

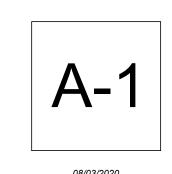
# BELLEVUE & SANTA ROSA AVENUE SELF-STORAGE and APARTMENTS

CONCEPTUAL SITE PLAN

SCALE 1" = 30'
0' 15' 30' 60'







	Maximui	m Applied Water Allowance (MAWA)						
N	A.) Net Evapotranspiration Calculation							
		Annual Eto  44.33  Annual Rainfall  29.67  X  0.25  Effective Rainfall  7.42						
		Net Evapotranspiration Calculation = Annual Eto - Effective Rainfall = 36.91						
	B.) Adjusted Landscape Area Calculation							
٦		Landscape Area Adjustment Factor $19,515  X \qquad 0.45 \qquad = \qquad 8781.948$						
		Special Landscape Area Adjustment Factor  0 X 0.4 = 0  Sum of Adjusted Landscape Area = 8781.95						
		MAWA = 36.91 X 0.62 X 8,781.95 = 200,981 Gallons						
	Estimate	ed Total Water Use (ETWU)						
	A.)	Net Evapotranspiration Calculation						
		Net Evapotranspiration Calculation = Annual Eto - Effective Rainfall = 36.91						
		Very Low Water Plant Use SF $0 X 0.10 = 0.00$						
B		Low Water Plant Use SF 15,959 X 0.30 = 4787.64						
Š		Moderate Water Plant Use SF						
		3,431 X 0.60 = 2058.88  High Water Plant Use SF						
		300.00 X 1.00 = 300.00						
	Sum of Adjusted Landscape Area = 7146.51							
	ETW	/U (DRIP) = 36.91 X 0.62 X 6,846.51 / 0.81 = 193,441 Gallons						

#### TYPICAL PLANT PALETTE

TREES  24 ACER PALMATUM 'BLOODGOOD'  25 JAPANESE MAPLE  26 CORNUS X 'VENUS"  27 VENUS DOGWOOD  28 OLEA EUROPAEA 'SWAN HILL'  29 FISTACIA CHINENSIS 'KEITH DAVEY'  29 ULMUS PARVIFOLIA 'DRAKES'  20 SHRUBS  21 OLEA EUROPAEA 'SWAN HILL'  21 FRUITLESS OLIVE  22 MULTI-TRUNK  23 PISTACIA CHINENSIS 'KEITH DAVEY'  24 CHINESE PISTACHE  25 CARCUS LOBATA  26 VALLEY OAK  27 CALIFORNIA NATIVE; TREE MITIGATION  28 CALIFORNIA NATIVE; TREE MITIGATION  29 CALIFORNIA NATIVE; TREE MITIGATION  20 CALIFORNIA NATIVE; TREE MITIGATION  20 CALIFORNIA NATIVE; TREE MITIGATION  21 CALIFORNIA NATIVE; TREE MITIGATION  22 CALIFORNIA NATIVE; TREE MITIGATION  23 CALIFORNIA NATIVE; TREE MITIGATION  4 CALIFORNIA NATIVE; TREE MITIGATION  5 ABUTILON X HYBRIDUM 'NABOB  4 RED FLOWERING MAPLE  5 ARCTOSTAPHYLOS D. 'HARMONY'  5 HARMONY MANZANITA  6 ASPLENIUM BULBIFERUM  5 ASPLENIUM BULBIFERUM  6 MOTHER FERN  6 AUCUBA JAPONICA 'VARIEGATA'  7 JAPANESE AUCUBA  8 BERBERIS THUNBERGII 'CRIMSON PYGMY'  8 BARBERRY  6 CAMELLIA SASANQUA 'WHITE DOVES'  7 CAMELLIA  8 CLIVIA MINIATA	M
24 ACER RUBRUM 'ARMSTRONG' SCARLET MAPLE 24 CORNUS X 'VENUS'' VENUS DOGWOOD 24 OLEA EUROPAEA 'SWAN HILL' FRUITLESS OLIVE MULTI-TRUNK 24 PISTACIA CHINENSIS 'KEITH DAVEY' CHINESE PISTACHE 15 QUERCUS LOBATA VALLEY OAK CALIFORNIA NATIVE; TREE MITIGATION 24 ULMUS PARVIFOLIA 'DRAKES' CHINESE ELM  5 ABUTILON X HYBRIDUM 'NABOB RED FLOWERING MAPLE 5 ARCTOSTAPHYLOS D. 'HARMONY' HARMONY MANZANITA 1 ASPIDISTRA ELATIOR CAST-IRON PLANT 5 ASPLENIUM BULBIFERUM MOTHER FERN 5 AUCUBA JAPONICA 'VARIEGATA' JAPANESE AUCUBA 5 BERBERIS THUNBERGII 'CRIMSON PYGMY' BARBERRY 5 CAMELLIA SASANQUA 'WHITE DOVES' CAMELLIA 5 CLIVIA MINIATA KAFFIR LILY	M
24 CORNUS X 'VENUS''  24 OLEA EUROPAEA 'SWAN HILL'  25 PISTACIA CHINENSIS 'KEITH DAVEY'  26 PISTACIA CHINENSIS 'KEITH DAVEY'  27 CHINESE PISTACHE  28 ULRUS LOBATA  29 VALLEY OAK  20 CALIFORNIA NATIVE; TREE MITIGATION  20 CHINESE ELM  20 CALIFORNIA NATIVE; TREE MITIGATION  21 ULMUS PARVIFOLIA 'DRAKES'  21 SHRUBS  22 SHRUBS  23 ABUTILON X HYBRIDUM 'NABOB  24 RED FLOWERING MAPLE  25 ARCTOSTAPHYLOS D. 'HARMONY'  26 HARMONY MANZANITA  27 ASPIDISTRA ELATIOR  28 CAST-IRON PLANT  29 AUCUBA JAPONICA 'VARIEGATA'  39 AUCUBA JAPONICA 'VARIEGATA'  40 JAPANESE AUCUBA  51 CAMELLIA SASANQUA 'WHITE DOVES'  52 CAMELLIA  53 CLIVIA MINIATA  54 KAFFIR LILY	
24 OLEA EUROPAEA 'SWAN HILL' 24 PISTACIA CHINENSIS 'KEITH DAVEY' 25 QUERCUS LOBATA 26 VALLEY OAK 27 CHINESE PISTACHE 28 VALLEY OAK 29 CALIFORNIA NATIVE; TREE MITIGATION 29 CHINESE ELM 20 CALIFORNIA NATIVE; TREE MITIGATION 20 CALIFORNIA NATIVE; TREE MITIGATION 21 ULMUS PARVIFOLIA 'DRAKES' 22 CHINESE ELM 23 CHINESE ELM 24 CALIFORNIA NATIVE; TREE MITIGATION 25 CABUTILON X HYBRIDUM 'NABOB 26 RED FLOWERING MAPLE 27 CAST-IRON PLANT 28 CAST-IRON PLANT 29 CAST-IRON PLANT 20 CAST-IRON PLANT 20 CAST-IRON PLANT 21 ASPLENIUM BULBIFERUM 22 MOTHER FERN 23 AUCUBA JAPONICA 'VARIEGATA' 24 ULMUS PARVIFOLIA 'VARIEGATA' 25 CAMELLIA SASANQUA 'WHITE DOVES' 26 CAMELLIA 27 CAMELLIA 28 CAMELLIA 38 CALIFORNIA NATIVE; TREE MITIGATION 39 CALIFORNIA NATIVE; TREE MITIGATION 30 CALIFORNIA NATIVE; TREE MITIGATION 31 CALIFORNIA NATIVE; TREE MITIGATION	M
24 PISTACIA CHINENSIS 'KEITH DAVEY'  15 QUERCUS LOBATA  24 ULMUS PARVIFOLIA 'DRAKES'  CHINESE ELM  SHRUBS  5 ABUTILON X HYBRIDUM 'NABOB  FED FLOWERING MAPLE  5 ARCTOSTAPHYLOS D. 'HARMONY'  HARMONY MANZANITA  1 ASPIDISTRA ELATIOR  CAST-IRON PLANT  5 ASPLENIUM BULBIFERUM  MOTHER FERN  5 AUCUBA JAPONICA 'VARIEGATA'  DAPANESE AUCUBA  BERBERIS THUNBERGII 'CRIMSON PYGMY'  BARBERRY  CAMELLIA SASANQUA 'WHITE DOVES'  CAMELLIA  KAFFIR LILY	M
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5 CAMELLIA SASANQUA 'WHITE DOVES' CAMELLIA 5 CLIVIA MINIATA KAFFIR LILY	M
5 CLIVIA MINIATA KAFFIR LILY	M
	M
	L
5 DAPHNE ODORA 'MARGINATA' WINTER DAPHNE	L
5 HYDRANGEA MACROPHYLLA 'MINI PENNY' MINI PENNY HYDRANGEA	M
5 LAVANDULA INTERMEDIA 'PHENOMENAL' LAVENDER	L
5 LOROPETALUM CHINENSE 'KURENAI' DWARF CHINESE FRINGE FLOWER DWARF SPECIES: PURPLE	L
5 LOROPETALUM CHINENSE 'RUBY' CHINESE FRINGE FLOWER	L
5 LOROPETALUM CHINENSE 'SHANG-WHITE' DWARF CHINESE FRINGE FLOWER DWARF SPECIES: WHITE	L
5 NANDINA DOMESTICA 'COMPACTA' COMPACT HEAVENLY BAMBOO	L
5 PHORMIUM TENAX 'JACK SPRATT' NEW ZEALAND FLAX	L
5 PITTOSPORUM TOBIRA 'WHEELER'S DWARF' DWARF MOCK ORANGE	L
5 POLYSTICHUM SETOSUM TASSEL FERN	M
5 PRUNUS LAUROCERASUS 'MT. VERNON' DWARF ENGLISH LAUREL	M
5 RHAPHIOLEPIS INDICA 'CLARA' INDIA HAWTHORN	L
5 SARCOCOCCA RUSCIFOLIA SWEET BOX	L
5 VIBURNUM DAVIDII NCN	M
5 XYLOSMA CONGESTUM 'COMPACTA' NCN	L

