

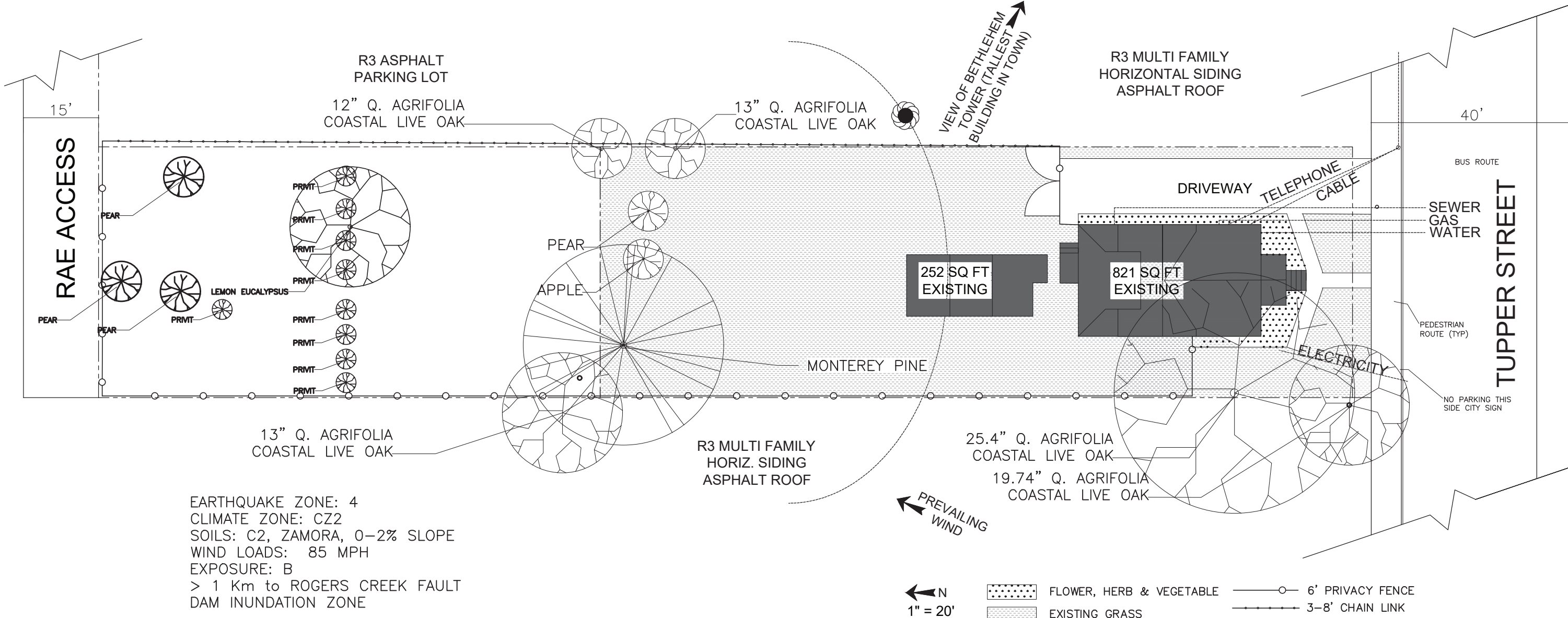
# SITE ANALYSIS MAP

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

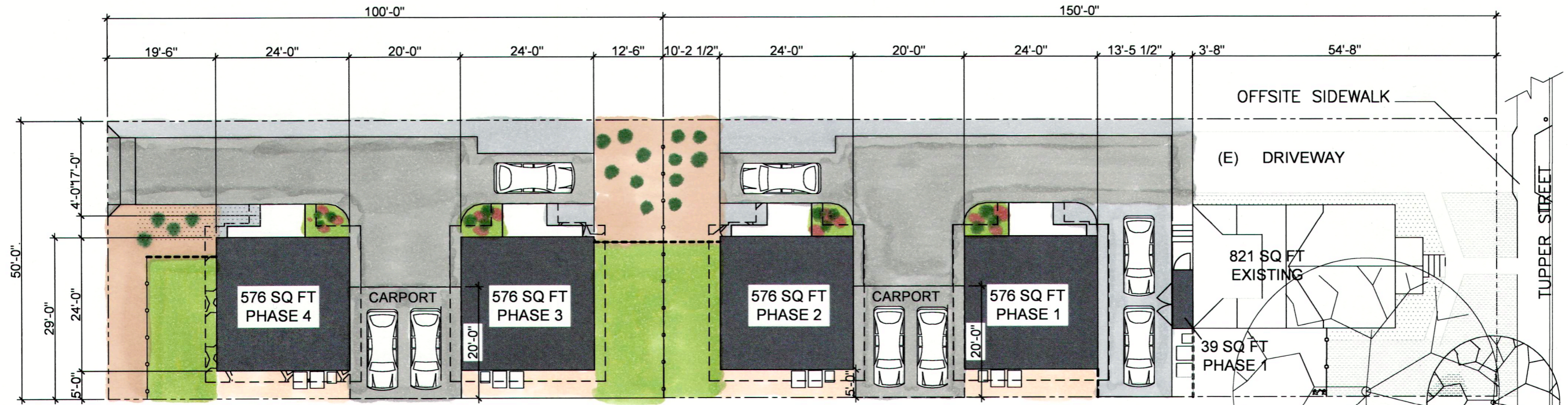
CONCEPT LANDMARK ALTERATION  
 LMA 15-13 6/7/2017



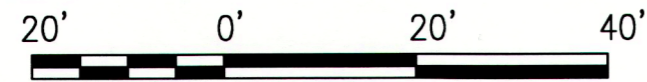
APN 003-201-004  
5000 SQ. FT. DRAIN TO RAE ST

