

Attachment 5

# STONY VILLAGE NORTH

February 10, 2016



City Ventures



# STONY VILLAGE NORTH

## SANTA ROSA, CALIFORNIA

2729 STONY POINT ROAD  
APN: 134-022-049  
AREA: 4.98 ACRES  
EXISTING ZONING: R-3-18  
PROPOSED ZONING: R-1-6  
GP LAND USE: MED-LOW RESIDENTIAL  
DENSITY: 8.65 DU/A



### City Ventures

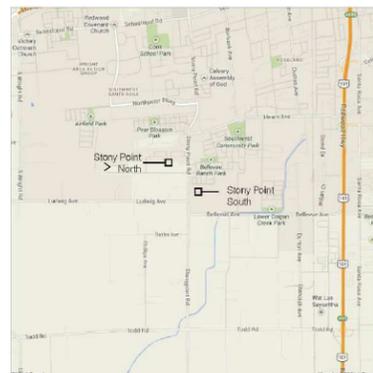
**APPLICANT:**  
**CITY VENTURES**  
444 SPEAR STREET, SUITE 200  
SAN FRANCISCO, CA 94105  
CONTACT: CHARITY WAGNER  
*Director of Development*  
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[www.cityventures.com](http://www.cityventures.com)

**ARCHITECT:**  
**HUNT HALE JONES ARCHITECTS**  
444 SPEAR STREET, SUITE 105  
SAN FRANCISCO, CA 94105  
CONTACT: DAN HALE  
*Architect*  
PHONE: 415.568.3833  
E-MAIL: [dhale@hhja.com](mailto:dhale@hhja.com)  
[www.hhja.com](http://www.hhja.com)

**CIVIL & LANDSCAPE:**  
**CARLILE MACY**  
15 THIRD STREET  
SANTA ROSA, CA 95401  
CONTACT: CURT NICHOLS  
*Principal*  
PHONE: 707-542-6451  
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**SUBMITTAL DATE: OCTOBER, 2015**  
**REVISED: 02-10-2016**

#### LOCATION MAP



#### VICINITY MAP



#### SHEET INDEX

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## PROJECT SUMMARY - STONY VILLAGE NORTH

### Location

2729 Stony Point Road

### Assessor's Parcel Number

134-022-049

### General Plan Designation

Medium-Low Residential

### Zoning

Existing R-3-8; Proposed R-1-6



### Physical Description

The Stony Village North project site consists of a 4.95-acre parcel in southwest Santa Rosa. The project site is located west of Stony Point Road on a flat, undeveloped parcel with no trees and little vegetation. The surrounding neighborhood includes single-family homes directly to the north and the east across Stony Point Road. Bellevue Ranch neighborhood shopping center is located directly southeast of the project site. A commercial plant nursery and rural residential homes are located directly to the south and west. The project site is located at the City limit and parcels to the south and west of the project site are located outside of the City limits.

### Proposed Project Description

City Ventures is requesting approval of a Conditional Use Permit and Tentative Parcel Map for a small lot residential subdivision to permit the construction of 43 new for-sale homes. In addition, City Ventures is requesting a rezone from R-3-18 to R-1-6. The rezone to R-1-6 is required to make the zoning consistent with the General Plan land use designation of Med-Low Residential because the current zoning of R-3-8 is not a compatible zone under the Medium-Low General Plan designation. The proposed project consists of 43 new two-story single-family homes, which provides for a density of 8.7 homes per acre. The proposed density is consistent with the General Plan designation and uniquely, the project site has a minimum density requirement due to the Covenant, Condition and Restrictions placed on it per the "Final Development Advisory Committee Report" dated November 8, 1995. This document requires a minimum of 42 units and a maximum of 129 on the property. The project complies with the General Plan and site-specific density requirements.

### Housing Diversity

The proposed neighborhood includes 5 individual plan types, including two traditional single family home plans and three alley-loaded home plans. In total, there are 23 traditional front-loaded single-family homes and 20 alley-loaded homes. The homes range in size from approximately 1560 square feet to 2,100 square feet. The traditional single family homes are all located around the perimeter of the property and feature four different elevations for each plan type. The alley-loaded homes are found at the interior of the site and feature two elevations per plan type. The proposed neighborhood is designed in compliance with Design Guideline Section 1.1(1) sections A and C, which suggests that new developments incorporate a variety of housing types and price ranges.

In addition to the varying home sizes, 20 percent of the alley-loaded homes include secondary dwellings units that can be used as rental units or as an in-law unit. Providing for varying unit types within the neighborhood encourages inherent affordability which increases home ownership opportunities for future home buyers of varying income levels.

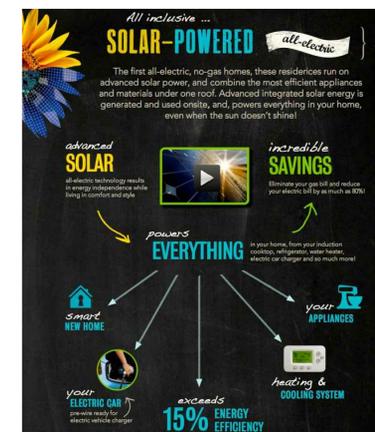
### Circulation Design and Improvements

Access to the site will be provided by the continuation of Bellevue Ranch Road - the project is designed to include construction of Bellevue Ranch Road along the southern edge of the property allowing for future extension to the west. It is noted that the entire width of Bellevue Ranch Road will be accommodated on the project property with a sidewalk only on the north side of the street (because the property directly to the south is outside City limits and future development is unknown). The homes are designed to front onto a loop road with traditional front-loaded homes on the perimeter and alley-loaded homes on the interior. The interior homes are accessed via an alley so these homes also include landscaped front yards rather than driveways, which provides for a varied streetscape with more landscaping and less pavement.

The site has been designed to allow pedestrian connections and circulation throughout the project, as well as to the adjacent streets and community. Throughout the neighborhood, landscaped streetscapes with sidewalks in front of each home will provide an excellent pedestrian experience. The project also includes extension of the sidewalk and landscape planter along the frontage of Stony Point Road.

### Green Key Program

City Ventures is committed to improving the communities in which it works by not only providing beautiful and stylish homes, but also the most energy efficient homes on the market. Our industry leading "Green Key" program ensures our homebuyers an energy efficient home for a greener earth. Our Green Key homes feature advanced solar power, energy efficient appliances and other innovations that allow our smart, sustainable homes to significantly reduce utility bills for our homebuyers. Green design measures will be incorporated throughout the project including photovoltaic panels on each home as a standard feature and a specific focus on healthy, energy efficient living. Project landscaping will consist of native, drought tolerant plant species and hydro-zones will be utilized to make efficient use of water.



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## STONY VILLAGE NORTH

CITY VENTURES, INC

2729 STONY POINT ROAD

SANTA ROSA, CA



Architecture | Planning | Interiors

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PROJECT SUMMARY

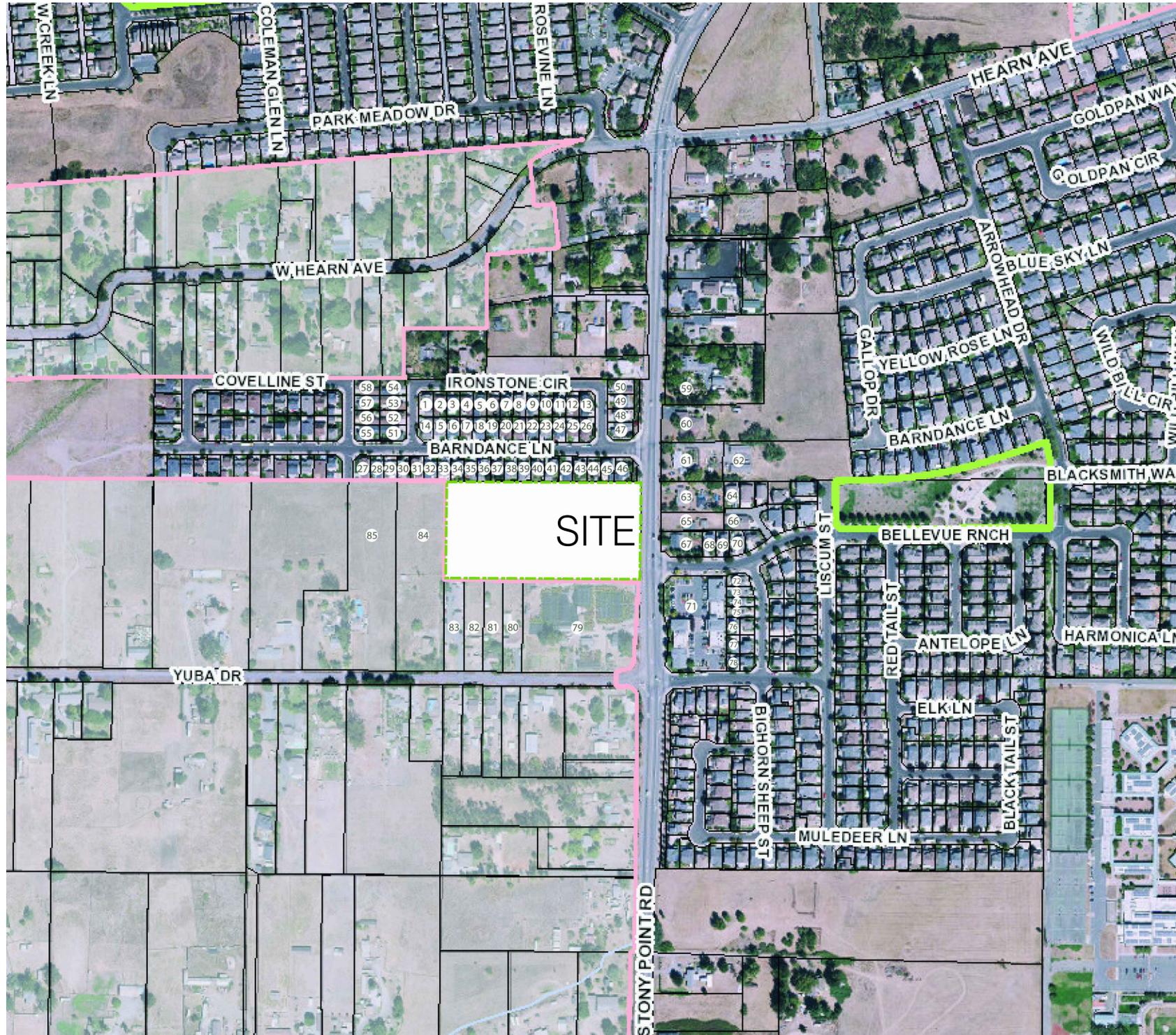
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SCALE: N.T.S.

REVISED: 02.10.2016

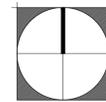
DATE: 10.15.2015

PROJECT: 317023



LOTS WITHIN 300 SQ. FT. OF SITE:

Zoning	G.P. Land Use	Zoning	G.P. Land Use
1. R-1-6	Med. Low. Res.	44. R-1-6	Med. Low. Res.
2. R-1-6	Med. Low. Res.	45. R-1-6	Med. Low. Res.
3. R-1-6	Med. Low. Res.	46. R-1-6	Med. Low. Res.
4. R-1-6	Med. Low. Res.	47. R-1-6	Med. Low. Res.
5. R-1-6	Med. Low. Res.	48. R-1-6	Med. Low. Res.
6. R-1-6	Med. Low. Res.	49. R-1-6	Med. Low. Res.
7. R-1-6	Med. Low. Res.	50. R-1-6	Med. Low. Res.
8. R-1-6	Med. Low. Res.	51. R-1-6	Med. Low. Res.
9. R-1-6	Med. Low. Res.	52. R-1-6	Med. Low. Res.
10. R-1-6	Med. Low. Res.	53. R-1-6	Med. Low. Res.
11. R-1-6	Med. Low. Res.	54. R-1-6	Med. Low. Res.
12. R-1-6	Med. Low. Res.	55. R-1-6	Med. Low. Res.
13. R-1-6	Med. Low. Res.	56. R-1-6	Med. Low. Res.
14. R-1-6	Med. Low. Res.	57. R-1-6	Med. Low. Res.
15. R-1-6	Med. Low. Res.	58. R-1-6	Med. Low. Res.
16. R-1-6	Med. Low. Res.	59. RR-20	Low Res.
17. R-1-6	Med. Low. Res.	60. RR-40	Multiple
18. R-1-6	Med. Low. Res.	61. RR-40	Med. Res.
19. R-1-6	Med. Low. Res.	62. PD 95-002	Low Res.
20. R-1-6	Med. Low. Res.	63. PD 95-002	Med. Res.
21. R-1-6	Med. Low. Res.	64. PD 95-002	Med. Res.
22. R-1-6	Med. Low. Res.	65. RR-20	Med. Res.
23. R-1-6	Med. Low. Res.	66. PD 95-002	Med. Res.
24. R-1-6	Med. Low. Res.	67. RR-20	Med. Res.
25. R-1-6	Med. Low. Res.	68. PD 95-002	Med. Res.
26. R-1-6	Med. Low. Res.	69. PD 95-002	Med. Res.
27. R-1-6	Med. Low. Res.	70. PD 95-002	Med. Res.
28. R-1-6	Med. Low. Res.	71. PD 95-002	Retail Med. Res.
29. R-1-6	Med. Low. Res.	72. PD 95-002	Retail Med. Res.
30. R-1-6	Med. Low. Res.	73. PD 95-002	Retail Med. Res.
31. R-1-6	Med. Low. Res.	74. PD 95-002	Retail Med. Res.
32. R-1-6	Med. Low. Res.	75. PD 95-002	Retail Med. Res.
33. R-1-6	Med. Low. Res.	76. PD 95-002	Retail Med. Res.
34. R-1-6	Med. Low. Res.	77. PD 95-002	Retail Med. Res.
35. R-1-6	Med. Low. Res.	78. PD 95-002	Retail Med. Res.
36. R-1-6	Med. Low. Res.	79. No zoning	Retail & Business Service
37. R-1-6	Med. Low. Res.	80. No zoning	Low Res.
38. R-1-6	Med. Low. Res.	81. No zoning	Low Res.
39. R-1-6	Med. Low. Res.	82. No zoning	Low Res.
40. R-1-6	Med. Low. Res.	83. No zoning	Low Res.
41. R-1-6	Med. Low. Res.	84. No zoning	Low Res.
42. R-1-6	Med. Low. Res.	85. No zoning	Low Res.
43. R-1-6	Med. Low. Res.		



