

JOHNSON RANCH SELF STORAGE

E. ROSEVILLE PARKWAY
ROSEVILLE, CALIFORNIA

Landscape Development Plans



YAMASAKI
LANDSCAPE ARCHITECTURE

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PLANTING NOTES

- Installing Contractor shall verify quantities and areas to be planted prior to start of job. Notify Landscape Architect of any discrepancies prior to starting work.
- All planting areas shall be completely free of trash, debris, rocks, and construction materials larger than 2", and shall be brought to finish grade before planting begins. Finish grade shall be 2" below surface of walks, curbs, and paved areas in planting areas where bark is to be installed. Grades shall be flush at catch basins. Surfaces shall be sloped with regard to drainage requirements so that water does not puddle or stand.
- If additional soil is required, it shall be approved loam as similar to the existing soil as possible, free of debris and noxious weeds. Prior to placing additional soil, disc or scarify the sub-grade to a depth of at least 8" to permit bonding to the sub-grade. Spread and rototill a one inch layer of new soil, then proceed to place remaining soil and establish finish grade.
- Landscape contractor must conduct a soils test to determine amendment quantities. For bid purposes, assume the following soil preparation for all planting areas: Apply nitrified wood product amendment at a minimum rate of 6 cubic yards per 1000 sq. ft. and commercial fertilizer (16-16-16 NPK or equal) at a rate of 30 lbs. per 1000 sq.ft. for shrub and ground cover areas, 20 lbs. per 1000 sq.ft. for lawn areas. Rototill to a depth of 6" to 10". Compact and settle all areas by application of heavy irrigation to a minimum depth of 12".
- All plants shall be top quality nursery stock, free of disease and insect pests. Plants shall be normal size for container, vigorous, and true to name and variety. Plant holes shall be the same depth as the root ball, and three times the width for shrubs and four times the width for trees, see details.
- Backfill for the plant holes shall be existing soil which has been previously amended. Apply Osmocote Controlled Release Formula fertilizer (18-6-12, 4 month formula) per manufacturer's recommendations.
- When planted, crown of plant shall be 1-1/2" above finish grade. Prepare a water basin by forming a soil ring at least 3" high and as wide around the outer edge of the new plant hole. Water thoroughly to eliminate air pockets.
- Upon completion of planting all containerized material, rake all shrub and ground cover areas to smooth grade, leaving watering basins intact. Prior to placement of bark mulch, all shrub and ground cover areas shall be treated with a pre-emergent herbicide (Ronstar or equal) per manufacturer's directions. Contractor to verify with manufacturer that pre-emergent will not adversely affect plant health.
- Place a 3" layer of shredded bark mulch in all shrub and ground cover areas. Shredded redwood is not acceptable.
- Ground cover plants shall be planted in straight rows and evenly triangularly spaced at intervals noted in plant legend. Plant each rooted plant with its proportionate amount of rooting soil in a manner that will insure minimum disturbance of the root system.
- For trees that require staking, use two 3" diameter treated lodgepole stakes set at minimum of 12" into undisturbed subgrade below the root ball. Place ties and stakes only to the level which will hold the tree upright; proper height is 6" above the point where the tree will snap to an upright position by itself if the top is pulled to one side as if wind loaded and then released. Ties shall be cinch-tie flexible vinyl (or equal) nailed to stake with galvanized nails, see details.
- Contractor shall furnish all labor, material, equipment, and services required to maintain the landscape in an attractive condition as specified herein for a period of 60 days after final acceptance by Owner. Maintenance Period shall commence after all planting and related work has been completed in accordance with Plans and Notes. A prime requirement is that all lawn areas shall show an even, healthy stand of grass which shall have been mown at least twice. Any materials found to be dead, missing, or in poor condition during the Maintenance Period shall be replaced within 10 days of written notification by the Owner. Contractor shall not be held responsible for damage arising from acts of God, vandalism, theft, or negligence by Owner during the Maintenance Period.

IRRIGATION NOTES

- Installing Contractor shall verify all dimensions and areas prior to start of job. Intent is for full coverage of planting. Notify Landscape Architect of any discrepancies prior to trenching.
- Plan is diagrammatic and not intended to show exact locations of piping and valves. Install valves and piping in landscape areas wherever possible. Install valves near curbs and sidewalks whenever possible. Sprinkler head spacings are shown accurately and shall be installed as indicated by the center of the symbol. Contractor is responsible for pipe sizing the irrigation system correctly.
- All materials shall be new and in perfect condition. No deviations from the specifications will be allowed without prior written approval of Landscape Architect.
- Mainline shall be SCH 40 PVC or CL315 at a minimum depth of 18" below finish grade. Lateral lines shall be SCH 40 PVC at a minimum depth of 12" below grade. Use only the solvent supplied and recommended by the pipe manufacturer to make plastic pipe joints. Allow 15 minutes set-up curing time before moving or handling, and 24 hour curing time before water is placed in PVC pipe. Center load pipe with a small amount of backfill to prevent arching and whipping under pressure.
- Where more than one pipe is installed in a trench, place pipe side by side at a minimum of 2" apart. Where soil conditions are rocky, place a 4" layer of fine material on bottom of trench prior to installation of pipe.
- All valves shall be installed in Carson poly-plastic valve boxes with flush covers, or approved equal. Remote control valves shall be installed in Carson 1419 12" depth standard rectangular valve boxes; Drip zone remote control valves with filters and PRVs shall be installed in Carson 1220 12" depth jumbo rectangular valve boxes; Ball valves shall be installed in Carson 0011 10" diameter round valve boxes. Top of valve boxes shall be 1" above finish grade.
- Install pop-up shrub heads and lawn spray heads 2" from curbs and walks.
- Securely mount controller as directed by manufacturer. Complete all electrical connections to controller. All control wire shall be #14 U.L. direct burial. Taped and bundled every 20'. Place at a minimum depth of 18", installing in common trenches with mainline whenever possible. Where wire crosses paving, encase wire in a SCH 40 PVC sleeve. For extra mainline, label, and leave in last valve box for future access.
- At valves, both wires shall be brought into valve box and shall have an excess loop of 24" before being spliced into the solenoid pigtails using Pentite connectors.
- After valves have been installed, test all mainlines for leaks at full line pressure for a period of 2 hours with couplings exposed and pipe sections center loaded. Before testing, fill line with water for at least 24 hours. Provisions shall be made for thoroughly bleeding the line of air and debris. Correct all defects and retest.
- All excavations shall be backfilled with fine material to 4" above crown of pipe and tamped; then fill with earth and tamp. All trenches shall be left flush with adjoining grade and in a firm unyielding condition. Any subsequent settling shall be corrected by the Contractor.
- Install systems without spray nozzles or drip emitters. Flush and operate each valve system at full pressure until all debris is removed. Install drip emitters and spray heads.
- Test to determine that all sprinklers function according to manufacturer's data and give full coverage according to intent of drawing. Replace and adjust as necessary. Additional heads shall be provided by the Contractor to cover areas shown to be deficient by test.
- Contractor shall set initial program for the controller. Contractor shall provide Owner with the instruction manual and demonstrate its operation to the Owner.
- Contractor shall guarantee all parts and labor for one year with exception of damage caused by vandalism, theft, adverse natural conditions, or anything beyond the control of the Contractor.

GENERAL NOTES

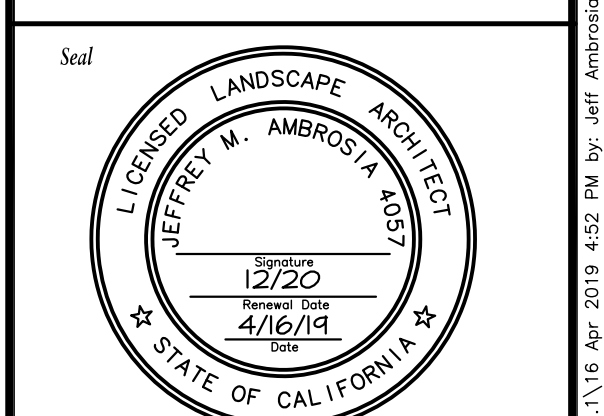
- Landscape areas not covered with live material shall be covered with a 3" shredded bark layer.
- Adjust location of plant material to avoid interference with building numbers and addresses at mature height.
- Provide a minimum three foot clearance around all fire protection equipment and associated landscape apparatus.
- All trees planted adjacent to fire lanes shall have their canopies maintained at 13'-6" or higher where they overhang into the required width of the fire lane.
- Landscape contractor shall be placed and pruned as to retain the required clearance for ladder access to windows around the building and to not interfere at maturity with 13'-6" emergency vehicle access clearance.
- Turf slopes cannot exceed 4:1.
- Maintain a minimum distance of 18" between edge of lawn and trunk of tree(s).
- Landscape contractor shall provide protection for all concrete surfaces when installing landscape materials. Staining of concrete from dirt, tire marks and damaged curbs will not be permitted. All damaged surfaces shall be cleaned or replaced.
- Landscape contractor shall coordinate and install the sleeving and stubbing for irrigation crossing parking lots and paved areas.
- Landscape contractor shall grade all landscape areas 2% min. to drain to the street. Landscape contractor is responsible to provide positive drainage away from all buildings. All planters and planter islands should be crowned to prevent standing water.
- Root barriers are required in all locations where trees are placed closer than 48" from curbs, sidewalks, concrete or asphalt refer to detail for specification and installation.
- Quantities found in the plant legend are for contractor convenience. In the event that the quantities in the legend differ from those found on the plans, the quantities found on the plans will take precedence.
- Contractor to hand dig only under existing tree canopies, no mechanical excavation will be allowed, do not cut any roots 2" or larger in diameter, if it is necessary to prune roots 2" in diameter or larger, contractor shall hire the services of a licensed arborist to supervise and direct the work, follow all recommendations of the arborist.

