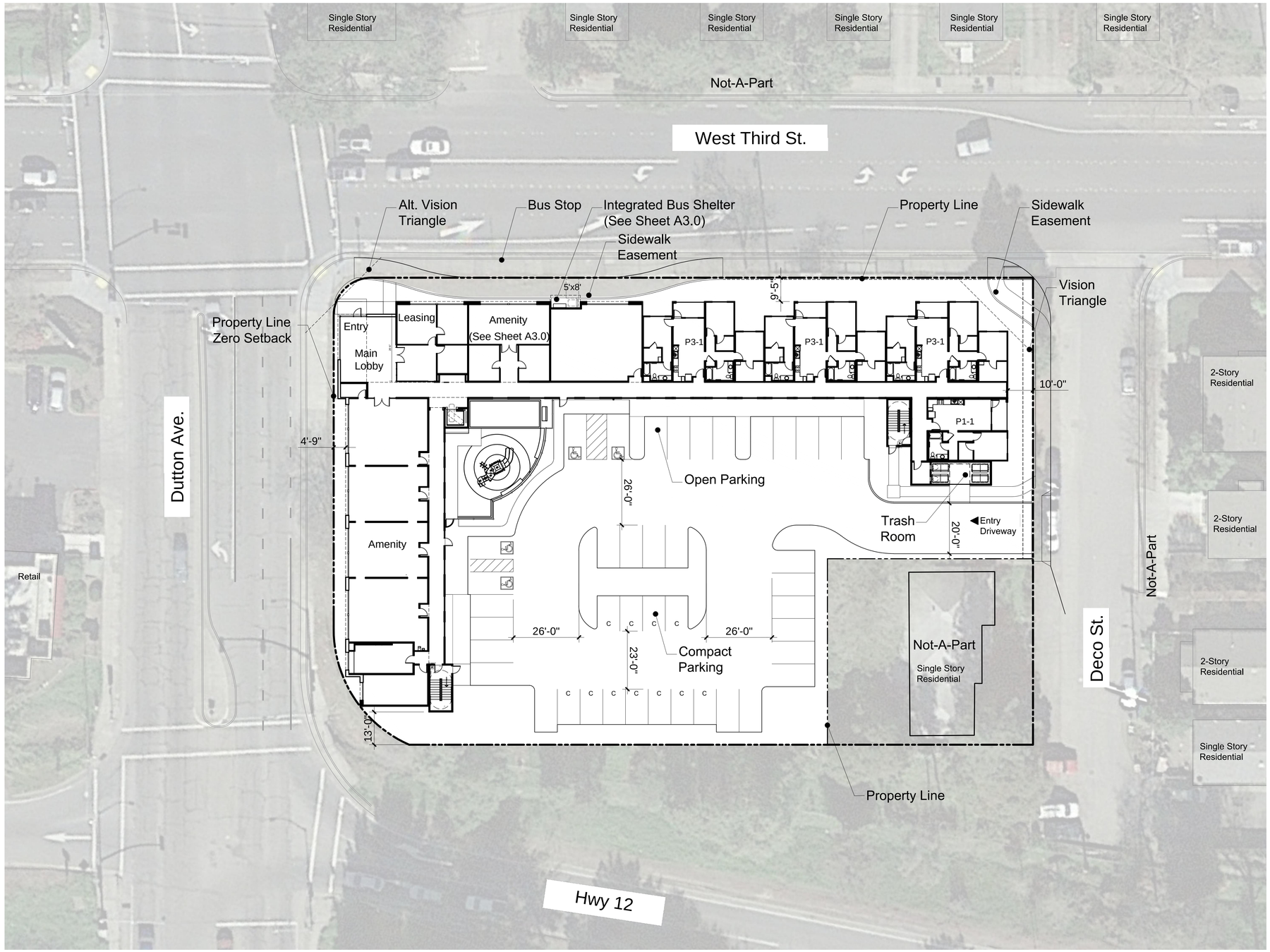


Project Summary

Site Summary

Site Area:	±1.03 gross acres*
Density	±39.8 du/acre
Dwelling Units	±41 du

5 Story Apartments

Unit Summary

1Bd	(26%)	=11 units
2Bd	(37%)	=15 units
3 Bd	(37%)	=15 units
Total		±41 units

Parking Provided

Standard Parking:	30 Spaces
Compact Parking:	11 Spaces
Total Parking Provided:	±41 Spaces

Parking Required

1bd	11	x1	11 Spaces
2bd	15	x1	15 Spaces
3bd	15	x1	15 Spaces
Total Parking Provided:			41 Spaces

Provided Site Coverage ±35%

NOTES

* Site area prior to bus dedication

RECEIVED
By Andrew Trippel at 12:31 pm, Jun 15, 2019

Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

INTEGRITY Housing
4 Venture, Suite 295
Irvine, CA 92618

DUTTON FLATS
SANTA ROSA, CALIFORNIA # 2018-0793

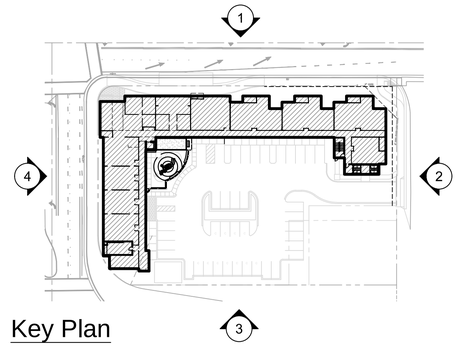
SCHEMATIC DESIGN
June 11, 2019

0 10 20 40

SITE PLAN
GROUND LEVEL PLAN

A1.0

1. North Elevation (Third St.)



Key Plan
N.T.S.

4. West Elevation (Dutton Ave.)

2. East Elevation(Decoe St.)

3. South Elevation

Material Legend
1. Stucco
2. Metal Panel
3. Trim
4. Window w/ Trim
5. Storefront
6. Metal Railing
7. Corrugated Metal
8. Accent Color
9. Board Form Concrete Veneer
10. Door
11. Bus Bench
12. Fiber Cement Siding

Note - Refer to Landscape Plans for landscape placement/ type

ktgy
Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
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ktgy.com

