

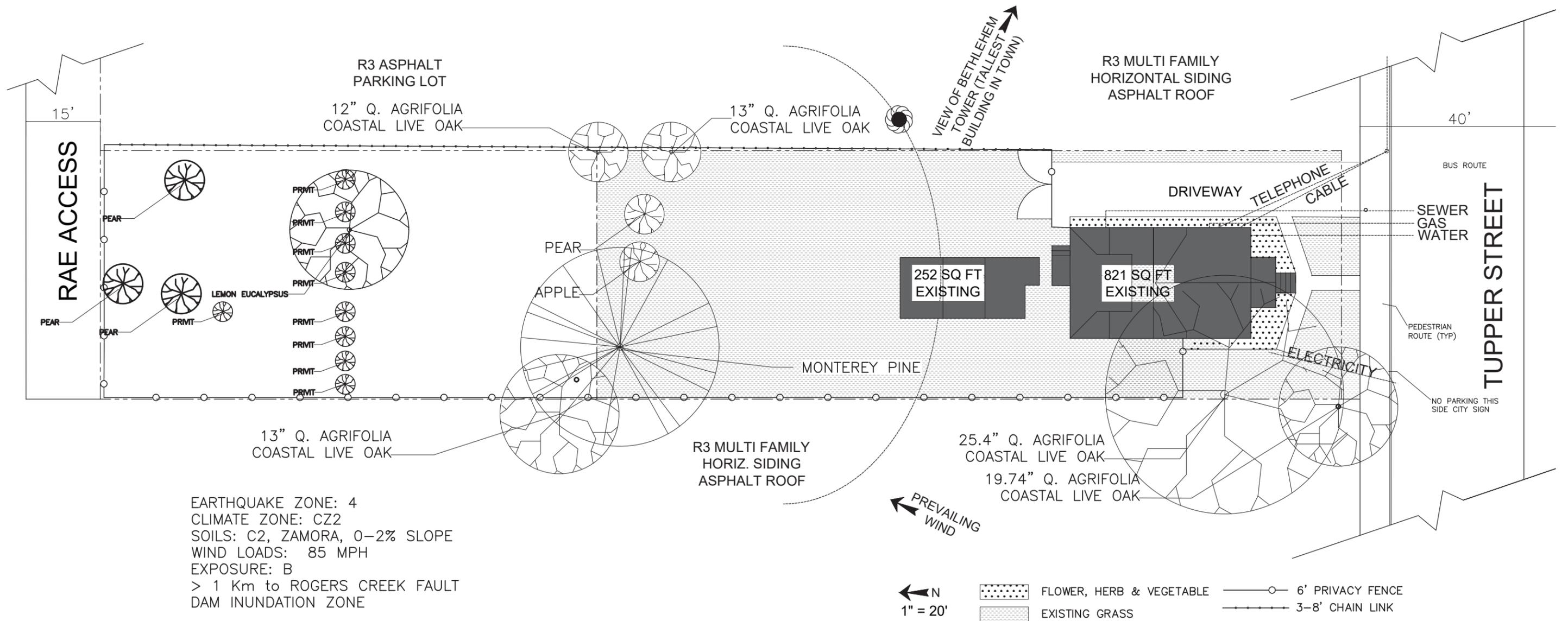
SITE ANALYSIS MAP

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

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,
 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