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CITY VENTURES, INC

2729 STONY POINT ROAD

SANTA ROSA, CA



Architecture | Planning | Interiors

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NEIGHBORHOOD CONTEXT MAP

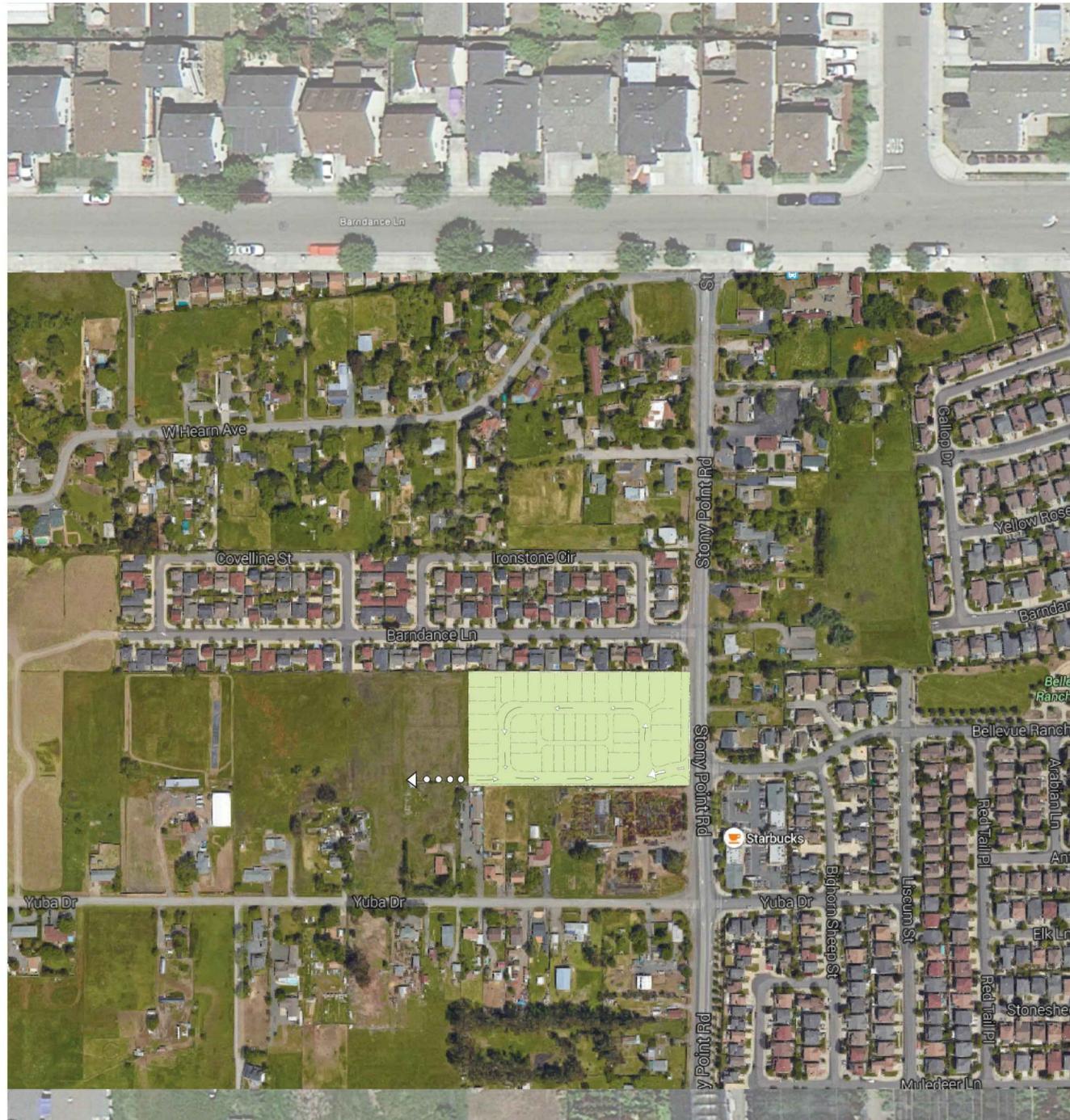
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SCALE: N.T.S.

REVISED: 02.10.2016

DATE: 10.15.2015

PROJECT: 317023



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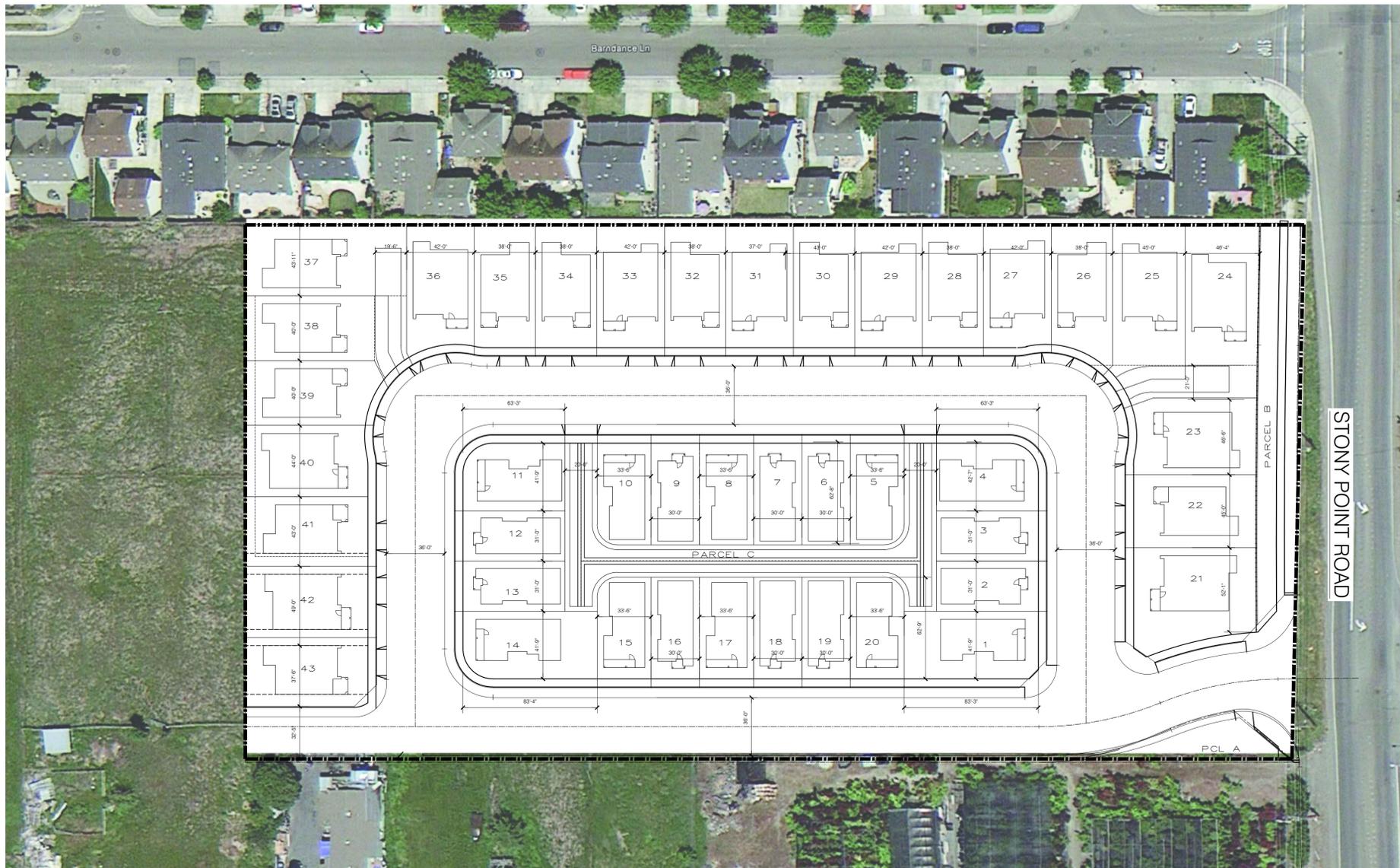
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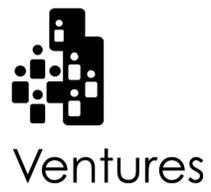
SITE ANALYSIS

0.2

SCALE: N.T.S.  
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PROJECT DATA	
SITE AREA: ±4.95 ACRES (215622 SF)	
43 SINGLE FAMILY HOMES	
<i>SITE DESIGN</i>	
PROPOSED	
PROJECT DENSITY	8.69 DUA
(23) PERIMETER LOTS	3,300 - 6,100 SQ. FT.
(20) INTERIOR LOTS	2,200 - 4,600 SQ. FT.



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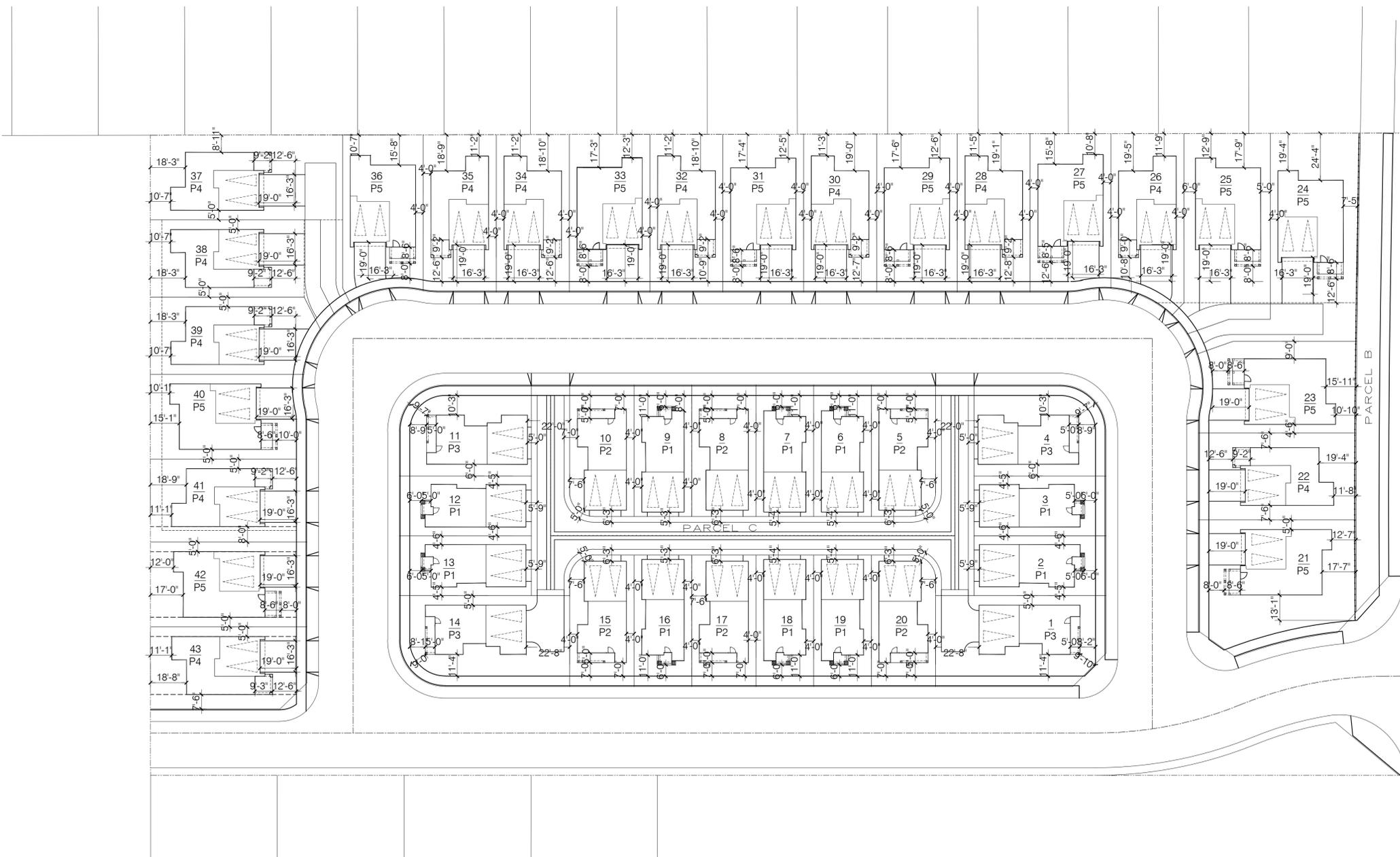
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SITE PLAN

0.3

SCALE: 1" = 40'-0"  
 REVISED: 02.10.2016  
 DATE: 10.15.2015  
 PROJECT: 317023



**PROJECT SUMMARY:**

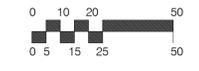
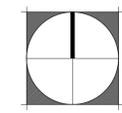
INTERIOR (ALLEY LOADED)  
 PLAN 1 UNITS (P1): 10  
 PLAN 2 UNITS (P2): 6  
 PLAN 3 UNITS (P3): 4

PERIMETER  
 PLAN 4 UNITS (P4): 12  
 PLAN 5 UNITS (P5): 11

TOTAL UNITS: 43

**SETBACKS:**

INTERIOR	PERIMETER
<b>FRONT</b> 6'-0" - 8'-9" TO PORCH 7'-0" - 11'-0" TO LIVING SPACE	<b>FRONT</b> 19'-0" TO GARAGE 8'-0" - 12'-6" TO PORCH 16'-6" - 21'-10" TO LIVING SPACE 14'-0" - 18'-0" TO 2ND STORY
<b>SIDE</b> 4'-0" MIN. - 11'-4" TO LIVING SPACE	<b>SIDE</b> 4'-0" - 13'-1" TO LIVING SPACE 4'-0" - 19'-1" TO 2ND STORY
<b>REAR</b> 5'-0" - 6'-3" TO GARAGE	<b>REAR</b> 10'-1" - 19'-4" TO LIVING SPACE



STONY POINT ROAD



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DEVELOPMENT PLAN  
**0.4**  
 SCALE: 1" = 30'-0"  
 REVISED: 02.10.2016  
 DATE: 10.15.2015  
 PROJECT: 317023



CONCEPTUAL ELEVATIONS LOT 28 TO 31



CONCEPTUAL ELEVATIONS LOT 40 TO 43



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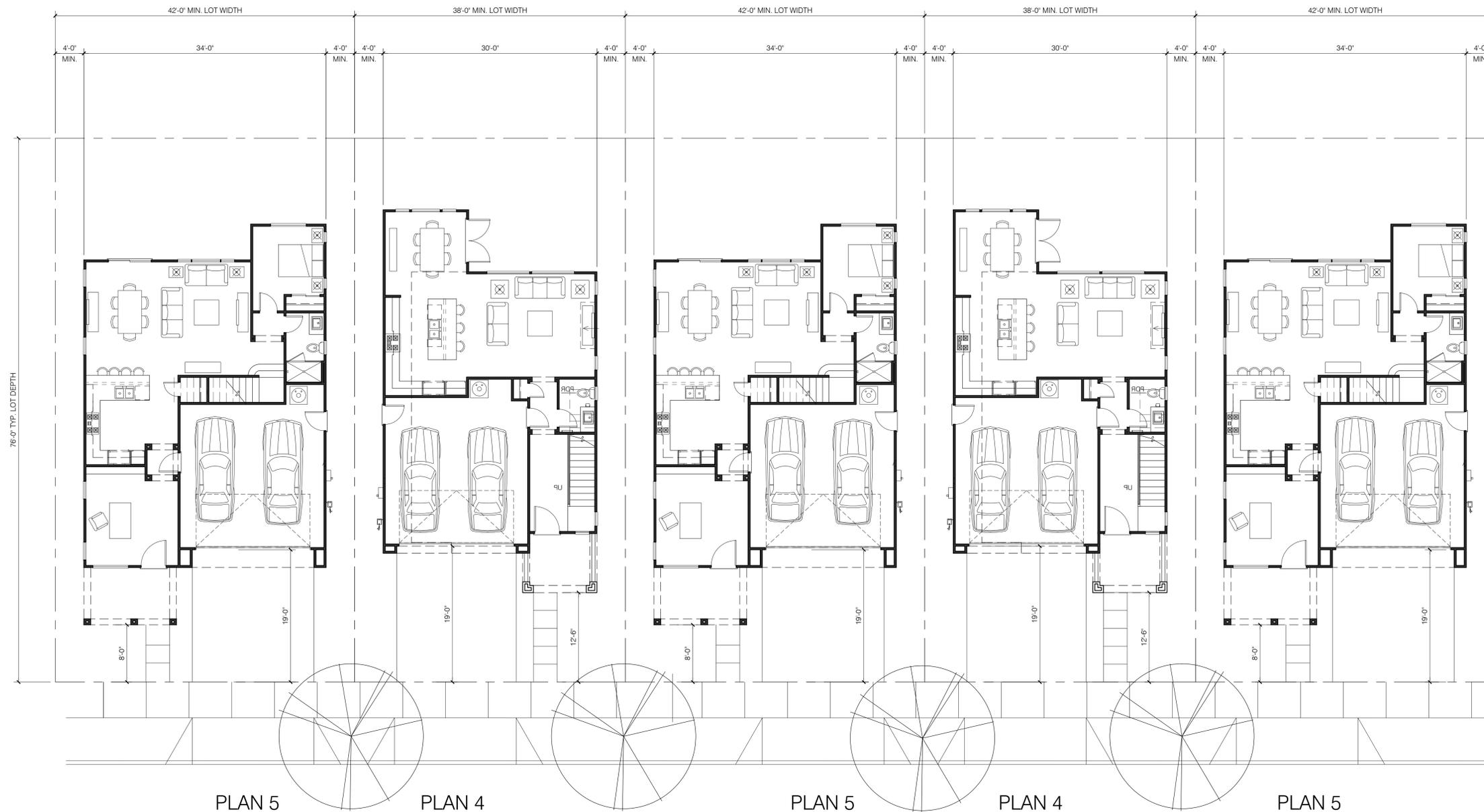
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STREETSCAPES

