

REDWOOD HWY

REDWOOD HWY
US HWY 101

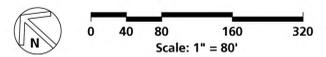
BUILDERS
REMEDY SITE

FUTURE
DEVELOPMENT

OAK CREEK APT

KEY MAP

L-2.6	L-2.4	L-2.1
	L-2.5	L-2.2
L-2.7		L-2.3





KEY MAP

L-2.1

Scale: 1" = 20'



KEY MAP

L-2.2

0 10 20 40 60
Scale: 1" = 20'

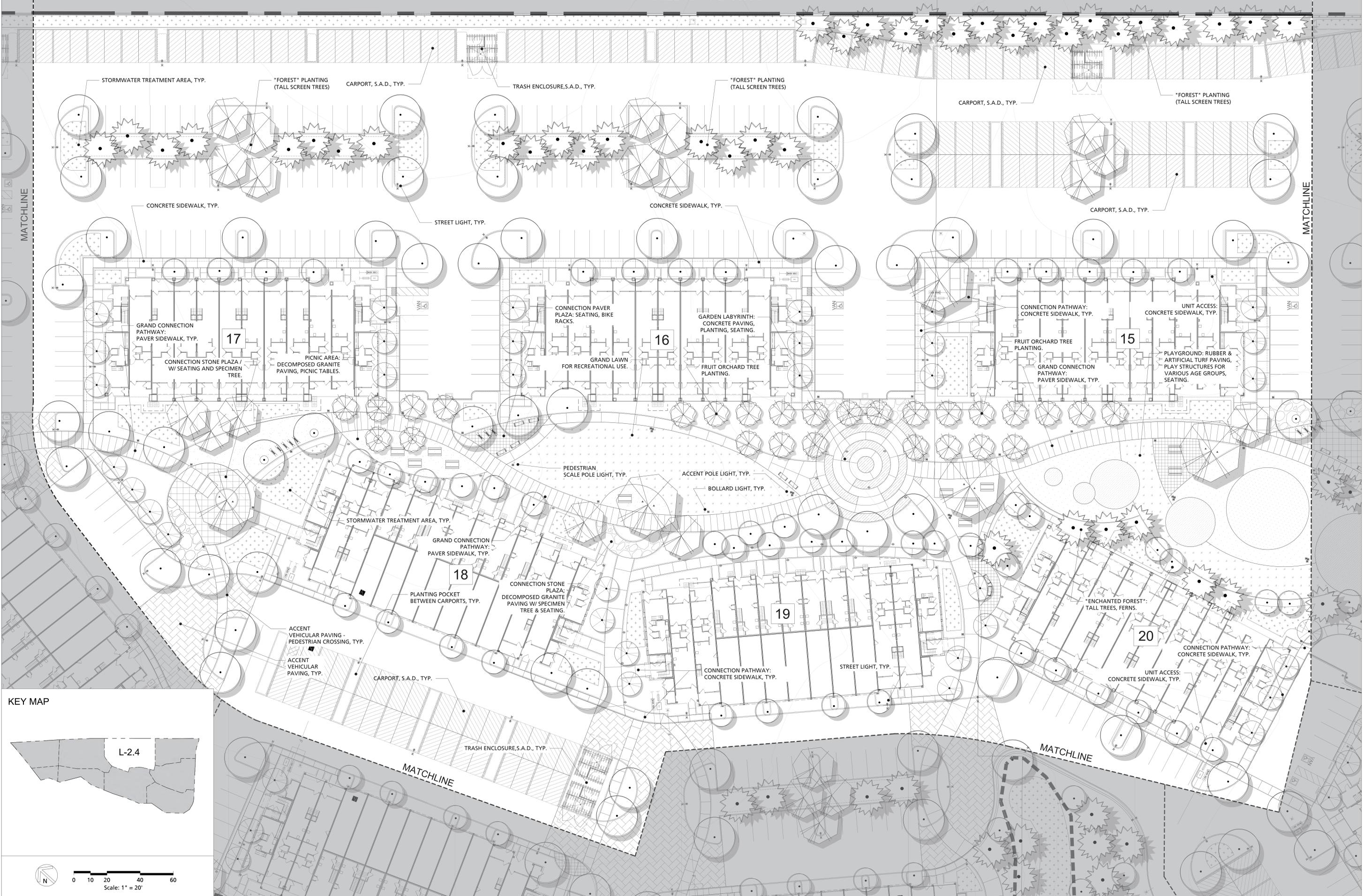


KEY MAP

L-2.3

Scale: 1" = 20'

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KEY MAP

A key map showing the location of site L-2.4 within a larger project area. The site is highlighted in a darker shade of gray. Below the key map is a north arrow and a scale bar indicating 0, 10, 20, 40, and 60 feet. The scale is 1" = 20'.

