

STEEL PLANTER BOXES
TO BE PLANTED WITH PERENNIAL ACCENT
PLANTS AND SMALL ORNAMENTAL SHADE
TREES

PLATE STEEL PLANTERS
TO BE INSTALLED ABOVE
GRADE IN GRAVEL
PROTECTION ZONE

PLATE STEEL PLANTERS
WITH JAPANESE MAPLES
AND PERENNIAL COLOR

CHINESE PISTACHE

ARMSTRONG MAPLE

EXISTING OAK TO
REMAIN

EXISTING WALNUT TO
REMAIN

EXISTING OAK TO
REMAIN

HARDIES LANE

EXISTING XYLOSMA SUBJECT TO
REMOVAL FOR NEW UTILITY
TRENCH

VALLEY OAK

EXISTING EUCALYPTUS
TO REMAIN

EXISTING OAKS
(2) TO REMAIN

BIORETENTION AREA

RED MAPLE

VALLEY OAK

EXISTING REDWOOD TO
REMAIN

ARCHIVE BUILDING

LANDSCAPE BOULDERS IN
GRAVEL SETBACK ZONE,
TYPICAL

VALLEY OAKS
IN MEADOW
14 - #36 BOX SIZE TO
FULFILL TREE
MITIGATION

MEADOW
EMPLOYEE AREA

PRELIMINARY PLANT PALETTE

BOTANICAL NAME	SIZE	COMMON NAME	REMARKS	WATER USE PER WUCOLS IV
TREES				
ACER PALMATUM 'BLOODGOOD'	24	JAPANESE MAPLE		M
ACER RUBRUM 'ARMSTRONG'	24	SCARLET MAPLE		M
PISTACIA CHINENSIS 'KEITH DAVEY'	24	CHINESE PISTACHE		L
QUERCUS KELLOGGII	24	CALIFORNIA BLACK OAK	TREE MITIGATION; SEE PLAN FOR SIZE	L
QUERCUS LOBATA	24/36	VALLEY OAK	TREE MITIGATION; SEE PLAN FOR SIZE	L
SHRUBS				
ARCTOSTAPHYLOS D. 'HOWARD MCMINN'	5	VINE HILL MANZANITA	CALIFORNIA NATIVE	L
LAVANDULA INTERMEDIA 'PHENOMENAL'	5	LAVENDER		L
LOROPETALUM CHINENSE 'RUBY'	5	CHINESE FRINGE FLOWER		L
NERIUM OLEANDER 'PETITE PINK'	5	DWARF OLEANDER		L
PITTOSPORUM TOBIRA 'WHEELER'S DWARF'	5	DWARF MOCK ORANGE	3' O.C. TRI. SPACING	L
RHAPHIOLEPIS INDICA 'CLARA'	5	INDIA HAWTHORN		L
SARCOCOCCA RUSCIFOLIA	5	FRAGRANT SARCOCOCCA		L
GROUND COVER				
ACHILLEA 'LITTLE MOONSHINE'		YARROW		L
ACHILLEA MILLEFOLIUM 'PAPRIKA'	1	YARROW	CALIFORNIA NATIVE	L
COTONEASTER DAMMERI 'CORAL BEAUTY'	1	COTONEASTER	6' O.C. TRI. SPACING	L
SUCCULENTS				
SEDUM SPECTABILIS	1	SHOWY STONECROP	RAISED PLANTERS	L
SEDUM SPURIMUM 'RED CARPET'	1	CAUCASIAN STONECROP	RAISED PLANTERS	L
VINES				
PARTHENOCISSUS TRICUSPIDATA	5	BOSTON IVY		L
GRASSES				
BOUTELLOUA GRACILLIS 'BLONDE AMBITION'	1	BLONDE AMBITION BLUE GAMA	2' OC. TRI. SPACING	L
MUHLENBERGIA DUBIA	1	PINE MUHLY	36" OC. TRI. SPACING	L
MEADOW GRASS				
PACIFIC COAST SEED GREEN TO GOLD BLEND	SEED	55 LBS PER ACRE	NON-IRRIGATED BLEND	VL
BIOSWALE/BIORETENTION				
BIO-FILTER GRASSES	SOD	"BIO-FILTRATION SOD"	(CALIFORNIA NATIVES)	L
OTHER				
4"-6" CLEAN, WASHED RIVER COBBLE		'NOIYO'	SOLID LAYER, 1 STONE THICK; WEED BARRIER FABRIC NOT PERMITTED	
MULCH: FIR BARK, 1/2" MINUS			3" DEPTH; ALL LANDSCAPE AREAS	
LINEAR ROOT BARRIER		ROOT SOLUTIONS, OR EQUAL	24" DEPTH	

GRAVEL BORDER WITH
CURVILINEAR EDGE AROUND
BUILDING, 10' MINIMUM WIDTH WILL
BE INSTALLED AS A DETERENT
FOR RODENTS.