DRAWING INDEX	
LO.1	- COVER SHEET
LI.1	- IRRIGATION PLAN 'A'
LI.2	- IRRIGATION PLAN 'B'
L2.1	- PLANTING PLAN 'A'
L2.2	- PLANTING PLAN 'B'
L3.1	- IRRIGATION DETAILS
L3.2	- PLANTING DETAILS

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LANDSCAPE DEVELOPMENT PLANS
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ROSEVILLE, CALIFORNIA 95661

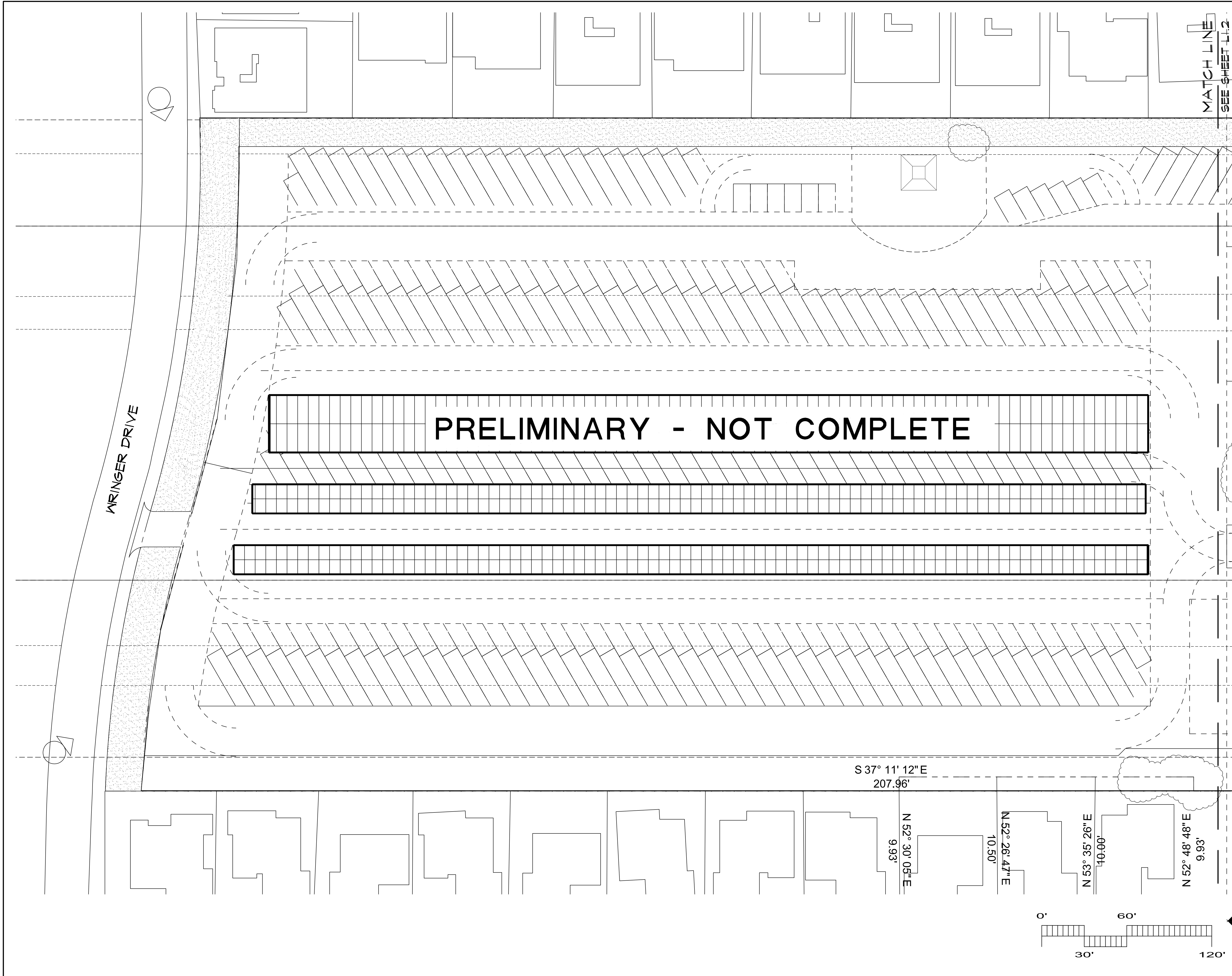
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Sheet Title
COVER SHEET



No.	Date	Revision
△	2/21/19	2nd Round City Comments
△	4/16/19	New Site Plan
△		
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Project Mgr.: JMA Sheet No.:
 Drawn By: JMA **L0.1**
 Scale:
 Date: 07 AUG 18
 File Name: JRSS-CV of 5 sheets



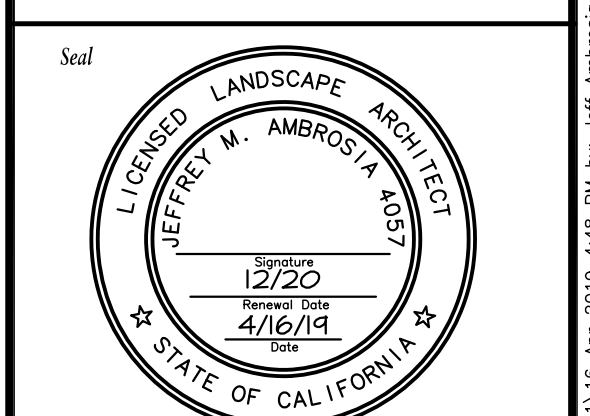
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Sheet Title
IRRIGATION PLAN [A]

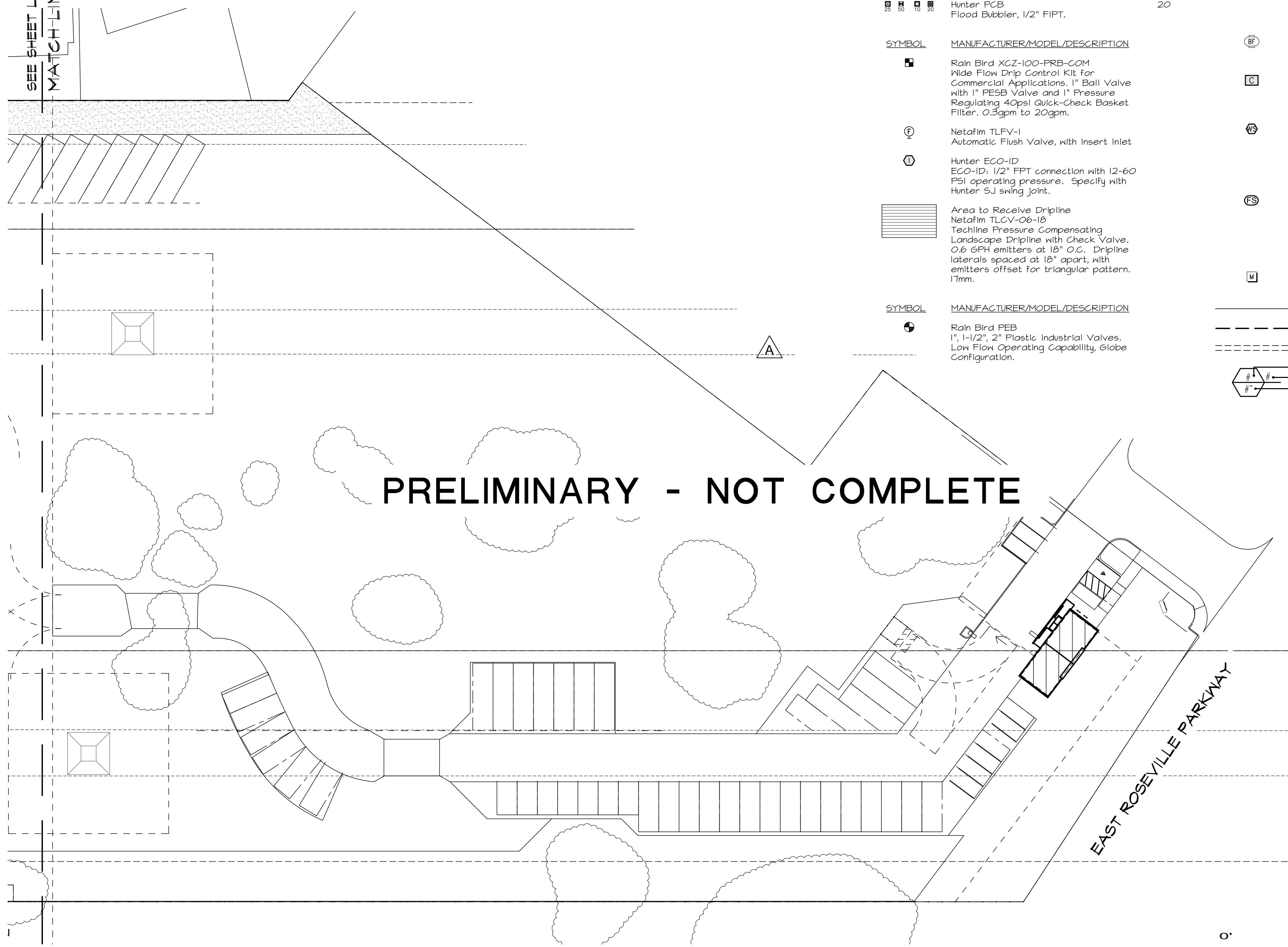


No.	Date	Revision
△	2/21/19	2nd Round City Comments
△	4/16/19	New Site Plan
△		
△		

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 Scale: 1" = 30'
 Date: 07 AUG 18
 File Name: JRSS-1R of 5 sheets

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SEE SHEET L1.1
MATCHLINE

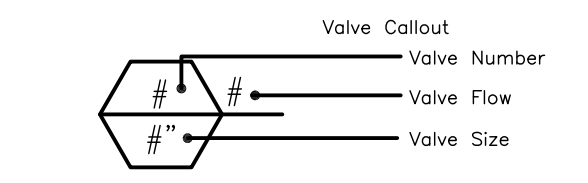


PRELIMINARY - NOT COMPLETE

EAST ROSEVILLE PARKWAY

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
⊙	Hunter MPI000 PRO5-12-PR540-CV Shrub Rotator, 12" (30.48 cm) pop-up with check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc on PR540 body.	40
⊙	Hunter PCB Flood Bubbler, 1/2" FIPT.	20
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	
⊙	Rain Bird XGZ-100-PRB-COM Wide Flow Drip Control Kit for Commercial Applications. 1" Ball Valve with 1" FE5B Valve and 1" Pressure Regulating 40psi Quick-Check Basket Filter. 0.3gpm to 20gpm.	
⊙	Netafim TLFV-1 Automatic Flush Valve, with Insert Inlet	
⊙	Hunter ECO-ID ECO-ID: 1/2" FPT connection with 12-60 PSI operating pressure. Specify with Hunter SJ swing joint.	
▨	Area to Receive Dripline Netafim TLCV-06-18 Techline Pressure Compensating Landscape Dripline with Check Valve. 0.6 GPH emitters at 18" O.C. Dripline laterals spaced at 18" apart, with emitters offset for triangular pattern. 17mm.	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	
⊙	Rain Bird PEB 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.	
■	Rain Bird 44-LRC 1" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Rubber Cover, and 2-Piece Body.	
⊙	Rain Bird PEB-PR5-D 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration. With Pressure Regulator Module.	
⊙	Backflow Preventer 1" Reduced Pressure Backflow Preventer - Per Civil	
⊙	Hunter IC-0600-M Modular Controller, 6 stations, Outdoor Model, Metal Cabinet. No Module Required. Commercial Use.	
⊙	Hunter W55-SEN Wireless Solar, rain freeze sensor with outdoor interface, connects to Hunter X-Core and ACC Controllers, install as noted. Includes gutter mount bracket. Module not included.	
⊙	Creative Sensor Technology F51-T10-001 1" (25mm) PVC tee type flow sensor w/socket ends, custom mounting tee and ultra-lightweight impeller enhances low flow measurement. 2 wire digital output compatible w/all irrigation controllers. Flow range: .86-52 GPM.	
⊙	Water Meter 1" Per Civil	
—	Irrigation Lateral Line: PVC Schedule 40	
---	Irrigation Mainline: PVC Schedule 40	
----	Pipe Sleeve: PVC Schedule 40	
⊙	Valve Callout	
⊙	Valve Number	
⊙	Valve Flow	
⊙	Valve Size	



