

38 DEGREES NORTH PHASE 3

SANTA ROSA, CA

MAJOR DESIGN REVIEW

ARCHITECTURAL

A-1	COVER/CONTENT LIST
A-2	SITE INFORMATION
A-3	NEIGHBORHOOD CONTEXT MAP
A-4	SITE PLAN
A-5	20 - PLEX FLOOR PLANS
A-6	20 - PLEX FLOOR/ROOF PLANS
A-7	20 - PLEX ELEVATIONS
A-8	10 - PLEX FLOOR PLANS
A-9	10 - PLEX FLOOR/ROOF PLANS
A-10	10 - PLEX ELEVATIONS
A-11	MATERIAL BOARD
A-12	CORNER PERSPECTIVE
A-13	PETALUMA HILL ROAD PERSPECTIVE
A-14	FARMERS LANE PERSPECTIVE

AUGUST 7, 2021





AERIAL MAP NTS



VICINITY MAP NTS

SITE

ZONING:	COMMUNITY SHOPPING CENTER
GENERAL PLAN USE:	MEDIUM DENSITY RESIDENTIAL, RETAIL, BUSINESS SERVICES
SITE AREA (GROSS):	1.29 AC / 56,192.40 SF
PROPOSED UNITS:	30 UNITS
PROPOSED DENSITY:	23.3 DU/AC
STORIES:	3 STORIES

UNIT MIX/PARKING

1 BEDROOM	15 DWELLING UNITS
2 BEDROOM	12 DWELLING UNITS
3 BEDROOM	3 DWELLING UNITS

PARKING RATION REQUIREMENT

1 BEDROOM	1.5 STALLS (15X1.5) = 22.5 STALLS
2+ BEDROOM	2.5 STALLS (15X2.5) = 37.5 STALLS
TOTAL REQUIRED	60 STALLS

PROVIDED (ZONING CODE PARKING REDUCTION 23.3%)

GARAGE	21 STALLS
<u>SURFACE</u>	<u>25 STALLS</u>
TOTAL PROVIDED	46 STALLS (WITHIN ALLOWABLE 25% REDUCTION)

PROJECT TEAM DIRECTORY

CLIENT

KW PETALUMA HILL ROAD, LLC
 151 S. EL CAMINO DR.
 BEVERLY HILLS, CA 90212

ARCHITECT

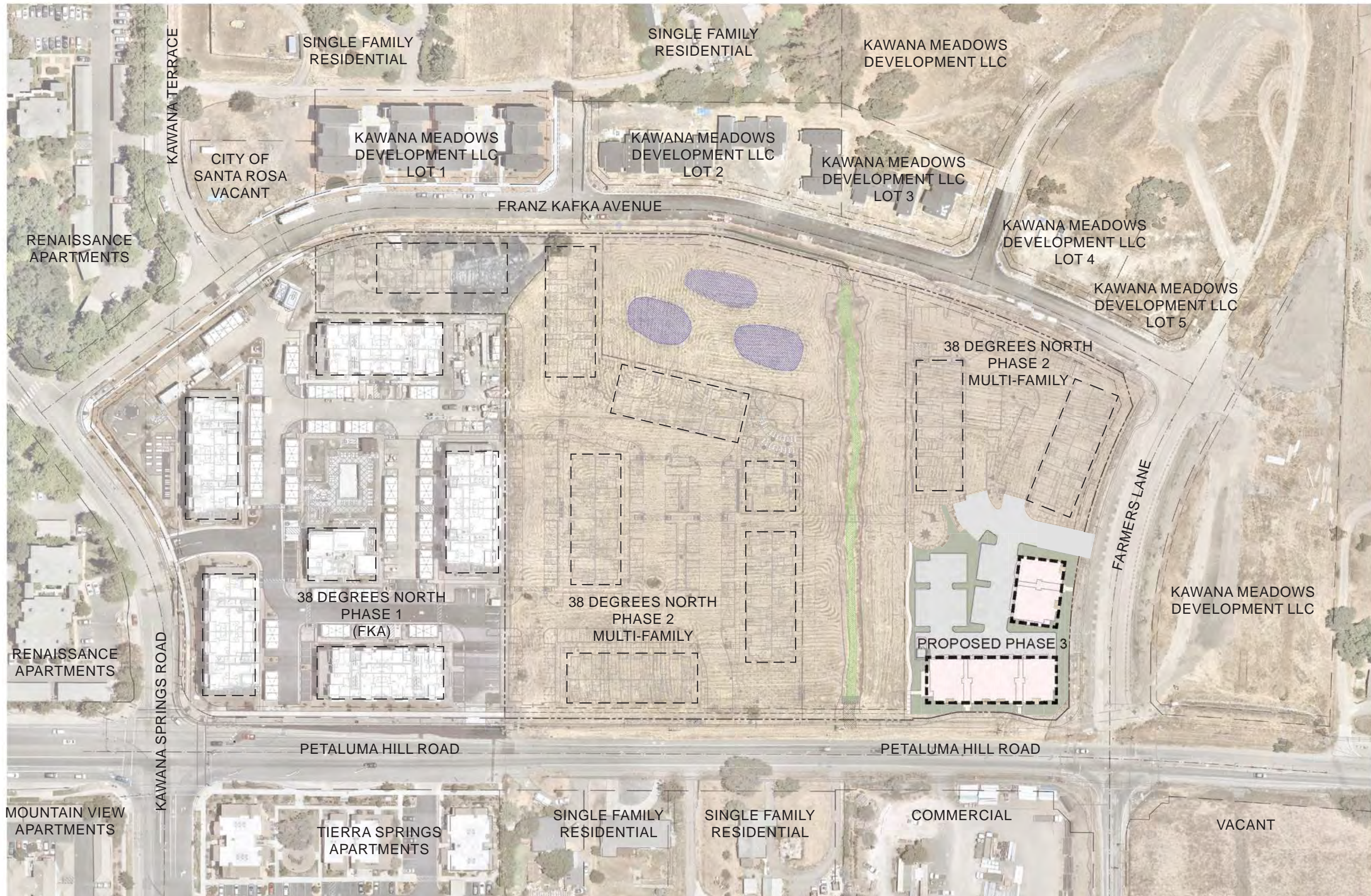
KTGY GROUP, INC
 433 S. SPRING ST. SUITE 750
 LOS ANGELES, CA 90013
 310.394.2623

LANDSCAPE ARCHITECT

WILSON DESIGN STUDIO
 KEITH WILSON
 1631 ALHAMBRA BLVD, SUITE 100
 SACRAMENTO, CA 95816
 916.524.5614

CIVIL ENGINEER

TSD ENGINEERING
 CHRIS SCHULZE
 785 S ORCHARD DRIVE, SUITE 110
 FOLSOM, CA 95630
 916.608.0707 EXT 101



433 South Spring Street
 Suite 750
 Los Angeles, CA 90013
 310.394.2623
 ktgy.com

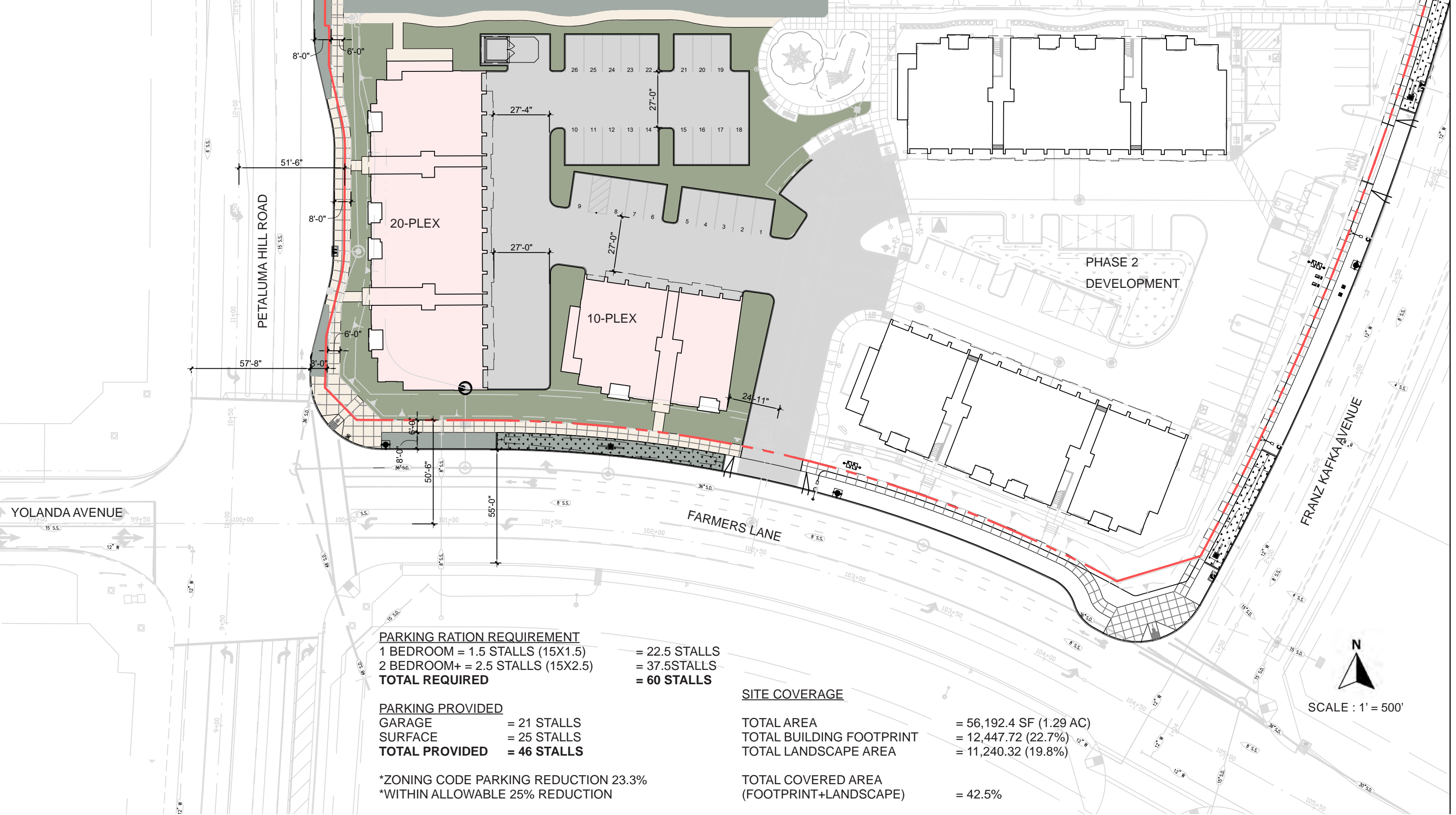
KW PETALUMA HILL ROAD, LLC
 151 South El Camino Drive
 Beverly Hills, CA 90212

38 DEGREES NORTH
 SANTA ROSA, CA KTGY# 2021 1100

PHASE 3 - MAJOR DESIGN REVIEW
 AUGUST 7, 2021

NEIGHBORHOOD CONTEXT
 MAP

A - 3



PARKING RATION REQUIREMENT
 1 BEDROOM = 1.5 STALLS (15X1.5) = 22.5 STALLS
 2 BEDROOM+ = 2.5 STALLS (15X2.5) = 37.5 STALLS
TOTAL REQUIRED = 60 STALLS

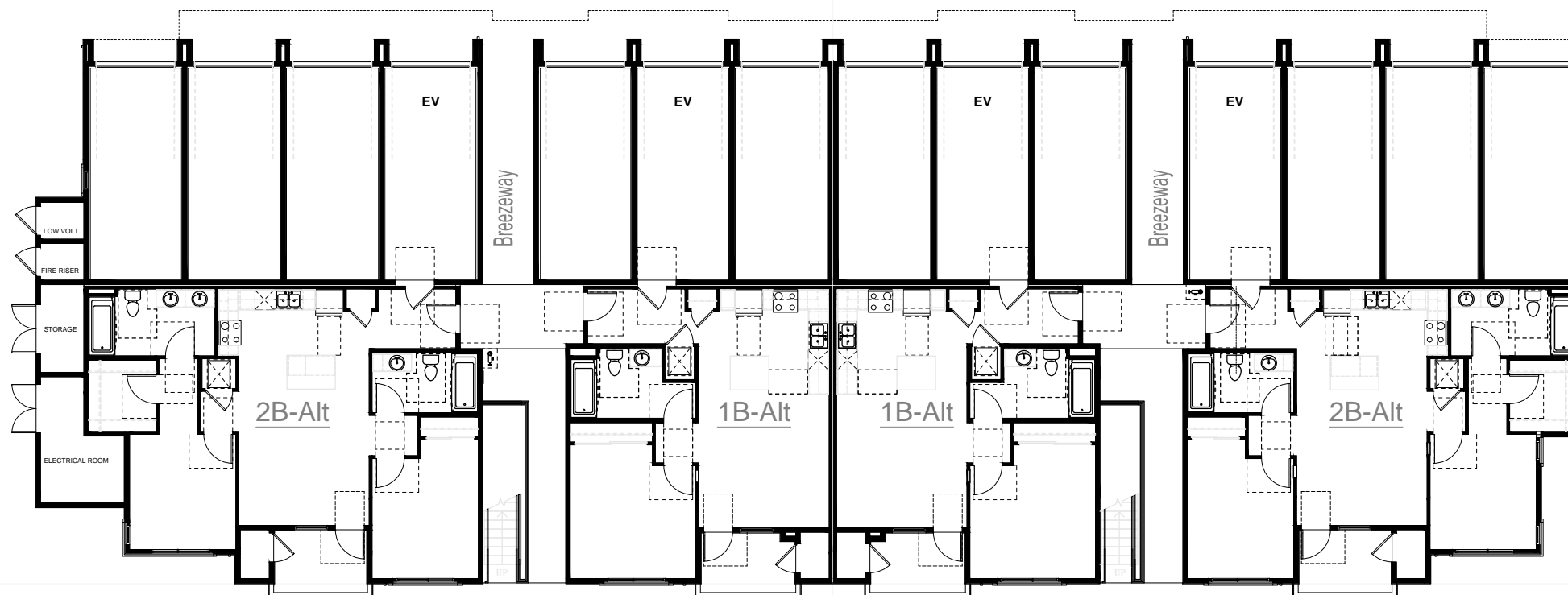
PARKING PROVIDED
 GARAGE = 21 STALLS
 SURFACE = 25 STALLS
TOTAL PROVIDED = 46 STALLS

*ZONING CODE PARKING REDUCTION 23.3%
 *WITHIN ALLOWABLE 25% REDUCTION

SITE COVERAGE
 TOTAL AREA = 56,192.4 SF (1.29 AC)
 TOTAL BUILDING FOOTPRINT = 12,447.72 (22.7%)
 TOTAL LANDSCAPE AREA = 11,240.32 (19.8%)
 TOTAL COVERED AREA (FOOTPRINT+LANDSCAPE) = 42.5%



2ND FLOOR
SCALE : 1/8" = 1'-0"



GROUND FLOOR

20 PLEX

MIX BY UNIT TYPE

1Bedrooms	10
2Bedrooms	8
3Bedrooms	2

1B/1B_Alt	754 SF	(Balcony 76 SF)
1B-A/1B-A_Alt	702 SF	(Balcony 73 SF)
2B-A/2B-A_Alt	930 SF	(Balcony 65 SF)
2B-A	1073 SF	(Balcony 70 SF)
3B	1259 SF	(Balcony 70 SF)

