

1650 West Steele Lane Apartments

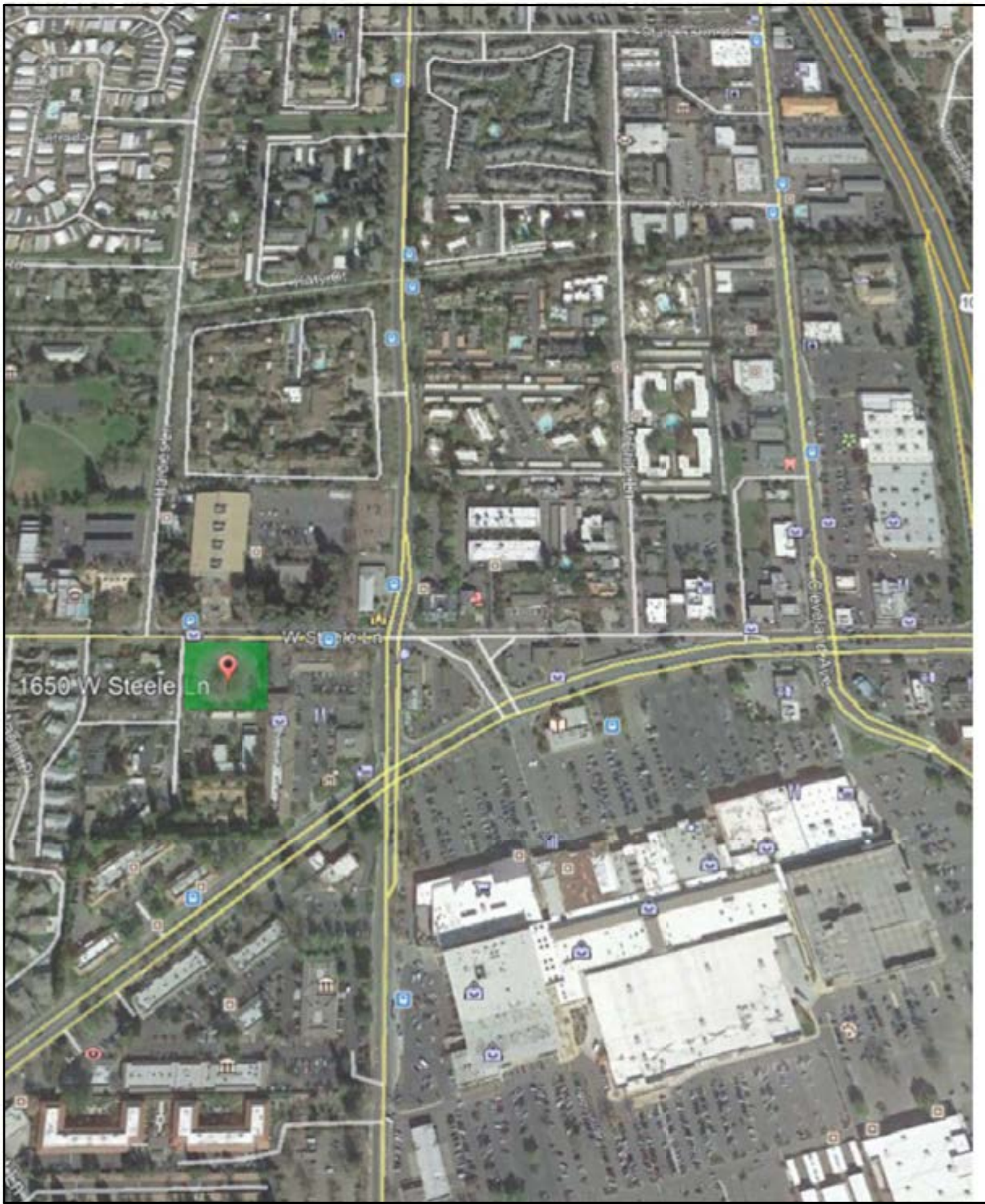
A.P.N. 041-042-012

SUPPLEMENTAL BONUS DENSITY

BASE DENSITY AT THIS PARCEL IS .98 ACRE X 18 UNITS/ ACRE = 17.6 UNITS; ROUND UP TO 18 UNITS.
11% X 18 = 1.98, ROUND UP TO 2 UNITS, VERY LOW INCOME
16 MARKET RATE UNITS
6 DENSITY BONUS MARKET RATE UNITS (BASED ON FULL STATE DENSITY BONUS OF 35%, AND ADDITIONAL 6.3, OR 6 UNITS)
TOTAL = 2 + 16 + 6 = 24
SUPPLEMENTAL DENSITY BONUS- 100%; 18 UNITS X 2 =36 UNITS
65% (100%- 35% = 65%), NEED 100 POINTS
65% X 18 = 11.7, ROUND UP TO 12
36-24 UNITS WITH STATE DENSITY BONUS = 12 UNITS WITH SUPPLEMENTAL DENSITY BONUS
90 POINTS FROM SPECIALIZED HOUSING
11% X18 =1.98, ROUND UP TO 2 UNITS
10 POINTS FROM COMMUNITY BENEFIT- ONE OF THE 4 UNITS IS A FAMILY 3 BEDROOM UNIT
65% X 18 =11.7, ROUND UP TO 12
TOTAL= 12 + 24 = 36



VICINITY MAP



SITE DATA

ASSESSOR'S PARCEL #:	041-042-012	PARKING REQUIRED:	(6) 1 BEDROOM UNITS 1.0 COVERED + 0.5 GUEST = 9.0 STALLS (27) 2 BEDROOM UNITS 1.0 COVERED + 1.5 GUEST = 67.5 STALLS (3) 3 BEDROOM UNITS 1.0 COVERED + 1.5 GUEST = 7.5 STALLS TOTAL REQUIRED = 84.0 STALLS
GENERAL PLAN:	MEDIUM RESIDENTIAL	PARKING PROVIDED:	MARKET RATE UNITS (3) 1 BEDROOM UNITS 1.0 COVERED = 3 STALLS (27) 2 BEDROOM UNITS 1.0 COVERED = 27 STALLS (2) 3 BEDROOM UNITS 1.0 COVERED = 2.0 STALLS TOTAL PROVIDED = 32.0 STALLS
ZONING:	R-3-15-SA NORTH STATION AREA SPECIFIC PLAN	AFFORDABLE UNITS:	(3) 1 BEDROOM UNITS 0.5 = 1.5 STALLS (1) 3 BEDROOM UNITS 0.5 = 0.5 STALLS TOTAL PROVIDED = 2.0 STALLS
LOT AREA:	0.98 ACRES (42,688.80 SF)	GUEST PARKING:	= 0 STALLS
BUILDING FOOTPRINTS:	12,366 SF (29% COVERAGE)	ACCESSIBLE STALLS	= 2.0 STALLS
PAVING & TRASH:	11,047 SF (26% COVERAGE)	TOTAL PROVIDED	36 STALLS
OPEN AREA:	19,275 SF (45% COVERAGE)	PARKING RATIO REQUIRED = 2.3 STALLS PER UNIT PARKING RATIO PROVIDED = 1 STALL/ UNIT	

BYCICLE STORAGE: 9 SECURE + 9 IN RACKS

PROJECT DESCRIPTION

THE PRPOSED MULTI-FAMILY RESIDENTIAL PROJECT IS LOCATED ON A PARCEL IN THE TRANSIT ORIENTED PRIORITY DEVELOPMENT DISTRICT KNOWN AS THE NORTH STATION AREA SPECIFIC PLAN, A PUBLIC LIBRARY, MUSEUMS, ICE SKATING ARENA, A MAJOR SHOPPING AREA WITH MAJOR GROCERY STORE, LOCAL SMALL BUSINESSES AND SERVICE, PUBLIC TRANSIT, BIKE AND PEDESTRIAN PATHS, LOCAL PARKS, SCHOOLS AND A SCHOOL PLAYGROUND ARE ALL LOCATED WITHIN ONE HALF MILE OF THE PROJECT.
THE MULTI-FAMILY APARTMENT BUILDING COMPRISES 36 DWELLINGS AND PROPOSES A 100% INCREASE IN ALLOWABLE DENSITY FROM 17 UNITS TO 36 UNITS, AS PERMITTED BY A SUPPLEMENTAL BONUS DENSITY ORDINANCE TO OF UP TO 65% OVER THE STATE DENSITY BONUS OF 35%. THE DWELLINGS ARE IN A TWO AND THREE BUILDING, WITH BUILDING MASSING TO ENHANCE SOLAR ACCESS TO THE INTERIOR COURTYARDS. THE THREE STORY PORTIONS OF THE APARTMENT PROJECT ARE LOCATED IN PUBLIC RIGHT-OF-WAYS. THE TWO STORY PORTIONS OF THE BUILDING ARE AT THE REAR AND INTERIOR SIDE-YARDS TO ALLOW MAXIMUM SOUTHERN SOLAR EXPOSURE IN THE INTERIOR COURTYARD. SEMI-PRIVATE OPEN SPACES PROVIDED IN WALLED PATIO GARDENS AT THE GROUND FLOOR UNITS, AND BALCONIES AT UPPER LEVEL UNITS. COMMUNAL OPEN SPACE IS PROVIDED AT THE COURTYARD ON THE GROUND FLOOR, AT THE ENTRY GARDEN IN FRONT OF THE LOBBY, AT THE INTERSECTION OF WEST STEEL LANE AND MEADOWBROOK COURT, AND AT THE ROOF GARDEN ON THE SECOND FLOOR.
THERE IS A COMMON LAUNDRY FACILITY AT THE GROUND FLOOR AS WELL AS A LOBBY AND LEASING OFFICE.
COVERED PARKING FOR 25 CARS IS PROVIDED IN A 2 LEVEL AUTOMATED PARKING STRUCTURE AT THE EAST SIDE YARD. SURFACE PARKING IS PROVIDED AT THE SOUTH (REAR) YARD. A PARKING RATIO OF 1 STALL PER UNIT IS PROPOSED IN THIS TRANSIT-ORIENTED DEVELOPMENT. ON-SITE SHORT-TERM AND LONG-TERM BICYCLE PARKING IS PROVIDED.

BUILDING DATA

LEVEL 1-	(6) UNIT A, 2 BEDROOMS, 2 BATH X 1,008 SF = 6,048 SF (2) UNIT B & B2, 2 BEDROOMS, 1 BATH X 812 SF = 1,624 SF (1) UNIT C, 3 BEDROOMS, 2 BATH X 1,161 SF = 1,161 SF (9) UNITS- HEATED SPACE = 8, 833 SF LOBBY/ LAUNDRY- HEATED SPACE = 1,000 SF OFFICE- HEATED SPACE = 283 SF (2) UNITS- HEATED SPACE = 1,283 SF COVERED BREEZEWAY = 508 SF ELECTRICAL = 185 SF COVERED PATIOS = 1,124 SF GARAGES = 2,065 SF TOTAL SF = 13, 995 SF
LEVEL 2-	(6) UNIT A, 2 BEDROOMS, 2 BATH X 1,008 SF = 6,048 SF (2) UNIT B, 2 BEDROOMS, 1 BATH X 812 SF = 1,624 SF (1) UNIT B3, 2 BEDROOM, 1 BATH X 850 SF = 850 SF (1) UNIT C, 3 BEDROOM, 2 BATH X 1,161 SF = 1,161 SF (1) UNIT D, 2 BEDROOM, 2 BATH X 1,150 SF = 1,150 SF (1) UNIT E, 1 BEDROOM, 1 BATH X 471 SF = 471 SF (2) UNIT F, 1 BEDROOM, 1 BATH X 557 SF = 557 SF (14) UNITS- HEATED SPACE = 12, 418 SF BALCONIES AND COVERED DECKS = 1,512 SF TOTAL SF = 13, 930 SF
LEVEL 3-	(6) UNIT A, 2 BEDROOMS, 2 BATH X 1,008 SF = 6,048 SF (2) UNIT B, 2 BEDROOMS, 1 BATH X 812 SF = 1,624 SF (1) UNIT C, 3 BEDROOM, 2 BATH X 1,161 SF = 1,161 SF (1) UNIT D, 2 BEDROOM, 2 BATH X 1,150 SF = 1,150 SF (1) UNIT E, 1 BEDROOM, 1 BATH X 471 SF = 471 SF (2) UNIT F, 1 BEDROOM, 1 BATH X 557 SF = 557 SF (13) UNITS- HEATED SPACE = 11, 586 SF BALCONIES AND COVERED DECKS = 1,451 SF TOTAL SF = 13, 019 SF
TOTAL BUILDING AREA: 40, 944 SF	

