



North Street Apartments

APN; 180-680-056

VICINITY MAP



PROJECT INFORMATION

PROJECT DESCRIPTION:	20 unit apartments (14 - 2 Br & 6 - 3 Br) consisting of two buildings, covered outdoor BBQ/ gathering area an 22 covered parking stalls -1 each per unit (20), 1 covered, unassigned accessible stall and 1 covered Managers stall.	MAXIMUM BLDG HEIGHT:	45'
ZONING:	R-3-18	SITE AREA:	1.1384 Acres (49,588 SF)
OCCUPANCY:	R2 - Residential Apartments	CONSTRUCTION TYPE:	Type VA with Sprinklers
UNIT TYPES:	2 bedroom units – 996 SF x 16 = 15,936 SF 3 bedroom units – 1,285 SF x 4 = 5,140 SF Total Floor Area = 21,076 SF	PARKING ANALYSIS:	20 units x 2.5 stalls/unit = 50 stalls required. 52 stalls provided on site: 1 each covered stall per unit (19) + 1 covered managers stall + 1 covered accessible stall + 1 uncovered accessible stall + unassigned uncovered stalls (32)
TOTAL FOOTPRINT:	Building A 4,292.5 SF Building B 4,292.5 SF Total Area 8,585 SF	APPLICABLE CODES:	2013 California Building Code 2013 Plumbing Code 2013 California Mechanical Code 2013 California Electrical Code 2013 California Fire Code 2013 California Energy Code 2013 California Green Building Standards
PROPOSED DENSITY:	20 UNITS / 1.1384 Acres = 17.569 Units / Acre		
BUILDING LOT COVERAGE:	17.31 %		

PROJECT TEAM

ARCHITECT HEDGPETH ARCHITECTS 2321 BETHARDS DRIVE SANTA ROSA, CA 95405 (707) 523-7010 X-105 ROBERT BEALL bob@hedgpetharchitects.com	CIVIL ROBERTSON ENGINEERING INC 2300 BETHARDS DR. SANTA ROSA, CA 95405 (707) 523-7490 MICHAEL ROBERTSON mike@robertsonengineering.net
LANDSCAPE MACNAIR LANDSCAPE ARCHITECTURE P.O. BOX 251 KENWOOD, CA 95452 (707) 833-2288 DON MACNAIR dm@macnairlandscapes.com	

SHEET INDEX

AG.1	PROJ. INFO, SHEET INDEX & MAP
AG.2	NEIGHBORHOOD CONTEXT MAP
AG.3	SITE CONTEXT PHOTOS
AG.4	NEIGHBORHOOD CONTEXT PHOTOS
AG.5	SITE LIGHTING PHOTOMETRICS PLAN
A1.1	SITE PLAN
A2.1	FIRST and SECOND FLOOR PLANS
A2.2	THIRD FLOOR AND ROOF PLANS
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS
A3.3	EXTERIOR ELEVATIONS
A4.1	SECTIONS
A5.1	PERSPECTIVES
A5.2	PERSPECTIVES
A5.3	PERSPECTIVES
A6.1	LIGHTING & SITE MATERIALS IMAGES

PROJ. INFO, SHEET INDEX & MAP

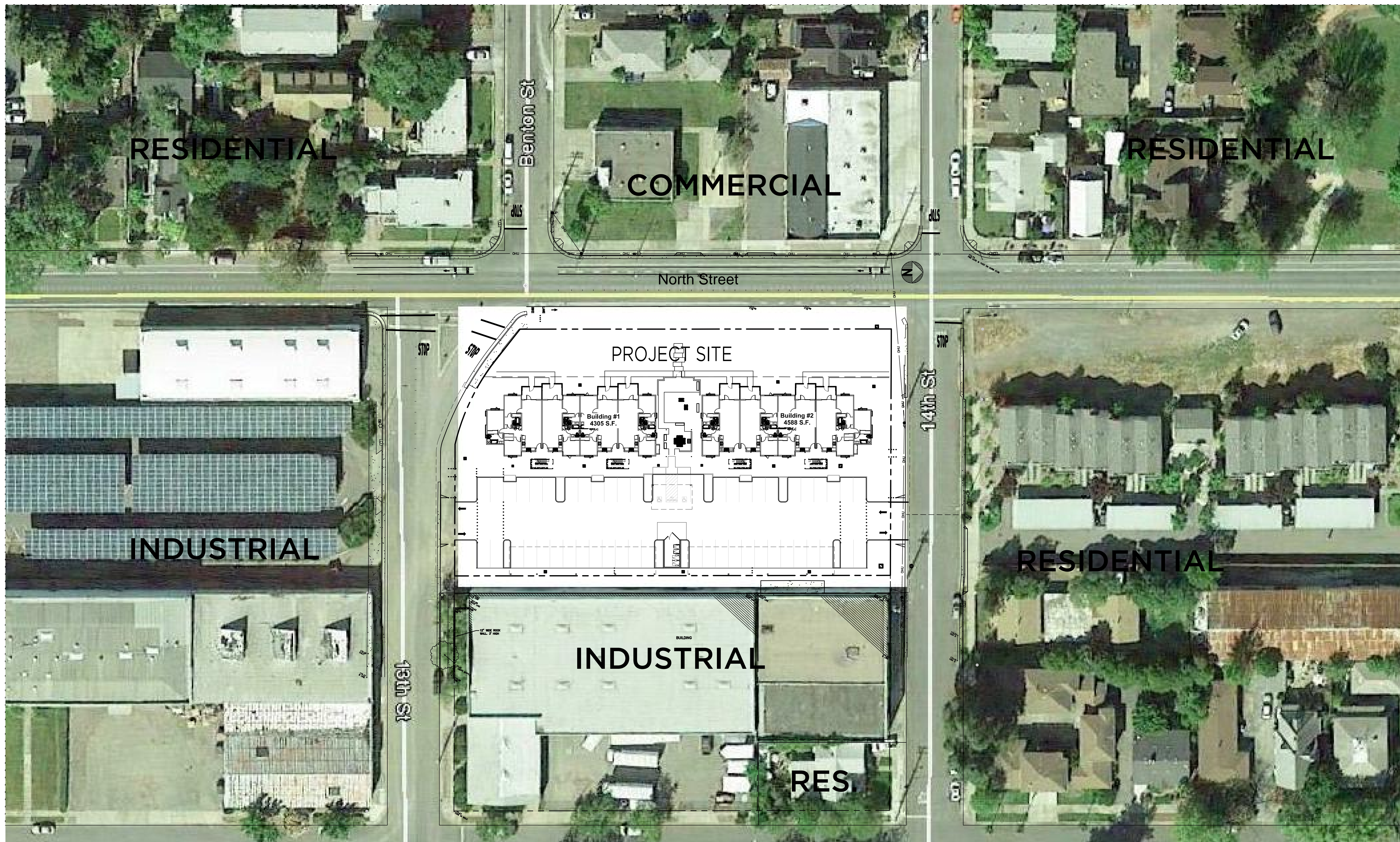
North Street Apartments
1108 14th Street, Santa Rosa, CA

PRELIMINARY DESIGN REVIEW

July 16, 2015

Hedgpeth Architects
707.523.7010 | www.hedgpetharchitects.com





SITE ANALYSIS and NEIGHBORHOOD CONTEXT MAP

North Street Apartments
1108 14th Street, Santa Rosa, CA

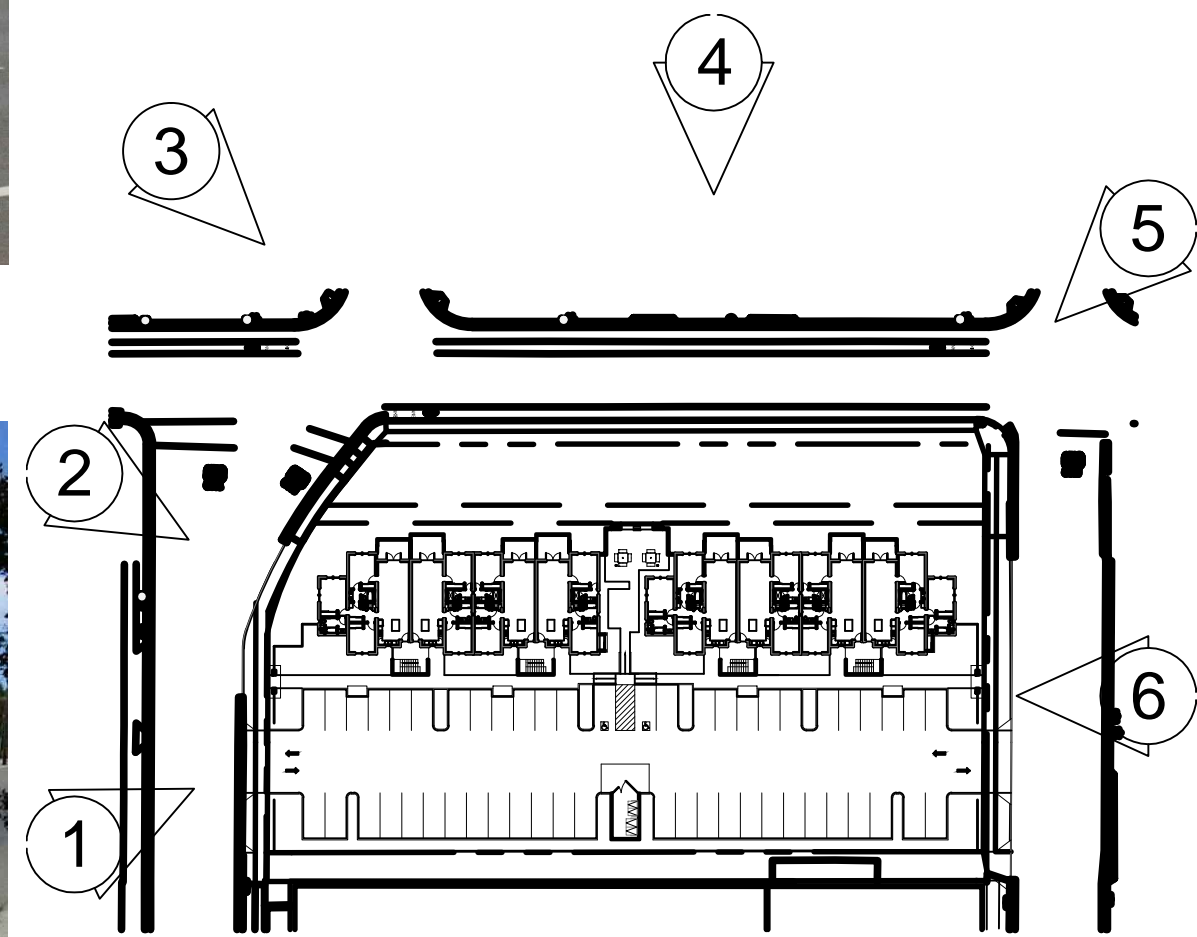
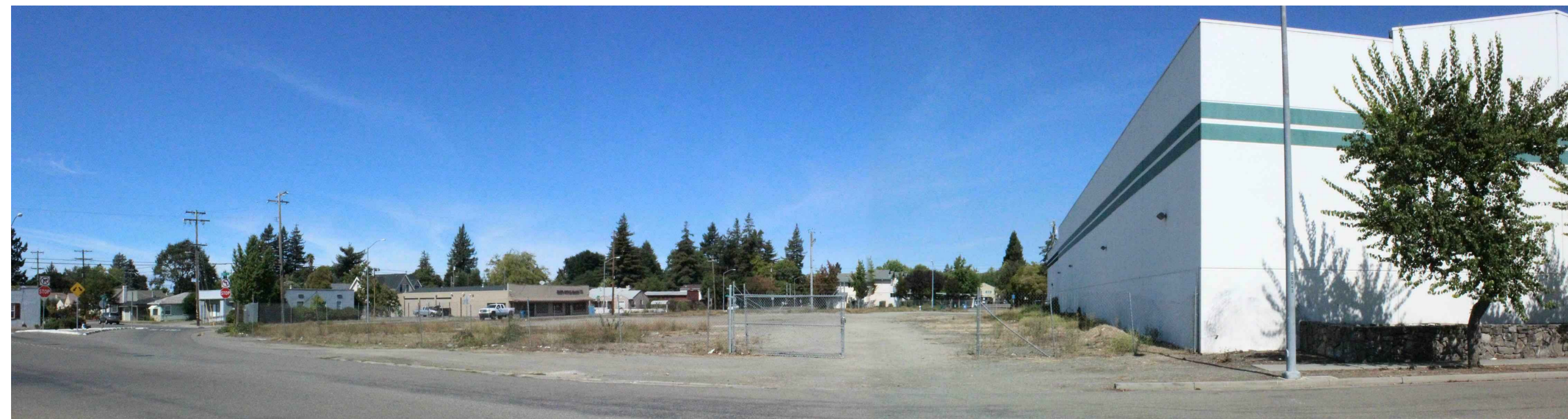
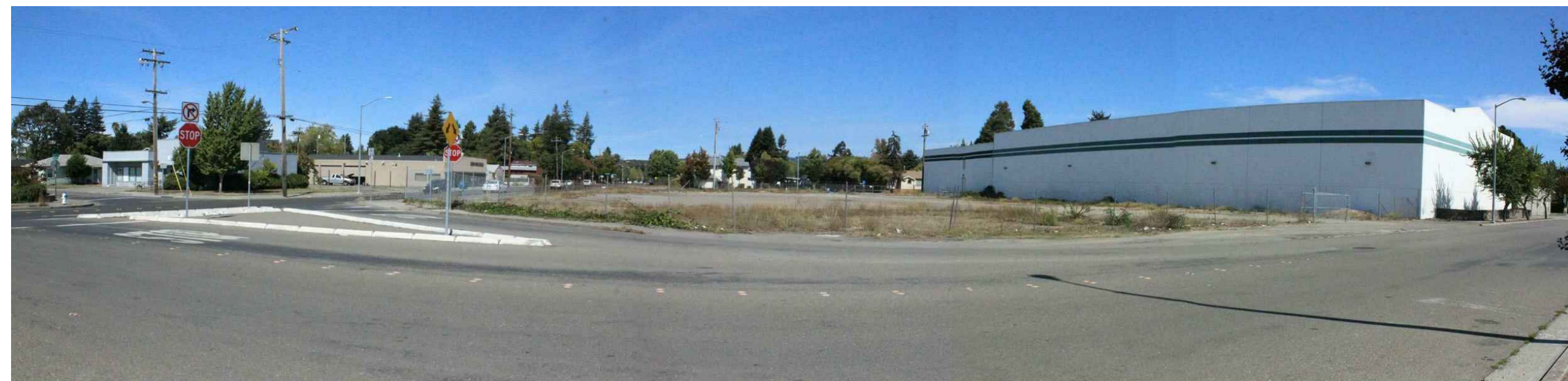
PRELIMINARY DESIGN REVIEW