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

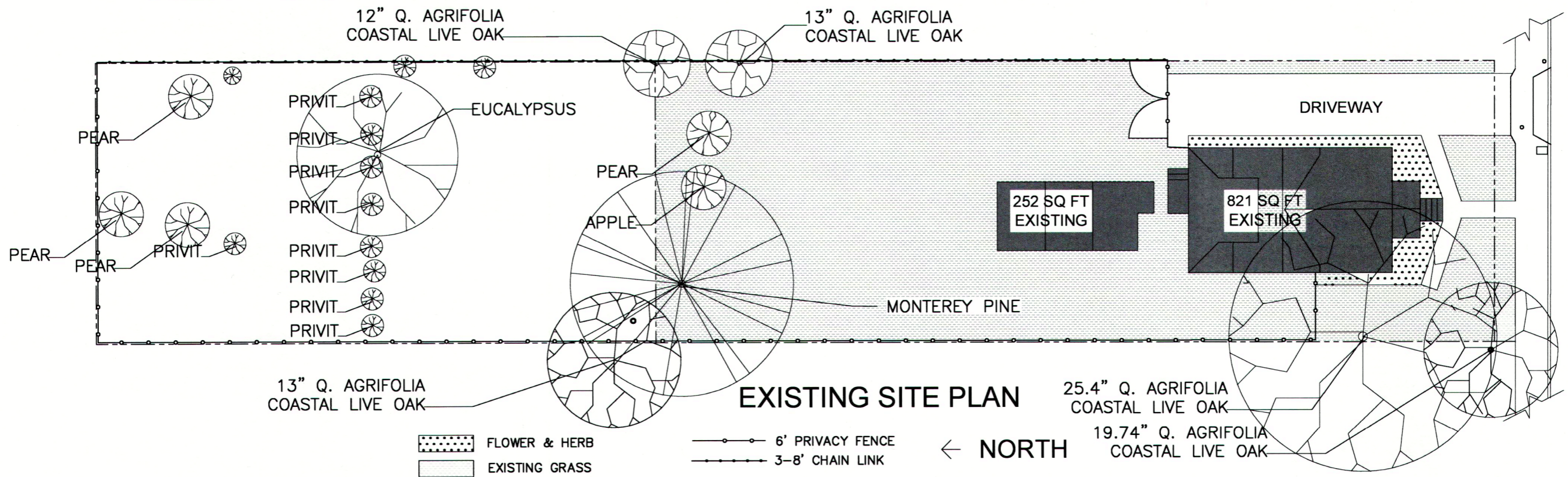


SCALE: 1" = 20'-0"

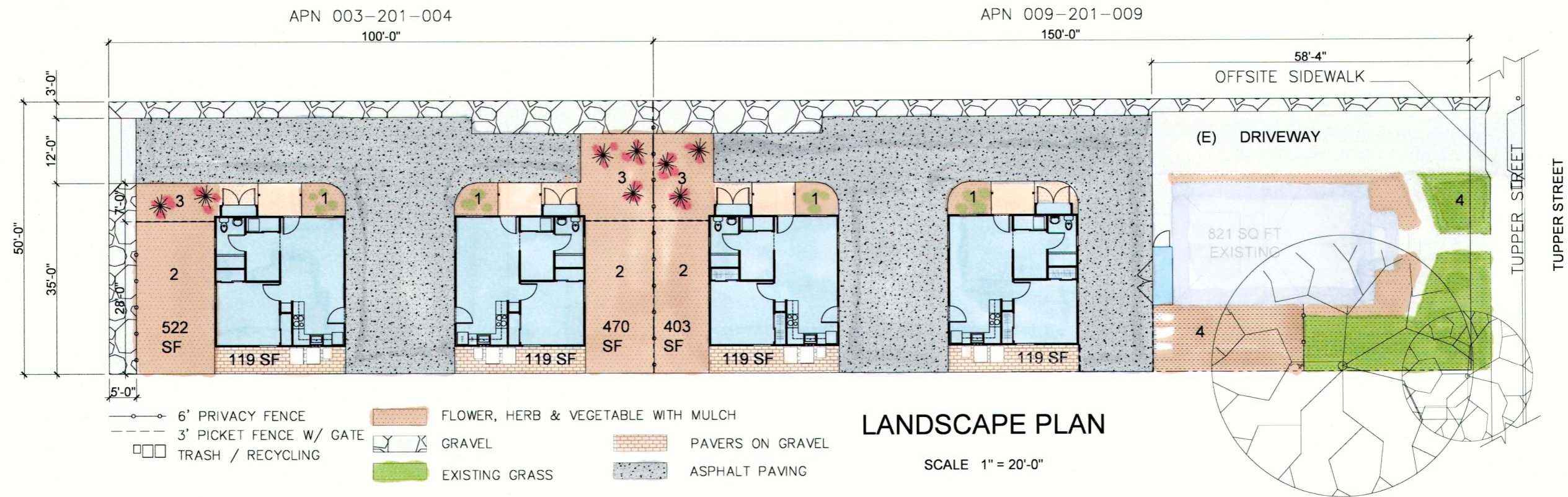
### SITE PLAN

SCALE 1" = 20'-0"