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PROJECT TEAM

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Project Information



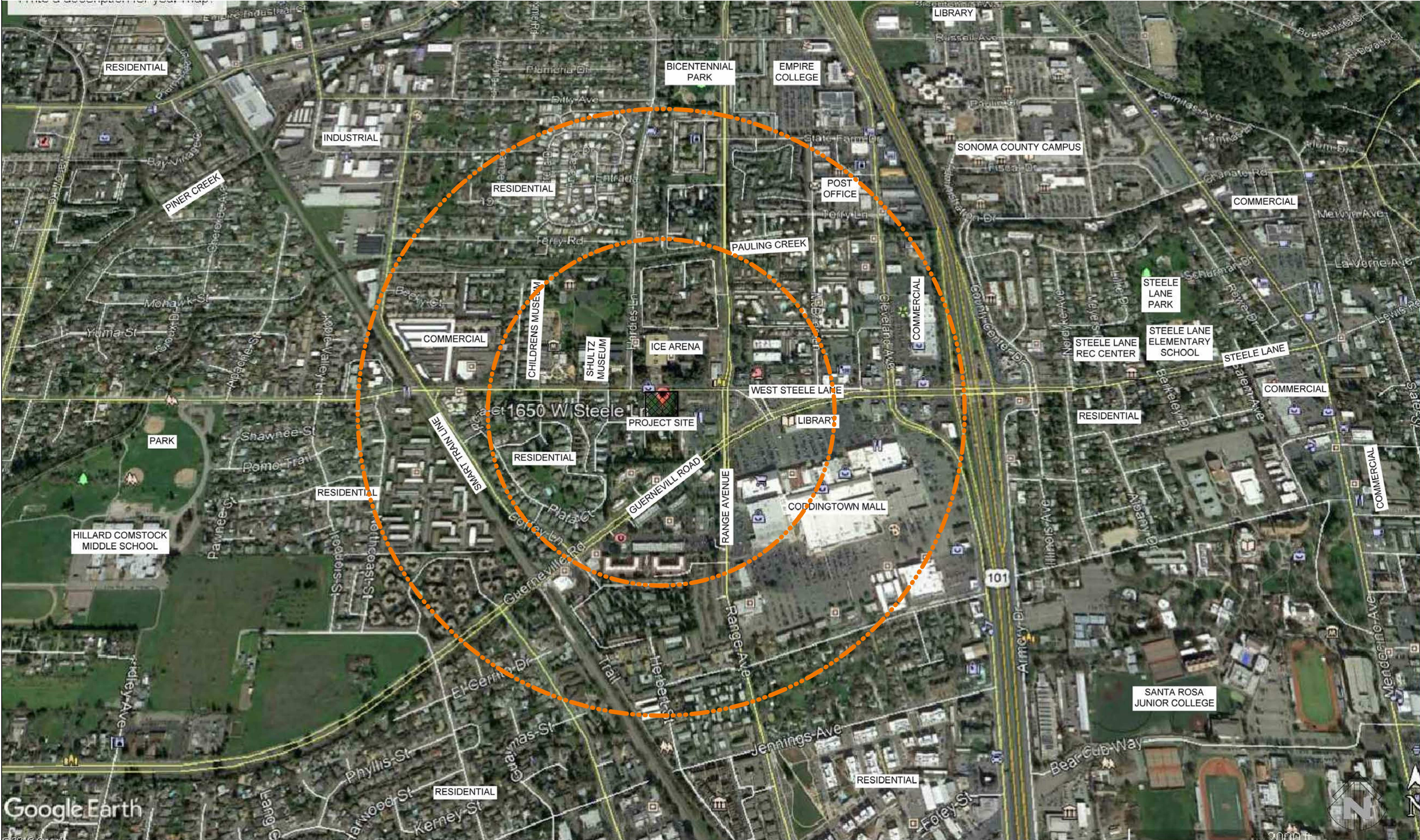
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1650 West Steele Lane Apartments

1650 W. Steele Ln.
Santa Rosa, CA 95403
A.P.N. 041-042-012

A0



Site Context Map



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1650 West Steele Lane Apartments

Existing and Surrounding Land Uses

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Looking South at North Boundary of Parcel



Looking North to Ice Arena from Parcel boundary



Looking North to Ice Arena from interior of Parcel



Looking East from interior of Parcel



East Boundary of Parcel; looking at rear of retail center



West Steele Lane Elevation of adjacent Retail



Looking at northwest corner of site



Carports at adjacent parcel at south boundary of project



Apartment Buildings at southeast end of Meadowbrook Court



Pair of Red Tail Hawks nesting in one of the sycamore trees on the site



Looking east to corner of Range Ave. and West Steele Ln.



Apartment building at parcel south of project site



North Boundary of parcel from West Steele Lane



North Boundary of parcel from West Steele Lane



Single Family Residence at west side of Meadowbrook Court



West Boundary of parcel from Meadowbrook Court



Single Family Residence at west side of Meadowbrook Court



Apartment Buildings at west side of Meadowbrook Court



Apartment Buildings at southwest end of Meadowbrook Court

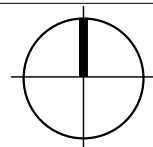
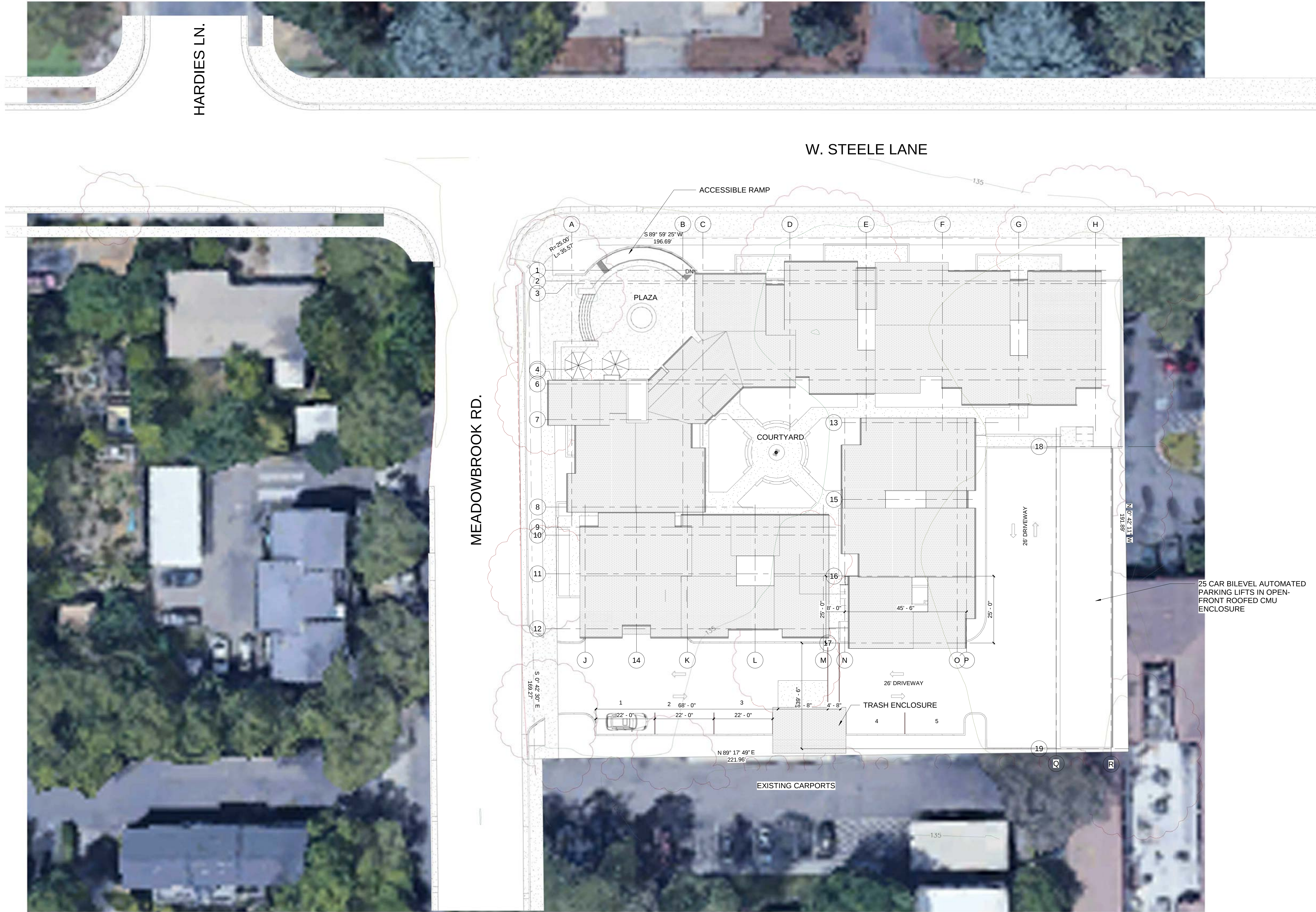