July 16, 2015

Hedgpeth Architects
707.523.7010 | www.hedgpetharchitects.com



AG.2



SITE CONTEXT PHOTOS

North Street Apartments
1108 14th Street, Santa Rosa, CA

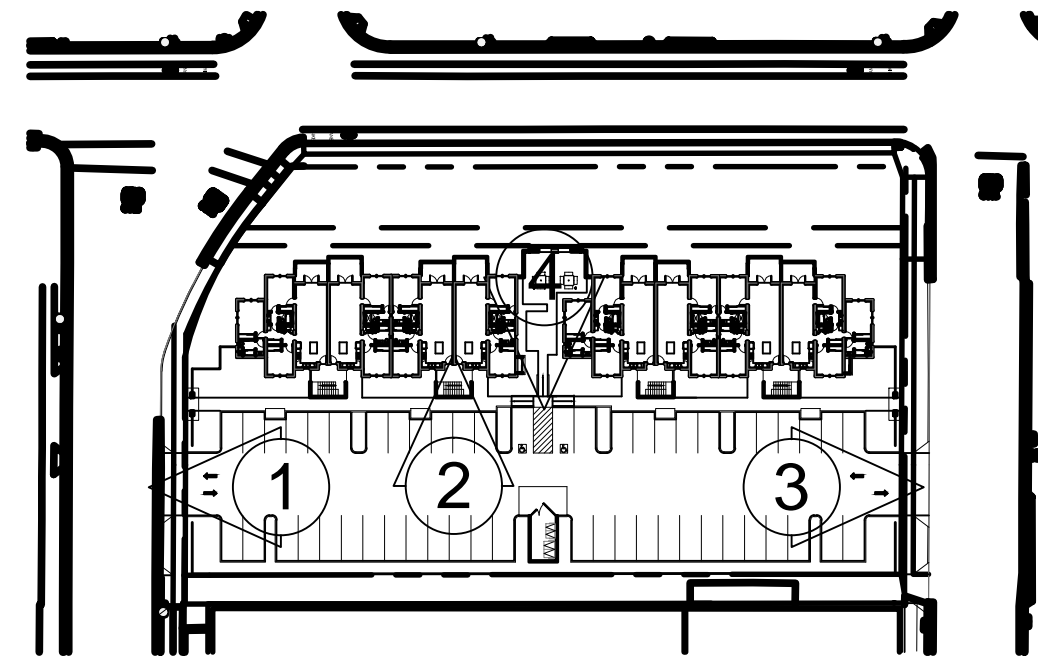
PRELIMINARY DESIGN REVIEW

July 16, 2015

Hedgpeth Architects
707.523.7010 | www.hedgpetharchitects.com



AG.3



NEIGHBORHOOD CONTEXT PHOTOS

North Street Apartments
1108 14th Street, Santa Rosa, CA

PRELIMINARY DESIGN REVIEW

July 16, 2015

Hedgpeth Architects
707.523.7010 | www.hedgpetharchitects.com

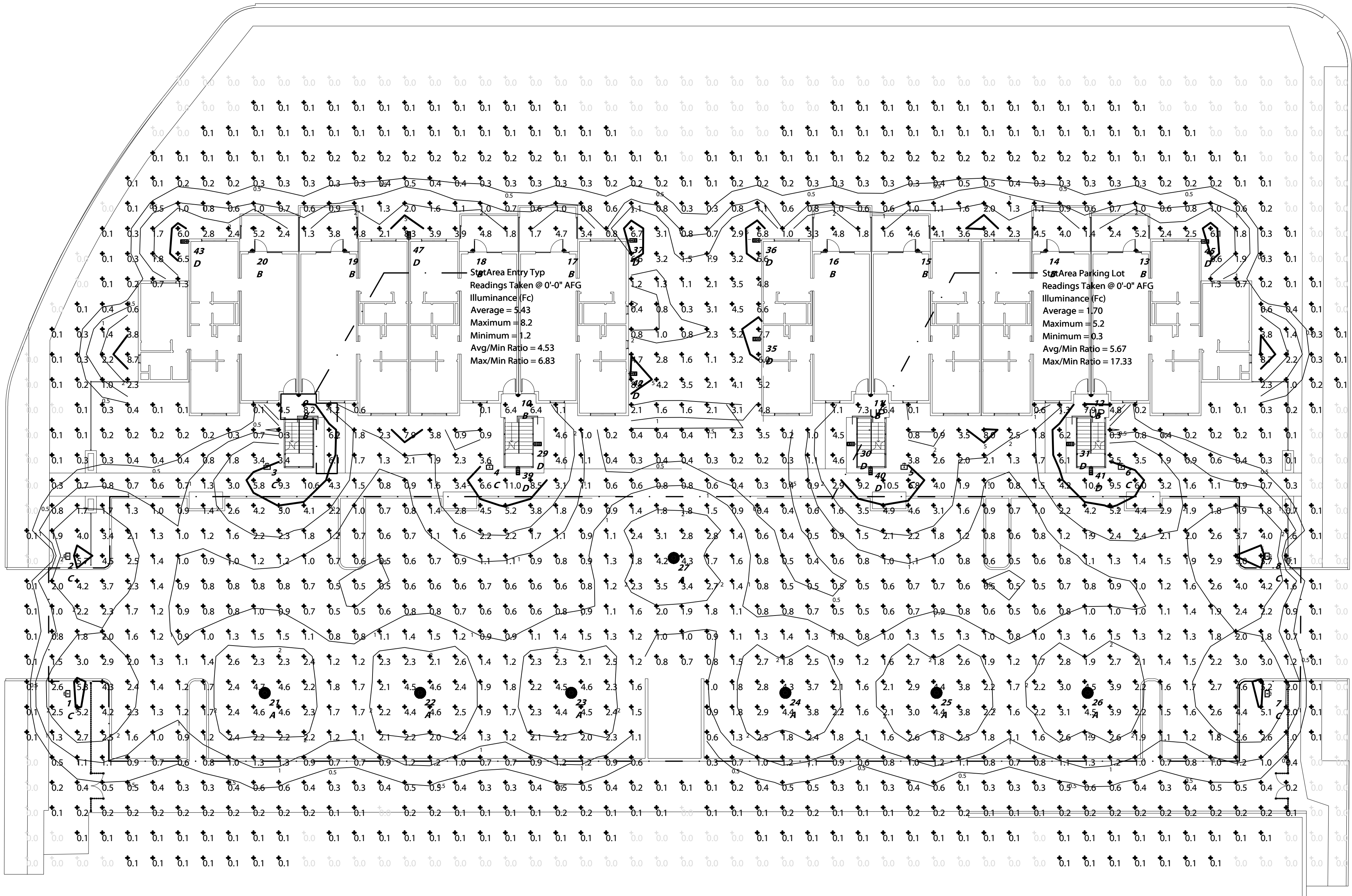


AG.4

NORTH STREET

13th STREET

14th STREET



Calculation Summary											
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	PtSpCt	PtSpCt	Meter Type
CalcPts Ground Plane	Illuminance	Fc	1.24	11.0	0.0	N.A.	N.A.	Readings Taken @ 0'-0" AFG	6	6	Horizontal
StatArea Entry Typ	Illuminance	Fc	5.43	8.2	1.2	4.53	6.83	Readings Taken @ 0'-0" AFG			
StatArea Parking Lot	Illuminance	Fc	1.70	5.2	0.3	5.67	17.33	Readings Taken @ 0'-0" AFG			

SITE PHOTOMETRICS PLAN

North Street Apartments
1108 14th Street, Santa Rosa, CA

PRELIMINARY DESIGN REVIEW

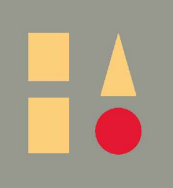
July 16, 2015



DRAWING SCALE: 1/16" = 1'-0"

0' 16' 32' 48' 64'

Hedgpeth Architects
707.523.7010 | www.hedgpetharchitects.com



AG.5



SITE PLAN

North Street Apartments
1108 14th Street, Santa Rosa, CA

PRELIMINARY DESIGN REVIEW

July 16, 2015



DRAWING SCALE: 1/16" = 1'-0"

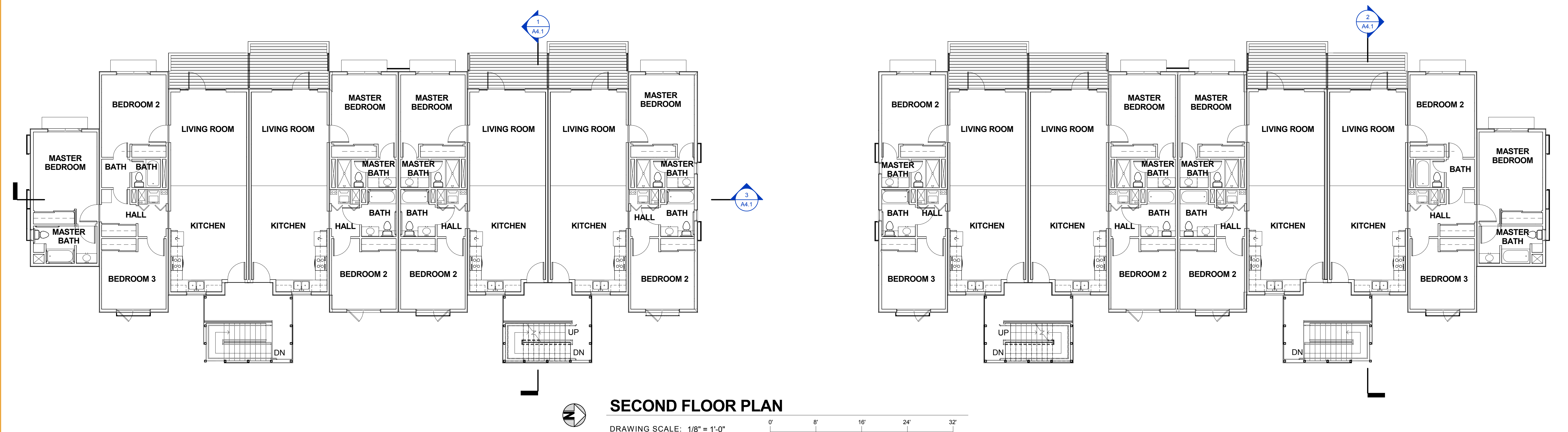
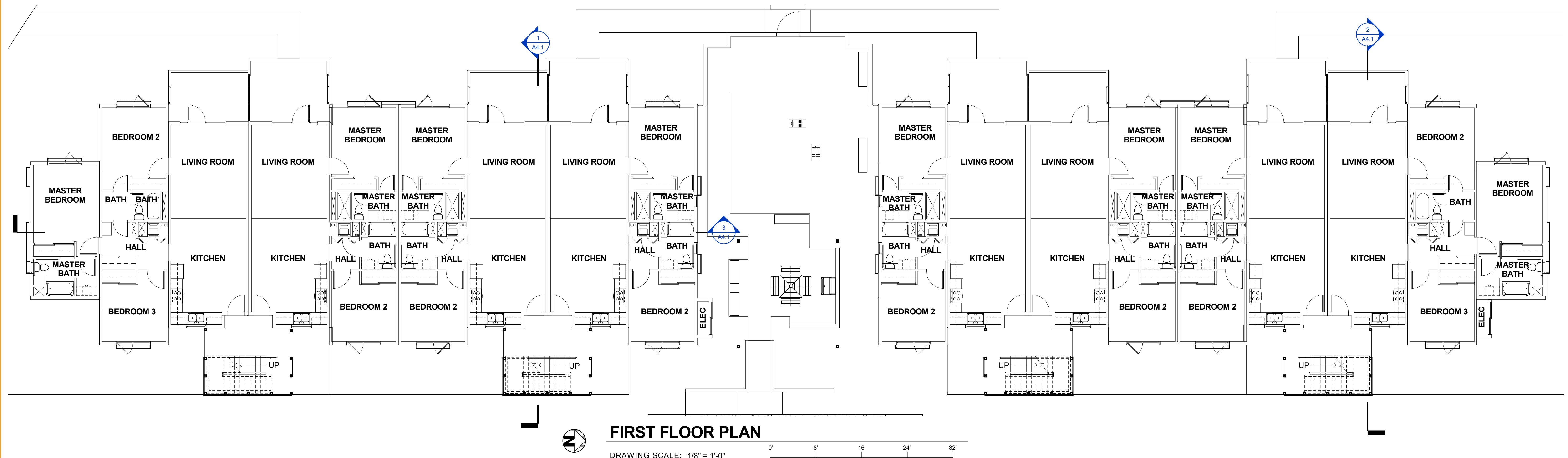
0' 16' 32' 48' 64'