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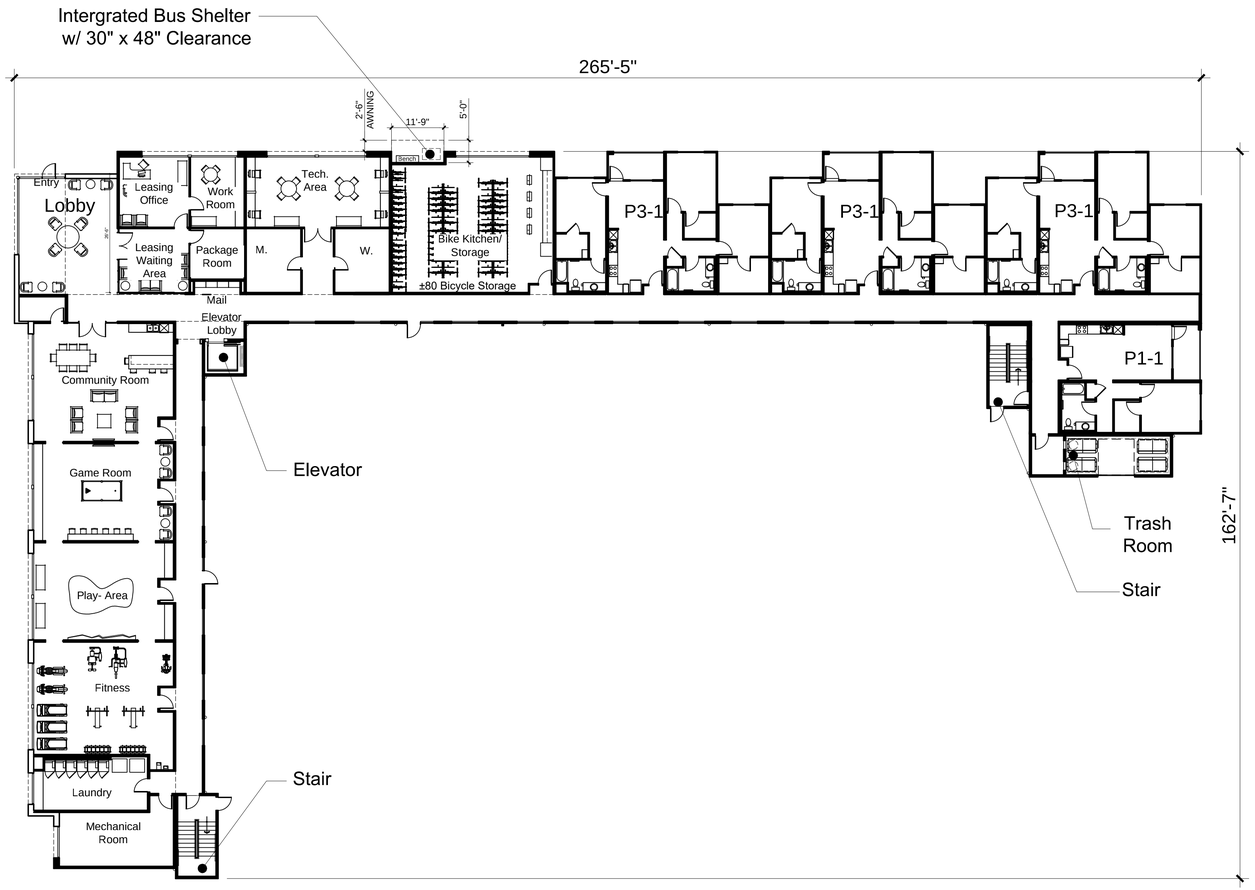
DUTTON FLATS
SANTA ROSA, CALIFORNIA # 2018-0793

SCHEMATIC DESIGN
June 11, 2019

0 8 16 32

ELEVATIONS
EXTERIOR ELEVATIONS

A2.0



Level 1

ktgy

Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

INTEGRITY Housing
4 Venture, Suite 295
Irvine, CA 92618

DUTTON FLATS
SANTA ROSA, CALIFORNIA # 2018-0793

SCHEMATIC DESIGN
June 11, 2019

0 8 16 32

BUILDING PLAN
LEVEL 1

A3.0

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17911 Von Karman Ave,
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ktgy.com

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4 Venture, Suite 295
Irvine, CA 92618

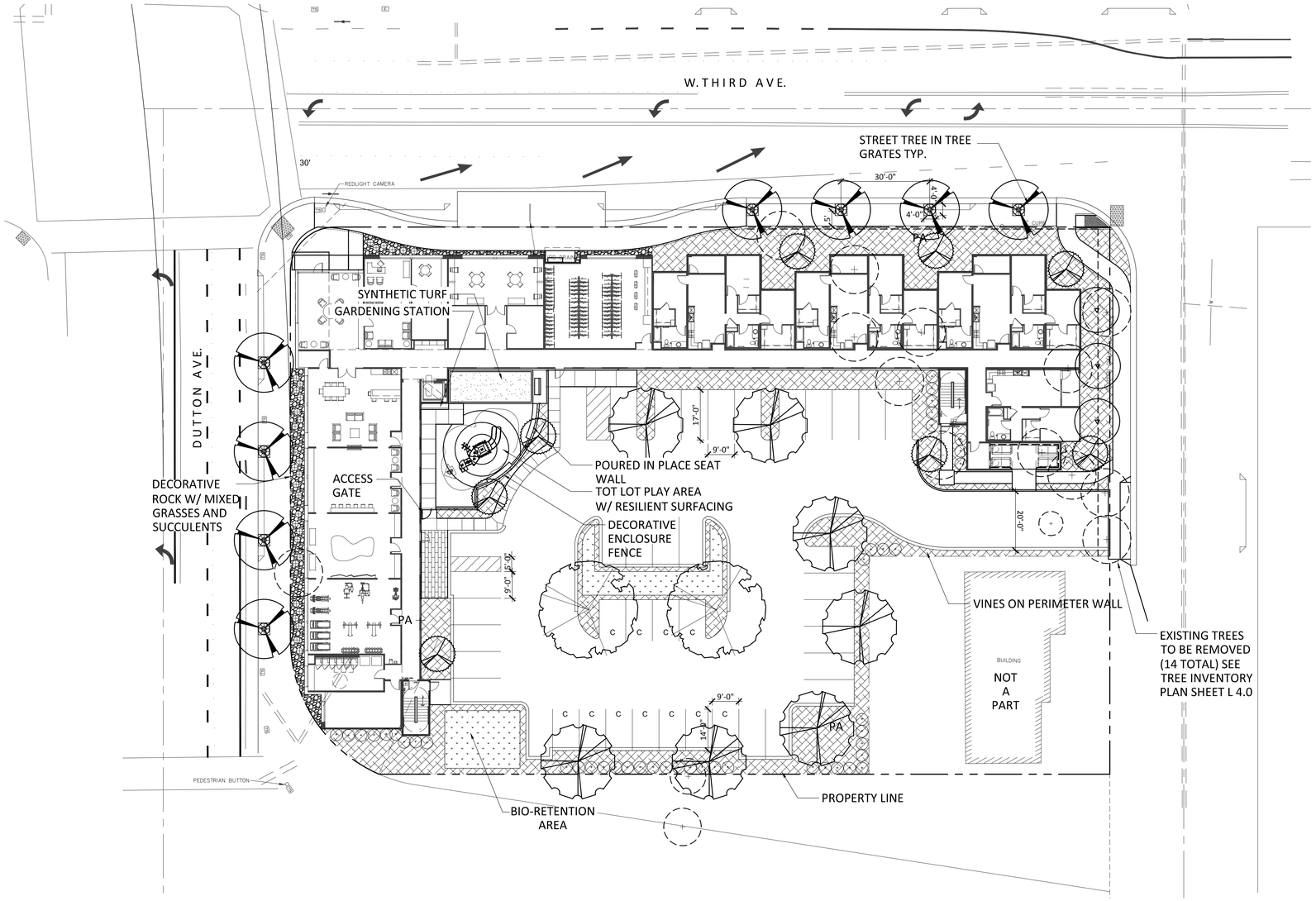
DUTTON FLATS
SANTA ROSA, CALIFORNIA # 2018-0793

