DESIGN INTENT

THE LANDSCAPE IS DESIGNED TO COMPLY WITH THE PRESCRIPTIVE COMPLIANCE OPTION OF THE LOCALLY ADOPTED STATE OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE ("WELO"). COMPLIANCE WITH MANDATORY ELEMENTS OF WELO MUST BE DOCUMENTED ON LANDSCAPE PLANS.

THE PLANS ARE DESIGNED TO DEMONSTRATE FIRE SAFER LANDSCAPING APPROACHES WITH LOWER, LESS WOODY PLANTS CLOSE TO BUILDINGS, AND TREES POSITIONED TO ALLOW MAINTENANCE OF BRANCHES 10' AWAY FROM BUILDINGS.

LOW IMPACT DEVELOPMENT ("LID") ELEMENTS SUCH AS PERMEABLE PAVING, AND DOWNSPOUTS DISCONNECTED FROM STORM SEWERS AND DRAINING TO RAINGARDENS OR LANDSCAPE STRIPS, ARE PROVIDED TO INFILTRATE MORE STORMWATER RUN-OFF ON SITE, INCREASE GROUNDWATER RECHARGE AND IMPROVE THE AMOUNT OF SOIL MOISTURE AVAILABLE TO PLANTS THEREBY REDUCING IRRIGATION NEEDS.

LANDSCAPE DESIGN REQUIREMENTS

THE PLANTINGS ARE DESIGNED TO COMPLY WITH THE APPENDIX D "PRESCRIPTIVE COMPLIANCE" OPTION OF WELO:

- 1. MEDIUM WATER USE PLANTINGS DO NOT EXCEED 25 PERCENT OF THE TOTAL PLANTED AND IRRIGATED
- 2. LOW WATER USE OR CLIMATE-ADAPTED SPECIES THAT REQUIRE LITTLE OR NO SUMMER WATER ARE SELECTED FOR AT LEAST 75 PERCENT OF THE PLANTED AND IRRIGATED AREA
- 3. PERMITTED LANDSCAPE AREA MUST BE SMALLER THAN 2500 SF OF PLANTED AND IRRIGATED AREA
- 4. PLANS ARE INTENDED FOR USE ON SITES WITH LESS THAN 8% SLOPES

ADDITIONAL GUIDELINES FOR THE PLANTINGS:

- A. FIRE SAFER PLANTINGS ARE INDICATED ON PLANT LISTS AND USED WITHIN 5' OF HOMES.
- CONVENTIONAL TURF IS NOT PROVIDED DUE TO HIGH WATER USE
- TREES ARE LOCATED FOR SHADE ON GARDEN AREAS AND TO PROVIDE SOLAR ACCESS FOR SOLAR PANELS ON ROOFS. TREES ARE LOCATED AWAY FROM BUILDING STRUCTURES SO THAT BRANCHES CAN BE MAINTAINED 10' FROM ROOFS AND CHIMNEYS
- D. PLANTS ARE PLACED IN APPROPRIATE MICROCLIMATES BY EVALUATING THE DIRECTION THE FRONT YARD IS FACING AND NORTH ARROWS ARE INDICATED ON PLANS.
- E. PLANTS ARE GROUPED IN IRRIGATION ZONES ("HYDROZONES") BASED ON SIMILAR WATER NEEDS AS DEFINED BY THE STATE WATER USE CLASSIFICATIONS OF LANDSCAPE SPECIES IV ("WUCOLS IV") **REGION 1 LIST**
- F. RAINWATER AND STORMWATER ELEMENTS SHOULD BE REVIEWED WITH SITE DESIGN TEAM AND GENERAL CONTRACTOR PRIOR TO SITE GRADING
- G. PERVIOUS PAVING OPTIONS SHOULD BE REVIEWED WITH SITE DESIGN TEAM AND GENERAL CONTRACTOR
- H. SEE SONOMA- MARIN SAVING WATER PARTNERSHIP WEBSITE FOR FURTHER INFORMATION AND FAQ: http://www.savingwaterpartnership.org/landscape-design-templates/

IRRIGATION DESIGN REQUIREMENTS AND GUIDELINES

THE IRRIGATION SYSTEM IS DESIGNED TO COMPLY WITH THE PRESCRIPTIVE COMPLIANCE OPTION OF WELO:

- 1. INSTALL AN AUTOMATIC IRRIGATION CONTROLLER THAT DOES NOT LOSE PROGRAMMING DATA AFTER A POWER FAILURE (NON-VOLATILE MEMORY) AND UTILIZES EVAPOTRANSPIRATION OR SOIL MOISTURE SENSOR DATA.
- 2. INSTALL A RAIN SENSOR.

ADDITIONAL GUIDELINES FOR THE IRRIGATION SYSTEMS:

- 3. SYSTEM IS DESIGNED TO REDUCE WATER USE TO THE MINIMUM AMOUNT TO SUSTAIN HEALTHY PLANT GROWTH AND TO PREVENT RUNOFF.
- 4. A MANUAL SHUT-OFF VALVE IS INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION.
- 5. PRESSURE REGULATION IS PROVIDED TO ENSURE THE DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN THE MANUFACTURERS RECOMMENDED PRESSURE RANGE FOR THE IRRIGATION COMPONENTS
- 6. ALL IRRIGATION EMISSION DEVICES MUST MEET THE ANSI STANDARD, ASABE/ICC 802-2014 LANDSCAPE IRRIGATION SPRINKLER AND EMITTER STANDARD. SPRINKLER HEADS MUST DOCUMENT A DISTRIBUTION UNIFORMITY LOW QUARTER OF 0.65 OR HIGHER.
- 7. ALL AREAS UTILIZE DRIP IRRIGATION ASSEMBLIES TO ENABLE THE SCALING OF PLANS.
- SPRAY IRRIGATION NOT ALLOWED.

TREE IRRIGATION:

- 9. ALLOW DEEP ROOT WATERING OF THE ENTIRE TREE ROOT SYSTEM WHICH EXTENDS WELL BEYOND THE DRIPLINE OF THE TREE CANOPY
- 10. ALLOW FOR MOVING THE TREE IRRIGATION DISTRIBUTION LINES AWAY FROM TREE TRUNK AFTER ESTABLISHMENT AND EXPANDING THE LINE OUTWARD WITH ROOT DEVELOPMENT.
- 11. PROVIDE SEPARATE TREE VALVES SO THE TREE VALVE CAN BE LEFT ON DURING PERIODS OF DROUGHT.

SOIL MANAGEMENT REQUIREMENTS

SOIL MANAGEMENT IS DESIGNED TO COMPLY WITH THE PRESCRIPTIVE COMPLIANCE OPTION OF WELO: 1. INCORPORATE COMPOST AT A RATE OF AT LEAST FOUR CUBIC YARDS PER 1,000 SQUARE FEET TO A DEPTH OF SIX INCHES INTO THE LANDSCAPE AREA.

- 2. AFTER PLANTING, A MINIMUM THREE INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS.
- 3. MULCH CAN BE REDUCED FOR NATIVE GRASS AND/OR WILDFLOWER AREAS

POST-CONSTRUCTION REQUIREMENTS STEP 5: POST-CONSTRUCTION CERTIFICATION TO BE SIGNED BY APPLICANT I HAVE COMPLIED WITH THE REQUIREMENTS OF THE PRESCRIPTIVE COMPLIANCE OPTION OF THE WATER EFFICIENT LANDSCAPE ORDINANCE APPLICANT NAME (PLEASE PRINT) APPLICANT SIGNATURE DATE STEP 6: WELO FINAL INSPECTION CHECKLIST YES NO NA **PLANTING** ALL PLANTS INSTALLED ARE LISTED ON PLANS OR ON APPROVED PLANT SUBSTITUTION LIST 75% OR MORE OF THE PLANTS ARE LOW WATER USE PER WUCOLS REGION 1 NO STANDARD HIGH WATER USE TURF HAS BEEN INSTALLED

		SPECIFICATIONS
	4.	RAINSENSOR AND WEATHER SENSOR (IF REQUIRED FOR WEATHER DATA) INSTALLED PER MANUFACTUERS
		SPECIFICATION AND IS FUNCTIONING

DAYS PER WEEK, START TIME, AND RUN TIMES

- IRRIGATION SYSTEM SHUT OFF VALVE INSTALLED
- 10. IRRIGATION SYSTEM SHUT OFF VALVE LOCATION IS AS SHOWN ON PLAN OR ON AS-BUILT
- 11. DRIP IRRIGATION CONTROL ZONE ASSEMBLIES ARE INSTALLED AND FUNCTIONING
- 12. DRIP IRRIGATION LINES ARE INSTALLED AS SHOWN ON PLAN & DETAILS
- 13. DRIP FLUSHOUTS ARE INSTALLED LOWEST POINT OF EACH ZONE AND ARE FUNCTIONING
- 14. SYSTEM OPERATES WITHOUT LEAKS, BREAKS OR RUNOFF
- 15. EQUIPMENT INSTALLED IS AS SHOWN ON APPROVED IRRIGATION EQUIPMENT LIST, OR EQUAL **GENERAL**
- CHANGES ARE NOTED ON AS-BUILT PLAN AND IS PROVIDED AT TIME OF INSPECTION

SYMBOLS & DEFINITIONS

- CLIMATE ADAPTIVE: NON-NATIVE PLANTS WHICH ARE ADAPTED TO LOCAL MICROCLIMATES
- 2. INVASIVE PLANTS: CALIFORNIA INVASIVE PLANT COUNCIL ("Cal-IPC") DEFINES INVASIVE PLANTS AS: PLANTS THAT ARE NOT NATIVE TO AN ENVIRONMENT, AND ONCE INTRODUCED, THEY ESTABLISH, QUICKLY REPRODUCE AND SPREAD, AND CAUSE HARM TO THE ENVIRONMENT, ECONOMY, OR HUMAN HEALTH.
- 3. HYDROZONE: AN AREA OF THE LANDSCAPE HAVING PLANTS WITH SIMILAR WATER NEEDS AND ROOTING DEPTHS AND THE SAME MICRO-CLIMATE.
- 4. IRRIGATION CONTROLLER: SMART CONTROLLERS ARE REQUIRED. THESE ADJUST AUTOMATICALLY USING WEATHER OR SOIL MOISTURE DATA.

WELO: THE CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE THAT REQUIRES WATER CONSERVATION MEASURES TO BE

- MICROCLIMATE: THE CLIMATE WITHIN EACH DIFFERENT SUB-AREA OF THE LANDSCAPE WHICH DEPENDS ON ITS SUN AND WIND EXPOSURE, PROXIMITY TO REFLECTIVE SURFACES, PLANT DENSITY AND OTHER FACTORS.
- IMPLEMENTED IN LANDSCAPES AND HAS BEEN IN EFFECT SINCE 1990. 7. PLANT WATER USE: AN ESTIMATE OF THE AMOUNT OF WATER NEEDED BY PLANTS TO THRIVE IN WARM/DRY PERIODS. PLANTS ARE
- GROUPED INTO VERY LOW, LOW, MODERATE AND HIGH WATER USE AND ARE ASSIGNED PLANT FACTOR VALUES.
- 8. TURF: A GROUND COVER SURFACE OF MOWED GRASS (CONVENTIONAL LAWN)
- 9. TURF ALTERNATIVE: A LOW WATER USE GRASS OR GROUNDCOVER PLANTING THAT SPREADS TO FORM A LOW COVER THAT CAN BE OCCASIONALLY WALKED UPON.
- 10. WEATHER SENSOR: SENSOR CONNECTED TO THE IRRIGATION CONTROLLER WHICH DETECTS RAIN, FREEZE, WIND ETC. AND SUSPENDS OR ADJUSTS IRRIGATION OPERATION.

REFERENCE

TITLE 23 CHAPTER 2.7 MWELO: THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE

MWELO SECTIONS:

490.1 (c) & D 9 (a): APPLICABILITY 491 DEFINITIONS D (b) (A-H): PROJECT INFORMATION D (b) (H): LANDSCAPE DOCUMENTATION PACKAGE D (b) (5): IRRIGATION DESIGN PLAN D (b) (2) & (3) (B): SOIL MANAGEMENT D(c) MWELO FINAL INSPECTION CHECKLIST SECTION 492.7 (a)(1)(B) IRRIGATION CONTROLLER (a)(1)(D) WEATHER SENSOR

PRE CONSTRUCTION - PERMIT APPLICATION BY OWNER - FILL IN **AREAS BELOW**

CONFIRM APPLICABILITY

THIS PLAN SHEET IS FOR USE FOR: 1) FRONT YARD LANDSCAPES UP TO 2,500 SF WHICH THE LOCAL JURISDICTION PERMIT AGENCY ALLOWS TO COMPLY WITH PRESCRIPTIVE COMPLIANCE MEASURES. SEE APPENDIX D OF MWELO.

STEP 1: PROJECT INFORMATION	
TO BE FILLED OUT BY APPLICANT	
DATE:	
PROJECT APPLICANT (NAME):	
PROJECT ADDRESS:	
TOTAL PROJECT LANDSCAPE AREA <u>£</u> 2500 SF):(SF)	
MEDIUM WATER USE PLANT MATERIAL AREA <u>₹</u> 25%):(SF)	
LOW TO VERY LOW NON-TURF PLANT MATERIAL AREA ★ 75%):(SF)	
PROJECT TYPE: NEW RESIDENTIAL	
WATER SUPPLY TYPE :(POTABLE/RECYCLED/WELL)	
LOCAL WATER PURVEYOR:	
STEP 2: SIGN PRE-CONSTRUCTION AGREEMENT	
TO BY SIGNED BY APPLICANT	
I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE PRESCRIPTIVE COMPLIANCE OF THE WATER EFFICIENT LANDSCAPE ORDINANCE	E OPTIO
APPLICANT NAME (PLEASE PRINT)	
APPLICANT SIGNATURE DATE	

STEP 3: PROVIDE PERMIT AGENCY REQUIRED PLANS

	• • • • • • • • • • • • • • • • • • •
NS TO BE PROVIDED BY APPLICANT:	OPTIONAL F
L-0.0 PERMIT COVER SHEET	GW-1.0
L 4 O LANDSCADE DESIGN DLAN	CM11

- L-1.0 LANDSCAPE DESIGN PLAN GVV-1.1 L-1.1 LANDSCAPE DESIGN PLAN RW-1.0
- L-2.0 IRRIGATION DESIGN PLAN L-2.1 IRRIGATION DESIGN PLAN
- L-2.2 IRRIGATION DETAIL SHEET
- L-3.0 PAVING DETAILS
- · L-3.1 L.I.D. DETAILS L-3.2 PLANTING DETAILS

STEP 4: SIGN DISCLAIMER

TO BE SIGNED BY APPLICANT

APPLICANT NAME (PLEASE PRINT)

BY USING THESE PLANS. I AGREE TO DEFEND. INDEMNIFY AND HOLD HARMLESS THE SONOMA-MARIN SAVING WATER PARTNERSHIP, ITS MEMBERS (SONOMA COUNTY WATER AGENCY, CITY OF SANTA ROSA, MARIN MUNICIPAL WATER DISTRICT, NORTH MARIN WATER DISTRICT, CITY OF ROHNERT PARK, CITY OF PETALUMA, CITY OF COTATI, CITY OF SONOMA, VALLEY OF THE MOON WATER DISTRICT AND TOWN OF WINDSOR) AND THEIR DIRECTORS, OFFICERS, AGENTS, EMPLOYEES AND LANDSCAPE DESIGN CONSULTANTS AGAINST ANY AND ALL LOSS, LIABILITY, EXPENSE, CLAIMS, SUITS AND DAMAGES, INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM THE USE OF THIS LANDSCAPE PLAN. I UNDERSTAND THAT IT IS MY RESPONSIBILITY AS THE PROJECT OWNER TO ENSURE THAT PLAN ELEMENTS ARE IMPLEMENTED SAFELY AND ACCORDING TO APPLICABLE STATUTES, RULES, REGULATIONS. ORDINANCES AND/OR CODES.

SONOMA-MARIN SAVING WATER PARTNERSHIP, ITS MEMBERS AND LANDSCAPE DESIGN CONSULTANTS MAKE NO REPRESENTATIONS AND GRANT NO WARRANTIES, EXPRESS OR IMPLIED, EITHER IN FACT OR BY OPERATION OF LAW, BY STATUTE OR OTHERWISE, AND SONOMA-MARIN SAVING WATER PARTNERSHIP, ITS MEMBERS AND DESIGN CONSULTANTS EACH SPECIFICALLY DISCLAIM ANY OTHER WARRANTIES, WHETHER WRITTEN OR ORAL, OR EXPRESS OR IMPLIED, INCLUDING ANY WARRANTY OF QUALITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE OR ANY WARRANTY AS TO THE VALIDITY OF ANY PATENTS OR THE NON-INFRINGEMENT OF ANY INTELLECTUAL PROPERTY RIGHTS OF THIRD PARTIES.

