

PROJECT DATA

PROJECT LOCATION: 1665 GUERNEVILLE ROAD, SANTA ROSA, CA

ASSESSOR PARCEL #: 036-101-010

EXISTING ZONING: RR-20

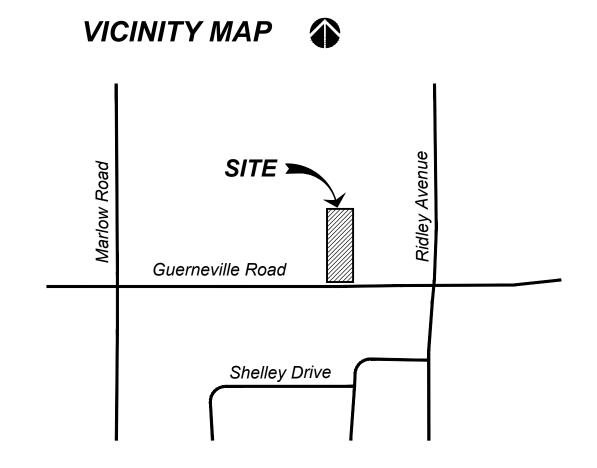
PROPOSED ZONING: R-3-18

SITE AREA: 0.88 ACRES (Net)

NUMBER OF HOMES: 12 plus 3 ADU's

PARKING REQUIRED: 30 SPACES (2.5 per home)

PARKING PROVIDED: 48 SPACES (24 in garages + 24 in driveways)

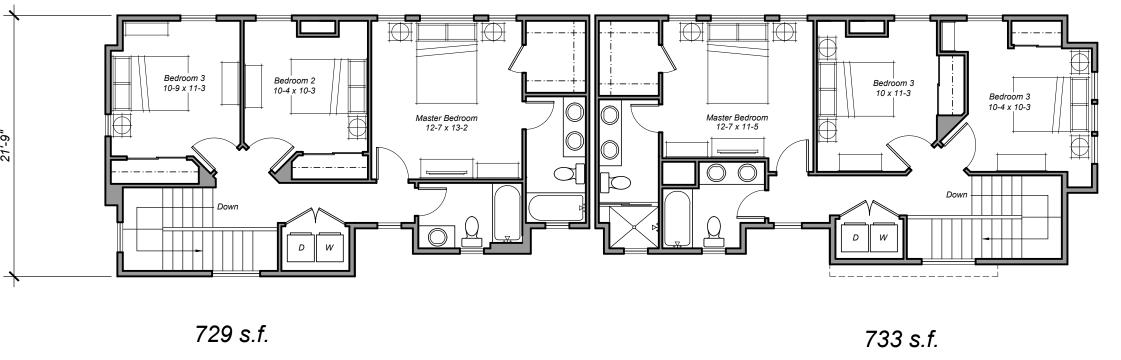




0' 8' 16' 32' SCALE: 1/16" = 1'-0"

