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Civil:

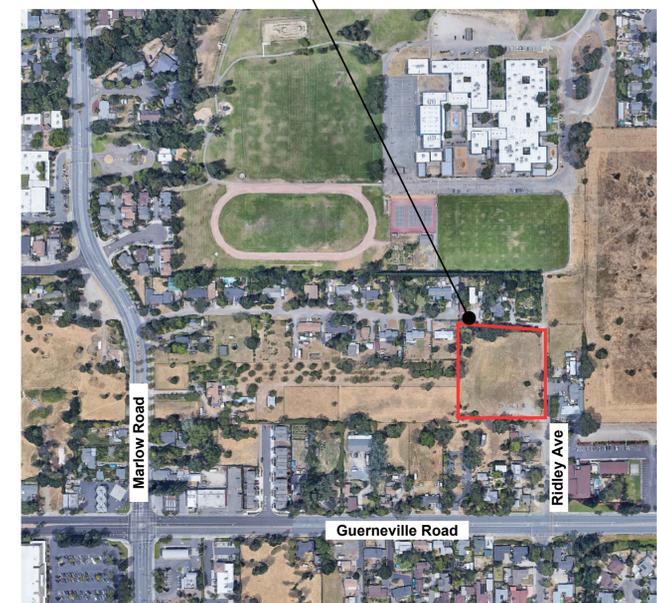
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Project Location



Vicinity Map



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Milestone Housing Group
481 N Santa Cruz Ave, Ste. 310
Los Gatos, CA 95030

RIDLEY AVE APARTMENTS
SANTA ROSA, CA # 2020-0858

VISIONING PHASE
APRIL 4TH, 2022

COVER SHEET
SHEET INDEX

A0.1



Project Data

Gross Site Area	± 2.61 Acres
Unit Count	50 Units
Density	19.2 Units/ Acre

Building Summary:

Unit Mix	Count	Ratio
1 Bedroom/1 Bathroom	18	36.0%
2 Bedrooms/1 Bathroom	18	36.0%
3 Bedrooms/2 Bathrooms	14	28.0%
50 Units		

Unit Areas	Net Area	Gross Area	Total
Plan 1-1 1-bed/1-bath	539 SF	583 SF	12 units
Plan 1-2 1-bed/1-bath	612 SF	659 SF	06 units
Plan 2-1 2-beds/1-bath	736 SF	786 SF	12 units
Plan 2-2 2-beds/1-bath	718 SF	768 SF	04 units
Plan 2-2A 2-beds/1-bath	758 SF	814 SF	02 units
Plan 3-1 3-beds/2-baths	964 SF	1014 SF	10 units
Plan 3-1A 3-beds/2-baths	1004 SF	1060 SF	04 units
Total			50 units

Apartment Unit Summary	P1-1	P1-2	P2-1	P2-2	P2-2A	P3-1	P3-1A	Total
Building No. 01 (Leasing)	00	00	00	00	00	02	00	02
Building No. 02 (Type A)	06	03	06	02	01	04	02	24
Building No. 03 (Type A)	06	03	06	02	01	04	02	24
	12	06	12	04	02	10	04	50
	24.0%	12.0%	24.0%	8.0%	4.0%	20.0%	8.0%	

Building Area Summary	Rentable			Leas/Amenities	Ancillary		Total Per Bldg
	1st Flr	2nd Flr	3rd Flr		Stairs	Balconies	
Bldg No. 01 (Leasing)	-	2028	-	5000	163	122	7,313
Bldg No. 02 (Type A)	6502	6502	5798	-	1735	1635	22,172
Bldg No. 03 (Type A)	6502	6502	5798	-	1735	1635	22,172
	13004	15032	11596	5000	3633	3392	51,657
	39,632 sf Total Rentable Space			5,000 sf Leas/Amenities	7,025 sf Total Ancillary Space		51,657 sf Total Building Area

Parking Summary:

Unit Type	Count	Ratio	Total
1 Bedrooms	18	1.0 Space/ Unit	18 Spaces
2 Bedrooms	18	1.5 Space/ Unit	27 Spaces
3 Bedrooms	14	1.5 Space/ Unit	21 Spaces
			66 spaces
			1.32 spaces/DU

Proposed Parking	Total
Public Spaces:	
Wyngate Drive Parallel Parking	18 spaces

Private Spaces:	Total
Standard & Compact	61 spaces
Accessible	06 spaces
	67 spaces
	1.34 spaces/DU

Total Spaces:	85 spaces
	1.7 spaces/DU

Legend

	Building No.	Building Label
	Building Type	
		Dedicated Parking For USPS



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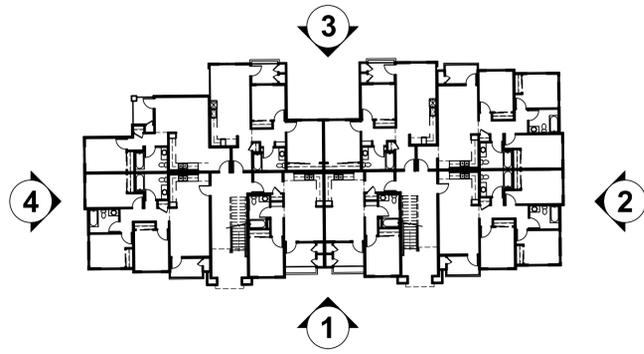
RIDLEY AVE APARTMENTS
SANTA ROSA, CA # 2020-0858

VISIONING PHASE
APRIL 4TH, 2022



SITE PLAN

A1.0



Building Key Plan N.T.S.

Material Legend

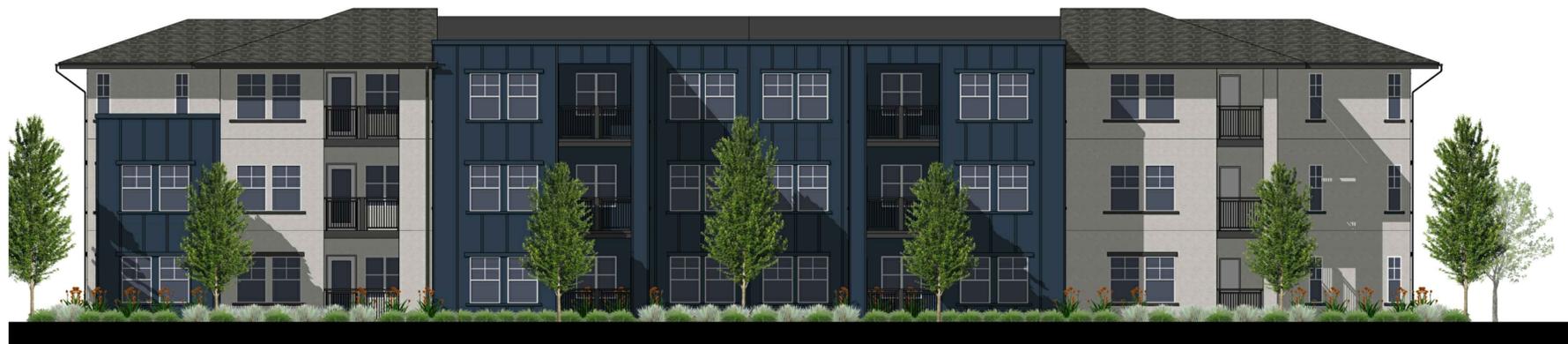
- 1. Stucco
- 2. Fiber Cement Board and Batten
- 3. Stone Veneer
- 4. Asphalt Composite Shingles
- 5. Vinyl Window
- 6. Vertical Metal Picket Railing
- 7. Metal Canopy
- 8. Decorative Light Fixture
- 9. Mechanical Equipment Screen



1. Front Elevation



2. Right Elevation



3. Rear Elevation



4. Left Elevation



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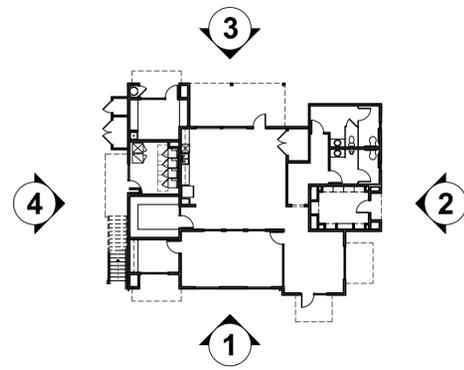
RIDLEY AVE APARTMENTS
SANTA ROSA, CA # 2020-0858

VISIONING PHASE
APRIL 4TH, 2022



BUILDING ELEVATIONS
APARTMENT BUILDING

A2.1



Building Key Plan N.T.S.

Material Legend

- 1. Stucco
- 2. Fiber Cement Board and Batten
- 3. Stone Veneer
- 4. Asphalt Composite Shingles
- 5. Vinyl Window
- 6. Vertical Metal Picket Railing
- 7. Metal Canopy
- 8. Decorative Light Fixture
- 9. Mechanical Equipment Screen



1. Front Elevation



2. Right Elevation



3. Rear Elevation



4. Left Elevation

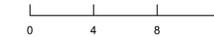


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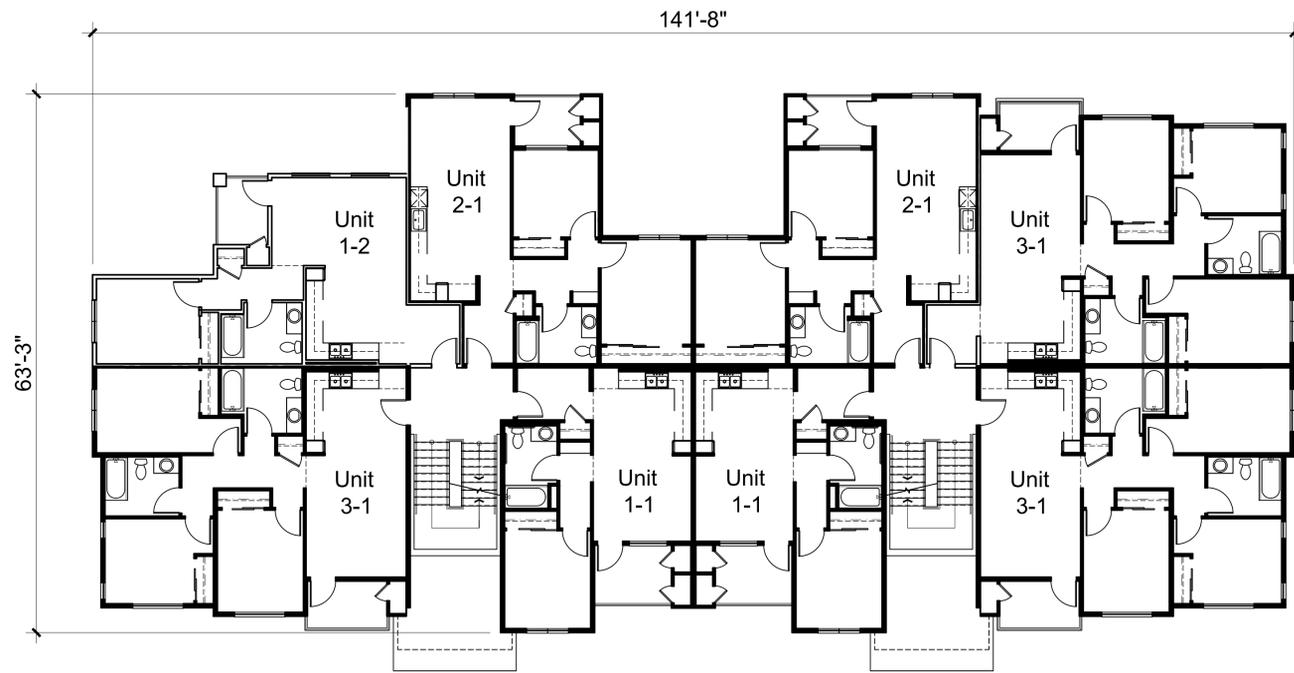
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SANTA ROSA, CA # 2020-0858