### TYPICAL PLANT PALETTE

SIZE	BOTANICAL NAME	COMMON NAME	REMARKS	WATER USE PER WUCOLS IV
	GROUNDCOVER			
1	ARCTOSTAPHYLOS 'PACIFIC MIST'		6' O.C. TRI. SPACING	L
1	COTONEASTER 'CORAL BEAUTY'	COTONEASTER	6' O.C. TRI. SPACING	L
1	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	36" O.C. TRI. SPACING	М
	DEDENINALS	_		
1	PERENNIALS  1 ERIGERON KARVINSKIANUS SANTA BARBARA DAISY		BLUE	L
				<u> </u>
1		ACHYS BYZANTINA LAMBS EARS 2' O.C., TRI. SPACING		<u> </u>
1	TULBAGNIA VIOLACEA	SOCIETY GARLIC	2' O.C., TRI. SPACING	<u> </u>
	LAWN			
	SOD	RTF DROUGHT RESISTANT TURF	PARK AVENUE TURF	M
	GRASSES			
1	BOUTELOUA GRACILLIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	2' OC, TRI. SPACING	L
1	CAREX ELATA 'BOWLES GOLDEN'	GOLDEN VARIEGATED SEDGE		М
	BIOSWALE/BIORETENTION			
SOD	BIO-FILTER GRASSES	"BIO-FILTRATION SOD"	DELTA BLUEGRASS (CALIF NATIVE BLEND)	L
	OTHER			
	BARK MULCH: RED BARK	MEDIUM WALK-ON	3" DEPTH; ALL LANDSCAPE AREAS	
	LINEAR ROOT BARRIER	ROOT SOLUTIONS, OR EQUAL	24" DEPTH	

#### LANDSCAPE DESIGN INTENT

THE DESIGN INTENT OF THIS PROJECT IS TO PROVIDE AN ATTRACTIVE, DURABLE, LOW MAINTENANCE AND LOW WATER CONSUMING LANDSCAPE.

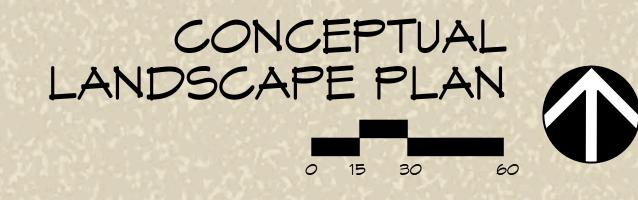
PLANTING SHALL INCLUDE A MIXTURE OF HORTICULTURALLY APPROPRIATE SHRUB AND GROUND COVER PLANTINGS SHALL CONSIST OF MEDIUM, LOW WATER USE PLANTS (AS DEFINED BY THE 2014 EDITION WUCOLS IV).

DECIDUOUS, FLOWERING ACCENT TREES ARE PROPOSED AT THE ENTRY TO THE VEHICULAR ENTRIES TO CREATE INTEREST AND CHARACTER. LARGE DECIDUOUS SHADE SHALL PROVIDE CANOPY SHADE IN THE PARKING LOTS. BROADLEAF, DECIDUOUS ACCENT TREES WILL PROVIDE YEAR ROUND INTEREST AND SCREENING FROM ADJACENT PROPERTIES. A SMALL RECREATIONAL LAWN IS PLANNED IN THE COMMUNITY BUILDING COURTYARD.

#### 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 TREE 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 MOST CURRENT CITY OF SANTA ROSA WATER EFFICIENCY LANDSCAPE ORDINANCE (WELO).



