

Ridley Avenue Family Apartments



Project Description

- Ridley Avenue Family Apartments is a 100% affordable family community.
- Ridley sits on 2.61 acres of undeveloped land in northwest Santa Rosa, which has been a historically underserved area for affordable housing (with the bulk of production being concentrated in the southern areas of Santa Rosa).
- Ridley is close to many amenities that will benefit residents including public transportation, schools, shopping, parks, medical facilities and more.
- Ridley is served by the CityBus Route 15 with stops at the intersection of Guerneville Rd. and Ridley Ave. It is also a ½ mile to the Smart Train Station and a short distance to downtown Santa Rosa.



Project Data

Gross Site Area	± 2.61 Acres
Unit Count	50 Units
Density	19.2 Units/ Acre

Building Summary:

Unit Mix	Count	Ratio
1 Bedroom/1 Bathroom	18	36.0%
2 Bedrooms/1 Bathroom	18	36.0%
3 Bedrooms/2 Bathrooms	14	28.0%
50 Units		

Unit Areas	Net Area	Gross Area	Total
Plan 1-1 1-bed/1-bath	539 SF	583 SF	12 units
Plan 1-2 1-bed/1-bath	612 SF	659 SF	06 units
Plan 2-1 2-beds/1-bath	736 SF	786 SF	12 units
Plan 2-2 2-beds/1-bath	718 SF	768 SF	04 units
Plan 2-2A 2-beds/1-bath	758 SF	814 SF	02 units
Plan 3-1 3-beds/2-baths	964 SF	1014 SF	10 units
Plan 3-1A 3-beds/2-baths	1004 SF	1060 SF	04 units
Total			50 units

Apartment Unit Summary	P1-1	P1-2	P2-1	P2-2	P2-2A	P3-1	P3-1A	Total
Building No. 01 (Leasing)	00	00	00	00	00	02	00	02
Building No. 02 (Type A)	06	03	06	02	01	04	02	24
Building No. 03 (Type A)	06	03	06	02	01	04	02	24
	12	06	12	04	02	10	04	50
	24.0%	12.0%	24.0%	8.0%	4.0%	20.0%	8.0%	

Building Area Summary	Rentable			Leas/Amenities	Ancillary		Total Per Bldg
	1st Flr	2nd Flr	3rd Flr	Stairs	Balconies		
Bldg No. 01 (Leasing)	-	2028	-	5000	163	122	7,313
Bldg No. 02 (Type A)	6502	6502	5796	-	1735	1635	22,172
Bldg No. 03 (Type A)	6502	6502	5796	-	1735	1635	22,172
	13004	15032	11596	5000	3633	3392	51,657
	39,632 sf Total			5,000 sf	7,025 sf Total		51,657 sf Total
	Rentable Space			Leas/Amenities	Ancillary Space		Building Area

Parking Summary:

Required Parking Per CA Density Bonus Law

Unit Type	Count	Ratio	Total
1 Bedrooms	18	1.0 Space/ Unit	18 Spaces
2 Bedrooms	18	1.5 Space/ Unit	27 Spaces
3 Bedrooms	14	1.5 Space/ Unit	21 Spaces
			66 spaces
			1.32 spaces/DU

Proposed Parking

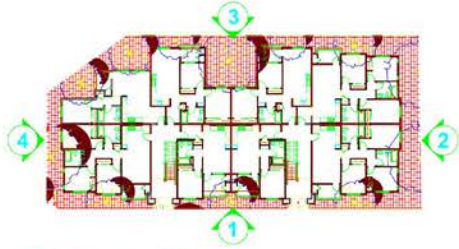
Public Spaces:	Total
Wyngate Drive Parallel Parking	09 spaces

Resident Spaces:

	Total
Compact	31 spaces
Accessible	06 spaces
Standard Open	37 spaces
	74 spaces
	1.48 spaces/DU

Legend

	Building No.	
	Building Type	Building Label
	USPS	Dedicated Parking For USPS



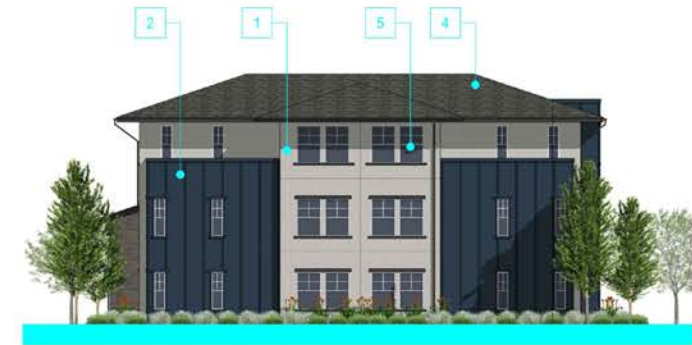
Building Key Plan N.T.S.

Material Legend

- 1. Stucco
- 2. Fiber Cement Board and Batten
- 3. Stone Veneer
- 4. Asphalt Composite Shingles
- 5. Vinyl Window
- 6. Vertical Metal Picket Railing
- 7. Metal Canopy
- 8. Decorative Light Fixture
- 9. Mechanical Equipment Screen