SCHEMATIC DESIGN
June 11, 2019

NTS

PESRPECTIVE
VIEW FROM CORNER INTERSECTION

A6.0



LANDSCAPE CONCEPT STATEMENT:

THE PROJECT LANDSCAPE DESIGN WILL COMPLY WITH THE LATEST WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) (A.B. 1881) BY UTILIZING A HIGH EFFICIENCY, LOW FLOW TYPE, SUB-SURFACE IRRIGATION SYSTEM WITH SMART CONTROLLER, FLOW AND RAIN SENSING EQUIPMENT. ADDITIONALLY, THE SITE WILL BE DIVIDED INTO HYDROZONES BASED ON EXPOSURE AND PLANT TYPES WITH SIMILAR WATER USE REQUIREMENTS TO ENSURE AN EFFICIENT USE OF WATER. THE PROPOSED PLANT PALETTE WILL BE COMPRISED OF PLANT SPECIES WITH A LOW WATER USE WUCOLS CLASSSIFICATION. LASTLY PLANTS WILL BE SELECTED AND SPACED TO ALLOW THEM TO GROW NATURALLY WITH MINIMAL PRUNING. ALL OF THESE FACTORS WILL ENSURE THE PROJECT WILL UTILIZE LESS WATER THAN WHAT WILL BE ALLOCATED FOR THE PROJECT (MAWA).

GENERAL NOTES:

1. All Trees within 5' of hardscape to have a 12" deep linear root barrier.
2. All non-turf landscape areas to receive a 3" layer of shredded organic mulch. Groundcover areas to receive 2" layer Unless otherwise noted on the plan.
3. All backflows and above ground equipment to be placed at least 5' from hardscape on flat area. All equipment to be screened from view with plant material.
4. Soil compaction to be no greater than 85% on landscape areas.
5. Surface run-off in landscape areas to flow at 2% minimum away from structures to approved drainage system
6. All finish grades to be 1½" below finish surface paving.
7. Agronomical soil testing report to be provided by contractor.
8. Streetscapes along West 3rd street and Dutton Ave shall comply wit the Santa Rosa Specific Plan
9. Landscape irrigation equipment to be drip low-flow type that satisfies the City adopted Water Efficient Landscape Ordinance (WELO).
10. Landscape and Irrigation shall conform to Section 20-34 of the City of Santa Rosa Zoning Code.
11. All on-site utilities to be screened to be screen from public view.

LANDSCAPE AREA TABLE - INCLUDED AREA		
AREA	AREA	PERCENTAGE
BUILDING	15,830 S.F.	32%
HARDSCAPE	25, 120 S.F.	50%
LANDSCAPE	9,290 S.F.	18%
OVERALL TOTAL	50.285 S.F.	100%

PLANTING LEGENDS

TREES

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	Lagerstroemia i 'Muskogee' Crape Myrtle	24" Box	8	M	Multi
	Pistachia chinensis Chinese pistache	24" box	8	L	Standard
	Lophostemon confertus Brisbane Box	24" Box	3	L	Standard
	Geijera parviflora Australian Willow	24" Box	7	L	Standard
	Ulmus parvifolia 'Drake' Drake Evergreen Elm	24" Box	2	L	Standard

SHRUBS - LARGE - PER PLAN

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QUANTITY	WUCOLS	REMARKS
	Heteromeles arbutifolia Toyon	5 Gal	46	L	
	Westringia fruiticosa 'Blue Gem' Blue Gem Coast Rosemary	5 Gal		L	

SHRUBS - MEDUIM - 2,476 s.f. APPROX. +/- 450 PLANTS @ 30" O.C.

SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS	REMARKS
	Callistemon 'Little John' Dwarf Bottle Brush	5 Gal	30" O.C.	L	
	Hesperaloe parviflora Red Yucca	5 Gal		L	
	Raphiolepis i. 'Clara' Texas Privet	5 Gal		L	

GROUNDCOVER/GRASSES - 5,778 S.F. APPROX. +/- 741 PLANTS @ 36" O.C.

SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS	REMARKS
	Festuca mairei Atlas Grass	1 Gal	18" O.C.	L	
	Muhlenbergia rigens Deer Grass	1 Gal	30" O.C.	L	
	Rosa 'Flower Carpet' -Red Red Flower Carpet Rose	5 Gal	30" O.C.	M	
	Rosmarinus o. 'Huntington Carpet' Prostrate Rosemary	1 Gal	36" O.C.	L	
	Baccharis p. 'Twin Peaks' Dwarf Coyote Bush	1 Gal	48" O.C.	L	
	Myoporum parvifolium 'Putah Creek' Putah Creek Myoporum	1 Gal	30" O.C.	L	

BIO-RETENTION BASIN - 1,036 S.F. APPROX. +/- 857 PLANTS

SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING/QTY	WUCOLS	REMARKS
	Achillea millefolium Yarrow	1 Gal	18" O.C.	L	
	Carex divulsa Berkeley Sedge	1 Gal	18" O.C.	L	
	Muhlenbergis rigens Deer Grass	1 Gal	18" O.C.	L	
	Juncus patens 'Elks Blue' Elks Blue Rush	1 Gal	18" O.C.	L	

THIS PRELIMINARY PLANT PALETTE IS INTENDED TO REPRESENT A TYPICAL SAMPLE OF THE PROPOSED PLANTS FINAL SPECIES SELECTIONS MAY VARY DURING DEVELOPMENT OF THE DETAILED PLANS.

PLANT MATERIAL TABLE - PER CITY IF SANTA ROSA GUIDELINES

	PLANT MATERIAL	MIN REQ.	PROVIDED
TREES	1 TREE - PER 5 PARKING STALLS	8	10
	1 TREE - 200 SF OF LS SETBACK	12	7
	1 TREE - 600 SF OF BALANCE	-	3
	1 STREET TREE - 30' O.C.	-	8
SHRUBS	5 GALLON	100%	
GROUND COVER	1 GALLON	100%	

