



Hedgpeth
ARCHITECTS

2321 Bethards Drive
Suite B
Santa Rosa, California
95405-8536
Phone 707 523 7010
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595 Dutton Ave.



View from Dutton Avenue

PROJECT TEAM	APPLICABLE CODES	PROJECT DATA AND INFORMATION	PROJECT DESCRIPTION	SHEET INDEX																																																																																			
<p>OWNER 595 Dutton Ave LLC</p> <p>AGENT Cameron Vance 707-558-3511-7630 cameron@cavprops.com</p> <p>Caleb McKinley 858-381-2844 caleb@cavprops.com</p> <p>GENERAL CONTRACTOR</p> <p>ARCHITECT Hedgpeth Architects 2321 Bethards Drive, Suite B Santa Rosa, CA 95405 707-523-7010</p> <p>Ingrid Anderson ingrid@hedgpetharchitects.com</p> <p>CIVIL BKF Engineers 200 4th Street Santa Rosa, CA 95401 707-583-8520 Bill Borolio</p> <p>Eric Wade ewade@bkf.com Geoff Coleman gcoleman@bkf.com</p> <p>LANDSCAPE</p> <p>STRUCTURAL</p> <p>MECHANICAL</p> <p>PLUMBING</p> <p>ELECTRICAL</p> <p>ENERGY & T-24, CALGreen</p>	<p>1. The Work shall comply with the California Building Standards Code (Title 24), 2019</p> <p>Part 1 - California Building Standards Administrative Code Part 2 - California Building Code Part 3 - California Electrical Code Part 4 - California Mechanical Code Part 5 - California Plumbing Code Part 6 - California Energy Code Part 9 - California Fire Code Part 11 - California Green Building Standards Code (CALGreen Code) Part 12 - California Referenced Standards Code</p> <p>DEFERRED AND SEPARATE PERMITS & SUBMITTALS</p> <ol style="list-style-type: none"> Pre-engineered structural items to be anchored to building Hanging loads exceeding 250 pounds Multi-story hold down systems Wayfinding and accessible signage NFPA 13 sprinklers NFPA 14 standpipe system NFPA 24 private fire underground system NFPA 72 fire alarm system NFPA Emergency responder radio coverage Water supply test w/ 6 months of start of construction Fire flow calculations Solar PV system Two-way communication system at elevator one or more stories above level of exit discharge <p>BUILDING AREA ANALYSIS</p> <table border="1"> <tr> <td>Floor 1 Total Area (gross)</td> <td>= 10,760 sf</td> </tr> <tr> <td>Floor 2 Total Area (gross)</td> <td>= 10,760 sf</td> </tr> <tr> <td>Floor 3 Total Area (gross)</td> <td>= 10,310 sf</td> </tr> <tr> <td>Floor 4 Total Area (gross)</td> <td>= 10,310 sf</td> </tr> <tr> <td>Total Area (gross)</td> <td>= 42,140 sf</td> </tr> </table> <p>VICINITY MAP</p>	Floor 1 Total Area (gross)	= 10,760 sf	Floor 2 Total Area (gross)	= 10,760 sf	Floor 3 Total Area (gross)	= 10,310 sf	Floor 4 Total Area (gross)	= 10,310 sf	Total Area (gross)	= 42,140 sf	<p>DWELLING UNIT MIX:</p> <table border="1"> <tr> <td>21</td> <td>ONE BEDROOM</td> <td></td> </tr> <tr> <td>23</td> <td>TWO BEDROOM</td> <td></td> </tr> <tr> <td>44</td> <td>TOTAL UNITS</td> <td></td> </tr> </table> <p>PARKING ANALYSIS:</p> <p>City of Santa Rosa - Market Rate (MR) Table 3-4</p> <table border="1"> <tr> <td>17 ONE BEDRM MR x 1.5 stalls =</td> <td>26 stalls</td> </tr> <tr> <td>22 TWO BEDRM MR x 2.5 stalls =</td> <td>55 stalls</td> </tr> <tr> <td>39 UNITS TOTAL STALLS =</td> <td>81 stalls</td> </tr> </table> <p>City of Santa Rosa - Below Market Rate (BMR)</p> <table border="1"> <tr> <td>4 ONE BEDRM AFF x 1 stall =</td> <td>4 stalls</td> </tr> <tr> <td>1 TWO BEDRM AFF x 2 stalls =</td> <td>2 stalls</td> </tr> <tr> <td>5 UNITS TOTAL STALLS =</td> <td>6 stalls</td> </tr> </table> <p>TOTAL STALLS REQUIRED = 87 stalls total required = 87 stalls per City of Santa Rosa</p> <p>Gov. Code 65915 State Density Bonus Law</p> <table border="1"> <tr> <td>21 ONE BEDRM MR x 1 stall =</td> <td>21 stalls</td> </tr> <tr> <td>23 TWO BEDRM MR x 1.5 stalls =</td> <td>35 stalls</td> </tr> <tr> <td>44 UNITS TOTAL STALLS =</td> <td>56 stalls</td> </tr> </table> <p>Municipal Ordinance Sec. 20-31-090</p> <table border="1"> <tr> <td>21 ONE BEDRM MR x 1.5 stalls =</td> <td>32 stalls</td> </tr> <tr> <td>23 TWO BEDRM MR x 2.5 stalls =</td> <td>58 stalls</td> </tr> <tr> <td>39 UNITS TOTAL STALLS =</td> <td>90 stalls</td> </tr> </table> <p>50% x 90 STALLS = 45 stalls</p> <p>45 stalls are proposed (a waiver of parking standard to reduce parking provision to 45 stalls is requested)</p> <p>2 stalls are accessible (1 van accessible) 45 stalls (100%) are EV capable</p> <p>SECURE BICYCLE PARKING: 11 stalls</p> <p>SHORT TERM BICYCLE PARKING: 8 stalls - 4 stalls each in 2 separate on-site racks</p> <p>SITE COVERAGE:</p> <table border="1"> <tr> <td>BUILDING FOOTPRINT</td> <td>=</td> <td>10,760 SF</td> </tr> <tr> <td>SITE AREA</td> <td>=</td> <td>.948 acres, (41,310 SF)</td> </tr> <tr> <td>10,760 SF / 41,310 SF</td> <td>=</td> <td>26% LOT COVERAGE</td> </tr> <tr> <td>MAX. ALLOWABLE SITE COV.</td> <td>=</td> <td>65% LOT COVERAGE</td> </tr> </table> <p>ACTUAL SITE COVERAGE = 26% < 65% MAXIMUM</p> <p>AREA OF SURFACE PARKING AND DRIVEWAY = 59%</p> <p>AREA OF LANDSCAPING AND WALKWAYS = 15%</p> <p>6,000 SF / 41,310 SF = 100%</p> <p>FIRE DEPARTMENT NOTES</p> <p>1. See Sheet A2.0, Hose Pull Diagram. In accordance with the provisions of the 2019 CFC, Section 503.1, exception 1, an increase of the maximum allowable hose pull distance from 150' to a maximum of 175' is requested by the Applicant from the Fire Code Official. This represents a 15% increase over minimum code requirements.</p> <p>The alternate means is mitigated by :</p> <ol style="list-style-type: none"> the maintenance of a 5 foot minimum path of travel clearance between the building exterior walls and patios to the property line, fencing, trees etc. for efficient extended fire department access to all sides of the building the installation of automatic fire sprinklers installed throughout, including at exterior balconies and roof overhangs 	21	ONE BEDROOM		23	TWO BEDROOM		44	TOTAL UNITS		17 ONE BEDRM MR x 1.5 stalls =	26 stalls	22 TWO BEDRM MR x 2.5 stalls =	55 stalls	39 UNITS TOTAL STALLS =	81 stalls	4 ONE BEDRM AFF x 1 stall =	4 stalls	1 TWO BEDRM AFF x 2 stalls =	2 stalls	5 UNITS TOTAL STALLS =	6 stalls	21 ONE BEDRM MR x 1 stall =	21 stalls	23 TWO BEDRM MR x 1.5 stalls =	35 stalls	44 UNITS TOTAL STALLS =	56 stalls	21 ONE BEDRM MR x 1.5 stalls =	32 stalls	23 TWO BEDRM MR x 2.5 stalls =	58 stalls	39 UNITS TOTAL STALLS =	90 stalls	BUILDING FOOTPRINT	=	10,760 SF	SITE AREA	=	.948 acres, (41,310 SF)	10,760 SF / 41,310 SF	=	26% LOT COVERAGE	MAX. ALLOWABLE SITE COV.	