1. FRONT ELEVATION



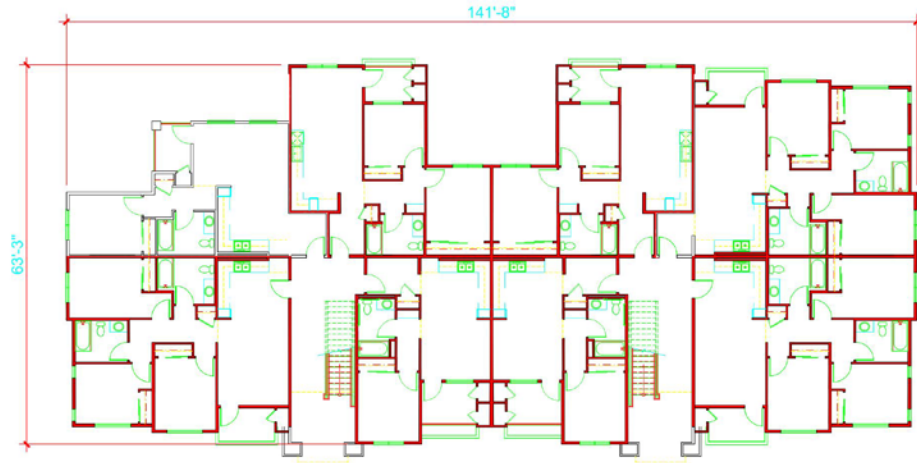
2. RIGHT ELEVATION



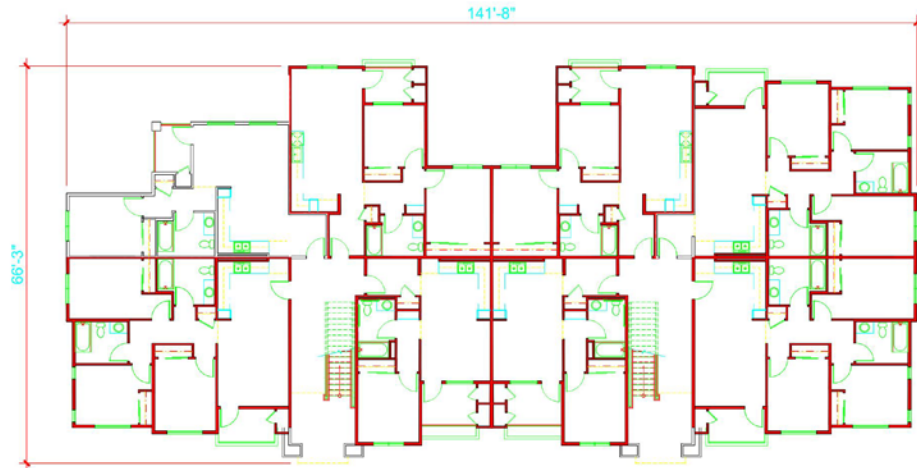
3. REAR ELEVATION



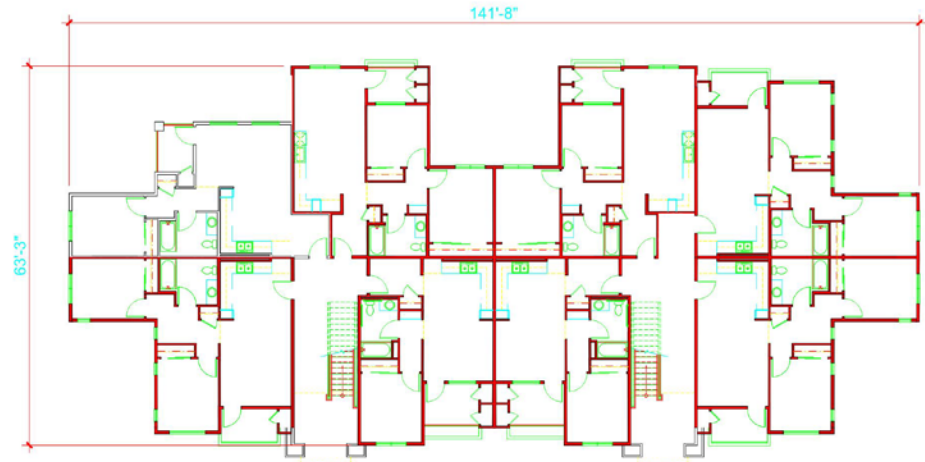
4. LEFT ELEVATION



Level 2



Level 1



Level 3



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481 N Santa Cruz Ave, Ste. 310
Los Gatos, CA 95030

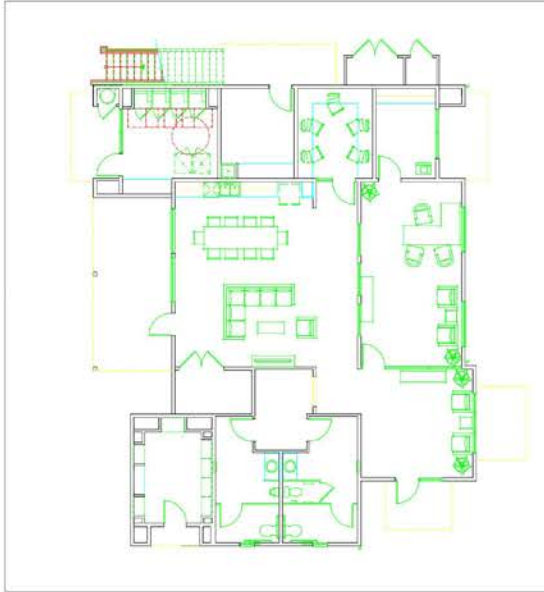
RIDLEY AVE APARTMENTS
SANTA ROSA, CA # 2020-0658

VISIONING PHASE
AUGUST 26TH, 2021

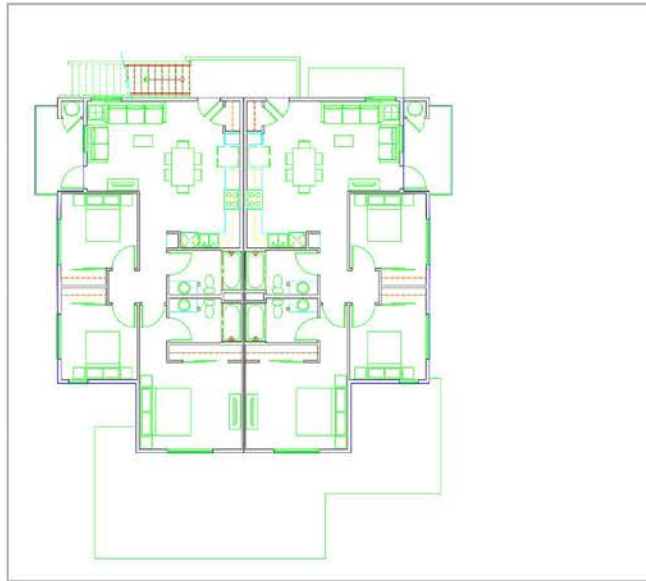


BUILDING PLANS
BUILDING 'A'