VISIONING PHASE
APRIL 4TH, 2022

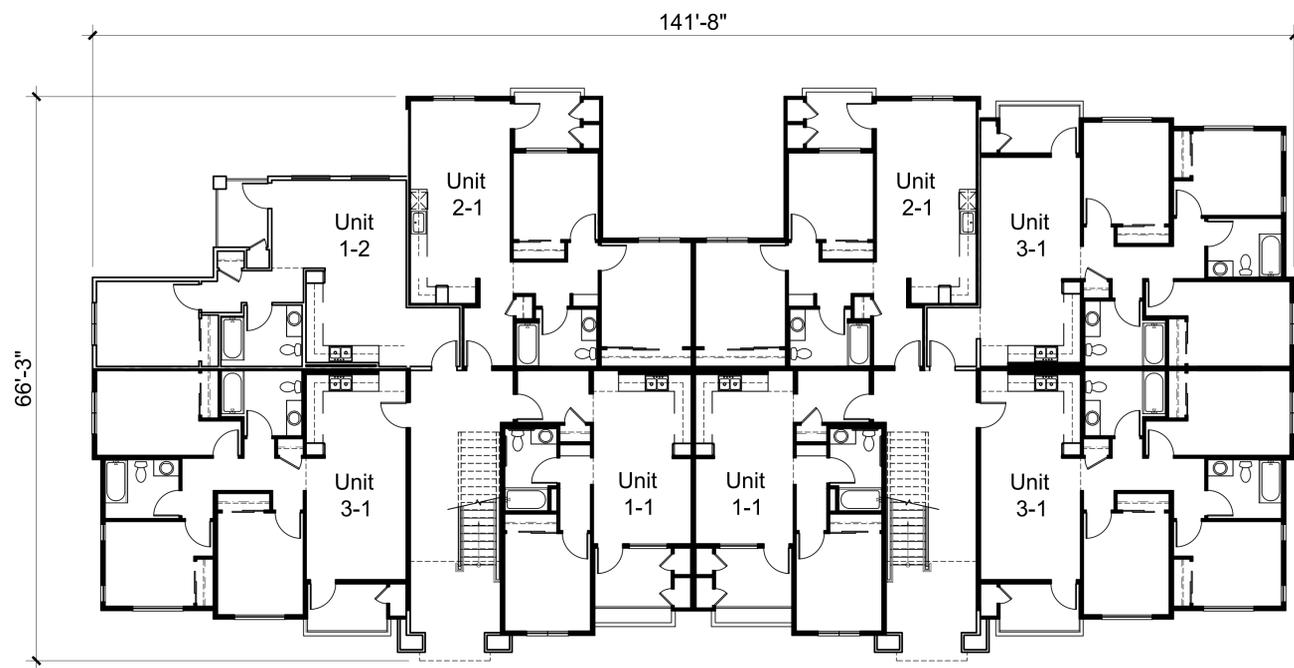


BUILDING ELEVATIONS
LEASING AND AMENITIES BUILDING

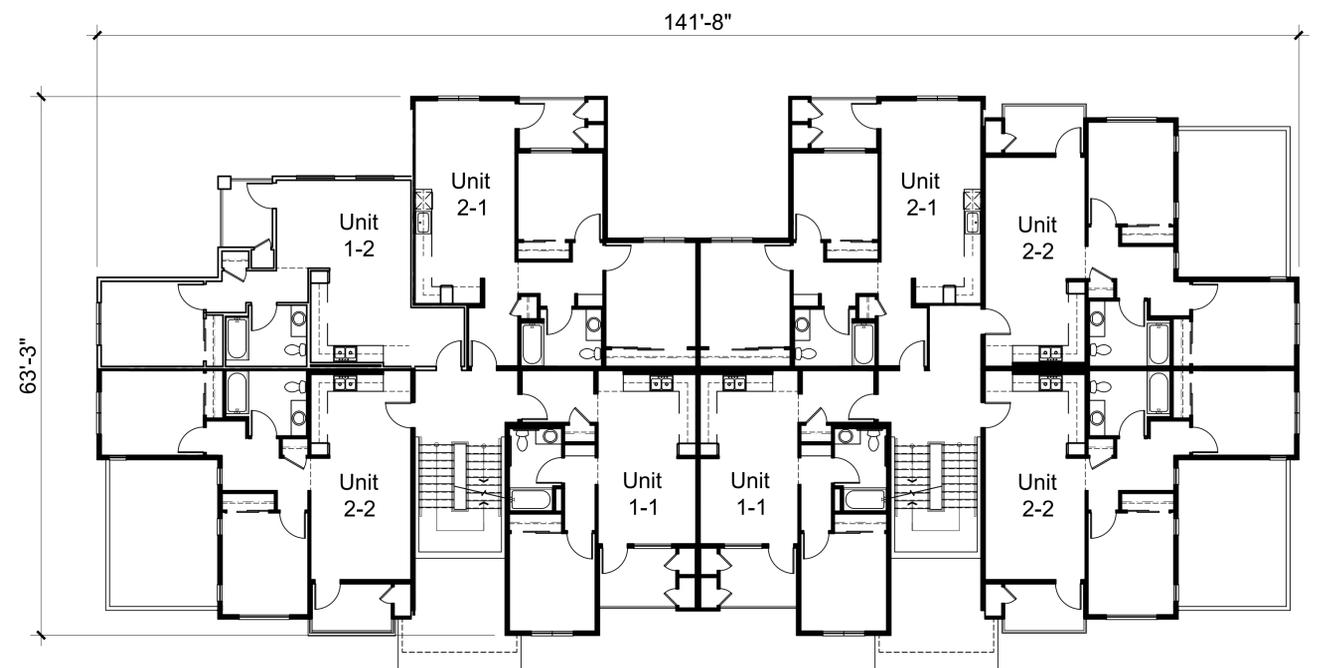
A2.2



Level 2



Level 1



Level 3

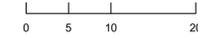


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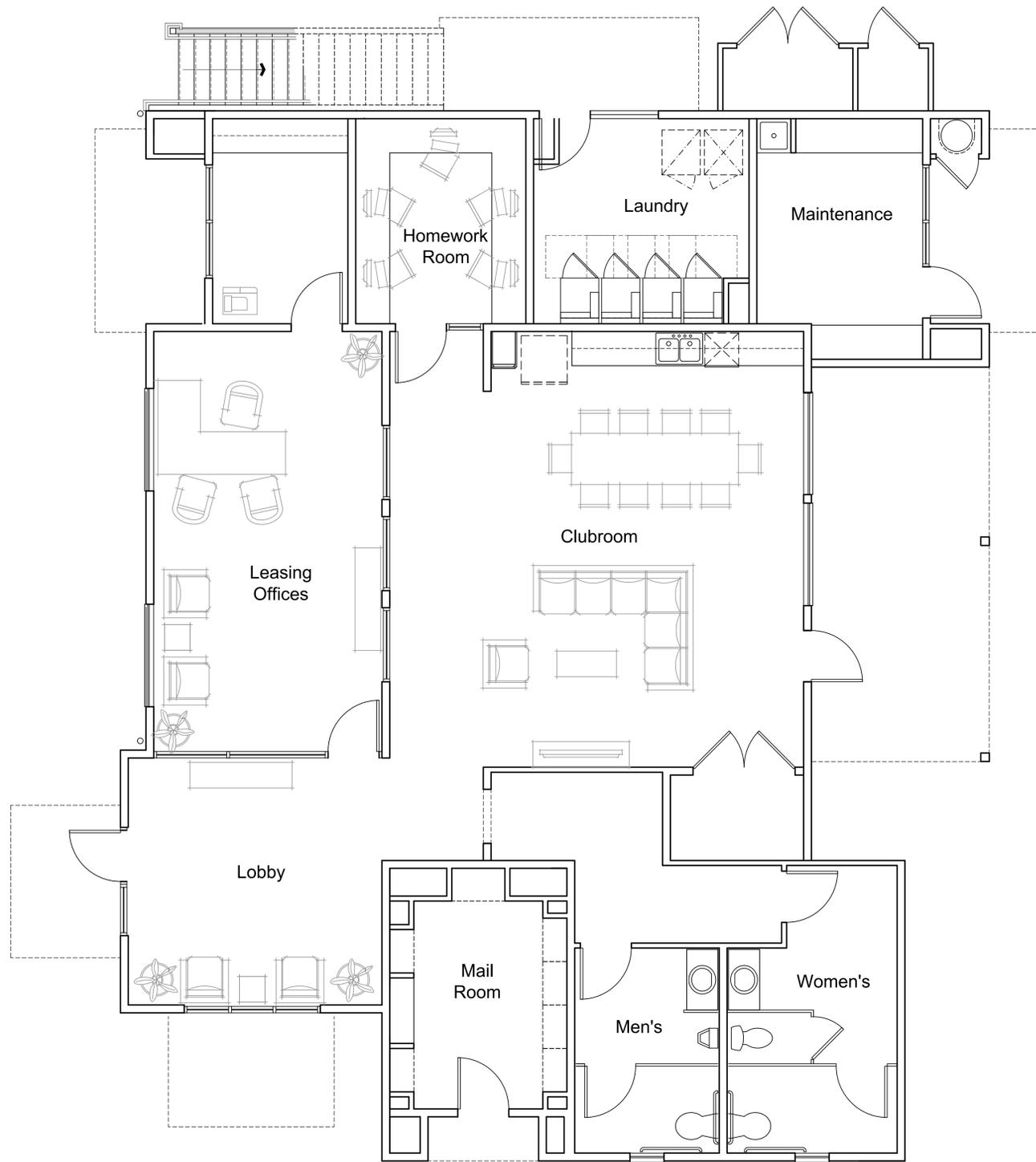
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SANTA ROSA, CA # 2020-0858

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APRIL 4TH, 2022

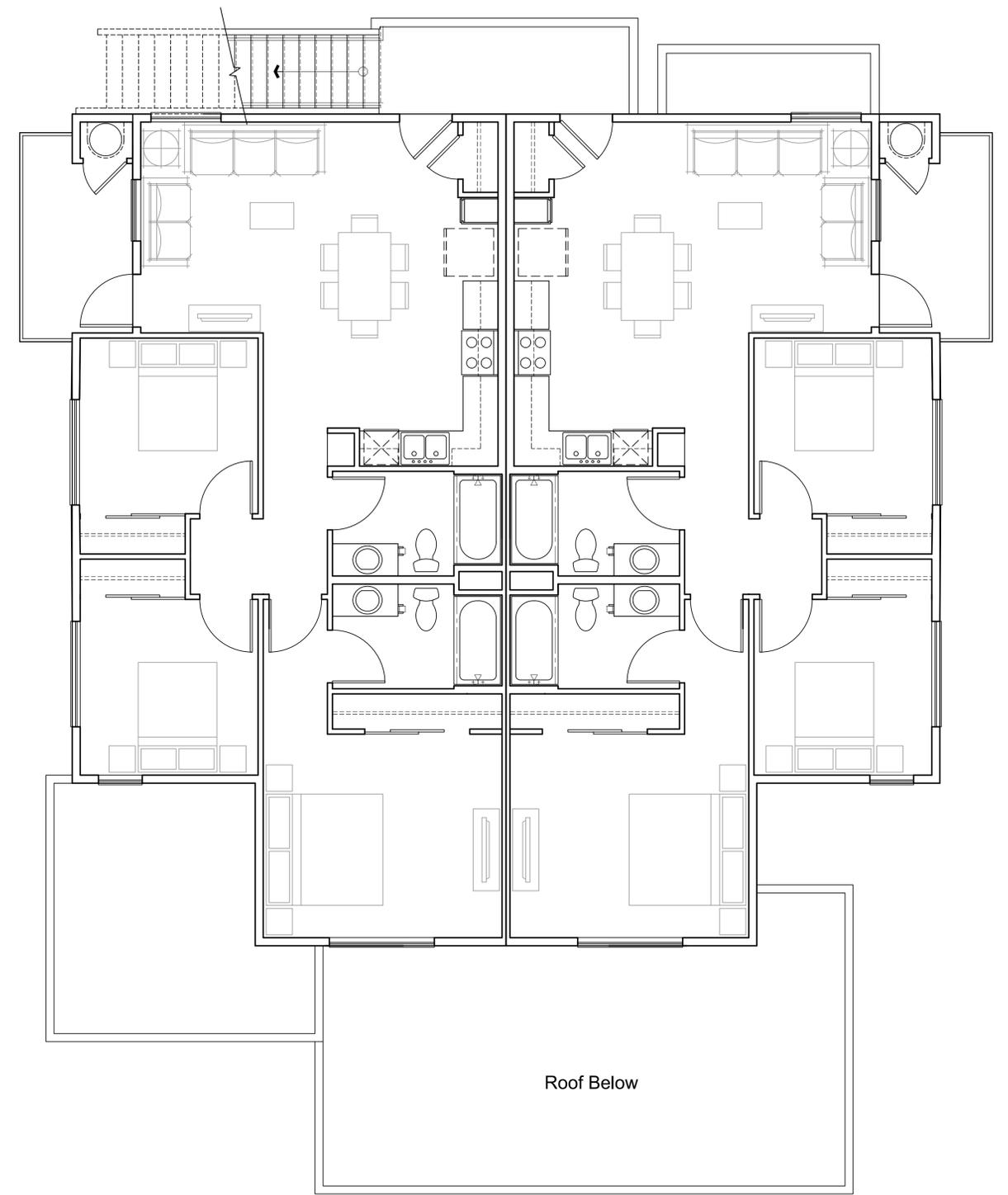


BUILDING PLANS
BUILDING 'A'

A3.0



Level 1



Level 2



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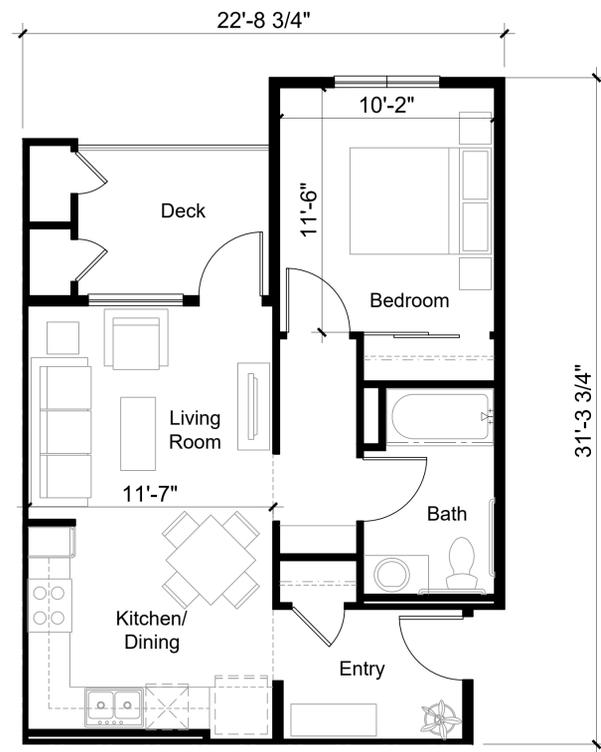
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APRIL 4TH, 2022

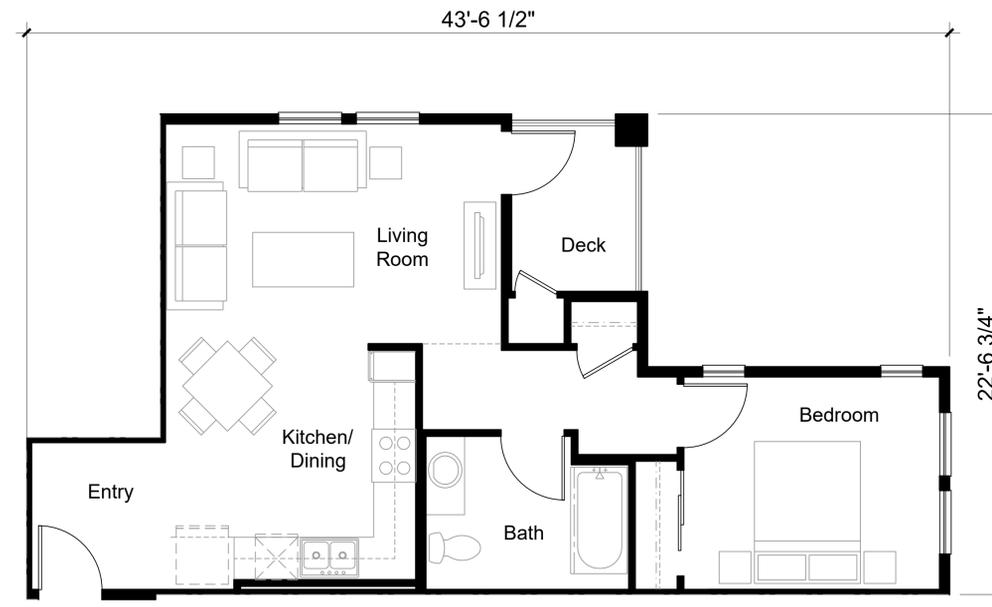


BUILDING PLANS
LEASING & AMENITIES BUILDING

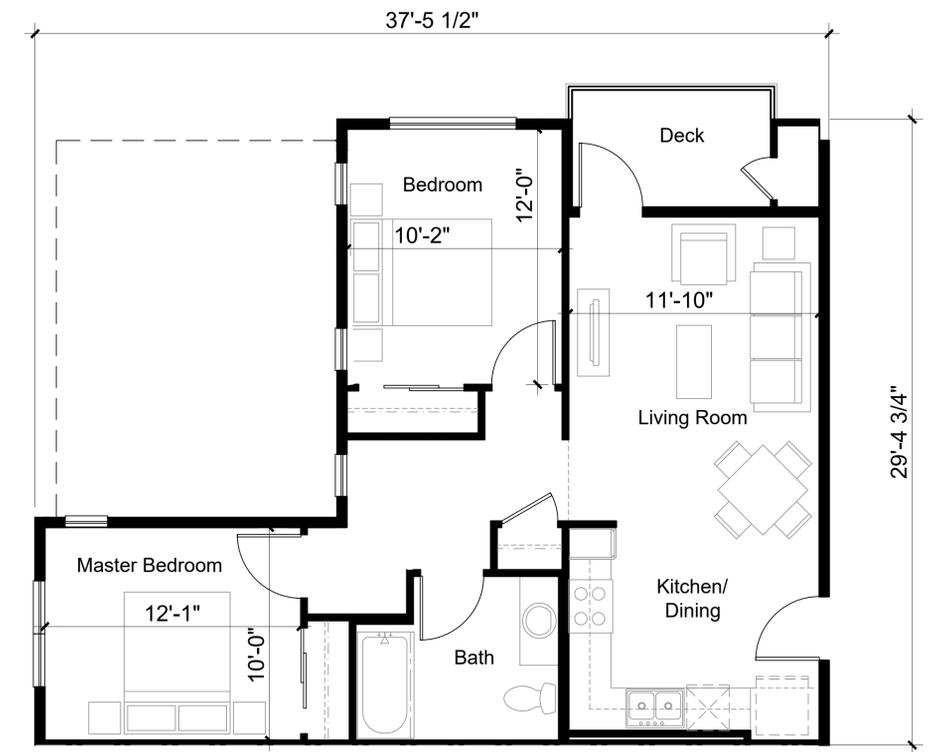
A3.1



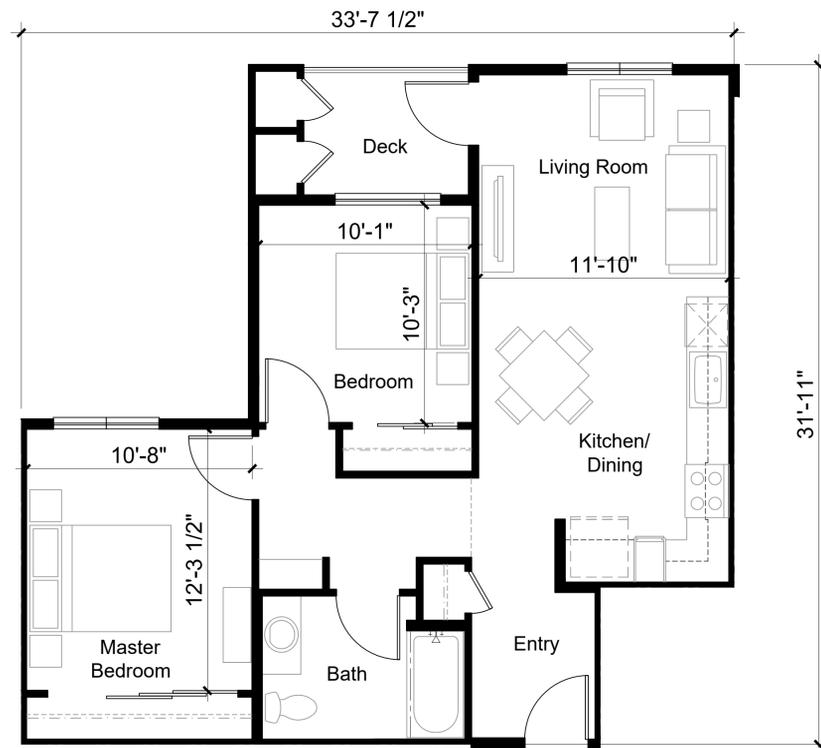
Unit Type 1-1
 1 Bedroom/ 1 Bathroom
 Net Area: 539 SQ. FT.
 Gross Area: 583 SQ. FT.



