

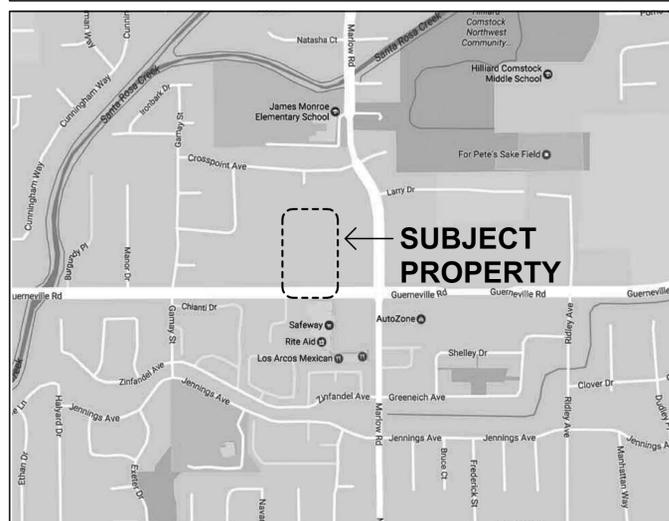
# Marlow Commons



## SHEET INDEX

A0.0	COVER SHEET
1	TENTATIVE MAP COVER SHEET
2	TENTATIVE MAP SITE PLAN
3	TENTATIVE MAP GRADING, DRAINAGE, UTILITY PLAN
C1	SITE DEVELOPMENT PLAN
A1.1	SITE PLAN
A2.21	UNIT TYPES "C" AND "D" LOTS 21, 24, 25 FLOOR PLANS UNIT TYPES FLOOR AREAS TABLE
A2.22	UNIT TYPE "C" LOT 25 ELEVATIONS
A2.23	UNIT TYPE "C" LOT 24 ELEVATIONS
A2.24	UNIT TYPE "E" LOT 21 DUPLEX ELEVATIONS
A2.25	UNIT TYPES "C" LOT 24 and "E" 3D VIEWS
A2.31	UNIT TYPE "A" LONG ROWHOUSE FLOOR PLANS
A2.32	UNIT TYPE "A" LONG ROWHOUSE ELEVATIONS
A2.33	UNIT TYPE "A" LONG ROWHOUSE ELEVATIONS
A2.34	UNIT TYPE "A" LONG ROWHOUSE 3D VIEWS
A2.41	UNIT TYPE "B1" SHORT ROWHOUSE FLOOR PLANS
A2.42	UNIT TYPE "B2" SHORT ROWHOUSE FLOOR PLANS
A2.43	UNIT TYPE "B1" (B2 sim.) ELEVATIONS
A2.44	UNIT TYPE "B1" (B2 sim.) ELEVATIONS
A2.51	UNIT TYPE "F1" DUPLEX FLOOR PLANS
A2.52	UNIT TYPE "F1" DUPLEX ELEVATIONS
A2.53	UNIT TYPE "F1" DUPLEX 3D VIEWS
A2.61	UNIT TYPE "F2" DUPLEX w/FAMILY ROOM FLOOR PLANS
A2.62	UNIT TYPE "F2" DUPLEX ELEVATIONS
A2.63	UNIT TYPE "F2" DUPLEX 3D VIEWS
A2.75	NEIGHBORHOOD CONTEXT MAP
A2.76	SITE ANALYSIS
A2.77	SITE PHOTOS
A.2.78	COLORS, MATERIALS AND FINISHES
L1	PRELIMINARY LANDSCAPE PLAN

## VICINITY MAP



## PROJECT INFORMATION

**PROJECT ADDRESS:**  
NORTHWEST CORNER OF  
MARLOW AND GUERNEVILLE ROADS  
APN: 036-061-069  
036-061-068  
036-061-064  
036-061-028

**OCCUPANCY:**  
R3/Single Family Residences and Duplexes

**CONSTRUCTION TYPE:**  
Type V-B non-rated construction  
with NFPA 13R Fire Suppression System

APN: 036-061-069  
036-061-068  
036-061-064  
036-061-028

**APPLICABLE CODES:**  
2016 California Building Code  
2016 Plumbing Code  
2016 California Mechanical Code  
2016 California Electrical Code  
2016 California Fire Code  
2016 California Energy Code  
2016 California Green Building Standards

**PROJECT DATA - 64 UNITS, 44 LOTS**

64 Total Residential Units single family, residences in 44 fee simple lots consisting of:

24 single family attached residences in 12 rowhouse buildings

20 duplexes rowhouses each consisting of:  
-20 three to four bedroom single family residences  
-20 one bedroom residences

Zoning: R3-18, medium density  
64 units (density = 13/acre)  
Lot Size: 4.84 Acres, (210,830.4 square feet)

**PARKING REQUIRED**

1. 24 single family rowhouses - 24 x 2.5 = 60  
24 covered spaces, 36 uncovered spaces  
2. 20 duplex rowhouses - (20 x 2.5) + (20 x 1.5) = 80  
40 covered spaces, 40 uncovered spaces

Total Required = 140 spaces  
64 covered spaces + 76 uncovered spaces = 140 spaces

**PARKING PROVIDED**

- 28 on street spaces
- 24 single family residences:  
48 covered spaces +  
24 uncovered spaces =  
72 spaces
- 20 duplexes (40) residences):  
40 covered spaces +  
40 uncovered spaces =  
80 spaces
- Total Provided = 180 spaces  
88 covered spaces +  
64 uncovered spaces +  
28 on street spaces =  
180 spaces
- Parking Ratio = 2.81 spaces/unit

## PROJECT TEAM

**OWNER-**  
MORGAN PROPERTIES INC., DAN MORGAN  
2658 BRIDGEWAY, SUITE 100  
SAUSALITO, CA 94965  
415-515-2179  
dan@marinerslandngllc.com

**ARCHITECT-**  
HEDGPETH ARCHITECTS  
2321 BETHARDS DRIVE  
SANTA ROSA, CA 95405  
707-523-7010

**CIVIL ENGINEER-**  
CIVIL DESIGN CONSULTANTS  
2200 RANGE AVENUE, SUITE 204  
SANTA ROSA, CA 95403  
707-542-4820

**PLANNER-**  
JEAN KAPOLCHOK  
843 SECOND STREET  
SANTA ROSA, CA 95404  
707-526-8939

**LANDSCAPE ARCHITECT-**  
DON MCNAIR  
P.O. BOX 251  
KENWOOD, CA  
707-833-2288

## Cover Sheet

Guerneville Road



44 LOTS, 64 DWELLINGS

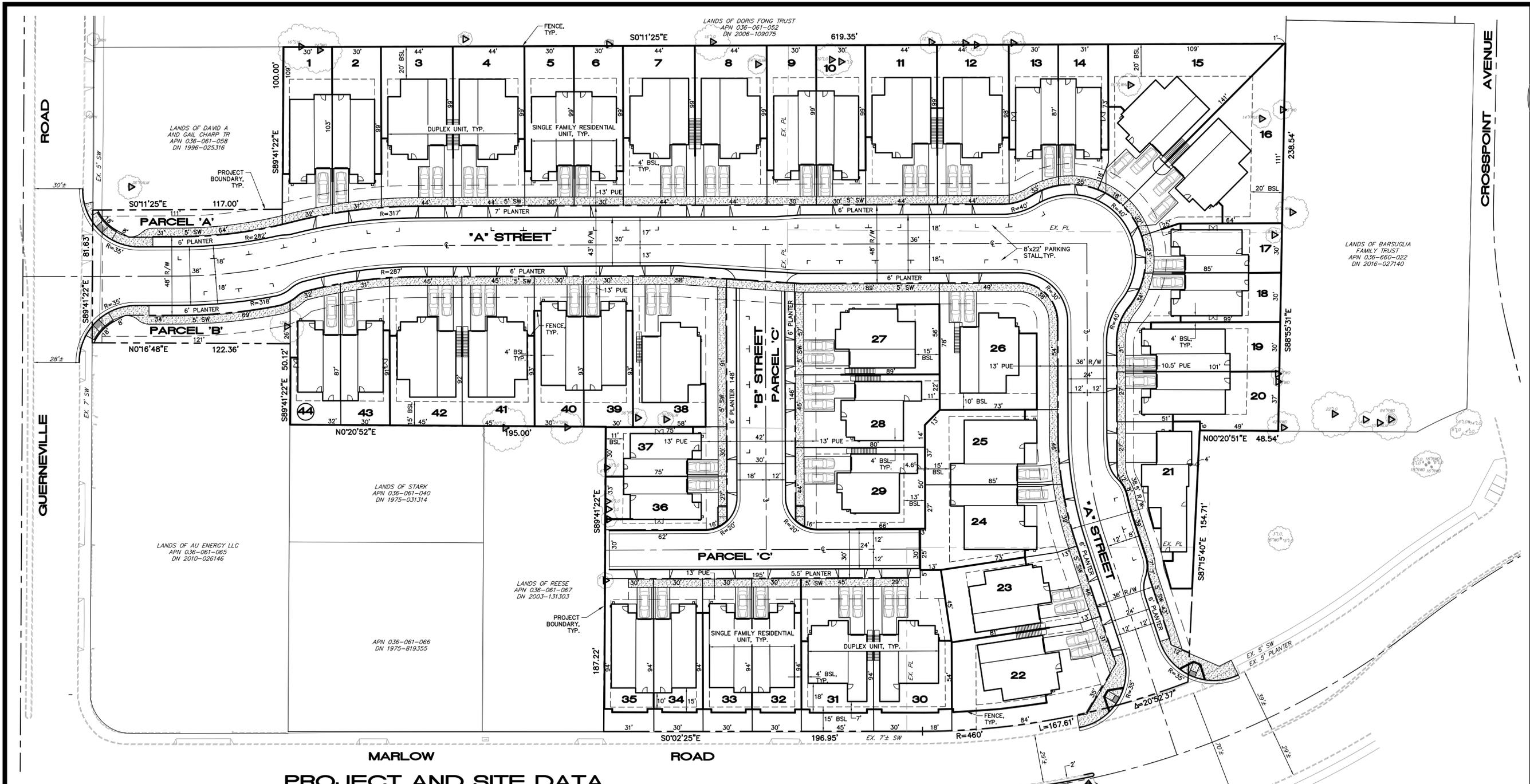
- (14) - ROWHOUSE A- TYPE "A"
- (4) - ROWHOUSE B WITH STANDARD TANDEM GARAGE- TYPE "B1"
- (4) - ROWHOUSE B WITH COMPACT TANDEM GARAGE TYPE "B2"
- (2) - 2 STORY SINGLE FAMILY RESIDENCE, LOTS 24/25 TYPE "C"
- (1) - 2 STORY DUPLEX, LOT 21 TYPE "E"
- (4) - 2 STORY DUPLEX WITHOUT FAMILY ROOM TYPE "F1"
- (15) - 2 STORY DUPLEX WITH FAMILY ROOM TYPE "F2"

Marlow Road

"A" Street

"B" Street

### Site Plan



**PROJECT AND SITE DATA**

**OWNER**

GREG HALL AND JILI JIANG  
PO BOX 321  
SANTA ROSA, CA 95402

**DEVELOPER**

MORGAN PROPERTIES INC.  
2658 BRIDGEWAY, SUITE 100  
SAUSALITO, CA 94965  
(415) 515-2179

**ENGINEER**

CIVIL DESIGN CONSULTANTS, INC.  
2200 RANGE AVENUE, SUITE 204  
SANTA ROSA, CA 95403  
(707) 542-4820

**SURVEYOR**

CINQUINI & PASSARINO, INC.  
1360 NORTH DUTTON AVE., STE 150  
SANTA ROSA, CA 95401  
(707) 542-6268

**SITE DATA**

SITE AREA	4.84 ACRES
TOTAL UNITS	63
PROJECT DENSITY	13.02 UNITS/ACRE
EXISTING AND PROPOSED ZONING	R-3-18

**LOT DETAILS**

SMALLEST LOT SIZE = 2,285 SQ. FT. (LOT 37)  
LARGEST LOT SIZE = 6,114 SQ. FT. (LOT 16)  
AVERAGE LOT SIZE = 3,725 SQ. FT.  
SEE LOT AREA TABLE FOR INDIVIDUAL LOT SIZES

**SETBACKS**

PORCH	6 FT.
BUILDING - FRONT	10 FT.
BUILDING - REAR	15 FT. TYPICAL
	20 FT. AT WEST AND NORTH BOUNDARY
	10' MINIMUM AS SHOWN
BUILDING - SIDE	4 FT.
GARAGE - FRONT	19 FT.
GARAGE - SIDE	0 FT.
	SETBACKS (MIN.) MEASURED FROM BACK OF SIDEWALK OR PROPERTY LINE

**UNIT TYPES**

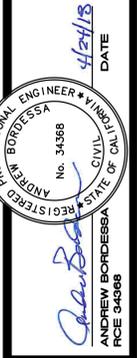
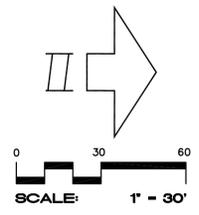
SINGLE FAMILY ATTACHED RESIDENCES	24
DUPLEXES (20)	40
TOTAL UNITS	64

**PARKING**

28 ON STREET SPACES  
87 COVERED SPACES  
62 UNCOVERED SPACES  
TOTAL PROVIDED = 177 SPACES  
TOTAL UNITS = 64  
TOTAL SPACES PER UNIT = 2.77

**LOT AREA TABLE**

LOT NO.	LOT SIZE SQ. FT.	LOT NO.	LOT SIZE SQ. FT.
1	3,233	25	3,780
2	3,062	26	5,604
3	4,370	27	5,035
4	4,359	28	3,837
5	2,992	29	3,994
6	3,000	30	4,505
7	4,379	31	4,219
8	4,366	32	2,865
9	3,003	33	2,862
10	3,003	34	2,860
11	4,366	35	2,874
12	4,366	36	2,452
13	2,824	37	2,285
14	2,654	38	5,374
15	5,878	39	2,826
16	6,114	40	2,818
17	2,508	41	4,129
18	2,770	42	4,106
19	3,064	43	2,719
20	3,369	44	2,603
21	4,792	PARCEL 'A'	1,639
22	5,350	PARCEL 'B'	2,140
23	4,044	PARCEL 'C'	12,320
24	4,268		



**CIVIL DESIGN CONSULTANTS, INC.**  
2200 Range Avenue, Suite 204  
Santa Rosa, CA 95403  
(707) 542-4820

APN: 036-061-028  
064, 066 AND 069

**SITE DEVELOPMENT PLAN  
MARLOW COMMONS**  
2039, 2041 AND 2045  
QUERNEVILLE ROAD  
SANTA ROSA, CALIFORNIA

4.84 ACRES  
43 RESIDENTIAL LOTS  
31 PARCELS  
APRIL 2018

JOB NO.  
16-111

SHEET NO.

