

# APPLICABLE CODES

## A. CODES AND AUTHORITIES

1. The Work shall comply with the following Codes:

- 2019 CALIFORNIA BUILDING CODES, VOLUMES 1 & 2
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA GREEN CODE
- 2019 UNIFORM ADMINISTRATIVE CODE
- 2019 CALIFORNIA REFERENCED STANDARDS CODE PART 12 TITLE 24, PART 12
- APPLICABLE CODES AND REGULATIONS OF THE CITY OF SANTA ROSA

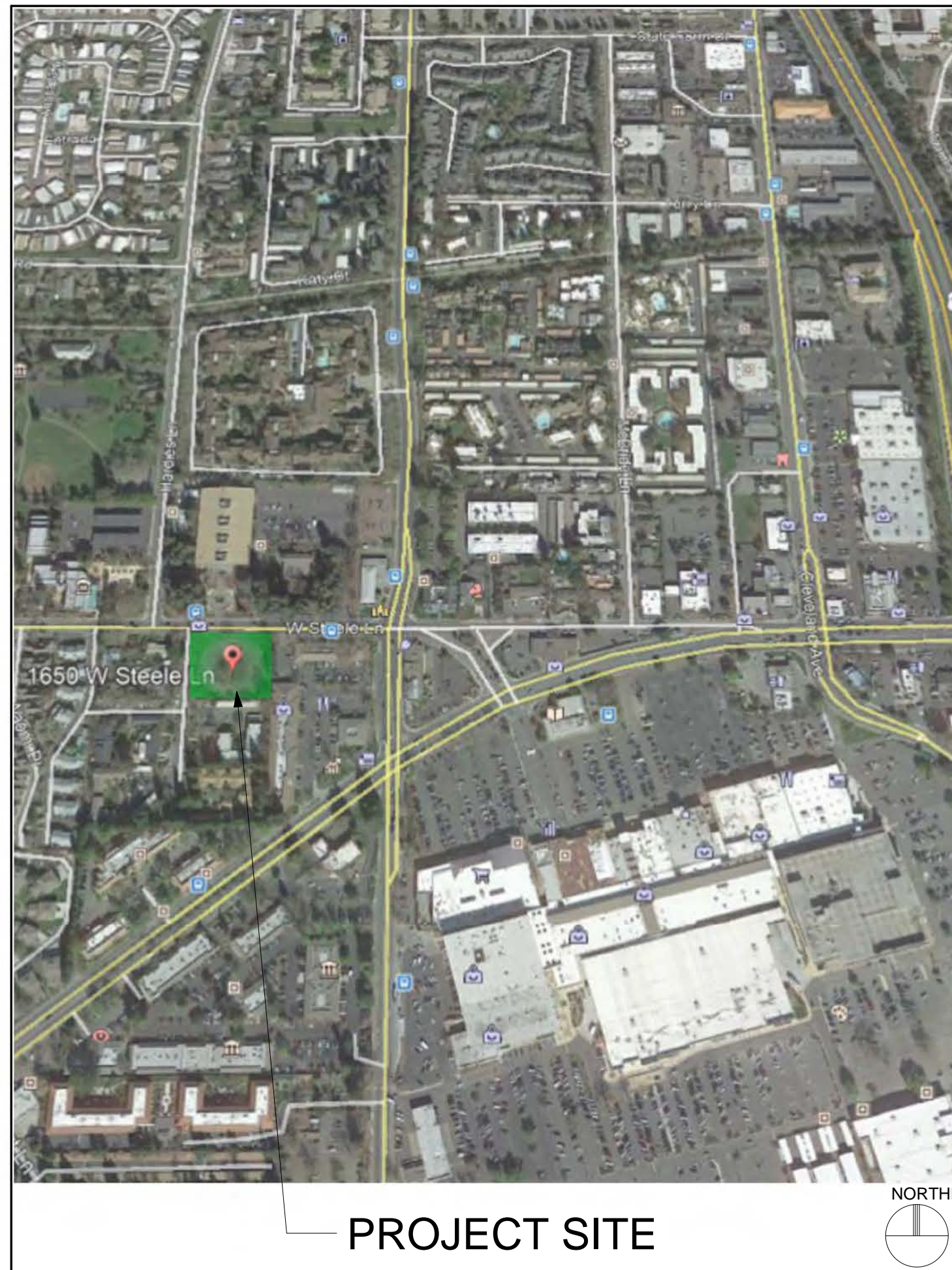
2. The Work shall also comply with all applicable regulations, codes and ordinances of the governing jurisdiction.

3. The designs depicted in these construction documents comply substantially with the requirements set forth in TITLE 24 of the CALIFORNIA ENERGY CODE. Also, mandatory energy saving features for this project, whether or not shown or stated in these construction documents, must be incorporated into the project as outlined in the TITLE 24 energy documentation prepared for this project.

# 1650 West Steele Lane Apartments



## VICINITY MAP



## PROJECT DATA

<b>LEVEL 1-</b>		
(6) UNIT A, 2 BEDROOMS, 2 BATH X 1,008 SF	6,048 SF	
(2) UNIT B & B2, 2 BEDROOMS, 1 BATH X 812 SF	1,624 SF	
(1) UNIT C, 3 BEDROOMS, 2 BATH X 1,161 SF	1,161 SF	
(9) UNITS- HEATED SPACE	8, 833 SF	
LOBBY/ LAUNDRY- HEATED SPACE	1,000 SF	
OFFICE- HEATED SPACE	283 SF	
(2) UNITS- HEATED SPACE	1,283 SF	
COVERED BREEZEWAY	508 SF	
ELECTRICAL	185 SF	
COVERED PATIOS	1,124 SF	
GARAGES	2,065 SF	
<b>TOTAL SF</b>	<b>13, 995 SF</b>	
<b>LEVEL 2-</b>		
(6) UNIT A, 2 BEDROOMS, 2 BATH X 1,008 SF	6,048 SF	
(2) UNIT B, 2 BEDROOMS, 1 BATH X 812 SF	1,624 SF	
(1) UNIT B3, 2 BEDROOMS, 1 BATH X 850 SF	850 SF	
(1) UNIT C, 3 BEDROOM, 2 BATH X 1,161 SF	1,161 SF	
(1) UNIT D, 2 BEDROOM, 2 BATH X 1,150 SF	1,150 SF	
(1) UNIT E, 1 BEDROOM, 1 BATH X 471 SF	471 SF	
(2) UNIT F, 1 BEDROOM, 1 BATH X 557 SF	557 SF	
(14) UNITS- HEATED SPACE	12, 418 SF	
BALCONIES AND COVERED DECKS	1, 512 SF	
<b>TOTAL SF</b>	<b>13, 930 SF</b>	
<b>LEVEL 3-</b>		
(6) UNIT A, 2 BEDROOMS, 2 BATH X 1,008 SF	6,048 SF	
(2) UNIT B, 2 BEDROOMS, 1 BATH X 812 SF	1,624 SF	
(1) UNIT C, 3 BEDROOM, 2 BATH X 1,161 SF	1,161 SF	
(1) UNIT D, 2 BEDROOM, 2 BATH X 1,150 SF	1,150 SF	
(1) UNIT E, 1 BEDROOM, 1 BATH X 471 SF	471 SF	
(2) UNIT F, 1 BEDROOM, 1 BATH X 557 SF	557 SF	
(13) UNITS- HEATED SPACE	11, 586 SF	
BALCONIES AND COVERED DECKS	1, 451 SF	
<b>TOTAL SF</b>	<b>13, 019 SF</b>	
<b>TOTAL BUILDING AREA:</b>	<b>40, 944 SF</b>	

**State Density Bonus:**  
 Base density: 98 acre x 18 units/ acre = 17.6 units; round up to 18  
 6 additional bonus density market rate units are desired  
 135% state density bonus: 1.35 x 18 = 24 units  
 2 very low income units are proposed for density bonus of 6 units  
 11% x 18 = 1.98, round up to 2 units;  
 2 development incentives are requested:  
 • For reduction of parking  
 • For reduction of setbacks

16 market rate units + 2 below market rate units = 18 base density units  
 18 base density units + 6 density bonus market rate units  
 2 + 16 + 6 = 24 units

**Supplemental Density Bonus:**  
 100% density bonus over base density of 18 units = 36 units  
 65% density bonus requested(100%-35% = 65%), need 100 points  
 65% x 18 (base density) = 11.7, round up to 12  
 36 units desired - 24 units available with state density bonus = 12 units  
 Propose 90 points from specialized housing  
 11% x 18 = 1.98, round up to 2 units  
 Propose 10 points from community benefit - one of the 2 units is a family unit with 3 bedrooms

**Unit Analysis**  
 (2) 1 bedroom - very low income units  
 (1) 1 bedroom - supportive unit  
 (1) 3 bedroom - supportive unit  
 (32) market rate units  
**(36) units**

**TOTAL**

ASSESSOR'S PARCEL #: 041-042-012  
 GENERAL PLAN: MEDIUM RESIDENTIAL  
 ZONING: R-3-1S-SA  
 NORTH STATION AREA  
 SPECIFIC PLAN

LOT AREA: 0.98 ACRES (42,688.80 SF)  
 BUILDING COVERAGE: 12,366 SF (29% COVERAGE)  
 PAVING & TRASH ENCLOSURE: 11,047 SF (26% COVERAGE)

OPEN - LANDSCAPED AREA: 19,275 SF (45% COVERAGE)

**UNIT MIX**

<b>LEVEL 1</b>	<b>BUILDING "A"</b>
1 1 BEDROOM - 0	1 1 BEDROOM - 2
2 2 BEDROOM - 8	2 2 BEDROOM - 14
3 3 BEDROOM - 1	3 3 BEDROOM - 3
9 UNITS	19 UNITS
<b>LEVEL 2</b>	<b>BUILDING "B"</b>
1 1 BEDROOM - 3	1 1 BEDROOM - 1
2 2 BEDROOM - 10	2 2 BEDROOM - 6
3 3 BEDROOM - 1	3 3 BEDROOM - 0
14 UNITS	7 UNITS
<b>LEVEL 3</b>	<b>BUILDING "C"</b>
1 1 BEDROOM - 3	1 1 BEDROOM - 4
2 2 BEDROOM - 9	2 2 BEDROOM - 6
3 3 BEDROOM - 1	3 3 BEDROOM - 0
13 UNITS	10 UNITS
<b>TOTAL</b>	<b>TOTAL</b>
36 UNITS	36 UNITS

### PROJECT DESCRIPTION

The proposed multi-family residential project is located on a parcel in a Transit Oriented Priority Development Area, the North Station Area Specific Plan district. A public library, museums, ice skating arena, the City's largest shopping center and a major grocery store, local small businesses and services, public transit, bike and pedestrian paths, neighborhood parks, and schools are all located within one half mile of the project.

The multi-family apartment building comprises 36 dwellings and proposes a 100% increase in allowable density from 17 units to 36 units, as permitted by supplemental bonus density ordinance 20-31.070 of to of up to 65% over the state density bonus of 35%. 4 of the 36 units are proposed as below market rate.

The dwellings are in (3) three story buildings, with massing organized around a central community open space - interior courtyard. Semi-private open space is provided in walled garden patio at the ground floor units, and balconies at upper level units. A common use open area is in the courtyard on the ground floor, at the entry garden plaza and in the covered passage located at the intersection of West Steele Lane and Meadowbrook Court. There is a common Laundry facility at the ground floor as well as a Lobby and Leasing Office.

Covered parking for 25 cars is provided in a 2 level automated parking structure at the east side yard. 11 surface parking stalls are provided at the south (rear) yard. A parking ratio of 1 stall per unit is proposed in this transit-oriented development. On-site short-term and long-term bicycle secure storage is provided for at least nine bicycles.