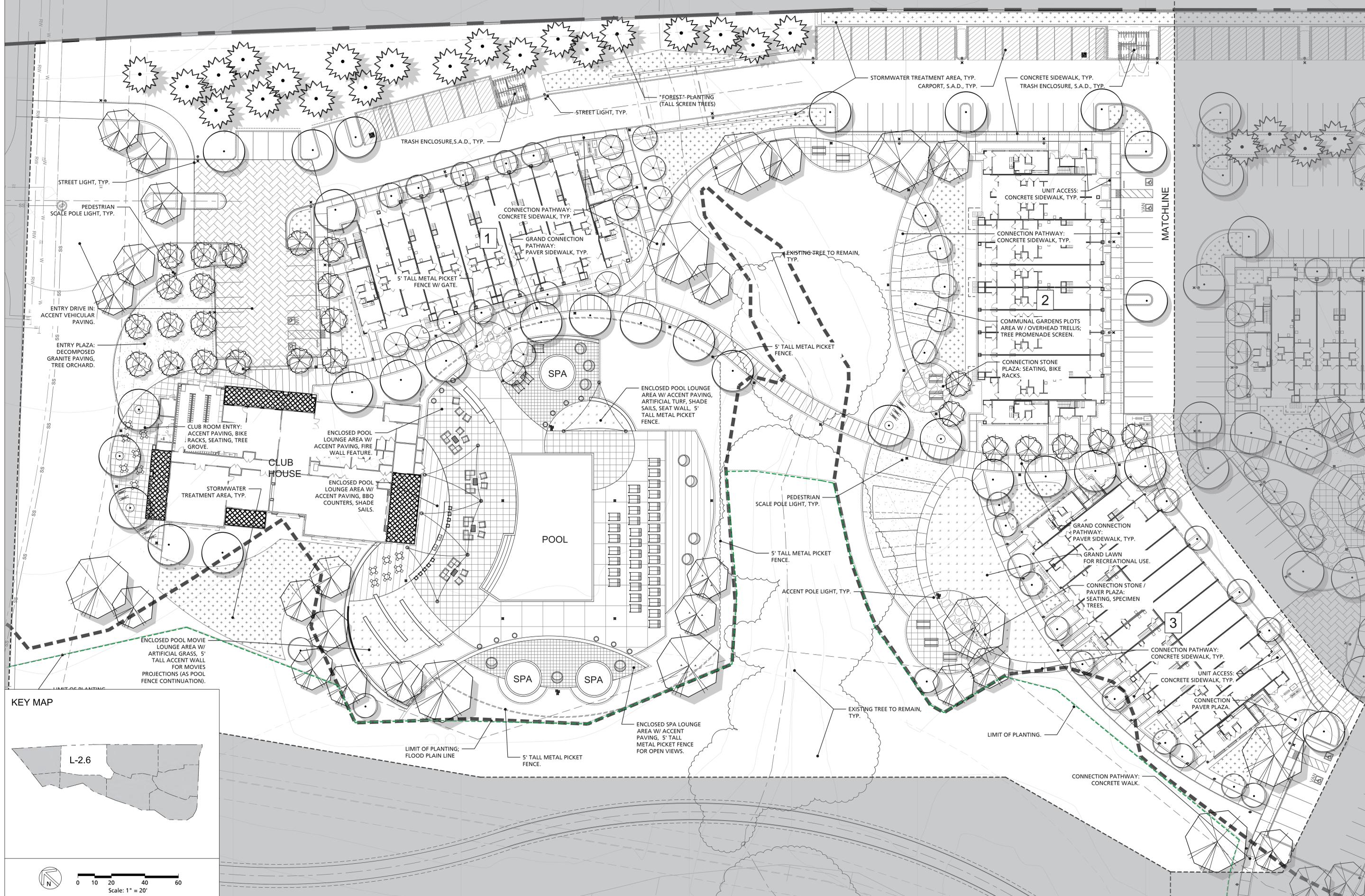


KEY MAP

L-2.5

0 10 20 40 60
Scale: 1" = 20'

