Farmers Lane Senior Housing

4-STORY BUILDING
VIEWED FROM ENTRY DRIVE

4-STORY BUILDING
VIEWED FROM FARMERS LANE

ARCHITECTURAL SCHEMATIC DESIGN 4-STORY BUILDING 3-D MODEL IMAGES

Hedgpeth

201 FARMERS LANE
Santa Rosa, California

ARCHITECTURAL SCHEMATIC DESIGN
4-STORY BUILDING
3-D MODEL IMAGES

Revisions
2013-04-08 Concept Site
2013-09-12 SD Plan
2013-10-11 Revised SD

Job Number
1409

Project Architect
PAUL GLEDE

Drawn By
PAUL GLEDE

Date
OCT 30 13

Sheet
A3.1

NOT FOR CONSTRUCTION

ARCHITECTURAL
SCHEMATIC DESIGN
SITE PLAN

N

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ARCHITECTS

201 FARMERS LANE
Santa Rosa, California

ARCHITECTURAL SCHEMATIC DESIGN
SITE PLAN

Site 1

4-STORY BUILDING
VIEWED FROM SIDEWALK

4-STORY BUILDING ENTRY
VIEWED FROM DRIVEWAY

ARCHITECTURAL SCHEMATIC DESIGN 4-STORY BUILDING 3-D MODEL IMAGES

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ARCHITECTURAL SCHEMATIC DESIGN
4-STORY BUILDING
3-D MODEL IMAGES

Revisions
2013-04-09 Concept Dsn
2013-05-13 SD Plan
2013-06-11 Revised SD

Job Number
1429

Project Architect
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PAUL GILDER

Date
2013.06.11

Sheet
A3.3

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4-STORY BUILDING ENTRY
VIEWED FROM SOUTHWEST

4-STORY BUILDING ENTRY
VIEWED FROM SOUTHEAST

ARCHITECTURAL SCHEMATIC DESIGN 4-STORY BUILDING 3-D MODEL IMAGES

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Santa Rosa, California

ARCHITECTURAL SCHEMATIC DESIGN
4-STORY BUILDING
3-D MODEL IMAGES

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A3.4

4-STORY BUILDING
VIEWED FROM REAR LOT LINE

4-STORY BUILDING
VIEWED FROM SANTA ROSA CREEK

ARCHITECTURAL SCHEMATIC DESIGN 4-STORY BUILDING 3-D MODEL IMAGES

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SHEET CONTENTS: ARCHITECTURAL SCHEMATIC DESIGN
4-STORY BUILDING
3-D MODEL IMAGES

Revisions
2012-04-06 Concept Site
2012-05-15 SD Plans
2012-08-31 Revised SD

Job Number
1201

Project Architect
PAUL GLOER

Drawn By
PAUL GLOER

Date
SEPT 20 12

Sheet
A3.2

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2-STORY BUILDING
VIEWED FROM THE NORTH

