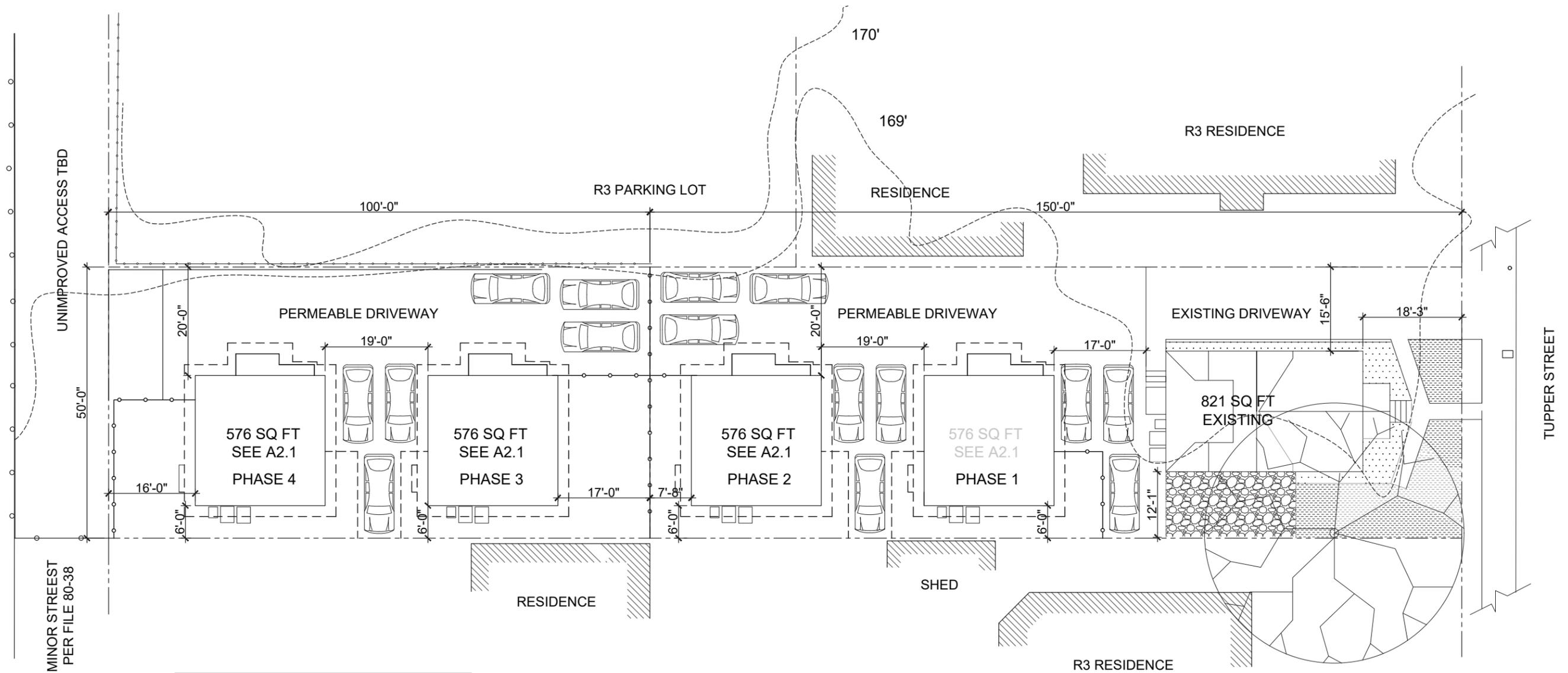
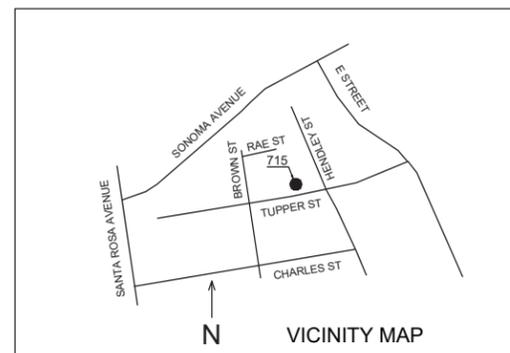


SITE PLAN



MINOR STREET
PER FILE 80-38

UNIMPROVED ACCESS TBD



A.P. # 009-201-009 & 009-201-004
 ADDRESS 715 TUPPER STREET & 25 RAE STREET
 SANTA ROSA, CA 95404
 LAND USE ZONE: R3-18
 MEDIUM DENSITY MULTI FAMILY RESIDENTIAL
 MID POINT OF DENSITY = 3 UNITS TUPPER & 2 UNITS RAE
 < 1/4 MILE TO TRANSIT MALL

PARKING: 5 ON TUPPER & 4 ON RAE ONSITE SPACES REQUIRED,
 9 SPACES ON TUPPER & 6 ON RAE ONSITE PROVIDED.

