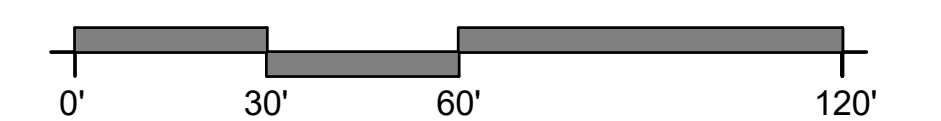




RECEIVED  
By jg16 at 8:42 am, May 18, 2020

City of Santa Rosa  
Planning & Economic  
Development Department

RECEIVED



## CHERRY RANCH

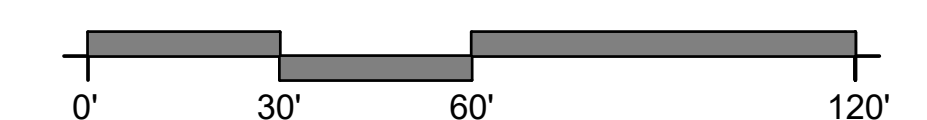
CONCEPTUAL SITE PLAN

930 FRESNO AVE, SANTA ROSA, CALIFORNIA

**AXIA**  
ARCHITECTS

APRIL 24, 2020





## CHERRY RANCH

SITE CONCEPT L

930 FRESNO AVE, SANTA ROSA, CALIFORNIA

**AXIA**  
ARCHITECTS

APRIL 24, 2020





## CHERRY RANCH

NEIGHBORHOOD CONTEXT MAP

930 FRESNO AVE, SANTA ROSA, CALIFORNIA

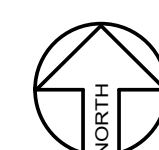
**AXIA**  
ARCHITECTS

APRIL 24, 2020





NEIGHBORHOOD CONTEXT MAP  
NOT TO SCALE



## CHERRY RANCH

NEIGHBORHOOD CONTEXT MAP

930 FRESNO AVE, SANTA ROSA, CALIFORNIA









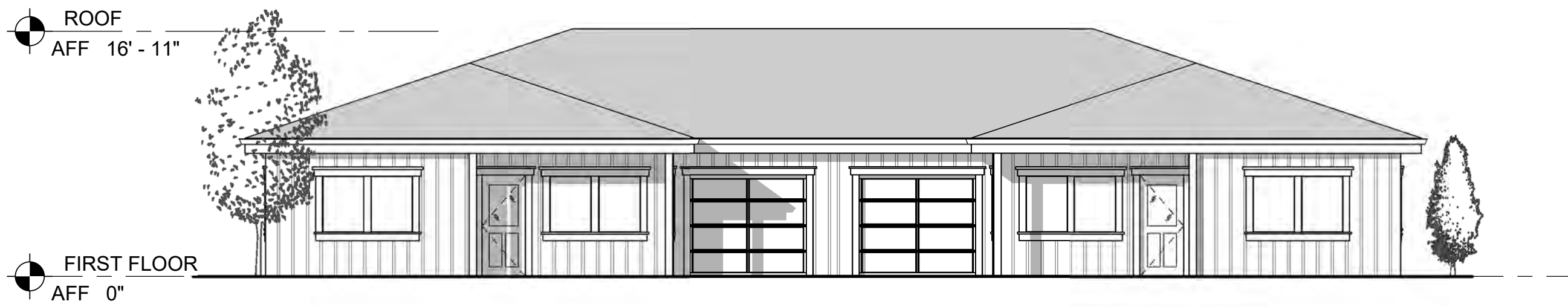
**UNIT A1 - FRONT ELEVATION**  
1/8" = 1'-0"



**UNIT A1 - SIDE ELEVATION, TYP.**  
1/8" = 1'-0"



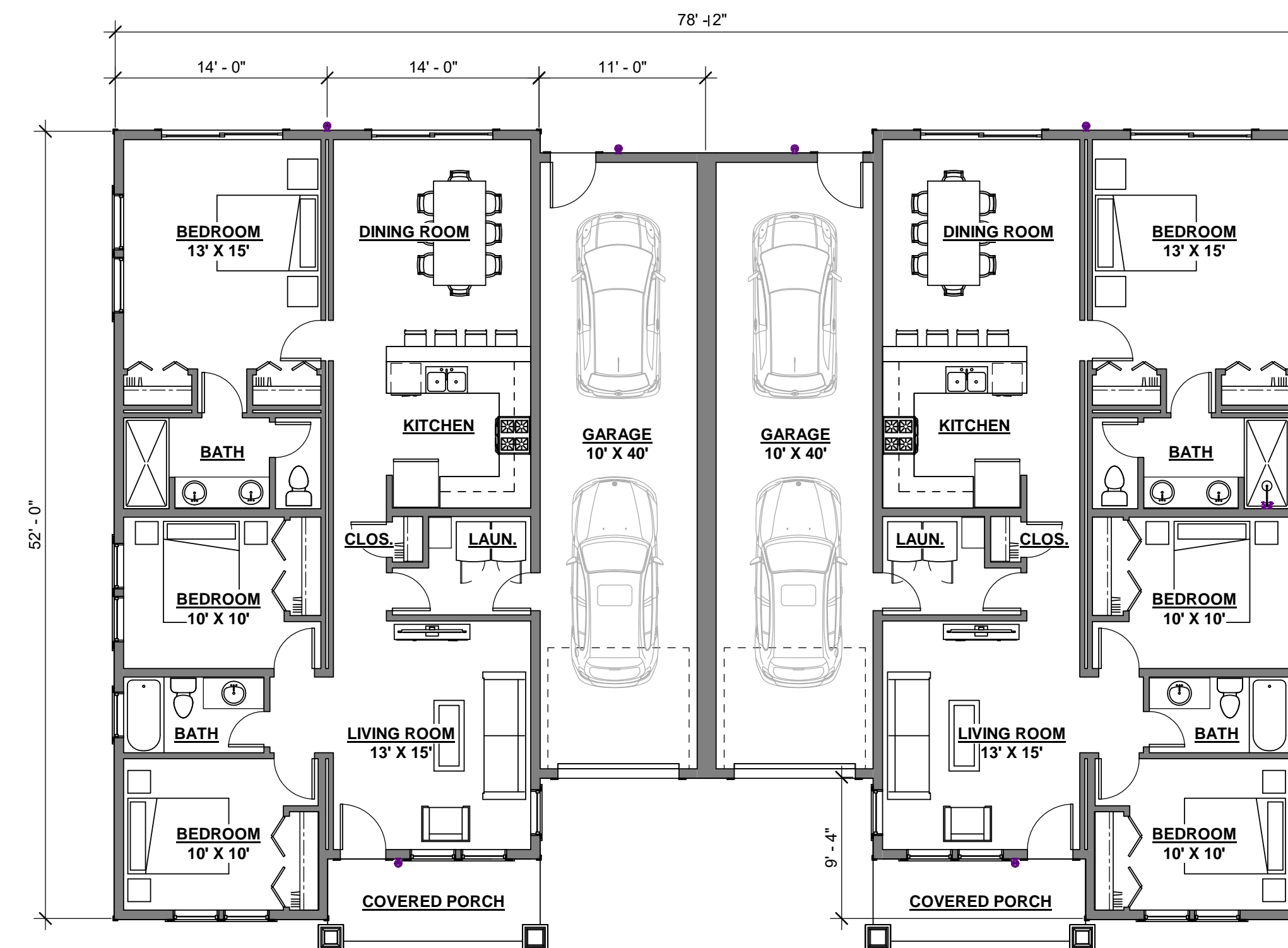
**UNIT A1 - REAR ELEVATION**  
1/8" = 1'-0"



**UNIT A2 - FRONT ELEVATION**  
1/8" = 1'-0"



**UNIT A3 - FRONT ELEVATION**  
1/8" = 1'-0"



**UNIT A - FLOOR CONCEPT**  
1/8" = 1'-0"

## CHERRY RANCH

UNIT A - FLOOR PLAN CONCEPTS

930 FRESNO AVE, SANTA ROSA, CALIFORNIA





**UNIT B1 - FRONT ELEVATION**  
1/8" = 1'-0"



**UNIT B1 - SIDE ELEVATION, TYP**  
1/8" = 1'-0"



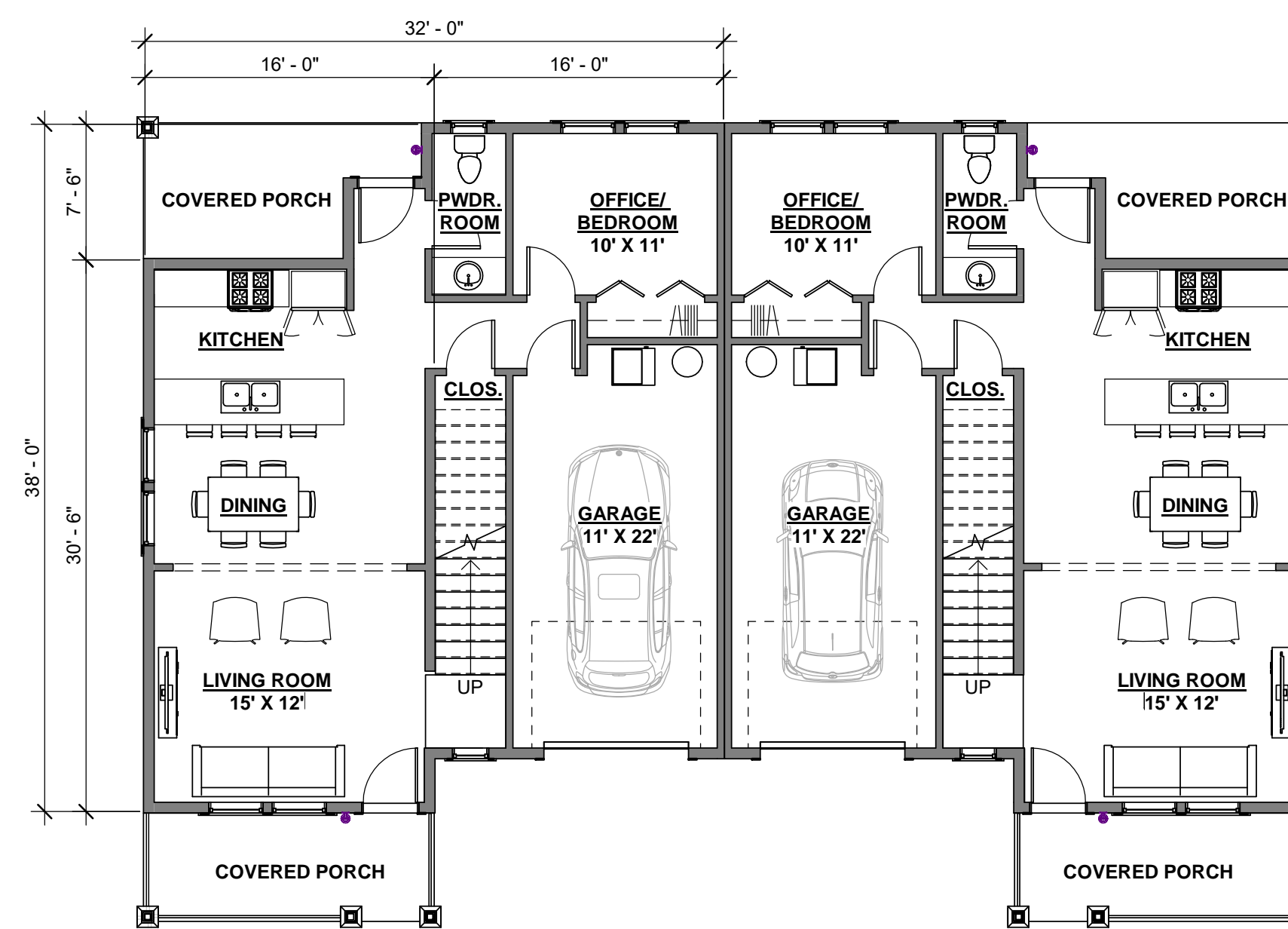
**UNIT B1 - REAR ELEVATION, TYP**  
1/8" = 1'-0"



