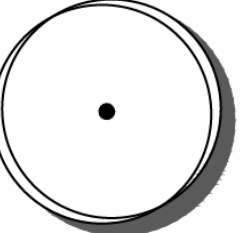
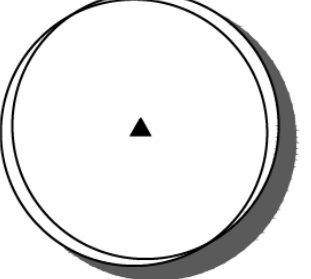
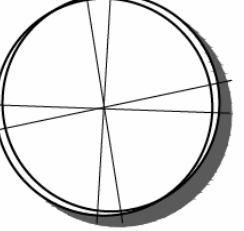
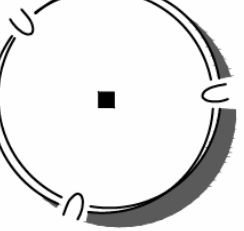

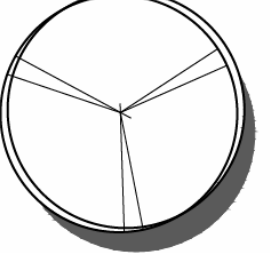





TREE LEGEND

PLANT SYMBOL	USE DESCRIPTION & BOTANICAL NAME/ COMMON NAME	CONTAINER SIZE	HT/SPR	REMARKS
(Note: All trees symbols sizes are reduced up to 50%)				
	<b>DOUGLAS BLVD. STREET TREE</b> <u>ACER RUBRUM</u> 'ARMSTRONG'- A. RED MAPLE	15 GAL	45'/15'	NARROW, FASTIGIATE
	<b>NEVADA AVE. STREET TREE</b> <u>PISTACIA CHINENSIS</u> CHINESE PISTACHE	15 GAL	35'/30'	SEASONAL COLOR
	<b>PASEO/SEASONAL BUILDING SCREENING TREE</b> <u>ACER RUBRUM</u> 'BOWHILL'- B. RED MAPLE	15 GAL	40'/15'	UPRIGHT, VERY NARROW
	<b>SITE ACCENT &amp; SEASONAL SCREENING TREE</b> <u>LAGERSTROEMIA</u> 'TUSCARORA'- T. CRAPE MYRTLE	15 GAL	25'/15'	SEASONAL FLOWER COLOR
	<b>PASEO UNDERSTORY TREE</b> <u>ACER PALMATUM</u> 'BLOODGOOD'- B. JAPANESE MAPLE	15 GAL	16'/14'	MULTI- STEMMED
	<b>SITE PERIMETER SCREENING TREE</b> <u>PHOTINIA FRASERI</u> RED TIP PHOTINIA	15 GAL	18'/18'	EVERGREEN, TREE TRAINED

SHRUB LEGEND

PLANT SYMBOL	USE DESCRIPTION & BOTANICAL NAME/ COMMON NAME	CONTAINER SIZE	HT/SPR	WATER USE
	<b>SITE ENTRY ACCENT SHRUBS SUCH AS:</b>			
	<u>ALOË 'BLUE ELF'</u> BLUE ELF ALOË	1 GAL.	1'-6"/2'	LOW
	<u>HEMEROCALLIS</u> HYBRID DAY LILY	1 GAL.	6"/2'	LOW
	<u>ROSA X NOATRUM</u> 'FLOWER CARPET' - CARPET ROSE	2 GAL.	2'-6"/3'-6"	MEDIUM
	<u>TULBAGHIA VIOLACEA</u> SOCIETY GARLIC	1 GAL.	1'-6"/2'	LOW
	<b>PASEO/BUILDING FOUNDATION SHRUBS SUCH AS:</b>			
	<u>CHONDROPETALUM</u> TECTORUM SMALL CAPE RUSH	1 GAL.	3'/4'	MEDIUM
	<u>DIANELLA TASMANICA</u> 'TASRED'- TASRED FLAX	1 GAL.	1'-6"/3'	MEDIUM
	<u>LIRIOPE GIGANTEA</u> GIANT LILY TURF	1 GAL.	2'/3'	MEDIUM
	<u>LOROPETALUM CHINENSIS</u> EMERALD SNOWY- E.S. FRINGE FLOWER	5 GAL.	3'/4'	MEDIUM
	<b>SCREENING SHRUBS SUCH AS:</b>			
	<u>CALLISTEMON VIMINALIS</u> 'BETTER JOHN'- B.J. BOTTLEBRUSH	5 GAL.	3'/3'	LOW
	<u>DIETES BICOLOR</u> AFRICAN IRIS	1 GAL.	2'/3'	LOW
	<u>ILEX X 'RUTHOLI'</u> EMERALD COLONNADE HOLLY	5 GAL.	6'/10'	MEDIUM
	<u>VIBURNUM TINUS</u> DWARF- DWARF VIBURNUM	5 GAL.	4'/5'	LOW

