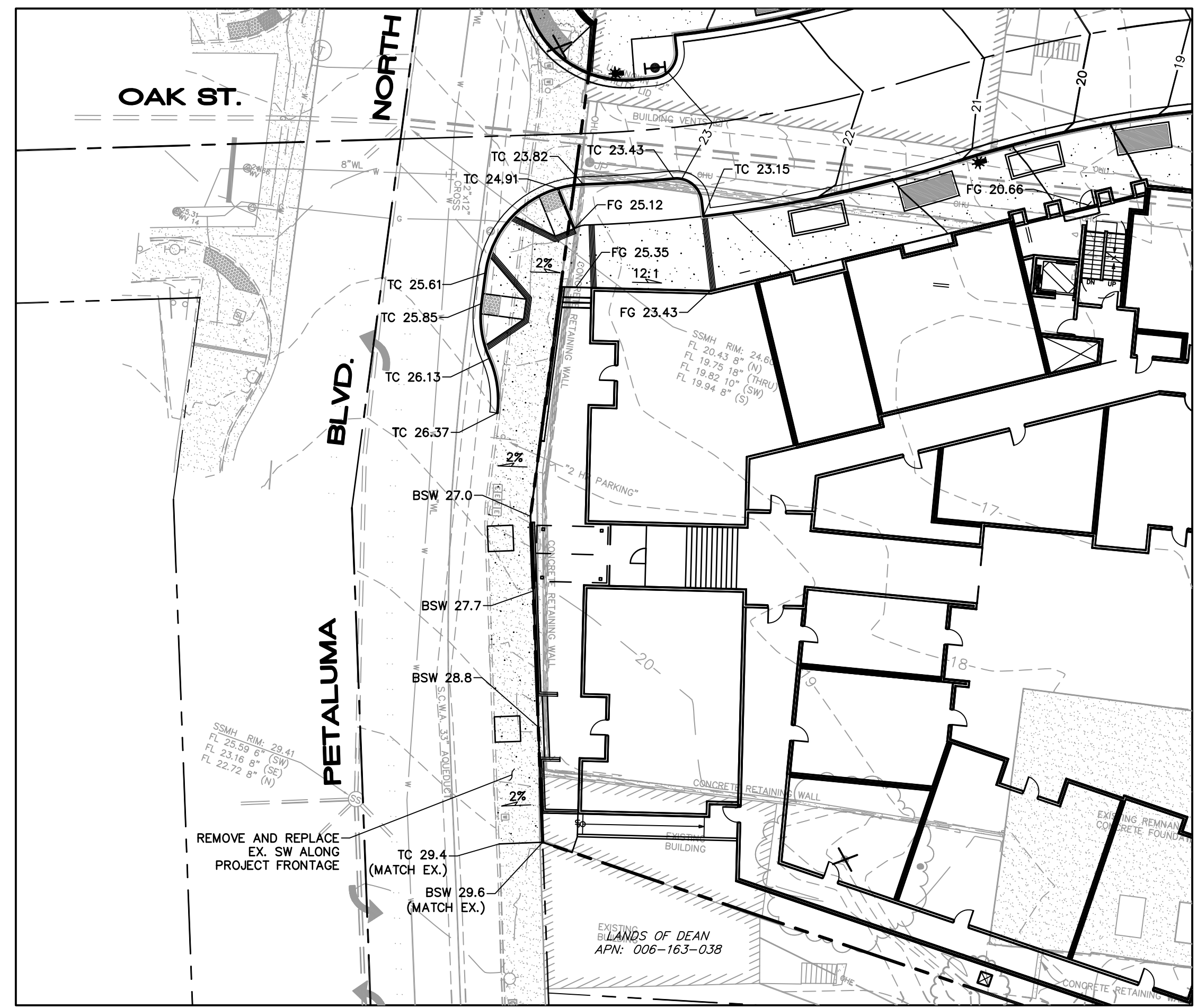
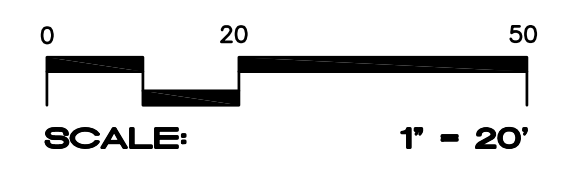
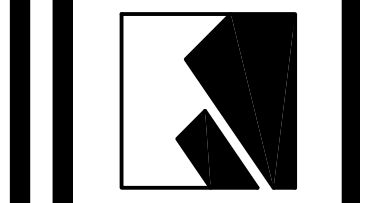
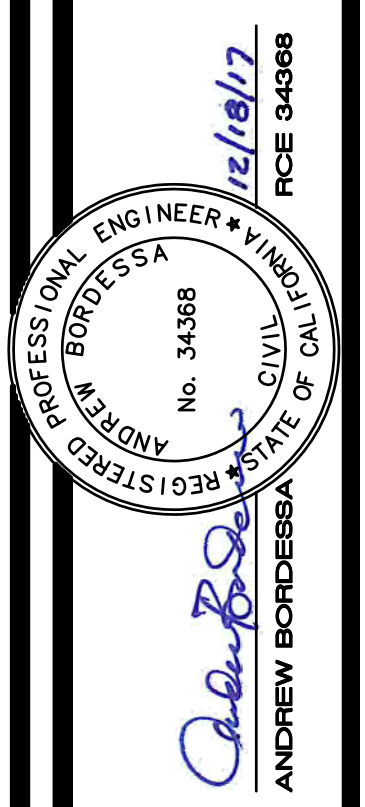


SECTION A-A
SCALE: 1"=5'



GRADING DETAIL - PETALUMA BLVD. N.
SCALE: 1"=20'



CIVIL DESIGN CONSULTANTS, INC.
2020 Range Avenue, Suite 204
San Diego, CA 92108
(760) 542-4820

APN 006-163-040, 041
DOC NO 2015-122247
DOC NO 2015-122248

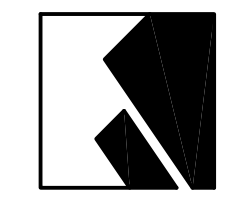
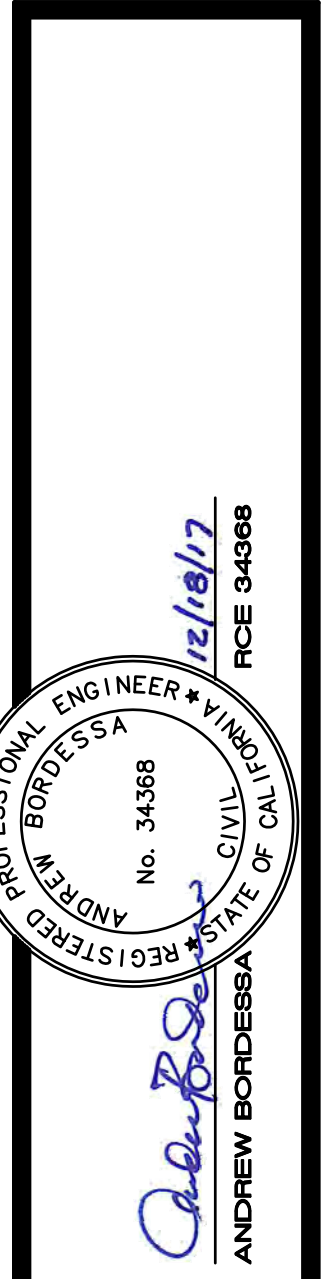
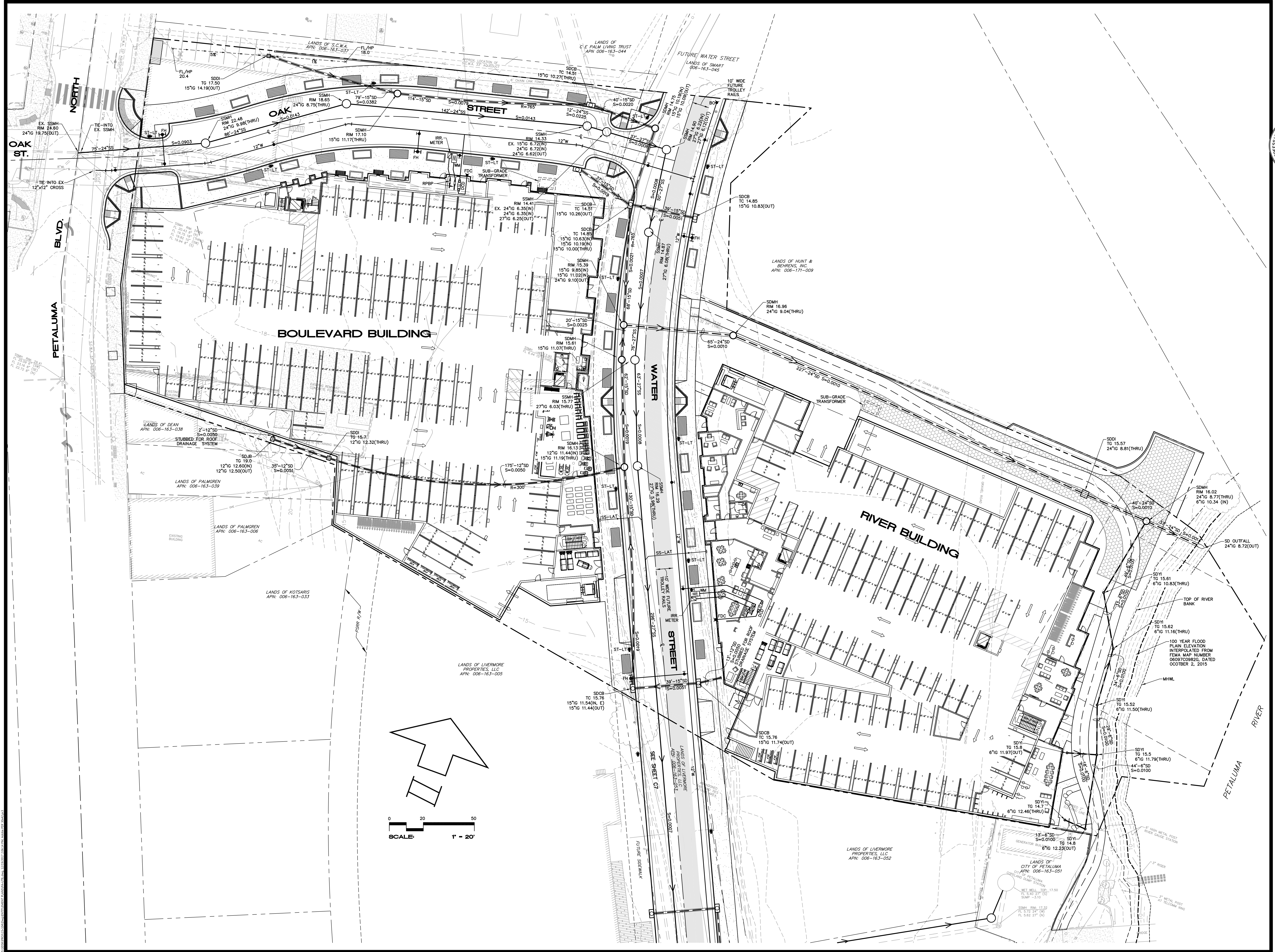
GRADING AND DRAINAGE PLAN
NORTH RIVER APARTMENTS
968 AND 402 PETALUMA BLVD. N.
PETALUMA, CALIFORNIA

DECEMBER 21, 2017

JOB NO.
15-104

SHEET NO.

