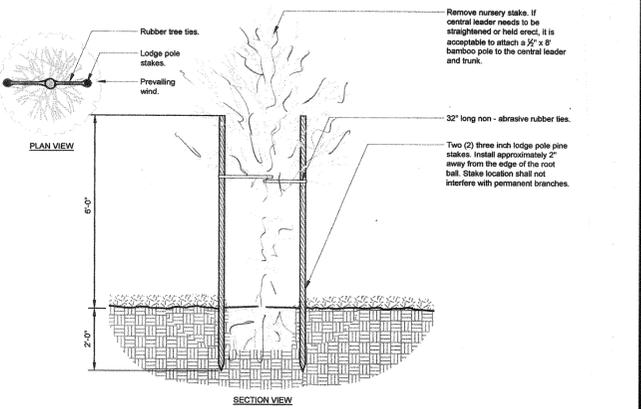


LANDSCAPE LEGEND

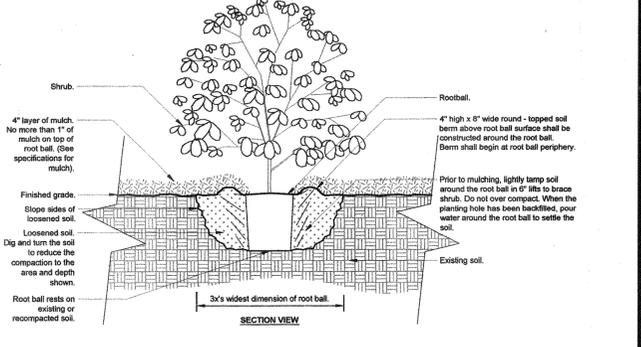
COMMON NAME	SCIENTIFIC NAME	CATEGORY	EXPOSURE	HEIGHT	SPREAD	WATER USE
1 NEW ZEALAND TREE TEE	LEPTOSPERNUM LAEVIDATUM	TREE (EVGRN)	FULL SUN	12' - 25'	12' - 25'	LOW
2 CRAPE MYRTLE	LAGERSTROEMIA INDICA	TREE (DECID)	FULL SUN	6' - 30'	6' - 16'	LOW
3 BUSH POPPY	DENDROMECON	SHRUB	FULL SUN	2' - 8'	2' - 4'	LOW
4 MYRTLE	MYRTUS COMPACTA	SHRUB	FULL SUN	2' - 5'	2' - 4'	LOW
5 AUSTRALIAN FUSCHIA	CORREA PULCHELLA	LOW SHRUB	FULL SUN	2' - 2.5'	2' - 8"	LOW
6 ROCKROSE	CISTUS CISTACEAE	LOW SHRUB	FULL SUN	1' - 2'	2' - 4'	LOW
7 ENGLISH LAVANDER	LAVANDULA ANGUSTIFOLIA	MED. SHRUB	FULL SUN	2' - 3'	2' - 4'	LOW
8 LANTANA	LANTANA VERBENACEAE	MED SHRUB	FULL SUN	2' - 4'	2' - 4'	LOW
9 ROSEMARY	ROSMARINUS OFFICINALIS	SHRUB	FULL SUN	2' - 4'	2' - 4'	LOW
10 MYOPORIUM	MYOPORACEAE PARVIFOLIUM	GRND COVER	FULL SUN	1' 10"	TO 9"	LOW

- LANDSCAPE NOTES:**
- CONTRACTOR SHALL VERIFY WITH OWNER REGARDING MIX AND TYPE OF SHRUBS WITH OWNER
 - CONTRACTOR SHALL COORDINATE BETWEEN LANDSCAPE INSTALLER AND PLUMBER AND ELECTRICIAN FOR IRRIGATION INSTALLATION AND IRRIGATION CONTROLS.
 - ALL NON-TURF PLANTING AREAS AND UNPLANTED AREAS SHALL HAVE 3" LAYER OF MULCH. KEEP MULCH 3" AWAY FROM PLANT STEMS. MULCH SHALL BE FIR BARK 3/4" OR LESS AND FREE OF STICKS, DIRT, DUST, AND OTHER DEBRIS. SOIL PREPARATION SHALL CONSIST OF TRANSFORMING EXISTING SOIL TO A FRIABLE CONDITION TO MAXIMIZE WATER RETENTION. COMPOST SHALL BE INCORPORATED IN THE SOIL TO A MINIMUM OF 8" AT A MINIMUM RATE OF 6 CUBIC YARDS PER 1000 SQUARE FEET. SOILS WITH GREATER THAN 6% ORGANIC MATTER IN THE TOP 4 INCHES OF SOIL ARE EXEMPT FROM ADDING COMPOST AND TILLING. MULCHING AND SOIL PREPARATION SHALL BE CONDUCTED TO ALLOW FOR GOOD DRAINAGE AS REQUIRED BY PLANTS ON THE PLANTING LIST.
 - IF TURF IS PLANTED IT SHALL BE 100% DWARF TALL PESCUE AND BE IN 8" MIN. WIDE PLANTING AREAS.
 - SHRUBS SHALL BE 6 GALLON MINIMUM.
 - IRRIGATION SHALL BE DRIP SYSTEM ON HARDWIRED "SMART" ELECTRIC TIMER W/ BATTERY BACK-UP.
 - PROVIDE SHREDDED BARK FOR COVER AT PLANTING AREAS
 - TREES SHALL BE 15 GALLON MINIMUM. 35% OF TREES SHALL BE 24" SQUARE BOX
 - 40 PERCENT OF TREES SHALL BE EVERGREEN

