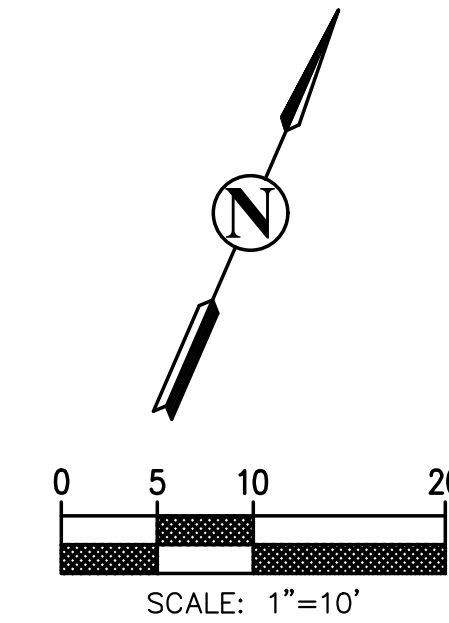


GORDON RANCH
674 MAPS 1-11



UTILITY NOTES:

GENERAL NOTE:
CONTRACTOR SHALL LOCATE UTILITY STUBOUTS TO LOT AND CONNECT SERVICE TO HOUSE. ELECTRICAL CONDUIT AND GAS SERVICE LINE MATERIAL AND SIZING BY OTHERS.

WATER NOTE:
CONTRACTOR SHALL LOCATE WATER SERVICE STUBOUT AND CONNECT WATER TO HOUSE WITH SCHEDULE 40 PVC PIPE. SIZE TO BE DETERMINED BY FIRE SPRINKLER DESIGNER. INSTALL WATER VALVE WITHIN 2' OF HOUSE CONNECTION.

SEWER NOTE:
CONTRACTOR SHALL CONNECT HOUSE WITH 4" SCHEDULE 40 PVC PIPE. MIN. PIPE SLOPE=2% TO EXISTING SEWER CLEANOUT.

WATER METER:
WATER METER AND/OR WATER SERVICE LINE MAY BE REQUIRED TO BE UPSIZED TO ACCOMMODATE A RESIDENTIAL FIRE SPRINKLER SYSTEM.

DRAINAGE PIPE DESIGN LEGEND:

ALL DRAIN PIPES TO BE A MIN., 4" SCH 40 PVC WITH SLOPE OF 2%. T.B.D.

DROP INLET DESIGN LEGEND:

D1: JENSEN PRECAST, 12"x12" DROP INLET, WITH (2) SIDE INLETS, GRATE TYPE 1212H, OR EQUIVALENT., T.B.=495.59, SWALE IG IN=495.34, DP IG OUT=493.34.

D2: JENSEN PRECAST, 12"x12" DROP INLET, GRATE TYPE 1212H, OR EQUIVALENT., T.B.=494.92, DP IG IN/OUT=492.92.

LINE TABLE

LINE	LENGTH	BEARING
L1	12.54'	N23°24'19"W
L2	28.26'	N61°28'38"E

CURVE TABLE

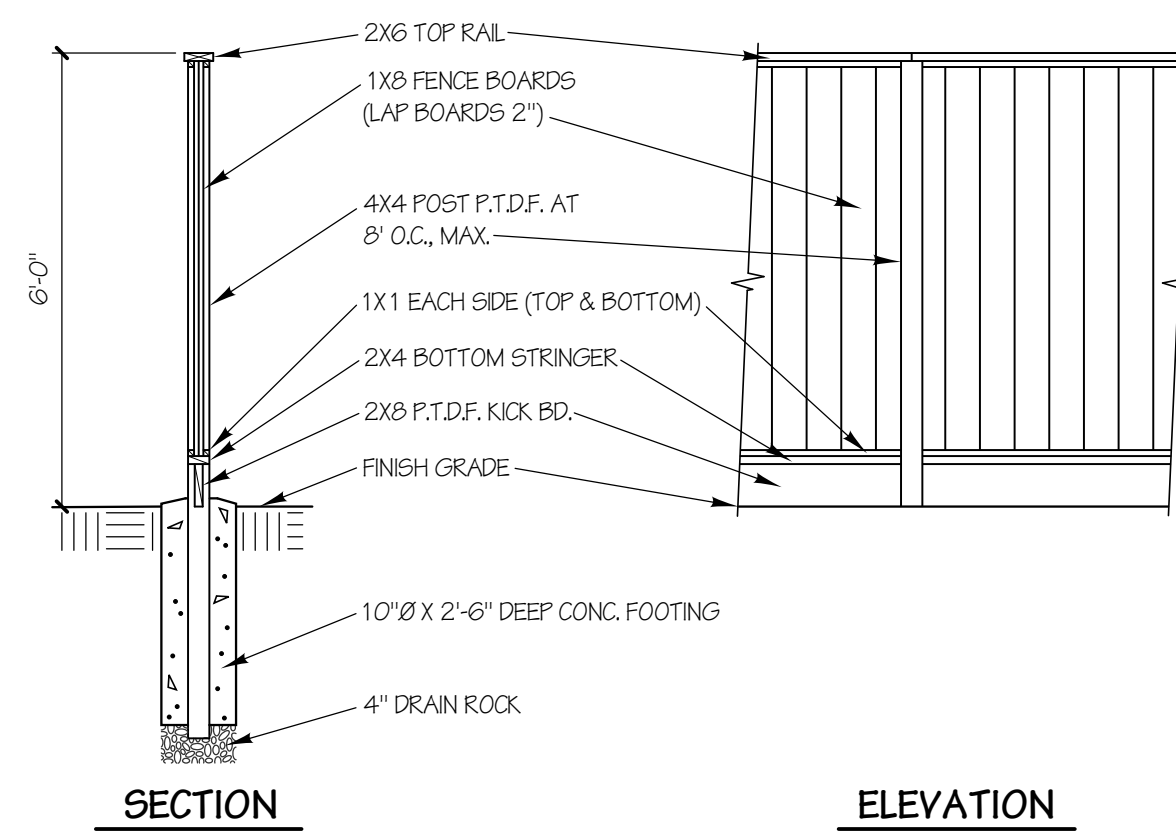
CURVE	LENGTH	RADIUS	Δ ANGLE
C1	12.40'	22.50'	31°34'39"
C2	37.21'	40.00'	53°18'18"