C4
OF 10 SHEETS



CIVIL DESIGN CONSULTANTS, INC.
 2000 Range Avenue, Suite 204
 95043
 (707) 542-4820

UTILITY PLAN
NORTH RIVER APARTMENTS
 368 AND 402 PETALUMA BLVD. N.
 PETALUMA, CALIFORNIA

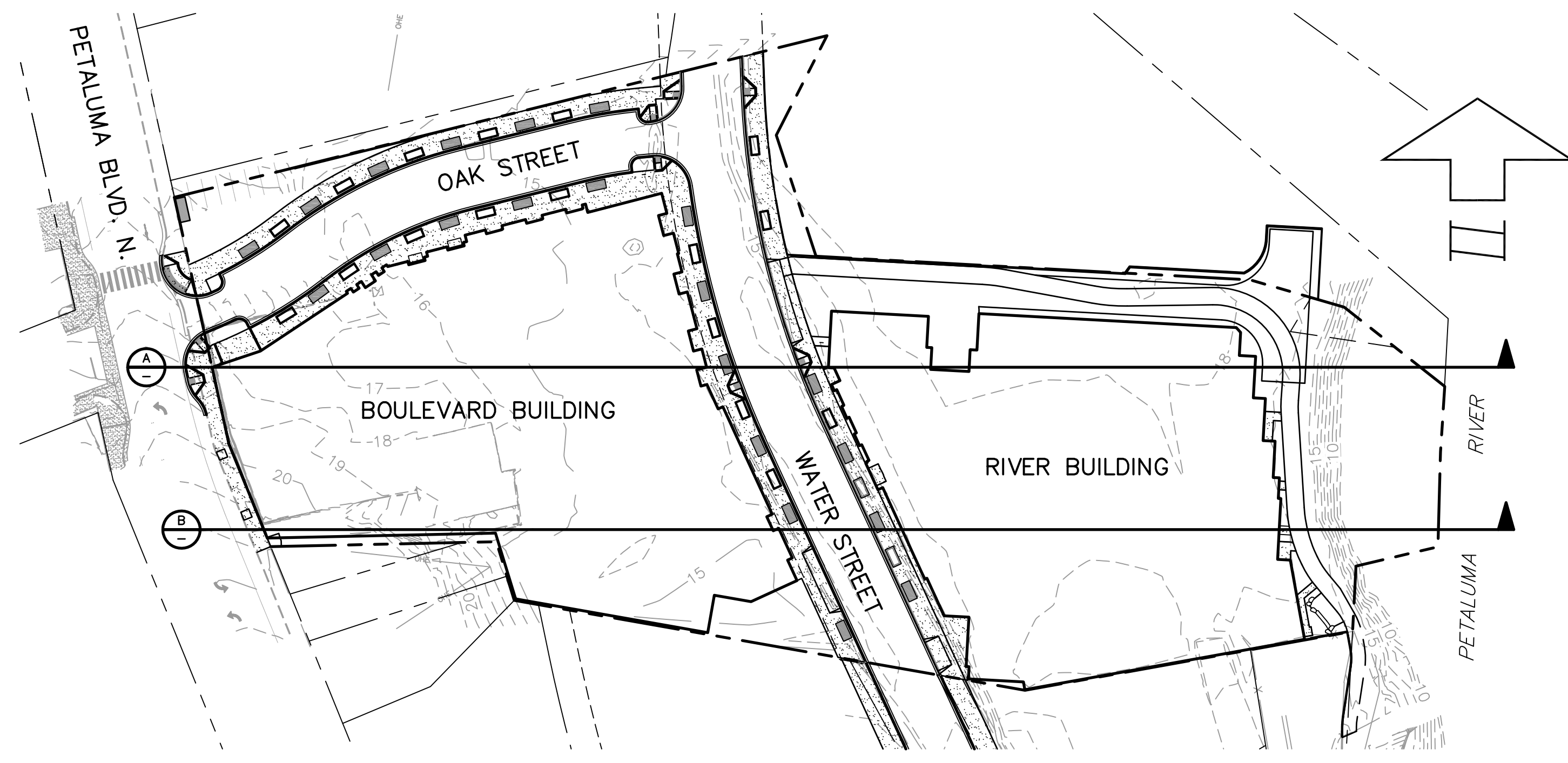
APN 006-163-040, 041
 DOC NO 2015-152247
 DOC NO 2015-152248

DECEMBER 21, 2017

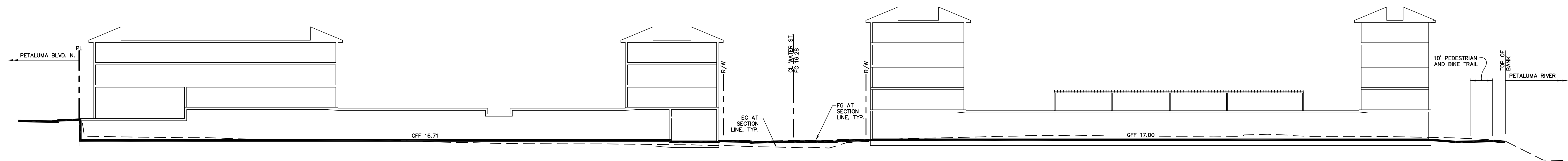
JOB NO.
15-104

SHEET NO.

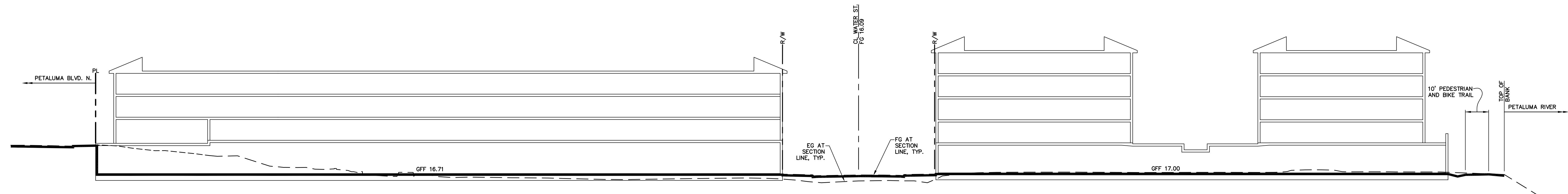
C5
 OF 10 SHEETS



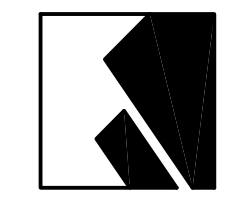
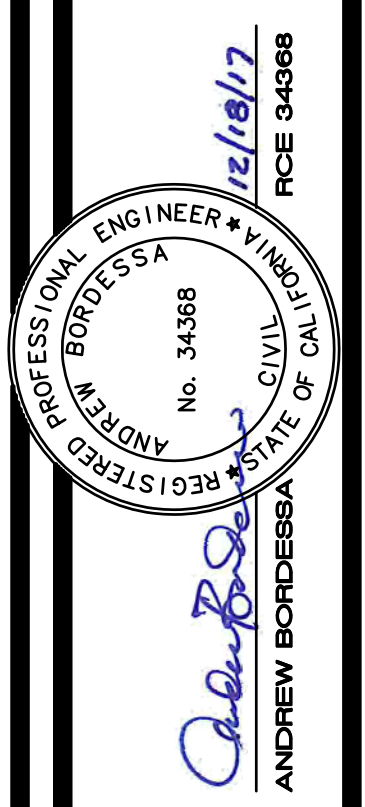
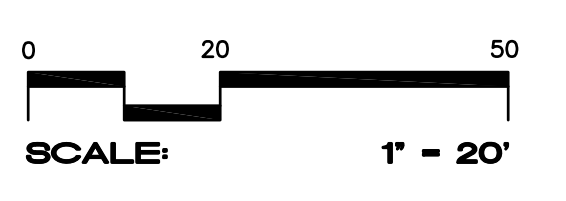
KEY MAP
SCALE: 1"=60'



SECTION A
SCALE: H:1"=20', V:1"=20'



SECTION B
SCALE: H:1"=20', V:1"=20'



CIVIL DESIGN CONSULTANTS, INC.

2200 Fridge Avenue, Suite 204
San Francisco, CA 94103
(707) 542-4820

AFN 006-163-040, 041
DOC NO 2012-12247
DOC NO 2012-12248

SITE SECTIONS
NORTH RIVER APARTMENTS

368 AND 402 PETALUMA BLVD. N.
PETALUMA, CALIFORNIA

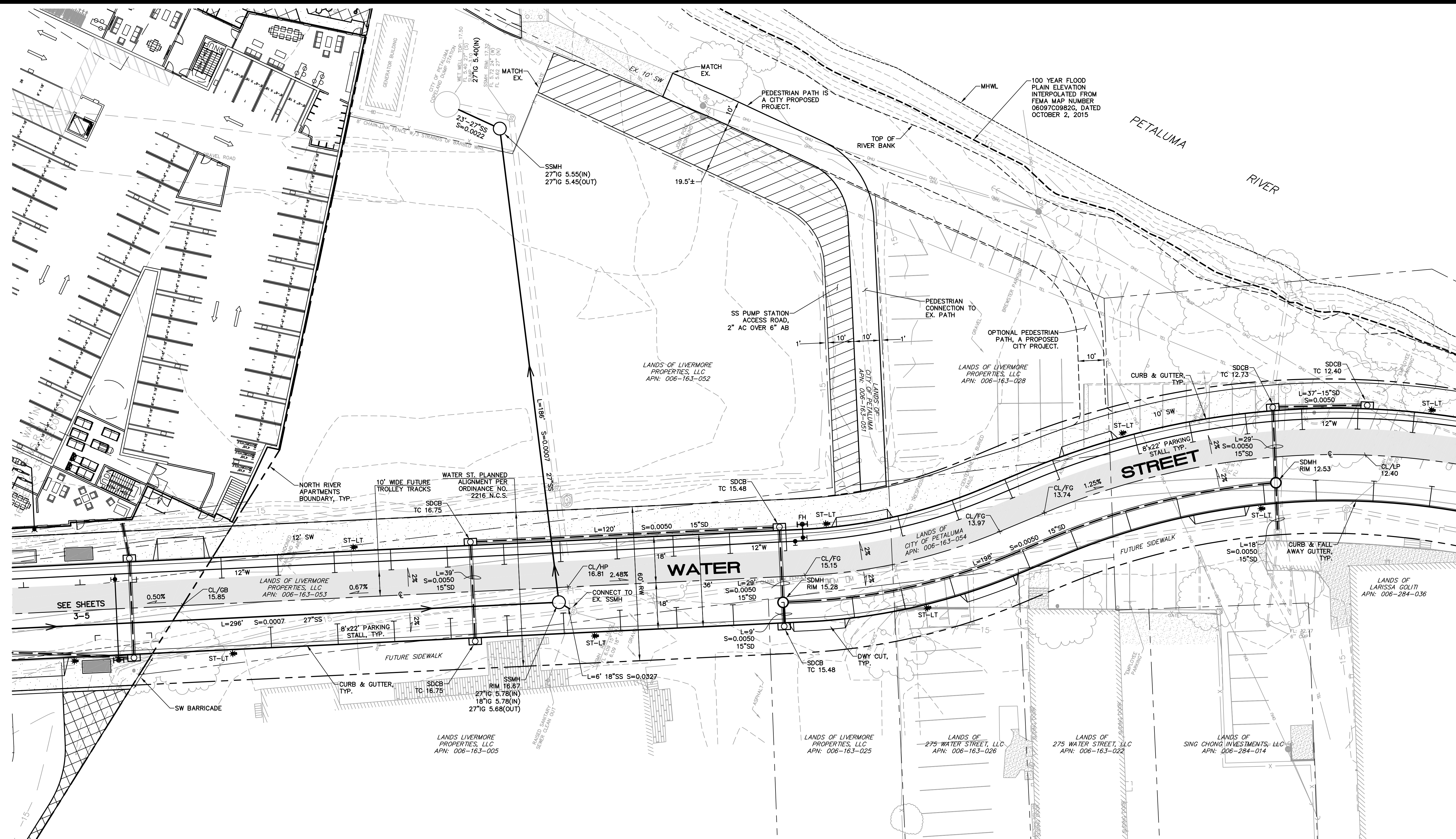
DECEMBER 21, 2017

JOB NO.
15-104

SHEET NO.