PROVIDED PARKING: 14 stalls



433 South Spring Street
Suite 750
Los Angeles, CA 90013
310.394.2623
ktgy.com

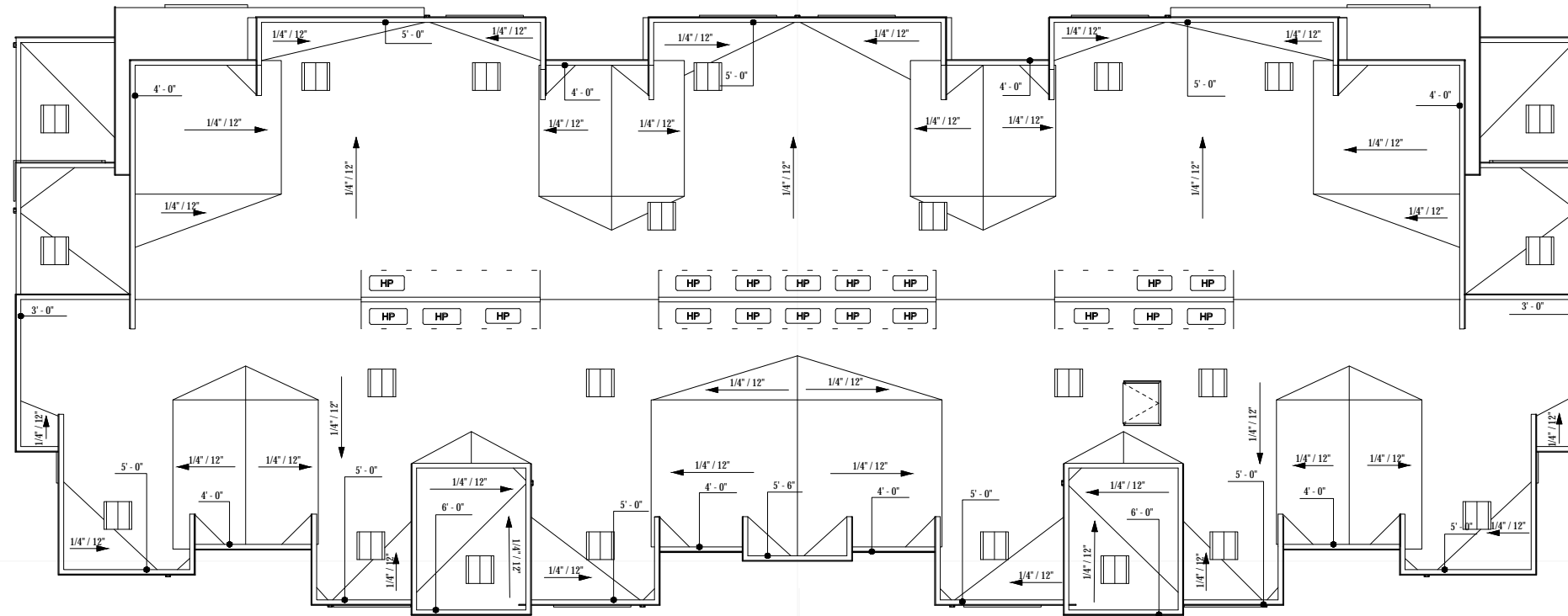
KW PETALUMA HILL ROAD, LLC
151 South El Camino Drive
Beverly Hills, CA 90212

38 DEGREES NORTH
SANTA ROSA, CA KTGY# 2021 1100

PHASE 3 - MAJOR DESIGN REVIEW
AUGUST 7, 2021

20-PLEX
FLOOR PLANS

A - 5



ROOF PLAN
SCALE : 1/8" = 1'-0"



3RD FLOOR



1 - FRONT ELEVATION

PETALUMA HILL ROAD



3 - REAR ELEVATION

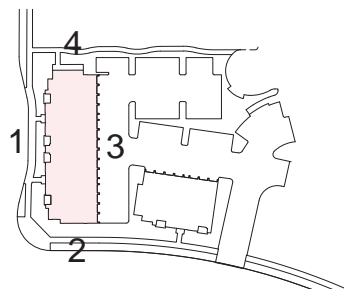
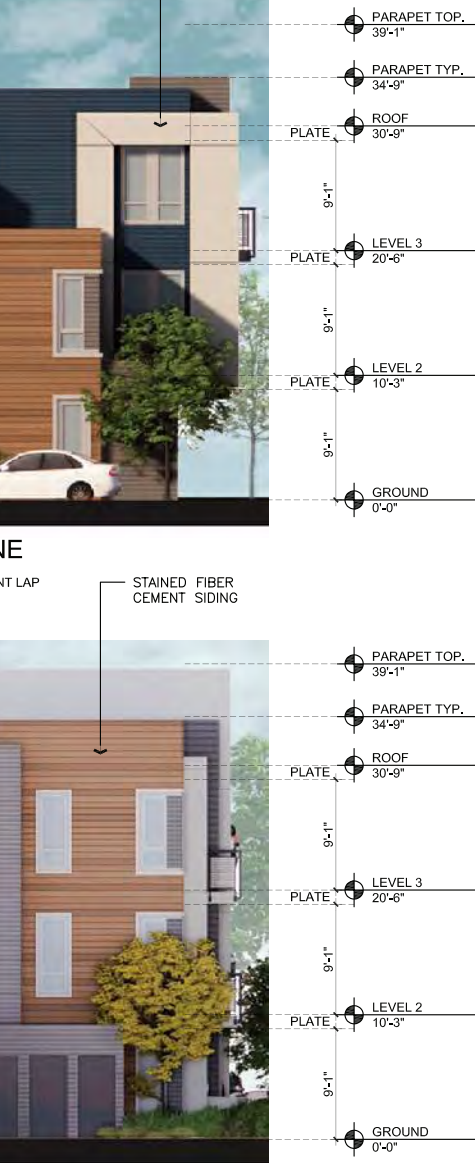


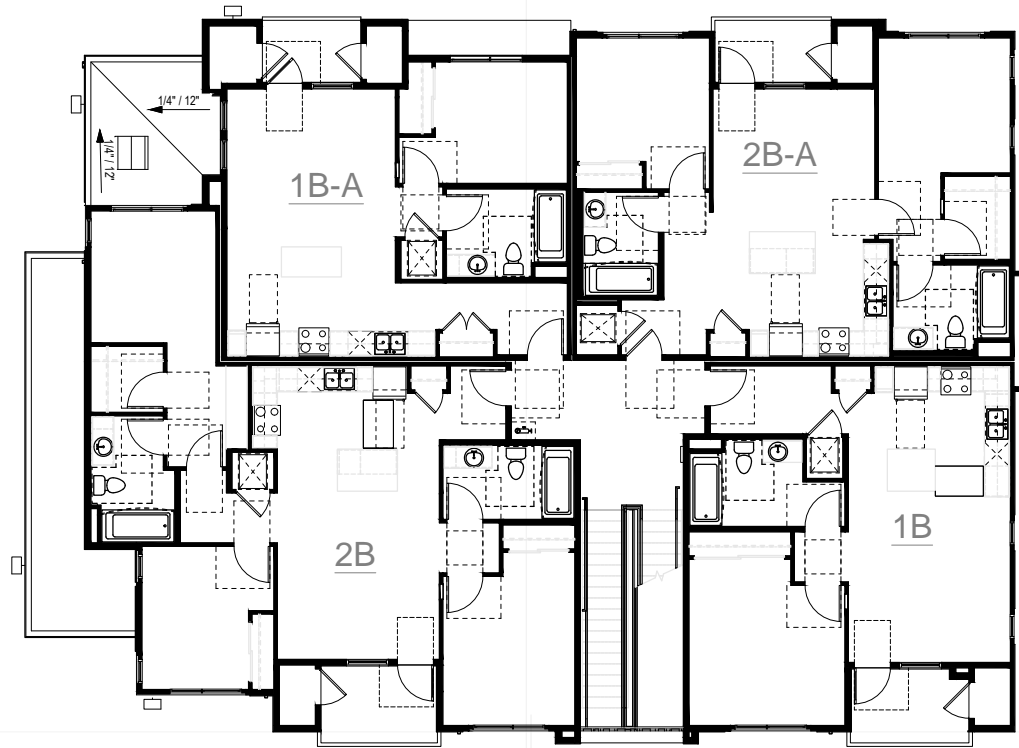
2 - RIGHT ELEVATION

FARMERS LANE

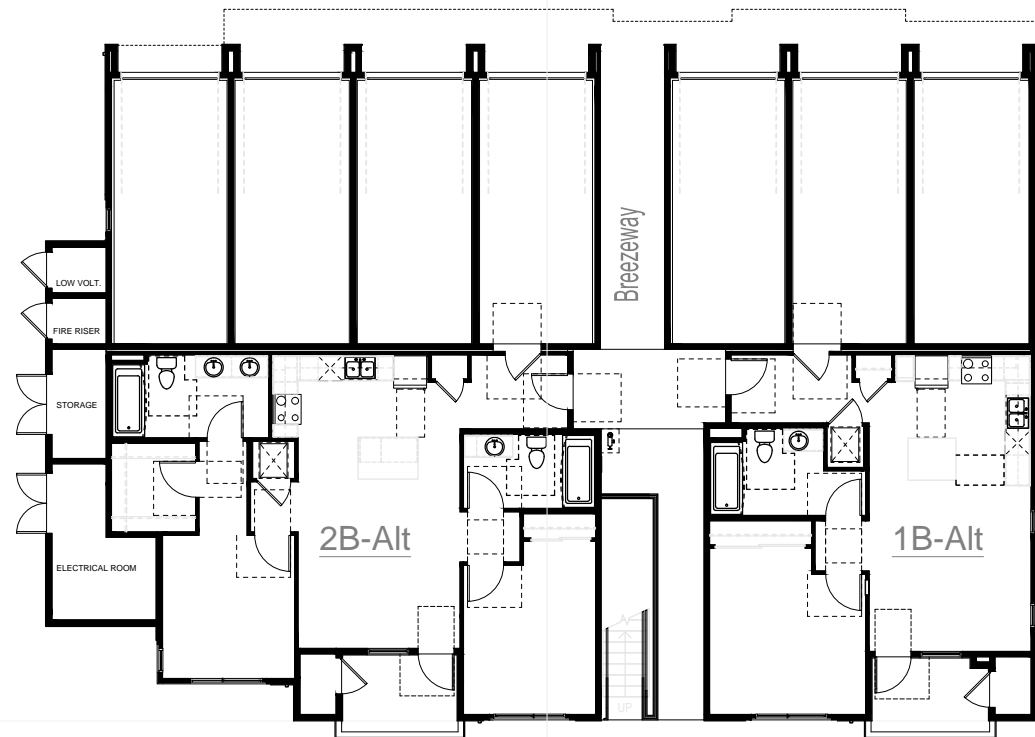


4 - LEFT ELEVATION





2ND FLOOR
SCALE : 1/8" = 1'-0"



GROUND FLOOR

10 PLEX MIX BY UNIT TYPE

1Bedrooms 5
2Bedrooms 5

1B/1B_Alt	754 SF	(Balcony 76 SF)
1B-A/1B-A_Alt	702 SF	(Balcony 73 SF)
2B-A/2B-A_Alt	930 SF	(Balcony 65 SF)
2B	1073 SF	(Balcony 70 SF)
2B-B	1029 SF	(Balcony 73 SF)



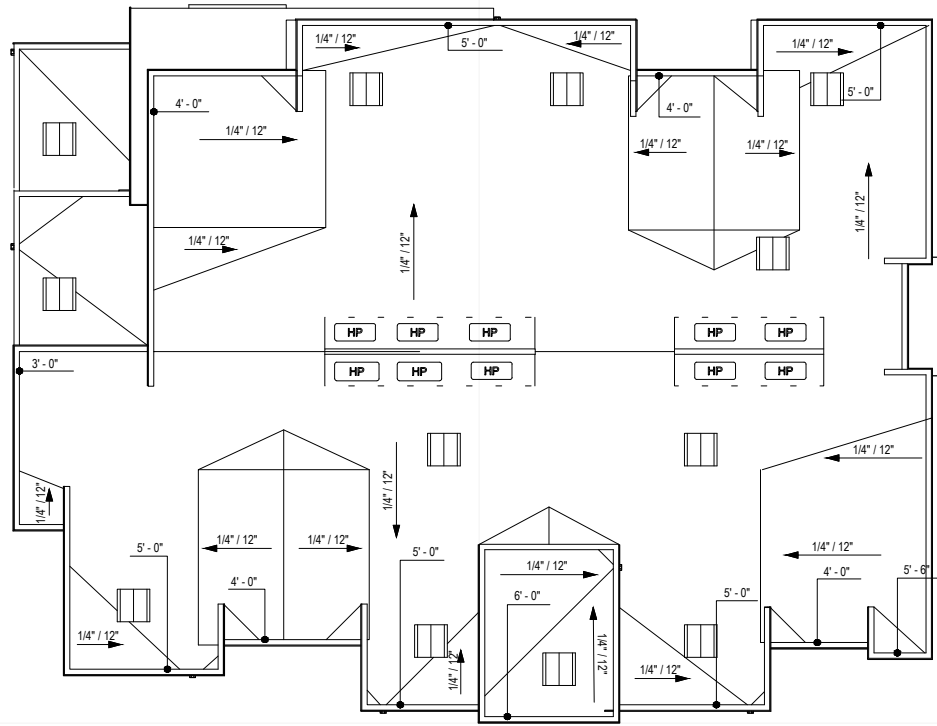
433 South Spring Street
Suite 750
Los Angeles, CA 90013
310.394.2623
ktgy.com

KW PETALUMA HILL ROAD, LLC
151 South El Camino Drive
Beverly Hills, CA 90212

38 DEGREES NORTH
SANTA ROSA, CA KTGY# 2021 1100

PHASE 3 - MAJOR DESIGN REVIEW
AUGUST 7, 2021

10-PLEX
FLOOR PLANS



ROOF PLAN
SCALE : 1/8" = 1'-0"



3RD FLOOR



1 - FRONT ELEVATION

FARMERS LANE



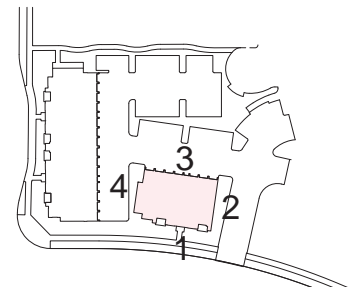
2 - RIGHT ELEVATION (FARMERS LANE ENTRY)



3 - REAR ELEVATION



4 - LEFT ELEVATION



433 South Spring Street
Suite 750
Los Angeles, CA 90013
310.394.2623
ktgy.com

KW PETALUMA HILL ROAD, LLC
151 South El Camino Drive
Beverly Hills, CA 90212

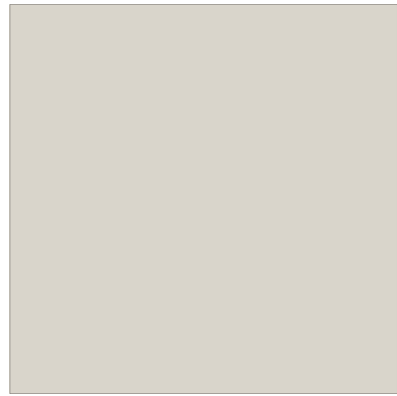
38 DEGREES NORTH
SANTA ROSA, CA KTGy# 2021 1100

