



INITIAL DRAWING DATE	12-12-19
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APPROVED	
No.	

PREPARED FOR:
RIVERVIEW APARTMENTS
 PETALUMA, CALIFORNIA

LANDSCAPE MASTER PLAN



PARKER SMITH
 LANDSCAPE ARCHITECT
 1945 PINER RD. #25,
 SANTA ROSA, CA 95403
 (707) 477-7502

SCALE:	1" = 40'
DRAWN BY:	
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FILE No.:	18/1
SHEET No.:	OF
LP-1	

NOTE: HAND SEED THESE TWO BIO-RETENTION BASINS WITH NATIVE GRASSES AND/OR OTHER ADJACENT WETLAND PLANT SPECIES.

SEE SHEET LP-3 FOR LANDSCAPE PLANTING PLAN OF THIS AREA

KEY

- C = CHILDRENS PLAY AREA
- A = ADULT ACTIVITY AREA
- P = PASSIVE SITTING AREAS
- B = B.B.Q. AREAS
- RECREATION BLDG/SWIMMING POOL
- PEDESTRIAN WALKWAYS TO OUTDOOR USE AREAS
- BICYCLE/RECREATIONAL PATH

RECREATION CENTER

PEDESTRIAN & BICYCLE PATH

SEE SHEET LP-4 FOR LANDSCAPE PLANTING PLAN OF THIS AREA

8' RECREATIONAL PATH TO MARSH TRAIL

SEE SHEET LP-5 FOR LANDSCAPE PLANTING PLAN OF THIS AREA

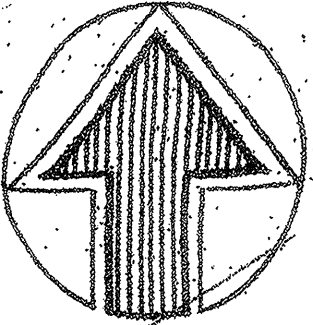
SEE SHEET LP-6 FOR LANDSCAPE PLANTING PLAN OF THIS AREA

TO MARSH TRAIL NETWORK AND WATERFRONT

WETLAND

WETLANDS

LANDSCAPE MASTER PLAN



Casa Grande Road

RECREATION CENTER

NOTE: HAND SEED THESE TWO BIO-RETENTION BASINS WITH NATIVE GRASSES AND/OR OTHER ADJACENT WETLAND PLANT SPECIES.

PLANT LEGEND

ABBR.	PLANT SPECIES (Botanical & Common)	SIZE	QTY.	NOTES	WATER USE
TREES					
AA	<i>Acer rubrum</i> 'Armstrong'	15 Gal.	90	Standard	Moderate
AC	Narrow Upright, Armstrong Red Maple	24" Box	24	Standard	Moderate
AG	<i>Acer glabrum</i>	24" Box	8	Standard or Low Std.	Moderate
AP	<i>Acer palmatum</i>	24" Box	10	Low Std.	Moderate
AM	<i>Arbutus</i> 'Marina'	24" Box	10	Low Std.	Low
BN	<i>Betula nigra</i>	24" Box	10	Natural Form	High
CC	<i>Cinnamomum camphora</i>	24" Box	10	Standard	Moderate
DV	<i>Dodonaea viscosa</i> 'Purpurea'	15 Gal.	60	Tree Form	Low
EN	<i>Eucalyptus nicholii</i>	15 Gal.	37	Natural Form	Low
LA	<i>Lagerstroemia hybrid</i> 'Nisidogee'	24" Box	9	Standard	Low
LM	<i>Lagerstroemia hybrid</i> 'Muscarota'	24" Box	14	Standard	Low
LT	<i>Lagerstroemia hybrid</i> 'Tuscarora'	24" Box	17	Standard	Low
MA	<i>Magnolia hybrid</i> 'Athens'	15 Gal.	2	Natural Form	Moderate
ME	<i>Magnolia hybrid</i> 'Batesii' or 'Elizabeth'	15 Gal.	5	Natural Form	Moderate
MG	<i>Magnolia grandiflora</i> 'Little Gem'	24" Box	20	Natural Form	Moderate
MS	<i>Melaleuca styphalioides</i>	24" Box	7	Natural Form	Low
NO	<i>Nerium oleander</i> 'Sister Agnes'	24" Box	7	Standard	Low
PG	<i>Podocarpus gracilior</i>	24" Box	45	Low Std.	Low
P1	<i>Pinus canariensis</i>	24" Box	45	Natural Form	Low
QA	<i>Quercus agrifolia</i>	24" Box	7	Low Standard	Low
Q1	<i>Quercus ilex</i>	15 Gal.	18	Standard	Low
RF	<i>Robinia 'Frisia'</i>	24" Box	6	Low Standard	Low
TL	<i>Tristemonia laurina</i>	15 Gal.	62	Standard	Moderate
SHRUBS & CLIMBING GRASSES					
AB	<i>Abutilon hybrid</i> 'Dwarf Pink'	1 Gal.	60		Moderate
AO	<i>Abutilon hybrid</i> 'Apricot'	1 Gal.	6		Moderate
AD	<i>Arctostaphylos densiflora</i> 'Howard McMinn'	5 Gal.	10		Very Low
AZ	<i>Azalea kurume</i> 'Hino Crimson'	1 Gal.	58		Moderate
CA	<i>Camellia sasanqua</i> 'Shih-Gashira'	5 Gal.	4		Moderate
CS	<i>Camellia sasanqua</i> 'Yuletide'	5 Gal.	36		Moderate
DB	<i>Dietes bicolor</i>	5 Gal.	28		Low
HS	<i>Hibiscus syriacus</i> 'Aphrodite' or 'Helene'	5 Gal.	14		Low
HY	<i>Hypericum</i> 'Hidcote'	5 Gal.	80		Moderate
IA	<i>Ilex aquifolium</i> 'San Jose'	5 Gal.	7		Low
JC	<i>Juniperus chinensis</i> 'Skyrocket'	5 Gal.	189		Low
LC	<i>Loropetalum chinensis</i> 'Purple Majesty' or 'Plum Delight'	5 Gal.	38	Maintain	Low
LR	<i>Loropetalum chinensis</i> 'Razzeberry'	5 Gal.	25	Arching Form	Low
MP	<i>Mitella dipetala</i>	5 Gal.	148	Arching Form	Moderate
MC	<i>Miscanthus sinensis</i> 'Cabaret'	5 Gal.	26		Moderate
MM	<i>Miscanthus sinensis</i> 'Morning Light'	5 Gal.	30		Moderate
ND	<i>Nandina domestica</i> 'Fire Power'	5 Gal.	205		Low
PC	<i>Plumbago capensis</i> 'White'	5 Gal.	6		Low
PL	<i>Plumbago capensis</i> 'Imperial Blue'	5 Gal.	25		Low
PV	<i>Pittosporum tobira</i> 'Variegata'	5 Gal.	100		Low
RI	<i>Rosa 'Iceberg'</i>	5 Gal.	6		Moderate
SL	<i>Salvia leucantha</i> 'Santa Barbara'	5 Gal.	14		Low
SM	<i>Sambucus mexicana</i>	5 Gal.	19		Low
VM	<i>Viburnum plicatum</i> 'Mariesii'	5 Gal.	6		Moderate
VT	<i>Viburnum tinus</i> 'Spring Bouquet'	5 Gal.	24		Moderate
WW	<i>Westringia fruticosa</i> 'Morning Light'	5 Gal.	96		Low
VINES					
CL	<i>Clytostoma callistegioides</i>	5 Gal.	12	Train all vines on fences, see notes	Moderate
HH	<i>Hardenbergia violacea</i> 'Happy Wanderer'	5 Gal.	20	Planting Notes	Moderate
IP	<i>Ipomoea acuminata</i>	5 Gal.	14		Low
JN	<i>Jasminum nitidum</i>	5 Gal.	16		Low

PLANT LEGEND

ABBR.	PLANT SPECIES (Botanical & Common Names)	SIPACING	NOTES	WATER USE
GROUND COVERS				
	<i>Arctostaphylos uva-ursi</i> 'Wood's Compact'	1 Gal.	2'-6" o.c.	Low
	Spreading Cotoneaster	Flats	12" o.c.	Low
	<i>Carex diandra</i> (C. tenuiscula)			
	Berkeley Sedge (European Gray Sedge)			
	<i>Coprosma kirkii</i>	1 Gal.	4" o.c.	Low
	Spreading Coprosma			
	<i>Cotoneaster clammertii</i> 'Coral Beauty'	1 Gal.	2'-6" o.c.	Low
	Spreading Cotoneaster			
	<i>Cotoneaster horizontalis</i>	1 Gal.	4" o.c.	Low
	Rock Cotoneaster			
	<i>Elaeagnus parviflora</i>	1 Gal.	2" o.c.	Low
	Santa Barbara Daisy			
	<i>Festuca californica</i> 'Phila Silver' or 'Serpentine Blue'	1 Gal.	12" o.c. Avail. Cal Flora Nur.	Low
	CA Fescue			
	<i>Festuca rubra</i> Blend/No-Mow Clumping Grasses	Sod	Solid From Nur. Appr. by L.A.	Low
	No-Mow CA Red Fescue Blend			
	<i>Knapweed</i> 'Little Miss'	4" Pots	18" o.c.	Low
	Dwarf Red Hot Pops			
	<i>Lantana montevidensis</i>	1 Gal.	2" o.c.	Low
	Purple Lantana			
	Lawn	Sod	Solid From Nur. Appr. by L.A.	High
	Dwarf Tall Fescue/Perennial Rye Mix			
	<i>Muhlenbergia capillaris</i> 'Regal Mist'	1 Gal.	30" o.c.	Low
	Pink Minky Grass			
	<i>Myoporum parvifolium</i> 'Putah Creek'	1 Gal.	4" o.c.	Low
	Prostrate Myoporum			
	Rose 'Flower Carpet Single Red'	2 or 5 Gal.	5" o.c.	Moderate
	Red Flower Carpet Rose (No Other Variety)			
	<i>Trachelopogon jasmimoides</i>	1 Gal.	2" o.c.	Moderate
	Star Jasmine			

NOTE: ALSO SEE ADDITIONAL PLANTS FOR STAIRWELL AREAS ON SHEET LP-3

NOTE TO EXISTING EUCALYPTUS GROVE (SEE CIVIL ENGINEER'S GRADING PLAN)

Eucalyptus grove to be removed as part of soil remediation. See Landscape Exhibits "EX-1 Supplemental Tree Screening Planting Plan" & "EX-2 Rocky Park Section & Rendering" for additional details of tree replanting plan, mitigation, and screening.