Hedgpeth Architects

707.523.7010 | www.hedgpetharchitects.com



A1.1



FIRST and SECOND FLOOR PLANS

North Street Apartments
1108 14th Street, Santa Rosa, CA

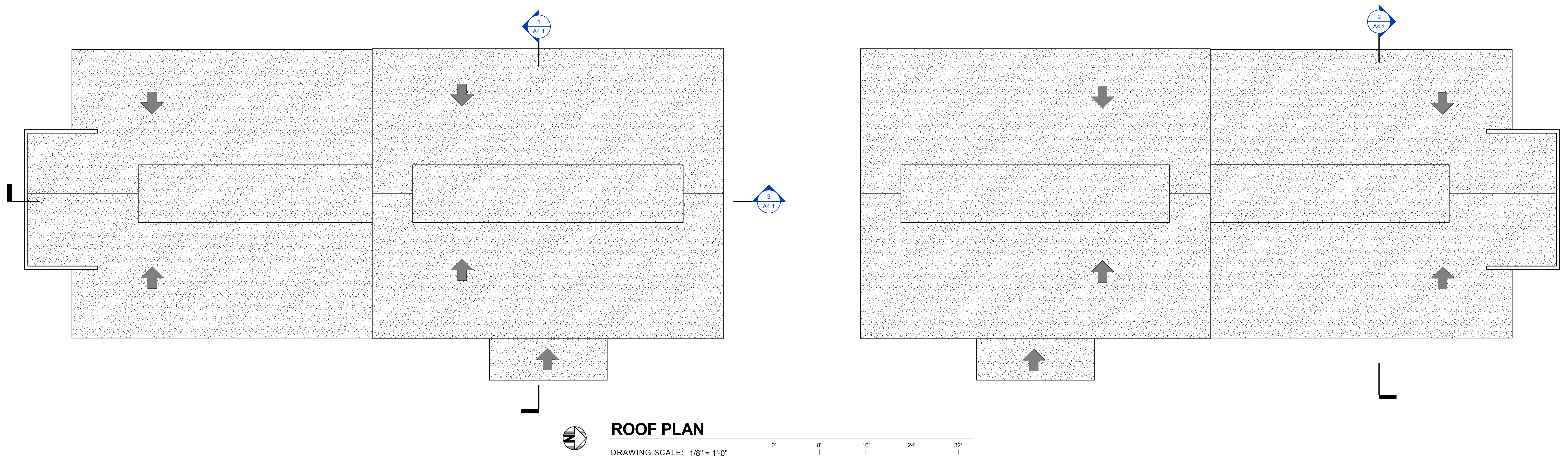
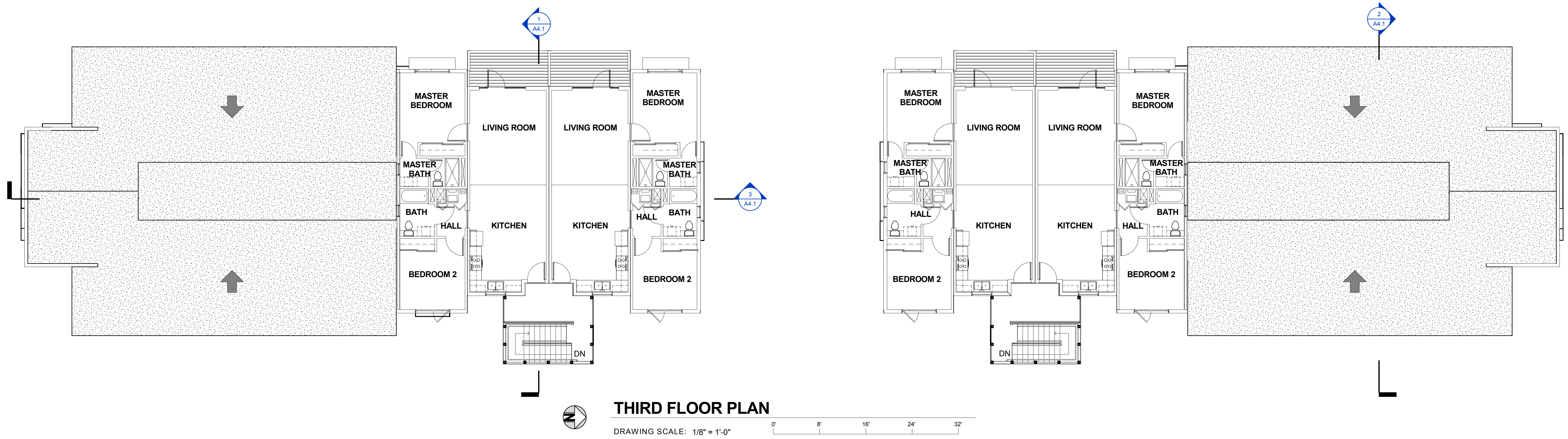
PRELIMINARY DESIGN REVIEW

July 16, 2015

Hedgpeth Architects
707.523.7010 | www.hedgpetharchitects.com



A2.1



THIRD FLOOR AND ROOF PLANS

North Street Apartments
1108 14th Street, Santa Rosa, CA

PRELIMINARY DESIGN REVIEW

July 16, 2015



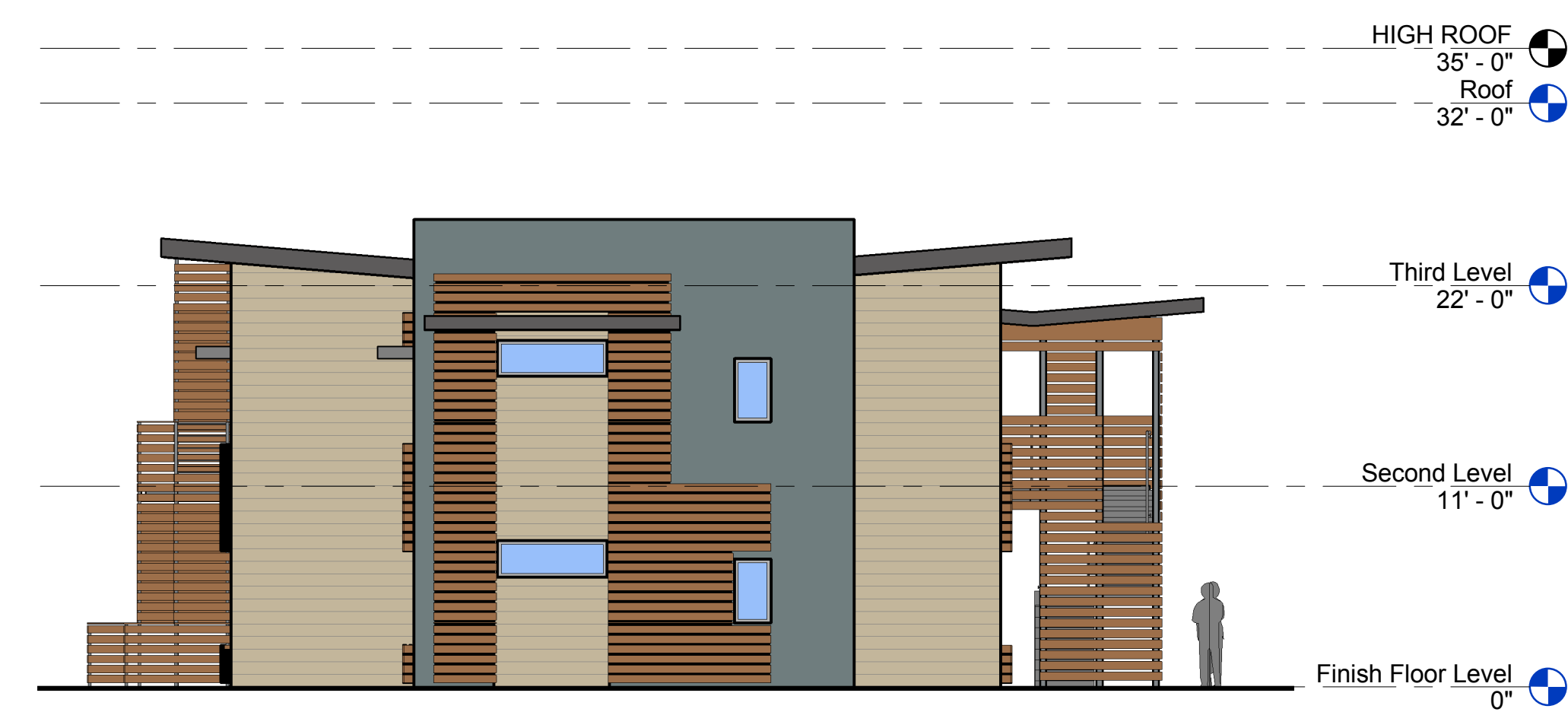
BUILDING 1 EAST

DRAWING SCALE: 1/8" = 1'-0"



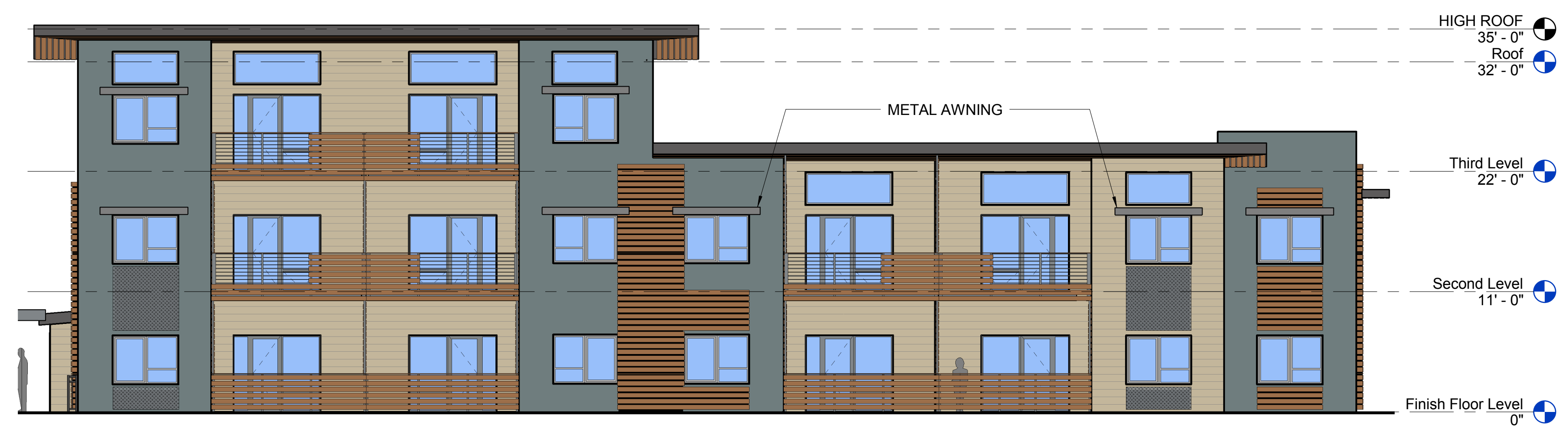
BUILDING 1 NORTH

DRAWING SCALE: 1/8" = 1'-0"



BUILDING 1 SOUTH

DRAWING SCALE: 1/8" = 1'-0"



BUILDING 1 WEST

DRAWING SCALE: 1/8" = 1'-0"

BUILDING 1 EXTERIOR ELEVATIONS

North Street Apartments
1108 14th Street, Santa Rosa, CA

PRELIMINARY DESIGN REVIEW

July 16, 2015

Hedgpeth Architects
707.523.7010 | www.hedgpetharchitects.com

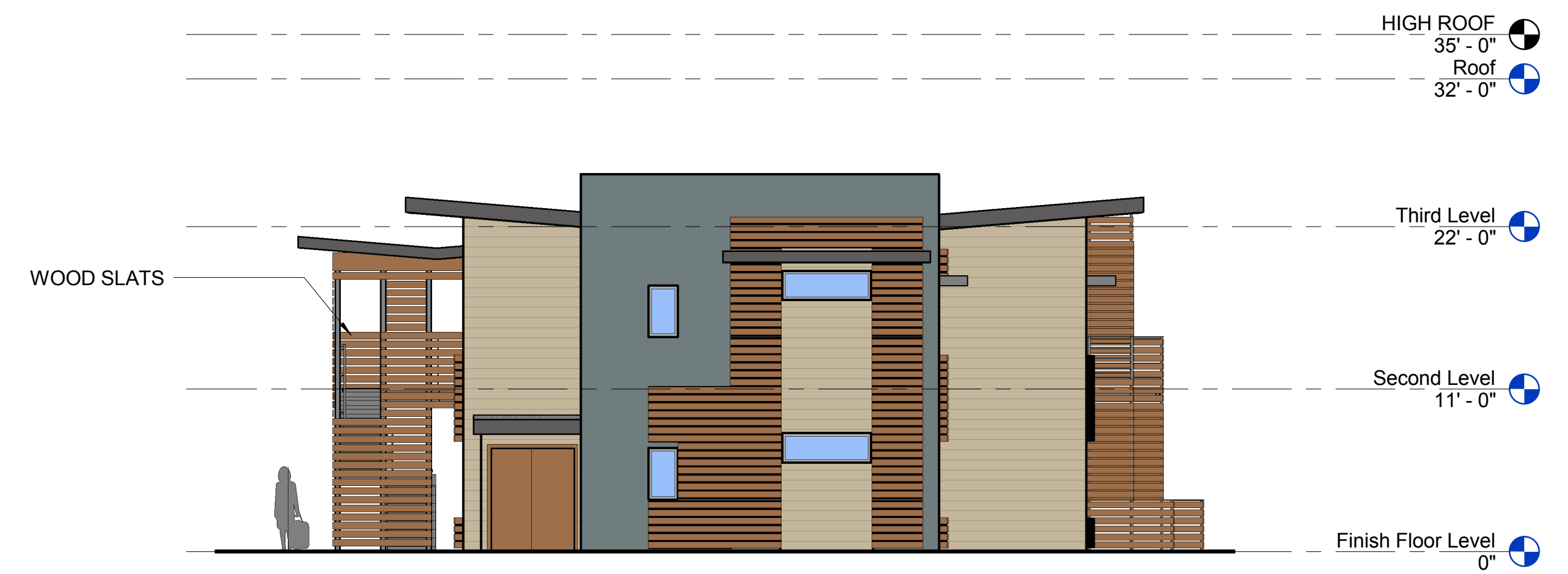


A3.1



BUILDING 2 EAST

DRAWING SCALE: 1/8" = 1'-0"



