

ABBREVIATIONS

Table with 4 columns: Abbreviation, Full Name, Abbreviation, Full Name. Includes entries like ASPHALT CONCRETE, AC声OUSTICAL, OPENING, etc.

INDIVIDUAL LOT DATA

Table with 5 columns: Unit Type, Lot 1, Lot 2, Lot 3, Lot 4. Includes rows for Density, Gross Build Area, Proposed Lot Size, etc.

SYMBOLS

Table of symbols and their meanings. Includes symbols for Reference Point, Wall, Floor and Roof Type, Door Number, Window Number, etc.

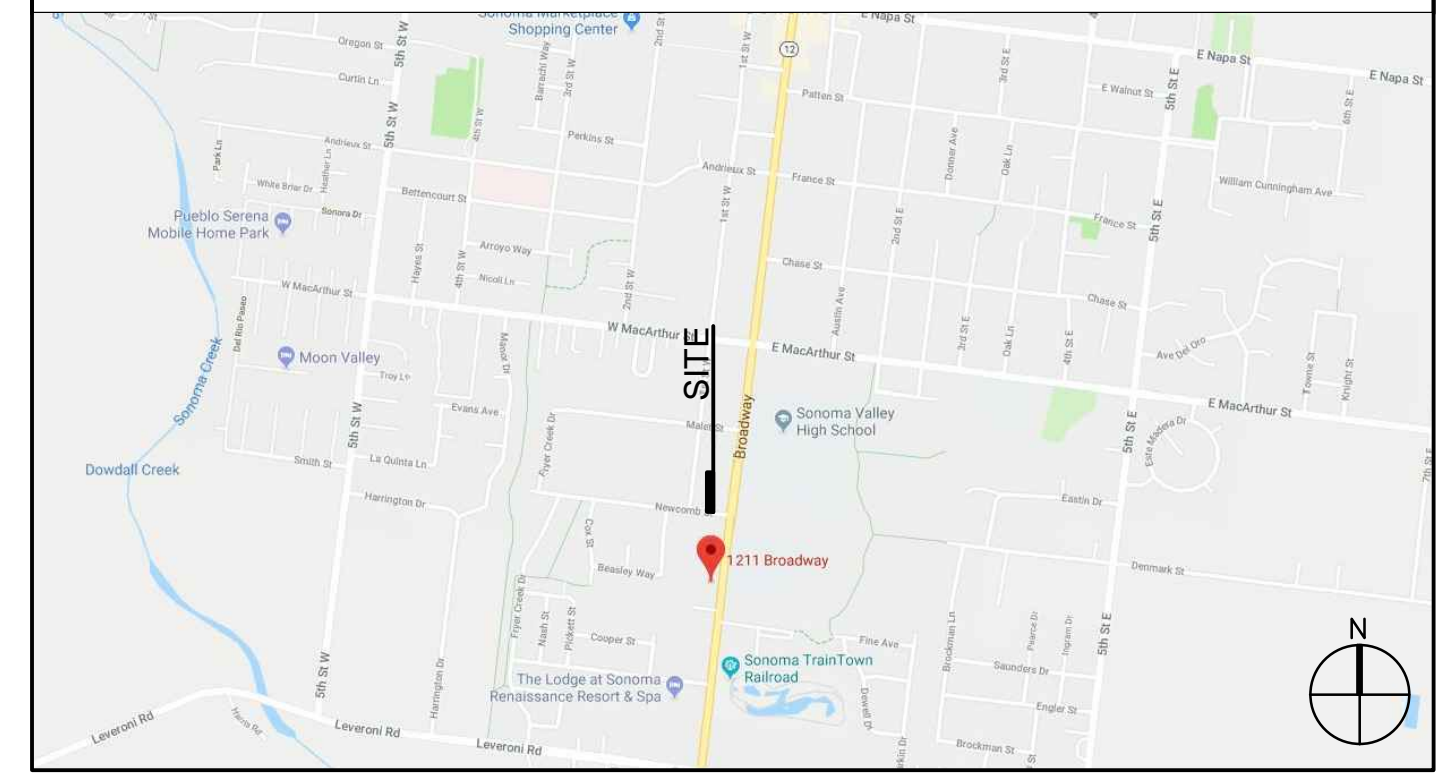
PROJECT DATA

Table with 3 columns: Category, Permitted/Req., Proposed. Includes sections for Zoning Information, FAR and Coverage Calculations, and Site Coverage.

SHEET INDEX

Table with 3 columns: SHEET#, SHEET NAME, SHEET SCALE. Lists sheets from A0.0 (TITLE SHEET) to A15.0 (WELO CALCULATIONS AND WORKSHEETS).

LOCATION MAP



PROJECT DIRECTORY

Table listing project participants: OWNER (SHAHRAM BIJAN), ARCHITECT (STANLEY SAIOWITZ | NATOMA ARCHITECTS), CIVIL (ADOBE ASSOCIATES, INC.), and LANDSCAPE (FIELD LANDSCAPE ARCHITECTS).



1211 BROADWAY
1211 BROADWAY, SONOMA, CA, 95476

TITLE PAGE

Table with 2 columns: Field, Value. Includes SET: PLANNING, DATE: 05/23/19, SCALE: NTS, DRAWN: SSINAI, SHEET NO.: A0.0.

A0.0



VIEW FROM BROADWAY 1

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1211 BROADWAY
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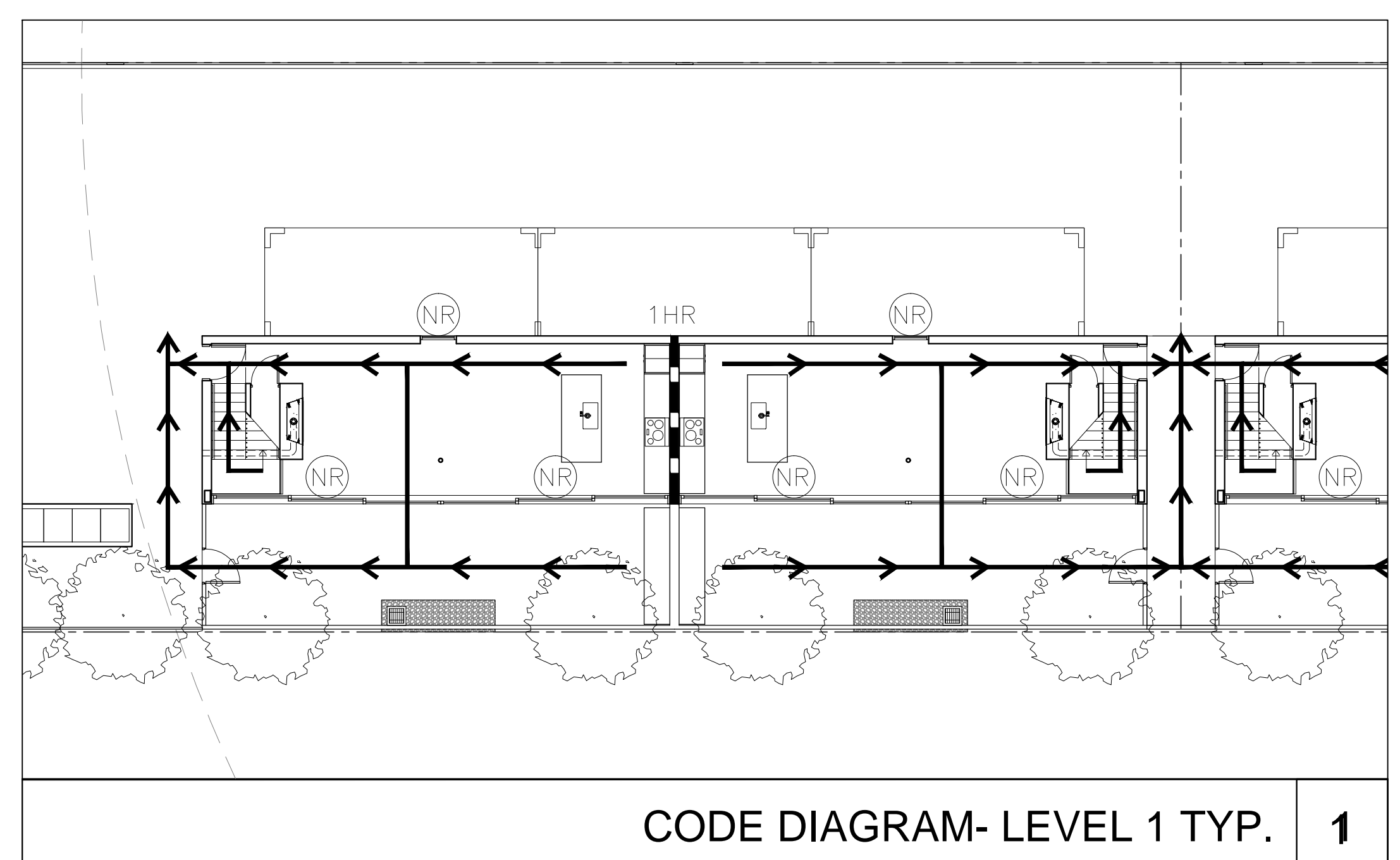
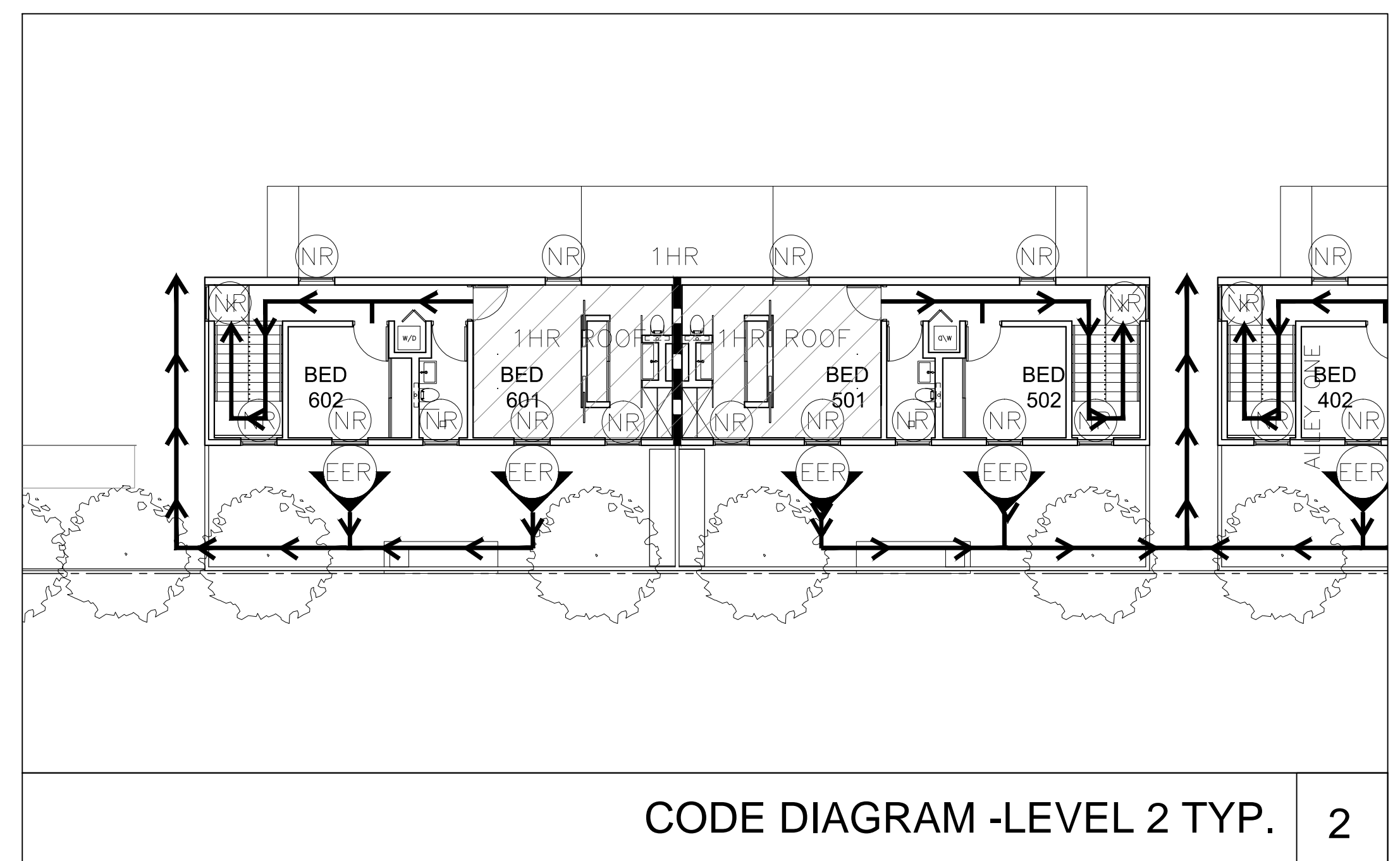
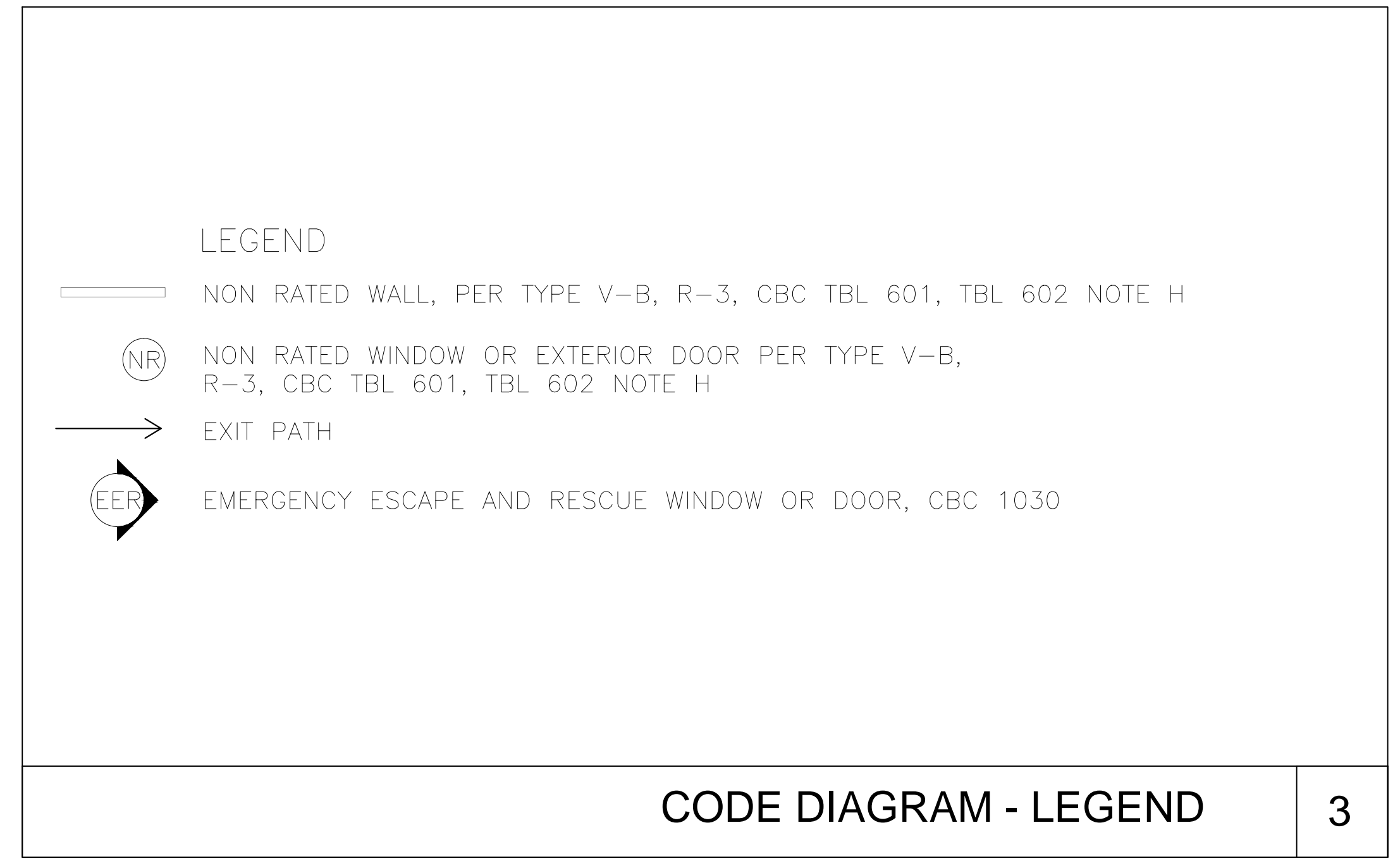
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RENDERING