0.5

SCALE: 1" = 30'-0"  
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PLAN 5

PLAN 4

PLAN 5

PLAN 4

PLAN 5



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MAIN FLOOR SETBACKS

0.5.1

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

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PLAN 5

PLAN 4

PLAN 5

PLAN 4

PLAN 5



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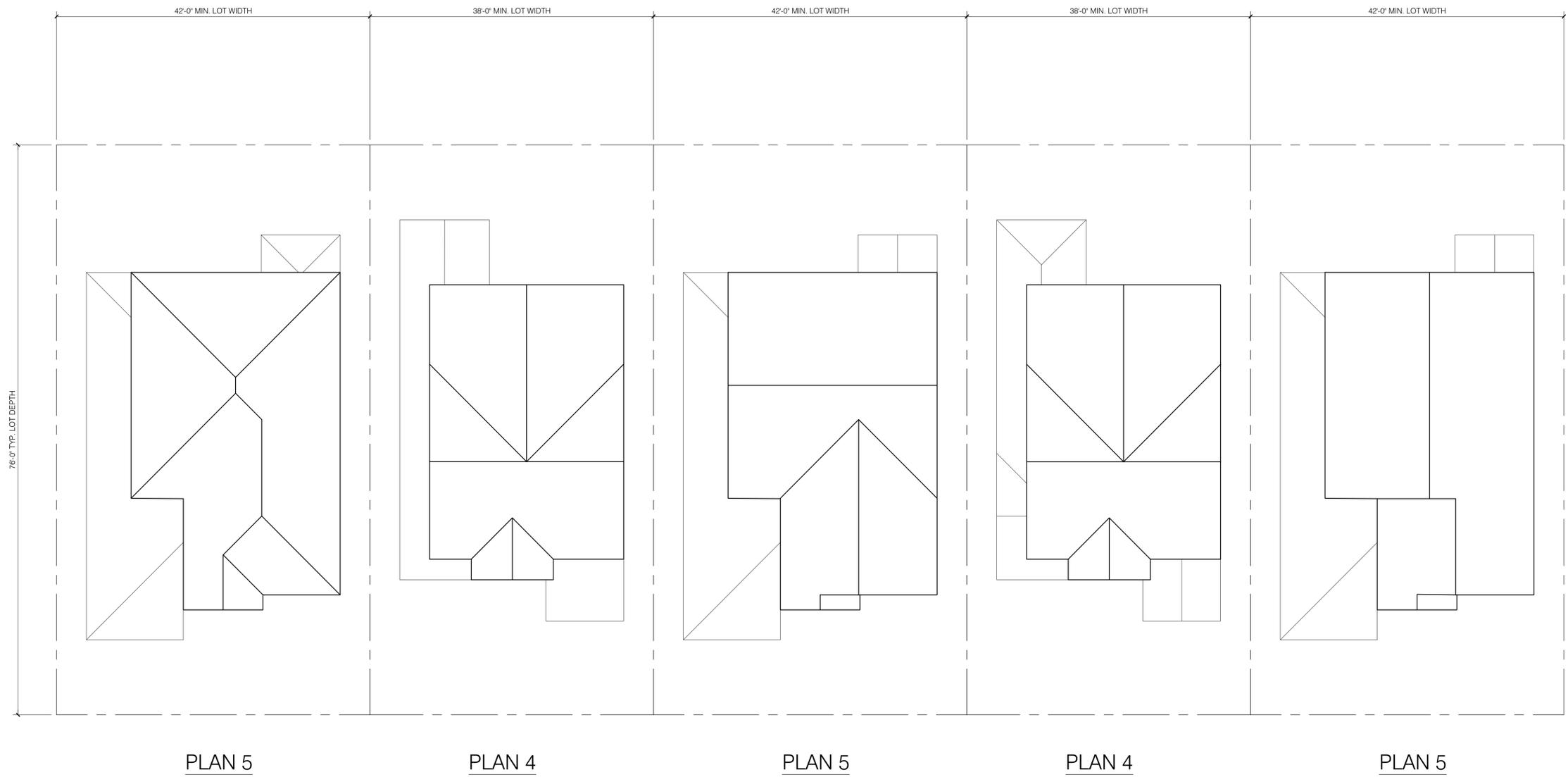
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UPPER FLOOR SETBACKS

0.5.2

SCALE: 1/8" = 1'-0"  
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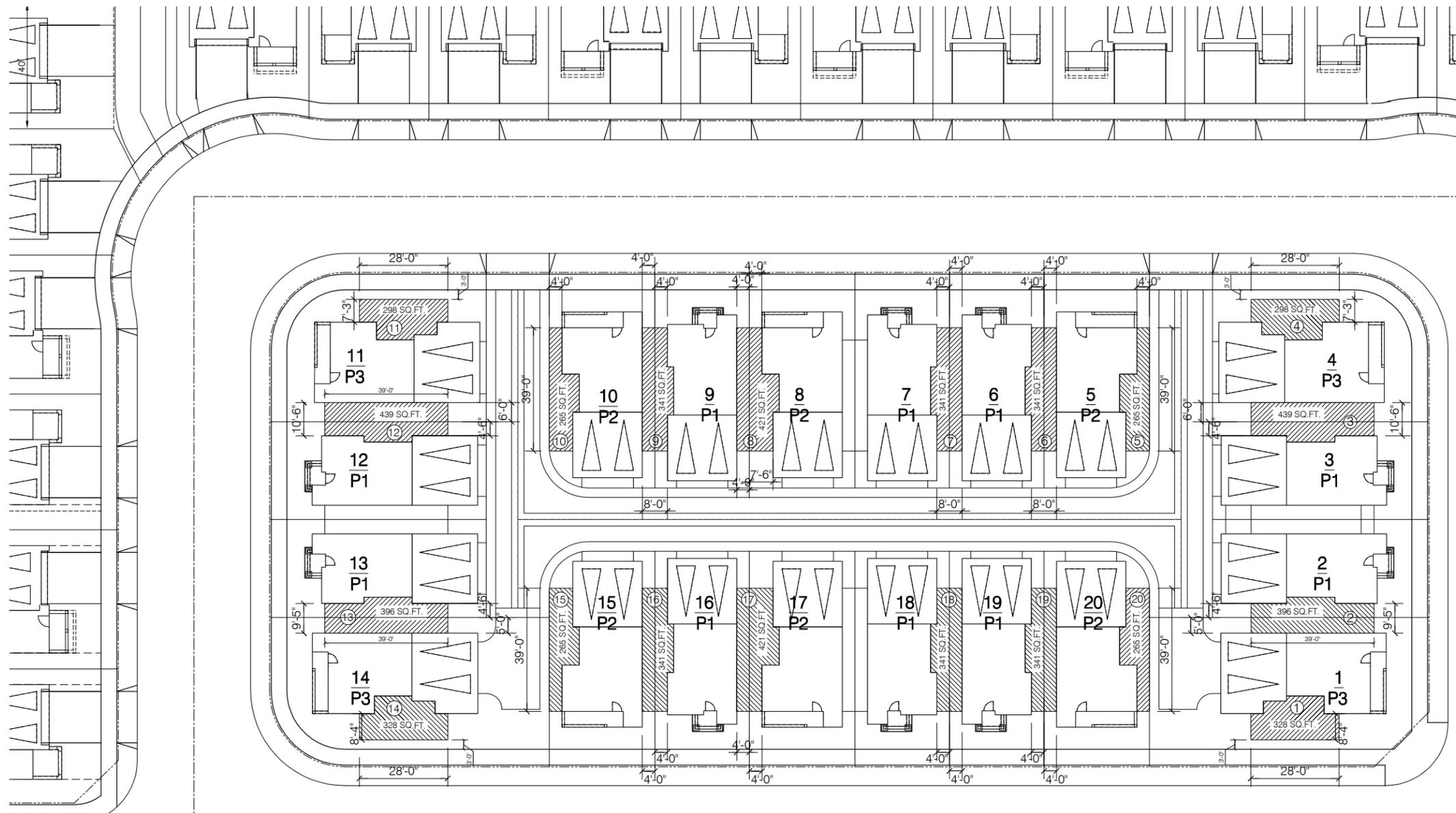
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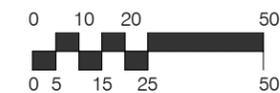
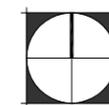
ROOF PLAN

## 0.5.3

SCALE: 1/8" = 1'-0"  
REVISED: 02.10.2016  
DATE: 10.15.2015  
PROJECT: 317023



LOT	OPEN SPACE AREA
LOT 1	328 SQ. FT.
LOT 2	396 SQ. FT.
LOT 3	439 SQ. FT.
LOT 4	298 SQ. FT.
LOT 5	265 SQ. FT.
LOT 6	341 SQ. FT.
LOT 7	341 SQ. FT.
LOT 8	421 SQ. FT.
LOT 9	341 SQ. FT.
LOT 10	265 SQ. FT.
LOT 11	298 SQ. FT.
LOT 12	439 SQ. FT.
LOT 13	396 SQ. FT.
LOT 14	328 SQ. FT.
LOT 15	265 SQ. FT.
LOT 16	341 SQ. FT.
LOT 17	421 SQ. FT.
LOT 18	341 SQ. FT.
LOT 19	341 SQ. FT.
LOT 20	265 SQ. FT.



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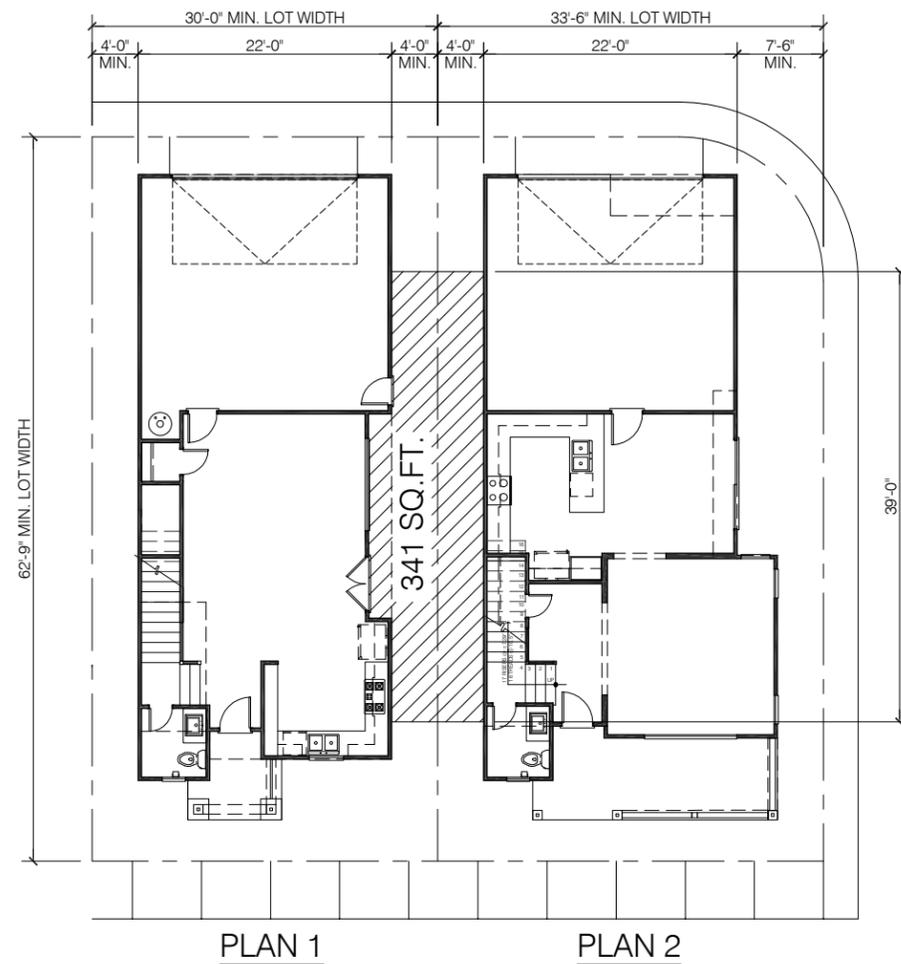
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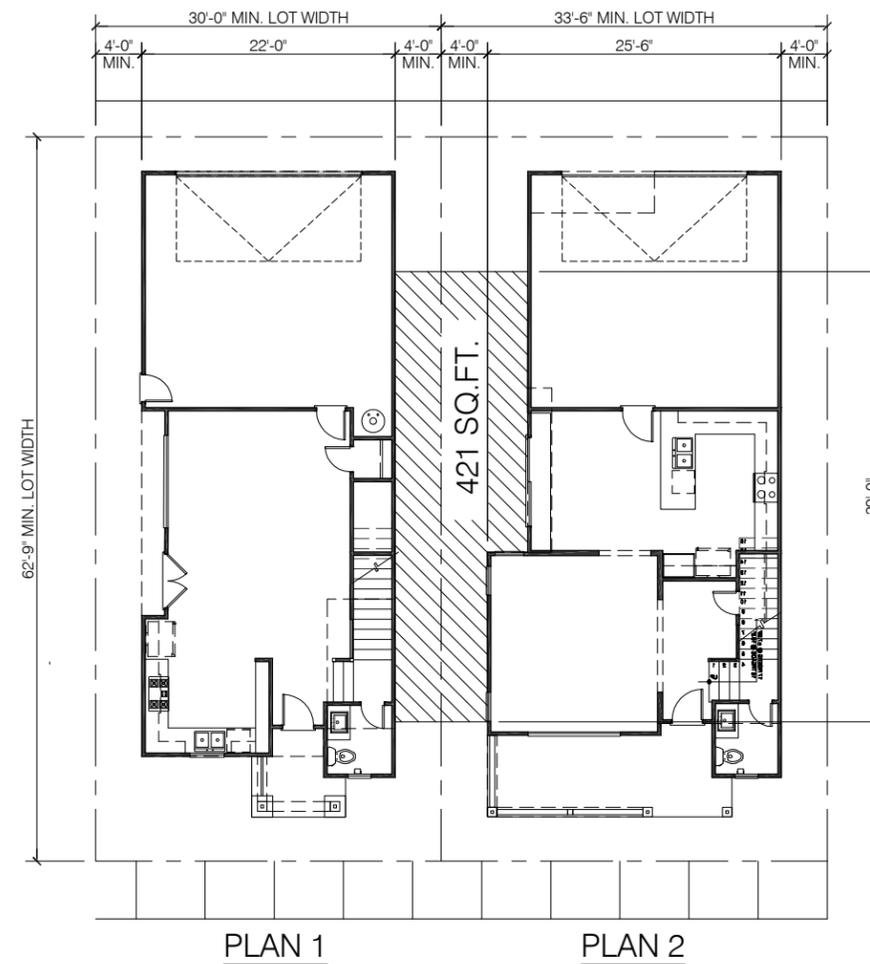
OPEN SPACE DIAGRAM 1

0.60

SCALE: 1" = 20'-0"  
 REVISED: 02.10.2016  
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FP1 to FP2  
341 SQ. FT. OPEN SPACE