← NORTH
 1" = 20'

- FEATURES:
- AFFORDABLE BY DESIGN
 - UNIVERSAL / ADAPTIVE ACCESSIBILITY
 - NET ENERGY ZERO
 - LOW CARBON FOOTPRINT
 - WALKABLE INFILL
 - TRANSIT ORIENTED
 - 1 BEDROOM RENTALS

EXISTING AND PROPOSED ELEVATIONS



NORTH



EAST



SOUTH



WEST



EAST ELEVATION

1/8" = 1'-0"



SOUTH ELEVATION

1/8" = 1'-0"



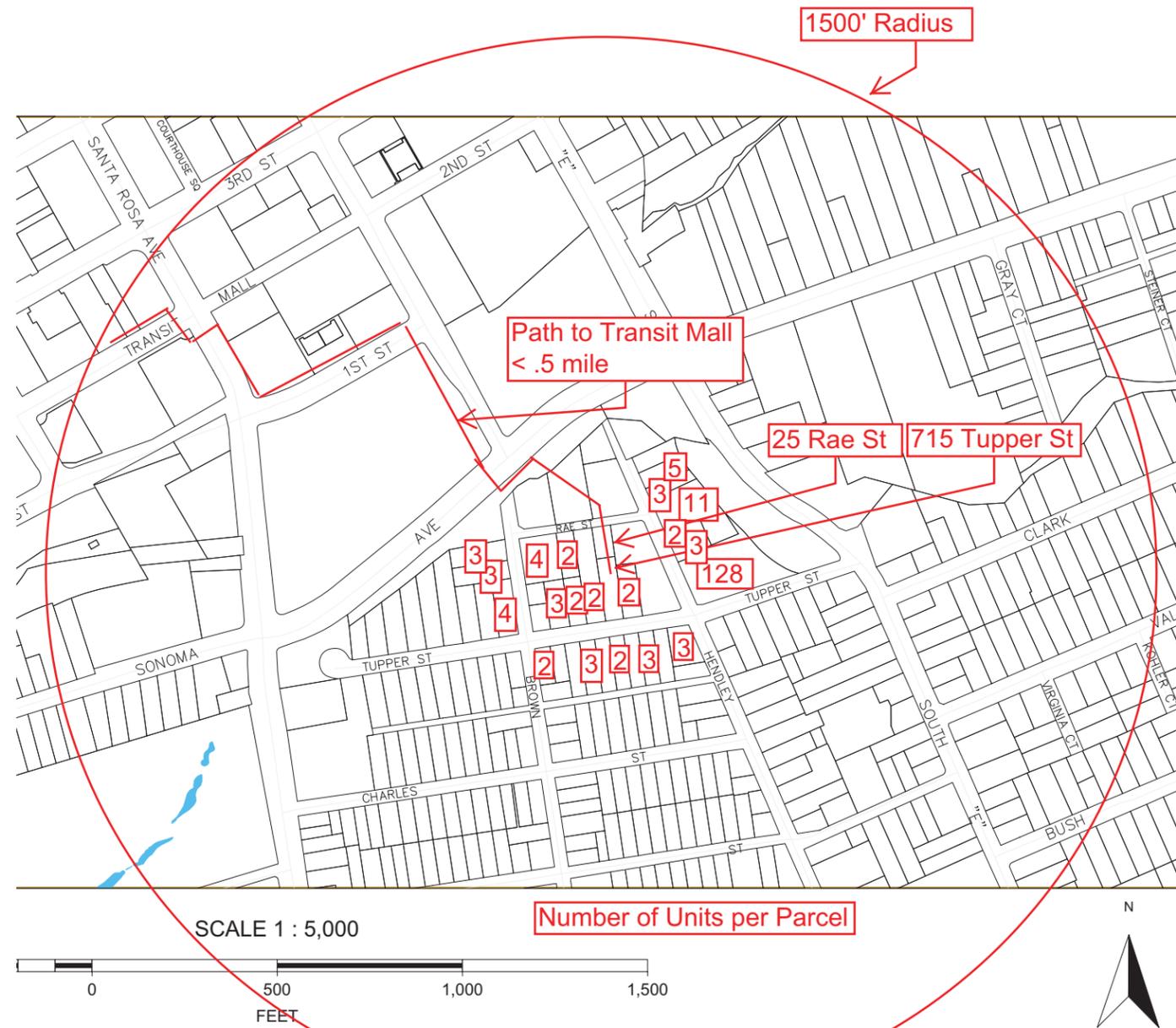
WEST ELEVATION



NORTH ELEVATION

NEIGHBORHOOD CONTEXT MAP

Neighborhood Density ratios



address	lot size	Sq. Ft.	units	density	height	side setback	rear setback	Year Built
736 a, b & c	7,350	2,184	3	17.78	16	2	1	...
734 Tupper St	5,662	1,413	1	7.69	14	2	4	1918
730 Tupper St	5,662	2,383	3	23.08	22	3	4	...
726 Tupper St	5,662	1,036	1	7.69	14	2	4	1918
722 Tupper St	5,662	1,796	1	7.69	28	0	60	1915
716 Tupper St	5,662	1,018	1	7.69	14	1.5	0	1927
712 Tupper St	5,662	750	3	23.08	14	4	6	1973
710 Tupper St	5,662	958	1	7.69	24	5	12	1915
704 Tupper St	3,920	1,955	1	11.11	18	15	12	...
210 Brown St	3,484	1,390	1	12.50	18	0	1	1936
700 Tupper St	3,920	1,400	2	22.22	18	2	20	1920
719 Tupper	6,098	1,546	2	14.29	26	2	2	1910
713 Tupper St	12,196	1,619	2	7.14	28	1	40	1904
