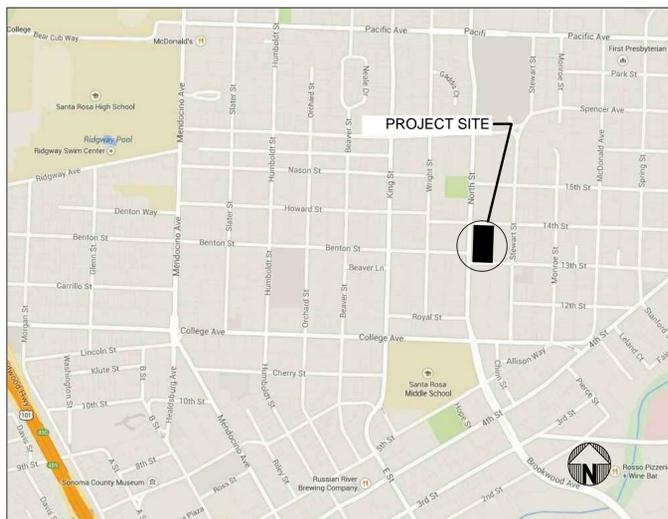


# North Street Apartments

APN; 180-680-056



## VICINITY MAP



## PROJECT INFORMATION

**PROJECT DESCRIPTION:** 20 unit apartments (14 - 2 Br & 6 - 3 Br) consisting of two buildings, covered outdoor BBQ/ gathering area an 22 covered parking stalls -1 each per unit (20), 1 covered, unassigned accessible stall and 1 covered Managers stall.

**ZONING:** R-3-18

**OCCUPANCY:** R2 - Residential Apartments

**UNIT TYPES:** 2 bedroom units - 996 SF x 16 = 15,936 SF  
3 bedroom units - 1,285 SF x 4 = 5,140 SF  
Total Floor Area = 21,076 SF

**TOTAL FOOTPRINT:** Building A 4,292.5 SF  
Building B 4,292.5 SF  
Total Area 8,585 SF

**PROPOSED DENSITY:** 20 UNITS / 1.1384 Acres = 17.569 Units / Acre

**BUILDING LOT COVERAGE:** 17.31 %

**MAXIMUM BLDG HEIGHT:** 45'

**SITE AREA:** 1.1384 Acres (49,588 SF)

**CONSTRUCTION TYPE:** Type VA with Sprinklers

**PARKING ANALYSIS:** 20 units x 2.5 stalls/unit = 50 stalls required.  
52 stalls provided on site:  
1 each covered stall per unit (19) + 1 covered managers stall + 1 covered accessible stall + 1 uncovered accessible stall + unassigned uncovered stalls (32)

**APPLICABLE CODES:** 2013 California Building Code  
2013 Plumbing Code  
2013 California Mechanical Code  
2013 California Electrical Code  
2013 California Fire Code  
2013 California Energy Code  
2013 California Green Building Standards

## PROJECT TEAM

**ARCHITECT**  
HEDGPETH ARCHITECTS  
2321 BETHARDS DRIVE  
SANTA ROSA, CA 95405  
(707) 523-7010 X-105  
ROBERT BEALL  
bob@hedgpetharchitects.com

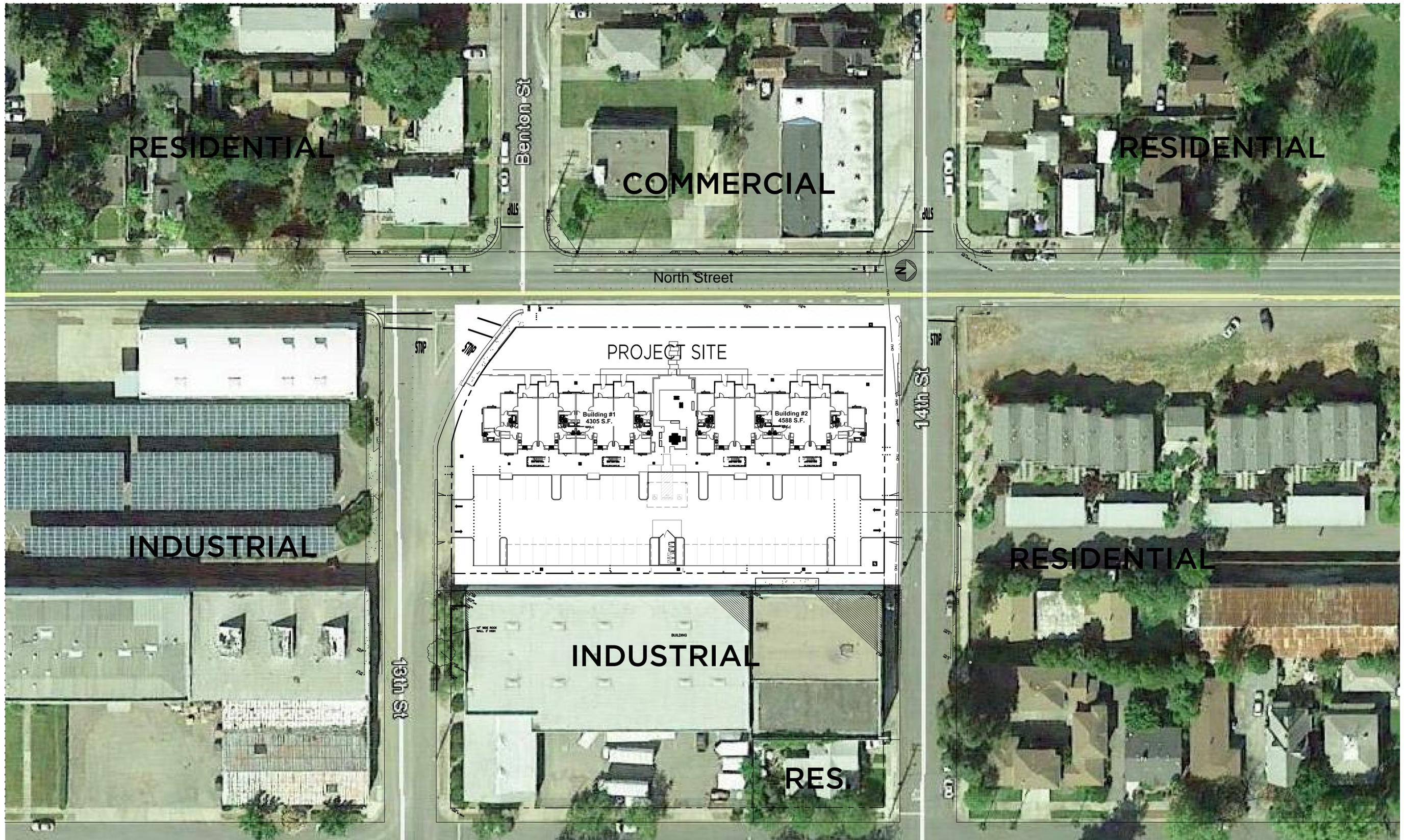
**CIVIL**  
ROBERTSON ENGINEERING INC  
2300 BETHARDS DR.  
SANTA ROSA, CA 95405  
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MICHAEL ROBERTSON  
mike@robertsonengineering.net

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(707) 833-2288  
DON MACNAIR  
dm@macnairlandscapes.com

## SHEET INDEX

AG.1 PROJ. INFO, SHEET INDEX & MAP  
AG.2 NEIGHBORHOOD CONTEXT MAP  
AG.3 SITE CONTEXT PHOTOS  
AG.4 NEIGHBORHOOD CONTEXT PHOTOS  
AG.5 SITE LIGHTING PHOTOMETRICS PLAN  
A1.1 SITE PLAN  
A2.1 FIRST and SECOND FLOOR PLANS  
A2.2 THIRD FLOOR AND ROOF PLANS  
A3.1 EXTERIOR ELEVATIONS  
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A3.3 EXTERIOR ELEVATIONS  
A4.1 SECTIONS  
A5.1 PERSPECTIVES  
A5.2 PERSPECTIVES  
A5.3 PERSPECTIVES  
A6.1 LIGHTING & SITE MATERIALS IMAGES





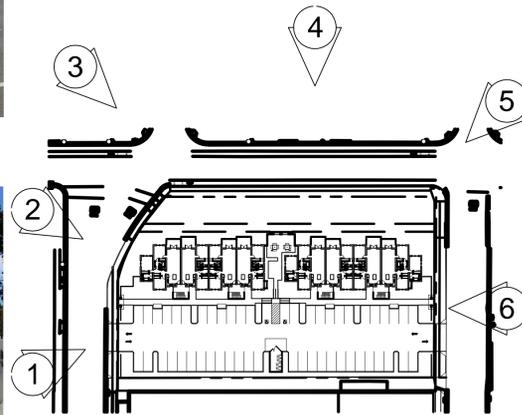
**SITE ANALYSIS and  
NEIGHBORHOOD CONTEXT MAP**

North Street Apartments  
1108 14th Street, Santa Rosa, CA

PRELIMINARY DESIGN REVIEW

July 16, 2015





**SITE CONTEXT PHOTOS**

North Street Apartments  
1108 14th Street, Santa Rosa, CA

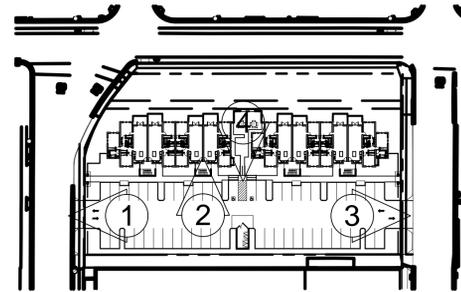
**PRELIMINARY DESIGN REVIEW**

July 16, 2015

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707.523.7010 | [www.hedgpetharchitects.com](http://www.hedgpetharchitects.com)



