

REDWOOD WEST RESIDENCES

4614 Old Redwood Highway, Santa Rosa, CA 95403



REDWOOD WEST RESIDENCES



RW
Residences

REDWOOD
WEST
RESIDENCES

PLANNING & BUILDING CODE SUMMARY

PROJECT DESCRIPTION
 A PRIVATELY FUNDED RESIDENTIAL BUILDING WITH SURFACE PARKING AND INDIVIDUAL PARKING GARAGES, THE PROJECT IS ONE BUILDING CONSISTING OF THE ELEMENTS DESCRIBED BELOW.

- A 3-STORY WORKFORCE RESIDENTIAL BUILDING OF TYPE VA WOOD FRAMED RESIDENTIAL AND RELATED AMENITY SPACES.
- 40 RESIDENTIAL DWELLING UNITS, SEE STATISTICS FOR MORE INFORMATION.
- ALL RESIDENTIAL UNITS ON GROUND LEVEL ARE ADAPTABLE (PER CHAPTER 11A), UNITS ABOVE THE GROUND FLOOR ARE ACCESSED VIA STAIRS, NO ELEVATOR PROVIDED.

PROJECT ADDRESS: 4814 OLD REDWOOD HIGHWAY
 SANTA ROSA, CA 95403

ASSESSOR PARCEL NUMBER: 068-071-015

LAND USE:
 EXISTING: POP
 PROVIDED: R3

ZONING:
 EXISTING: PF, VOH
 PROPOSED: WH MULTI-FAMILY RESIDENTIAL FOR WORKFORCE HOUSING PROGRAM

HEIGHT / BULK:
 MAXIMUM ALLOWABLE BUILDING HEIGHT: 35'-0" / 40'-0" IN CERTAIN CONDITIONS (R3 ZONE)
 MAXIMUM BUILDING HEIGHT ADJACENT R1 ZONING: 30'-0"
 MAXIMUM PROPOSED BUILDING HEIGHT: 40'-0" TO T.O. ROOF

PROPOSED NUMBER OF STORES: 3

SETBACKS:
 REQUIRED STREET SETBACK: 15'-0" MINIMUM
 REQUIRED SIDE SETBACK: 5'-0" MINIMUM
 REQUIRED R1 ZONING SETBACK: 10'-0" MINIMUM ABOVE FIRST FLOOR
 REQUIRED REAR SETBACK: 10'-0" MINIMUM

GROSS FLOOR AREA:

EXISTING GROSS FLOOR AREA: 0 SF, EXISTING STRUCTURE DEMOLISHED BY 2017 SONOMA COMPLEX FIRE

PROPOSED GROSS FLOOR AREA

FLOOR	OCCUPANCY	GROSS AREA
FLOOR 1 RESIDENTIAL	R-3	15,845 S.F.
FLOOR 2 RESIDENTIAL	R-3	15,387 S.F.
FLOOR 3 RESIDENTIAL	R-3	14,163 S.F.
TOTAL GROSS FLOOR AREA		45,175 S.F.

NOTE: AREA MEASURED TO THE EXTERIOR FACE OF BUILDING WALLS, INCLUDING DECKS THAT ARE NOT OPEN TO THE SKY, EXCLUDES PORTIONS OF DECKS WHICH PROJECT BEYOND THE FACE OF THE BUILDING, NO DEDUCTIONS FOR SHAFTS OR STAIRWAYS, EXCLUDING ATTICS / MEZZANINE.

LOT COVERAGE:
 MAXIMUM ALLOWABLE: 40% (PF ZONING) / 60% (R3 ZONING)
 PROVIDED: 38%

BUILDING FOOTPRINT AREA: 15,645 SF
 LOT AREA: 43,416 SF / 1 ACRE
 F.A.R.: 1.04

RESIDENTIAL DENSITY:
 ALLOWABLE DENSITY: 24 UNITS / ACRE
 PROPOSED NUMBER OF UNITS / ACRE: 40 UNITS / ACRE (DENSITY BONUS)

R3 DENSITY EQUIVALENTS:
 PER SEC. 20-40-400(F)(2) = STUDIO < 600 SqFt, ONE-BDRM < 750 SqFt, TWO-BDRM < 1,000 SqFt
 $4 \times 0.33 + 17 \times 0.6 + 16 \times 0.75 + 3 \times 1 = 1.32 + 8.5 + 12 + 3 = 24.82$

PARKING

VEHICLE PARKING REQUIRED: NOT LESS THAN ONE COVERED OFF-STREET PARKING SPACE / UNIT
 VEHICLE PARKING PROPOSED: 51 (SEE PROJECT STATISTICS & SHEET A0.30 PARKING EXHIBIT)

OCCUPANCY GROUPS:

RESIDENTIAL: R-2
 STORAGE (GARAGE): S-2
 MISCELLANEOUS (CARPORT): U
 ASSEMBLY (REAR YARD): A-3

CONSTRUCTION TYPE: TYPE VA, FULLY SPINKLERED

THE BUILDING SHALL COMPLY WITH THE 2019 OFC SECTION 510 FOR ERRC COVERAGE.

ACCESSIBILITY

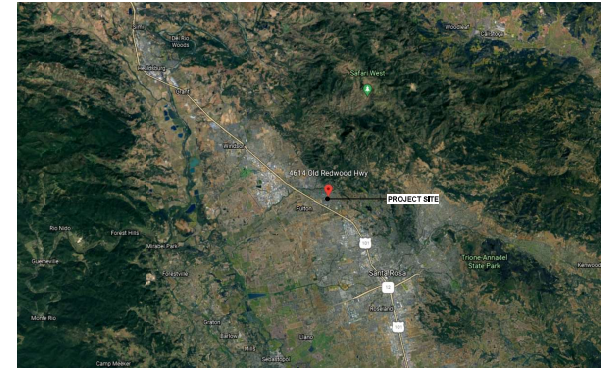
100% OF UNITS - LOCATED ON THE FIRST FLOOR SHALL BE ADAPTABLE, PER CBC 2019 CHAPTER 11A
 ALL COMMON USE AREAS SHALL BE ACCESSIBLE PER CBC 2019 CHAPTER 11A
 ALL PUBLIC AREAS SHALL BE ACCESSIBLE PER CBC 2019 CHAPTER 11B

PROJECT INFORMATION

COVER SHEET	A1.00
A0.01 PROJECT INFORMATION	A2.00 BUILDING PLAN - FLOOR 1
A0.02 EXISTING CONDITIONS	A2.01 BUILDING PLAN - FLOOR 2
A0.20 ACCESSIBILITY EXHIBIT	A2.02 BUILDING PLAN - FLOOR 3
A0.30 PARKING & BIKE EXHIBIT	A2.03 BUILDING PLAN - MEZZANINE
A0.40 FIRE EXHIBIT	A2.04 BUILDING PLAN - ROOF
A0.50 SETBACK EXHIBIT	A3.00 BUILDING ELEVATIONS
A0.51 BUILDING HEIGHT EXHIBIT	A3.01 BUILDING ELEVATIONS
A0.52 OPEN SPACES EXHIBIT	A3.02 BUILDING ELEVATIONS
A0.53 PHOTOMETRICS	A3.03 BUILDING ELEVATIONS
	A3.04 BUILDING COURTYARD ELEVATIONS
	A3.10 RENDERINGS
C-1 PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN	A3.20 BUILDING SECTIONS
C-2 PRELIMINARY STORMWATER CONTROL PLAN	A4.00 UNIT PLANS
	A4.01 UNIT PLANS
	A4.02 UNIT PLANS
	A4.03 UNIT PLANS
	A4.04 UNIT PLANS
	A4.05 UNIT PLANS
	A5.00 MATERIAL BOARD

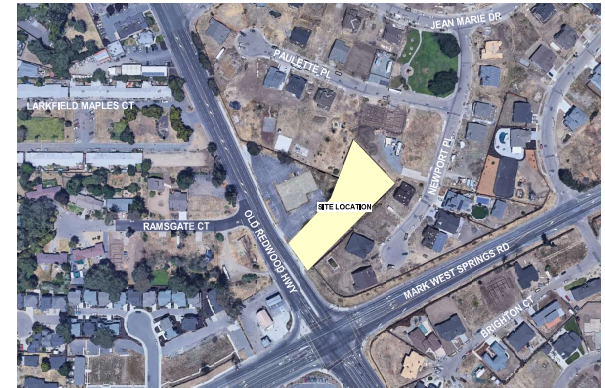
ARCHITECTURAL

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	A4.03 UNIT PLANS
	A4.04 UNIT PLANS
	A4.05 UNIT PLANS
	A5.00 MATERIAL BOARD



SITE LOCATION MAP 3

12" = 1'-0"



SITE VICINITY MAP 2

12" = 1'-0"

UNIT AND AREA SUMMARY		Density Bonus and Below Market Rate Unit(s): 8 Total BRM Units				State Density Program		
Date: 06/10/2022		(1) A1 202 - One Bdrm				(2) A1 104 - One Bdrm		
CONSTRUCTION TYPE: TYPE VA		(3) A1 102 - One Bdrm				(4) S1 217 - Studio		
FLOORS: 3 WOOD		(5) S1 315 - Studio				(6) B1 307 - Two Bdrm		
		(7) B1 305 - Two Bdrm				(8) B1 304 - Two Bdrm		
UNIT TYPE	NAME	DESCRIPTION	Unit Net Rentable	1ST	2ND	3RD	Unit	Rentable Area
STUDIO	S1	STUDIO	474.2	0	2	2	4	1,687
STUDIO SUB-TOTAL				0	2	2	4	1,687
1 BEDROOM	A1	1 BDRM	696.6	4	10	0	14	35%
	A2	1 BDRM	688	0	1	1	2	5%
	A3	1 BDRM	714	1	0	0	1	3%
	A4	1 BDRM	672.9	0	1	1	2	5%
1 BDRM SUB-TOTAL				5	12	2	19	48%
2 BEDROOM	B1	2 BDRM / 2 BATH	884.8	0	0	10	10	25%
	B2	2 BDRM / 2 BATH	1087.7	0	0	2	2	5%
	B3	2 BDRM / 2 BATH	673.6	0	2	0	2	5%
	B4	2 BDRM / 2 BATH	775.9	0	1	1	2	5%
	B5	3 BDRM / 2 BATH	1181	0	1	0	1	3%
2 BDRM SUB-TOTAL				0	4	13	17	43%
TOTAL UNITS		Avg SqFt	778	5	18	17	40	100%
Net rentable residential area is measured center of demising wall, ext face of stud of ext wall, ext face of stud of corridor wall, excl decks								
Net rentable Residential by floor (excl decks)			3,500	13,189	14,439			31,128
Gross area by floor (footprint minus net rentable, excl decks)			4,397	2,178	3,743			10,318
Residential Amenities								0
Leasing Office				169				169
Storage/Bike				1,062				1,062
Utility/Trash				677				677
Pkg garage				6,371				6,371
Total Gross				16,206	15,367	18,182		49,755
Total Gross minus mezzanine level (per CBC Section 505.2)								45,739

RESIDENTIAL PARKING REQUIRED BY CODE			
UNIT TYPE	PKG RATIO	#UNITS	PKG REQ'D
STUDIO	0.5	4	2
1 BDRM	0.5	19	9.5
2 BDRM	0.5	17	8.5
GUEST	0	40	0
TOTAL		40	20

FLOOR	STANDARD	COMPACT	ACCESS	VAN ACCESS	EV	TOTAL
1ST	24	23	1	1	2	
TOTAL	24	23	1	1	2	51

PROJECT SUMMARY 7

12" = 1'-0"

