

LOCATION / CONTEXT MAP



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DEVELOPMENT DATA

Assessor's Parcel Number (APN): 010-035-022	
Address:	528 B Street, Santa Rosa
County of:	Sonoma
Agency Having Jurisdiction:	City of Santa Rosa
Existing Conditions:	Office building (single story)
Proposed Uses:	Mixed Use (Residential over Business Services)
Proposed Density:	24 total dwelling units
Proposed Building Sq. Ft :	32,358.83 Sq. Ft
Unit Mix :	20 1- Bedroom
	4 2- Bedroom
Current Lot Total Area:	8,400 Sq. Ft
General Plan Land Use:	Retail & Business Services
Base Zoning:	CD-5-H-SA
Other Influences:	Saint Rose Preservation District, Downtown Station Area Plan
Proposed Coverage:	71 %
Max Density:	No Maximum
Max Building Height:	5 stories or 55 feet

EXISTING CONDITIONS & CONTEXT MAP



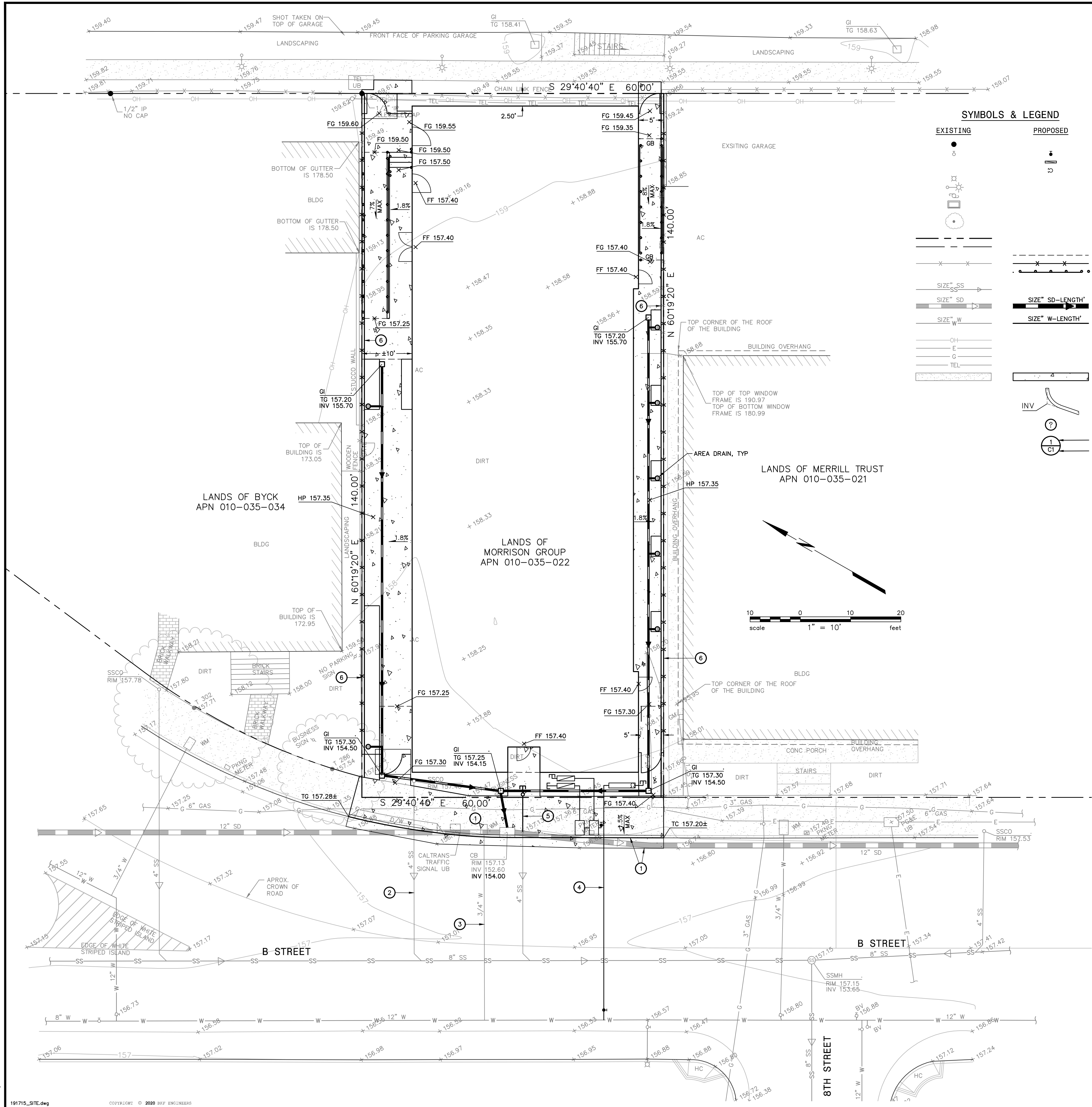
AERIAL VIEW



VIEW FROM B STREET



THE FLATS @528B
528 B. STREET
SANTA ROSA, CA 95401



SYMBOLS & LEGEND

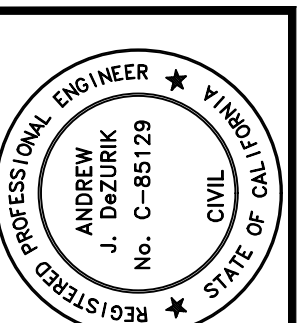
EXISTING	PROPOSED	
●	●	IRON PIPE
○	○	GATE VALVE
○	○	BACKFLOW PREVENTION DEVICE
○	○	FIRE DEPARTMENT CONNECTION
○	○	STREET LIGHT
○	○	UTILITY POLE
○	○	CATCH BASIN
○	○	TREE
---	---	PROPERTY LINE
---	---	CENTERLINE
---	---	GRADE BREAK
---	---	FENCE
---	---	HANDRAIL
---	---	SANITARY SEWER
---	---	STORM DRAIN
---	---	WATER
---	---	OVERHEAD UTILITY LINE
---	---	UNDERGROUND ELECTRIC LINE
---	---	UNDERGROUND GAS LINE
---	---	UNDERGROUND TELECOM LINE
---	---	CONCRETE
---	---	INVERT AT CLEANOUT
---	---	KEYNOTE
---	---	DETAIL IDENTIFICATION
---	---	SHEET WHERE DETAIL IS SHOWN

ABBREVIATIONS

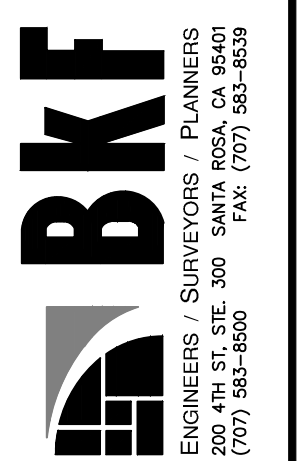
±	MORE OR LESS	INV	BOTTOM INSIDE OF PIPE
AB	ASBESTOS BASE	IP	IRON PIPE
AC	ASPHALT CONCRETE	MAX	MAXIMUM
APN	ASSESSOR'S PARCEL NUMBER	MIN	MINIMUM
BLDG	BUILDING	OH	OVERHEAD
BV	BUTTERFLY VALVE	PCC	PORTLAND CEMENT CONCRETE
CB	CATCH BASIN	PG&E	PACIFIC GAS & ELECTRIC
CL	CENTERLINE	SD	STORM DRAIN
CL2	CLASS II	SS	SANITARY SEWER
DW	DRIVEWAY	SSCO	SANITARY SEWER CLEAN OUT
E	ELECTRIC	SSMH	SANITARY SEWER MANHOLE
FF	FINISHED FLOOR	TC	TOP FACE OF CURB
FG	FINISHED GRADE	TEL	TELECOMMUNICATION LINE
G	GAS	TG	TOP OF GRADE
GI	GRATE INLET	TYP	TYPICAL
GM	GAS METER	UB	UTILITY BOX
GV	GATE VALVE	W	WATER
HC	HANDICAP RAMP	WM	WATER METER
HP	HIGH POINT		

KEYNOTES

- 1 SIDEWALK, CURB AND GUTTER IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD DETAILS 237 AND 241.
- 2 ABANDON EXISTING SANITARY SEWER LATERAL IN ACCORDANCE WITH THE CITY OF SANTA ROSA SEWER DESIGN STANDARDS AND CITY OF SANTA ROSA STANDARD 507.
- 3 ABANDON EXISTING WATER LATERAL IN ACCORDANCE WITH THE CITY OF SANTA ROSA WATER DESIGN STANDARDS.
- 4 COMBINATION WATER SERVICE IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD DETAIL 870.
- 5 4" SANITARY SEWER LATERAL IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD DETAIL 513.
- 6 6-INCH CURB



PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 05/13/2020
ANDREW J. DEZURIK C 85129

