

Farmers Lane Senior Housing
Applicant Presentation
September 5, 2017



4-STORY BUILDING
VIEWED FROM ENTRY DRIVE



4-STORY BUILDING
VIEWED FROM FARMERS LANE

ARCHITECTURAL
SCHEMATIC DESIGN
4-STORY BUILDING
3-D MODEL IMAGES



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2011 FARMERS LANE
Santa Rosa, California
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ARCHITECTURAL SCHEMATIC DESIGN
4-STORY BUILDING
3-D MODEL IMAGES



Revisions
2015-04-08 Concept Only
2015-05-12 20% Plan
2015-11-11 Revised 50%

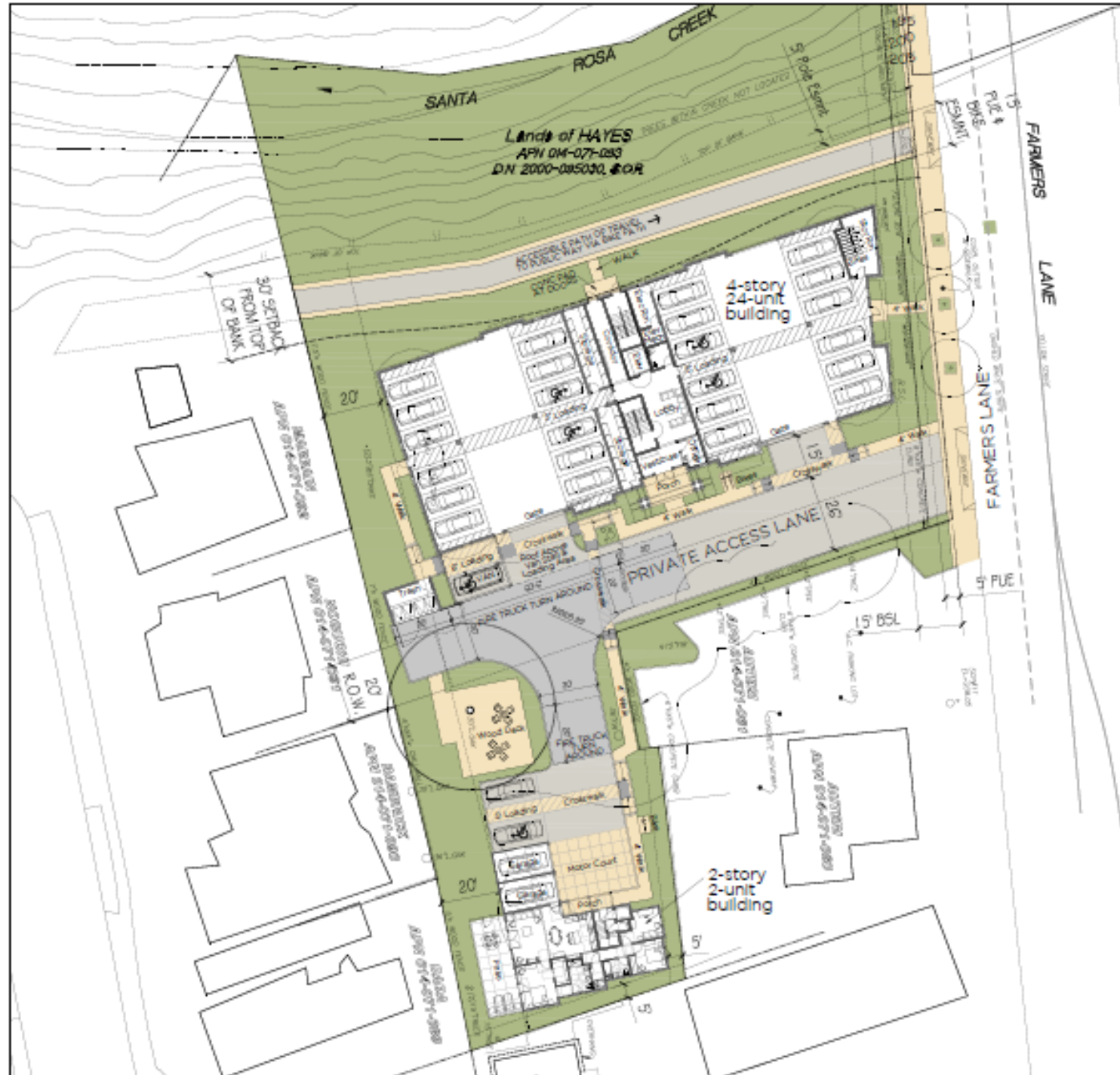
Job Number
1-421

Project Address
P.O. Box 1234

Drawn By
A.L. GILDER

Date
08/11/14

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ARCHITECTURAL SCHEMATIC DESIGN SITE PLAN





4-STORY BUILDING
VIEWED FROM SIDEWALK



4-STORY BUILDING ENTRY
VIEWED FROM DRIVEWAY

ARCHITECTURAL
SCHEMATIC DESIGN
4-STORY BUILDING
3-D MODEL IMAGES



4-STORY BUILDING