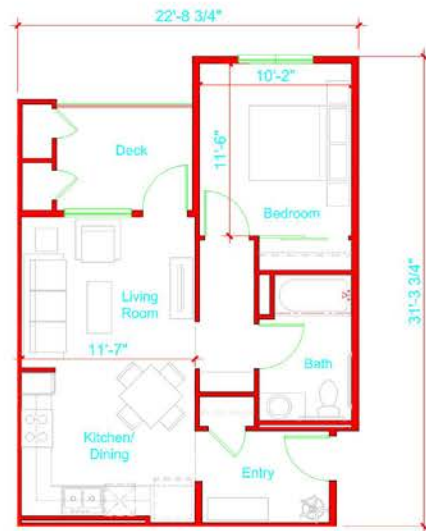
A3.0



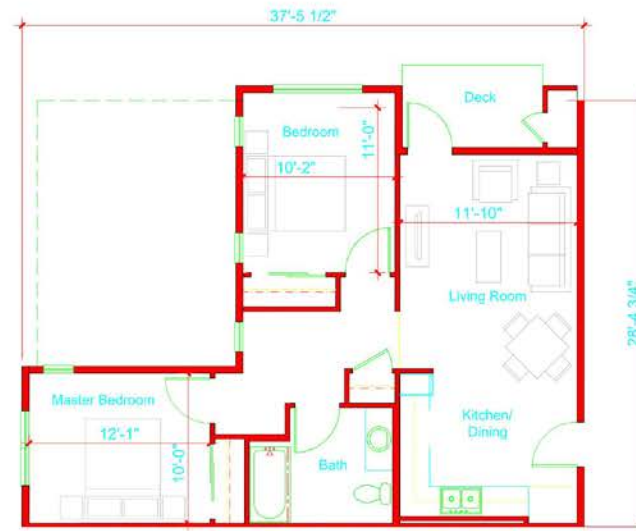
Level 1



Level 2



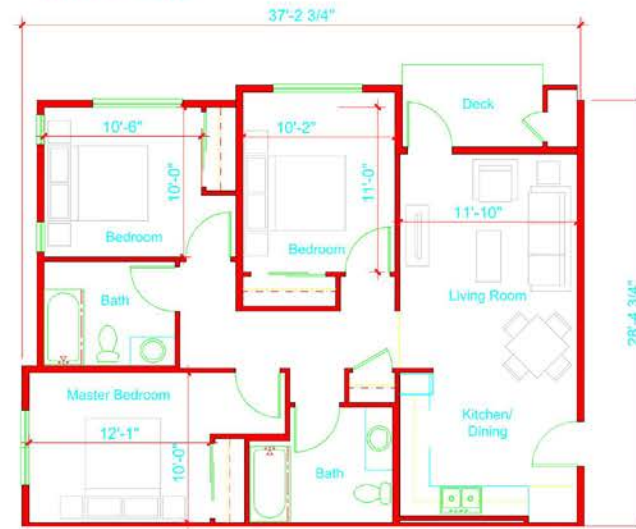
Unit Type 1-1
1 Bedroom/ 1 Bathroom
Net Area: 539 SQ. FT.
Gross Area: 583 SQ. FT.



Unit Type 2-2
2 Bedrooms/ 1 Bathroom
Net Area: 718 SQ. FT.
Gross Area: 768 SQ. FT.



Unit Type 2-1
2 Bedrooms/ 1 Bathroom
Net Area: 736 SQ. FT.
Gross Area: 786 SQ. FT.



Unit Type 3-1
3 Bedrooms/ 2 Bathrooms
Net Area: 953 SQ. FT.
Gross Area: 1003 SQ. FT.



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Missionary Housing Group
481 N Santa Cruz Ave, Ste. 310
Los Gatos, CA 95030

RIDLEY AVE APARTMENTS
SANTA ROSA, CA # 2020-0858

VISIONING PHASE
AUGUST 30TH, 2021

AERIAL RENDERING
VIEW NORTH

A6.0



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Mission Housing Group
481 N Santa Cruz Ave, Ste. 310
Los Gatos, CA 95030

RIDLEY AVE APARTMENTS
SANTA ROSA, CA # 2020-0698

VISIONING PHASE
AUGUST 30TH, 2021

ENTRANCE TO PROJECT
VIEW FROM RIDLEY AVE

A6.1



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Mission Housing Group
481 N Santa Cruz Ave, Ste. 310
Los Gatos, CA 95030

RIDLEY AVE APARTMENTS
SANTA ROSA, CA # 2020-0656

VISIONING PHASE
AUGUST 28TH, 2021

STREET VIEW
VIEW FROM FUTURE WYNGATE DRIVE

A6.2



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Mission Housing Group
4811 N Santa Cruz Ave, Ste. 310
Los Gatos, CA 95030

RIDLEY AVE APARTMENTS
SANTA ROSA, CA # 2020-0698

VISIONING PHASE
AUGUST 28TH, 2021

AERIAL VIEW OF PROJECT
SOUTHEAST VIEW

A6.3



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Mission Housing Group
4811 N Santa Cruz Ave, Ste. 310
Los Gatos, CA 95030