2-STORY BUILDING
VIEWED FROM THE NORTHWEST

ARCHITECTURAL SCHEMATIC DESIGN 2-STORY BUILDING 3-D MODEL IMAGES

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ARCHITECTS

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Santa Rosa, California

ARCHITECTURAL SCHEMATIC DESIGN
2-STORY BUILDING
3-D MODEL IMAGES

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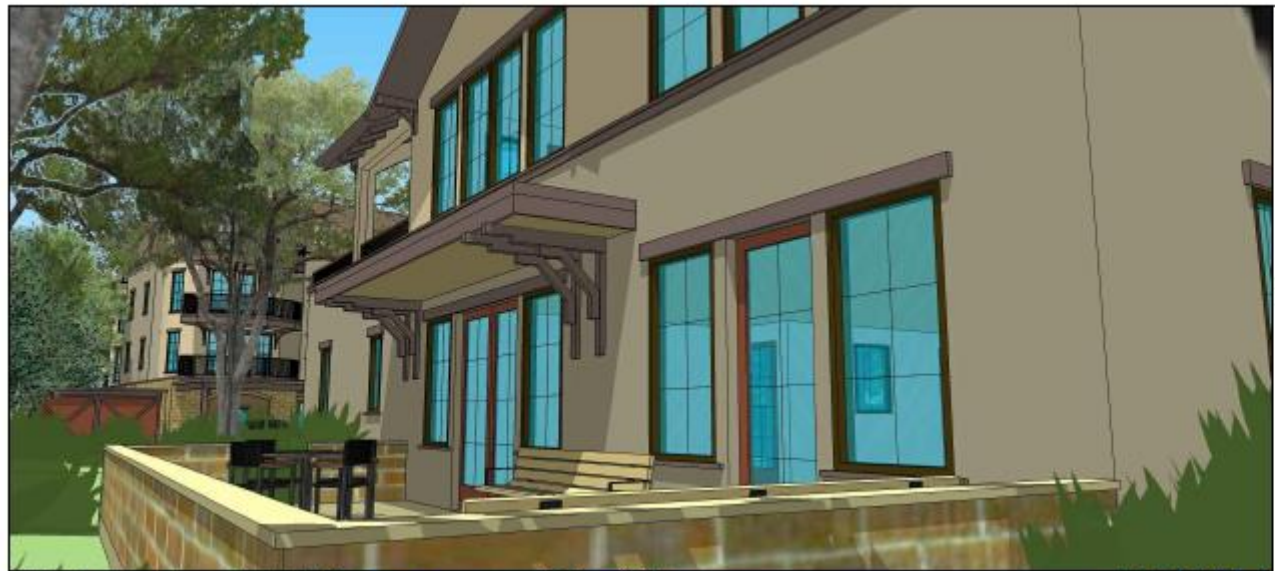
B3.1



2-STORY BUILDING
VIEWED FROM SOUTHWEST

2-STORY BUILDING
VIEWED FROM THE SOUTHEAST

ARCHITECTURAL SCHEMATIC DESIGN 2-STORY BUILDING 3-D MODEL IMAGES

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architects

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ARCHITECTURAL SCHEMATIC DESIGN
2-STORY BUILDING
3-D MODEL IMAGES

Revisions

Job Number

Project Architect

Drawn By

Date

Sheet
B3.2

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SHADOW STUDY
SUMMER SOLSTICE

Revisions
2013-04-09 Concept Dsn
2013-05-13 DJ Plan
2013-10-11 Revised SD

Job Number
1405

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Santa Rosa, California

SHADOW STUDIES
WINTER SOLSTICE

Revisions
2013-04-08 Concept Rev
2013-05-13 DR Plans
2013-12-11 Revised DR

Job Number
1405

Project Architect
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Drawn By
PAUL GUSTE

