

PROJECT DATA

ADDRESS: 874 NORTH WRIGHT ROAD
APN: 035-063-001
ZONING: PD-0435

LOT SIZE:
LOT #1: Approx. 0.73 ACRES
LOT #2: Approx. 0.25 ACRES

AREA:
MARKET: 3,448 S.F.
APARTMENT: 906 S.F.
BUILDING 2: 432 S.F.

LOT #1 COVERAGE:
(Building, Gas Pump Canopy, Trash Encl/Carport Canopy)
BUILDING: 3,448 S.F.
STAIRS: 59 S.F.
FUELING CANOPY: 3,024 S.F.
TRASH ENCLOSURE/ CARPORT: 973 S.F.
TOTAL AREA LOT # 1: 7,504 S.F.
BUILDING COVERAGE (LOT #1): 23.6%

LOT #2 COVERAGE:
BUILDING 2: 432 S.F.
PATIO TRELLIS: 168 S.F.
TOTAL AREA LOT # 2: 600 S.F.
BUILDING COVERAGE (LOT #2): 5.5%

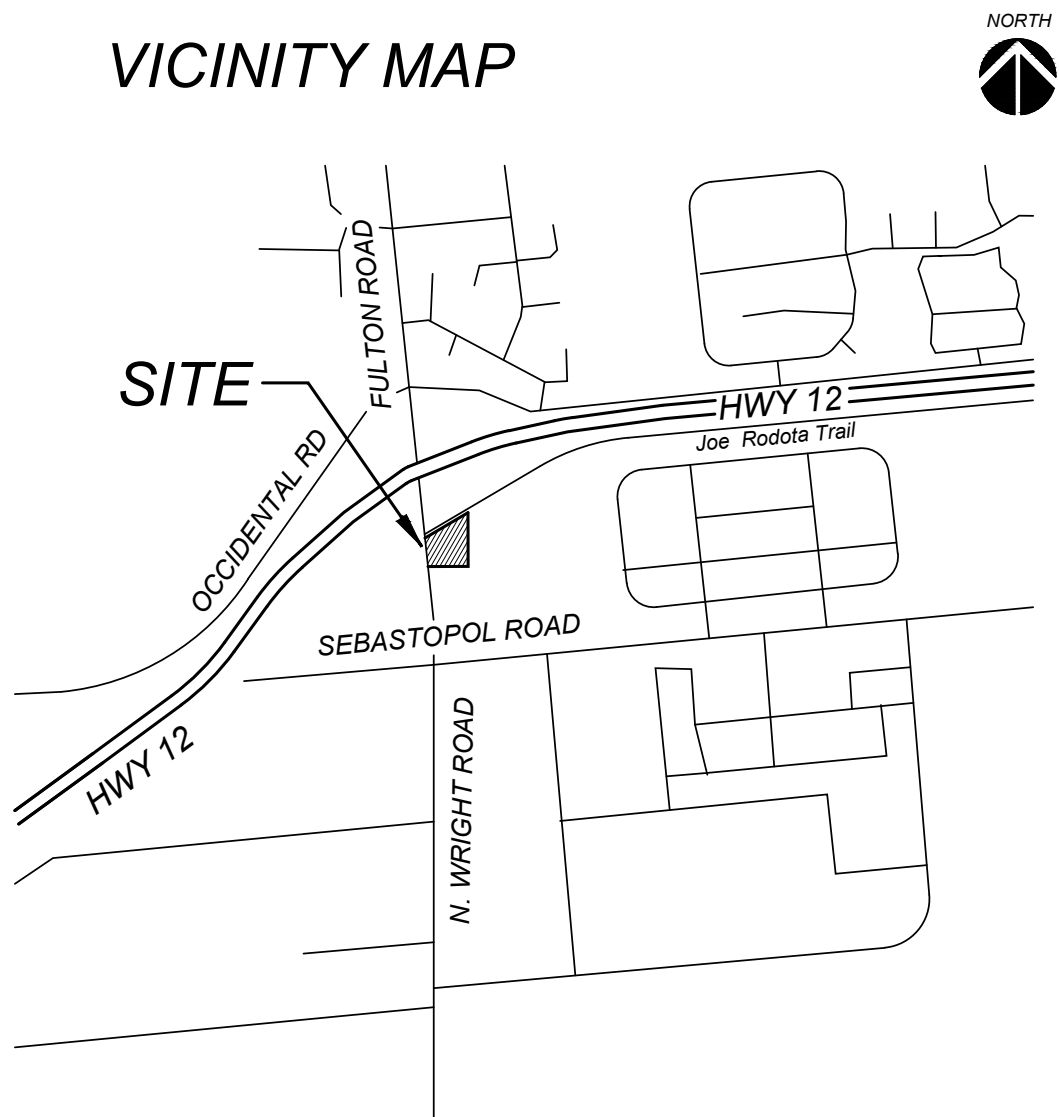
PARKING REQUIRED:
MARKET (Retail at 1:250 S.F.) 13.8
1-BEDROOM APARTMENT 1.5
BUILDING 2 (Retail at 1:250 S.F.) 1.7
17.0

PARKING PROVIDED: 18.0

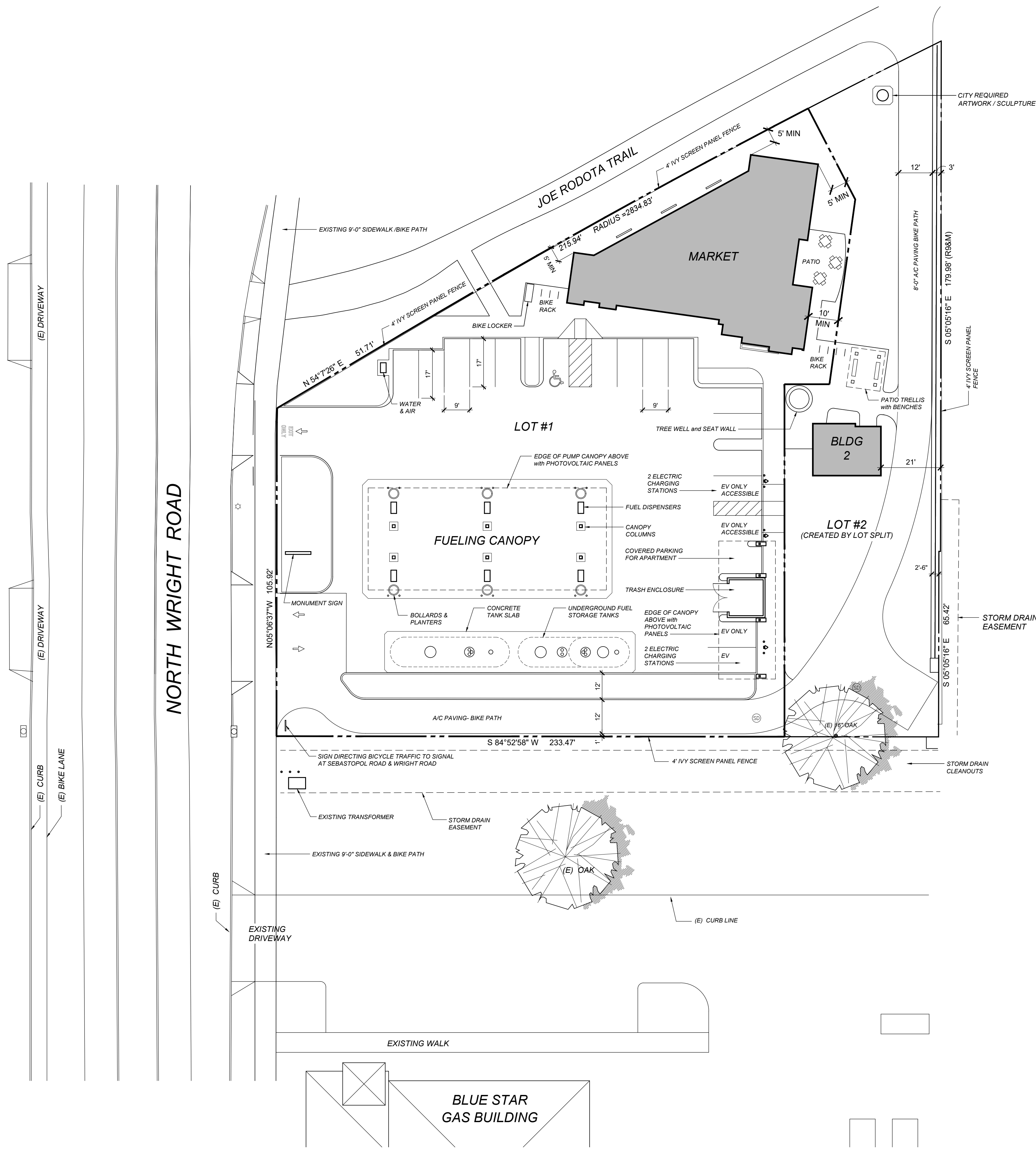
BICYCLE PARKING REQUIRED:
MARKET 1
1-BEDROOM APARTMENT 1
BUILDING 2 1
3

BICYCLE PARKING PROVIDED: 8

VICINITY MAP



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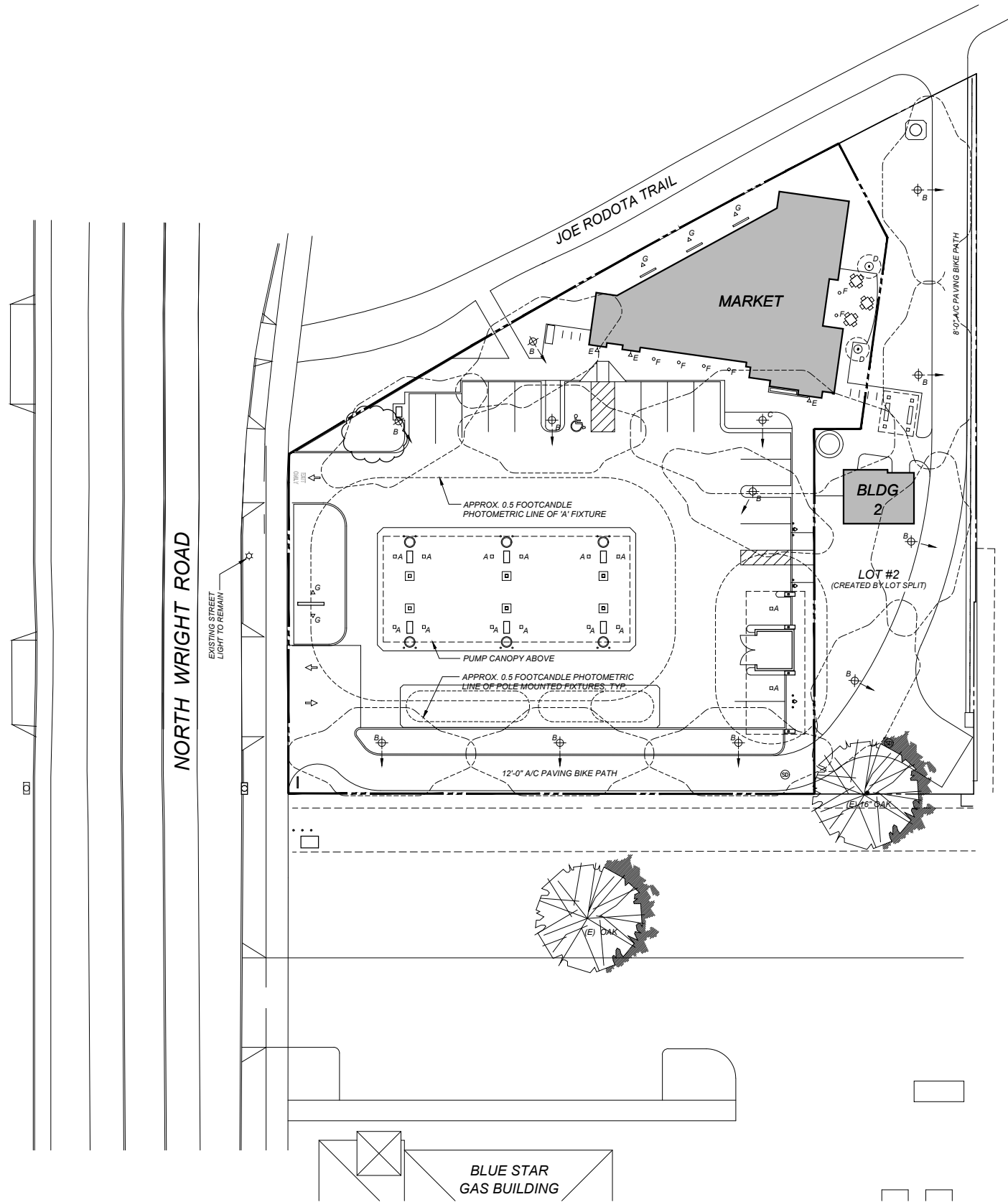
POTENTIAL
FUTURE
RESIDENTIAL
DEVELOPMENT

ELM TREE STATION
RETAIL MARKET and FUEL FACILITY
874 N. Wright Road Santa Rosa, California

DEVELOPMENT PLAN

SCALE: 1" = 20'-0"
0' 10' 20' 40'





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 RETAIL MARKET and FUEL FACILITY
 874 N. Wright Road Santa Rosa, California

**CONCEPTUAL SITE
 LIGHTING PLAN**

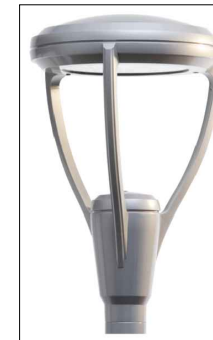
SCALE: 1" = 20'-0"
 0' 10' 20' 40'



FIXTURE LEGEND

- **A** RUUD betaLED THE EDGE CAN-EDG-PS-DM LED CANOPY LIGHT - PETROLEUM SYMMETRIC with 60 LIGHT EMITTING DIODES (LED), FULL CUTOFF and DARK SKY COMPLIANT (MOUNTED UNDER PUMP CANOPY)
- ⊕ **B** LITHONIA OMERO MRP 150 WATT METAL HALIDE CUT OFF FIXTURE with SR2 REFLECTOR AND 10' POLE
- ⊕ **C** LITHONIA OMERO MRP 150 WATT METAL HALIDE CUT OFF FIXTURE with SR2 REFLECTOR AND 12' POLE ON A 2" BASE
- ⊙ **D** LITHONIA KBR8-70M-R5-LV-TB-DWH, 42" HIGH x 8" ROUND BOLLARD with 70 WATT METAL HALIDE LAMP
- △ **E** DECORATIVE WALL MOUNTED GOOSE-NECK FIXTURES
- **F** RECESSED CAN DOWNLIGHTS UNDER HORIZONTAL SOFFITS
- ▽ **G** UPLIGHTS IN LANDSCAPING TO ILLUMINATE BUILDING WALLS OR MONUMENT SIGN

⊕ **B**



⊕ **C**



⊙ **D**



△ **E**



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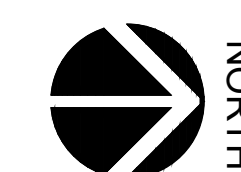
A-2

#0538 09-22-25



ELM TREE STATION
 RETAIL MARKET and FUEL FACILITY
 874 N. Wright Road Santa Rosa, CA

*AERIAL MAP with NEIGHBORHOOD
 CONTEXT PHOTOGRAPH LOCATIONS*



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VIEW #1
WEST VIEW at SOUTH OF SITE



VIEW #2
SOUTHEAST VIEW at SOUTH SIDE OF SITE



VIEW #3
WEST VIEW at NORTH EDGE OF SITE



VIEW #4
NORTHWEST VIEW at
NORTH END OF SITE



VIEW #5
NORTH WRIGHT RD. TOWARD
HIGHWAY 12 at JOE RODOTA TRAIL

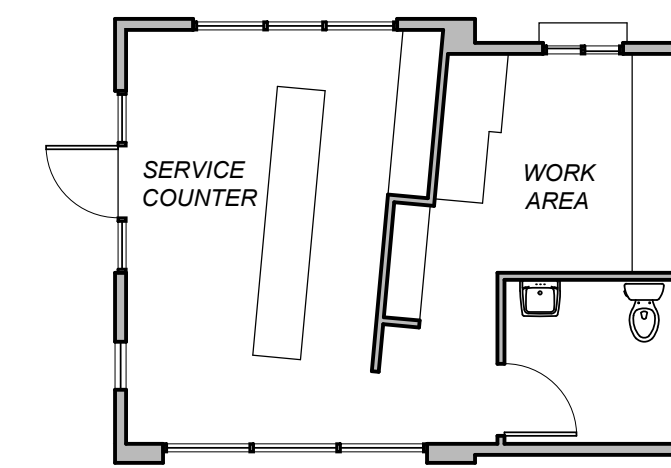


VIEW #6
FROM HIGHWAY 12 / N. WRIGHT ROAD
INTERSECTION TOWARD SITE

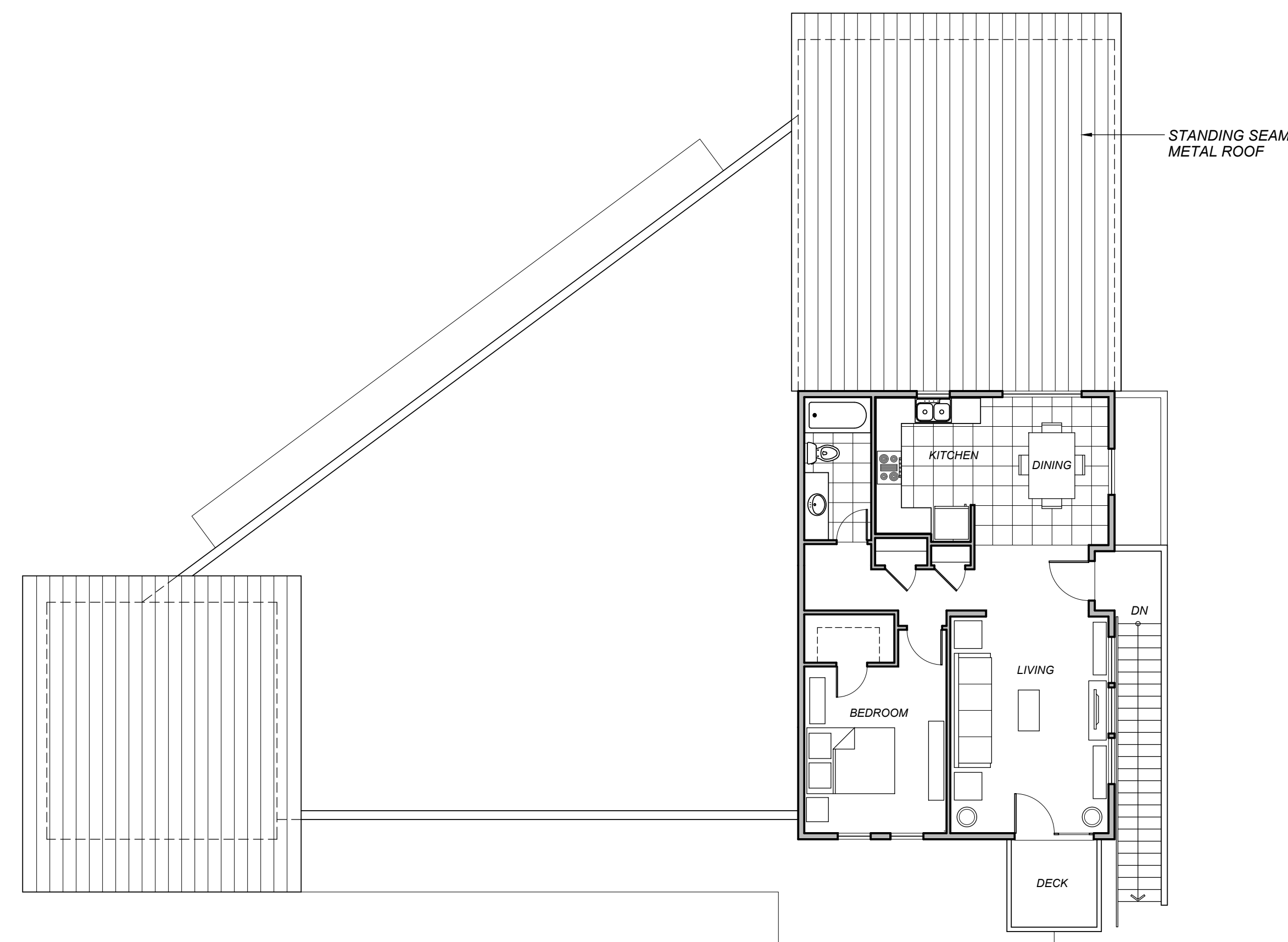
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NEIGHBORHOOD CONTEXT PHOTOGRAPHS

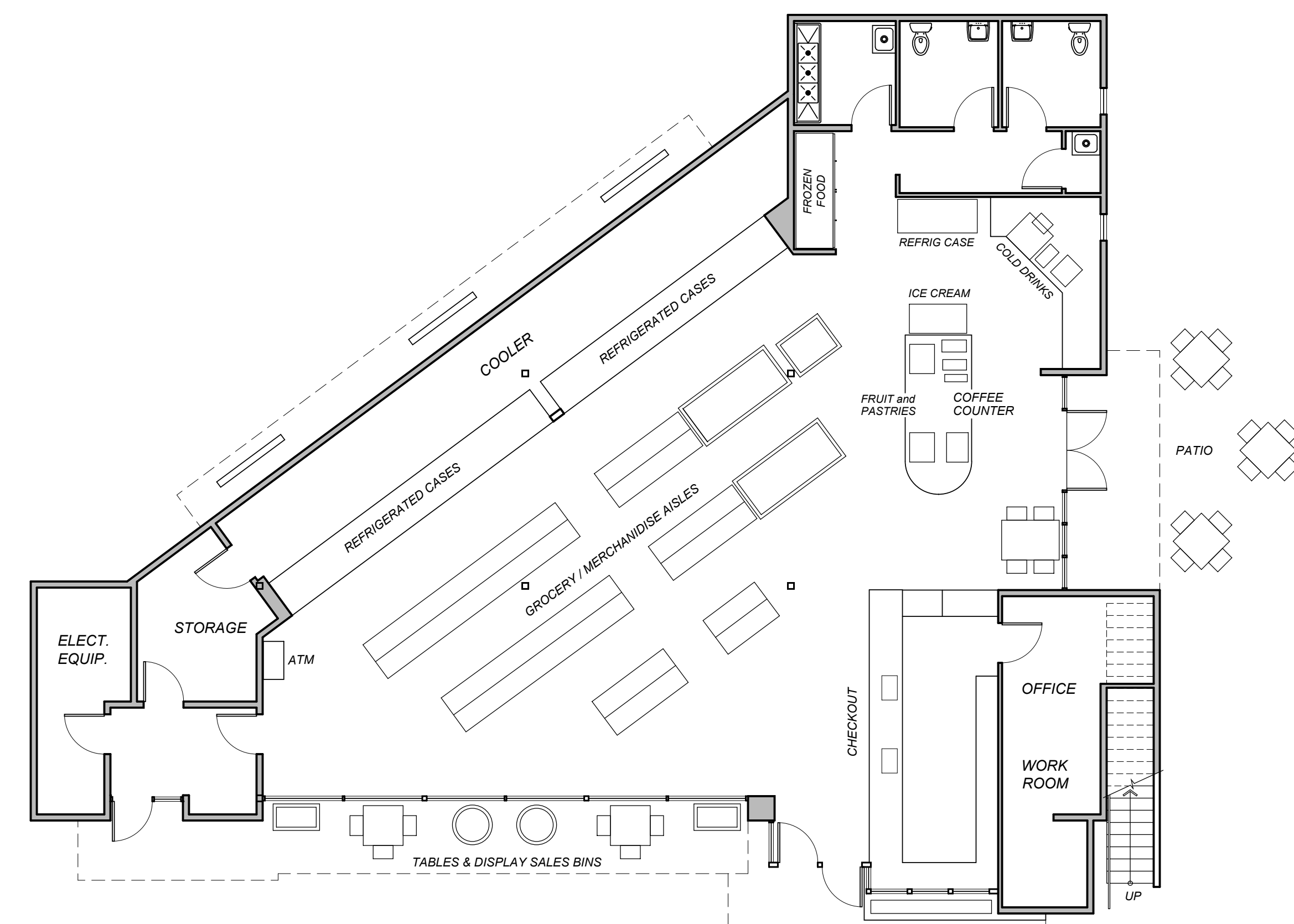
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BUILDING 2
432 Square Feet