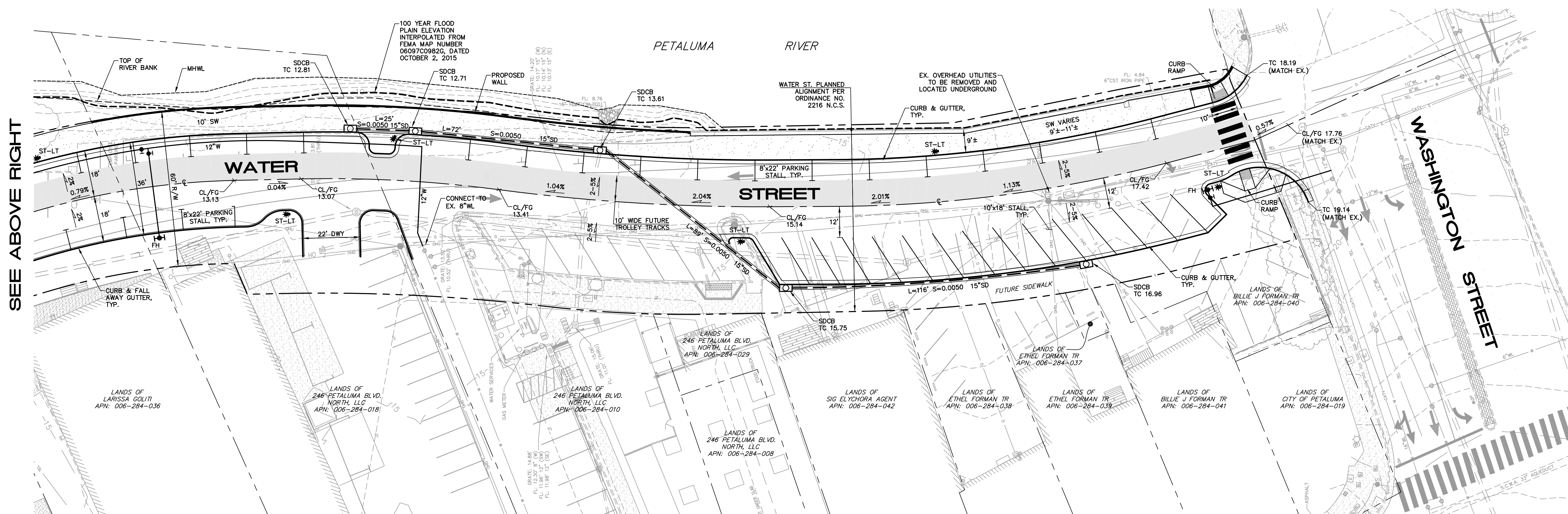
C6

OF 10 SHEETS



WATER STREET PLAN

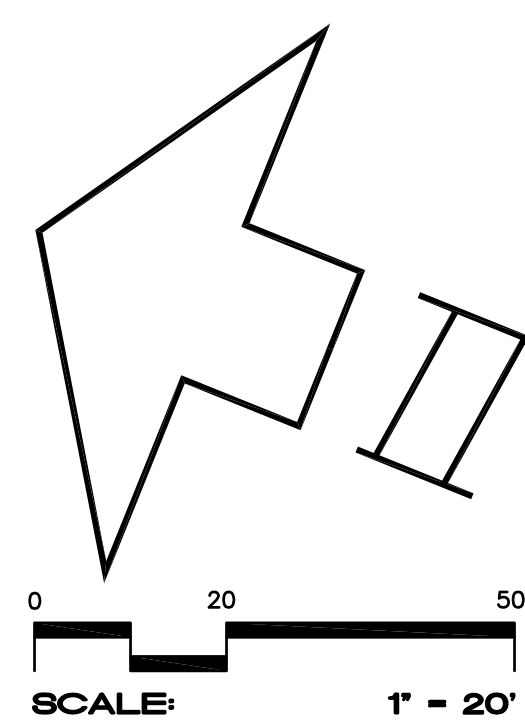
SCALE: 1" = 20'



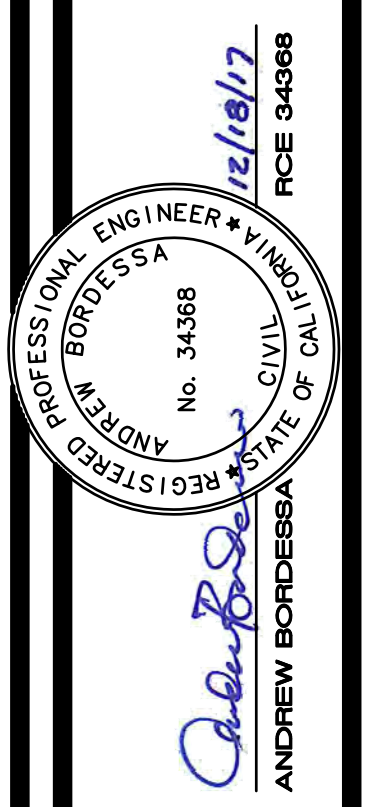
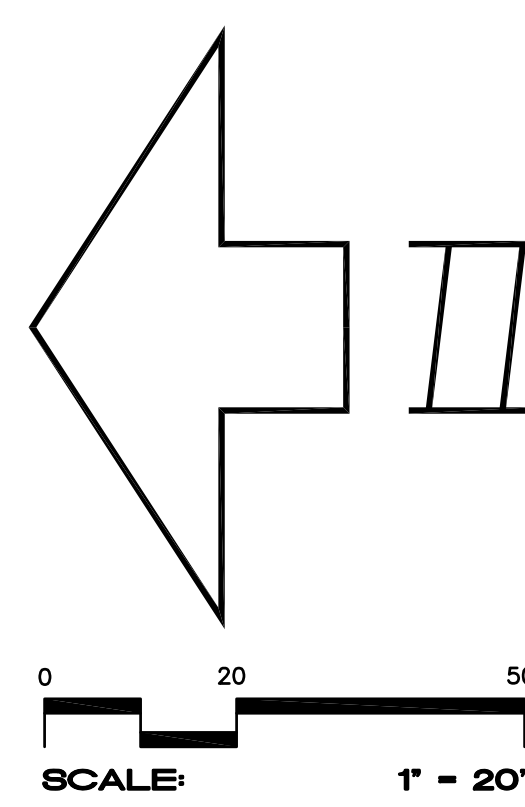
WATER STREET PLAN

SCALE: 1" = 20'

SEE BELOW LEFT



SEE ABOVE RIGHT



CIVIL DESIGN CONSULTANTS, INC.

2000 Range Avenue, Suite 204
 San Diego, CA 92108
 (760) 542-4820

WATER STREET - GRADING, DRAINAGE AND UTILITY PLAN

NORTH RIVER APARTMENTS

APN 006-163-040, 041
 DOC NO 2015-122247
 DOC NO 2015-122248

368 AND 402 PETALUMA BLVD. N.
 PETALUMA, CALIFORNIA

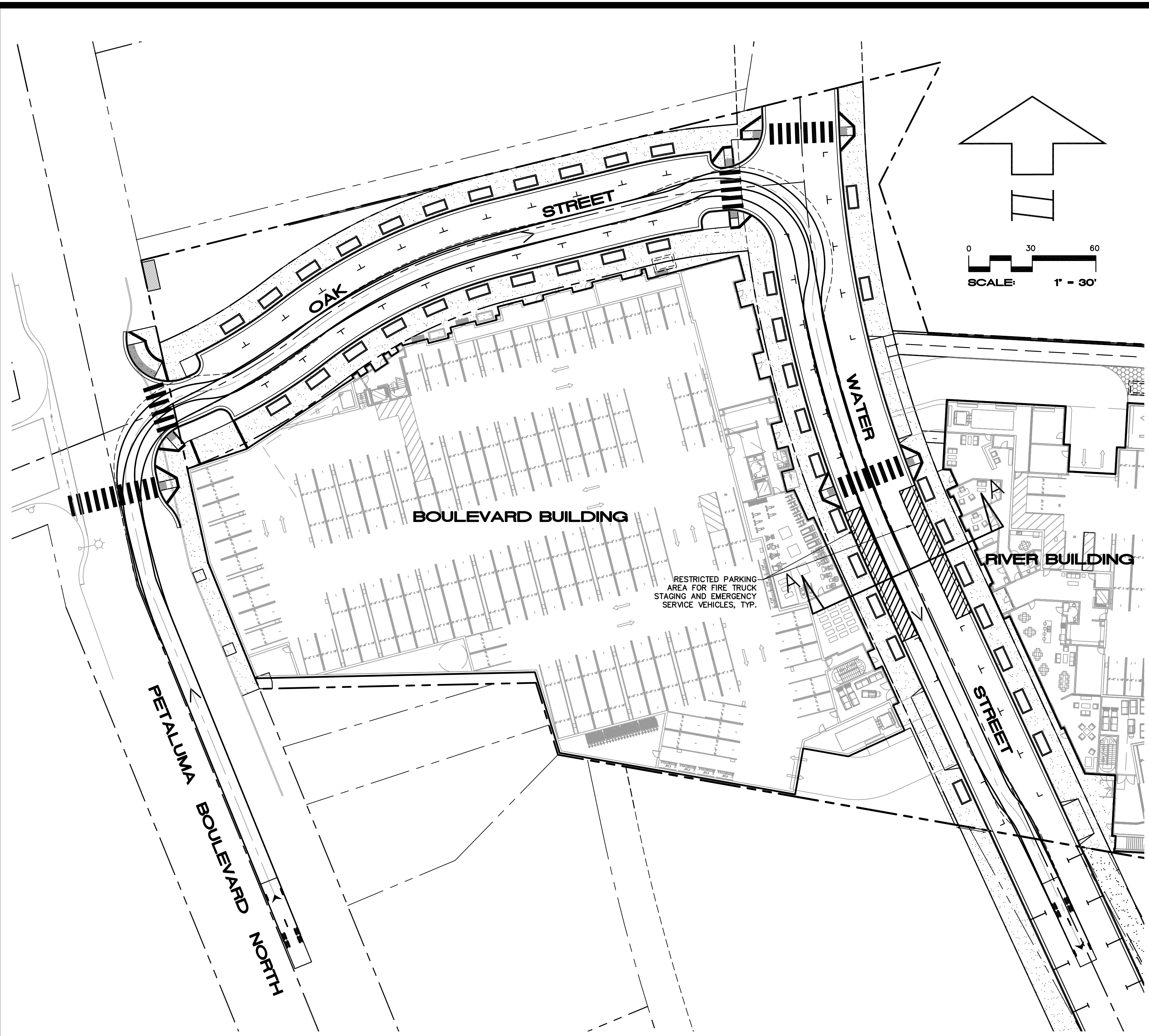
DECEMBER 21, 2017

JOB NO.
15-104

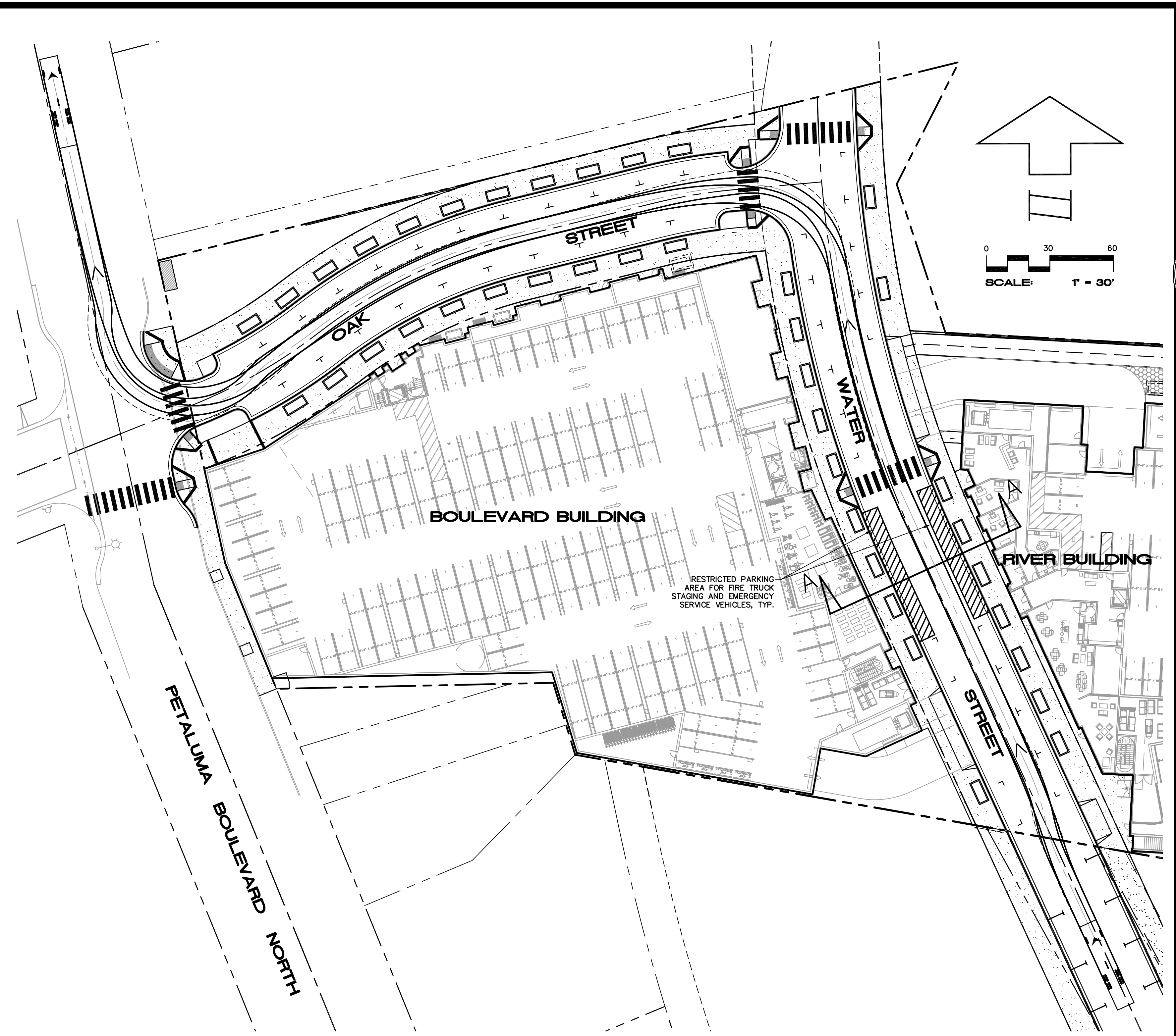
SHEET NO.

