

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 AREA.
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.
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ADDITIONAL GUIDELINES FOR THE PLANTINGS:

- A.

FIRE SAFER PLANTINGS ARE INDICATED ON PLANT LISTS AND USED WITHIN 5' OF HOMES.
- B.

CONVENTIONAL TURF IS NOT PROVIDED DUE TO HIGH WATER USE.
- C.

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.
8.

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

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PLANTING

1.

ALL PLANTS INSTALLED ARE LISTED ON PLANS OR ON APPROVED PLANT SUBSTITUTION LIST
2.

75% OR MORE OF THE PLANTS ARE LOW WATER USE PER WUCOLS REGION 1
3.

NO STANDARD HIGH WATER USE TURF HAS BEEN INSTALLED

SOIL

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SPECIFICATIONS

4.

RAINSENSOR AND WEATHER SENSOR (IF REQUIRED FOR WEATHER DATA) INSTALLED PER MANUFACTURERS SPECIFICATION AND IS FUNCTIONING

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DAYS PER WEEK, START TIME, AND RUN TIMES

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9.

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

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1.

CHANGES ARE NOTED ON AS-BUILT PLAN AND IS PROVIDED AT TIME OF INSPECTION

SYMBOLS & DEFINITIONS

1.

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.
5.

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.
6.

WELO: THE CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE THAT REQUIRES WATER CONSERVATION MEASURES TO BE 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 MWEL0: THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE

MWEL0 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) MWEL0 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 MWEL0.

STEP 1: PROJECT INFORMATION

TO BE FILLED OUT BY APPLICANT

DATE: _____

PROJECT APPLICANT (NAME): _____

PROJECT ADDRESS: _____

TOTAL PROJECT LANDSCAPE AREA \leq 2500 SF): _____(SF)

MEDIUM WATER USE PLANT MATERIAL AREA \leq 25%): _____(SF)

LOW TO VERY LOW NON-TURF PLANT MATERIAL AREA \leq 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 OPTION OF THE WATER EFFICIENT LANDSCAPE ORDINANCE

APPLICANT NAME (PLEASE PRINT)

APPLICANT SIGNATURE

DATE

STEP 3: PROVIDE PERMIT AGENCY REQUIRED PLANS

PLANS TO BE PROVIDED BY APPLICANT:	OPTIONAL PLANS
<div><div>-</div><div>L-0.0 PERMIT COVER SHEET</div></div>	<div><div>GW-1.0</div></div>
<div><div>-</div><div>L-1.0 LANDSCAPE DESIGN PLAN</div></div>	<div><div>GW-1.1</div></div>
<div><div>-</div><div>L-1.1 LANDSCAPE DESIGN PLAN</div></div>	<div><div>RW-1.0</div></div>
<div><div>-</div><div>L-2.0 IRRIGATION DESIGN PLAN</div></div>	
<div><div>-</div><div>L-2.1 IRRIGATION DESIGN PLAN</div></div>	
<div><div>-</div><div>L-2.2 IRRIGATION DETAIL SHEET</div></div>	
<div><div>-</div><div>L-3.0 PAVING DETAILS</div></div>	
<div><div>-</div><div>L-3.1 L.I.D. DETAILS</div></div>	
<div><div>-</div><div>L-3.2 PLANTING DETAILS</div></div>	

STEP 4: SIGN DISCLAIMER

TO BE SIGNED BY APPLICANT

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 NAME (PLEASE PRINT)

APPLICANT SIGNATURE

DATE

AGENCY STAMP



ABLA

ANN BAKER LANDSCAPE ARCHITECTURE
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EMAIL: landarches@gmail.com



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SONOMA-MARIN SAVING WATER PARTNERSHIP
www.savingwaterpartnership.org

NAME: _____
SITE ADDRESS: _____



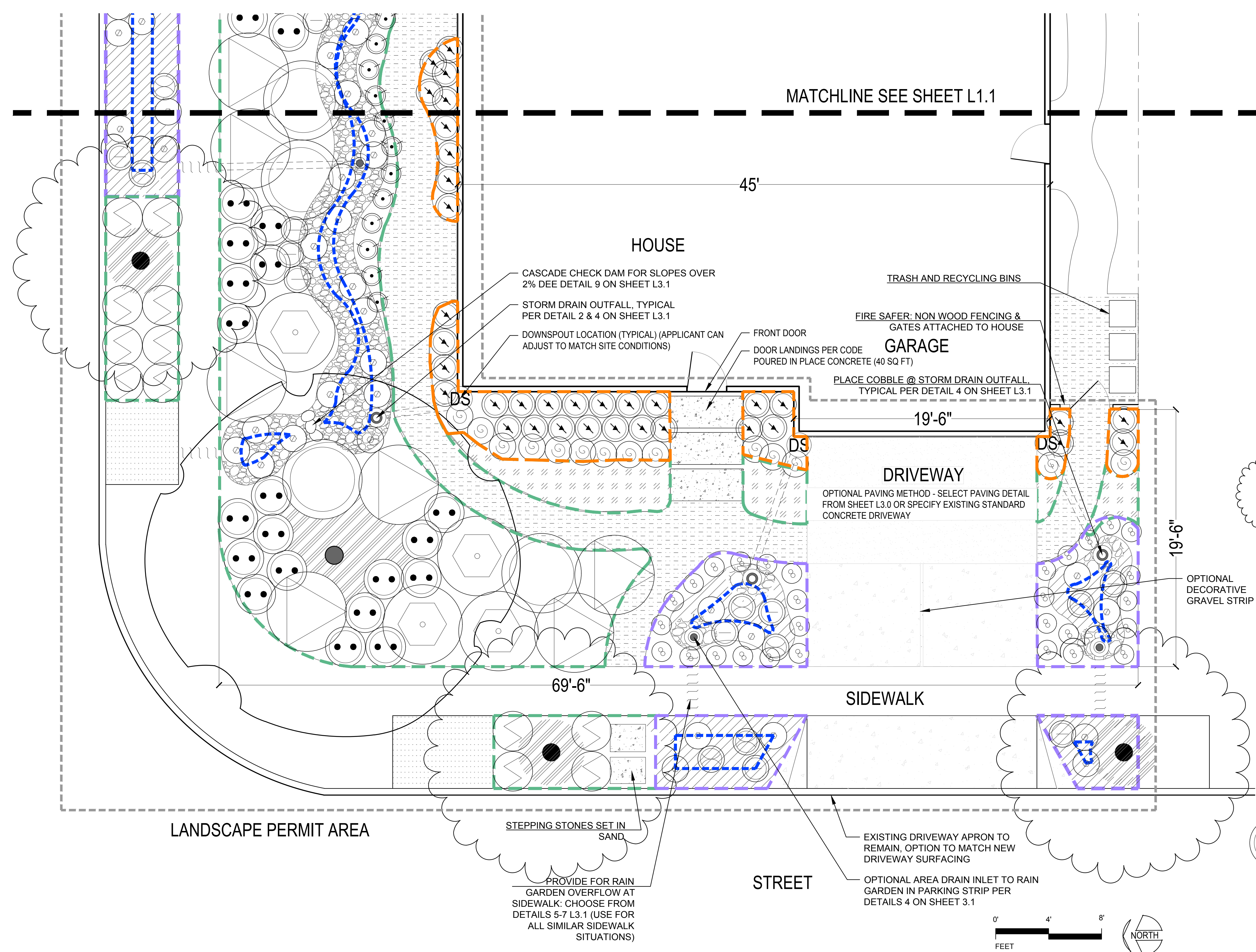
SHEET TITLE:

RESIDENTIAL
LANDSCAPE
PERMIT COVER
SHEET

DATE
PERMIT PLAN
SEPTEMBER 26, 2018

L-0.0

SHEET
OF

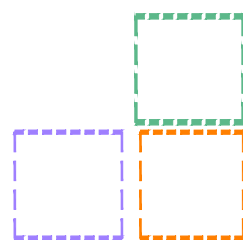


APPLICANT INSTRUCTIONS:

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.

NOTE:

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 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.
3. REVIEW IRRIGATION SHEETS AND INSTALL SLEEVES UNDER PAVING SURFACES IN THEIR CORRECT LOCATION.