SET: PLANNING
 DATE: 05/23/19
 SCALE: NTS
 DRAWN: **SSINAI**

SHEET NO.
A0.14

ITEM AND COMPLIANCE	CODE SECTION	ITEM AND COMPLIANCE	CODE SECTION
CODE USED 2016 California Residential Code (CRC) 2016 California Building Code (CBC) 2016 California Mechanical Code (CMC) 2016 California Electrical Code (CEC) 2016 California Plumbing Code (CPC) 2016 California Energy Code 2016 California Green Building Standards Code (CalGreen)		MAX EXIT TRAVEL DISTANCE LONGEST PATH DUP/SFR- ROUTE FROM: MASTER BATH, DN STAIR, OUT MAIN DOOR, TO EGRESS COURT (EXTERIOR).	DISTANCE ALLOWANCE COMPLIANCE 67' 250' OK
OCCUPANCY R-3 SINGLE FAMILY RESIDENTIAL AND DUPLEX THERE ARE 2 DWELLINGS. R-3 ALLOWS UP TO 2 DWELLINGS.		EMERGENCY ESCAPE AND RESCUE MINIMUM 5.7 SF, MIN 20" W, MIN. 24"H, MAX 44" AFF, REQUIRED PER SLEEPING AREA AND BASEMENT.	CBC 1030.1
CONSTRUCTION TYPE V-B NON RATED WITH FIRE SPRINKLERS, ADDITIONAL RATING ADDED TO PERIMETER WALLS	CBC 602.5	LEVEL-ZONE PROVIDED LV 100A EXISTING VERIFY PER STRUCTURAL BR 202 G04 3'-2" x 7'-11"(-2'-9") BR 201A G04 3'-2" x 7'-11"(-2'-9") BR 206A G04 3'-2" x 7'-11"(-2'-9") BR 208 G04 3'-2" x 7'-11"(-2'-9") BR 211 G04 3'-2" x 7'-11"(-2'-9") BR 213A G04 3'-2" x 7'-11"(-2'-9")	AREA COMPLIANCE 39.5 SF OK 129.6 SF OK 87.2 SF OK 87.2 SF OK 129.6 SF OK 129.6 SF OK 87.2 SF OK
SPRINKLERS: PER CITY OF SONOMA DBI BULLETIN #5	CBC 903.3.1.3 NFPA 13D		
HEIGHT PROVIDED 21'	ALLOWABLE < 60'	COMPLIANCE OK	
STORIES PROVIDED 2	ALLOWABLE < 4	COMPLIANCE OK	
ALLOWABLE GROSS BUILDING AREA PER CBC TABLE-506.2 OCCUPANCY	CBC TBL 506.2		
LOT-1: R-3 SFR 530 SF < UNLIMITED OK LOT-2: R-3 SFR 1,146 SF < UNLIMITED OK LOT-3: R-3 DU 1 2,386 SF < UNLIMITED OK LOT-4: R-3 DU 2 2,386 SF < UNLIMITED OK			
OCCUPANT BUILDING LOAD OCCUPANCY			
LOT 1: R-3 SFR 530 SQ FT /200= 3 PEOPLE LOT 2: R-3 SFR 1,146 SQ FT /200= 6 PEOPLE LOT 3: R-3 DU 1 2,386 SQ FT /200= 12 PEOPLE LOT 4: R-3 DU 2 2,386 SQ FT /200= 12 PEOPLE TOTAL 6,448 SQ FT = 33 PEOPLE			
NUMBER OF EXITS OCCUPANCY			
LOT 1: R-3 SFR 1 1 OK LOT 2: R-3 SFR 1 1 OK LOT 3: R-3 DU 1 2 1 OK LOT 4: R-3 DU 2 2 1 OK			
*WE ARE PROVIDING 1 EXIT PER UNIT THROUGH MAIN DOOR.			
STAIR WIDTH DESIGN LOAD .75" CALC = 500 SF (TYP LVL 2)/ 200 X 0.3 STAIR FACTOR 36" DEFAULT = 34 PEOPLE < 50 PEOPLE STAIR PROVIDED ALLOWABLE COMPLIANCE TYP. STAIR 36" =/> .75" OK	CBC 1005.3.1		
EGRESS WIDTH LARGEST INTERIOR LOAD = 6 PEOPLE @ TYP. DU 1.2" CALC = 6 OL X 0.2 EGRESS FACTOR 36" DEFAULT < 50 OL, 36" PROVIDED LARGEST EXTERIOR DU LOAD = 18 PEOPLE @ SOUTH SIDEYARD 100 6.6" CALC = 33 OL X 0.2 EGRESS FACTOR 14' WIDE EGRESS COURT PROVIDED. GREATER THAN 10' WIDE THEREFORE NO FIRE REQ. AT ADJACENT STRUCTURES (WALL OR WINDOW)	CBC 1005.3.2		

CODE ANALYSIS 4



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1211 BROADWAY
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TITLE:
CODE ANALYSIS

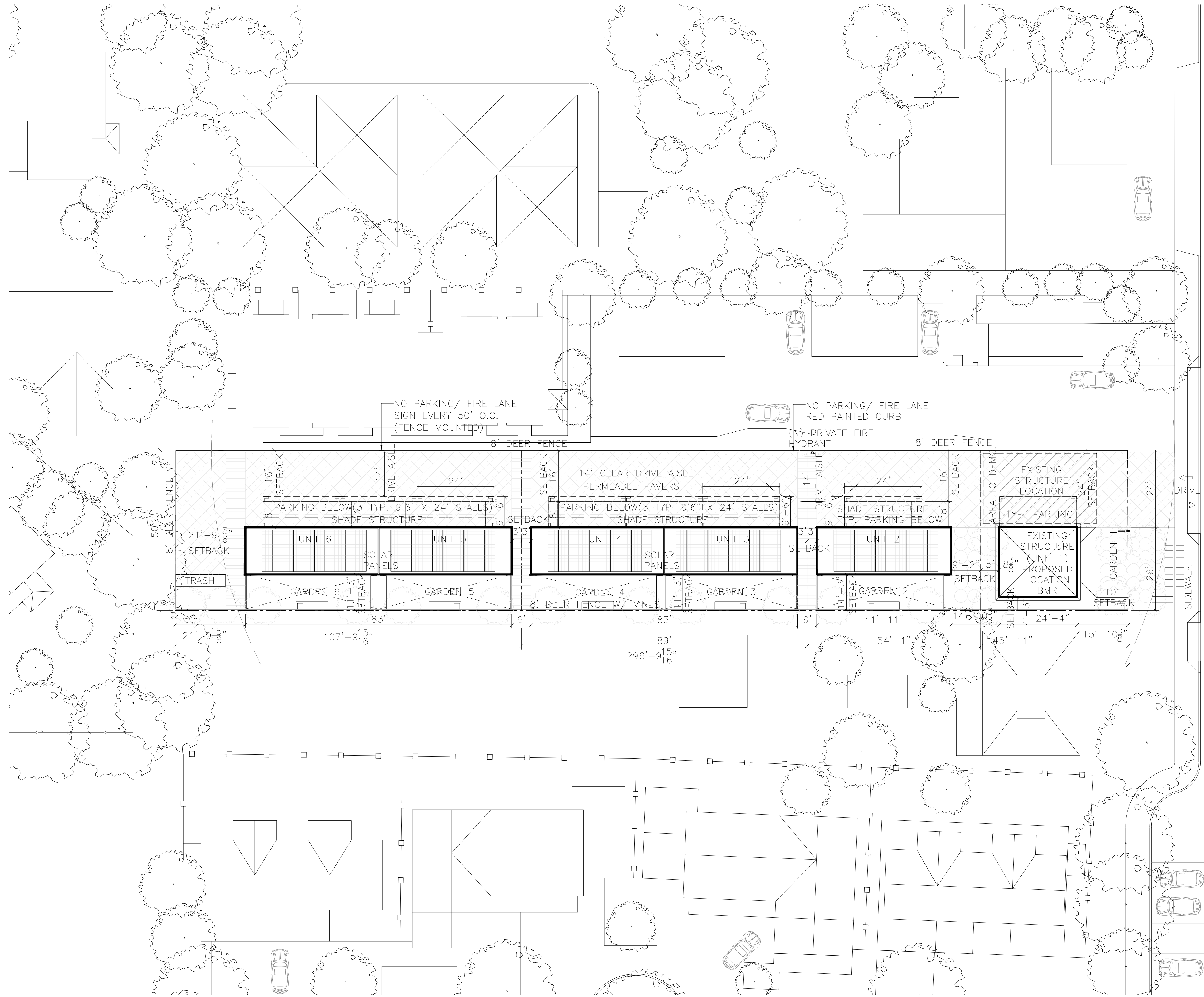
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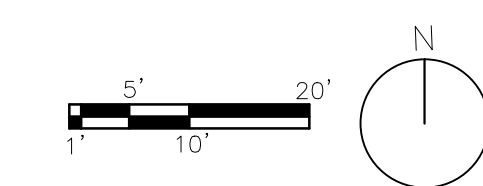
DRAWN: **SSINAI**

SHEET NO.
A0.8



ADDRESS ID POLE W/
 SIGNAL-TECH ONCOMING
 TRAFFIC ALARM SIGN (MDL:
 TCL1212DRR-170)

BROADWAY



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TITLE:
SITE PLAN

SET:	PLANNING
DATE:	05/23/19
SCALE:	1/16"=1'-0"
DRAWN:	SSINAI <small>© 2019 STANLEY SAITOWITZ ARCHITECTS INC.</small>

SHEET NO.
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OWNER
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SUBDIVIDER
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BENCHMARK
 FOUND CALTRANS RIVET #1162 ON
 TOP OF CURB. ELEV = 59.26'
 LOCATION PER PLAN.

LEGEND

PROPOSED	EXISTING	DESCRIPTION
---	---	PROPERTY BOUNDARY
SS	SS	SANITARY SEWER & MANHOLE
SS	SS	SANITARY SEWER & CLEANOUT
---	---	STORM DRAIN & MANHOLE
SD	SD	STORM DRAIN & DRAINAGE INLET (DI)
SD	SD	STORM DRAIN & AREA DRAIN (AD)
---	---	ROOF DRAIN & DOWN SPOUT (DS)
---	---	WATER SERVICE / WM
---	---	WATER MAIN & GATE/WATER VALVE
---	---	FIRE HYDRANT WITH BOLLARDS
---	---	DAYLIGHT LINE
---	---	APPROXIMATE LIMIT OF GRADING/DISTURBANCE
---	---	INDEX CONTOUR
---	---	INTERMEDIATE CONTOUR
---	---	GRADE BREAK W/ SLOPE SYMBOL

ABBREVIATIONS

AAI	ADOBE ASSOCIATES, INC.	LF	LINEAR FEET
AB	AGGREGATE BASE	MAX	MAXIMUM
AC	ASPHALT CONCRETE	ME	MATCH EXISTING
AD	AREA DRAIN	MH	MANHOLE
APN	ASSESSOR PARCEL NUMBER	MIN	MINIMUM
BC	BEGIN CURVE	NTS	NOT TO SCALE
BLDG	BUILDING	NO	NUMBER
BM	BENCH MARK	PA	PLANTING AREA
CB	CATCH BASIN	PCC	POINT OF COMPOUND CURVE
CL	CLASS	PL	PROPERTY LINE
C	CENTERLINE	PP	POWER POLE
CO	CLEANOUT	PRC	POINT OF REVERSE CURVE
CONC	CONCRETE	PUE	PUBLIC UTILITY ESMT
CY	COURTYARD	RCE	REGISTERED CIVIL ENGINEER
DI	DROP INLET	RCF	REINFORCED CONCRETE PIPE
DWG	DRAWING	RWL	RECLAIMED WATER LINE
DWY	DRIVEWAY	S	SLOPE
EC	END CURVE	SAD	SEE ARCHITECTURAL DRAWINGS
EG	EXISTING GROUND	SD	STORM DRAIN
EP	EDGE OF PAVEMENT	SFH	SINGLE FAMILY HOME
EL	ELEVATION	SLP	SEE LANDSCAPE PLANS
ESMT	ESMNT	SS	SANITARY SEWER
EX	EXISTING	STA	STATION
FL	FLOWLINE	STD	STANDARD
FG	FINISH GRADE	TC	TOP OF CURB
FH	FIRE HYDRANT	TYP	TYPICAL
FS	FINISHED SURFACE	VC	VERTICAL CURVE
FSS	FIRE SAFE STANDARD	VF	VERIFY IN FIELD
GB	GRADE BREAK	W	WATER
GR	GRATE	WM	WATER METER
HC	HANDICAP	WV	WATER VALVE
IG	INVERT GRADE		

LOT SIZE SUMMARY

EXISTING LOT SIZE	14,837 SF
PROPOSED LOT 1 SIZE	2,292 SF
PROPOSED LOT 2 SIZE	2,704 SF
PROPOSED LOT 3 SIZE	4,450 SF
PROPOSED LOT 4 SIZE	5,391 SF

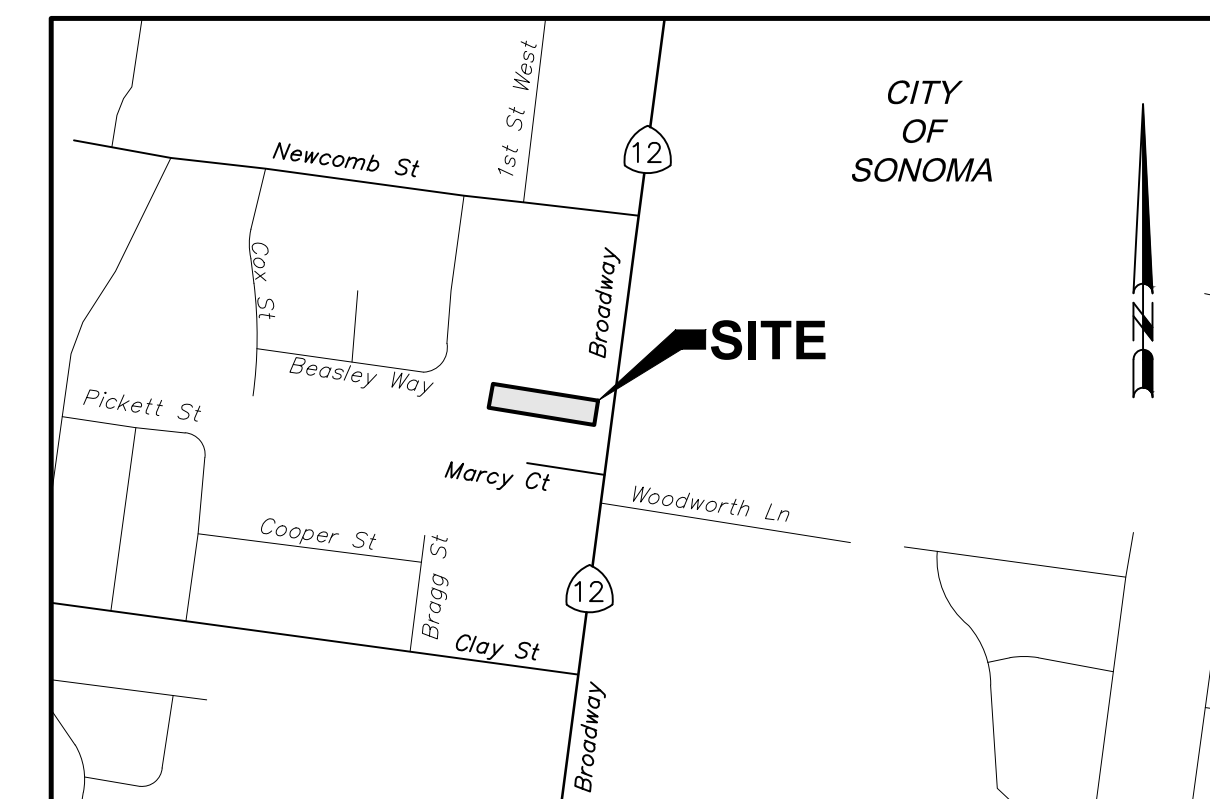
TENTATIVE MAP

1211 BROADWAY

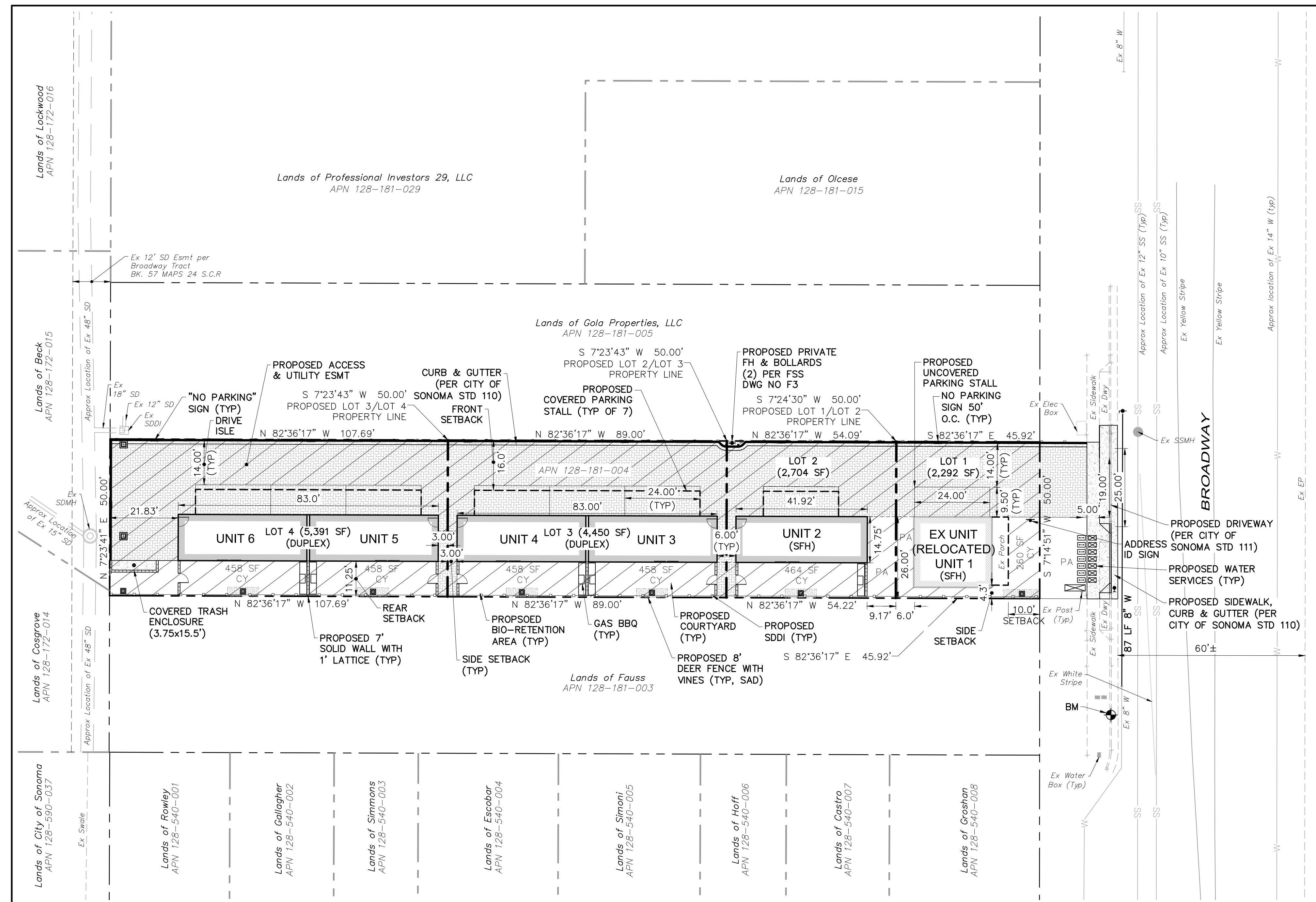
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Sonoma, California