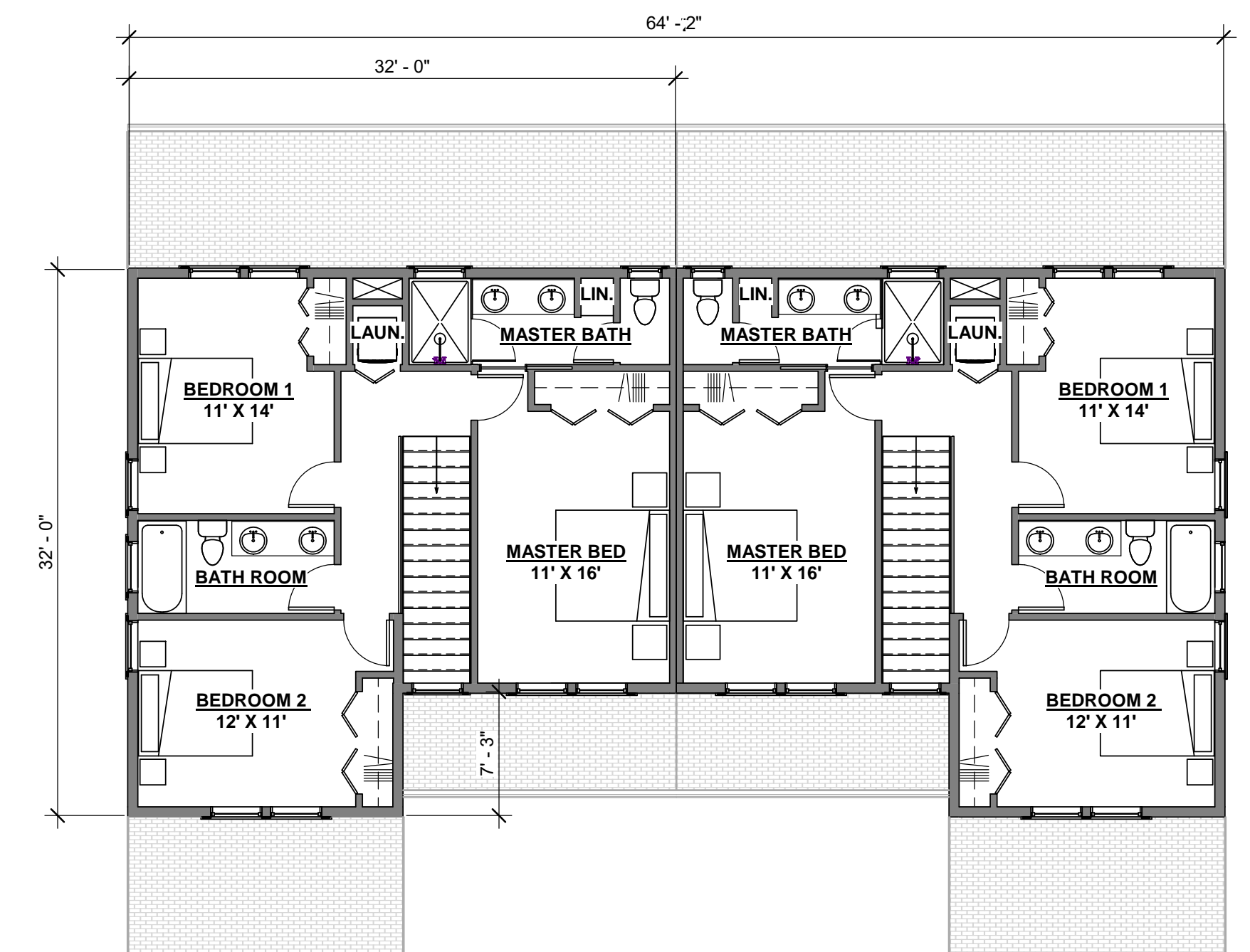
**UNIT B2 - FRONT ELEVATION**  
1/8" = 1'-0"



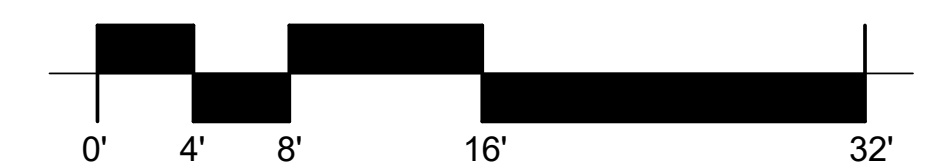
**UNIT B3 - FRONT ELEVATION**  
1/8" = 1'-0"



**UNIT B - FIRST FLOOR CONCEPT**  
1/8" = 1'-0"



**UNIT B - SECOND FLOOR CONCEPT**  
1/8" = 1'-0"



## CHERRY RANCH

UNIT B - FLOOR PLAN & ELEVATION  
CONCEPTS

930 FRESNO AVE, SANTA ROSA, CALIFORNIA

**AXIA**

ARCHITECTS

APRIL 24, 2020





**UNIT C1 - FRONT ELEVATION**  
1/8" = 1'-0"



**UNIT C1 - SIDE ELEVATION, TYP**  
1/8" = 1'-0"



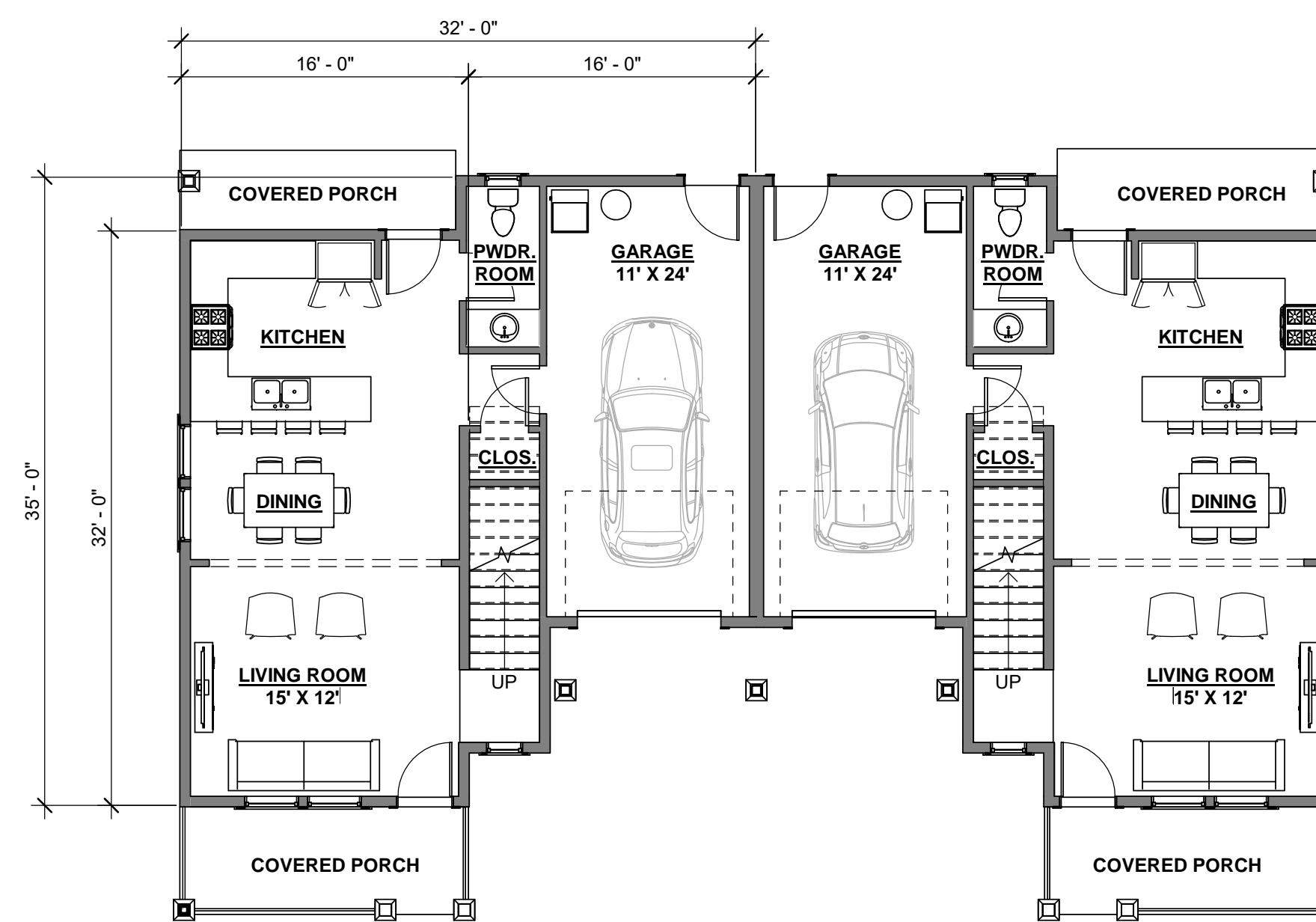
**UNIT C1 - REAR ELEVATION, TYP**  
1/8" = 1'-0"