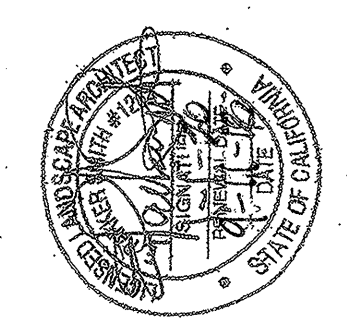
NOTE: See Sheet #125 for planting layouts in stairwell areas, both central ones with dual stairs & those with single stairs at the ends of some buildings.

DATE: 10/14/19
SCALE: AS SHOWN
PROJECT: RIVERVIEW APARTMENTS
SHEET: LP-3

RIVERVIEW APARTMENTS

PETALUMA, CALIFORNIA

LANDSCAPE PLANTING PLAN



PARKER SMITH LANDSCAPE ARCHITECT

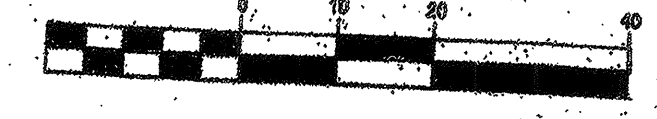
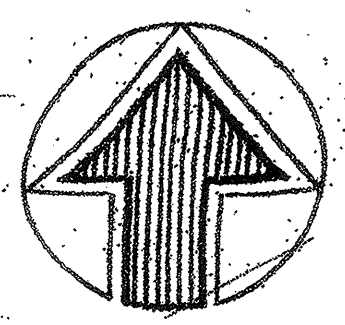
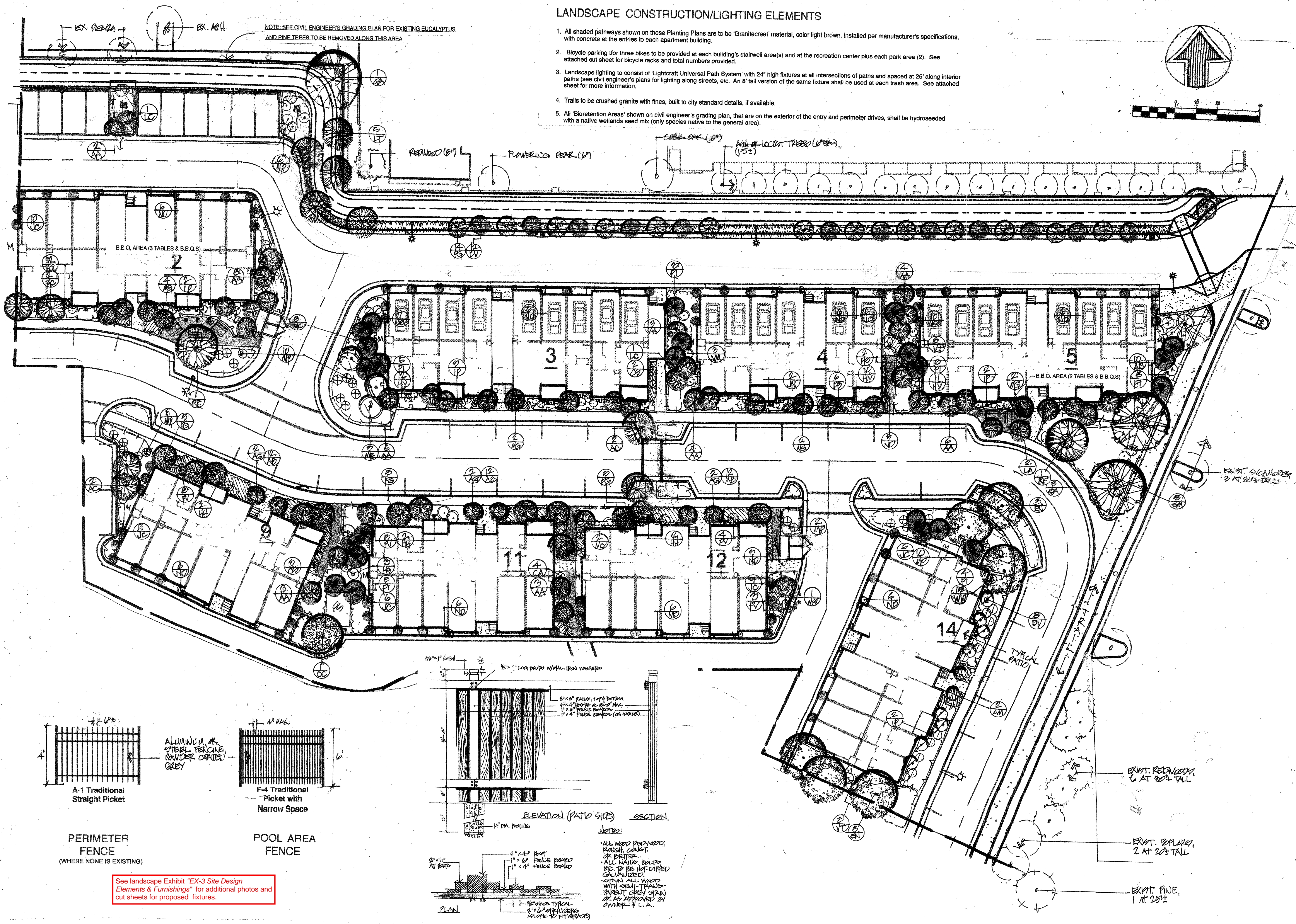
1045 PINE RIDGE WAY, SANTA ROSA, CA 95403 (707) 477-7502

SCALE: 1" = 20'
DESIGNED BY: EPS
CHECKED BY: EPS
DATE: 10/1
SHEET NO: LP-3
OF: 10

LANDSCAPE CONSTRUCTION/LIGHTING ELEMENTS

- All shaded pathways shown on these Planting Plans are to be 'Granitecree' material, color light brown, installed per manufacturer's specifications, with concrete at the entries to each apartment building.
- Bicycle parking for three bikes to be provided at each building's stairwell area(s) and at the recreation center plus each park area (2). See attached cut sheet for bicycle racks and total numbers provided.
- Landscape lighting to consist of 'Lightcraft Universal Path System' with 24" high fixtures at all intersections of paths and spaced at 25' along interior paths (see civil engineer's plans for lighting along streets, etc. An 8' tall version of the same fixture shall be used at each trash area. See attached sheet for more information.
- Trails to be crushed granite with fines, built to city standard details, if available.
- All 'Bioretention Areas' shown on civil engineer's grading plan, that are on the exterior of the entry and perimeter drives, shall be hydroseeded with a native wetlands seed mix (only species native to the general area).

NOTE: SEE CIVIL ENGINEER'S GRADING PLAN FOR EXISTING EUCALYPTUS AND PINE TREES TO BE REMOVED ALONG THIS AREA



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SCALE: 1/8" = 1'-0"
SHEET NO. 10

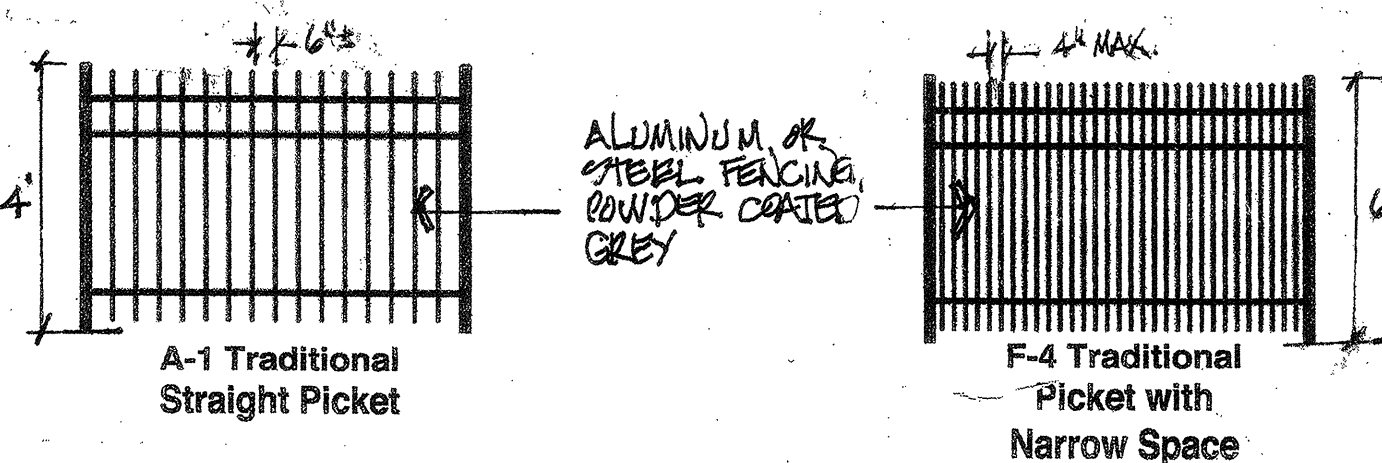
RIVERVIEW APARTMENTS
PETALUMA, CALIFORNIA

LANDSCAPE PLANTING PLAN



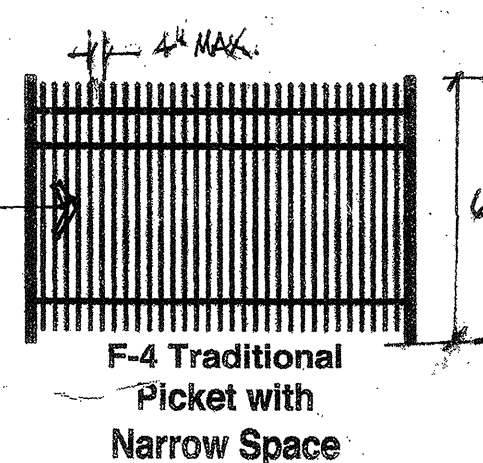
PARKER SMITH LANDSCAPE ARCHITECT
1845 PINDER RD. #25
SANTA ROSA, CA 95403
(707) 477-7302