APN 128-181-004



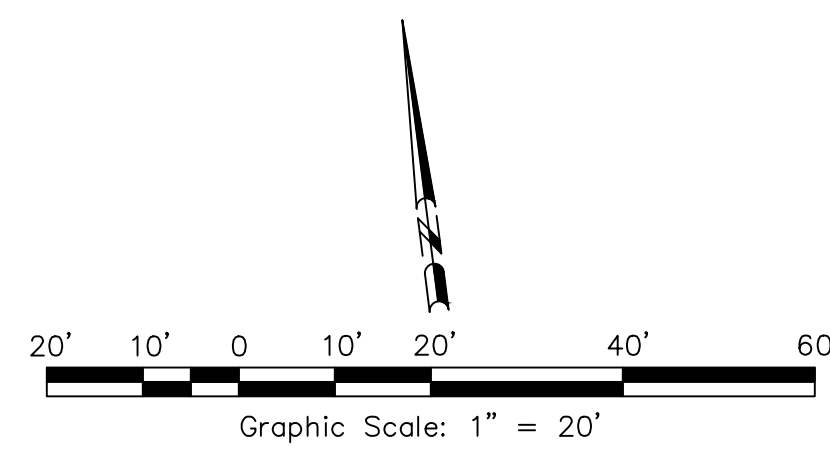
LOCATION MAP
 NOT TO SCALE



GRADING QUANTITIES:
 Site Grading is based upon subgrade to existing grade. No account has been taken for stripplings, expansion or contraction. Volumes should be verified and determined independently by the contractor.

CUT	FILL	TOTAL	NET	BASE ROCK
415 CY	88 CY	503 CY	-327 CY	160 CY

Note:
 Excess material to be off-hauled to an approved location or placed onsite under the direction of the project Soils Engineer. Earth materials placed onsite not shown on these plans may require revisions(s) to the grading permit.
 Area of Disturbance = 0.37 Acres



OVERALL SITE PLAN

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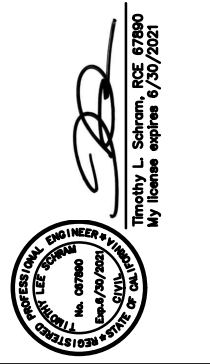
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DATE:	05/23/19
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DRAWN:	SSINAI
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OWNER:
N/A
ADDRESS:
T:

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STRUCTURAL:
N/A
ADDRESS:
T:



1211 BROADWAY

1211 BROADWAY, SONOMA, CA, 95476

TITLE:

SET: PLANNING COMMISSION

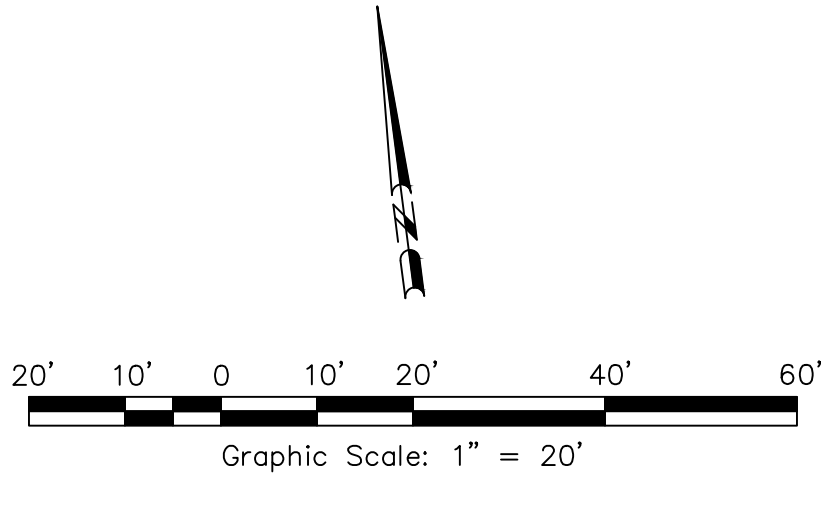
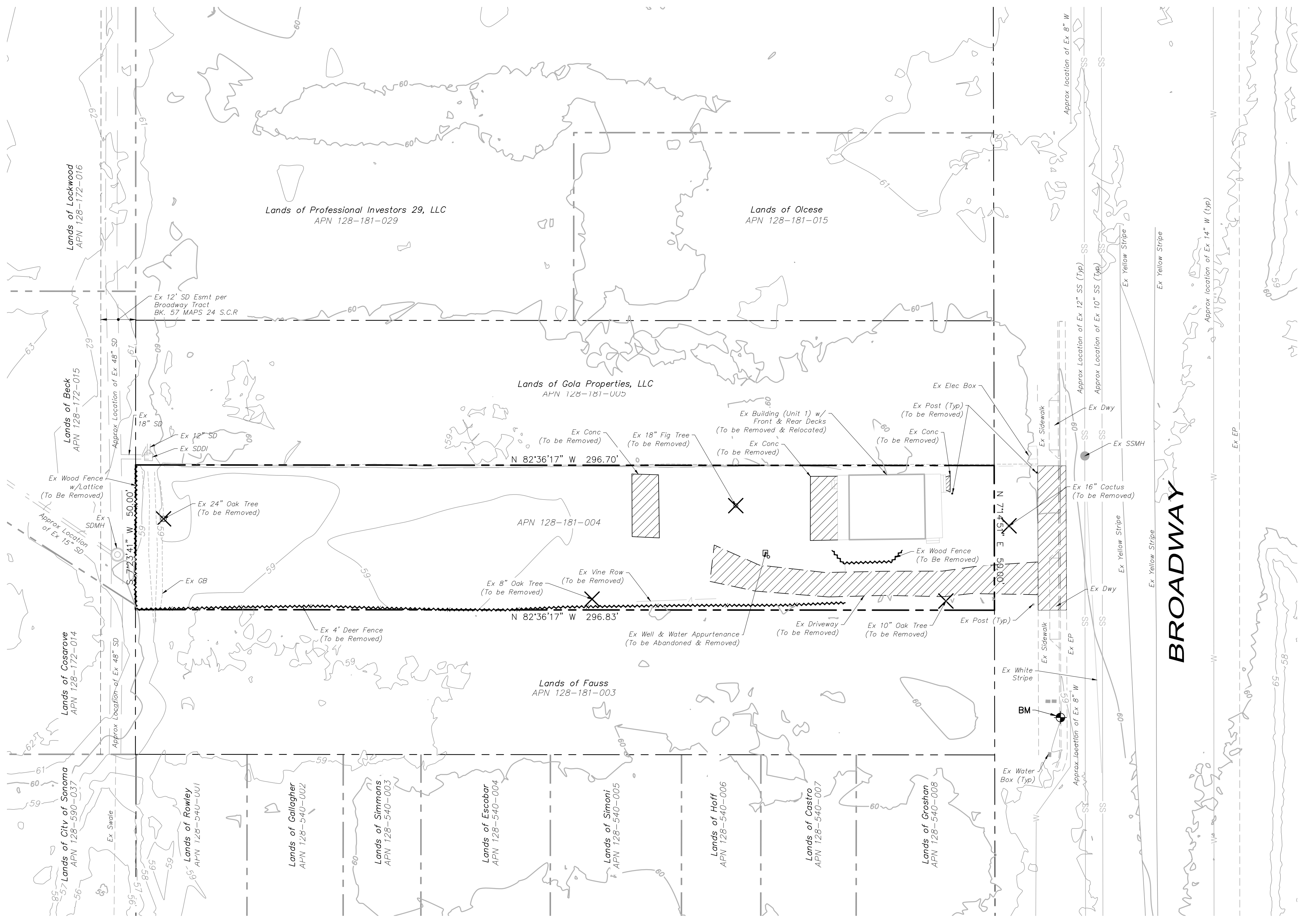
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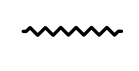
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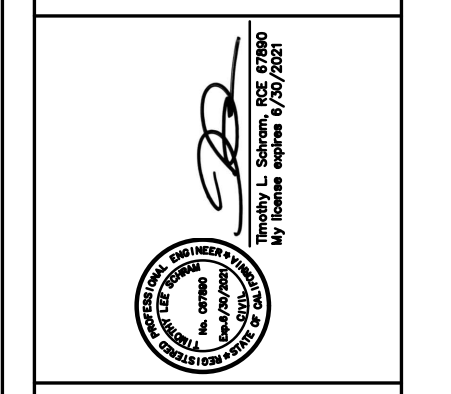


EXISTING CONDITIONS MAP & DEMOLITION PLAN

DEMOLITION LEGEND:

-  EX TREE TO BE REMOVED
-  REMOVE EXISTING CONCRETE
-  REMOVE EXISTING FENCE

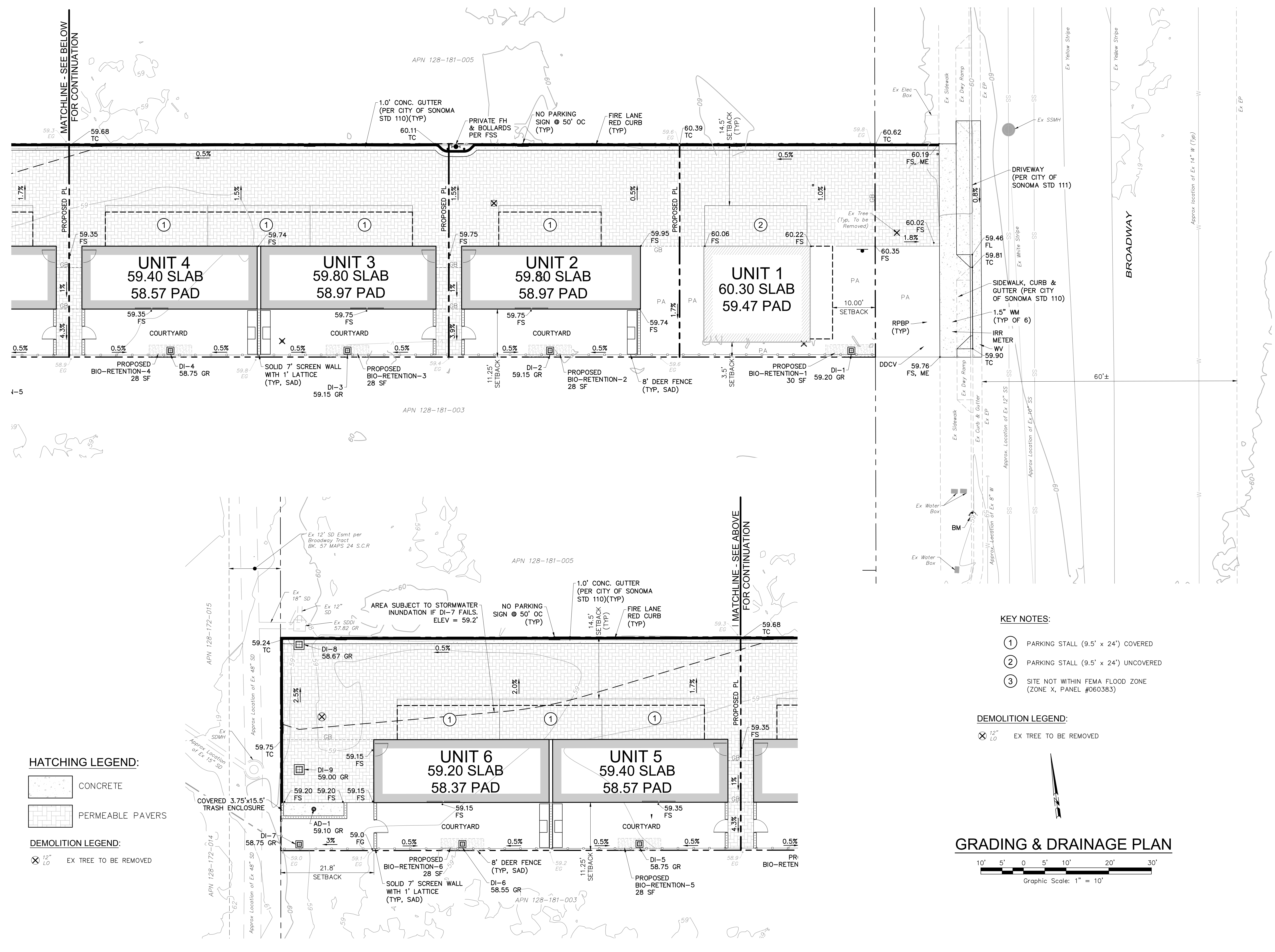
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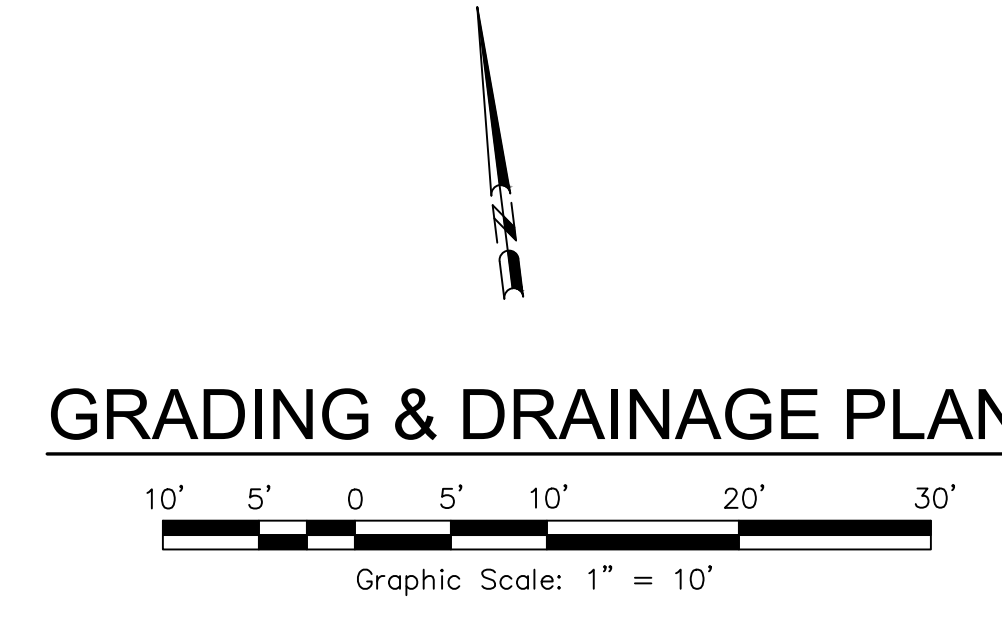
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DATE: 05/23/19
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SHEET NO.
C3.0



- KEY NOTES:**
- ① PARKING STALL (9.5' x 24') COVERED
 - ② PARKING STALL (9.5' x 24') UNCOVERED
 - ③ SITE NOT WITHIN FEMA FLOOD ZONE (ZONE X, PANEL #060383)

DEMOLITION LEGEND:

