

City of Santa Rosa Desk Manual for the Modification of the Sonoma-Marin Saving Water Partnership's Landscape Design Templates

May 2019

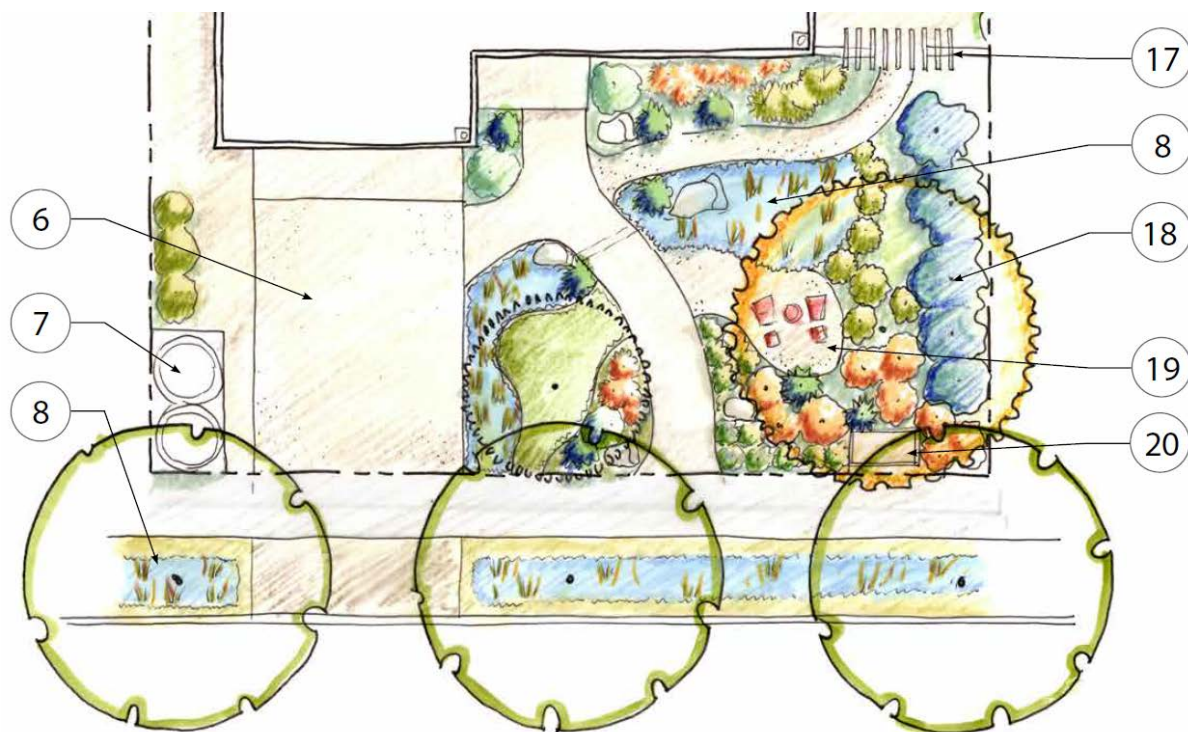


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Introduction

The Sonoma-Marín Saving Water Partnership has developed eight scalable Landscape Design Templates to support rebuild efforts from the October 2017 Sonoma Complex Fires. These free, front yard designs are scalable to fit landscaped areas up to 2,500 square feet, are ready-to-permit, and comply with the Prescriptive Requirements of the State of California's Model Water Efficient Landscape Ordinance (MWELO).

This manual provides detailed instructions on how to use the Templates and modify them for your site.

Acknowledgements

The City of Santa Rosa would like to thank the Sonoma-Marín Saving Water Partnership for their commitment of time and resources for the Landscape Design Template Project and Ann Baker Landscape Architects (ABLA) who developed the eight Landscape Design Templates (Templates). ABLA assembled a diverse team of design professionals that included digital mapping by Foresite, engineering by Sherwood Design Engineers, green landscape elements by Equinox Landscapes, irrigation design by Panoramic Design Group and community support by the local non-profit Daily Acts. Additional thanks to the technical design team that included members from Sonoma Water, County of Sonoma's Permit Sonoma and City of Santa Rosa's Fire, Water, and Planning and Economic Development Departments. The design process included public input meetings, technical meetings and numerous plan iterations culminating in the final product. A special thank you goes out to the design professionals in our community who have volunteered their time and expertise to help those who have lost their homes redesign their landscapes as they rebuild and recover.

The following instructions provide guidance to assist in selecting and modifying a Template for use at your property.

1st Pre-Step – Verify total planting area is less than 2,500 sq. ft.

Before you get started, make sure you are eligible to use these plans.

- ❑ **Verify Total Planting Area is 2,500 square feet (sq. ft.) or less** – Using your home’s site plan, calculate the area of your front yard landscape using a ruler and subtract all the hardscape elements (driveway, paths, sidewalks, etc.). If the remaining total front yard landscape area is 2,500 sq. ft. or less, you can use the Templates. If the remaining total front yard landscape area is larger than 2,500 sq. ft., you will not be able to use these Templates, and you may need to hire a qualified landscape design professional. Start with a rough calculation; if your entire front yard is less than 2,500 sq. ft. you won’t need to subtract the hardscape elements to know you are eligible to proceed. For more detailed information about measuring your landscape area, please see Appendix A: “How to Measure Landscape Area.”
- ❑ **Verify Maximum Slope** – The Templates are intended for use on front yards with slopes less than 8%. For example, if your front yard slopes up (or down) a height of four feet or more over a stretch of 50 feet in length, your slope would too steep for these templates. If this is the case, you may want to consult with a landscape design professional.

2nd Pre-Step – Choose your FREE Template

Review the Renderings, Concept Plans, and Templates to choose the design that you like.

Download free Templates at <http://www.savingwaterpartnership.org/concept-plans-and-design-templates/>. This Template webpage also contains many resources to help you design a sustainable, water-efficient, fire safer landscape.

Four separate resources are provided for each of the eight design Templates:

- **Architectural Rendering:** These are photo-like illustrations for each design that show what the front yard layout and planting plan might look like once matured and installed per plans.
- **Concept Plan:** These are full yard graphic illustrations of each design that includes both the front and back yards.
- **Design Template:** These are the actual plan sheets that include both required and optional elements. You will need to print, modify, and submit the plan sheets to the Building Department.
- **Cost Opinion:** An opinion of estimated cost to install the landscape as designed.

The Templates are divided into four landscape styles with two layouts provided in each style to include options for small, large, and corner lots. Each of these eight designs is also available as a mirror image to allow for the location of the driveway. **You can adapt any style to your front yard so choose a design based on what you like, not just the one that matches the shape of your front yard.**

The four landscape styles are:

- Sonoma Native/Adaptive – an emphasis on native and fire safer plants
- Sonoma Eco-Edible – a mix of edible and habitat plantings that maximize sustainability
- Sonoma Contemporary – a modern, minimalistic and clean look that is easy to maintain
- Sonoma Cottage – a Sonoma version of a cottage garden with natural materials and colorful plantings

Develop Your Landscape Plans by following the eight stages below:

1. Print large format (24"x36") copies of Layout & Planting Plan (L-1.0) and Irrigation Plan Sheet (L-2.0)
2. Select optional design elements
3. Adjust lot lines and add north arrow (L-1.0)
4. Revise the Layout & Planting Plan (L-1.0)
5. Adjust the Irrigation Plan Sheet (L-2.0)
6. Complete the Application Packet
7. Submit your plans for review
8. Complete your project

1. Print large format copies of your favorite template plans

Once you have selected your favorite template, download and print copies of Layout & Planting Plan (L-1.0) and Irrigation Plan Sheet (L-2.0) in large format (24"x36").

Download the Template plan you decide to use and save it on a thumb drive to take to a print shop (you may also be able to upload the files directly to the print shop). Sheets L-1.0 and L-2.0 are the required submittal plan sheets that you will modify to match your site.

- Print L-1.0 and L-2.0 in large format size (24"x36")** – The City of Santa Rosa Building Department requires this large size for review.

- Full color printing is recommended for easier reading.

Minimum Building Permit Requirements – For more details about the current minimum requirements to get a Building Permit in the City of Santa Rosa see **Endnote #1: “City of Santa Rosa Minimum Building Permit Requirements”**.

2. Select optional design elements

Review and choose the optional elements you would like to include in your design. There are many optional design elements in the Templates that can help your landscape be water efficient and reduce storm water runoff on your site. Some of these options are briefly described below, and additional information, requirements, and details for each of these elements is available on the Template webpage. For a description of what a detail is, please see **Endnote #2: “Construction Details”**. Table 1 on the following page provides an overview of all the required and optional Template plan sheets.

- **Low Impact Development (LID) options:** LID integrates specialized features into urban landscapes to mimic the benefits of the natural environment where most of the rainfall soaks into the ground. Rain gardens, swales, and permeable pavement options are all LID features. Runoff is directed into these features and allowed to soak into the ground. These specialized features can provide beauty while also slowing runoff and removing pollutants. Plants and microbes that live in the healthy soil of the swales and rain gardens use pollutants as nutrients, removing them from the runoff.
 - **Rain Gardens:** Rain gardens are vegetated landscape depression areas that collect runoff (typically from a home’s rooftop) and allow it to soak into the ground. Capturing this runoff can also reduce the amount of City supplied water you will need to apply to your plants.
 - **Swales:** Swales are open, shallow channels with vegetation covering the side slopes and bottom. Swales collect and slowly convey runoff “downstream”. Because runoff moves slowly in the swale, much of it will soak into the ground. This can reduce the amount of City supplied water you will need to apply to your plants.

Greywater: Greywater is water from bathroom sinks, showers, bathtubs, and clothes washing machines. Greywater is distinct from blackwater, which comes from toilets and kitchen sinks. Using greywater to irrigate parts of your landscape will reduce the amount of City supplied water needed for irrigation.

Table 1: Optional and Required Design Elements

Plan Sheet	Title	Required	Additional Information
L-0.0	Residential Landscape Permit Cover sheet	Yes*	Design and installation guidelines and requirements that must be agreed to and followed.
L-1.0	Layout & Planting Plan	Yes	Design and layout of all hardscape and planting areas. Includes a Materials Legend, a Planting Legend, and Plant Water Use Table.
L-2.0	Irrigation Plan	Yes	Design and layout of the irrigation system. Includes an Irrigation Legend, Irrigation Valve Table, and Plant Water Use Table.
L-2.1	Irrigation Details and Notes	Yes*	Required construction and installation methods for irrigation components. The Irrigation Notes section provides additional instructions and requirements.
L-3.0	L.I.D. Paving Details	No	L.I.D. = Low Impact Development. Optional permeable paving material options to help reduce runoff by allowing more rain to soak into the ground.
L-3.1	Rain Gardens & Swale Details	No	Design and layout for optional swales, rain gardens and disconnected downspouts that move water from the roof to the garden where it can soak into the ground.
L-3.2	Planting Details	Yes*	Required planting methods.
GW-1.0	Greywater - Laundry to Landscape	No	Design and layout for optional greywater system that directs water from the clothes washing machine to the garden.
GW-1.1	Greywater - Branched Drain System	No	Design and layout for optional greywater system that directs water from bathroom sinks and bathtub(s) to the garden. Building Permit required.
RW-1.0	Rainwater Harvesting	No	Design and layout for optional rainwater system to capture rainwater in a tank and direct it to the garden.

* The Application Packet (see Stage #6 on p. 15) also contains this information and can be submitted instead of submitting sheets L-0.0, L-2.1, and/or L-3.2 as full format 24" x 36" documents.