NOTE: 166 SQ FT NON-IRRIGATED AREA

OPTIONAL MATERIALS LEGEND

VEHICULAR PAVING

- CONCRETE
- GRAVELPAVE
SEE DETAIL 6 ON SHEET L3.0

PEDESTRIAN PAVING

- CONCRETE (POURED IN PLACE)
- AGGREGATE PAVING, CHOOSE FROM
DETAILS 1-5 ON SHEET L3.0
- MULCH
SEE DETAIL 5 ON SHEET L3.2

STORM WATER ELEMENTS

- SWALE/CASCADE: COBBLE EDGES, 3/8" TRINITY GRAVEL
WITH PLANTINGS IN CENTER
- STORM DRAINAGE ACROSS/UNDER PATH, SEE DETAIL 5-7 ON
SHEET L3.1
- STORM DRAIN PIPE
SEE DETAIL 2 ON SHEET L3.1

PARK STRIP (OPTIONAL)

- 3/8" DECORATIVE GRAVEL OR MULCH

*SEE SHEETS L3.0-3.2 FOR MATERIALS OPTIONS

PLANTING LEGEND

PLANTING LOW WATER USE

AREA	BOTANICAL NAME	SIZE	SPACING	PLAN QUANTITY	PERMIT QUANTITY (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)
- FESTUCA IDAHOENSIS 'TOMALES BAY' (IDAHO FESCUE)
*SEED CLARKIA CONCINNA, BABY BLUE EYES, POPPIES

GRASSES

- MUHLBERGIA DUBIA (PINE MUHLY)
*SEED TIDY TIPS

PERENNIALS 0-2' SUN

- EPILOBIUM CANUM 'MARIN PINK'
(PINK CA. FUCHSIA)
- SIDALCEA MALVIFLORA (DWARF CHECKERBLOOM)
- LESSINGIA FILAGINIFOLIA 'SILVER CARPET'
(SILVER CARPET BEACH ASTER)

PERENNIALS 2-4' SUN

- AQUILEGIA FORMOSA (WESTERN COLUMBINE)

SHRUBS 3-6' SUN

- CEANOTHUS 'CONCHA' (CALIFORNIA LILAC)
- FRANGULA CALIFORNICA 'SEAVIEW IMPROVED'
(COFFEEBERRY)

PLANTING MEDIUM WATER USE

SHRUBS & PERENNIALS SUN TO PT. SHADE

- ARCTOSTAPHYLOS EDMUNDII 'BERT JOHNSON'
- HEUCHERA MAXIMA OR H.VILLOSA 'AUTUMN BRIDE'

RAIN GARDEN (OPTIONAL)

BOTTOM PERIMETER OF RAIN GARDEN

- CAREX PRAEGRACILIS (CA FIELD SEDGE) OR
BIOSWALE SOD MIX
*SEED MIMULUS CARDINALIS
- AQUILEGIA FORMOSA (WESTERN COLUMBINE)
- JUNCUS PATENS (CALIFORNIA GREY RUSH)
- ACHILLEA 'MOONSHINE' (MOONSHINE YARROW)

*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.

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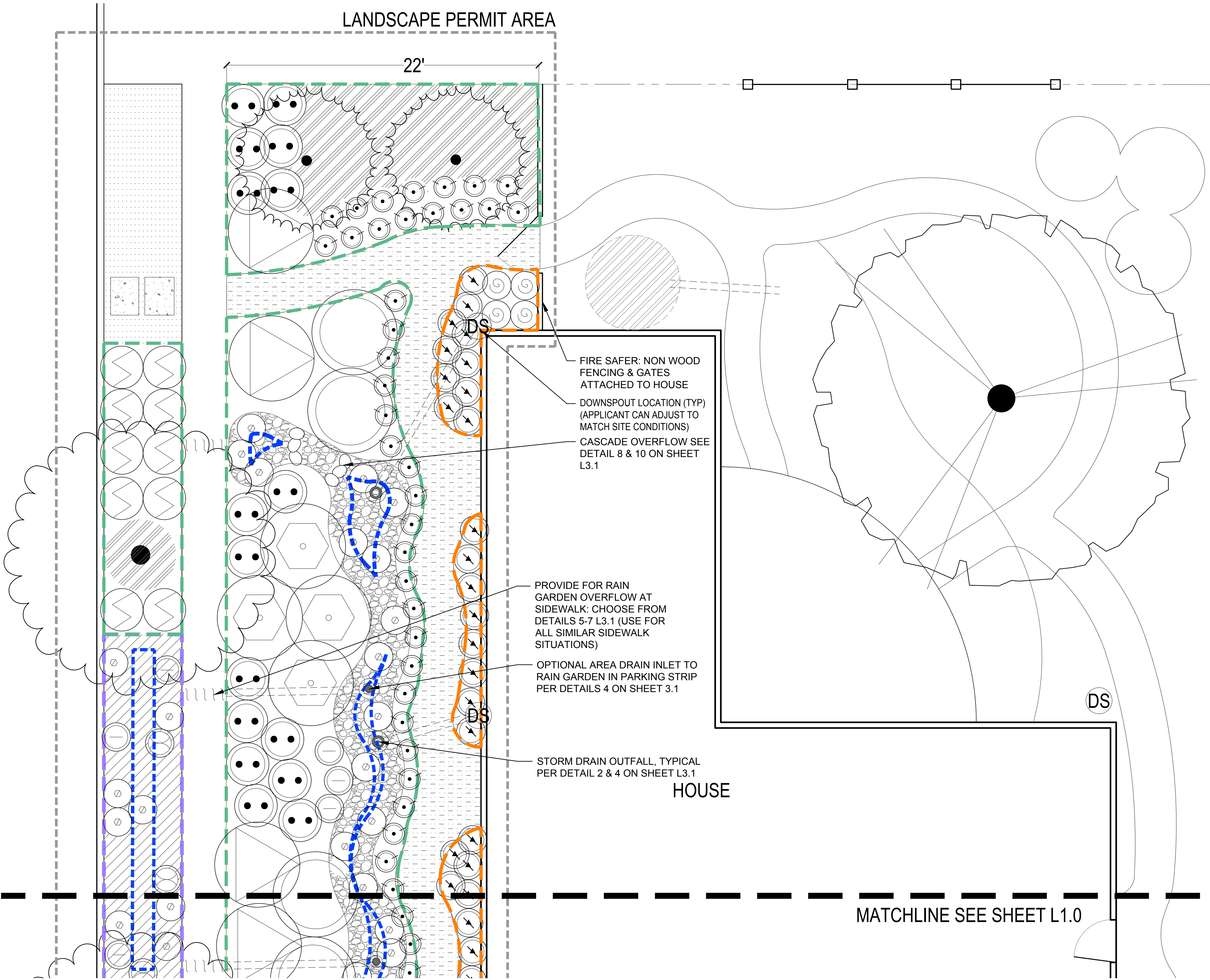
SHEET TITLE:
LAYOUT &
PLANTING PLAN
NATIVE
ADAPTIVE B
(CORNER LOT)

DATE
PERMIT PLAN
SEPTEMBER 10, 2019

L-1.0

SHEET
OF

LANDSCAPE PERMIT AREA



APPLICANT INSTRUCTIONS:

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.
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6. INSURE LESS THAN 25% OF PLANTED AREA IS MEDIUM WATER USE PLANTINGS.
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9. MOVE TO THE IRRIGATION PLAN AND FILL IN THE AREAS INDICATED ON THAT SHEET.

NOTE:

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 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.
3. REVIEW IRRIGATION SHEETS AND INSTALL SLEEVES UNDER PAVING SURFACES IN THEIR CORRECT LOCATION.

OPTIONAL MATERIALS LEGEND

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- CONCRETE
- GRAVELPAVE
SEE DETAIL 6 ON SHEET L3.0

PEDESTRIAN PAVING

- CONCRETE (POURED IN PLACE)
- AGGREGATE PAVING, CHOOSE FROM DETAILS 1-5 ON SHEET L3.0
- MULCH
SEE DETAIL 5 ON SHEET L3.2

STORM WATER ELEMENTS

- SWALE/CASCADE: COBBLE EDGES, 3/8"TRINITY GRAVEL WITH PLANTINGS IN CENTER
- STORM DRAINAGE ACROSS/UNDER PATH, SEE DETAIL 5-7 ON SHEET L3.1
- STORM DRAIN PIPE
SEE DETAIL 2 ON SHEET L3.1

PARK STRIP (OPTIONAL)

- 3/8" DECORATIVE GRAVEL OR MULCH

*SEE SHEETS L3.0-3.2 FOR MATERIALS OPTIONS

PLANTING LEGEND

AREA	BOTANICAL NAME	SIZE	SPACING	PLAN QUANTITY	PERMIT QUANTITY (FILL IN)
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PLANTING LOW WATER USE

	LARGE TREE QUERCUS L OBATA (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
- FESTUCA IDAHOENSIS 'TOMALES BAY' (IDAHO FESCUE)
* SEED CLARKIA CONCINNA, BABY BLUE EYES, POPPIES