PROJECT STATISTICS 5

APPLICABLE CODES 4

PROJECT TEAM 1

PROJECT INFORMATION

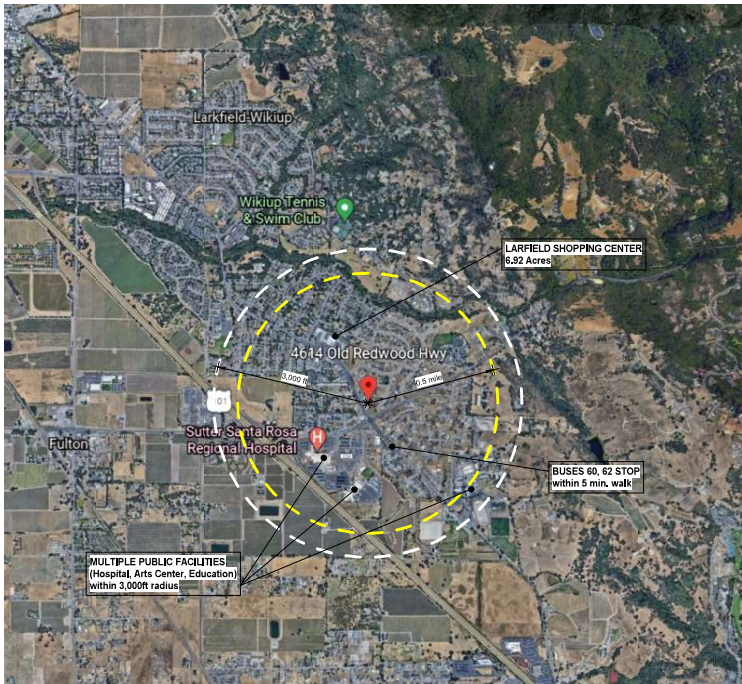
A0.01

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06/10/2022



REDWOOD WEST RESIDENCES

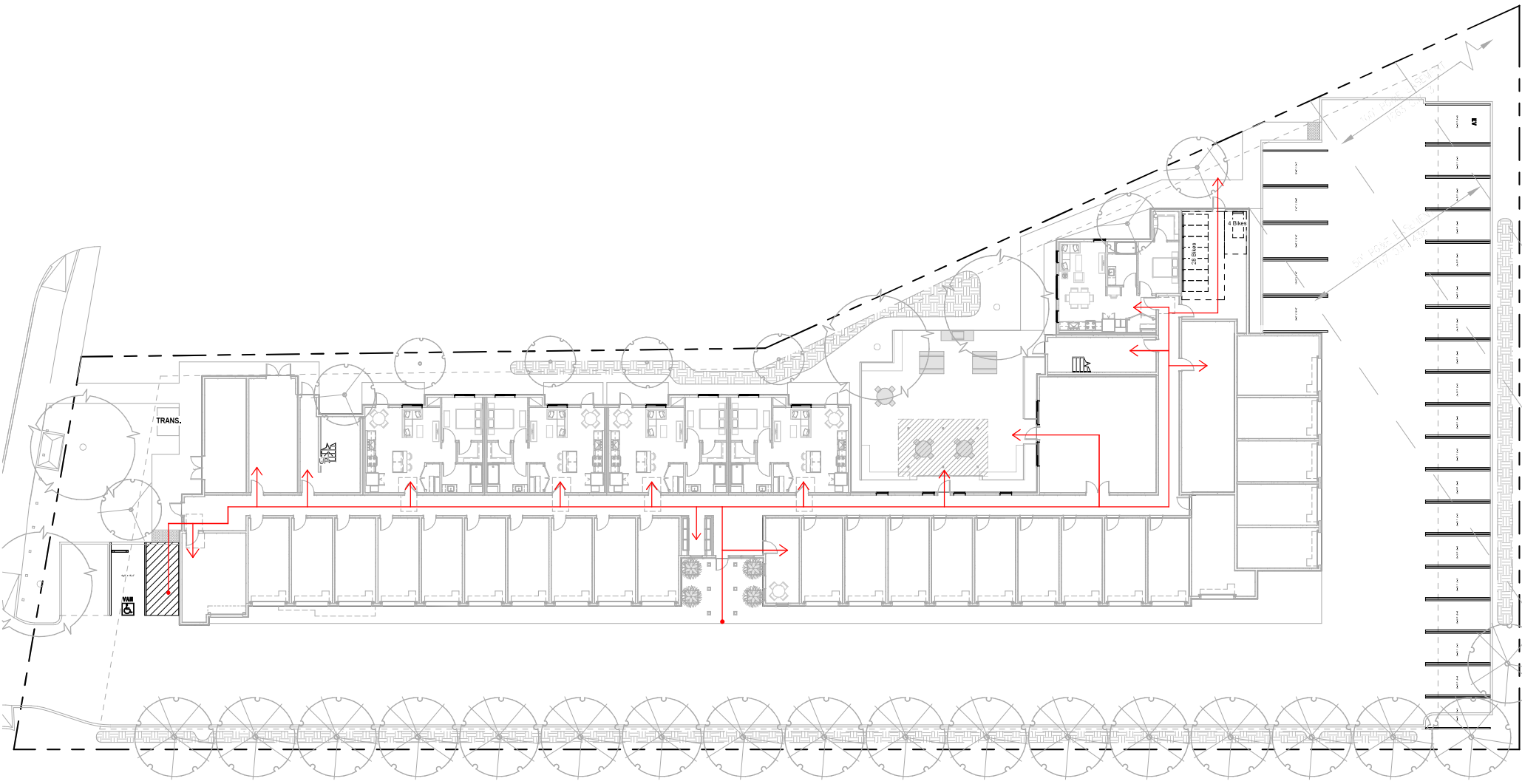


WORKFORCE HOUSING ELIGIBILITY
 a) Parcel must be located within an Urban Service Area
 b) adequate sewer and water capacity to serve the projected residential development.
 c) the parcel is located within three thousand feet (3,000') from any one (1) of the following:
 -Passenger rail or transit station with headways of sixty (60) minutes or less during peak hours
 -Employment node of 3 acres of commercial-zoned land (and/or 10 acres of industrial-zoned)

SITE ADJENCIES IN SANTA ROSA 2



SANTA ROSA AERIAL VIEW 1



ACCESSIBILITY EXHIBIT

3/32" = 1' - 0"

A0.20

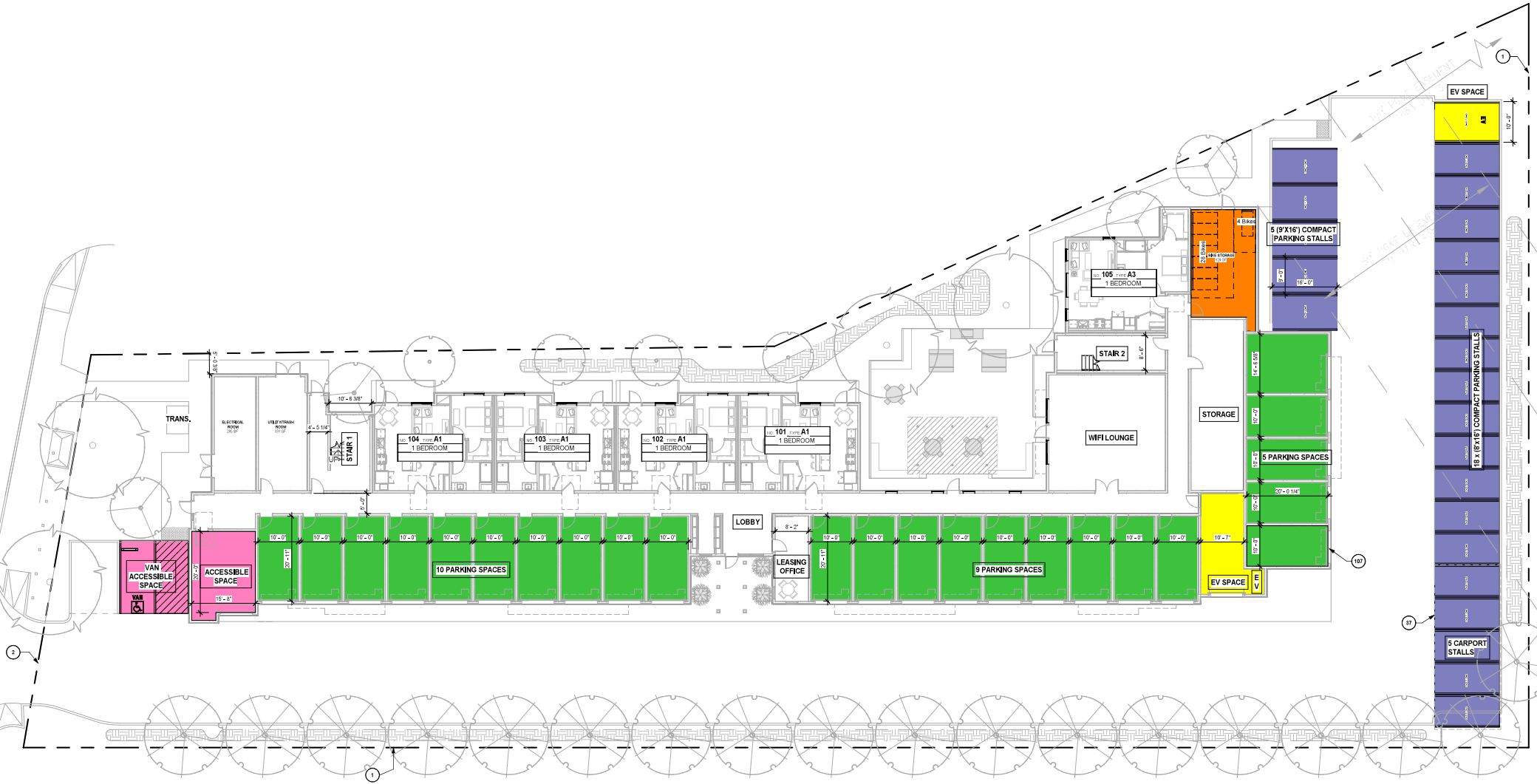


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06/10/2022

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- SURFACE PARKING
- ADA PARKING
- EV PARKING STATION
- RESIDENTIAL BIKE PARKING
- PRIVATE PARKING GARAGE

GARAGE PLAN

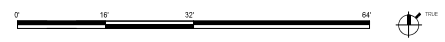
DIMENSION	COUNT
COMPACT SPOT 8'0" x 16'0"	23
STANDARD SPOT 10'0" x 20'0"	24
EV SPOT 10'0" x 16'0"	2
ADA SPOT 12'0" x 20'0"	2
TOTAL	51

All dimensions per Sonoma County Permit and Resource Management Department for Off-Street Parking Design Standards.

SHEET NOTES

SHEET NOTE LIST ONLY INCLUDES NOTES USED ON THIS SHEET, AND MAY NOT APPEAR IN NUMERICAL ORDER

- 1 PROPERTY LINE
- 2 SETBACK LINE
- 37 CAR PORT
- 107 GARAGE DOOR



PARKING AND BIKE EXHIBIT 3/32" = 1' - 0" **A0.30**



REDWOOD WEST RESIDENCES

6414 Old Redwood Highway, Santa Rosa, CA 95403

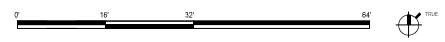
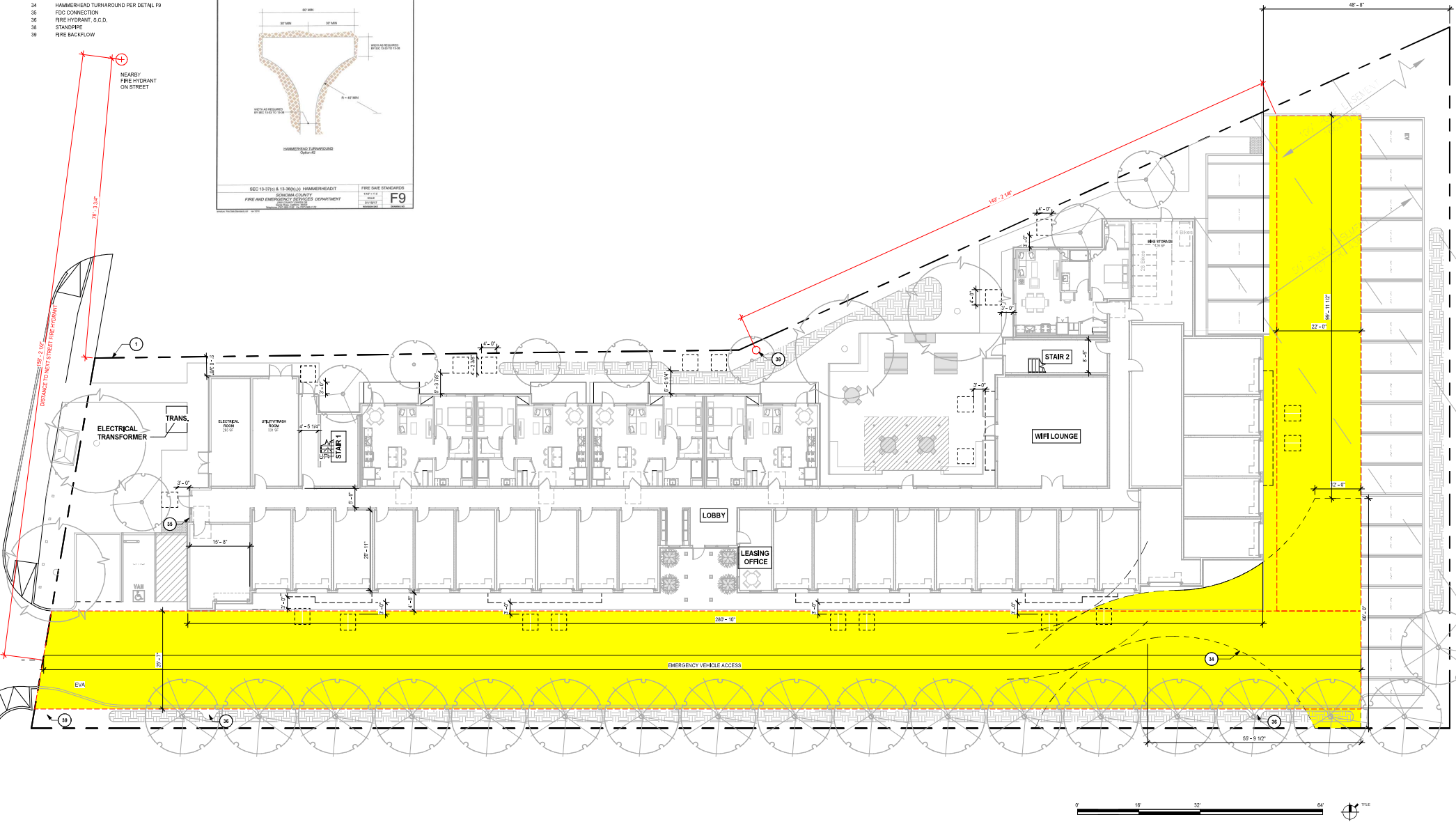
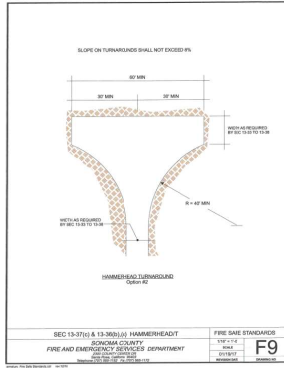
06/10/2022

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SHEET NOTES

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- 1 PROPERTY LINE
- 34 HAMMERHEAD TURNAROUND PER DETAIL F9
- 35 FDC CONNECTION
- 36 FIRE HYDRANT, S.C.D.
- 38 STANDPIPE
- 39 FIRE BACKFLOW