C7

OF 10 SHEETS



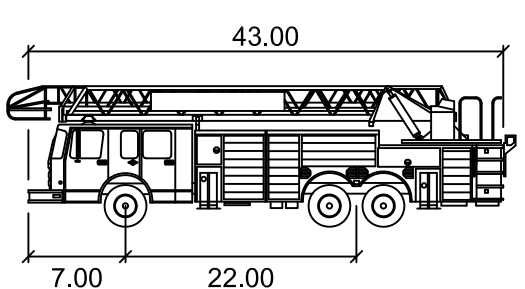
FIRE TRUCK - ENTERING PROJECT SITE
SCALE: 1"=30'



FIRE TRUCK - EXITING PROJECT SITE
SCALE: 1"=30'

LEGEND

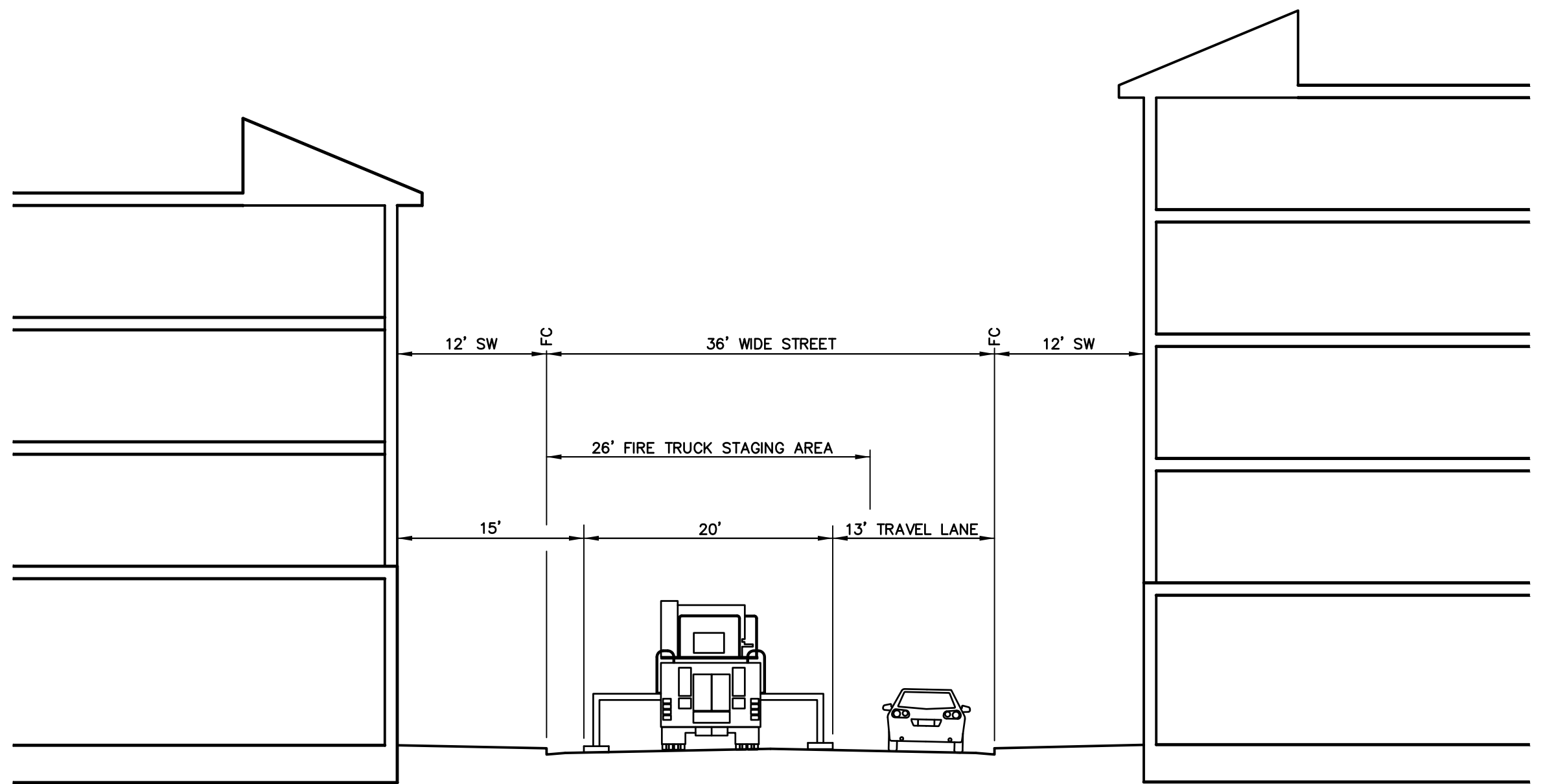
- TIRE PATH
- - - CENTERLINE OF VEHICLE
- - - VEHICLE BODY



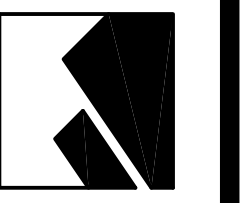
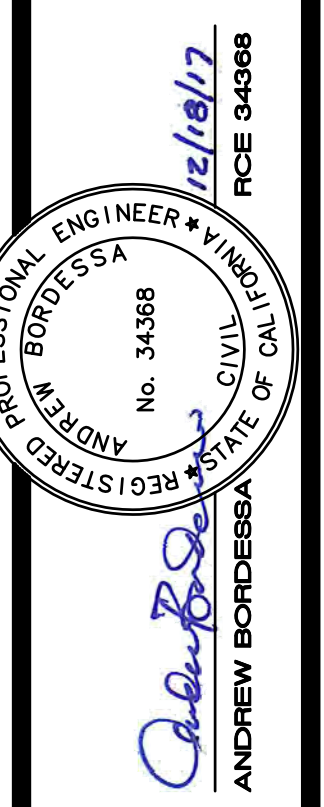
Aerial Fire Truck

Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 33.3
Min. Centerline Turning Radius	: 40.1'

DESIGN VEHICLE



SECTION A-A
SCALE: 1"=10'



CIVIL DESIGN CONSULTANTS, INC.
2000 Range Avenue, Suite 204
San Francisco, CA 94103
(707) 542-4820

AFN 006-163-040, 041
DOC NO 2012-122247
DOC NO 2012-122248

FIRE TRUCK ACCESS
NORTH RIVER APARTMENTS
368 AND 402 PETALUMA BLVD. N.
PETALUMA, CALIFORNIA

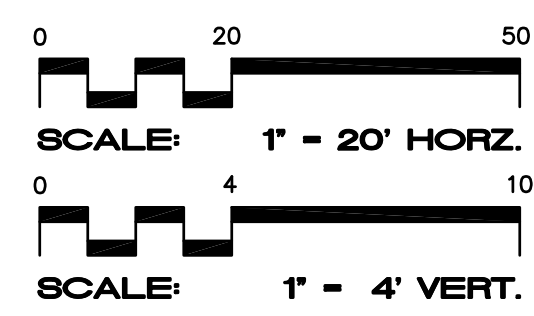
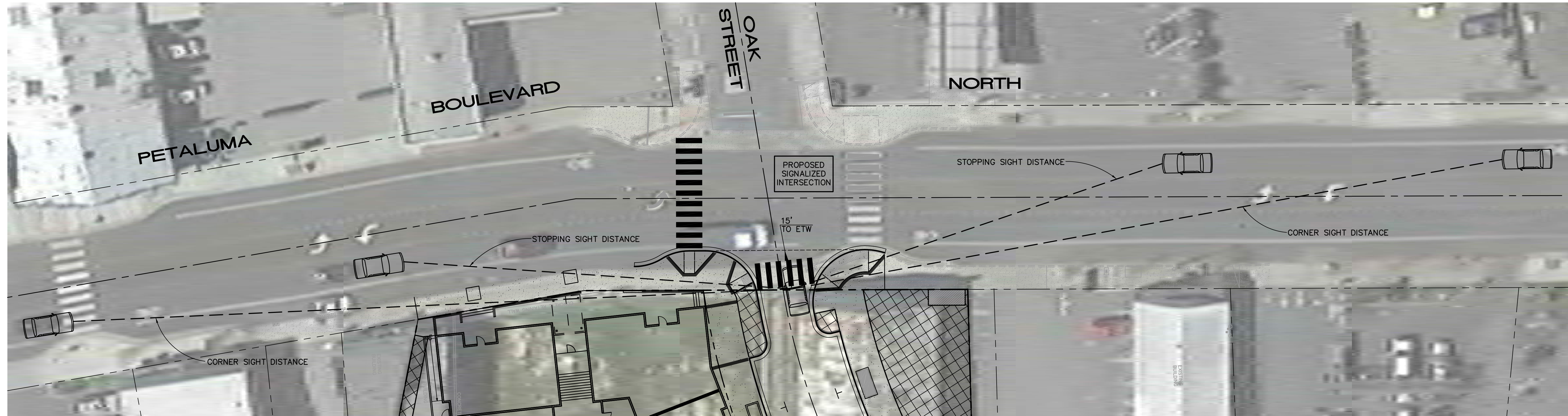
DECEMBER 21, 2017

JOB NO.
15-104

SHEET NO.