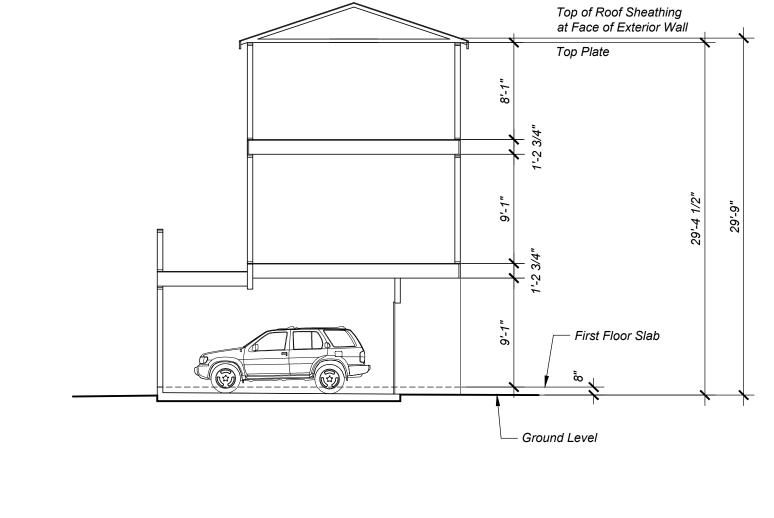
CONCEPTUAL SITE PLAN



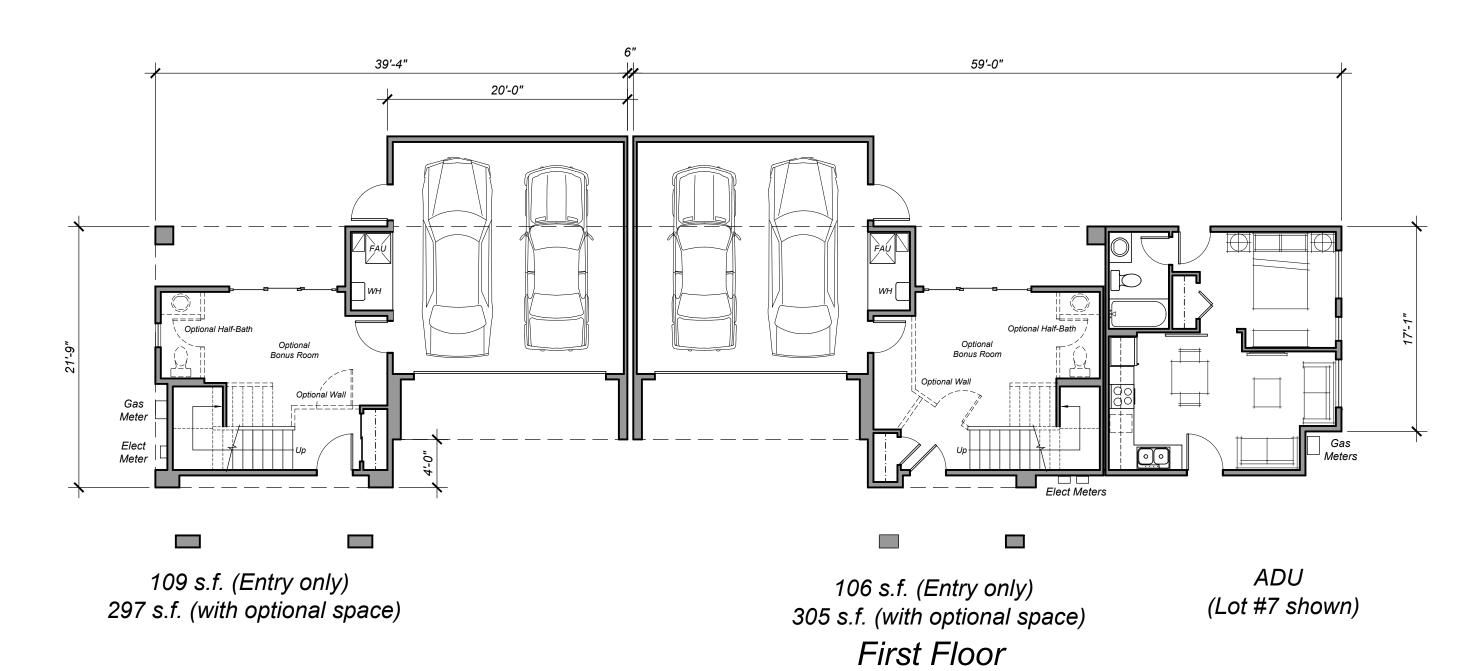


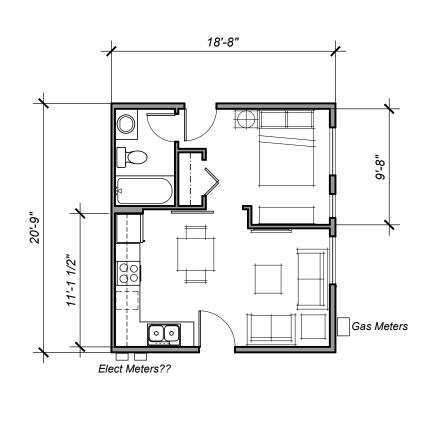
Third Floor

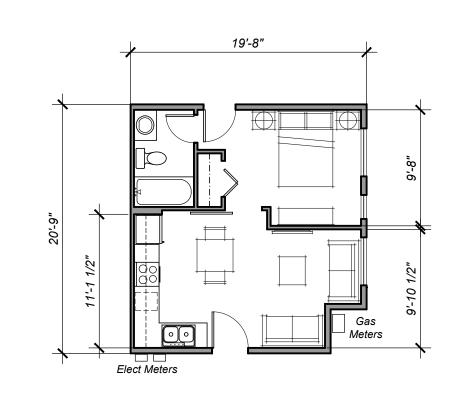




CONCEPTUAL SECTION A-A THRU GARAGE SCALE: 1/16" = 1'-0"







ADU - Lot #9 387 s.f.