**PARKING REQUIRED:**

MARKET RATE UNITS	1.0 COVERED + 0.5 SURFACE = 4.5	STALLS
(3) 1 BEDROOM UNITS		
(27) 2 BEDROOM UNITS	1.0 COVERED + 1.5 SURFACE = 67.5	STALLS
(2) 3 BEDROOM UNITS	1.0 COVERED + 1.5 SURFACE = 5	STALLS
<b>TOTAL REQUIRED</b>		<b>77</b>

**AFFORDABLE UNITS**

(3) 1 BEDROOM UNITS	1.0	= 3
<b>TOTAL REQUIRED</b>		<b>1.5</b>
(1) 3 BEDROOM UNITS	1.5	= 5
<b>TOTAL REQUIRED</b>		<b>5</b>

**PARKING PROVIDED:**

MARKET RATE UNITS		
(3) 1 BEDROOM UNITS	1.0 COVERED	= 3
(27) 2 BEDROOM UNITS	1.0 COVERED	= 27
(2) 3 BEDROOM UNITS	1.0 COVERED	= 2.0
		= 32.0

**AFFORDABLE UNITS:**

(3) 1 BEDROOM UNITS	1.0	= 3
<b>TOTAL PROVIDED</b>		<b>1</b>
(1) 3 BEDROOM UNITS	1.0	= 1
<b>TOTAL PROVIDED</b>		<b>2.0</b>

**GUEST PARKING:** = 0 STALLS  
**ACCESSIBLE STALLS** = 2.0 STALLS

**TOTAL PROVIDED** 36 STALLS

**PARKING RATIO REQUIRED = 2.3 STALLS PER UNIT**  
**PARKING RATIO PROVIDED = 1 STALL/ UNIT**

**BYCICLE STORAGE: 9 SECURE + 9 IN RACKS**

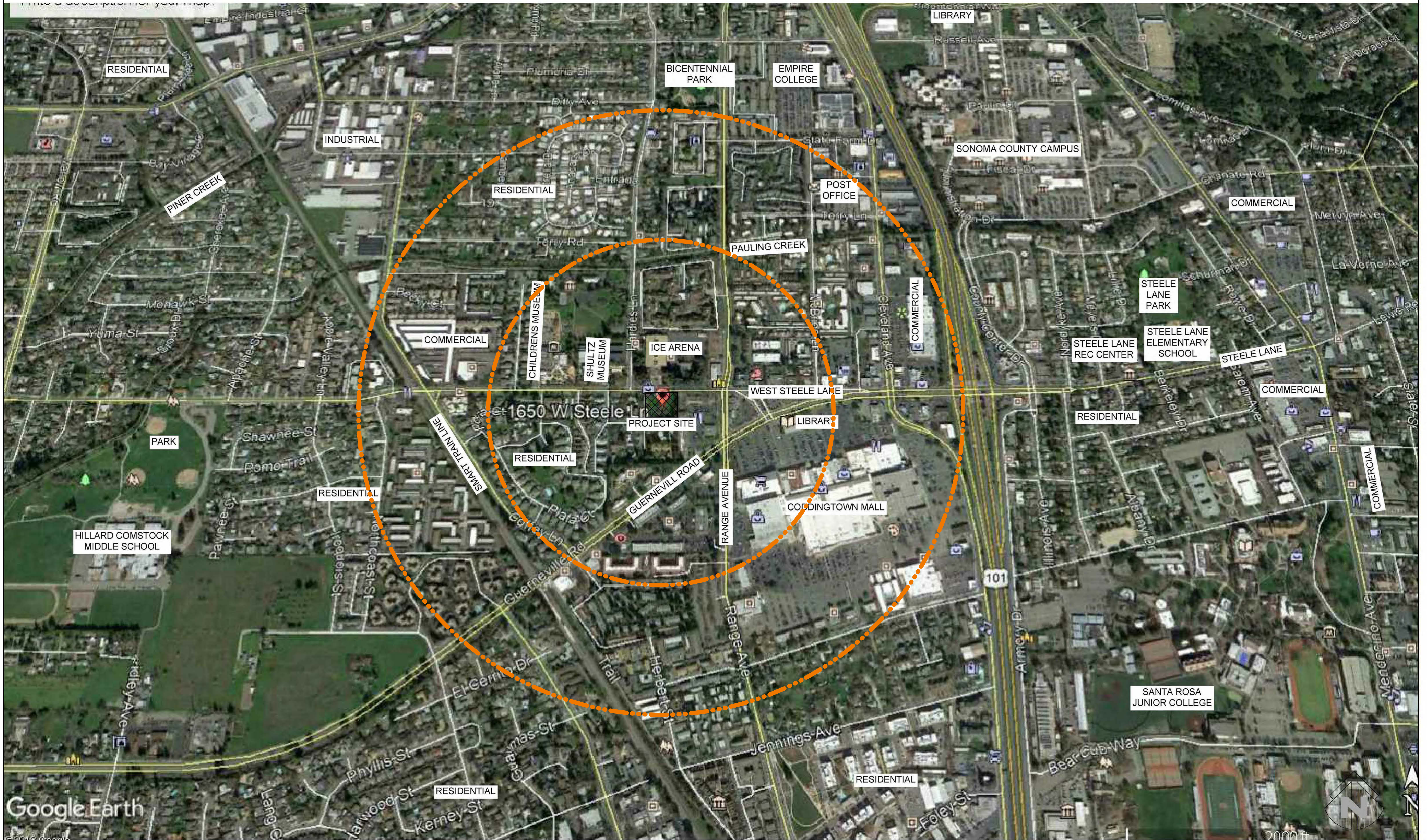
## SHEET INDEX

A0	Project Information
A0.1	Site Context Map
A0.2	Existing and Surrounding Land Uses
A1	Architectural Site Plan
A2	First Floor Plan
A3	Second Floor Plan
A4	Third Floor Plan
A5	Roof Plan
A6	Unit Plans
A7	Unit Plans
A8	Unit Plans
A9	Elevations - BLDG 'A'
A10	Elevations - BLDG 'B', 'C' & 'D'
A10.1	Colors and Materials
A11	Sections
A12.1	Perspective Views
A12.2	Perspective at Entry
A12.3	Perspective at Courtyard
A12.4	Perspective Rendering from Steele Lane
A12.5	Perspective Rendering from Meadowbrook Court
C1	Grading and Utility Plan
L1	Conceptual Landscape Plan

## PROJECT TEAM

<b>OWNER</b>	<b>ARCHITECT</b>
MCBRIDE LANE APARTMENTS, LLC 19 LEONA DRIVE SAN RAFAEL, CA, 9490 (415) 491-4091 TEL (415) 491-408 FAX (415) 716-1678 CELL ONEILLSUSAS@AOL.COM	HEDGPETH ARCHITECTS 2321 BETHARDS DR, SUITE B SANTA ROSA, CA, 95405 (707) 523-7010 TEL (707) 542-2328 FAX INGRID@HEDGPETHARCHITECTS.COM
<b>CIVIL ENGINEER</b>	<b>LANDSCAPE ARCHITECT</b>
ANDY BORDESSA CIVIL DESIGN CONSULTANTS 2200 RANGE AVE, SUITE 204 SANTA ROSA, CA, 95403 (707) 542-4820 TEL ANDY@CIVILDESIGNCONSULTANTS.COM	DON MACNAIR MACNAIR LANDSCAPE ARCHITECTURE P.O. BOX 251 KENWOOD, CA, 95452 (707) 883-2288 TEL DON@MACNAIRLANDSCAPES.COM

## Project Information



Site Context Map



1 Looking South at North Boundary of Parcel



2 Looking North to Ice Arena from Parcel boundary



3 Looking North to Ice Arena from interior of Parcel



4 Looking East from interior of Parcel



5 East Boundary of Parcel; looking at rear of retail center



6 West Steele Lane Elevation of adjacent Retail



7 Looking at northwest corner of site



9 Carports at adjacent parcel at south boundary of project



11 Apartment Buildings at southeast end of Meadowbrook Court



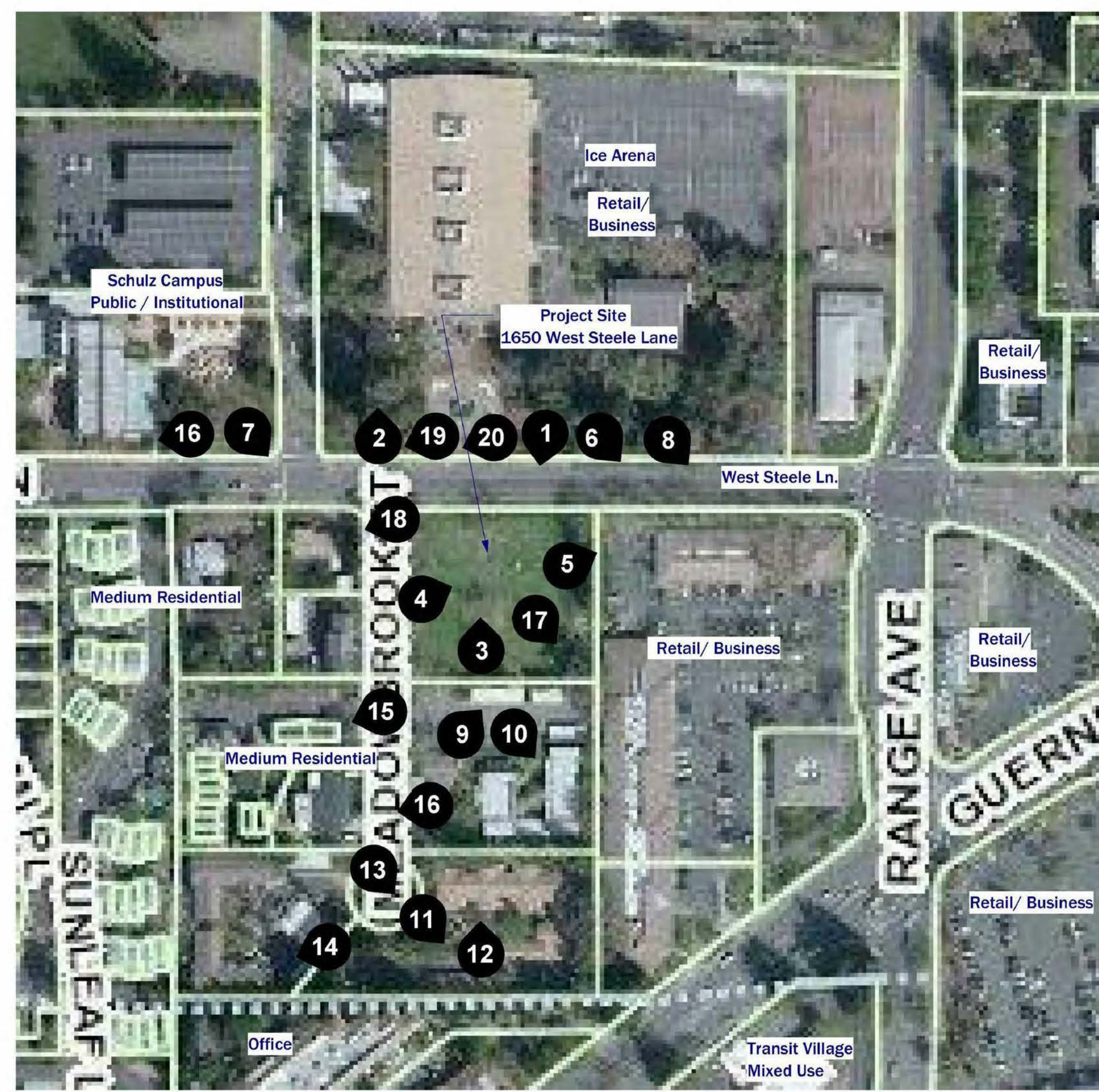
17 Pair of Red Tail Hawks nesting in one of the sycamore trees on the site



8 Looking east to corner of Range Ave. and West Steeles Ln.



10 Apartment building at parcel south of project site



20 North Boundary of parcel from West Steele Lane



19 North Boundary of parcel from West Steele Lane



18 Single Family Residence at west side of Meadowbrook Court



17 West Boundary of parcel from Meadowbrook Court



16 Single Family Residence at west side of Meadowbrook Court



15 Apartment Buildings at west side of Meadowbrook Court



14 Apartment Buildings at southwest end of Meadowbrook Court



13 Apartment Buildings at southwest end of Meadowbrook Court



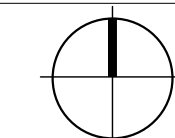
12 Apartment Buildings at southeast end of Meadowbrook Court

### Existing and Surrounding Land Uses



APN/Address	Land Use/Zoning	North Property Line	East Property Line	South Property Line	West Property Line
041-042-012 1650 West Steele Ln. (project site)	Medium Residential 3-15-SA	R- Front Setback 10'	Side Setback (Interior 3 Story Abutting Non-0' Residential)	10' Rear Setback	Corner/Side Setback 10'
041-042-031 2158 Meadowbrooke Ct.	Medium Residential 0170-SA	PD Side Setback 0' (1 Story Abutting R3)	Rear Setback N/A	Side Setback N/A	Front Setback N/A
041-042-027 1311 Guerneville Rd.	Retail and Business Services SA	CG Rear/ Corner Setback N/A	Side/Corner Setback N/A	Front Setback N/A	Side Setback 5' (Interior Adjacent to Residential Use)

**1** Architectural Site Plan  
1/16" = 1'-0"

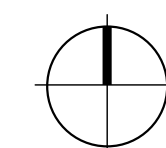
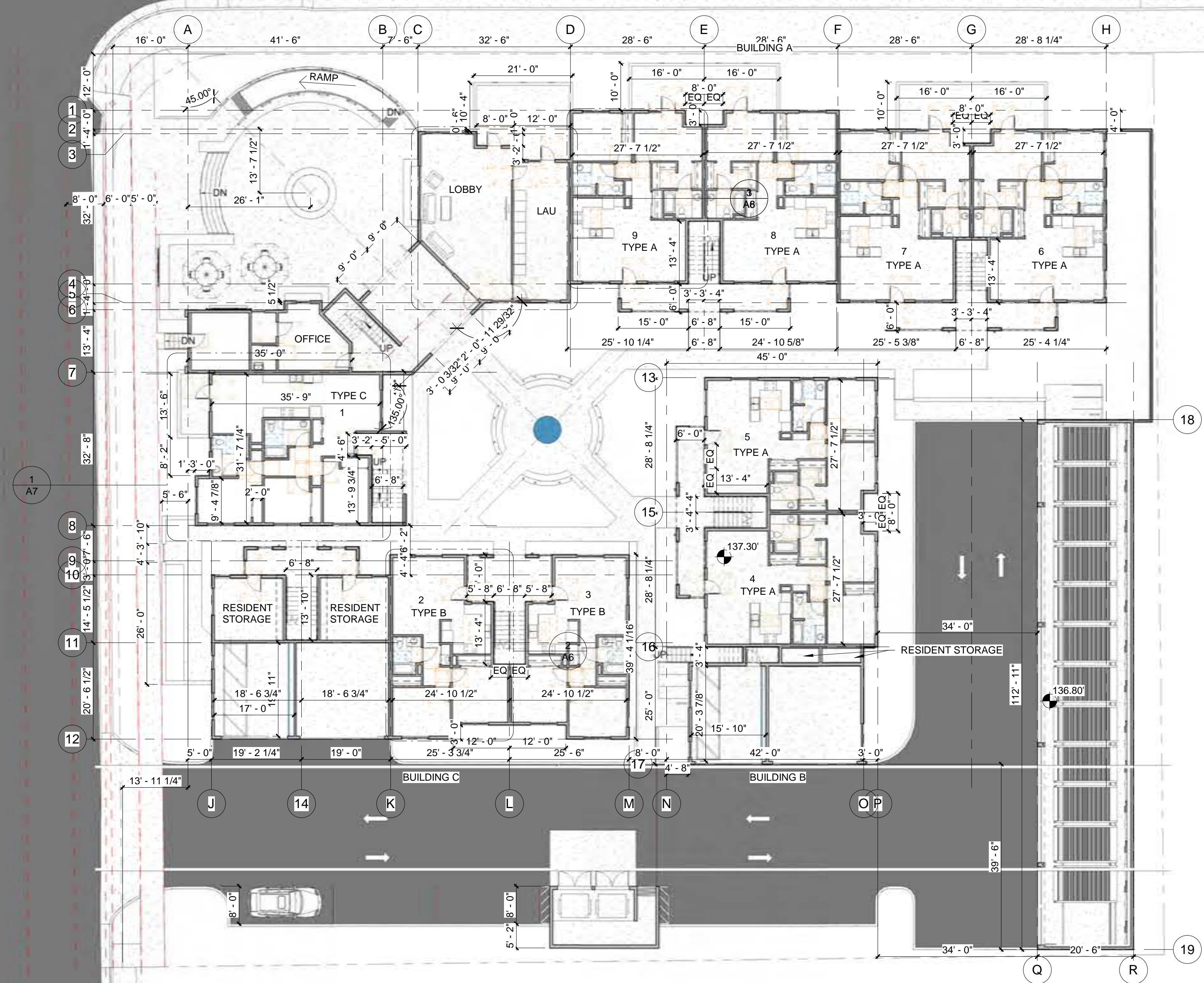


