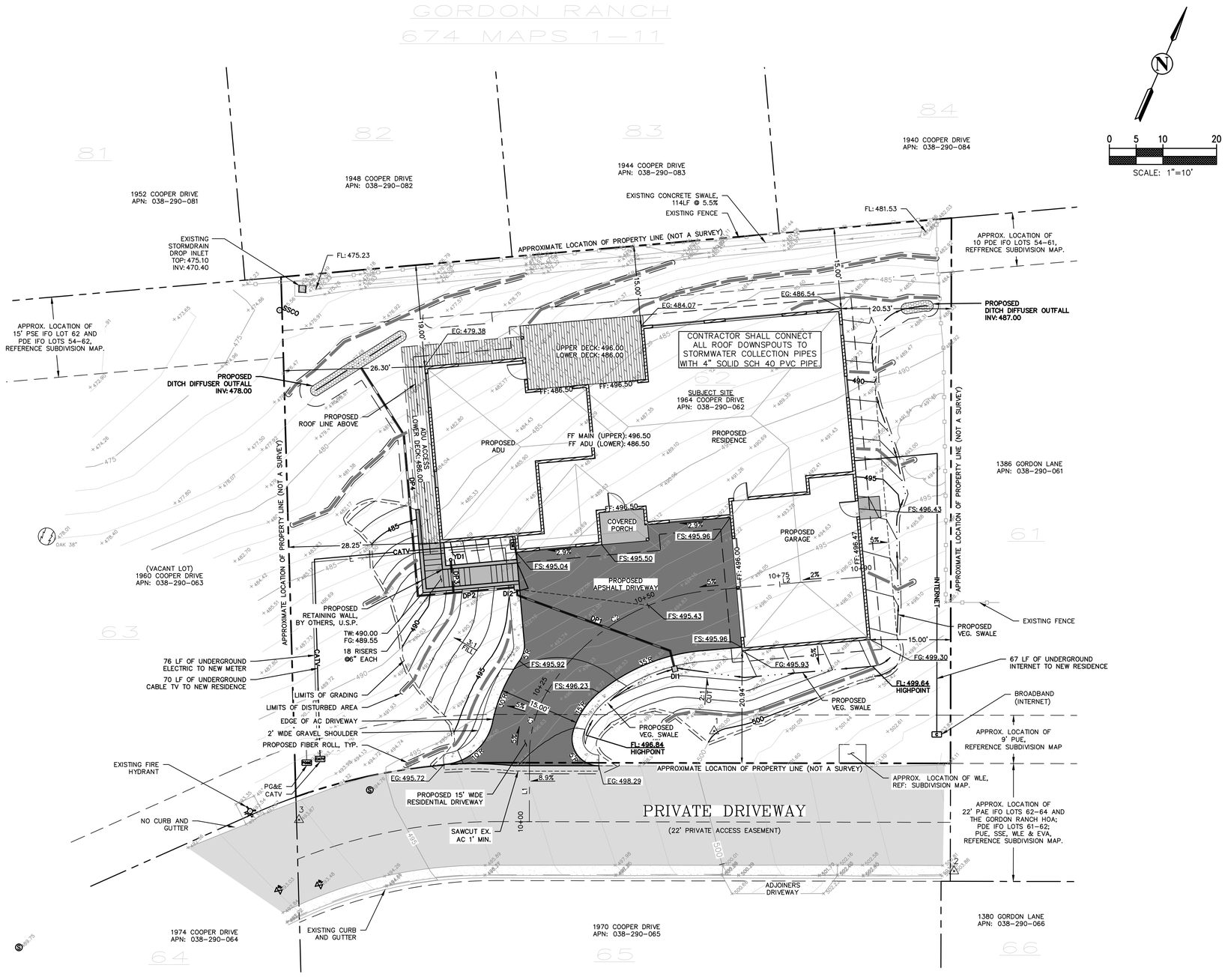


UTILITY NOTES:

GENERAL NOTE:
CONTRACTOR SHALL LOCATE UTILITY STUBOUTS TO LOT AND CONNECT SERVICE TO HOUSE. ELECTRICAL CONDUIT AND GAS SERVICE LINE MATERIAL AND SIZING BY OTHERS.

WATER NOTE:
CONTRACTOR SHALL LOCATE WATER SERVICE STUBOUT AND CONNECT WATER TO HOUSE WITH SCHEDULE 40 PVC PIPE. SIZE TO BE DETERMINED BY FIRE SPRINKLER DESIGNER. INSTALL WATER VALVE WITHIN 2' OF HOUSE CONNECTION.

SEWER NOTE:
CONTRACTOR SHALL CONNECT HOUSE WITH 4" SCHEDULE 40 PVC PIPE. MIN. PIPE SLOPE=2% TO EXISTING SEWER CLEANOUT.

WATER METER:
WATER METER AND/OR WATER SERVICE LINE MAY BE REQUIRED TO BE UPSIZED TO ACCOMMODATE A RESIDENTIAL FIRE SPRINKLER SYSTEM.

DRAINAGE PIPE DESIGN LEGEND:

ALL DRAIN PIPES TO BE A MIN., 4" SCH 40 PVC WITH SLOPE OF 2% T.B.D.

