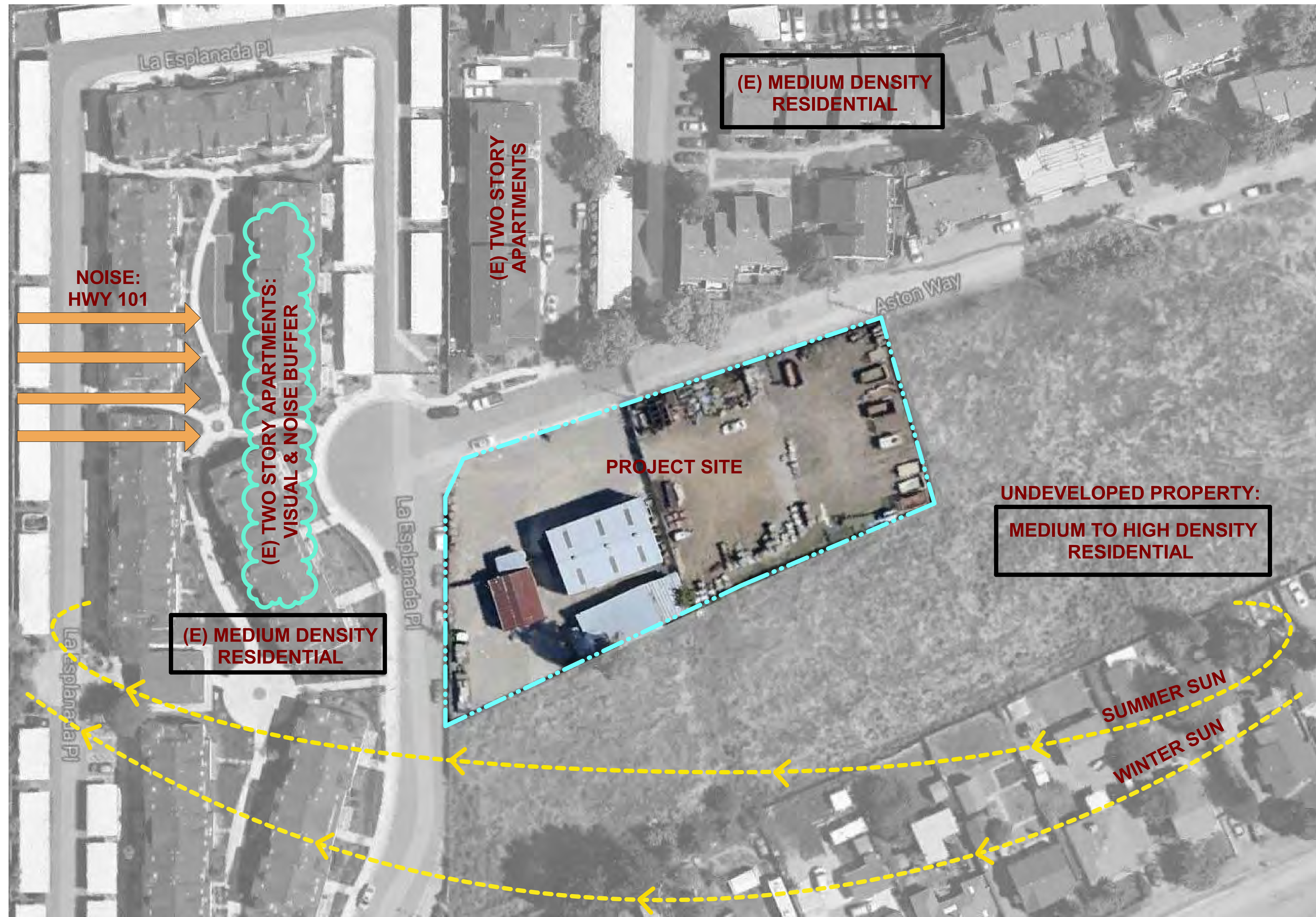
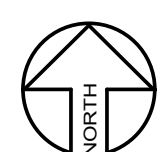




# 532, 538 & 544 ASTON WAY

SITE ANALYSIS MAP

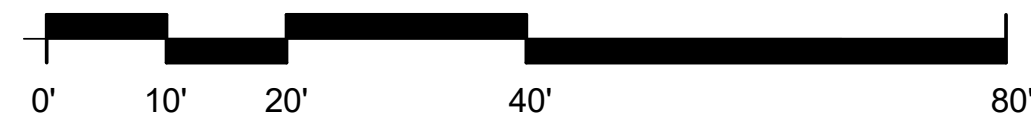
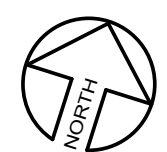






# 532, 538 & 544 ASTON WAY

CONCEPTUAL SITE PLAN



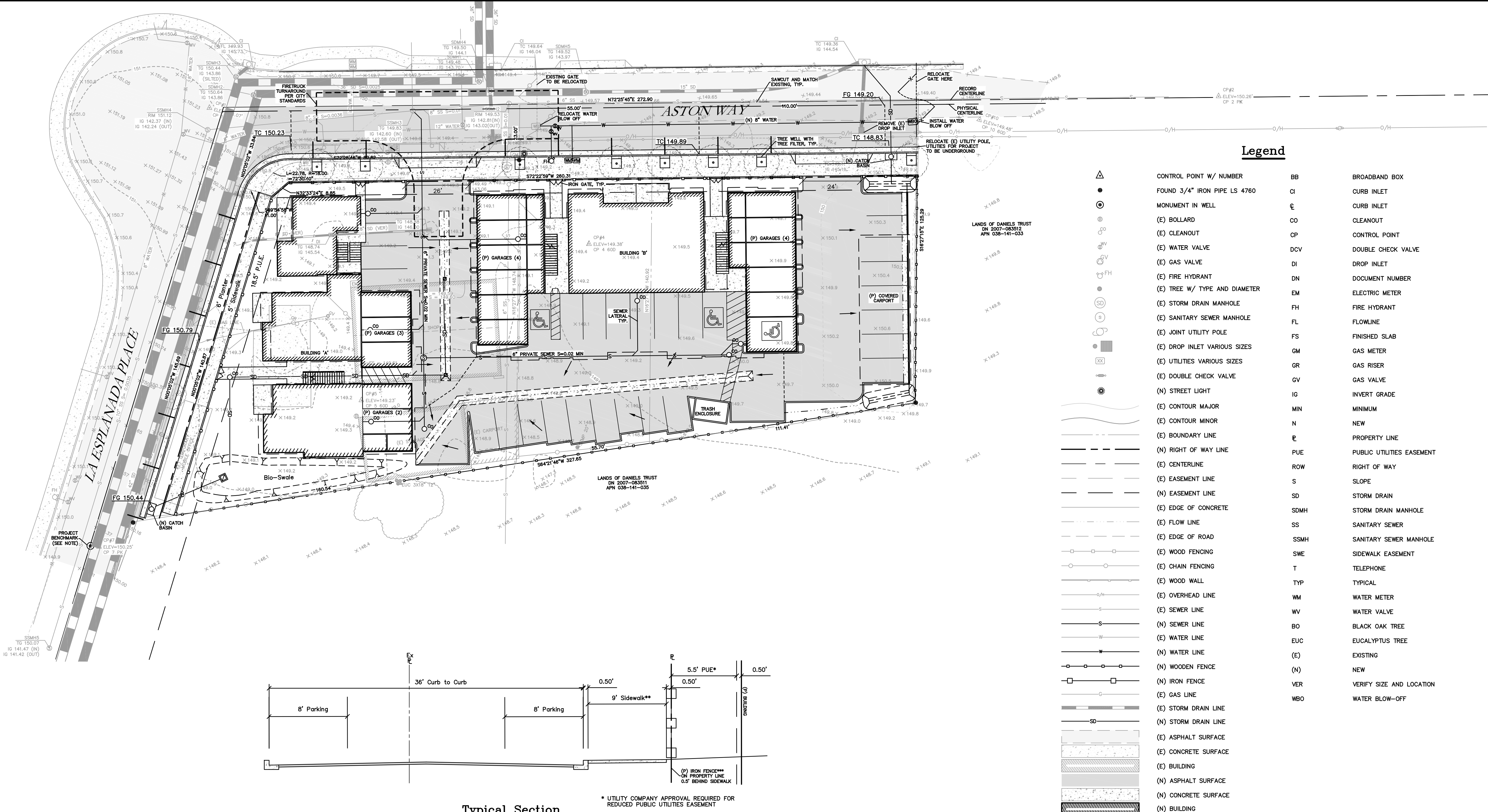
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4.20.18



FOR REDUCED PLANS, THE ORIGINAL SCALE IS IN INCHES

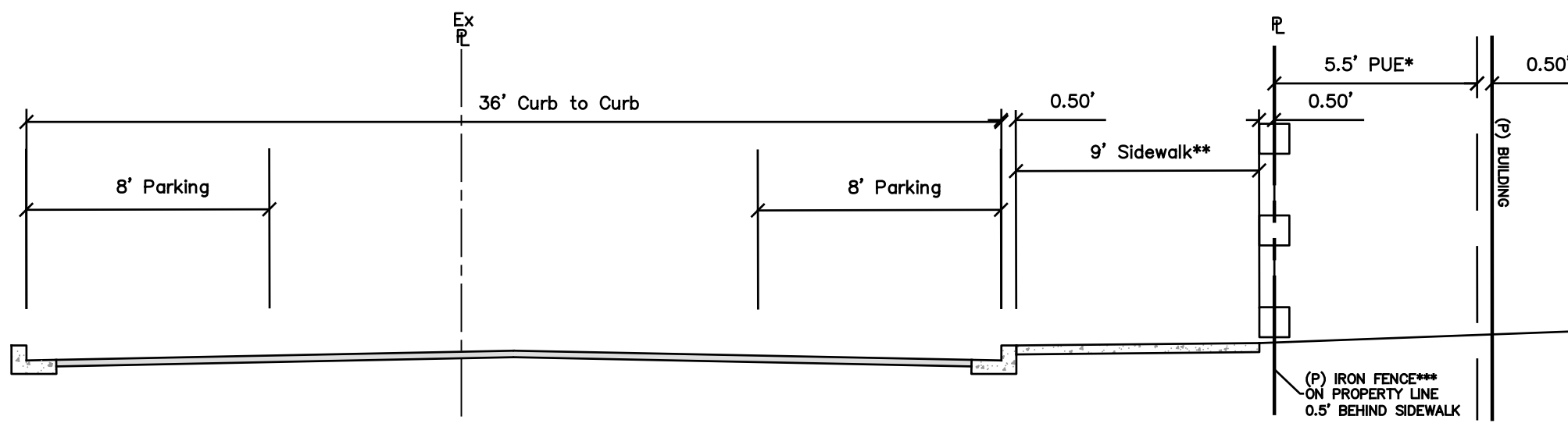
Path: V:\Proj15\15-015\dwg\15-015.2.dwg Layout Name: SITE Plot Date: April 20, 2018 at 11:37:51 AM by EJM