NOT FOR CONSTRUCTION

REVISION	DESCRIPTION	BY	DATE
<p>PRELIMINARY GRADING, DRAINAGE, UTILITY AND EROSION CONTROL PLAN</p> <p>LANDS OF MORTON 1964 COOPER DRIVE SANTA ROSA, CA 95404</p> <p style="text-align: right;">APN: 038-290-062</p>			
Date: 10/26/22			
Scale: 1" = 20'			
Drawn: DR			
Job: 21-44			
Sheet:			
1 of 1			

PLANTING LEGEND

KEY	SIZE	BOTANICAL NAME	COMMON NAME	REMARKS	WATER USE
TREES					
SLA	#15	SEARSIA LANCEA	AFRICAN SUMAC	SYN. RHUS LANCEA	LOW
XCT	#15	X CHITALPA TASHKENTENSIS 'PINK DAWN'	CHITALPA		LOW
SHRUBS					
AHM	#5	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	MANZANITA		LOW
CSK	#5	CISTUS SKANBERGII	ROCK ROSE		LOW
OPP	#5	CORREA PULCHELLA 'PINK EYRE'	AUSTRALIAN FUCHSIA		LOW
IBN	#5	ILEX CORNUTA 'BURFORD NANA'	DWARF BURFORD HOLLY		LOW
LCS	#5	LOROPETALUM CHINENSE 'SNOW PANDA'	FRINGE FLOWER		LOW
MAF	#5	MYRSINE AFRICANA	AFRICAN BOXWOOD		LOW
OSF	#5	OSMANTHUS FRAGRANS	SWEET OSMANTHUS		MEDIUM
PERENNIALS					
MRI	#1	MUHLENBERGIA RIgens	DEER GRASS		LOW
GROUNDCOVERS					
LMO	#1	LANTANA MONTEVIDENSIS	TRAILING LANTANA	5' O.C. TRI. SPACING	LOW



NOTE:
1. ALL WOOD SHALL BE REDWOOD, U.O.N.

FENCE DETAIL
NOT TO SCALE

Maximum Applied Water Allowance

The following calculations will help you determine your site specific water budget and establish a planting mix that will allow you to meet your water budget. Your Estimated Total Water Use must be less than your Maximum Applied Water Allowance.

1.) Maximum Applied Water Allowance (MAWA) RESIDENTIAL

MAWA = (ETo) (0.62) (0.55x LA) + (0.45 x SLA)

Where:
 ETo = Annual Net Reference Evapotranspiration (inches)
 0.55 = ET Adjustment Factor
 LA = Landscaped Area (square feet)
 0.62 = Conversion factor (to gallons per square foot)
 SLA = Portion of the landscape area identified as Special Landscape Area (square foot)
 0.45 = the additional ET adjustment factor for Special Landscape Area (1.0 - 0.55 = 0.45)

A.) Net Evapotranspiration Calculation

Annual ETo	44.45		
Annual Rainfall	25.63	x 0.25	= 6.41
Effective Rainfall	6.41		
Net Evapotranspiration Calculation = Annual ETo - Effective Rainfall			38.04

B.) Adjusted Landscape Area Calculation

Landscaped Area	2553	x 0.55	= 1404.15
Special Landscaped Area	0	x 0.45	= 0
Sum of Adjusted Landscape Area			1404.15

MAWA = 38.04 x 0.62 x 1404.15 + 46091 gallons

2.) Estimated Total Water Use (ETWU)