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



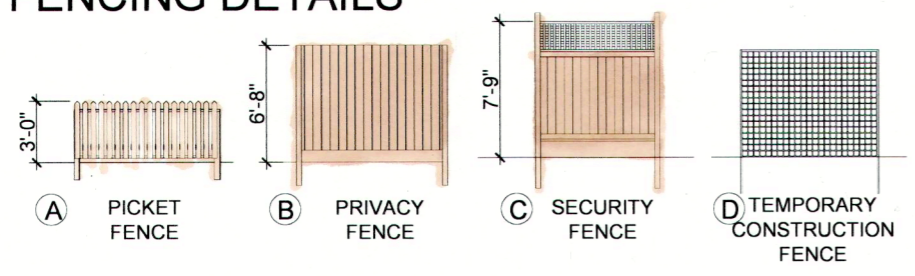




**LANDSCAPE PLAN**  
SCALE 1" = 20'-0"

- 6' PRIVACY FENCE
- - - 3' PICKET FENCE W/ GATE
- □ TRASH / RECYCLING
- FLOWER, HERB & VEGETABLE WITH MULCH
- GRVEL
- EXISTING GRASS
- PAVERS ON GRVEL
- ASPHALT PAVING

**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.

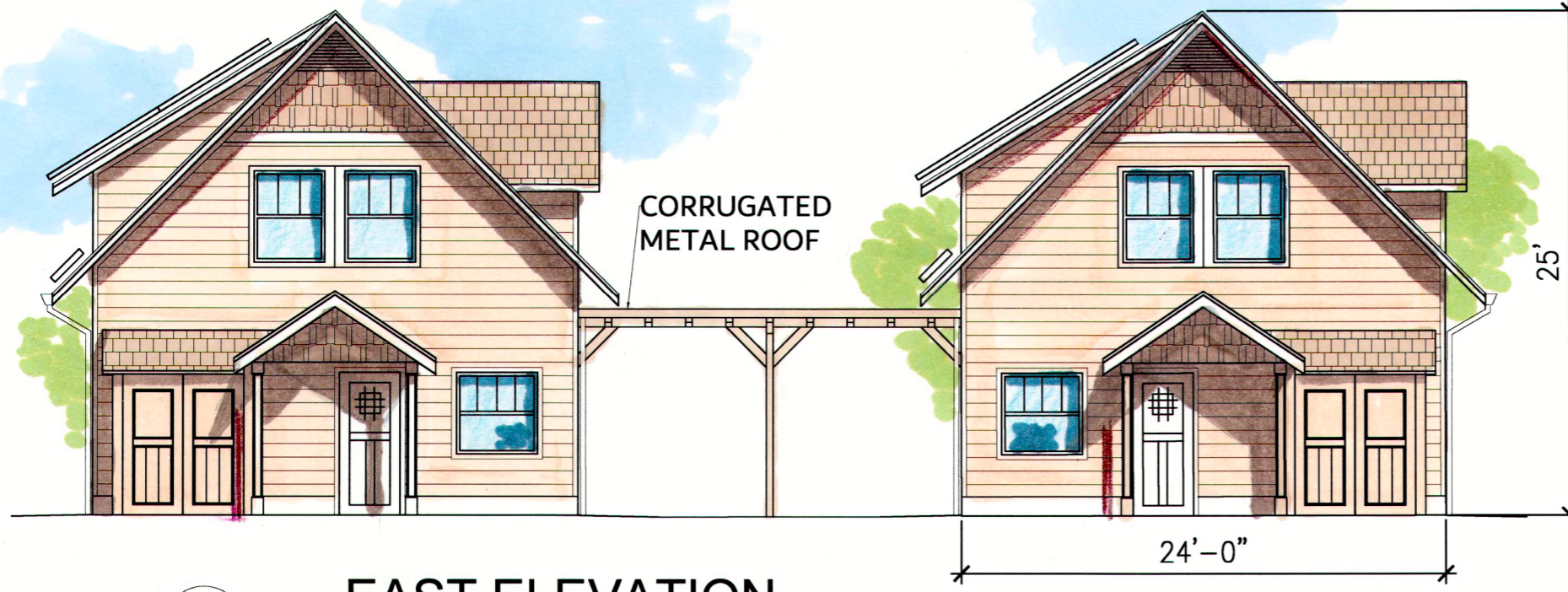
**PLANTING LIST**

#	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

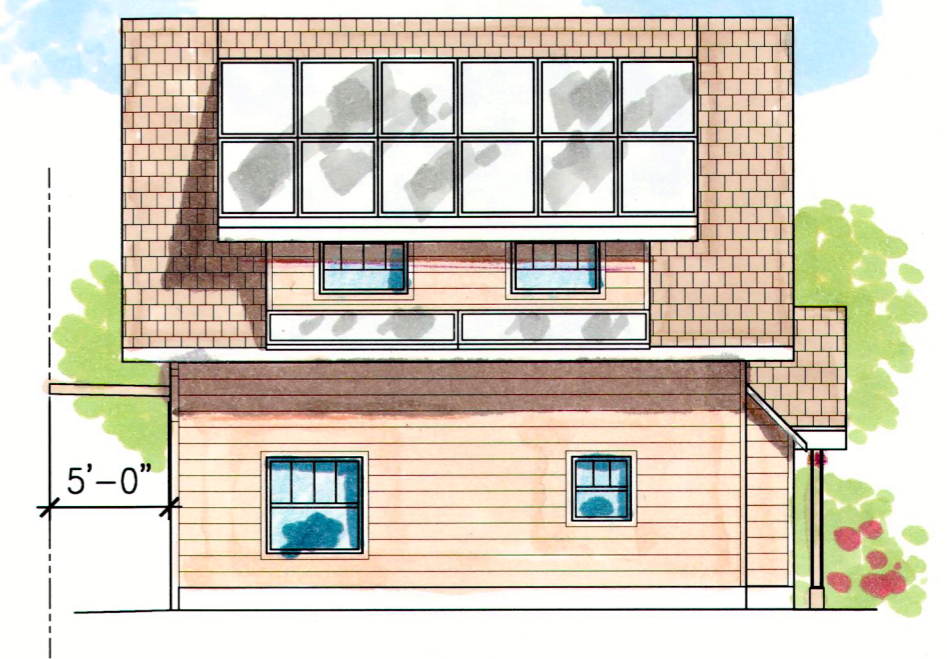
**TREE REMOVAL**

(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'