FIRE EXHIBIT 3/32" = 1' - 0" **A0.40**

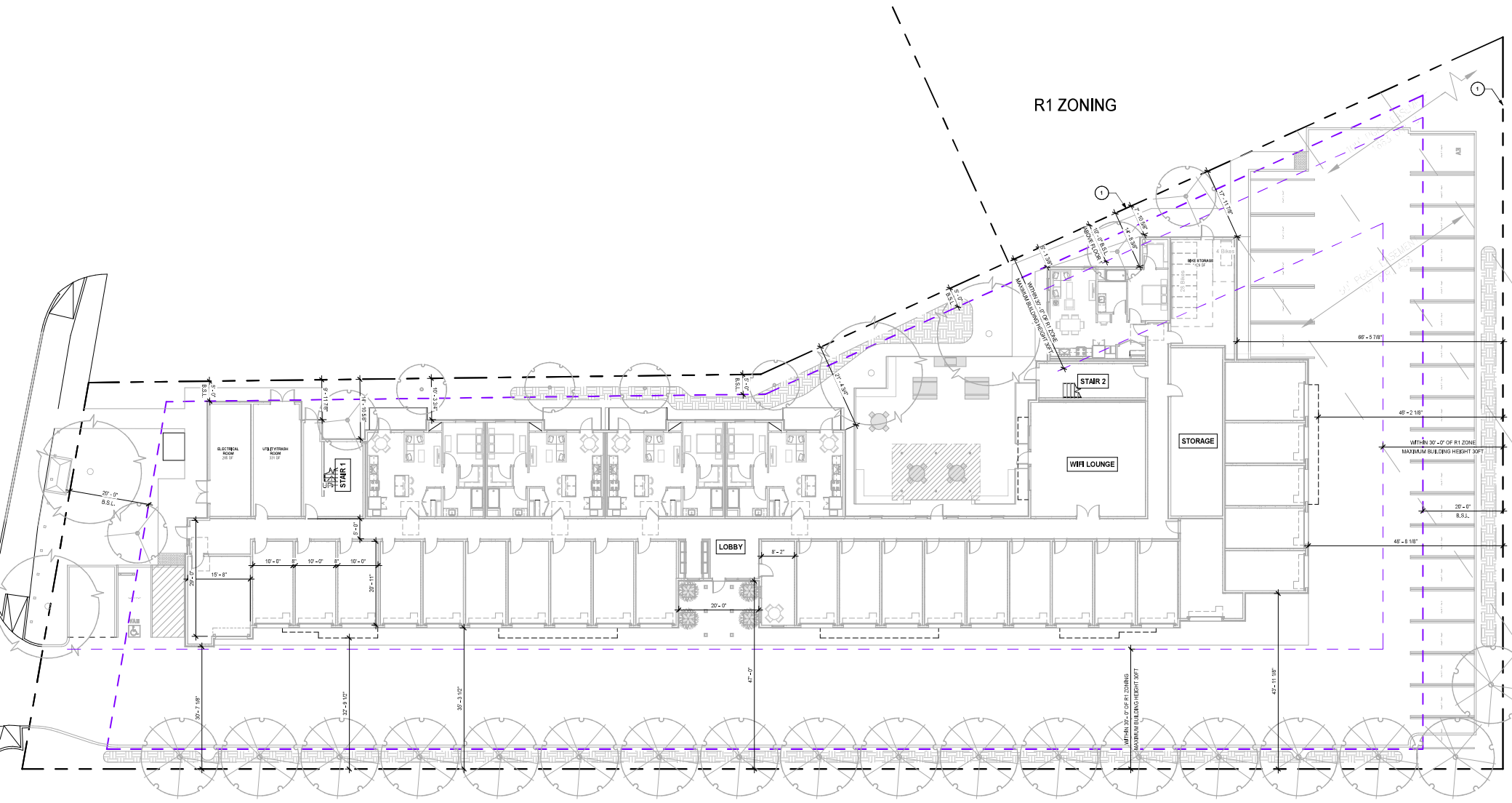


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R1 ZONING



SETBACK EXHIBIT

A0.50



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WEST ELEVATION 4
3/32" = 1'-0"



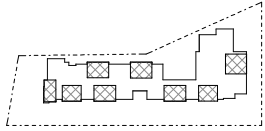
EAST ELEVATION 3
3/32" = 1'-0"



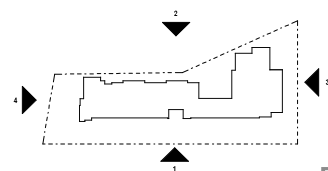
NORTH ELEVATION 2
3/32" = 1'-0"



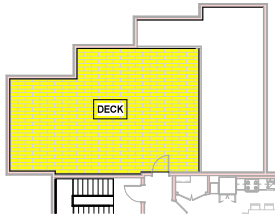
SOUTH ELEVATION 1
3/32" = 1'-0"



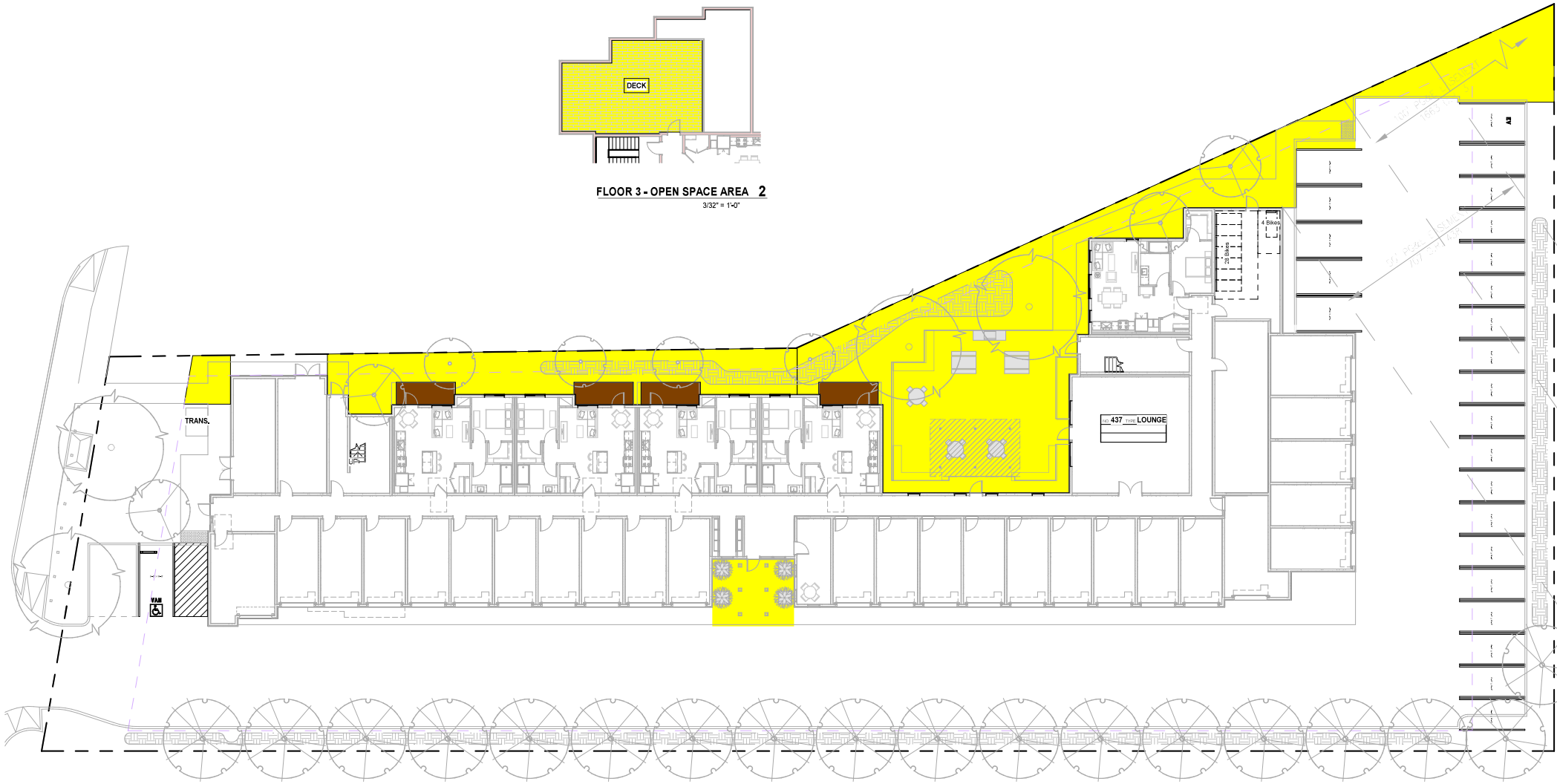
REPRESENT 248 LINEAR FEET AND 27% OF TOTAL BUILDING PERIMETER.



BUILDING HEIGHT EXHIBIT 3/32" = 1'-0" **A0.51**



FLOOR 3 - OPEN SPACE AREA 2
3/32" = 1'-0"



- OPEN SPACE
- PRIVATE PATIOS

USABLE OPEN SPACE ACCORDING TO SEC. 26.26.020

ALLOWED:	AT LEAST 200 SF PER DWELLING UNIT, SO 45°200SF = 9,000SF
PROVIDED:	GROUND FLOOR OPEN SPACES (incl. patios) = 6,338 SF
	PATIO'S = 315 SF
	DECK = 709 SF
	TOTAL = 7,017 SF

ADDITIONAL INDOOR RECREATIONAL SPACE PROVIDED=814 SF



OPEN SPACES EXHIBIT

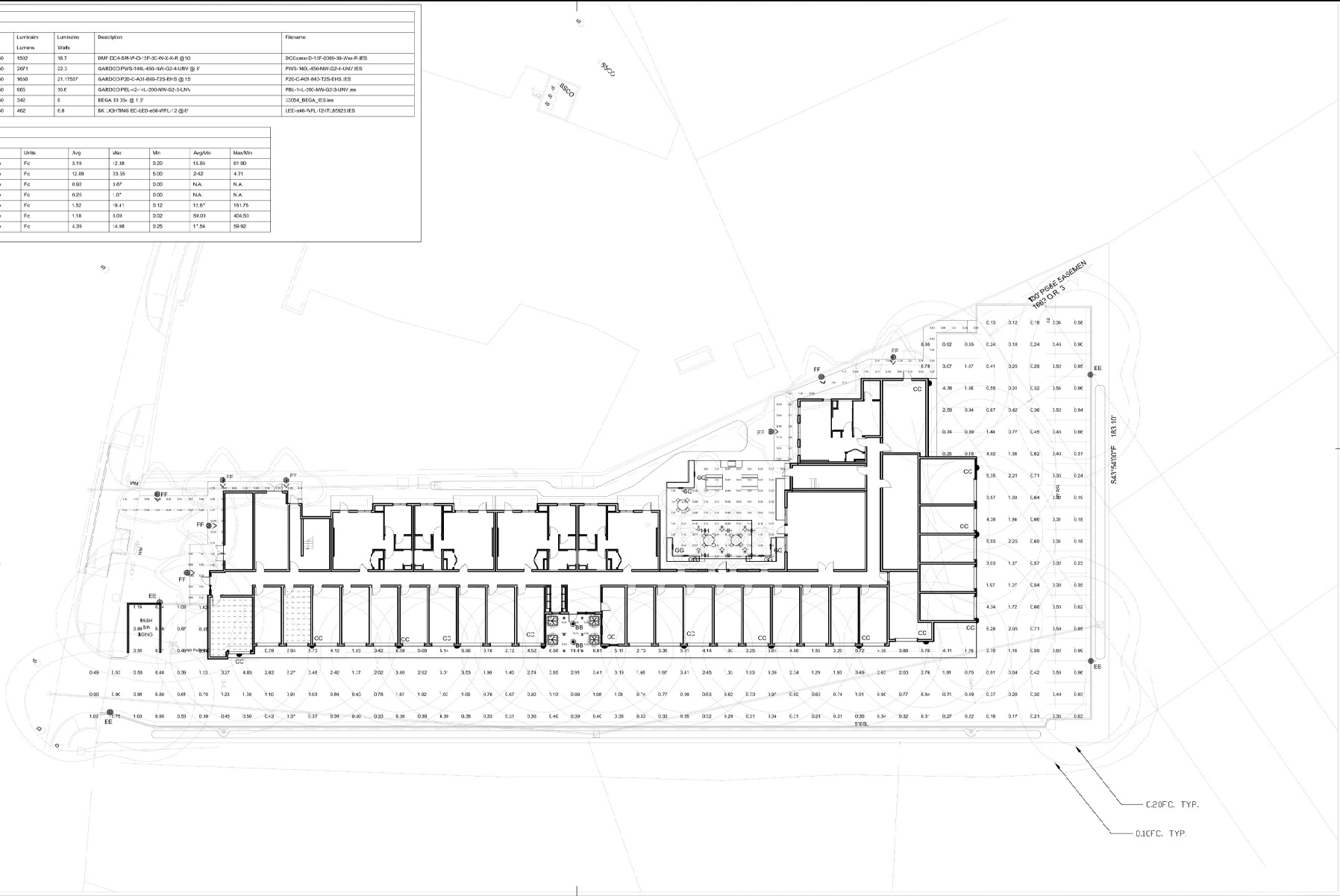
3/32" = 1'-0"