FP2 to FP1  
421 SQ. FT. OPEN SPACE



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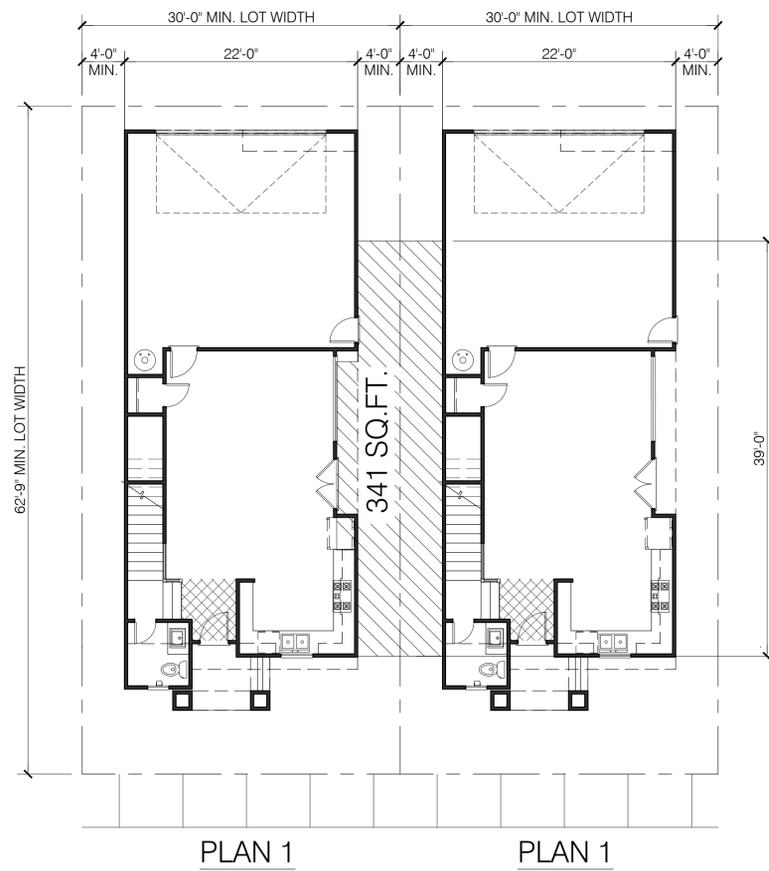
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OPEN SPACE DIAGRAM 2

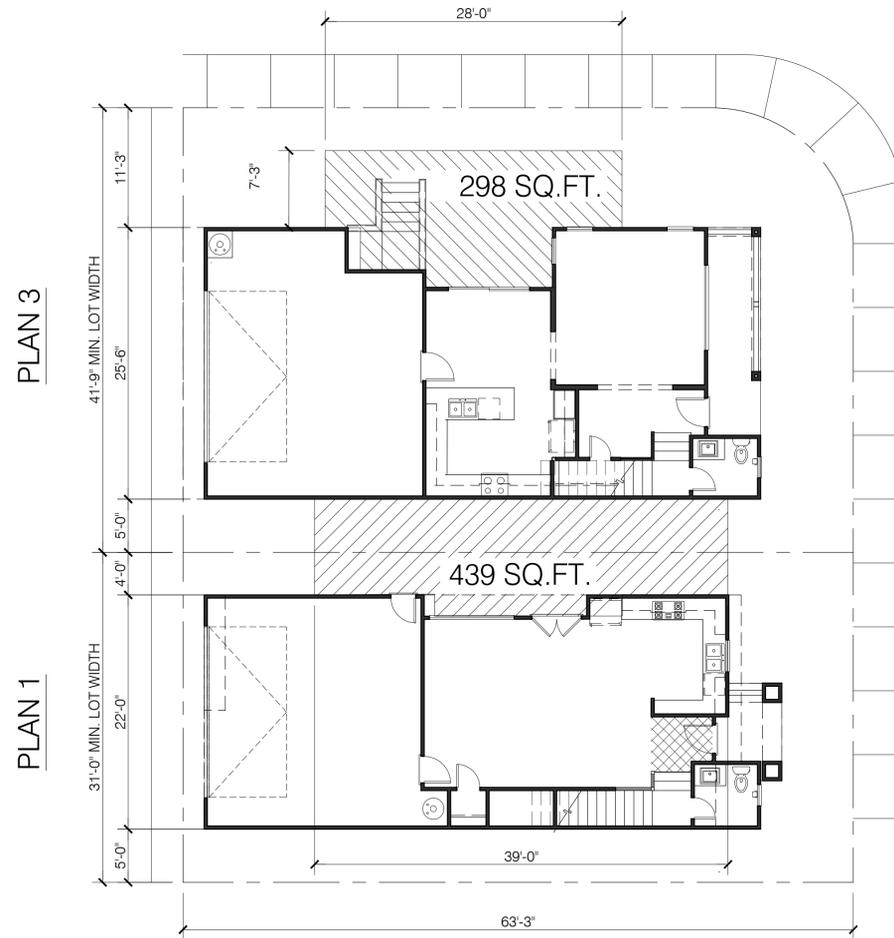
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FP1 to FP1

341 SQ. FT. OPEN SPACE



FP3 to FP1

439 SQ. FT. OPEN SPACE



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OPEN SPACE DIAGRAM 3

0.62

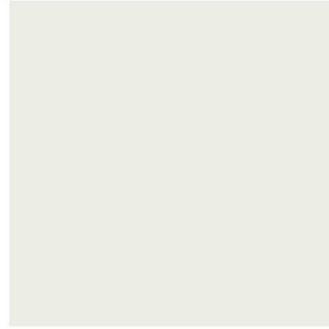
SCALE: 1" = 20'-0"

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PROJECT: 317023

## SCHEME 1



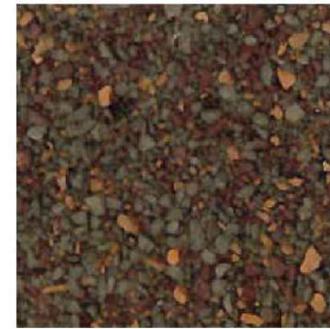
BODY COLOR 1  
SHERWIN WILLIAMS  
PURE WHITE SW7005



TRIM COLOR  
SHERWIN WILLIAMS  
PURE WHITE SW7005



ACCENT COLOR  
SHERWIN WILLIAMS  
TRICORN BLACK



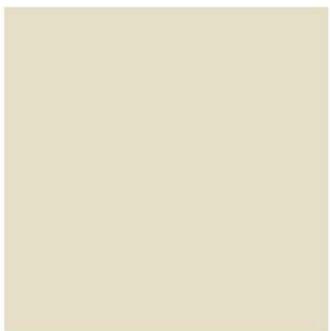
ROOF  
CERTAINTEED LANDMARK  
HEATHER BLEND



## SCHEME 2



BODY COLOR 1  
SHERWIN WILLIAMS  
RED BARN SW7591



BODY COLOR 2  
SHERWIN WILLIAMS  
ANTIQUÉ WHITE SW6119



TRIM COLOR  
SHERWIN WILLIAMS  
ANTIQUÉ WHITE SW6119



ACCENT COLOR  
SHERWIN WILLIAMS  
IRON ORE SW7069



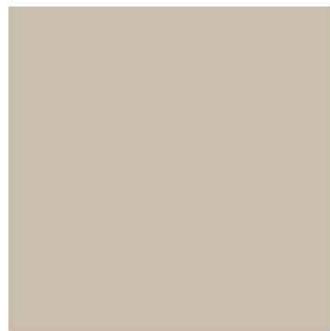
ROOF  
CERTAINTEED LANDMARK  
WEATHERED WOOD



## SCHEME 3



BODY COLOR 1  
SHERWIN WILLIAMS  
MORRIS ROOM GREY SW0037



BODY COLOR 2  
SHERWIN WILLIAMS  
SANDBAR SW7547



TRIM COLOR  
SHERWIN WILLIAMS  
PEARLY WHITE SW7009



ACCENT COLOR  
SHERWIN WILLIAMS  
MAROONED SW6020



ROOF  
CERTAINTEED LANDMARK  
HEATHER BLEND



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COLORS AND MATERIALS

0.7

SCALE: N.T.S.  
REVISED: 02.10.2016  
DATE: 10.15.2015  
PROJECT: 317023

## SCHEME 4



BODY COLOR 1  
SHERWIN WILLIAMS  
DOWNY STONE SW2821



BODY COLOR 2  
SHERWIN WILLIAMS  
GRECIAN IVORY SW7541



TRIM COLOR  
SHERWIN WILLIAMS  
ANTIQUÉ WHITE SW6119



ACCENT COLOR  
SHERWIN WILLIAMS  
MAROONED SW6020



ROOF  
CERTAINTEED LANDMARK  
WEATHERED WOOD



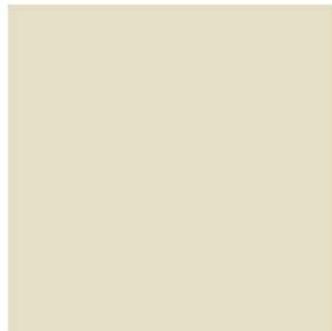
## SCHEME 5



BODY COLOR 1  
SHERWIN WILLIAMS  
ROYCROFT SUEDE SW2842



BODY COLOR 2  
SHERWIN WILLIAMS  
CREWEL TAN SW0011



TRIM COLOR  
SHERWIN WILLIAMS  
ANTIQUÉ WHITE SW6119



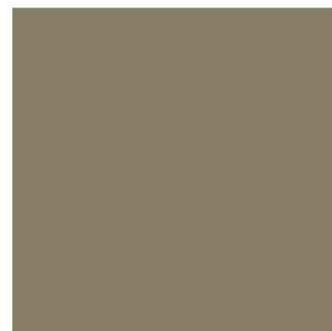
ACCENT COLOR  
SHERWIN WILLIAMS  
SOMMELIER SW7595



ROOF  
CERTAINTEED LANDMARK  
WEATHERED WOOD



## SCHEME 6



BODY COLOR 1  
SHERWIN WILLIAMS  
DOWNY EARTH SW2820



BODY COLOR 2  
SHERWIN WILLIAMS  
DOWNY STONE SW2821



TRIM COLOR  
SHERWIN WILLIAMS  
SAND BEACH SW7529



ACCENT COLOR  
SHERWIN WILLIAMS  
SAND BEACH SW7529



ROOF  
CERTAINTEED LANDMARK  
HEATHER BLEND



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COLORS AND MATERIALS

0.8

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## SCHEME 7



BODY COLOR  
SHERWIN WILLIAMS  
LOTUS POD SW7572



TRIM COLOR  
SHERWIN WILLIAMS  
UMBER SW6146



ACCENT COLOR  
SHERWIN WILLIAMS  
ECLIPSE SW6166



EAGLE ROOF TILE  
SCC 8806, TUSCON BLEND

## SCHEME 8



BODY COLOR  
SHERWIN WILLIAMS  
COTTON WHITE SW7104



TRIM COLOR  
SHERWIN WILLIAMS  
KAFFEE SW6104

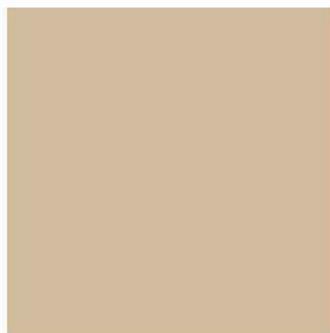


ACCENT COLOR  
SHERWIN WILLIAMS  
ROYCROFT BRASS SW2843



EAGLE ROOF TILE  
3645, SUNRISE BLEND

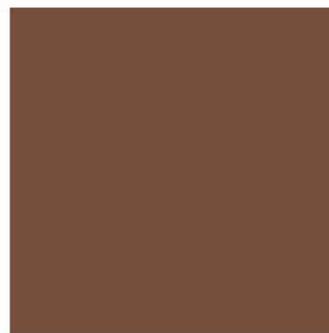
## SCHEME 9



BODY COLOR  
SHERWIN WILLIAMS  
ROW HOUSE TAN SW7689



TRIM COLOR  
SHERWIN WILLIAMS  
WELL-BRED BROWN SW7027



ACCENT COLOR  
SHERWIN WILLIAMS  
NUTMEG SW2726



EAGLE ROOF TILE  
SCC 8830 ALBUQUERQUE



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COLORS AND MATERIALS

0.9

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PROJECT: 317023



FRONT ELEVATION

PLAN 1B

MATERIALS

1. COMPOSITION SHINGLE / 'S' TILE ROOF
2. HARDI (OR EQ.) SHINGLE SIDING
3. HARDI (OR EQ.) LAP SIDING
4. HARDI (OR EQ.) BOARD + BATTEN
5. DETAILING - POSTS, CORBELS, WINDOW BOXES, GABLE ENDS, TRELIS, RAILINGS
6. CARRIAGE STYLE ROLL-UP GARAGE DOOR
7. STUCCO FINISH



FRONT ELEVATION

PLAN 1D



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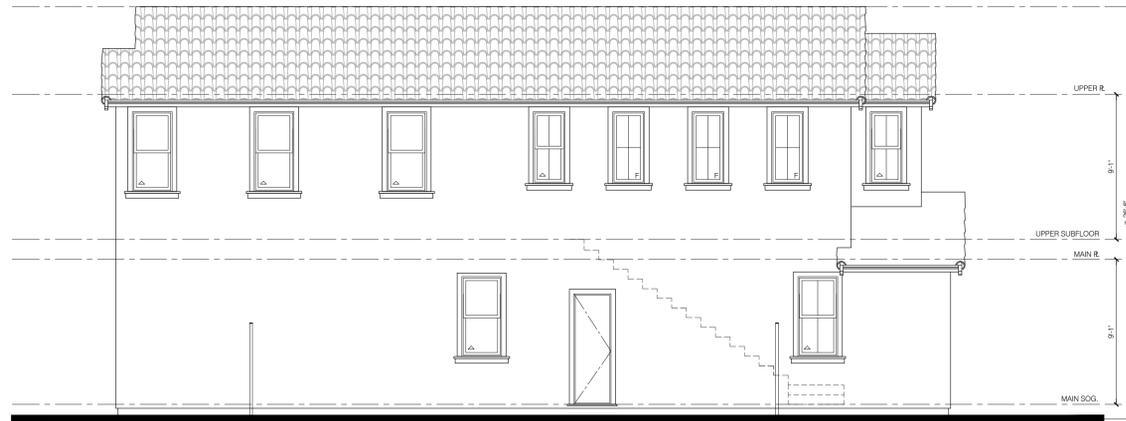
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EXTERIOR ELEVATIONS - PLAN 1

1.0

SCALE: 3/16"=1'-0"  
REVISED: 02.10.2016  
DATE: 10.15.2015  
PROJECT: 317023



LEFT ELEVATION

PLAN 1D

MATERIALS

1. COMPOSITION SHINGLE / "S" TILE ROOF
2. HARDI (OR EQ.) SHINGLE SIDING
3. HARDI (OR EQ.) LAP SIDING
4. HARDI (OR EQ.) BOARD + BATTEN
5. DETAILING - POSTS, CORBELS, WINDOW BOXES, GABLE ENDS, TRELIS, RAILINGS
6. CARRIAGE STYLE ROLL-UP GARAGE DOOR
7. STUCCO FINISH



