PROPOSED HOSPICE HOUSE

DESCRIPTION: THE PROPOSED BUILDING IS A 1-STORY HOSPICE HOUSE WITH 12 PATIENT ROOMS, VISITOR AND STAFF AREAS. THE PROJECT WILL BE A LICENSED 24-HOUR FACILITY.

PROPERTY INFORMATION:

APNS: 014-082-012 / -015 / -026 / -027
OWNER: SANTA ROSA MEMORIAL HOSPITAL
ADDRESS: 520 DOYLE PARK DRIVE

PLANNING INFORMATION:

ZONING: R-1-6
PROPOSED LAND USE: MEDICAL SERVICE - HEALTH CARE FACILITY
GENERAL PLAN LAND USE: LOW RESIDENTIAL
EXISTING LAND USE: VACANT LAND

BUILDING INFORMATION

BUILDING OCCUPANCY: R2.1
OCCUPANCY TYPE: CONGREGATE LIVING HEALTH FACILITY FOR THE TERMINALLY ILL
CONSTRUCTION TYPE: V-A (1-HOUR), 1-STORY, SPRINKLERED
MAX. BUILDING HEIGHT ALLOWED: 35’-0” (ZONING)
ACTUAL BUILDING HEIGHT: APPROX. 25’-0”

AREA SUMMARY:

HOSPICE HOUSE TOTAL FLOOR AREA: 8,847 GSF
SITE AREA: 0.55 ACRES (24,000 SF)
SITE COVERAGE MAX.: 40% OR 9,600 SF
PROPOSED SITE COVERAGE: APPROX. 37% OR 8,847 SF

ADDITIONAL INFORMATION:

CA CLIMATE ZONE: 02, 38.44 N LATITUDE
SEISMIC CATEGORY: 2KM ZONE
BASIC WIND DESIGN SPEED: 85 MPH, EXPOSURE B
FLOOD ZONE: NOT IN FEMA FLOOD ZONE
FIRE SEVERITY ZONE: NON-VHFHSZ
HISTORIC DISTRICT: NOT
TRANSIT: CITY BUS GREEN ROUTE LINE SONOMA AVE. ADJACENT STOP
BIKE ROUTE: SONOMA AVE. / DOYLE PARK

VICINITY MAP

NOT FOR CONSTRUCTION

SANTA ROSA MEMORIAL HOSPICE HOUSE

PROJECT TEAM

OWNER
SANTA ROSA MEMORIAL HOSPITAL
1165 MONTGOMERY DRIVE
SANTA ROSA, CA 95405
CONTACT: ANDREA LEARNED
PHONE: 707-235-4519

GEOTECHNICAL ENGINEER
MILLER PACIFIC ENGINEERING GROUP 504 REDWOOD BLVD., #220
NOVATO, CA 94947
CONTACT: MICHAEL JEWETT
PHONE: 415-577-8196

TRAFFIC ENGINEER
W-TRANS
490 MENDOCINO AVE., #201
SANTA ROSA, CA 95401
CONTACT: DALENE WHITLOCK
PHONE: 707-542-9500

ARBORIST
HORTICULTURAL ASSOCIATES P.O. BOX 1261
GLEN ELLEN, CA 95442
CONTACT: JOHN MESERVE
PHONE: 707-935-7103

ARCHITECT
BISBEE ARCHITECTURE + DESIGN
629 FOURTH STREET, #A
SANTA ROSA, CA 95404
CONTACT: NATE BISBEE, AIA
PHONE: 707-492-9960

CIVIL ENGINEER
BKF ENGINEERS
200 FOURTH STREET, #300
SANTA ROSA, CA 95401
CONTACT: RICK CARLILE, P.E.
PHONE: 707-583-8533

LANDSCAPE ARCHITECT
QUADRIGA LANDSCAPE ARCHITECTURE
1212 FOURTH STREET, STUDIO KS
SANTA ROSA, CA 95404
CONTACT: CHRISTINE TALBOT
PHONE: 707-546-3561