DROP INLET DESIGN LEGEND:

DI1: JENSEN PRECAST, 12"x12" DROP INLET, WITH (2) SIDE INLETS, GRATE TYPE 1212H, OR EQUIVALENT., T.B.=495.59, SWALE IG IN=495.34, DP IG OUT=493.34.

DI2: JENSEN PRECAST, 12"x12" DROP INLET, GRATE TYPE 1212H, OR EQUIVALENT., T.B.=494.92, DP IG IN/OUT=492.92.

LINE TABLE

LINE	LENGTH	BEARING
L1	12.54'	N23°24'19"W
L2	28.26'	N61°28'38"E

CURVE TABLE

CURVE	LENGTH	RADIUS	Δ ANGLE
C1	12.40'	22.50'	31°34'39"
C2	37.21'	40.00'	53°18'18"

NOT FOR CONSTRUCTION

REVISION	DESCRIPTION	BY	DATE

PRELIMINARY GRADING, DRAINAGE, UTILITY AND EROSION CONTROL PLAN

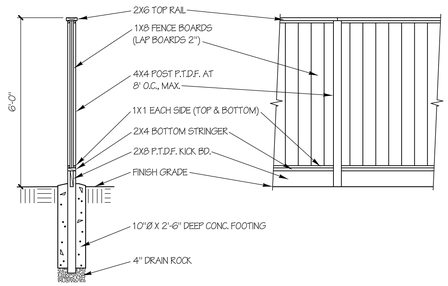
LANDS OF MORTON
1964 COOPER DRIVE
SANTA ROSA, CA 95404
APN: 038–290–062

REGISTERED PROFESSIONAL ENGINEER MICHAEL R. SWICEGOOD CIVIL No. C77545 Exp. 6-30-23 STATE OF CALIFORNIA 10-26-22

Date: 10/26/22
Scale: 1" = 20'
Drawn: DR
Job: 21–44
Sheet: 1 of 1

PLANTING LEGEND

KEY	SIZE	BOTANICAL NAME	COMMON NAME	REMARKS	WATER USE
		TREES			
SLA	#15	SEARSIA LANCEA	AFRICAN SUMAC	SYN. RHUS LANCEA	LOW
XCT	#15	X CHITALPA TASHKENTENSIS 'PINK DAWN'	CHITALPA		LOW
		SHRUBS			
AHM	#5	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	MANZANITA		LOW
CSK	#5	CISTUS SKANBERGII	ROCK ROSE		LOW
CPP	#5	CORREA PULCHELLA 'PINK EYRE'	AUSTRALIAN FUCHSIA		LOW
IBN	#5	ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY		LOW
LCS	#5	LOROPETALUM CHINENSE 'SNOW PANDA'	FRINGE FLOWER		LOW
MAF	#5	MYRSINE AFRICANA	AFRICAN BOXWOOD		LOW
OSF	#5	OSMANTHUS FRAGRANS	SWEET OSMANTHUS		MEDIUM
		PERENNIALS			
MRI	#1	MUHLENBERGIA RIGENS	DEER GRASS		LOW
		GROUNDCOVERS			
LMO	#1	LANTANA MONTEVIDENSIS	TRAILING LANTANA	5' O.C. TRI. SPACING	LOW



SECTION ELEVATION

NOTE:

1. ALL WOOD SHALL BE REDWOOD, U.O.N.

FENCE DETAIL

NOT TO SCALE

Maximum Applied Water Allowance

The following calculations will help you determine your site specific water budget and establish a planting mix that will allow you to meet your water budget. Your Estimated Total Water Use must be less than your Maximum Applied Water Allowance.

1.) Maximum Applied Water Allowance (MAWA) **RESIDENTIAL**

MAWA = (ETo) (0.62)[(0.55x LA) + (0.45 x SLA)]

Where:
ETo = Annual Net Reference Evapotranspiration (inches)
0.55 = ET Adjustment Factor
LA = Landscaped Area (square feet)
0.62 = Conversion factor (to gallons per square foot)
SLA = Portion of the landscape area identified as Special Landscape Area (square feet)
0.45 = the additional ET adjustment factor for Special Landscape Area (1.0 - 0.55 = 0.45)

A.) Net Evapotranspiration Calculation

44.45 (Annual ETo)				
25.63 (Annual Rainfall)	x .25	=	6.41 (Effective Rainfall)	
Net Evapotranspiration Calculation	= Annual ETo	- Effective Rainfall	=	38.04

B.) Adjusted Landscape Area Calculation

3553 (Landscaped Area)	x 0.55 (Adjustment Factor)	=	1954.15
0 (Special Landscaped Area)	x 0.45 (Adjustment Factor)	=	0
	Sum of Adjusted Landscape Area	=	1954.15

MAWA = 38.04 x 0.62 x 1954.15 = 46091 gallons

2.) Estimated Total Water Use (ETWU)