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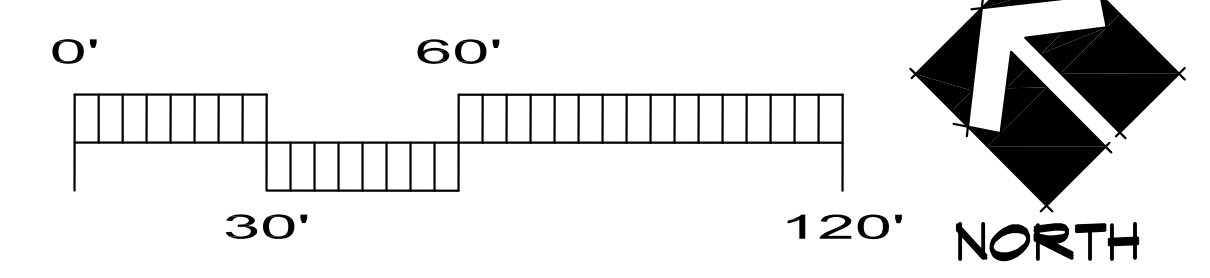
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Sheet Title
IRRIGATION PLAN [B]

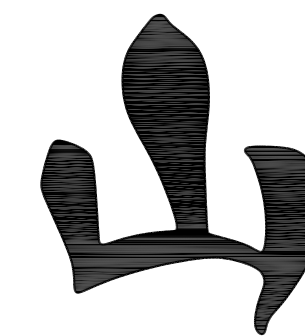
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No.	Date	Revision
△	2/21/19	2nd Round City Comments
△	4/16/19	New Site Plan
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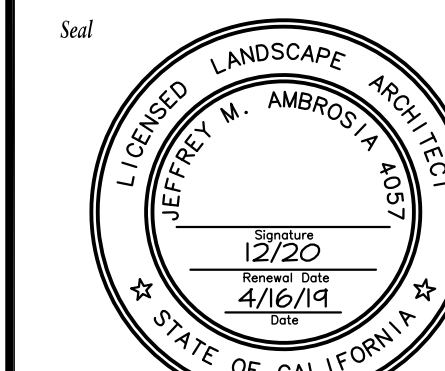
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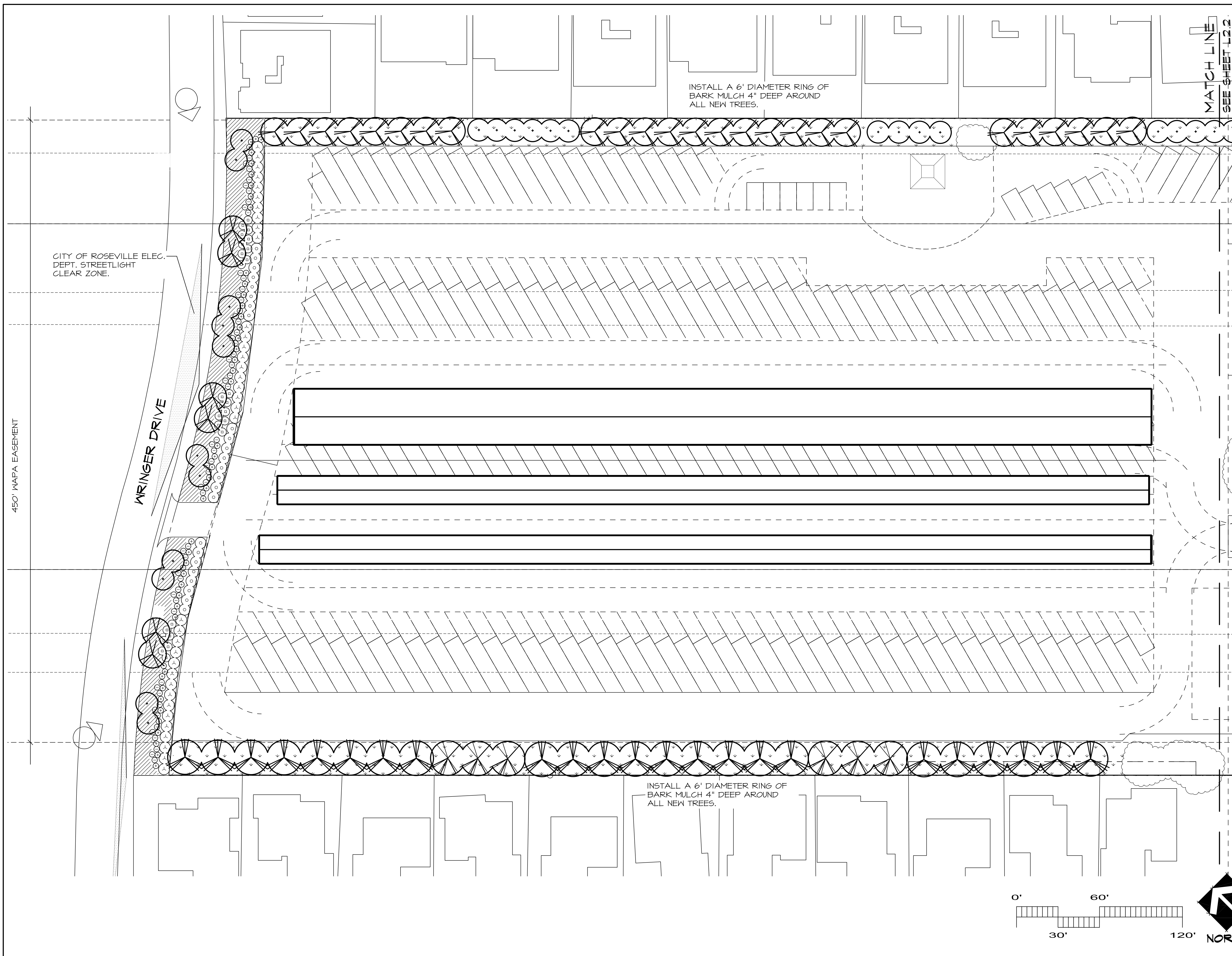
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Sheet Title
PLANTING PLAN

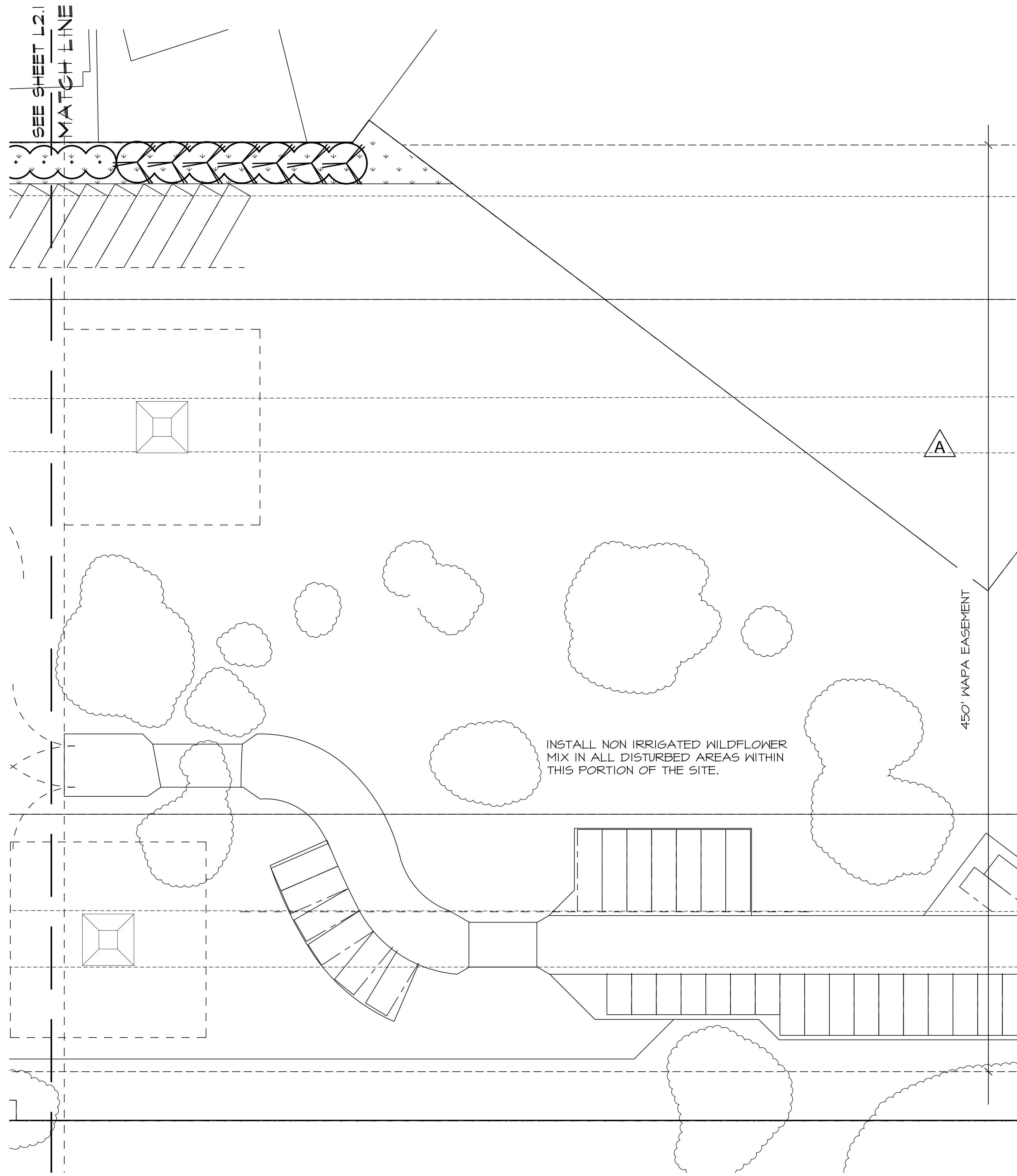


No.	Date	Revision
1	2/21/19	2nd Round City Comments
2	4/16/19	New Site Plan

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 Date: 07 AUG 18
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PLANT SCHEDULE