Apartment Buildings at southwest end of Meadowbrook Court

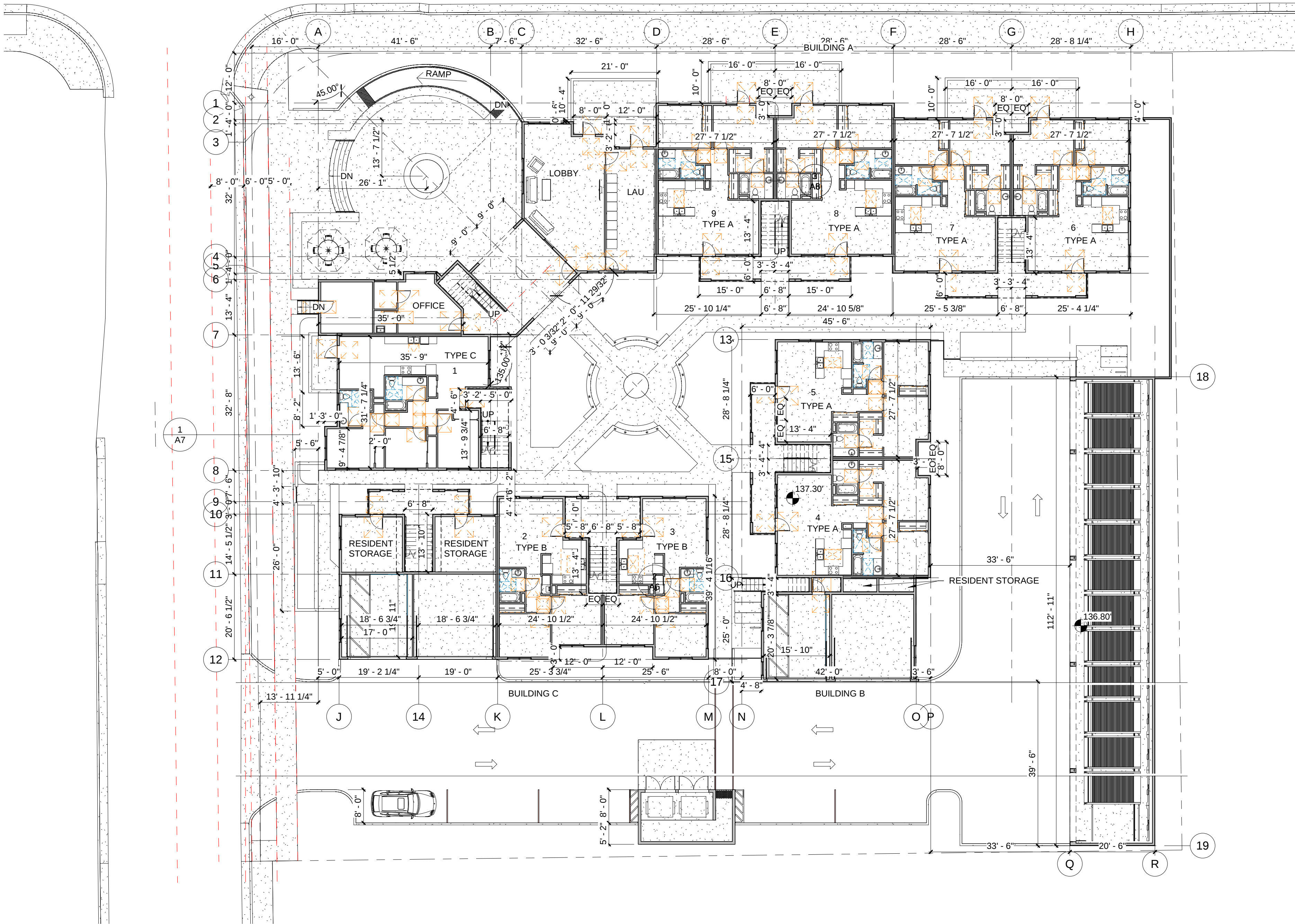


Apartment Buildings at southeast end of Meadowbrook Court

Existing and Surrounding Land Uses



1 First Floor Plan
1/16" = 1'-0"



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First Floor Plan

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Second Floor Plan

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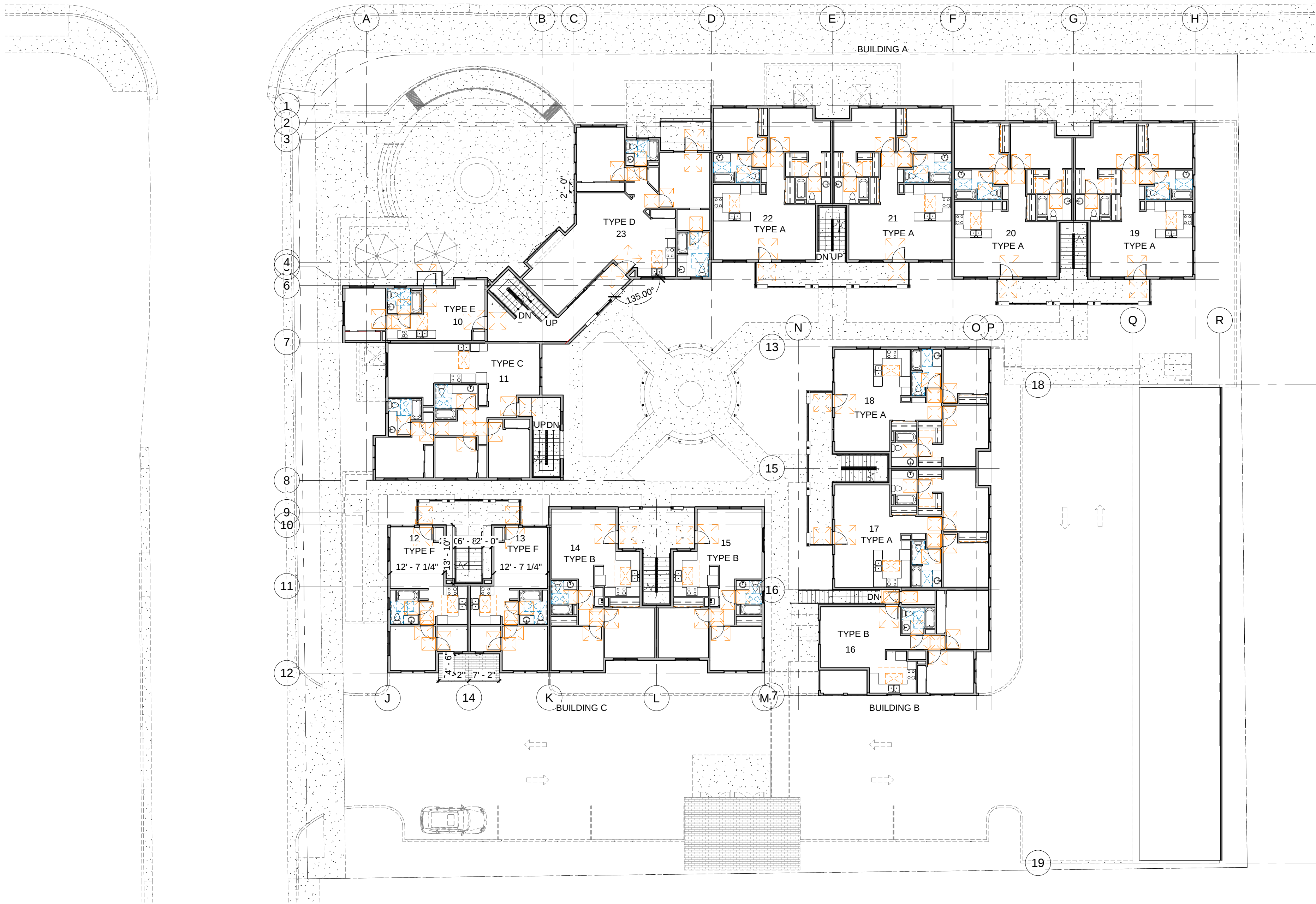
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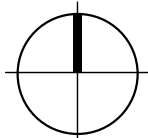
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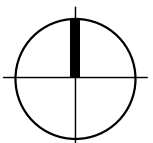
1 Second Floor Plan
1/16" = 1'-0"



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



1 Level 3
1/16" = 1'-0"



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



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Third Floor Plan

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Roof Plan

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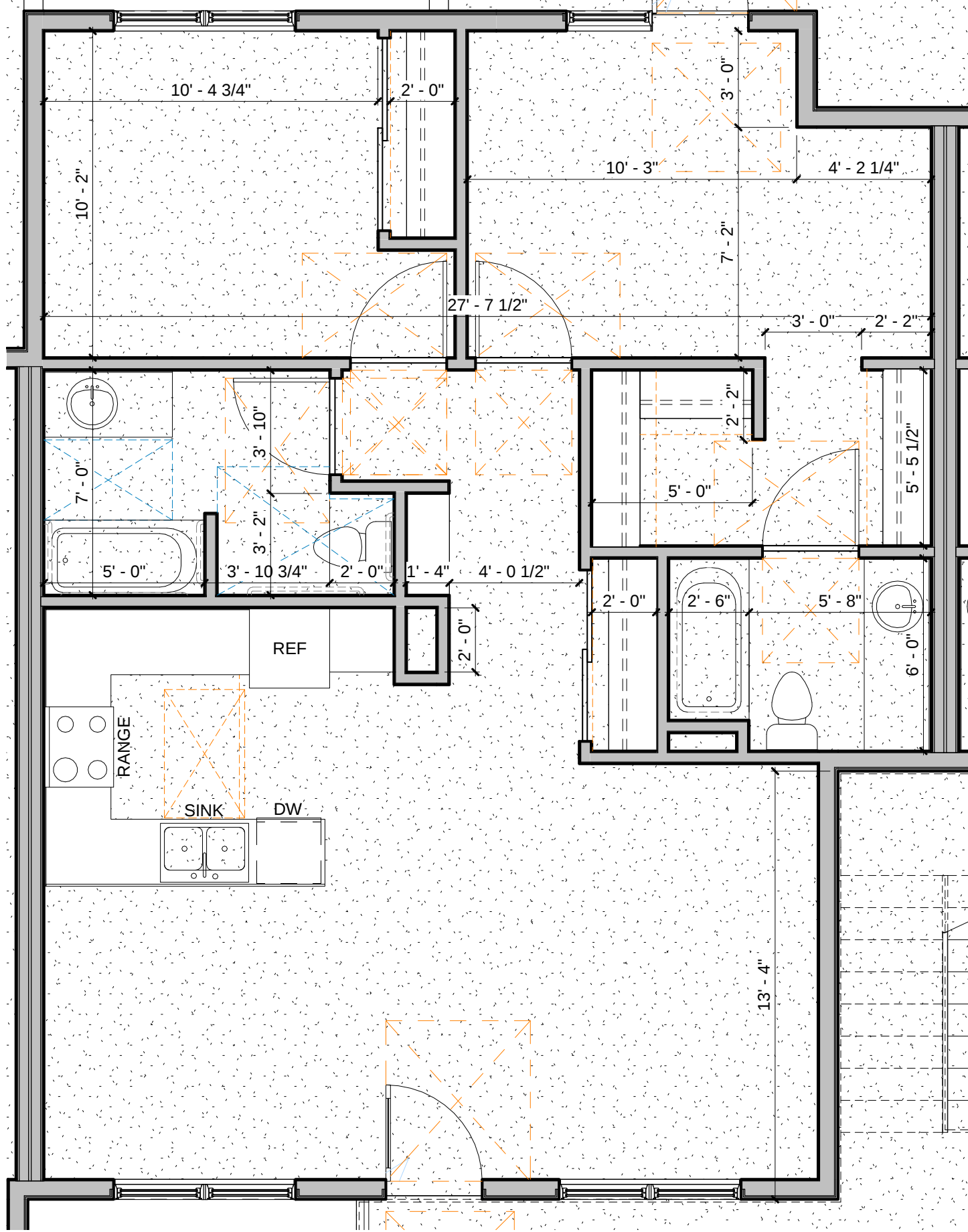
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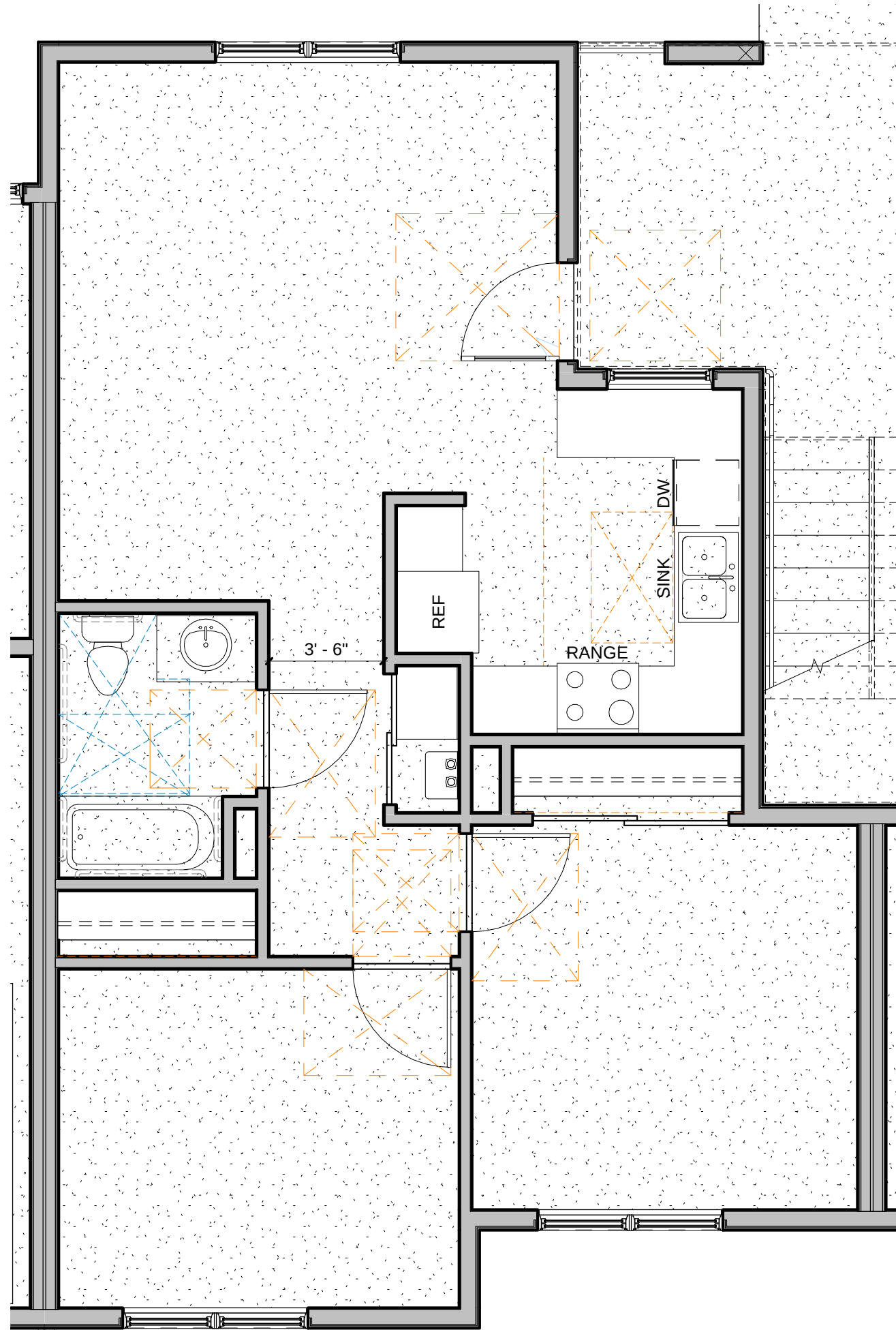
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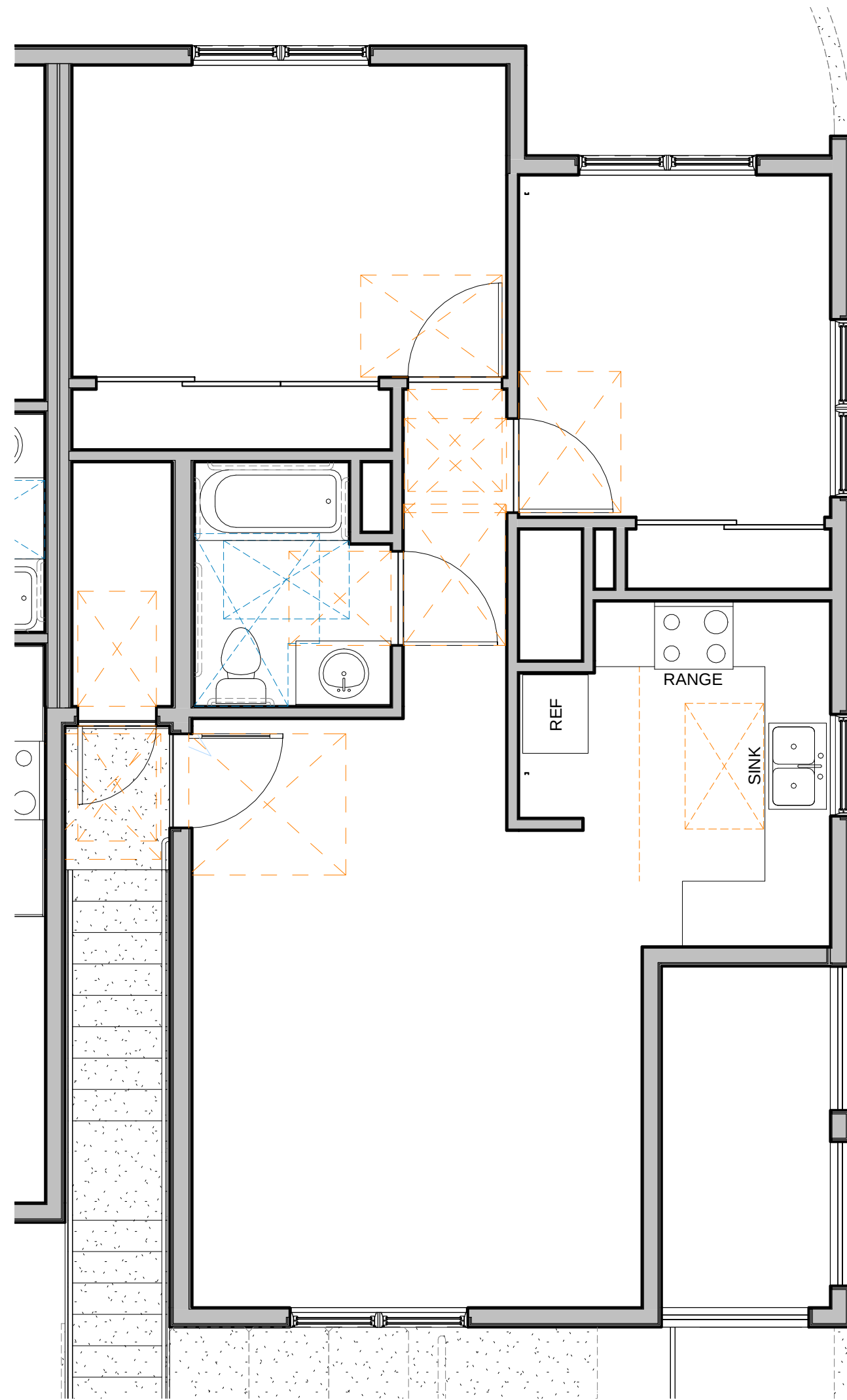