SCALE:	1" = 20'
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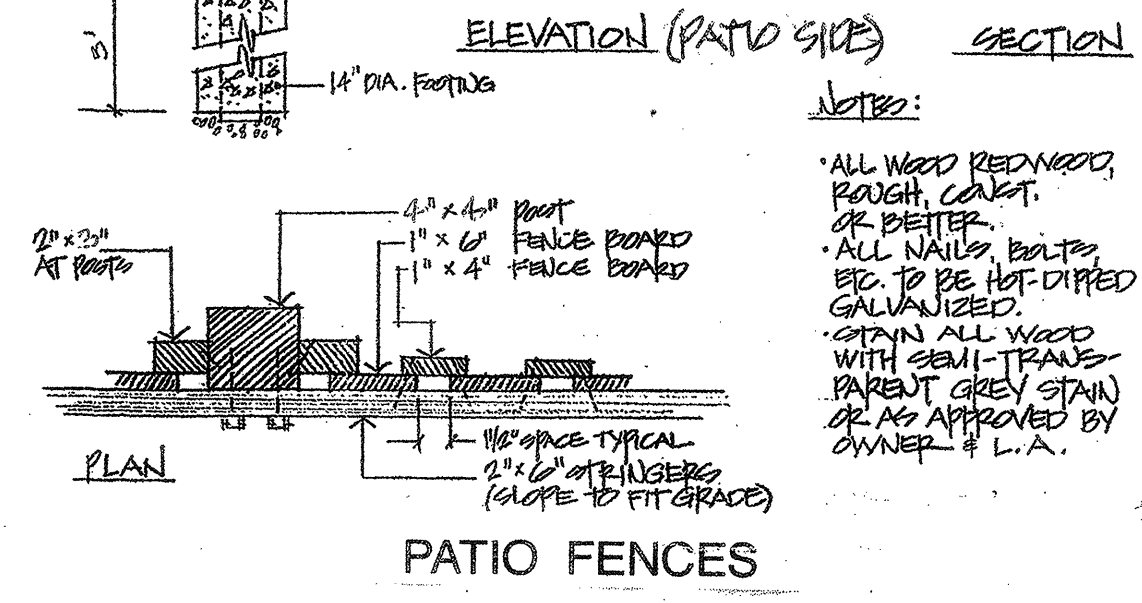
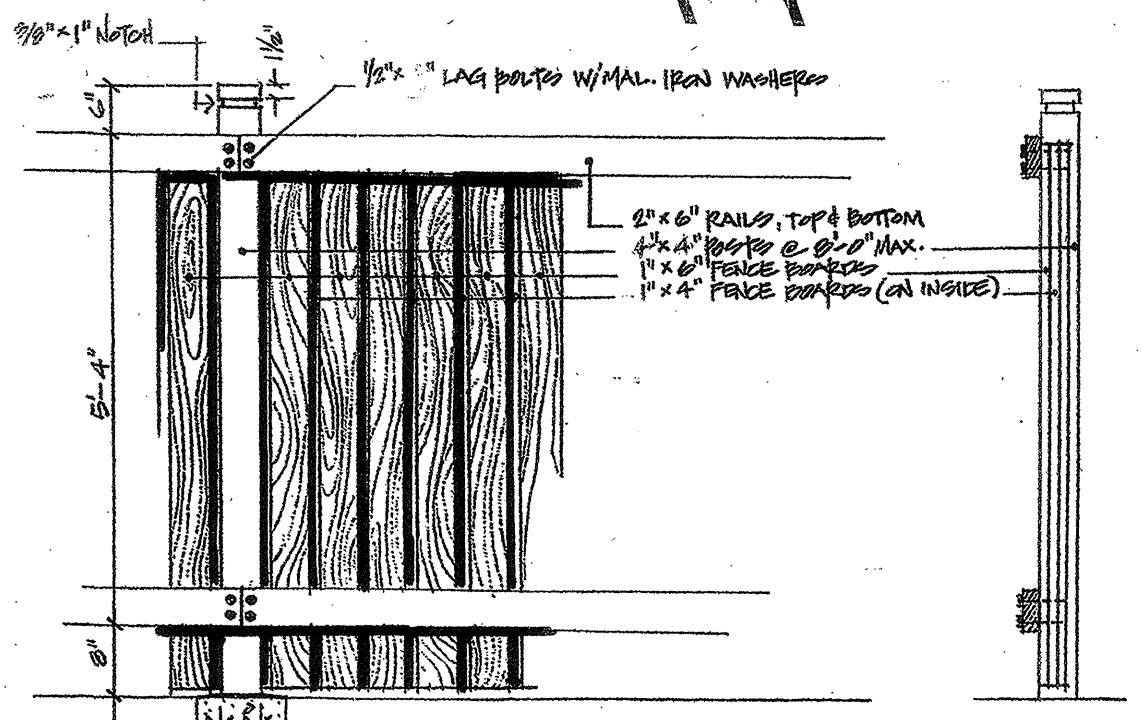


PERIMETER FENCE
(WHERE NONE IS EXISTING)

See landscape Exhibit "EX-3 Site Design Elements & Furnishings" for additional photos and cut sheets for proposed fixtures.

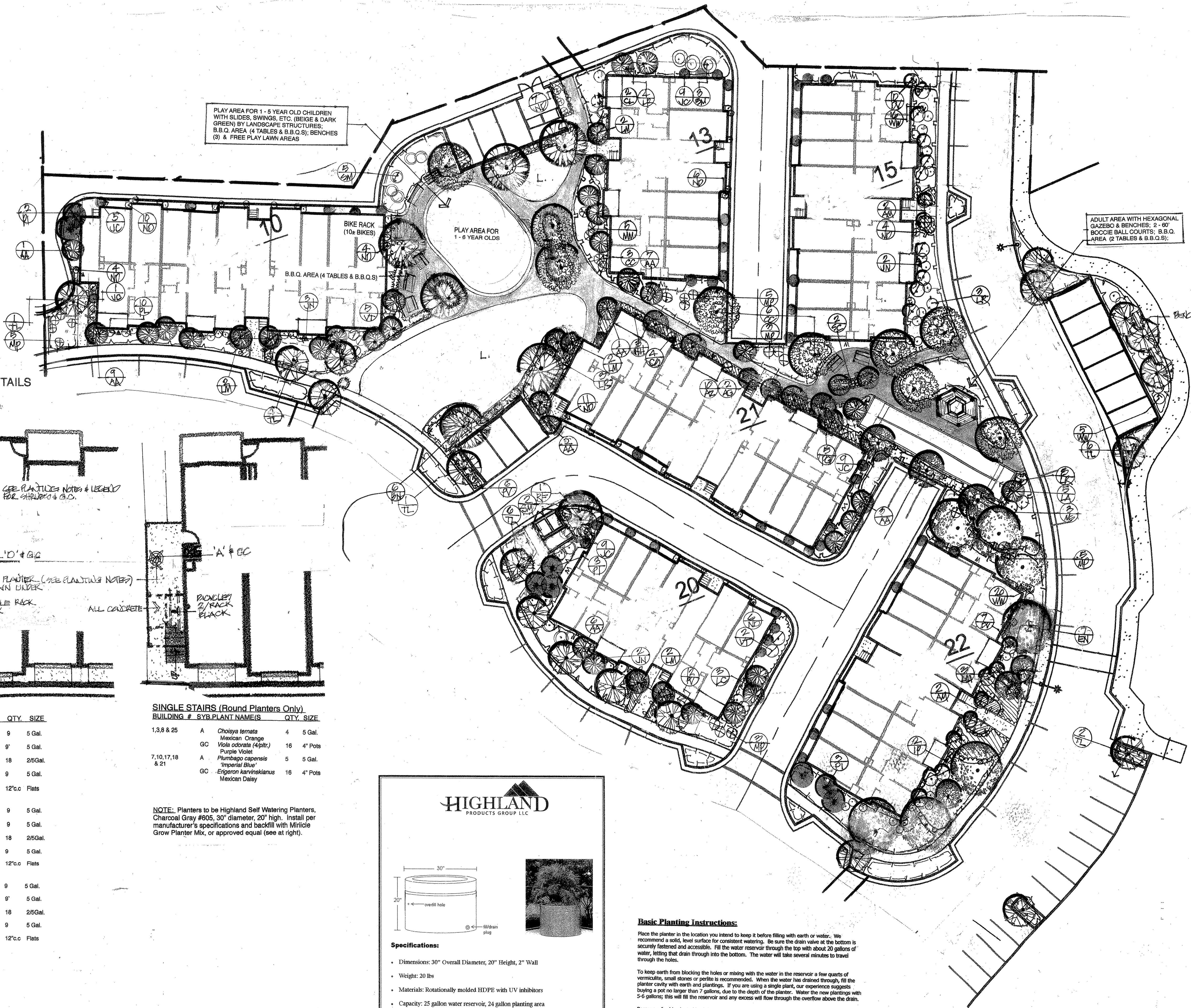
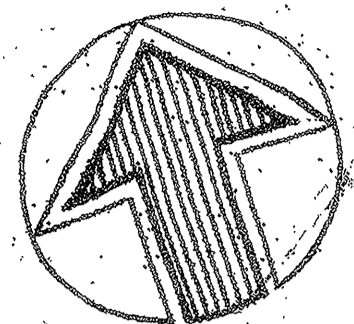