ADU - Lots #6 & 7 397 s.f.

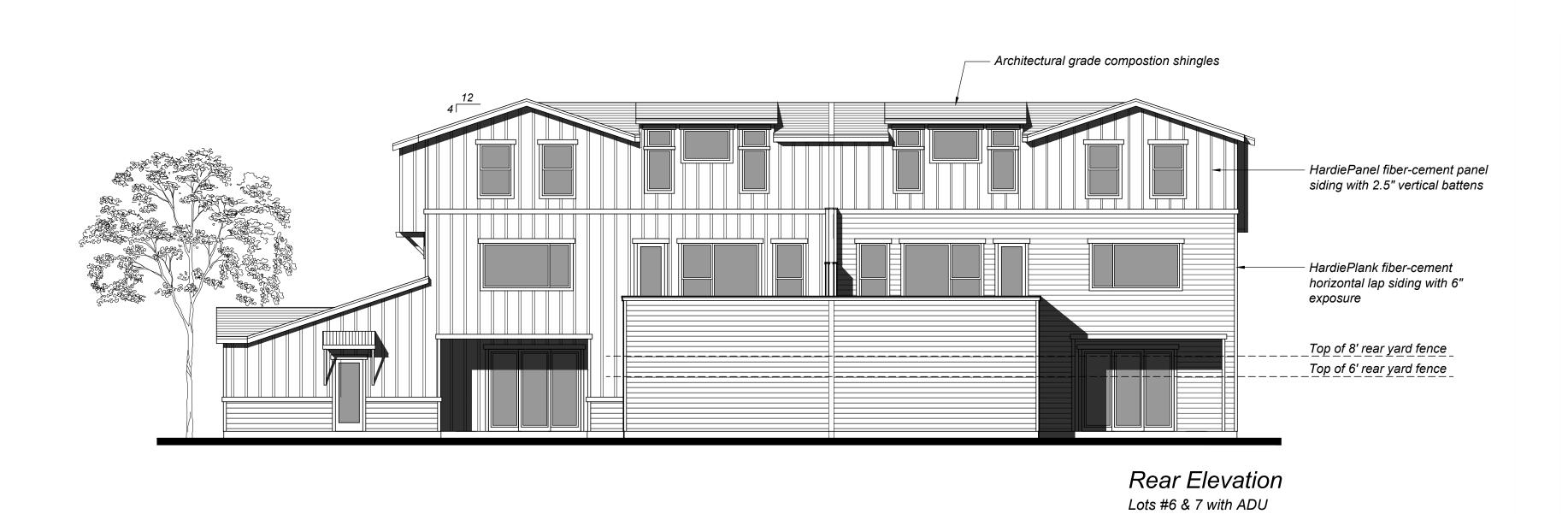
SCALE: 1/8" = 1'-0"



Front Elevation
Lots #6 & 7 with ADU



Front Elevation



Vinyl framed dual glazed windows with 2x trim

Steel brackets at metal roof awning

Ledgestone veneer

Guerneville Road Elevation

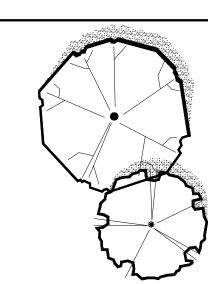
Interior End Elevation

1665 Guerneville Road

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

3

PLANT SYMBOLS NTS



Street Trees

Lagrestromia indica - Craple Myrtle Laurus Nobilis - Sartagoa laurel Pistacia chinensis- Pistache Cercis occidentalis 510.