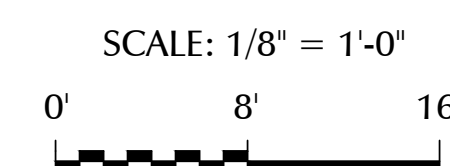
SECOND FLOOR
APARTMENT
806 Square Feet



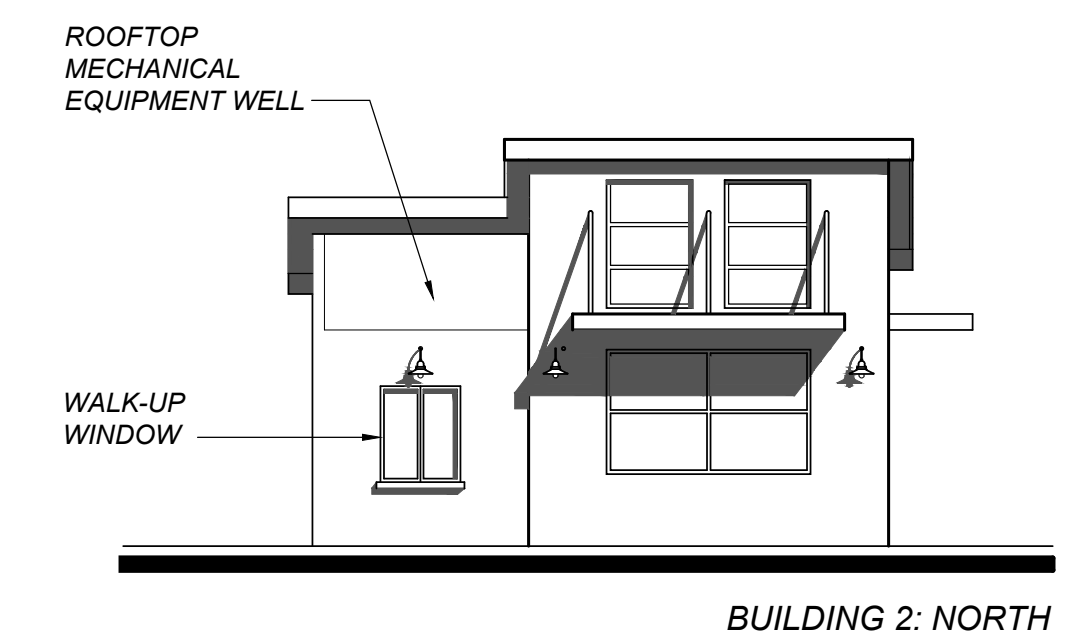
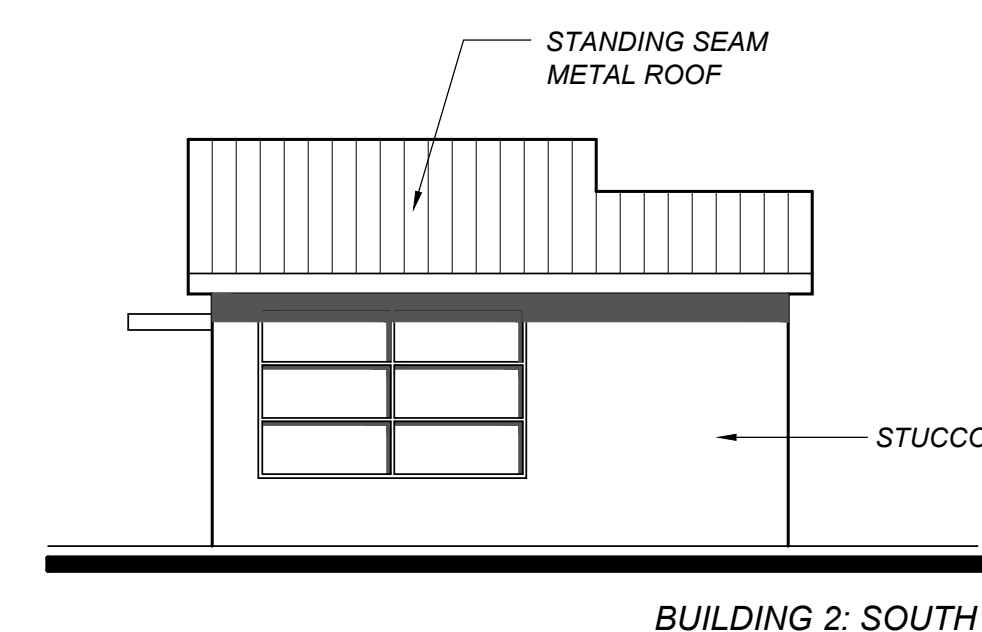
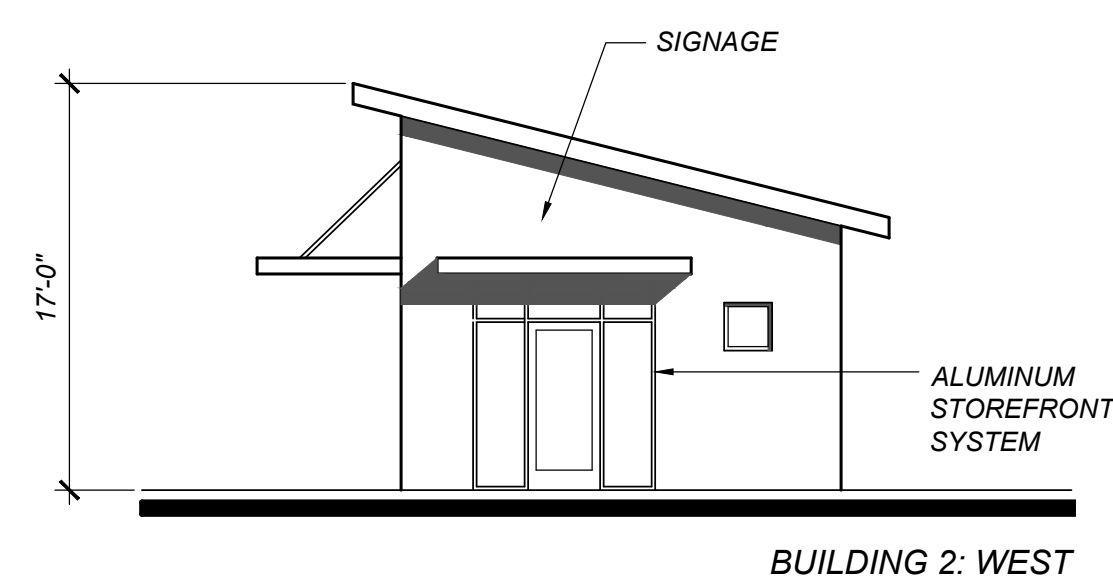
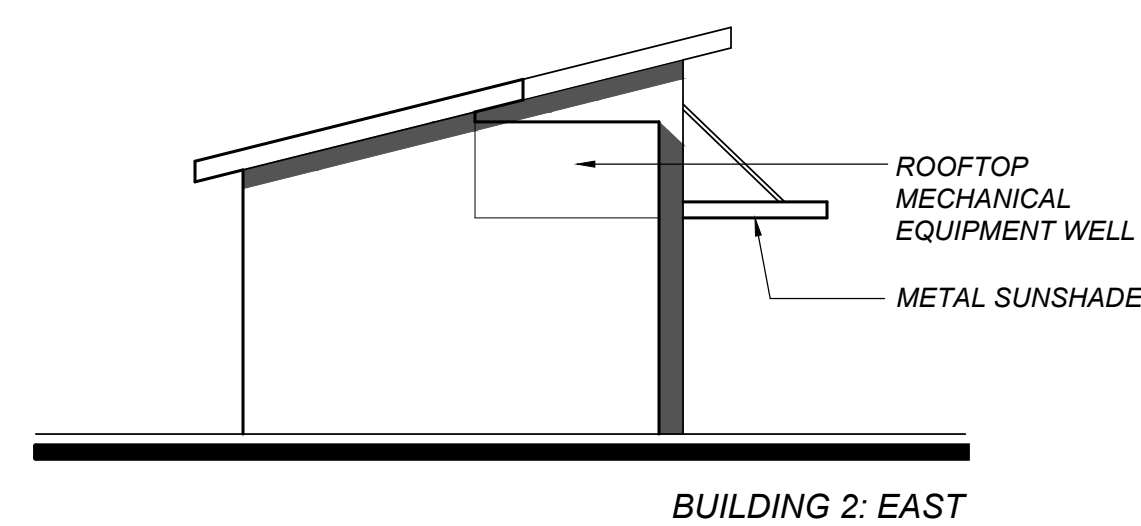
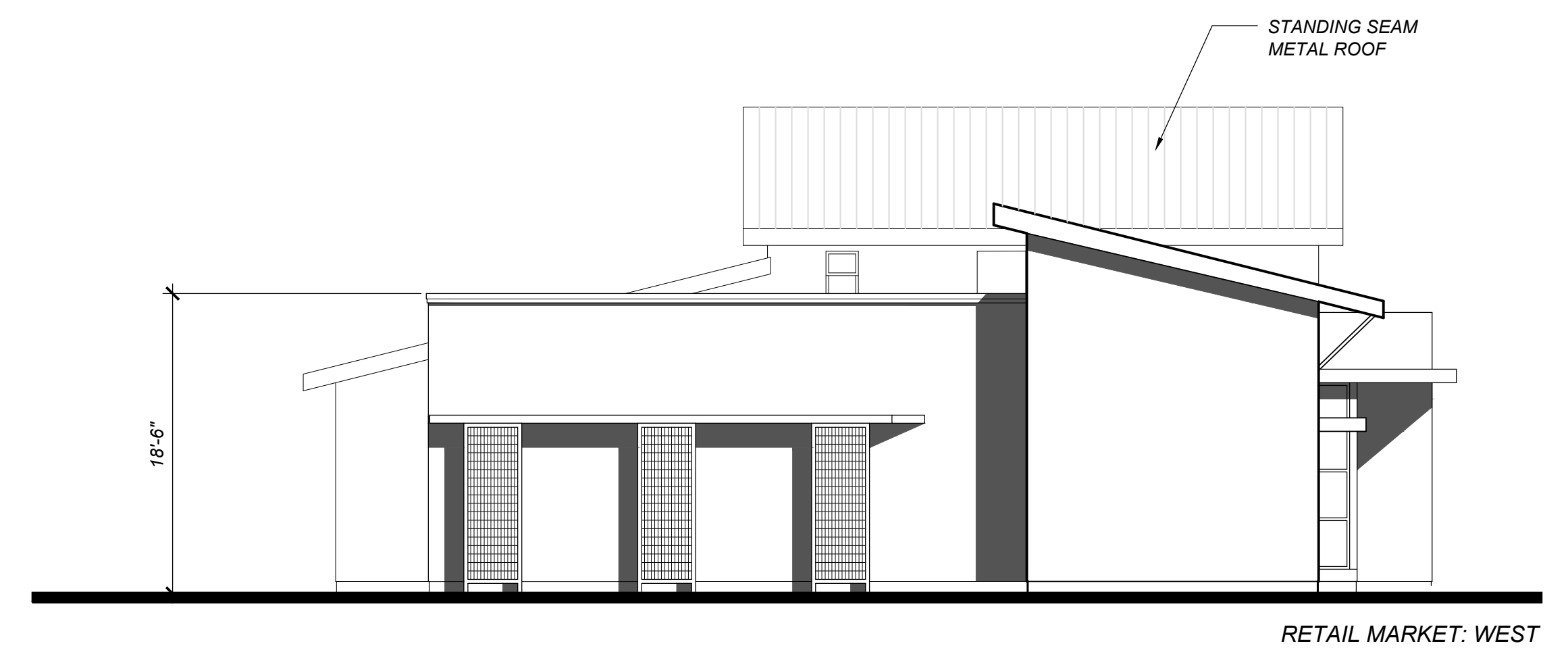
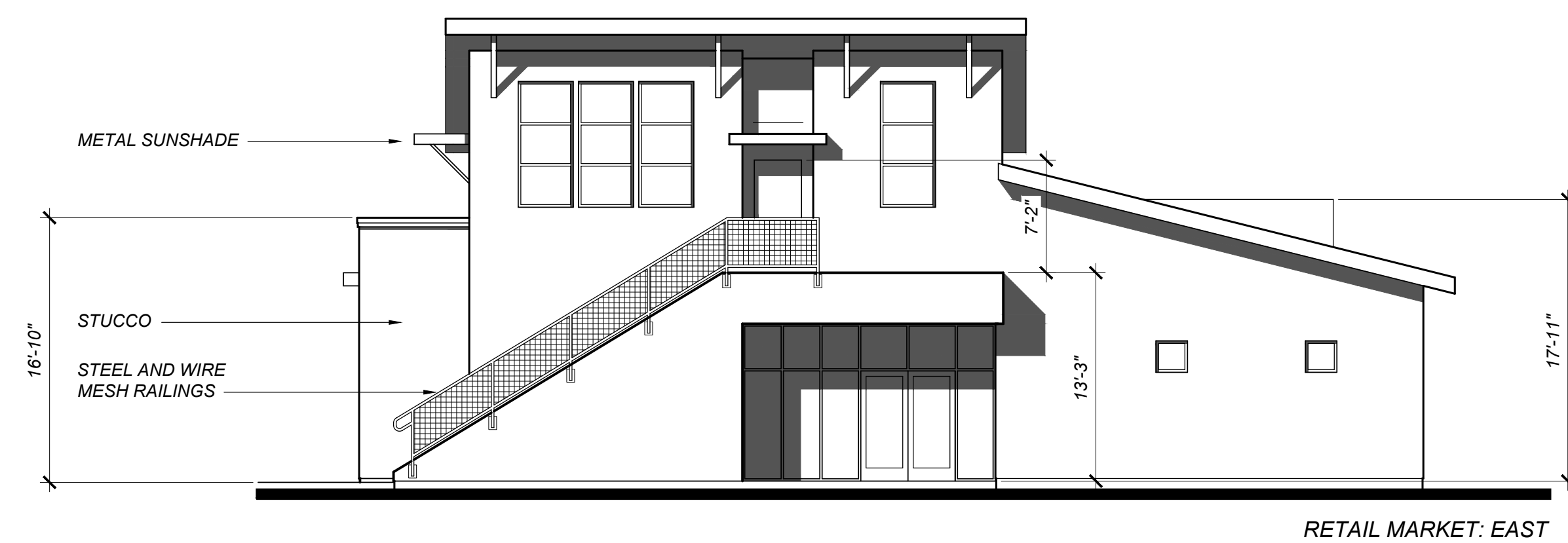
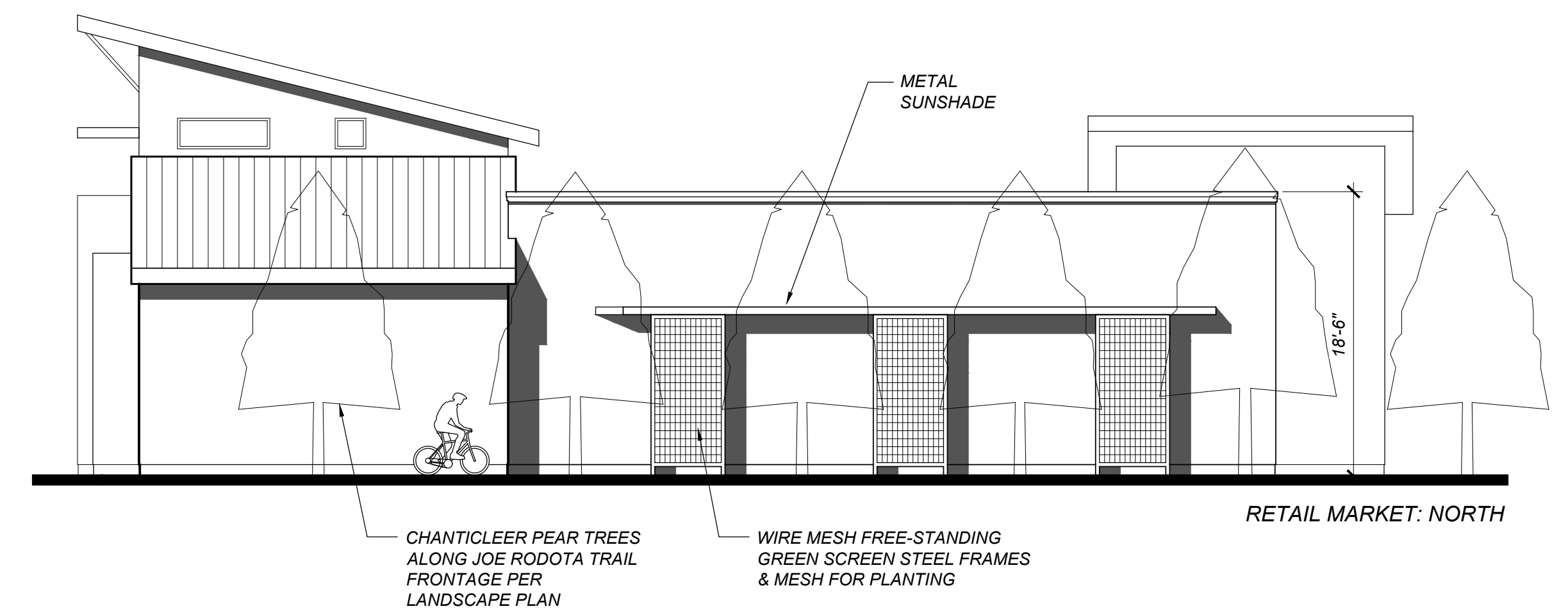
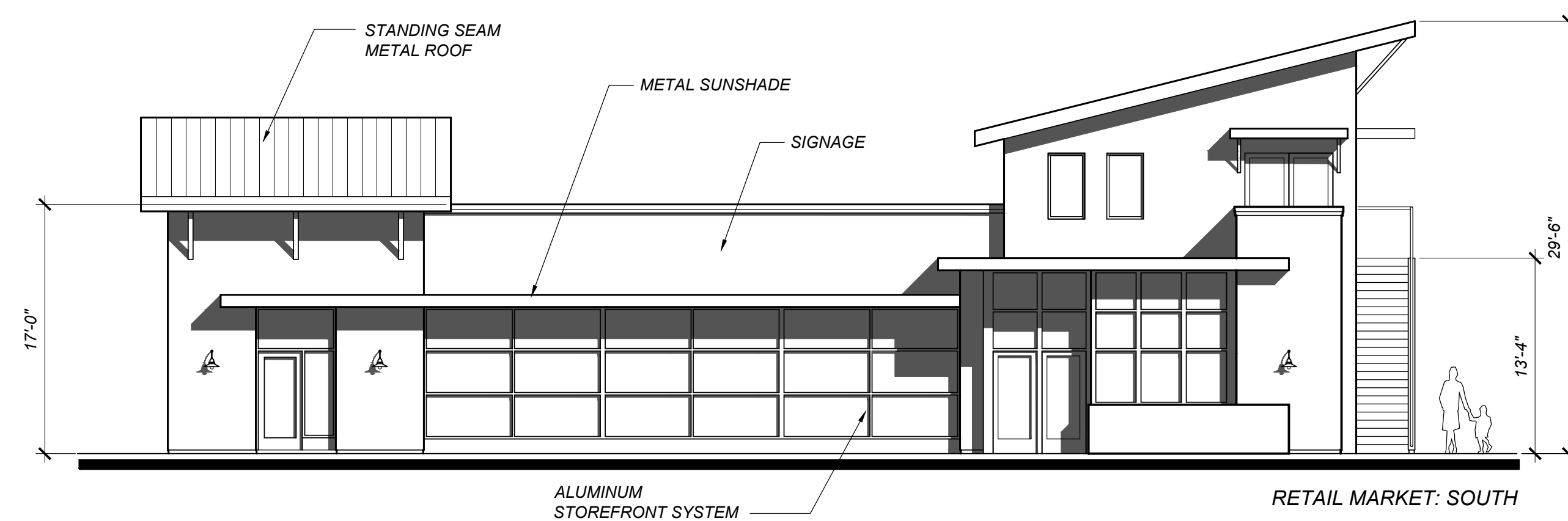
FIRST FLOOR
MARKET
3448 Square Feet

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CONCEPTUAL FLOOR PLANS
RETAIL MARKET and BUILDING 2



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CONCEPTUAL ELEVATIONS RETAIL MARKET and BUILDING 2

