

NOT FOR CONSTRUCTION  
LMA 15-13

# URBAN COTTAGES

LOCAL JURISDICTION: CITY OF SANTA ROSA  
 BUILDING CODES: 2016 CALIFORNIA RESIDENTIAL BUILDING CODE (TITLE 24)  
 2016 CBC, CMC, CPC & CEC  
 A.P. # 009-201-009 & 003-201-004  
 ADDRESS 715 TUPPER STREET & 25 RAE STREET  
 SANTA ROSA, CA 95404  
 LAND USE ZONE: R3-18  
 GROUND SNOW LOAD: ZERO THEREFORE CHAPTER 5, 6 & 8  
 WIND SPEED: 85 MPH  
 EXPOSURE: B  
 SEISMIC DESIGN CATEGORY: 4, D2 (.83g<Sps<1.25g)  
 CONCRETE WEATHERING: NEGLIGIBLE  
 FROST LINE: 0  
 TERMITE: VERY HEAVY  
 WINTER DESIGN TEMPERATURE: 40 PER US CLIMATE DATA  
 ICE BARRIER UNDERLAY REQ.: NO  
 FLOOD HAZARDS: NONE PER FEMA, DAM INUNDATION ZONE (ALL OF DOWNTOWN)  
 AIR FREEZING INDEX: 0, 1 EVERY 100 YEARS PER NOA STATION N3827 W12242  
 MEAN ANNUAL TEMPERATURE: 59 PER US CLIMATE DATA  
 CLIMATE ZONE: 2 (NO AIR BARRIER REQUIRED)  
 SOILS: ZAMORA (POOR)  
 SNOW LOADS: N/A  
 OTHER REGULATIONS: BURBANK HERITAGE DISTRICT  
 ZONING REGULATIONS:  
 YARD SETBACK REQUIREMENTS:  
 FRONT: 10' / 5' STAIRWAYS & OVERHANGS  
 REAR: 0'  
 SIDE: 0'  
 MAXIMUM ALLOWABLE BUILDING HEIGHT: 45 ft.

DRAWING INDEX:

CULTURAL HERITAGE BOARD:

- G0.0 COVER SHEET
- G1.1 EXISTING AND PROPOSED SITE PLAN
- G2.1 EXISTING AND PROPOSED ELEVATIONS
- G3.1 NEIGHBORHOOD CONTEXT
- G4.1 VICINITY MAP
- G5.1 SITE ANALYSIS

PLANNING DEPARTMENT:

- SURVEY RECORD DRAWING
- C0.1 PRELIMINARY OFFSITE IMPROVEMENTS
- C1.1 PRELIMINARY GRADING PLAN
- C2.1 PRELIMINARY UTILITY PLAN
- L1.1 LANDSCAPE PLAN
- A1.2 FLOOR PLANS
- A3.1 BUILDING SECTIONS

SCOPE:

TUPPER ST PARCEL: 1152 SQ FT DUPLEX WITH CARPORT  
 CONVERSION OF A 252 SQ FT STUDIO.  
 39 SQ FT SHED ADDITION TO REAR OF  
 EXISTING NON CONFORMING SINGLE  
 FAMILY RESIDENCE.  
 RAE ST PARCEL: 1152 SQ FT DUPLEX WITH CARPORT.



URBAN COTTAGES  
 715 TUPPER ST. & 25 RAE ST  
 SANTA ROSA, CA

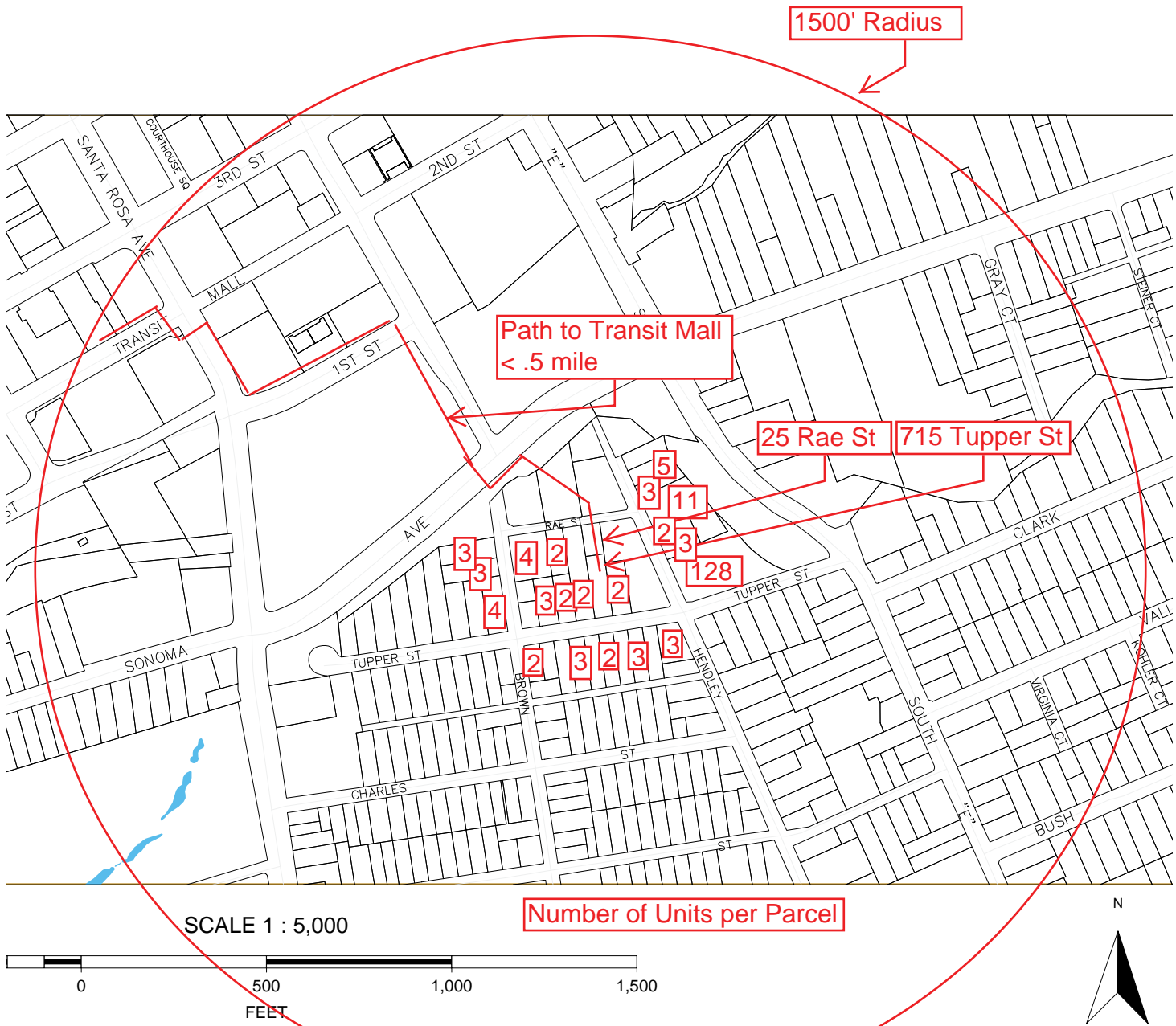
4/22/19  
SCALE~ N.T.S.

COVER SHEET

SHEET NUMBER  
**G0.0**

# 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	...

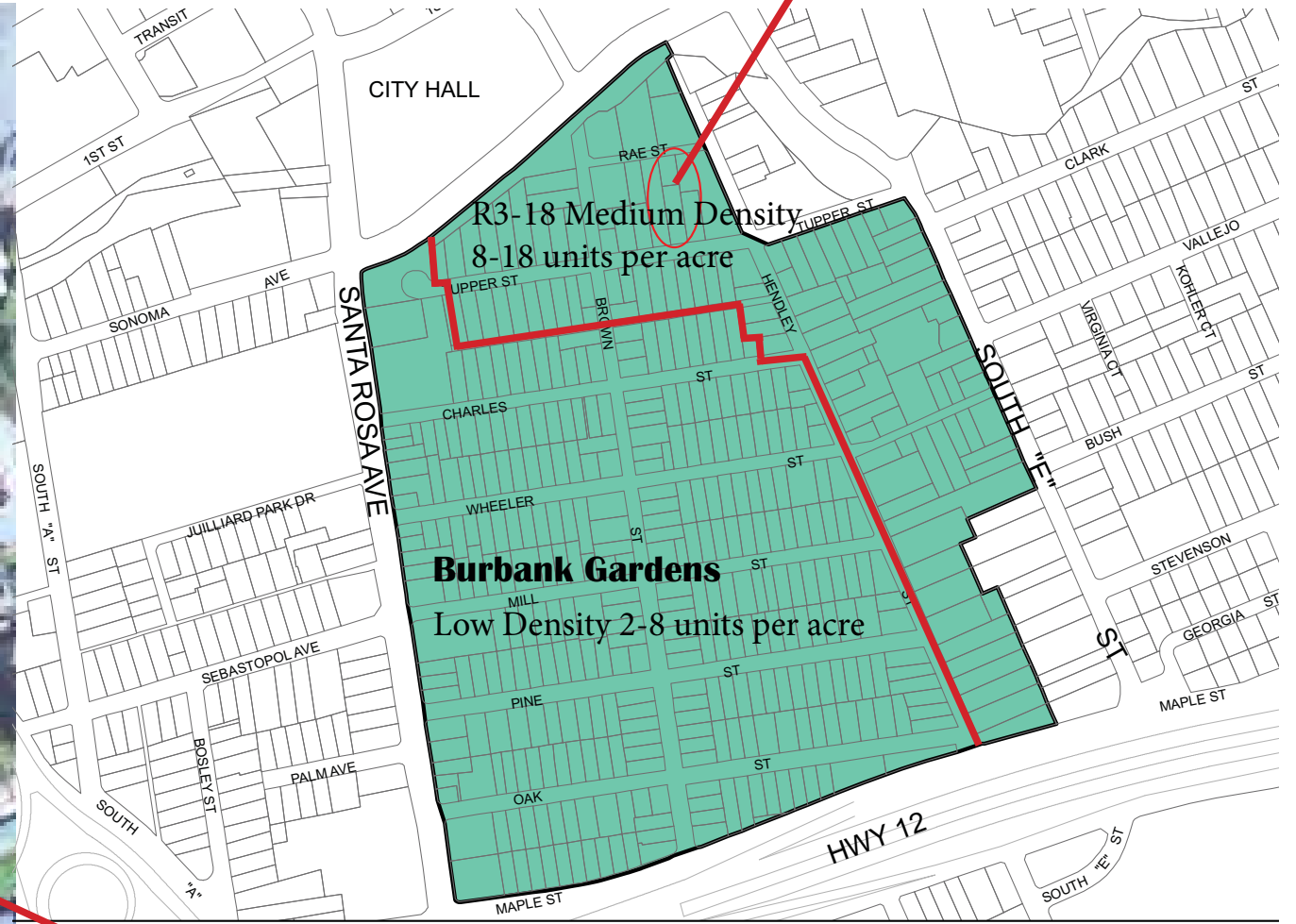
Average 7,691 3,313 5.91 18.39 24.88 2.00 9.21 1935

Proposed  
 715 Tupper St 7,500 1973 3 17.42 25 5 10'-2 1/2"  
 25 Rae St 5,000 1152 2 17.42 25 5 12'-6"

# VICINITY MAP

PROJECT SITE

PROJECT SITE



713 TUPPER ST  
NEXT DOOR



716 TUPPER ST  
ACROSS THE STREET



715 & 717 TUPPER ST  
NEXT DOOR

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

**URBAN COTTAGES**  
715 TUPPER ST & 25 RAE ST

LANDMARK ALTERATION  
LMA 15-13 04/22/2019

**G4.1**

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  
WATER: 8" ALONG TUPPER & HENDLEY  
ELECTRICITY: OVERHEAD LINES  
GAS: UNDERGROUND  
TELEPHONE: OVERHEAD  
CABLE: OVERHEAD