Date
SEPT 30, 4

Sheet
SS.2

NOT FOR CONSTRUCTION

CONCEPT IMAGES

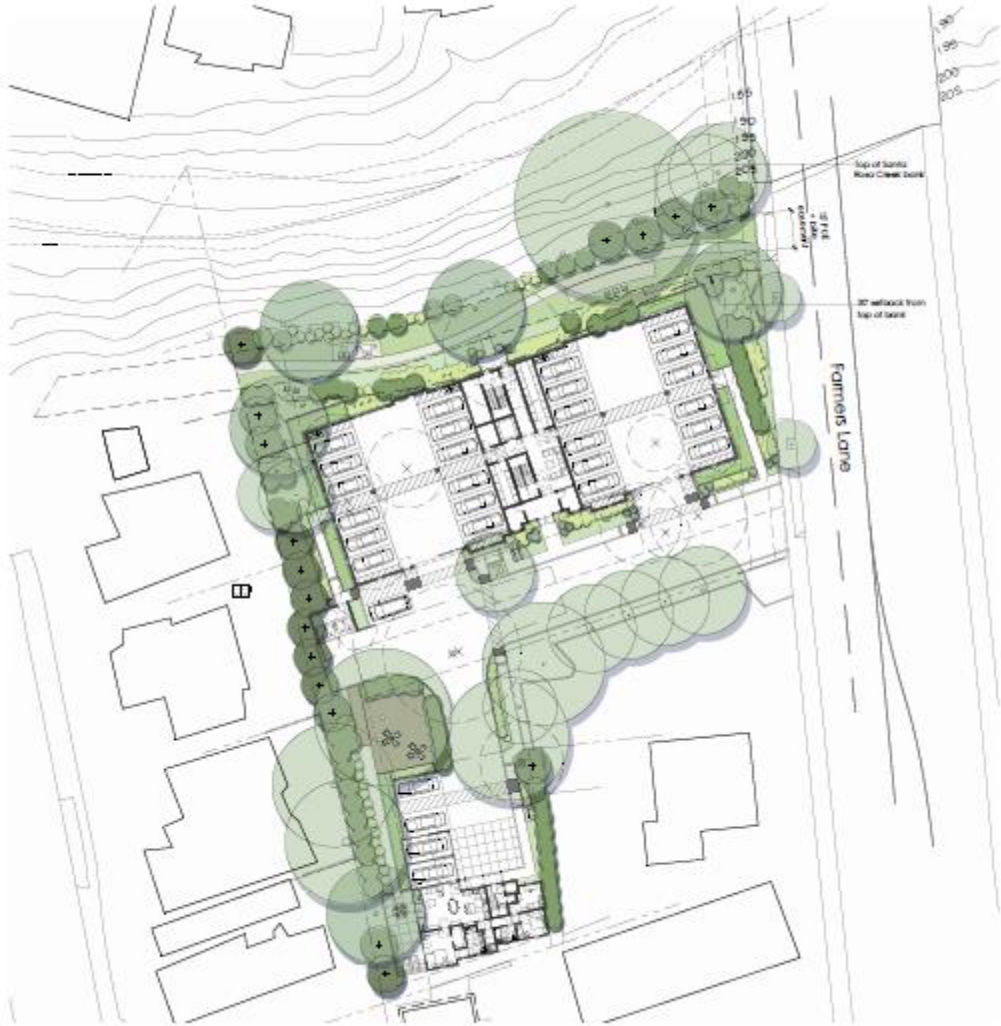
Bioretention/ rain garden system

Bocce ball court

Floating deck platform

Mediterranean and native planting

Riparian meadow with path



QUADRIGA

LEGEND

- Removed tree
- Remaining existing tree
- New tree
- Bioretention system / rain garden
- Floating deck
- Bike parking
- DG, steel edged gathering space
- DG, steel edged open space for Bocce ball or horseshoe
- Low maintenance meadow + DG path at PUE/bike easement

NORTH

Concept Landscape Plan

Farmers Lane

Site Plan

Scale: 1"=20'-0"