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

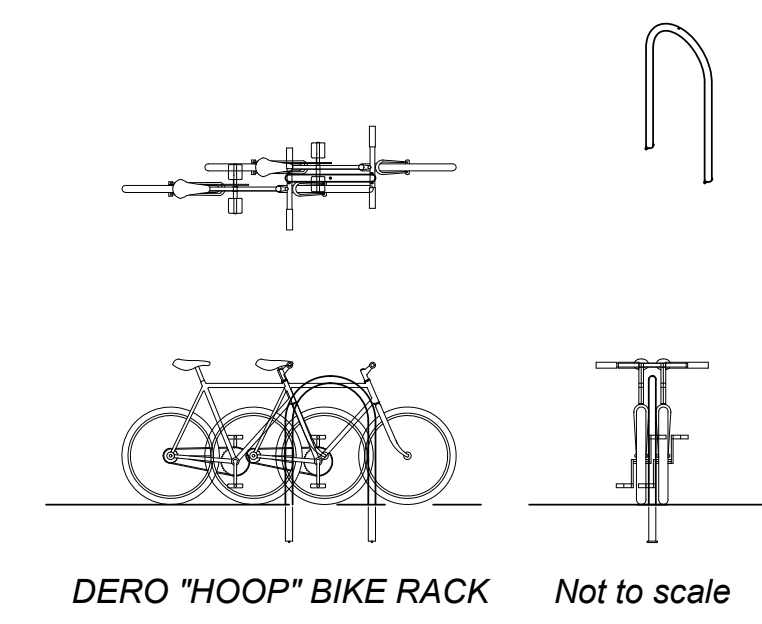
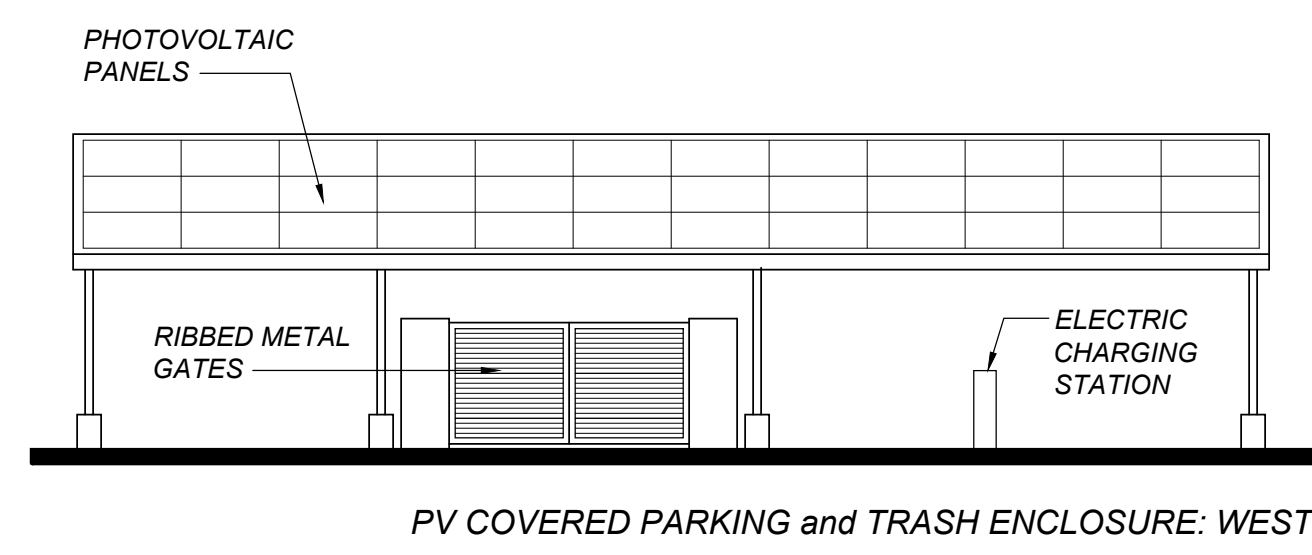
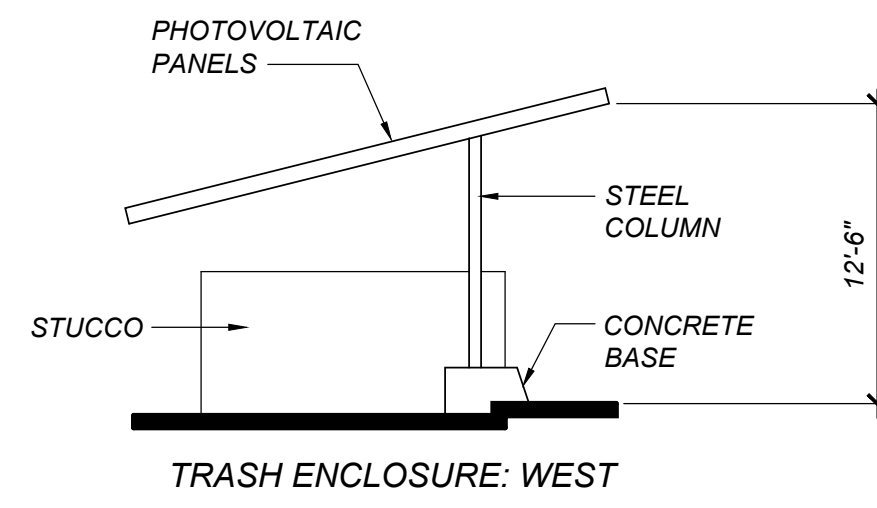
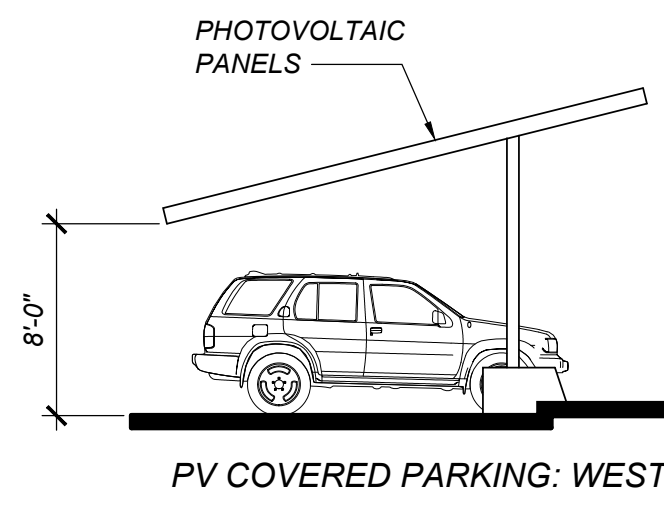
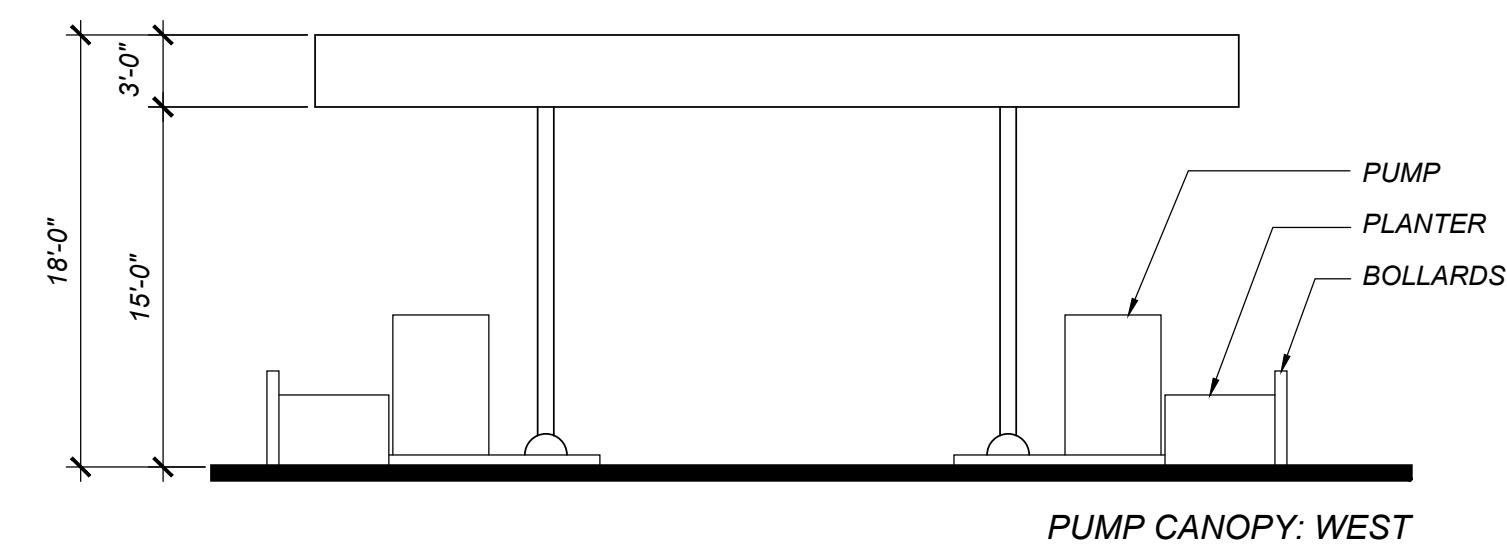
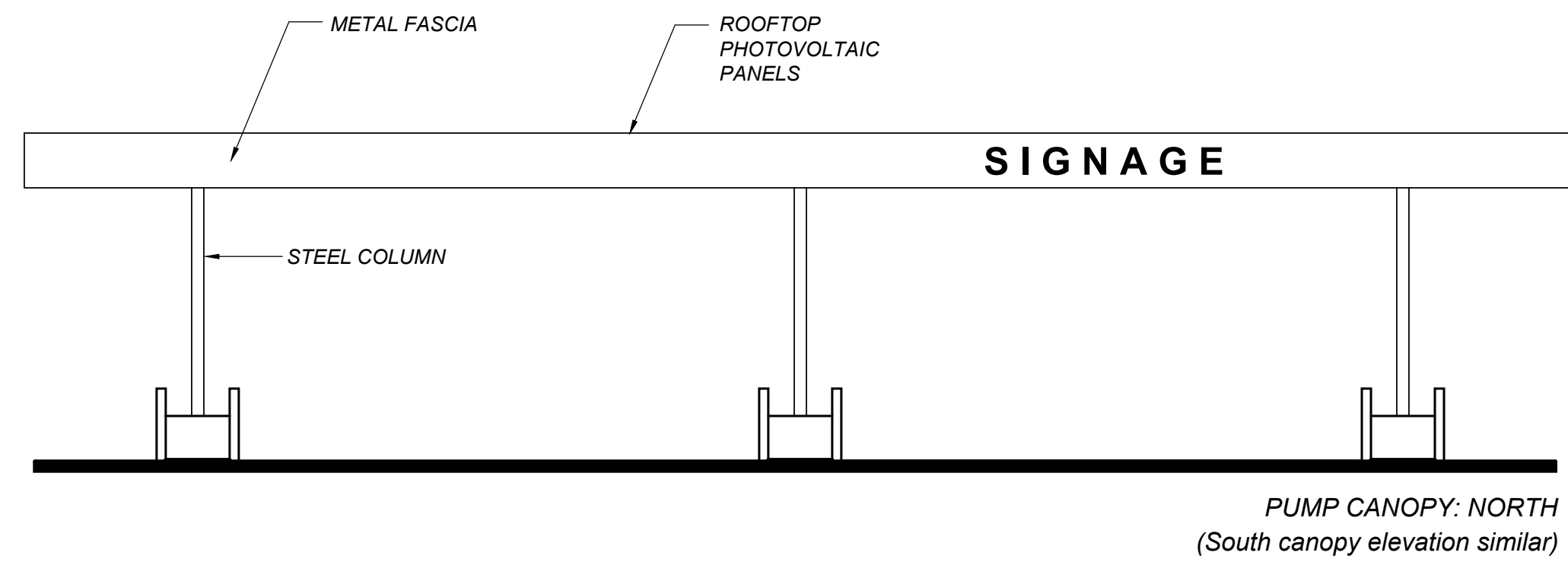
0' 8' 16'

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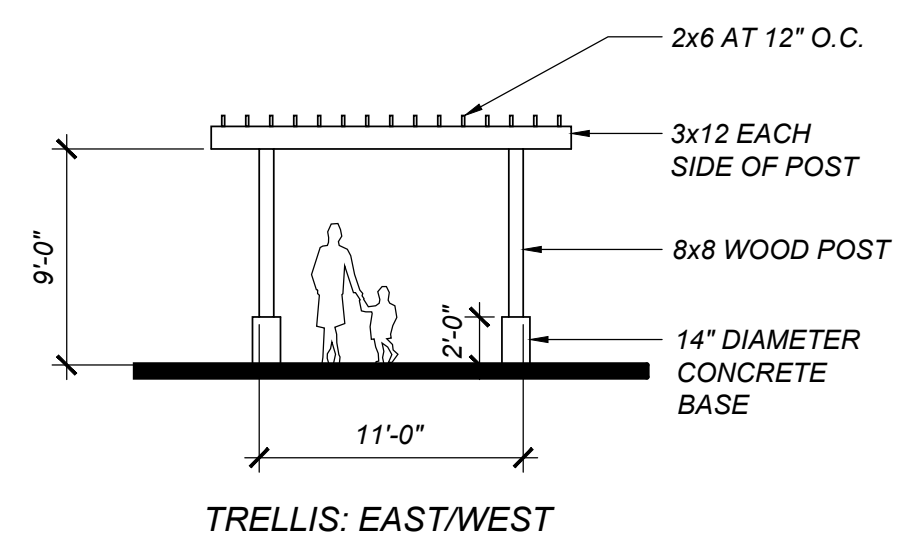
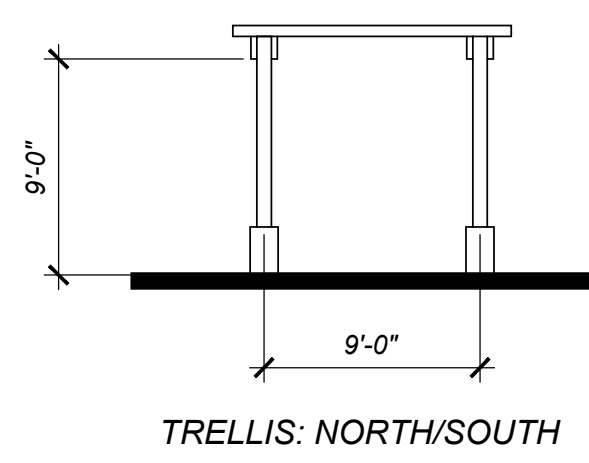
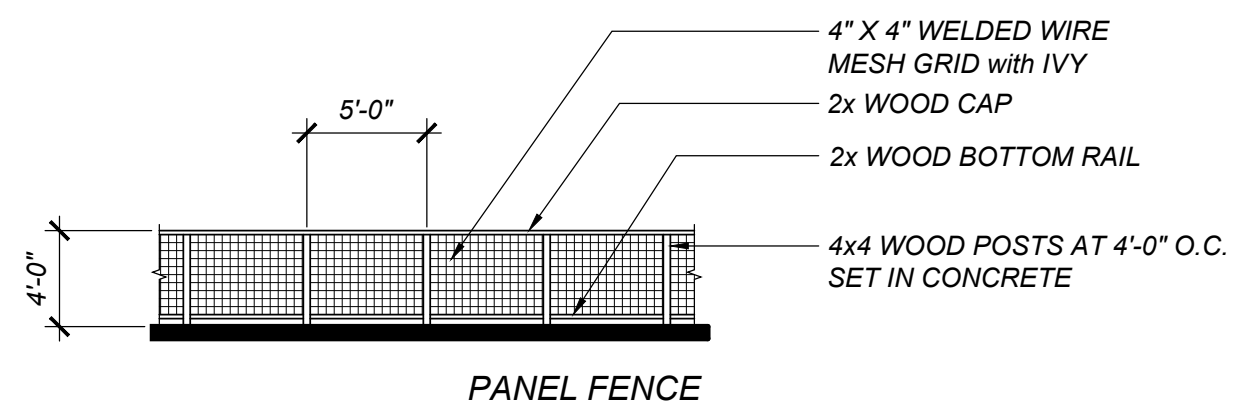
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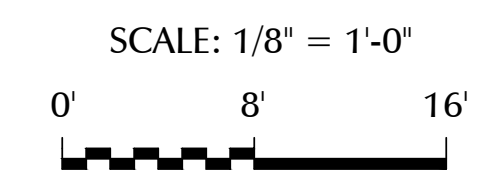
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DERO FIBERGLASS BIKE LOCKER Not to scale

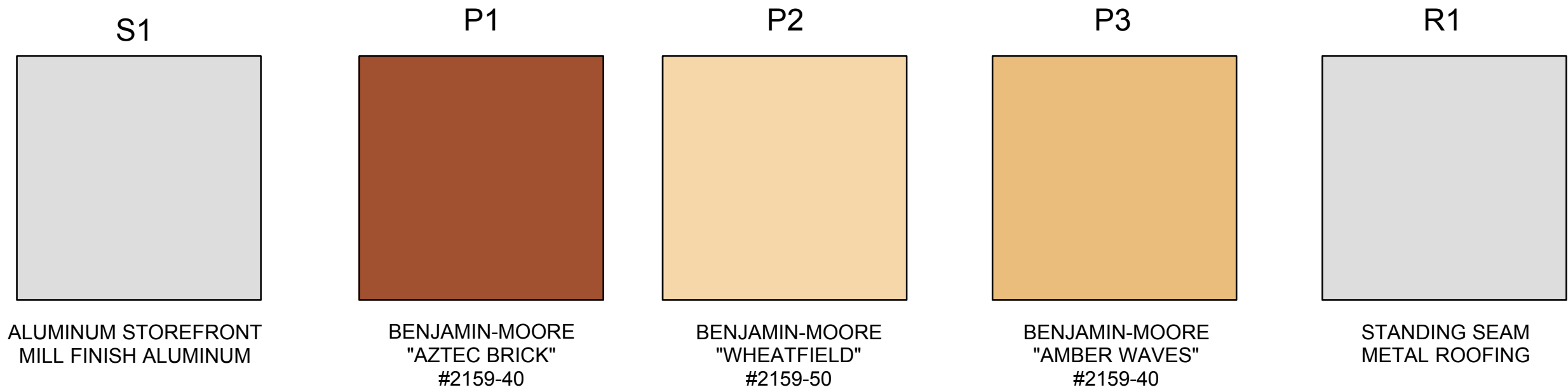
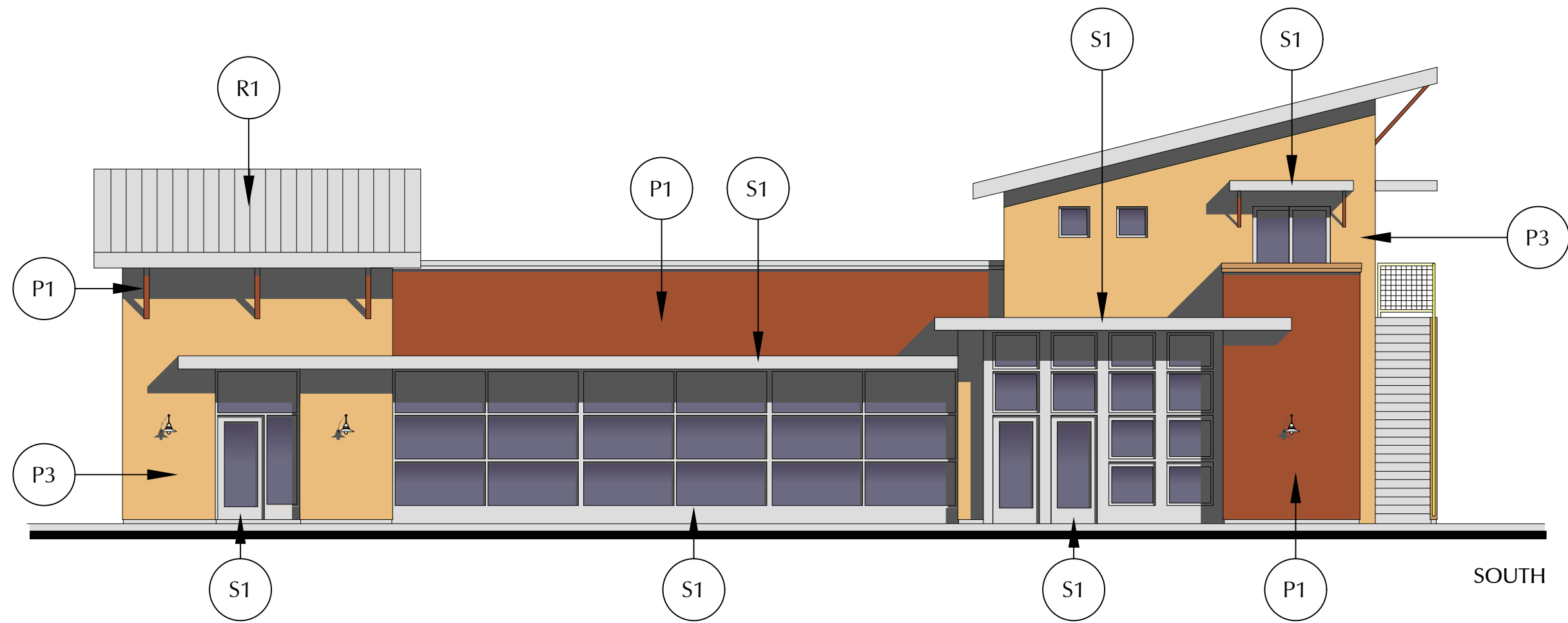


CONCEPTUAL ELEVATIONS PUMP CANOPY, COVERED PARKING, TRELLIS, and TRASH ENCLOSURE



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COLOR BOARD

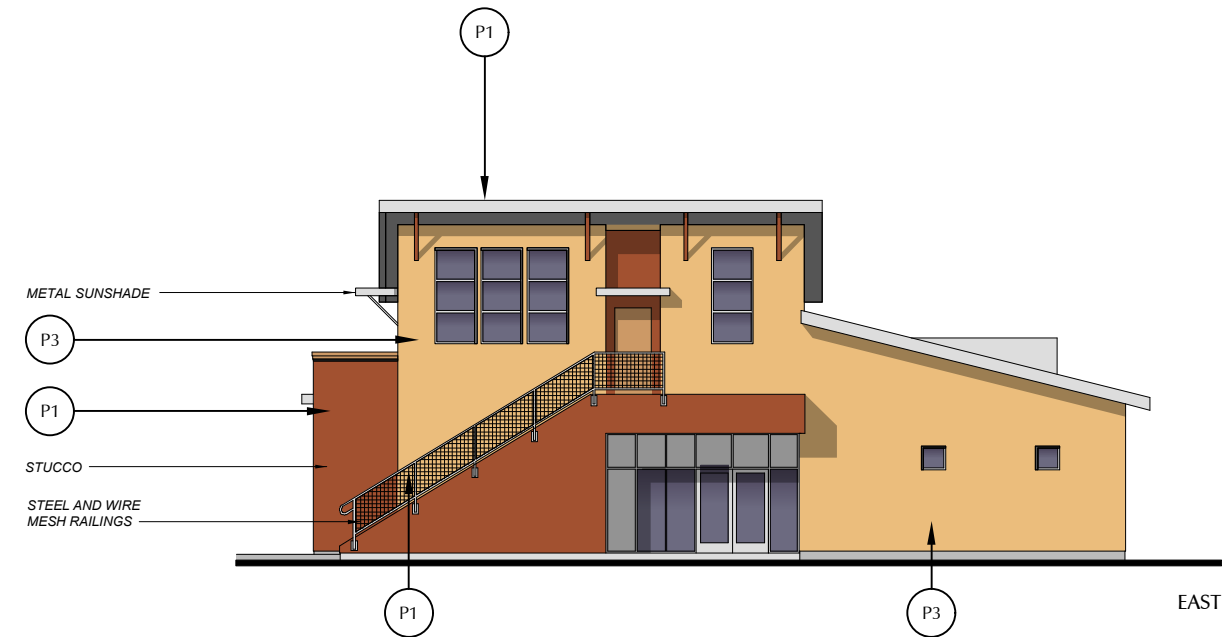
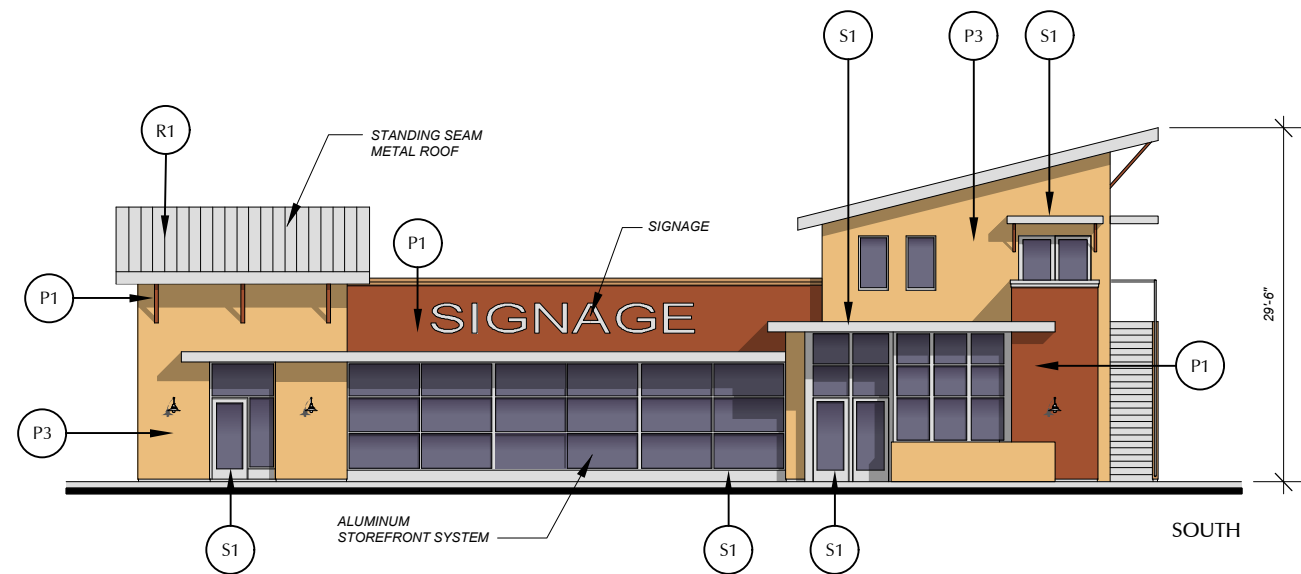
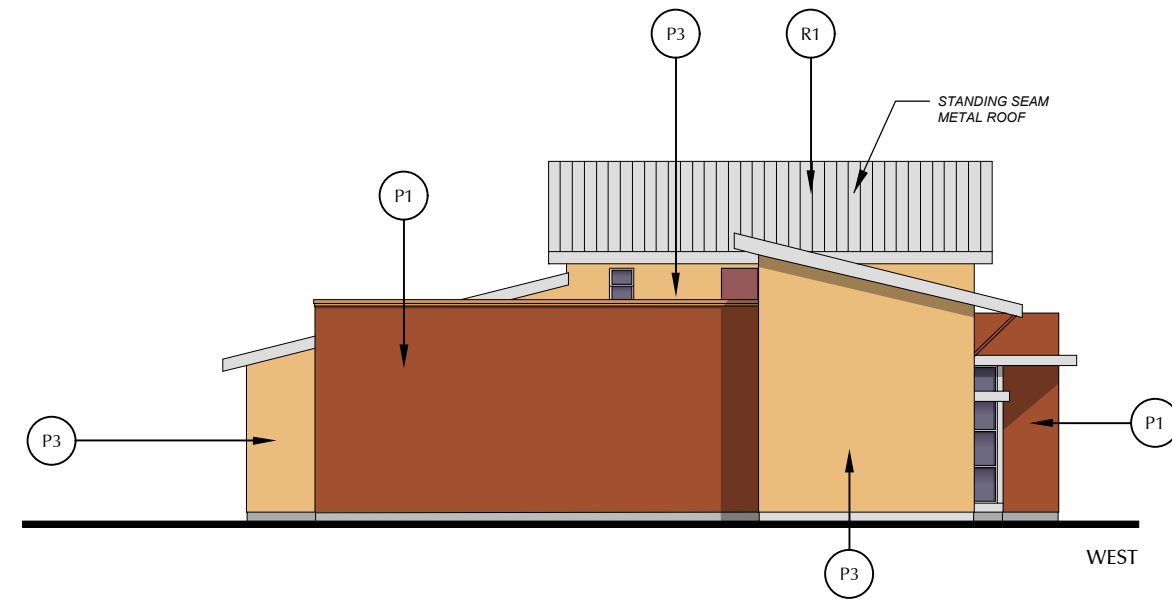
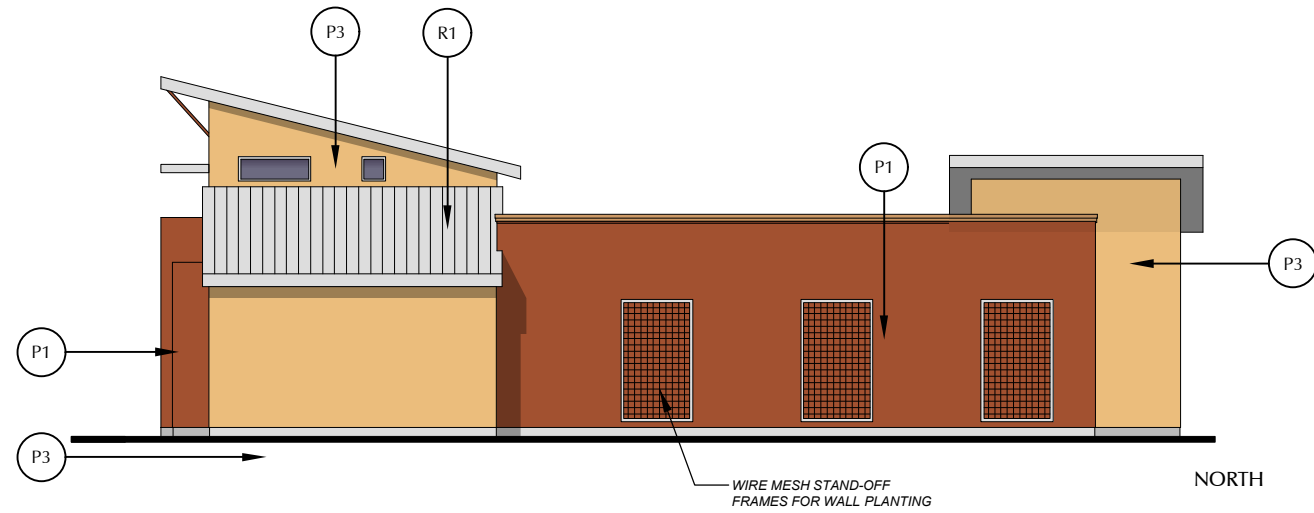
SCALE: 1/8" = 1'-0"