PHASE 3 - MAJOR DESIGN REVIEW
AUGUST 7, 2021

10-PLEX
ELEVATIONS | A - 10



5 SECTIONAL GARAGE DOOR
PAINT: CITYSCAPE #SW-7067



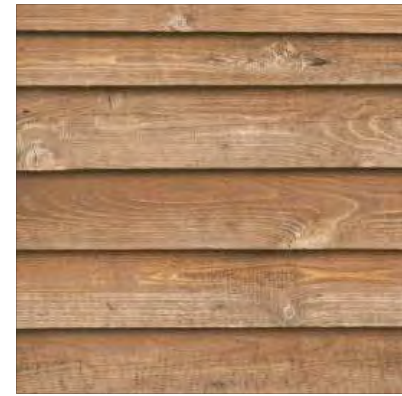
4 FIBER CEMENT - SMOOTH
PAINT: PEARLY WHITE #SW-7009



3 FIBER CEMENT LAP SIDING
PAINT: DOWN POUR #SW-6516



2 FIBER CEMENT LAP SIDING
PAINT: GRAY MATTERS #SW-7066



1 FIBER CEMENT LAP SIDING
STAIN: ALLURA "MAPLE"

6 METAL GUARD RAILING
PAINT: CITYSCAPE #SW-7067

7 BOARD TRIM - SMOOTH
PAINT: PEARLY WHITE #SW-7009



REFERENCED RENDERING



433 South Spring Street
Suite 750
Los Angeles, CA 90013
310.394.2623
ktgy.com

KW PETALUMA HILL ROAD, LLC
151 South El Camino Drive
Beverly Hills, CA 90212

38 DEGREES NORTH
SANTA ROSA, CA KTGY# 2021 1100

PHASE 3 - MAJOR DESIGN REVIEW
AUGUST 7, 2021

MATERIAL BOARD



433 South Spring Street
Suite 750
Los Angeles, CA 90013
310.394.2623
ktgy.com

KW PETALUMA HILL ROAD, LLC
151 South El Camino Drive
Beverly Hills, CA 90212

38 DEGREES NORTH

SANTA ROSA, CA KTGY# 2021 1100

PHASE 3 - MAJOR DESIGN REVIEW

AUGUST 7, 2021

CORNER PERSPECTIVE

A - 12



433 South Spring Street
Suite 750
Los Angeles, CA 90013
310.394.2623
ktgy.com

KW PETALUMA HILL ROAD, LLC
151 South El Camino Drive
Beverly Hills, CA 90212

38 DEGREES NORTH

SANTA ROSA, CA KTGY# 2021 1100

PHASE 3 - MAJOR DESIGN REVIEW

AUGUST 7, 2021

PETALUMA HILL ROAD
PERSPECTIVE

A - 13



433 South Spring Street
Suite 750
Los Angeles, CA 90013
310.394.2623
ktgy.com

KW PETALUMA HILL ROAD, LLC
151 South El Camino Drive
Beverly Hills, CA 90212

38 DEGREES NORTH

SANTA ROSA, CA KTGY# 2021 1100

PHASE 3 - MAJOR DESIGN REVIEW

AUGUST 7, 2021

FARMERS LANE
PERSPECTIVE

A - 14

ADJACENT SITE IMPROVEMENTS
 THESE PLANS ASSUME THAT IMPROVEMENTS FOR:
 1. KAWANA MEADOWS PHASE 1 IMPROVEMENT PLANS (2005-0040)
 2. 38 DEGREES NORTH, PHASE 2 - APARTMENT BUILDINGS (B21-0639, B21-0640, B21-0702 THRU B21-0707)
 3. 38 DEGREES NORTH, PHASE 2 - CLUBHOUSE BUILDING (B21-0715)
 4. 38 DEGREES NORTH, PHASE 2 - PUBLIC IMPROVEMENT PLANS (ENG21-005)
 ARE COMPLETED PER PLANS. SOME IMPROVEMENTS ASSOCIATED WITH THESE PLANS ARE SHOWN AS EXISTING, BUT WERE NOT INSTALLED AT THE TIME OF SURVEY.

PRELIMINARY SITE PLAN

38 DEGREES NORTH - PHASE 3

DESIGN REVIEW

CITY OF SANTA ROSA, CA

LEGEND

- AC PAVEMENT
- PERMEABLE PAVER "LID" TREATMENT AREA
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- SITE LANDSCAPING
- IMPERVIOUS SURFACE AREA
PER A4.106.4

PHASE 3 IMPERVIOUS SURFACES = 6,315 SF
 PERVIOUS PAVERS = 1,504 SF (23.8%)

PROJECT INFORMATION

ADDRESS: 2660 PETALUMA HILL ROAD
 SANTA ROSA, CA
 SONOMA COUNTY

APN: 044-051-055

PROPERTY AREA: ±10.87 AC (GROSS)
 ±9.62 AC (NET)

PROJECT AREA: ±1.04 AC (NET)
 ±1.29 AC (GROSS)
 (NET AREA SUBTRACTS PUBLIC RIGHT OF WAY DEDICATIONS.)

BUILDING DESCRIPTION

20-PLEX 3 STORY: 1 BUILDING

1 BEDROOM	10
2 BEDROOM	8
3 BEDROOM	2

10-PLEX 3 STORY: 3 BUILDINGS

1 BEDROOM	5
2 BEDROOM	5

TOTAL UNIT

1 BEDROOM UNITS	15
2 BEDROOM UNITS	13
3 BEDROOM UNITS	2
TOTAL UNITS	30

NOTES:

- THE ADJACENT KAWANA SPRINGS APARTMENTS (PHASE 1), 38° NORTH (PHASE 2), AND 38° NORTH (PHASE 3) WILL ENTER INTO A RECIPROCAL ACCESS AND PARKING AGREEMENT.
- THERE IS NO LOT LINE ADJUSTMENT OR MERGER PLANNED WITH THIS PROJECT.
- THE MAINTENANCE AND HEALTH OF TREES ARE TO BE THE RESPONSIBILITY OF THE OWNER OR OWNER'S AGENT AS PER CITY OF SANTA ROSA CITY CODE 13.32.010.

PARKING

REQUIRED PARKING

1 BEDROOM (1.5 STALLS PER UNIT) = 22.5 STALLS
 2+ BEDROOM (2.5 STALLS PER UNIT) = 37.5 STALLS
 TOTAL PARKING REQUIRED = 60 STALLS
 ZONING CODE ALLOWS FOR 25% REDUCTION = 45 STALLS

PROVIDED PARKING RATIO

1 BEDROOM = 1 STALL (15x1 = 15 STALLS)
 2+ BEDROOM = 2 STALLS (15x2 = 30 STALLS)

PROVIDED PARKING

COVERED STALLS = 31
 SURFACE STALLS = 15
 TOTAL PARKING PROVIDED = 46

PROVIDED PARKING - FACILITY SCHEDULE

GARAGE STALLS = 21
 CARPORT STALLS = 8
 CARPORT ACCESSIBLE STALL = 1
 SURFACE ACCESSIBLE STALL = 1
 EVC CAPABLE CARPORT STALL = 1
 EVC CAPABLE SURFACE STALL = 1
 COMPACT SURFACE STALLS = 3
 COMPACT STANDARD STALLS = 10
 TOTAL PARKING STALL = 46

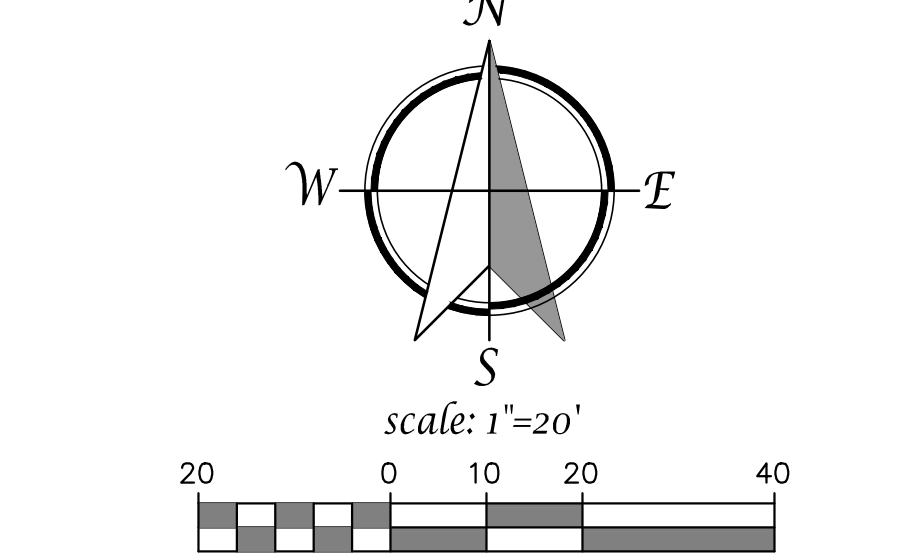
BICYCLE PARKING

BIKE PARKING REQUIRED

1 SPACE PER 4 UNITS, WITHOUT PRIVATE GARAGE.
 UNITS WITHOUT PRIVATE GARAGE = 9
 TOTAL BIKE PARKING REQUIRED = 3

BIKE PARKING PROVIDED - 4

SHORT TERM = 2; LONG TERM = 2

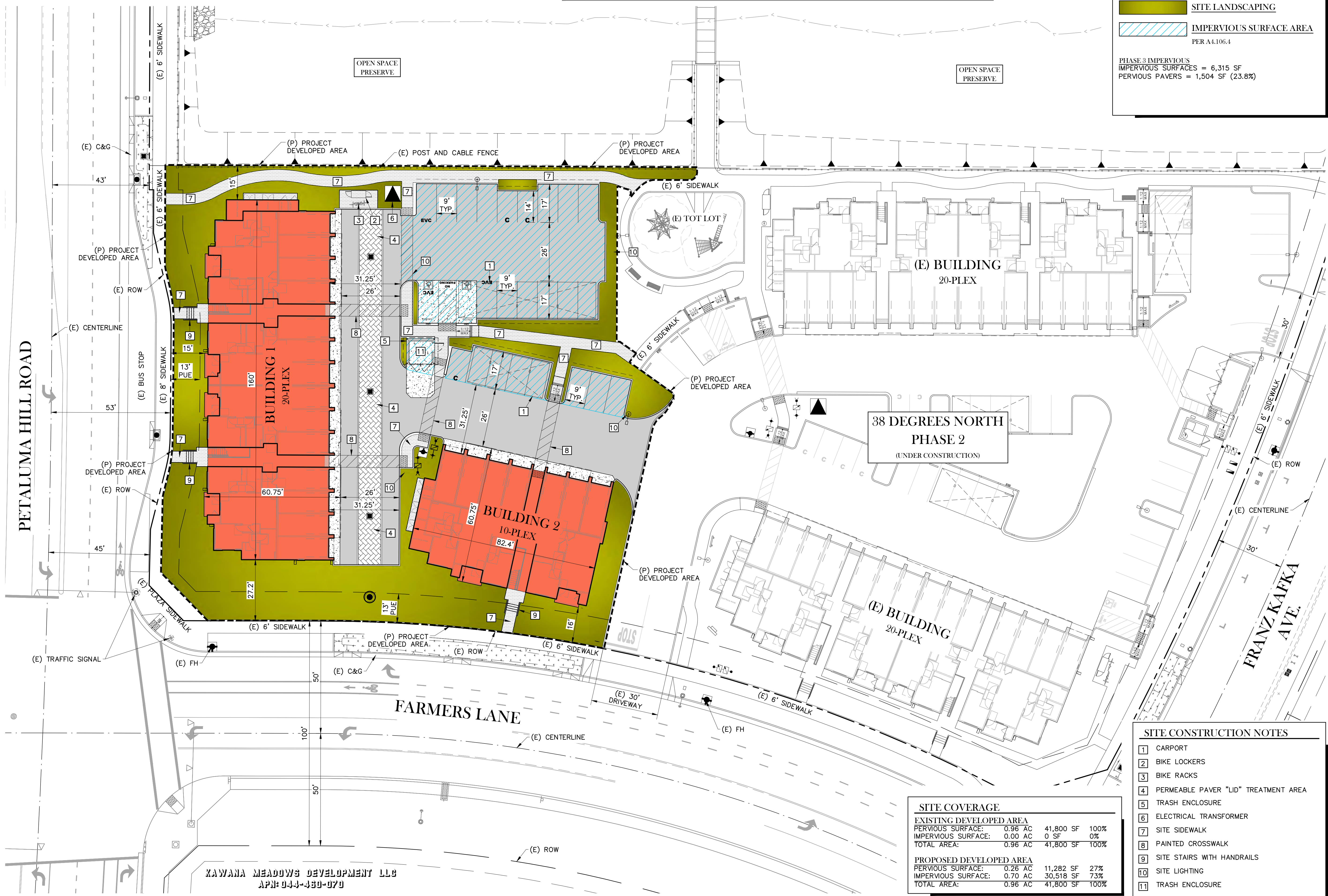


PRELIMINARY SITE PLAN
 AUGUST 6, 2021

TSD ENGINEERING, INC.
 expect more.