PLANT LIST

Botanical Name	Common Name	WUCOLS	Size	Spacing
Trees				
Arbutus unedo 'Compacta'	Dwarf Strawberry Tree	L	15 Gal.	Per Plan
Cercis occidentalis	Eastern Redbud	M	24" Box	Per Plan
Cercis x 'Merlot'	Merlot Redbud	M	15 Gal.	Per Plan
Quercus lobata	Valley Oak	L	36" Box	Per Plan
Shrubs/ Perennials				
Berberis darwinii	Darwin's Barberry	M	5 Gal.	6'-0" O.C.
Carpenteria californica 'Elizabeth'	Elizabeth Bush Anemone	M	5 Gal.	5'-0" O.C.
Ceanothus thyrsiflorus 'Skylark'	California Lilac 'Skylark'	L	5 Gal.	48" O.C.
Correa 'Ivory Bells'	White Australian Fuchsia	L	5 Gal.	6'-0" O.C.
Elaeagnus grande-k.Bicolore	Red Bushwheat	L	1 Gal.	24" O.C.
Euphorbia characias wulfenii	Mediterranean Spurge	L	1 Gal.	36" O.C.
Heuchera maxima	Island Alum Root	M	1 Gal.	36" O.C.
Myrica californica	Pacific Wax Myrtle	M	15 Gal.	15' O.C.
Rhamnus californica	Coffeeberry	L	5 Gal.	6'-0" O.C.
Rhamnus californica 'Mound San Bruno'	Mound San Bruno Coffeeberry	L	5 Gal.	6'-0" O.C.
Ribes viburnifolium	Evergreen Currant	L	5 Gal.	6'-0" O.C.
Grasses				
Muhlenbergia capillaris	Pink Muhly grass	L	1 Gal.	24" O.C.
Carex divulsa	Berkeley Sedge	L	1 Gal.	18" O.C.
Ground Covers				
Native Grass/Shade Wildflower Mix (Non-Irrigated)	Loarer Seeds or Similar	L	1 lb	15-20 lbs per acre
Storm-water Plants				
Juncus patens 'Elk Blue'	California Gray Rush	L	1 Gal.	18" O.C.
Carex divulsa	Berkeley Sedge	L	1 Gal.	18" O.C.

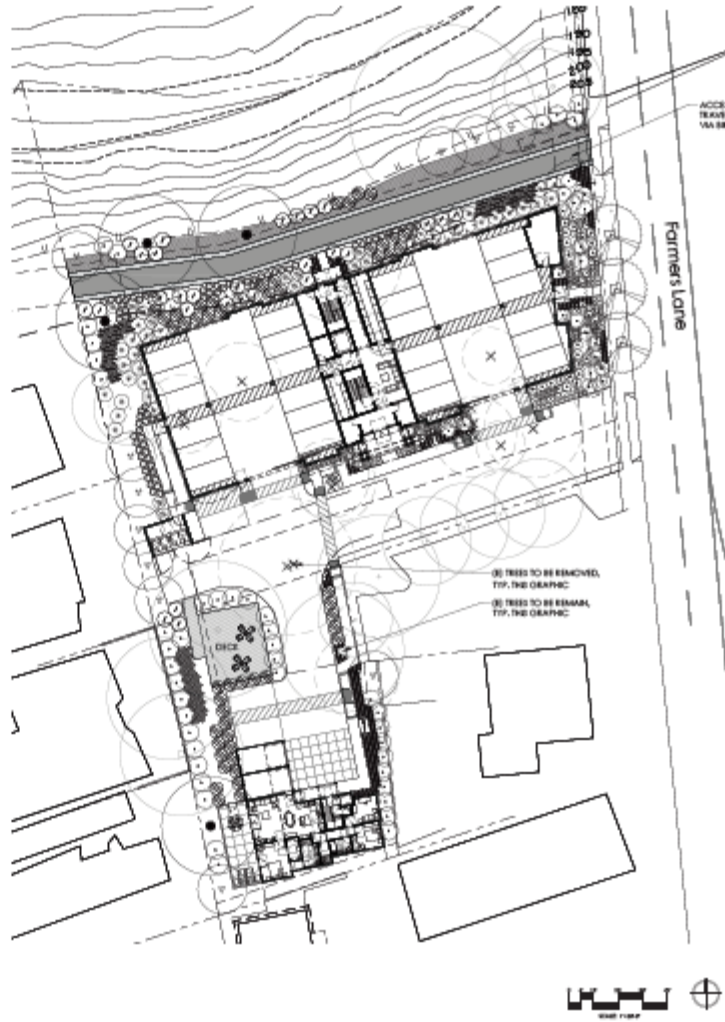
L Low water use plant material per W.U.C.O.L.S.
M Moderate water use plant material per W.U.C.O.L.S.

TREE REMOVAL

Refer to Arborist's Report for tree removal and retention guidelines. If there is a discrepancy between the Arborist's Report and the Planting Plan, the Arborist's Report shall govern.