POOL AREA FENCE

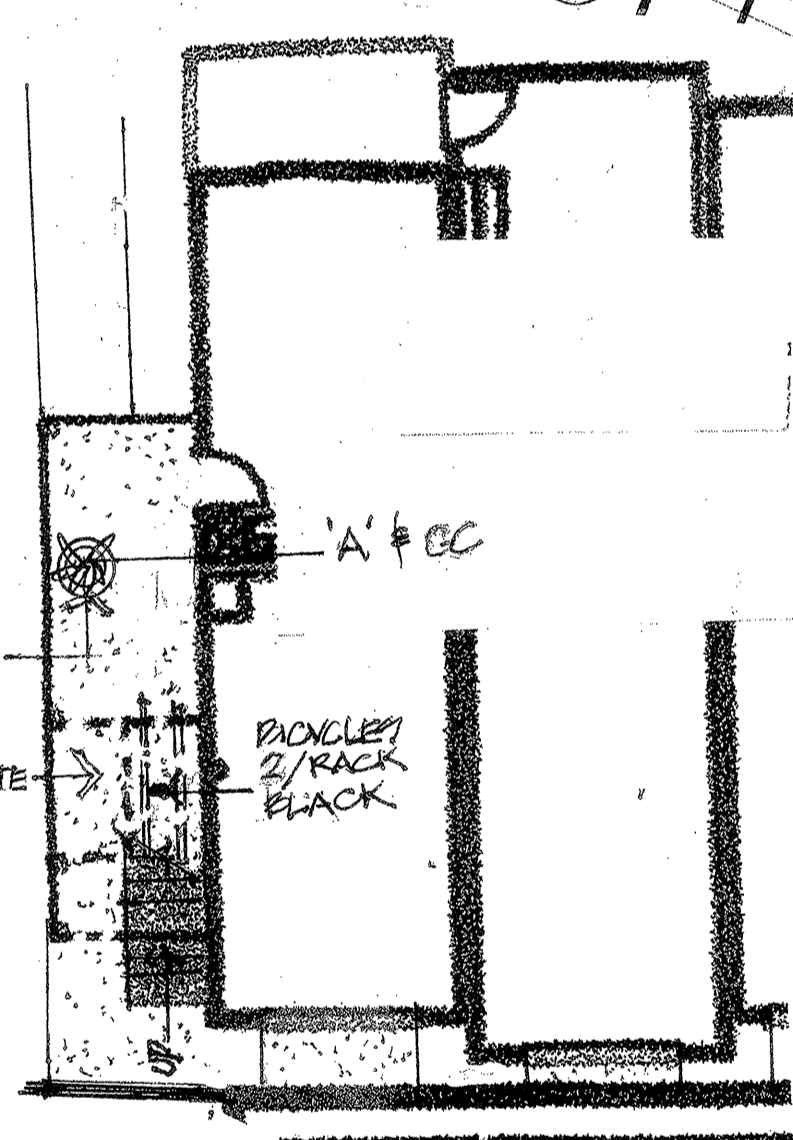
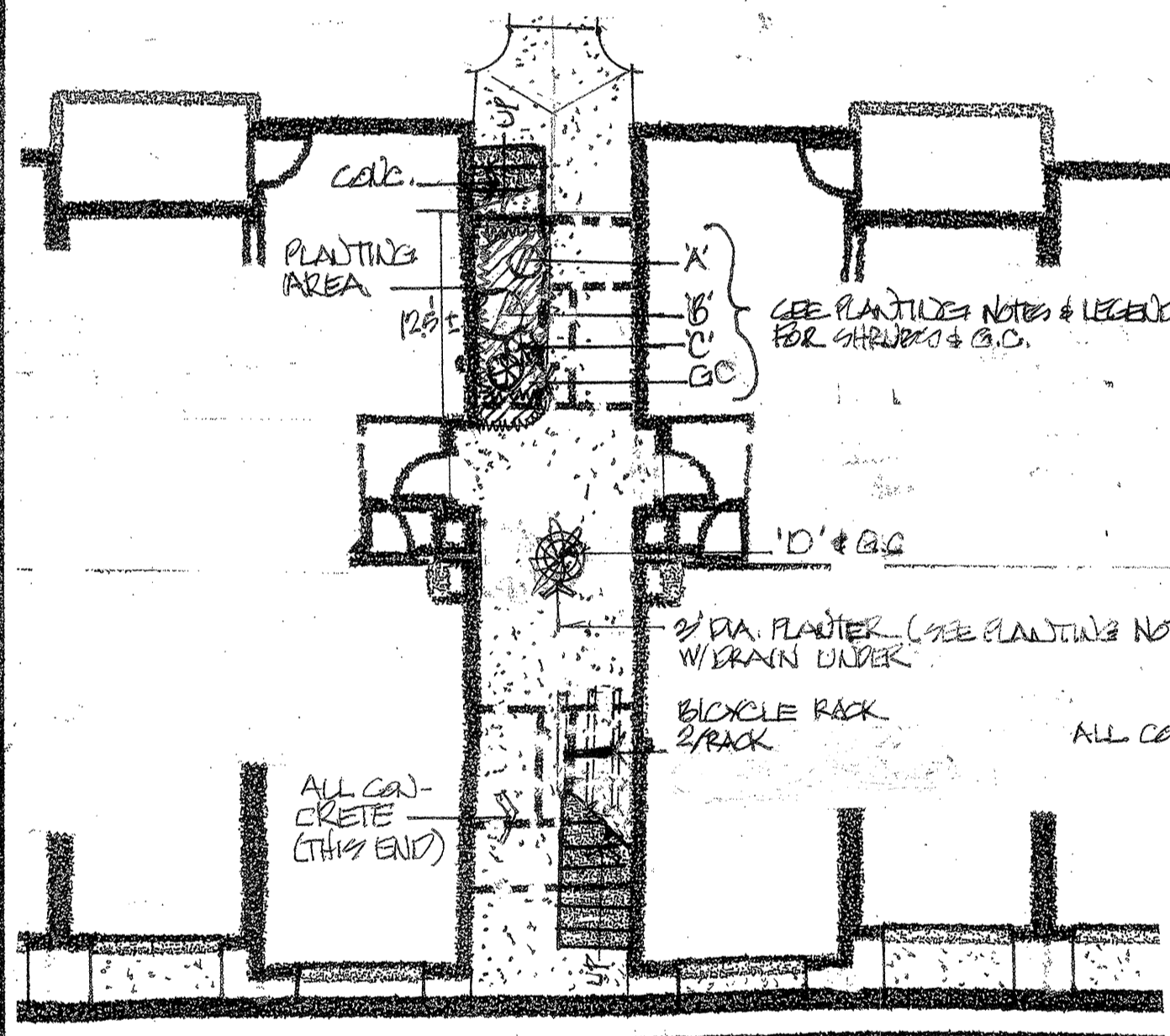


PATIO FENCES

ALL WOOD REDWOOD, ROUGH, SAWN, OR BETTER.
ALL NAILS, BOLTS, ETC. TO BE HOT-DIPPED GALVANIZED.
STAIN ALL WOOD WITH SEMI-TRANSPARENT BARNET GREY STAIN OR AS APPROVED BY OWNER & L.A.



ENTRY STAIRWELL DETAILS
SCALE 1"=10"



DUAL STAIRS

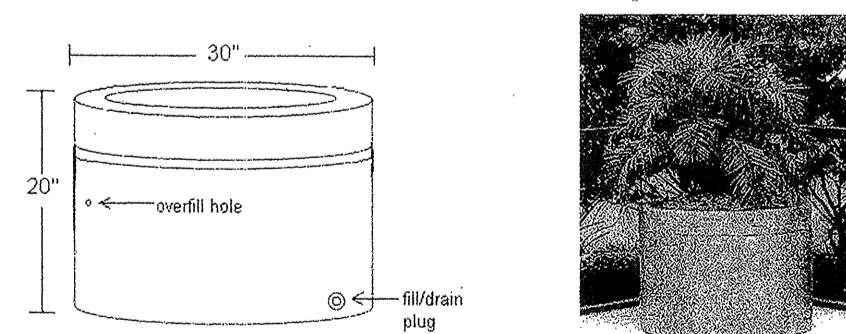
BUILDING #	SYB.	PLANT NAME	QTY.	SIZE
1,2,3,4,5,10,24, 25 & 27	A	Pittosporum tobira 'Creme-de-Mint'	9	5 Gal.
	B	Nandina dom. 'Fire Power'	9	5 Gal.
	C	Heavenly Bamboo	18	25Gal.
	C	Clivia minata	18	25Gal.
	D	Cyrtomium falcatum	9	5 Gal.
	GC	Japanese Holly Fern		
	GC	Hedera helix 'Needlepoint'	12	c. Flats
	GC	Needlepoint English Ivy (6/Ptr.)		
6,7,8,13,16,18, 20, 22 & 23	A	Abutilon 'Dwarf Pink'	9	5 Gal.
	B	Pink Flowering Maple	9	5 Gal.
	B	Aucuba japonica 'Serratifolia'	9	5 Gal.
	C	'Greenleaf' Aucuba	18	25Gal.
	C	Polystichum polythaphum	9	5 Gal.
	D	Japanese Lace Fern	9	5 Gal.
	D	Rhaphis excelsa	9	5 Gal.
	GC	Lady Palm		
	GC	Hedera helix 'Glacier'	12	c. Flats
	GC	Variegated English Ivy (6/Ptr.)		
9,11,12,14,15, 17,19, 21 & 26	A	Abutilon 'White'	9	5 Gal.
	B	White Flowering Maple	9	5 Gal.
	B	Woodwardia fimbriata	9	5 Gal.
	B	Giant Chain Fern	9	5 Gal.
	C	Clivia minata	18	25Gal.
	C	Clivia	18	25Gal.
	D	Chamaedorea elegans	9	5 Gal.
	D	Parlor Palm	9	5 Gal.
	GC	Hedera helix 'Glacier'	12	c. Flats
	GC	Variegated English Ivy (6/Ptr.)		

SINGLE STAIRS (Round Planters Only)

BUILDING #	SYB.	PLANT NAME(S)	QTY.	SIZE
1,3,8 & 25	A	Choisya ternata	4	5 Gal.
	GC	Mexican Orange		
	GC	Viola odorata (4/pltr.)	16	4" Pots
	GC	Purple Violet		
7,10,17,18 & 21	A	Plumbago capensis	5	5 Gal.
	GC	'Imperial Blue'		
	GC	Erigeron karwinskianus	16	4" Pots
	GC	Mexican Daisy		

NOTE: Planters to be Highland Self Watering Planters, Charcoal Gray #605, 30" diameter, 20" high. Install per manufacturer's specifications and backfill with Miricle Grow Planter Mix, or approved equal (see at right).

HIGHLAND
PRODUCTS GROUP LLC



Specifications:

- Dimensions: 30" Overall Diameter, 20" Height, 2" Wall
- Weight: 20 lbs
- Materials: Rotationally molded HDPE with UV inhibitors
- Capacity: 25 gallon water reservoir, 24 gallon planting area

Basic Planting Instructions:

Place the planter in the location you intend to keep it before filling with earth or water. We recommend a solid, level surface for consistent watering. Be sure the drain valve at the bottom is securely fastened and accessible. Fill the water reservoir through the top with about 20 gallons of water, letting that drain through into the bottom. The water will take several minutes to travel through the holes.

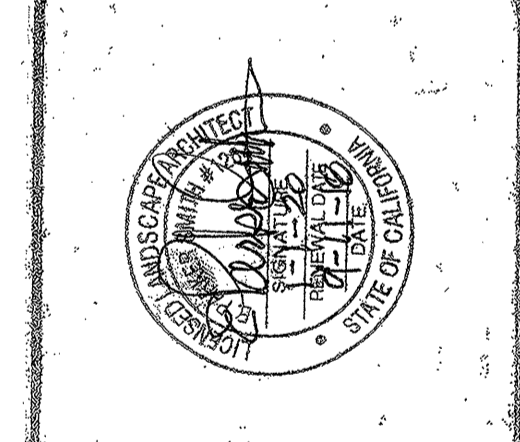
To keep earth from blocking the holes or mixing with the water in the reservoir a few quarts of vermiculite, small stones or perlite is recommended. When the water has drained through, fill the planter cavity with earth and plantings. If you are using a single plant, our experience suggests buying a pot no larger than 7 gallons, due to the depth of the planter. Water the new plantings with 5-6 gallons; this will fill the reservoir and any excess will flow through the overflow above the drain.