A0.52

Symbol	Qty	Label	Arrangement	LF	Luminaire	Watts	Description	Filename
⊙	1	BB	Single	0.350	1512	18.7	BIMF DCASH-M-D-5F-3C-WX-V-R-B10	BDCash-D1F-0300-30-W-R-ES
⊙	14	CC	Single	0.350	2471	22.5	GARDOCPUS-146-459-WX-G2-4URV-B1F	PWS-160-459-WX-G2-4URV-ES
⊙	4	EE	Single	0.350	1610	21.17557	GARDOCP2B-C-41-610-728-B1S-B15	P2C-C405-443-728-B1S-ES
⊙	4	FF	Single	0.350	665	10.0	GARDOCP2L-C-41-610-WX-G2-3-LN1	PBL-141-306-WX-G2-3-URV-ES
⊙	4	GG	Single	0.350	342	6	BEGA 33 35-B 1.3'	3305L_BEGA_ES-ES
⊙	4	HH	Single	0.350	462	6.6	BK_XCH78S EC-LED-456-WFL1-2 Q2F	LED-456-WFL1-2 Q2F-ES

Descriptor	CalcType	Units	Avg	Min	Max	AvgMin	MaxMin
EAST PARKWAYS	Illuminance	Fc	3.19	2.38	0.20	15.95	61.90
ENTRY AREA	Illuminance	Fc	12.09	13.35	5.00	2.42	4.71
TYPICAL GARAGE	Illuminance	Fc	0.82	1.67	0.00	N.A.	N.A.
HC GARAGE	Illuminance	Fc	0.25	1.07	0.00	N.A.	N.A.
PARKING AND DRIVELANES	Illuminance	Fc	1.52	19.41	0.12	12.67	151.75
PATIO	Illuminance	Fc	1.18	8.09	0.02	59.03	404.50
WEST PARKWAYS	Illuminance	Fc	1.39	4.48	0.25	7.56	59.92

OLD REDWOOD HIGHWAY



ALL VALUES SHOWN ARE MEASURED HORIZONTAL FOOTCANDLES AT GRADE

PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS IS BASED ON ESTABLISHED IES PROCEDURES AND PUBLISHED LAMP RATINGS. FIELD PERFORMANCE WILL DEPEND ON ACTUAL LAMP, BALLAST, ELECTRICAL, AND SITE CHARACTERISTICS

Calculators have been performed according to IES standards and good practice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, finishes and architectural scenarios significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

Associated Lighting Representatives, Inc.

AR

ASSOCIATED LIGHTING REPRESENTATIVES, INC.
 7777 PARDEE LANE
 P.O. BOX 2265
 DAK AND CA 94621
 PHONE: (916) 638-0159 • FAX (916) 638-2906

REDWOOD WEST RESIDENCES

REPORT FOR: BDE ARCHITECTURE
 BY: APPLICATIONS ENGINEERING; RAMON ZAPATA
 SALES REPRESENTATIVE: ALR; DEBBIE DANIE.

Lighting Analysis
 www.qlq.com

AGI(C) 2021 LIGHTING ANALY
 16268-W-02A-FURNAL-ROAD-Source-04-0
 -TITLE-FCAN-CC-80-27

SCALE: ** = 16'

PROJECT DESCRIPTION
REDWOOD WEST RESIDENCES
 CITY OF SANTA ROSA

PHOTOMETRICS N-R2X A32

4614 Old Redwood Highway, Santa Rosa, CA 95403

1/16" = 1' - 0"

A0.53

SHEET 1 OF 1

DATE 05.15.2022

REV 2A

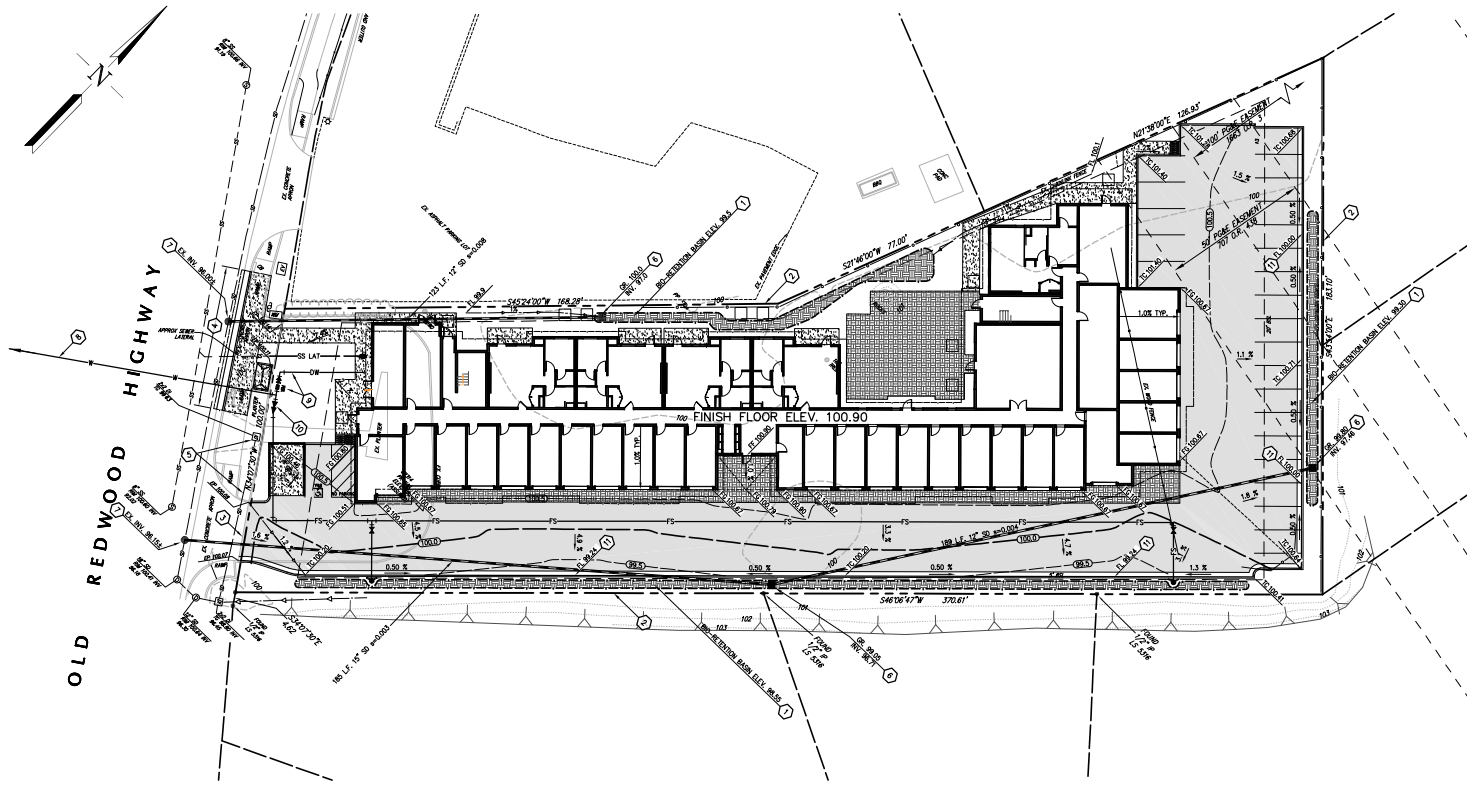
05/10/22



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01/14/2025 09:00 AM

6:1420059(UND)PRELIM A20059 PRELIM GRADING PLANING



LEGEND:

	PROPOSED	EXISTING
BOUNDARY LINE	---	---
ADJOINING PROPERTY OR RIGHT OF WAY LINE	---	---
BUILDING SETBACK LINE	---	---
WATER LINE	---	---
FIRE SERVICE	---	---
DOMESTIC WATER SERVICE	---	---
SANITARY SEWER LINE	---	---
STORM DRAIN PIPE	---	---
DRAINAGE INLET	---	---
CLEANOUT	---	---
MANHOLE	---	---
WATER VALVE	---	---
FIRE HYDRANT	---	---
BACKFLOW PREVENTION DEVICE	---	---
TRAFFIC SIGN	---	---
UTILITY BOX AS NOTED	---	---
VERTICAL CURB	---	---
CURB AND GUTTER	---	---
CHAIN LINK FENCE	---	---
WOOD FENCE	---	---
CONTOUR	---	---
GRADE BREAK	---	---
FLOW LINE SHALE	---	---
GRADING DATUM	---	---
FLOW LINE ELEVATION	---	---
PAVEMENT GRADE ELEVATION	---	---
TOP OF CURB ELEVATION	---	---
FINISH GRADE ELEVATION	---	---
CONCRETE SURFACE	---	---
NEW ASPHALT PAVING	---	---
DRAINAGE TREATMENT AREA	---	---

CONSTRUCTION NOTES:

1. CONSTRUCT BIO-RETENTION BASIN PER SECTION ON SHEET C2.
2. MATCH EXISTING GRADE AT PROPERTY LINE.
3. MATCH EXISTING GRADE AT BACK OF EXISTING DRIVEWAY RAMP.
4. REMOVE EXISTING DRIVEWAY RAMP AND REPLACE WITH STANDARD CURB, GUTTER AND SIDEWALK.
5. REMOVE EXISTING INLET AND STORM DRAIN PIPE.
6. PROPOSED STORM DRAIN INLET.
7. CONSTRUCT MANHOLE OVER EXISTING STORM DRAIN PIPE AND CONNECT NEW PIPE.
8. PROPOSED WATER LINE TAP TO EXISTING MAIN ACROSS STREET.
9. INSTALL METER WITH RP BACKFLOW DEVICE. EXTEND DOMESTIC SERVICE LINE TO BUILDING AS SHOWN.
10. INSTALL DOUBLE CHECK DETECTOR CHECK VALVE WITH FIRE DEPARTMENT CONNECTION RISER.
11. PROVIDE THRU CURB DRAINAGE OPENINGS AT LOW POINTS AND AT 20' INTERVALS WHERE ADJACENT TO BIO RETENTION AREA.

PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN
REDWOOD WEST RESIDENCES
 4614 OLD REDWOOD HIGHWAY
 SANTA ROSA, SONOMA COUNTY, CALIFORNIA

ROBERT A. KARN & ASSOCIATES, INC.
 1000 W. WILSON AVENUE
 SANTA ROSA, CALIFORNIA 95403
 Phone: (707) 538-4800
 Fax: (707) 538-4800
 www.ra-karn.com

DATE: _____ SHEET NO. **C2**

OF 2 SHEETS

JOB NO. **A20059**

FOR: TANDEM REAL ESTATE





Scale	Date	Drawn by	Checked by
1" = 20'-0"	6/8/22	JFC	JFC

SUGGESTED PLANT MATERIALS

TREE LEGEND

DESCRIPTION	AVERAGE MATURE HEIGHT	SIZE	QUANTITY
JUNLUS PARVIFLORA 'DRAKE' CHINESE EVERGREEN ELM	40 FT.	18 GAL	4
LAURUS 'BARATOGA' HYBRID LAUREL	25 FT.	18 GAL	18
MAGNOLIA BRANDEGOSIA 'MAJESTIC BEAUTY' SOUTHERN MAGNOLIA	15 FT.	18 GAL	4
CERCIS OCCIDENTALIS WESTERN REDBUD	15 FT.	18 GAL	4
ACER PALMATUM 'DWARF BLOODGOOD' DWARF RED JAPANESE MAPLE	5 FT.	18 GAL	4

SHRUB, ACCENTS AND GROUND COVERS:

SIZE	DESCRIPTION
5 GAL.	ARBUTUS UNEDO 'COMPACTA' COMPACT STRAWBERRY BUSH
5 GAL.	SPRAEA 'SNOWBALL' WHITE DWARF SPRAEA
5 GAL.	NANDINA DOMESTICA 'SULF STREAM' HEAVENLY BAMBOO
5 GAL.	CORREA 'NOBY BELL' AUSTRALIAN FUCHSIA
1 GAL.	CERATOSTEMA PLUMBASINOIDES DWARF PLUMBAGO
1 GAL.	ARCTOSTAPHYLOS LAUREA MINCKMINCK
5 GAL.	PHORGLIM TENAX 'AMAZING RED' RED FLAX
1 GAL.	MULLENBERGIA CAPILLANS 'LENCA' RECAL. HIB. PINK MOUNTAIN GRASS
1 GAL.	TULBAGHIA VIOLACEA SOCIETY GARLIC

BIOSWALE PLANTINGS

1 GAL.	FESTUCA RUBRA RED FESCUE
1 GAL.	MULLENBERGIA REGENS DEER GRASS
1 GAL.	JUNLUS PATENS RUSH
1 GAL.	CAREN DUVLBA BERKELEY SEDGE