31 Natoma Street, Suite #160
 Folsom, CA 95630
 Phone: (916) 608-0707
 Fax: (916) 608-0701

C1.0



38 DEGREES NORTH
 PHASE 2
 (UNDER CONSTRUCTION)

SITE COVERAGE

EXISTING DEVELOPED AREA			
PERVIOUS SURFACE:	0.96 AC	41,800 SF	100%
IMPERVIOUS SURFACE:	0.00 AC	0 SF	0%
TOTAL AREA:	0.96 AC	41,800 SF	100%

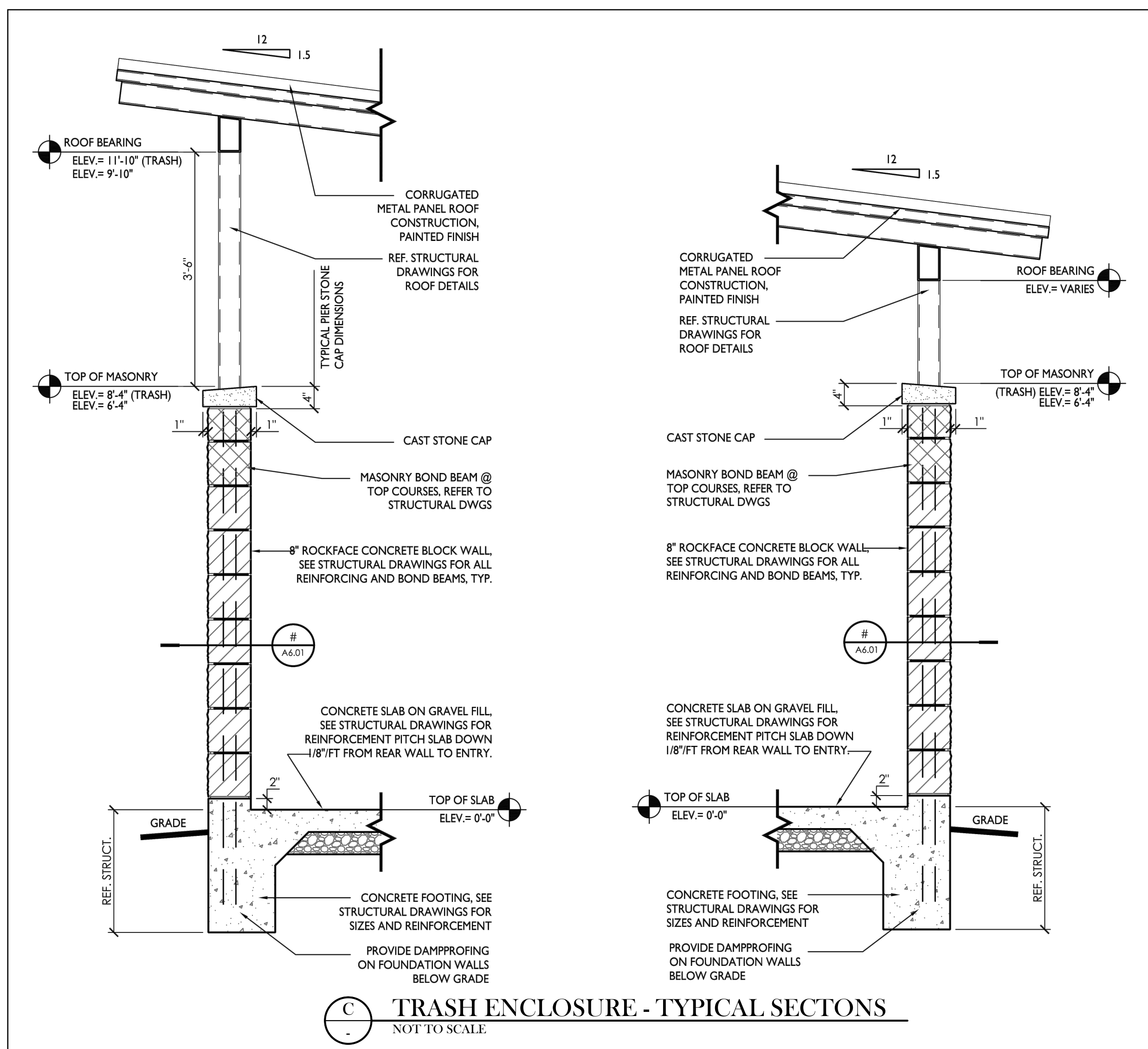
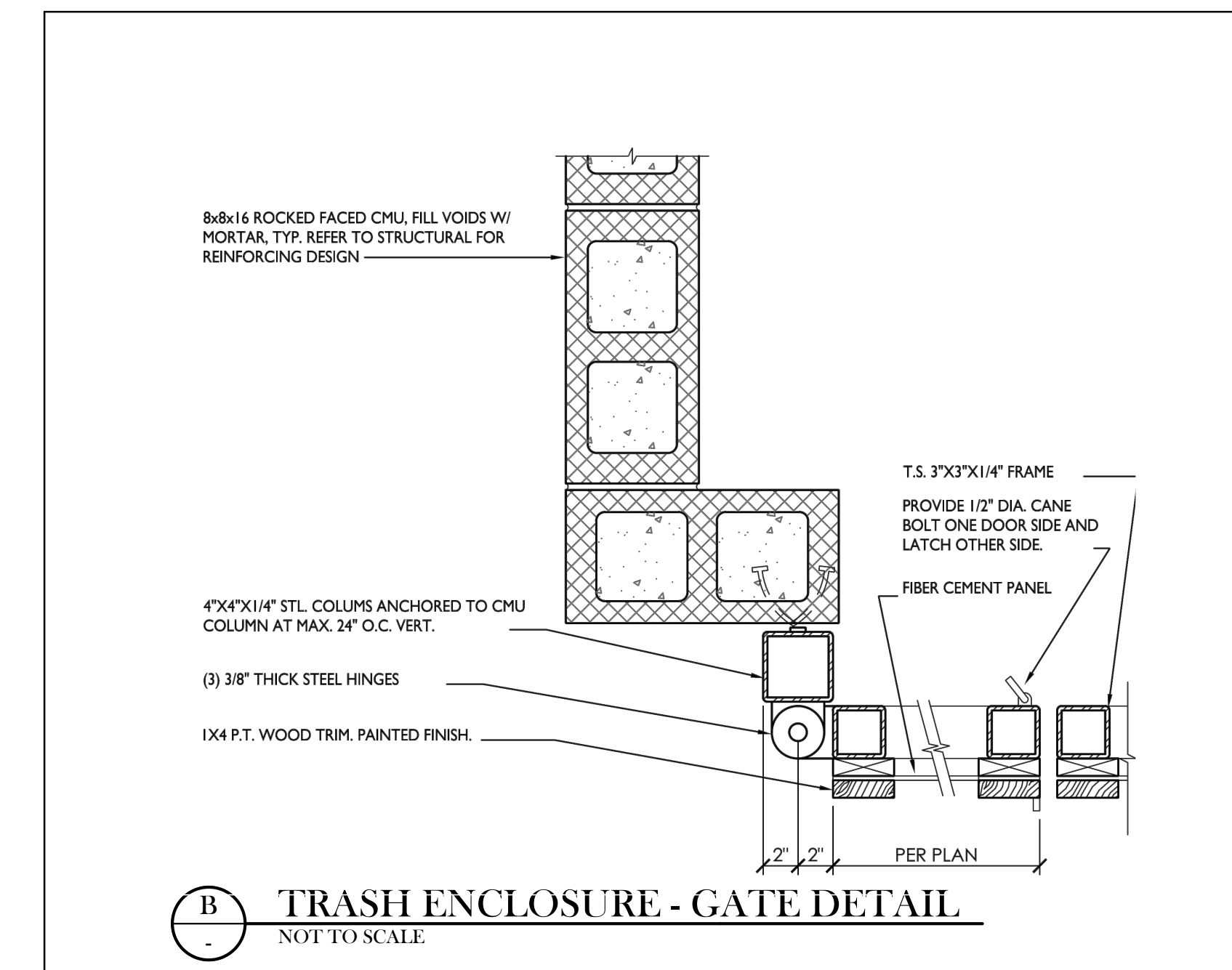
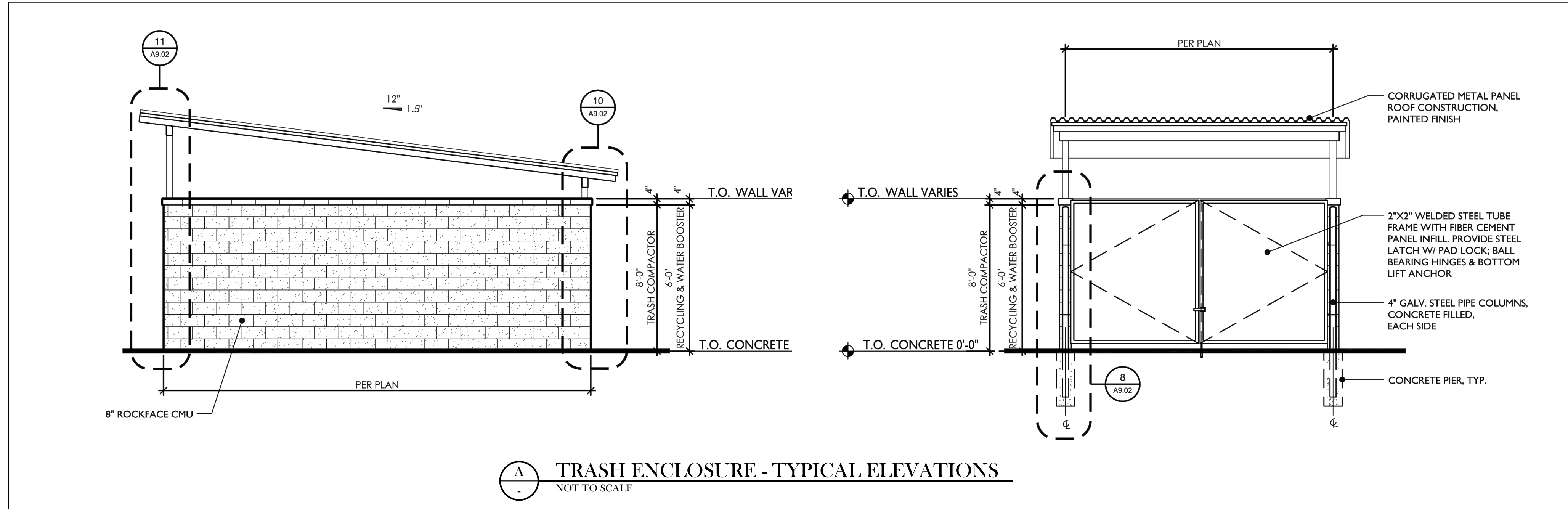
PROPOSED DEVELOPED AREA			
PERVIOUS SURFACE:	0.26 AC	11,282 SF	27%
IMPERVIOUS SURFACE:	0.70 AC	30,518 SF	73%
TOTAL AREA:	0.96 AC	41,800 SF	100%

- SITE CONSTRUCTION NOTES**
- CARPORT
 - BIKE LOCKERS
 - BIKE RACKS
 - PERMEABLE PAVER "LID" TREATMENT AREA
 - TRASH ENCLOSURE
 - ELECTRICAL TRANSFORMER
 - SITE SIDEWALK
 - PAINTED CROSSWALK
 - SITE STAIRS WITH HANDRAILS
 - SITE LIGHTING
 - TRASH ENCLOSURE

KAWANA MEADOWS DEVELOPMENT LLC
 APN: 044-430-070

P:\Projects\430-004\02 DMG\B- Planning\FIG\FIG C1.0 38N PH3-SITE.dwg, Cntrls, 05-49-35, 08-07-21

PRELIMINARY SITE DETAILS
38 DEGREES NORTH - PHASE 3
 DESIGN REVIEW
 CITY OF SANTA ROSA, CA



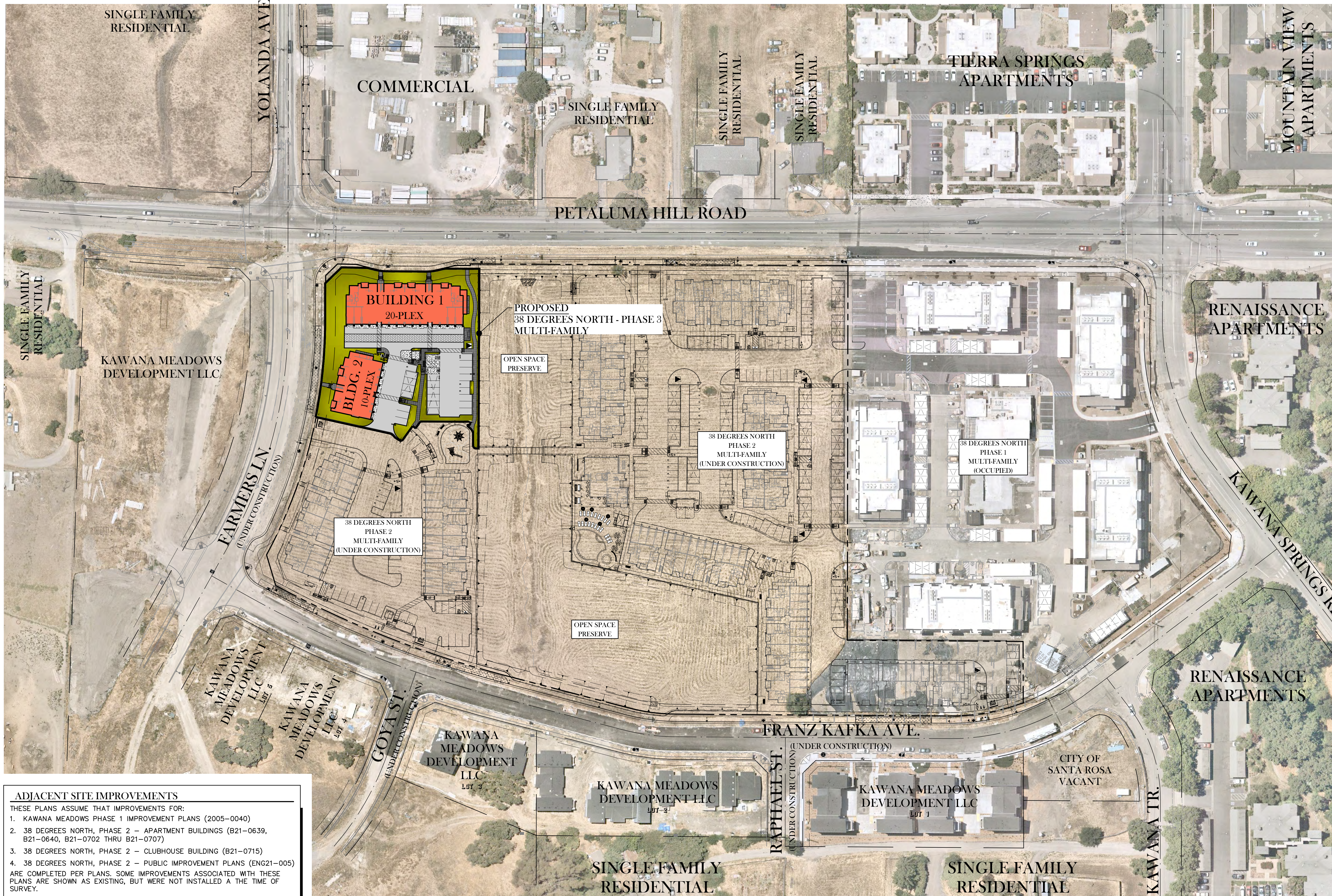
PRELIMINARY SITE DETAILS
 AUGUST 6, 2021



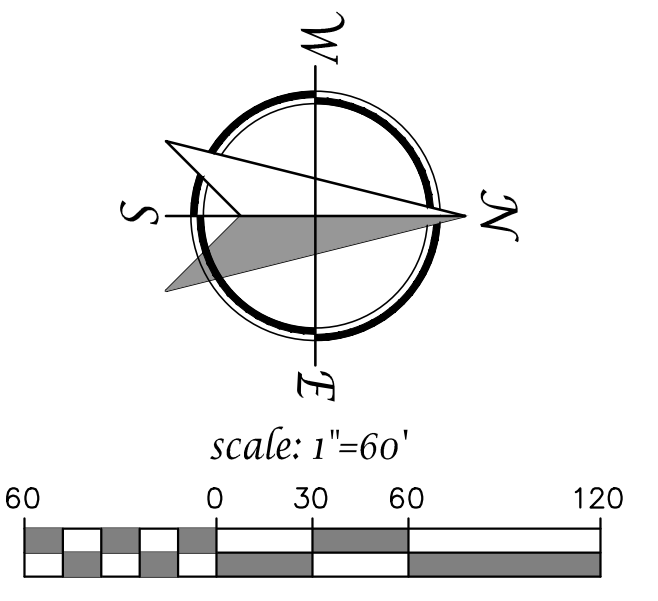
TSD ENGINEERING, INC.
 expect more.
 31 Natoma Street, Suite #160
 Folsom, CA 95630
 Phone: (916) 608-0707
 Fax: (916) 608-0701

P:\Projects\430-004\02 DMG\B- Planning\FIG\PER C1.0 38N PH3-SITE.dwg, Cmrts, 05/29/21, 08:07:21

NEIGHBORHOOD CONTEXT MAP
38 DEGREES NORTH - PHASE 3
 DESIGN REVIEW
 CITY OF SANTA ROSA, CA



LEGEND	
	AC PAVEMENT
	CONCRETE PAVEMENT
	CONCRETE SIDEWALK
	SITE LANDSCAPING



NEIGHBORHOOD CONTEXT MAP
 AUGUST 6, 2021

- ADJACENT SITE IMPROVEMENTS**
 THESE PLANS ASSUME THAT IMPROVEMENTS FOR:
1. KAWANA MEADOWS PHASE 1 IMPROVEMENT PLANS (2005-0040)
 2. 38 DEGREES NORTH, PHASE 2 - APARTMENT BUILDINGS (B21-0639, B21-0640, B21-0702 THRU B21-0707)
 3. 38 DEGREES NORTH, PHASE 2 - CLUBHOUSE BUILDING (B21-0715)
 4. 38 DEGREES NORTH, PHASE 2 - PUBLIC IMPROVEMENT PLANS (ENG21-005)
- ARE COMPLETED PER PLANS. SOME IMPROVEMENTS ASSOCIATED WITH THESE PLANS ARE SHOWN AS EXISTING, BUT WERE NOT INSTALLED AT THE TIME OF SURVEY.