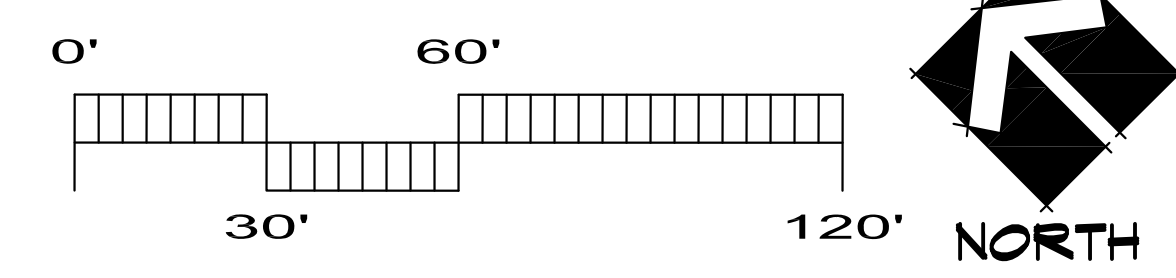
TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE
	CED DEO	6	<i>Cedrus deodara</i> / Deodar Cedar	15 gal
	ERI JAP	32	<i>Eriobotrya japonica</i> / Loquat	15 gal
	GEI PAR	27	<i>Geijera parviflora</i> / Australian Willow	15 gal
	LAG NAT	6	<i>Lagerstroemia</i> x 'Natchez' / Grape Myrtle	15 gal
	PIN ELD	23	<i>Pinus eldarica</i> / Afghan Pine	15 gal
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE
	GRE NOE	34	<i>Grevillea</i> x 'Noellii' / Grevillea	5 gal
	MUH CAP	58	<i>Muhlenbergia capillaris</i> / Pink Muhly	1 gal
	MUH RIG	45	<i>Muhlenbergia rigens</i> / Deer Grass	1 gal
	PRU BRI	43	<i>Prunus caroliniana</i> 'Bright 'N Tight' TM / Bright 'N Tight Carolina Laurel	5 gal
	XYL CON	41	<i>Xylosma congestum</i> / Shiny Xylosma	5 gal
GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE
	COT LOW	229	<i>Cotoneaster dammeri</i> 'Lowfast' / Lowfast Bearberry Cotoneaster	1 gal
	HYD WIL	32,641 sf	Hydroseed Non-Irrigated Wild Flower Mix	Hydroseed

SEED =
 COMMERCIAL FERTILIZER (16-20-0) = 50 lbs/acre
 WOOD FIBER MULCH = 200 lbs/acre
 FISCHSTIK TACIFIER = 2000 lbs/acre
 100 lbs/acre

INSTALL NON IRRIGATED WILDFLOWER MIX IN ALL DISTURBED AREAS WITHIN THIS PORTION OF THE SITE.

INSTALL A 3" LAYER OF BARK MULCH THROUGHOUT (E) PLANTER. ADD SEVEN (N) TREES IN VACANT LOCATIONS BETWEEN (E) SHRUBS. ENSURE THAT (N) TREES GET AMPLE IRRIGATION WATER.

PROTECT (E) PLANTING AND IRRIGATION ALONG FRONTAGE. REPLACE AS REQUIRED IF DAMAGED DURING CONSTRUCTION.



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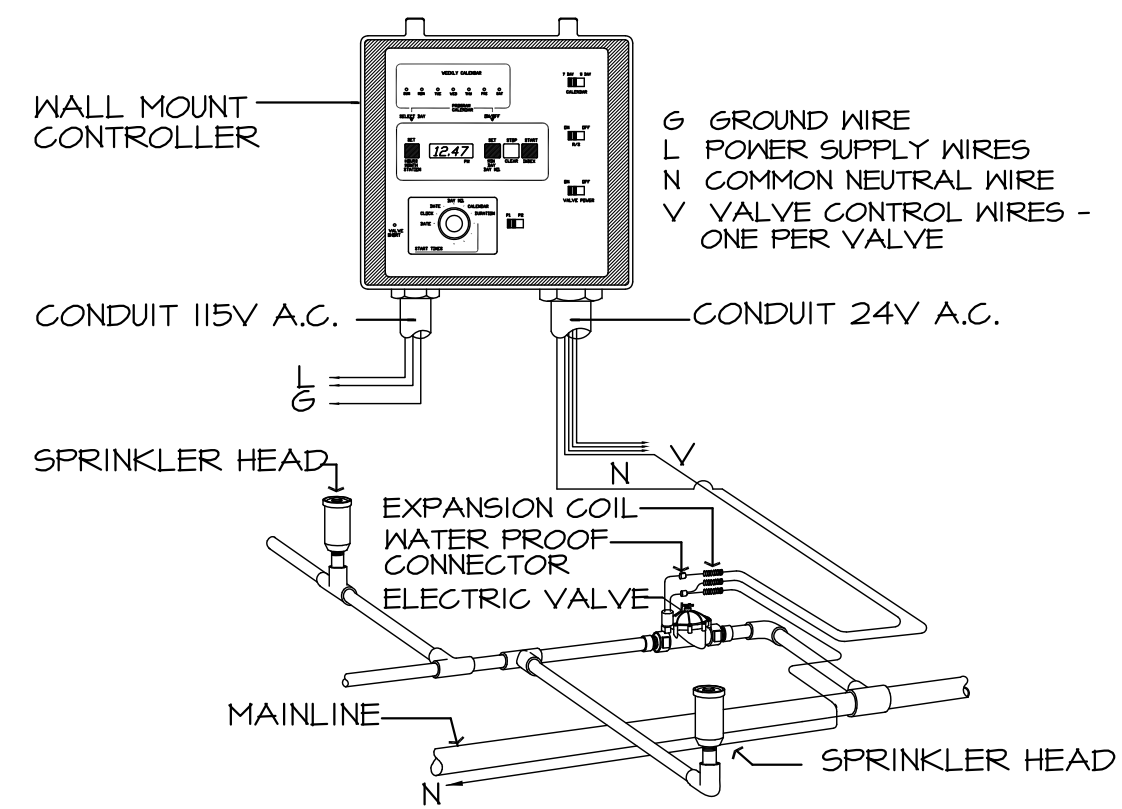
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PLANTING PLAN (B)

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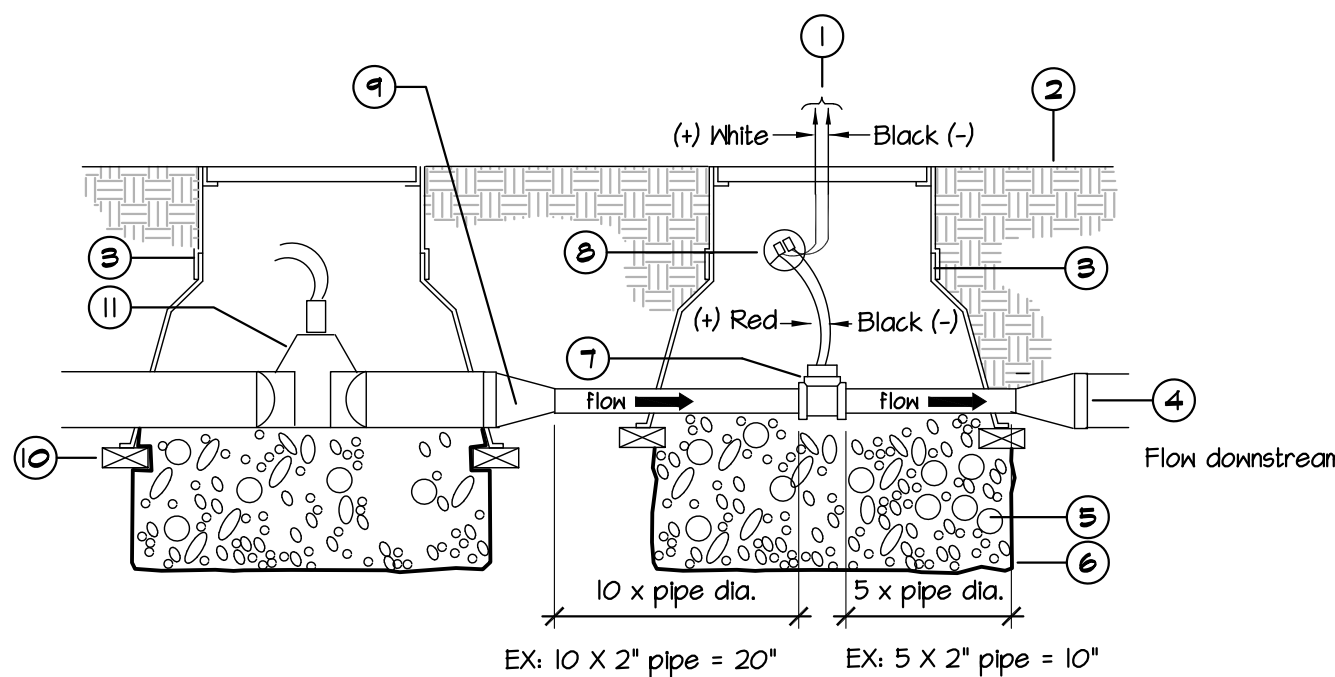
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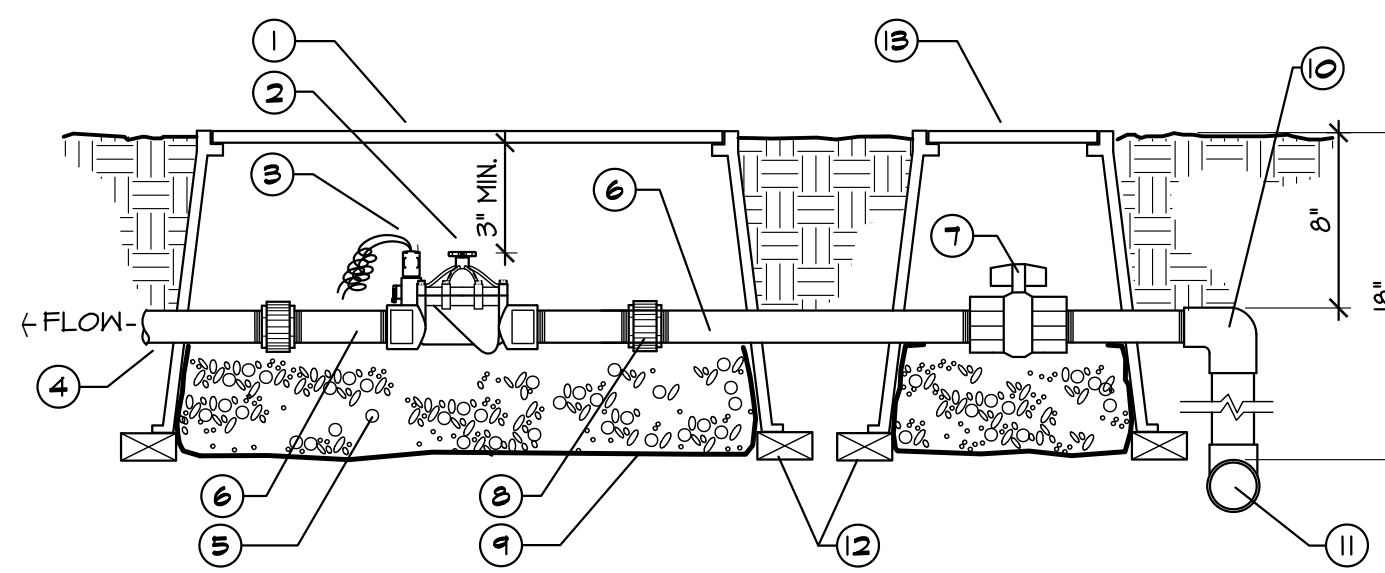
CONTROLLER INSTALLATION