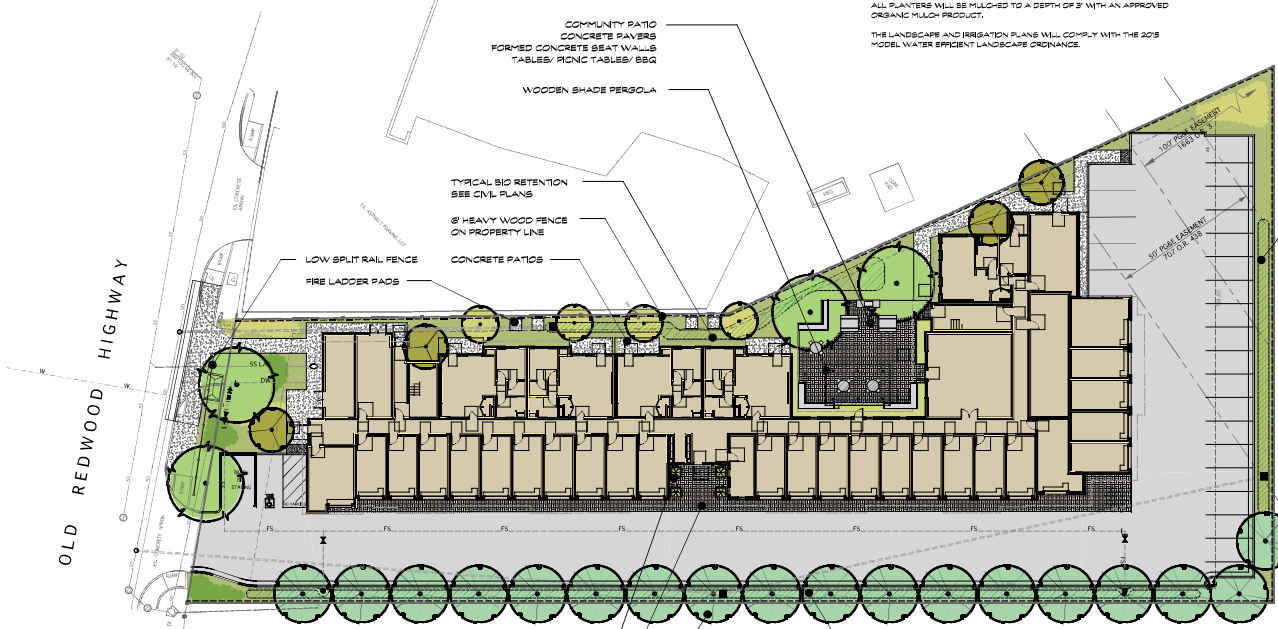
MAXIMUM APPLIED WATER ALLOWANCE

MAWA = (ETc) (CvAs) (LA) (CvS2)	ETc	LA
69,801 GAL/YEAR = 39.6 CvAs	0.82	8197 CvS2

ESTIMATED TOTAL WATER USE

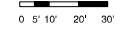
HYDROZONES	ETc	EA	HA	CvS2	EA	EAWA (IN GALS PER YEAR)
1. SOUTH PERIMETER	39.6	0.4	2180	0.82	0.9	23,870
2. EAST PERIMETER	39.6	0.4	865	0.82	0.9	9,640
3. NORTH CORNER PLANTER	39.6	0.3	1166	0.82	0.9	9,843
4. PATIO PLANTERS	39.6	0.4	425	0.82	0.9	4,638
5. WEST PERIMETER	39.6	0.4	1,888	0.82	0.9	21,919
6. STREETSIDE PLANTERS	39.6	0.3	1,499	0.82	0.9	12,268
TOTAL:						63,977 GDF
						TOTAL GALLONS PER YEAR: 63,921
						MAWA: 69,801

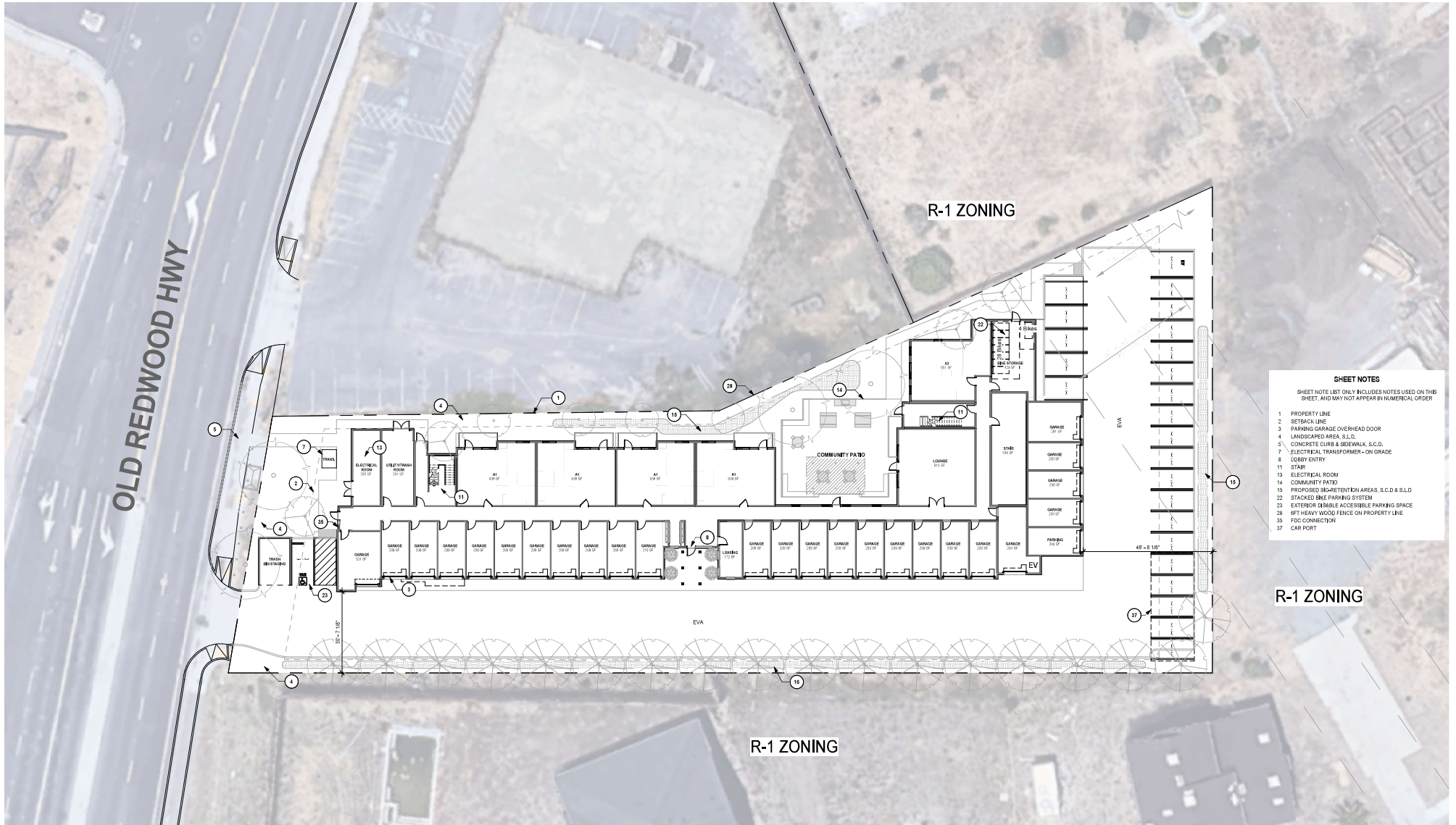
NOTE THAT ALL PLANTERS ARE TO BE IRRIGATED BY AN AUTOMATIC, LOW VOLUME, INLINE DRP SYSTEM BURIED BELOW GRADE.
ALL PLANTERS WILL BE MULCHED TO A DEPTH OF 3" WITH AN APPROVED ORGANIC MULCH PRODUCT.
THE LANDSCAPE AND IRRIGATION PLANS WILL COMPLY WITH THE 2015 MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.



SITE PLAN

SCALE: 1" = 20' - 0"





- SHEET NOTES**
- SHEET NOTE LIST ONLY INCLUDES NOTES USED ON THIS SHEET, AND MAY NOT APPEAR IN NUMERICAL ORDER
- 1 PROPERTY LINE
 - 2 SETBACK LINE
 - 3 PARKING GARAGE OVERHEAD DOOR
 - 4 LANDSCAPED AREA, S.L.D.
 - 5 CONCRETE CURB & SIDEWALK, S.C.D.
 - 7 ELECTRICAL TRANSFORMER- ON GRADE
 - 8 LOBBY ENTRY
 - 11 STAIR
 - 13 ELECTRICAL ROOM
 - 14 COMMUNITY PATIO
 - 15 PROPOSED BIARETENTION AREAS, S.C.D. & S.L.D.
 - 22 STACKED ENEK PARKING SYSTEM
 - 23 EXTERIOR GRABBLE ACCESSIBLE PARKING SPACE
 - 28 6FT HEAVY WOOD FENCE ON PROPERTY LINE
 - 35 FDC CONNECTION
 - 37 CAR PORT

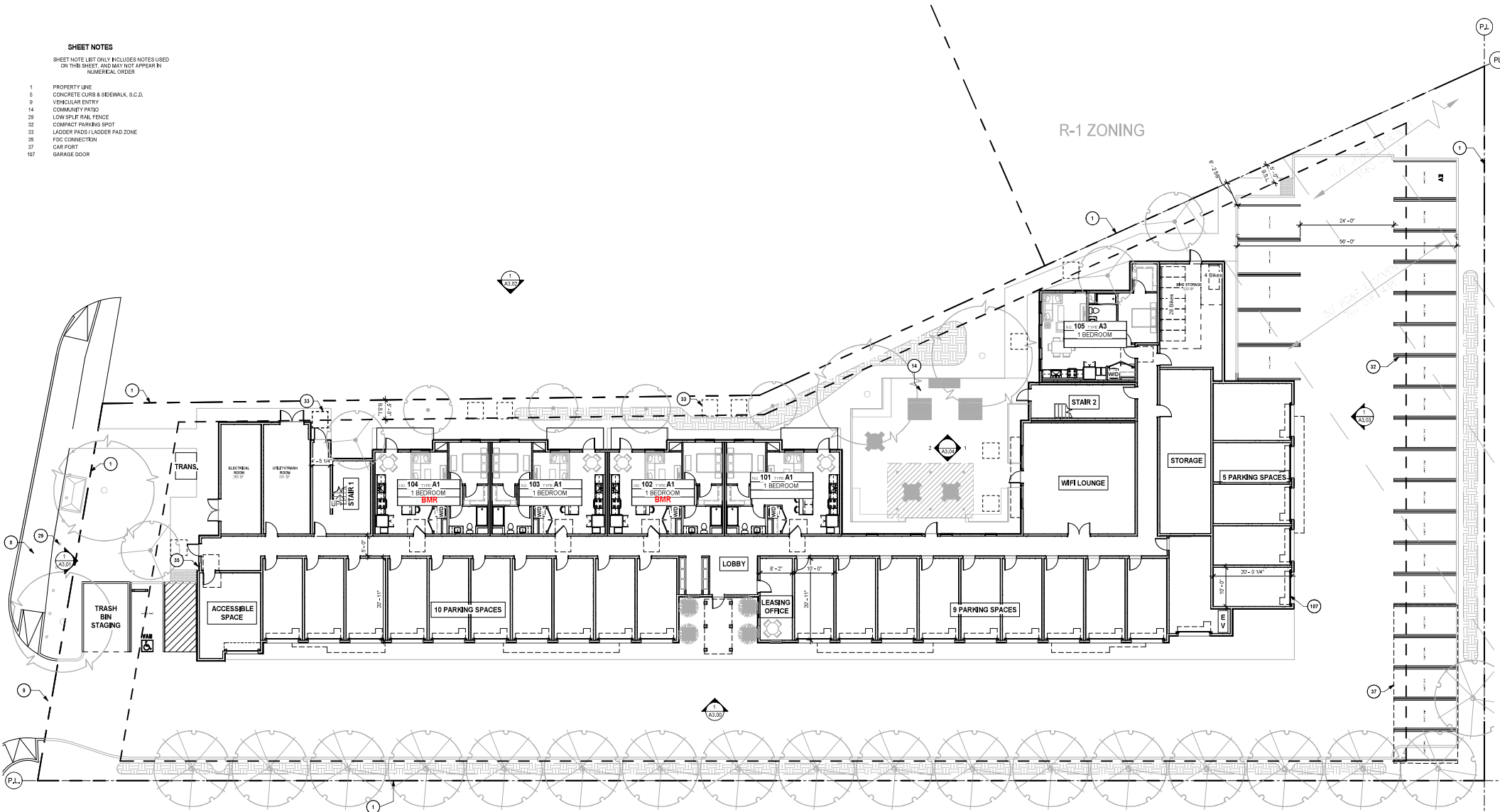


SITE PLAN FLOOR 1 1/16" = 1'-0" **A1.01**

SHEET NOTES

SHEET NOTE LIST ONLY INCLUDES NOTES USED ON THIS SHEET AND MAY NOT APPEAR IN NUMERICAL ORDER

- 1 PROPERTY LINE
- 5 CONCRETE CURB & SIDEWALK, S.C.D.
- 9 VEHICULAR ENTRY
- 14 COMMUNITY PATIO
- 29 LOW SPLIT RAIL FENCE
- 32 COMPACT PARKING SPOT
- 33 LADDER PADS / LADDER PAD ZONE
- 35 FOC CONNECTION
- 37 CAR PORT
- 107 GARAGE DOOR