⊗ EX TREE TO BE REMOVED



- HATCHING LEGEND:**
- [Pattern] CONCRETE
 - [Pattern] PERMEABLE PAVERS
- DEMOLITION LEGEND:**
- ⊗ EX TREE TO BE REMOVED

REVISION	DATE
2	11/02/18

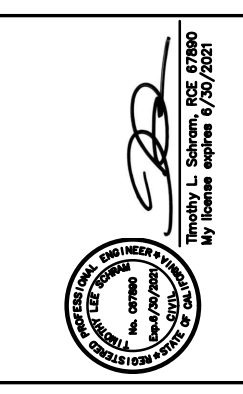
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STRUCTURAL:
N/A

ADDRESS:
T:

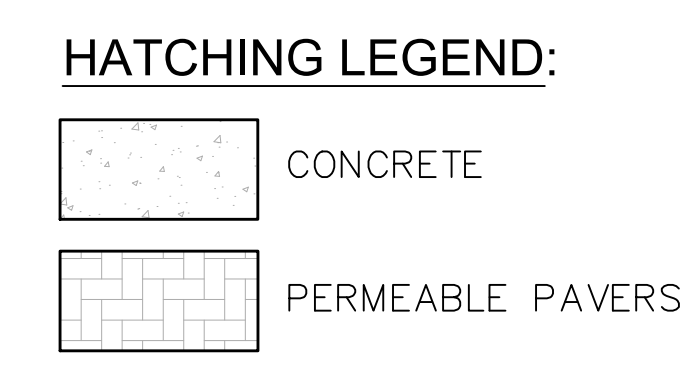
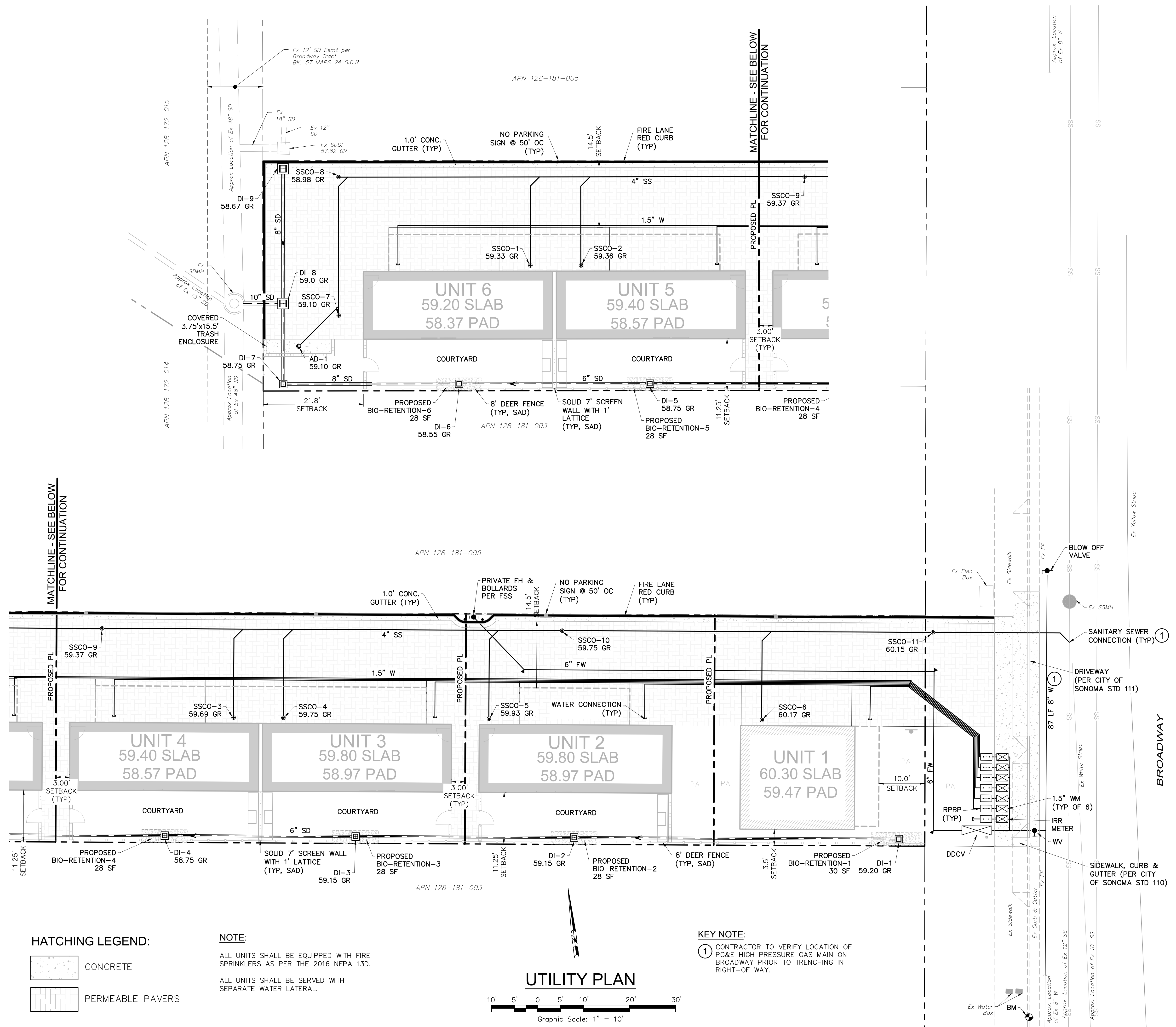


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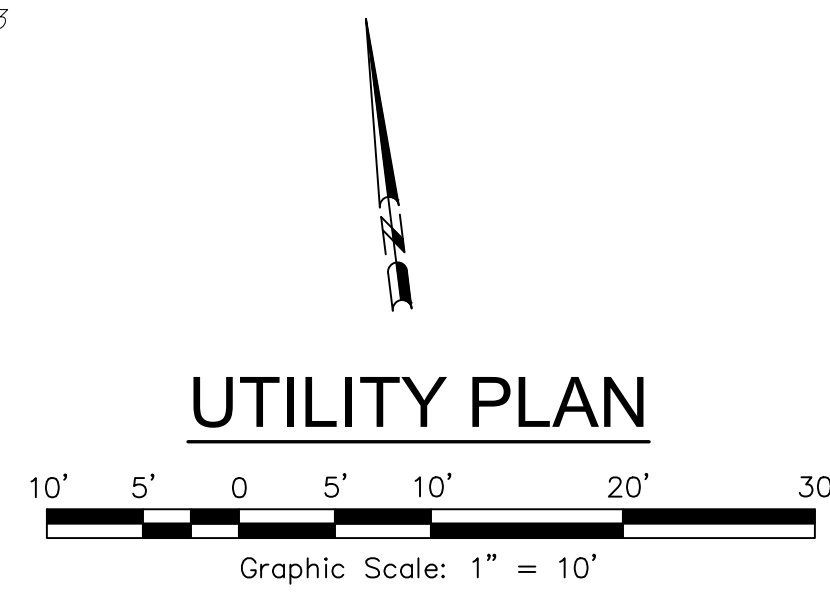
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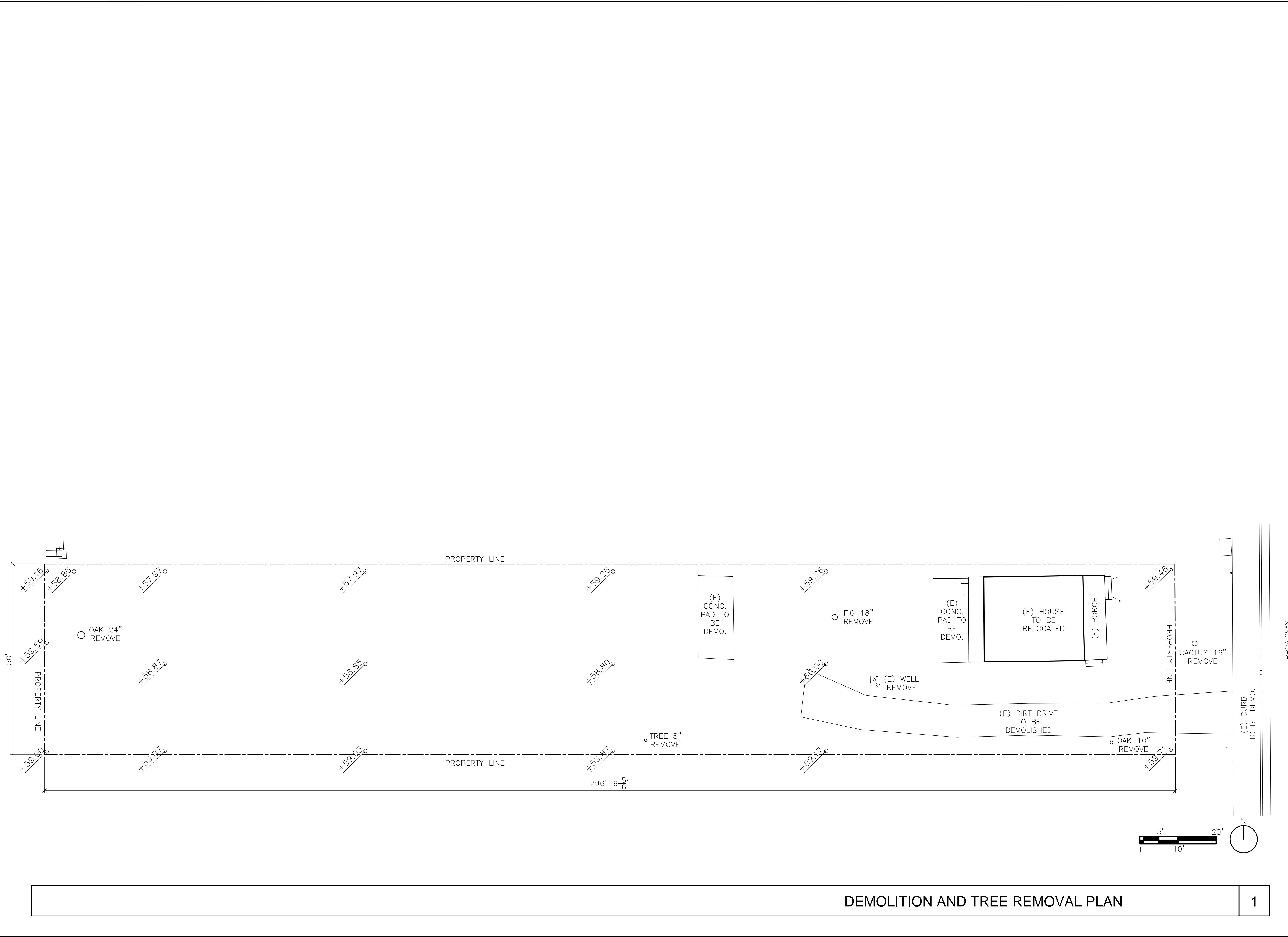
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DRAWN:	SSINAI <small>© 2019 STANLEY SAIHOWITZ ARCHITECTS INC.</small>
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NOTE:
ALL UNITS SHALL BE EQUIPPED WITH FIRE SPRINKLERS AS PER THE 2016 NFPA 13D.
ALL UNITS SHALL BE SERVED WITH SEPARATE WATER LATERAL.



KEY NOTE:
① CONTRACTOR TO VERIFY LOCATION OF PG&E HIGH PRESSURE GAS MAIN ON BROADWAY PRIOR TO TRENCHING IN RIGHT-OF-WAY.



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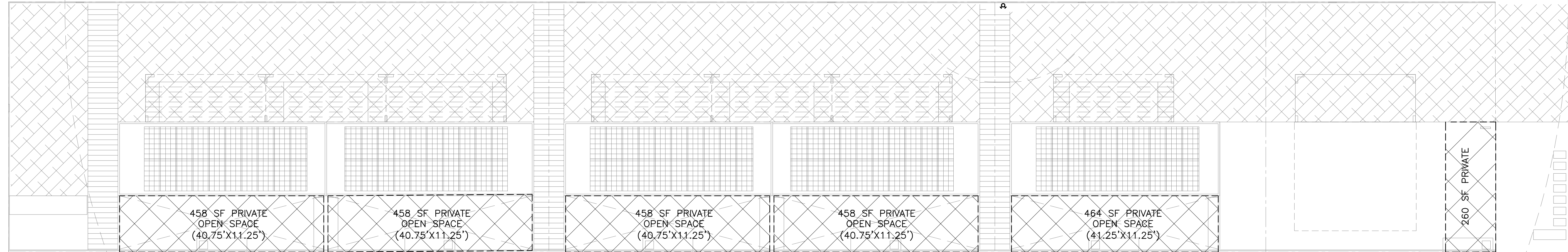
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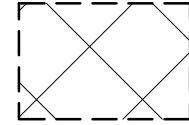
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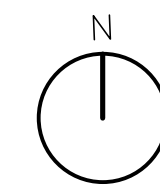
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**DEMOLITION
AND TREE
REMOVAL
PLAN**

SET: PLANNING
DATE: 05/23/19
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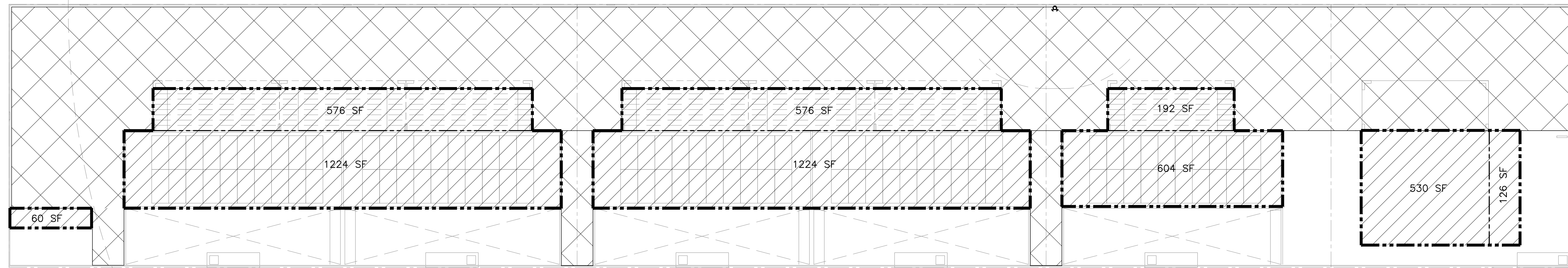
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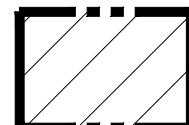
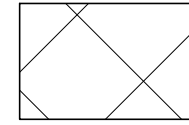


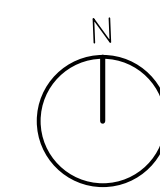
KEY
 PRIVATE SPACE: 2,556 SF TOTAL



OPEN SPACE	1
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KEY
 COVERAGE: 5,112 SF (34%)
 PAVING: 7,648 SF (PAVING + CARPORT)
 TOTAL SITE COVERAGE: 11,481 SF (77%)



LOT COVERAGE, AND PAVED AREA DIAGRAMS (8 PARKING STALLS)	2
--	---

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TITLE:
**LOT
 COVERAGE**

SET: PLANNING
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 SCALE: 3/32"=1'-0"
 DRAWN: SSINAI

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A0.18

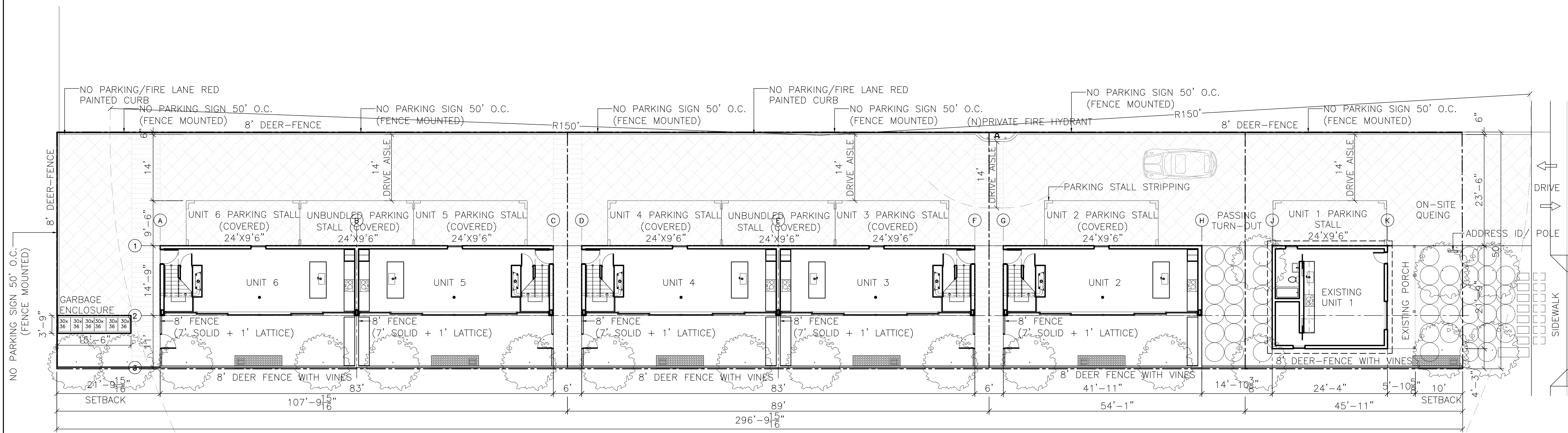
OWNER:
SHAHRAM BIJAM
 T: 415.902.4212

ARCHITECT:
STANLEY SAITOWITZ / NATOMA ARCHITECTS INC.
 1022 NATOMA STREET, NO. 3
 SAN FRANCISCO, CA 94103
 T: 415.626.8977

STRUCTURAL:
DESIGN EVERETT
 425 1ST ST. #904 SAN FRANCISCO, CA 94105
 T: 415.524.0246

CIVIL:
ADOBE ASSOCIATES INC
 1233 N. DUTTON AVE SANTA ROSA, CA 95401
 T: 707.541.2300

LANDSCAPE:
CHRISTOPHER YATES LANDSCAPE ARCHITECTURE
 1265 INDIANA ST, SAN FRANCISCO, CA 94107
 T: 415.926.5775



GENERAL NOTE:
 1. ALL UNITS WILL BE EQUIPPED WITH FIRE SPRINKLES AS PER 2016 NFPA 13D
 2. ALL UNITS ARE TYPICAL WITH EXCEPTION TO THE EXISTING COTTAGE.