CTRL1 SCALE: N.T.S. **A**



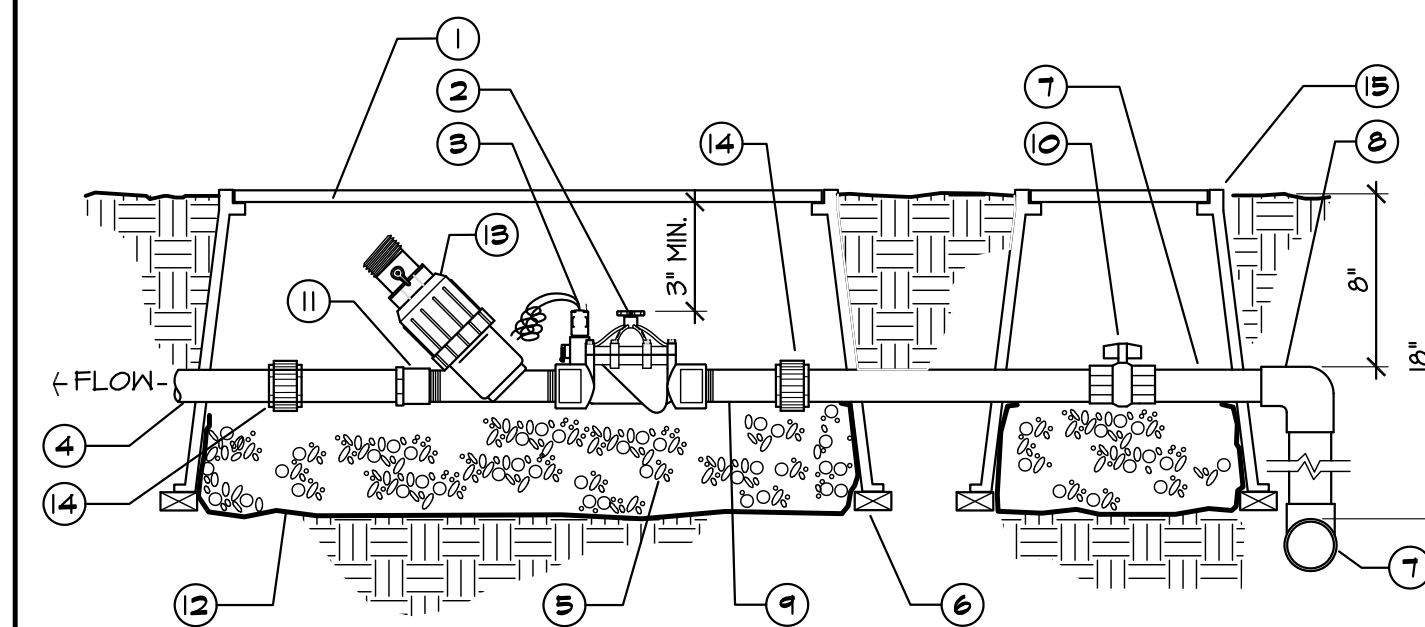
FLOW SENSOR/MASTER VALVE

FLN-SENS-MST-1VLV SCALE: N.T.S. **B**



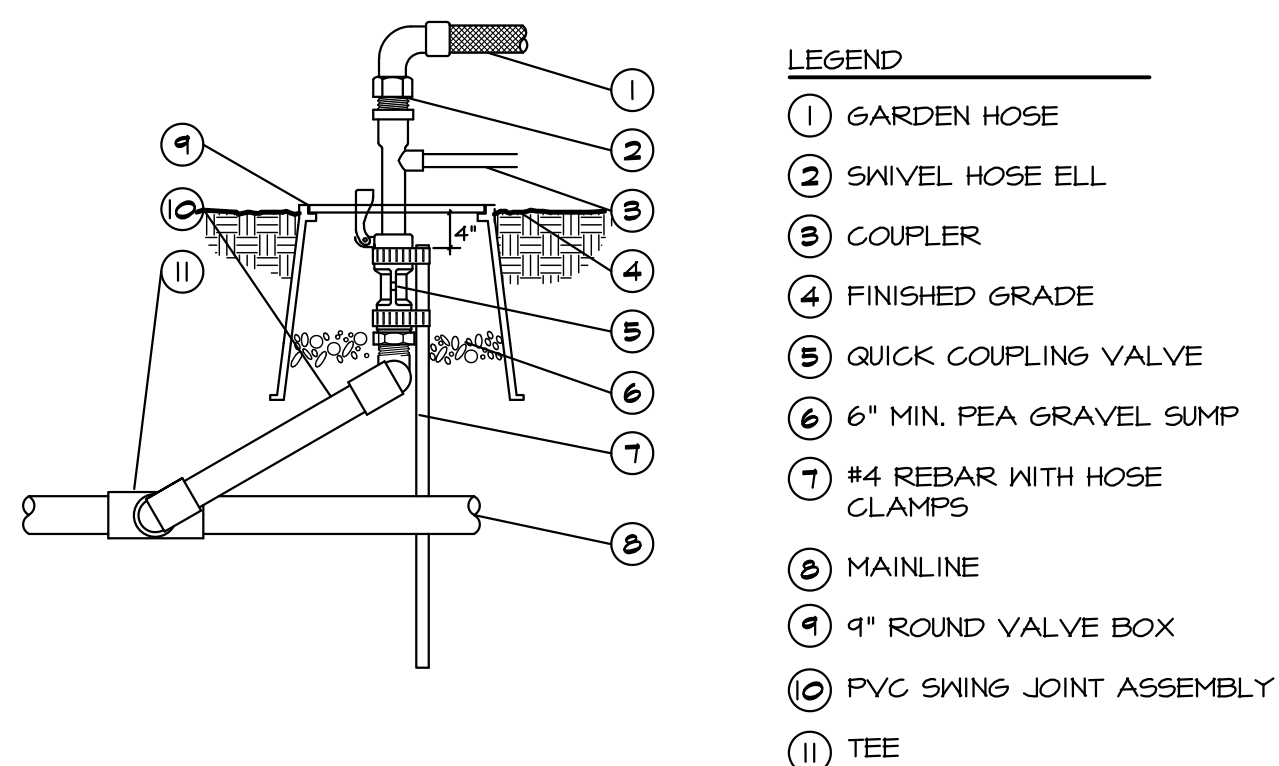
REMOTE CONTROL VALVE

VLV-RMT-2 SCALE: N.T.S. **C**



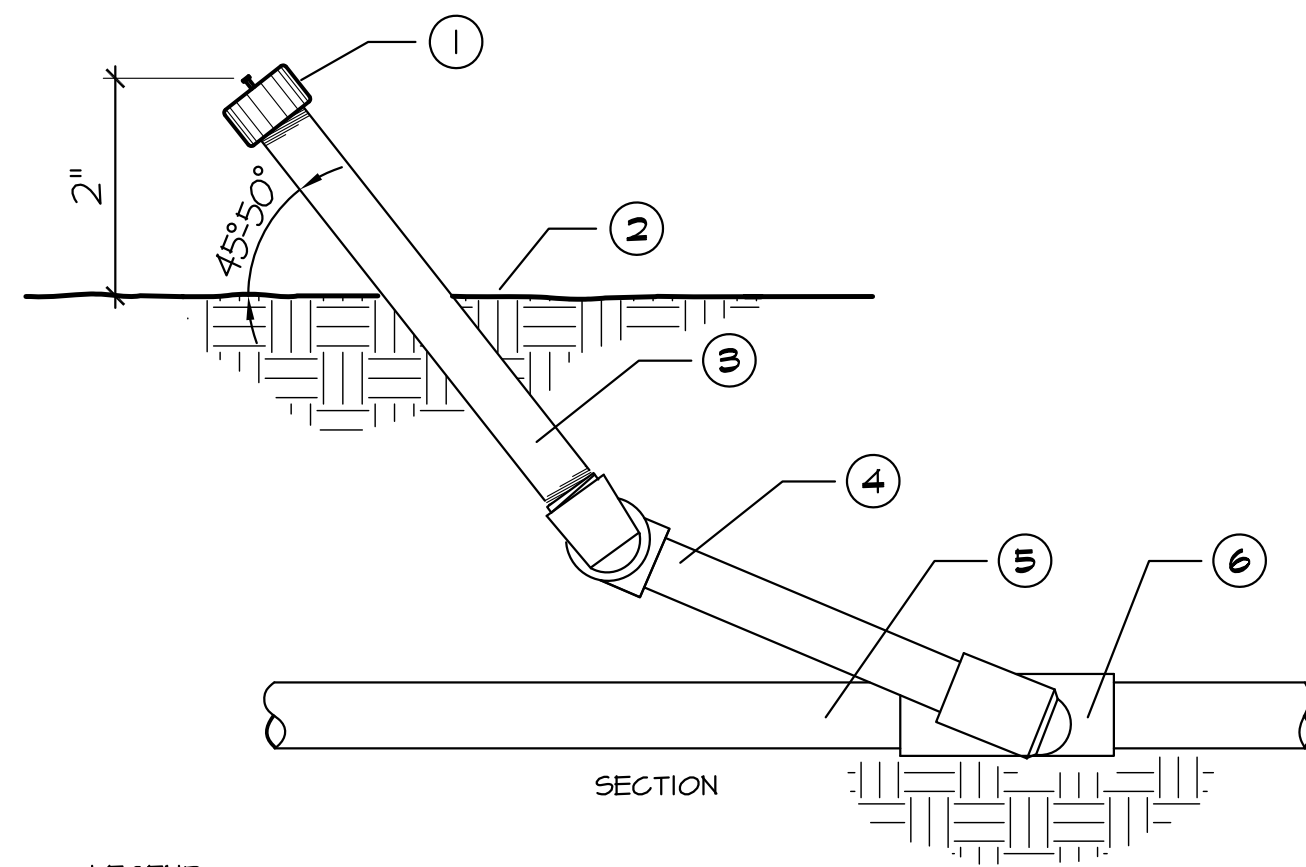
REMOTE CONTROL VALVE FOR DRIP

VLV-PRV-2 SCALE: N.T.S. **D**



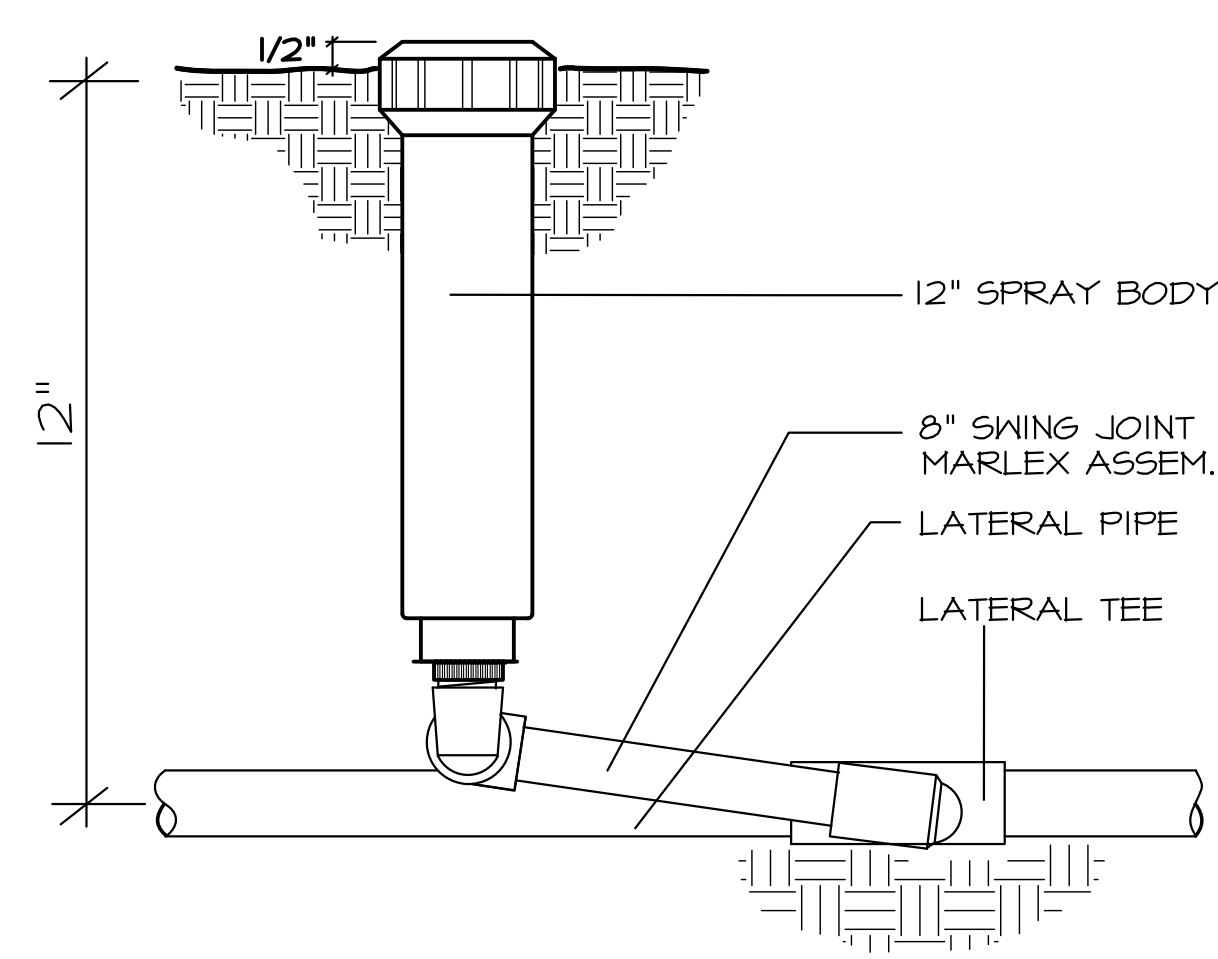
QUICK COUPLING VALVE

VLV-QKCPL SCALE: N.T.S. **E**



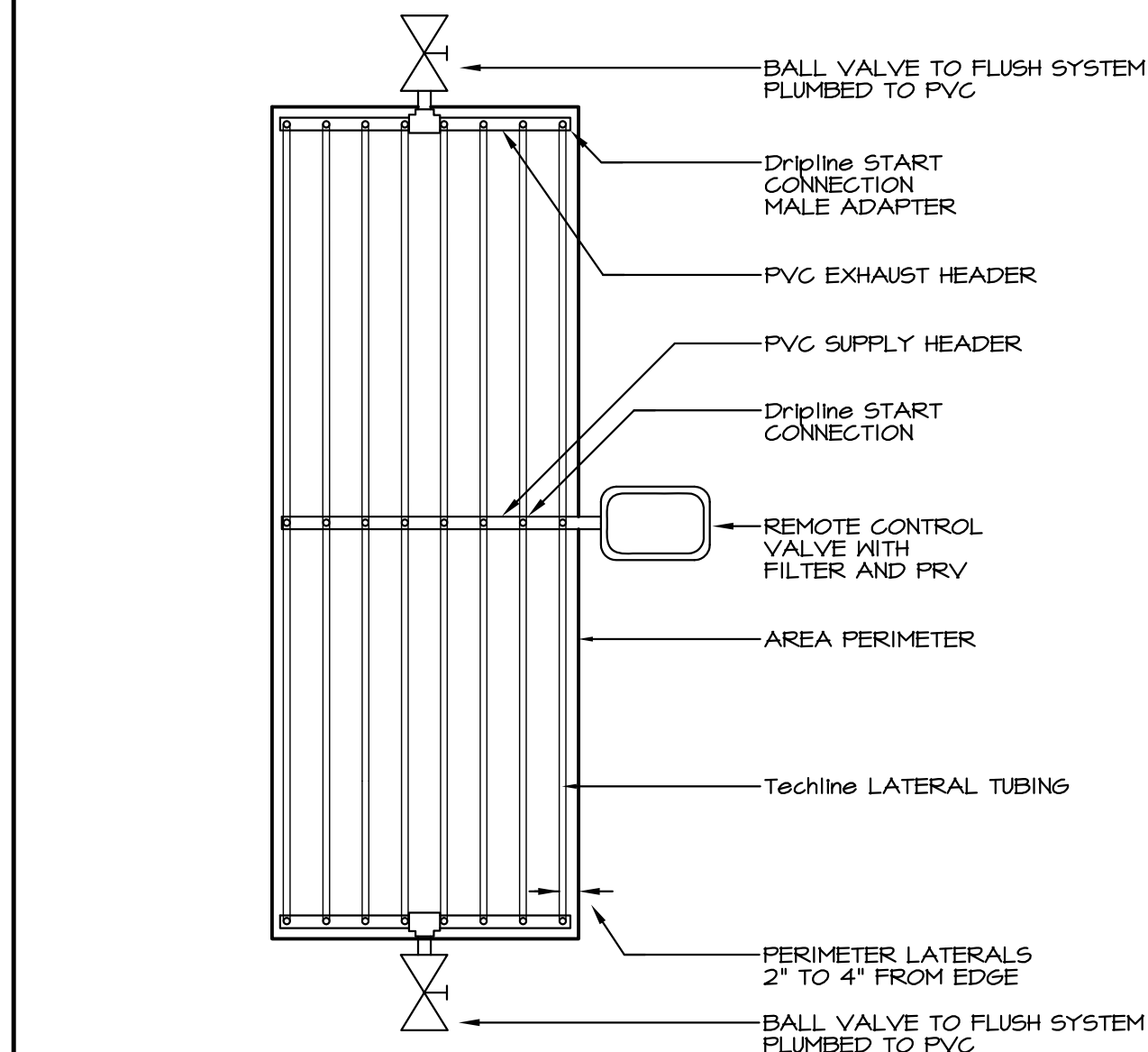
TREE BUBBLER

BBLR-1 at angle SCALE: N.T.S. **F**



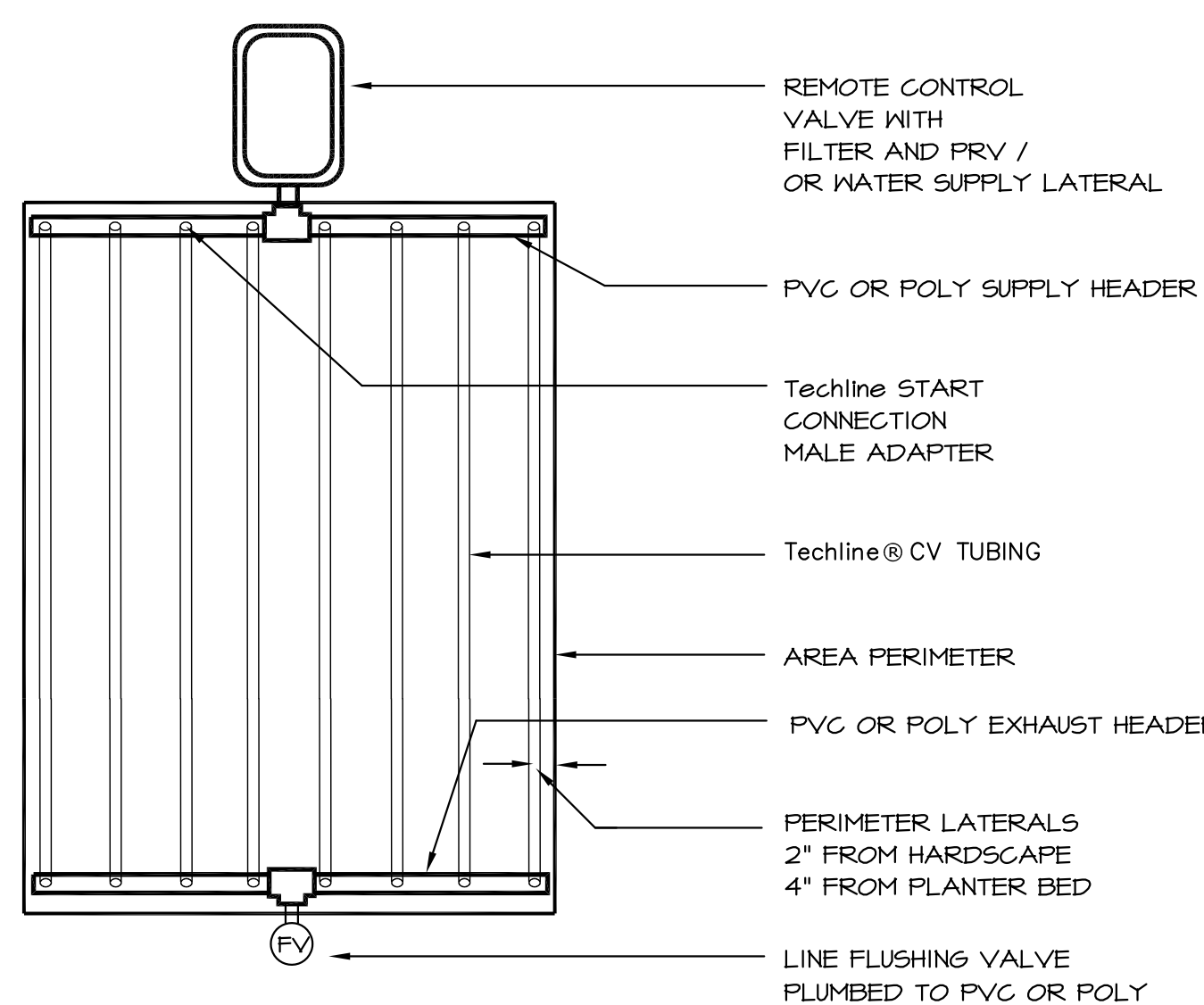
12" POP-UP SPRAY HEAD

HDS-1.0 SCALE: N.T.S. **G**



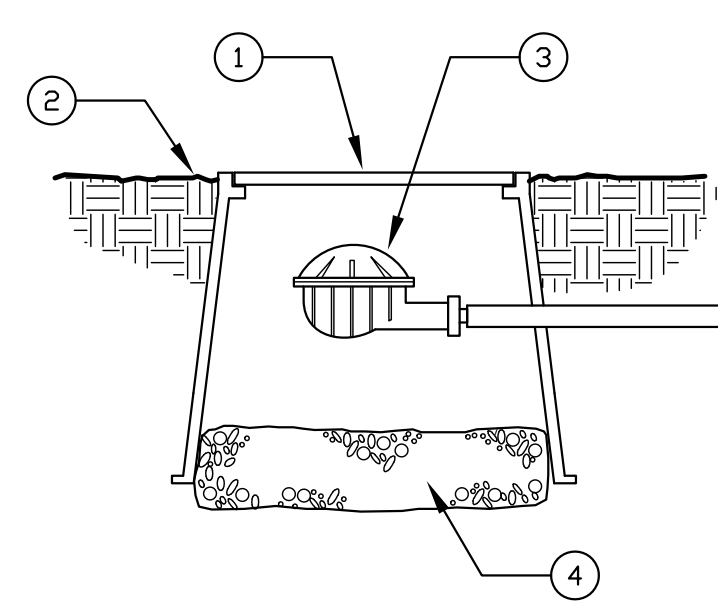
NETAFIM TECHLINE CV LAYOUT

DRP-NTFM SCALE: N.T.S. **H**



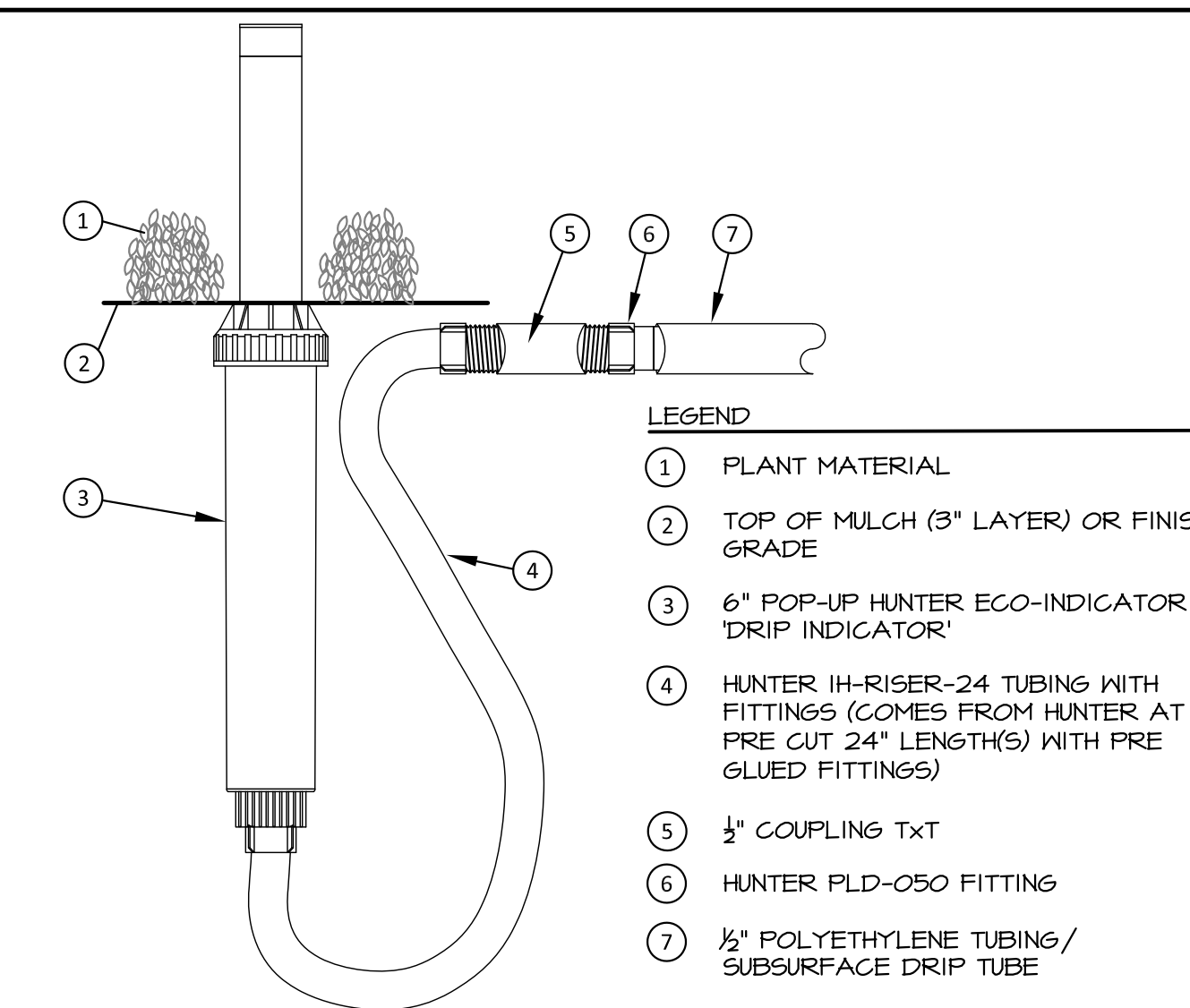
NETAFIM TECHLINE CV END FEED LAYOUT

NTFM-CV SCALE: N.T.S. **I**