DUTTON FLATS

INTEGRITY HOUSING & PHOENIX DEVELOPMENT

SANTA ROSA, CALIFORNIA

L 1.0 - CONCEPTUAL LANDSCAPE PLAN

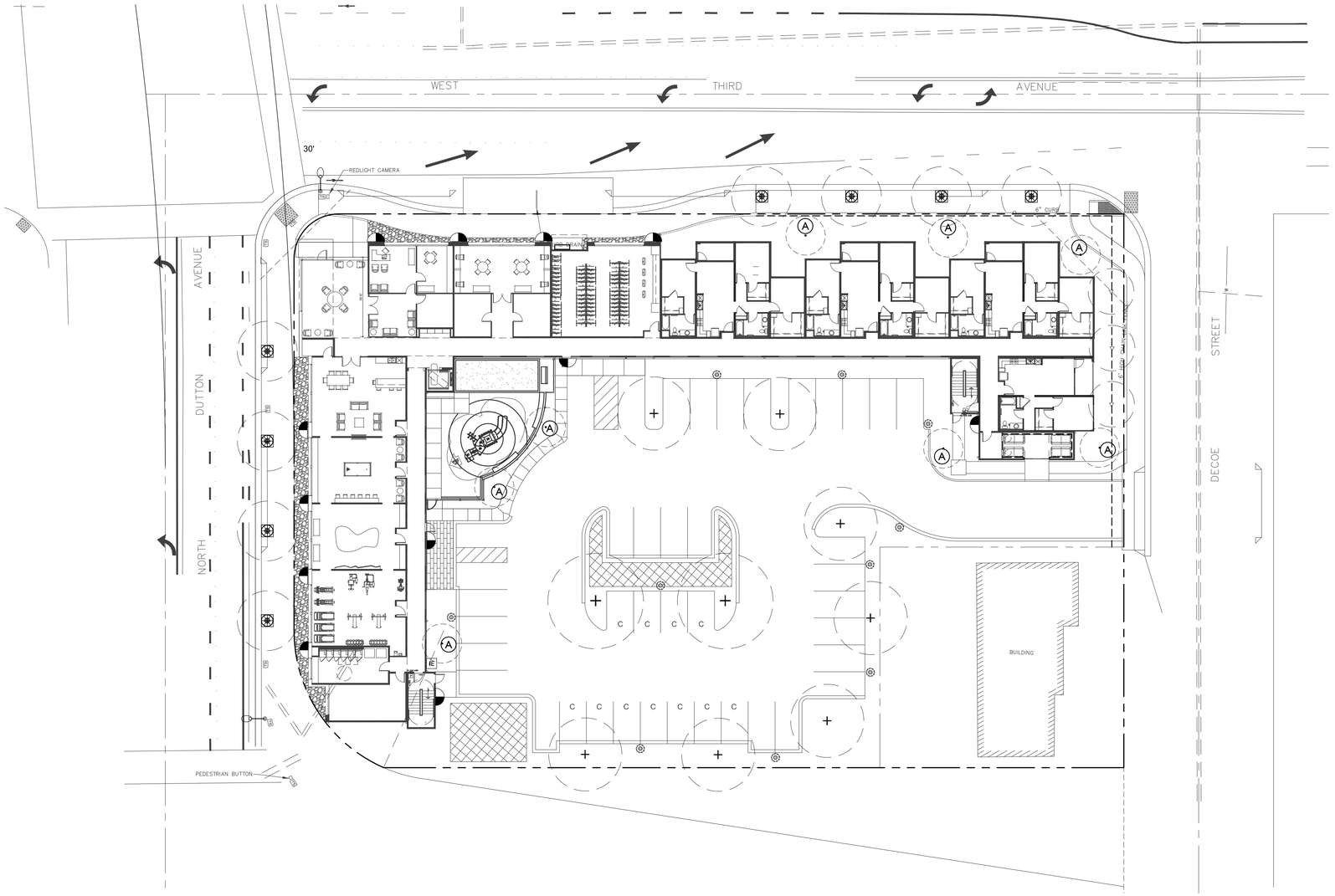
Scale: 1"=20'-0"

0 10' 20' 40'

N

Date: 06/11/19

JJH Landscape Architects
40 Calypso
Irvine, CA 92618
(949) 693-3110



LIGHT FIXTURE LEGEND:

(FOR INFORMATION ONLY - SEE ELECTRICAL ENGINEER PLANS FOR INSTALLATION PURPOSES)

SYMBOL	TYPE/ LOCATION	MANUFACTURER/ CATALOG #	LAMP/ LOAD	VOLTS	MOUNTING/NOTES
(A)	BULLET UPLIGHT TREES - SPOT	TBD	TBD	LOW VOLTAGE	40° DEGREE SPOT IN-GROUND BALLAST
	PEDESTRIAN POLE LIGHT	PHILIPS LUMEC MODEL #: TBD		120V	POST TOP MOUNT MODEL: TBD
	WALL SCONCE	BY ARCHITECT	-		-
	EXISTING COBRA HEAD STREET LIGHT	-	-	-	-
E	120 VOLT ELECTRICAL POWER for IRRIGATION CONTROLLER	TO BE PROVIDED BY OTHERS. FIELD VERIFY ACTUAL LOCATION.			
	SYMBOL INDICATES PROPOSED TREE LOCATION				

POINT-OF-CONNECTION and ELECTRICAL PANEL NOTE:

ELECTRICAL POINT-OF-CONNECTION and ELECTRICAL PANEL TBD

REFERENCE NOTE:

PLANS ARE FOR REFERENCE ONLY. SEE ELECTRICAL PLANS PREPARED BY ELECTRICAL ENG.