BE VERIFIED PRIOR TO BEGINNING OF WORK ON SITE. WRITTEN DIMENSIONS STAKE PRECEDENCE OVER SCADIMENSIONS.

AND SCAPE

No. 2800

Exp. 8-31-21

OF CALIFORNIA



LANDSCAPE
ARCHITECTURE

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RLA #2800
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OONOEPTUAL LANDSOAPE

EVUE & SANTA ROSA AVENUE
STORAGE AND APARTMENTS
3111 SANTA ROSA AVENUE

DATE: 3/21/20

JOB: 2020-07

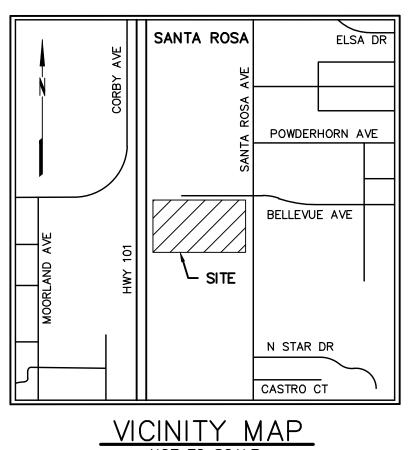
SCALE: 1" = 30'

DRAWN: DM

L-1 SHEET 1 OF

## SITE IMPROVEMENT DRAWINGS

3111 & 3119 SANTA ROSA AVENUE SANTA ROSA, CA APN 043-143-018, -002 JUNE 2020



#### **ABBREVIATIONS**

±	MORE OR LESS	MB	MAILBOX
AC	ASPHALT CONCRETE	MH	MANHOLE
APN	ASSESSOR'S PARCEL NUMBER	MON	MONUMENT
BD	BRASS DISK	ОН	OVERHEAD UTILITY LINE
BFP	BACKFLOW PREVENTOR	OR	OFFICIAL RECORDS
BLDG	BUILDING	SD	STORM DRAIN
BLRD	BOLLARD	SDC0	STORM DRAIN CLEAN OUT
BM	BENCHMARK	SDMH	STORM DRAIN MANHOLE
СВ	CATCH BASIN	SS	SANITARY SEWER
CO	CLEAN OUT	SSC0	SANITARY SEWER CLEAN
DDC	DOUBLE DETECTOR CHECK	SSMH	SANITARY SEWER MANHOL
DN	DOCUMENT NUMBER	TEL	TELECOMMUNICATION
DW	DRIVEWAY	TBM	TEMPORARY BENCHMARK
DYL	DOUBLE YELLOW LINE	TS	TRAFFIC SIGNAL
E	ELECTRIC	THRU	THROUGH
EP	EDGE OF PAVEMENT	TV	TELEVISION
		TYP	TYPICAL
G	GAS	UB	UTILITY BOX
GI	GRATE INLET	VLT	VAULT

WV WATER VALVE

#### SYMBOLS & LEGEND

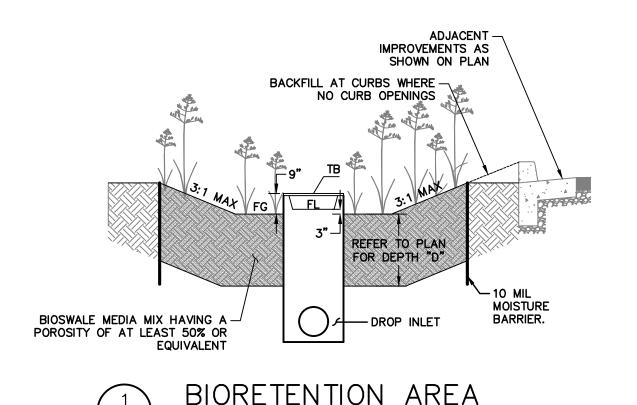
IP IRON PIPE

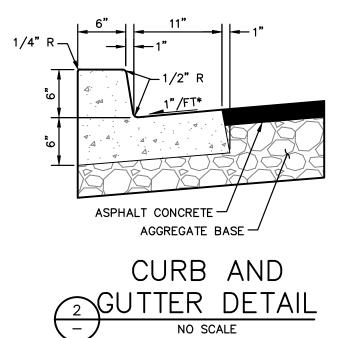
<u> </u>	o a rearing	
<u>EXISTING</u>	PROPOSED	
	δ <b>*</b>	FOUND CONCRETE MONUMENT FOUND STREET MONUMENT VALVE FIRE HYDRANT BACKFLOW PREVENTION DEVICE SIGN STREET LIGHT LIGHT POLE GUY ANCHOR UTILITY POLE
		TREE
X X		PROPERTY LINE EASEMENT CENTER LINE FLOW LINE FENCE OVERHEAD UTILITY LINE FLOW LINE
SS-> W	SIZE" SS-LENGTH' SIZE" W-LENGTH'	SANITARY SEWER WATER
		BIORETENTION AREA CONCRETE DETECTABLE WARNING VALLEY GUTTER ASPHALT CONCRETE POROUS ASPHALT
	<u>1</u>	- DETAIL IDENTIFICATION - SHEET WHERE DETAIL IS SHOWN