GRASSES

- MUHLENBERGIA DUBIA (PINE MUHLY)
* SEED TIDY TIPS

PERENNIALS 0-2' SUN

- EPILOBIUM CANUM 'MARIN PINK'
(PINK CA FUCHSIA)
- SIDALCEA MALVIFLORA (DWARF CHECKERBLOOM)
- LESSINGIA FILAGINIFOLIA 'SILVER CARPET'
(SILVER CARPET BEACH ASTER)

PERENNIALS 2-4' SUN

- AQUILEGIA FORMOSA (WESTERN COLUMBINE)

SHRUBS 3-6' SUN

- CEANOTHUS 'CONCHA' (CALIFORNIA LILAC)
- FRANGULA CALIFORNICA 'SEAVIEW IMPROVED'
(COFFEEBERRY)

PLANTING MEDIUM WATER USE

SHRUBS & PERENNIALS SUN TO PT. SHADE

- ARCTOSTAPHYLOS EDMUNDSONII 'BERT JOHNSON'
- HEUCHERA MAXIMA OR H.VILLOSA 'AUTUMN BRIDE'

RAIN GARDEN (OPTIONAL)

BOTTOM PERIMETER OF RAIN GARDEN

- CAREX PRAEGRACILIS (CA FIELD SEDGE) OR BIOSWALE SOD MIX
*SEED MIMULUS CARDINALIS

- AQUILEGIA FORMOSA (WESTERN COLUMBINE)
- JUNCUS PATENS (CALIFORNIA GREY RUSH)
- ACHILLEA 'MOONSHINE' (MOONSHINE YARROW)

*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.

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 SAN RAFAEL, NORTHERN CALIFORNIA WATER DISTRICT, NORTHERN CALIFORNIA WATER DISTRICT, CITY OF HAYWARD, PARK, CITY OF PETALUMA, CITY OF COTATI, CITY OF SCHOLAR, VALLEY OF THE MOON WATER DISTRICT AND TOWN OF WOODSIDE) AND THEIR DIRECTORS, OFFICERS, AGENTS, EMPLOYEES, AND LANDSCAPE DESIGN CONSULTANTS FROM ALL LOSS, LIABILITY, EXPENSE, CLAIMS, SUITS AND DAMAGES, INCLUDING ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THESE PLANS. I PLAN UNDERSTAND THAT IT IS MY RESPONSIBILITY AS THE PROJECT OWNER TO ENSURE THAT PLAN ELEMENTS ARE IMPLEMENTED SAFELY AND ACCORDING TO APPLICABLE CODES.



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LANDSCAPE ARCHITECTURE

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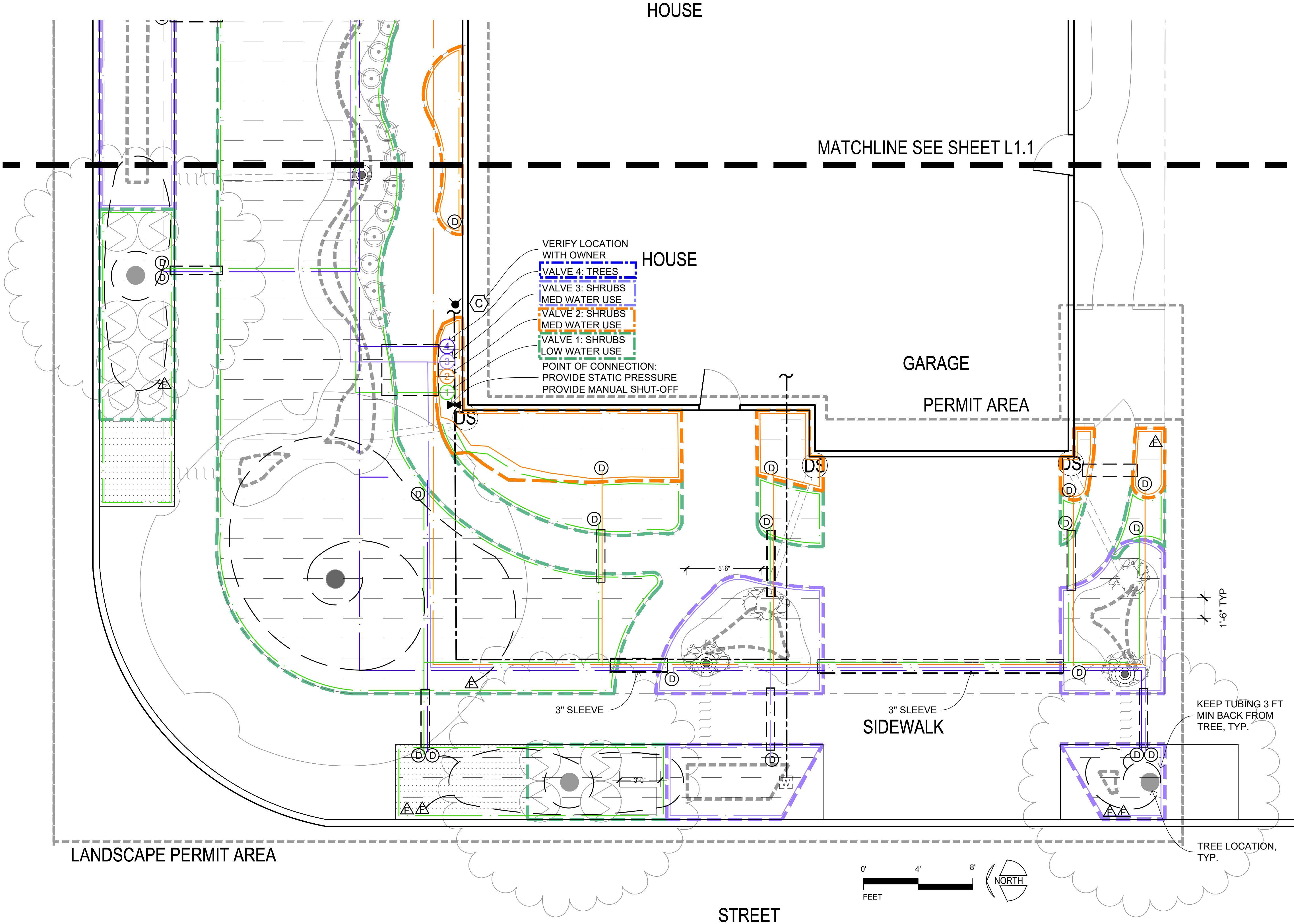


SHEET TITLE:
LAYOUT &
PLANTING PLAN
NATIVE
ADAPTIVE B
(CORNER LOT)

DATE
PERMIT PLAN
SEPTEMBER 10, 2019

L-1.1

SHEET
OF



PLANT WATER USE TABLE			
WATER USE	PLAN SF (%)	PERMIT SF (FILL IN)	PERMIT % (FILL IN)
LOW	1,864 (75%)		
MED	635 (25%)		
TOTAL	2,499 (100%)		

NOTE: 166 SQ FT NON-IRRIGATED AREA

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			
2	MED	2	226 SF	7			
3	MED	3	409 SF	5			
4	TREES	4	305 LF	6			
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							

IRRIGATION LEGEND

APPLICANT CHECK-OFF COMPONENTS	SYMBOL	COMPONENT	MANUFAC - TURER	MODEL	NOTES / SIZE / COLOR
		EXISTING WATER METER			
		CONTROLLER	HUNTER	PRO-C	INDOOR
		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;
		DRIP IRRIGATION CONTROL VALVE ASSEMBLY TO INCLUDE:			
		ASSEMBLY	HUNTER	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)		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	
		TRANSITION TO DRIP ZONE			SEE DETAIL
DRIP LAYOUT					
		PLANTING BEDS			
		TREES			

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 (3 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 ("B" OR "C")
- 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.