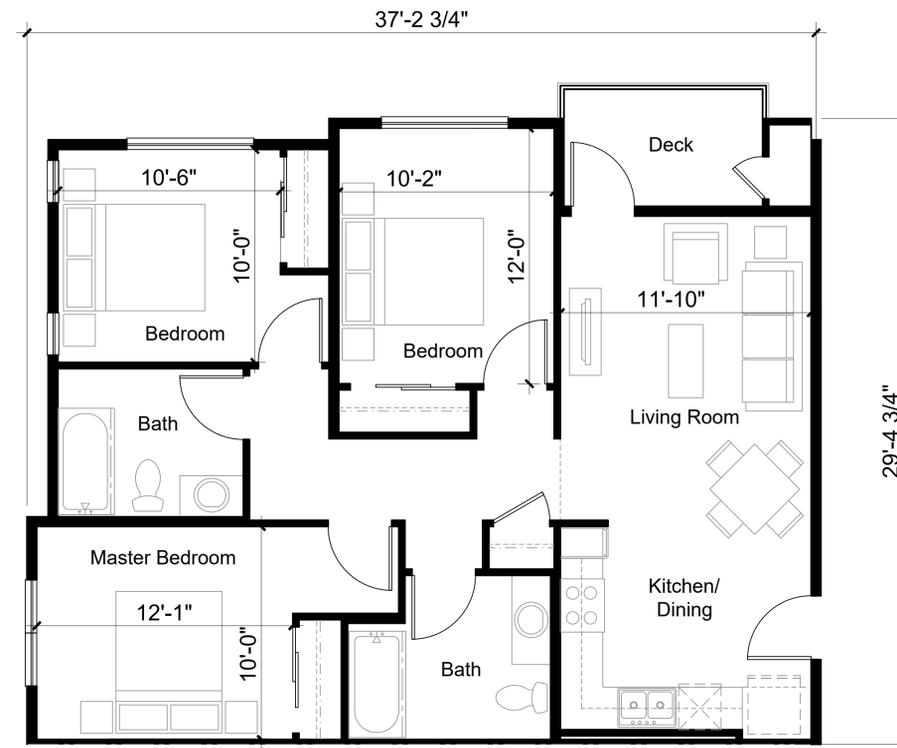
Unit Type 1-2
 1 Bedroom/ 1 Bathroom
 Net Area: 612 SQ. FT.
 Gross Area: 659 SQ. FT.



Unit Type 2-2
 2 Bedrooms/ 1 Bathroom
 Net Area: 718 SQ. FT.
 Gross Area: 768 SQ. FT.



Unit Type 2-1
 2 Bedrooms/ 1 Bathroom
 Net Area: 736 SQ. FT.
 Gross Area: 786 SQ. FT.



Unit Type 3-1
 3 Bedrooms/ 2 Bathrooms
 Net Area: 963 SQ. FT.
 Gross Area: 1014 SQ. FT.



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VISIONING PHASE
 APRIL 4TH, 2022



UNIT PLANS

A5.0



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VISIONING PHASE
APRIL 4TH, 2022

RENDERINGS
AERIAL VIEW OF THE PROJECT LOOKING NORTH

A6.0



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VISIONING PHASE
APRIL 4TH, 2022

RENDERINGS
AERIAL VIEW OF PROJECT LOOKING EAST

A6.1



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RIDLEY AVE APARTMENTS
SANTA ROSA, CA # 2020-0858

VISIONING PHASE
APRIL 4TH, 2022

RENDERINGS
VIEW OF LEASING BUILDING AND APARTMENT ELEVATIONS

A6.2



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SANTA ROSA, CA # 2020-0858

VISIONING PHASE
APRIL 4TH, 2022

RENDERINGS
VIEWS OF CENTRAL COURTYARD AMENITY

A6.3



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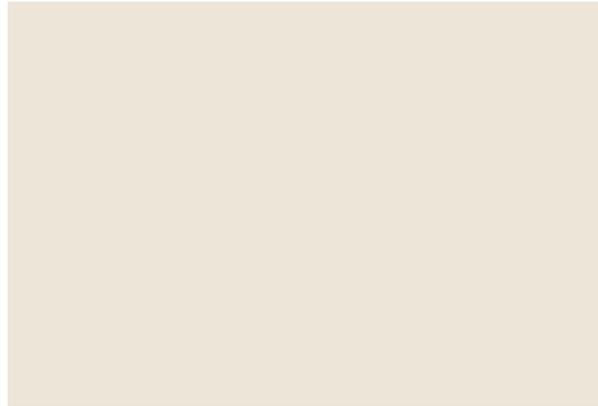
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RIDLEY AVE APARTMENTS
SANTA ROSA, CA # 2020-0858

VISIONING PHASE
APRIL 4TH, 2022

RENDERINGS
VIEWS OF OUTDOOR AMENITIES

A6.4



1. FIELD, STUCCO 1
SW 7013 - IVORY LACE



2. FIELD, FIBERCEMENT PANEL 1
SW 2739 - CHARCOAL BLUE



3. STONE VENEER



4. FASCIA & TRIM
SW 7048 - URBANE BRONZE



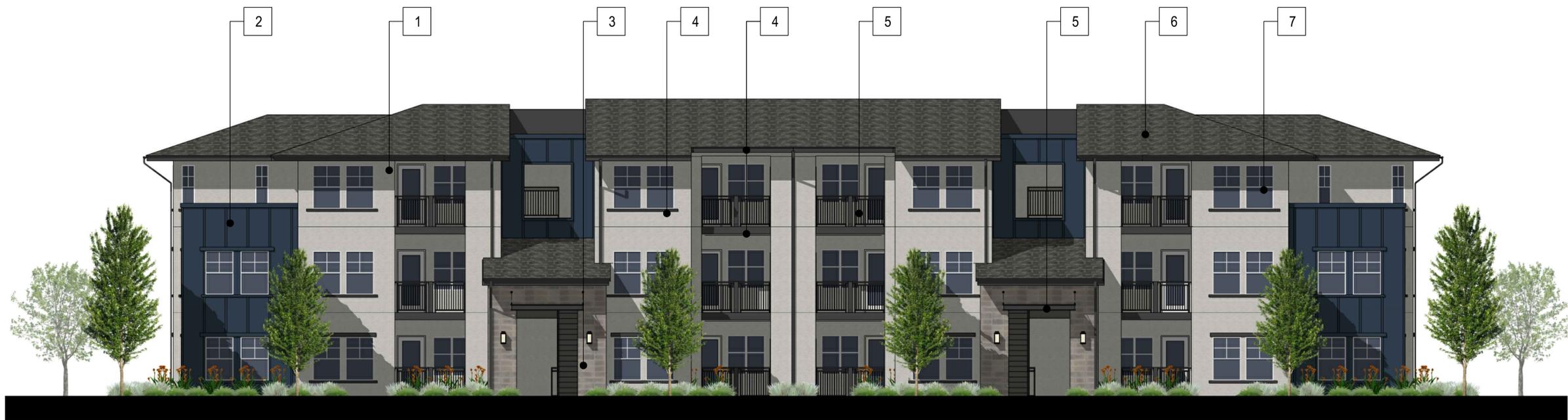
5. METAL DETAILS
SW 7069 - IRON ORE

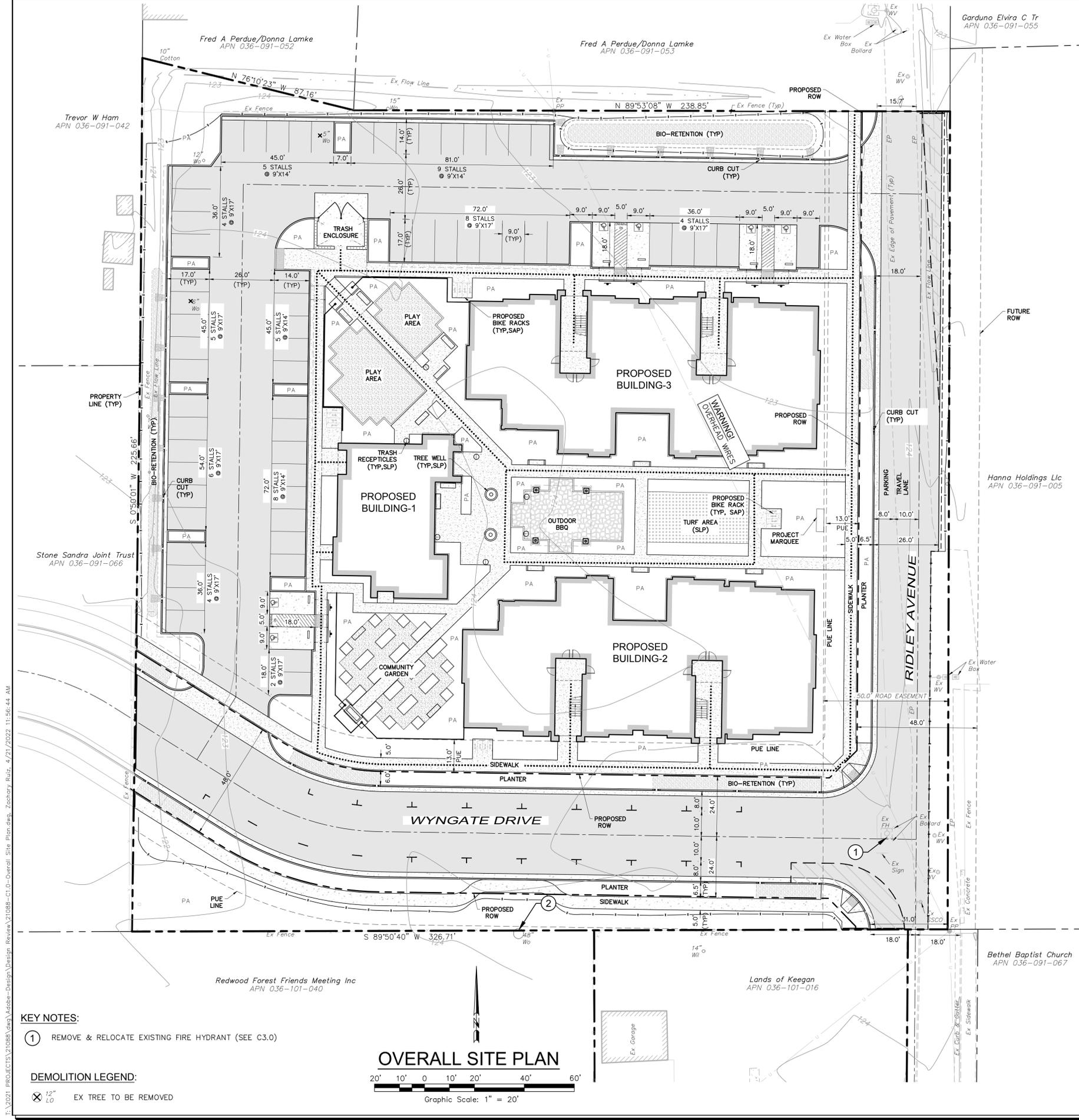


6. ASPHALT SHINGLES



7. VINYL WINDOW
WHITE





TABULATIONS

GROSS SITE AREA:	2.61± ACRES
NUMBER OF UNITS:	50 UNITS
DENSITY:	19.2 UNITS/ACRE

PLAN 1-1	12	1BR/1BA	539 S.F.
PLAN 1-2	6	1BR/1BA	612 S.F.
PLAN 2-1	12	2BR/1BA	736 S.F.
PLAN 2-2	4	2BR/1BA	718 S.F.
PLAN 2-2A	2	2BR/1BA	758 S.F.
PLAN 3-1	10	3BR/2BA	964 S.F.
PLAN 3-1A	4	3BR/2BA	1004 S.F.

Parking Summary:

ON STREET PARKING:	9
ON SITE PARKING:	31
COMPACT PARKING:	6
ADA PARKING:	37
STANDARD:	74
TOTAL PARKING:	74

ABBREVIATIONS

AAI	ADOBE ASSOCIATES, INC.	EL	ELEVATION	RCE	REGISTERED CIVIL ENGINEER
AS	AGGREGATE BASE	ESMT	EASEMENT	R/W	RIGHT OF WAY
AC	ASPHALT CONCRETE	EX	EXISTING	S	SLOPE
AD	AREA DRAIN	FL	FLOWLINE	SAD	SEE ARCHITECTURAL DRAWINGS
BLDG	BUILDING	FG	FINISH GRADE	SD	STORM DRAIN
BM	BENCH MARK	FH	FIRE HYDRANT	SS	SANITARY SEWER
BSL	BUILDING SETBACK LINE	FS	FINISHED SURFACE	STD	STANDARD
C	COMPACT PARKING	FSS	FIRE SAFE STANDARD	TC	TOP OF CURB
CD	CHANNEL DRAIN	GB	GRADE BREAK	TYP	TYPICAL
CL	CLASS	GR	GRATE	W	WATER
CL	CENTERLINE	MH	MANHOLE	WM	WATER METER
CO	CLEANOUT	MIN	MINIMUM	WV	WATER VALVE
CONC	CONCRETE	NTS	NOT TO SCALE	PL	PROPERTY LINE
DI	DROP INLET	PP	POWER POLE	PUE	PUBLIC UTILITY EASEMENT
DWY	DRIVEWAY				
EG	EXISTING GROUND				
EP	EDGE OF PAVEMENT				

OWNER INFO
 MILESTONE HOUSING GROUP LP
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 LOS GATOS CA, 95030
 PHONE: (727) 204-8128
 EMAIL: MARCUS@MILESTONEHOUSING.COM

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 KTG ARCHITECTURE & PLANNING
 1814 FRANKLIN STREET, SUITE 400
 OAKLAND, CA 94612
 TEL: (888) 546-5849

LANDSCAPE ARCHITECT
 INTEGRA PLANNING & LANDSCAPE ARCHITECTURE
 5128 DUPONT DRIVE
 SANTA ROSA, CA 95409
 TEL: (707) 545-5235

SHEET INDEX

C1.0	OVERALL SITE PLAN
C2.0	PRELIMINARY GRADING & DRAINAGE
C3.0	PRELIMINARY UTILITY PLAN
C4.0	RIDLEY AVE & WYNGATE CROSS SECTIONS
C4.1	SITE SECTIONS & DETAIL

HATCHING LEGEND:

[Hatch Pattern]	ASPHALT CONCRETE	[Hatch Pattern]	BIORETENTION AREA
[Hatch Pattern]	LANDSCAPE SURFACE (TBD, SLP)	[Hatch Pattern]	HARDSCAPE (SLP)
[Hatch Pattern]	DECORATIVE PAVING (SLP)	[Hatch Pattern]	TURF (SLP)

LEGEND

..... ADA ACCESSIBLE PATH OF TRAVEL (POT)

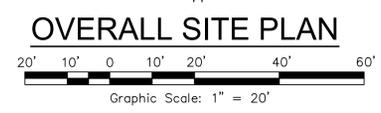
THE PATH OF TRAVEL (POT) IDENTIFIED IN THESE CONSTRUCTION DOCUMENTS IS COMPLIANT WITH THE CURRENT APPLICABLE CALIFORNIA BUILDING CODE ACCESSIBILITY PROVISIONS FOR PATH OF TRAVEL REQUIREMENTS FOR ALTERATIONS, ADDITIONS AND STRUCTURAL REPAIRS. AS PART OF THE DESIGN OF THIS PROJECT, THE POT WAS EXAMINED AND ANY ELEMENTS, COMPONENTS OR PORTIONS OF THE POT THAT WERE DETERMINED TO BE NONCOMPLIANT HAVE BEEN IDENTIFIED, AND THE CORRECTIVE WORK NECESSARY TO BRING THEM INTO COMPLIANCE HAS BEEN INCLUDED WITHIN THE SCOPE OF THIS PROJECT'S WORK THROUGH DETAILS, DRAWINGS AND SPECIFICATIONS INCORPORATED INTO THESE CONSTRUCTION DOCUMENTS.