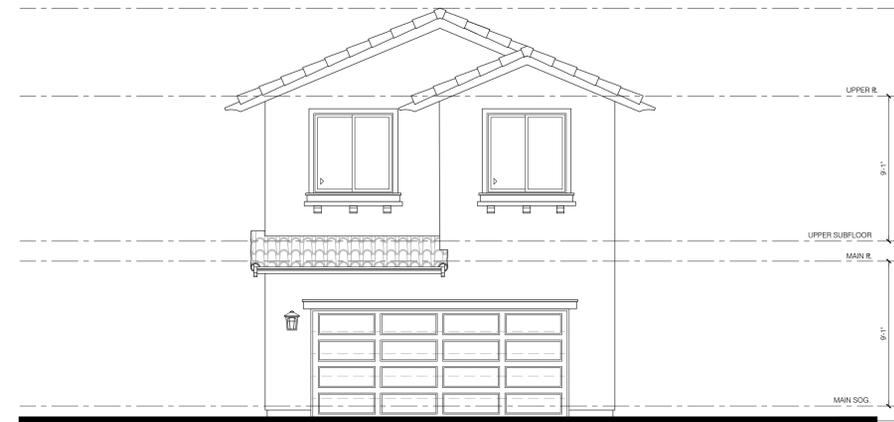
FRONT ELEVATION

PLAN 1D



RIGHT ELEVATION

PLAN 1D



REAR ELEVATION

PLAN 1D



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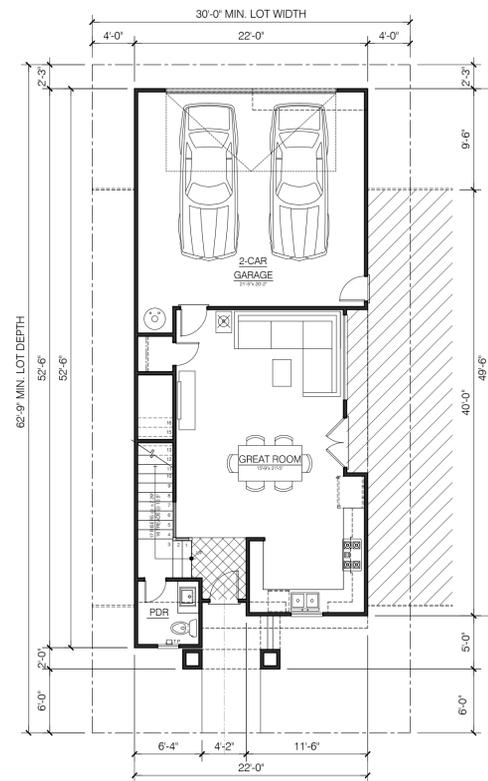
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EXTERIOR ELEVATIONS - PLAN 1

1.1

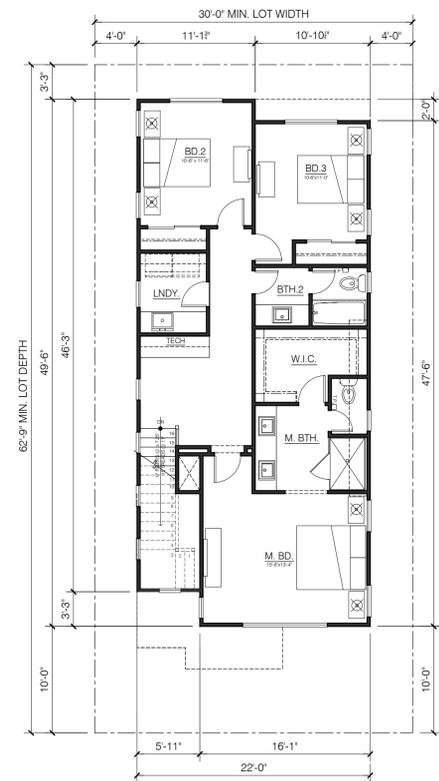
SCALE: 3/16"=1'-0"  
REVISED: 02.10.2016  
DATE: 10.15.2015  
PROJECT: 317023



MAIN FLOOR PLAN

PLAN 1  
51% LOT COVERAGE

MAIN FLOOR:	550 SQ. FT.
UPPER FLOOR:	971 SQ. FT.
GARAGE:	486 SQ. FT.
TOTAL LIVING:	1521 SQ. FT.



UPPER FLOOR PLAN

PLAN 1  
971 SQ. FT.



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FLOOR PLANS - PLAN 1 - ALLEY LOADED

1.2

SCALE: 1/8" = 1'-0"  
REVISED: 02.10.2016  
DATE: 10.15.2015  
PROJECT: 317023



FRONT ELEVATION

PLAN 2B

MATERIALS

1. COMPOSITION SHINGLE / "S" TILE ROOF
2. HARDI (OR EQ.) SHINGLE SIDING
3. HARDI (OR EQ.) LAP SIDING
4. HARDI (OR EQ.) BOARD + BATTEN
5. DETAILING - POSTS, CORBELS, WINDOW BOXES, GABLE ENDS, TRELIS, RAILINGS
6. CARRIAGE STYLE ROLL-UP GARAGE DOOR
7. STUCCO FINISH



FRONT ELEVATION

PLAN 2C



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2.0 - EXTERIOR ELEVATIONS - PLAN 2

2.0

SCALE: 3/16"=1'-0"  
REVISED: 02.10.2016  
DATE: 10.15.2015  
PROJECT: 317023



LEFT ELEVATION

PLAN 2B

MATERIALS

1. COMPOSITION SHINGLE / "S" TILE ROOF
2. HARDI (OR EQ.) SHINGLE SIDING
3. HARDI (OR EQ.) LAP SIDING
4. HARDI (OR EQ.) BOARD + BATTEN
5. DETAILING - POSTS, CORBELS, WINDOW BOXES, GABLE ENDS, TRELIS, RAILINGS
6. CARRIAGE STYLE ROLL-UP GARAGE DOOR
7. STUCCO FINISH



FRONT ELEVATION

PLAN 2B



RIGHT ELEVATION

PLAN 2B



REAR ELEVATION

PLAN 2B



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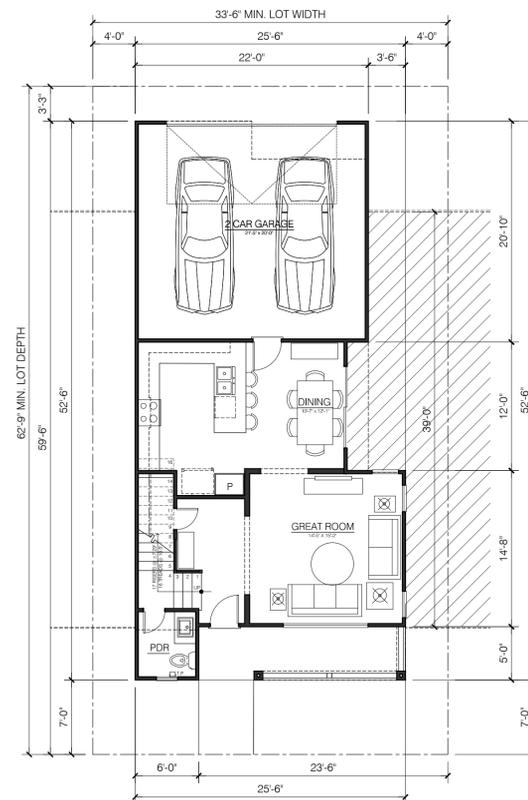
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EXTERIOR ELEVATION - PLAN 2

2.1

SCALE: 3/16" = 1'-0"  
REVISED: 02.10.2016  
DATE: 10.15.2015  
PROJECT: 317023



MAIN FLOOR PLAN

PLAN 2 (3 BD)  
54 % LOT COVERAGE

MAIN FLOOR: 609 SQ. FT.  
UPPER FLOOR: 1022 SQ. FT.  
GARAGE: 456 SQ. FT.  
TOTAL LIVING: 1631 SQ. FT.



UPPER FLOOR PLAN

PLAN 2 (3 BD)

1022 SQ. FT.



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FLOOR PLANS - PLAN 2 - ALLEY LOADED

2.2

SCALE: 1/8" = 1'-0"  
REVISED: 02.10.2016  
DATE: 10.15.2015  
PROJECT: 317023



### FRONT ELEVATION

PLAN 3A

#### MATERIALS

1. COMPOSITION SHINGLE / "S" TILE ROOF
2. HARDI (OR EQ.) SHINGLE SIDING
3. HARDI (OR EQ.) LAP SIDING
4. HARDI (OR EQ.) BOARD + BATTEN
5. DETAILING - POSTS, CORBELS, WINDOW BOXES, GABLE ENDS, TRELIS, RAILINGS
6. CARRIAGE STYLE ROLL-UP GARAGE DOOR
7. STUCCO FINISH



### FRONT ELEVATION

PLAN 3B



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EXTERIOR ELEVATIONS - PLAN 3

3.0

SCALE: 3/16"=1'-0"  
REVISED: 02.10.2016  
DATE: 10.15.2015  
PROJECT: 317023



LEFT ELEVATION

PLAN 3B



FRONT ELEVATION

PLAN 3B

MATERIALS

1. COMPOSITION SHINGLE / "S" TILE ROOF
2. HARDI (OR EQ.) SHINGLE SIDING
3. HARDI (OR EQ.) LAP SIDING
4. HARDI (OR EQ.) BOARD + BATTEN
5. DETAILING - POSTS, CORBELS, WINDOW BOXES, GABLE ENDS, TRELIS, RAILINGS
6. CARRIAGE STYLE ROLL-UP GARAGE DOOR
7. STUCCO FINISH



RIGHT ELEVATION

PLAN 3B



REAR ELEVATION

PLAN 3B



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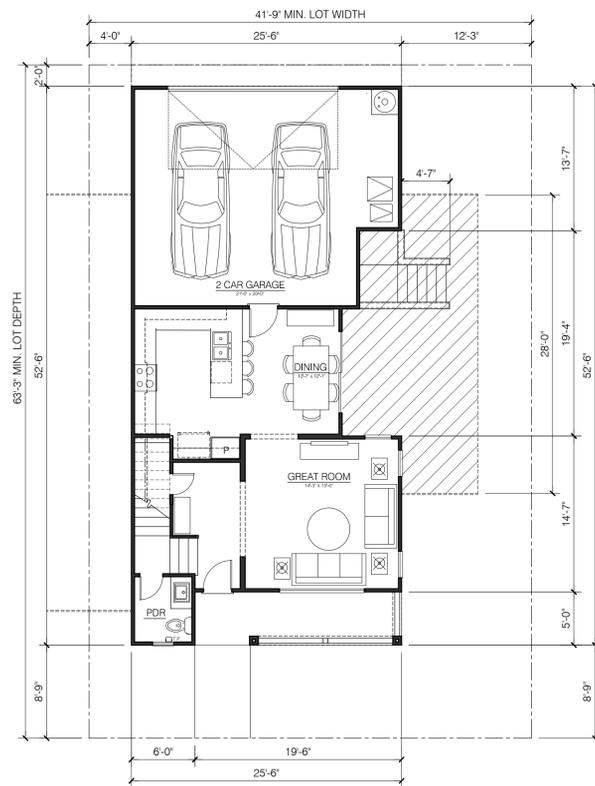
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EXTERIOR ELEVATIONS - PLAN 3

3.1

SCALE: 3/16" = 1'-0"  
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DATE: 10.15.2015  
PROJECT: 317023



**MAIN FLOOR PLAN**

PLAN 3 (3 BD) W/SECONDARY DWELLING UNIT  
 52% LOT COVERAGE

MAIN FLOOR:	641 SQ. FT.
UPPER FLOOR:	1173 SQ. FT.
GARAGE:	504 SQ. FT.
TOTAL LIVING:	1813 SQ. FT.



**UPPER FLOOR PLAN**

PLAN 3 (3BD) W/ SECONDARY DWELLING UNIT

856 SQ. FT.
S.D.U. UPPER FLOOR: 348 SQ. FT.
TOTAL UPPER FLOOR: 1173 SQ. FT.



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FLOOR PLANS - PLAN 3 - ALLEY LOADED

**3.2**

SCALE: 1/8" = 1'-0"  
 REVISED: 02.10.2016  
 DATE: 10.15.2015  
 PROJECT: 317023



FRONT ELEVATION

PLAN 4B



FRONT ELEVATION

PLAN 4A

MATERIALS

1. COMPOSITION SHINGLE / 'S' TILE ROOF
2. HARDI (OR EQ.) SHINGLE SIDING
3. HARDI (OR EQ.) LAP SIDING
4. HARDI (OR EQ.) BOARD + BATTEN
5. DETAILING - POSTS, CORBELS, WINDOW BOXES, GABLE ENDS, TRELIS, RAILINGS
6. CARRIAGE STYLE ROLL-UP GARAGE DOOR
7. STUCCO FINISH



FRONT ELEVATION

PLAN 4D



FRONT ELEVATION

PLAN 4C



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EXTERIOR ELEVATIONS - PLAN 4

4.0

SCALE: 3/16"=1'-0"

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LEFT ELEVATION

PLAN 4A

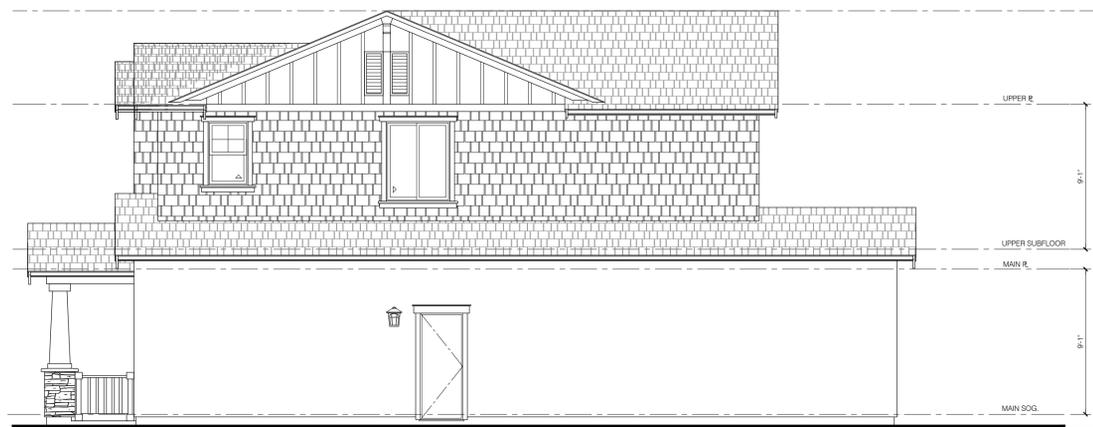


FRONT ELEVATION

PLAN 4A

MATERIALS

1. COMPOSITION SHINGLE / "S" TILE ROOF
2. HARDI (OR EQ.) SHINGLE SIDING
3. HARDI (OR EQ.) LAP SIDING
4. HARDI (OR EQ.) BOARD + BATTEN
5. DETAILING - POSTS, CORBELS, WINDOW BOXES, GABLE ENDS, TRELIS, RAILINGS
6. CARRIAGE STYLE ROLL-UP GARAGE DOOR
7. STUCCO FINISH



RIGHT ELEVATION

PLAN 4A



REAR ELEVATION

PLAN 4A



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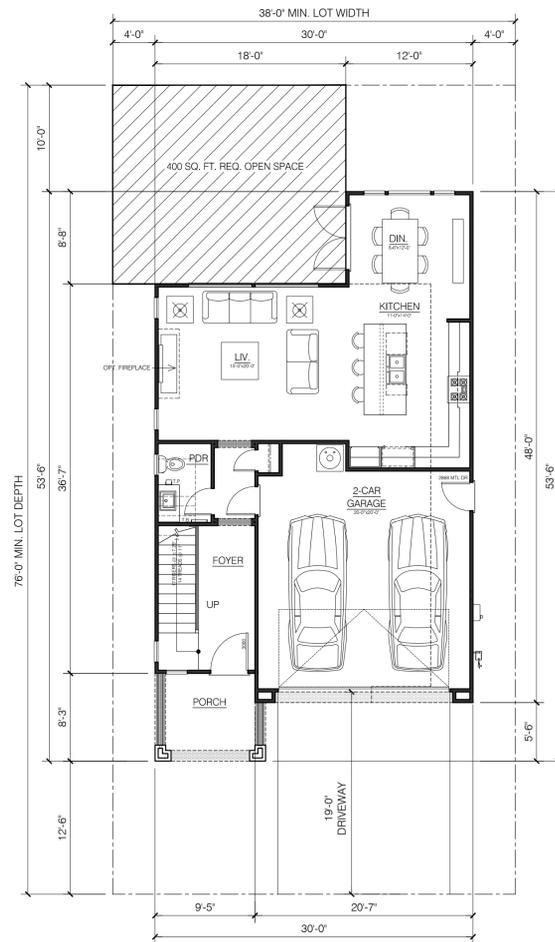
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EXTERIOR ELEVATIONS - PLAN 4

4.1

SCALE: 3/16"=1'-0"  
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**MAIN FLOOR PLAN**

PLAN 4 (4 BD)  
46% LOT COVERAGE

MAIN FLOOR: 727 SQ. FT.  
UPPER FLOOR: 988 SQ. FT.  
GARAGE: 456 SQ. FT.  
TOTAL LIVING: 1716 SQ. FT.