**C1**  
OF 1 SHEETS

# MARLOW COMMONS

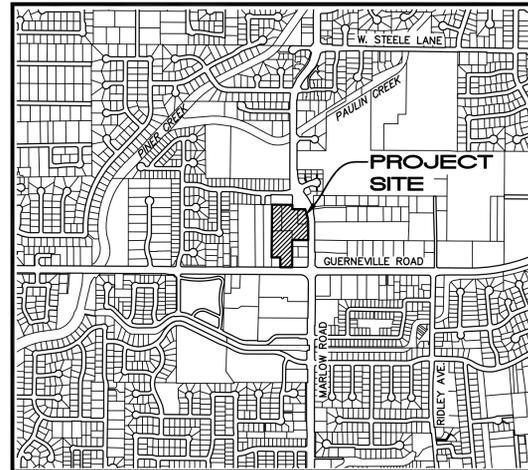
## TENTATIVE MAP

### GENERAL NOTES

- EXISTING AND PROPOSED ZONING IS R-3-18.
- WATER AND SEWER TO BE PROVIDED AND MAINTAINED BY THE CITY OF SANTA ROSA.
- PROPOSED SETBACKS ARE AS SHOWN ON THE DEVELOPMENT PLAN.
- RESIDENTIAL LOT AREAS:  
SMALLEST 2,285 SF (LOT 37)  
LARGEST 6,114 SF (LOT 16)  
AVERAGE 3,725 SF  
  
PARCEL 'A' 1,639 SF  
PARCEL 'B' 2,140 SF  
PARCEL 'C' 12,320 SF
- ALL GRADING TO BE IN CONFORMANCE WITH CHAPTER 33 AND A33 OF THE CURRENT CALIFORNIA BUILDING CODE, AND THE GEOTECHNICAL ENGINEERING REPORT.
- REMOVE ALL ON-SITE EXISTING FEATURES, INCLUDING STRUCTURES, CONCRETE AND FENCING UNLESS OTHERWISE NOTED ON PLANS.
- THERE ARE NO KNOWN EXISTING LEACHFIELDS ONSITE. IF THEY ARE FOUND, THEY SHALL BE ABANDONED. THERE IS ONE EXISTING WELL ON-SITE (TO BE ABANDONED). IF ADDITIONAL WELLS ARE FOUND ON-SITE, THEY SHALL BE ABANDONED.
- ALL PROPOSED UTILITIES WITHIN 'A' STREET SHALL BE PUBLIC. SEWER AND WATER WITHIN PARCEL 'C' SHALL BE PUBLIC AND WITHIN PUBLIC EASEMENTS.
- ALL SUSMP FEATURES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE INDIVIDUAL HOMEOWNERS
- NO AREAS OF THIS SITE ARE SUBJECT TO INUNDATION. NO HAZARDOUS MATERIALS ARE KNOWN TO EXIST ON THIS SITE.
- SITE SOILS APPEAR SUITABLE FOR RESIDENTIAL DEVELOPMENT.
- STREET TREES SHALL BE PLANTED IN ACCORDANCE WITH THE CITY OF SANTA ROSA REQUIREMENTS WITHIN THE PLANTER STRIPS AND PLANTING WELLS.
- STREET LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SANTA ROSA STANDARDS.
- SEWER LINE THAT DEVELOPMENT IS TRIBUTARY = SOUTH FULTON TRUNK LINE  
EXISTING SEWAGE GENERATION - 1,625 GALLONS PER DAY  
PROJECTED SEWAGE GENERATION - 0.033 MGD
- THE PROJECT SITE IS NOT IN A HIGH FIRE SEVERITY ZONE

### SHEET INDEX

- COVER SHEET
- TENTATIVE MAP - SITE PLAN
- TENTATIVE MAP - GRADING, DRAINAGE AND UTILITY PLAN



### LOCATION MAP

NO SCALE

### BENCHMARK

CITY OF SANTA ROSA BENCHMARK D48, BEING A FOUND CITY DISK IN WELL MONUMENT AT THE CENTERLINE INTERSECTION OF GUERNEVILLE ROAD AND MARLOW ROAD. ELEVATION 121.202.

### OWNER

GREG HALL AND JILI JIANG  
PO BOX 321  
SANTA ROSA, CA 95402

### DEVELOPER

MORGAN PROPERTIES INC.  
2658 BRIDGEWAY, SUITE 100  
SAUSALITO, CA 94965  
(415) 515-2179

APN	OWNER	DOC. NO.
036-061-028	GREG HALL AND JILI JIANG	2012-132999
036-061-064	GREG HALL AND JILI JIANG	2015-046511
036-061-068	GREG HALL AND JILI JIANG	2012-132999
036-061-069	GREG HALL AND JILI JIANG	2012-132999

### ENGINEER

CIVIL DESIGN CONSULTANTS, INC.  
2200 RANGE AVENUE, SUITE 204  
SANTA ROSA, CA 95403  
(707) 542-4820

### SURVEYOR

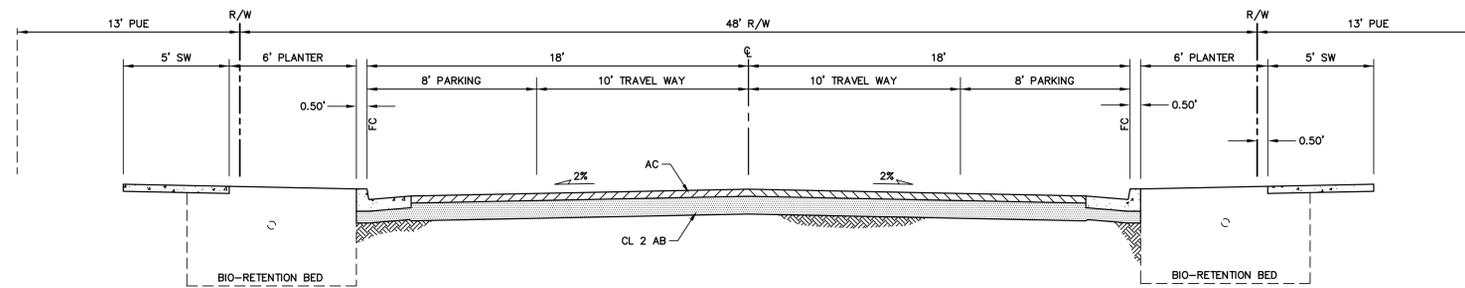
CINQUINI & PASSARINO, INC.  
1360 NORTH DUTTON AVE., STE 150  
SANTA ROSA, CA 95401  
(707) 542-6268

### ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCETE
APN	ASSESSOR'S PARCEL NUMBER
BO	BLOWOFF
BSL	BUILDING SETBACK LINE
CL	CENTERLINE
DN	DOCUMENT NUMBER
DOC	DOCUMENT
EX	EXISTING
EG	EXISTING GRADE
FC	FACE OF CURB
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
GB	GRADE BREAK
GV	GATE VALVE
HOA	HOMEOWNERS ASSOCIATION
HP	HIGH POINT
IFO	IN FAVOR OF
IG	INVERT GRADE
L	LENGTH
LAT	LATERAL
LL	LOT LINE
LO	LIVE OAK
LP	LOW POINT
NO	NUMBER
P	PARKING
PDE	PRIVATE DRAINAGE EASEMENT
PL	PROPERTY LINE
PLNTR	PLANTER
PUE	PUBLIC UTILITY EASEMENT
R	RADIUS
RWD	REDWOOD
R/W	RIGHT OF WAY
SCR	SONOMA COUNTY RECORDS
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
SDDI	STORM DRAIN DROP INLET
SDFD	STORM DRAIN FIELD DRAIN
SDE	PUBLIC STORM DRAIN EASEMENT
SDJB	STORM DRAIN JUNCTION BOX
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
SSE	PUBLIC SANITARY SEWER EASEMENT
SSMH	SANITARY SEWER MANHOLE
ST-LT	STREET LIGHT STANDARD
SW	SIDEWALK
TC	TOP OF CURB
TG	TOP OF GRATE
TYP	TYPICAL
W	WATER MAIN
WM	WATER METER
WS	WATER SERVICE
YI	YARD INLET

### LEGEND

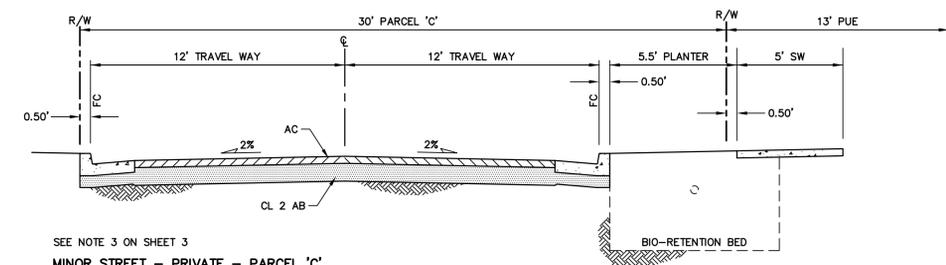
	EXISTING	NEW
STREET LIGHT	ST-LT	ST-LT
SANITARY SEWER	SS, SSCO	8"SS, SSMH, SSCO
WATER MAIN & SERVICES	WM, FH, 12"W BO	8"W, GV, BO
STORM DRAIN SYSTEM	SDDI, SDCB, SD, SSMH	SDFD, SD, SDDI, SDCB, SSMH
CURB & GUTTER		
SIDEWALK		
FLOWLINE / SWALE		
RESIDENTIAL CURB CUT		
BIO-RETENTION BED		
DRAINAGE SWALE		
PROJECT BOUNDARY		
CURB RAMP		
UTILITY BOXES		
SIGN		
FENCE		
CONTOURS (1' INTERVALS)	-125, -124	
TREE	(TO BE SAVED)	(TO BE REMOVED)



### ROADWAY TYPICAL SECTION

"A" STREET (PORTION)

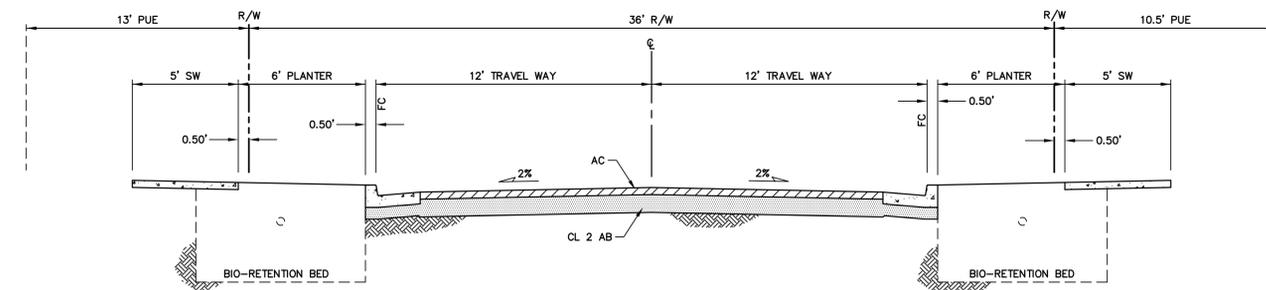
NO SCALE



### ROADWAY TYPICAL SECTION

HAMMERHEAD

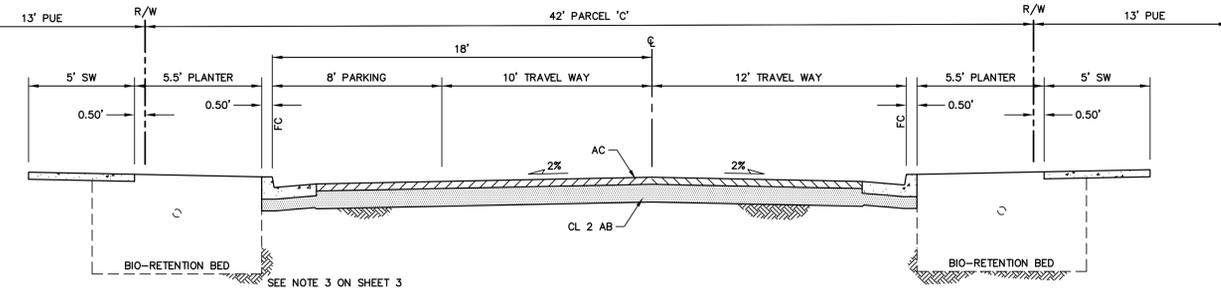
NO SCALE



### ROADWAY TYPICAL SECTION

"A" STREET (PORTION)

NO SCALE



### ROADWAY TYPICAL SECTION

"B" STREET

NO SCALE



CIVIL DESIGN CONSULTANTS, INC.  
2200 Range Avenue, Suite 204  
Santa Rosa, CA 95403  
(707) 542-4820

APN: 036-061-028, 064, 068 AND 069

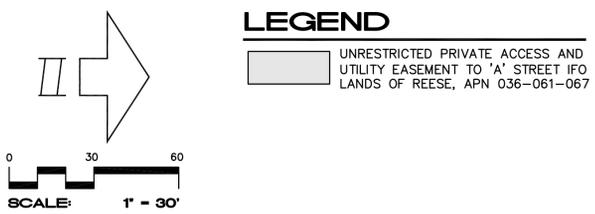
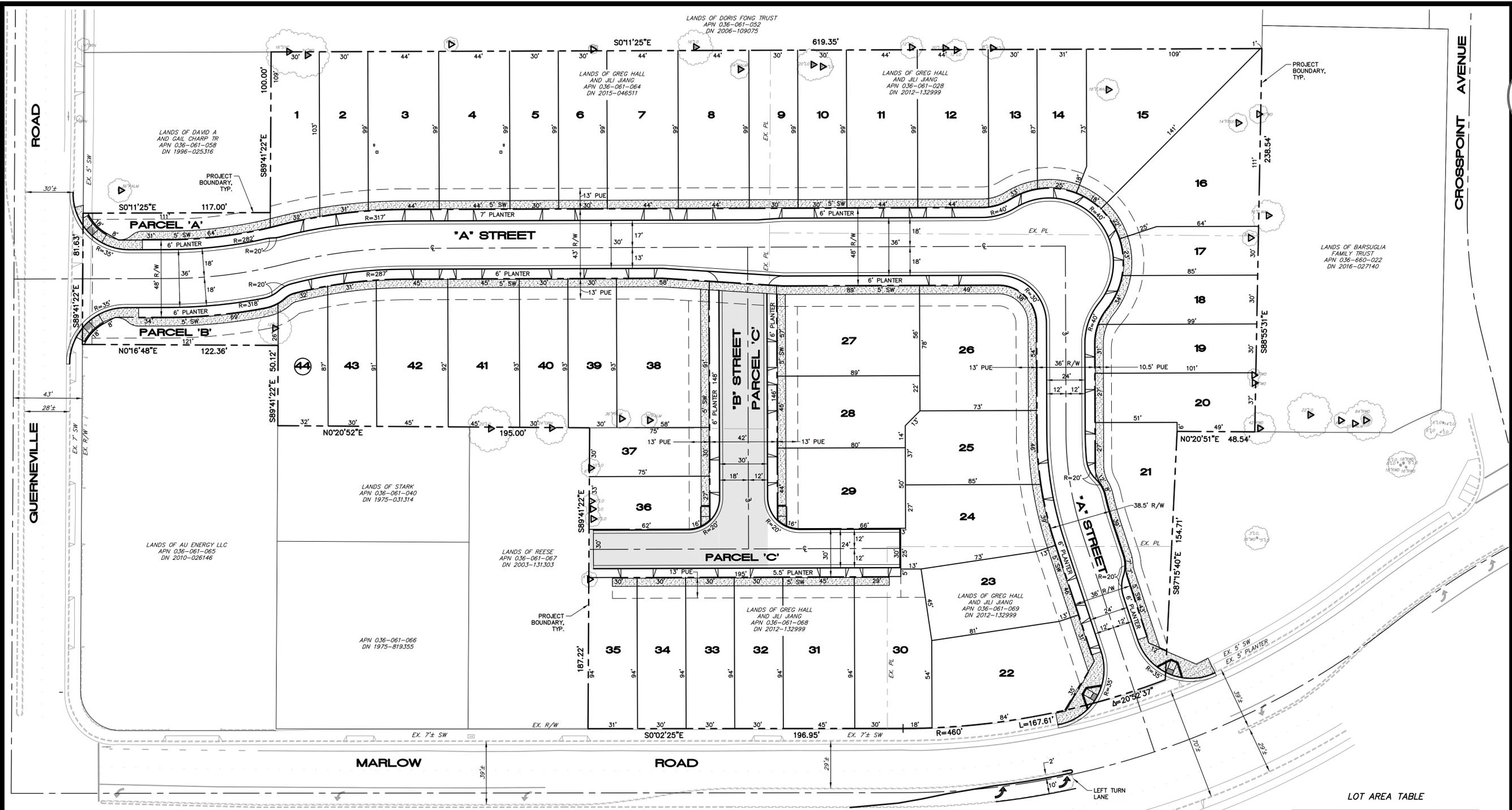
COVER SHEET  
MARLOW COMMONS  
2039, 2041 AND 2045  
GUERNEVILLE ROAD  
SANTA ROSA, CALIFORNIA

