


# CAMPUS OAKS APARTMENTS- PHASE 2

## Landscape Development Plans

350 ROSEVILLE PARKWAY  
ROSEVILLE, CALIFORNIA



**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.
- WITHIN 10 DAYS OF AWARD OF CONTRACT, 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".
- Concrete headers shall be installed between all lawn and shrub/ground cover areas. Install per plans and details provided.
- 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 'Walk-On' fir bark mulch, or approved equal, in all shrub and ground cover areas. Shredded redwood 'Gorilla Hair' 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.
- Sod Lawn and Biofiltration Sod: After soil preparation, carefully smooth all surfaces and roll to expose depressions and irregularities. Regrade as necessary. Lay first strip of sod slabs along a straight line. Butt joints tightly, do not overlap edges. For remaining strips, stagger joints much as laying bricks. Use a sharp knife to cut sod to fit curves, edges, sprinkler heads, etc. When a conveniently large area has been sodded, water lightly to prevent drying. After laying all sod, roll lightly to eliminate irregularities and to form good contact between sod and soil. Water thoroughly; soil should be moistened at least 8 inches deep. Repeat sprinkling at regular intervals to keep sod moist at all times until rooted. After sod is established, decrease frequency and increase amount of water per application as necessary.
- 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

- THIS PROJECT UTILIZES RECYCLED WATER; EQUIPMENT MARKED OR COLORED PURPLE TO INDICATE 'NON POTABLE' SHALL BE USED THROUGHOUT, AS INDICATED ON THE IRRIGATION SCHEDULE.
- 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. All valve boxes to be Purple color to indicate recycled water use. Remote control valves shall be installed in Carson 1419 12" depth standard rectangular valve boxes; Drip zone remote control valves with filters and FRVs 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 install 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 pigtailed 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; open flush valves. Flush and operate each valve system at full pressure until all debris is removed. Install spray nozzles and close flush valves.
- 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. Note that overhead irrigation must be scheduled to run between the hours of 8 p.m. and 10 a.m. Contractor shall provide Owner with the instruction manual, keys, and all associated accessories and documentation, and demonstrate its operation to the Owner.
- Contractor shall prepare and submit to Owner a complete set of irrigation record drawings (aka 'As-Builts') indicating actual installed locations of irrigation equipment and mainline.
- 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.


### IRRIGATION WELO COMPLIANCE NOTES

- Contractor shall prepare a WELO Certificate of Completion Package per WELO Section 14.18.060 that includes irrigation schedules (establishment and established), maintenance schedule, water audit, as well as all other requirements needed prior to final acceptance.
- Contractor shall include Irrigation Audit, Irrigation Survey, and Irrigation Water Use Analysis prior to final acceptance per WELO Section 14.18.080.
- All landscape irrigation audits shall be conducted by a third party certified landscape irrigation auditor. Landscape audits shall not be conducted by the person who designed the landscape or installed the landscape.
- In large projects or projects with multiple landscape installations (i.e. production home developments) an auditing rate of 1 in 7 lots or approximately 15% of the projects irrigation valves shall satisfy this requirement.
- Applies to new construction and rehabilitated landscape projects installed after December 1, 2015, as described in WELO Section 14.18.030.
- The project applicant shall submit an irrigation audit report with the Certificate of Completion Package to the local agency that may include, but is not limited to: inspection, system tune up, system test distribution uniformity, reporting overspray or run off that causes overland flow, and preparation of an irrigation schedule, including configuring irrigation controllers with application rate, soil types, plant factors, slope, exposure and any other factors necessary for accurate programming.

### GENERAL NOTES

- Landscape areas not covered with live material shall be covered with a 3" 'Walk-On' fir bark mulch 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 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.

"I have complied with the criteria of the Water Efficient Landscaping Ordinance and applied such criteria for the efficient use of water in the landscape design plan"

  
Jeffrey M. Ambrosia  
Licensed Landscape Architect CA #4057

10/01/19

### DRAWING INDEX

L-0.1	COVER SHEET
L-1.1 - L-1.4	IRRIGATION PLANS
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L-4.1	IRRIGATION DETAILS
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L-4.3	SITE FURNISHINGS DETAILS
L-4.4	WATER USE CALCULATIONS
L-4.5	IRRIGATION SCHEDULE

CAMPUS OAKS APARTMENTS - PHASE 2  
 LANDSCAPE DEVELOPMENT PLANS  
 350 ROSEVILLE PARKWAY  
 ROSEVILLE, CALIFORNIA

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Sheet Title  
**COVER SHEET**



No.	Date	Revision
▲	09/18/20	Community/Pool Area Revisions
▲		
▲		
▲		

Project Mgr.: JMA  
Drawn By: TVZ  
Scale: ---  
Date: 15 OCT 19  
File Name: CO-CV of 18 sheets

Sheet No.:  
**L-0.1**



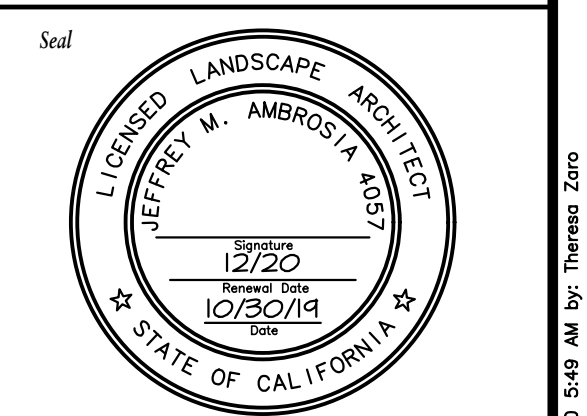
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Sheet Title  
**IRRIGATION PLAN**



No.	Date	Revision
▲	09/18/20	Community/Pool Area Revisions
▲		
▲		
▲		

Project Mgr: JMA      Sheet No:  
 Drawn By: TVZ  
 Scale: 1" = 20'      **L-1.1**  
 Date: 15 OCT 19  
 File Name: CO-IR      of 18 sheets

IRRIGATION SCHEDULE

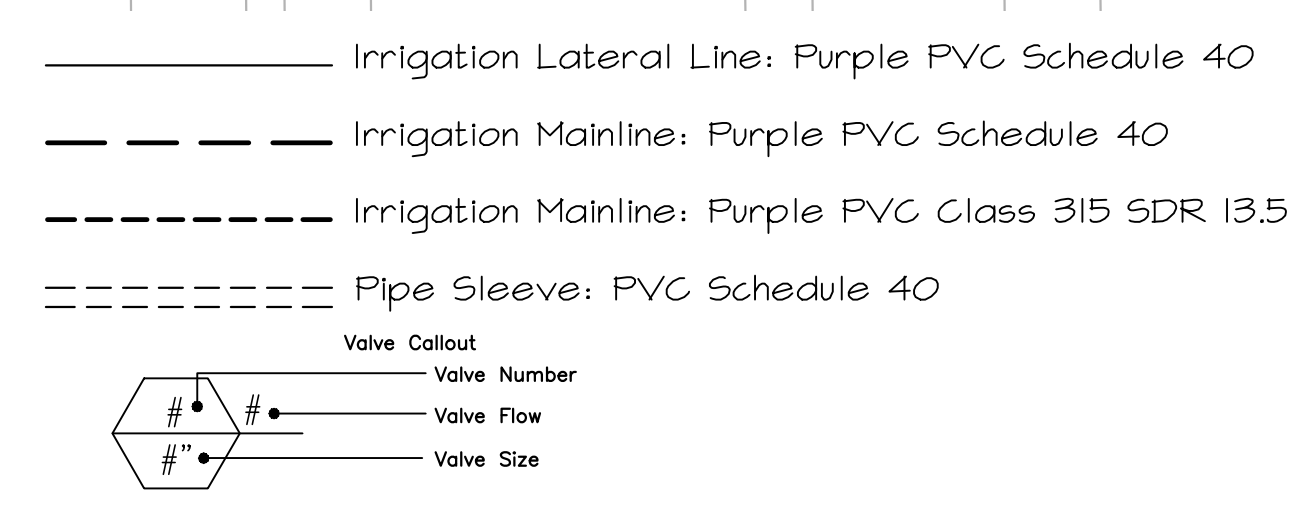
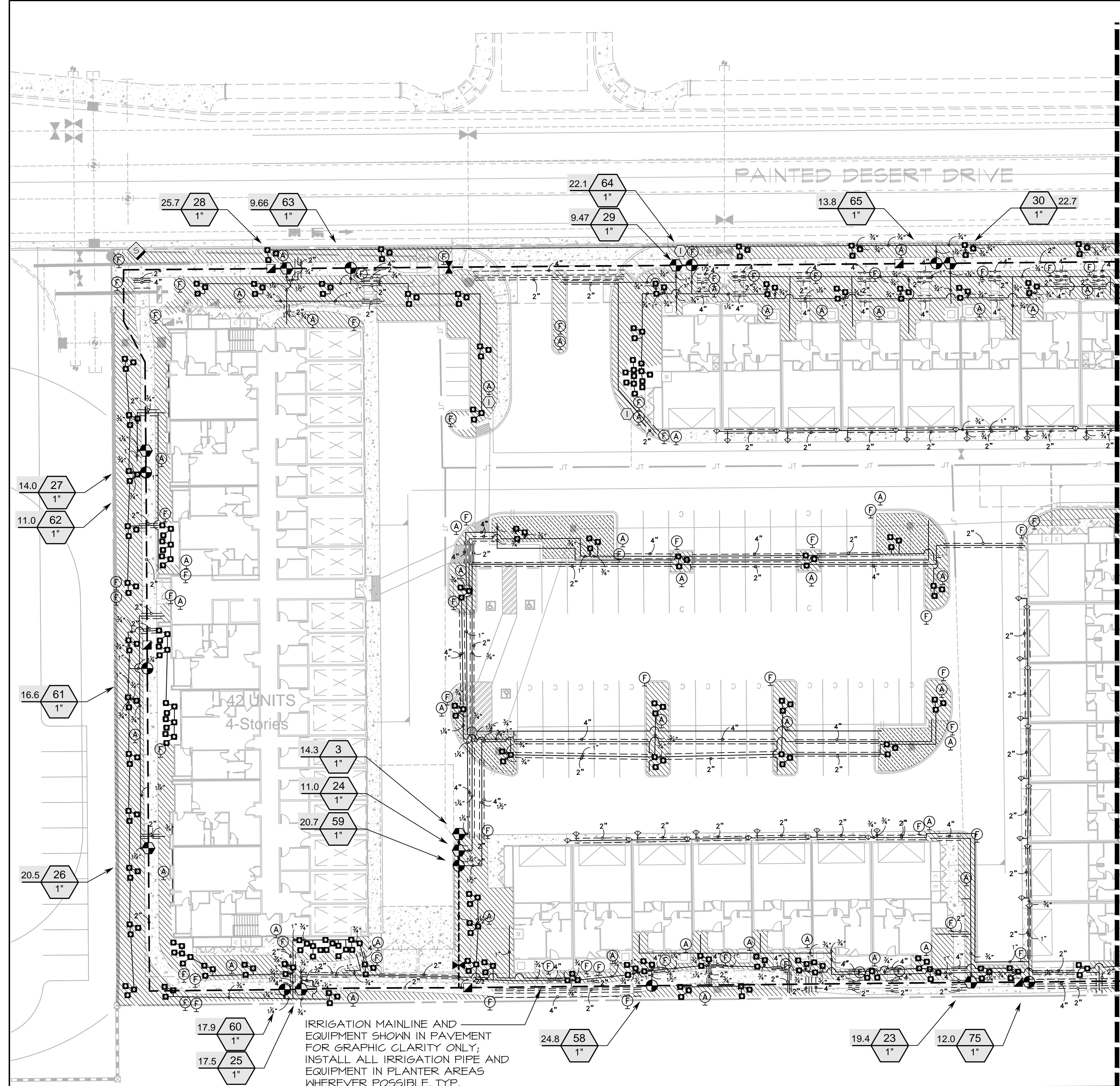
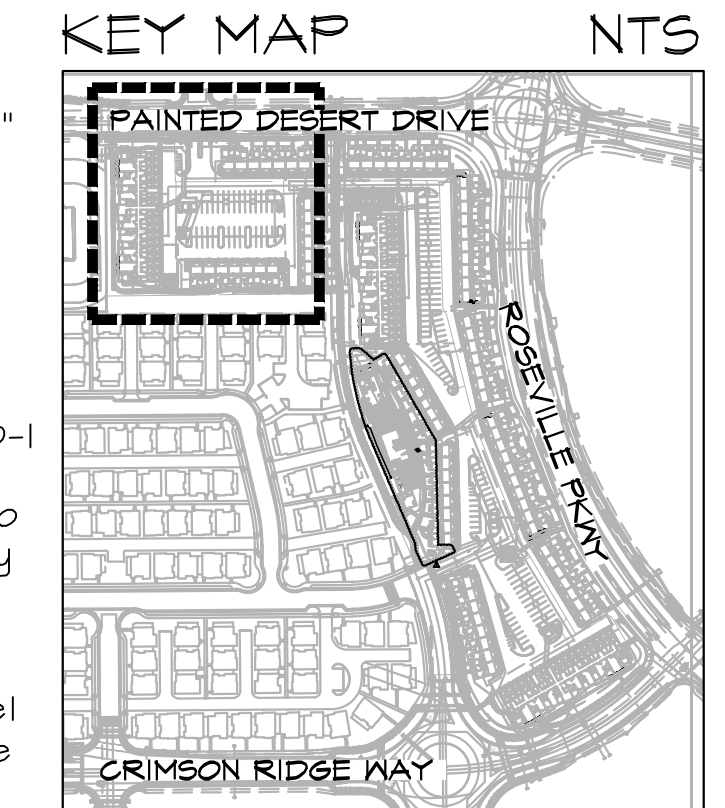
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
⊙	Hunter PCB Flood Bubbler, 1/2" FIPT.	20
■	Toro 570Z-6-COM-5B-PC Pressure-compensating stream bubbler with check valve on 6.0" Pop-Up. Toro 5B-4-180-PC 180 degree arc, 4 stream, 2' radius nozzle. Three bubblers per tree as shown on plan; spaced equally 24" from tree trunk.	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
F	Netafim TL50V Netafim TL50V- 1/2" manual flush valve, barbed insert. Install in 10" box, with adequate blank or "cobra" tubing to extend valve out of valve box. 17mm fits Techline RW driplines.
A	Netafim TLAVRV Air/Vacuum relief valve, 1/2" male pipe thread. Thread to Netafim TLO75FTEE 3/4" combination tee with 3/4" to 1/2" male pipe thread bushing.
I	Rain Bird OPERIND Drip System Operation Indicator with purple cap, stem rises 6" for clear visibility when drip system is charged to a minimum of 20psi. Includes 16" of 1/4" distribution tubing with connection fitting pre-installed.

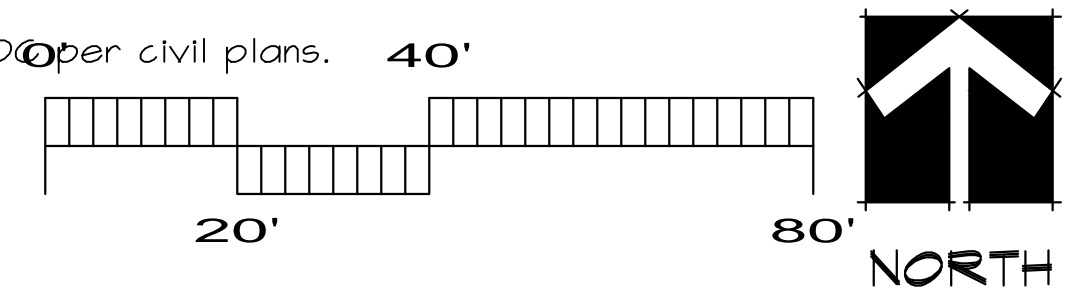
Area to Receive Dripline  
Hunter Eco-Mat 17 mm  
In Bio-Filtration Areas: 0.6 GPH fleece wrapped inline emitter tubing, with the blanket Eco-Mat. Evenly disperses water from under the surface. Emitters at 12" O.C. Dripline laterals spaced at 12" apart. Specify PLD-LOC fittings.

Area to Receive Dripline  
Netafim TLRW-06-12-NP  
Techline TLRW Landscape Dripline with Purple Stripe for Non-Potable Water Applications. 0.6 GPH emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. Install Netafim TLS-6 tubing staples at 4' O.C. Changes in direction shall be made with Netafim barbed TL fittings. Install 1" below finished grade. Designed for Reclaimed Water Use Only.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
⊕	Toro P220-27-0 GLOBE Electric, 1", 1-1/2", 2" and 3" Plastic In-Line Remote Control Valve. Equipped to withstand pressure up to 220 PSI. Filter screen on 2" and 3" models. Standard Solenoid. Globe Body Style. With EZ Reg Pressure Regulator.
⊕	Toro P220S-26-04 Electric, 1" Plastic Control Valve with the following: Rainbird PRB-QKCHK-100 40 psi pressure regulating basket strainer and Imperial technical service NFDEC single station two-wire decoder.
■	Signature T645 1" Quick coupler valve with purple locking cover 1" BSP. Provide two (2) T640 keys with 8810 swivel at turnover.
⊗	Nibco T-113-K Class 125 bronze gate shut off valve with cross handle, same size as mainline pipe diameter at valve location. Size Range - 1/4" - 3"
⊙	POCI-N215-CC20-320 2" SiteOne Green Tech point of connection assembly to include liquid filled pressure gauge.
C	SA6-WT3-H2096/ETEXL-1/RSE/GR-K/WTW-H20-1 SiteOne Green Tech controller assembly with WeatherTRAK Pro 3 two wire controller in top entry VIT enclosure with Rain Sensor assembly with two years of cellular service.
S	Recycled Water Sign Recycled water warning sign - T Christy Model ID-Sign 3.5 (12"x18") aluminum with 1-1/2" square aluminum post.
M	Water Meter 2" 8" Recycled Water Line, POoper civil plans.



MATCHLINE, SEE SHEET L-1.2





**YAMASAKI**  
LANDSCAPE ARCHITECTURE

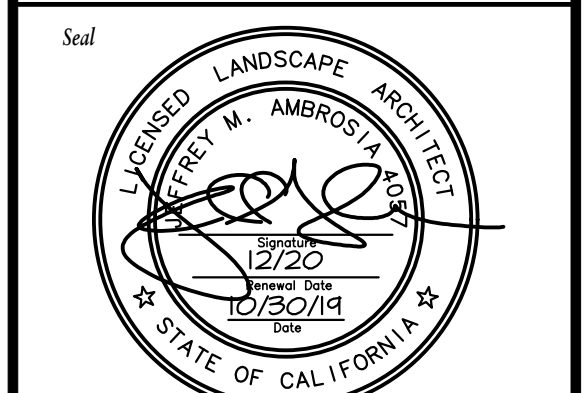
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Sheet Title  
**IRRIGATION PLAN**

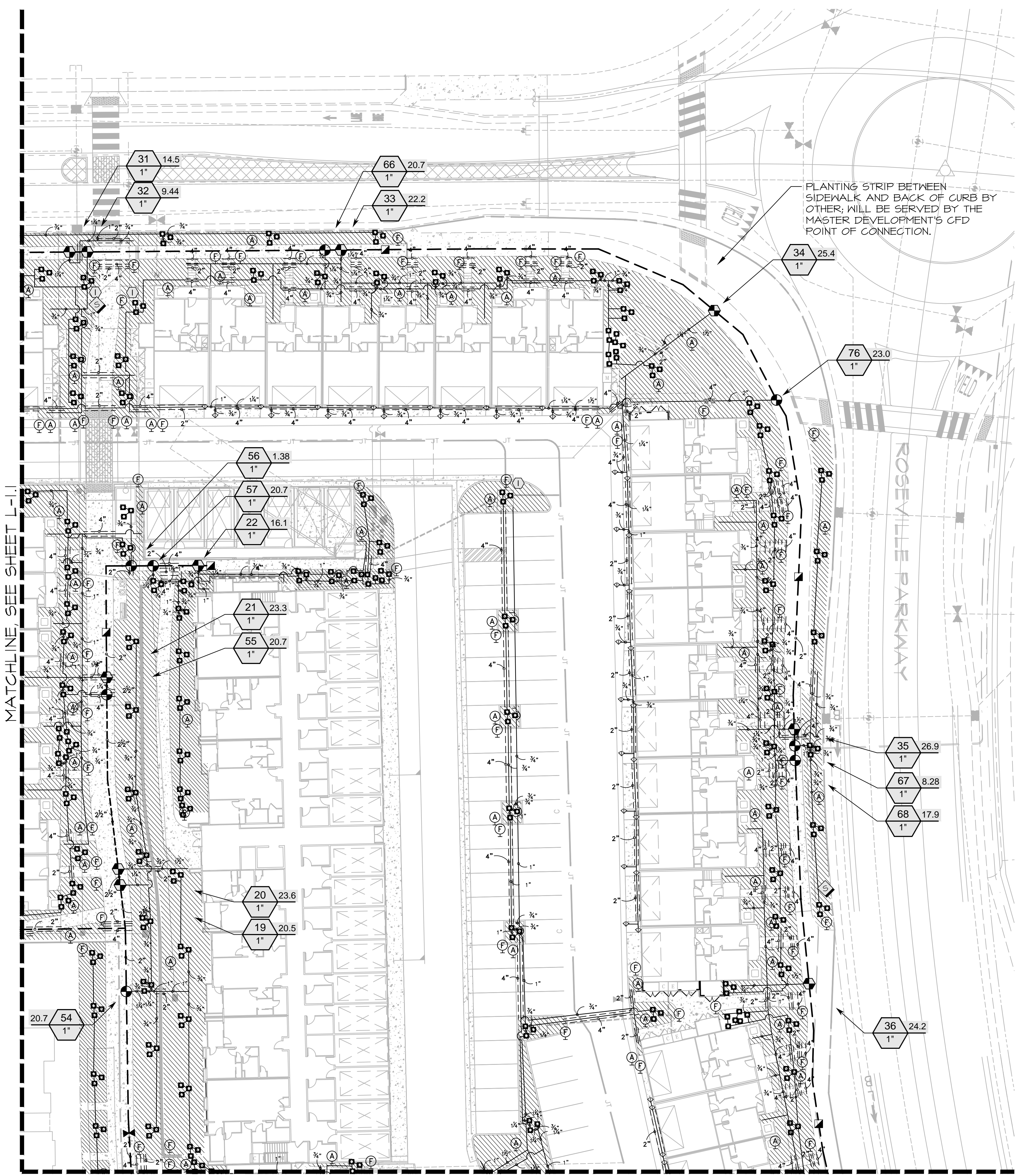


No. Date Revision  
1 09/18/20 Community/Pool Area Revisions

Project Mgr.: JMA Sheet No.:  
Drawn By: TVZ  
Scale: 1" = 20' **L-1.2**  
Date: 15 OCT 19  
File Name: CO-1R of 18 sheets