A.) Net Evapotranspiration Calculation

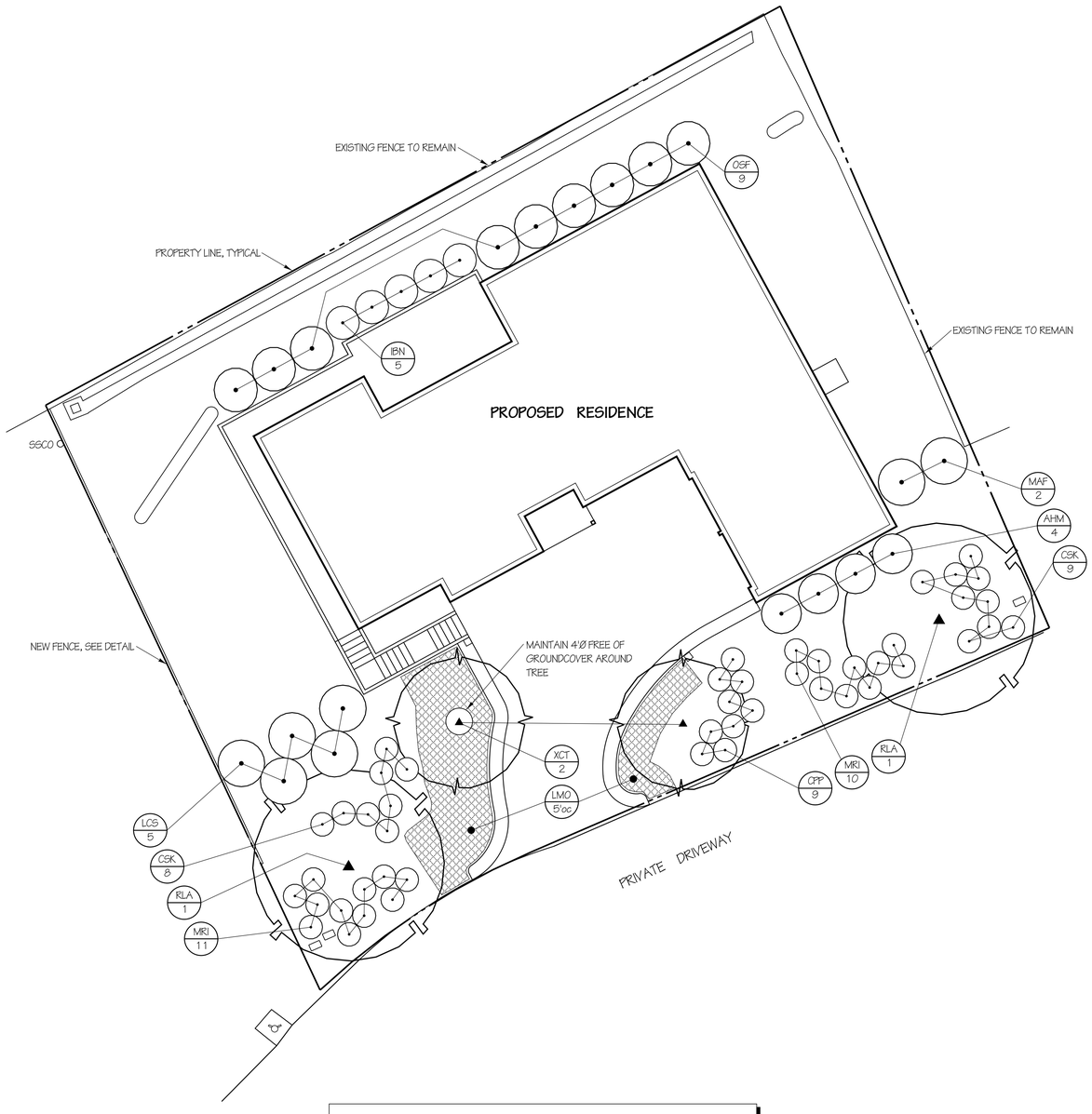
Net Evapotranspiration Calculation	= Annual ETo	- Effective Rainfall	= 38.04

B.) Adjusted Landscape Area Calculation

0 (Very low water use plant sqft)	x 0.1	= 0
3159 (Low water use plant sqft)	x 0.3	= 947.7
394 (Moderate water use plant sqft)	x 0.6	= 236.4
0 (High water use plant sqft)	x 1.0	= 0
	Sum of Adjusted Landscape Area	= 1,184

ETWU = 38.04 x 0.62 x 1,184 / 0.81 = 34480 gallons

Irrigation Efficiency Factor	
Square footage of landscape on drip	3553
Square footage of landscape on spray	0
Total square footage of landscape	3553
Adjusted Irrigation Efficiency Factor	0.81



PLANTING NOTES:

1. A MINIMUM OF 6" OF NON-MECHANICALLY COMPACTED SOIL SHALL BE AVAILABLE FOR WATER ABSORPTION AND ROOT GROWTH IN PLANTED AREAS.
2. INCORPORATE COMPOST INTO THE SOIL TO A MINIMUM DEPTH OF 6" AT A RATE OF 6 CUBIC YARDS PER 1000 SQUARE FEET IN ALL PLANTING AREAS . DO NOT TILL THE SOIL UNDER EXISTING TREES DESIGNATED TO REMAIN.
3. ALL PLANTING AREAS SHALL RECIEVE A MINIMUM OF 3" OF MULCH, EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS AND DIRECT SEEDING APPLICATIONS.
4. AFTER THE GRADING OPERATIONS ARE COMPLETE AND PRIOR TO THE BEGINNING THE LANDSCAPE INSTALLATION SOIL SAMPLING SHALL OCCUR AND SAMPLES SENT TO A TESTING LABORATORY FOR ANALYSIS AND RECOMMENDATIONS. THE ANALYSIS SHALL, AT A MINIMUM, INCLUDE: SOIL TEXTURE, INFILTRATION RATE, pH, TOTAL SOLUBLE SALTS, SODIUM LEVEL, AND PERCENT OF ORGANIC MATTER. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION TO THE CITY (WITH THE CERTIFICATE OF COMPLETION) THAT THE RECOMMENDATIONS FROM THE SOIL ANALYSIS HAVE BEEN IMPLEMENTED.
5. THESE LANDSCAPE DESIGN PLANS COMPLY WITH THE CRITERIA OF THE WATER CONSERVATION ORDINANCE AND EFFICIENT USE OF WATER IN THE LANDSCAPE.