**AG.3**



## NEIGHBORHOOD CONTEXT PHOTOS

North Street Apartments  
1108 14th Street, Santa Rosa, CA

## PRELIMINARY DESIGN REVIEW

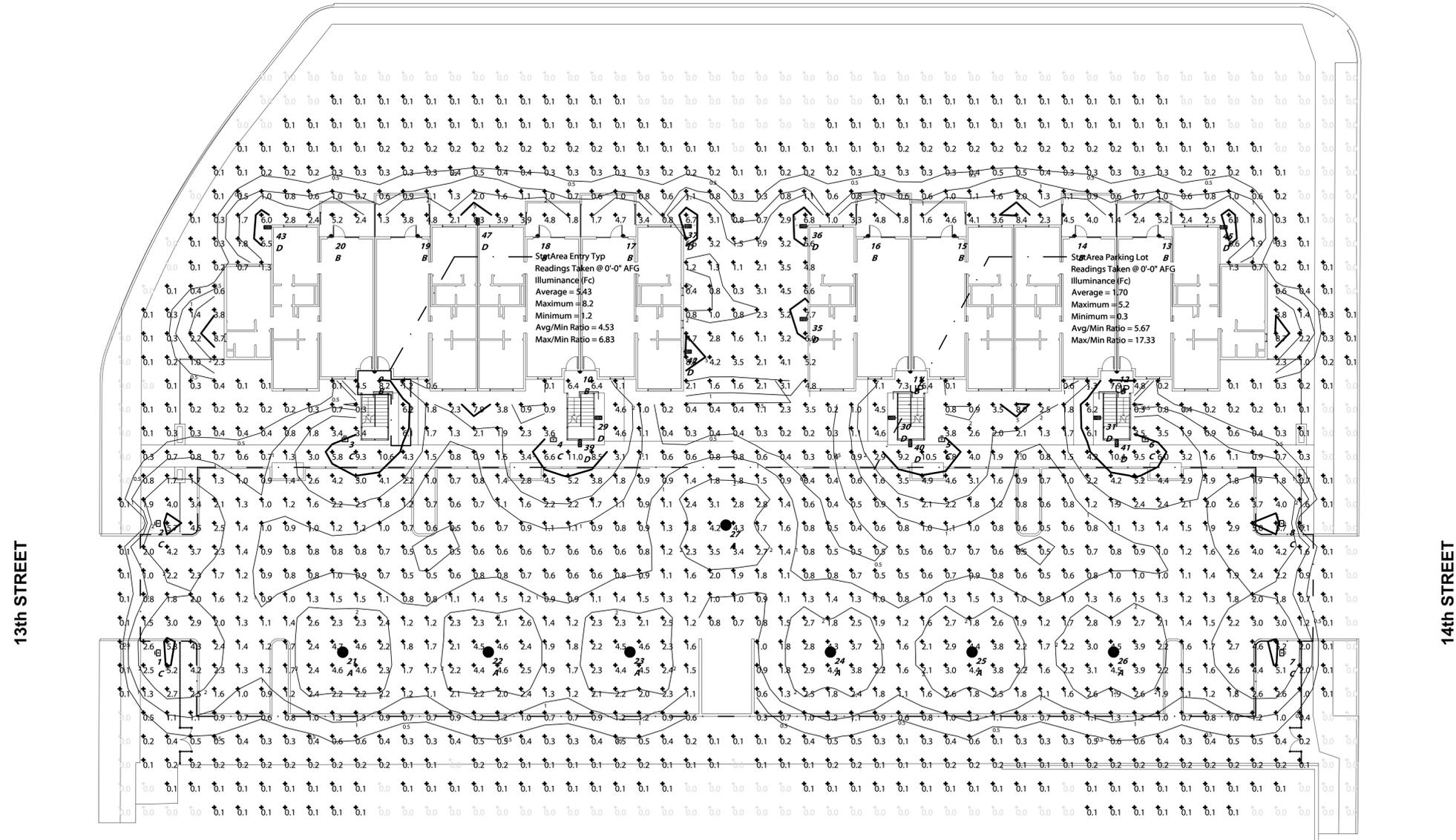
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AG.4

NORTH STREET



Calculation Summary											
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	PtSpLr	PtSpTb	Meter Type
CalcPts Ground Plane	Illuminance	Fc	1.24	11.0	0.0	N.A.	N.A.	Readings Taken @ 0'-0" AFG			
StatArea Entry Typ	Illuminance	Fc	5.43	8.2	1.2	4.53	6.83	Readings Taken @ 0'-0" AFG	6	6	Horizontal
StatArea Parking Lot	Illuminance	Fc	1.70	5.2	0.3	5.67	17.33	Readings Taken @ 0'-0" AFG			

SITE PHOTOMETRICS PLAN

PRELIMINARY DESIGN REVIEW

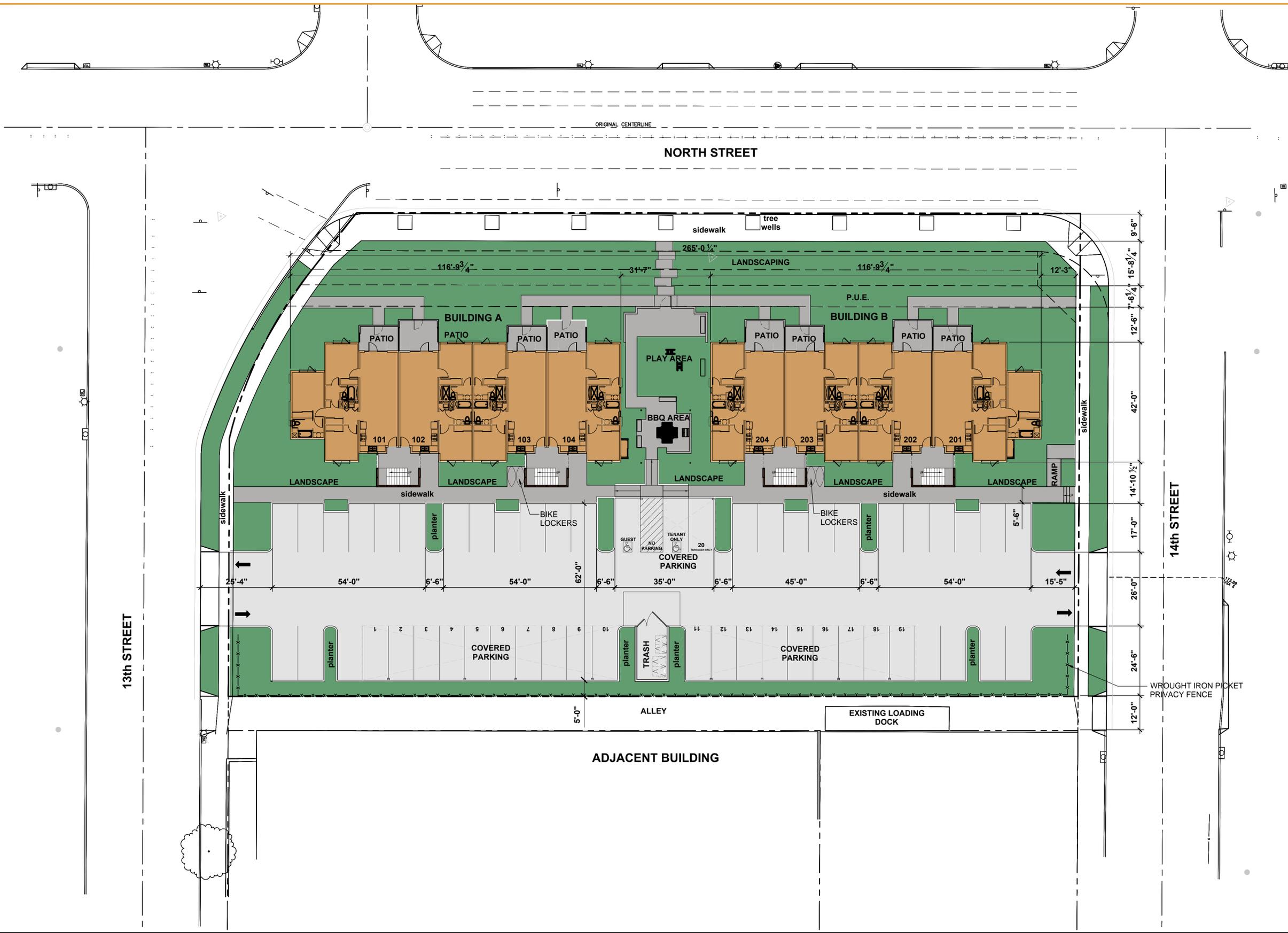
North Street Apartments  
1108 14th Street, Santa Rosa, CA

July 16, 2015



DRAWING SCALE: 1/16" = 1'-0" 0' 16' 32' 48' 64'

AG.5



**SITE PLAN**

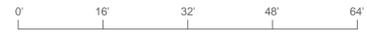
North Street Apartments  
1108 14th Street, Santa Rosa, CA