SCALE: 1/16" = 1'-0"  
0' 8' 16' 32'



4/1/2021 10:51:46 AM

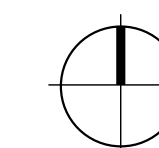
**1** First Floor Plan  
1/16" = 1'-0"



SCALE: 1/16" = 1'-0"  
0' 6' 12' 32'

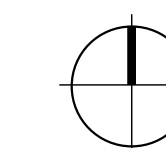


**1 Second Floor Plan**  
1/16" = 1'-0"





**1 Level 3**  
1/16" = 1'-0"



SCALE: 1/16" = 1'-0"  
0' 6' 16' 32'



**1** Roof Plan  
1/16" = 1'-0"

Revisions

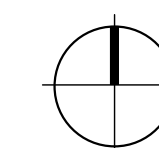
Job Number  
Project Number  
Project Architect  
Checker

Drawn By  
Author

Date  
1/20/20

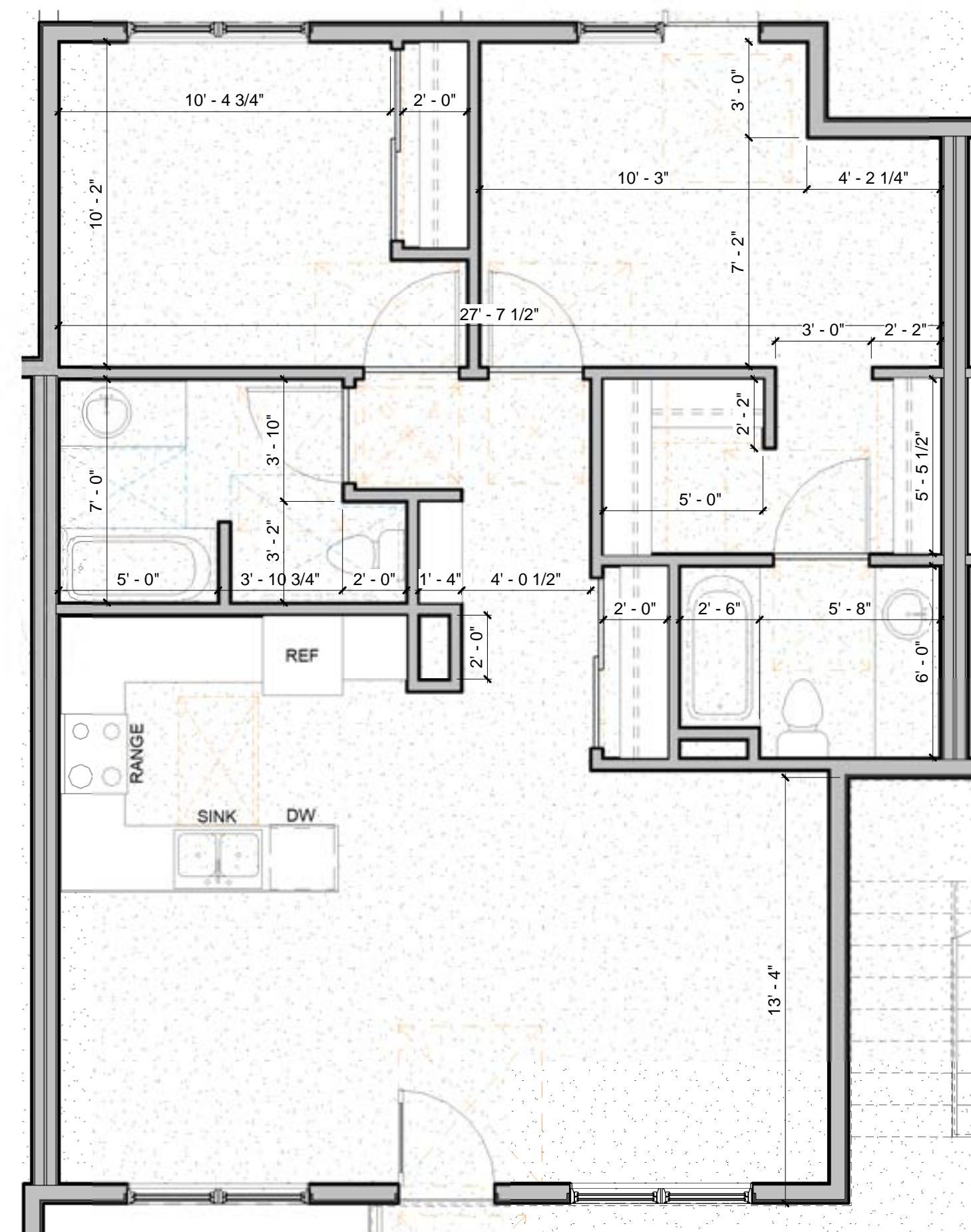
Sheet

**A5**

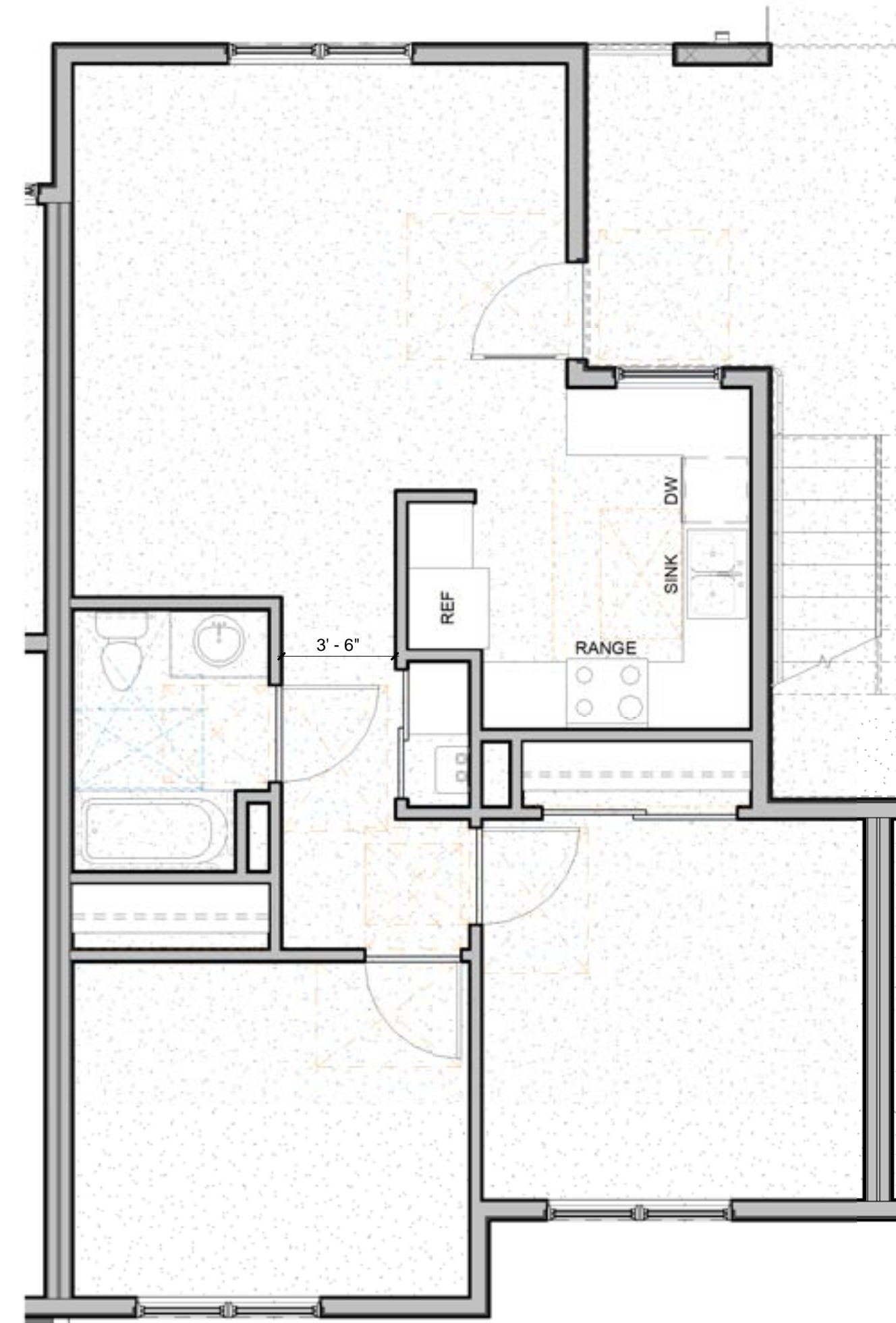


SCALE: 1/16" = 1'-0"  
0' 8' 16' 32'