=	65% LOT COVERAGE	<p>PROJECT TITLE: 595 Dutton Apartments</p> <p>PROJECT ADDRESS: 595 DUTTON AVENUE SANTA ROSA CA 95407</p> <p>APN: 125-162-013</p> <p>TOTAL PARCEL AREA: 0.948 ACRES, 41,310 SF</p> <p>JURISDICTION: CITY OF SANTA ROSA</p> <p>FIRE DISTRICT: CITY OF SANTA ROSA</p> <p>ZONING: R-3-30 MEDIUM HIGH RESIDENTIAL</p> <p>LAND USE: MEDIUM HIGH RESIDENTIAL</p> <ul style="list-style-type: none"> ROSELAND SPECIFIC PLAN AREA ROSELAND OPPORTUNITY ZONE PRIORITY DEVELOPMENT AREA <p>DENSITY (GROSS ALLOWABLE): 30 UNITS TO THE ACRE, 1 UNIT/1450 SF</p> <p>DENSITY (PROPOSED): 46.4 UNITS TO THE ACRE</p> <p>LOT COVERAGE (MAX. ALLOWABLE): 1 UNIT/1,450 SF SITE AREA, 75%</p> <p>MAXIMUM ALLOWABLE HEIGHT: 35 FEET</p> <p>PROPOSED HEIGHT: Waiver of standard to increase building height to up to 50 feet is requested</p> <p>PROPOSED STORIES: 4 STORIES</p> <p>OCCUPANCY: R-2, A-3, B</p> <p>CONSTRUCTION TYPE: TYPE VA, Sprinkled NFPA13</p> <p>HOUSING CODE: CA GOV. CODE 65915</p> <p>DENSITY BONUS CALCULATION:</p> <p>TOTAL LOT AREA - 41,310 SF</p> <p>BASE DENSITY - 30 UNITS / ACRE; 1450 / UNIT</p> <p>41,310 / 1450 PER UNIT = 28.49, ROUND UP TO 29 UNITS</p> <p>PROPOSED DENSITY - 44 UNITS/ .948 ACRES = 46.4 UNITS/ACRE</p> <p>STATE DENSITY BONUS OF 50% OVER BASE IS REQUESTED</p> <p>15% BASE DENSITY DESIGNATED FOR VERY LOW INCOME RESIDENTS 15% X 29 UNITS = 4.35 UNITS, ROUND UP TO 5 UNITS AFFORDABLE TO VLI</p> <p>50% BONUS MARKET RATE UNITS ARE REQUESTED 50% X 29 UNITS = 14.5 UNITS, ROUND UP TO 15 UNITS MARKET RATE</p> <p>24 MARKET RATE BASE UNITS 5 AFFORDABLE (VLI) UNITS 15 DENSITY BONUS MARKET RATE UNITS 44 TOTAL UNITS</p> <p>595 Dutton Apartments proposes to construct a new 44-unit affordable multifamily development on an undeveloped 0.948-acre parcel. The project consists of amenities such as a Community Room, Leasing Office, Bike Storage Room for 44 Bicycles, in-unit laundry, Fitness Room, and outdoor amenities including roof top dining and barbecue, play structure, teen play area, trash chutes at each building level, and pet area. Photovoltaic panels will be installed on top of the residential structure.</p> <p>The project is located within the Roseland Priority Development Area, which reduces the review authority for certain residential projects to the Zoning Administrator pursuant to Zoning Code Section 20-16.070.</p> <p>Site Development includes a 26 foot wide, 2 lane driveway with egress and entry to and from Dutton Avenue and off site frontage improvements of sidewalks and parkway planters on Dutton Avenue. The project proposal implements the City's Regional Street standard for future widening of the Dutton Right of Way. The project also proposes a Public Utility Easement at 5'-7" behind the back of sidewalk, in lieu of the standard 7' behind the back of sidewalk.</p> <p>Approximately 42,000 square feet of new construction in 4 stories is proposed. The mix of units is (21) One Bedroom Units and (23) Two Bedroom Units.</p> <p>The project requests a State Density Bonus of 50% over base density. 15% of the base density or (5) of the units are designated Affordable for Very Low Income Residents.</p> <p>A concession for waiver of parking provision and to allow a reduction of parking to provision to 45 stalls is requested. Per the City of Santa Rosa's Municipal Ordinance, 87 stalls are required. The City's Municipal Ordinance also provides density bonus projects pre-approved concession to reduce parking by up to 50% from the city's parking standard, from 90 stalls to 45 stalls.</p> <p>As part of the parking management plan a placard will be required to park on site whether the vehicle belongs to a guest or resident, and in all stalls, both assigned and unassigned. Parking stalls are leased separately from, and proposed to be unbundled from the lease of the units.</p> <p>All the parking spaces are proposed as EV capable, and the electrical panel capacity will be appropriately sized, along with a dedicated branch circuit and continuous raceway to the future EV ready and EVSE -installed parking spaces.</p> <p>At a minimum, one secure long term bicycle parking space within the building is provided for every four units, and 4 short term bicycle parking stalls are provided at two separate locations on the site.</p> <p>Photovoltaic panels are proposed at the building's roof level, for generation of a portion of the project's energy usage.</p> <p>Tree and bio-swale planting, at the site's southeast boundary and also in planters adjacent to the building perimeter for treatment of roof runoff, are proposed as part of the site landscaping. Landscaping is proposed to consist of a low summer water and drought tolerant plant palette.</p> <p>A 6 foot high privacy fence screens the west, north, and south project boundaries adjacent to neighboring properties.</p>	<p>SHEET INDEX</p> <table border="1"> <thead> <tr> <th>Sheet Number</th> <th>Sheet Name</th> </tr> </thead> <tbody> <tr> <td>A0.0</td> <td>COVER SHEET</td> </tr> <tr> <td>A0.1</td> <td>NEIGHBORHOOD CONTEXT MAP</td> </tr> <tr> <td>A0.2</td> <td>NEIGHBORHOOD VICINITY MAP</td> </tr> <tr> <td>A0.3</td> <td>AERIAL VIEWS EXISTING CONDITIONS</td> </tr> <tr> <td>A1.0</td> <td>SITE PLAN</td> </tr> <tr> <td>A2.0</td> <td>FIRST FLOOR PLAN</td> </tr> <tr> <td>A3.0</td> <td>SECOND FLOOR PLAN</td> </tr> <tr> <td>A4.0</td> <td>THIRD FLOOR PLAN</td> </tr> <tr> <td>A5.0</td> <td>FOURTH FLOOR PLAN</td> </tr> <tr> <td>A5.1</td> <td>ROOF PLAN</td> </tr> <tr> <td>A6.0</td> <td>UNIT TYPE FLOOR PLANS</td> </tr> <tr> <td>A7.0</td> <td>ELEVATION VIEWS</td> </tr> <tr> <td>A9.0</td> <td>BUILDING HEIGHT AND MASSING STUDY</td> </tr> </tbody> </table> <p>COVER SHEET</p> <p>Revisions</p> <p>Job Number</p> <p>Project Number</p> <p>Project Architect</p> <p>Checker</p> <p>Drawn By</p> <p>Author</p> <p>Date</p> <p>Issue Date</p> <p>Sheet</p> <p>A0.0</p>	Sheet Number	Sheet Name	A0.0	COVER SHEET	A0.1	NEIGHBORHOOD CONTEXT MAP	A0.2	NEIGHBORHOOD VICINITY MAP	A0.3	AERIAL VIEWS EXISTING CONDITIONS	A1.0	SITE PLAN	A2.0	FIRST FLOOR PLAN	A3.0	SECOND FLOOR PLAN	A4.0	THIRD FLOOR PLAN	A5.0	FOURTH FLOOR PLAN	A5.1	ROOF PLAN	A6.0	UNIT TYPE FLOOR PLANS	A7.0	ELEVATION VIEWS	A9.0	BUILDING HEIGHT AND MASSING STUDY
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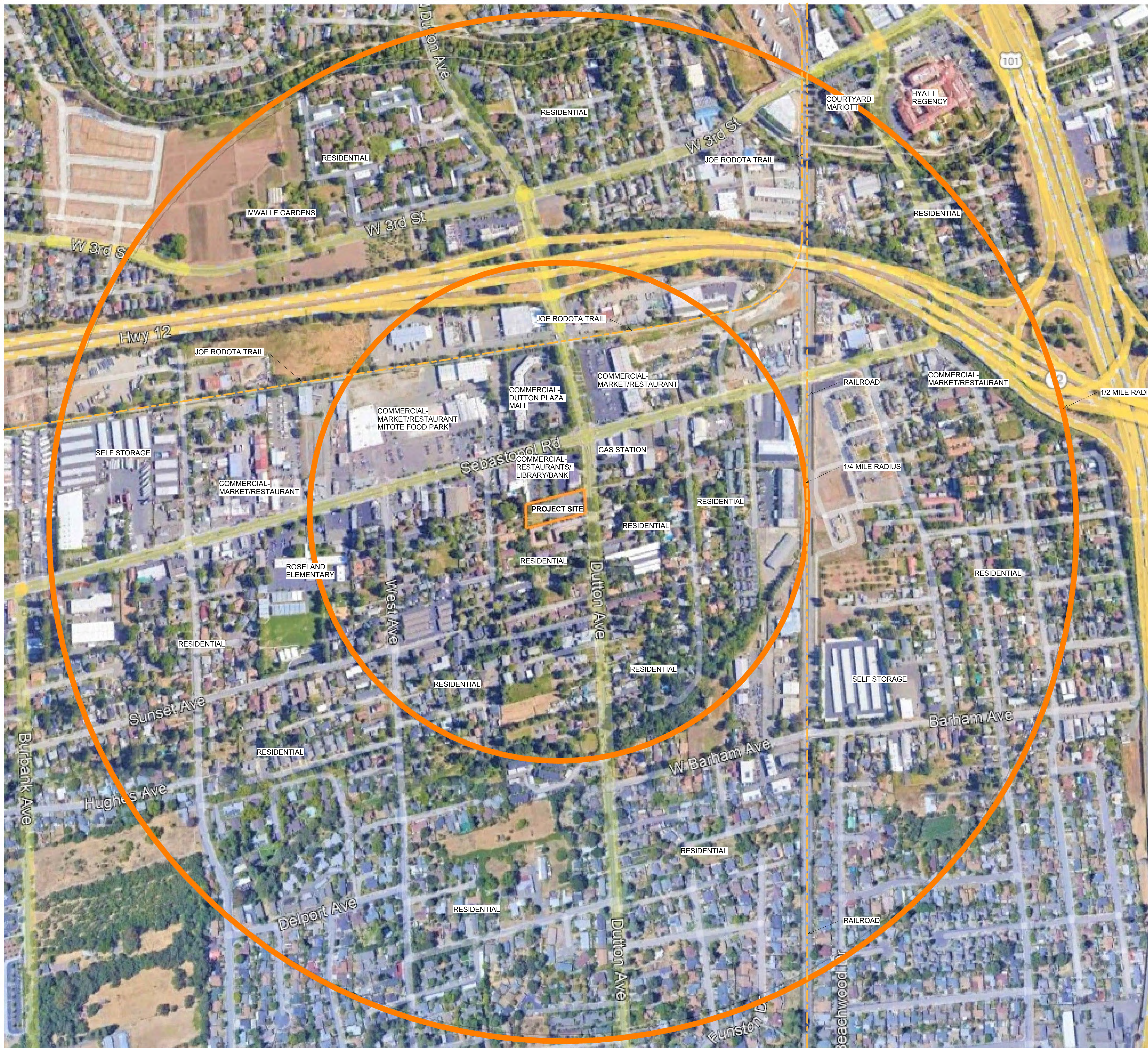
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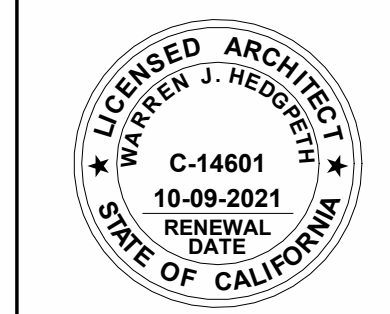
Hedgpeh ARCHITECTS

