

Finalized Design Review Submittal

891 3rd St

An 18 unit apartment building at 891 3rd St, Santa Rosa CA 95404 APN: 009-061-022



Hedgpath
ARCHITECTS

2321 Bethards Drive
Santa Rosa, California
95405
Phone 707 523 7010
Fax 707 542 2328

A new 18 unit apartment building
at 891 3rd St, Santa Rosa CA

888 4th Street, LLC
HUGH FUTRELL CORPORATION
200 FOURTH STREET
SANTA ROSA, CALIFORNIA 95401
(707) 568-3482

TITLE SHEET
PROJECT INFO
SHEET INDEX
VICINITY MAP



Revisions
201016 Schematic Design
201030 Updated SD
201112 5D Progress Set
201214 Planning Submittal
210419 Final DRB to ZA

Job Number
2012

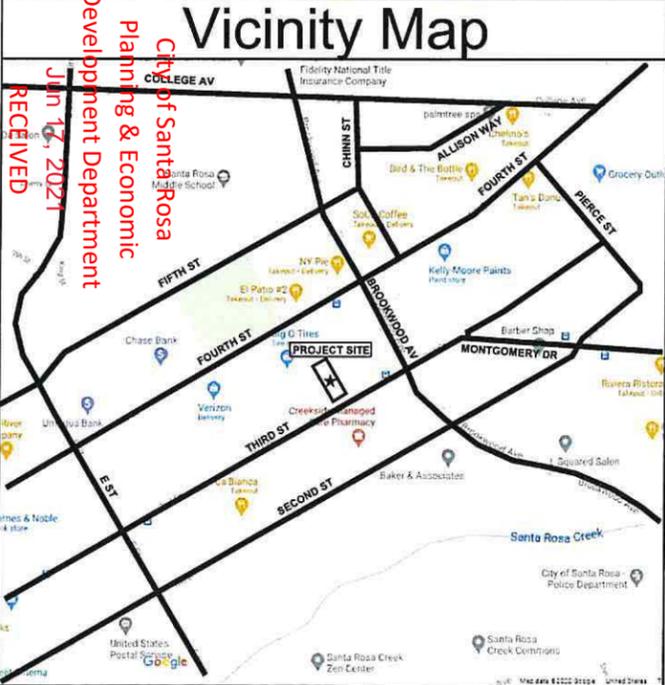
Project Designer
PAUL GILGER

Drawn By
PAUL GILGER

Date
Contract: AUG 26, 2020

Sheet

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of -



Project Team

OWNER / DEVELOPER:
888 4th Street, LLC
Hugh Futrell Corporation
200 Fourth St, Suite 250
Santa Rosa CA 95401
(707) 568-3482

ARCHITECT:
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Mark Hale, Civil Engineer
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LANDSCAPE ARCHITECT
Quadriga Landscape Architecture
Christine Talbot, Principal
1212 Fourth St, Studio K
Santa Rosa CA 95404
(707) 546-3561

Project Info

ADDRESS:
891 3rd St
Santa Rosa CA 95404
APN 009-061-022

LOT SIZE: 7072.78 sq ft. (0.16 acres).
Merger in process with adjoining parcel at 888 4th St. (APN 009-061-050)

SANTA ROSA ZONING: NMMU - Neighborhood Mixed-Use

SANTA ROSA GENERAL PLAN: Downtown Station Area Plan

OCCUPANCY - R2 Apartments

CONSTRUCTION - TYPE V-B, Sprinklered

STORIES - 3

TOTAL 18 apartments:
6 One-Bedroom Units, 448 sq ft each
2 One-Bedroom Units, 435 sq ft each
2 One-Bedroom Units, 430 sq ft each
6 One-Bedroom Units, 400 sq ft each
2 Studio Units, 358 sq ft each

TOTAL BUILDING AREA: 3150 sq ft per floor x 3 floors = 9450 sq ft total

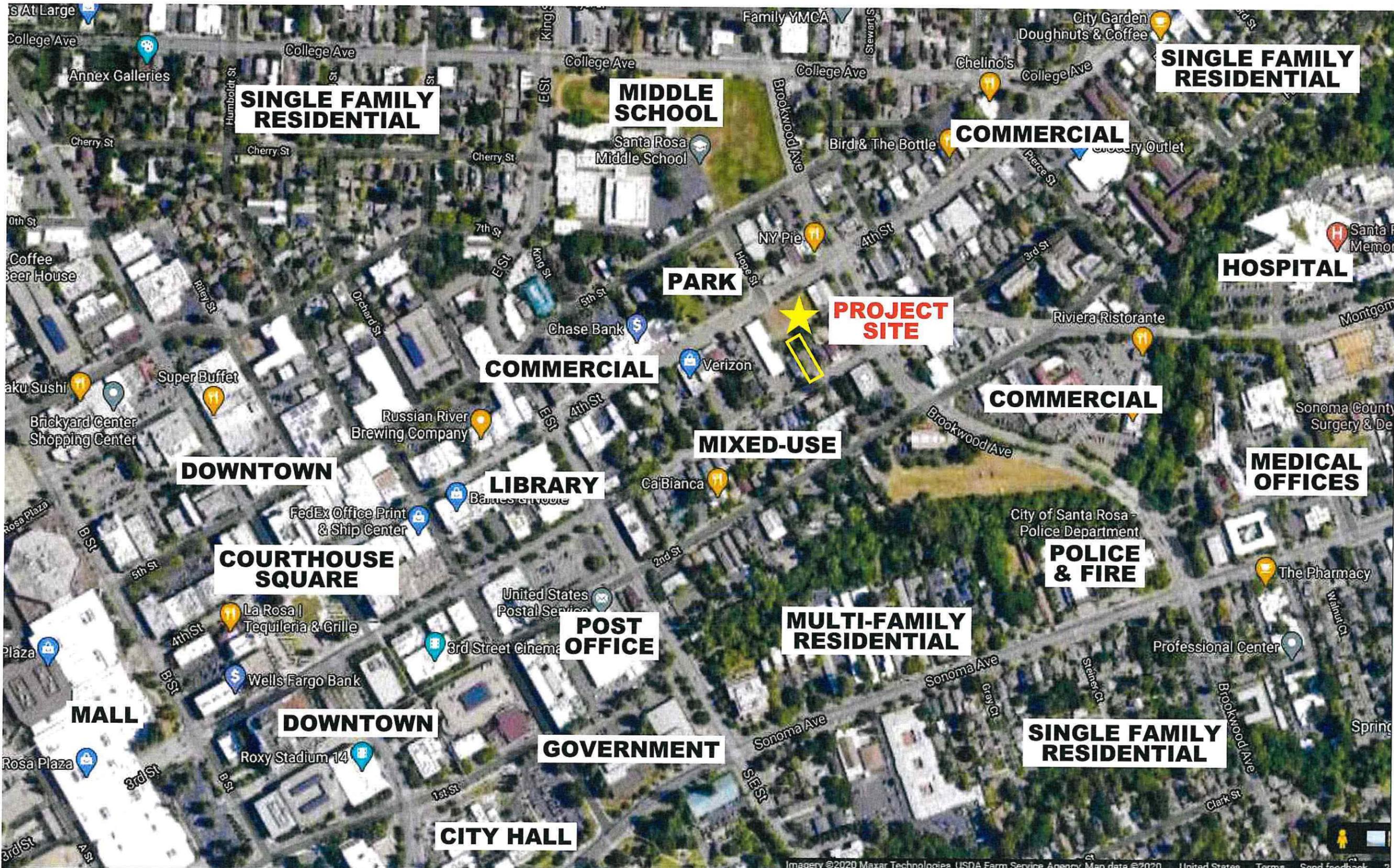
PARKING: Spaces included in the adjoining 888 4th St phase, part of the merged parcel. However, there is no requirement for residential parking in this zoning district.