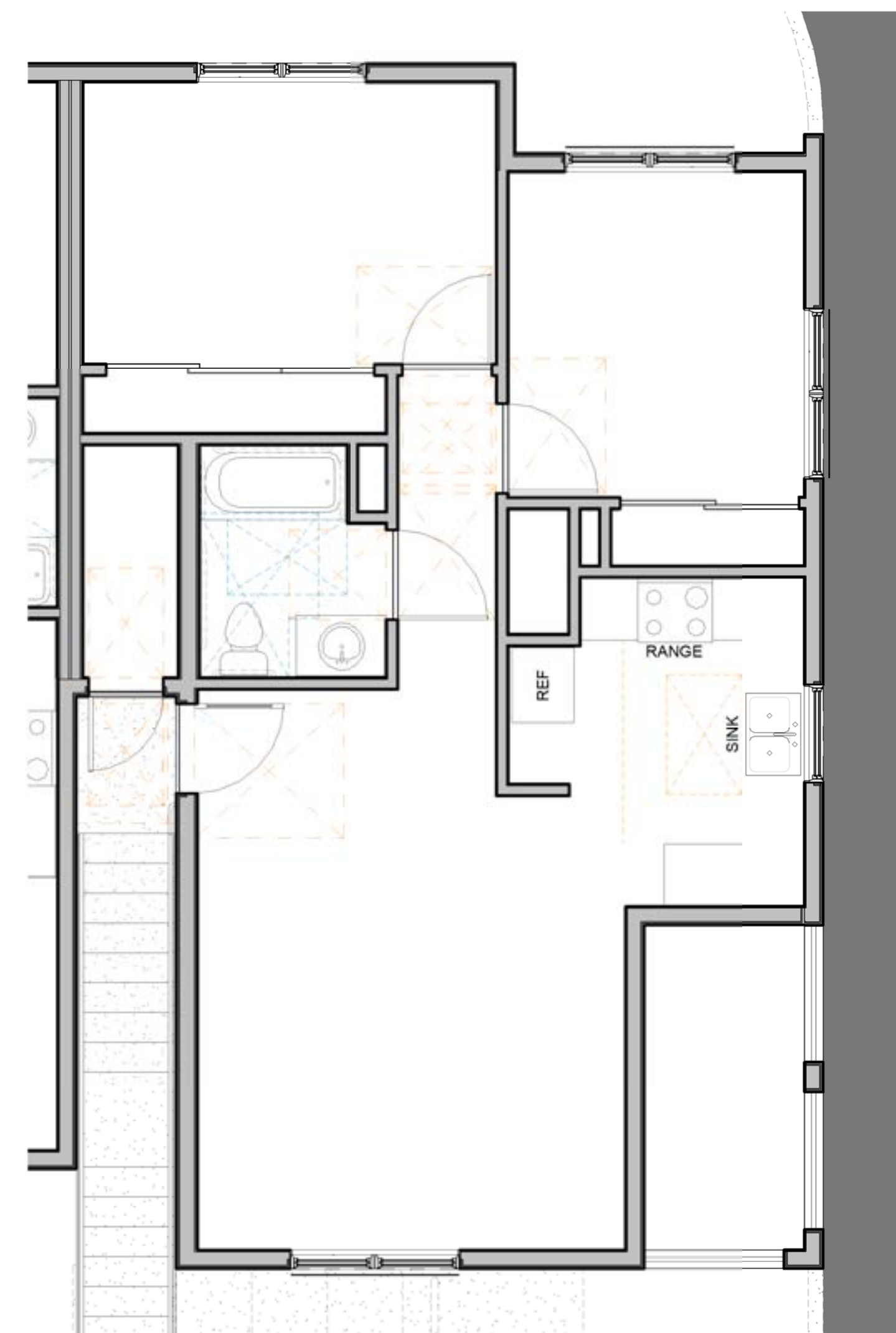




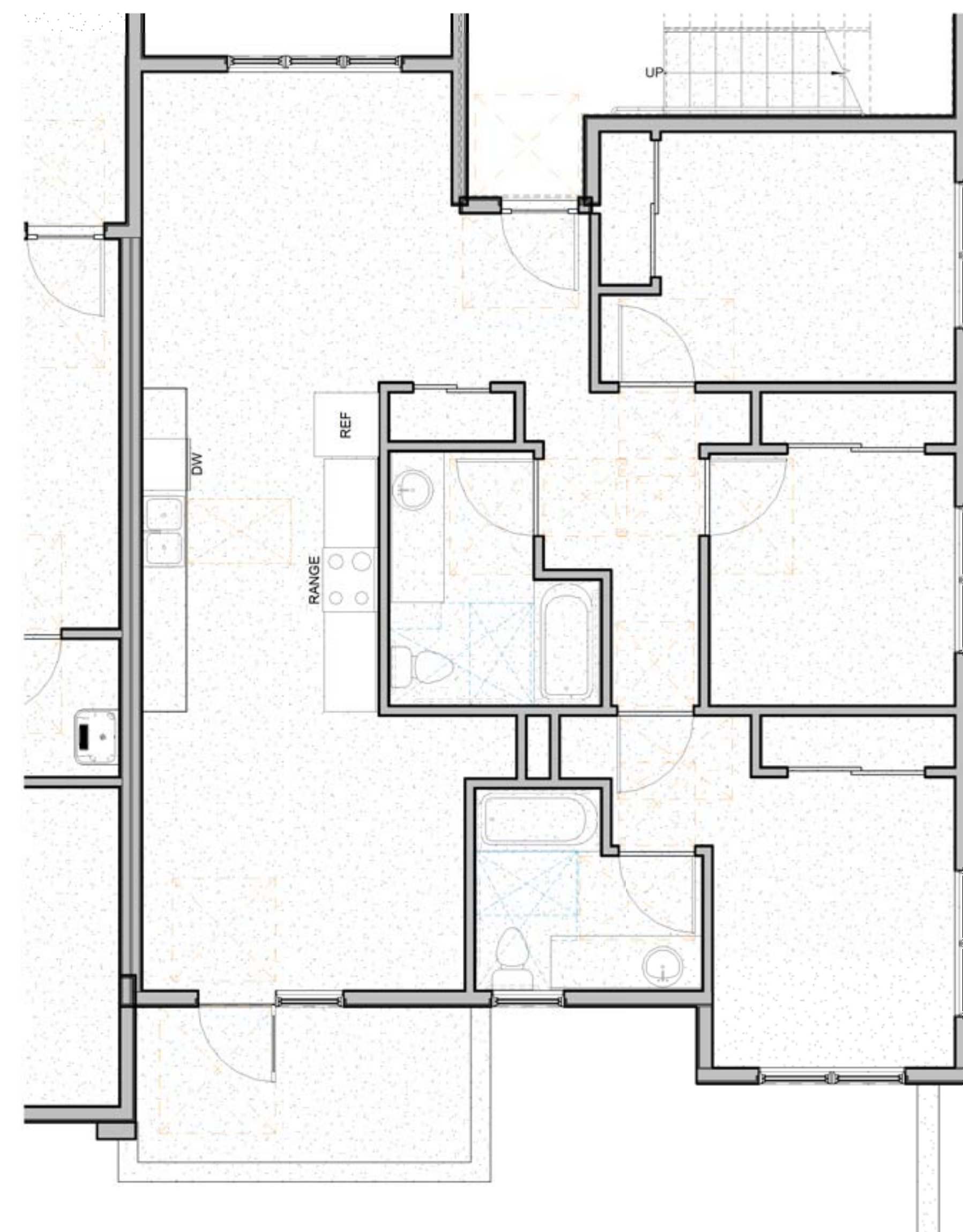
**1** Level 1 - Unit Type A  
1/4" = 1'-0"



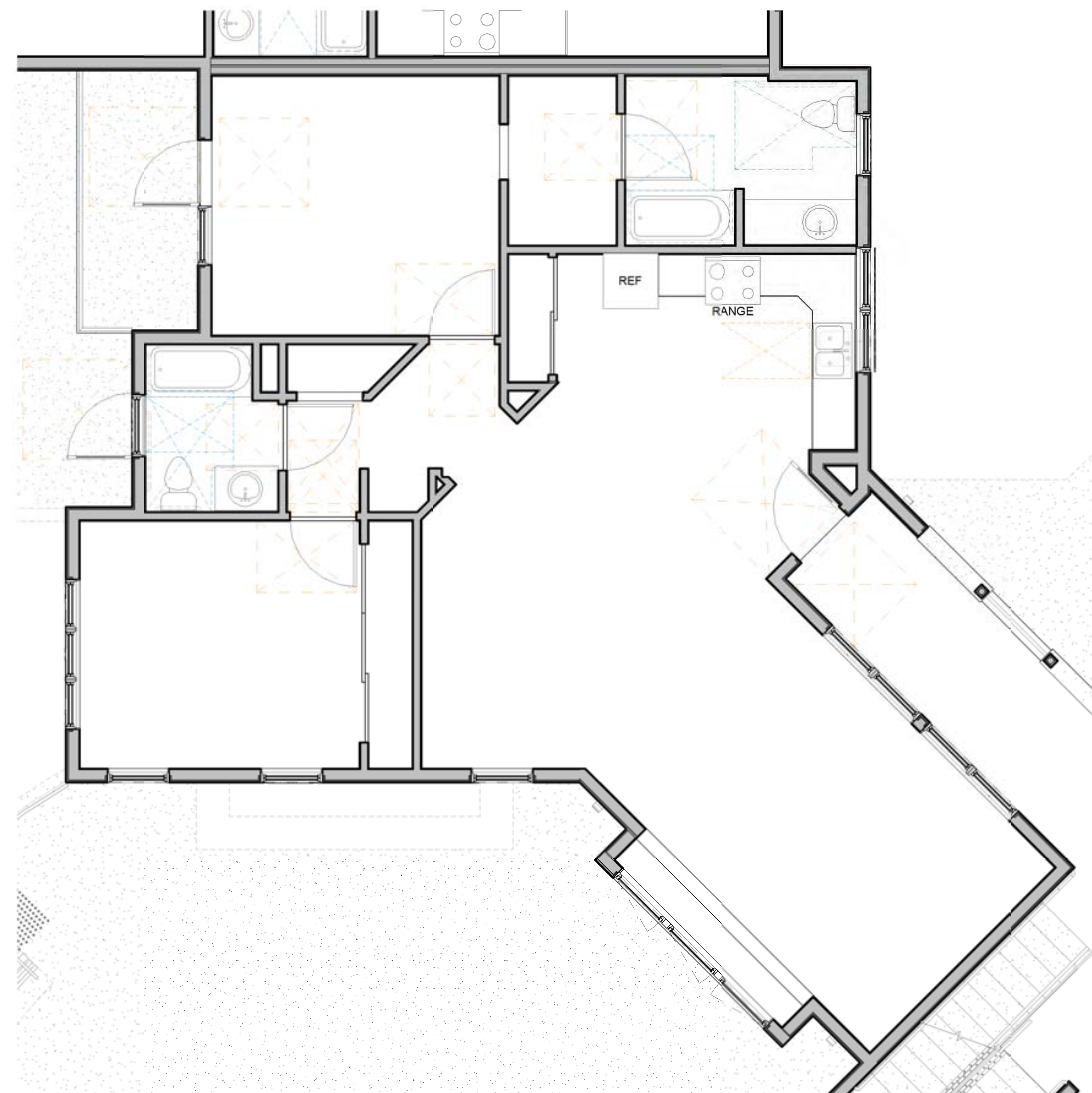
**2** Level 1 - Unit Type B1 & B2  
1/4" = 1'-0"



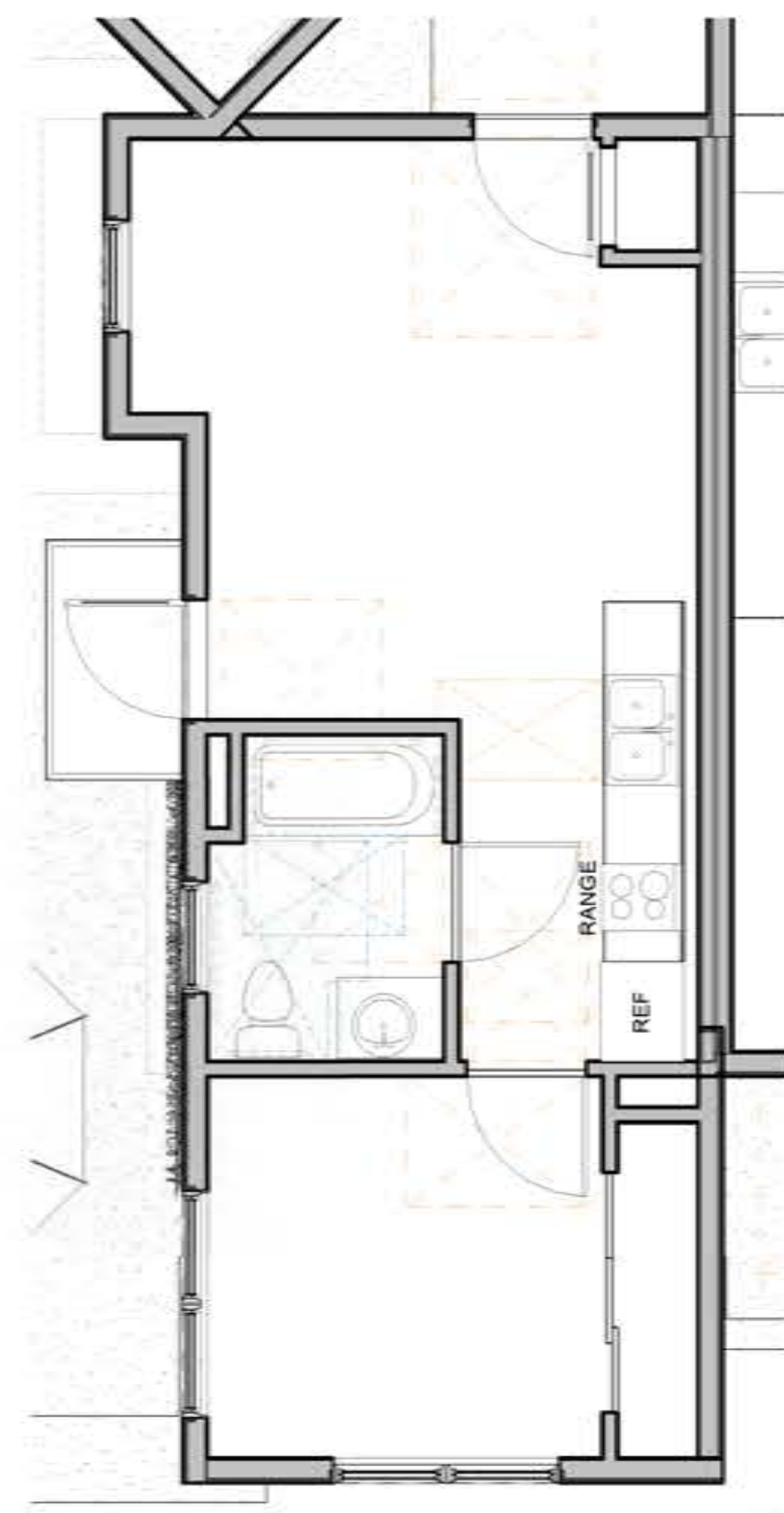
**3** Level 2 - Unit B3  
1/4" = 1'-0"