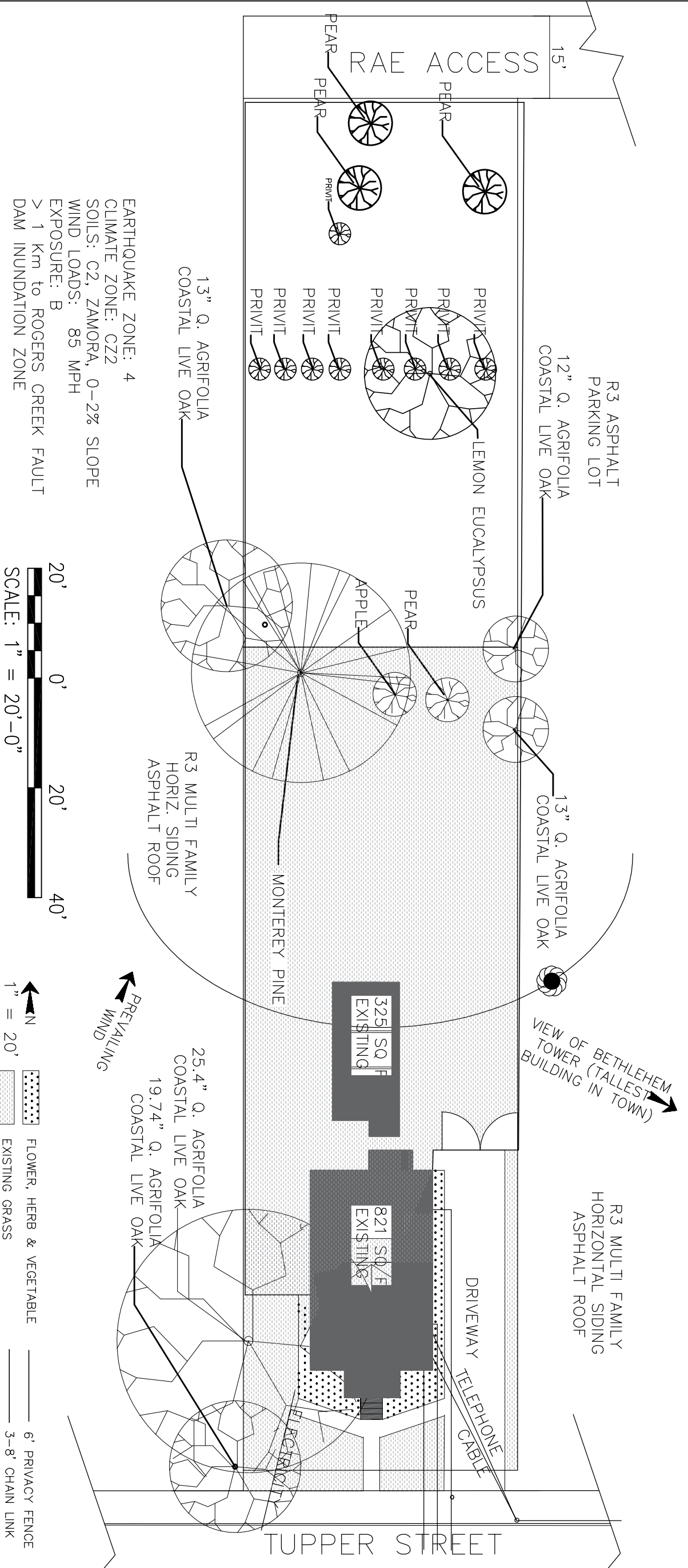
GEOLOGY:  
SOILS: 0-4' CL  
4-5' SC  
+5' GC

A.P.# 009-201-009 & 009-201-004  
ADDRESS: 715 TUPPER STREET & 25 RAE STREET  
SANTA ROSA, CA 95404

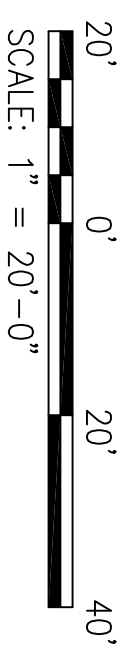
LAND USE ZONE: R3-18  
MEDIUM DENSITY MULTI FAMILY RESIDENTIAL  
MID POINT OF DENSITY = 3 UNITS TUPPER & 2 UNITS RAE  
< 1/4 MILE TO TRANSIT MALL  
PARKING: 3 ON TUPPER & 3 ON RAE ONSITE SPACES REQUIRED

INFILL  
WALKABLE WITH 10+ SERVICES NEARBY  
TRANSIT ORIENTED - WITHIN 1/4 MILE OF TRANSIT CENTER

ACOUSTICS:  
66 dBA AMBIENT  
FROM HWY 101



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



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715 TUPPER ST. & 25 RAE ST  
SANTA ROSA, CA

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

SITE  
ANALYSIS  
MAP

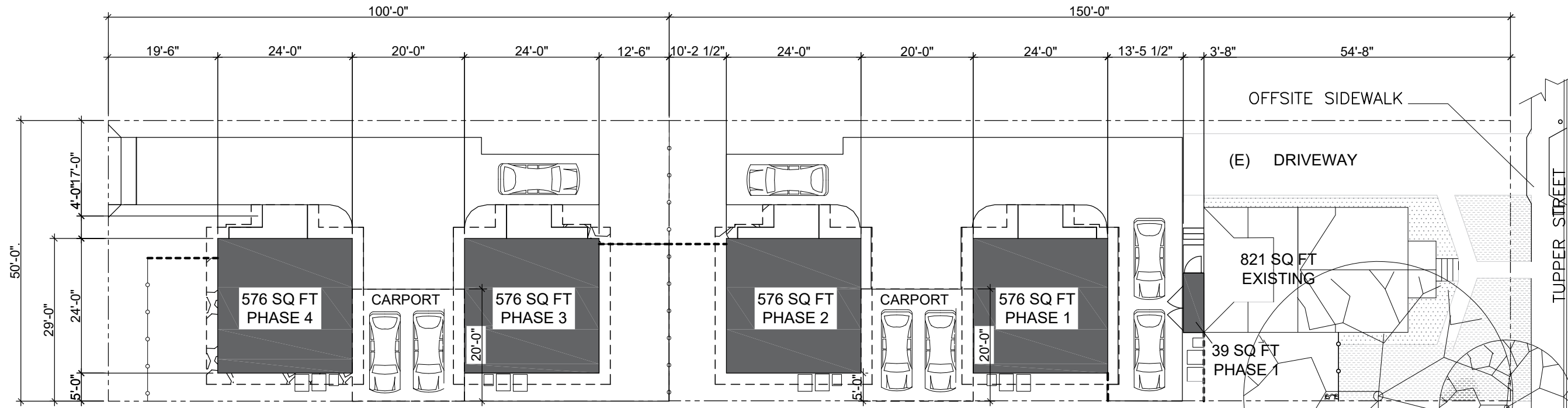
SHEET NUMBER

G5.1

APN 003-201-004  
5000 SQ. FT. DRAIN TO RAE ST

APN 009-201-009  
4615 SQ. FT. DRAIN TO TUPPER ST

2885 SQ. FT. EXISTING TO REMAIN



PER SANTA ROSA CITY CODE 20-36.070,B,2 <4 UNIT EXCEPTION

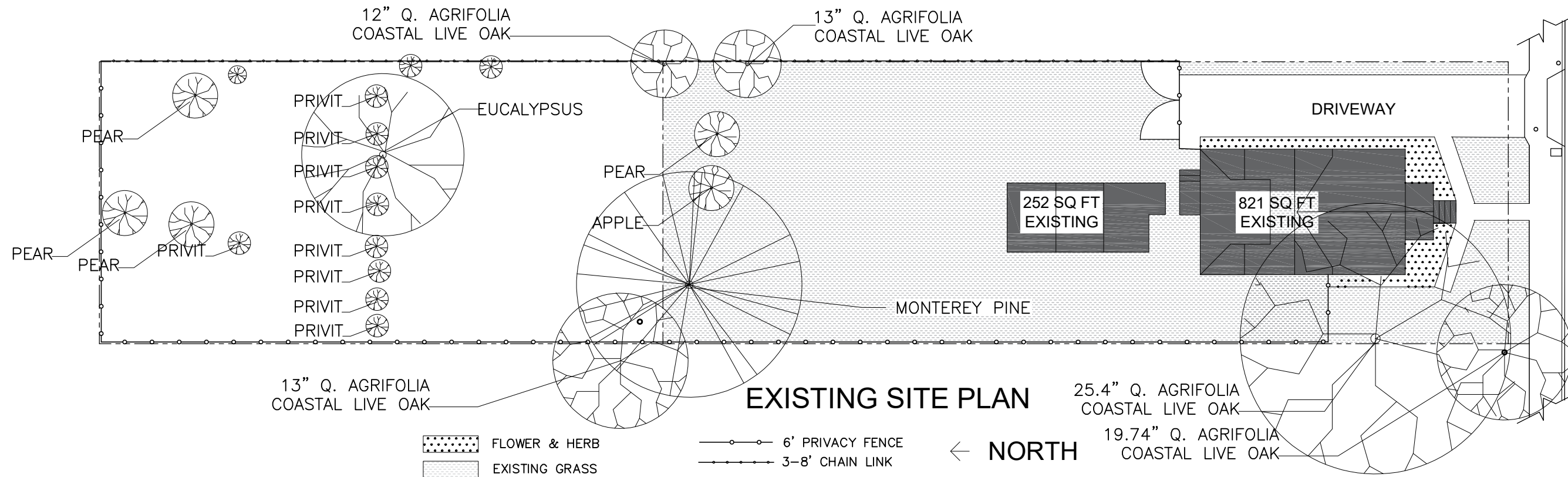


SCALE: 1" = 20'-0"

### SITE PLAN

SCALE 1" = 20'-0"

- 6' PRIVACY FENCE
- - - - 3' PICKET FENCE



### EXISTING SITE PLAN

- ..... FLOWER & HERB
- ..... EXISTING GRASS

- 6' PRIVACY FENCE
- - - - 3-8' CHAIN LINK

← NORTH

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715 TUPPER ST. & 25 RAE ST  
SANTA ROSA, CA

4/22/19

SCALE ~ 1" = 20'-0"