FAR (Floor Area Ratio): 9450 sq ft total building area / 7072.78 sq ft lot = 1.34 FAR
LOT COVERAGE: 3150 sq ft building footprint / 7072.78 sq ft lot = 44.5% LOT COVERAGE

Sheet Index

ARCHITECTURAL SHEETS PREPARED BY HEDGPETH ARCHITECTS
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A1.0 Overall Site Plan
A1.1 Architectural Site Plan, Site Photo
A1.2 Overall Floor & Roof Plans
A1.3 Partial First & Second Floor Plans
A1.4 Partial Third Floor & Roof Plans
A1.5 Exterior Elevations - South and East
A1.6 Exterior Elevations - North and West
A1.7 3D Model - Southeast Corner
A1.8 3D Model - Northeast Corner
A1.9 3D Model - Northwest Corner
A1.10 3D Model - Southwest Corner
CB.1 Color Board

LANDSCAPE SHEET PREPARED BY QUADRIGA LANDSCAPE ARCHITECTURE
L-1 Landscape Site Plan, Plants, Tree Images & Site Amenities



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A new 18 unit apartment building
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NEIGHBORHOOD CONTEXT MAP



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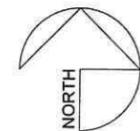
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NEIGHBORHOOD CONTEXT MAP



SITE PHOTO
LOOKING NORTH FROM 3RD ST.

SITE DEVELOPMENT NOTES:

- 1) BUILDING LIGHTING: LITHONIA WDG 1 LED SCNCES, WITH ILLUMINATION DIRECTED DOWN TO GROUND. SEE SHEET CB.1 FOR EXAMPLE.
- 2) LANDSCAPE LIGHTING: SEE QUADRIGA SITE PLAN



ARCHITECTURAL SITE PLAN

DRAWING SCALE 1/8" = 1'-0"



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ARCHITECTURAL SITE PLAN
SITE PHOTO