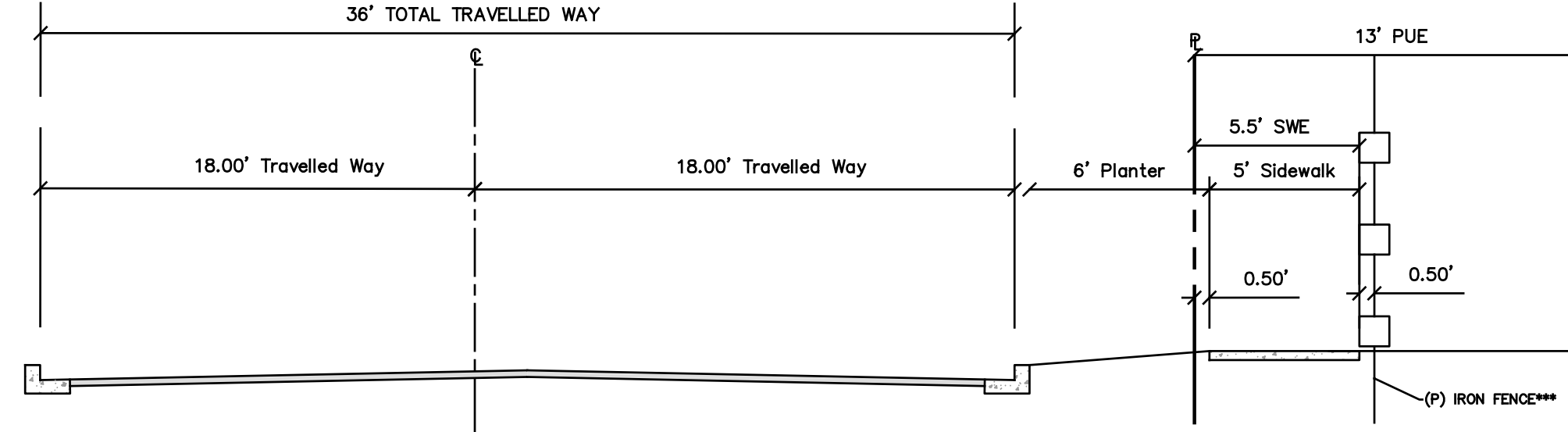
Legend

|  |                               |      |                           |
|--|-------------------------------|------|---------------------------|
|  | CONTROL POINT W/ NUMBER       | BB   | BROADBAND BOX             |
|  |                               |      |                           |
|  | MONUMENT IN WELL              | CI   | CURB INLET                |
|  | (E) BOLLARD                   | CL   | CURB INLET                |
|  | (E) CLEANOUT                  | CO   | CLEANOUT                  |
|  | (E) WATER VALVE               | CP   | CONTROL POINT             |
|  | (E) GAS VALVE                 | DCV  | DOUBLE CHECK VALVE        |
|  | (E) FIRE HYDRANT              | DI   | DROP INLET                |
|  | (E) TREE W/ TYPE AND DIAMETER | DN   | DOCUMENT NUMBER           |
|  | (E) STORM DRAIN MANHOLE       | EM   | ELECTRIC METER            |
|  | (E) SANITARY SEWER MANHOLE    | EH   | FIRE HYDRANT              |
|  | (E) JOINT UTILITY POLE        | FL   | FLOWLINE                  |
|  | (E) DROP INLET VARIOUS SIZES  | FS   | FINISHED SLAB             |
|  | (E) UTILITIES VARIOUS SIZES   | GM   | GAS METER                 |
|  | (E) DOUBLE CHECK VALVE        | GR   | GAS RISER                 |
|  | (N) STREET LIGHT              | GV   | GAS VALVE                 |
|  | (E) CONTOUR MAJOR             | IG   | INVERT GRADE              |
|  | (E) CONTOUR MINOR             | MIN  | MINIMUM                   |
|  | (E) BOUNDARY LINE             | N    | NEW                       |
|  | (N) RIGHT OF WAY LINE         | PL   | PROPERTY LINE             |
|  | (E) CENTERLINE                | PUE  | PUBLIC UTILITIES EASEMENT |
|  | (E) EASEMENT LINE             | ROW  | RIGHT OF WAY              |
|  | (N) EASEMENT LINE             | S    | SLOPE                     |
|  | (E) EDGE OF CONCRETE          | SD   | STORM DRAIN               |
|  | (E) FLOW LINE                 | SDMH | STORM DRAIN MANHOLE       |
|  | (E) EDGE OF ROAD              | SS   | SANITARY SEWER            |
|  | (E) WOOD FENCING              | SSMH | SANITARY SEWER MANHOLE    |
|  | (E) CHAIN FENCING             | SWE  | SIDEWALK EASEMENT         |
|  | (E) WOOD WALL                 | T    | TELEPHONE                 |
|  | (E) OVERHEAD LINE             | TYP  | TYPICAL                   |
|  | (E) SEWER LINE                | WM   | WATER METER               |
|  | (N) SEWER LINE                | WV   | WATER VALVE               |
|  | (E) WATER LINE                | BO   | BLACK OAK TREE            |
|  | (N) WATER LINE                | EUC  | EUCALYPTUS TREE           |
|  | (N) WOODEN FENCE              | (E)  | EXISTING                  |
|  | (N) IRON FENCE                | (N)  | NEW                       |
|  | (E) GAS LINE                  | VER  | VERIFY SIZE AND LOCATION  |
|  | (E) STORM DRAIN LINE          | WBO  | WATER BLOW-OFF            |
|  | (N) STORM DRAIN LINE          |      |                           |
|  | (E) ASPHALT SURFACE           |      |                           |
|  | (E) CONCRETE SURFACE          |      |                           |
|  | (E) BUILDING                  |      |                           |
|  | (N) ASPHALT SURFACE           |      |                           |
|  | (N) CONCRETE SURFACE          |      |                           |
|  | (N) BUILDING                  |      |                           |

Typical Section  
Aston Way



Typical Section  
La Esplanada Place



SURVEY NOTE

BOUNDARY SURVEY WAS NOT PERFORMED IN CONJUNCTION WITH THIS MAPPING. BOUNDARY SHOWN IS PER RECORD DATA. MONUMENTS SHOWN PER RECORD OF SURVEY FILED IN BOOK 652 OF MAPS AT PAGE 12

SURVEY PERFORMED 2/9/15

DATUM

PT3 - CITY OF SANTA ROSA BENCHMARK C-323 2" BRASS DISC STAMPED "CITY OF SANTA ROSA" IN STANDARD MONUMENT WELL IN CENTERLINE OF ASTON WAY 40' EASTERLY OF INTERSECTION OF ASTON WAY AND PETALUMA HILL ROAD  
EL = 150.727 FEET (CITY OF SANTA ROSA DATUM)

PROJECT BENCHMARK

PT 6 - FOUND 2" BRASS DISC IN STANDARD WELL MONUMENT IN LA ESPLANADA PLACE, 20.1' SOUTHWEST OF A FOUND 3/4" IRON PIPE, TAGGED LS 4760 AT THE SOUTHWEST CORNER OF THE SUBJECT PARCEL  
EL = 149.64 FEET (CITY OF SANTA ROSA DATUM)

Huffman Engineering & Surveying

537 College Avenue., Suite A  
Santa Rosa, Ca. 95404

P:(707) 542-6559  
www.huffmanengineering.net

| Date | Description |
|------|-------------|
|      |             |
|      |             |
|      |             |
|      |             |
|      |             |

Engineer:

Rob Huffman P.E. 42293

Lands of Berlin

Conceptual Grading and Utilities Plan

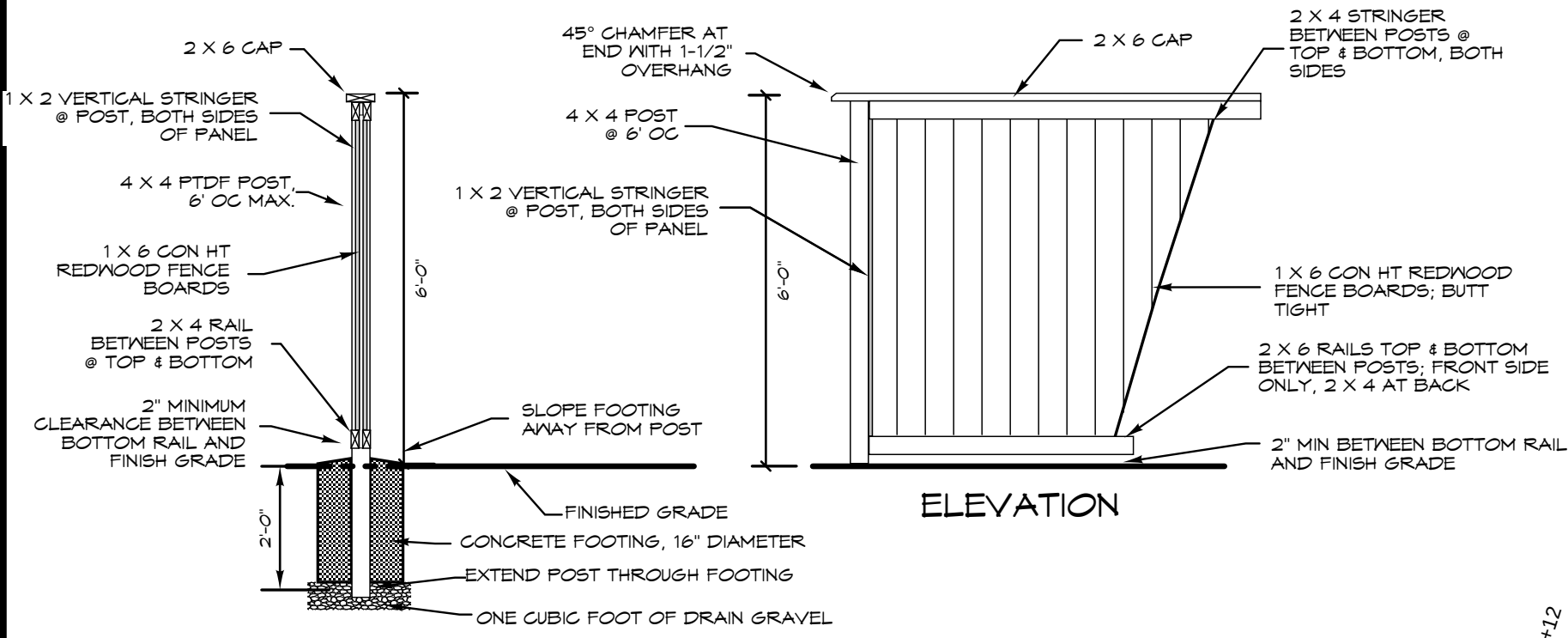
532 Aston Way

Santa Rosa, California

A.P.N.:038-141-006, -007 & -047

|                |                 |
|----------------|-----------------|
| Date: 4/20/18  | Scale: 1" = 20' |
| File: 15-015.2 | Sheet           |
| Dwn: EJM       | 1               |
| Job: 15-015    | Of 1 Sheets     |