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RENDERED ELEVATIONS

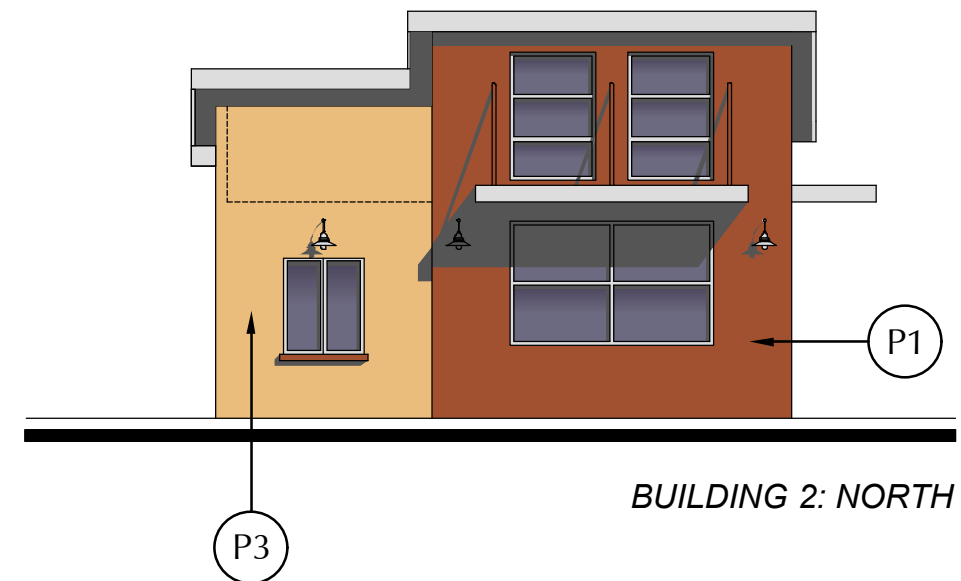
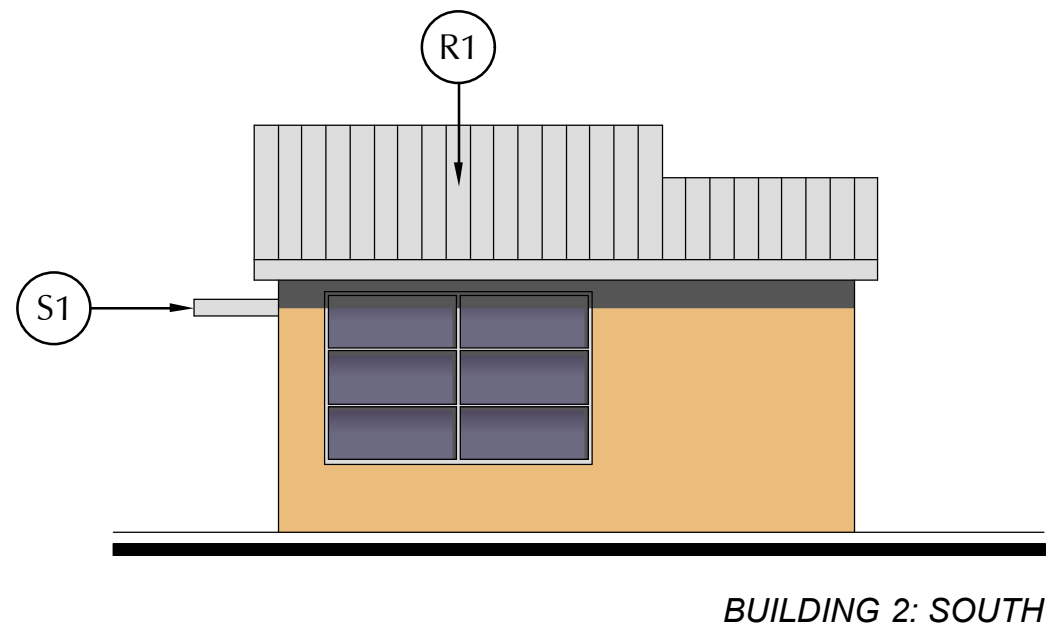
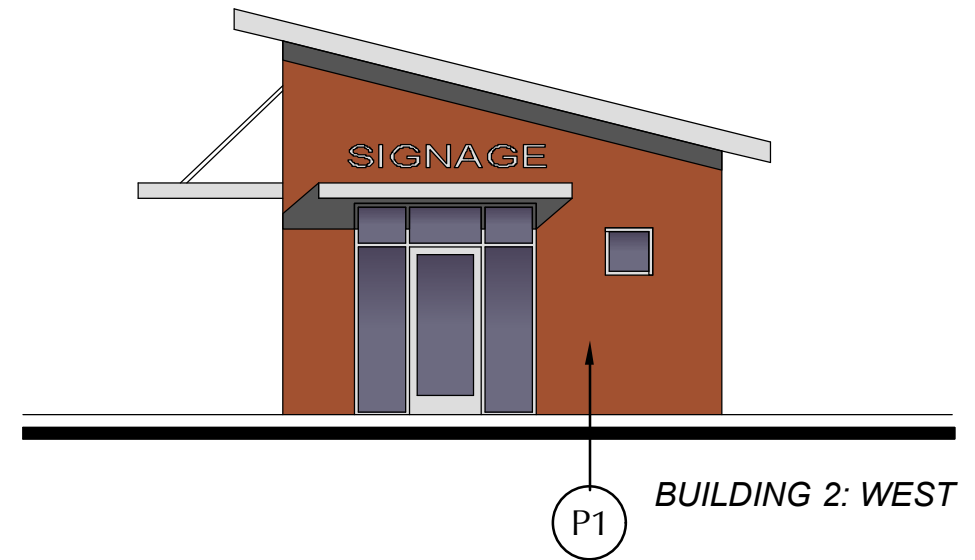
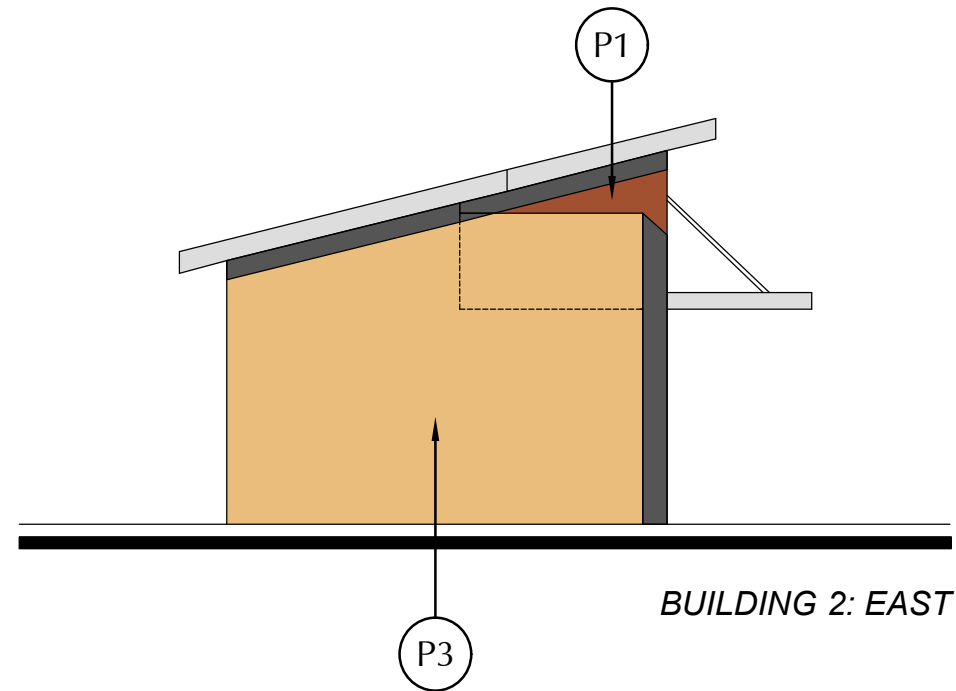
SCALE: 1/16" = 1'-0"



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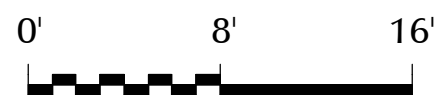
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BLDG. 2 - RENDERED ELEVATIONS

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



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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 1-800-642-2444 OR 1-800-227-2600 TO FIELD LOCATE ALL EXISTING UTILITIES.

IRRIGATION LEGEND					
SYMBOL	EQUIPMENT	MANUFACTURER	MODEL	REMARKS	
	Root Zone Watering System	Hunter	PCN-25	PROB-00	
	Stream Bubbler, 6" Pop-up	Hunter	2H	PROB-06-PRB30-CV	
	Landscape Dripline	Rain Bird	XFB-06-12		Install 3" Below grade
	Eco-Mat	Hunter	ECO-MAT-1T		Install 4" Below grade
	Poly to PVC Header				See Detail 6/13
	1/2" Air Relief Valve	Rain Bird	ARV050		Install in 6" valve box at high point(s) of sub-circuits
	Line Flush Valve	Rain Bird	PVC 1" X 3/4" True Union V		Install in 6" valve box at end of each sub-circuit
	Eco-Indicator, 6" Pop-up	Hunter	EZ-1		Quantity as needed
	Drip Zone Control Valve	Hunter	IZ-101-25		
	Zone Control Valve	Hunter Industries(R)	ICV-1016-AS-ADJ		
	Hunter ICV 1" Master Valve	Hunter Industries(R)	ICV-1016		Master Valve
	Isolation Valve - Ball Valve	KBI	CPVC CTS		Install upstream at each valve or valve group
	1" Reduced Pressure Backflow Preventer	Zum	RTBXL2TGU		Required
	Flow Sensor	CST	SP3		
	9 Station Indoor Irrigation Controller	Hunter Industries	ICF-900-PL		
	EZ Decoder Output Module-2 wire up to 54 Stations	Hunter	EZ-DM		
	EZ Decoder - 1 Station	Hunter	EZ-1		Quantity as needed
	Wi-Fi Communication Module	Hunter	WIFKIT		
	Mainline	PVC	Sch 40		
	Lateral	PVC	Sch 40		
	Irrigation Sleeves		PVC Schedule 40		Size by pipe load; 2" PVC minimum
	Valve Station and Sequence				
	Valve Size				
	Gallons Per Minute				

DETAIL HYDROZONE TABLE					
Name	Method	Water Use	Water Use Value	Hydrozone Area in SF	% of Landscape
1D	Sub-surface Dripline	Low	0.3	1,450.63 sf	24.5%
2E	Eco-Mat	Low	0.3	1,431.13 sf	24.3%
3D	Sub-surface Dripline	Moderate	0.6	256.54 sf	3.2%
4B	Root Watering System	Low	0.3	113.04 sf	1.4%
5D	Sub-surface Dripline	Low	0.3	412.30 sf	5.4%
6B	Root Watering System	Moderate	0.6	113.04 sf	1.4%
7D	Sub-surface Dripline	Low	0.3	3,032.23 sf	35.0%
8B	Root Watering System	Moderate	0.6	56.54 sf	0.4%
9D	Sub-surface Dripline	Moderate	0.6	42.41 sf	0.3%
				7,474 sf	100%

SUMMARY HYDROZONE TABLE		
Plant Type	Water Use By Area	% of Landscape
Very Low	0.00	0%
Low	7,505.37	94%
Moderate	468.07	6%
High	0.00	0%
Total	7,474.25	100%

PRECIPITATION RATES BY VALVE			
Valve ID	Hydrozone Area	Flow in GPM	Precipitation Rate in Inches Per Hour
1D	1,450.63	11.4 GPM	0.55
2E	1,431.13	8.1 GPM	0.40
3D	256.54	3.4 GPM	1.46
4B	113.04	2.3 GPM	2.33
5D	412.30	2.1 GPM	0.43
6B	113.04	1.8 GPM	1.91
7D	3,032.23	14.2 GPM	0.45
8D	56.54	0.4 GPM	1.91
9D	42.41	1.8 GPM	3.94

MANA AND ETWU CALCULATIONS					
1) Maximum Applied Water Allowance (MANA)					
MANA = (Eto) (0.62) [(0.55 x LA) + (0.45 x SLA)]					
Where:					
Eto = Annual Net Reference Evapotranspiration (inches)					
0.45 = ET Adjustment Factor (Commercial)					
0.55 = ET Adjustment Factor (Residential)					
LA = Landscaped Area (square feet)					
0.62 = Conversion factor (to gallons per square foot)					
SLA = Portion of the landscape area identified as Special Landscape Area (square feet)					
0.45 = the additional ET adjustment factor for Special Landscape Area (1.0 - 0.55 + 0.45) (Commercial)					
0.55 = the additional ET adjustment factor for Special Landscape Area (1.0 - 0.45 + 0.55) (Residential)					
Commercial (C) or Residential (R) C					
A) Net Evapotranspiration Calculation					
Local Reference Eto 47.67					
23.50"/yr (Annual Rainfall) X .25 = (Effective Rainfall) 1.20					
Net Evapotranspiration Calculation = Annual Eto - Effective Rainfall = 40.47					
B) Adjusted Landscape Area Calculation					
1,474 sf X 0.45 Adjustment Factor = 3,588.41 sf					
0.00 sf X 0.55 Adjustment Factor = 0.00 sf					
(Special Landscape Area)					
Sum of Adjusted Landscape Area = 3,588.41 sf					
MANA= 40.47 X .62 X 3,588 sf = 90,938 gal/yr					
2) Estimated Total Water Use (ETWU)					
A) Net Evapotranspiration Calculation					
Net Evapotranspiration Calculation = Annual Eto - Effective Rainfall					
B) Adjusted Landscape Area Calculation					
0.00 sf X .1 = 0.00 sf					
Very Low Water Use					
7,505 sf X .3 = 2,251.61 sf					
Low Water Use					
464 sf X .6 = 281.92 sf					
Moderate Water Use					
0.00 sf X .0 = 0.00 sf					
High Water Use					
Sum of Adjusted Landscape Area = 2,532.94 sf					
ETWU = 40.47 X .62 X 2,533 sf / 0.81 = 74,444 gal/yr					
Irrigation Efficiency Factor					
Square Footage of Landscape on Drip 7,474.24 sf					
Square Footage of Landscape on Spray 0.00 sf					
Total Square Footage of Landscape 7,474.24 sf					
Adjusted Irrigation Efficiency Factor 0.81					

GENERAL IRRIGATION NOTES

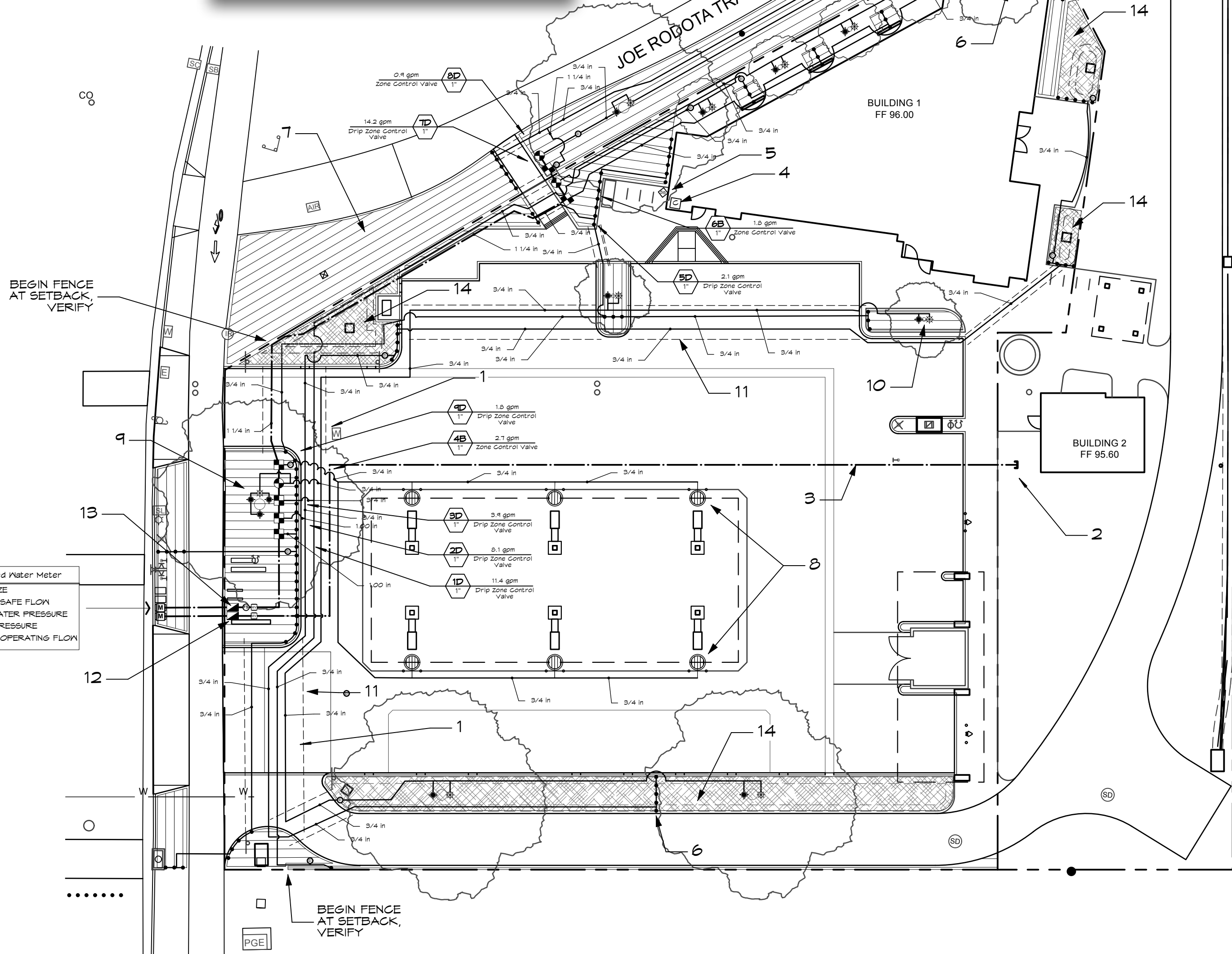
- THE LOCATION OF THE CONTROLLER TO BE VERIFIED BY OWNER. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL APPLICABLE AGENCIES AND U.S.A. TO FIELD LOCATE ALL EXISTING UTILITIES. CONTROLLER SHALL BE HUNTER I2CF WITH 2 WIRE DECODER CAPABILITY AND EZ-DM DECODER OUTPUT MODULE.
- ALL CONSTRUCTION IS TO BE PER THE LATEST EDITION OF THE UNIFORM BUILDING CODE.
- 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.
- THE IRRIGATION CONTRACTOR SHALL FLUSH ALL IRRIGATION LINES AND EQUIPMENT. THIS SHALL INCLUDE THROTTLING THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.
- IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO BECOME 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. 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 U.S.A. AT 1-800-642-2444 TO FIELD LOCATE ALL EXISTING UTILITIES.
- 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.
- SLEEVE ALL IRRIGATION PIPE AND CONTROL WIRES UNDER STREETS AND CONCRETE WALKWAYS WITH THE PROPER SIZE CLASS 200 PVC PIPE TO DEPTH AS SPECIFIED. SIZE SLEEVE TO CONTAIN PIPE AND WIRE PER DETAIL; MINIMUM SIZE NO LESS THAN 2" DIAMETER.
- FOR ADDITIONAL INFORMATION, SEE PROJECT DETAILS AND SPECIFICATIONS.
- NO GALVANIZED IRON PIPE OR FITTINGS SHALL BE ALLOWED.
- A BALL VALVE IN A SEPARATE ROUND VALVE BOX IS TO BE INSTALLED IMMEDIATELY UPSTREAM FROM EACH REMOTE CONTROL VALVE OR GROUP OF VALVES. VALVE SHALL BE SIZED TO MAINLINE SUPPLY AT THE RC VALVE. SEE DETAIL.
- INSTALL 3" WIDE DETECTABLE TAPE (H3" DTP, AS MANUFACTURED BY T. CHRSTY). TAPE SHALL BE INSTALLED 6" ABOVE THE IRRIGATION MAIN.
- INSTALL ECO INDICATOR AT EACH CIRCUIT TO MONITOR OPERATION.

SOIL ANALYSIS REPORT

(REQUIRED BY CITY OF SANTA ROSA):

IN ORDER TO REDUCE RUNOFF AND ENCOURAGE HEALTHY PLANT GROWTH, A SOIL ANALYSIS REPORT SHALL BE COMPLETED BY THE PROJECT APPLICANT, OR THEIR DESIGNER, AS FOLLOWS:

- SUBMIT SOIL SAMPLES TO A LABORATORY FOR ANALYSIS AND RECOMMENDATIONS:
 - (A) SOIL SAMPLING SHALL BE CONDUCTED IN ACCORDANCE WITH LABORATORY PROTOCOLS, INCLUDING PROTOCOLS REGARDING ADEQUATE SAMPLING DEPTH FOR THE INTENDED PLANTS.
- THE SOIL ANALYSIS SHALL INCLUDE:
 - (A) SOIL TEXTURE
 - (B) INFILTRATION RATE DETERMINED BY LABORATORY TEST OR SOIL TEXTURE INFILTRATION RATE TABLE
 - (C) PH
 - (D) TOTAL SOLUBLE SALTS
 - (E) SODIUM
 - (F) PERCENT ORGANIC MATTER, AND
 - (G) RECOMMENDATIONS
- IN PROJECTS WITH MULTIPLE LANDSCAPE INSTALLATIONS (I.E. PRODUCTION HOME DEVELOPMENTS) A SOIL SAMPLING RATE OF 1 IN 1 LOTS OR APPROXIMATELY 15% FULL SATISFY THIS REQUIREMENT. LARGE LANDSCAPE PROJECTS SHALL SAMPLE AT A RATE EQUIVALENT TO 1 IN 1 LOTS.
- THE SOIL ANALYSIS REPORT SHALL BE MADE AVAILABLE, IN A TIMELY MANNER, TO THE PROFESSIONAL PREPARING THE LANDSCAPE DESIGN PLANS AND IRRIGATION DESIGN PLANS TO MAKE ANY NECESSARY ADJUSTMENTS TO THE DESIGN PLANS.
- IF A GRADING PERMIT IS REQUIRED, THE SOIL ANALYSIS REPORT SHALL BE SUBMITTED TO THE CITY WITH THE CERTIFICATE OF COMPLETION. IF A GRADING PERMIT IS NOT REQUIRED, THE SOIL ANALYSIS REPORT SHALL BE SUBMITTED TO THE CITY WITH THE LANDSCAPE DOCUMENTATION PACKAGE.
- THE PROJECT APPLICANT, OR HIS/HER DESIGNER, SHALL SUBMIT DOCUMENTATION VERIFYING IMPLEMENTATION OF SOIL ANALYSIS REPORT RECOMMENDATIONS TO THE CITY WITH CERTIFICATE OF COMPLETION.



LOT 1 IRRIGATION PLAN

Scale: 1" = 20'-0"

THESE DRAWINGS COMPLY WITH THE CRITERIA OF THE ORDINANCE. ORDINANCE REQUIREMENTS HAVE BEEN APPLIED FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN AND THE LANDSCAPE DESIGN PLAN.



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IRRIGATION KEYNOTES

- IRRIGATION LAYOUT IS DIAGRAMMATIC. INSTALL ALL MAIN LINE, LATERALS AND CONTROL WIRE IN LANDSCAPE AREAS. DO NOT INSTALL IN PUBLIC RIGHT OF WAY. WHEN LAYOUT REQUIRES INSTALLATION UNDER PAVING, USE IRRIGATION SLEEVES PER DETAIL SHEET L1-00.
- INSTALL 1-1/2" IRRIGATION MAIN FOR LOT 2. CAP UNTIL USE.
- 1-1/2" LOT 2 IRRIGATION MAIN; INSTALL IN UTILITY EASEMENT, REFER TO CIVIL DRAWINGS.
- INSTALL IRRIGATION CONTROLLER IN EQUIPMENT ROOM; POWER SUPPLY TO BE PROVIDED. SEE ELECTRICAL DRAWINGS FOR LOCATION; RAIL MOUNT AT FEE LEVEL.
- SOLAR SYNC SENSOR, ROOF MOUNT WITH CLEAR ACCESS TO SKY
- POLY TUBING TO PVC CONNECTION, TYPICAL
- INSTALL DRIPLINE 2" BELOW GRADE IN ALL RAISED PLANTERS AT 24" OC TYPICAL; ALL DRIPLINE SHALL BE INSTALLED PARALLEL AND HELD BACK FROM EDGE 1/2 THE ROW SPACING.
- INSTALL 1/4" DRIPLINE TUBING IN POTS AT 8" OC, TYPICAL
- TREE BUBBLERS, FOUR PER #40 SIZE TREE, TYPICAL. ONE ABOVE GRADE MICRO-SPRAY AND THREE SUB-SURFACE BUBBLERS.
- TREE BUBBLERS, TWO PER TREE, TYPICAL. ONE ABOVE GRADE MICRO-SPRAY AND ONE SUB-SURFACE BUBBLER.
- TYPICAL IRRIGATION SLEEVE BENEATH PAVEMENT; SIZE SLEEVE TO CONTAIN PIPE AND WIRE PER DETAIL; MINIMUM SIZE NO LESS THAN 3" DIAMETER
- LOT 2 IRRIGATION POC AT NEW 1" REDUCED PRESSURE BACKFLOW PREVENTER, REFER TO CIVIL DRAWINGS
- LOT 3 IRRIGATION POC AT NEW 1" REDUCED PRESSURE BACKFLOW PREVENTER, REFER TO CIVIL DRAWINGS
- ECO-MAT: INSTALL 4" BELOW GRADE IN SOIL MEDIUM

CITY REQUIRED NOTES

- 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.
- THE CERTIFICATE OF COMPLETION SHALL BE ACCOMPANIED BY AN IRRIGATION AUDIT, IRRIGATION SCHEDULE AND A MAINTENANCE SCHEDULE, AS DESCRIBED IN THE CITY ORDINANCE.
- 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) 443-4611.
- A MINIMUM OF 8" OF NON-MECHANICALLY COMPACTED SOIL SHALL BE AVAILABLE FOR WATER ABSORPTION AND ROOT GROWTH IN PLANTED AREAS.
- INCORPORATE COMPOST OR NATURAL FERTILIZER INTO THE SOIL TO A MINIMUM DEPTH OF 8" AT A MINIMUM RATE OF 8 CUBIC YARDS PER 1000 SQUARE FEET OR PER SPECIFIC AMENDMENT RECOMMENDATIONS FROM A SOILS LABORATORY REPORT.
- 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.