- IRRIGATION NOTES:**
- ALL DESIGN AND INSTALLATION IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. THE FOLLOWING GUIDELINES ARE REQUIRED
 - THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION OF IRRIGATION SYSTEM WHERE SYSTEM CONNECTS TO.
 - CHASE UNDER SIDEWALK, DRIVEWAY, OR PLANTING STRIP SHALL BE 2" PVC SCHEDULE 80 PIPE.
 - IRRIGATION CONTROLLER SHALL BE OF THE "SMART" VARIETY. USE "WEATHERBEST SMARTLINE 1600 SERIES" OR EQUAL WITH STATION REMOTE AND RAIN SENSOR. INSTALL PER MANUFACTURER'S SPECS.
 - USE AUTOMATED SPRAY WITH PVC CLASS 200 PIPE LATERAL LINE IRRIGATION FOR DRIP IRRIGATION TO PLANTINGS.
 - DRIP IRRIGATION THROUGHOUT PLANTINGS.
 - IRRITOL MC 9-12 ADJUSTABLE AUTOMATIC CONTROLLER INSTALLED PER MANUFACTURER'S SPECS. LOCATION TO BE DECIDED BY OWNER OR INSTALLER.
 - ZONES SHALL BE DIVIDED UP BY PLANTING AREA.
 - RECOMMENDED DRIP IRRIGATION TO PLANT MATERIAL AT SPECIFIED RATE OF:
 - 15 GALLON - 3 GPH EMITTERS
 - 5 GALLON - 2 GPH EMITTERS
 - 1 GALLON - 1 GPH EMITTER
 - USE PRESSURE COMPENSATING EMITTERS; PROVIDE 3 EMITTERS PER TREE OR SHRUB
 - USE 1/2" DISTRIBUTION POLY 700 SERIES DRIP TUBING AT PLANTING AREAS
 - USE RICHEL RVC 3/8" ANTI-SIPHON REMOTE CONTROL VALVES (6" ABOVE HIGHEST GRADE POINT AT IRRIGATED AREAS)
 - ANY SPRINKLER HEADS INSTALLED SHALL DOCUMENT A DISTRIBUTION UNIFORMITY LOW QUARTER OF 6.65 OR HIGHER
 - IRRIGATION SYSTEM SHALL BE INSTALLED SO AS TO PREVENT OVERSPRAY OR RUN-OFF INTO NON-TARGETED AREAS
 - SPECIFICATIONS FOR DEDICATED IRRIGATION METER SHALL BE PROVIDED TO THE BUILDING DEPARTMENT PRIOR TO INSTALLATION
 - ISOLATION VALVES SHALL BE INSTALLED AT THE POINT OF CONNECTION AND BEFORE EACH VALVE OR MANIFOLD
 - SPRINKLER HEADS, ROTORS, AND OTHER EMISSION DEVICES ON EACH VALVE SHALL HAVE MATCHED PRECIPITATION RATES
 - HEAD TO HEAD COVER RATE IS REQUIRED UNLESS OTHERWISE DIRECTED BY THE MANUFACTURER'S SPECIFICATION
 - SWING JOINTS OR OTHER RISER PROTECTION SHALL BE PROVIDED FOR ALL RISERS
 - CHECK VALVES SHALL BE DESIGNED TO PREVENT LOW HEAD DRAINAGE



(P-X) TREE STAKING - LODGE POLES (2)



(P-X) SHRUB - UNMODIFIED SOIL

Notes:
 1- Shrubs shall be of quality prescribed in the root observations detail and specifications.
 2- See specifications for further requirements related to this detail.

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PROPOSED MIXED USE BUILDING AT
LA PLAZA VILLAGE
 8150 LA PLAZA, COTATI, CA APN 144-273-009

Date	3/15/25
Scale	AS SHOWN
Drawn	LABAER
Job	LA PLAZA
Sheet	2
Of	Sheets

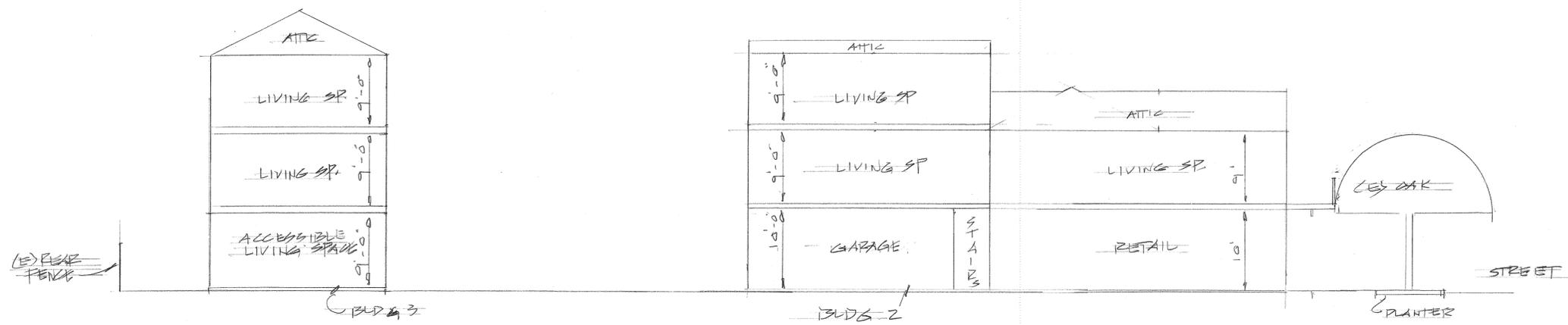
LANDSCAPE PLAN
 1/8" = 1'-0"

REVISIONS	BY

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PROPOSED MULTIFAMILY BUILDING AT
LA PLAZA VILLAGE
 8150 LA PLAZA, COTATI, CA APN 144-273-009

Date	3/19/20
Scale	
Drawn	BIR
Job	LA PLAZA
Sheet	3
Of	Sheets



SITE SECTION "A"
 1/4" = 1'-0"