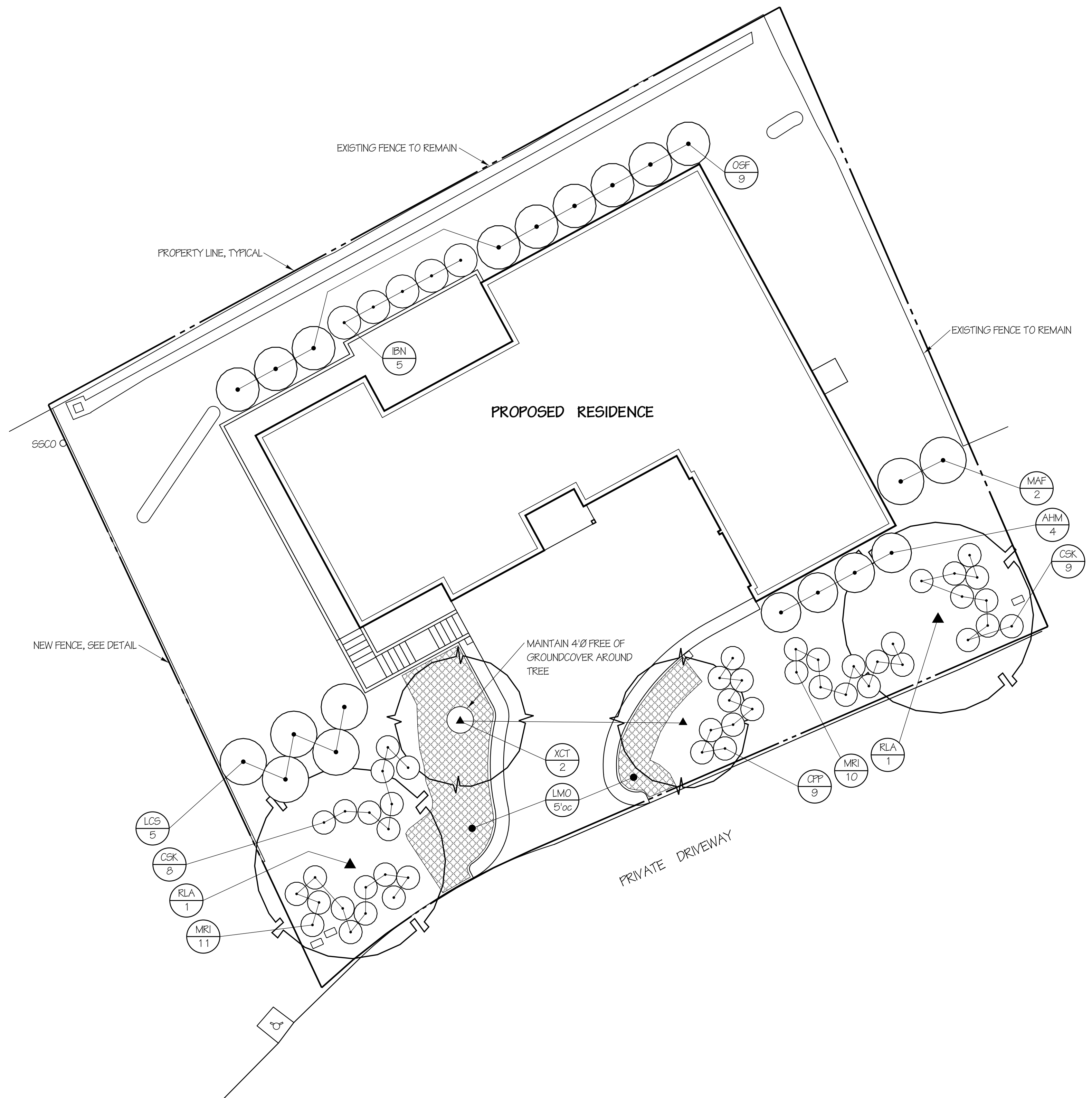
A.) Net Evapotranspiration Calculation

Annual ETo	38.04		
Effective Rainfall	0	x 0.1	= 0
Low water use plant (gall)	3159	x 0.3	= 947.7
Moderate water use plant (gall)	384	x 0.6	= 230.4
High water use plant (gall)	0	x 1.0	= 0
Sum of Adjusted Landscape Area			1,184

ETWU = 38.04 x 0.62 x 1,184 / 0.81 = 34480 gallons

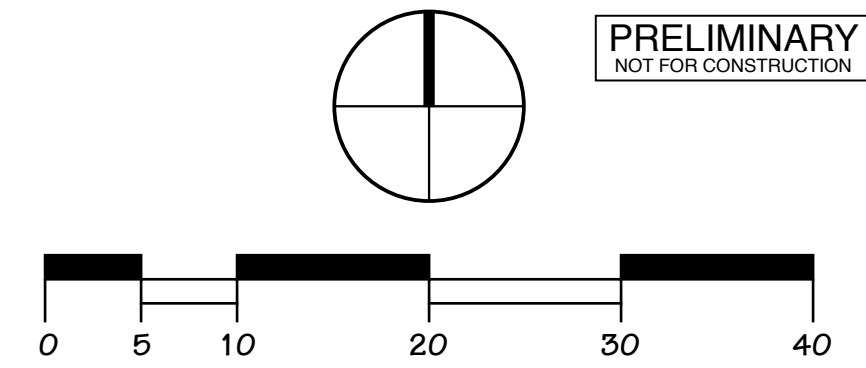
Irrigation Efficiency Factor

Square footage of landscape on drip	3563
Square footage of landscape on spray	0
Total square footage of landscape	3563
Adjusted Irrigation Efficiency Factor	0.81



PLANTING NOTES:

- A MINIMUM OF 8" OF NON-MECHANICALLY COMPACTED SOIL SHALL BE AVAILABLE FOR WATER ABSORPTION AND ROOT GROWTH IN PLANTED AREAS.
- INCORPORATE COMPOST INTO THE SOIL TO A MINIMUM DEPTH OF 8" AT A RATE OF 6 CUBIC YARDS PER 1000 SQUARE FEET IN ALL PLANTING AREAS. DO NOT TILL THE SOIL UNDER EXISTING TREES DESIGNATED TO REMAIN.
- ALL PLANTING AREAS SHALL RECEIVE A MINIMUM OF 3" OF MULCH, EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS AND DIRECT SEEDING APPLICATIONS.
- AFTER THE GRADING OPERATIONS ARE COMPLETE AND PRIOR TO THE BEGINNING THE LANDSCAPE INSTALLATION SOIL SAMPLING SHALL OCCUR AND SAMPLES SENT TO A TESTING LABORATORY FOR ANALYSIS AND RECOMMENDATIONS. THE ANALYSIS SHALL, AT A MINIMUM, INCLUDE: SOIL TEXTURE, INFILTRATION RATE, pH, TOTAL SOLUBLE SALTS, SODIUM LEVEL, AND PERCENT OF ORGANIC MATTER. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION TO THE CITY (WITH THE CERTIFICATE OF COMPLETION) THAT THE RECOMMENDATIONS FROM THE SOIL ANALYSIS HAVE BEEN IMPLEMENTED.
- THESE LANDSCAPE DESIGN PLANS COMPLY WITH THE CRITERIA OF THE WATER CONSERVATION ORDINANCE AND EFFICIENT USE OF WATER IN THE LANDSCAPE.



PRELIMINARY
NOT FOR CONSTRUCTION

BALCERAK DESIGN
 LANDSCAPE ARCHITECTURE • URBAN FORESTRY
 555 Fifth Street, Suite 300-B Santa Rosa, CA 95401
 Phone (707) 573-8234 email: balcerak@sonic.net



PLANTING PLAN

MORTON RESIDENCE & ADU
 APN: 038-290-062
 1964 COOPER DRIVE
 SANTA ROSA, CALIFORNIA

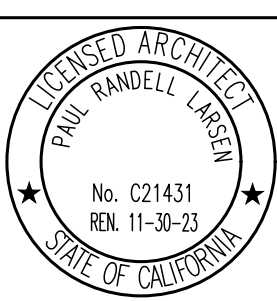
Date	No.	Revision
5/23/23	1	Initial Design

Date: 5/23/23
 Scale: 1" = 10'-0"
 Drawn: GFB
 Job: 2219
 Sheet: 1.0
 Of 1 Sheets