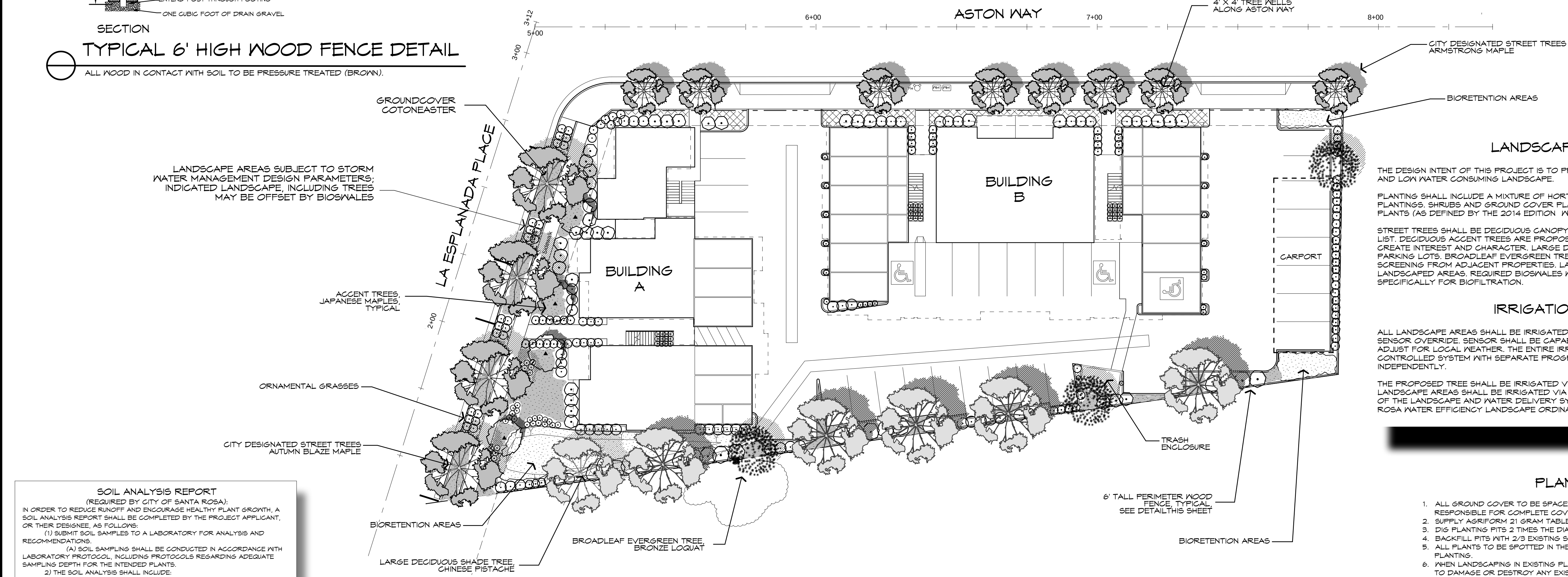
## TYPICAL 6' HIGH WOOD FENCE DETAIL

ALL WOOD IN CONTACT WITH SOIL TO BE PRESSURE TREATED (BROWN).

THIS DRAWING COMPLIES WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN AND THE OVERALL LANDSCAPE DESIGN.



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don@macnairlandscapes.com



## LANDSCAPE DESIGN INTENT

THE DESIGN INTENT OF THIS PROJECT IS TO PROVIDE AN ATTRACTIVE, DURABLE, LOW MAINTENANCE AND LOW WATER CONSUMING LANDSCAPE.

PLANTING SHALL INCLUDE A MIXTURE OF HORTICULTURALLY APPROPRIATE SHRUB AND GROUND COVER PLANTINGS. SHRUBS AND GROUND COVER PLANTINGS SHALL CONSIST OF MEDIUM, LOW WATER USE PLANTS (AS DEFINED BY THE 2014 EDITION 'NUGOLS IV').

STREET TREES SHALL BE DECIDUOUS CANOPY SELECTED FROM THE CITY'S APPROVED STREET TREE LIST. DECIDUOUS ACCENT TREES ARE PROPOSED AT THE ENTRY TO THE VEHICULAR ENTRIES TO CREATE INTEREST AND CHARACTER. LARGE DECIDUOUS SHADE SHALL PROVIDE CANOPY SHADE IN THE PARKING LOTS. BROADLEAF EVERGREEN TREES WILL PROVIDE YEAR ROUND INTEREST AND SCREENING FROM ADJACENT PROPERTIES. LAWN IS NOT PLANNED FOR ANY PORTION OF THE LANDSCAPED AREAS. REQUIRED BIOSHALES WILL BE LANDSCAPED WITH A SOD PRODUCT DEVELOPED SPECIFICALLY FOR BIOFILTRATION.

## IRRIGATION DESIGN INTENT

ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM WITH WEATHER SENSOR OVERRIDE. SENSOR SHALL BE CAPABLE OF CALCULATING EVAPOTRANSPIRATION AND SHALL ADJUST FOR LOCAL WEATHER. THE ENTIRE IRRIGATION SYSTEM SHALL BE ON AN AUTOMATICALLY CONTROLLED SYSTEM WITH SEPARATE PROGRAMS CAPABLE OF IRRIGATING EACH HYDROZONE INDEPENDENTLY.

THE PROPOSED TREE SHALL BE IRRIGATED VIA SEPARATE, DEDICATED BUBBLER CIRCUIT. ALL OTHER LANDSCAPE AREAS SHALL BE IRRIGATED VIA AN IN-LINE DRIP EMITTER IRRIGATION SYSTEM. THE INTENT OF THE LANDSCAPE AND WATER DELIVERY SYSTEMS IS TO MEET ALL ASPECTS OF THE CITY OF SANTA ROSA WATER EFFICIENCY LANDSCAPE ORDINANCE (WELCO).

## PLANTING NOTES

- ALL GROUND COVER TO BE SPACED IN A TRIANGULAR PATTERN. CONTRACTOR RESPONSIBLE FOR COMPLETE COVERAGE.
- SUPPLY AGRIFORM 21 GRAM TABLETS AS FOLLOWS: 5-15 GAL., 3-5 GAL., 1-1 GAL.
- DIG PLANTING PITS 2 TIMES THE DIAMETER AND EQUAL THE HEIGHT OF ROOTBALL.
- BACKFILL PITS WITH 2/3 EXISTING SOIL, 1/3 ORGANIC AMENDMENT
- ALL PLANTS TO BE SPOTTED IN THE FIELD BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- 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.
- 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 SHALES.
- ALL CONSTRUCTION IS TO BE PER ALL APPLICABLE AND PREVAILING CITY OF SANTA ROSA CONSTRUCTION STANDARDS.

## PRELIMINARY PLANT LEGEND

| SYMBOL              | SIZE | BOTANICAL NAME                        | COMMON NAME               | REMARKS                                                 | WATER USE PER WUCOLS IV |
|---------------------|------|---------------------------------------|---------------------------|---------------------------------------------------------|-------------------------|
| <b>TREES</b>        |      |                                       |                           |                                                         |                         |
| AFR                 | 15   | ACER FREEMANII 'AUTUMN BLAZE'         | FREEMAN MAPLE             | CITY DESIGNATED STREET TREE                             | M                       |
| AFR                 | 15   | ACER RUBRUM 'ARMSTRONG'               | ARMSTRONG MAPLE           | CITY DESIGNATED STREET TREE                             | M                       |
| APA                 | 24   | ACER PALMATUM                         | JAPANESE MAPLE            | MULTI-TRUNK                                             | M                       |
| EDE                 | 15   | ERIOBOTRYA DEFLEXA                    | BRONZE LOQUAT             | STANDARD                                                | M                       |
| PCK                 | 24   | PISTACIA CHINENSIS 'KEITH DAVEY'      | CHINESE PISTACHE          |                                                         | L                       |
| <b>SHRUBS</b>       |      |                                       |                           |                                                         |                         |
| AHA                 | 5    | ARCTOSTAPHYLOS D. 'HARMONY'           | HARMONY MANZANITA         | CALIFORNIA NATIVE                                       | L                       |
| ADH                 | 5    | ARCTOSTAPHYLOS D. 'HOWARD MCMINN'     | VINE HILL MANZANITA       | CALIFORNIA NATIVE                                       | L                       |
| CSU                 | 5    | CISTUS 'SUNSET'                       |                           |                                                         | L                       |
| LIP                 | 5    | LAVANDULA INTERMEDIA 'PHENOMENAL'     | LAVENDER                  |                                                         | L                       |
| LCR                 | 5    | LOROPETALUM CHINENSE 'RAZZLEBERRY'    | NCN                       |                                                         | L                       |
| NDC                 | 5    | NANDINA DOMESTICA 'COMPACTA'          | COMPACT HEAVENLY BAMBOO   |                                                         | L                       |
| PTJ                 | 5    | PHORMIUM TENAX 'JACK SPRATT'          | NEW ZEALAND FLAX          |                                                         | L                       |
| RJ                  | 5    | RHAPHIOLEPIS INDICA 'JACK EVANS'      | INDIA HAWTHORN            |                                                         | L                       |
| <b>GROUND COVER</b> |      |                                       |                           |                                                         |                         |
| AEL                 | 1    | ASPIDISTRA ELATOR                     | CAST-IRON PLANT           |                                                         | L                       |
|                     | 1    | COTONEASTER DAMMERI 'CORAL BEAUTY'    | COTONEASTER               | 5' O.C. TRI. SPACING                                    | L                       |
| <b>VINES</b>        |      |                                       |                           |                                                         |                         |
| PTR                 | 5    | PARTHENOCISSUS TRICUSPIDATA           | BOSTON IVY                |                                                         | L                       |
| <b>GRASSES</b>      |      |                                       |                           |                                                         |                         |
| BGB                 | 1    | BOUTELOUA GRACILLIS 'BLONDE AMBITION' | BLONDE AMBITION BLUE GAMA |                                                         | L                       |
| FOG                 | 1    | FESTUCA OVINA GLAUCA 'ELIJAH BLUE'    | BLUE FESCUE               |                                                         | L                       |
| MDU                 | 1    | MUHLENBERGIA DUBIA                    | PINE MUHLY                | 36" OC, TRI. SPACING                                    | L                       |
| <b>BIOSWALE</b>     |      |                                       |                           |                                                         |                         |
|                     | SOD  | BIO-FILTER GRASSES                    | "BIO-FILTRATION SOD"      | AS PRODUCED BY DELTA BLUEGRASS (CALIFORNIA NATIVES)     | L                       |
| <b>OTHER</b>        |      |                                       |                           |                                                         |                         |
|                     |      | MULCH: FIR BARK, 1/2" MINUS           |                           | 3" DEPTH: ALL LANDSCAPE AREAS                           |                         |
| SEE DETAIL          |      | LINEAR ROOT BARRIER                   | ROOT SOLUTIONS, OR EQUAL  | 24" DEPTH: INSTALL WHERE TREE IS CLOSER THAN 5' TO EDGE |                         |

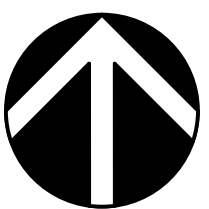
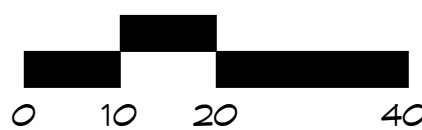
## CITY REQUIRED NOTES

- A MINIMUM OF 6" OF NON-MECHANICALLY COMPACTED SOIL SHALL BE AVAILABLE FOR WATER ABSORPTION AND ROOT GROWTH IN PLANTED AREAS.
- INCORPORATE COMPOST OR NATURAL FERTILIZER INTO THE SOIL TO A MINIMUM DEPTH OF 6" AT A MINIMUM RATE OF 8 CUBIC YARDS PER 1000 SQUARE FEET OR PER SPECIFIC AMENDMENT RECOMMENDATIONS FROM A SOILS LABORATORY REPORT.
- 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.

## CITY REQUIRED NOTES (WELCO COMPLIANCE)

- 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.
- THE CERTIFICATE OF COMPLETION SHALL BE ACCOMPANIED BY AN IRRIGATION AUDIT, IRRIGATION SCHEDULE AND A MAINTENANCE SCHEDULE, AS DESCRIBED IN THE CITY ORDINANCE.
- 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.
- PURSUANT TO CITY OF SANTA ROSA POLICY, ALL SUBSTITUTIONS SHALL BE APPROVED BY THE CITY INSPECTOR.