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July 16, 2015



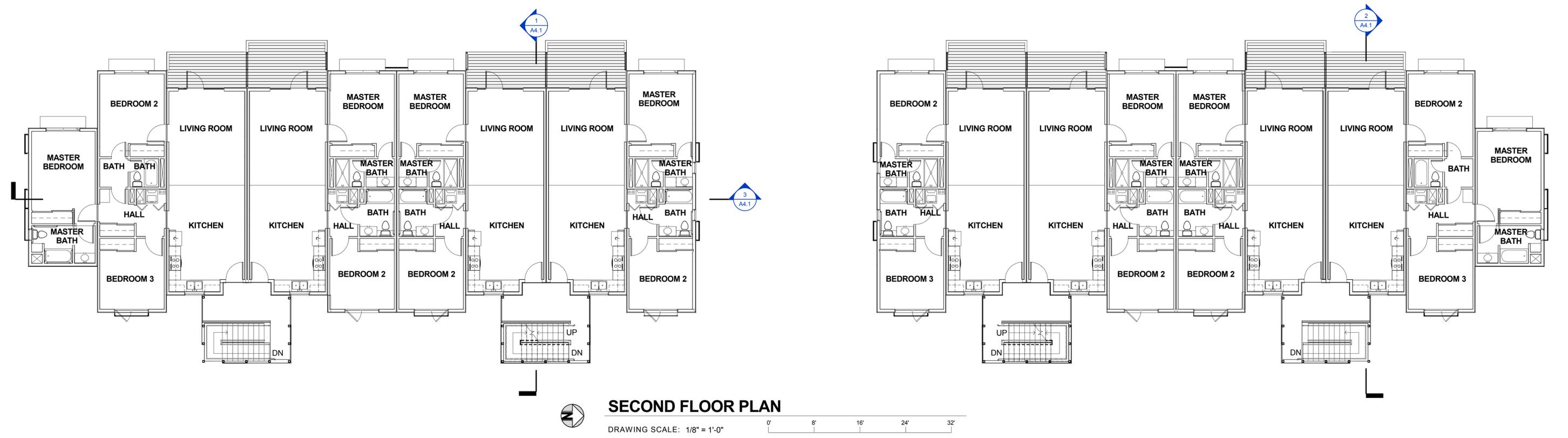
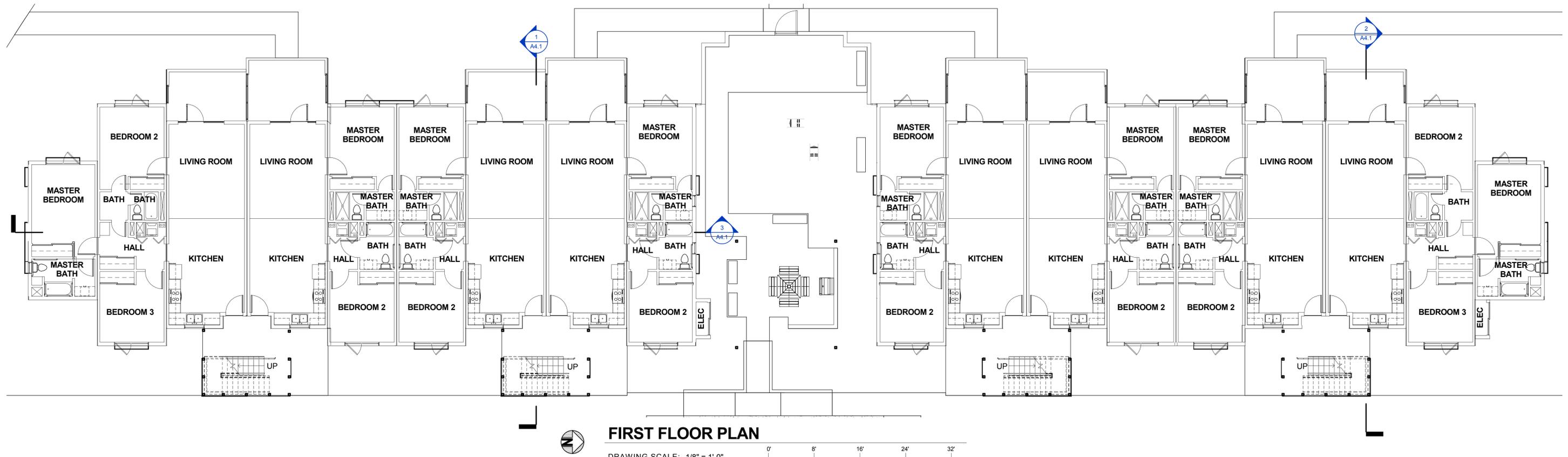
DRAWING SCALE: 1/16" = 1'-0"



**A1.1**

**Hedgpath Architects**  
707.523.7010 | www.hedgpatharchitects.com





**FIRST and SECOND FLOOR PLANS**

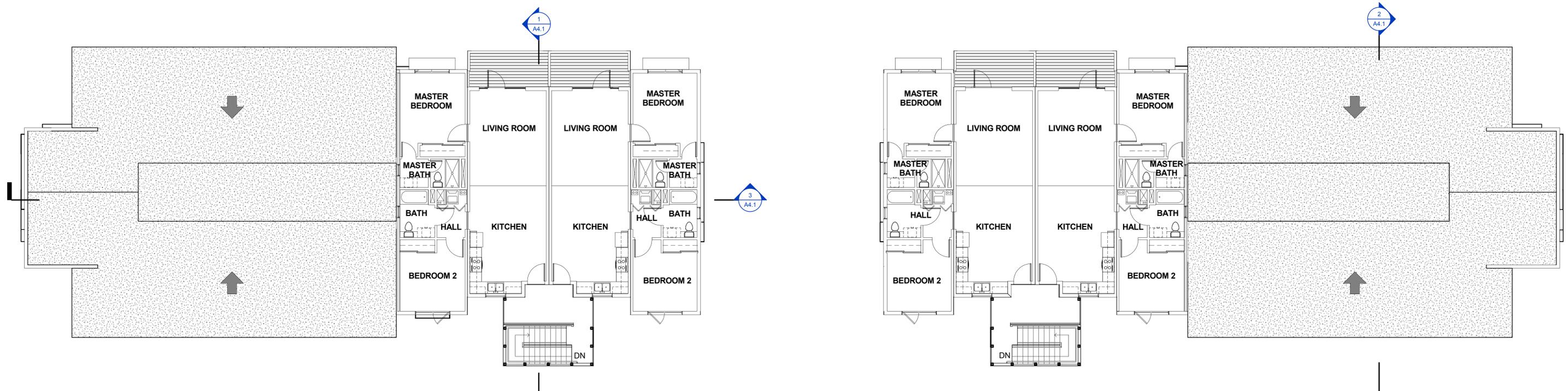
**PRELIMINARY DESIGN REVIEW**

North Street Apartments  
1108 14th Street, Santa Rosa, CA

July 16, 2015

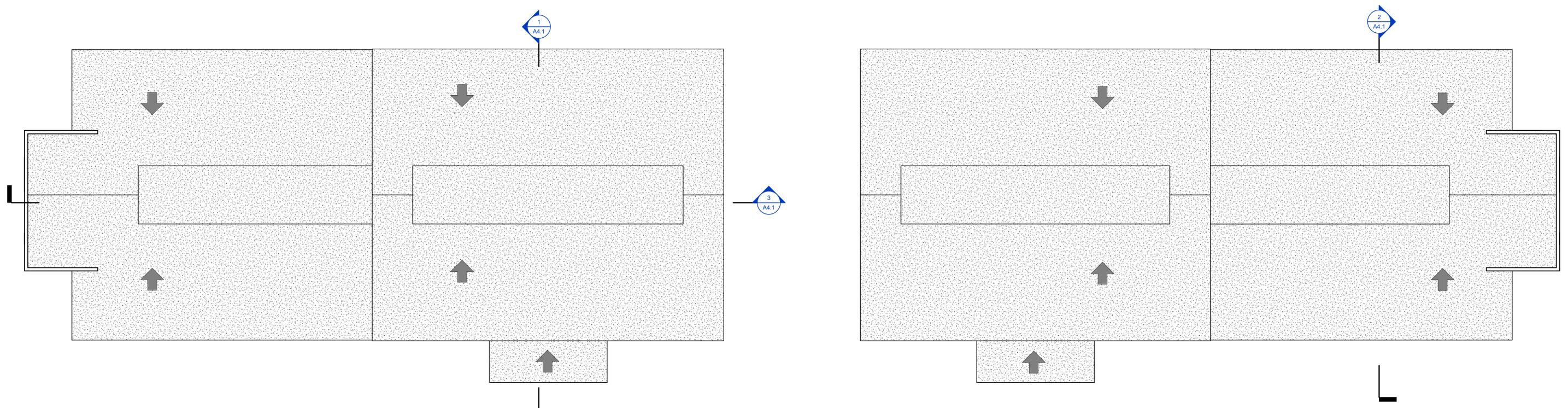
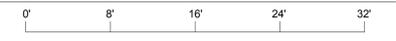
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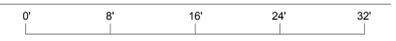
**THIRD FLOOR PLAN**

DRAWING SCALE: 1/8" = 1'-0"



**ROOF PLAN**

DRAWING SCALE: 1/8" = 1'-0"



**THIRD FLOOR AND ROOF PLANS**

**PRELIMINARY DESIGN REVIEW**

North Street Apartments  
1108 14th Street, Santa Rosa, CA

July 16, 2015

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**BUILDING 1 EAST**  
DRAWING SCALE: 1/8" = 1'-0"