3. Adjust lot lines and add north arrow (L-1.0)

Modify sheet L-1.0 to match your front yard. **Appendix B: “Site Example”** provides an example of a design Template that has been modified to help illustrate this section.

- Adjust lot lines** – Transfer your property boundaries onto the large format Layout and Planting Plan Sheet (L-1.0). This can easily be done:
 - Have your home’s site plan printed in ¼” scale (this will match the template plans).
 - Lay the Template Sheet L-1.0 *on top* of your site plan and line up the front yard to match.
 - Draw in your actual property boundary, front of the building footprint, driveway, sidewalk, and any other paths that are in the front yard. If you cannot read the lines through the paper, you can bold the lines with a black pen or marker on your site plan to make them easier to identify through the paper.
 - Designs that cannot fit onto one sheet are split into two sheets. In this case, Matchlines must be used, and both sheets will need to be printed in large format size. For more information see **Endnote #3: “Matchlines”**.
- Place a north arrow on plans** – Transfer your site plan’s north arrow onto Sheet L-1.0. This will help you determine if your front yard landscape has full sun or partial sun. Front yards on the north side of the lot have more shade than front yards on the south side of the lot. If you have a shadier lot, you may want to substitute some of the plants for those that prefer part-shade conditions from the Master Plant Substitution List provided on the Template webpage.

Fire Safer design & Wildland Urban Interface (WUI) areas – The Templates are designed to demonstrate fire safer landscaping approaches with lower, less woody plants close to the buildings, and trees planted further away to allow maintenance of branches 10’ away from buildings. When modifying the Templates to fit your site, be fire safer by considering the following:

- Place trees so that at maturity they will not reach your roof line.
- Don’t plant tall shrubs under your roofline.
- Include an optional rain garden feature to help increase and maintain the overall soil moisture of your site.

- Remember that most WUI preparedness is met through maintenance practices. This means maintaining defensible space around structures, clearing roofs and gutters, and trimming trees. at a minimum.
- See **Endnote #4: “Wildland Urban Interface”** for more information.

4. Revise the Layout & Planting Plan Sheet (L-1.0)

Now you will need to revise the existing plant layout. This is your chance to make changes to the hardscape, expand or reduce plantings, and make plant substitutions. **See Endnote #5: “The Color Key”** to better understand the colored lines on sheet L-1.0. **Appendix B, “Site Example”** provides an example of a design Template that has been modified to help illustrate this section.

- Add existing trees** – Use a colored pencil to show the location of any trees that already exist in your front yard on Sheet L-1.0.
- Modify hardscape and landscape feature locations** – Using a different colored pencil, draw your desired paths, driveways, and optional elements directly on Sheet L-1.0.
- Adjust plantings** – Once your hardscape and existing features are drawn on Sheet L-1.0, the remaining open spaces will be the planting areas.
 - Identify location of new trees first** – Change the planting layout of new trees on Sheet L-1.0 as needed for any pathway modification. You must have at least one new or existing tree in the front yard.
 - Expand or reduce plantings** – Expand or reduce plantings to accommodate your home’s site plan, pathways, and existing trees. **See Endnote #6: “Plant Spacing”** for more information.
 - **Expand groupings** – Draw in the same plant symbols as shown on the Planting Legend on Sheet L-1.0 for the planting area being expanded. Use a ruler to match the plant spacing as shown on Sheet L-1.0.
 - **Reduce groupings** – ‘X’ out plants that are being removed from the plan.
 - Substitute Plants** – Use the Master Plant Substitution List provided on the Template webpage if you want to substitute any of the plants on the Templates. **See Endnote #7: “Plant Substitutions”** for more information.
 - If you want to change the plant selection, be sure to replace any low water use plants with other low water use plants. You can replace a

medium water use plant with a low water use plant or medium water use plant. However, replacing a low water use plant with a medium water use plant may not meet the 75/25 Rule. See **Endnote #8: “The 75/25 Rule”** for more information.

- Zones that only irrigate edible plants and fruit trees don’t have to comply with the 75/25 rule. These areas are called Special Landscape Areas. See **Endnote #9: “Special Landscape Areas”** for more information.
- Update Planting Legend** – if you have substituted plants, modify your Planting Legend accordingly. Cross out the Template plant name and write-in the botanical name for the plant you have chosen from the Master Plant Substitution List.
- Count plant groupings** – Determine the quantity of each plant and update the Planting Legend on Sheet L-1.0 by filling in the Permit Quantity on the Planting Legend for each plant type.
- Clarifying Notes** – Add clarifying notes as needed directly to Sheet L-1.0.

5. Adjust the Irrigation Plan Sheet (L-2.0)

Now you will need to revise the irrigation system layout on Sheet L-2.0 to match the modifications made on Sheet L-1.0.

Appendix B: “Site Example” provides an example of a design Template that has been modified to help illustrate this section. Note: all irrigation design requirements and guidelines are listed on Template Plan Sheet L-0.0 and/or noted in the Application Packet.

Before you get started: Designing an irrigation system that will work properly and adhere to City and State requirements is highly technical. Before you start working on your irrigation plan take some time to study Sheet L-2.0 while you review the information provided below:

- For help interpreting the Irrigation Legend on Sheet L-2.0. please see **Endnote #10: “The Irrigation Legend”**.
- To better understand the colored lines on Sheet L-2.0 please review **Endnote #5: “The Color Key”**.
- For general information about irrigation systems please review **Endnote #11: “Understanding Irrigation Systems”**.
- To understand what a “sleeve” is please review **Endnote #12: “Understanding Sleeves”**.
- To understand subzones please see **Endnote #13: “Subzones”**.

- To understand how and when to add a valve please review **Endnote #14: “Ensure Valve Performance”**.
- To meet City of Santa Rosa Building Department and State of California requirements please review **Endnote #15: “Understanding Hydrozone Requirements”**.

Now you are ready to modify Sheet L-2.0. As you work through each section, the relevant endnote information is provided again for reference.

- Adjust lot lines** – Transfer your property boundaries onto the large format Irrigation Plan Sheet L-2.0 of your Template plan just as you did for Sheet L-1.0:
 - Lay the Template plan sheet L-2.0 *on top* of your site plan and line up the front yard to match.
 - Draw in your actual property boundary, front of the building footprint, driveway, sidewalk and any other paths that are in the front yard footprint. If you cannot read the lines through the paper, you can bold the lines with a black pen or marker on your site plan to make them easier to see through the paper.

- Position your Irrigation Components**
 - Place the irrigation controller on Sheet L-2.0. The Templates specify an indoor controller, but there is also an outdoor version of this same controller. To switch to the outdoor version, simply cross off “indoor” in the Irrigation Legend Notes column and write “outdoor.” A different controller may be used so long as it is an EPA WaterSense labeled weather-based model and installed per the manufacturer’s guidelines: www.epa.gov/watersense/irrigation-controllers
 - Helpful tip: It is often easiest to install the controller either on an interior garage wall near the side yard or on the exterior garage wall near the side yard. This can make it easier to connect wires from your controller to your valves. **Consider who needs to access the controller and when. If you want a landscape contractor to have easy access to the controller, an outdoor model may be best for your situation.**
 - The Templates specify a weather-based controller that uses an onsite weather sensor. If you need to relocate this unit, “X” out the Template location and write in the symbol in its new location. The weather sensor must be mounted in a location where it is fully exposed to weather conditions. For more information, follow the manufacturer’s installation guidelines.

- Confirm location of irrigation valves** – The valves on the Template are located on the side of the house (where they are less likely to be seen). If you need to relocate the

valves for your site plan, draw an “X” over the valves on Sheet L-2.0 and draw the valves in their new location. If you have not made any plant changes to Sheet L-1.0 you can leave the numbered valves as shown on the Template.

You may need to add or remove valves if you have:

- Added a Special Landscape Area (see **Endnote #9: “Special Landscape Areas”**),
- Made medium water use plant substitutions, or
- Added or removed planting areas on Sheet L-1.0.

For more information on determining the number of valves, please see:

- **Endnote #14: “Ensure Valve Performance”**,
- **Endnote #15: “Understanding Hydrozone Requirements”**, and
- The section immediately below entitled “Fill out Irrigation Valve Table”.

- Fill out Irrigation Valve Table** – This table is used to determine the final number of valves, corresponding subzones, and Permit Square Feet (PERMIT SF) for your project. NOTE: PERMIT SF is the square footage for your site according to the permit application you are submitting, and PLAN SF is the square footage for the Template as originally drawn.
 - Outline and Measure Irrigated Areas** – Outline the new shape of your planting areas to match the changes you made on Sheet L-1.0. Outline and measure the planting subzones that will be irrigated. Use pencil for the first outline as you may need to make changes once you complete the Irrigation Valve Table. Keep a tally of the area for each subzone and add up the total area for each zone. For more information about how to measure irrigated areas, please see:
 - **Endnote #16: “How to Take Measurements on the Plans”** and
 - **Appendix A: “How to Measure Landscape Area”**.
 - Determine the number of irrigation valves** – The number of valves needed for your project will depend on the size of the planting areas, the type of plants you are installing (low or medium water use; shrubs or trees) and the soil type. You must also meet specific guidelines to:
 - Make sure the irrigation system operates correctly. To determine the number of valves that you will need, you will use the technical information provided in this manual, on Sheet L-2.0, and on the layout

and plant modifications you made on Sheet L-1.0. To make sure that your valves will operate correctly please see **Endnote #14: “Ensure Valve Performance”**.

- Have your plans approved by the City of Santa Rosa Building Department. For more information please see **Endnote #15: “Understanding Hydrozone Requirements”**.

- Plant Valves** (Shrubs, perennials, grasses, etc.): Use the blank lines on the Irrigation Valve Table to number and list any additional plant valves. “X” out the information for any removed valves. Enter the “Permit SF” for each valve.

If you have added a Special Landscape Area (SLA), you will need to add a valve. Write in “SLA” under the Water Use Column.

- For more information about SLA’s see **Endnote #9: “Special Landscape Areas”**.
- **Soil Type:** The Irrigation Legend on sheet L-2.0 lists soil types to determine the type of drip tubing that should be used for plant/shrub valves. For more information about soil type and how it determines the kind of irrigation tubing you will need to use, please see **Endnote #17: “Soil Type and Irrigation”**.
- Tree Valve(s):** Use the blank lines on the Irrigation Valve Table to number and list any additional tree valves. “X” out the information for any removed tree valves. Since the irrigation tubing for trees is measured in linear feet (LF), you will need to fill in the total LF of tubing you will need for your tree valve in the PERMIT SF column. In most smaller lots, there will only be one valve for trees. To understand how to irrigate trees, see **Endnote #15: “Understanding Hydrozone Requirements”** and **Endnote #18: “Trees and Irrigation”**.
- Determine the number of subzones** – If you have moved planting areas around or added valves, you may need to add or remove subzones. Use the Sub-Zones column and fill in the number of subzones per valve. This may be easier to do once you have completed the Stage below titled “Adjust the Final Irrigation System Layout on Sheet L-2.0”. See **Endnote #13: “Subzones”** to better understand subzones.

- Complete the 75/25 Rule Worksheet** – Transfer the corresponding information from the Irrigation Valve Table to the 75/25 Rule Worksheet. The Worksheet is available on the Template webpage. Follow the instructions to determine if your new design will meet the 75/25 requirement. Adjust the design as needed until you are successful. This will most often mean removing medium water use plants that you have substituted and choosing low water use plant substitutions. If this process results in the need to add or remove valves, make sure to revise the Irrigation Valve Table as necessary.