OF 10 SHEETS

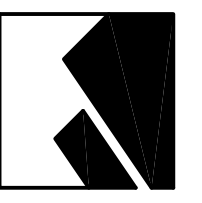
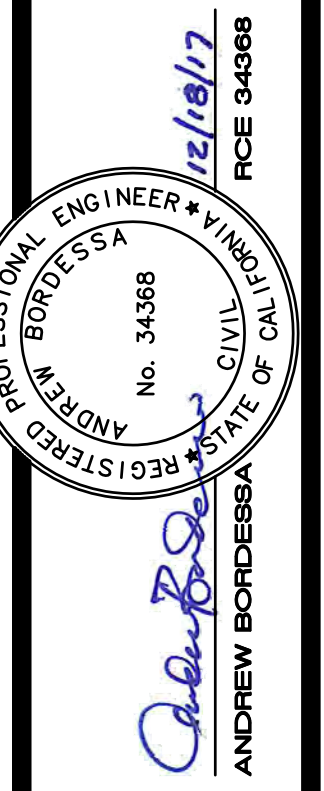
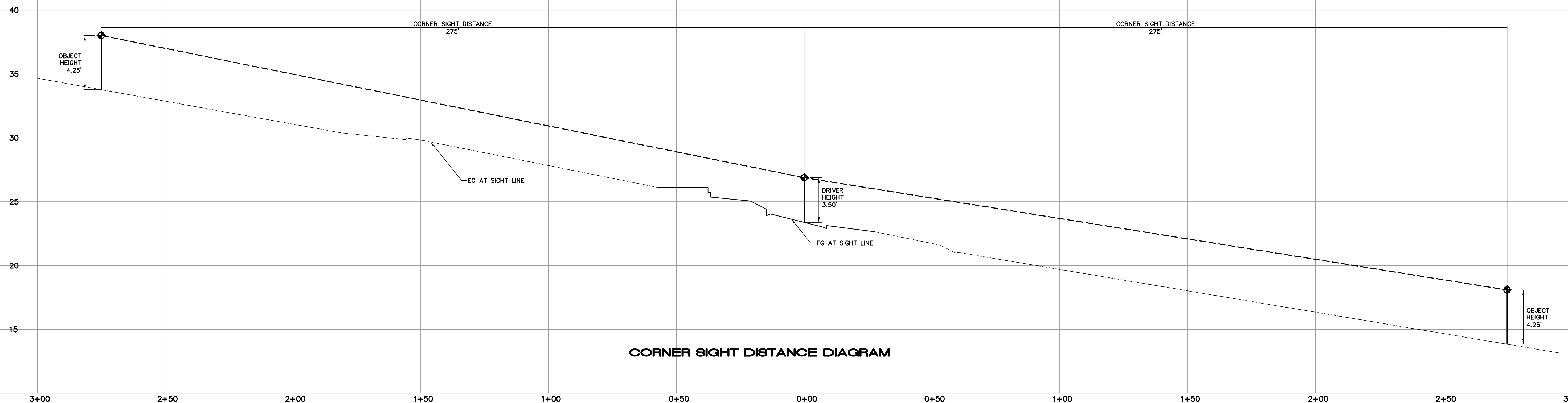
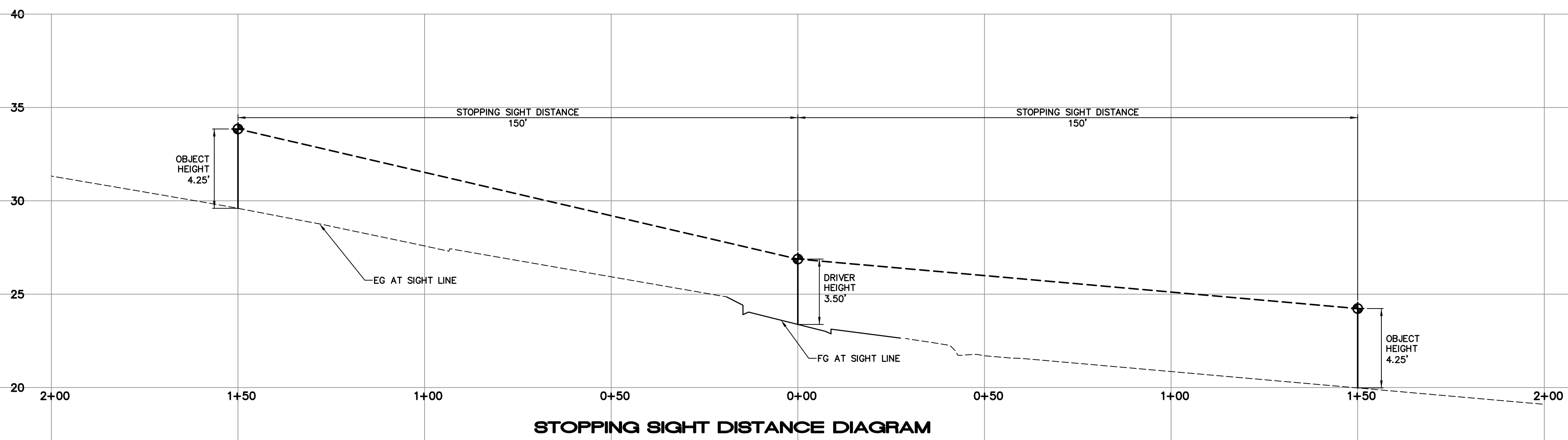


POSTED SPEED LIMIT = 25 mph

STOPPING SIGHT DISTANCE: FROM TABLE 201.1 OF THE HIGHWAY DESIGN MANUAL THE STOPPING SIGHT DISTANCE, FOR A DESIGN SPEED OF 25 mph, IS 150'.

CORNER SIGHT DISTANCE: FROM TABLE 405.1A OF THE HIGHWAY DESIGN MANUAL THE CORNER SIGHT DISTANCE, FOR A DESIGN SPEED OF 25 mph, IS 275'.

DRIVER SETBACK DISTANCE: FROM SECTION 405.1, SIGHT DISTANCE, THE SETBACK FOR THE DRIVER ON THE CROSSROAD SHALL BE A MINIMUM OF 10' PLUS THE SHOULDER WIDTH OF THE MAJOR ROAD BUT NOT LESS THAN 15'.



CIVIL DESIGN CONSULTANTS, INC.
2000 Range Avenue, Suite 204
San Francisco, CA 94103
(707) 542-4820

AFN 006-163-040, 041
DOC NO 2015-12247
DOC NO 2015-12248

SIGHT DISTANCE EXHIBIT
NORTH RIVER APARTMENTS
368 AND 402 PETALUMA BLVD. N.
PETALUMA, CALIFORNIA

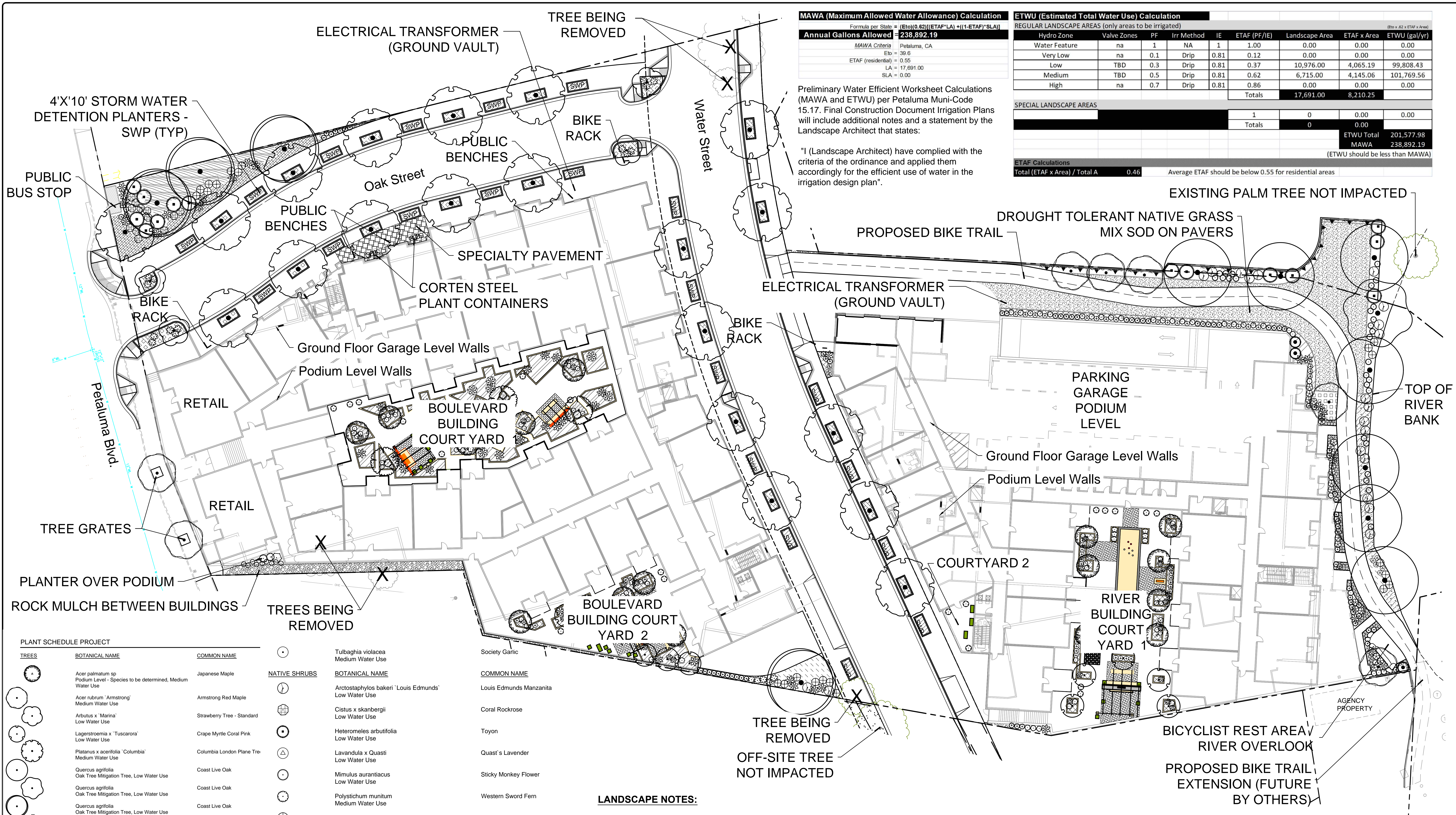
DECEMBER 21, 2017

JOB NO.
15-104

SHEET NO.



OF 10 SHEETS



MAWA (Maximum Allowed Water Allowance) Calculation

Formula per State = (Eto)(0.62)(ETAF*LA) + (1-ETAF)*SLA

Annual Gallons Allowed = **238,892.19**

MAWA Criteria	Petaluma, CA
Eto	= 39.6
ETAF (residential)	= 0.55
LA	= 17,691.00
SLA	= 0.00

ETWU (Estimated Total Water Use) Calculation

REGULAR LANDSCAPE AREAS (only areas to be irrigated)

Hydro Zone	Valve Zones	PF	Irr Method	IE	ETAF (PF/IE)	Landscape Area	ETAF x Area	ETWU (gal/yr)
Water Feature	na	1	NA	1	1.00	0.00	0.00	0.00
Very Low	na	0.1	Drip	0.81	0.12	0.00	0.00	0.00
Low	TBD	0.3	Drip	0.81	0.37	10,976.00	4,065.19	99,808.43
Medium	TBD	0.5	Drip	0.81	0.62	6,715.00	4,145.06	101,769.56
High	na	0.7	Drip	0.81	0.86	0.00	0.00	0.00
Totals						17,691.00	8,210.25	0.00

Preliminary Water Efficient Worksheet Calculations (MAWA and ETWU) per Petaluma Muni-Code 15.17. Final Construction Document Irrigation Plans will include additional notes and a statement by the Landscape Architect that states:

"I (Landscape Architect) have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the irrigation design plan".