PROJECT DATA

SANTA ROSA MEMORIAL HOSPICE HOUSE
520 DOYLE PARK DRIVE
SANTA ROSA, CA 95405
PLANNING SUBMITTAL

SANTA ROSA MEMORIAL HOSPICE HOUSE
520 DOYLE PARK DRIVE
SANTA ROSA, CA 95405

PROPOSED 12-BED HOSPICE HOUSE

NOT FOR CONSTRUCTION
PROJECT DATA

PROPOSED HOSPICE HOUSE

DESCRIPTION: THE PROPOSED BUILDING IS A 1-STORY HOSPICE HOUSE WITH 12 PATIENT ROOMS, VISITOR AND STAFF AREAS. THE PROJECT WILL BE A LICENSED 24-HOUR FACILITY.

PROPERTY INFORMATION:

APNS: 014-082-012 / -015 / -026 / -027
OWNER: SANTA ROSA MEMORIAL HOSPITAL
ADDRESS: 520 DOYLE PARK DRIVE

PLANNING INFORMATION:

ZONING: R-1-6
PROPOSED LAND USE: MEDICAL SERVICE - HEALTH CARE FACILITY
GENERAL PLAN LAND USE: LOW RESIDENTIAL
EXISTING LAND USE: VACANT LAND

BUILDING INFORMATION:

BUILDING OCCUPANCY: R2.1
OCCUPANCY TYPE: CONGREGATE LIVING HEALTH FACILITY FOR THE TERMINALLY ILL
CONSTRUCTION TYPE: V-A (1-HOUR), 1-STORY, SPRINKLERED
MAX. BUILDING HEIGHT ALLOWED: 35'-0" (ZONING)
ACTUAL BUILDING HEIGHT: APPROX. 25'-0"

AREA SUMMARY:

HOSPICE HOUSE TOTAL FLOOR AREA: 8,847 GSF
SITE AREA: 0.55 ACRES (24,000 SF)
SITE COVERAGE MAX.: 40% OR 9,600 SF
PROPOSED SITE COVERAGE: APPROX. 37% OR 8,847 SF

ADDITIONAL INFORMATION:

CA CLIMATE ZONE: 02, 38.44 N LATITUDE
SEISMIC CATEGORY: 2KM ZONE
BASIC WIND DESIGN SPEED: 85 MPH, EXPOSURE B
FLOOD ZONE: NOT IN FEMA FLOOD ZONE
FIRE SEVERITY ZONE: NON-VHFHSZ
HISTORIC DISTRICT: NOT
TRANSIT: CITY BUS GREEN ROUTE LINE SONOMA AV. ADJACENT STOP
BIKE ROUTE: SONOMA AV. / DOYLE PARK

SANTA ROSA MEMORIAL HOSPICE HOUSE
520 DOYLE PARK DRIVE
SANTA ROSA, CA 95405

PLANNING SUBMITTAL

OVERALL SITE PLAN

OVERALL SITE PLAN

PROJECT NUMBER: 18022.00
DATE: June 26, 2020
OWNER: BISBEE ARCHITECTURE + DESIGN
DRAWN BY: NATE BISBEE, AIA
CHECKED BY: SANTA ROSA MEMORIAL HOSPICE HOUSE

A11
PLANNING SUBMITTAL

ENLARGED SITE PLAN NOTES

1. CONTRACTOR SHALL COORDINATE ALL NEW SITE WORK WITH EXISTING UTILITIES. PROTECT EXISTING UTILITIES AND EXISTING TRENCHES IN PLACE. REPAIR AND REPLACE ANY UTILITY LINES, EQUIPMENT OR SERVICE BOXES AT NEW SITE WORK. CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FOR ANY WORK WITHIN THE RIGHT-OF-WAY. ENCROACHMENT PERMIT IS REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE.