Because a freshly planted bush has root hairs in a ball, watering every other day is recommended for the first week until the roots have traveled to the bottom of the pot.

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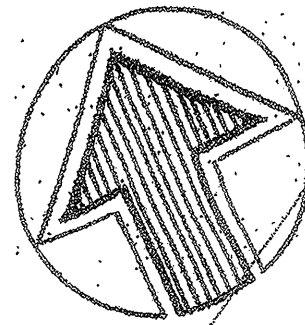
PREPARED FOR:
RIVERVIEW APARTMENTS
PETALUMA, CALIFORNIA

LANDSCAPE PLANTING PLAN



PARKER SMITH
LANDSCAPE ARCHITECT
1945 PINE RD. #25
SANTA ROSA, CA 95403
(707) 477-7882

SCALE	1"=20'
DRAWN BY:	EPS
CHECKED BY:	EPS
FILE NO.:	181
SHEET No.:	10
LP-5	



Eucalyptus grove to be removed as part of soil remediation. See Landscape Exhibits "EX-1 Supplemental Tree Screening Planting Plan" & "EX-2 Rocky Park Section & Rendering" for additional details of tree replanting plan, mitigation, and screening.

PLAY AREA FOR 6-12 YEAR OLD CHILDREN WITH SLIDES, MONKEY BARS, ETC. (BEIGE & DARK GREEN) BY LANDSCAPE STRUCTURES TABLES (2) & BENCHES (4) & FREE PLAY LAWN AREA

PLAY AREA FOR 6-12 YEAR OLDS

BIKE RACK (10x2)

B.B.Q. AREA (3 TABLES & B.B.Q.S)

B.B.Q. AREA (3 TABLES & B.B.Q.S)

GENERAL LANDSCAPE NOTES

1. See City of Petaluma's 'WELO Ordinance' and comply with all requirements.
2. A minimum of 8" non-mechanically compacted topsoil shall be available for water absorption and root growth in all planted areas. & any areas that have become compacted shall be ripped & rototilled to create a friable soil prior to planting.
3. A minimum 3" layer of mulch (see Planting Specifications) shall be applied on all exposed soil surfaces of planting areas except in NoMow grass areas.
4. Upon completion of the installation & all requirements of the WELO ordinance have been met, the contractor shall submit to the Engineering Development Services Inspector a completed and signed WELO Schedule A, 'Certificate of Completion' signed by both Landscape Architect & Landscape Contractor.
5. The Certificate of Completion shall be accompanied by an irrigation audit (by an independent Irrigation Auditor), an irrigation schedule and a maintenance schedule, provided by the Landscape Contractor, as described in the WELO ordinance.
6. Headerboards for lawn areas and 'GrantsCreef' walkways (shaded on this plan) shall be 4" x 14" black steel securely staked in place & installed per manufacturer's specifications.

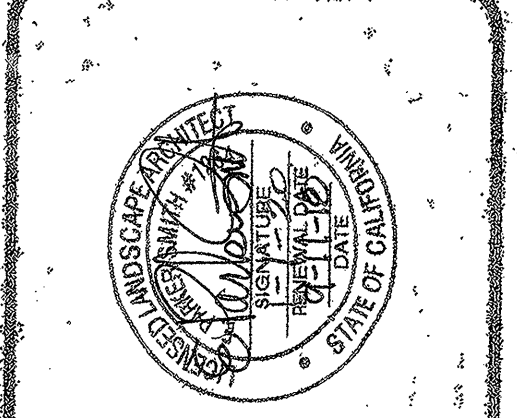
PLANTING NOTES

1. If any landscape areas are "lime treated", remove all soil in these areas to a depth of three (3) feet & replace with stockpiled onsite topsoil or amended sandy loam topsoil, from a source approved by the Landscape Architect.
2. Install 18" deep 10' long root barriers adjacent to all walkways, building foundations, curbs, etc. centered opposite all new trees installed within 6' of any pavement or structure.
3. Maintain grades, drainage swales, etc. in all landscape areas per the Civil Engineer's plans, allowing for the required three (3) inches of mulch (see Specifications), except in bottom of drainage swales where there shall be no mulch.
4. No substitution of plant species or varieties or their specified sizes, shall be allowed without the written approval of the Landscape Architect. Any incorrect species or varieties shipped to the site, or any plant rejected by the L.A. for poor size or quality, shall be returned at no cost to the Owner or L.A. Landscape Contractor to provide to the L.A. photos of all boxed trees for approval prior to shipment.
5. Mulch a 3' diameter area around each tree trunk & 2' for each shrub planted in NoMow grass areas & 4' diameter area for trees in lawn areas.
6. All plant material subbed to this job shall not have been treated in any way 'neonicotinoids' or similar chemicals. Supplying nurseries shall submit with each shipment a certification that their plant material has not been treated with these type chemicals. Any shipments not complying with this shall be returned at no cost to the Owners or Landscape Architect.
7. Incorporate into topsoil Redwood Soil Amendment (RSA) at the rate of 6 cu. yds./1,000 sq. ft. in all planting areas, except vegetated swales. Rototill in to a depth of 8" and maintain all grades on civil engineer's grading plan. The Landscape Contractor shall collect a sample of the topsoil prior to the addition of the RSA, and have a Horticultural Soil Analysis performed by a lab once the grading, with the topsoil, is completed. The lab report, with recommendations, will be included soil texture, infiltration rate, pH, total soluble salts, sodium & percent of organic matter (send lab a copy of City's WELO ordinance Soil Analysis Report section). A copy of the lab's results & recommendations shall be sent to the Landscape Architect & upon his approval, & after approval of the additional costs by the Owner, these shall be added to the Landscape Contractor's responsibility to provide & install. Documentation (copies of receipts, delivery tags, etc.) verifying implementation of the soils analysis report recommendations shall be submitted to the General Contractor and the Town, along with a copy of the lab's report, to show that the work required has been completed.
8. Quantities in Plant Legend are approximate only & Landscape Contractor is required to provide all plants shown on the plans.
9. Hydorzones are shown on the Irrigation Plans only, as the scale of this plan does not allow them to be shown on the Planting Plans.
10. Any compacted soils encountered in landscape areas shall be transformed to a friable condition prior to planting.
11. Install six galvanized eyes and five 6' long wires on fences or each wire, radiating out from a base eye at the bottom of the fence (2 at 90°, 2 at 60° & one vertical) for vines to be attached to.

DATE	10/14/19
BY	
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APPROVED	

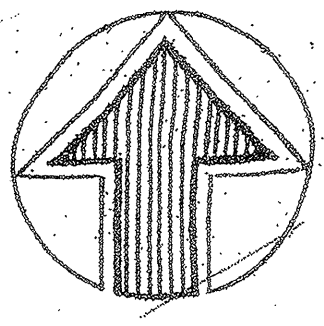
RIVERVIEW APARTMENTS
PETALUMA, CALIFORNIA

LANDSCAPE PLANTING PLAN

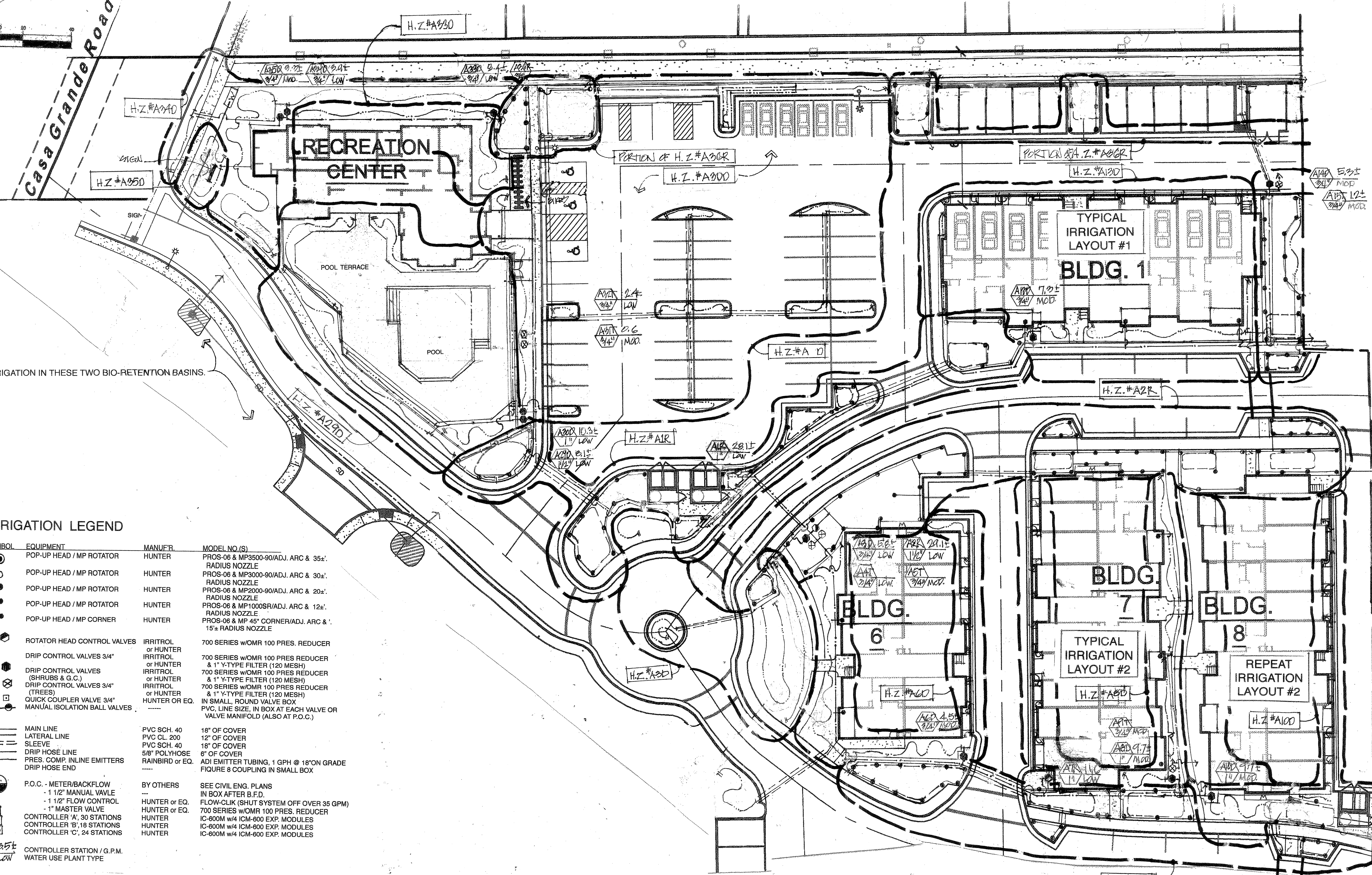


PARKER SMITH
LANDSCAPE ARCHITECT
1045 PARKER RD. #25,
SANTA ROSA, CA 95403
(707) 477-7502

SCALE	1"=10'
DRAWN BY	EPB
CHECKED BY	EPB
RELEASED	10/1
DATE	
PROJECT NO.	LP-6
SHEET NO.	10



Casa Grande Road



NOTE: NO IRRIGATION IN THESE TWO BIO-RETENTION BASINS.