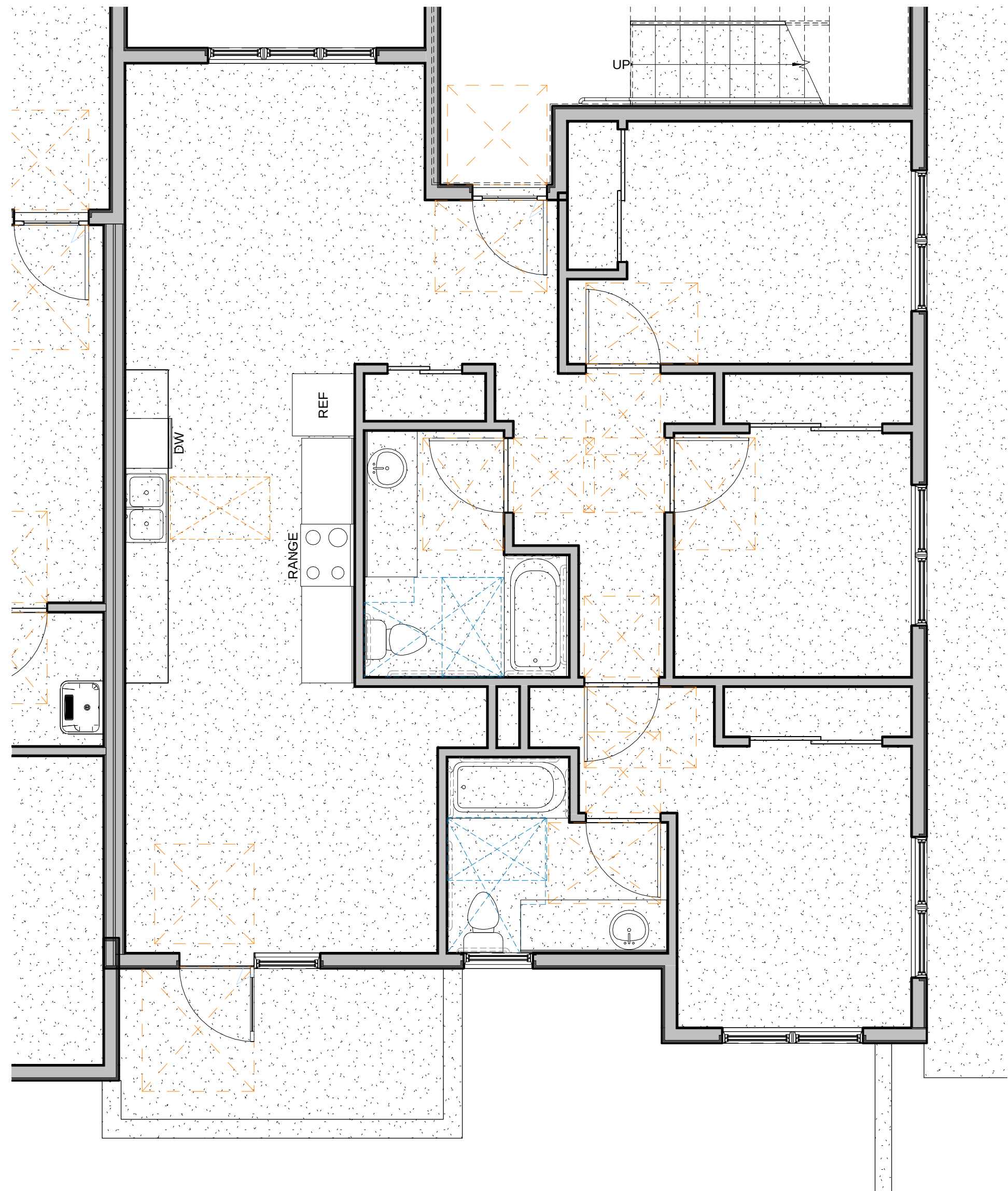
1 Level 1 - Unit Type A
1/4" = 1'-0"



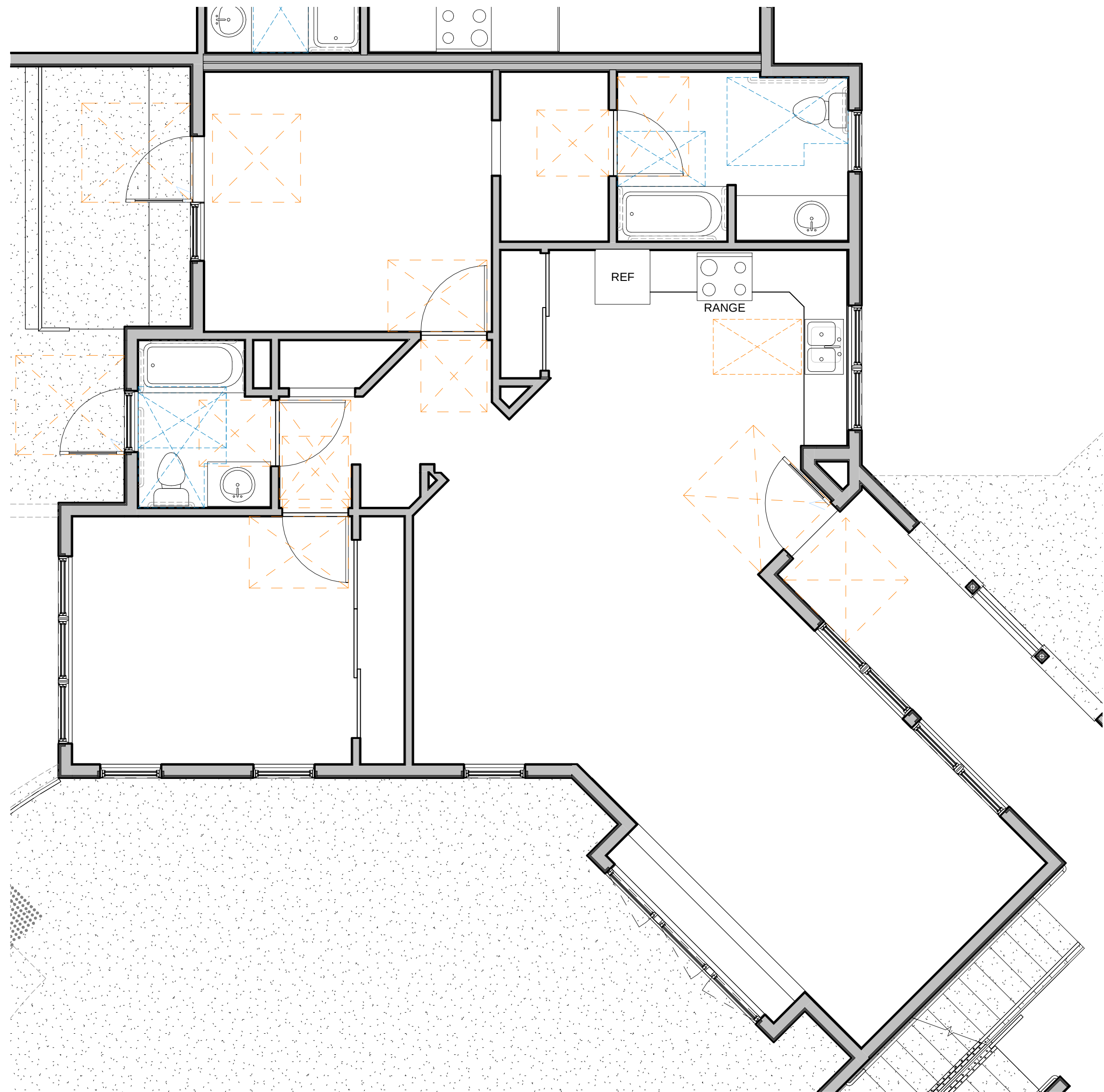
2 Level 1 - Unit Type B1 & B2
1/4" = 1'-0"