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595 Dutton Ave.



NEIGHBORHOOD CONTEXT MAP



Revisions

Job Number
Project Number

Project Architect
Checker

Drawn By
Author

Date
Issue Date

Sheet

A0.1

1 NEIGHBORHOOD CONTEXT MAP
N.T.S.

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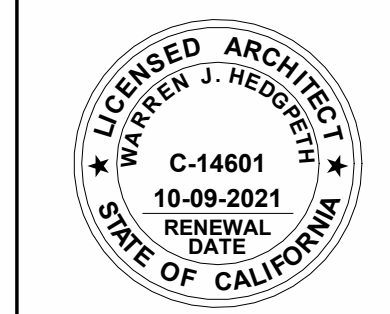
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NEIGHBORHOOD VICINITY MAP



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1 NEIGHBORHOOD VICINITY MAP
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EXCHANGE BANK



7-ELEVEN & 76 GAS STATION



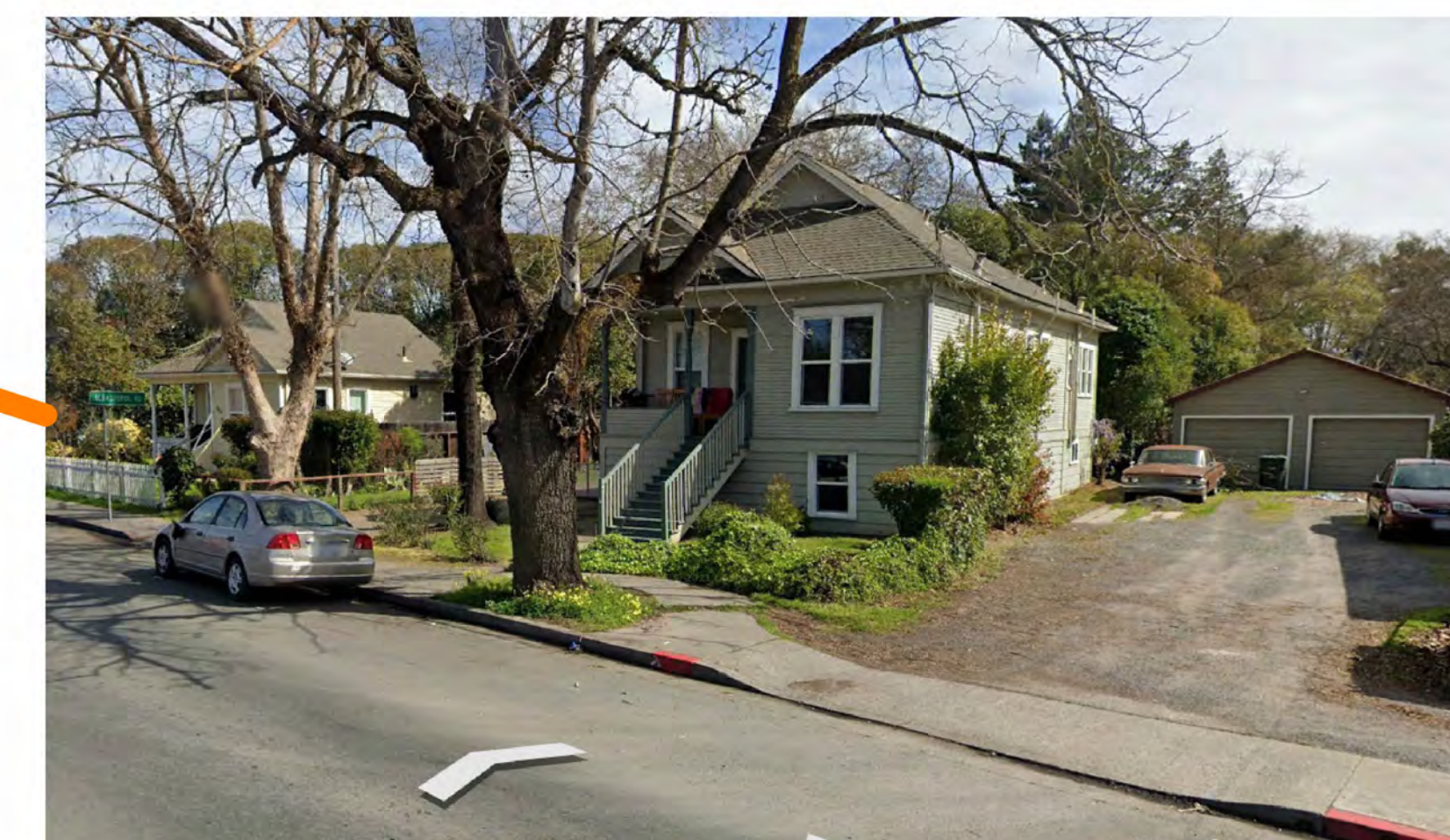
RESTAURANTS ADJACENT TO SITE



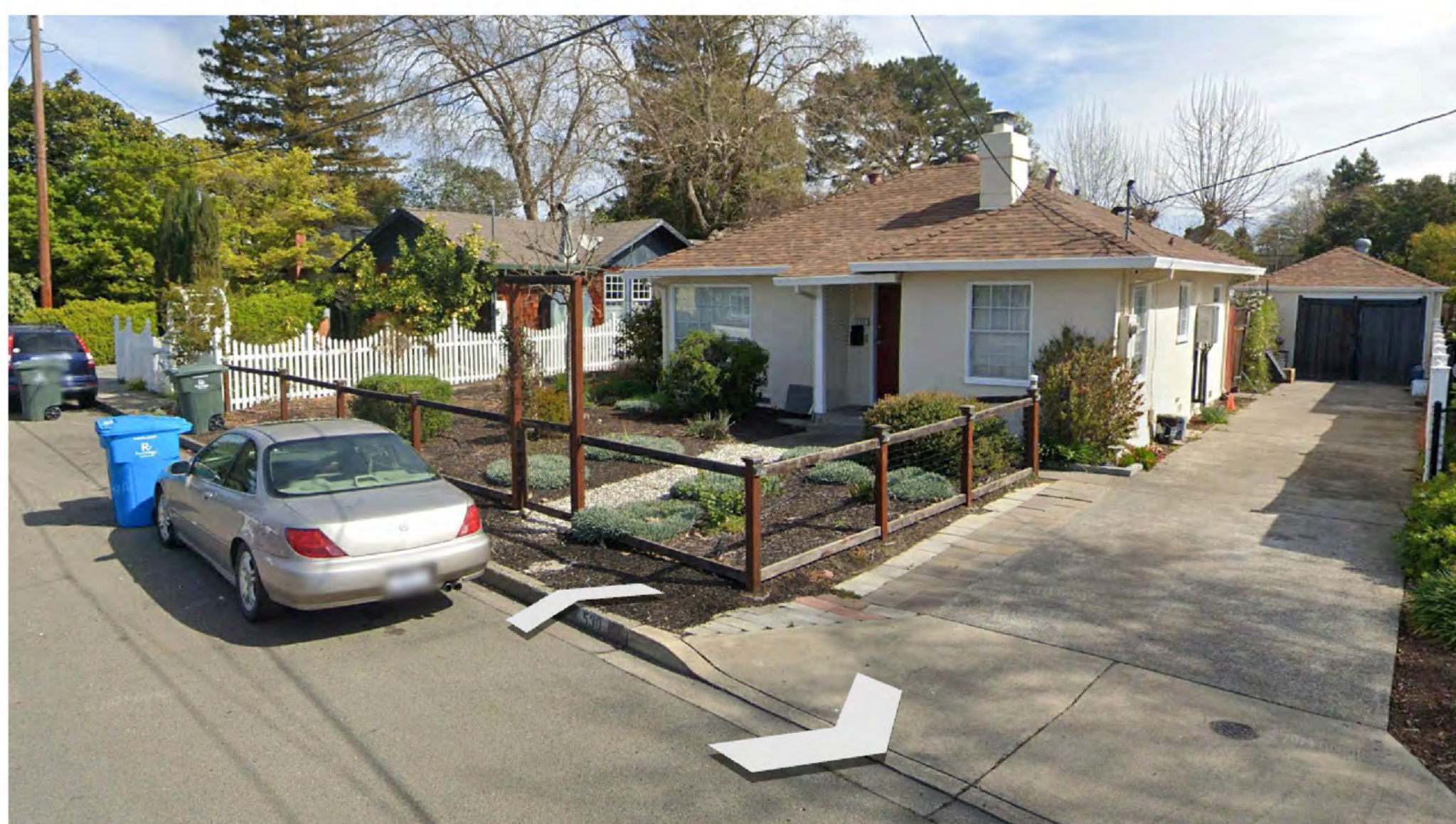
EXISTING SITE



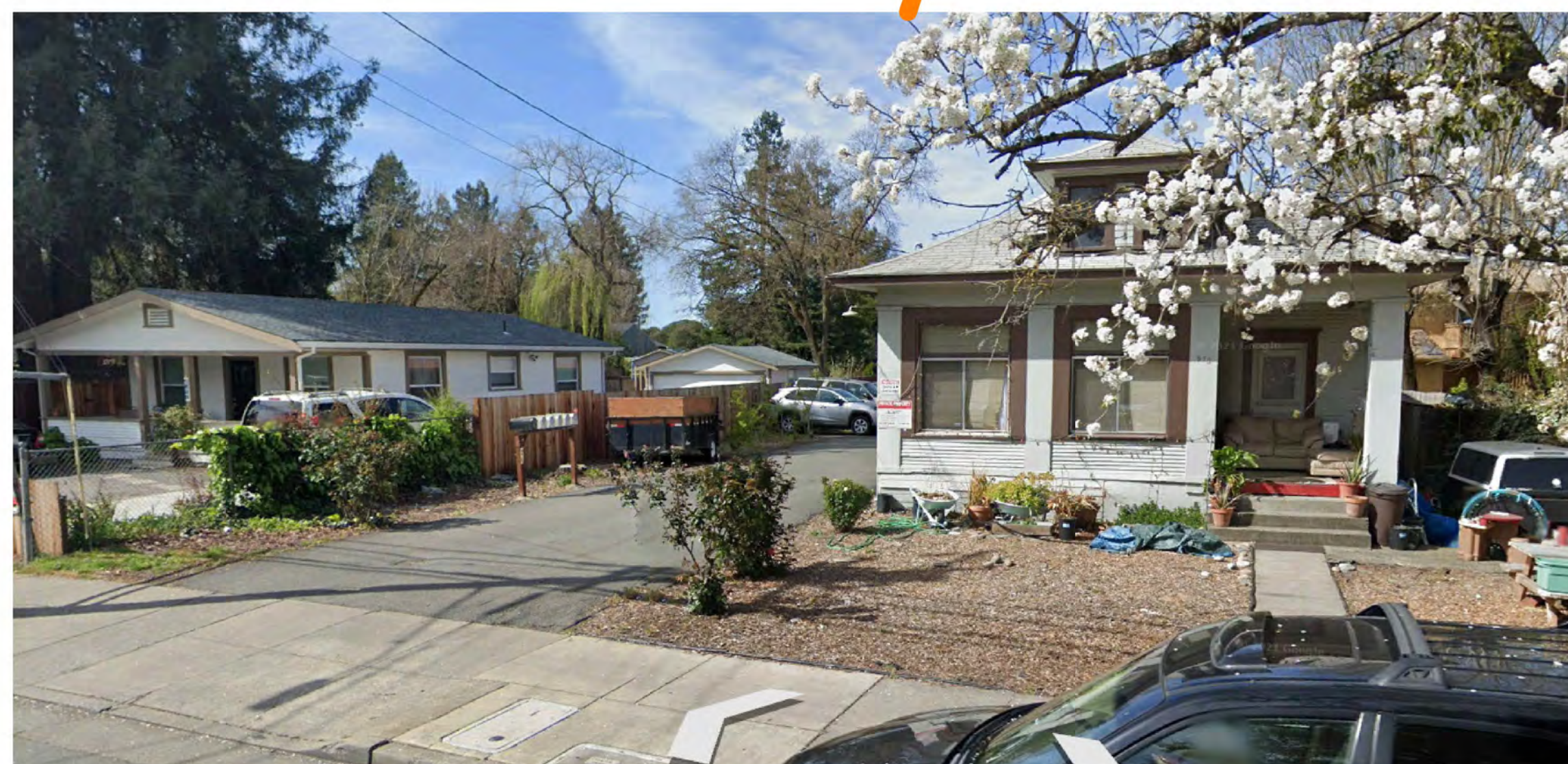
SMOKE CHECK & AUTO REPAIR AT AVALON AVE. & SEBASTOPOL RD.



SINGLE FAMILY HOMES ACCROSS FROM SITE



SINGLE FAMILY HOMES BEHIND SITE

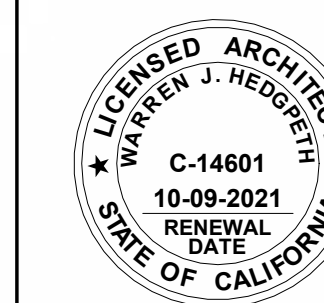


SINGLE FAMILY HOMES ADJACENT TO DUTTON MANOR APARTMENTS



DUTTON MANOR APARTMENTS

AERIAL VIEWS EXISTING
CONDITIONS



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A0.3



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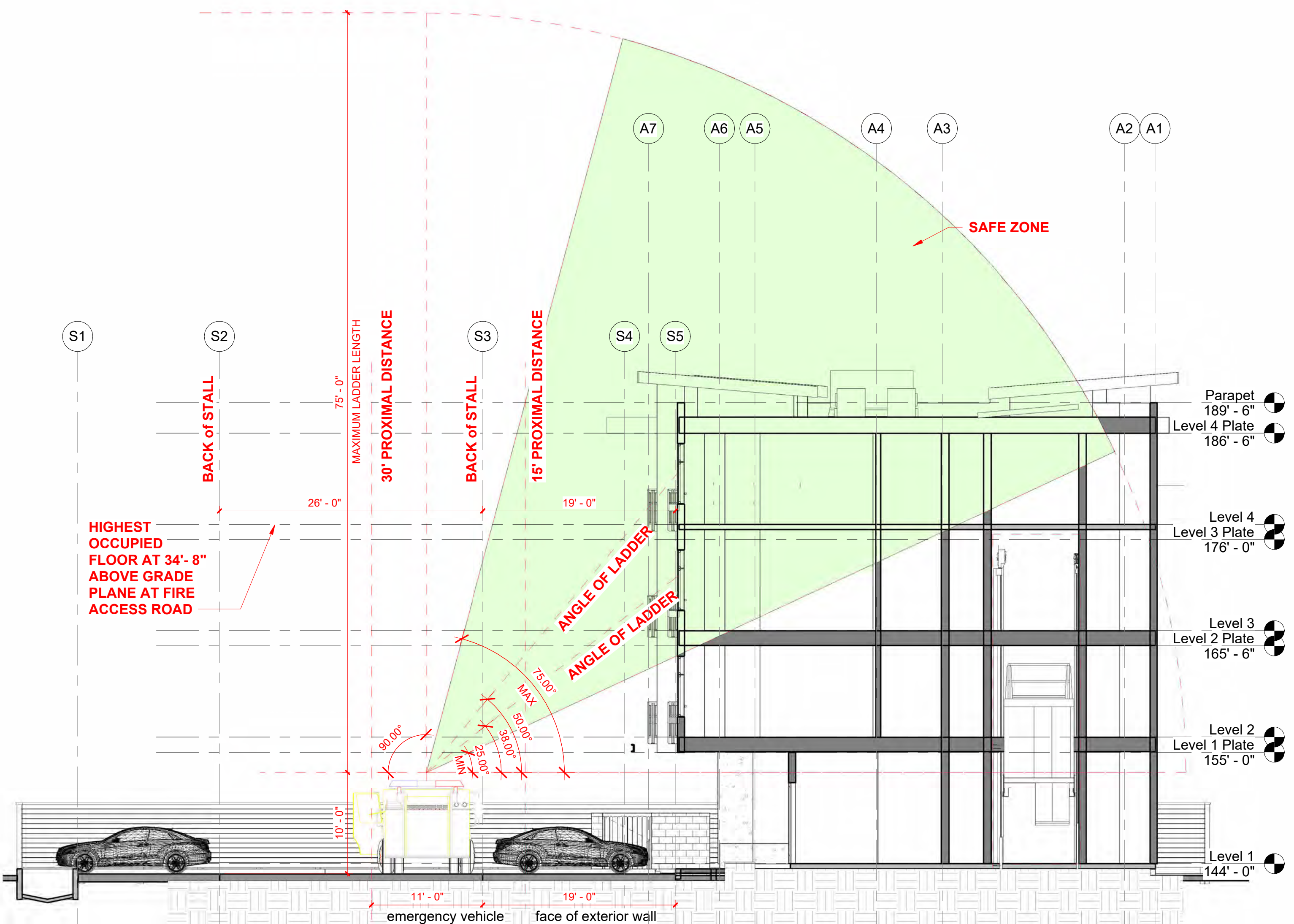
1 Site Plan
1" = 10'-0"