KEY NOTES:

1 REMOVE & RELOCATE EXISTING FIRE HYDRANT (SEE C3.0)

DEMOLITION LEGEND:

⊗ EX TREE TO BE REMOVED



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DESIGN REVIEW

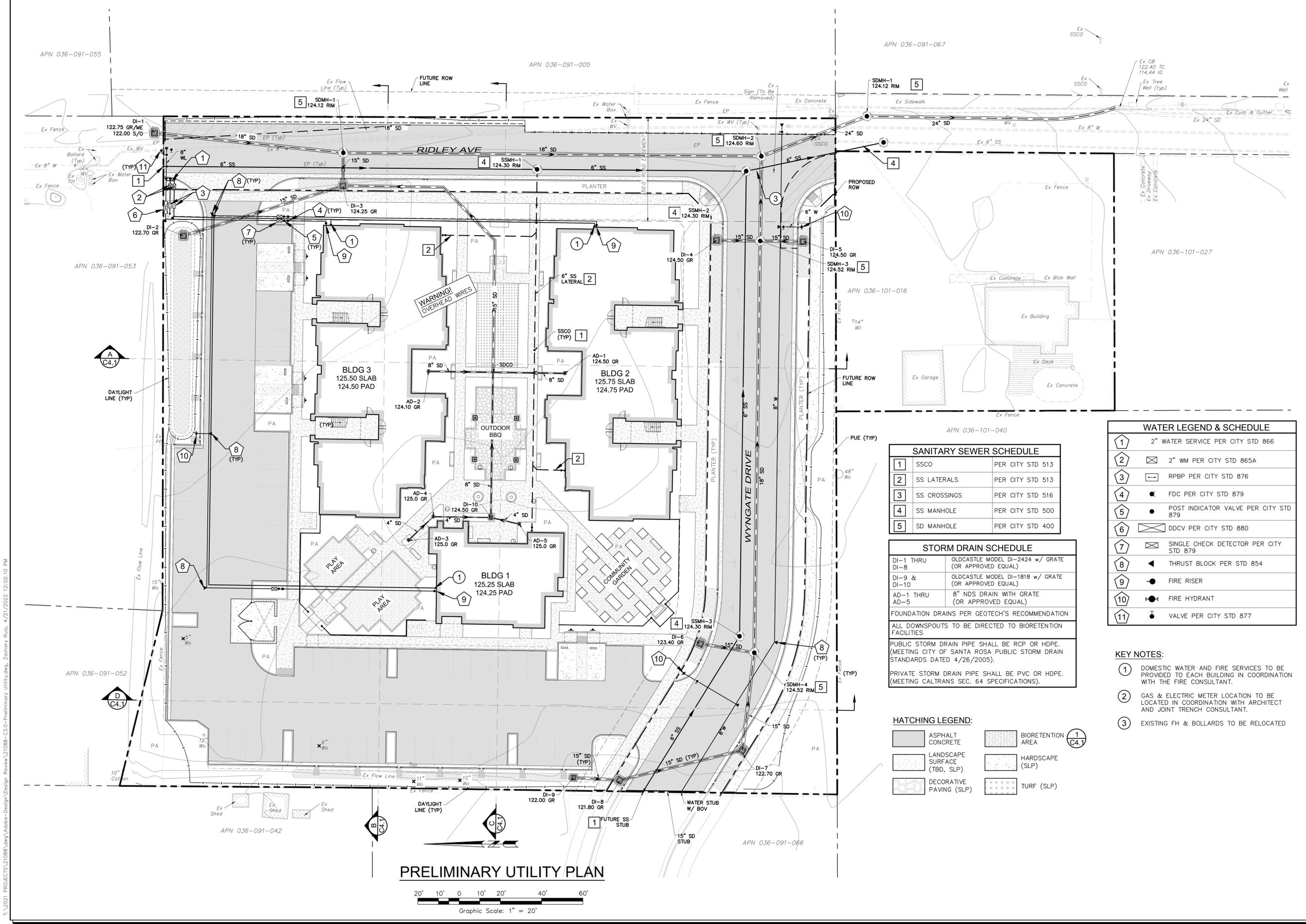
Timothy L. Schram, RCE #7890
 My license expires 6/30/2023

RIDLEY AVENUE APARTMENTS
OVERALL SITE PLAN

1801 Ridley Avenue
 Santa Rosa, California
 APN 036-091-051

SCALE: AS SHOWN
 Date: April 7, 2022
 Design by: AP/3R's
 Drawn by: AP/TRG
 Checked by: DM

Sheet
C1.0
 1 of 7 Sheets
 Job 21088



SANITARY SEWER SCHEDULE

1	SSCO	PER CITY STD 513
2	SS LATERALS	PER CITY STD 513
3	SS CROSSINGS	PER CITY STD 516
4	SS MANHOLE	PER CITY STD 500
5	SD MANHOLE	PER CITY STD 400

STORM DRAIN SCHEDULE

DI-1 THRU DI-8	OLDCASTLE MODEL DI-2424 w/ GRATE (OR APPROVED EQUAL)
DI-9 & DI-10	OLDCASTLE MODEL DI-1818 w/ GRATE (OR APPROVED EQUAL)
AD-1 THRU AD-5	8" NDS DRAIN WITH GRATE (OR APPROVED EQUAL)

FOUNDATION DRAINS PER GEOTECH'S RECOMMENDATION
 ALL DOWNSPOUTS TO BE DIRECTED TO BIORETENTION FACILITIES
 PUBLIC STORM DRAIN PIPE SHALL BE RCP OR HDPE. (MEETING CITY OF SANTA ROSA PUBLIC STORM DRAIN STANDARDS DATED 4/26/2005).
 PRIVATE STORM DRAIN PIPE SHALL BE PVC OR HDPE. (MEETING CALTRANS SEC. 64 SPECIFICATIONS).

HATCHING LEGEND:

[Hatched Box]	ASPHALT CONCRETE	[Hatched Box]	BIORETENTION AREA
[Hatched Box]	LANDSCAPE SURFACE (TBD, SLP)	[Hatched Box]	HARDSCAPE (SLP)
[Hatched Box]	DECORATIVE PAVING (SLP)	[Hatched Box]	TURF (SLP)

WATER LEGEND & SCHEDULE

1	2" WATER SERVICE PER CITY STD 866
2	2" WM PER CITY STD 865A
3	RPBP PER CITY STD 876
4	FDC PER CITY STD 879
5	POST INDICATOR VALVE PER CITY STD 879
6	DDCV PER CITY STD 880
7	SINGLE CHECK DETECTOR PER CITY STD 879
8	THRUST BLOCK PER STD 854
9	FIRE RISER
10	FIRE HYDRANT
11	VALVE PER CITY STD 877

- KEY NOTES:**
- DOMESTIC WATER AND FIRE SERVICES TO BE PROVIDED TO EACH BUILDING IN COORDINATION WITH THE FIRE CONSULTANT.
 - GAS & ELECTRIC METER LOCATION TO BE LOCATED IN COORDINATION WITH ARCHITECT AND JOINT TRENCH CONSULTANT.
 - EXISTING FH & BOLLARDS TO BE RELOCATED

PRELIMINARY UTILITY PLAN



SCALE: AS SHOWN
Date: April 20, 2022
Design by: AP/3R
Drawn by: AP/TRG
Checked by: DM

Sheet
C3.0
 3 of 5 Sheets
 Job 21088

REVISIONS

No.	Date	Description	Approved

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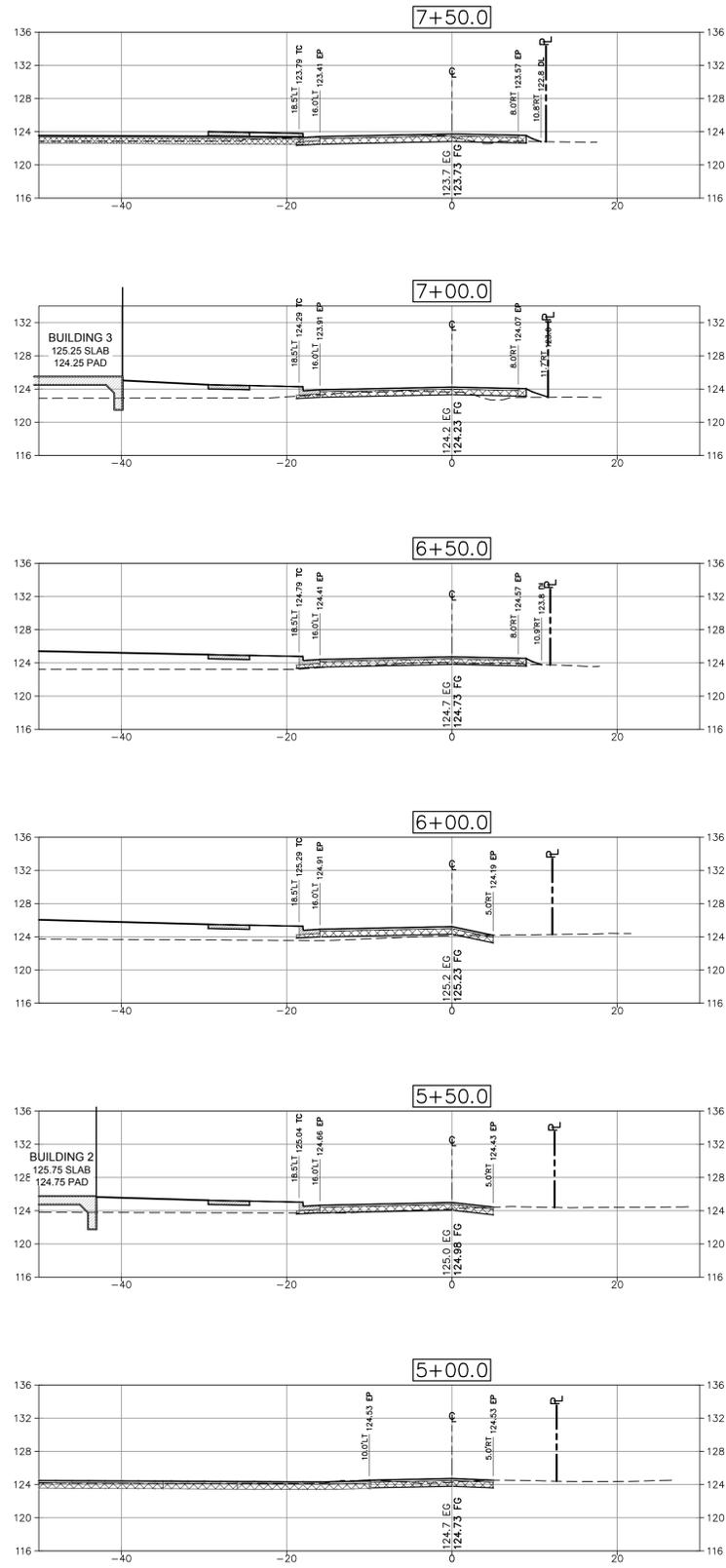
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 My license expires 6/30/2023

REGISTERED PROFESSIONAL ENGINEER & LAND SURVEYOR
 TIMOTHY L. SCHRAM
 No. 087890
 Exp. 6/30/2023
 CIVIL
 STATE OF CALIFORNIA

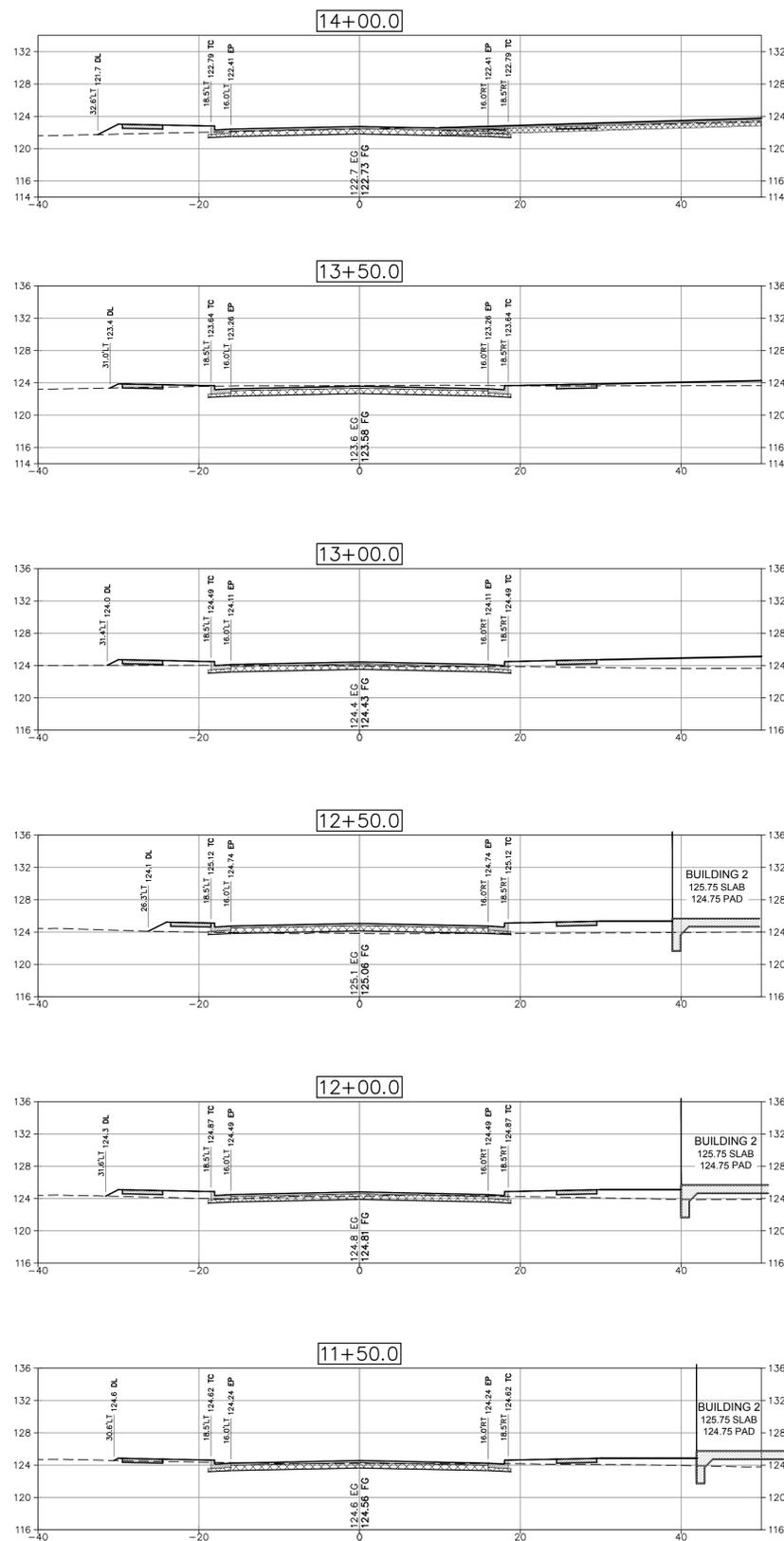
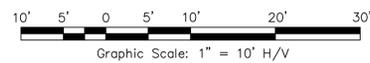
RIDLEY AVENUE APARTMENTS
PRELIMINARY UTILITY PLAN