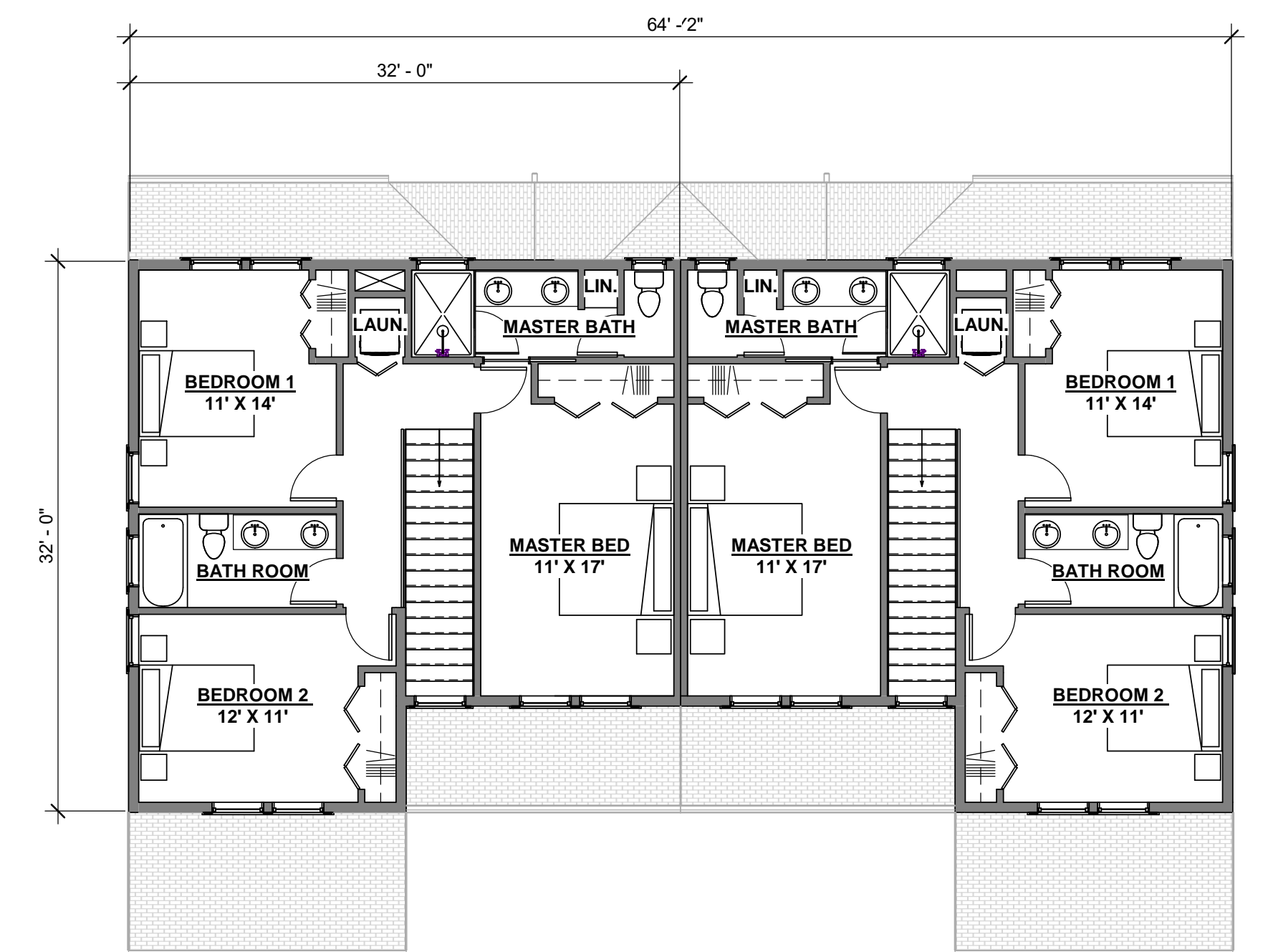
**UNIT C2 - FRONT ELEVATION**  
1/8" = 1'-0"



**UNIT C3 - FRONT ELEVATION**  
1/8" = 1'-0"



**UNIT C - FIRST FLOOR CONCEPT**  
1/8" = 1'-0"



**UNIT C - SECOND FLOOR CONCEPT**  
1/8" = 1'-0"



## CHERRY RANCH

UNIT C - FLOOR PLAN & ELEVATION  
CONCEPTS

930 FRESNO AVE, SANTA ROSA, CALIFORNIA

**AXIA**

ARCHITECTS

APRIL 24, 2020





**UNIT C4- FRONT ELEVATION**  
1/8" = 1'-0"



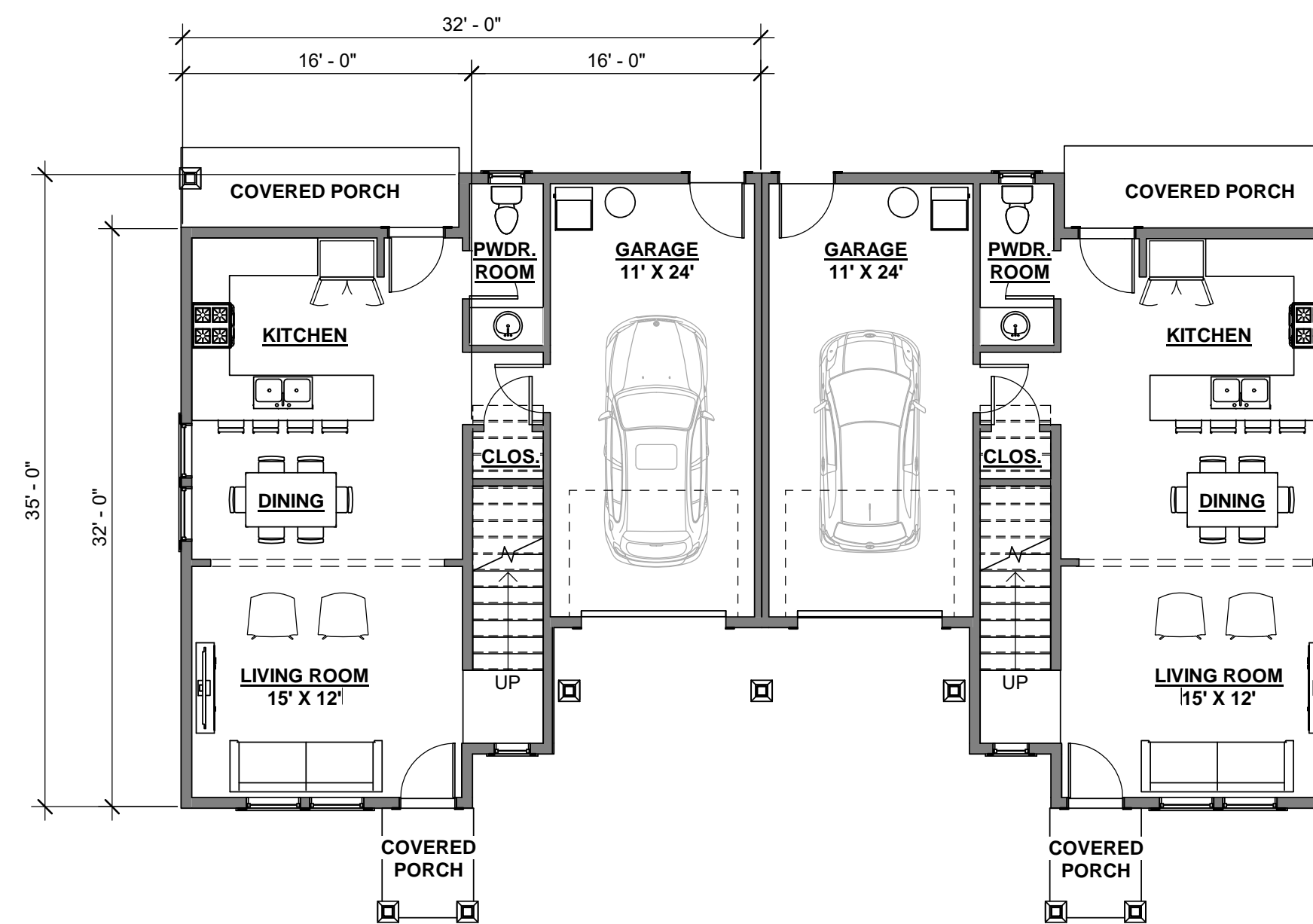
**UNIT C4 - SIDE ELEVATION, TYP**  
1/8" = 1'-0"



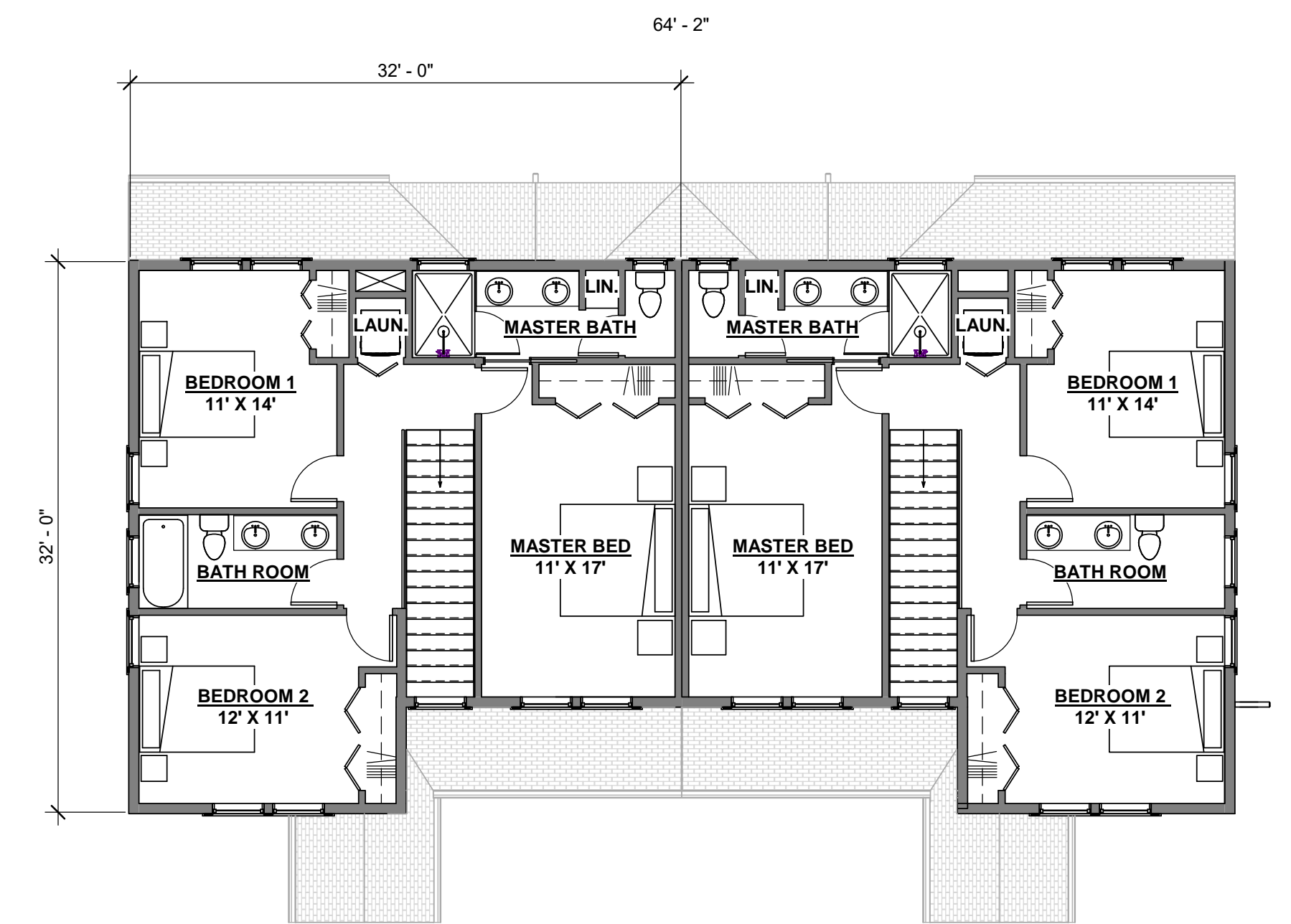
**UNIT C4 - REAR ELEVATION, TYP**  
1/8" = 1'-0"