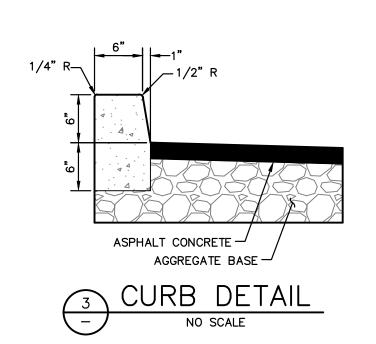
#### INDEX OF DRAWINGS

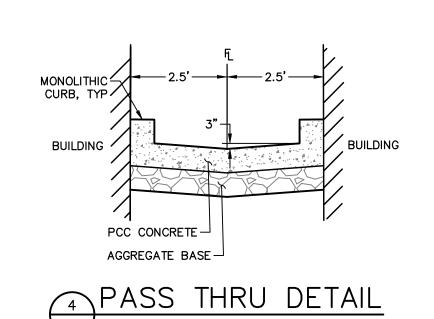
1. PROJECT INFORMATION 2. GRADING AND UTILITY PLAN

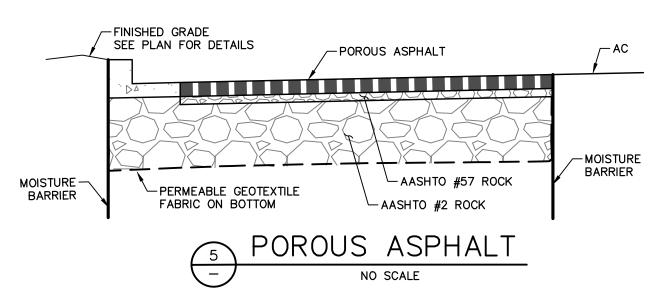
- THIS CONCEPTUAL SITE PLAN HAS BEEN PREPARED TO PROVIDE THE REVIEWING AGENCY WITH A DRAWING REFLECTING THE PARCEL'S EXISTING CONDITION AND THE PROPOSED CONCEPTUAL LAYOUT. MINOR ADJUSTMENTS MAY BE MADE DURING THE DEVELOPMENT OF THE CONSTRUCTION DRAWINGS TO FACILITATE THE REQUESTS OF CITY STAFF, THE BUILDING CODE AND LOCAL REGULATIONS.
- FIRE HYDRANTS, BUILDING SPRINKLERS AND FIRE DEPARTMENT CONNECTIONS FOR BUILDING SPRINKLERS WILL BE REQUIRED WITH THIS DEVELOPMENT. THESE FACILITIES WILL BE LOCATED AND SIZED IN ACCORDANCE WITH THE BUILDING CODE, APPLICABLE CITY STANDARDS AND STATE REGULATIONS WITH THE DEVELOPMENT OF CONSTRUCTION DRAWINGS.
- THE PROFESSIONAL PREPARING THESE DRAWINGS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS MAP. CHANGES TO THIS MAP MUST BE REQUESTED IN WRITING AND MUST BE APPROVED BY THE
- TOPOGRAPHIC INFORMATION SHOWN HEREON WAS OBTAINED FROM A FIELD SURVEY CONDUCTED BY BKF ENGINEERS ON SEPTEMBER 19, 2017.
- TREE DIAMETERS ARE MEASURED AT CHEST HEIGHT (48"). DRIPLINE DIAMETERS AND TREE SPECIES ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED BY A CERTIFIED TREE ARBORIST.
- BASIS OF BEARING: BETWEEN FOUND MONUMENTS G-459 & G-460 (CITY OF SANTA ROSA CONTROL MONUMENTS AS SHOWN ON THAT RECORD OF SURVEY "BEING THE LANDS OF ROBERT L. HENRY," FILED FOR RECORD JULY 25, 2003, IN BOOK 651 OF MAPS, AT PAGE 20, SONOMA COUNTY RECORDS, AS NO0°46'22"E.
- BENCHMARK: BRASS DISK IN WELL MONUMENT (CITY OF SANTA ROSA COORDINATE MONUMENT G-459) AT THE INTERSECTION OF SANTA ROSA AVENUE AND BELLEVUE AVENUE, ELEVATION 120.44.