GROUND COVER LEGEND

SITE ENTRY ACCENT COVER SUCH AS:				EVERGREEN FOLIAGE GROUND COVER SUCH AS:			
BOTANICAL & COMMON NAME	CONTAINER SIZE	HEIGHT/ SPREAD	WATER USE	BOTANICAL & COMMON NAME	CONTAINER SIZE	HEIGHT/ SPREAD	WATER USE
<u>FESTUCA GLAUCA</u> 'ELIJAH BLUE'- E.B. FESCUE	FLATS	1'/2'	LOW	<u>CAREX PANSA</u> CALIFORNIA MEADOW SAGE	LINERS	8'/10"	LOW
<u>GAZANIA</u> 'MOONGLOW'- M. GAZANIA	FLATS	10'/11'- 6"	MEDIUM	<u>VINCA MINOR</u> DWARF PERIWINKLE	1 GAL.	1'/3'	LOW

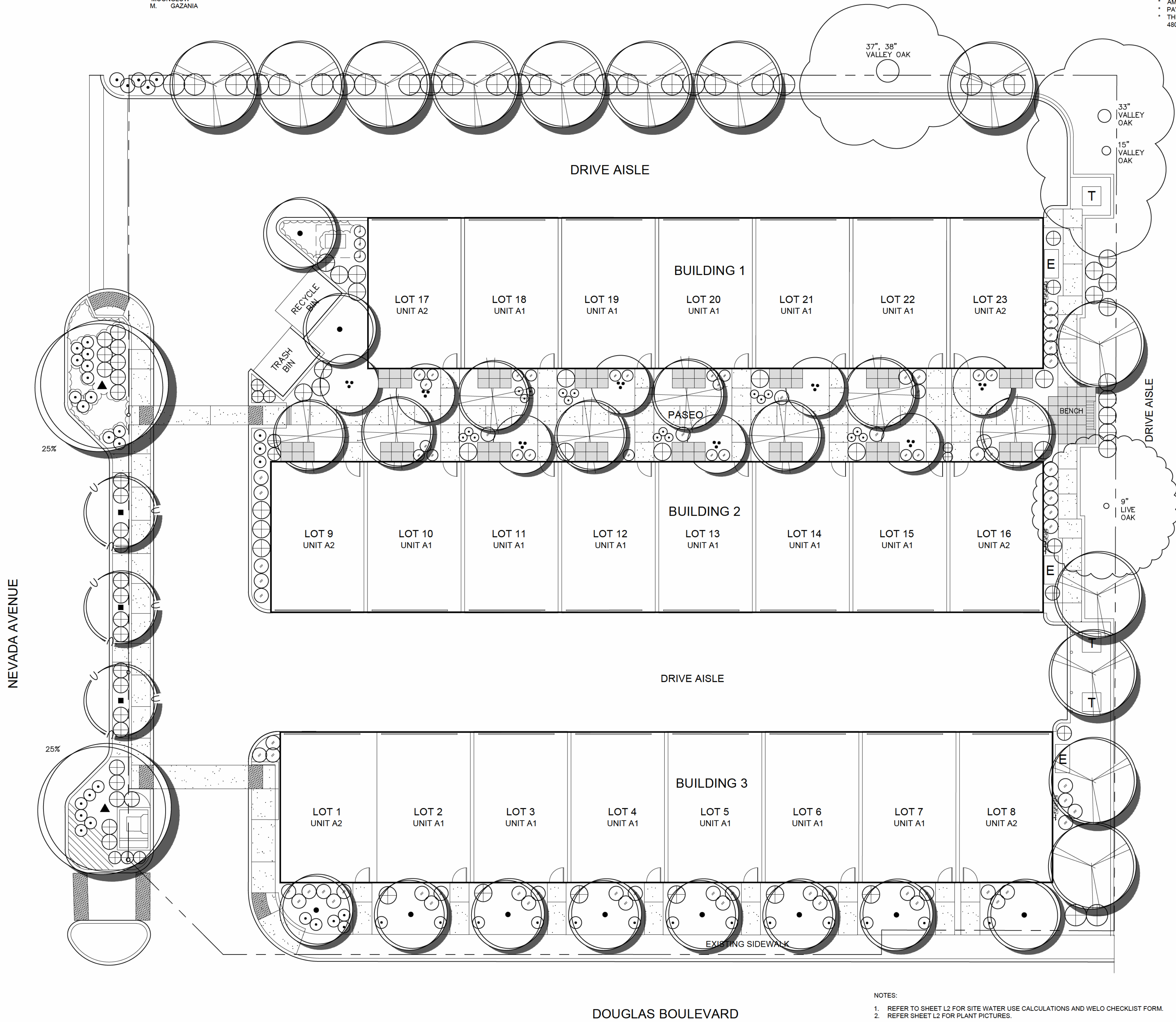
IRRIGATION NOTES

AN AUTOMATED IRRIGATION SYSTEM WILL BE PROVIDED. IT WILL FOLLOW THE CITY LOW WATER USE CONSERVATION GUIDELINES INCLUDING ITEMS SUCH AS:

1. GROUPING OF PLANTS WITH SIMILAR WATER USE LEVEL WITHIN THEIR REMOTE CONTROL/VALVE/HYDROZONE SYSTEM.
2. SMART CONTROLLERS WITH WATER SAVINGS FEATURES.
3. LOW WATER FLOW WITH DRIP TYPE APPLICATION.
4. ALLOWABLE MAXIMUM WATER USE CALCULATIONS.
5. WATERING SCHEDULES ARE TO BE PROVIDED FOR BOTH ESTABLISHING AND ESTABLISHED PLANT MATERIALS.

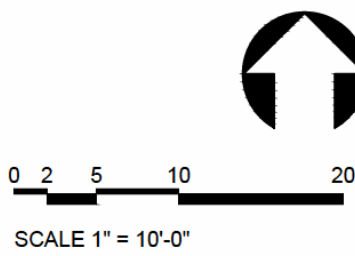
PARKING SHADE CALCULATIONS

* REFER TO THE PERCENTAGE OF THE SHADE PROVIDED ON THE PLAN AND THE SHADE PERCENTAGE VALUES ADJUSTED TO THE TREES' CANOPIES.				
TREE	100%	75%	50%	25%
<u>PISTACIA CHINENSIS</u> CHINESE PISTACHE	NA	NA	NA	2(240) = 480
				480 SF
TOTAL AMOUNT OF SHADE PROVIDED				= 480 SF
PARKING LOT SHADE CALCULATIONS				
* AMOUNT OF PAVED AREA = 752 SF				
* PAVED AREA REQUIRED TO BE SHADED: 752 SF X 50% = 376 SF				
* THE PERCENTAGE OF SHADE PROVIDED FOR THE PAVED AREA: 480 SF DIVIDED BY 752 SF = 63.8%				
PERCENTAGE OF PAVING SHADED				= 63.8%



NOTES:

1. REFER TO SHEET L2 FOR SITE WATER USE CALCULATIONS AND WELO CHECKLIST FORM.
2. REFER SHEET L2 FOR PLANT PICTURES.



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MARCH 1, 2019

# Roseville Old Town Lofts

Roseville, California

PRELIMINARY LANDSCAPE PLAN



L1



PRELIMINARY WATER USE ESTIMATE BASED  
ON SITE PLANTING AREA SHOWN ON PLAN

MAXIMUM APPLIED WATER ALLOWANCE CALCULATION:

MAWA=(ETo)(0.62)[(ETAFxLA)+(1-ETAF)xSLA]

MAWA=(52.2)(0.62)[(0.55x7,473)+(1-0.55)x0.0]

MAWA=133,020 GALLONS

ETo: ANNUAL EVAPOTRANSPIRATION RATE

ETAF: ET ADJUSTMENT FACTOR FOR RESIDENTIAL

LA: LANDSCAPE AREA IN SQUARE FEET

SLA: SPECIAL LANDSCAPE AREA IN SQ. FT.

NOTE: THE WATER USE ITEMS REQUESTED IN THE FORM BELOW WILL BE PROVIDED WHEN THE LANDSCAPE IRRIGATION CONSTRUCTION PLAN IS COMPLETED.

WATER EFFICIENT LANDSCAPE ORDINANCE  
SUBMITTAL CHECKLIST

To be completed by applicant and submitted with plans:

Project Name:

Contact:

Address:

Phone:

LANDSCAPE DOCUMENTATION PACKAGE CERTIFICATION

"I agree to comply with the water efficient landscape ordinance"(see rule, page 4) and certify that the landscape plans contain all information required in the landscape documentation package."

Applicant Name (Print)SignatureDate

LANDSCAPE PACKAGE SUBMITTAL REQUIREMENTS

SHEET NO. 1NOTES:

PROJECT INFORMATION (on cover sheet or equivalent):

Date

Applicant name & contact information

Owner name and contact information

Project address

Total landscaped area (in sq. ft.)

Project type (new, rehabilitated, public, schools, etc.)

Water supply type (potable/reclaimed)

Checklist of documents contained in landscape package

WATER EFFICIENT LANDSCAPE WORKSHEET:

Hydrozone information table

Water budget calculations for MAWA and ETWU

SOIL MANAGEMENT REPORT:

Recommendations incorporated into landscape plan?