APPLICANT SIGNATURE	DATE
AGENCY STAMP	



ANN BAKER LANDSCAPE ARCHITECTURE 625 2ND ST., STE 110 PETALUMA, CA 94952 TEL.: (707) 772-5062 EMAIL: landarches@gmail.com



DESIGN ENGINEERS

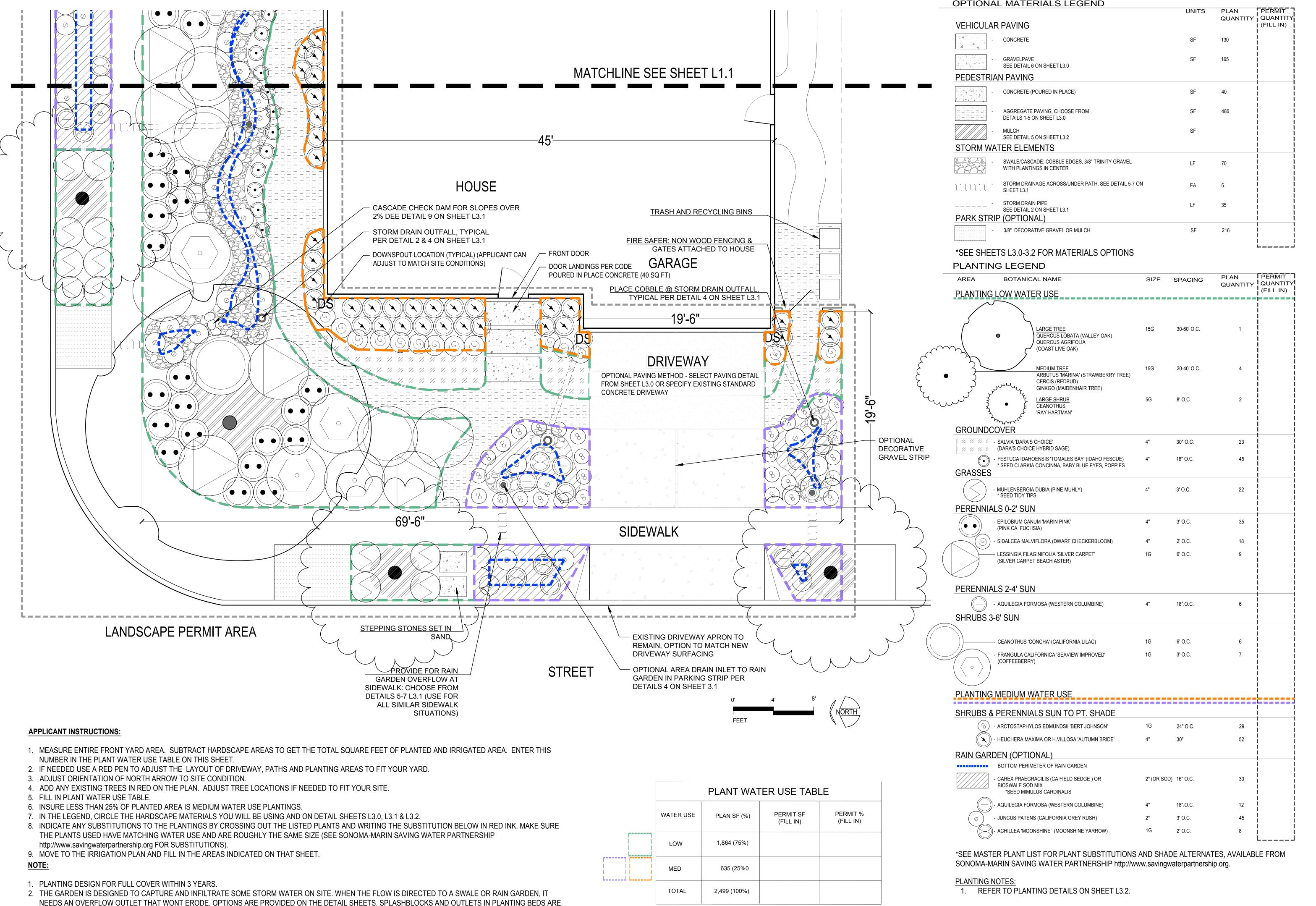
PANORAMIC DESIGN GROUP LANDSCAPE ARCHITECTURE

SAVING W



SHEET TITLE: RESIDENTIAL LANDSCAPE PERMIT COVER SHEET

DATE **PERMIT PLAN SEPTEMBER 26, 2018**



MEANT TO SPREAD THE FLOW TO SHEETFLOW OVER PLANTING AREAS AND NO OVERFLOW DEVICE IS NEEDED 3. REVIEW IRRIGATION SHEETS AND INSTALL SLEEVES UNDER PAVING SURFACES IN THEIR CORRECT LOCATION.

HER IN FACT OR BY OPERATION OF LAW, BY HERWISE, AND SONOMA-MARIN SAVING SSHIP, ITS MEMBERS AND DESIGN SSHIP, ITS MEMBERS AND DESIGN CACH SPECIFICALLY DISCLAIM ANY OTHER HETHER WRITTEN OR ORAL, OR EXPRESS OR ING ANY WARRANTY OF QUALITY, TY OR FITNESS FOR A PARTICULAR USE OR IY WARRANTY AS TO THE VALIDITY OF ANY E NON-INFRINGEMENT OF ANY INTELLECTUAL TS OF THIRD PARTIES.

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NN BAKER LANDSCAPE ARCHITECTURE
625 2ND ST., STE 110
PETALUMA, CA 94952
TEL.: (707) 772-5062
EMAIL: landarches@gmail.com

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P D G

PANORAMIC DESIGN GROUP LANDSCAPE ARCHITECTURE

L LANDSCAPE DESIGN TEMPLAT
SAVING WATER PARTNERSHIP
erpartnership.org

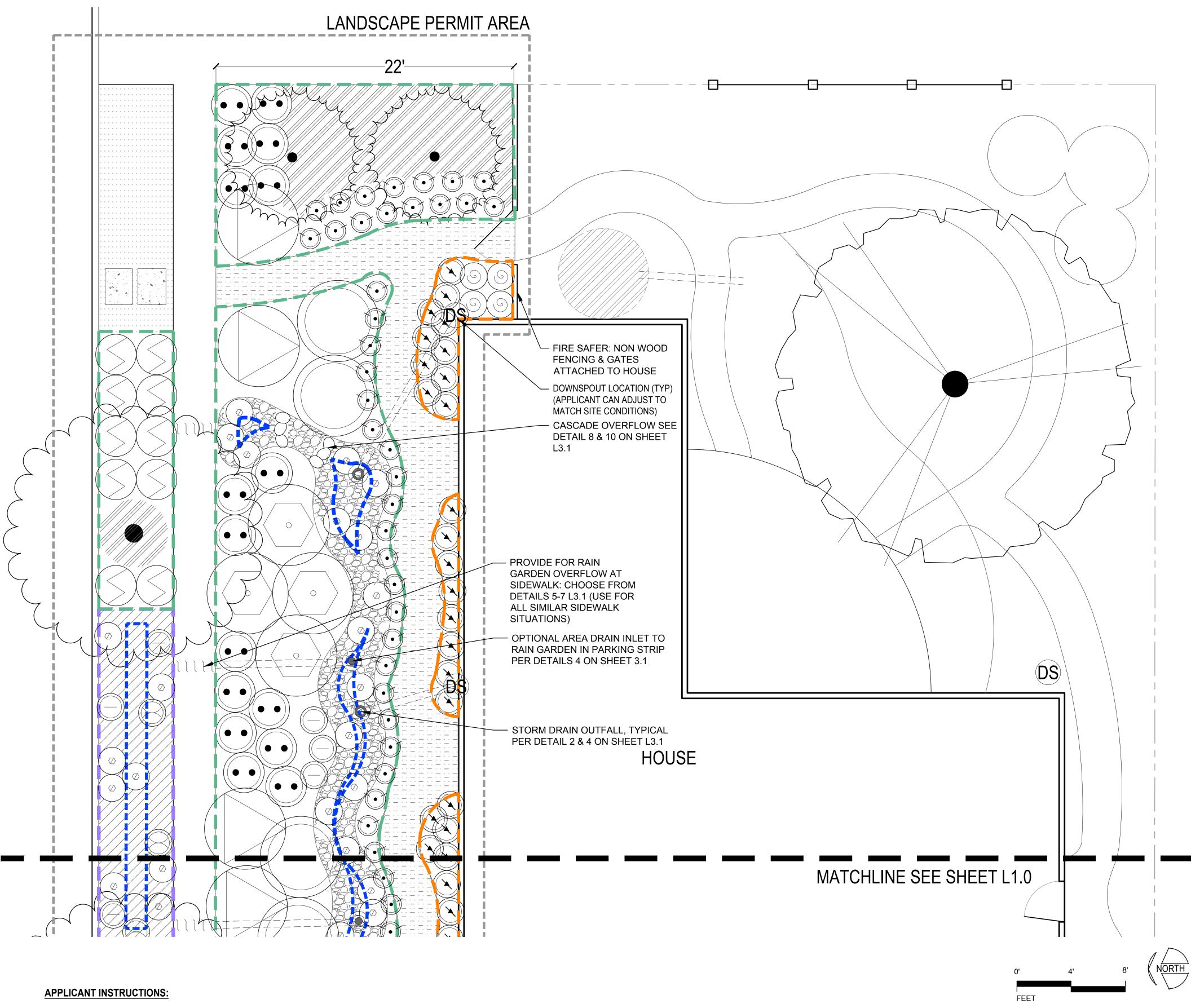
WATER NAME: _____STTE ADD



SHEET TITLE:
LAYOUT &
PLANTING PLAN
NATIVE
ADAPTIVE B
(CORNER LOT)

DATE
PERMIT PLAN
SEPTEMBER 10, 2019

L-1.0



1. 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.

- 2. IF NEEDED USE A RED PEN TO ADJUST THE LAYOUT OF DRIVEWAY, PATHS AND PLANTING AREAS TO FIT YOUR YARD.
- 3. ADJUST ORIENTATION OF NORTH ARROW TO SITE CONDITION.
- 4. ADD ANY EXISTING TREES IN RED ON THE PLAN. ADJUST TREE LOCATIONS IF NEEDED TO FIT YOUR SITE.
- 5. FILL IN PLANT WATER USE TABLE.
- 6. INSURE LESS THAN 25% OF PLANTED AREA IS MEDIUM WATER USE PLANTINGS.
- 7. IN THE LEGEND, CIRCLE THE HARDSCAPE MATERIALS YOU WILL BE USING AND ON DETAIL SHEETS L3.0, L3.1 & L3.2.
- 8. 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).
- 9. MOVE TO THE IRRIGATION PLAN AND FILL IN THE AREAS INDICATED ON THAT SHEET.

NOT

- 1. PLANTING DESIGN FOR FULL COVER WITHIN 3 YEARS.
- 2. 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 WONT 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.
- 3. REVIEW IRRIGATION SHEETS AND INSTALL SLEEVES UNDER PAVING SURFACES IN THEIR CORRECT LOCATION.

OPTIONAL MATERIALS LEGEND						
		UNITS	PLAN QUANTITY	PERMIT QUANTITY		
VEHICULAF	RPAVING		QOANTITI	(FILL IN)		
- A	CONCRETE	SF	130			
	GRAVELPAVE SEE DETAIL 6 ON SHEET L3.0	SF	165			
PEDESTRIA	N PAVING					
- 1446 - 1466 -	CONCRETE (POURED IN PLACE)	SF	40			
-	AGGREGATE PAVING, CHOOSE FROM DETAILS 1-5 ON SHEET L3.0	SF	486			
-	MULCH SEE DETAIL 5 ON SHEET L3.2	SF				
STORM WA	TER ELEMENTS					
-	SWALE/CASCADE: COBBLE EDGES, 3/8"TRINITY GRAVEL WITH PLANTINGS IN CENTER	LF	70			
11111111 -	STORM DRAINAGE ACROSS/UNDER PATH, SEE DETAIL 5-7 ON SHEET L3.1	EA	5			
PARK STRII	STORM DRAIN PIPE SEE DETAIL 2 ON SHEET L3.1 P (OPTIONAL)	LF	35			
-	3/8" DECORATIVE GRAVEL OR MULCH	SF	216	i i		

*SEE SHEETS L3.0-3.2 FOR MATERIALS OPTIONS

	BOTANICAL NAME	SIZE	SPACING	PLAN QUANTITY	PERMIT QUANTIT
PLANTING	S LOW WATER USE				(FILL IN)
	LARGE TREE QUERCUS LOBATA (VALLEY OAK) QUERCUS AGRIFOLIA (COAST LIVE OAK)	15G	30-60' O.C.	1	
	MEDIUM TREE ARBUTUS 'MARINA' (STRAWBERRY TREE) CERCIS (REDBUD) GINKGO (MAIDENHAIR TREE)	15G	20-40' O.C.	4	
	LARGE SHRUB CEANOTHUS 'RAY HARTMAN'	5G	8' O.C.	2	
GROUND	COVER				
	- SALVIA 'DARA'S CHOICE' DARA'S CHOICE HYBRID SAGE)	4"	30" O.C.	23	
GRASSES	- FESTUCA IDAHOENSIS 'TOMALES BAY' (IDAHO FESCUE) * SEED CLARKIA CONCINNA, BABY BLUE EYES, POPPIES	4"	18" O.C.	45	
	- MUHLENBERGIA DUBIA (PINE MUHLY) * SEED TIDY TIPS	4"	3' O.C.	22	
PERENNI	ALS 0-2' SUN				,
	- EPILOBIUM CANUM 'MARIN PINK' (PINK CA FUCHSIA)	4"	3' O.C.	35	
(9)	- SIDALCEA MALVIFLORA (DWARF CHECKERBLOOM)	4"	2' O.C.	18	
	LESSINGIA FILAGINIFOLIA 'SILVER CARPET' (SILVER CARPET BEACH ASTER)	1G	6' O.C.	9	
PERENNI	NI			1	
	7L3 Z-4 3UN				
	- AQUILEGIA FORMOSA (WESTERN COLUMBINE)	4"	18".O.C.	6	
SHRUBS	- AQUILEGIA FORMOSA (WESTERN COLUMBINE)	4"	18".O.C.	6	
	- AQUILEGIA FORMOSA (WESTERN COLUMBINE) 3-6' SUN	4" 1G		6	
	- AQUILEGIA FORMOSA (WESTERN COLUMBINE)		18".O.C. 6' O.C. 3' O.C.		
SHRUBS	- AQUILEGIA FORMOSA (WESTERN COLUMBINE) 3-6' SUN — CEANOTHUS 'CONCHA' (CALIFORNIA LILAC) - FRANGULA CALIFORNICA 'SEAVIEW IMPROVED'	1G	6' O.C.	6	
SHRUBS	- AQUILEGIA FORMOSA (WESTERN COLUMBINE) 3-6' SUN — CEANOTHUS 'CONCHA' (CALIFORNIA LILAC) - FRANGULA CALIFORNICA 'SEAVIEW IMPROVED' (COFFEEBERRY)	1G	6' O.C.	6	
SHRUBS	- AQUILEGIA FORMOSA (WESTERN COLUMBINE) 3-6' SUN — CEANOTHUS 'CONCHA' (CALIFORNIA LILAC) - FRANGULA CALIFORNICA 'SEAVIEW IMPROVED' (COFFEEBERRY) MEDIUM WATER USE & PERENNIALS SUN TO PT. SHADE	1G 1G	6' O.C. 3' O.C.	6 7	
SHRUBS	- AQUILEGIA FORMOSA (WESTERN COLUMBINE) 3-6' SUN — CEANOTHUS 'CONCHA' (CALIFORNIA LILAC) - FRANGULA CALIFORNICA 'SEAVIEW IMPROVED' (COFFEEBERRY) S MEDIUM WATER USE & PERENNIALS SUN TO PT. SHADE - ARCTOSTAPHOLOS EDMUNDSII 'BERT JOHNSON'	1G 1G	6' O.C. 3' O.C.	6 7	
SHRUBS SHRUBS SHRUBS SHRUBS	- AQUILEGIA FORMOSA (WESTERN COLUMBINE) 3-6' SUN — CEANOTHUS 'CONCHA' (CALIFORNIA LILAC) - FRANGULA CALIFORNICA 'SEAVIEW IMPROVED' (COFFEEBERRY) 5 MEDIUM WATER USE - ARCTOSTAPHOLOS EDMUNDSII 'BERT JOHNSON' 1 - HEUCHERA MAXIMA OR H.VILLOSA 'AUTUMN BRIDE'	1G 1G	6' O.C. 3' O.C.	6 7	
SHRUBS SHRUBS SHRUBS SHRUBS	- AQUILEGIA FORMOSA (WESTERN COLUMBINE) 3-6' SUN — CEANOTHUS 'CONCHA' (CALIFORNIA LILAC) - FRANGULA CALIFORNICA 'SEAVIEW IMPROVED' (COFFEEBERRY) MEDIUM WATER USE 4 PERENNIALS SUN TO PT. SHADE - ARCTOSTAPHOLOS EDMUNDSII 'BERT JOHNSON' 1 HEUCHERA MAXIMA OR H.VILLOSA 'AUTUMN BRIDE' RDEN (OPTIONAL)	1G 1G	6' O.C. 3' O.C.	6 7	
SHRUBS SHRUBS SHRUBS SHRUBS	- AQUILEGIA FORMOSA (WESTERN COLUMBINE) 3-6' SUN — CEANOTHUS 'CONCHA' (CALIFORNIA LILAC) - FRANGULA CALIFORNICA 'SEAVIEW IMPROVED' (COFFEEBERRY) 5 MEDIUM WATER USE - ARCTOSTAPHOLOS EDMUNDSII 'BERT JOHNSON' 1 - HEUCHERA MAXIMA OR H.VILLOSA 'AUTUMN BRIDE'	1G 1G	6' O.C. 3' O.C. 24" O.C. 30"	6 7	
SHRUBS SHRUBS SHRUBS SHRUBS	- AQUILEGIA FORMOSA (WESTERN COLUMBINE) 3-6' SUN — CEANOTHUS 'CONCHA' (CALIFORNIA LILAC) - FRANGULA CALIFORNICA 'SEAVIEW IMPROVED' (COFFEEBERRY) SMEDIUM WATER USE 4 PERENNIALS SUN TO PT. SHADE - ARCTOSTAPHOLOS EDMUNDSII 'BERT JOHNSON' - HEUCHERA MAXIMA OR H.VILLOSA 'AUTUMN BRIDE' RDEN (OPTIONAL) BOTTOM PERIMETER OF RAIN GARDEN - CAREX PRAEGRACILIS (CA FIELD SEDGE) OR BIOSWALE SOD MIX	1G 1G 1G 4"	6' O.C. 3' O.C. 24" O.C. 30"	6 7 29 52	
SHRUBS SHRUBS SHRUBS SHRUBS	- AQUILEGIA FORMOSA (WESTERN COLUMBINE) 3-6' SUN — CEANOTHUS 'CONCHA' (CALIFORNIA LILAC) - FRANGULA CALIFORNICA 'SEAVIEW IMPROVED' (COFFEEBERRY) 6 MEDIUM WATER USE - ARCTOSTAPHOLOS EDMUNDSII 'BERT JOHNSON' - HEUCHERA MAXIMA OR H.VILLOSA 'AUTUMN BRIDE' RDEN (OPTIONAL) BOTTOM PERIMETER OF RAIN GARDEN - CAREX PRAEGRACILIS (CA FIELD SEDGE) OR BIOSWALE SOD MIX *SEED MIMULUS CARDINALIS	1G 1G 1G 4"	6' O.C. 3' O.C. 24" O.C. 30"	6 7 29 52	

*SEE MASTER PLANT LIST FOR PLANT SUBSTITUTIONS AND SHADE ALTERNATES, AVAILABLE FROM SONOMA-MARIN SAVING WATER PARTNERSHIP http://www.savingwaterpartnership.org.