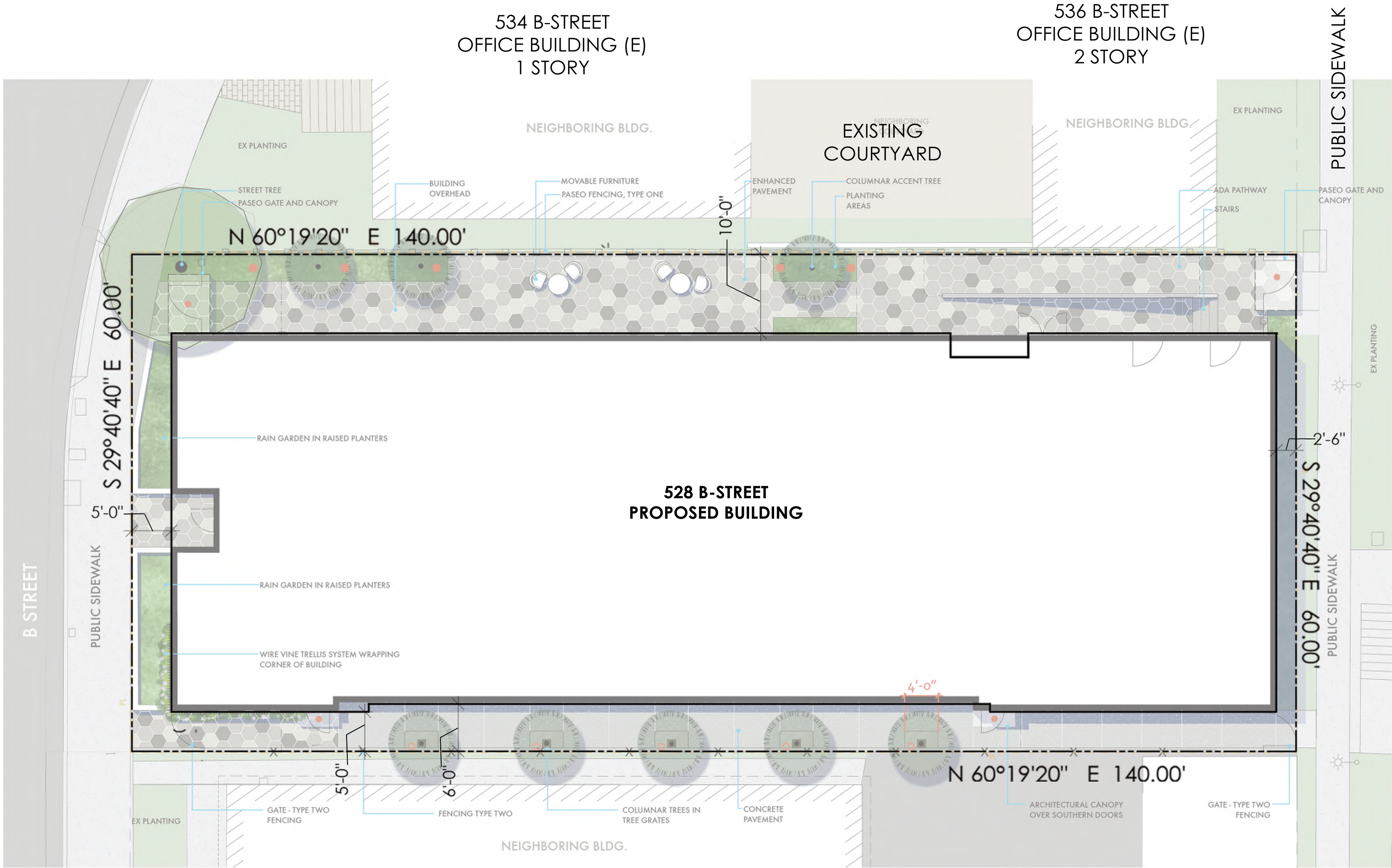


528 B STREET
APN 010-035-022
SANTA ROSA, CALIFORNIA
GRADING & UTILITY PLAN

Revisions	No.	Date	By	Appr.

Date: MAY 2020
Scale: AS SHOWN
Design: AJD
Drawn: IT
Approved: AJD
Job No: 20191715

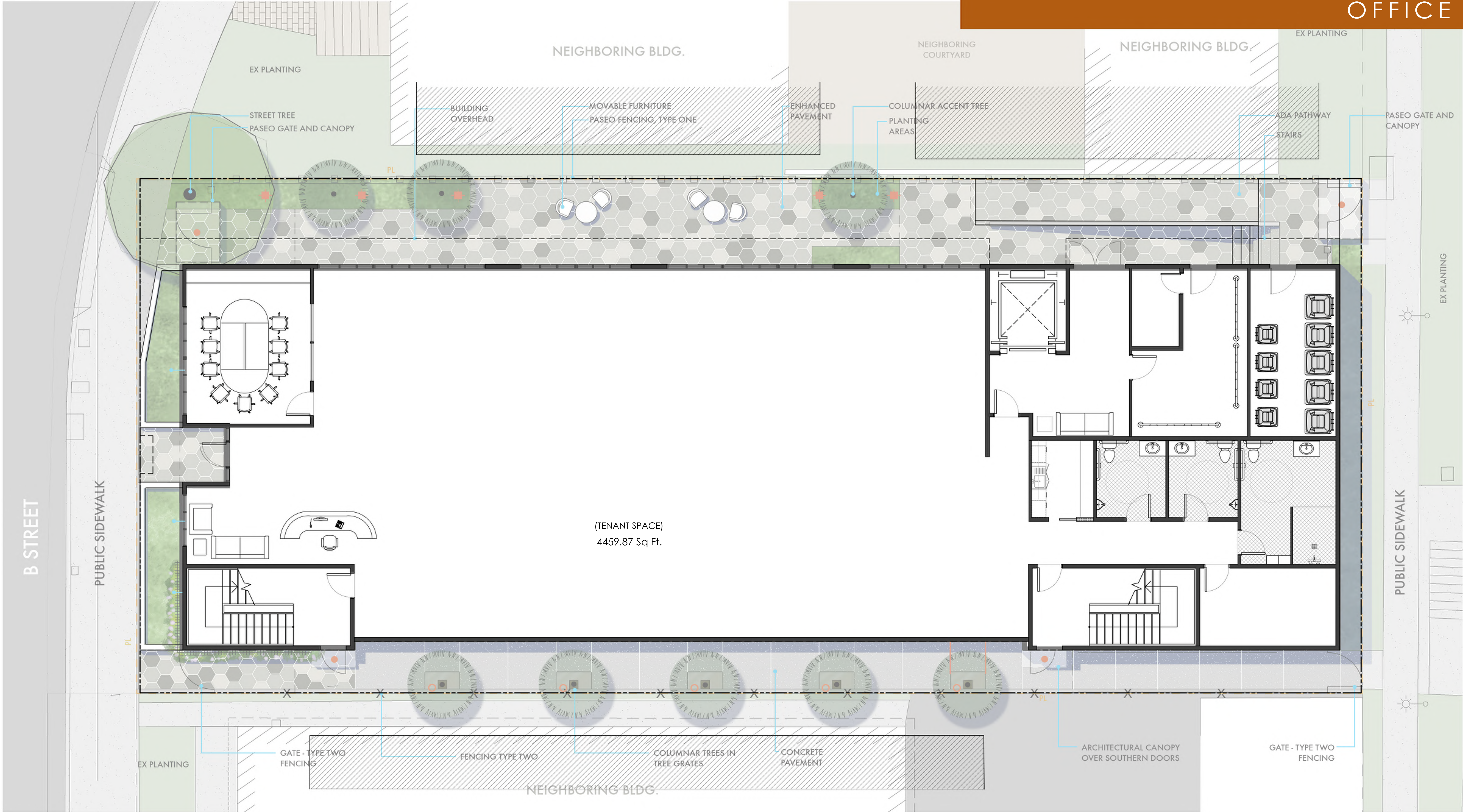
ARCHITECTURAL SITE PLAN



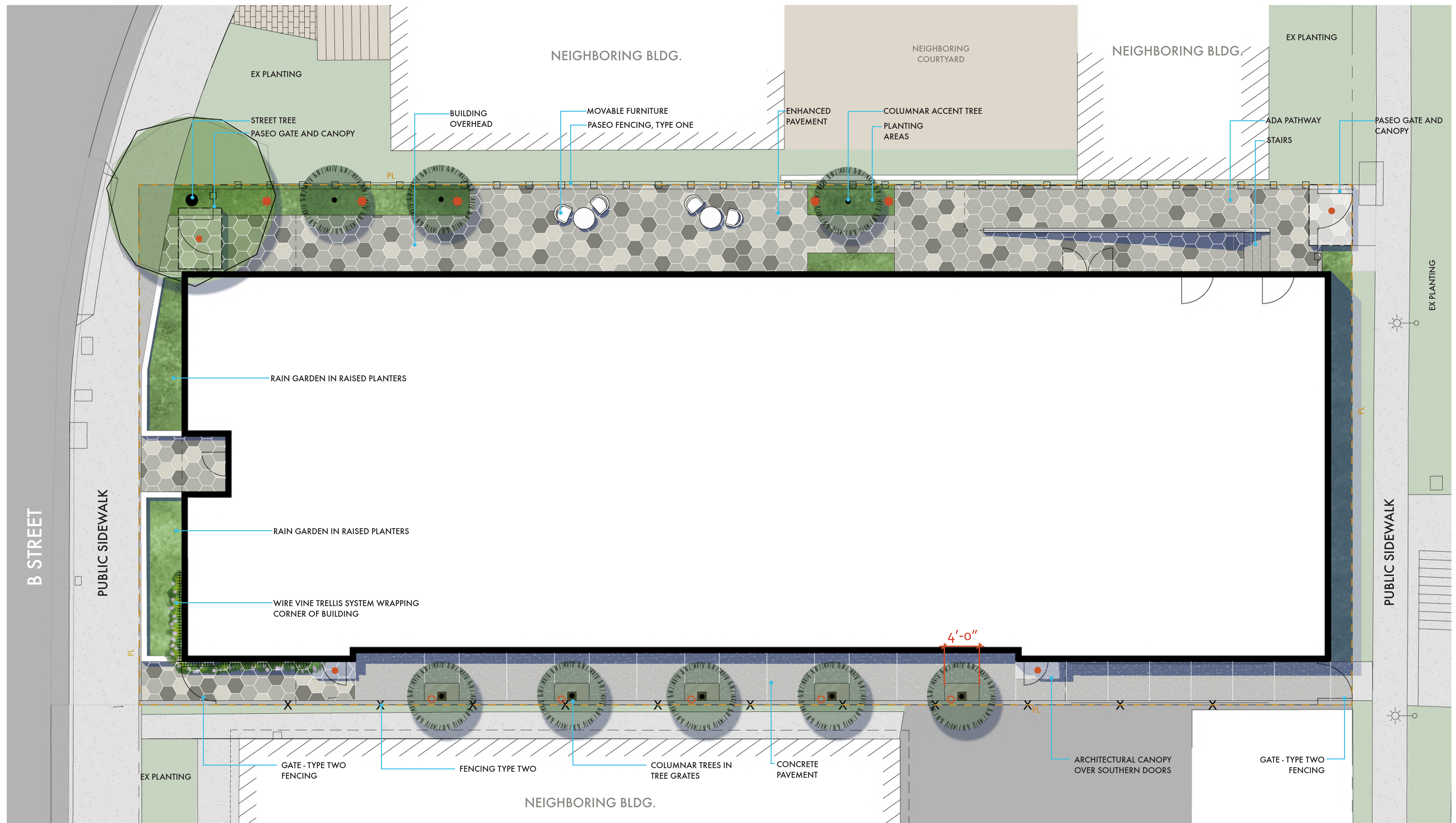
SCALE: 1/16" = 1'-0"