**UPPER FLOOR PLAN**

PLAN 4 (4 BD) 988SQ. FT.



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FLOOR PLANS - PLAN 4 - FRONT LOADED

**4.2**

SCALE: 1/8"=1'-0"  
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PROJECT: 317023



FRONT ELEVATION

PLAN 5B



FRONT ELEVATION

PLAN 5A

MATERIALS

1. COMPOSITION SHINGLE / 'S' TILE ROOF
2. HARDI (OR EQ.) SHINGLE SIDING
3. HARDI (OR EQ.) LAP SIDING
4. HARDI (OR EQ.) BOARD + BATTEN
5. DETAILING - POSTS, CORBELS, WINDOW BOXES, GABLE ENDS, TRELIS, RAILINGS
6. CARRIAGE STYLE ROLL-UP GARAGE DOOR
7. STUCCO FINISH



FRONT ELEVATION

PLAN 5D



FRONT ELEVATION

PLAN 5C



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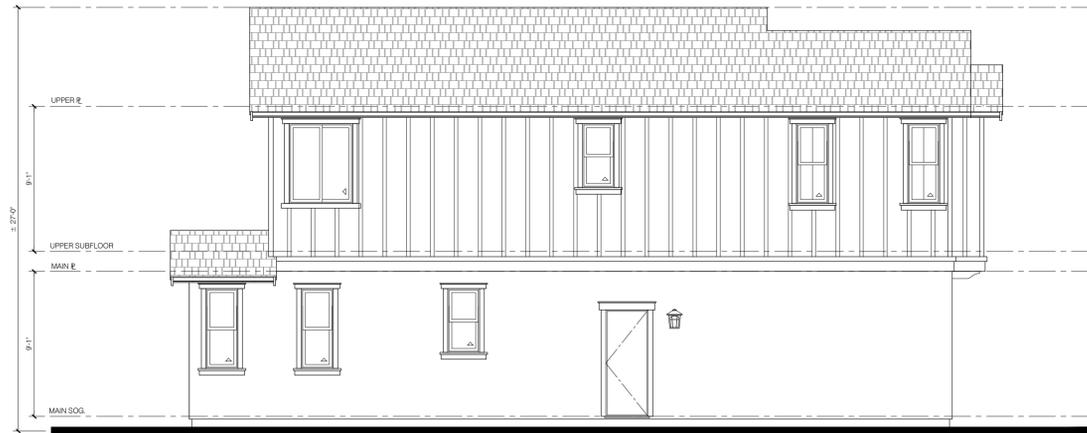
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EXTERIOR ELEVATIONS - PLAN 5

5.0

SCALE: 3/16"=1'-0"  
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LEFT ELEVATION

PLAN 5C



FRONT ELEVATION

PLAN 5C

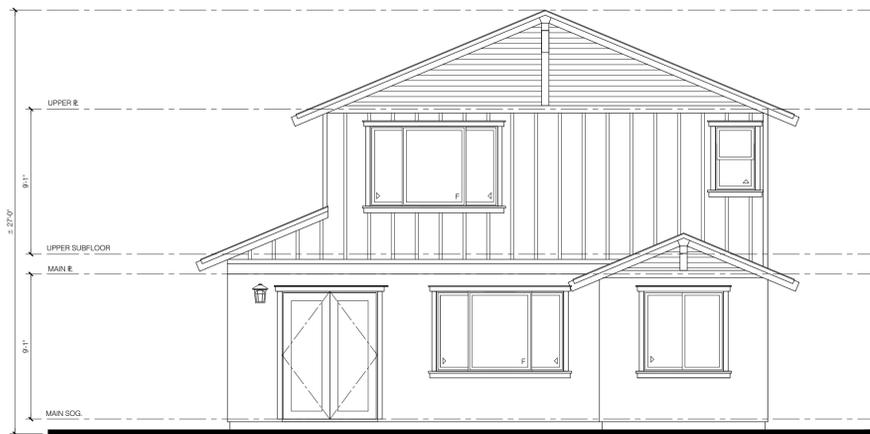
MATERIALS

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5. DETAILING - POSTS, CORBELS, WINDOW BOXES, GABLE ENDS, TRELIS, RAILINGS
6. CARRIAGE STYLE ROLL-UP GARAGE DOOR
7. STUCCO FINISH



RIGHT ELEVATION

PLAN 5C



REAR ELEVATION

PLAN 5C



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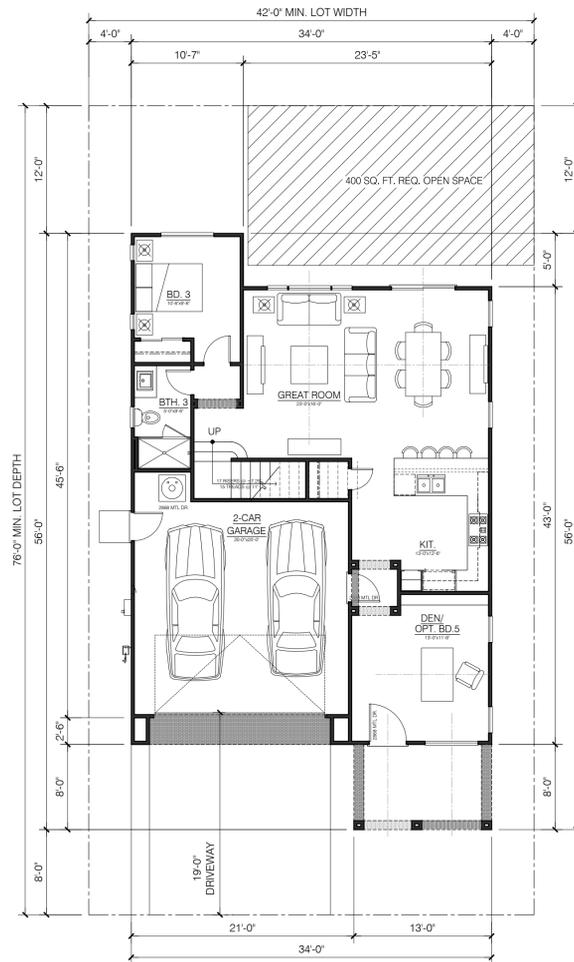
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EXTERIOR ELEVATIONS - PLAN 5

5.1

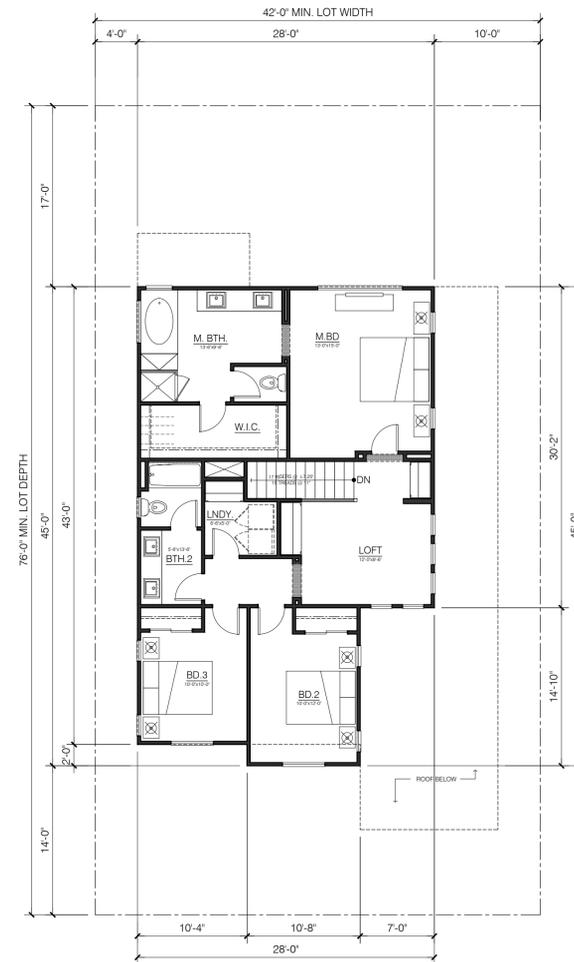
SCALE: 3/16"=1'-0"  
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MAIN FLOOR PLAN

PLAN 5  
45% LOT COVERAGE

MAIN FLOOR: 972 SQ. FT.  
UPPER FLOOR: 1136 SQ. FT.  
GARAGE: 442 SQ. FT.  
TOTAL LIVING: 2108 SQ. FT.



UPPER FLOOR PLAN

PLAN 5

1136 SQ. FT.



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SANTA ROSA, CA



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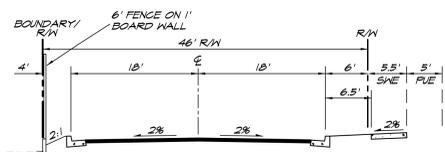
444 Spear Street, Suite 105  
San Francisco, CA 94105  
www.hunthalejones.com

t. 415-512-1300  
f. 415-288-0288

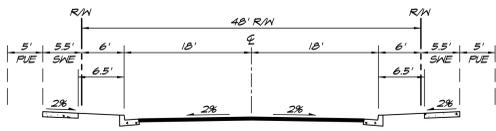
FLOOR PLANS - PLAN 5 - FRONT LOADED

5.2

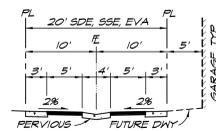
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REVISED: 02.10.2016  
DATE: 10.15.2015  
PROJECT: 317023



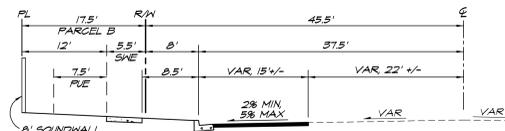
36' STREET SECTION AT SOUTHERN BOUNDARY BELLEVUE RANCH CIRCLE  
NTS



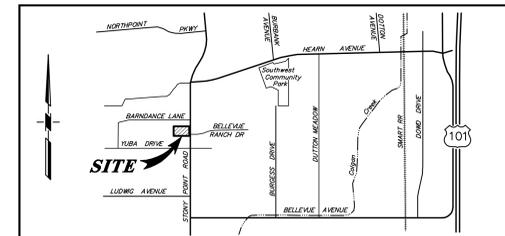
TYPICAL 36' STREET SECTION BELLEVUE RANCH CIRCLE  
NTS



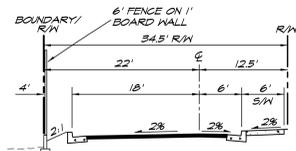
TYPICAL 20' ALLEY SECTION PARCEL C  
NTS



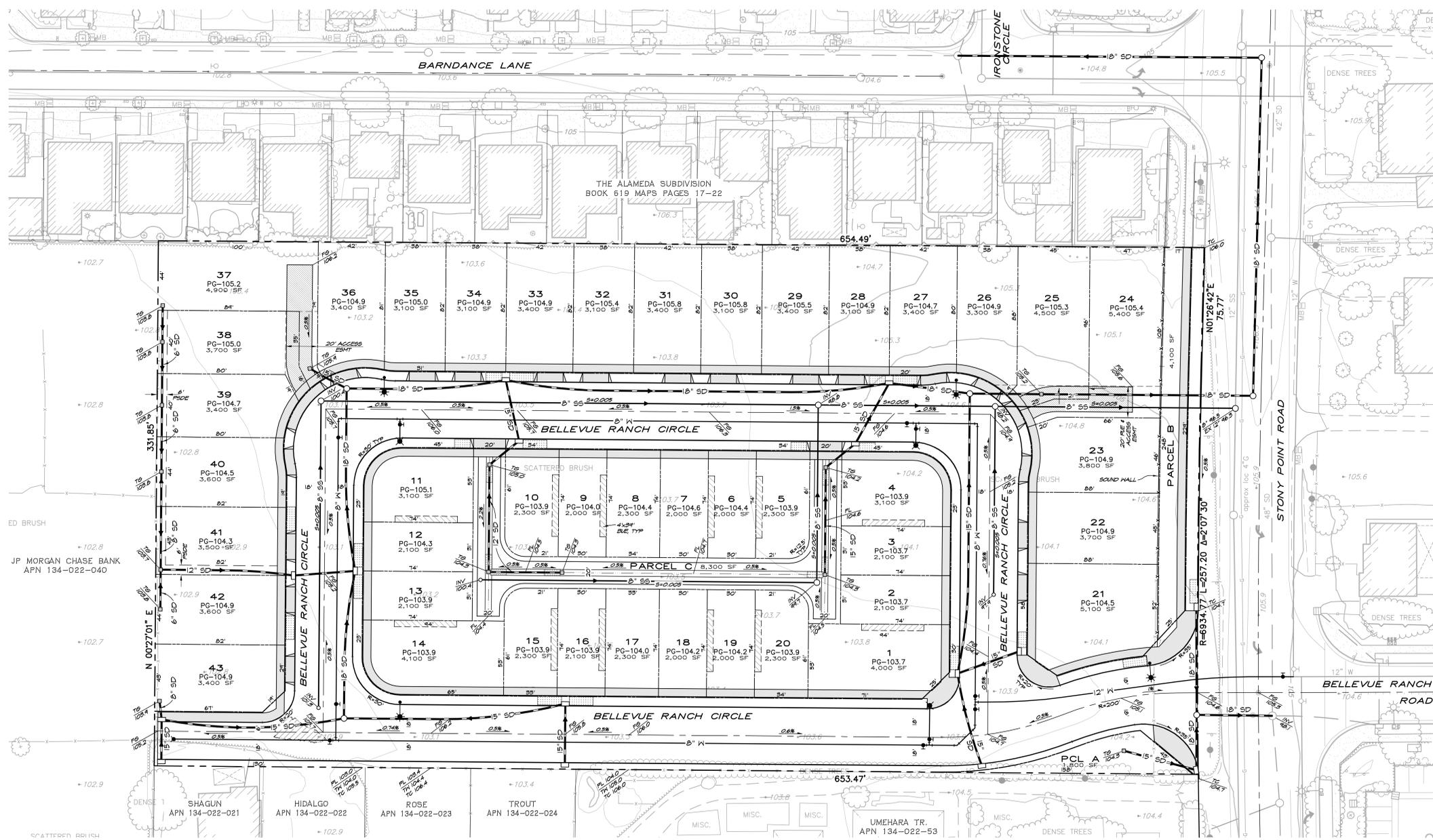
1/2 STREET SECTION STONY POINT ROAD  
NTS



VICINITY MAP  
NTS



24' STREET SECTION AT SOUTHERN BOUNDARY BELLEVUE RANCH CIRCLE  
NTS



**LEGEND**

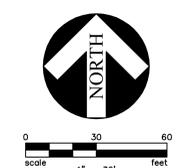
SUBDIVISION BOUNDARY	---
STREET GRADE	..... 0.50%
STREET LIGHT	☼
WATER (PVC), FIRE HYDRANT, BLOWOFF	— —
SEWER (PVC), MANHOLE, CLEAN OUT	— —
STORM DRAIN (RCP), CATCH BASIN, DROP INLET	— —
PUBLIC SIDEWALK	▬
EXISTING CONTOUR	~
PROPOSED CONTOUR	~
SUBMP BMP P2-02	▨
EXISTING SEPTIC AND LEACH LINES APPROXIMATE LOCATION	— —
EXISTING WELL APPROXIMATE LOCATION	⊙
DESIGNATED WETLANDS (NON-JURISDICTIONAL)	▨
PRIVATE STORM DRAIN EASEMENT	PSDE
PUBLIC UTILITY EASEMENT	PUE
NON-EXCLUSIVE BENEFIT USE EASEMENT (BUE)	▨

- NOTES**
- ALL STREETS ARE PUBLIC UNLESS OTHERWISE SHOWN.
  - ALL PAD ELEVATIONS ARE ABOVE 100-YEAR FLOOD ELEVATION.
  - ALL SEPTIC SYSTEMS AND WELLS WILL BE REMOVED IN ACCORDANCE WITH SONOMA COUNTY HEALTH DEPARTMENT REGULATIONS.
  - ENGINEER IS NOT AWARE OF ANY ADVERSE SOIL CONDITIONS THAT WOULD PRECLUDE THIS TYPE OF DEVELOPMENT.
  - ENGINEER IS NOT AWARE OF ANY HAZARDOUS MATERIALS ON SITE.
  - STORM DRAIN SIZES SHOWN ARE APPROXIMATE ONLY. EXACT SIZE WILL BE DETERMINED WITH IMPROVEMENT PLANS AND CALCULATIONS.
  - SEWER INVERT ELEVATIONS SHALL BE BASED UPON THE FINAL DESIGN OF INFRASTRUCTURE SEWER IMPROVEMENTS.
  - FINAL LOCATION OF BUE WILL BE DETERMINED AT THE TIME OF FINAL MAP.