PLANTING NOTES:

1. REFER TO PLANTING DETAILS ON SHEET L3.2.

IV USING THESE PLANS, I AGREE TO DEFEND, INDEMNIFY NID HOLD HARMLESS THE SONOMA-MARIN SAVING WATER ARTNERSHIP, ITS MEMBERS (SONOMA COUNTY WATER AGENCY, CITY OF SANTA ROSA, MARIN MUNICIPAL WATER SISTRICT, NORTH MARIN WATER DISTRICT, CITY OF ROHNER ARK, CITY OF PETALUMA, CITY OF COTATI, CITY OF SONOM, VALLEY OF THE MOON WATER DISTRICT, AND TOWN OF WINDSOR) AND THEIR DIRECTORS, OFFICERS, AGENTS, IMPOUNDED AND ALLEY OF THE MOON WATER DISTRICT AND TOWN CONSULTANTS (MICHOEL AND THE MOON WATER DISTRICT AND TOWN CONSULTANTS). TO WATER DISTRICT OF THE MOON WATER DISTRICT, SEED, AGENTS, WATER OF THE LAND ALL CONSULTANTS OF THE MOON OF THE MOON CAN THE MOON OF THE MOON CAN THE MOON OF THE MOON CAN THE MOON OF THE MOON ON THE MOON OF THE MOON ON THE MOON OF THE MOON ON THE MOON OF THE MOON OF THE MOON ON THE MO

SONOMA-MARKIN SAVING WAI LER PARTINERSHIP, ITS MI AND LANDSCAPE DESIGN CONSULTANTS MAKE NO REPRESENTATIONS AND GRANT NO WARRANTIES, EXI OR IMPLIED, EITHER IN FACT OR BY OPERATION OF LA STATUTE OR OTHERWISE, AND SONOMA-MARIN SAVIN WATER PARTNERSHIP, ITS MEMBERS AND DESIGN CONSULTANTS EACH SPECIFICALLY DISCLAIM ANY OT WARRANTIES, WHETHER WRITTEN OR ORAL, OR EXPRIMELED, INCLUING ANY WARRANTY OF QUALITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR US PURPOSE OR ANY WARRANTY AS TO THE VALIDITY OF DATENTS OR THE MOBILIER DISCRIPTIONS OF THE MOBILIER PROFESSION OF THE PROFESSION



ABLA
ANN BAKER LANDSCAPE ARCHITECTURE
625 2ND ST., STE 110
PETALUMA, CA 94952

TEL.: (707) 772-5062 EMAIL: landarches@gmail.com

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PANORAMIC DESIGN GROUP LANDSCAPE ARCHITECTURE

SCAPE DESIGN TEMPLATE
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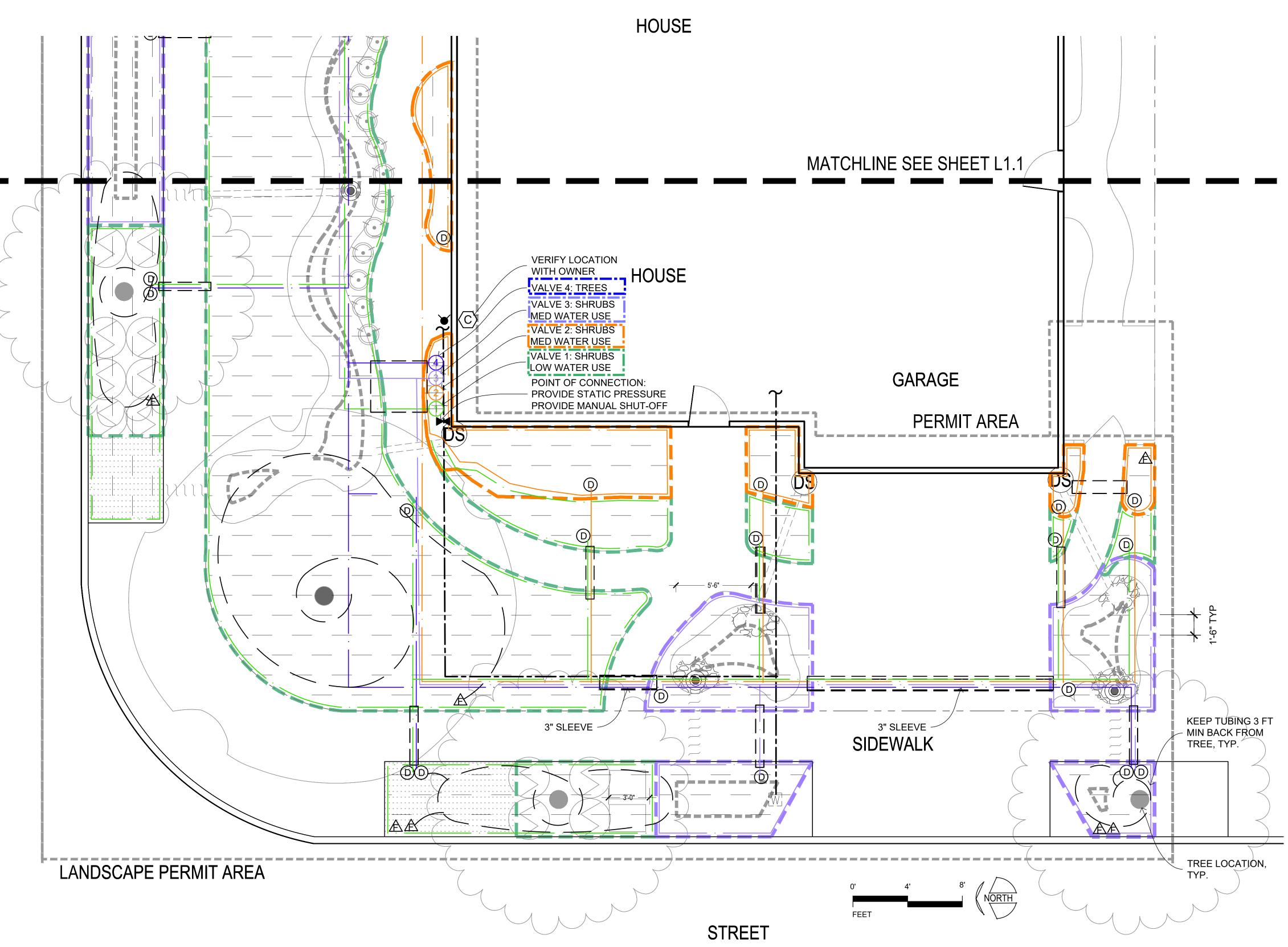
savingwaterpartnership

WINGWATER SAIP

SHEET TITLE:
LAYOUT &
PLANTING PLAN
NATIVE
ADAPTIVE B
(CORNER LOT)

DATE
PERMIT PLAN
SEPTEMBER 10, 2019

L-1.1



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	1824 SF	9			
			200.05	7			
2	MED	2	226 SF	1			
•	MED		400.05				
3	MED	3	409 SF	5			
4	TREES	4	305 LF	6			

NOTE: 166 SQ FT NON-IRRIGATED AREA

PLANT WATER USE TABLE

PLAN SF (%)

1,864 (75%)

635 (25%0

2,499 (100%)

WATER USE

LOW

MED

TOTAL

PERMIT SF

(FILL IN)

PERMIT %

(FILL IN)

CLAY SOIL: D	OO NOT EXCE	ED 1100 SF /	3 GPM PER SUB	ZONE. IF TOT	AL AREA OF	ZONE EXCEEDS 22	200 SF, ADD A VALV	E.
OAM SOIL: [OO NOT EXCE	ED 1100 SF	/ 3 GPM PER SUE	BZONE. IF TOT	AL AREA OF	ZONE EXCEEDS 22	200 SF, ADD A VALV	E.
SANDY SOIL:	DO NOT EXC	CEED 500 SF	/ 3 GPM PER SUE	BZONE. IF TO	TAL AREA OF	ZONE EXCEEDS 1	000 SF, ADD A VALV	/E.
REE EMITTE	ER TUBING 0.6	6 GPH PER L	EGEND: MIN 20 L	F PER VALVE;	; MAX 200 LF	PER SUBZONE; MA	AX 400 LF PER VALV	Έ
OR EMITTER	R FLOW. EMIT	TTER SPACIN	NG & ROW SPACI	NG PER SOIL	TYPE SEE LE	GEND		

APPLICANT CHECK-OFF COMPONENTS	SYMBOL	COMPONENT	MANUFAC - TURER	MODEL	NOTES / SIZE / COLOR
		EXISTING WAT	ER METER		
	C	CONTROLLER	HUNTER	PRO-C	INDOOR
	*	WEATHER SENSOR	HUNTER	SOLAR-SYNC -SEN	WIRED
	×	FULL PORT BALL VALVE	NIBCO	585	LINE SIZE
	[==1	SLEEVE		PVC SCH 40	
		MAINLINE		PVC SCH 40 WITH SCH 40 SOLVENT WELD FITTINGS PVC SCH 40	
		LATERAL PIPE (COLOR VARIES PER ZONE)		WITH SCH 40 SOLVENT WELD FITTINGS	PIPE SIZE: 0-6 GPI 3/4" PIPE; 7-12 GPM: 1" PIPE;
	-	DRIP IRRIGATION	ON CONTROL W	ALVE ASSEMBL	Y TO INCLUDE:
		ASSEMBLY		ACZ-075-40 DRIP CONTROL ZONE KIT	ALL-IN-ONE KIT INCLUDES BACKFLOW PREVENTION, FILTER AND PRESSURE REGULATOR
	#	ANTI-SIPHON VALVE (COLOR VARIES PER ZONE)	HUNTER	PGV-ASV, INCLUDED IN KIT	3/4 INCH ANTI-SIPHON VALVE PROVIDES BACKFLOW PREVENTION
		DRIP FILTER		INCLUDED IN KIT	150 MESH STAINLESS STEEL SCREEN
		PRESSURE REGULATION		INCLUDED IN KIT	40 PSI
		NIPPLE			PVC SCH 80 UV RESISTANT
	D	TRANSITION TO	O DRIP ZONE		SEE DETAIL
	DRIP LAYOUT	PLANTING BED	s		
		TREES		TAFIM TLCV6-12 GPH: EMITTER	201 EMITTER FLOW SPACING: 12".
				TLCV4-1801	CLAY SOIL: EMITTER FLOW: 0 GPH; EMITTER SPACING: 18"; ROW SPACING: 18
		INLINE EMITTER TUBING	NETAFIM	TLCV4-1801	LOAM SOIL: EMITTER FLOW: 0 GPH; EMITTER SPACING: 18"; ROW SPACING: 18
				TLCV6-1201	SANDY SOIL: EMITTER FLOW: 0 GPH; EMITTER SPACING: 12"; ROW SPACING: 18
	A	DRIP FLUSHOUT	NETAFIM	TLFIG8	
	SYMBOLS FOR CO SHOWN IN PAVED EQUIPMENT WITH	AREAS FOR GR	APHIC CLARIT	Y. COORDINATE	LOCATION OF

- 1. ADJUST LAYOUT OF PLANTING BEDS IF CHANGED ON LAYOUT SHEET 1.0.
- 2. REVIEW IRRIGATION VALVE TABLE TO ADJUST SF AREAS OF VALVE ZONES.
- 3. IF AREAS EXCEED MAX SUBZONE FLOW (3 GPM) DIVIDE INTO ADDITIONAL SUBZONES AND ENTER UNDER SUBZONE COLUMN
- 4. IF AREAS EXCEED MAX ZONE FLOW (7 GPM) ADD A VALVE AND ENTER SF AREA NEXT TO NEW
- VALVE NUMBER ("B" OR "C")
- 5. DRAW OUT NEW SUBZONE AND/OR VALVE ZONE AREA ON PLAN IN NEW COLOR.
- 6. ADD VALVE AS NEEDED TO VALVE MANIFOLD. 7. REVIEW IRRIGATION LEGEND AND CHECK OFF THAT ALL COMPONENTS ARE SHOWN ON
- ADJUSTED PLAN. 8. NOTE ANY EQUIPMENT SUBSTITUTIONS.

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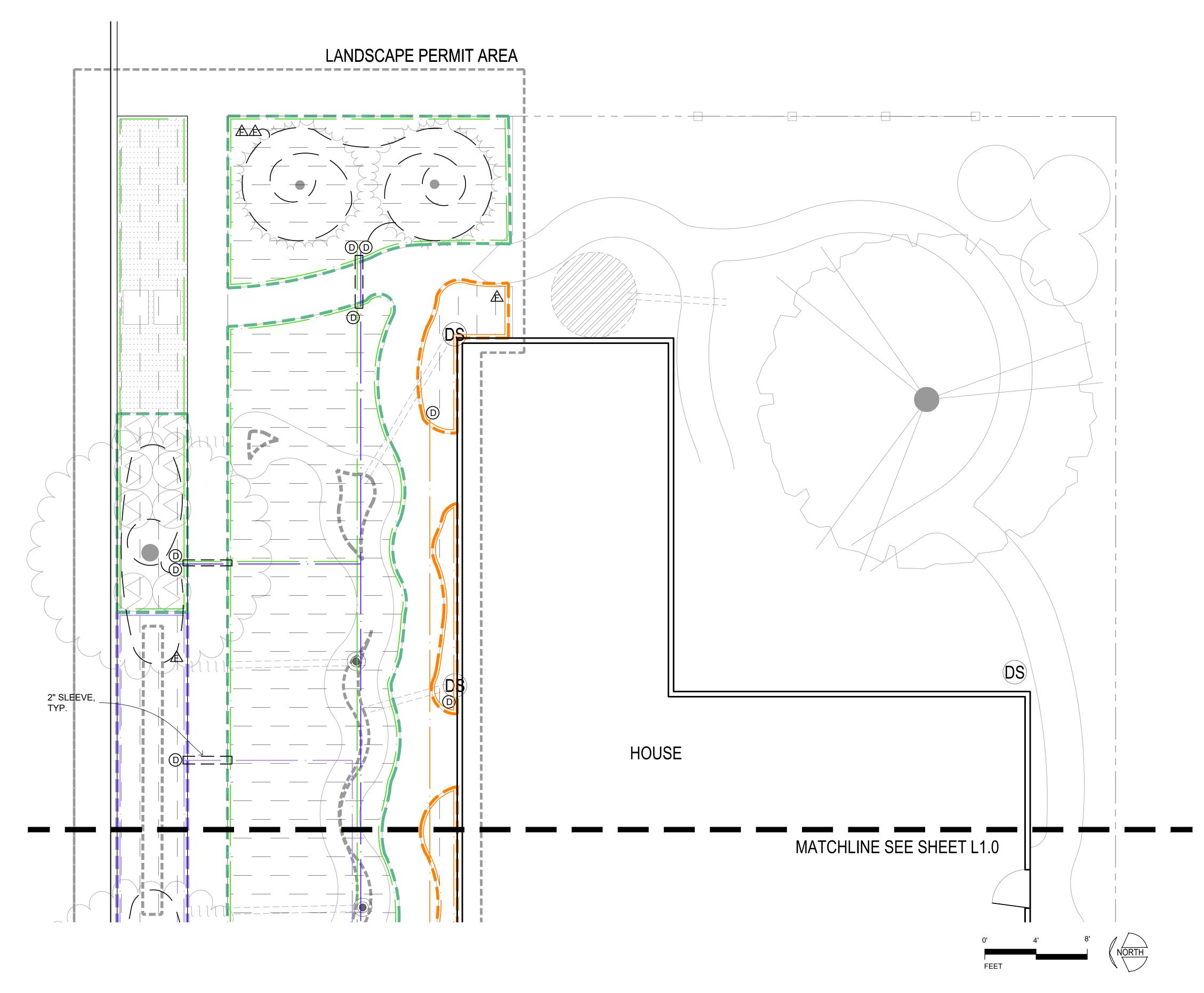
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SHEET TITLE:

IRRIGATION PLAN NATIVE ADAPTIVE B (CORNER LOT)

DATE PERMIT PLAN APRIL 2, 2019



IRRIGATION LEGEND APPLICANT NOTES / SIZE / MANUFAC -COMPONENT CHECK-OFF COLOR **COMPONENTS** EXISTING WATER METER CONTROLLER HUNTER PRO-C INDOOR SOLAR-SYNC SENSOR FULL PORT LINE SIZE BALL VALVE PVC SCH 40 PVC SCH 40 WITH SCH 40 SOLVENT MAINLINE WELD FITTINGS PVC SCH 40 LATERAL PIPE WITH SCH 40 | PIPE SIZE: 0-6 GPM: (COLOR SOLVENT 3/4" PIPE; 7-12 **VARIES PER** GPM: 1" PIPE; FITTINGS DRIP IRRIGATION CONTROL VALVE ASSEMBLY TO INCLUDE: ALL-IN-ONE KIT INCLUDES ACZ-075-40 BACKFLOW DRIP **ASSEMBLY** PREVENTION, CONTROL FILTER AND ZONE KIT PRESSURE REGULATOR **ANTI-SIPHON** 3/4 INCH VALVE ANTI-SIPHON PGV-ASV, (COLOR INCLUDED IN VALVE PROVIDES HUNTER **VARIES PER** BACKFLOW ZONE) PREVENTION 150 MESH INCLUDED IN **DRIP FILTER** STAINLESS STEEL INCLUDED IN PRESSURE REGULATION PVC SCH 80 UV NIPPLE RESISTANT TRANSITION TO DRIP ZONE SEE DETAIL DRIP LAYOUT PLANTING BEDS **CLAY SOIL:** EMITTER FLOW: 0.4 TLCV4-1801 GPH; EMITTER SPACING: 18"; **ROW SPACING: 18"** LOAM SOIL: INLINE EMITTER FLOW: 0.4 EMITTER NETAFIM TLCV4-1801 GPH; EMITTER TUBING SPACING: 18"; **ROW SPACING: 18" SANDY SOIL:** EMITTER FLOW: 0.6 TLCV6-1801 GPH; EMITTER SPACING: 12"; **ROW SPACING: 18"** NETAFIM TLFIG8 FLUSHOUT 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 RUNS UNDER PAVING ARE IN SLEEVES, INSTALL SLEEVES PRIOR TO

APPLICANT INSTRUCTIONS:

- 1. ADJUST LAYOUT OF PLANTING BEDS IF CHANGED ON LAYOUT SHEET 1.0.
- 2. REVIEW IRRIGATION VALVE TABLE TO ADJUST SF AREAS OF VALVE ZONES.
- 3. IF AREAS EXCEED MAX SUBZONE FLOW (3 GPM) DIVIDE INTO ADDITIONAL SUBZONES AND ENTER UNDER SUBZONE COLUMN
- 4. IF AREAS EXCEED MAX ZONE FLOW (7 GPM) ADD A VALVE AND ENTER SF AREA NEXT TO NEW VALVE NUMBER ("B" OR "C")
- 5. DRAW OUT NEW SUBZONE AND/OR VALVE ZONE AREA ON PLAN IN NEW COLOR.
- 6. ADD VALVE AS NEEDED TO VALVE MANIFOLD.