(•) Westringia rosmarianus

Ceanothus' Concha '

Lomandra 'Breeze 'Tropicebelle'
Phormium 'Thom Thumb' Flax
Festuca Idahoensis

Helianthemum n. 'Sunrose' Nepeta faassenii. Catmint

Aristida purpurea Purple Three Awn grass
Arctostaphylos Uvi-Ursi Manzanita

Buxus Japonica

Bulbine 'Hallmark' Dietes vegeta Nandina domesti

Nandina domestica Grevillea spp.

Cupressus semp. 'Tiny Towers'

Phormium Flax Mid size

Deschampsia cespitosa Chondropetalum t. Cape Rush

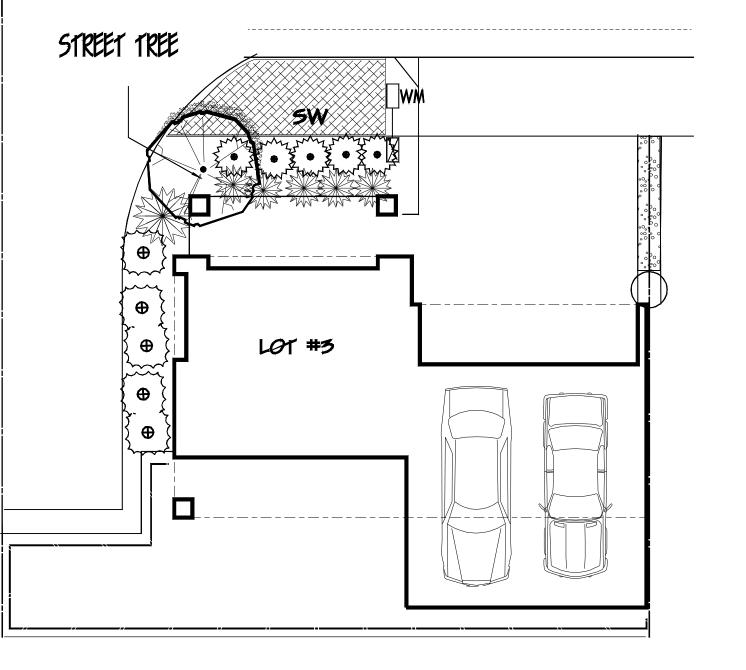
Mimulus a. Monkey Fl. 'Point Molate'

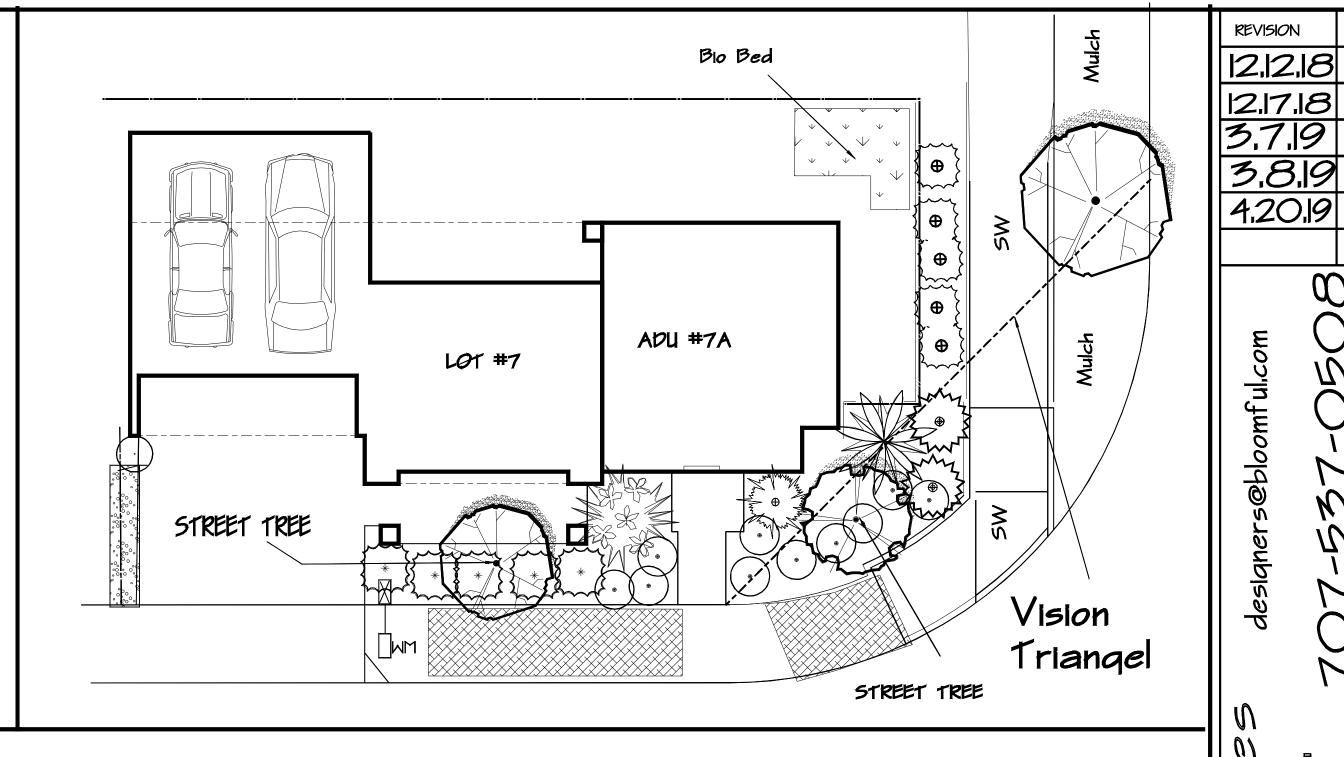
Permeable Gutter Pan w/ Bio retention Under SW Per Civil Engineers Sheet