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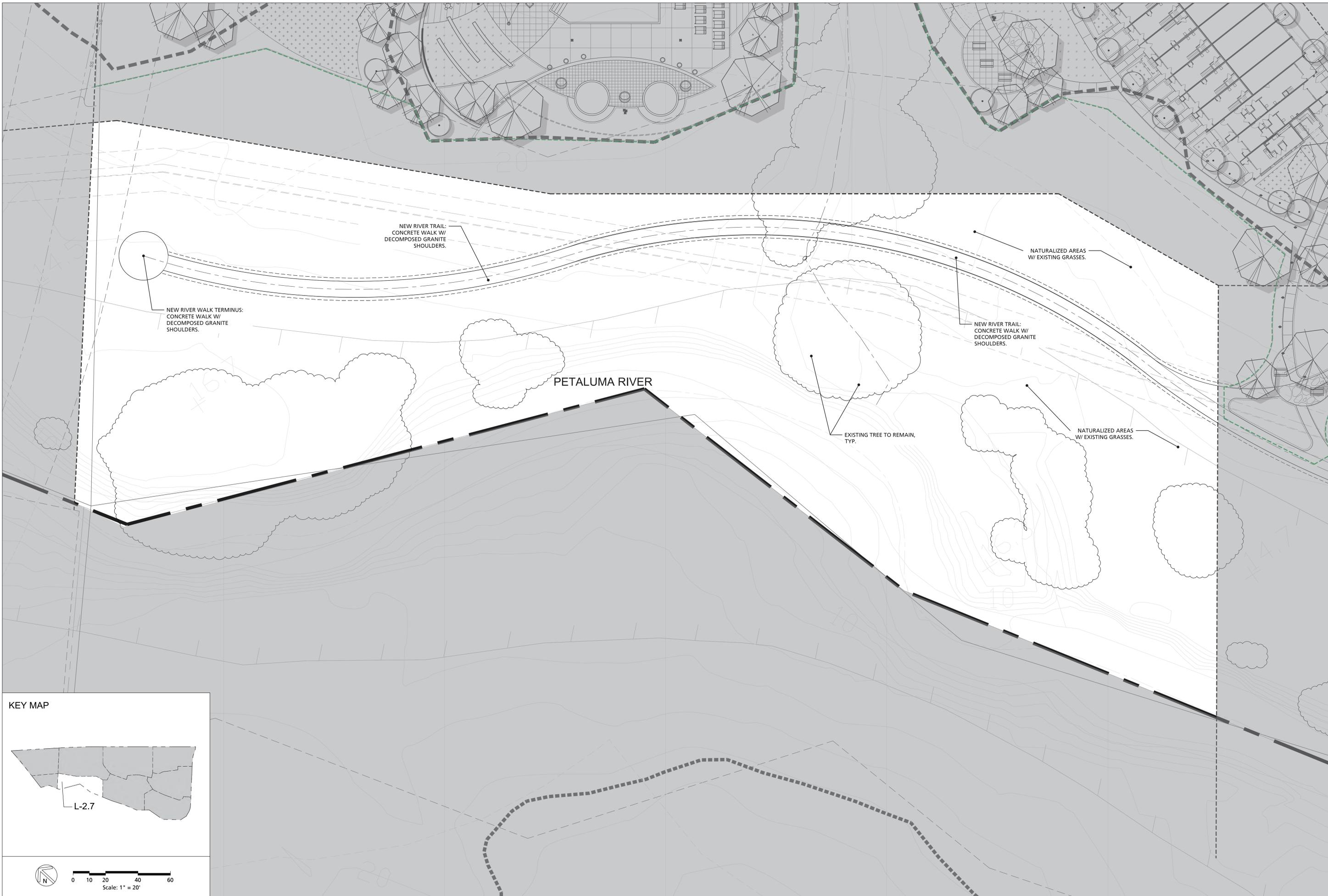


KEY MAP

L-2.6

Scale: 1" = 20'

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KEY MAP

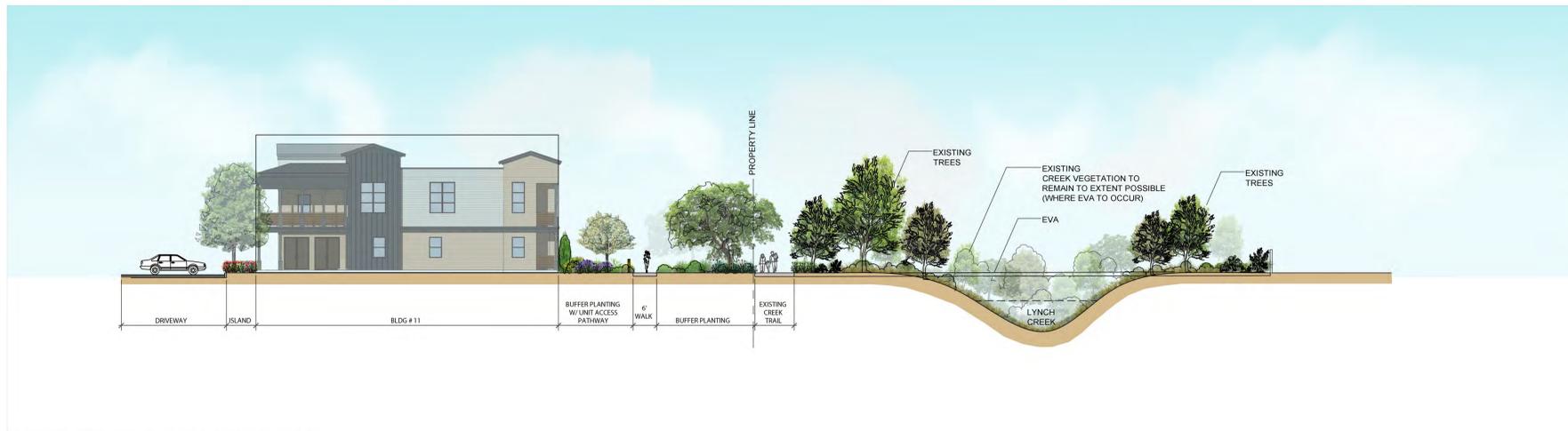
L-2.7

Scale: 1" = 20'