PEDESTRIAN POLE LIGHT TO MATCH CITY STANDARD

DUTTON FLATS

INTEGRITY HOUSING & PHOENIX DEVELOPMENT

SANTA ROSA, CALIFORNIA

L 2.0 - CONCEPTUAL LIGHTING PLAN

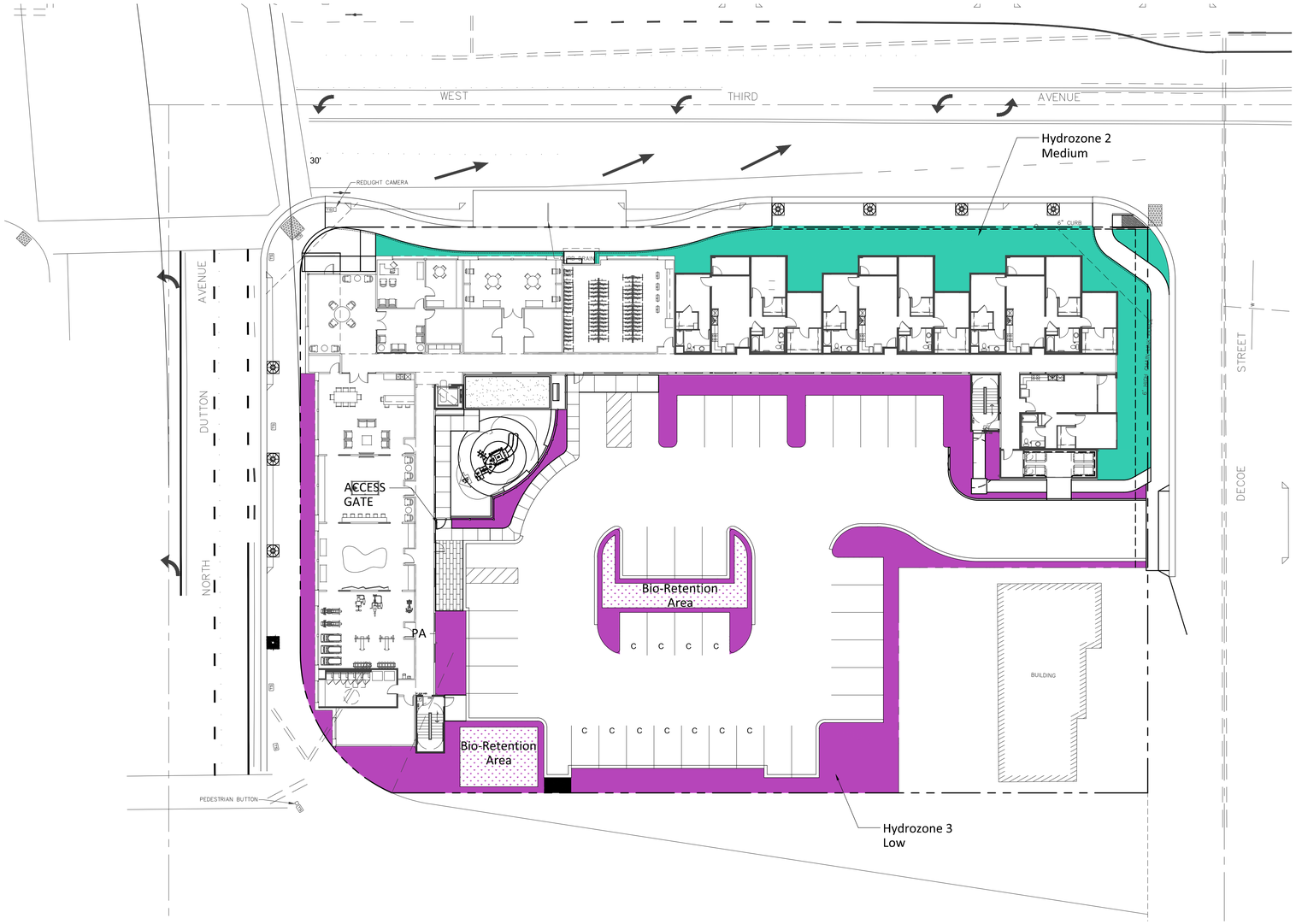
Scale: 1"=20'-0"

0 10' 20' 40'

N

Date: 06/11/19

JJH Landscape Architects
40 Calypso
Irvine, CA 92618
(949) 683-3110



MAWA = Maximum Applied Water Allowance

MAWA = (Eto - Eppt)(0.62)[(0.7)(LA)+(0.3)(SLA)]
Where:
MAWA = Maximum Applied Water Allowance (gallons per year)
Eto = Reference Evapo-transpiration (for location in inches per year)
Eppt = Effective Precipitation (no more than 25% of local Eto, typically 10%)
0.62 = conversion factor to gallons
0.7 = Eto Adjustment Factor (average Ks of .5 divided by 0.7 irrigation efficiency)
LA = Total irrigated Landscape Area (in square feet) including Special Landscape Area (SLA)
SLA = Portion of the total irrigated Landscape Area identified as Special Landscape Area (recreational turf)
0.3 = The additional ET Adjustment Allowance Factor for Special Landscape Area (1.0 - 0.7 = 0.3)

Enter Eto @ site here =	36.2	inches/ year
Enter Eppt @ site here =	0.0	inches/ year
Enter LA @ site here =	9,290	square feet
Enter SLA @ site here =	0	square feet

MAWA=	36.2	0.0	0.62	0.7	9,290	0.3	0

MAWA=	145,953	Gallons/Year	0.45 Acre Feet/Year
	195	Units/Year	

ETWU = Estimated Total Water Use

ETWU = (Eto)(0.62)[(PF x HA)/IA+ SLA]
Where:
ETWU = Estimated Total Water Use in gallons per year
Eto = Reference Evapo-transpiration (for location in inches per year)
0.62 = conversion factor to gallons
PF = Plant Factor from WOLCOLS
HA = Hydrozone Area [high, medium, low water use areas] (square feet)
IA = Irrigation Efficiency (minimum 0.71)
Special Landscape Area (square feet)

Hydrozone	Plant water Use Type(s)	Plant Factor (PF)*	Area (square feet)	PF x Area (square feet)	Application Eficiency	Calc. Factor
1	High	0.0	0	0	1.00	0
2	Medium	0.6	2,640	1,584	0.71	2,231
3	Low	0.3	6,650	1,995	0.71	2,810
4		0.0	0	0	1.00	0
5		0.0	0	0	1.00	0
			Sum	3,579	Sum	5,041
6	SLA	1.0	0	0	1.00	0

*Plant Factor from WULCOLS

ETWU = (Eto)(0.62)[(PF x HA)/IA+ SLA]

ETWU =	36.2	0.62	5,041	0

ETWU =	113,137	Gallons/Year
	151	Units/Year
	0.3	Acre-Ft/Year

IRRIGATION DESIGN CRITERIA:

1. Dedicated irrigation meter or submeter required Landscapes >/5,000 sqft require a high-flow sensor and master valve
2. Isolation valves must be installed at the POC and before each valve or valve manifold
3. Weather-based or sensor based self-adjusting irrigation controllers utilizing non-volatile memory required
4. Rain sensors required for each controller
5. Components must operate at the manufacturer's recommended optimal pressure
6. System designed to prevent runoff or overspray onto nontargeted areas

✻ CERTIFICATE OF LANDSCAPE DESIGN NOTE: ✻

THE DESIGN OF THIS PROJECT WILL COMPLY WITH THE REQUIREMENTS OF THE CITY of SANTA ROSA WATER EFFICIENT LANDSCAPE REGULATIONS .