4.84 ACRES  
RESIDENTIAL LOTS  
3 PARCELS  
APRIL 2018

JOB NO.  
16-111

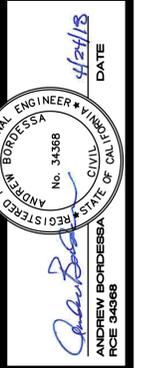
SHEET NO.  
1

OF 3 SHEETS



LOT AREA TABLE

LOT NO.	LOT SIZE SQ. FT.	LOT NO.	LOT SIZE SQ. FT.
1	3,233	25	3,780
2	3,062	26	5,604
3	4,370	27	5,035
4	4,359	28	3,837
5	2,992	29	3,994
6	3,000	30	4,505
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20	3,369	44	2,603
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22	5,350	PARCEL 'B'	2,140
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24	4,268		



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 2000 Range Avenue Suite 204  
 Santa Rosa, CA 95403  
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APN 036-061-028, 064, 065 AND 069

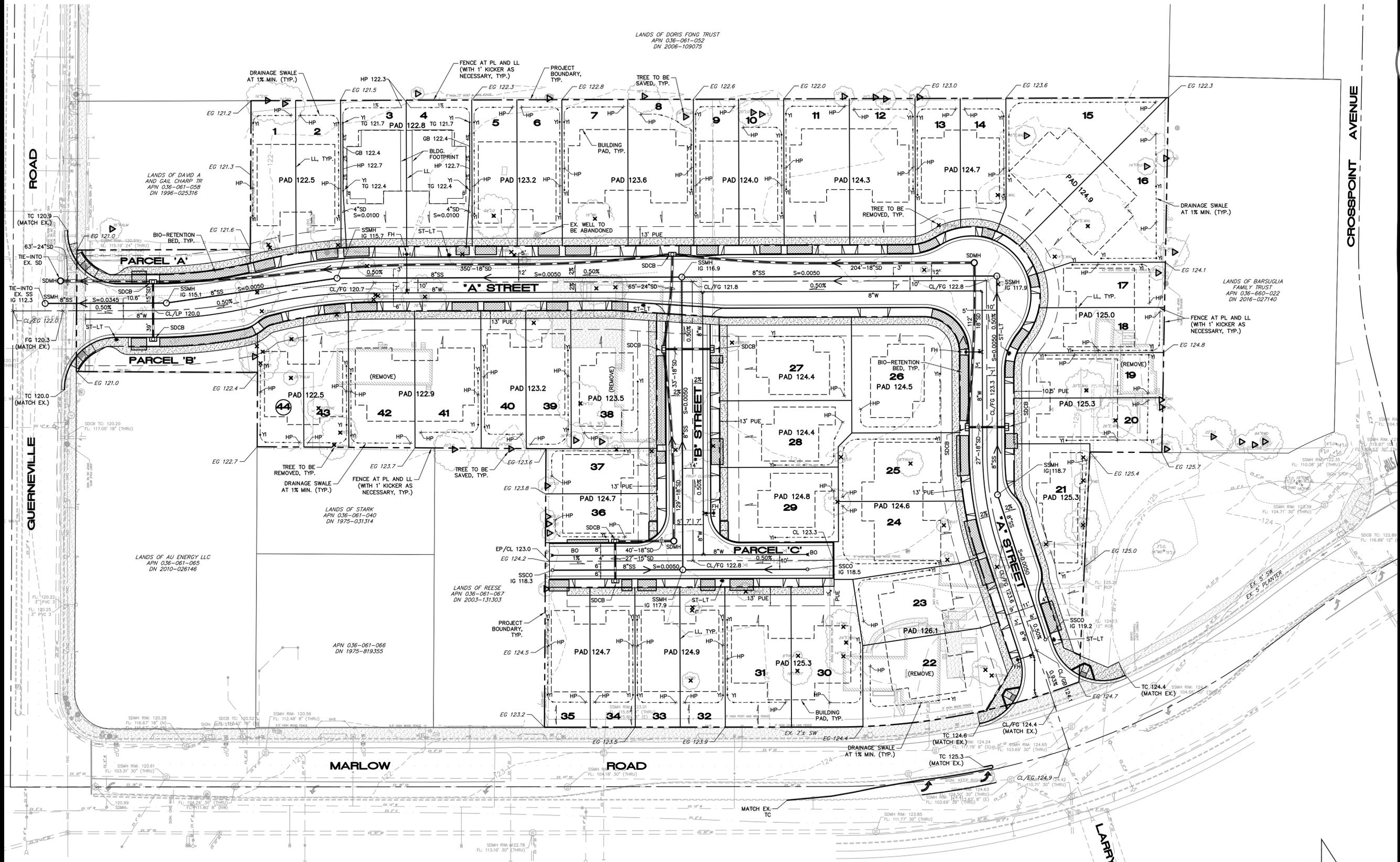
**TENTATIVE MAP - SITE PLAN**  
**MARLOW COMMONS**  
 2000 RANGE AVENUE AND 2005 GUERNEVILLE ROAD AND 2169 MARLOW ROAD  
 SANTA ROSA, CALIFORNIA

484 ACRES  
 44 RESIDENTIAL LOTS  
 3 PARCELS  
 APRIL 2018

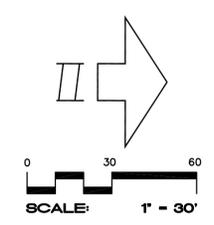
JOB NO. 16-111

SHEET NO.

**2**  
 OF 3 SHEETS



- NOTES:**
- SEE LOTS 3 AND 4 FOR TYPICAL LOT GRADING AND DRAINAGE.
  - PRIVATE LOT 4" STORM DRAIN SHALL DAYLIGHT INTO BIO-RETENTION BED OR CONNECT TO SIDEWALK DRAIN.
  - SEWER AND WATER WITHIN PARCEL C SHALL BE PUBLIC AND WITHIN PUBLIC EASEMENTS



LANDS OF DORIS FONG TRUST  
 APN 036-061-052  
 DN 2006-109075

LANDS OF DAVID A AND GAIL CHARR TR  
 APN 036-061-058  
 DN 1996-025316

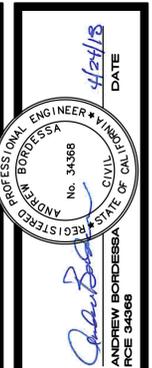
LANDS OF BARSUGLIA FAMILY TRUST  
 APN 036-660-022  
 DN 2016-027140

LANDS OF STARK  
 APN 036-061-040  
 DN 1975-031314

LANDS OF AU ENERGY LLC  
 APN 036-061-065  
 DN 2010-026146

LANDS OF REESE  
 APN 036-061-067  
 DN 2003-131303

APN 036-061-066  
 DN 1975-819355



**CIVIL DESIGN CONSULTANTS, INC.**  
 2000 Range Avenue Suite 204  
 Santa Rosa, CA 95403  
 (707) 542-4820

**TENTATIVE MAP - GRADING, DRAINAGE AND UTILITY PLAN**  
**MARLOW COMMONS**  
 484 ACRES  
 44 RESIDENTIAL LOTS  
 3 PARCELS  
 APRIL 2018

APN 036-061-026,  
 064, 066 AND 069

JOB NO.  
 16-111

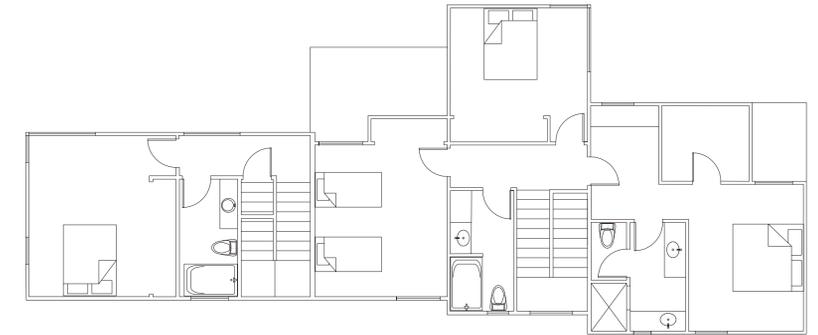
SHEET NO.  
**3**

OF 3 SHEETS

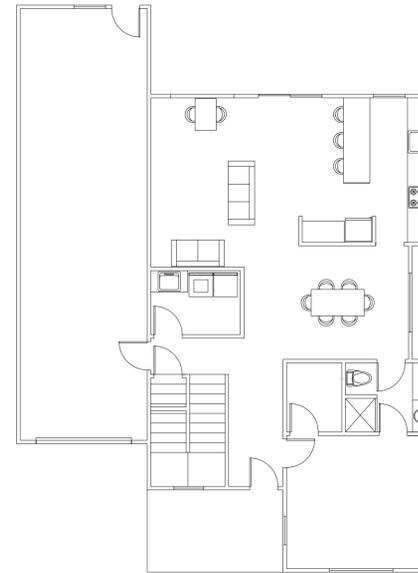
BUILDING AREA	AREA CALCULATIONS (SQUARE FEET)							TOTAL
	DUPLEX ROWHOUSE "F1"	DUPLEX ROWHOUSE "F2"	LONG ROWHOUSE "A"	SHORT ROWHOUSE "B1" STANDARD TANDEM	SHORT ROWHOUSE "B2" COMPACT TANDEM	LOT 21 DUPLEX "E"	LOTS 24 AND 25 SINGLE FAMILY ATTACHED "C"	
BUILDING TYPE								
NUMBER OF BEDROOMS - PRIMARY RESIDENCE	3	3	4	3	3	3	4	
ACCESSORY DWELLING	*	*				*		
GARAGE	490	490	490	430	415	450	510	
PRIMARY RESIDENCE - FIRST FLOOR LIVING	875	1060	760	650	650	695	1100	
TOTAL FIRST FLOOR	1365	1379	1250	1080	1065	1145	1610	
PRIMARY RESIDENCE - SECOND FLOOR LIVING	840	840	1200	990	990	1005	1050	
ACCESSORY DWELLING UNIT	490	490				780		
PRIMARY RESIDENCE - TOTAL LIVING AREA	1715	1900	1960	1640	1640	1700	2150	
TOTAL AREA	2695	2880	2450	2070	2055	2930	2660	
NUMBER OF UNITS	30	8	14	4	4	2	2	64
NUMBER OF LOTS	15	4	14	4	4	1	2	44



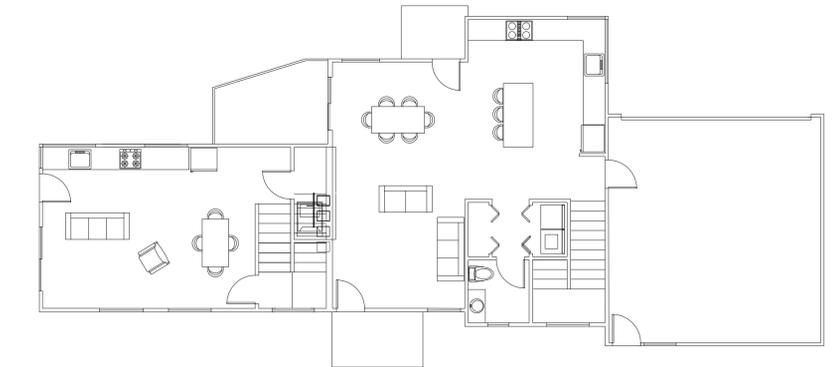
2 Unit Type C Level 2  
1/8" = 1'-0"



4 Unit Type E Level 2  
1/8" = 1'-0"

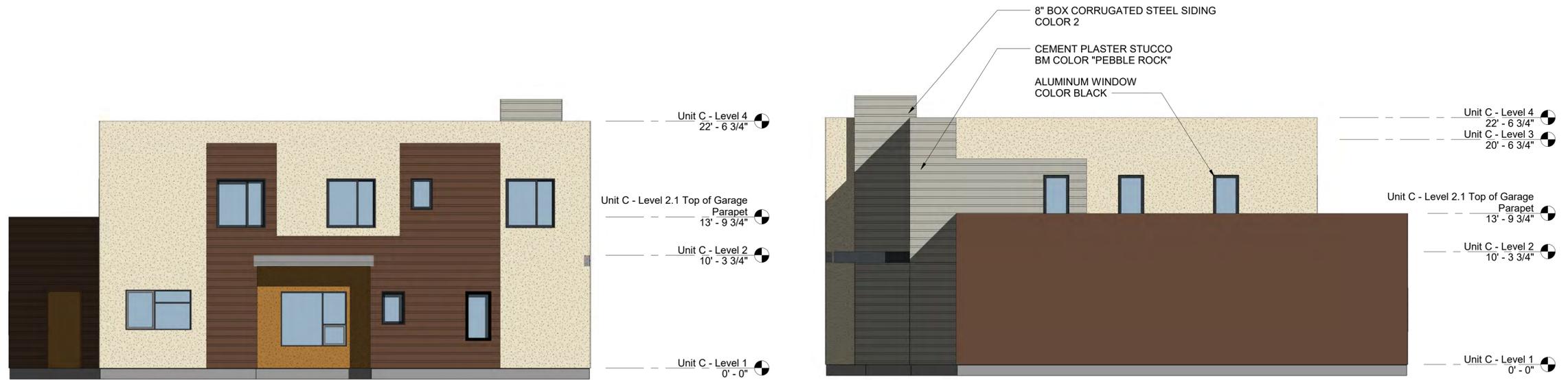


1 Unit Type C Level 1  
1/8" = 1'-0"



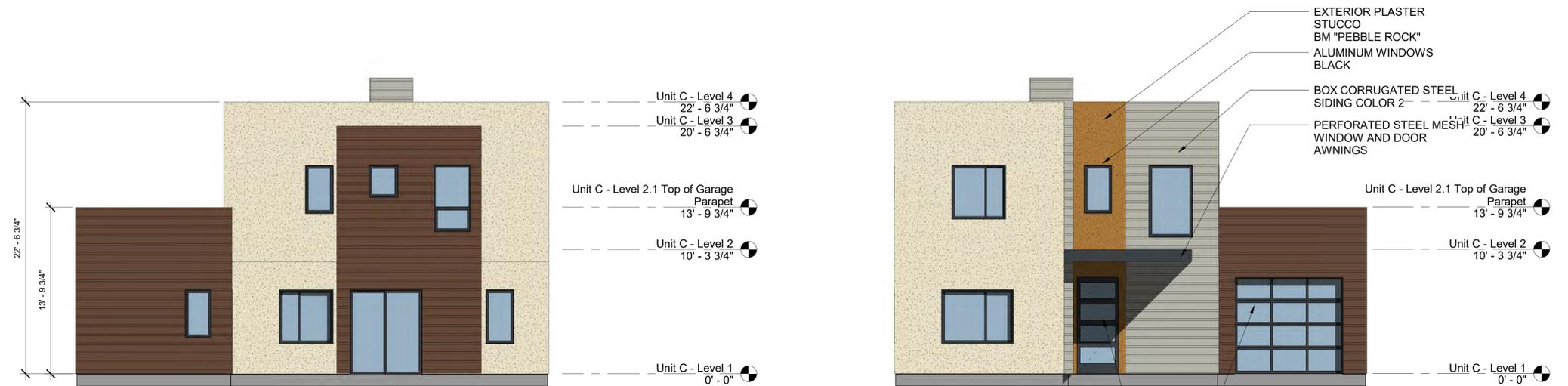
3 Unit Type E Level 1  
1/8" = 1'-0"