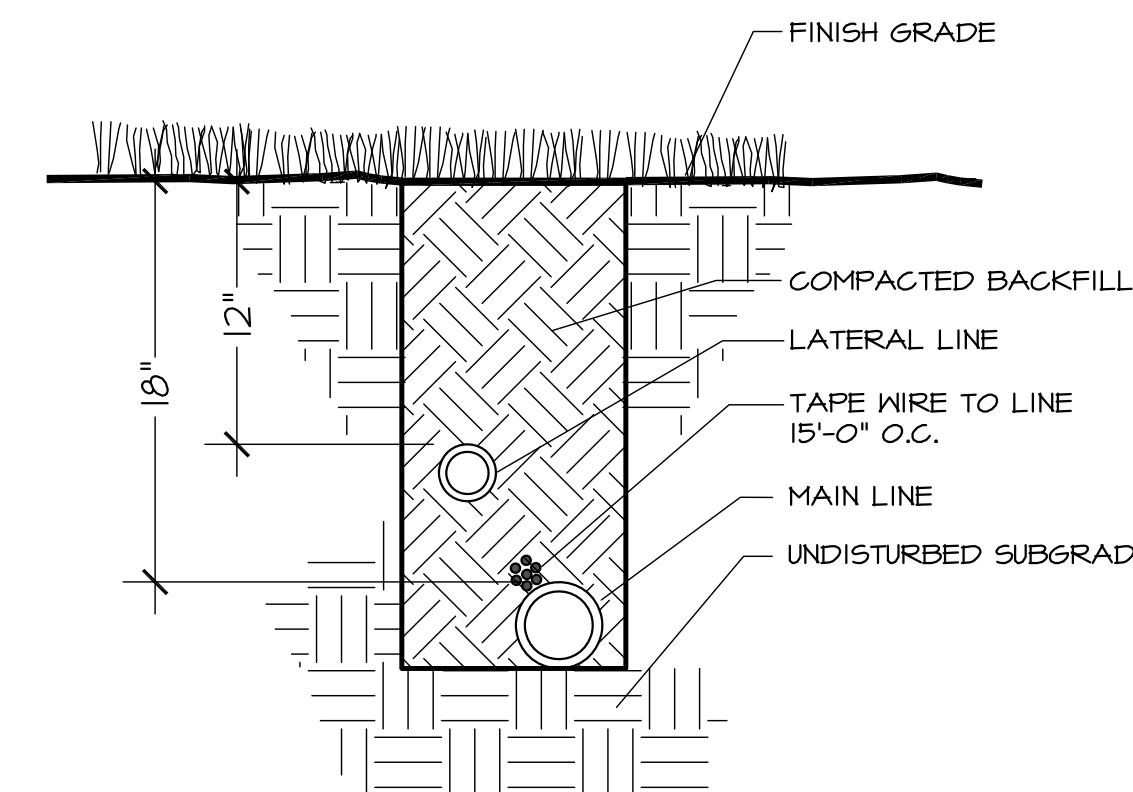
FLUSH VALVE

VLV-FLSH SCALE: N.T.S. **J**



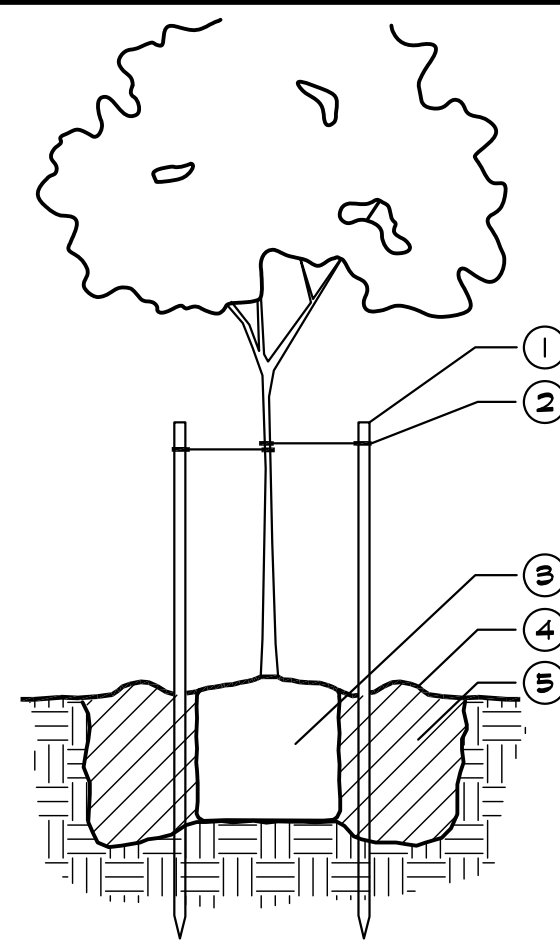
6" POP-UP DRIP INDICATOR

DRP IND SCALE: N.T.S. **K**



IRRIGATION TRENCH

TRNCHI SCALE: N.T.S. **L**



- LEGEND**
- ① TREE STAKE
 - ② TREE TIE
 - ③ ROOTBALL
 - ④ SOIL RING
 - ⑤ AMENDED BACKFILL

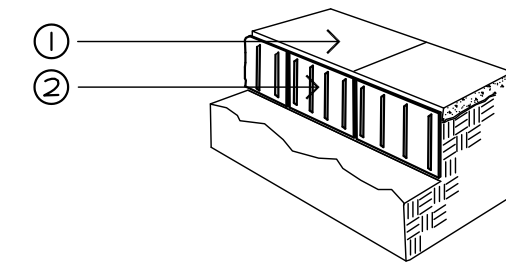
- NOTES:**
- WIDTH OF HOLE SHALL BE 3 TIMES THE WIDTH OF THE ROOTBALL
 - DEPTH OF THE HOLE SHALL BE HEIGHT OF THE ROOTBALL WITH 1/2" OF TOP OF ROOTBALL HIGHER THAN SURROUNDING FINISH GRADE
 - CUT TREE STAKES WITHIN 2" OF TIES
 - WATER BACKFILL HEAVILY TO REDUCE AIR POCKETS
 - REMOVE NURSERY STAKE PRIOR TO THE END OF THE MAINTENANCE PERIOD
 - MAINTAIN A MINIMUM DISTANCE OF 18" BETWEEN EDGE OF LAWN AND TRUNK OF TREE(S)

TREE PLANTING AND STAKING

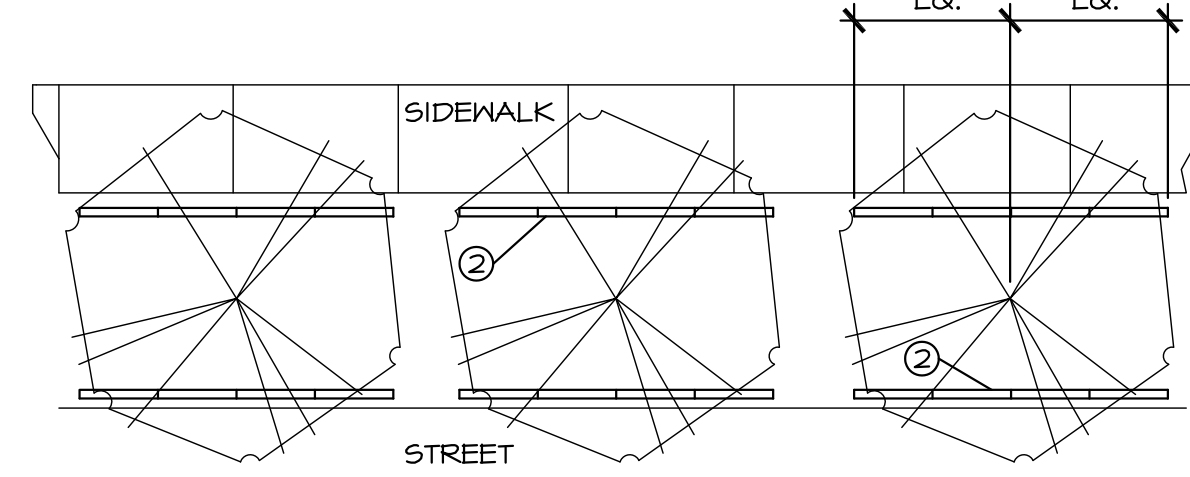