SPECIAL LANDSCAPE AREAS

	1	0	0.00	0.00
Totals	0	0	0.00	0.00

ETWU Total: 201,577.98
MAWA: 238,892.19
(ETWU should be less than MAWA)

ETAF Calculations
Total (ETAF x Area) / Total A: 0.46
Average ETAF should be below 0.55 for residential areas

REVISIONS

No.	DATE	DESCRIPTION

Legend for revision status:

- PRELIMINARY
- APPROVED
- BID
- CONSTRUCTION
- RECORD

omni means
ENGINEERING SOLUTIONS
SACRAMENTO REGION
1000 N. STRENGTHWAY, SUITE 100
SACRAMENTO, CA 95834
TEL: 916.486.1100
WWW.OMNIMEANS.COM

PLANT SCHEDULE PROJECT

TREES	BOTANICAL NAME	COMMON NAME
	Acer palmatum sp	Japanese Maple
	Acer rubrum 'Armstrong'	Armstrong Red Maple
	Arbutus x 'Marina'	Strawberry Tree - Standard
	Lagerstroemia x 'Tuscarora'	Crape Myrtle Coral Pink
	Platanus x acerifolia 'Columbia'	Columbia London Plane Tree
	Quercus agrifolia	Coast Live Oak
	Quercus agrifolia	Coast Live Oak
	Quercus agrifolia	Coast Live Oak
	Tristania laurina 'Elegant'	Elegant Water Gum
SHRUBS	BOTANICAL NAME	COMMON NAME
	Agapanthus africanus 'Blue Storm'	Blue Storm Agapanthus
	Aspidistra elatior	Cast Iron Plant
	Cephalotaxus harringtonia 'Fastigiata'	Plum Yew
	Cordylina x 'Electric Pink'	Pink Cordylina
	Dietsia vegeta 'Johnson'	Fortnight Lily
	Juniperus scopulorum 'Skyrocket'	Skyrocket Juniper
	Nandina domestica 'Moon Bay' TM	Moon Bay Nandina
	Phormium tenax 'Apricot Queen'	New Zealand Flax
	Phormium tenax 'Dark Delight'	Dark Delight Flax
	Prunus caroliniana 'Compacta'	Carolina Cherry
	Rhaphiolepis indica 'Ballerina'	Indian Hawthorne

NATIVE SHRUBS	BOTANICAL NAME	COMMON NAME
	Tulbaghia violacea	Society Garlic
	Arctostaphylos bakeri 'Louis Edmunds'	Louis Edmunds Manzanita
	Cistus x skanbergii	Coral Rockrose
	Heteromeles arbutifolia	Toyon
	Lavandula x Quasti	Quast's Lavender
	Mimulus aurantiacus	Sticky Monkey Flower
	Polystichum munitum	Western Sword Fern
	Salvia greggii 'Lipstick'	Autumn Sage
VINE/ESPA LIER	BOTANICAL NAME	COMMON NAME
	Jasminum polyanthum	Pink Jasmine
GROUND COVERS	BOTANICAL NAME	COMMON NAME
	Gaura lindheimeri 'Dark Pink'	Dark Pink Guara
	Liriope muscari 'Big Blue'	Big Blue Lilyturf
	Lomandra longifolia 'Breeze'	Dwarf Mat Rush
	Mahonia repens	Creeping Mahonia
	Phormium tenax 'Jack Spratt'	Jack Spratt Flax
	Epilobium canum 'Schieffelin's Choice'	Prostrate California Fuchsia
	Festuca californica	California Fescue
	Juncus patens 'Carman's Grey'	Spreading Rush

- LANDSCAPE NOTES:**
- Irrigation to be low volume drip irrigation and "smart" technology controllers / equipment.
 - Supplemental Irrigation Water to be from roof rain water collection system. Collection tanks to be located in the garage level of each building. Total amount of water available to be determined.
 - See Preliminary Site Electrical Plan (by others) for lighting layout and photometric plan.
 - See Tree Impact / Mitigation Plan for detailed information regarding trees to be removed.

CALIFORNIA NATIVE	BOTANICAL NAME	COMMON NAME
	DELTA BLUE GRASS 'Native Preservation Mix' TM	Native Preservation Grass Mix
	Epilobium canum 'Schieffelin's Choice'	Prostrate California Fuchsia
	Festuca californica	California Fescue
	Juncus patens 'Carman's Grey'	Spreading Rush

PRELIMINARY LANDSCAPE PLAN SET SHEET INDEX

- PRELIMINARY LANDSCAPE PLAN OVERVIEW
- PRELIMINARY LANDSCAPE PLAN WEST OF WATER STREET
- PRELIMINARY LANDSCAPE PLAN EAST OF WATER STREET
- PRELIMINARY COURTYARD ENLARGEMENTS
- PRELIMINARY RIVER OVERLOOK AREA DESIGN
- TREE IMPACT MITIGATION

See enlargements (this set) of each building and the three courtyards for more detailed views regarding plant layout and amenities.

LANDSCAPE ARCHITECT
ROBERTSON
1000 N. STRENGTHWAY, SUITE 100
SACRAMENTO, CA 95834
TEL: 916.486.1100
WWW.OMNIMEANS.COM

SCALE: 1" = 20'

DATE: December 21, 2017

PRELIMINARY LANDSCAPE PLAN OVERVIEW
LANDSCAPE ARCHITECTURE
NORTH RIVER APARTMENTS
The Spanos Companies
Petaluma, California

SCALE: 1" = 20'

JOB NO. 25-6800-43

DESIGNED: SAR

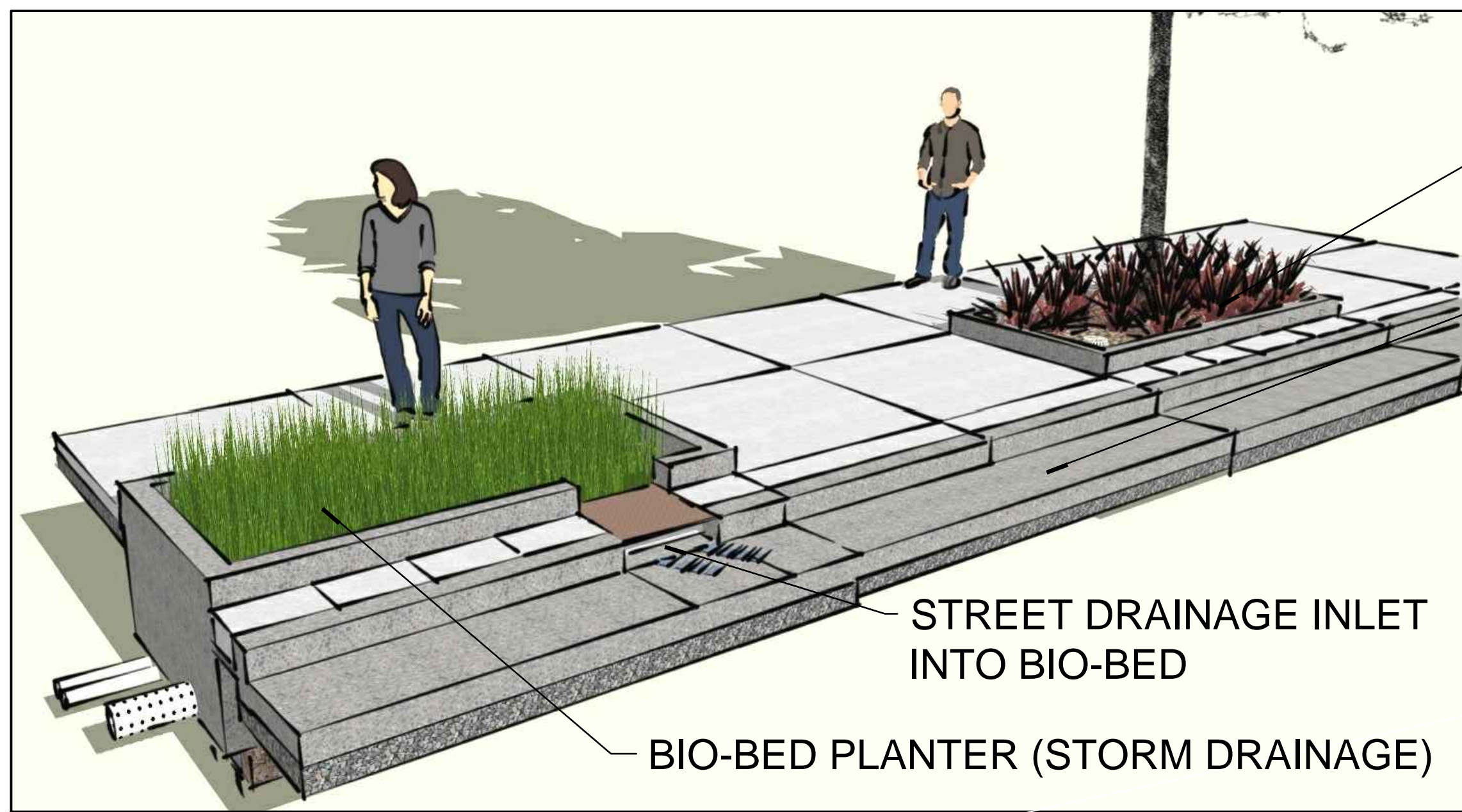
DRAWN: SAR

FILE: 2000UPL

CHECKED: [Signature]

DATE: December 21, 2017

SHEET No. **LA1**



STREET TREE PLANTER WITH 964 cf (+/-) of "STRUCTURAL SOIL" AROUND TREE (NO STORM DRAINAGE)

CURB AND GUTTER

STREET DRAINAGE INLET INTO BIO-BED

BIO-BED PLANTER (STORM DRAINAGE)

STREET PLANTERS CONCEPT

ELECTRICAL TRANSFORMER (GROUND VAULT)

BIKE RACK LOCATION

BUS STOP

Oak Street

PUBLIC BENCH

Water Street

PUBLIC SEATING AREAS, BENCHES, SPECIAL PAVING, AND PLANT CONTAINERS

BIKE RACK LOCATION

Petaluma Blvd.

SECOND FLOOR FOOT PRINT

TREE GRATES

RETAINING WALL / RAILING. SEE ARCHITECTURAL PLANS

SHADE LOVING PLANT MATERIALS TUCKED IN BETWEEN BUILDING AND NEIGHBORING PROPERTY

ROCK MULCH BETWEEN BUILDING AND PROPERTY LINE (emergency access area)

PRIVATE COURTYARD AMENITY. SEE ENLARGEMENT VIEWS THIS SET.

PLANT SCHEDULE WEST OF WATER STREET

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	
	11	Acer palmatum sp Podium Level - Species to be determined, Medium Water Use	Japanese Maple	36"box	
	2	Acer rubrum 'Armstrong' Medium Water Use	Armstrong Red Maple	24" Box	
	4	Arbutus x 'Marina' Low Water Use	Strawberry Tree - Standard	24" Box	
	5	Lagerstroemia x 'Tuscarora' Low Water Use	Crape Myrtle Coral Pink	24" Box	
	15	Platanus x acerifolia 'Columbia' Medium Water Use	Columbia London Plane Tree	24" Box	
	4	Quercus agrifolia Oak Tree Mitigation Tree, Low Water Use	Coast Live Oak	48"box	
	3	Tristania laurina 'Elegant' Medium Water Use	Elegant Water Gum	36"box	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	
	22	Agapanthus africanus 'Blue Storm' Medium Water Use	Blue Storm Agapanthus	5 gal	
	61	Aspidistra elatior Low Water Use	Cast Iron Plant	5 gal	
	1	Cephalotaxus harringtonia 'Fastigiata' Medium Water Use	Plum Yew	5 gal	
	24	Cordylina x 'Electric Pink' Low Water Use	Pink Cordylina	5 gal	
	21	Diets vegeta 'Johnsonii' Low Water Use	Fortnight Lily	5 gal	
	12	Nandina domestica 'Moon Bay' TM Low Water Use	Moon Bay Nandina	5 gal	
	19	Phormium tenax 'Apricot Queen' Low Water Use	New Zealand Flax	5 gal	
	47	Phormium tenax 'Dark Delight' Low Water Use	Dark Delight Flax	5 gal	
NATIVE SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	
	2	Arctostaphylos bakeri 'Louis Edmunds' Low Water Use	Louis Edmunds Manzanita	5 gal	
	12	Cistus x skanbergii Low Water Use	Coral Rockrose	5 gal	
	7	Heteromeles arbutifolia Low Water Use	Toyon	5 gal	
	5	Polystichum munitum Medium Water Use	Western Sword Fern	5 gal	
	15	Salvia greggii 'Lipstick' Low Water Use	Autumn Sage	5 gal	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING
	418	Liriope muscari 'Big Blue' Medium Water Use	Big Blue Lilyturf	1 gal	12" o.c.
	356	Lomandra longifolia 'Breeze' Low Water Use	Dwarf Mat Rush	1 gal	18" o.c.
	213	Mahonia repens Low Water Use	Creeping Mahonia	1 gal	24" o.c.
	456	Phormium tenax 'Jack Spratt' Low Water Use	Jack Spratt Flax	1 gal	18" o.c.
	798 sf	ROCK MULCH GROUND COVER Includes Filter Fabric	3-6" WASHED RIVER RUN COBBLE	SF	
	51	Trachelospermum asiaticum 'Asiatic' Medium Water Use	Asian Dwarf Star Jasmine	1 gal	24" o.c.
	435	Trachelospermum jasminoides Medium Water Use	Star Jasmine	1 gal	24" o.c.
CALIFORNIA NATIVE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING
	61	Epilobium canum 'Schieffelin's Choice' Low Water Use	Prostrate California Fuchsia	1 gal	24" o.c.
	323	Juncus patens 'Carman's Grey' Medium Water Use	Spreading Rush	1 gal	18" o.c.