POURING CONCRETE

- 7. REVIEW IRRIGATION LEGEND AND CHECK OFF THAT ALL COMPONENTS ARE SHOWN ON ADJUSTED PLAN.
- 8. NOTE ANY EQUIPMENT SUBSTITUTIONS.

BY USING THESE PLANS, I AGREE TO DEFEND, INDEMNIFY AND HOLD HARMLESS THE SONOMA-MARIN SAVING WATER PARTNERSHIP, ITS MEMBERS (SONOMA COUNTY WATER AGENCY, CITY OF SANTA ROSA, MARIN MUNICIPAL WATER DISTRICT, CITY OF ROHNERT PARK, CITY OF PETALUMA, CITY OF COTATI, CITY OF SONOMA, VALLEY OF THE MOON WATER DISTRICT, AND TOWN OF WINDSOR) AND THEIR DIRECTORS, OFFICERS, AGENTS, EMPLOYEES AND LANDSCAPE DESIGN CONSULTANTS AGAINST ANY AND ALL LOSS, LIABILITY, EXPENSE, CLAIMS, SUITS AND DAMAGES, INCLUDING ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS LANDSCAPE PLAN. I UNDERSTAND THAT I IS MY RESPONSIBILITY AS THE PROJECT OWNER TO ENSUR THAT PLAN ELEMENTS ARE IMPLEMENTED SAFELY AND ACCORDING TO APPLICABLE STATUTES, RULES, REGULATIONS, ORDINANCES AND/OR CODES.

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KER LANDSCAPE ARCHITECTU
625 2ND ST., STE 110
PETALUMA, CA 94952

PETALUMA, CA 94952
TEL.: (707) 772-5062
EMAIL: landarches@gmail.com

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RESIDENTIAL LANDSCAPE DESIGN TEMPLATE

SONOMA-MARIN SAVING WATER PARTNERSHIP

www.savingwaterpartnership.org

NAME:

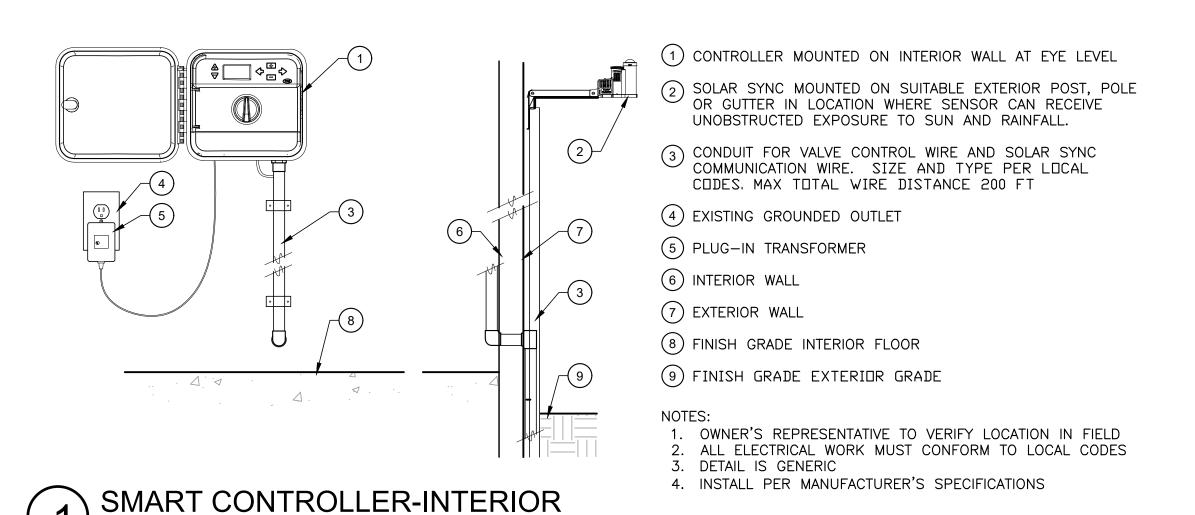
SITE ADDRESS:



SHEET TITLE:
IRRIGATION
PLAN
NATIVE
ADAPTIVE B
(CORNER LOT)

DATE
PERMIT PLAN
JANUARY 17, 2019

L-2.1



(1) HARDSCAPE SURFACE

PLANTING AREA

(3) AGGREGATE BASE

(4) COMPACTED SUBGRADE

5 SAND ABOVE AND BELOW PIPE

6 IRRIGATION SLEEVE: PVC SCH 40

(8) TO DRIP TRANSITION

PIPES BEING SLEEVED

(5) SEE LEGEND FOR EMITTER AND ROW SPACING

1. THIS LAYOUT FOR MEDIUM AND LARGE AREAS.

2. INDIVIDUAL TUBING LENGTHS MAY NOT EXCEED

DETAIL IS GENERIC, SEE LEGEND FOR SPECIFIC

MAXIMUM FLOW PER SUBZONE: 3 GPM

SEE IRRIGATION VALVE TABLE FOR AREA

7) PVC LATERAL OR MAINLINE

SIZE SLEEVE MIN 1.5X SIZE OF

2 FINISH GRADE OF ADJACENT

4 8

(1) FINISH GRADE

(3) MAINLINE SUPPLY

(4) DEPTH OF PIPE COVER

 $(1)_{7}(2)_{7}(3)_{7}$

DRIP FLUSH VALVE

(2) LATERAL

MAIN SUPPLY

<u>LATERAL</u>

(5) WIRING, TYP.

SCALE: N.T.

IRRIGATION SLEEVING

1) TO VALVE

(2) DRIP TRANSITION, SEE DETAIL

(4) INDIVIDUAL LENGTHS OF TUBING

STAKE TUBING EVERY 2 FT.

AREA PERIMETER. VARIES

SUPPLY HEADER

8 EXHAUST HEADER

200 LF EACH

EQUIPMENT

LIMITATIONS

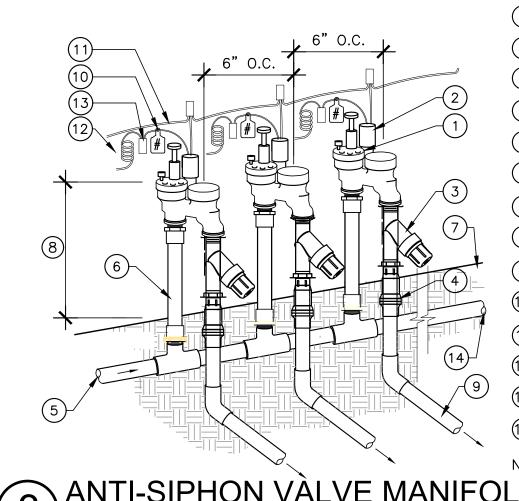
\ DRIP SUBZONE LAYOUT - MULTI-LINE

FOR LEGEND SEE IRRIGATION PLAN SHEET L2.0

FOR IRRIGATION VALVE TABLE SEE IRRIGATION PLAN SHEET L2.0

9 FLUSHOUT, SEE DETAIL

ISOLATION VALVE - BALL VALVE



- 1) ANTI-SIPHON VALVE
- 2 SOLENOID
- (3) FILTER FOR DRIP ZONE VALVE
- (4) PRESSURE REGULATOR FOR DRIP ZONE VALVES
- (5) MAINLINE FROM WATER SUPPLY
- (6) SCHEDULE 80 UV RESISTANT PVC NIPPLES
- (7) FINISH GRADE
- (8) 6-12 INCHES MIN ABOVE HIGHEST POINT OF DISCHARGE
- (9) PVC LATERALS TO ZONES
- (10) ID TAG WITH VALVE ZONE NUMBER MATCHED TO CONTROLLER STATION
- (11) WIRES TO CONTROLLER
- 12 30" LENGTH OF COILED WIRE
- (13) WATERPROOF SPLICE
- (14) PROVIDE STUBOUT FOR FUTURE EXPANSION

NOTE: DETAIL IS GENERIC, SEE LEGEND FOR SPECIFIC EQUIPMENT.

ANTI-SIPHON VÄLVE MANIFOLD

(1) TO VALVE MANIFOLD

(4) DRIP ZONE

6 BLANK DRIP TUBING, USE TO EXTEND FLUSH-OUT TO ACCESSIBLE LOCATION

(7) STAKE TUBING EVERY 2 FT.

I. THIS LAYOUT FOR SMALL AREAS & TREE SPIRALS.

4. MAXIMUM LENGTH OF TUBING 200 LF

MAXIMUM FLOW PER SUBZONE: 3 GPM

EQUIPMENT.

DETAIL IS GENERIC, SEE LEGEND FOR SPECIFIC EQUIPMENT. FOR MULCH DEPTH, PIPE COVER & PIPE SIZE SEE NOTES & LEGEND

DRIP SUB-ZONE LAYOUT - SINGLE LINE

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625 2ND ST., STE 110

PETALUMA, CA 94952 TEL.: (707) 772-5062

EMAIL: landarches@gmail.cor

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DATE

SHEET

1 FINISH GRADE $(1)_{7}(2)_{7}(3)_{-}$ 2 MULCH 4 CUT HOLES FOR PIPES TO EXIT (5) TEE: PVC TO POLY TUBING

DRIP TRANSITION

TRENCHING & PIPE COVER

(1) FINISH GRADE

2 MULCH

3 VALVE BOX

(4) BLANK TUBING FED FROM TECHLINE LATERAL COILED

18" TO 24" IN BOX

6 FILL BOTTOM OF BOX WITH

3" DEPTH DRAIN ROCK

NOTE: DETAIL IS GENERIC, SEE

LEGEND FOR SPECIFIC EQUIPMENT.

5 FIGURE 8 END FITTING,

 $(1)_{1}(2)_{1}(3)_{1}$

IRRIGATION NOTES

- COMPLETED. IRRIGATION EQUIPMENT OR PIPING MAY BE SHOWN IN PAVED
- VERIFY LOCATION OF SUBSURFACE UTILITIES, PIPES AND STRUCTURES. NOTIFY THE OWNER'S REPRESENTATIVE SHOULD UTILITIES OR OTHER WORK NOT
- SHOWN ON THE PLANS BE FOUND DURING EXCAVATIONS. 4. CAREFULLY INVESTIGATE EXISTING FIELD CONDITIONS AND NOTIFY OWNER'S
- REPRESENTATIVE OF ANY POTENTIAL CONFLICT WITH DESIGN.
- CONFIRM MINIMUM STATIC PRESSURE AT THE POINT OF CONNECTION PRIOR TO
- REQUIRED. IF STATIC PRESSURE IS HIGHER THAN 75 PSI, INSTALL A WILKINS
- 8. MAKE IRRIGATION POINT OF CONNECTION AS INDICATED ON PLAN AND
- 9. INSTALL IRRIGATION CONTROLLER IN LOCATION APPROVED BY OWNER'S REPRESENTATIVE. ENSURE 120 VOLT A.C. ELECTRICAL SUPPLY IS PROVIDED FOR IN IMMEDIATE VICINITY. INSTALL AS DETAILED AND PER MANUFACTURER'S INSTRUCTIONS. GROUND CONTROLLER AND CONFORM TO LOCAL CODES
- 10. MOUNT WEATHER SENSOR ON EXTERIOR WALL OR GUTTER WHERE IT WILL BE EXPOSED TO UNOBSTRUCTED RAINFALL. INSTALL PER MANUFACTURERS INSTRUCTIONS.
- VALVES THEN CODE APPROVED BACKFLOW PREVENTION DEVICE MUST BE
- 12. INSTALL ISOLATION VALVE AT POC UPSTREAM OF BACKFLOW PREVENTION
- 13. ENSURE THAT ALL COMPONENTS ARE CONNECTED AND OPERATIONAL
- 14. PROVIDE PVC SCH 40 SLEEVES FOR ALL PIPING AND WIRE UNDER PAVING. COORDINATE WITH CONCRETE CONTRACTOR INSTALL SLEEVES PRIOR TO POURING CONCRETE. EXTEND SLEEVE 6 INCHES BEYOND EDGE OF PAVING. ENSURE THAT SLEEVES ARE SIZED ADEQUATELY TO CONTAIN PIPES BEING SLEEVED.
- 19. PROVIDE VALVE BOXES FOR: ISOLATION VALVE, DRIP TRANSITION AND

1. INSTALLATION TO BE BY CONTRACTOR WITH A VALID CURRENT CALIFORNIA C-27 LICENSE OR BY HOMEOWNER WITH RELEVANT KNOWLEDGE, SKILLS & EXPERIENCE.

(3) 10 INCH ROUND VALVE BOX.

WITHOUT KINKING, TYP.

- 2. THE IRRIGATION PLAN IS DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE AREAS FOR GRAPHIC CLARITY. OBTAIN APPROVAL OF LAYOUT FROM OWNER'S REPRESENTATIVE PRIOR TO FINAL INSTALLATION.

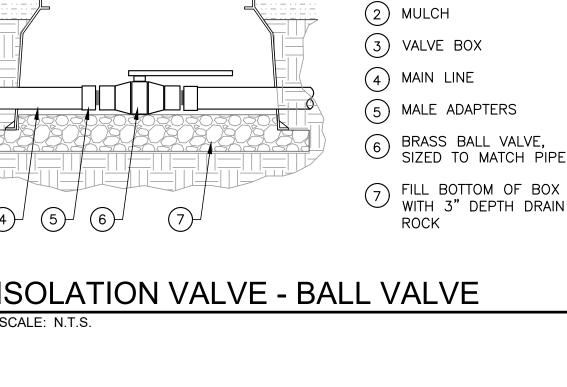
- CONFIRM ADEQUATE GPM AT POINT OF CONNECTION PRIOR TO START OF WORK.
- START OF WORK. 7. NOTIFY OWNER'S REPRESENTATIVE IF STATIC PRESSURE IS LOWER THAN
- #600 PRESSURE REGULATOR DOWNSTREAM OF BACKFLOW PREVENTER. ADJUST **OUTLET PRESSURE TO 55 PSI.**
- COORDINATE WITH OTHER WORK AS REQUIRED. EXACT LOCATION OF TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

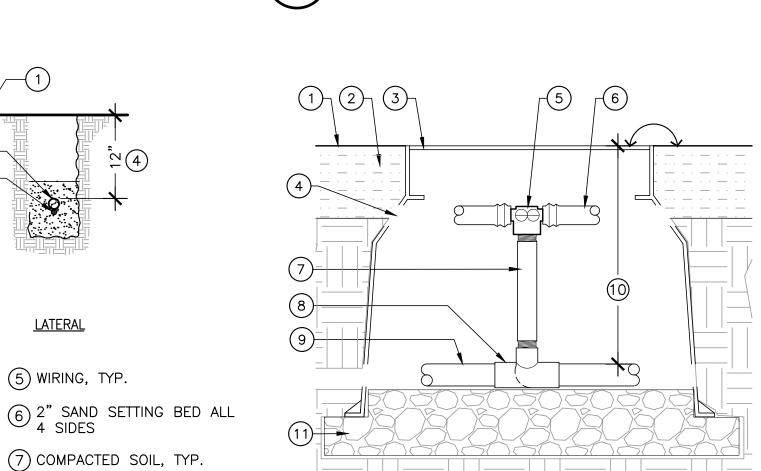
- 11. BACKFLOW PREVENTION IS REQUIRED. IF NOT PROVIDED BY ANTI-SIPHON
- (ANTI-SIPHON VALVES)
- 15. ENSURE ADEQUATE PIPE SIZE TO PROVIDE REQUIRED FLOW.
- 16. PIPE COVER: SEE DETAIL
- 17. PIPE SIZE: 0-6 GPM: 3/4" PIPE; 7-12 GPM: 1" PIPE;
- 18. INSTALL ALL PLASTIC PIPING IN TRENCHES IN A SERPENTINE MANNER. FLUSHOUT VALVE.
- 20. VALVE BOXES: SET PARALLEL TO EACH OTHER AND PERPENDICULAR TO ADJACENT EDGE. SET WITH SUFFICIENT CLEARANCE ABOVE GRADE SO THAT FINAL MULCH GRADE IS FLUSH WITH EDGES OF BOXES. PROVIDE BOLT DOWN

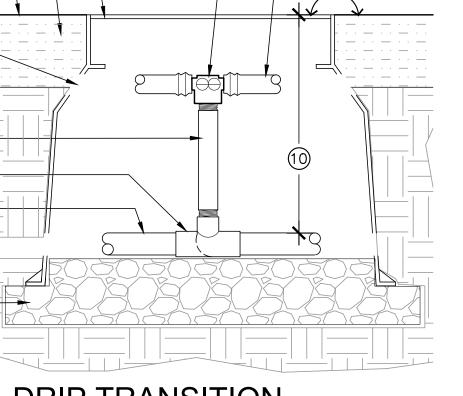
LIDS FOR EACH BOX.

- 21. INSTALL ALL WIRING IN ACCORDANCE WITH ALL APPLICABLE CODES. 22. USE COPPER WIRE WITH U.L. APPROVAL FOR DIRECT BURIAL IN GROUND. USE WHITE INSULATING JACKET FOR COMMON GROUND WIRE. USE INSULATING JACKET OF COLOR OTHER THAN WHITE FOR CONTROL WIRE. TAPE AND BUNDLE WIRING AT 10 FOOT INTERVALS.
- 23. CHECK VALVES: INSTALL CHECK VALVES ON LATERAL LINES AS REQUIRED TO PREVENT LOW HEAD DRAINAGE. ENSURE THAT IN-LINE DRIP TUBING HAS CHECK VALVES EMBEDDED INTO EMITTERS.
- 24. ENSURE THAT ALL EQUIPMENT IS SIZED CORRECTLY BASED ON EXISTING SITE CONDITIONS AND HYDRAULICS.
- 25. VERIFY SOIL TYPE AND USE APPROPRIATE EMITTER SIZE AND SPACING.
- 26. INSTALL DRIP TUBING AS SHOWN IN DETAIL AND PER MANUFACTURER'S SPECIFICATIONS.
- 27. DO NOT USE SMALL DIAMETER DISTRIBUTION TUBING
- 28. DO NOT INSTALL POST MANUFACTURED BUTTON EMITTERS INTO IN-LINE TUBING.
- 29. REVIEW DRIP LAYOUT WITH OWNER'S REPRESENTATIVE PRIOR TO COVERING WITH MULCH
- 30. STAKE DRIP TUBING IN PLACE @ 2 FT O.C. MAX
- 31. MAINTAIN A 3" MIN. DEPTH OF MULCH COVER OVER DRIP TUBING.
- 32. MAXIMUM LENGTH OF DRIP TUBING IS 200' IN ANY DIRECTION FROM WATER SOURCE.
- 33. OPEN LINE ENDS AND FLUSH THOROUGHLY BEFORE INSTALLATION OF END FLUSH CAPS. 34. FLUSH MAINLINES AFTER INSTALLING RISERS AND PRIOR TO INSTALLING OR
- RECONNECTING TO VALVES. 35. FLUSH LATERALS AFTER INSTALLING RISERS AND PRIOR TO INSTALLING TUBING
- 36. PRESSURE TEST PRIOR TO BACKFILLING, PROVIDE RESULTS TO OWNER'S REP. 37. FILL ALL EXCAVATIONS WITH COMPACTED BACKFILL, IN TWO MECHANICALLY
- COMPACTED LIFTS. REPAIR ALL SETTLED TRENCHES. 38. PERFORM COVERAGE TEST. ADJUST SYSTEM AS NEEDED TO PROVIDE FULL
- COVERAGE AND TO AVOID RUNOFF.
- 39. AFTER COMPLETION PROVIDE AS-BUILT PLANS.
- 40. PROVIDE CONTROLLER SCHEDULE.
- 41. SCHEDULE THE TREE ZONE TO RUN AT A LOW FREQUENCY AND LONG DURATION TO PROVIDE DEEP WATERING FOR THE TREES. ADJUST SCHEDULE PER WEATHER AND SEASON.
- 42. SCHEDULE THE SHRUB ZONES TO RUN AT A HIGH FREQUENCY AND SHORT DURATION TO ESTABLISH THE NEW SHRUBS. ADJUST THE SCHEDULE AS THE SHRUBS BECOME ESTABLISHED AND PER WEATHER AND SEASON
- 43. THE DESIGN INTENT IS TO PROVIDE THE MINIMUM AMOUNT OF WATER TO SUSTAIN HEALTHY PLANT GROWTH AND TO AVOID RUN-OFF, LOW HEAD DRAINAGE AND OVERSPRAY.
- MINIMUM 45. RUN SYSTEM TO CHECK FOR LEAKS AND REPAIR THEM SEASONALLY AT A MINIMUM.