CITY REQUIREMENT OF DOCUMENT OF COMPLIANCE

(ITEMS TO BE INCLUDED WITH CERTIFICATE OF COMPLETION)

- PROJECT APPLICANT MUST SUBMIT DOCUMENTATION VERIFYING IMPLEMENTATION OF SOIL ANALYSIS REPORT RECOMMENDATIONS TO THE CITY WITH CERTIFICATE OF COMPLETION
- THE CERTIFICATE OF COMPLETION MUST BE ACCOMPANIED BY AN IRRIGATION AUDIT THAT CONTAINS THE FOLLOWING:
 - OPERATING PRESSURE OF THE IRRIGATION SYSTEM
 - DISTRIBUTION UNIFORMITY OF OVERHEAD IRRIGATION
 - PRECIPITATION RATE OF OVERHEAD IRRIGATION
 - REPORT OF ANY OVERSPRAY OR BROKEN IRRIGATION EQUIPMENT
 - IRRIGATION SCHEDULE INCLUDING:
 - 1. PLANT ESTABLISHMENT IRRIGATION SCHEDULE
 - 2. REGULAR IRRIGATION SCHEDULE BY MONTH (SEE ORDINANCE FOR DETAILS)
 - 3. VERIFICATION THAT A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES IS KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
- ALL LANDSCAPE IRRIGATION AUDITS MUST BE CONDUCTED BY A CITY CERTIFIED LANDSCAPE IRRIGATION AUDITOR OR A THIRD PARTY CERTIFIED LANDSCAPE IRRIGATION AUDITOR.
- AN IRRIGATION MAINTENANCE SCHEDULE TIMELINE MUST BE ATTACHED TO THE CERTIFICATE OF COMPLETION (SEE ORDINANCE FOR DETAILS)
- IRRIGATION AUDIT: AN IN-DEPTH EVALUATION OF THE PERFORMANCE OF AN IRRIGATION SYSTEM CONDUCTED BY A CERTIFIED LANDSCAPE IRRIGATION AUDITOR (SEE ORDINANCE FOR DETAILS). THE AUDIT MUST BE CONDUCTED IN A MANNER CONSISTENT WITH THE IRRIGATION ASSOCIATIONS LANDSCAPE IRRIGATION AUDITOR CERTIFICATION PROGRAM OR OTHER U.S. EPA "WATERWISE" LABELED AUDITING PROGRAM.

REV NO.	DATE	DESCRIPTION

DATE: 9/14/25

MLA JOB #: 2025-14

SCALE: 1" = 20'

DRAWN: DM

L1

SHEET L1 OF 3

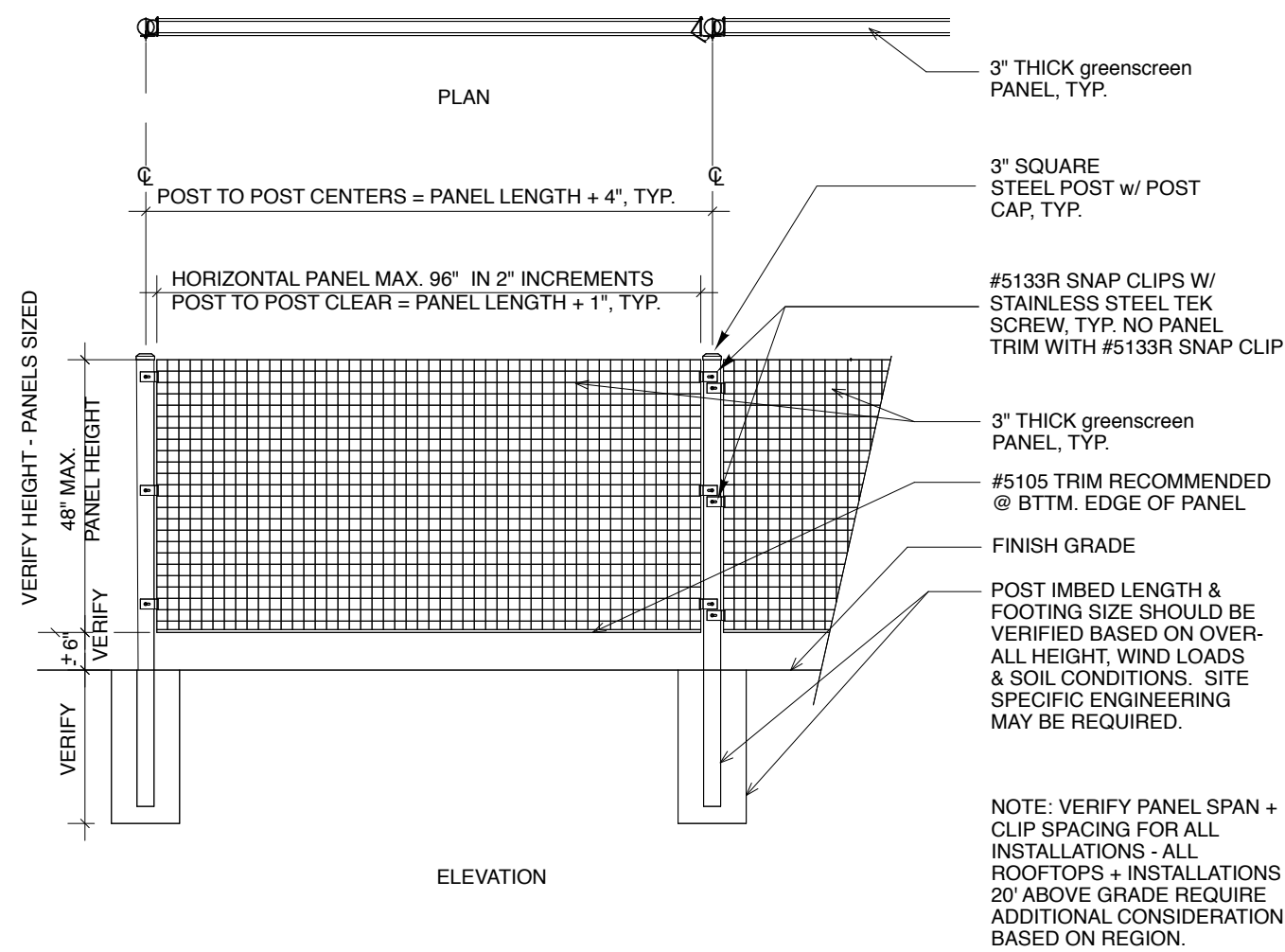
FOR EACH SIX INCHES OR FRACTION THEREOF OF THE DIAMETER OF A TREE WHICH WAS APPROVED FOR REMOVAL, TWO TREES OF THE SAME GENUS AND SPECIES AS THE REMOVED TREE (OR ANOTHER SPECIES, IF APPROVED BY THE DIRECTOR), EACH OF A MINIMUM 15-GALLON CONTAINER SIZE, SHALL BE PLANTED ON THE PROJECT SITE, PROVIDED HOWEVER, THAT AN INCREASED NUMBER OF SMALLER SIZE TREES OF THE SAME SPECIES MAY BE PLANTED INSTEAD OF THE 15-GALLON TREES IF THE SAME NUMBER OF SUCH TREES OF A LARGER SIZE IF APPROVED BY THE DIRECTOR. THE VALUE CALCULATION IS BASED ON TREE DIAMETER AT BREAST HEIGHT WITH THE FOLLOWING ABOVEOREAL REPLACEMENT VALUES:

Proposed Total #24 Size Replacement	10
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FOR EACH SIX INCHES OR FRACTION THEREOF OF THE DIAMETER OF A TREE WHICH WAS APPROVED FOR REMOVAL, TWO TREES OF THE SAME GENUS AND SPECIES AS THE REMOVED TREE (OR ANOTHER SPECIES, IF APPROVED BY THE DIRECTOR), EACH OF A MINIMUM 15-GALLON CONTAINER SIZE, SHALL BE PLANTED ON THE PROJECT SITE, PROVIDED HOWEVER, THAT AN INCREASED NUMBER OF SMALLER SIZE TREES OF THE SAME GENUS AND SPECIES MAY BE PLANTED IF APPROVED BY THE DIRECTOR, OR A FEW NUMBER OF SUCH TREES OF A LARGER SIZE IF APPROVED BY THE DIRECTOR. THE VALUE CALCULATION IS BASED ON TREE DIAMETER AT BREAST HEIGHT WITH THE FOLLOWING ARBOREAL REPLACEMENT VALUES:

MULTI-TRUNK TREES DBH SIZE IS CALCULATED BY ADDING THE TOTAL DBH OF ALL TRUNKS FOR A SINGULAR TRUNK SIZE CALCULATION

ALL TREES PROPOSED FOR REMOVAL, SHALL BE MITIGATED IN ACCORDANCE WITH THE CITY OF SANTA ROSA TREE ORDINANCE, CHAPTER 17.24



The site plan illustrates the Joe Roush Wetland Project. It features two main buildings: BUILDING 1 (FF 98.00) and BUILDING 2 (FF 95.60). The plan is divided into several wetland types, including FAW (Freshwater Aquatic Wetland), LCH (Lowland Closed Herbaceous), LM (Lowland Marsh), PTN (Pond/Tidal Noddy), LIM (Lowland Inland Marsh), DC (Deep Channel), GLO (Grassland), and CCA (Coastal Community Area). A large area is labeled 'JOE ROUSH WETLANDS'. The plan also shows various wetland boxes, such as a 48' BOX and a 36' BOX, and mitigation trees. The plan is numbered 11, 10, 12, 13, 14, and 15, indicating different sections or features.

Scale: 1" = 20'-0"



1. LOCATION FOR PROPOSED CITY REQUIRED ARTWORK/SCULPTURE
2. 4' TALL WIRE MESH FENCE @ BACK OF BIKE PATH; REFER TO "GREEN SCREEN" DETAIL H/L-3, TYPICAL ALL FENCES.
3. INSTALL LOT LINE, NORTH, EAST AND SOUTH PROPERTY LINES
4. PEDESTRIAN AND BICYCLE ACCESS; HOLD BACK FENCE 18' FROM EDGE OF PAV.
5. INSTALL ROOT BARRIER ALONG ENTIRE SOUTH EDGE OF THE EXISTING AC PATH ADJACENT TO THE JOE RODOTA PATH
6. END LOT 1 FENCE AT PROPERTY LINE
7. MULCH ONLY BENEATH EXISTING OAKS TO REMAIN, HOLD BACK FROM BACK 24"
8. 4' TALL WIRE MESH FENCE @ PROPERTY LINE
9. EXISTING OAKS ON BIKE PATH RIGHT OF WAY, TYP.
10. N/A
11. MONUMENT SIGN
12. BEGIN FENCE AT SETBACK, VERIFY
13. 4' TALL WIRE MESH FENCE @ PROPERTY LINE ON NORTH, EAST AND SOUTH
14. FUTURE PEDESTRIAN ACCESS
15. EXISTING OAK TO REMAIN
16. 24" DEEP LINAL ROOT BARRIER, TYPICAL; APPLIES TO ALL TREES WITHIN T' OF HARDSCAPE EDGE
17. 3" DEEP MULCH, ALL LANDSCAPE AREAS

DATE: 9/14/25
MLA JOB #: 2025-14
SCALE: 1" = 20'
DRAWN: DM

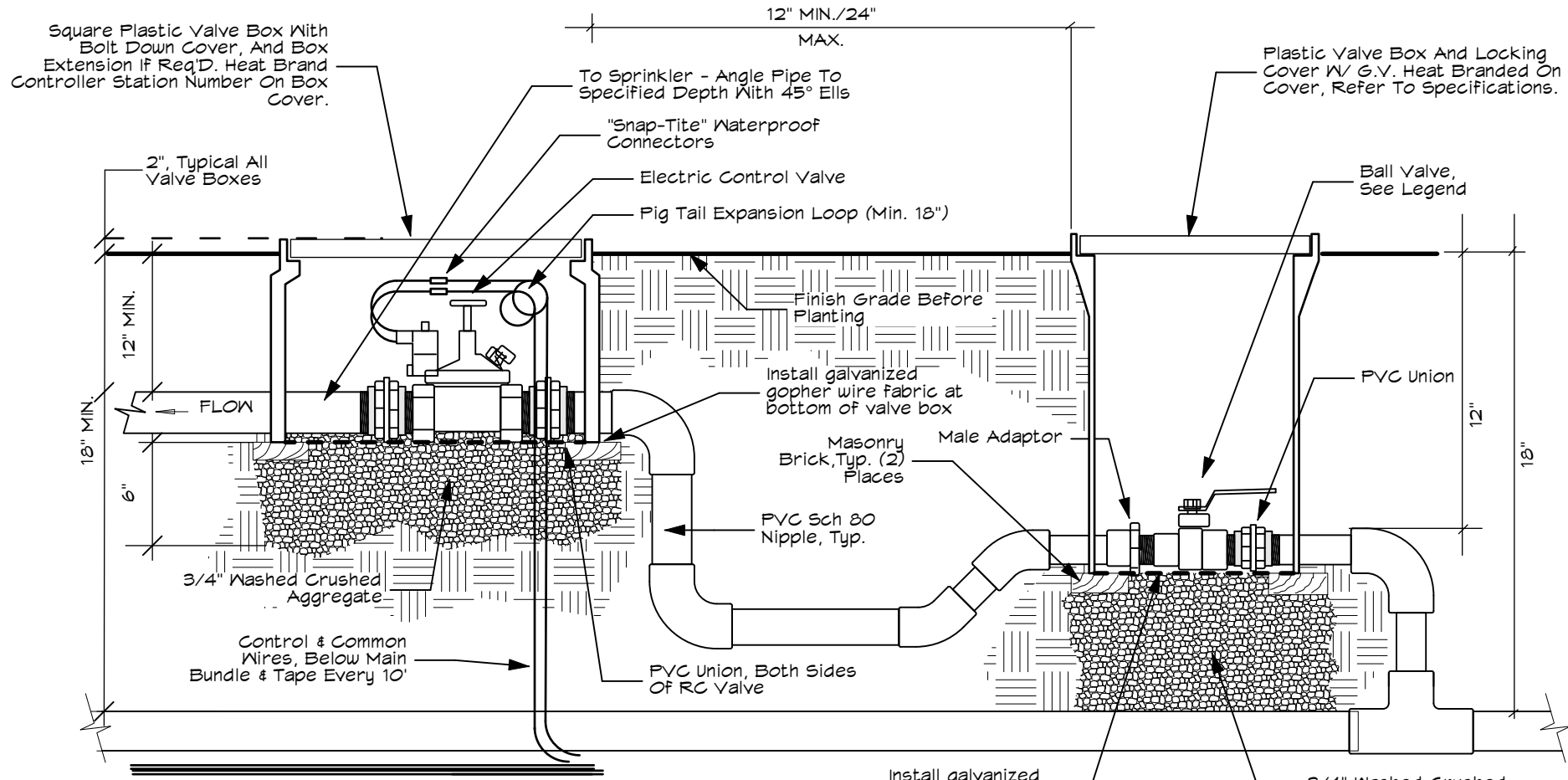
SHEET L2 OF 3

General Planting Notes

- | | | |
|--|---|--|
| <p>A. ALL GROUND COVER TO BE SPACED IN A TRIANGULAR PATTERN. CONTRACTOR RESPONSIBLE FOR COMPLETE COVERAGE.</p> <p>B. SUPPLY AGRIFORM 21 GRAM TABLETS AS FOLLOWS: 5-15 GAL., 3-5 GAL., 1-1 GAL.</p> <p>C. DIS PLANTING PITS 2 TIMES THE DIAMETER AND EQUAL THE HEIGHT OF ROOTBALL.</p> <p>D. BACKFILL PITS WITH 2/3 EXISTING SOIL, 1/3 ORGANIC AMENDMENT.</p> <p>E. ALL PLANTS TO BE SPOTTED IN THE FIELD BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.</p> <p>F. WHEN LANDSCAPING IN EXISTING PLANTED AREAS, CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE OR DESTROY ANY EXISTING PLANT MATERIAL OR IRRIGATION OR REBARRIERS. IF ANY DAMAGE TO IRRIGATION THAT IS DAMAGED SHALL BE REPLACED WITH LIKE, SIZE, QUALITY, ETC. BY THE CONTRACTOR AT HIS EXPENSE.</p> <p>G. SPECIAL ATTENTION IS TO BE PAID TO THE PLANTING AREAS SURROUNDING THE BUILDING. SOIL TO BE SPECIFICALLY EXCAVATED TO ALLOW FOR PROPER ROOT GROWTH AND DRAINAGE OF ALL AREAS. CHECK SOIL FOR PROPER DRAINAGE PRIOR TO PLANTING. DO NOT PLANT IN SOIL WHERE NECESSARY. DO NOT PLANT IN THE DRAINAGE SWALES.</p> <p>H. ALL CONSTRUCTION IS TO BE PER ALL APPLICABLE AND PREVAILING CITY OF SANTA ROSA CONSTRUCTION STANDARDS.</p> <p>I. A SIGNED CERTIFICATE OF COMPLETION IS REQUIRED BEFORE FINAL ACCEPTANCE BY THE CITY OF SANTA ROSA. IF THE INSTALLATION OF THE LANDSCAPE DOES NOT MEET OR SUBSTANTIALLY COMPLY WITH THE APPROVED LANDSCAPE CONSTRUCTION DOCUMENTS, THE CITY OF SANTA ROSA MAY REQUIRE THE CONTRACTOR TO SIGN OR APPROVED BY THE LANDSCAPE ARCHITECT OF RECORD.</p> | <p>J. A MINIMUM 3" LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN BIORETENTION AREAS, TURNING AREAS, CREEPER OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS. ON SLOPES GREATER THAN 6:1, INSTALL JUTE NETTING IN CONJUNCTION WITH THE MULCH APPLICATION. CONTRACTOR SHALL NETTING PER MANUFACTURER'S SPECIFICATIONS.</p> <p>K. A MINIMUM OF 8" OF NON-MECHANICALLY COMPACTED SOIL SHALL BE AVAILABLE FOR WATER ABSORPTION AND ROOT GROWTH IN PLANTED AREAS.</p> <p>L. A SOIL REPORT SHALL BE PROVIDED FOR ALL IMPORTED TOP SOILS. REFER TO SPECIFICATIONS.</p> <p>M. INCORPORATE COMPOST OR NATURAL FERTILIZER INTO THE SOIL TO A MINIMUM DEPTH OF 8" AT A MINIMUM RATE OF 5 CUBIC YARDS PER 1,000 SQUARE FEET OR PER SPECIFIC AMENDMENT RECOMMENDATIONS FROM A SOILS LABORATORY REPORT.</p> <p>N. LIME-TREATED SOIL SHALL BE REMOVED FROM LANDSCAPE AREAS PER SPECIFICATION. THE CONTRACTOR SHALL PROVIDE A DIAGRAM INDICATING THE DEPTHS AND LIMITS OF LIMED SOIL AREAS.</p> <p>O. SOIL SAMPLE REPORTS AND IRRIGATION WATER SUITABILITY REPORTS SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT BEFORE AMENDING SOILS PER SPECIFICATIONS.</p> <p>P. THE FINISH GRADE SHALL BE 3" BELOW THE TOP OF ADJACENT CURBS, WALKS, OR PAVED AREAS. FINISH GRADE SHALL BE SMOOTH AND EVEN.</p> <p>Q. UNLESS OTHERWISE SPECIFIED, WEED BARRIER FABRIC IS NOT PERMITTED.</p> | <p>1. GREEN SCREEN 15' TALL HVL-35' TALL. ALL FENCES INSTALL ALONG NORTH, EAST AND SOUTH PROPERTY LINES.</p> <p>2. PEDESTRIAN AND BICYCLE ACCESS; HOLD BACK FENCE 18" FROM EDGE OF PATH.</p> <p>3. INSTALL ROOT BARRIER ALONG ENTIRE SOUTH EDGE OF THE EXISTING AC PATH ADJACENT TO THE JOE RODOTA PATH.</p> <p>4. END LOT 1 FENCE AT PROPERTY LINE</p> <p>5. MULCH ONLY BENEATH EXISTING OAKS TO REMAIN, HOLD BACK FROM TRUNK 24"</p> <p>6. 4" TALL WIRE MESH FENCE @ PROPERTY LINE</p> <p>7. EXISTING OAKS ON BIKE PATH RIGHT OF WAY, TYP.</p> <p>8. N/A</p> <p>9. MONUMENT SIGN</p> <p>10. BEGIN FENCE AT SETBACK, VERIFY</p> <p>11. STORM DRAIN EASEMENT</p> <p>12. 4" TALL WIRE MESH FENCE @ PROPERTY LINE ON NORTH, EAST AND SOUTH</p> <p>13. FUTURE PEDESTRIAN ACCESS</p> <p>14. EXISTING OAK TO REMAIN</p> <p>15. 24" DEEP LINEAL ROOT BARRIER, TYPICAL; APPLIES TO ALL TREES WITHIN 10' OF THE EDGE</p> |
|--|---|--|

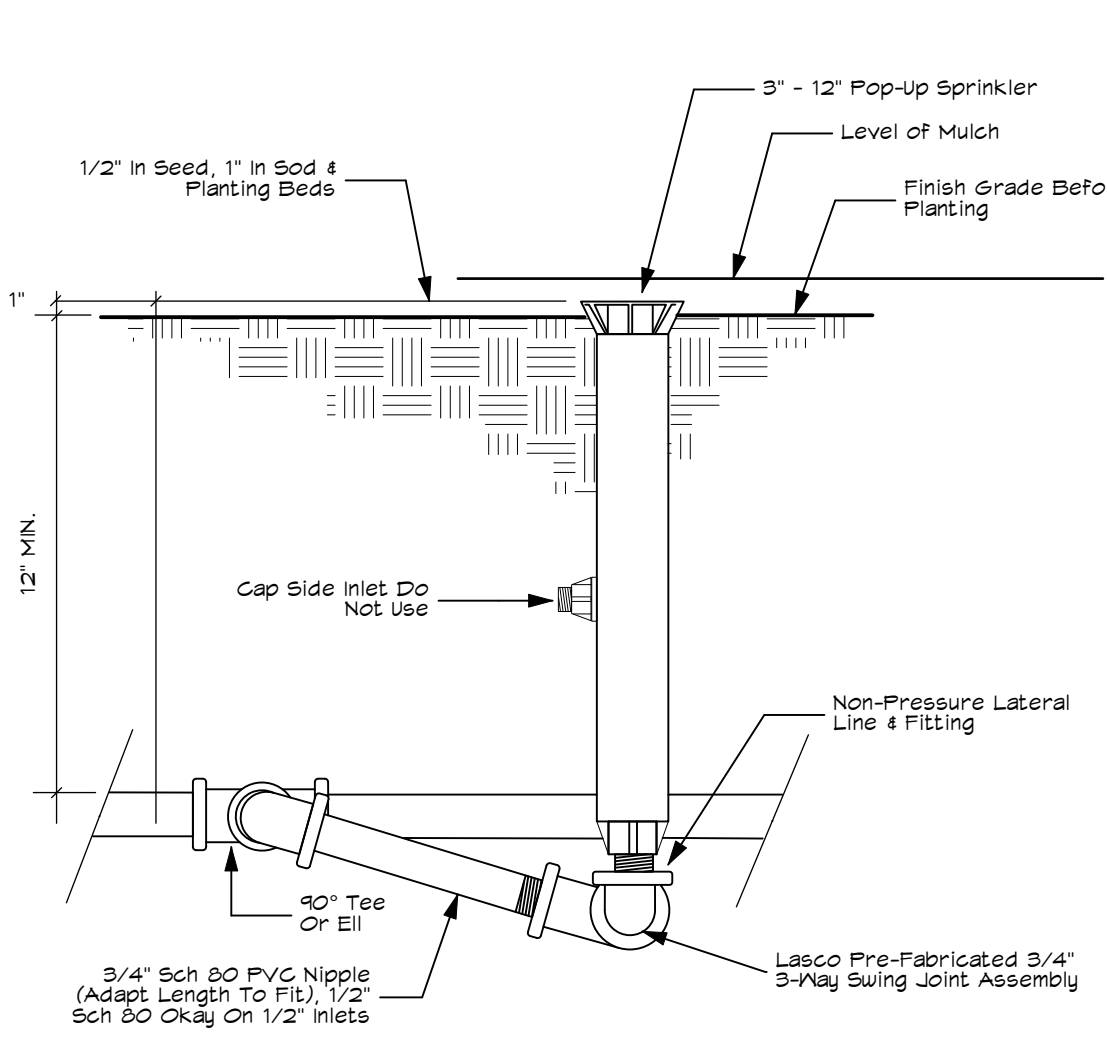
U.S.A NOTE

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 THE PROTECTION OF ALL EXISTING 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 NEARBY TO CONSTRUCTION. CONTACT ALL APPLICABLE AGENCIES AND U.S.A. AT 1-800-642-2444 OR 1-800-221-2600 TO FIELD LOCATE ALL EXISTING UTILITIES.