EXISTING &  
PROPOSED  
SITE PLAN

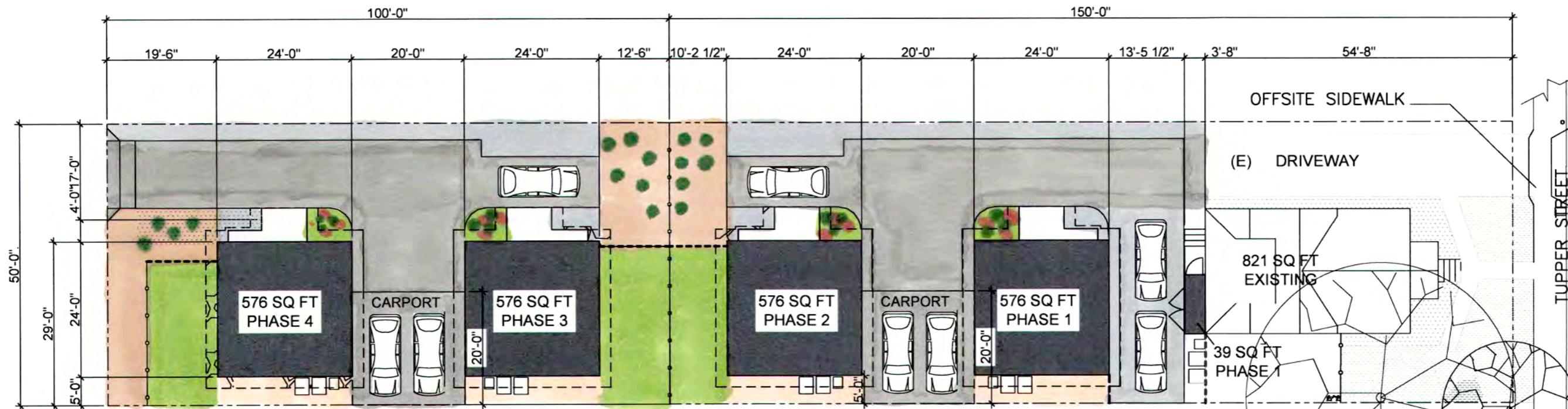
SHEET NUMBER

**G1.1**

APN 003-201-004  
5000 SQ. FT. DRAIN TO RAE ST

APN 009-201-009  
4615 SQ. FT. DRAIN TO TUPPER ST

2885 SQ. FT. EXISTING TO REMAIN



PER SANTA ROSA CITY CODE 20-36.070,B,2 <4 UNIT EXCEPTION

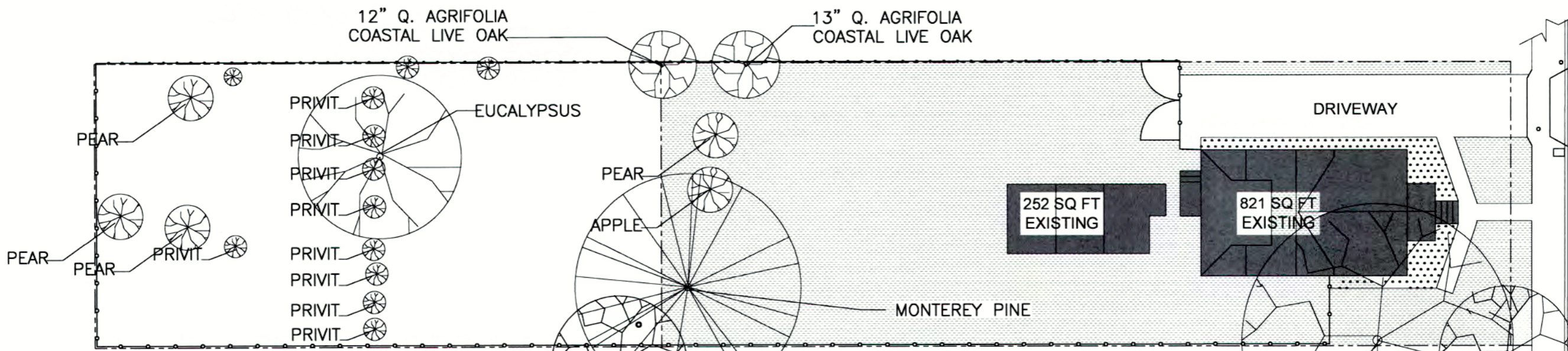


SCALE: 1" = 20'-0"

**SITE PLAN**

SCALE 1" = 20'-0"

- 6' PRIVACY FENCE
- - - 3' PICKET FENCE



13" Q. AGRIFOLIA  
COASTAL LIVE OAK

**EXISTING SITE PLAN**

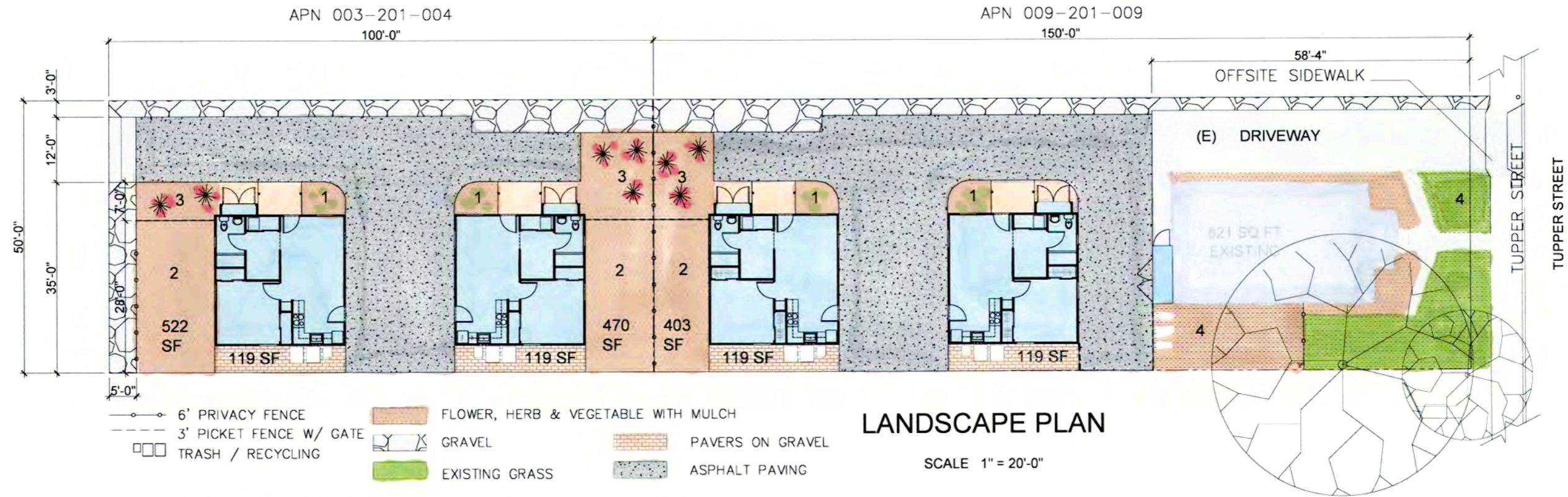
25.4" Q. AGRIFOLIA  
COASTAL LIVE OAK

19.74" Q. AGRIFOLIA  
COASTAL LIVE OAK

- FLOWER & HERB
- EXISTING GRASS

- 6' PRIVACY FENCE
- - - 3-8' CHAIN LINK

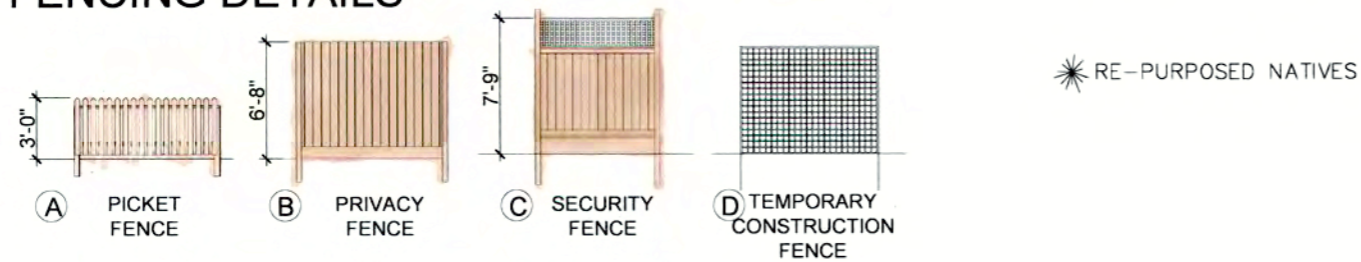
← NORTH



### LANDSCAPE PLAN

SCALE 1" = 20'-0"

### FENCING DETAILS



FENCE NOTE: NEW PROPERTY LINE FENCES TO BE TYPE B OR C, EXISTING BOUNDARY FENCES TO BE MAINTAINED OR REPAIRED. INTERIOR AND FRONT FENCES TO BE TYPE A. TEMPORARY TREE PROTECTION TO BE TYPE D.

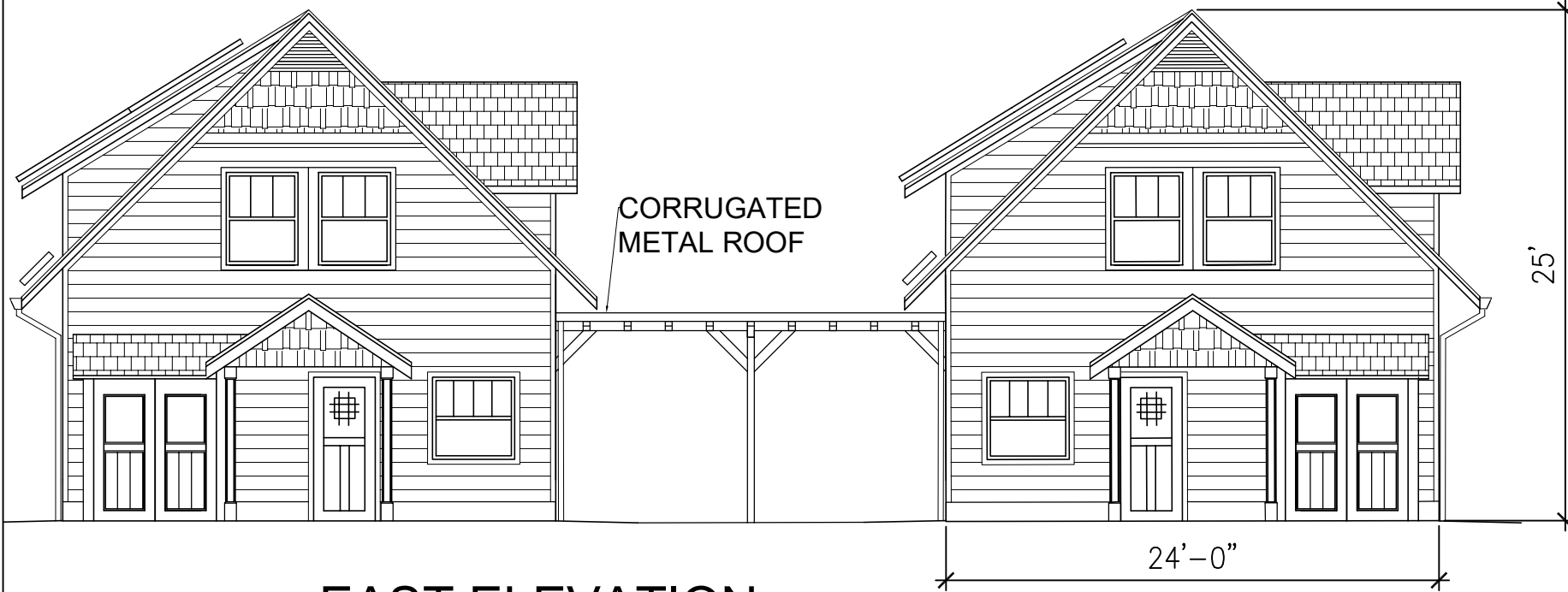
PAVING NOTE: DRIVEWAY AND PARKING TBD, ASPHALT AND OR GRAVEL. INTERIOR YARD PAVING TO BE PERMEABLE, EITHER GRAVEL, BARK, DG, FLAGSTONE, SOD OR PAVERS.