RIDLEY AVE APARTMENTS
SANTA ROSA, CA #2025-0698

VISIONING PHASE
AUGUST 28TH, 2021

STREET VIEW OF PROJECT
VIEW FROM PARKING

A6.2



1. FIELD, STUCCO 1
SW 7013 - IVORY LACE



2. FIELD, FIBERCEMENT PANEL 1
SW 2739 - CHARCOAL BLUE



3. STONE VENEER



4. FASCIA & TRIM
SW 7048 - URBANE BRONZE



5. METAL DETAILS
SW 7069 - IRON ORE



6. ASPHALT SHINGLES



7. VINYL WINDOW
WHITE





PLANTING LEGEND

ABBREV.	BOTANICAL NAME	COMMON NAME	WOOLUS	SIZE	QTY	REMARKS/SPACING
SHADE/STREET/SCREEN TREES						
ACE RUB	ACER R. 'OCTOBER GLORY'	RED MAPLE	M	24" BOX	X	SINGLE TRUNK
ARB MAR	ARBUS 'MARINA'	STRAWBERRY TREE	L	24" BOX	X	SINGLE TRUNK
RED PAN	REGLIUTERIA PANICULATA	GOLDENRAIN TREE	M	24" BOX	X	SINGLE TRUNK
MAG MAJ	MAGNOLIA GRANDIFOLIA	MAGNOLIA	M	24" BOX	X	SINGLE TRUNK
POD MAC	PODOCARPUS MACROPHYLLUS	YEW PINE	M	15 GAL.	X	SINGLE TRUNK
QUE AGR	QUERCUS AGRIFOLIA	COAST LIVE OAK	VL	24" BOX	X	MULTI TRUNK
ACCENT TREES						
ACE PAL	ACER PALMATUM	JAPANESE MAPLE	M	15 GAL.	X	MULTI TRUNK
ARB UNE	ARBUS UNDOE	STRAWBERRY TREE	L	15 GAL.	X	SINGLE TRUNK
CER OCC	CERCIS OCCIDENTALIS	WESTERN REDBUD	VL	15 GAL.	X	MULTI TRUNK
ERI JAP	ERIGOTRYIA JAPONICA	LOQUAT	L	15 GAL.	X	SINGLE TRUNK
LAG NAT	LAGERSTROMIA INDICA	CREPE MYRTLE	L	15 GAL.	X	SINGLE TRUNK
LARGE SHRUBS (+5' O.C.)						
ALY HUE	ALYOGYNE HUGELII	BLUE HIBISCUS	L	5 GAL.	X	6' O.C. SPACING
ANI HYP	ANISODONTE H. 'TARA PNK'	MALLOW TREE	L	5 GAL.	X	6' O.C. SPACING
CEA DAR	CEANOTHUS 'CONCHA'	CEANOTHUS	L	5 GAL.	X	6' O.C. SPACING
CAM SAS	CAMELLIA SASANGUA	CAMELLIA	M	5 GAL.	X	8' O.C. SPACING
CHA NOE	CHAENOMELES 'NOELII'	FLOWERING QUINCE	L	5 GAL.	X	8' O.C. SPACING
COT COG	COTINUS C. ROYAL PURPLE	SMOKE TREE	L	5 GAL.	X	5' O.C. SPACING
EUD JAP	EUONYMUS JAPONICA	EVERGREEN EUONYMUS	L	5 GAL.	X	5' O.C. SPACING
EUR PEC	EURYOPIS PECTINATUS	SHRUB DAISY	L	5 GAL.	X	5' O.C. SPACING
FEI SEL	FEIJOA SELLOWIANA	PINEAPPLE GUAWE	M	5 GAL.	X	8' O.C. SPACING
OLE LIL	OLEA E. 'MONTRA'	DWARF OLIVE	L	5 GAL.	X	5' O.C. SPACING
PLI AMR	PLUMBAGO AERUCULATA	CAPE PLUMBAGO	L	5 GAL.	X	6' O.C. SPACING
RHA EVE	RHAMNUS CAL. 'EVECASE'	CAL. COFFEEBERRY	L	5 GAL.	X	6' O.C. SPACING
WES FRU	WESTRINGIA FRUTICOSA	COAST ROSTMAY	L	5 GAL.	X	8' O.C. SPACING
MEDIUM SHRUBS (3' TO 4.5' O.C.)						
ABU HYB	ABUTILON HYBRIDUM	FLOWERING MAPLE	M	5 GAL.	X	3' O.C. SPACING
CIS HYB	CISTUS X HYBRID	WHITE ROCK ROSE	L	5 GAL.	X	4' O.C. SPACING
COR PUL	CORREA PULCHELLA	AUSTRALIAN FUCHSIA	L	1 GAL.	X	4' O.C. SPACING
HES PAR	HESPERALOE PARVIFLORA	YUCCA	L	1 GAL.	X	4' O.C. SPACING
LOR CHI	LOROPETALUM CHINENSIS	RED FRINGE FLOWER	L	5 GAL.	X	4' O.C. SPACING
MYR COM	MYRTUS C. 'COMPACTA'	DWARF MYRTLE	L	5 GAL.	X	4' O.C. SPACING
NAN DOM	NANDINA D. 'TUSCAN FLAME'	HAVENLY BAMBOO	L	5 GAL.	X	3' O.C. SPACING
PHO BRO	PHORMIUM HYBRID	NEW ZEALAND FLAX	L	5 GAL.	X	4' O.C. SPACING
PIT TOB	PITTOSPORUM T. 'VARIEGATA'	HOCK ORANGE	L	5 GAL.	X	4' O.C. SPACING
TEU FRU	TEUCRIUM FRUTICANS	BUSH GERMANDER	L	1 GAL.	X	3' O.C. SPACING
SMALL SHRUBS (-2.5' O.C.)						
ACH MIL	ACHILLEA MILLEFOLIUM	COMMON YARROW	L	1 GAL.	X	2' O.C. SPACING
COR MOD	COREOPSIS V. 'MOONBEAM'	TICKSEED	L	1 GAL.	X	2' O.C. SPACING
EUR RIG	EURYORHIA RIGIDA	SILVER SPERGE	L	1 GAL.	X	2' O.C. SPACING
HEU HYB	HEUCHERA HYBRID	ALLUM ROOT	M	1 GAL.	X	2' O.C. SPACING
LAV SSP	LAVANDULA SSP.	LAVENDER	L	1 GAL.	X	2' O.C. SPACING
SAL GRE	SALVIA GREGGII	AUTUMN SAGE	L	1 GAL.	X	3' O.C. SPACING
SAN ROS	SANTOLINA ROSMARINIFOLIA	GREEN SANTOLINA	L	1 GAL.	X	2' O.C. SPACING
GRASSES/GRASSLIKE						
FES MAR	FESTUCA MAIREI	MAIRE'S FESCUE	L	1 GAL.	X	2' O.C. SPACING
LOM BZE	LOMANORA LONGIFOLIA	DWARF MAT GRASS	L	1 GAL.	X	3' O.C. SPACING
HEL SEM	HELICTOTRICHON SEMP.	BLUE OAT GRASS	L	1 GAL.	X	1' O.C. SPACING
MUL CAP	MULLENBERGIA CAPILLARIS	HARRY ANN MEMLY	L	5 GAL.	X	3' O.C. SPACING
MUL RIG	MULENBERGIA RIGEN	DEER GRASS	L	0.5 GAL.	X	3' O.C. SPACING
VINES						
BOU MON	BOUGAINVILLEA 'MONKA'	BOUGAINVILLEA	L	15 GAL.	X	
CAM RAD	CAMPIS RADICANS	TRUMPET CREEPER	L	15 GAL.	X	
CLE HYB	CLEMATIS HYBRID	EVERGREEN CLEMATIS	L	15 GAL.	X	
GEL SEM	GELSEMIUM SEMPERVIRENS	CAROLINA JESSAMINE	L	15 GAL.	X	
MAC UNG	MACFADYENA UNGUIS-CATI	CAT'S CLAW	L	15 GAL.	X	
ROS BAN	ROSA BANK-SIAE	LADY'S BANK ROSE	L	15 GAL.	X	
VIT ROD	VITIS 'RODGER RED'	RODGER RED GRAPE	L	15 GAL.	X	
GROUNDCOVER						
ARC MON	ARCTOSTAPHYLOS HOOKII	CARPET MANZANITA	L	1 GAL.	X	4' O.C. SPACING
CEA GRI	CEANOTHUS THYRSIFLORUS	CEANTHUS	L	1 GAL.	X	4' O.C. SPACING
COT DAM	COTONEASTER D. LOWFAST	BAERBERRY	L	1 GAL.	X	6' O.C. SPACING
DYM MAR	DYMONDIA MARGARETEA	DYMONDIA	L	1 GAL.	X	5' O.C. SPACING
LAM MON	LANTANA MONTEVIDENSIS	TRAILING LANTANA	L	1 GAL.	X	5' O.C. SPACING
MYO PUT	MYOPORIUM PROSTRATE	MYOPORIUM	L	1 GAL.	X	6' O.C. SPACING
WES MUN	WESTRINGIA F. 'MUNDI'	WESTRINGIA	L	1 GAL.	X	4' O.C. SPACING