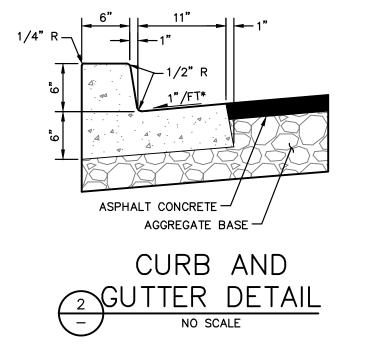


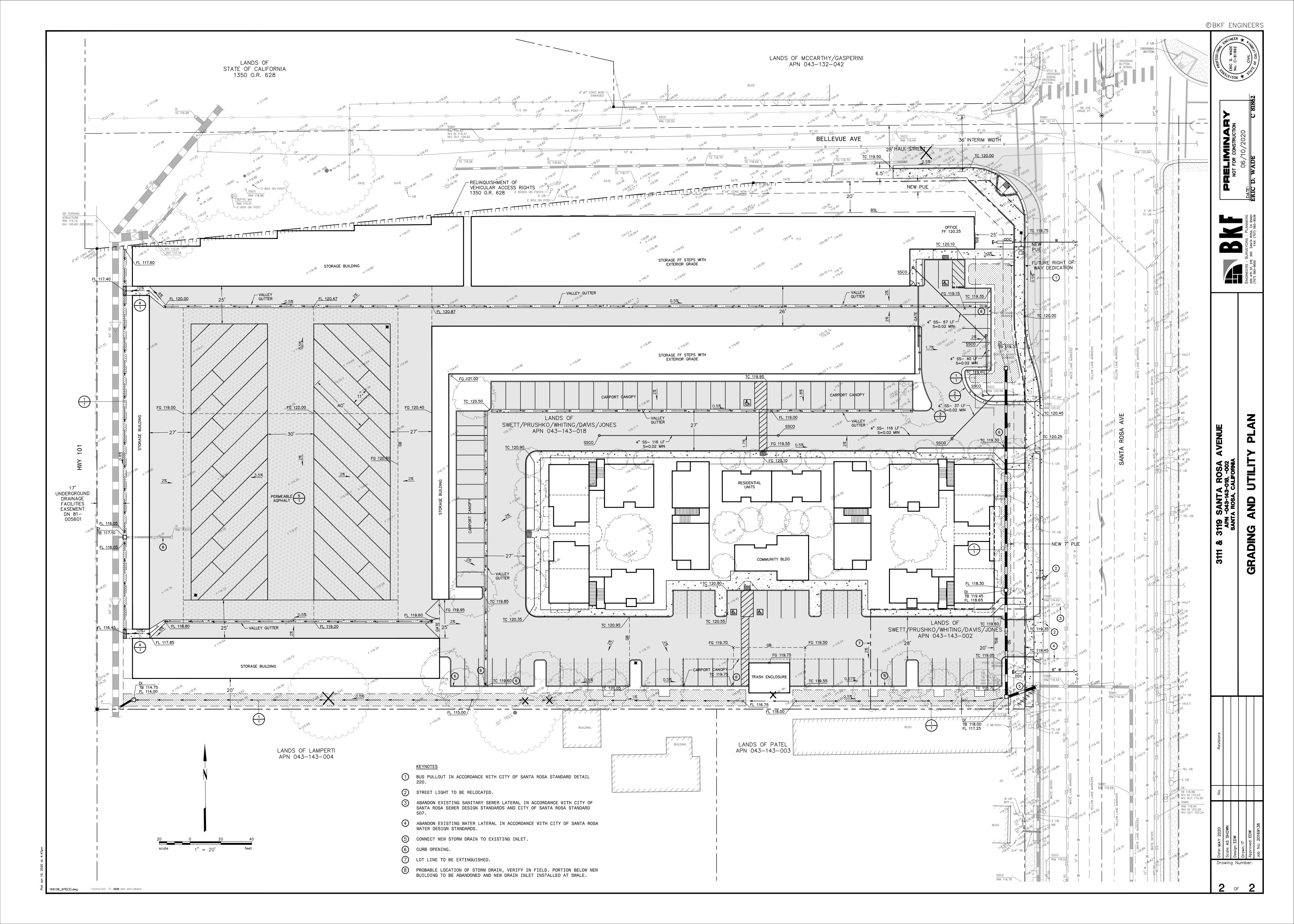


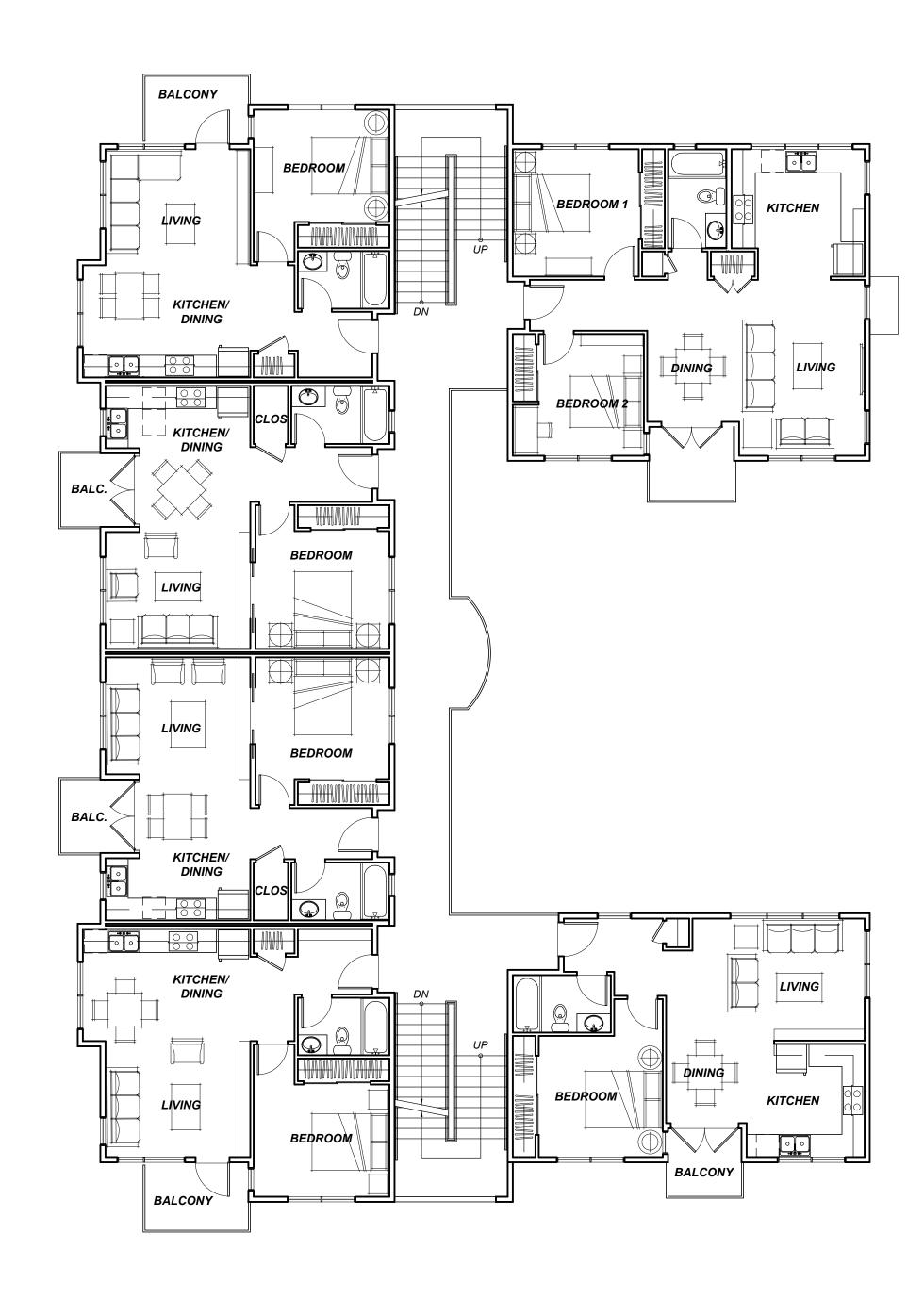




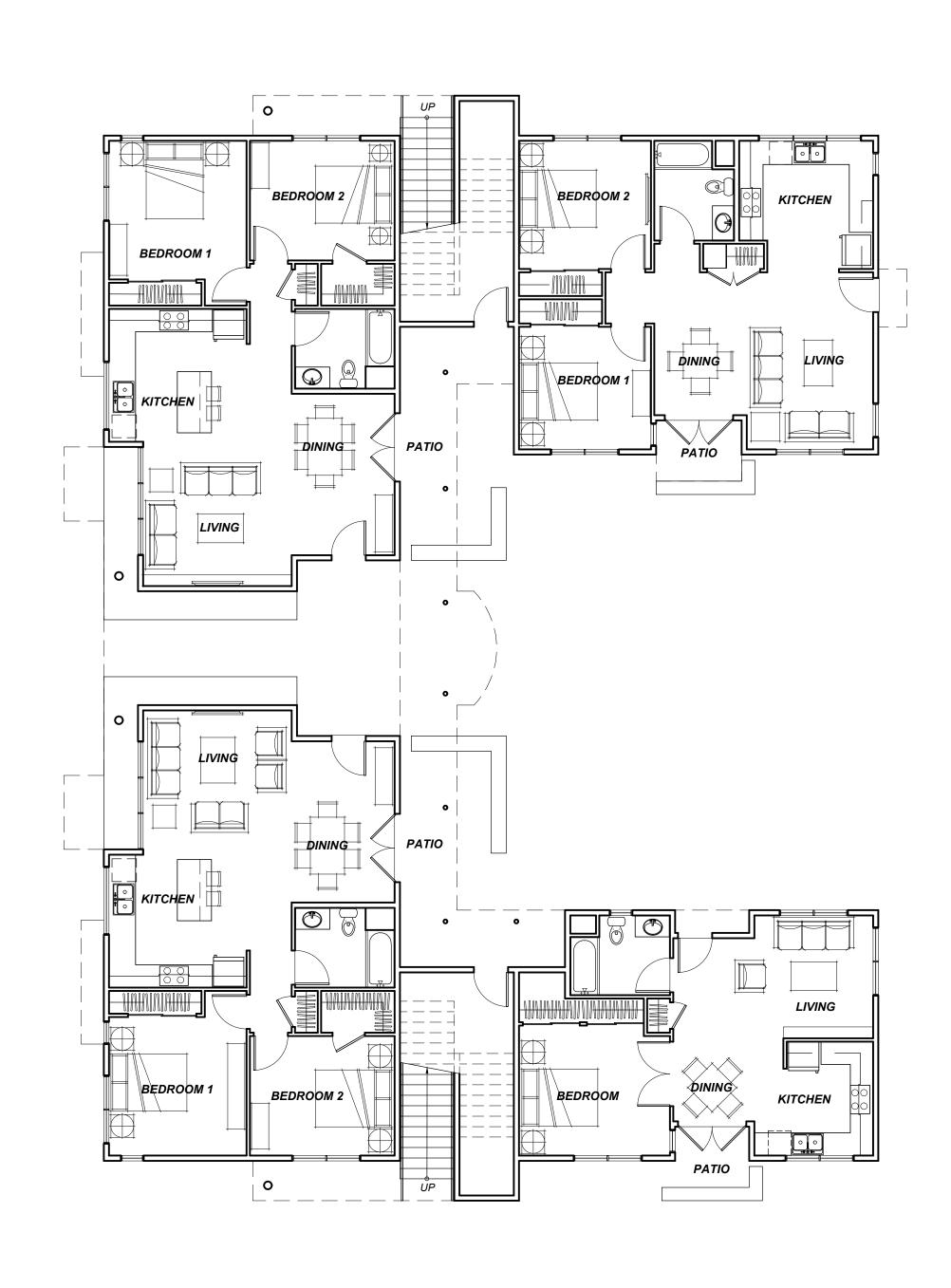








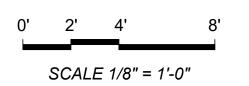
BUILDING 1 SECOND FLOOR PLAN Third floor plan similar