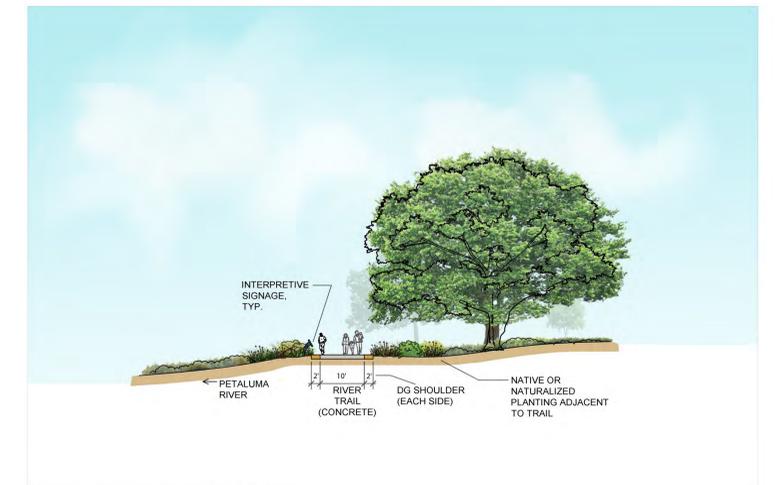
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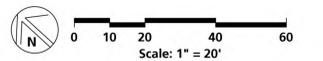
SECTION 1 CLUB HOUSE - POOL - BLDG 3
SCALE 1/16" = 1'-0"



SECTION 2 BLDG 11 - LYNCH CREEK
SCALE 1/16" = 1'-0"



SECTION 3 RIVER TRAIL
SCALE 1/16" = 1'-0"



PLANTING NOTES

- All work shall be performed by persons familiar with planting work and under supervisions of a qualified planting foreman.
- Plant material locations shown are diagrammatic and may be subject to change in the field by the Landscape Architect before the maintenance period begins.
- All trees are to be staked as shown in the staking diagrams.
- All tree stakes shall be cut 6" above tree ties after stakes have been installed to the depth indicated in the staking diagrams. Single stake all conifers per tree staking diagram.
- Plant locations are to be adjusted in the field as necessary to screen utilities but not to block windows nor impede access. The Landscape Architect reserves the right to make minor adjustments in tree locations after planting at no cost to the Owner. All planting located adjacent to signs shall be field adjusted so as not to interfere with visibility of the signs.
- The Landscape Architect reserves the right to make substitutions, additions, and deletions in the planting scheme as felt necessary while work is in progress. Such changes are to be accompanied by equitable adjustments in the contract price if/when necessary and subject to the Owner's approval.
- The contractor is to secure all vines to walls and columns with approved fasteners, allowing for two (2) years growth. Submit sample of fastener to Landscape Architect for review prior to ordering.
- All planting areas, except lawns and storm water treatment zones (as defined by the civil engineer), shall be top-dressed with a 3" layer of recycled wood mulch, "Black Wonder Mulch" by Vision Recycling (510.429.1300; www.visionrecycling.com) or equal. This shall include all pre-cast planter pots. Mulch shall be Black in color. Submit sample to Landscape Architect for review prior to ordering. Hold all mulch six (6) inches from all plants where mulch is applied over the rootball.
- All street trees to be installed in accordance with the standards and specifications of the City of Petaluma. Contractor to contact the city arborist to confirm plant type, plant size (at installation), installation detailing and locations prior to proceeding with installation of street trees. Contractor is to obtain street tree planting permit from the city, if a permit is required, prior to installation of street trees. Contractor is to consult with the Landscape Architect during this process.
- Seasonal color is to be current and locally available. Plant material is to be selected by the Landscape Architect from a list of currently available stock provided by the Landscape Contractor prior to installation. Seasonal color to be 4" pots at 12" o.c. unless otherwise noted.
- The lawn shall be sod or seeded (as noted) and consist of a drought tolerant hard fescue blend such as Pacific Sod, "Medallion Dwarf" with "Bonsai", installed per manufacturer's recommendations and specifications. The mix shall consist of the following proportions of grass species: 100% Bonsai Double Dwarf fescue. Available through: Pacific Sod 800.542.7633
- Trees planted in lawn areas shall have a 12" diameter cutout for trimming purposes.
- Plants shall be installed to anticipate settlement. See Tree and Shrub Planting Details.
- All trees noted with 'deep root' and those planted within 5'-0" of concrete paving, curbs, and walls shall have deep root barriers installed per manufacturer's specifications. See specifications and details for materials, depth of material, and location of installation.
- The Landscape Contractor shall arrange with a nursery to secure plant material noted on the drawings and have those plants available for review by the Owner and Landscape Architect within thirty (30) days of award of contract. The Contractor shall purchase the material and have it segregated and grown for the job upon approval of the plant material. The deposit necessary for such contract growing is to be born by the Contractor.
- The project has been designed to make efficient use of water through the use of drought tolerant plant materials. Deep rooting shall be encouraged by deep watering plant material as a part of normal landscape maintenance. The irrigation for all planting shall be limited to the amount required to maintain adequate plant health and growth. Water usage should be decreased as plants mature and become established. The irrigation controllers shall be adjusted as necessary to reflect changes in weather and plant requirements.
- The Landscape Contractor shall verify the location of underground utilities and bring any conflicts with plant material locations to the attention of the Landscape Architect for a decision before proceeding with the work. Any utilities shown on the Landscape drawings are for reference and coordination purposes only. See Civil Drawings.
- The design intent of the planting plan is to establish an immediate and attractive mature landscape appearance. Future plant growth will necessitate trimming, shaping and, in some cases, removal of trees and shrubs as an on-going maintenance procedure.
- Install all plants per plan locations and per patterns shown on the plans. Install all shrubs to ensure that anticipated, maintained plant size is at least 2'-0" from the face of building(s) unless shown otherwise on the plans. Refer to Plant Spacing Diagram for plant masses indicated in a diagrammatic manner on the plans. Refer to Plant Spacing Diagram for spacing of formal hedge rows.
- Contractor to provide one (1) Reference Planting Area for review by Landscape Architect prior to installation of the project planting. The Reference Planting Area shall consist of a representative portion of the site of not less than 900 (nine hundred) square feet. Contractor to set out plants, in containers, in the locations and patterns shown on the plans, for field review by the Landscape Architect. The Reference Planting Area will be used as a guide for the remaining plant installation.
- The Maintenance Period(s) shall be for 60 (sixty) days. Portions of the installed landscape of a project may be placed on a maintenance period prior to the completion of the project at the Owner's request and with the Owner's concurrence.
- Contractor to verify drainage of all tree planting pits. See Planting Specifications. Install drainage well per specifications and Tree Planting Detail(s) if the tree planting pit does not drain at a rate to meet the specifications.
- Contractor shall remove all plant and bar code labels from all installed plants and landscape materials prior to arranging a site visit by the Landscape Architect.
- Versiflex drainage board or approved equal is to be installed in all on-structure planters and all pre-cast planters/pots as shown in the drawings. Material available through: Tournesol Siteworks 800.542.2282. All Versiflex drainage board shall be completed covered with filter fabric as shown in the drawings and per manufacturer's specifications.
- All tree rootballs shall be irrigated by water jet during the sixty (60) day maintenance period established by specifications. This irrigation shall occur each time normal irrigation is scheduled.
- The Landscape Contractor shall, as a part of this bid, provide for a planting allowance for the amount of \$1TBID, to be used for supplying and installing additional plant material as directed by the Landscape Architect and approved by the Owner in writing. The unused portion of the allowance shall be returned to the Owner at the beginning of the maintenance period.