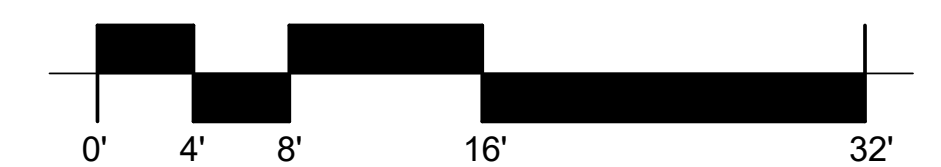
**UNIT C5 - FRONT ELEVATION**  
1/8" = 1'-0"



**UNIT C - FIRST FLOOR CONCEPT**  
1/8" = 1'-0"



**UNIT C - SECOND FLOOR CONCEPT**  
1/8" = 1'-0"



## CHERRY RANCH

UNIT C - FLOOR PLAN & ELEVATION  
CONCEPTS

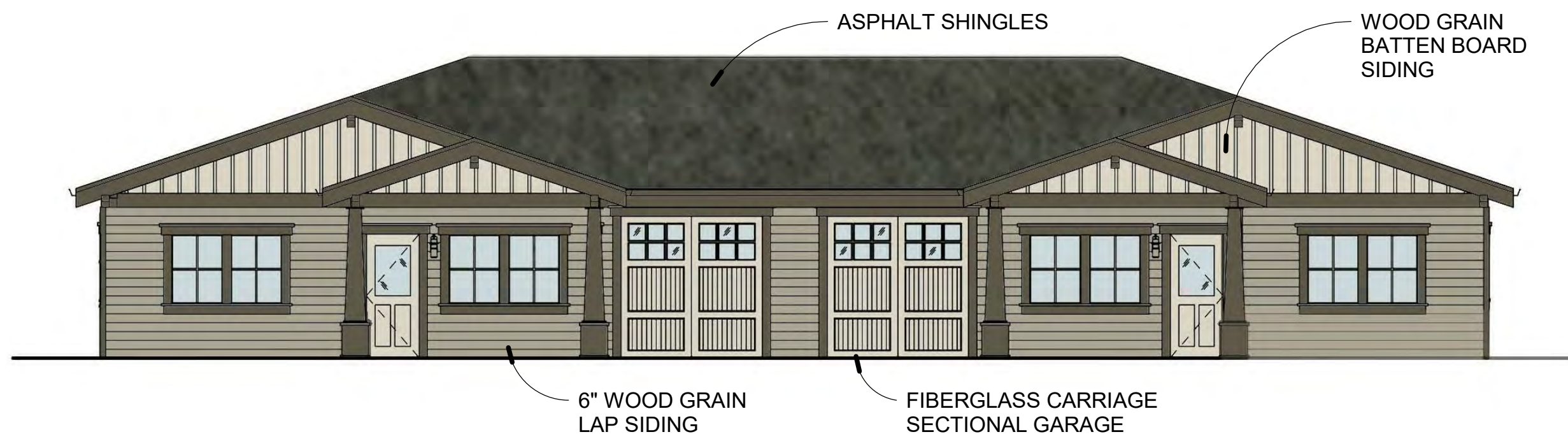
930 FRESNO AVE, SANTA ROSA, CALIFORNIA

**AXIA**

ARCHITECTS

APRIL 24, 2020





**UNIT A1 - FRONT ELEVATION**



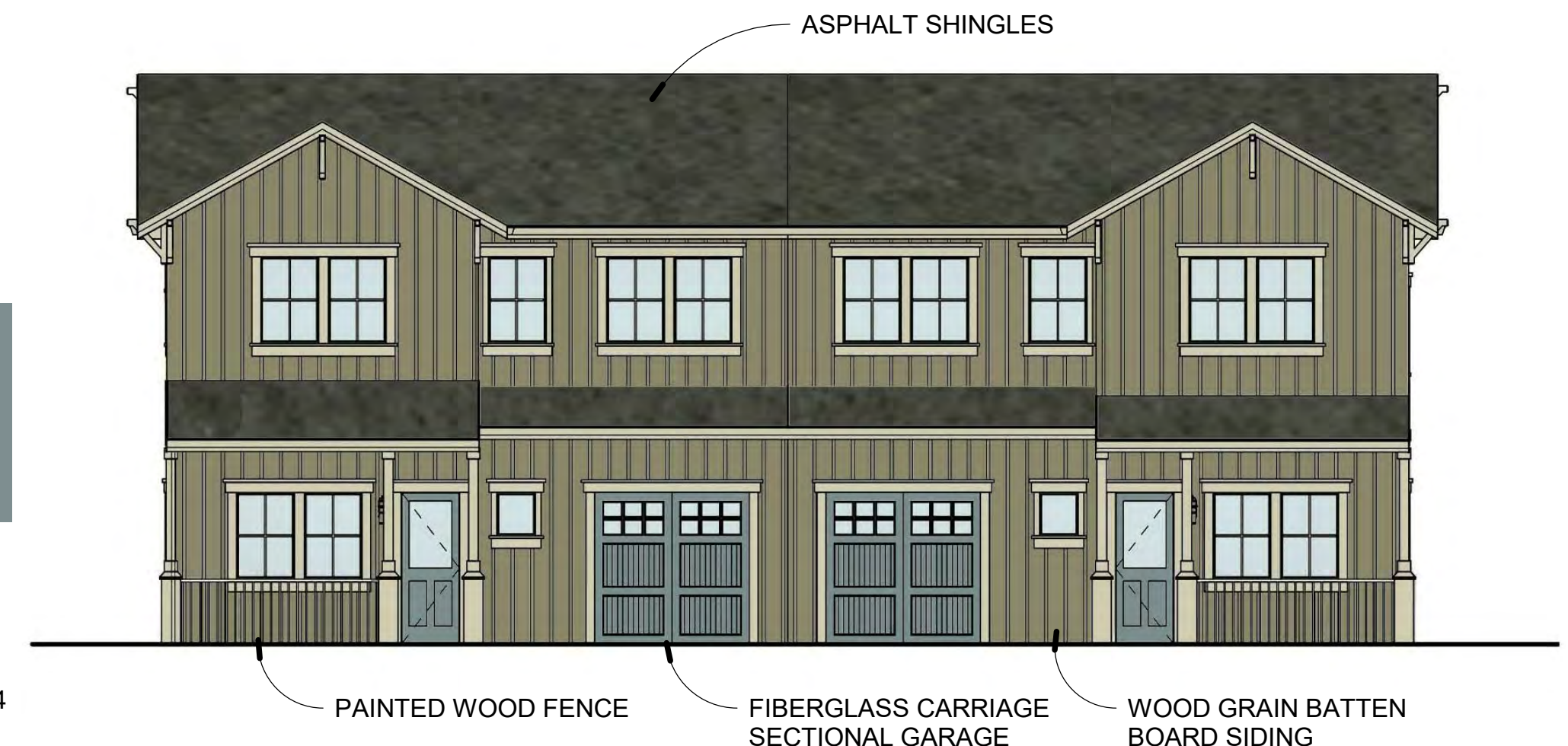
EARTHTONE PAINT COLORS 1



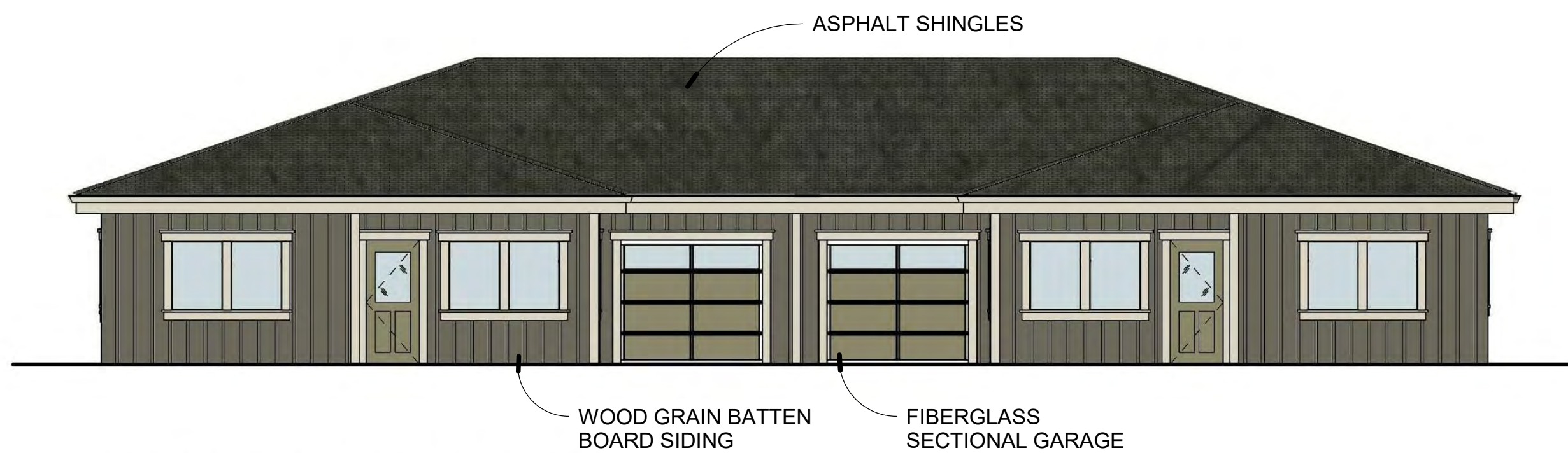
EARTHTONE ASPHALT SHINGLES



EARTHTONE PAINT COLORS 4



**UNIT B1- FRONT ELEVATION**



**UNIT A2 - FRONT ELEVATION**



EARTHTONE PAINT COLORS 2



WOOD GRAIN BATTEN BOARD SIDING



6" WOOD GRAIN LAP SIDING



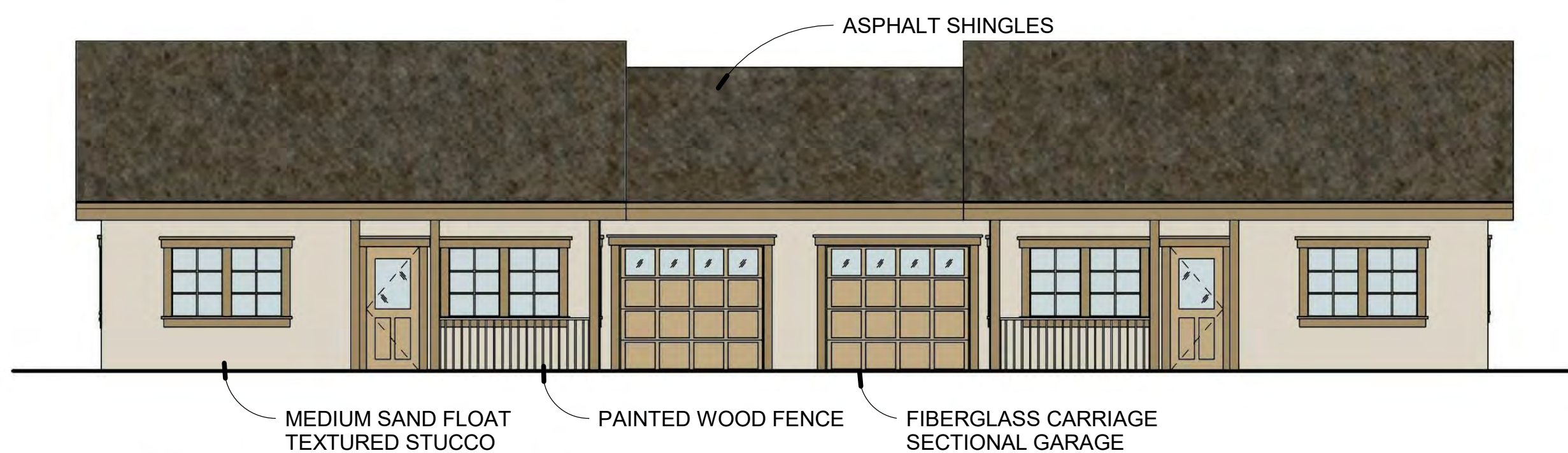
MEDIUM SAND FLOAT TEXTURED STUCCO



EARTHTONE PAINT COLORS 5



**UNIT B2 - FRONT ELEVATION**



**UNIT A3 - FRONT ELEVATION**



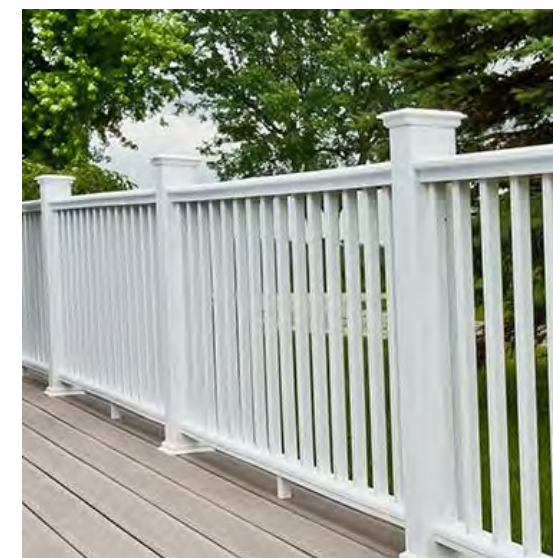
EARTHTONE PAINT COLORS 3



VINYL WHITE WINDOW



OUTDOOR WALL BRACKET LIGHT



WOOD PICKET FENCE



EARTHTONE PAINT COLORS 6



**UNIT B3- FRONT ELEVATION**

# CHERRY RANCH

930 FRESNO AVE

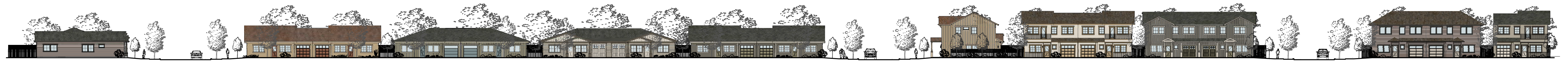
DESIGN REVIEW

SANTA ROSA, CALIFORNIA

**AXIA**  
ARCHITECTS

APRIL 24, 2020





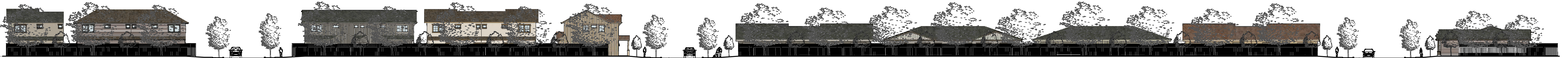
STREET ELEVATION - INTERNAL



STREET ELEVATION - INTERNAL



KEY PLAN



STREET ELEVATION - FRESNO AVENUE

# CHERRY RANCH

STREET ELEVATIONS

930 FRESNO AVE, SANTA ROSA, CALIFORNIA

**AXIA**

ARCHITECTS

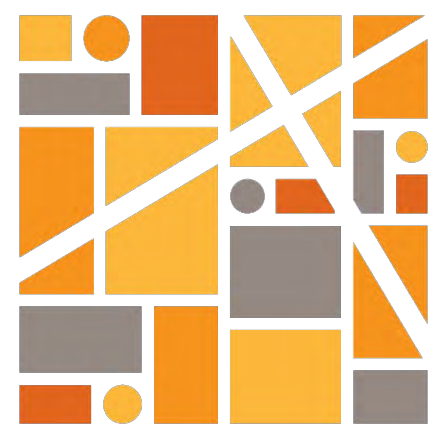
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**INTEGRA**  
PLANNING+  
LANDSCAPE  
ARCHITECTURE

DESIGN REVIEW  
LANDSCAPE ILLUSTRATIVE PLAN  
**CHERRY RANCH SUBDIVISION**  
940 FRESNO AVENUE, SANTA ROSA, CALIFORNIA  
CRC DEVELOPMENT, LLC.

**SITE PLAN**

SCALE: 1" = 30'-0"

**FENCE LEGEND**

- GOOD NEIGHBOR FENCE WITH 2'-0" LATTICE  
SEE DETAIL 2/L-2
- 6'-0" GOOD NEIGHBOR FENCE  
SEE DETAIL 3/L-2
- PRIVACY FENCE WITH 2'-0" LATTICE  
SEE DETAIL 1/L-2



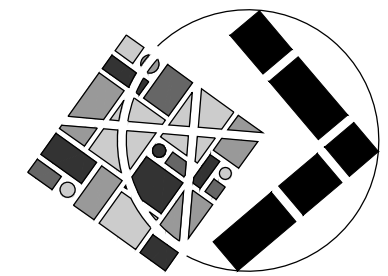
**PLANTING LEGEND**

ABBREVI.	BOTANICAL NAME	COMMON NAME	WOCULS	SIZE	QTY	REMARKS/SPACING
TREES						
ACE RUB	ACER R.'OCTOBER GLORY'	RED MAPLE	M	24" BOX		SINGLE TRUNK
ARB UNE	ARBUTUS UNEDO	STRAWBERRY TREE	L	24" BOX		MULTI TRUNK
BEN PEN	BETULA PENDULA	BIRCH	M	24" BOX		MULTI TRUNK