Setback Schedule

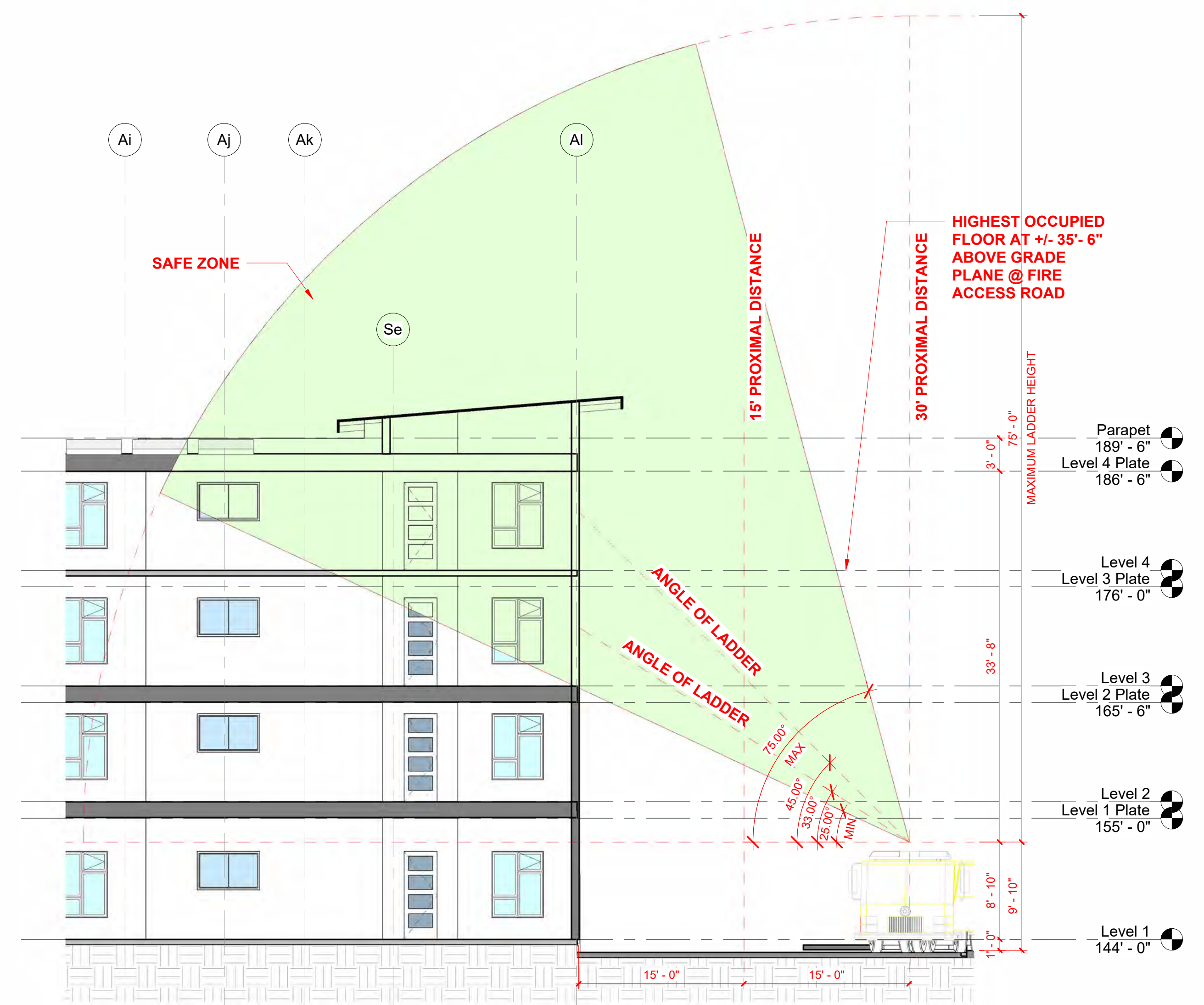
APN	Zoning	Front	Side	Rear	Side2
Project Site 125-162-013	R-3-30	10'	0'	15'	10'
Adjacent Sites					
125-162-022	R-3-30		0'		
125-162-012	R-1-6			5'	
125-162-011	R-1-6			5'	
125-162-024	CG			10'	
125-162-031	CG			10'	
125-162-027	CG			10'	

Area Schedule (Gross Building No Decks)

Level	Area
Level 1	10312 SF
Level 2	11789 SF
Level 3	11416 SF
Level 4	11423 SF
Total	44941 SF



2 Aerial Access- Parking Lot
1/8" = 1'-0"



3 Aerial Access- Dutton Avenue Right of Way
1/8" = 1'-0"

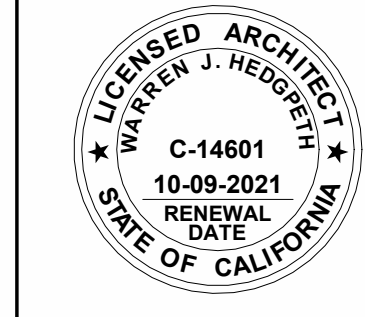
Area Schedule (Net Units)

Name	Area
Level 1	935 SF
Level 2	935 SF
Level 3	935 SF
Level 4	935 SF
Total	3740 SF

Area Schedule (Net Units)

Name	Area
Level 1	935 SF
Level 2	935 SF
Level 3	935 SF
Level 4	935 SF
Total	3740 SF

SITE PLAN



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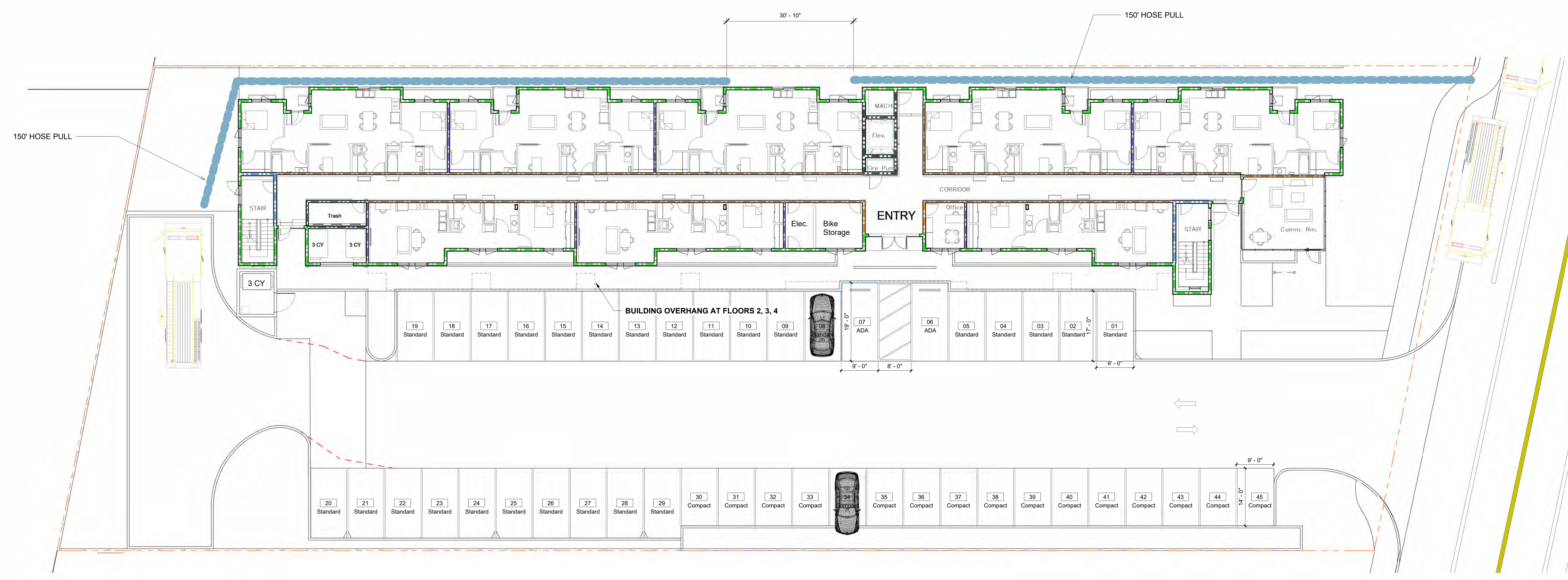
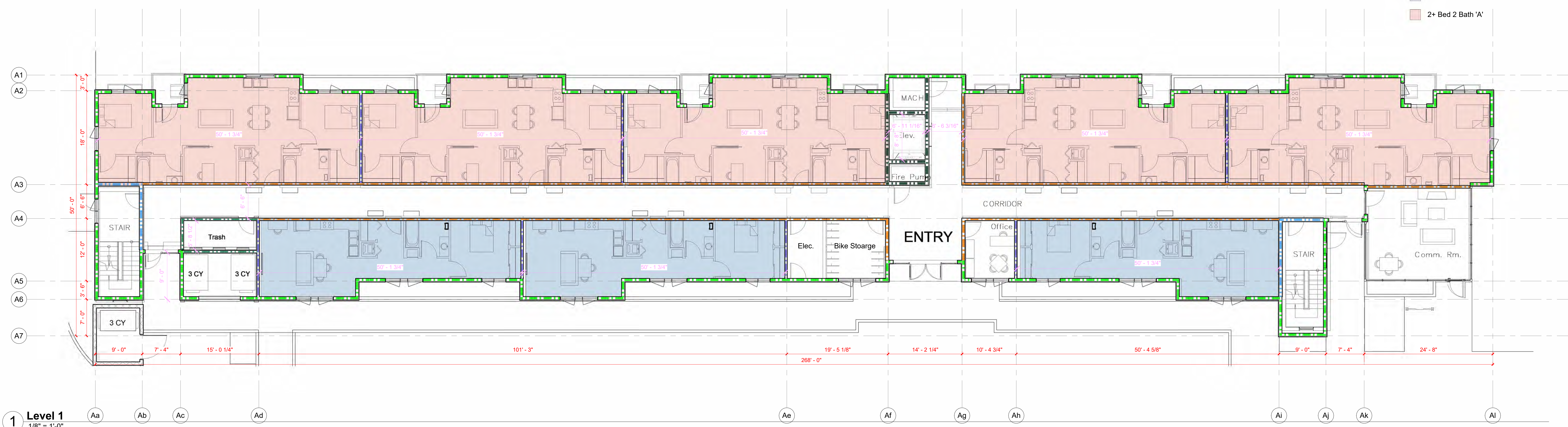
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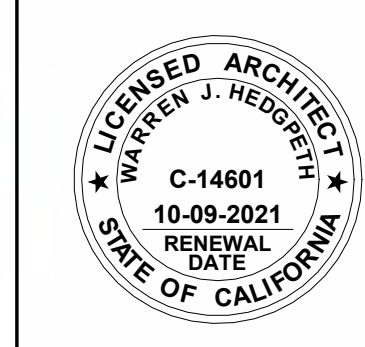
Unit Type Key

- 1 Bed 1 Bath 'A'
- 1 Bed 1 Bath 'B'
- 2 Bed 2 Bath 'A'
- 2+ Bed 2 Bath 'A'



2 Hose Pull Diagram
3/32" = 1'-0"

FIRST FLOOR PLAN



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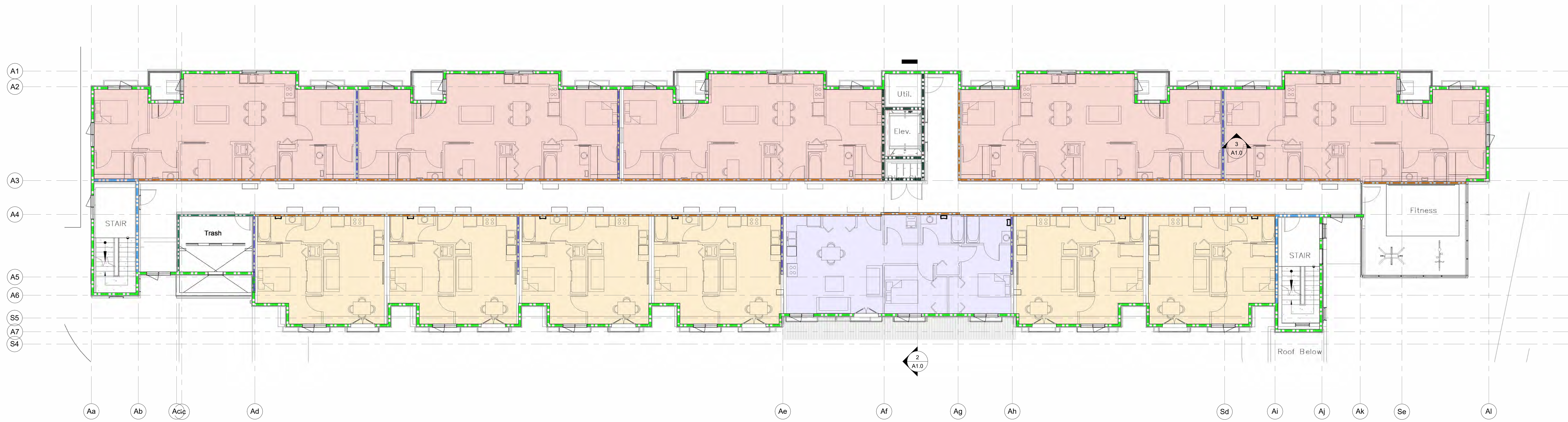
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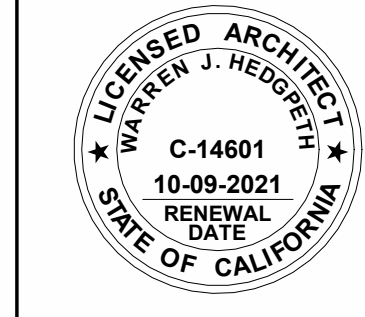
Unit Type Key