GROUND FLOOR PLAN

OFFICE



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



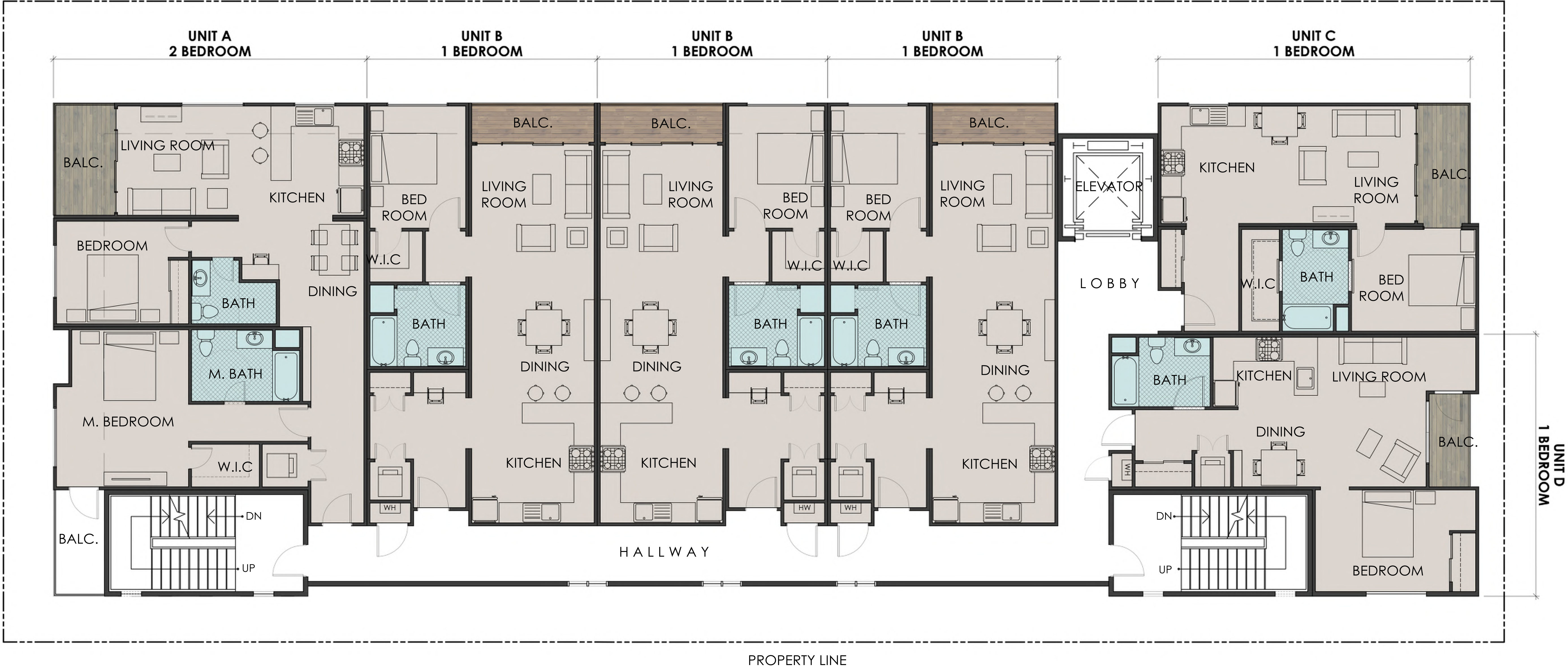
TYPE ONE: CUSTOM FENCE AND GATE ELEVATIONS

LANDSCAPE LIGHTING

- LIGHT BOLLARD — HESS - FIDENZA 940 MATTE BLACK
- CEILING MOUNTED LIGHT — CONTECH - CEILING MOUNT CY3 MATTE BLACK
- UP LIGHT FOR TREE PLANTING — FX LUMINAIRE LOW VOLTAGE OR EQUAL, BLACK FINISH

*SEE ARCHITECTURAL SET FOR REMAINDER OF LIGHTING

UPPER LEVEL FLOOR PLANS (2, 3, 4 & 5)
RESIDENTIAL UNITS



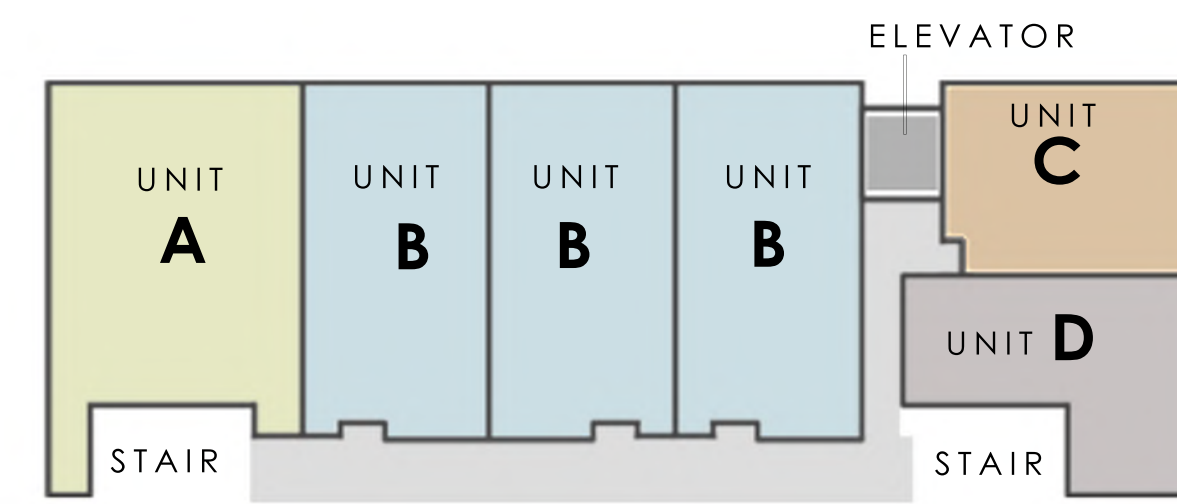
SCALE: 3/16" = 1'-0"