BUILDING 2 NORTH

DRAWING SCALE: 1/8" = 1'-0"



BUILDING 2 SOUTH

DRAWING SCALE: 1/8" = 1'-0"



BUILDING 2 WEST

DRAWING SCALE: 1/8" = 1'-0"

BUILDING 2 EXTERIOR ELEVATIONS

North Street Apartments
1108 14th Street, Santa Rosa, CA

PRELIMINARY DESIGN REVIEW

July 16, 2015

Hedgpeth Architects
707.523.7010 | www.hedgpetharchitects.com



A3.2



BUILDING 1 & 2 EXTERIOR ELEVATIONS

North Street Apartments
1108 14th Street, Santa Rosa, CA

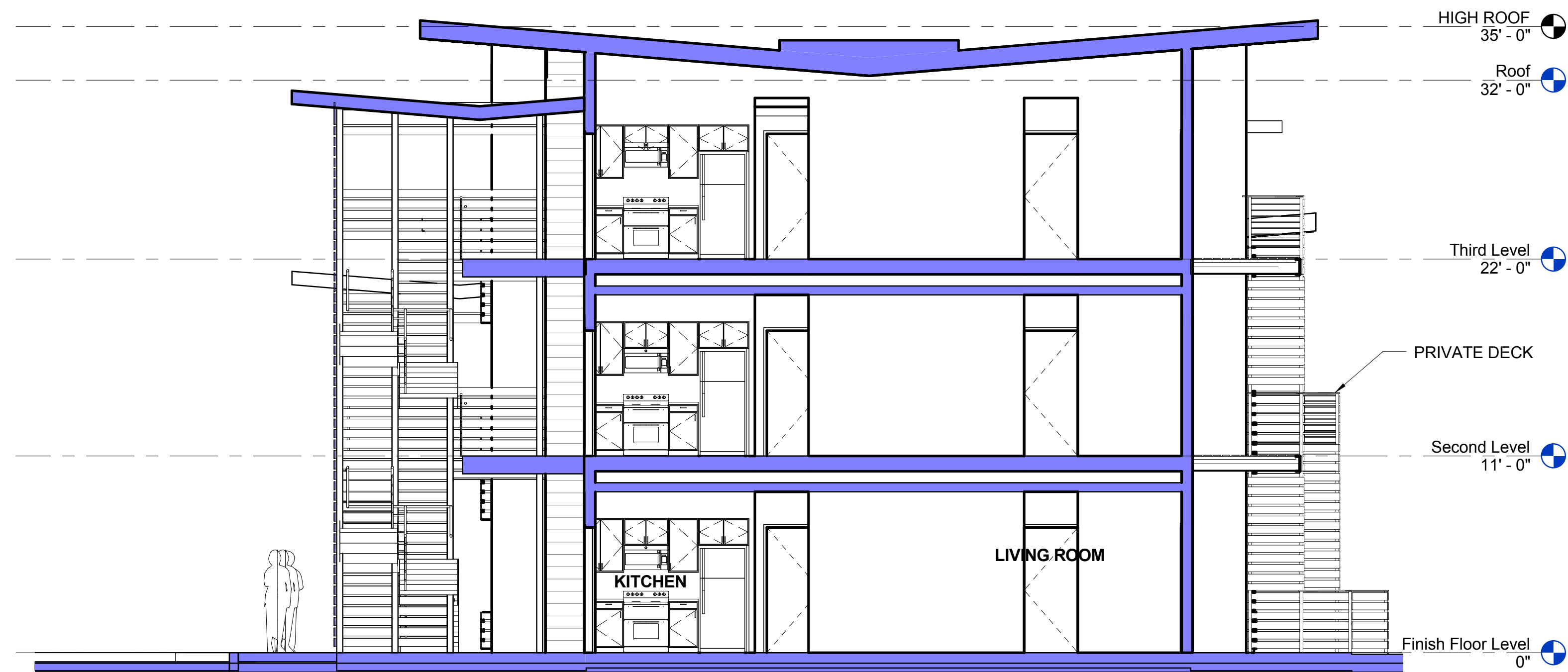
PRELIMINARY DESIGN REVIEW

July 16, 2015

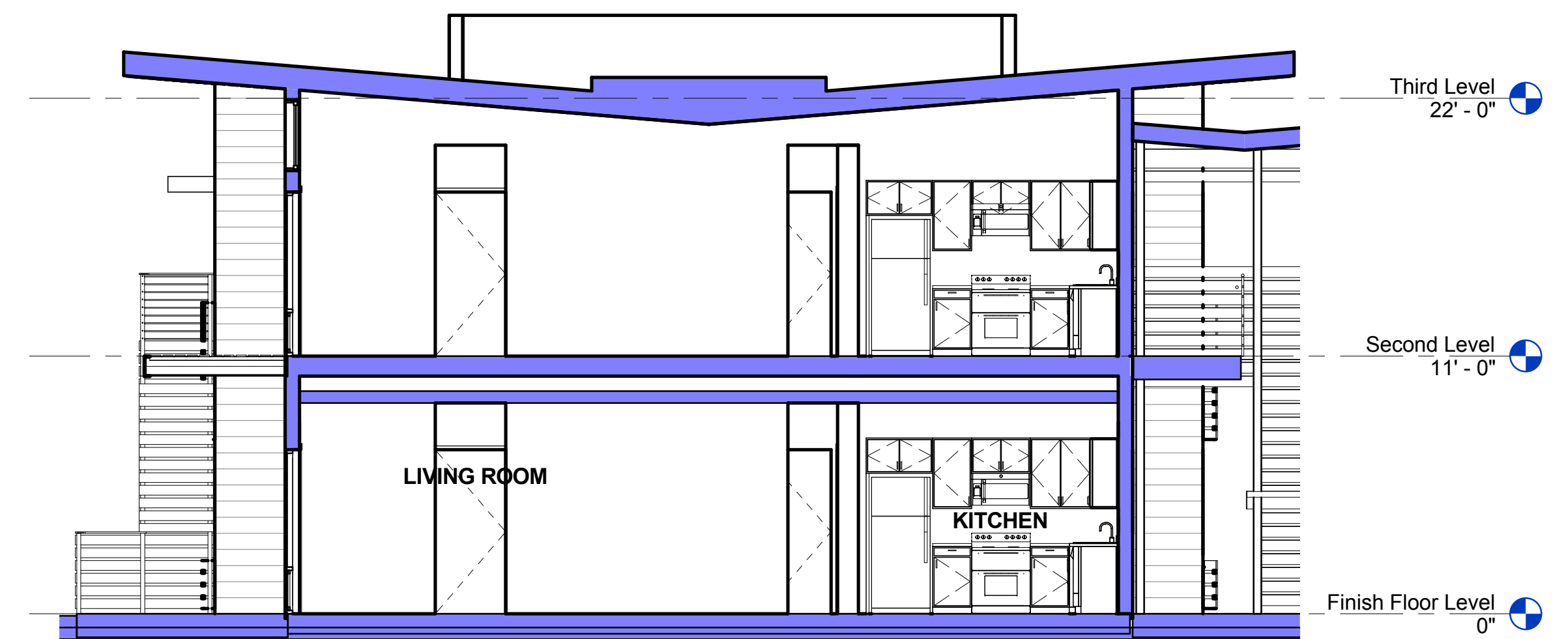
Hedgpeth Architects
707.523.7010 | www.hedgpetharchitects.com



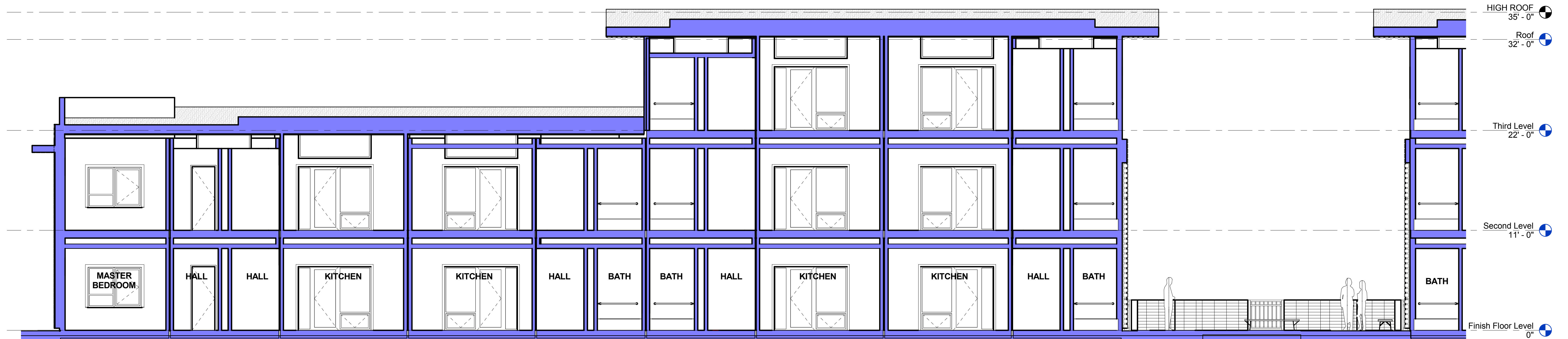
A3.3



SECTION A
DRAWING SCALE: 3/16" = 1'-0"



SECTION B
DRAWING SCALE: 3/16" = 1'-0"



SECTION C
DRAWING SCALE: 3/16" = 1'-0"