- 1 Bed 1 Bath 'A'
- 1 Bed 1 Bath 'B'
- 2 Bed 2 Bath 'A'
- 2+ Bed 2 Bath 'A'



1 Level 2
1/8" = 1'-0"

SECOND FLOOR PLAN



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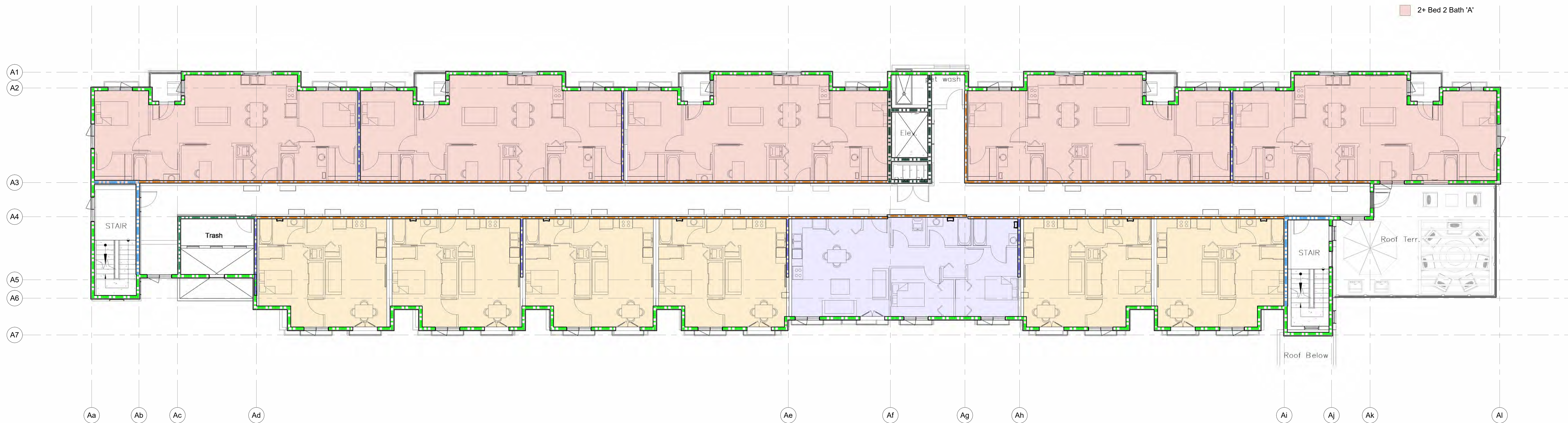
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595 Dutton Ave.

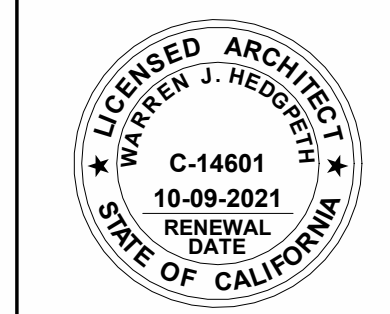
Unit Type Key

- 1 Bed 1 Bath 'A'
- 1 Bed 1 Bath 'B'
- 2 Bed 2 Bath 'A'
- 2+ Bed 2 Bath 'A'



1 Level 3
1/8" = 1'-0"

THIRD FLOOR PLAN



Revisions

Job Number
Project Number

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Checker

Drawn By
Author

Date
Issue Date

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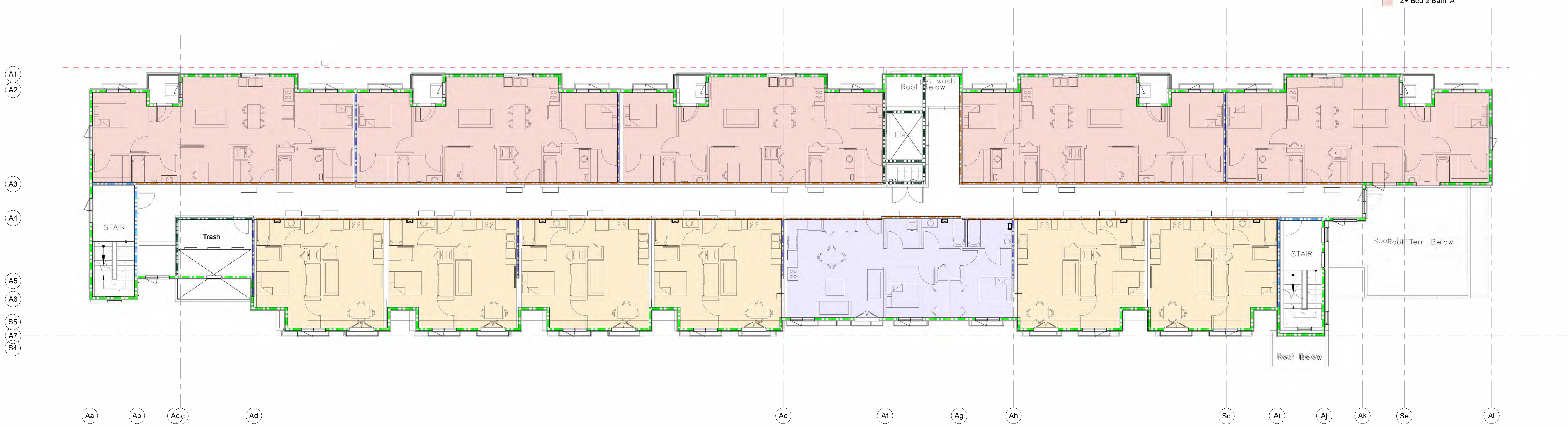
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ARCHITECTS

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95405-8536
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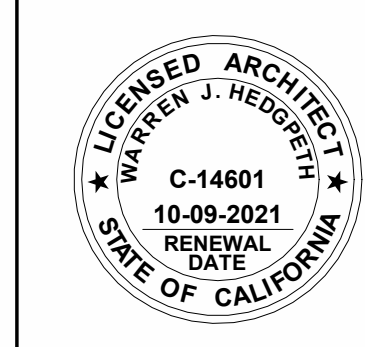
Unit Type Key

- 1 Bed 1 Bath 'A'
- 1 Bed 1 Bath 'B'
- 2 Bed 2 Bath 'A'
- 2+ Bed 2 Bath 'A'



1 Level 4
1/8" = 1'-0"

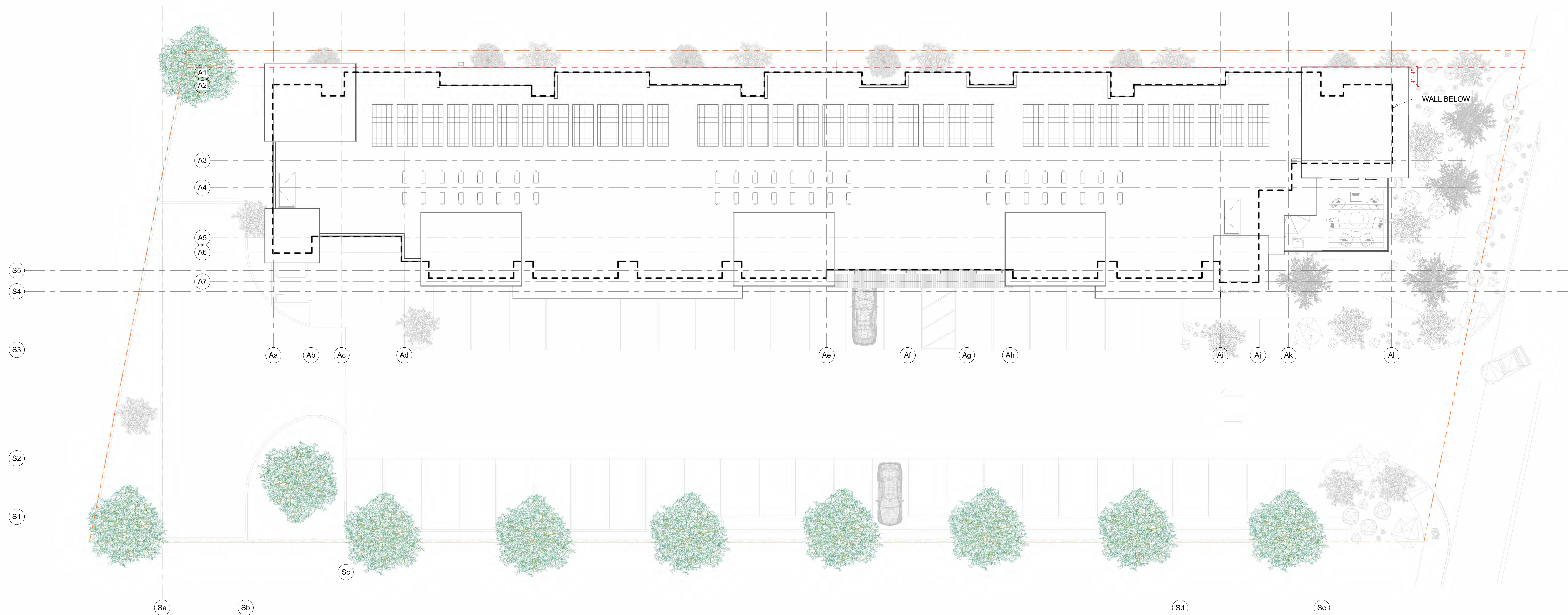
FOURTH FLOOR PLAN



Revisions

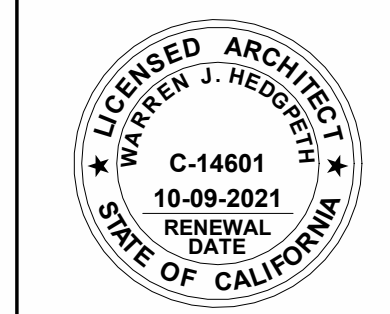
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1 Roof
1" = 10'-0"

ROOF PLAN



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Project Number

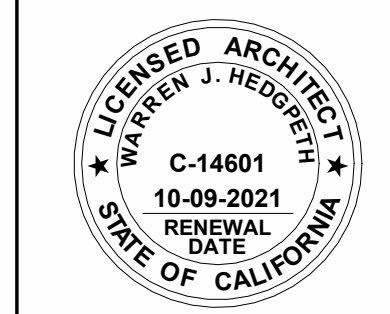
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Project Number