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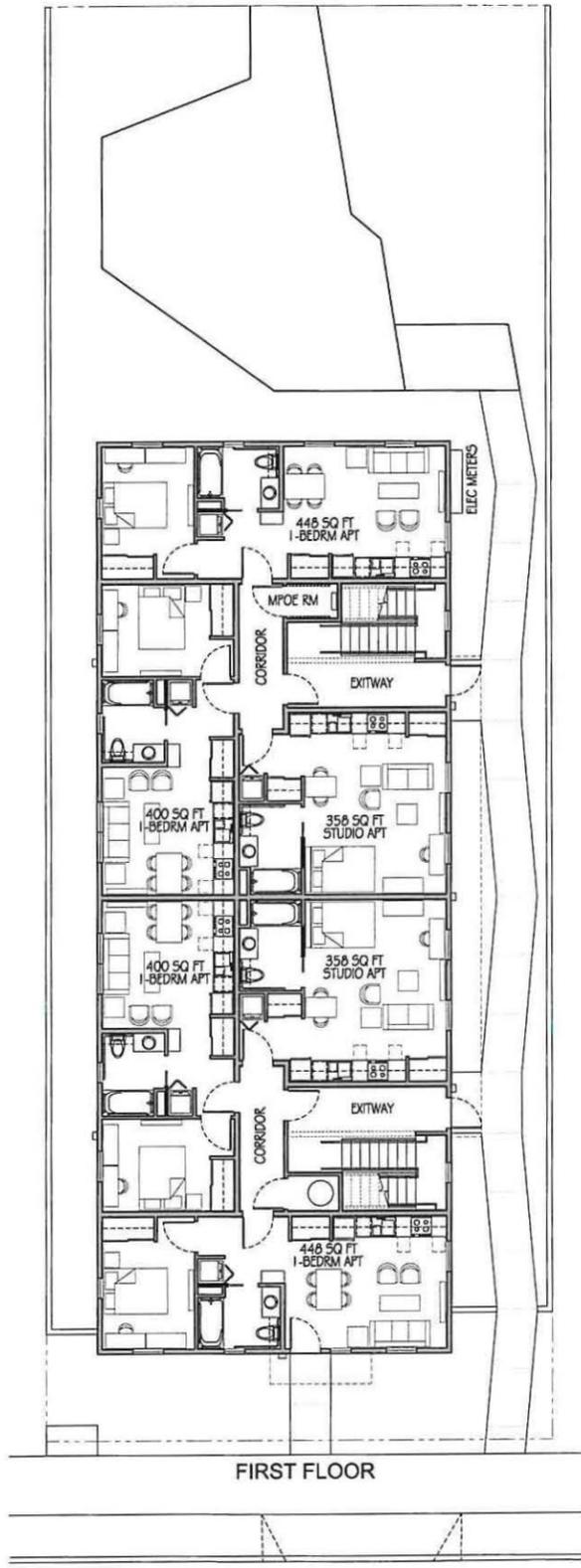
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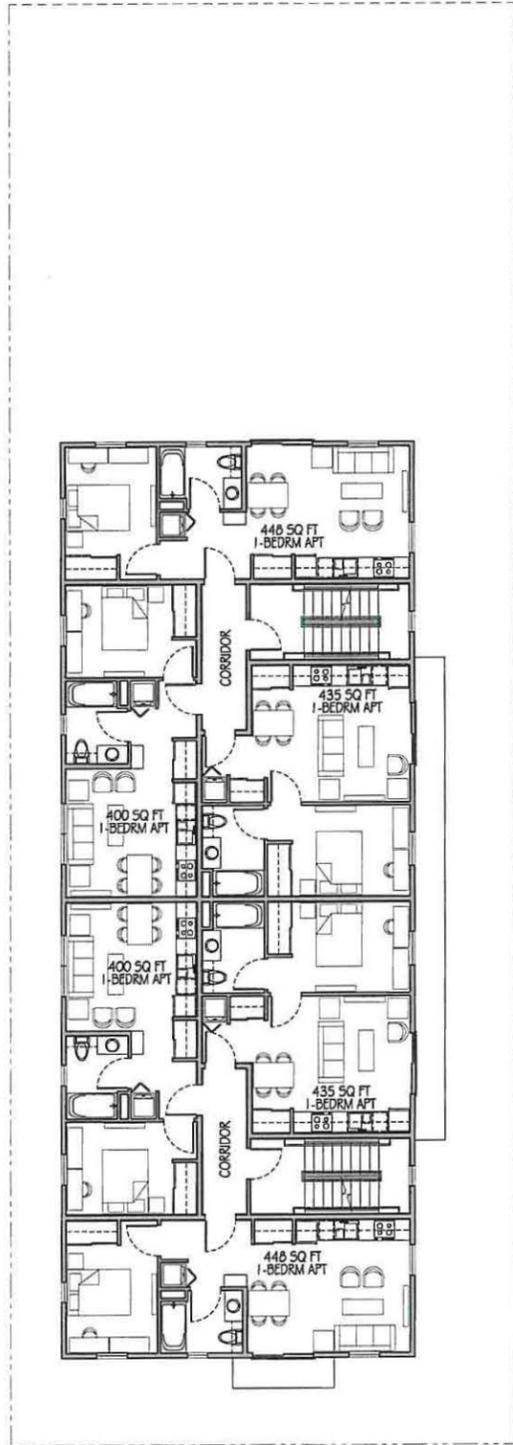
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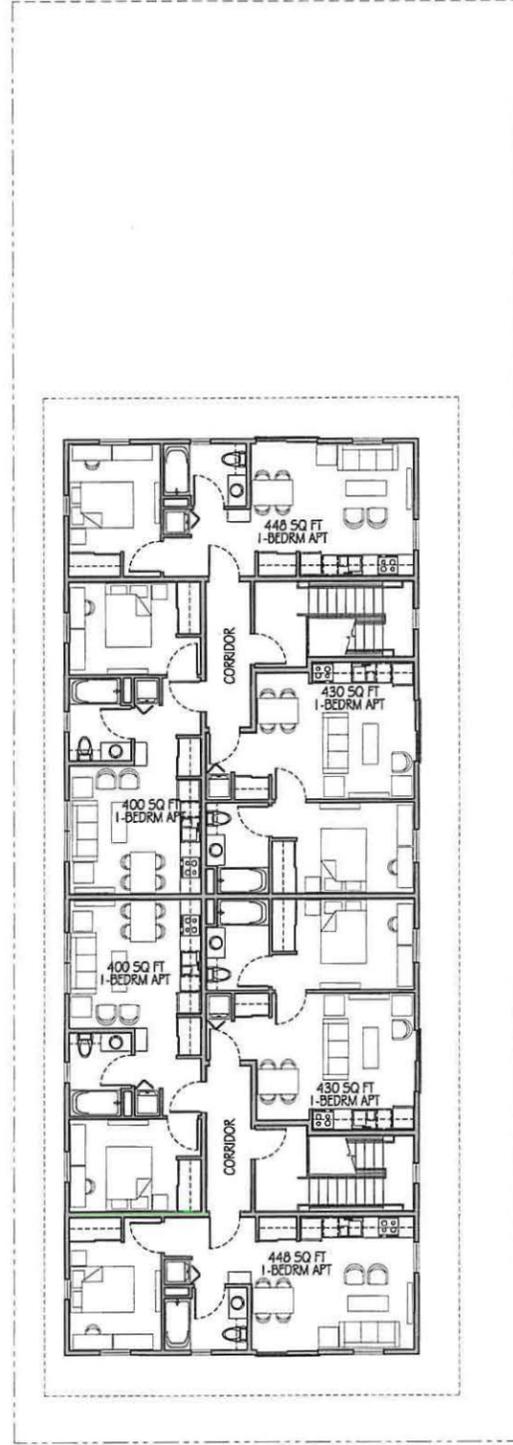
REAR OF BUILDING AT 888 4TH ST