MORRISON KARSTEN
GROUP

ARCHILOGIX
DESIGN • DEVELOPMENT STRATEGIES

THE FLATS @ 528B
528 B. STREET
SANTA ROSA, CA 95401

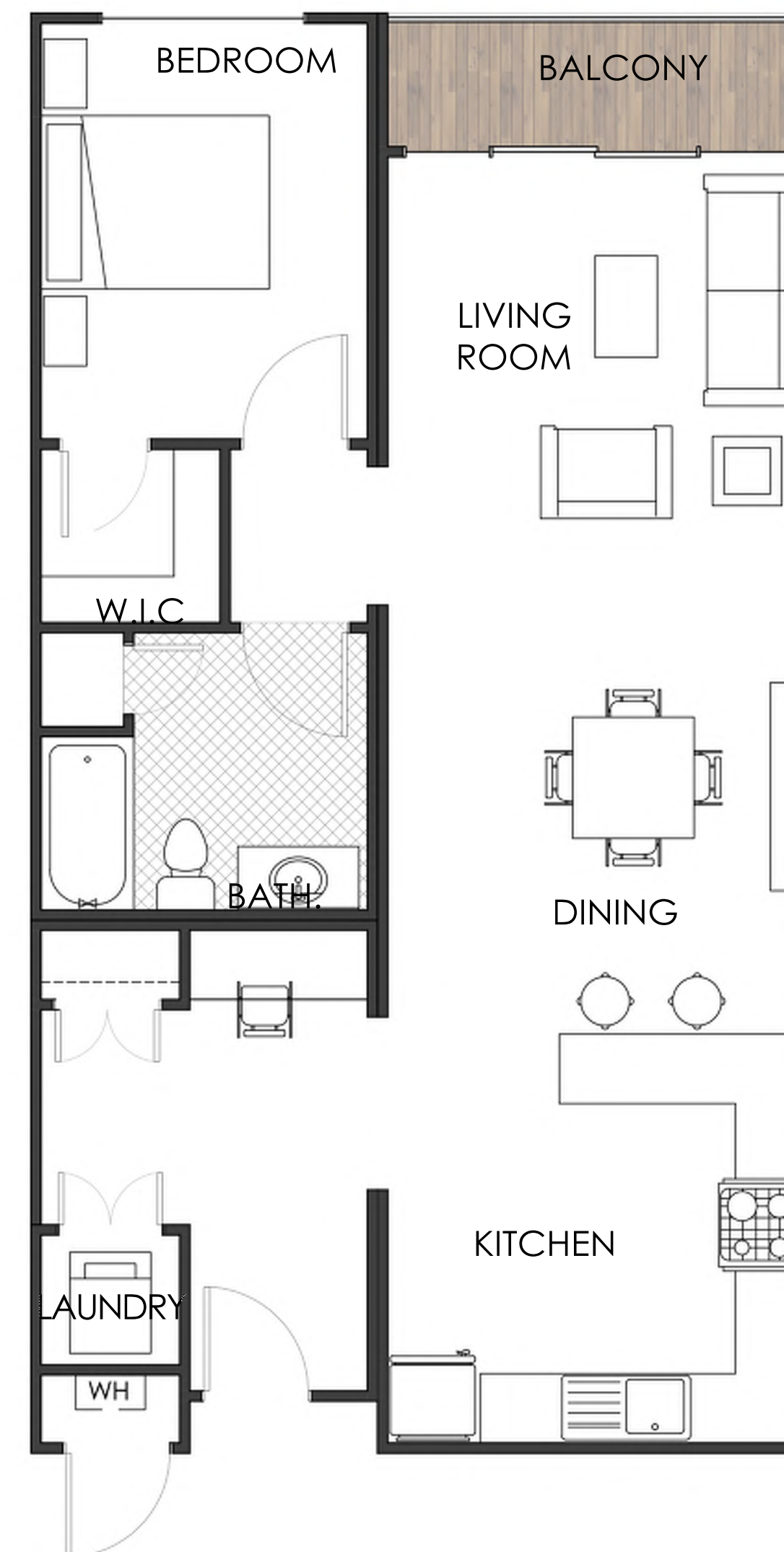


KEY PLAN

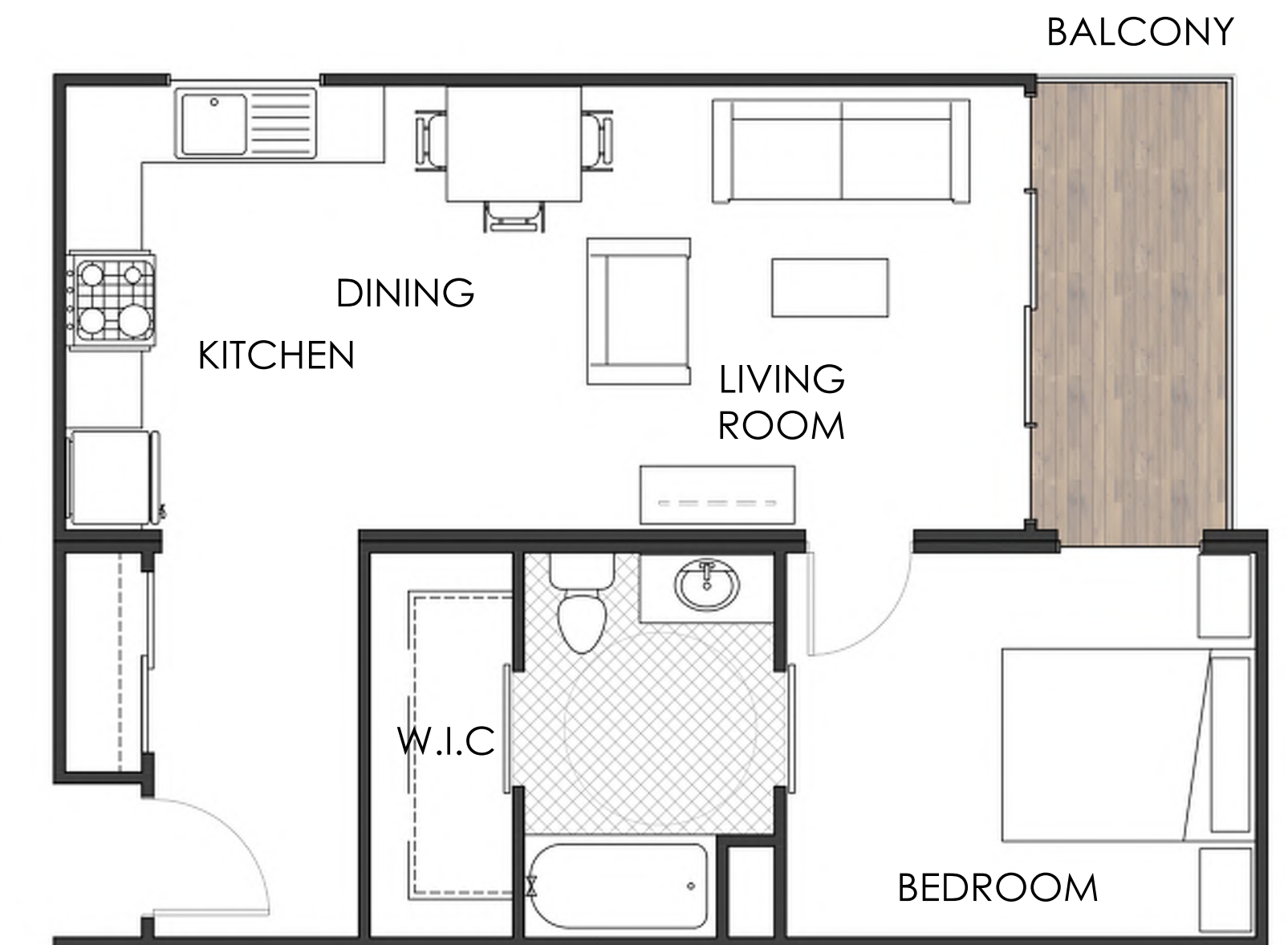
UNIT A
2- BEDROOM
1227 SQ. FT.