**BENCH MARK**  
 CSR BM D301 - 70 FT SOUTH OF YUBA DRIVE, 3 INCH BRASS DISK MARKED 'CITY OF SANTA ROSA' IN MONUMENT WELL ON CENTERLINE OF STONY POINT ROAD (CITY COORDINATE MONUMENT 6-2001)  
 DATUM: CITY OF SANTA ROSA

**PROJECT DATA**

ADDRESS	2124 STONY POINT ROAD
ASSESSORS PARCEL NUMBER	134-022-049
TOTAL GROSS ACREAGE	4.98 ACRES
GENERAL PLAN LAND USE	MED-LOW DENSITY RESIDENTIAL
ZONING: EXISTING ZONING	R-3-1B
ZONING: PROPOSED ZONING	R-1-16
DENSITY	8.63 DU/AC
LOT SIZE: SMALLEST - 2,000 SF, LARGEST - 5,400 SF, AVERAGE - 3,100 SF	
WATER SUPPLY	CITY OF SANTA ROSA
SEWAGE DISPOSAL	CITY OF SANTA ROSA



TENTATIVE MAP  
**STONY VILLAGE NORTH**  
 SANTA ROSA, CALIFORNIA

43 LOTS + 3 PARCELS      4.98 ACRES      NOV. 2014, REV. OCT 2015  
 REV. FEB 2016

BEING A SUBDIVISION OF TRACT FOUR OF THE LANDS OF CITY VENTURES COMMUNITIES, LLC AS DESCRIBED BY DEED RECORDED UNDER DOCUMENT NO. 2013-105402, OF OFFICIAL RECORDS OF SONOMA COUNTY, STATE OF CALIFORNIA.

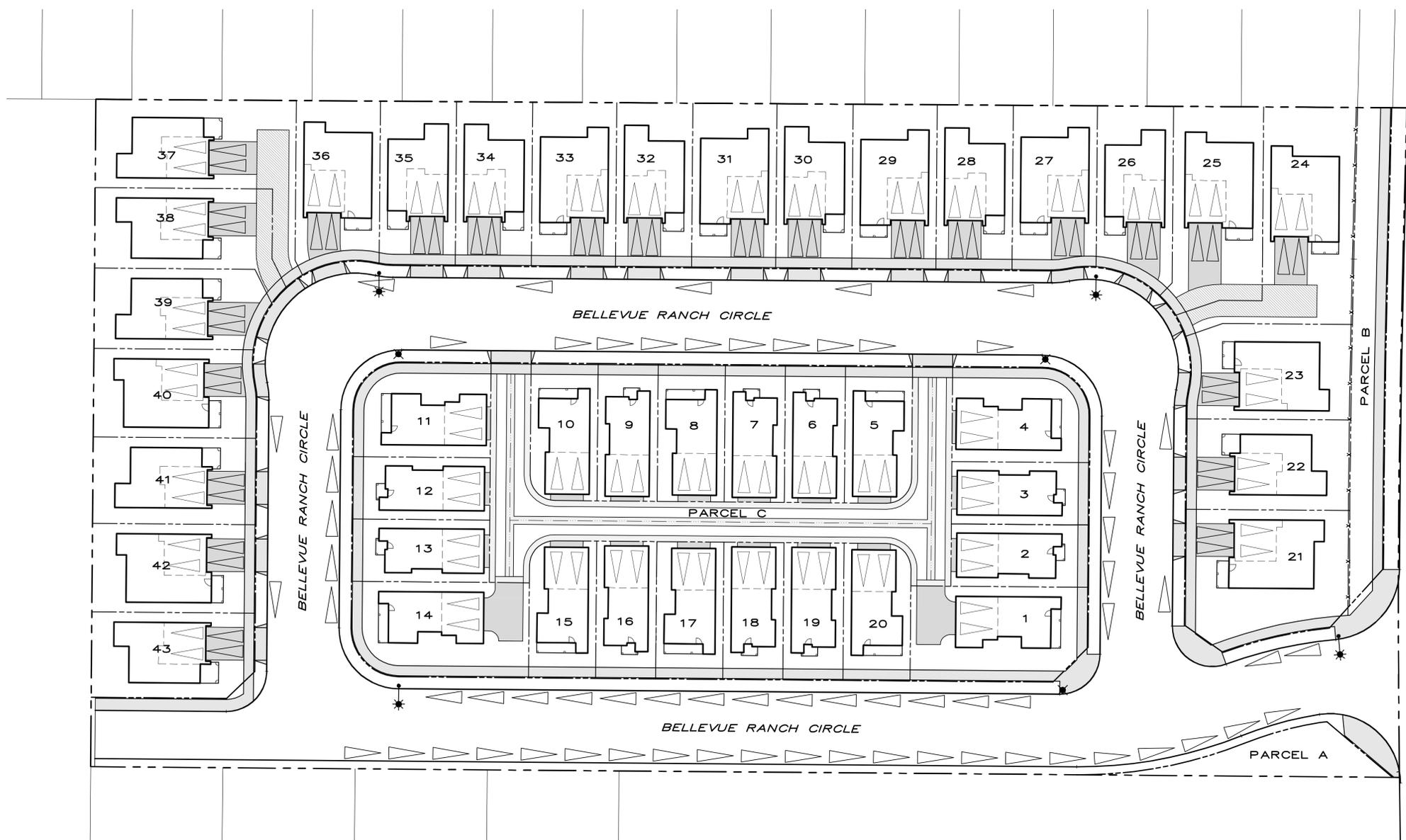
**OWNER / DEVELOPER**  
 CV SANTA ROSA INVESTMENTS, LLC  
 444 Gear Street, Suite 200  
 San Francisco, CA. 94105  
 (415) 730-6718

**ENGINEER & SURVEYOR**  
 CARLILE • MACY  
 15 Third Street  
 Santa Rosa, CA. 95401  
 (707) 542-6451

DAVID C. HANSON, PE 34761 DATE 2/10/16  
 BRUCE E. JARVIS, PLS 5143 DATE 2/10/16



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 15 THIRD STREET, SANTA ROSA, CA 95401  
 TEL (707) 542-6451 FAX (707) 542-5212



PREPARED BY:

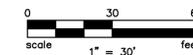


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**PARKING SUMMARY:**

ON STREET:	67
DRIVEWAY:	46
GARAGE:	86
<b>TOTAL:</b>	<b>199</b>



PARKING EXHIBIT  
**STONY NORTH**  
 SANTA ROSA, CALIFORNIA

FEBRUARY 10, 2016

PROJECT No. 201302B.00

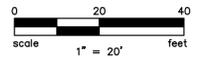
SHEET 1 OF 1

2/11/2016 4:56:13 PM Jennifer Robinson C:\2013\20130228\Drawings\CA\13028-ENH-STREET.dwg  
 User file: 13028-ENH-STREET.dwg; ACAD-STONY VILLAGE-DEVELOPMENT PLAN; 13028-ENH-STREET TREES ]



- LEGEND:**
- WATER METER & DOUBLE CHECK VALVE
  - MAILBOX
  - JOINT TRENCH VAULT, JUNCTION BOX
  - FIRE HYDRANT
  - STREET LIGHT
  - STREET TREES

**NOTE:**  
 THIS EXHIBIT INTENDED FOR CONCEPTUAL PLANNING PURPOSES.  
 FINAL DESIGN AND LOCATION OF ALL ITEMS SHOWN IS SUBJECT  
 TO REVIEW AND APPROVAL OF IMPROVEMENT PLANS.



ANCILLARY STREET FURNISHINGS EXHIBIT  
 CONCEPTUAL LOCATIONS FOR STREET TREES,  
 JOINT TRENCH VAULTS, MAILBOXES, WATER SERVICES,  
 FIRE HYDRANTS and STREET LIGHTS

# STONY NORTH

SANTA ROSA, CALIFORNIA

NOVEMBER 10, 2015

PROJECT NO. 2013028.00

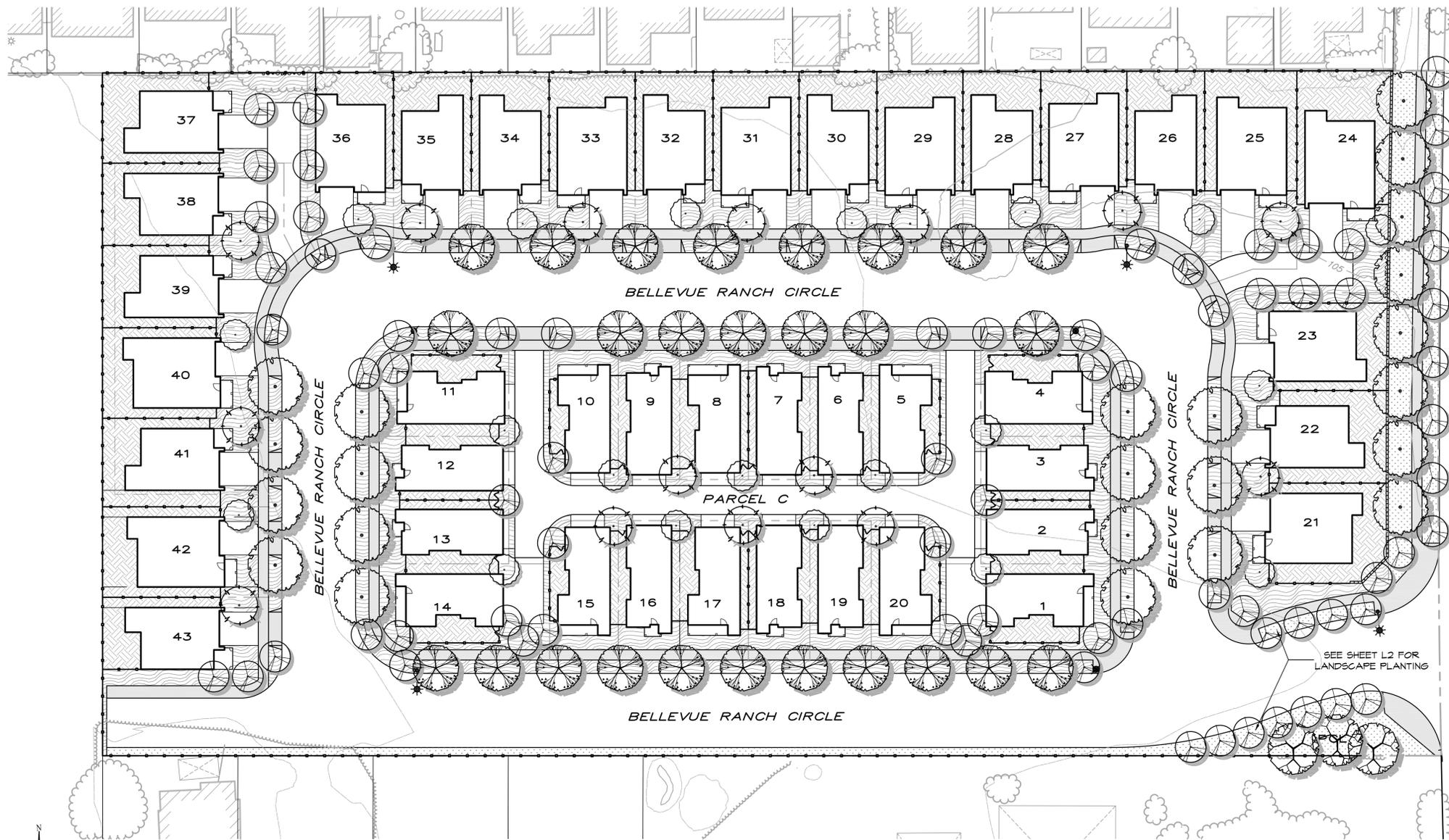
SHEET 1 OF 1



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**LEGEND**

TREES (SYMBOLS IN LEGEND SHOWN AT REDUCED SIZE):	WATER USE CLASS.
KEY: BOTANICAL NAME/COMMON NAME	
T1 CELTIS AUSTRALIS / EUROPEAN HACKBERRY	LOW
T2 QUERCUS AGRIFOLIA / LIVE OAK	LOW
T3 LAURUS NOBILIS 'SARATOGA' / LAUREL	LOW
T4 LAGERSTROEMIA 'TUSCARORA' / GRAPE MYRTLE	LOW
T5 PISTACIA CHINENSIS / CHINESE PISTACHE	LOW
T6 CERCIS RENIFORMIS / TEXAS REDBUD	LOW
V1 MACFADYENA UNGUIS-CATI / CAT'S CLAW	LOW
EXISTING TREES TO REMAIN	

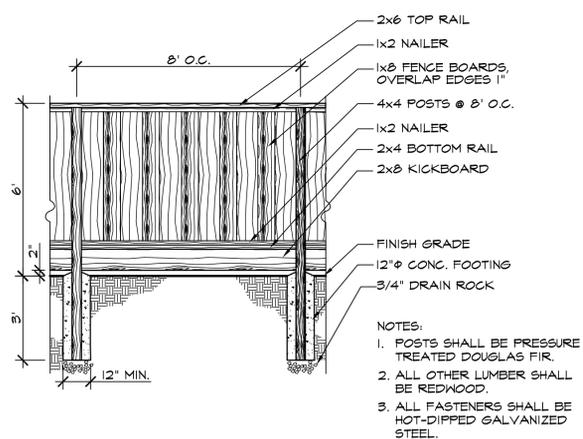
  

**LANDSCAPE AREAS**

KEY	DESCRIPTION
[Symbol]	DEVELOPER INSTALLED FRONT YARD LANDSCAPES, SEE SHEET L2 FOR TYPICAL FRONT YARD LANDSCAPES
[Symbol]	REAR YARD LANDSCAPES TO BE INSTALLED BY HOMEOWNERS
[Symbol]	COMMON OPEN SPACE AREAS (DEVELOPER INSTALLED)
[Symbol]	6' TALL SOLID WOOD PRIVACY FENCING (SEE DETAIL F1)
[Symbol]	6' TALL SOUND ATTENUATING FENCE (SEE DETAIL F2)

- GENERAL NOTES**
- LANDSCAPE PLANTINGS AND IRRIGATION WILL BE DESIGNED AND INSTALLED IN COMPLIANCE WITH SANTA ROSA'S ORDINANCE 3245, WATER EFFICIENT LANDSCAPE ORDINANCE (W.E.L.O.)
  - ALL TREES TO BE FROM 15 GALLON CONTAINERS, UNLESS OTHERWISE NOTED.
  - STREET TREES WILL BE PLANTED PER CITY OF SANTA ROSA STANDARDS FOR PARKWAY TREE PLANTINGS.
  - STREET TREES WILL BE IRRIGATED BY BUBBLERS INCLUDED WITH PRIVATE LOT, FRONT YARD LANDSCAPE IRRIGATION SYSTEMS.
  - ROOT BARRIERS WILL BE INSTALLED PER CITY STANDARD.
  - NURSERY TRAINING STAKES SHALL BE REMOVED FROM ALL TREES AT TIME OF PLANTING. TREES SHALL THEN BE STAKED AS SHOWN IN THE CITY STANDARD DETAIL. ANY TREE WHICH CAN NOT SUPPORT ITSELF WHEN STAKED IN THIS MANNER WILL BE REJECTED.
  - TREE LOCATIONS MAY BE ADJUSTED AS NEEDED TO ACCOMMODATE UTILITIES.