44. ENSURE THAT CONTROLLER SCHEDULE IS ADJUSTED SEASONALLY AT A







(6) INLINE EMITTER TUBING (7) NIPPLE: SCH 40 LENGTH AS REQUIRED (8) PVC TEE (SXSXT) (9) PVC LATERAL (10) PIPE COVER, SEE DETAIL (11) 3 INCH DEPTH DRAIN ROCK

(1) FINISH GRADE

2

(2) PVC LATERAL

TRANSITION FROM LATERAL TO DRIP ZONE

5 IN-LINE DRIP TUBING, INSTALL PERPENDICULAR TO SLOPE

8 TO FLUSHOUT

SHERWOOD

5. DETAIL IS GENERIC, SEE

LEGEND FOR SPECIFIC

6. SEE IRRIGATION VALVE TABLE FOR AREA LIMITATIONS

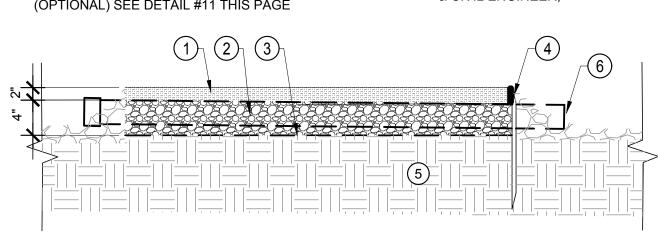
RESIDENTIAL LANDSCAPE DESIGN SONOMA-MARIN SAVING WATER PARTNERSHIP

SHEET TITLE: IRRIGATION **DETAILS &** NOTES

PERMIT PLAN MAY 18, 2018



- (2) 4" CLASS II PERMEABLE AGGREGATE BASE ROCK, COMPACT
- (3) FILTER FABRIC (OPTIONAL)
- (4) EDGING AND STAKE (OPTIONAL)
- (5) UNDISTURBED SUBGRADE OR COMPACTED TO 90%
- (6) RECTANGULAR DRAINAGE SLEEVE THRU PATHWAY BASE (OPTIONAL) SEE DETAIL #11 THIS PAGE
- NOTE: FOR CLAY SOILS, HOLD 10' AWAY FROM FOUNDATION, AND PROVIDE SUBDRAINAGE. REVIEW WITH GEOTECH. & CIVIL ENGINEER,



PERMEABLE AGGREGATE PAVING - PATH OR PATIO

SCALE: 1"=1'-0"

PERMEABLE PAVERS - PATH OR PATIO SCALE: 1"=1'-0"

(1) CONCRETE OR BRICK PAVERS (L" x W" x THK" VARIES). PAVERS CAN BE PERVIOUS OR PERMEABLE.

(2) 1" SAND SETTING BED PER MANUFACTURER, ASTM #8

(3) JOINT FILL PER MANUFACTURER, ASTM #8

(4) CLASS 2 PERMEABLE AGGREGATE BASE ROCK

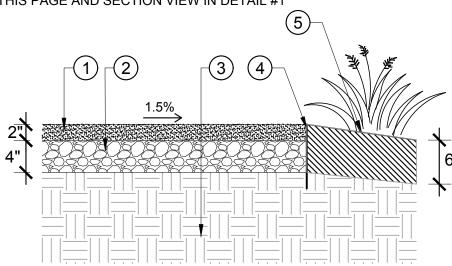
SELECT PAVER PATTERN.

(5) FILTER FABRIC (OPTIONAL)

SECTION

(6) COMPACTED SUBGRADE, 90%

- STABILIZED 3/8-" AGGREGATE; TERRAPAVE, ECO-PAVE OR EQUAL STABILIZING PRODUCT APPLIED PER MANUFACTURER SPECIFICATION. SLOPE TO PLANTINGS @ 1.5%.
- (2) CLASS II RECYCLED AGGREGATE BASE, COMPACT TO 95%
- (3) SUBGRADE; UNDISTURBED OR COMPACTED TO 95%
- (4) METAL EDGE, 1/8" X 4", ALUMINUM, STEEL OR ALTERNATE
- (5) AMENDED SOIL OF ADJACENT PLANTING; SLOPE AWAY FROM PATH 2% MIN.
- - 1. THIS PAVING IS IMPERVIOUS AND SHOULD HAVE POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATIONS. 2. FOR DRAINAGE THRU PATH SEE CURB O LET DETAIL #11 THIS PAGE AND SECTION VIEW IN DETAIL #1



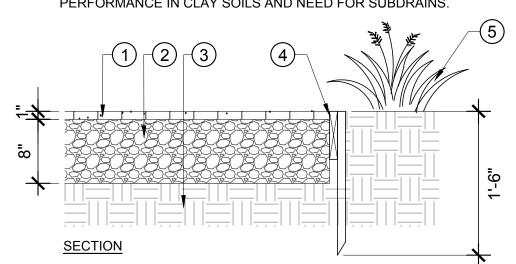
STABILIZED AGGREGATE - PATH OR PATIO

 \bigcirc GRAVEL PAVE XL PAVING SYSTEM. OR APPROVED EQUAL. AGGREGATE FILL SELECTED BY OWNER. $^\prime$ INSTALL PER MANUFACTURER'S INSTRUCTIONS.

(2) PERMEABLE CLASS 2 AGGREGATE BASE ROCK. COMPACT TO 95%

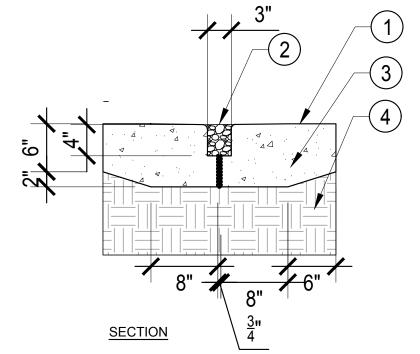
- (3) SUBGRADE UNDISTURBED OR COMPACTED TO 90%
- (4) 2X6 RDW HEADER, 18" STAKES @ 6' O.C., SCAB AT OVERLAPPING ENDS AND STAKE AT 3' O.C. OPTIONAL CONCRETE CURB.
- (5) ADJACENT PLANTING AREA

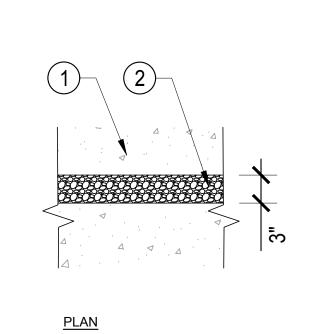
NOTE: CONSULT WITH GEOTECHNICAL & CIVIL ENGINEER FOR AGGREGATE DEPTH, PERFORMANCE IN CLAY SOILS AND NEED FOR SUBDRAINS.



GRAVELPAVE PAVING - VEHICLE

- (1) CONCRETE DRIVEWAY DESIGN BY OTHERS. SEE NOTE 1.
- (2) GRAVEL DRAINAGE SEAM
- (3) EXPANSION JOINT
- (4) COMPACTED SUBGRADE DEPTH DETERMINED BY GEOTECH ENG.

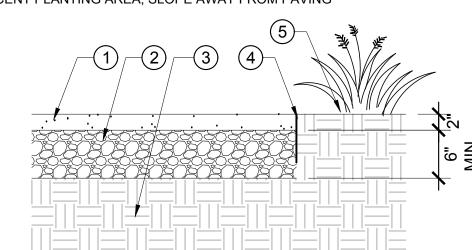




REINFORCEMENT RECOMMENDED.

CONCRETE - VEHICLE - GRAVEL DRAINAGE SEAMS

- 1. DRIVEWAY ENGINEERING BY OTHERS TO INSURE PROPER (1) STABILIZED 3/8-" AGGREGATE, STABILIZER: ECO-PAVE OR EQUAL. CONTROL RUNNING AND CROSS SLOPES FOR DESIGN FOR LOAD AND SOILS. ACCESSIBILITY. 2. EXPANSION AND CONTRACTION CONTROL JOINTS AND
 - 2) RECYCLED CLASS II AGGREGATE BASE ROCK, COMPACT TO 95%. CONFIRM AGGREGATE DEPTH W/ GEOTECH. ENG.
 - (3) SUBGRADE UNDISTURBED OR COMPACTED TO 95%, CONFIRM SUBGRADE TREATMENT W/ GEOTECH ENG.
 - PAVEMENT EDGE, 1/4" X 6" STEEL OR ALUMINUM, OR CONCRETE CURB
 - (5) ADJACENT PLANTING AREA, SLOPE AWAY FROM PAVING



STABILIZED AGGREGATE - VEHICLE SCALE: 1"=1'-0"

- 1) PERVIOUS PAVER OR PERVIOUS AGGREGATE
- (2) HANDTIGHT JOINTS, SAND SWEPT
- (3) METAL EDGING

1. FOR CLAY SOILS, HOLD 10' AWAY FROM

DETAIL #1

FOUNDATION, AND PROVIDE SUBDRAINAGE

REVIEW WITH GEOTECH. & CIVIL ENGINEER,

2. FOR DRAINAGE THRU PATH SEE CURB O LET

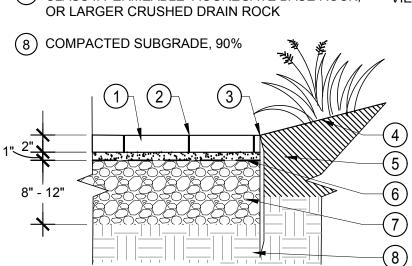
(PATTERN CAN VARY)

DETAIL #11 THIS PAGE AND SECTION VIEW IN

- (4) AMENDED PLANTING BED; FINISH GRADE CAN SLOPE TOWARD PAVING TO INFILTRATE
- (5) 1" SAND SETTING BED
- (6) FILTER FABRIC
- (7) CLASS II PERMEABLE AGGREGATE BASE ROCK,
- REVIEW WITH GEOTECH & CIVIL ENGINEER. 2. FOR DRAINAGE THRU PATH SEE CURB O LET DETAIL #11 THIS PAGE AND SECTION VIEW IN DETAIL #1

1. FOR CLAY SOILS, HOLD 10' AWAY FROM

FOUNDATION, AND PROVIDE SUBDRAINAGE



PERMEABLE INFILTRATION - PEDESTRIAN

SCALE: 1"=1'-0"

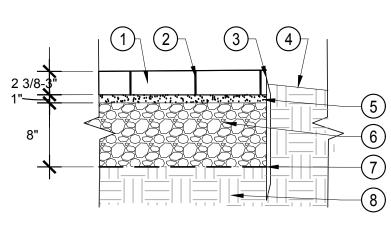
- AGGREGATE PAVING PEDESTRIAN
- (1) CONCRETE UNIT PAVER: SELECT PERVIOUS PAVERS OR PERMEABLE PAVERS INSTALL PER MANUFACTURER'S INSTRUCTIONS.
- (2) JOINTS PER MANUFACTURER'S INSTRUCTIONS
- 3 METAL EDGING. OPTIONAL CONCRETE CURB.
- 4 SHOULDER, FINISH GRADE
- 5 SAND SETTING BED PER MANUFACTURER'S INSTRUCTIONS
- 6 PERMEABLE CLASS II AGGREGATE BASE ROCK, COMPACTED TO 95%
- (7) FILTER FABRIC
- (8) COMPACTED SUBGRADE TO 90%

NOTE: CONSULT WITH GEOTECHNICAL & CIVIL ENGINEER FOR AGGREGATE BASE DEPTH, PERFORMANCE IN CLAY SOILS AND NEED FOR **SUBDRAINS**

1 2 3

LONGITUDINAL SECTION

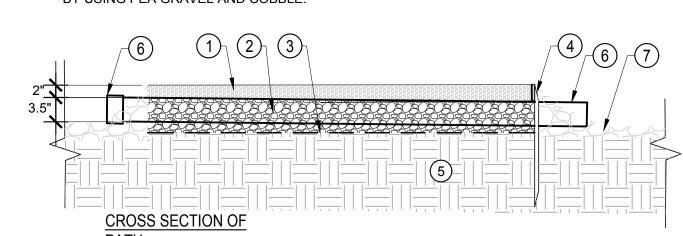
AT CURB O LET INLET



PERVIOUS OR PERMEABLE UNIT PAVER - VEHICLE

- 1 PATHWAY PAVING MATERIAL, PROVIDE 2" SURFACING MATERIAL OVER CURB O LET SLEEVE.
- 2 AGGREGATE BASE ROCK MATERIAL PROVIDE MIN. .5" UNDER CURB O LET SLEEVE.
- (3) FILTER FABRIC (OPTIONAL)
- (4) EDGING AND STAKE (OPTIONAL)
- (5) UNDISTURBED SUBGRADE OR COMPACTED TO 90%
- (6) CURB O LET RECTANGULAR DRAINAGE SLEEVE THRU PATHWAY BASE OR EQUAL. SLOPE SLEEVE 1-2%.
- (7) PROTECT INLET AND OUTLET OF DRAINAGE SLEEVE WITH 1.5-6" RIVER COBBLE.

NOTE: MAINTAIN CHIP/BARK MULCH AWAY FROM RAINWATER SYSTEMS BY USING PEA GRAVEL AND COBBLE



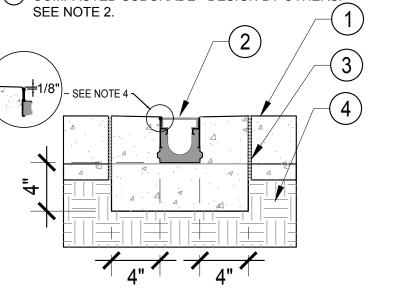
RECTANGULAR DRAINAGE SLEEVE IN PATHS

SCALE: NOT TO SCALE

- (1) CONCRETE DRIVEWAY DESIGN BY OTHERS.
- (2) TRENCH DRAIN, SIZE TBD BY OTHERS, SEE NOTE

SEE NOTE 2 AND GENERAL NOTES THIS PAGE.

- (3) EXPANSION JOINT REQUIRED. SEE NOTE 2.
- (4) COMPACTED SUBGRADE DESIGN BY OTHERS

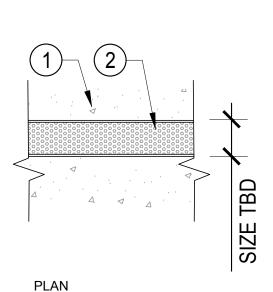


2. DRIVEWAY ENGINEERING BY OTHERS. INSURE PROPER DESIGN FOR LOAD AND SOILS, PLACEMENT OF EXPANSION JOINTS AND REINFORCEMENT.

OR EQUAL. REFER TO MANUFACTURER'S LATEST

INSTALLATION INSTRUCTIONS FOR DETAILS.

1. TRENCH DRAIN: K50 BY ACO POLYMER PRODUCTS, INC,



SECTION **CONCRETE - VEHICLE - TRENCH DRAIN**

GENERAL NOTES

1. DESIGN STRATEGY: THESE DETAILS ARE PROVIDED TO CREATE OPTIONS FOR PERMEABLE PAVING, AND PAVING STRATEGIES THAT PROMOTE STORMWATER INFILTRATION IN LANDSCAPE SPACES. THESE STRATEGIES HELP CLEAN WATER, INFILTRATE RUN OFF INTO GROUNDWATER, AND PROVIDE MORE SOIL MOISTURE AVAILABILITY FOR LANDSCAPE PLANTINGS.

2. THESE DETAILS SHOULD BE EVALUATED BY THE SITE ENGINEER AND ADJUSTED TO SITE CONDITIONS.

3. PAVING DEPTH, DEPTH OF BASE GRAVEL, SUB-BASE PREPARATION AND CONCRETE REINFORCEMENT SHOULD ALL BE EVALUATED AND ADJUSTED AS NEEDED BY A GEOTECHNICAL ENGINEER.

4. SOIL TYPE AFFECTS THE PERFORMANCE OF THESE DETAILS. CLAY SOILS DO NOT INFILTRATE WELL, SO THERE IS A NEED TO EVALUATE WHETHER THE PERMEABLE/PERVIOUS PAVING DETAILS ARE APPROPRIATE FOR SPECIFIC SITES AND ADJUST THEM AS APPROPRIATE TO PROTECT BUILDINGS AND OTHER IMPROVEMENTS.