- Fill in Plant Water Use Table** – Transfer the information from the 75/25 Rule Worksheet onto the Plant Water Use Table on both Sheets L-1.0 and L-2.0. Note, PERMIT SF is the square footage for your site according to the permit application you are submitting, and PLAN SF is the square footage for the Template as originally drawn. PERMIT % in the LOW row is the percentage of planted areas with low water use plants, and PERMIT % in the MED row is the percentage of planted areas with medium water use plants. You can easily calculate these numbers using the 75/25 Rule Worksheet.

- Adjust the Final Irrigation System Layout on Sheet L-2.0** – Refer to your complete Irrigation Valve Table and draw any necessary modifications on the diagram on Sheet L-2.0. Use colored pencils or markers that match the colors on the Template so that it is clear what you are adjusting.
 - Add or remove valves** – “X” out any unused valves. Use the “Drip Irrigation Control Valve Assembly” symbol in the Irrigation Legend on Sheet L-2.0 and draw in any added valves. Number the valves to match your complete Irrigation Valve Table. Add a note indicating the valve type and plant water use.

 - Color code the hydrozones** – Outline and color in the irrigated area for each valve. Use one color for each hydrozone.

 - Identify sleeve locations** – Relocate sleeves as needed for changes in entrance or pathway, etc. “X” out sleeves on the Template. Use the “Sleeve” symbol on the Irrigation Legend on Sheet L-2.0 and draw in the new locations. See **Endnote #12: “Understanding Sleeves”**.

 - Draw in the irrigation pipes (and wire paths)** – Draw in the piping paths starting from each irrigation valve to the respective planted area that will be irrigated. Color code your piping paths to match each hydrozone.
 - If your controller will not be mounted next to your irrigation valves, draw in the wire path from the valves to the controller location. This wire can go in the same trench as the irrigation pipe but be sure to draw it in so that it is installed before the pipes are buried.

 - Indicate all Subzone Drip Transitions** – If you have moved planting areas around or added valves, you will need to show the new drip transition location for each subzone. You will need a transition subzone for each hydrozone in every area that is separated by hardscape. Use the “Transition to Drip Zone” symbol on the Irrigation Legend on Sheet L-2.0 and mark each transition area.

 - Indicate all Drip Flushout Locations** – Use the “Drip Flushout” symbol on the Irrigation Legend on Sheet L-2.0 and make sure you show one flushout device for each subzone. See **Endnote #19: “Drip Flushout Device”**.

6. Complete the Application Packet

The Application Packet is broken into six steps. The first four of these steps must be done prior to submittal with the City of Santa Rosa Building Department. The last two of these steps will be described in section 8 “Complete your Project” below.

- Step 1: Project Information – Enter the date, applicant name and the property address. Enter the information from the Plant Water Use Table on the Layout and Planting Plan (L-1.0).
- Step 2: Sign Pre-Construction Agreement – This certifies that you will install the landscaping as outlined on all applicable Template Plan Sheets and Construction Details.
- Step 3: Sign Disclaimer – This step verifies that the Applicant accepts responsibility for these plans, will ensure that the landscape will be constructed according to the plans, and that any liability is that of the applicant.
- Step 4: Provide Permit Agency Required Plan Sheets – Bring large format (24”x36”) completed copies of your plans (Sheets L-1.0 and L-2.0), a completed copy of the 75/25 Rule Worksheet, and all the required details. You can print the details in large format size as provided in the Template plan set (Sheets L-2.1, L-3.0, etc.) or you can print the 8 ½”x 11” sized details. The 8 ½”x 11” sized details are arranged into the four categories below and are available on the Template webpage. Choose the details that are used in your plan, and make sure you include all the necessary details. For more information see **Endnote #2: “Construction Details”** and Table 1 on page 7.
 - 1) Required Permit Application Packet:** application packet, 75/25 Rule Worksheet and all the required details.
 - 2) Optional Driveway Details Packet:** details that make your driveway more permeable.
 - 3) Optional Path and Sidewalk Details Packet:** details that make your paths and sidewalk more permeable.
 - 4) Optional Landscape Elements Packet:** LID details that include a rainwater harvesting system, disconnected downspouts, vegetated raingardens and swales.

7. Submit your Plans for Review

- For the City of Santa Rosa:
Provide three (3) paper copies of the complete submittal package, **or** one (1) complete digital submittal package provided on a USB Flash Drive.
- Submit your package at the City of Santa Rosa's Resilient City Permit Center located at Santa Rosa City Hall, 100 Santa Rosa Avenue, Room 6, Santa Rosa, California, 95404

8. Complete your Project

Build your landscape per the plans you have submitted. Following the additional notes and construction details in the Application Packet will help you ensure compliance. During construction, be sure to pay attention to soil preparation. For more details about soil preparation requirements see **Endnote #20: "Soil Management Requirements"**.

- Step 5: Post-Construction Certification – In this step the Applicant self-certifies that the landscape has been installed per the approved plans in compliance with the requirements of the Prescriptive Compliance Option of the Model Water Efficient Landscape Ordinance and has completed Step 6.
- Step 6: MWELO Final Inspection Checklist – Review and complete each item on the checklist. If you find that an item is incomplete, work with your installing contractor, or correct the issue yourself. Do not sign the Certificate of Completion until you can check off that all items have been completed.

Once you have completed construction, contact the City of Santa Rosa Building Department at Permit Santa Rosa to schedule an inspection: <https://srcity.org/1602/Apply-forCheck-Permit>

Endnotes

ENDNOTE #1: City of Santa Rosa Minimum Building Permit Requirements: Landscaping is required on all new or replaced single-family dwellings in the City of Santa Rosa. Landscaping and irrigation plans can be a deferred submittal, but they must be reviewed and approved by the City prior to the first sheetrock inspection. The following minimum requirements are allowed by the City's Building Department when using the Template plans in the fire rebuild areas:

- Final plan submittal contains no less than 50% of the plant quantities as shown on Sheet L-1.0 (i.e., 50% plant density). Note, installing less dense plant quantities will likely result in increased landscape maintenance requirements due to weed growth.
- Installation of the Approved Plans can be deferred for up to two years provided that the following occurs:
 - Trees are installed as indicated on Sheet L-1.0 of approved plans
 - All Soil Management Requirements are completed as indicated on Sheet L-0.0
 - All irrigation sleeves are installed under hardscape areas as indicated on Sheet L-1.0 of approved plans

ENDNOTE #2: Construction Details: There are several plan sheets that contain construction details (see Table 1 on page 7). These details are available in both the large format plan sheets and in 8 ½" x 11" sized individual details in the Application Package (see Stage #8, Step #6). Each detail is numbered and shows exactly how that portion of the project must be constructed. Required and optional details correspond to a specific construction item in the project. Include all relevant details (required and optional) with your Building Permit Submittal. During construction, make sure that your project is built according to each detail.

ENDNOTE #3: Matchlines: Designs that cannot fit onto one plan sheet are split into two sheets using a "Matchline" reference. Each plan sheet contains a portion of the design and the matchline refers the user to the other complimentary sheet. Match the lines of both sheets to see the entire layout.

ENDNOTE #4: Wildland Urban Interface: If you live in the Wildland Urban Interface (WUI), Fire Safe Sonoma is a good resource with helpful links: www.firesafesonoma.org. Fire Safe Marin provides detailed information about Defensible Space: www.firesafemarin.org. WUI areas may have special requirements that vary based on your location. Check with your local fire department for details.

ENDNOTE #5: The Color Key: Each hydrozone is outlined in color on both Sheet L-1.0 and Sheet L-2.0 of the Templates (note: Tree hydrozones are only shown on Sheet L-2.0). To the left of the Plant Water Use Table on Sheet L-1.0 you will see colored squares. Each color represents one of the hydrozones and matches the corresponding hydrozones on Sheet L-1.0 and Sheet L-2.0. On

Sheet L-2.0, each irrigation valve has a colored square drawn around it which matches the color shown on the diagram (piping paths and irrigated areas) so you can tell which valve is irrigating which part of your yard.

ENDNOTE #6: Plant Spacing: Notice the “Spacing” column on the Planting Legend on Sheet L-1.0. Spacing for each plant type is listed by feet or inches “O.C.,” which means “On Center.” The spacing is measured from the center of one plant to the center of the adjacent plant. When adjusting the plant layout, follow the spacing as indicated to match the intended design and reduce future maintenance needs as the plants grow and mature.

ENDNOTE #7: Plant Substitutions: The Master Plant Substitution List found on the Template webpage is divided into low water use and medium water use plants and grouped into categories like trees, shrubs, grasses and wildflowers. Additional information includes the mature size of the plant, how much sun it needs, if it’s a Fire Safer plant, etc. Note: additional planting design requirements and guidelines are listed on Template Plan Sheet L-0.0 and/or the Application Packet. To make sure that the plants you are substituting don’t put you out of compliance with the 75/25 Rule, please see Endnote #8: “The 75/25 Rule,” Endnote #9: “Special Landscape Areas,” and Endnote #15: “Understanding Hydrozone Requirements.”

ENDNOTE #8: The 75/25 Rule: Both State and City of Santa Rosa regulations require that at least 75% of the front yard planted areas are low water use. The Templates are designed to allow up to 25% of the planted areas to be medium water use. This is important to keep in mind as you adapt the templates to your site plan. Whether you need to add additional plants because your front yard shape is bigger than the template, or you decide to make plant substitutions, your final planted area must meet the 75/25 Rule. It gets a little trickier because in addition to the plants, the irrigation system design must also meet the 75/25 Rule. Helpful Hint: to keep this simple, try to stick with the layout of plants and trees as specified on the Templates, and if making substitutions, choose only low water use plants and trees. A “75/25 Rule Worksheet” has been created to help with these calculations. The Worksheet is available on the Template webpage. See Endnote #15: “Understanding Hydrozone Requirements” for more information.

ENDNOTE #9: Special Landscape Areas: Edible plants and fruit trees are considered Special Landscape Areas (SLA) per regulations and qualify as an exception to the 75/25 Rule. However, to allow this, there are some requirements for the irrigation system. See Endnote #15: “Understanding Hydrozone Requirements” for more information.

ENDNOTE #10: The Irrigation Legend: Sheet L-2.0 contains the Irrigation Legend. The Irrigation Legend lists all the components (make/model/size/manufacturer) that will be used to build the irrigation system. Symbols represent each component and are drawn on the irrigation plan. When modifying the irrigation system layout on Sheet L-2.0 refer to the Irrigation Legend to identify each symbol type that you may need to add or move. Refer to the Irrigation Legend before construction begins and make sure that the proper materials are purchased and installed to match what is listed on the Irrigation Legend.

ENDNOTE #11: Understanding Irrigation Systems: Take a moment to study the irrigation system configuration on Sheet L-2.0.

Start by looking at the controller. The irrigation controller is the “brain” of the system which is programmed by the user to apply the correct amount of water at the right time of day. It is marked with a “C” on Sheet L-2.0. Wires run from the irrigation controller to the valves. A signal from the irrigation controller opens (or closes) a valve, allowing water to flow through the valve to an irrigated area, or hydrozone.

Every valve is numbered and outlined in color with a note describing plant type and water requirement. Follow the color-coded line as it goes out from the valve into the corresponding outlined planting or tree areas. The lines represent the underground pipes that take the water from the valve out to the irrigated area. Together, this is the irrigation “zone”, or “hydrozone”. Hydrozones are areas of plants with similar irrigation requirements. It can be confusing, but on Sheet L-2.0 a hydrozone, or “zone,” is also referring to a specific valve.