REVISIONS	BY

DESIGNER: RICK KADELLO
 PAUL LARSEN
 ARCHITECT: BRENDEN MORTON

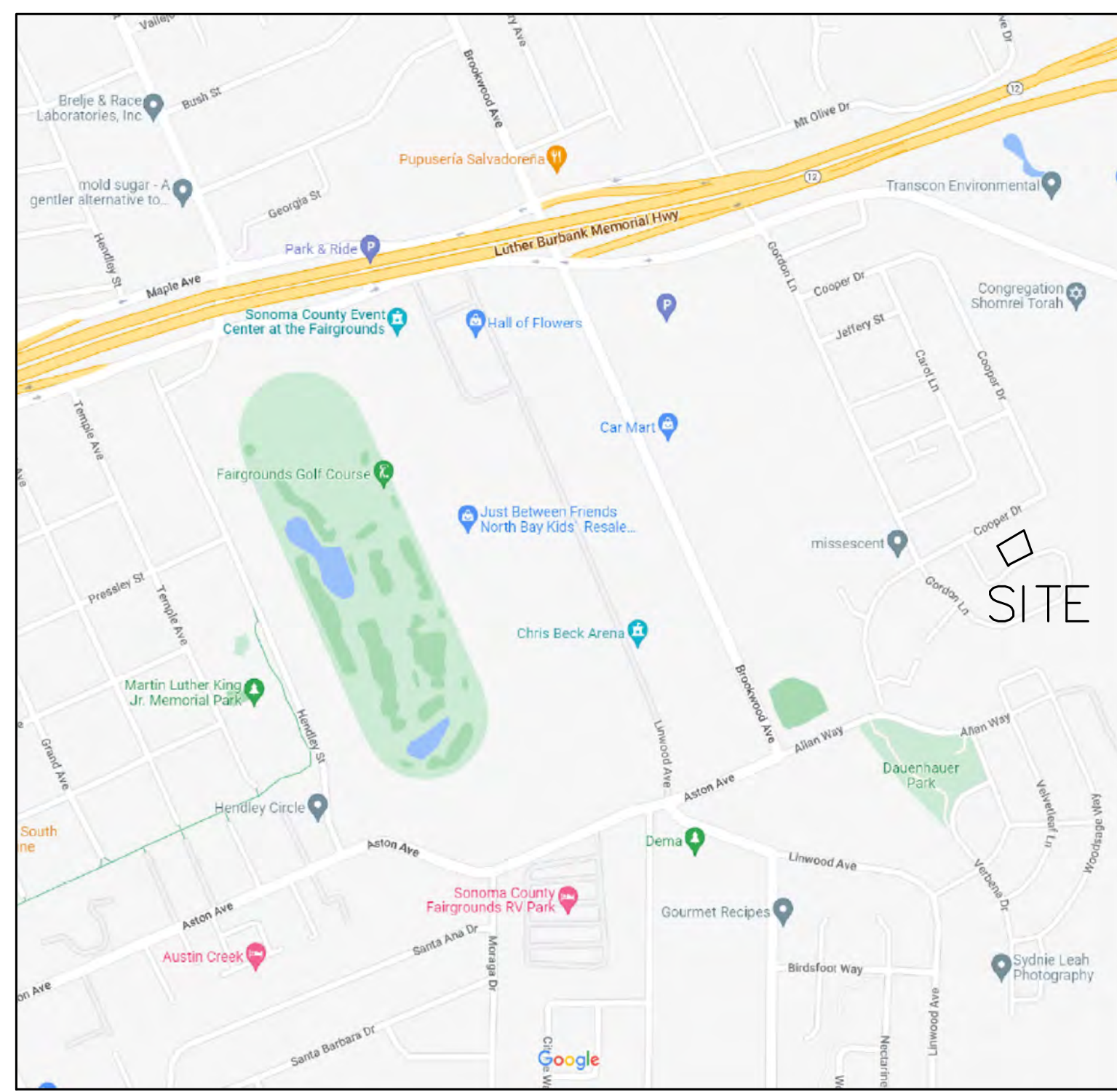
RESIDENCE & ADU
BRENDEN MORTON
 1964 COOPER DR, SANTA ROSA



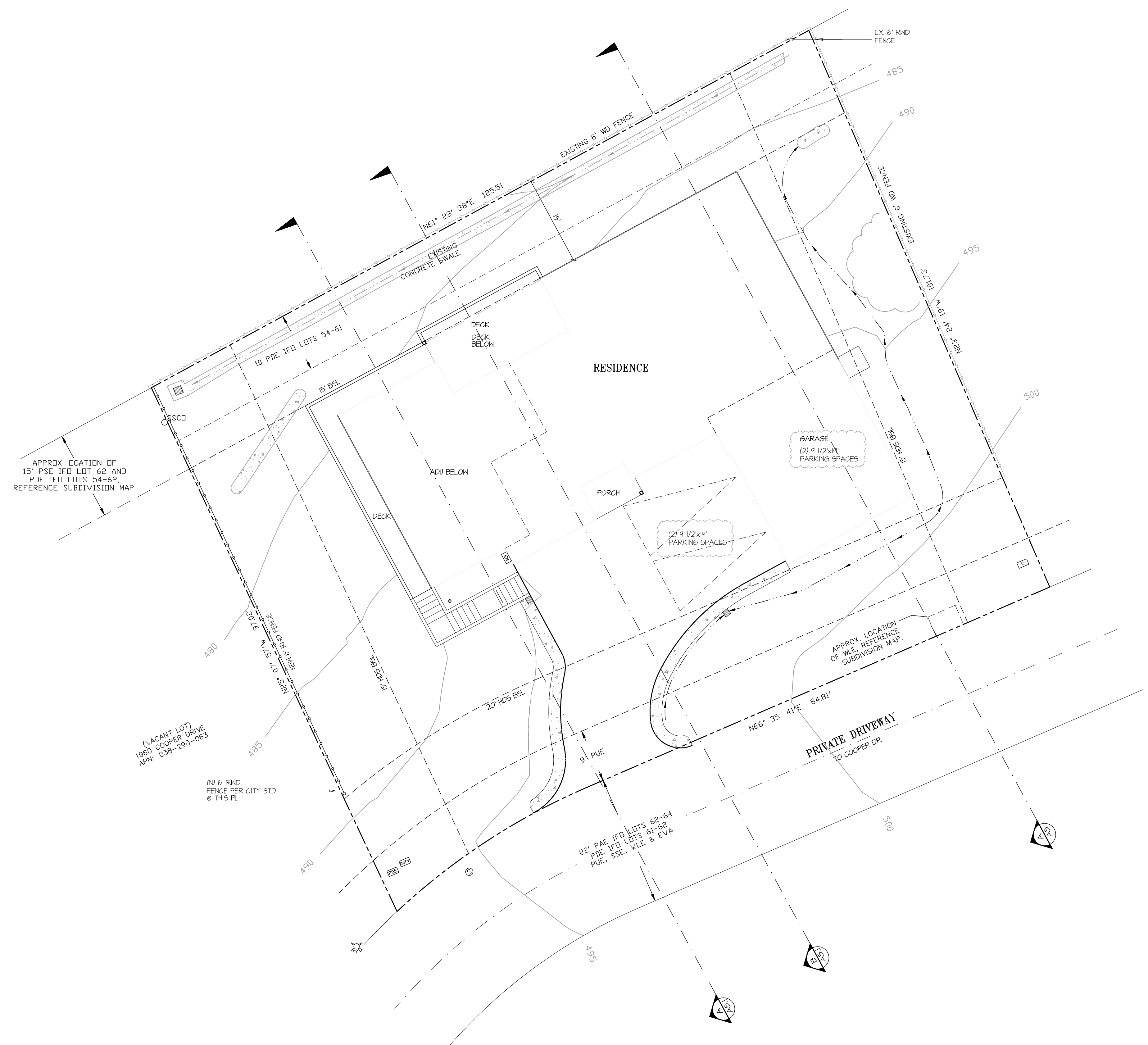
KADELLO & LARSEN
 ARCHITECTURAL DESIGNS
 9061 CONDE LANE, WINDSOR, CA (707) 838-2600