VIEWED FROM REAR LOT LINE



4-STORY BUILDING
VIEWED FROM SANTA ROSA CREEK

ARCHITECTURAL
SCHEMATIC DESIGN
4-STORY BUILDING
3-D MODEL IMAGES



2-STORY BUILDING
VIEWED FROM THE NORTH



2-STORY BUILDING
VIEWED FROM THE NORTHWEST

ARCHITECTURAL
SCHEMATIC DESIGN
2-STORY BUILDING
3-D MODEL IMAGES



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2017 FARMERS LANE
Santa Rosa, California
9-1601 COMPLEX, INC. INC.
ARCHITECTURAL SCHEMATIC DESIGN
3-D MODEL IMAGES

ARCHITECTURAL SCHEMATIC DESIGN
2-STORY BUILDING
3-D MODEL IMAGES



Reference
2013-04-08 Concept Site
2013-05-12 1st Plan
2013-11-11 Revised 50

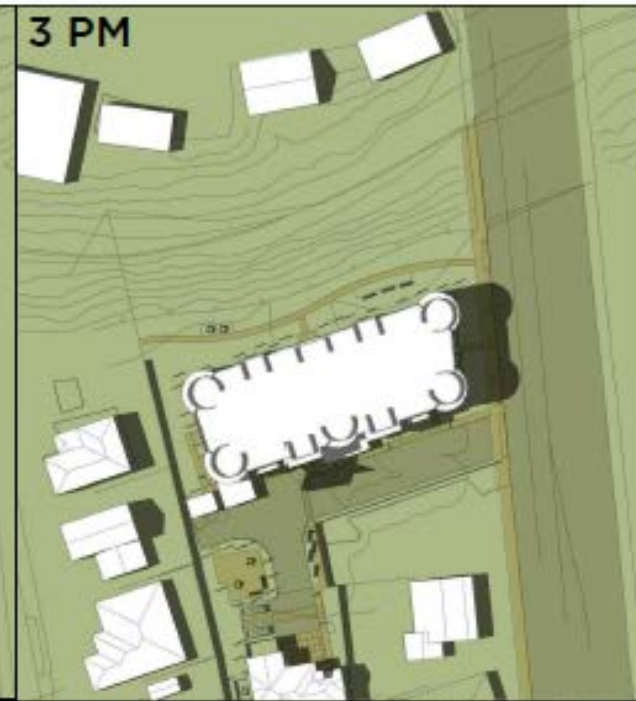
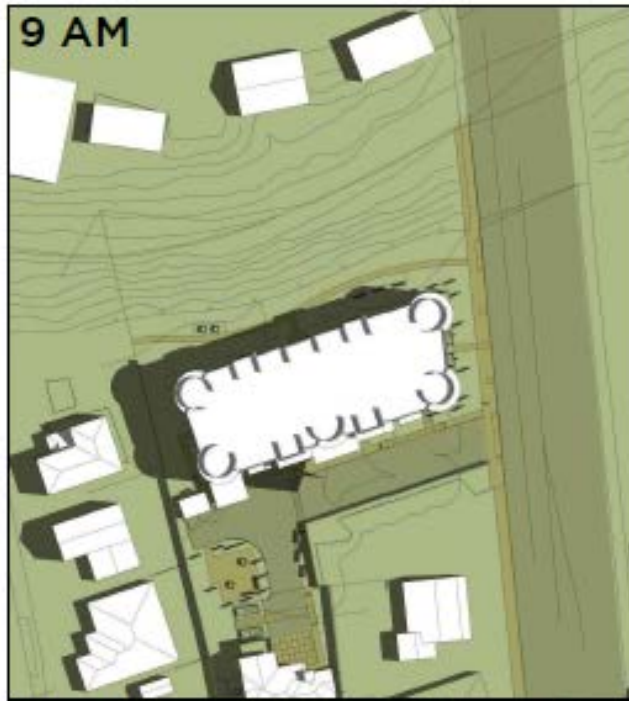
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1-001

Project Location
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SUMMER SOLSTICE - NO TREES

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SUMMER SOLSTICE - WITH TREES