SITE SECTION "B"
 1/8" = 1'-0"

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LA PLAZA VILLAGE
 8150 LA PLAZA, COTATI, CA APN 144-273-009



FRONT ELEVATION (FACING ST.)
 WEST 1/4" = 1'-0"

BLDG # 2

Date	11/26/24
Scale	
Drawn	BR
Job	LA PLAZA HSE/4/24
Sheet	4
Of	Sheets



RIGHT ELEVATION (SOUTH)
 BLDG #2 1/4" = 1'-0"

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PROPOSED MIXED USE BUILDING AT
LA PLAZA VILLAGE
 8150 LA PLAZA, COTATI, CA APN 144-273-009

Date 2/16/24
 Scale
 Drawn BR
 Job #EWK3
 Sheet
 5
 Of Sheets

BLDG #2



BUILDING 2 EAST ELEVATION
REAR

1/4" = 1'-0"

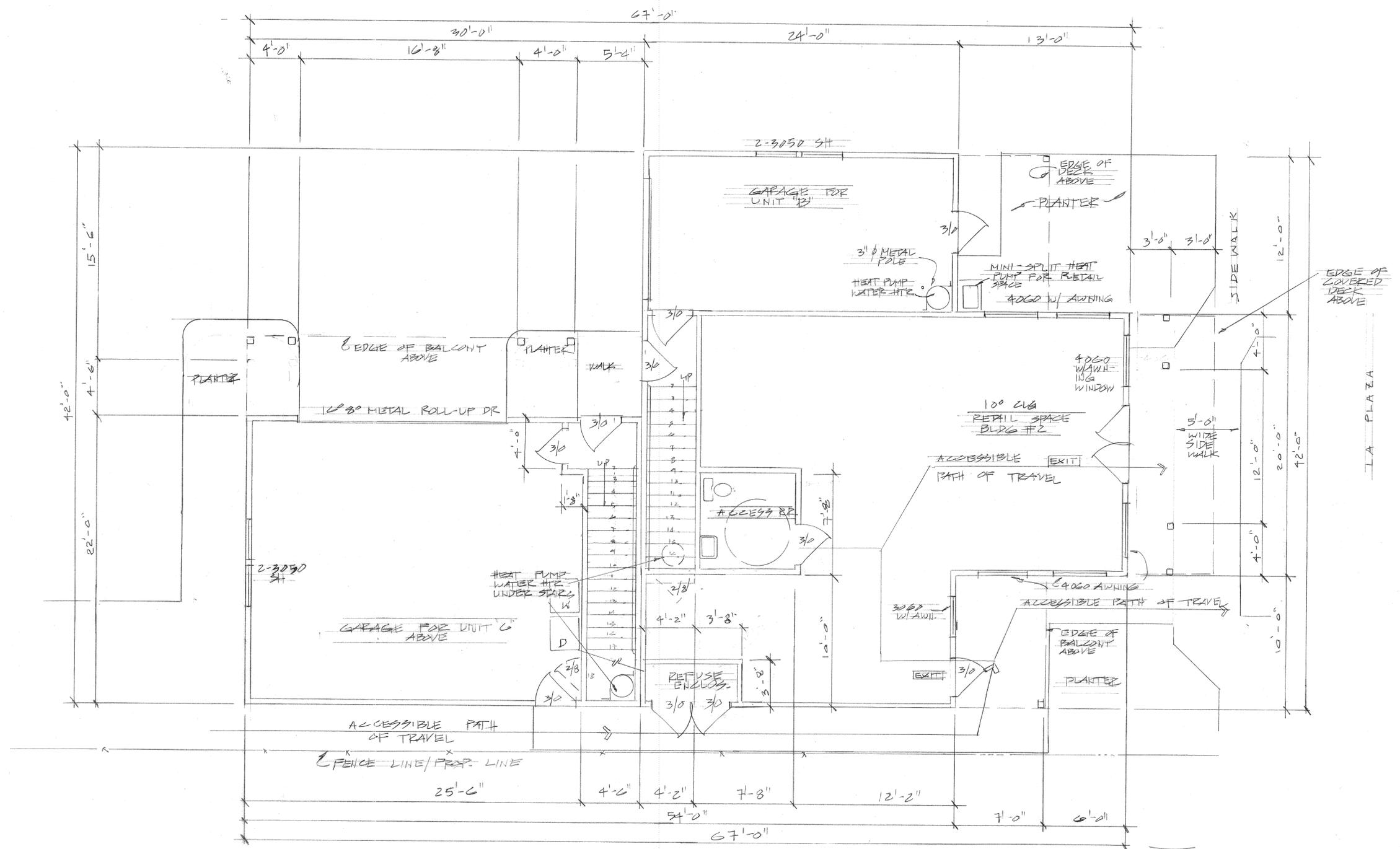
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PROPOSED MIXED USE BUILDING AT
LA PLAZA VILLAGE
 8150 LA PLAZA, COTATI, CA APN 144-273-009

Date	3/16/25
Scale	
Drawn	BR
Job	LA PLAZA
Sheet	7
Of	Sheets

BLDG # 2



BUILDING 2 FIRST FLOOR PLAN
1/4" = 1'-0"