0 5 10 20 30 40

PRELIMINARY
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LICENSED LANDSCAPE ARCHITECT
GARY PHILLIP BALCERAK
NO. C 3704
Ren. 7/31/23
STATE OF CALIFORNIA

PLANTING PLAN

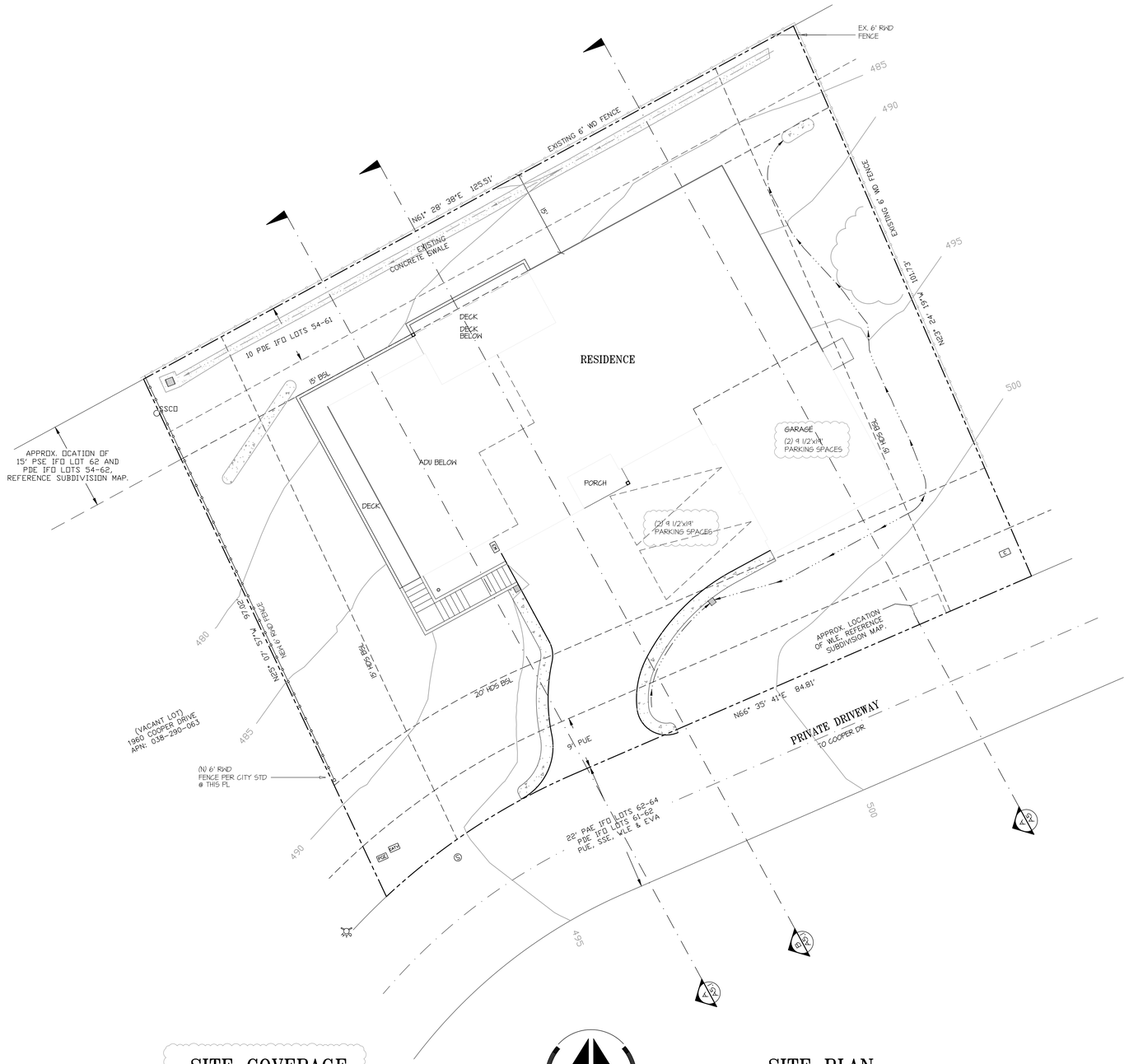
MORTON RESIDENCE & ADU
APN: 038-290-062
1964 COOPER DRIVE
SANTA ROSA, CALIFORNIA

Date	No.	Revision

Date: 5 / 23 / 23
Scale: 1" = 10'-0"
Drawn: GPB
Job: 2219
Sheet
L1.0
Of 1 Sheets

2:19 PM 5/23/23

VICINITY MAP



SITE COVERAGE

LOT AREA:	.27 ACRES	11,760 SF
COVERAGE:	32%	3,770 SF

SUMMER SUN
WINTER SUN

SITE PLAN

0 10' 20' 40'

