RENDERED STREET VIEW: SOUTH EAST CORNER

VICINITY MAP

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PROJECT DESCRIPTION & DESIGN CONCEPT

Casa Roseland is part of the larger Tierra De Rosas Master Plan Development that seeks to create a vibrant neighborhood center at the site of the former Roseland Village shopping center. The master development includes affordable housing, future market rate apartments, neighborhood park, Plaza with a Food Court and future Mercado building, as well as a future Community building.

Casa Roseland is a multi-family affordable apartment building totaling 75 units located on 1.53 acres. The apartment homes are a mix of one, two, and three-bedrooms. The main entrance along the proposed West Avenue welcomes residents to their homes, as well as to the building community room, learning center, teen room, bike storage, and in-building laundry facility. Adjacent to the learning center, residents can enjoy an outdoor space with landscaped barbeque and play areas. The ground level units have private porches with street access, and the entire building sits across the street from the new proposed park. There are 108 off-street parking spaces, 33 of which are located within the podium parking garage.

The building design is a contemporary interpretation of traditional Spanish style, employing simple, strong massing and forms, with large sloped roof forms facing the streets, lowering the building height, and creating an intimate residential streetscape which is accented by undulating roof lines, with a dynamic silhouette of the corner building feature. The building façade is a simple whitewashed exterior plaster and strong colorful accents at the recessed outdoor patios and balconies. The windows along the street are recessed with concrete sills while the corner horizontal windows give a sense of the contemporary southern and bay area midcentury modern character which fits with the heavy stucco building. At some key locations, deeply recessed windows emulate traditional solid walls, while the metalwork details reflect contemporary design with laser cut patterns selected with input from the community.

The main building corner is a deep red color with sweeping roof form, creating a dynamic corner element viewed from the park. The undulating trellis mimics the roof form and provides a lower, pedestrian-scaled element with the warmth of clear stained wood along the base of the building corner.

While small in scale, the private open space is focused on a variety of play opportunities for the younger children of the residents. Extending from the Learning Center and the Teen Room, the outdoor area will be contemporary, providing active play area with chalk surfaces and climbing wall as well as unique mounding and topography echoing the natural beauty of the Santa rosa hills. The streetscape provides an urban vibe with street trees and small trellised porch/patios for ground level homes. Manifesting similarities to traditional communities, the open space is the village green/park directly across the street, presenting a place for the entire community to come together.

The all-electric building will be equipped with efficient systems, to allow for solar photovoltaic panels to offset as much of the energy load as possible, while also implementing the use of renewable green energy sources. Each unit will have an improved air quality through mechanical and filtered ventilation, which is especially needed in these times of airborne particulates and poor air quality due to wildfires. A backup power system will provide comfort to the residents during electric power outages. The stormwater will be collected and diverted to a central retainage basin located in the shared green area rather than individually handled at each parcel. The floor finishes will be primarily hard surfaces, minimizing dust collection and further improving the indoor air quality. Finish materials and adhesives with low or zero off-gassing as well as the formaldehyde-free cabinetry will contribute to healthier interiors.

This project combines a contemporary interpretation of traditional architecture with modern energy efficient systems, to create a healthy living environment on a former toxic site, and help build a strong community.

CASA ROSELAND | COVER SHEET : DESIGN REVIEW SUBMITTAL

SANTA ROSA, CA | 10/20/20 | MIDPEN HOUSING| #1819

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casa ROSELAND

MidPen HOUSING

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CORNER RIBBON WINDOWS

STRONG CONTEMPORARY ROOF FORM & CORNER ELEMENT

COLORS PRESENTED TO THE COMMUNITY

COLORS PRESENTED TO THE COMMUNITY

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ID	DATE	NAME

Project:

CASA ROSELAND

883 SEBASTOPOL ROAD
SANTA ROSA, CA 95407

casa ROSELAND

Client: MIDPEN HOUSING

MidPen HOUSING

INSPIRATIONAL IMAGES

JOB #: #1819

SCALE:

A0.1

VIEW FROM FUTURE PARK ACROSS THE STREET

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casa ROSELAND

Client: MIDPEN HOUSING

MidPen HOUSING

RENDERING

JOB #: #1819

SCALE:

A0.2

PARTIAL EAST ELEVATION AT LOBBY ENTRY

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RENDERING

JOB #: #1819

SCALE:

A0.3

VIEW FROM SIDEWALK ALONG GROUND LEVEL PORCHES

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RENDERING

JOB #: #1819

SCALE:

A0.4

PARTIAL SOUTH ELEVATION

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MidPen HOUSING

RENDERING

JOB #: #1819

SCALE:

A0.5

PROPOSED COLOR SCHEME

A
KELLY MOORE - CLOUDY WHITE (KMW57)

B
KELLY MOORE - JAPANESE MAPLE (KM5463)

C
KELLY MOORE - VINCOTTO (KM5583)

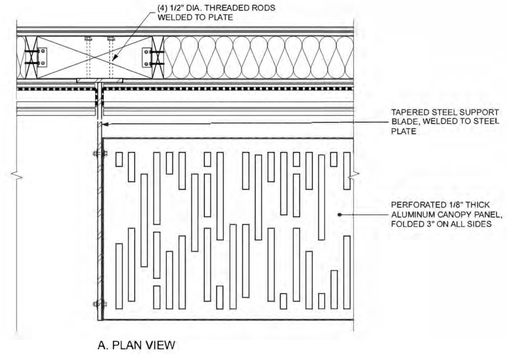
D
KELLY MORE - HARRISON'S GRAY (KM5816)

E
KELLY MOORE - PARLOR ROSE (KM5580)

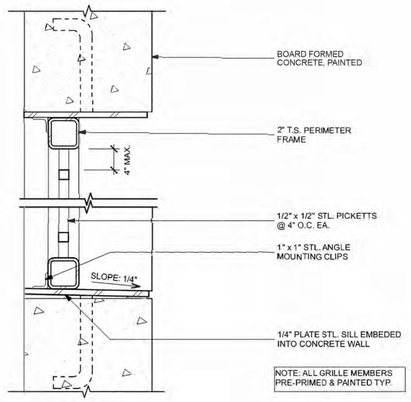
F
KELLY MOORE - GREEN SPRING DRAGON (KM4802)

G
STAINED WOOD

H
PERFORATED METAL PANELS AT RAILINGS & SUNSHADES



1 **TYPICAL SUNSHADE DETAILS**
SCALE: 1 1/2" = 1'-0"



2 **METAL GRILL AT GARAGE**
SCALE: 3" = 1'-0"

4 / A0.6 **EAST ELEVATION**
SCALE: 3/32" = 1'-0"

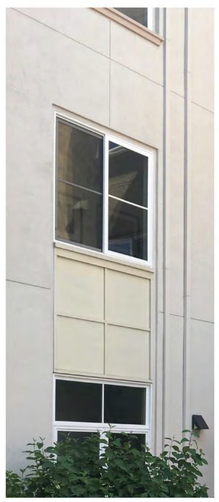
KEY NOTES

COMPONENTS

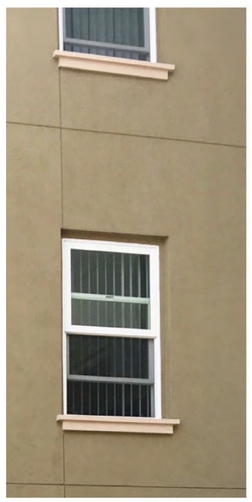
1 STUCCO
2 PAINTED CONCRETE
3 RECESSED CEMENT BOARD PANELS OR ACCENT COLOR STUCCO
4 PRECAST CONCRETE SILL
5 PERFORATED METAL SUNSHADE
6 PERFORATED METAL SUNSHADE (CORNER)
7 PERFORATED METAL RAILING
8 WOOD TRELLIS
9 GARAGE OPENING

COLORS

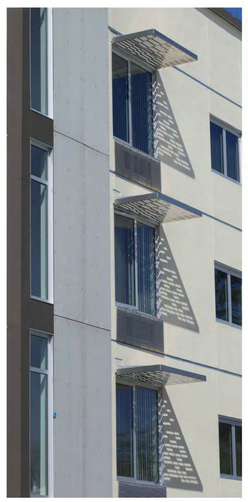
A MAIN COLOR #1 - CLOUDY WHITE
B MAIN COLOR #2 - JAPANESE MAPLE
C MAIN COLOR #3 - VINCOTTO
D MAIN COLOR #4 - HARRISON'S GRAY
E ACCENT COLOR #1 - PARLOR ROSE
F ACCENT COLOR #2 - GREEN DRAGON SPRING
G STAINED WOOD
H PERFORATED METAL PATTERN



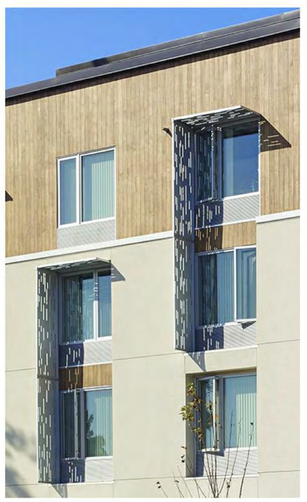
3 CEMENT BOARD PANEL AT WINDOWS



4 PRECAST CONCRETE SILLS AGAINST STUCCO



5 PERFORATED METAL PANEL SUNSHADES



6 PERFORATED METAL PANEL CORNER SUNSHADES

7 PERFORATED METAL BALCONY RAILINGS

8 EXAMPLE OF PROPOSED TRELLIS

9 EXAMPLE OF PROPOSED GARAGE OPENINGS

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883 SEBASTOPOL ROAD
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casa ROSELAND

Client: MIDPEN HOUSING

MidPen HOUSING

BUILDING COLORS, MATERIALS & SYSTEMS

JOB #: #1819

SCALE: As indicated

A0.6

APPLICABLE CODES

ALL WORK SHALL BE IN CONFORMANCE WITH ALL APPLICABLE FEDERAL, STATE, COUNTY & CITY ORDINANCES AND REQUIREMENTS ESTABLISHED BY STATE AND LOCAL FIRE MARSHAL, AND THE RULES AND REGULATIONS OF THE UTILITY COMPANIES SERVING THIS PROJECT. IF CONFLICTS OCCUR, THE MORE STRINGENT REGULATION GOVERNS.

PART 2 - CALIFORNIA BUILDING CODE [CBC]	2019 EDITION
PART 3 - CALIFORNIA ELECTRICAL CODE	2019 EDITION
PART 4 - CALIFORNIA MECHANICAL CODE	2019 EDITION
PART 5 - CALIFORNIA PLUMBING CODE	2019 EDITION
PART 6 - CALIFORNIA ENERGY CODE	2019 EDITION
PART 7 - CALIFORNIA ELEVATOR SAFETY CONSTRUCTION CODE	2019 EDITION
PART 9 - CALIFORNIA FIRE CODE	2019 EDITION
PART 11 - CALIFORNIA GREEN BUILDING STANDARDS CODE [CALGreen]	2019 EDITION

CONSTRUCTION CLASSIFICATION

OCCUPANCY TYPE	CONSTRUCTION CLASSIFICATION	FIRE SPRINKLER REQUIREMENTS
75 RESIDENTIAL UNITS, 4 & 5 STORIES AT GRADE & OVER PODIUM	TYPE 5A OVER TYPE 1A [CBC TABLE 503]	FIRE SPRINKLERS PER NFPA-13 REQUIRED
R-2, S-2, U, B, & A-3	SEPARATED OCCUPANCIES PER PROVISIONS IN CBC 508.4 & 509.2	

FIRE SPRINKLER REQUIREMENTS

APPROVED AUTOMATIC SPRINKLER SYSTEM REQUIRED THROUGHOUT PER CBC 903.3.1.1 [NFPA 13]

NOTE: SPRINKLER SYSTEM NOTES ARE FOR REFERENCE ONLY. SPRINKLER SYSTEM SHALL BE DESIGN / BUILD AND DRAWINGS SHALL BE SUBMITTED BY SPRINKLER SUBCONTRACTOR UNDER SEPARATE PERMIT.