GIN BIL	GINKO BIL.'GREEN VASE'	GINKO	L	24" BOX		SINGLE TRUNK
LAG NAT	LAGERSTROMIA INDICA	CREPE MYRTLE	L	24" BOX		SINGLE TRUNK
LAU NOB	LAURUS NOBILIS.'SARATOGA'	BAY LAUREL	L	24" BOX		SINGLE TRUNK
MAL SPP	MALUS SPP.	FLOWERING CHERRY	M	15 GAL.		SINGLE TRUNK
PYR CAL	PYRUS CAL.'ARISTOCRAT'	FLOWERING PEAR	M	24" BOX		SINGLE TRUNK
QUE ARG	QUERCUS AGRIFOLIA	COAST LIVE OAK	VL	24" BOX		SINGLE TRUNK
SHRUBS						
CEA DAR	CEANOTHUS 'DARK STAR'	CEANOTHUS	L	5 GAL.		6' O.C. SPACING
CHO TEC	CHONDRPETALUM TEC.	SMALL CAPE RUSH	L	5 GAL.		3' O.C. SPACING
CAL ACU	CALAMAGROSTIS ACU.	KARL FORESTER	L	5 GAL.		3' O.C. SPACING
CAL LIJ	CALLISTEMON.'LITTLE-JOHN'	BOTTLEBRUSH	L	5 GAL.		4' O.C. SPACING
CAR CAL	CARPINTERIA CALIFORNICA	BUSH ANEMONE	L	5 GAL.		5' O.C. SPACING
CIS HYB	CISTUS X HYBRID	WHITE ROCK ROSE	L	5 GAL.		4' O.C. SPACING
EUP CHA	EUPHORBIA CHARCAIS	EUPHORBIA	L	5 GAL.		3' O.C. SPACING
HET ARB	HETEROMELES ARBUTIFOLIA	TOYON	L	5 GAL.		6' O.C. SPACING
LAV MUN	LAVANDULA A.'MUNSTEAD'	LAVENDER	L	5 GAL.		2' O.C. SPACING
LOM BZE	LOMANDRA LONGIFOLIA	LOMANDRA	L	5 GAL.		3' O.C. SPACING
MUH CAP	MUHLENBERGIA CAPILLARIS	DAWN MUHLY	L	5 GAL.		6' O.C. SPACING
MUH RIG	MUHLENBERGIA RIGEN	DEER GRASS	L	5 GAL.		4' O.C. SPACING
VINES						
CLE ARM	CLEMANTIS ARMANDII	CLEMANTIS	M	5 GAL.		TRAIN TO FENCE
HAR VIO	HARDENBERGIA VIOLACEA	LILAC VINE	M	5 GAL.		TRAIN TO TRELLIS
GROUNDCOVERS						
ARC EME	ARCTOSTAPHYLOS	'EMERALD CARPET'	L	1 GAL.		6' O.C. SPACING
ART CAL	ARTEMESIA CALIFORNICA	ARTEMESIA	L	1 GAL.		4' O.C. SPACING
FES CAL	FESTUCA CALIFORNICA	FESCUE	L	1 GAL.		18" O.C. SPACING
LAN MON	LANTANA MONTEVIDENSIS	LANTANA	L	1 GAL.		6' O.C. SPACING
MYO PRO	MYOPORUM PROSTRATE	MYOPORUM	L	1 GAL.		6' O.C. SPACING
NEP FAS	NEPETA X FAASSENII	CATMINT	L	1 GAL.		3' O.C. SPACING
ROS CAR	ROSA.'CARPET ROSE'	WHITE CARPET ROSE	L	1 GAL.		4' O.C. SPACING
ROS HUN	ROSMARINUS	HUNTINGTON CARPET	L	1 GAL.		5' O.C. SPACING
DRAINAGE SWALES HYDROSEED						
	ACHILLEA MILLEFOLIUM	YARROW	L	1 GAL.		2' O.C. SPACING
	CAREX TUMULICOLA	BERKELEY SAGE	M	1 GAL.		2' O.C. SPACING
	FESTUCA IDAHONESIS	IDAHO FESCUE	L	1 GAL.		2' O.C. SPACING
	JUNCUS PATENS	GREY SEDGE	L	1 GAL.		2' O.C. SPACING
	MIMULUS AURANTIACUS	MONKEY FLOWER	L	4" POTS		18" O.C. SPACING
	WILD FLOWER & GRASS MIX		L			

COMMON AREA  
PLANTING

PRIVATE YARD

BIO RETENTION AREAS.