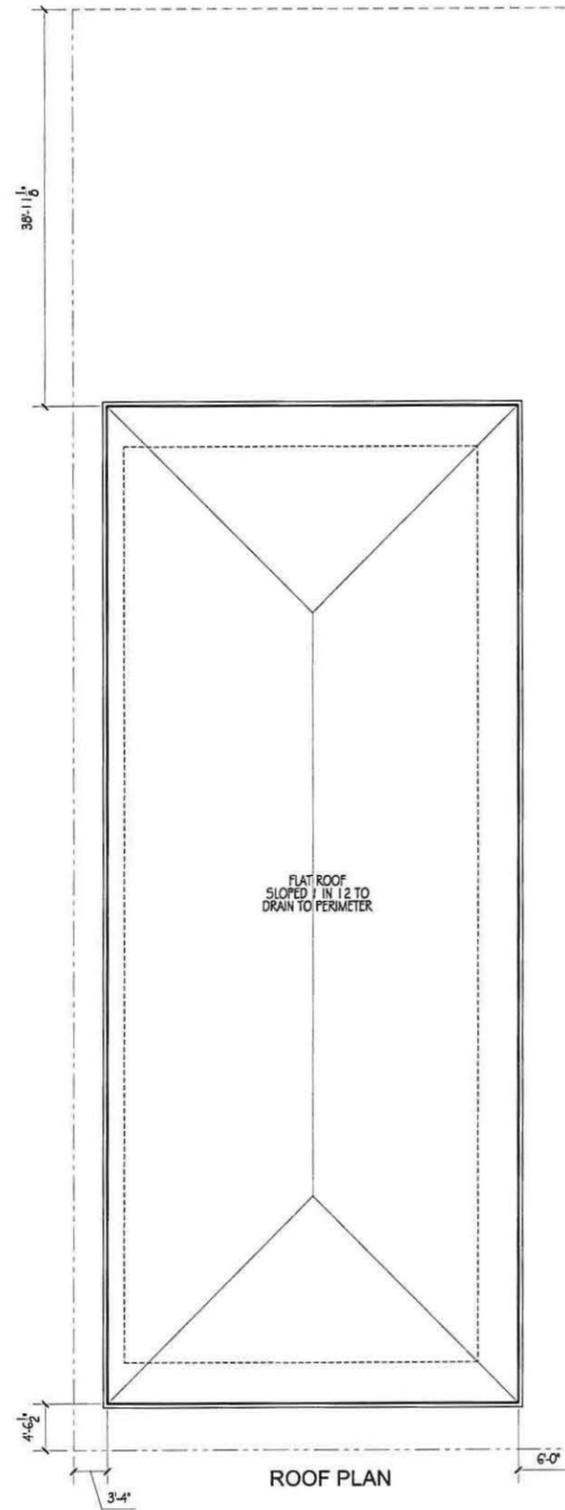
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



ROOF PLAN

OVERALL FLOOR & ROOF PLANS

DRAWING SCALE 1/8" = 1'-0" 0' 8' 16' 24' 32' 40'

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OVERALL FLOOR & ROOF PLANS