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SONOMA - MARIN SAVING WATER PARTNERSHIP

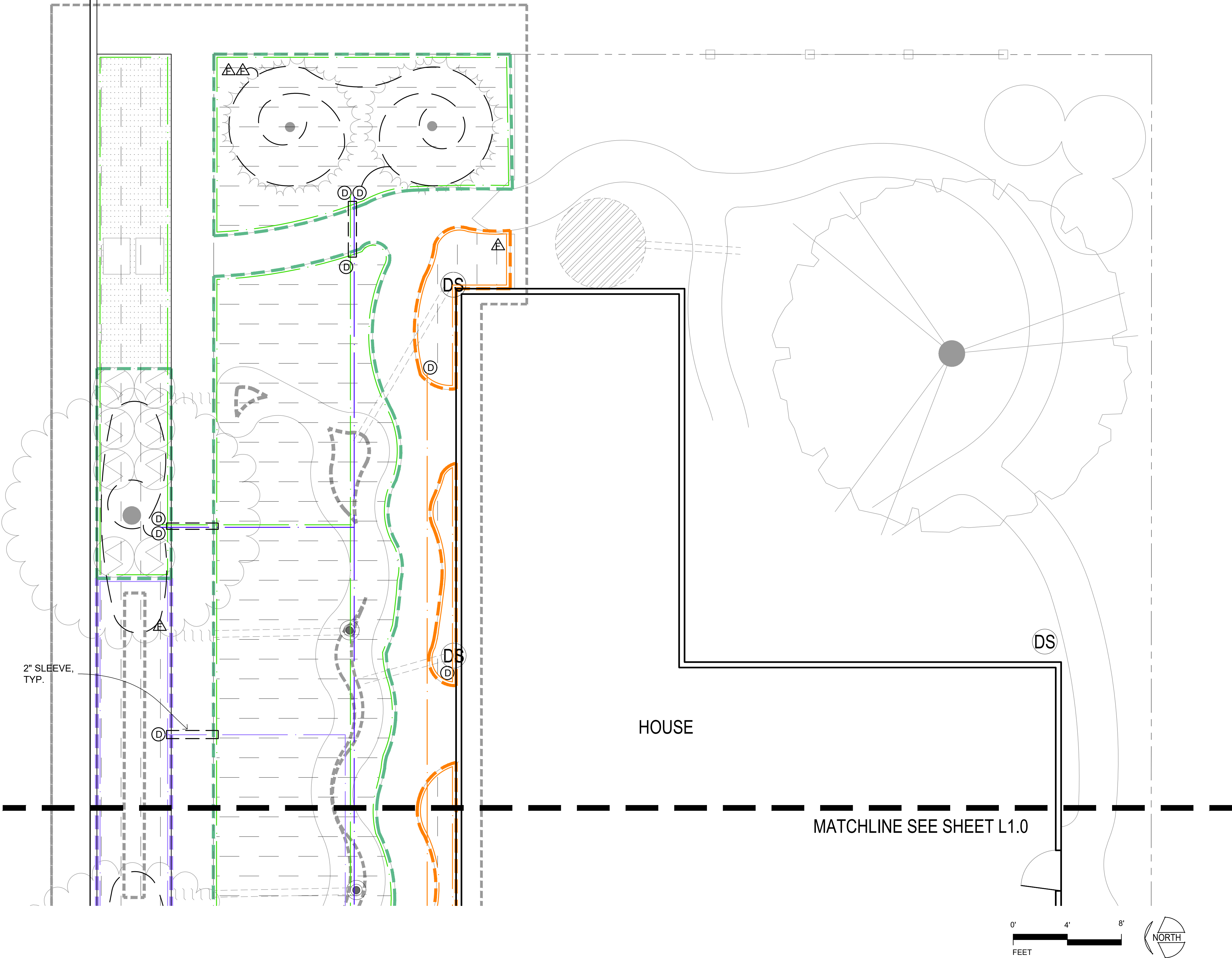
SHEET TITLE:
IRRIGATION PLAN
NATIVE ADAPTIVE B (CORNER LOT)

DATE
PERMIT PLAN
APRIL 2, 2019

L-2.0

SHEET OF

LANDSCAPE PERMIT AREA



IRRIGATION LEGEND

APPLICANT CHECK-OFF COMPONENTS	SYMBOL	COMPONENT	MANUFAC - TURER	MODEL	NOTES / SIZE / COLOR
		EXISTING WATER METER			
		CONTROLLER	HUNTER	PRO-C	INDOOR
		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;
		DRIP IRRIGATION CONTROL VALVE ASSEMBLY TO INCLUDE:			
		ASSEMBLY	HUNTER	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)		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	
		TRANSITION TO DRIP ZONE			SEE DETAIL
DRIP LAYOUT					
		PLANTING BEDS			
		TREES			
		INLINE EMITTER TUBING	NETAFIM	TLCV4-1801	CLAY SOIL: EMITTER FLOW: 0.4 GPH; EMITTER SPACING: 18"; ROW SPACING: 18"
				TLCV4-1801	LOAM SOIL: EMITTER FLOW: 0.4 GPH; EMITTER SPACING: 18"; ROW SPACING: 18"
				TLCV6-1801	SANDY SOIL: EMITTER FLOW: 0.6 GPH; EMITTER SPACING: 12"; ROW SPACING: 18"
		DRIP FLUSHOUT	NETAFIM	TLFIG8	
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 POURING CONCRETE					

APPLICANT INSTRUCTIONS:

1. ADJUST LAYOUT OF PLANTING BEDS IF CHANGED ON LAYOUT SHEET L1.0.
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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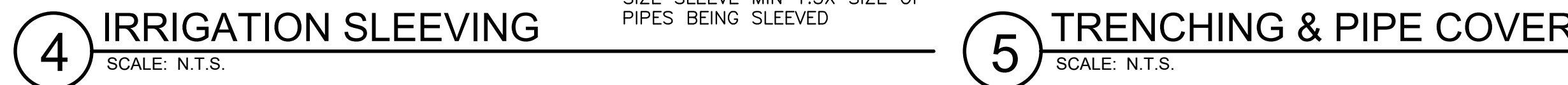
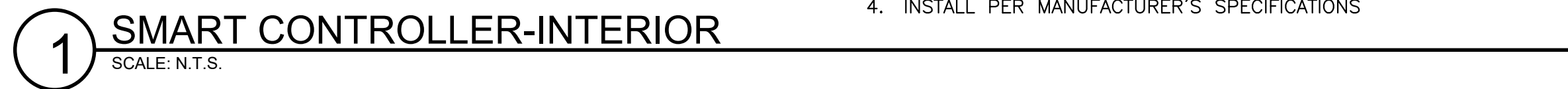
SONOMA-MARIN SAVING WATER PARTNERSHIP

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

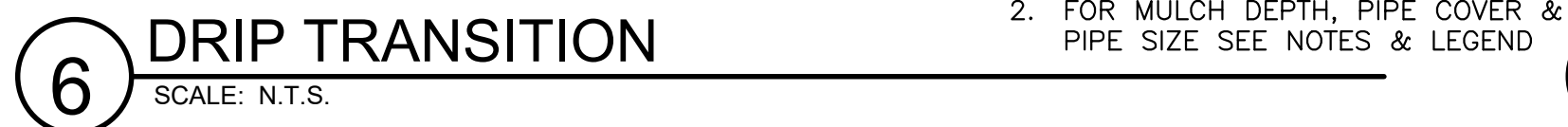
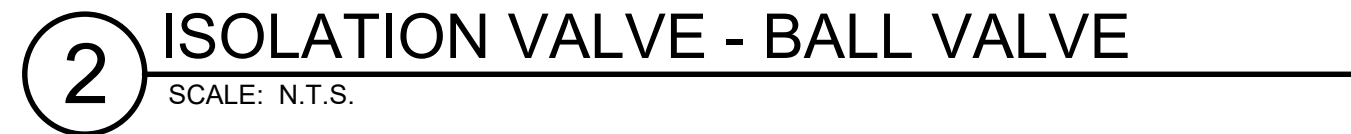
DATE
PERMIT PLAN
JANUARY 17, 2019