PLANT PALETTE

KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS/SPACING	WATER USE	CA NATIVE	FIRE SAFE LIST*
TREES							
ACE RUB	24" BOX MINIMUM / see planting plans	Acer rubrum 'October Glory'	October Glory Red Maple	Standard	Medium		YES
AES CAR		Aesculus californica	California Buckeye	Standard	Low	YES	
ARB MAR		Arbutus 'Marina'	Marina Strawberry Tree	High Branching	Low	YES	YES
CER FOR		Cercis canadensis 'Forest Pansy'	Eastern Redbud	High Branching	Low		
CER RIS		Cercis canadensis 'Rising Sun'	Eastern Redbud	High Branching	Low		
CER OCC		Cercis occidentalis	Western Redbud	High Branching	Low	YES	YES
GIN AUT		Ginkgo biloba 'Autumn Gold'	Maidenhair Tree	Male Only	Medium		
GIN SKY		Ginkgo biloba 'Sky Tower'	Maidenhair Tree	Male Only	Medium		
LAU NOB		Laurus nobilis	Bay Tree	Standard	Low		
LYO FLO		Lyonathamnus floribundus	Island Ironwood	Standard	Low		
MAG ALT		Magnolia grandiflora 'Alta'	Southern Magnolia	Standard	Medium		
MEL QUI		Melaleuca quinquenervia	Cajuput Tree	Standard	Low		
PIN CAN		Pinus canariensis	Canary Island Pine	Standard	Low		
PLA ACE		Platanus acerifolia 'Columbia'	American Sycamore	Standard	Medium		
PLA RAC		Platanus racemosa	California Sycamore	Standard	Medium	YES	
POP FRE		Populus fremontii (B)	Fremont Cottonwood	Male Only	Medium	YES	
PRU CAR		Prunus caroliniana	Carolina Cherry Laurel	Standard	Low		
PRU THU		Prunus cerasifera 'Krauter Vesuvius'	Flowering Purple Plum	Standard	Low		
QUE AGR		Quercus agrifolia (B)	Coast Live Oak	Standard	Low	YES	
QUE LOB		Quercus lobata (B)	Valley Oak	Standard	Low	YES	
QUE SUB		Quercus suber (B)	Cork Oak	Standard	Low		
RHU LAN		Rhus lancea (B)	African Sumac	Standard	Low		YES
ULM PAR		Ulmus parvifolia 'Frontier'	Evergreen Elm	Standard	Medium		
TRI LAU		Tristania laurina	Water Gum	Standard	LOW		