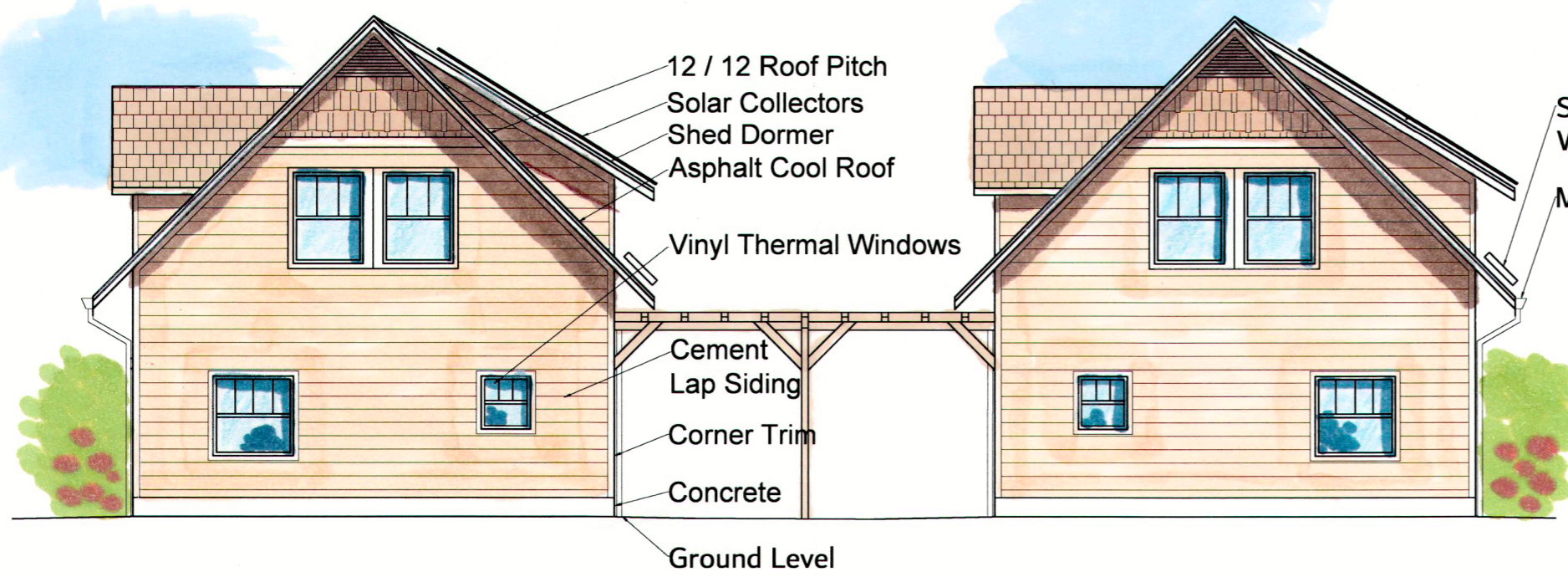




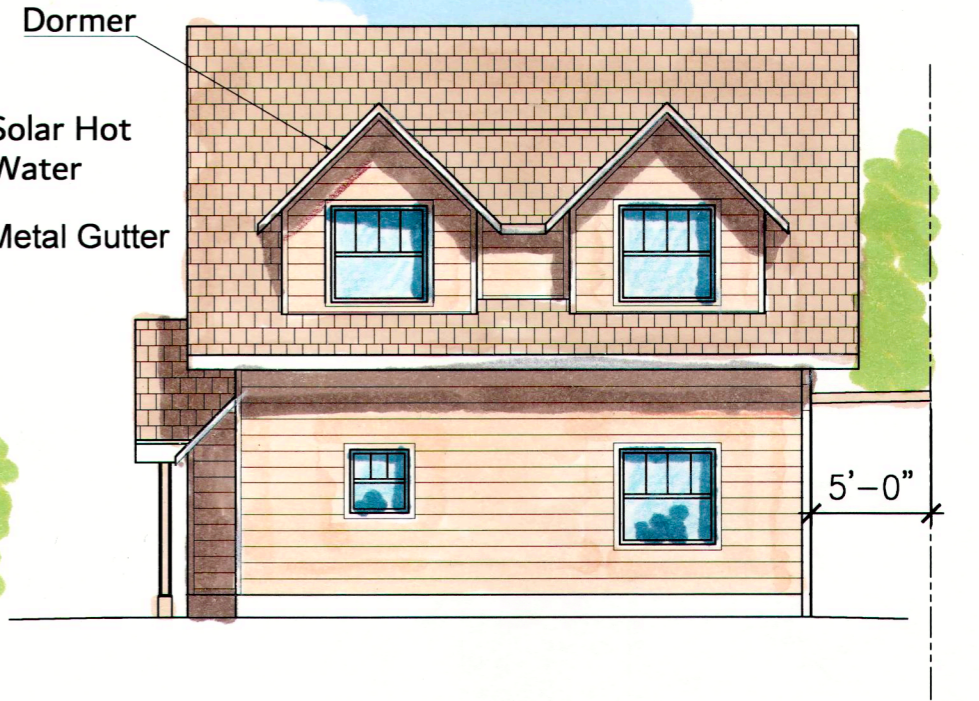
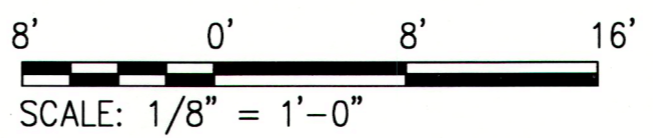
**A** EAST ELEVATION



**B** SOUTH ELEVATION



**C** WEST ELEVATION  
<25% OPENINGS



**D** NORTH ELEVATION