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PARTIAL FIRST & SECOND FLOOR PLANS



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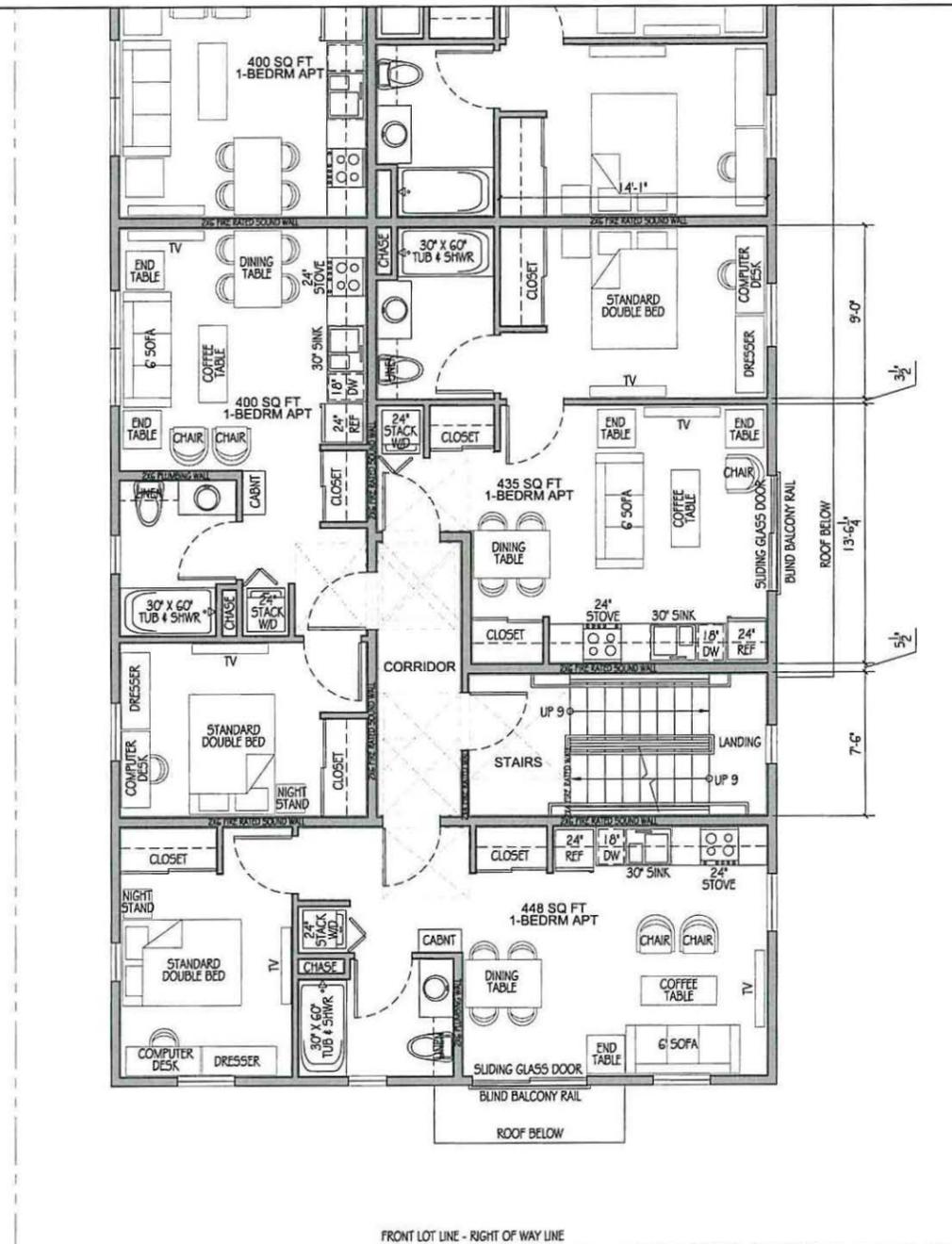
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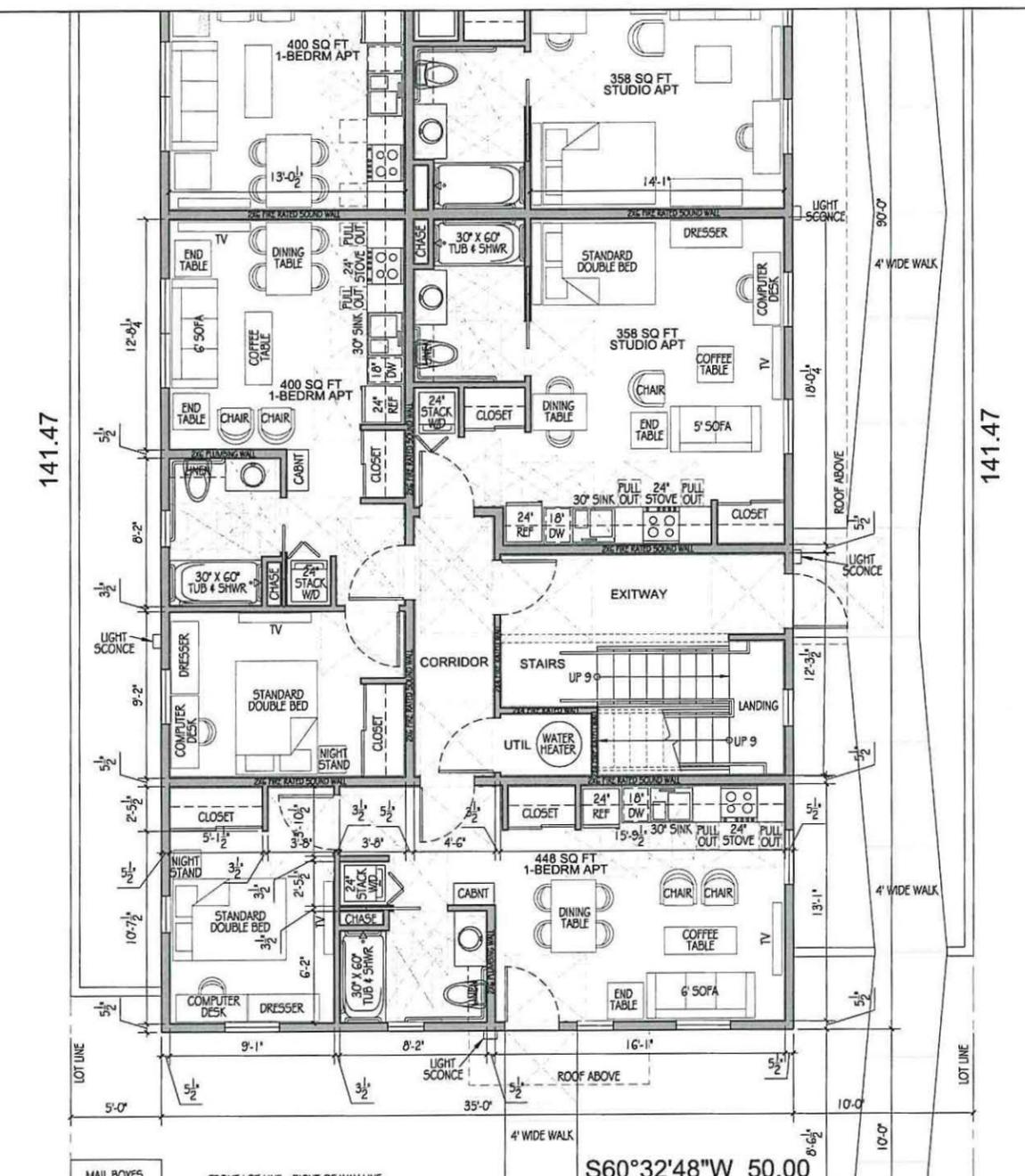