BY	FRL
CHK	
DATE	11.22

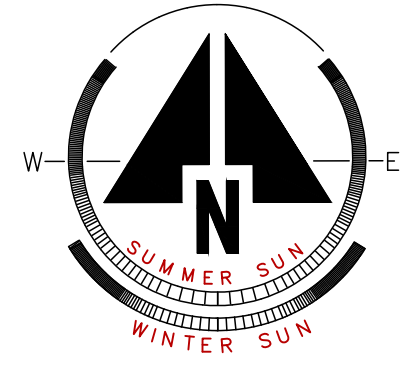
SHEET
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 JOB 2190



VICINITY MAP



SITE COVERAGE		
LOT AREA:	.27 ACRES	11,760 SF
COVERAGE:	32%	3,770 SF



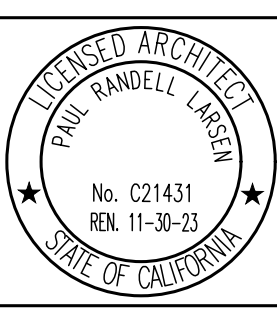
SITE PLAN

1964 COOPER DRIVE
 APN: 038-290-062

REVISIONS	BY

DESIGNER: RICK KADELLO
 DESIGNER: PAUL LARSEN
 ARCHITECT

RESIDENCE & ADU
BRENDEN MORTON
 1964 COOPER DR., SANTA ROSA



KADELLO & LARSEN
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 9061 CONDE LANE, WINDSOR, CA (707) 838-2600

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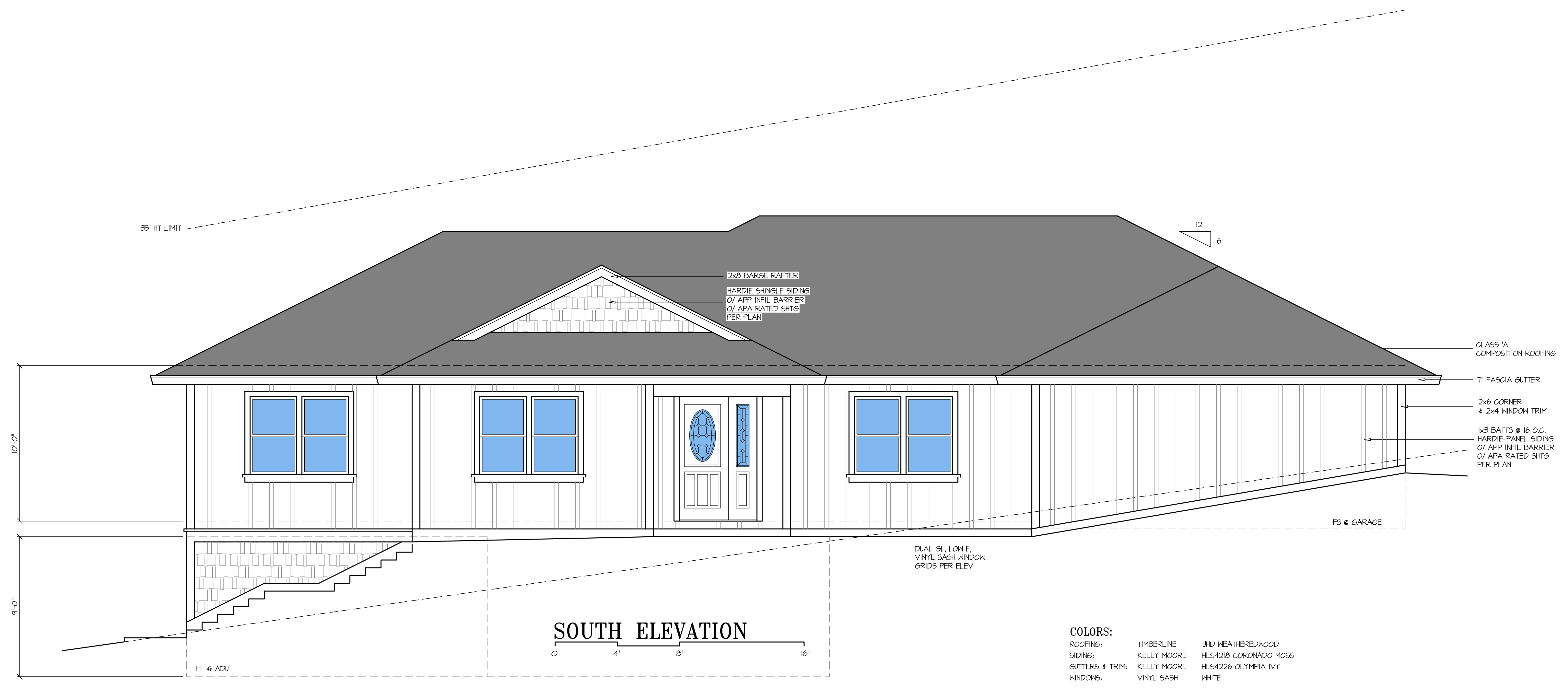
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 JOB: 2180



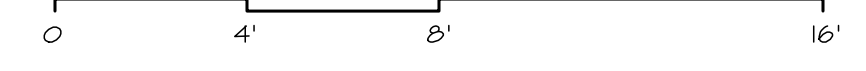
EAST ELEVATION

NORTH ELEVATION

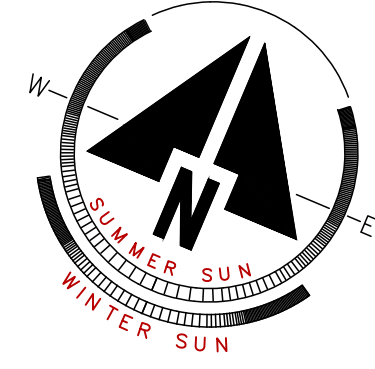
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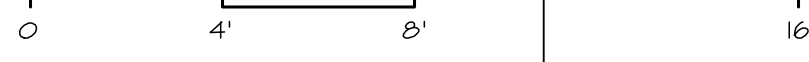
SOUTH ELEVATION