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Checker

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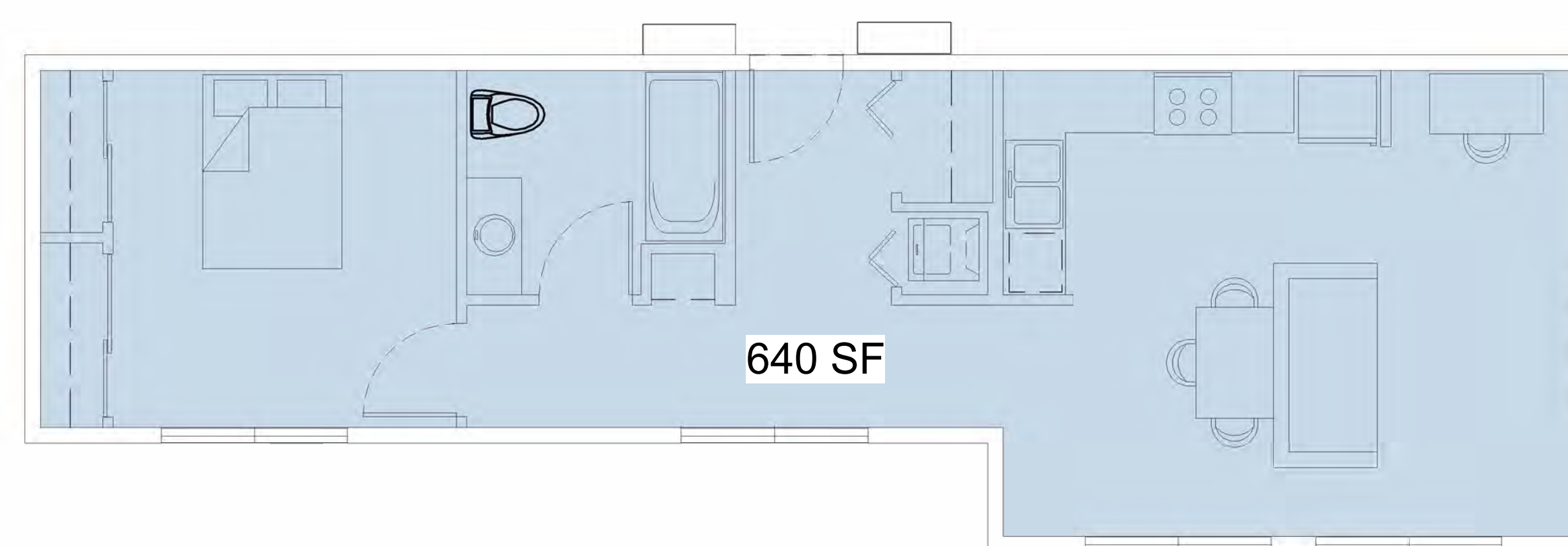
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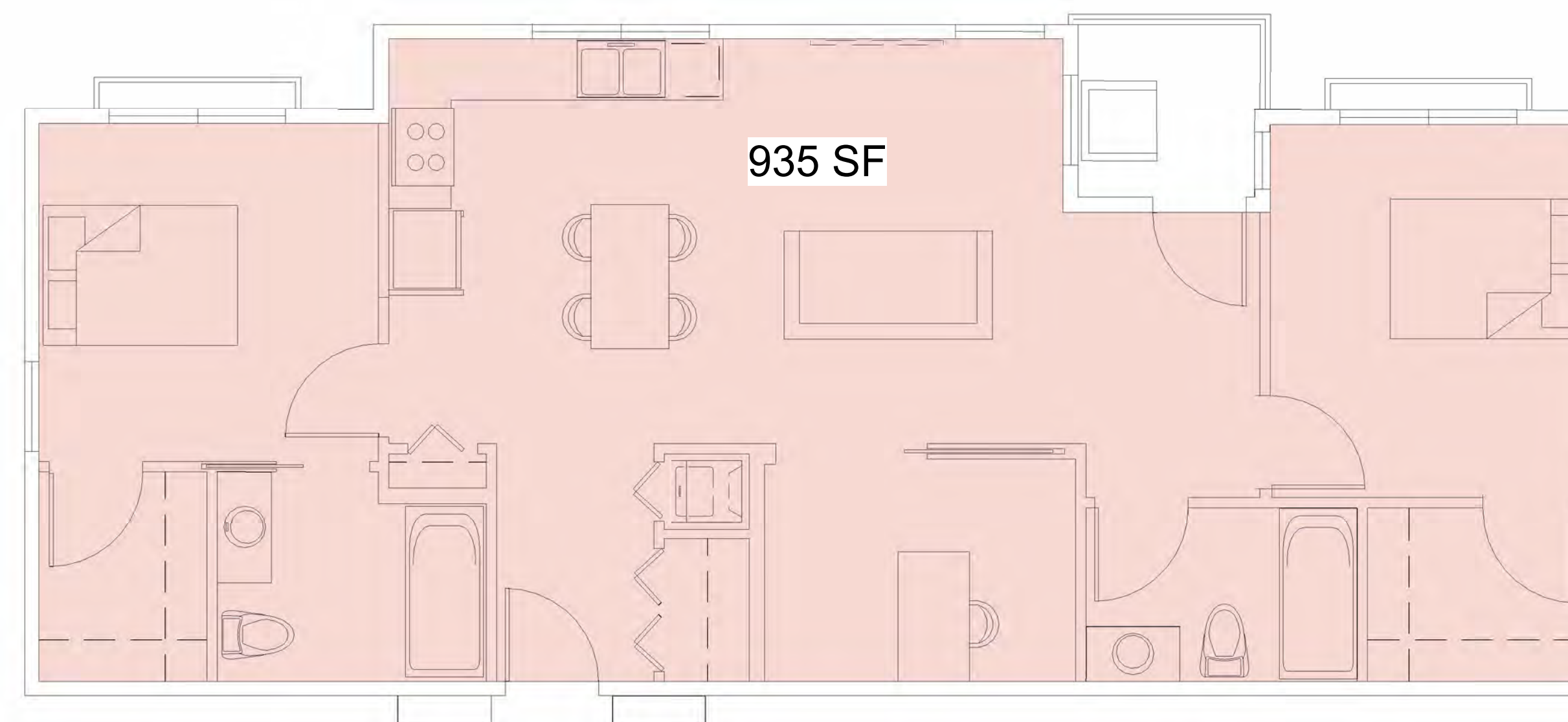
4 **2B-2B "A"**
1/4" = 1'-0"



1 **1B-1B "A"**
1/4" = 1'-0"



2 **1B-1B "B"**
1/4" = 1'-0"



3 **2+B 2B "A"**
1/4" = 1'-0"

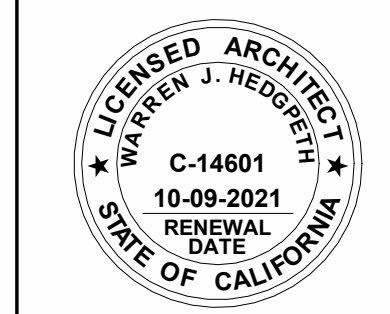


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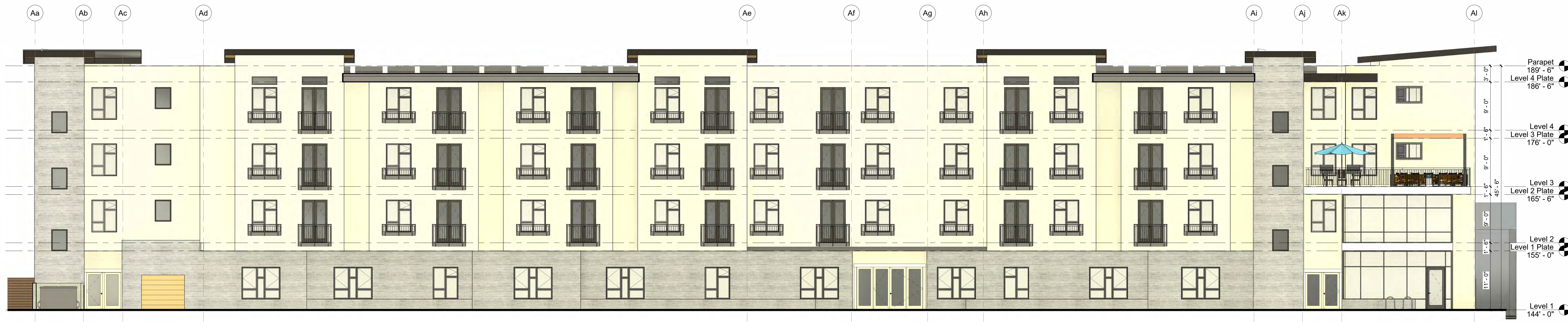
ELEVATION VIEWS



Revisions

Job Number
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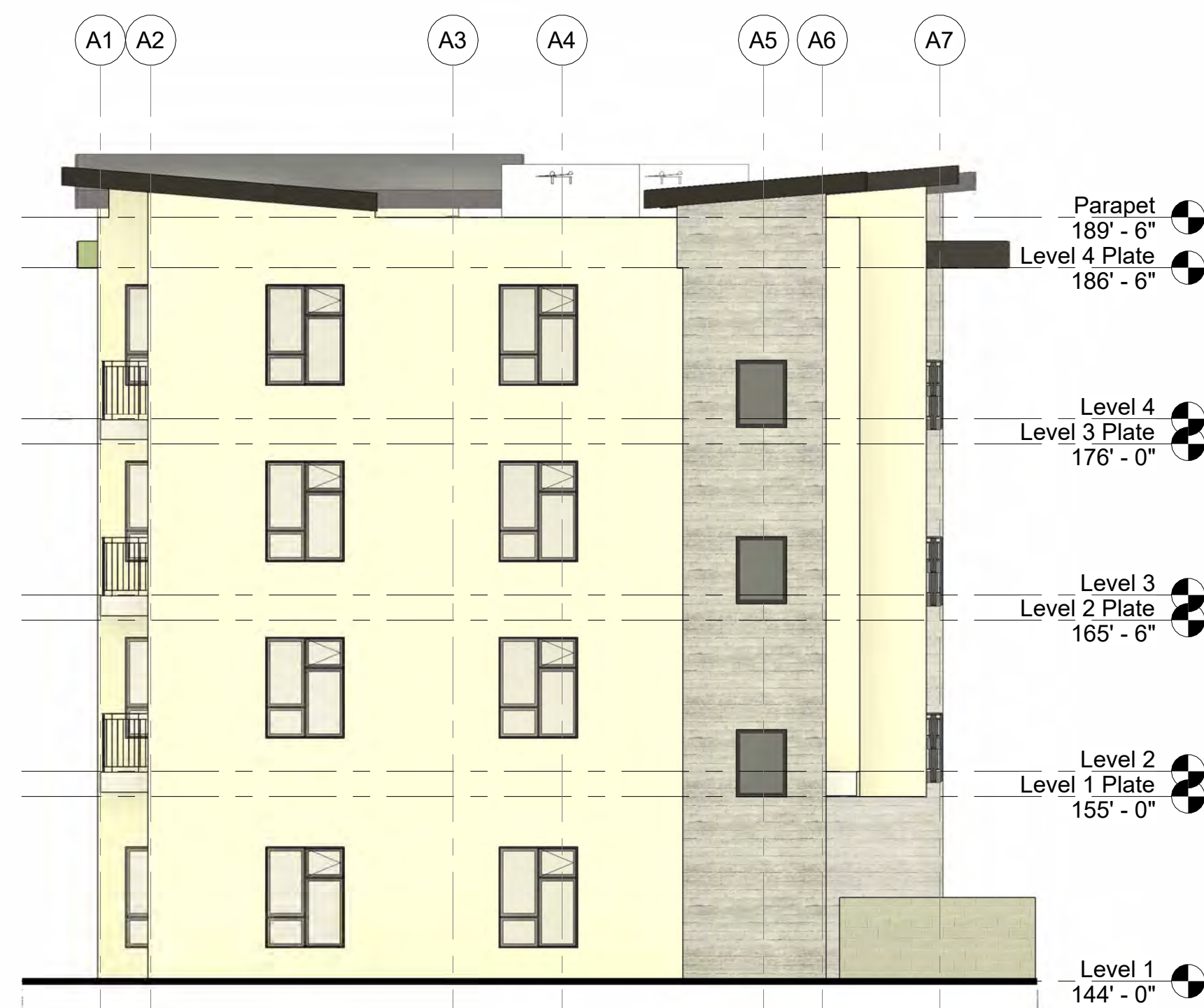
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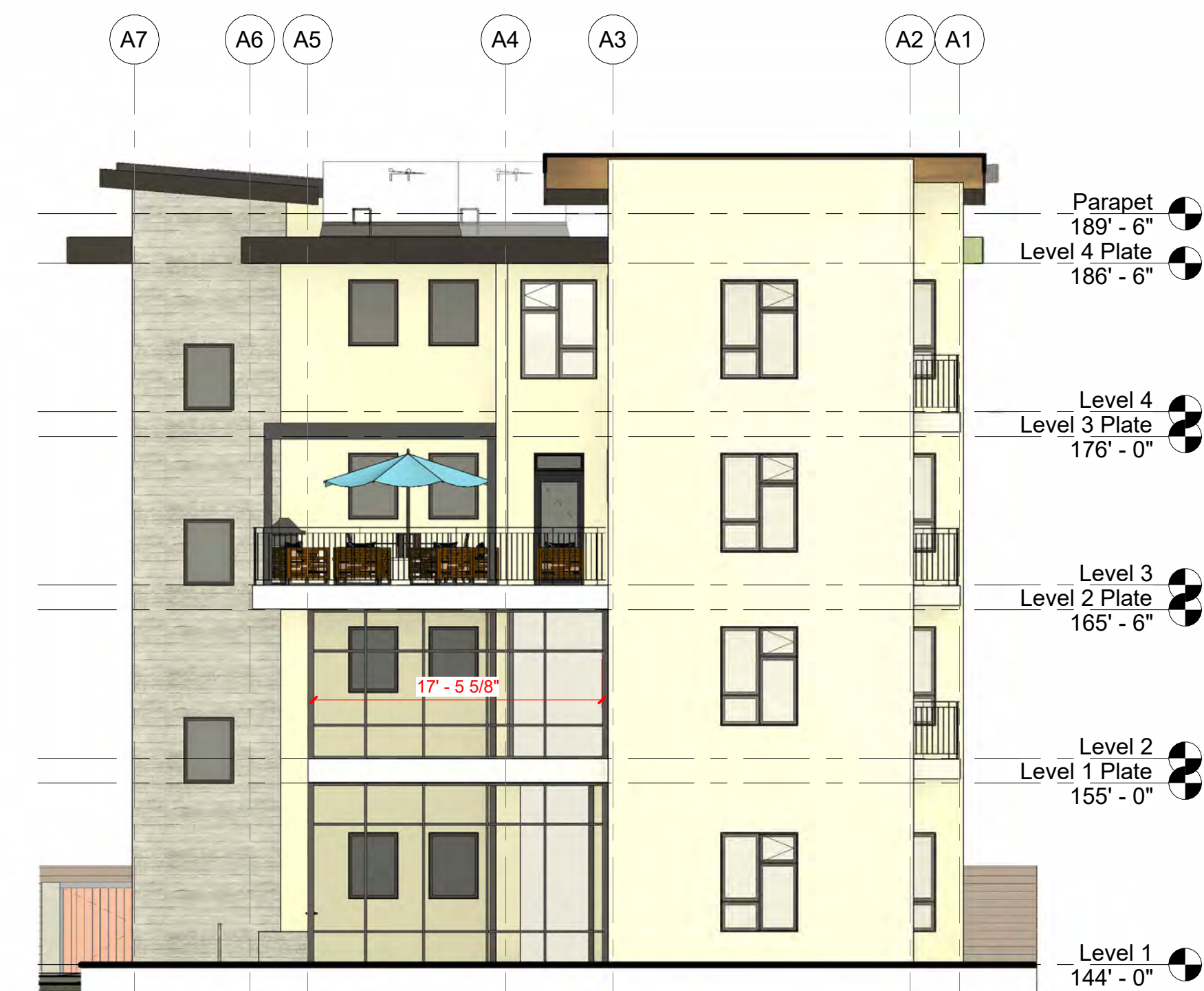
1 South
1/8" = 1'-0"