PLANTING NOTES

1. The plant list is provided for the convenience of the Contractor. The Contractor shall verify all plant counts and if a discrepancy exists, the plan shall govern.
2. Substitution of specified plant material shall not be made unless otherwise approved by the Landscape Architect. Some genus different species substitutions are acceptable provided the variety is similar in growth habit to the specified plant and water use is the same. Examples: Escallonia "Terra" could sub for "Red Hedge". Rhaphiolepis can not substitute for Escallonia as they have different water use requirements. Certificates of compliance will not be completed for projects which exceed the water use of specified plant material until conformance with the water efficient landscape requirements is achieved.
3. Finish grade in planter areas shall be 2" below the top of adjacent curbs, walks or paved areas. finish grade shall be smooth and even prior to installation of 2" bark mulch. All landscape areas not covered with live material shall be covered with 2" of bark mulch covering.
4. Planting areas shall be kept clean and free from all concrete, asphaltic waste, lumber or other such materials, shall be removed by excavation of the soil and replaced with clean native top soil.
5. Imported top soil (if required) shall be fertile, friable sandy loam of uniform composition. Clay particles shall not exceed 9% by volume. The soil shall be free from subsoil, refuse, roots, rocks over 1" in diameter or other deleterious material. The imported soil shall be capable of sustaining healthy plant life, native top soil shall be used where available prior to importing soil. A soils report shall be provided for all imported top soils, per specifications.
6. Adjacent sheets, sidewalks and other areas shall be kept free of mud, dirt or similar nuisances resulting from earthwork operations.
7. Any damaged or destroyed landscaping shall be replaced to the satisfaction of the Owner's Representative.
8. For best results, native plant materials should not have their roots disturbed. For plastic cans, remove bottom of can, place in plant pit and cut sides to remove. Cut metal cans in three places minimum and carefully slide root ball into plant pit, for large plant material, use bottom support as necessary.
9. Jute matting shall be installed on all slopes 3:1 or greater. Overlap edges of jute matting two (2) inches. Use jute matting staples at a rate of 200 staples per 100 square feet of jute matting for stabilization.
10. Contractor to install root barrier at all trees within 5'-0" of pavement, per specifications.
11. Soil sample reports shall be reviewed by Landscape Architect prior to amending soils, per specifications.
12. tree replacement shall be done in accordance with Santa Rosa Tree Preservation Regulations.



QUADRIGA

Farmers Lane Senior Housing

201 Farmers Lane
Santa Rosa, CA 95405

Issuances & Revisions

No.	Description	Date
	Planning Commission Hearing	06.08.17

Planting Plan

Date: June 8, 2016
Project Number: 15-1570
Scale: 1"=20'-0"

L1.1

HYDROZONE LEGEND

Hydrozone	Area (Sq. Ft.)	% of Landscape Area
Medium Water Use	4,050 SF	20%
Low Water Use	6,598 SF	33%
Non-Irrigated Meadow	745 SF	5%
Tree Hydrozone		
Medium Water Use Tree	2,864 SF	14%
Low Water Use Tree	5,570 SF	28%

PROJECT IRRIGATION NARRATIVE

The project consists of 19,082 square feet of total landscape area. The project contains medium and low water use planting areas as defined by W.U.C.C.O.L.S. guidelines. The irrigation system utilizes subsurface drip and tree bubblers. See Civil drawings for SWMP.

All planted areas will be irrigated by a fully automatic system, with an evapotranspiration based smart controller. The system will be designed to prevent runoff, low head drainage, and overspray. Irrigation emission devices will meet ANSI S. 42.ABE/ICC standards, and each automatic valve shall irrigate a hydrozone with similar site, slope, sun exposure, soil, and plant materials. Irrigation systems will be hard piped (copper) within buildings, and utilize PVC or UV resistant Polyethylene pipe on fittings in planting areas. The irrigation design will meet current Model Water Efficient Landscape Ordinance (MWELO) guidelines and standards. The irrigation design is in accordance with the City of Santa Rosa's Water Use Efficiency Guideline.