BUILDING 1 FIRST FLOOR PLAN

# BELLEVUE & SANTA ROSA AVENUE SELF-STORAGE and APARTMENTS

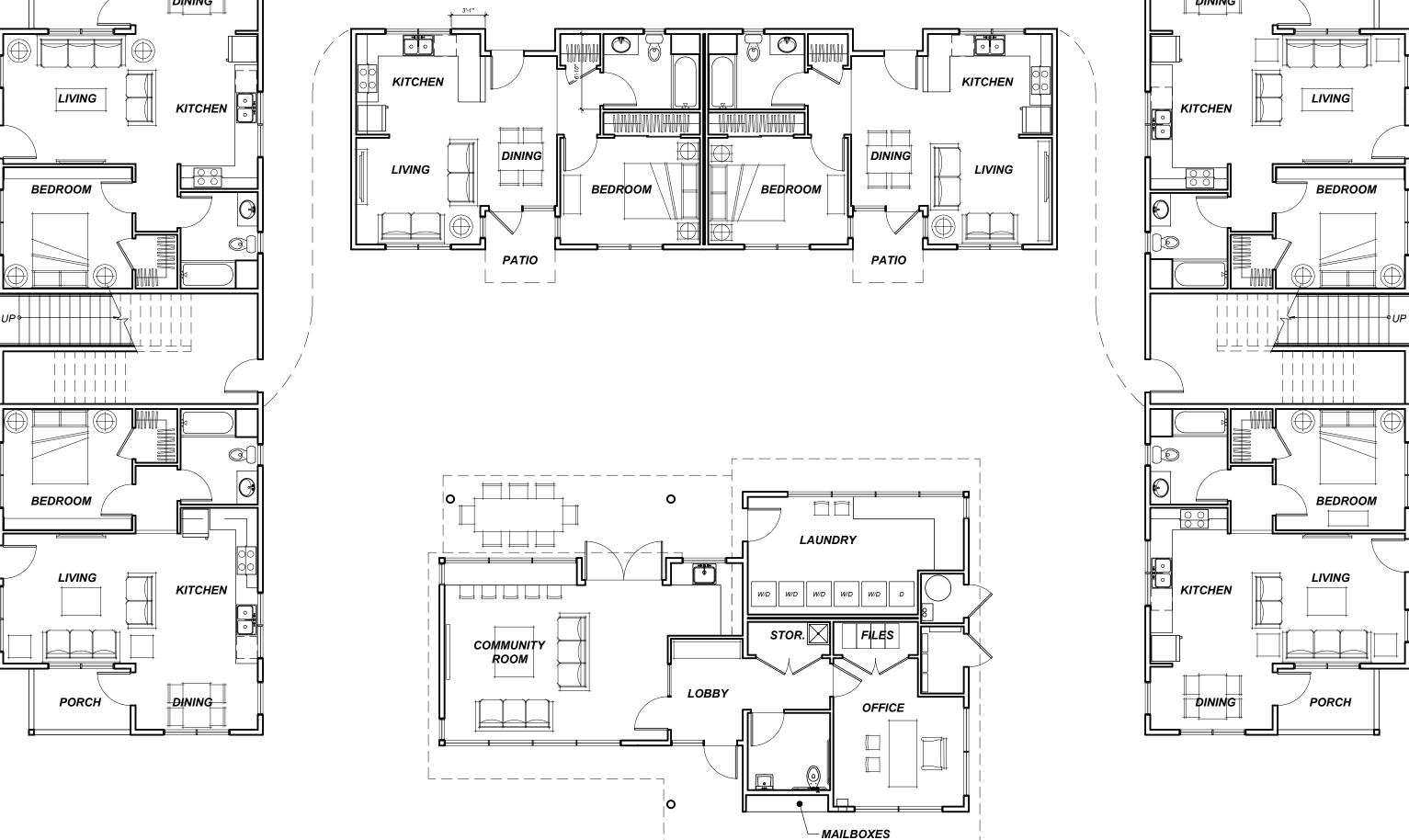
BUILDING 1 CONCEPTUAL FLOOR PLANS









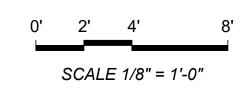


**BUILDING 2** SECOND FLOOR PLAN Third floor plan similar

**BUILDING 2 and COMMUNITY BUILDING** FIRST FLOOR PLANS

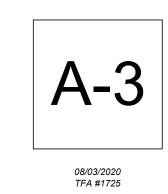
## BELLEVUE & SANTA ROSA AVENUE SELF-STORAGE and APARTMENTS