**VALVE SCHEDULE**

NUMBER	MODEL	SIZE	TYPE	GPM
1	Toro P2205-26-04	1"	Area for Dripline	5.21
2	Toro P2205-26-04	1"	Area for Dripline	7.48
3	Toro P2205-26-04	1"	Area for Dripline	14.28
4	Toro P2205-26-04	1"	Area for Dripline	8.57
5	Toro P2205-26-04	1"	Area for Dripline	10.82
6	Toro P2205-26-04	1"	Area for Dripline	21.69
7	Toro P2205-26-04	1"	Area for Dripline	23.39
8	Toro P2205-26-04	1"	Area for Dripline	15.63
9	Toro P2205-26-04	1"	Area for Dripline	11.36
10	Toro P2205-26-04	1"	Area for Dripline	18.50
11	Toro P2205-26-04	1"	Area for Dripline	18.82
12	Toro P2205-26-04	1"	Area for Dripline	22.39
13	Toro P2205-26-04	1"	Area for Dripline	19.11
14	Toro P2205-26-04	1"	Area for Dripline	20.52
15	Toro P2205-26-04	1"	Area for Dripline	34.29
16	Toro P2205-26-04	1"	Area for Dripline	30.29
17	Toro P2205-26-04	1"	Area for Dripline	29.80
18	Toro P2205-26-04	1"	Area for Dripline	7.81
19	Toro P2205-26-04	1"	Area for Dripline	20.47
20	Toro P2205-26-04	1"	Area for Dripline	23.55
21	Toro P2205-26-04	1"	Area for Dripline	23.30
22	Toro P2205-26-04	1"	Area for Dripline	16.06
23	Toro P2205-26-04	1"	Area for Dripline	19.41
24	Toro P2205-26-04	1"	Area for Dripline	11.01
25	Toro P2205-26-04	1"	Area for Dripline	17.52
26	Toro P2205-26-04	1"	Area for Dripline	20.47
27	Toro P2205-26-04	1"	Area for Dripline	14.00
28	Toro P2205-26-04	1"	Area for Dripline	25.71
29	Toro P2205-26-04	1"	Area for Dripline	9.47
30	Toro P2205-26-04	1"	Area for Dripline	22.73
31	Toro P2205-26-04	1"	Area for Dripline	14.51
32	Toro P2205-26-04	1"	Area for Dripline	9.44
33	Toro P2205-26-04	1"	Area for Dripline	22.17
34	Toro P2205-26-04	1"	Area for Dripline	25.36
35	Toro P2205-26-04	1"	Area for Dripline	26.88
36	Toro P2205-26-04	1"	Area for Dripline	24.23
37	Toro P2205-26-04	1"	Area for Dripline	22.26
38	Toro P2205-26-04	1"	Area for Dripline	21.71
39	Toro P2205-26-04	1"	Area for Dripline	19.30
40	Toro P2205-26-04	1"	Area for Dripline	20.99
41	Toro P2205-26-04	1"	Area for Dripline	12.78
42	Toro P2205-26-04	1"	Area for Dripline	17.24
43	Toro P2205-26-04	1"	Area for Dripline	28.59
44	Toro P220-27-0 GLOBE	1"	Bubbler	6.90
45	Toro P220-27-0 GLOBE	1"	Bubbler	20.70
46	Toro P220-27-0 GLOBE	1"	Bubbler	24.84
47	Toro P220-27-0 GLOBE	1"	Bubbler	13.80
48	Toro P220-27-0 GLOBE	1"	Bubbler	22.08
49	Toro P220-27-0 GLOBE	1"	Bubbler	11.04
50	Toro P220-27-0 GLOBE	1"	Bubbler	16.56
51	Toro P220-27-0 GLOBE	1"	Bubbler	8.28
52	Toro P220-27-0 GLOBE	1"	Bubbler	5.52
53	Toro P220-27-0 GLOBE	1/2"	Bubbler	35.88
54	Toro P220-27-0 GLOBE	1"	Bubbler	20.70
55	Toro P220-27-0 GLOBE	1"	Bubbler	20.70
56	Toro P220-27-0 GLOBE	1"	Bubbler	1.38
57	Toro P220-27-0 GLOBE	1"	Bubbler	20.70
58	Toro P220-27-0 GLOBE	1"	Bubbler	24.84
59	Toro P220-27-0 GLOBE	1"	Bubbler	20.70
60	Toro P220-27-0 GLOBE	1"	Bubbler	17.94
61	Toro P220-27-0 GLOBE	1"	Bubbler	16.56
62	Toro P220-27-0 GLOBE	1"	Bubbler	11.04
63	Toro P220-27-0 GLOBE	1"	Bubbler	9.66
64	Toro P220-27-0 GLOBE	1"	Bubbler	22.08
65	Toro P220-27-0 GLOBE	1"	Bubbler	13.80
66	Toro P220-27-0 GLOBE	1"	Bubbler	20.70
67	Toro P220-27-0 GLOBE	1"	Bubbler	8.28
68	Toro P220-27-0 GLOBE	1"	Bubbler	17.94
69	Toro P220-27-0 GLOBE	1"	Bubbler	26.22
70	Toro P220-27-0 GLOBE	1"	Bubbler	5.52
71	Toro P220-27-0 GLOBE	1"	Bubbler	24.99
72	Toro P220-27-0 GLOBE	1"	Bubbler	23.46
73	Toro P220-27-0 GLOBE	1"	Bubbler	26.22
74	Toro P220-27-0 GLOBE	1"	Bubbler	20.00
75	Toro P220-27-0 GLOBE	1"	Bubbler	12.00
76	Toro P220-27-0 GLOBE	1"	Bubbler	23.00
77	Toro P220-27-0 GLOBE	1"	Bubbler	21.00

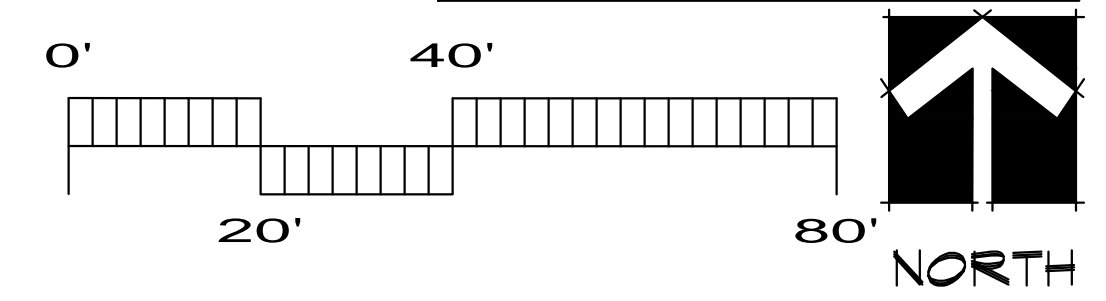


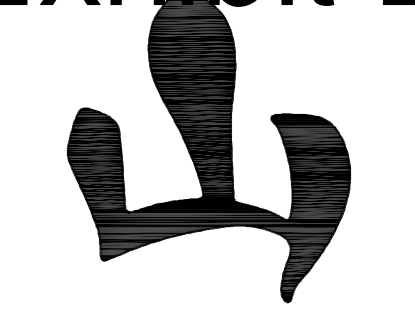
PLANTING STRIP BETWEEN SIDEWALK AND BACK OF CURB BY OTHER; WILL BE SERVED BY THE MASTER DEVELOPMENT'S CFD POINT OF CONNECTION.

MATCHLINE, SEE SHEET L-1.1

MATCHLINE, SEE SHEET L-1.3

SEE SHEET L-1.1 FOR IRRIGATION SCHEDULE





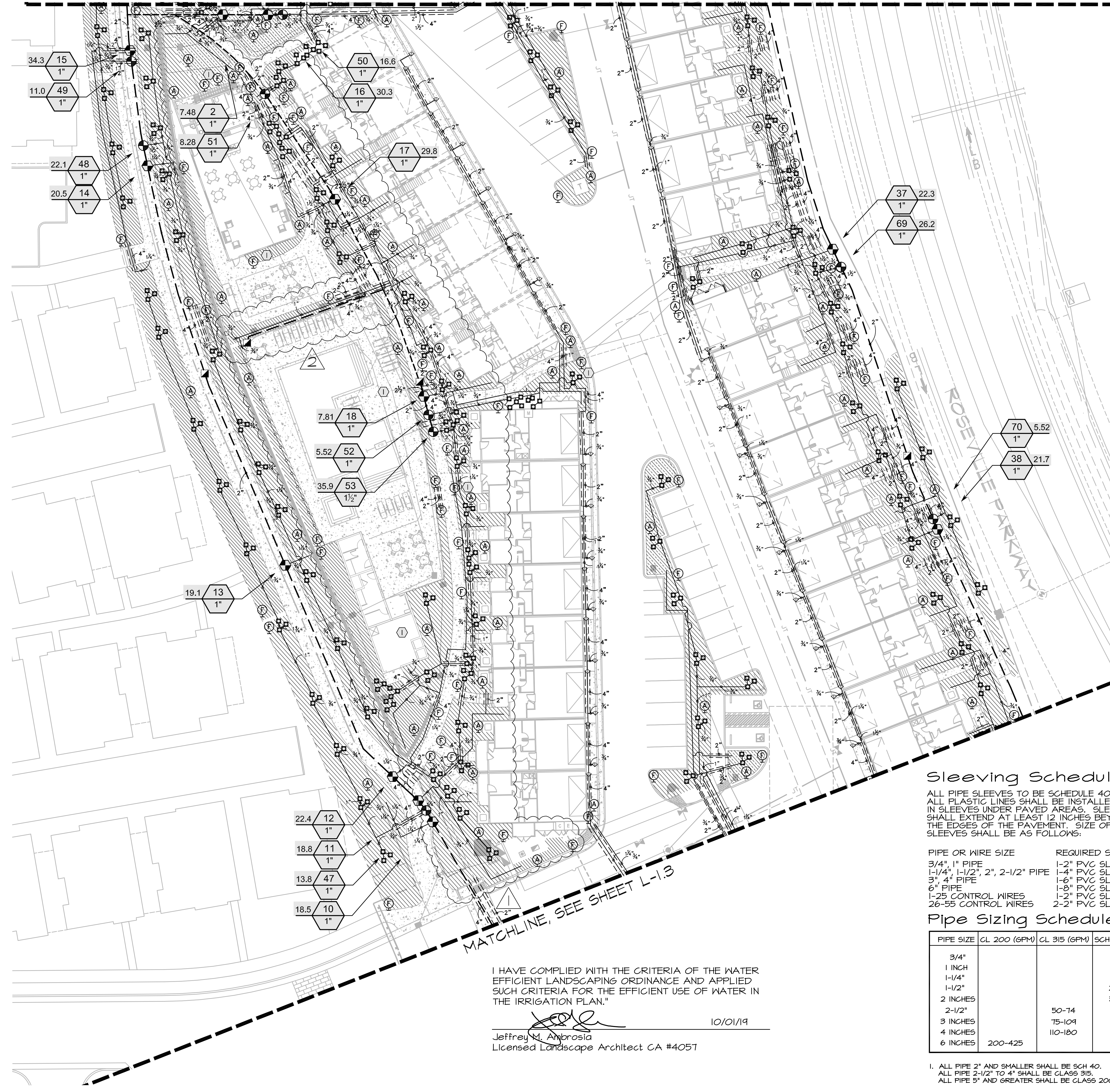
**YAMASAKI**  
LANDSCAPE ARCHITECTURE

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**CAMPUS OAKS APARTMENTS - PHASE 2**  
**LANDSCAPE DEVELOPMENT PLANS**  
350 ROSEVILLE PARKWAY  
ROSEVILLE, CALIFORNIA

MATCHLINE, SEE SHEET L-1.2



**CRITICAL ANALYSIS**

Generated: 2020-09-17 14:27

P.O.C. NUMBER: 01  
Water Source Information: 8" Recycled Water Line, POC per civil plans.

FLOW AVAILABLE  
Water Meter Size: 2"  
Flow Available: 120.00 gpm

PRESSURE AVAILABLE  
Static Pressure at POC: 60.00 psi  
Elevation Change: 5.00 ft  
Service Line Size: 8"  
Length of Service Line: 20.00 ft  
Pressure Available: 58.00 psi

DESIGN ANALYSIS  
Maximum Multi-valve Flow: 60.00 gpm  
Flow Available at POC: 120.00 gpm  
Residual Flow Available: 60.00 gpm

Critical Station: 65  
Design Pressure: 30.00 psi  
Friction Loss: 4.90 psi  
Fittings Loss: 0.49 psi  
Elevation Loss: 0.00 psi  
Loss through Valve: 3.82 psi  
Pressure Req. at Critical Station: 34.22 psi  
Loss for Fittings: 1.30 psi  
Loss for Main Line: 13.05 psi  
Loss for POC to Valve Elevation: 0.00 psi  
Loss for Backflow: 0.00 psi  
Loss for Master Valve: 1.70 psi  
Loss for Water Meter: 2.70 psi  
Critical Station Pressure at POC: 57.97 psi  
Pressure Available: 58.00 psi  
Residual Pressure Available: 0.03 psi

**Sleeving Schedule**

ALL PIPE SLEEVES TO BE SCHEDULE 40 PVC. ALL PLASTIC LINES SHALL BE INSTALLED IN SLEEVES UNDER PAVED AREAS. SLEEVES SHALL EXTEND AT LEAST 12 INCHES BEYOND THE EDGES OF THE PAVEMENT. SIZE OF SLEEVES SHALL BE AS FOLLOWS:

PIPE OR WIRE SIZE	REQUIRED SLEEVE
3/4" PIPE	1-2" PVC SLEEVE
1-1/4", 1-1/2", 2", 2-1/2" PIPE	1-4" PVC SLEEVE
3", 4" PIPE	1-6" PVC SLEEVE
6" PIPE	1-8" PVC SLEEVE
1-25 CONTROL WIRES	1-2" PVC SLEEVE
26-55 CONTROL WIRES	2-2" PVC SLEEVES

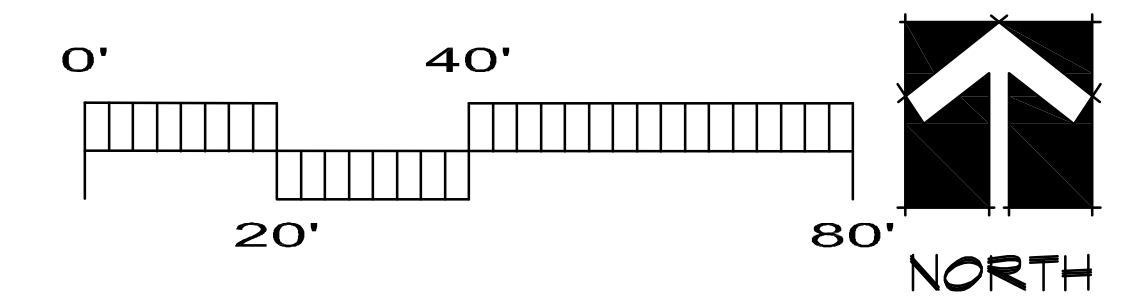
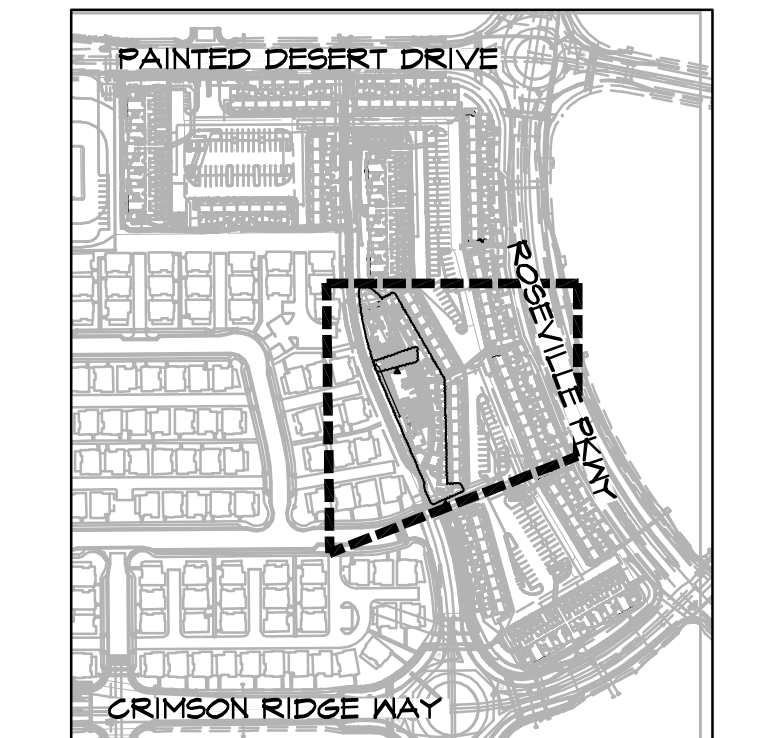
**Pipe Sizing Schedule**

PIPE SIZE	CL 200 (GPM)	CL 315 (GPM)	SCH 40 (GPM)
3/4"			5-8
1 INCH			9-13
1-1/4"			14-23
1-1/2"			24-32
2 INCHES			33-53
2-1/2"		50-74	
3 INCHES		75-104	
4 INCHES		110-180	
6 INCHES	200-425		

1. ALL PIPE 2" AND SMALLER SHALL BE SCH 40.  
ALL PIPE 2-1/2" TO 4" SHALL BE CLASS 315.  
ALL PIPE 5" AND GREATER SHALL BE CLASS 200.

SEE SHEET L-1.1 FOR IRRIGATION SCHEDULE

**KEY MAP**



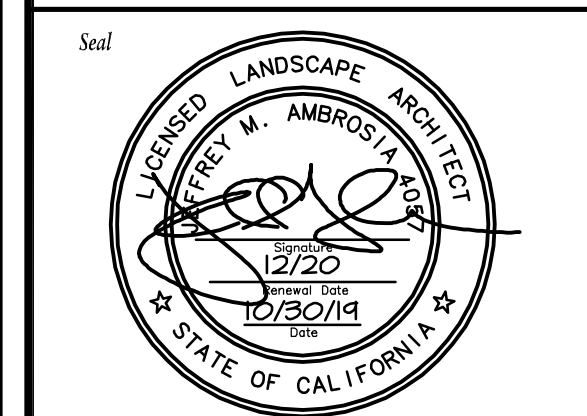
I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPING ORDINANCE AND APPLIED SUCH CRITERIA FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION PLAN."

*Jeffrey M. Ambrosia*  
Jeffrey M. Ambrosia  
Licensed Landscape Architect CA #4057

10/01/19

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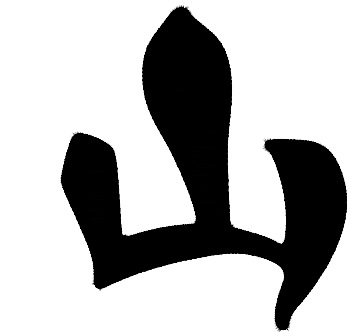
**IRRIGATION PLAN**



No.	Date	Revision
△	09/18/20	Community/Pool Area Revisions
△	12/4/20	Pool Fence Detail
△		
△		

Project Mgr.: JMA Sheet No.:  
Drawn By: TVZ  
Scale: 1" = 20'  
Date: 15 OCT 19  
File Name: CO-1R of 19 sheets

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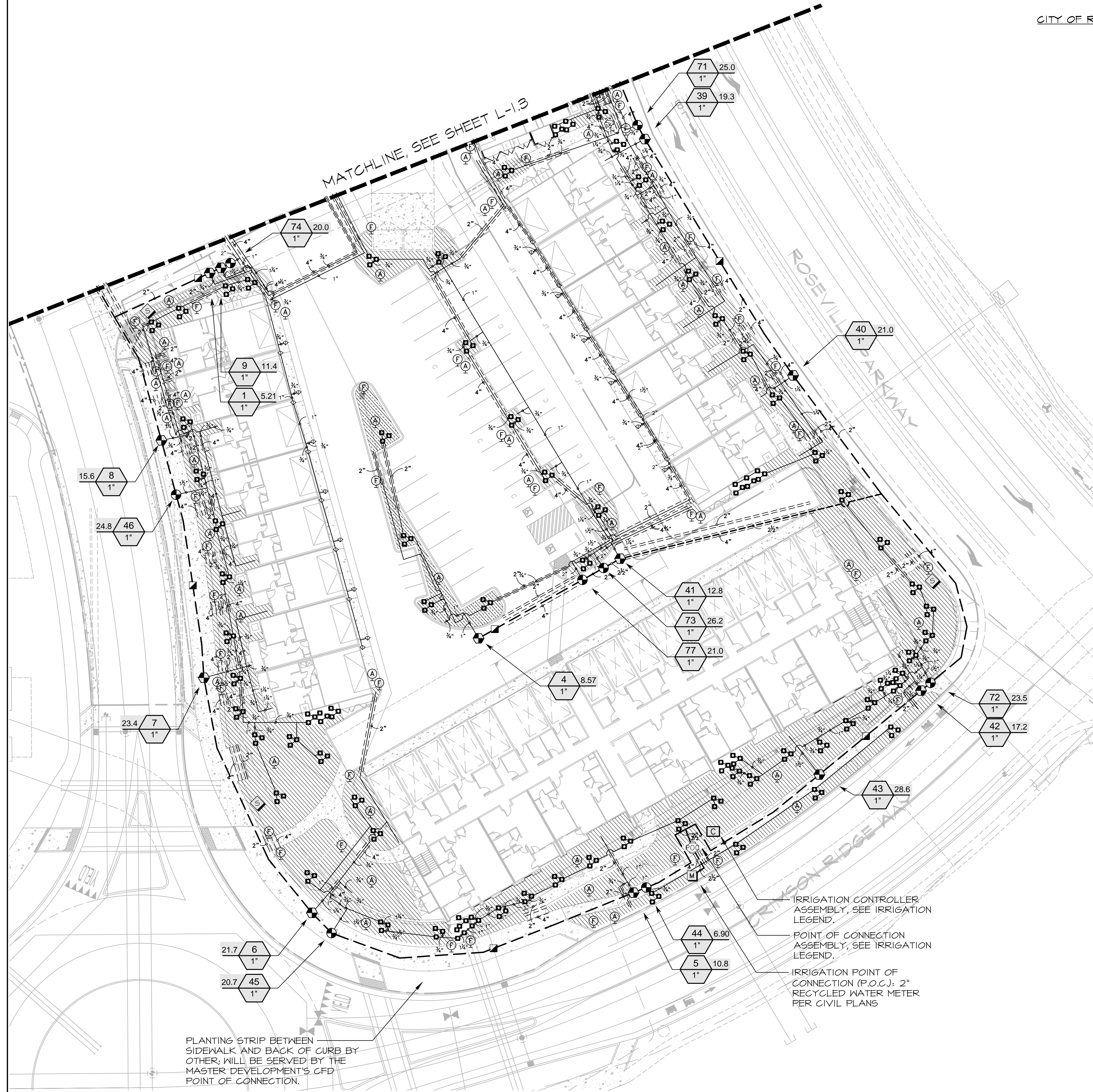
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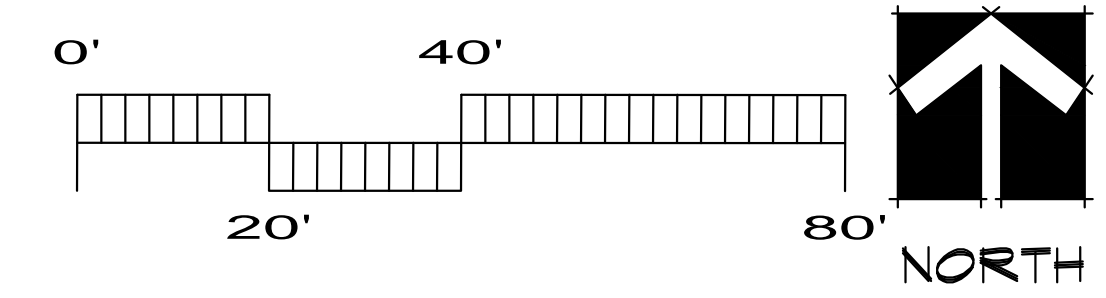
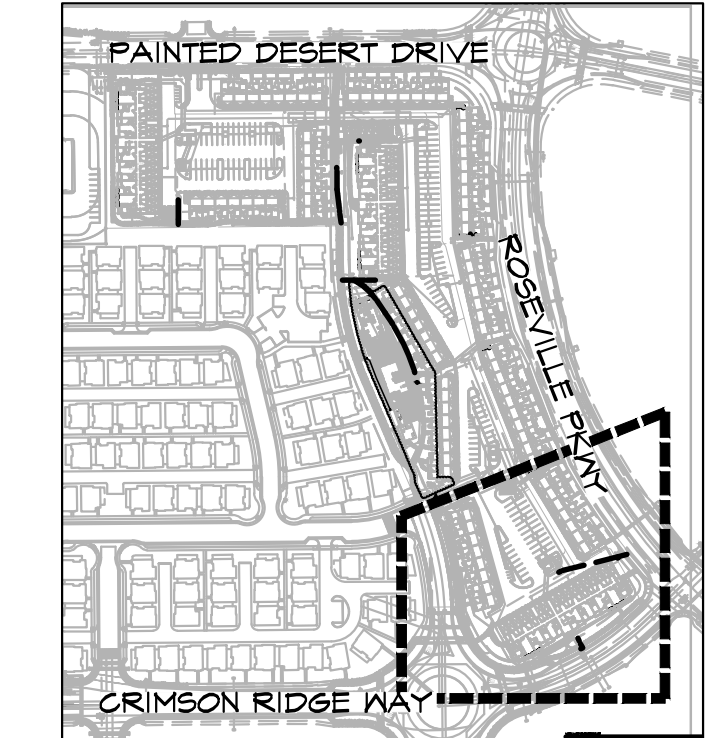
CITY OF ROSEVILLE RECYCLED WATER SPECIAL ON SITE IRRIGATION NOTES