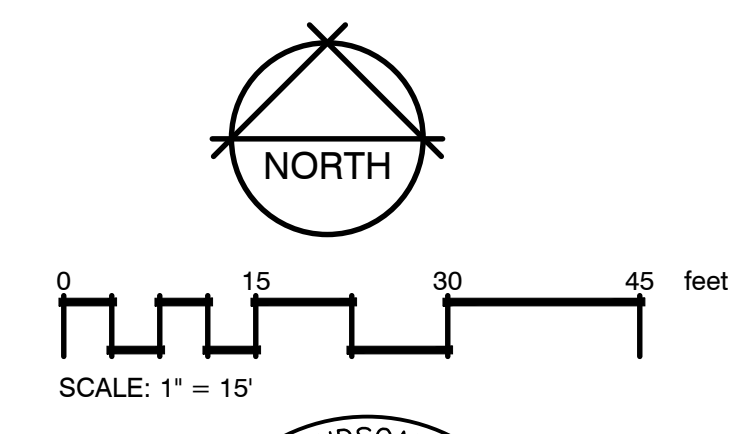
REVISIONS

No.	DATE	DESCRIPTION

PRELIMINARY
 APPROVED
 BID
 CONSTRUCTION
 RECORD

omni means
 ENGINEERING SOLUTIONS
 SACRAMENTO REGION
 2100 WASHINGTON BLVD., SUITE 200
 SACRAMENTO, CA 95811
 TEL: 916.442.1111 FAX: 916.442.1112
 WWW.OMNIMEANS.COM

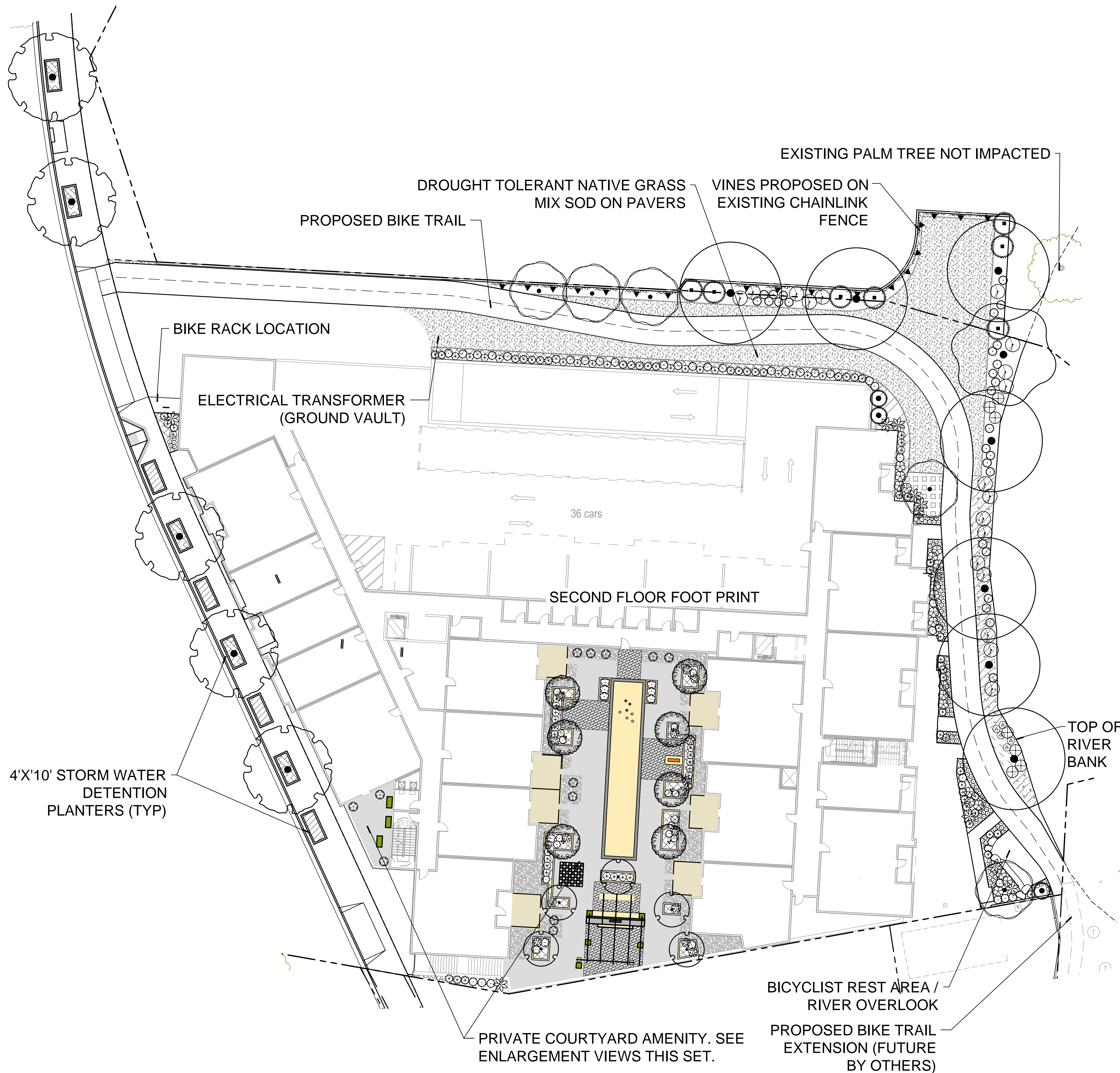
PRELIMINARY LANDSCAPE PLAN (west of Water Street)
 LANDSCAPE ARCHITECTURE
NORTH RIVER APARTMENTS
 The Spanos Companies
 Petaluma, California



LANDSCAPE ARCHITECT
 STATE OF CALIFORNIA
 No. 12345
 Signature: [Signature]
 Date: 12/21/17

SCALE	1"=15'
JOB NO.	25-6800-4.3
DESIGNED	SAR
DRAWN	SAR
FILE	2000UPL
CHECKED	
DATE	December 21, 2017

SHEET No.
LA2
 OF



PLANT SCHEDULE EAST OF WATER STREET

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	
	7	Acer palmatum sp Podium Level - Species to be determined, Medium Water Use	Japanese Maple	36" box	
	5	Acer rubrum 'Armstrong' Medium Water Use	Armstrong Red Maple	24" Box	
	5	Lagerstroemia x 'Tuscarora' Low Water Use	Crape Myrtle Coral Pink	24" Box	
	5	Platanus x acerifolia 'Columbia' Medium Water Use	Columbia London Plane Tree	24" Box	
	7	Quercus agrifolia Oak Tree Mitigation Tree, Low Water Use	Coast Live Oak	24" Box	
	1	Quercus agrifolia Oak Tree Mitigation Tree, Low Water Use	Coast Live Oak	36" box	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	
	15	Agapanthus africanus 'Blue Storm' Medium Water Use	Blue Storm Agapanthus	5 gal	
	14	Aspidistra elatior Low Water Use	Cast Iron Plant	5 gal	
	23	Cordylone x 'Electric Pink' Low Water Use	Pink Cordylone	5 gal	
	50	Diets vegeta 'Johnsonii' Low Water Use	Fortnight Lily	5 gal	
	34	Juniperus scopulorum 'Skyrocket' Low Water Use	Skyrocket Juniper	5 gal	
	41	Nandina domestica 'Moon Bay' TM Low Water Use	Moon Bay Nandina	5 gal	
	10	Phormium tenax 'Dark Delight' Low Water Use	Dark Delight Flax	5 gal	
	3	Prunus caroliniana 'Compacta' Low Water Use	Carolina Cherry	15 gal	
	22	Rhaphelepis indica 'Ballerina' Low Water Use	Indian Hawthorne	5 gal	
	128	Tulbaghia violacea Medium Water Use	Society Garlic	1 gal	
NATIVE SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	
	18	Arctostaphylos bakeri 'Louis Edmunds' Low Water Use	Louis Edmunds Manzanita	5 gal	
	7	Heteromeles arbutifolia Low Water Use	Toyon	5 gal	
	5	Lavandula x Quasti Low Water Use	Quast's Lavender	1 gal	
	27	Mimulus aurantiacus Low Water Use	Sticky Monkey Flower	5 gal	
	7	Salvia greggii 'Lipstick' Low Water Use	Autumn Sage	5 gal	
VINE/ESPALIER	QTY	BOTANICAL NAME	COMMON NAME	CONT	
	18	Jasminum polynthum Medium Water Use	Pink Jasmine	1 gal	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING
	61	Gaura lincheimeri 'Dark Pink' Low Water Use	Dark Pink Guara	1 gal	18" o.c.
	95	Phormium tenax 'Jack Spratt' Low Water Use	Jack Spratt Flax	1 gal	18" o.c.
	28 sf	ROCK MULCH GROUND COVER Includes Filter Fabric	3-6" WASHED RIVER RUN COBBLE	SF	
	171	Trachelospermum asiaticum 'Asiatic' Medium Water Use	Asian Dwarf Star Jasmine	1 gal	24" o.c.
	29	Trachelospermum jasminoides Medium Water Use	Star Jasmine	1 gal	24" o.c.
CALIFORNIA NATIVE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING
	3,662 sf	DELTA BLUE GRASS 'Native Preservation Mix' TM Mix of Junegrass, Purple Needle Grass, Nodding Grass, Molate Fescue; Low Water Use	Native Preservation Grass Mix	Sod	
	15	Epilobium canum 'Schieffelin's Choice' Low Water Use	Prostrate California Fuchsia	1 gal	24" o.c.
	152	Festuca californica Low Water Use	California Fescue	1 gal	24" o.c.
	76	Juncus patens 'Carman's Grey' Medium Water Use	Spreading Rush	1 gal	18" o.c.

NO.	DATE	REVISIONS

PRELIMINARY
 APPROVED
 BID
 CONSTRUCTION
 RECORD

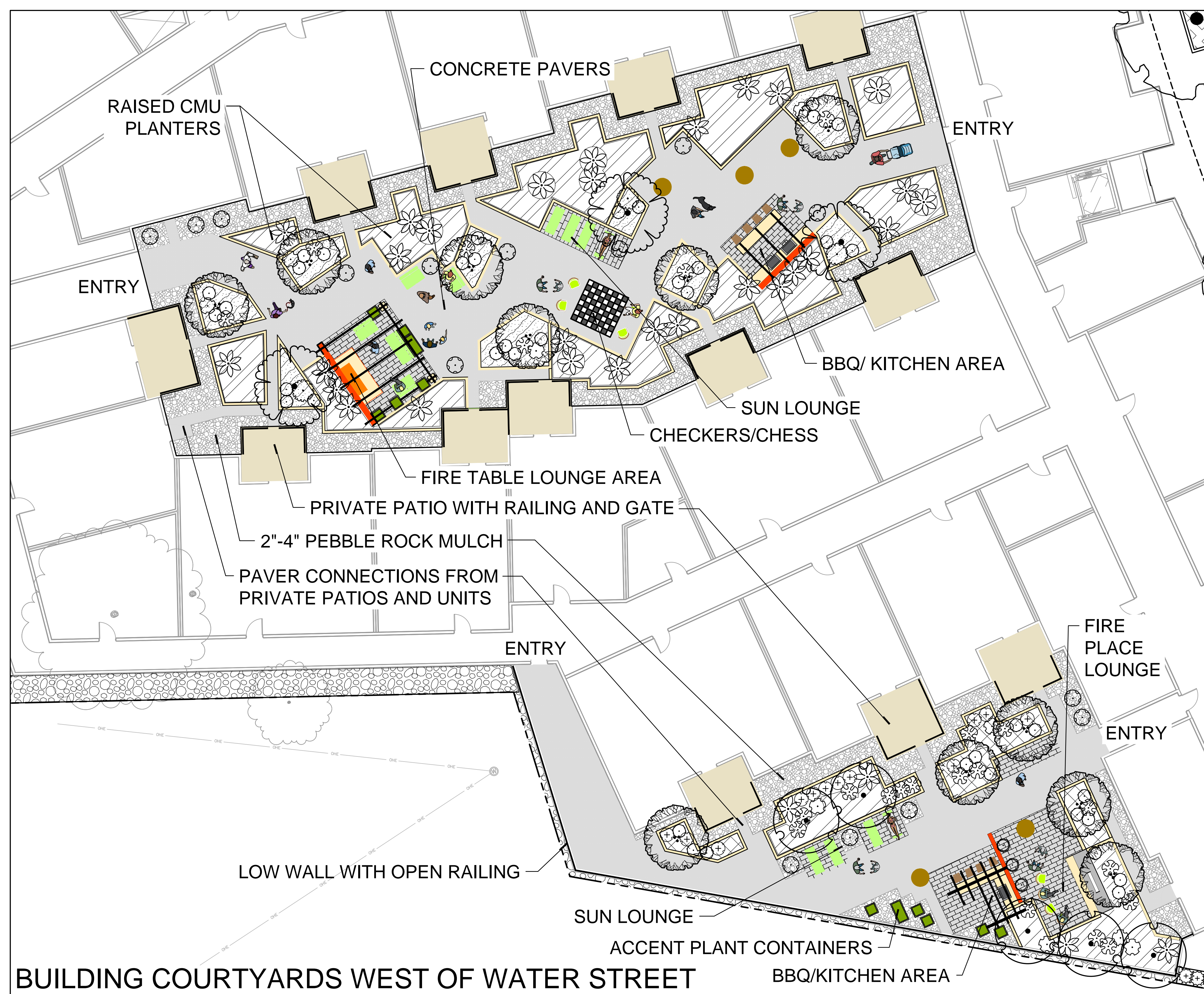
omni means
 ENGINEERING SOLUTIONS
 SACRAMENTO REGION
 2000 W. 10TH STREET, SUITE 100
 SACRAMENTO, CA 95811
 TEL: 916.442.8888
 FAX: 916.442.8889
 WWW.OMNIMEANS.COM

