**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
- 3Bd (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

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**Architectural + 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

**SCHEMATIC DESIGN**
June 11, 2019

**SITE PLAN**
GROUND LEVEL PLAN

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* Site area prior to bus dedication
**LANDSCAPE CONCEPT STATEMENT:**

The project's landscape design will comply with the latest Water Efficient Landscape Ordinance (WELO) by utilizing a high efficiency, low flow type, sub-surface irrigation system with smart controller, flush and rain sensors equipment. Additionally, the site will be divided into zones for the purpose of reducing maintenance and water usage requirements. All non-turf landscape areas will be specified with a low water use species classification. Lastly, all plants will be selected and spaced to allow them to grow naturally with minimal pruning. All selected plant materials will be typical samples of the proposed plants species with a low water use WUCOLS classification. Lastly, plants will be selected and spaced to allow them to grow naturally with minimal pruning. All selected plant materials will be typical samples of the proposed plants species with a low water use WUCOLS classification.

**GENERAL NOTES:**

1. All trees within 3' of the flatwork to have a 12" deep barrier root barrier.
2. All non-turf landscape areas to receive a 3" layer of shredded organic mulch. Groundcover areas to receive 2" (leave little surface area noted on the plan. All trees and landscape areas to be at least 3' from hardscapes or flat work. Surface run off in landscape areas to flow at 2% minimum away from structures to approved drainage system.
3. All new grades to be level finish surface grading.
4. All new grades to be level finish surface grading.
5. All of the irrigation sprinkler heads to be head accessory controller.
6. All of the irrigation sprinkler heads to be head accessory controller.
7. Landscape irrigation equipment to be drip low flow type that satisfies the City adopted Water Efficient Landscape Ordinance (WUCOLS). All landscape irrigation shall conform to Section 20-34 of the City of Santa Rosa Zoning Ordinance.
8. All non-turf landscape areas to be specified with a low water use species classification. Lastly, all plants will be selected and spaced to allow them to grow naturally with minimal pruning. All selected plant materials will be typical samples of the proposed plants species with a low water use WUCOLS classification.

**PLANTING LEGENDS**

**PLANT MATERIALS**

**PLANT MATERIALS**

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**DUTTON FLATS**

**INTEGRITY HOUSING & PHOENIX DEVELOPMENT**

**SANTA ROSA, CALIFORNIA**

**L 1.0 - CONCEPTUAL LANDSCAPE PLAN**

**SCALE: 1"=20'-0"**

**Date:** 06/11/19
LIGHT FIXTURE LEGEND:
(DRAWING INFORMATION ONLY - SEE ELECTRICAL ENGINEER PLANS FOR INSTALLATION PURPOSES)

SYMBOL LOCATION MANUFACTURER/ CAT# VOLTS

("symbol") BULLET UPLIGHT MT. BY

("symbol") FLOOD UPLIGHT MT. TBD

("symbol") TREES - SPOT MT. TBD

("symbol") WALL SCONCE MT. TBD

("symbol") LAMP/MOUNTING/NOTES TBD

SYMBOL INDICATES PROPOSED TREE LOCATION

TBD 120 VOLT ELECTRICAL POWER for IRRIGATION CONTROLLER TO BE PROVIDED BY OTHERS. FIELD VERIFY ACTUAL LOCATION.

PEDESTRIAN POLE LIGHT
EXISTING COBRA HEAD STREET LIGHT (FOR INFORMATION ONLY - SEE ELECTRICAL ENGINEER PLANS FOR INSTALLATION PURPOSES)

PHILIPS LUMEC MODEL #: TBD
120V POST TOP MOUNT MODEL: TBD

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

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.