ALLOWABLE HEIGHT & STORIES

		ALLOWABLE STORIES & HEIGHT, TABLES 504.3 & 504.4		PROVIDED STORIES AND HEIGHT	
BUILDING / ZONE DESIGNATION	OCCUPANCY GROUP	BASIC ALLOWABLE STORIES, FIRE SPRINKLED W/OUT AREA INCREASE [CBC Table 504.4]	MAX. HEIGHT WITH AREA INCREASE [CBC Table 504.3]	PROVIDED STORIES	ACTUAL HEIGHT (TOP OF ROOF STRUCTURE)
BUILDING: TYPE 1A PORTION	S-2, A-3, B, U	UNLIMITED	UNLIMITED	1	-
BUILDING: TYPE 5A PORTION	R-2, B, U	4 STORIES	60'	4	53'-9"

TOTAL ALLOWABLE AREAS PER TABLE 506.2

FLOOR	MAIN OCCUPANCY	CONSTRUCTION TYPE	**At**=BASE MAXIMUM SQFT W/OUT HEIGHT INCREASE TABLE 506.2	**NS**=BASE MAXIMUM SQFT TABLE 506.2 (FOR EQ. 5-2 BELOW)
FLOOR 1	S-2	1A	**UNLIMITED**	
FLOORS 1-5 RESIDENTIAL UNITS	R-2	5A	**36,000**	**12,000**

TYPE 5A BUILDING, LEVELS 1 THROUGH 5 = 85,200 > 90,000 Below maximum allowed bldg. area

SEPARATED OCCUPANCIES CALCULATIONS PER SECTION 508.4

PER CBC 508.4.2, IN EACH STORY, THE SUM OF RATIOS OF THE ACTUAL BUILDING AREA OF SEPARATED OCCUPANCIES, DIVIDED BY THE ALLOWABLE BUILDING AREA IS LESS THAN 1

BUILDING: TYPE 5A PORTION			
GROUND FLOOR	R2 ACTUAL / R2 ALLOWABLE	8,280 / 36,000	0.23 < 1
SECOND FLOOR	R2 ACTUAL / R2 ALLOWABLE	23,557 / 36,000	0.65 < 1
THIRD FLOOR	R2 ACTUAL / R2 ALLOWABLE	23,298 / 36,000	0.65 < 1
FOURTH FLOOR	R2 ACTUAL / R2 ALLOWABLE	18,773 / 36,000	0.52 < 1
FIFTH FLOOR	R2 ACTUAL / R2 ALLOWABLE	7,595 / 36,000	0.21 < 1

BUILDING AREAS

	Residential Units	Common Areas	Circulation	Utilities	Garage	Gross Area ** in Sq. Ft.
1st Floor *	3,868	3,578	3,318	2,164	11,058	25,950
2nd Floor	17,829	-	3,144	210	-	23,557
3rd Floor	17,597	-	3,153	210	-	23,298
4th Floor	13,411	-	3,153	210	-	18,773
5th Floor	4,371	-	1,944	256	-	7,595
	57,076	3,578	14,712	3,050	11,058	**99,173**

* 1st Floor Type 1A portion: 17,670 Gross Sq. Ft.

** Balconies, patios & sun deck are not included in Gross Area

Typical balcony is 48 Net Sq. Ft. Number of balconies: 72 (Add Deduct: 70 balconies)

Number of patios: 5.

Sun deck: 606 Net Sq. Ft.

UNIT MIX SUMMARY:

	1BR	2BR	3BR	Unit Count
1st Floor	1	3	1	5
2nd Floor	7	9	7	23
3rd Floor	7	10	6	23
4th Floor	6	8	4	18
5th Floor	3	1	2	6
TOTAL	24	31	20	**75**
Unit Type %	32%	41%	27%	100%

PARKING		
	Covered/Garage	33
	Surface Parking	75
	TOTAL:	**108**

PLANNING INFORMATION & ZONING SUMMARY

ZONING & PLANNING POLICY DOCUMENTS:	SANTA ROSA CITY CODE SANTA ROSA 2035 GENERAL PLAN	
CURRENT ZONING	**GC**	
PROPOSED ZONING	**GC**	Per 02/2019 Approved Tentative Map
LOT AREA	**66,647**	SQ. FT. = 1.53 ACRES
RESIDENTIAL UNITS	**75**	UNITS TOTAL
	24	ONE-BEDROOM UNITS
	31	TWO-BEDROOM UNITS
	20	THREE-BEDROOM UNITS

DEVELOPMENT STANDARDS (Santa Rosa City Code Ch. 20-22, Table 2-3, Table 2-5)	ALLOWED	PROPOSED
MAXIMUM DENSITY	30 du/ac	**49 du/ac**
MAXIMUM FLOOR AREA RATIO	None Required	
MINIMUM LOT SIZE (SQ. FT.)	1 acre	1.53
MINIMUM LOT WIDTH (FT)	Determined by Subdivision Process	
MAXIMUM LOT COVERAGE (% OF LOT)	100% Allowed	39%
MAXIMUM BUILDING HEIGHT (FT)	55' to top of parapet	**57'-3 to top of parapet**
MINIMUM YARD SETBACKS (FT)		
FRONT	None	6'-0" minimum
SIDE	None	3'-0" minimum
SIDE	None	20'-0" minimum
REAR	None	20'-0" minimum

VEHICULAR PARKING	REQUIRED	PROPOSED
STANDARD PARKING SPACES 9'-0" x 19'-0" (Section 20-36.070 Table 3-6) COMPACT PARKING SPACES 9'-0" x 16'-0" Maximum 2' of the parking depth allowed to overhang over landscape or walkway 1 space per 1BR, 2 spaces per 2BR and 3BR	126	Per 02/2019 Approved Tentative Map: Surface Parking: 12 Compact + 63 Standard = **75** Garage: 18 Compact + 15 Standard = **33** TOTAL PARKING SPACES: **108**
ACCESSIBLE SPACES 9'-0" x 18'-0" (per CBC 2019, Table 11B-208.2, include at least one van-accessible; and Table 11B-502.2)	5 (including 1 van accessible)	7 (including 3 van accessible)
FUTURE EV READY SPACES 9'-0" x 18'-0" - 10% of total parking spaces per Cal Green 4.106.4.2.1 - EV Spaces size 9'-0" x 18'-0" min. per Cal Green 4.106.4.2.2.2 - At least 1 space adjacent to an 8' wide aisle per Cal Green 4.106.4.2.2.3 - 1 van accessible & 1 standard accessible per Table 11B-228.3.2.1 & 11B-812	11 (including 1 accessible & 1 van accessible)	11 (including 1 accessible & 1 van accessible)

BICYCLE PARKING		
1 SPACE PER 8 UNITS (per Section 20-36.040 Table 3-4)	10	68
SHORT-TERM BICYCLE SPACES	None Required	4

DENSITY BONUS CONCESSIONS (UPTO 3 ALLOWED)

1. Building Height Increase
2. Density Increase

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Santa Rosa, CA 95404
TEL: 707.508.4483
CONTACT: Christine Talbot, Principal
E-MAIL: christine@quadriga-inc.com

ID	DATE	NAME

Project:

CASA ROSELAND

883 SEBASTOPOL ROAD
SANTA ROSA, CA 95407

casa ROSELAND

Client: MIDPEN HOUSING

MidPen HOUSING

PROJECT DATA

JOB #: #1819

SCALE:

A0.7

#1 - VIEW ACROSS SEBASTOPOL RD. TOWARDS DOLLAR TREE STORE

#2 - VIEW LOOKING WEST ON SEBASTOPOL RD.

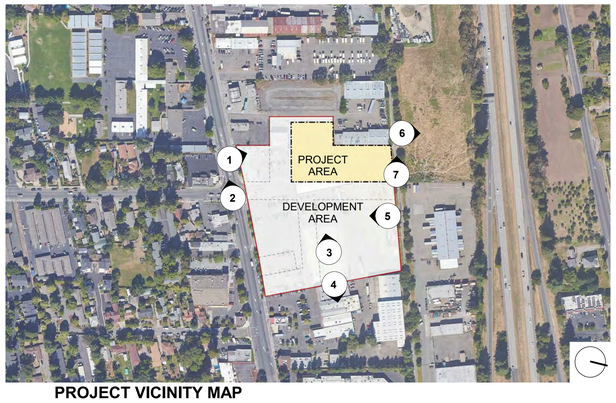
#3 - PROJECT SITE LOOKING WEST

#4 - LOOKING EAST TOWARDS ADJACENT AREA

#5 - JOE RODOTA TRAIL LOOKING SOUTH

#6 - JOE RODOTA TRAIL LOOKING NORTH

#7 - JOE RODOTA TRAIL LOOKING WEST TOWARDS ADJACENT (E) BUILDING



PROJECT VICINITY MAP

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ID	DATE	NAME

Project:

CASA ROSELAND

883 SEBASTOPOL ROAD
SANTA ROSA, CA 95407

casa ROSELAND

Client: MIDPEN HOUSING

MidPen HOUSING

EXISTING CONDITIONS

JOB #: #1819

SCALE: As indicated

A0.8

SITE IMPROVEMENT PLANS FOR

LOT 1

ROSELAND VILLAGE SUBDIVISION IN THE CITY OF SANTA ROSA

PRJ17-075, MAJ17-006 & CUP18-018

APN 125-111-037 AND 125-101-031

APRIL 2020

GENERAL NOTES

THE DESIGN PROFESSIONAL WHO PREPARED THESE DRAWINGS IS NOT RESPONSIBLE FOR THE MISUSE OF, OR UNAUTHORIZED CHANGES MADE TO THESE DRAWINGS. WRITTEN PERMISSION SHALL BE OBTAINED FROM THE DESIGN PROFESSIONAL WHO PREPARED THESE DRAWINGS PRIOR TO MAKING CHANGES.

FURNISH AND INSTALL MATERIALS IN ACCORDANCE WITH THE 2019 CALIFORNIA BUILDING CODE.

OBTAIN RELEVANT PERMITS AND APPROVALS REQUIRED BY GOVERNING AGENCIES PRIOR TO COMMENCING WORK.

VERIFY THAT THE OWNER HAS FILED A NOTICE OF INTENT WITH THE NORTH COAST REGIONAL WATER QUALITY CONTROL BOARD PRIOR TO CONDUCTING CONSTRUCTION ACTIVITY.

ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION FOR THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT APPLIES CONTINUOUSLY, AND IS NOT LIMITED TO NORMAL WORKING HOURS.

HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER, THE DESIGN PROFESSIONAL, THEIR CONSULTANTS AND THE CITY OF SANTA ROSA, FROM LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE WILLFUL MISCONDUCT OR SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

SUBMIT A TRAFFIC CONTROL PLAN TO THE DEPARTMENT OF PUBLIC WORKS AND OBTAIN APPROVAL PRIOR TO COMMENCING WORK IN THE PUBLIC RIGHT OF WAY.

PROVIDE A PROPERLY SIGNED ALTERNATE ACCESSIBLE ROUTE OF TRAVEL IF CONSTRUCTION ACTIVITIES IMPACT PEDESTRIAN ACCESS. THIS REQUIREMENT APPLIES CONTINUOUSLY, AND IS NOT LIMITED TO NORMAL WORKING HOURS.

CONTACT UNDERGROUND SERVICE ALERT (800 642-2444) AT LEAST 48-HOURS BEFORE EXCAVATING.

PROPERLY MUFFLE EQUIPMENT AND LIMIT CONSTRUCTION HOURS TO 7:00 AM TO 7:00 PM MONDAY THRU FRIDAY, AND 8:00AM TO 7:00PM ON SATURDAY, EXCLUDING HOLIDAYS. THIS RESTRICTION INCLUDES THE STARTUP OF MOTOR VEHICLES AND OTHER HEAVY EQUIPMENT. NO NOISE GENERATING CONSTRUCTION ACTIVITIES SHALL OCCUR ON SUNDAYS OR HOLIDAYS.

REPAIR DAMAGE TO FACILITIES OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES TO RETURN THEM TO THEIR CONDITION PRIOR TO CONSTRUCTION. IF THE CONTRACTOR DOES NOT ACT PRUDENTLY, THE CITY OF SANTA ROSA MAY, AT ITS DISCRETION PERFORM THE CORRECTION AND CHARGE THE CONTRACTOR FOR COSTS INCURRED.

PROVIDE RECORD DRAWINGS TO THE OWNER'S REPRESENTATIVE WHICH INCLUDE IMPROVEMENTS WHICH DEVIATE FROM AND IMPROVEMENTS NOT SHOWN ON THE ORIGINAL DESIGN DRAWINGS.

GRADING NOTES

PROVIDE PROTECTIVE FENCE AROUND THE DRIP LINES OF TREES WHICH WILL REMAIN FOLLOWING CONSTRUCTION PRIOR TO PERFORMING GRADING OPERATIONS. RETAIN THE SERVICES OF A CITY OF SANTA ROSA APPROVED ARBORIST PRIOR TO DISTURBING EARTH WITHIN THE ROOT ZONES OF TREES WHICH WILL REMAIN FOLLOWING CONSTRUCTION. PERFORM CONSTRUCTION IN THE ROOT ZONES OF TREES UNDER THE OBSERVATION OF THE PROJECT ARBORIST.