1964 COOPER DRIVE
APN: 038-290-062

REVISIONS	BY

RICK KADELLO DESIGNER
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RESIDENCE & ADU
BRENDEN MORTON
1964 COOPER DR, SANTA ROSA

LICENSED ARCHITECT
PAUL RANDELL LARSEN
No. C21431
REN. 11-30-23
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BY PRL
CHK
DATE 11.22

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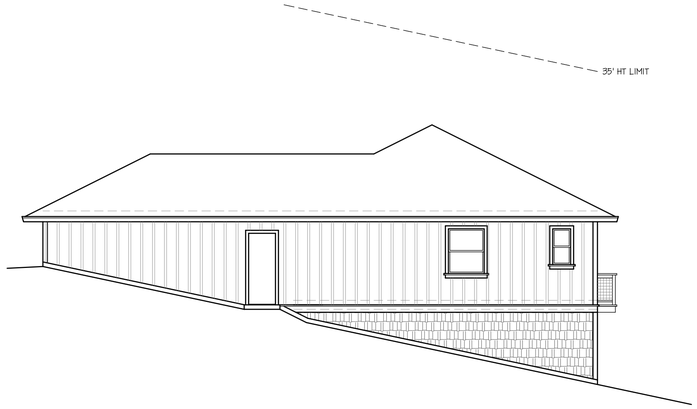
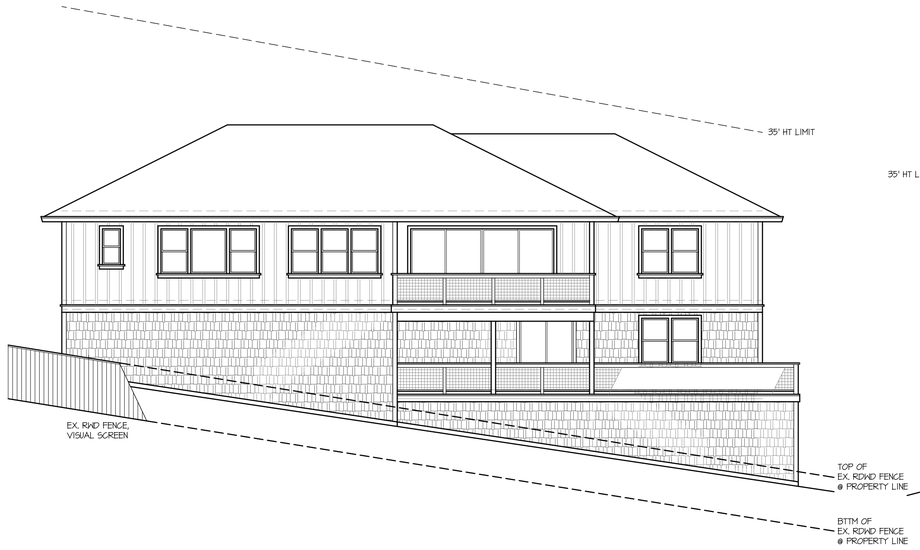


EAST ELEVATION

0 8' 16' 32'