PLT-TREEI

SCALE: N.T.S.

A



- LEGEND**
- ① CURB/ STREET/ SIDEWALK
 - ② NDS - EP SERIES - #EP2450 24"x24" ROOT BARRIER PANELS OR EQUAL



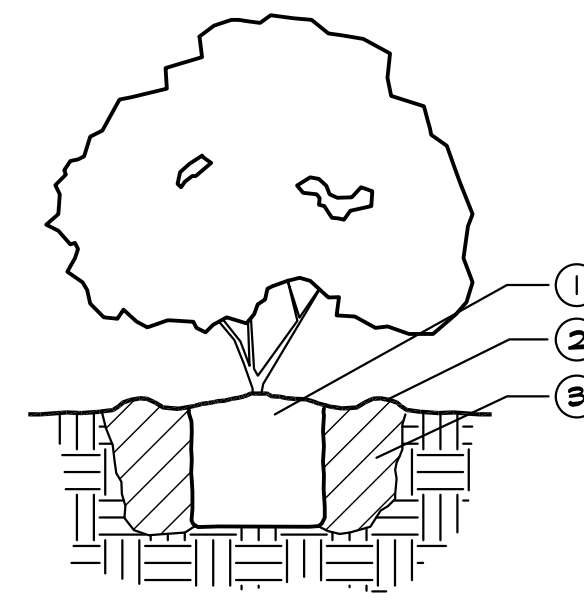
- NOTES:**
- Install (4) 24" panels on each side of tree
 - Center the panels on trunk of tree
 - Root barriers are required in all locations where trees are placed closer than 48" from curbs, sidewalks, concrete or asphalt, and where shown on plans.
 - Set top of root barrier 4" below top of walk or curb, or 2" below finished grade, whichever is lower.

TREE ROOT BARRIER

PLT-BARR

SCALE: N.T.S.

B



- LEGEND**
- ① ROOTBALL
 - ② SOIL RING
 - ③ AMENDED BACKFILL

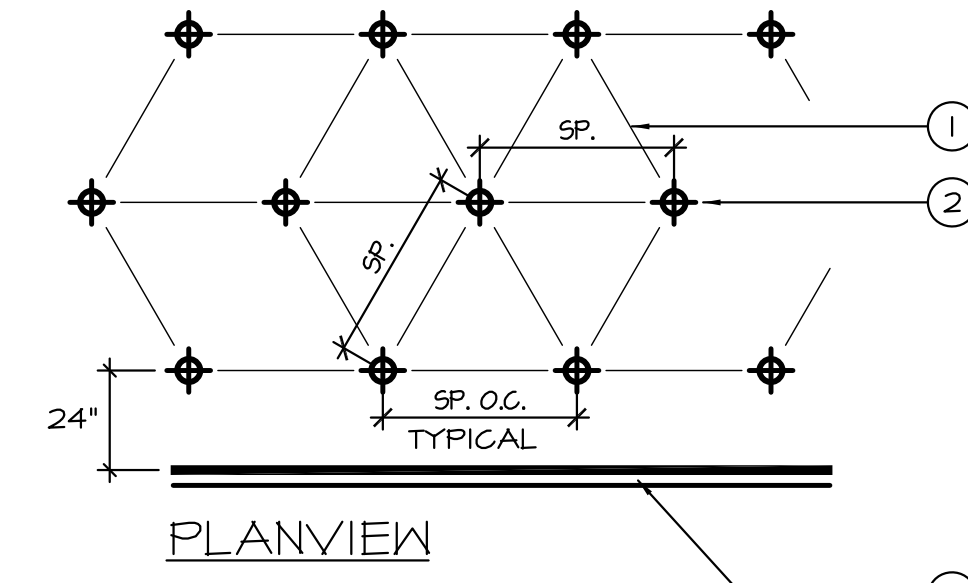
- NOTES:**
- WIDTH OF HOLE SHALL BE 3 TIMES THE WIDTH OF THE ROOTBALL
