	-	2" O.C. & SPACING
SMALL SHRUBS						
AH	ACHILLEA MILLEFOLIUM	L	COMMON YARROW	1 G.C.	-	2" O.C. & SPACING
CS	EUPHORBIA RIGIDA	L	SILVER SPURGE	1 G.C.	-	2" O.C. & SPACING
BF	BETULA X PAUSSENIA 'WALKERS LOW'	L	WALKER'S LOW CATMINT	1 G.C.	-	2" O.C. & SPACING
LV	LAURUS SPP.	L	LAUREL	1 G.C.	-	3" O.C. & SPACING
SA	SEROTINUM 'AURUM JOY'	L	STONEDROP	1 G.C.	-	3" O.C. & SPACING
SC	SENECIO CHIMARRIA	L	DUSTY MILLER	1 G.C.	-	1.5" O.C. & SPACING
SG	SALVIA GREGGI	L	AUTUMN SAGE	1 G.C.	-	3" O.C. & SPACING
TC	TEUCORIUM FRUTICOSUM	L	BUSH GERMANDER	1 G.C.	-	4" O.C. & SPACING
MEDIUM SHRUBS						
CH	OSTIA X HYBRIDUS	L	WHITE ROSE	1 G.C.	-	4" O.C. & SPACING
ND	NANDINA DOMESTICA	L	HEAVENLY BAMBOO	1 G.C.	-	3" O.C. & SPACING
PF	PHORADENDRUM SPP.	L	WESTERN SAGE	1 G.C.	-	3.5" O.C. & SPACING
PH	PHORADENDRUM SPP.	L	NEW ZEALAND FLAX	1 G.C.	-	4" O.C. & SPACING
SL	SALVIA LEUCANTHA	L	MEXICAN SAGE	1 G.C.	-	3" O.C. & SPACING
LARGE SHRUBS						
OC	COTINUS COCONUTS 'ROYAL PURPLE'	L	SMOKE TREE	5 G.C.	-	10" O.C. & SPACING
ON	CEANOTHUS SPP.	L	CEANOTHUS	5 G.C.	-	8" O.C. & SPACING
OR	GREVILLEA SPP.	L	GREVILLEA	5 G.C.	-	6" O.C. & SPACING
LC	LOROPETALUM CHINENSIS	L	RED FRINGE FLOWER	5 G.C.	-	4" O.C. & SPACING
OL	OLEA EUROPEA 'LITTLE OLIE'	L	OLIVE	5 G.C.	-	5" O.C. & SPACING
RC	RHAMNUS CALIFORNICA 'EYE CASE'	L	CONTENDER	5 G.C.	-	8" O.C. & SPACING
WF	WESTRINGIA FRUTICOSA	L	COAST ROSEMARY	5 G.C.	-	8" O.C. & SPACING
GROUNDCOVERS						
AR	ARCTOSTAPHYLOS 'SWEET LEMON'	L	CAMPET MANZANITA	1 G.C.	-	4" O.C. & SPACING
BP	BACCHARIS PIMILARIS 'PACIFIC PINK'	L	OWENS COYOTE BUSH	1 G.C.	-	8" O.C. & SPACING
CD	COTONEASTER DAMARA 'LOWFAS'	L	BEARBERRY COTONEASTER	1 G.C.	-	10" O.C. & SPACING
DY	DYONIDAE MARGARETAE	L	DYONIDAE	1 G.C.	-	4" O.C. & SPACING
MP	MYOPORUM P. 'PUTAH CREEK'	L	CREeping MYOPORUM	1 G.C.	-	12" O.C. & SPACING
VINES						
CR	CAMPIDIS RADICANS	L	TRUMPET CREEPER	5 G.C.	-	8" O.C. & SPACING
IM	IPOMEEA INDIANA	L	BI LIE DAMN FLOWER	5 G.C.	-	8" O.C. & SPACING
HY	HARDENBERGIA VOLA	L	HARDENBERGIA	5 G.C.	-	8" O.C. & SPACING
BIOTENTION AREAS						
AC	ACHILLEA MILLEFOLIUM 'SOMMA COAST'	L	YARROW	1 G.C.	X	3" O.C. & SPACING
JP	JUNCUS PAX 'ENIGMATICUS GRAY'	L	BLUE RUSH	1 G.C.	X	3" O.C. & SPACING
LC	LEWISIA CONDESIANA 'CANTON PINK'	L	GRANT WILD RYE	1 G.C.	X	3" O.C. & SPACING
MR	MARLEBERGIA RIGENS	L	DEER GRASS	1 G.C.	X	4" O.C. & SPACING
ZC	ZAUSCHNERIA 'CALISTOGA'	L	CALIFORNIA FUCHSIA	1 G.C.	X	2" O.C. & SPACING



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BAGGETT RESIDENCE - APN# 125-281-045-000
1084 & 1086 DUTTON AVE, SANTA ROSA, CA
DESIGN REVIEW
LANDSCAPE SITE PLAN

City of Santa Rosa
FEB 27 2019
Planning & Economic
Development Department

PRELIMINARY - NOT FOR CONSTRUCTION

Designed	DCF, JHA
Checked	RH
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1 of 2 Sheets	
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