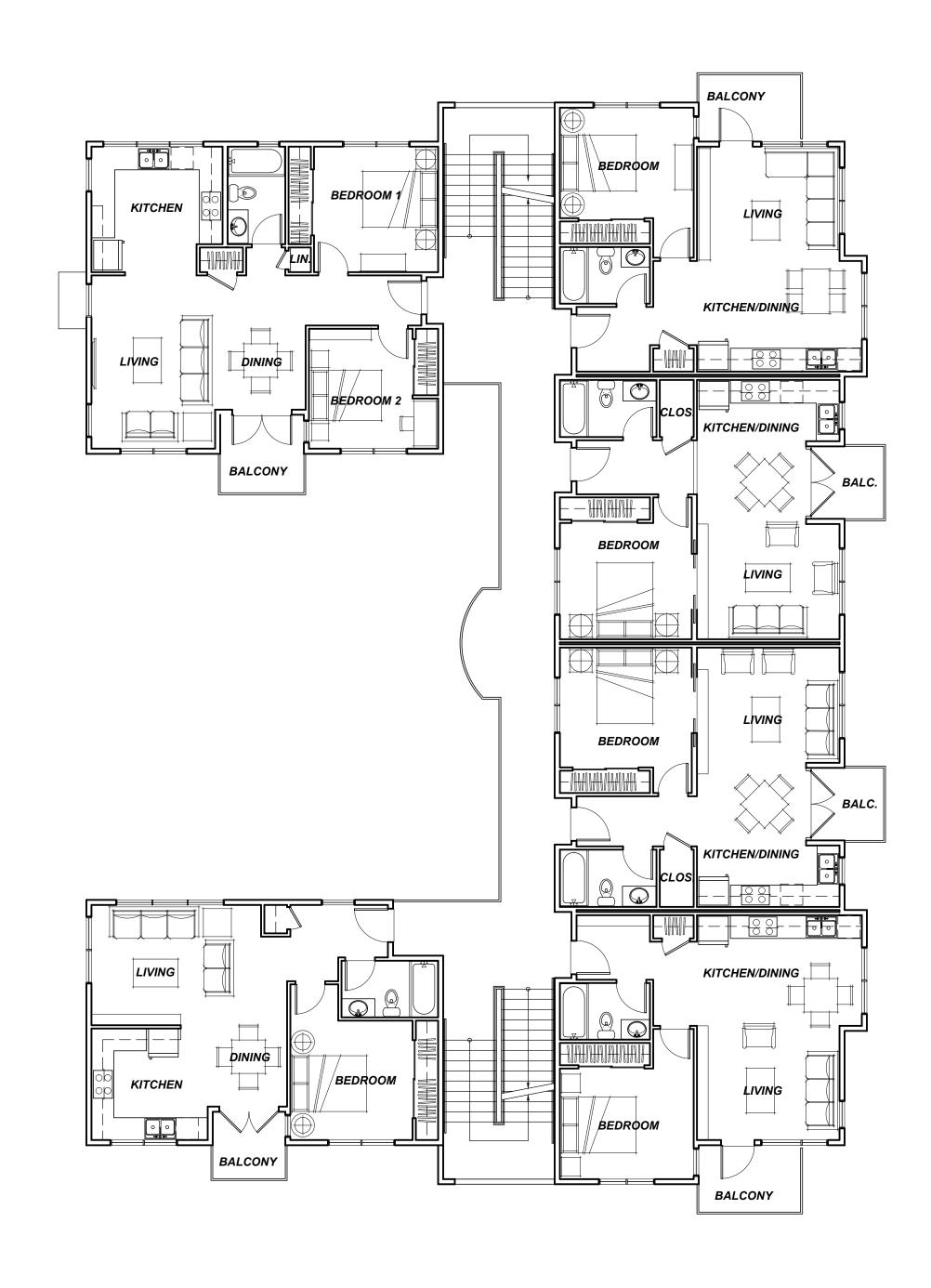
BUILDING 2 and COMMUNITY BUILDING CONCEPTUAL FLOOR PLANS





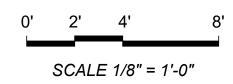






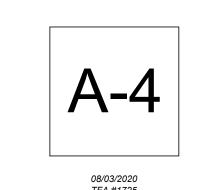
BUILDING 3
SECOND FLOOR PLAN
Third floor plan similar

JE S BUILDING 3 CONCEPTUAL FLOOR PLANS



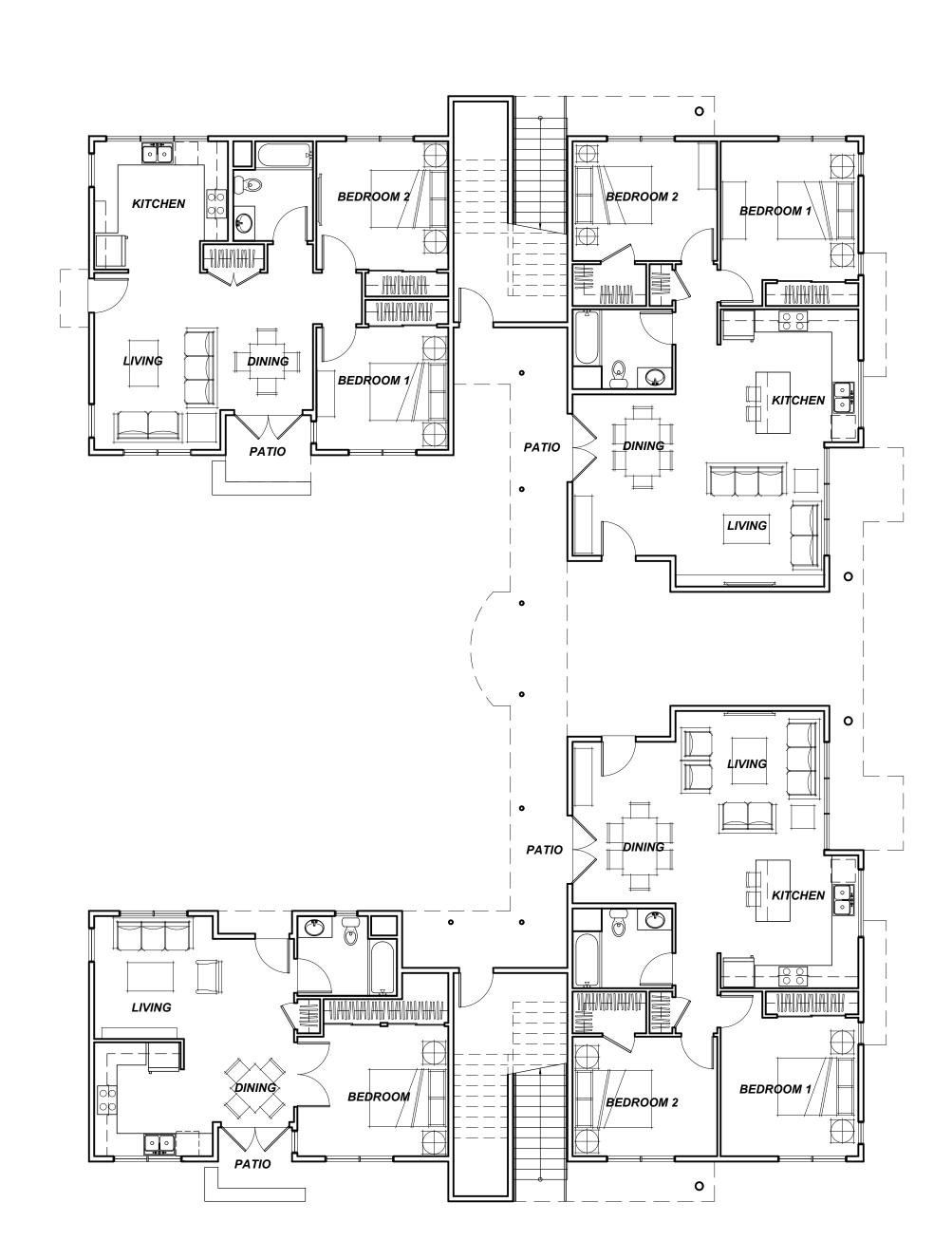








3111 Santa Rosa Avenue, Santa Rosa, California



BUILDING 3 FIRST FLOOR PLAN





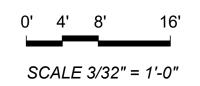


SANTA ROSA AVENUE ELEVATION WEST ELEVATION - BUILDING 1 (EAST) - BUILDING 3

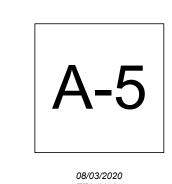


## BELLEVUE & SANTA ROSA AVENUE SELF-STORAGE and APARTMENTS

CONCEPTUAL ELEVATIONS









### NORTH ELEVATION



SANTA ROSA AVENUE ELEVATION (EAST) - BUILDING 3

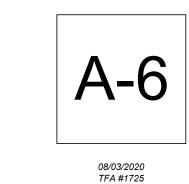
BELLEVUE & SANTA ROSA AVENUE SELF-STORAGE and APARTMENTS