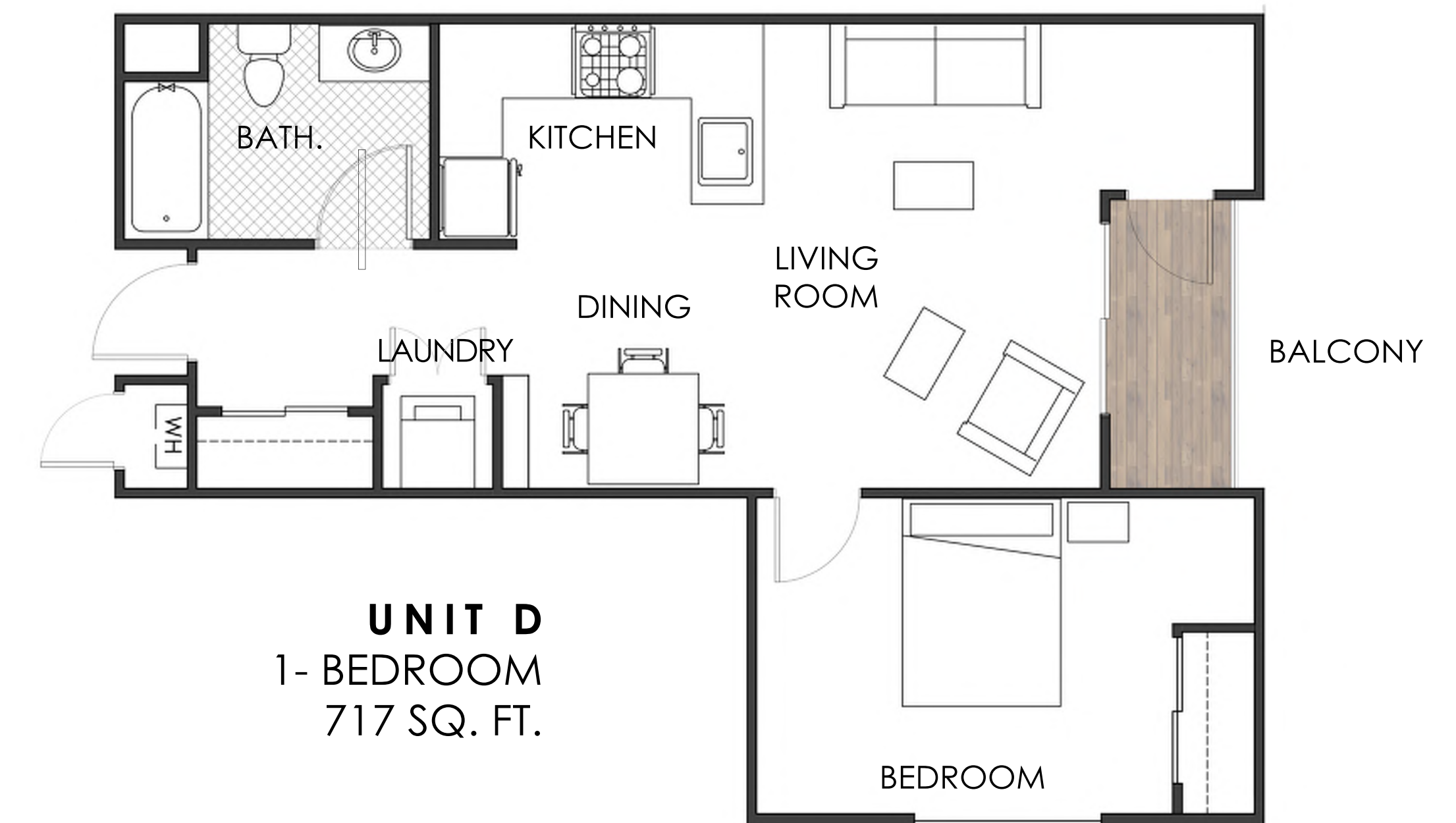
UNIT B
1- BEDROOM
926 SQ FT



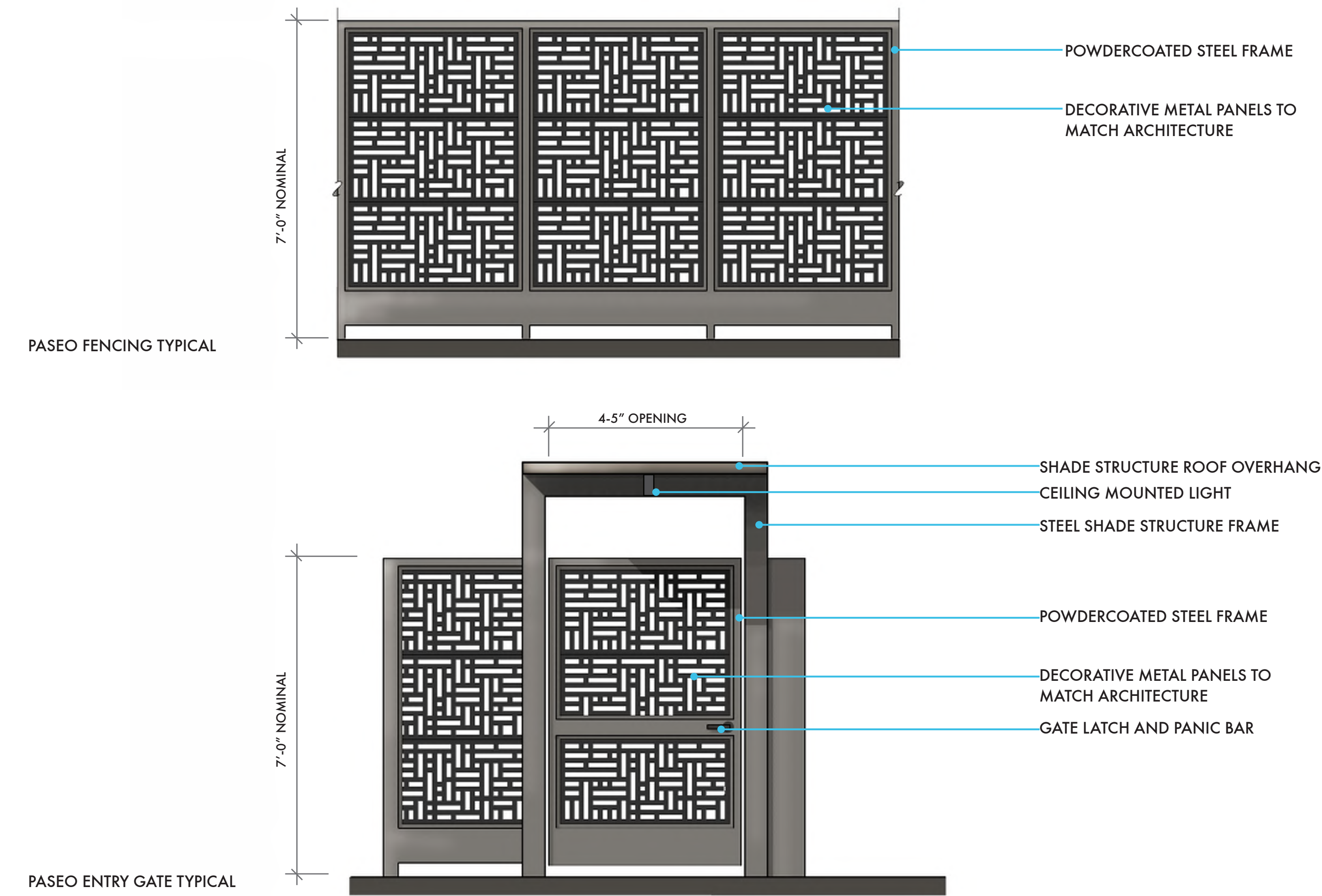
UNIT C
1- BEDROOM
695 SQ.FT.



UNIT D
1- BEDROOM
717 SQ. FT.



* Note: Unit Sq.Ft includes Balcony



TYPE ONE: CUSTOM FENCE AND GATE ELEVATIONS



COLUMNAR ACCENT TREES



WIRE VINE TRELLIS



ENHANCED PAVEMENT: GEOMETRIC CONTRASTING UNIT PAVERS



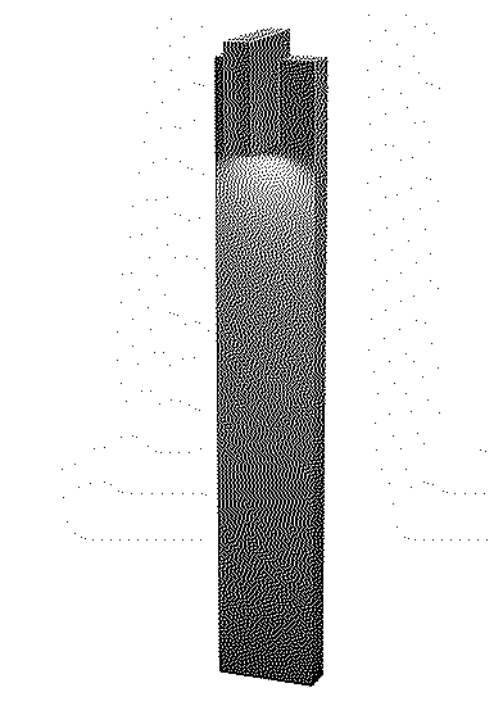
HALF TREE GRATE



TYPE TWO FENCING: WELDED WIRE FENCING, VISUALLY OPEN



RAISED PLANTER



LIGHT BOLLARD



CEILING MOUNTED LIGHT

LANDSCAPE CHARACTER IMAGES

CANDIDATE PLANT LIST

PERENNIALS, GRASSES, + SHRUBS			
SPECIES	COMMON NAME	WUCOLS	SIZE
Acacia 'Cousin It'	Cousin It Acacia	Low	5 Gallon
Aspidistra elatior	Cast Iron Page	Low	2 Gallon
Beschornia albiflora	Trunking Beschornia	Low	5 Gallon
Calamagrostis fallosa	Mendocino Reed Grass	Low	1 Gallon
Chasmanthium latifolium	Inland Sea Oats	Medium	1 Gallon
Correa pulchella	Australian Fuschia	Low	5 Gallon
Grevillea 'Jade Mound'	Jade Mound Grevillea	Low	5 Gallon
Helleborus argutifolius	Corsican Hellebore	Low	1 Gallon
Helleborus foetidus	Bear's Foot Hellebore	Low	1 Gallon
Heucera micrantha	Alum Root	Medium	1 Gallon
Hydrangea quercifolia	Oak Leaf Hydrangea	Medium	5 Gallon
Iris douglasiana	Douglas Iris	Low	1 Gallon
Mahonia eurybracteata 'Soft Caress'	Soft Caress Mahonia	Low	5 Gallon
Mahonia x 'Marvel'	Marvel Mahonia	Low	5 Gallon
Nandina domestica 'Emerald Sea'	Heavenly Bamboo	Low	5 Gallon
Neomarica caerulea	Poor Man's Iris	Low	5 Gallon
Polystichum munitum	Western Sword Fern	Medium	1 Gallon
Rubus parviflorus	Thimbleberry	Low	1 Gallon
Sarcococca hookeriana	Sweetbox	Low	5 Gallon
Sollya heterophylla	Australian Bluebell Creeper	Low	5 Gallon
Woodwardia fimbriata	Giant Pacific Coast Fern	Medium	5 Gallon
Yucca filamentosa	Adam's Needle (green)	Low	5 Gallon

TID PLANTING			
SPECIES	COMMON NAME	WUCOLS	SIZE
Achillea millefolium	Yarrow	Low	1 Gallon
Chondropetalum tectorum 'El Campo'	El Campo Small Cape Rush	Low	5 Gallon
Lomandra longifolia 'Breeze'	Dwarf Matt Rush	Low	1 Gallon
Sisyrinchium bellum	Blue-eyed Grass	Low	1 Gallon

TREES			
SPECIES	COMMON NAME	WUCOLS	SIZE
Acer palmatum 'Silhouette'	Columnar Maple	Medium	24" Box
Carpinus betulus 'Frans Fontaine'	Hornbeam	Medium	24" Box
Ginkgo b. 'Princeton Sentry'	Maidenhair Tree	Medium	24" Box
Parrotia persica	Persian Ironwood	Medium	24" Box
Quercus robur 'Skyrocket'	Columnar Oak	Medium	24" Box

VINES			
SPECIES	COMMON NAME	WUCOLS	SIZE
Akebia quinata	Chocolate Vine	Medium	5 Gallon
Vitis californica 'Roger's Red'	California Grape Vine	Low	5 Gallon
Wisteria floribunda 'Alba'	White Japanese Wisteria	Low	5 Gallon



Aspidistra elatior



Correa pulchella



Hydrangea quercifolia



Helleborus foetidus



Mahonia x 'Marvel'



Nandina 'Emerald Sea'



Sollya heterophylla



Woodwardia fimbriata



Lomandra longifolia



Acer palmatum 'Silhouette'



Ginkgo biloba 'Princeton Sentry'



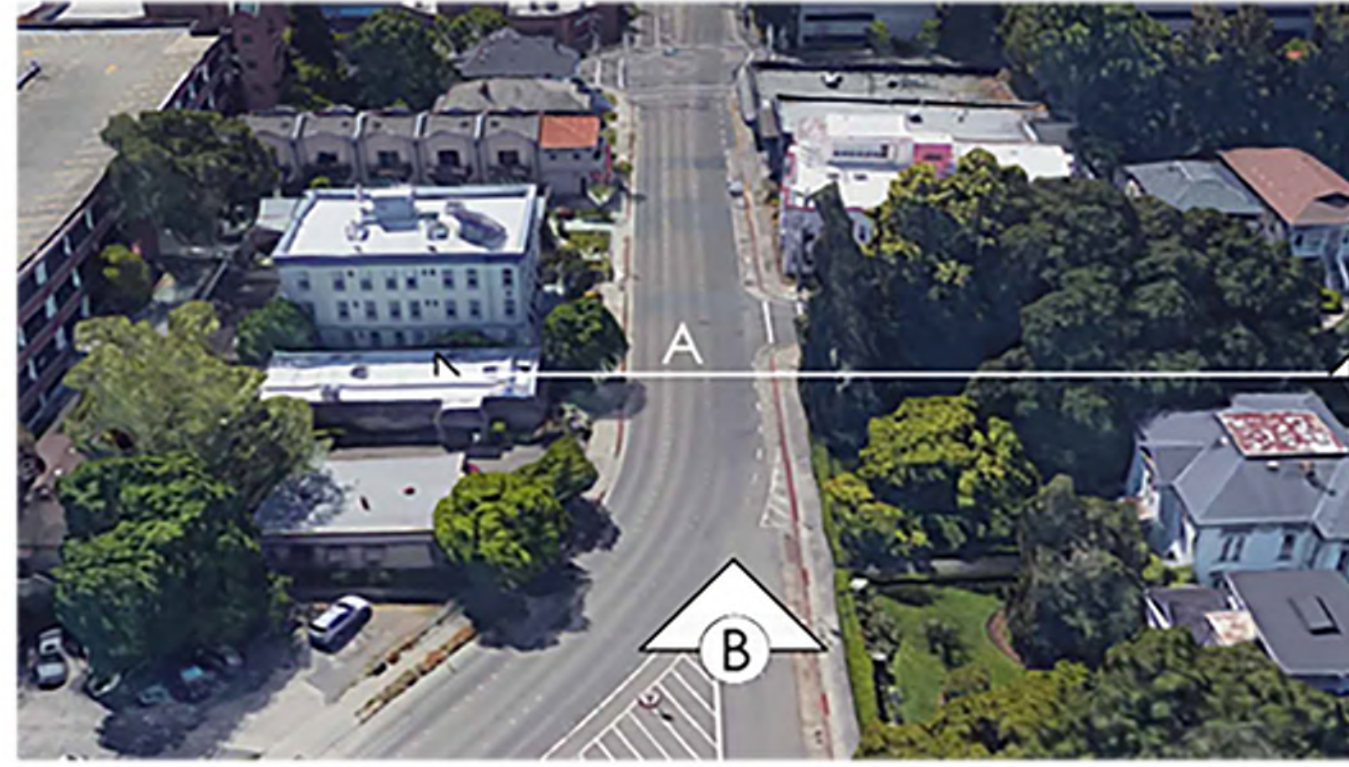
Wisteria floribunda 'Alba'