SHADOW STUDY
SUMMER SOLSTICE



Revisions
2013-04-08 Concept Site
2013-05-12 50 Plan
2013-11-11 Revised 50

Job Number
1420

Project Address
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Drawn By
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Date
2013.11.11

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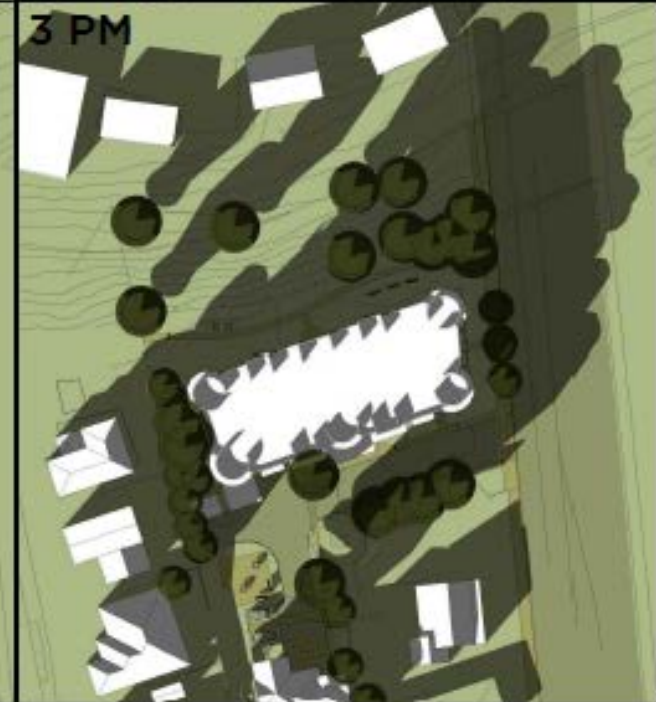
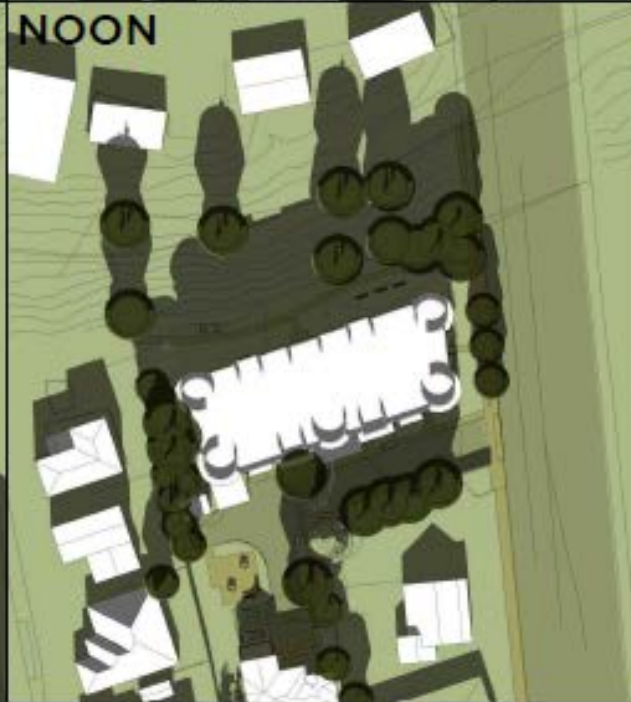


WINTER SOLSTICE - NO TREES



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WINTER SOLSTICE - WITH TREES