SECTIONS

North Street Apartments
1108 14th Street, Santa Rosa, CA

PRELIMINARY DESIGN REVIEW

July 16, 2015

Hedgpeth Architects
707.523.7010 | www.hedgpetharchitects.com



A4.1



EXTERIOR FROM PARKING



EXTERIOR FROM PARKING



COVERED PARKING

PERSPECTIVES

North Street Apartments
1108 14th Street, Santa Rosa, CA

PRELIMINARY DESIGN REVIEW

July 16, 2015





COURTYARD - 05 - C



COURTYARD - 03 - C



COURTYARD - 02 - C



COURTYARD - 04 - C

PERSPECTIVES

North Street Apartments
1108 14th Street, Santa Rosa, CA

PRELIMINARY DESIGN REVIEW

July 16, 2015

Hedgpeth Architects

707.523.7010 | www.hedgpetharchitects.com





EXTERIOR FROM STREET

PERSPECTIVES

North Street Apartments
1108 14th Street, Santa Rosa, CA

PRELIMINARY DESIGN REVIEW

July 16, 2015

Hedgpeth Architects
707.523.7010 | www.hedgpetharchitects.com



A5.3



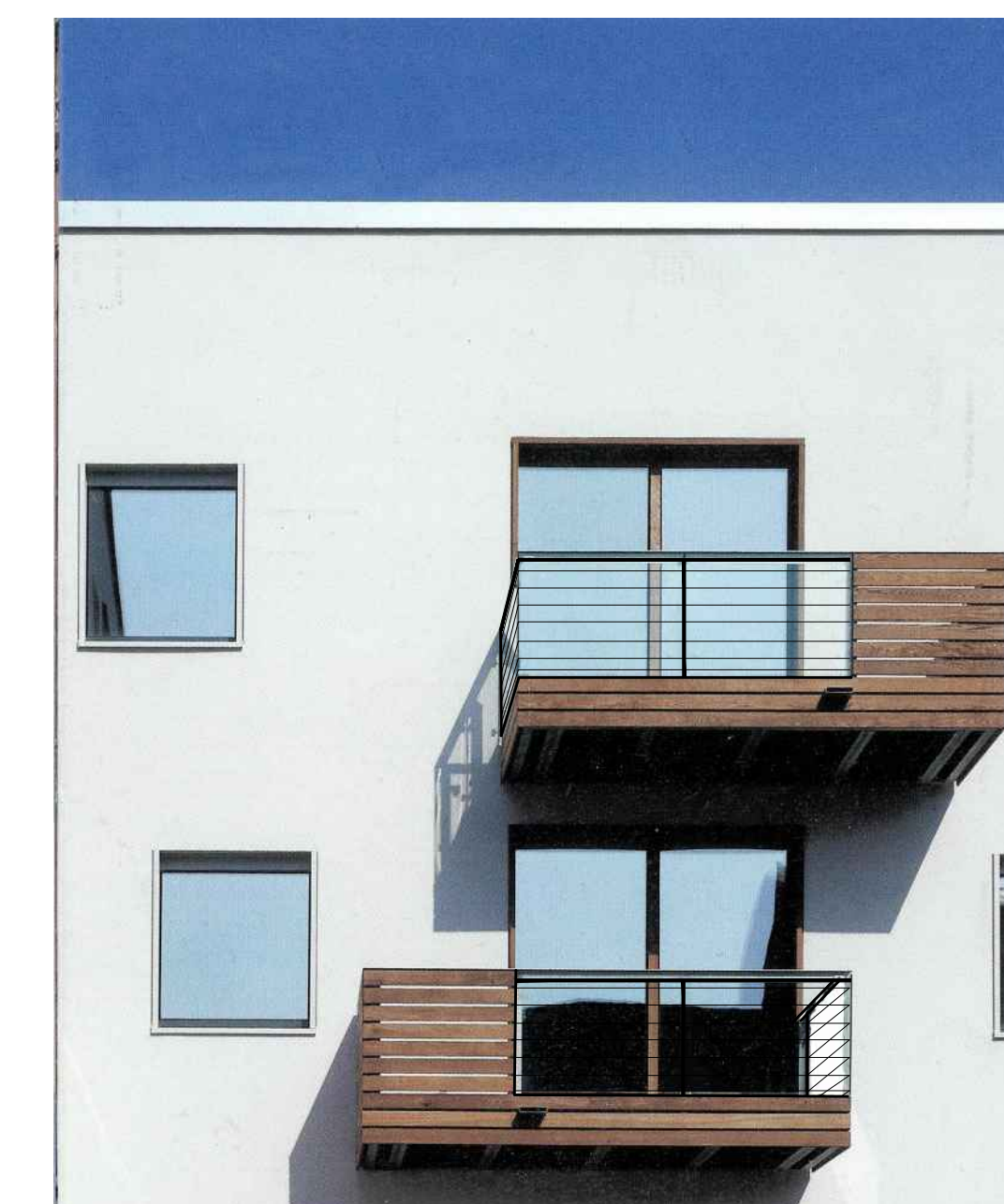
POLE MOUNTED LIGHT
and BOLLARDS



METAL SCREEN OVERHANG



CANTILEVERED CARPORTS



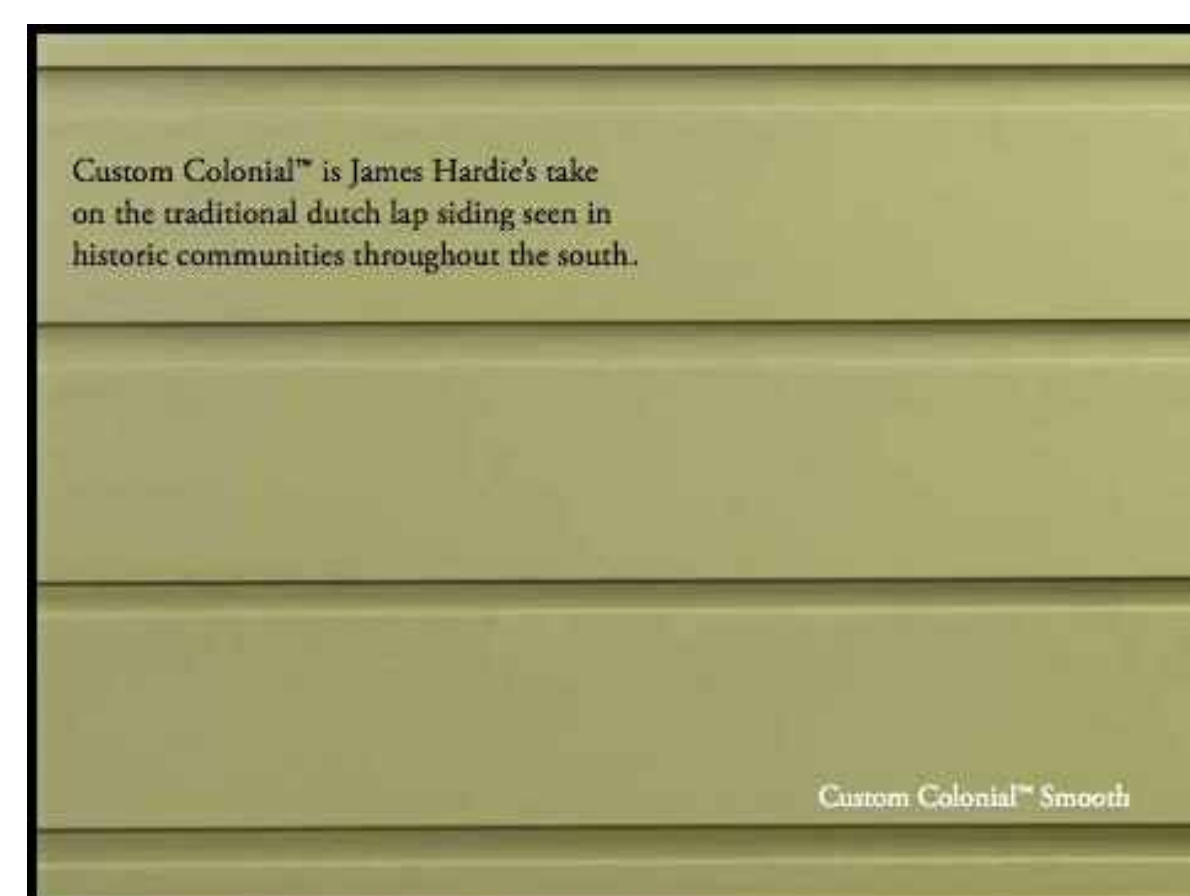
WOOD & CABLE RAILS at DECKS



WALL SCENCE



WALL MOUNTED AREA LIGHT



HARDIE COLONIAL SMOOTH SIDING



HARDIE SIDING PROFILE



GARAGE LIGHT



BORAL TRIM



BIKE LOCKERS

LIGHTING & SITE MATERIALS IMAGES

North Street Apartments
1108 14th Street, Santa Rosa, CA

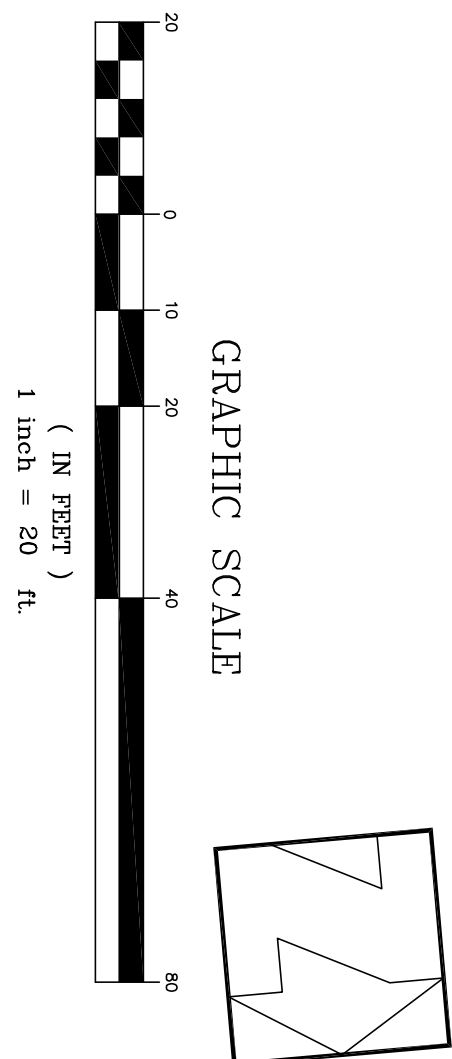
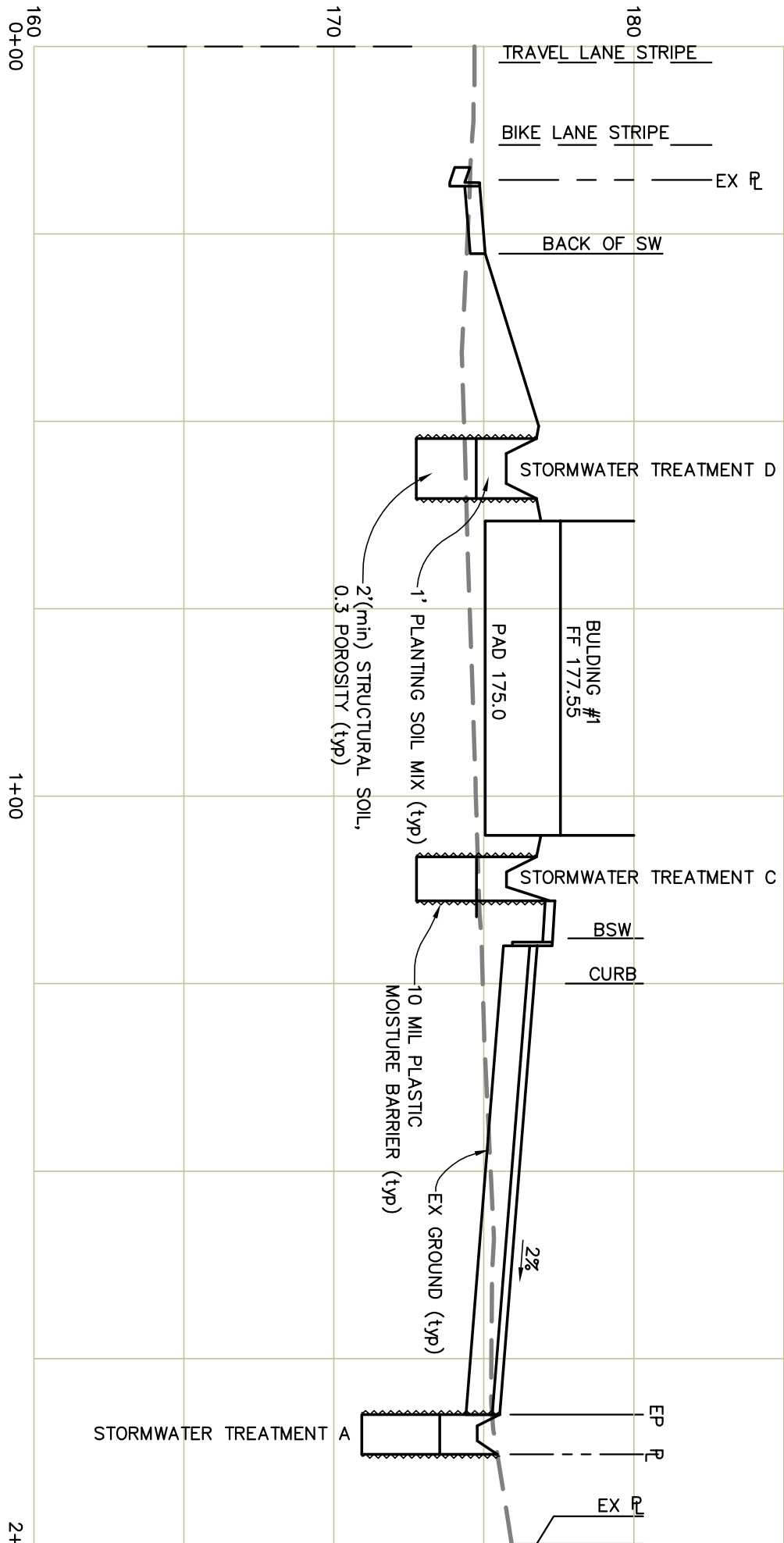
PRELIMINARY DESIGN REVIEW

April 28, 2015

Hedgpeth Architects
707.523.7010 | www.hedgpetharchitects.com



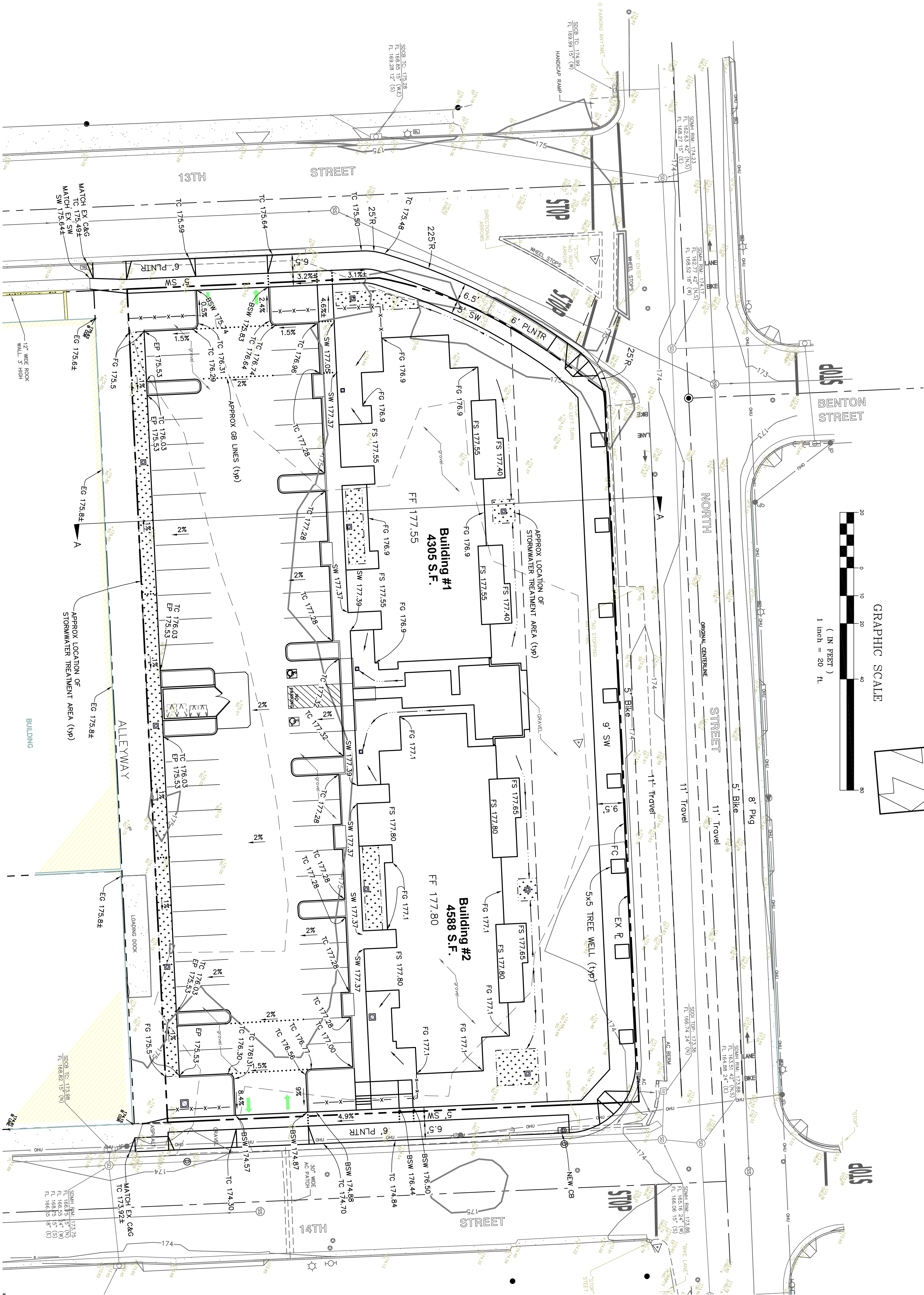
A6.1



PRELIMINARY EARTHWORK

FILL 950 CY

CUT 920 CY



PRELIMINARY GRADING PLAN

NORTH STREET APARTMENTS
NORTH STREET
SONOMA COUNTY

SANTA ROSA

CALIFORNIA

ROBERTSON
ENGINEERING
INC.