TOTAL NUMBER OF NEW TREES: 833

SHRUBS							
AGV	5 gal	Anigozanthos 'Gold Velvet' (B)	Yellow Kangaroo Paw	24" o.c.	Low		
AAV	5 gal	Anigozanthos 'Amber Velvet' (B)	Orange Kangaroo Paw	18" o.c.	Low		
ADM	5 gal	Asparagus densiflorus 'Meyeri'	Asparagus Fern	24" o.c.	Low		YES
CPL	5 gal	Ceratostigma plumbaginoides	Dwarf Plumbago	36" o.c.	Low		
DLD	5 gal	Diets bicolor 'Lemon Drop' (S)	Dwarf Fortnight Lily	24" o.c.	Low		YES
DWF	5 gal	Diets vegeta 'White Flowers'	Fortnight Lily	30" o.c.	Low		YES
ECA	15 gal	Epilobium canum 'Chaparral Silver' (S) (B)	California Fuschia	30" o.c.	Low	YES	
EFR	5 gal	Escallonia 'Compacta'	Compact Escallonia	48" o.c.	Medium		YES
EEG	5 gal	Euonymus fortunei 'Emerald 'n gold'	Wintercreeping Euonymus	30" o.c.	Medium		YES
FJA	5 gal	Fatsia japonica	Japanese Aralia	48" o.c.	Medium		
LAV	5 gal	Lavatera maritima (B)	Tree Mallow	30" o.c.	Low		YES
LJE	5 gal	Leucadendron 'Jester'	Conebush	36" o.c.	Low		
LSP	5 gal	Loropetalum chinense 'Sizzling Pink'	Ch. Fringe Flower	48" o.c.	Medium		
LJH	5 gal	Loropetalum chinense 'Jazz Hands'	Dwarf Ch. Fringe Flower	30" o.c.	Medium		
MLF	5 gal	Mahonia x media 'Lionel Fortescue'	Lionel Fortescue Mahonia	36" o.c.	Low		YES
MAU	5 gal	Mimulus aurantiacus (S) (B)	Bush Monkey-Flower	24" o.c.	Low	YES	YES
MCA	5 gal	Myrica californica	Pacific Wax Myrtle	48" o.c.	Low	YES	YES
NFP	5 gal	Nandina domestica 'Firepower'	Heavenly Bamboo	24" o.c.	Low		
OLO	5 gal	Olea 'Little Olive'	Dwarf Olive	60" o.c.	Low		
PLB	5 gal	Perovskia atriplicifolia 'Lacey Blue'	Russian Sage	48" o.c.	Low		
PAT	5 gal	Phormium 'Atropurpureum'	NZ Flax	36" o.c.	Low		
PAQ	5 gal	Phormium 'Apricot Queen'	NZ Flax	36" o.c.	Low		
PDC	5 gal	Phormium 'Dusky Chief'	NZ Flax	36" o.c.	Low		
PIL	5 gal	Prunus ilicifolia	Hollyleaf Cherry	48" o.c.	Low		YES
RCA	5 gal	Rhamnus c. 'Mount San Bruno' (B)	California Coffeeberry	48" o.c.	Low	YES	YES
RAU	5 gal	Ribes aureum (S) (B)	Golden Currant	30" o.c.	Low	YES	
RCL	5 gal	Rosa californica	California Carpet Rose	48" o.c.	Medium	YES	
SBB	5 gal	Salvia leucantha 'Bee's Bliss' (B)	Mexican Bush Sage	48" o.c.	Low	YES	
SMO	5 gal	Symphoricarpos mollis	Creeping Snowberry	48" o.c.	Low	YES	
YCG	5 gal	Yucca filamentosa 'Color Guard'	Color Guard Yucca	24" o.c.	Low		

PERENNIALS AND GROUNDCOVERS

AMI	1 gal	Achillea millefolium (B)	Yellow Arrow	18" o.c.	Low	YES	YES
CYP	1 gal	Ceanothus griseus 'Yankee Point'	Yankee Point Ceanothus	36" O.C.	Low	YES	
KUV	1 gal	Kniphofia uvaria 'Flamenco'	Red Hot Poker	18" o.c.	Low		YES
LIG	2 gal	Lavandula x intermedia 'Grosso' (B)	Lavender	24" o.c.	Low		YES
LBB	3 gal	Liriope muscari 'Big Blue'	Lily Turf	24" o.c.	Low		YES
SMA	2 gal	Sidalcea malviflora	Dwarf Checkerbloom	36" o.c.	Low	YES	YES
STS	1 gal	Sarcococca hookeriana 'Tony Schilling'	Hook Lance Leaf Sarcococca	30" o.c.	Low		
MYP	1 gal	Myoporum 'Pacifcum'	Myoporum	48" O.C.	Low		
ERG	1 gal	Erigeron glaucus 'Bountiful'	Beach Aster	18" O.C.	Low		

GRASSES

CAU	1 gal	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	24" oc	Low		
CTU	1 gal	Carex tumulicola (S)	Berkeley Sedge	24" oc	Low	YES	
CTE	5 gal	Chondropetalum tectorum (S)	Cape Rush	24" oc	Low		
FEC	1 gal	Festuca californica	California Fescue	18" oc	Low	YES	
JPA	3 gal	Juncus patens 'Eik Blue' (S)	California Gray Rush	24" oc	Low	YES	
LLO	3 gal	Lomandra longifolia	Mat Rush	24" oc	Low		
MRM	3 gal	Muhlenbergia c. 'Regal Mist'	Pink Muhly	30" oc	Low		
MRI	3 gal	Muhlenbergia rigens (S)	Deer Grass	36" oc	Low	YES	
MRW	3 gal	Muhlenbergia c. 'White Cloud'	White Muhly	30" oc	Low		

VINES

LPE	2 gal	Lonicera periclymenum 'Serotina' (B)	Woodbine Honeysuckle	-	Low		YES
FPU	2 gal	Ficus pumila	Creeping Fig	-	Low		

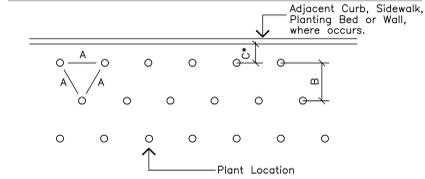
SOD

SOD	sod	90/10 Tall Fescue by Delta Blue Grass	-	-	Low		

- (S) - stormwater treatment plants
(B) - butterfly / bird garden plants

*Plants noted in the "Fire Safe List" column are selected from the Fire-Smart plant list for Marin county per Fire Safe Marin website (firesafemarin.org). No plants selected for this project is on the Fire Hazardous plant list.