3 Level 2 - Unit B3
1/4" = 1'-0"

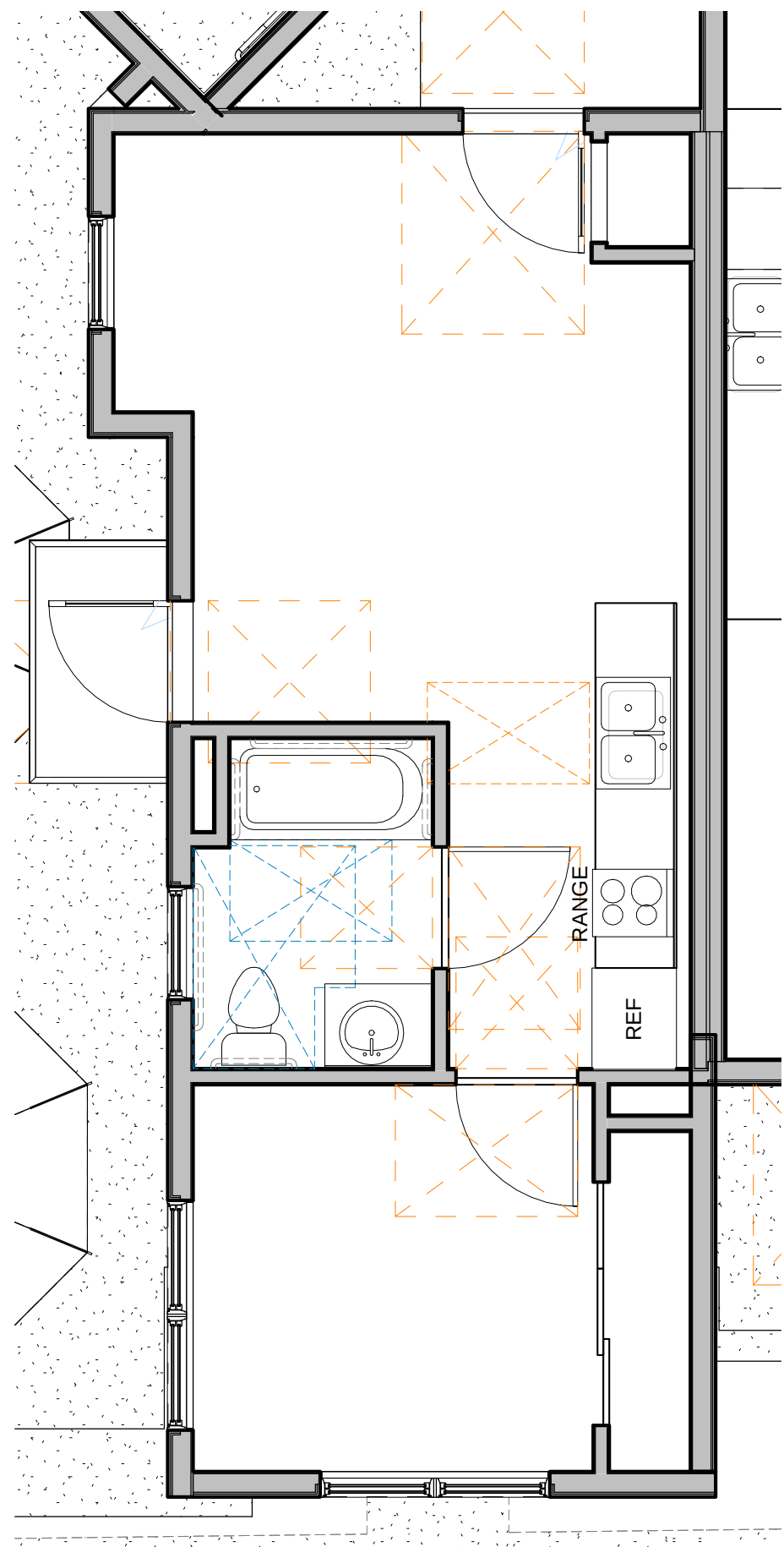


1 Level 1 - Unit Type C1
1/4" = 1'-0"

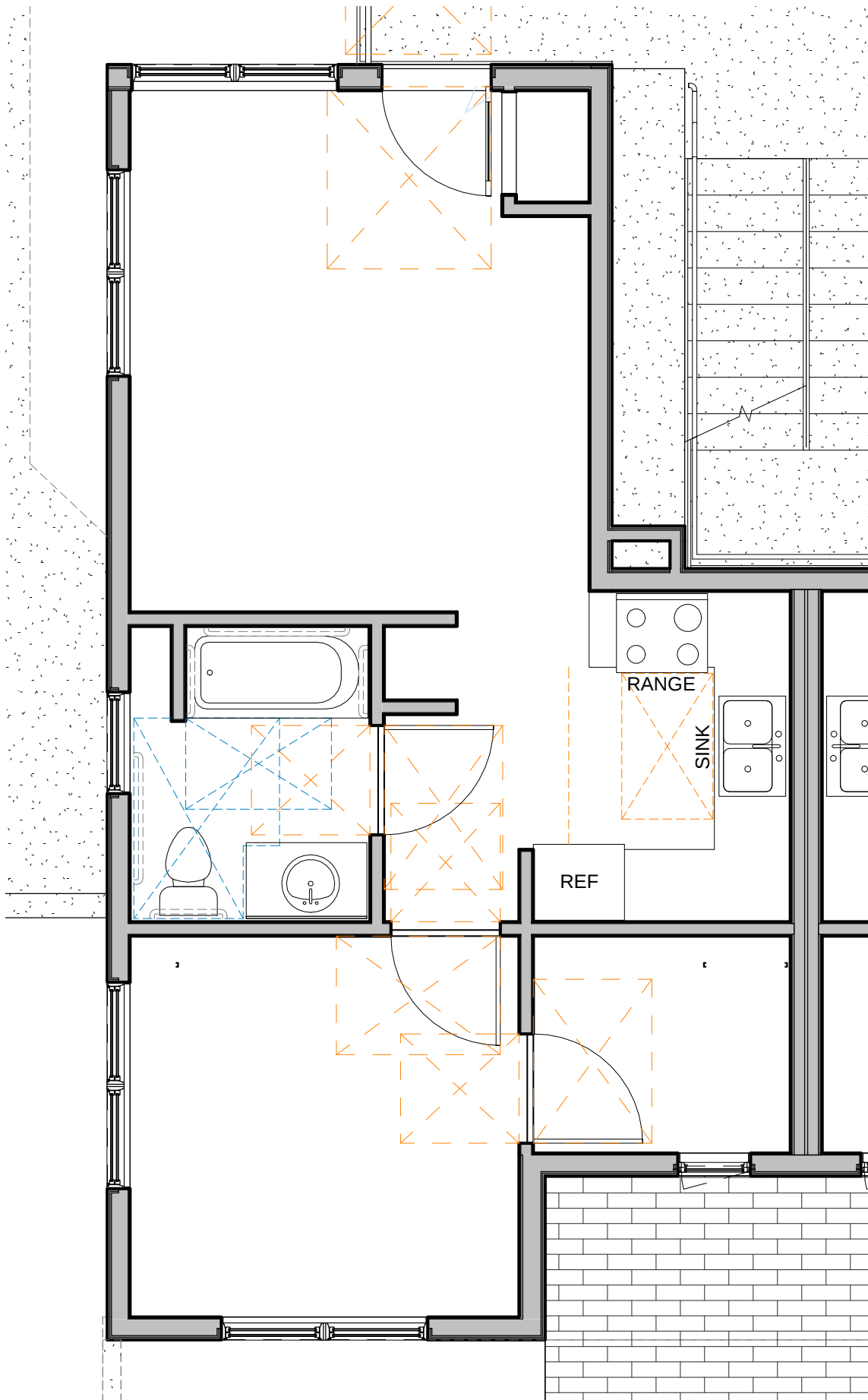


2 Level 2- Unit D1
1/4" = 1'-0"

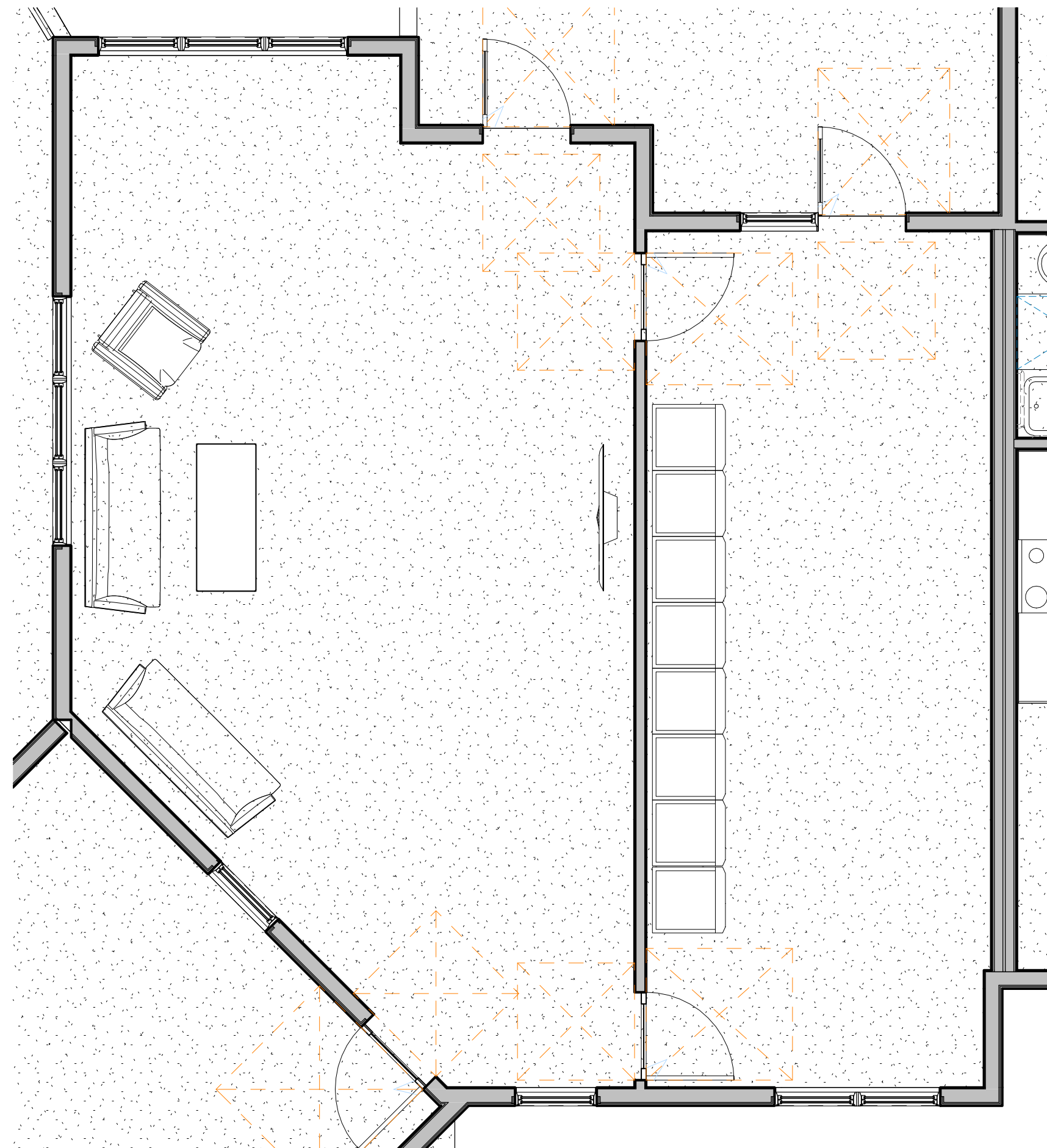




1 **Level 2- Unit E1**
1/4" = 1'-0"



2 **Level 2- Unit F1**
1/4" = 1'-0"