2. PROTECT EXISTING TREES IN PLACE DURING CONSTRUCTION, U.O.N.

3. FOR MINIMUM SOILS PREPARATIONS, BASE SECTIONS, AND OTHER PAD DESIGN REQUIREMENTS, SEE THE GEOTECHNICAL REPORT. FOR PAD, SLAB AND FLATWORK DESIGN, S.C.D., S.S.D.

ENLARGED SITE PLAN DRAWING NOTES

- ACCESSIBLE PATH OF TRAVEL
- ACCESSIBLE PASSAGeway FOR CIVIL ACCESS AREA
- CURB PLAINING
- DETECTABLE WARNING PAVERS
- PARKING STRIPING
- PLANTING AREA
- TRASH & RECYLCING BIN AREA
- MONUMENT SIGN
- SCREENED MECHANICAL YARD
- FAULT TRACE, SEE GEOTECHNICAL REPORT
- PROPERTY LINE
- EMERGENCY VEHICLE ACCESS, 20' WIDE CLEAR DRIVEWAY ACCESS EASEMENT AREA
- EXTERIOR WALKWAY PAVING
- CROSSING STRIPING, CONC. PAVERS
- PRIVACY WALL, STONE VENEER
- TRAVEL STRIPING, SEE ELECTRICAL IMPORT

SANTA ROSA MEMORIAL HOSPICE HOUSE

520 DOYLE PARK DRIVE
SANTA ROSA, CA 95405

1" = 10'-0"1

REV. # DESCRIPTION DATE

NOT FOR CONSTRUCTION

BISBEE
ARCHITECTURE+DESIGN

Nate Bisbee, AIA
629 Fourth Street, #A
Santa Rosa, CA 95404
(707) 492-9960

6/25/2020 3:03:55 PM

A12

ENLARGED SITE PLAN

NOT FOR CONSTRUCTION
PLANNING SUBMITTAL

SANTA ROSA MEMORIAL HOSPICE HOUSE
520 DOYLE PARK DRIVE
SANTA ROSA, CA 95405

REFLECTED CEILING PLANS

PROJECT NUMBER: 18022.00
DATE: June 26, 2020
DRAWN BY: NB
CHECKED BY:

ENLARGED REFLECTED CEILING PLAN DRAWING NOTES
- PRIVACY SCREEN
- GYPSUM BOARD CEILING, PAINTED FINISH
- LINEAR PENDANT LED LIGHT FIXTURE, DIRECT/INDIRECT
- CONSTRUCTION OPENED TO ROOF STRUCTURE
- REFLECTED CEILING PLAN DRAWING NOTES
1. AUTOMATIC FIRESpray SYSTEM SHALL BE DESIGNED, INSTALLED AND QUERY COMPLIANCE AND LOCATION REQUIREMENTS OF THE LOCAL FIRE PROTECTION DISTRICT. EXHAUST VENTILATION SHALL BE PERFORMED ACCORDING TO THE REQUIREMENTS OF THE LOCAL BUILDING CODES.
2. REFLECTED Plans ARE EXHIBITED FOR ARCHITECTURAL REVIEW AND DEMANDS PERMIT ISSUANCE. NOT FOR CONSTRUCTION.
3. LIGHT FIXTURES SHALL BE LED, DYNAMIC, AND UNIFORM IN VARIETY TO SHADY COEX. TYP.
4. EXTERIOR LIGHT FIXTURES SHALL BE LED, LISTED FOR OUTDOOR USE AND DARK SKY COMPLIANT, AND CORRECT Color TEMP.

NOT FOR CONSTRUCTION

CEILING MATERIALS LEGEND
- CEILING OPENED TO ROOF STRUCTURE
- LIGHT FIXTURES, DIRECT/INDIRECT
- CONSTRUCTION OPENED TO ROOF STRUCTURE
- REFLECTED CEILING PLAN DRAWING NOTES
1. AUTOMATIC FIRESPRAY SYSTEM SHALL BE DESIGNED, INSTALLED AND REQUIRING COMPLIANCE AND LOCATION REQUIREMENTS OF THE LOCAL FIRE PROTECTION DISTRICT. EXHAUST VENTILATION SHALL BE PERFORMED ACCORDING TO THE REQUIREMENTS OF THE LOCAL BUILDING CODES.
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PLANS AND SPECIFICATIONS SUBMITTED FOR REVIEW AND BID PROPOSALS.