- THE INSTALLATION OF THE RECYCLED WATER SYSTEM SHALL CONFORM TO THE REGULATIONS FOR THE CONSTRUCTION OF RECYCLED WATER SYSTEMS WITHIN THE CITY OF ROSEVILLE AND THE ACCOMPANYING PLANS AND SPECIFICATIONS.
- ALL ON SITE RECYCLED AND POTABLE WATER PIPING INSTALLED ON THIS PROJECT SHALL BE IDENTIFIED IN ACCORDANCE WITH THE CITY OF ROSEVILLE CONSTRUCTION STANDARDS FOR RECYCLED WATER INFRASTRUCTURE AND THE IRRIGATION SPECIFICATIONS.
- CITY OF ROSEVILLE ENVIRONMENTAL UTILITIES DEPARTMENT SHALL BE NOTIFIED TWO DAYS PRIOR TO THE START OF CONSTRUCTION AT (866) 774-5750 AND EACH WORKDAY THEREAFTER UNTIL COMPLETION OF PROJECT FOR COMMERCIAL IRRIGATION SYSTEMS.
- NO FACILITY IS TO BE BACKFILLED UNTIL INSPECTED BY THE CITY OF ROSEVILLE ENVIRONMENTAL UTILITIES DEPARTMENT AND/OR PARKS DEPARTMENT INSPECTOR.
- ALL RECYCLED WATER INFRASTRUCTURE, BOTH ON-SITE AND OFF-SITE, SHALL BE INSPECTED BY CITY OF ROSEVILLE ENVIRONMENTAL UTILITIES AND/OR PARKS DEPARTMENT. FOR INSPECTION OF RECYCLED WATER SYSTEM CONTRACT ENVIRONMENTAL UTILITIES AT 774-5750 FORTY-EIGHT (48) HOURS IN ADVANCE. POINTS OF INSPECTION ARE:
  - PRE-CONSTRUCTION MATERIALS INSPECTION.
  - IRRIGATION SYSTEM INSTALLATION BEFORE LINES ARE COVERED.
  - PRESSURE TESTING.
  - SYSTEM CROSS CONNECTION CONTROL TEST.
  - SIGNAGE.
- ALL RECYCLED WATER PIPING SHALL BE PURPLE COLORED PVC UNLESS OTHERWISE SPECIFIED. WHERE PURPLE PVC IS NOT USED, PIPE SHALL BE IDENTIFIED (MARKED) IN ACCORDANCE WITH THE CITY OF ROSEVILLE CONSTRUCTION STANDARDS.
- MARKINGS ON THE PURPLE COLORED PVC PIPE SHALL INCLUDE THE FOLLOWING:
  - RECYCLED WATER - DO NOT DRINK\*, NOMINAL PIPE SIZE, PVC-1120, PRESSURE RATINGS IN POUNDS PER SQUARE INCH AT 70 DEGREES, ASTM 1745-1120 AND EACH WORKDAY THEREAFTER UNTIL COMPLETION OF PROJECT FOR COMMERCIAL IRRIGATION SYSTEMS.
- ALL RECYCLED WATER SPRINKLER CONTROL VALVES, VALVE RISERS, SPRINKLER RISERS, AND SHING JOINTS SHALL BE TAGGED WITH IDENTIFICATION TAGS OR ADHESIVE LABELS.
  - TAGS SHALL BE WEATHERPROOF PLASTIC, 3" X 4" PURPLE COLOR WITH THE WORDS "RECYCLED WATER - DO NOT DRINK" IMPRINTED ON ONE SIDE, AND "AGUA RECICLADA" ON THE OTHER SIDE. IMPRINTING SHALL BE PERMANENT AND BLACK IN COLOR. USE TAGS AS MANUFACTURED BY T. CHRISTY ENTERPRISES OR APPROVED EQUAL.
  - ONE TAG SHALL BE ATTACHED TO EACH VALVE AS FOLLOWS:
    - ATTACH TO VALVE DIRECTLY OR WITH PLASTIC TIE-WRAP, OR
    - ATTACH TO SOLENOID WIRE DIRECTLY OR WITH PLASTIC TIE-WRAP.
  - RECYCLED WATER WARNING LABELS OR STICKERS THAT ARE CONSISTENT WITH CITY OF ROSEVILLE CONSTRUCTION STANDARDS FOR RECYCLED WATER INFRASTRUCTURE AND THE IRRIGATION SPECIFICATIONS MUST BE ATTACHED TO ALL PIPING NOT IN COMPLIANCE.
  - ALL SPRINKLER HEADS MUST BE DESIGNED FOR RECYCLED WATER USAGE, WITH PURPLE RECYCLED WATER WARNING CAPS.
  - SPRINKLER RISERS AND SHING JOINTS SHALL BE IDENTIFIED WITH PURPLE ADHESIVE 3" X 3" LABELS. EACH LABEL SHALL STATE "RECYCLED WATER-DO NOT DRINK" IN ENGLISH AND SPANISH.
- ALL RECYCLED WATER CONTROL VALVE BOXES SHALL BE PURPLE AND HAVE A WARNING LABEL PERMANENTLY MOLDED INTO THE LID WITH RIVETS, BOLTS, ETC. WARNING LABELS SHALL BE CONSTRUCTED OF A PURPLE WEATHERPROOF MATERIAL WITH THE WARNING PERMANENTLY STAMPED OR MOLDED INTO THE LABEL. THE WARNING SHALL CONTAIN THE FOLLOWING:
  - "RECYCLED WATER"
  - "DO NOT DRINK" IN ENGLISH AND SPANISH.
- RECYCLED WATER QUICK COUPLING VALVES SHALL HAVE A PURPLE RUBBER OR VINYL COVER. THE COVER SHALL BE OF A LOCKING TYPE AND HAVE A WARNING PERMANENTLY STAMPED OR MOLDED AS FOLLOWS: "RECYCLED WATER - DO NOT DRINK" IN ENGLISH AND SPANISH.
- PLASTIC WARNING TAPE SHALL BE USED IN ALL POTABLE WATER PIPING. POTABLE WATER WARNING TAPE SHALL BE A MINIMUM OF 3 INCHES WIDE AND SHALL RUN CONTINUOUSLY FOR THE ENTIRE LENGTH OF EACH LINE. THE TAPE SHALL BE ATTACHED TO THE TOP OF THE PIPE WITH NYLON TIE-WRAP. THE WARNING TAPE AND THE PIPE EVERY FIVE FEET ON CENTER. WARNING TAPE OF THE POTABLE WATER PIPING SHALL BE BLUE IN COLOR WITH WORDS "CAUTION, POTABLE WATER LINE BURIED BELOW" IMPRINTED IN MINIMUM 1/8" HIGH LETTERS. BLACK IN COLOR. IMPRINTING SHALL BE CONTINUOUS AND PERMANENT.
- ALL PRESSURE MAIN LINE PIPING FROM THE RECYCLED WATER SYSTEM SHALL BE INSTALLED TO MAINTAIN 10 FEET MINIMUM HORIZONTAL SEPARATION FROM ALL POTABLE WATER PIPING. WHERE RECYCLED AND POTABLE WATER PRESSURE MAIN LINES CROSS, THE RECYCLED WATER PIPING SHALL BE INSTALLED BELOW THE POTABLE WATER PIPING. OD TO OD, WHERE THE RECYCLED WATER PRESSURE MAIN LINE MUST PASS ABOVE POTABLE WATER PIPING, THE RECYCLED WATER PIPING SHALL BE INSTALLED IN A GLASS 200 PURPLE COLORED PVC SLEEVE WHICH EXTENDS A MINIMUM OF FIVE FEET ON EITHER SIDE OF THE POTABLE WATER PIPING. A 1/2" VERTICAL SEPARATION OD TO OD MUST BE MAINTAINED. CONVENTIONAL (WHITE) PVC PIPE MAY BE USED FOR SLEEVING MATERIAL IF IT IS TAPED WITH THREE-INCH WIDE PURPLE WARNING TAPE WHICH READS "RECYCLED WATER-DO NOT DRINK".
- ALL PRESSURE MAIN LINE PIPING FROM THE RECYCLED WATER SYSTEM SHALL BE INSTALLED TO MAINTAIN A TEN FOOT MINIMUM HORIZONTAL SEPARATION FROM ALL SANITARY SEWER CROSS, WHERE RECYCLED AND SEWER CROSS, THE RECYCLED WATER PIPING SHALL BE INSTALLED A MINIMUM OF ONE FOOT ABOVE SEWER.
- FOR ON-SITE RECYCLED WATER PIPING, THE MINIMUM DEPTH FROM FINISH GRADE TO TOP OF PIPE SHALL BE AS FOLLOWS:
  - INTERMITTENT PRESSURE LINES (ALL SIZES) \_\_\_\_\_ 12"
  - CONSTANT PRESSURE LINES 25" AND SMALLER \_\_\_\_\_ 18"
  - CONSTANT PRESSURE LINES 30" AND LARGER \_\_\_\_\_ 24"
- PRESSURE AND CROSS CONNECTION TESTING FOR ON-SITE RECYCLED WATER SYSTEMS:
  - ALL TESTING OF RECYCLED WATER SYSTEMS MUST BE PERFORMED UTILIZING A POTABLE WATER SOURCE VIA A CONSTRUCTION WATER CONNECTION PER CITY OF ROSEVILLE CONSTRUCTION STANDARDS. NO RECYCLED WATER MAY CONNECT TO A RECYCLED WATER SYSTEM UNTIL ALL TESTING IS SUCCESSFULLY COMPLETE.
  - THE SOURCE OF POTABLE WATER USED FOR TESTING MUST HAVE A METER AND AN APPROVED BACK FLOW PREVENTION DEVICE. THESE CAN BE OBTAINED THROUGH THE CITY OF ROSEVILLE.
  - THE CONTRACTOR SHALL PROVIDE A MEANS TO PLUMB IN PRESSURE AND CROSS CONNECTION TESTING APPARATUS AT THE POINT OF HIGHEST ELEVATION FOR BOTH POTABLE AND RECYCLED WATER SYSTEMS.
  - THE CONSTANT PRESSURE RECYCLED WATER SYSTEM INCLUDING ALL APURTANCES SHALL BE TESTED AT 125 PSI AT HIGHEST POINT OF ELEVATION FOR 1 HOUR WITH NO DETECTABLE LEAKAGE.
  - THE RECYCLED WATER SYSTEM SHALL BE TESTED FOR CROSS-CONNECTION IN ACCORDANCE WITH UNIFORM PLUMBING CODE APPENDIX J PRIOR TO USE.
  - FOR PROJECTS BEING PERFORMED IN PHASES, A CROSS CONNECTION TEST SHALL BE PERFORMED ON EACH PHASE INDEPENDENTLY BEFORE IT IS PUT INTO SERVICE. THE POTABLE WATER SOURCE USED FOR TESTING EACH PHASE MUST BE INDEPENDENT OF OTHER PREVIOUSLY COMPLETED PHASES.
  - AT THE TIME A CROSS CONNECTION TEST IS TO BE PERFORMED, CONSTRUCTION ON BOTH THE POTABLE AND THE RECYCLED WATER SYSTEMS BEING TESTED MUST BE COMPLETE, AND BOTH SYSTEMS FULLY OPERATIONAL AND FUNCTIONING AS DESIGNED.
  - CROSS CONNECTION TESTING SHALL BE PERFORMED ON THE SYSTEM BY CITY FORGES WITH THE ASSISTANCE OF THE CONTRACTOR. THE TEST WILL BE COORDINATED THROUGH THE ENVIRONMENTAL UTILITIES OR PARKS DEPARTMENT INSPECTOR. FORTY EIGHT (48) HOURS NOTICE IS REQUIRED BEFORE THE TEST. DEPENDING ON THE COMPLEXITY OF THE SITE, A PRELIMINARY FIELD MEETING MAY ALSO BE REQUIRED.
- COVERAGE TEST:
  - ADJUST SPRAY HEADS TO ELIMINATE OVERSPRAY ONTO NATIVE OAK AREAS AND INTO AREAS NOT UNDER THE CONTROL OF THE CUSTOMER SUCH AS POOL DECKS, PRIVATE PATIOS, STREETS, SIDEWALKS, AND OTHER SIMILAR FACILITIES.
- METER INSTALLATION:
  - ONCE THE ON-SITE RECYCLED WATER SYSTEM HAS BEEN PROPERLY INSPECTED AND PASSED PRESSURE AND CROSS CONNECTION TESTING, A METER MAY BE INSTALLED. THE METER MUST BE PURCHASED FROM THE CITY OF ROSEVILLE AND INSTALLED BY CITY FORGES. COORDINATE METER PURCHASE AND INSTALLATION WITH THE ENVIRONMENTAL UTILITIES OR PARKS DEPARTMENT INSPECTOR.
- NO CONNECTION SHALL BE MADE TO THE CITY'S EXISTING RECYCLED WATER SYSTEM UNTIL THE NEW FACILITIES HAVE BEEN SUCCESSFULLY PRESSURE AND CROSS CONNECTION TESTED, TAPS TO THE EXISTING RECYCLED WATER SYSTEM WILL BE MADE BY CITY FORGES ONLY.
- FAILURE TO COMPLY WITH THE ABOVE GUIDELINES VIOLATES THE CITY OF ROSEVILLE DESIGN AND CONSTRUCTION STANDARDS FOR RECYCLED WATER INFRASTRUCTURE AND WILL RESULT IN TERMINATION OF SERVICE UNTIL THE APPROPRIATE CORRECTIVE STEPS HAVE BEEN TAKEN.



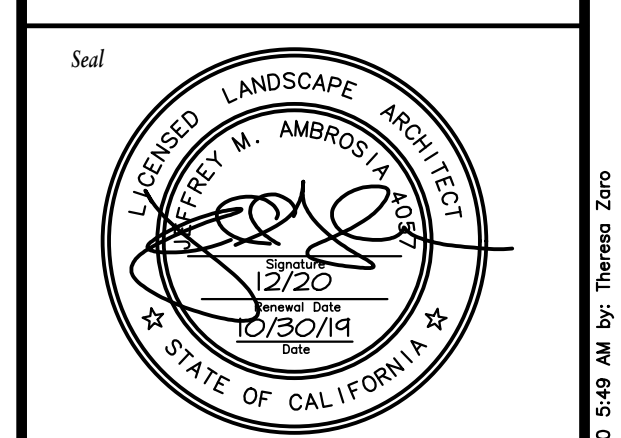
SEE SHEET L-1.1 FOR IRRIGATION SCHEDULE

KEY MAP NTS



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Sheet Title  
IRRIGATION PLAN



No.	Date	Revision
▲	09/18/20	Community/Pool Area Revisions
▲		
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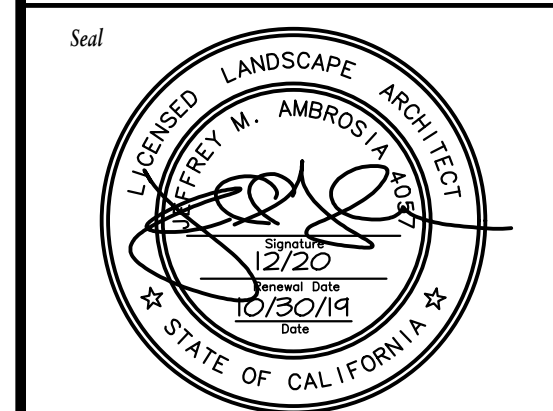
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CAMPUS OAKS APARTMENTS - PHASE 2  
LANDSCAPE DEVELOPMENT PLANS  
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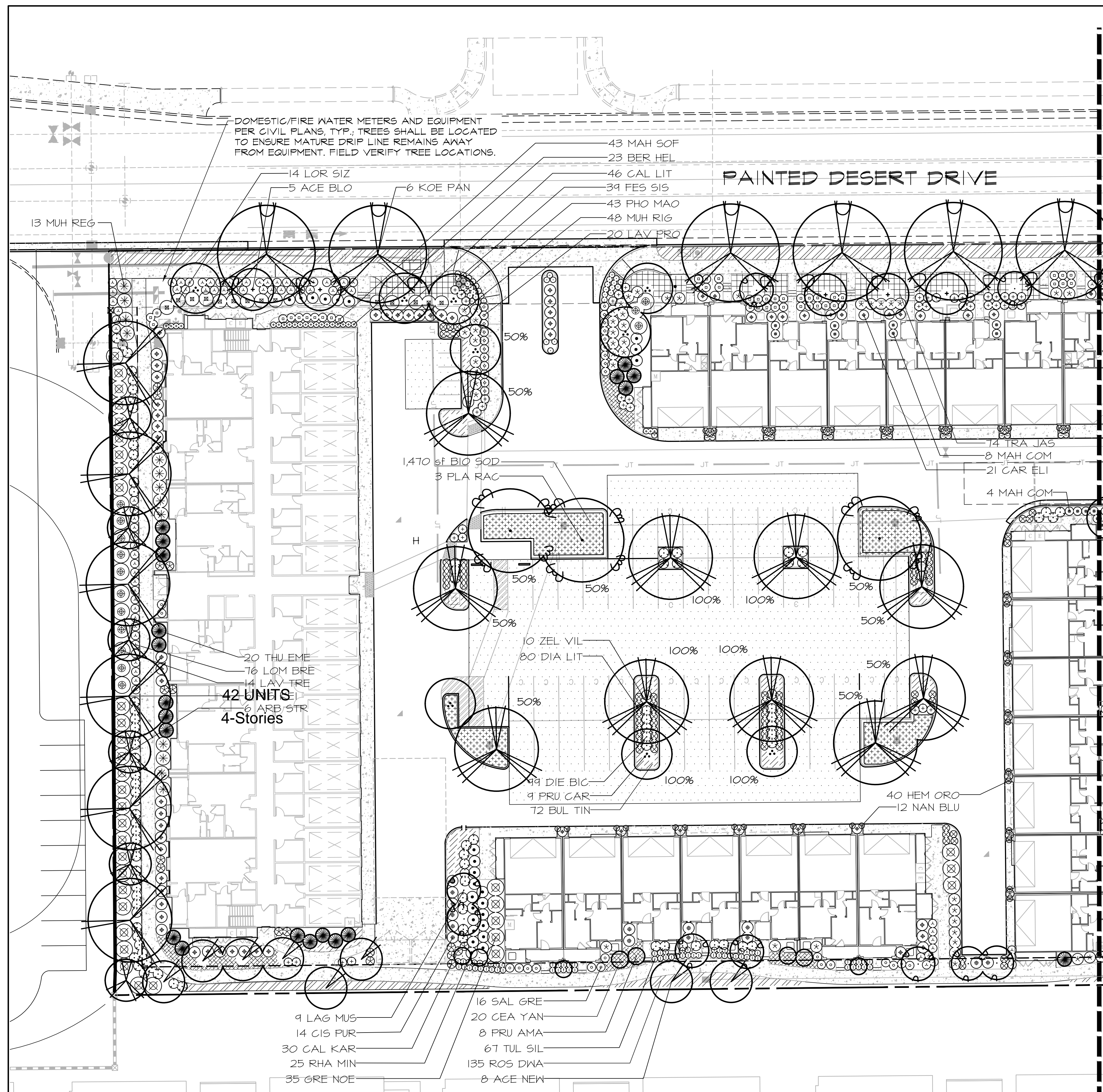
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Sheet Title  
**PLANTING PLAN**



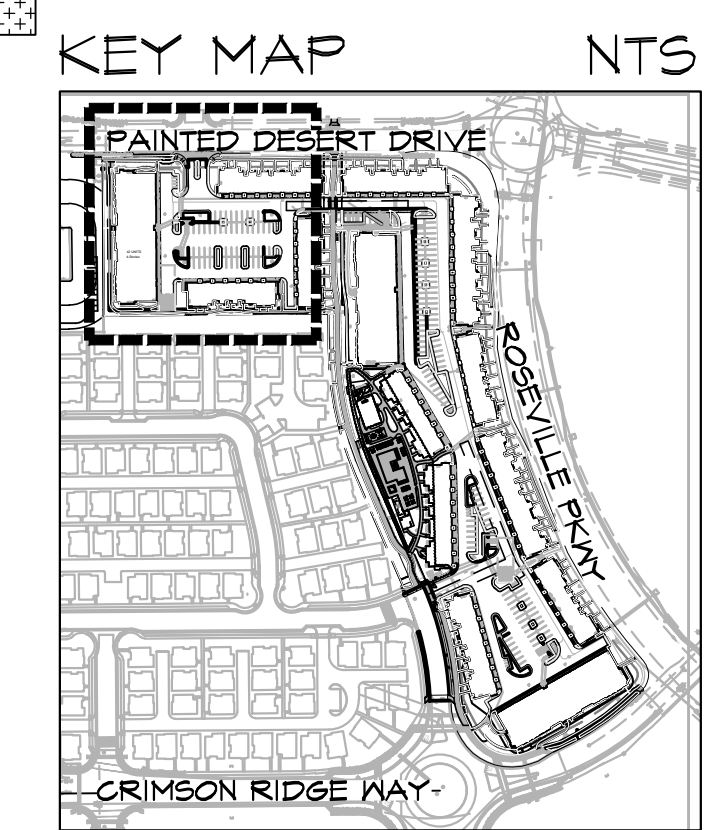
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Scale: 1" = 20' **L-2.1**  
Date: 15 OCT 19  
File Name: CO-PL of 18 sheets

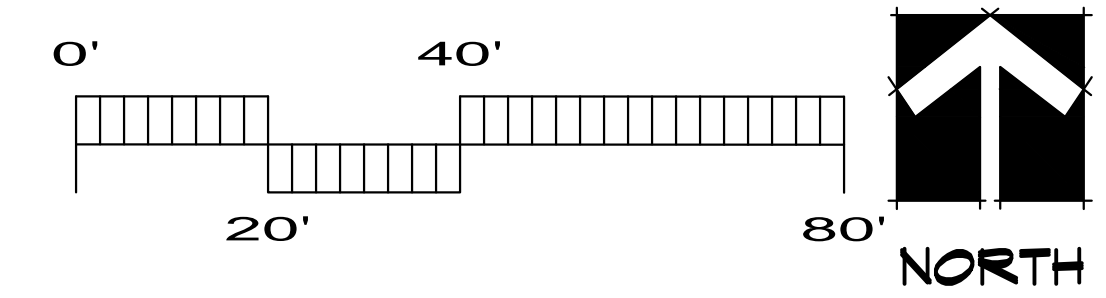


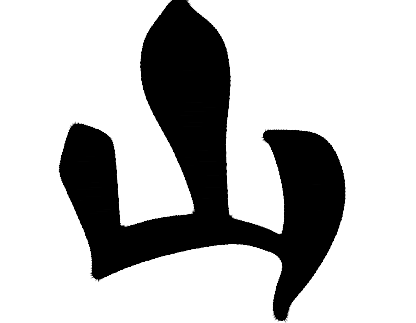
PLANT SCHEDULE

TREES	CODE	ACCENT PLANTS	CODE
	ACE BLO		HEM ORO
	ACE NEW		LAV PRO
	ARB STR		LOM BRE
	KOE PAN		NAN BLU
	LAG MUS		SAL GRE
	NYS SYL		TUL SIL
	PIS KEI	<b>GRASSES</b>	<b>CODE</b>
	PLA RAC		CAL KAR
	PRU CAR		FES SIS
	PRU AMA		MUH REG
	PRU SER		MUH RIG
	QUE GAR	<b>VINES</b>	<b>CODE</b>
	THU EME		CLY CAL
	ULM PRO	<b>GROUND COVERS</b>	<b>CODE</b>
	ZEL VIL		BER AQU
	<b>CODE</b>		BUL TIN
	BER HEL		CEA YAN
	CAL LIT		CIS SUN
	CAR ELI		NAN HAR
	CIS PUR		ROS RED
	DIA LIT		ROS DWA
	DIE BIC		TRA JAS
	DOD PUR		<b>CODE</b>
	GRE NOE		BIO SOD
	LAV TRE	<b>SOD/SEED</b>	
	LOR SIZ		
	MAH COM		
	MAH SOF		
	PHO MAO		
	PHO FRA		
	RHA MIN		