BUILDING PLAN FLOOR 1

3/32" = 1' - 0" **A2.00**



REDWOOD WEST RESIDENCES

4614 Old Redwood Highway, Santa Rosa, CA 95403

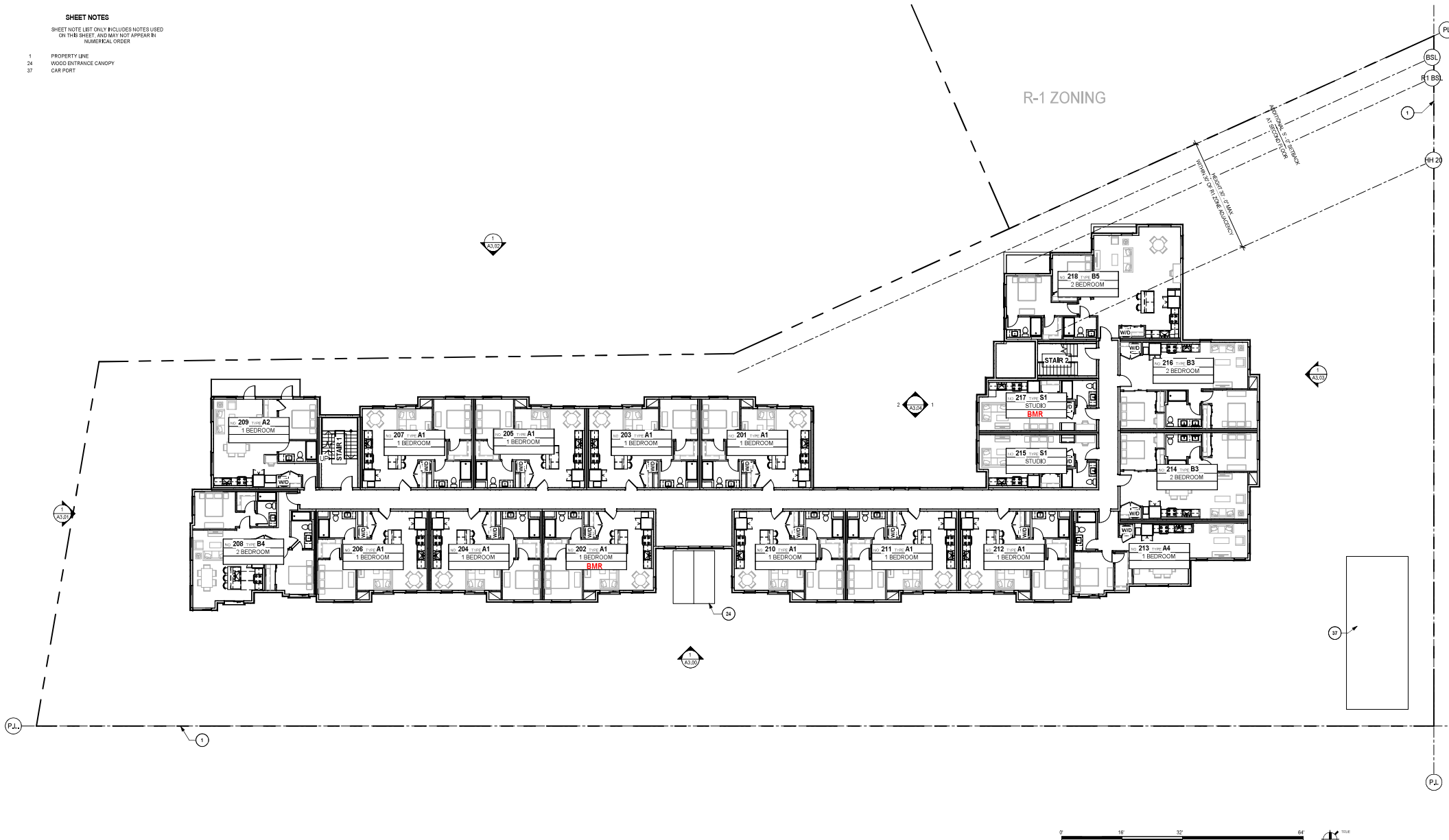
06/10/2022

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SHEET NOTES

SHEET NOTE LIST ONLY INCLUDES NOTES USED ON THIS SHEET AND MAY NOT APPEAR IN NUMERICAL ORDER

- 1 PROPERTY LINE
- 24 WOOD ENTRANCE CANOPY
- 37 CAR PORT



BUILDING PLAN FLOOR 2

A2.01



REDWOOD WEST RESIDENCES

4614 Old Redwood Highway, Santa Rosa, CA 95403

06/10/2022

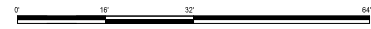
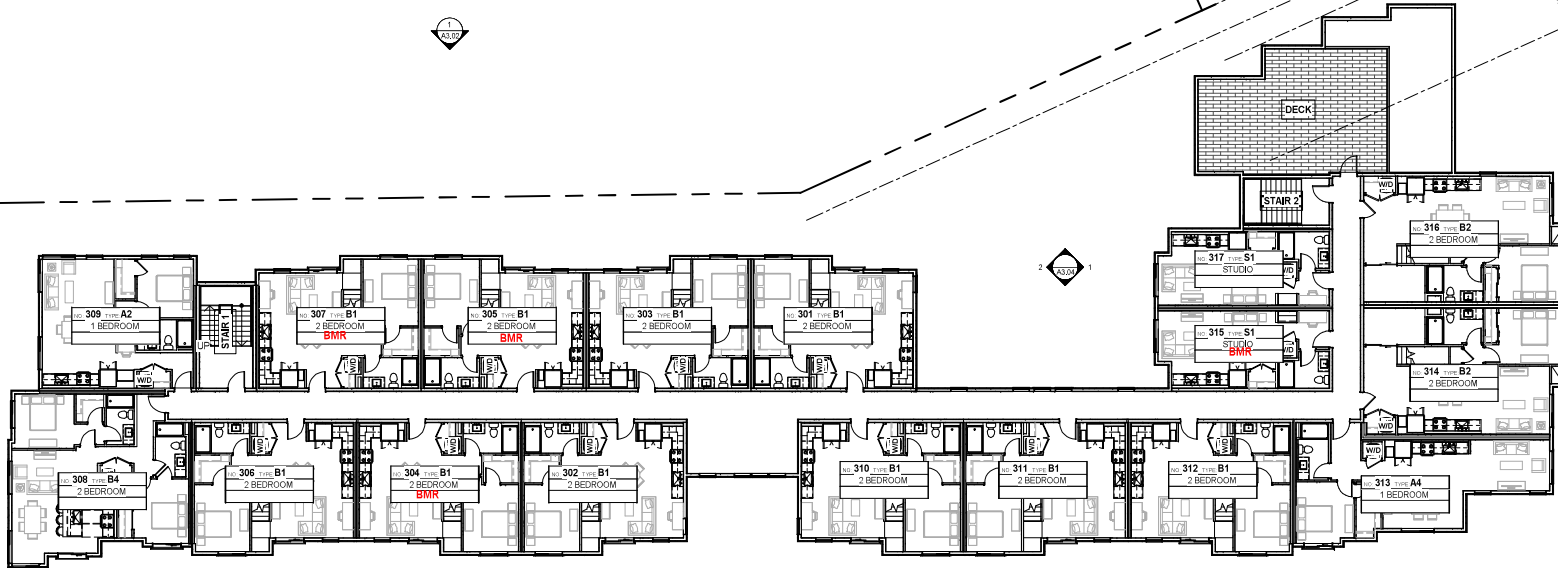
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PROPERTY LINE

R-1 ZONING



BUILDING PLAN FLOOR 3

3/32" = 1' - 0"

A2.02



REDWOOD WEST RESIDENCES

4614 Old Redwood Highway, Santa Rosa, CA 95403

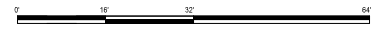
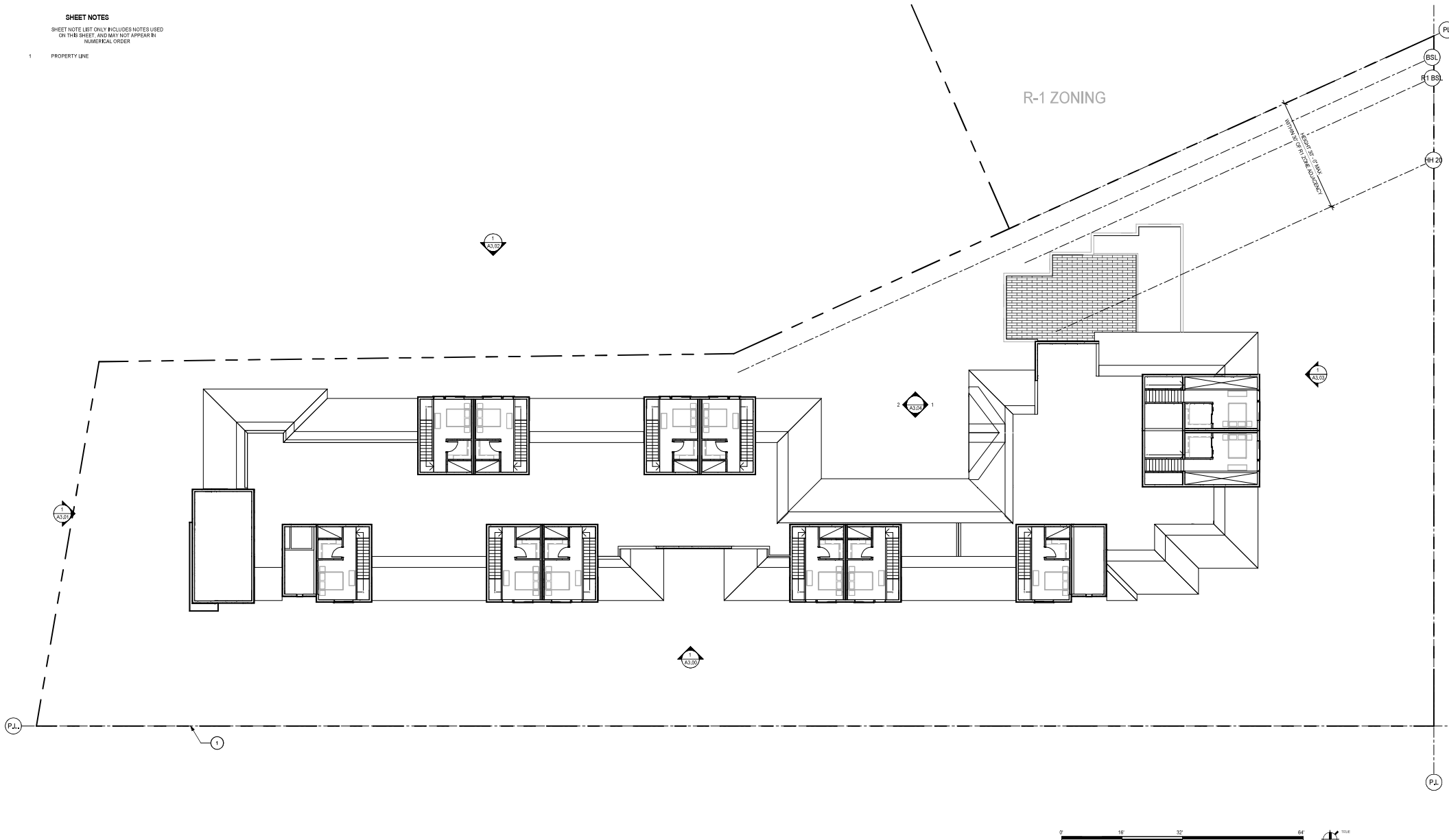
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1 PROPERTY LINE



BUILDING PLAN MEZZANINE

3/32" = 1' - 0"

A2.03



REDWOOD WEST RESIDENCES

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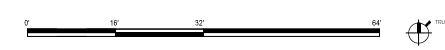
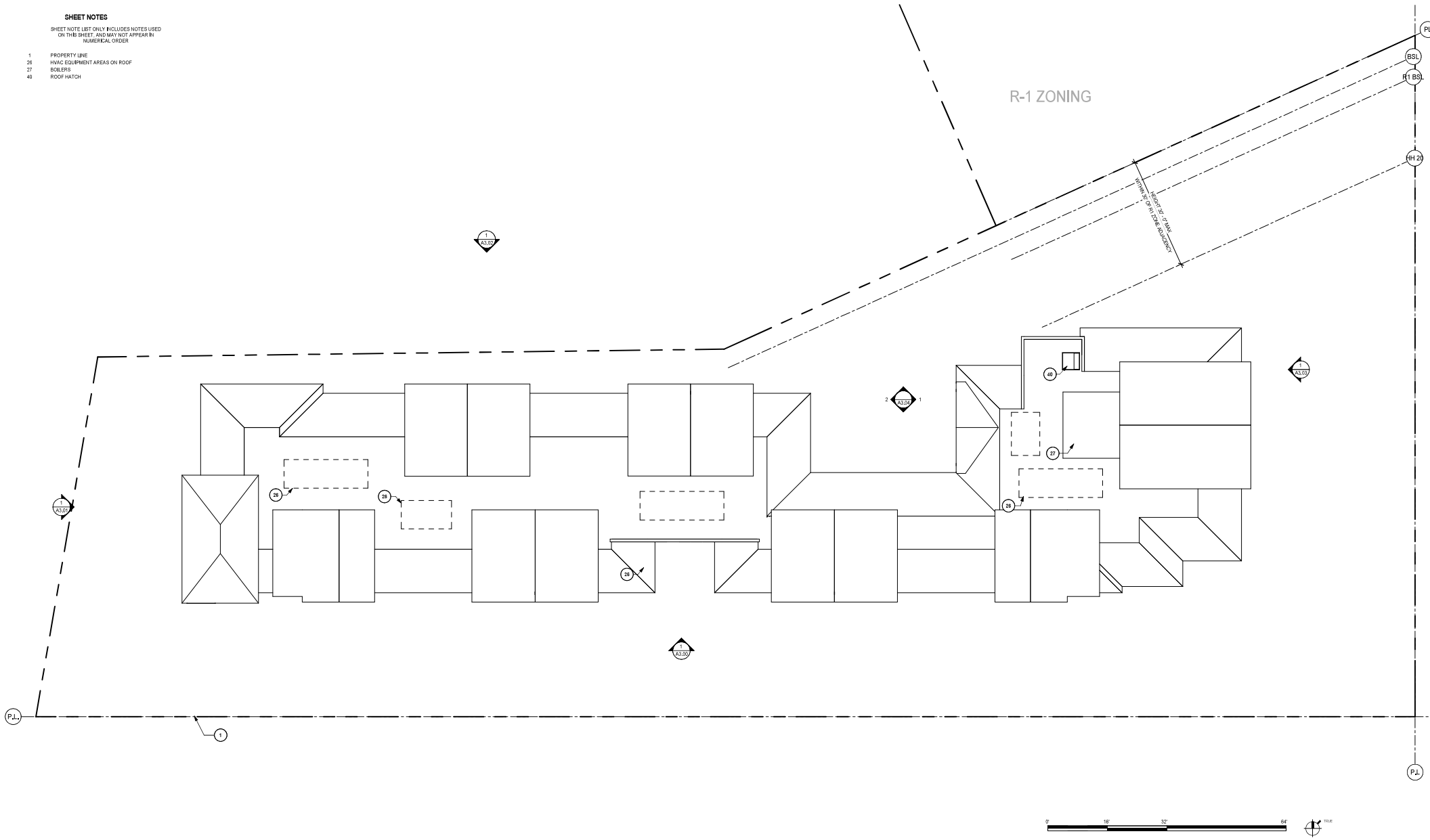
06/10/2022