**BUILDING 1 NORTH**  
DRAWING SCALE: 1/8" = 1'-0"



**BUILDING 1 SOUTH**  
DRAWING SCALE: 1/8" = 1'-0"



**BUILDING 1 WEST**  
DRAWING SCALE: 1/8" = 1'-0"

# BUILDING 1 EXTERIOR ELEVATIONS

North Street Apartments  
1108 14th Street, Santa Rosa, CA

## PRELIMINARY DESIGN REVIEW

July 16, 2015

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**BUILDING 2 EAST**

DRAWING SCALE: 1/8" = 1'-0"



**BUILDING 2 NORTH**

DRAWING SCALE: 1/8" = 1'-0"



**BUILDING 2 SOUTH**

DRAWING SCALE: 1/8" = 1'-0"



**BUILDING 2 WEST**

DRAWING SCALE: 1/8" = 1'-0"

# BUILDING 2 EXTERIOR ELEVATIONS

North Street Apartments  
1108 14th Street, Santa Rosa, CA

## PRELIMINARY DESIGN REVIEW

July 16, 2015





**BUILDING 1 & 2  
EXTERIOR ELEVATIONS**

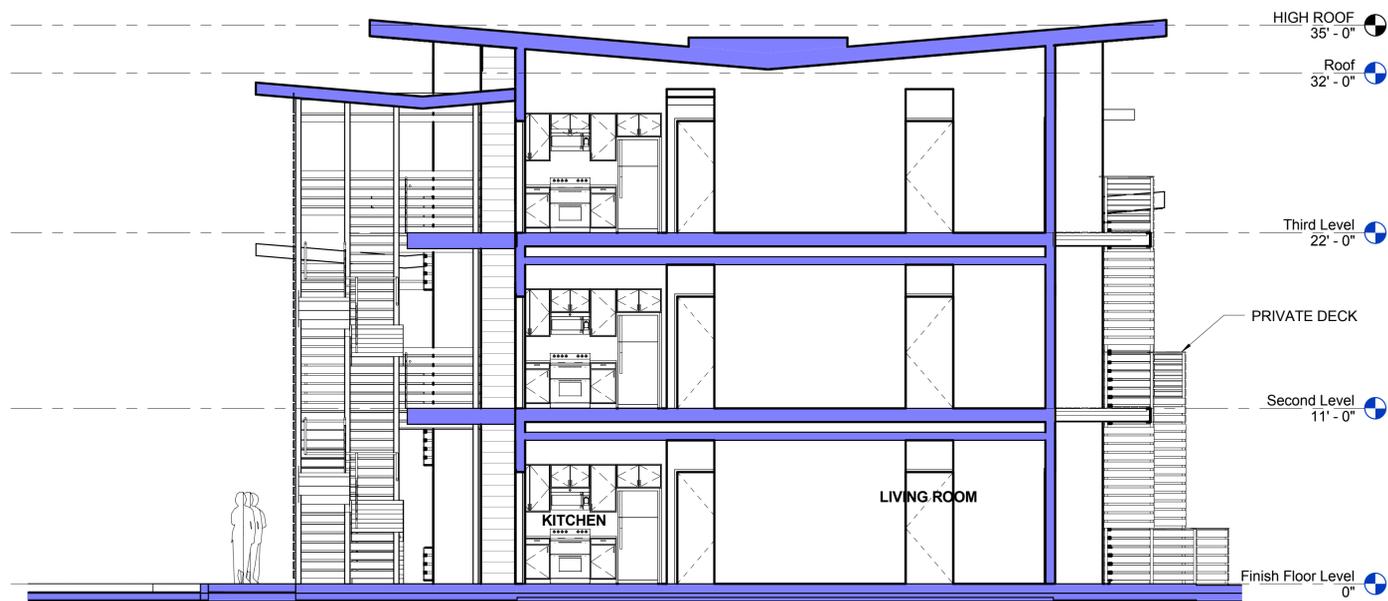
**PRELIMINARY DESIGN REVIEW**

North Street Apartments  
1108 14th Street, Santa Rosa, CA

July 16, 2015

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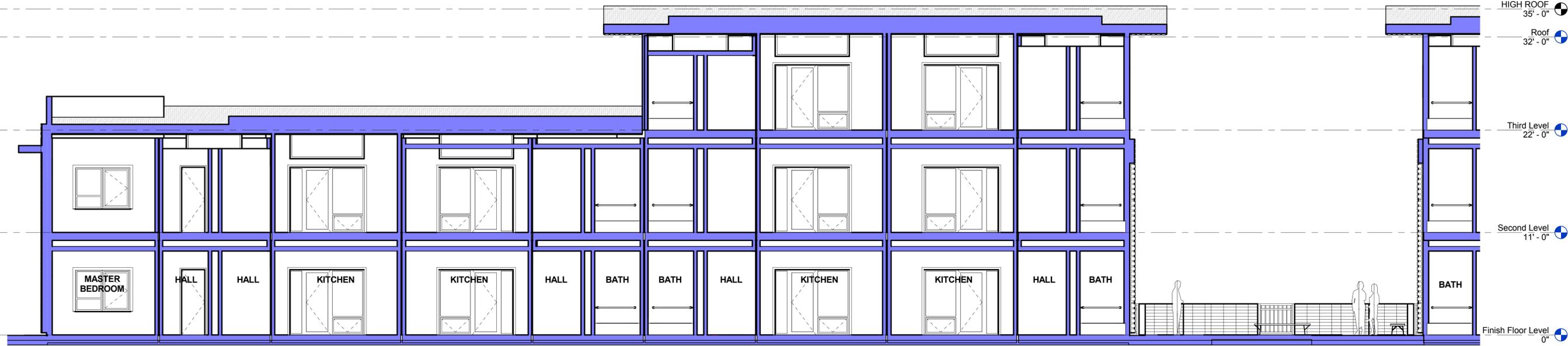
**SECTION A**

DRAWING SCALE: 3/16" = 1'-0"



**SECTION B**

DRAWING SCALE: 3/16" = 1'-0"



**SECTION C**

DRAWING SCALE: 3/16" = 1'-0"

**SECTIONS**

North Street Apartments  
1108 14th Street, Santa Rosa, CA

**PRELIMINARY DESIGN REVIEW**

July 16, 2015



**EXTERIOR FROM PARKING**



**EXTERIOR FROM PARKING**



**COVERED PARKING**

**PERSPECTIVES**

**PRELIMINARY DESIGN REVIEW**

North Street Apartments  
1108 14th Street, Santa Rosa, CA

July 16, 2015

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COURTYARD - 05 - C



COURTYARD - 03 - C



COURTYARD - 02 - C



COURTYARD - 04 - C

PERSPECTIVES

PRELIMINARY DESIGN REVIEW

North Street Apartments  
1108 14th Street, Santa Rosa, CA

July 16, 2015

Hedgpeth Architects  
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EXTERIOR FROM STREET

## PERSPECTIVES

North Street Apartments  
1108 14th Street, Santa Rosa, CA

## PRELIMINARY DESIGN REVIEW

July 16, 2015

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A5.3



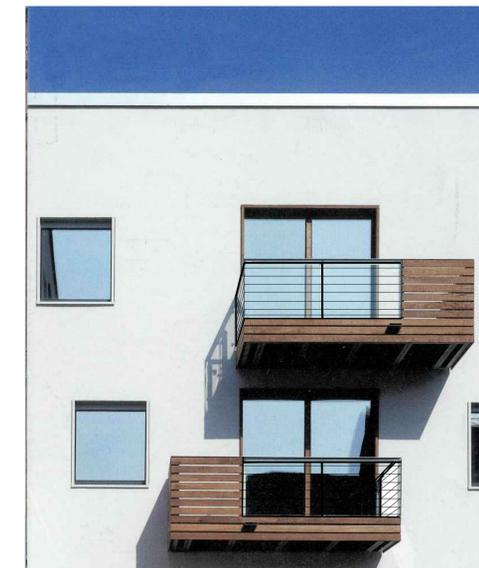
POLE MOUNTED LIGHT and BOLLARDS



METAL SCREEN OVERHANG



CANTILEVERED CARPORTS



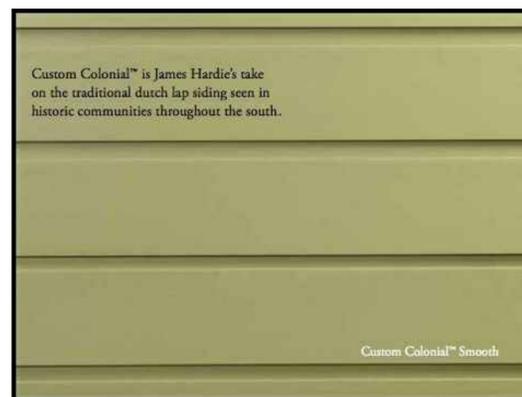
WOOD & CABLE RAILS at DECKS



WALL SCENCE



WALL MOUNTED AREA LIGHT



HARDIE COLONIAL SMOOTH SIDING



HARDIE SIDING PROFILE



GARAGE LIGHT



BORAL TRIM



BIKE LOCKERS

## LIGHTING & SITE MATERIALS IMAGES

North Street Apartments  
1108 14th Street, Santa Rosa, CA

## PRELIMINARY DESIGN REVIEW

April 28, 2015

Hedgpeth Architects  
707.523.7010 | [www.hedgpetharchitects.com](http://www.hedgpetharchitects.com)