SEE SHEET L-2.5 FOR FULL PLANT SCHEDULE





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LANDSCAPE ARCHITECTURE

JEFF AMBROSIA, ASLA C4057

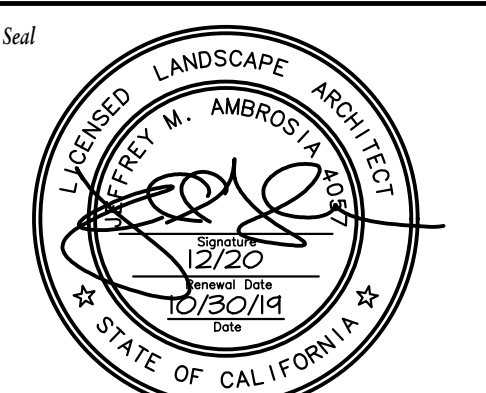
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**350 ROSEVILLE PARKWAY**  
**ROSEVILLE, CALIFORNIA**

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Sheet Title  
**PLANTING PLAN**

Seal



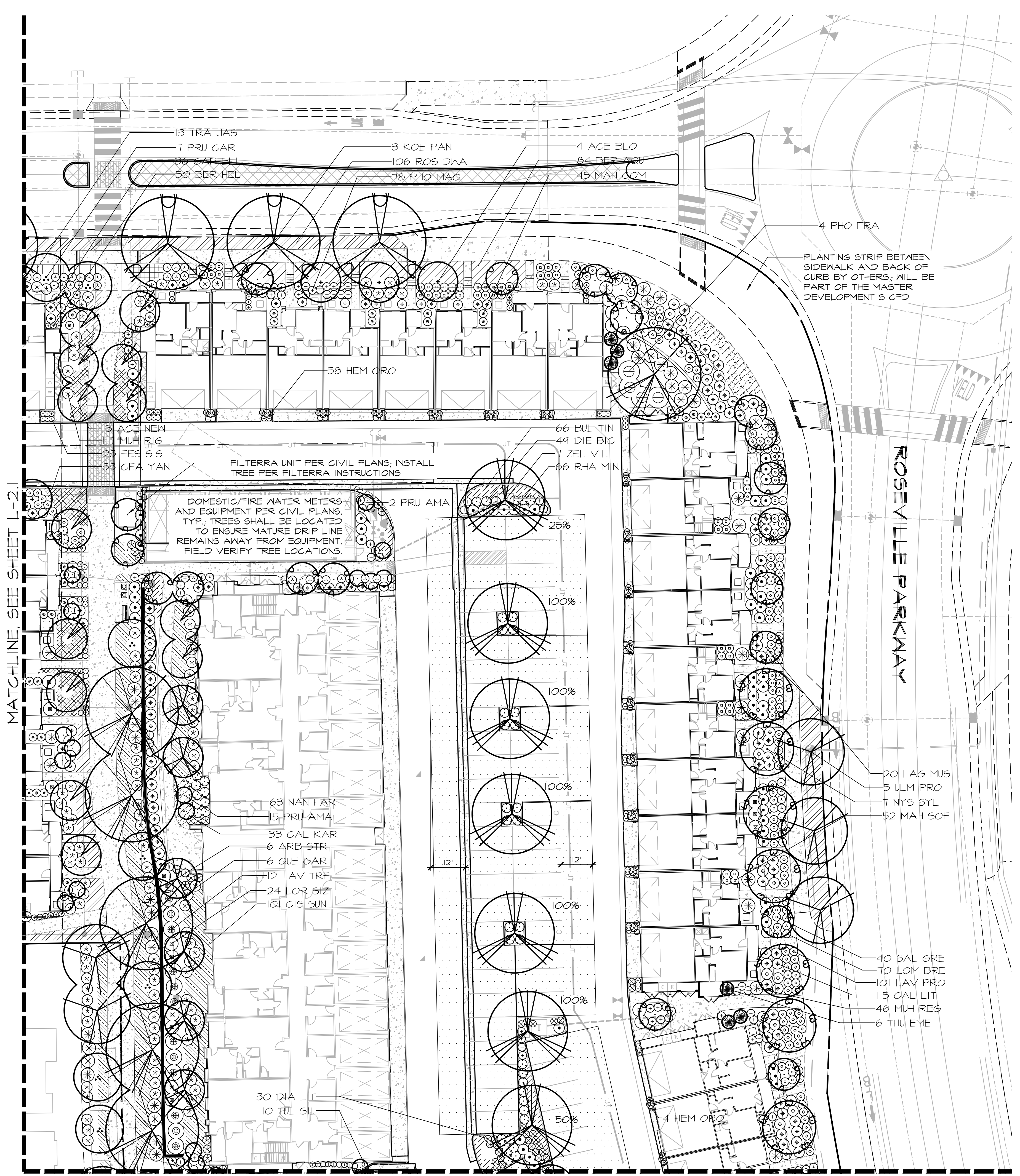
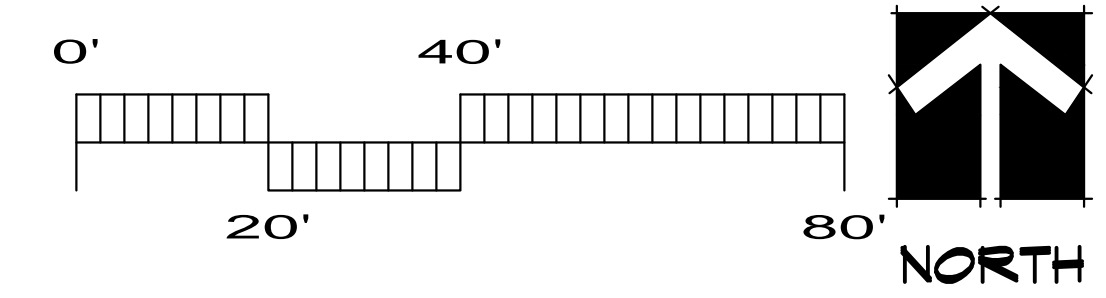
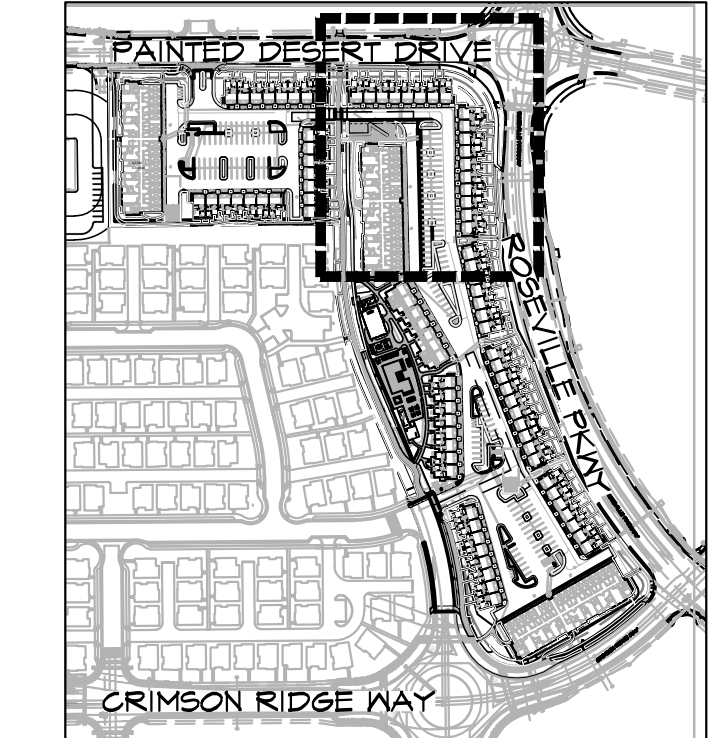
No.	Date	Revision
▲	09/18/20	Community/Pool Area Revisions
▲		
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Project Mgr.: JMA      Sheet No.:  
Drawn By: TVZ  
Scale: 1" = 20'      **L-2.2**  
Date: 15 OCT 19  
File Name: CO-PL of 18 sheets

**PLANT SCHEDULE**

TREES	CODE	ACCENT PLANTS	CODE
	ACE BLO		HEM ORO
	ACE NEW		LAV PRO
	ARB STR		LOM BRE
	KOE PAN		NAN BLU
	LAG MUS		SAL GRE
	NYS SYL		TUL SIL
	PIS KEI	<b>GRASSES</b>	CODE
	PLA RAC		CAL KAR
	PRU CAR		FES SIS
	PRU AMA		MUH REG
	PRU SER		MUH RIG
	QUE GAR	<b>VINES</b>	CODE
	THU EME		CLY CAL
	ULM PRO	<b>GROUND COVERS</b>	CODE
	ZEL VIL		BER AQU
	BER HEL		BUL TIN
	CAL LIT		CEA YAN
	CAR ELI		CIS SUN
	CIS PUR		NAN HAR
	DIA LIT		ROS RED
	DIE BIC		ROS DWA
	DOD PUR		TRA JAS
	GRE NOE		CODE
	LAV TRE		BIO SOD
	LOR SIZ	<b>SOD/SEED</b>	
	MAH COM		
	MAH SOF		
	PHO MAO		
	PHO FRA		
	RHA MIN		

**KEY MAP**      NTS

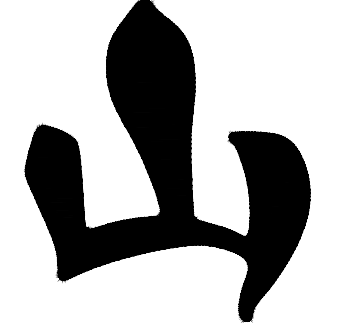


MATCHLINE, SEE SHEET L-2

MATCHLINE, SEE SHEET L-2.3

SEE SHEET L-2.5 FOR FULL PLANT SCHEDULE





**YAMASAKI**  
LANDSCAPE ARCHITECTURE

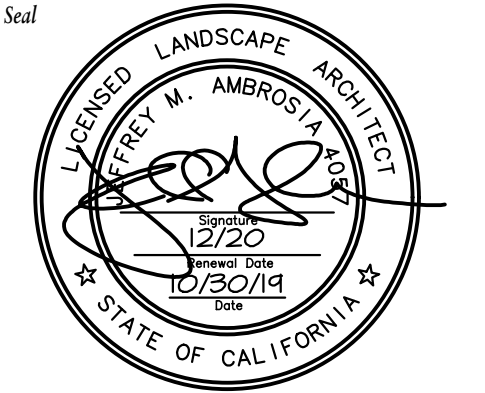
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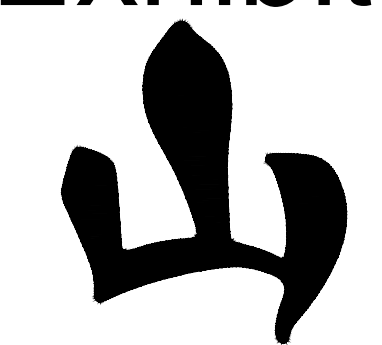
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**PLANTING PLAN**

Scale  


No. Date Revision  
 ▲ 09/18/20 Community/Pool Area Revisions  
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Project Mgr.: JMA Sheet No.:  
 Drawn By: TVZ  
 Scale: 1" = 20'  
 Date: 15 OCT 19  
 File Name: CO-PL of 18 sheets

TREES	CODE	ACCENT PLANTS	CODE
	ACE BLO		HEM ORO
	ACE NEW		LAV PRO
	ARB STR		LOM BRE
	KOE PAN		NAN BLU
	LAG MUS		SAL GRE
	NYS SYL		TUL SIL
	PIS KEI		
	PLA RAC		
	PRU CAR		
	PRU AMA		
	PRU SER		
	QUE GAR		
	THU EME		
	ULM PRO		
	ZEL VIL		



**YAMASAKI**  
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**CAMPUS OAKS APARTMENTS - PHASE 2**  
**LANDSCAPE DEVELOPMENT PLANS**  
**350 ROSEVILLE PARKWAY**  
**ROSEVILLE, CALIFORNIA**

**PLANT SCHEDULE**

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	WUCOLS
	ACE BLO	9	Acer palmatum 'Bloodgood' / Bloodgood Japanese Maple	15 gal	M
	ACE NEW	30	Acer rubrum 'New World' / New World Red Maple	24"box	M
	ARB STR	19	Arbutus unedo Standard / Strawberry Tree	24"box	L
	KOE PAN	9	Koelreuteria paniculata / Golden Rain Tree	24"box	M
	LAG MUS	66	Lagerstroemia x 'Muskogee' / Grape Myrtle	24"box	L
	NYS SYL	16	Nyssa sylvatica / Sour Gum	24"box	M
	PIS KEI	10	Pistacia chinensis 'Keith Davey' / Keith Davey Chinese Pistache	24"box	L
	PLA RAC	10	Platanus racemosa / California Sycamore	24"box	M
	PRU CAR	32	Prunus caroliniana / Carolina Laurel Cherry	24"box	L
	PRU AMA	42	Prunus serrulata 'Amanogawa' / Japanese Flowering Cherry	15 gal	M
	PRU SER	9	Prunus serrulata 'Kanzan' / Japanese Flowering Cherry	24"box	M
	QUE GAR	14	Quercus garryana / Oregon White Oak	24"box	L
	THU EME	52	Thuja occidentalis 'Emerald' / Emerald Arborvitae	15 gal	M
	ULM PRO	22	Ulmus propinqua 'Emerald Sunshine' / Elm	24"box	M
	ZEL VIL	29	Zelkova serrata 'Village Green' / Sawleaf Zelkova	24"box	M

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	WUCOLS
	BER HEL	112	Berberis thunbergii 'Helmond Pillar' / Columnar Red Barberry	5 gal	M
	CAL LIT	307	Callistemon citrinus 'Little John' / Dwarf Bottle Brush	1 gal	L
	CAR ELI	85	Carpenteria californica 'Elizabeth' / Bush Anemone	5 gal	L
	CIS PUR	57	Cistus x purpureus / Orchid Rockrose	5 gal	L
	DIA LIT	229	Dianella revoluta 'Little Rev' / Little Rev Flax Lily	1 gal	L
	DIE BIC	256	Dietes bicolor / Fortnight Lily	5 gal	L
	DOD PUR	10	Dodonaea viscosa 'Purpurea' / Purple Leafed Hopseed Bush	5 gal	L
	GRE NOE	83	Grevillea x 'Noellii' / Grevillea	5 gal	L
	LAV TRE	33	Lavatera maritima / Tree mallow	5 gal	L
	LOR SIZ	65	Loropetalum chinense 'Sizzling Pink' / Sizzling Pink Fringe Flower	5 gal	M
	MAH COM	106	Mahonia aquifolium 'Compacta' / Compact Oregon Grape	1 gal	M
	MAH SOF	128	Mahonia eurybracteata 'Soft Caress' / Soft Caress Mahonia	1 gal	M
	PHO MAO	249	Phormium tenax 'Maori Maiden' / New Zealand Flax	5 gal	L
	PHO FRA	15	Photinia x fraseri / Photinia	15 gal	M
	RHA MIN	262	Rhaphiolepis umbellata 'Minor' / Yedda Hawthorn	5 gal	L

ACCENT PLANTS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	WUCOLS
	HEM ORO	230	Hemerocallis x 'Stella de Oro' / Yellow Daylily	1 gal	M
	LAV PRO	247	Lavandula x intermedia 'Provence' / Provence French Lavender	1 gal	L
	LOM BRE	424	Lomandra longifolia 'Breeze' / Dwarf Mat Rush	1 gal	L
	NAN BLU	91	Nandina domestica 'Blush Pink' / Heavenly Bamboo	1 gal	L
	SAL GRE	184	Salvia greggii 'Heatwave Blaze' / Heatwave Blaze Salvia	1 gal	L
	TUL SIL	209	Tulbaghia violacea 'Silver Lace' / Silver Lace Society Garlic	1 gal	L

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	WUCOLS
	CAL KAR	152	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal	M
	FES SIS	133	Festuca idahoensis 'Siskiyou Blue' / Siskiyou Blue Fescue	1 gal	L
	MUH REG	153	Muhlenbergia capillaris 'Regal Mist' / Pink Muhly	1 gal	L
	MUH RIG	313	Muhlenbergia rigens / Deer Grass	1 gal	L

VINES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	WUCOLS
	CLY CAL	22	Clytostoma callistegioides / Violet Trumpet Vine	5 gal	M

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS
	BER AQU	84	Berberis aquifolium repens / Creeping Barberry	1 gal	36" o.c.	L
	BUL TIN	186	Bulbine frutescens 'Tiny Tangerine' / Tiny Tangerine Bulbine	1 gal	36" o.c.	L
	CEA YAN	53	Ceanothus griseus horizontalis 'Yankee Point' / California Lilac	1 gal	60" o.c.	L
	CIS SUN	211	Cistus pulverulentus 'Sunset' / Rockrose	1 gal	60" o.c.	L
	NAN HAR	296	Nandina domestica 'Harbour Dwarf' / Dwarf Heavenly Bamboo	1 gal	30" o.c.	L
	ROS RED	30	Rosa x 'Flower Carpet Red' / Rose	5 gal	48" o.c.	M
	ROS DWA	390	Rosmarinus officinalis 'Prostratus' / Dwarf Rosemary	1 gal	48" o.c.	L
	TRA JAS	299	Trachelospermum jasminoides / Star Jasmine	1 gal	48" o.c.	M

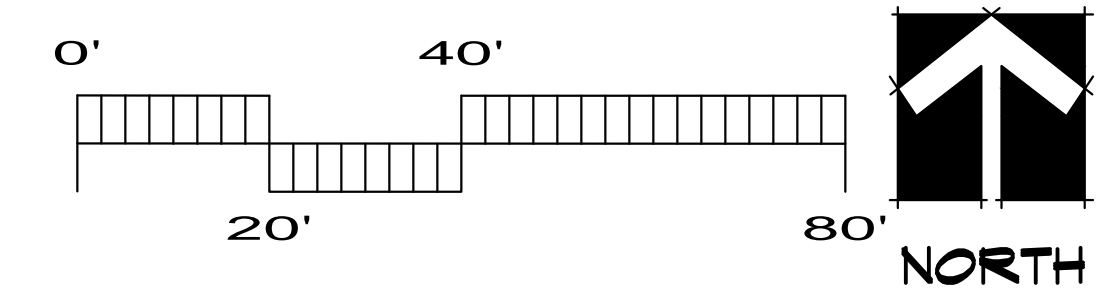
  

SOD/SEED	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS
	BIO SOD	4,021 sf	Biofiltration Sod / Available from Delta Bluegrass	sod		M

**PARKING LOT SHADE CALCULATIONS - CITY OF ROSEVILLE**

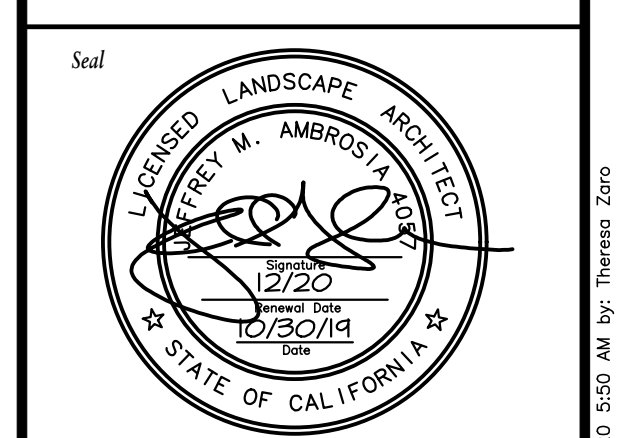
TREE	INTERIOR PLANTER 100%	SOUTH, EAST AND WEST 50%	CORNER AND NORTH 25%
ZELKOVA SERRATA	16 x (962)= 15,392 SF	9 x (481)= 4,329 SF	3 x (240)= 720 SF
PLATANUS RACEMOSA		8 x (481)= 3,848 SF	2 x (240)= 480 SF
PRUNUS CAROLINIANA	2 x (314)= 628 SF	6 x (157)= 942 SF	
<b>SUBTOTALS:</b>	<b>16,020 SF</b>	<b>9,119 SF</b>	<b>1,200 SF</b>

TOTAL SHADE PROVIDED: 26,339 SF  
 AREA OF PAVING SUBJECT TO SHADING REQUIREMENTS: 46,135 SF  
 AREA REQUIRED TO BE SHADED: 46,135 x 50% = 23,068 SF  
 SHADE PROVIDED EXCEEDS AMOUNT REQUIRED: 26,339 > 23,068



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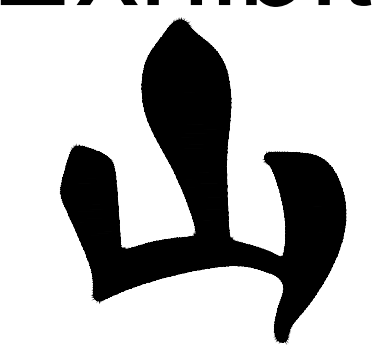
**PLANT SCHEDULE**



No.	Date	Revision
1	09/18/20	Community/Pool Area Revisions

Project Mgr.: JMA	Sheet No.:
Drawn By: TVZ	
Scale: ---	<b>L-2.5</b>
Date: 15 OCT 19	
File Name: CO-PL	of 18 sheets



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**CAMPUS OAKS APARTMENTS - PHASE 2**  
**LANDSCAPE DEVELOPMENT PLANS**  
350 ROSEVILLE PARKWAY  
ROSEVILLE, CALIFORNIA

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Sheet Title  
**SITE FURNISHINGS PLAN**