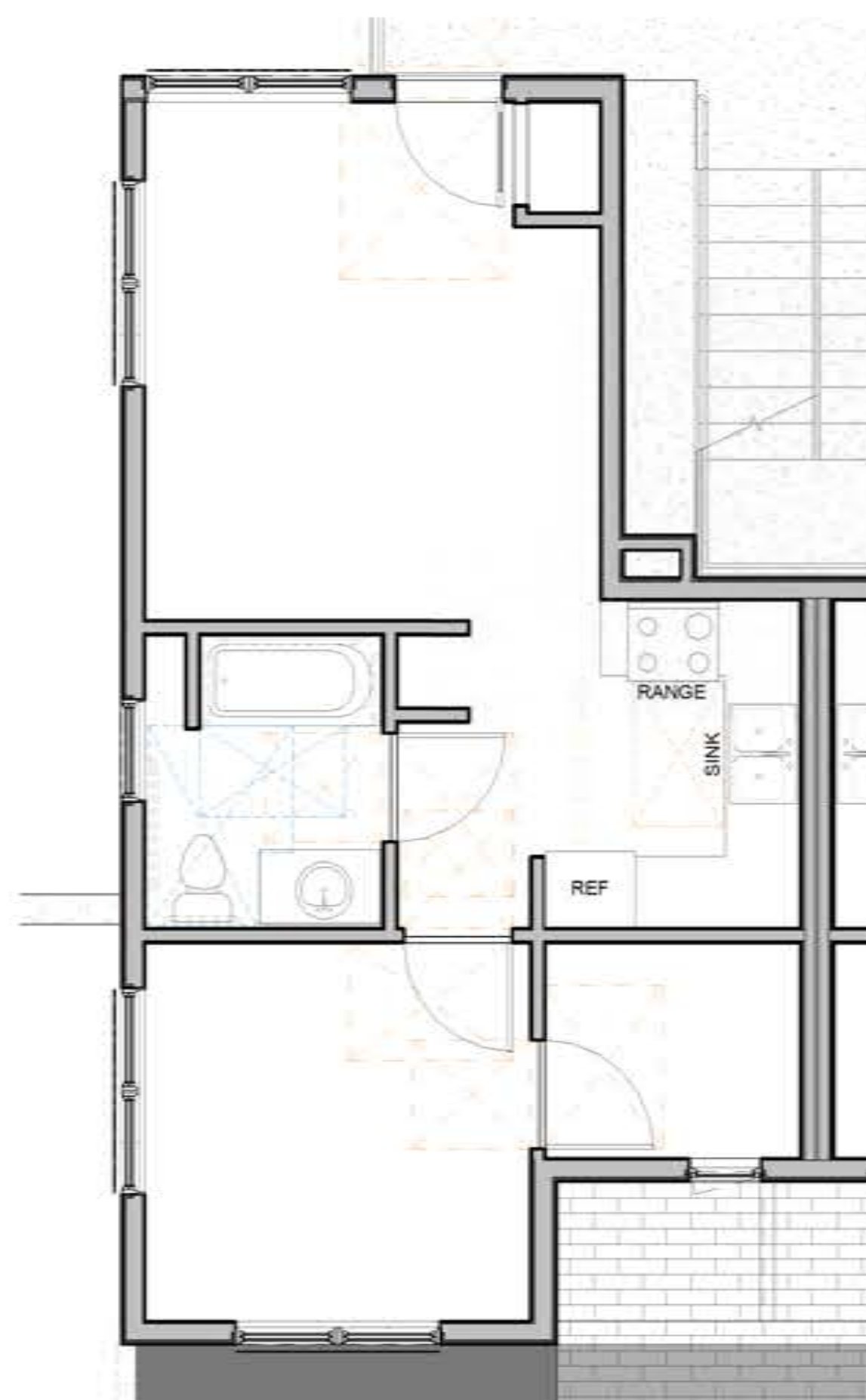
**1** Level 1 - Unit Type C1  
1/4" = 1'-0"



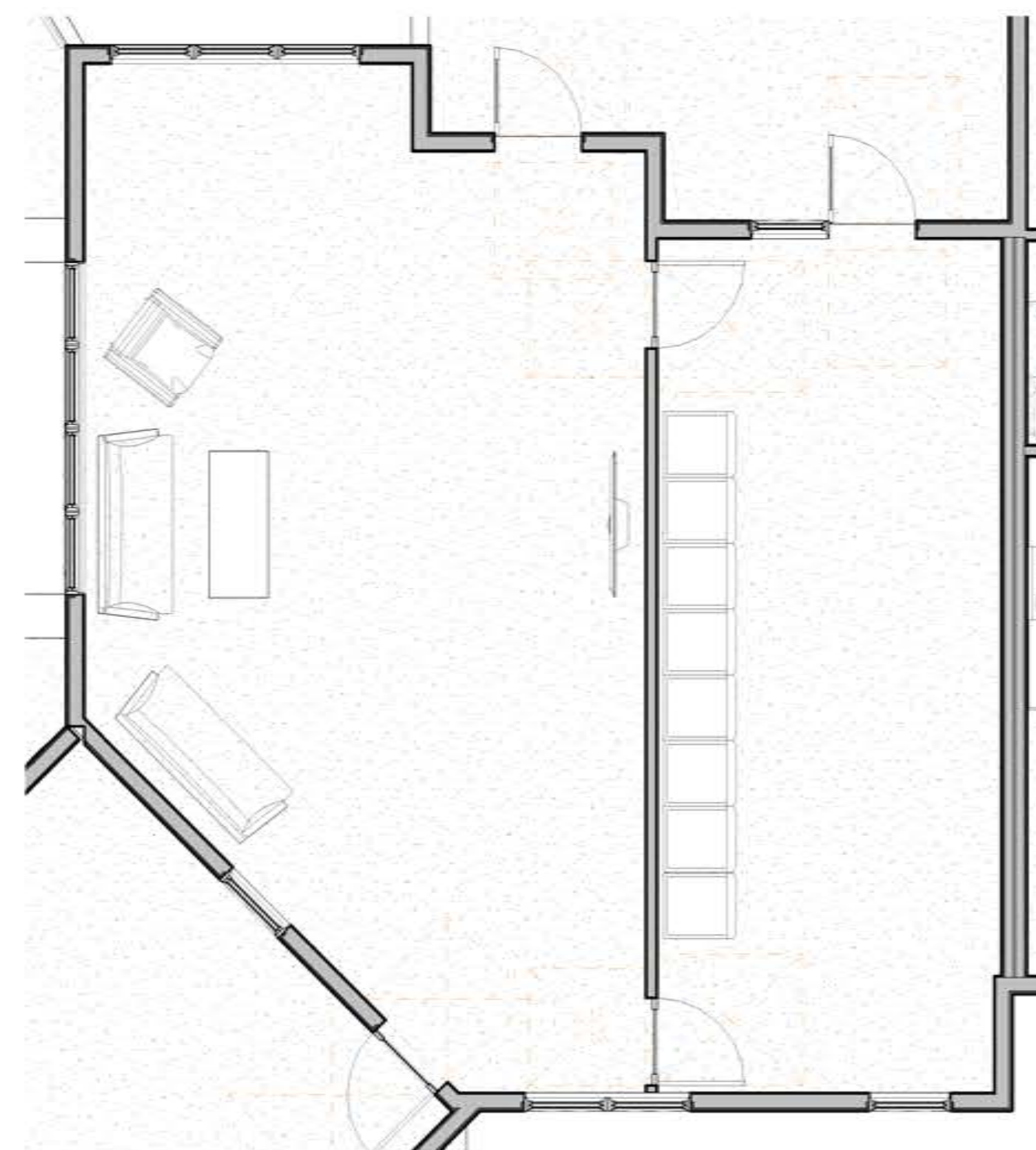
**2** Level 2 - Unit D1  
1/4" = 1'-0"



1 Level 2- Unit E1  
1/4" = 1'-0"



2 Level 2- Unit F1  
1/4" = 1'-0"



3 Level 1 - Community Room and Laundry  
1/4" = 1'-0"



**1 BLDG 'A' - North**  
1/8" = 1'-0"



**3 BLDG 'A' - West**  
1/8" = 1'-0"



**4 BLDG 'A' - East**  
1/8" = 1'-0"



**6 BLDG 'A' - South**  
1/8" = 1'-0"



**1 BLDG 'B' - North**  
1/8" = 1'-0"

**2 BLDG 'B' - East**  
1/8" = 1'-0"



**9 BLDG 'C' - North**  
1/8" = 1'-0"



**3 BLDG 'B' - South**  
1/8" = 1'-0"



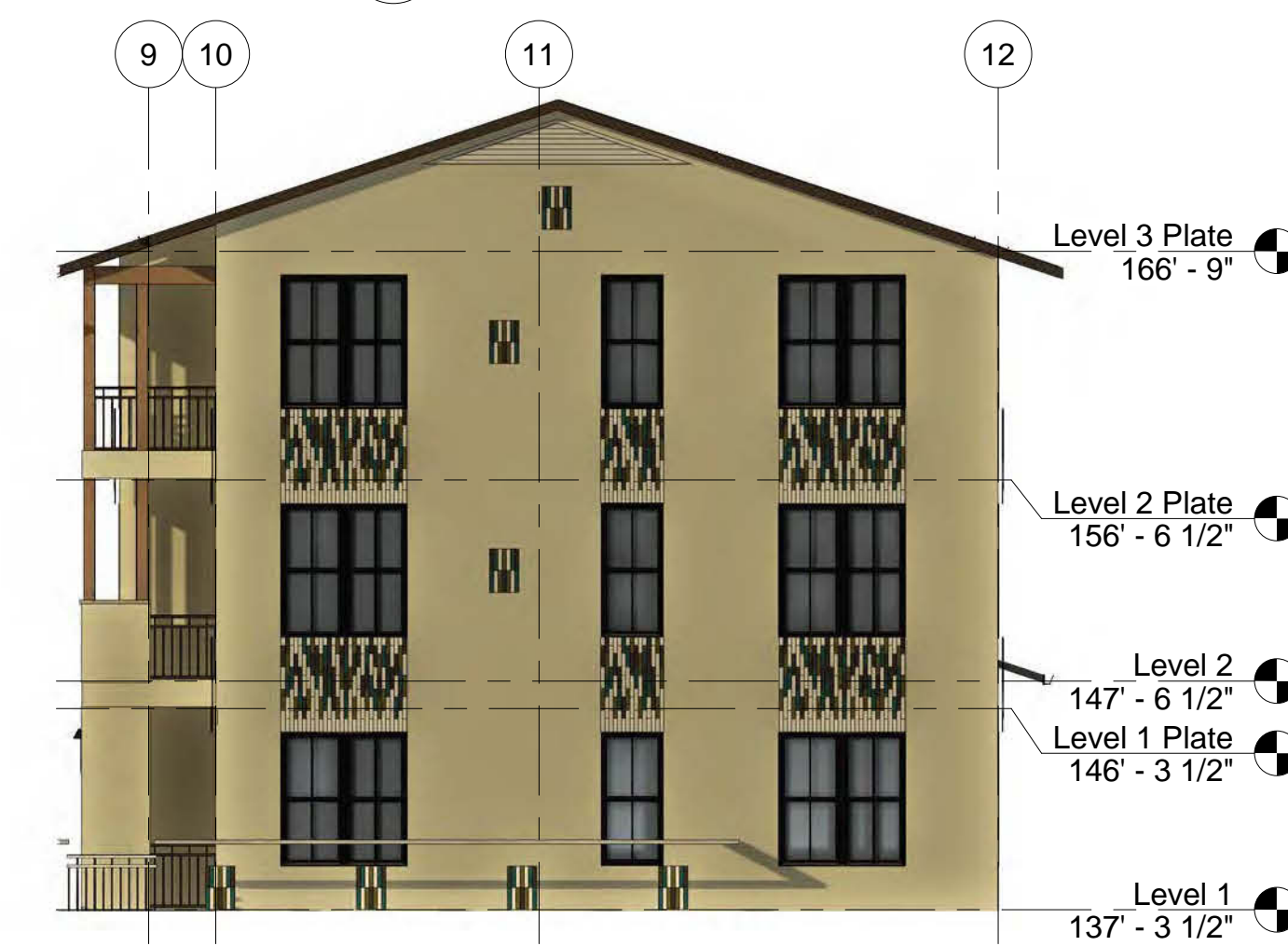
**4 BLDG 'B' - West**  
1/8" = 1'-0"



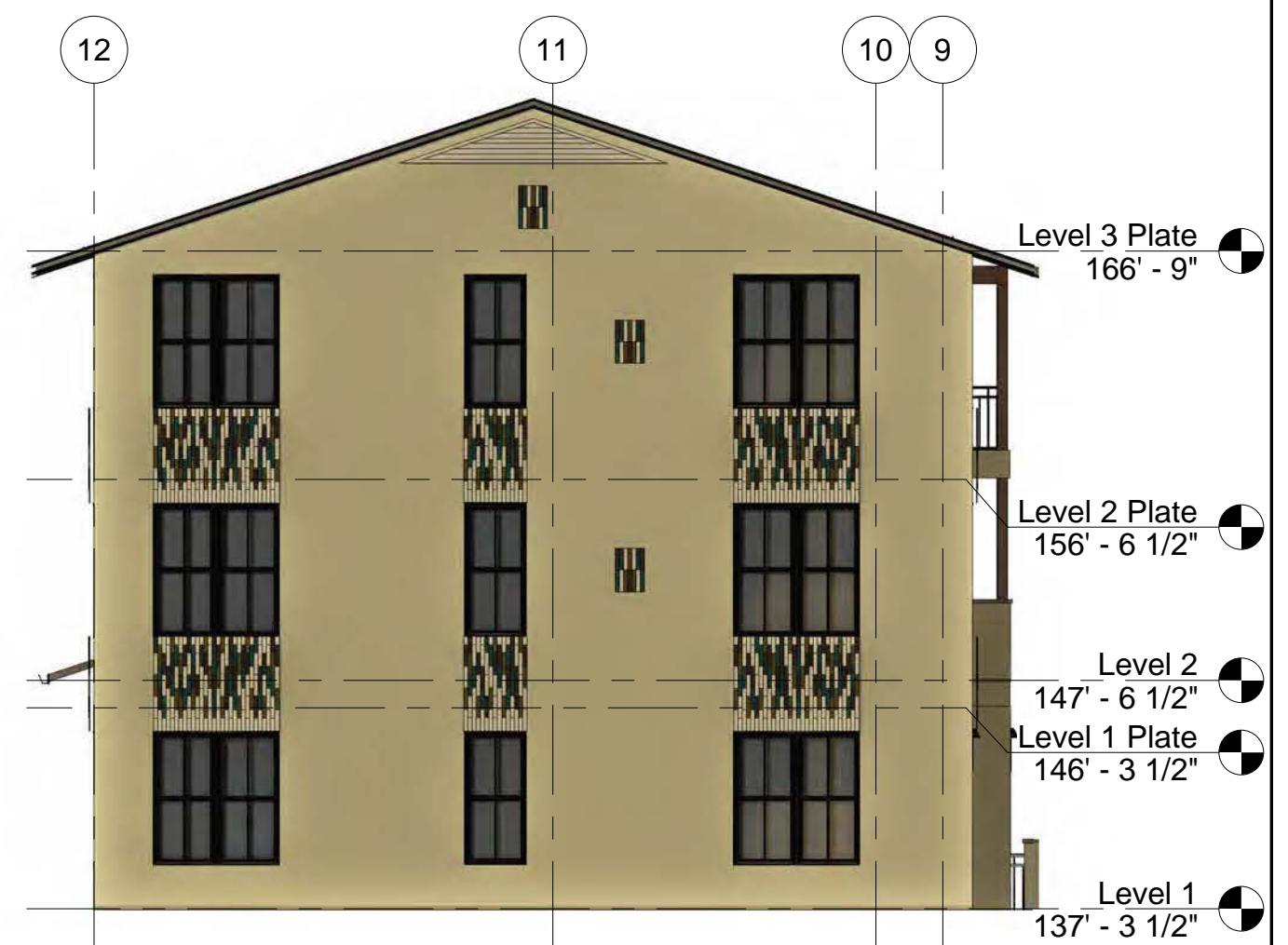
**11 BLDG 'C' - South**  
1/8" = 1'-0"