IRRIGATION STATEMENT & CALCULATIONS

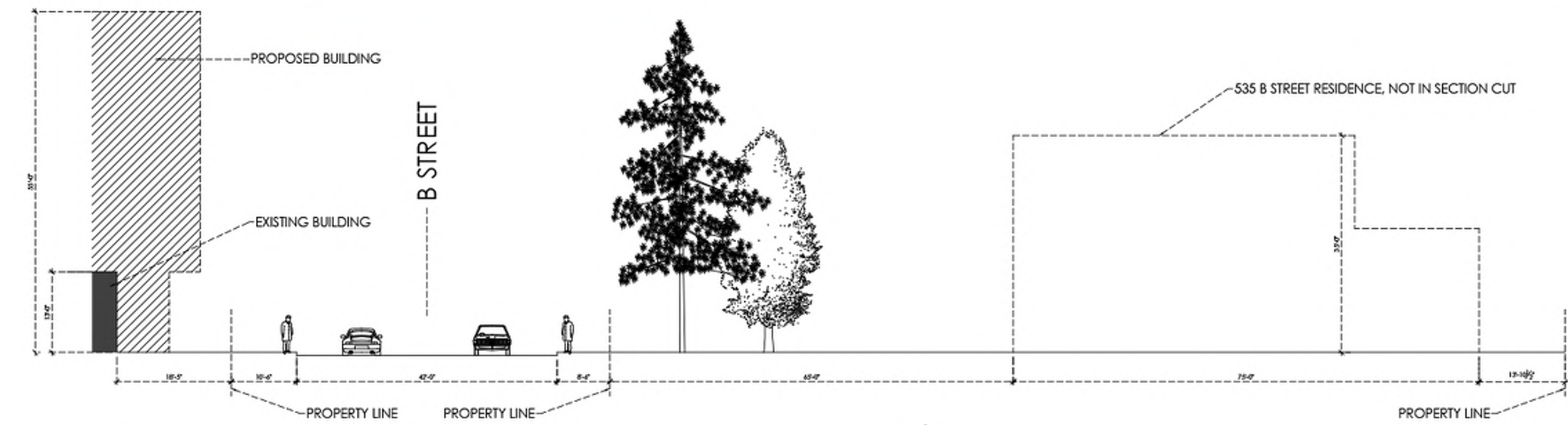
- All irrigation will be designed to meet Santa Rosa Water Efficient Land-scape Ordinance and will contain the following components:
- The irrigation system will be designed and installed to meet irrigation efficiency described in the maximum applied water allowance.
 - Weather based, self-adjusting irrigation controller with a rain sensor.
 - Emitters to include-subsurface drip irrigation and tree bubblers.
 - Trees to be placed on separate valves.
 - Isolation valves to be installed at point of connection and before each valve or manifold.
 - Pressure regulation to be installed.
 - Separate valves to be installed to irrigate zones of high, med, and low water use plantings.
 - Check valves will be installed to prevent low point drainage.
 - Irrigation zones will be separated by exposure, hydrozone water use, and soil type.

Maximum Applied Water Allowance Calculations for New and Rehabilitated Non-Residential Landscapes					
Enter value in Pale Blue Cells					
Tan Cells Show Results					
Messages and Warnings					
Click on the blue cell on right to Pick City Name	Santa Rosa	Name of City			
ET _a of City from Appendix A	42.00	ET _a (inches/year)			
	0	Overhead Landscape Area (ft ²)			
	430	Drip Landscape Area (ft ²)			
	0	SLA (ft ²)			
Total Landscape Area	430				
Results:					
(ET _a) x (0.62) x [(0.45 x LA) + (1.0 - 0.45) x SLA]		Gallons			
		Cubic Feet			
		HCF			
		Acre-feet			
		Millions of Gallons			
MAWA calculation incorporating Effective Precipitation (Optional)					
ET _a of City from Appendix A	42	ET _a (inches/year)			
Total Landscape Area	430	LA (ft ²)			
Special Landscape Area	0	SLA (ft ²)			
	38	Total annual precipitation (inches/year)			
Enter Effective Precipitation	9.50	Eppt (in/yr)(25% of total annual precipitation)			
Results:					
MAWA = [(ET _a - Eppt) x (0.62)] x [(0.45 x LA) + (1.0 - 0.45) x SLA]	3,899	Gallons			
	521.23	Cubic Feet			
	5.21	HCF			
	0.01	Acre-feet			
	0.00	Millions of Gallons			
Hydrozone	Select System From the Dropdown List click on cell below	Plant Water Use Type (s) (low, medium, high)	Plant Factor (PF)	Hydrozone Area (HA) (ft ²) Without SLA	Enter Irrigation Efficiency (IE)
LOW	Drip	Low	0.20	330	0.81
MEDIUM	Drip	Medium	0.50	100	0.81
		SLA	Sum	430	0
Results					
MAWA =	3,899				
		ETWU =	2,886 Gallons		ETWU complies with MAWA
			386 Cubic Feet		
			3.86 HCF		
			0.01 Acre-feet		
			0.00 Millions of Gallons		