TSD ENGINEERING, INC.
 expect more.
 31 Natoma Street, Suite #160
 Folsom, CA 95630
 Phone: (916) 608-0707
 Fax: (916) 608-0701

C2.0

P:\Projects\430-004\02_DWG\B- Planning\VIC\PR C2.0_SBN_PHS-CONTEXT.dwg, Chris, 05/11/21, 08:07:21

ADJACENT SITE IMPROVEMENTS
 THESE PLANS ASSUME THAT IMPROVEMENTS FOR:
 1. KAWANA MEADOWS PHASE 1 IMPROVEMENT PLANS (2005-0040)
 2. 38 DEGREES NORTH, PHASE 2 - APARTMENT BUILDINGS (B21-0639, B21-0640, B21-0702 THRU B21-0707)
 3. 38 DEGREES NORTH, PHASE 2 - CLUBHOUSE BUILDING (B21-0715)
 4. 38 DEGREES NORTH, PHASE 2 - PUBLIC IMPROVEMENT PLANS (ENG21-005)
 ARE COMPLETED PER PLANS. SOME IMPROVEMENTS ASSOCIATED WITH THESE PLANS ARE SHOWN AS EXISTING, BUT WERE NOT INSTALLED AT THE TIME OF SURVEY.

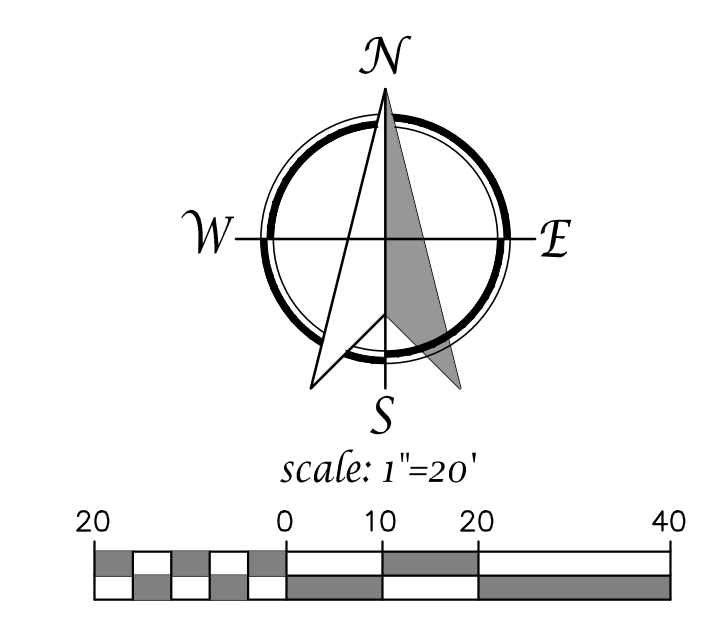
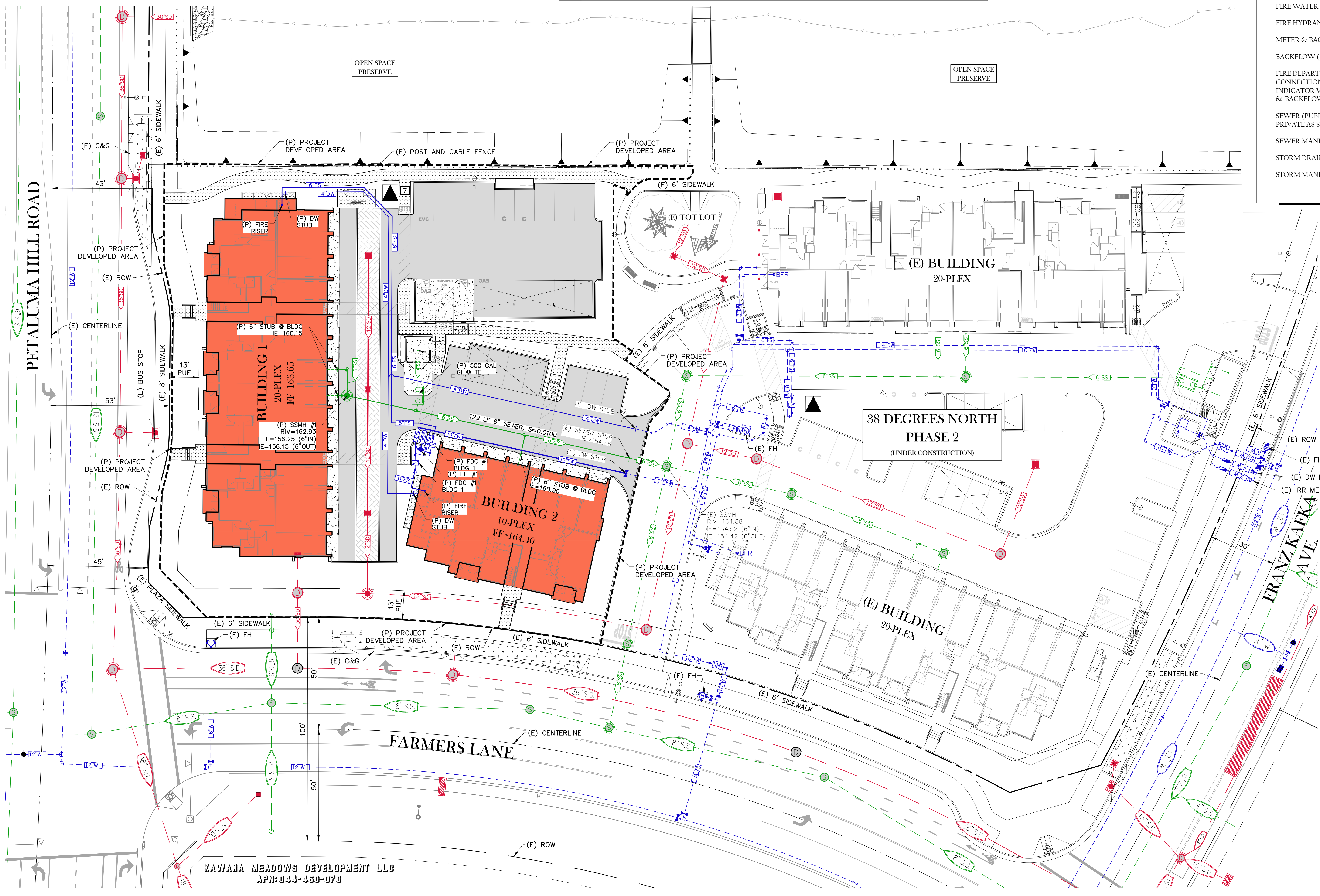
PRELIMINARY UTILITY PLAN

38 DEGREES NORTH - PHASE 3

DESIGN REVIEW

CITY OF SANTA ROSA, CA

DESCRIPTION	PROPOSED	EXISTING
WATER (PUBLIC)		
DOMESTIC WATER (PRIVATE)		
FIRE SERVICE - SPRINKLERS (PRIVATE)		
FIRE WATER (PRIVATE)		
FIRE HYDRANT		
METER & BACKFLOW (RP)		
BACKFLOW (DDCA)		
FIRE DEPARTMENT CONNECTION (FDC), POST INDICATOR VALVE (PIV), & BACKFLOW		
SEWER (PUBLIC OR PRIVATE AS SHOWN)		
SEWER MANHOLE		
STORM DRAIN		
STORM MANHOLE		



PRELIMINARY UTILITY PLAN
 AUGUST 6, 2021

TSD ENGINEERING, INC.
 expect more.
 31 Natoma Street, Suite #160
 Folsom, CA 95630
 Phone: (916) 608-0707
 Fax: (916) 608-0701

C3.0

KAWANA MEADOWS DEVELOPMENT LLC
 APN: 044-480-070

P:\Projects\430-004\02 DWG\B- Planning\VIC\PR C3.0 38N PH3-UTILITY.dwg, Cntrs. 05:52:31, 06-07-21

ADJACENT SITE IMPROVEMENTS
 THESE PLANS ASSUME THAT IMPROVEMENTS FOR:
 1. KAWANA MEADOWS PHASE 1 IMPROVEMENT PLANS (2005-0040)
 2. 38 DEGREES NORTH, PHASE 2 - APARTMENT BUILDINGS (B21-0639, B21-0640, B21-0702 THRU B21-0707)
 3. 38 DEGREES NORTH, PHASE 2 - CLUBHOUSE BUILDING (B21-0715)
 4. 38 DEGREES NORTH, PHASE 2 - PUBLIC IMPROVEMENT PLANS (ENG21-005)
 ARE COMPLETED PER PLANS. SOME IMPROVEMENTS ASSOCIATED WITH THESE PLANS ARE SHOWN AS EXISTING, BUT WERE NOT INSTALLED AT THE TIME OF SURVEY.

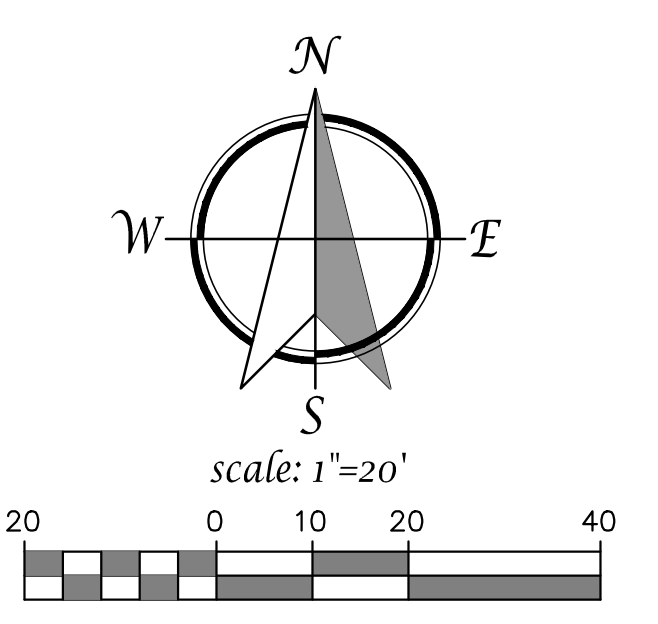
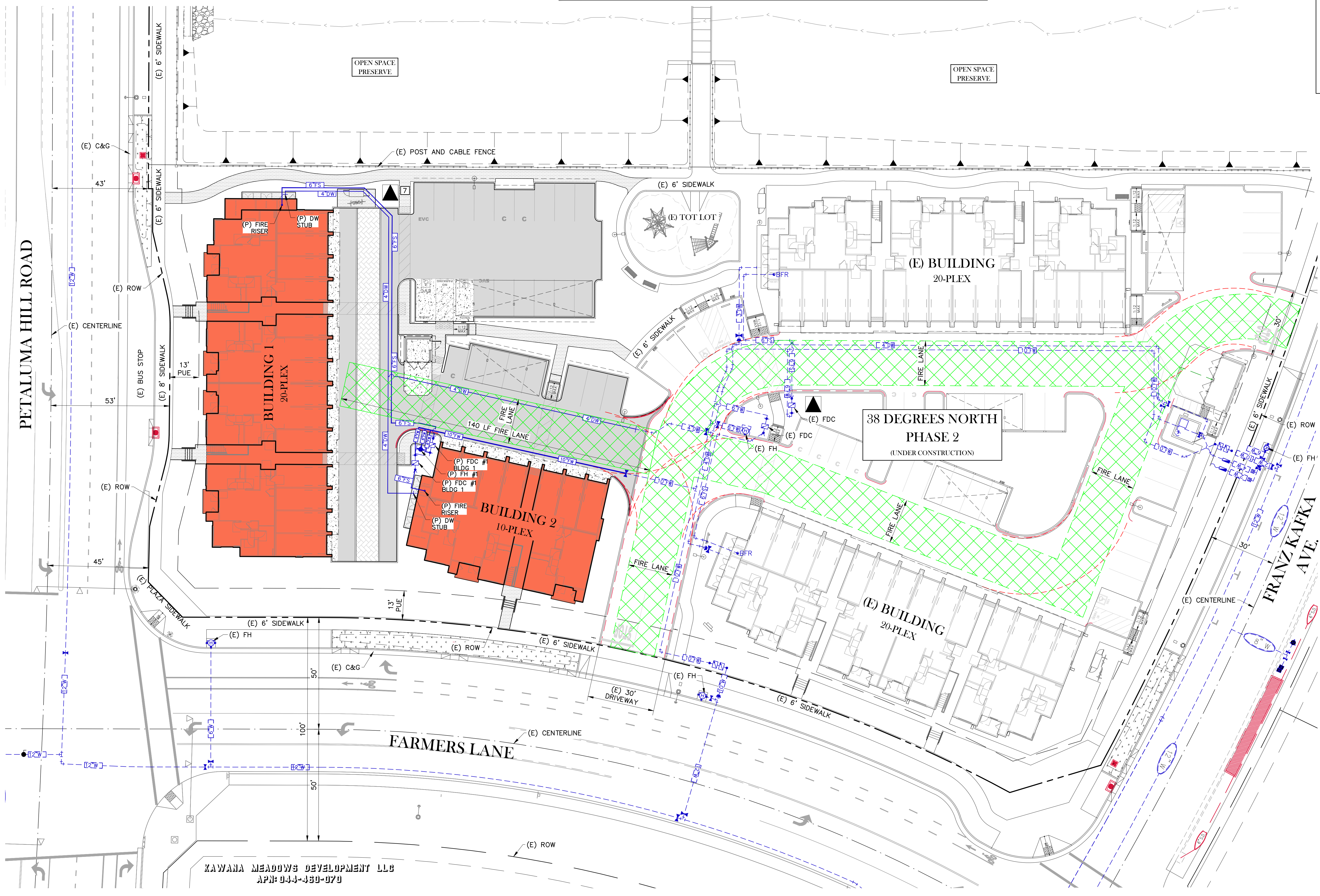
PRELIMINARY FIRE ACCESS PLAN

38 DEGREES NORTH - PHASE 3

DESIGN REVIEW

CITY OF SANTA ROSA, CA

LEGEND	
PROPOSED	EXISTING
	AC PAVEMENT
	FIRE LANE
	WATER LINE
	WATER METER
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	DOUBLE DETECTOR CHECK VALVE
	FIRE LANE STRIPING
	FIRE TRUCK TURNING RADIUS OUTSIDE = 50' INSIDE = 25'



PRELIMINARY FIRE ACCESS PLAN
 AUGUST 6, 2021

TSD ENGINEERING, INC.
 expect more.
 31 Natoma Street, Suite #160
 Folsom, CA 95630
 Phone: (916) 608-0707
 Fax: (916) 608-0701

KAWANA MEADOWS DEVELOPMENT LLC
 APN: 044-480-070

C3.1

P:\Projects\430-004\02 DMG\B- Planning\FIC\FIR C3.0 38N PH3-UTILITY.dwg, Cntrlr, 05/02/21, 08:07:21

ADJACENT SITE IMPROVEMENTS
 THESE PLANS ASSUME THAT IMPROVEMENTS FOR:
 1. KAWANA MEADOWS PHASE 1 IMPROVEMENT PLANS (2005-0040)
 2. 38 DEGREES NORTH, PHASE 2 - APARTMENT BUILDINGS (B21-0639, B21-0640, B21-0702 THRU B21-0707)
 3. 38 DEGREES NORTH, PHASE 2 - CLUBHOUSE BUILDING (B21-0715)
 4. 38 DEGREES NORTH, PHASE 2 - PUBLIC IMPROVEMENT PLANS (ENG21-005)
 ARE COMPLETED PER PLANS. SOME IMPROVEMENTS ASSOCIATED WITH THESE PLANS ARE SHOWN AS EXISTING, BUT WERE NOT INSTALLED AT THE TIME OF SURVEY.