A6.1



DATE:	Jul 2015
SCALE:	As Shown
DESIGNED:	MBR
DRAWN:	JS
CHECKED:	MBR
PROLENGR.:	MBR
PROJ.MGR.:	MBR

No.	DATE	REVISION

7-6-15

**ROBERTSON**  
RENGiNERING  
INC

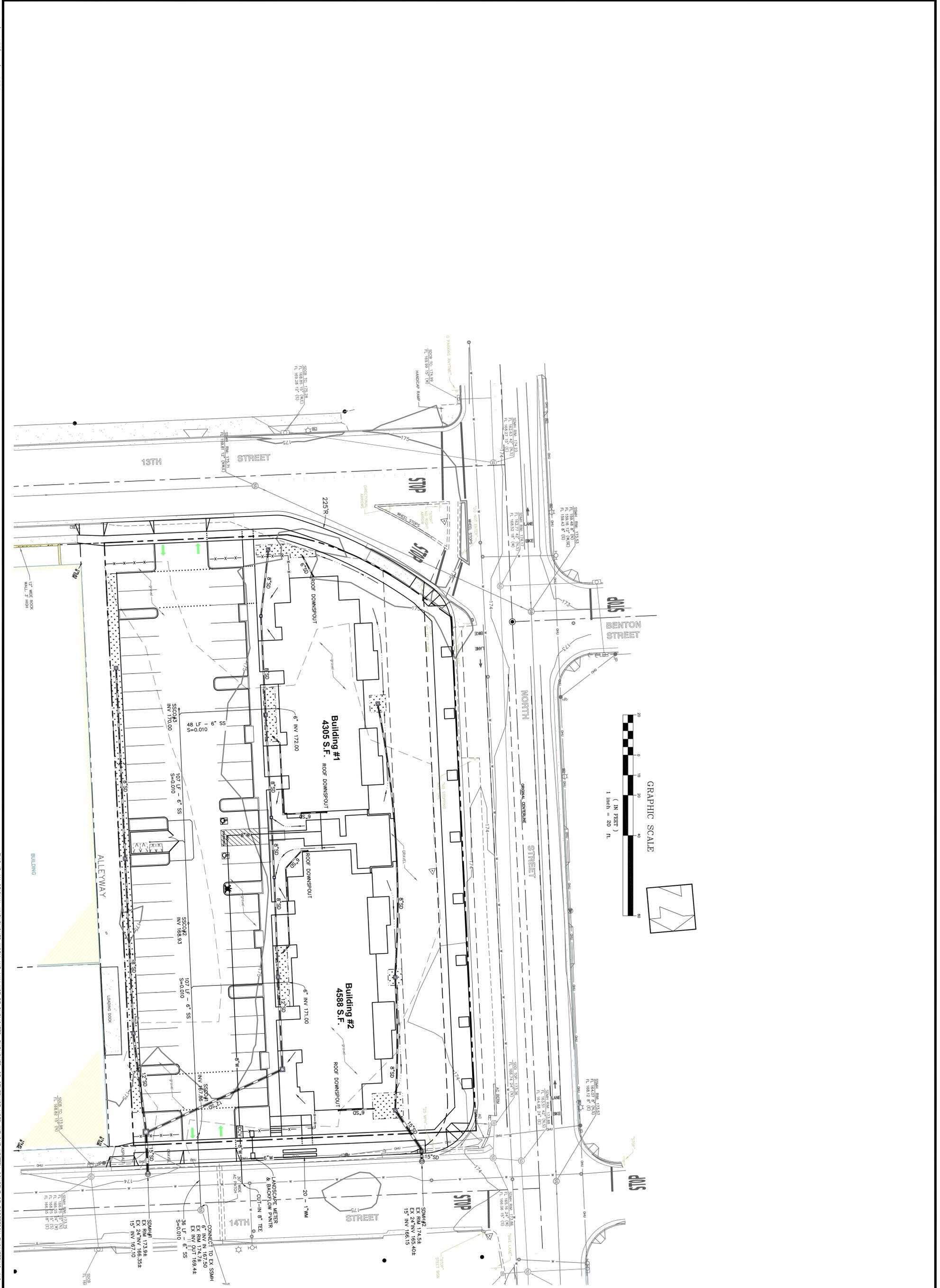
2300 BETHARDS DRIVE, SUITE L, SANTA ROSA, CA 95405  
Tel 707.523.7490 Fax 707.523.7499  
E-mail office@robertsonengineering.net

**PRELIMINARY  
UTILITY PLAN**

NORTH STREET APARTMENTS  
NORTH STREET  
SONOMA COUNTY  
CALIFORNIA

SANTA ROSA

SHEET OF C2  
OF SHEETS  
JOB NO. 14077



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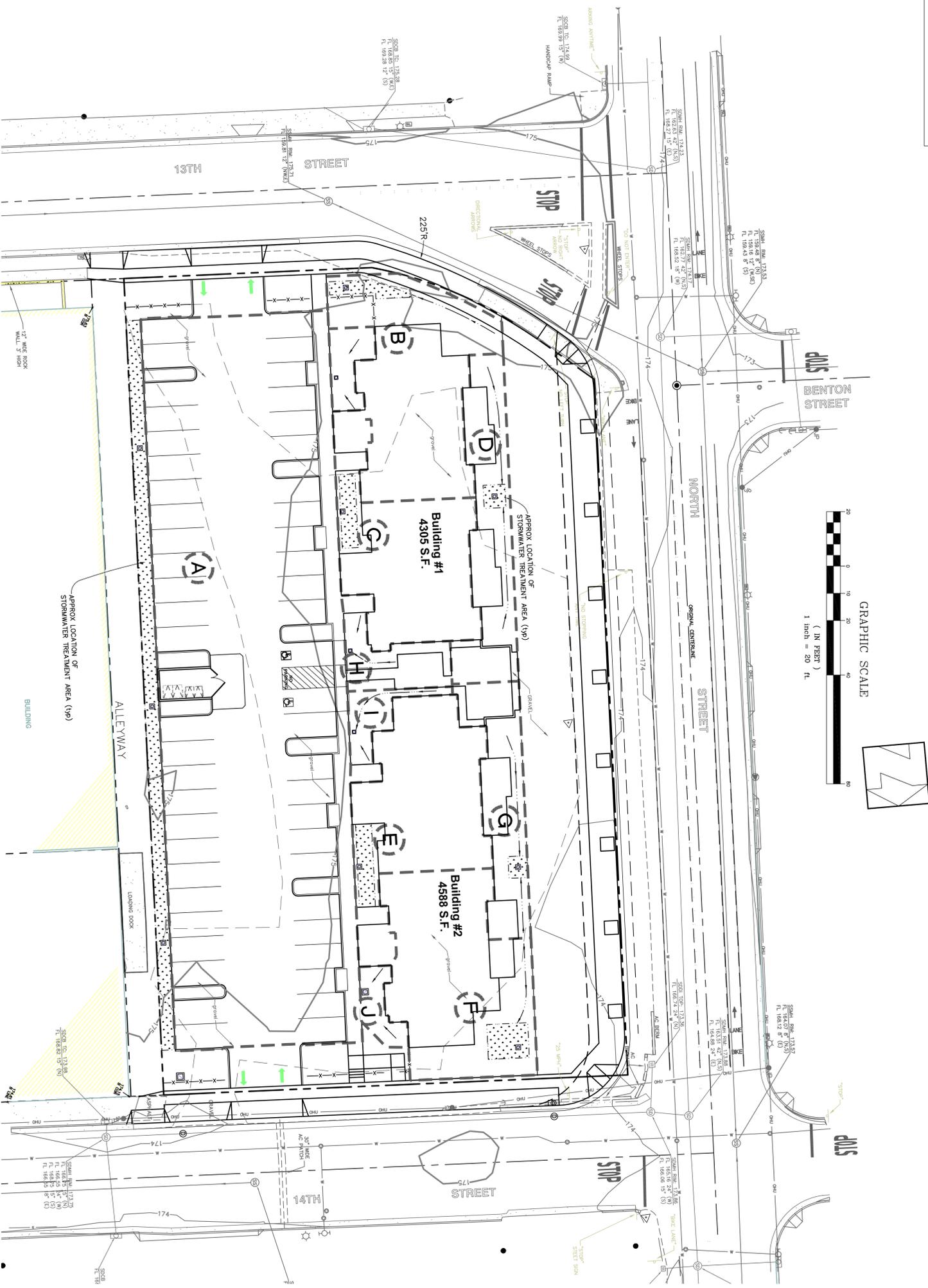
STORMWATER TABLE

AREA	IMPERVIOUS AREA (SF)	LANDSCAPE AREA (SF)	CN <sub>Post</sub>	MINIMUM TREATMENT AREA (SF)	MINIMUM DEPTH OF SOIL BELOW PERFORATED PIPE (FT)
A	17,674	3,460	94.7	1,151	2.6
B	2,292	1,253	90.9	176	2
C	2,443	601	94.1	216	2
D	956	926	88.2	68	2
E	2,734	599	94.4	248	2
F	2,419	1,086	91.8	192	2
G	807	683	88.8	56	2
H	171	779			
I	0	608			
J	0	506			

STORMWATER FROM SIDEWALK WILL SHEET FLOW OVER/THROUGH LANDSCAPING (6" WIDE, MIN.), NO FURTHER TREATMENT PROPOSED

LANDSCAPING ONLY - NO STORMWATER TREATMENT PROPOSED

LANDSCAPING ONLY - NO STORMWATER TREATMENT PROPOSED



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CHECKED:	MBR
PROLENGR.:	MBR
PROJ.MGR.:	MBR

No.	DATE	REVISION

7-6-15

**ROBERTSON ENGINEERING inc**

2300 BETHARDS DRIVE, SUITE L, SANTA ROSA, CA 95405  
 Tel 707.523.7490 Fax 707.523.7499  
 E-mail office@robertsonengineering.net

**PRELIMINARY STORMWATER PLAN**

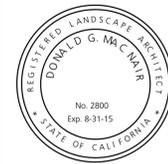
NORTH STREET APARTMENTS  
 NORTH STREET  
 SONOMA COUNTY  
 CALIFORNIA  
 SANTA ROSA

SHEET OF C3 SHEETS  
 JOB No. 14077

**U.S.A 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 EXCAVATING 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 1-800-642-2444 OR 1-800-227-2600 TO FIELD LOCATE ALL EXISTING UTILITIES.