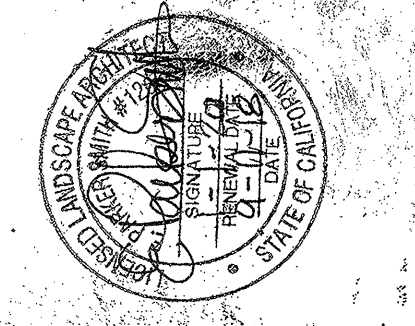
IRRIGATION LEGEND

SYMBOL	EQUIPMENT	MANUF'R	MODEL NO.(S)
○	POP-UP HEAD / MP ROTATOR	HUNTER	PROS-06 & MP3500-90/ADJ. ARC & 35 $\frac{1}{2}$ " RADIUS NOZZLE
○	POP-UP HEAD / MP ROTATOR	HUNTER	PROS-06 & MP3000-90/ADJ. ARC & 30 $\frac{1}{2}$ " RADIUS NOZZLE
○	POP-UP HEAD / MP ROTATOR	HUNTER	PROS-06 & MP2000-90/ADJ. ARC & 20 $\frac{1}{2}$ " RADIUS NOZZLE
○	POP-UP HEAD / MP ROTATOR	HUNTER	PROS-06 & MP1000SR/ADJ. ARC & 12 $\frac{1}{2}$ " RADIUS NOZZLE
○	POP-UP HEAD / MP CORNER	HUNTER	PROS-06 & MP 46" CORNER/ADJ. ARC & 15 $\frac{1}{2}$ " RADIUS NOZZLE
●	ROTATOR HEAD CONTROL VALVES	IRRITROL or HUNTER	700 SERIES w/OMR 100 PRES. REDUCER & 1" Y-TYPE FILTER (120 MESH)
●	DRIP CONTROL VALVES 3/4"	IRRITROL or HUNTER	700 SERIES w/OMR 100 PRES REDUCER & 1" Y-TYPE FILTER (120 MESH)
●	DRIP CONTROL VALVES (SHRUBS & G.C.)	IRRITROL or HUNTER	700 SERIES w/OMR 100 PRES REDUCER & 1" Y-TYPE FILTER (120 MESH)
●	DRIP CONTROL VALVES 3/4" (TREES)	IRRITROL or HUNTER	700 SERIES w/OMR 100 PRES REDUCER & 1" Y-TYPE FILTER (120 MESH)
●	QUICK COUPLER VALVE 3/4"	HUNTER OR EQ.	IN SMALL ROUND VALVE BOX
●	MANUAL ISOLATION BALL VALVES	---	PVC. LINE SIZE, IN BOX AT EACH VALVE OR VALVE MANIFOLD (ALSO AT P.O.C.)
---	MAIN LINE	PVC SCH. 40	18" OF COVER
---	LATERAL LINE	PVC CL. 200	12" OF COVER
---	SLEEVE	PVC SCH. 40	18" OF COVER
---	DRIP HOSE LINE	5/8" POLYHOSE	6" OF COVER
---	PRES. COMP. INLINE EMITTERS	RAINBIRD or EQ.	ADI EMITTER TUBING, 1 GPH @ 18" ON GRADE
---	DRIP HOSE END	---	FIGURE 8 COUPLING IN SMALL BOX
---	P.O.C. - METER/BACKFLOW	BY OTHERS	SEE CIVIL ENG. PLANS
---	1 1/2" MANUAL VALVE	---	IN BOX AFTER B.F.D.
---	1 1/2" FLOW CONTROL	HUNTER or EQ.	FLOW-CLICK (SHUT SYSTEM OFF OVER 35 GPM)
---	1" MASTER VALVE	HUNTER or EQ.	700 SERIES w/OMR 100 PRES. REDUCER
---	CONTROLLER 'A', 30 STATIONS	HUNTER	IC-600M w/4 ICM-600 EXP. MODULES
---	CONTROLLER 'B', 18 STATIONS	HUNTER	IC-600M w/4 ICM-600 EXP. MODULES
---	CONTROLLER 'C', 24 STATIONS	HUNTER	IC-600M w/4 ICM-600 EXP. MODULES
---	CONTROLLER STATION / G.P.M. WATER USE PLANT TYPE	---	---

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DESCRIPTION:	APPROVED:
SHEET NO.:	DATE:

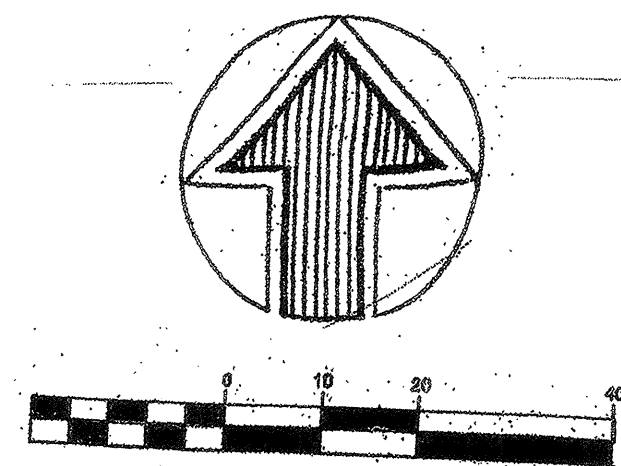
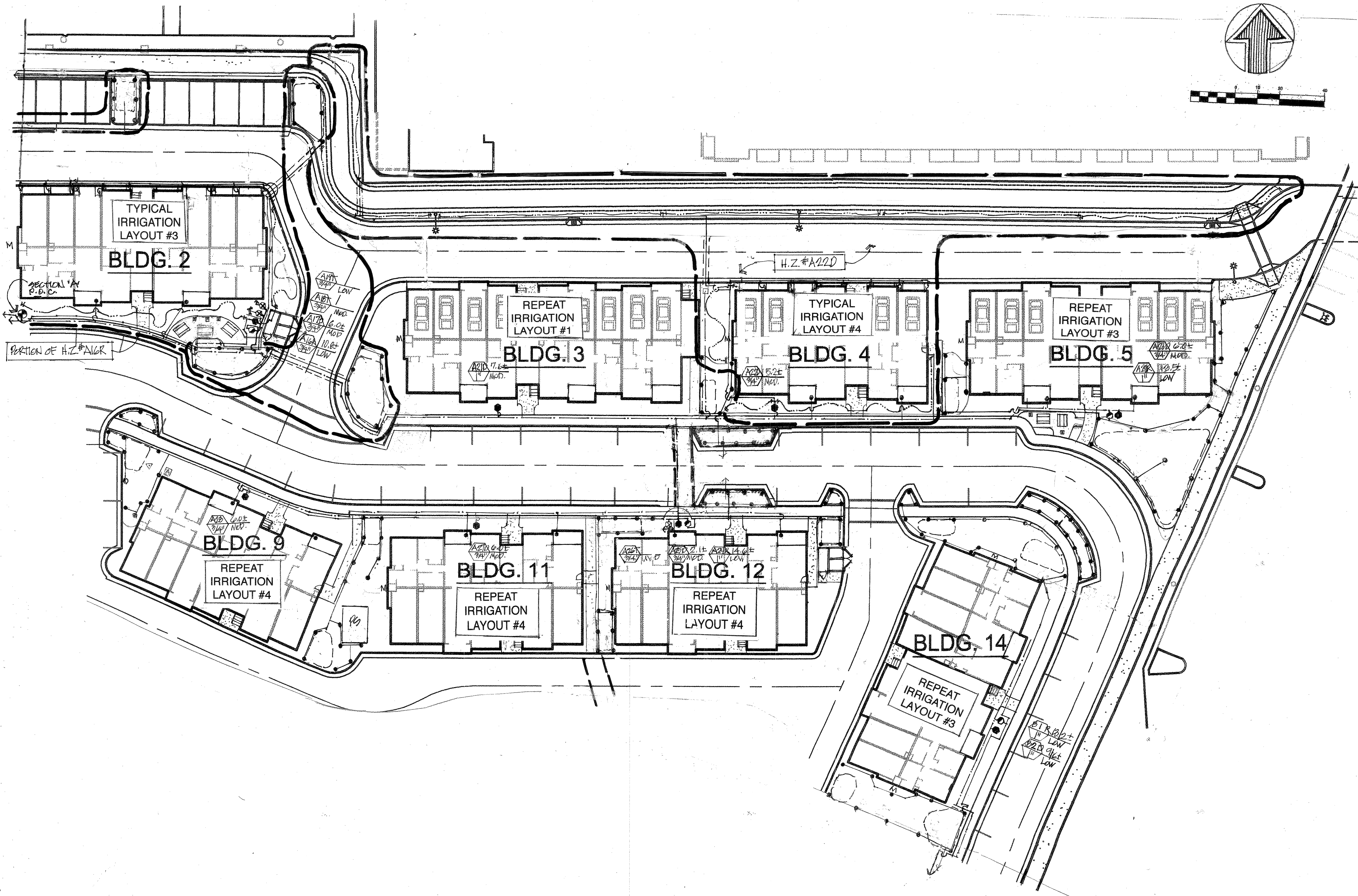
RIVERVIEW APARTMENTS
PETALUMA, CALIFORNIA