ENLARGED REFLECTED CEILING PLAN DRAWING NOTES
- PRIVACY SCREEN
- GYPSUM BOARD CEILING, PAINTED FINISH
- LINEAR PENDANT LED LIGHT FIXTURE, DIRECT/INDIRECT
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PLANS AND SPECIFICATIONS SUBMITTED FOR REVIEW AND BID PROPOSALS.

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- PRIVACY SCREEN
- GYPSUM BOARD CEILING, PAINTED FINISH
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PLANS AND SPECIFICATIONS SUBMITTED FOR REVIEW AND BID PROPOSALS.
STANDING SEAM METAL ROOFING SYSTEM, WITH MIN. R-38 INSULATION, CLASS A, FACTORY FINISH SYSTEM, NON-REFLECTIVE.

MTL. GUTTER, FINISH TO MATCH ROOFING, TIE-IN DOWNSPOUTS TO STORM DRAIN, TYP., DOWNSPOUTS FIN. TO MATCH WALL.

SINGLE-PLY WHITE TPO ROOFING SYSTEM, 60 MIL., BASIS OF DESIGN: CARLISLE SURE-WELD, CRCC CERTIFIED COOL ROOF WHITE, SOLAR REFLECTANCE: 0.70, THERMAL EMMITTANCE: 0.86.

ROOF DRAIN AND OVERFLOW
ROOFTOP MTL. SCREEN W/ ACOUSTICAL RATING, FACTORY FINISH SYSTEM, NON-REFLECTIVE.

ROOF ACCESS HATCH WITH CURB

HVAC EQUIPMENT LOCATION

VEHICLE SERVICE AREA BELOW

TRASH & RECYCLING ENCLOSURE BELOW

RAISED PLANTER BELOW

PATIENT PATIO BELOW

STEEL CANOPY COVERING WITH STEEL FRAME, PAINTED FINISH

PRIVACY WALL BELOW

ROOF TOP AREA FOR SOLAR ARRAY, APPROX. 2,016 SF INDICATED.
OVERVIEW:
The proposed residential Hospice House is designed to provide patients and their families with 12 private home-like rooms, each having access to the outdoors with a tranquil, relaxing setting. The House will include 17,687 square foot gross area, containing patient rooms, staff spaces, and common areas. The design is from inside-out with family rooms, staff spaces, and gardens supporting the primary interior patient space.

The philosophy of care for Hospice focuses on the relief of suffering for patients who are terminally ill. Staff and volunteers with Hospice work to manage physical pain and symptoms while tending to each patient’s and family’s spiritual and psychological needs. The proposal utilizes 4 infill parcels owned by Santa Rosa Memorial Hospital.

The Hospice House is planned and designed inside-out, beginning with the patient rooms. Each room is envisioned as a private retreat, offering space for the patient, family and friends to inhabit. The spaces are connected to each other, with access to library, theater, rest areas and garden views. Beyond the patient rooms, shared gardens and outdoor spaces offer gathering areas, places for socializing, and quiet reflection. The proposal adheres to minimum setbacks of the property’s base zoning R-1-6. Additionally, greater than minimum setbacks have been incorporated at the street frontage on Doyle Park, with similar qualitative aspects of the patient and visitor areas.

The building’s 1-story layout offers a transitional scale between the residential areas adjacent to the south and east, and the commercial and medical uses adjacent to the north and west. In this location, the residential Hospice care will serve an on-site limiting residential and medical users, while providing needed relief at a current rate below a central area of the City.

The Doyle Park Drive location for Hospice will be beneficial to patients and families because it is proximate to the Hospital, other medical uses, general services, bicycle corridors and public transportation. With the central location to the City, access is abundant and convenient. As with patients care, the project is designed to provide a soothing, peaceful environment.