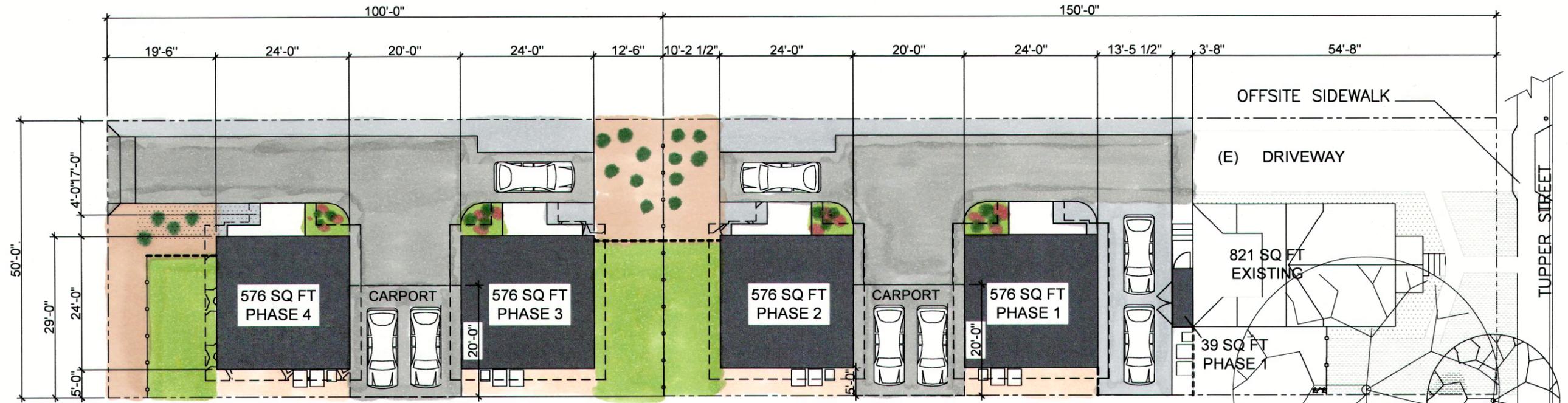
715 TUPPER ST & 25 RAE ST

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

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

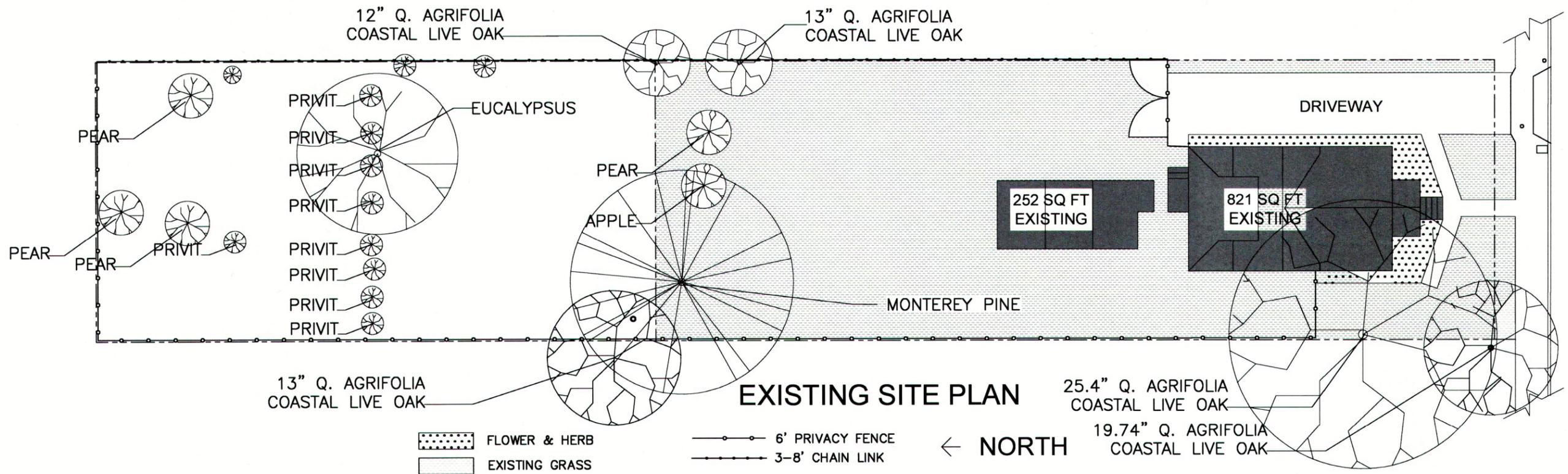