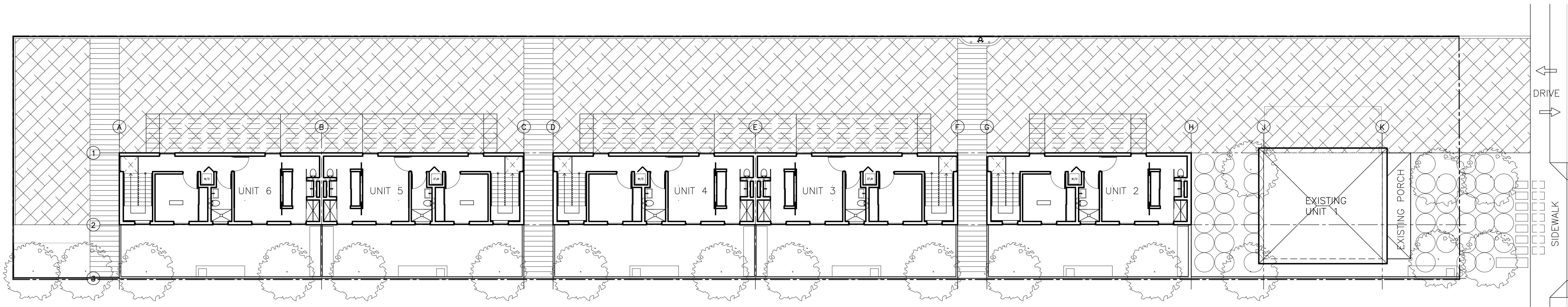
1211 BROADWAY
 1211 BROADWAY, SONOMA, CA, 95476

TITLE:
GROUND FLOOR PLAN

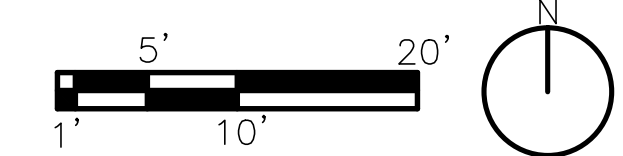
SET: PLANNING
 DATE: 05/23/19
 SCALE: 3/32"=1'-0"
 DRAWN: SSINAI

SHEET NO.
A1.1

GROUND FLOOR PLAN 1



GENERAL NOTE:
 1. ALL UNITS WILL BE EQUIPPED WITH FIRE SPRINKLES AS PER 2016 NFPA 13D
 2. ALL UNITS ARE TYPICAL WITH EXCEPTION TO THE EXISTING COTTAGE.



LEVEL 2 FLOOR PLAN

1

OWNER:
 SHAHRAM BIJAM
 T: 415.902.4212

ARCHITECT:
 STANLEY SAITOWITZ/
 NATOMA ARCHITECTS INC.
 1022 NATOMA STREET, NO. 3
 SAN FRANCISCO, CA 94103
 T: 415.626.8977

STRUCTURAL:
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CIVIL:
 ADOBE ASSOCIATES INC
 1230 N. DUTTON AVE
 SANTA ROSA, CA 95401
 T: 707.541.2300

LANDSCAPE:
 ARCHITECTURE
 CHRISTOPHER YATES LANDSCAPE
 ARCHITECTURE
 1265 INDIANA ST, SAN
 FRANCISCO, CA 94107
 T: 415.926.5775

BROADWAY

1211 BROADWAY

1211 BROADWAY, SONOMA, CA, 95476

TITLE:
SECOND FLOOR PLAN

SET: PLANNING
 DATE: 05/23/19
 SCALE: 3/16"=1'-0"
 DRAWN: SSINAI

SHEET NO.
A1.2

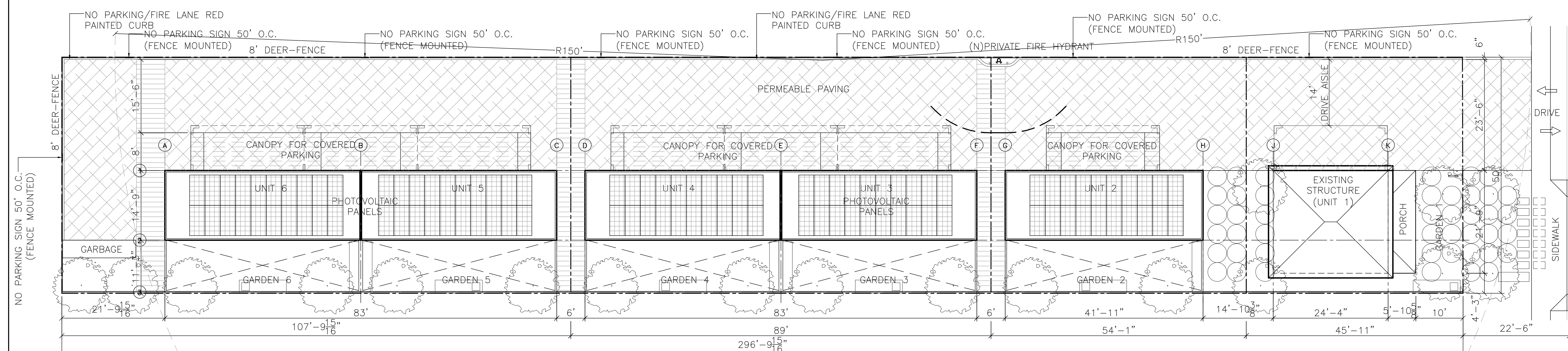
OWNER:
SHAHRAM BIJAM
 T: 415.902.4212

ARCHITECT:
STANLEY SAIKOWITZ / NATOMA ARCHITECTS INC.
 1022 NATOMA STREET, NO. 3
 SAN FRANCISCO, CA 94103
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 T: 707.541.2300

LANDSCAPE:
CHRISTOPHER YATES LANDSCAPE ARCHITECTURE
 1265 INDIANA ST., SAN FRANCISCO, CA 94107
 T: 415.926.5775

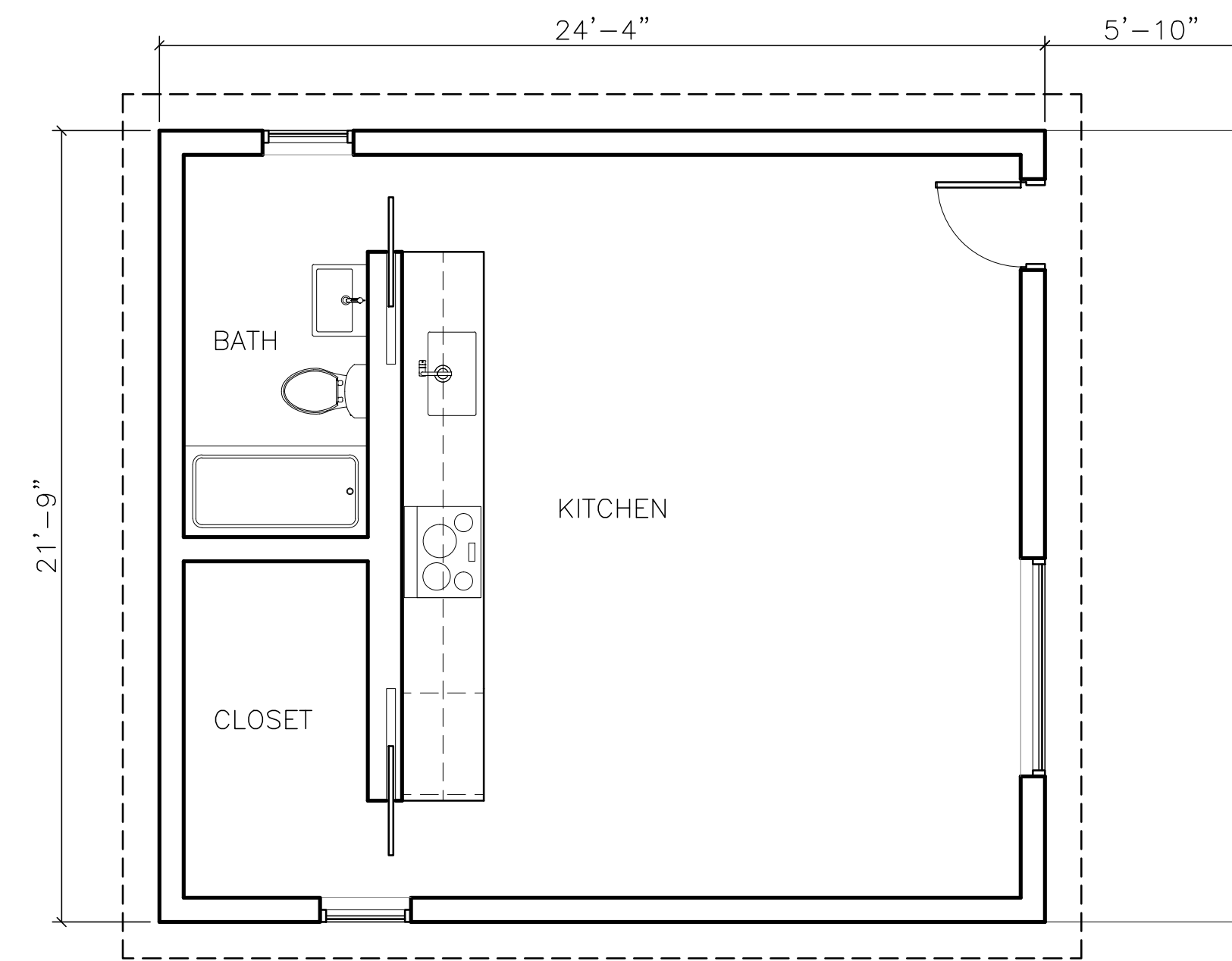


GENERAL NOTE:
 1. PHOTOVOLTAIC: 2,000 SF AREA
 APPROX 100 PANELS / 32 kW
 37,125 KWH
 2. ALL UNITS WILL BE EQUIPPED WITH FIRE SPRINKLES AS PER 2016 NFPA 13D
 3. ALL UNITS ARE TYPICAL WITH EXCEPTION TO THE EXISTING COTTAGE

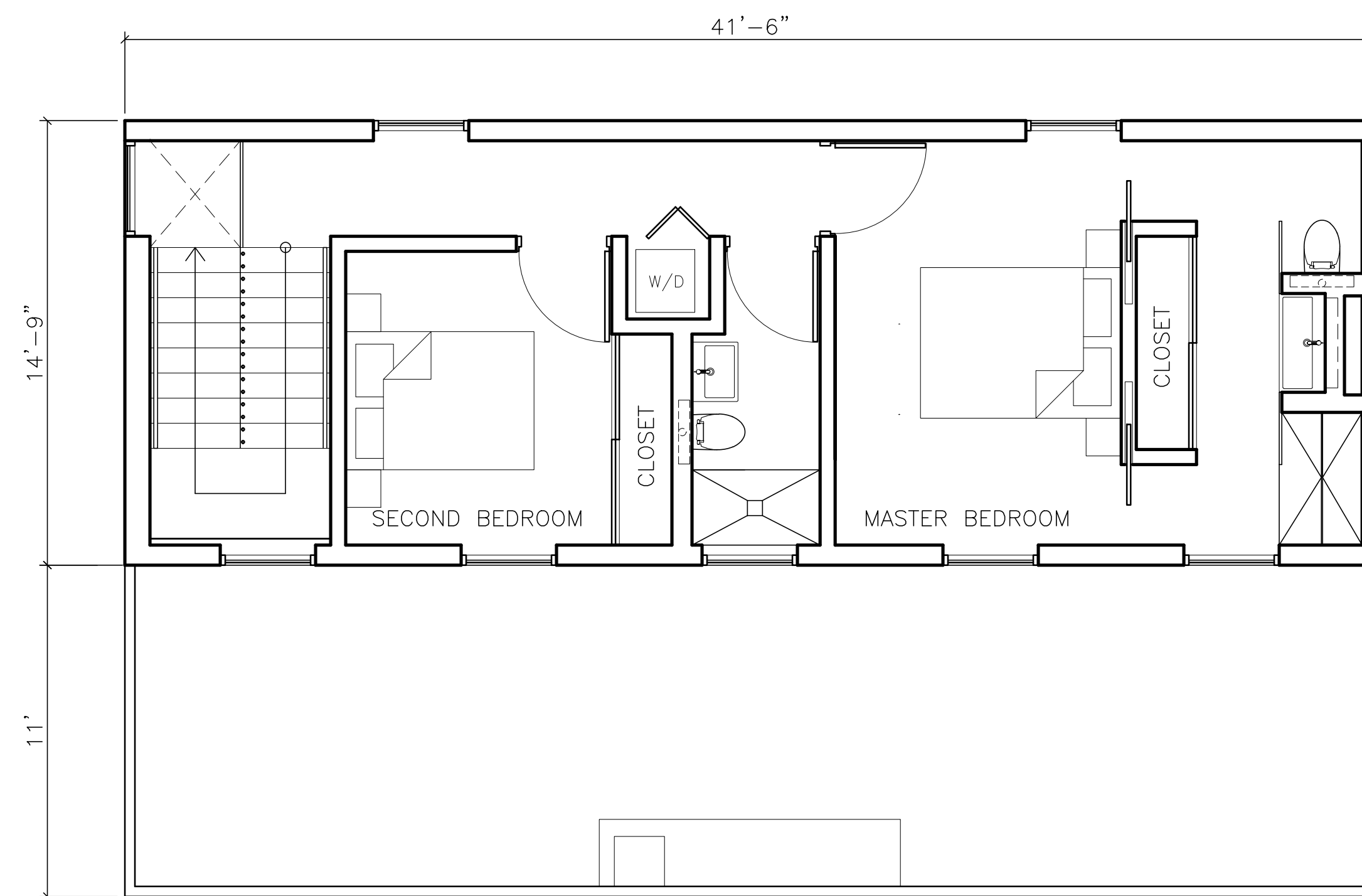


1211 BROADWAY
 1211 BROADWAY, SONOMA, CA, 95476

TITLE: ROOF PLAN	
SET:	PLANNING
DATE:	05/23/19
SCALE:	3/16"=1'-0"
DRAWN:	SSINAI
SHEET NO. A1.3	

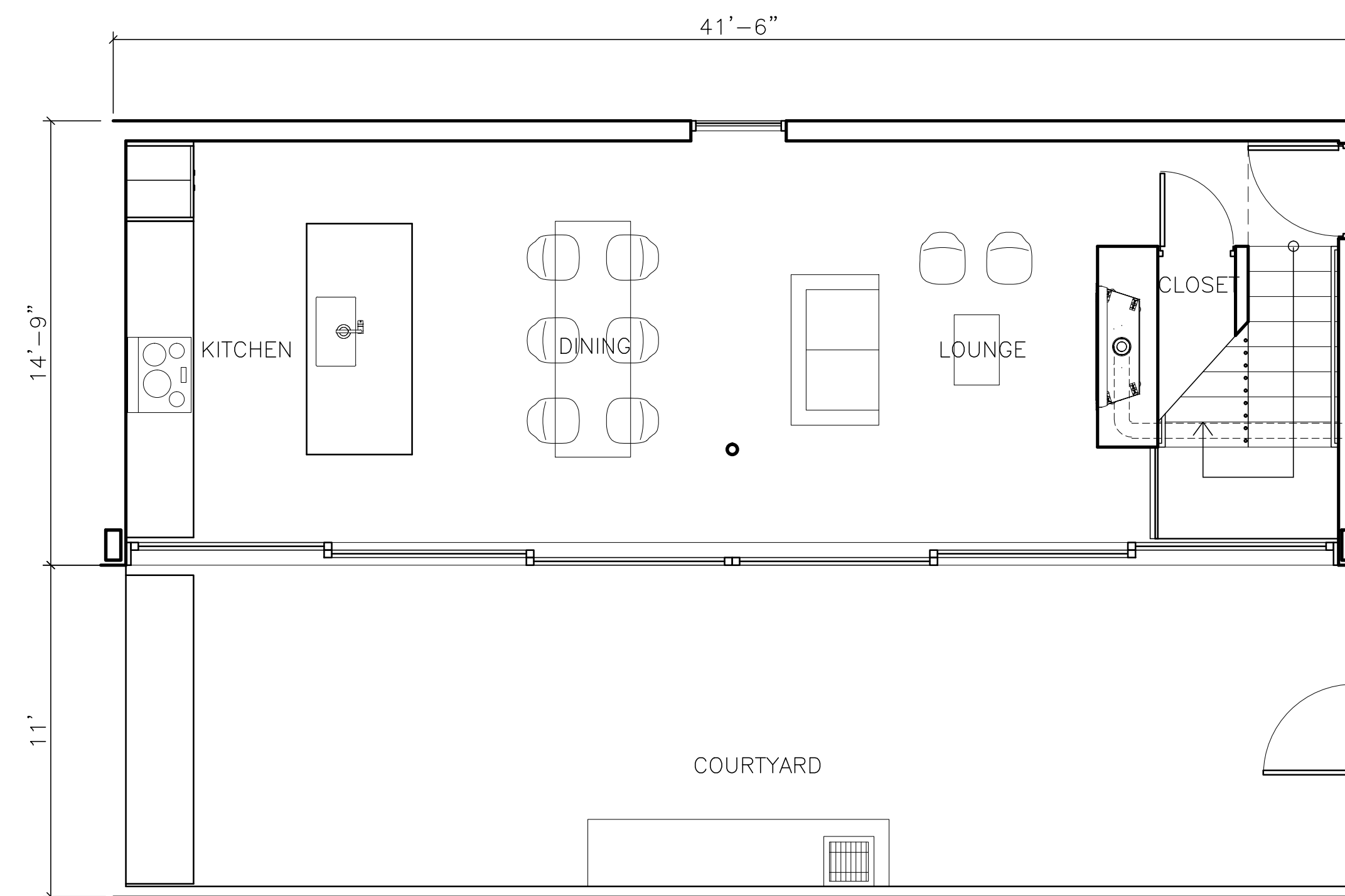


COTTAGE PLAN 1

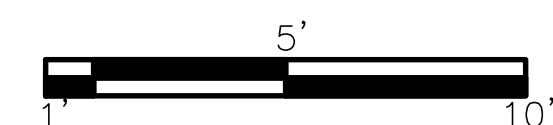


GENERAL NOTE:
 1. ALL UNITS ARE TYPICAL WITH EXCEPTION TO THE EXISTING COTTAGE.
 2. ALL UNITS WILL BE EQUIPPED WITH FIRE SPRINKLES AS PER 2016 NFPA 13D