L-2.1

SHEET
OF



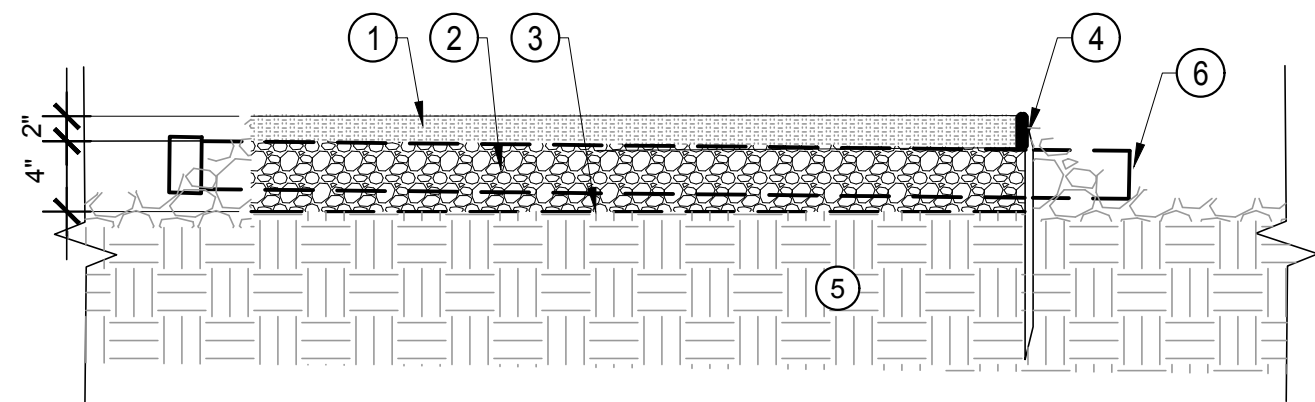
FOR IRRIGATION VALVE TABLE SEE IRRIGATION PLAN SHEET L2.0



1. INSTALLATION TO BE BY CONTRACTOR WITH A VALID CURRENT CALIFORNIA C-27 LICENSE OR BY HOMEOWNER WITH RELEVANT KNOWLEDGE, SKILLS & EXPERIENCE.
2. THE IRRIGATION PLAN IS DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE COMPLETED. IRRIGATION EQUIPMENT OR PIPING MAY BE SHOWN IN PAVED AREAS FOR GRAPHIC CLARITY. OBTAIN APPROVAL OF LAYOUT FROM OWNER'S REPRESENTATIVE PRIOR TO FINAL INSTALLATION.
3. 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.
5. CONFIRM ADEQUATE GPM AT POINT OF CONNECTION PRIOR TO START OF WORK.
6. CONFIRM MINIMUM STATIC PRESSURE AT THE POINT OF CONNECTION PRIOR TO START OF WORK.
7. NOTIFY OWNER'S REPRESENTATIVE IF STATIC PRESSURE IS LOWER THAN REQUIRED. IF STATIC PRESSURE IS HIGHER THAN 75 PSI, INSTALL A WILKINS #600 PRESSURE REGULATOR DOWNSTREAM OF BACKFLOW PREVENTER. ADJUST OUTLET PRESSURE TO 55 PSI.
8. MAKE IRRIGATION POINT OF CONNECTION AS INDICATED ON PLAN AND COORDINATE WITH OTHER WORK AS REQUIRED. EXACT LOCATION OF TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
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.
11. BACKFLOW PREVENTION IS REQUIRED. IF NOT PROVIDED BY ANTI-SIPHON VALVES THEN CODE APPROVED BACKFLOW PREVENTION DEVICE MUST BE INSTALLED.
12. INSTALL ISOLATION VALVE AT POC UPSTREAM OF BACKFLOW PREVENTION (ANTI-SIPHON VALVES)
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.
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.
19. PROVIDE VALVE BOXES FOR: ISOLATION VALVE, DRIP TRANSITION AND 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.
44. ENSURE THAT CONTROLLER SCHEDULE IS ADJUSTED SEASONALLY AT A MINIMUM
45. RUN SYSTEM TO CHECK FOR LEAKS AND REPAIR THEM SEASONALLY AT A MINIMUM.

- 1 2" THICK OF 3/8" OR SMALLER AGGREGATE (NO FINES)
- 2 4" CLASS II PERMEABLE AGGREGATE BASE ROCK, COMPACT TO 95%.
- 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.

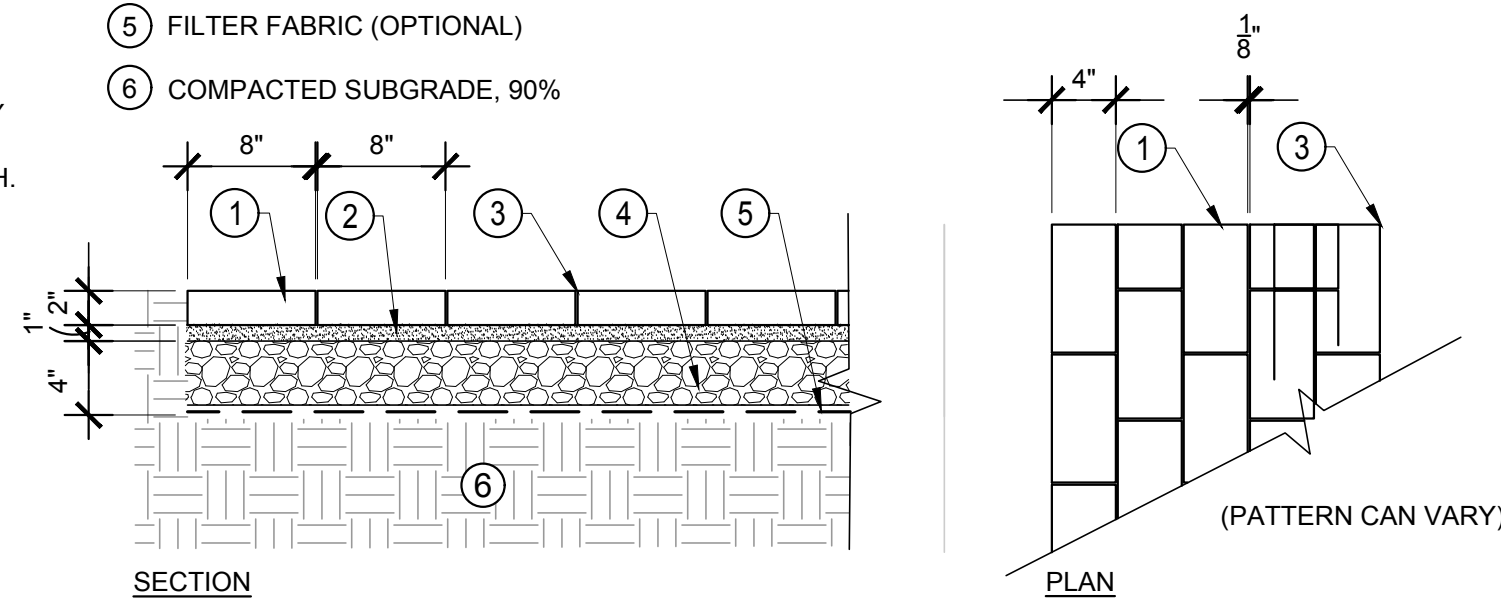


1 PERMEABLE AGGREGATE PAVING - PATH OR PATIO

SCALE: 1"=1'-0"

- 1 CONCRETE OR BRICK PAVERS (L" x W" x THK" VARIES). PAVERS CAN BE PERVIOUS OR PERMEABLE. SELECT PAVER PATTERN.
- 2 1" SAND SETTING BED PER MANUFACTURER, ASTM #8
- 3 JOINT FILL PER MANUFACTURER, ASTM #8
- 4 CLASS 2 PERMEABLE AGGREGATE BASE ROCK
- 5 FILTER FABRIC (OPTIONAL)
- 6 COMPACTED SUBGRADE, 90%

NOTE:
1. FOR CLAY SOILS, HOLD 10' AWAY FROM FOUNDATION, AND PROVIDE SUBDRAINAGE. REVIEW WITH GEOTECH. & CIVIL ENGINEER.
2. FOR DRAINAGE THRU PATH SEE CURB O LET DETAIL #11 THIS PAGE AND SECTION VIEW IN DETAIL #1

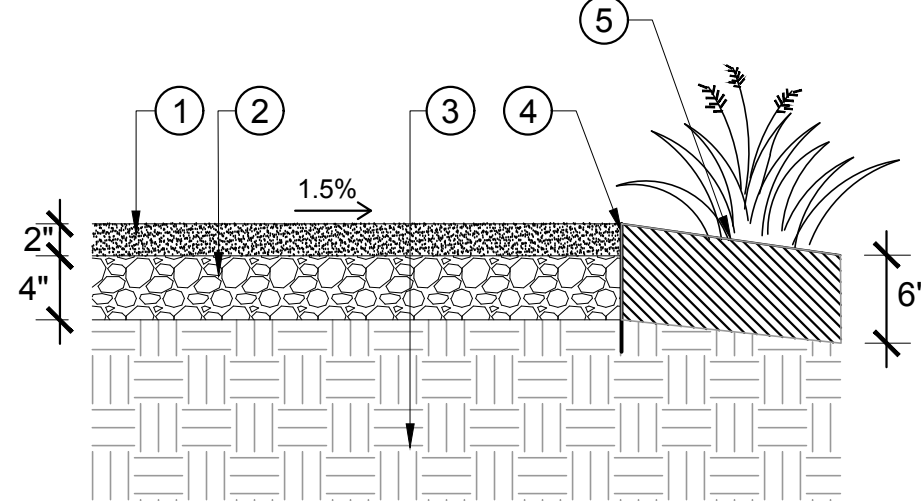


2 PERMEABLE PAVERS - PATH OR PATIO

SCALE: 1"=1'-0"

- 1 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.