## Unit Type C (Lots 24, 25) and Unit Type E (Lot 21) Floor Plans



4 Unit Type C Lot 24 - East Elevation  
3/16" = 1'-0"

2 Unit Type C Lot 24 - West Elevation  
3/16" = 1'-0"

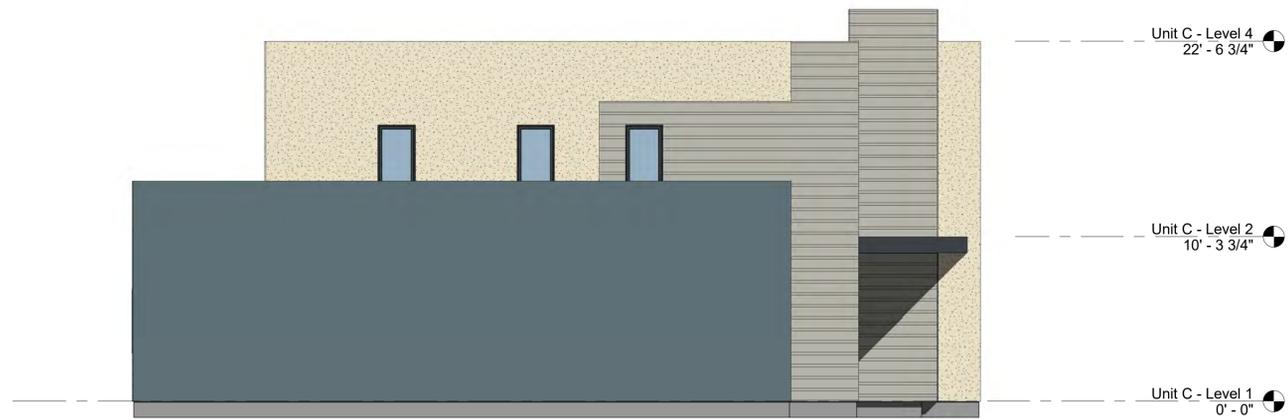


3 Unit Type C Lot 24 - South Elevation  
3/16" = 1'-0"

1 Unit Type C Lot 24 - North Elevation  
3/16" = 1'-0"

## Unit Type C, Lot 24 Elevations

N:\2016 Projects\1628 Marlow Commons - Dan Morgan\Revit\Planning Resubmittal\Current\C Lot 25\_A2.78.rvt 6/13/2018 9:09:00 AM



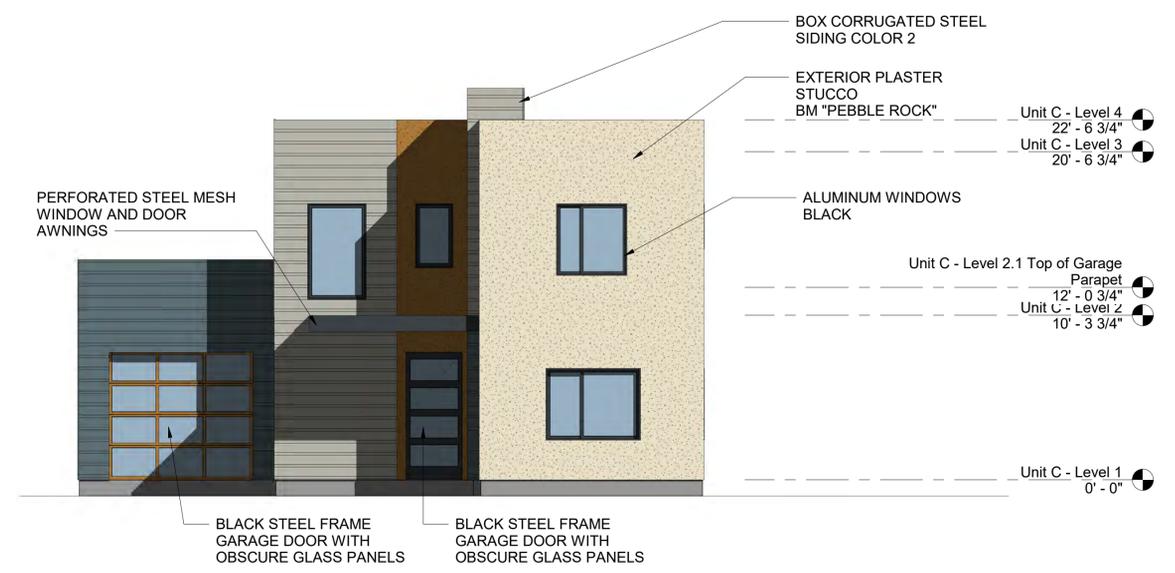
4 Unit Type C Lot 25 - East Elevation  
3/16" = 1'-0"



2 Unit Type C Lot 25 - West Elevation  
3/16" = 1'-0"

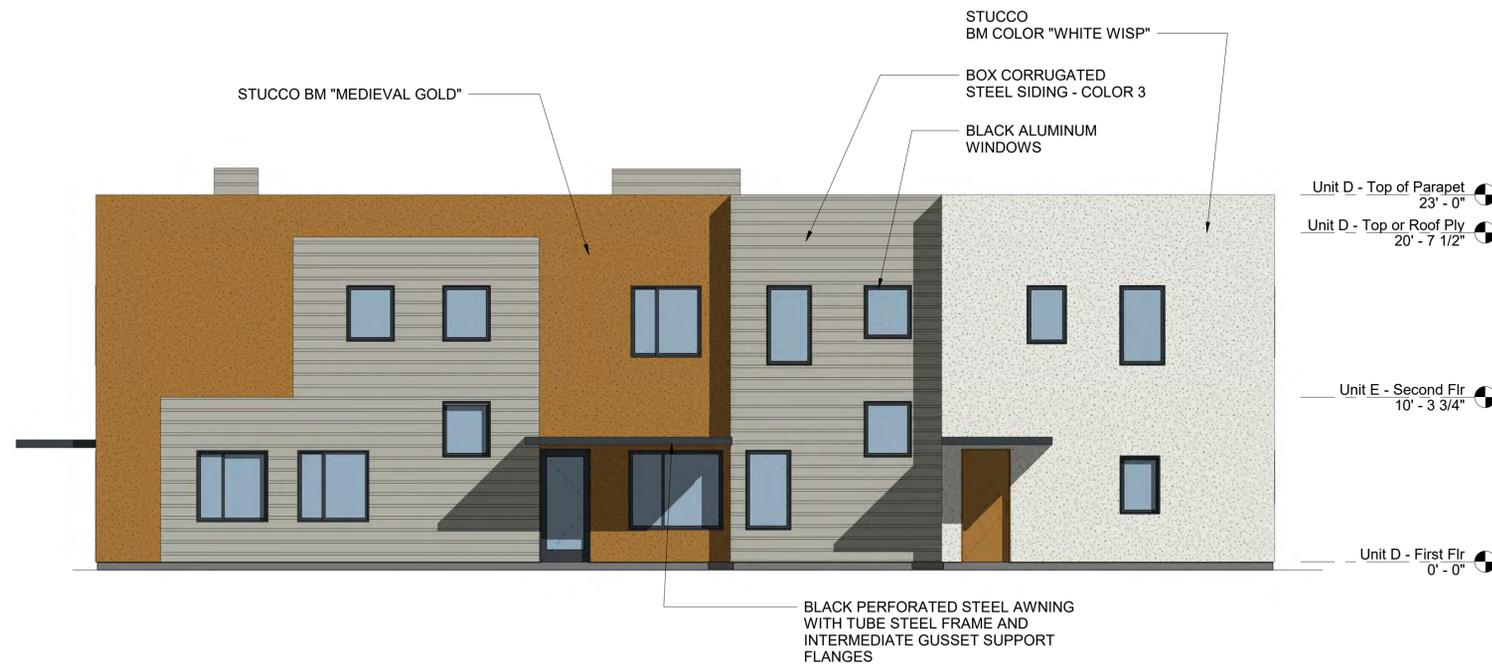


3 Unit Type C Lot 25 - South Elevation  
3/16" = 1'-0"



1 Unit Type C Lot 25 - North Elevation  
3/16" = 1'-0"

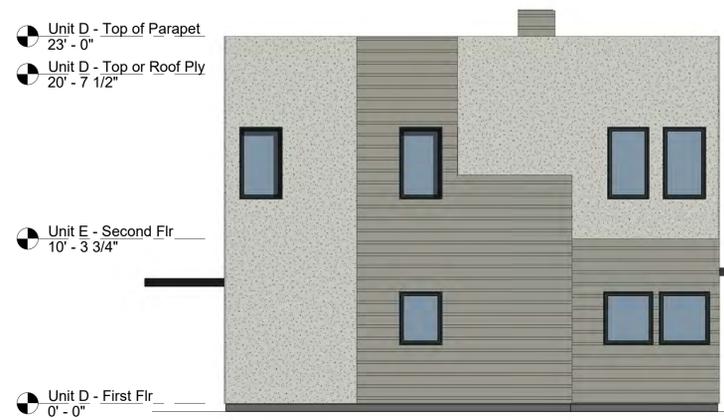
### Unit Type C, Lot 25 Elevations



3 Unit Type E - North Elevation  
3/16" = 1'-0"



2 Unit Type E - East Elevation  
3/16" = 1'-0"



1 Unit Type E - West Elevation  
3/16" = 1'-0"



4 Unit Type E - South Elevation  
3/16" = 1'-0"

## Unit Type E Lot 21 Elevations



Unit Ttype C (Lot 25) Rear View



Unit Ttype E (Lot 21) Front View



Unit Ttype C (Lot 24) Front View



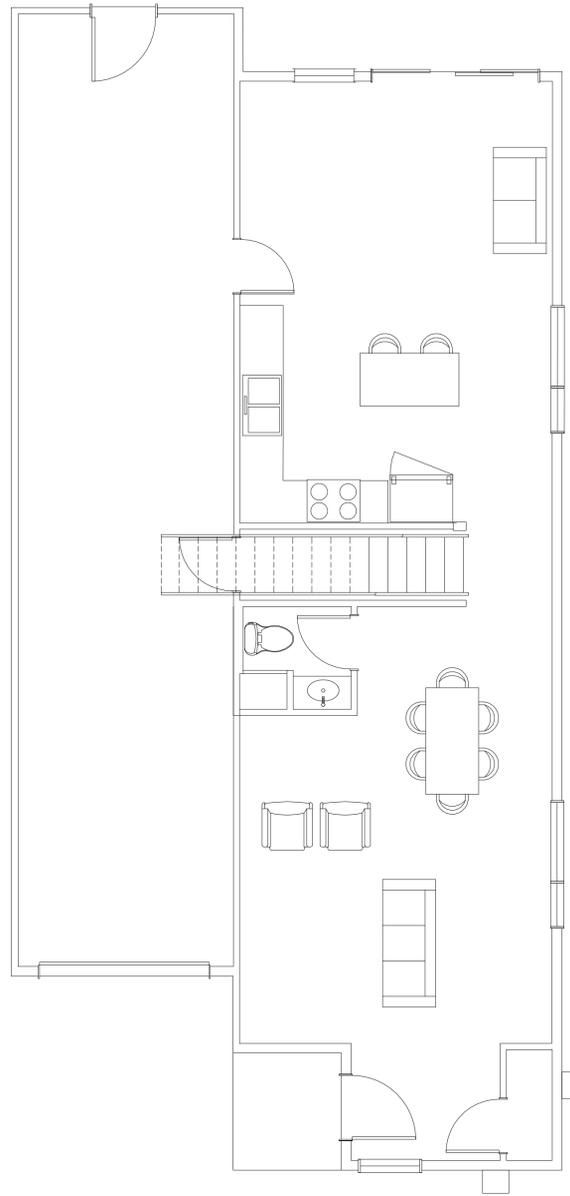
Unit Ttype C (Lot 25) Front View



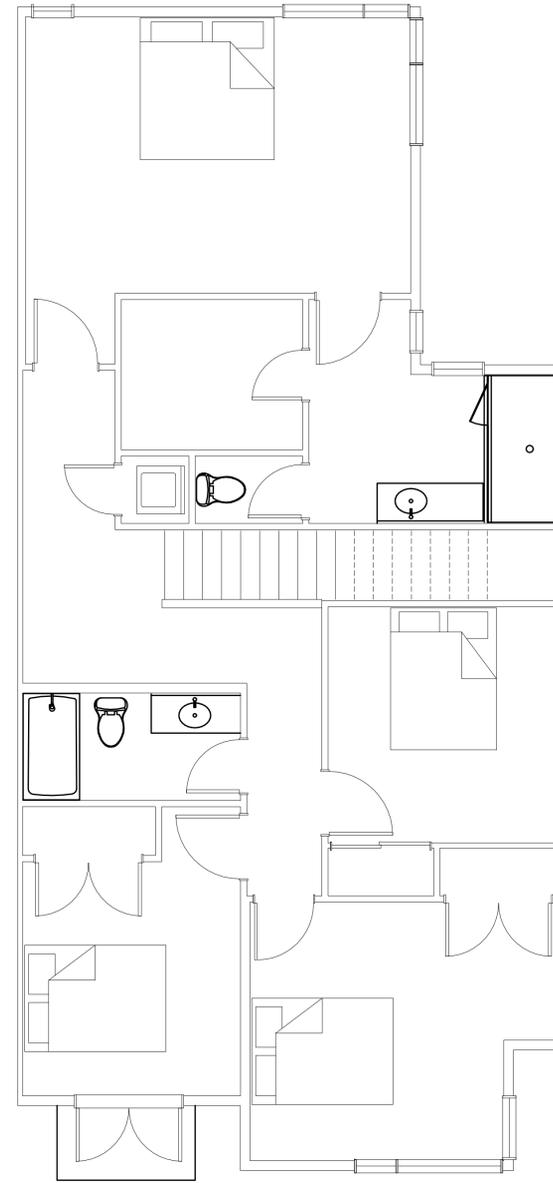
Unit Ttype E (Lot 21) Front View

### Unit Types C and E 3D Views

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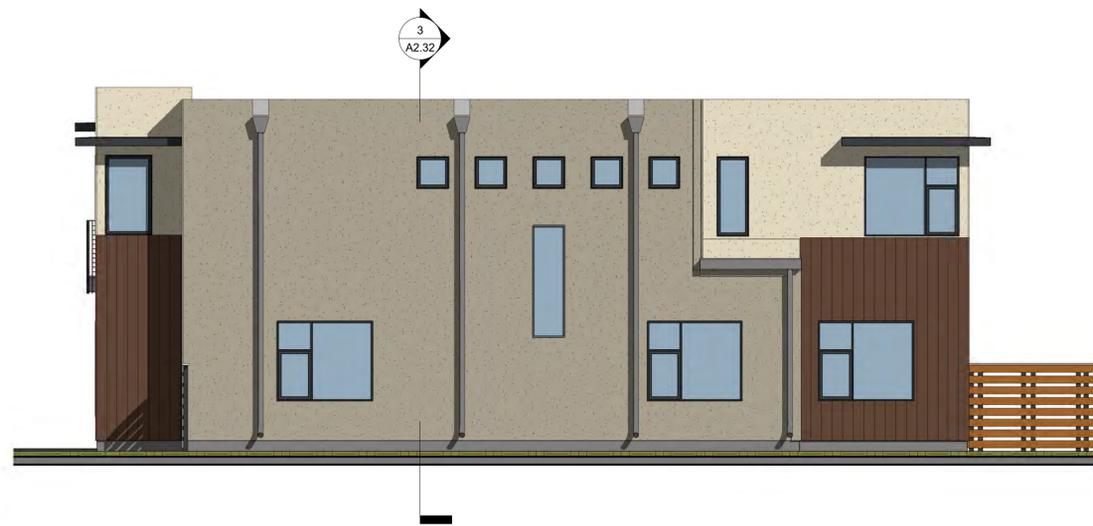