PRELIMINARY GRADING & DRAINAGE PLAN

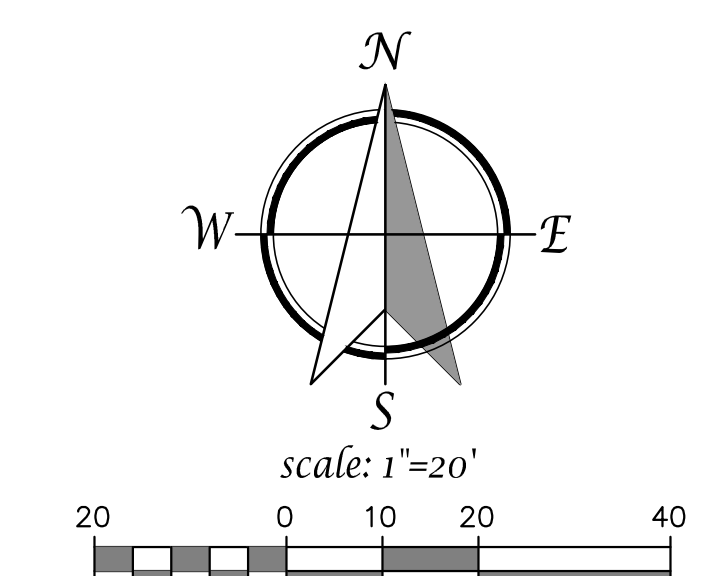
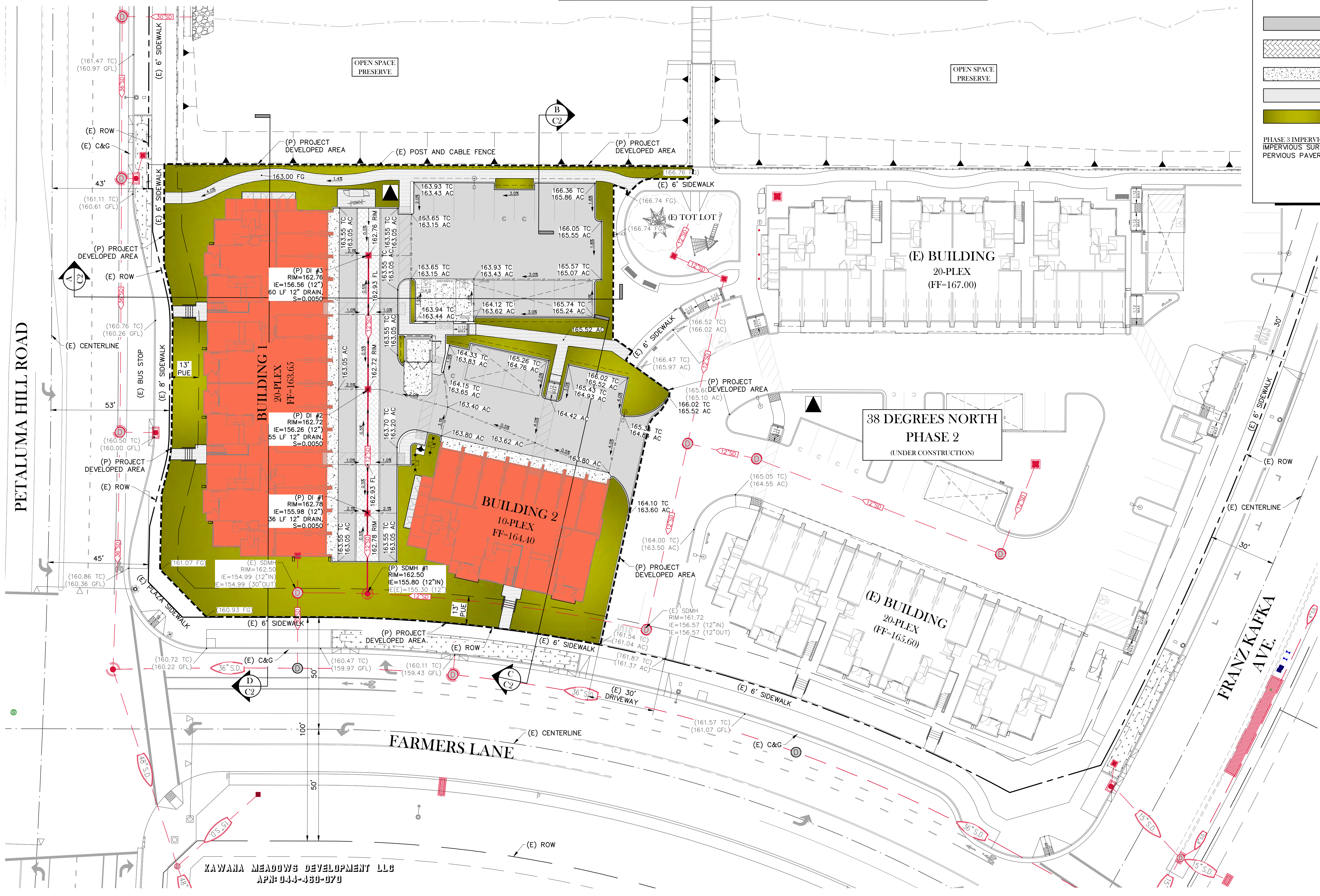
38 DEGREES NORTH - PHASE 3

DESIGN REVIEW

CITY OF SANTA ROSA, CA

DESCRIPTION	PROPOSED	EXISTING
STORM DRAIN		
STORM MANHOLE		
ELEVATION	25.0 AC	(98.0) GFL
GRADE BREAK		
AC PAVEMENT		
PERMEABLE PAVER 'LID' TREATMENT AREA		
CONCRETE PAVEMENT		
CONCRETE SIDEWALK		
SITE LANDSCAPING		

PHASE 3 IMPERVIOUS IMPERVIOUS SURFACES = 6,315 SF
 PERVIOUS PAVERS = 1,504 SF (23.8%)



PRELIMINARY GRADING & DRAINAGE PLAN
 AUGUST 6, 2021

TSD ENGINEERING, INC.
 expect more.
 31 Natoma Street, Suite #160
 Folsom, CA 95630
 Phone: (916) 608-0707
 Fax: (916) 608-0701

C4.0

KAWANA MEADOWS DEVELOPMENT LLC
 APN: 044-430-070

P:\Projects\430-004\02 DWG\B- Planning\VIC\FBR C4.0 38N PH3-GRADING.dwg, Chris, 05/23/21, 08-07-21

ADJACENT SITE IMPROVEMENTS

THESE PLANS ASSUME THAT IMPROVEMENTS FOR:

1. KAWANA MEADOWS PHASE 1 IMPROVEMENT PLANS (2005-0040)
 2. 38 DEGREES NORTH, PHASE 2 - APARTMENT BUILDINGS (B21-0639, B21-0640, B21-0702 THRU B21-0707)
 3. 38 DEGREES NORTH, PHASE 2 - CLUBHOUSE BUILDING (B21-0715)
 4. 38 DEGREES NORTH, PHASE 2 - PUBLIC IMPROVEMENT PLANS (ENG21-005)
- ARE COMPLETED PER PLANS. SOME IMPROVEMENTS ASSOCIATED WITH THESE PLANS ARE SHOWN AS EXISTING, BUT WERE NOT INSTALLED AT THE TIME OF SURVEY.

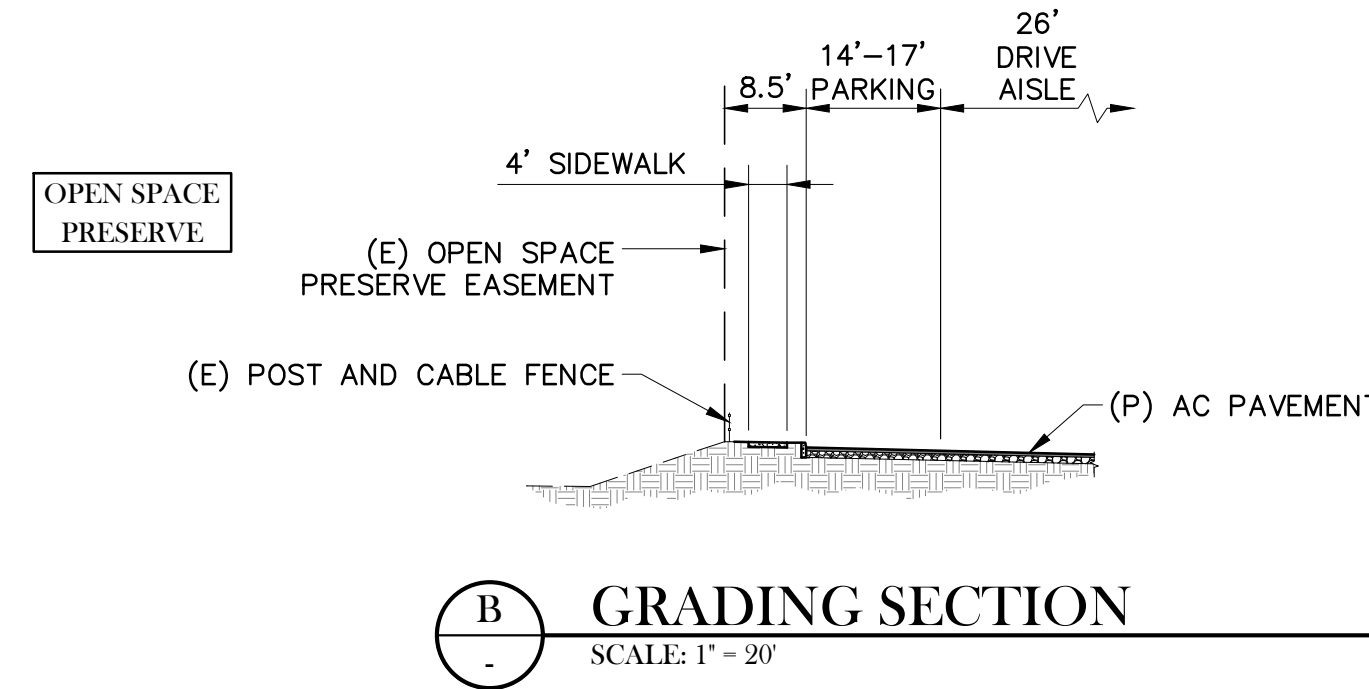
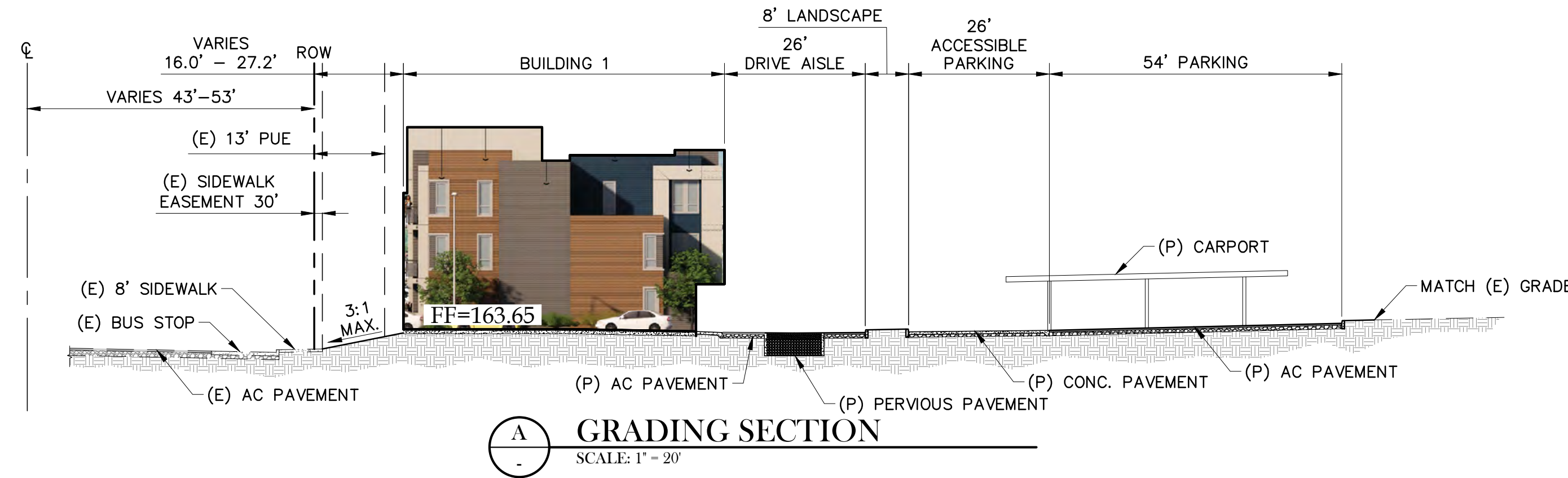
PRELIMINARY GRADING SECTIONS