IRRIGATION CONCEPT STATEMENT

WE WILL DESIGN THE IRRIGATION SYSTEM TO UTILIZE THE LATEST TECHNOLOGY FOR LOWEST WATER CONSUMPTION AND EFFICIENCY. THE IRRIGATION SYSTEM WILL BE A WEATHER-BASED (WBS) SYSTEM. THE IRRIGATION SYSTEM WILL INCLUDE A WEATHER-BASED (WBS) CONTROLLER. THE IRRIGATION SYSTEM WILL BE DESIGNED TO OPERATE IN ZONES WHICH WILL BE ON SEPARATE ZONES FROM THE REST OF THE LANDSCAPE AND LOW FLOW SPREADERS.

OUR PLANTING PLAN OFFERS THE IRRIGATION PLAN BY PROVIDING PLANTING AREAS WITH DISTINCT IRRIGATION REQUIREMENTS. WE PROVIDE PLANTS WITH SIMILAR WATER REQUIREMENTS IN THE SAME ZONE. WE PROVIDE PLANTS WITH SIMILAR WATER REQUIREMENTS IN THE SAME ZONE. WE PROVIDE PLANTS WITH SIMILAR WATER REQUIREMENTS IN THE SAME ZONE. WE PROVIDE PLANTS WITH SIMILAR WATER REQUIREMENTS IN THE SAME ZONE.

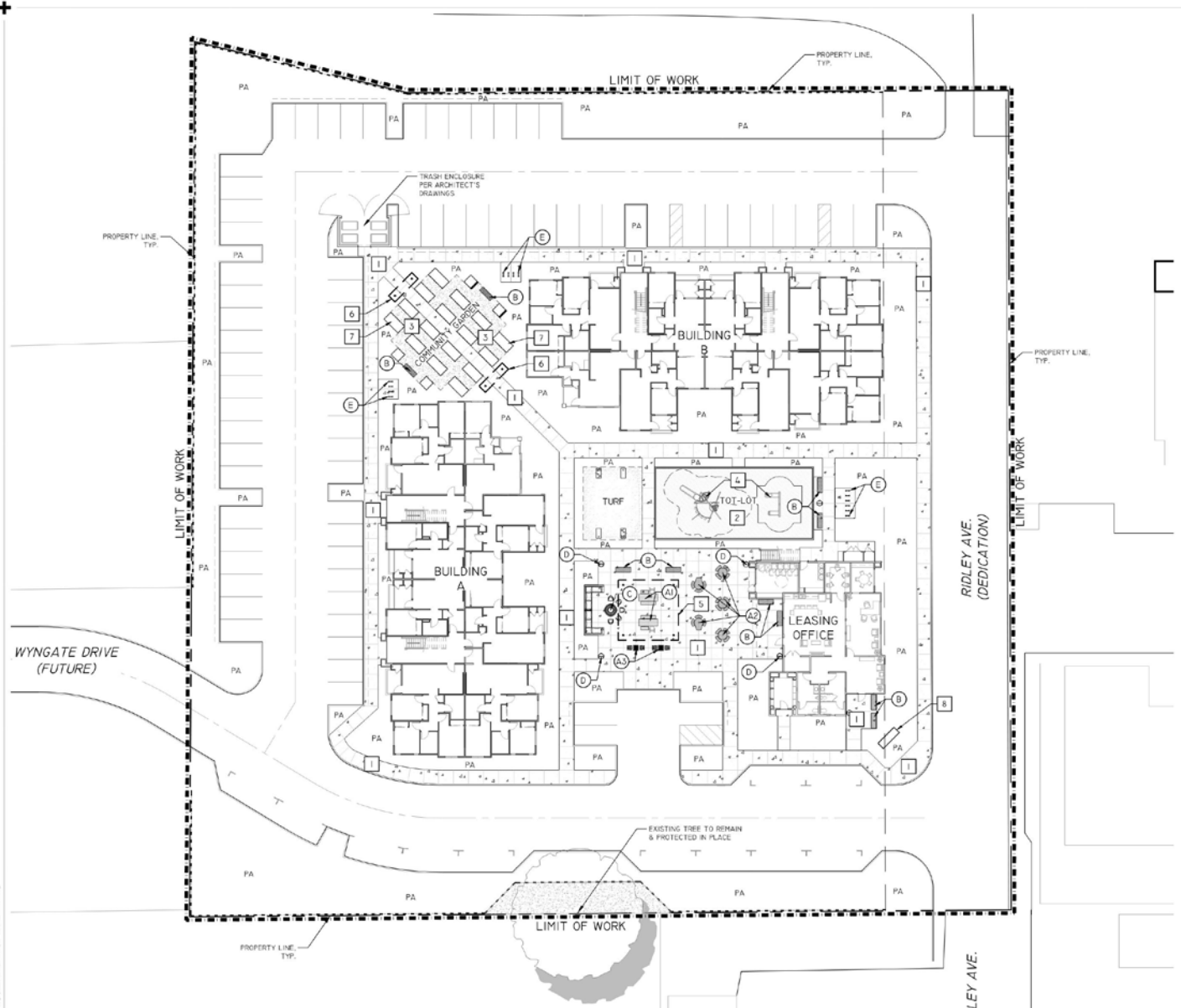


ILLUSTRATIVE PLAN
CONCEPTUAL LANDSCAPE PLAN
RIDLEY AVE. APARTMENTS
 SANTA ROSA, CA
 MILESTONE HOUSING GROUP, LOS GATOS, CA