ENDNOTE #12: Understanding Sleeves: When the irrigation pipes cross a sidewalk, path, or driveway a “sleeve” (a large diameter piece of pipe) is placed below ground so that the smaller irrigation pipe is protected and can run through the sleeve under the path, sidewalk, etc. This will allow you to “push” irrigation pipes (and wiring) through the sleeves to cross under the hardscape. The plans already have the sleeves located for you (See symbol on Irrigation Legend and Irrigation Sleeving Detail #4), but if you relocated your entrance or pathways, you might have to move the sleeves around too. It is important to install sleeves prior to installing the hardscape. See Endnote #1: “City of Santa Rosa Minimum Building Permit Requirements” for more information.

ENDNOTE #13: Subzones: The Template plan irrigation system is designed so that hard pipe runs underground from each valve and then transitions “up” to drip tubing that is installed on top of the soil in the planting areas. Every time you transition from the hard pipe to the drip tubing, that area is a subzone (See Drip Transition Detail #6 in the Application Package or on Sheet L-2.1). As you will see on the Irrigation Legend on Sheet L-2.0, the symbol for this transition is the letter “D” with a circle around it. Because the piping paths from a valve may run under pathways and driveways, you will likely have multiple subzones on each valve.

ENDNOTE #14: Ensure Valve Performance: To make sure the irrigation valve operates correctly, you must verify that each hydrozone doesn’t use too much or too little water. The Irrigation Valve Table on Sheet L-2.0 is designed to do this by measuring: 1) square footage of PLANTS, and 2) linear footage of drip tubing for TREES.

PLANTS (shrubs, perennials, grasses, etc.): The Templates specify a grid layout of drip tubing for the planting beds (See Sheet L-2.0 Irrigation Legend and Drip Sub-zone Layout Details #7 and #8). The Irrigation Valve Table lists not-to-exceed thresholds of square

footage of the planting area based on soil type. For example, in the case of loam or clay soil, if your total planted area per hydrozone exceeds 2,200 SQ FT, you will need to split the hydrozone in two by adding an additional irrigation valve (you will need to show this on your plans). Each subzone within a hydrozone cannot exceed 1,100 SQ FT, so in this case, you would need to add another subzone by adding another drip transition (See Endnote #13, "Subzones"). However, since the Templates only apply to front yards that do not exceed 2,500 sq. ft. it is unlikely that you will exceed these thresholds.

TREES: The Templates specify a spiral shaped layout of drip tubing around each tree (See Sheet L-2.0 Irrigation Legend Trees Symbol). The spiral of tubing is measured in linear feet (LF). As stated in the Irrigation Valve Table, you cannot exceed 200 linear feet per subzone, and you cannot exceed 400 linear feet per hydrozone. Refer to Endnote #18, "Trees and Irrigation" for the suggested amount of liner feet of drip spiral tubing at maturity. If your mature trees will require more than 200 linear feet per subzone, simply add another subzone.

If your mature trees will require more than 400 linear feet of drip tubing in a single hydrozone, you will need to split the hydrozone in two by adding an additional irrigation valve (you will need to show this on your plans). However, reaching this maximum for a tree zone in a front yard that is 2,500 SQ FT is very unlikely. Depending on tree size and irrigation needs, it would take more than 5 large trees, 8 medium trees, or 13 small trees to make it necessary to add another valve.

ENDNOTE #15: Understanding Hydrozone Requirements: Hydrozones are areas of plants with similar irrigation requirements. It is important to group plants with similar irrigation requirements together so that they can be efficiently and effectively irrigated. There are specific design requirements that you must follow to have your plans approved:

- Do not mix trees and other plants/shrubs on the same valve. Trees are required be on their own dedicated valve. Multiple trees can be on the same valve if they are low or medium water use (high water use trees like Redwoods must be on a separate valve).
- Meet the 75/25 Rule for irrigation hydrozones. Use the 75/25 Rule Worksheet available on the Template webpage to calculate compliance with the 75/25 Rule.
 - Group medium water use plants/shrubs on the same hydrozone(s).
 - The total square footage of the hydrozone will be medium water use.
 - Group low water use plants/shrubs on the same hydrozone(s).
 - The total square footage of the hydrozone will be low water use.
 - Avoid grouping medium and low water use plants/shrubs together. If you group medium and low water use plants/shrubs together on the same hydrozone, the

total square footage of the hydrozone must then be calculated as medium water use. This can make it difficult to meet the 75/25 Rule.

- Tree hydrozones are being given a special exception. Medium and low water use trees can be grouped together on the same hydrozone without impacting the 75/25 Rule. When calculating the 75/25 Rule for trees, use the square footage in Table 2 below:

Table 2: 75/25 Rule Square Footage Allotments for Trees

Tree Size	Square Feet
Small (12'-25' high x 10'-15'wide)	50
Medium (25'-40' high x 15'-25'wide)	75
Large (<40' high x <25' wide)	100

- Group Special Landscape Area (SLA) Plants on the same hydrozone(s).
 - The total square footage of the SLA hydrozone(s) is exempt from the 75/25 Rule.
- Special Landscape Area (SLA) fruit trees can be grouped with other ornamental trees on the same hydrozone. The square footage of the SLA trees is exempt from the 75/25 Rule.

ENDNOTE #16: How to Take Measurements on the Plans: The Templates are drawn in ¼" scale, meaning that every 1 inch equals 4 feet. Use a standard ruler and make sure you have printed Sheets L-1.0 and L-2.0 full scale (24"x36"). For more information about calculating measurements for your landscape areas, please see Appendix A: "How to Measure Landscape Area."

ENDNOTE #17: Soil Type and Irrigation: Use the Irrigation Legend to determine the type of inline drip tubing that you will use for PLANTS based on your site's soil type. Most areas in the rebuild will be clay or loam (i.e. use Netafim TLCV4-1801).

ENDNOTE #18: Trees and Irrigation: Make sure to use the drip tubing that is specified on the Irrigation Legend for TREES (Netafim TLCV6-1201). You MUST install a minimum of 20 linear feet (LF) of drip tubing for each tree zone to ensure valve performance. Table 3 below lists recommendations for linear feet of tubing for each tree size (see Table 2 for tree size explanation) at installation and at maturity. The goal is to have the spiral reach out to the edge of the tree canopy. As the trees mature, you can easily add additional tubing so that the spiral increases in size. Note, because the irrigation requirements of trees are so individual, especially at maturity, there is a wide range for the suggested length of Drip Spiral at Maturity. The best

guide for the irrigation requirement will be the health of the tree in question, and this will become especially important during periods of drought.

Table 3: Suggested Linear Feet of Drip Tubing for Trees

Tree Size	Suggested Linear Feet (LF) of Drip Spiral at Installation*	Suggested Linear Feet(LF) of Drip Spiral at Maturity
Small	15 – 20 LF	20 – 30 LF
Medium	15 – 20 LF	20 – 40 LF
Large	15 – 20 LF	20 – 60 LF

*If installing only one tree, use a min of 20 LF

ENDNOTE #19: Drip Flushout Device: A drip flushout device is used to allow debris to be flushed out of the drip system (this typically occurs each spring before the start of the irrigation season, and then as needed). The device is placed at the end of each section of drip tubing within a subzone (See Drip Flushout Detail #9 in the Application Package or on Sheet L-2.1). As you will see on the Irrigation Legend on Sheet L-2.0, the symbol for this transition is the letter “F” with a triangle around it. Make sure you have one flushout device indicated on for each subzone.

ENDNOTE #20: Soil Management Requirements: The Templates include several soil management requirements. These requirements are listed on Template Plan Sheet L-0.0 and the Application Packet.

- You must add and incorporate compost into the planting areas prior to planting at a rate of four (4) cubic yards per 1,000 sq. ft. This is equal to a one-inch layer of compost.
- A three-inch layer of mulch must be applied on all exposed soil surface of planting areas (mulch can be reduced for native grass or wildflower areas). We suggest using non-dyed mulch and avoiding shredded mulch, which is more flammable.

Appendix A: How to Measure Landscape Area

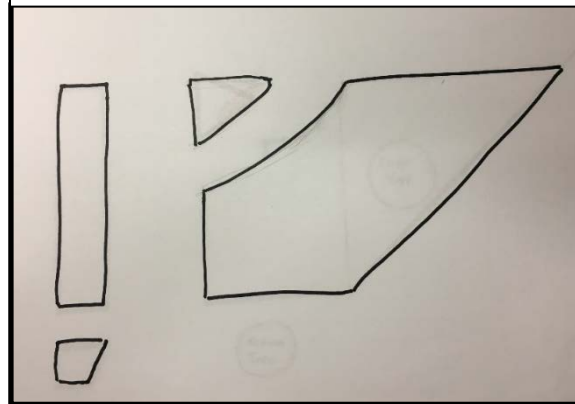
Step 1: Outline irrigated areas

Outline irrigated areas on large format 1/4" scale (24" x 36") plan sheets.



Step 2: Trace shape of irrigated area

Simplify shapes so you can divide them into triangles and rectangles in the next step.



Step 3: Measure and calculate area in square feet (SF)

Measure the sides of divided shapes (multiply by 4 to match Template scale). Calculate areas in square feet (SF) using the simple geometry formulas provided.

Height (H)

Base (B)

Large Tree

Medium Tree

Width (W)

Length (L)

Triangles: $0.5 \times B \text{ (ft)} \times H \text{ (ft)} = \text{Area (SF)}$

Triangle 1: $0.5 \times B \times H = A$

$0.5 \times 34 \text{ ft} \times 25 \text{ ft} = 425 \text{ sq. ft.}$

Rectangles: $L \text{ (ft)} \times W \text{ (ft)} = \text{Area (SF)}$

Rectangle 4: $L \times W = A$

$24 \text{ ft} \times 14 \text{ ft} = 336 \text{ sq. ft.}$

Practice Worksheet: Calculate Landscaped Area

Hydrozone	Shape	Formula	Area (SF)
Low Water Use Plants	Triangle 1	0.5 x 25 x 34	425
Low Water Use Plants	Triangle 2	0.5 x 9 x 12	54
Low Water Use Plants	Triangle 3	0.5 x 20 x 24	240
Low Water Use Plants	Rectangle 4	24 x 14	336
Low Water Use Plants	Rectangle 5	5 x 26	130
Low Water Use Plants	Rectangle 6	4 x 6	24
Trees - Low Water	Large Tree		100
Trees - Medium Water	Medium Tree		75
Total Low Water Use (Plants and Trees):			1309
Total Medium Water Use (Plants and Trees):			75
Grand Total:			1384

Tree Size*	Square Feet (SF)
Small	50
Medium	75
Large	100

Use Tree Size Table at left to fill in Square Feet (SF) for the trees in the above Practice Table. When calculating the Total Low Water Use SF for both Plants and Trees, add SF from Low Water Use Trees and SF from Low Water Use Plants. Do the same for Medium Water Use Trees and Plants.