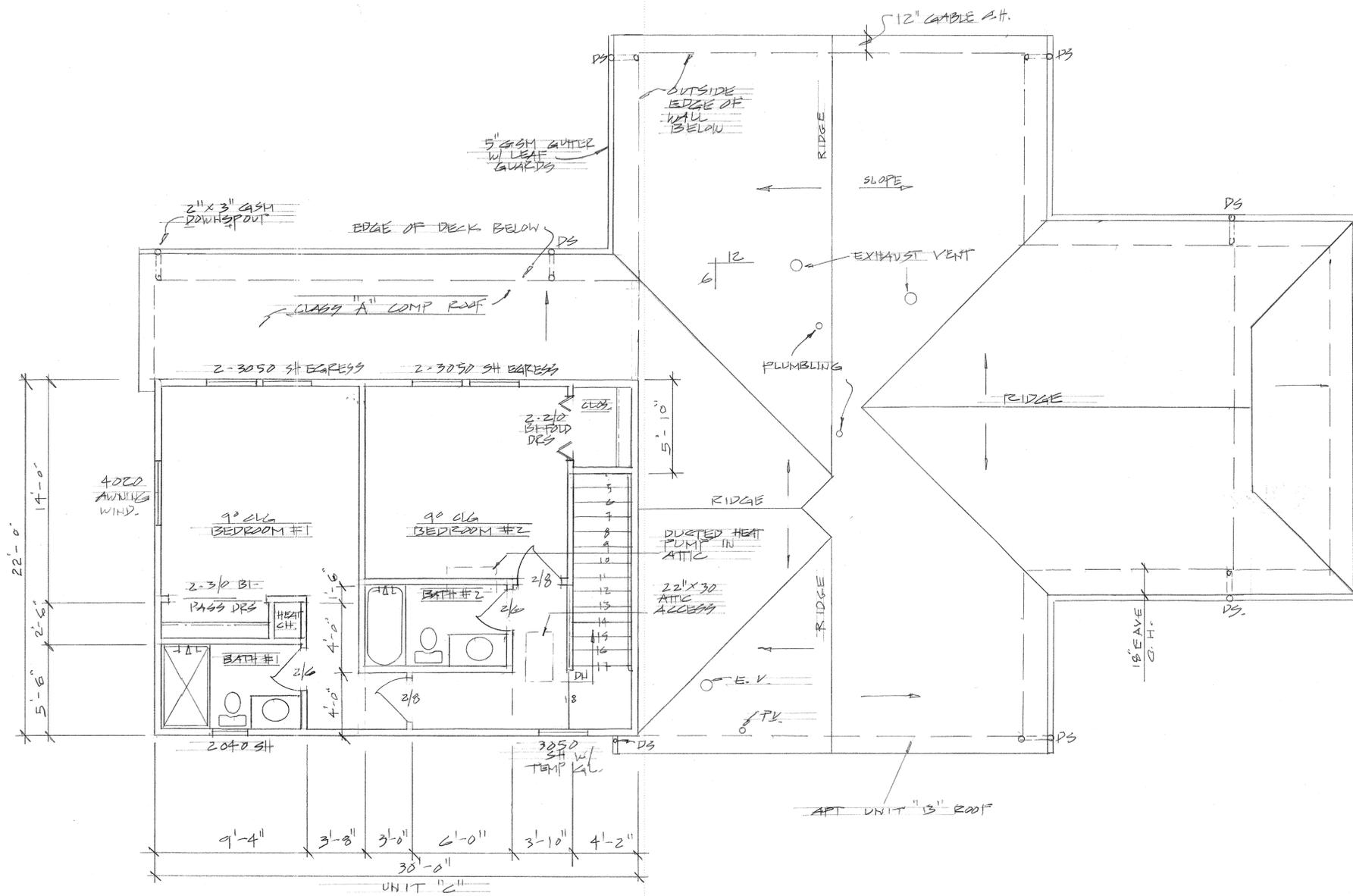
BUILDING # 2

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PROPOSED MIXED USE BUILDING AT
LA PLAZA VILLAGE
8150 LA PLAZA, COTATI, CA APN 144-273-009

Date	3/15/25
Scale	
Drawn	ISR
Job	LA PLAZA
Sheet	8
Of	8 Sheets



BUILDING 2 THIRD FLOOR PLAN

1/4" = 1'-0"

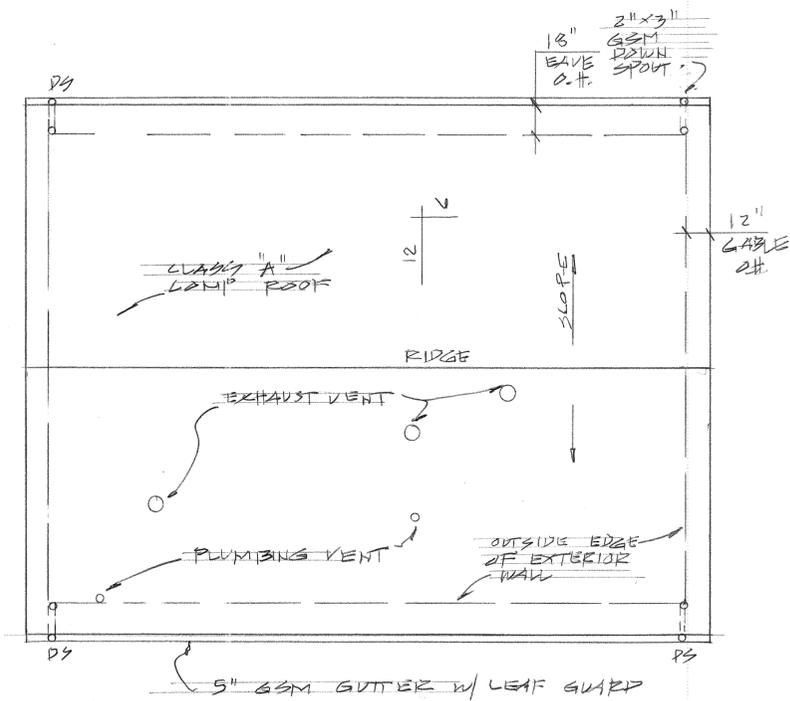
BUILDING # 2

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PROPOSED MIXED USE BUILDING AT
LA PLAZA VILLAGE
 8150 LA PLAZA, COTATI, CA APN 144-273-009