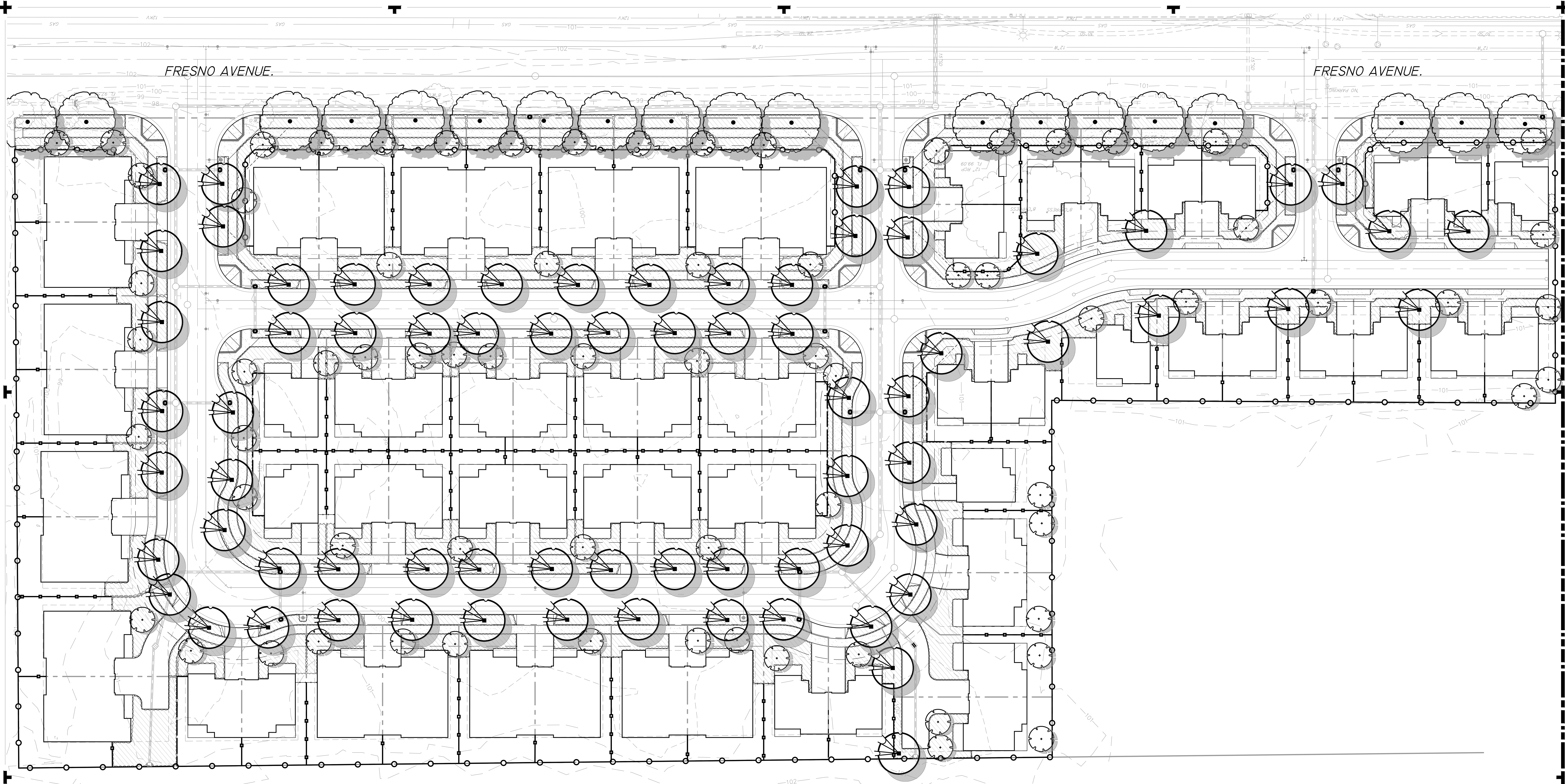
( IN FEET )  
1 INCH = 30 FT

DATE: 03/27/2020  
SHEET NUMBER: **L0-0** OF 2  
PROJECT NUMBER: 19-055.01

PACIFIC COAST SEED  
553 HAWTHORN PLACE  
LIVERMORE, CA. 94550  
925-373-4417



Apr 01, 2020 - 2:32pm  
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PLANTING LEGEND

ABBREV.	BOTANICAL NAME	COMMON NAME	WOCULS	SIZE	QTY	REMARKS/SPACING
TREES						
ACE RUB	ACER R.'OCTOBER GLORY'	RED MAPLE	M	24" BOX		SINGLE TRUNK
ARB UNE	ARBUTUS UNEDO	STRAWBERRY TREE	L	24" BOX		MULTI TRUNK
BEN PEN	BETULA PENDULA	BIRCH	M	24" BOX		MULTI TRUNK
GIN BIL	GINKO BIL.'GREEN VASE'	GINKO	L	24" BOX		SINGLE TRUNK
LAG NAT	LAGERSTROMIA INDICA	CREPE MYRTLE	L	24" BOX		SINGLE TRUNK
LAU NOB	LAURUS NOBILIS.'SARATOGA'	BAY LAUREL	L	24" BOX		SINGLE TRUNK
MAL SPP	MALUS SPP.	FLOWERING CHERRY	M	15 GAL.		SINGLE TRUNK
PYR CAL	PYRUS CAL.'ARISTOCRAT'	FLOWERING PEAR	M	24" BOX		SINGLE TRUNK
QUE ARG	QUERCUS AGRIFOLIA	COAST LIVE OAK	VL	24" BOX		SINGLE TRUNK
SHRUBS						
CEA DAR	CEANOTHUS 'DARK STAR'	CEANOTHUS	L	5 GAL.		6' O.C. SPACING
CHO TEC	CHONDRPETALUM TEC.	SMALL CAPE RUSH	L	5 GAL.		3' O.C. SPACING
CAL ACU	CALAMAGROSIS ACU.	KARL FORESTER	L	5 GAL.		3' O.C. SPACING
CAL LIJ	CALLISTEMON.'LITTLE-JOHN'	BOTTLEBRUSH	L	5 GAL.		4' O.C. SPACING
CAR CAL	CARPINTERIA CALIFORNICA	BUSH ANEMONE	L	5 GAL.		5' O.C. SPACING
CIS HYB	CISTUS X HYBRID	WHITE ROCK ROSE	L	5 GAL.		4' O.C. SPACING
EUP CHA	EUPHORBIA CHARCAIS	EUPHORBIA	L	5 GAL.		3' O.C. SPACING
HET ARB	HETEROMELES ARBUTIFOLIA	TOYON	L	5 GAL.		6' O.C. SPACING
LAV MUN	LAVANDULA A.'MUNSTEAD'	LAVENDER	L	5 GAL.		2' O.C. SPACING
LOM BZE	LOMANDRA LONGIFOLIA	LOMANDRA	L	5 GAL.		3' O.C. SPACING
MUH CAP	MUHLENBERGIA CAPILLARIS	DAWN MUHLY	L	5 GAL.		6' O.C. SPACING
MUH RIG	MUHLENBERGIA RIGEN	DEER GRASS	L	5 GAL.		4' O.C. SPACING

ABBREV.	BOTANICAL NAME	COMMON NAME	WOCULS	SIZE	QTY	REMARKS/SPACING
OLE LIL	OLEA E. 'MONTRIA'	DWARF OLIVE	L	5 GAL.		5' O.C. SPACING
PHO YEL	PHRMIUM 'YELLOW WAVE'	NEW ZELAND FLAX	L	5 GAL.		4' O.C. SPACING
ROS SPI	ROSMARINUS 'SPICE ISLAND'	ROSEMARY	L	5 GAL.		3' O.C. SPACING
RHA EVE	RHAMNUS CAL.'EVECASE'	CAL. COFFEE BERRY	L	5 GAL.		6' O.C. SPACING
VINES						
CLE ARM	CLEMANTIS ARMANDII	CLEMANTIS	M	5 GAL.		TRAIN TO FENCE
HAR VIO	HARDENBERGIA VIOLACEA	LILAC VINE	M	5 GAL.		TRAIN TO TRELLIS
GROUNDCOVERS						
ARC EME	ARCTOSTAPHYLOS	'EMERALD CARPET'	L	1 GAL.		6' O.C. SPACING
ART CAL	ARTEMESIA CALIFORNICA	ARTEMESIA	L	1 GAL.		4' O.C. SPACING
FES CAL	FESTUCA CALIFORNICA	FESCUE	L	1 GAL.		18" O.C. SPACING
LAN MON	LANTANA MONTEVIDENSIS	LANTANA	L	1 GAL.		6' O.C. SPACING
MYO PRO	MYOPORUM PROSTRATE	MYOPORUM	L	1 GAL.		6' O.C. SPACING
NEP FAS	NEPETA X FAASENII	CATMINT	L	1 GAL.		3' O.C. SPACING
ROS CAR	ROSA.'CARPET ROSE'	WHITE CARPET ROSE	L	1 GAL.		4' O.C. SPACING
ROS HUN	ROSMARINUS	HUNTINGTON CARPET	L	1 GAL.		5' O.C. SPACING
DRAINAGE						
SWALES	HYDROSEED					
WILD FLOWER & GRASS MIX			L			
ACHILLEA MILLEFOLIUM	YARROW		L	1 GAL.		2' O.C. SPACING
CAREX TUMULICOLA	BERKELEY SAGE		M	1 GAL.		2' O.C. SPACING
FESTUCA IDAHONESIS	IDAHO FESCUE		L	1 GAL.		2' O.C. SPACING
JUNCUS PATENS	GREY SEDGE		L	1 GAL.		2' O.C. SPACING
MIMULUS AURANTIACUS	MONKEY FLOWER		L	4" POTS		18" O.C. SPACING