2300 BETHARDS DRIVE, SUITE L, SANTA ROSA, CA 95405
Tel 707.523.7490 Fax 707.523.7499
E-mail office@robertsonengineering.net

7-6-15

DATE:	Jul 2015
SCALE:	As Shown
DESIGNED:	MBR
DRAWN:	JS
CHECKED:	MBR
PROJ. ENGR.:	MBR
PROJ. MGR.:	MBR

SHEET OF C1
SHEETS
JOB NO. 14077

DATE:	Jul 2015
SCALE:	As Shown
DESIGNED:	MBR
DRAWN:	JS
CHECKED:	MBR
PROL. ENGR.:	MBR
PROJ. MGR.:	MBR

No.	DATE	REVISION

7-6-15

ROBERTSON
ENGINEERING
INC.

2300 BETHARDS DRIVE, SUITE L, SANTA ROSA, CA 95405
Tel 707.523.7490 Fax 707.523.7499
E-mail office@robertsonengineering.net

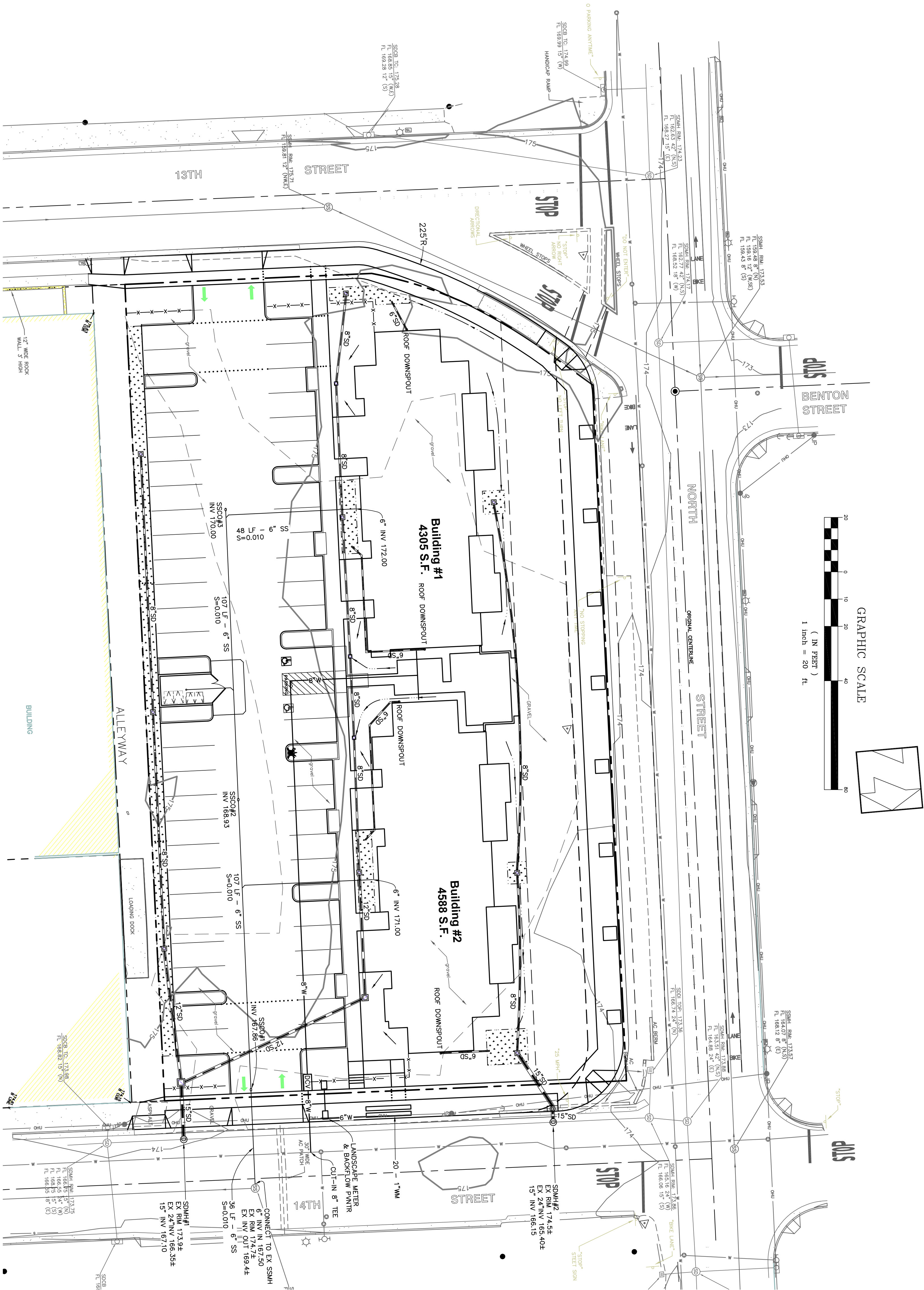
CALIFORNIA


PRELIMINARY
UTILITY PLAN

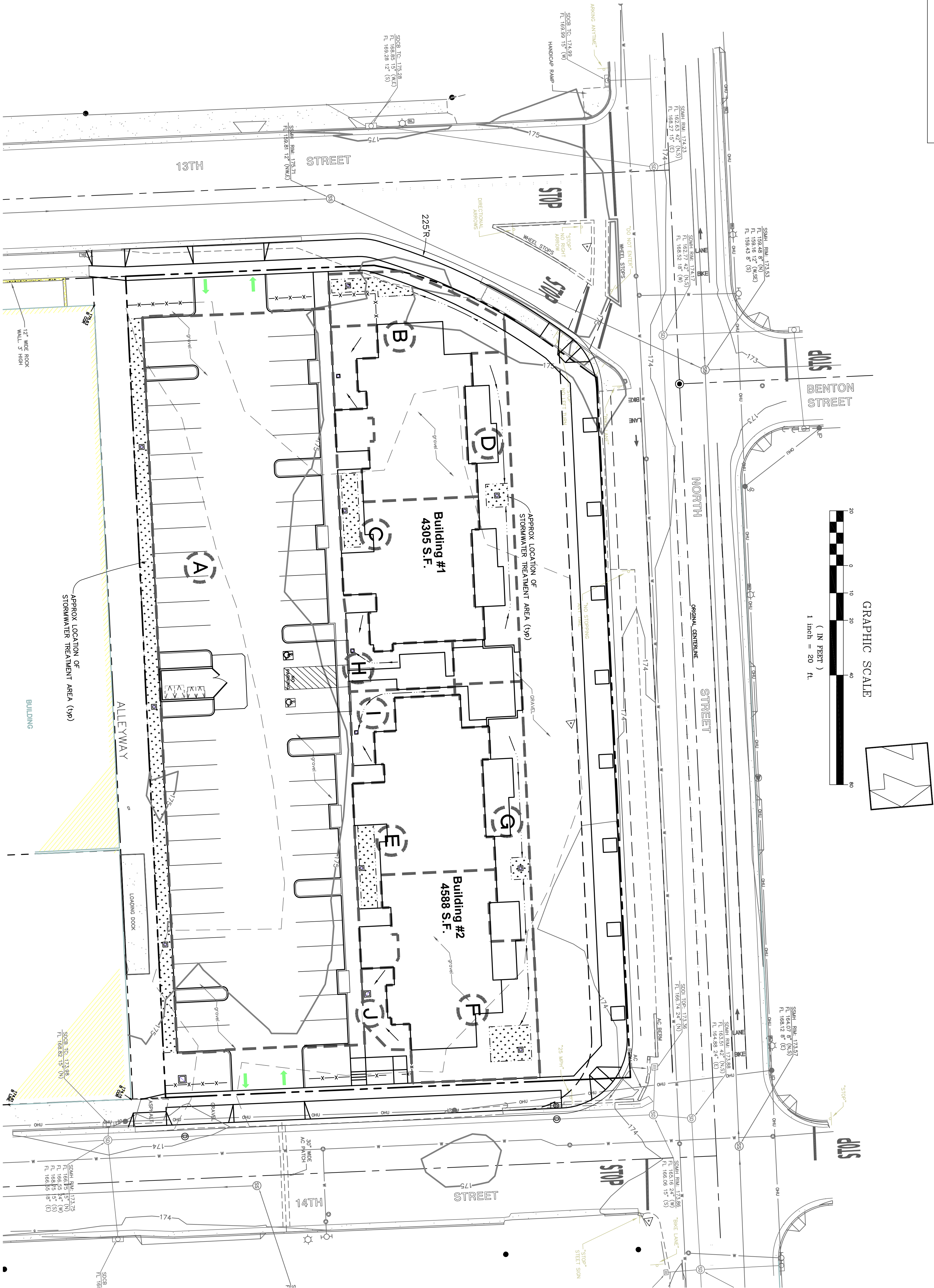
NORTH STREET APARTMENTS
NORTH STREET
SONOMA COUNTY

SANTA ROSA

SHEET OF SHEETS	C2
JOB NO.	14077



STORMWATER TABLE					
 AREA	IMPERVIOUS AREA (SF)	LANDSCAPE AREA (SF)	CN _{Post}	MINIMUM TREATMENT AREA (SF)	MINIMUM DEPTH OF SOIL BELOW PERFORATED PIPE (FT)
	CN = 98	CN = 78			
A	17,674	3,460	94.7	1,151	2.6
B	2,292	1,253	90.9	176	2
C	2,443	601	94.1	216	2
D	956	926	88.2	68	2
E	2,734	599	94.4	248	2
F	2,419	1,086	91.8	192	2
G	807	683	88.8	56	2
H	171	779	STORMWATER FROM SIDEWALK WILL SHEET FLOW OVER/THROUGH LANDSCAPING (6" WIDE, MIN.), NO FURTHER TREATMENT PROPOSED		
I	0	608	LANDSCAPING ONLY – NO STORMWATER TREATMENT PROPOSED		
J	0	506	LANDSCAPING ONLY – NO STORMWATER TREATMENT PROPOSED		



PRELIMINARY
STORMWATER PLAN

NORTH STREET APARTMENTS
NORTH STREET
SONOMA COUNTY

SANTA ROSA

CALIFORNIA

ROBERTSON
REngiNEERING
inc

2300 BETHARDS DRIVE, SUITE L, SANTA ROSA, CA 95405
Tel 707.523.7490 Fax 707.523.7499
E-mail office@robertsonengineering.net

7-6-15

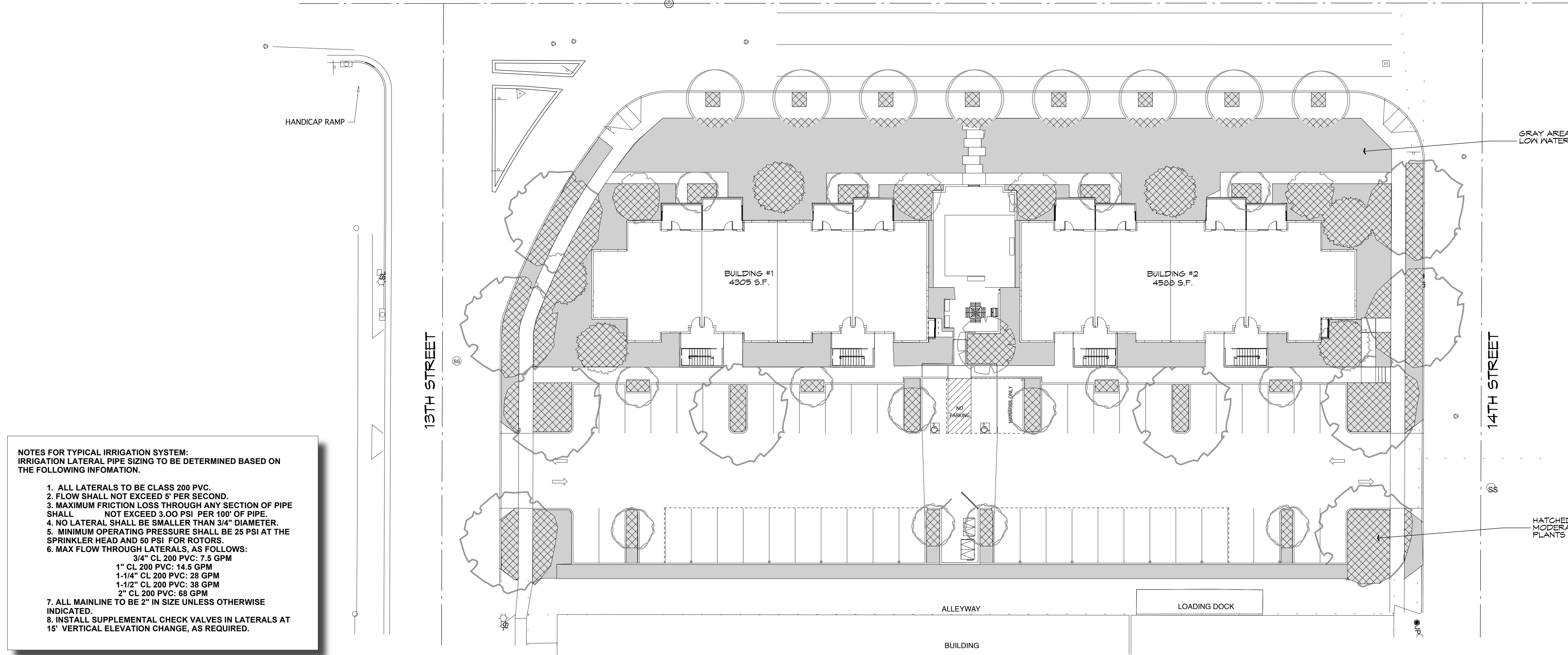
DATE:	Jul 2015
SCALE:	As Shown
DESIGNED:	MBR
DRAWN:	JS
CHECKED:	MBR
PROL. ENGR.:	MBR
PROJ. MGR.:	MBR

No.	DATE	REVISION

SHEET OF C3 SHEETS
JOB No. 14077

U.S.A NOTE

IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO BE FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, STRUCTURES, AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL EXERCISE EXTREME CARE, AND BE RESPONSIBLE FOR ANY DAMAGE IN EXCAVATING AND WORKING NEAR UTILITIES. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE OTHER SUB-CONTRACTORS FOR THE LOCATION OF UTILITIES AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, AND NEAR STRUCTURES. PRIOR TO CONSTRUCTION, CONTACT ALL APPLICABLE AGENCIES AND U.S.A. AT 1-800-642-2444 OR 1-800-227-2600 TO FIELD LOCATE ALL EXISTING UTILITIES.