The Doyle Park Drive location for Hospice will be beneficial to patients and families because it is proximate to the Hospital, other medical uses, general services, bicycle corridors and public transportation. With the central location to the City, access is abundant and convenient. As with patients care, the project is designed to provide a soothing, peaceful environment.

COMMUNITY BENEFIT:
The Hospice House will serve between 400-600 individual end-of-life patients and their families each year, regardless of income. Hospice House will most benefit those who:
• Live alone with no support system to care for them.
• Have no family or friends available to care for them.
• Come from hospitals or skilled nursing facilities, but due to the complexity of their care, are unable to return home.

There is a long-term unmet need in our community for an alternative to dying in a hospital or skilled nursing facility. By creating an in-patient residential hospice house, we will have the opportunity to provide much-needed compassionate end-of-life care in a peaceful, comfortable setting.

The Hospice House will be licensed and credentialed to meet all state and federal requirements.

PROJECT DATA:

- APNs: 014-082-012 / 014-082-015 / 014-082-026 / 014-082-027
- Site Acreage: 0.17 + 0.17 + 0.17 + 0.04 = 0.55 acres total
- Site Square Feet: 24,000 SF total
- Proposed Building Square Feet: 8,847 SF Gross
- Proposed Coverage: 37%
- Building Height Allowed: 35’, Max. Building Height: 40’
- Design-Stage SRF: 0.55 (adjacent to residential)
- Basic Wind Speed: 85 MPH, Exposure B
- Flood Zone: Not in a FEMA Flood Zone
- Fire Severity Zone: Non-VHFHSZ

ROOF TOP PATIO AND GARDEN
INTERIOR ROOM
MAIN ARRIVAL & ENTRY
PATIENT PATIOS AND GARDEN
SANTA ROSA MEMORIAL HOSPICE HOUSE
PROJECT DESIGN NARRATIVE
AND 3D VIEWS
JUNE 26, 2020
BISBEE ARCHITECTURE DESIGN
EXTERIOR FINISH LIST

**METAL FINISHES**
- M1 STANDING SEAM METAL ROOFING SYSTEM: NON-REFLECTIVE FINISH
  - COLOR: "OLD ZINC GRAY"
  - GUTTER & FACIA TO MATCH ROOF COLOR
- M2 STRUCTURAL STEEL COLUMNS AND BEAMS, PAINTED FINISH
  - COLOR: BM 2121-20 "STEEL WOOL"
- M3 STEEL ENTRY CANOPY AND FRAME, PAINTED FINISH
  - COLOR: BM 2121-20 "STEEL WOOL"

**FIBER CEMENT FINISH**
- FC1 VERTICAL FIBER CEMENT (POLY-ASH) WALL SIDING BY BORAL
  - TRU-EXTERIOR: NICKEL GAP, SIZE: 10" BOARDS
  - COLOR: BM OC-17 "WHITE DOVE"

**WOOD FINISHES**
- WD1 WOOD CEILING PANELING, VERTICAL GRAIN WHITE OAK, CLEAR FINISH
- WD2 EXTERIOR WOOD SCREEN, OAK, CLEAR FINISH

**STONE FINISH**
- ST1 STONE WALLS & LOW PLANTER WALLS
  - NATURAL STONE VENEER, TYPE TBD: LOCAL HISTORICAL INSPIRATION

**STOREFRONT DOOR & WINDOW FRAME COLOR AND GLAZING UNITS**
- SF1 EXTERIOR ALUMINUM STOREFRONTS, THERMALLY BROKEN BY OLDCASTLE
  - COLOR: "DARK BRONZE"
- GL1 PPG SOLARBAN 70XL, CLEAR LOW-E 1" INSULATED GLAZING UNITS

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SANTA ROSA HOSPICE HOUSE EXTERIOR PROJECT COLORS PRELIMINARY SELECTIONS