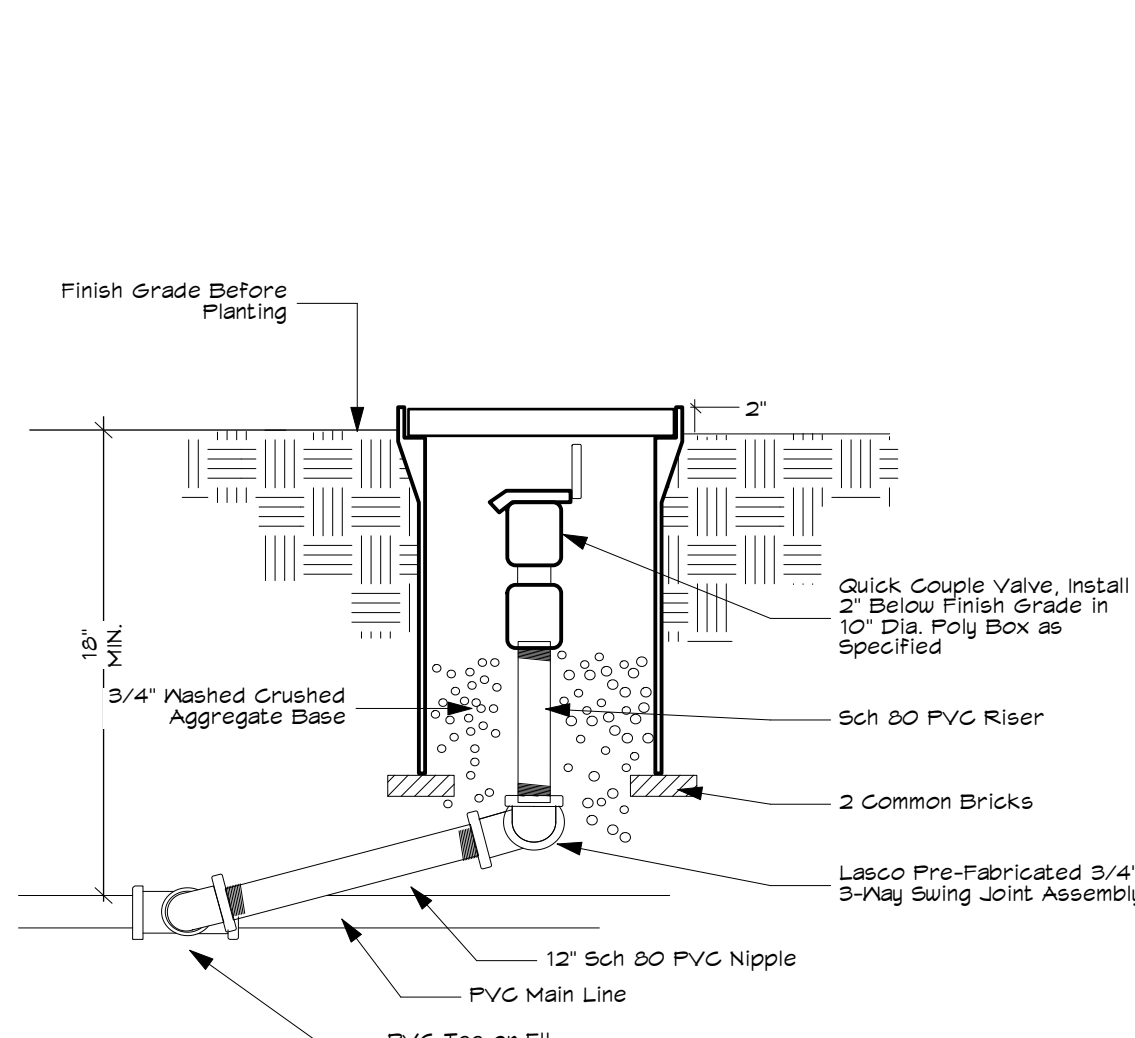
- NOTES:
- 1) INSTALL CONTROL VALVES A MINIMUM OF 10" FROM STRUCTURES OR HARDSCAPING.
 - 2) INSTALL VALVES IN PLANT BEDS WHEREVER POSSIBLE.
 - 3) PLACE VALVE BOX AT RIGHT ANGLES TO STRUCTURES OR HARDSCAPING.
 - 4) INSTALL VALVE BOX SO THAT TOP OF BOX IS FLUSH WITH ADJACENT HARDSCAPING.
 - 5) PLACE AGGREGATE PRIOR TO INSTALLATION OF VALVE BOX.
 - 6) INSTALL VALVE BOXES SO THAT TOP OF BOX IS FLUSH WITH ADJACENT HARDSCAPE.
 - 7) INSTALL ONE BALL VALVE IN BOX IMMEDIATELY UPSTREAM FROM EACH REMOTE CONTROL VALVE.

A ELECTRIC CONTROL VALVE WITH SHUT-OFF
L3 NTS

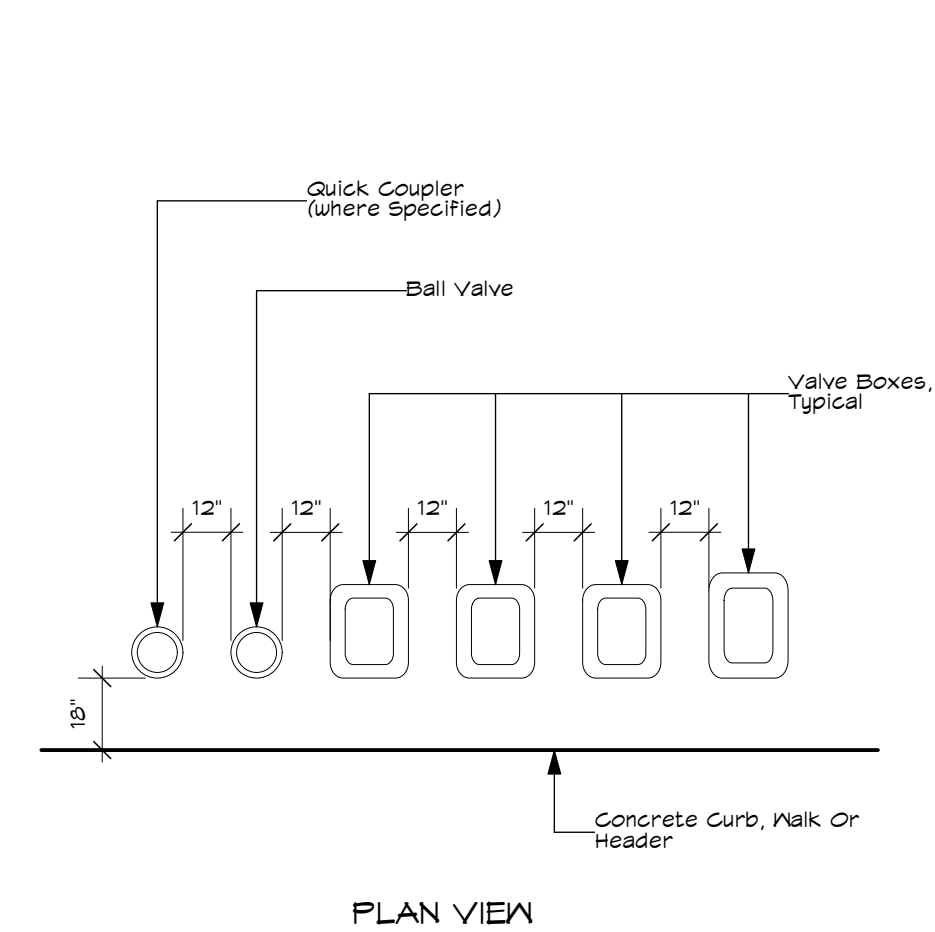


- NOTES:
- 1) LOCATE HEAD 6" FROM ALL EDGES IN LAWN AREAS. LOCATE HEAD 12" FROM ALL EDGES IN SHRUB AREAS.
 - 2) LOCATE STREAM SPRAY AND BUBBLERS HEADS 6" FROM ALL EDGES.
 - 3) USE TEFLON PASTE ON ALL MALE THREADS.

B POP-UP SPRINKLER DETAIL
L3 NTS
INCLUDES 4", 6", AND 12"

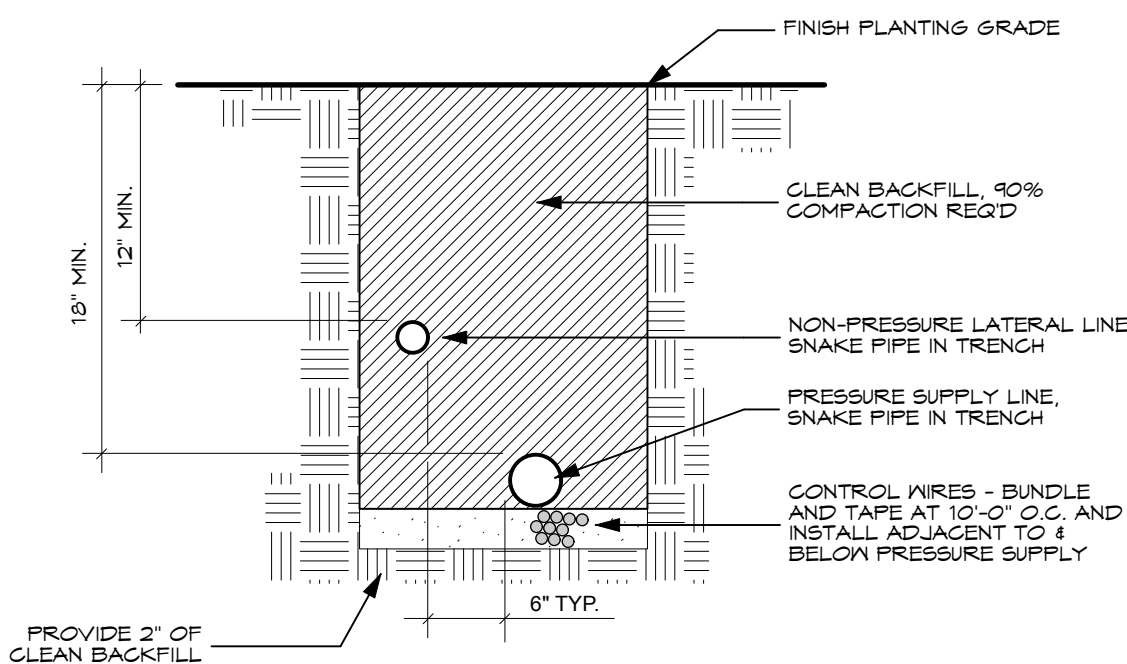


C QUICK COUPLER DETAIL
L3 NTS



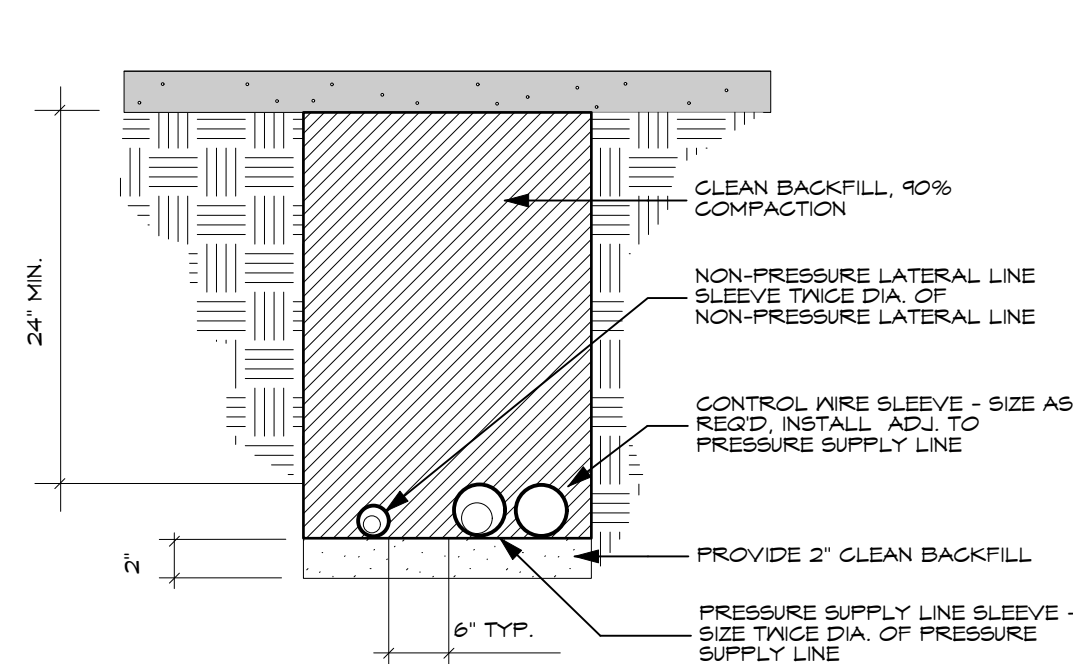
- NOTES:
- 1) CENTER VALVE BOX OVER VALVE ASSEMBLY.
 - 2) LOCATE VALVE BOXES IN GROUND COVER/SHRUB AREAS WHEN POSSIBLE.
 - 3) SET VALVE BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE.

D VALVE BOX DETAIL
L3 NTS



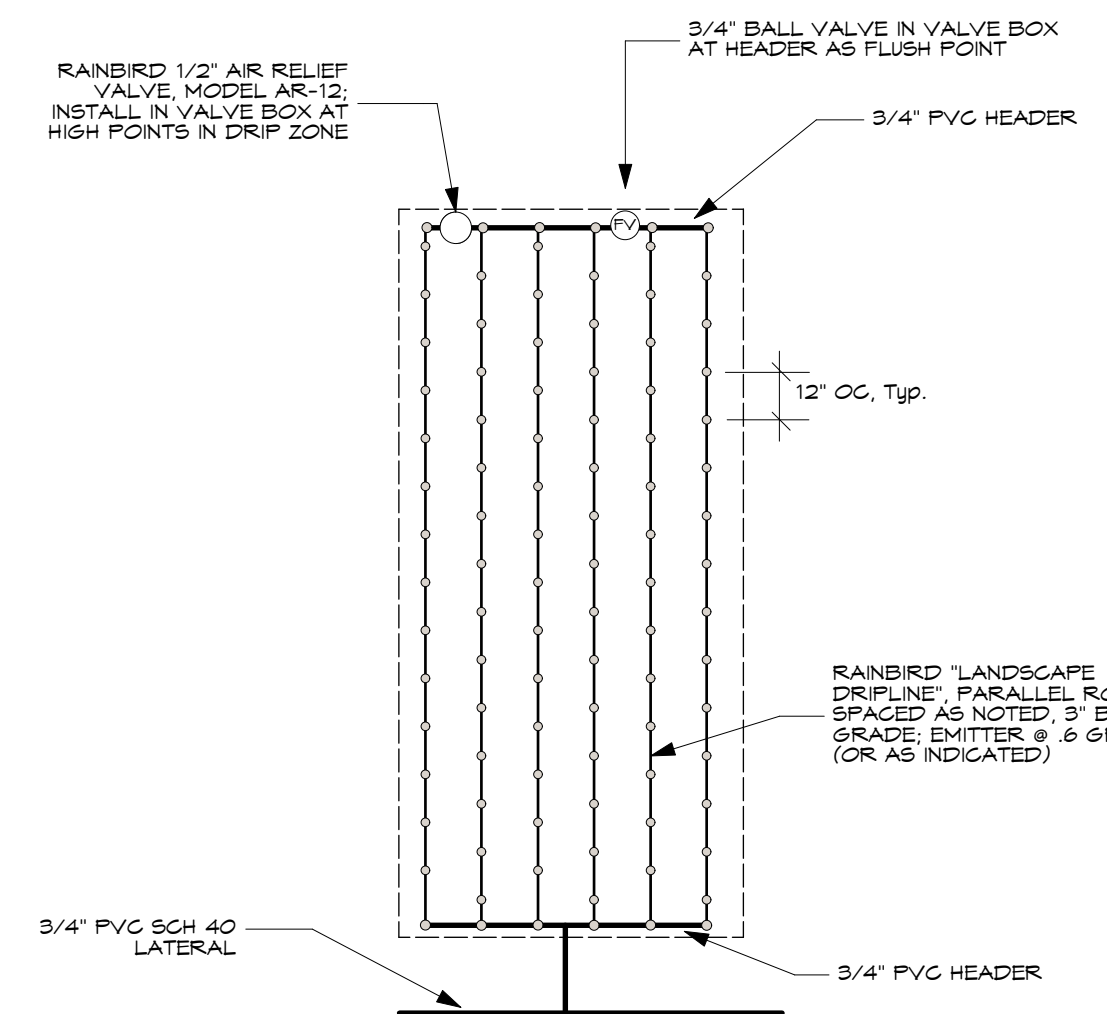
- NOTE:
- 1) PISTAL AND LOOP CONTROL WIRE AT ALL CHANGES IN DIRECTION.
 - 2) PROVIDE 10" EXPANSION LOOP AT ALL 90° ANGLES, AND EVERY 100' OF STRAIGHT CURVE RUN.

E PIPE INSTALLATION
L3 NTS
IN PLANTED AREA

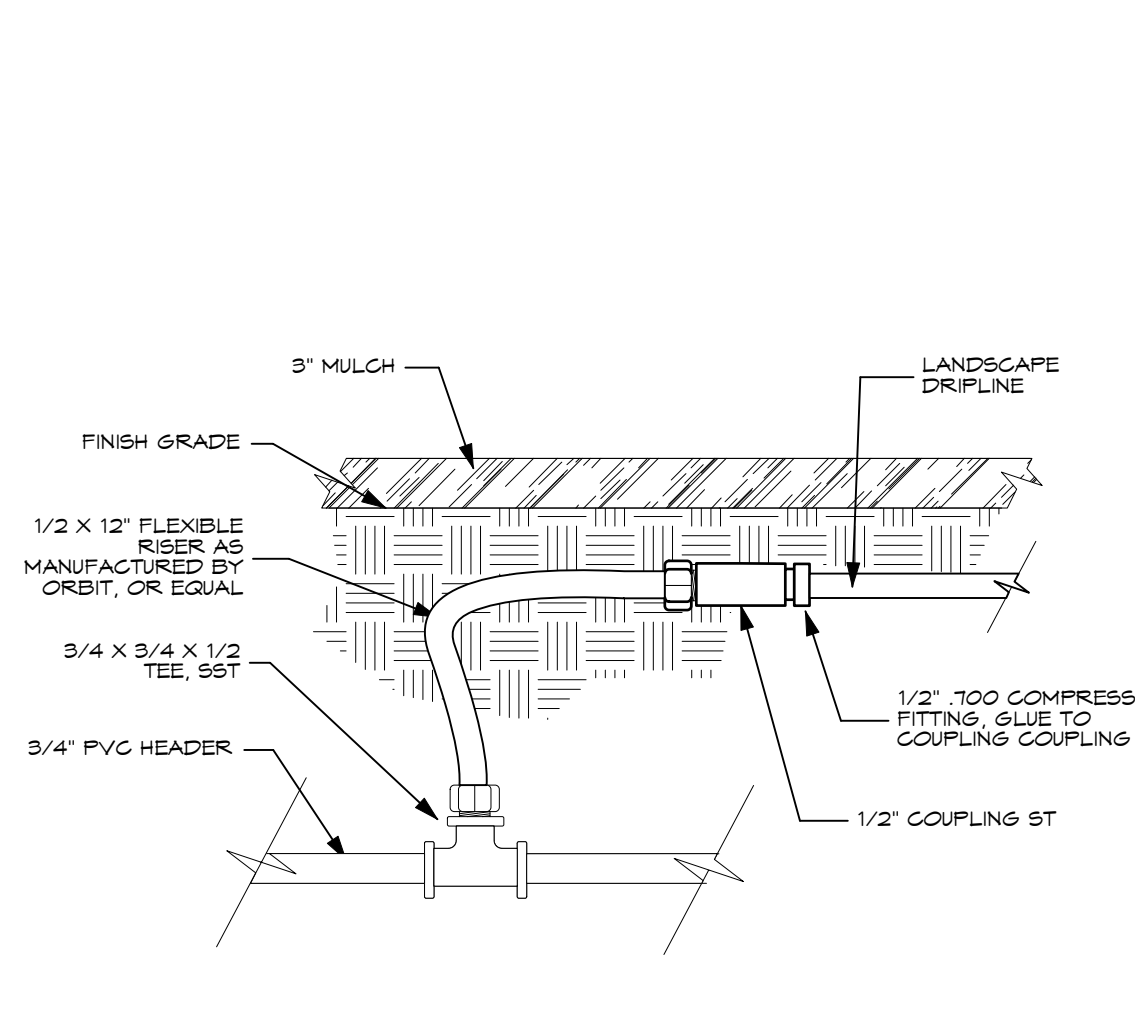


- NOTES:
- 1) ALL SLEEVES TO BE SCH 40 PVC.
 - 2) EXTEND ALL SLEEVES 12" BEYOND EDGE OF HARDSCAPING AT BOTH ENDS.