1 Long Row House Level 1  
1/4" = 1'-0"

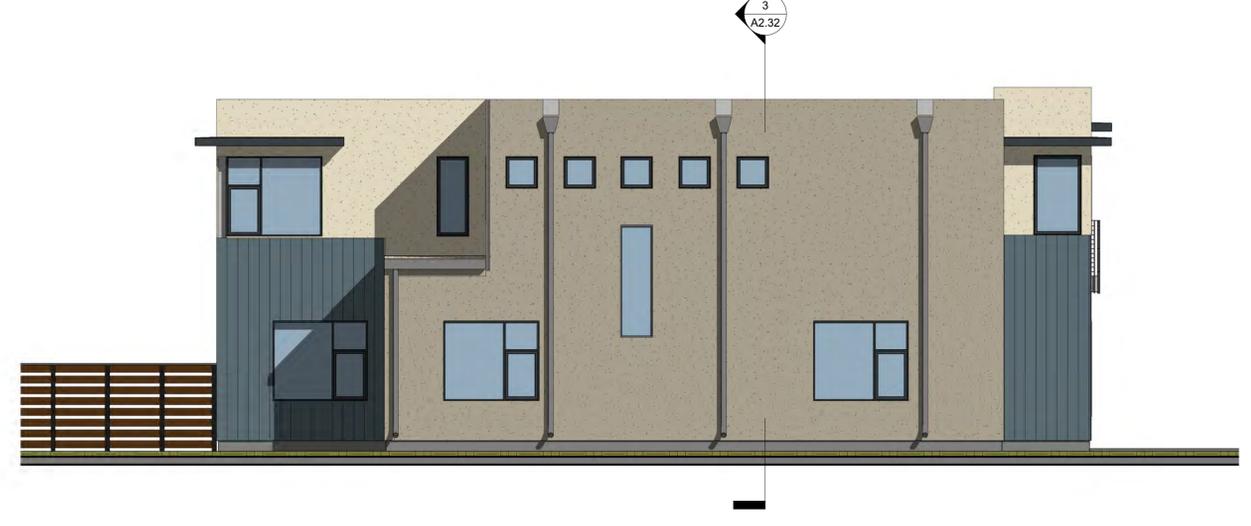


2 Long Row House Level 2  
1/4" = 1'-0"

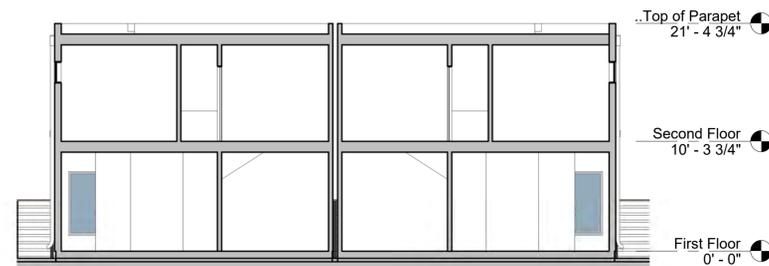
## Unit Type "A" Long Rowhouse - Floor Plans