COLORS:
 ROOFING: TIMBERLINE UHD WEATHEREDWOOD
 SIDING: KELLY MOORE HLS4218 GORGONADO MOSS
 GUTTERS & TRIM: KELLY MOORE HLS4226 OLYMPIA IVY
 WINDOWS: VINYL SASH WHITE



MAIN FLOOR PLAN

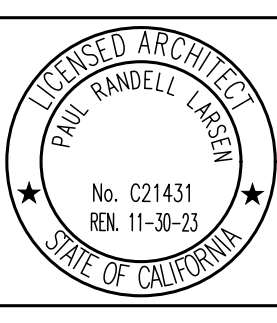


LIVING AREA:	2530 SF
ADU:	750 SF
GARAGE:	100 SF
PORCH:	35 SF
MAIN FLOOR DECK:	265 SF
LOWER FLOOR DECK:	220 SF

REVISIONS	BY

DESIGNER: RICK KADELLO, PAUL LARSEN
 ARCHITECT

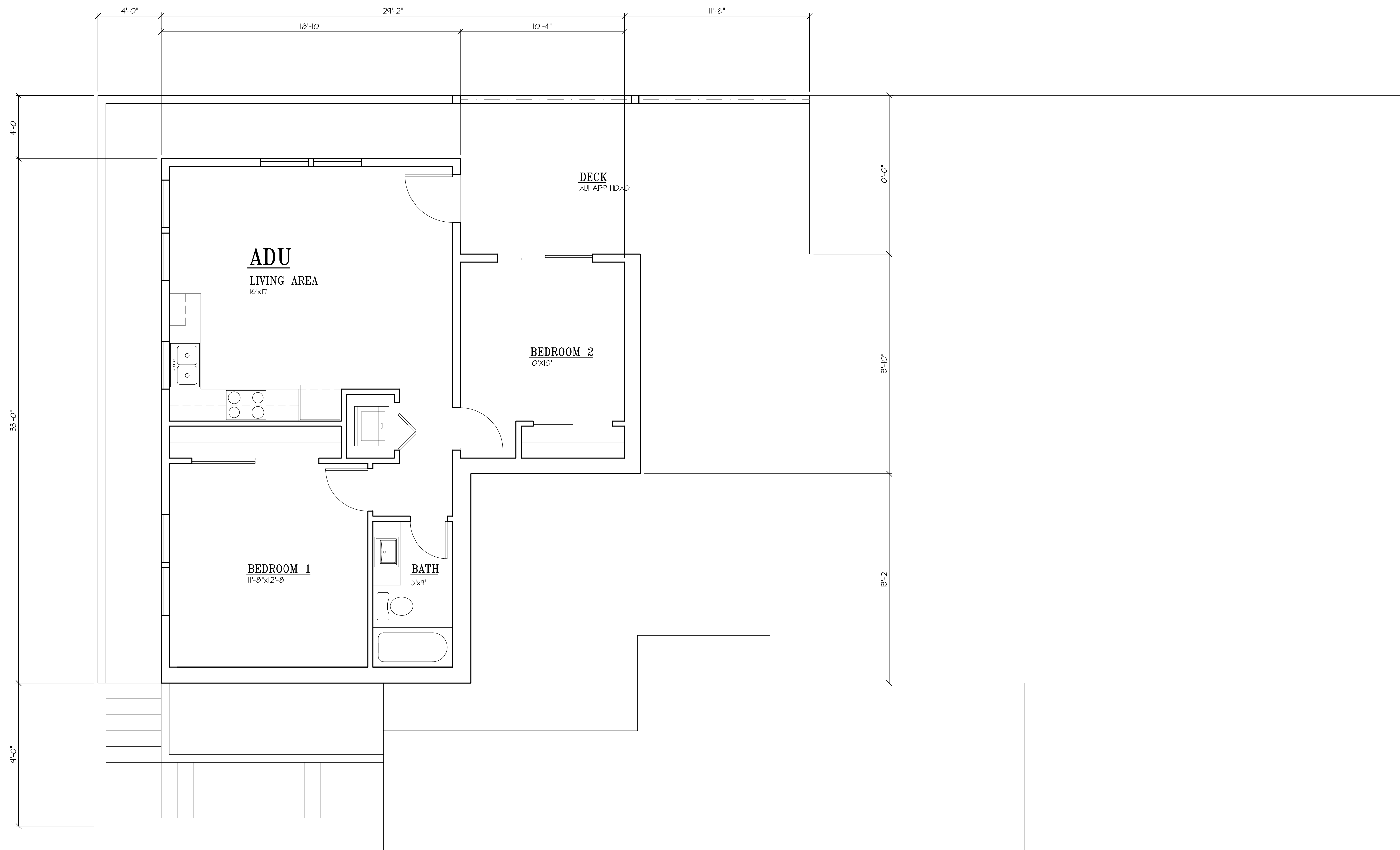
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BRENDEN MORTON
 1964 COOPER DR, SANTA ROSA



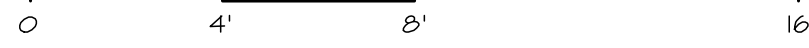
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 JOB 2180