5. ACCESSIBLE PAVING IS SMOOTH, FIRM, AND HAS A CROSS SLOPE NOT TO EXCEED 2%. RUNNING SLOPE SHOULD BE 5% OR LESS UNLESS PAVING RAMP WITH HANDRAILS. SEE TITLE 24 OF CALIFORNIA CODE FOR ACCESSIBILITY REQUIREMENTS AND STANDARDS

(1) 1" OF 3/8" OR SMALLER PATHWAY AGGREGATE

(2) 1" OF DECOMPOSED GRANITE W/ STABILIZER PRODUCT

(3) 4" RECYCLED CLASS II AGGREGATE BASE ROCK. COMPACT TO 95%

(4) FILTER FABRIC (OPTIONAL)

(5) SUBGRADE UNDISTURBED OR COMPACTED TO 90%

(6) 1/8" METAL EDGER, BLACK

VIEW IN DETAIL #1 (7) ADJACENT PLANTING AREA

ANN BAKER LANDSCAPE ARCHITECTURE

1. THIS PAVING IS SEMI-PERVIOUS AND

SHOULD HAVE POSITIVE DRAINAGE ON

SURFACE OF BASE ROCK AWAY FROM

2. FOR DRAINAGE THRU PATH SEE CURB O

LET DETAIL #11 THIS PAGE AND SECTION

BUILDING FOUNDATIONS.

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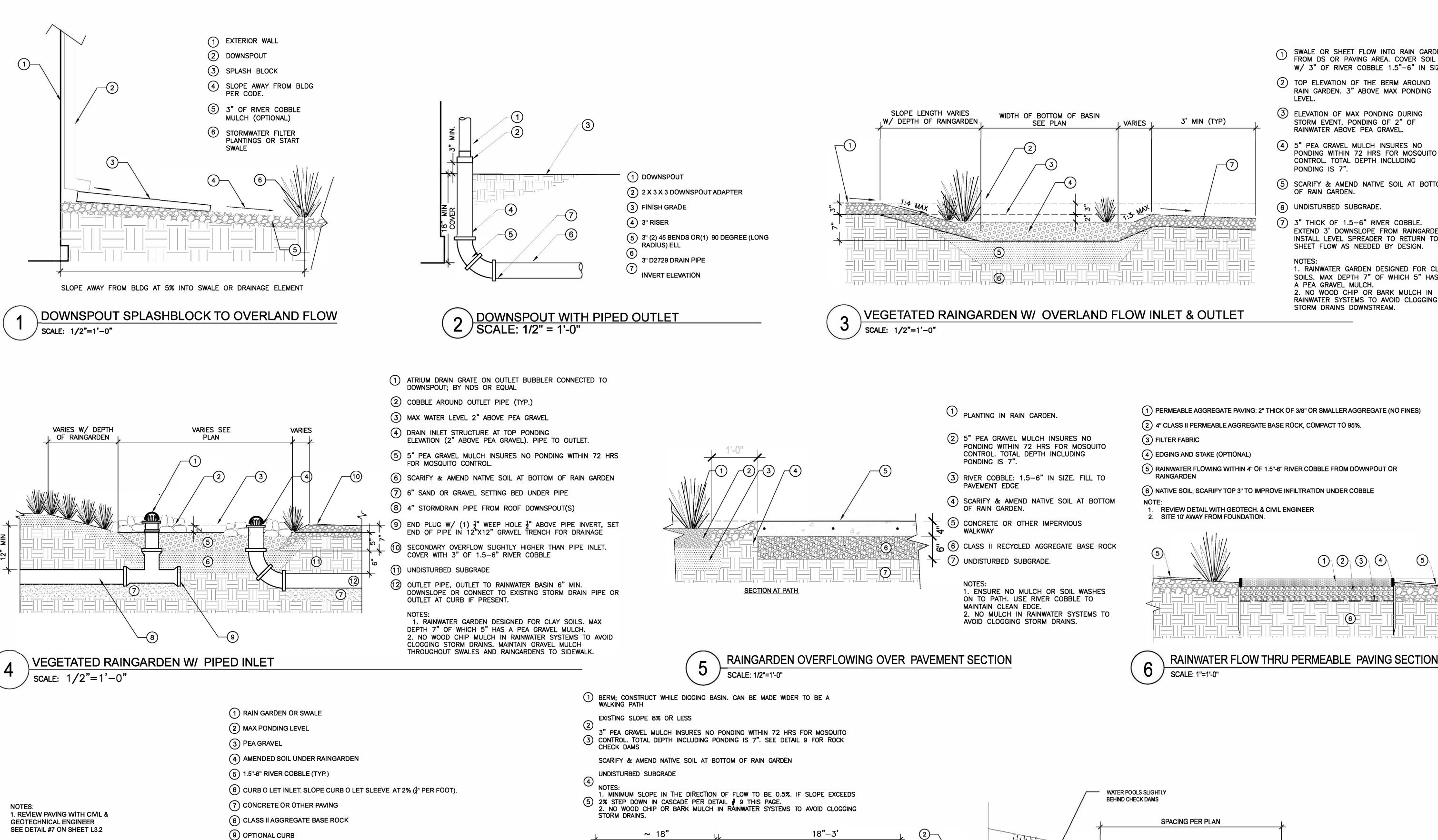
SHERWOOD DESIGN ENGINEERS

> PANORAMIC DESIGN GROUP LANDSCAPE ARCHITECTURE

SHEET TITLE: L.I.D. **PAVING DETAILS**

DATE PERMIT PLAN MAY 18, 2018

L-3.0



SWALE/CASCADE ON SLOPE - SECTION

10 SUBGRADE, UNDISTURBED OR COMPACTED TO 95%

DRAIN SLEEVE THRU PATH FROM RAINGARDEN

SCALE: 1/2"=1'-0"

(4) 5" PEA GRAVEL MULCH INSURES NO PONDING WITHIN 72 HRS FOR MOSQUITO CONTROL. TOTAL DEPTH INCLUDING PONDING IS 7". (5) SCARIFY & AMEND NATIVE SOIL AT BOTTOM OF RAIN GARDEN. (6) UNDISTURBED SUBGRADE. (7) 3" THICK OF 1.5–6" RIVER COBBLE. EXTEND 3' DOWNSLOPE FROM RAINGARDEN. INSTALL LEVEL SPREADER TO RETURN TO SHEET FLOW AS NEEDED BY DESIGN. 1. RAINWATER GARDEN DESIGNED FOR CLAY SOILS. MAX DEPTH 7" OF WHICH 5" HAS A PEA GRAVEL MULCH. 2. NO WOOD CHIP OR BARK MULCH IN RAINWATER SYSTEMS TO AVOID CLOGGING STORM DRAINS DOWNSTREAM. VEGETATED RAINGARDEN W/ OVERLAND FLOW INLET & OUTLET (1) PERMEABLE AGGREGATE PAVING: 2" THICK OF 3/8" OR SMALLER AGGREGATE (NO FINES) (2) 4" CLASS II PERMEABLE AGGREGATE BASE ROCK, COMPACT TO 95%. (3) FILTER FABRIC (4) EDGING AND STAKE (OPTIONAL) (5) RAINWATER FLOWING WITHIN 4" OF 1.5"-6" RIVER COBBLE FROM DOWNPOUT OR 6 NATIVE SOIL; SCARIFY TOP 3" TO IMPROVE INFILTRATION UNDER COBBLE REVIEW DETAIL WITH GEOTECH. & CIVIL ENGINEER 2. SITE 10' AWAY FROM FOUNDATION. 1,2,3,4

SLOPE 2%-4%

SWALE/CASCADE ON SLOPE - LONGITUDINAL SECTION

CHECK DAM FORMED WITH STACKED STONE - 9"-12"ANGULAR PACKED W/

CRUSHED GRAVEL (TYP.)

SWALE OR SHEET FLOW INTO RAIN GARDEN FROM DS OR PAVING AREA. COVER SOIL

(2) TOP ELEVATION OF THE BERM AROUND

3 ELEVATION OF MAX PONDING DURING

RAINWATER ABOVE PEA GRAVEL.

STORM EVENT. PONDING OF 2" OF

W/ 3" OF RIVER COBBLE 1.5"-6" IN SIZE

RAIN GARDEN. 3" ABOVE MAX PONDING

STACK ROCKS 6" ABOVE TOP OF STEP ELEVATIONS



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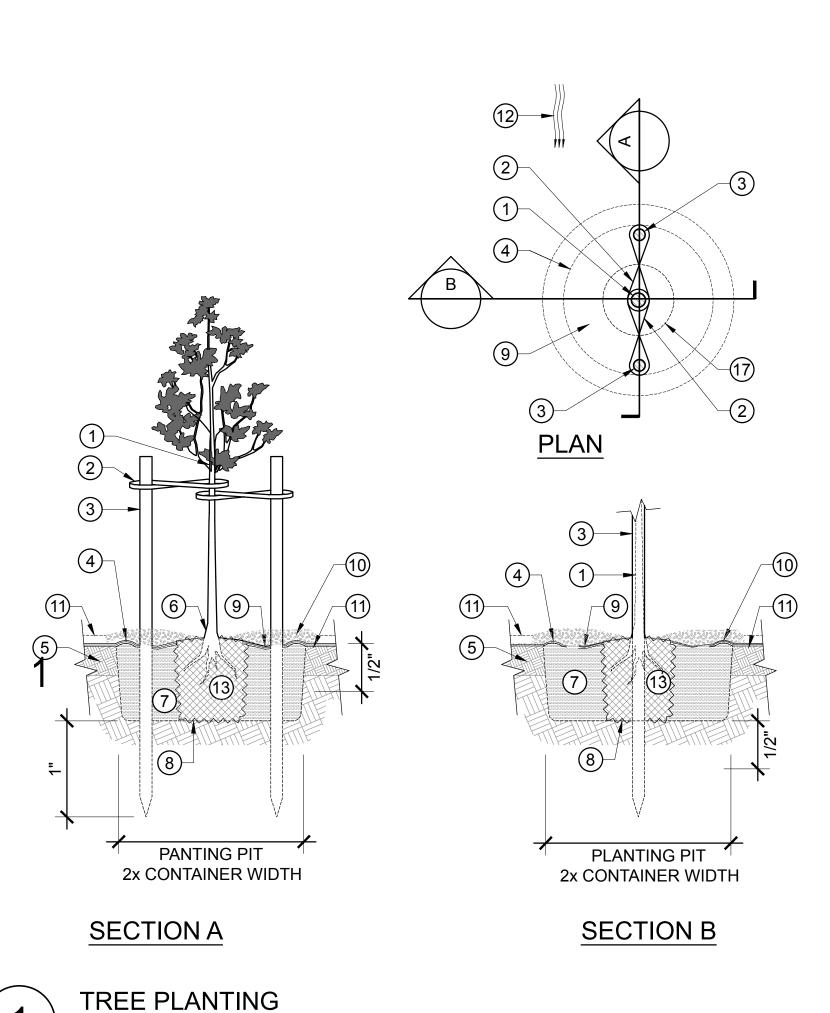
LANDSCAPE ARCHITECTURE

DESIGN ENGINEERS

SHEET TITLE: RAIN GARDENS & SWALE **DETAILS**

DATE PERMIT PLAN MAY 18, 2018

L-3.1



1 TREE, CENTRAL LEADER

SYNTHETIC STRAPPING, LOOP AROUND CENTRAL LEADER BELOW FIRST BRANCH, ONE STRAP PER STAKE, ATTACH TO STAKES W/ SHEET METAL SCREWS

WOOD STAKES, (2) PER TREE, SET PLUMB, OUTSIDE OF ROOTBALL, ON A LINE PARALLEL TO DIRECTION OF PREVAILING WIND, SET FAR ENOUGH FROM TREE THAT BRANCHES DO NOT TOUCH STAKES; STAKES SHALL BE SPACED AN EQUAL DISTANCE FROM THE CENTRAL LEADER.

4) WATERING BERM, 3"H

5 TOPSOIL, NATIVE. USE DIGGING FORK TO REMOVE COMPACTION, DO NOT TILL

(6) CROWN OF ROOTBALL, SET 3" ABOVE FINISH GRADE

7 PLANTING PIT BACKFILL, PER SPECS

8 PLANTING PIT, SCARIFY EDGES, INSURE ROOT BALL RESTS ON FIRM SOIL AND WILL NOT SINK OVER TIME.

9 WATERING BASIN

(10) MULCH, PER SPECS, 3" LAYER, KEEP 4" AWAY FROM TRUNK

(11) SHEET MULCH: 2 LAYERS CARDBOARD, OR (5) LAYERS RECYCLED NEWSPAPER. $\frac{1}{2}$ " OF COMPOST UNDER PAPER.

12 DIRECTION OF PREVAILING WIND

(13) ROOTBALL, SCARIFY OUTER 1"

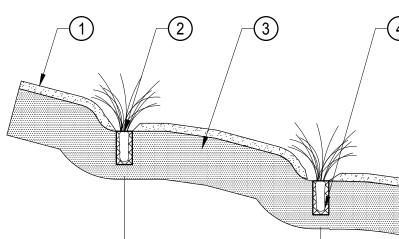
NOTES:

- MAKE STAKES AS SHORT AS POSSIBLE, BUT HIGH ENOUGH TO HOLD THE TREE UPRIGHT UNDER CALM CONDITIONS. THE TREE SHOULD RETURN TO VERTICAL AFTER THE WIND HAS BENT THE
- 2. SUPPORT THE TRUNK AT JUST ONE LEVEL, NEAR THE TOPS OF THE STAKES.
- PROVIDE FLEXIBLE MOVEMENT AT THE POINT WHERE STRAPPING WRAPS LOOSLY AROUND THE CENTRAL LEADER OF
- 4. TAKE CARE NOT TO CAUSE RUBBING OR GIRDLING INJURIES.
- 5. STAKES ARE FOR PROTECTION OF THE TREE FOR A PERIOD AFTER PLANTING. REMOVE STAKES AS SOON AS TREE ESTABLISHES IT ROOT SYSTEM - WITHIN 18 MONTHS MAX.



- 2) 3" THICK MULCH: KEEP 3" AWAY FROM ROOT CROWN
- 3 ROOT CROWN: PLANT CROWN 1" ABOVE FINISHED GRADE
- 4) 3" HIGH BERM OF AMENDED SITE SOIL TO FORM WATERING BASIN
- 5 SHEET MULCH LAYER OF (5) PLY RECYCLED NEWSPAPER OR 1-2 LAYERS OF CARDBOARD.
- 6 1/4" LAYER OF AMENDMENTS UNDER SHEET MULCH.
- 7 AMEND SITE SOIL W/ 4 CUBIC YARDS COMPOST PER 1000 SF.
- 8 NATIVE SOIL: REST PLANT ON FIRM SOIL. SCARIFY EDGES OF HOLE TO PROMOTE ROOT





2" PLUG OR STUBBIE. PLANT CROWN 1" ABOVE FINISHED

OF COMPOST.

3 6" AMENDED SOIL PER WELO

1 MULCH: 2" FOR GRASS PLUGS.

IF APPLYING WILDFLOWER SEED

MULCH WITH RICE STRAW OR 3/4"

CREATE A HOLE SLIGHTLY LARGER THAN PLUG. PLACE PLUG FIRMLY IN HOLE WITH LEAVE NO AIR OR MULCH

> 1. PLANT PLUG STRAIGHT UP (PLUMB), NOT AT AN ANGLE TO THE SLOPE. 2. GRASS PLUG PLANTINGS DO BETTER IN CERTIFIED WEED FREE STRAW MULCH OR 1-2" OF LESS WOODY MULCH.

PLUG PLANTING

DISTANCE ON CENTER ("O.C")

LISTED ON LEGEND

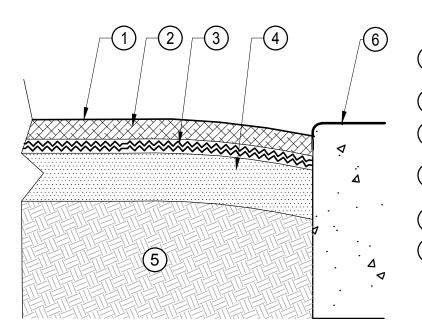
NOT TO SCALE

EDGE OF PLANTING AREA, TRIANGULAR O.C. PLANT X = O.C. SPACING, AS INDICATED ON PLANS

GROUNDCOVER PLANTING - TRI-SPACING

NOT TO SCALE

NOT TO SCALE



FINISH GRADE, HOLD MULCH BELOW PAVING EDGE $\frac{1}{2}$ ". 2 3" THICK MULCH 2 LAYERS OF CORRUGATED CARDBOARD

6" AMENDED SITE SOIL PER WELO REQUIREMENTS 5 UNCOMPACTED SITE SOIL

6 PAVING/EDGE

SHEET MULCH

NOT TO SCALE

PLANT PIT & WATERING BERM TABLE

CONTAINER SIZE	PLANT PIT DIAMETER	WATERING BERM HEIGHT	WATERING BERM DIAMETER			
1 GAL CAN	18" MIN	3" MIN	18" MIN			
5 GAL CAN	30" MIN	4" MIN	30" MIN			
15 GAL CAN	3' MIN	5" MIN	3' MIN			
24" BOX	5' MIN	6" MIN	5' MIN			

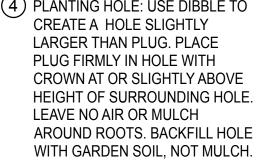
PLANT PIT AND WATERING BERM NOT TO SCALE

WIDTH 2 TIMES

ROOTBALL WIDTH

NOT TO SCALE

REQUIREMENTS. 4 PLANTING HOLE: USE DIBBLE TO



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SHEET TITLE: PLANTING **DETAILS**

DATE

MAY 18, 2018

APPLICANT INFORMATION:

LANDSCAPE TO LAUNDRY SYSTEM OVERVIEW:

A LAUNDRY-TO-LANDSCAPE GRAYWATER SYSTEM CAPTURES LIGHTLY USED WATER FROM THE DISCHARGE HOSE OF YOUR WASHING MACHINE AND PUMPS IT OUT TO THE LANDSCAPE THROUGH 1-INCH TUBING. THE SYSTEM DOES NOT ALTER THE EXISTING PLUMBING AND THEREFORE DOES NOT REQUIRE A PERMIT. A THREE-WAY DIVERTER VALVE IS A NECESSARY COMPONENT, ALLOWING YOU TO SEND DISCHARGE WATER BACK TO THE SEWER SYSTEM WHEN NEEDED OR DURING THE RAINY SEASON.

INSTALLATION & DESIGN CONSIDERATIONS:

LAUNDRY TO LANDSCAPE GRAYWATER SYSTEMS ARE EASY TO INSTALL FOR THE DO-IT-YOURSELFER OR A PROFESSIONAL, ESPECIALLY IF THE WASHING MACHINE IS LOCATED ON AN EXTERNAL WALL AND IS IN CLOSE PROXIMITY TO THE LANDSCAPE AREA BEING IRRIGATED. NOTE, THE WASHING MACHINE PUMP WILL PROVIDE SUFFICIENT PRESSURE THROUGH A 1-INCH IRRIGATION LINE FOR 100-FEET ON FLAT GROUND. IF THE SYSTEM IS DESIGNED TO IRRIGATE UPHILL FROM THE WASHING MACHINE, THE DISTANCE SHOULD BE REDUCED TO 30-50 FEET WITH NO MORE THAN A 5% SLOPE. IF THE SYSTEM IS DESIGNED TO IRRIGATE DOWNHILL FROM THE WASHING MACHINE, THE DISTANCE MAY INCREASE TO 150-FEET DEPENDING ON SLOPE.