PARTIAL FIRST & SECOND FLOOR PLANS

DRAWING SCALE 1/4" = 1'-0" 0' 4' 8' 12' 16' 20'

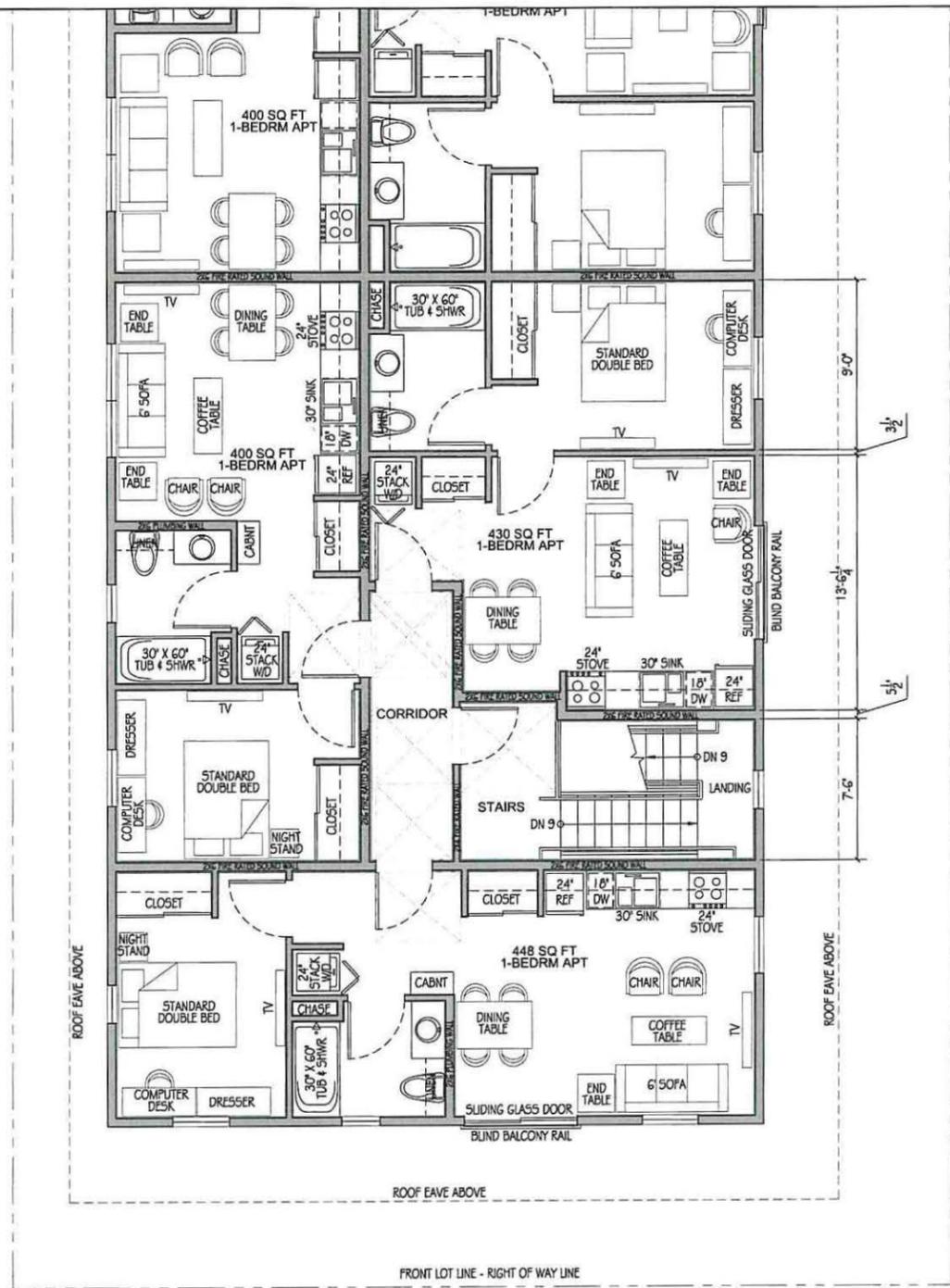


SECOND FLOOR

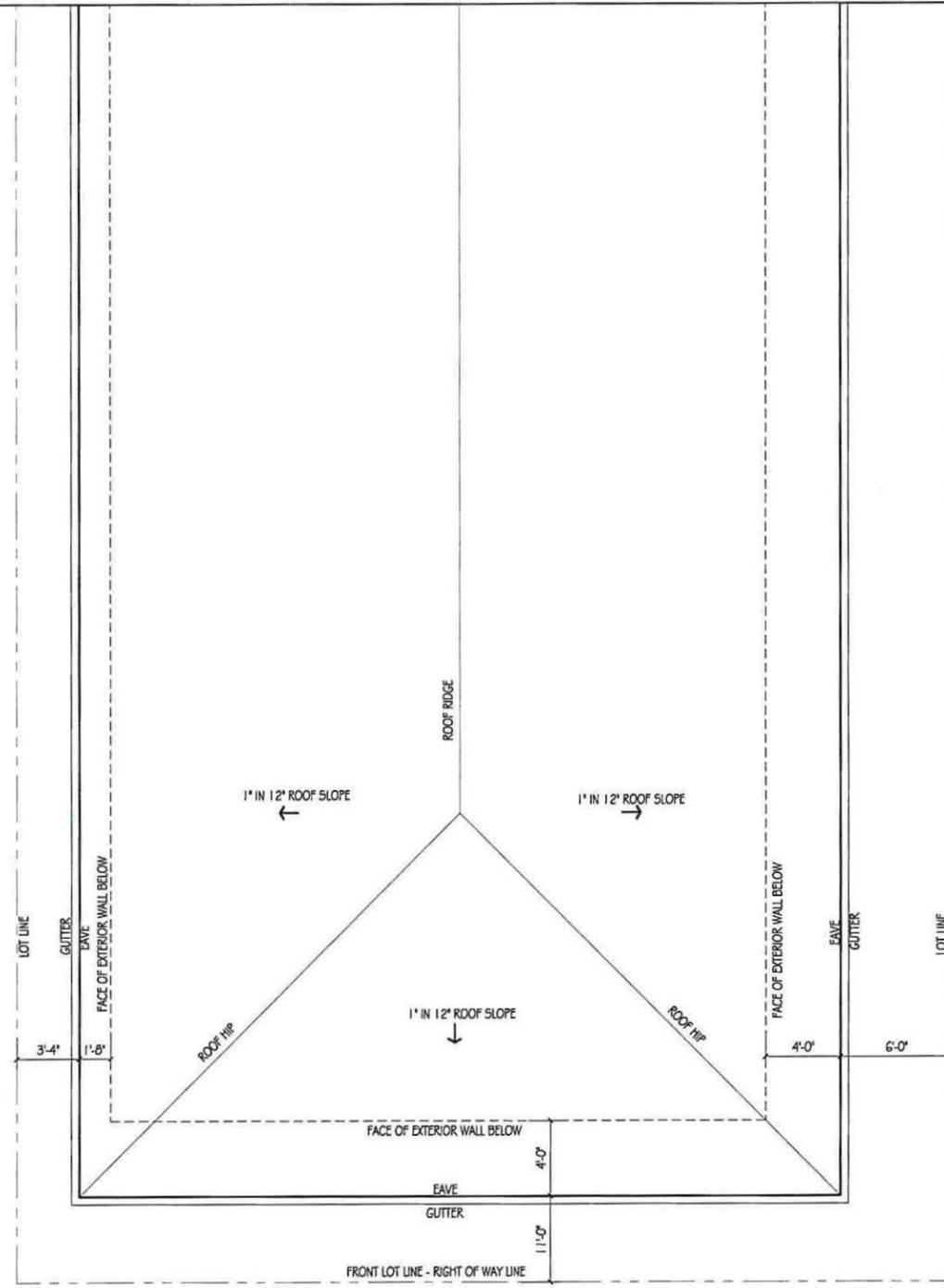


FIRST FLOOR

S60°32'48"W 50.00



THIRD FLOOR



ROOF



PARTIAL THIRD FLOOR & ROOF PLANS

DRAWING SCALE 1/4" = 1'-0" 0' 4' 8' 12' 16' 20'



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PARTIAL THIRD FLOOR & ROOF PLANS



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EXTERIOR ELEVATIONS
SOUTH & EAST



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SOUTH FACADE (STREET)



EAST FACADE (ENTRY)
SHOWN WITHOUT SIDE YARD FENCE FOR CLARITY

**EXTERIOR ELEVATIONS
SOUTH & EAST**

DRAWING SCALE 1/4" = 1'-0" 0' 4' 8' 12' 16' 20'



NORTH FACADE (PARKING)



WEST FACADE (SIDE)
SHOWN WITHOUT SIDE YARD FENCE FOR CLARITY

EXTERIOR ELEVATIONS
NORTH & WEST

DRAWING SCALE 1/4" = 1'-0" 0' 4' 8' 12' 16' 20'

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EXTERIOR ELEVATIONS
NORTH & WEST