LOWER FLOOR PLAN



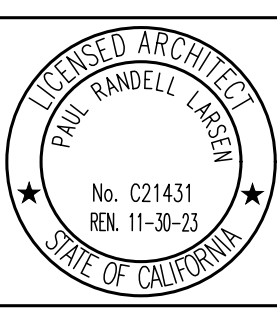
ADU: 750 SF

REVISIONS	BY

DESIGNER
RICK KADELLO
PAUL LARSEN

DESIGNER
ARCHITECT

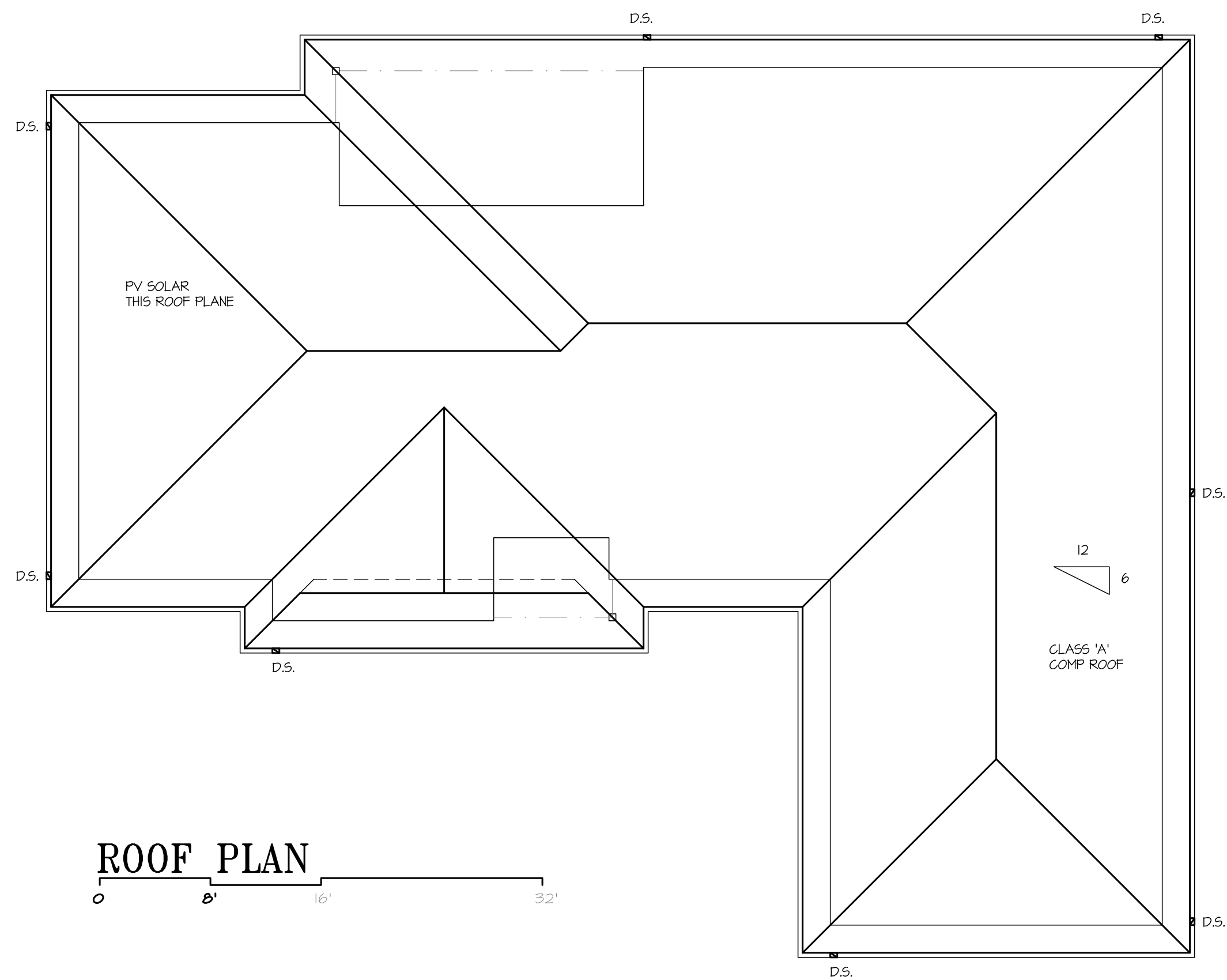
RESIDENCE & ADU
BRENDEN MORTON
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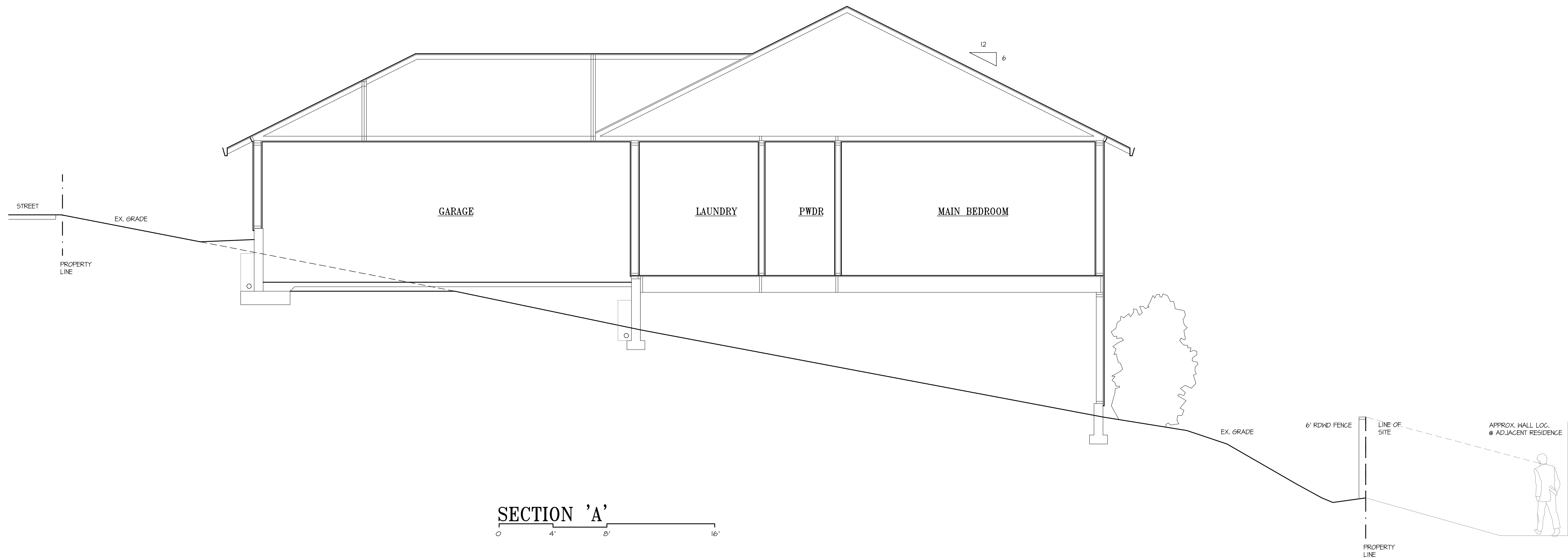
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CHK	
DATE	11.22

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43
JOB 2150



ROOF PLAN

0 8' 16' 32'



SECTION 'A'

0 4' 8' 16'