## PRELIMINARY PLANTING PLAN



DATE: 4/12/18  
JOB: 2015-05  
SCALE: 1" = 20'  
DRAWN: DM  
SHEET

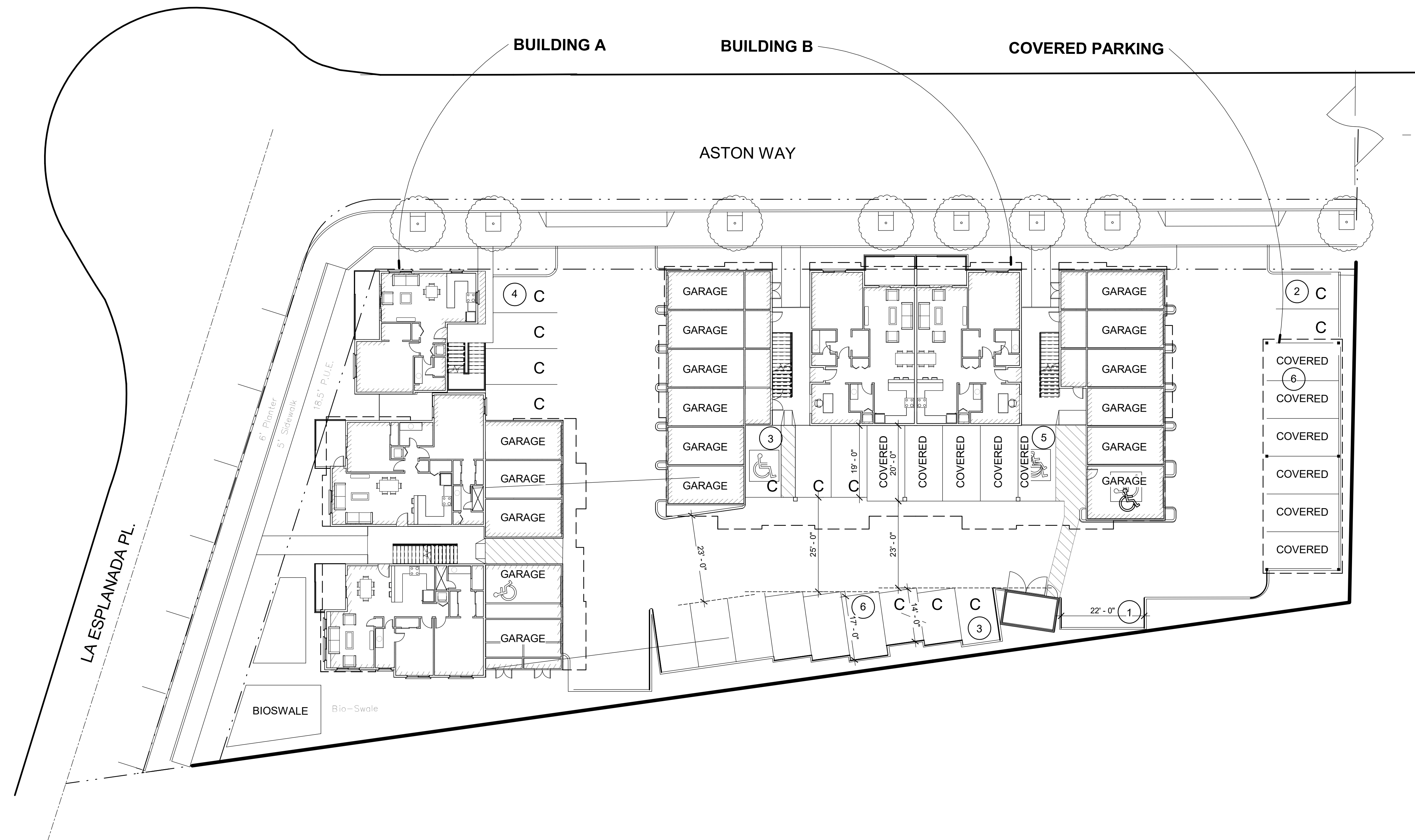
L-1

SHEET 1 OF 1

PRELIMINARY PLANTING PLAN

924 ASTON WAY  
SANTA ROSA, CALIFORNIA





# 532, 538 & 544 ASTON WAY

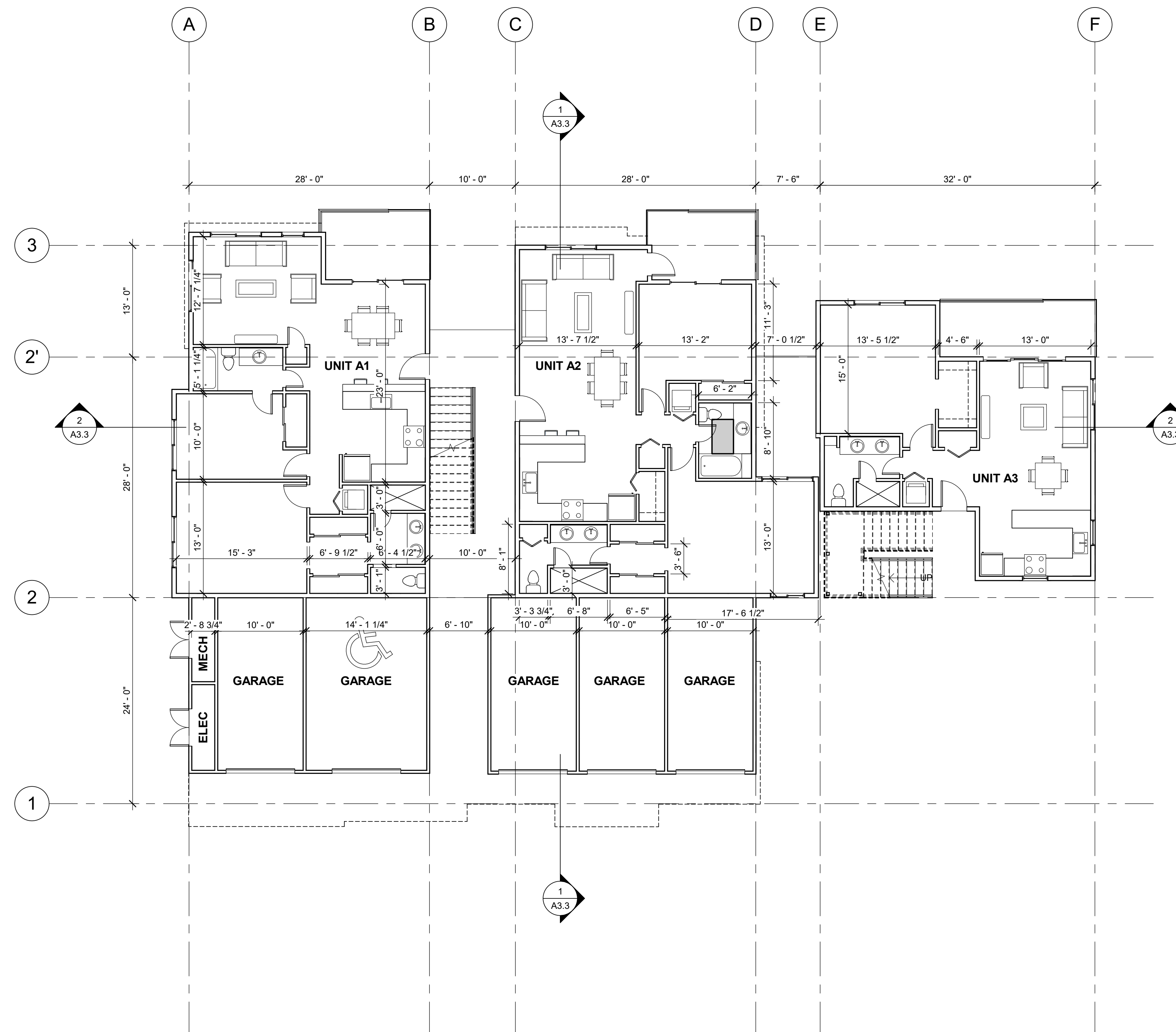
CONCEPTUAL SITE PLAN



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1 FIRST FLOOR  
A2.1 1/8" = 1'-0"

# 532, 538 & 544 ASTON WAY

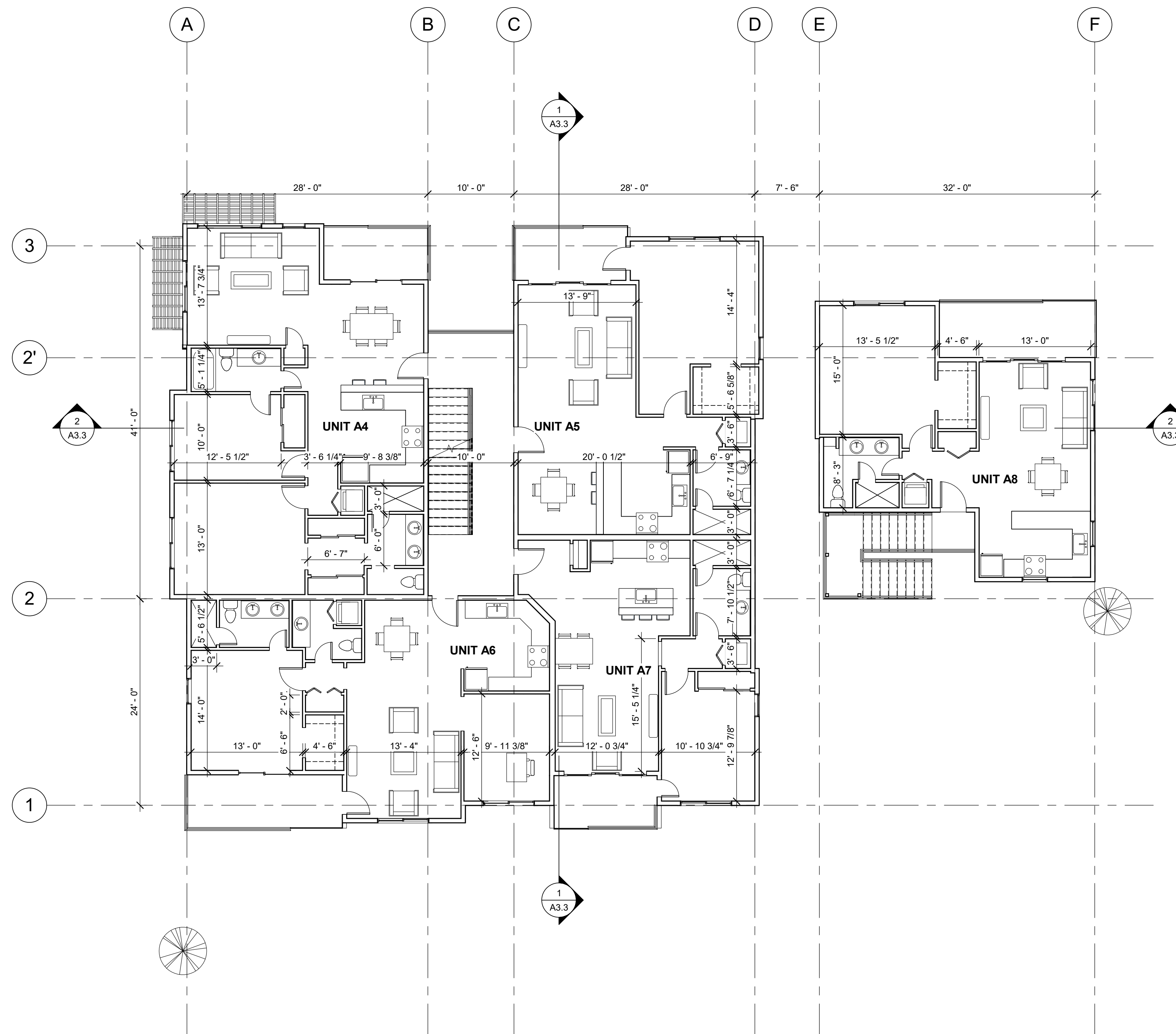
FIRST FLOOR - BUILDING A



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architects

4.20.18





1 SECOND FLOOR  
A2.2  
1/8" = 1'-0"

# 532, 538 & 544 ASTON WAY

SECOND FLOOR - BUILDING A







**1 THIRD FLOOR**  
A2.3  
1/8" = 1'-0"

532, 538 & 544 ASTON WAY

THIRD FLOOR - BUILDING A



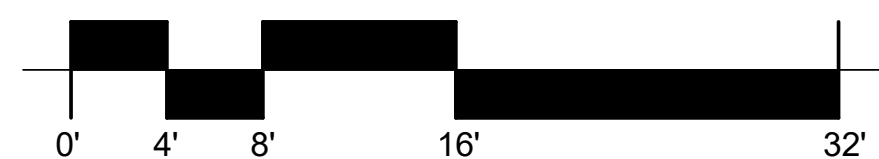
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532, 538 & 544 ASTON WAY