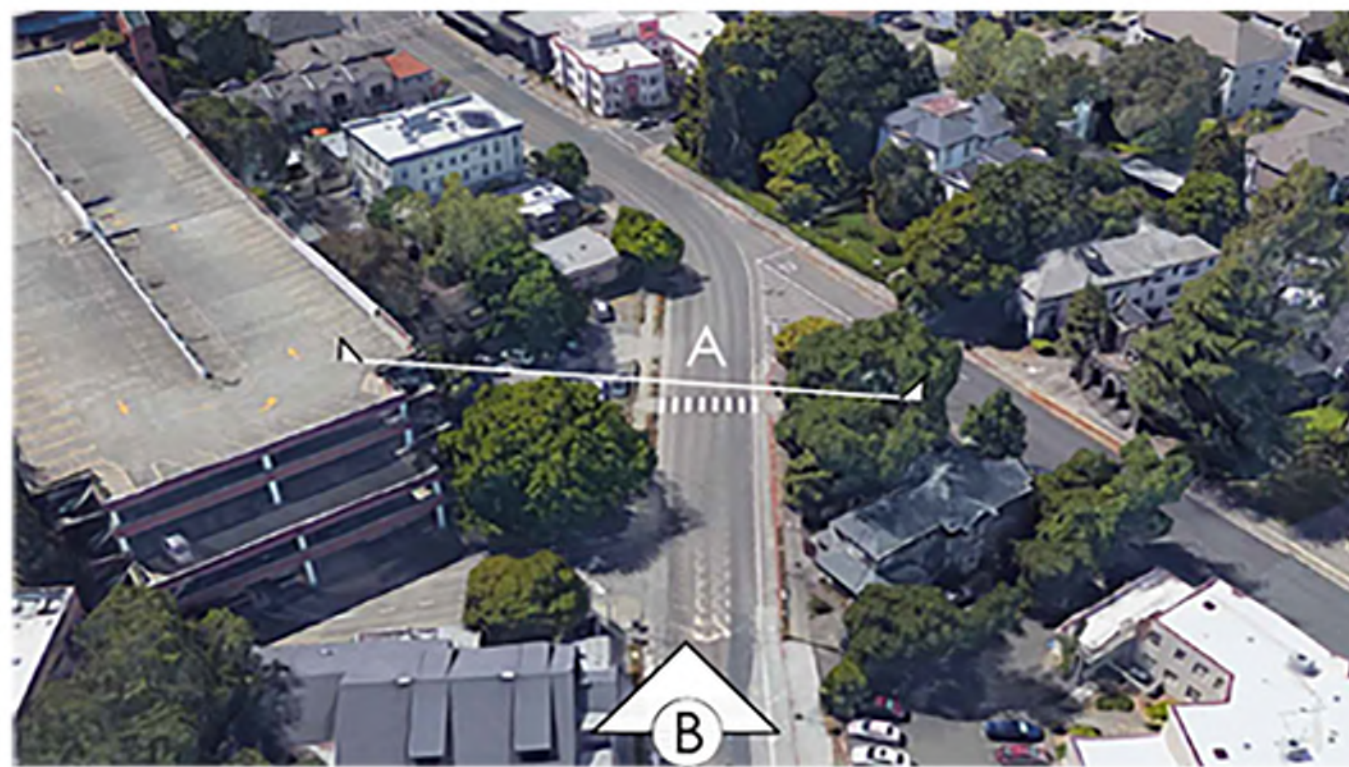
B-STREET SECTIONS



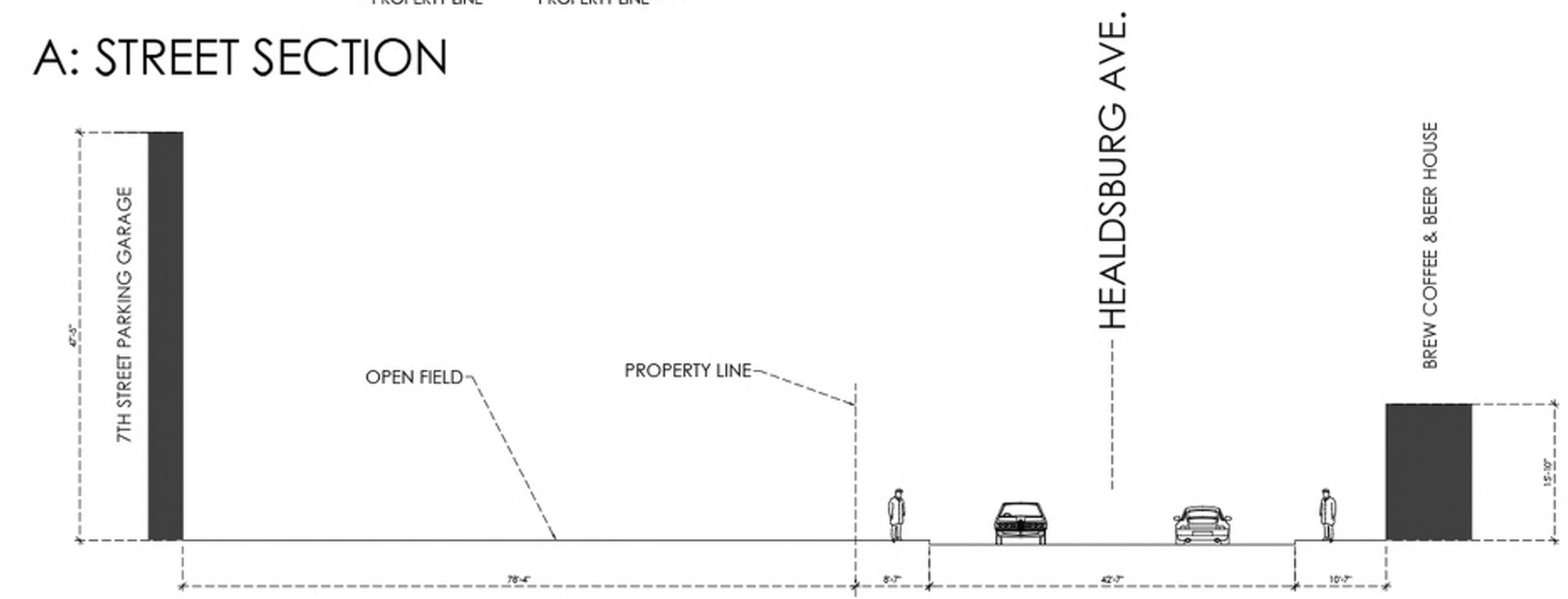
B: STREET VIEW - B ST. & HEALDSBURG AVE.



A: STREET SECTION



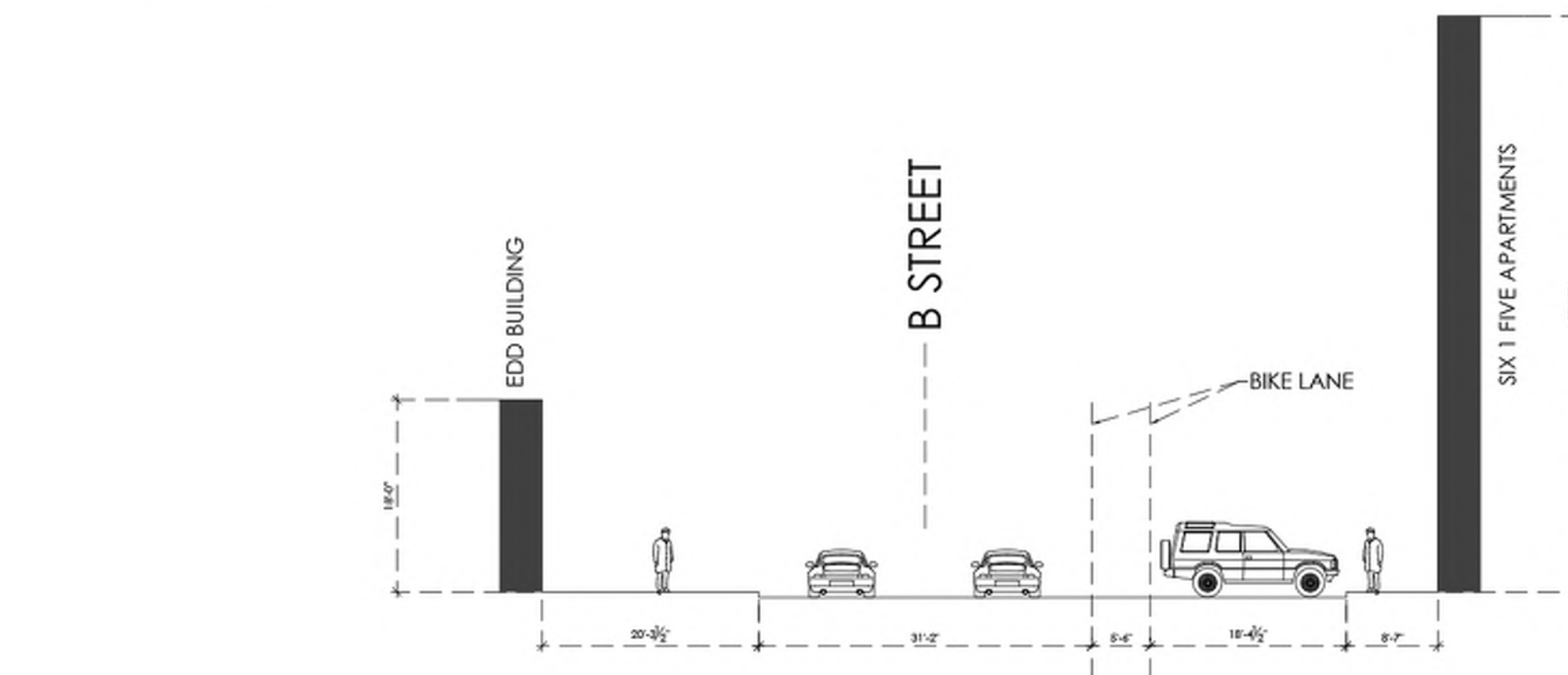
B: HEALDSBURG AVE. & B STREET



A: STREET SECTION



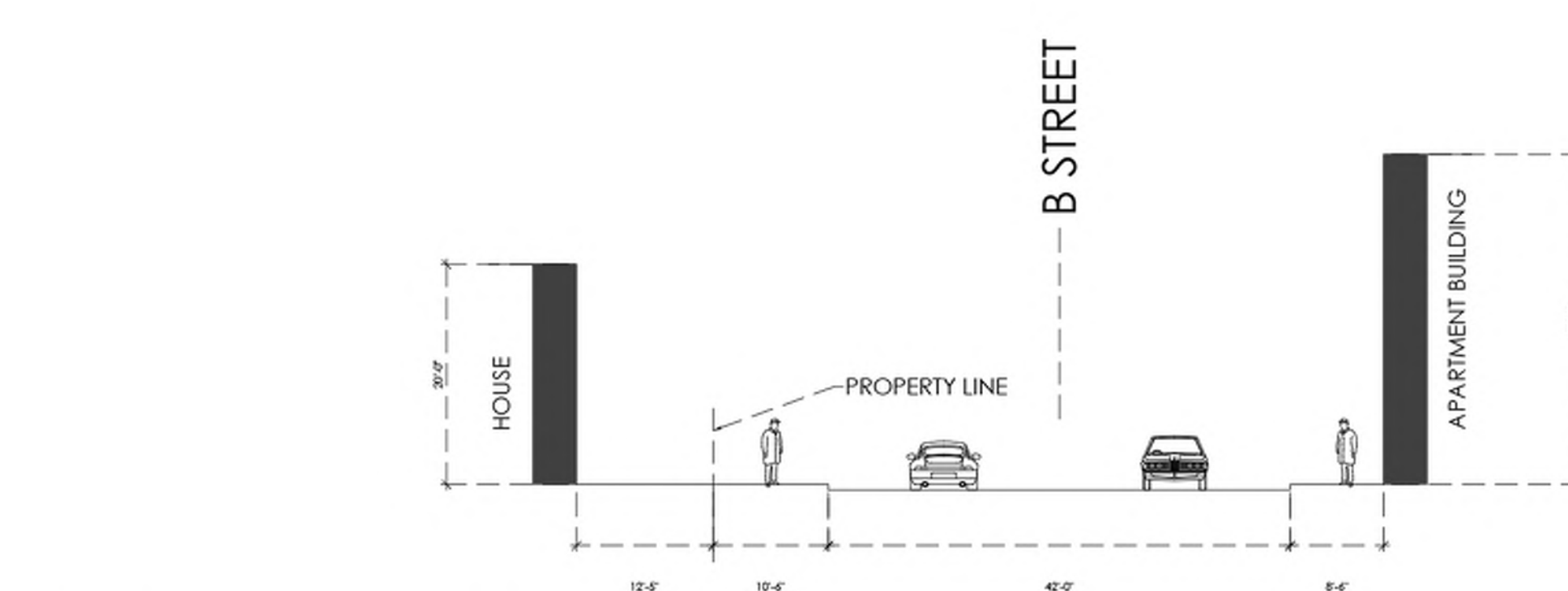
B: STREET VIEW - HEALDSBURG AVE. & 10TH ST.



A: STREET SECTION



B: STREET VIEW - B STREET & 8TH ST.