SHADOW STUDIES
WINTER SOLSTICE



Revisions
2015-04-08 Concept Site
2015-05-18 2D Plan
2015-12-11 Revised SD

Job Number
1420

Project Architect
PAUL GILBERT

Drawn By
N.A. GILBERT

Date
1/17/16

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CONCEPT IMAGES



Bioretention / rain garden system



Bocce ball court



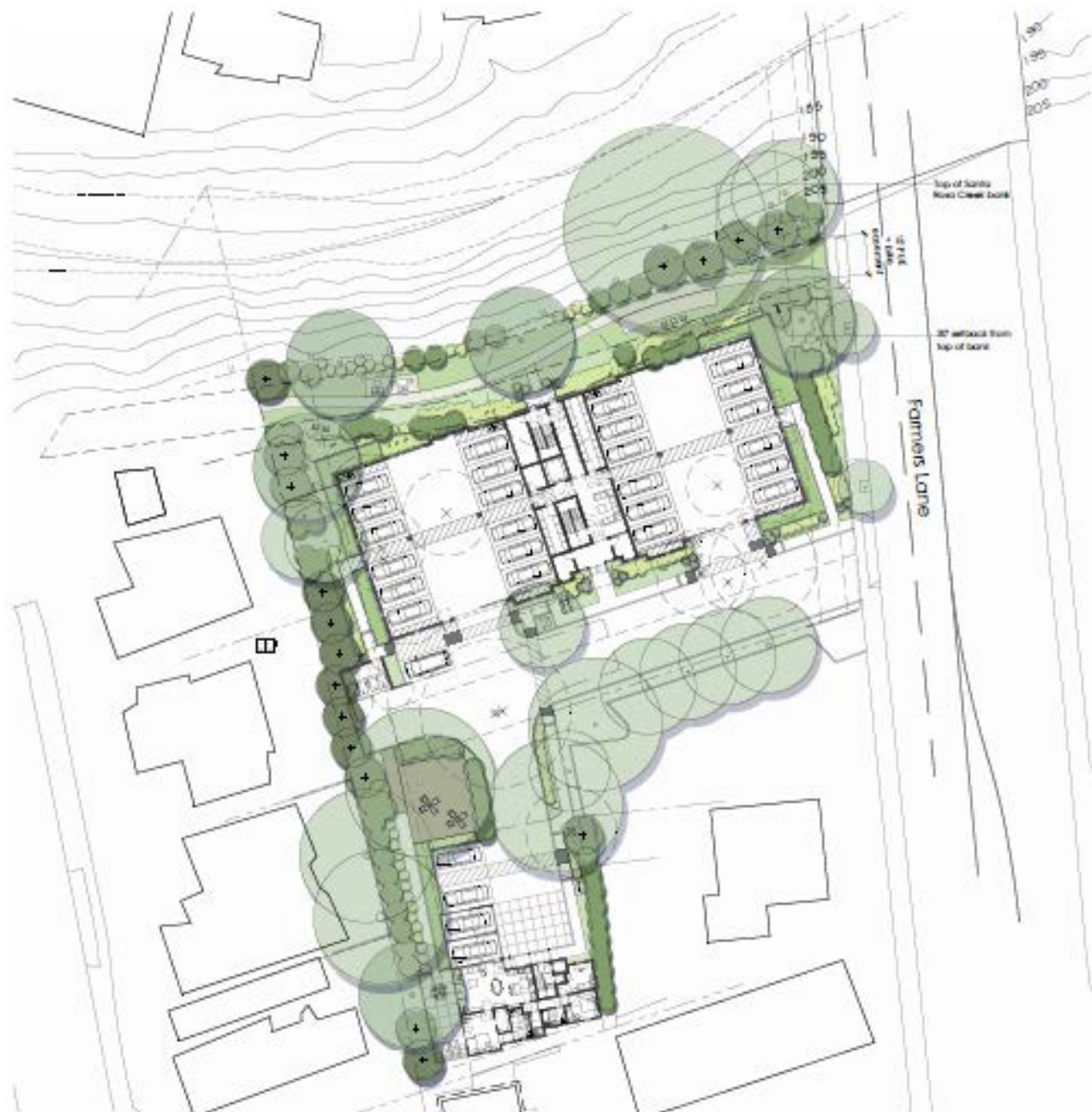
Floating deck platform



Mediterranean and native planting



Riparian meadow with path



QUADRIGA

landscape architecture & planning, inc.
1000 10th Avenue, Suite 100, Boulder, CO 80502
303.440.1000 | www.quadriga.com

LEGEND

- Removed tree
- Remaining existing tree
- New tree
- Bioretention system / rain garden
- Floating deck
- Bike parking
- DG, steel edged gathering space
- DG, steel edged open space for bocce ball or horseshoe
- Low maintenance meadow + DG path at FUE/bike easement



Concept
Landscape Plan
Farmers Lane
Site Plan
Scale: 1"=20'-0"

Farmers Lane Senior Housing

201 Farmers Lane
San Jose, CA 95128

Revised: 06/04/2014
 No. Description Date
 1.00 Planting Plan 06/04/2014

Planting Plan

Date: June 4, 2014
 Project Number: 15-1510
 Scale: 1"=20'-0"

L1.1

PLANT LIST

Botanical Name	Common Name	WUCOLS	Size	Spacing
Trees				
<i>Abutilon</i> 'Compact'	Dwarf Hibiscus Tree	L	10' Oct.	Per Plan
<i>Cercis canadensis</i>	Eastern Redbud	M	24" Oct.	Per Plan
<i>Cercis 'Forest'</i>	Forest Redbud	M	10' Oct.	Per Plan
<i>Quercus laevis</i>	Valley Oak	L	24" Oct.	Per Plan