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SHEET NOTES

SHEET NOTE LIST ONLY INCLUDES NOTES USED ON THIS SHEET AND MAY NOT APPEAR IN NUMERICAL ORDER

- 1 PROPERTY LINE
- 26 HVAC EQUIPMENT AREAS ON ROOF
- 27 BOILERS
- 40 ROOF HATCH



BUILDING PLAN ROOF 3/32" = 1' - 0" **A2.04**



REDWOOD WEST RESIDENCES

4614 Old Redwood Highway, Santa Rosa, CA 95403

06/10/2022

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SHEET NOTES

SHEET NOTE LIST ONLY INCLUDES NOTES USED ON THIS SHEET, AND MAY NOT APPEAR IN NUMERICAL ORDER

- 100 BRICK VENEER FINISH
- 101 HORIZONTAL SIDING HARDIE PANELS
- 102 HORIZONTAL SIDING HARDIE
- 103 JULIET BALCONY
- 104 STANDING SEAM METAL ROOF
- 105 FASCIA
- 107 GARAGE DOOR
- 108 BAY
- 110 ALUMINUM STOREFRONT
- 111 LOBBY ENTRY
- 117 WALL SCORING
- 118 HARDIE T&M
- 119 WOODEN ENTRANCE CANOPY
- 123 PLASTER OVER FOAM BAND



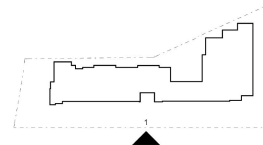
BUILDING ELEVATION - SOUTH - COLORS 2

3/32" = 1'-0"



BUILDING ELEVATION - SOUTH 1

3/32" = 1'-0"



BUILDING ELEVATIONS

3/32" = 1'-0"

A3.00

SHEET NOTES

SHEET NOTE LIST ONLY INCLUDES NOTES USED ON THIS SHEET, AND MAY NOT APPEAR IN NUMERICAL ORDER

- 100 BRICK VENEER FINISH
- 101 HORIZONTAL SIDING HARDE PANELS
- 102 BOARD AND BATTEN HARDE
- 104 STANDING SEAM METAL ROOF
- 106 METAL GUARDRAIL
- 118 HARDE T&M
- 120 ELECTRICAL ROOM
- 121 STREET SIDE ENTRY
- 123 PLASTER OVER FOAM BAND



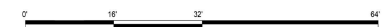
BUILDING ELEVATION - WEST - COLORS 2

3/32" = 1'-0"



BUILDING ELEVATION - WEST 1

3/32" = 1'-0"



BUILDING ELEVATIONS

3/32" = 1'-0"

A3.01

SHEET NOTES

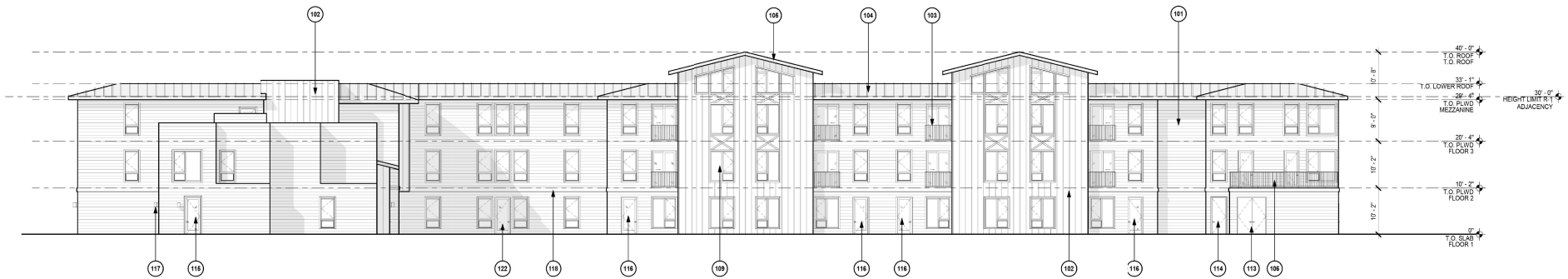
SHEET NOTE LIST ONLY INCLUDES NOTES USED ON THIS SHEET, AND MAY NOT APPEAR IN NUMERICAL ORDER

- 101 HORIZONTAL SIDING HARDE PANELS
- 102 BOARD AND BATTEN HARDE
- 103 1/2" B T ALL FINISH
- 104 STANDING SEAM METAL ROOF
- 105 FASCIA
- 106 METAL GUARDRAIL
- 109 VPI QUAL TY VINYL WINDOW
- 113 UTILITY/TRASH ROOM DOOR
- 114 STAIR EXT
- 115 BIKE STORAGE DOOR
- 116 LIMIT PATIO DOOR
- 117 WALL SCORCE
- 118 HARDE FIRM
- 122 COMMUNITY PATIO DOOR



BUILDING ELEVATION - NORTH - COLORS 2

3/32" = 1'-0"



BUILDING ELEVATION - NORTH 1

3/32" = 1'-0"



BUILDING ELEVATIONS

3/32" = 1'-0"

A3.02

SHEET NOTES

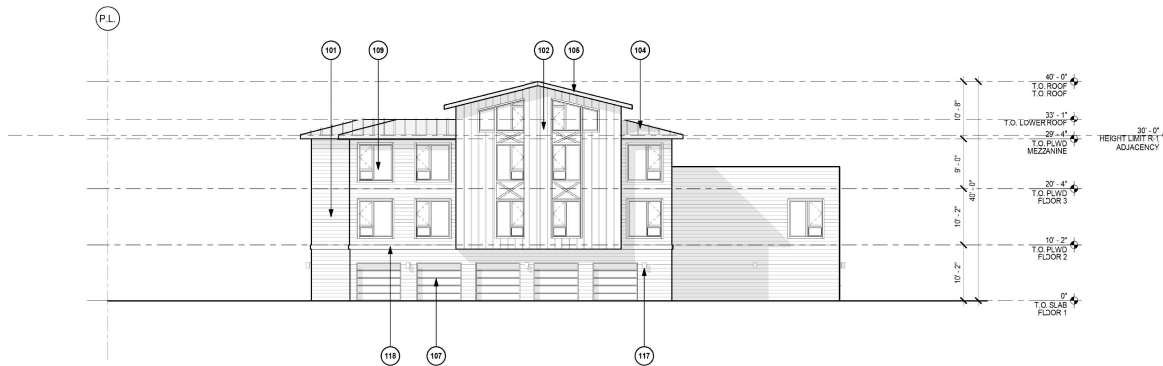
SHEET NOTE LIST ONLY INCLUDES NOTES USED ON THIS SHEET, AND MAY NOT APPEAR IN NUMERICAL ORDER

- 101 HORIZONTAL SIDING HARDIE PANELS
- 102 BOARD AND BATTEN HARDIE
- 104 STAINLESS STEEL METAL RIVETS
- 105 FASCIA
- 107 GARAGE DOOR
- 109 VPI QUALITY VINYL WINDOW
- 117 WALL SCORING
- 118 HARDIE TRIM



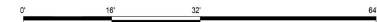
BUILDING ELEVATION - EAST - COLORS 2

3/32" = 1'-0"



BUILDING ELEVATION - EAST 1

3/32" = 1'-0"



BUILDING ELEVATIONS

3/32" = 1'-0"

A3.03

SHEET NOTES

SHEET NOTE LIST ONLY INCLUDES NOTES USED ON THIS SHEET, AND MAY NOT APPEAR IN NUMERICAL ORDER.

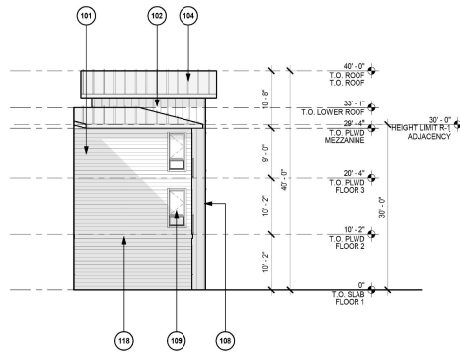
- 101 HORIZONTAL SIDING HARDIE PANELS
- 102 BOARD AND BATTEN HARDIE
- 104 STANDING SEAM METAL ROOF
- 108 BAN
- 109 VP QUALITY VINYL WINDOW
- 112 RESIDENT LOUNGE ENTRY/EXIT
- 114 STAIR-EXIT
- 118 HARDIE TRIM



COURTYARD EAST ELEVATION - COLORS 4
3/32" = 1'-0"



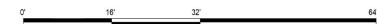
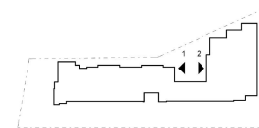
COURTYARD WEST ELEVATION - COLORS 3
3/32" = 1'-0"



COURTYARD EAST ELEVATION 2
3/32" = 1'-0"



COURTYARD WEST ELEVATION 1
3/32" = 1'-0"



BUILDING COURTYARD ELEVATION

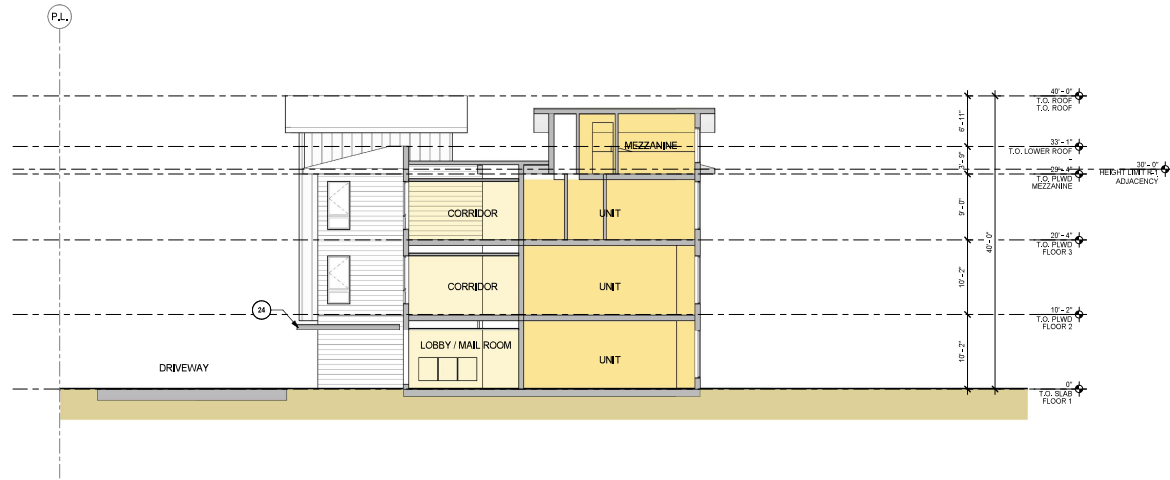
3/32" = 1'-0"

A3.04

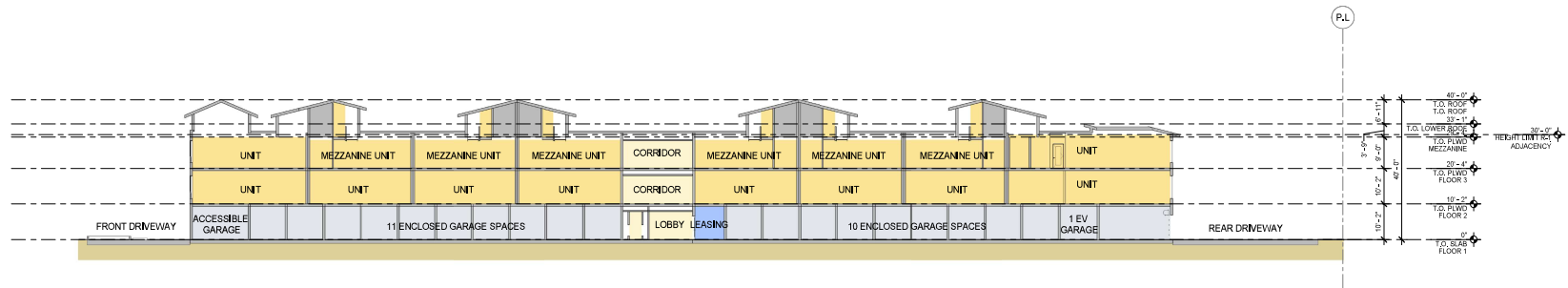


SHEET NOTES

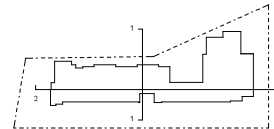
SHEET NOTE LIST ONLY INCLUDES NOTES USED ON THIS SHEET, AND MAY NOT APPEAR IN NUMERICAL ORDER
 24 WOOD ENTRANCE CANDY