1801 Ridley Avenue
 Santa Rosa, California
 APN 036-091-051

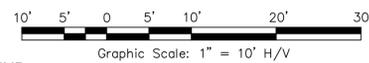
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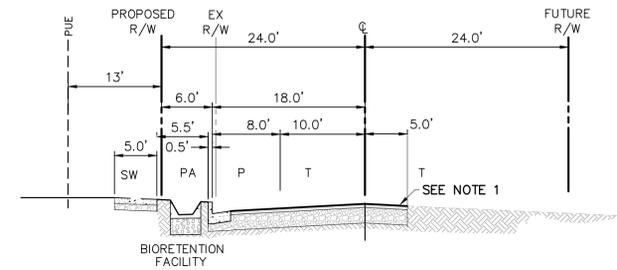
RIDLEY AVE CROSS SECTIONS



WYNGATE DRIVE CROSS SECTIONS



LEGEND:
 ——— FINISHED GRADE
 - - - - - EXISTING GRADE

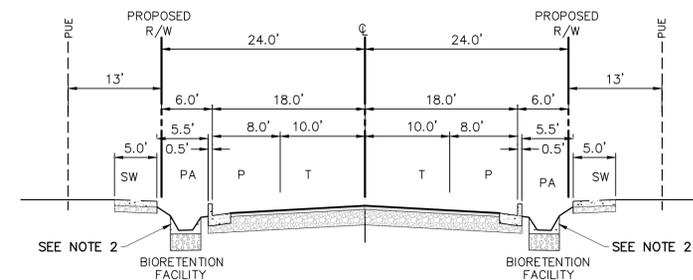


RIDLEY TYPICAL SECTION (NORTH)

Not To Scale

NOTES:

1. A COMPLETE 20' ALL WEATHER WIDTH IS REQUIRED ALONG PROJECT FRONTAGE FOR THE MOST NORTHERLY 200'±LF OF RIDLEY AVE.



WYNGATE DRIVE TYPICAL SECTION

Not To Scale

2. BIO-RETENTION & CONTIGUOUS SIDEWALK WHERE OCCURS

No.	Date	Description	Approved

adobe associates, inc.
 civil engineering | land surveying | wastewater
 1720 N. Dutton Ave., Santa Rosa, CA 95401
 P: (707) 541-2300 F: (707) 541-2301
 Website: www.adobeinc.com
 "A Service You Can Count On!"

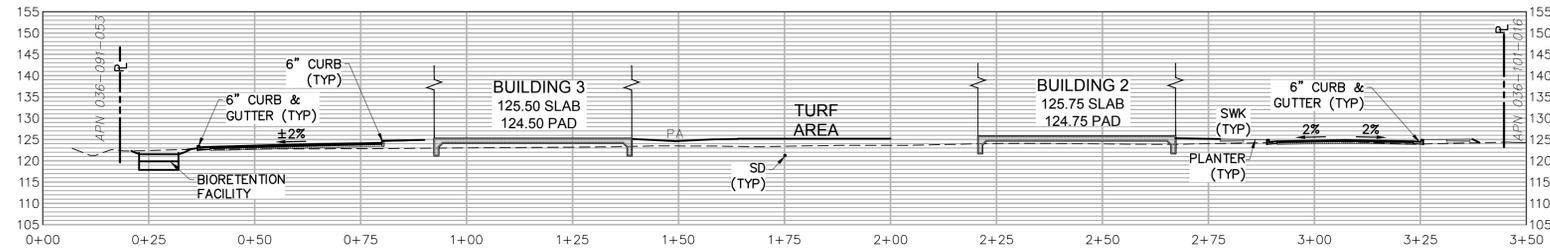
DESIGN REVIEW
 Timothy L. Schram, P.E. 67890
 My license expires 6/30/2023



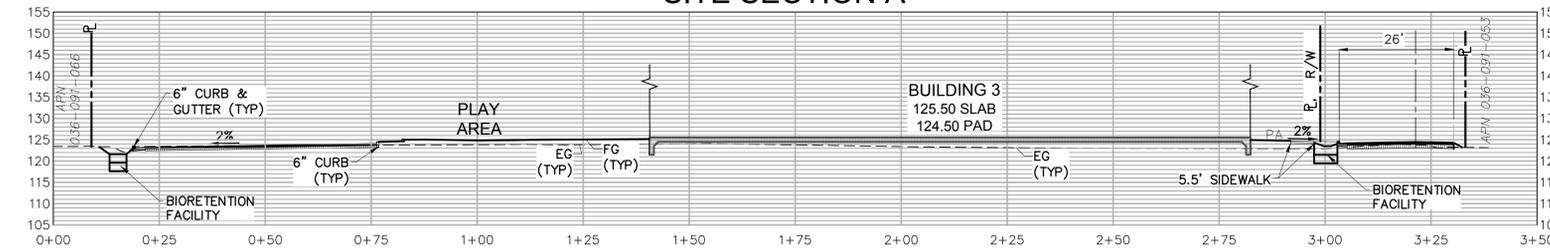
RIDLEY AVENUE APARTMENTS
RIDLEY AVE & WYNGATE CROSS SECTIONS
 1801 Ridley Avenue
 Santa Rosa, California
 APN 036-091-051

SCALE: AS SHOWN
 Date: April 20, 2022
 Design by: AP/3R's
 Drawn by: AP/TRG
 Checked by: DM

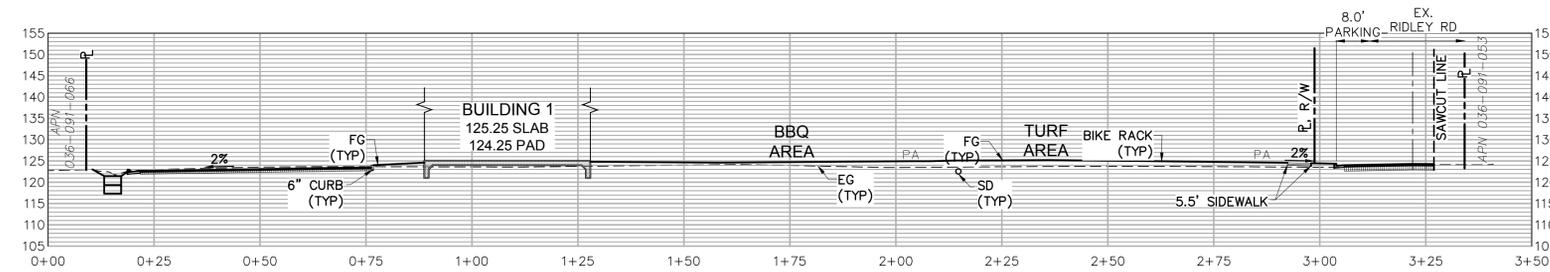
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 Job 21088



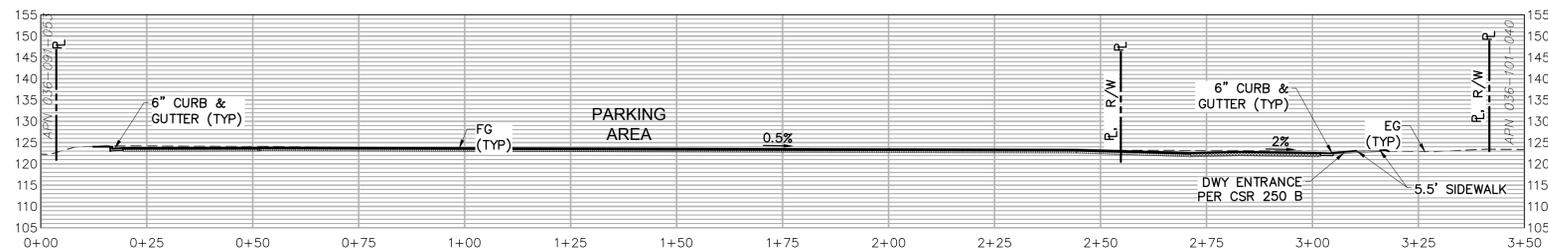
SITE SECTION A



SITE SECTION B



SITE SECTION C



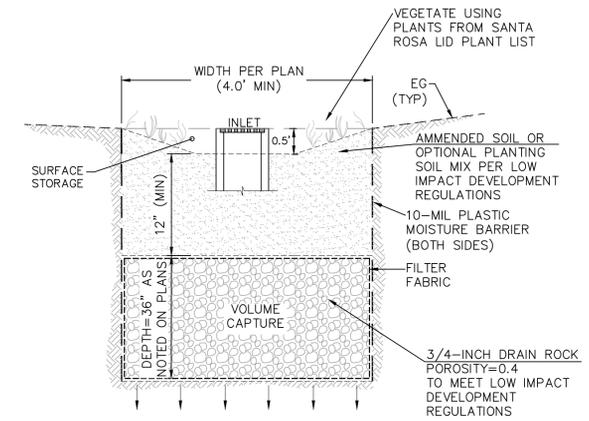
SITE SECTION D

SITE SECTIONS & DETAIL



LEGEND:

- FINISHED GRADE
- EXISTING GRADE



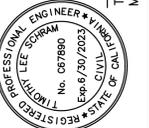
1 BIORETENTION FACILITY
NTS

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Revisions	No.	Date	Description	Approved

adobe associates, inc.
civil engineering | land surveying | wastewater
1720 N. Dutton Ave., Santa Rosa, CA 95401
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DESIGN REVIEW



Timothy L. Schram, P.E. #67890
My license expires 6/30/2023

RIDLEY AVENUE APARTMENTS
SITE SECTIONS & DETAIL

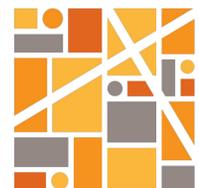
1801 Ridley Avenue
Santa Rosa, California
APN 036-091-051

SCALE: AS SHOWN
Date: April 20, 2022
Design by: AP/3R's
Drawn by: AP/TRG
Checked by: DM

Sheet
C4.1

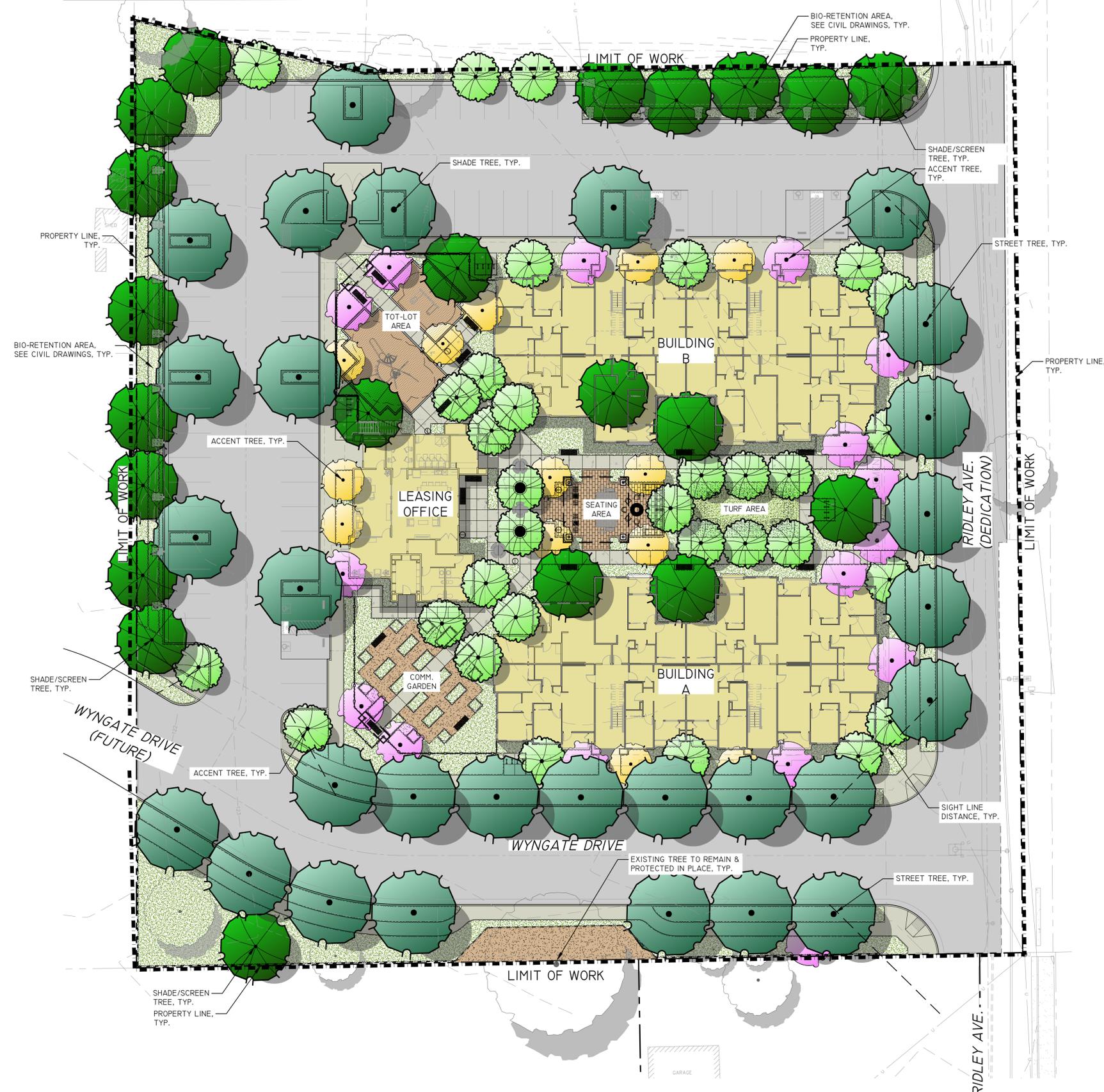
5 of 5 Sheets
Job 21088

Apr 04, 2022 - 4:22pm
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INTEGRA
PLANNING+
LANDSCAPE
ARCHITECTURE