NOTES:
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

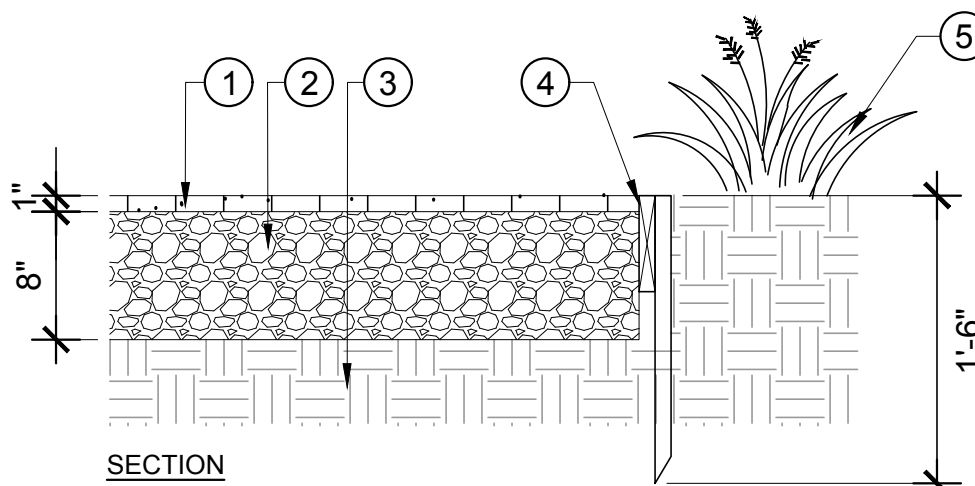


5 STABILIZED AGGREGATE - PATH OR PATIO

SCALE: 1"=1'-0"

- 1 GRAVEL PAVE XL PAVING SYSTEM. OR APPROVED EQUAL. AGGREGATE FILL SELECTED BY OWNER. 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.

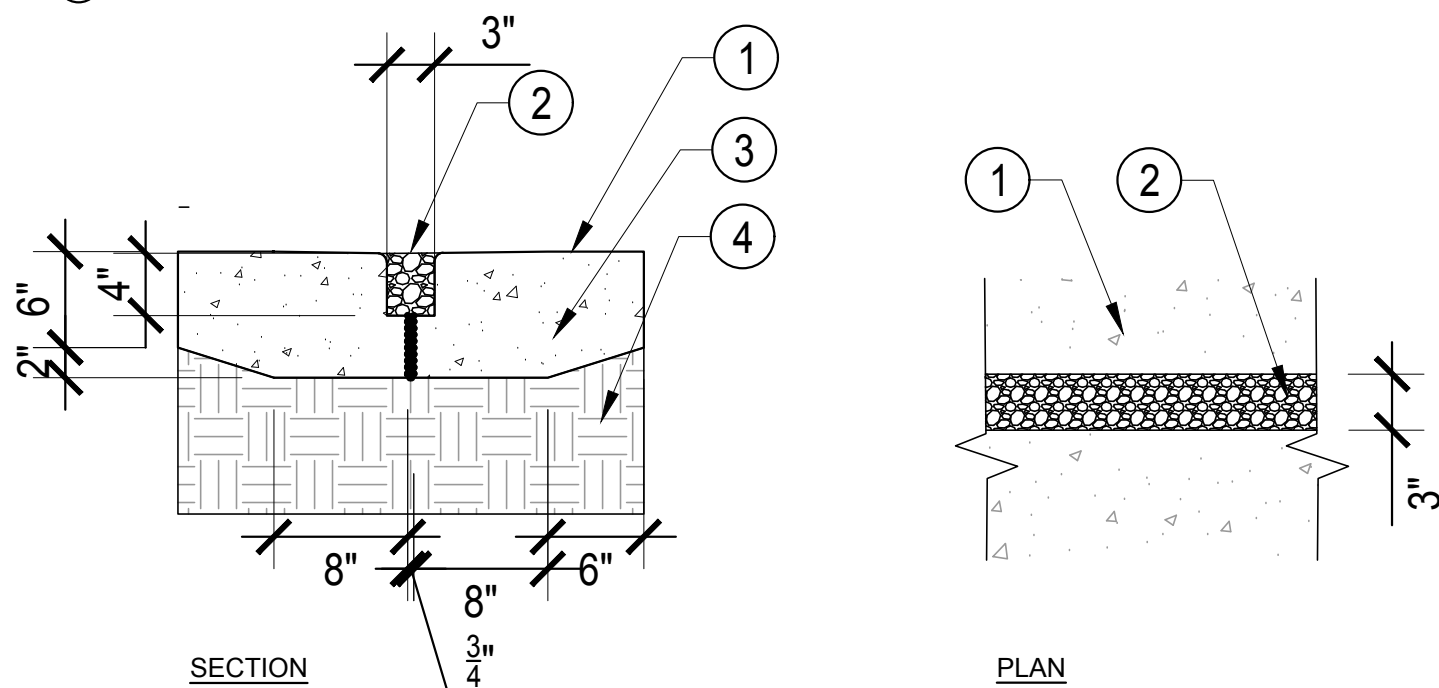


6 GRAVELPAVE PAVING - VEHICLE

SCALE: 1"=1'-0"

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

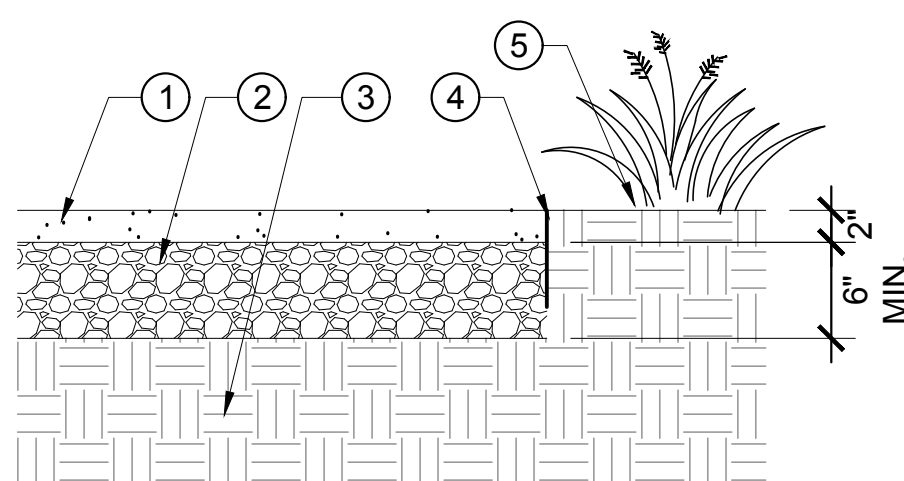
NOTES:
1. DRIVEWAY ENGINEERING BY OTHERS TO INSURE PROPER DESIGN FOR LOAD AND SOILS.
2. EXPANSION AND CONTRACTION CONTROL JOINTS AND REINFORCEMENT RECOMMENDED.



9 CONCRETE - VEHICLE - GRAVEL DRAINAGE SEAMS

SCALE: 1"=1'-0"

- 1 STABILIZED 3/8-" AGGREGATE, STABILIZER: ECO-PAVE OR EQUAL. CONTROL RUNNING AND CROSS SLOPES FOR ACCESSIBILITY.
- 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.
- 4 PAVEMENT EDGE, 1/4" X 6" STEEL OR ALUMINUM, OR CONCRETE CURB
- 5 ADJACENT PLANTING AREA, SLOPE AWAY FROM PAVING

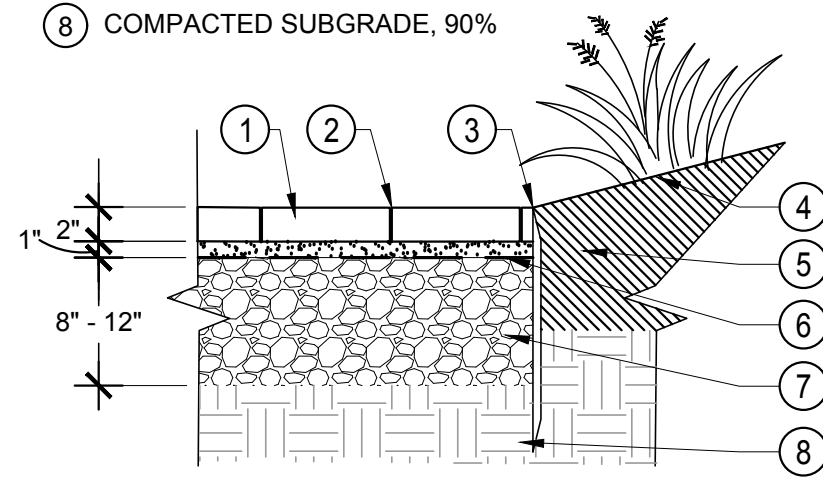


10 STABILIZED AGGREGATE - VEHICLE

SCALE: 1"=1'-0"