A: STREET SECTION

ST. ROSE HISTORIC DISTRICT

CONTRIBUTING STRUCTURES/
DESIGNINSPIRATION



HISTORIC PRESERVATION DISTRICT PROPERTIES

- Contributor
- Non-Contributor



THE FLATS @528B
528 B. STREET
SANTA ROSA, CA 95401

CITY OF SANTA ROSA
DESIGN REVIEW PACKAGE
02/18/2020

5 STORY PARKING
GARAGE



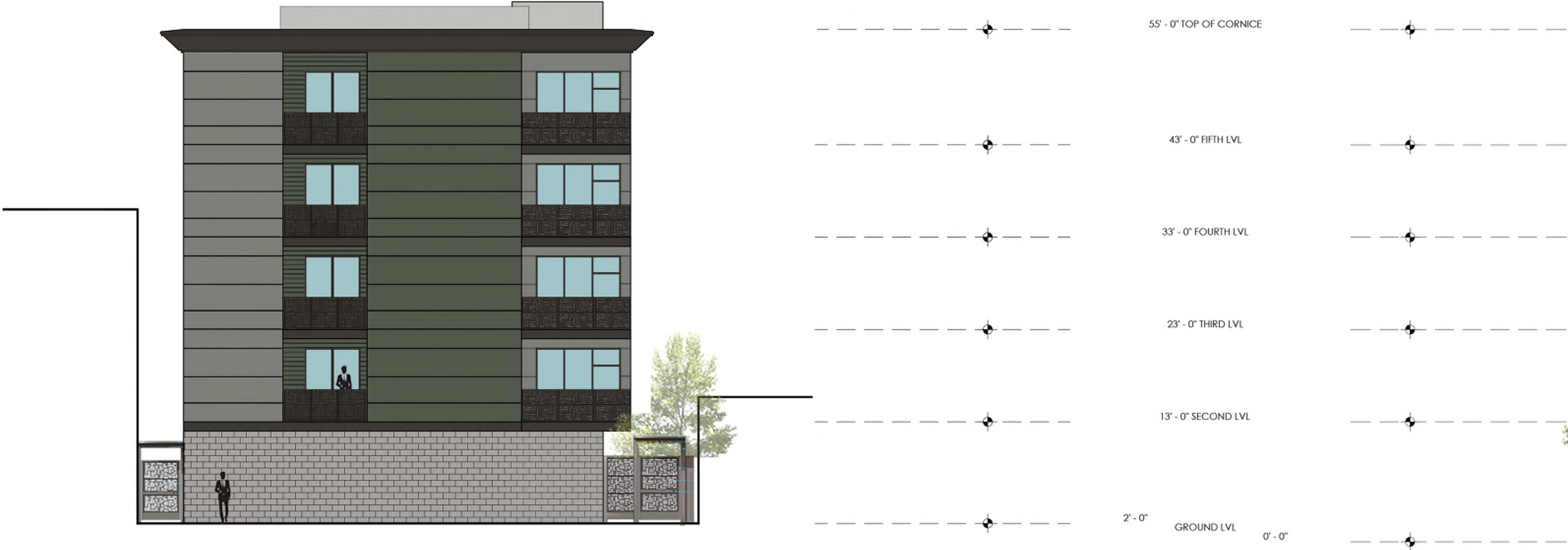
EXTERIOR ELEVATION SOUTH



SOUTH ELEVATION

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

EXTERIOR ELEVATIONS
EAST & WEST



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



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

ARCHITECTURAL ELEMENTS

MATERIALS & FINISHES

1 SECTION:
CORNICE PROFILE



10

Spartan Bronze
SR:0.31 E:0.85 SRI:31
Hex #545b4d
RGB: 84, 91, 77
CMYK: 64, 49, 66, 32
CORRUGATED PANEL
COLOR: SPARTAN BRONZE
PRODUCT: KINGSPAN



8

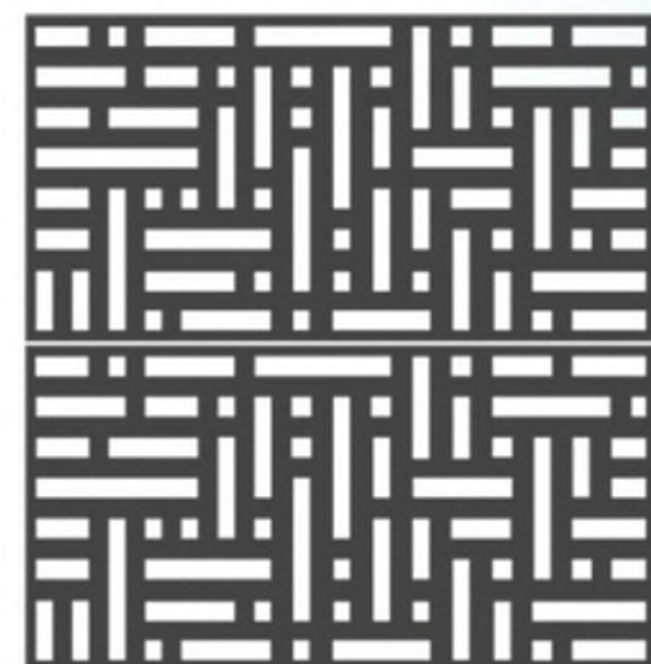
Zinc Gray
SR:0.35 E:0.86 SRI:37
Hex #788079
RGB: 120, 128, 121
CMYK: 55, 41, 49, 9
COLOR: ZINC GRAY
PRODUCT :KINGSPAN
Spartan Bronze
SR:0.31 E:0.85 SRI:31
Hex #545b4d
RGB: 84, 91, 77
CMYK: 64, 49, 66, 32
COLOR: SPARTAN BRONZE
PRODUCT :KINGSPAN



7 WINDOW WITH TRIM



5 STORY PARKING
GARAGE



2 ELEVATION: RAILING
BLACK POWDER COAT FINISH



SOFFIT
COLOR: CEDAR
PRODUCT: NICHHA FIBERCEMENT



3 WINDOW AND DOOR
FINISH
COLOR: MODERN BRONZE
PRODUCT: MARVIN MODERN



4 STEEL SASH STOREFRONT WINDOWS

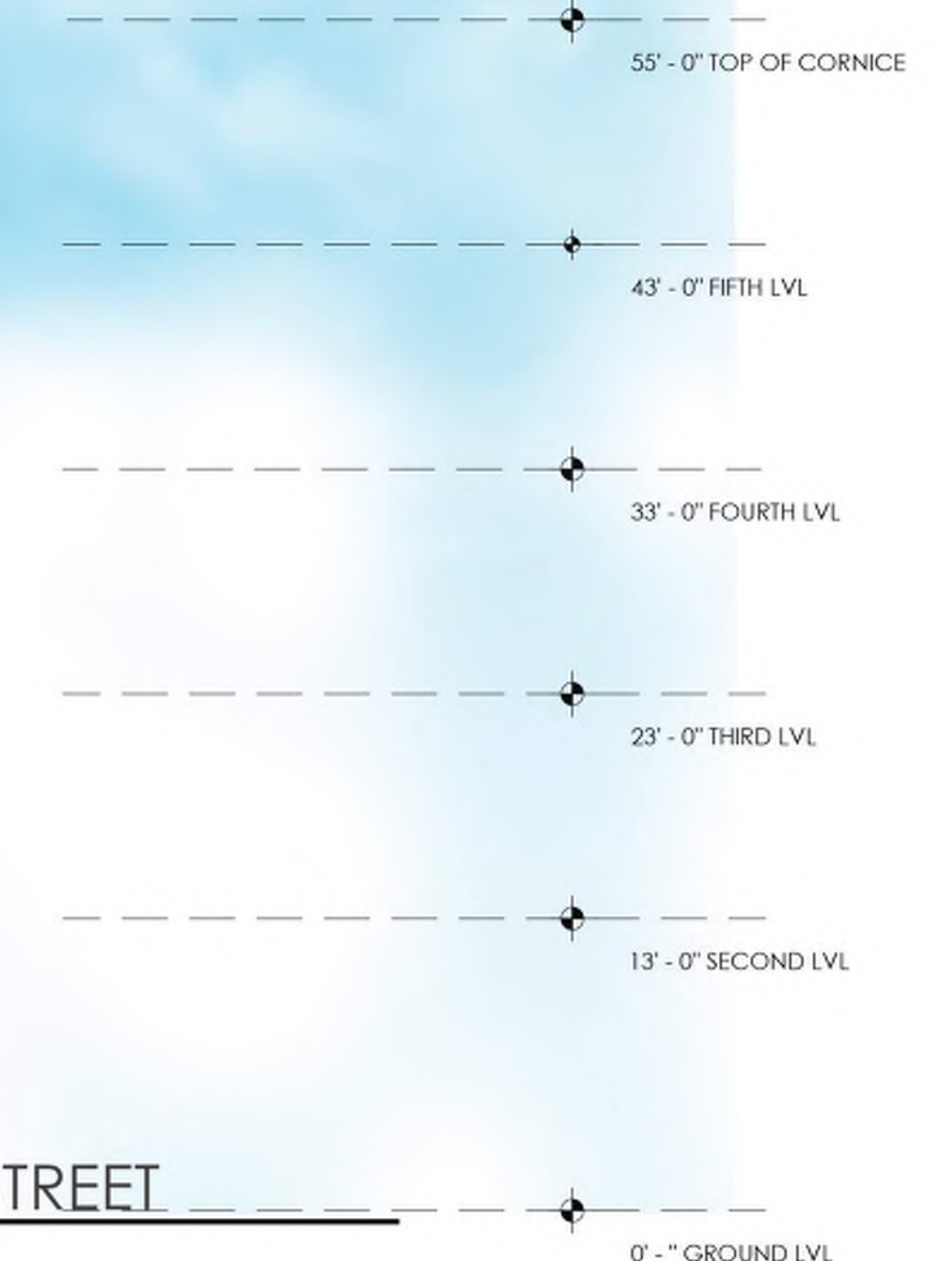


5 CALSTONE CMU
#304 SPLITFACE BLOCK



6 TYPICAL WINDOW

B- STREET



EXTERIOR CONTEXT RENDERING
VIEW SOUTH DOWN B STREET



VIEW SOUTH DOWN B STREET

EXTERIOR CONTEXT RENDERING

FRONT ELEVATION



EXTERIOR CONTEXT RENDERING
VIEW NORTH DOWN B STREET



EXTERIOR CONTEXT RENDERING @ NIGHT