711 Tupper St	6,098	1,471	2	14.29	18	8	10	1905
705 Tupper St	6,098	1,602	2	14.29	18	2	0	1920
703 Tupper St	3,049	835	1	14.29	16	0	0	...
663 Tupper St	7,405	1,278	4	23.53	25	1	1	...
126 Brown St	2,613	1,051	1	16.67	14	3	1	1946
115 Brown St	7,405	1,704	3	17.65	28	2	5	1928
111 Brown St	7,405	1,700	3	17.65	28	4	5	1971
90 Brown St	8,712	1,144	1	5.00	16	15	30	1954
112 Brown St	18,294	3,000	4	9.52	30	4	20	...
710 Rae St	6,098	2,240	2	14.29	28	4	20	1982
75 Hendley St	6,969	880	1	6.25	18	0	0	1948
88 Hendley	4,791	1,118	1	9.09	16	0	10	1941
92 Hendley	8,276	2,550	5	26.32	30	2	5	1965
98 Hendley	5,227	1,605	3	25.00	16	2	0	...
140 Hendley St	20,000	7,200	11	23.96	16	3	0	...
148 Hendley	4,791	998	2	18.18	14	4	5	1950
150 Hendley	5,227	937	3	25.00	16	1.5	10	1940
801 Tupper St	40,000	60,000	128	139.39	182	1	5	...
804 Tupper St	3,920	1,066	1	11.11	14	0	0	1938
715 Tupper St	7,500	821	1	5.81	24	3	10	1906
25 Rae St	5,000	0	0	0.00	24	3	10	...
Average	7,691	560	5.91	18.39	24.88	2.00	9.21	1935

Proposed	lot size	Sq. Ft.	units	density	height	side setback	rear setback	Year Built
715 Tupper St	7,500	1973	3	17.42	26	6	7.75	1906
25 Rae St	5,000	1152	2	17.42	26	6	17	2018