NORTH ELEVATION

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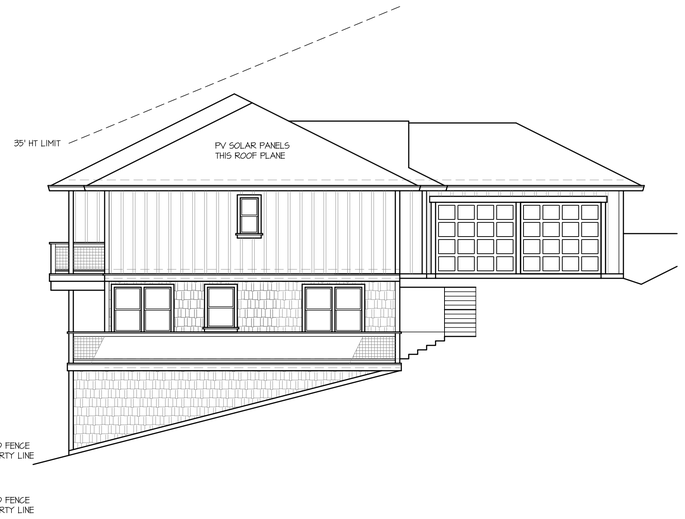
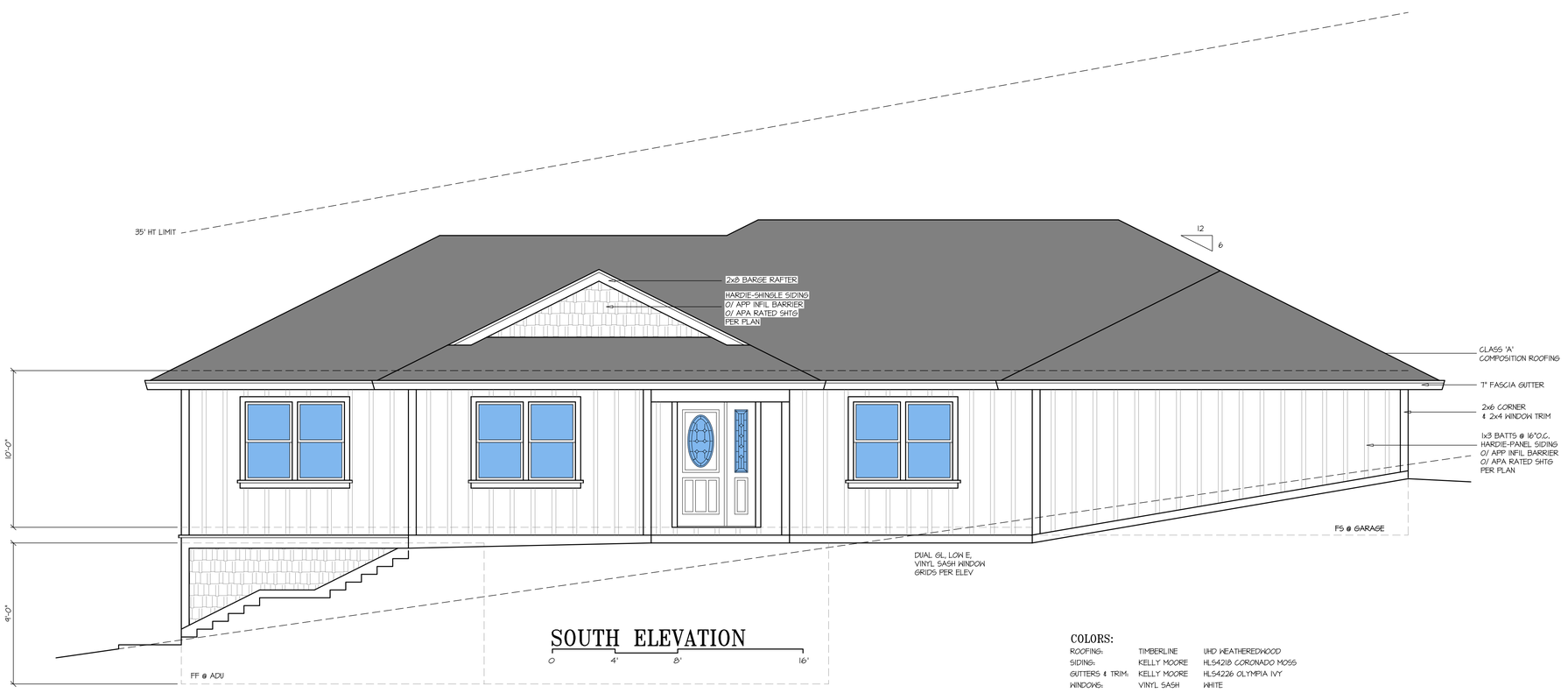


WEST ELEVATION

0 8' 16' 32'



SOUTH ELEVATION

0 4' 8' 16'

COLORS:

ROOFING:	TIMBERLINE	UHD WEATHEREDWOOD
SIDING:	KELLY MOORE	HLS42I8 CORONADO MOSS
GUTTERS & TRIM:	KELLY MOORE	HLS4226 OLYMPIA IVY
WINDOWS:	VINYL SASH	WHITE

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MAIN FLOOR PLAN

0 4' 8' 16'

LIVING AREA:	2530 SF
ADU:	750 SF
GARAGE:	700 SF
PORCH:	55 SF
MAIN FLOOR DECK:	265 SF
LOWER FLOOR DECK::	220 SF

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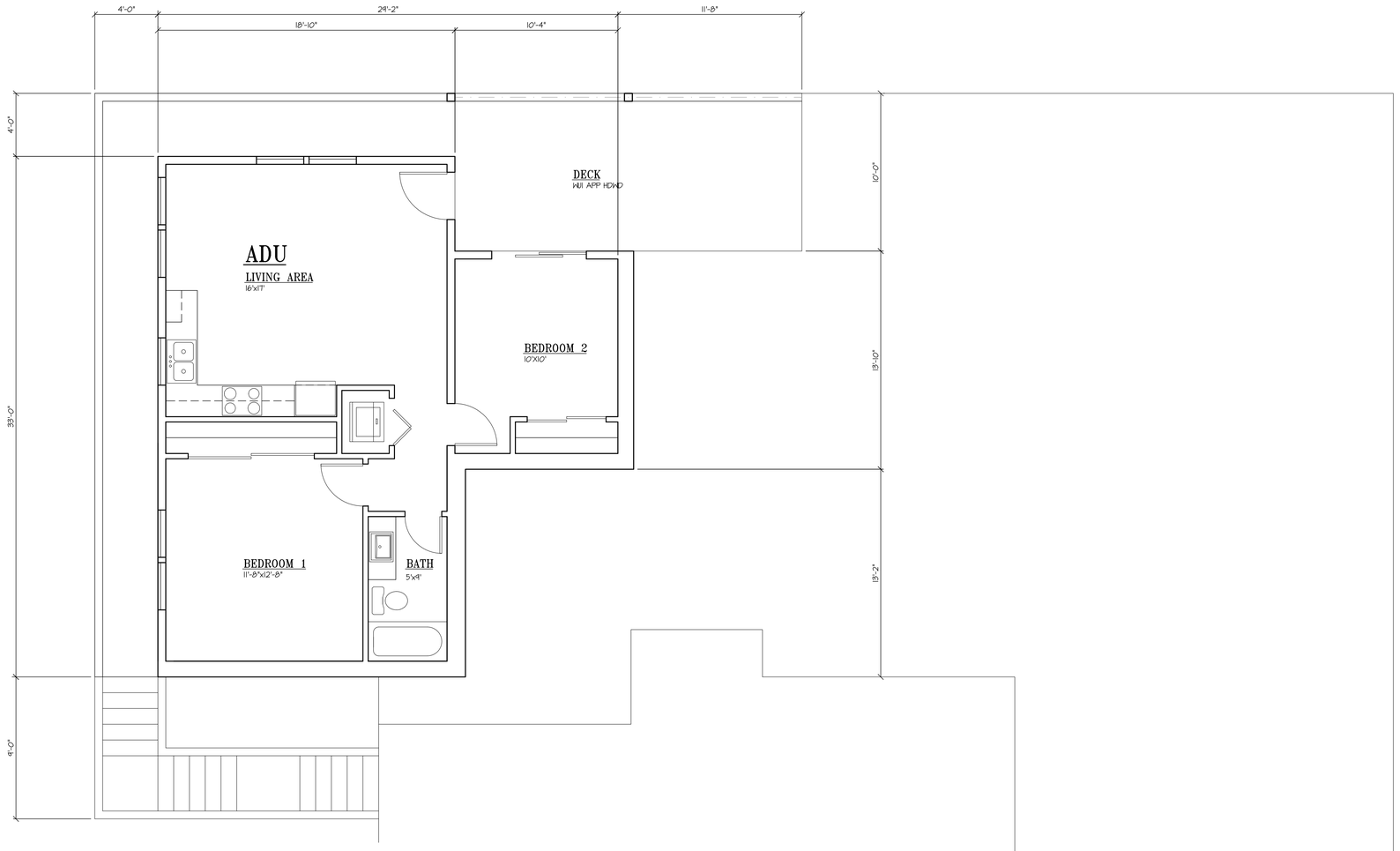