**5 BLDG 'D' - East**  
1/8" = 1'-0"



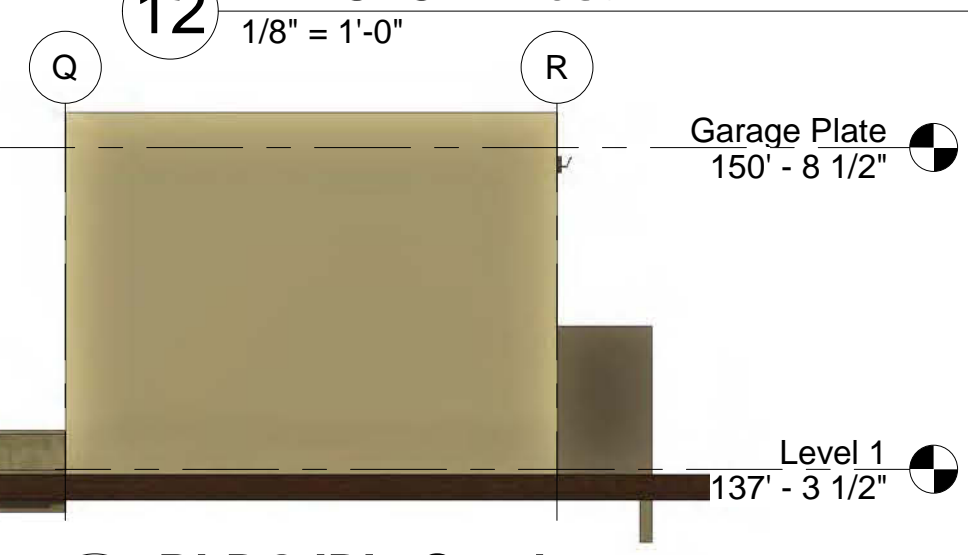
**12 BLDG 'C' - West**  
1/8" = 1'-0"



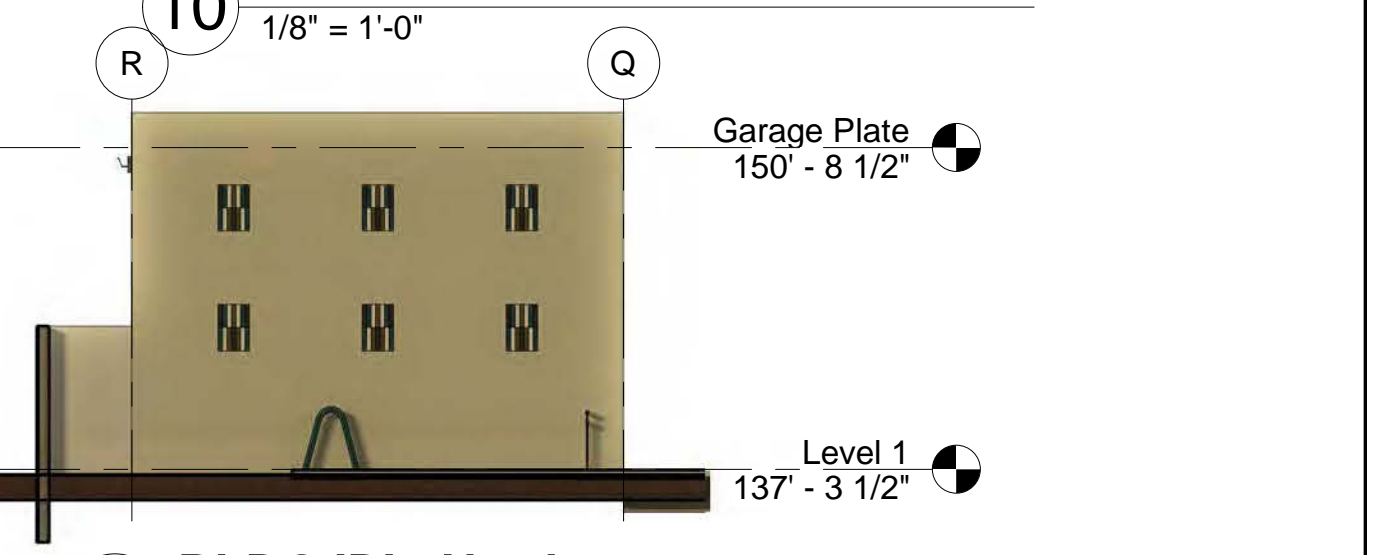
**10 BLDG 'C' - East**  
1/8" = 1'-0"