PLANT SPACING DIAGRAM



PLANT CALLOUT SYMBOL



PLANT QUANTITY DIAGRAM

SPACING 'A'	SPACING 'B'	SPACING 'C'	NO. OF PLANTS/SQUARE FOOT
6" O.C.	5.20"	2.60"	4.60
8" O.C.	6.93"	3.47"	2.60
9" O.C.	7.79"	3.90"	1.78
10" O.C.	8.66"	4.33"	1.66
12" O.C.	10.40"	5.20"	1.15
15" O.C.	13.00"	6.50"	0.74
18" O.C.	15.60"	7.80"	0.51
24" O.C.	20.80"	10.40"	0.29
30" O.C.	26.00"	13.00"	0.18
36" O.C.	30.00"	15.00"	0.12
48" O.C.	40.00"	20.00"	0.07
72" O.C.	62.35"	31.18"	0.04

See Plant Spacing Diagram for maximum triangular spacing 'A'. This chart is to be used to determine number of ground cover required in a given area and spacing between shrub massings. Where shrub massings are shown, calculate shrub mass areas before utilizing spacing chart to determine plant quantities.

* Where curb, sidewalk, adjacent planting bed or wall condition occurs, utilize spacing 'C' to determine plant distance from wall, sidewalk, adjacent planting bed or back of curb, where C=1/2 B.

CONCEPTUAL COLOR AND FINISH SCHEDULE

PEDESTRIAN CONCRETE PAVING

- Type 1 Natural grey concrete with light broom finish. Sweep perpendicular to path of travel.
- Type 2 Integral color concrete, Color Yosemite Brown, with light broom finish. Sweep perpendicular to path of travel. Heavy sandblast where noted, see Plans.
- Type 3 Integral color concrete, Color Dark Grey (Iron Oxide), with light broom finish; heavy sandblast where noted on plans.

*All colors to be: DAVIS Colors: Tel: 800.800.6856

PEDESTRIAN ACCENT PAVING

All by Calstone, contact: Mike Marhenke; 408.598.0518
Paving units are to be dual mix design using Duraface/Face-Mix technology. Integral through colors are not acceptable. Vehicular Pavers to be 80mm thick.



- Type 1 Mission Series 12x12, stacked pattern, color #55.
- Type 2 Mission Series 6x6, stacked pattern, color #50 & #51 mix.

Contractor to submit sample to Landscape Architect for approval prior to acquisition or installation.

VEHICULAR STAMPED ASPHALT PAVING



- Type 1 Field: Color to be Pewter, Tile Pattern 12" square Grid from StreetPrint; www.streetprint.com; 800.331.8118
- Type 2 Bands: Color to be Charcoal, Offset Brick from StreetPrint; www.streetprint.com; 800.331.8118

PEDESTRIAN DECOMPOSED GRANITE PAVING

3/8" California Gold, by TMT Enterprises. 408-432-9040.

COBBLE AND GRAVEL

1/2"-1" La-Paz cobbles by Lyngso. t. 800.364.1730

STONE PAVING

Irregular Arizona Flagstone Buckskin by Lyngso. t. 800.364.1730

BOULDERS

Hand picked granite boulders by Lyngso. t. 800.364.1730

LIGHTING FIXTURES / SEE LIGHTING PLAN

- Street Scale Pole Light: See Electrical Drawings. By Lumec, tel. 855.486.2216 Series: SleekVision, Model: SleekVision Post Top LED with CAGE (VLC-CAGE), 30 LED, Type V, 4000K, pole height: 16', color/finish: black.
- Pedestrian Scale Pole Light: See Electrical Drawings. By Lumec, tel. 855.486.2216 Series: SleekVision, Model: SleekVision Post Top LED with CAGE (VLC-CAGE), 30 LED, Type V, 4000K, pole height: 12', color/finish: black.
- Accent Pole Light: See Electrical Drawings. By Lumec, tel. 855.486.2216 Series: SoleCity, Model: SoleCity ULFL100, LED Flood Light, 32 LED, HFL Asymmetrical Optics.
- Bollard Light: See Electrical Drawings. By Lumec, tel. 855.486.2216 Series: SleekVision, Model: SleekVision Bollard LED (VBC), 15 LED, Type V, 3000K, height: 3', color/finish: black.
- Tree Downlight/Moonlighting By BK-Lighting, tel. 559.438.5800 Series: Nite Star II with tree mounting strap (supplied by manufacturer)

BIKE RACK

By Maglin, contact: Sarah McKellar, tel. 800.716.5506 x 1265 Series: Iconic, Model: MBR-2300-00001 Bike Rack, color/finish: white.