NOTES FOR TYPICAL IRRIGATION SYSTEM:
IRRIGATION LATERAL PIPE SIZING TO BE DETERMINED BASED ON THE FOLLOWING INFORMATION.

- 1. ALL LATERALS TO BE CLASS 200 PVC.
- 2. FLOW SHALL NOT EXCEED 5' PER SECOND.
- 3. MAXIMUM FRICTION LOSS THROUGH ANY SECTION OF PIPE SHALL NOT EXCEED 3.00 PSI PER 100' OF PIPE.
- 4. NO LATERAL SHALL BE SMALLER THAN 3/4" DIAMETER.
- 5. MINIMUM OPERATING PRESSURE SHALL BE 25 PSI AT THE SPRINKLER HEAD AND 50 PSI FOR ROTORS.
- 6. MAX FLOW THROUGH LATERALS, AS FOLLOWS:
 - 3/4" CL 200 PVC: 7.5 GPM
 - 1" CL 200 PVC: 14.5 GPM
 - 1-1/4" CL 200 PVC: 28 GPM
 - 1-1/2" CL 200 PVC: 38 GPM
 - 2" CL 200 PVC: 68 GPM
- 7. ALL MAINLINE TO BE 2" IN SIZE UNLESS OTHERWISE INDICATED.
- 8. INSTALL SUPPLEMENTAL CHECK VALVES IN LATERALS AT 15' VERTICAL ELEVATION CHANGE, AS REQUIRED.

IRRIGATION LEGEND

SYMBOL	EQUIPMENT	MANUFACTURER	MODEL	REMARKS
	STREAM BUBBLER	HUNTER	PROS-06-MSBN-10F	TREE WELL BUBBLER; 1 PER TREE; AIM AT ROOT BALL
	ROOT WATERING SYSTEM	HUNTER	RZWS-10-25-CV	1 PER TREE, INSTALL ADJACENT TO & UPHILL FROM TREE
	LAWN STREAM SPRAY	HUNTER	PRO S-04-PRS40-CVMP-3000-XX	
	DRIP CONTROL ZONE KIT	HUNTER	PCZ-101-25	SEE PLAN FOR SIZE
	REMOTE CONTROL VALVE	HUNTER	PCV-101G-AS-ADJ	SEE PLAN FOR SIZE
	1285SAMSON CONTROLLER	HUNTER	IC-12800M	WALL MOUNT (VERIFY WITH OWNER)
	SOLAR SYNC SENSOR	HUNTER	SOLAR SYNC WSS-SEN	MOUNT AT ROOF LINE ABOVE CONTROLLER LOCATION
	BALL VALVE IN VALVE BOX	KBI	BTU-XXXX-V	MATCH MAINLINE SIZE
	PIPE AND WIRE CHASE	PVC	CL 200	SEE PLAN FOR SIZE
	LANDSCAPE DRIPLINE	RAINBIRD	XFS-06-12-XX	INSTALL 2" BELOW GRADE @ SPACING SHOWN
	MAINLINE	PVC	SCH 40	SEE PLAN FOR SIZE
	LATERAL	PVC	SCH 40	SEE PLAN FOR SIZE
	VALVE STATION AND SEQUENCE			
	ELECTRIC CONTROL VALVE SIZE			
	FLOW RATE IN GALLONS PER MINUTE			

CITY REQUIRED NOTES

(W.E.L.O. COMPLIANCE)

- 1. UPON COMPLETION OF INSTALLATION, CONTRACTOR SHALL SUBMIT TO THE ENGINEERING DEVELOPMENT SERVICES INSPECTOR A COMPLETED AND SIGNED "CERTIFICATE OF COMPLETION" STATING THE PROJECT HAS BEEN INSTALLED AS DESIGNED.
- 2. THE CERTIFICATE OF COMPLETION SHALL BE ACCOMPANIED BY AN IRRIGATION AUDIT, IRRIGATION SCHEDULE AND A MAINTENANCE SCHEDULE, AS DESCRIBED IN THE CITY ORDINANCE.
- 3. A FINAL CITY INSPECTION SHALL BE PERFORMED. THE INSTALLATION CONTRACTOR SHALL ATTEND THIS INSPECTION AND MAKE ALL REQUIRED REPAIRS AND ADJUSTMENTS TO ACHIEVE APPROVAL AND COMPLETION FROM THE CITY. TO SCHEDULE AN INSPECTION, CONTACT ENGINEERING DEVELOPMENT SERVICES AT (707) 543-4611.

AREA CALCULATION NOTE:

WATER USE CALCULATIONS ARE BASED ON ACTUAL AND DUPLICATED LANDSCAPE AREAS. ACTUAL LANDSCAPE AREAS INCLUDE ALL SITE AREAS OCCUPIED WITH LANDSCAPE TREATMENT. DUPLICATED LANDSCAPE AREAS ARE THOSE AREAS WHERE A PROPOSED TREE CANOPY OVERLAPS AN ACTUAL LANDSCAPE AREA. ACTUAL LANDSCAPE AREAS PLUS DUPLICATE LANDSCAPE AREAS ARE INCLUDED IN THE OVERALL LANDSCAPE AREA AS REQUIRED BY THE CITY OF SANTA ROSA FOR MAWA CALCULATIONS.

FOR MAWA AREA AND HYDROZONE CALCULATIONS (PER CITY OF SANTA ROSA POLICY), ACTUAL FOOTAGE BENEATH THE DRIP LINE OF A TREE IS CONSIDERED A SEPARATE HYDROZONE. THIS SQUARE FOOTAGE IS ALSO INCLUDED AS PART OF THE LANDSCAPE HYDROZONE FOR NON-TREE LANDSCAPE AREAS WHICH RESULTS IN CALCULATED LANDSCAPE AREAS GREATER THAN ACTUAL SQUARE FOOTAGE.

FOR ALL TREES, THE AREA OF THE MATURE TREE CANOPY HAS BEEN USED IN THE WATER USE CALCULATIONS.

PRELIMINARY MAWA CALCULATIONS

- 1.) Maximum Applied Water Allowance (MAWA)
 - A.) Net Evapotranspiration Calculation
 - Annual Eto 45.22
 - Annual Rainfall 29.12 X 0.25 = 7.28
 - Effective Rainfall 7.28
 - Net Evapotranspiration Calculation = Annual Eto - Effective Rainfall = 37.94

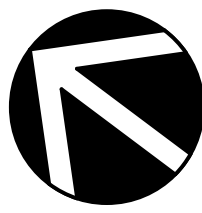
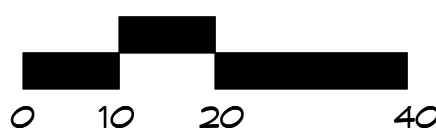
- B.) Adjusted Landscape Area Calculation
 - Landscape Area 21,642 X 0.6 = 12985.20
 - Special Landscape Area 0 X 0.4 = 0
 - Sum of Adjusted Landscape Area 12985.20

MAWA = 37.94 X 0.62 X 12,985.20 = 305,448 Gallons

- 2.) Estimated Total Water Use (ETWU)
 - A.) Net Evapotranspiration Calculation = Annual Eto - Effective Rainfall = 37.94
 - Low Water Plant Use SF 15,509 X 0.30 = 4652.70
 - Moderate Water Plant Use SF 6,133 X 0.60 = 3679.80
 - High Water Plant Use SF - X 1.00 = 0.00
 - Sum of Adjusted Landscape Area 8332.50
 - ETWU = 37.94 X 0.62 X 8,332.50 / 0.85 = 230,593 Gallons

- 1. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE NOTED ON THE PLANS.
- 2. THE SPRINKLER SYSTEM DESIGN IS BASED ON THE MINIMUM STATIC PRESSURE OF 35 PSI AT THE VALVES AND THE MAXIMUM FLOW DEMAND SHOWN ON THE IRRIGATION DRAWINGS AT THE POINT OF CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION OF THE IRRIGATION SYSTEM. IF THE WATER PRESSURE SHOWN ON THE DRAWINGS DIFFERS FROM THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO THE START OF CONSTRUCTION, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- 3. THE LOCATION OF THE CONTROLLER TO BE VERIFIED BY OWNER. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CONNECTING ALL PROPOSED STATIONS TO THE CONTROLLER. CONTROLLER TO BE CONFIGURED TO OPERATE 10 STATIONS. CONTROLLER SHALL BE HUNTER IC-1200 V.
- 4. ALL CONSTRUCTION IS TO BE PER THE LATEST EDITION OF THE UNIFORM BUILDING CODE.
- 5. THIS DESIGN IS DIAGNOSTIC. ALL PIPING, VALVES, ROOT BARRIERS, ETC. SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY. INSTALL PIPING AND VALVES IN PLANTING AREAS WHERE POSSIBLE, AND LOCATE ELECTRIC CONTROL AND QUICK COUPLING VALVES IN GROUND COVER/SHRUB AREAS, 6" TO 12" AWAY FROM HARDSCAPE OR TURF AREA FOR EASY ACCESS.
- 6. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT THE EXISTING SITE CONDITIONS AND THROTTLING THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.
- 7. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, STRUCTURES, AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL EXERCISE EXTREME CARE, AND BE RESPONSIBLE FOR ANY DAMAGE IN EXCAVATING AND WORKING NEAR UTILITIES. CONTRACTOR SHALL COORDINATE ALL WORK WITH THE GENERAL CONTRACTOR AND OTHER SUB-CONTRACTORS FOR THE LOCATION OF UTILITIES AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, AND NEAR STRUCTURES. PRIOR TO CONSTRUCTION, CONTACT ALL APPLICABLE AGENCIES AND U.S.A. AT 1-800-642-2444 TO FIELD LOCATE ALL EXISTING UTILITIES.
- 8. FIELD ADJUSTMENTS MAY BE REQUIRED TO PROVIDE OPTIMUM OPERATING EFFICIENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE LANDSCAPE ARCHITECT TO REVIEW FIELD ADJUSTMENTS PRIOR TO INSTALLATION. IN THE EVENT THAT NO CONTACT IS MADE WITH THE LANDSCAPE ARCHITECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REVISIONS.
- 9. SLEEVE ALL IRRIGATION PIPE AND CONTROL WIRES UNDER STREETS AND CONCRETE WALKWAYS WITH THE PROPER SIZE CLASS 200 PVC PIPE TO DEPTHS SPECIFIED.
- 10. FOR ADDITIONAL INFORMATION, SEE PROJECT DETAILS AND SPECIFICATIONS.
- 11. ALL WORK SHALL CONFORM TO ALL APPLICABILITY OF SANTA ROSA CONSTRUCTION STANDARDS.
- 12. NO GALVANIZED IRON PIPE OR FITTINGS SHALL BE ALLOWED.
- 13. A BALL VALVE IN A SEPARATE ROUND VALVE BOX IS TO BE INSTALLED IMMEDIATELY UPSTREAM FROM EACH REMOTE CONTROL VALVE. VALVE SHALL BE SIZED TO MAINTAIN SUPPLY AT THE REMOTE VALVE. SEE DETAIL.
- 14. INSTALL 3" PIPE DETECTABLE TAPE (H3' DTP, AS MANUFACTURED BY T. CHRISTY). TAPE SHALL BE INSTALLED 6" ABOVE THE IRRIGATION MAIN.
- 15. INSTALL ALL LANDSCAPE DRIPLINE BENEATH MULCH, USE LANDSCAPE STAPLES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS TO SECURE TO TUBING TO GROUND.