LOWER FLOOR PLAN

0 4' 8' 16'

ADU: 750 SF

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DATE	11.22

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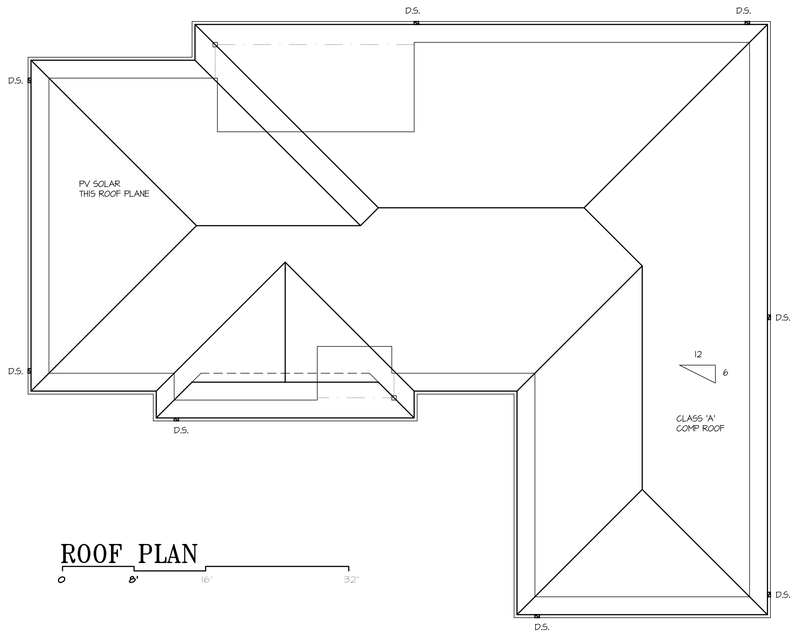
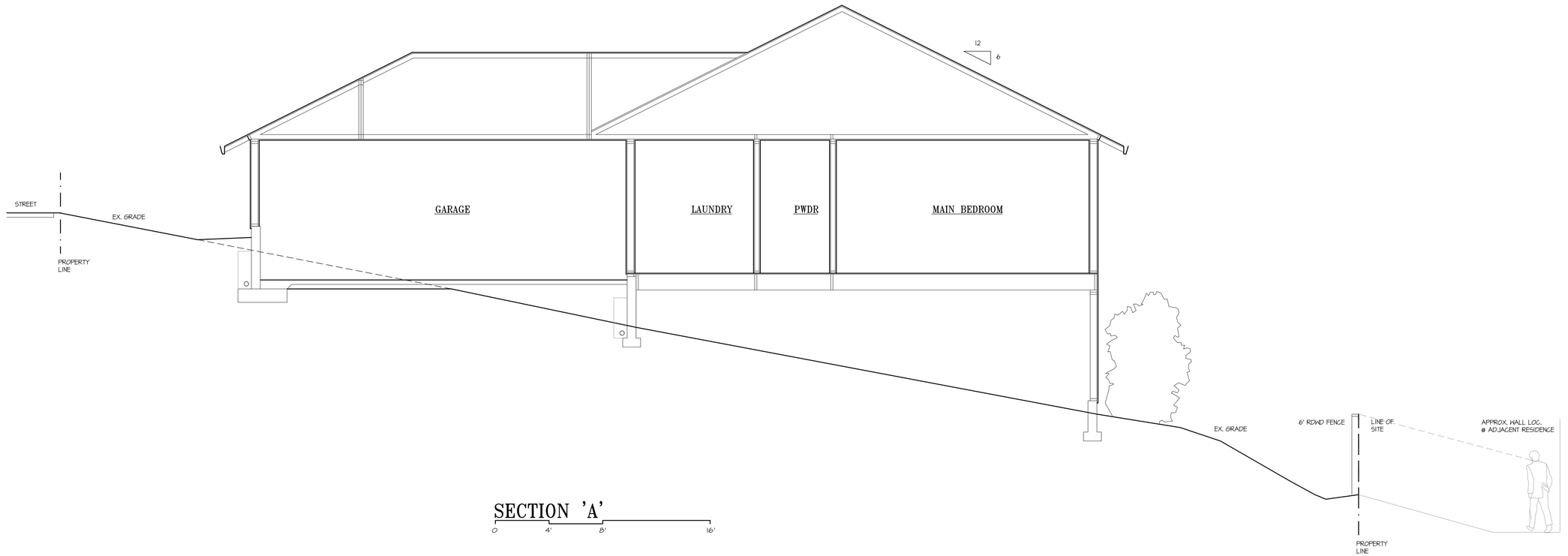