Date	3/31/25
Scale	
Drawn	BR
Job	LA PLAZA
Sheet	10
Of	Sheets



BUILDING 2 THIRD FLOOR ROOF PLAN

1/4" = 1'-0"

BUILDING 2

REVISIONS	BY

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PROPOSED MIXED USE BUILDING AT
LA PLAZA VILLAGE
 8150 LA PLAZA, COTATI, CA APN 144-273-009

Date	3/3/25
Scale	
Drawn	BR
Job	LA PLAZA
Sheet	11
Of	Sheets



LEFT EVATION NORTH
 BLDG #3
 1/4" = 1'-0"



RIGHT ELEVATION SOUTH
 BLDG #3
 1/4" = 1'-0"

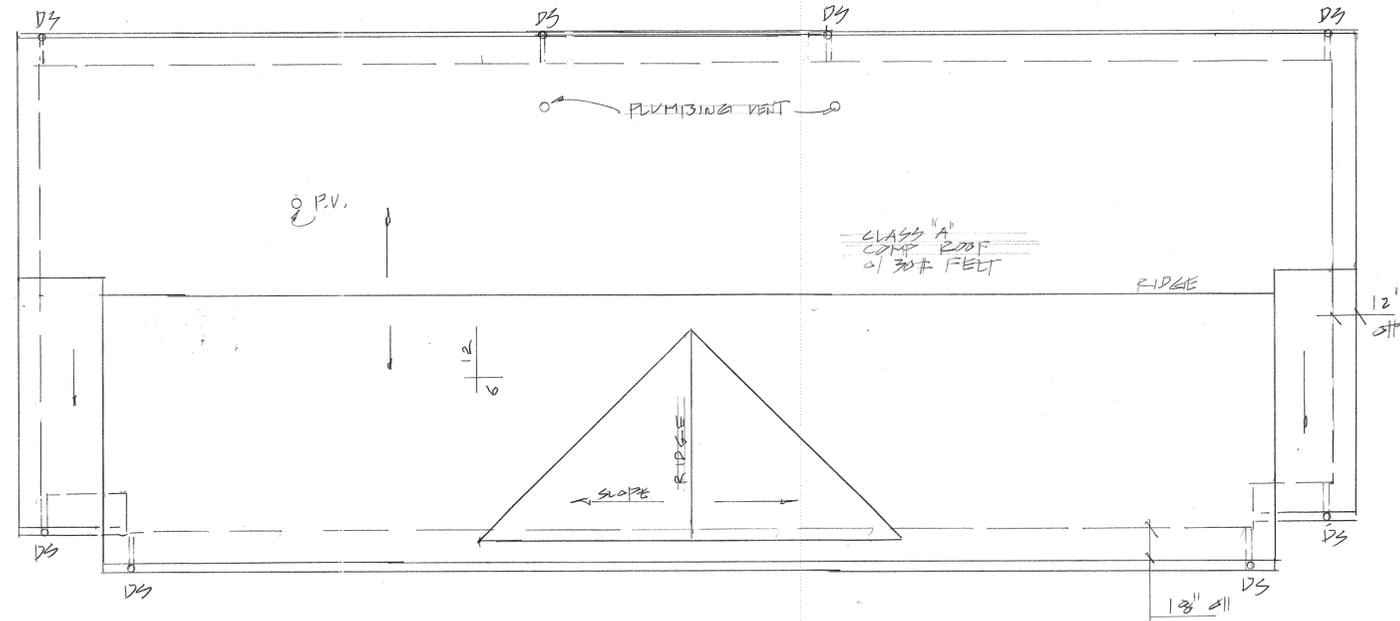
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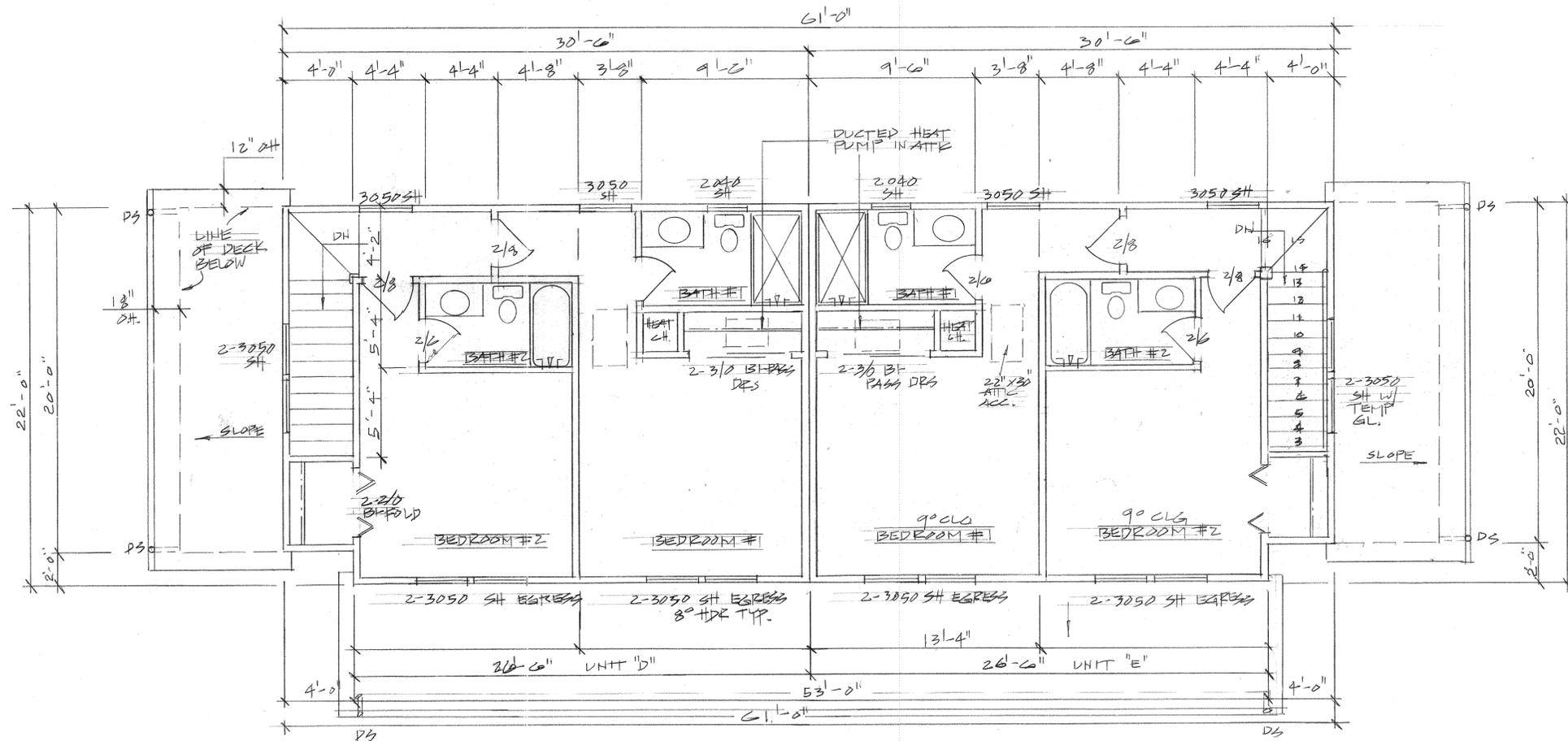
PROPOSED MULTI-FAMILY BUILDING AT
LA PLAZA VILLAGE
 8150 LA PLAZA, COTATI, CA APN 144-273-009