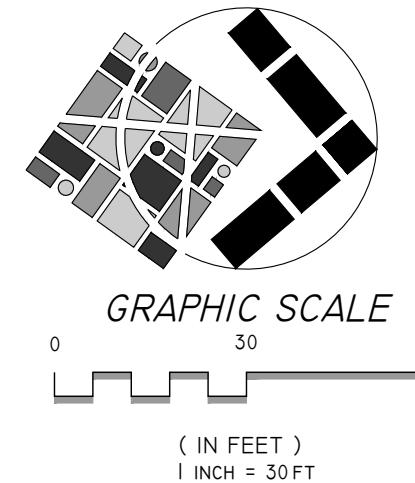
MWEO STATEMENT

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE PLANTING PLAN

*Michael A. Cook* 03/09/2020  
MICHAEL A. COOK  
REGISTERED LANDSCAPE ARCHITECT #5123  
DATE

FENCE LEGEND

- GOOD NEIGHBOR FENCE WITH 2'-0" LATTICE  
SEE DETAIL 2/L-2
- 6'-0" GOOD NEIGHBOR FENCE  
SEE DETAIL 3/L-2
- PRIVACY FENCE WITH 2'-0" LATTICE  
SEE DETAIL 1/L-2
- PLANTING AREAS
- ALIGN CENTER LINE  
PLANTING AREA RADIUS  
TYP.



PROJECT:  
CHERRY RANCH  
SUBDIVISION  
930 FRESNO AVENUE  
SANTA ROSA, CA. 94507  
APN #035-101-004

CLIENT:  
CRC DEVELOPMENT LLC  
364 41ST STREET  
OAKLAND, CA 94609

SHEET DESCRIPTION:  
DESIGN REVIEW  
CONCEPTUAL  
LANDSCAPE PLAN

REVISIONS:


DATE: 03/09/2020  
SCALE: 1" = 30'  
DRAWN BY: F M  
CHECKED BY: MAC  
SHEET NUMBER: L-1 OF 2  
PROJECT NUMBER: 19-055.01