 - DEPTH OF THE HOLE SHALL BE DEPTH OF THE ROOTBALL WITH 1/2" OF TOP OF ROOTBALL HIGHER THAN SURROUNDING FINISH GRADE
 - WATER BACKFILL HEAVILY TO REDUCE AIR POCKETS

SHRUB PLANTING

PLT-SHRBI

SCALE: N.T.S.

C



- LEGEND**
- ① GROUNDCOVER SPACING: SEE PLANTING PLAN LEGEND.
 - ② GROUNDCOVER CENTERS.
 - ③ WALL, WALK OR EDGE OF GROUNDCOVER PLANTING.

GROUNDCOVER PLANTING

PLT-GRDCVR

SCALE: N.T.S.

D



YAMASAKI
LANDSCAPE ARCHITECTURE

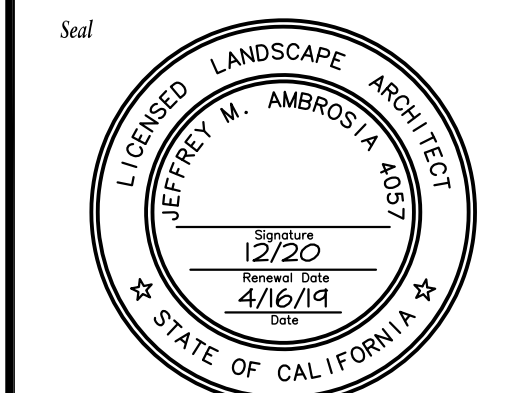
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**JOHNSON RANCH SELF STORAGE
LANDSCAPE DEVELOPMENT PLANS**
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Sheet Title
PLANTING DETAILS



No.	Date	Revision
△	2/21/19	2nd Round City Comments
△	4/16/19	New Site Plan
△		
△		

Project Mgr.: JMA Sheet No.:
Drawn By: JMA
Scale: **L3.2**
Date: 07 AUG 18
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