Blo Bed
LID approved
California Fescue / sprigs or sod

Noyo Cobble 611-811

FRONT YARD
Subdivision Landscape
PRELIMINARY
16 th Scale





Mulch: materials are required to meet the Water Conservation Guidelines (WELO), An organic compost top dressing to be used as top mulch, such as "Clean Green' Compost from Grab N Grow in Sebastopol, or other ORMI compost. 3 inches thick. Use a non- organic compost or 'bare ground", for native plantings and trees, as well as all projects within the 'WUI' regulation

All Plant Material selections consist of a non flammable plant products, following Fire Safe approved Plant List and guidelines, and were selected from WUCOLS low water use plant species.

Irrigation:

Drip irrigation for all plants. Following WELO water conservation and Bay-Friendly guidelines. Valve installation shall be separated by hydrozones. Point system Drip emitters or sub-surface Netifim *'Techline CV'* products, for Tree Circles: See details provided. The placement of emitters is very important. Place each emitter a min of 3"-6" away from the stem of the plant or shrubs.

Landscape contractor's supervisor needs to be addressing this common error in the field, as the irrigation emitters are being

All Plants to be Drip Irrigated with Check Valves. Trees require a separate valve.

Sleeve all like materials (PVC pipes) in same trench;
Trenching to be min. 12" below rough grade.

Materials: Hunter PRO C/ ICC ET controller w/ repeat start time with Solar Sync attached to garage. Assembly to include:

Amiad Filter with 30 PSI Pressure Reducer; Drip irrigation Toro E-2® Classic (Flag) Emitters- point irrigation sizes: 15-