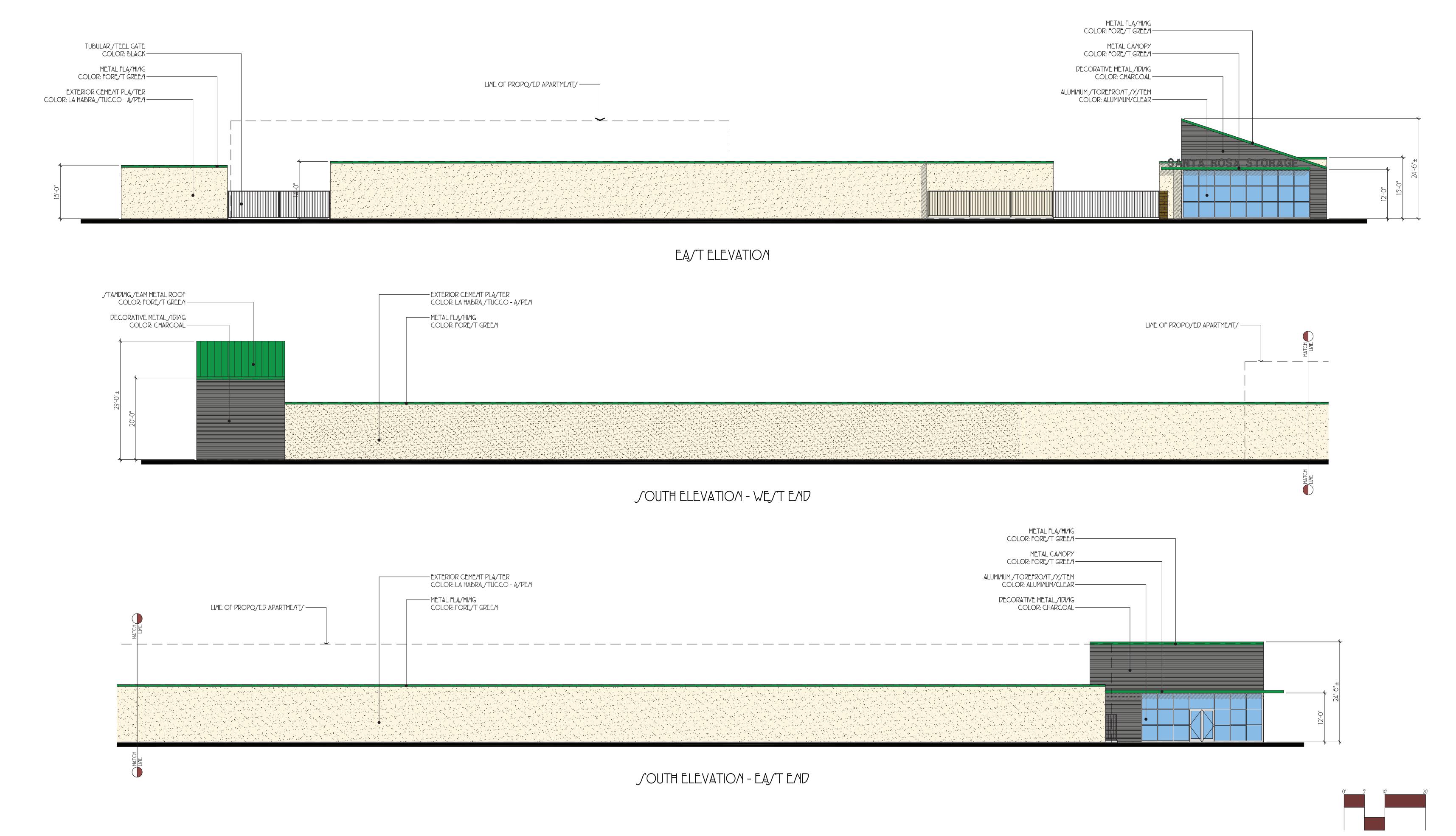
ELEVATIONS

SCALE 1/8" = 1'-0"

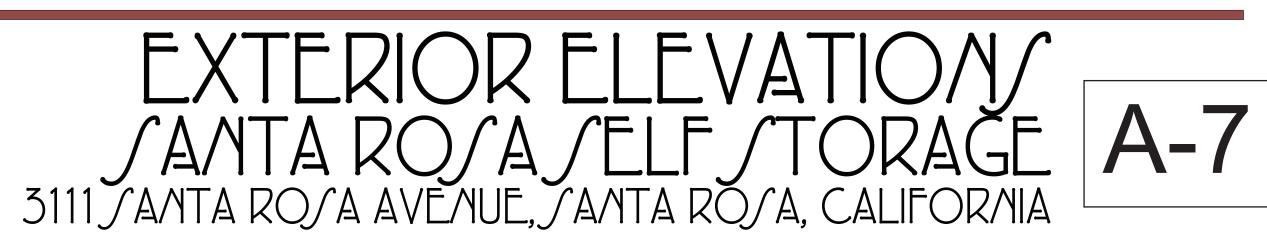


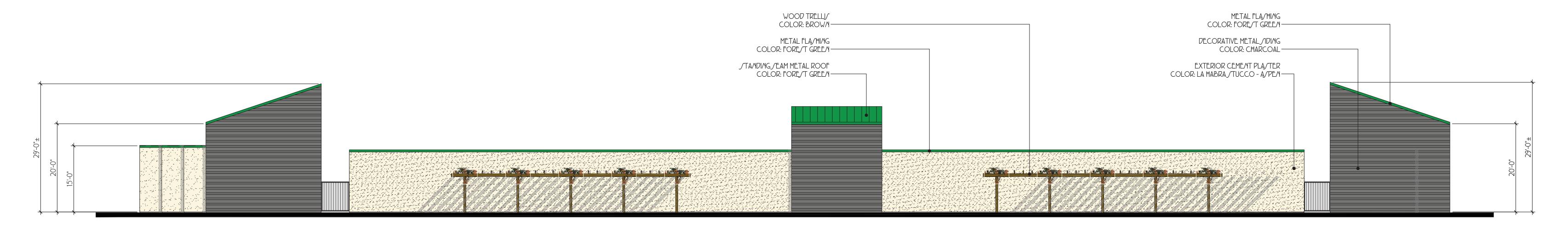
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WE/T ELEVATION