Date	5/14/25
Scale	
Drawn	BRZ
Job	LA PLAZA
Sheet	13
Of	Sheets

BLDG #3



ROOF PLAN



BUILDING 3 THIRD FLOOR PLAN

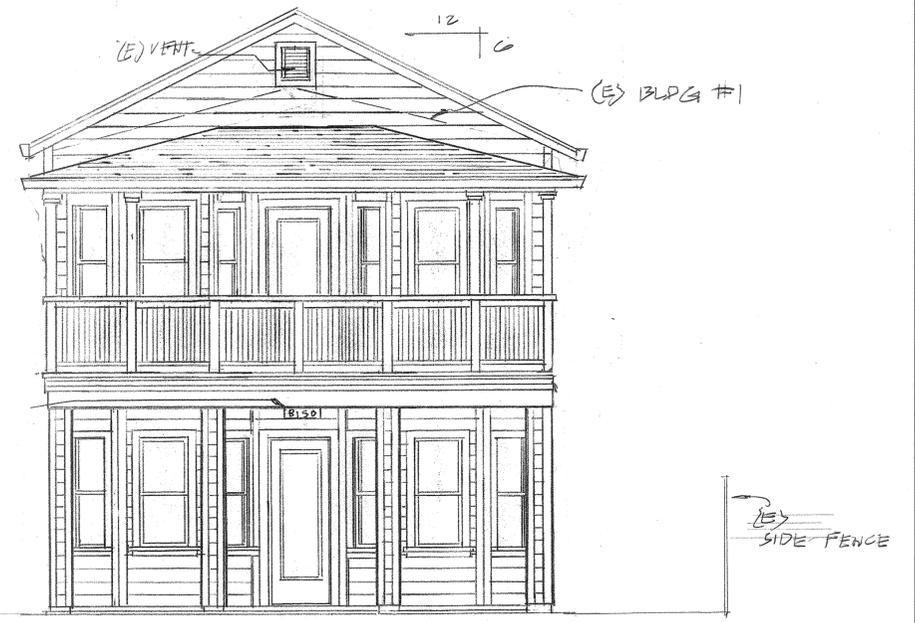
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PROPOSED MULTIFAMILY BUILDING AT
LA PLAZA VILLAGE
 8150 LA PLAZA, COTATI, CA APN 144-273-009

Date	3/31/25
Scale	
Drawn	BR
Job	LA PLAZA
Sheet	15
Of	Sheets

BUILDING # 3



FRONT ELEVATION (FACING ST.)
WEST (STREET SCAPE) 1/4" = 1'-0"

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PROPOSED MIXED USE BUILDING AT
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8150 LA PLAZA, COTATI, CA APN 144-273-009