PERFORM GRADING IN ACCORDANCE WITH CHAPTER 18 AND APPENDIX J, OF THE CALIFORNIA BUILDING CODE (THE VERSION IN EFFECT AS ADOPTED BY CITY ORDINANCE AT THE TIME OF PERMIT ISSUANCE), UNDER THE OBSERVATION OF THE GEOTECHNICAL ENGINEER AND IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT, PREPARED BY THE PRA GROUP, INC., DATED AUGUST 9, 2018.

PERFORM GRADING TO WITHIN 0.10-FEET OF THE LINES AND ELEVATIONS SHOWN ON THE CONSTRUCTION DRAWINGS.

PROVIDE A MOISTURE BARRIER IN AREAS WHERE CURB AND GUTTER ARE ADJACENT TO LANDSCAPING AND WHERE THE SOIL EXPANSION INDEX IS GREATER THAN 51.

REMOVE MATERIAL WHICH WILL NOT BE USED ON SITE AS IT IS EXCAVATED AND DISPOSE IN ACCORDANCE WITH THE GOVERNING AGENCY'S REQUIREMENTS.

MAINTAIN A CLEAN CONSTRUCTION SITE TO PREVENT THE INTRODUCTION OF FOREIGN MATERIALS INTO THE STORM WATER CONVEYANCE SYSTEM. ACTIVITY DURING CONSTRUCTION WHICH RESULTS IN THE DISCHARGE OF POLLUTANTS TO THE STORM WATER CONVEYANCE SYSTEM IS IN VIOLATION OF THE CITY OF SANTA ROSA STORM WATER ORDINANCE AND STATE OF CALIFORNIA'S NORTH COAST REGIONAL WATER QUALITY CONTROL BOARD'S REGULATIONS.

PROVIDE DUST CONTROL THROUGHOUT THE DURATION OF THE CONSTRUCTION PROJECT TO MINIMIZE AIRBORNE POLLUTANTS.

STOP WORK IF CONTAMINATED MATERIAL IS ENCOUNTERED. PREPARE A WORK PLAN AND ACQUIRE APPROVAL IN WRITING FROM THE CITY OF SANTA ROSA FIRE DEPARTMENT AND THE STATE REGIONAL WATER QUALITY CONTROL BOARD PRIOR TO RESUMING WORK.

STOP WORK AND NOTIFY THE OWNERS REPRESENTATIVE AND THE CITY OF SANTA ROSA LIAISON IF REMAINS OF PREHISTORIC OR HISTORIC HUMAN ACTIVITIES ARE ENCOUNTERED. CONTACT THE SONOMA COUNTY CORONER IF HUMAN REMAINS ARE ENCOUNTERED. THE OWNER WILL RETAIN THE SERVICES OF A QUALIFIED ARCHAEOLOGIST APPROVED BY THE CITY OF SANTA ROSA TO EVALUATE THE SITUATION AND MAKE RECOMMENDATIONS FOR TREATMENT OF THE RESOURCE. THE CONTRACTOR SHALL PROCEED WITH WORK AT THE OWNERS DIRECTION IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE ARCHAEOLOGIST.

RETAIN THE SERVICES OF AN AUTHORIZED DESIGN PROFESSIONAL TO PREPARE A SEDIMENT CONTROL PLAN IF WORK WILL BE CONDUCTED BETWEEN OCTOBER 1 AND MAY 1 OF THE SUBSEQUENT YEAR.

THE CALIFORNIA BUILDING CODE REQUIRES THAT MATERIALS USED FOR THE CONSTRUCTION OF PERMANENT STRUCTURES LOCATED NEARER THAN 6-INCHES TO EARTH BE TREATED, OR OF NATURAL RESISTANCE TO DECAY. ELEVATIONS HAVE BEEN ESTABLISHED WITH THIS SET OF CIVIL DRAWINGS, WHICH MAY REQUIRE THE IMPLEMENTATION OF A RAISED CURB ALONG THE PERIMETER OF THE BUILDING WHERE ADJACENT TO LANDSCAPE AREAS. THE CONTRACTOR SHALL COORDINATE THE LOCATION(S) OF RAISED CURBS PRIOR TO POURING THE CONCRETE SLAB.

DRAINAGE SHALL NOT BE IMPEDED FROM EXISTING UPSTREAM PROPERTIES. STOCKPILES SHALL BE PLACED AWAY FROM CREEK SETBACKS, AWAY FROM VEGETATION DESIGNATED TO REMAIN, A MINIMUM OF 10-FEET FROM ADJACENT EXISTING RESIDENTIAL PARCELS, AND A MINIMUM OF 50-FEET FROM ADJACENT EXISTING RESIDENTIAL PARCELS WHERE THE STOCK PILE DEPTH EXCEEDS 2.5-FEET.

A PROTECTION ZONE SHALL BE ESTABLISHED TO PROTECT NATURAL VEGETATION AND TREES (WHICH WILL REMAIN FOLLOWING CONSTRUCTION) FROM CONSTRUCTION ACTIVITIES. THE FOLLOWING CONDITIONS AND RESTRICTIONS SHALL APPLY:

I. THE ZONE SHALL ENCOMPASS THE "PROTECTED PERIMETER" WHICH SHALL BE EITHER THE ROOT ZONE OR OTHER LIMIT AS ESTABLISHED IN THIS APPROVAL.
II. THE ZONE SHALL BE DELINEATED WITH A BRIGHTLY COLORED CONSTRUCTION FENCE. SUCH FENCES SHALL REMAIN CONTINUOUSLY IN PLACE FOR THE DURATION OF ALL WORK UNDERTAKEN ON THE SITE.
III. NO STORAGE OR CONSTRUCTION ACTIVITIES (INCLUDING TRENCHING, GRADING OR FILLING) SHALL BE PERMITTED WITHIN THE PROTECTED ZONE.
IV. NO BURNING OR USE OF EQUIPMENT WITH AN OPEN FLAME SHALL OCCUR NEAR OR WITHIN THE PROTECTED PERIMETER.
V. ALL BRUSH, EARTH AND OTHER DEBRIS SHALL BE REMOVED IN A MANNER WHICH PREVENTS INJURY TO THE PROTECTED TREES AND/OR SHRUBS.
VI. NO OIL, GAS, CHEMICALS OR OTHER SUBSTANCES THAT MAY BE HARMFUL TO TREES SHALL BE STORED OR DUMPED WITHIN THE PROTECTED PERIMETER OR ANY OTHER LOCATION FROM WHICH SUBSTANCES MIGHT ENTER THE PERIMETER OF A PROTECTED TREE.

THE PROTECTION ZONE DELINEATED WITH THE BRIGHTLY COLORED CONSTRUCTION FENCE SHALL BE POSTED WITH SIGNS WHICH STATE "TREE/VEGETATION PROTECTION ZONE--NO CONSTRUCTION OR STORAGE PERMITTED."

ANY SPECIAL WORK, INCLUDING MITIGATION, WITHIN THE "PROTECTION ZONE" MUST BE DONE UNDER THE SUPERVISION OF A CITY APPROVED CERTIFIED ARBORIST.

EARTHWORK QUANTITIES ARE APPROXIMATE AND HAVE BEEN SUMMARIZED ON THESE DRAWINGS TO PROVIDE THE REVIEWING AGENCY WITH AN OPINION OF HOW MUCH MATERIAL MAY BE MOVED TO FACILITATE THE PROPOSED IMPROVEMENTS. WHILE THE DESIGN PROFESSIONAL ANTICIPATES THAT AS MUCH AS _____ CY MAY BE IMPORTED/EXPORTED WITH THIS PROJECT, ACTUAL VOLUMES ARE VARIABLE BASED ON THE SOILS ENGINEER'S ASSESSMENT OF THE SOIL ENCOUNTERED, THE CONTRACTOR'S METHOD OF STRIPPING, COMPACTION AND TRENCHING.

OPINION OF PROBABLE EARTHWORK QUANTITIES

MATERIAL MOVED ON SITE _____ CY

IMPORT _____ CY

EXPORT _____ CY

UTILITY NOTES

SEARCH FOR EXISTING WELLS AND SEPTIC SYSTEMS WITH THE PROJECT GEOTECHNICAL ENGINEER PRIOR TO CONDUCTING CONSTRUCTION ACTIVITY.

ABANDON EXISTING SEPTIC SYSTEM(S) UNDER THE OBSERVATION OF THE PROJECT GEOTECHNICAL ENGINEER AS REQUIRED BY THE CITY OF SANTA ROSA AND THE SONOMA COUNTY PERMIT AND RESOURCE MANAGEMENT DEPARTMENT.

ABANDON EXISTING WELLS IN ACCORDANCE WITH THE CITY OF SANTA ROSA WELL ORDINANCE.

EXPOSE EXISTING UTILITIES PRIOR TO TRENCHING TO VERIFY THE ALIGNMENTS AND ELEVATIONS OF THE UTILITIES, AND TO VERIFY DESIGN ASSUMPTIONS. EXISTING UTILITIES MAY REQUIRE RELOCATION AND/OR PROPOSED IMPROVEMENTS MAY REQUIRE GRADE OR ALIGNMENT REVISION DUE TO FIELD CONDITIONS. IF THE EXPOSED UTILITY IS DETERMINED TO BE IN A LOCATION WHICH IS NOT REFLECTED BY THE CONSTRUCTION DOCUMENTS, NOTIFY THE ENGINEER IN WRITING SO THAT APPROPRIATE ADJUSTMENTS CAN BE MADE.

REPORT UTILITY CONFLICTS TO THE OWNER'S REPRESENTATIVE IN WRITING AS THEY ARE ENCOUNTERED SO THAT THE OWNER AND OWNER'S REPRESENTATIVE CAN MAKE A DECISION AS TO HOW THE CONTRACTOR SHOULD PROCEED WITH THE WORK.

PROVIDE A TEMPORARY BLOW-OFF AND/OR METERED CONNECTION FOR WATER MAINS UNDER CONSTRUCTION IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD(S) 859 AND 860 PRIOR TO CONSTRUCTION OR THE STORAGE OF COMBUSTIBLE MATERIALS.

UNLESS OTHERWISE NOTED, PROVIDE CLASS III REINFORCED CONCRETE PIPE (RCP), OR HIGH DENSITY POLYETHYLENE PIPE (HDPE) WHERE ANNOTATED AS STORM DRAIN (SD) ON THE CONSTRUCTION DRAWINGS.

PROVIDE TRENCHING IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 215 AND SECTION 19 OF THE CITY OF SANTA ROSA CONSTRUCTION SPECIFICATIONS.

COORDINATE WITH UTILITY COMPANIES, FURNISH, INSTALL, TEST AND OBTAIN INSPECTIONS FOR UNDERGROUND IMPROVEMENTS PRIOR TO SURFACING.

MANDREL PUBLIC PORTIONS OF THE SANITATION SYSTEM UNDER THE OBSERVATION OF THE CITY OF SANTA ROSA REPRESENTATIVE. RETAIN THE SERVICES OF AN INDEPENDENT TELEVISION INSPECTION SERVICE TO PERFORM A CLOSED CIRCUIT TELEVISION INSPECTION OF THE SANITATION SYSTEM IN ACCORDANCE WITH SECTION 71-1.08 OF THE CITY OF SANTA ROSA DESIGN AND CONSTRUCTION STANDARDS.

OTHER FORCES WILL BE ENGAGED IN INSTALLING, IN MAKING ADJUSTMENTS TO AND/OR IN RELOCATING VARIOUS FACILITIES THROUGHOUT THE PROJECT. WORK SHALL BE COORDINATED AROUND OTHER FORCES IN A MANNER THAT DOES NOT PROLONG THE CONTRACT TIME.

EXISTING UNDERGROUND FACILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND HAVE BEEN LOCATED BASED ON TOPOGRAPHIC FEATURES AND AVAILABLE INFORMATION. THE PROFESSIONAL PREPARING THIS MAP, THE OWNER, AND THE CITY OF SANTA ROSA ASSUME NO RESPONSIBILITY FOR THE ACCURACY OF THESE FACILITIES OR FOR THE INADVERTENT OMISSION OF RELATED INFORMATION.

THE CONTRACTOR IS CAUTIONED NOT TO ORDER MATERIALS OR INSTALL IMPROVEMENTS UNTIL CONFLICTS ARE RESOLVED. IMPROVEMENTS INSTALLED OR MATERIALS ORDERED PRIOR TO CONFLICT RESOLUTION SHALL BE DONE SOLELY AT THE CONTRACTOR'S RISK AND AT NO EXPENSE TO THE OWNER, THE DESIGN PROFESSIONAL, OR THE CITY OF SANTA ROSA.