ILLUSTRATIVE PLAN
CONCEPTUAL LANDSCAPE PLAN
RIDLEY AVE. APARTMENTS
SANTA ROSA, CA
MILESTONE HOUSING GROUP, LOS GATOS, CA

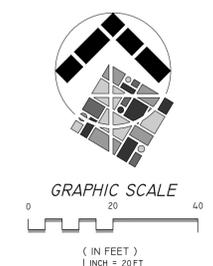


PLANTING LEGEND

ABBREV.	BOTANICAL NAME	COMMON NAME	WOCULS	SIZE	QTY	REMARKS/SPACING
SHADE/STREET/SCREEN TREES						
ACE RUB	ACER R. 'OCTOBER GLORY'	RED MAPLE	M	24" BOX	X	SINGLE TRUNK
ARB MAR	ARBUTUS 'MARINA'	STRAWBERRY TREE	L	24" BOX	X	SINGLE TRUNK
KEO PAN	KEOELREUTERIA PANICULATA	GOLDENRAIN TREE	L	24" BOX	X	SINGLE TRUNK
MAG MAJ	MAGNOLIA GRANDIFOLRA	MAGNOLIA	M	24" BOX	X	SINGLE TRUNK
POD MAC	PODOCARPUS MACROPHYLLUS	YEW PINE	M	15 GAL.	X	SINGLE TRUNK
*QUE AGR	QUERCUS AGRIFOLIA	COAST LIVE OAK	VL	24" BOX	X	MULTI TRUNK
ACCENT TREES						
ACE PAL	ACER PALMATUM	JAPANESE MAPLE	M	15 GAL.	X	MULTI TRUNK
ARB UNE	ARBUTUS UNDEO	STRAWBERRY TREE	L	15 GAL.	X	SINGLE TRUNK
*CER OCC	CERCIS OCCIDENTALIS	WESTERN REDBUD	VL	15 GAL.	X	MULTI TRUNK
ERI JAP	ERIBOTTRYA JAPONICA	LOQUAT	L	15 GAL.	X	SINGLE TRUNK
*LAG NAT	LAGERSTROMIA INDICA	CREPE MYRTLE	L	15 GAL.	X	SINGLE TRUNK
LARGE SHRUBS (+5' O.C.)						
ALY HUE	ALYOGYNE HUEGELII	BLUE HIBISCUS	L	5 GAL.	X	6' O.C. SPACING
ANI HYP	ANISODONTE H. 'TARA PNIK'	MALLOW TREE	M	5 GAL.	X	6' O.C. SPACING
CEA DAR	CEANOTHUS 'CONCHA'	CEANOTHUS	L	5 GAL.	X	6' O.C. SPACING
CAM SAS	CAMELLIA SASANQUA	CAMELLIA	M	5 GAL.	X	8' O.C. SPACING
CHA NOE	CHAENOMELES 'NOELII'	FLOWERING QUINCE	L	5 GAL.	X	8' O.C. SPACING
COT COG	COTINUS C. ROYAL PURPLE'	SMOKE TREE	L	5 GAL.	X	5' O.C. SPACING
EYO JAP	EUONYMUS JAPONICA	EVERGREEN EUOYMUS	L	5 GAL.	X	5' O.C. SPACING
EUR PEC	EURYOPS PECTINATUS	SHRUB DAISY	L	5 GAL.	X	5' O.C. SPACING
FEI SEL	FEIJOA SELLOWIANA	PINEAPPLE GUAVE	M	5 GAL.	X	8' O.C. SPACING
OLE LIL	OLEA E. 'MONTRA'	DWARF OLIVE	L	5 GAL.	X	5' O.C. SPACING
PLU AUR	PLUMBAGO AURICULATA	CAPE PLUMBAGO	L	5 GAL.	X	6' O.C. SPACING
RHA EVE	RHAMNUS CAL. 'EVECASE'	CAL. COFFEEBERRY	L	5 GAL.	X	6' O.C. SPACING
WES FRU	WESTRINGIA FRUTICOSA	COAST ROSYMRY	L	5 GAL.	X	8' O.C. SPACING
MEDIUM SHRUBS (3' TO 4.5' O.C.)						
ABU HYB	ABUTILON HYBRIDUM	FLOWERING MAPLE	M	5 GAL.	X	3' O.C. SPACING
CIS HYB	CISTUS X HYBRID	WHITE ROCK ROSE	L	5 GAL.	X	4' O.C. SPACING
COR PUL	CORREA PULCHELLA	AUSTRALIAN FUCHSIA	L	1 GAL.	X	4' O.C. SPACING
HES PAR	HESPERALOE PARVIFLORA	YUCCA	L	1 GAL.	X	4' O.C. SPACING
LOR CHI	LOROPETALUM CHINENSIS	RED FRINGE FLOWER	L	5 GAL.	X	4' O.C. SPACING
MYR COM	MYRTUS C. 'COMPACTA'	DWARF MYRTLE	L	5 GAL.	X	4' O.C. SPACING
NAN DOM	NANDINA D. 'TUSCAN FLAME'	HAVENLY BAMBOO	5 GAL.	X	3' O.C. SPACING	
PHO BRO	PHORMIUM HYBRID	NEW ZEALAND FLAX	L	5 GAL.	X	4' O.C. SPACING
PIT TOB	PITTOSPORUM T. 'VARIEGATA'	MOCK ORANGE	5 GAL.	X	4' O.C. SPACING	
TEU FRU	TEUCRIUM FRUTICANS	BUSH GERMANDER	L	1 GAL.	X	3' O.C. SPACING
SMALL SHRUBS (~2.5' O.C.)						
*ACH MIL	ACHILLEA MILLEFOLIUM	COMMON YARROW	L	1 GAL.	X	2' O.C. SPACING
COR MOO	COREOPSIS V. 'MOONBEAM'	TICKSEED	L	1 GAL.	X	2' O.C. SPACING
EUP RIG	EUPHORBIA RIGIDA	SILVER SPURGE	L	1 GAL.	X	2' O.C. SPACING
HEU HYB	HEUCHERA HYBRID	ALUM ROOT	M	1 GAL.	X	2' O.C. SPACING
LAV SSP	LAVANDULA SSP.	LAVENDER	L	1 GAL.	X	2' O.C. SPACING
SAL GRE	SALVIA GREGGII	AUTUMN SAGE	L	1 GAL.	X	3' O.C. SPACING
SAN ROS	SANTOLINA ROSMARINFOLIA	GREEN SANTOLINA	L	1 GAL.	X	2' O.C. SPACING
GRASSES/GRASSLIKE						
*FES MAR	FESTUCA MAIREI	MAIRE'S FESCUE	L	1 GAL.	X	2' O.C. SPACING
HEL SEM	HELICTOTRICHON SEMP.	BLUE OAT GRASS	L	1 GAL.	X	2' O.C. SPACING
*JUN PAT	JUNCUS P. 'ELK BLUE'	CALIF. GRAY RUSH	L	1 GAL.	X	2' O.C. SPACING
LOM BZE	LOMANDRA LONGIFOLIA	DWARF MAT GRASS	L	1 GAL.	X	3' O.C. SPACING
MUL CAP	MULLENBERGIA CAPILLARIS	HAIRY AWN MUHLY	L	5 GAL.	X	3' O.C. SPACING
*MUL RIG	MULLENBERGIA RIGEN	DEER GRASS	L	5 GAL.	X	3' O.C. SPACING
VINES						
BOU MON	BOUGAINVILLEA 'MONKA'	BOUGAINVILLEA	L	15 GAL.	X	TRAIN TO TRELLIS
CAM RAD	CAMPIS RADICANS	TRUMPET CREEPER	L	15 GAL.	X	
CLE HYB	CLEMATIS HYBRID	EVERGREEN CLEMATIS	L	15 GAL.	X	
GEL SEM	GELSEMIUM SEMPERVIRENS	CAROLINA JESSAMINE	L	15 GAL.	X	
MAC UNG	MACFADYENA UNGUIS-CATI	CAT'S CLAW	L	15 GAL.	X	
ROS BAN	ROSA BANKSIAE	LADY'S BANK ROSE	L	15 GAL.	X	
VIT ROD	VITIS 'RODGER RED'	RODGER RED GRAPE	L	15 GAL.	X	
GROUNDCOVER						
ARC MON	ARCTOSTAPHYLOS HOOKII	CARPET MANZANITA	L	1 GAL.	X	4' O.C. SPACING
CEA GRI	'MONTEREY CARPET'	CEANOTHUS	L	1 GAL.	X	4' O.C. SPACING
COT DAM	COTONEASTER D. LOWFAST'	BEARBERRY	L	1 GAL.	X	6' O.C. SPACING
DYM MAR	DYMONDIA MARGARETEA	DYMONDIA	L	1 GAL.	X	3' O.C. SPACING
LAN MON	LANTANA MONTEVIDENSIS	TRAILING LANTANA	L	1 GAL.	X	5' O.C. SPACING
MYO PUT	MYOPORUM PROSTRATE	MYOPORUM	L	1 GAL.	X	6' O.C. SPACING
WES MUN	WESTRINGIA F. 'MUNDI'	WESTRINGIA	L	1 GAL.	X	4' O.C. SPACING

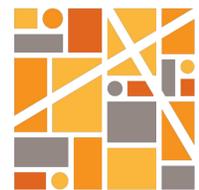
*BASMAA RECOMMENDED BIORETENTION PLANTS

IRRIGATION CONCEPT STATEMENT
WE WILL DESIGN THE IRRIGATION SYSTEM TO UTILIZE THE LATEST TECHNOLOGY FOR ACHIEVING MAXIMUM WATER USE EFFICIENCY IN APPLICATION AND WATER MANAGEMENT. SYSTEM COMPONENTS WILL INCLUDE A WEATHER BASED SMART IRRIGATION CONTROLLER, ISOLATION VALVES ON THE MAIN LINE, BUBBLERS FOR TREES WHICH WILL BE ON SEPARATE ZONES FROM THE REST OF THE LANDSCAPE, AND LOW FLOW DRIP IRRIGATION.
OUR PLANTING PLAN INFLUENCES THE IRRIGATION PLAN BY PROVIDING PLANTING AREAS WITH DISTINCT HYDROZONES. HYDROZONES ARE GROUPINGS OF PLANTS WITH SIMILAR WATER REQUIREMENTS. THIS GREATLY AID IN THE EFFICIENT USE OF LANDSCAPE WATER. THE PLANTING PLAN ALSO TAKES INTO CONSIDERATION SOLAR EXPOSURE AND ASPECT, ADJACENT LANDSCAPE FEATURES AND BUILDINGS, SOIL TYPES AND MICROCLIMATES, ALL OF WHICH FACTOR INTO THE DESIGN OF HIGHLY EFFICIENT IRRIGATION SYSTEMS.



DATE: 4/15/2022
SHEET NUMBER: L-0 OF 6
PROJECT NUMBER: 21-057.01

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INTEGRA
PLANNING+
LANDSCAPE
ARCHITECTURE

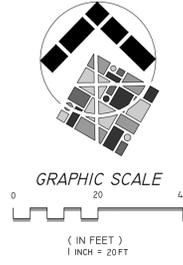
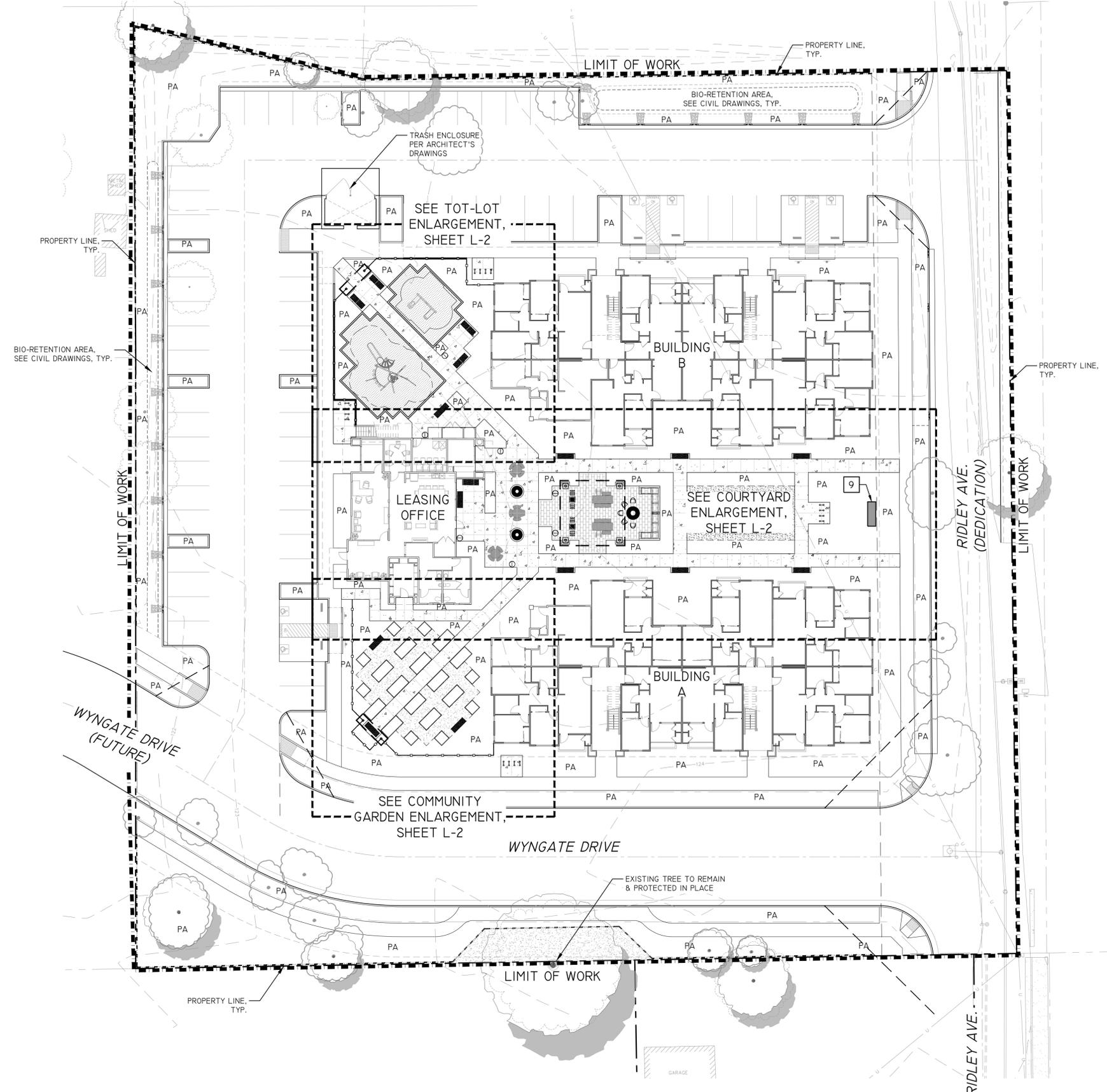
SITE PLAN
CONCEPTUAL LANDSCAPE PLAN
RIDLEY AVE. APARTMENTS
SANTA ROSA, CA
MILESTONE HOUSING GROUP, LOS GATOS, CA

CONSTRUCTION LEGEND

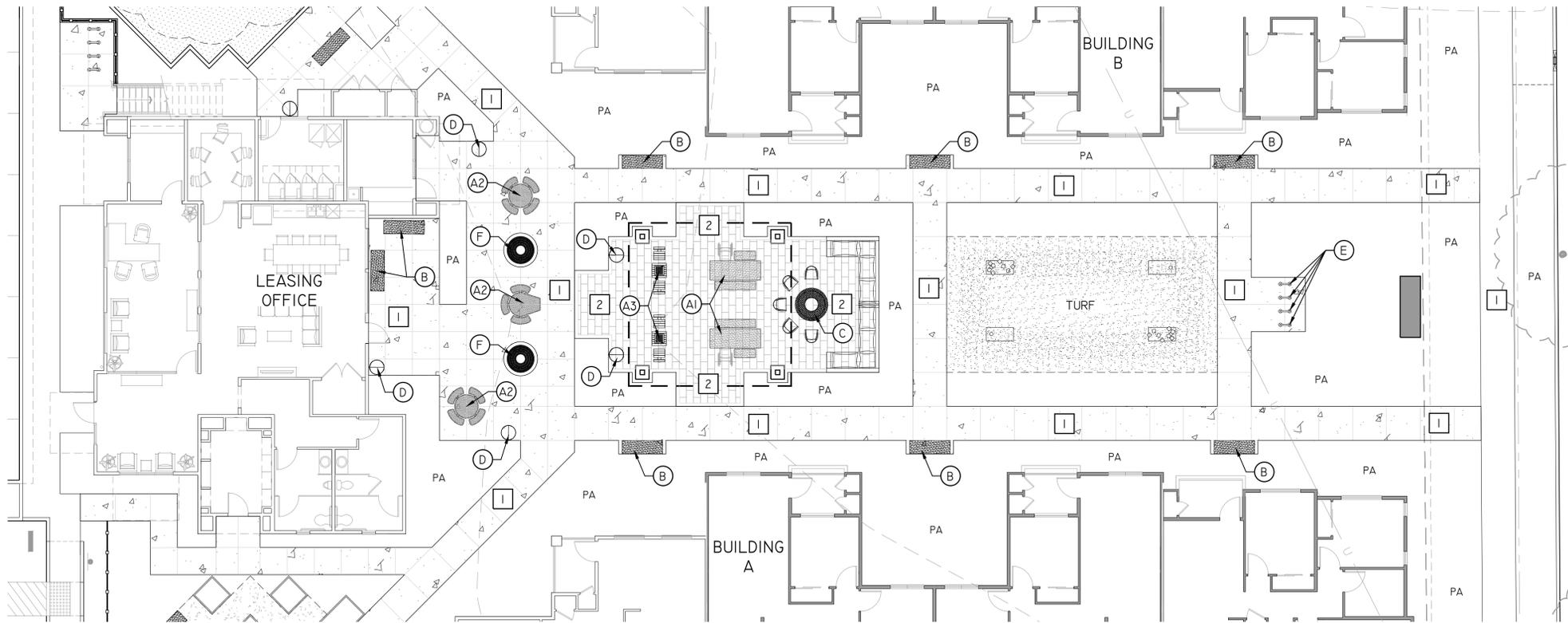
- PA PLANTING AREA
- TYP. TYPICAL
- 1 REFER TO FINISH/COLOR SCHEDULE
- A REFER TO AMENITIES