BENCH

By Maglin, contact: Sarah McKellar, tel. 800.716.5506 x 1265 Series: Iconic, 2300 Series, Model: 70" L Backed Bench, color/finish: white, wood top.

PICNIC SET

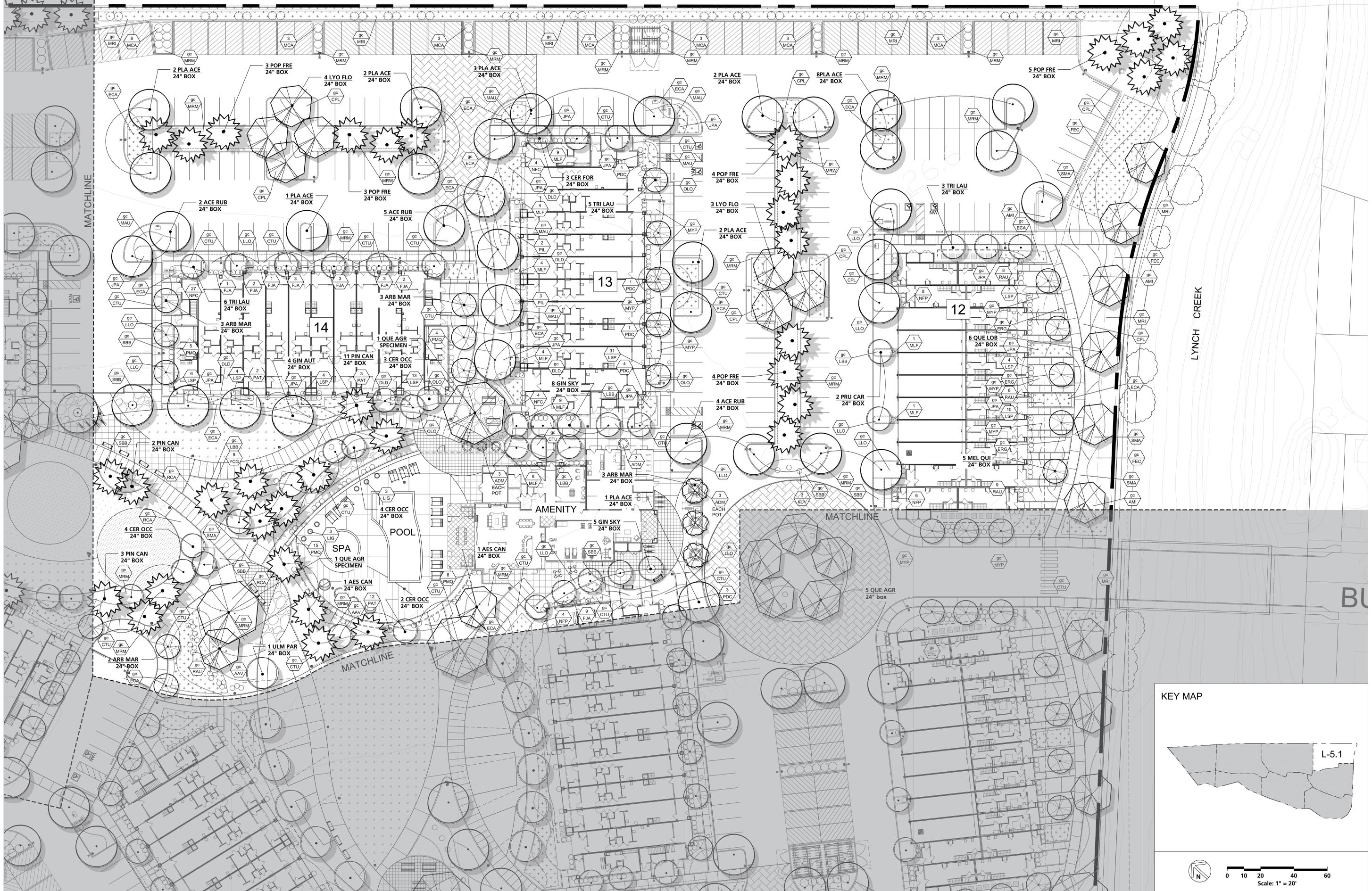
By Maglin, contact: Sarah McKellar, tel. 800.716.5506 x 1265 Series: Iconic, 2300 Series, Model: 70" L Backless Bench (2) + 70" L Table (1), color/finish: white, wood top.



**NOTES:
The above plants have been selected as being representative of the overall planting design intent. This plant palette is suggested for use, but does not preclude use of other appropriate plant material. Water-conserving plants and other climate appropriate varieties of trees, shrubs and ground covers have been selected to complement the character of the project.

All planted areas are to be watered with an approved automatic underground irrigation system. The system shall be designed to make efficient use of water through conservation techniques, and be in compliance with the City's Water Efficient Landscape Ordinance 238.

Water use designation is based on the 4th edition (Costello, L.R. and K.S. Jones, 2014, WUCOLS IV: Water Use Classification of Landscape Species, California Center of Urban Horticulture, University of California, Davis. http://ucanr.edu/sites/WUCOLS/)



KEY MAP

L-5.1

Scale: 1" = 20'

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