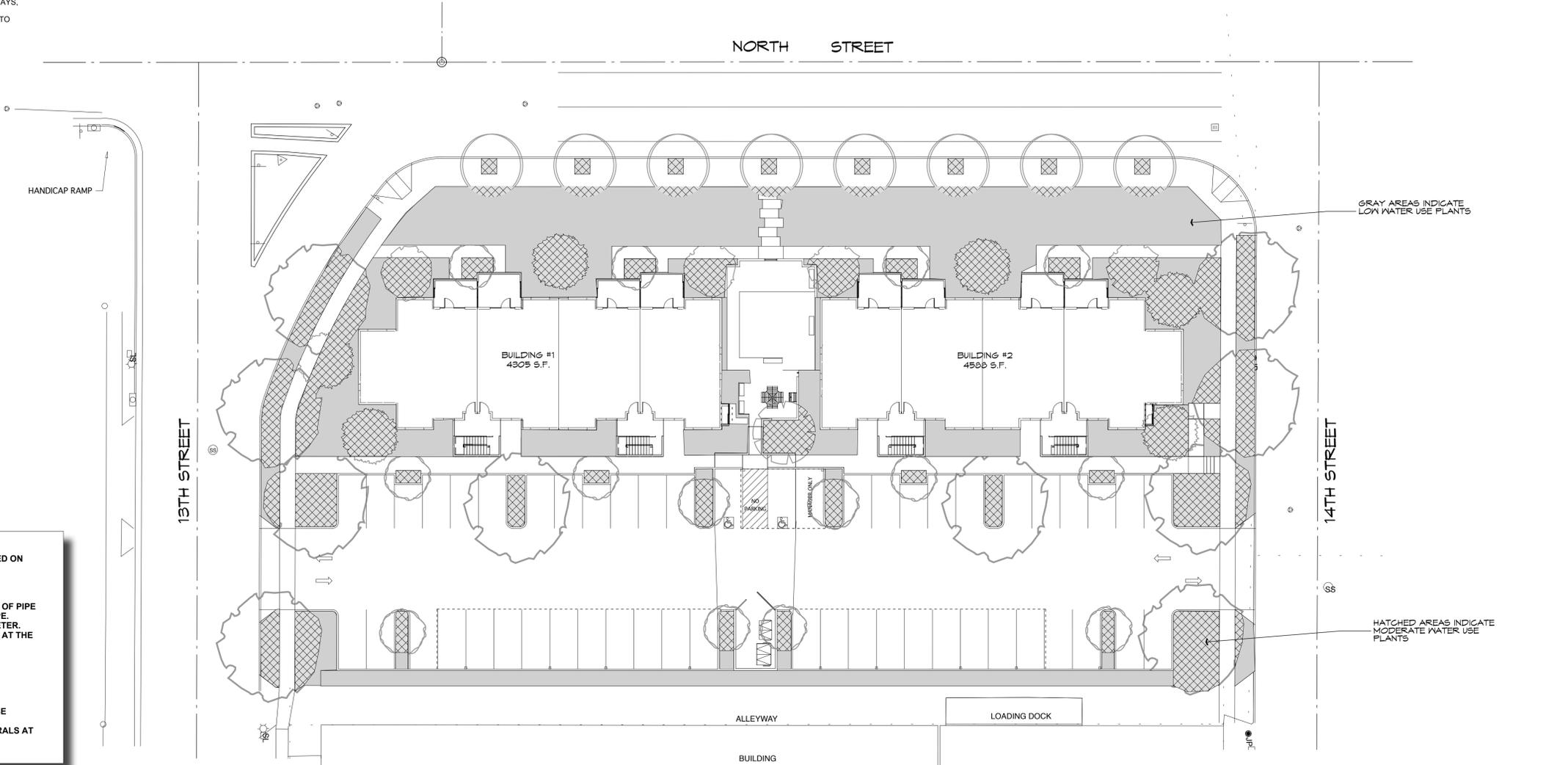
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**MACNAIR**  
LANDSCAPE ARCHITECTURE  
POST OFFICE BOX 251  
KENWOOD, CA 94942  
TEL (707) 833-2388  
FLA #2800  
don@macnairlandscapes.com

**IRRIGATION HYDROZONES AND PRELIMINARY IRRIGATION**

**NORTH STREET APARTMENTS 1412 NORTH STREET SANTA ROSA, CALIFORNIA**



- NOTES FOR TYPICAL IRRIGATION SYSTEM: IRRIGATION LATERAL PIPE SIZING TO BE DETERMINED BASED ON THE FOLLOWING INFORMATION.**
- ALL LATERALS TO BE CLASS 200 PVC.
  - FLOW SHALL NOT EXCEED 5' PER SECOND.
  - MAXIMUM FRICTION LOSS THROUGH ANY SECTION OF PIPE SHALL NOT EXCEED 3.00 PSI PER 100' OF PIPE.
  - NO LATERAL SHALL BE SMALLER THAN 3/4" DIAMETER.
  - MINIMUM OPERATING PRESSURE SHALL BE 25 PSI AT THE SPRINKLER HEAD AND 50 PSI FOR ROTORS.
  - MAX FLOW THROUGH LATERALS, AS FOLLOWS:  
3/4" CL 200 PVC: 7.5 GPM  
1" CL 200 PVC: 14.5 GPM  
1-1/4" CL 200 PVC: 28 GPM  
1-1/2" CL 200 PVC: 38 GPM  
2" CL 200 PVC: 68 GPM
  - ALL MAINLINE TO BE 2" IN SIZE UNLESS OTHERWISE INDICATED.
  - INSTALL SUPPLEMENTAL CHECK VALVES IN LATERALS AT 15' VERTICAL ELEVATION CHANGE, AS REQUIRED.

GRAY AREAS INDICATE LOW WATER USE PLANTS

HATCHED AREAS INDICATE MODERATE WATER USE PLANTS

**IRRIGATION NOTES**

- ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE NOTED ON THE PLANS.
- THE SPRINKLER SYSTEM DESIGN IS BASED ON THE MINIMUM STATIC PRESSURE OF 35 PSI AT THE VALVES AND THE MAXIMUM FLOW DEMAND SHOWN ON THE IRRIGATION DRAWINGS AT THE POINT OF CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION OF THE IRRIGATION SYSTEM. IF THE WATER PRESSURE SHOWN ON THE DRAWINGS DIFFERS FROM THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO THE START OF CONSTRUCTION, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- THE LOCATION OF THE CONTROLLER TO BE VERIFIED BY OWNER. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CONNECTING ALL PROPOSED STATIONS TO THE CONTROLLER. CONTROLLER TO BE CONFIGURED TO OPERATE 10 STATIONS. CONTROLLER SHALL BE HUNTER IC-1200K.
- ALL CONSTRUCTION IS TO BE PER THE LATEST EDITION OF THE UNIFORM BUILDING CODE.
- THIS DESIGN IS DIAGNOSTIC. ALL PIPING, VALVES, ROOT BARRIERS, ETC. SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY. INSTALL PIPING AND VALVES IN PLANTING AREAS WHERE POSSIBLE, AND LOCATE ELECTRIC CONTROL AND QUICK COUPLING VALVES IN GROUND COVER/SHRUB AREAS, 6" TO 12" AWAY FROM HARDSCAPE OR TURF AREA FOR EASY ACCESS.
- THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT THE EXISTING SITE CONDITIONS AND THROTTLING THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.
- IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, STRUCTURES, AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL EXERCISE EXTREME CARE, AND BE RESPONSIBLE FOR ANY DAMAGE IN EXCAVATING AND WORKING NEAR UTILITIES. CONTRACTOR SHALL COORDINATE ALL WORK WITH THE GENERAL CONTRACTOR AND 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 1-800-642-2444 TO FIELD LOCATE ALL EXISTING UTILITIES.
- FIELD ADJUSTMENTS MAY BE REQUIRED TO PROVIDE OPTIMUM OPERATING EFFICIENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE LANDSCAPE ARCHITECT TO REVIEW FIELD ADJUSTMENTS PRIOR TO INSTALLATION. IN THE EVENT THAT NO CONTACT IS MADE WITH THE LANDSCAPE ARCHITECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REVISIONS.
- SLEEVE ALL IRRIGATION PIPE AND CONTROL WIRES UNDER STREETS AND CONCRETE WALKWAYS WITH THE PROPER SIZE CLASS 200 PVC PIPE TO DEPTH AS SPECIFIED.
- FOR ADDITIONAL INFORMATION, SEE PROJECT DETAILS AND SPECIFICATIONS.
- ALL WORK SHALL CONFORM TO ALL APPLICABLE CITY OF SANTA ROSA CONSTRUCTION STANDARDS.
- NO GALVANIZED IRON PIPE OR FITTINGS SHALL BE ALLOWED.
- A BALL VALVE IN A SEPARATE ROUND VALVE BOX IS TO BE INSTALLED IMMEDIATELY UPSTREAM FROM EACH REMOTE CONTROL VALVE. VALVE SHALL BE SIZED TO MAINTAIN SUPPLY AT THE REMOTE VALVE. SEE DETAIL.
- INSTALL 3" PIPE DETECTABLE TAPE (R3" DTP, AS MANUFACTURED BY T. CHRISTY). TAPE SHALL BE INSTALLED 6" ABOVE THE IRRIGATION MAIN.
- INSTALL ALL LANDSCAPE DRIPLINE BENEATH MULCH, USE LANDSCAPE STAPLES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS TO SECURE TO TUBING TO GROUND.