DATE: 8/26/2021
 SHEET NUMBER: L-0 OF 4
 PROJECT NUMBER: 21-057.01

Aug 25, 2021 - 4:56pm
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CONSTRUCTION LEGEND

- PA PLANTING AREA
- TYP. TYPICAL
- 1 REFER TO FINISH/COLOR SCHEDULE
- 2 REFER TO AMENITIES

MATERIAL SCHEDULE

- 1 CONCRETE PAVING - CONCRETE W/COLOR & FINISH TBD. SCORE AS SHOWN.
- 2 PLAY SURFACE - TBD.
- 3 MULCH - ARBOR WALK-ON MULCH.
- 4 TOT-LOT PLAY EQUIPMENT (2-12 YEARS OLD) - SEE SHEET L-2
- 5 SHADE STRUCTURE - TO BE 20 FT. X 20 FT. PERGOLA.
- 6 TEA ARBOR - TO BE 3.5 FT. X 14 FT. W/ SWING.
- 7 WOOD GARDEN BOX - TO BE 4 FT. X 8 FT. X 1 FT (QNTY. OF 12).
- 8 ENTRY MONUMENT SIGNAGE - TBD.
- A1 PICNIC TABLE - TO BE 7.5 FT. RECTANGLE TABLE W/COLOR & FINISH TBD (QNTY. OF 2).
- A2 PICNIC TABLE - TO BE 3.5 FT. ROUND TABLE W/COLOR & FINISH TBD (QNTY. OF 5).
- A3 GAME TABLE - TO BE 3.5 FT. SQ. TABLE W/COLOR & FINISH TBD (QNTY. OF 2).
- B BENCHES - TO BE 6 FT. W/COLOR & FINISH TBD (QNTY. OF 8).
- C FIREPIT - TBD W/COLOR & FINISH TBD (QNTY. OF 1).
- D TRASH RECEPTACLES - TBD W/COLOR TBD (QNTY. OF 6).
- E BICYCLE RACK - TBD W/COLOR TBD (QNTY. OF 14 RACKS/28 BIKES).
- WOOD FENCE - TO BE 6 FT. W/LATTICE TOP.

Aug 25, 2021 - 4:56pm
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INTEGRA
 PLANNING+
 LANDSCAPE
 ARCHITECTURE

SITE PLAN
 CONCEPTUAL LANDSCAPE PLAN
RIDLEY AVE. APARTMENTS
 SANTA ROSA, CA
 MILESTONE HOUSING GROUP, LOS GATOS, CA



DATE: 8/26/2021
 SHEET NUMBER: L-1 OF 4
 PROJECT NUMBER: 21-057.01



3 **SITE AMENITIES** IMAGES ARE CONCEPTUAL IN NATURE.
ACTUAL SITE AMENITIES MAY VARY.
SCALE: N.T.S.



1 **SITE FURNISHING - TABLES** IMAGES ARE CONCEPTUAL IN NATURE.
ACTUAL SITE AMENITIES MAY VARY.
SCALE: N.T.S.



4 **TOT-LOT PLAY EQUIPMENT** IMAGES ARE CONCEPTUAL IN NATURE.
ACTUAL PLAY EQUIPMENT MAY VARY.
SCALE: N.T.S.