3 **Level 1 - Community Room and Laundry**
1/4" = 1'-0"





1 BLDG 'A' - North
1/8" = 1'-0"



3 BLDG 'A' - West
1/8" = 1'-0"

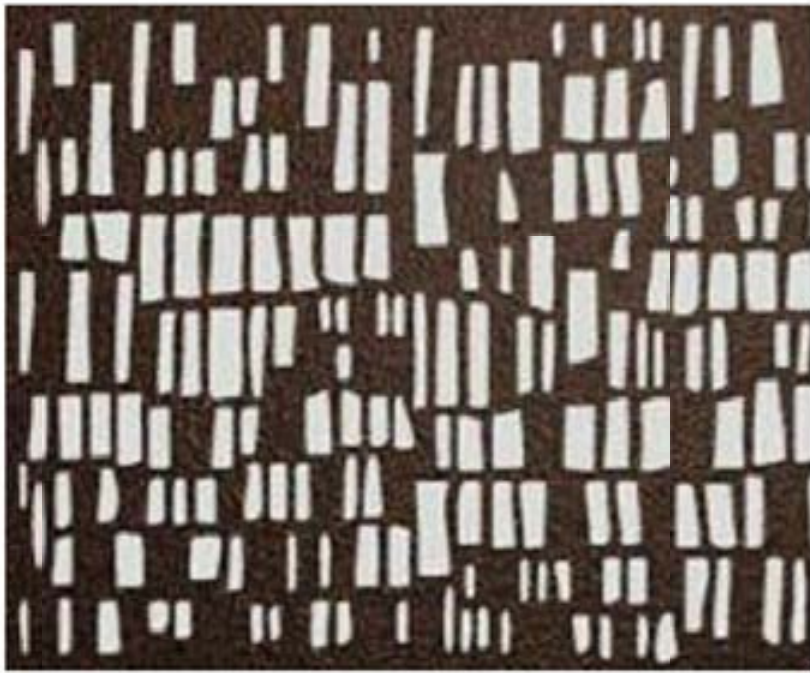


4 BLDG 'A' - East
1/8" = 1'-0"

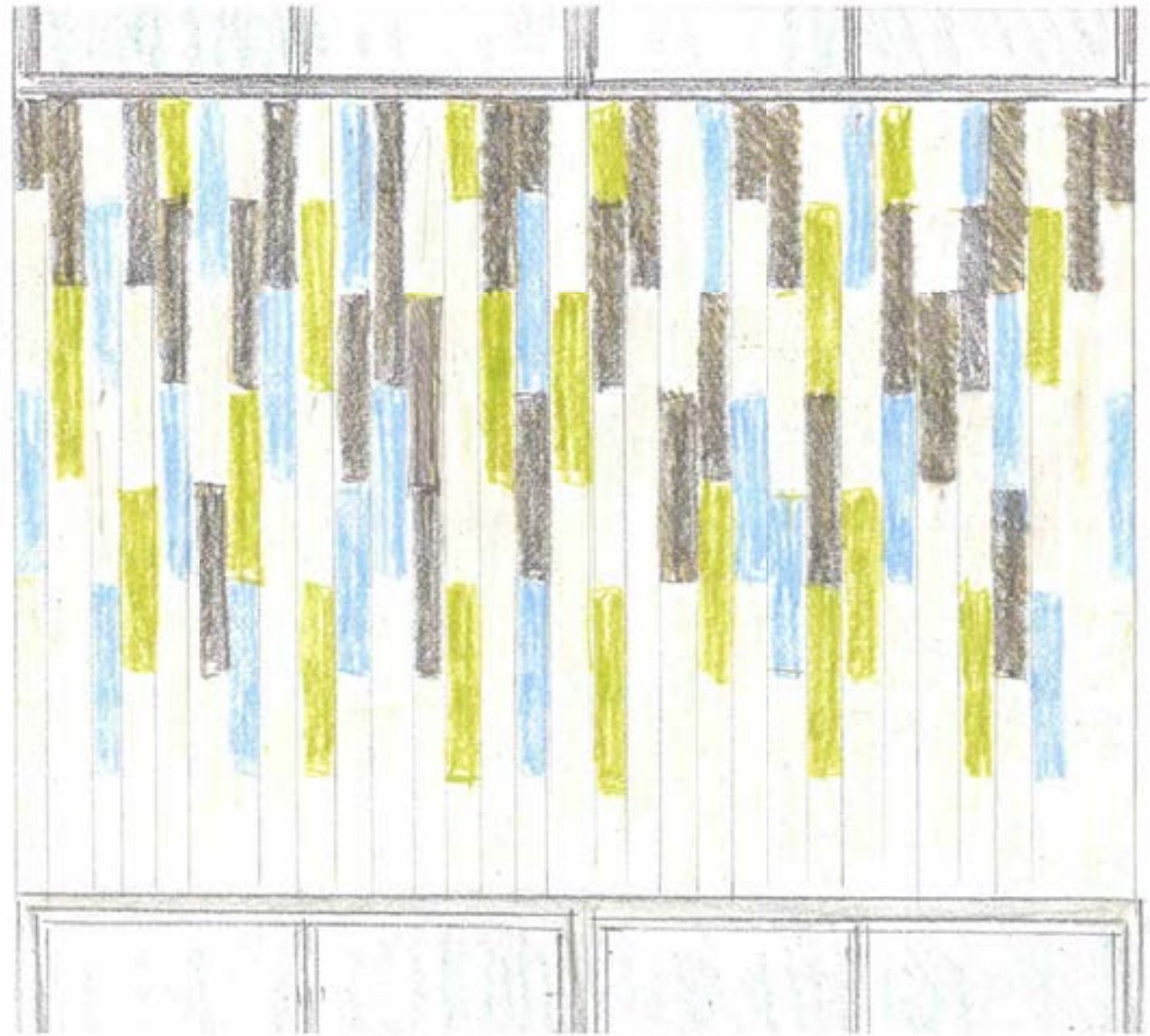


6 BLDG 'A' - South
1/8" = 1'-0"





MOZ DESIGNS- LASERCUT LIMESTONE PATTERN
RUST



EXTERIOR TILE LAYOUT



TRIKEENAN- BONEYARD BRICK
DIAMOND SPRINGS
2.25" X 11 5/8" -EXTRUDED CERAMIC BRICK



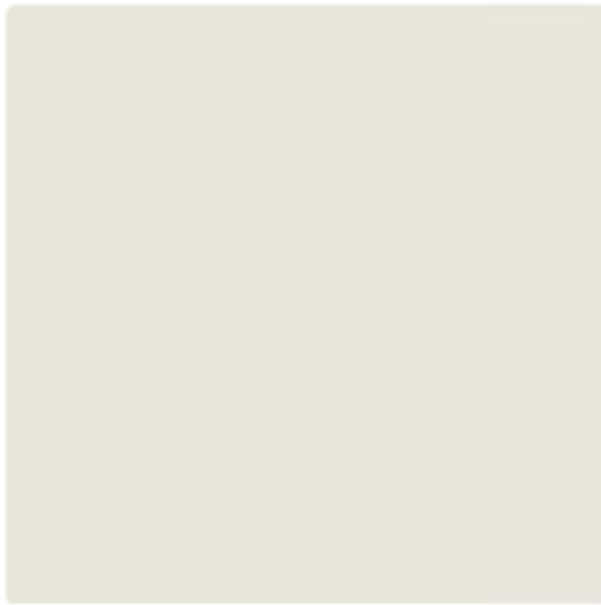
TRIKEENAN- BONEYARD BRICK
JUS WHITE
2.25" X 11 5/8" -EXTRUDED CERAMIC BRICK



TRIKEENAN- BONEYARD BRICK
MOREL
2.25" X 11 5/8" -EXTRUDED CERAMIC BRICK



TRIKEENAN- BONEYARD BRICK
PARAKEET
2.25" X 11 5/8" -EXTRUDED CERAMIC BRICK



BENJAMIN MOORE
SEA PEARL
STUCCO



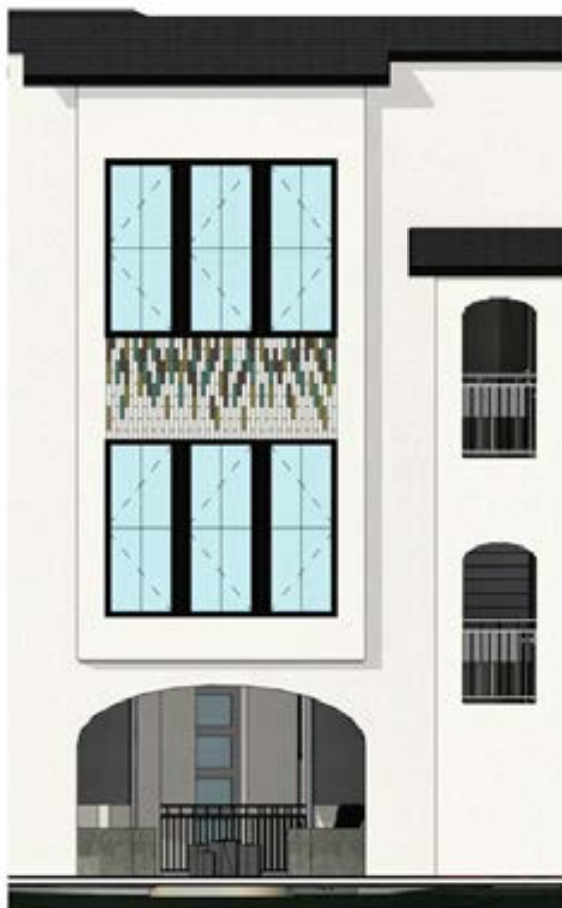
SANTA BARBARA FINISH AT EXTERIOR STUCCO -
OMEGA



ECOSTAR 12" TRADITIONAL ROOFING
FEDERAL GRAY
SYNTHETIC SLATE WITH RECYCLED
CONTENT



2 BLDG 'A' From Courtyard
1/8" = 1'-0"



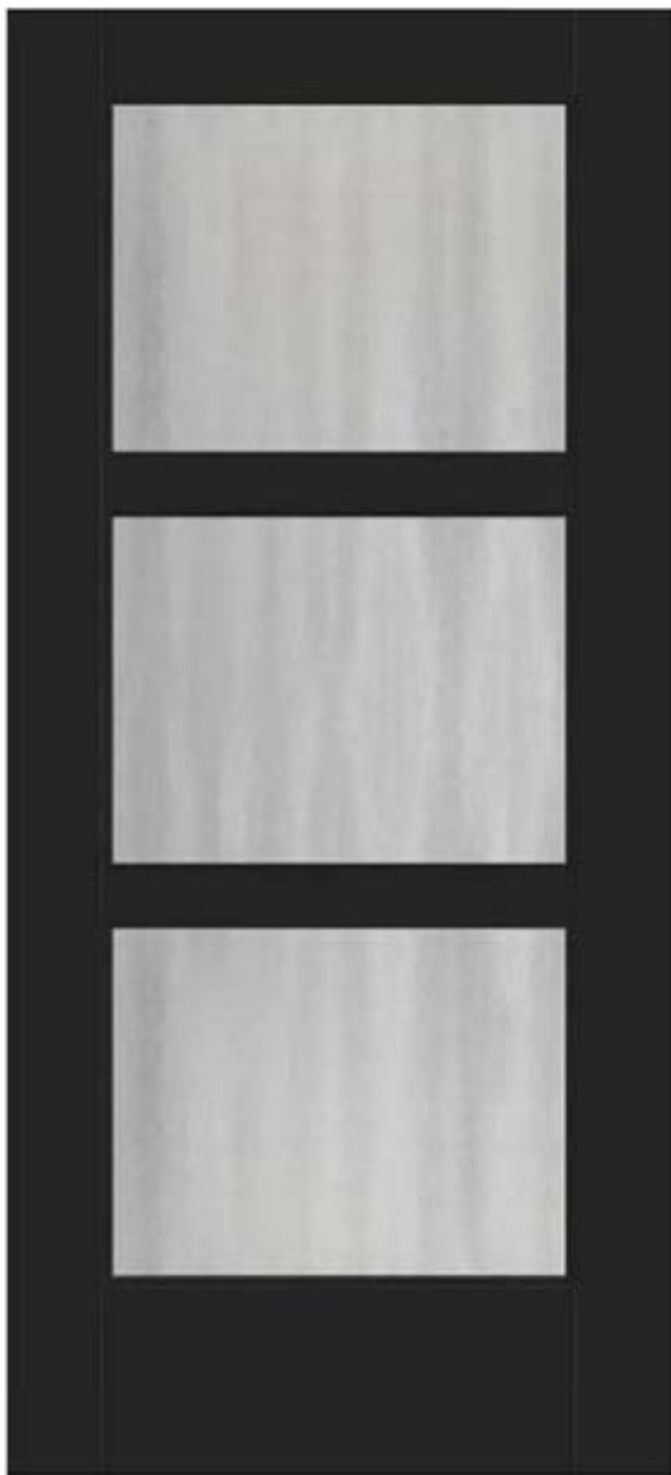
3 BLDG 'A' From Plaza
1/8" = 1'-0"