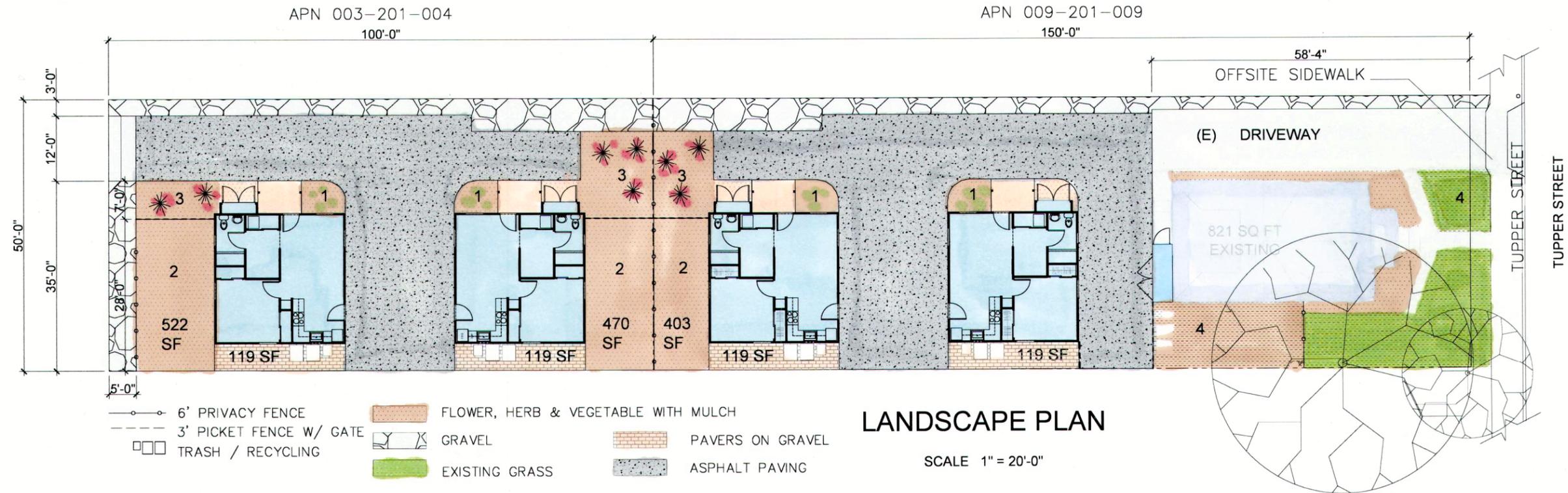
SCALE: 1" = 20'-0"

SITE PLAN

SCALE 1" = 20'-0"

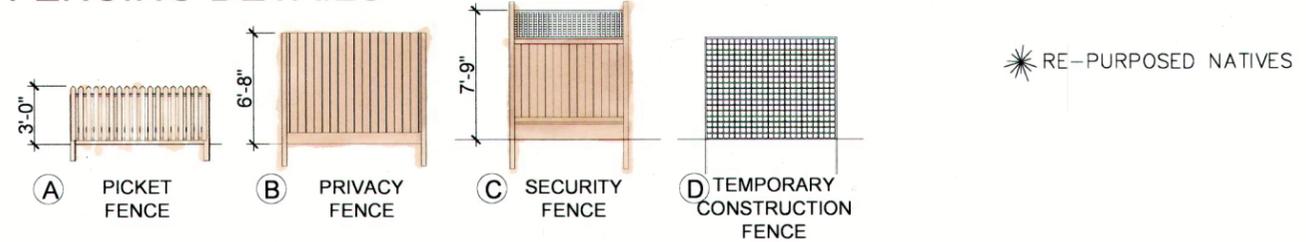
- 6' PRIVACY FENCE
- - - 3' PICKET FENCE





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.

