LAGO FRESCA APARTMENTS

2445 SUMMERFIELD RD

SANTA ROSA, CA 95405

SUMMERFIELD ROAD ENTRANCE

HOEN AVENUE ENTRANCE

PROJECT DATA AND INFORMATION

APPLICABLE CODES

Dwelling Unit Mix:
- 16 ONE BEDROOM
- 24 TWO BEDROOM
- 3 THREE BEDROOM
- 4 FOUR BEDROOM
- TOTAL UNITS = 31

Gross Total Area:
- 31% = 5,495 SF
- 54% = 24,326 SF
- 14% = 2,968 SF

30 UNITS TO THE ACRE

Total Area (gross):
- 72,535 sf (not including balconies)

FIRE DISTRICT:
CITY OF SANTA ROSA

LOT COVERAGE (MAX. ALLOWABLE):
- 17,774.5 / 56,531.5 SF
- = 31%

CONSTRUCTION TYPE:
TYPE VA, Sprinkled NFPA13

DENSITY BONUS CALCULATION

TOTAL ACREAGE: 14,431 SF

BASE DENSITY: 30 UNITS/ACRE

ADJUSTMENT A: 21 UNITS

TOTAL UNITS: 51 SF

PROPOSED DENSITY: 38 UNITS/ACRE

DEVELOPMENT距 31 UNITS

SUSTAINABILITY

Lot Coverage (Max. Allowable):
- 14,431 SF / 56,531.5 SF = 25.9%

Lot Coverage (Max. Allowable) for State Density Bonus:
- Lot Coverage (Max. Allowable) for State Density Bonus = 29,526 SF / 56,531.5 SF = 52.1%

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HOEN AVE 415 FT OR .08 MILES
415 FT OR .08 MILES

NO PARKING - FIRE LANE
NO PARKING - FIRE LANE
NO PARKING - FIRE LANE
NO PARKING - FIRE LANE
NO PARKING - FIRE LANE
NO PARKING - FIRE LANE
NO PARKING - FIRE LANE
DRIVEWAY
CROSSWALK AT SIERRA CREEK LN.

On-Site Parking Study

Unit Parking Assignment

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Neighborhood Analysis

Lago Fresca Apartments
4744 Hoen Ave. Santa Rosa, CA 95405

2016

Author
Checker
May 5, 2021

Neighborhood Context Map
Site Map
Neighborhood Context Vicinity Map
Aerial Views Existing Conditions

- Residential Single Family Homes
- Driveway Encroachment on Property
- View from Site Looking South East
- View from Site Looking North West
- Professional/Commercial
- Sutter Medical Center
- Bus Stop- South of Site

Lago Fresca Apartments
4744 Hoen Ave. Santa Rosa, CA 95405

Driveway Encroachment on Property
Residential Single Family Homes
View from Site Looking North West
View from Site Looking South East
Professional/Commercial
Sutter Medical Center
Bus Stop- South of Site
Roof D- East

Roof D- West
Type A Townhouse-Level 2

Type A Townhouse-Level 1

Type A Townhouse-Mirrored

Type A Townhouse

Bed 1

Bed 2

Bath 3

Bath 2

Bath 1

Dining

Living

Kitchen

Bed 1

Bed 2

Bath 3

Bath 2

Bath 1

Dining

Living

Kitchen
1. **BLDG D - North Elevation Colors and Materials**

- Metal Guardrail
- Redwood Good Neighbor Privacy Fence
- Composition Shingle Gable Roof Certainteed Landmark "Thunder Gray"
- Tamlin XOCR Open Inside and Outside Corners Aluminum Way Reveal System at Fiber Cement Cladding
- Luminis Scirocco Wall Sconce and Pendant SR115T
- Ceraclad Composite Vertical Siding HNH91314U
- Fiberglass Sectional Garage Door faced in Ceraclad NH5491U
- Aluminum Powder Coated Pre-Manufactured Arbor