**PRELIMINARY MAWA CALCULATIONS**

1.) Maximum Applied Water Allowance (MAWA)

A.) Net Evapotranspiration Calculation

Annual Eto	45.22			
Annual Rainfall	29.12	X	0.25	= 7.28
Effective Rainfall				
Net Evapotranspiration Calculation = Annual Eto - Effective Rainfall = 37.94				

B.) Adjusted Landscape Area Calculation

Landscape Area	21,642	X	0.6	= 12985.20
Special Landscape Area	0	X	0.4	= 0
Sum of Adjusted Landscape Area 12985.20				
<b>MAWA = 37.94 X 0.62 X 12,985.20 = 305,448 Gallons</b>				

2.) Estimated Total Water Use (ETWU)

A.) Net Evapotranspiration Calculation = Annual Eto - Effective Rainfall = 37.94

Low Water Plant Use SF	15,509	X	0.30	= 4652.70
Moderate Water Plant Use SF	6,133	X	0.60	= 3679.80
High Water Plant Use SF	-	X	1.00	= 0.00
Sum of Adjusted Landscape Area 8332.50				
<b>ETWU = 37.94 X 0.62 X 8,332.50 / 0.85 = 230,593 Gallons</b>				

**IRRIGATION LEGEND**

SYMBOL	EQUIPMENT	MANUFACTURER	MODEL	REMARKS
	STREAM BUBBLER	HUNTER	PRO5-06-MSBN-10F	TREE WELL BUBBLER; 1 PER TREE; AIM AT ROOT BALL
	ROOT WATERING SYSTEM	HUNTER	RZWS-10-25-CV	1 PER TREE, INSTALL ADJACENT TO & UPHILL FROM TREE
	LAWN STREAM SPRAY	HUNTER	PRO S-04-PRS40-CVMP-3000-XX	SEE PLAN FOR SIZE
	DRIP CONTROL ZONE KIT	HUNTER	PCZ-101-25	SEE PLAN FOR SIZE
	REMOTE CONTROL VALVE	HUNTER	PGV-101G-AS-ADJ	SEE PLAN FOR SIZE
	1255 ALARM CONTROLLER	HUNTER	IC-1200M	WALL MOUNT (VERIFY WITH OWNER)
	SOLAR SYNC SENSOR	HUNTER	SOLAR SYNC WSS-SEN	MOUNT AT ROOF LINE ABOVE CONTROLLER LOCATION
	BALL VALVE IN VALVE BOX	KBI	BTU-XXXX-V	MATCH MAINLINE SIZE
	PIPE AND WIRE CHASE	PVC	CL 200	SEE PLAN FOR SIZE
	LANDSCAPE DRIPLINE	RAINBIRD	XFS-06-12-XX	INSTALL 2" BELOW GRADE @ SPACING SHOWN
	MAINLINE	PVC	SCH 40	SEE PLAN FOR SIZE
	LATERAL	PVC	SCH 40	SEE PLAN FOR SIZE
	VALVE STATION AND SEQUENCE			
	ELECTRIC CONTROL VALVE SIZE			
	FLOW RATE IN GALLONS PER MINUTE			

**AREA CALCULATION NOTE:**  
WATER USE CALCULATIONS ARE BASED ON ACTUAL AND DUPLICATED LANDSCAPE AREAS. ACTUAL LANDSCAPE AREAS INCLUDE ALL SITE AREAS OCCUPIED WITH LANDSCAPE TREATMENT. DUPLICATED LANDSCAPE AREAS ARE THOSE AREAS WHERE A PROPOSED TREE CANOPY OVERLAPS AN ACTUAL LANDSCAPE AREA. ACTUAL LANDSCAPE AREAS PLUS DUPLICATED LANDSCAPE AREAS ARE INCLUDED IN THE OVERALL LANDSCAPE AREA AS REQUIRED BY THE CITY OF SANTA ROSA FOR MAWA CALCULATIONS.  
FOR MAWA AREA AND HYDROZONE CALCULATIONS (PER CITY OF SANTA ROSA POLICY), ACTUAL SQUARE FOOTAGE BENEATH THE CRIP LINE OF A TREE IS CONSIDERED A SEPARATE HYDROZONE. THIS SQUARE FOOTAGE IS ALSO INCLUDED AS PART OF THE LANDSCAPE HYDROZONE FOR NON-TREE LANDSCAPE AREAS WHICH RESULTS IN CALCULATED LANDSCAPE AREAS GREATER THAN ACTUAL SQUARE FOOTAGE.  
FOR ALL TREES, THE AREA OF THE MATURE TREE CANOPY HAS BEEN USED IN THE WATER USE CALCULATIONS.

**CITY REQUIRED NOTES (W.E.L.O. COMPLIANCE)**

- UPON COMPLETION OF INSTALLATION, CONTRACTOR SHALL SUBMIT TO THE ENGINEERING DEVELOPMENT SERVICES INSPECTOR A COMPLETED AND SIGNED "CERTIFICATE OF COMPLETION" STATING THE PROJECT HAS BEEN INSTALLED AS DESIGNED.
- THE CERTIFICATE OF COMPLETION SHALL BE ACCOMPANIED BY AN IRRIGATION SCHEDULE AND A MAINTENANCE SCHEDULE, AS DESCRIBED IN THE CITY ORDINANCE.
- A FINAL CITY INSPECTION SHALL BE PERFORMED. THE INSTALLATION CONTRACTOR SHALL ATTEND INSPECTION AND MAKE ALL REQUIRED REPAIRS AND ADJUSTMENTS TO ACHIEVE APPROVAL AND COMPLETION FROM THE CITY. TO SCHEDULE AN INSPECTION, CONTACT ENGINEERING DEVELOPMENT SERVICES AT (707) 543-4811.

**IRRIGATION HYDROZONES AND PRELIMINARY IRRIGATION**

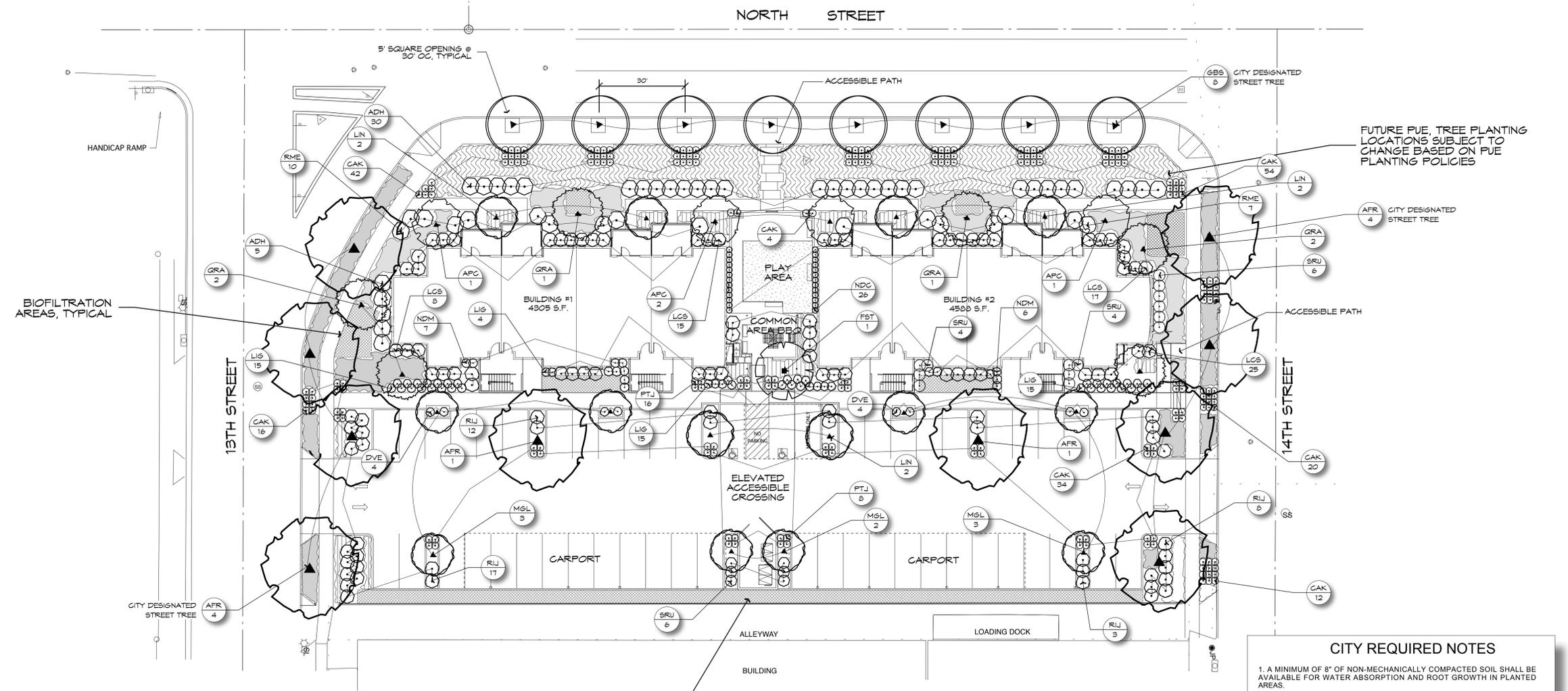


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**U.S.A NOTE**

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 EXCAVATING 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 1-800-642-2444 OR 1-800-227-2600 TO FIELD LOCATE ALL EXISTING UTILITIES.