### PLANTING LIST

#	AREA	PLANTS	WATER	TYPE
1	FRONT YARD	NATIVE	HAND	ORNAMENTAL
2	SIDE YARD	MULCH	NONE	-
3	COMMON	NATIVE	GREYWATER	NATIVE PLANTS
4	EXISTING	GRASS	IRRIGATION	(E) BERMUDA

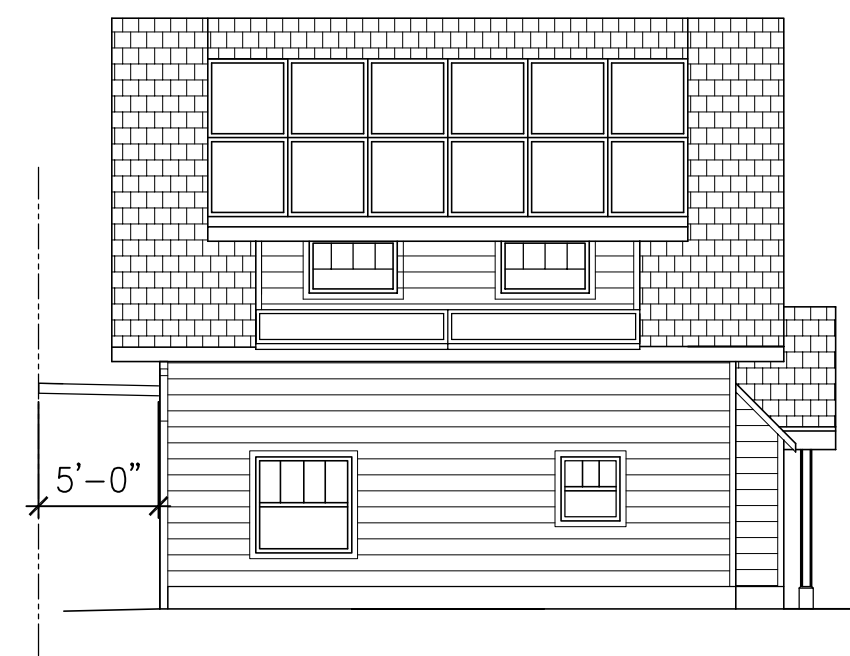
### TREE REMOVAL

(E)#	TYPE	# TO BE REMOVED	PROTECTED	HEALTH
7	LIVE OAK	6	Y	CROWDED
20	FRUIT TREES	20	N	CROWDED
1	MONTEREY PINE	1	N	END OF LIFE
1	EUCALYPTUS	1	N	HAZARD TOPPED AT 30'



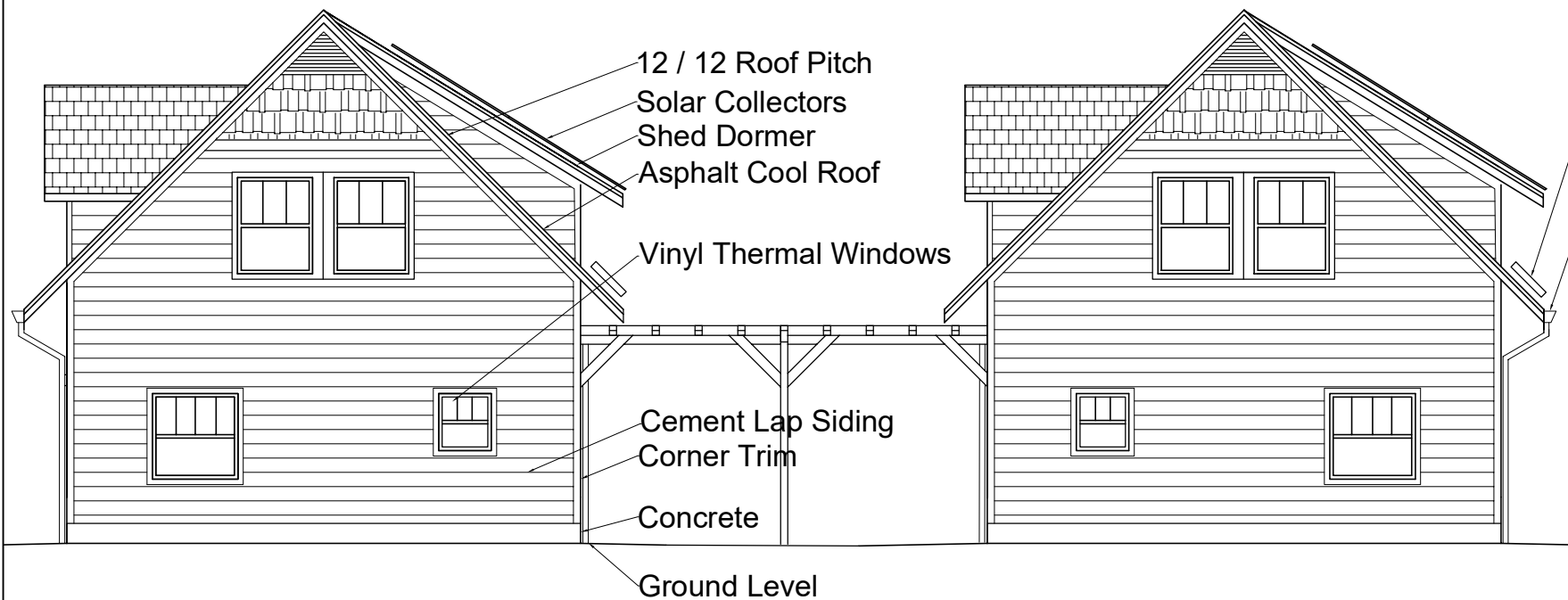
**EAST ELEVATION**

A



**SOUTH ELEVATION**

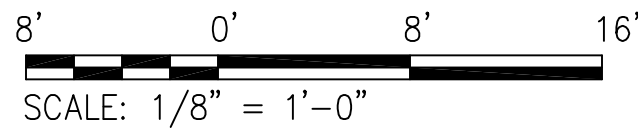
B



**WEST ELEVATION**

C

<25% OPENINGS



**NORTH ELEVATION**

D



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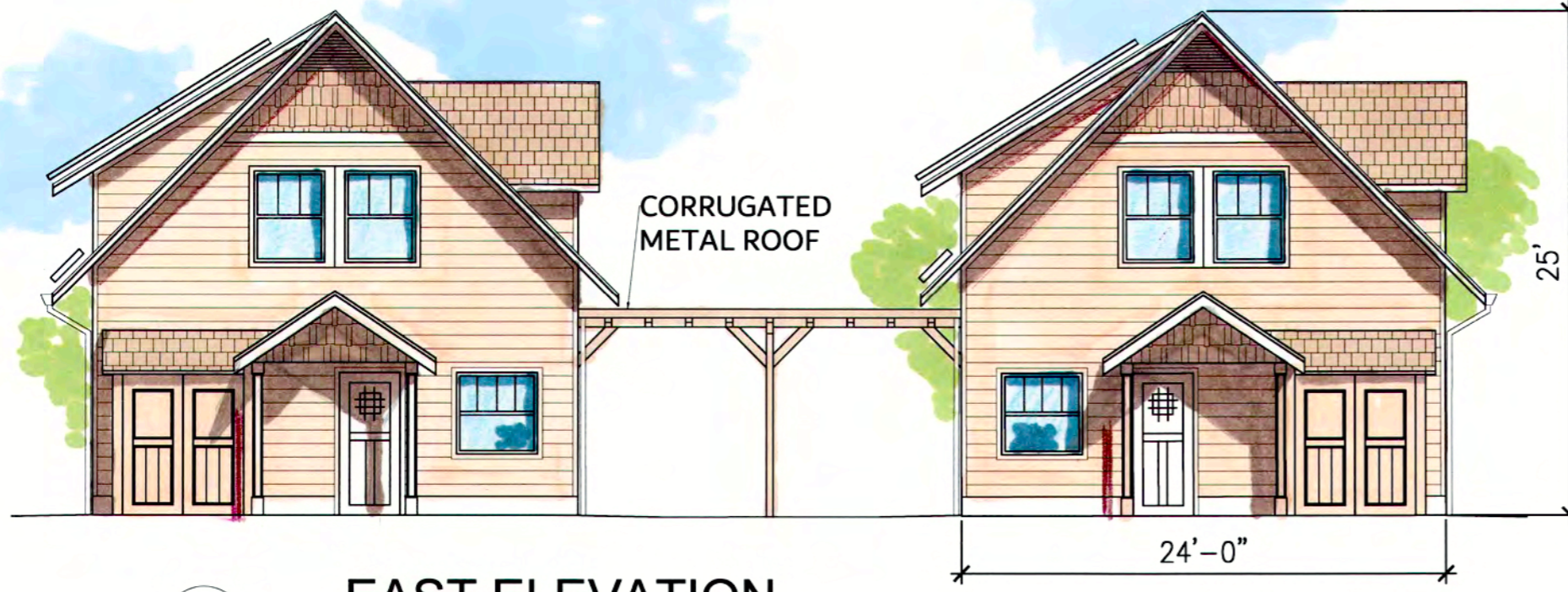
SCALE~ 1/8" = 1';0"