REVISIONS	BY

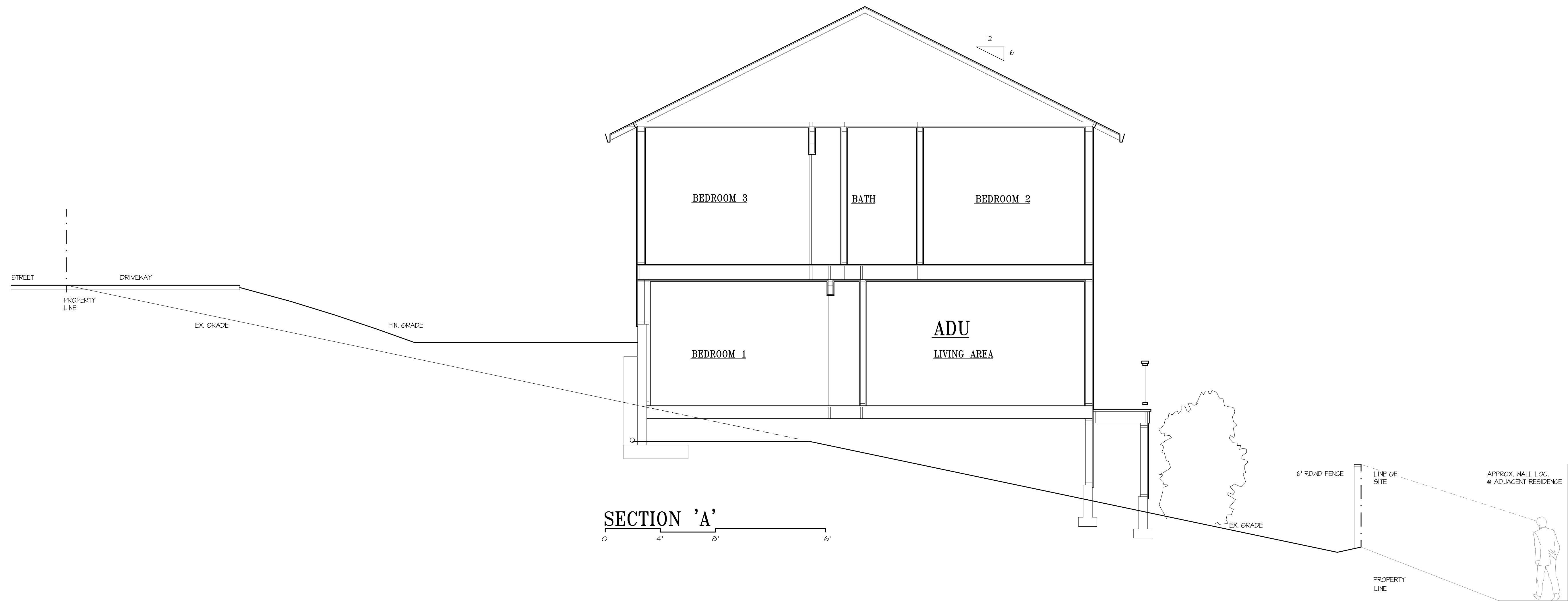
DESIGNER: RICK KADELLO, PAUL LARSEN
 ARCHITECT: BRENDEN MORTON

RESIDENCE & ADU
BRENDEN MORTON
 1964 COOPER DR, SANTA ROSA

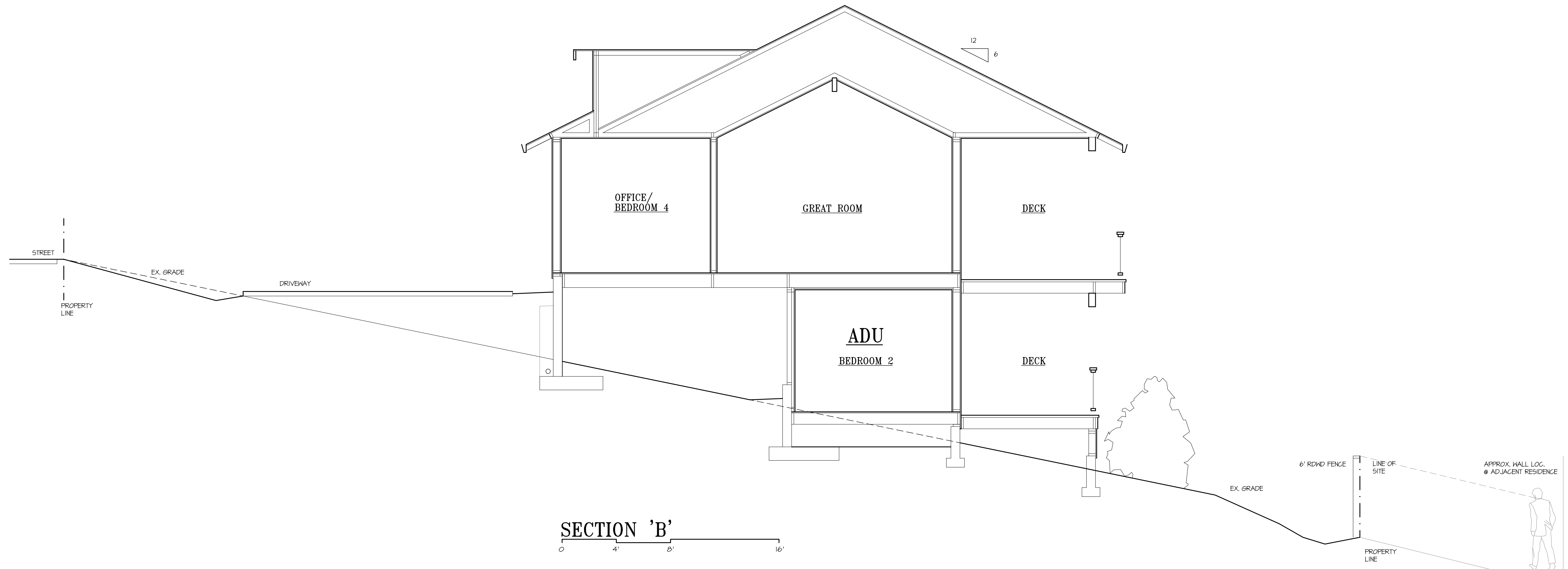
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BY	FRL
CHK	
DATE	11.22

SHEET
45



SECTION 'A'

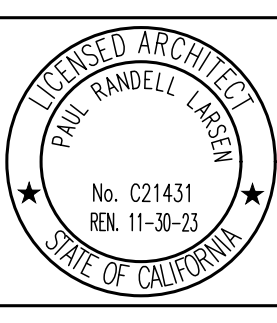


SECTION 'B'

REVISIONS	BY

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ARCHITECT: PAUL LARSEN

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BY	PRL
CHK	
DATE	11.1.22

SHEET
A5.1

JOB 2130