PLANNING CROSS SECTION 1
 1/8" = 1'-0"



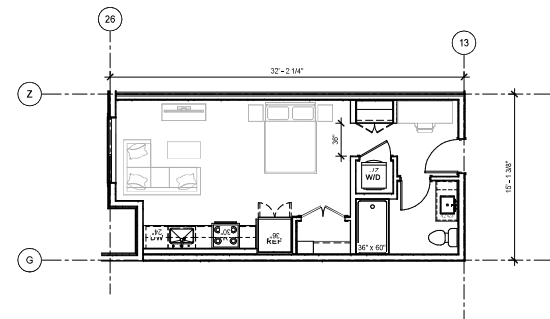
PLANNING LONGITUDINAL SECTION 2
 1/16" = 1'-0"



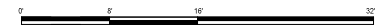
BUILDING SECTIONS

1/8" = 1'-0"

A3.20



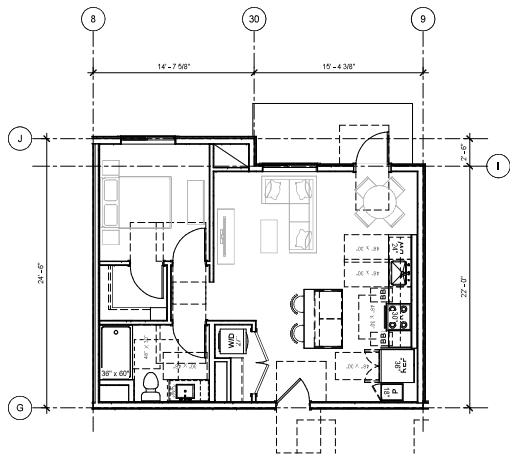
UNIT PLAN - S1.0 1
3/16" = 1'-0"



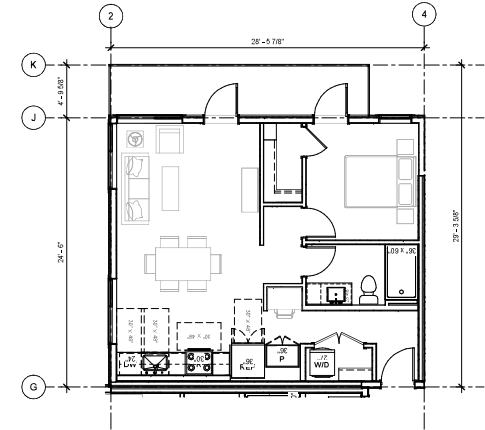
UNIT PLANS

3/16" = 1'-0"

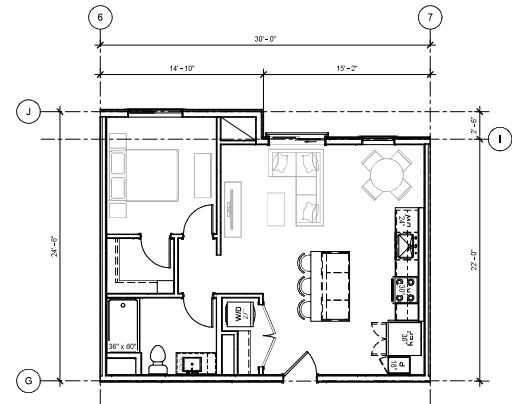
A4.00



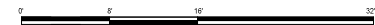
UNIT PLAN - A1.0 W/ PATIO 2
3/16" = 1'-0"



UNIT PLAN - A2.0 W/ DECK 3
3/16" = 1'-0"



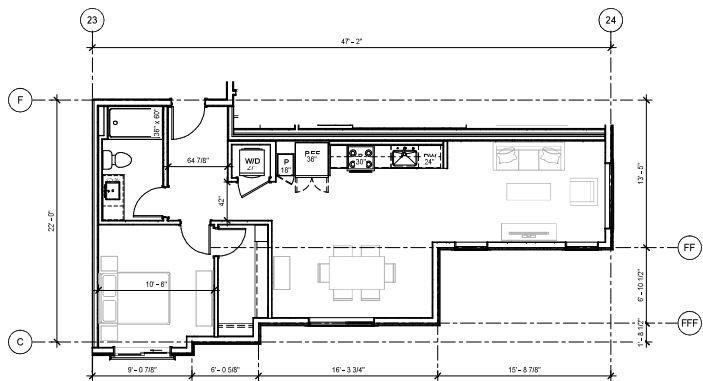
UNIT PLAN - A1.0 1
3/16" = 1'-0"



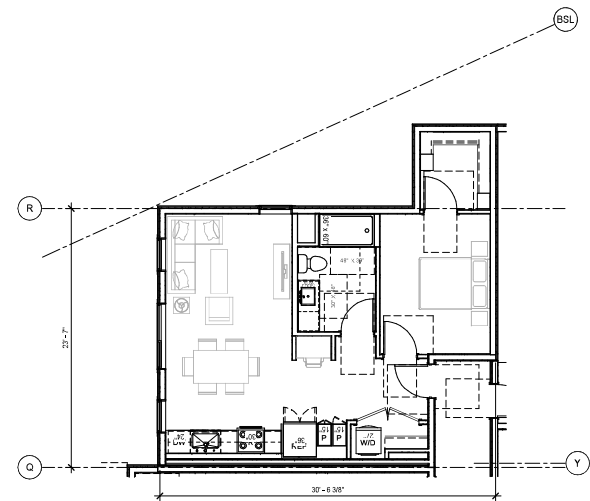
UNIT PLANS

3/16" = 1'-0"

A4.01



UNIT PLAN - A5.0 2
3/16" = 1'-0"



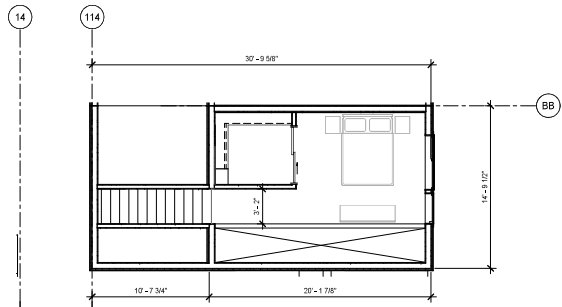
UNIT PLAN - A4.0 1
3/16" = 1'-0"



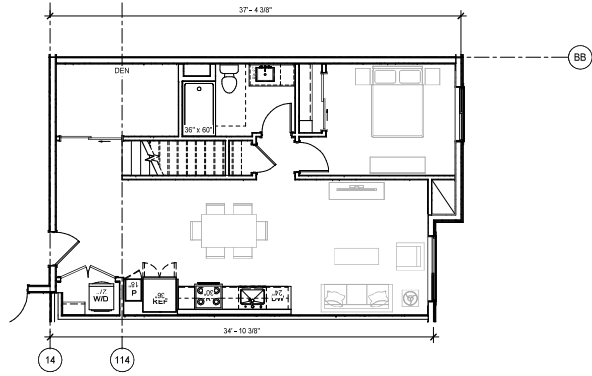
UNIT PLANS

3/16" = 1'-0"

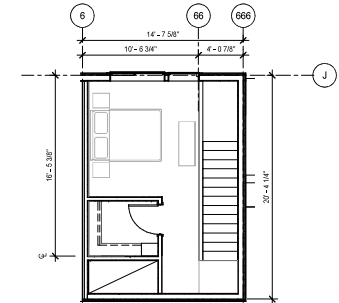
A4.02



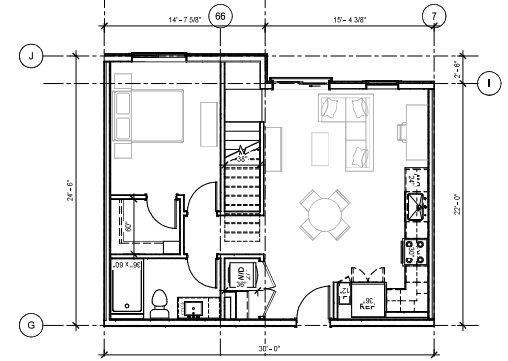
UNIT PLAN - B2.0 MEZZANINE 4
3/16" = 1'-0"



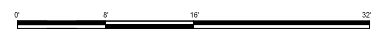
UNIT PLAN - B2.0 3
3/16" = 1'-0"



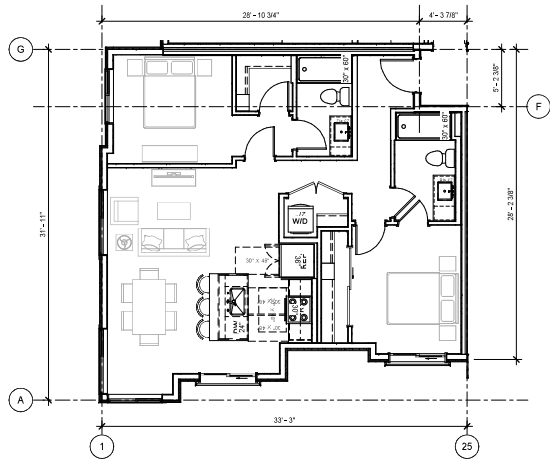
UNIT PLAN - B1.0 MEZZANINE 2
3/16" = 1'-0"



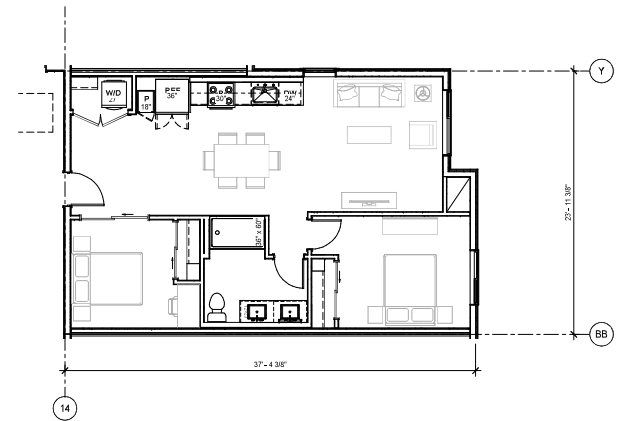
UNIT PLAN - B1.0 1
3/16" = 1'-0"



UNIT PLANS 3/16" = 1'-0" **A4.03**



UNIT PLAN - B4.0 1
3/16" = 1'-0"



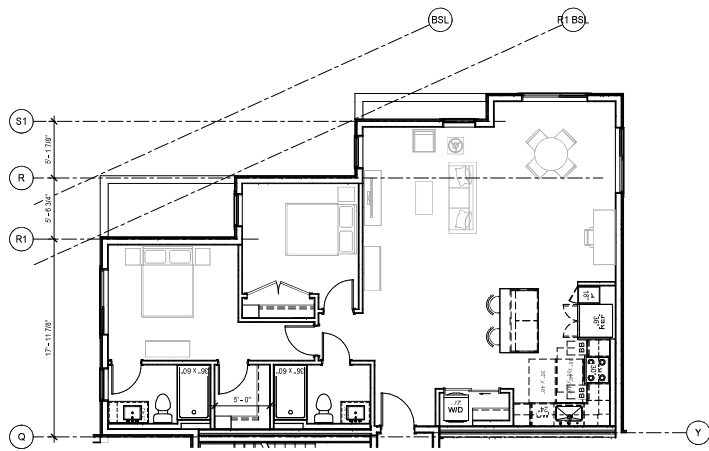
UNIT PLAN - B3.0 2
3/16" = 1'-0"



UNIT PLANS

3/16" = 1'-0"

A4.04



UNIT PLAN - B5.0 1
3/16" = 1'-0"



UNIT PLANS

3/16" = 1'-0"

A4.05



SHERWIN-WILLIAMS
GRECIAN IVORY SW 7541



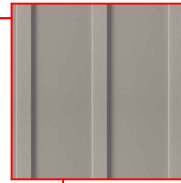
HARDIE BOARD AND
BATTEN



HARDIE SIDING



SHERWIN-WILLIAMS
GAUNTLET GREY SW 7019



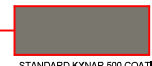
HARDIE BOARD AND
BATTEN



SHERWIN-WILLIAMS
HIGH REFLECTIVE WHITE SW 7757



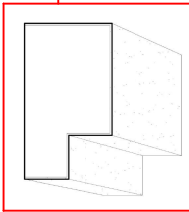
STANDING SEAM METAL ROOF



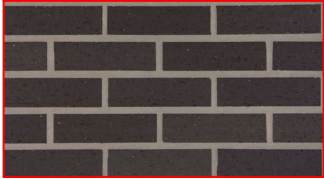
STANDARD KYNAR 500 COATING OR SIM.
ZINC GREY SRI-39



SHERWIN-WILLIAMS
PEPPERCORN SV 7674



PLASTER FINISH OVER HIGH
DENSITY FOAM BAND AT WALL
TOP AND WINDOW FRAMES



THIN BRICK - ENDICOTT
MANGANESE BROWN OR SIM.



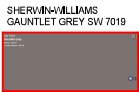
HARDIE FASCIA AND SOFFIT



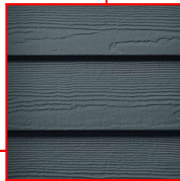
SHERWIN-WILLIAMS
GAUNTLET GREY SW 7019



GARAGE DOOR



SHERWIN-WILLIAMS
GAUNTLET GREY SW 7019



HARDIE SIDING



VPI HIGH QUALITY VINYL WINDOW
OR SIM.
DARK BROWN/BRONZE



JULIET RAILING AND DECK RAILING
PAINTED, HOT DIPPED GALVANIZED STEEL OR SIM.



LIGHTING FIXTURE -
DOWNLIGHT