*Small (12'-25' high x 10'-15' wide)

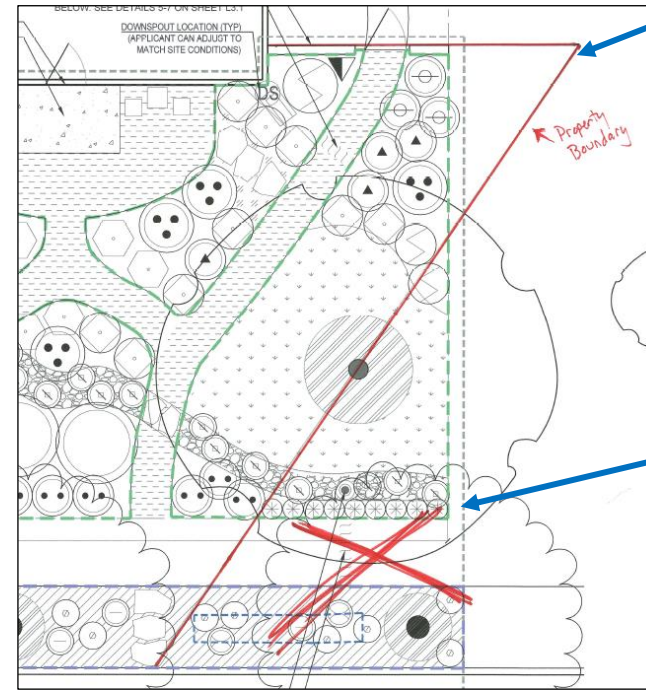
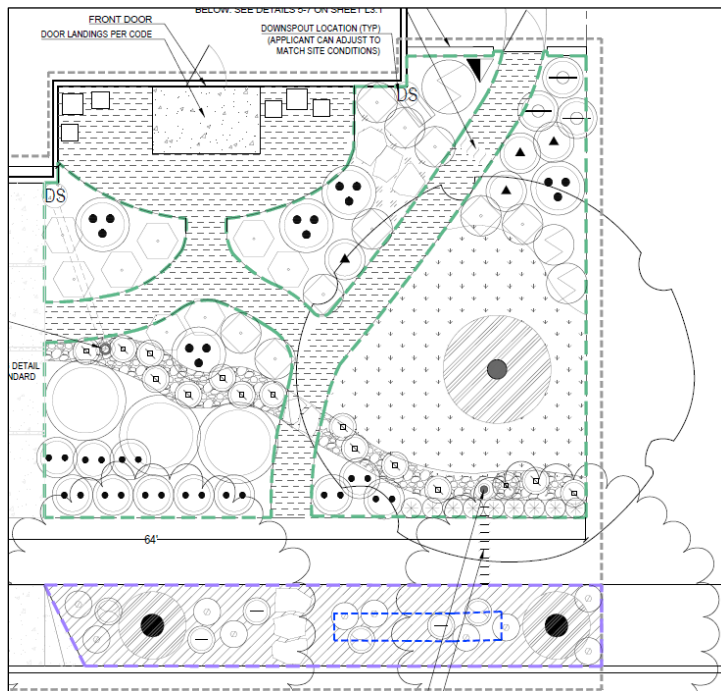
*Medium (25'-40' high x 15'-25' wide)

*Large (<40' high x <25' wide)

Appendix B: Site Example

The following examples illustrate a modification of the Native Adaptive A Design Template.

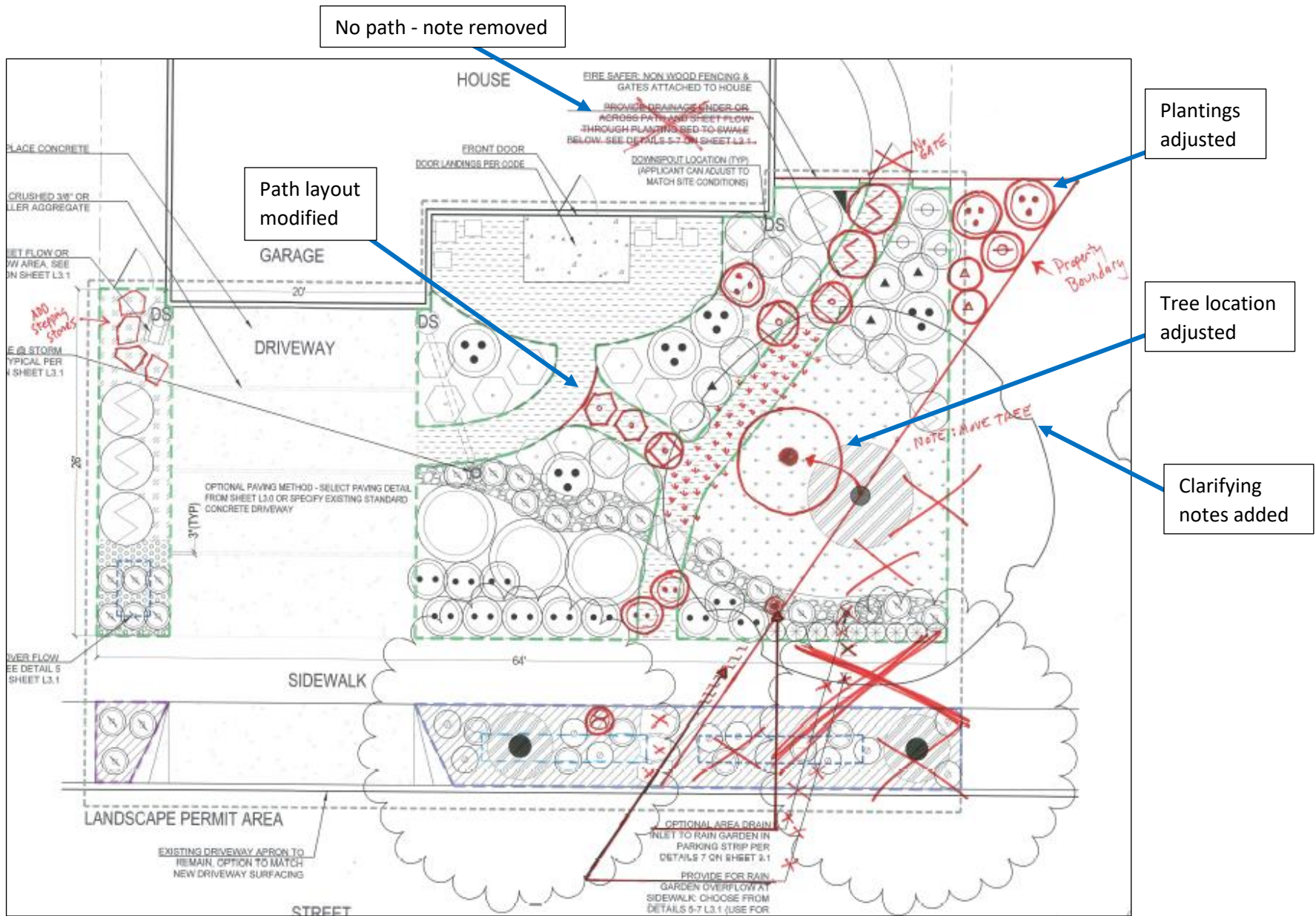
Sheet L-1.0 Layout & Planting Plan:



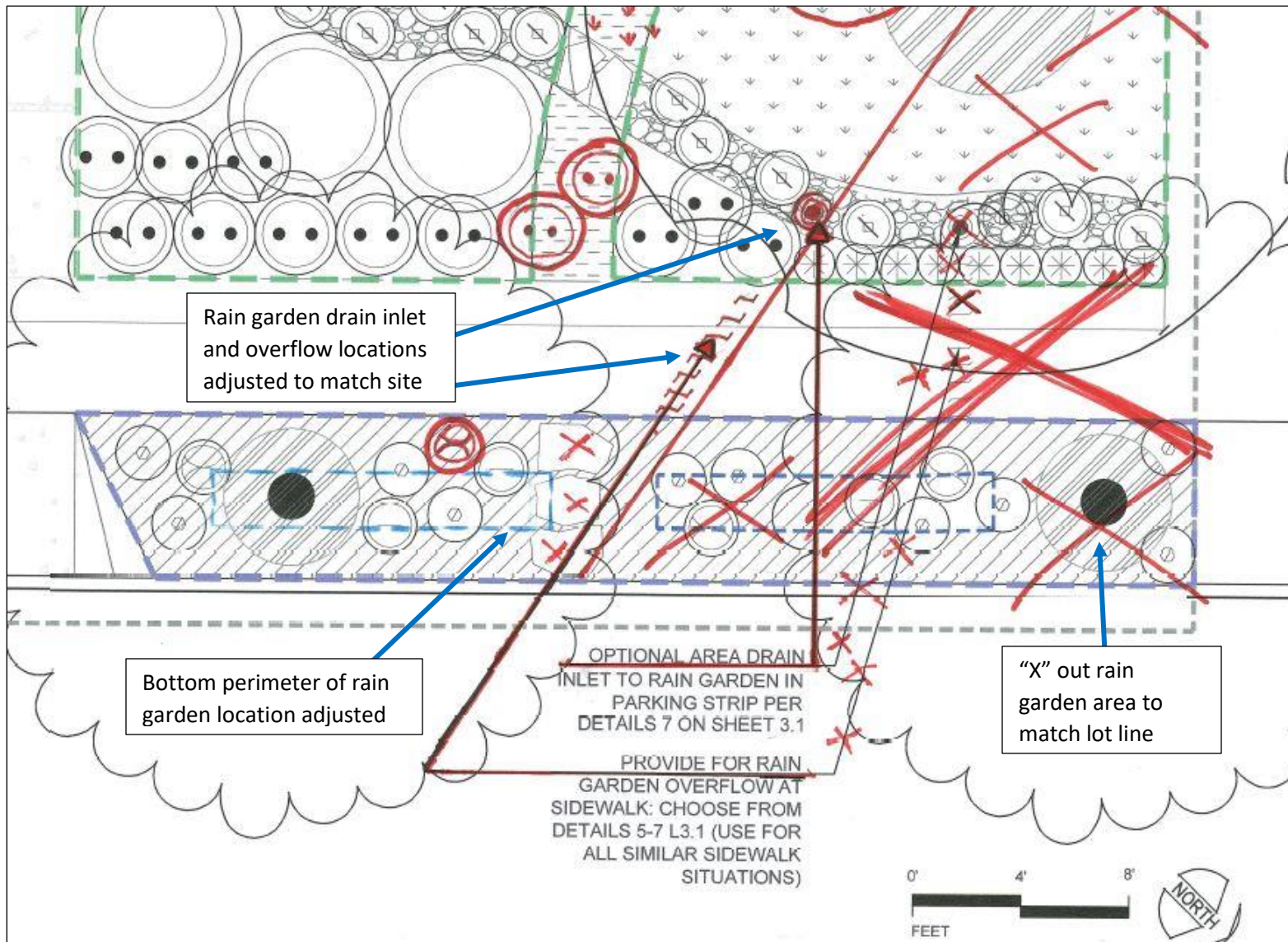
Lot line adjusted

"X" out areas removed

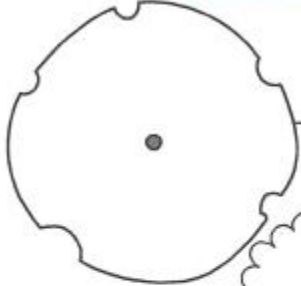
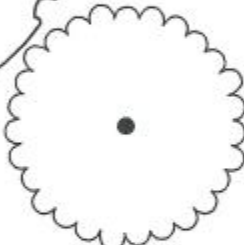




Stage 3: Adjust lot lines (L-1.0) (see p. 8)



Stage 4: Revise the Layout & Planting Plan sheet (L-1.0) (see p. 9)



Stage 4: Revise the Layout & Planting Plan sheet (L-1.0) OPTIONAL ELEMENT: RAIN GARDEN ADJUSTMENT EXAMPLE (see p. 9)