LEVEL 2 UNIT PLAN 2



GROUND FLOOR UNIT PLAN 1



OWNER:
 SHAHRAM BIJAM
 T: 415.902.4212

ARCHITECT:
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 SANTA ROSA, CA 95401
 T: 707.541.2300

LANDSCAPE:
 CHRISTOPHER YATES LANDSCAPE
 ARCHITECTURE
 1265 INDIANA ST., SAN
 FRANCISCO, CA 94107
 T: 415.926.5775

1211 BROADWAY
 1211 BROADWAY, SONOMA, CA, 95476

TITLE:
 UNIT PLANS

SET: PLANNING

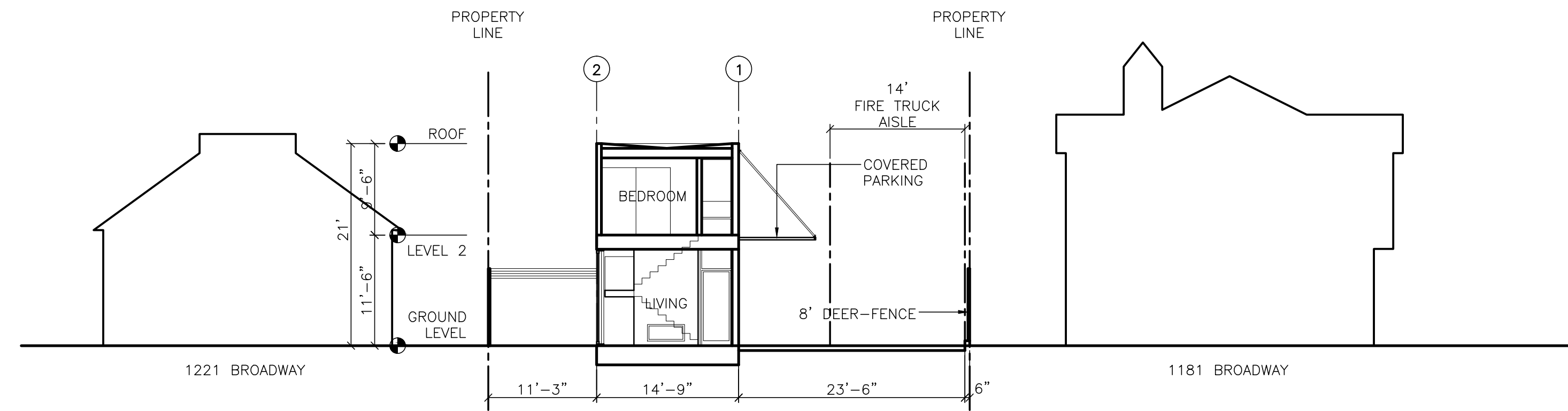
DATE: 05/23/19

SCALE: 1/4"=1'-0"

DRAWN: SSINAI

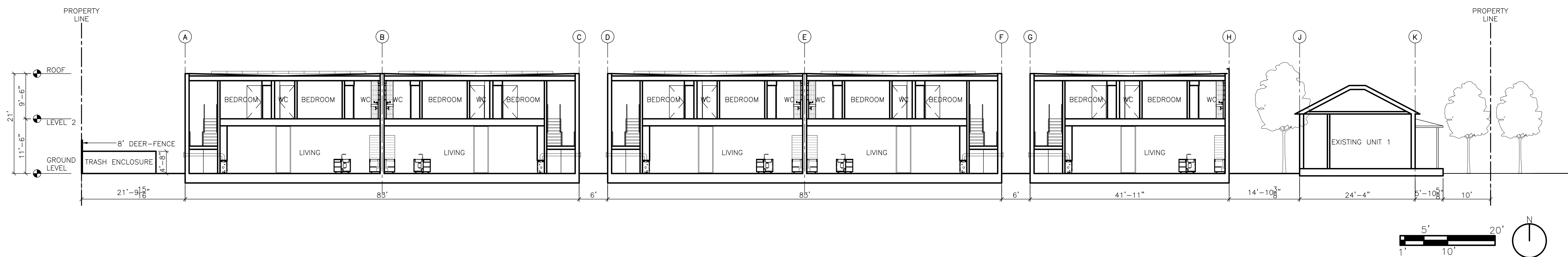
SHEET NO.

A1.4



EAST-WEST SECTION

2



NORTH-SOUTH SECTION

1

OWNER:
SHAHRAM BIJAM
T: 415.902.4212

ARCHITECT:
STANLEY SAIKOWITZ/
NATOMA ARCHITECTS INC.
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SAN FRANCISCO, CA 94103
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CIVIL:
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LANDSCAPE:
CHRISTOPHER YATES LANDSCAPE
ARCHITECTURE
1265 INDIANA ST., SAN
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T: 415.926.5775

1211 BROADWAY
1211 BROADWAY, SONOMA, CA, 95476

TITLE:
SECTIONS

SET: PLANNING

DATE: 05/23/19

SCALE: 3/32"=1'-0"

DRAWN: SSINAI

SHEET NO.

A2.1



- KEY:
- A. 113 YEAR OLD HOUSE FULLY RESTORED TO SECRETARY OF INTERIOR STANDARDS
 - B. OPERABLE EGRESS WINDOWS
 - C. VERTICAL PROPORTIONED WINDOWS TO MATCH HOUSE
 - D. WHITE PAINTED CARPORT CANOPIES
 - E. BRIGHT WHITE CLAPBOARD SIDING TO MATCH ORIGINAL HOUSE
 - G. ADDRESS ID/ COMPLEX DIRECTORY PER CFC 505.1.4
 - H. SLIDING GLASS WINDOWS
 - J. TRASH ENCLOSURE
 - I. FENCE (7' SOLID + 1' LATTICE)
 - K. 8' DEER FENCE
 - L. 8' DEER FENCE W/ VINES

OWNER:
SHAHRAM BIJAM
 T: 415.902.4212

ARCHITECT:
STANLEY SAIKOWITZ / NATOMA ARCHITECTS INC.
 1022 NATOMA STREET, NO. 3
 SAN FRANCISCO, CA 94103
 T: 415.626.8977

STRUCTURAL:
DESIGN EVERETT
 425 1ST ST. #904 SAN FRANCISCO, CA 94105
 T: 415.524.0246

CIVIL:
ADOBE ASSOCIATES INC
 1230 N. DUTTON AVE. SANTA ROSA, CA 95401
 T: 707.541.2300

LANDSCAPE:
CHRISTOPHER YATES LANDSCAPE ARCHITECTURE
 1265 INDIANA ST, SAN FRANCISCO, CA 94107
 T: 415.926.5775

1211 BROADWAY
 1211 BROADWAY, SONOMA, CA, 95476

TITLE:
ELEVATIONS

SET: PLANNING
 DATE: 05/23/19
 SCALE: 3/32"=1'-0"
 DRAWN: **SSINAI**

SHEET NO.
A3.1

NORTH ELEVATION 1

OWNER:
SHAKRAM BIJAM
 T: 415.902.4212

ARCHITECT:
STANLEY SARTOWITZ
NATOMA ARCHITECTS INC.
 1022 NATOMA STREET, NO. 3
 SAN FRANCISCO, CA 94103
 T: 415.626.8977

STRUCTURAL:
DESIGN EVEREST
 425 1ST ST. 4904 SAN
 FRANCISCO, CA 94105
 T: 415.524.0246

CIVIL:
ADobe ASSOCIATES INC
 1220 N. DUTTON AVE
 SANTA ROSA, CA 95401
 T: 707.541.2300

LANDSCAPE:
CHRISTOPHER YATES LANDSCAPE
ARCHITECTURE
 1265 INDIANA ST, SAN
 FRANCISCO, CA 94107
 T: 415.926.5775



- KEY:
- A. 113 YEAR OLD HOUSE FULLY RESTORED TO SECRETARY OF INTERIOR STANDARDS
 - B. OPERABLE EGRESS WINDOWS
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 - K. 8' DEER FENCE
 - L. 8' DEER FENCE W/ VINES

1211 BROADWAY
 1211 BROADWAY, SONOMA, CA, 95476

TITLE:
ELEVATIONS

SET: PLANNING
 DATE: 05/23/19
 SCALE: 3/32"=1'-0"
 DRAWN: SSINAI

SHEET NO.
A3.2



- KEY:
- A. 113 YEAR OLD HOUSE FULLY RESTORED TO SECRETARY OF INTERIOR STANDARDS
 - B. OPERABLE EGRESS WINDOWS
 - C. VERTICAL PROPORTIONED WINDOWS TO MATCH HOUSE
 - D. WHITE PAINTED CARPORT CANOPIES
 - E. BRIGHT WHITE CLAPBOARD SIDING TO MATCH ORIGINAL HOUSE
 - G. ADDRESS ID/ COMPLEX DIRECTORY PER CFC 505.1.4
 - H. SLIDING GLASS WINDOWS
 - J. TRASH ENCLOSURE
 - I. FENCE (7' SOLID + 1' LATTICE)
 - K. 8' DEER FENCE
 - L. 8' DEER FENCE W/ VINES

WEST ELEVATION

2

EAST ELEVATION

1

1211 BROADWAY
1211 BROADWAY, SONOMA, CA, 95476

TITLE:
ELEVATIONS

SET: PLANNING

DATE: 05/23/19

SCALE: 3/16"=1'-0"

DRAWN: SSINAI

SHEET NO.

A3.3

OWNER:
SHAKRAM BIJAM
T: 415.902.4212

ARCHITECT:
STANLEY SAITOWITZ/
NATOMA ARCHITECTS INC.
1022 NATOMA STREET, NO. 3
SAN FRANCISCO, CA 94103
T: 415.626.8977

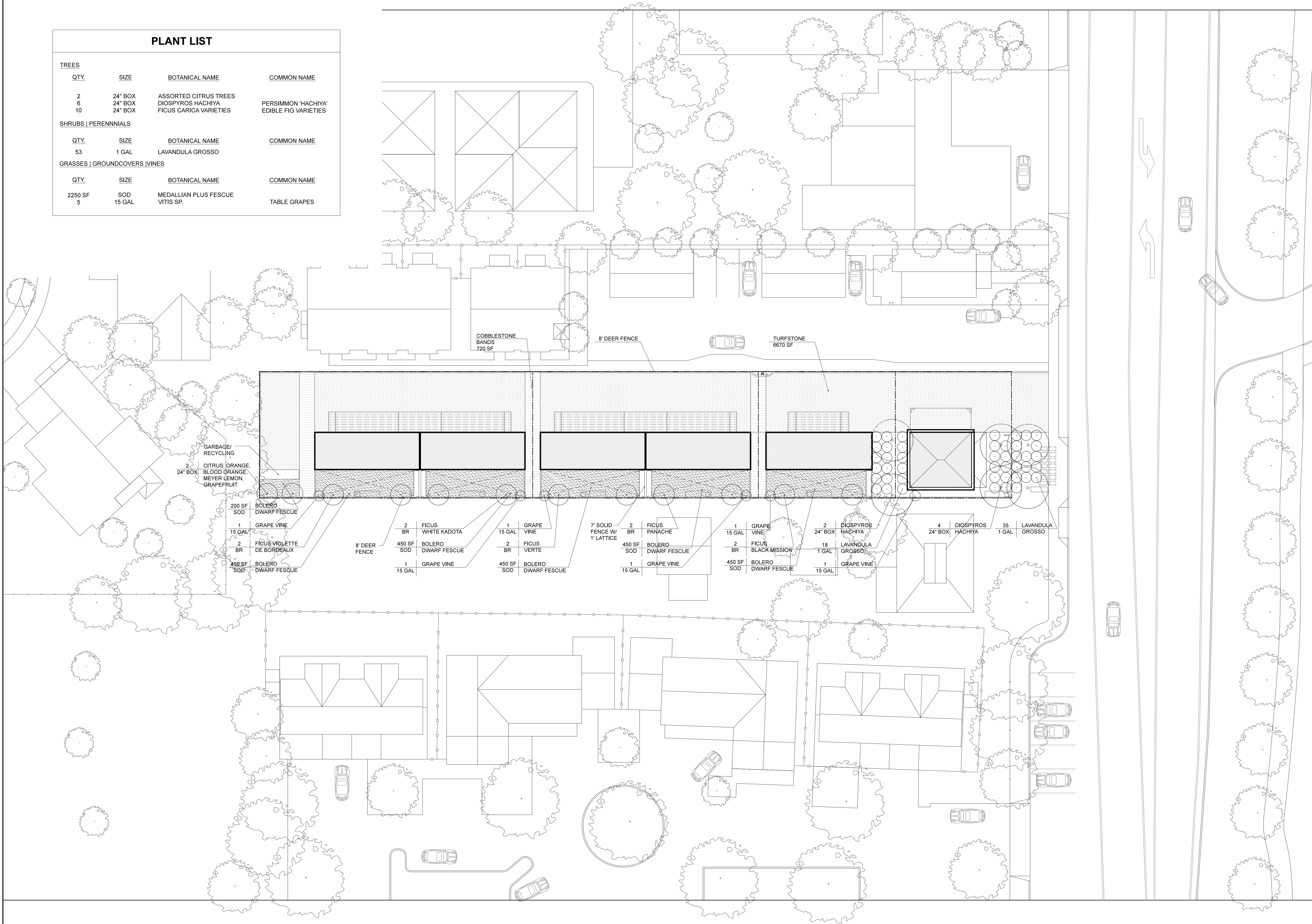
STRUCTURAL:
DESIGN EVERETT
425 1ST ST. #904 SAN
FRANCISCO, CA 94105
T: 415.524.0246

CIVIL:
ADOBE ASSOCIATES INC
1230 N. DUTTON AVE
SANTA ROSA, CA 95401
T: 707.541.2300

LANDSCAPE:
CHRISTOPHER YATES LANDSCAPE
ARCHITECTURE
1265 INDIANA ST, SAN
FRANCISCO, CA 94107
T: 415.926.5775

PLANT LIST

TREES			
QTY.	SIZE	BOTANICAL NAME	COMMON NAME
2	24" BOX	ASSORTED CITRUS TREES	
6	24" BOX	DIOSPYROS HACHIYA	PERSIMMON 'HACHIYA'
10	24" BOX	FICUS CARICA VARIETIES	EDIBLE FIG VARIETIES
SHRUBS PERENNIALS			
QTY.	SIZE	BOTANICAL NAME	COMMON NAME
53	1 GAL	LAVANDULA GROSSO	
GRASSES GROUNDCOVERS VINES			
QTY.	SIZE	BOTANICAL NAME	COMMON NAME
2250 SF	SOD	MEDALLIAN PLUS FESCUE	
5	15 GAL	VITIS SP.	TABLE GRAPES