UTILITY CONFLICTS MAY OCCUR IN THOSE INSTANCES WHERE TWO GRAVITY UTILITIES CROSS AND LACK THE REQUIRED SEPARATION, OR IN THOSE INSTANCES WHERE AN EXISTING UTILITY HAS NOT BEEN IDENTIFIED IN THE CONSTRUCTION DOCUMENTS.

CROSSING UTILITIES WHICH HAVE BEEN IDENTIFIED IN THE CONSTRUCTION DOCUMENTS MAY NOT BE CONSTRUED AS UTILITY CONFLICTS. GRAVITY UTILITIES SHALL BE INSTALLED TO THE LINES AND ELEVATIONS IDENTIFIED IN THE CONSTRUCTION DOCUMENTS AND OTHER UTILITIES SHALL BE INSTALLED ABOVE OR BELOW GRAVITY UTILITIES WHILE COMPLYING WITH THE MINIMUM COVER REQUIREMENTS FOR EACH UTILITY INSTALLED.

UTILITY LENGTHS SHOWN REFLECT ROUNDED LENGTHS MEASURED HORIZONTALLY BETWEEN THE CENTERS OF STRUCTURES. SLOPED UTILITY LENGTHS SHALL BE VERIFIED IN THE FIELD PRIOR TO ORDERING MATERIAL.

UNLESS OTHERWISE NOTED, PROVIDE DUCTILE IRON PIPE OR SDR35/SDR26 POLYVINYL CHLORIDE PIPE (PVC) WHERE ANNOTATED AS SEWER (SS) ON THE CONSTRUCTION DRAWINGS.

UPON COMPLETION OF THE CURB AND GUTTER, LEGIBLY INSCRIBE 4-INCH TALL LETTERS, "S" TO DESIGNATE SEWER AND "W" TO DESIGNATE WATER, INTO THE CURB FACE AT EACH LOCATION WHERE THE UTILITY CROSSES BENEATH THE CURB.

VICINITY MAP
NOT TO SCALE

INDEX OF DRAWINGS

1. PROJECT INFORMATION
2. GRADING AND UTILITY PLAN
3. STRIPING PLAN
4. EROSION CONTROL PLAN

MAPPING NOTES

PRESERVE AND PERPETUATE EXISTING SURVEY MONUMENTATION WHICH WILL BE DISTURBED OR REMOVED TO FACILITATE THE PROPOSED IMPROVEMENTS. IF WORK WILL BE CONDUCTED IN AN AREA WHICH RESULTS IN THE DISTURBANCE OF MONUMENTATION, RETAIN THE SERVICES OF A LICENSED LAND SURVEYOR TO LOCATE SAID MONUMENTATION PRIOR TO DISTURBANCE. ADDITIONALLY, RETAIN THE SERVICES OF A LICENSED LAND SURVEYOR TO RE-ESTABLISH MONUMENTATION WHICH HAS BEEN DISTURBED AS A RESULT OF PROJECT CONSTRUCTION AND TO FILE THE APPROPRIATE DOCUMENTATION, PURSUANT TO BUSINESS AND PROFESSIONS CODE SECTION 8771, WITH THE SONOMA COUNTY RECORDER ONCE CONSTRUCTION IS COMPLETE.

TOPOGRAPHIC INFORMATION SHOWN HEREON WAS MAPPED BY BKF ENGINEERS FOLLOWING A FIELD SURVEY ON MARCH 1, 2016.

TREE TRUNK DIAMETERS ARE APPROXIMATE AND WERE MEASURED AT CHEST HEIGHT (48"±). CONSULT A CERTIFIED TREE ARBORIST WHEN IT IS NECESSARY TO ACCURATELY DETERMINE PERTINENT TREE INFORMATION.

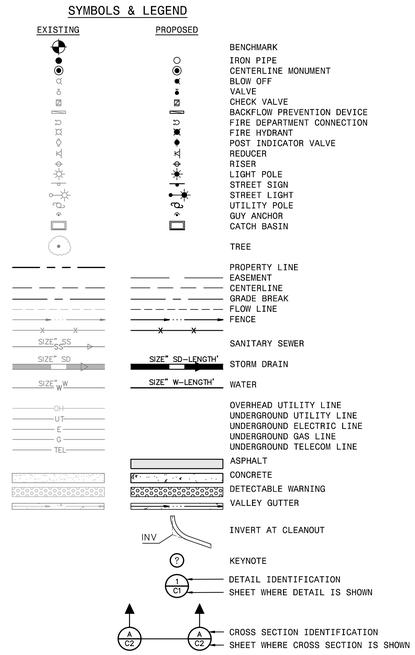
BENCHMARK: CITY OF SANTA ROSA BENCHMARK D-315. 3 $\frac{1}{2}$" BRASS DISK IN WELL MONUMENT, STAMPED "SONOMA COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS" IN SEBASTOPOL ROAD, APPROXIMATELY 100 FEET EAST OF WEST AVENUE - ELEV. 139.95 (DATUM NGVD 1929).

BASIS OF BEARINGS: BETWEEN FOUND MONUMENTS ALONG THE CENTERLINE OF SEBASTOPOL ROAD AS SHOWN ON THAT RECORD OF SURVEY FILED IN BOOK 588 OF MAPS, AT PAGES 18-25, SONOMA COUNTY RECORDS.

ABBREVIATIONS

±	MORE OR LESS	MB	MAILBOX
Δ	DELTA	MH	MANHOLE
AB	AGGREGATE BASE	MIN	MINIMUM
AC	ASPHALT CONCRETE	MON	MONUMENT
APN	ASSESSOR'S PARCEL NUMBER	NO	NUMBER
BC	BEGIN CURVE	NTS	NOT TO SCALE
BCT	BEGIN CURB TRANSITION	OH	OVERHEAD UTILITY LINE
BFP	BACKFLOW PREVENTER	OR	OFFICIAL RECORDS
BLDG	BUILDING	PAD	PAD GRADE
BLRD	BOLLARD	PCC	PORTLAND CEMENT CONCRETE
BM	BENCHMARK	PG&E	PACIFIC GAS & ELECTRIC
BO	BLOWOFF	PIV	POST INDICATOR VALVE
BSL	BUILDING SETBACK LINE	PL	PROPERTY LINE
CB	CATCH BASIN	PUE	PUBLIC UTILITY EASEMENT
CC	POINT OF COMPOUND CURVE	PVI	POINT OF VERTICAL INTERSECTION
CL	CENTERLINE	PVT	PRIVATE
CL2	CLASS II	R	RADIUS
CO	CLEAN OUT	RC	POINT OF REVERSE CURVE
CONC	CONCRETE	RSPR	RIPRAP ROCK SLOPE PROTECTION
CY	CUBIC YARD	RTWL	RETAINING WALL
DDC	DOUBLE DETECTOR CHECK	R/W	RIGHT OF WAY
DI	DROP INLET	RWL	RAIN WATER LEADER
DIA	DIAMETER	S=	SLOPE
DN	DOCUMENT NUMBER	SD	STORM DRAIN
DW	DRIVEWAY	SDCO	STORM DRAIN CLEAN OUT
DYL	DOUBLE YELLOW LINE	SDMH	STORM DRAIN MANHOLE
E	ELECTRIC	SF	SQUARE FEET
ECT	END CURB TRANSITION	SL	STREETLIGHT
EG	EXISTING GROUND	SS	SANITARY SEWER
ELEV	ELEVATION	SSCO	SANITARY SEWER CLEAN OUT
EP	EDGE OF PAVEMENT	SSMH	SANITARY SEWER MANHOLE
ER	EDGE OF ROAD	STA	STATION
ESMT	EASEMENT	STD	STANDARD
EX	EXISTING	TB	TOP OF BOX
FDC	FIRE DEPARTMENT CONNECTION	TC	TOP FACE OF CURB
FF	FINISHED FLOOR	TEL	TELECOMMUNICATION LINE
FG	FINISHED GRADE	TF	TRANSFORMER
FH	FIRE HYDRANT	TG	TOP OF GRATE
FL	SURFACE FLOWLINE	TS	TRAFFIC SIGNAL
FT	FOOT	TV	TELEVISION
G	GAS	TW	TOP OF WALL
GB	GRADE BREAK	TYP	TYPICAL
GI	GRATE INLET	UB	UTILITY BOX
GM	GAS METER	UP	UTILITY POLE
HB	HOSE BIB	UT	UNDERGROUND UTILITY LINE
HDRL	HANDRAIL	VC	VERTICAL CURVE
HORZ	HORIZONTAL	VERT	VERTICAL
HT	HEIGHT	VLT	VAULT
INV	BOTTOM INSIDE OF PIPE	W	WATER
IP	IRON PIPE	WL	WHITE LINE
IR	IRRIGATION	WM	WATER METER
L	LENGTH	WS	WATER SERVICE
LP	LIGHT POLE	YD	YARD DRAIN
MAX	MAXIMUM		

SYMBOLS & LEGEND



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REGISTERED PROFESSIONAL ENGINEER
ERIC D. WADE
No. C-81862
CIVIL
STATE OF CALIFORNIA

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 08/13/2020

ID	DATE	NAME

Project:

ROSELAND VILLAGE
883 SEBASTOPOL ROAD
SANTA ROSA, CA 95407

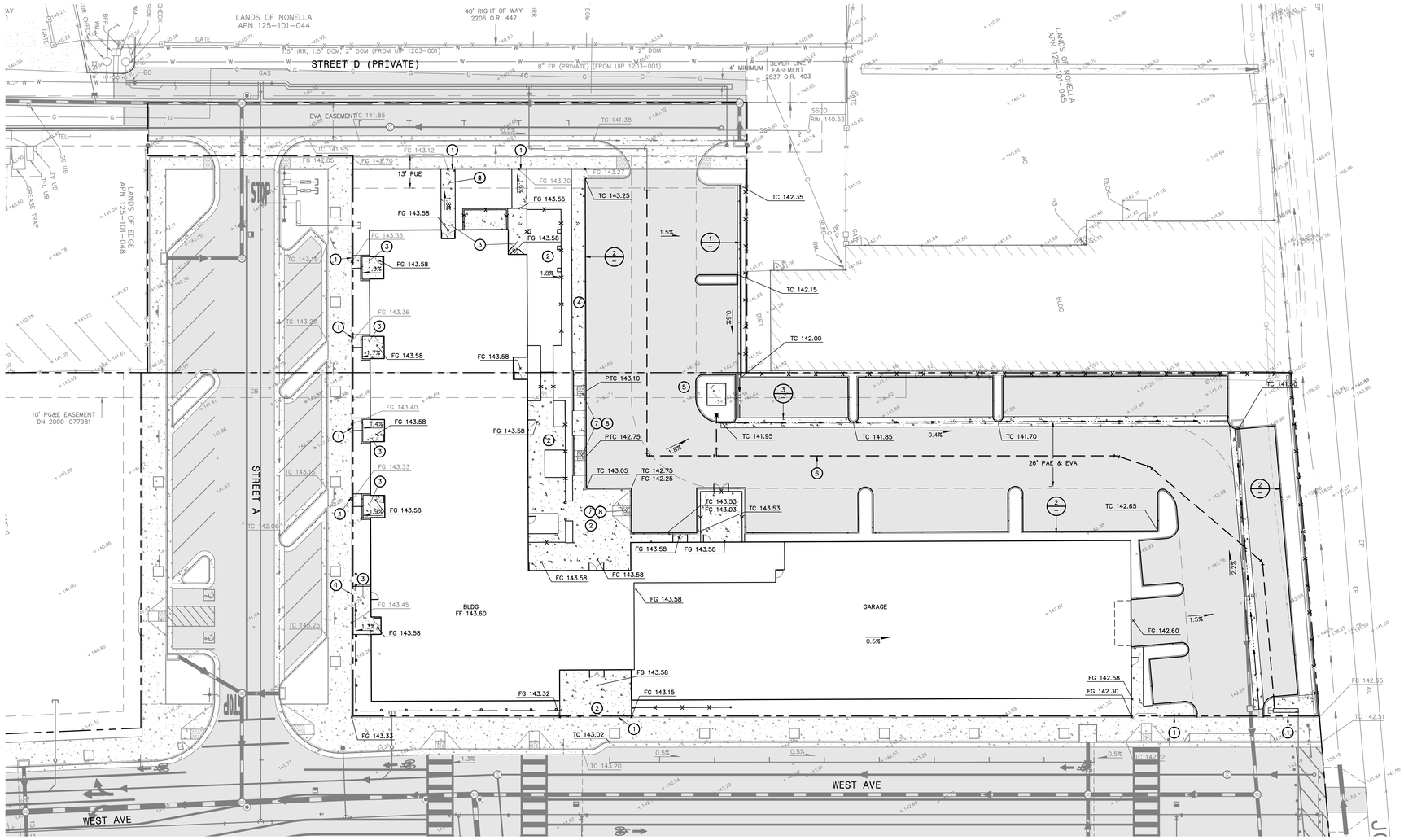
Client: MIDPEN HOUSING

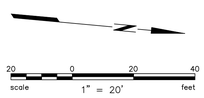
PROJECT INFORMATION

JOB #: #1819

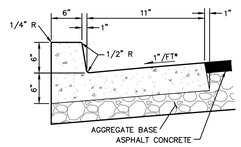
SCALE: AS SHOWN

C1



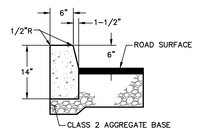


1. CONFORM TO EXISTING SURFACE ELEVATION IN A MANNER WHICH PROVIDES A UNIFORM TRANSITION BETWEEN SURFACES.
2. SLOPE SURFACE AT A GRADIENT NOT EXCEEDING 2% TO PROVIDE AN ACCESSIBLE PATH OF TRAVEL IN ACCORDANCE WITH SECTION 11B-403.3 OF THE 2019 CALIFORNIA BUILDING CODE (CBC) WHILE PROVIDING DRAINAGE AWAY FROM THE BUILDING IN ACCORDANCE WITH SECTION 1804.4 OF THE CBC.
3. LANDING HAVING A SLOPE WHICH DOES NOT EXCEED 2% IN ANY DIRECTION IN ACCORDANCE WITH SECTION 11B-404.2.4.4 OF THE 2019 CALIFORNIA BUILDING CODE.
4. WALKWAY HAVING A CROSS SLOPE WHICH DOES NOT EXCEED 2%.
5. CONCRETE SLAB TRANSFORMER PAD. REFER TO THE ARCHITECTURAL DRAWINGS FOR ENCLOSURE AND CONCRETE FOOTING DETAILS. COORDINATE THE LOCATION OF GENERATOR ENCLOSURE FOOTING BEFORE POURING CONCRETE.
6. THE CONFIGURATION OF THE UNDERGROUND PRIVATE FIRE MAIN IS SHOWN GRAPHICALLY FOR REFERENCE. DEFERRED PERMITS FOR THE UNDERGROUND PRIVATE FIRE MAIN AND BUILDING SPRINKLER SYSTEM WILL BE REQUIRED BY THE CITY OF SANTA ROSA FIRE DEPARTMENT.
7. CURB RAMP IN ACCORDANCE WITH SECTION 11B-406 OF THE 2019 CALIFORNIA BUILDING CODE.
8. PROVIDE AND INSTALL DETECTABLE WARNINGS IN ACCORDANCE WITH 2019 CBC 11B-705.1.

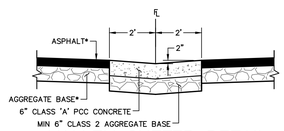


1 — CURB & GUTTER DETAIL
NO SCALE

* GUTTER PAN SLOPE NOT TO EXCEED 2% IN ACCESSIBLE AREAS WHERE CURB AND GUTTER ARE PERPENDICULAR TO A CONCRETE SURFACE, GUTTER SLOPE SHALL CONFORM TO ADJACENT CONCRETE SLOPE.



2 — VERTICAL CURB DETAIL
NO SCALE



3 — VALLEY GUTTER DETAIL
NO SCALE

MATERIALS TABLE				
SURFACE TYPE	LOCATION	THICKNESS	CL2 BASE ROCK	NOTE
ASPHALT CONCRETE	PARKING STALLS AND DRIVEWAY	3"	10"	
CONCRETE	CONCRETE WALKWAYS	4"	4"	

NOTES
THE CONTRACTOR IS REQUIRED TO REVIEW THE SOILS REPORT PREPARED FOR THIS PROJECT TO CONFIRM THESE CONDITIONS AND TO REVIEW SAID REPORT FOR SITE PREPARATION AND GRADING RECOMMENDATIONS.

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STATE OF CALIFORNIA

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 08/14/2020

ID	DATE	NAME

Project:

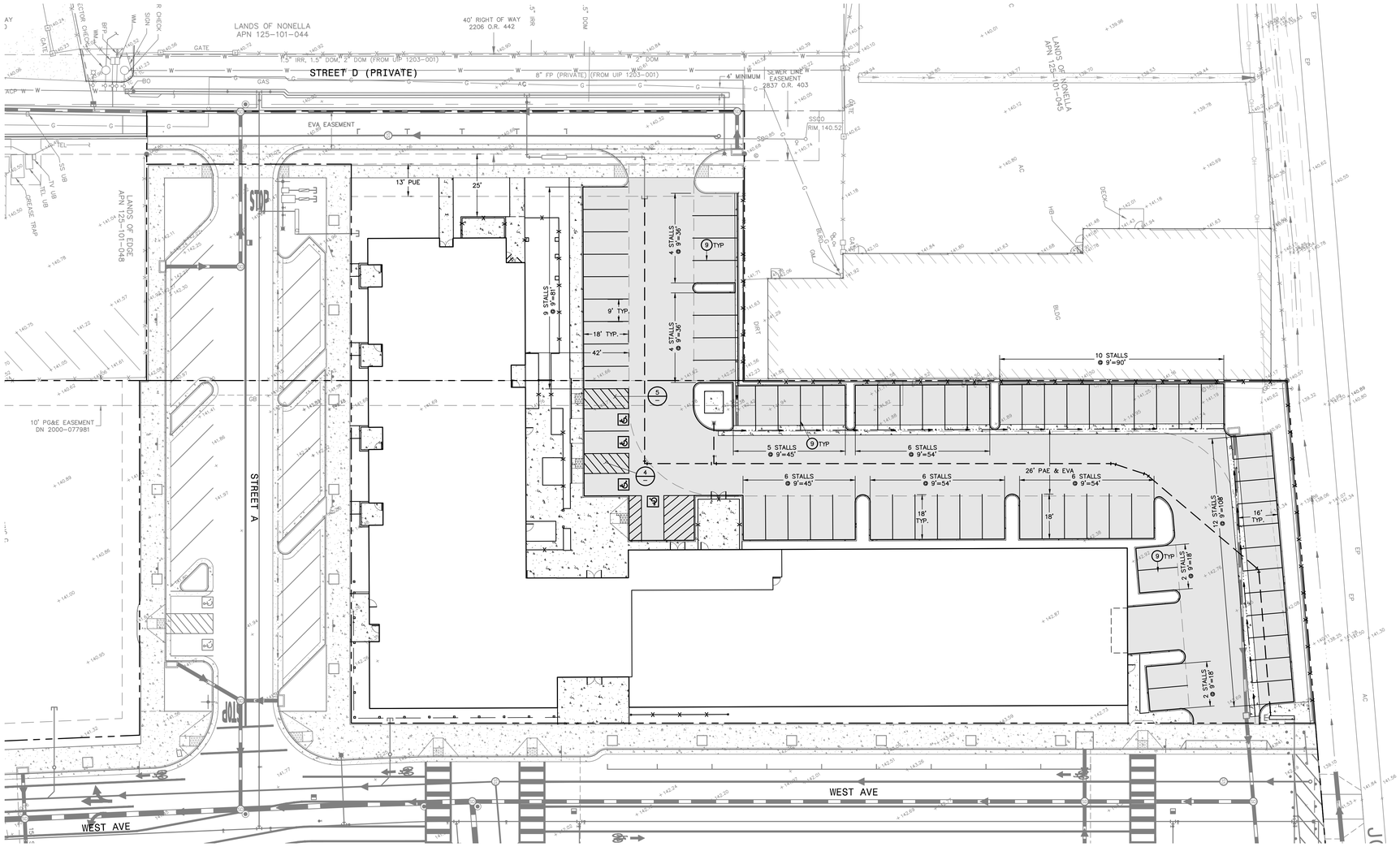
ROSELAND VILLAGE
883 SEBASTOPOL ROAD
SANTA ROSA, CA 95407

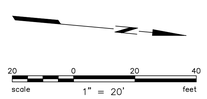
Client: MIDPEN HOUSING

GRADING PLAN

JOB #: #1819
SCALE: AS SHOWN

C2



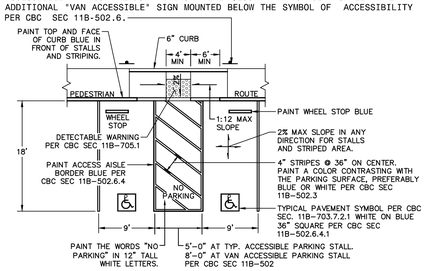


(9) APPLY 3-INCH WIDE WHITE PAINTED PAVEMENT MARKINGS WHERE SHOWN ON PLAN.

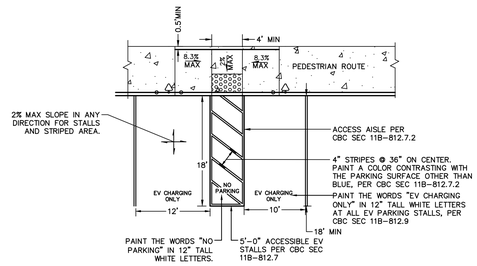
NOTES

INSTALL SIGN NO LESS THAN 17" WIDE BY 22" HIGH POSTED EITHER 1) IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO AN OFF-STREET PARKING FACILITY OR 2) IMMEDIATELY ADJACENT TO ONSITE ACCESSIBLE PARKING AND VISIBLE FROM EACH PARKING SPACE WHICH READS "UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT THE OWNERS EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT: _____ OR BY TELEPHONING _____." (BLANK SPACES SHALL BE FILLED IN WITH APPROPRIATE INFORMATION AS A PERMANENT PART OF THE SIGN.)

70 SQ. IN. DARK BLUE REFLECTIVE PORCELAIN, ENAMEL STEEL SIGN WITH WHITE INTERNATIONAL SYMBOL OF ACCESSIBILITY MOUNTED 80" OFF F.G. ON 1.5" Ø STEEL POST. PROVIDE AN ADDITIONAL SIGN OR ADDITIONAL LANGUAGE BELOW THE SYMBOL OF ACCESSIBILITY WHICH READS "MINIMUM FINE $250." VAN SPACE SHALL HAVE AN ADDITIONAL "VAN ACCESSIBLE" SIGN MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY PER CBC SEC 11B-502.6.



4 ACCESSIBLE PARKING STALLS
NO SCALE



5 ACCESSIBLE EV PARKING STALL
NO SCALE

NOTE: PARKING STALL LIMITS SHALL BE 4-INCH PAINTED WHITE STRIPES UNLESS OTHERWISE NOTED.

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SANTA ROSA, CA 95407

Client: MIDPEN HOUSING

STRIPING PLAN

JOB #: #1819

SCALE: AS SHOWN

C3

SEDIMENT CONTROL NOTES

EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THESE DRAWINGS ARE GENERAL IN NATURE AND MAY NOT BE APPLICABLE DURING CERTAIN PHASES OF CONSTRUCTION. THE CRUSHED ROCK ENTRANCE DETAIL SHOWN ON THESE DRAWINGS REFLECTS A CONDITION PRIOR TO ROADS BEING CONSTRUCTED WHEREAS FILTERS AT STORM WATER INLETS REFLECTS A CONDITION AFTER THE STORM DRAIN SYSTEM HAS BEEN INSTALLED.

A SWPPP (STORM WATER POLLUTION PREVENTION PLAN) SHALL BE PREPARED BY A QUALIFIED PROFESSIONAL, AND A NOTICE OF INTENT FILED WITH THE STATE WATER RESOURCES CONTROL BOARD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. A QUALIFIED SWPPP PRACTITIONER SHALL PREPARE A RAIN EVENT ACTION PLAN IN ACCORDANCE WITH THE STATE OF CALIFORNIA CONSTRUCTION GENERAL PERMIT TO ENSURE THAT SPECIFIC CONSTRUCTION BMPS (BEST MANAGEMENT PRACTICES) ARE IMPLEMENTED TO ACCOMMODATE EACH PHASE OF CONSTRUCTION.

EROSION AND SEDIMENT CONTROL MEASURES SHALL BE USED TO ENSURE THAT WATER ENTERING THE STORM DRAIN SYSTEM BELOW THE CONSTRUCTION SITE IS EQUIVALENT QUALITY AND CHARACTER AS THE WATER ABOVE THE SITE.

EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PLACED IN FRONT OF INCOMPLETE STORM DRAIN SYSTEMS TO PREVENT DEBRIS AND SEDIMENT-LADEN WATER FROM ENTERING INTO THE PUBLIC STORM DRAIN SYSTEM. BEST MANAGEMENT PRACTICES SHALL BE USED WHEN DESIGNING AND INSTALLING SUCH DEVICES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTANT MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES TO THE SATISFACTION OF THE OWNER, QSD, QSP AND CITY OF SANTA ROSA. EROSION AND SEDIMENT CONTROL MEASURES AND THEIR INSTALLATION SHALL BE ACCOMPLISHED USING BEST MANAGEMENT PRACTICES.

IF THE STORM DRAIN SYSTEM IS NOT INSTALLED PRIOR TO A PRECIPITATION EVENT, ADDITIONAL MEASURES SHALL BE TAKEN SUCH AS TEMPORARY SETTLING BASINS WHICH MEET THE SATISFACTION OF THE OWNER, QSD, QSP AND THE CITY OF SANTA ROSA. SILT AND/OR CATCH BASINS MUST BE CLEANED OUT ON A REGULAR BASIS AFTER STORMS TO MAINTAIN DESIGN CAPACITY.

STORM WATER RUNOFF FROM THE CONSTRUCTION SITE SHALL BE DIRECTED TOWARD AN INLET WITH A SEDIMENT OR FILTRATION INTERCEPTOR PRIOR TO ENTERING THE STORM DRAIN SYSTEM.

THE CONTRACTOR WILL BE RESPONSIBLE FOR CLEANING WATER THAT HAS BECOME POLLUTED DUE TO NOT TAKING NECESSARY EROSION AND SEDIMENT CONTROL ACTIONS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF MUD AND DEBRIS CARRIED ONTO SURROUNDING STREETS AND ROADS AS A RESULT OF CONSTRUCTION ACTIVITY ON THE SITE TO THE SATISFACTION OF THE CITY OF SANTA ROSA.

ANY DENUDED OR DISTURBED SOILS SHALL BE PROTECTED USING BEST MANAGEMENT PRACTICES.

PRIOR TO AND DURING A PRECIPITATION EVENT, ALL PAVED AREAS WILL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE IS TO BE MAINTAINED BY THE DEVELOPER, CONTRACTOR OR OWNER SO THAT A MINIMUM OF SEDIMENT-LADEN RUNOFF LEAVES THE SITE.

THE CONTRACTOR IS TO INFORM ALL CONSTRUCTION SITE WORKERS ABOUT THE MAJOR PROVISIONS OF THE EROSION AND SEDIMENT CONTROL PLAN AND SEEK THEIR COOPERATION IN AVOIDING THE DISTURBANCE OF THESE CONTROL MEASURES.

BEST MANAGEMENT PRACTICES SHALL BE VISUALLY MONITORED ON A WEEKLY BASIS DURING THE DRY SEASON AND RECORDED IN AN INSPECTION CHECKLIST. RAIN EVENT VISUAL MONITORING SHALL BE PERFORMED WITHIN 48 HOURS PRIOR TO AN ANTICIPATED RAIN EVENT, DAILY DURING A RAIN EVENT AND WITHIN 48 HOURS FOLLOWING A RAIN EVENT. REMOVE SEDIMENTS WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE BARRIER AND REPLACE FILTER DEVICES AS NECESSARY TO ENSURE PROPER FUNCTION.

UNSTABILIZED AREAS WILL BE REPAIRED AS SOON AS POSSIBLE AFTER BEING DAMAGED.

ALL GRADED OR DISTURBED AREAS SHALL BE STABILIZED IMMEDIATELY AFTER GRADING IS COMPLETE.

ENTRANCE TO THE PROJECT SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT INTO PUBLIC RIGHT-OF-WAY. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE OF PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED ROCK THAT DRAINS INTO A SEDIMENT TRAP.

ALL SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY USING BEST MANAGEMENT PRACTICES.

ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR PURPOSE SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REPAIRED OR REPLACED WHEN THEY ARE NO LONGER FUNCTIONING PER BEST MANAGEMENT PRACTICES.

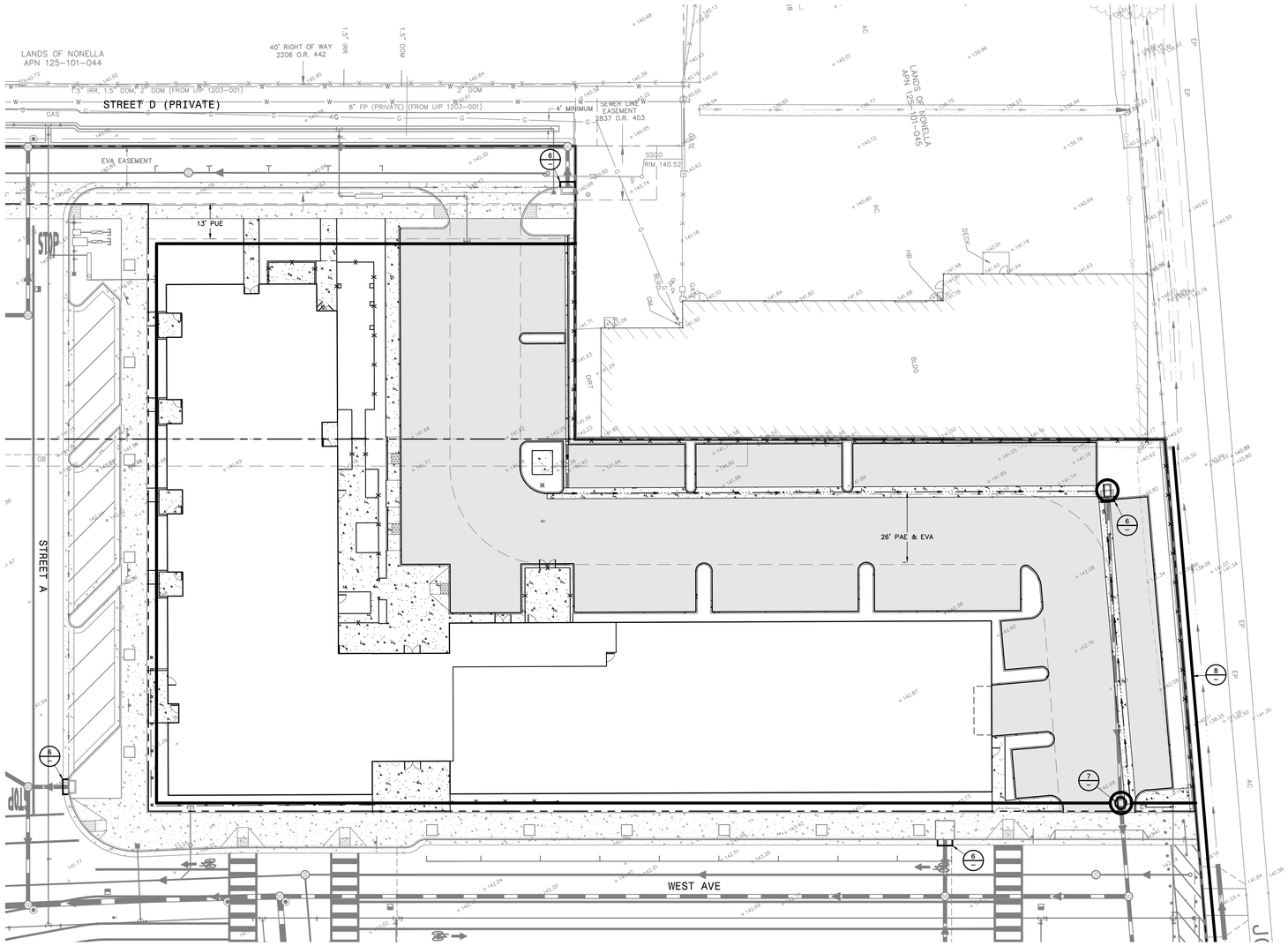
THE CONTRACTOR SHALL HAVE EROSION AND SEDIMENT CONTROL MEASURES ON SITE ADEQUATE TO PROTECT THE ENTIRE SITE SUCH THAT IT IS IMMEDIATELY AVAILABLE IN PREPARATION OF A PRECIPITATION EVENT.

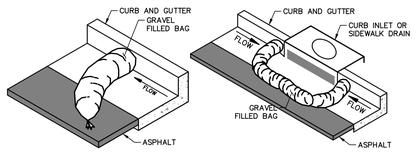
AFTER CONSTRUCTION IS COMPLETE ALL STORM DRAIN SYSTEMS ASSOCIATED WITH THIS PROJECT SHALL BE INSPECTED AND CLEARED OF ACCUMULATED SEDIMENTS AND DEBRIS.

GRADED AREAS TO BE SEEDED FOR EROSION CONTROL SHALL USE GRASS SEED AT THE RATE OF 75-100/LBS. PER ACRE. SEEDED AREAS SHALL BE IRRIGATED TO ENSURE COVER IS ROOTED PRIOR TO RAINY SEASON.

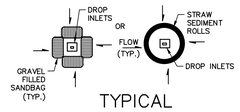
HYDROSEED SHALL BE EITHER APPLIED MECHANICALLY OR BY HYDROSEEDING. HYDROSEEDING REQUIRES THE APPLICATION OF FIBER AND STABILIZING EMULSION. MECHANICAL APPLICATION SHALL REQUIRE ROLLING, TAMPING, OR OTHERWISE WORKING THE SEED APPROXIMATELY 0.5 INCHES INTO THE TOPSOIL.

STABILIZATION OF EXPOSED GRADED AREAS WITH STRAW MULCH SHALL BE APPLIED AT A RATE OF 2 TONS PER ACRE.

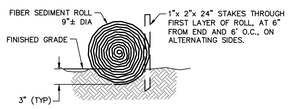




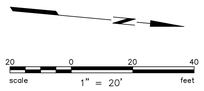
6 — GRAVEL BAG DETAILS
NO SCALE



7 — TYPICAL SEDIMENT DEVICES
NO SCALE



8 — FIBER ROLL DETAIL
NO SCALE



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STATE OF CALIFORNIA

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 08/14/2020

ID	DATE	NAME

Project:

ROSELAND VILLAGE
883 SEBASTOPOL ROAD
SANTA ROSA, CA 95407

Client: MIDPEN HOUSING

EROSION CONTROL PLAN

JOB #: #1819

SCALE: AS SHOWN

C4

OVERALL PLAN

SCALE: 1/16" = 1'

LEGEND

1. ENTRY LOBBY & 2nd LEVEL SUN DECK
2. PRIVATE PATIOS
3. GROUND LEVEL GARAGE
4. BICYCLE STORAGE - LONG-TERM
5. VERTICAL BIKE RACKS (3 spaces)
6. BOLLARD BIKE RACKS (8 spaces)
7. BBQ AREA (see sheet L2)
8. SPECIALTY CONCRETE PAVING
9. PLAY AREA (see sheet L4)
10. MECHANICAL PAD WITH METAL MESH PANELS & VINE SCREENING
11. GENERATOR WITH 7ft WOOD SCREENING FENCE WITH VINES
12. SHADE TREE
13. SMALL TREE
14. SCREENING SHRUBS
15. COLUMNAR TREE
16. 7ft WOOD SCREENING FENCE
17. 8.5ft METAL MESH SCREENING
18. TRANSFORMER PAD WITH BOLLARDS
19. POLE LIGHT (see Architectural Plans)
20. JOE RODOTA TRAIL ACCESS (by others)
21. PUBLIC IMPROVEMENTS (by others)

REFER TO L3 FOR IMAGERY
REFER TO L5 FOR PLANT LISTS
REFER TO ARCHITECTURAL PLANS FOR LIGHTING AND PHOTOMETRICS

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PRELIMINARY

ID	DATE	NAME
	8/21/20	Preliminary Design Review

Project:

ROSELAND FAMILY HOUSING
883 SEBASTOPOL ROAD
SANTA ROSA, CA 95407

Client: MIDPEN HOUSING

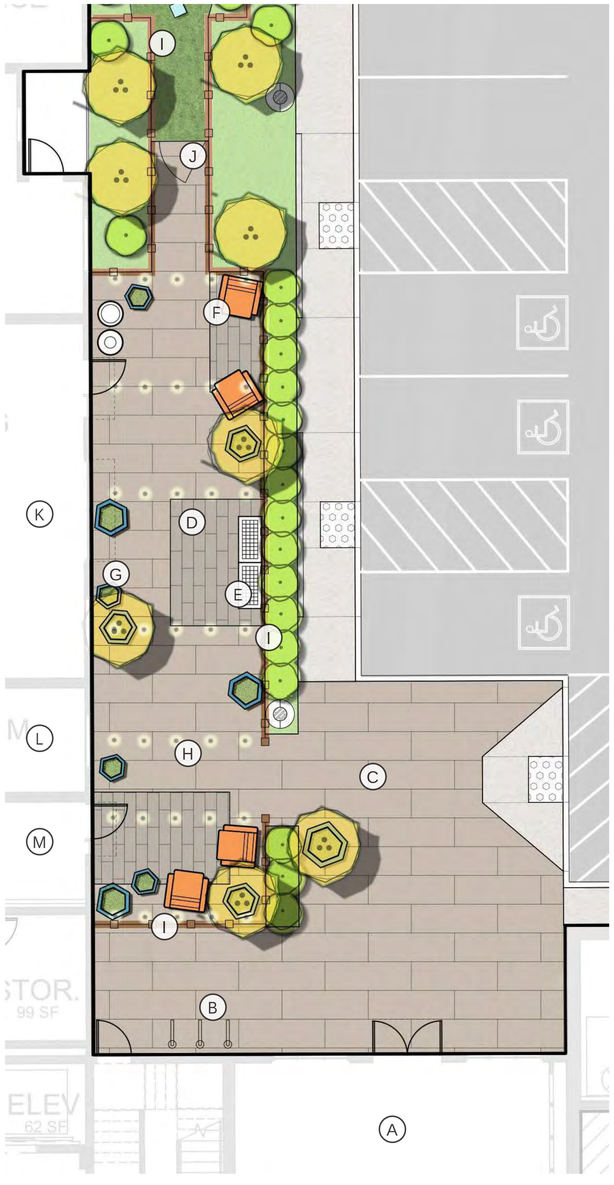
MidPen HOUSING

SCHEMATIC SITE PLAN

JOB #: #1819 QLA#: 20-1692

SCALE: As Indicated

L1



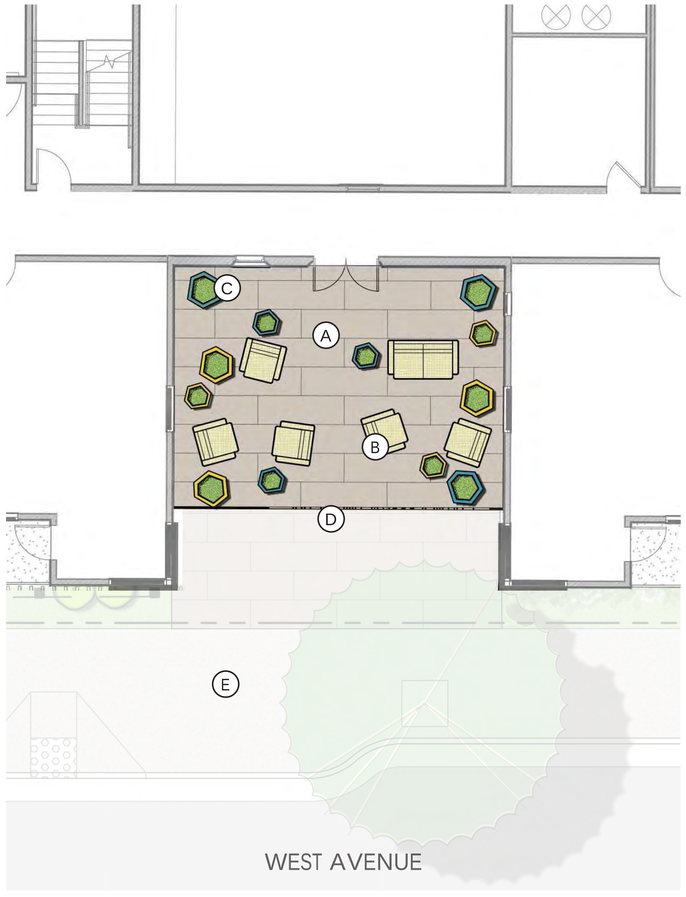
BBQ AREA

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

N

LEGEND

- (A) ENTRY LOBBY
- (B) VERTICAL BICYCLE RACKS
- (C) SPECIALTY CONCRETE - "LARGE"
- (D) SPECIALTY CONCRETE - "SMALL"
- (E) ELECTRIC BBQ GRILLS
- (F) LOUNGE CHAIRS
- (G) PLANTER POTS
- (H) CATENARY LIGHTING (see Architectural Plans for Cutsheets)
- (I) 4ft WOOD & WIRE MESH FENCE
- (J) GATED ACCESS
- (K) LEARNING CENTER
- (L) TEEN ROOM
- (M) LAUNDRY



SUN DECK - 2ND LEVEL

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

N

LEGEND

- (A) LARGE SCALE UNIT PAVERS
- (B) SUN DECK LOUNGE FURNITURE
- (C) PLANTER POTS
- (D) PERFORATED METAL PANEL/RAILING (see Architectural Plans)
- (E) PUBLIC IMPROVEMENTS(below; by Others)

REFER TO L3 FOR IMAGERY
REFER TO L5 FOR PLANT LISTS
REFER TO ARCHITECTURAL PLANS FOR LIGHTING AND PHOTOMETRICS

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sacramento | santa rosa
707.546.3561 | www.quadriga-inc.com

PRELIMINARY

ID	DATE	NAME
	8/21/20	Preliminary Design Review

Project:

ROSELAND FAMILY HOUSING
883 SEBASTOPOL ROAD
SANTA ROSA, CA 95407

Client: MIDPEN HOUSING

MidPen HOUSING

ENLARGEMENT PLANS

JOB #: #1819 QLA#: 20-1692

SCALE: As Indicated

L2

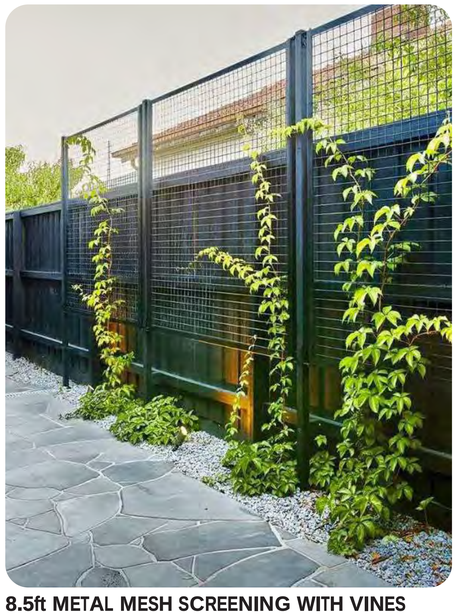
PLANTER POTS

VERTICAL BIKE RACK

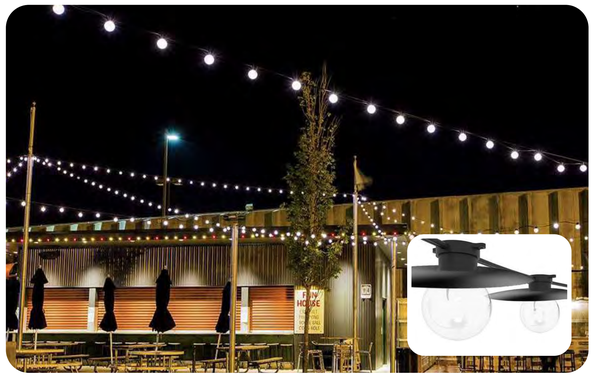
PLANTER POTS

BOLLARD BIKE RACK

BBQ AREA LOUNGE FURNISHINGS



8.5ft METAL MESH SCREENING WITH VINES



TIVOLI CATENARY LIGHTING
(see Architectural Plans for Cutsheets)

BENCH - PLAY AREA

TRASH AND RECYCLE RECEPTACLE

7ft WOOD SCREENING FENCE

SUN DECK PAVERS - LARGE UNIT CONCRETE

SPECIALTY CONCRETE COLOR AND FINISH

STAINLESS STEEL ELECTRIC BBQ GRILL

4ft WOOD & WIRE MESH FENCE

SUN DECK LOUNGE FURNISHINGS

REFER TO L4 FOR PLAY AREA IMAGERY

VAN METER WILLIAMS POLLACK LLP

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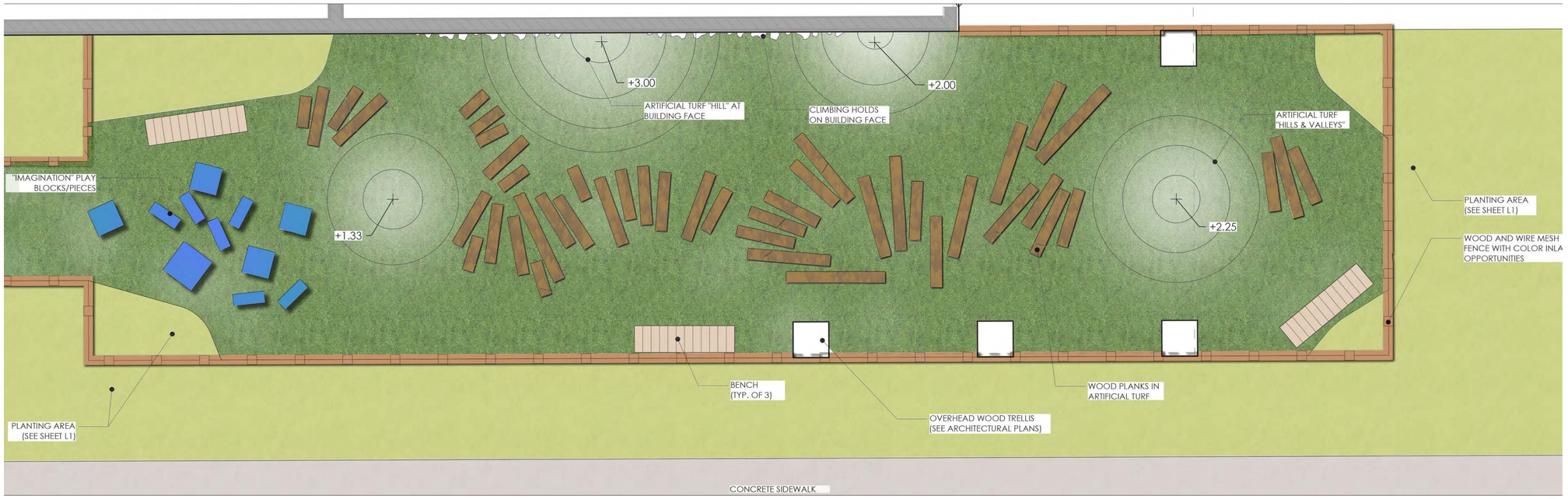
MidPen HOUSING

MATERIALS & FURNISHINGS IMAGERY

JOB #: #1819 QLA#: 20-1692

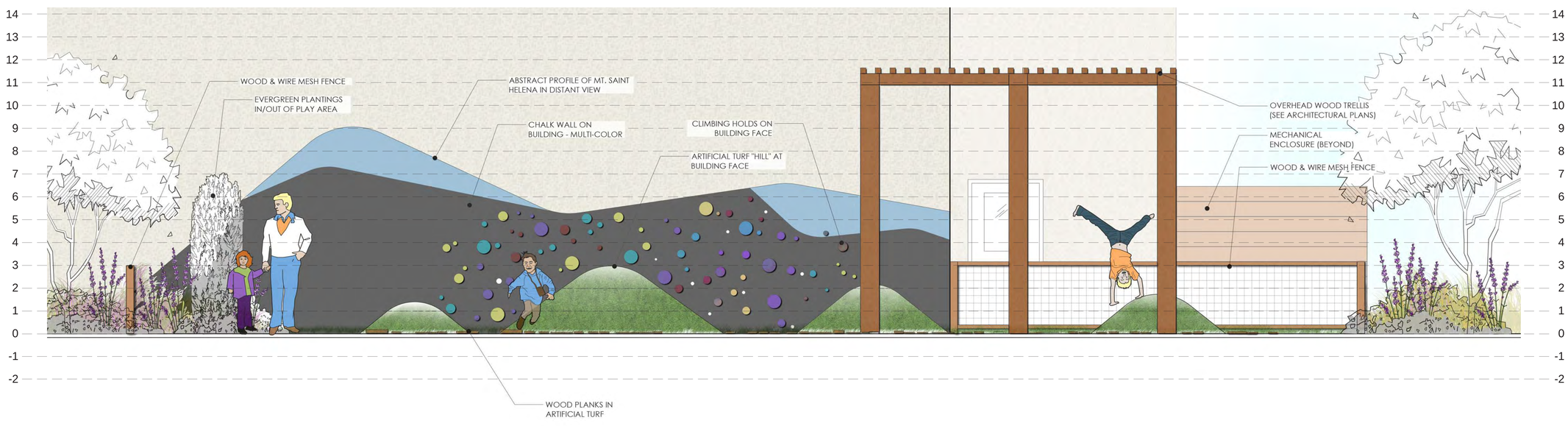
SCALE: As Indicated

L3



PLAN ENLARGEMENT - PLAY AREA

1/2" = 1'-0"

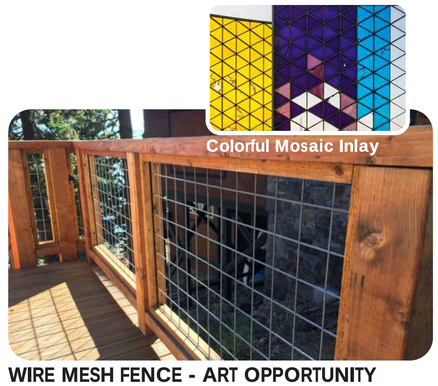


NORTH ELEVATION - PLAY AREA

1/2" = 1'-0"

LOW-HEIGHT TRAVERSE CLIMBING WALL

CHALK WALL - IMAGINATIVE/CREATIVE



WIRE MESH FENCE - ART OPPORTUNITY

HILLS AND VALLEY - MOTOR SKILLS

IMAGINATIVE PLAY PIECES - COGNITIVE

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MidPen HOUSING

PLAY AREA CONCEPT

JOB #: #1819 QLA#: 20-1692

SCALE: As Indicated

L4

IRRIGATION CONCEPT

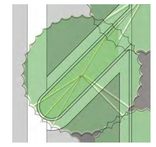
The irrigation system will be designed to meet City Standards and Local Water Use Ordinances. Zones will be controlled by remote control valves and drip zone kits with pressure regulation and filtering mechanisms. It will have a dedicated sub-meter and backflow preventer as well as master valve and flow sensor for system shutdown.