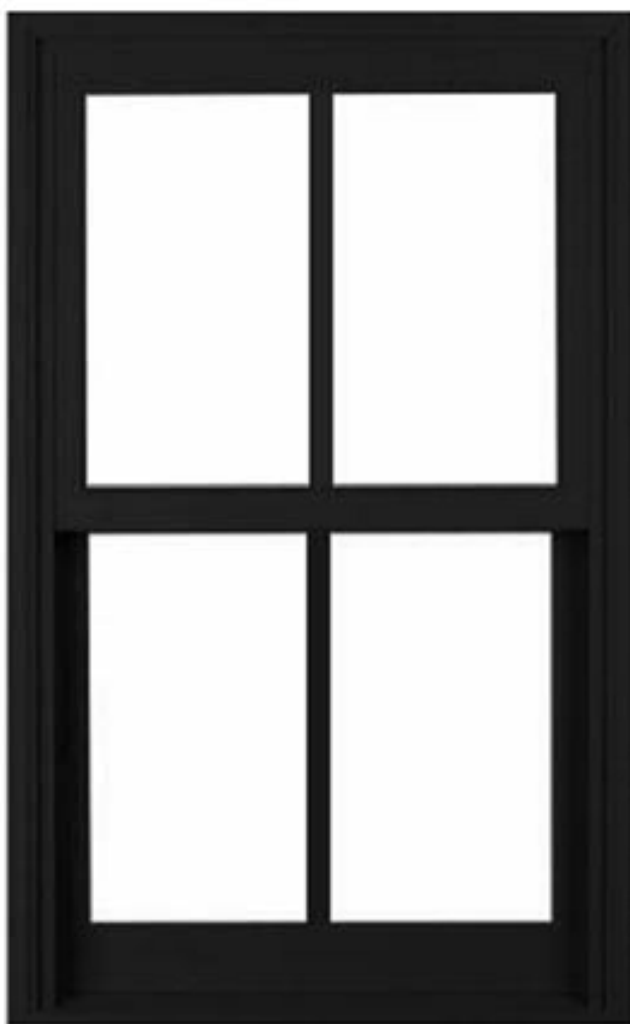
1 BLDG 'A' - West- Materials
1/8" = 1'-0"



ALUMINUM RAILING
ANODIZED BRONZE



THERMA TRU FULL LITE FLUSH-GLAZED
STYLE NO. S5700XJ-SDLF2
ONYX



MARVIN 4-LITE DOUBLE HUNG WINDOW
BLACK
VINYL, DOUBLE GLAZED





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Sections

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1 Site Section 'A'
1/8" = 1'-0"



2 Site Section 'B'
1/8" = 1'-0"



1 View from Steele Ln & Hardies Ln

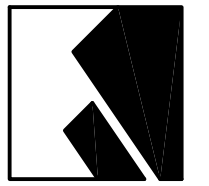


5 View from Meadowbrooke



4 Perspective from Courtyard Ground



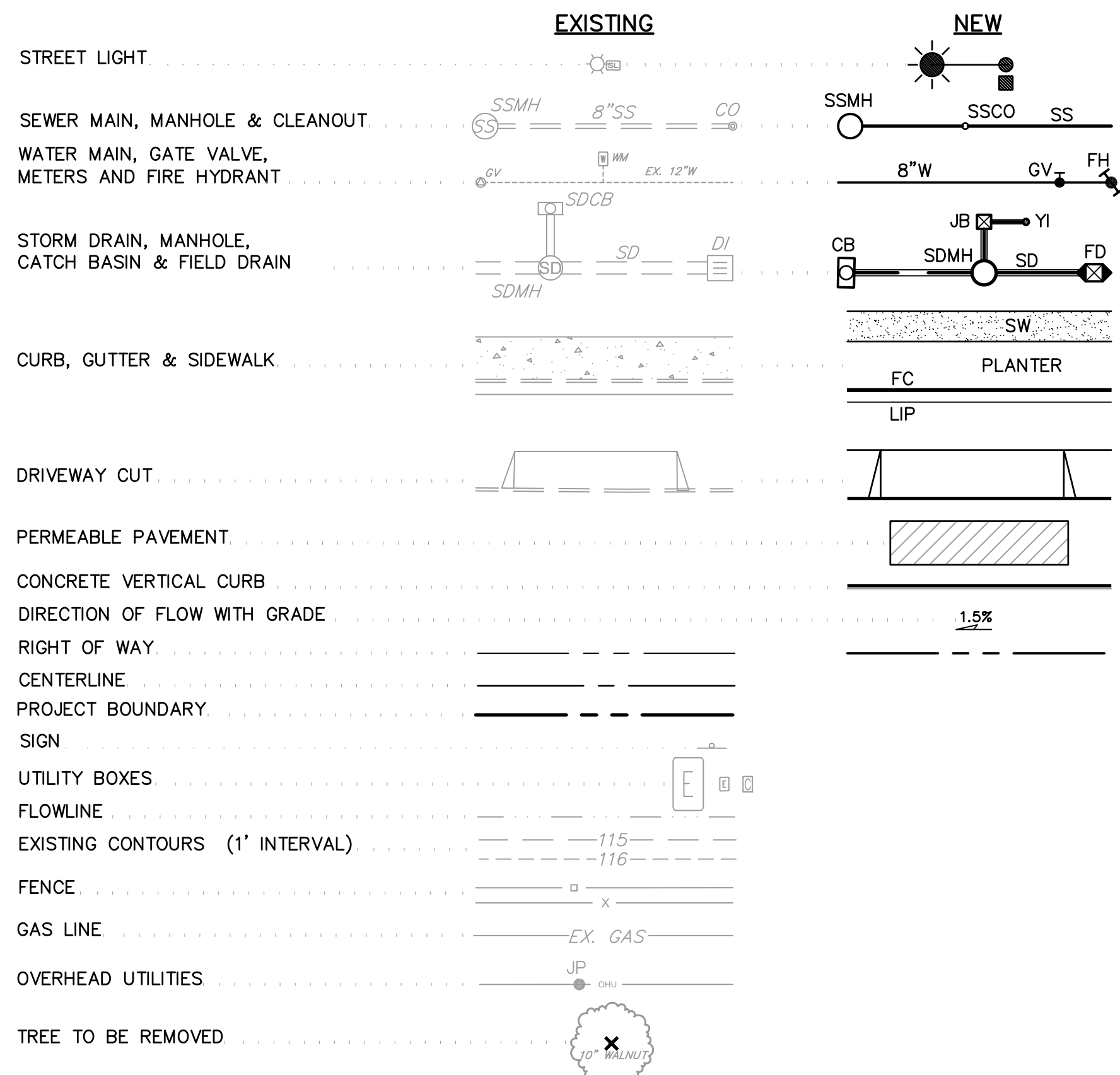


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SITE GRADING AND UTILITY PLAN
STEELE LANE APARTMENTS
1650 WEST STEELE LANE
SANTA ROSA, CA
NOVEMBER 2019
JOB NO. 19-107
SHEET NO. 01
OF 1 SHEETS

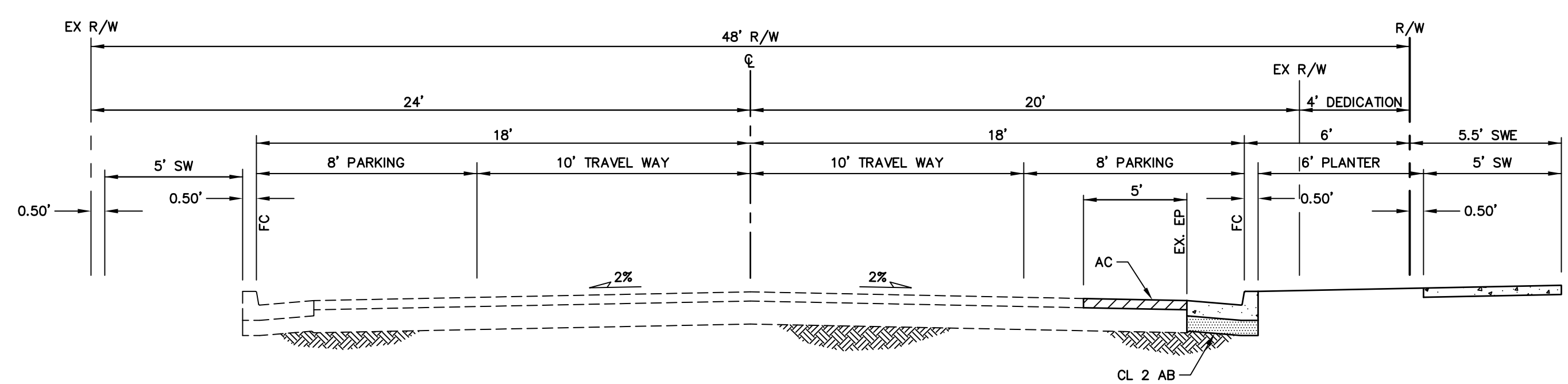
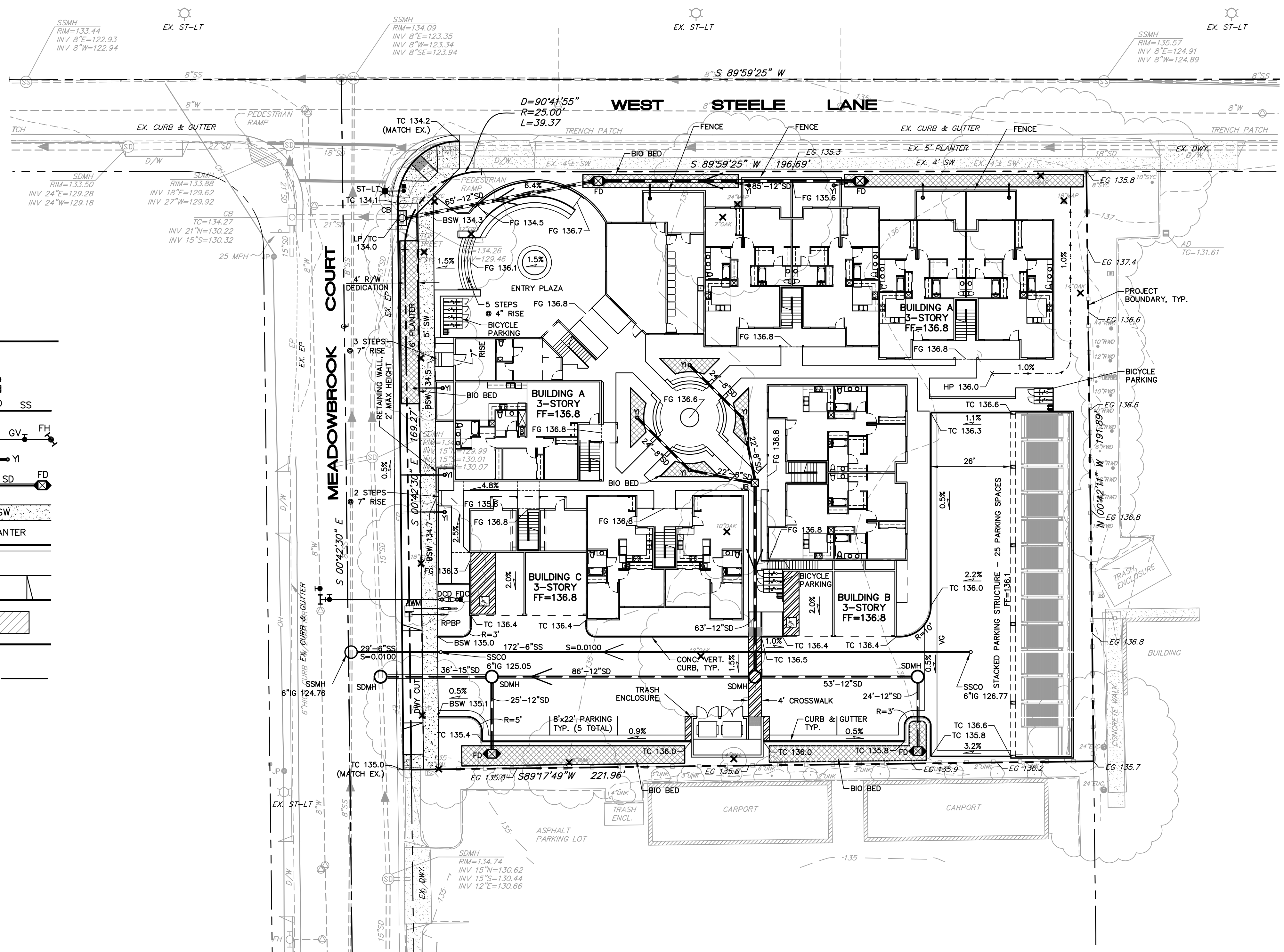
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LEGEND