COBBLESTONE BANDS
720 SF

8' DEER FENCE

TURFSTONE
6670 SF

GARBAGE/RECYCLING
2
24" BOX
CITRUS, ORANGE,
BLOOD ORANGE,
MEYER LEMON,
GRAPEFRUIT

200 SF BOLERO
SOD DWARF FESCUE
1 GRAPE VINE
15 GAL
2 FIGUS VIOLETTE
BR DE BORDEAUX
450 SF
SOD BOLERO
DWARF FESCUE

8' DEER FENCE
2 FIGUS
BR WHITE KADOTA
450 SF BOLERO
SOD DWARF FESCUE
1 GRAPE VINE
15 GAL

1 GRAPE VINE
15 GAL
2 FIGUS
BR VERTE
450 SF BOLERO
SOD DWARF FESCUE

7' SOLID FENCE W/
1" LATTICE
2 FIGUS
BR PANACHE
450 SF BOLERO
SOD DWARF FESCUE
1 GRAPE VINE
15 GAL

1 GRAPE VINE
15 GAL
2 FIGUS
BR BLACK MISSION
450 SF BOLERO
SOD DWARF FESCUE

2 DIOSPYROS
24" BOX HACHIYA
18 LAVANDULA
GROSSO
1 GAL
1 GRAPE VINE
15 GAL

4 DIOSPYROS
24" BOX HACHIYA
35 LAVANDULA
GROSSO
1 GAL

1211 BROADWAY
1211 BROADWAY, SONOMA, CA, 95476

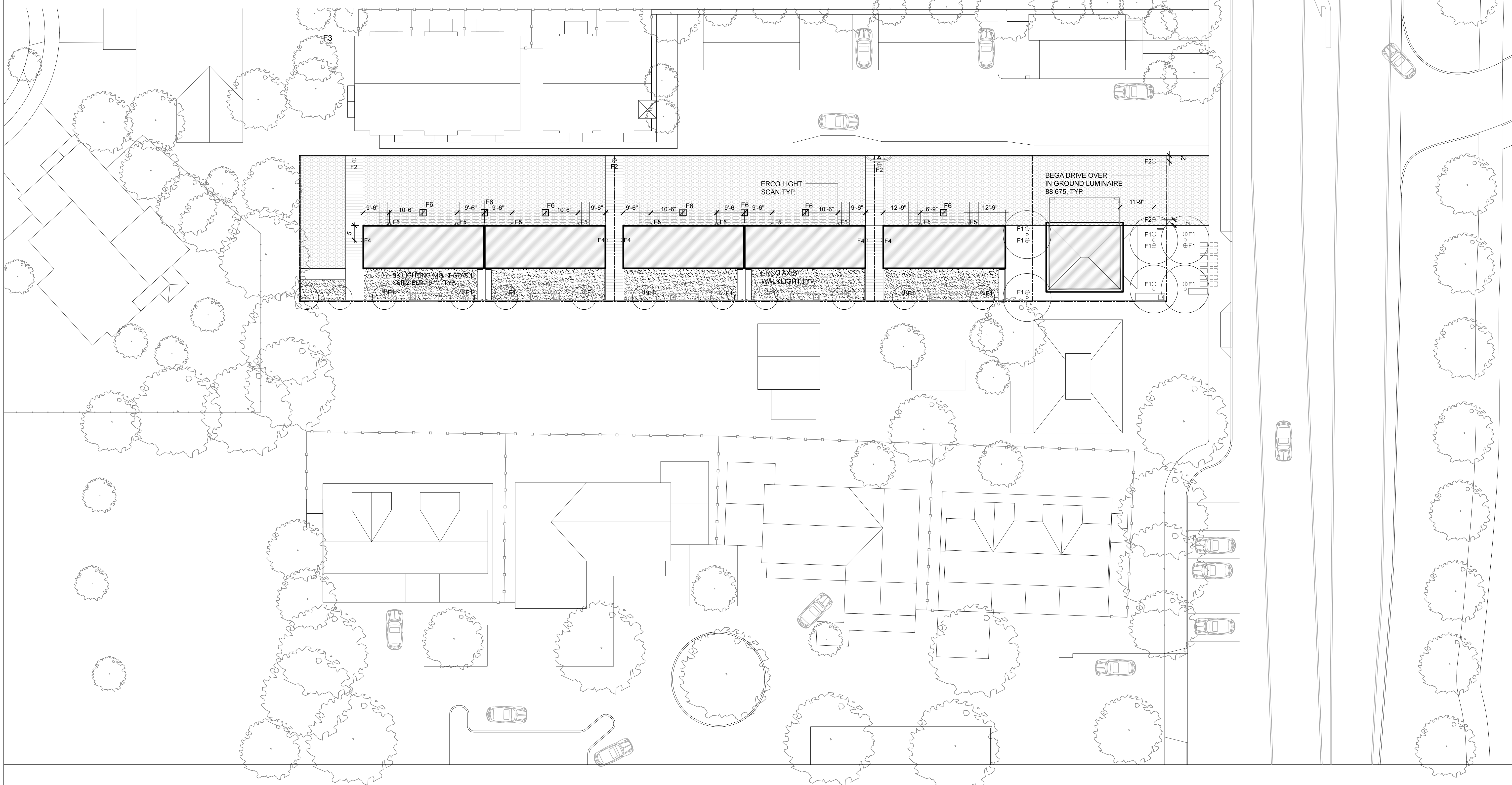
TITLE:
LANDSCAPE
PLAN

SET: PLANNING
COMMISSION
DATE: 05/10/19
SCALE: 1/16" = 1'-0"
DRAWN: SSJAI

SHEET NO.
L1.0

LIGHTING SCHEDULE

FIXTURE #	SPEC	TYPE	QTY	WATTAGE	SYMBOL	MOUNTING HEIGHT	FOOT CANDLES
F1	BK LIGHTING NIGHT STAR II NSII-LED-e65-MFL-A9-BLP-11	TREE UPLIGHT	19	20W	⊕	6' (IN TREE CANOPY)	LESS THAN 5 fc at 5' FROM FIXTURE
F2	BEGA DRIVE OVER IN GROUND LUMINAIRE 88 675	DRIVE OVER IN GROUND LUMINAIRE	5	2.2W	⊖	0' (IN PAVING)	0.1 fc at 4' FROM FIXTURE
F5	ERCO LIGHT SCAN	WALL MOUNTED CANOPY LIGHT	10	24W	☒	9' (UPLIGHT UNDERSIDE OF CARPORT - NO LIGHT SPILLAGE)	LESS THAN 5 fc at 5' FROM FIXTURE
F4	ERCO AXIS WALKLIGHT	WALL MOUNTED PATHLIGHT	5	1.7W	☒	2' (WALL MOUNTED DOWNLIGHT)	0.3 fc at 4' FROM FIXTURE
F6	PARK PAK CANOPY LIGHT	CANOPY MOUNTED	7	24W	☐	11' CANOPY MOUNTED	2.5 fc



OWNER:
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T: 415.902.4212

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NATOMA ARCHITECTS INC.
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T: 415.626.8977

STRUCTURAL:
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425 1ST ST, 4904 SAN
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CIVIL:
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SANTA ROSA, CA 95401
T: 707.541.2300

LANDSCAPE:
CHRISTOPHER YATES
LANDSCAPE ARCHITECTURE
1265 INDIANA ST, SAN
FRANCISCO, CA 94107
T: 415.926.5775

1211 BROADWAY

1211 BROADWAY, SONOMA, CA, 95476

TITLE:
LIGHTING PLAN

SET: PLANNING COMMISSION
DATE: 05/10/19
SCALE: 1/16" = 1'-0"
DRAWN: SS/NAI

SHEET NO.
L2.0

REVISION 5	05/10/18

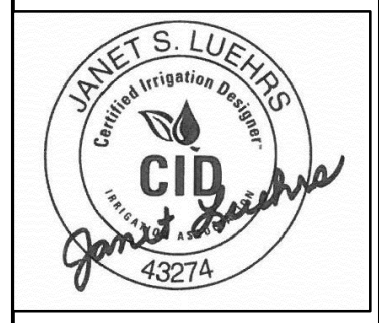
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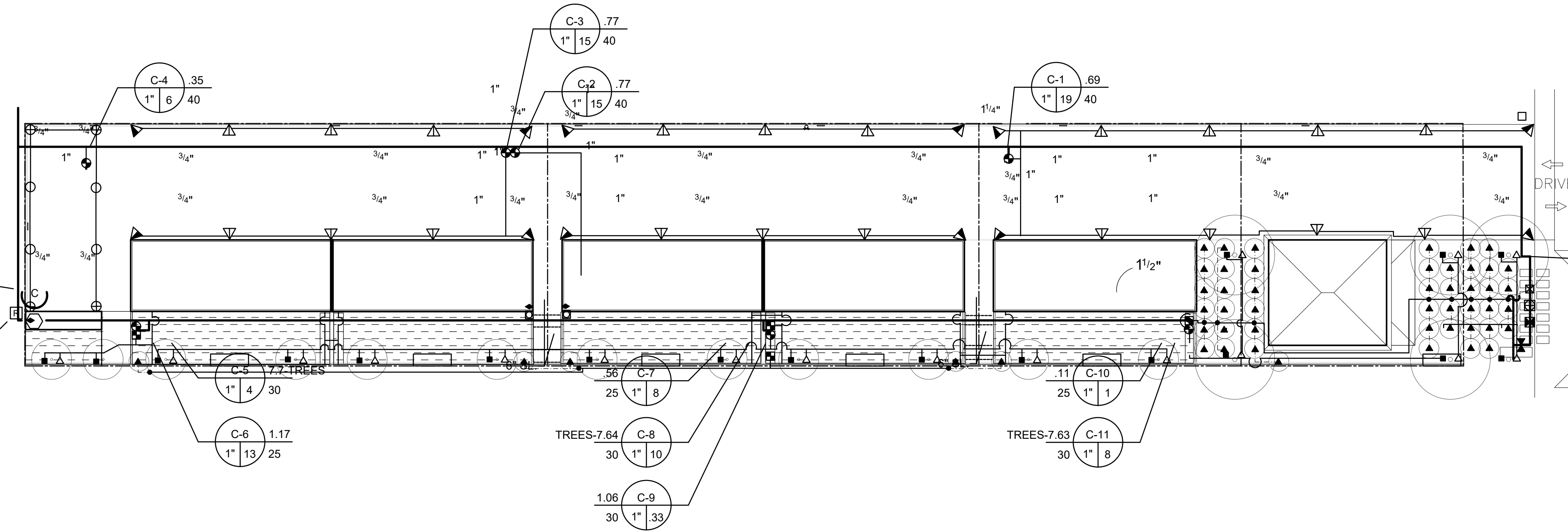
DUE TO THE SCALE OF THE PLANS, SOME IRRIGATION EQUIPMENT IS SHOWN OUTSIDE OF SOIL AREAS. INSTALL ALL EQUIPMENT IN SOIL.

IRRIGATION DEMAND: 19 GPM AT 75 PSI.
 IRRIGATION CONTRACTOR TO VERIFY PRESSURE BEFORE START OF WORK. IF PRESSURE IS DIFFERENT THAN THAT STATED, CONTACT IRRIGATION CONSULTANT.

IRRIGATION CONTRACTOR TO VERIFY LOCATION AND SIZE OF WATER METER. ENSURE THAT THE WATER METER IS 3/4" OR LARGER.

IRRIGATION CONTROLLER "C"- WALL MOUNT AS DIRECTED BY ARCHITECT. SERVICE WITH 120 VOLT A.C. ELECTRICAL. ELECTRICAL STUB-OUT TO THIS LOCATION BY ELECTRICAL CONTRACTOR. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION TO THE CONTROLLER.

RAIN SENSOR, INSTALL PER MANUFACTURERS INSTRUCTIONS.



1211 BROADWAY
 1211 BROADWAY, SONOMA, CA, 95476

TITLE:
IRRIGATION PLAN

SET: PLANNING COMMISSION
 DATE: 05/10/19
 SCALE:
 DRAWN: **SS/NAI**

SHEET NO.

11.0

IRRIGATION NOTES

- THE CONTRACTOR SHALL REVIEW RELATED DRAWINGS AND SHALL ENSURE COORDINATION WITH ALL APPLICABLE TRADES PRIOR TO SUBMITTING BID.
- THE IRRIGATION SYSTEM SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES BY LICENSED CONTRACTORS AND EXPERIENCED WORKMEN. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND FEES RELATING TO HIS WORK.
- THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLANTING AND ARCHITECTURAL FEATURES. PARALLEL PIPES MAY BE INSTALLED IN COMMON TRENCH. PIPES ARE NOT TO BE INSTALLED DIRECTLY ABOVE ONE ANOTHER.
- DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, ETC. HE SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, PAVING, STRUCTURES, ETC. CONTRACTOR TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES PRIOR TO THE EXCAVATION OF TRENCHES. CONTRACTOR IS TO REPAIR ANY DAMAGE CAUSED BY HIS WORK AT NO ADDITIONAL COST TO THE OWNER.
- DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. THE CONTRACTOR SHALL CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF HIS WORK AND PLAN HIS WORK ACCORDINGLY, FURNISHING SUCH FITTINGS, ETC., AS MAY BE REQUIRED TO MEET SUCH CONDITIONS. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THE WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEMS, PLANTING, AND ARCHITECTURAL FEATURES.
- ELECTRICAL CONTRACTOR TO SUPPLY 120 VAC (2.5 AMP) SERVICE TO CONTROLLER LOCATION. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL STUB-OUT TO CONTROLLER. IRRIGATION CONTROL WIRE SHALL BE #14, U.L. APPROVED FOR DIRECT BURIAL. COMMON WIRE SHALL BE #12 U.L. APPROVED AND SHALL BE WHITE IN COLOR. WIRING TO INDIVIDUAL REMOTE CONTROL VALVES SHALL BE COLOR OTHER THAN WHITE.
- REMOTE CONTROL VALVES SHALL BE WIRED TO CONTROLLER IN SEQUENCE AS SHOWN ON PLANS. RUN WIRE FROM EACH RCV TO THE CONTROLLER. SPLICING WIRES TOGETHER OUTSIDE OF VALVE BOXES WILL NOT BE PERMITTED.
- SPLICING OF 24-VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 36" COIL OF EXCESS WIRE AT EACH SPLICE AND 100 FEET ON CENTER ALONG WIRE RUN. TAPE WIRE IN BUNDLES 10 FEET ON CENTER. NO TAPING PERMITTED INSIDE SLEEVES.
- INSTALL THREE (3) SPARE CONTROL WIRES ALONG THE ENTIRE MAIN LINE. SPARE WIRES SHALL BE THE SAME COLOR (ONE WITH A WHITE STRIPE) AND OF A DIFFERENT COLOR THAN OTHER CONTROL WIRES. LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES.
- VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS WHERE POSSIBLE (NOT IN LAWN AREA.)
- INSTALL VALVE BOXES MINIMUM 12" FROM AND PERPENDICULAR TO WALK, CURB, LAWN, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, LAWN, ETC. AND EACH BOX SHALL BE MINIMUM 12" APART. SHORT SIDE OF VALVE BOXES SHALL BE PARALLEL TO WALK, CURB, LAWN, ETC.
- ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE DESIGNATED ON THE PLANS.
- IN LOCATIONS WHERE LOW HEAD DRAINAGE WILL CAUSE EROSION AND EXCESS WATER, USE POP-UP SPRINKLER MODELS WITH INTEGRAL CHECK VALVE OR A KING BROS. CV SERIES CHECK VALVE ON SHRUB RISERS IN LIEU OF SCHEDULE 80 COUPLING. FOR DRIP OR BUBBLER CIRCUITS, INSTALL KING BROS. CV SERIES CHECK VALVES IN LATERAL LINES FOR EVERY 10' OF ELEVATION CHANGE.
- THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALKS, ROADWAYS AND/OR BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF FIXED ARC (OR AN ADJUSTABLE ARC IF FIXED ARC DOES NOT MATCH THE ARC TO BE IRRIGATED) TO FIT THE SITE CONDITIONS AND TO THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM. ALL MAIN LINES SHALL BE FLUSHED PRIOR TO THE INSTALLATION OF IRRIGATION HEADS. AT 30 DAYS AFTER INSTALLATION EACH SYSTEM SHALL BE FLUSHED TO ELIMINATE GLUE AND DIRT PARTICLES FROM THE LINES.
- WHEN VERTICAL OBSTRUCTIONS (STREET LIGHTS, TREES, FIRE HYDRANTS, ETC.) INTERFERE WITH THE SPRAY PATTERN OF THE HEADS SO AS TO PREVENT PROPER COVERAGE, THE IRRIGATION CONTRACTOR SHALL FIELD ADJUST THE SPRINKLER SYSTEM BY INSTALLING A QUARTER, THIRD OR HALF CIRCLE HEAD AT THE SIDES OF THE OBSTRUCTION SO AS TO PROVIDE PROPER COVERAGE. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
- NOTIFY ARCHITECT OF ANY ASPECTS OF LAYOUT THAT WILL PROVIDE INCOMPLETE OR INSUFFICIENT WATER COVERAGE OF PLANT MATERIAL AND DO NOT PROCEED UNTIL HIS INSTRUCTIONS ARE OBTAINED.
- LOCATE BUBBLERS ON UPHILL SIDE OF TREES. TREE BUBBLERS ARE FOR ESTABLISHMENT AND DROUGHT CONDITIONS. THEY ARE TO BE TURNED OFF AFTER TREES ARE ESTABLISHED AND TURNED ON DURING DROUGHT CONDITIONS.
- IN ADDITION TO THE SLEEVES AND CONDUITS SHOWN ON THE DRAWINGS, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF SLEEVES AND CONDUITS OF SUFFICIENT SIZE UNDER ALL PAVED AREAS.
- ALL EXCAVATIONS ARE TO BE FILLED WITH COMPACTED BACKFILL. CONTRACTOR TO REPAIR ALL SETTLED TRENCHES PROMPTLY, FOR A PERIOD OF 1 YEAR AFTER COMPLETION OF WORK. ADDITIONALLY, CONTRACTOR SHALL WARRANT THAT THE IRRIGATION SYSTEM WILL BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE OF WORK.
- THE SPRINKLER SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.
- IRRIGATION DEMAND: 19 GPM AT 75 PSI.
- OPERATE IRRIGATION CONTROLLER(S) BETWEEN THE HOURS OF 10:00 PM AND 7:00 AM.
- IRRIGATION CONTRACTOR TO NOTIFY ALL LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.
- THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT 811 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION.