ELEVATIONS

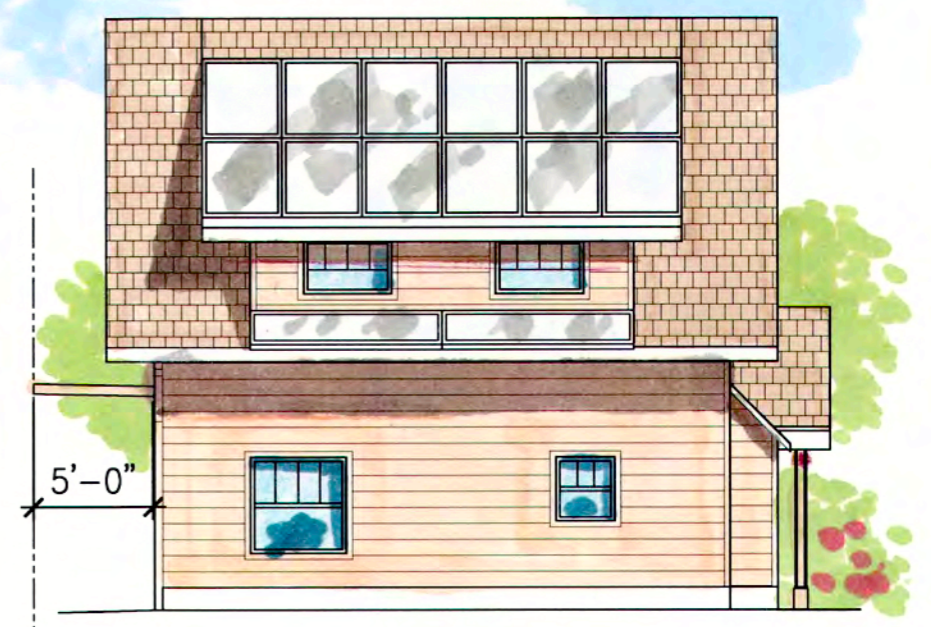
SHEET NUMBER

**G2.1**

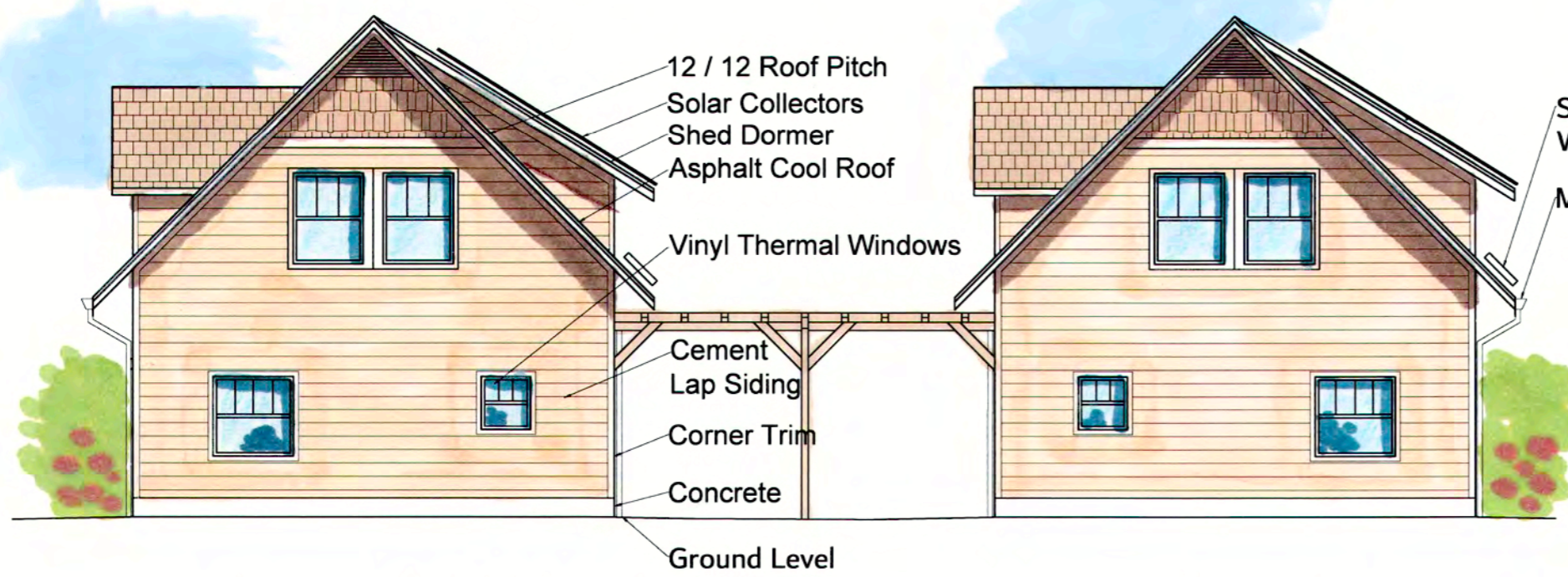




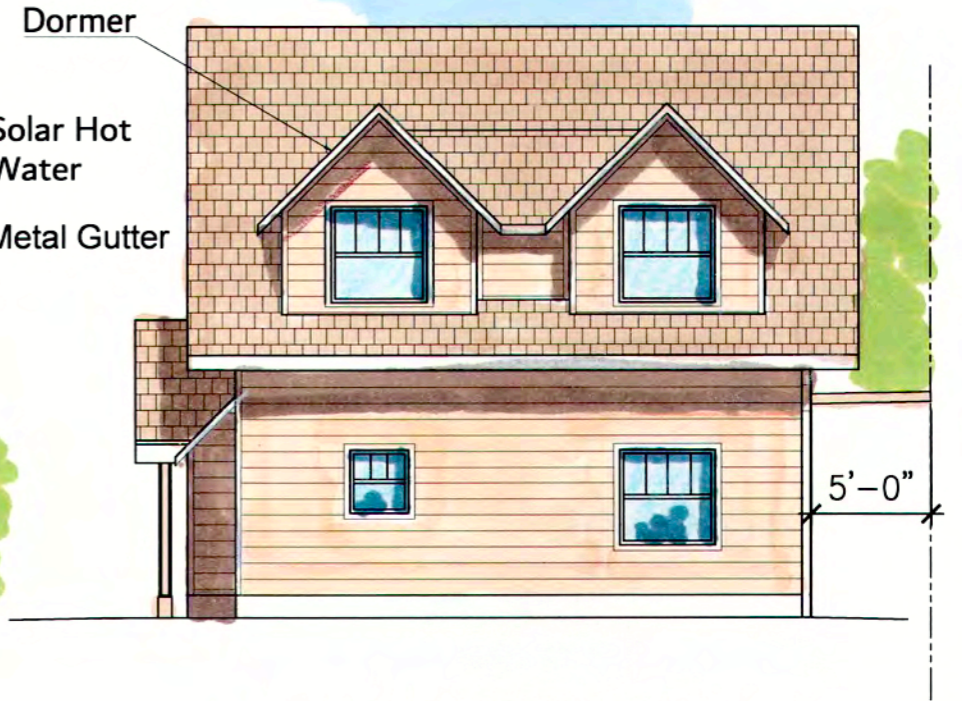
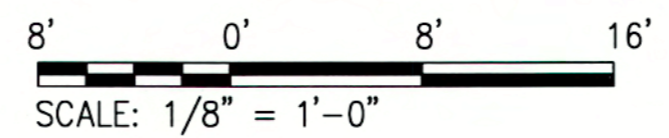
**A** EAST ELEVATION



**B** SOUTH ELEVATION



**C** WEST ELEVATION  
<25% OPENINGS



**D** NORTH ELEVATION



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SANTA ROSA, CA

4/22/19

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

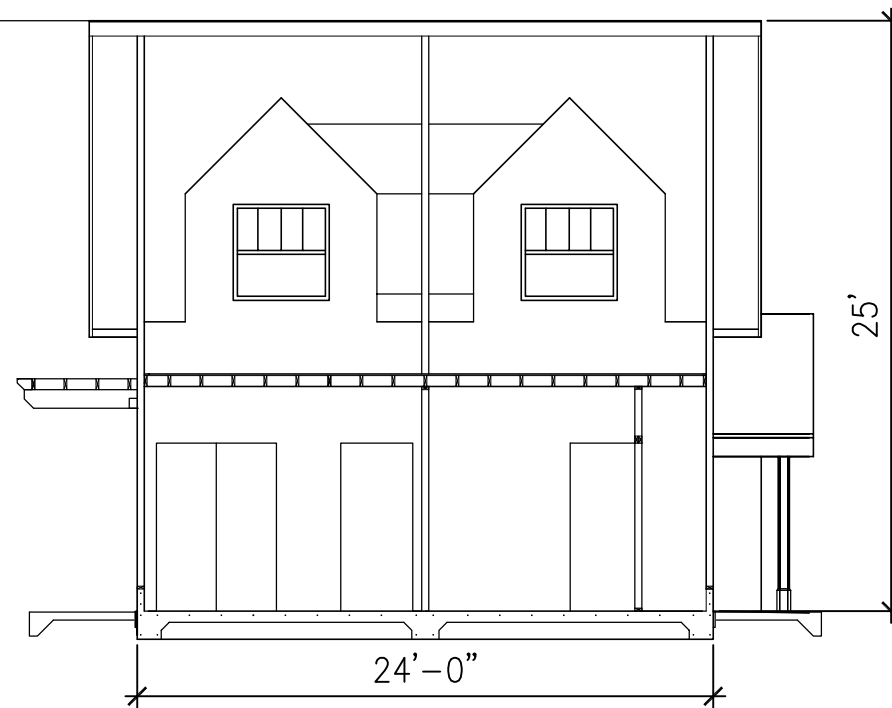
BUILDING  
SECTION

SHEET NUMBER

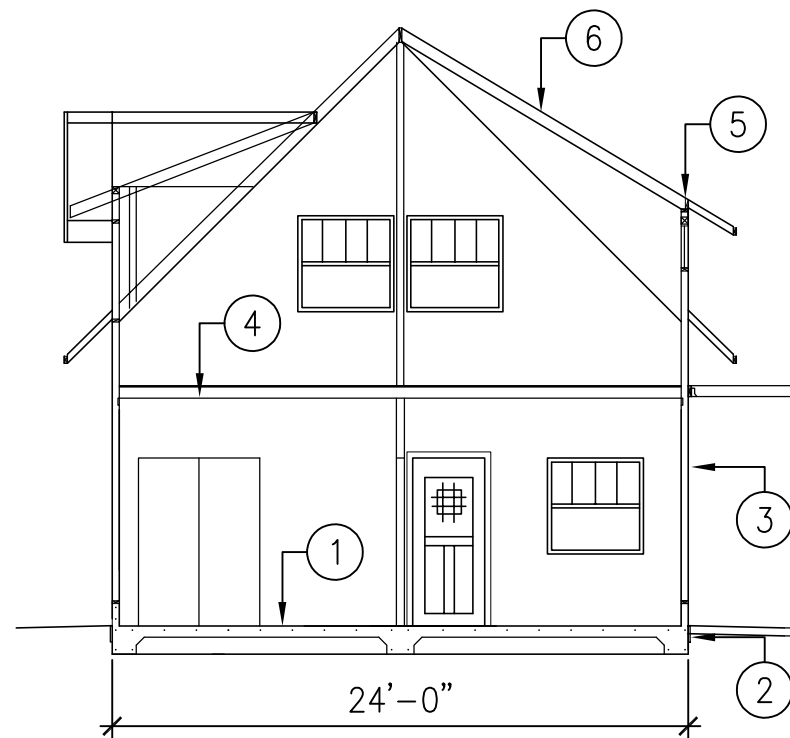
**A3.1**



**C SECTION**



**B SECTION**



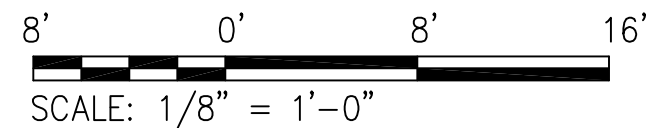
**A SECTION**

**SHEET NOTES**

1. 2 X 3 NON BEARING INTERIOR WALLS
2. ALL INTERIOR SURFACES 1/2" GYPSUM BOARD, TEXTURED AND PAINTED
3. 1/2" OSB EXTERIOR WALLS WITH 2 LAYERS JUMBO TEX WITH 3/4" X 1-1/2" VERTICAL HAT CHANNEL 24" O.C. & PRE-FINISHED 5/16" X 6" CEMENT BOARD 6-1/2" O.C.
4. POLISHED & STAINED CONCRETE FLOORING

**KEYNOTES**

1. 6" SLAB ON GRADE W/ 2" SAND, VAPOR BARRIER & 4" 1-1/2" DRAIN ROCK.
2. R5 1" X 8" FOAM INSULATION
3. R13 FIBERGLASS BATT INSULATION
4. R19 FIBERGLASS BATT INSULATION
5. 1/2" OSB WITH RADIANT BARRIER



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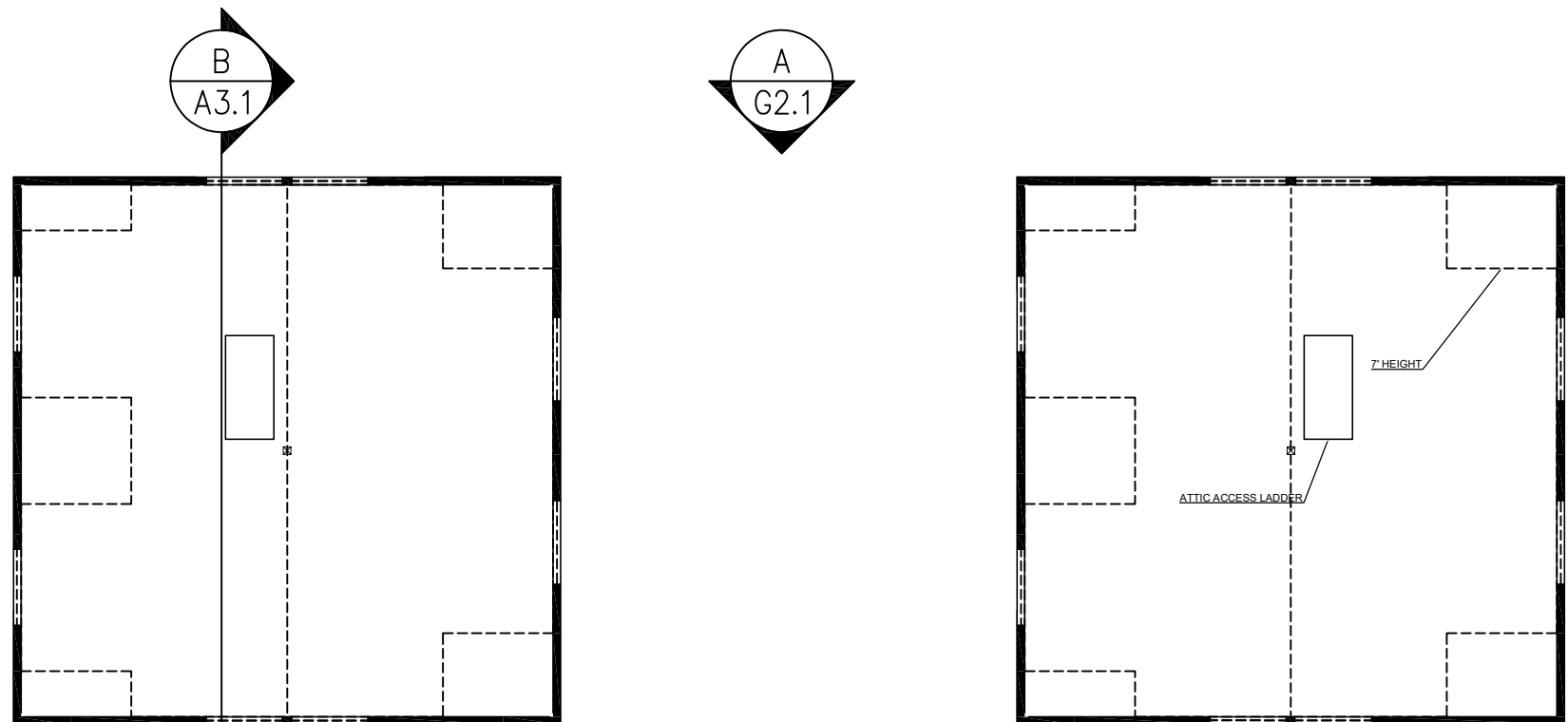
4/22/19