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BIOFILTRATION AREAS, TYPICAL

FUTURE PUE, TREE PLANTING LOCATIONS SUBJECT TO CHANGE BASED ON PUE PLANTING POLICIES

BIOFILTRATION AREAS, TYPICAL

- CITY REQUIRED NOTES**
1. A MINIMUM OF 8" OF NON-MECHANICALLY COMPACTED SOIL SHALL BE AVAILABLE FOR WATER ABSORPTION AND ROOT GROWTH IN PLANTED AREAS.
  2. INCORPORATE COMPOST OR NATURAL FERTILIZER INTO THE SOIL TO A MINIMUM DEPTH OF 8" AT A MINIMUM RATE OF 8 CUBIC YARDS PER 1000 SQUARE FEET OR PER SPECIFIC AMENDMENT RECOMMENDATIONS FROM A SOILS LABORATORY REPORT.
  3. A MINIMUM 3" LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS OR DIRECT SEEDING APPLICATIONS.

**PLANT LEGEND**

SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	REMARKS	WATER USE PER WUCOLS III
<b>TREES</b>					
AFR	15	ACER FREEMANII 'AUTUMN BLAZE'	FREEMAN MAPLE	CITY DESIGNATED STREET TREE	M
ASC	15	ACER PSEUDOPLATANUS 'CRIMSON SENTRY'	CRIMSON SENTRY NORWAY MAPLE		M
FST	24	FAGUS SYLVATICA 'TRICOLOR'	TRICOLOR BEECH		M
GBS	15	GINKGO BILOBA 'AUTUMN GOLD'	MAIDENHAIR TREE	CITY DESIGNATED STREET TREE	M
LIN	24	LAGERSTROEMIA FAURIEI 'TUSCARORA'	TUSCARORA GRAPE MYRTLE		L
MGR	24	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	MAGNOLIA		M
QRA	24	QUERCUS ROBUR X ALBA 'CRIMSON SPIRE'	CRIMSON SPIRE OAK		M
<b>SHRUBS</b>					
ADH	5	ARCTOSTAPHYLOS D. 'HOWARD MCMINN'	VINE HILL MANZANITA	CALIFORNIA NATIVE; BIORETENTION AREAS	L
DVE	5	DIETES VEGETA (AKA MORAEA IRIDOIDES)	FORTNIGHT LILY		L
LIP	5	LAVANDULA INTERMEDIA 'PHENOMENAL'	LAVENDER		L
LCS	5	LOROPETALUM CHINENSIS 'SHANG-HI'	DWARF CHINESE FRINGE FLOWER	DWARF SPECIES AKA 'PURPLE DIAMOND'	L
NDC	5	NANDINA DOMESTICA 'COMPACTA'	COMPACT HEAVENLY BAMBOO		L
NDM	5	NANDINA DOMESTICA 'MOYER'S RED'	HEAVENLY BAMBOO		L
PTJ	5	PHORMIUM TENAX 'JACK SPRATT'	NEW ZEALAND FLAX		L
RU	5	RHAPHIOLEPIS INDICA 'JACK EVANS'	INDIA HAWTHORN		L
RME	5	ROSES - 'MIDLAND WHITE'	WHITE MIDLAND ROSE	GROUNDCOVER FORM	L
SRU	5	SARCOCOCCA RUSCIFOLIA	FRAGRANT SARCOCOCCA		L
<b>GROUNDCOVER</b>					
1		COTONEASTER DAMMERI 'CORAL BEAUTY'	COTONEASTER	5" O.C. TRI. SPACING	L
1		ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	36" OC, TRI. SPACING	L
<b>LAWN</b>					
		ARTIFICIAL TURF	TBD	INSTALL PER MANUFACTURER'S RECOMMENDATIONS	
<b>GRASSES</b>					
CAK	1	CALAMAGROSTIS ARUNDINACEA 'KARL FOERSTER'	FEATHER REED GRASS		L
1		MUHLENBERGIA CAPILLARIS 'REGAL MIST'	PINK MUHLY	36" OC, TRI. SPACING	L
<b>BIOSWALE</b>					
SOD		NATIVE FESCUE BLEND	"NATIVE MOW FREE"	AS PRODUCED BY DELTA BLUEGRASS	L
<b>OTHER</b>					
		MULCH: FIR BARK, 1/2" TO 1-1/2"			
SEE DETAIL		LINEAR ROOT BARRIER	ROOT SOLUTIONS	24" DEPTH; INSTALL WHERE TREE IS CLOSER THAN 5' TO EDGE	
<b>ALL LANDSCAPE AREAS TO BE IRRIGATED WITH A PERMANENT, AUTOMATIC SYSTEM.</b>					

**DESIGN INTENT**

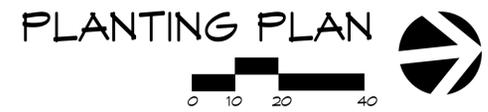
THE DESIGN INTENT OF THIS PROJECT IS TO PROVIDE AN ATTRACTIVE, DURABLE, LOW MAINTENANCE LANDSCAPE THAT MEETS THE DESIGN CRITERIA OF FUTURE STREET IMPROVEMENTS. THE DESIGN WILL ADAPT TO THE FUTURE STREET CONFIGURATION WITH MINIMAL DISRUPTION TO THE PLANNED DESIGN AESTHETIC.

PLANTING SHALL INCLUDE A MIXTURE OF HORTICULTURALLY APPROPRIATE TREES, SHRUBS AND GROUND COVER INCLUDING NATIVE CALIFORNIA PLANTS. TREES, SHRUBS AND GROUNDCOVER PLANTINGS SHALL CONSIST OF MEDIUM, LOW AND VERY LOW WATER USE PLANTS (AS DEFINED BY THE 1999 EDITION OF WUCOLS III).

AREAS OF THE PROJECT SHALL INCLUDE DECIDUOUS AND BROADLEAF EVERGREEN CANOPY TREES FOR SHADING OF THE PAVED AREAS AND TO CREATE AN INVITING CHARACTER. ALTHOUGH LAWN AREAS ARE NOT PLANNED FOR ANY PORTION OF THE LANDSCAPED AREAS, A NATIVE CALIFORNIA GRASS BLEND IS PROPOSED FOR DRAINAGE AREAS DESIGNED FOR BIOFILTRATION OF STORM WATER RUNOFF.

ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM. ALL TREES SHALL BE IRRIGATED VIA SEPARATE, DEDICATED BUBBLER CIRCUITS. ALL OTHER LANDSCAPE AREAS SHALL BE IRRIGATED VIA A DRIP IRRIGATION SYSTEM. THE ENTIRE IRRIGATION SYSTEM SHALL BE ON AN AUTOMATICALLY CONTROLLED SYSTEM WITH SEPARATE PROGRAMS CAPABLE OF IRRIGATING EACH HYDROZONE INDEPENDENTLY. THE INTENT OF THE LANDSCAPE AND WATER DELIVERY SYSTEMS IS TO MEET ALL ASPECTS OF THE CITY OF SANTA ROSA WATER EFFICIENCY LANDSCAPE ORDINANCE (MELO).

- PLANTING NOTES**
1. ALL GROUND COVER TO BE SPACED IN A TRIANGULAR PATTERN. CONTRACTOR RESPONSIBLE FOR COMPLETE COVERAGE.
  2. SUPPLY AGRIFORM 21 GRAM TABLETS AS FOLLOWS: 5-15 GAL., 3-5 GAL., 1-1 GAL.
  3. DIG PLANTING PITS 2 TIMES THE DIAMETER AND EQUAL THE HEIGHT OF ROOTBALL.
  4. BACKFILL PITS WITH 1/2 EXISTING SOIL, 1/2 ORGANIC AMENDMENT
  5. ALL PLANTS TO BE SPOTTED IN THE FIELD BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
  6. WHEN LANDSCAPING IN EXISTING PLANTED AREAS, CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE OR DESTROY ANY EXISTING PLANT MATERIAL OR IRRIGATION. EXISTING PLANT MATERIAL THAT IS DAMAGED SHALL BE REPLACED WITH LIKE, SIZE, QUALITY, ETC. BY THE CONTRACTOR AT HIS EXPENSE.
  7. SPECIAL ATTENTION IS TO BE PAID TO THE PLANTING AREAS SURROUNDING THE BUILDINGS. COMPACTED SOIL IS TO BE SUFFICIENTLY EXCAVATED TO ALLOW FOR PROPER ROOT GROWTH AND DRAINAGE OF ALL AREAS. CHECK SOIL FOR PROPER DRAINAGE PRIOR TO PLANTING. AUGER THROUGH COMPACTED SOIL WHERE NECESSARY. DO NOT PLANT IN THE DRAINAGE SWALES.
  8. ALL CONSTRUCTION IS TO BE PER ALL APPLICABLE AND PREVAILING CITY OF SANTA ROSA CONSTRUCTION STANDARDS.



**PLANTING PLAN**

**NORTH STREET APARTMENTS**  
1412 NORTH STREET  
SANTA ROSA, CALIFORNIA

DATE: 7/6/15  
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SCALE: 1" = 20'  
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