MATERIAL SCHEDULE

- 1 CONCRETE PAVING - CONCRETE W/COLOR & FINISH TBD. SCORE AS SHOWN.
- 2 DECORATIVE PAVING WITH BAND - TBD COLOR & FINISH TBD.
- 3 PLAY SURFACE - TBD.
- 4 MULCH - ARBOR WALK-ON MULCH.
- 5 TOT-LOT PLAY EQUIPMENT (2-12 YEARS OLD) - SEE SHEET L-3
- 6 SHADE STRUCTURE - TO BE 20 FT. x 20 FT. PERGOLA.
- 7 TEA ARBOR - TO BE 3.5 FT. X 14 FT. W/ SWING.
- 8 WOOD GARDEN BOX - TO BE 4 FT. X 8 FT. X 1 FT (QNTY. OF 16).
- 9 ENTRY MONUMENT SIGNAGE - TBD.
- A1 PICNIC TABLE - TO BE 7.5 FT. RECTANGLE TABLE W/COLOR & FINISH TBD (QNTY. OF 2).
- A2 PICNIC TABLE - TO BE 3.5 FT. ROUND TABLE W/COLOR & FINISH TBD (QNTY. OF 3).
- A3 GAME TABLE - TO BE 3.5 FT. SQ. TABLE W/COLOR & FINISH TBD (QNTY. OF 2).
- B BENCHES - TO BE 6 FT. W/COLOR & FINISH TBD (QNTY. OF 16).
- C FIREPIT - TBD W/COLOR & FINISH TBD (QNTY. OF 1).
- D TRASH RECEPTACLES - TBD W/COLOR TBD (QNTY. OF 7).
- E BICYCLE RACK - TBD W/COLOR TBD (QNTY. OF 16 RACKS/32 BIKES).
- F TREE GRATE - TBD W/COLOR TBD (QNTY. OF 2).
- WOOD FENCE - TO BE 6 FT. W/LATTICE TOP.
- WOOD & WIRE FENCE - TO BE 42" IN HEIGHT.



DATE: 4/5/2022
 SHEET NUMBER: L-1 OF 6
 PROJECT NUMBER: 21-057.01



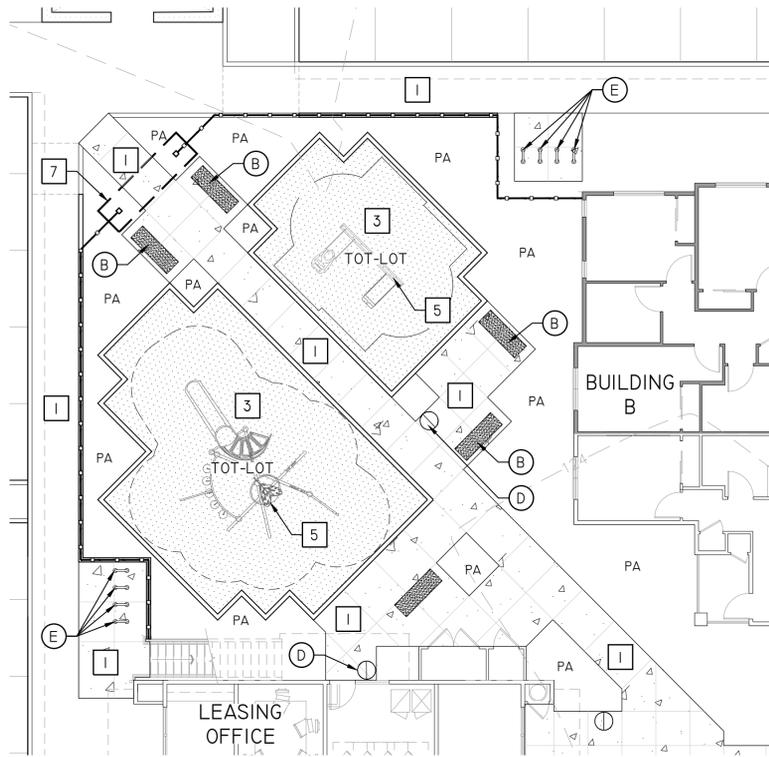
COURTYARD ENLARGEMENT

CONSTRUCTION LEGEND

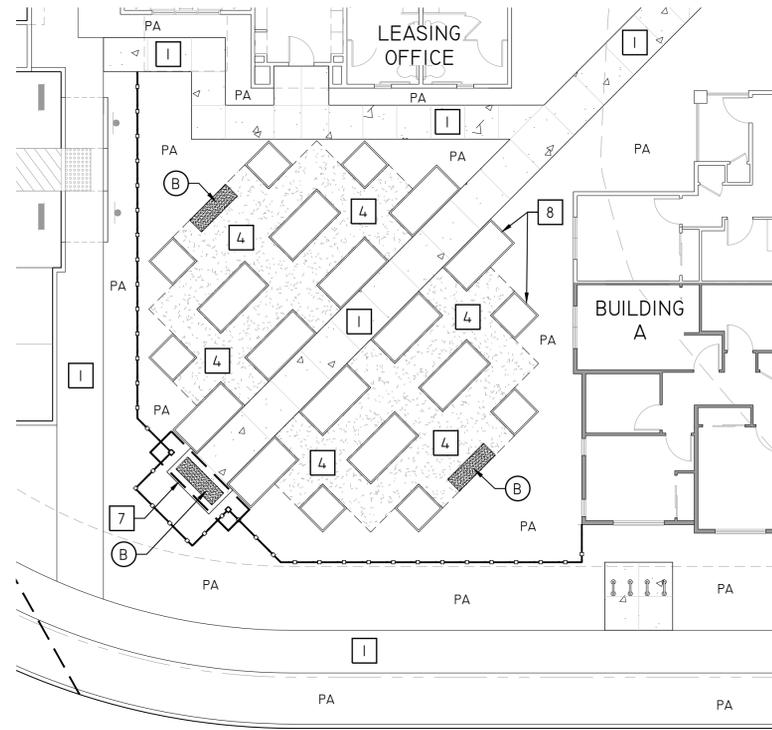
- PA PLANTING AREA
- TYP. TYPICAL
- I REFER TO FINISH/COLOR SCHEDULE
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- C FIREPIT - TBD W/COLOR & FINISH TBD (QNTY. OF 1).
- D TRASH RECEPTACLES - TBD W/COLOR TBD (QNTY. OF 7).
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- WOOD & WIRE FENCE - TO BE 42" IN HEIGHT.



TOT-LOT ENLARGEMENT



COMMUNITY GARDEN ENLARGEMENT

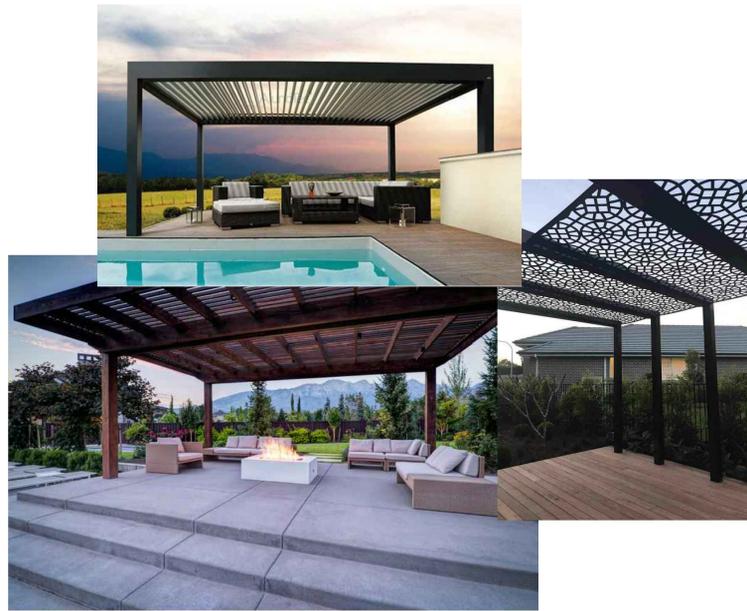


SITE PLAN ENLARGEMENTS
 CONCEPTUAL LANDSCAPE PLAN
RIDLEY AVE. APARTMENTS
 SANTA ROSA, CA
 MILESTONE HOUSING GROUP, LOS GATOS, CA

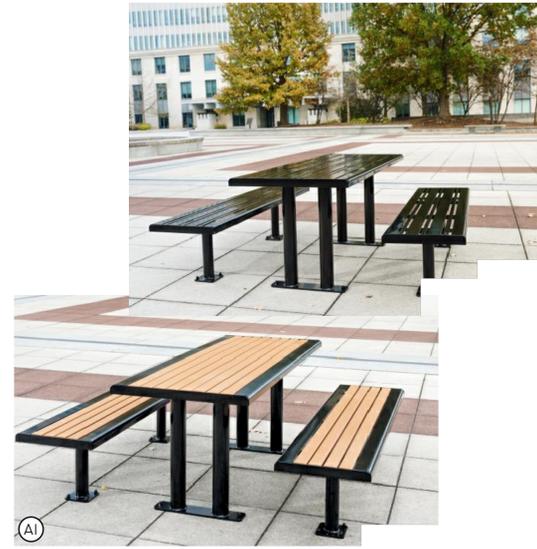


GRAPHIC SCALE
 0 10 20
 (IN FEET)
 1 INCH = 10 FT

DATE: 4/5/2022
 SHEET NUMBER: L-2 OF 6
 PROJECT NUMBER: 21-057.01



3 **SITE AMENITIES** IMAGES ARE CONCEPTUAL IN NATURE.
ACTUAL SITE AMENITIES MAY VARY.
SCALE: N.T.S.



1 **SITE FURNISHING - TABLES** IMAGES ARE CONCEPTUAL IN NATURE.
ACTUAL SITE AMENITIES MAY VARY.
SCALE: N.T.S.



4 **TOT-LOT PLAY EQUIPMENT** IMAGES ARE CONCEPTUAL IN NATURE.
ACTUAL PLAY EQUIPMENT MAY VARY.
SCALE: N.T.S.



2 **SITE FURNISHING - BENCHES, TRASH RECEPTACLE & BIKE RACKS** IMAGES ARE CONCEPTUAL IN NATURE.
ACTUAL SITE AMENITIES MAY VARY.
SCALE: N.T.S.

SITE AMENITIES

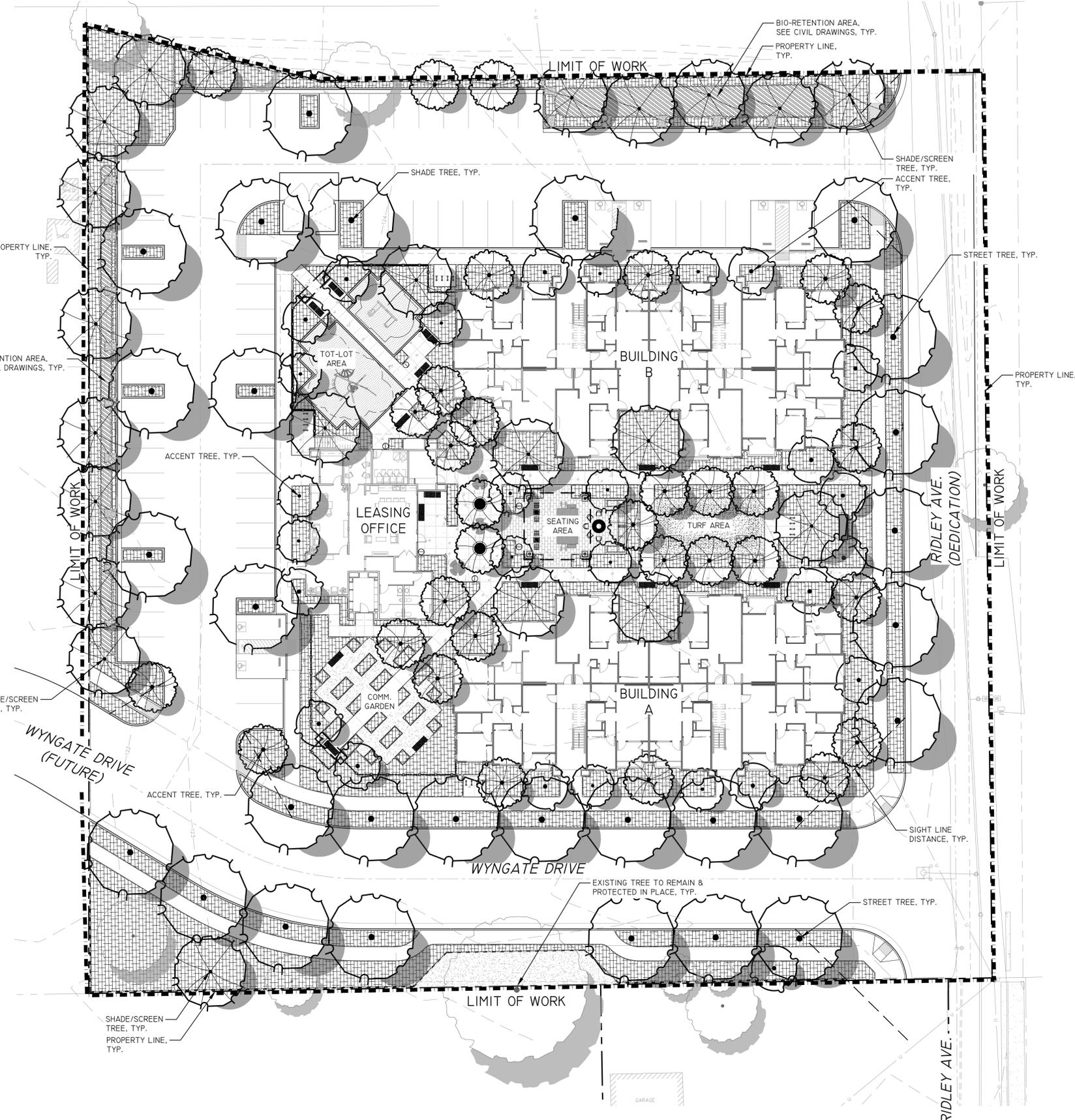
- (A1) PICNIC TABLE - TO BE 6 FT. RECTANGLE TABLE W/COLOR & FINISH TBD (QNTY. OF 2).
- (A2) PICNIC TABLE - TO BE 3.5 FT. ROUND TABLE W/COLOR & FINISH TBD (QNTY. OF 5).
- (A3) GAME TABLE - TO BE 3.5 FT. SQ. TABLE W/COLOR & FINISH TBD (QNTY. OF 2).
- (B) BENCHES - TO BE 6 FT. W/COLOR & FINISH TBD (QNTY. OF 8).
- (C) FIREPIT - TBD W/COLOR & FINISH TBD (QNTY. OF 1).
- (D) TRASH RECEPTACLES - TBD W/COLOR TBD (QNTY. OF 6).
- (E) BICYCLE RACK - TBD W/COLOR TBD (QNTY. OF 14 RACKS/28 BIKES).