- 1 PERVIOUS PAVER OR PERVIOUS AGGREGATE
- 2 HANDTIGHT JOINTS, SAND SWEEP
- 3 METAL EDGING
- 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, OR LARGER CRUSHED DRAIN ROCK
- 8 COMPACTED SUBGRADE, 90%

NOTES:
1. FOR CLAY SOILS, HOLD 10' AWAY FROM FOUNDATION, AND PROVIDE SUBDRAINAGE. REVIEW WITH GEOTECH & CIVIL ENGINEER.
2. FOR DRAINAGE THRU PATH SEE CURB O LET DETAIL #11 THIS PAGE AND SECTION VIEW IN DETAIL #1

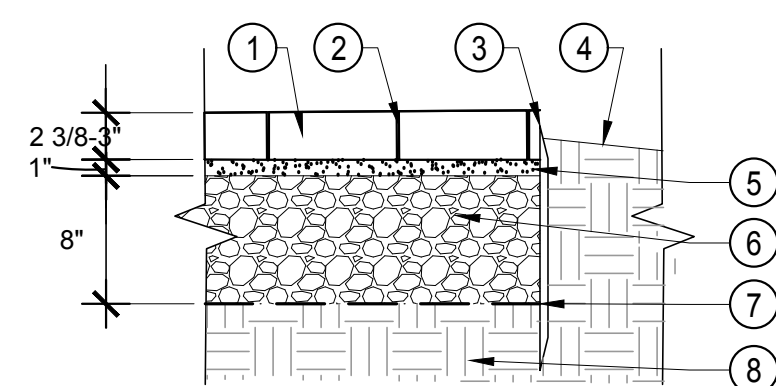


3 PERMEABLE INFILTRATION - PEDESTRIAN

SCALE: 1"=1'-0"

- 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

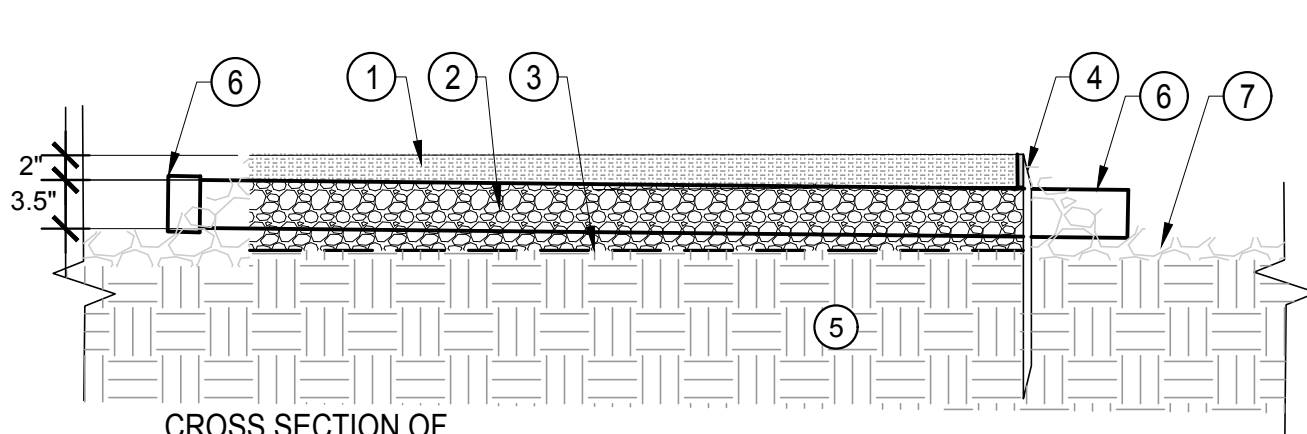


7 PERVIOUS OR PERMEABLE UNIT PAVER - VEHICLE

SCALE: 1"=1'-0"

- 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.

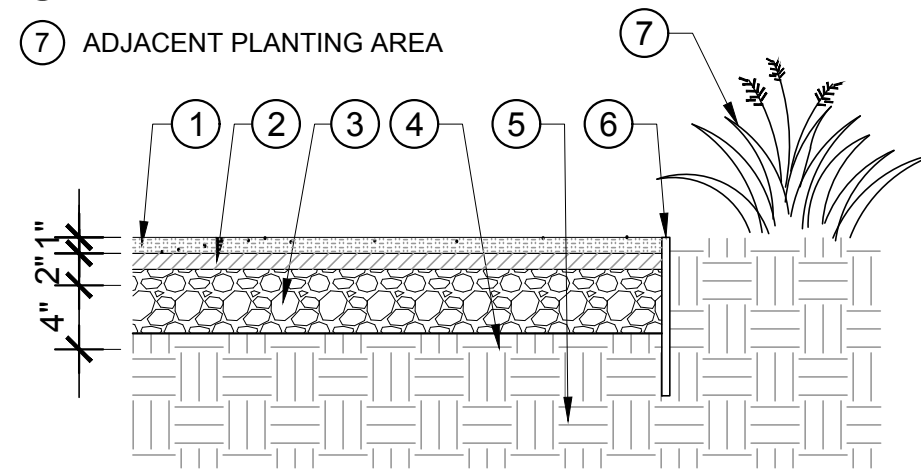


11 RECTANGULAR DRAINAGE SLEEVE IN PATHS

SCALE: NOT TO SCALE

- 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
- 7 ADJACENT PLANTING AREA

NOTES:
1. THIS PAVING IS SEMI-PERVIOUS AND SHOULD HAVE POSITIVE DRAINAGE ON SURFACE OF BASE ROCK AWAY FROM BUILDING FOUNDATIONS.
2. FOR DRAINAGE THRU PATH SEE CURB O LET DETAIL #11 THIS PAGE AND SECTION VIEW IN DETAIL #1

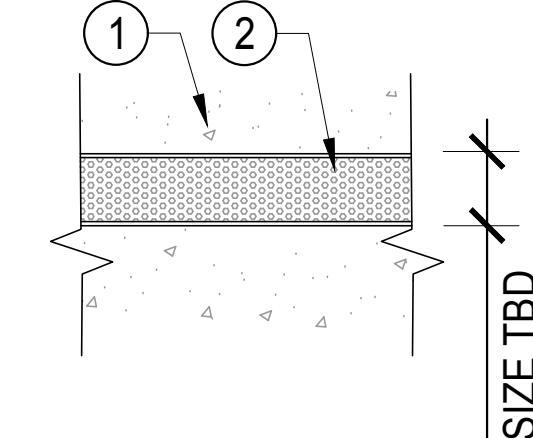
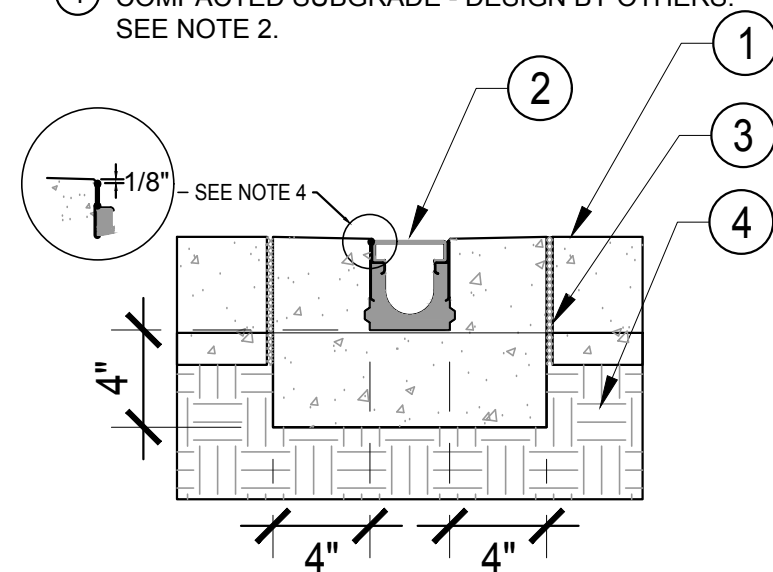


4 AGGREGATE PAVING - PEDESTRIAN

SCALE: 1"=1'-0"

- 1 CONCRETE DRIVEWAY - DESIGN BY OTHERS. SEE NOTE 2 AND GENERAL NOTES THIS PAGE.
- 2 TRENCH DRAIN, SIZE TBD BY OTHERS. SEE NOTE 1.
- 3 EXPANSION JOINT REQUIRED. SEE NOTE 2.
- 4 COMPACTED SUBGRADE - DESIGN BY OTHERS. SEE NOTE 2.