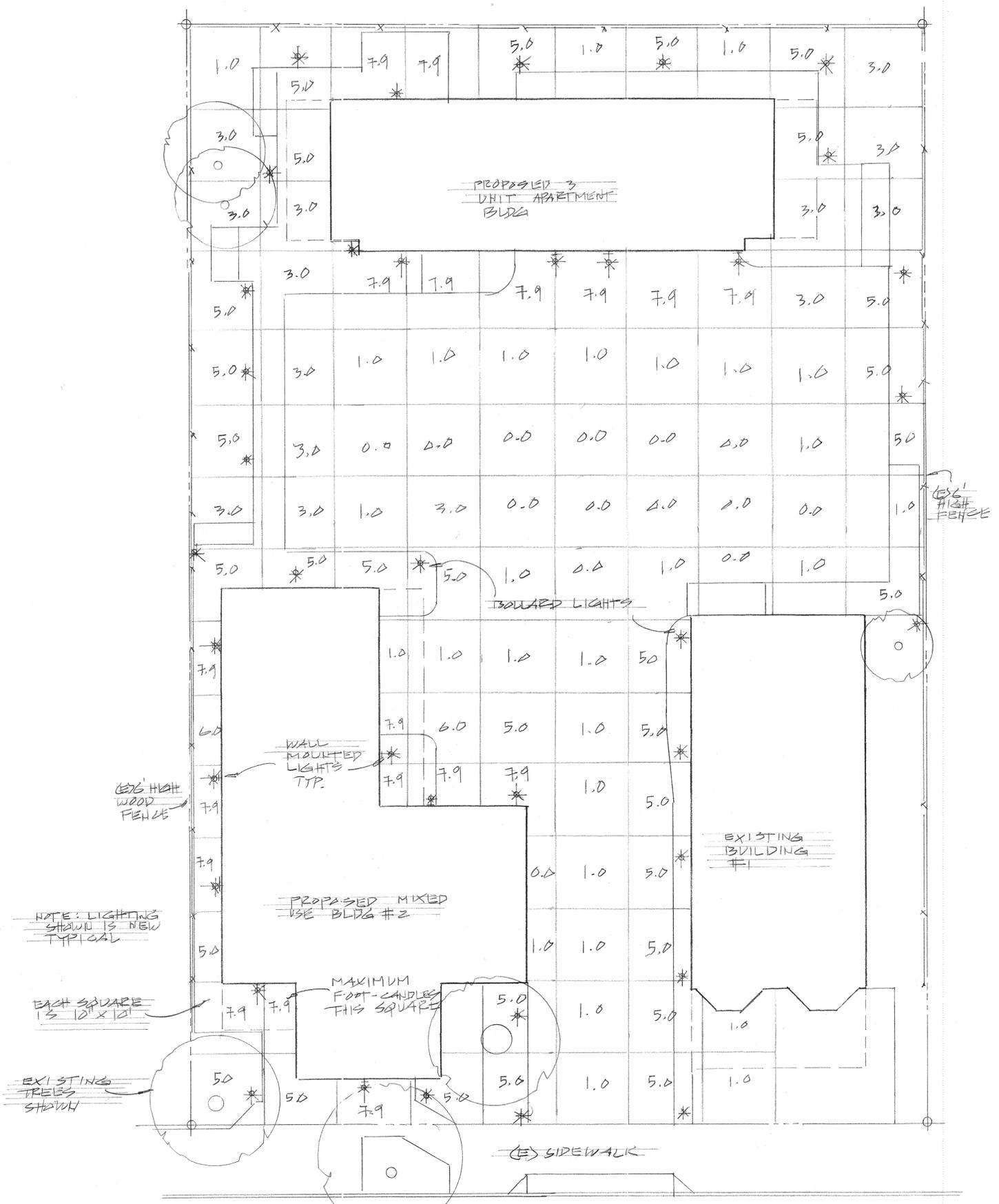
Date	5/15/23
Scale	
Drawn	BR
Job	LA PLAZA
Sheet	16
Of	Sheets

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PROPOSED MULTI-FAMILY BUILDING AT
LA PLAZA VILLAGE
 8150 LA PLAZA, COTATI, CA APN 144-273-009

Date	5/29/25
Scale	
Drawn	BR
Job	LAPLZZA
Sheet	17
Of	Sheets



NOTE: LIGHTING SHOULD BE NEW TYPICAL

EACH SQUARE IS 10' X 10'

EXISTING TREES SHOWN

PHOTOMETRIC PLAN
 SCALE 1/8" = 1'-0"

SEE NEXT SHEET FOR LIGHT SPECS

TOPOGRAPHIC NOTES

1. TOPOGRAPHIC SURVEY FIELD SURVEYED ON DECEMBER 4, 2024.
2. THIS TOPOGRAPHIC SURVEY DOES NOT CONTAIN A SURVEY OF THE BOUNDARY. BOUNDARY INFORMATION SHOWN HEREON IS TAKEN FROM RECORD DATA AND SHOULD NOT BE CONSIDERED AS FINAL OR ALL INCLUSIVE. ENCROACHMENTS, AMBIGUITIES AND INCONSISTENCIES (IF ANY) BETWEEN THE RECORD DATA AND ACTUAL FIELD CONDITIONS WERE NEITHER CONSIDERED NOR RESOLVED.
3. NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND FEATURES. UNDERGROUND FEATURES SHOWN ARE BASED UPON VISUAL INSPECTION AND FOUND & SURVEYED ABOVE GROUND FEATURES.
4. BENCHMARK: SET MAG NAIL AT BACK OF CURB ACROSS THE STREET (LA PLAZA) FRONTING THE SITE (CP#10)
- 4.1. ELEVATION: 101.10 (ASSUMED)

LEGEND

- △ CONTROL POINT
- ⊙ BOLLARD
- FLOWLINE
- ⊕ EX WATER VALVE
- ⊕ EX SSCO
- - - -101- EX MINOR CONTOUR
- - - -100- EX MAJOR CONTOUR