4 North
1/8" = 1'-0"



3 West
1/8" = 1'-0"



2 East
1/8" = 1'-0"

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Chinese Pistache



Crape Myrtle



Island Oak



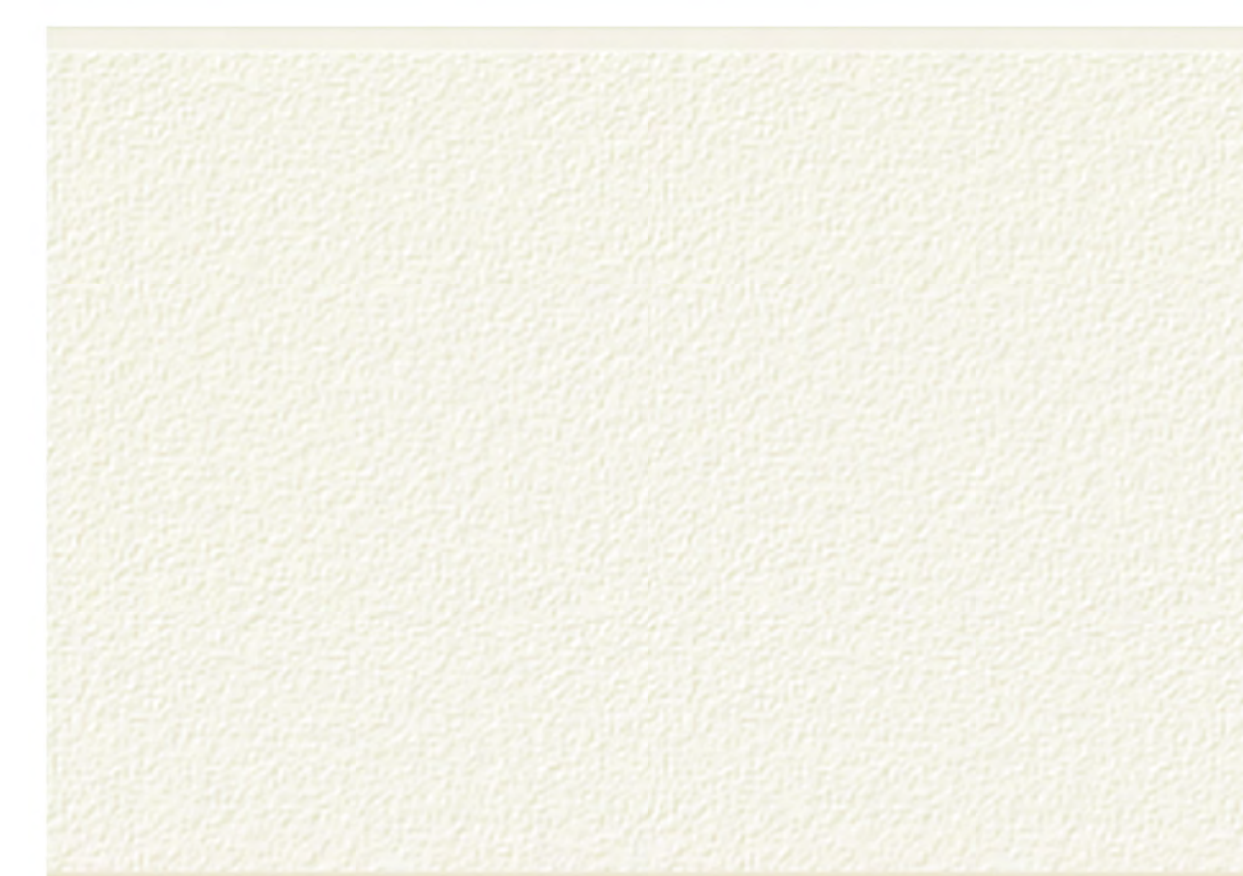
Armstrong Maple



Chinese Elm



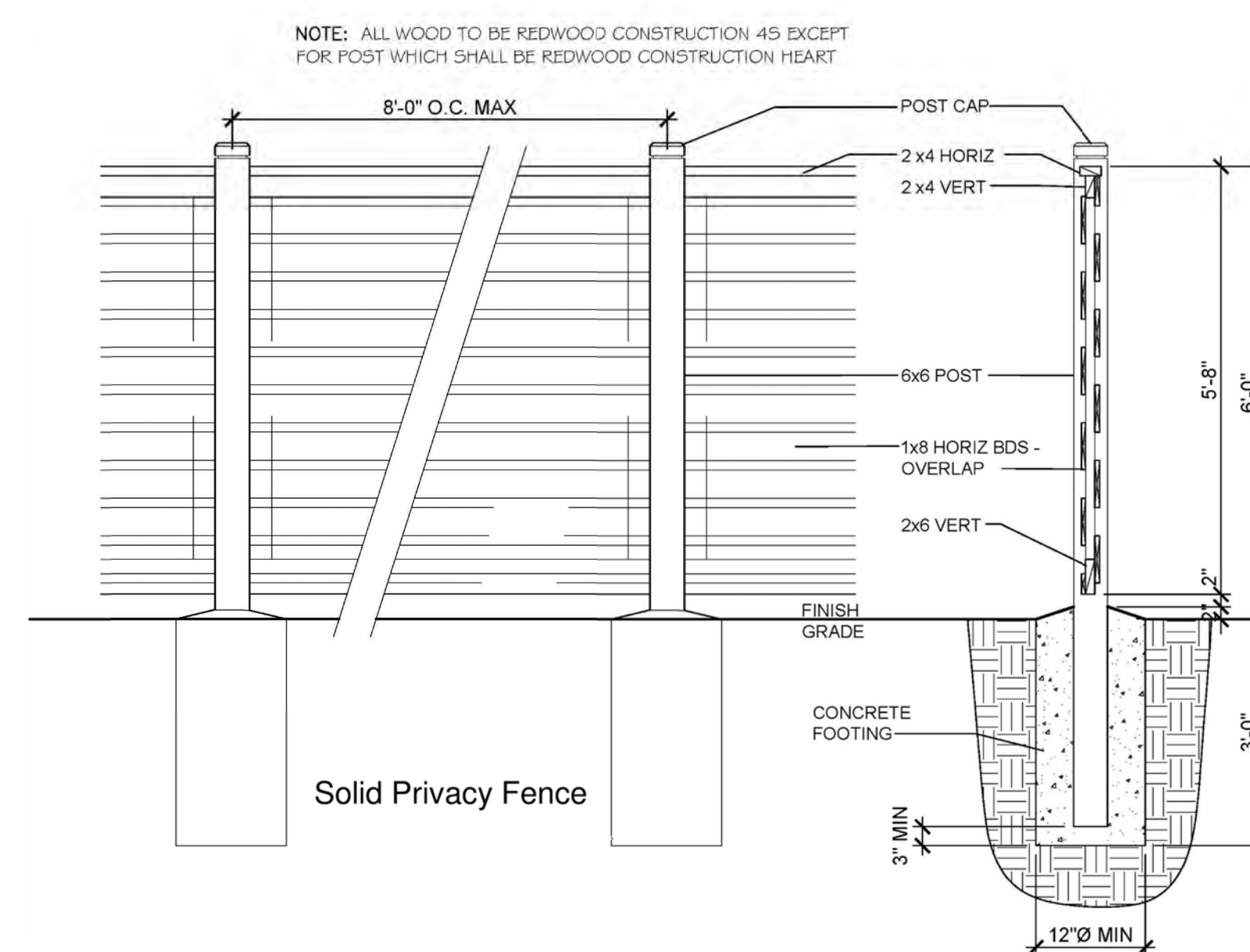
Kindred Spirit Oak



Ceraclad Composite Fiber Cement Exterior Cladding HNH3442U

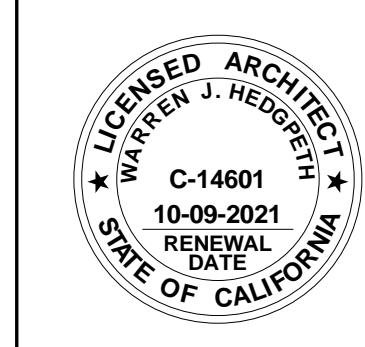


Ceraclad Composite Fiber Cement Exterior Cladding NH7043A



1 South Exterior Elevation
1/8" = 1'-0"

Colors and Materials



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1 3D Orthographic View from Parking Area

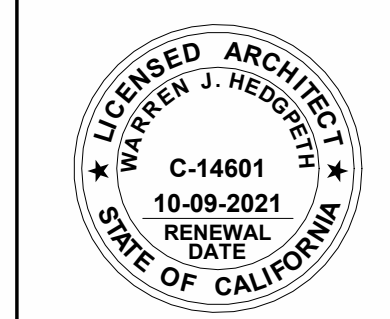


View from Dutton Avenue



Aerial View from Northeast

BUILDING HEIGHT AND MASSING
STUDY



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Project Number

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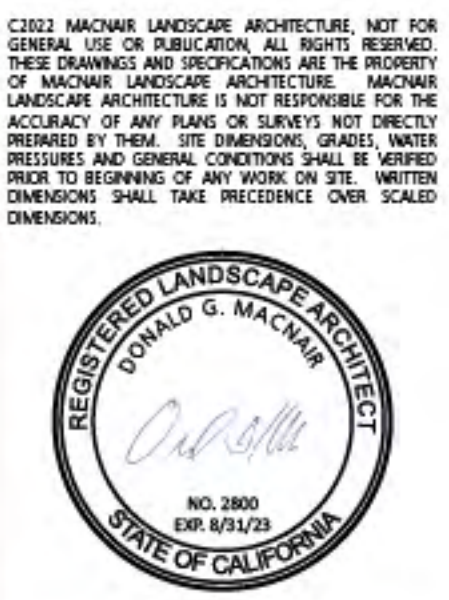
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USA NOTE

IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO BE FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, STRUCTURES, AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL EXERCISE EXTREME CARE, AND BE RESPONSIBLE FOR ANY DAMAGE IN EXCAVATIONS AND WORKING NEAR UTILITIES. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE OTHER SUB-CONTRACTORS FOR THE LOCATION OF UTILITIES AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, AND NEAR STRUCTURES. PRIOR TO CONSTRUCTION, CONTACT ALL APPLICABLE AGENCIES AND U.S.A. AT 1-800-842-2444 OR 1-800-227-2600 TO FIELD LOCATE ALL EXISTING UTILITIES.