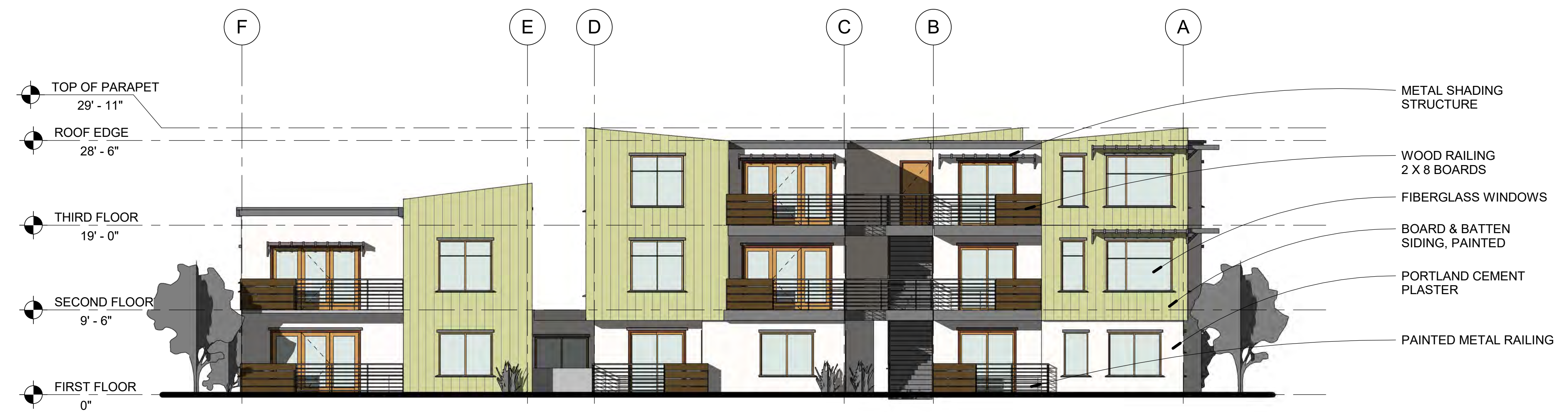


ELEVATIONS - BUILDING A

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architects

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1 FRONT ELEVATION CONCEPT - BUILDING A  
A3.2 1/8" = 1'-0"

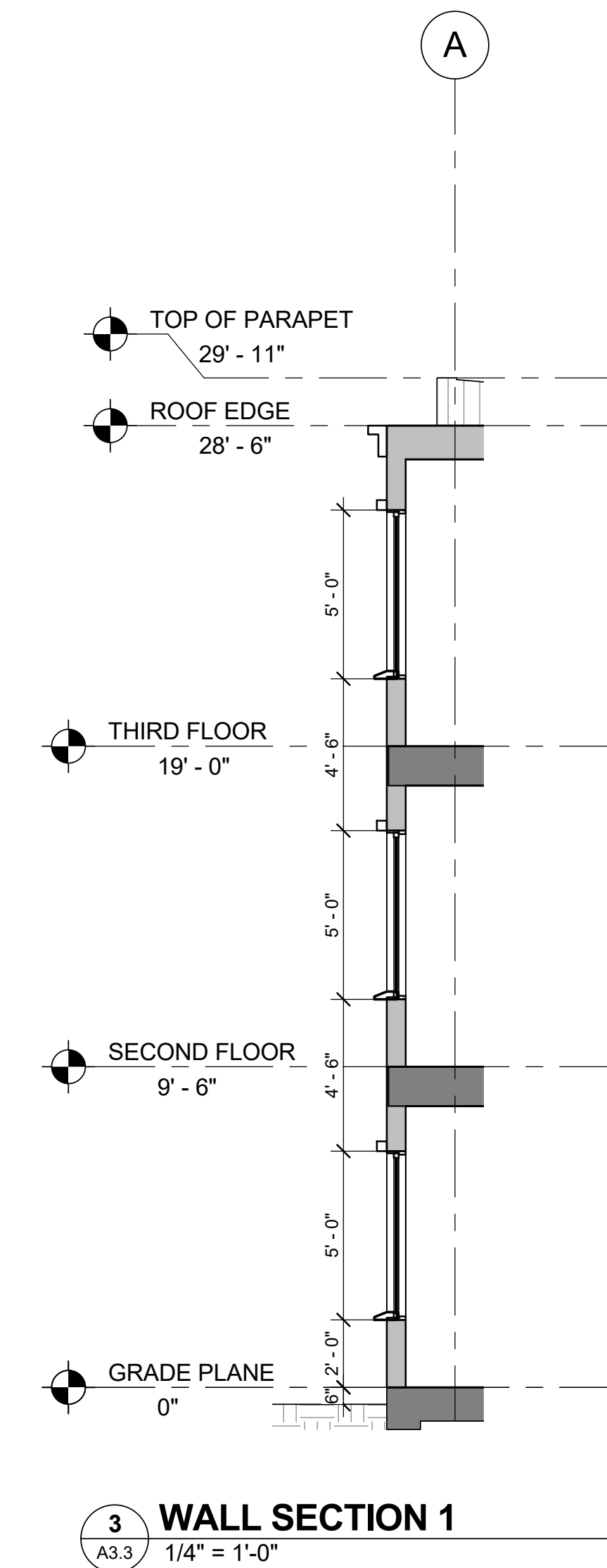
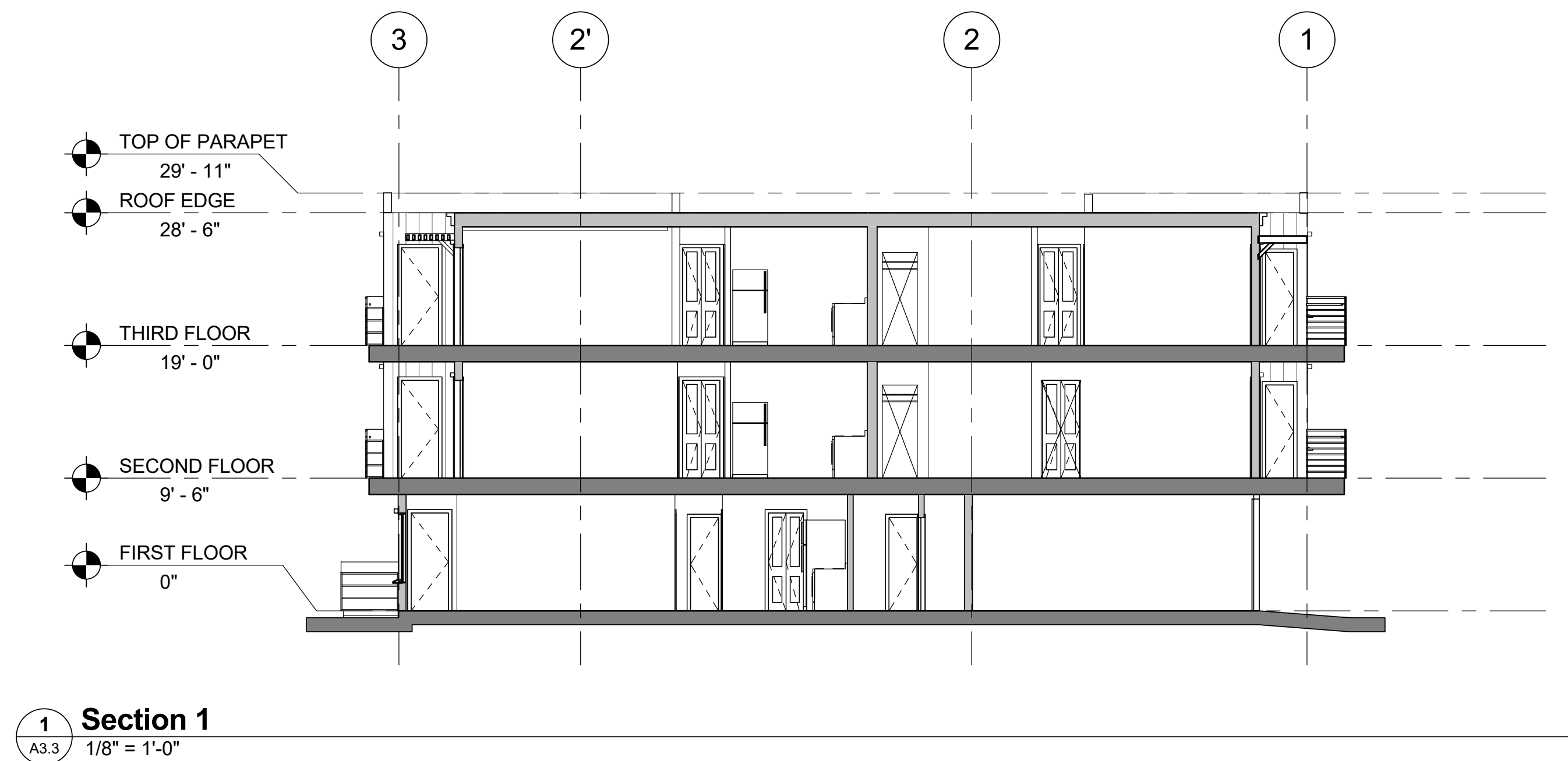
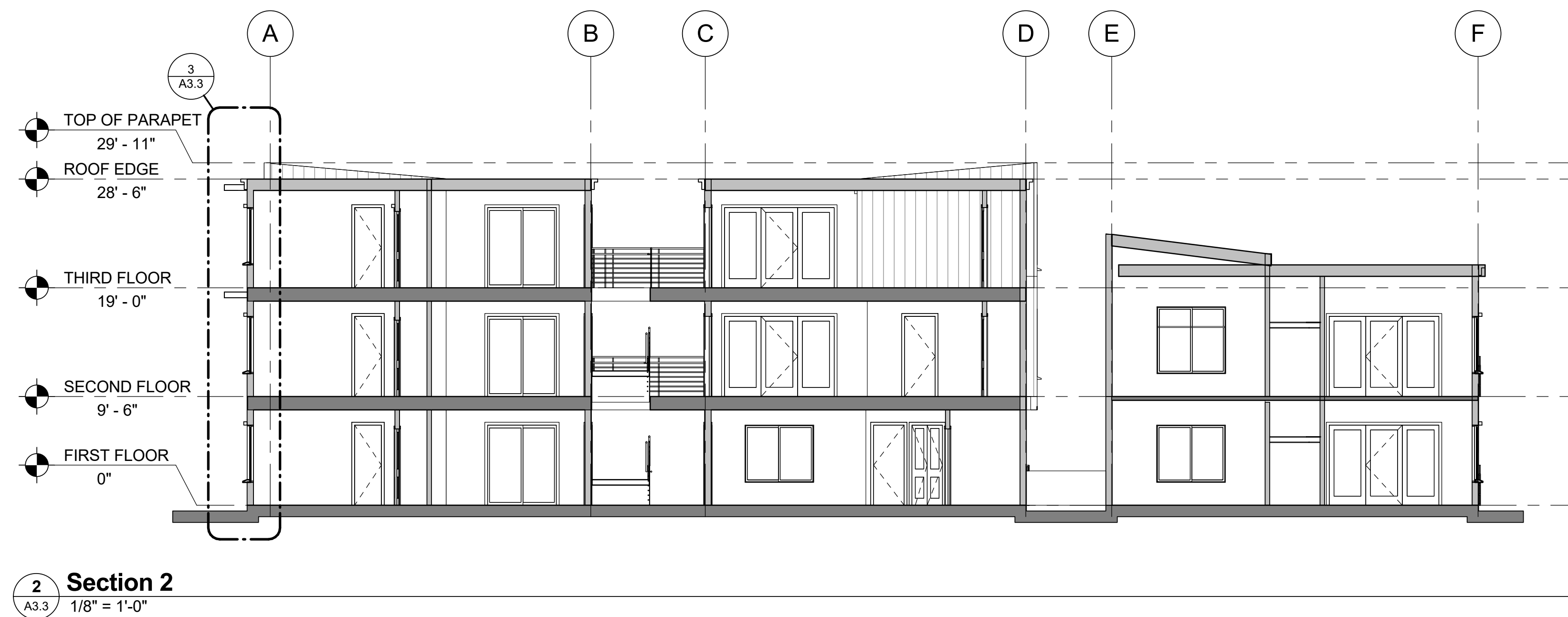


