

PRELIMINARY
MAWA AND ETWU CALCULATIONS

1.) Maximum Applied Water Allowance (MAWA)

A.) Net Evapotranspiration Calculation					
Annual Eto					
43.90					
Annual Rainfall				Effective Rainfall	
27.20	X	0.25	=	6.8	
Net Evapotranspiration Calculation = Annual Eto - Effective Rainfall = 37.10					
B.) Adjusted Landscape Area Calculation					
Landscape Area		Adjustment Factor			
18,198	X	0.45	=	8189.10	
Special Landscape Area		Adjustment Factor			
0	X	0.4	=	0	
Sum of Adjusted Landscape Area				=	8189.10
MAWA =	37.10	X	0.62	X	8,189.10 = 188,366 Gallons

2.) Estimated Total Water Use (ETWU)

A.) Net Evapotranspiration Calculation					
Net Evapotranspiration Calculation					
Very Low Water Plant Use SF					
0	X	0.10	=	0.00	
Low Water Plant Use SF					
15,660	X	0.30	=	4698.00	
Moderate Water Plant Use SF					
2,538	X	0.60	=	1522.51	
High Water Plant Use SF					
-	X	1.00	=	0.00	
Sum of Adjusted Landscape Area				=	6220.51
ETWU =	37.10	X	0.62	X	6,220.51 / 0.81 = 176,647 Gallons

TYPICAL PLANT PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	WATER USE PER WUCOLS IV	PLANT SIZE (H-W)
TREES					
ACER RUBRUM 'ARMSTRONG'	PURPLE LEAF SMOKE TREE	24		L	45' X 15'
COTINUS COGGYGRIA 'PURPUREUS'	ARMSTRONG MAPLE	24		M	12'-15' X 10'-15'
LAGERSTROEMIA x FAURIEI 'ARAPAH0'		24	MULTI-TRUNK	L	20' X 10'
MAGNOLIA LILIFLORA	LILY MAGNOLIA	24		M	10'-12' X 12'-15'
PISTACIA CHINENSIS 'KEITH DAVEY'	SEEDLESS PISTACHE	24	CITY STREET TREE	VL	25-30' X 25-30'
QUERCUS LOBATA	VALLEY OAK	24	BIORETENTION AREA TREE	L	50-70' X 50'
SHRUBS					
ARCTOSTAPHYLOS D. 'HOWARD MCMINN'	VINE HILL MANZANITA	5	CALIFORNIA NATIVE	L	6-10' X 6-12'
CISTUS 'SUNSET'		5		L	1'-2' X 6'-8'
DIETES VEGETA (AKA MORAEA IRIDOIDES)	FORTNIGHT LILY	5		L	2'-3' X 3'-4'
LAVANDULA INTERMEDIA 'PHENOMENAL'	LAVENDER	5		L	1'-2' X 1'-2'
LOROPETALUM CHINENSE 'RAZZLEBERRY'	NCN	5		L	4'-6' X 4'-5'
MYRTUS COMMUNIS COMPACTA	DWARF MYRTLE	5		L	2'-3' X 2'-3'
NANDINA DOMESTICA 'GULFSTREAM'	HEAVENLY BAMBOO	5		L	3'-3.5' X 3'
NANDINA DOMESTICA 'MOYE'S RED'	HEAVENLY BAMBOO	5		L	6' X 3'-5'
PHORMIUM TENAX 'JACK SPRATT'	NEW ZEALAND FLAX	5		L	1'-2' X 1'-2'
PITTOSPORUM TOBIRA 'WHEELER'S DWARF'	DWARF MOCK ORANGE	5		L	2'-3' X 4'-5'
RHAPHIOLEPIS INDICA 'BALLERINA'	INDIA HAWTHORN	5		L	2'-2-1/2' X 3'-4'
SARCOCOCCA RUSCIFOLIA	FRAGRANT SARCOCOCCA	5		L	3'-4' X 3'-4'
GROUND COVER					
COTONEASTER DAMMERI 'CORAL BEAUTY'	COTONEASTER	1	5' O.C. TRI. SPACING	L	1'-2' X 6'
TULBAGNIA VIOLACEA	SOCIETY GARLIC	1	2' O.C., TRI. SPACING	L	1'-2' X 1'-3'
PERENNIALS					
ACHILLEA - ASSORTED VARIETIES	YARROW	1	MIXED COLORS	L	1'-2' X 2'-3'
KNIPHOFIA UVARIA 'BALLET'	DWARF RED-HOT-POKER	1		L	1.5'-2' X 1'-1.5'
NEPETA FAASSENII 'WALKER'S LOW'	CATMINT	1	2' O.C. TRI SPACING	L	2'-2.5' X 2.5'-3'
SALVIA LEUCANTHA	MEXICAN BUSH SAGE	1		L	3'-5' X 3'-5'
GRASSES					
BOUTELOUA GRACILLIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GAMA	1	2' OC. TRI SPACING	L	1'-2' X 1'-2'
PENNISETUM ALOPECUROIDES 'HAMEIN'	DWARF FOUNTAIN GRASS	1	3' OC. TRI SPACING	L	2'-3' X 1'-2'
OTHER					
MULCH: FIR BARK, 1/2" MINUS			3" DEPTH; ALL LANDSCAPE AREAS		