ROOF PLAN

0 8' 16' 32'



SECTION 'A'

0 4' 8' 16'

REVISIONS	BY

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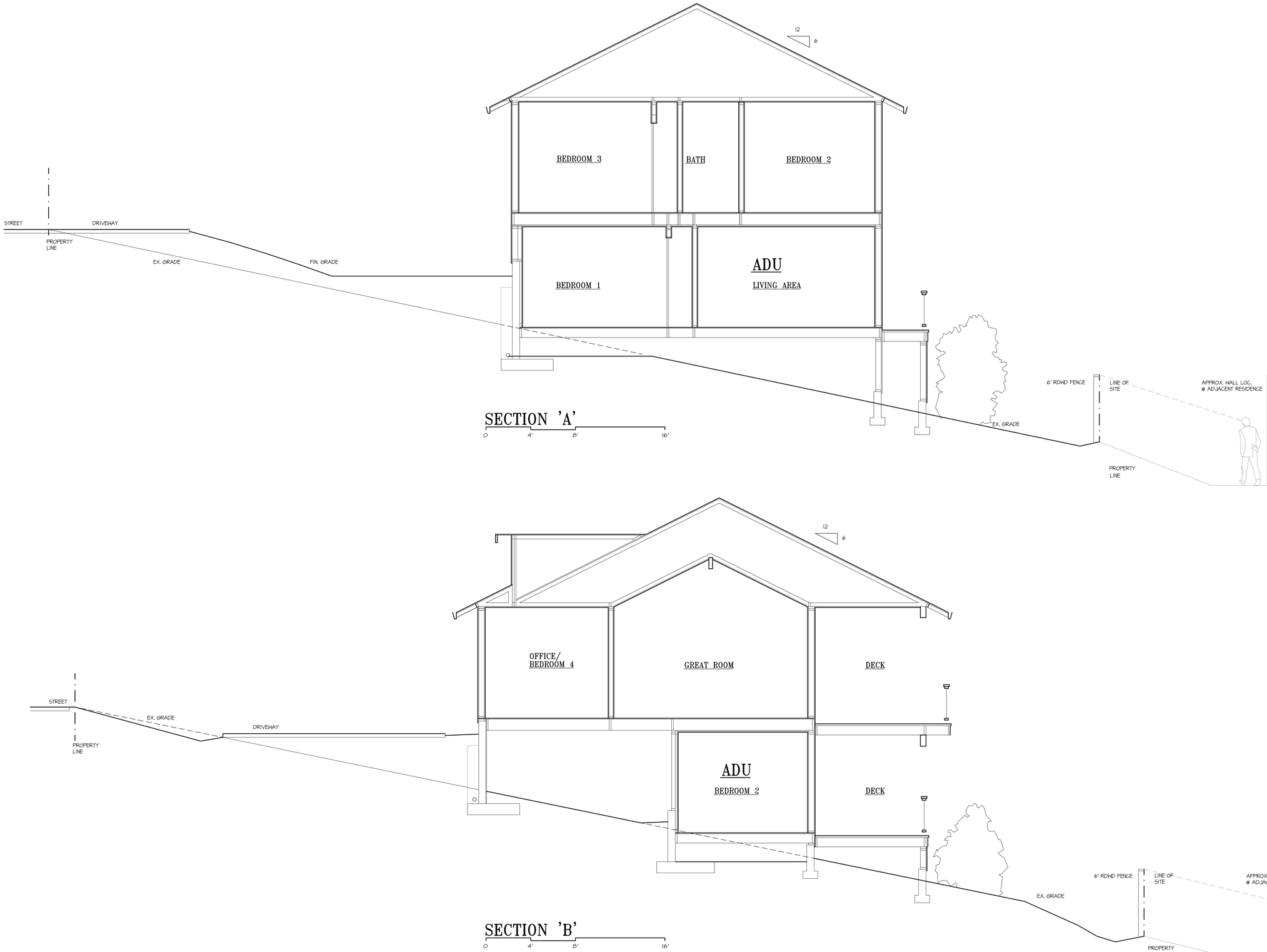

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