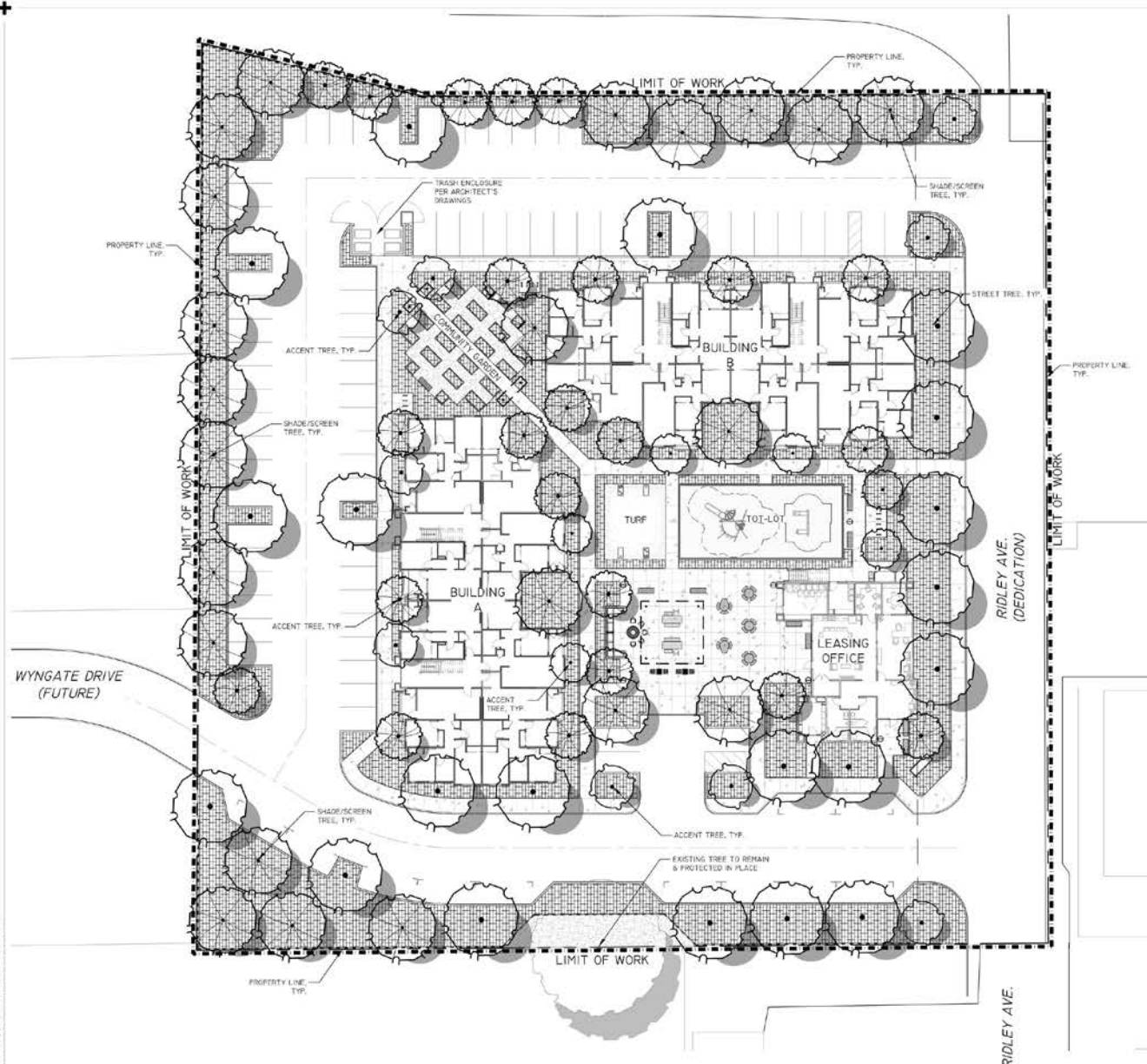


2 **SITE FURNISHING - BENCHES, TRASH RECEPTACLE & BIKE RACKS** IMAGES ARE CONCEPTUAL IN NATURE.
ACTUAL SITE AMENITIES MAY VARY.
SCALE: N.T.S.

SITE AMENITIES

- (A) PICNIC TABLE - TO BE 6 FT. RECTANGLE TABLE W/COLOR & FINISH TBD (QNTY. OF 2).
- (B) PICNIC TABLE - TO BE 3.5 FT. ROUND TABLE W/COLOR & FINISH TBD (QNTY. OF 3).
- (A3) GAME TABLE - TO BE 3.5 FT. SQ. TABLE W/COLOR & FINISH TBD (QNTY. OF 2).
- (B) BENCHES - TO BE 6 FT. W/COLOR & FINISH TBD (QNTY. OF 8).
- (C) FIREPIT - TBD W/COLOR & FINISH TBD (QNTY. OF 1).
- (D) TRASH RECEPTACLES - TBD W/COLOR TBD (QNTY. OF 6).
- (E) BICYCLE RACK - TBD W/COLOR TBD (QNTY. OF 1/4 RACKS/28 BIKES).