Maximum Applied Water Allowance

MAWA = (ETo) (PF) (0.7) (0.62)
42 0.55 19,082 0.62

MAWA = 370,292 Gallons/Year

Estimated Total Water Use

ETAW = (ETo) (PF) (0.7) (0.62)
(A)

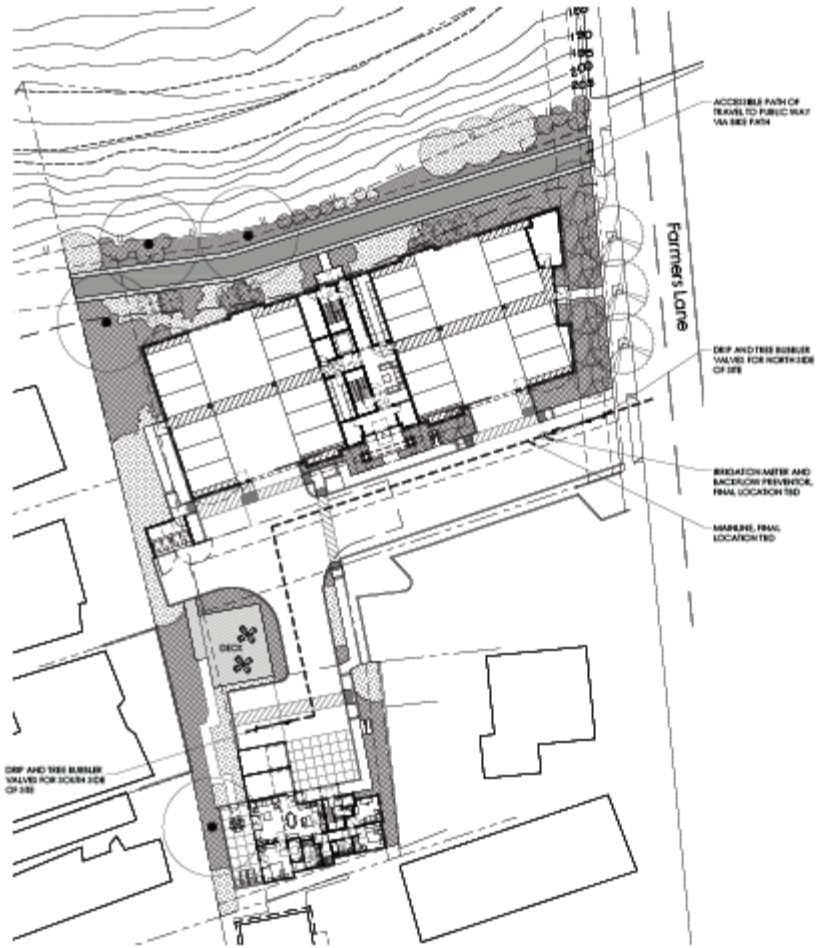
Hydrozone = Low Drip (A) (ETo) (PF) (0.7) (0.62) = 50,154
42 0.3 4,598 0.62

Hydrozone = Med Drip (A) (ETo) (PF) (0.7) (0.62) = 16,241
42 0.5 1,393 0.62

Hydrozone = Med Bubbler (A) (ETo) (PF) (0.7) (0.62) = 122,812
42 0.5 5,464 0.62

ETAW = 295,827 Gallons/Year

The ETAW (295,827) is less than the MAWA (370,292). Therefore this design complies with the California Code of Regulations Title 23, Waters - Model Water Efficient Landscape Ordinance.



QUADRIGA

Farmers Lane Senior Housing

201 Farmers Lane
Santa Rosa, CA 95403

Issuances & Revisions

No.	Description	Date
	Planning Comments Set	06.08.17

Irrigation Plan

Date: June 8, 2017
Project Number: 15-1570
Scale: 1"=20'-0"

L2.1