2 A - Long Rowhouse - Right Elevation  
3/16" = 1'-0"



5 A - Long Rowhouse - Left Elevation  
3/16" = 1'-0"



3 Long Rowhouse Section  
1/8" = 1'-0"

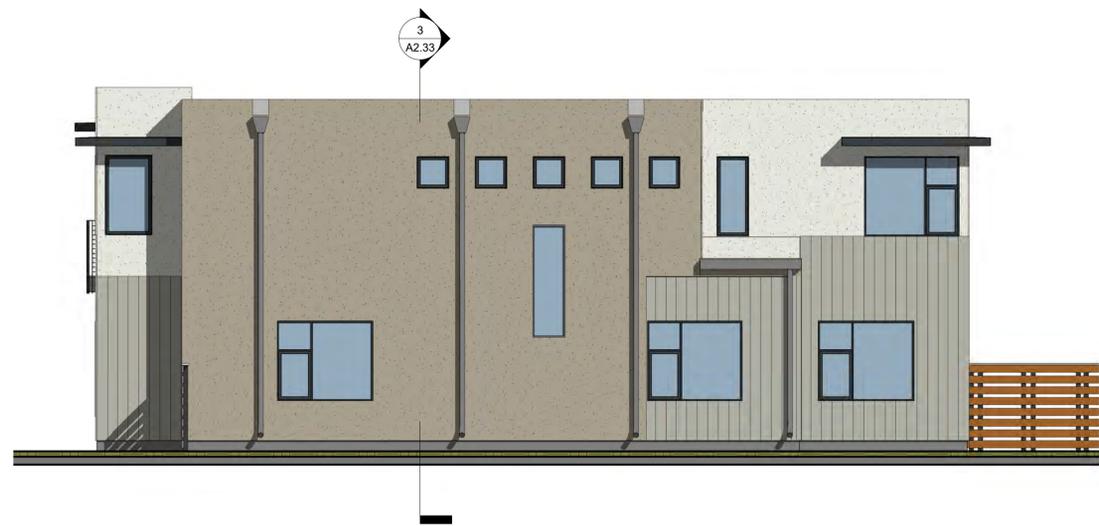


4 A - Long Rowhouse - Rear Elevation  
3/16" = 1'-0"

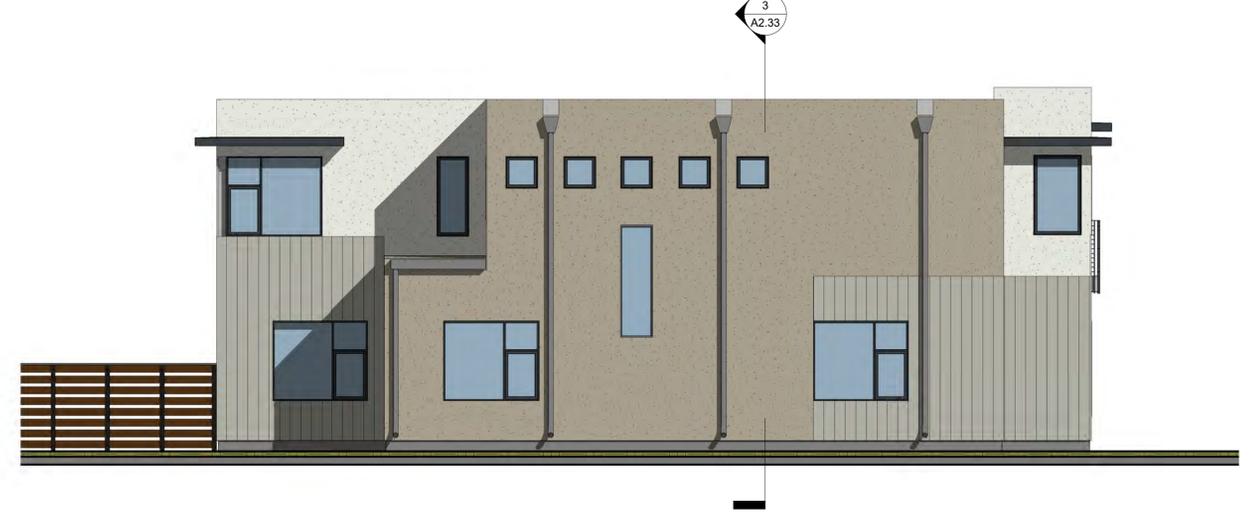


1 A - Long Rowhouse - Front Elevation  
3/16" = 1'-0"

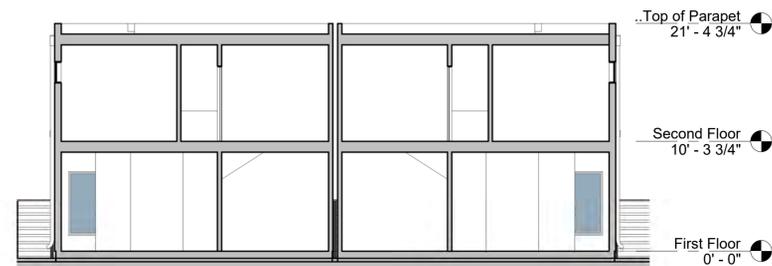
## Unit Type A Long Rowhouse Elevations



2 A - Long Rowhouse - Right Elevation  
3/16" = 1'-0"



5 A - Long Rowhouse - Left Elevation  
3/16" = 1'-0"



3 Long Rowhouse Section  
1/8" = 1'-0"

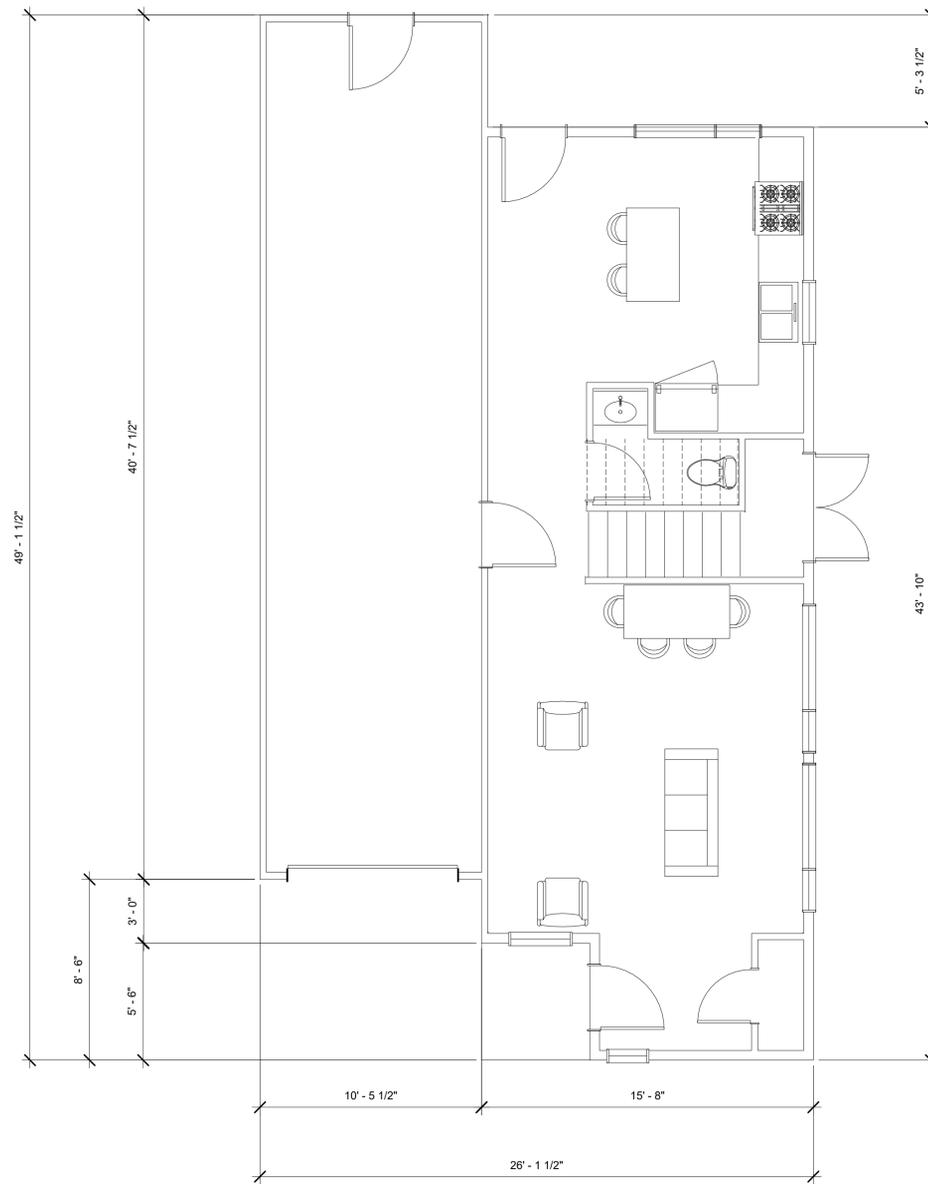


4 A - Long Rowhouse - Rear Elevation  
3/16" = 1'-0"

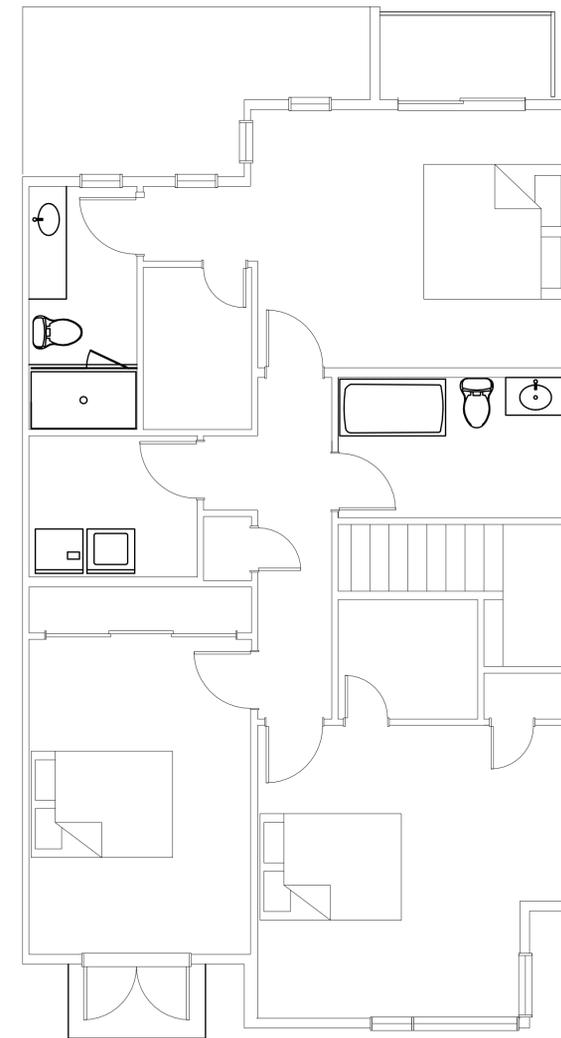


1 A - Long Rowhouse - Front Elevation  
3/16" = 1'-0"

## Unit Type A Long Rowhouse Elevations

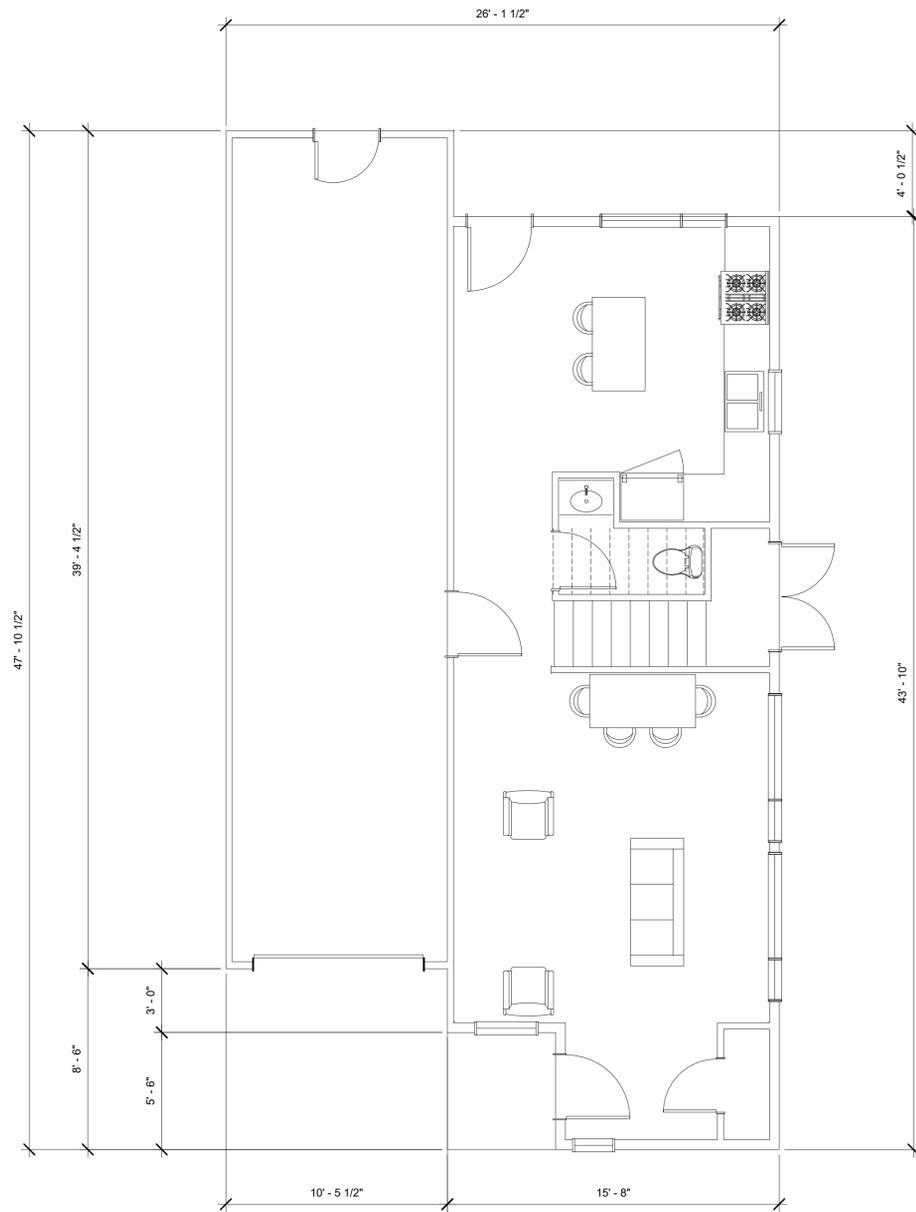


1 Short Rowhouse B1 Level 1  
1/4" = 1'-0"

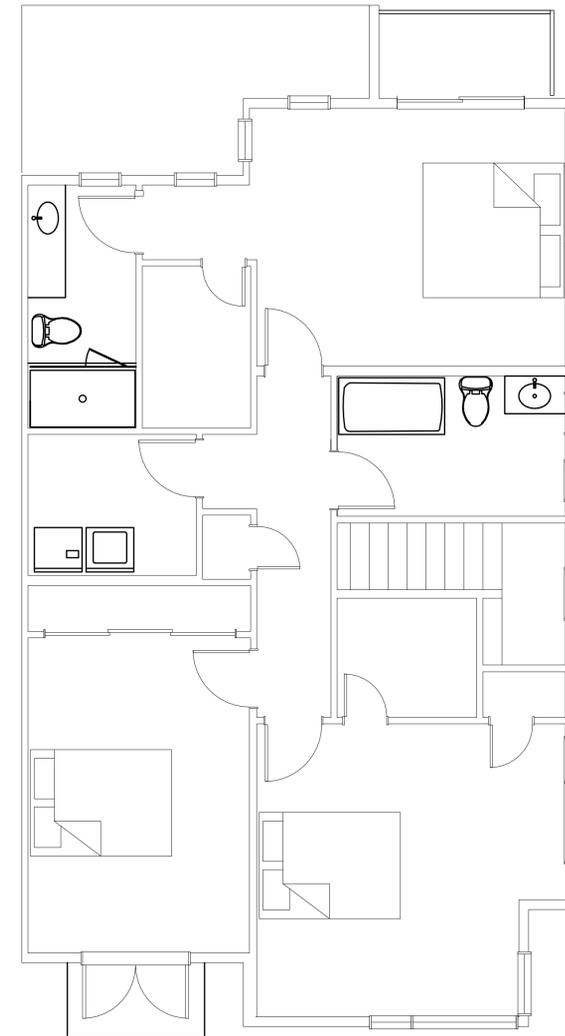


2 Short Rowhouse B1 Level 2  
1/4" = 1'-0"

## Unit Type B1 (Standard Tandem Garage) Rowhouse Floor Plans



1 Short Rowhouse B2 Level 1  
1/4" = 1'-0"



2 Short Rowhouse B2 Level 2  
1/4" = 1'-0"

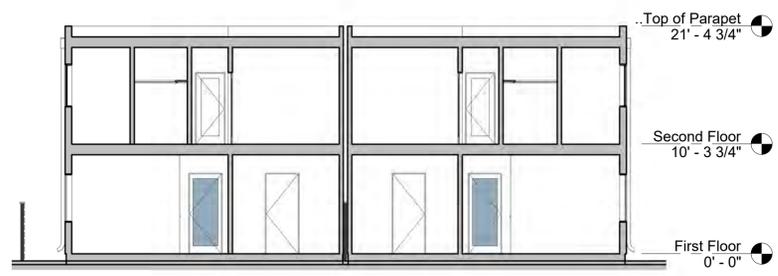
## Unit Type B2 (Compact Tandem Garage) Rowhouse Floor Plans



1 B1 - Short Rowhouse - Front Elevation  
3/16" = 1'-0"



2 B1 - Short Rowhouse - Right Elevation  
3/16" = 1'-0"



5 Short Rowhouse Section  
1/8" = 1'-0"



3 B1 - Short Rowhouse - Left Elevation  
3/16" = 1'-0"



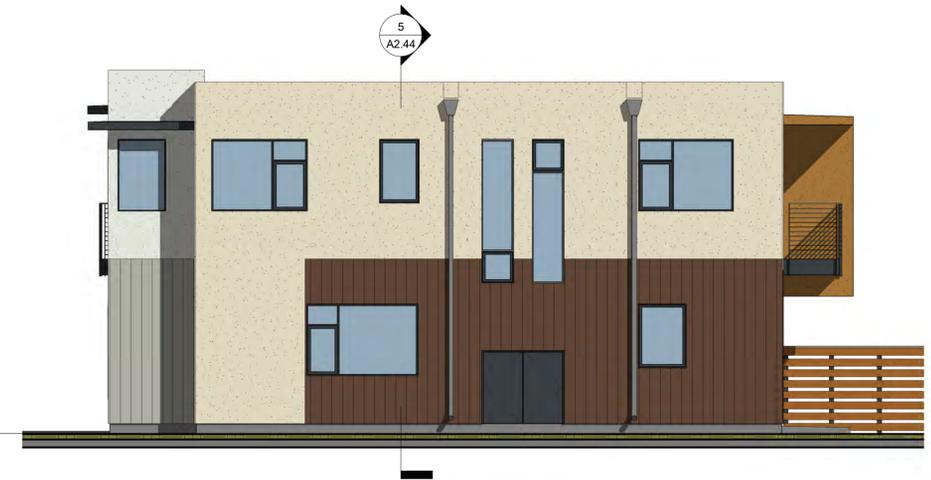
4 B1 - Short Rowhouse - Rear Elevation  
3/16" = 1'-0"

### Unit Type B1, B2 Short Rowhouse - Elevations

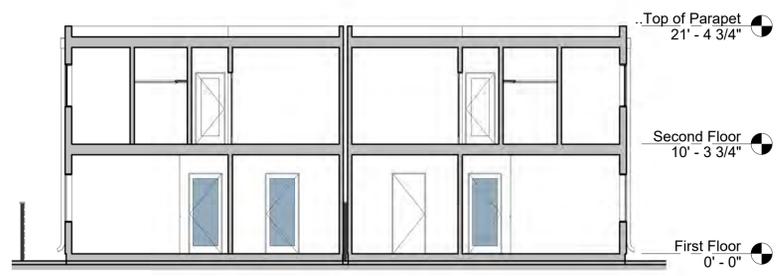
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1 B1 - Short Rowhouse - Front Elevation  
3/16" = 1'-0"