PLANTING LEGEND

ABBREV.	BOTANICAL NAME	COMMON NAME	WOOLUS	SIZE	QTY	REMARKS/SPACING
SHADE/STREET/SCREEN TREES						
ACE RUB	ACER R. 'OCTOBER GLORY'	RED MAPLE	M	24" BOX	X	SINGLE TRUNK
ARB MAR	ARBUS 'MARINA'	STRAWBERRY TREE	L	24" BOX	X	SINGLE TRUNK
RED PAN	REGLIUTERIA PANICULATA	GOLDENRAIN TREE	M	24" BOX	X	SINGLE TRUNK
MAG MAJ	MAGNOLIA GRANDIFLORA	MAGNOLIA	M	24" BOX	X	SINGLE TRUNK
POD MAC	PODOCARPUS MACROPHYLLUS	YEW PINE	M	15 GAL.	X	SINGLE TRUNK
QUE AGR	QUERCUS AGRIFOLIA	COAST LIVE OAK	VL	24" BOX	X	MULTI TRUNK
ACCENT TREES						
ACE PAL	ACER PALMATUM	JAPANESE MAPLE	M	15 GAL.	X	MULTI TRUNK
ARB UNE	ARBUS UNDOE	STRAWBERRY TREE	L	15 GAL.	X	SINGLE TRUNK
CER OCC	CERCIS OCCIDENTALIS	WESTERN REDBUD	VL	15 GAL.	X	MULTI TRUNK
ERI JAP	ERIBOTRYA JAPONICA	LOQUAT	VL	15 GAL.	X	MULTI TRUNK
LAG NAT	LAGERSTROMIA INDICA	CREPE MYRTLE	L	15 GAL.	X	SINGLE TRUNK
LARGE SHRUBS (+5' O.C.)						
ALY HUE	ALYOGYNE HUGELII	BLUE HIBISCUS	L	5 GAL.	X	6' O.C. SPACING
ANI HYP	ANISODONTE H. 'TARA PNK'	MALLOW TREE	L	5 GAL.	X	6' O.C. SPACING
CEA DAR	CEANOTHUS 'CONCHA'	CEANOTHUS	L	5 GAL.	X	6' O.C. SPACING
CAM SAS	CAMELLIA SASANGUA	CAMELLIA	M	5 GAL.	X	8' O.C. SPACING
CHA NOE	CHAENOMELES 'NOELI'	FLOWERING QUINCE	L	5 GAL.	X	8' O.C. SPACING
COT COG	COTINUS C. ROYAL PURPLE	SMOKE TREE	L	5 GAL.	X	5' O.C. SPACING
EUD JAP	EUONYMUS JAPONICA	EVERGREEN EUONYMUS	L	5 GAL.	X	5' O.C. SPACING
EUR PEC	EURYOPIS PECTINATUS	SHRUB DAISY	L	5 GAL.	X	5' O.C. SPACING
FEI SEL	FEIJOA SELLOWIANA	PINEAPPLE GUAWE	M	5 GAL.	X	8' O.C. SPACING
OLE LIL	OLEA E. 'MONTRA'	DWARF OLIVE	L	5 GAL.	X	5' O.C. SPACING
PLI AMR	PLUMBAGO JARICULATA	CAPE PLUMBAGO	L	5 GAL.	X	6' O.C. SPACING
RHA EVE	RHAMNUS CAL. EVECASE	CAL. COFFEEBERRY	L	5 GAL.	X	6' O.C. SPACING
WES FRU	WESTRINGIA FRUTICOSA	COAST ROSTMAY	L	5 GAL.	X	8' O.C. SPACING
MEDIUM SHRUBS (3' TO 4.5' O.C.)						
ABU HYB	ABUTILON HYBRIDUM	FLOWERING MAPLE	M	5 GAL.	X	3' O.C. SPACING
CIS HYB	CISTUS X HYBRID	WHITE ROCK ROSE	L	5 GAL.	X	4' O.C. SPACING
COR PUL	CORREA PULCHELLA	AUSTRALIAN FUCHSIA	L	1 GAL.	X	4' O.C. SPACING
HES PAR	HESPERALOE PARVIFLORA	YUCCA	L	1 GAL.	X	4' O.C. SPACING
LOR CHI	LOROPETALUM CHINENSIS	RED FRINGE FLOWER	L	5 GAL.	X	4' O.C. SPACING
MYR COM	MYRTUS C. 'COMPACTA'	DWARF MYRTLE	L	5 GAL.	X	4' O.C. SPACING
NAN DOM	NANDINA D. 'TUSCAN FLAME'	HAVENLY BAMBOO	L	5 GAL.	X	3' O.C. SPACING
PHO BRO	PHORMIUM HYBRID	NEW ZEALAND FLAX	L	5 GAL.	X	4' O.C. SPACING
PIT TOB	PITTSOPORUM T. 'VARIEGATA'	HOCK ORANGE	L	5 GAL.	X	4' O.C. SPACING
TEU FRU	TEUCRIUM FRUTICANS	BUSH GERMANDER	L	1 GAL.	X	3' O.C. SPACING
SMALL SHRUBS (-2.5' O.C.)						
ACH MIL	ACHILLEA MILLEFOLIUM	COMMON YARROW	L	1 GAL.	X	2' O.C. SPACING
COR MOD	COREOPSIS V. 'MOONBEAM'	TICKSEED	L	1 GAL.	X	2' O.C. SPACING
EUR RIG	EURYORHIA RIGIDA	SILVER SPERGE	L	1 GAL.	X	2' O.C. SPACING
HEU HYB	HEUCHERA HYBRID	ALLUM ROOT	M	1 GAL.	X	3' O.C. SPACING
LAV SSP	LAVANDULA A. SSP.	LAVENDER	L	1 GAL.	X	2' O.C. SPACING
SAL GRE	SALVIA GREGGII	AUTUMN SAGE	L	1 GAL.	X	3' O.C. SPACING
SAN ROS	SANTOLINA ROSMARINIFOLIA	GREEN SANTOLINA	L	1 GAL.	X	2' O.C. SPACING
GRASSES/GRASSLIKE						
FES MAR	FESTUCA MAIREI	MAIRE'S FESCUE	L	1 GAL.	X	2' O.C. SPACING
LOM RZE	LOMANORA LONGIFOLIA	DWARF MAT GRASS	L	1 GAL.	X	3' O.C. SPACING
HEL SEM	HELICTOTRICHON SEMP.	BLUE OAT GRASS	L	1 GAL.	X	1' O.C. SPACING
MUL CAP	MULLENBERGIA CAPILLARIS	HARKY ANN MEMPLY	L	5 GAL.	X	3' O.C. SPACING
MUL RIG	MULLENBERGIA RIGEN	DEER GRASS	L	0.5 GAL.	X	3' O.C. SPACING
VINES						
BOU MON	BOUGAINVILLEA 'MONKA'	BOUGAINVILLEA	L	15 GAL.	X	TRAIN TO TRELLIS
CAM RAD	CAMPIS RADICANS	TRUMPET CREEPER	L	15 GAL.	X	
CLE HYB	CLEMATIS HYBRID	EVERGREEN CLEMATIS	L	15 GAL.	X	
GEL SEM	GELSEMIUM SEMPERVIRENS	CAROLINA JESSAMINE	L	15 GAL.	X	
MAC UNG	MACFADYENA UNGUIS-CATI	CAT'S CLAW	L	15 GAL.	X	
ROS BAN	ROSA BANK-SIAE	LADY'S BANK ROSE	L	15 GAL.	X	
VIT ROD	VITIS 'RODGER RED'	RODGER RED GRAPE	L	15 GAL.	X	
GROUNDCOVER						
ARC MON	ARCTOSTAPHYLOS HOOKII	CARPET MANZANITA	L	1 GAL.	X	4' O.C. SPACING
CEA GRI	CEANOTHUS THYRSIFLORUS	CEANTHUS	L	1 GAL.	X	4' O.C. SPACING
COT DAM	COTONEASTER D. LOWFAST	BAERBERRY	L	1 GAL.	X	6' O.C. SPACING
DYM MAR	DYMONDIA MARGARETEA	DYMONDIA	L	1 GAL.	X	5' O.C. SPACING
LAM MON	LANTANA MONTEVIDENSIS	TRAILING LANTANA	L	1 GAL.	X	5' O.C. SPACING
MYO PUT	MYOPORUM PROSTRATE	MYOPORIUM	L	1 GAL.	X	6' O.C. SPACING
WES MUN	WESTRINGIA F. 'MUNDI'	WESTRINGIA	L	1 GAL.	X	4' O.C. SPACING

IRRIGATION CONCEPT STATEMENT

WE WILL DESIGN THE IRRIGATION SYSTEM TO UTILIZE THE LATEST TECHNOLOGY FOR LOWEST WATER CONSUMPTION AND EFFICIENCY. WE WILL USE THE BEST WATER MANAGEMENT SYSTEM COMPONENTS WHICH INCLUDE A WEATHER-BASED (WBS) SENSITIVE CONTROLLER. SENSITIVE SENSORS ON THE MAIN LINE AND SUB MAINS WILL BE ON SEPARATE ZONES FROM THE REST OF THE LANDSCAPE AND LOW FLOW SPP CONNECTIONS.

OUR PLANTING PLAN OPTIMIZES THE IRRIGATION PLAN BY INCLUDING PLANTING AREAS WITH DISTINCT HYDROPHOBIC HYDROPHILES AND GROUPINGS OF PLANTS WITH SIMILAR WATER REQUIREMENTS. THE LANDSCAPE DESIGNER WILL BE RESPONSIBLE FOR LANDSCAPE WATER. THE PLANTING PLAN ALSO TAKES INTO CONSIDERATION SOILS, LANDSCAPE AND SPICE. ADJACENT LANDSCAPE FEATURES AND BUILDINGS. OUR TREE AND SHRUB SPECIFICATIONS WILL BE FACTOR INTO THE DESIGN OF HIGHLY EFFICIENT IRRIGATION SYSTEMS.



GRAPHIC SCALE
 1" = 4' FEET
 1/8" = 1' FEET

DATE: 8/26/2021
 SHEET NUMBER: L-3 OF 4
 PROJECT NUMBER: 21-057.01



INTEGRA
 PLANNING+
 LANDSCAPE
 ARCHITECTURE

PLANTING PLAN
CONCEPTUAL LANDSCAPE PLAN
RIDLEY AVE. APARTMENTS
 SANTA ROSA, CA
 MILESTONE HOUSING GROUP, LOS GATOS, CA

Aug 25, 2021 - 4:56pm
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