Michael A. Cook  
PLA 5123 Exp. 11/30/2020

5128 DUPONT DRIVE  
SANTA ROSA, CALIFORNIA 95409  
707.545.5235  
WWW.INTEGRAPLA.COM

INTEGRA  
PLANNING+  
LANDSCAPE  
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NOT FOR  
CONSTRUCTION





FLOWERING PEAR



STRAWBERRY TREE



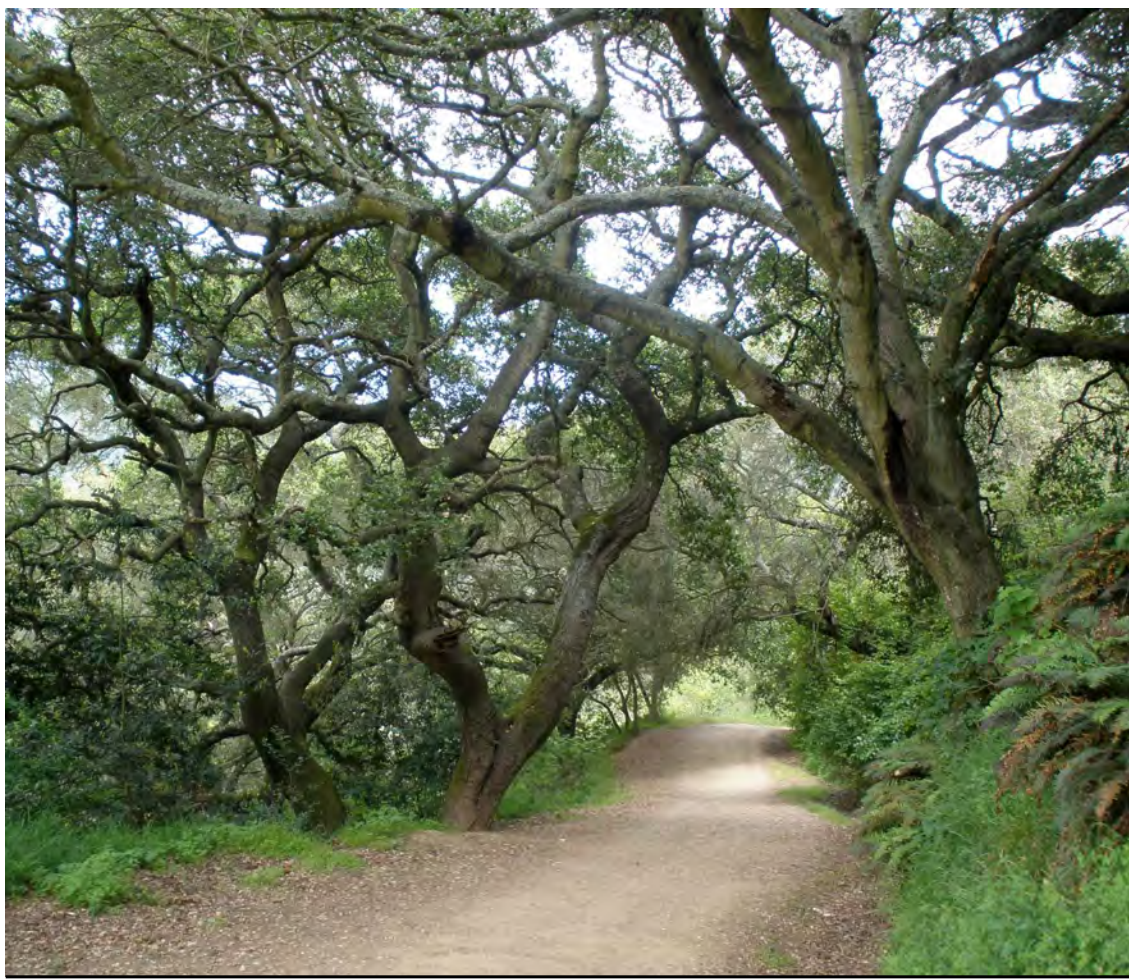
CRAPE MYRTLE



BAY LAUREL



BIRCH TREE



COAST LIVE OAK



FLOWERING CHERRY

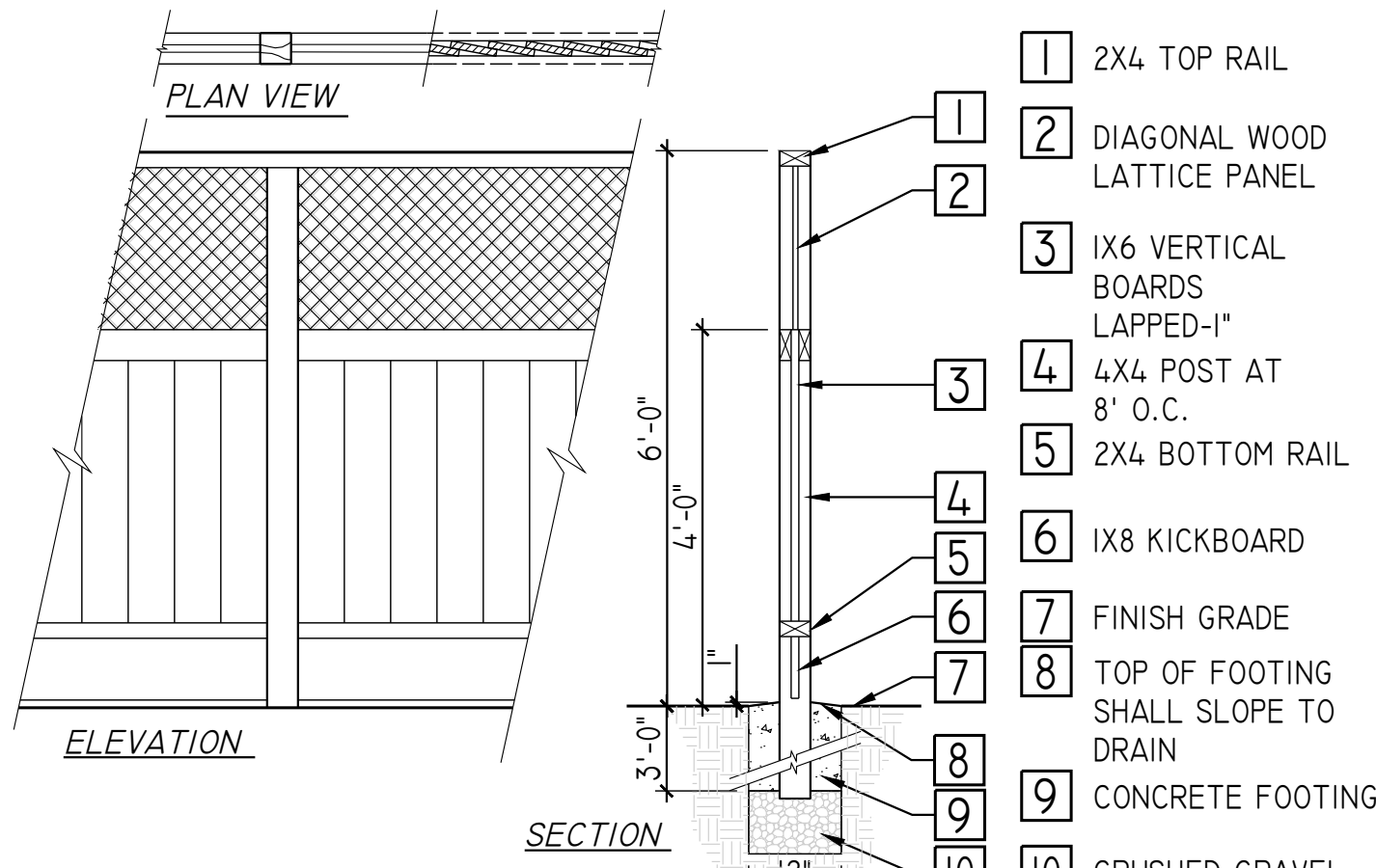


GINGKO



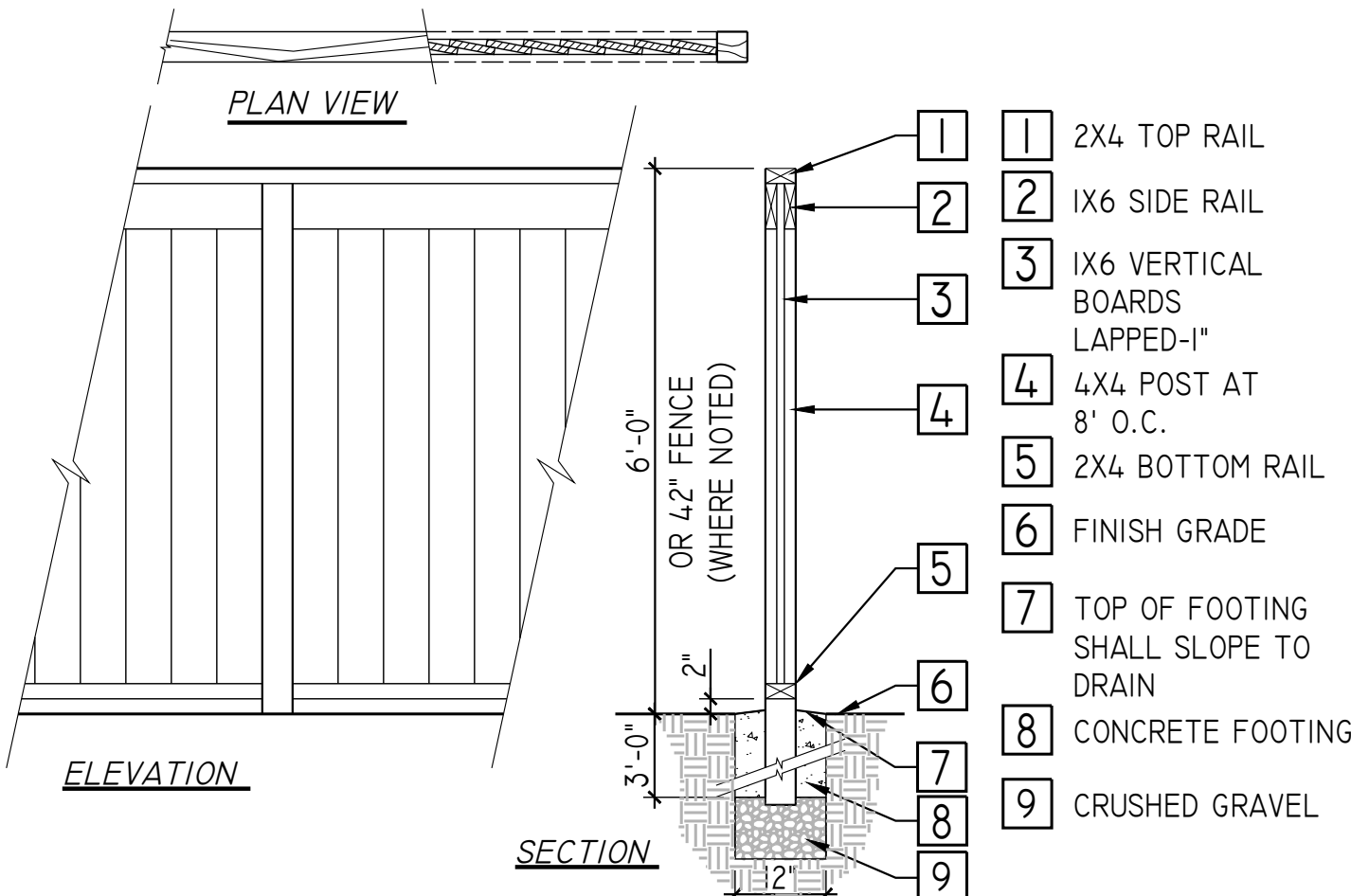
RED MAPLE

NOTE: WOOD POSTS TO BE PTDF AND ALL OTHER WOOD TO BE HEART REDWOOD.



2 GOOD NEIGHBOR FENCE WITH LATTICE  
SCALE: 1/2" = 1'-0"

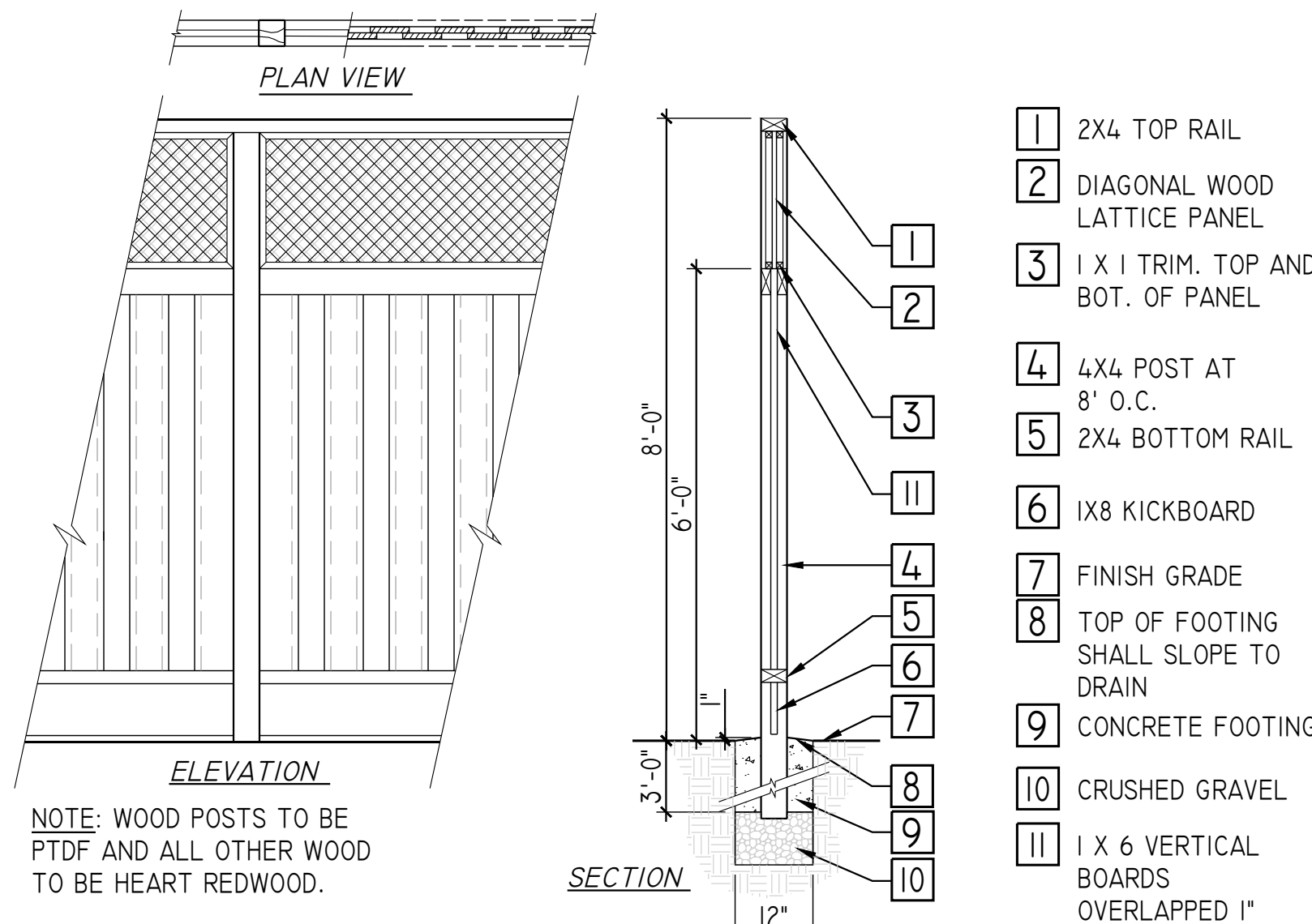
NOTE: WOOD POSTS TO BE PTDF AND ALL OTHER WOOD TO BE HEART REDWOOD.



3 WOOD GOOD NEIGHBOR FENCE  
SCALE: 1/2" = 1'-0"

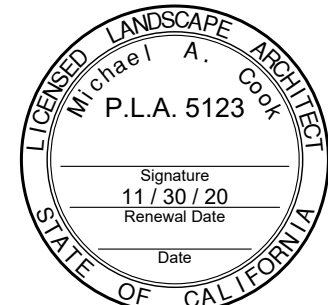
PLANTING NOTES

- 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 GUARANTEE 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 SUBMITTALS/SAMPLES TO LANDSCAPE ARCHITECT OF ALL SPECIMEN TREES (PHOTOGRAPHS WITH HUMAN SCALE), SOIL, MULCH, STAKES, TIES, AGRIFORM TABLETS, GRASS PAVE 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 & LATEST EDITION 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 FINAL AMENDMENT AND FERTILIZER FORMULA. THE SOILS REPORT CONDUCTED BY WAYPOINT ANALYTICAL, (408) 727-0330, UNLESS OTHERWISE APPROVED) MUST CONTAIN THE FOLLOWING INFORMATION:
  - SOIL PERMEABILITY RATE IN INCHES PER HOUR
  - SOIL TEXTURE TEST
  - CATION EXCHANGE CAPACITY
  - SOIL FERTILITY INCLUDING TESTS FOR NITROGEN, POTASSIUM, PHOSPHOROUS, PH, ORGANIC MATTER
  - TOTAL SOLUBLE SALTS AND SODIUM CONTENT
  - CONTRACTOR TO REQUEST A "BAY-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 TILLED 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 LAWN AREAS, 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 8" AT A MINIMUM RATE OF 6 CUBIC YARDS PER 1000 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 VIEWS, ACCESS, ETC. ALL PLANTINGS SHALL BE FIELD ADJUSTED TO MEET THE MINIMUM STATE REGULATIONS FOR PLANTING AND MAINTAINING A FIRE 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 ROOTBALL INTACT 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 TWO TIMES 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 SOLIDLY 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 8'-0" TO BUILDINGS, WALKS, PAVING, 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.



NOTE: WOOD POSTS TO BE PTDF AND ALL OTHER WOOD TO BE HEART REDWOOD.

1 WOOD PRIVACY FENCE WITH LATTICE  
SCALE: 1/2" = 1'-0"



Michael A. Cook  
PLA 5123 Exp. 11/30/2020



INTEGRA  
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CRC DEVELOPMENT LLC

364 41ST STREET  
OAKLAND, CA 94609

SHEET DESCRIPTION:

DESIGN REVIEW  
CONCEPTUAL  
LANDSCAPE PLAN

REVISIONS:


NOT FOR  
CONSTRUCTION

DATE: 03/09/2020

SCALE: 1" = 30'

DRAWN BY: F M

CHECKED BY: MAC

SHEET  
NUMBER: L-2 OF 2

PROJECT  
NUMBER: 19-055.01