2. **BLDG A - East Elevation Colors and Materials**

- Metal Guardrail Black
- Composition Shingle Double Roof Certainteed Landmark "Thunder Gray"
- Luminis Scirocco Wall Sconce and Pendant SR115T
- Ceraclad Composite Vertical Siding HNH91314U
- Black Fiberglass Multi-Unit
- Alvedo Steel and Aluminum Door System
- Ceraclad Composite Vertical Siding HNH91313U
- Ceraclad Composite Vertical Siding HNH9132U
- Ceraclad Composite Vertical Siding HNH91314U
- Aluminum Powder Coated Pre-Manufactured Arbor
- Metal Louvered Attic Vent

**Colors and Materials**

- Lithonia LED ADA D Series Wall Pack
- Lithonia LED ADA D Series Wall Pack
- Lithonia LED ADA D Series Wall Pack
- Tamlin XOCR Inside and Outside Corners Aluminum Way Reveal System at Fiber Cement Cladding
- Ceraclad Composite Vertical Siding HNH91314U
- Ceraclad Composite Vertical Siding HNH91313U
- Ceraclad Composite Vertical Siding HNH9132U
- Ceraclad Composite Vertical Siding HNH91314U
- Aluminum Powder Coated Pre-Manufactured Arbor
- Metal Louvered Attic Vent
- Aluminum Powder Coated Pre-Manufactured Arbor
Statistics

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Ceiling Height: Variables

- Calculation Point Height: As noted
- Reflections: Under the canopy 85% Ceiling, 50% Walls, 20% Floor

Luminaire performance values provided in this report, whether for normal, critical, or emergency applications, are for product application assistance only. These values were developed in collaboration with and are subject to approval by the design professional of record and the manufacturer. Conditions and results of calculations are based on our best estimate of the equipment and conditions at the time of testing. Tests were performed at the location of the installation. These values are intended to provide guidance to the design professional of record as to the appropriate level of illumination for a particular area or task. The values provided in this report are based on the test conditions and equipment at the time of calculation and are subject to change due to age, wear, and tear of equipment, and other factors including, but not limited to, environmental conditions, loading factors, and emergency conditions. The manufacturer's recommendations, data sheets, and specifications shall govern the installation and performance of the equipment. Any use of these values as a basis for design, approval, or results of emergency lighting under any circumstances is at the user's risk.
1.01 **SCOPE**

This Section describes the construction of irrigation as part of the landscape improvements at the Lago Fresca Apartments. It covers the following aspects:

- **Materials to be Furnished**
- **Product Handling**
- **Protection of existing conditions**
- **Material testing**
- **Observations of federal and state government inspectors**
- **Final observations**
- **Warranty**

1.02 **PROCEDURE FOR CONTRACTOR**

The contractor shall:

- Provide written notice of intention to begin work at least 5 days prior to the start of work.
- Conform to the codes and standards specified in the landscape architect's contract.
- Provide a signed and dated copy of warranty to the owner and landscape architect.

1.03 **SCOPE OF WORK**

The work includes:

- Preparation of site for irrigation systems.
- Installation of irrigation systems as per the plans and drawings.
- Testing and adjustment of irrigation systems.

1.04 **PRODUCT HANDLING**

- All materials shall be handled in accordance with the manufacturer's instructions.
- Materials shall not be stored near other materials that may cause damage.

1.05 **PROTECTION OF EXISTING CONDITIONS**

- The contractor shall protect the existing landscape features.
- Any damage to existing features shall be noted and repaired.

1.06 **WARRANTY**

- The contractor shall provide a warranty for the work.
- The contractor shall repair any defects in the work.

1.10 **MATERIALS TO BE FURNISHED**

- Materials shall be provided in accordance with the contract.
- Any deviation from the specifications shall be approved by the landscape architect.