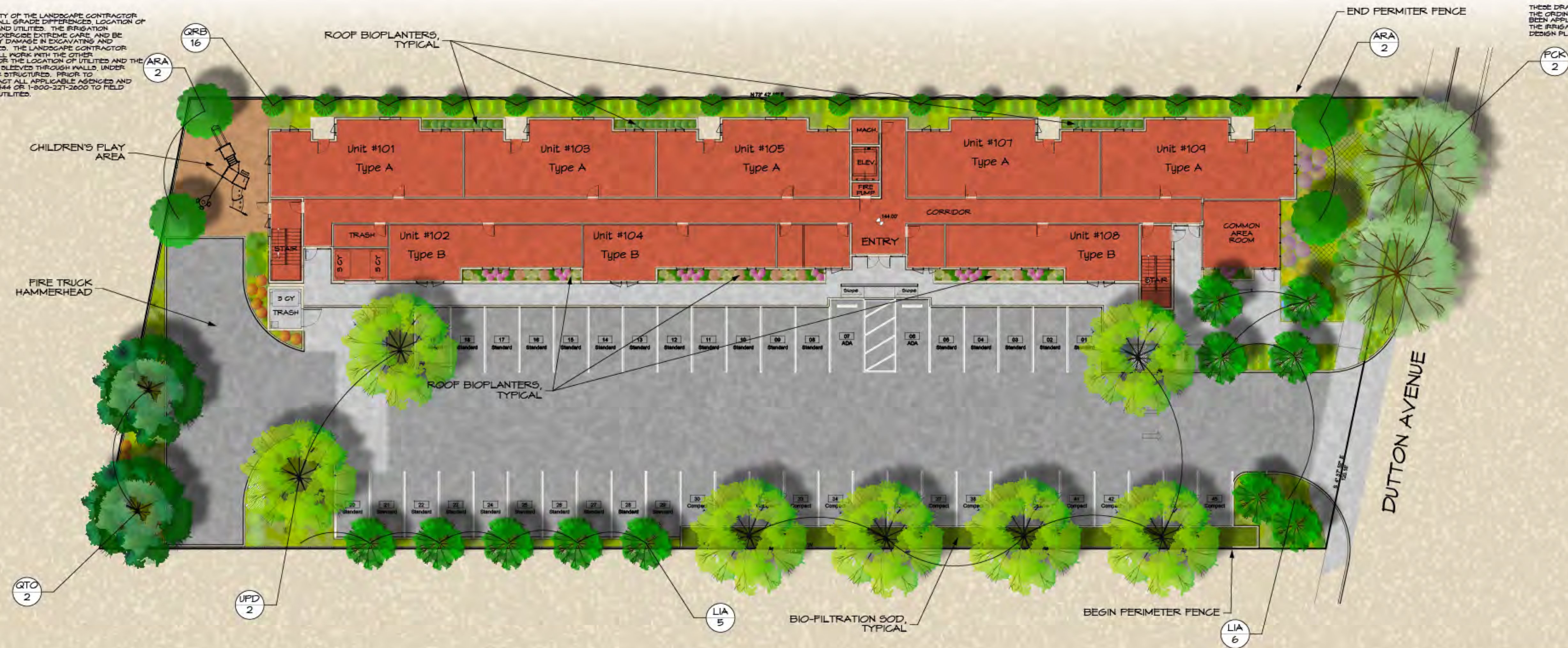
THESE DRAWINGS COMPLY WITH THE CRITERIA OF THE ORDINANCE. ORDINANCE REQUIREMENTS HAVE BEEN APPLIED FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN AND THE LANDSCAPE DESIGN PLAN.



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CONCEPTUAL LANDSCAPE PLAN

5915 DUTTON APARTMENTS
5915 DUTTON AVENUE
SANTA ROSA, CA
APN #125-162-013



PLANT LEGEND

SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	WATER USE PER SQUADS IV	QUANTITY	COMMENTS
Trees						
ARA	#24	Acer rubrum 'Armstrong'	Armstrong Maple	.6	4	
LIA	#24	Lagerstroemia indica x Faueri 'Arapaho'	Arapaho Grape Myrtle	.3	11	
FCK	#24	Pistacia chinensis 'Keith Davey'	Chinese pistache	.3	2	
QRB	#24	Quercus robur x bicolor 'Nadler' PP 17604	Kindred Spirit Oak	.6	16	
QTO	#24	Quercus tomentella	Island Oak	.3	2	
UPD	#24	Ulmus parvifolia 'Drake'	Drake's Chinese Elm	.3	7	
Shrubs						
AHA	#5	Arclostaphylos densiflora 'Harmony'	Harmony Manzanita	.3	8	
LS6	#1	Ligustrum sinense 'Sunshine'	Sunshine Chinese Privet	.3	8	
LOC	#5	Loropetalum chinense 'MILG-II'	Purple Daydream Dwarf Loropetalum	.3	10	
NDC	#5	Nandina domestica 'Compacta'	Dwarf Heavenly Bamboo	.3	10	
RIC	#5	Rhapidolepis indica 'Clara'	Clara Indian Hawthorn	.3	2	
SRU	#5	Sarcococca ruscifolia	Fragrant Sweet Box	.3	48	
Perennials						
AMP	#1	Achillea millefolium 'Fink Island Form'	Yarrow	.3	24	Bioretention
AMB	#1	Achillea millefolium 'Salmon Beauty'	Salmon Beauty Yarrow	.3	8	Bioretention
LFP	#5	Lavandula x intermedia 'Phenomenal'	Phenomenal French Lavender	.3	18	
NFN	#1	Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint	.3	6	
Groundcover						
	#1	Cotoneaster dammeri 'Coral Beauty'	Coral Beauty Coral Beauty	0.3	14	6' OC, Triangular Spacing
	#1	Eriogon karwinskianus	Santa Barbara Daisy	0.3	7	9' OC, Triangular Spacing
Ornamental Grass						
BGB	#1	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Ornamental Grass	.3	48	
CDI	#1	Carex diuisa	Berkeley Sedge	.3	32	Bioretention
DCA	#1	Deschampsia caespitosa	Tufted Hair Grass	.3	24	Bioretention
JPE	#1	Juncus patens 'Elk Blue'	Elk Blue California Gray Rush	.3	15	Bioretention
MDU	#1	Muhlenbergia dubia	Fine Munny	.3	32	
Bioretention Areas						
	Sod	Biofiltration Sod	Biofiltration Sod	0.3	750 sqft	Delta Bluegrass
Other						
		Mulch: Fir Bark 1-1/2" Minus	Medium Walk-On Bark			3" Depth All Landscape Areas
See Detail		Linear Root Barrier	Root Solutions, or Equal			24" Depth Continuous

MAWA AND ETWU CALCULATIONS

1) Maximum Apple
MAWA = (ETo) (0.62) (0.95 X LA) + (0.45 X S LA)

Where:
ETo = Annual Net Reference Evapotranspiration (inches)
0.45 = ET Adjustment Factor (Commercial)
0.95 = ET Adjustment Factor (Residential)
LA = Landscaped Area (square feet)
0.62 = Conversion factor (10 gallons per square foot)
S LA = Portion of the landscaped area identified as Special Landscape Area (square feet)
0.45 = the additional ET adjustment factor for special landscape area (1.0 - 0.95 = 0.45) (Commercial)
0.95 = the additional ET adjustment factor for special landscape area (1.0 - 0.45 = 0.95) (Residential)

Commercial (C) or Residential (R) C

A) Net Evapotranspiration Calculation
Local Reference ETo = 46.09
21.22"/yr (Annual Rainfall) X .25 = 5.31 (Effective Rainfall)
Net Evapotranspiration Calculation = Annual ETo - Effective Rainfall = 94.28
Adjusted Landscape Area Calculation
7.151 sf (Landscape Area) X 0.45 = 3.217 sf
0.00 sf (Special Landscape Area) X 0.95 = 0.00 sf
Sum of Adjusted Landscape Area = 3.217 sf
MAWA = 94.225 X .62 X 3.218 sf = 18,258 gal/yr

2) Estimated Total Water Use (ETWU)
A) Net Evapotranspiration Calculation = 94.28 sf
Net Evapotranspiration Calculation = Annual ETo - Effective Rainfall = 94.28 sf
B) Adjusted Landscape Area Calculation
0.00 sf Very Low Water Use X 0.01 = 0.00 sf
6.505 sf Low Water Use X 0.05 = 0.325 sf
565 sf Moderate Water Use X 0.06 = 33.90 sf
0.00 sf High Water Use X 0.8 = 0.00 sf
Sum of Adjusted Landscape Area = 2,915 sf
ETWU = 94.28 X .62 X 2,915 sf / 0.81 = 10,972 gal/yr

Irrigation Efficiency Factor
Square Footage of Landscape on Drip 7,150.94 sf
Square Footage of Landscape on Sprinkler 0.00 sf
Total Square Footage of Landscape 7,150.94 sf
Adjusted Irrigation Efficiency Factor 0.81

CONCEPT HYDROZONE DETAIL TABLE

Name	Method	Water Use	Water Use Value	Hydrozone Area in SF	% of Landscape
Shrub	Sub-Surface Dripline	Low	0.3	5,963.43 sf	83.4%
Tree	Root Watering System	Low	0.3	622.03 sf	8.7%
Tree	Root Watering System	Moderate	0.6	565.48 sf	7.9%
				7,151 sf	100%

CONCEPT SUMMARY HYDROZONE TABLE

PLANT TYPE	AREA	% OF LANDSCAPE
Very Low	0.00	0%
Low	6,585.46	92%
Moderate	565.48	8%
High	0.00	0%
Total	7,150.94	100%

LANDSCAPE DESIGN INTENT

THE DESIGN INTENT OF THIS PROJECT IS TO PROVIDE AN ATTRACTIVE, DURABLE, LOW MAINTENANCE LANDSCAPE APPROPRIATE TO SONOMA COUNTY.

PLANTING SHALL INCLUDE A MIXTURE OF HORTICULTURALLY APPROPRIATE SHRUB AND GROUND COVER PLANTINGS. SHRUBS AND GROUND COVER PLANTINGS SHALL CONSIST OF MEDIUM, LOW WATER USE PLANTS (AS DEFINED BY THE 2014 EDITION OF MAGOLD IV).

DECIDUOUS, FLOWERING ACCENT TREES ARE PROPOSED AT THE ENTRY TO THE PARKING LOT TO CREATE INTEREST AND CHARACTER. BROADLEAF EVERGREEN TREES WITH FLOWERING ACCENT TREES ARE PROPOSED FOR THE PARKING AREA. MEDIUM SIZE, COLUMNAR, DECIDUOUS TREES ARE PROPOSED ALONG THE NORTHERLY BOUNDARY FOR SCREENING. NO LAWN IS PLANNED FOR ANY PORTION OF THE LANDSCAPED AREAS. REQUIRED BIOPAVEDS WILL BE LANDSCAPED WITH A SOIL PRODUCT DEVELOPED SPECIFICALLY FOR BIOFILTRATION.

IRRIGATION DESIGN INTENT

ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM WITH WEATHER SENSOR OVERRIDE. SENSOR SHALL BE CAPABLE OF CALCULATING EVAPOTRANSPIRATION AND SHALL ADJUST FOR LOCAL WEATHER. THE ENTIRE IRRIGATION SYSTEM SHALL BE ON AN AUTOMATICALLY CONTROLLED SYSTEM WITH SEPARATE PROGRAMS CAPABLE OF IRRIGATING EACH HYDROZONE INDEPENDENTLY.

THE PROPOSED TREES SHALL BE IRRIGATED VIA SEPARATE, DEDICATED BUBBLER CIRCUIT. ALL OTHER LANDSCAPE AREAS SHALL BE IRRIGATED VIA AN IN-LINE DRIP EMITTER IRRIGATION SYSTEM. THE INTENT OF THE LANDSCAPE AND WATER DELIVERY SYSTEMS IS TO MEET ALL ASPECTS OF THE CITY OF SANTA ROSA WATER EFFICIENCY LANDSCAPE ORDINANCE (MELD).

CONCEPTUAL LANDSCAPE PLAN

Scale: 1/16" = 1'-0"



DATE: 8/4/22
MLA JOB #: 2022-23
SCALE: 1/16" = 1'-0"
DRAWN: DM