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

FLOOR PLAN

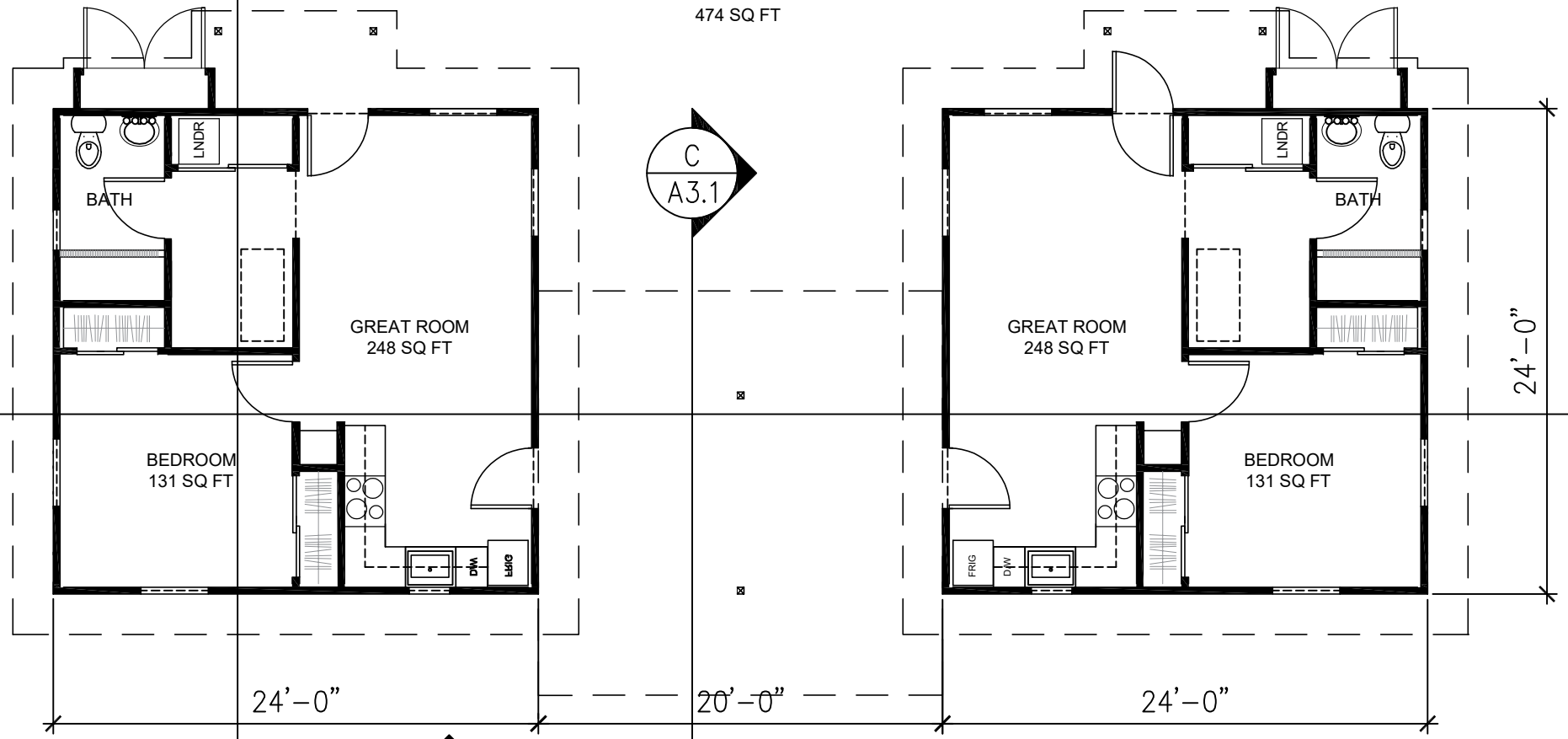
SHEET NUMBER

**A1.2**



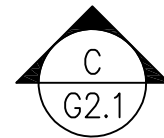
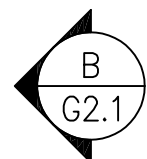
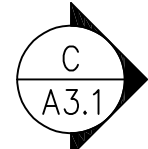
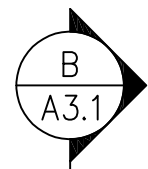
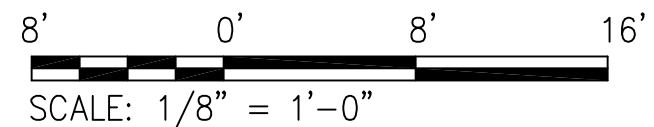
### ATTIC PLAN

474 SQ FT



### FLOOR PLAN

575 SQ FT



  
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 SANTA ROSA, CA

4/22/2019

SCALE ~ 1" = 40'

TOPOGRAPHICAL SURVEY

SHEET NUMBER

**SURVEY**

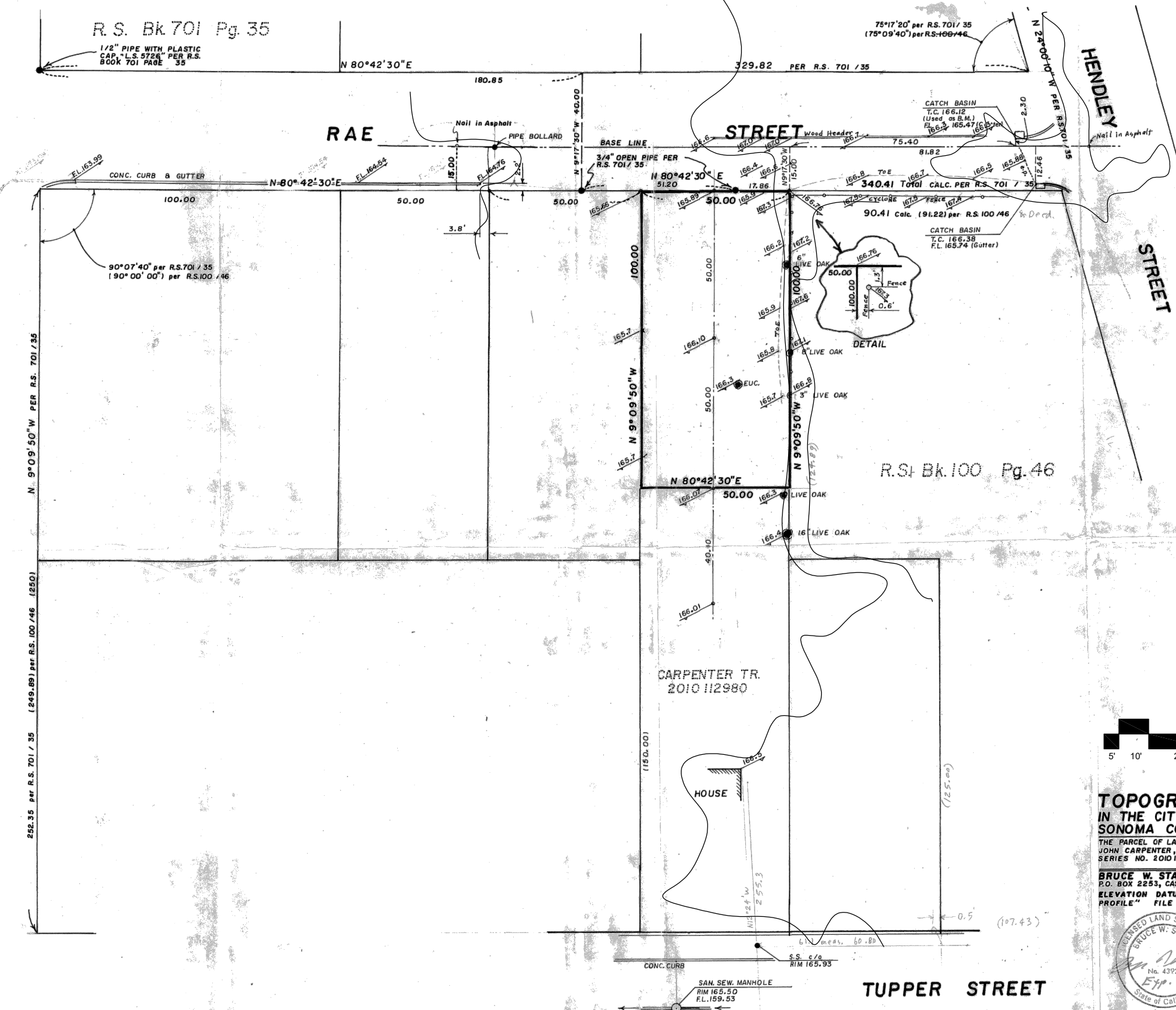
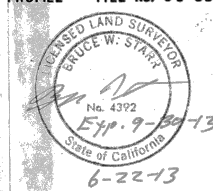
SCALE  
 JUNE  
 1" = 16'  
 2013



**TOPOGRAPHIC SURVEY**  
**IN THE CITY OF SANTA ROSA**  
**SONOMA COUNTY - CALIFORNIA**

THE PARCEL OF LAND DESCRIBED IN THE QUITCLAIM DEED TO DAVID  
 JOHN CARPENTER, TRUSTEE, REC. DEC. 13, 2010 UNDER RECORDER'S  
 SERIES NO. 2010112979 SONOMA COUNTY RECORDS

**BRUCE W. STARR** LAND SURVEYOR  
 P.O. BOX 2253, CASTRO VALLEY, CA 94546 PMS101889-8385  
 ELEVATION DATUM IS FROM CITY OF SANTA ROSA "HENDLEY STREET PLAN AND  
 PROFILE" FILE NO. 95-0042, SHT. 13 OF 44 DATED 3-8-96





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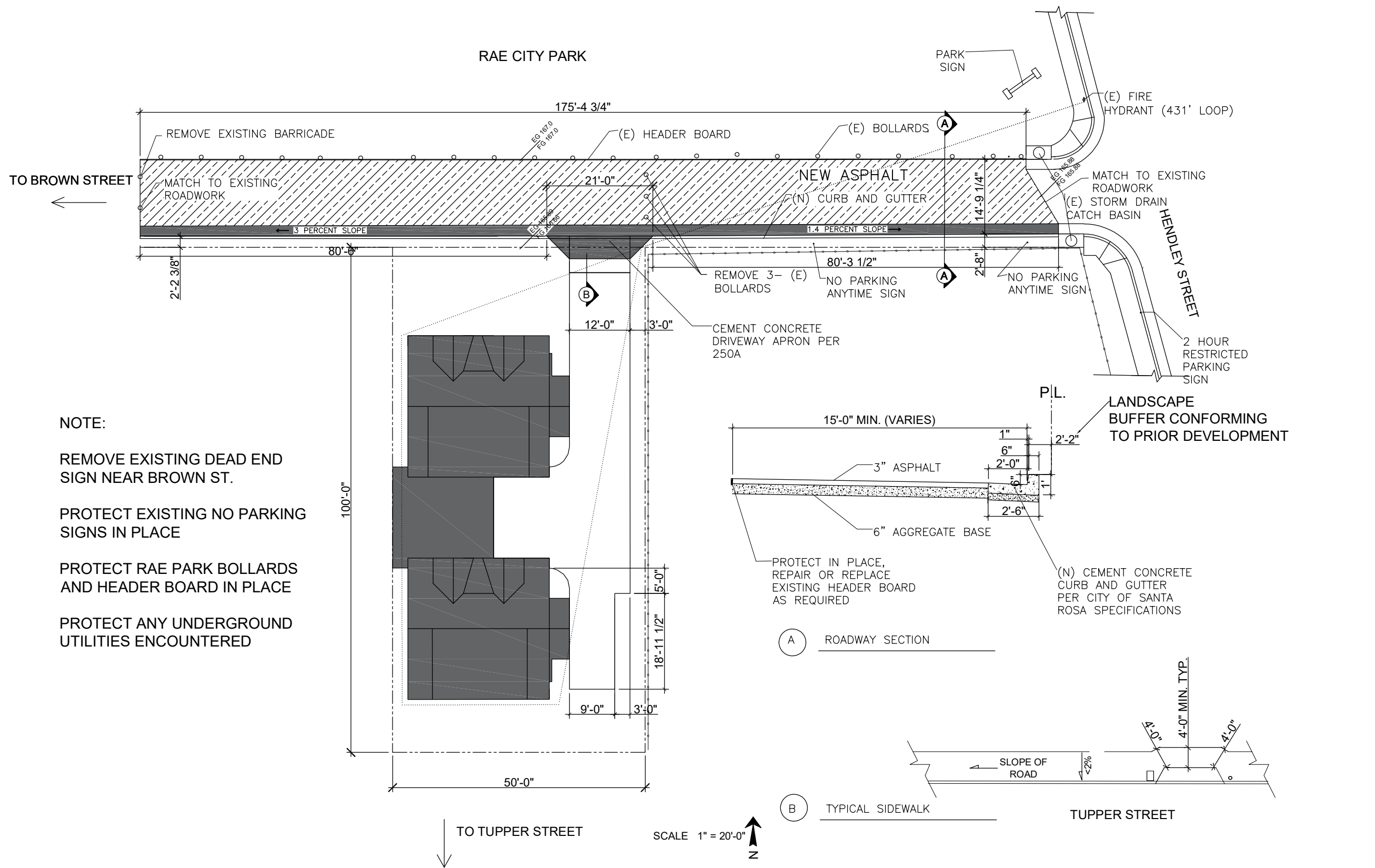
4/22/2019