1.11 **MEASURES TO PROTECT VEGETATION FROM DISTURBANCE**

- The contractor shall protect vegetation from disturbance during the installation process.
- Vegetation shall be protected from damage.

2.01 **PLUMBING**

- **A.** Back-flow prevention device as shown in the plans and drawings.
- **B.** Quick coupling valves to be as per plans and details.
- **C.** Install one continuous ground wire and one extra wire to all valves.
- **D.** Clearance between the valve and the sides of the valve box shall be 2" minimum and 4" maximum. (Lid must not restrict flow.)
- **E.** Final observation shall take place without the approval of the landscape architect.

2.02 **MATERIALS**

- **A.** Solvent weld all PVC pipe and fittings using solvents (including primer). (See schedule of pipe sizes.
- **B.** Sod immediately thereafter, provided the sod bed has remained in a viable state.
- **C.** Pre-plant fertilizer for soil incorporation shall consist of the following:
  - 2.2-A, 2.2-B, and 2.2-C.
  - Imported landscape area planting soils shall be free of rocks larger than 1 in. in size, sub-soil, refuse, plants or roots, clods, earth, silt, sand, water, clay, or wind deposit.
  - **D.** Use planting soil to backfill plant pits. Crown of root ball shall be 1" above grade.

2.03 **PIPE**

- **A.** Mainline piping on pressure side of irrigation control valves:
  - 3. Galvanized Steel: Standard wall, Schedule 40, capable of working pressure up to 600 psi shall run from the point of connection to the valve box. (See schedule of pipe sizes.
  - **B.** Lateral line piping on non-pressure side of irrigation control valves:
  - 3. Sleeves for irrigation piping and remote control valve wiring under pavements and walls as noted.

3.01 **PLANTING OPERATIONS**

- **A.** Pre-plant preparation of the soil shall be completed and approved prior to final inspection of the landscape by the landscape architect and shall be for 90 calendar days.
- **B.** Sod immediately thereafter, provided the sod bed has remained in a viable state.
- **C.** Pre-plant fertilizer for soil incorporation shall consist of the following:
  - 2.2-A, 2.2-B, and 2.2-C.
  - Imported landscape area planting soils shall be free of rocks larger than 1 in. in size, sub-soil, refuse, plants or roots, clods, earth, silt, sand, water, clay, or wind deposit.
  - **D.** Use planting soil to backfill plant pits. Crown of root ball shall be 1" above grade.

4.03 **MEASURES TO PROTECT VEGETATION FROM DISTURBANCE**

- The contractor shall:
  - Protect the vegetation from disturbance during the installation process.
  - Provide a signed and dated copy of warranty to the owner and landscape architect.

5.01 **SOIL AMENDMENTS**

- The contractor shall:
  - Provide soil amendments as per the plans and drawings.
  - Protect the vegetation from disturbance during the installation process.

6.01 **MATERIAL TESTING**

- The contractor shall:
  - Provide material testing as per the plans and drawings.
  - Protect the vegetation from disturbance during the installation process.

7.01 **OBSERVATIONS OF FEDERAL AND STATE GOVERNMENT INSPECTORS**

- The contractor shall:
  - Provide written notice of intention to begin work at least 5 days prior to the start of work.
  - Conform to the codes and standards specified in the landscape architect's contract.
  - Provide a signed and dated copy of warranty to the owner and landscape architect.

8.01 **WARRANTY**

- The contractor shall provide a warranty for the work.
- The contractor shall repair any defects in the work.

F. Final Observation shall take place without the approval of the landscape architect.

E. Pre-maintenance reserves the right to take and analyze samples of materials for conformity to the specifications.

D. Use planting soil to backfill plant pits. Crown of root ball shall be 1" above grade.

C. Install one continuous ground wire and one extra wire to all valves.

B. Locate stakes in position relative to the prevailing wind as shown on the plans and drawings.

A. Incorporate thoroughly with top 8 in. soil layer and remove stones over 1 in. in size.