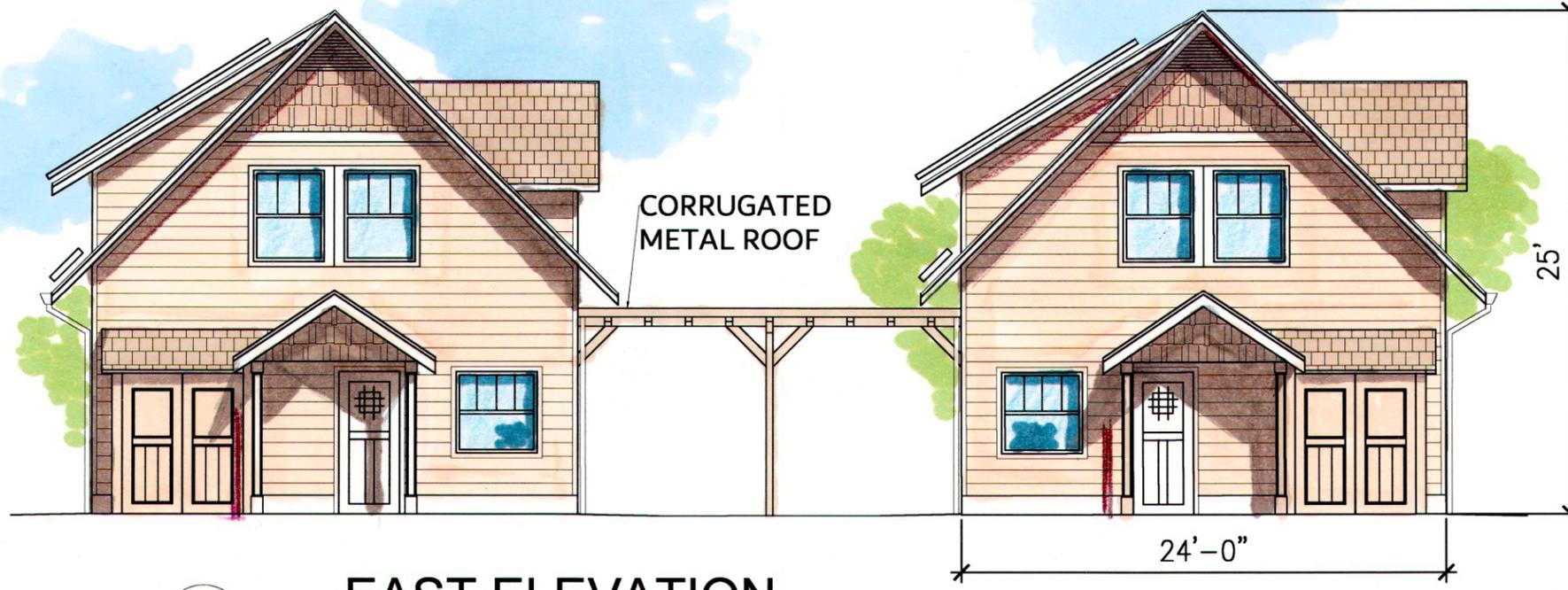
PAVING NOTE: DRIVEWAY AND PARKING TBD, ASPHALT AND OR GRAVEL. INTERIOR YARD PAVING TO BE PERMEABLE, EITHER GRAVEL, BARK, DG, FLAGSTONE, SOD OR PAVERS.