LANDSCAPE IRRIGATION PLAN



PARKER SMITH
LANDSCAPE ARCHITECT
1945 PAVER RD. #25
SANTA ROSA, CA 95403
(707) 477-7502

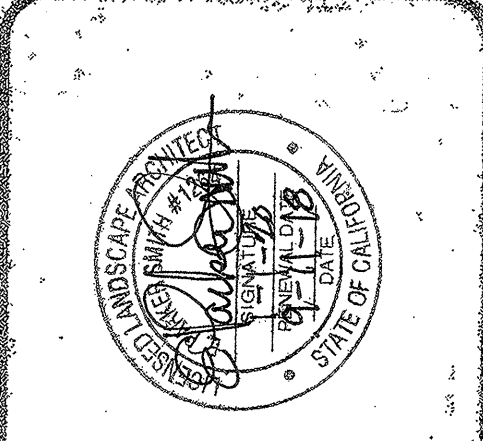
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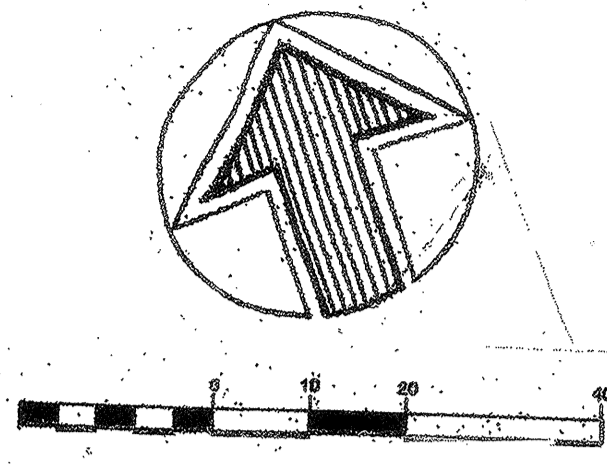
RIVERVIEW APARTMENTS
PETALUMA, CALIFORNIA

LANDSCAPE IRRIGATION PLAN



PARKER SMITH
LANDSCAPE ARCHITECT
1845 PINER RD. #25,
SANTA ROSA, CA 95403
(707) 477-7502

SCALE	1" = 20'
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HYDROZONE TABLE FOR ALL VALVES

VALVE NO.	IRRI G. METHOD	PLANT TYPE & WATER USE	G.P.M.	AREA IRRIG.
SECTION 'A' - RECREATION CENTER & UPPER DRIVE				
A1	ROTORS	LOW N.M. GRASS	28.1±	3,435 S.F.
A2	DRIP	LOW N.M. GRASS	29.1±	3,462 S.F.
A3	DRIP	MOD/SHRUBS/GC	5.8±	1,823 S.F.
A6	DRIP	MOD/SHRUBS/GC	4.5±	1,157 S.F.
A7	ROTORS	LOW N.M. GRASS	11.6±	1,459 S.F.
A8	DRIP	MOD/SHRUBS/GC	9.7±	1,064 S.F.
A10	DRIP	MOD/SHRUBS/GC	9.7±	1,064 S.F.
A13	DRIP	MOD/SHRUBS/GC	7.3±	817 S.F.
A14	DRIP	MOD/SHRUBS/GC	5.3±	720 S.F.
A16	ROTORS	LOW N.M. GRASS	10.8±	2,049 S.F.
A17	DRIP	MOD/SHRUBS/GC	6.0±	1,650 S.F.
A20	DRIP	LOW/SHRUBS/GC	7.2±	1,670 S.F.
A21	DRIP	MOD/SHRUBS/GC	7.6±	1,120 S.F.
A22	DRIP	MOD/SHRUBS/GC	5.2±	2,085 S.F.
A23	DRIP	MOD/SHRUBS/GC	6.0±	1,150 S.F.
A24	ROTORS	LAWN M. GRASS	14.6±	1,925 S.F.
A25	DRIP	MOD/SHRUBS/GC	6.2±	1,704 S.F.
A27	DRIP	MOD/SHRUBS/GC	6.0±	1,650 S.F.
A28	DRIP	MOD/SHRUBS/GC	6.0±	1,650 S.F.
A29	DRIP	MOD/SHRUBS/GC	9.1±	1,875 S.F.
A30	DRIP	LOW/SHRUBS/GC	10.3±	2,432 S.F.
A33	DRIP	LOW/SHRUBS/GC	3.4±	1,090 S.F.
A34	DRIP	LOW/SHRUBS/GC	3.9±	2,380 S.F.
A35	DRIP	MOD/SHRUBS/GC	6.0±	450 S.F.
A36	ROTORS	LOW N.M. GRASS	8.9±	1,364 S.F.
				41,245

VALVE NO.	IRRI G. METHOD	PLANT TYPE & WATER USE	G.P.M.	AREA IRRIG.
SECTION 'B' - CENTRAL AREA				
B1	ROTORS	LOW N.M. GRASS	13.2±	6,497 S.F.
B2	DRIP	LOW/SHRUBS/GC	9.6±	1,005 S.F.
B3	DRIP	LOW/SHRUBS/GC	6.2±	1,900 S.F.
B5	DRIP	LOW/SHRUBS/GC	2.5±	1,133 S.F.
B6	ROTORS	LOW N.M. GRASS	20.6±	3,553 S.F.
B7	DRIP	LOW/SHRUBS/GC	3.5±	1,225 S.F.
B8	DRIP	MOD/SHRUBS/GC	1.9±	1,225 S.F.
B9	ROTORS	LOW N.M. GRASS	11.7±	1,664 S.F.
B10	DRIP	LOW/SHRUBS/GC	8.4±	1,324 S.F.
B13	ROTORS	LOW N.M. GRASS	10.4±	1,183 S.F.
B14	DRIP	MOD/SHRUBS/GC	2.8±	986 S.F.
B15	ROTORS	HIGH/LAWN	14.2±	3,456 S.F.
B16	DRIP	LOW/SHRUBS/GC	10.1±	2,108 S.F.
				27,261

VALVE NO.	IRRI G. METHOD	PLANT TYPE & WATER USE	G.P.M.	AREA IRRIG.
SECTION 'C' - LOWER AREA				
C1	ROTORS	LOW N.M. GRASS	14.8±	2,276 S.F.
C2	ROTORS	HIGH/LAWN	16.9±	3,350 S.F.
C3	DRIP	MOD/SHRUBS/GC	7.3±	817 S.F.
C4	DRIP	MOD/SHRUBS/GC	6.0±	1,650 S.F.
C5	ROTORS	LOW N.M. GRASS	18.4±	2,972 S.F.
C6	DRIP	MOD/SHRUBS/GC	6.5±	2,040 S.F.
C9	DRIP	LOW/SHRUBS/GC	2.3±	1,308 S.F.
C10	ROTORS	LOW N.M. GRASS	14.5±	2,428 S.F.
C11	DRIP	LOW N.M. GRASS	5.6±	817 S.F.
C13	DRIP	LOW/SHRUBS/GC	5.3±	1,275 S.F.
C14	DRIP	LOW/SHRUBS/GC	8.2±	1,560 S.F.
C15	ROTORS	LOW N.M. GRASS	23.2±	3,279 S.F.
C17	DRIP	MOD/SHRUBS/GC	5.5±	1,445 S.F.
C18	ROTORS	LOW N.M. GRASS	15.4±	2,050 S.F.
C19	DRIP	MOD/SHRUBS/GC	7.3±	817 S.F.
C20	DRIP	LOW/SHRUBS/GC	5.1±	3,080 S.F.
				31,164

SUB-TOTAL - GROUND AREA = 99,670 S.F.

ALL TREES	LOW	EACH 2-5.5±	42,251 S.F.
DRIP	MODERATE	EACH 2-5.5±	22,188 S.F.
DRIP	HIGH	EACH 2-3.5±	3,140 S.F.

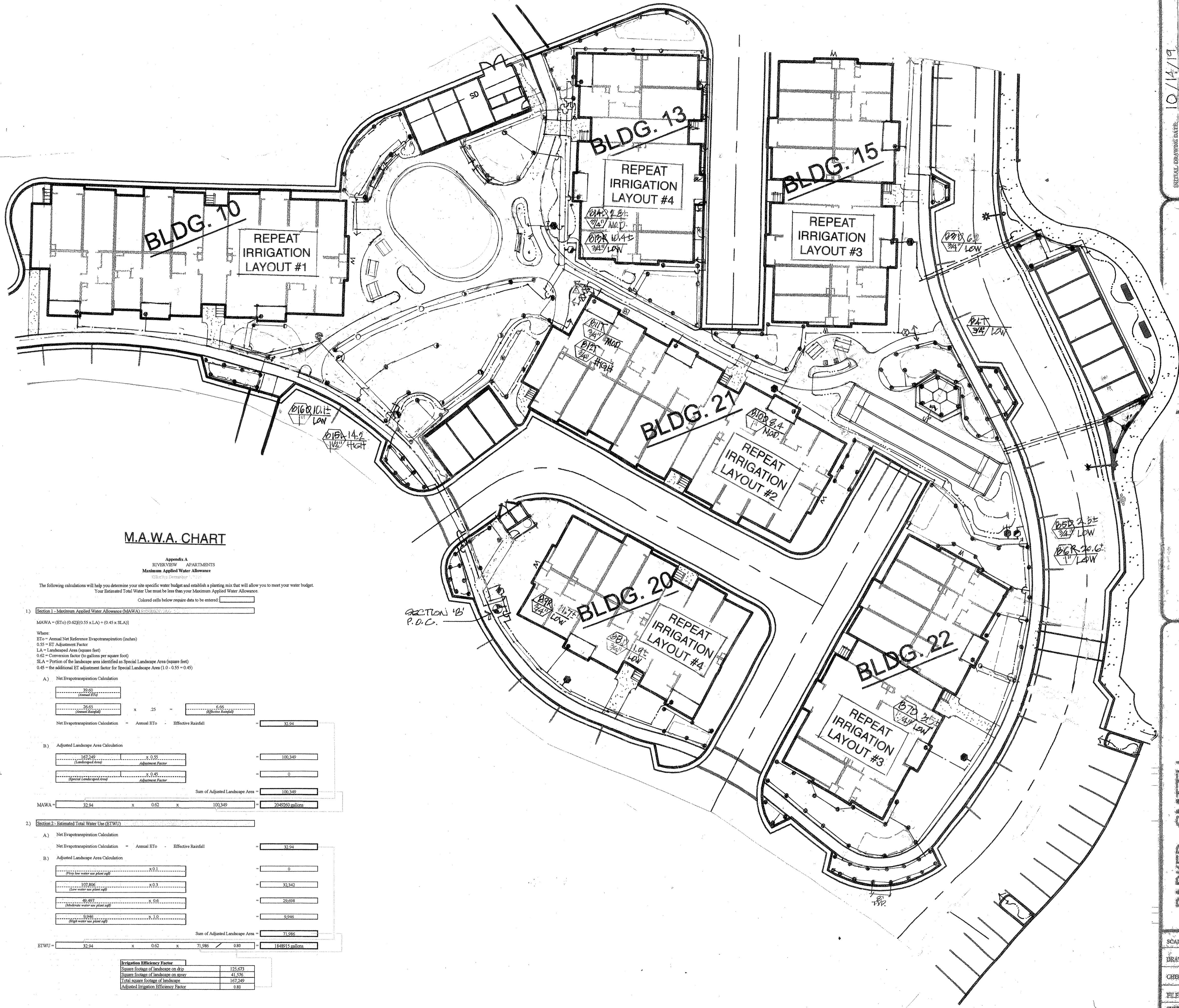
SUB-TOTAL - TREE AREA = 67,579 S.F.