Shrubs/ Perennials

<i>Artemisia</i> 'Dorothy'	Dorothy's Daisy	M	5' Oct.	4'x4' O.C.
<i>Ceanothus</i> 'California'	Blueberry Bush	M	5' Oct.	5'x5' O.C.
<i>Ceanothus</i> 'Fendley's Hybrid'	Blueberry Bush	L	5' Oct.	4'x4' O.C.
<i>Ceanothus</i> 'Very Blue'	Blueberry Bush	L	5' Oct.	4'x4' O.C.
<i>Prostanthera</i> 'gracilis'	Red Bushmint	L	1' Oct.	24" O.C.
<i>Euphorbia</i> 'charoitea'	Mediterranean Spurge	L	1' Oct.	24" O.C.
<i>Heuchera</i> 'magenta'	Blood Red Host	M	1' Oct.	24" O.C.
<i>Myrica</i> 'californica'	Pacific Wax Myrtle	M	10' Oct.	12" O.C.
<i>Thymus</i> 'californica'	California Thyme	L	5' Oct.	4'x4' O.C.
<i>Thymus</i> 'californica' 'Round Top'	Round Top Thyme	L	5' Oct.	4'x4' O.C.
<i>Eleocharis</i> 'acicularis'	Evergreen Ceanoth	L	5' Oct.	4'x4' O.C.

Grasses

<i>Andropogon</i> 'capitatus'	Pink Muhlenberg	L	1' Oct.	24" O.C.
<i>Carex</i> 'divulca'	Red-tipped Dog	L	1' Oct.	12" O.C.

Ground Covers

<i>Artemisia</i> 'Dorothy' (Non-irrigated)	Low-lying Groundcover	L	1' Oct.	15-20 lbs per acre
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Storm-water Plants

<i>Ceanothus</i> 'Fendley's Hybrid'	Blueberry Bush	L	1' Oct.	12" O.C.
<i>Carex</i> 'divulca'	Red-tipped Dog	L	1' Oct.	12" O.C.

L Low water use plant material per WUCOLS.
 M Moderate water use plant material per WUCOLS.

TREE REMOVAL

Refer to Arden's Report for tree removal and retention guidelines. If there is a discrepancy between the Arden's Report and the Planting Plan, the Arden's Report shall govern.

PLANTING NOTES

- The plant list is provided for the convenience of the Contractor. The Contractor shall verify all plant counts and a discrepancy exists, the plan shall govern.
- Substitution of specified plant material shall not be made unless otherwise approved by the Landscape Architect. Some species different species substitutions are acceptable provided the variety is similar in growth habit to the specified plant and water use is the same. Examples: *Artemisia* 'Dorothy' could substitute for *Artemisia* 'Fendley's Hybrid' as they have different water use requirements. Certificates of compliance will not be completed for projects which exceed the water use of specified plant material until compliance with the water efficient landscape requirements is achieved.
- Finish grade in planter areas shall be 2" below the top of adjacent curbs, walks or paved areas. Finish grade shall be smooth and even prior to installation of 2" bark mulch. All landscape areas not covered with live material shall be covered with 2" of bark mulch covering.
- Planting areas shall be kept clean and free from all concrete, asphalt, waste, lumber or other such materials, shall be removed by excavation of the soil and replaced with clean native top soil.
- Imported top soil (if required) shall be fertile, friable, sandy loam of uniform composition. Clay particles shall not exceed 1% by volume. The soil shall be free from stones, rocks, roots, rocks over 1" in diameter or other deleterious material. The imported soil shall be capable of sustaining healthy plant life. Native top soil shall be used where available prior to importing soil. A soil report shall be provided for all imported top soils, per specifications.
- Adjacent streets, sidewalks and other areas shall be kept free of mud, dirt or other substances resulting from earthwork operations.
- Any damaged or destroyed landscaping shall be replaced to the satisfaction of the Owner's representative.
- For best results, native plant material should not have their roots disturbed. For plants, remove bottom of can, place in plant pit and outside to remove. Cut root lines in three places minimum and carefully slide root ball into plant pit. For large plant material, use bottom support as necessary.
- Soil matting shall be installed on all slopes 3:1 or greater. Overlap edges of jute matting two (2) inches. Use jute matting staples at grade of 200 staples per 100 square feet of jute matting for stabilization.
- Contractor to install root barrier of all trees within 5' of pavement, per specifications.
- Soil sample reports shall be reviewed by Landscape Architect prior to amending soils, per specifications.
- Tree replacement shall be done in accordance with Santa Clara Tree Preservation Regulations.