38 DEGREES NORTH - PHASE 3

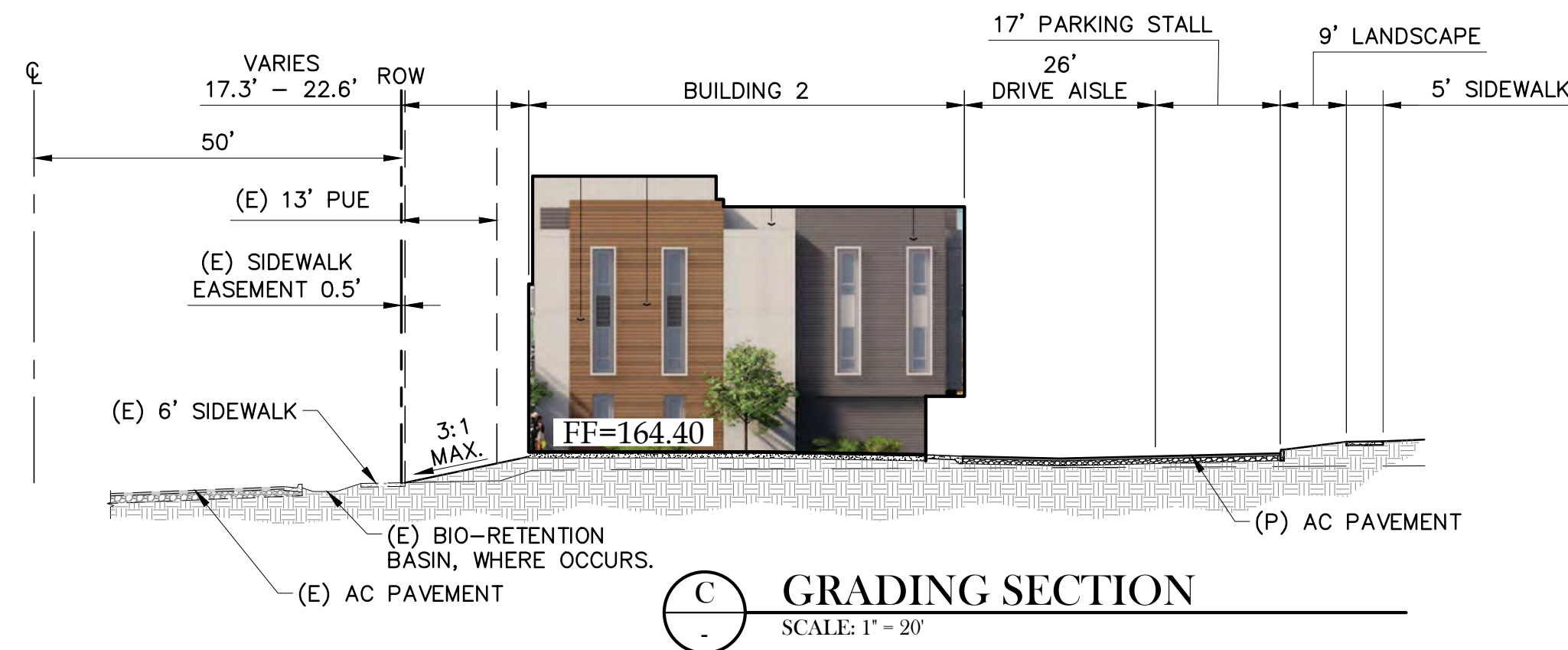
DESIGN REVIEW

CITY OF SANTA ROSA, CA

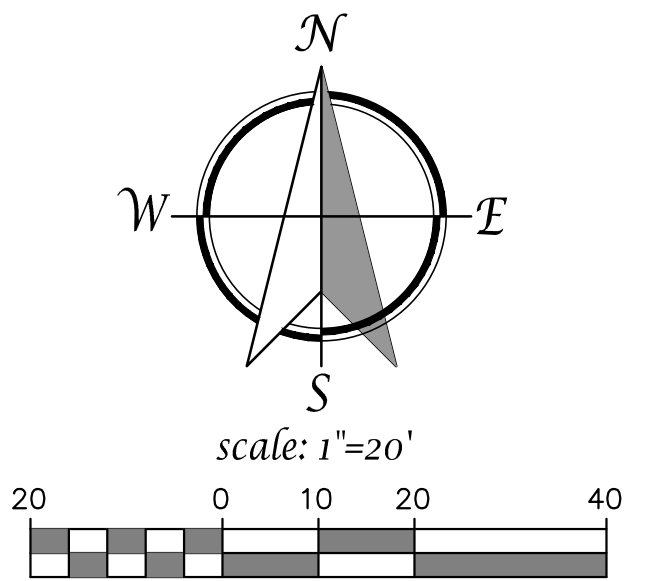
PETALUMA HILL ROAD



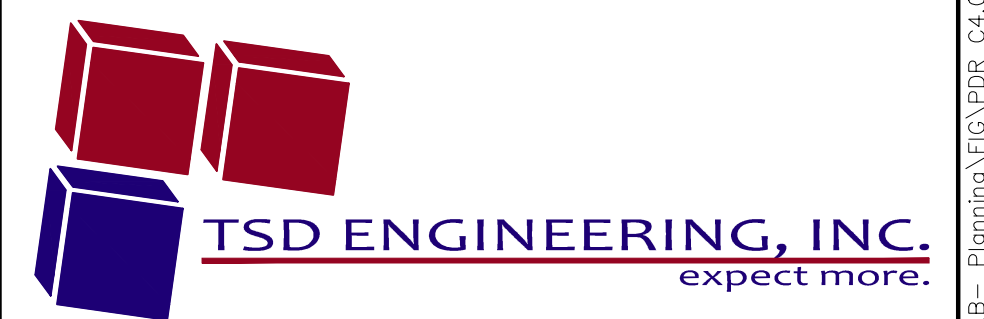
FARMERS LANE



FARMERS LANE



PRELIMINARY GRADING SECTIONS
AUGUST 6, 2021



31 Natoma Street, Suite #160
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

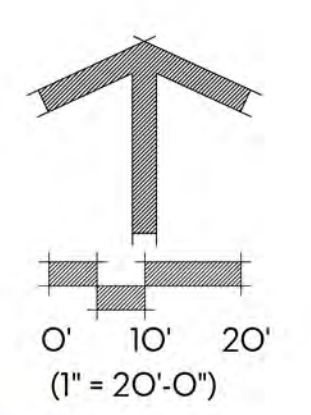
C4.1

P:\Projects\430-004\02_DWG\B- Planning\FIG\PR C4.0_38N_Ph3-Grading.dwg, Chris, 05/13/20, 08-07-21



PLANT LEGEND

TYPE	BOTANICAL NAME	COMMON NAME	WATER USE	SIZE	NOTES
TREES					
	EXISTING TREES, RETAIN AND PROTECT IN PLACE				
	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	M	15 GAL.	35'x30'
	LAGERSTROEMIA 'NATCHEZ'	WHITE CRAPE MYRTLE (MULTI)	L	24" BOX	25' x20'
	LAURUS NOBILIS	SWEET BAY	L	15 GAL.	25'x25'
	MAGNOLIA G. 'LITTLE GEM'	COMPACT SOUTHERN MAGNOLIA	M	24' BOX	22'x12'
	PISTACIA CHINENSIS 'KEITH DAVEY'	FRUITLESS CHINESE PISTACHE	L	24" BOX	30'x30'
	VITEX AGNUS-CASTUS BLUE	CHASTE TREE	L	15 GAL.	18'x18'
SHRUBS AND GRASSES					
	ANIGOZANTHOS HYBRID 'ORANGE'	ORANGE KANGAROO PAW	L	1 GAL.	3.5'x2.5'
	DIETES IRIDIODES	AFRICAN IRIS	L	5 GAL.	3.5'x3.5'
	DODONAEA VISCOSA 'PURPUREA'	PURPLE HOPSEED BUSH	L	15 GAL.	10'x8'
	HESPERALOE PARVIFLORA	RED YUCCA	L	5 GAL.	3.5'x3.5'
	HESPERALOE PARVIFLORA 'YELLOW'	YELLOW YUCCA	L	5 GAL.	3.5'x3.5'
	HYDRANGEA Q. 'SNOW QUEEN'	SNOW QUEEN OAKLEAF HYDRANGEA	M	5 GAL.	5'x6'
	LOMANDRA LONGIFOLIA 'LOMLON'	LIME TUFF MAT RUSH	L	1 GAL.	2'x2'
	MUHLENBERGIA CAPILLARIS 'WHITE CLOUD'	WHITE CLOUD MUHLY	L	5 GAL.	3.5'x3.5'
	PENNISETUM MESSIACUM 'BUNNY TAILS'	DWARF RED FOUNTAIN GRASS	L	1 GAL.	1.5'x1.5'
	PEROVSKIA A. 'BLUE SPIRES'	RUSSIAN SAGE	L	1 GAL.	3.5'x3.5'
	PHORMIUM TENAX 'BRONZE BABY'	RED-BRONZE NEW ZEALAND FLAX	L	1 GAL.	2.5'x2.5'
	PHORMIUM 'YELLOW WAVE'	YELLOW WAVE NEW ZEALAND FLAX	L	5 GAL.	4'x4'
	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	M	5 GAL.	3'x3'
	RHAPHIOLEPIS UMBELLATA 'MINOR'	DWARF YEDDO HAWTHORN	L	5 GAL.	3.5'x3.5'
	WESTRINGIA R. 'MORNING LIGHT'	VARIEGATED COAST ROSEMARY	L	5 GAL.	3'x3'
GROUNDCOVERS					
	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'	DWARF ENGLISH LAVENDER	L	1 GAL.	24" O.C.
	MYOPORUM PARVIFOLIUM 'WHITE'	CREEPING MYOPORUM	L	1 GAL.	72" O.C.
	SENECIO SERPENS	BLUE CHALK STICKS	L	1 GAL.	36" O.C.
BIOFILTRATION AREAS					
	CHONDRPETALUM TECTORUM	CAPE RUSH	L	1 GAL.	2.5'x3.5'
	JUNCUS PATENS 'ELK BLUE'	CALIFORNIA GREY RUSH	L	1 GAL.	2'x2'
	BIOFILTRATION SOD AS AVAILABLE FROM DELTA BLUEGRASS			M	SOD
MULCH					
	WALK-ON BARK MULCH, 3" LAYER				



LAYOUT KEYNOTES

1. PHASE 2 CLUBHOUSE AREA: POOL AND SPA; (2) LINEAR FIRE PITS, BBQ AND OUTDOOR SEATING WITH VIEWS TO OPEN SPACE PRESERVE
2. PHASE 2 BRIDGE CROSSING @ OPEN SPACE PRESERVE: ENHANCED PEDESTRIAN BRIDGE PROVIDES ACCESS ACROSS AND VIEWS TO OPEN SPACE PRESERVE.
3. PHASE 2 CHILDREN'S PLAY AREA (5-12 yrs) WITH BENCH SEATING.
4. PHASE 2 OVERLOOK AREA: BENCH SEATING ANGLED TO VIEWS OF THE ADJACENT OPEN SPACE PRESERVE.



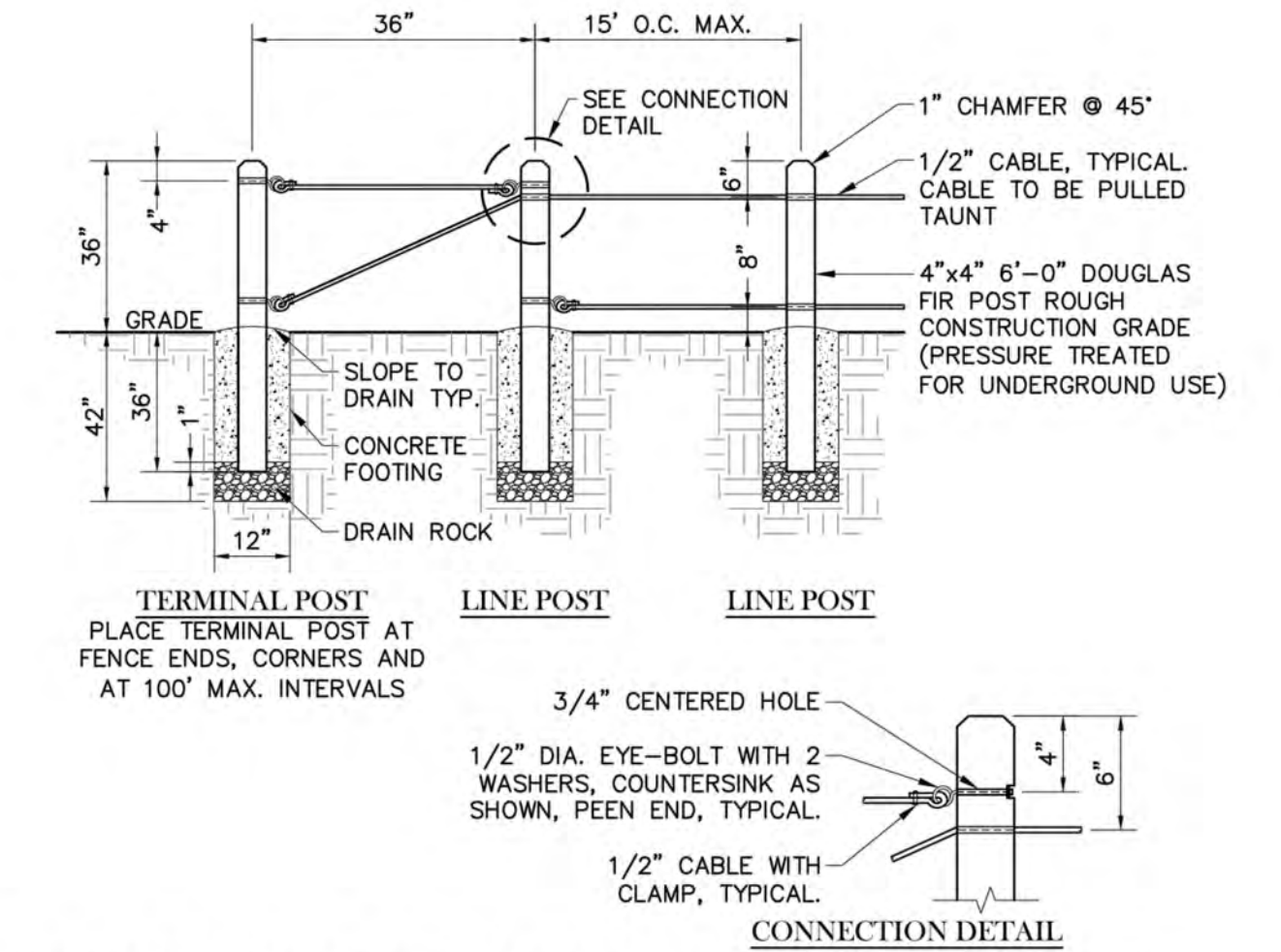
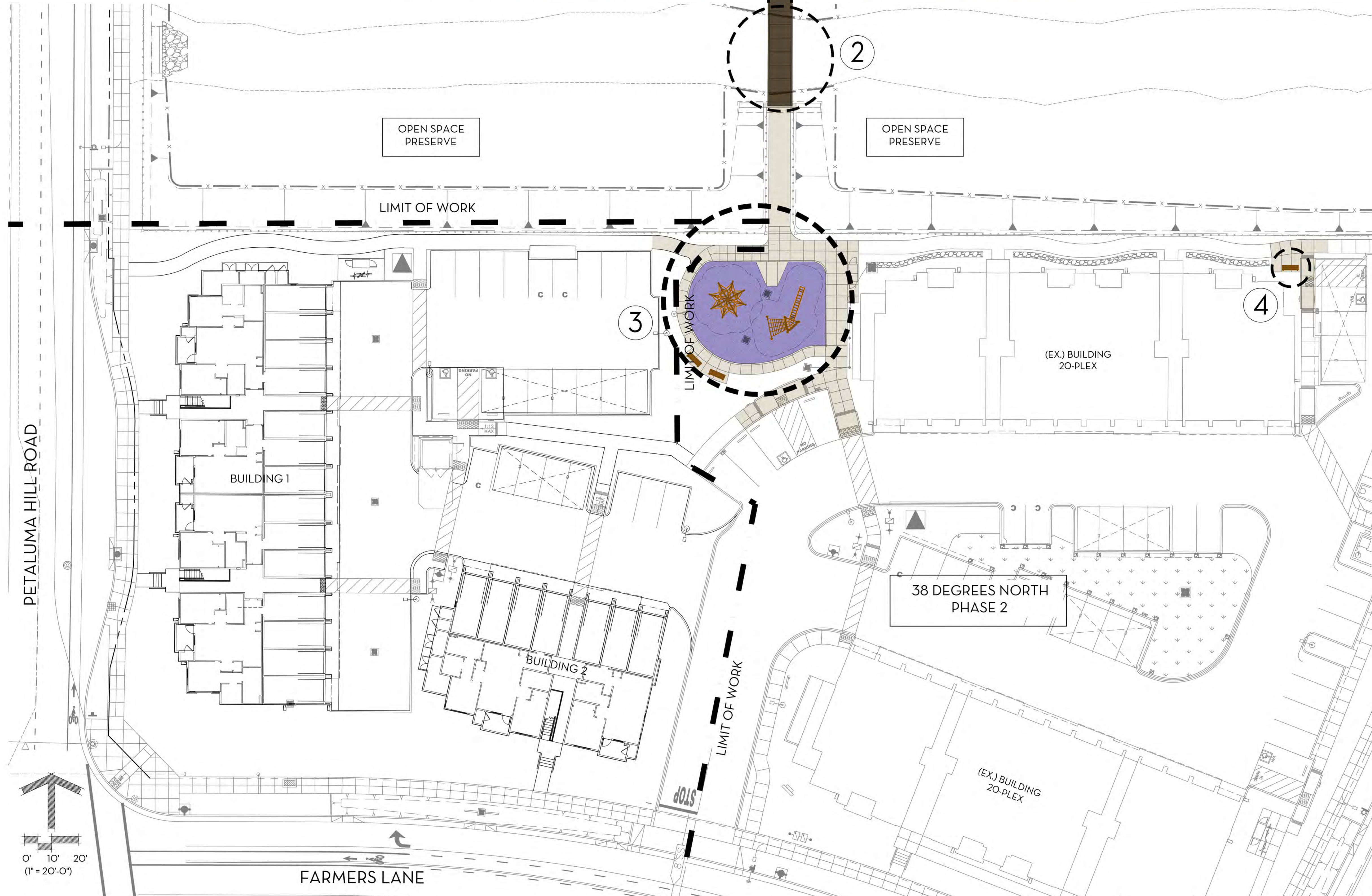
BRIDGE CROSSING @ OPEN SPACE PRESERVE