DUTTON FLATS

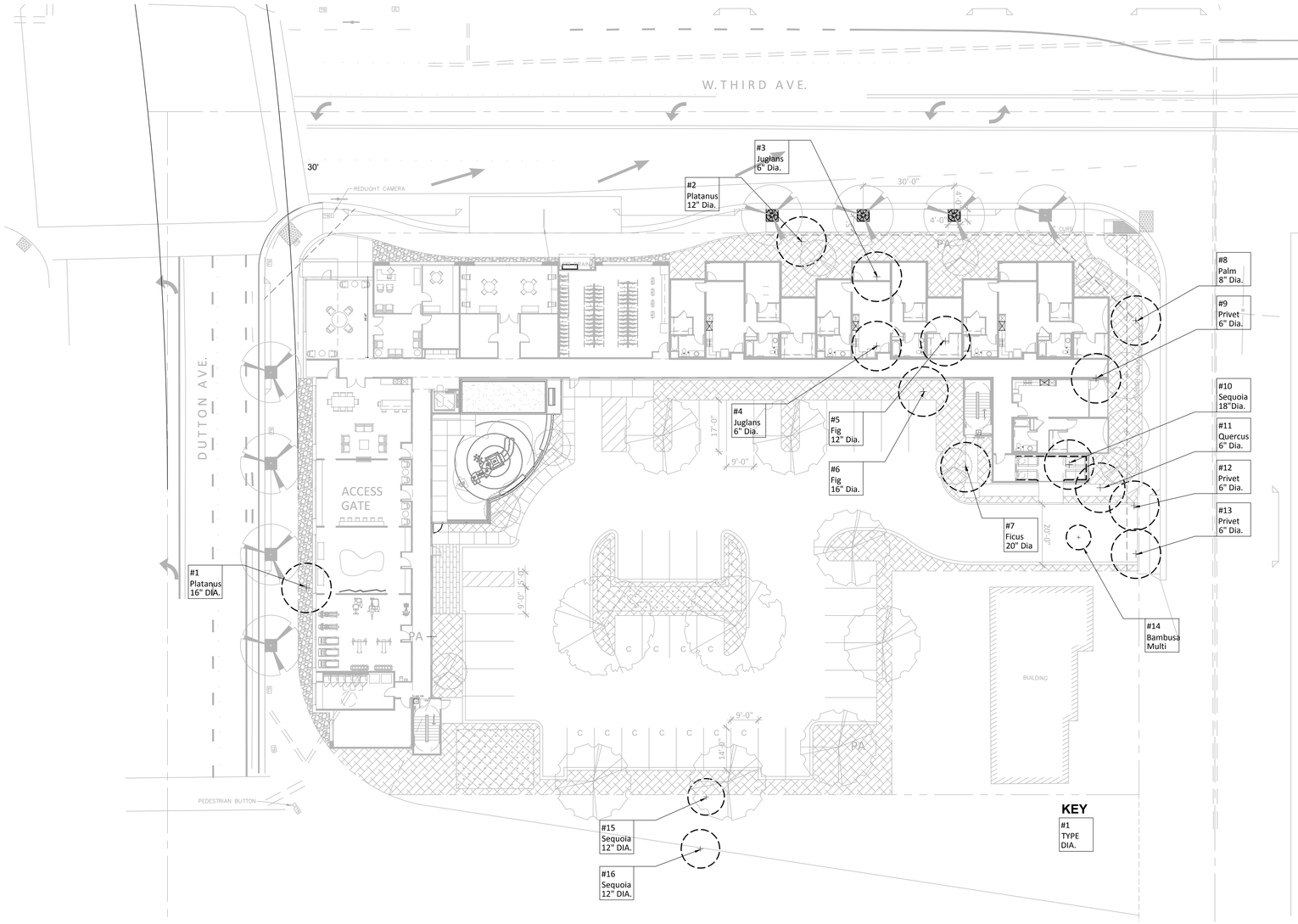
INTEGRITY HOUSING & PHOENIX DEVELOPMENT

SANTA ROSA, CALIFORNIA

L 3.0 - CONCEPTUAL IRRIGATION PLAN

Scale: 1"=20'-0"
0 10' 20' 40'
N
Date: 06/11/19

JJH Landscape Architects
40 Calypso
Irvine, CA 92618
(949) 683-3110



TREE INVENTORY					
TREE #	Botanical Name	Common Name	Caliper /Dia.	Heritage	To be removed
1	Platanus occidentalis	American Sycamore	16"	No	Yes
2	Platanus occidentalis	American Sycamore	12"	No	Yes
3	Juglans spp.	Walnut	6"	No	Yes
4	Juglans spp.	Walnut	6"	No	Yes
5	Ficus spp.	Common Fig	12"	No	Yes
6	Ficus spp.	Common Fig	16"	No	Yes
7	Ficus spp.	Common Fig	20"	No	Yes
8	Trachycarpus fortunei	Windmill Palm	8"	No	Yes
9	Privet spp.	Japanese Privet	6"	No	Yes
10	Sequoia sempervirens	Sequoia	18"	No	Yes
11	Quercus ilex	Holly oak	6"	No	Yes
12	Privet spp.	Japanese Privet	6"	No	Yes
13	Privet spp.	Japanese Privet	6"	No	Yes
14	Bambusa spp	Bamboo	N/A	No	Yes
15	Sequoia sempervirens	Sequoia	16"	No	No/ Off-Site
16	Sequoia sempervirens	Sequoia	16"	No	No/ Off-site

DUTTON FLATS

INTEGRITY HOUSING & PHOENIX DEVELOPMENT

SANTA ROSA, CALIFORNIA

L 4.0 - EXISTING TREE INVENTORY PLAN

Scale: 1"=20'-0"

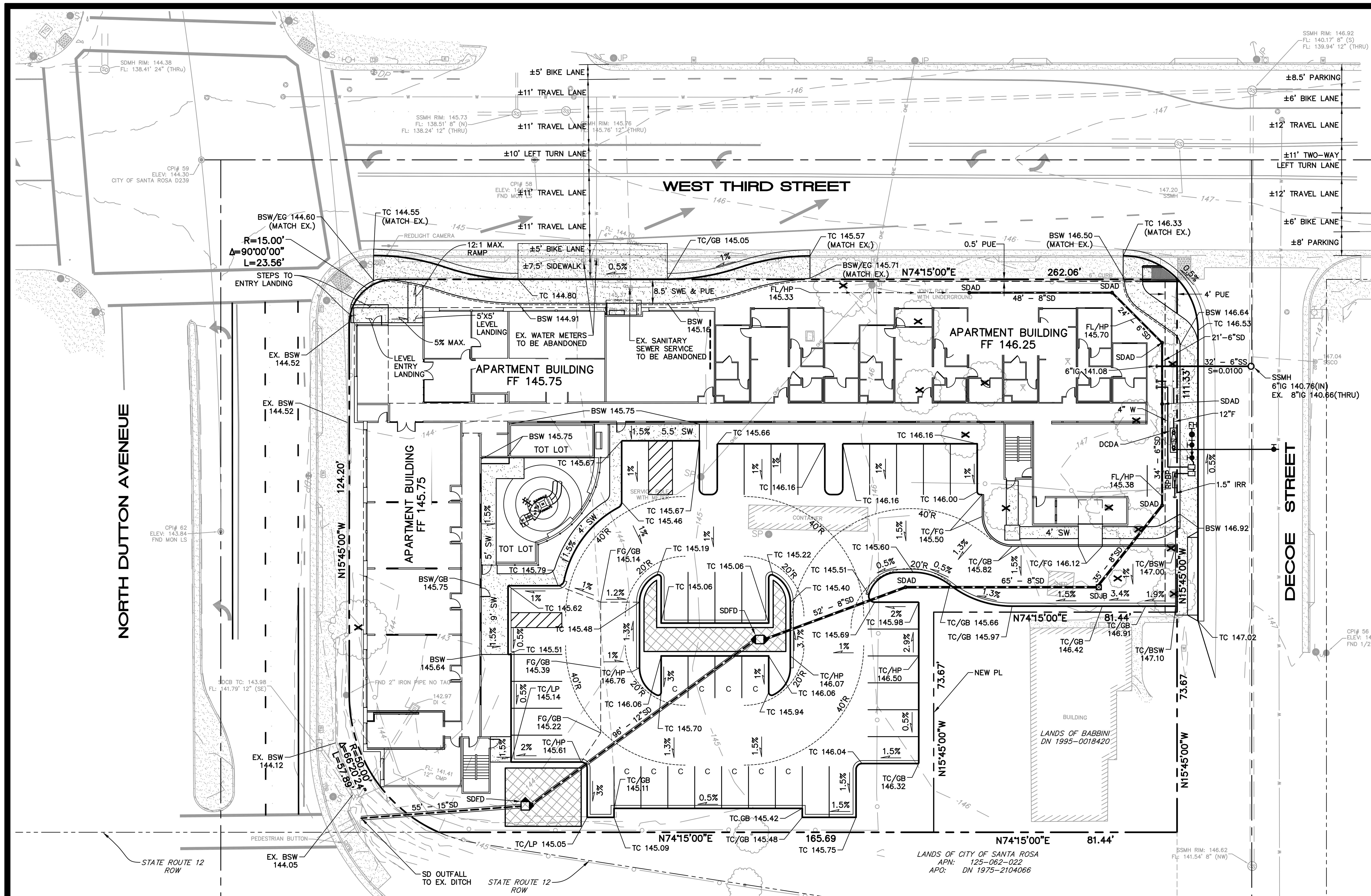
0 10' 20' 40'