SCALE ~ 1" = 20' - 0"

PRELIMINARY  
OFFSITE  
IMPROVEMENTS  
PHASE 3

SHEET NUMBER

C0.1



TO BROWN STREET

RAE CITY PARK

PARK SIGN

(E) FIRE HYDRANT (431' LOOP)

REMOVE EXISTING BARRICADE

175'-4 3/4"

(E) HEADER BOARD

NEW ASPHALT

(N) CURB AND GUTTER

MATCH TO EXISTING ROADWORK

(E) STORM DRAIN CATCH BASIN

HENDLEY STREET

3 PERCENT SLOPE

1.4 PERCENT SLOPE

2'-2 3/8"

80'-6"

21'-0"

80'-3 1/2"

2'-8"

NO PARKING ANYTIME SIGN

NO PARKING ANYTIME SIGN

2 HOUR RESTRICTED PARKING SIGN

REMOVE 3- (E) BOLLARDS  
CEMENT CONCRETE DRIVEWAY APRON PER 250A

12'-0"

3'-0"

P.L.

LANDSCAPE BUFFER CONFORMING TO PRIOR DEVELOPMENT

15'-0" MIN. (VARIES)

3" ASPHALT

6" AGGREGATE BASE

PROTECT IN PLACE, REPAIR OR REPLACE EXISTING HEADER BOARD AS REQUIRED

(N) CEMENT CONCRETE CURB AND GUTTER PER CITY OF SANTA ROSA SPECIFICATIONS

(A) ROADWAY SECTION

(B) TYPICAL SIDEWALK

TUPPER STREET

SLOPE OF ROAD

<2%

4'-0"

4'-0" MIN. TYP.

4'-0"

TO TUPPER STREET

SCALE 1" = 20'-0"

20' 0' 20' 40'  
SCALE: 1" = 20'-0"

NOTE:

- REMOVE EXISTING DEAD END SIGN NEAR BROWN ST.
- PROTECT EXISTING NO PARKING SIGNS IN PLACE
- PROTECT RAE PARK BOLLARDS AND HEADER BOARD IN PLACE
- PROTECT ANY UNDERGROUND UTILITIES ENCOUNTERED



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URBAN COTTAGES  
715 TUPPER ST. & 25 RAE ST  
SANTA ROSA, CA

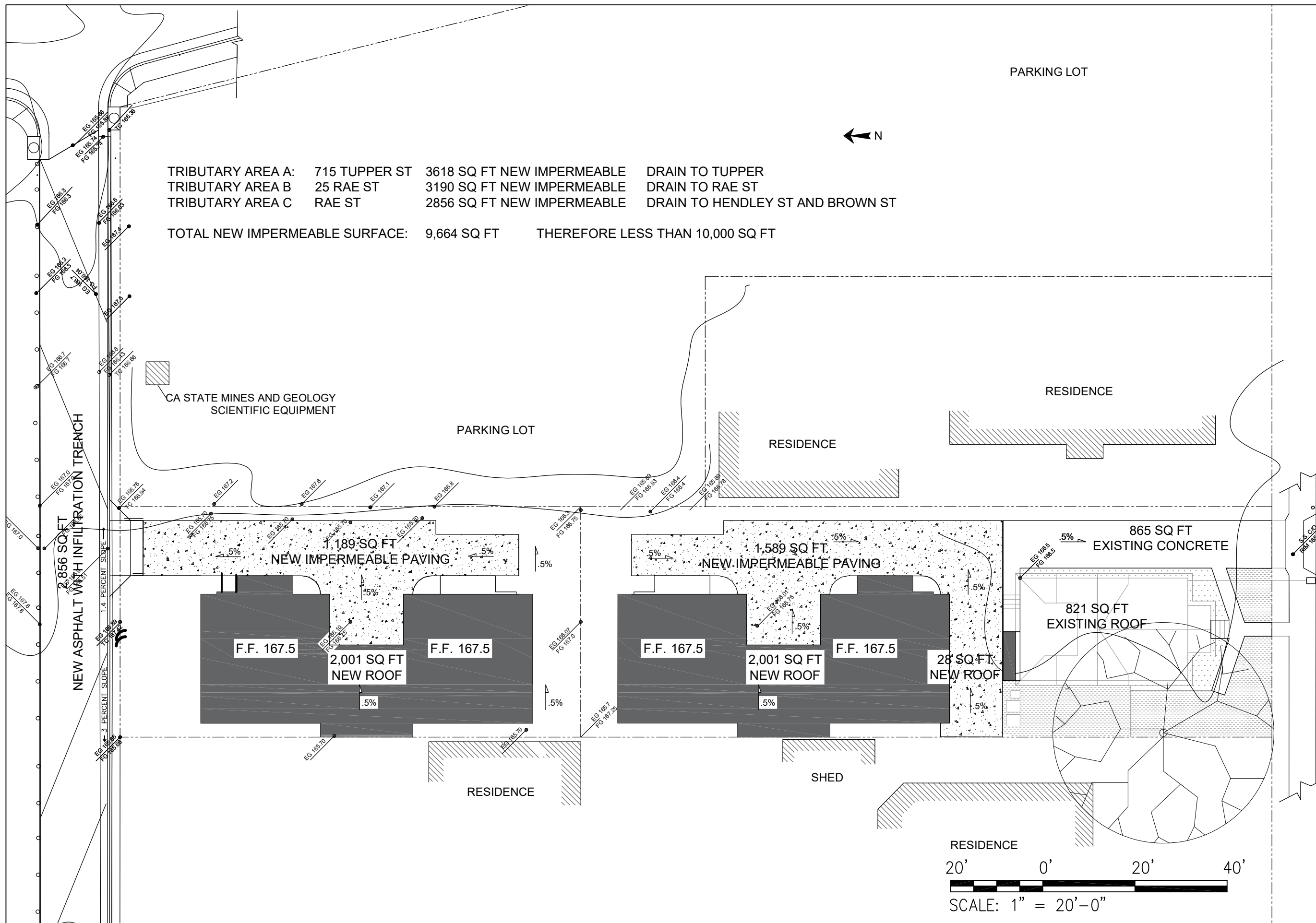
4/22/19

SCALE ~ 1" = 40' - 0"

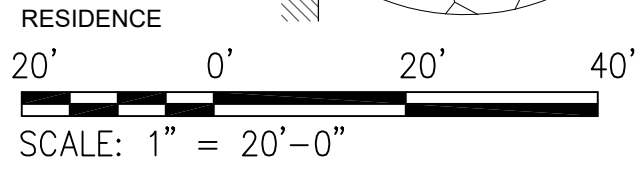
PRELIMINARY  
GRADING  
PLAN

SHEET NUMBER

**C1.1**



TRIBUTARY AREA A:	715 TUPPER ST	3618 SQ FT NEW IMPERMEABLE	DRAIN TO TUPPER
TRIBUTARY AREA B:	25 RAE ST	3190 SQ FT NEW IMPERMEABLE	DRAIN TO RAE ST
TRIBUTARY AREA C:	RAE ST	2856 SQ FT NEW IMPERMEABLE	DRAIN TO HENDLEY ST AND BROWN ST
TOTAL NEW IMPERMEABLE SURFACE:		9,664 SQ FT	THEREFORE LESS THAN 10,000 SQ FT





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715 TUPPER ST. & 25 RAE ST  
SANTA ROSA, CA