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

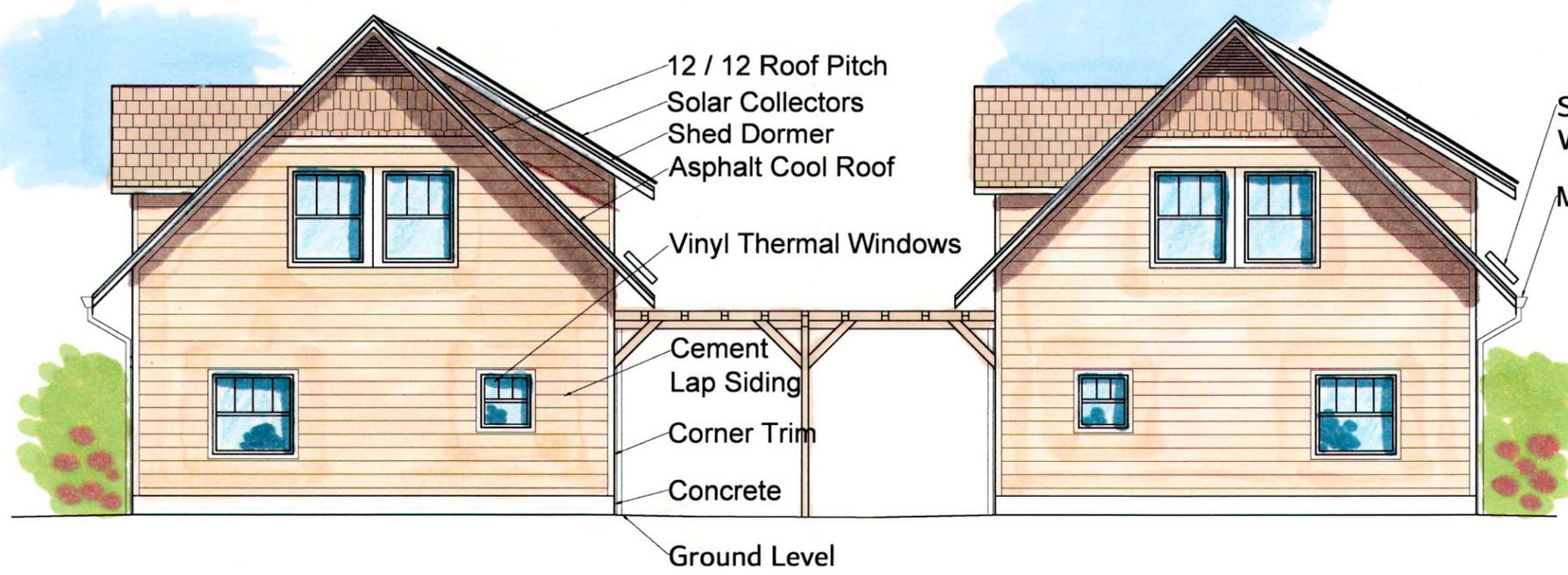
(E)#	TYPE	# TO BE REMOVED	PROTECTED	HEALTH
7	LIVE OAK	6	Y	CROWDED
20	FRUIT TREES	20	N	CROWDED
1	MONTEREY PINE	1	N	END OF LIFE
1	EUCALYPTUS	1	N	HAZARD TOPPED AT 30'



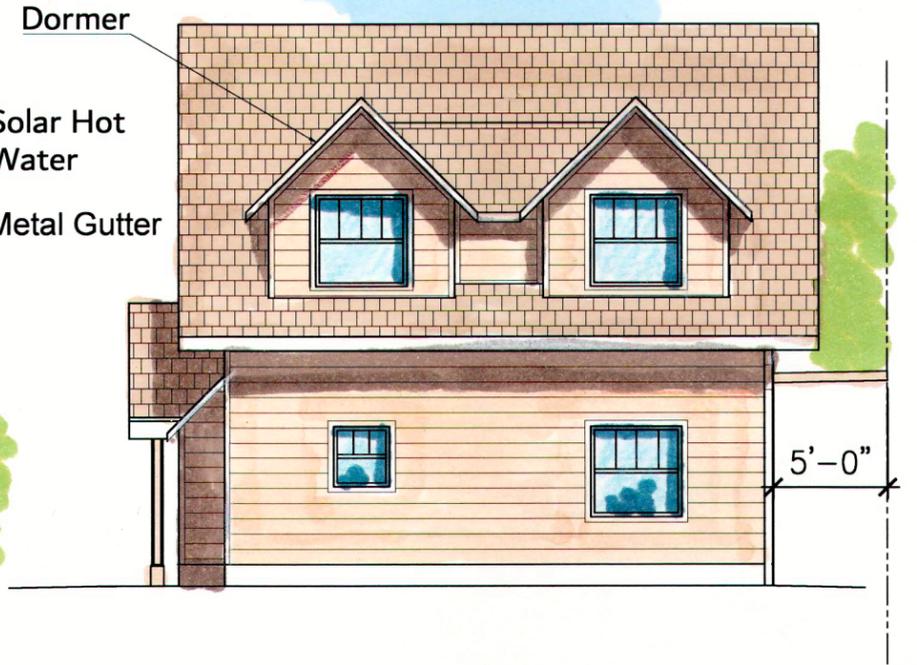
A EAST ELEVATION



B SOUTH ELEVATION



C WEST ELEVATION
<25% OPENINGS



D NORTH ELEVATION