PLANTING LEGEND						
AREA	BOTANICAL NAME	SIZE	SPACING	PLAN QUANTITY	PERMIT QUANTITY (FILL IN)	
PLANTING LOW WATER USE						
	LARGE TREE					
	QUERCUS TOMENTELLA (ISLAND OAK) QUERCUS LOBATA (Valley OAK)	15G	20'-50' O.C. 15g 20'-	1	1	
	MEDIUM TREE					
	NYSSA SYLVATICA (TUPELO)	15G	20'-50' O.C.	X	1	
GROUNDCOVER						
	- SATUREJA DOUGLASII (YERBA BUENA)	4"	18" O.C.	X	12	
GRASSES/SEDGES/RUSHES						
	- FESTUCA CALIFORNICA, SEED WILDFLOWERS: • POPPIES • BABY BLUE EYES • COLLINSIA	2"	30" O.C.	X	100	
	- FESTUCA IDAHOENSIS 'STONY CREEK' (IDAHO FESCUE)	4"	18" O.C.	0	0	
	- CAREX TUMULICOLA (FOOTHILL SEDGE)	4"	2' O.C.	X	21	

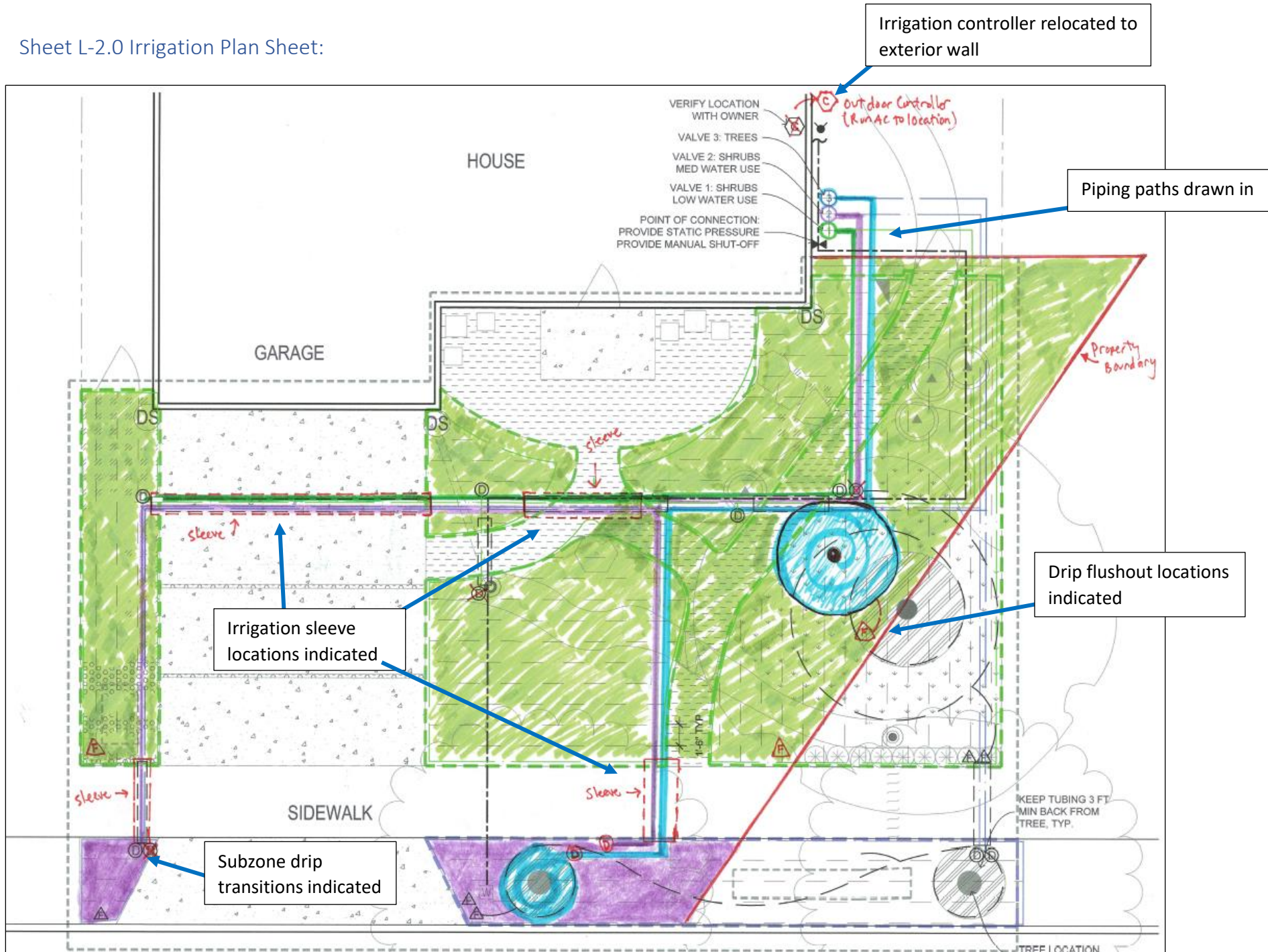
Plant substitutions written in








Plant quantities updated

Unused plants removed

Stage 4: Revise the Layout & Planting Plan sheet (L-1.0) (see p. 10)

Sheet L-2.0 Irrigation Plan Sheet:



IRRIGATION LEGEND					
APPLICANT CHECK-OFF COMPONENTS	SYMBOL	COMPONENT	MANUFACTURER	MODEL	NOTES / SIZE / COLOR
		EXISTING WATER METER			
		CONTROLLER	HUNTER	PRO-C	INDOOR Outdoor
		WEATHER SENSOR	HUNTER	SOLAR-SYNC-SEN	WIRED
		FULL PORT BALL VALVE	NIBCO	585	LINE SIZE
		SLEEVE		PVC SCH 40	
		MAINLINE		PVC SCH 40 WITH SCH 40 SOLVENT WELD FITTINGS	
		LATERAL PIPE (COLOR VARIES PER ZONE)		PVC SCH 40 WITH SCH 40 SOLVENT WELD FITTINGS	PIPE SIZE: 0-6 GPM: 3/4" PIPE; 7-12 GPM: 1" PIPE;

Outdoor controller specified on Irrigation Legend

Stage 5: Adjust the Irrigation Plan Sheet (L-2.0) (see p. 11)

Permit square feet measured and adjusted to match each hydrozone

Final number of subzones determined

Soil type indicated

IRRIGATION VALVE TABLE							
HYDRO ZONE	WATER USE	VALVE	PLAN SF	SUB - ZONES	PERMIT SF (FILL IN)	SUB - ZONES (FILL IN)	SOIL TYPE (CLAY / LOAM / SAND) (FILL IN)
1	LOW	1	857 SF	5	837	3	Clay/Loam
2	MED	2	229 SF	2	120	2	Clay/Loam
3	TREES	3	126 LF	2	N/A	2	Clay/Loam
CLAY SOIL: DO NOT EXCEED 1100 SF / 3 GPM PER SUBZONE. IF TOTAL AREA OF ZONE EXCEEDS 2200 SF, ADD A VALVE.							
LOAM SOIL: DO NOT EXCEED 1100 SF / 3 GPM PER SUBZONE. IF TOTAL AREA OF ZONE EXCEEDS 2200 SF, ADD A VALVE.							
SANDY SOIL: DO NOT EXCEED 500 SF / 3 GPM PER SUBZONE. IF TOTAL AREA OF ZONE EXCEEDS 1000 SF, ADD A VALVE.							
TREE EMITTER TUBING 0.6 GPH PER LEGEND: MIN 20 LF PER VALVE; MAX 200 LF PER SUBZONE; MAX 400 LF PER VALVE							
FOR EMITTER FLOW, EMITTER SPACING & ROW SPACING PER SOIL TYPE SEE LEGEND							

Stage 5: Fill out Irrigation Valve Table (L-2.0) (see p. 12)

Table 1: PLANTS (do this 1st)

Use the Irrigation Valve Table on Sheet L-2.0 to fill in the VALVE number in the 1st column. Then enter your PERMIT SF for each valve in the 2nd column and Total. List valves in the Low Water Use table or Medium Water Use table as appropriate; don't list tree valves.

Low Water Use Plant Valves (don't include trees)			
VALVE	PERMIT SF		
1	837		
Total #1	837		SF

Medium Water Use Plant Valves (don't include trees)			
VALVE	PERMIT SF		
2	120		
Total #2	120		SF

Table 3: Total Square Footage (SF) Calculations (do this 3rd)

A = Total #1 + Total #3 (Low Water Use Plants and Trees) A: 1012 PERMIT SF (FILL IN)

C = Total #2 + Total #4 (Medium Water Use Plants and Trees) C: 120 PERMIT SF (FILL IN)

E = A + C (Total SF All Plants and Trees) E: 1132 PERMIT SF (FILL IN)

B = A ÷ E x 100 (% Low Water Use Plants and Trees) B: 89.4 PERMIT % (FILL IN)

D = C ÷ E x 100 (% Medium Water Use Plants and Trees) D: 10.6 PERMIT % (FILL IN)

F = B + D (Total % All Plants and Trees - should be 100%) F: 100 PERMIT % (FILL IN)

Table 4: Plant Water Use Table (do this last)

Use results from Table 3 to fill in Table 4. Letters A - F as listed in Table 3 are shown to demonstrate where to fill in calculated values. PLAN SF (%) is already filled in on the Plant Water Use Tables in the Template so you do not need to enter anything in that column.

Table 2: TREES* (do this 2nd)

Enter the number of Small, Medium, and Large trees. Multiply this number by the "SF per TREE." Fill in the "SF" column, and then Total.

Low Water Use Trees				
TREE SIZE	NUMBER OF TREES	SF per TREE	SF	
Small		50		
Medium	1	75	75	
Large	1	100	100	
	Total #3		175	SF

Medium Water Use Trees				
TREE SIZE	NUMBER OF TREES	SF per TREE	SF	
Small		50		
Medium		75		
Large		100		
	Total #4		0	SF

PLANT WATER USE TABLE

WATER USE	PLAN SF (%)	PERMIT SF (FILL IN)	PERMIT % (FILL IN)
LOW	(already filled in on Template)	(A) 1012	(B) 89.4 %
MED	(already filled in on Template)	(C) 120	(D) 10.6 %
TOTAL	(already filled in on Template)	(E) 1132	(F) 100 %

Transfer these values to Plant Water Use Tables on Sheet L-1.0 and Sheet L-2.0

*Existing trees are exempt from the 75/25 Rule. Do not add them to this table. If you are adding irrigation to high water use existing trees like Redwoods they must be on their own valve.