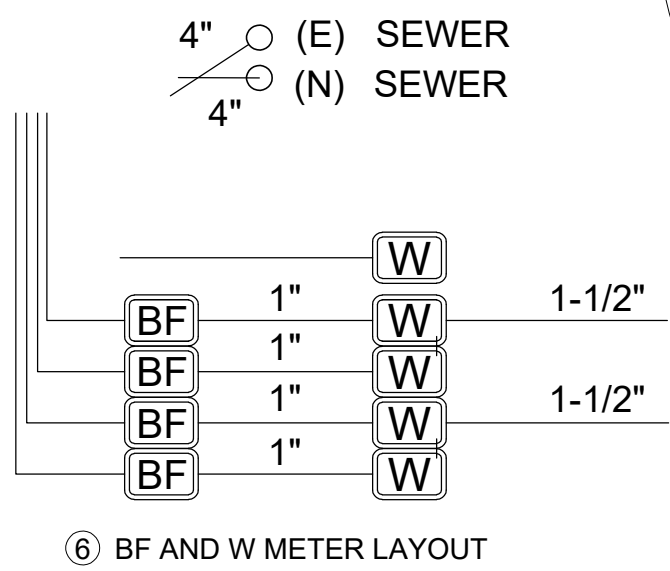
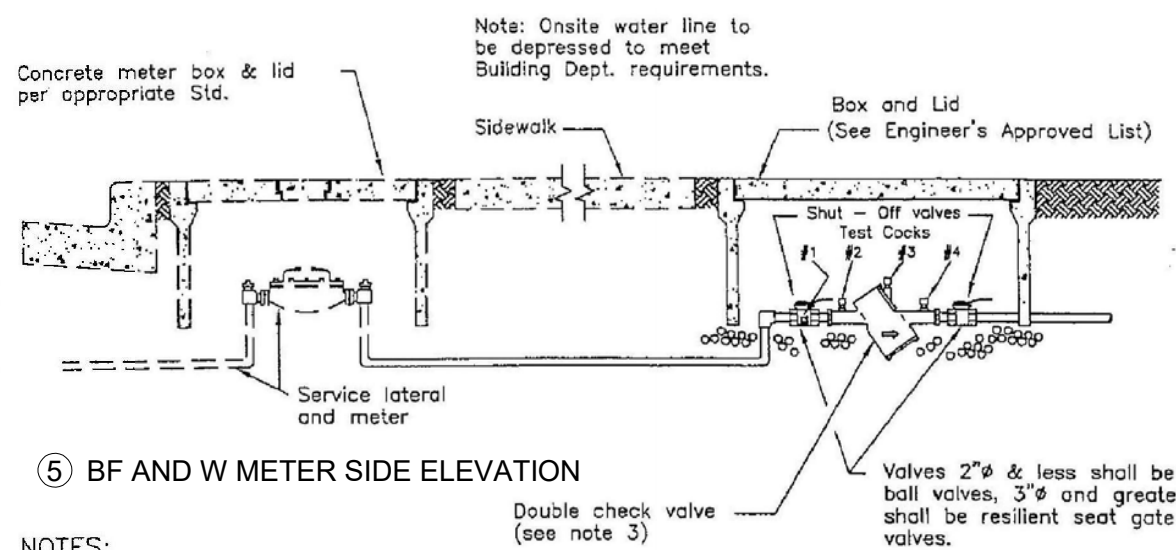
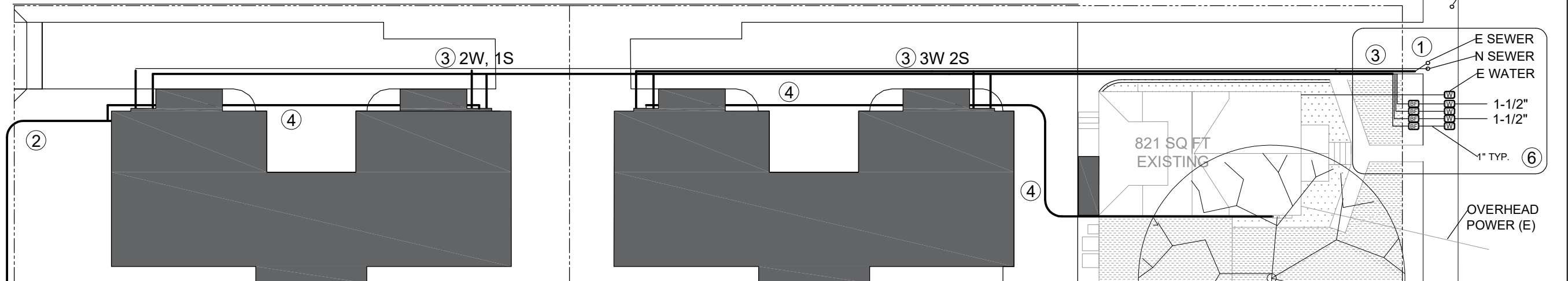
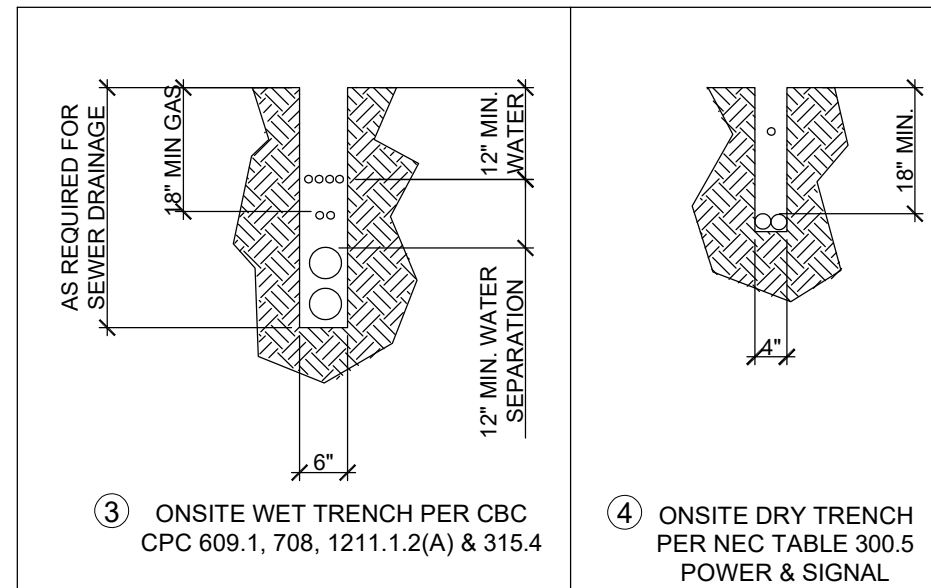
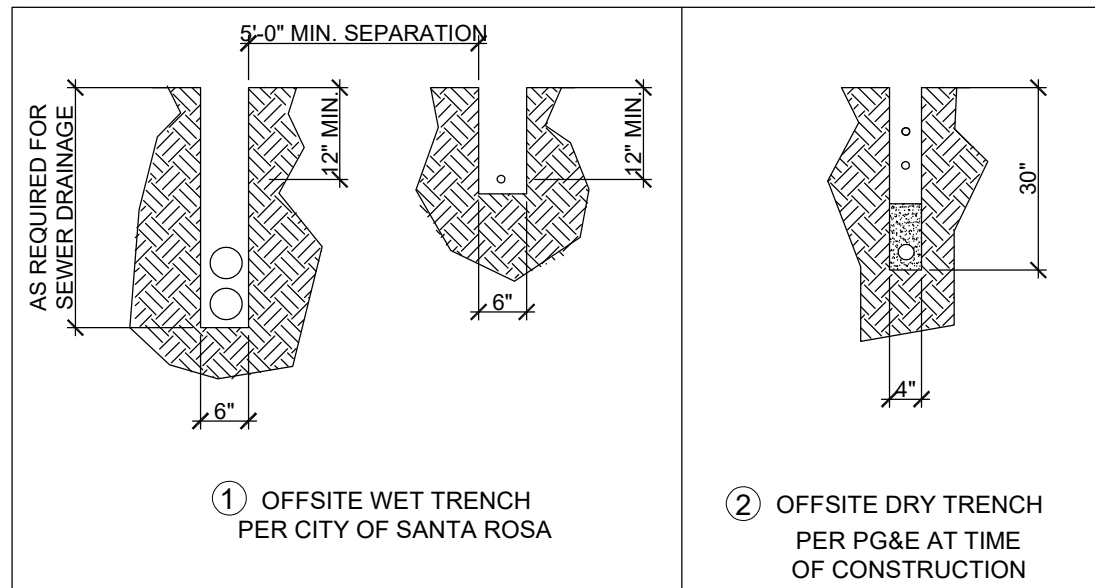
4/22/2019

SCALE~ 1" = 20' - 0".

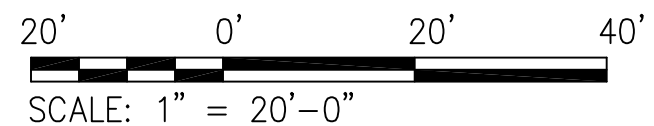
PRELIMINARY  
UTILITY  
PLAN

SHEET NUMBER

**C2.1**



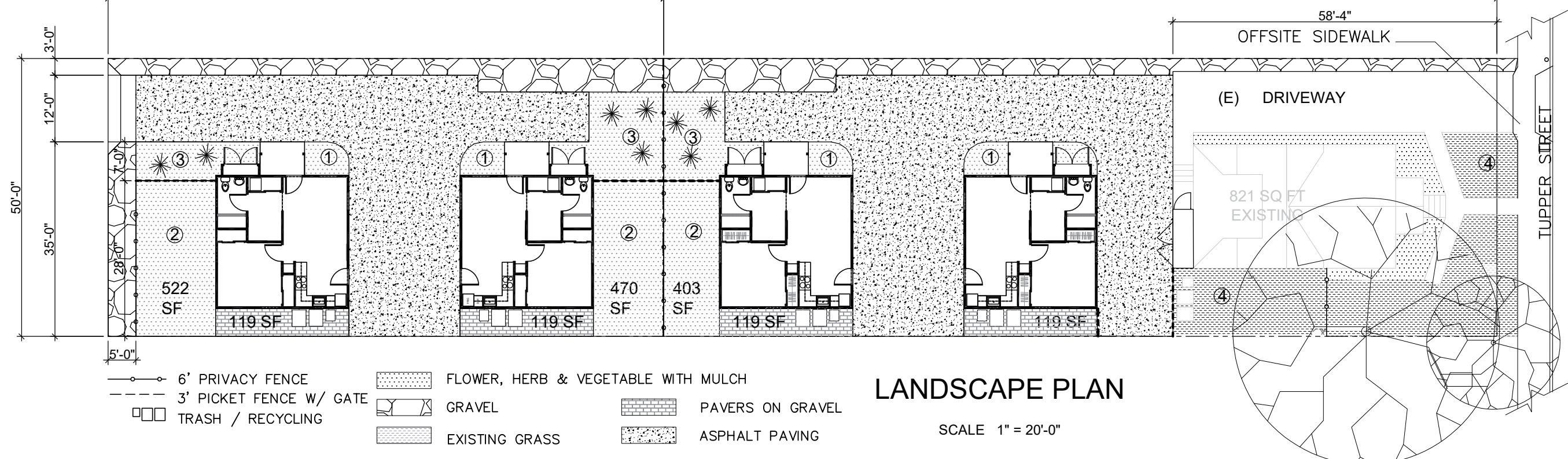
UTILITY PLAN  
SCALE 1" = 20'-0"



NOTES:

APN 003-201-004  
100'-0"

APN 009-201-009  
150'-0"

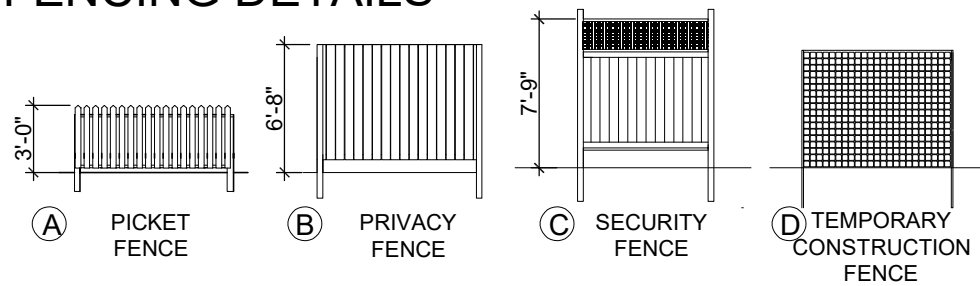


- 6' PRIVACY FENCE
- - - 3' PICKET FENCE W/ GATE
- TRASH / RECYCLING
- [Stippled] FLOWER, HERB & VEGETABLE WITH MULCH
- [Dotted] GRAVEL
- [Brick pattern] PAVERS ON GRAVEL
- [Horizontal lines] EXISTING GRASS
- [Dashed] ASPHALT PAVING

### LANDSCAPE PLAN

SCALE 1" = 20'-0"

### FENCING DETAILS



\* RE-PURPOSED NATIVES

FENCE NOTE: NEW PROPERTY LINE FENCES TO BE TYPE B OR C, EXISTING BOUNDARY FENCES TO BE MAINTAINED OR REPAIRED. INTERIOR AND FRONT FENCES TO BE TYPE A. TEMPORARY TREE PROTECTION TO BE TYPE D.

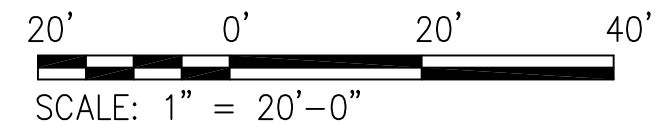
PAVING NOTE: DRIVEWAY AND PARKING TBD, ASPHALT AND OR GRAVEL. INTERIOR YARD PAVING TO BE PERMEABLE, EITHER GRAVEL, BARK, DG, FLAGSTONE, SOD OR PAVERS.

### PLANTING LIST

#	AREA	PLANTS	WATER	TYPE
①	FRONT YARD	NATIVE	HAND	ORNAMENTAL
②	SIDE YARD	MULCH	NONE	-
③	COMMON	NATIVE	GREYWATER	NATIVE PLANTS
④	EXISTING	GRASS	IRRIGATION	(E) BERMUDA

### TREE REMOVAL

(E)#	TYPE	# TO BE REMOVED	PROTECTED	HEALTH
7	LIVE OAK	6	Y	CROWDED
20	FRUIT TREES	20	N	CROWDED
1	MONTEREY PINE	1	N	END OF LIFE
1	EUCALYPTUS	1	N	HAZARD TOPPED AT 30'



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4/22/19

SCALE ~ 1" = 20'-0"

LANDSCAPE  
PLAN

SHEET NUMBER

**L1.1**