PRELIMINARY LANDSCAPE PLAN (east of Water Street)
 LANDSCAPE ARCHITECTURE
NORTH RIVER APARTMENTS
 The Spanos Companies
 Petaluma, California

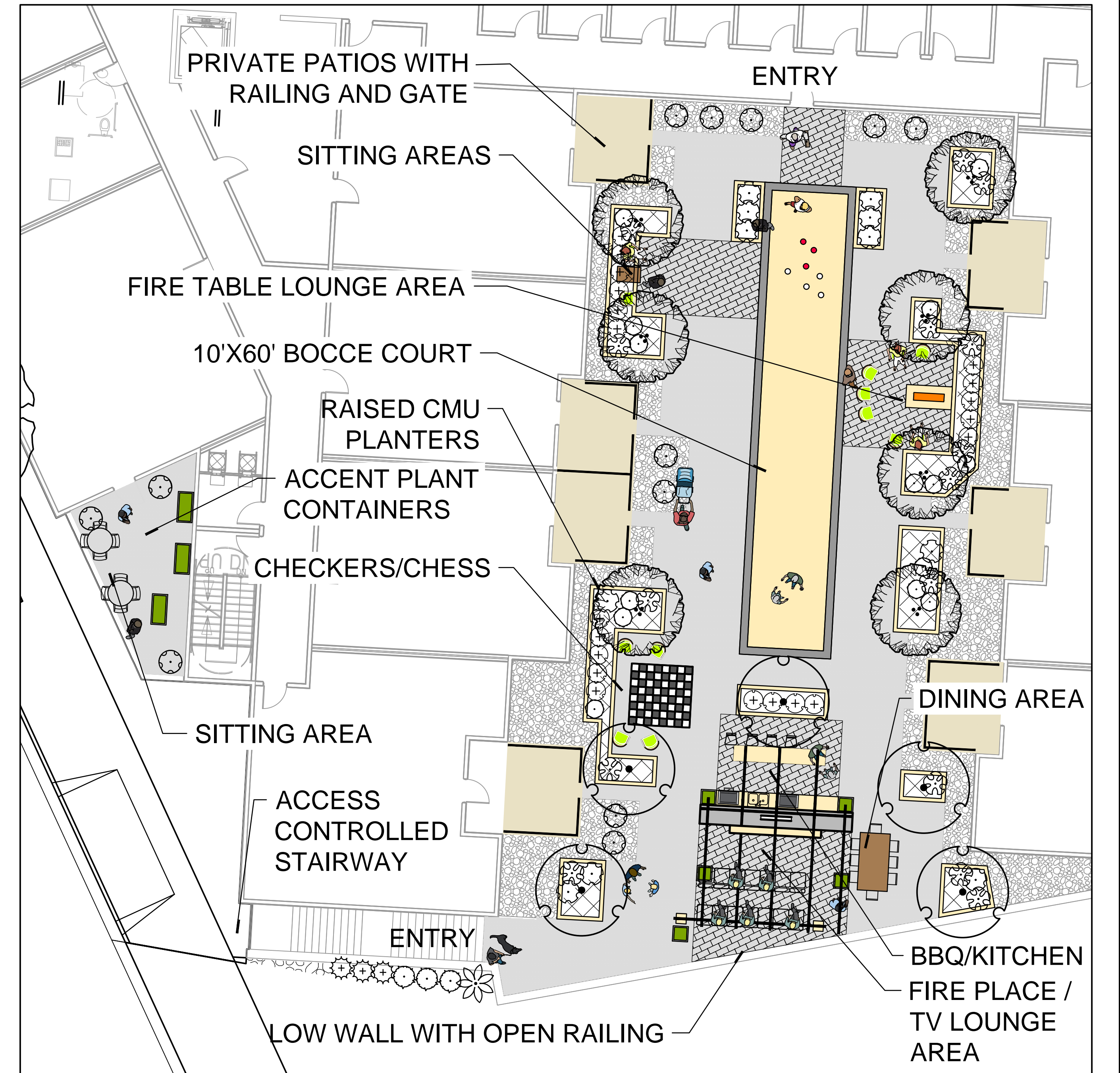
NORTH
 SCALE: 1" = 15'
 0 15 30 45 feet
 SCALE: 1" = 15'

SCALE	1"=15'
JOB NO.	25-6800-4.3
DESIGNED	SAR
DRAWN	SAR
FILE	2000UPL
CHECKED	
DATE	December 21, 2017

SHEET No.
LA3
 OF



BUILDING COURTYARDS WEST OF WATER STREET



BUILDING COURTYARDS EAST OF WATER STREET

(NOTE: ALL PRIVATE COURTYARDS ON PODIUM - 2ND LEVEL)

PLANT SCHEDULE BLVD. BLDG. COURTYARD 1

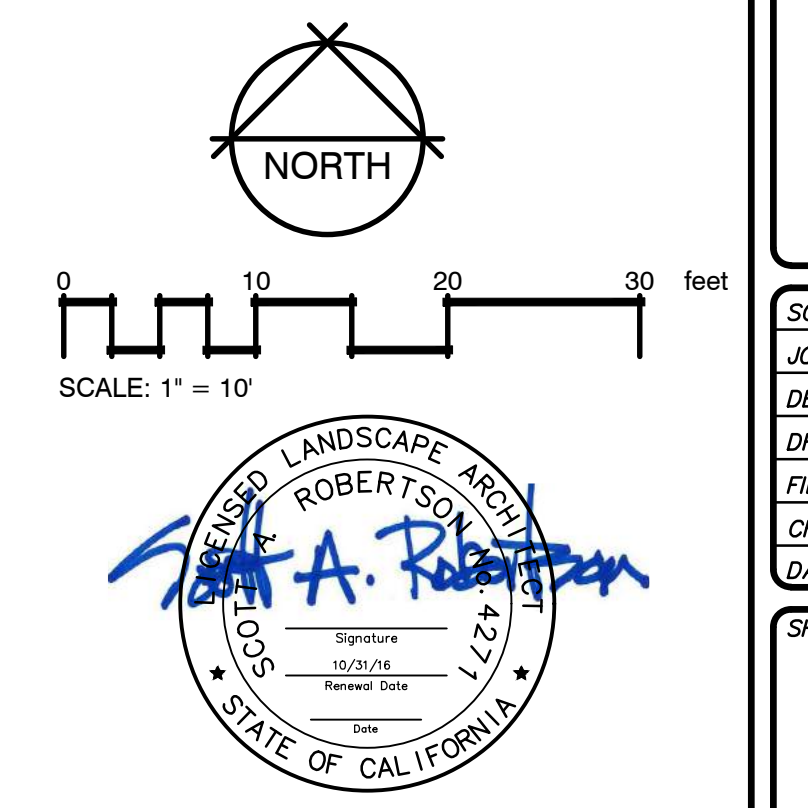
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	
	6	Acer palmatum sp Podium Level - Species to be determined, Medium Water Use	Japanese Maple	36"box	
	3	Tristania laurina 'Elegant' Medium Water Use	Elegant Water Gum	36"box	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	
	6	Agapanthus africanus 'Blue Storm' Medium Water Use	Blue Storm Agapanthus	5 gal	
	26	Aspidistra elatior Low Water Use	Cast Iron Plant	5 gal	
	14	Cordylina x 'Electric Pink' Low Water Use	Pink Cordylina	5 gal	
	28	Phormium tenax 'Dark Delight' Low Water Use	Dark Delight Flax	5 gal	
NATIVE SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	
	3	Polystichum munitum Medium Water Use	Western Sword Fern	5 gal	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING
	418	Liriope muscari 'Big Blue' Medium Water Use	Big Blue Lilyturf	1 gal	12" o.c.
	357	Trachelospermum jasminoides Medium Water Use	Star Jasmine	1 gal	24" o.c.

PLANT SCHEDULE BLVD. BLDG. COURTYARD 2

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	
	5	Acer palmatum sp Podium Level - Species to be determined, Medium Water Use	Japanese Maple	36"box	
	5	Lagerstroemia x 'Tuscarora' Low Water Use	Crape Myrtle Coral Pink	24" Box	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	
	16	Agapanthus africanus 'Blue Storm' Medium Water Use	Blue Storm Agapanthus	5 gal	
	17	Aspidistra elatior Low Water Use	Cast Iron Plant	5 gal	
	10	Cordylina x 'Electric Pink' Low Water Use	Pink Cordylina	5 gal	
	12	Nandina domestica 'Moon Bay' TM Low Water Use	Moon Bay Nandina	5 gal	
	4	Phormium tenax 'Dark Delight' Low Water Use	Dark Delight Flax	5 gal	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING
	51	Trachelospermum asiaticum 'Asiatic' Medium Water Use	Asian Dwarf Star Jasmine	1 gal	24" o.c.
	78	Trachelospermum jasminoides Medium Water Use	Star Jasmine	1 gal	24" o.c.

PLANT SCHEDULE RIVER COURTYARD 1

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	
	7	Acer palmatum sp Podium Level - Species to be determined, Medium Water Use	Japanese Maple	36"box	
	5	Lagerstroemia x 'Tuscarora' Low Water Use	Crape Myrtle Coral Pink	24" Box	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	
	15	Agapanthus africanus 'Blue Storm' Medium Water Use	Blue Storm Agapanthus	5 gal	
	14	Aspidistra elatior Low Water Use	Cast Iron Plant	5 gal	
	23	Cordylina x 'Electric Pink' Low Water Use	Pink Cordylina	5 gal	
	20	Nandina domestica 'Moon Bay' TM Low Water Use	Moon Bay Nandina	5 gal	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING
	84	Trachelospermum asiaticum 'Asiatic' Medium Water Use	Asian Dwarf Star Jasmine	1 gal	24" o.c.



NO.	DATE	DESCRIPTION

REVISION	DATE	DESCRIPTION

omni·means
ENGINEERING SOLUTIONS
SACRAMENTO REGION
2000 W. 10TH AVENUE, SUITE 100
SACRAMENTO, CA 95811
TEL: 916.486.8888
WWW.OMNIMEANS.COM

PRELIMINARY LANDSCAPE - COURTYARD ENLARGEMENTS
LANDSCAPE ARCHITECTURE
NORTH RIVER APARTMENTS
The Spanos Companies
Petaluma, California

SCALE: 1"=10'
JOB NO. 25-6800-43
DESIGNED: SAR
DRAWN: SAR
FILE: 2000UPL
CHECKED: [Signature]
DATE: December 21, 2017

SHEET No.
LA4