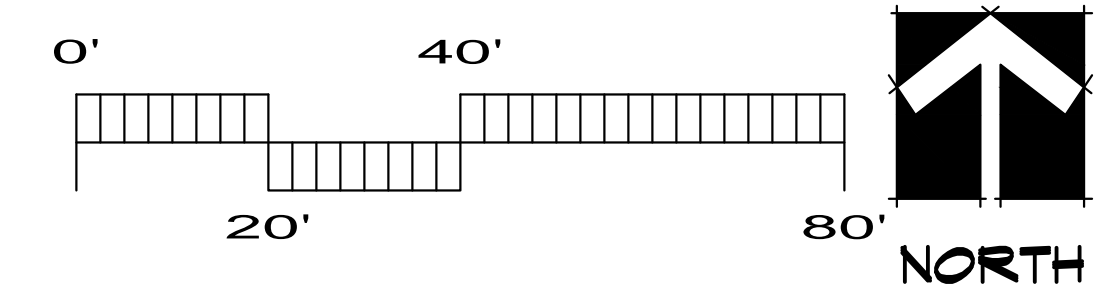
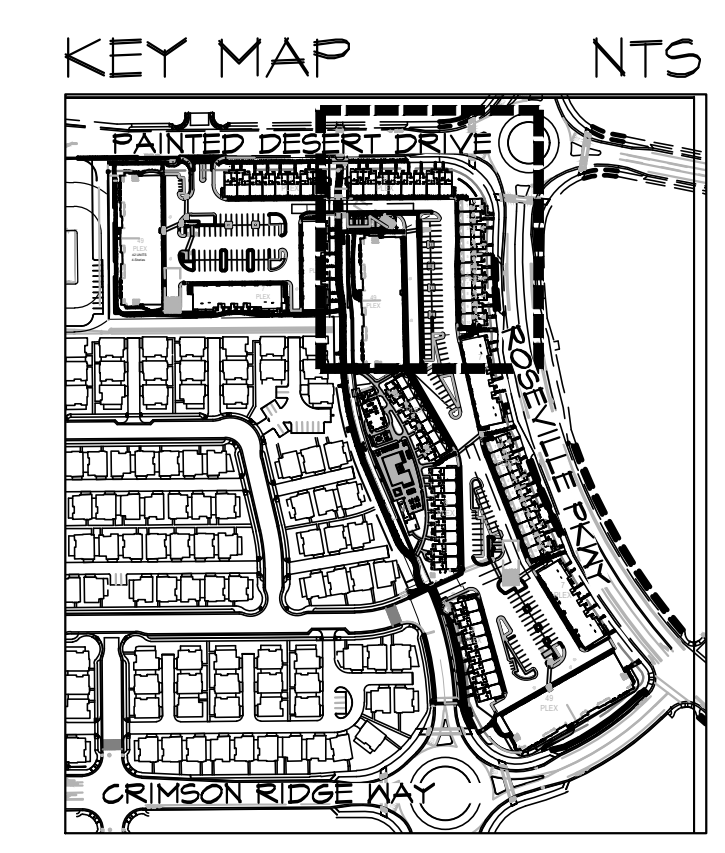
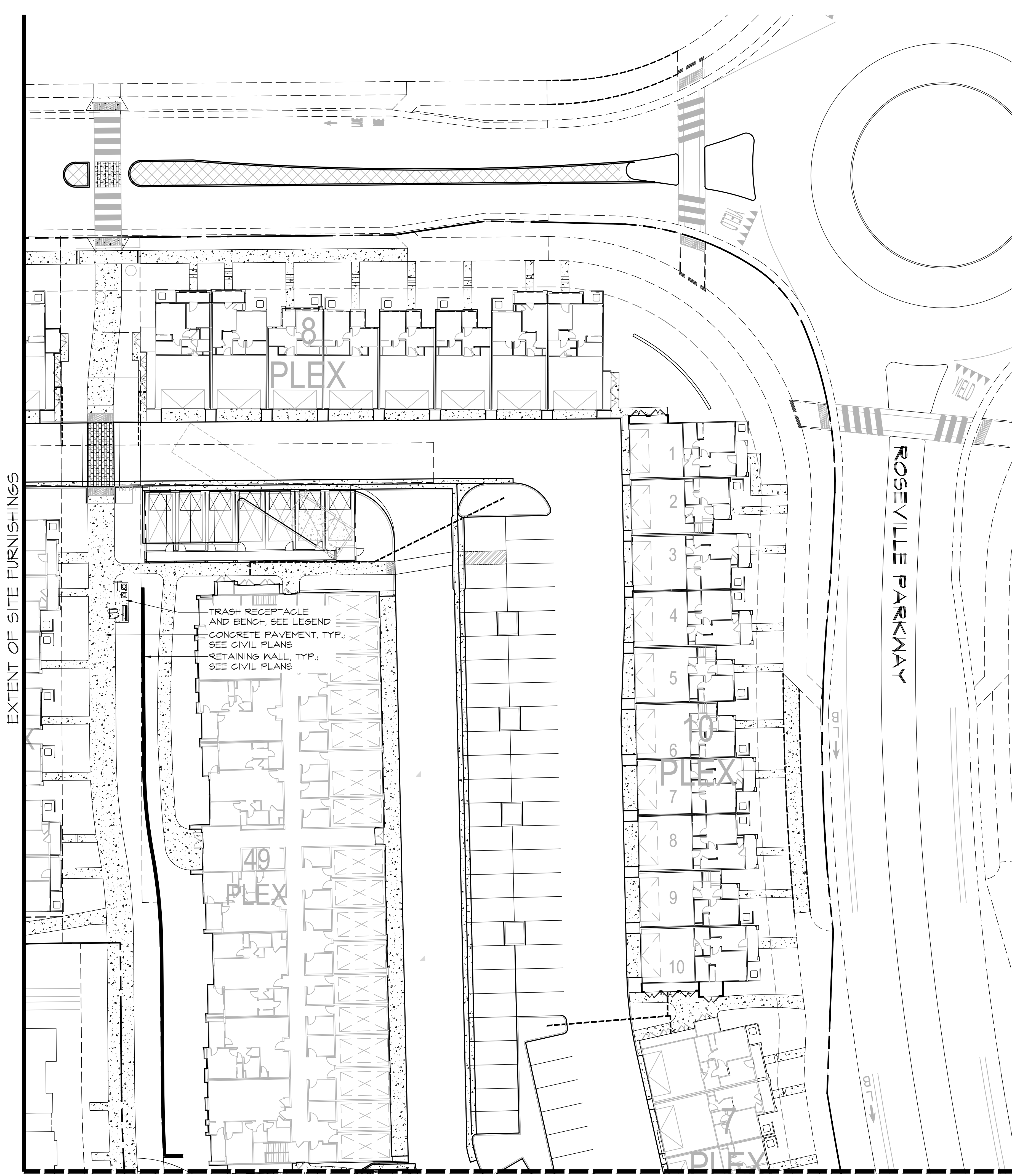


No.	Date	Revision
▲	09/18/20	Community/Pool Area Revisions
▲		
▲		
▲		

Project Mgr.: JMA	Sheet No.:
Drawn By: TVZ	<b>L-3.1</b>
Scale: 1" = 20'	
Date: 15 OCT 19	
File Name: CO-SF	of 18 sheets

**SITE FURNISHINGS LEGEND**

SYMBOL	QUANTITY	DESCRIPTION	DETAIL
T <sub>8</sub>	5	TRASH RECEPTACLE - Victor Stanley Ironsites Collection 22-gallon Receptacle with standard formed lid, Model #S-42, powdercoat Black color. Surface mount on concrete pavement with anchor bolts per manufacturer's instructions including recommended minimum clear footprint. Anchor bolts to be min. 8" from edge of concrete. Available from Victor Stanley, contact Patty Torboli, (800) 368 2573 ext. 365, patty@victorstanley.com.	---
B <sub>11</sub>	3	BENCH - Victor Stanley Classic Collection 6' Metal Bench, Model #C-140, powdercoat Black frame, lpe wood slats. Surface mount on concrete pavement per manufacturer's instructions including recommended minimum clear footprint. Available from Victor Stanley, contact Patty Torboli, (800) 368 2573 ext. 365, patty@victorstanley.com.	---



MATCHLINE, SEE SHEET L-3.2



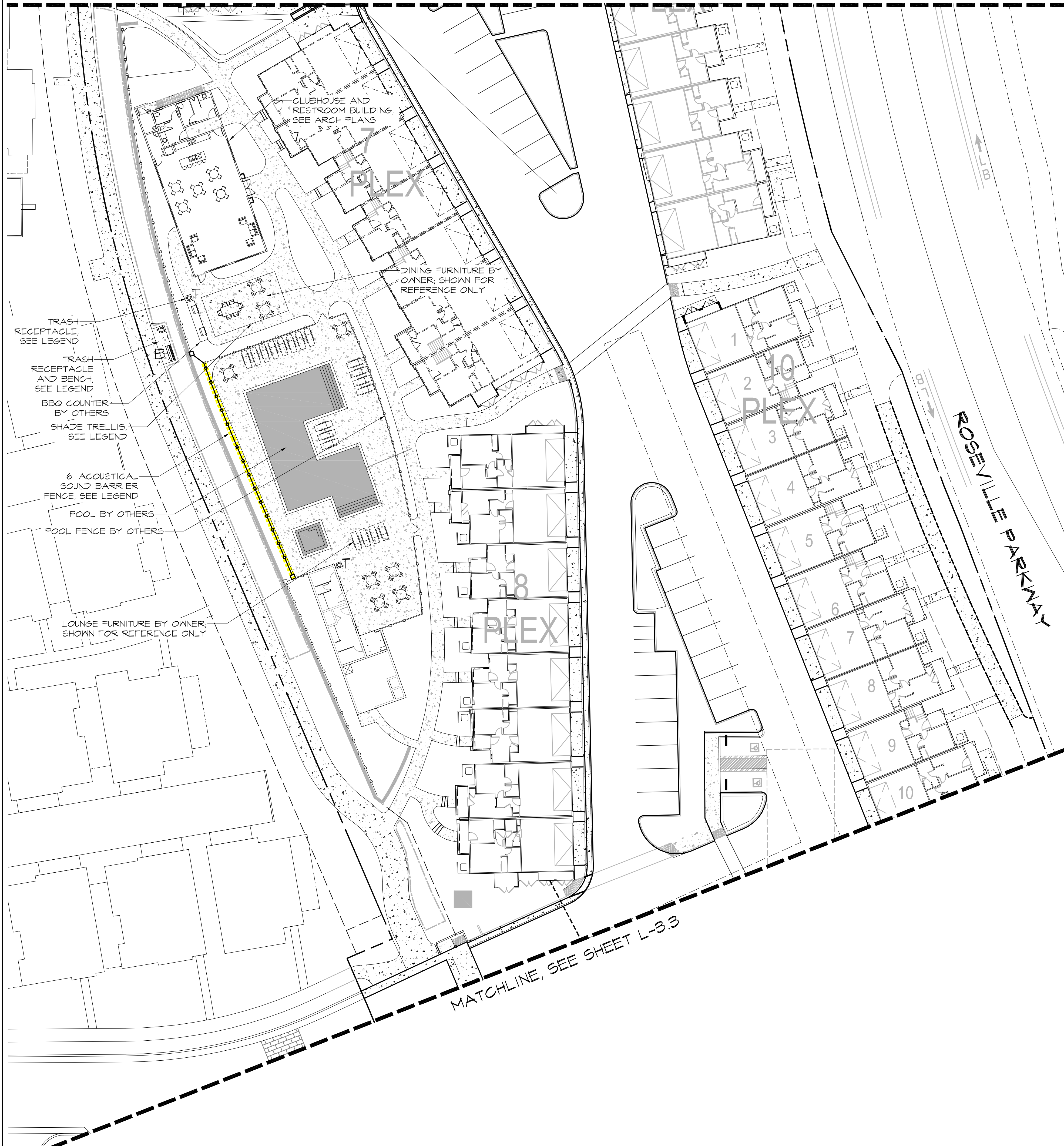
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**CAMPUS OAKS APARTMENTS - PHASE 2**  
**LANDSCAPE DEVELOPMENT PLANS**  
350 ROSEVILLE PARKWAY  
ROSEVILLE, CALIFORNIA

MATCHLINE, SEE SHEET L-3.1



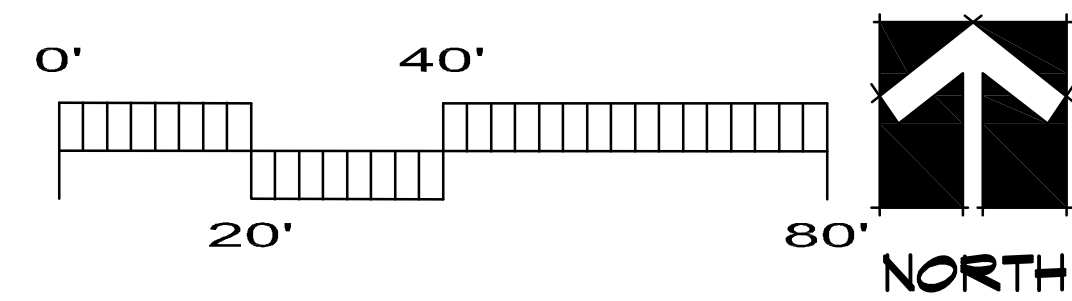
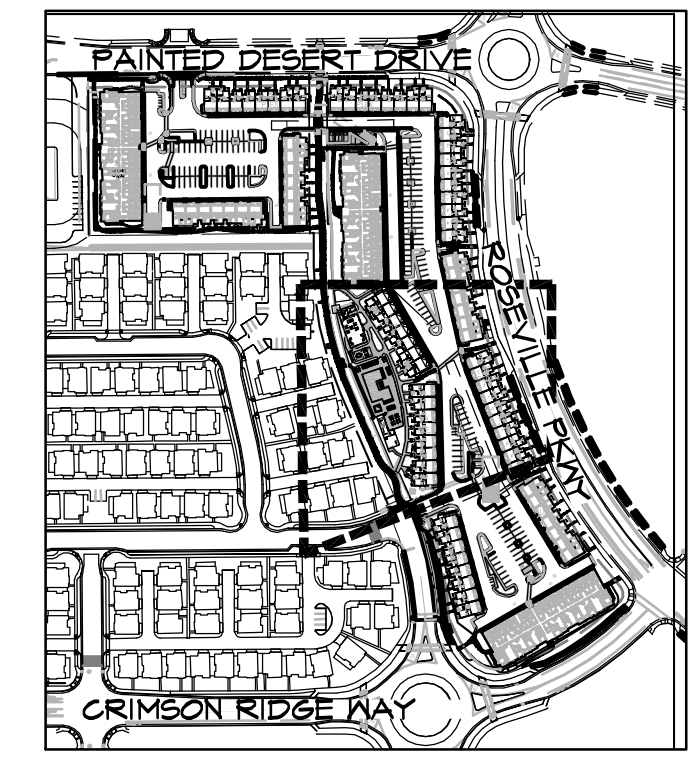
**SITE FURNISHINGS LEGEND**

SYMBOL	QUANTITY	DESCRIPTION	DETAIL
	5	TRASH RECEPTACLE - Victor Stanley Ironsites Collection 22-gallon Receptacle with standard formed lid, Model #5-42, powdercoat Black color. Surface mount on concrete pavement with anchor bolts per manufacturer's instructions including recommended minimum clear footprint. Anchor bolts to be min. 8" from edge of concrete. Available from Victor Stanley, contact Patty Torboli, (800) 368 2573 ext. 365, pattyt@victorstanley.com.	---
	3	BENCH - Victor Stanley Classic Collection 6' Metal Bench, Model #C-140, powdercoat Black frame, lpe wood slats. Surface mount on concrete pavement per manufacturer's instructions including recommended minimum clear footprint. Available from Victor Stanley, contact Patty Torboli, (800) 368 2573 ext. 365, pattyt@victorstanley.com.	---
	1	SHADE TRELLIS - Extruded aluminum trellis, color to match clubhouse trellis. Available from Patio Perfections or approved equal. Patio Perfections to secure permits and generate shop drawings and footing design prior to construction. Contractor to coordinate installation.	B - L-4.3
	98 LF	6' ACOUSTICAL SOUND BARRIER FENCE - Trex Seclusions composite fencing system. Install posts in concrete footings per manufacturer's instructions. Install with 6" wide concrete strip continuous, flush with finish grade.	A - L-4.3

NOTE: ALL IMPROVEMENTS WHICH FALL UNDER THE PURVIEW OF THE CBC ARE SHOWN HEREON FOR REFERENCE ONLY AND SHALL REQUIRE A SEPARATE BUILDING PERMIT. PLEASE CONTACT THE CITY OF ROSEVILLE BUILDING DEPARTMENT FOR FURTHER INFORMATION TO OBTAIN ALL NECESSARY PERMITS.

MATCHLINE, SEE SHEET L-3.3

KEY MAP NTS



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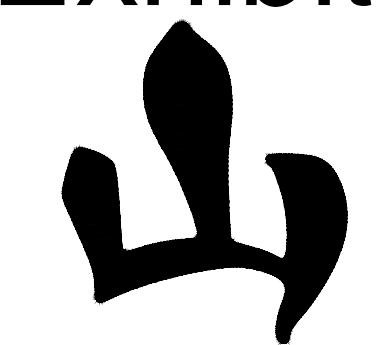
Sheet Title  
**SITE FURNISHINGS PLAN**



No.	Date	Revision
△	09/18/20	Community/Pool Area Revisions
△	02/08/21	Pool Fence Detail
△		

Project Mgr.: JMA	Sheet No.:
Drawn By: TVZ	<b>L-3.2</b>
Scale: 1" = 20'	
Date: 15 OCT 19	
File Name: CO-SF	of 19 sheets

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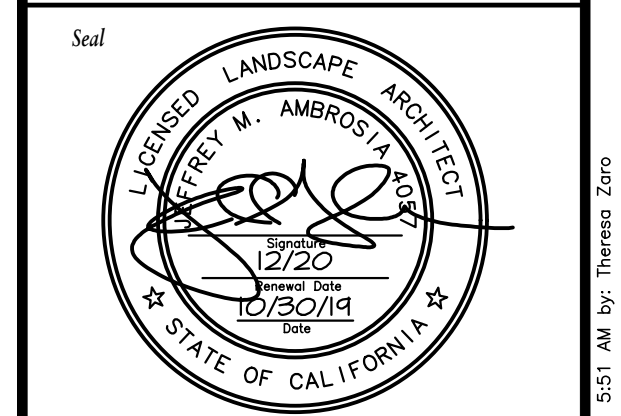
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Sheet Title  
**SITE FURNISHINGS PLAN**

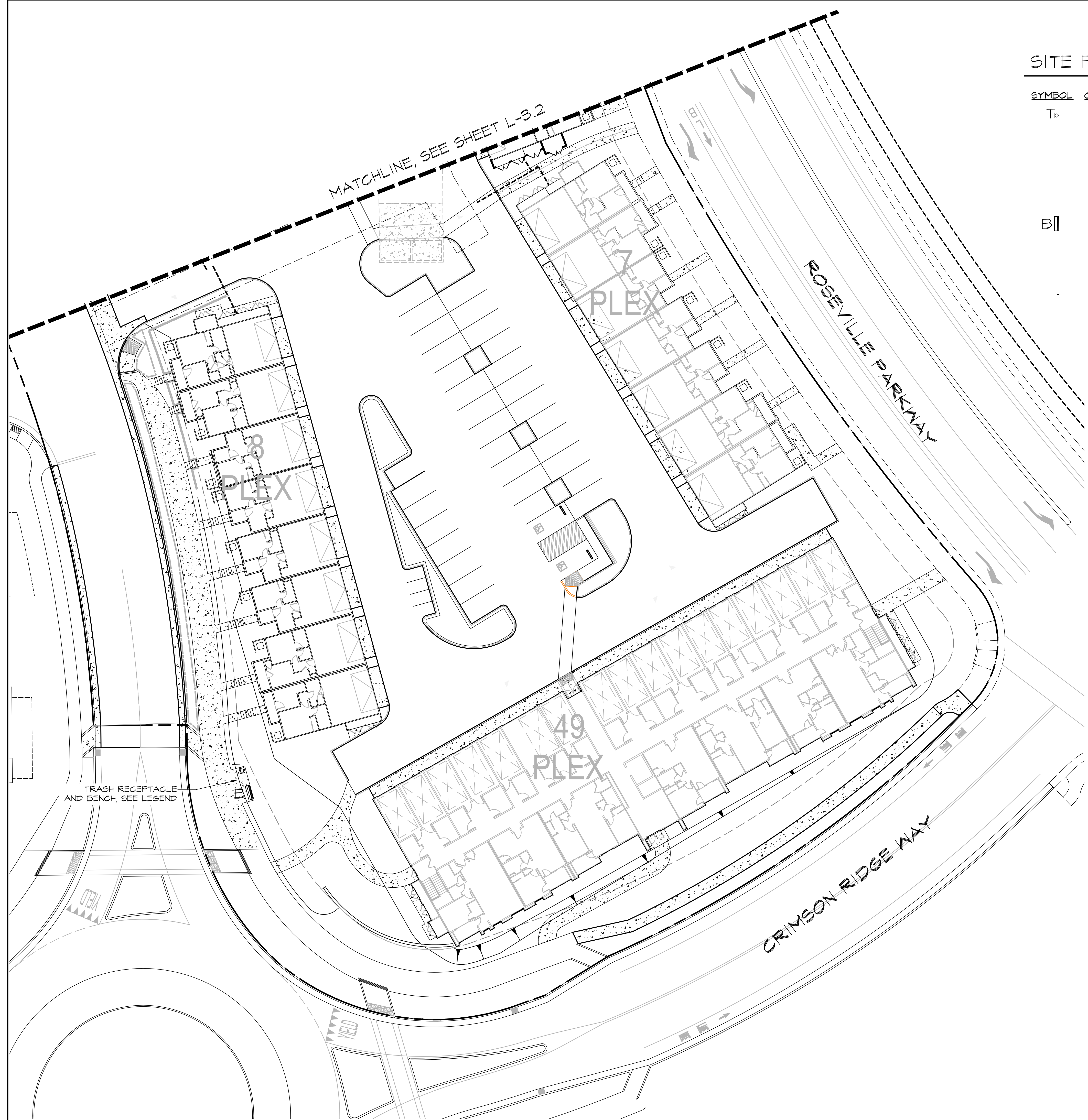


No.	Date	Revision
▲	09/18/20	Community/Pool Area Revisions
▲		
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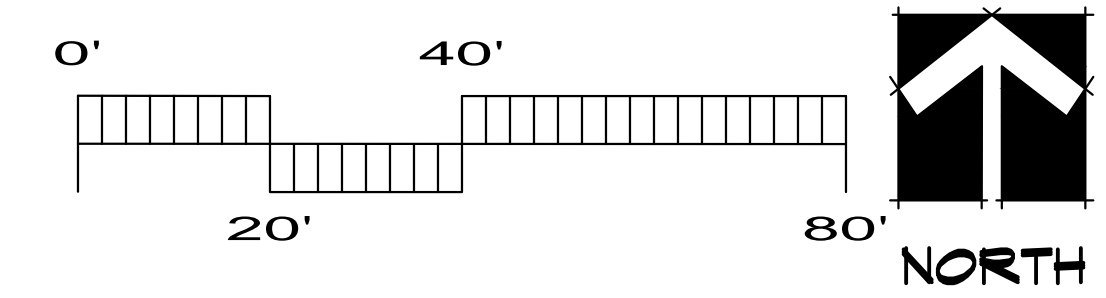
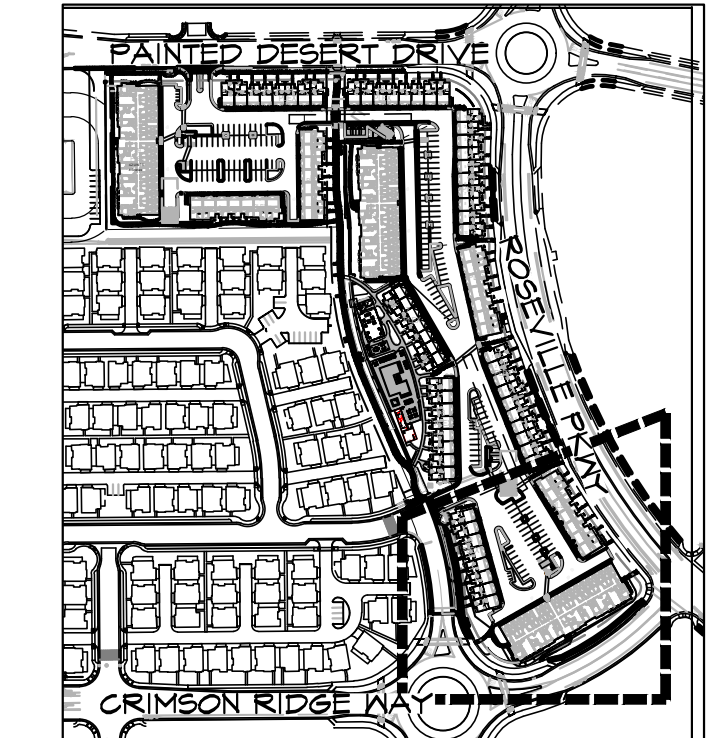
Project Mgr.: JMA Sheet No.:  
Drawn By: TVZ  
Scale: 1" = 20' **L-3.3**  
Date: 15 OCT 19  
File Name: CO-SF of 18 sheets

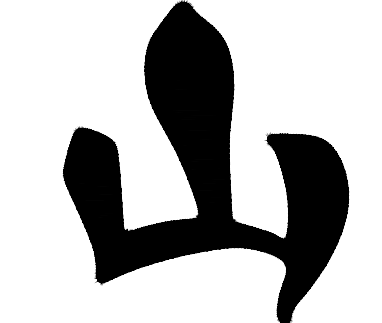
**SITE FURNISHINGS LEGEND**

SYMBOL	QUANTITY	DESCRIPTION	DETAIL
T	5	TRASH RECEPTACLE - Victor Stanley Ironsites Collection 22-gallon Receptacle with standard formed lid, Model #S-42, powdercoat Black color. Surface mount on concrete pavement with anchor bolts per manufacturer's instructions including recommended minimum clear footprint. Anchor bolts to be min. 8" from edge of concrete. Available from Victor Stanley, contact Patty Torboli, (800) 368 2573 ext. 365, <a href="mailto:patty@victorstanley.com">patty@victorstanley.com</a> .	---
B	3	BENCH - Victor Stanley Classic Collection 6' Metal Bench, Model #C-140, powdercoat Black frame, lpe wood slats. Surface mount on concrete pavement per manufacturer's instructions including recommended minimum clear footprint. Available from Victor Stanley, contact Patty Torboli, (800) 368 2573 ext. 365, <a href="mailto:patty@victorstanley.com">patty@victorstanley.com</a> .	---