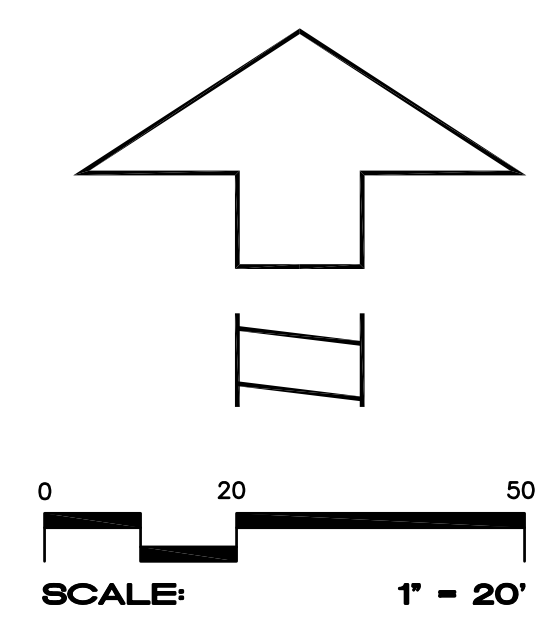
ABBREVIATIONS

ADA	AMERICANS WITH DISABILITIES ACT
APN	ASSESSORS PARCEL NUMBER
BSW	BACK OF SIDEWALK
CB	CATCH BASIN
CONC	CONCRETE
DCD	DOUBLE CHECK DETECTOR
DN	DOCUMENT NUMBER
EG	EXISTING GRADE
EP	EDGE OF PAVEMENT
EX	EXISTING
FD	FIELD DRAIN
FF	FIRE DEPARTMENT CONNECTION
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
GV	GATE VALVE
HP	HIGH POINT
IG	INVERT GRADE
JB	JUNCTION BOX
LP	LOW POINT
R	RADIUS
R/W	RIGHT OF WAY
RPBP	REDUCED PRESSURE BACKFLOW PREVENTOR
S	SLOPE OR SOUTH
SDMH	STORM DRAIN MANHOLE
SO	SIDE OPENING
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
ST-LT	STREET LIGHT
SW	SIDEWALK
SWE	SIDEWALK EASEMENT
TC	TOP OF CURB
TYP	TYPICAL
VERT	VERTICAL
VG	VALLEY GUTTER
W	WATER OR WEST
WM	WATER METER
YI	YARD INLET



MINOR STREET - PUBLIC
MEADOWBROOK COURT

NO SCALE





TYPICAL PLANT PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	WATER USE PER WUCOLS IV
TREES				
ACER PALMATUM 'BLOODGOOD'	JAPANESE MAPLE	24	MULTI-TRUNK	M
ACER RUBRUM 'ARMSTRONG'	SCARLET MAPLE	24		M
ARBUTUS 'MARINA'	MARINA MADRONE	24	MULTI TRUNK FORM	L
CERCIS RENIFORMIS 'OKLAHOMA'	OKLAHOMA REDBUD	24		L
CITRUS - LEMON 'MEYER'	LEMON TREE	24		M
CORNUS 'EDDIES WHITE WONDER'	DOGWOOD HYBRID	24		M
LAGERSTROEMIA FAUREI X 'ARAPAHO'	CRAPE MYRTLE	24		L
OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	24	MULTI-TRUNK; SPECIMEN TREE	VL
PISTACIA CHINENSIS 'KEITH DAVEY'	CHINESE PISTACHE	24		L
PLATANUS ACERIFOLIA 'COLUMBIA'	LONDON PLANE TREE	24	CITY DESIGNATED STREET TREE	M
SHRUBS				
ARCTOSTAPHYLOS D. 'HARMONY'	HARMONY MANZANITA	5		L
BERBERIS AQUIFOLIUM VAR. 'REPENS'	CREeping MAHONIA	5	CALIFORNIA NATIVE	L
CEANOTHUS 'WHEELER CANYON'	WHEELER CANYON CALIFORNIA LILAC	5	CALIFORNIA NATIVE	L
LAVANDULA INTERMEDIA 'PHENOMENAL'	LAVENDER	5		L
LOROPETALUM CHINENSE 'RUBY'	CHINESE FRINGE FLOWER	5		L
NANDINA DOMESTICA 'COMPACTA'	COMPACT HEAVENLY BAMBOO	5		L
NANDINA DOMESTICA 'GULFSTREAM'	HEAVENLY BAMBOO	5		L
PHORMIUM TENAX 'JACK SPRATT'	NEW ZEALAND FLAX	5	36" OC TRI. SPACING	L
PITTOSPORUM TOBIRA 'WHEELER'S DWARF'	DWARF MOCK ORANGE	5	3' O.C. TRI. SPACING	L
RHAPHIOLEPIS INDICA 'CLARA'	INDIA HAWTHORN	5		L
SALVIA CHAMAEDRYOIDES	GERMANDER SAGE	1		L
SARCOCOCCA RUSCIFOLIA	FRAGRANT SARCOCOCCA	5		L
XYLOSMA CONGESTUM 'COMPACTA'	NCN	5		L
GROUND COVER				
ARCTOSTAPHYLOS U. WOOD'S COMPACT'	WOOD'S COMPACT MANZANITA	1	6' O.C., TRI. SPACING	L
COTONEASTER DAMMERI 'CORAL BEAUTY'	COTONEASTER	1	6' O.C. TRI. SPACING	L
ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1	36" OC, TRI. SPACING	L
VINES				
FICUS PUMILA	CREeping FIG	5		M
PARTHENOISSUS TRICUSPIDATA	BOSTON IVY	5		L
GRASSES				
BOUTELLOUA GRACILLIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GAMA	1	2' OC, TRI. SPACING	L
MUHLENBERGIA CAPILLARIS 'WHITE CLOUD'		1	36" OC, TRI. SPACING	L
MUHLENBERGIA DUBIA	PINE MUHLY	1	36" OC, TRI. SPACING	L
BIOSWALE/BIORETENTION				
BIO-FILTER GRASSES	"BIO-FILTRATION SOD"	SOD	(CALIFORNIA NATIVES)	L
MULCH: FIR BARK, 1/2" MINUS				
			3" DEPTH; ALL LANDSCAPE AREAS	
LINEAR ROOT BARRIER			24" DEPTH	
			ROOT SOLUTIONS, OR EQUAL	

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 WUCOLS IV).

DECIDUOUS, FLOWERING 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, DECIDUOUS ACCENT TREES WILL PROVIDE YEAR ROUND INTEREST AND SCREENING FROM ADJACENT PROPERTIES. 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 (MEL0).

MAWA AND ETWU CALCULATIONS

1.) Maximum Applied Water Allowance (MAWA)

A.) Net Evapotranspiration Calculation

Annual Eto	43.85				
Annual Rainfall	27.63	X	0.25	=	Effective Rainfall
					6.9075
Net Evapotranspiration Calculation		=	Annual Eto	-	Effective Rainfall
					= 36.94

B.) Adjusted Landscape Area Calculation

Landscape Area		Adjustment Factor			
	14,001	X	0.45	=	6300.26
Special Landscape Area		Adjustment Factor			
	0	X	0.4	=	0
Sum of Adjusted Landscape Area					6300.26

MAWA = 36.94 X 0.62 X 6,300.26 = 144,303 Gallons

2.) Estimated Total Water Use (ETWU)

A.) Net Evapotranspiration Calculation

Net Evapotranspiration Calculation		=	Annual Eto	-	Effective Rainfall	=	36.94
Very Low Water Plant Use SF							
	0	X	0.10	=	0.00		
Low Water Plant Use SF							
	11,566	X	0.30	=	3469.80		
Moderate Water Plant Use SF							
	2,422	X	0.60	=	1453.20		
High Water Plant Use SF							
	12.57	X	1.00	=	12.57		

Sum of Adjusted Landscape Area = 4935.57
ETWU = 36.94 X 0.62 X 4,935.57 / 0.81 = 139,563 Gallons

HYDROZONE TABLE

VALVE NO.	HYDROZONE	IRRIGATION METHOD	PLANT TYPE	GPM	PRECIPITATION RATE IN INCHES PER HOUR	AREA IN SQUARE FEET	% OF LANDSCAPE
ACTUAL	D-1	IN-LINE DRIP	LOW	60.0	0.65	8,830.00	63%
ACTUAL	D-2	IN-LINE DRIP	MODERATE	1.5	0.28	522.00	4%
DUPLICATE	B-3	BUBBLER	LOW	12.5	0.44	2,736.00	20%
DUPLICATE	B-4	BUBBLER	MODERATE	7.5	1900.00	1,900.00	15.115%
ACTUAL	F	FOUNTAIN	HIGH	0.0	0.00	12.57	0%
				TOTAL SQUARE FEET		14,000.57	15202%

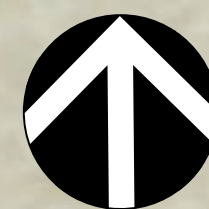
SUMMARY HYDROZONE TABLE

PLANT TYPE	AREA (SF)	% OF LANDSCAPE
VERY LOW WATER USE		0.00%
LOW WATER USE	11,566.00	82.61%
MODERATE WATER USE	2,422.00	17.30%
HIGH WATER USE (POOL)	12.57	0.09%
TOTAL	14,001	100%

ACTUAL LANDSCAPE AREA	9,364.57
DUPLICATE LANDSCAPE AREA	4,636.00
CALCULATED LANDSCAPE AREA FOR MAWA	14,000.57

CONCEPTUAL LANDSCAPE PLAN

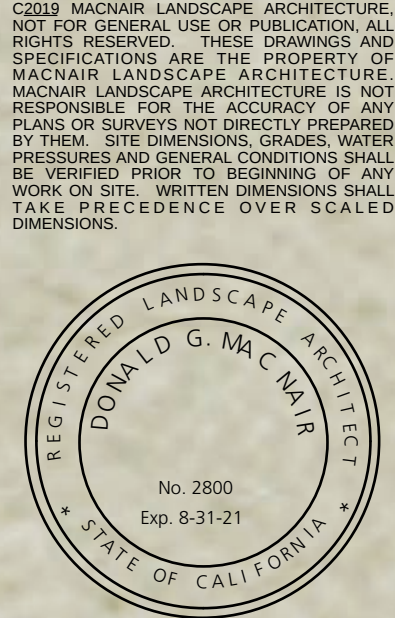
0 8 16 32



DATE: 12/12/19
JOB: 2019-14
SCALE: 1" = 16'
DRAWN: DM

L-1

SHEET 1 OF 1



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CONCEPTUAL LANDSCAPE PLAN

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