LANDSCAPE AREAS AND TREE SELECTION SHALL BE SUBJECT TO CHANGE BASED ON BIO-RETENTION AREA LOCATIONS AND FIRE DEPARTMENT TREE HEIGHT REQUIREMENTS.

LANDSCAPE DESIGN INTENT

THE DESIGN INTENT OF THIS PROJECT IS TO PROVIDE AN ATTRACTIVE, DURABLE, LOW MAINTENANCE AND LOW WATER CONSUMING LANDSCAPE WHICH PROVIDES INTEREST AND A DIVERSE LEVEL OF HOME LANDSCAPE DESIGNS.

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

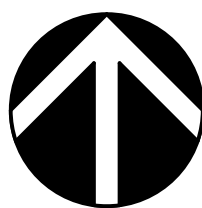
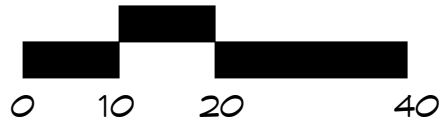
STREET TREES SHALL BE CITY APPROVED AND USED AS PARKWAY STRIP TREES AND AT THE DEVELOPMENT ENTRIES. SMALL DECIDUOUS AND EVERGREEN ACCENT TREES ARE PROPOSED FOR INTEREST AND CHARACTER. WHERE FEASIBLE, LARGE DECIDUOUS SHADE SHALL PROVIDE CANOPY SHADE. LAWN IS NOT PLANNED FOR ANY PORTION OF THE LANDSCAPED AREAS.

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 MOST CURRENT CITY OF SANTA ROSA WATER EFFICIENCY LANDSCAPE ORDINANCE (WELO).

CONCEPTUAL
LANDSCAPE PLAN

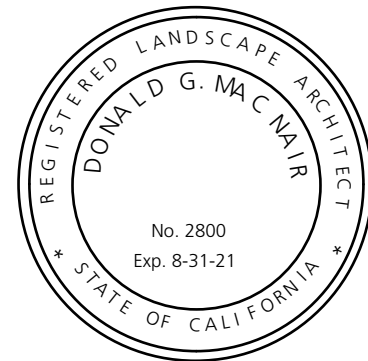


DATE: 7/29/19
JOB: 2019-20
SCALE: 1" = 20'
DRAWN: DM

L-1
SHEET 1 OF 1

SOUTHSIDE APARTMENTS
2706 DUTTON MEADOW
SANTA ROSA, CALIFORNIA
APN 043-071-028

CONCEPTUAL
LANDSCAPE PLAN



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