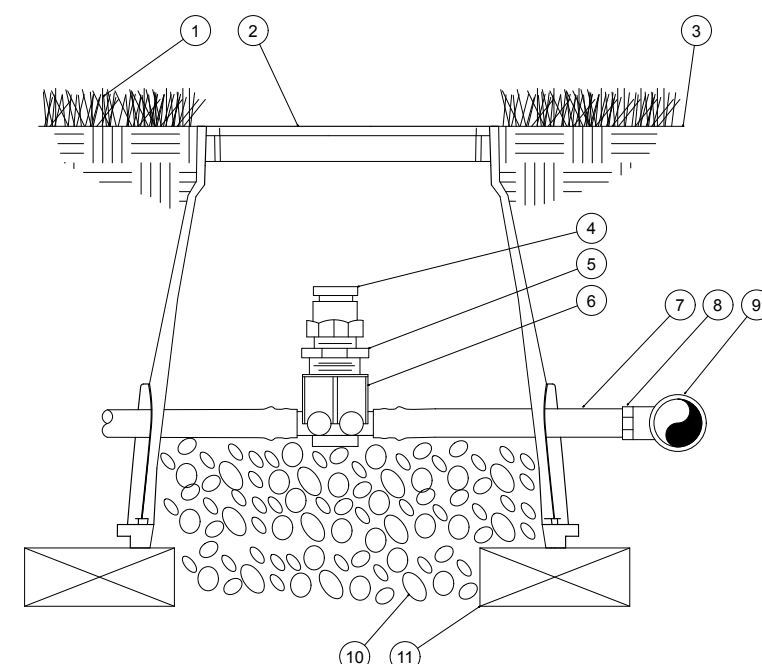
F PIPE INSTALLATION
L3 NTS
UNDER PAVING



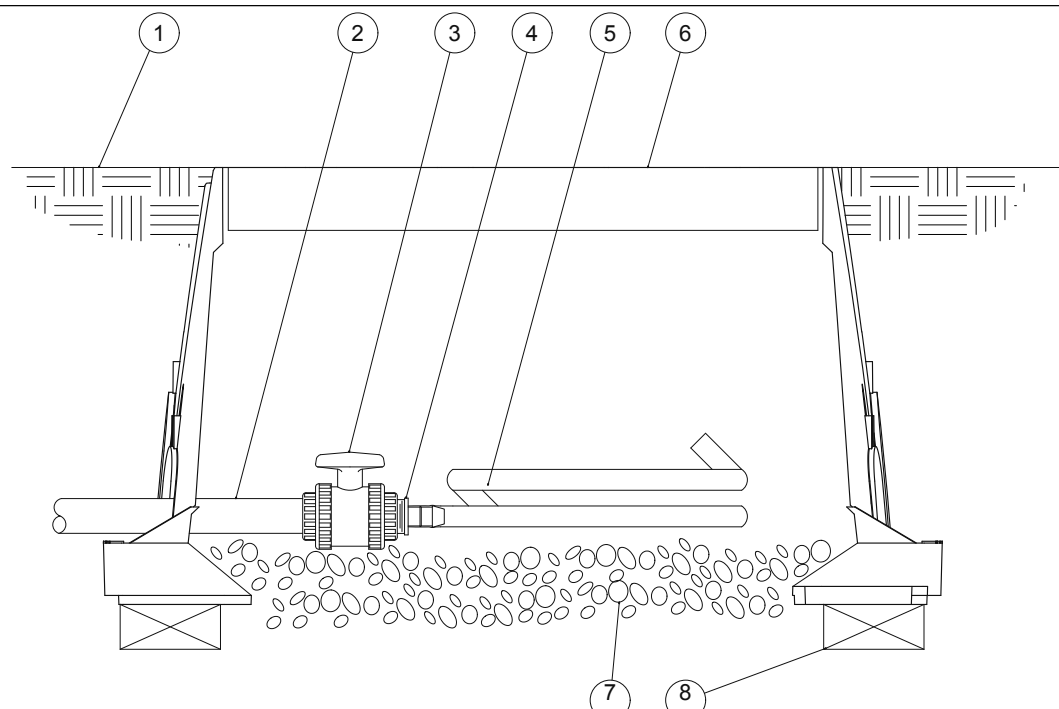
G DRIP CIRCUIT DETAIL
L3 NTS



H POLY TO PVC COMPRESSION
L3 NTS
FITTING DETAIL

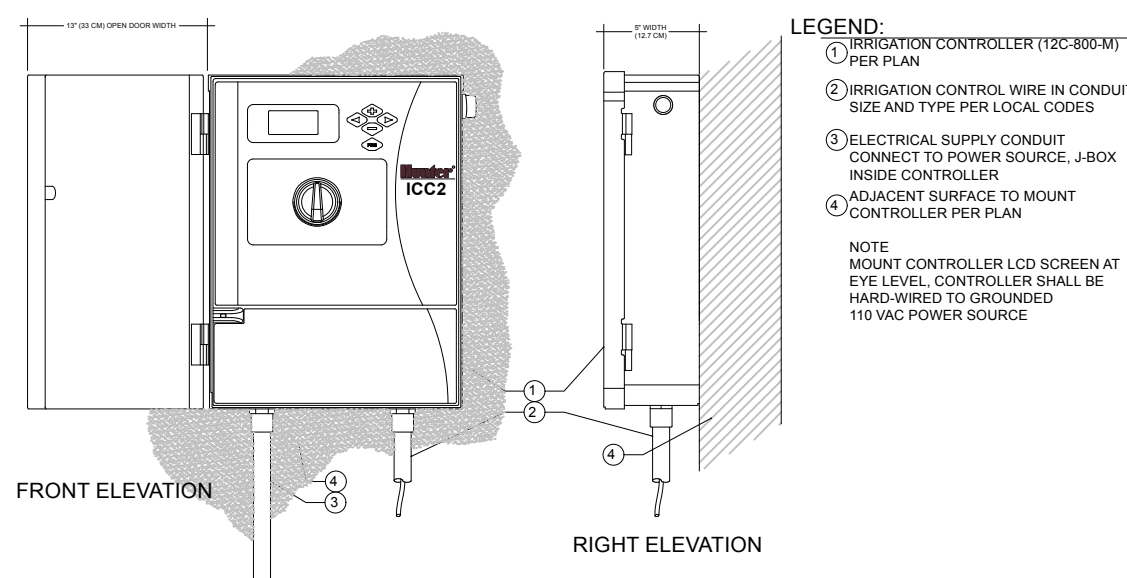


I AIR RELIEF VALVE
L3 NTS

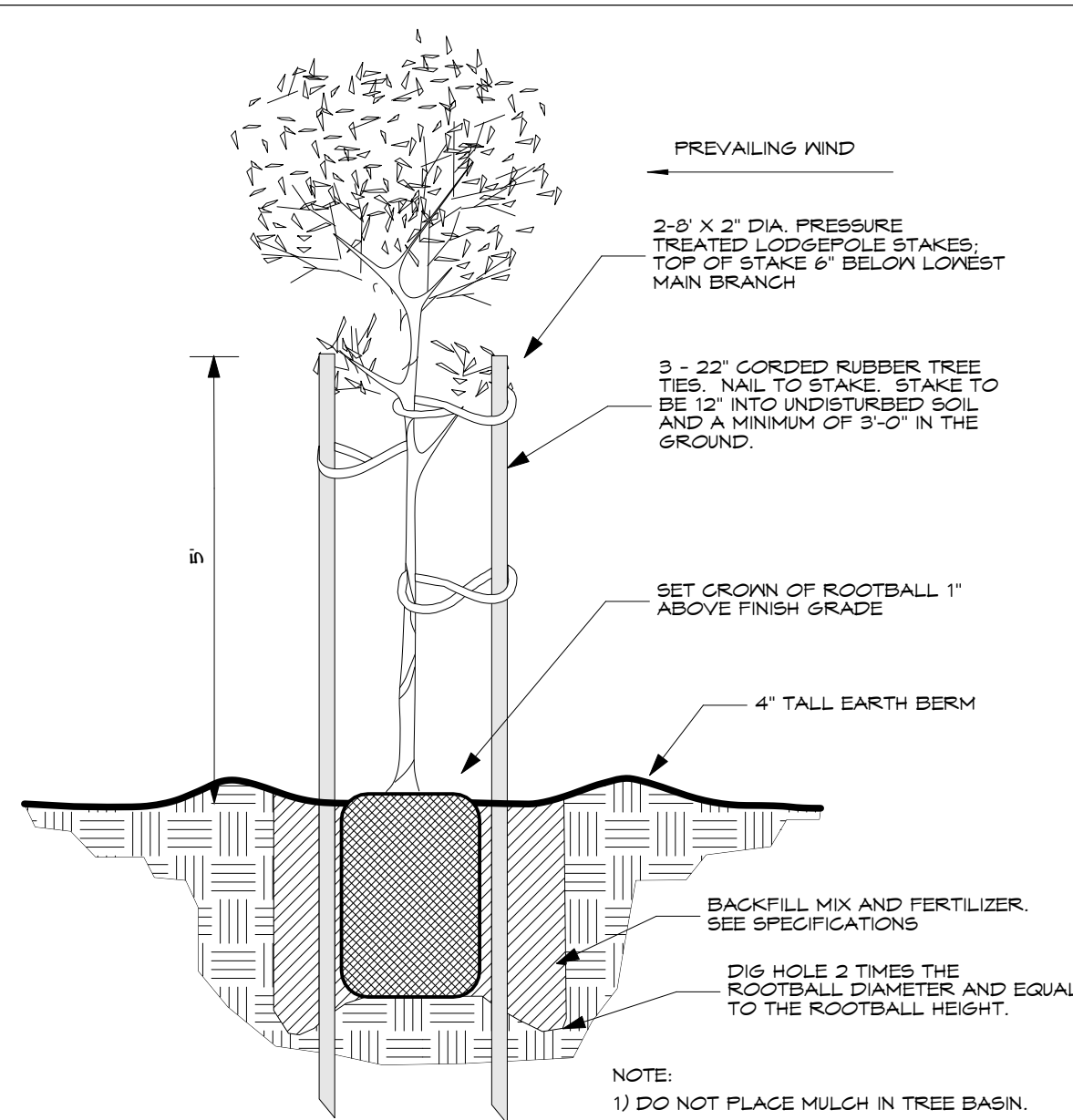


- 1) FINISH GRADE
- 2) PVC DRIP MANIFOLD PIPE
- 3) PVC 1" X 3/4" TRUE UNION BALL VALVE
- 4) EASY FIT MALE X BARB ADAPTER: RAIN BIRD XFF-MA-075
- 5) SUB-SURFACE DRIPLINE: RAIN BIRD XF SERIES BLANK TUBING
- 6) 12-INCH VALVE BOX WITH COVER: RAIN BIRD VB-STD, OR EQUAL
- 7) 3-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL
- 8) BRICK (1 OF 2)

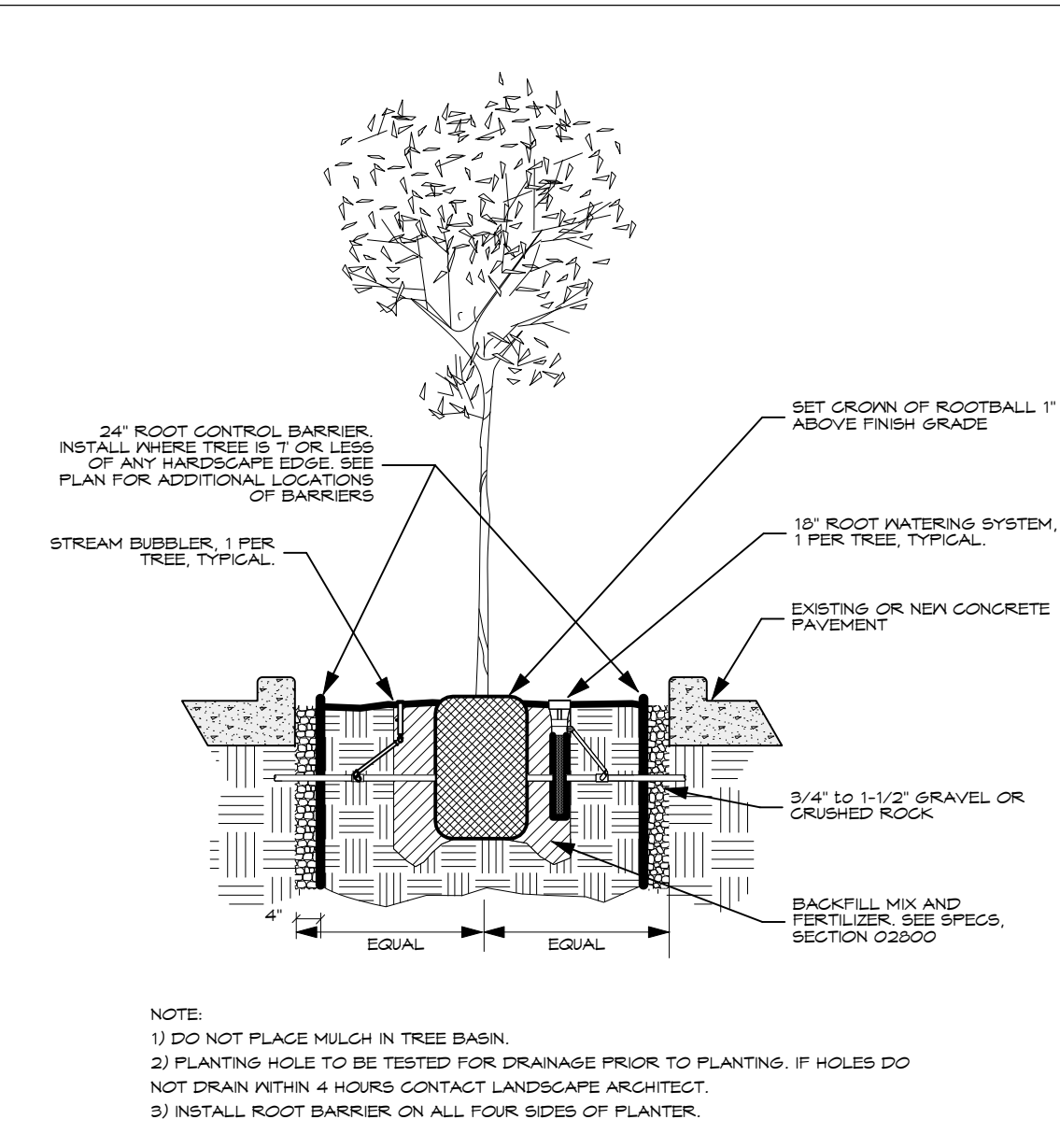
J DRIPLINE FLUSH POINT
L3 NTS
WITH BALL VALVE



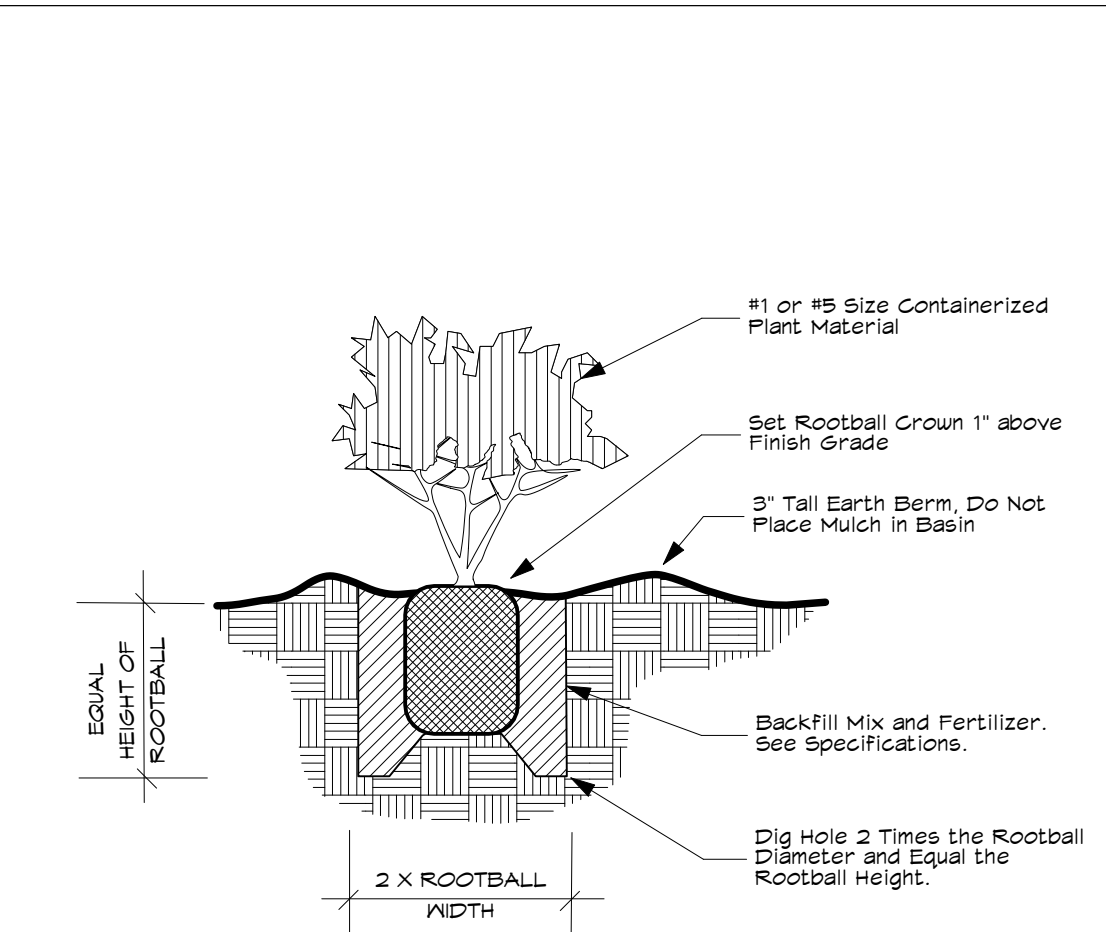
K IRRIGATION CONTROLLER
L3 NTS
HUNTER 12C-F-800-M



L TREE PLANTING DETAIL
L3 NTS
WITH STAKES



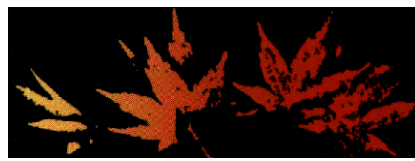
M TREE PLANTING IRRIGATION
L3 NTS
WITH ROOT BARRIER



N SHRUB PLANTING DETAIL
L3 NTS

REV NO.	DATE	DESCRIPTION

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LANDSCAPE DETAILS

ELM TREE STATION
LOT 1
874 NORTH WRIGHT ROAD
SANTA ROSA, CA

DATE: 9/14/25
MLA JOB #: 2025-14
SCALE: N/A
DRAWN: DM

L3

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 1-800-642-2444 OR 1-800-227-2600 TO FIELD LOCATE ALL EXISTING UTILITIES.

IRRIGATION LEGEND				
SYMBOL	EQUIPMENT	MANUFACTURER	MODEL	REMARKS
	Root Zone Watering System	Hunter	PGN-25	PROB-00
	Stream Bubbler, 6" Pop-up	Hunter	2H	PROB-06-PRS30-CV
	Landscape Dripline	Rain Bird	XFB-06-12	Install 3" Below Grade
	Poly to PVC Header			See Detail G/L3
	1/2" Air Relief Valve	Rain Bird	ARV050	Install in 6" valve box at high point(s) of sub-circuits
	Line Flush Valve	Rain Bird	PVC 1" X 3/4" True Union V	Install in 6" valve box at end of each sub-circuit
	Eco-indicator, 6" Pop-up	Hunter	EZ-1	Quantity as needed
	Hunter ICV 1" Master Valve	Hunter	ICV-1016	Normally Closed Master Valve
	Drip Zone Control Valve	Hunter	ICV-101-25	
	Zone Control Valve	Hunter	ICV-1016-AS-ADJ	
	1" Reduced Pressure Backflow Preventer	Zurn	475XL2TCU	Required
	Flow Sensor	GST	SP3	
	Rainbird 1" Quick Coupling Valve	Rainbird	44-NP	Use with Reclaimed Water
	8 Station Indoor Irrigation Controller	Hunter Industries	IC2F-800-PL	
	Wi-Fi Communication Module	Hunter	WIFIKIT	
	Mainline	PVC	Sch 40	
	Lateral	PVC	Sch 40	
	Irrigation Sleeves	PVC	Schedule 40	Size by pipe load; 2" PVC minimum
	Valve Station and Sequence			
	Valve Size			
	Gallons Per Minute			

SOIL ANALYSIS REPORT

(REQUIRED BY CITY OF SANTA ROSA):

IN ORDER TO REDUCE RISKOFF AND ENCOURAGE HEALTHY PLANT GROWTH, A SOIL ANALYSIS REPORT SHALL BE COMPLETED BY THE PROJECT APPLICANT, OR THEIR DESIGNEE, AS FOLLOWS:

(1) SUBMIT SOIL SAMPLES TO A LABORATORY FOR ANALYSIS AND RECOMMENDATIONS:
(A) SOIL SAMPLING SHALL BE CONDUCTED IN ACCORDANCE WITH LABORATORY PROTOCOLS, INCLUDING PROTOCOLS REGARDING ADEQUATE SAMPLING DEPTH FOR THE INTENDED PLANTS.
(2) THE SOIL ANALYSIS SHALL INCLUDE:
(A) SOIL TEXTURE
(B) INFILTRATION RATE DETERMINED BY LABORATORY TEST OR SOIL TEXTURE INFILTRATION RATE TABLE
(C) PH
(D) TOTAL SOLUBLE SALTS
(E) SODIUM
(F) PERCENT ORGANIC MATTER, AND
(G) RECOMMENDATIONS.

(3) IN PROJECTS WITH MULTIPLE LANDSCAPE INSTALLATIONS (I.E. PRODUCTION HOME DEVELOPMENTS) A SOIL SAMPLING RATE OF 1 IN 1 LOTS OR APPROXIMATELY 15% FULL SATISFY THIS REQUIREMENT. LARGE LANDSCAPE PROJECTS SHALL SAMPLE AT A RATE EQUIVALENT TO 1 IN 1 LOTS.
(4) THE SOIL ANALYSIS REPORT SHALL BE MADE AVAILABLE, IN A TIMELY MANNER, TO THE PROFESSIONALS PREPARING THE LANDSCAPE DESIGN PLANS AND IRRIGATION DESIGN PLANS TO MAKE ANY NECESSARY ADJUSTMENTS TO THE DESIGN PLANS.
(5) IF A GRADING PERMIT IS REQUIRED, THE SOIL ANALYSIS REPORT SHALL BE SUBMITTED TO THE CITY WITH THE CERTIFICATE OF COMPLETION. IF A GRADING PERMIT IS NOT REQUIRED, THE SOIL ANALYSIS REPORT SHALL BE SUBMITTED TO THE CITY WITH THE LANDSCAPE DOCUMENTATION PACKAGE.
(6) THE PROJECT APPLICANT, OR HIS/HER DESIGNEE, SHALL SUBMIT DOCUMENTATION VERIFYING IMPLEMENTATION OF SOIL ANALYSIS REPORT RECOMMENDATIONS TO THE CITY WITH CERTIFICATE OF COMPLETION.

THESE DRAWINGS COMPLY WITH THE CRITERIA OF THE ORDINANCE. ORDINANCE REQUIREMENTS HAVE BEEN APPLIED FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN AND THE LANDSCAPE DESIGN PLAN.

- THE LOCATION OF THE CONTROLLER TO BE VERIFIED BY OWNER. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CONNECTING ALL PROPOSED STATIONS TO THE CONTROLLER. CONTROLLER TO BE CONFIGURED TO OPERATE 4 STATIONS. CONTROLLER SHALL BE HINTER IC2F WITH CONVENTIONAL WIRING.
- ALL CONSTRUCTION IS TO BE PER THE LATEST EDITION OF THE UNIFORM BUILDING CODE.
- 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.
- THE IRRIGATION CONTRACTOR SHALL FLUSH ALL IRRIGATION LINES AND EQUIPMENT. THIS SHALL INCLUDE THROTTLING THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.
- IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO BECOME 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. 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 U.S.A. AT 1-800-642-2444 TO FIELD LOCATE ALL EXISTING UTILITIES.
- 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.
- SLEEVE ALL IRRIGATION PIPE AND CONTROL WIRES UNDER STREETS AND CONCRETE WALKWAYS WITH THE PROPER SIZE CLASS 200 PVC PIPE TO DEPTH AS SPECIFIED. SIZE SLEEVE TO CONTAIN PIPE AND WIRE PER DETAIL; MINIMUM SIZE NO LESS THAN 2" DIAMETER.
- FOR ADDITIONAL INFORMATION, SEE PROJECT DETAILS AND SPECIFICATIONS.
- NO GALVANIZED IRON PIPE OR FITTINGS SHALL BE ALLOWED.
- A BALL VALVE IN A SEPARATE ROUND VALVE BOX IS TO BE INSTALLED IMMEDIATELY UPSTREAM FROM EACH REMOTE CONTROL VALVE OR GROUP OF VALVES. VALVE SHALL BE SIZED TO MAINLINE SUPPLY AT THE RC VALVE. SEE DETAIL.
- INSTALL 3" WIDE DETECTABLE TAPE (3" DTP, AS MANUFACTURED BY T. CHRISTY). TAPE SHALL BE INSTALLED 6" ABOVE THE IRRIGATION MAIN.
- INSTALL ECO INDICATOR AT EACH CIRCUIT TO MONITOR OPERATION.

- INSTALL ALL LANDSCAPE DRIPLINE BENEATH MULCH, 3" BELOW GRADE, PARALLEL AT SPACING INDICATED, USE LANDSCAPE STAPLES IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS TO SECURE TUBING TO GROUND.
- CONTRACTOR TO PROVIDE DEDICATED, NON-SWITCHED, 60/1 PROTECTED 120 VOLT CIRCUIT FOR IRRIGATION CONTROLLER. LOCATION OF CONTROLLER SHALL BE SUBJECT TO OWNER APPROVAL.
- UNLESS OTHERWISE NOTED, CONTROLLER SHALL BE GROUNDED AND HARD-WIRED TO GROUNDED A 110 VAC POWER SOURCE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY SUPPLEMENTAL IRRIGATION OF TREES. METHOD OF IRRIGATION APPLICATION IS DISCRETIONARY AND MAY INCLUDE HAND WATERING OR INSTALLATION OF A TEMPORARY ABOVE GRADE CIRCUIT. ANY REPLACEMENT NECESSARY FOR LOSS OR DAMAGE TO TREES DUE TO LACK OF WATER SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT CONTRACTOR'S EXPENSE.
- A SIGNED CERTIFICATE OF COMPLETION IS REQUIRED BEFORE FINAL ACCEPTANCE BY THE CITY OF SANTA ROSA. IF THE INSTALLATION OF THE LANDSCAPE DOES NOT MEET, OR SUBSTANTIALLY COMPLY WITH THE APPROVED LANDSCAPE CONSTRUCTION DOCUMENTS, THE CERTIFICATE OF COMPLETION ALL NOT BE SIGNED OR APPROVED BY THE LANDSCAPE ARCHITECT OF RECORD.
- ALL WORK SHALL CONFORM TO ALL APPLICABLE THE CITY OF SANTA ROSA CONSTRUCTION STANDARDS.
- DURING THE ESTABLISHMENT PERIOD, CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY SUPPLEMENTAL IRRIGATION OF ALL BIO-RETENTION AREAS THROUGH THE SOD ESTABLISHMENT PERIOD. METHOD OF IRRIGATION APPLICATION IS DISCRETIONARY AND MAY INCLUDE HAND WATERING OR INSTALLATION OF A TEMPORARY ABOVE GRADE OVERHEAD SPRAY CIRCUIT. ANY REPLACEMENT NECESSARY FOR LOSS OR DAMAGE TO PLANT MATERIAL DUE TO LACK OF WATER SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT CONTRACTOR'S EXPENSE.
- MAINTAIN 6" MINIMUM CLEARANCE BETWEEN LANDSCAPE DRIPLINE AND HARDSCAPE OR OTHER LANDSCAPE EDGES.
- THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM STATIC PRESSURE OF 35 PSI AT THE VALVES AND THE MAXIMUM FLOW DEMAND SHOWN ON THE IRRIGATION DRAWINGS AT THE POINT OF CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE BEFORE THE 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 BEFORE THE START OF CONSTRUCTION, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- WEED BARRIER FABRIC IS NOT SPECIFIED AND SHALL NOT BE INSTALLED.
- FURNISH AND INSTALL BACKFLOW BLANKET ON RPBP, SIZE TO FIT.
- INSTALL ECO-MAT 4" BELOW GRADE WITH ECO INDICATOR. DURING IRRIGATION OPERATION, THE MAXIMUM RUN TIME SHALL NOT BE GREATER THAN TEN MINUTES. REPEAT THE 10-MINUTE CYCLE USING THE CYCLE AND SOAK FEATURE ALLOWING AT LEAST 1 HOUR BETWEEN CYCLES.