**PRELIMINARY LANDSCAPE MASTER PLAN**



**F1 SOLID WOOD PRIVACY FENCE**  
NOT TO SCALE



**F2 SOUND ATTENUATING FENCE**  
NOT TO SCALE

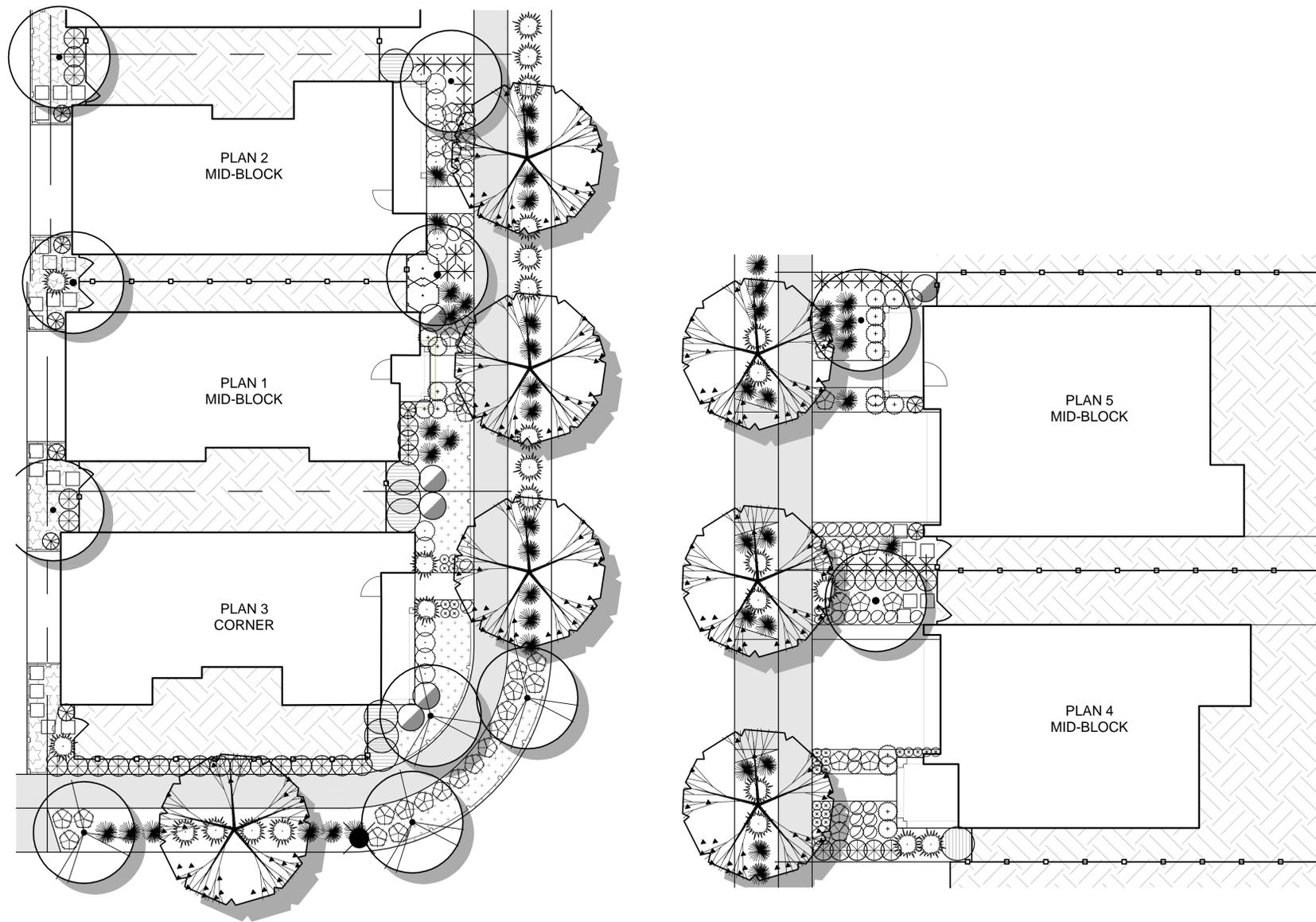
**L-1  
PRELIMINARY  
LANDSCAPE MASTER PLAN  
STONY VILLAGE NORTH**

SANTA ROSA, CALIFORNIA  
NOVEMBER 2014; REVISED OCTOBER 2015;  
REVISED FEBRUARY 2016; REVISED MARCH 2016

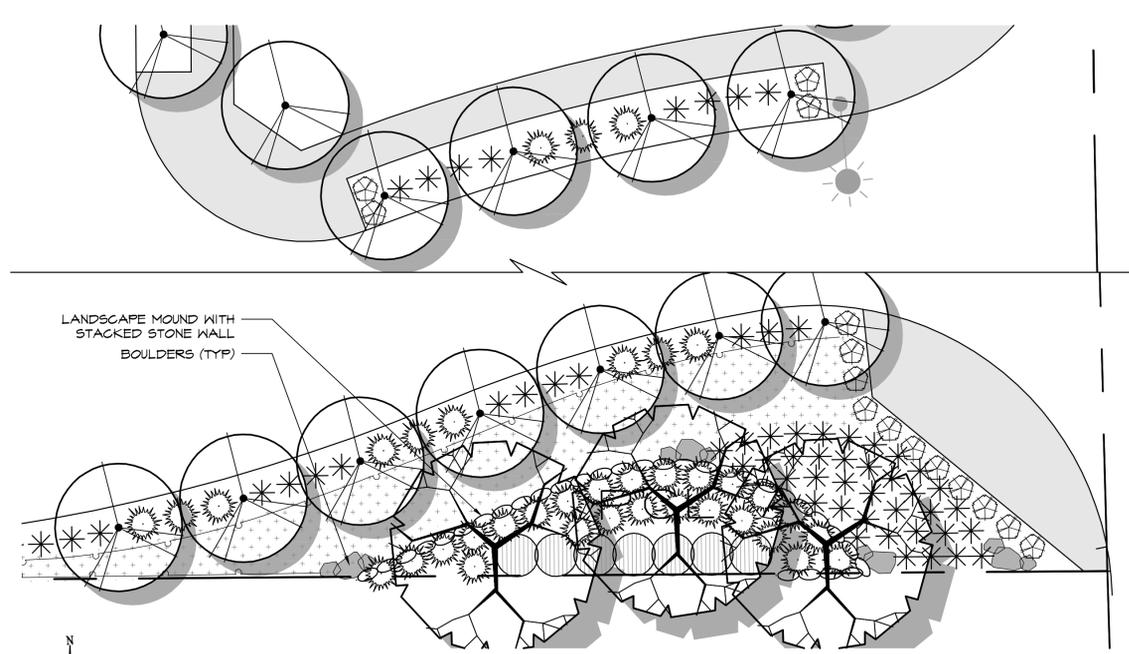


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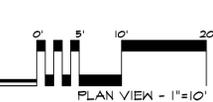
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- ### GENERAL NOTES
- STREET TREES LOCATIONS ARE SHOWN FOR REFERENCE. REFER TO SHEET LI FOR OVERALL STREET TREE MASTER PLAN. EXACT LOCATIONS ARE TO BE CONFIRMED BY THE CITY ARBORIST.
  - STREET TREES SHALL BE INSTALLED WITH ROOT BARRIERS, PER CITY OF SANTA ROSA STD. DETAIL.
  - THIS PLAN SUGGESTS APPROXIMATE QUANTITIES OF SHRUBS, PERENNIALS AND TURF GRASS TO BE PROVIDED FOR LOTS OF VARIOUS SIZES. THE OWNER'S REPRESENTATIVE MAY ADJUST QUANTITIES AND ARRANGEMENTS.
  - WHEN TWO SPECIES ARE LISTED FOR A SYMBOL, THE FIRST SPECIES LISTED SHALL BE USED IN SUNNY, SOUTH AND WEST EXPOSURES, AND THE SECOND SPECIES TO BE USED IN SHADY, NORTH AND EAST, EXPOSURES.
  - PLANTING ARRANGEMENTS SHOWN REPRESENT TYPICAL SPACINGS FOR SELECTED SPECIES, AND SITUATIONS IN WHICH EACH CAN BE USED.
  - TREE HYDROZONE AREAS ARE BASED ON AVERAGE MATURE SIZE FOR THE SPECIES IN SONOMA COUNTY.
  - THE OWNER'S REPRESENTATIVE MAY MAKE SUBSTITUTIONS FOR THE SPECIFIED PLANT MATERIALS AS NEEDED, PROVIDED THAT THE SUBSTITUTIONS FALL WITHIN THE SAME WATER USE CATEGORY IN THE CURRENT EDITION OF THE W.U.C.O.L.S. DOCUMENT. PROPOSED SUBSTITUTIONS SHALL BE REFERRED TO LANDSCAPE ARCHITECT FOR VERIFICATION OF DESIGN INTENT AND WATER USE CLASSIFICATION.
  - NURSERY TRAINING STAKES SHALL BE REMOVED FROM ALL TREES AT TIME OF PLANTING. TREES THAT CAN NOT SUPPORT THEMSELVES WHEN STAKED PER DETAIL SHALL BE REJECTED.
  - 21 GRAM FERTILIZER TABLETS (20-10-5) SHALL BE ADDED TO ALL PLANTINGS AT THE FOLLOWING RATES:  
 15 GALLON PLANTS.....6 TABLETS  
 5 GALLON PLANTS.....4 TABLETS  
 1 GALLON PLANTS.....2 TABLETS
  - TREES WHICH HAVE BEEN "TOPPED" OR CUT ALONG THE LEAD TRUNK WILL BE REJECTED.
  - FENCE LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UTILITIES AND ARCHITECTURAL DETAILS.



### TYPICAL FRONT YARD LANDSCAPES



#### PLANT LEGEND

TREES: (SYMBOLS SHOWN HALF SIZE)	SIZE	WATER USE CLASSIFICATION	HYDROZONE SQ. FT. PER TREE*
T1 STREET TREES - SEE STREET TREE M.P. - SHEET LI	15 GAL.	LOW	122
T2 FRONT YARD TREES - SEE STREET TREE M.P. - SHEET LI	15 GAL.	LOW	368
T3 LAGERSTROEMIA 'TUSCARORA' / GRAPE MYRTLE	15 GAL.	LOW	236
T4 QUERCUS AGRIFOLIA / COAST LIVE OAK	15 GAL.	LOW	436

SHRUBS, PERENNIALS, AND VINES	SIZE	WATER USE CLASSIFICATION	HYDROZONE SQ. FT. PER TREE*
⊙ COREOPSIS AURICULATA 'NANA' / DWARF COREOPSIS	4" POTS	LOW	
⊙ TULBAGHIA VIOLACEA / SOCIETY GARLIC			
⊙ ACHILLEA TOMENTOSA 'MOONSHINE' / MOONSHINE YARROW	1 GAL.	LOW	
⊙ TEUCRIUM CHAMAEDRY'S 'NANUM' / GERMANDER			
⊙ EUONYMUS 'J. 'SILVER PRINCESS' / VARIEGATED EUONYMUS	5 GAL.	LOW	
⊙ MYRTUS COMMUNIS COMPACTA / TRUE MYRTLE			
⊙ ILEX VOMITORIA 'NANA' / DWARF YAUPON	5 GAL.	LOW	
⊙ SOLLYA HETEROPHYLLA / AUSTRALIAN BLUEBELL			
⊙ LAVANDULA ANGUSTIFOLIA 'MUNSTEAD' / LAVENDER	1 GAL.	LOW	
⊙ ERIGERON K. 'MOERHEIMII' / BLUE SANTA BARBARA DAISY			
⊙ RHAPHIOLEPIS OVATA 'MINOR' / INDIAN HAWTHORN	5 GAL.	LOW	
⊙ WESTRINGIA F. 'MORNING LIGHT' / VAR. COAST ROSEMARY			

#### SHRUBS, PERENNIALS, AND VINES CONTINUED

⊙ PHORMIUM T. 'FIREBIRD' / RED STRIPED DWARF FLAX	5 GAL.	LOW
⊙ DIETES BICOLOR 'LEMON DROP' / FORTNIGHT LILY		
⊙ ALYOGYNE HUEGLII / BLUE HIBISCUS	5 GAL.	LOW
⊙ NANDINA D. 'MOYER'S RED' / HEAVENLY BAMBOO		
⊙ CEANOTHUS THYRSIFLORUS 'SKYLARK' / BLUE MOUNTAIN LILAC	5 GAL.	LOW
⊙ ARBUTUS UNEDO 'OKTOBERFEST' / DWARF STRAWBERRY TREE		
⊙ RHAMNUS ALATERNUS 'VARIEGATA' / VARIEGATED BUCKTHORN	5 GAL.	LOW
⊙ XYLOSMA C. 'COMPACTA' / COMPACT XYLOSMA		
⊙ HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	1 GAL.	LOW
⊙ PENSTEMON 'MARGARITA B.O.P.' / MARGARITA B.O.P.		
⊙ JUNIPERUS C. 'SPARTAN' / SPARTAN JUNIPER	5 GAL.	LOW
⊙ JUNIPERUS VIRGINIANA 'BLUE ARROW' / BLUE ARROW JUNIPER		
⊙ SALVIA GREGGII 'DEEP RED' / AUTUMN SAGE	1 GAL.	LOW
⊙ PELARGONIUM X HORTORUM / GARDEN GERANIUM		

#### GROUNDCOVERS

⊙ ROSMARINUS O. 'PROSTRATUS' / CREEPING ROSEMARY	1 GAL @ 2'-6" O.C.	LOW
⊙ ARCTOSTAPHYLOS U. 'PT REYES' / MANZANITA	1 GAL @ 2'-6" O.C.	LOW
⊙ MYOPORUM PARVIFOLIUM / CREEPING MYOPORUM		

# L-2 PRELIMINARY LANDSCAPE PLAN

## TYPICAL FRONT YARD LANDSCAPES

# STONY VILLAGE NORTH

SANTA ROSA, CALIFORNIA

NOVEMBER 2014; REVISED OCTOBER 2015; REVISED FEBRUARY 2016



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 15 THIRD STREET, SANTA ROSA, CA 95401  
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2/16/2016 14:11:14 PM Brian Mendonca C:\Users\Bmendonca\My Documents\Projects\2015\2015 Stony Village\2015 Stony Village - Development Plan - 13028-RUP-1; 13028-TM-1; 13028-TM-1C