KEY MAP NTS





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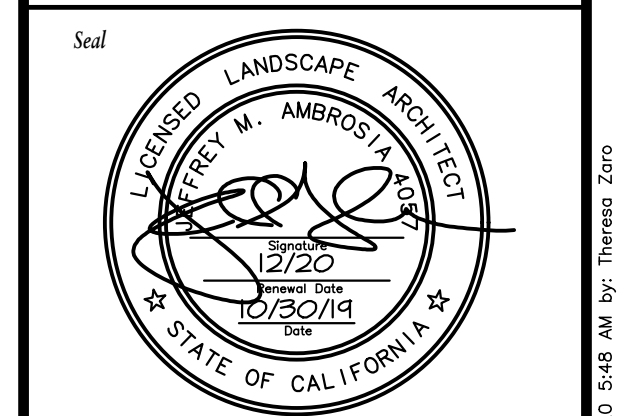
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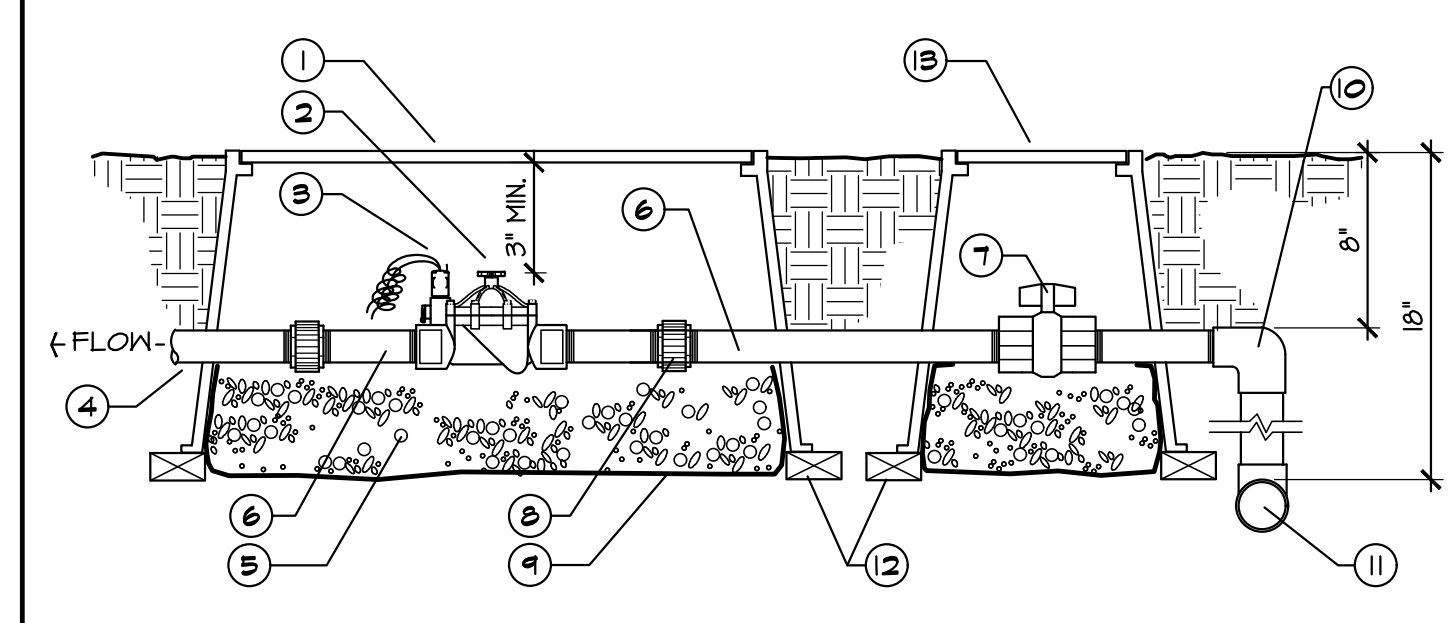
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Sheet Title  
**IRRIGATION DETAILS**



No.	Date	Revision
▲	09/18/20	Community/Pool Area Revisions
▲		
▲		
▲		

Project Mgr: JMA      Sheet No:  
Drawn By: TVZ  
Scale: AS SHOWN      **L-4.1**  
Date: 15 OCT 19  
File Name: CO-DT      of 18 sheets



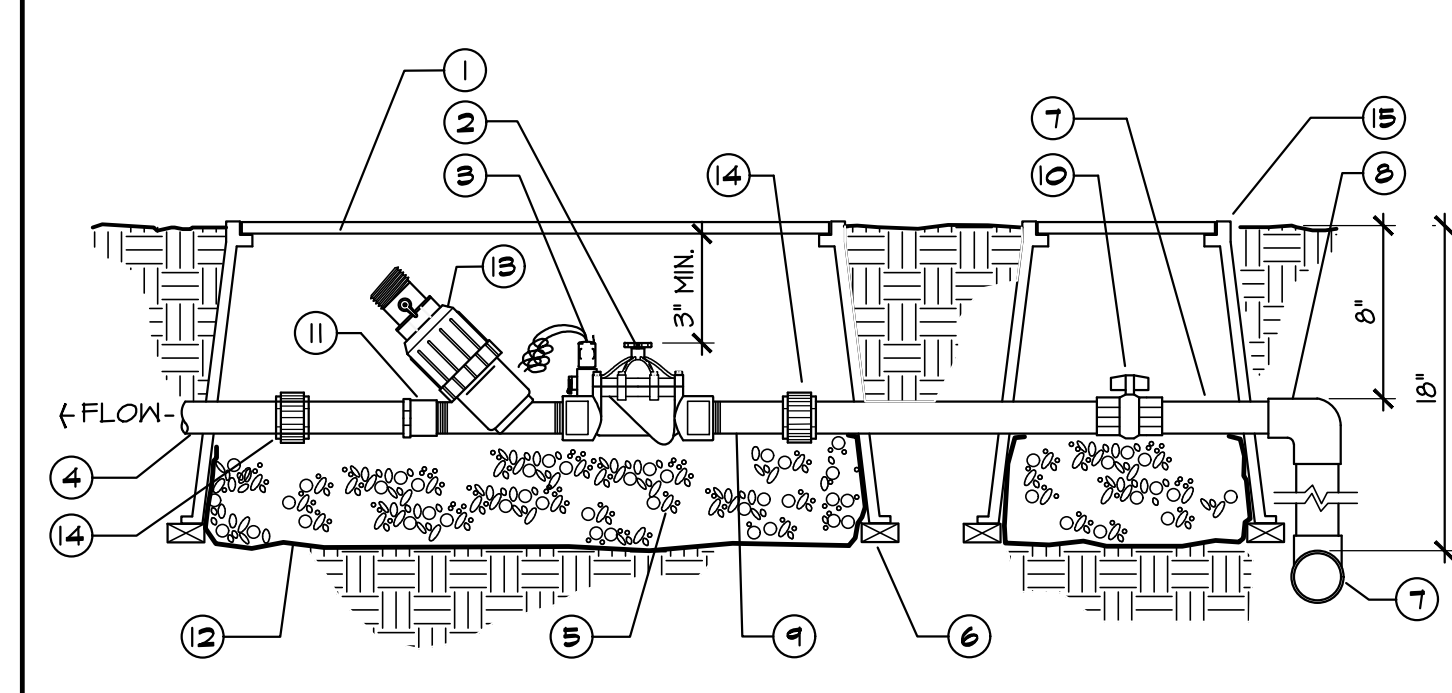
**LEGEND**

① JUMBO RECTANGULAR VALVE BOX	⑦ PVC BALL VALVE
② REMOTE CONTROL VALVE	⑧ PVC UNION (THREADED)
③ SOLENOID	⑨ FILTER FABRIC
④ PVC LATERAL	⑩ SCH. 80 ST ELL
⑤ 6" PEA GRAVEL SUMP	⑪ PVC MAIN LINE
⑥ PVC SCH 80 NIPPLE, 3" TYP.	⑫ STANDARD BRICK
	⑬ 10" ROUND VALVE BOX

**NOTES:**

- Use Teflon Tape on all threaded manifold components
- Use a PVC Ball Valve with every valve or manifold of valves.
- Line sump with filter fabric and leave exposed above gravel 2" min.

**REMOTE CONTROL VALVE (D)**  
VLV-RMT-2      SCALE: N.T.S.



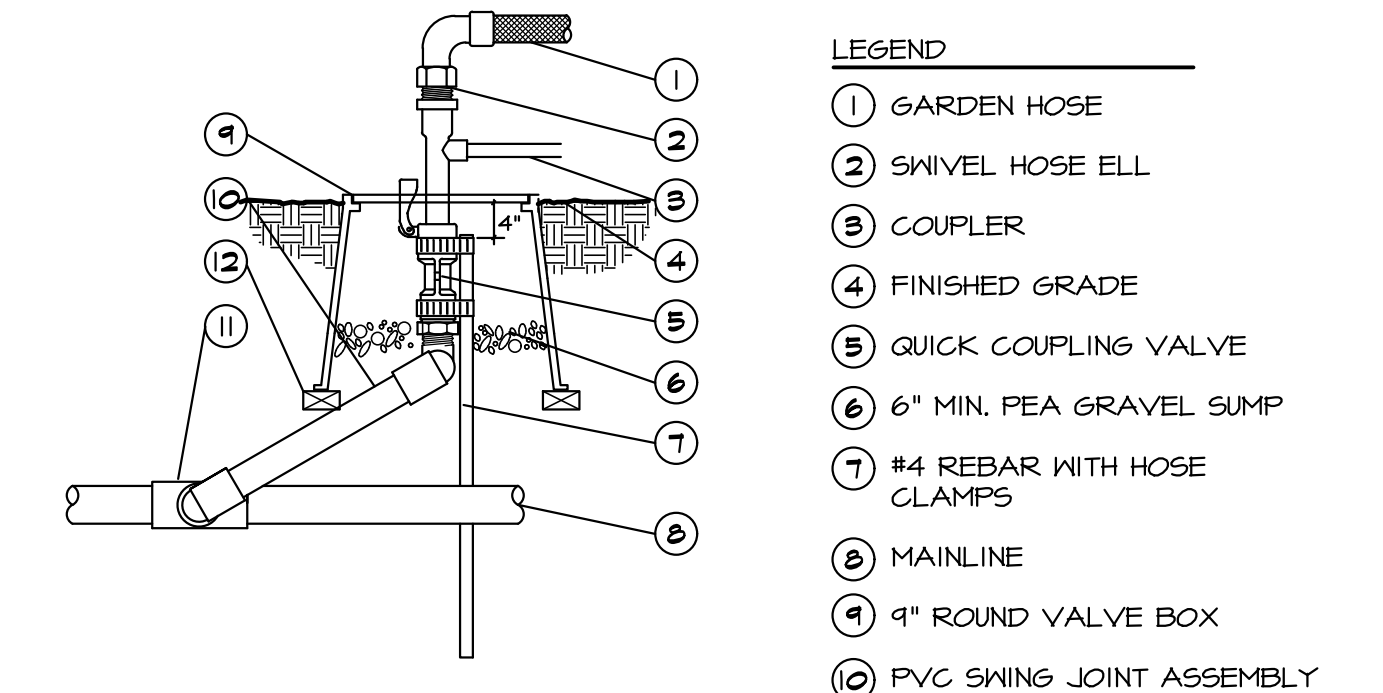
**LEGEND**

① RECTANGULAR JUMBO VALVE BOX	⑧ SCH. 80 PVC TOE NIPPLE
② REMOTE CONTROL VALVE	⑩ PVC BALL VALVE
③ SOLENOID	⑪ FEMALE ADAPTER
④ PVC LATERAL	⑫ FILTER FABRIC
⑤ 6" PEA GRAVEL SUMP	⑬ FILTER
⑥ STANDARD BRICK	⑭ UNION
⑦ PVC MAINLINE	⑮ 10" ROUND VALVE BOX
⑧ ELL	

**NOTES:**

- Use Teflon Tape on all threaded manifold components
- Use a PVC Ball Valve with every valve
- Line sump with filter fabric and leave exposed over gravel 2" min.

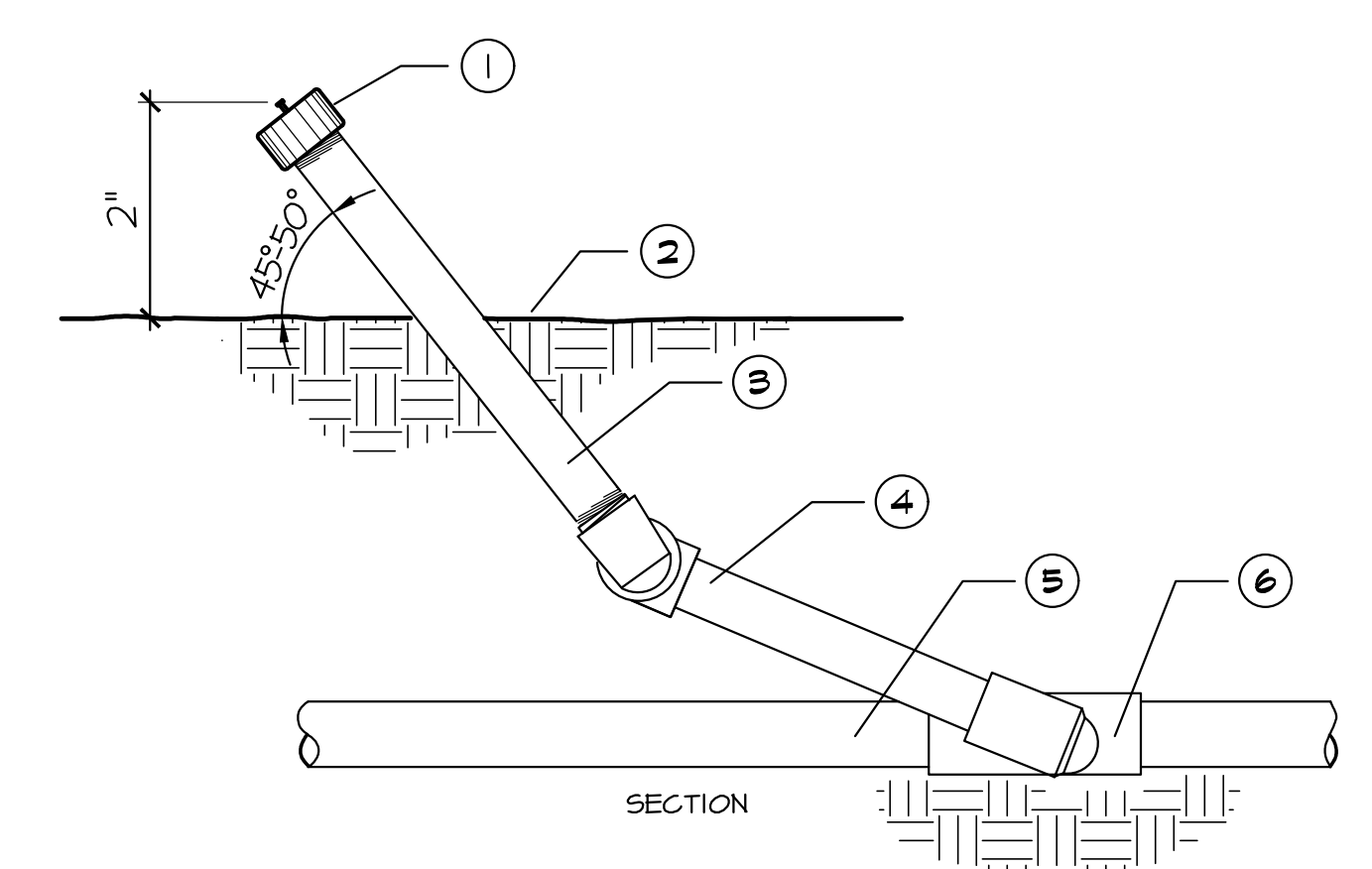
**REMOTE CONTROL VALVE FOR DRIP (I)**  
VLV-PRV-2      SCALE: N.T.S.



**LEGEND**

① GARDEN HOSE
② SWIVEL HOSE ELL
③ COUPLER
④ FINISHED GRADE
⑤ QUICK COUPLING VALVE
⑥ 6" MIN. PEA GRAVEL SUMP
⑦ #4 REBAR WITH HOSE CLAMPS
⑧ MAINLINE
⑨ 4" ROUND VALVE BOX
⑩ PVC SWING JOINT ASSEMBLY
⑪ TEE
⑫ STANDARD BRICK, 3 REQUIRED.

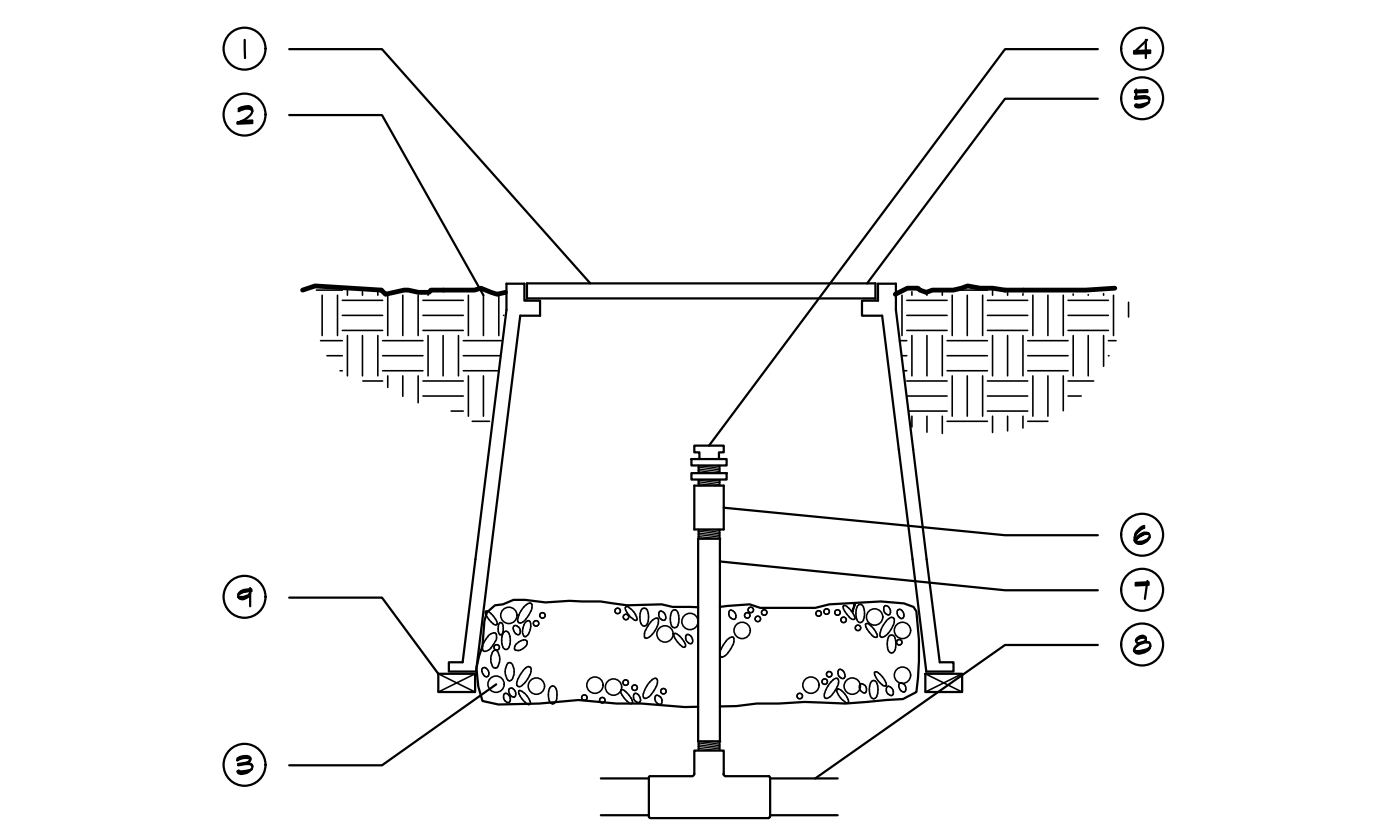
**QUICK COUPLING VALVE (C)**  
VLV-QKCPL      SCALE: N.T.S.



**LEGEND**

① ADJUSTABLE FLOOD BUBBLER - INSTALLED AT AN ANGLE (45-50 degrees)
② FINISHED GRADE
③ SCH 80 RISER
④ 12" SWING JOINT MARLEX ASSEMBLY
⑤ LATERAL PIPE
⑥ LATERAL TEE

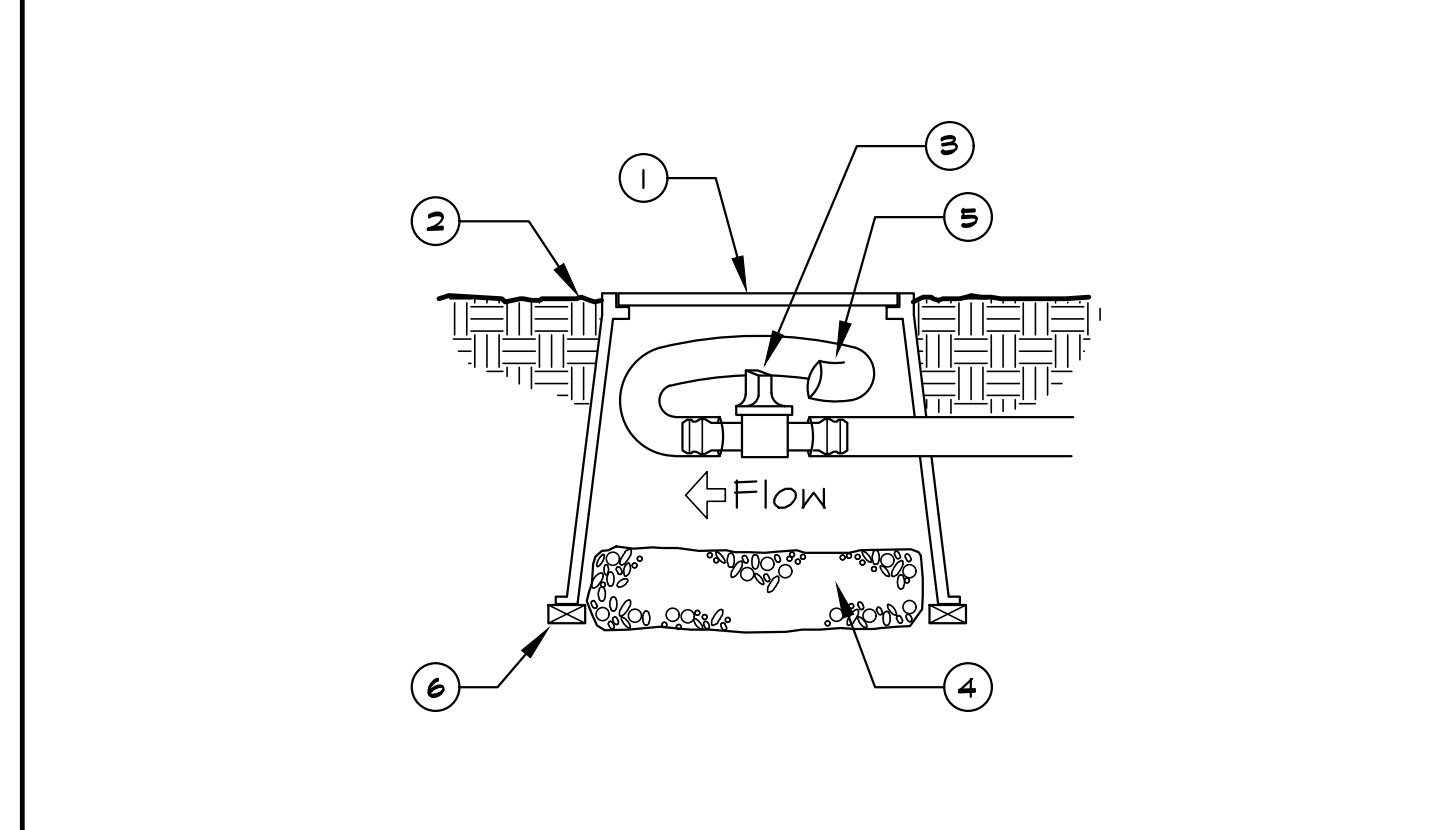
**BUBBLER AT GARAGE PLANTER AREAS (G)**  
BBLR-at-Garages      SCALE: N.T.S.