2 B1 - Short Rowhouse - Right Elevation  
3/16" = 1'-0"



5 Short Rowhouse Section  
1/8" = 1'-0"

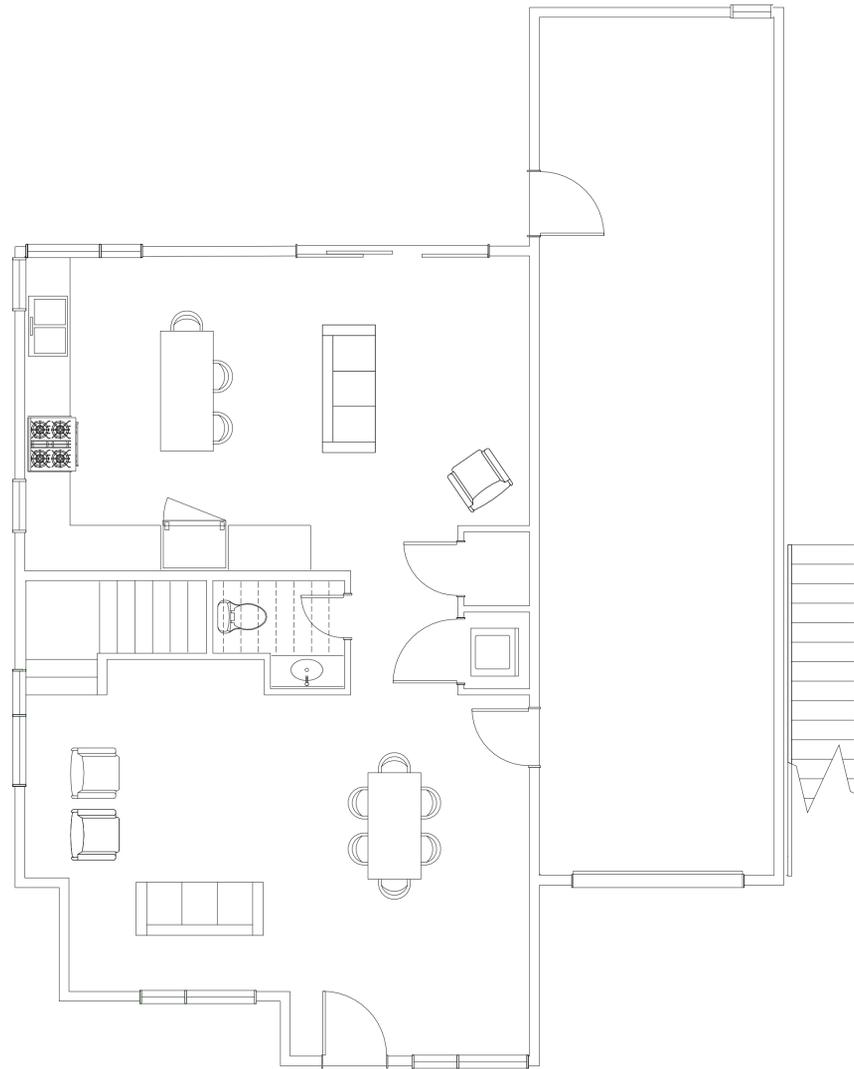


3 B1 - Short Rowhouse - Left Elevation  
3/16" = 1'-0"

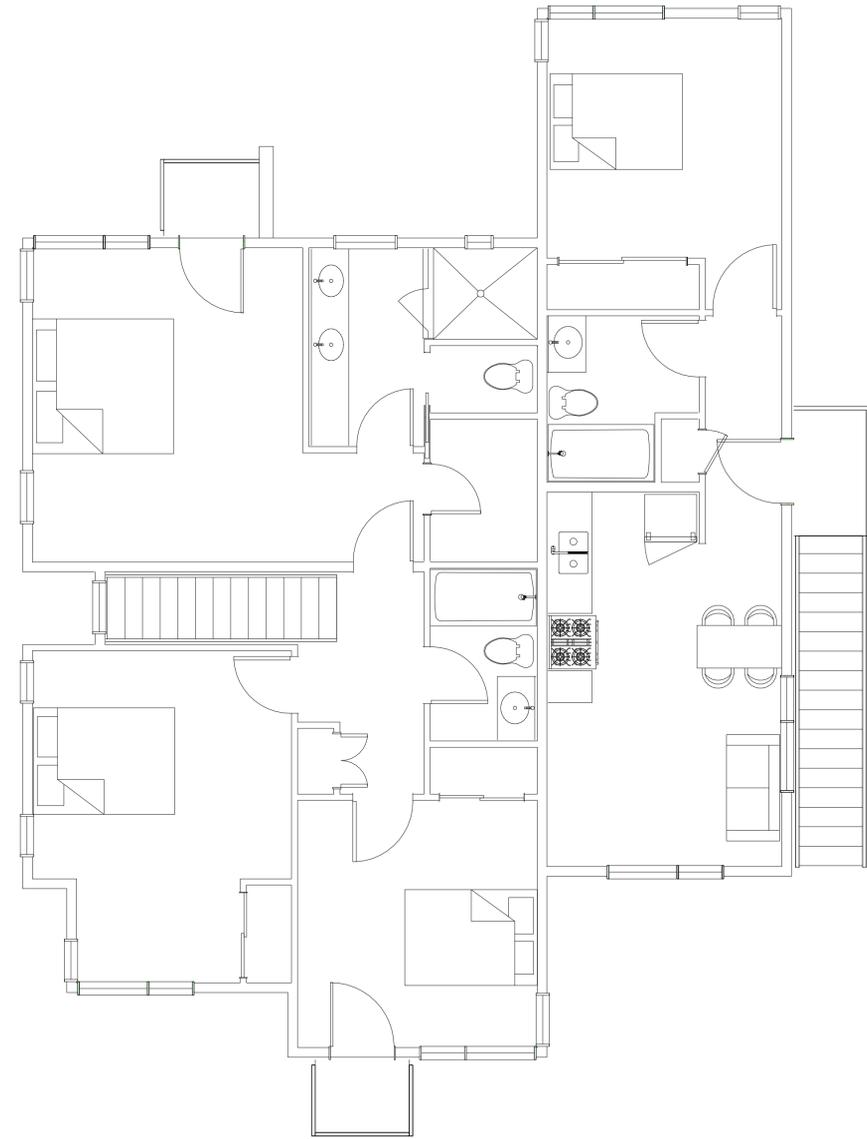


4 B1 - Short Rowhouse - Rear Elevation  
3/16" = 1'-0"

## Unit Type B1 Short Rowhouse - Elevations



1 Unit Type F1 Floor Plan Level 1  
1/4" = 1'-0"



2 Unit Type F1 Floor Plan Level 2  
1/4" = 1'-0"

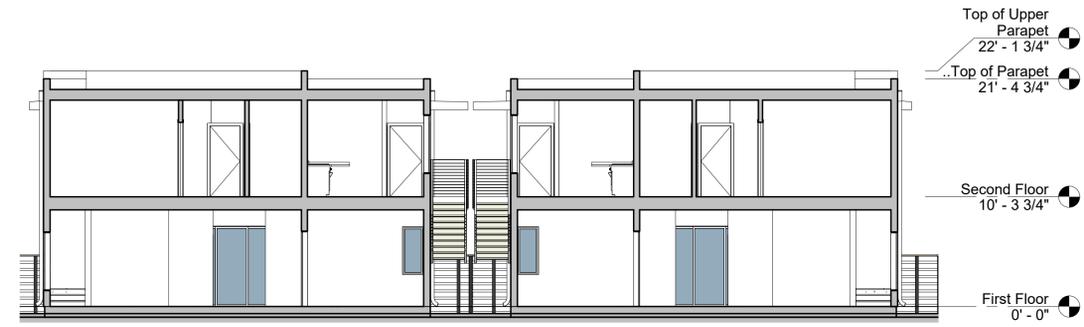
## Unit Type F1 Duplex - Floor Plans



4 Duplex - Right Elevation  
3/16" = 1'-0"



3 Duplex - Rear Elevation  
3/16" = 1'-0"



5 Duplex Section  
1/8" = 1'-0"



2 Duplex - Left Elevation  
3/16" = 1'-0"

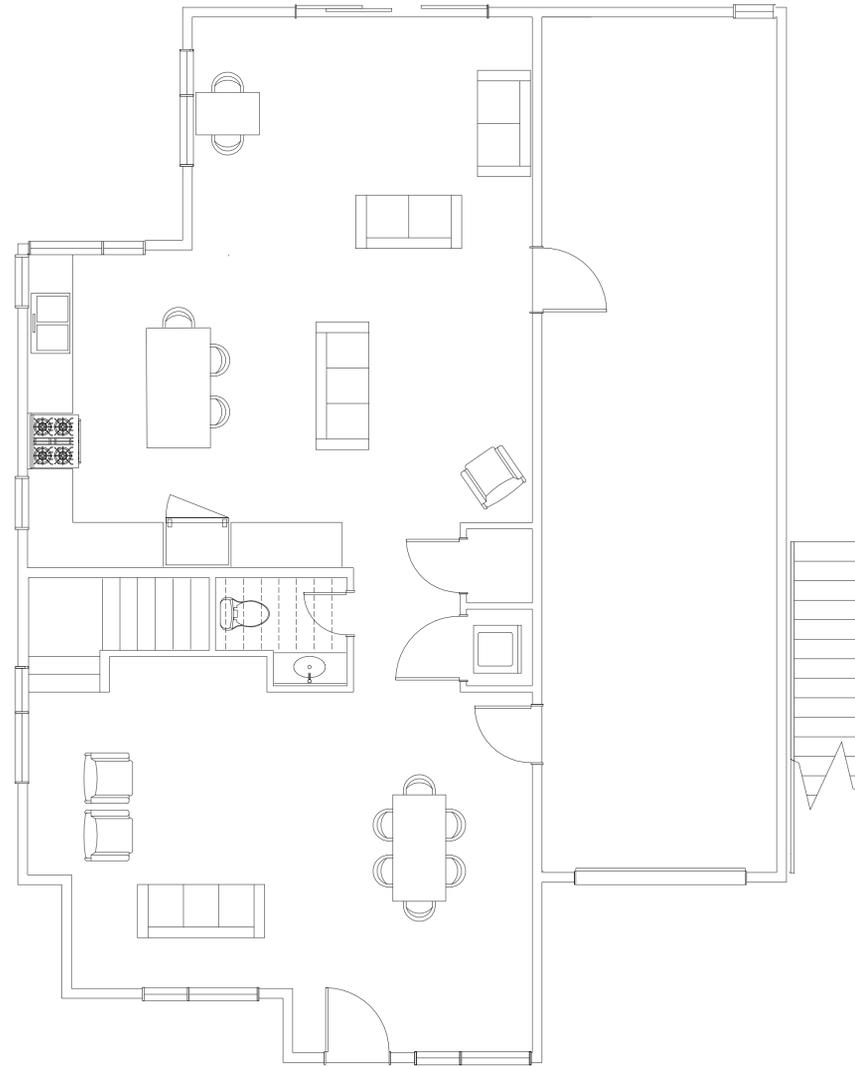


1 Duplex - Front Elevation  
3/16" = 1'-0"

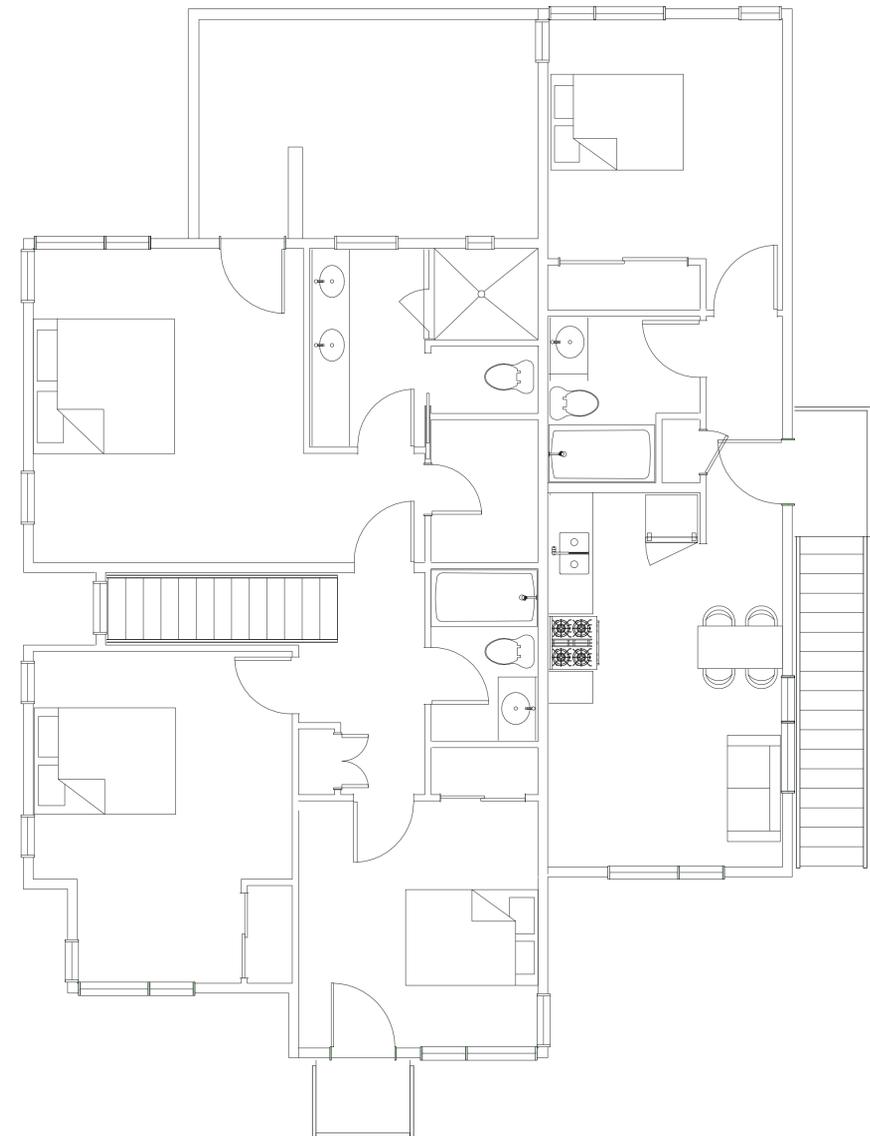
## Unit Type F1 Duplex - Elevations



Unit Type F1 Axonometric Views



1 F2 (with Family Room) Level 1  
1/4" = 1'-0"



2 F2 (with Family Room) Level 2  
1/4" = 1'-0"

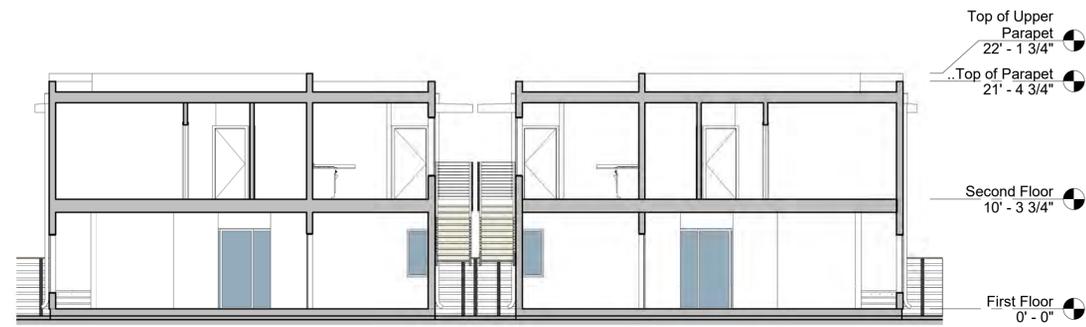
## Unit Type F2 Duplex (with Family Room) - Floor Plans



2 Duplex - Left Elevation  
3/16" = 1'-0"



3 Duplex - Rear Elevation  
3/16" = 1'-0"



5 Duplex Section  
1/8" = 1'-0"



4 Duplex - Right Elevation  
3/16" = 1'-0"



1 Duplex - Front Elevation  
3/16" = 1'-0"

## Duplex - Elevations



2 3D View F2 Axo Front



1 3D View F2 Axo Rear

## Unit Type F2 Duplex (with Family Room) Axonometric Views



## Neighborhood Context Map

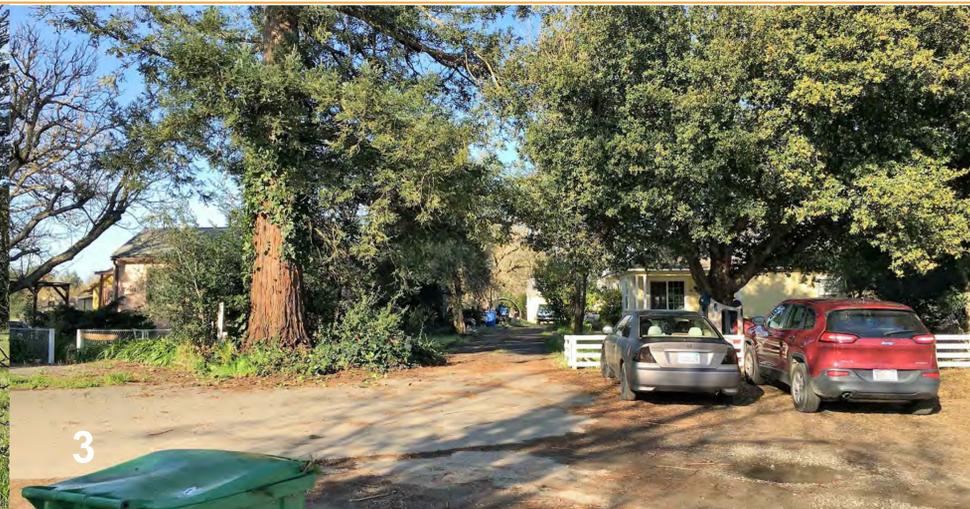




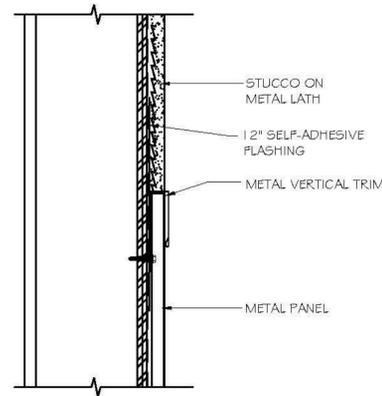
6/12/2016 6:28:00 PM N:\2016 Projects\1628 Marlow Commons - Dan Morgan\Rev\Planning Resubmittal\Current\F1 Double Duplex with parts.rvt



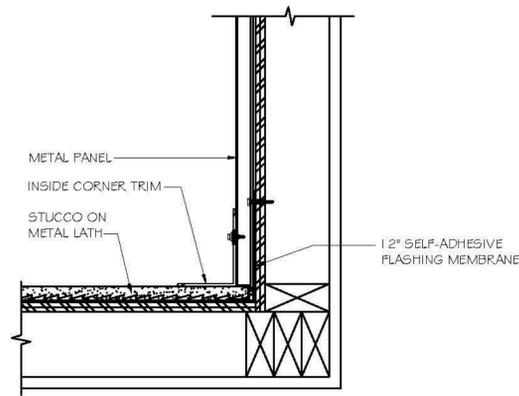
## Site Analysis



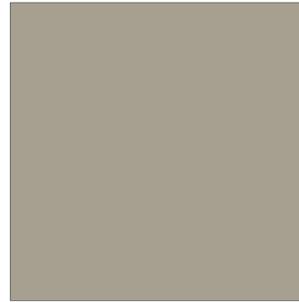
## Site Photos



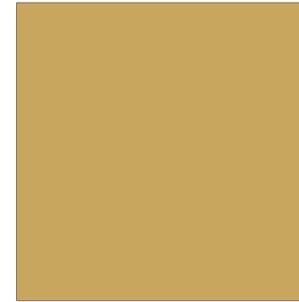
TRANSITION AT VERTICAL CONDITIONS



INSIDE CORNER METAL TO STUCCO



STUCCO WALL BENJAMIN MOORE "SANDY HOOK GRAY"



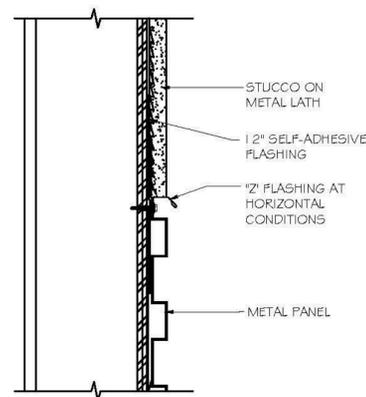
STUCCO WALL BENJAMIN MOORE "MEDIEVAL GOLD"



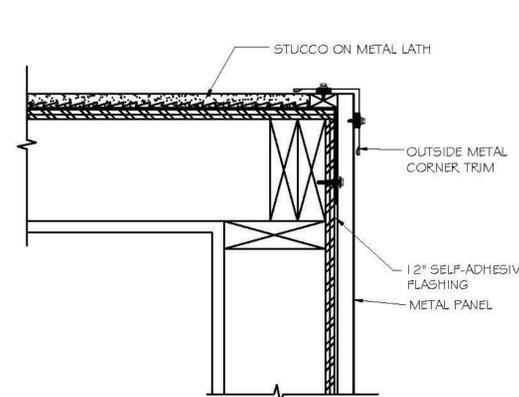
STUCCO WALL BENJAMIN MOORE "WHITE WISP"



STUCCO WALL BENJAMIN MOORE "PEBBLE ROCK"



TRANSITION AT HORIZONTAL CONDITIONS



OUTSIDE CORNER METAL TO STUCCO



ALUMINUM WINDOWS AND DOORS COLOR "BLACK "



METAL CLADDING BOX CORRUGATED STEEL COLOR 3



METAL CLADDING BOX CORRUGATED STEEL COLOR 2

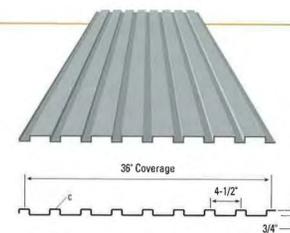


METAL CLADDING BOX CORRUGATED STEEL COLOR 1

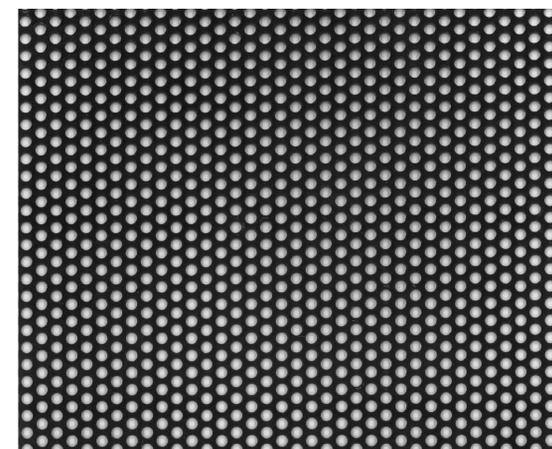
STUCCO AND METAL SIDING - REVEAL DETAILS