ABBREVIATIONS

SCREENED and/or lower case DENOTES EXISTING IMPROVEMENTS

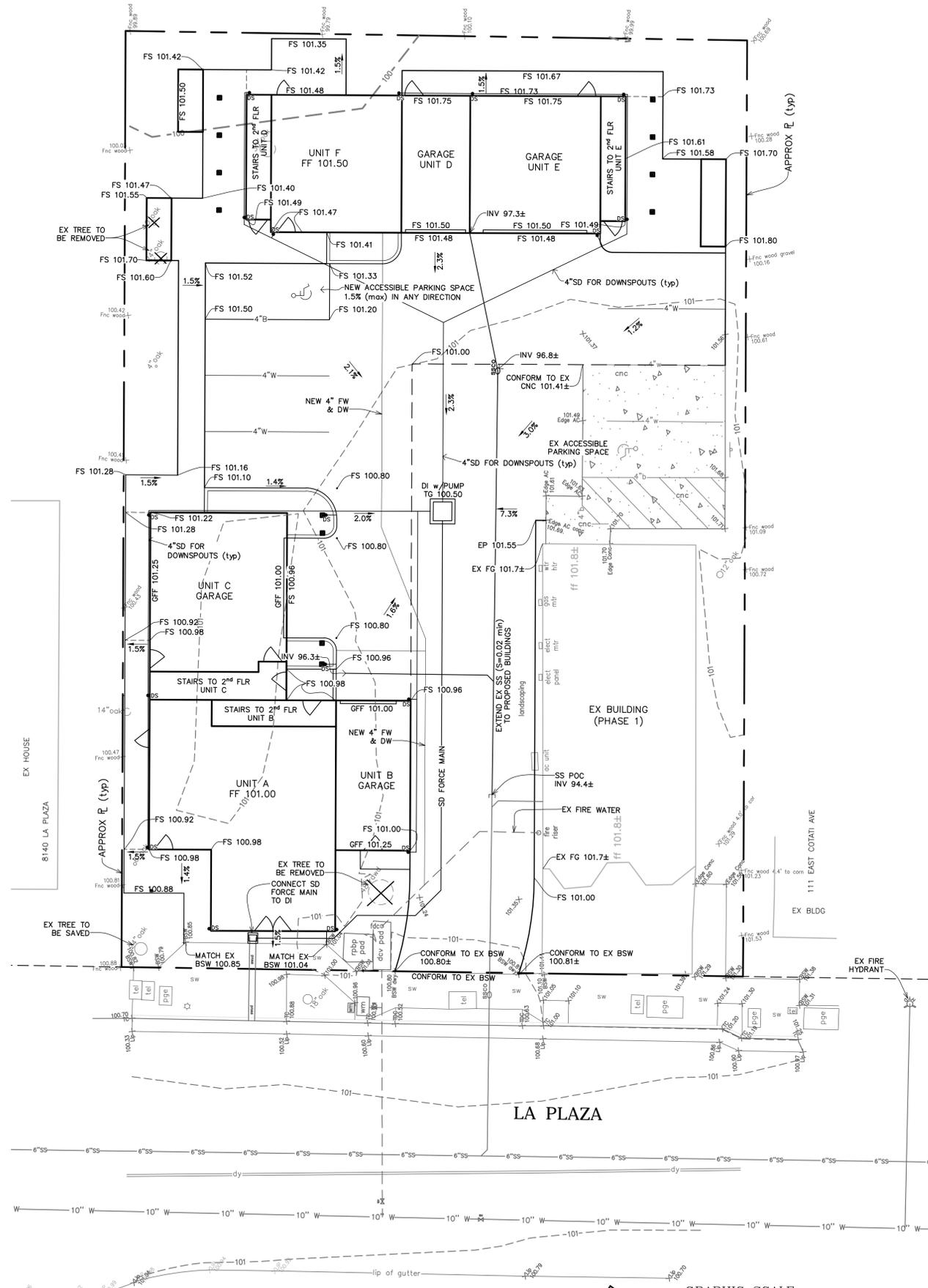
- ± PLUS/MINUS
- 4"b 4" BLUE STRIPE
- 4"w 4" WHITE STRIPE
- AC ASPHALT CONCRETE
- APN ASSESSOR PARCEL NUMBER
- APPROX APPROXIMATE
- C&G CURB & GUTTER
- CNC CONCRETE
- CP# CONTROL POINT No.
- DI DROP INLET
- DW DOMESTIC WATER
- DY DOUBLE YELLOW STRIPE
- ELECT ELECT
- EX EXISTING
- FNC FENCE
- FF FINISHED FLOOR
- F FLOWLINE
- FW FIRE WATER
- GRVL GRAVEL
- HB HOSE BIB
- INV INVERT
- JP JOINT POLE
- LF LINEAR FEET
- (max) MAXIMUM
- (min) MINIMUM
- MS MONUMENT SIGN
- M+S MAG NAIL & SHINER
- MTR METER
- PGE PACIFIC GAS & ELECTRIC
- P PROPERTY LINE
- RDWD REDWOOD TREE
- S= SLOPE EQUAL
- SSCO SANITARY SEWER CLEANOUT
- SW SIDEWALK
- TEL TELEPHONE
- (typ) TYPICAL
- TG TOP OF GRATE
- WM WATER METER

ESTIMATED EARTHWORK QUANTITIES

CUT: 310 CY
 FILL: 120 CY
 EXPORT: 190 CY

EXCESS SPOILS TO BE OFF HAULED TO LEGAL DISPOSAL SITE.

THE ABOVE LISTED QUANTITIES REFLECT THE ENGINEER'S ESTIMATE OF THE VOLUMES. THESE QUANTITIES DO NOT ACCOUNT FOR EXPANSION DURING CONSTRUCTION AND/OR THE CONTRACTOR'S CONSTRUCTION PRACTICES. THE EARTHWORK CONTRACTOR SHALL DEVELOP THEIR OWN QUANTITY TAKE OFF ESTIMATES FOR BIDDING AND CONSTRUCTION PURPOSES.



DATE: 9-25-25
SCALE: As Shown
DESIGNED: MBR
DRAWN: JS
CHECKED: MBR
PROJ. ENGR.: JS
PROJ. MGR.: MBR

No.	DATE	REVISION

VICINITY MAP
 NO SCALE

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 2455 BENNETT VALLEY ROAD, SUITE B300, SANTA ROSA, CA 95404
 Telephone 707.953.5443
 E-mail mike@robertsonengineering.net

DESIGN REVIEW PLAN
GRADING, DRAINAGE, UTILITY, DEMOLITION and STORMWATER PLAN
 LA PLAZA VILLAGE
 8150 LA PLAZA
 SONOMA COUNTY CALIFORNIA