DRIPLINE NOTES:

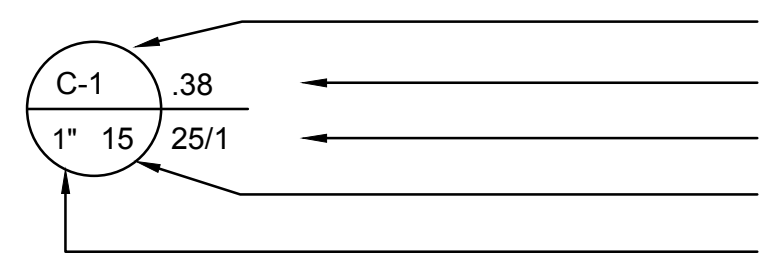
- PLANS ARE DIAGRAMMATIC. INSTALL DRIPLINE AND COMPONENTS PER MANUFACTURERS INSTRUCTIONS AND INSTALLATION DETAILS.
- INSTALL DRIPLINE A MAXIMUM OF 18" APART (12" IN BIORETENTION/TURF AREAS) WITH EMITTERS TRIANGULARLY SPACED. INSTALL 2" FROM PERIMETER OF PLANTED AREA. THERE SHOULD BE A MINIMUM OF TWO DRIPLINE LATERALS IN EACH PLANTED AREA. DRIPLINE SHALL BE INSTALLED AT A CONSISTENT DEPTH THROUGHOUT THE CIRCUIT.
- PLACE AIR/VACUUM RELIEF VALVES AT THE HIGHEST POINTS OF EACH ZONE AND JUST BELOW CHECK VALVES ON SLOPES. INSTALL ONE AIR/VACUUM RELIEF VALVE FOR EVERY 750' OF TOTAL DRIPLINE PER ZONE.
- PLACE FLUSH VALVES AT THE HYDRAULIC CENTER OF THE EXHAUST HEADER OR AT LOW POINT ON SLOPES. INSTALL MINIMUM OF ONE FOR EVERY 15 GPM.
- INSTALL IN-LINE CHECK VALVES ON SLOPES GREATER THAN 3% AND WHERE LOW-LINE DRAINAGE COULD CAUSE WET AREAS IN THE LOWEST AREAS OF AN IRRIGATION ZONE. CHECK VALVES SHALL BE PLACED EVERY 4-5 FEET BETWEEN DRIPLINE LATERALS AND BEFORE THE FLUSH VALVE.
- ON ALL SLOPES AND MOUNDS, PLACE THE DRIPLINE LATERALS PARALLEL TO THE SLOPE CONTOUR WHERE POSSIBLE. INCREASE THE LATERAL SPACING BY 25% ON THE LOWER ONE-THIRD OF THE SLOPE TO AVOID EXCESS DRAINAGE.
- PVC SUPPLY AND FLUSH LINE SIZING GUIDE (ALL SUPPLY AND FLUSH LINES SHALL BE THE SAME SIZE FOR THE ENTIRE ZONE):
 - 0-8 GPM – 3/4"
 - 8.1-15 GPM – 1"
 - 15.1-25 GPM – 1 1/4"
- FITTINGS SHALL BE OF THE SAME MANUFACTURER AS DRIPLINE.
- STAPLE DRIPLINE TO GROUND EVERY 3 FEET. USE ADDITIONAL STAPLES OVER EACH TEE, ELBOW OR CROSS. USE U-SHAPED STAPLES TO AVOID PINCHING THE DRIPLINE.
- THOROUGHLY FLUSH EACH INSTALLATION SEGMENT TO ENSURE NO DEBRIS CONTAMINATION OCCURS.
- IN TURF OR NOW-MOW GRASS AREAS, A TEMPORARY OVERHEAD SPRAY SYSTEM WILL NEED TO BE PROVIDED UNTIL THE TURF SEED OR SOD IS ESTABLISHED. OVERHEAD WATERING CAN BE DISCONTINUED WHEN EDGES OF THE SOD CANNOT BE PULLED UP. RUN THE DRIPLINE SYSTEM SEVERAL TIMES DAILY IN ADDITION TO THE TEMPORARY OVERHEAD SYSTEM.
- RUN THE DRIPLINE SYSTEM EVERY DAY OR EVERY OTHER DAY TO ESTABLISH PLANT MATERIAL. MAINTAIN A CONSISTENT MOISTURE BALANCE IN THE SOIL. IT IS IMPORTANT TO KEEP THE SOIL MOIST WITHOUT SATURATION.

SINGLE OUTLET DRIP EMITTER IRRIGATION NOTES:

- THE CONTRACTOR SHALL PROVIDE A DRIP EMITTER SYSTEM FOR ALL SHRUBS AS INDICATED ON THE IRRIGATION PLAN AND DETAILS.
- ACTUAL LAYOUT OF EMITTER SYSTEM SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD USING THE IRRIGATION PLAN AND THE DRIP IRRIGATION DETAILS AS A GUIDE, WHILE USING THE PLANTING PLAN FOR THE LOCATION AND QUANTITIES OF EMITTERS.
- EACH 15 GALLON SHRUB OR ESPALIER SHALL RECEIVE TWO 2 GPH EMITTER ON EITHER SIDE OF THE SHRUB, VIA DISTRIBUTION TUBING. EACH 1 GALLON SHRUB SHALL RECEIVE ONE 1 GPH EMITTER VIA DISTRIBUTION TUBING. REFER TO THE PLANTING PLAN FOR THE LOCATION AND QUANTITY OF SHRUBS.
- INSTALL FLUSH PLUGS AT THE END OF THE RIGID PVC AS SHOWN ON PLANS.
- THE DRIP EMITTER SYSTEM LAYOUT SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING CONSTRUCTION AND AFTER PLANTING HAS BEEN COMPLETED

IRRIGATION LEGEND

SYMBOL	MODEL NUMBER	DESCRIPTION	PSI	FLOW RATE (GPM)	MAX. RADIUS	MAX. SPACING	DETAIL #
⊖ ⊕	PROS-06-PRS40-CV-MP2000-90,180	HUNTER 6" POP-UP LAWN SPRAY W/M ROTATOR	40	.19, .37	14'	12.5'	XX
▽	PROS-06-PRS40-CV-MP3000-90	HUNTER 6" POP-UP LAWN SPRAY W/M ROTATOR	40	.86	30'	22'	XX
▽	PROS-06-PRS40-CV-MP3000-180	HUNTER 6" POP-UP LAWN SPRAY W/M ROTATOR	40	1.82	30'	22'	XX
▲	T-DPCO4-DC-FOR 1 GALLON PLANTS T-DPCO8-DC-RED-FOR 15 GALLON PLANTS	TORO NGE PRESSURE COMPENSATING EMITTER TORO NGE PRESSURE COMPENSATING EMITTER	40	1 GPH	-	-	XX
■	PCN-50	HUNTER PRESSURE COMPENSATING BUBBLER INSTALL ONE PER TREE	30	.5	-	-	XX
△	RZWS-18-50-CV	HUNTER ROOT WATERING SYSTEM INSTALL ONE PER TREE	30	.5	-	-	XX
□	T-DL-MP9	TORO DL2000 POP-UP OPERATION INDICATOR					XX
NOT SHOWN	T-YD-500-34	TORO DL2000 AIR/VACUUM RELIEF VALVE					XX
◆	T-FCH-H-FIPT	TORO DL2000 FLUSHING VALVE					XX
●		COMPRESSION FITTING STUB-OUT FROM PVC RIGID PIPE TO POLY TUBING					XX
⊙	P220-27 SERIES / LT-T SERIES	TORO REMOTE CONTROL VALVE WITH PRESSURE REGULATION AND KBI PVC BALL VALVE					XX
■	DZK-700-1-LF	TORO DRIP ZONE VALVE KIT (W/150 MESH SCREEN FILTER, PRE-SET 25 PSI REGULATOR/KBI PVC BALL VALVE					XX
⋈	T-113-LF	NIBCO LEAD FREE GATE VALVE (LINE SIZE)					XX
⊕	MC-18E	IRRITROL 18 STATION CONTROLLER - WALL MOUNTED IN STAINLESS STEEL TOP ENTRY ENCLOSURE					XX
Ⓜ	CL-100-WIRELESS	IRRITROL CLIMATE LOGIC WIRELESS WEATHER STATION					XX
		CONTROLLER AND STATION NUMBER					XX
		APPLICATION RATE (INCHES)					XX
		OPERATING PRESSURE (PSI) or AIR RELIEF VALVE QUANTITY					XX
		APPROXIMATE GALLONS PER MINUTE					XX
		REMOTE CONTROL VALVE SIZE					XX
		MAIN LINE: 1120-SCHEDULE 40 PVC SOLVENT WELD PLASTIC PIPE WITH SCHEDULE 80 AND SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 18" COVER.					XX
		LATERAL LINE: 1120-CLASS 200 PSI PVC SOLVENT WELD PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.					XX
		SUB-SURFACE DRIPLINE BENEATH PLANTERS OF SHRUBS: TORO DL2000 RGP-212-10 DRIPLINE WITH ROOT GUARD. USE ONLY DL2000 DRIPLINE LOC-EZE FITTINGS. 2" COVER. (12" EMITTER SPACING; .53 GPH PER EMITTER)					XX
		DRIP TUBING: TORO BLUE STRIPE POLYETHYLENE HOSE WITH BLUE STRIPE LOC-EZE FITTINGS. USE TORO 1/4" BLUE STRIPE DISTRIBUTION TUBING FOR EACH EMITTER. USE TORO DRIP LOC-EZE FITTINGS.					XX
		SLEEVE (SL): 1120-200 PSI PVC PLASTIC PIPE. 24" COVER.					XX



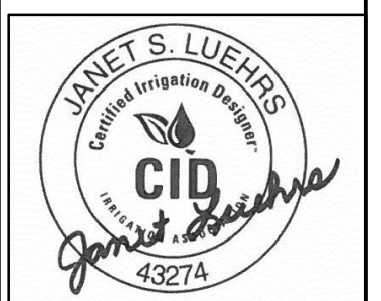
OWNER:
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1211 BROADWAY
1211 BROADWAY, SONOMA, CA, 95476

TITLE:
IRRIGATION LEGEND
AND NOTES

SET:	PLANNING COMMISSION
DATE:	05/10/19
SCALE:	
DRAWN:	SS/NAI <small>© 2019 Stanley Saitowitz & Associates, Inc.</small>
SHEET NO.	



1211 Broadway, Sonoma, CA

HYDROZONE SUMMARY

*Hydrozone Description	Total Sq. Ft.	% of Landscape
Cool Season Turf (CST)	0	0.0%
Warm Season Turf (WST)	0	0.0%
High Water Use Plants (HW)	0	0.0%
Bioretention Plants (BR)	0	0.0%
Medium Water Use Plants (MW)	4,870	40.8%
Low Water Use Plants (LW)	7,069	59.2%
Very Low Water Use Plants (VLW)	0	0.0%
Water Feature	0	0.0%
Special Landscape Area (SLA)	0	0.0%
TOTAL	11,939	100.0%

**Irrigation Method	Total Sq. Ft.	% of Landscape
Rotor (FC-R, PC-R)	0	0.0%
Multi-Stream Rotator (MR)	6,968	58.4%
Spray (S)	2,371	19.9%
Bubbler (B)	252	2.1%
Drip (D)	1,013	8.5%
In-Line Drip (DL)	1,335	11.2%
Micro Spray (MS)	0	0.0%
Other (O)	0	0.0%
	11,939	

CITY OF
Sonoma
LANDSCAPE WATER USE STATEMENT

PROJECT NAME: 1211 Broadway, Sonoma, CA
PROJECT ADDRESS: 1211 Broadway, Sonoma, CA

PREPARED BY: JANET LUEHRS (CID, CLIA #43274)
BROOKWATER INC., IRRIGATION CONSULTANTS
480 SAINT JOHN STREET, SUITE 220
PLEASANTON, CA 94566
925-855-0417
925-855-0357 (FAX)
Janet@Brookwater.com (e-mail)

"I have complied with the criteria of the Water Efficient Landscape Ordinance and applied them accordingly for the efficient use of water in the irrigation design plan."

Signed: *Janet Luehrs*

PART ONE		MAXIMUM APPLIED WATER ALLOWANCE (MAWA)	
		$MAWA = ETo \times .62 \times [(ETAF \times HA) + ((1-ETAF) \times SLA)]$	
YEARLY ETo			44.0
CONVERSION FACTOR			0.62
ETAF			0.55
TOTAL IRRIGATED LANDSCAPE AREA (HA)			11,939 SQUARE FEET
SPECIAL LANDSCAPE AREA (SLA)			0 SQUARE FEET
LANDSCAPE WATER ALLOWANCE			178,929 GALLONS PER YEAR
TOTAL ACRE FEET			0.55 ACRE FEET

PART TWO		ESTIMATED TOTAL WATER USE (ETWU)	
		(AVERAGE ETAF AND ETWU FROM WATER EFFICIENT LANDSCAPE WORKSHEET)	
AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS (TOTAL ETAF x AREA / TOTAL AREA)			0.50
ETWU FOR REGULAR LANDSCAPE AREAS			162,073 GALLONS PER YEAR
SITE WIDE ETAF			0.50
ETWU FOR ALL LANDSCAPE AREAS			162,073 GALLONS PER YEAR
TOTAL ACRE FEET			0.50 ACRE FEET

REVISION 5 05/10/18

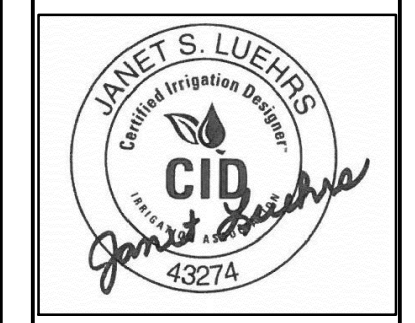
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1211 BROADWAY
1211 BROADWAY, SONOMA, CA, 95476

TITLE:
WATER USE CALCULATIONS

SET: PLANNING COMMISSION
DATE: 05/10/19
SCALE:
DRAWN: SS/NAI
SHEET NO.
15.0

1211 Broadway, Sonoma, CA
WATER EFFICIENT LANDSCAPE WORKSHEET

Reference Evapotranspiration (Eto) 43.95

ZONE NO.	PLANT TYPE	HYDROZONE* (PLANT WATER USE)	PLANT FACTOR (PF)	IRRIGATION METHOD**	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	HYDROZONE AREA (HA) (Sq Ft)	ETAF x HA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREA									
C-1	TURF	LW	0.30	MR	0.75	0.40	2,634	1,054	28,710
C-2	TURF	LW	0.30	MR	0.75	0.40	1,864	746	20,317
C-3	TURF	LW	0.30	MR	0.75	0.40	1,864	746	20,317
C-4	TURF	LW	0.30	MR	0.75	0.40	606	242	6,605
C-5	TREE	MW	0.50	B	0.81	0.62	25	15	421
C-6	TURF	MW	0.50	S	0.75	0.67	1,066	711	19,365
C-7	TURF	MW	0.50	S	0.75	0.67	1,305	870	23,707
C-8	TREE	MW	0.50	B	0.81	0.62	126	78	2,119
C-9	TURF	MW	0.50	DL	0.81	0.62	1,335	824	22,455
C-10	SHRUB	MW	0.50	D	0.81	0.62	1,013	625	17,039
C-11	TREE	LW	0.30	B	0.81	0.37	101	37	1,019
TOTALS (REGULAR LANDSCAPE AREAS)							11,939	5,948	162,073
SPECIAL LANDSCAPE AREA									
							0	0	0
TOTALS (SPECIAL LANDSCAPE AREAS)							0	0	0
TOTALS FOR ALL AREAS							11,939	5,948	162,073