**8 BLDG 'D' - West**  
1/8" = 1'-0"



**7 BLDG 'D' - South**  
1/8" = 1'-0"



**6 BLDG 'D' - North**  
1/8" = 1'-0"



**Hedgpeth**  
ARCHITECTS

2321 Bethards Drive  
Suite B  
Santa Rosa, California  
95405-8536  
Phone 707 523 7010  
Fax 707 542 2328

1650 West Steele Lane Apartments

1650 W. Steele Ln.  
Santa Rosa, CA 95403  
A.P.N. 041-042-012

Colors and Materials

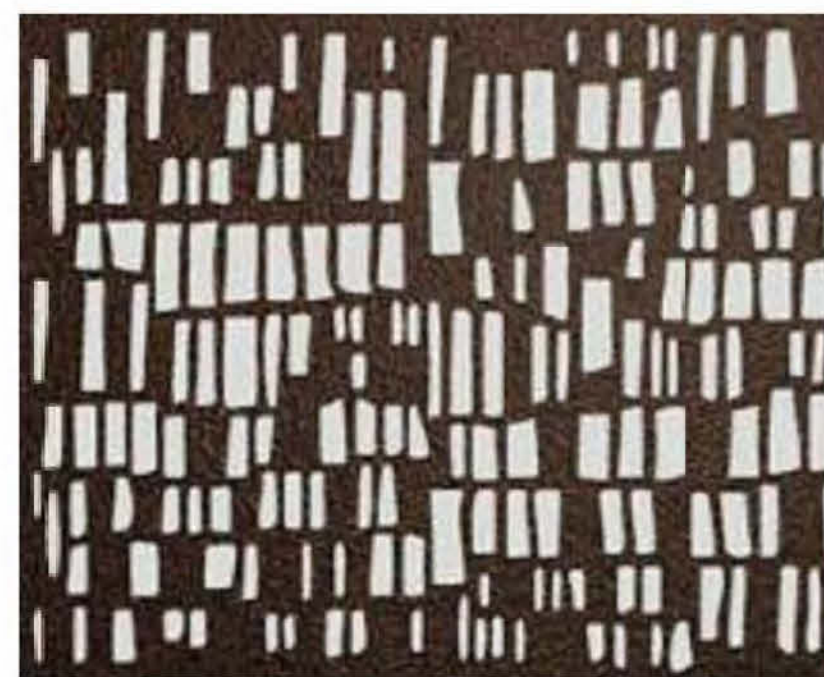
Revisions

Job Number  
Project Number  
Project Architect  
Checker  
Drawn By  
Author

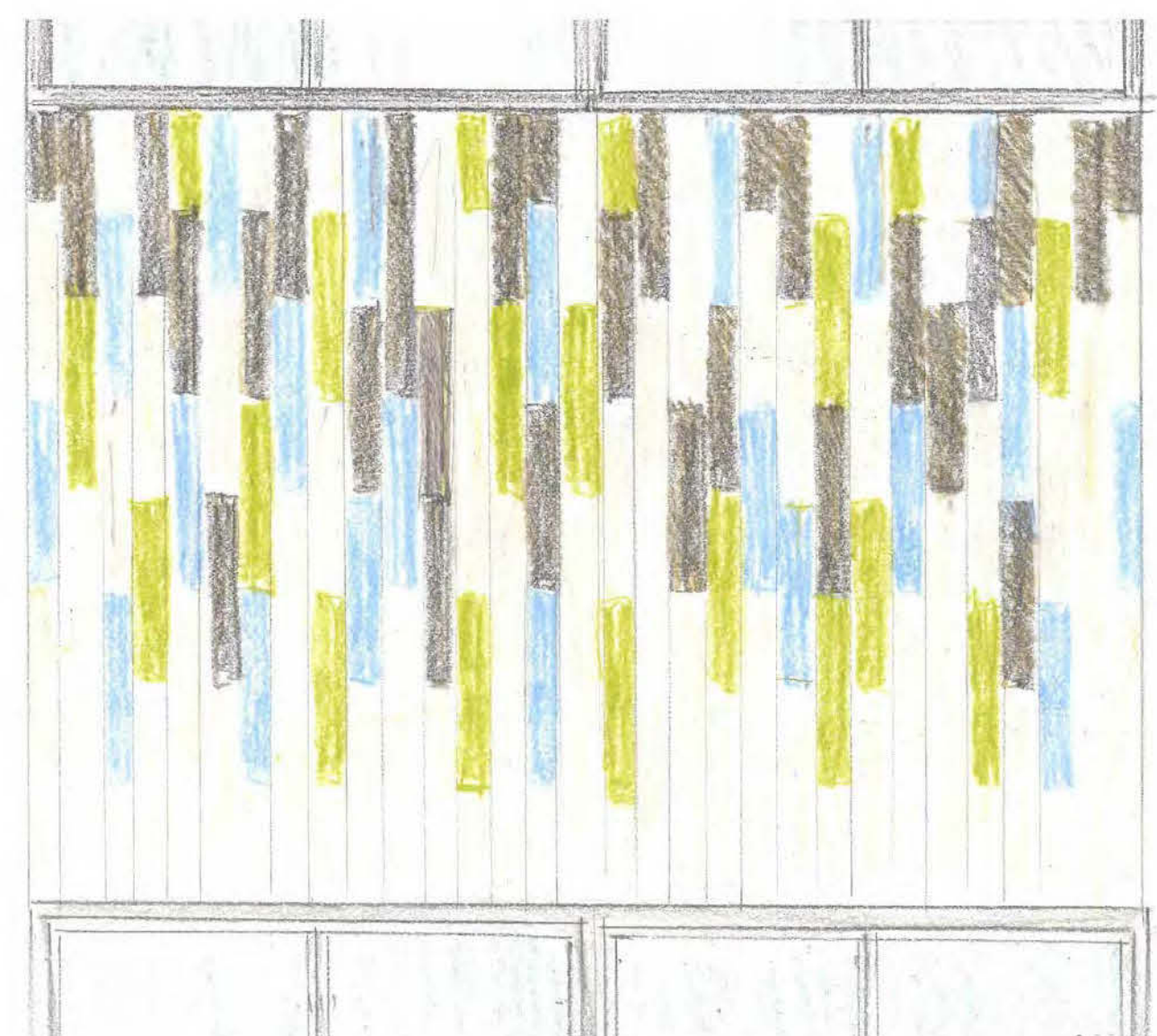
Date  
1/20/20

Sheet

**A10.1**



MOZ DESIGNS- LASERCUT LIMESTONE PATTERN  
RUST



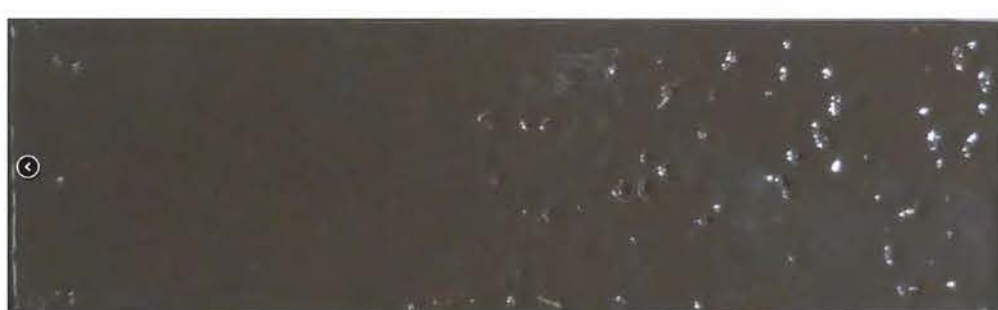
EXTERIOR TILE LAYOUT



TRIKEENAN- BONEYARD BRICK  
DIAMOND SPRINGS  
2.25" X 11 5/8" -EXTRUDED CERAMIC BRICK



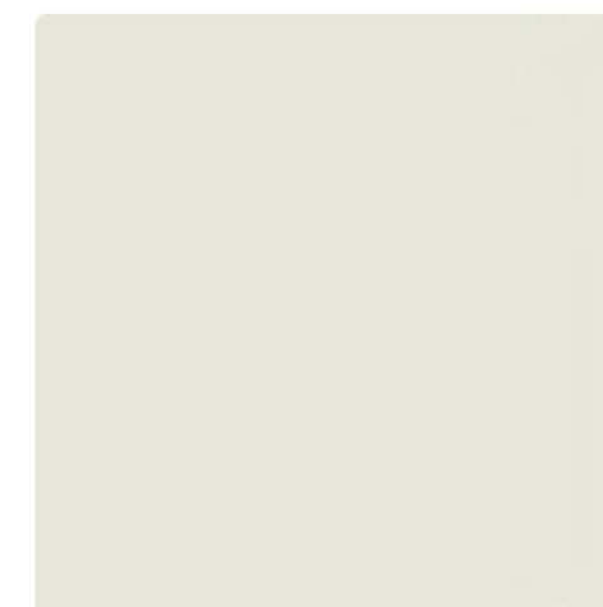
TRIKEENAN- BONEYARD BRICK  
JUS WHITE  
2.25" X 11 5/8" -EXTRUDED CERAMIC BRICK



TRIKEENAN- BONEYARD BRICK  
MOREL  
2.25" X 11 5/8" -EXTRUDED CERAMIC BRICK



TRIKEENAN- BONEYARD BRICK  
PARAKEET  
2.25" X 11 5/8" -EXTRUDED CERAMIC BRICK



BENJAMIN MOORE  
SEA PEARL  
STUCCO



SANTA BARBARA FINISH AT EXTERIOR STUCCO -  
OMEGA



ECOSTAR 12" TRADITIONAL ROOFING  
FEDERAL GRAY  
SYNTHETIC SLATE WITH RECYCLED  
CONTENT



**2** BLDG 'A' From Courtyard  
1/8" = 1'-0"



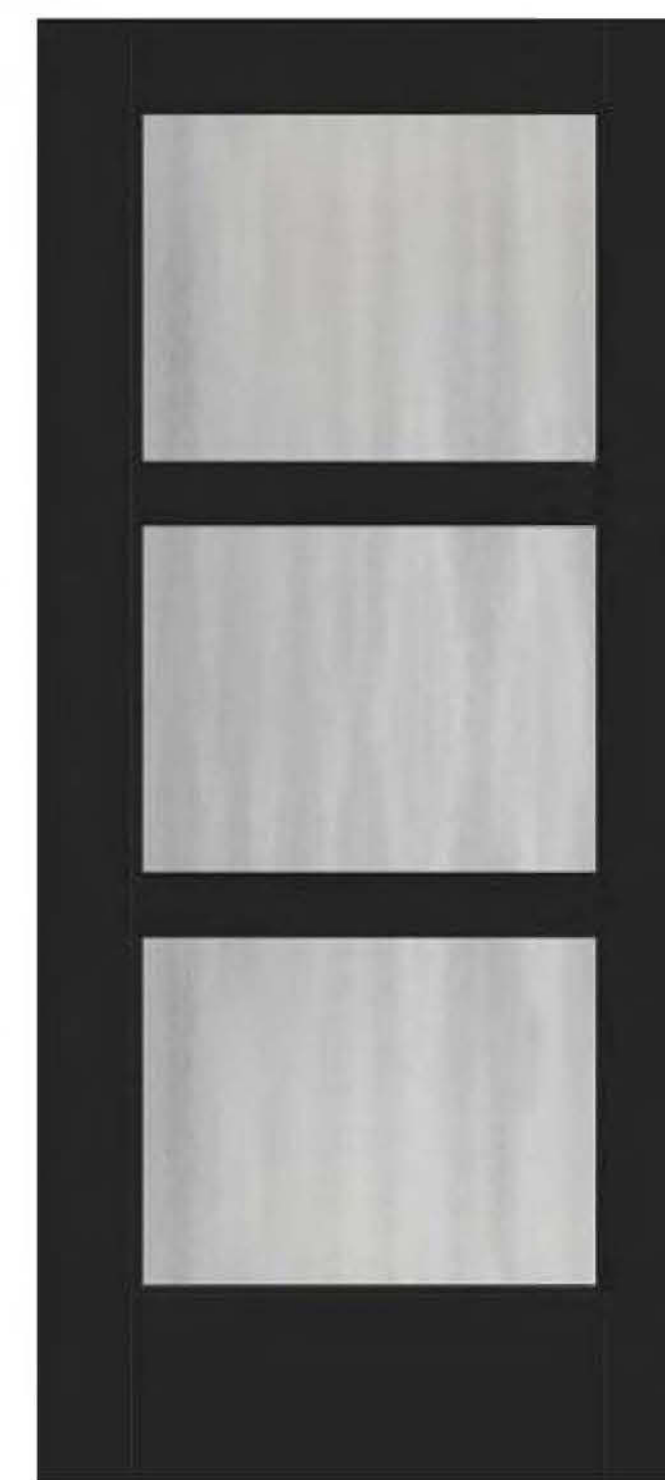
**3** BLDG 'A' From Plaza  
1/8" = 1'-0"



**1** BLDG 'A' - West - Materials  
1/8" = 1'-0"



ALUMINUM RAILING  
ANODIZED BRONZE



THERMA TRU FULL LITE FLUSH-GLAZED  
STYLE NO. S5700XJ-SDLF2  
ONYX



MARVIN 4-LITE DOUBLE HUNG WINDOW  
BLACK  
VINYL, DOUBLE GLAZED



**1 Site Section 'A'**  
1/8" = 1'-0"



**2 Site Section 'B'**  
1/8" = 1'-0"

Sections

Revisions

Job Number

Project Number

Project Architect

Checker

Drawn By

Author

Date

1/20/20

Sheet

**A11**



**Hedgpeh**  
ARCHITECTS

2321 Bethards Drive  
Suite B  
Santa Rosa, California  
95405-8536  
Phone 707 523 7010  
Fax 707 542 2328

1650 West Steele Lane Apartments

1650 W. Steele Ln.  
Santa Rosa, CA 95403  
A.P.N. 041-042-012



1 View from Steele Ln & Hardies Ln



5 View from Meadowbrooke



4 Perspective from Courtyard Ground

Perspective Views

Revisions

Job Number  
Project Number  
Project Architect  
Checker

Drawn By  
Author

Date  
1/20/20

Sheet

**A12.1**





**Hedgpeh**  
ARCHITECTS

2321 Bethards Drive  
Suite B  
Santa Rosa, California  
95405-8536  
Phone 707 523 7010  
Fax 707 542 2328

1650 West Steele Lane Apartments

1650 W. Steele Ln.  
Santa Rosa, CA 95403  
A.P.N. 041-042-012

Perspective at Entry

Revisions

Job Number

Project Number

Project Architect

Checker

Drawn By

Author

Date

1/20/20

Sheet

**A12.2**



**Perspective at Entry**



**Perspective from Courtyard**





**Perspective Rendering from Steele Lane**





**Hedgpeth**  
ARCHITECTS

2321 Bethards Drive  
Suite B  
Santa Rosa, California  
95405-8536  
Phone 707 523 7010  
Fax 707 542 2328

1650 West Steele Lane Apartments

1650 W. Steele Ln.  
Santa Rosa, CA 95403  
A.P.N. 041-042-012

Perspective Rendering from  
Meadowbrook Court

Revisions

Job Number  
Project Number

Project Architect  
Checker

Drawn By  
Author

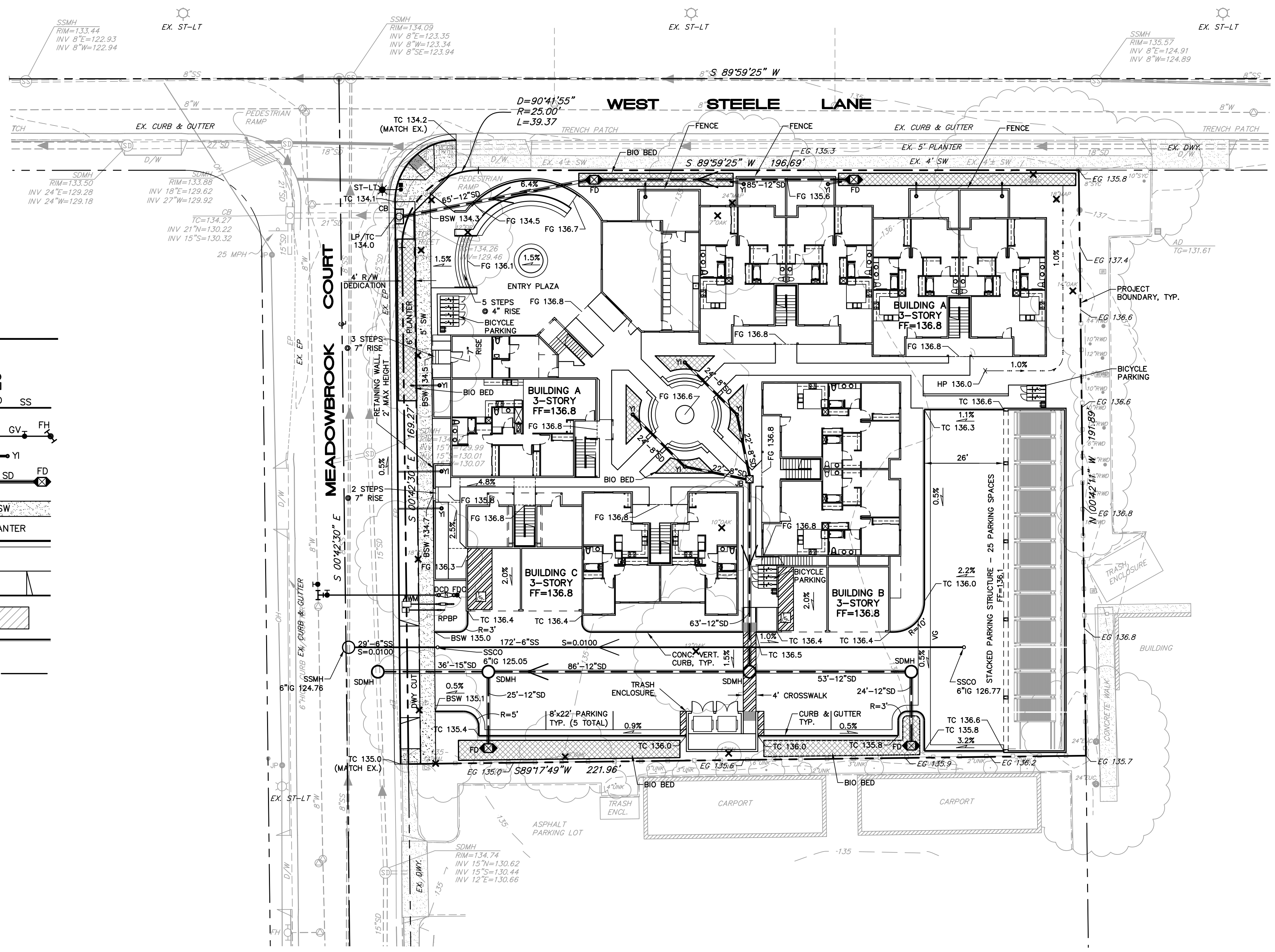
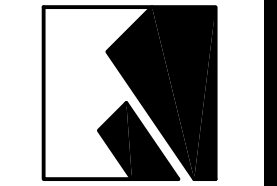
Date  
1/20/20