2 SIDE ELEVATION SOUTH - BUILDING A  
A3.2 1/8" = 1'-0"

# 532, 538 & 544 ASTON WAY

ELEVATIONS - BUILDING A

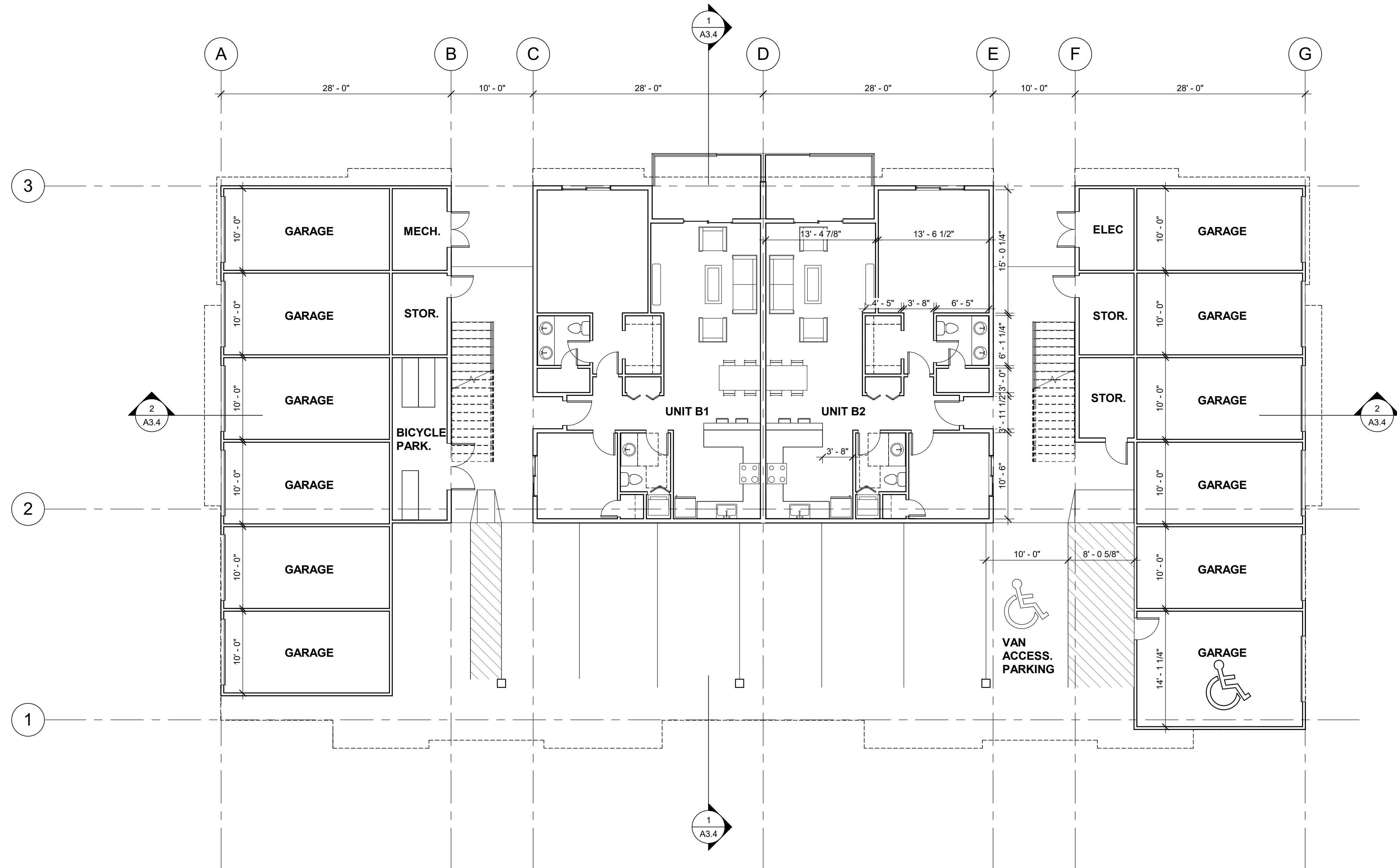




# 532, 538 & 544 ASTON WAY

SECTIONS & WALL SECTIONS -  
BUILDING A





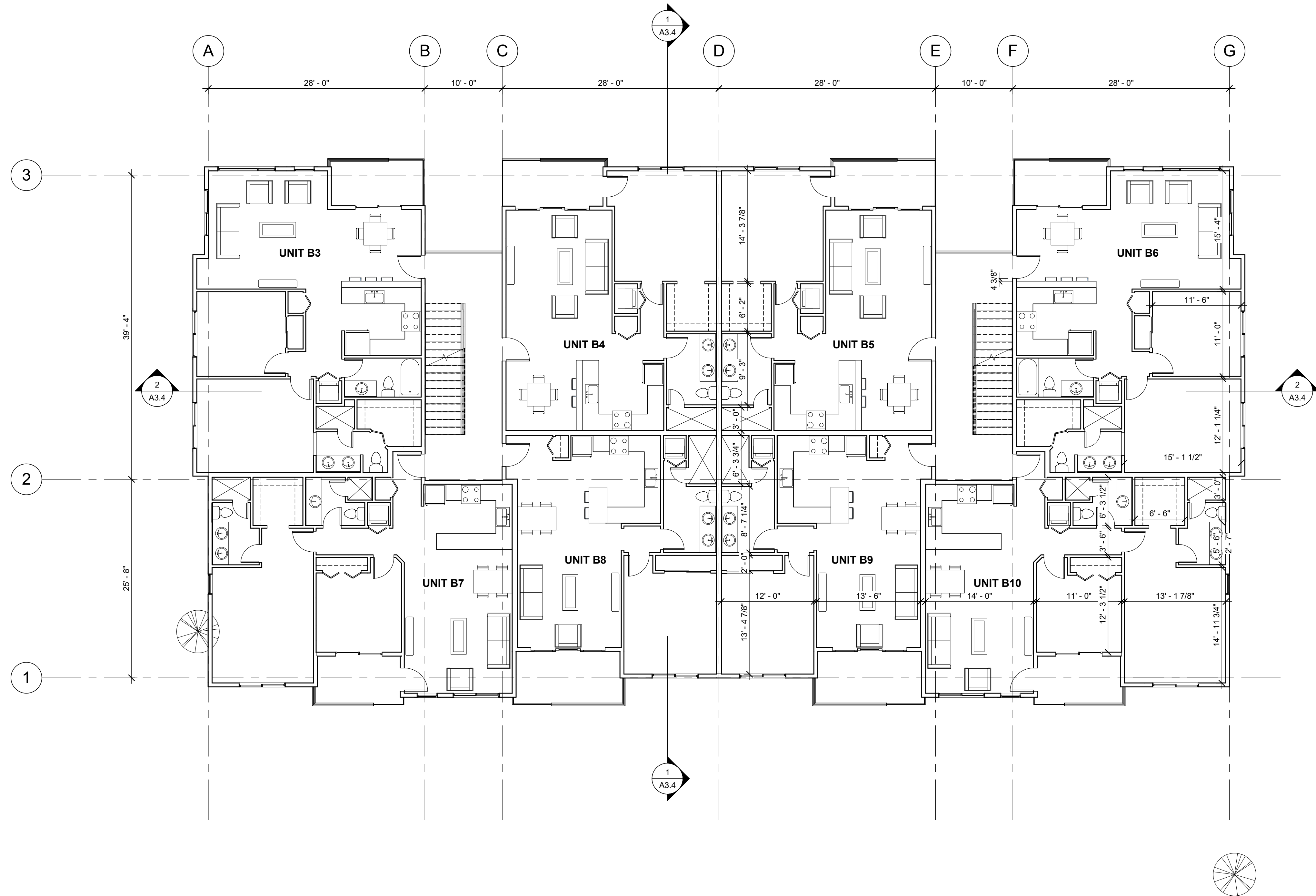
1 FIRST FLOOR - BUILDING B  
A2.1 1/8" = 1'-0"