N

Date: 06/11/19

JJH Landscape Architects
40 Calypso
Irvine, CA 92618
(949) 683-3110

May 16, 2019



LEGEND

	EXISTING	NEW
STREET LIGHT	ST-LT	
SANITARY SEWER	SSMH SS SSCO	SSMH 6"SS
WATER		GV FH DCDA 4"W 8"F WM RPBP
STORM DRAIN SYSTEM	SD SDDI	SDFD SD SDAD SDJB
CURB, GUTTER, SW & FLUSH CURB		FC SW LIP
FLOWLINE / SWALE		FLUSH CURB
BIO-RETENTION BED		

TREE (TO BE SAVED) (TO BE REMOVED)

UTILITY BOXES

FENCE

CONTOURS (1' INTERVALS)

BENCHMARK

BEING A 2" BRASS DISK IN MONUMENT WELL STAMPED "CITY OF SANTA ROSA" BENCHMARK D329 AT THE CENTERLINE INTERSECTION OF WEST THIRD STREET AND DUTTON AVENUE (ELEVATION= 144.301').

OWNER

DUTTON FLATS, LP
1620 OLIVET ROAD
SANTA ROSA, CA 95401
(707) 528-3631

ARCHITECT

KTGY ARCHITECTURE AND PLANNING
17911 VON KARMAN AVENUE, SUITE 200
IRVINE, CA 92614
(949) 851-2133

ENGINEER

CIVIL DESIGN CONSULTANTS, INC.
2200 RANGE AVENUE, SUITE 204
SANTA ROSA, CA 95403
(707) 542-4820

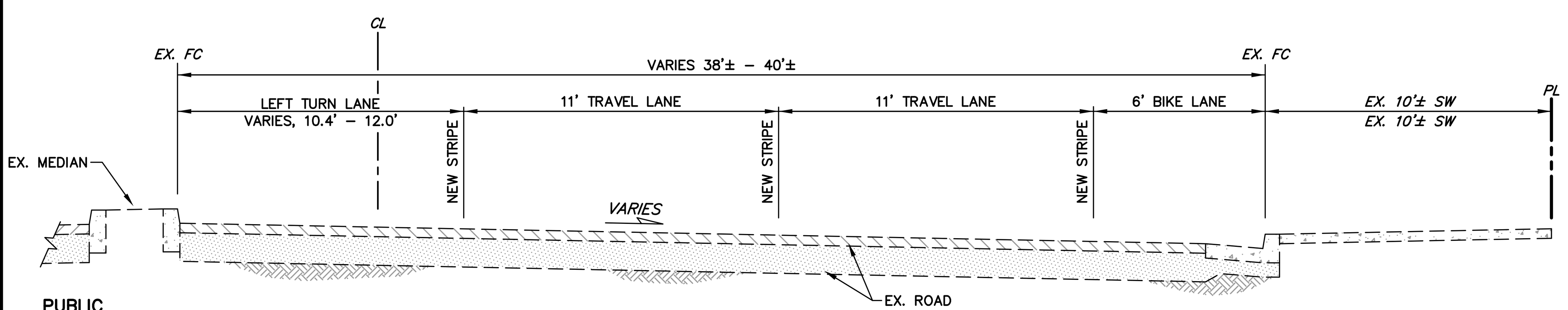
SURVEYOR

CINQUINI & PASSARINO, INC.
1360 NORTH DUTTON AVE., STE 150
SANTA ROSA, CA 95401
(707) 542-6268

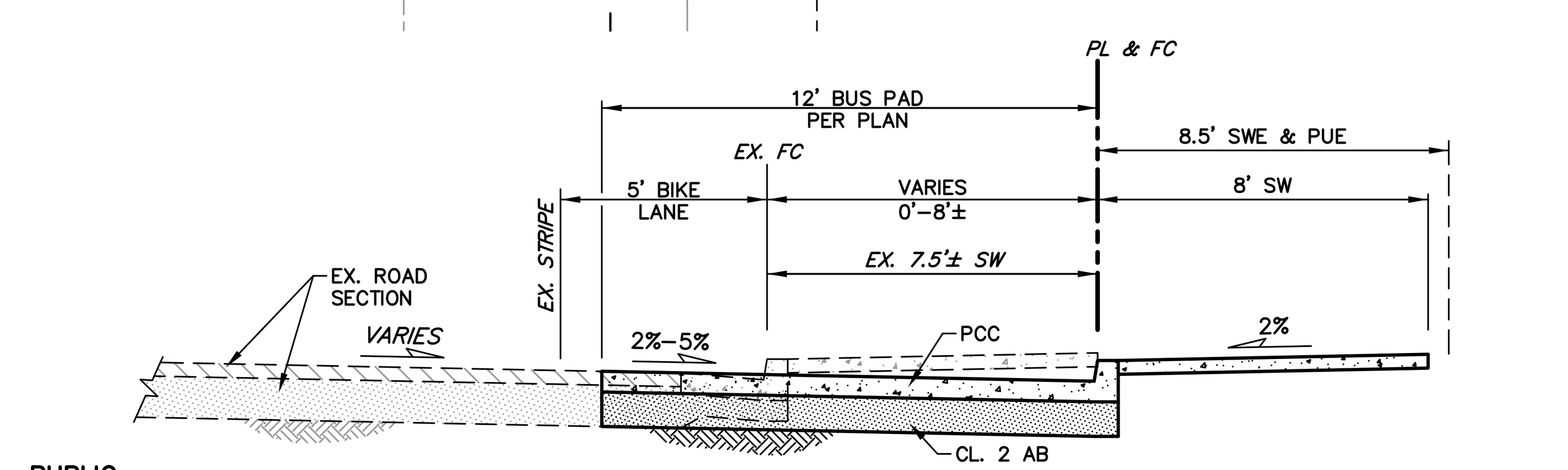
SCALE: 1" = 20'