Apr 04, 2022 - 4:23pm
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 ARCHITECTURE

PRELIMINARY PLANTING PLAN
 CONCEPTUAL LANDSCAPE PLAN
RIDLEY AVE. APARTMENTS
 SANTA ROSA, CA
 MILESTONE HOUSING GROUP, LOS GATOS, CA



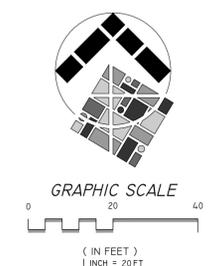
PLANTING LEGEND

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ARB UNE	ARBUTUS UNDEO	STRAWBERRY TREE	L	15 GAL.	X	SINGLE TRUNK
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ERI JAP	ERIBOTRYA JAPONICA	LOQUAT	L	15 GAL.	X	SINGLE TRUNK
*LAG NAT	LAGERSTROMIA INDICA	CREPE MYRTLE	L	15 GAL.	X	SINGLE TRUNK
LARGE SHRUBS (+5' O.C.)						
ALY HUE	ALYOGYNE HUEGELII	BLUE HIBISCUS	L	5 GAL.	X	6' O.C. SPACING
ANI HYP	ANISODONTE H. 'TARA PNK'	MALLOW TREE	M	5 GAL.	X	6' O.C. SPACING
CEA DAR	CEANOTHUS 'CONCHA'	CEANOTHUS	L	5 GAL.	X	6' O.C. SPACING
CAM SAS	CAMELLIA SASANQUA	CAMELLIA	M	5 GAL.	X	8' O.C. SPACING
CHA NOE	CHAENOMELES 'NOELII'	FLOWERING QUINCE	L	5 GAL.	X	8' O.C. SPACING
COT COG	COTINUS C. ROYAL PURPLE'	SMOKE TREE	L	5 GAL.	X	5' O.C. SPACING
EUO JAP	EUONYMUS JAPONICA	EVERGREEN EUONYMUS	L	5 GAL.	X	5' O.C. SPACING
EUR PEC	EURYOPS PECTINATUS	SHRUB DAISY	L	5 GAL.	X	5' O.C. SPACING
FEI SEL	FEIJOA SELLOWIANA	PINEAPPLE GUAVE	M	5 GAL.	X	8' O.C. SPACING
OLE LIL	OLEA E. 'MONTRA'	DWARF OLIVE	L	5 GAL.	X	5' O.C. SPACING
PLU AUR	PLUMBAGO AURICULATA	CAPE PLUMBAGO	L	5 GAL.	X	6' O.C. SPACING
RHA EVE	RHAMNUS CAL. 'EVECASE'	CAL. COFFEEBERRY	L	5 GAL.	X	6' O.C. SPACING
WES FRU	WESTRINGA FRUTICOSA	COAST ROSYMYRY	L	5 GAL.	X	8' O.C. SPACING
MEDIUM SHRUBS (3' TO 4.5' O.C.)						
ABU HYB	ABUTILON HYBRIDUM	FLOWERING MAPLE	M	5 GAL.	X	3' O.C. SPACING
CIS HYB	CISTUS X HYBRID	WHITE ROCK ROSE	L	5 GAL.	X	4' O.C. SPACING
COR PUL	CORREA PULCHELLA	AUSTRALIAN FUCHSIA	L	1 GAL.	X	4' O.C. SPACING
HES PAR	HESPERALOE PARVIFLORA	YUCCA	L	1 GAL.	X	4' O.C. SPACING
LOR CHI	LOROPETALUM CHINENSIS	RED FRINGE FLOWER	L	5 GAL.	X	4' O.C. SPACING
MYR COM	MYRTUS C. 'COMPACTA'	DWARF MYRTLE	L	5 GAL.	X	4' O.C. SPACING
NAN DOM	NANDINA D. 'TUSCAN FLAME'	HAVENLY BAMBOO	L	5 GAL.	X	3' O.C. SPACING
PHO BRO	PHORMIUM HYBRID	NEW ZEALAND FLAX	L	5 GAL.	X	4' O.C. SPACING
PIT TOB	PITTOSPORUM T. 'VARIEGATA'	MOCK ORANGE	L	5 GAL.	X	4' O.C. SPACING
TEU FRU	TEUCRIUM FRUTICANS	BUSH GERMANDER	L	1 GAL.	X	3' O.C. SPACING
SMALL SHRUBS (-2.5' O.C.)						
*ACH MIL	ACHILLEA MILLEFOLIUM	COMMON YARROW	L	1 GAL.	X	2' O.C. SPACING
COR MOO	COREOPSIS V. 'MOONBEAM'	TICKSEED	L	1 GAL.	X	2' O.C. SPACING
EUP RIG	EUPHORBIA RIGIDA	SILVER SPURGE	L	1 GAL.	X	2' O.C. SPACING
HEU HYB	HEUCHERA HYBRID	ALUM ROOT	M	1 GAL.	X	2' O.C. SPACING
LAV SSP	LAVANDULA SSP.	LAVENDER	L	1 GAL.	X	2' O.C. SPACING
SAL GRE	SALVIA GREGGII	AUTUMN SAGE	L	1 GAL.	X	3' O.C. SPACING
SAN ROS	SANTOLINA ROSMARINIFOLIA	GREEN SANTOLINA	L	1 GAL.	X	2' O.C. SPACING
GRASSES/GRASSLIKE						
*FES MAR	FESTUCA MAIREI	MAIRE'S FESCUE	L	1 GAL.	X	2' O.C. SPACING
HEL SEM	HELICTOTRICHON SEMP.	BLUE OAT GRASS	L	1 GAL.	X	2' O.C. SPACING
*JUN PAT	JUNCUS P. 'ELK BLUE'	CALIF. GRAY RUSH	L	1 GAL.	X	2' O.C. SPACING
LOM BZE	LOMANDRA LONGIFOLIA	DWARF MAT GRASS	L	1 GAL.	X	3' O.C. SPACING
MUL CAP	MULENBERGIA CAPILLARIS	HAIRY AWN MUHLY	L	5 GAL.	X	3' O.C. SPACING
*MUL RIG	MULENBERGIA RIGEN	DEER GRASS	L	5 GAL.	X	3' O.C. SPACING
VINES						
BOU MON	BOUGAINVILLEA 'MONKA'	BOUGAINVILLEA	L	15 GAL.	X	TRAIN TO TRELIS
CAM RAD	CAMPIS RADICANS	TRUMPET CREEPER	L	15 GAL.	X	
CLE HYB	CLEMATIS HYBRID	EVERGREEN CLEMATIS	L	15 GAL.	X	
GEL SEM	GELSEMIUM SEMPVIRENS	CAROLINA JESSAMINE	L	15 GAL.	X	
MAC UNG	MACFADYENA UNGUIS-CATI	CAT'S CLAW	L	15 GAL.	X	
ROS BAN	ROSA BANKSIAE	LADY'S BANK ROSE	L	15 GAL.	X	
VIT ROD	VITIS 'RODGER RED'	RODGER RED GRAPE	L	15 GAL.	X	
GROUNDCOVER						
ARC MON	ARCTOSTAPHYLOS HOOKII	CARPET MANZANITA	L	1 GAL.	X	4' O.C. SPACING
	'MONTEREY CARPET'					
CEA GRI	CEANOTHUS THYRSIFLORUS	CEANOTHUS	L	1 GAL.	X	4' O.C. SPACING
	'GRISEUS YANKEE POINT'					
COT DAM	COTONEASTER D. LOWFAST'	BEARBERRY	L	1 GAL.	X	6' O.C. SPACING
DYM MAR	DYMONDIA MARGARETEA	DYMONDIA	L	1 GAL.	X	3' O.C. SPACING
LAN MON	LANTANA MONTEVIDENSIS	TRAILING LANTANA	L	1 GAL.	X	5' O.C. SPACING
MYO PUT	MYOPORUM PROSTRATE	MYOPORUM	L	1 GAL.	X	6' O.C. SPACING
WES MUN	WESTRINGIA F. 'MUNDI'	WESTRINGIA	L	1 GAL.	X	4' O.C. SPACING

*BASMAA RECOMMENDED BIORETENTION PLANTS

*PROPOSED HERITAGE REPLACEMENT TREES

IRRIGATION CONCEPT STATEMENT
 WE WILL DESIGN THE IRRIGATION SYSTEM TO UTILIZE THE LATEST TECHNOLOGY FOR ACHIEVING MAXIMUM WATER USE EFFICIENCY IN APPLICATION AND WATER MANAGEMENT. SYSTEM COMPONENTS WILL INCLUDE A WEATHER BASED SMART IRRIGATION CONTROLLER, ISOLATION VALVES ON THE MAIN LINE, BUBBLERS FOR TREES WHICH WILL BE ON SEPARATE ZONES FROM THE REST OF THE LANDSCAPE, AND LOW FLOW DRIP IRRIGATION.
 OUR PLANTING PLAN INFLUENCES THE IRRIGATION PLAN BY PROVIDING PLANTING AREAS WITH DISTINCT HYDROZONES. HYDROZONES ARE GROUPINGS OF PLANTS WITH SIMILAR WATER REQUIREMENTS. THIS GREATLY AIDS IN THE EFFICIENT USE OF LANDSCAPE WATER. THE PLANTING PLAN ALSO TAKES INTO CONSIDERATION SOLAR EXPOSURE AND ASPECT, ADJACENT LANDSCAPE FEATURES AND BUILDINGS, SOIL TYPES AND MICROCLIMATES, ALL OF WHICH FACTOR INTO THE DESIGN OF HIGHLY EFFICIENT IRRIGATION SYSTEMS.



DATE: 4/15/2022
 SHEET NUMBER: L-4 OF 6
 PROJECT NUMBER: 21-057.01

PRELIMINARY TREE PRESERVATION & MITIGATION LEGEND

- #50-12' TREES TO REMAIN - SEE ARBORIST REPORT
- #30-9' TREES TO BE REMOVED - SEE ARBORIST REPORT

PRELIMINARY TREE MITIGATION:

NUMBER OF TREES TO BE REMAIN: 7 (ON-SITE) INCLUDING 5 HERITAGE/ 138 TOTAL DBH
 NUMBER OF TREES TO BE REMOVED: 2 (ON-SITE) w/37 DBH & 16 (HERITAGE) w/210 DBH = 18 TREES w/247 TOTAL DBH

TREE REPLACEMENT VALUES:

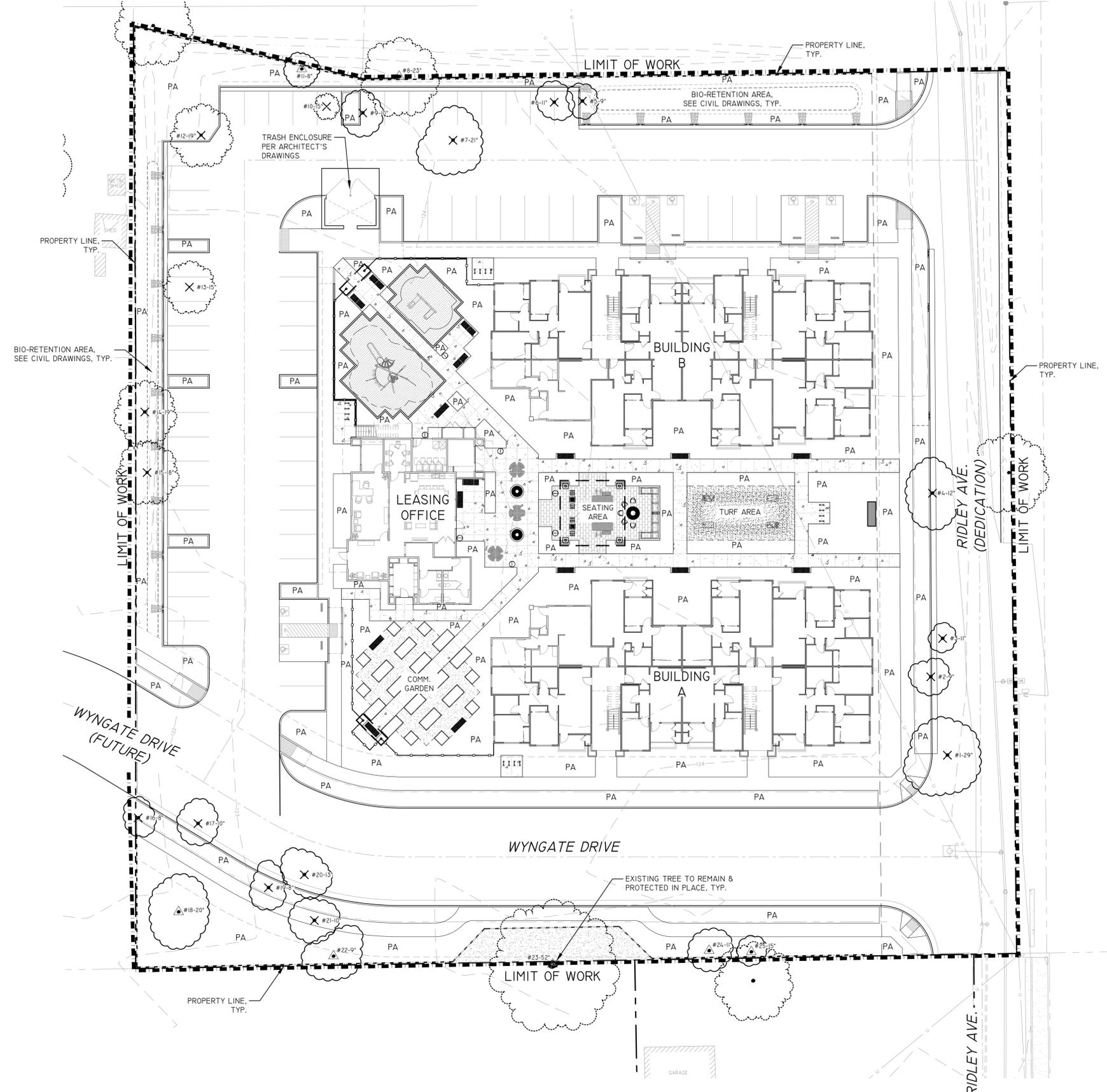
- 15 GAL. TREE = 3 DBH
- 24" BOX TREE = 3 - 15 GAL. TREES OR 9 DBH
- 36" BOX TREE = 2 - 24" BOX TREES OR 18 DBH
- HERITAGE TREE = 2 TREES FOR EACH 6" DBH: 210 DBH/6" X 2 = 70 TREES (ON-SITE)

NUMBER OF NEW TREES TO BE PLANTED: 83 MIN. (ON-SITE)

- 13 - 15 GAL. TREES = 39 DBH
- 70 - HERITAGE TREES OR APPROVED EQUAL = 210 DBH
- 83 TOTAL TREES = 249 TOTAL DBH REPLACEMENT VALUE

NOTE

1. TREE CANOPIES TAKEN FROM INITIAL SURVEY AND SUPPLEMENTED WITH AERIAL IMAGES.



INTEGRA
 PLANNING+
 LANDSCAPE
 ARCHITECTURE

PRELIMINARY TREE MITIGATION PLAN
 CONCEPTUAL LANDSCAPE PLAN
RIDLEY AVE. APARTMENTS
 SANTA ROSA, CA
 MILESTONE HOUSING GROUP, LOS GATOS, CA



GRAPHIC SCALE
 0 20 40
 (IN FEET)
 1 INCH = 20 FT

DATE: 4/5/2022
 SHEET NUMBER: L-5 OF 6
 PROJECT NUMBER: 21-057.01