Sheet

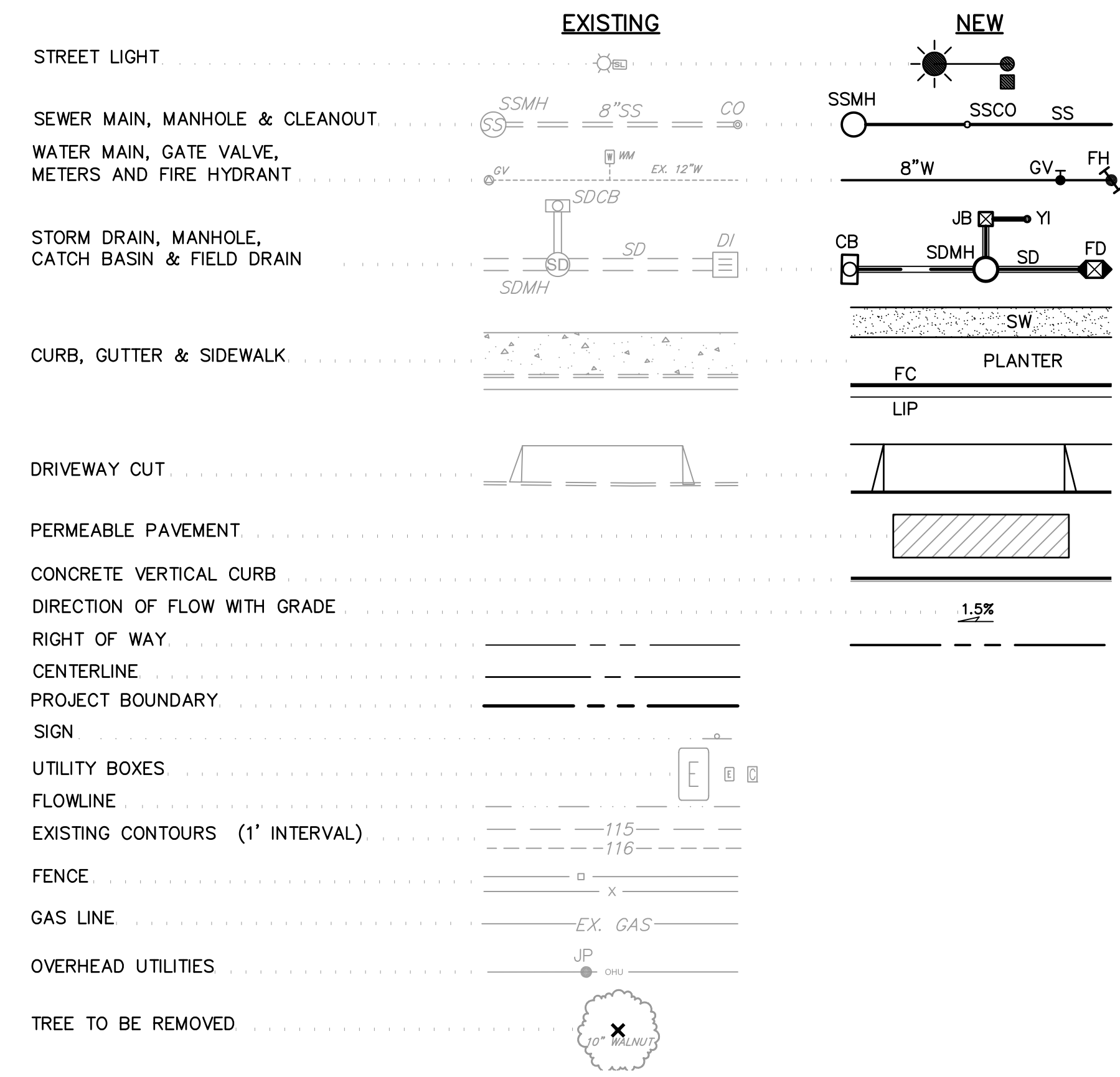
**A12.5**



**Perspective Rendering from Meadowbrook Court**

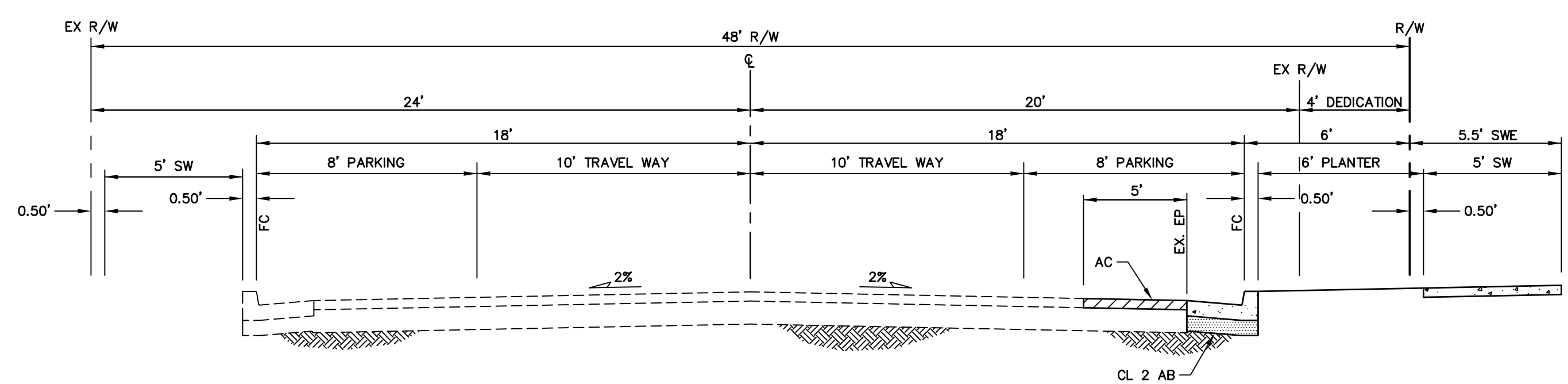


**LEGEND**



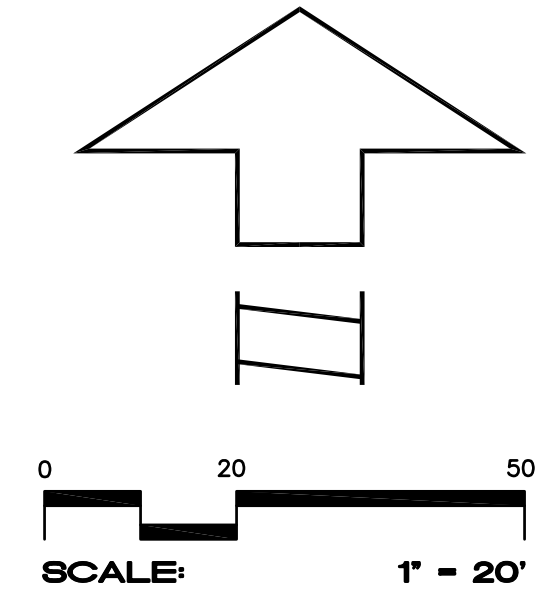
**ABBREVIATIONS**

ADA	AMERICANS WITH DISABILITIES ACT
APN	ASSESSORS PARCEL NUMBER
BSW	BACK OF SIDEWALK
CB	CATCH BASIN
CONC	CONCRETE
DCD	DOUBLE CHECK DETECTOR
DN	DOCUMENT NUMBER
EG	EXISTING GRADE
EP	EDGE OF PAVEMENT
EX	EXISTING
FD	FIELD DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
GV	GATE VALVE
HP	HIGH POINT
IG	INVERT GRADE
JB	JUNCTION BOX
LP	LOW POINT
R	RADIUS
R/W	RIGHT OF WAY
RPBP	REDUCED PRESSURE BACKFLOW PREVENTOR
S	SLOPE OR SOUTH
SDMH	STORM DRAIN MANHOLE
SO	SIDE OPENING
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
ST-LT	STREET LIGHT
SW	SIDEWALK
SWE	SIDEWALK EASEMENT
TC	TOP OF CURB
TYP	TYPICAL
VERT	VERTICAL
VG	VALLEY GUTTER
W	WATER OR WEST
WM	WATER METER
YI	YARD INLET



MINOR STREET - PUBLIC  
**MEADOWBROOK COURT**

NO SCALE



S:\2019\19-107\19-107-01\19-107-01-01\19-107-01-01-01.dwg: 11/15/2019 10:56:08 AM

©2019 MACNAIR LANDSCAPE ARCHITECTURE. NOT FOR GENERAL USE OR PUBLICATION. ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF MACNAIR LANDSCAPE ARCHITECTURE. MACNAIR LANDSCAPE ARCHITECTURE IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY PLANS OR SURVEYS NOT DIRECTLY PREPARED BY THEM. SITE DIMENSIONS, GRADES, WATER PRESSURES AND GENERAL CONDITIONS SHALL BE VERIFIED PRIOR TO BEGINNING OF ANY WORK ON SITE. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.



**MACNAIR**  
LANDSCAPE ARCHITECTURE  
POST OFFICE BOX 251  
KENWOOD, CA 95452  
TEL: (707) 833-2288  
FAX: 42800  
don@macnairlandscape.com

**CONCEPTUAL LANDSCAPE PLAN**  
  
**STEELE LANE APARTMENTS**  
**1650 WEST STEELE LANE**  
 SANTA ROSA, CALIFORNIA

## TYPICAL PLANT PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	WATER USE PER WUCOLS IV
<b>TREES</b>				
ACER PALMATUM 'BLOODGOOD'	JAPANESE MAPLE	24	MULTI-TRUNK	M
ACER RUBRUM 'ARMSTRONG'	SCARLET MAPLE	24		M
ARBUTUS 'MARINA'	MARINA MADRONE	24	MULTI TRUNK FORM	L
CERCIS RENIFORMIS 'OKLAHOMA'	OKLAHOMA REDBUD	24		L
CITRUS - LEMON MEYER'	LEMON TREE	24		M
CORNUS 'EDDIE'S WHITE WONDER'	DOGWOOD HYBRID	24		M
LAGERSTROEMIA FAUREI X 'ARAPAHO'	CRAPE MYRTLE	24		L
OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	24	MULTI-TRUNK; SPECIMEN TREE	VL
PISTACIA CHINENSIS 'KEITH DAVEY'	CHINESE PISTACHE	24		L
PLATANUS ACERIFOLIA 'COLUMBIA'	LONDON PLANE TREE	24	CITY DESIGNATED STREET TREE	M
<b>SHRUBS</b>				
ARCTOSTAPHYLOS D. 'HARMONY'	HARMONY MANZANITA	5		L
BERBERIS AQUIFOLIUM VAR. 'REPENS'	CREeping MAHONIA	5	CALIFORNIA NATIVE	L
CEANOTHUS 'WHEELER CANYON'	WHEELER CANYON CALIFORNIA LILAC	5	CALIFORNIA NATIVE	L
LAVANDULA INTERMEDIA 'PHENOMENAL'	LAVENDER	5		L
LOROPETALUM CHINENSE 'RUBY'	CHINESE FRINGE FLOWER	5		L
NANDINA DOMESTICA 'COMPACTA'	COMPACT HEAVENLY BAMBOO	5		L
NANDINA DOMESTICA 'GULFSTREAM'	HEAVENLY BAMBOO	5		L
PHORMIUM TENAX 'JACK SPRATT'	NEW ZEALAND FLAX	5	36" OC TRI. SPACING	L
PITTOSPORUM TOBIRA 'WHEELER'S DWARF'	DWARF MOCK ORANGE	5	3" O.C. TRI. SPACING	L
RHAPHIOLIS INDICA 'CLARA'	INDIA HAWTHORN	5		L
SALVIA CHAMAEDRYOIDES	GERMANDER SAGE	1		L
SARCOCOCCA RUSCIFOLIA	FRAGRANT SARCOCOCCA	5		L
XYLOSMA CONGESTUM 'COMPACTA'	NCN	5		L
<b>GROUND COVER</b>				
ARCTOSTAPHYLOS U. WOOD'S COMPACT	WOOD'S COMPACT MANZANITA	1	6" O.C., TRI. SPACING	L
COTONEASTER DAMMERI 'CORAL BEAUTY'	COTONEASTER	1	6" O.C. TRI. SPACING	L
ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1	36" OC, TRI. SPACING	L
<b>VINES</b>				
FICUS PUMILA	CREeping FIG	5		M
PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	5		L
<b>GRASSES</b>				
BOUTELLOUA GRACILLIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GAMA	1	2' OC, TRI. SPACING	L
MUHLENBERGIA CAPILLARIS 'WHITE CLOUD'		1	36" OC, TRI. SPACING	L
MUHLENBERGIA DUBIA	PINE MUHLY	1	36" OC, TRI. SPACING	L
<b>BIOSWALE/BIORETENTION</b>				
BIO-FILTER GRASSES	'BIO-FILTRATION SOD'	SOD	(CALIFORNIA NATIVES)	L
<b>MULCH; FIR BARK, 1/2" MINUS</b>				
LINEAR ROOT BARRIER	ROOT SOLUTIONS, OR EQUAL		3" DEPTH; ALL LANDSCAPE AREAS	
			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. SHRUBS 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. LAWN IS NOT PLANNED FOR ANY PORTION OF THE LANDSCAPED AREAS.

**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 (MEL0).

### MAWA AND ETWU CALCULATIONS

1.) Maximum Applied Water Allowance (MAWA)

A.) Net Evapotranspiration Calculation

Annual Eto	43.85			
Annual Rainfall	27.63	X	0.25	= Effective Rainfall 6.9075
Net Evapotranspiration Calculation		=	Annual Eto	- Effective Rainfall = 36.94

B.) Adjusted Landscape Area Calculation

Landscape Area	14,001	X	Adjustment Factor 0.45	= 6300.26
Special Landscape Area	0	X	Adjustment Factor 0.4	= 0
Sum of Adjusted Landscape Area				= 6300.26

**MAWA = 36.94 X 0.62 X 6,300.26 = 144,303 Gallons**

2.) Estimated Total Water Use (ETWU)

A.) Net Evapotranspiration Calculation

Net Evapotranspiration Calculation		=	Annual Eto	- Effective Rainfall = 36.94
Very Low Water Plant Use SF	0	X	0.10	= 0.00
Low Water Plant Use SF	11,566	X	0.30	= 3469.80
Moderate Water Plant Use SF	2,422	X	0.60	= 1453.20
High Water Plant Use SF	12.57	X	1.00	= 12.57
Sum of Adjusted Landscape Area				= 4935.57

**ETWU = 36.94 X 0.62 X 4,935.57 / 0.81 = 139,563 Gallons**

### HYDROZONE TABLE

VALVE NO./HYDROZONE	IRRIGATION METHOD	PLANT TYPE	GPM	PRECIPITATION RATE IN INCHES PER HOUR	AREA IN SQUARE FEET	% OF LANDSCAPE
ACTUAL D-1	IN-LINE DRIP	LOW	60.0	0.65	8,830.00	63%
ACTUAL D-2	IN-LINE DRIP	MODERATE	1.5	0.28	522.00	4%
DUPLICATE B-3	BUBBLER	LOW	12.5	0.44	2,736.00	20%
DUPLICATE B-4	BUBBLER	MODERATE	7.5	1900.00	1,900.00	15.115%
ACTUAL F	FOUNTAIN	HIGH	0.0	0.00	12.57	0%
			TOTAL SQUARE FEET		14,001.57	15202%

### SUMMARY HYDROZONE TABLE

PLANT TYPE	AREA (SF)	% OF LANDSCAPE
VERY LOW WATER USE		0.00%
LOW WATER USE	11,566.00	82.61%
MODERATE WATER USE	2,422.00	17.30%
HIGH WATER USE (POOL)	12.57	0.09%
TOTAL	14,001	100%

ACTUAL LANDSCAPE AREA 9,364.57  
 DUPLICATE LANDSCAPE AREA 4,636.00  
 CALCULATED LANDSCAPE AREA FOR MAWA 14,000.57



DATE: 12/12/19  
 JOB: 2019-14  
 SCALE: 1" = 16'  
 DRAWN: DM