PRELIMINARY MAWA AND ETWU CALCULATIONS

1.) Maximum Applied Water Allowance (MAWA)									
A.) Net Evapotranspiration Calculation									
Annual Eto									
43.90									
Annual Rainfall									
27.20									
Net Evapotranspiration Calculation = Annual Eto - Effective Rainfall = 37.10									
B.) Adjusted Landscape Area Calculation									
Landscape Area									
34,008									
Special Landscape Area									
0									
Sum of Adjusted Landscape Area = 15303.60									
MAWA = 37.10 X 0.62 X 15,303.60 = 352,013 Gallons									
2.) Estimated Total Water Use (ETWU)									
A.) Net Evapotranspiration Calculation									
Net Evapotranspiration Calculation = Annual Eto - Effective Rainfall = 37.10									
Very Low Water Plant Use SF									
0									
Low Water Plant Use SF									
31,801									
Moderate Water Plant Use SF									
2,207									
High Water Plant Use SF									
-									
Sum of Adjusted Landscape Area = 10864.50									
ETWU = 37.10 X 0.62 X 10,864.50 / 0.81 = 308,525 Gallons									

LANDSCAPE DESIGN INTENT

THE DESIGN INTENT OF THIS PROJECT IS TO PROVIDE AN ATTRACTIVE, DURABLE, LOW MAINTENANCE AND LOW WATER CONSUMING LANDSCAPE.

PLANTING SHALL INCLUDE A MIXTURE OF HORTICULTURALLY APPROPRIATE SHRUB AND GROUND COVER PLANTINGS. SHRUBS AND GROUND COVER PLANTINGS SHALL CONSIST OF MEDIUM, LOW WATER USE PLANTS (AS DEFINED BY THE 2014 EDITION 'WUCOLS IV').

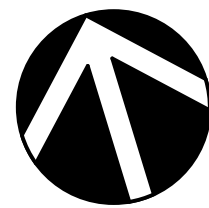
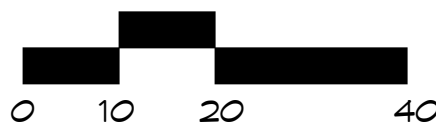
BASED ON THE EXISTING LANDSCAPE OF THE SCHULTZ CAMPUS, DECIDUOUS ACCENT TREES ARE PROPOSED AT VEHICULAR ENTRY TO CREATE INTEREST AND CHARACTER. DECIDUOUS SHADE TREES WILL PROVIDE CANOPY SHADE IN THE PARKING LOT. BROADLEAF, DECIDUOUS ACCENT TREES WILL PROVIDE YEAR ROUND INTEREST AND SCREENING FROM ADJACENT PROPERTIES. TREE REMOVAL MITIGATION WILL BE PROMINENT AS PART OF THE PROPOSED EMPLOYEE MEADOW AREA WHERE PICNIC TABLES WILL BE PROVIDED FOR EMPLOYEE USE (NOT FOR THE GENERAL PUBLIC). LAWN IS NOT PLANNED FOR ANY PORTION OF THE LANDSCAPED AREAS.

IRRIGATION DESIGN INTENT

ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM WITH WEATHER SENSOR OVERRIDE. SENSOR SHALL BE CAPABLE OF CALCULATING EVAPOTRANSPIRATION AND SHALL ADJUST FOR LOCAL WEATHER. THE ENTIRE IRRIGATION SYSTEM SHALL BE ON AN AUTOMATICALLY CONTROLLED SYSTEM WITH SEPARATE PROGRAMS CAPABLE OF IRRIGATING EACH HYDROZONE INDEPENDENTLY.

THE PROPOSED TREE SHALL BE IRRIGATED VIA SEPARATE, DEDICATED BUBBLER CIRCUIT. ALL OTHER LANDSCAPE AREAS SHALL BE IRRIGATED VIA AN IN-LINE DRIP EMITTER IRRIGATION SYSTEM. THE INTENT OF THE LANDSCAPE AND WATER DELIVERY SYSTEMS IS TO MEET ALL ASPECTS OF THE MOST CURRENT CITY OF SANTA ROSA WATER EFFICIENCY LANDSCAPE ORDINANCE (NELO).

PRELIMINARY LANDSCAPE PLAN



DATE: 9/26/19
JOB: 2019-20
SCALE: 1" = 20'
DRAWN: DM

L-1
SHEET 1 OF 2

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PRELIMINARY LANDSCAPE PLAN

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