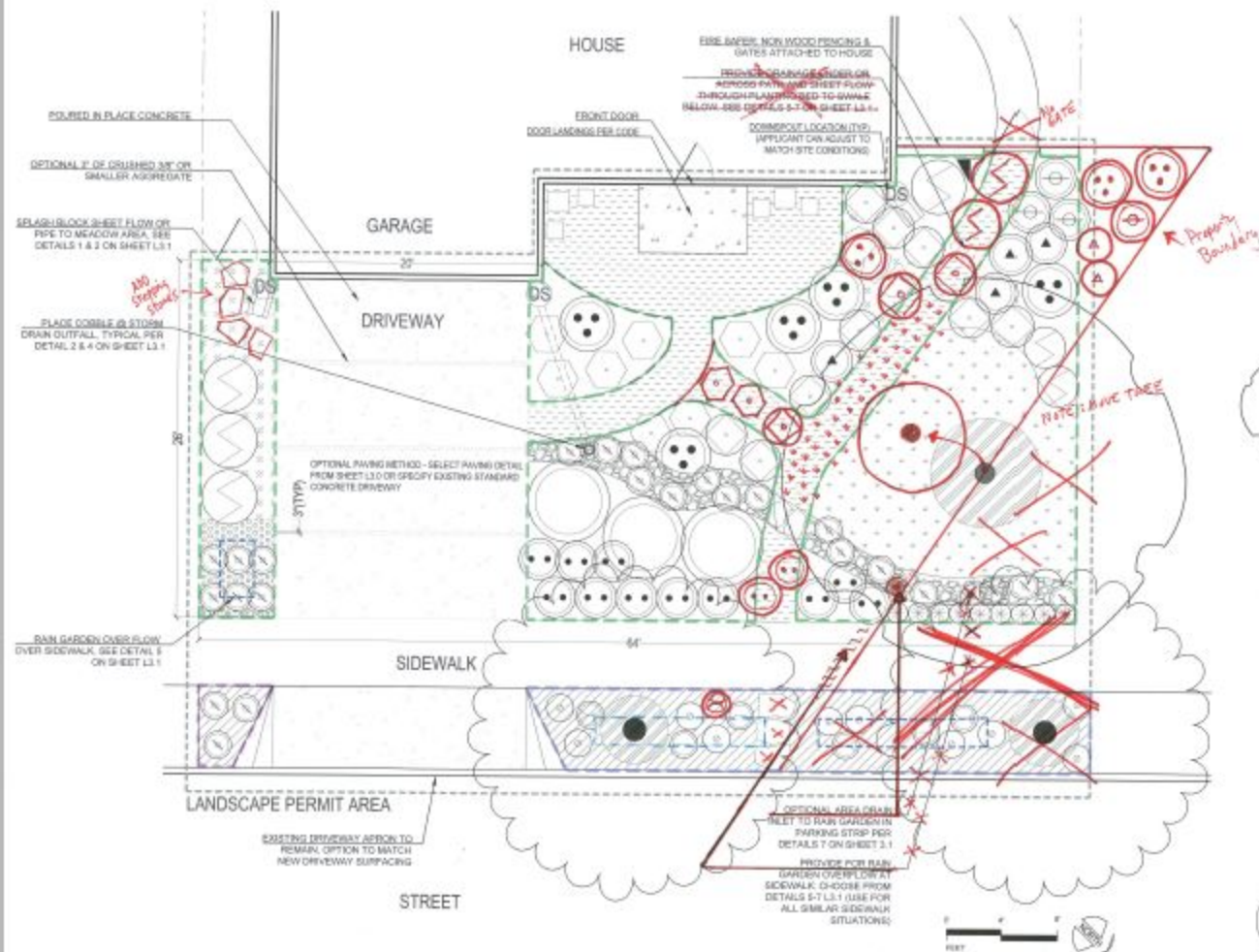


Stage 5: Complete the 75/25 Rule Worksheet (see p. 13). This is the paper version; an automated version is on Template webpage.

Transfer Information from 75/25 Rule Worksheet onto Plant Water Use Table on Sheets L-1.0 and L-2.0

PLANT WATER USE TABLE			
WATER USE	PLAN SF (%)	PERMIT SF (FILL IN)	PERMIT % (FILL IN)
LOW	857 (79%)	1,012	89%
MED	229 (21%)	120	11%
TOTAL	1,086 (100%)	1,132	100%

Stage 5: Transfer Information from 75/25 Rule Worksheet onto Plant Water Use Table on Sheets L-1.0 and L-2.0 (see p. 14)



OPTIONAL MATERIALS LEGEND

VEHICULAR PAVING	UNITS	PLAN QUANTITY	PERMIT QUANTITY (FILL IN)
CONCRETE	SF	80	449
PEDESTRIAN PAVING			
AGGREGATE FINISH (CONCRETE) DETAILS 1-1 ON SHEET L3.1	SF	30	316
MESH INTERLOCK (CONCRETE) DETAILS 1-1 ON SHEET L3.1	SF	0	
STORM WATER ELEMENTS			
SMALL PACKAGE (CONCRETE) PERMIT QUANTITY (FILL IN) DETAILS 1-1 ON SHEET L3.1	LF	X	30
SMALL PACKAGE (CONCRETE) PERMIT QUANTITY (FILL IN) DETAILS 1-1 ON SHEET L3.1	SF	X	97
STORM DRAIN PIPE (SEE DETAIL 3-1 ON SHEET L3.1)	IN	1	4
STORM DRAIN PIPE (SEE DETAIL 3-1 ON SHEET L3.1)	SF	0	15

*SEE SHEETS L3.0-3.2 FOR MATERIALS OPTIONS

PLANTING LEGEND

AREA	BOTANICAL NAME	SIZE	SPACING	PLAN QUANTITY	PERMIT QUANTITY (FILL IN)
PLANTING LOW WATER USE					
	<i>Quercus laevis</i> (Valley Oak) 1/2" 30"	1/2"	30"	1	1
	MEDIUM TREE (SEE DETAIL 1-1) (FILL IN)	1/2"	30"	X	1
GROUND COVER					
	SPERMATOPHYTES (PERMANENT)	1"	18" OC	X	15
GRASSES/BEDGES/RUSHES					
	PERENNIAL CALIFORNIA BIRD HAY (LOW WATER USE) (SEE DETAIL 1-1) (FILL IN)	1"	30" OC	X	100
	PERENNIAL CALIFORNIA BIRD HAY (LOW WATER USE) (SEE DETAIL 1-1) (FILL IN)	1"	30" OC	X	100
	PERENNIAL CALIFORNIA BIRD HAY (LOW WATER USE) (SEE DETAIL 1-1) (FILL IN)	1"	30" OC	X	100
PERENNIALS 0-2' SUN					
	PERENNIAL CALIFORNIA BIRD HAY (LOW WATER USE) (SEE DETAIL 1-1) (FILL IN)	1"	30" OC	X	13
PERENNIALS 2-4' SUN					
	PERENNIAL CALIFORNIA BIRD HAY (LOW WATER USE) (SEE DETAIL 1-1) (FILL IN)	1"	30" OC	X	14
	PERENNIAL CALIFORNIA BIRD HAY (LOW WATER USE) (SEE DETAIL 1-1) (FILL IN)	1"	30" OC	X	6
	PERENNIAL CALIFORNIA BIRD HAY (LOW WATER USE) (SEE DETAIL 1-1) (FILL IN)	1"	30" OC	X	4
SHRUBS 1-3' SUN					
	PERENNIAL CALIFORNIA BIRD HAY (LOW WATER USE) (SEE DETAIL 1-1) (FILL IN)	1"	30" OC	X	8
	PERENNIAL CALIFORNIA BIRD HAY (LOW WATER USE) (SEE DETAIL 1-1) (FILL IN)	1"	30" OC	X	10
SHRUBS 3-6' SUN					
	PERENNIAL CALIFORNIA BIRD HAY (LOW WATER USE) (SEE DETAIL 1-1) (FILL IN)	1"	30" OC	X	3
	PERENNIAL CALIFORNIA BIRD HAY (LOW WATER USE) (SEE DETAIL 1-1) (FILL IN)	1"	30" OC	X	6
VINE PLANTING					
	PERENNIAL CALIFORNIA BIRD HAY (LOW WATER USE) (SEE DETAIL 1-1) (FILL IN)	1"	30" OC	X	1
PLANTING MEDIUM WATER USE					
PARK STRIP - RAIN GARDEN (OPTIONAL)					
	PERENNIAL CALIFORNIA BIRD HAY (LOW WATER USE) (SEE DETAIL 1-1) (FILL IN)	1"	18" OC	X	71 SF
	PERENNIAL CALIFORNIA BIRD HAY (LOW WATER USE) (SEE DETAIL 1-1) (FILL IN)	1"	18" OC	X	2
	PERENNIAL CALIFORNIA BIRD HAY (LOW WATER USE) (SEE DETAIL 1-1) (FILL IN)	1"	30" OC	X	4
	PERENNIAL CALIFORNIA BIRD HAY (LOW WATER USE) (SEE DETAIL 1-1) (FILL IN)	1"	30" OC	X	2

PLANT WATER USE TABLE

WATER USE	PLAN QTY (%)	PERMIT SF (FILL IN)	PERMIT % (FILL IN)
LOW	80 (78%)	4,032	89%
MED	20 (21%)	120	3%
TOTAL	1,000 (100%)	4,152	92%

- APPLICANT INSTRUCTIONS:**
- MEASURE ENTIRE FRONT YARD AREA. SUBTRACT HARDSCAPE AREAS TO GET THE TOTAL SQUARE FEET OF PLANTED AND IRRIGATED AREA. ENTER THIS NUMBER IN THE PLANT WATER USE TABLE ON THIS SHEET.
 - IF NEEDED USE A RED PEN TO ADJUST THE LAYOUT OF DRIVEWAYS, PATHS AND PLANTING AREAS TO FIT YOUR YARD.
 - ADJUST ORIENTATION OF NORTH ARROW TO SITE CONDITION.
 - ADD ANY EXISTING TREES IN RED ON THE PLAN. ADJUST TREE LOCATIONS IF NEEDED TO FIT YOUR SITE.
 - FILL IN PLANT WATER USE TABLE.
 - INSURE LESS THAN 25% OF PLANTED AREA IS MEDIUM WATER USE PLANTINGS.
 - IN THE LEGEND, CIRCLE THE HARDSCAPE MATERIALS YOU WILL BE USING AND ON DETAIL SHEETS L3.1 & L3.2.
 - INDICATE ANY SUBSTITUTIONS TO THE PLANTINGS BY CROSSING OUT THE LISTED PLANTS AND WRITING THE SUBSTITUTION BELOW IN RED INK. MAKE SURE THE PLANTS USED HAVE MATCHING WATER USE AND ARE ROUGHLY THE SAME SIZE (SEE SONOMA-MARIN SAVING WATER PARTNERSHIP <http://www.savingwaterpartnership.org> FOR SUBSTITUTIONS).
 - MOVE TO THE IRRIGATION PLAN AND FILL IN THE AREAS INDICATED ON THAT SHEET.
- NOTE:**
- PLANTING DESIGN FOR FULL COVER WITHIN 5 YEARS.
 - THE GARDEN IS DESIGNED TO CAPTURE AND INFILTRATE SOME STORM WATER ON SITE. WHEN THE FLOW IS DIRECTED TO A SWALE OR RAIN GARDEN, IT NEEDS AN OVERFLOW OUTLET THAT WON'T ERODE. OPTIONS ARE PROVIDED ON THE DETAIL SHEETS. SPLASHBLOCKS AND OUTLETS IN PLANTING BEDS ARE MEANT TO SPREAD THE FLOW TO SHEETFLOW OVER PLANTING AREAS AND NO OVERFLOW DEVICE IS NEEDED.
 - REVEAL IRRIGATION SHEETS AND INSTALL SLEEVES UNDER PAVING SURFACES IN THEIR CORRECT LOCATION.