**LEGEND**

① 6" ROUND VALVE BOX	⑥ 1/2" PVC COUPLING (T x T)
② FINISH GRADE	⑦ 1/2" SCH 80 RISER
③ PEA GRAVEL SUMP WRAPPED WITH LANDSCAPE FABRIC 6" DEEP	⑧ PVC PIPING AND FITTINGS
④ AIR/VACUUM RELIEF VALVE	⑨ STANDARD BRICK
⑤ VALVE BOX SET TO 2 1/2" ABOVE GRADE IN PLANTER AREAS, & 1 1/2" ABOVE GRADE IN SOD AREAS.	

**AIR/VACUUM RELIEF (K)**  
NTFM-AIRVAC      SCALE: N.T.S.



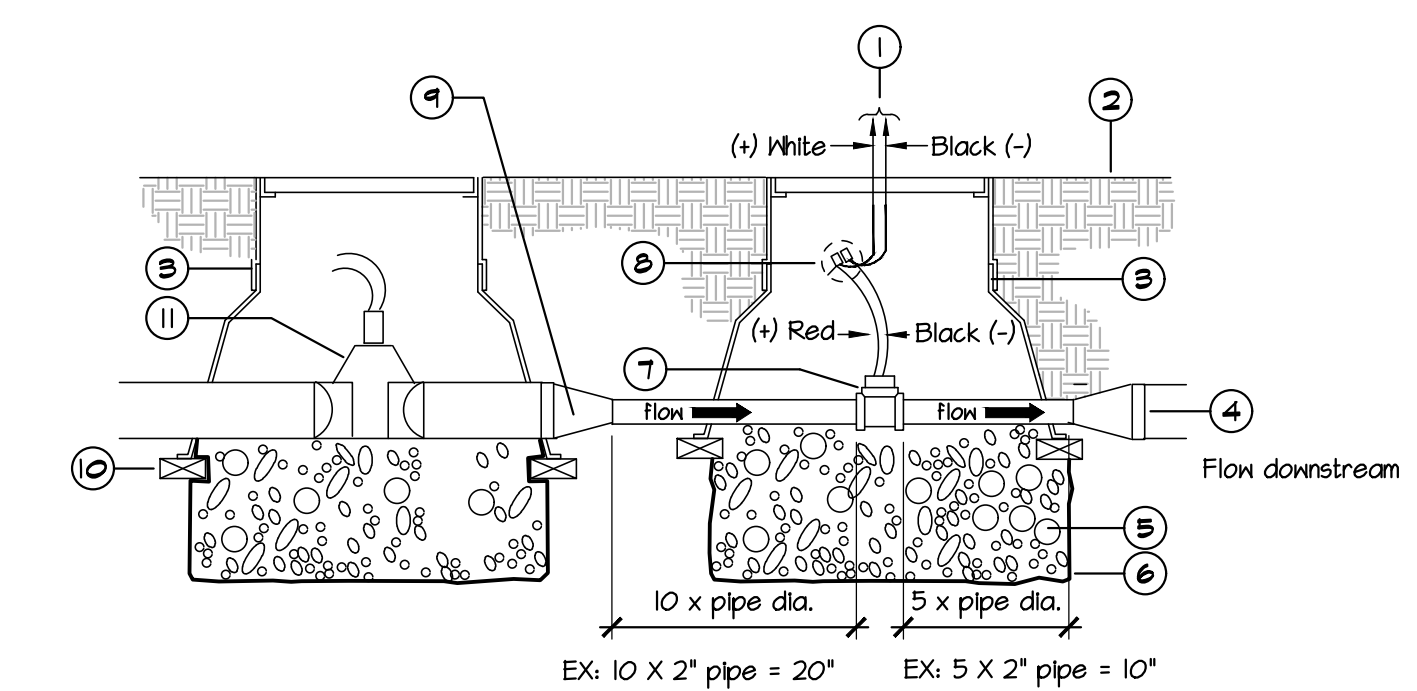
**LEGEND**

① 4" ROUND VALVE BOX
② FINISH GRADE
③ PVC BALL VALVE
④ PEA GRAVEL SUMP
⑤ 10" OF BLANK DRIP TUBING
⑥ STANDARD BRICK, 3 REQUIRED

**NOTES:**

- Use Teflon Tape on all threaded manifold components
- Line sump with filter fabric and leave exposed over gravel 2" min.

**FLUSH VALVE (L)**  
DRP-FV      SCALE: N.T.S.



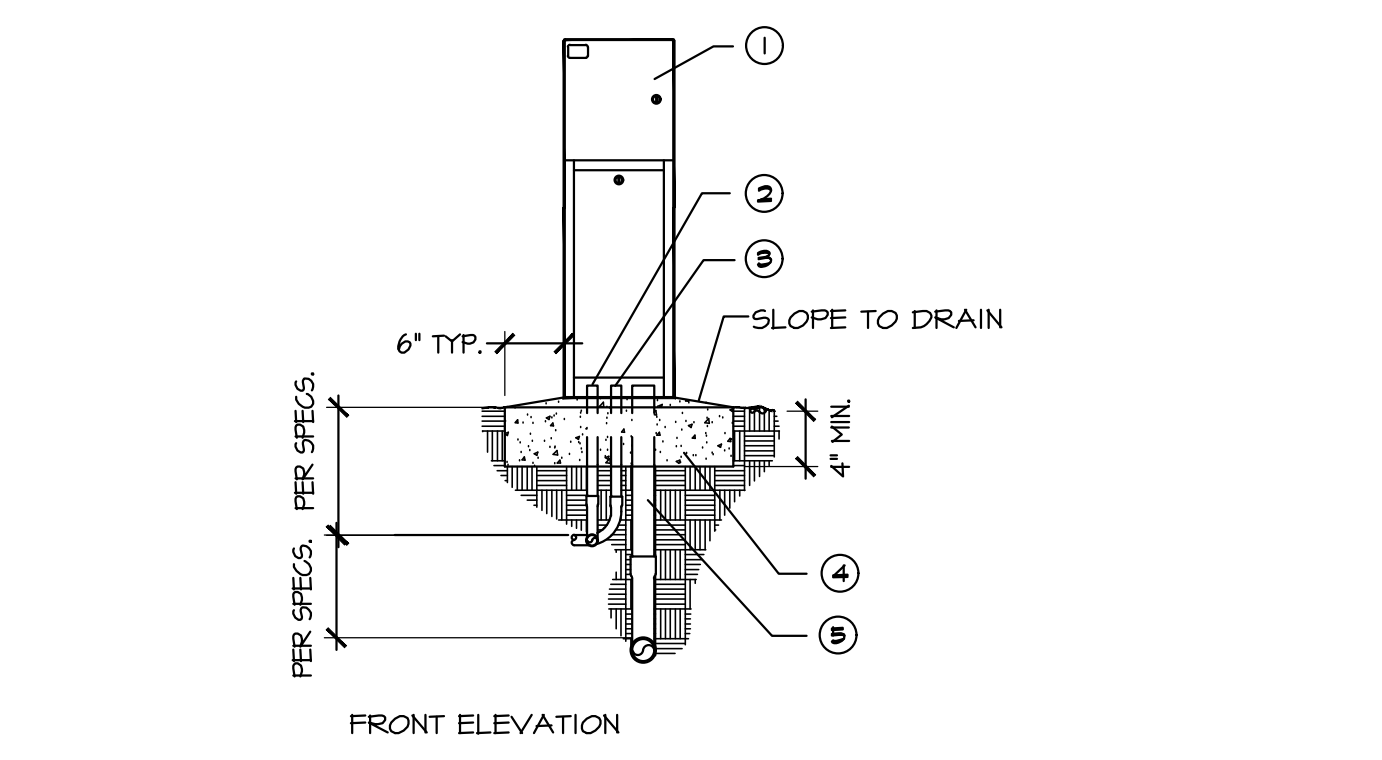
**LEGEND**

① Sensor cable - Two #20 fall shield w/drain, black jacket, direct burial black, white. Allow 2' of extra cable.	⑥ Filter fabric.	⑩ Standard brick.
② Finished grade or surface.	⑦ Flow sensor body.	⑪ Master valve.
③ Valve box with extensions as required.	⑧ Waterproof connections * Note polarity on sensor to sensor cable hookup.	
④ Fitting or reducing coupling at distance equal to 10 x pipe diameter from flow sensor.	⑨ Fitting or reducing coupling at distance equal to 5 x pipe diameter from flow sensor.	
⑤ 3/4" pea gravel sump, 6" deep.		

**NOTES:**

- \* Note: Flow Sensor must be installed with Insert (top) positioned vertically and Body (tee) positioned horizontally.
- \* Note: Flow Sensor Cable must be run in 1" PVC conduit from flow sensor to controller enclosure.
- \* Note: Contractor to follow all Master Valve and Flow Sensor companies' Details and Installation procedures for installation.

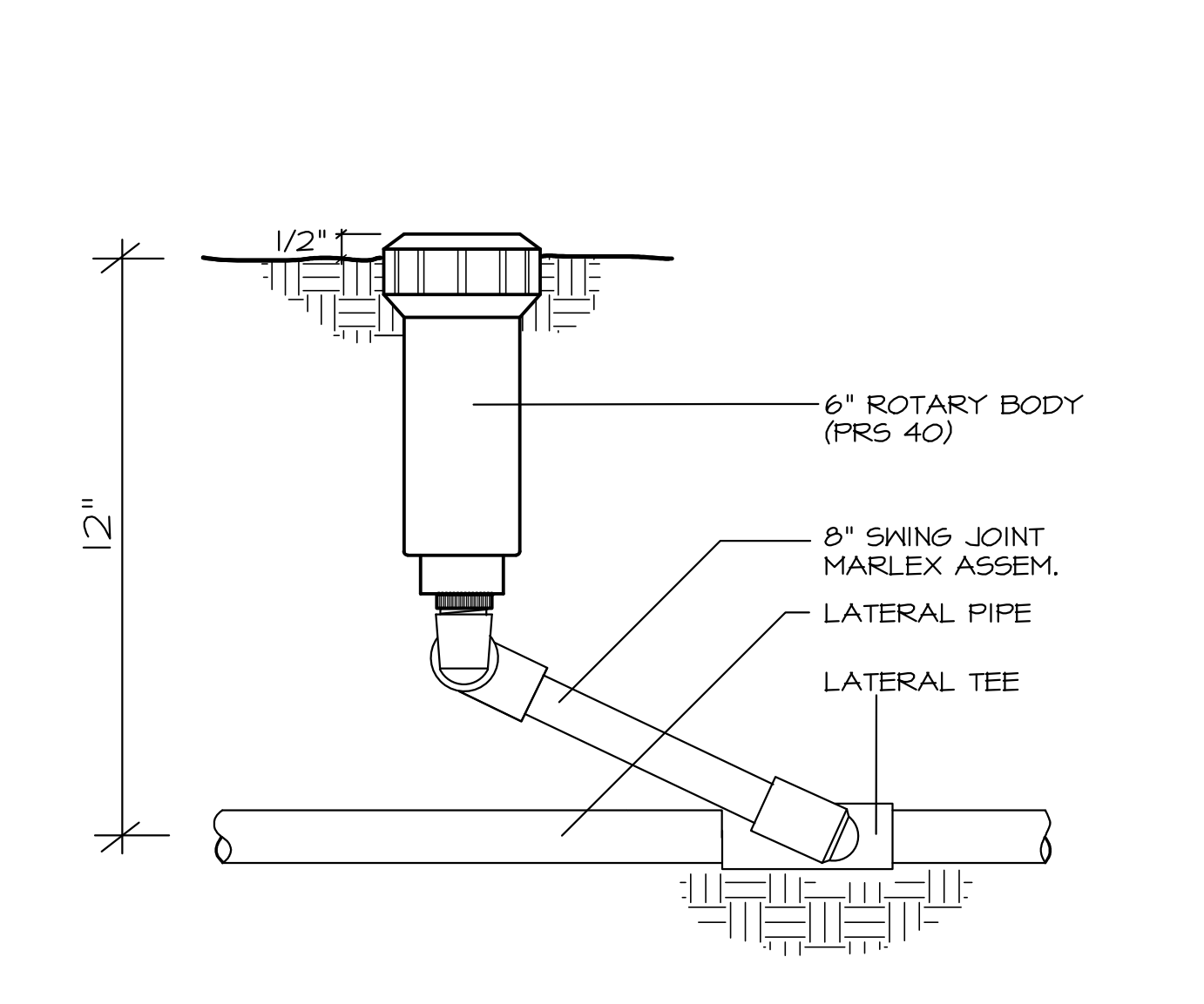
**FLOW SENSOR/MASTER VALVE (B)**  
FLM-SENS-MST-VLV      SCALE: N.T.S.



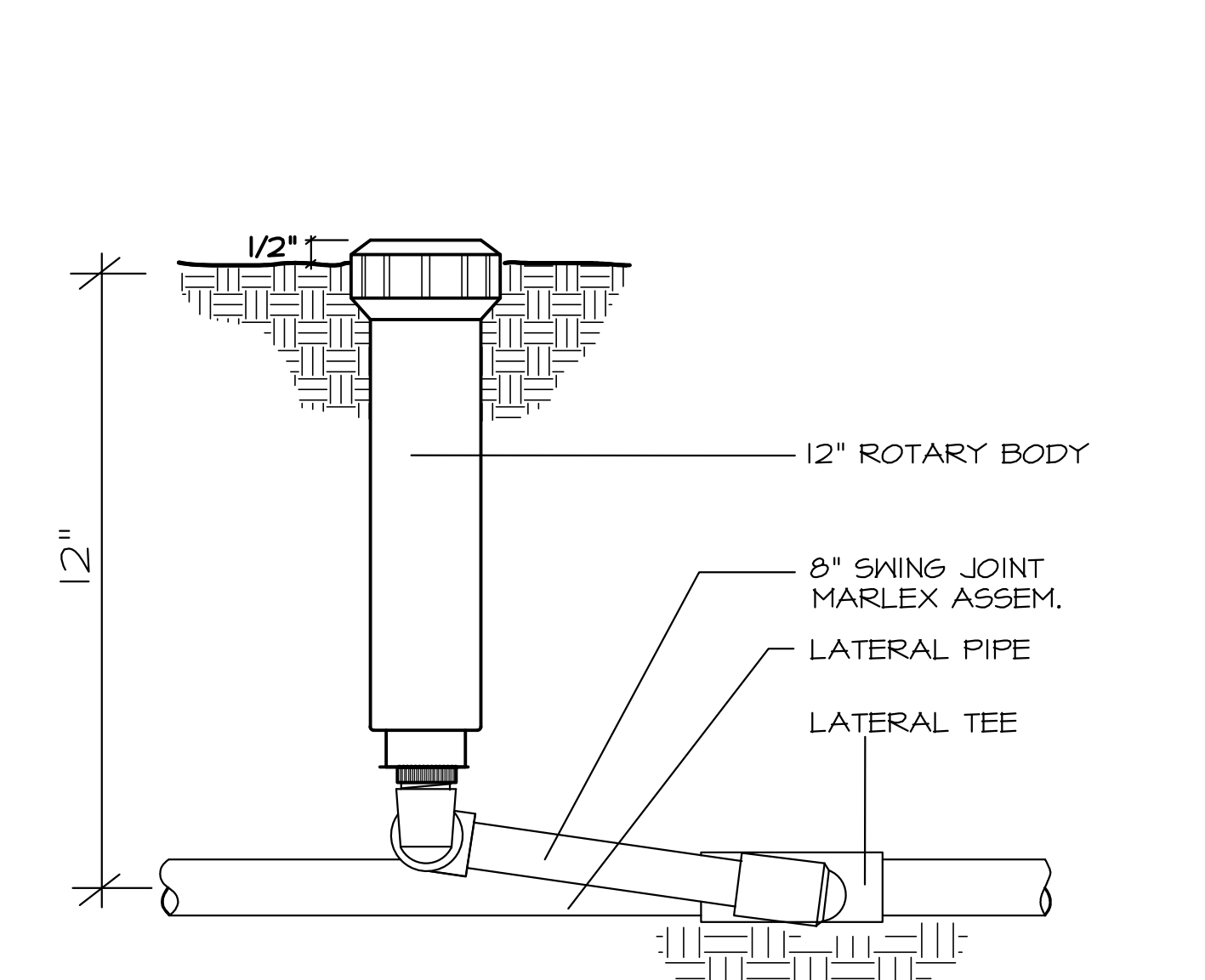
**LEGEND**

① IRRIGATION CONTROLLER PEDESTAL- INSTALL PER MANUFACTURER
② CONDUIT WITH 120V POWER PER LOCAL AND NATIONAL ELECTRICAL CODES
③ CONDUIT FOR COMM CABLE
④ 4" MIN. CONCRETE PAD
⑤ CONDUIT FOR VALVES AND SENSOR WIRES

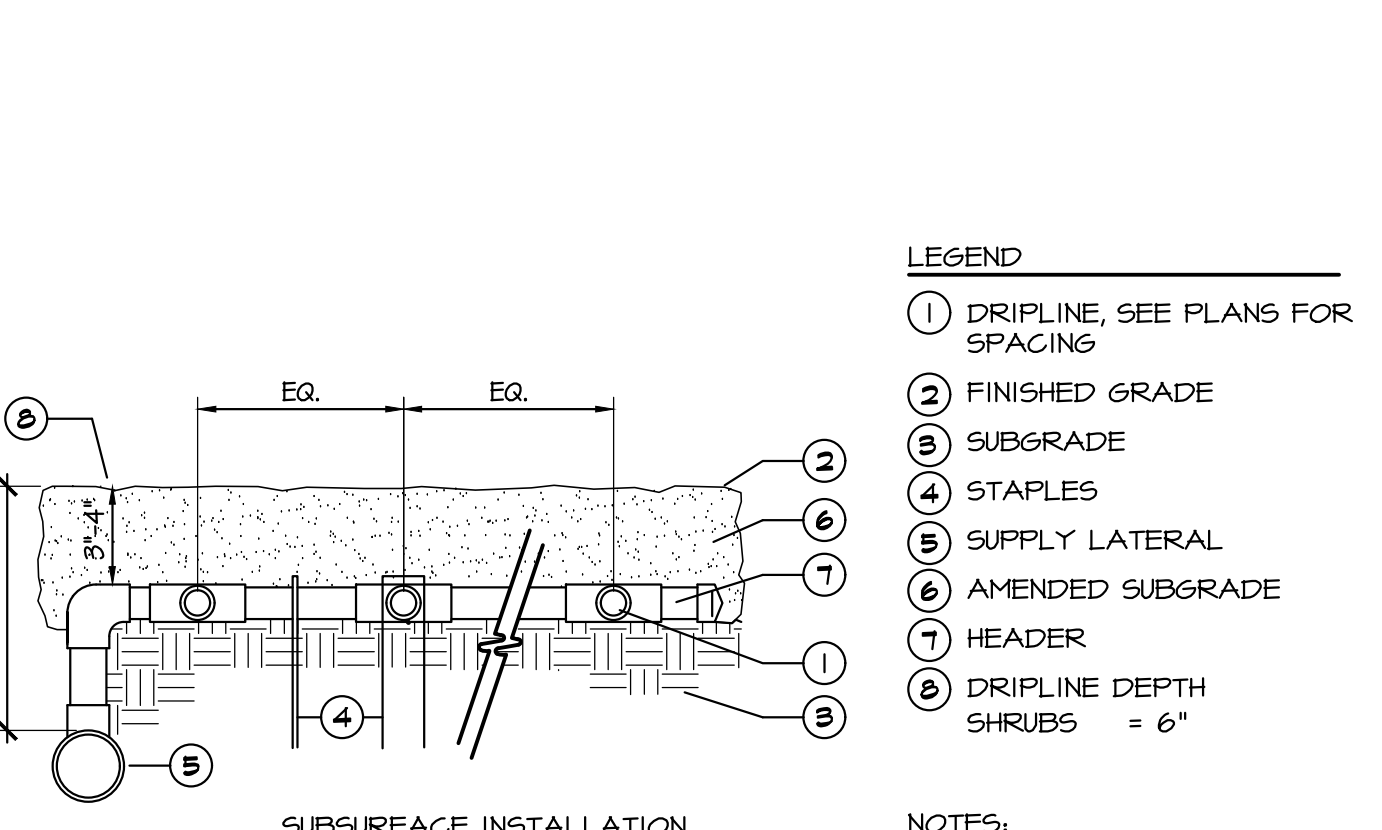
**PEDESTAL MOUNT CONTROLLER (A)**  
CTRL-PED      SCALE: N.T.S.



**6" POP-UP ROTARY NOZZLE (M)**  
HDS-0.5      SCALE: N.T.S.



**12" POP-UP ROTARY NOZZLE (N)**  
HDS-1.0      SCALE: N.T.S.



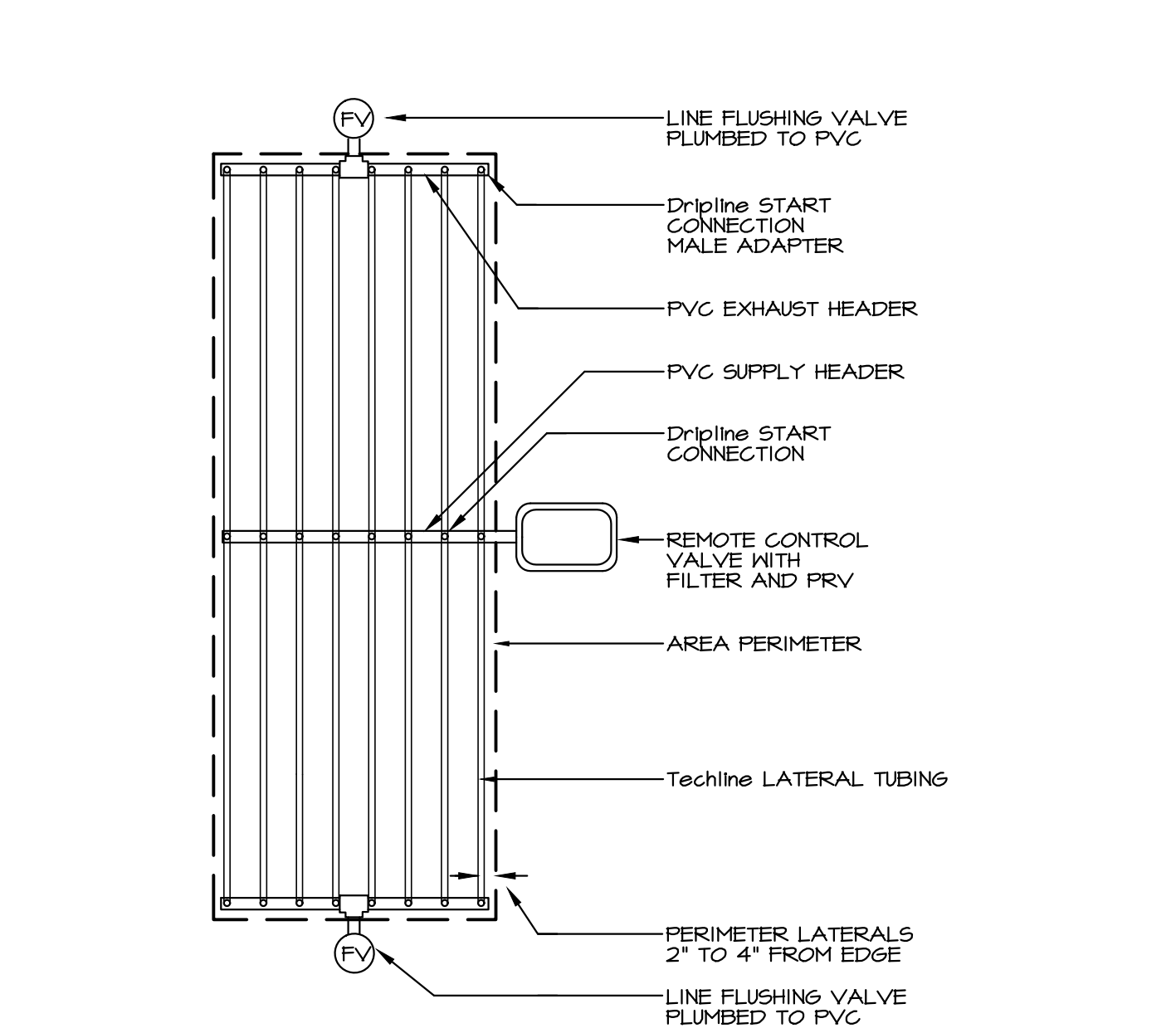
**LEGEND**

① DRIPLINE, SEE PLANS FOR SPACING
② FINISHED GRADE
③ SUBGRADE
④ STAPLES
⑤ SUPPLY LATERAL
⑥ AMENDED SUBGRADE
⑦ HEADER
⑧ DRIPLINE DEPTH SHRUBS = 6"

**NOTES:**

- Choose header style based on flow and header layout requirements.
- Staples are required at all blank tubing headers and dripline, per manufactures specifications and recommendations.
- Staples are not required on PVC headers.