IRRIGATION
HYDROZONES AND
PRELIMINARY IRRIGATION



DATE: 7/6/15
JOB: 2014-32
SCALE: 1" = 20'
DRAWN: DM
SHEET

L-1

SHEET 1 OF 2

© 2015 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 THIS FIRM. SITE CONDITIONS, GRADES, PRESSURES AND GENERAL CONDITIONS SHALL BE VERIFIED PRIOR TO BEGINNING OF ANY WORK ON SITE. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

REGISTERED LANDSCAPE ARCHITECT
DONALD G. MACNAIR
No. 2800
Exp. 8-31-15
STATE OF CALIFORNIA

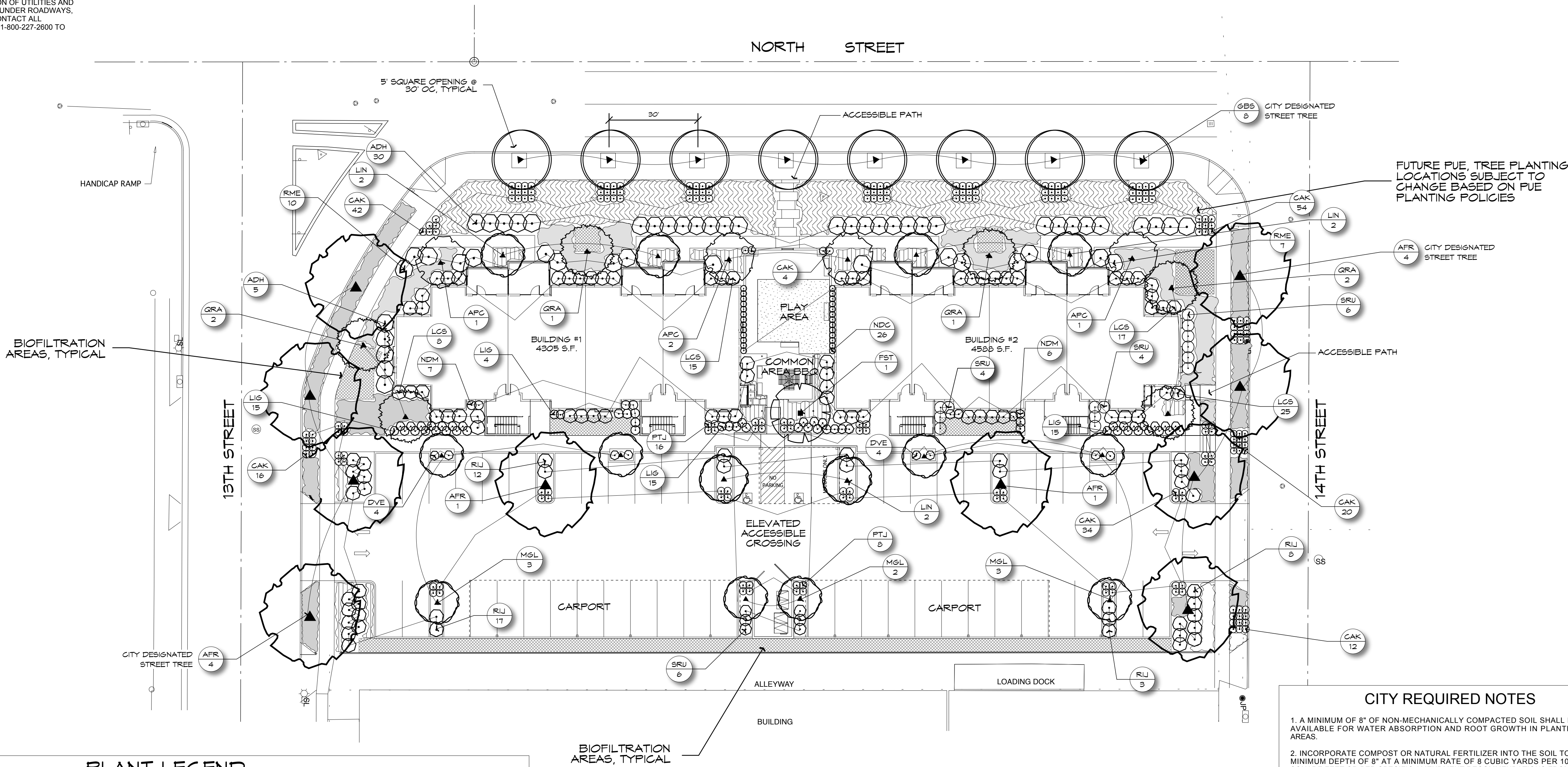
MACNAIR
LANDSCAPE
ARCHITECTURE
POST OFFICE BOX 251
KENWOOD, CA 95452
TEL (707) 833-2388
FLA #2600
don@macnairlandscapes.com

IRRIGATION
HYDROZONES AND
PRELIMINARY IRRIGATION

NORTH STREET
APARTMENTS
1412 NORTH STREET
SANTA ROSA, CALIFORNIA

U.S.A NOTE

IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO BE FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, STRUCTURES, AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL EXERCISE EXTREME CARE AND BE RESPONSIBLE FOR ANY DAMAGE IN EXCAVATING AND WORKING NEAR UTILITIES. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE OTHER SUB-CONTRACTORS FOR THE LOCATION OF UTILITIES AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, AND NEAR STRUCTURES. PRIOR TO CONSTRUCTION, CONTACT ALL APPLICABLE AGENCIES AND U.S.A. AT 1-800-642-2444 OR 1-800-227-2600 TO FIELD LOCATE ALL EXISTING UTILITIES.



CITY REQUIRED NOTES

1. A MINIMUM OF 8" OF NON-MECHANICALLY COMPACTED SOIL SHALL BE AVAILABLE FOR WATER ABSORPTION AND ROOT GROWTH IN PLANTED AREAS.
2. INCORPORATE COMPOST OR NATURAL FERTILIZER INTO THE SOIL TO A MINIMUM DEPTH OF 8" AT A MINIMUM RATE OF 8 CUBIC YARDS PER 1000 SQUARE FEET OR PER SPECIFIC AMENDMENT RECOMMENDATIONS FROM A SOILS LABORATORY REPORT.
3. A MINIMUM 3" LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS OR DIRECT SEEDING APPLICATIONS.

DESIGN INTENT

THE DESIGN INTENT OF THIS PROJECT IS TO PROVIDE AN ATTRACTIVE, DURABLE, LOW MAINTENANCE LANDSCAPE THAT MEETS THE DESIGN CRITERIA OF FUTURE STREET IMPROVEMENTS. THE DESIGN WILL ADAPT TO THE FUTURE STREET CONFIGURATION WITH MINIMAL DISRUPTION TO THE PLANNED DESIGN AESTHETIC.

PLANTING SHALL INCLUDE A MIXTURE OF HORTICULTURALLY APPROPRIATE TREES, SHRUBS AND GROUND COVER INCLUDING NATIVE CALIFORNIA PLANTS. TREES, SHRUBS AND GROUNDCOVER PLANTINGS SHALL CONSIST OF MEDIUM, LOW AND VERY LOW WATER USE PLANTS (AS DEFINED BY THE 1999 EDITION OF WUCOLS III).

AREAS OF THE PROJECT SHALL INCLUDE DECIDUOUS AND BROADLEAF EVERGREEN CANOPY TREES FOR SHADING OF THE PAVED AREAS AND TO CREATE AN INVITING CHARACTER. ALTHOUGH LAWN AREAS ARE NOT PLANNED FOR ANY PORTION OF THE LANDSCAPED AREAS, A NATIVE CALIFORNIA GRASS BLEND IS PROPOSED FOR DRAINAGE AREAS DESIGNED FOR BIOFILTRATION OF STORM WATER RUNOFF.

ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM. ALL TREES SHALL BE IRRIGATED VIA SEPARATE, DEDICATED BUBBLER CIRCUITS. ALL OTHER LANDSCAPE AREAS SHALL BE IRRIGATED VIA A DRIP IRRIGATION SYSTEM. THE ENTIRE IRRIGATION SYSTEM SHALL BE ON AN AUTOMATICALLY CONTROLLED SYSTEM WITH SEPARATE PROGRAMS CAPABLE OF IRRIGATING EACH HYDROZONE INDEPENDENTLY. THE INTENT OF THE LANDSCAPE AND WATER DELIVERY SYSTEMS IS TO MEET ALL ASPECTS OF THE CITY OF SANTA ROSA WATER EFFICIENCY LANDSCAPE ORDINANCE (MELO).

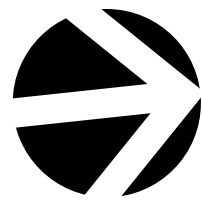
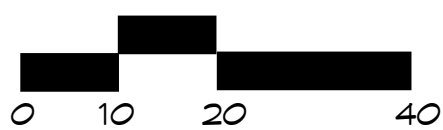
PLANTING NOTES

1. ALL GROUND COVER TO BE SPACED IN A TRIANGULAR PATTERN. CONTRACTOR RESPONSIBLE FOR COMPLETE COVERAGE.
2. SUPPLY AGRIFORM 21 GRAM TABLETS AS FOLLOWS: 5-15 GAL., 3-5 GAL., 1-1 GAL.
3. DIG PLANTING PITS 2 TIMES THE DIAMETER AND EQUAL THE HEIGHT OF ROOTBALL.
4. BACKFILL PITS WITH 1/2 EXISTING SOIL, 1/2 ORGANIC AMENDMENT
5. ALL PLANTS TO BE SPOTTED IN THE FIELD BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
6. WHEN LANDSCAPING IN EXISTING PLANTED AREAS, CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE OR DESTROY ANY EXISTING PLANT MATERIAL OR IRRIGATION. EXISTING PLANT MATERIAL AND IRRIGATION THAT IS DAMAGED SHALL BE REPLACED WITH LIKE, SIZE, QUALITY, ETC. BY THE CONTRACTOR AT HIS EXPENSE.
7. SPECIAL ATTENTION IS TO BE PAID TO THE PLANTING AREAS SURROUNDING THE BUILDINGS. COMPACTED SOIL IS TO BE SUFFICIENTLY EXCAVATED TO ALLOW FOR PROPER ROOT GROWTH AND DRAINAGE OF ALL AREAS. CHECK SOIL FOR PROPER DRAINAGE PRIOR TO PLANTING. AUGER THROUGH COMPACTED SOIL WHERE NECESSARY. DO NOT PLANT IN THE DRAINAGE SWALES.
8. ALL CONSTRUCTION IS TO BE PER ALL APPLICABLE AND PREVAILING CITY OF SANTA ROSA CONSTRUCTION STANDARDS.

PLANT LEGEND

SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	REMARKS	WATER USE PER WUCOLS III
TREES					
AFR	15	ACER FREEMANII 'AUTUMN BLAZE'	FREEMAN MAPLE	CITY DESIGNATED STREET TREE	M
ASC	15	ACER PSEUDOPLATANUS 'CRIMSON SENTRY'	CRIMSON SENTRY NORWAY MAPLE		M
FST	24	FAGUS SYLVATICA 'TRICOLOR'	TRICOLOR BEECH		M
GBS	15	GINGKO BILOBA 'AUTUMN GOLD'	MAIDENHAIR TREE	CITY DESIGNATED STREET TREE	M
LIN	24	LAGERSTROEMIA X FAURIEI 'TUSCARORA'	TUSCARORA GRAPE MYRTLE		L
MGR	24	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	MAGNOLIA		M
QRA	24	QUERCUS ROBUR X ALBA 'CRIMSON SPIRE'	CRIMSON SPIRE OAK		M
SHRUBS					
ADH	5	ARCTOSTAPHYLOS D. 'HOWARD MCMINN'	VINE HILL MANZANITA	CALIFORNIA NATIVE; BIORETENTION AREAS	L
DVE	5	DIETES VEGETA (AKA MORAEA IRIDOIDES)	FORTNIGHT LILY		L
LIP	5	LAVANDULA INTERMEDIA 'PHENOMENAL'	LAVENDER		L
LCS	5	LOROPETALUM CHINENSIS 'SHANG-HI'	DWARF CHINESE FRINGE FLOWER	DWARF SPECIES AKA 'PURPLE DIAMOND'	L
NDC	5	NANDINA DOMESTICA 'COMPACTA'	COMPACT HEAVENLY BAMBOO		L
NDM	5	NANDINA DOMESTICA 'MOYER'S RED'	HEAVENLY BAMBOO		L
PTJ	5	PHORMIUM TENAX 'JACK SPRATT'	NEW ZEALAND FLAX		L
RIJ	5	RHAPHIOLEPIS INDICA 'JACK EVANS'	INDIA HAWTHORN		L
RME	5	ROSES - MEIDILAND 'WHITE'	WHITE MEIDILAND ROSE	GROUNDCOVER FORM	L
SRU	5	SARCOCOCCA RUSCIFOLIA	FRAGRANT SARCOCOCCA		L
GROUNDCOVER					
	1	COTONEASTER DAMMERI 'CORAL BEAUTY'	COTONEASTER	5' O.C. TRI. SPACING	L
	1	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	36" OC. TRI. SPACING	L
LAWN					
		ARTIFICIAL TURF	TBD	INSTALL PER MANUFACTURER'S RECOMMENDATIONS	
GRASSES					
CAK	1	CALAMAGROSTIS ARUNDINACEA 'KARL FOERSTER'	FEATHER REED GRASS		L
	1	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	PINK MUHLY	36" OC. TRI. SPACING	L
BIOSWALE					
SOD		NATIVE FESCUE BLEND	"NATIVE MOW FREE"	AS PRODUCED BY DELTA BLUEGRASS	L
OTHER					
		MULCH: FIR BARK, 1/2" TO 1-1/2"			
SEE DETAIL		LINEAR ROOT BARRIER	ROOT SOLUTIONS	24" DEPTH; INSTALL WHERE TREE IS CLOSER THAN 5' TO EDGE	
ALL LANDSCAPE AREAS TO BE IRRIGATED WITH A PERMANENT, AUTOMATIC SYSTEM.					

PLANTING PLAN



DATE: 7/6/15
JOB: 2014-32
SCALE: 1" = 20'
DRAWN: DM
SHEET

L-2
SHEET 2 OF 2

NORTH STREET
APARTMENTS
1412 NORTH STREET
SANTA ROSA, CALIFORNIA



MACNAIR
LANDSCAPE
ARCHITECTURE
POST OFFICE BOX 251
KENWOOD, CA 95452
TEL (707) 833-2388
RLA #2800
don@macnairlandscapes.com



© 2015 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 THEAILED DIMENSIONS.