# 532, 538 & 544 ASTON WAY



FIRST FLOOR - BUILDING B





**1 SECOND FLOOR**  
A2.2 1/8" = 1'-0"

# 532, 538 & 544 ASTON WAY



SECOND FLOOR - BUILDING B





**1 REAR ELEVATION CONCEPT - BUILDING B**  
A3.1 1/8" = 1'-0"



**2 SIDE ELEVATION EAST- BUILDING B**  
A3.1 1/8" = 1'-0"

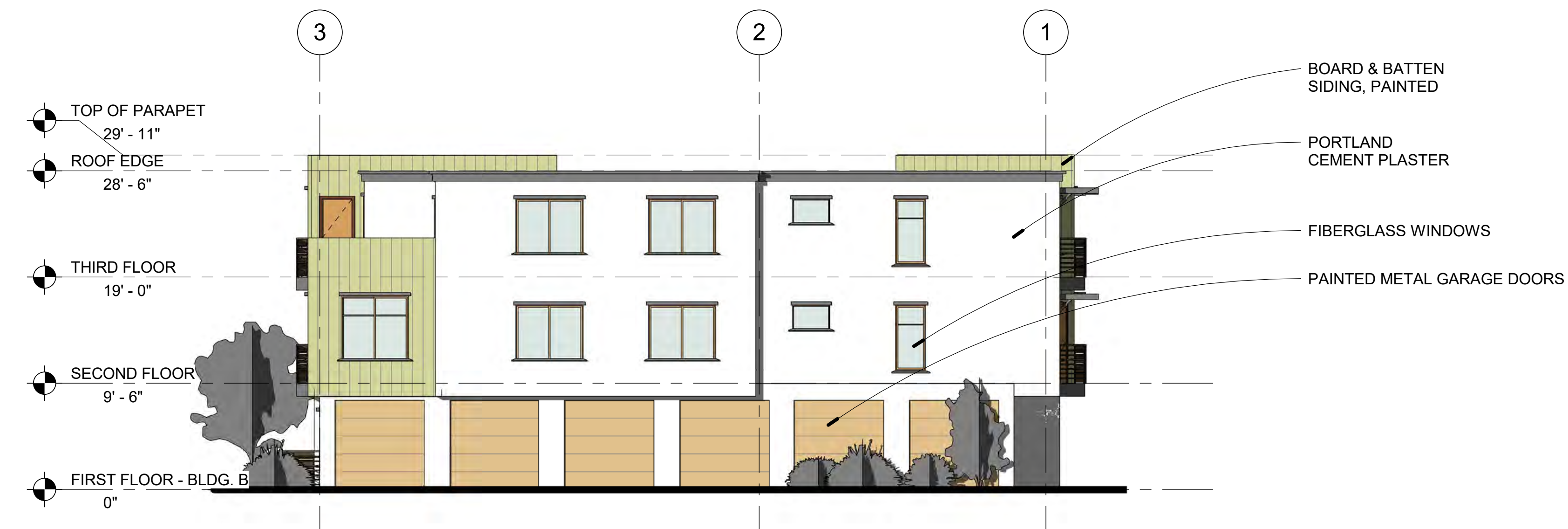
# 532, 538 & 544 ASTON WAY

ELEVATIONS - BUILDING B





**1 FRONT ELEVATION CONCEPT - BUILDING B**  
A3.2 1/8" = 1'-0"

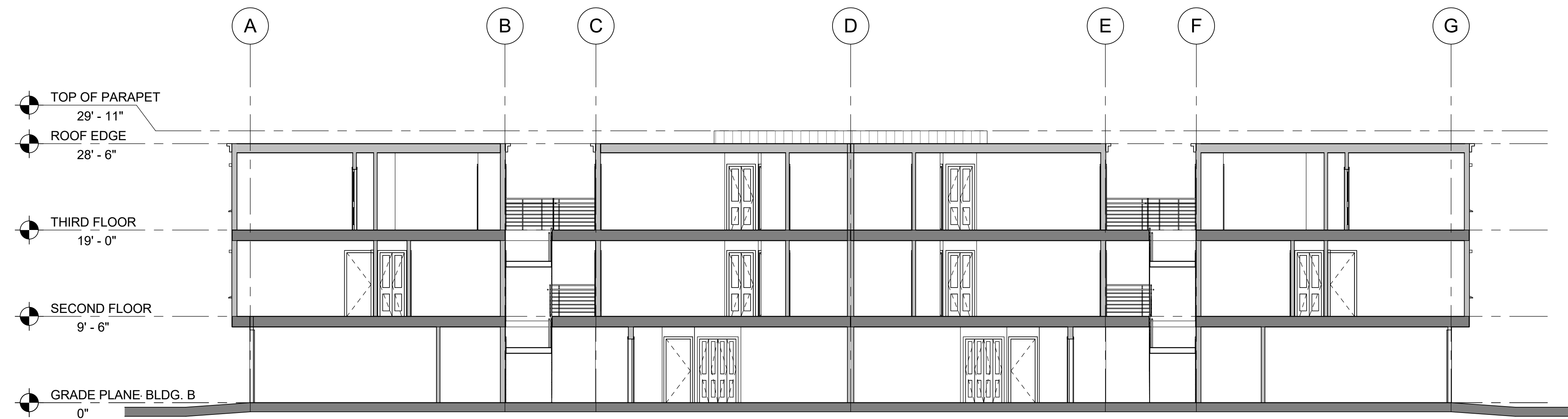


**2 SIDE ELEVATION WEST- BUILDING B**  
A3.2 1/8" = 1'-0"

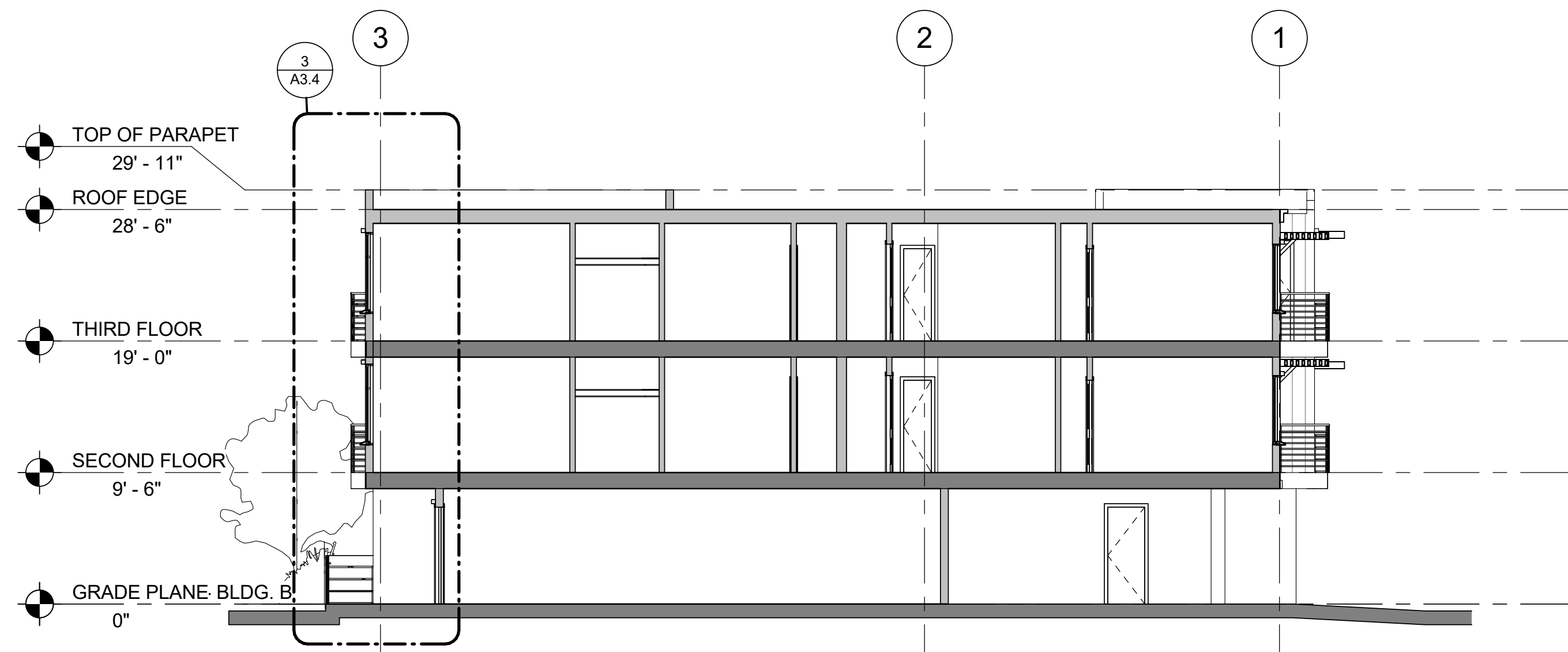
# 532, 538 & 544 ASTON WAY

ELEVATIONS - BUILDING B

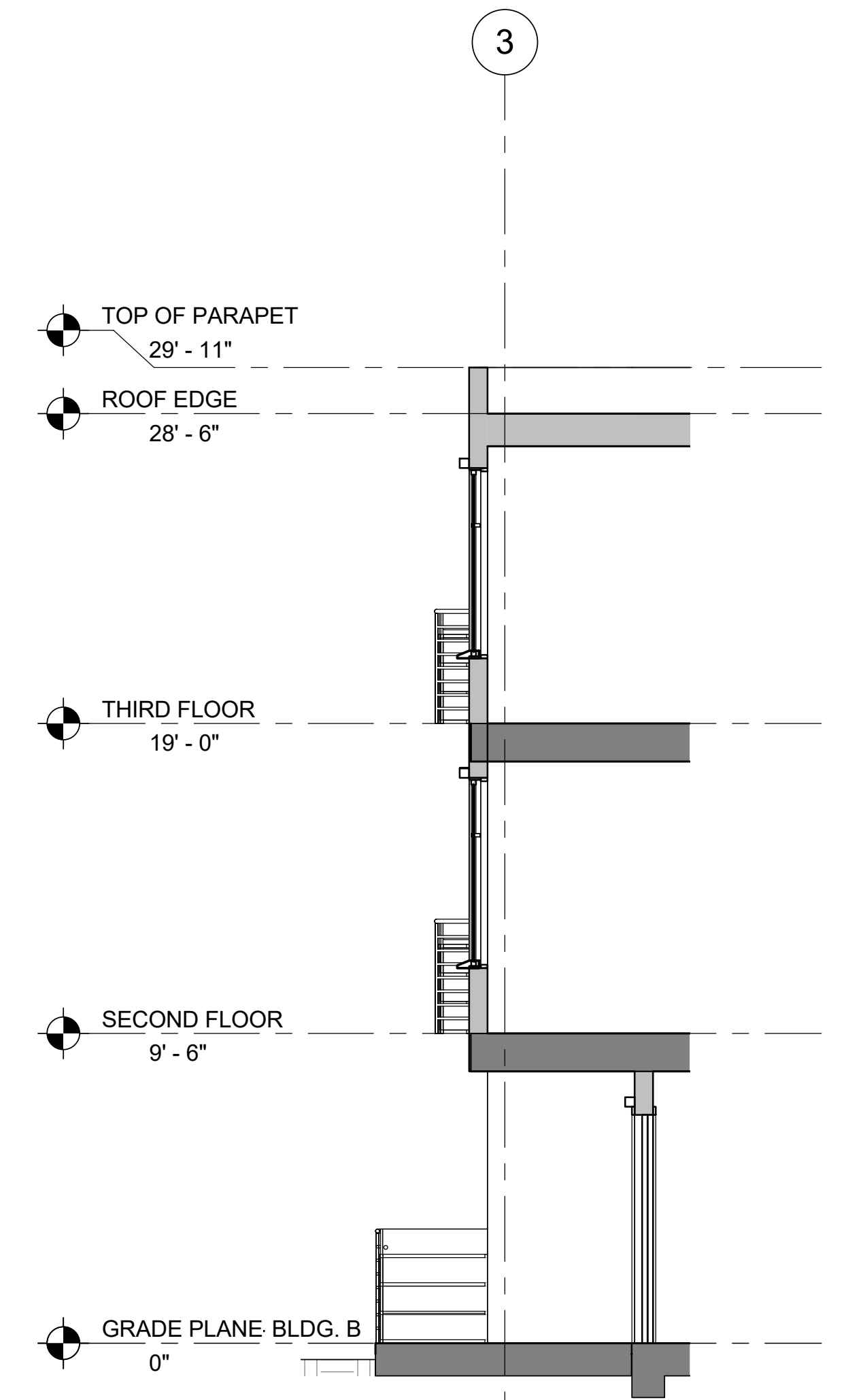