**SUBSURFACE HEADER & DRIPLINE INSTALLATION (I)**  
NTFM-DPTH      SCALE: N.T.S.



**NETAFIM TECHLINE CV LAYOUT (J)**  
DRP-NTFM      SCALE: N.T.S.

**LEGEND**

① 6" ROUND VALVE BOX	⑥ 1/2" PVC COUPLING (T x T)
② FINISH GRADE	⑦ 1/2" SCH 80 RISER
③ PEA GRAVEL SUMP WRAPPED WITH LANDSCAPE FABRIC 6" DEEP	⑧ PVC PIPING AND FITTINGS
④ AIR/VACUUM RELIEF VALVE	⑨ STANDARD BRICK
⑤ VALVE BOX SET TO 2 1/2" ABOVE GRADE IN PLANTER AREAS, & 1 1/2" ABOVE GRADE IN SOD AREAS.	

**AIR/VACUUM RELIEF (K)**  
NTFM-AIRVAC      SCALE: N.T.S.

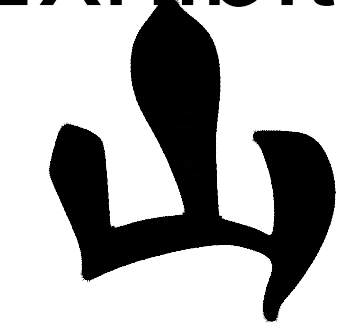
**LEGEND**

① 4" ROUND VALVE BOX
② FINISH GRADE
③ PVC BALL VALVE
④ PEA GRAVEL SUMP
⑤ 10" OF BLANK DRIP TUBING
⑥ STANDARD BRICK, 3 REQUIRED

**NOTES:**

- Use Teflon Tape on all threaded manifold components
- Line sump with filter fabric and leave exposed over gravel 2" min.

**FLUSH VALVE (L)**  
DRP-FV      SCALE: N.T.S.



**YAMASAKI**  
LANDSCAPE ARCHITECTURE

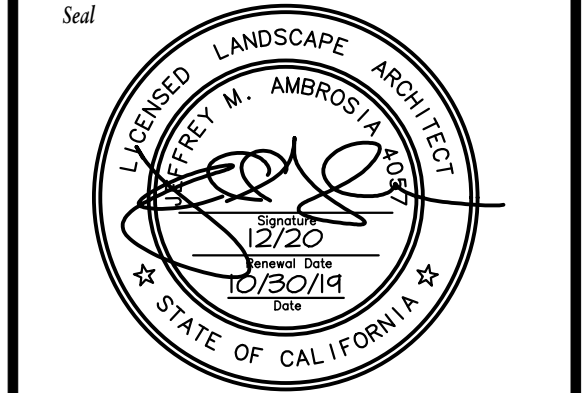
JEFF AMBROSIA, ASLA C4057

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FAX (530) 885-0042  
www.yamasaki-la.com

**CAMPUS OAKS APARTMENTS - PHASE 2**  
**LANDSCAPE DEVELOPMENT PLANS**  
350 ROSEVILLE PARKWAY  
ROSEVILLE, CALIFORNIA

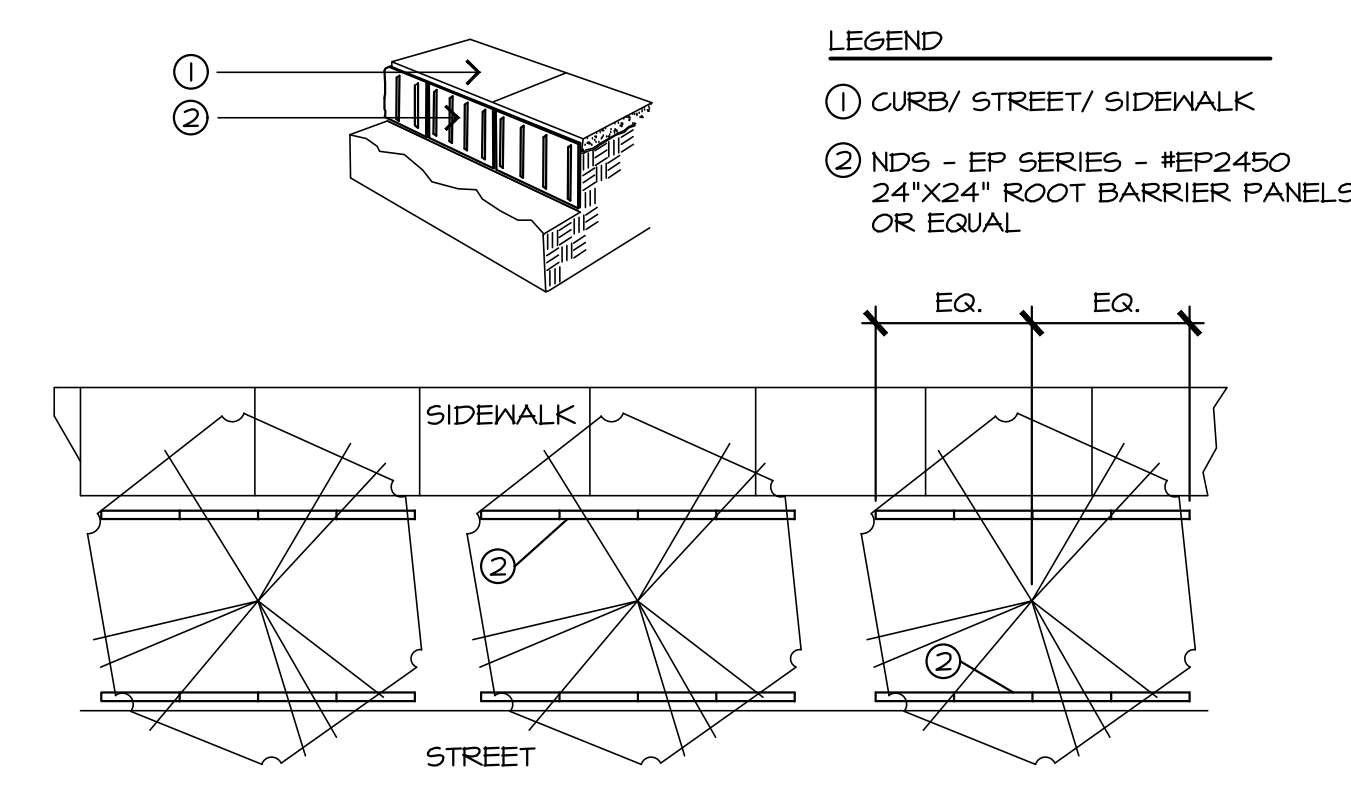
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Sheet Title  
**D PLANTING AND IRRIGATION DETAILS**



No.	Date	Revision
▲	09/18/20	Community/Pool Area Revisions
▲		
▲		
▲		

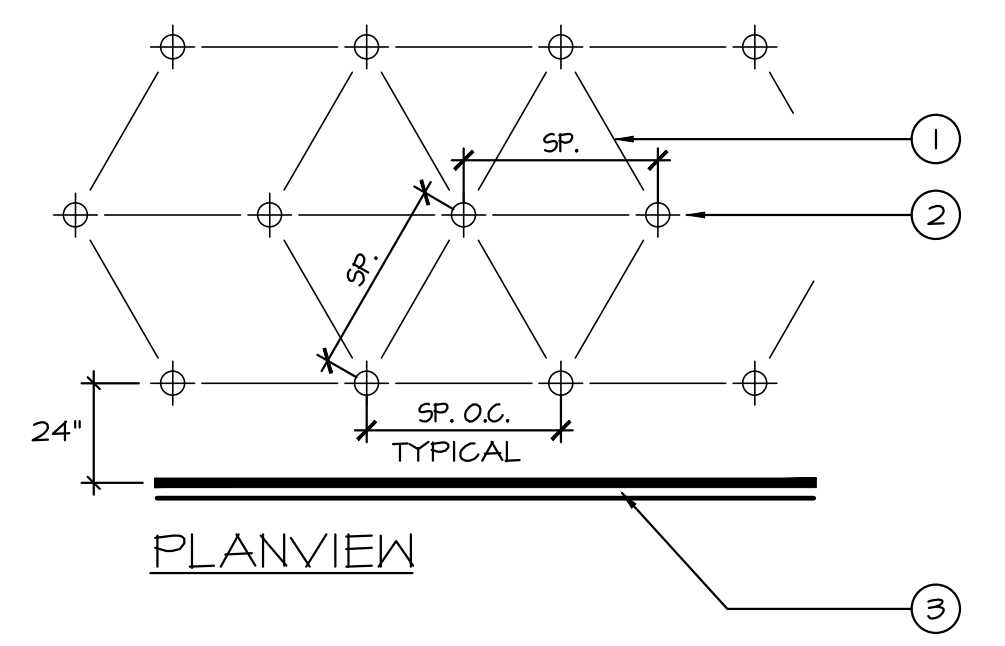
Project Mgr.:	JMA	Sheet No.:	
Drawn By:	TVZ	Scale:	AS SHOWN L-4.2
Date:	15 OCT 19	File Name:	CO-DT of 18 sheets



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

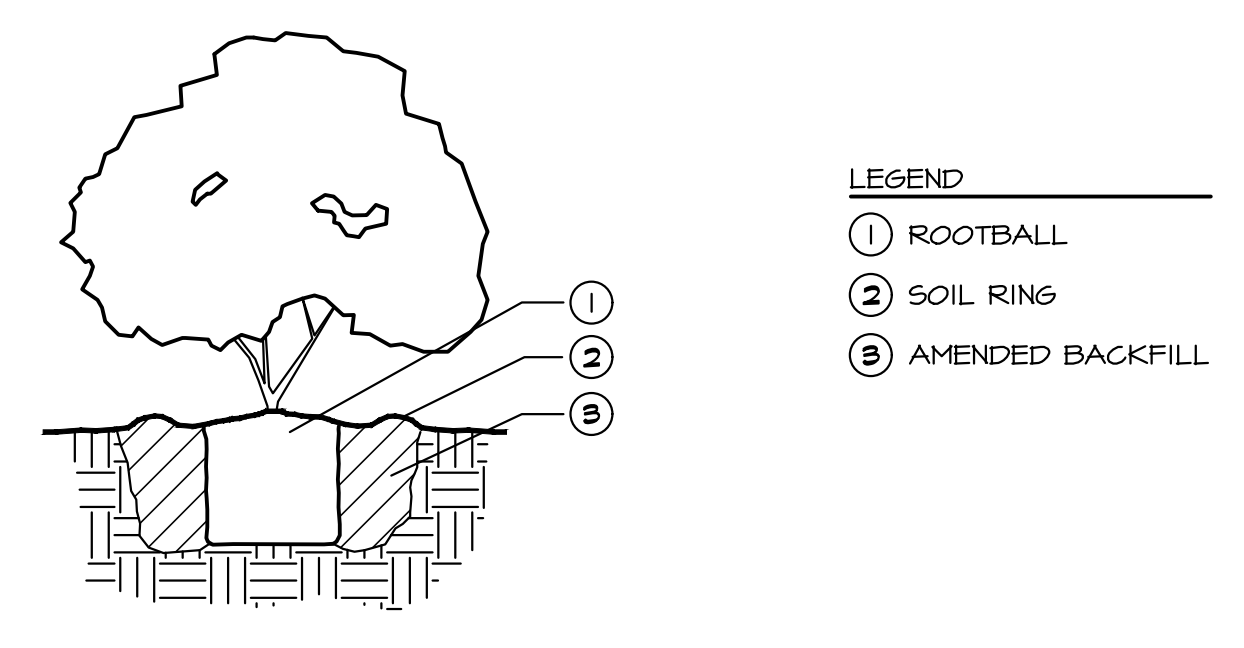
- NOTES:**
- Install (4) 24" panels on each side of tree
  - Center the panels on trunk of tree
  - Root barriers are required in all locations where trees are placed closer than 48" from curbs, sidewalks, concrete or asphalt, and where shown on plans.
  - Set top of root barrier 4" below top of walk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

**TREE ROOT BARRIER** (D)  
SCALE: N.T.S.



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

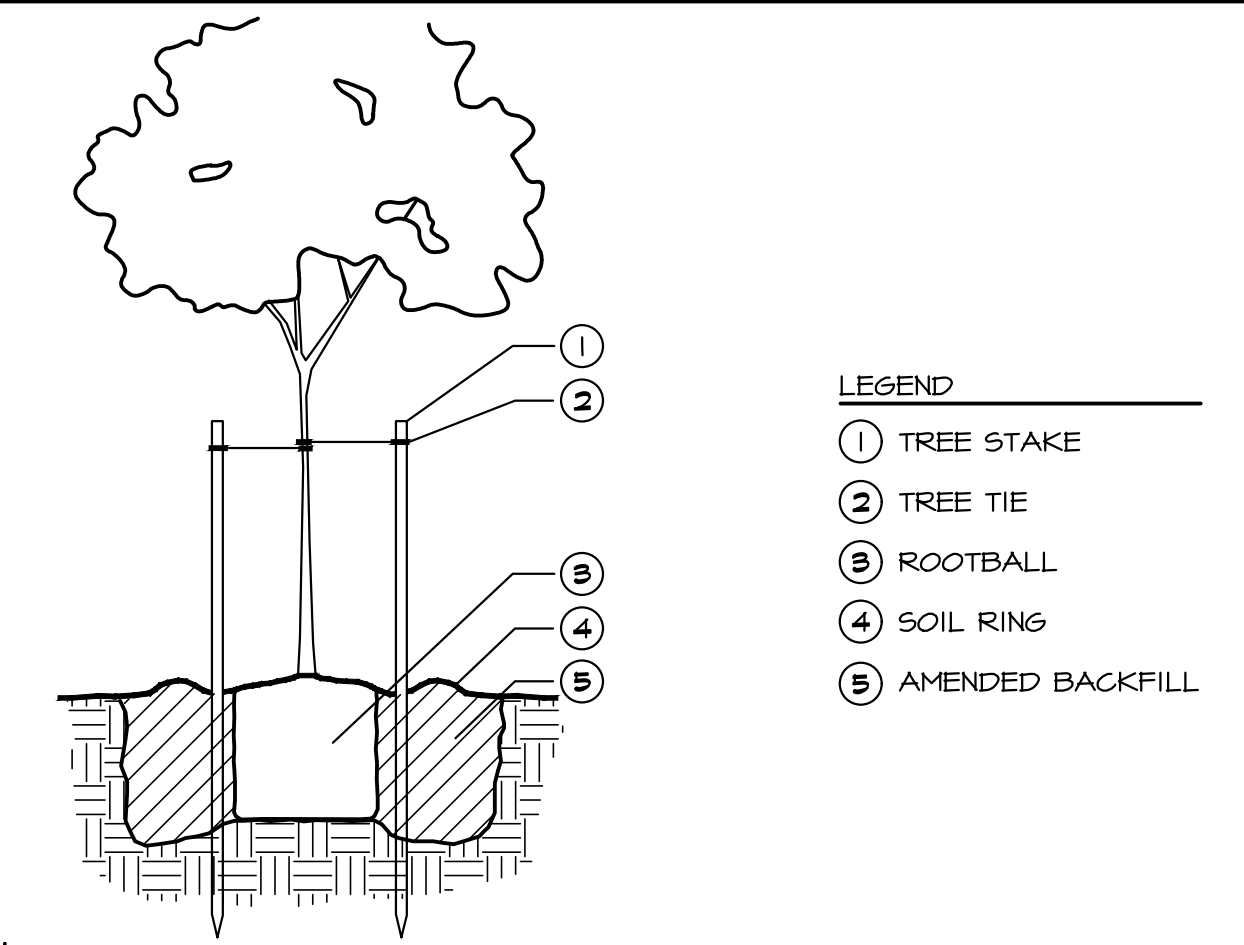
**GROUNDCOVER PLANTING** (C)  
SCALE: N.T.S.



- 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

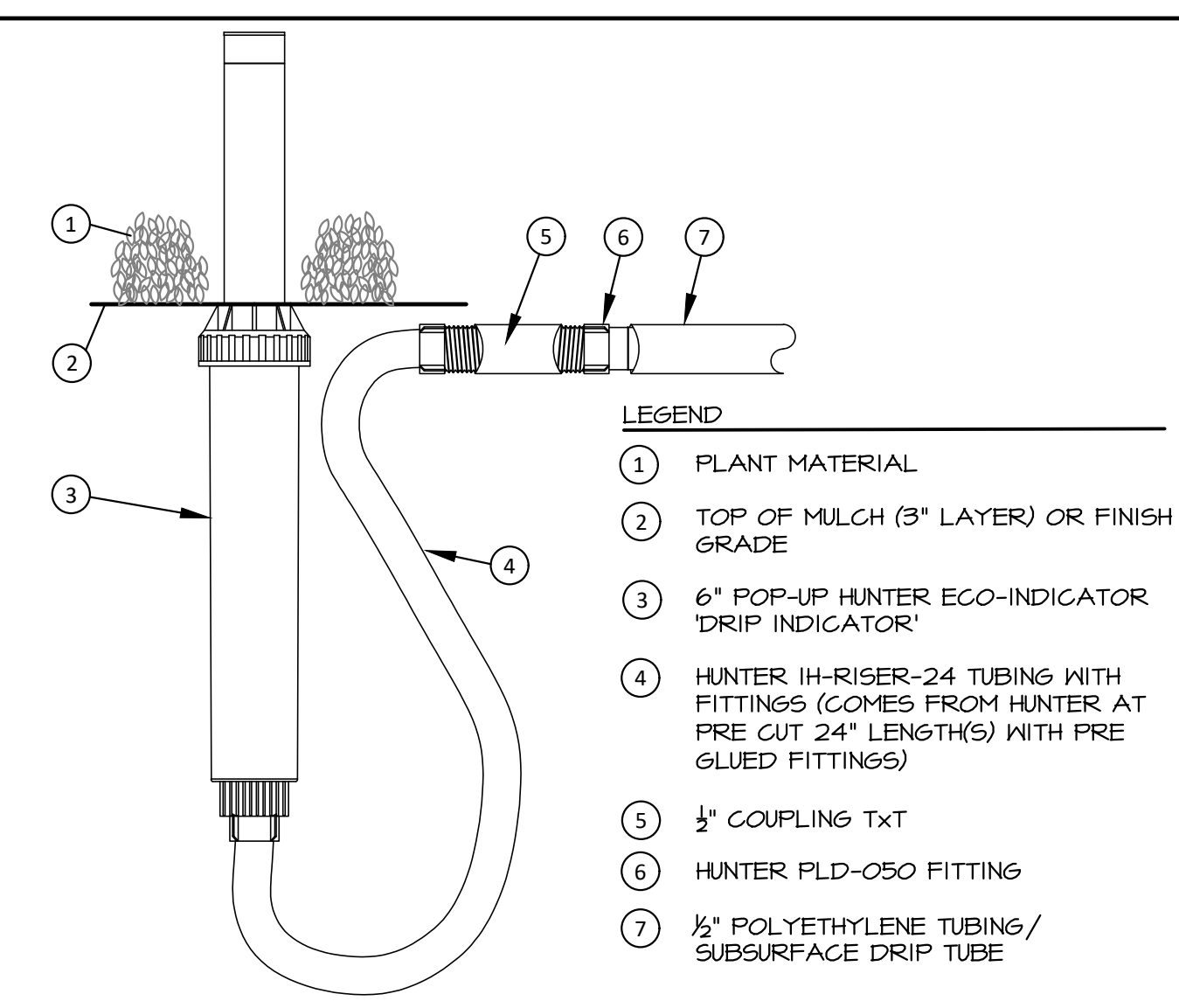
**SHRUB PLANTING** (B)  
SCALE: N.T.S.



- 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)

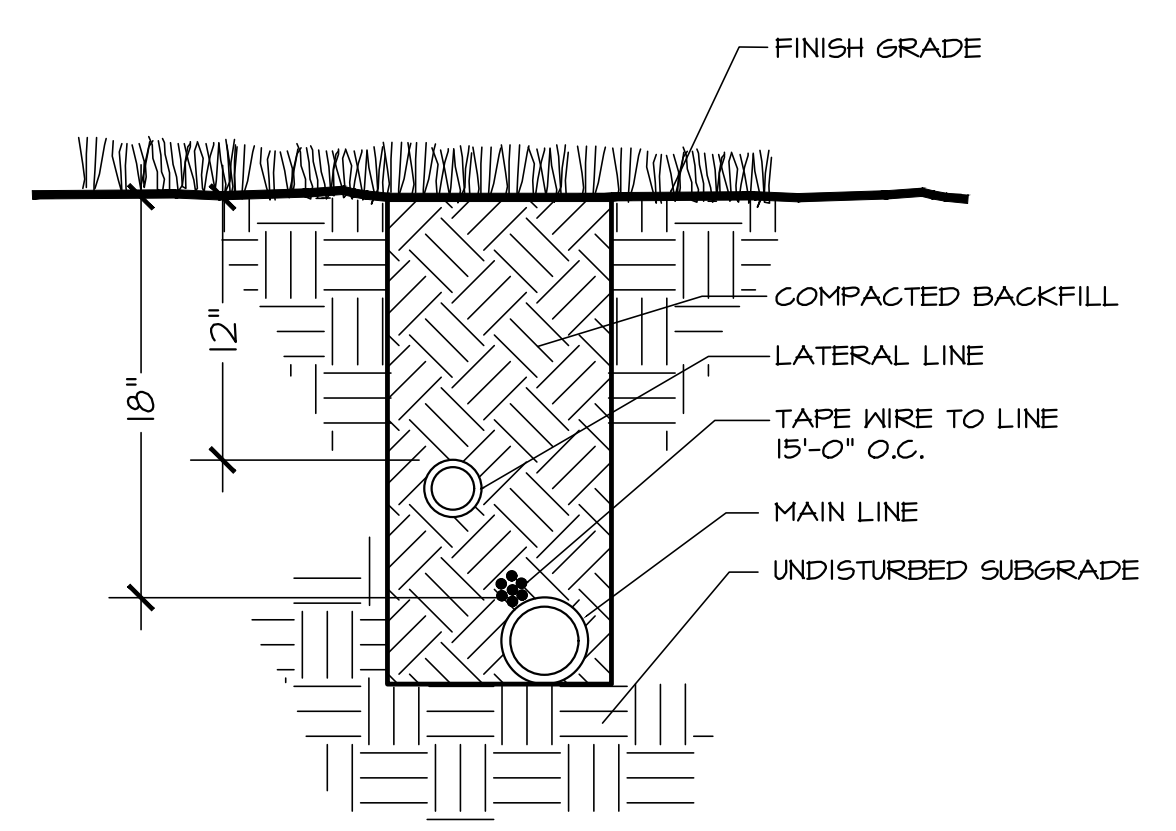
**TREE PLANTING AND STAKING** (A)  
SCALE: N.T.S.



- LEGEND**
- ① PLANT MATERIAL
  - ② TOP OF MULCH (3" LAYER) OR FINISH GRADE
  - ③ 6" POP-UP HUNTER ECO-INDICATOR DRIP INDICATOR
  - ④ HUNTER IH-RISER-24 TUBING WITH FITTINGS (COMES FROM HUNTER AT PRE CUT 24" LENGTH(S) WITH PRE GLUED FITTINGS)
  - ⑤ 1/2" COUPLING T x T
  - ⑥ HUNTER PLD-050 FITTING
  - ⑦ 1/2" POLYETHYLENE TUBING/ SUBSURFACE DRIP TUBE

- NOTE:**
1. INSTALL INDICATOR AT THE END OF EACH DRIP ZONE SYSTEM OR AT EACH END OF A CENTER FEED SYSTEM.
  2. INSTALL INDICATOR MINIMUM 24" FROM PLANT MATERIAL.

**6" POP-UP DRIP INDICATOR** (F)  
SCALE: N.T.S.



**IRRIGATION TRENCH** (E)  
SCALE: N.T.S.

TRNCHI

DRP IND

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