TOTAL LANDSCAPE AREA = 167,249

SUMMARY HYDROZONE TABLE

HYDROZONE	AREA	% OF LANDSCAPE
LOW WATER USE	107,806 S.F.	64.5%
MODERATE WATER USE	49,497 S.F.	29.6%
HIGH WATER USE	9,946 S.F.	5.9%
TOTALS	167,249 S.F.	100%

NOTE: 41,576 S.F. ARE IRRIGATED WITH ROTOR HEADS (25%)
125,673 S.F. ARE IRRIGATED WITH DRIP EMITTERS (75%)



M.A.W.A. CHART

Appendix A
RIVERVIEW APARTMENTS
Maximum Applied Water Allowance
Effective December 1, 2015

The following calculations will help you determine your site specific water budget and establish a planting mix that will allow you to meet your water budget. Your Estimated Total Water Use must be less than your Maximum Applied Water Allowance.

Colored cells below require data to be entered.

Section 1 - Maximum Applied Water Allowance (MAWA)

MAWA = (ETo) (0.62) (0.55 x LA) + (0.45 x SLA)

Where:
ETo = Annual Net Reference Evapotranspiration (inches)
0.55 = ET Adjustment Factor
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)

A) Net Evapotranspiration Calculation

Annual ETo	26.65		
Effective Rainfall	16.65	x	25
Net Evapotranspiration Calculation	817 S.F.		33.94

B) Adjusted Landscape Area Calculation

Landscaped Area	167,249		
Adjustment Factor	0.55	x	100,349
Special Landscape Area	0		0
Adjustment Factor	0.45	x	0
Sum of Adjusted Landscape Area			100,349

MAWA = 33.94 x 0.62 x 100,349 = 204,950 gallons

Section 2 - Estimated Total Water Use (ETWU)

A) Net Evapotranspiration Calculation

Annual ETo	26.65		
Effective Rainfall	16.65	x	25
Net Evapotranspiration Calculation	817 S.F.		33.94

B) Adjusted Landscape Area Calculation

Water use per plant type	107,806		
Adjustment Factor	0.93	x	33,342
Water use per plant type	49,497		20,698
Adjustment Factor	0.96	x	20,698
Water use per plant type	9,946		9,946
Adjustment Factor	0.96	x	9,946
Sum of Adjusted Landscape Area			71,986

ETWU = 33.94 x 0.62 x 71,986 = 149,913 gallons

Irrigation Efficiency Factor

Square footage of landscape on drip	125,673
Square footage of landscape on rotors	41,576
Total square footage of landscape	167,249
Adjusted Irrigation Efficiency Factor	0.89

RIVERVIEW APARTMENTS
PETALUMA, CALIFORNIA

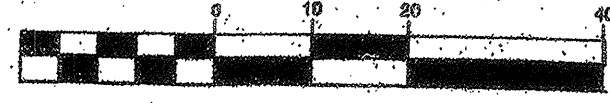
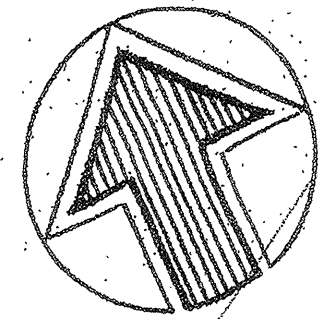
LANDSCAPE IRRIGATION PLAN



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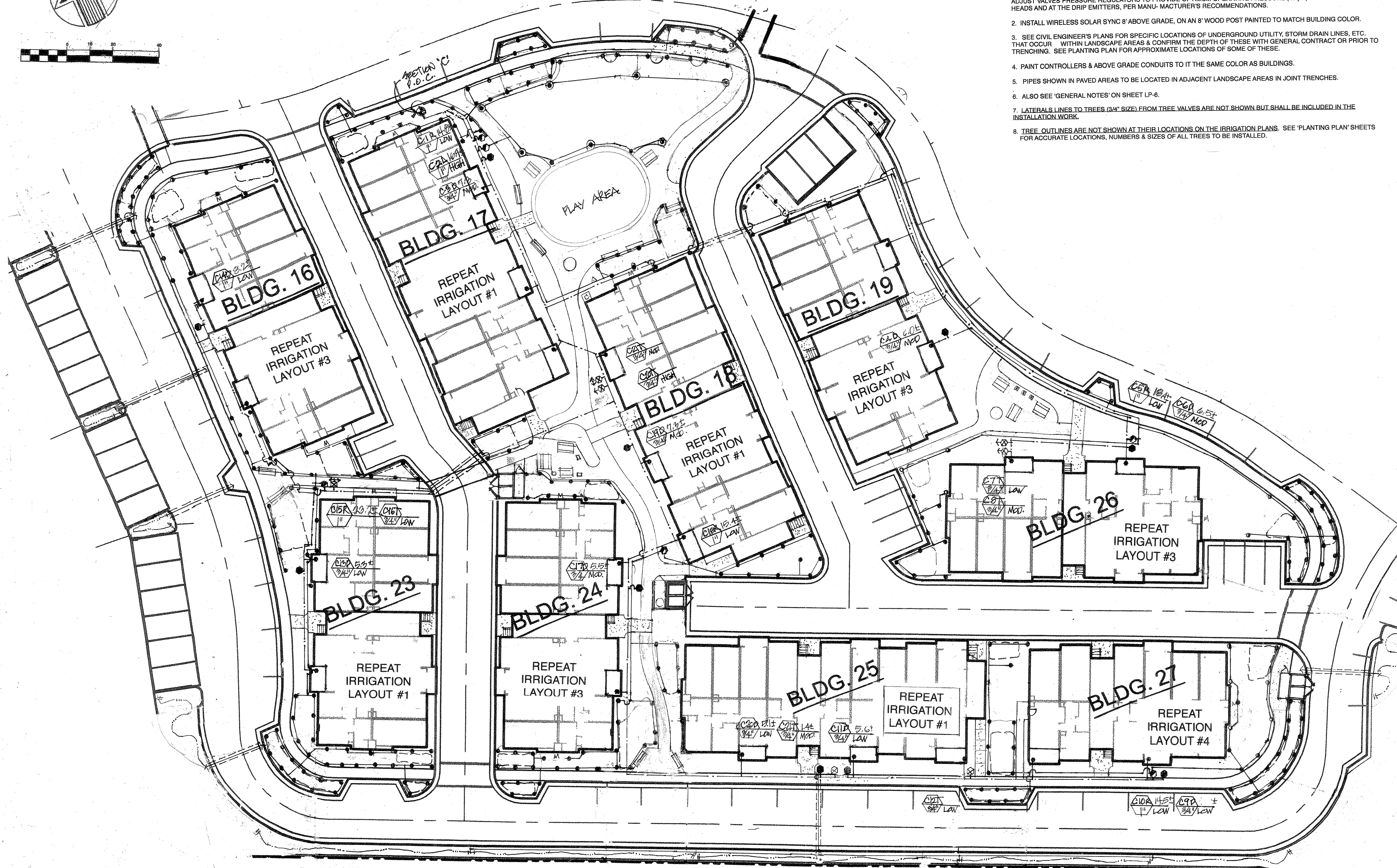
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IRRIGATION NOTES

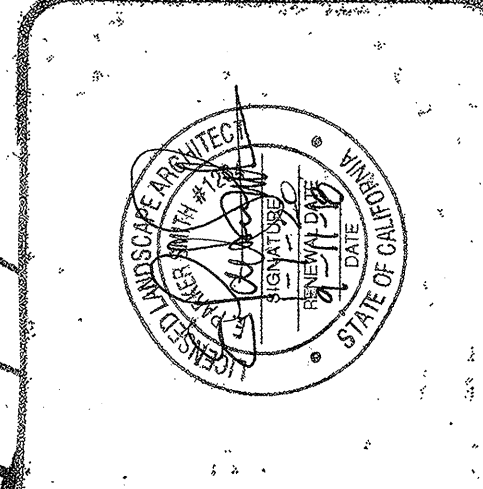
- IRRIGATION SYSTEM IS DESIGNED TO OPERATE ON 60 TO 95 P.S.I. AT THE THREE POINTS OF CONNECTION. (LANDSCAPE CONTRACTOR TO CONFIRM PRIOR TO INSTALLATION OF SYSTEM). MAXIMUM G.P.M. IS 30± PER CIRCUIT. ADJUST VALVES PRESSURE REGULATORS TO PROVIDE OPTIMUM OPERATING PRESSURE (40 PSI) AT THE ROTATOR HEADS AND AT THE DRIP EMITTERS, PER MANUFACTURER'S RECOMMENDATIONS.
- INSTALL WIRELESS SOLAR SYNC 8' ABOVE GRADE, ON AN 8" WOOD POST PAINTED TO MATCH BUILDING COLOR.
- SEE CIVIL ENGINEER'S PLANS FOR SPECIFIC LOCATIONS OF UNDERGROUND UTILITY, STORM DRAIN LINES, ETC. THAT OCCUR WITHIN LANDSCAPE AREAS & CONFIRM THE DEPTH OF THESE WITH GENERAL CONTRACT OR PRIOR TO TRENCHING. SEE PLANTING PLAN FOR APPROXIMATE LOCATIONS OF SOME OF THESE.
- PAINT CONTROLLERS & ABOVE GRADE CONDUITS TO IT THE SAME COLOR AS BUILDINGS.
- PIPES SHOWN IN PAVED AREAS TO BE LOCATED IN ADJACENT LANDSCAPE AREAS IN JOINT TRENCHES.
- ALSO SEE 'GENERAL NOTES' ON SHEET LP-8.
- LATERAL LINES TO TREES (3/4" SIZE) FROM TREE VALVES ARE NOT SHOWN BUT SHALL BE INCLUDED IN THE INSTALLATION WORK.
- TREE OUTLINES ARE NOT SHOWN AT THEIR LOCATIONS ON THE IRRIGATION PLANS. SEE 'PLANTING PLAN' SHEETS FOR ACCURATE LOCATIONS, NUMBERS & SIZES OF ALL TREES TO BE INSTALLED.



DATE	10/12/19
BY	
DESCRIPTION	
APPROVED	

RIVERVIEW APARTMENTS
PETALUMA, CALIFORNIA

LANDSCAPE IRRIGATION PLAN



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SCALE	1"=20'
DRAWN BY	EPS
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