VICINITY MAP

PROJECT SITE

PROJECT SITE



713 TUPPER ST



716 TUPPER ST



715 & 717 TUPPER ST

WINDWOOD DESIGNS
D J CARPENTER PMP LEED AP
DJ@DJCARPENTER.COM

URBAN COTTAGES
715 TUPPER ST & 25 RAE ST

CONCEPT LANDMARK ALTERATION
LMA 15-13 6/7/2017

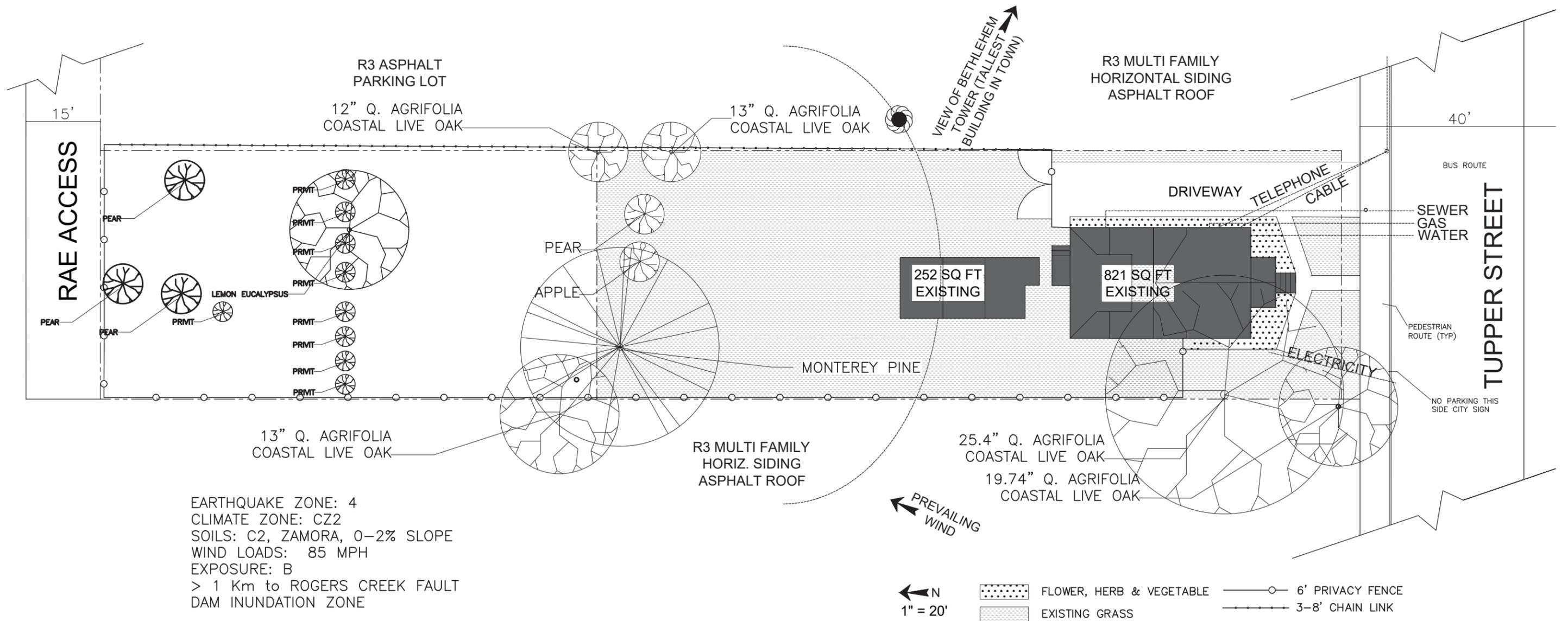
SITE ANALYSIS MAP

ZONED PD 0225-H / R-3-PD
 MEDIUM DENSITY MULTIFAMILY
 LMA15-13
 R-3-18 LIMITS:
 FRONT: 10' (ONE STORY 4')
 SIDE: 0'
 REAR: 0'
 LOT COVERAGE: 60%
 HEIGHT LIMIT: 45'
 FENCES: 3' @ FRONT 6' ELSEWHERE

UTILITIES:
 AVAILABLE FIRE FLOW:
 4232 GAL/MIN @ 20 PSI
 @ HENDLEY & RAE
 SEWER: 8" SEWER ON TUPPER
 W/ 165.6' RIM & 159.63' IG
 8" ON HENDLEY W/ 166.9 RIM & 160.88 IG
 WATER: 8" ALONG TUPPER & HENDLEY
 ELECTRICITY: OVERHEAD LINES
 GAS: UNDERGROUND
 TELEPHONE: OVERHEAD
 CABLE: OVERHEAD

GEOLOGY:
 SOILS: 0-4' CL
 4-5' SC
 +5' GC
 ACOUSTICS:
 60 db AMBIENT
 FROM HWY 101

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 MID POINT OF DENSITY = 3 UNITS TUPPER & 2 UNITS RAE
 < 1/4 MILE TO TRANSIT MALL
 PARKING: 5 ON TUPPER & 4 ON RAE ONSITE SPACES REQUIRED,
 INFILL
 WALKABLE WITH 10+ SERVICES NEARBY
 TRANSIT ORIENTED - WITHIN 1/4 MILE OF TRANSIT CENTER



EARTHQUAKE ZONE: 4
 CLIMATE ZONE: CZ2
 SOILS: C2, ZAMORA, 0-2% SLOPE
 WIND LOADS: 85 MPH
 EXPOSURE: B
 > 1 Km to ROGERS CREEK FAULT
 DAM INUNDATION ZONE

WINDWOOD DESIGNS
 D J CARPENTER PMP LEED AP
 DJ@DJCARPENTER.COM

URBAN COTTAGES
 715 TUPPER ST & 25 RAE ST

CONCEPT LANDMARK ALTERATION
 LMA 15-13 6/7/2017