T16-E

- Exposed direct-fastened panel for roof and wall applications
- Applies over open framing or solid substrate
- Panel coverage: 36"
- Rib height: 3/4"
- Trapezoidal rib on 4-1/2" center
- Optional material: stainless steel, aluminum, and copper
- Gauges: 24 ga. standard, 22 ga., 20 ga., and 18 ga. optional
- Custom capabilities include:
  - Perforated panels for wind screens and liner panels
- Standard Finish: PVDF (Kynar 500®)
- Optional Finishes: Multi-pass PVDF, Print Coat Systems, Plastisol, and Polyester
- Contact Metal Sales for load-carrying capabilities



BOX CORRUGATED STEEL SIDING

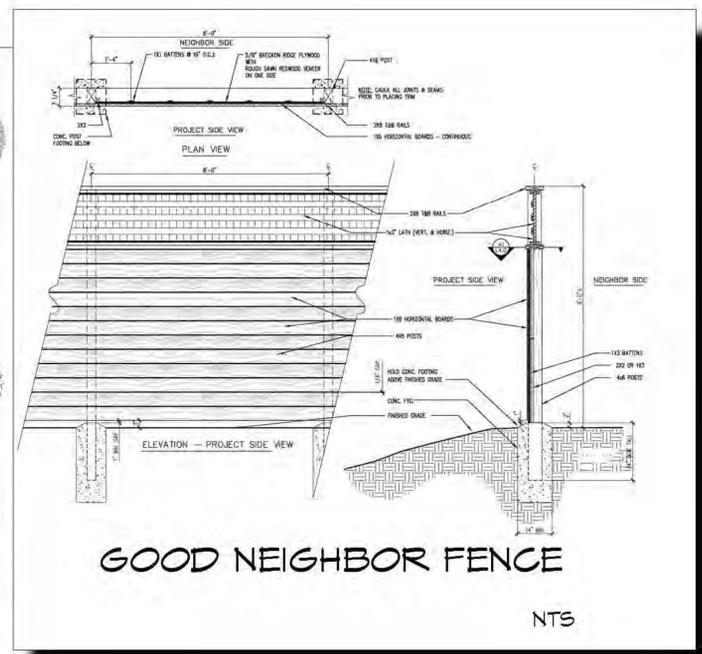
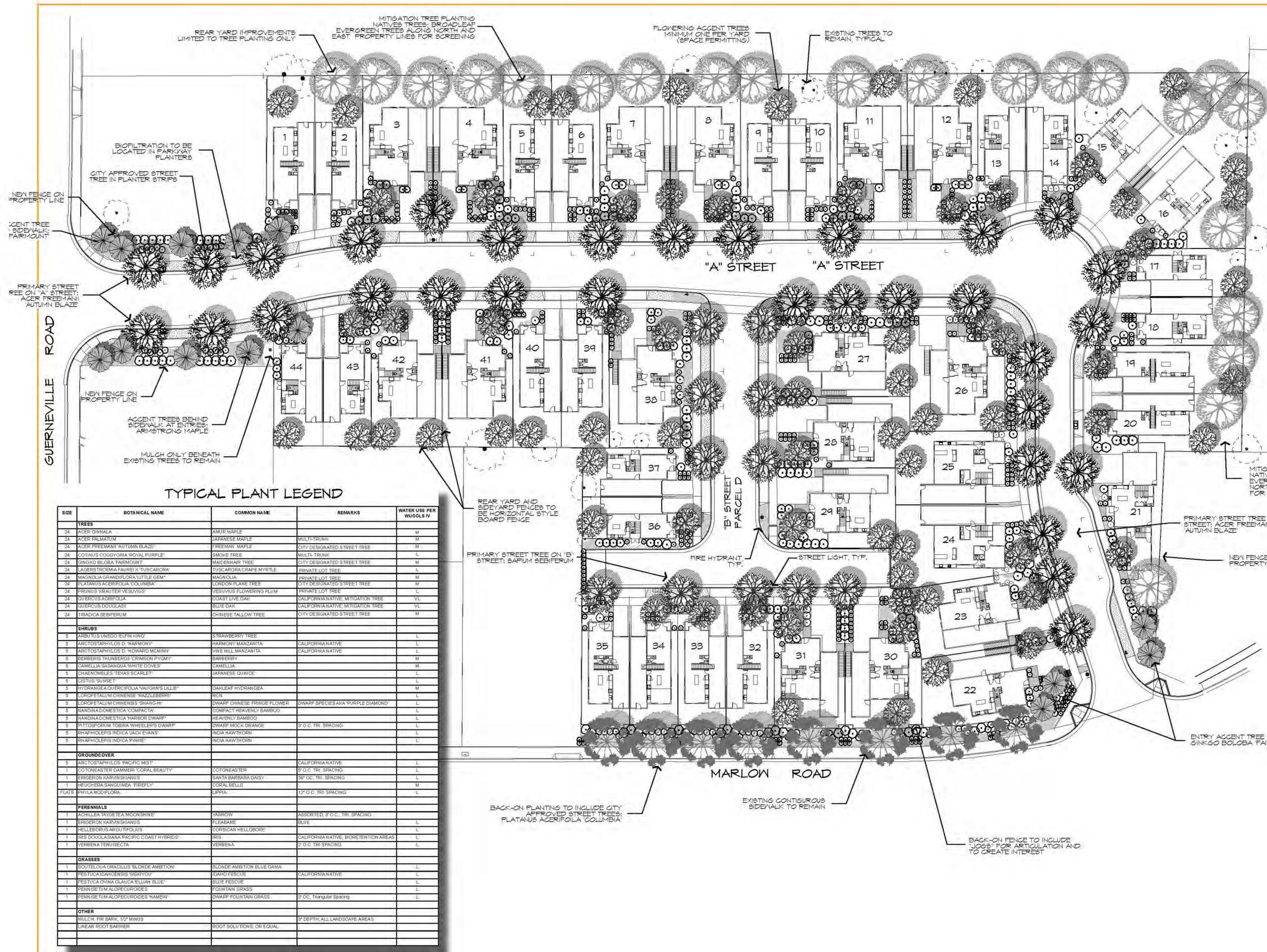


PERFORATED STEEL MESH AWNING AT WINDOWS AND ENTRY DOORS COLOR - BLACK



OUTDOOR LED WALL SCENCE "BYRON" BY KUZCO LIGHTING BLACK

COLORS, MATERIALS AND FINISHES



**GOOD NEIGHBOR FENCE**  
NTS

**TYPICAL PLANT LEGEND**

SIZE	TREES	BOTANICAL NAME	COMMON NAME	REMARKS	WATER USE PER WUCOLS IV
24	ACER	ACER GINNALIA	AMUR MAPLE	MULTI-TRUNK	M
24	ACER	ACER PALMATUM	JAPANESE MAPLE	MULTI-TRUNK	M
24	ACER	ACER FREEMANII 'AUTUMN BLAZE'	FREEMAN MAPLE	CITY DESIGNATED STREET TREE	M
24	COTINUS	COTINUS COCINGYRIA 'ROYAL PURPLE'	SMOKE TREE	MULTI-TRUNK	L
24	SINGHO	SINGHO BOLOBA FAIRMOUNT	MADENHAIR TREE	CITY DESIGNATED STREET TREE	M
24	AGAVE	AGAVE THOMASII 'FALCON'	TRISANDRIA CRAPÉ MYRTE	PRIVATE LOT TREE	L
24	MACNOLIA	MACNOLIA GRANDIFLORA 'LITTLE GEM'	MACNOLIA	PRIVATE LOT TREE	L
24	PLATANUS	PLATANUS ACERIFOLIA 'COLUMBIA'	COLUMBIA PLANE TREE	CITY DESIGNATED STREET TREE	M
24	PRUNUS	PRUNUS 'KRAUTER VESUVIUS'	YESIVIVUS FLOWERING PLUM	PRIVATE LOT TREE	L
24	QUERCUS	QUERCUS AGRIFFOLIA	COAST LIVE OAK	CALIFORNIA NATIVE MITIGATION TREE	VL
24	QUERCUS	QUERCUS DOUGLASSII	BLUE OAK	CALIFORNIA NATIVE MITIGATION TREE	VL
24	TRADACIA	TRADACIA SEBIFERUM	CHINESE TALLOW TREE	CITY DESIGNATED STREET TREE	M
5	ARBU	ARBU TU S UNEDO 'ELFIN KING'	STRAWBERRY TREE		L
5	ARCTOSTAPHYLOS	ARCTOSTAPHYLOS D. 'HARMONY'	HARMONY MANZANITA	CALIFORNIA NATIVE	L
5	ARCTOSTAPHYLOS	ARCTOSTAPHYLOS D. 'HOWARD MCMINN'	WINE HILL MANZANITA	CALIFORNIA NATIVE	L
5	GERRISIA	GERRISIA THUNBERGII 'CORBON PYLIM'	GARBERY		M
5	CAMELLIA	CAMELLIA SASANGUA 'WHITE DOVE'	CAMELLIA		M
5	CHAENOMELES	CHAENOMELES 'TEXAS SCARLET'	JAPANESE QUINCE		L
5	CISTUS	CISTUS 'SUNSET'			L
5	HYDRANGEA	HYDRANGEA QUERCIFOLIA 'WAGHNS LILLIE'	OAKLEAF HYDRANGEA		M
5	COROPETALUM	COROPETALUM CHINENSIS 'RAZZLEBERRY'	NON		L
5	COROPETALUM	COROPETALUM CHINENSIS 'SPRING CHIEF'	CHIEF CHINESE FRINGE FLOWER	DWARF SPECIES AKA 'PURPLE DIAMOND'	L
5	NANDINA	NANDINA DOMESTICA 'COMPACTA'	COMPACT HEAVENLY BAMBOO		L
5	NANDINA	NANDINA DOMESTICA 'HARBOR DWARF'	HEAVENLY BAMBOO		L
5	PITTOSPORUM	PITTOSPORUM TOBIIRA 'WHEELER'S DWARF'	DWARF MOCK ORANGE	3' O.C. TRI. SPACING	L
5	RHAPHOLEPIS	RHAPHOLEPIS INDICA 'JACK EVANS'	INDIA HAWTHORN		L
5	RHAPHOLEPIS	RHAPHOLEPIS INDICA 'PINNIE'	INDIA HAWTHORN		L
5	ARCTOSTAPHYLOS	ARCTOSTAPHYLOS 'PACIFIC MIST'		CALIFORNIA NATIVE	L
1	COTONEASTER	COTONEASTER DAMMERI 'CORAL BEAUTY'	COTONEASTER	3' O.C. TRI. SPACING	L
1	ERIGERON	ERIGERON KARVINI 'SUNSHINE'	SANTA BARBARA DAISY	36" O.C. TRI. SPACING	L
1	HEUCHERA	HEUCHERA SANGUINEA 'FIREFLY'	CORAL BELLS		M
1	PHYLLA	PHYLLA NODIFLORA	URFVA	12" O.C. TRI. SPACING	L
1	ACHILLEA	ACHILLEA 'TAYGETEA MOON SHINE'	YARROW	ASSORTED, 3' O.C. TRI. SPACING	L
1	ERIGERON	ERIGERON KARVINI 'SUNSHINE'	FLABANE	BLUE	L
1	HELLEBORUS	HELLEBORUS ARGUTIFOLIUS	CHRISMAN HELLEBORE		L
1	YERBENA	YERBENA TENUISECTA	YERBENA	2' O.C. TRI. SPACING	L
1	BOUTELOUA	BOUTELOUA GRAECILLIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GAMA		L
1	FESTUCA	FESTUCA DUNALPENSIS 'SUNSHINE'	BLUÉ FESCUE	CALIFORNIA NATIVE	L
1	FESTUCA	FESTUCA DUNALPENSIS 'ELLAH BLUE'	BLUÉ FESCUE		L
1	PENNISETUM	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS		L
1	PENNISETUM	PENNISETUM ALOPECUROIDES 'HAMEIN'	DWARF FOUNTAIN GRASS	3' O.C. Triangular Spacing	L
1	MULCH	MULCH FOR BARK, 1/2" MINUS		3" DEPTH, ALL LANDSCAPE AREAS	
1	LINEAR	LINEAR ROOT BARRIER	ROOT SOLUTIONS, OR EQUAL		

**LANDSCAPE DESIGN INTENT**  
THE DESIGN INTENT OF THIS PROJECT IS TO PROVIDE AN ATTRACTIVE, DURABLE, LOW MAINTENANCE AND LOW WATER CONSUMING LANDSCAPE WHICH EMBODIES THE SONOMA COUNTY AESTHETIC.  
PLANTING SHALL INCLUDE A MIXTURE OF HORTICULTURALLY APPROPRIATE SHRUB AND GROUND COVER PLANTINGS. SHRUBS AND GROUND COVER PLANTINGS SHALL CONSIST OF MEDIUM, LOW WATER USE PLANTS (AS DEFINED BY THE 2004 EDITION, PAGES 10-13).  
DECIDUOUS, FLOWERING ACCENT TREES ARE PROPOSED TO CREATE INTEREST AND CHARACTER. LARGE DECIDUOUS SHADE SHALL PROVIDE CANOPY SHADE IN THE PARKING LOTS AND PEDESTRIAN OUTDOOR SPACES. BROADLEAF EVERGREEN TREES WILL PROVIDE YEAR-ROUND INTEREST AND SCREENING FROM ADJACENT PROPERTIES. LOCALLY NATIVE OAKS WILL BE USED TO INTERFACE THE PROJECT WITH THE ADJACENT GREEN LAWN IS NOT PLANNED FOR ANY PORTION OF THE LANDSCAPED AREAS. REQUIRED BIOSHADES WILL BE LANDSCAPED WITH A SOG PRODUCT DEVELOPED SPECIFICALLY FOR BIO-FILTRATION.

**IRRIGATION DESIGN INTENT**  
ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM WITH WEATHER SENSOR, OVERRIDE SENSOR. SENSOR SHALL BE CAPABLE OF CALCULATING EVAPOTRANSPIRATION AND SHALL ADJUST FOR LOCAL WEATHER. THE ENTIRE IRRIGATION SYSTEM SHALL BE ON AN AUTOMATICALLY CONTROLLED SYSTEM WITH SEPARATE PROGRAMS CAPABLE OF IRRIGATING EACH HYDROZONE INDEPENDENTLY.  
THE PROPOSED TREE SHALL BE IRRIGATED VIA SEPARATE, DEDICATED BUBBLER CIRCUIT. ALL OTHER LANDSCAPE AREAS SHALL BE IRRIGATED VIA AN IN-LINE DRIP BUBBLER IRRIGATION SYSTEM. THE INTENT OF THE LANDSCAPE AND WATER DELIVERY SYSTEMS IS TO MEET ALL ASPECTS OF THE CITY OF SANTA ROSA WATER EFFICIENCY LANDSCAPE ORDINANCE (WELO).

**TREE MITIGATION NOTE**  
MITIGATED REPLACEMENT OF TREES TO BE REMOVED SHALL CONFORM TO THE CITY OF SANTA ROSA TREE ORDINANCE, CHAPTER 17-24. REFER TO ARBORIST REPORT FOR TREE INVENTORY.

**Preliminary Landscape Plan**

3/25/2018  
SCALE: 1" = 30'

**L1.0**  
Marlow  
Santa Rosa, CA  
Marlow and Guerneville Rd., Northwest Corner

**Hedgpeth Architects**  
707.523.7010 | www.hedgpetharchitects.com