**2 Section 2**  
A3.4 1/8" = 1'-0"



**1 Section 1**  
A3.4 1/8" = 1'-0"



**3 WALL SECTION**  
A3.4 1/4" = 1'-0"

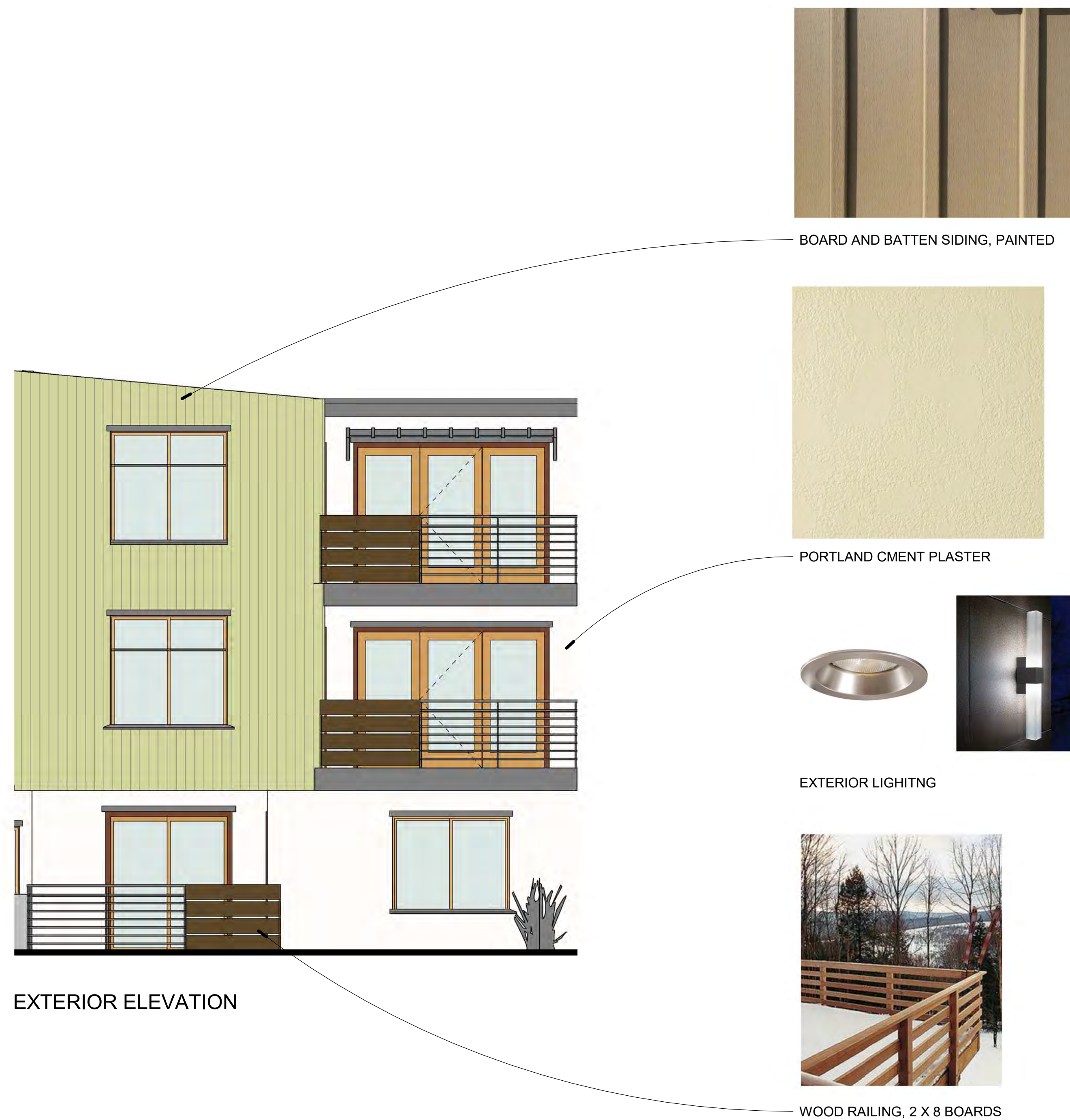
# 532, 538 & 544 ASTON WAY

SECTIONS AND WALL SECTIONS -  
BUILDING B

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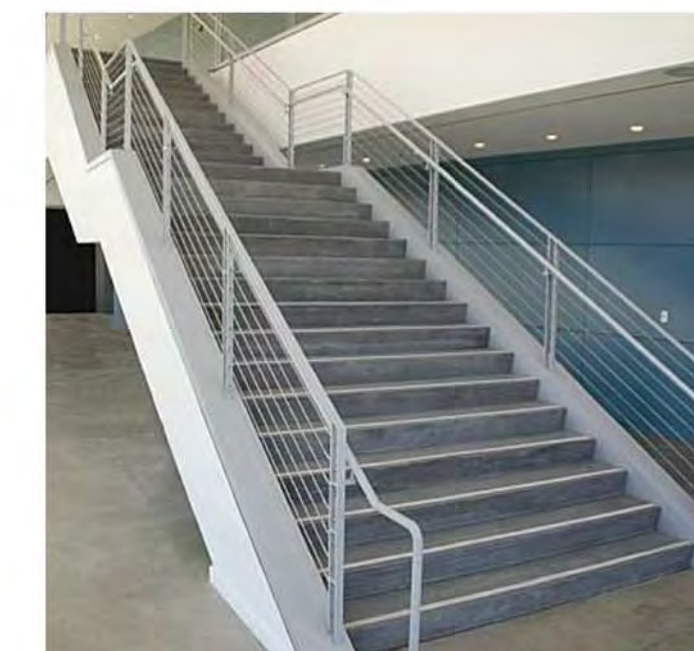




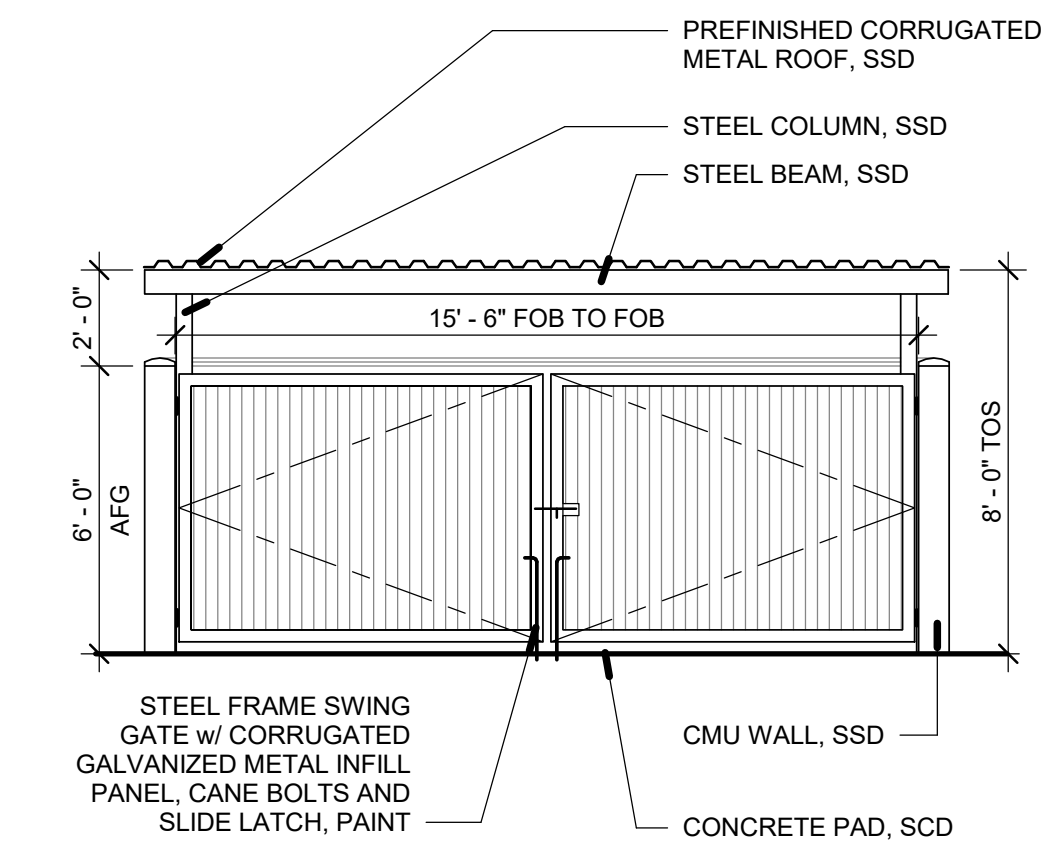
TPO ROOFING



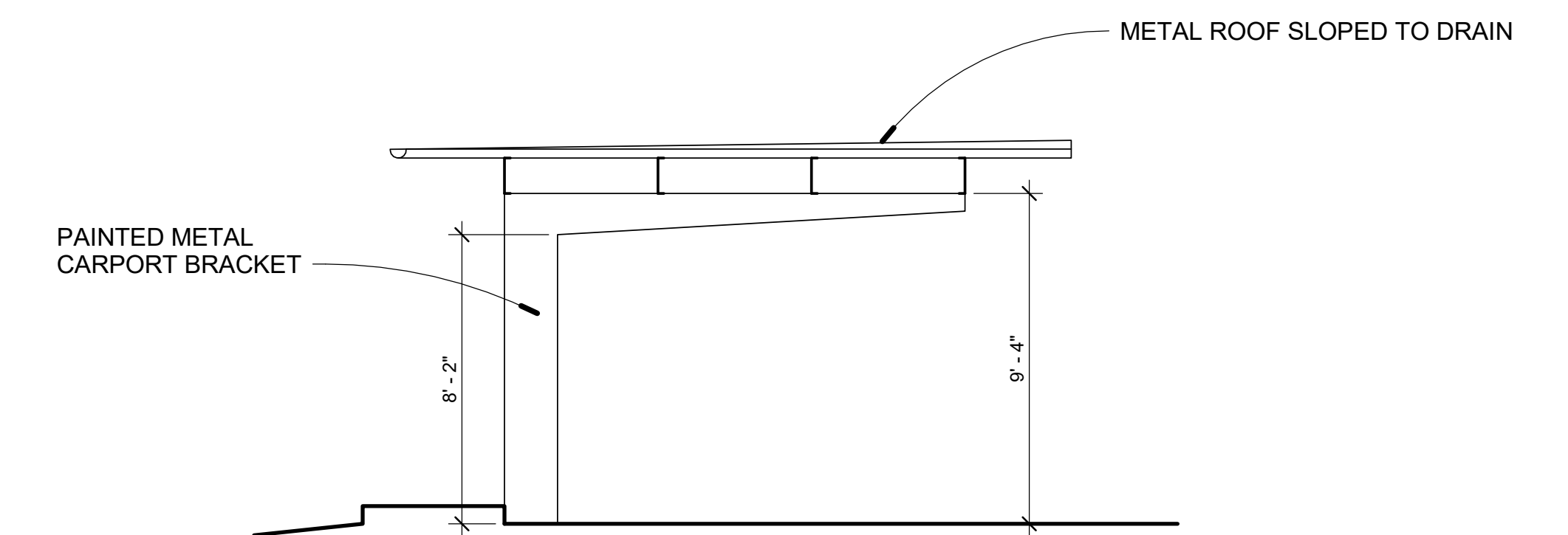
VINYL WINDOWS AND DOORS



CONCRETE STAIRS



TRASH ENCLOSURE ELEVATION



CARPORT ELEVATION

# 532, 538 & 544 ASTON WAY

COLOR AND MATERIAL BOARD

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a r c h i t e c t s

4.20.18