GRAYWATER REQUIREMENTS TO COMPLY WITH CALIFORNIA PLUMBING CODE ("CPC") STANDARDS:

- O NOTIFY ENFORCING AGENCY
- O BE ABLE TO REDIRECT TO SEWER
- O NO POTABLE WATER CONNECTION
- O CONTAIN GRAYWATER ON SITE
- O DIRECT AND CONTAIN GRAYWATER WITHIN MULCH BASINS (IRRIGATION OR DISPOSAL FIELD) BELOW THE GROUND SURFACE
- O NO PONDING OR RUNOFF
- O OUTLETS COVERED BY AT LEAST 2-INCHES OF MULCH, ROCK, OR A SHIELD (E.G. VALVE BOX LID)

O PERMIT EXEMPTION DOES NOT GRANT INSTALLATION THAT VIOLATES OTHER CODE OR LAWS

- O MINIMIZE CONTACT WITH HUMANS AND ANIMALS
- O DIVERT WATER TO THE SEWER IF IT CONTAINS DIAPERS, OIL, OTHER CHEMICALS
- O GRAYWATER DIVERTED TO LANDSCAPE SHALL NOT CONTAIN HAZARDOUS CHEMICALS
- O POST OPERATION AND MAINTENANCE MANUAL

CPC Table 1502.4 -- LOCATION OF GREY WATER SYSTEM

MINIMUM HORIZONTAL DISTANCE IN CLEAR REQUIRED FROM	SUBSURFACE AND SUBSOIL IRRIGATION FIELD AND MULCH BASIN (feet)
Building structures	2
Property line adjoining private property	1.5
Water supply wells	100
Streams and lakes	100
Sewage pits or cesspools	5
Sewage disposal field	4
Septic tank	5
On-site domestic water service line	0
Pressurized public water main	10

CALCULATIONS SECTION

1. Estimate Daily Graywater Production

Calculation Method (choose one and check box)

☐ Callfornia Plumbing Code Estimate (Assign 2 occupants to master bedroom and 1 occupant to each additional bedroom)

Laundry: _____occupants x 15 gallons/day _____gal/day

☐ Estimate of graywater produced from winter (Dec-Feb) water use records (reference utility bill)

Laundry:	(gallons/load*) x(loads/week	÷ 7(days/week)	gal/day	
	*Typical gals/per load: Front loader 15, Top loader 40	TOTAL	gal/day	

2. Determine Minimum Mulch Basin Size

Minimum Mulch Basin S	ize:
(gal/day) From 1 above	÷ gal/ft²/day =ft² Maximum Absorption Capacity (from column 3 in table below)
*Dig mulch basin to a depth o	of 1 ft to ensure sufficient surge capacity for water leaving the laundry machine.

Design of Six Soil Types	Min SQ FT of Irrigation/ Leaching Area Per 100 Gallons of Estimated Graywater Discharge Per Day	Max Absorption Capacity in Gallons Per SQ FT of Irrigation/ Leaching Area for an 24-Hour Period
Coarse sand or gravel	20	5.0
Fine Sand	25	4.0
Sandy Loam	40	2.5
Sandy Clay	60	1.7
Clay with considerable sand or gravel	90	1.1
Clay with small amounts of sand or gravel	120	0.8

3. Determining Weekly Water Needs

Weekly Water needs = (0.62 x Area x Eto x Pf) / 4 weeks = _____ *0.62 = (# of gal in 1" of water covering 1 ft²)

- Area = π r² = 3.14 x (canopy radius of existing plant)² OR = (Length x Width) for number of garden beds
 Evapotranspiration rates (ETo) Choose ETo for hottest month July = 6.51"/month for Santa Rosa
- Plant factor (PF) = 0.3 (Low water use), 0.5 (Moderate water use) *check landscape plan for water use of plants in the hydrozone

ADDITIONAL INFORMATION

GRAYWATER IS RECEIVED BEST BY TREES, BUSHES, SHRUBS, SMALL PERENNIALS AND LARGER ANNUALS, BUT IS PROHIBITED ON LAWN, RAISED BEDS, ROOT AND LEAFY VEGETABLES. MODERATE WATER USERS SUCH AS FRUIT TREES ARE ALSO AN IDEAL APPLICATION. GRAYWATER IS SOMEWHAT ALKALINE (HIGH pH) AND NOT RECOMMENDED FOR PLANTS THAT PREFER ACIDIC SOILS (LOW pH) LIKE BLUEBERRIES AND RHODEDENDRONS SOIL TYPE WILL DETERMINE BOTH HOW QUICKLY GRAYWATER IS ABSORBED IN YOUR LANDSCAPE AND THE SIZE OF THE MULCH BASINS NEEDED TO INFILTRATE THE GRAYWATER..

THE KEY TO PROPER IRRIGATION WITH GRAYWATER IS TO KNOW HOW MUCH THE CHOSEN PLANTS NEED GIVEN EVAPOTRANSPIRATION RATES, PLANT WATERING NEEDS, AND EXISTING CANOPY.

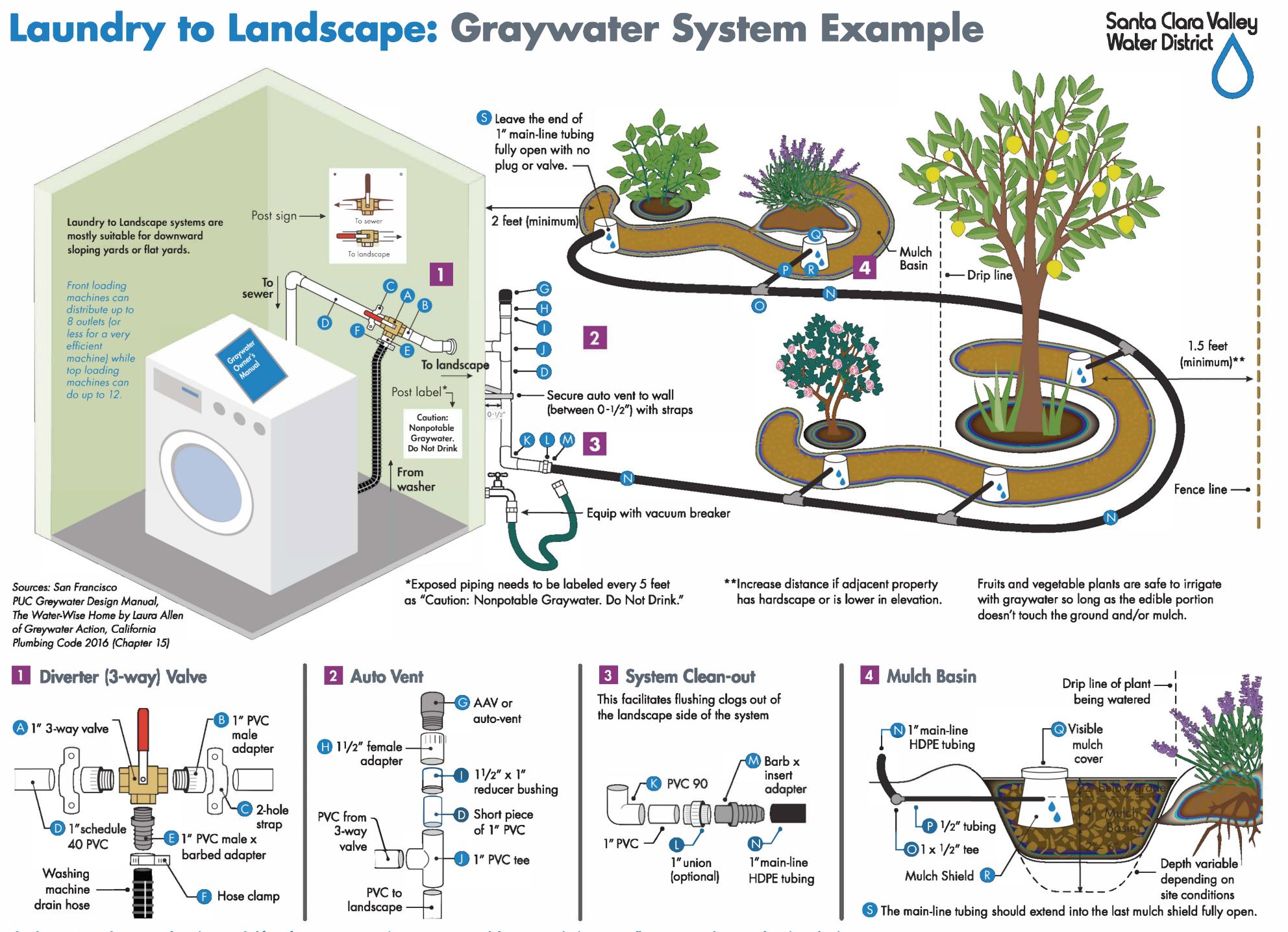
RECOMMENDED DETERGENTS:

TO ENSURE PLANT SURVIVAL AVOID SOAPS AND DETERGENTS THAT CONTAIN BORON, SODIUM AND CHLORINE COMPOUNDS. THE FOLLOWING LIST OF COMMERCIAL DETERGENTS ARE RECOMMENDED FOR USE WITH LAUNDRY TO LANDSCAPE GRAYWATER SYSTEMS.

- OASIS LAUNDRY
- LIQUID ECOS LIQUID DETERGENTLIFE TREE LAUNDRY LIQUID
- BIO PAC LAUNDRY LIQUID BIOKLEEN LAUNDRY LIQUID
- MOUNTAIN GREEN LAUNDRY DETERGENT
- ECOVER LAUNDRY WASH (SOME SALT) VASKA HERBATERGENT

APPLICANT INSTRUCTIONS:

- 1. ESTIMATE YOUR GRAYWATER SUPPLY USING THE CALCULATION PROCESS IN CALCULATIONS SECTION BELOW.
- COMPLETE CALCULATIONS TO DETERMINE THE MINIMUM REQUIRED MULCH BASIN SIZE PER YOUR SOIL TYPE.
 MEASURE ACTUAL IRRIGATION FIELD AREA(S) ON SITE AND DEVELOP NUMBER AND SIZE OF MULCH BASINS TO USE
- THIS VOLUME THAT FIT IN THE LANDSCAPE AREAS.
- 4. REVIEW REQUIRED SETBACKS SHOWN IN CPC TABLE 1502.4 THIS SHEET.
- 5. DEVELOP A SITE PLAN ILLUSTRATING THE FOLLOWING: REQUIRED SETBACKS, PROPOSED MULCH BASINS, VALVE LOCATIONS, PIPING DIAGRAM, AND TREE AND PLANT LOCATIONS TO BENEFIT FROM GRAYWATER.
- 6. IF IN BUILDING DESIGN AND/OR CONSTRUCTION PROCESS REVIEW PLAN WITH ARCHITECT (FOR LOCATION OF LAUNDRY NEAR GRAYWATER SUPPLIED LANDSCAPE AREA), CIVIL ENGINEER (FOR ANY POTENTIAL CONFLICTS WITH STORMWATER DRAINAGE), AND GENERAL & LANDSCAPE CONTRACTORS TO REVIEW THREE WAY VALVE LOCATION AND SUPPLY PIPE LOCATION.



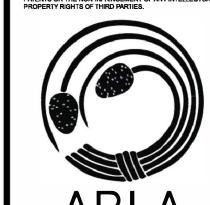
This diagram is not drawn to scale and is provided for <u>reference</u> purposes only. It is your responsibility to properly design, install, maintain, and use your laundry to landscape graywater system (graywater system). If you are unsure of the intricacies of your plumbing system or how to properly design or install a graywater system, please consult with a professional. The District does not accept any liability and responsibility for any direct, special, indirect or consequential loss or damage whatsoever arising out of or in connection with providing you with access to this diagram.



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BY USING THESE PLANS, I AGREE TO DEFEND, INDEMNIFY AND HOLD HARMLESS THE SONOMA-MARIN SAVING WATER PARTINERSHIP, ITS MEMBERS (SONOMA COUNTY WATER AGENCY, CITY OF SANTA ROSA, MARIN MUNICIPAL WATER DISTRICT, NORTH MARIN WATER DISTRICT, CITY OF ROHNEF PARK, CITY OF PETALUMA, CITY OF COTATI, CITY OF SONOM VALLEY OF THE MOON WAIER DISTRICT AND TOWN OF WINDSOR) AND THEIR DIRECTORS, OFFICERS, AGENTS, EMPLOYEES AND LANDSCAPE DESIGN CONSULTANTS AGAINST ANY AND ALL LOSS, LIABILITY, EXPENSE, CLAIMS, SUITSAND DAMAGES, INCLUDING ATTORNEY'S FEES, ARISIN OUT OF OR RESULTING FROM THE USE OF THIS LANDSCAP! PLAN. I UNDERSTAND THAT IT IS MY RESPONSIBILITY AS THE PROJECT OWNERT TO ENSURE THAT PLAN ELEMENTS ARE IMPLEMENTED SAFELY AND ACCORDING TO APPLICABLE STATUTES, RULES, REGULATIONS, ORDINANCES AND/OR CODES.

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RESIDENTIAL LANDSCAPE DESIGN TEMPISONOMA-MARIN SAVING WATER PARTNERSHIP
www.savingwaterpartnership.org
NAME:
SITE ADDRESS:

WING WATER NAI

SHEET TITLE:
GREYWATER LAUNDRY TO
LANDSCAPE

DATE
PERMIT PLAN
MAY 18, 2018

GW-1.0

APPLICANT INFORMATION:

BRANCHED DRAIN SYSTEM OVERVIEW:

A BRANCHED-DRAIN SYSTEM DISTRIBUTES GRAYWATER FROM SHOWERS AND/OR BATHROOM SINKS THROUGH A SERIES OF BRANCHING 1.5-INCH OR 2-INCH PIPES AND IS DISPERSED INTO THE LANDSCAPE VIA MULCH BASIN OUTLETS. PLUMBING FOR GRAYWATER SOURCES MUST BE SEPARATED FROM BLACK WATER SOURCES (TOILET, KITCHEN SINK). IF POSSIBLE DUE TO CLOSE PROXIMITY, A LAUNDRY MACHINE CAN ALSO BE ADDED INTO THE DISTRIBUTION PIPING. THIS SYSTEM IS DRIVEN BY GRAVITY FLOW AS NO PRESSURE IS PROVIDED BY A WASHING MACHINE PUMP OR ANY OTHER PUMP. AS THIS SYSTEM REQUIRES CUTTING INTO EXISTING SEWER PIPES FROM SHOWER DRAINS OR SINKS, IT DOES REQUIRE A SIMPLE OVER THE COUNTER PLUMBING PERMIT. IF INSTALLING AS PART OF NEW BUILDING CONSTRUCTION OR REMODEL, SHOW SEPERATED PLUMBING IN PLAN SETS AND STUB OUT PIPING FOR EXTERIOR GRAYWATER SYSTEM COMPONENTS DURING BUILDING CONSTRUCTION.

BRANCHED DRAIN GRAYWATER REQUIREMENTS TO COMPLY WITH CALIFORNIA PLUMBING CODE (**CPC) STANDARDS:**

- O NOTIFY ENFORCING AGENCY AND SECURE PERMIT FOR INTERIOR PLUMBING COMPONENTS
- O BE ABLE TO REDIRECT TO SEWER
- O NO POTABLE WATER CONNECTION
- O CONTAIN GRAYWATER ONSITE
- O DIRECT AND CONTAIN GRAYWATER WITHIN MULCH BASINS (IRRIGATION OR DISPOSAL FIELD) BELOW THE GROUND SURFACE
- O NO PONDING OR RUNOFF
- O OUTLETS COVERED BY AT LEAST 2-INCHES OF MULCH, ROCK, OR A SHIELD (E.G. VALVE BOX LID)
- O MINIMIZE CONTACT WITH HUMANS AND ANIMALS
- O DIVERT WATER TO THE SEWER IF IT CONTAINS DIAPERS, OIL, OTHER CHEMICALS
- O GRAYWATER DIVERTED TO LANDSCAPE SHALL NOT CONTAIN HAZARDOUS CHEMICALS
- O FOLLOWALLAPPLICABLE CODE OR LAWS
- O POST OPERATION AND MAINTENANCE MANUAL
- O THE SYSTEM SHALL HAVE A DISCHARGE CAPACITY OF 250 GALLONS PER DAY OR LESS

INSTALLATION & DESIGN CONSIDERATIONS:

WITH A HIGHER POTENTIAL VOLUME OF WATER COMING FROM A SHOWER AND SINK, A BRANCHED DRAIN SYSTEM IS BEST SUITED FOR IRRIGATING TREES, BUSHES, SHRUBS, AND OTHER LARGER PERENNIAL PLANTS. THIS IS A SIMPLE SYSTEM AND DOES NOT REQUIRE ELECTRICITY OR A PUMP. HOWEVER, THE LANDSCAPE AREA MUST BE LOWER IN ELEVATION THAN THE GRAYWATER SOURCE,

CALCULATIONS SECTION

1. Estimate Daily Graywater Production

alifornia Plumbir			
Laundry:	occupants x 15 gallons/day		gals/day
Shower/Sink:	occupants x 25 gallons/day	÷ 7(days/week)	gals/day
		TOTAL	gals/day
•	ater produced from winter (Dec-Feb) water use r	records (attach utility	y bill)
stimate of grayw Laundry:	ater produced from winter (Dec-Feb) water use r Avg. water use ÷30 days(gals/day)	r ecords (attach utility X .22	y bill) (gals/day)
•		, ,	
Laundry:	Avg. water use ÷30 days(gals/day)	X .22	(gals/day)

2. Determine Minimum Mulch Basin Size

Minimum Mulch Basin Area

Maximum Absorption Capacity (from column 3 in table below)

*Dig mulch basin to a depth of 1 ft to ensure sufficient surge capacity for water leaving the laundry machine.