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3D MODEL
SOUTHEAST CORNER



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3D MODEL
SOUTHEAST CORNER

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3D MODEL
NORTH EAST CORNER



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3D MODEL
NORTHEAST CORNER



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3D MODEL
NORTHWEST CORNER



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3D MODEL
NORTHWEST CORNER

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3D MODEL
SOUTHWEST CORNER



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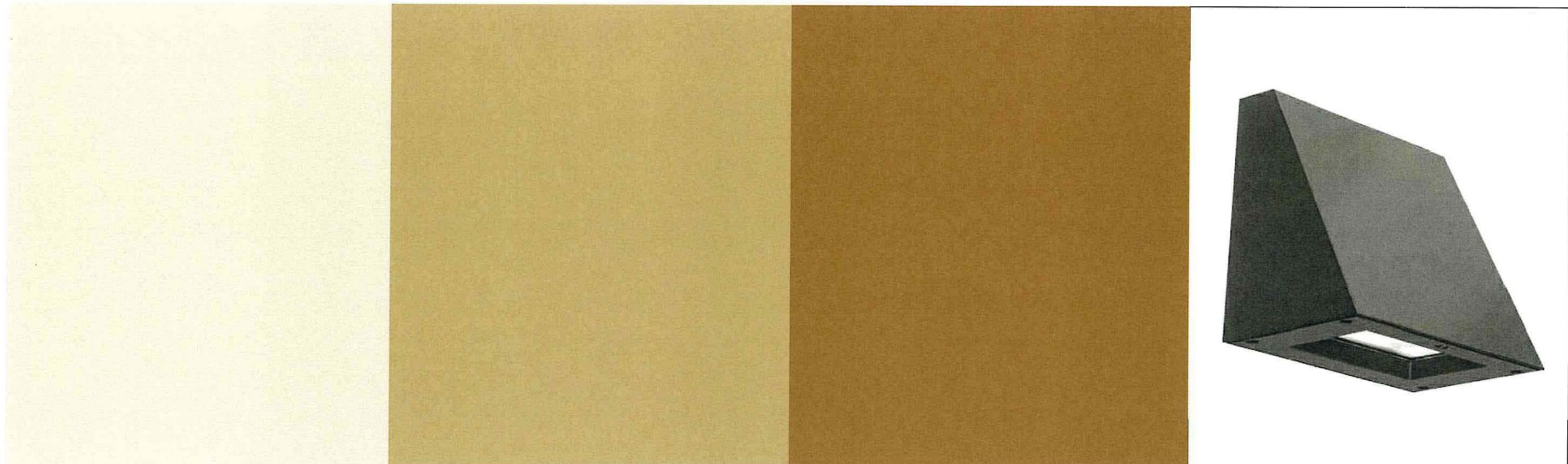
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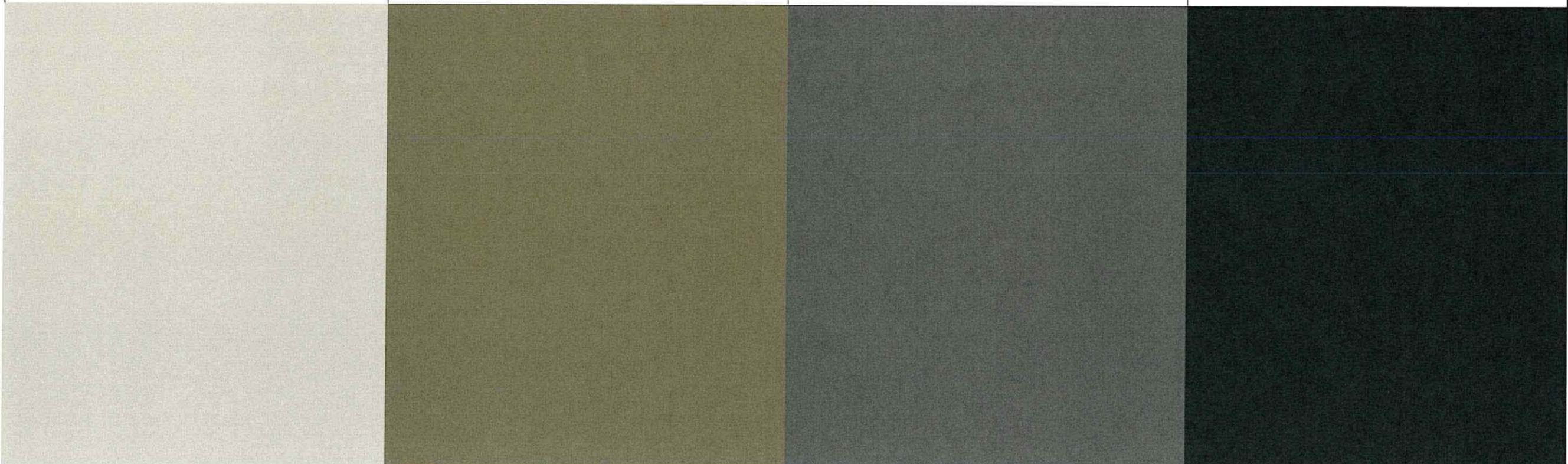
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3D MODEL
SOUTHWEST CORNER
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Trim	Benjamin Moore HC-174 "Lancaster Whitewash"	Lap Siding	Benjamin Moore HC-38 "Decatur Buff"	Fencing	Benjamin Moore HC-40 "Greenfield Pumpkin"	Light Sconces	Lithonia WDGE1 LED "Textured Black"
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Soffits	Benjamin Moore HC-172 "Revere Pewter"	Shingle Siding	Benjamin Moore HC-85 "Fairview Taupe"	Accent	Benjamin Moore HC-166 "Kendall Charcoal"	Window Sash	Jeld Wen V-2500 "Black" Vinyl Framed
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**COLOR BOARD &
EXTERIOR LIGHTING SCONCE**

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COLOR BOARD
 EXTERIOR LIGHTING SCONCE



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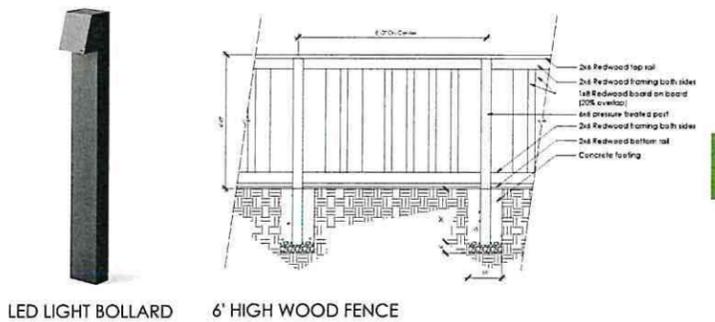
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SITE PLAN CALLOUTS