Copy of report provided to Planning Department?

LANDSCAPE PLAN

Consistent with Specific Plan Design Guidelines?

Plant materials list – botanical & common name

Planting symbols

Container size

Plant spacing

Plant quantities

SHEET NO. 2NOTES:

Identify edible plants

Identify water features & surface area

Turf limited to 25% of total planting area?

Designate and label hydrozones (low, moderate, high, mixed use) – group plants by hydrozone

Minimum 3" mulch or bark (no shredded bark)

Stabilizing mulch/bark on slopes greater than 25%

Identify composting installation rates (unless exempt)

Delineate property lines, utilities, easements, streets, driveways, other paved surfaces

Identify buildings, structures and pad elevations (if not provided on grading plan)

Identify natural features to remain (rock outcroppings, trees, etc.)

Identify "Special Landscape Areas" if any

Identify stormwater treatment improvements

Identify rain catching or harvesting improvements, if any

Identify any applicable greywater systems

Include statement with signature/date: "I have complied with the criteria of the Water Efficient Landscape Ordinance and applied such criteria for the efficient use of water in the landscape design plan."

IRRIGATION PLAN:

Location/size of water meters

Type & size of all irrigation system components

Irrigation controller type (must use evapotranspiration or soil moisture sensor data and utilize a rain sensor)

Main and lateral lines

Valves

Sprinkler head location & type

Moisture sensing devices (soil and/or rain)

Quick couplers

Pressure regulators

Backflow devices

Rain/freeze/wind sensors

Indicate flow rate (gallons per minute)

Indicate application rate (inches per hour)

Indicate design operating pressure (per square inch)

Designed to optimal dynamic pressure? (Booster pumps or pressure regulators shall be used to achieve required dynamic pressure)

Manual shut off valves

Designate hydrozone and valves by number, letter or other means.

Designed to prevent low head drainage & no overspray or runoff?

Conforms to hydrozones indicated on landscape plan?

Designed to achieve irrigation efficiency of 0.75 for overhead spray and 0.81 for drip?

Low volume irrigation in mulched planting areas

Matched precipitation rates for heads and emission devices?

Optimal sprinkler spacing?

Swing joints or other riser protection adjacent to high traffic areas?

Check valves or anti-drain valves required?

Low flow or subsurface irrigation for turf strips or other areas less than 10 feet in width

Sprinkler heads setback 24" from hardscape? If not, is

Adjacent landscape permeable?

Adjacent impermeable hardscape designed to drain entirely to landscaping?

Alternative design or technology specified to minimize overspray/runoff?

Maximum 0.75 inch per hour precipitation rate for slopes greater than 25%.

Include statement with signature/date: "I have complied with the criteria of the Water Efficient Landscape Ordinance and applied such criteria for the efficient use of water in the irrigation design plan."

GRADING & DRAINAGE PLAN: (in addition to other City grading standards)

Height of graded slope

Drainage patterns

Proposed underground and in-ground drainage improvements

Pad elevations

Finish grade

Stormwater retention or treatment improvements, if any

Include statement with signature/date: "I have complied with the criteria of the Water Efficient Landscape Ordinance and applied such criteria for the efficient use of water in the grading and drainage plan."

IRRIGATION SCHEDULE:

Utilize local ET data?

Overhead irrigation scheduled between 8 p.m. and 10 a.m.?

Applied water equal to or less than MAWA?

TREES



ARMSTRONG RED MAPLE



CHINESE PISTACHE



BOWHILL RED MAPLE



TUSCARORA GRAPE MYRTLE



BLOODGOOD JAPANESE MAPLE



RED TIP PHOTINIA

SHRUBS

SITE ENTRY ACCENT SHRUBS:



BLUE ELF ALOE



DAY LILLY



PINK CARPET ROSE



SOCIETY GARLIC

PASEO/BUILDING FOUNDATION SHRUBS:



SMALL CAPE RUSH



TASRED FLAX LILLY



GIANT LILLY TURF



EMERALD SNOW FRINGE FLOWER

SCREENING SHRUBS:



BETTER JOHN BOTTLE BRUSH



AFRICAN IRIS



EMERALD COLONNADE HOLLY



DWARF VIBURNUM

GROND COVERS

SITE ENTRY ACCENT COVER:



ELIJAH BLUE FESCUE



MOONGLOW GAZANIA

EVERGREEN FOLIAGE:



CALIFORNIA MEADOW SAGE



DWARF PERIWINKLE



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NOVEMBER 12, 2018

Roseville Old Town Lofts

Roseville, California

PLANT PICTURES & WATER USE CALCS AND CHECKLIST



L2