ABLA
 ALBERTA LANDSCAPE ARCHITECTURE
 1500 100 STREET SW
 EDMONTON, ALBERTA T6E 1A1
 TEL: 780-443-8888
 WWW.ABLA.CA

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SHERWOOD
 DESIGN ENGINEERS

P D G
 PROGRAM DESIGN GROUP
 LANDSCAPE ARCHITECTS

ESSENTIAL LANDSCAPE DESIGN TERMINALS
 www.savingwaterpartnership.org

NAME: _____
 SITE ADDRESS: _____

MAPS
 SAVING WATER PARTNER
 PARTNERSHIP

SHEET TITLE:
 LAYOUT & PLANTING PLAN
 NATIVE ADAPTIVE A

DATE:
 PERMIT PLAN
 10/20/2014

L-1.0

SHEET
 OF

IRRIGATION LEGEND

APPLICANT CHECK-OFF COMPONENTS	SYMBOL	COMPONENT	MANUFAC. / TUBER	MODEL	NOTES / SIZE / COLOR
<input type="checkbox"/>	(M)	EXISTING WATER METER			
<input type="checkbox"/>	(C)	CONTROLLER	HUNTER	PRO-C	Indoor Outdoor
<input type="checkbox"/>	(S)	WEATHER SENSOR	HUNTER	SOLAR-SYNC 8504	Wired
<input type="checkbox"/>	(P)	FLAT PORT BALL VALVE	NIBCO	883	LINE SIZE
<input type="checkbox"/>	(S)	SLEEVE	PVC SCH 40		
<input type="checkbox"/>	(M)	MANIFOLD	PVC SCH 40 WITH SCH 40 SOLVENT WELD FITTINGS		
<input type="checkbox"/>	(L)	LATERAL PIPE (COLOR VARIES PER ZONE)	PVC SCH 40 WITH SCH 40 SOLVENT WELD FITTINGS		PIPE SIZE: 0.6 GPM: 3/4" PIPE; 1.3 GPM: 1" PIPE;
DRIP IRRIGATION CONTROL VALVE ASSEMBLY TO INCLUDE					
<input type="checkbox"/>	(A)	ASSEMBLY	AC2-015-40		ALL-IN-ONE KIT INCLUDES BACKFLOW PREVENTION, FILTER AND PRESSURE REGULATOR
<input type="checkbox"/>	(A)	ANTI-SIPHON VALVE (COLOR VARIES PER ZONE)	HUNTER	PRO-VASV INCLUDED IN KIT	3/4" INCH ANTI-SIPHON VALVE PROVIDES BACKFLOW PREVENTION
<input type="checkbox"/>	(F)	DRIP FILTER		INCLUDED IN KIT	100 MESH STAINLESS STEEL SCREEN
<input type="checkbox"/>	(R)	PRESSURE REGULATION		INCLUDED IN KIT	40 PSI
<input type="checkbox"/>	(N)	NIFFLE			PVC SCH 80 UV RESISTANT
<input type="checkbox"/>	(T)	TRANSITION TO DRIP ZONE			SEE DETAIL
DRIP LAYOUT					
<input type="checkbox"/>	(P)	PLANTING BEDS			
<input type="checkbox"/>	(T)	TREES	NETAFIM TL0V6-1201		EMITTER FLOW 0.6 GPH, EMITTER SPACING: 12"
<input type="checkbox"/>	(T)	IN-LINE EMITTER TUBING	NETAFIM	TL0V4-1801	CLAY SOIL: EMITTER FLOW: 0.4 GPH; EMITTER SPACING: 18"; ROW SPACING: 18" LOAM SOIL: EMITTER FLOW: 0.4 GPH; EMITTER SPACING: 18"; ROW SPACING: 18" SANDY SOIL: EMITTER FLOW: 0.6 GPH; EMITTER SPACING: 12"; ROW SPACING: 18"
<input type="checkbox"/>	(F)	DRIP FLUSHOUT	NETAFIM	TLF06	

SYMBOLS FOR COMPONENTS ARE LARGER THAN ACTUAL SIZE AND MAY BE SHOWN IN PAVED AREAS FOR GRAPHIC CLARITY. COORDINATE LOCATION OF EQUIPMENT WITH PLUMBER.

ALL PIPE JOINTS UNDER PAVING ARE IN SLEEVES. INSTALL SLEEVES PRIOR TO POURING CONCRETE.

APPLICANT INSTRUCTIONS:

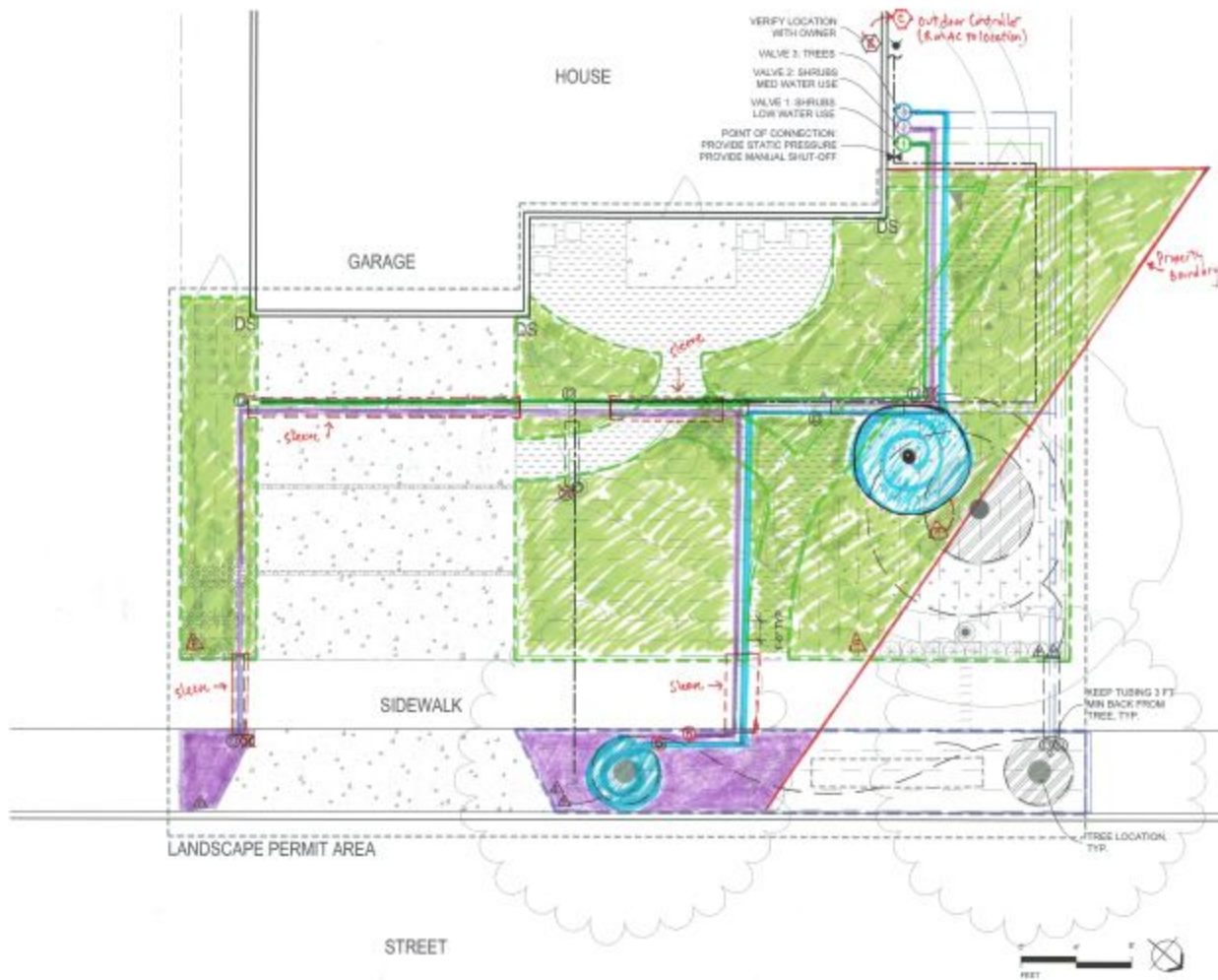
- ADJUST LAYOUT OF PLANTING BEDS IF CHANGED ON LAYOUT SHEET 1.0
- REVIEW IRRIGATION VALVE TABLE TO ADJUST SF AREAS OF VALVE ZONES.
- IF AREAS EXCEED MAX SUBZONE FLOW (7 GPM) DIVIDE INTO ADDITIONAL SUBZONES AND ENTER UNDER SUBZONE COLUMN
- IF AREAS EXCEED MAX ZONE FLOW (7 GPM) ADD A VALVE AND ENTER SF AREA NEXT TO NEW VALVE NUMBER (1" OR 1/2")
- DRAW OUT NEW SUBZONE AND/OR VALVE ZONE AREA ON PLAN IN NEW COLOR.
- ADD VALVE AS NEEDED TO VALVE MANIFOLD.
- REVIEW IRRIGATION LEGEND AND CHECK OFF THAT ALL COMPONENTS ARE SHOWN ON ADJUSTED PLAN.
- NOTE ANY EQUIPMENT SUBSTITUTIONS.

WATER USE	PLAN SF (SI)	PERMIT SF (FILL IN)	PERMIT % (FILL IN)
LOW	817 (90%)	1,052	89%
MED	229 (24%)	120	11%
TOTAL	1,046 (100%)	1,172	100%

IRRIGATION VALVE TABLE

HYDRO ZONE	WATER USE	VALVE	PLAN SF	SUB-ZONES	PERMIT SF (FILL IN)	SUB-ZONES (FILL IN)	SOIL TYPE (CLAY / LOAM / SAND) (FILL IN)
1	LOW	1	817 SF	3	837	3	Clay/Loam
2	MED	2	229 SF	2	120	2	Clay/Loam
3	TREES	3	138 LF	2	N/A	2	Clay/Loam

CLAY SOIL, DO NOT EXCEED 1100 SF / 1.3 GPM PER SUBZONE. IF TOTAL AREA OF ZONE EXCEEDS 2200 SF, ADD A VALVE.
 LOAM SOIL, DO NOT EXCEED 1100 SF / 1.3 GPM PER SUBZONE. IF TOTAL AREA OF ZONE EXCEEDS 2200 SF, ADD A VALVE.
 SANDY SOIL, DO NOT EXCEED 500 SF / 1.3 GPM PER SUBZONE. IF TOTAL AREA OF ZONE EXCEEDS 1000 SF, ADD A VALVE.
 TREE EMITTER TUBING 0.6 GPM PER LEGEND. MIN 25 LF PER VALVE, MAX 200 LF PER SUBZONE, MAX 400 LF PER VALVE FOR EMITTER FLOW, EMITTER SPACING & ROW SPACING PER SOIL TYPE SEE LEGEND.



RESIDENTIAL LANDSCAPE DESIGN TEMPLATE
 DATE: FEBRUARY 21, 2023



ABLA
 AMERICAN BURIED LANDSCAPE ARCHITECTS

1000 S. 10TH ST. SUITE 100
 DENVER, CO 80202
 TEL: 303.733.8888
 FAX: 303.733.8888
 WWW.ABLA-AMERICANBURIEDLANDSCAPEARCHITECTS.COM

daily acts
 landscape architecture

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 landscape

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P D G

PROFESSIONAL LANDSCAPE ARCHITECT
 LICENSE NO. 000012345

NAME: _____
 SITE ADDRESS: _____

RESIDENTIAL LANDSCAPE DESIGN TEMPLATE
 DATE: FEBRUARY 21, 2023

DATE: _____
 PROJECT PLAN: _____

FEBRUARY 21, 2023

SAVING WATER PARTNER

DATE: _____
 PROJECT PLAN: _____

FEBRUARY 21, 2023

SHEET TITLE:
 IRRIGATION
 PLAN
 NATIVE
 ADAPTIVE A

DATE: _____
 PROJECT PLAN: _____

FEBRUARY 21, 2023

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