NOTES:
1. TRENCH DRAIN: K50 BY ACO POLYMER PRODUCTS, INC. OR EQUAL. REFER TO MANUFACTURER'S LATEST INSTALLATION INSTRUCTIONS FOR DETAILS.
2. DRIVEWAY ENGINEERING BY OTHERS. INSURE PROPER DESIGN FOR LOAD AND SOILS, PLACEMENT OF EXPANSION JOINTS AND REINFORCEMENT.



8 CONCRETE - VEHICLE - TRENCH DRAIN

SCALE: 1"=1'-0"

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

BY USING THESE PLANS, I AGREE TO RELEASE, INDEMNIFY AND HOLD HARMLESS THE SONOMA-MARIN SAVING WATER PARTNERSHIP, ITS MEMBERS (SONOMA COUNTY WATER AGENCY, CITY OF SANTA ROSA, MARIN MUNICIPAL WATER DISTRICT, NORTHERN CALIFORNIA WATER DISTRICT, CITY OF REDWOOD CITY, CITY OF SAN ANTONIO, CITY OF SAN JOSE, CITY OF SAN MATEO, CITY OF SAN PABLO, CITY OF SAN RAFAEL, CITY OF SHERWOOD, 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, UNDERSTANDING 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.

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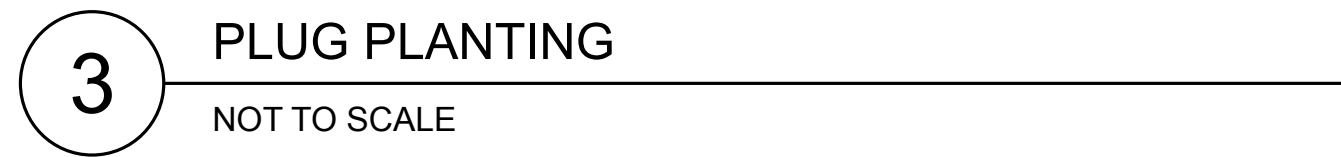
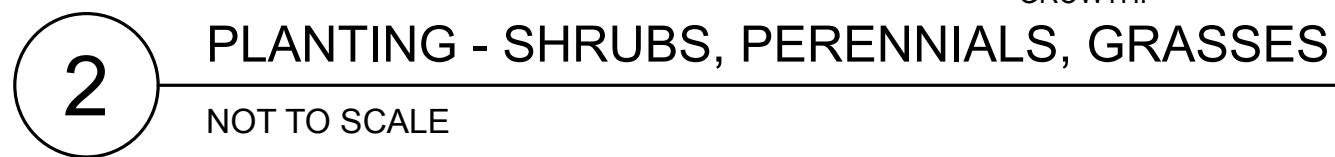
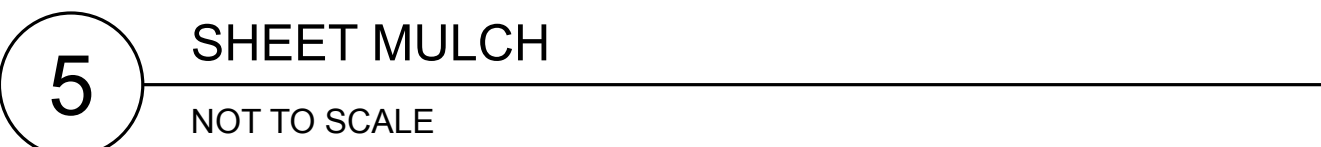
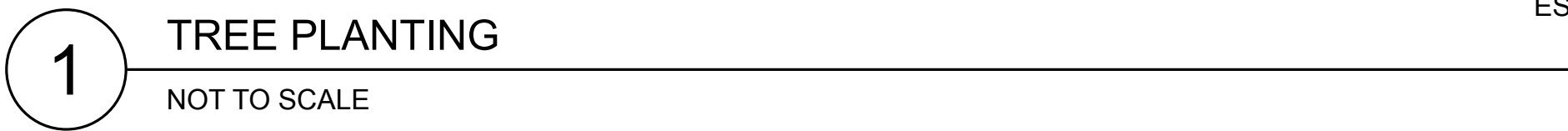
SONOMA-MARIN SAVING WATER PARTNERSHIP

SHEET TITLE:
L.I.D. PAVING DETAILS

DATE
PERMIT PLAN
MAY 18, 2018

L-3.0

SHEET
OF



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



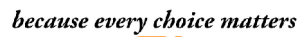
- NOTES:**
1. MAKE STAKES AS SHORT AS POSSIBLE, BUT HIGH ENOUGH TO HOLD THE TREE UPRIGHT UNDER CALM CONDITIONS. THE TREE SHOULD RETURN TO VERTICAL AFTER THE WIND HAS BENT THE TOP.
 2. SUPPORT THE TRUNK AT JUST ONE LEVEL, NEAR THE TOPS OF THE STAKES.
 3. PROVIDE FLEXIBLE MOVEMENT AT THE POINT WHERE STRAPPING WRAPS LOOSLY AROUND THE CENTRAL LEADER OF THE TREE.
 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.

- ① FINISHED GRADE
- 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 GROWTH.

- ① MULCH: 2" FOR GRASS PLUGS. IF APPLYING WILDFLOWER SEED MULCH WITH RICE STRAW OR 3/4" OF COMPOST.
 - ② 2" PLUG OR STUBBLE. PLANT CROWN 1" ABOVE FINISHED GRADE
 - ③ 6" AMENDED SOIL PER WELO REQUIREMENTS.
 - ④ PLANTING HOLE: USE DIBBLE TO CREATE A HOLE SLIGHTLY LARGER THAN PLUG. PLACE PLUG FIRMLY IN HOLE WITH CROWN AT OR SLIGHTLY ABOVE HEIGHT OF SURROUNDING HOLE. LEAVE NO AIR OR MULCH AROUND ROOTS. BACKFILL HOLE WITH GARDEN SOIL, NOT MULCH.
- NOTES:
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.



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SHEET TITLE:

PLANTING DETAILS

DATE _____

PERMIT PLAN
MAY 18, 2018

L-3.2

SHEET
OF

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.

LAUNDRY TO LANDSCAPE GRAYWATER SYSTEMS ARE EASY TO INSTALL FOR THE DO-IT-YOURSELF 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.

- NOTIFY ENFORCING AGENCY
- BE ABLE TO REDIRECT TO SEWER
- NO POTABLE WATER CONNECTION
- CONTAIN GRAYWATER ON SITE
- DIRECT AND CONTAIN GRAYWATER WITHIN MULCH BASINS (IRRIGATION OR DISPOSAL FIELD) BELOW THE GROUND SURFACE
- NO PONDING OR RUNOFF
- OUTLETS COVERED BY AT LEAST 2-INCHES OF MULCH, ROCK, OR A SHIELD (E.G. VALVE BOX LID)
- MINIMIZE CONTACT WITH HUMANS AND ANIMALS
- DIVERT WATER TO THE SEWER IF IT CONTAINS DIAPERS, OIL, OTHER CHEMICALS
- GRAYWATER DIVERTED TO LANDSCAPE SHALL NOT CONTAIN HAZARDOUS CHEMICALS
- PERMIT EXEMPTION DOES NOT GRANT INSTALLATION THAT VIOLATES OTHER CODE OR LAWS
- POST OPERATION AND MAINTENANCE MANUAL

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



- 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)
 2. ALL OTHER RAINWATER CATCHMENT SYSTEMS MUST BE SUBMITTED FOR BUILDING PERMIT.
 3. PUMP AND PRESSURE TANK LIKELY REQUIRE INEXPENSIVE, OVER-THE-COUNTER, ELECTRICAL PERMIT.
 4. 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.
 5. TANKS CAN BE DAISY CHAINED AT POINT "D" USING FLEXIBLE PIPE ONLY TO REDUCE CHANCE OF LEAKAGE IN EARTHQUAKES.
 6. THERE ARE NO REQUIRED SETBACKS FROM BUILDINGS OR SIDE/BACK PROPERTY LINES, THOUGH A CONVERSATION WITH YOUR NEIGHBOR COULD BE HELPFUL.