ABBREVIATIONS

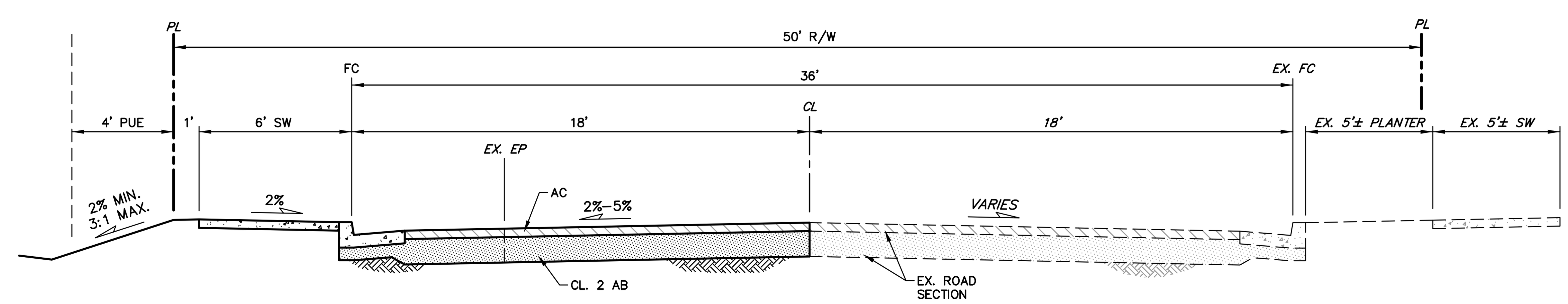
BO	BLOW-OFF VALVE
BSL	BUILDING SETBACK LINE
BSW	BACK OF SIDEWALK
CONC	CONCRETE
DOC	DOCUMENT
EG	EXISTING GRADE
ESMT	EASEMENT
EX	EXISTING
F	FIRE LINE
FC	FACE OF CURB
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
GB	GRADE BREAK
GV	GATE VALVE
HP	HIGH POINT
IRR	IRRIGATION
LAT	LATERAL
LIP	LIP OF GUTTER PAN
LF	LINEAR FEET
LP	LOW POINT
MAX	MAXIMUM
MIN	MINIMUM
PG	PAGE(S)
PGE	PACIFIC GAS AND ELECTRIC
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
PUE	PUBLIC UTILITY EASEMENT
PWE	PUBLIC WATER EASEMENT
RPBP	REDUCED PRESSURE BACKFLOW PREVENTOR
R/W	RIGHT OF WAY
SD	STORM DRAIN
SDAD	STORM DRAIN AREA DRAIN
SDFD	STORM DRAIN FIELD DRAIN
SHLDR	SHOULDER
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
SS-LAT	SANITARY SEWER LATERAL
ST-LT	STREET LIGHT
SW	SIDEWALK
SWE	SIDEWALK EASEMENT
TC	TOP OF CURB
TEL	TELEPHONE
TYP	TYPICAL
UTIL	UTILITY
W	WATER LINE
WM	WATER METER
WV	WATER VALVE



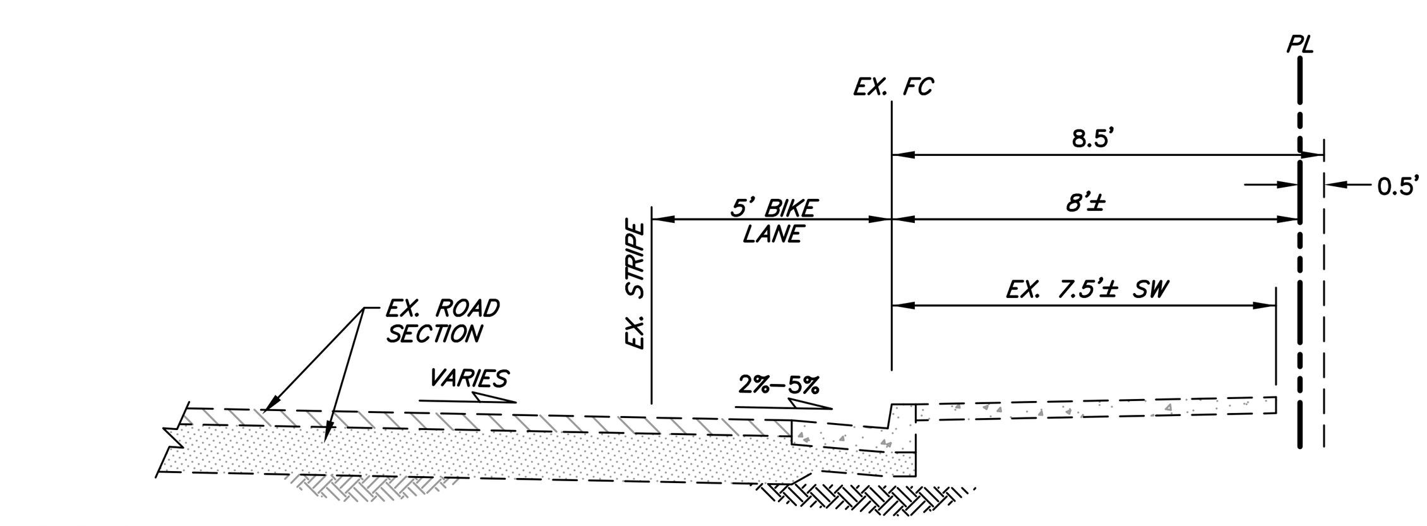
PUBLIC
ROADWAY TYPICAL SECTION
NORTH DUTTON AVENUE — NO SCALE



PUBLIC
ROADWAY TYPICAL SECTION
WEST THIRD STREET AT PROPOSED BUS STOP — NO SCALE



PUBLIC
ROADWAY TYPICAL SECTION
DECOE STREET — NO SCALE



PUBLIC
ROADWAY TYPICAL SECTION
WEST THIRD STREET EAST OF PROPOSED BUS STOP — NO SCALE

REGISTERED PROFESSIONAL ENGINEER — DENNIS DANIEL DALBY — No. 44811 — CIVIL — STATE OF CALIFORNIA
DENNIS D. DALBY
RCE 44811
DATE 6/11/19

CIVIL DESIGN CONSULTANTS, INC.
2200 Range Avenue, Suite 204
Santa Rosa, CA 95403
(707) 542-4820

PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN
DUTTON FLATS
206, 208, AND 214 WEST THIRD STREET
SANTA ROSA, CALIFORNIA
APN: 125-061-026
125-061-027
125-061-028
JUNE 2019

JOB NO. 19-103
SHEET NO. C1
OF 1 SHEETS