IRRIGATION KEYNOTES

- LOCATION FOR PROPOSED CITY REQUIRED ARTWORK/SCULPTURE
- INSTALL DRIPLINE AT GRADE BELOW MULCH IN ALL PLANTING AREAS
- N/A
- POLY TUBING TO PVC CONNECTION, TYPICAL
- LOT 2 IRRIGATION POC AT IRRIGATION MAIN STUB-OUT
- LOT 2 IRRIGATION POC AT NEW 1" REDUCED PRESSURE BACKFLOW PREVENTER, REFER TO CIVIL DRAWINGS
- SOLAR SYNC SENSOR, ROOF MOUNT WITH CLEAR ACCESS TO SKY
- CONTROLLER LOCATION: MOUNT AT EYE LEVEL; LOCATION SUBJECT TO OWNER APPROVAL
- TREE BUBBLERS, TWO PER TREE, TYPICAL, ONE ABOVE GRADE MICRO-SPRAY AND ONE SUB-SURFACE BUBBLER.
- TALL WIRE MESH FENCE @ BACK OF BIKE PATH; REFER TO 'GREEN SCREEN' DETAIL N/L-3, TYPICAL ALL FENCES. INSTALL ALONG NORTH, EAST AND SOUTH PROPERTY LINES

CITY REQUIRED NOTES

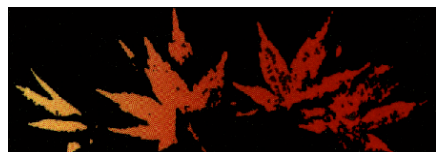
- UPON COMPLETION OF INSTALLATION, CONTRACTOR SHALL SUBMIT TO THE ENGINEERING DEVELOPMENT SERVICES INSPECTOR A COMPLETED AND SIGNED 'CERTIFICATE OF COMPLETION' STATING THE PROJECT HAS BEEN INSTALLED AS DESIGNED.
- THE CERTIFICATE OF COMPLETION SHALL BE ACCOMPANIED BY AN IRRIGATION AUDIT, IRRIGATION SCHEDULE AND A MAINTENANCE SCHEDULE, AS DESCRIBED IN THE CITY ORDINANCE.
- 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) 543-4611.
- A MINIMUM OF 8" OF NON-MECHANICALLY COMPACTED SOIL SHALL BE AVAILABLE FOR WATER ABSORPTION AND ROOT GROWTH IN PLANTED AREAS.
- INCORPORATE COMPOST OR NATURAL FERTILIZER INTO THE SOIL TO A MINIMUM DEPTH OF 8" AT A MINIMUM RATE OF 8 CUBIC YARDS PER 1000 SQUARE FEET OR PER SPECIFIC AMENDMENT RECOMMENDATIONS FROM A SOILS LABORATORY REPORT.
- 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.

CITY REQUIREMENT OF DOCUMENT OF COMPLIANCE

(ITEMS TO BE INCLUDED WITH CERTIFICATE OF COMPLETION)

- PROJECT APPLICANT MUST SUBMIT DOCUMENTATION VERIFYING IMPLEMENTATION OF SOIL ANALYSIS REPORT RECOMMENDATIONS TO THE CITY WITH CERTIFICATE OF COMPLETION
- THE CERTIFICATE OF COMPLETION MUST BE ACCOMPANIED BY AN IRRIGATION AUDIT THAT CONTAINS THE FOLLOWING:
 - OPERATING PRESSURE OF THE IRRIGATION SYSTEM
 - DISTRIBUTION UNIFORMITY OF OVERHEAD IRRIGATION
 - PRECIPITATION RATE OF OVERHEAD IRRIGATION
 - REPORT OF ANY OVERSPRAY OR BROKEN IRRIGATION EQUIPMENT
 - IRRIGATION SCHEDULE INCLUDING:
 - PLANT ESTABLISHMENT IRRIGATION SCHEDULE
 - REGULAR IRRIGATION SCHEDULE BY MONTH (SEE ORDINANCE FOR DETAILS)
 - VERIFICATION THAT A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES IS KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
- ALL LANDSCAPE IRRIGATION AUDITS MUST BE CONDUCTED BY A CITY CERTIFIED LANDSCAPE IRRIGATION AUDITOR OR A THIRD PARTY CERTIFIED LANDSCAPE IRRIGATION AUDITOR.
- AN IRRIGATION MAINTENANCE SCHEDULE TIMELINE MUST BE ATTACHED TO THE CERTIFICATE OF COMPLETION (SEE ORDINANCE FOR DETAILS)
- IRRIGATION AUDIT: AN IN-DEPTH EVALUATION OF THE PERFORMANCE OF AN IRRIGATION SYSTEM CONDUCTED BY A CERTIFIED LANDSCAPE IRRIGATION AUDITOR (SEE ORDINANCE FOR DETAILS). THE AUDIT MUST BE CONDUCTED IN A MANNER CONSISTENT WITH THE IRRIGATION ASSOCIATIONS LANDSCAPE IRRIGATION AUDITOR CERTIFICATION PROGRAM OR OTHER U.S. EPA 'WATERWISE' LABELED AUDITING PROGRAM.

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LOT 2 IRRIGATION PLAN
& HYDROZONE
CALCULATIONS

ELM TREE STATION
LOT 2
874 NORTH WRIGHT ROAD
SANTA ROSA, CA

DATE: 9/14/25
MLA JOB #: 2025-14
SCALE: 1" = 20'
DRAWN: DM

L1

SHEET L1 OF 3

DETAIL HYDROZONE TABLE				
Name	Method	Water Use	Water Use Value	Hydrozone Area in SF
1D	Sub-Surface Drip	Moderate	0.6	151.12 sf
2D	Sub-Surface Drip	Low	0.3	2,034.16 sf
3D	Bubblers	Low	0.3	141.40 sf
4D	Sub-Surface Drip	Low	0.3	2,151.45 sf
				5,133 sf
				100%

SUMMARY HYDROZONE TABLE		
Plant Type	Water Use By Area	% of Landscape
Very Low	0.00	0%
Low	4,945.10	97%
Moderate	151.12	3%
High	0.00	0%
Total	5,132.82	100%

PRECIPITATION RATES BY VALVE			
Valve ID	Hydrozone Area	Flow in GPM	Precipitation Rate in inches Per Hour
1D	151.12	5.1 GPM	0.61
2D	2,034.16	10.0 GPM	0.41
3D	141.40	3.7 GPM	1.14
4D	2,151.45	13.2 GPM	0.46

MANA AND ETWU CALCULATIONS

1) Maximum Applied Water Allowance (MANA)				
MANA = (ETO) (0.62) [(0.55 X LA) + (0.45 X SLA)]				
Where:				
ETO = Annual Net Reference Evapotranspiration (inches)				
0.45 = ET Adjustment Factor (Commercial)				
0.55 = ET Adjustment Factor (Residential)				
LA = Landscaped Area (square feet)				
0.62 = Conversion factor (to gallons per square foot)				
SLA = Portion of the landscape area identified as Special Landscape Area (square feet)				
0.45 = the additional ET adjustment factor for Special Landscape Area (1.0 - 0.55 = 0.45) (Commercial)				
0.55 = the additional ET adjustment factor for Special Landscape Area (1.0 - 0.45 = 0.55) (Residential)				
Commercial (C) or Residential (R) C				
A) Net Evapotranspiration Calculation				
Local Reference ETO 47.61				
23.50"/yr (Annual Rainfall) X .25 = 1.20 (Effective Rainfall)				
Net Evapotranspiration Calculation = Annual ETO - Effective Rainfall = 40.41				
B) Adjusted Landscape Area Calculation				
5,133 sf X .45 = 2,314.85 sf (Landscape Area) Adjustment Factor				
0.00 sf X .55 = 0.00 sf (Special Landscape Area) Adjustment Factor				
Sum of Adjusted Landscape Area = 2,314.85 sf				
MANA = 40.41 X .62 X 2,560 sf = 64,791 gal/yr				
2) Estimated Total Water Use (ETWU)				
A) Net Evapotranspiration Calculation				
Net Evapotranspiration Calculation = Annual ETO - Effective Rainfall = 40.41 sf				
B) Adjusted Landscape Area Calculation				
0.00 sf X .1 = 0.00 sf Very Low Water Use				
4,945 sf X .3 = 1,483.53 sf Low Water Use				
730 sf X .6 = 442.63 sf Moderate Water Use				
0.00 sf X .0 = 0.00 sf High Water Use				
Sum of Adjusted Landscape Area = 1,941.16 sf				
ETWU = 40.41 X .62 X 1,941 sf / 0.81 = 60,883 gal/yr				
Irrigation Efficiency Factor				
Square Footage of Landscape on Drip 5,132.84 sf				
Square Footage of Landscape on Spray 0.00 sf				
Total Square Footage of Landscape 5,132.84 sf				
Adjusted Irrigation Efficiency Factor 0.81				

Lot 2 - 1" Dedicated Water Meter
1.00 IN METER SIZE
18.7 gpm MAXIMUM SAFE FLOW
82.0 psi STATIC WATER PRESSURE
74.1 psi OUTPUT PRESSURE
13.2 gpm MAXIMUM OPERATING FLOW

LOT 2 IRRIGATION PLAN

Scale: 1" = 20'-0"

REV NO.	DATE	DESCRIPTION

NO.	REMOVAL STATUS	TYPE	PROTECTED TREE	STATUS (SPECIES OR SIZE)	TRUNK D.B.H. IN INCHES	VALUE (# OF 1" S SIZE REPLACEMENT TREES)
1	To remain	Quercus lobata	Y	HERITAGE	17.5	0
2	Remove	Ulmus parvifolia	Y	MITIGATE	11,10.5,13,12.5	20
3	To remain	Ulmus parvifolia	Y	PROTECT	21.3, 24	0
4	Remove	Quercus lobata	Y	MITIGATE	4, 3.5, 5, 5, 6, 4	10
5	Remove	Populus alba	Y	EXEMPT	6	0
6	Remove	Fraxinus latifolia	Y	MITIGATE	9.5	4
7	Remove	Populus alba	N	EXEMPT	32	0
8	Remove	Populus alba	Y	DEAD	35	0
9	Remove	Maytenus boaria	Y	MITIGATE	7.5	4
10	Remove	Pinus radiata	Y	EXEMPT	11"	0

FOR EACH SIX INCHES OR FRACTION THEREOF OF THE DIAMETER OF A TREE WHICH WAS APPROVED FOR REMOVAL, TWO TREES OF THE SAME GENUS AND SPECIES AS THE REMOVED TREE (OR ANOTHER SPECIES, IF APPROVED BY THE DIRECTOR), EACH OF A MINIMUM 15-GALLON CONTAINER SIZE, SHALL BE PLANTED ON THE PROJECT SITE, PROVIDED HOWEVER, THAT AN INCREASED NUMBER OF SMALLER SIZE TREES OF THE SAME GENUS AND SPECIES MAY BE PLANTED IF APPROVED BY THE DIRECTOR, OR A FEW NUMBER OF SUCH TREES OF A LARGER SIZE IF APPROVED BY THE DIRECTOR. THE VALUE CALCULATION IS BASED ON TREE DIAMETER AT BREAST HEIGHT WITH THE FOLLOWING ARBOREAL REPLACEMENT VALUES:

■ MULTI-TRUNK TREES DBH SIZE IS CALCULATED BY ADDING THE TOTAL DBH OF ALL TRUNKS FOR A SINGULAR TRUNK SIZE CALCULATION

ALL TREES PROPOSED FOR REMOVAL, SHALL BE MITIGATED IN ACCORDANCE WITH THE CITY OF SANTA ROSA TREE ORDINANCE, CHAPTER 17.24

A. ALL GROUND COVER TO BE SPACED IN A TRIANGULAR PATTERN. CONTRACTOR RESPONSIBLE FOR COMPLETE COVERAGE.

B. SUPPLY AGSFORMIT 21 GRAM TABLETS AS FOLLOWS: 5-15 GAL., 3-5 GAL., 1-1 GAL.

C. DIG PLANTING PITS 2 TIMES THE DIAMETER AND EQUAL THE HEIGHT OF ROOTBALLS.

D. BACKFILL PITS WITH 2/2 EXISTING SOIL, 1/3 ORGANIC AMENDMENT.

E. ALL PLANTS TO BE SPOTTED IN THE FIELD BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.

F. WHEN LANDSCAPING IN EXISTING PLANTED AREAS, CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE OR 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.

G. SPECIAL ATTENTION IS TO BE PAID TO THE PLANTING AREAS SURROUNDING THE BUILDING. ALL SOIL TO BE COMPACTED TO PREVENT EROSION AND FOR PROPER MOISTURE AND DRAINAGE OF ALL AREAS. CHECK SOIL FOR PROPER DRAINAGE AND REPAIR FLAT AREAS. CHECK FOR PROPER DRAINAGE WHERE NECESSARY. DO NOT PLANT IN THE DRAINAGE SWALES.

H. ALL CONSTRUCTION IS TO BE PER ALL APPLICABLE AND PREVAILING CITY OF SANTA ROSA CONSTRUCTION STANDARDS.

I. A SIGNED CERTIFICATE OF COMPLETION IS REQUIRED BEFORE FINAL ACCEPTANCE BY THE CITY OF SANTA ROSA. BEFORE THE INSTALLATION OF THE LANDSCAPE, THE CONTRACTOR SHALL MEET OR SUBSTANTIALLY COMPLY WITH THE APPROVED LANDSCAPE CONSTRUCTION DOCUMENTS. THE CITY OF SANTA ROSA WILL SIGN AND APPROVE THE SIGNED OR APPROVED BY THE LANDSCAPE ARCHITECT OF RECORD.

[illegible]

PLANT LEGEND						
SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	WATER USE PER SQUADS	QUANTITY	
Trees						
LIM	#24	Lagerstroemia indica x fauriei 'Muskogee'	Muskogee Grape Myrtle	.3	1	
OES	#24	Olea europaea 'Swan Hill'	Fruitless Olive	.1	1	
QLO	#24	Quercus lobata	Valley Oak	.3	6	
Shrubs						
PTN	#5	Pittosporum tobira 'Wheeler's Dwarf'	Wheeler's Dwarf Japanese Mock Orange	.3	20	
NDO	#5	Nandina domestica	Heavenly Bamboo	.3	21	
GSU	#5	Gistus 'Sunset'	Sunset Rock Rose	.3	13	
LGH	#5	Loropetalum chinense 'Razzleberry'	Razzleberry Fringe Flower	.3	3	
ADH	#5	Arctostaphylos densiflora 'Howard McMinn'	Vine Hill Manzanita	.3	24	
Perennials						
LIF	#5	Lavandula x intermedia 'Phenomenal'	Phenomenal French Lavender	.3	15	
Vines						
CGA	#5	Clytostoma callistegioides	Lavender Trumpet Vine	.6	11	
FPV	#1	Ficus pumila	Creeping Fig	.6	14	
Groundcover						
	#1	Arctostaphylos 'Pacific Mist'	---	0.3	0	5' OC, Triangular Spacing
	#1	Erigeron karvinskianus	Santa Barbara Daisy	0.3	20	3' OC, Triangular Spacing
Ornamental Grass						
MDU	#5	Muhlenbergia dubia	Pine Muhly	.3	13	
Bioretention Areas						
Other						
		Mulch: Fir Bark 1-1/2" Minus	Medium Walk-On Bark			3" Depth, All Landscape Areas

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 THE PROTECTION OF ALL EXISTING 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 UNDER EXISTING UTILITIES. FOR MORE INFORMATION, CONTACT ALL APPLICABLE AGENCIES AND U.S.A. AT 1-800-642-2444 OR 1-800-221-2600 TO FIELD LOCATE ALL EXISTING UTILITIES.

THESE DRAWINGS COMPLY WITH THE CRITERIA OF THE ORDINANCE. ORDINANCE REQUIREMENTS HAVE BEEN APPLIED FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN AND THE LANDSCAPE DESIGN PLAN."



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LOT 2 PLANTING PLAN

ELM TREE STATION
LOT 2

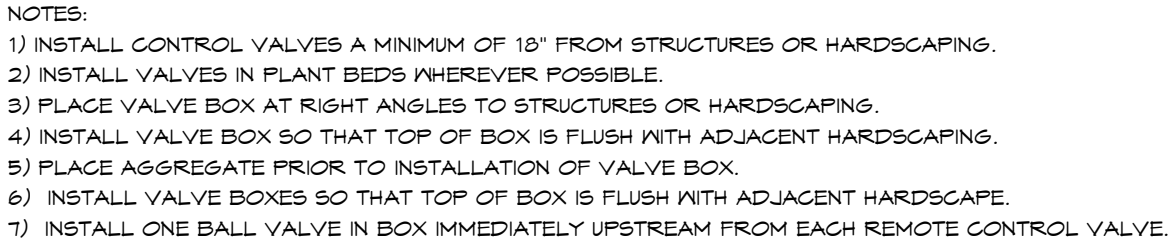
874 NORTH WRIGHT ROAD
SANTA ROSA, CA

DATE: 9/14/25
MILA JOB #: 2025-14
SCALE: 1" = 20'
DRAWN: DM

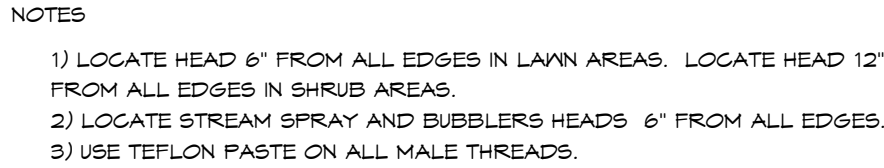
L2

SHEET L2 OF 3

REV NO.	DATE	DESCRIPTION



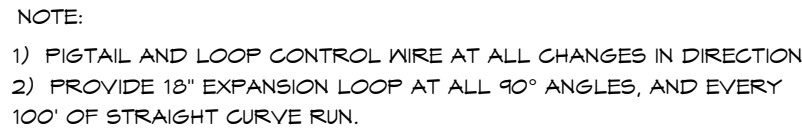
ELECTRIC CONTROL VALVE WITH SHUT-OFF



POP-UP SPRINKLER DETAIL
INCLUDES 4", 6", AND 12" NTS



VALVE BOX DETAIL































































































































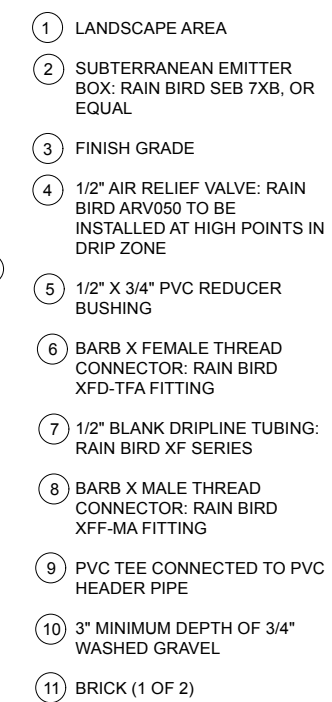
PIPE INSTALLATION
 UNDER PAYING NTS



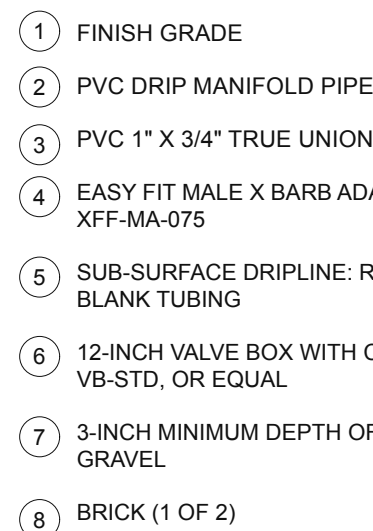

DRIP CIRCUIT DETAIL
NTS



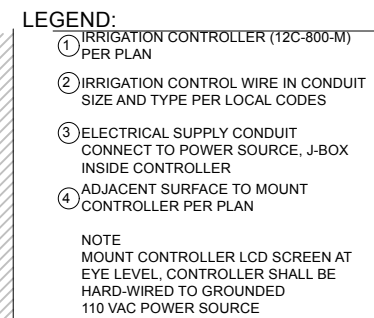
POLY TO PVC COMPRESSION



AIR RELIEF VALVE



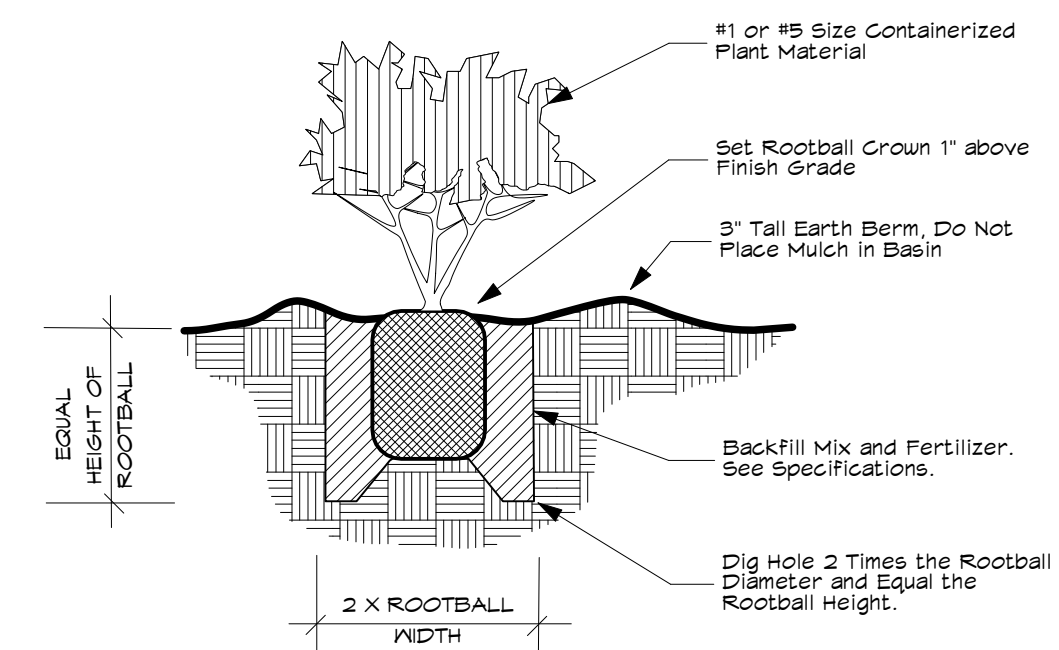
DRIFLINE FLUSH POINT



IRRIGATION CONTROLLER



TREE PLANTING DETAIL
L3 WITH STAKES NTS





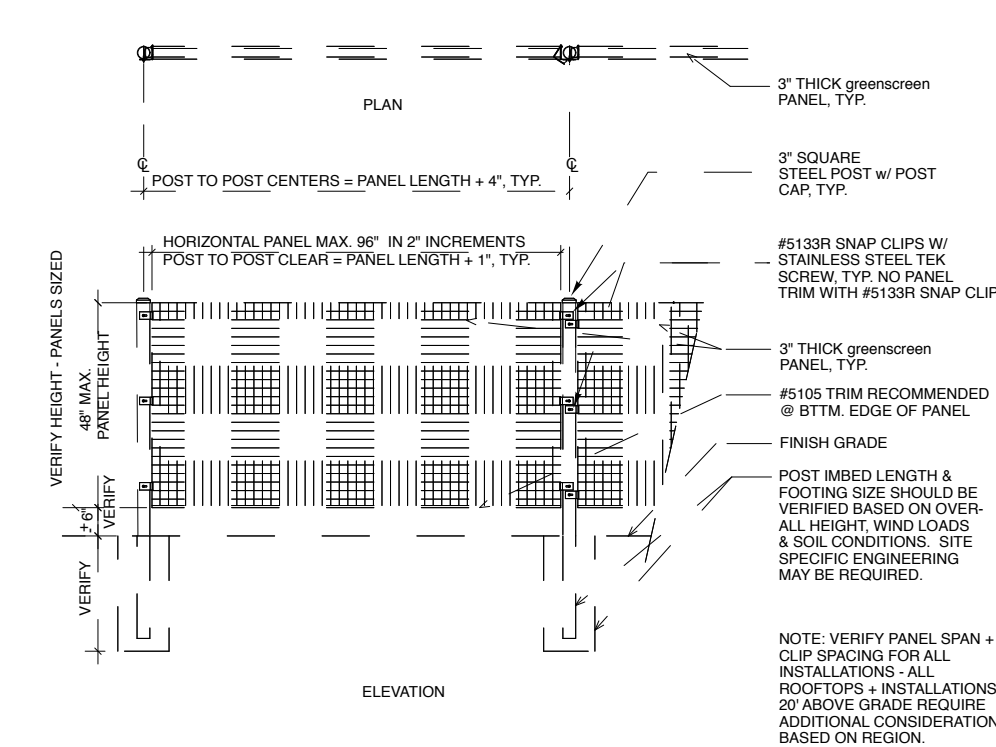




M
L3

SHRUB PLANTING DETAIL

NTS



N L3 FREESTANDING HORIZONTAL FENCE/SCREEN NT5

REV NO.	DATE	DESCRIPTION