- ① NEW 6' HIGH WOOD FENCE
- ② REPLACE EXISTING FENCE WITH NEW 6' HIGH WOOD FENCE WITH 2' HIGH LATTICE ON TOP
- ③ UTILITIES, PER CIVIL
- ④ NEW 4'-0" WIDE CONCRETE WALKWAY
- ⑤ LIGHT BOLLARD, TYPICAL
- ⑥ STORMWATER TREATMENT AREA
- ⑦ SHORT TERM BIKE PARKING
- ⑧ DECOMPOSED GRANITE PAVING AT PLAZA AREA
- ⑨ MAILBOXES
- ⑩ MOVABLE FURNITURE
- ⑪ ACCESS TO MAIN BUILDING (888 4TH STREET UNDER CONSTRUCTION) AND PARKING/TRASH SERVICES
- ⑫ EXISTING TREES AT ADJACENT PROPERTY
- ⑬ POTENTIAL GENERATOR LOCATION

SITE AMENITIES



SHORT TERM BIKE PARKING

TREE IMAGES



Cornus nuttallii 'Eddie's White Wonder'



Ginkgo biloba 'Princeton Sentry'



Acer palmatum 'Sango Kaku'

CANDIDATE PLANT LIST

Botanical Name	Common Name	HxW	Spacing	Water Use	Size
Tree: Shade					
Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Maidenhair	40'x15'	Per Plan	Medium	24" Box
Trees: Street					
Acer rubrum 'October Glory'	Red Maple October Glory	50'x30'	Per Plan	Medium	24" Box
Ginkgo biloba 'Saraloga'	Saraloga Maidenhair	40'x25'	Per Plan	Medium	24" Box
Trees: Accent					
Acer palmatum 'Sango Kaku'	Coral Bark Japanese Maple	20'x10'	Per Plan	Medium	15 Gal.
Cornus nuttallii 'Eddie's White Wonder'	Dogwood Tree	20'x20'	Per Plan	Medium	15 Gal.
Vitex agnus-castus 'Alba'	Alba Vitex	10'x15'	Per Plan	Low	15 Gal.
Shrubs: Site					
Acacia cognata 'Cousin III'	River Wattle	3'x4'	Per Plan	Low	5 Gal.
Achillea millefolium 'Sonoma Coast'	Yarrow	3'x3'	Per Plan	Low	1 Gal.
Agave stricta	Hedgehog Agave	2'x2'	Per Plan	Low	1 Gal.
Atriplex lentilormis	Quail Bush	5'x5'	Per Plan	Very Low	5 Gal.
Beschorneria yuccoides 'Flamingo Glow'	Beschorneria	4'x4'	Per Plan	Low	5 Gal.
Calamintha nepeta 'Montrose White'	White Calaminth	1'x2'	Per Plan	Low	1 Gal.
Callistemon 'Green John'	Green John Bottlebrush	2'x2'	Per Plan	Low	1 Gal.
Carex divulsa	Grassland Sedge	2'x2'	Per Plan	Low	1 Gal.
Centaurea gymnocarpa	Velvet Centaurea	3'x6'	Per Plan	Low	1 Gal.
Chondropetalum tectorum	Cape Rush	3'x3'	Per Plan	Low	1 Gal.
Dianella revoluta 'DR5000'	Little Rev Flax Lily	2'x2'	Per Plan	Low	1 Gal.
Eriogonum arborescens	Santa Cruz Island Buckwheat	3'x3'	Per Plan	Low	1 Gal.
Eriogonum fasciculatum	California Buckwheat	3'x3'	Per Plan	Low	1 Gal.
Helleborus x 'Jade Star'	Winter Jewels Hellebore	2'x2'	Per Plan	Low	1 Gal.
Hesperaloe parviflora 'Yellow'	Yellow Yucca	3'x3'	Per Plan	Low	1 Gal.
Lamandra longifolia 'Breeze'	Dwarf Mal Rush	30'x30'	Per Plan	Low	1 Gal.
Mahonia x. media 'Marvel'	Marvel Mahonia	6'x4'	Per Plan	Low	5 Gal.
Nandina domestica 'Lemon Lime'	Lemon Lime Nandina	3'x3'	Per Plan	Low	5 Gal.
Physocarpus capitatus	Pacific Ninebark	8'x6'	Per Plan	Low	5 Gal.
Polystichum munitum	Western Sword Fern	3'x3'	Per Plan	Medium	5 Gal.
Rhamnus californica 'Seaview'	Dwarf CA Coffeeberry	2'x6'	Per Plan	Low	5 Gal.
Salvia barrelieri	Sage	3'x3'	Per Plan	Low	1 Gal.
Salvia repans 'Giant West Texas Form'	West Texas Form Sage	3'x3'	Per Plan	Low	1 Gal.
Salvia 'Waverly'	Waverly Sage	4'x4'	Per Plan	Low	1 Gal.
Sarcococca ruscifolia	Fragrant Sweet Box	4'x4'	Per Plan	Low	5 Gal.
Sempervivum 'Virgil Ford'	Virgil Ford Hens and Chicks	1'x7'	Per Plan	Low	4" Pot
Westringia 'Wynabbie Highlight'	Variogated Rosemary	3'x3'	Per Plan	Low	5 Gal.
Groundcovers: Site					
Arctostaphylos uva-ursi 'San Bruno Mt.'	Bearberry	1'x8'	Per Plan	Low	1 Gal.
Berberis aquifolium var. repens	Creeping Oregon Grape	1'x5'	Per Plan	Low	1 Gal.
Ceanothus hearstii	Hearst Ranch Buckbrush	1'x8'	Per Plan	Low	1 Gal.
Stormwater L.I.D. Planting Area					
Achillea millefolium	Common Yarrow	3'x3'	Per Plan	Low	1 Gal.
Carex divulsa	Berkeley Sedge	2'x2'	Per Plan	Low	1 Gal.
Chondropetalum tectorum	Cape Rush	3'x3'	Per Plan	Low	1 Gal.
Elymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye	3'x3'	Per Plan	Low	1 Gal.
Juncus palens 'Elk Blue'	Spreading Rush	2'x2'	Per Plan	Low	1 Gal.
Sisyrinchium bellum	Blue Eyed Grass	6'x6'	Per Plan	Low	1 Gal.



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Revisions

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18-1645

Project Designer

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