June 26, 2020
SANTA ROSA MEMORIAL HOSPICE HOUSE

CANDIDATE PLANT LIST

<table>
<thead>
<tr>
<th>Description</th>
<th>Size</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Quercus Lobata / Valley Oak</td>
<td>48&quot; box</td>
<td>Low</td>
</tr>
<tr>
<td>Cercis occidentalis / Western Redbud Multi-trunk</td>
<td>24&quot; box</td>
<td>Very Low</td>
</tr>
<tr>
<td>Cercidium x <code>Desert Museum</code> / Thornless Palo Verde</td>
<td>24&quot; box</td>
<td>Low</td>
</tr>
<tr>
<td>Acacia pendula / 24&quot; box Low</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ginkgo biloba / Upright Maidenhair Tree</td>
<td>24&quot; box</td>
<td>Medium</td>
</tr>
<tr>
<td>Ginkgo biloba <code>Fastigiata</code> / Fastigiate Maidenhair Tree</td>
<td>24&quot; box</td>
<td>Medium</td>
</tr>
<tr>
<td>Quercus lobata / Valley Oak</td>
<td>48&quot; box</td>
<td>Low</td>
</tr>
<tr>
<td>Cercis occidentalis / Western Redbud Multi-trunk</td>
<td>24&quot; box</td>
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<td>24&quot; box</td>
<td>Medium</td>
</tr>
</tbody>
</table>

IRRIGATION STATEMENT

An irrigation and planting design will comply with the criteria of local and state Water Resources Model Water Conditions. Irrigation should be scheduled during early morning or evening hours or at night. A separate submeter and backflow preventer per City standards will be provided as part of the project before the irrigation point of connection.

A master valve and flow sensor will be provided near the irrigation point of connection and connected to the automatic irrigation controller to turn off irrigation when the system is in a catastrophic event (e.g., broken valve or leak).

All trees and shrubs will receive two (2) bubblers - one surface bubbler and one rootzone bubbler in a vertical sleeve extending up to 36" below finished grade.

Quick couplers will be provided to any areas where maintenance staff may require additional connection points for work-down, supplemental watering, planter pots, and so forth.

IRRIGATION NOTES

PLANTING & IRIGATION NOTES

<table>
<thead>
<tr>
<th>Description</th>
<th>Size</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Xanthorrhoea preissi / Balga5 gal Low</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Woodwardia unigemmata / Jeweled Chain Fern5 gal Medium</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Woodwardia fimbriata / Giant Chain Fern5 gal Medium</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Westringia futicosa 'Morning Light' / Morning Light Maiden Grass1 gal Low</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Verbena bonariensis / Purpletop Vervain1 gal Low</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Symphytum x uplandicum 'Axminster Gold' / Russian Comfrey1 gal Medium</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stachyrus salicifolius / Willow Leaf Spiketail5 gal Unknown</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sedum x 'Matrona' / Sedum1 gal Low</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sedum x 'Autumn Joy' / Autumn Joy Sedum1 gal Low</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Schefflera taiwaniana / Yaun Shan Hardy Schefflera5 gal Medium</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sarcococca hookerina humilis / Sweetbox5 gal Low</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Salvia clevelandii <code>Winifred Gillman</code> / Cleveland Sage1 gal Low</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Salvia apiana / White Sage1 gal Very Low</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Polystichum munitum / Western Sword Fern5 gal Medium</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Nandina domestica 'Gulf Stream' / Gulf Stream Heavenly Bamboo 5 gal Low</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Michelia figo / Banana Shrub5 gal Medium</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mahonia 'Soft Caress' / 'Soft Caress' Mahonia2 gal Low</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Monardella villosa / Coyote Mint1 gal Very Low</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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All trees and shrubs will receive two (2) bubblers - one surface bubbler and one rootzone bubbler in a vertical sleeve extending up to 36" below finished grade.

Quick couplers will be provided to any areas where maintenance staff may require additional connection points for work-down, supplemental watering, planter pots, and so forth.