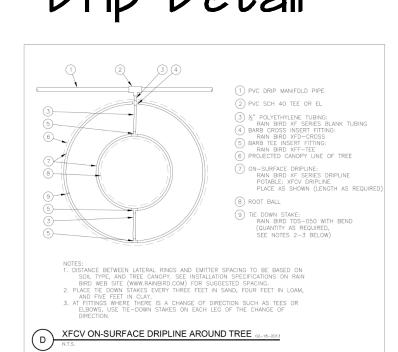
Irrigation Notes

Planting NOTES

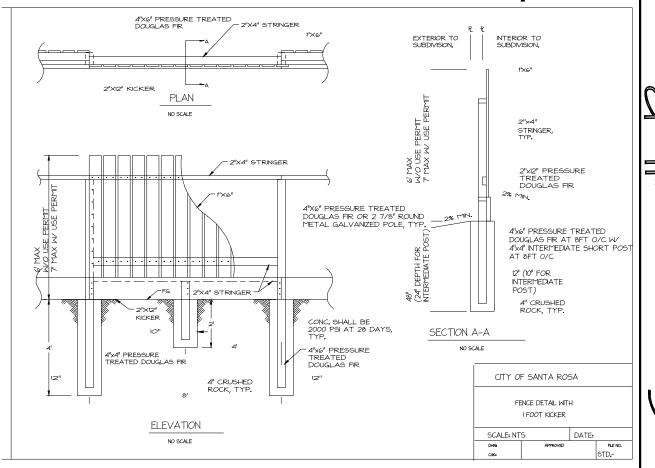
- All (100%) of plant material is listed on the WUCOLS list as VL or L water use, and was designed, for appropriate planting gaves and expressing.
- Plant material on planting plan is drawn at 3-5 year maturity.
- Living groundcovers instead of turf were massed for affect and efficiency.
 Landscape maintenance of new plantings, may require bi-
- weekly visitation during active growing months (March September) to the landscape for weeding, cultivating, deadheading, and checking on the drip irrigation system for optimum operation, and plant health. This planting is a Low-Maintenance design. Winter month maintenance will be weather permitting.
- Use of IPM pest and weed controls require less chemicals.

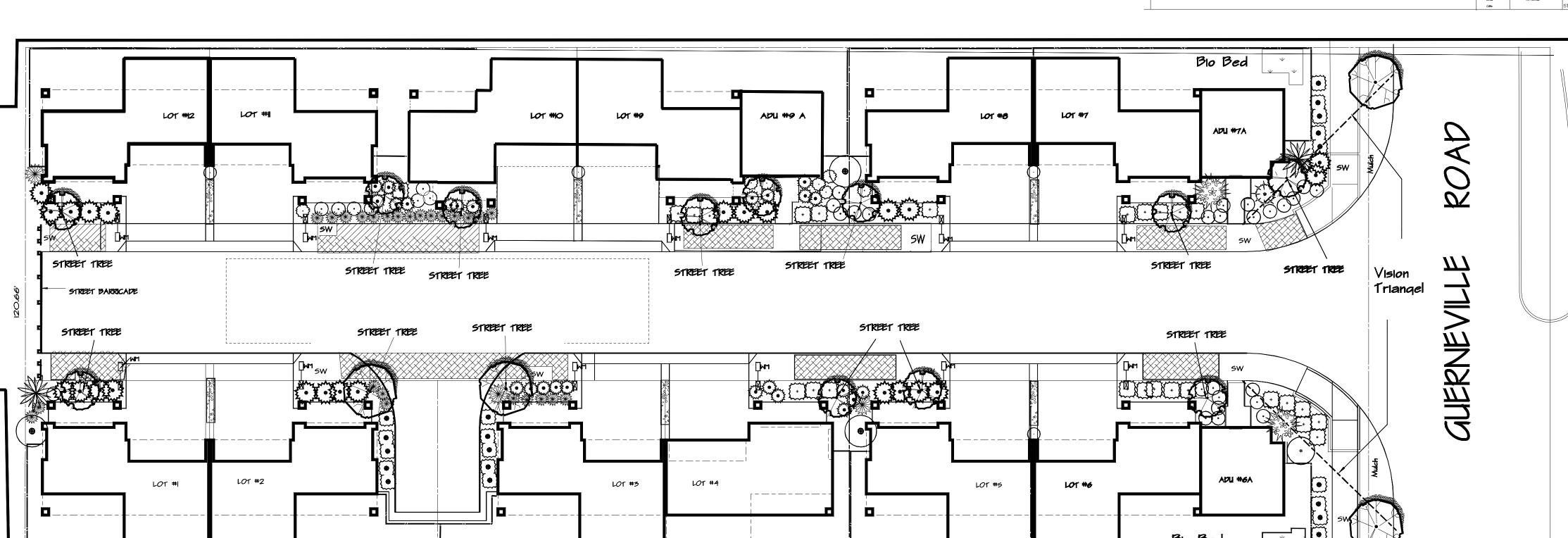
Planting Guidelines

Tree Circle Netifim-Techline Drip Detail



TYP. Fence Concept





le Dowd Markarian andsacpe Design 508 Los Olvos Rd.

Cadfile SDM
Date 1,30,18
Scale 1 = 16'
Drawn SDM
Job GRH