CHILDREN'S PLAY EQUIPMENT



ENTRY SIGNAGE



POST & CABLE FENCE TO PERIMETER OF OPEN SPACE PRESERVE



BIKE STORAGE: BIKE RACKS & LOCKERS



CARPORT

TREES



ACER RUBRUM 'OCTOBER GLORY'
OCTOBER GLORY RED MAPLE
PARKING CANOPY TREE



LAGERSTROEMIA 'NATCHEZ'
WHITE CRAPE MYRTLE (MULTI)
ACCENT TREE



LAURUS NOBILIS
SWEET BAY
ACCENT TREE



MAGNOLIA G. 'LITTLE GEM'
COMPACT SOUTHERN MAGNOLIA
ACCENT TREE



PISTACIA CHINENSE 'KEITH DAVEY'
FRUITLESS CHINESE PISTACHE
FARMERS LN. FRONTAGE TREE



VITEX AGNUS-CASTUS BLUE
CHASTE TREE
ACCENT TREE

SHRUBS AND GRASSES



ANIGOZANTHOS HYBRID
'ORANGE'
ORANGE KANGAROO PAW



DIETES IRIOIDES
AFRICAN IRIS



DODONAEA VISCOSA 'PURPUREA'
PURPLE HOPSEED BUSH



HESPERALOE PARVIFLORA
RED YUCCA



HESPERALOE P. 'YELLOW'
YELLOW YUCCA'



HYDRANGEA QUERCIFOLIA 'SNOW QUEEN'
SNOW QUEEN OAKLEAF HYDRANGEA



LOMANDRA LONGIFOLIA 'LOMLON'
LIME TUFF MAT RUSH



MUHLENBERGIA CAPILLARIS 'WHITE CLOUD'
WHITE CLOUD MUHLY



PENNISETUM MESSIACUM
'BUNNY TAILS'
DWARF RED FOUNTAIN GRASS



PEROVSKIA A. 'BLUE SPIRES'
RUSSIAN SAGE



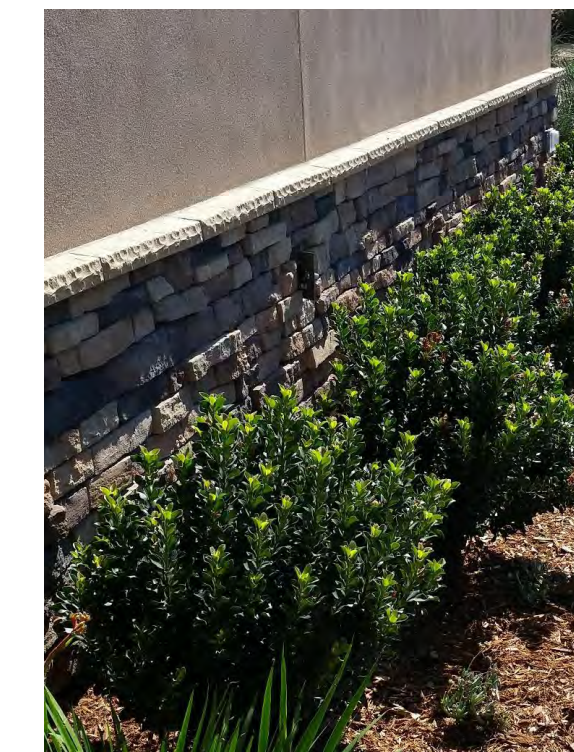
PHORMIUM 'BRONZE BABY'
RED BRONZE NEW ZEALAND FLAX



PHORMIUM 'YELLOW WAVE'
YELLOW WAVE NEW ZEALAND FLAX



POLYSTICHUM MUNITUM
WESTERN SWORD FERN



RHAPHIOLEPIS UMBELLATA
'MINOR'
DWARF YEDDO HAWTHORN



WESTRINGIA R. 'MORNING LIGHT'
VARIEGATED COAST ROSEMARY

GROUNDCOVERS



LAVANDULA ANGUSTIFOLIA
'MUNSTEAD'
DWARF ENGLISH LAVENDER



MYOPORUM PARVIFOLIUM 'WHITE'
CREEPING MYOPORUM



SENECIO SERPENS
BLUE CHALK STICKS

BIOFILTRATION



CHONDROPETALUM TECTORUM
CAPE RUSH



JUNCUS PATENS 'ELK BLUE'
CALIFORNIA GRAY RUSH



BIOFILTRATION SOD

REGULAR LANDSCAPE AREAS										
VALVE NUMBER	IRRIGATION METHOD	PLANT WATER USE	PLANT FACTOR (PF)	IRRIGATION EFFICIENCY (IE)	LANDSCAPE AREA (SF)	ETAF (PF/IE)	ETAF x AREA	ETWU	MAWA	
B1	DRIP	LOW	0.2	0.81	1,441	0.25	355.80	9,263	9,884	
B2	DRIP	MODERATE	0.5	0.81	2,531	0.62	1,562.35	40,653	29,658	
B3	TREE BUBBLER	MODERATE	0.5	0.81	140	0.62	86.42	2,250	1,641	
B4	TREE BUBBLER	MODERATE	0.5	0.81	30.8	0.62	19.012	4,951	3,600	
B5	DRIP	LOW	0.2	0.81	1,140	0.25	284.45	7,350	13,350	
B6	DRIP	LOW	0.2	0.81	697	0.25	172.10	4,481	8,167	
B7	DRIP	MODERATE	0.5	0.81	1,199	0.62	740.12	19,273	14,050	
B8	TREE BUBBLER	LOW	0.2	0.81	112	0.25	27.45	720	1,311	
B9	DRIP	LOW	0.2	0.81	1,143	0.25	282.22	7,349	13,394	
B10	DRIP	MODERATE	0.5	0.81	140	0.62	86.42	2,250	1,641	
B11	DRIP	MODERATE	0.5	0.81	604	0.62	372.84	9,709	7,078	
B12	DRIP	LOW	0.2	0.81	791	0.25	195.31	5,085	9,261	
B13	TREE BUBBLER	MODERATE	0.5	0.81	196	0.62	120.99	3,151	2,297	
B14	DRIP	LOW	0.2	0.81	1,517	0.25	374.57	9,754	17,770	
B15	DRIP	LOW	0.2	0.81	2,707	0.25	668.40	17,405	31,721	
B16	TREE BUBBLER	LOW	0.2	0.81	212	0.25	49.22	1,260	2,193	
B17	TREE BUBBLER	LOW	0.2	0.81	168	0.25	41.48	1,080	1,969	
B18	DRIP	LOW	0.2	0.81	777	0.25	191.85	4,996	9,105	
B19	DRIP	LOW	0.2	0.81	1,302	0.25	314.48	8,371	15,297	
B20	TREE BUBBLER	MODERATE	0.5	0.81	199	0.62	120.99	3,151	2,297	
B21	TREE BUBBLER	HIGH	0.8	0.81	140	0.99	138.27	3,601	1,641	
B22	DRIP	LOW	0.2	0.81	150	0.25	32.10	836	1,523	
B23	DRIP	LOW	0.2	0.81	6,680	0.25	1,649.38	42,950	78,276	
B24	DRIP	MODERATE	0.5	0.81	1,137	0.62	701.85	18,276	13,323	
B25	DRIP	LOW	0.2	0.81	1,530	0.25	377.78	9,837	17,929	
B26	DRIP	MODERATE	0.5	0.81	1,029	0.62	635.19	16,540	12,058	
B27	TREE BUBBLER	LOW	0.2	0.81	644	0.25	159.01	4,141	7,546	
B28	TREE BUBBLER	MODERATE	0.5	0.81	196	0.62	120.99	3,151	2,297	
TOTALS:				(A)	28,847	(B)	10,069.38	262,207	338,029	

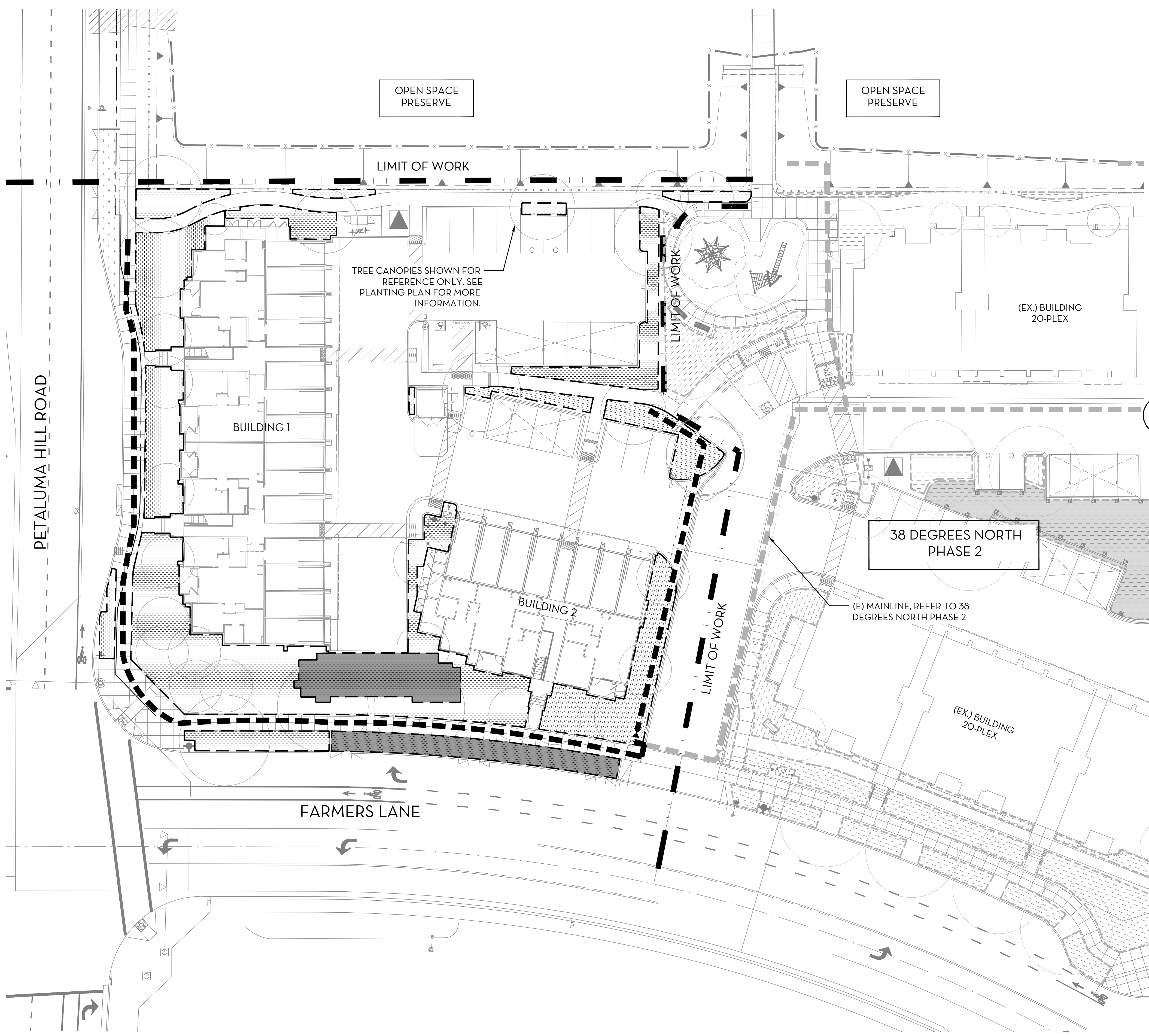
SPECIAL LANDSCAPE AREAS										
VALVE NUMBER	IRRIGATION METHOD	PLANT WATER USE	PLANT FACTOR (PF)	IRRIGATION EFFICIENCY (IE)	LANDSCAPE AREA (SF)	ETAF (PF/IE)	ETAF x AREA	ETWU	MAWA	
N/A	N/A	N/A	0	0.00	0	1.00	0.00	0	0	0
TOTALS:				(C)	0	(D)	0.00	0	0	0

ETAF:	42.00	ETWU = (ETAF x 0.62 x ETAF x AREA)	262,207
ETAF:	0.45	MAWA = (ETAF x 0.62 ((ETAF x LA) + (1 - ETAF) x SA))	338,029
ETWU TOTAL:			262,207
MAWA TOTAL:			338,029
ETWU - MAWA			

*ETAF IS 0.55 FOR RESIDENTIAL APPLICATIONS AND 0.45 FOR COMMERCIAL APPLICATIONS.
 *TREE AREA IS CALCULATED BY THE AREA COVERED BY ROOT BALL IRRIGATION (28 SF EA)

REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	(B) 10,069.38
TOTAL AREA	(A) 28,847
AVERAGE ETAF	(B) / (A) = 0.35

ALL LANDSCAPE AREAS	
TOTAL ETAF x AREA	(B + D) 10,069.38
TOTAL AREA	(A + C) 28,847
SEMIWIDE ETAF	(B + D) / (A + C) = 0.35



A PRELIMINARY WATER EFFICIENT LANDSCAPE WORKSHEET
 NO SCALE