Design of Six Soil Types	Min SQ FT of Irrigation/ Leaching Area Per 100 Gallons of Estimated Graywater Discharge Per Day	Max Absorption Capacity in Gallons Per SQ FT of Irrigation/ Leaching Area for an 24-Hour Period	
Coarse sand or gravel	20	5.0	
Fine Sand	25	4.0	
Sandy Loam	40	2.5	
Sandy Clay	60	1.7	
Clay with considerable sand or gravel	90	1.1	
Clay with small amounts of sand or gravel	120	0.8	

AND THE ENTIRE SYSTEM MUST HAVE A DOWNWARD SLOPE OF 2 % (1/4 INCH PER FOOT) TO ENSURE **EVEN DISTRIBUTION.**

INSTALLATION DIFFICULTY DEPENDS ON THE EXISTING HOUSEHOLD PLUMBING, ACCESS TO PIPES AND THE SLOPE OF LANDSCAPE. WHILE OUTDOOR COMPONENTS CAN BE INSTALLED BY A HOMEOWNER, A PROFESSIONAL PLUMBER IS NEEDED FOR INSTALLATION OF 3-WAY DIVERTER VALVE ON THE SEWER LINE. THE HOMEOWNER HAS THE OPTION TO INSTALL AN ACTUATOR, WHICH ALLOWS EASY DIVERSION OF GRAYWATER BETWEEN LANDSCAPE AND THE SEWER LINE.

SYSTEM COSTS & REBATES: THE COSTS CAN RANGE FROM A THOUSAND DOLLARS WHEN PRIMARILY INSTALLED BY A HOMEOWNER TO SEVERAL THOUSAND IF INSTALLED BY A PROFESSIONAL. WHILE MORE COSTLY TO CONSTRUCT THAN A LAUNDRY TO LANDSCAPE SYSTEM, A BRANCHED DRAIN SYSTEM REQUIRES LITTLE MAINTENANCE AND LASTS A LONG TIME, SINCE IT HAS NO MOVING PARTS TO BREAK.

RECOMMENDED SOAPS:

MORE SOAPS ARE COMING OUT ALL THE TIME, BUT IT IS ALWAYS IMPORTANT TO READ THE INGREDIENTS LIST. BELOW ARE SEVERAL THAT ARE KNOWN TO BE GRAYWATER COMPLIANT.

- OASIS ALL-PURPOSE CLEANER FOR HAND-WASHING, BODY & SHAMPOO
- DR. BRONNER'S MAGIC SOAPS (LIQUID)
- **AUBREY ORGANICS SHAMPOOS**

APPLICANT INSTRUCTIONS:

- ESTIMATE YOUR GRAYWATER SUPPLY USING THE CALCULATION SECTION THIS SHEET.
- 2. ESTIMATE MULCH BASIN SIZES, AREA AND VOLUME USING TABLE 3.
- 3. DEVELOP A GRAYWATER SITE PLAN SHOWING THE SYSTEM LAYOUT FOR THE PERMIT APPLICATION. SHOW ALL THE PLAN ELEMENTS LISTED IN #4 -GRAYWATER PLAN BELOW. REVIEW THE SAMPLE PLAN SHOWN IN DETAIL #1 THIS SHEET. SHOW TREE AND PLANT LOCATIONS TO BENEFIT FROM GREYWATER.
- 4. SUBMIT FOR BUILDING PERMIT EITHER WITH FULL SITE DRAWINGS OR AS A SEPARATE SUBMITTAL.
- 5. REVIEW PIPE AND VALVE LOCATIONS WITH ARCHITECT, ENGINEER AND CONTRACTOR TO INSURE THERE ARE NO CONFLICTS WITH OTHER SITE ELEMENTS. CONFIRM COMPONENTS TO BE INSTALLED AT TIME OF FOUNDATION SYSTEM CONSTRUCTION, INCLUDING PIPE STUB OUT FOR EXTERIOR GRAYWATER SYSTEM DEVELOPMENT.



Gravity to Mulch Basins (Branched Drain)			
	3		2
Total mulch basin surge capacity:	_g̃al/day ÷ 7.48 gal/ft³ ÷	- 0.80 =	ft³
From Section 1			

4. Gravwater Plan

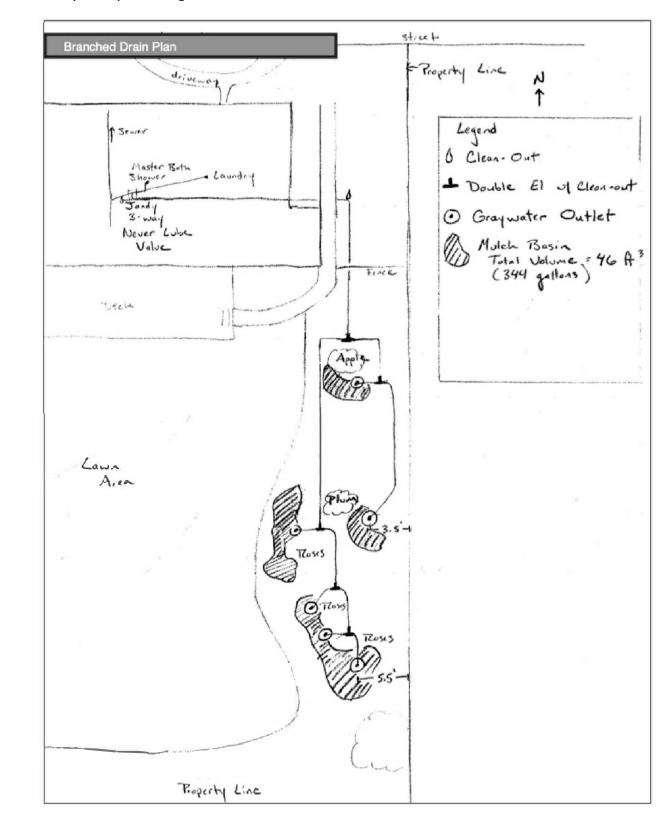
Using graph paper, or a copy of your site plan, draw a map and legend of graywater system components that shows the pathway of piping from the fixture(s) inside the building to the landscape/irrigation field. If graywater is directed to the front yard, show the street frontage and your driveway. In your drawing, include the location of all:

- Graywater valves Graywater pipes and fittings
- Setback of graywater outlets to property lines and buildings* Setback of graywater outlets to onsite
- (indicate material and size) Clean-outs Graywater outlets and mulch basins
- wastewater treatment system tanks and leachfields* (if applicable). Setback of greywater outlets to wells and drainages* (if applicable).
- *See table below for required setbacks. See the California Plumbing Code for additional notes aboutsetbacks.

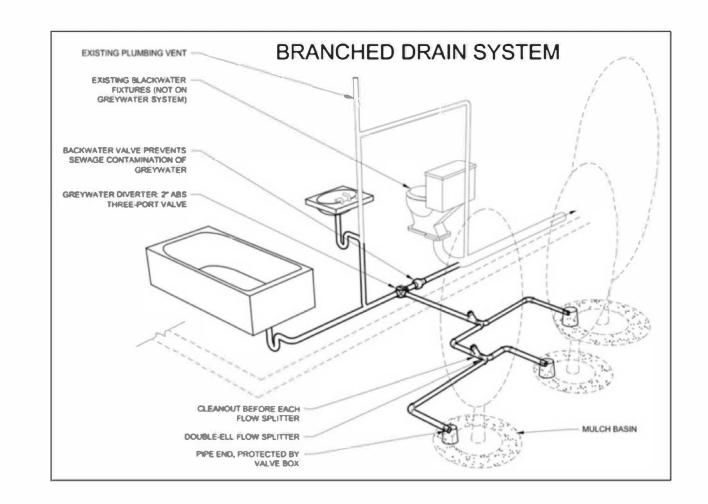
CPC Table 1502.4 --- LOCATION OF GREY WATER SYSTEM

MINIMUM HORIZONTAL DISTANCE IN CLEAR REQUIRED FROM	SUBSURFACE AND SUBSOIL IRRIGATION FIELD AND MULCH BASIN (feet)		
Building structures	2		
Property line adjoining private property	1.5		
Water supply wells	100		
Streams and lakes	100		
Sewage pits or cesspools	5		
Sewage disposal field	4		
Septic tank	5		
On-site domestic water service line	0		
Pressurized public water main	10		

Example Greywater Irrigation Plan

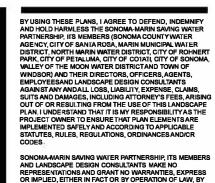








BRANCHED DRAIN SYSTEM DIAGRAM AND INSTALL PHOTO







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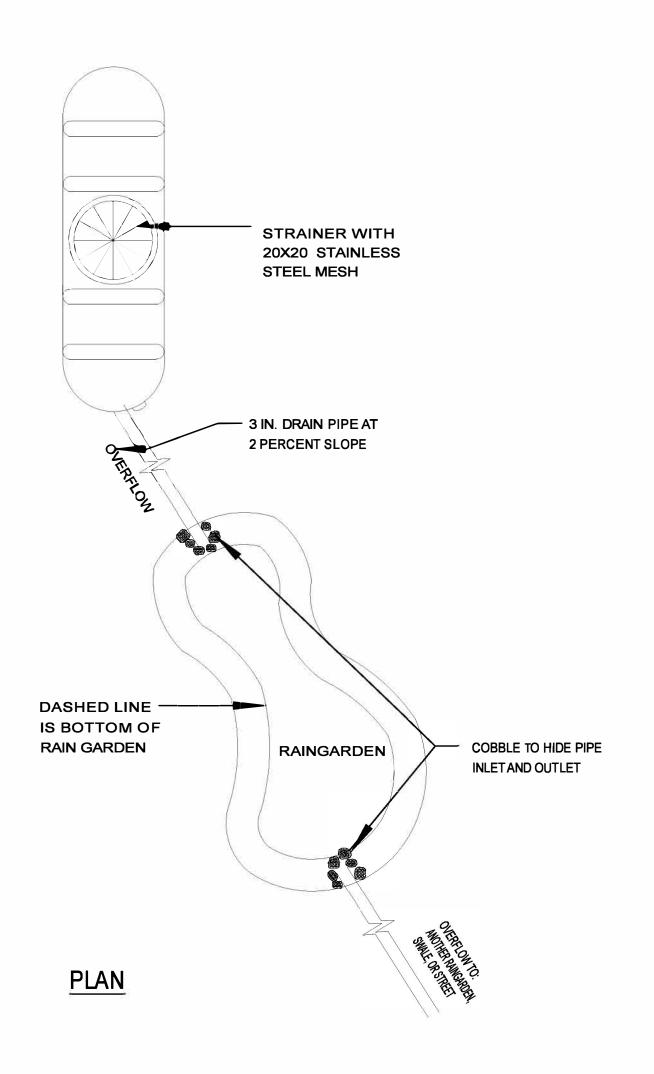


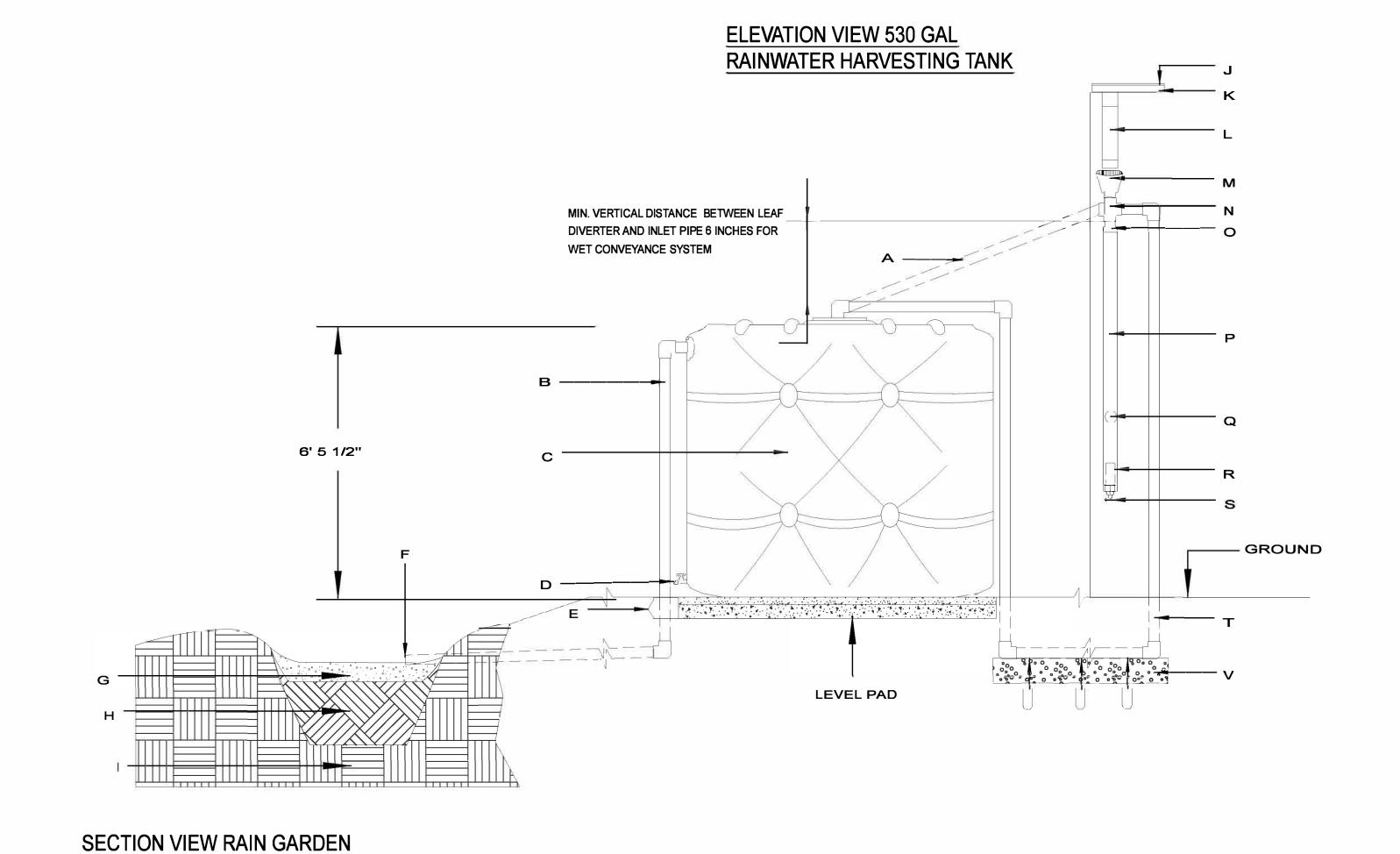
SHEET TITLE:

GREYWATER -BRANCHED DRAIN SYSTEM

DATE PERMIT PLAN MAY 18, 2018

GW-1.1





NOTES:

- 1. A RAINWATER CATCHMENT SYSTEM MAY NOT REQUIRE A BUILDING PERMIT PROVIDED ALL OF THE FOLLOWING ARE MET (CALIFORNIA PLUMBING CODE 1601.3 (I):
- WATER WILL BE USED FOR OUTDOOR NON-SPRAY IRRIGATION
- MAXIMUM STORAGE CAPACITY OF 5,000 GALLONS
- TANK IS SUPPORTED DIRECTLY UPON GRADE - RATIO OF HEIGHT TO DIAMETER OR WIDTH DOES NOT EXCEED 2 TO 1
- DOES NOT REQUIRE ELECTRICAL POWER OR MAKEUP WATER SUPPLY CONNECTION (SEE NOTE 2 AND 3)
- ALL OTHER RAINWATER CATCHMENT SYSTEMS MUST BE SUBMITTED FOR BUILDING PERMIT.
- 2. PUMP AND PRESSURE TANK LIKELY REQUIRE INEXPENSIVE, OVER-THE-COUNTER, ELECTRICAL PERMIT.
- 3. IF CITY WATER PLUMBED TO TANK FOR MAKE UP USING FLOAT VALVE OR MANUALLY OPERATED VALVE, THEN A PERMIT IS REQUIRED AND AN AIR GAP IS REQUIRED
- BETWEEN RAINWATER HARVESTING SYSTEM AND DOMESTIC WATER SYSTEM.
- 4. TANKS CAN BE DAISY CHAINED AT POINT "D" USING FLEXIBLE PIPE ONLY TO REDUCE CHANCE OF LEAKAGE IN EARTHQUAKES.
- 5. THERE ARE NO REQUIRED SETBACKS FROM BUILDINGS OR SIDE/BACK PROPERTY LINES, THOUGH A CONVERSATION WITH YOUR NEIGHBOR COULD BE HELPFUL.

- A. PREFERRED DRY CONVEYANCE IF TANKS ARE NEXT TO DOWNSPOUT
- B. OVERFLOW: 3 IN. DRAINAGE PIPE: SLOPED 2 PERCENT FOR HORIZONTAL SECTIONS
- C. 530 GALLON BUSHMAN SLIMLINE RAIN HARVESTING TANK OR EQUIVALENT
- D. HOSE BIB OR OPTIONAL CONNECTION TO PUMP AND PRESSURE TANK (SEE NOTE 2)
- E. 4 INCHES COMPACTED BASEROCK WITH 2 INCHES OF PEA GRAVEL ON TOP
- F. OVERFLOW TO RAINGARDEN (SHOWN)/SWALE/SPLASHBLOCK
- G. 5 INCHES OF DECORATIVE GRAVEL WITH 2 INCHES OF PONDED WATER ABOVE
- H. 12 INCHES AMENDED SOIL: 1/2 COMPOST, 1/2 NATIVE SOIL
- I. UNDISTURBED NATIVE SOIL
- J. FIRE SAFER LEAF GUARD
- K. GUTTER
- L. NORMAL DOWNSPOUT

- M. OPTIONAL BUSHMAN LEAF DIVERTER (WITH 20X20 SCREEN IF USING WET CONVEYANCE) (REDUNDANT WITH LEAF GUARD ON GUTTERS)
- N. 3 IN. PVC DRAINAGE TEE
- O. 4 IN. TO 3 IN. PVC DRAINAGE REDUCER
- P. 4 IN. DRAINAGE PIPE FOR THE FIRST FLUSH (THIS REMOVES THE FIRST, DIRTY WATER FROM A RAINSTORM)
- Q. BUSHMAN FLOAT BALL
- R. BUSHMAN FIRST FLUSH FILTERS (TO KEEP EMITTER FROM CLOGGING)
- S. BUSHMAN DRIP EMITTER TO DRAIN DIRTY WATER BETWEEN STORMS
- T. "WET" CONVEYENACE 3 IN. DRAINAGE PIPE (WATER STAYS IN PIPE BETWEEN STORMS)
- U. THREE SEPARATE 3/32 INCH HOLES TO DRAIN WATER FOR MOSQUITO CONTROL
- V. CLEAN GRAVEL TO IMPROVE DRAINAGE FROM DRILLED HOLES



ANN BAKER LANDSCAPE ARCHITECTURE 625 2ND ST., STE 110 PETALUMA, CA 94952 TEL.: (707) 772-5062 EMAIL: landarches@gmail.com because every choice matters digital mapping solutions

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> PANORAMIC DESIGN GROUP LANDSCAPE ARCHITECTURE



SHEET TITLE: RAINWATER HARVESTING

MAY 18, 2018