Quick couplers with locking lids will be placed throughout the site for supplemental watering and wash down needs by the Owner.

All trees and large shrubs will receive (1) 18" or 36" deep root-zone bubbler and (1) on-grade flood bubbler and will be on their own hydrozone.

All other planting areas will received high-efficiency sub-surface drip irrigation where feasible. In narrow planting areas individual shrub bubblers may be used for efficiency.

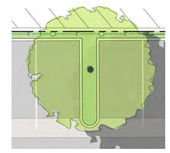
A Smart Controller and Weather Station will be provided to track ET and adjust for localized conditions. It will be located inside the building in a mechanical room or alternate location per the Owner's direction.



PLANT CANDIDATE LIST

STREET TREES

Botanical Name	Common Name	Size	Spacing	HxW	WUCOLS
Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	24" Box	40'	50' x 40'	Moderate
Carpinus betulus 'Frans Fontaine'	Columnar Hornbeam	24" Box	20'	50' x 20'	Moderate
Celtis australis	European Hackberry	24" Box	30'	40-60' x 40'	Moderate
Chionanthus retusus	Chinese fringetree	24" Box	20'	20' x 20'	Moderate
Ginkgo biloba 'Princeton Sentry'	Maidenhair Tree	24" Box	20'	45' x 20'	Low
Koelreuteria paniculata	Golden raintree	24" Box	30'	30' x 30'	Moderate
Pistacia chinensis	Chinese Pistache	24" Box	25'	30' x 30'	Low



SHADE TREES

Botanical Name	Common Name	Size	Spacing	HxW	WUCOLS
Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	24" Box	40'	50' x 40'	Moderate
Celtis australis	European Hackberry	15 gal	30'	40-60' x 40'	Moderate
Ginkgo biloba 'Autumn Gold'	Maidenhair Tree	24" Box	30'	45' x 35'	Low
Nyssa sylvatica	Sour Gum, Tupelo	24" Box	25'	30-50' x 20-30'	Moderate
Pistacia chinensis	Chinese Pistache	15 gal	25'	30' x 30'	Low
Platanus x acerifolia 'Bloodgood'	Bloodgood London Plane Tree	15 gal	25'	40-80' x 30-40'	Moderate
Ulmus 'Frontier'	Frontier Elm	24" Box	25'	30-40' x 20-30'	Moderate
Zelkova serrata 'Green Vase'	Green Vase Zelkova	24" Box	25'	30-40' x 20-30'	Moderate

COLUMNAR TREES

Botanical Name	Common Name	Size	Spacing	HxW	WUCOLS
Acer x freemanii 'Armstrong'	Columnar Red Maple	24" Box	20'	50' x 20'	Moderate
Carpinus betulus 'Frans Fontaine'	Columnar Hornbeam	15 gal	20'	50' x 20'	Moderate
Ginkgo biloba 'Princeton Sentry'	Maidenhair tree	15 gal	20'	45' x 20'	Low
Taxodium distichum 'Shawnee Brave'	Shawnee Brave Bald Cypress	15 gal	20'	50' x 20'	Moderate

SMALL TREES

Botanical Name	Common Name	Size	Spacing	HxW	WUCOLS
Acer circinatum	Vine Maple	15 gal	15'	10-20' x 10-20'	Moderate
Arbutus menzziesii	Madrone	24" box	15'	15-50' x 10-25'	Low
Cercidium hybrid 'Desert Museum'	Thornless Palo Verde	15 gal	20'	20-30' x 20-40'	Low
Cercis occidentalis	Western Redbud	15 gal	15'	10-18' x 10-18'	Very Low
Cornus 'Eddie's White Wonder'	Eddie's White Wonder Dogwood	15 gal	20'	20'-30'x20'-30'	Moderate
Cornus controversa 'Variegata'	Giant Dogwood	15 gal	30'	30-40' x 30-40'	Moderate
Cornus nuttallii	Mountain Dogwood	15 gal	25'	15-40' x 10-25'	Moderate
Koelreuteria paniculata	Goldenrain Tree	15 gal	35'	20-35' x 25-40'	Moderate
Prosopis x 'Leslie Roy'	Leslie Roy Mesquite	15 gal	25'	25-30' x 20-30'	Low

SCREENING & ACCENT SHRUBS

Botanical Name	Common Name	Size	Spacing	HxW	WUCOLS
Abutilon x hybridum	Flowering Maple	5 gal	8'	2-10' x 2-10'	Moderate
Arctostaphylos densiflora 'Howard McMinn'	Manzanita	5 gal	10'	6-10' x 6-12'	Low
Calamagrostis x acutifolia 'Karl Foerster'	Feather Reed Grass	1 gal	2'	3-5' x 2'	Moderate
Calycanthus occidentalis	Spice bush	5 gal	8'	8-10' x 6-12'	Moderate
Cercis occidentalis	Western Redbud	15 gal	15'	10-18' x 10-18'	Very Low
Garrya elliptica 'James Roof'	Silk Tassel	5 gal	15'	10' x 10'	Low
Heteromeles arbutifolia 'Davis Gold'	Toyon	5 gal	5'	8' x 5'	Low
Ilex crenata 'Sky Pencil'	Sky Pencil Japanese Holly	5 gal	3'	10' x 3'	Moderate
Ligustrum sinense 'Sunshine'	Sunshine Privet	5 gal	3'	6' x 4'	Moderate
Olea europaea 'Skylark Dwarf'	Skylark Dwarf Olive	5 gal	8'	12' x 8'	Low
Pittosporum tenuifolium 'Silver Sheen'	Sliver Sheen Kohuhu	5 gal	6'	14' x 8'	Moderate
Rhus ovata	Sugar Bush	5 gal	6'	6-10' x 8-10'	Low
Sarcococca ruscifolia	Fragrant Sweetbox	5 gal	4'	3-6' x 3-6'	Low

SITE PLANTINGS

Botanical Name	Common Name	Size	Spacing	HxW	WUCOLS
Acanthus mollis	Bear's Breeches	5 gal	3' O.C.	2' x 3'	Moderate
Arctostaphylos sp.	Manzanita	1 gal	4' O.C.	1-3' x 4-8'	Low
Aspidistra elatior	Cast Iron Plant	1 gal	3' O.C.	3' x 2'	Low
Astilbe chinensis 'Deutschland'	False Goats Beard	1 gal	18" O.C.	1.5' x 1.5'	Moderate
Baccharis pilularis 'Pigeon Point'	Coyote Bush	1 gal	4' O.C.	2-3' x 8'	Low
Calamagrostis x acutifolia 'Karl Foerster'	Feather Reed Grass	1 gal	2' O.C.	3-5' x 2'	Moderate
Ceanothus rigidus	White Monterey Lilac	1 gal	3' O.C.	3-5' x 3-5'	Low
Chondropetalum tectorum 'El Campo'	Cape Rush	5 gal	3' O.C.	2-3'x2-3'	Low
Cornus sericea ssp. Occidentalis 'Tomales Bay'	Wester Red-twig Dogwood	5 gal	6' O.C.	6' x 6'	Moderate
Deschampsia caespitosa	Tufted Hair Grass	1 gal	1' O.C.	1.5" x 2'	Low
Dianella tasmanica	Blue Turf Lily	1 gal	3' O.C.	2' x 2'	Moderate
Festuca californica 'Phil's Silver'	California Fescue	1 gal	3' O.C.	2' x 3'	Low
Helleborus foetidus	Bear's Foot	1 gal	3' O.C.	2' x 2'	Low
Hesperaloe parviflora	Red Yucca	1 gal	3.5' O.C.	3-4' x 3-4'	Low
Heuchera maxima	Island Alum Root	1 gal	18" O.C.	2' x 2'	Moderate
Holodiscus discolor	Cream Bush	5 gal	4' O.C.	4' x 4'	Low
Juncus patens 'Elk Blue'	Elk Blue California Gray Rush	5 gal	2' O.C.	2' x 2'	Moderate
Lavandula 'Provence'	Lavender	1 gal	3' O.C.	3' x 3'	Low
Ligustrum sinense 'Sunshine'	Sunshine Privet	5 gal	3' O.C.	6' x 4'	Moderate
Liriope platyphylla 'Kunming'	Giant Liriope	1 gal	18" O.C.	1.5' x 4'	Low
Leymus condensatus 'Canyon Prince'	Canyon Price Wild Rye	1 gal	3' O.C.	2-3' x 2-3'	Low
Lomandra longifolia 'Breeze'	Dwarf Mat Rush	1 gal	3' O.C.	3'x4'	Low
Lomandra longifolia 'Platinum Beauty'	Mat Rush	1 gal	3' O.C.	3' x 3'	Low
Mahoia 'Soft Caress'	Soft Caress Mahonia	1 gal	3' O.C.	3' x 3'	Low
Mahonia aqufolium 'Compacta'	Compact Oregon Grape Holly	1 gal	3' O.C.	2-3' x 3-4'	Moderate
Muhlenbergia capillaris 'Regal Mist'	Pink Muhly Grass	1 gal	4' O.C.	4' x 4'	Moderate
Muhlenbergia rigens	Deer Grass	1 gal	3' O.C.	3' x 3'	Low
Polystichum californica	Western Sword Fern	1 gal	2'-3' O.C.	1.5' x 3'	Moderate
Rosmarinus 'Boule'	Boule Rosemary	1 gal	3' O.C.	3' x 3'	Low
Salvia clevelandii 'Winifred Gilman'	Blue Sage	1 gal	3' O.C.	3' x 3'	Low
Salvia spathacea 'Las Pilitas'	Hummingbird Sage	1 gal	3' O.C.	1-2' x 3'	Low
Sedum spectabile 'Autumn Joy'	Autumn Joy Stonecrop	1 gal	2' O.C.	2' x 2'	Low
Sesleria autumnalis	Autumn Moor Grass	1 gal	18" O.C.	1-2' x 1-2'	Moderate
Verbascum 'Banana Custard'	Hybrid Mullein	1 gal	3' O.C.	5-6' x 2'	Low
Woodwardia fimbriata	Giant Pacific Chain Fiern	1 gal	3' O.C.	3-5' x 3-5'	Low
Yucca 'Bright Star'	Yucca gloriosa var. recurvifolia	1 gal	5' O.C.	1-2' x 5'	Low

VINE PLANTINGS

Botanical Name	Common Name	Size	Spacing	Height	WUCOLS
Bignonia capreolata 'Tangerine Beauty'	Cross vine	1 gal	5' O.C.	10-30'	Moderate
Clematis lanuginosa 'Candida'	White Flowering Clematis	1 gal	5' O.C.	15-30'	Moderate
Distictis buccinatoria	Scarlet Trumpet Vine	1 gal	5' O.C.	30'+	Moderate
Lonicera japonica 'Halliana'	Hall's Japanese Honeysuckle	1 gal	5' O.C.	15-30'	Moderate
Trachelospermum jasminoides	Star Jasmine	1 gal	5' O.C.	15-30'	Moderate

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Client: MIDPEN HOUSING

MidPen HOUSING

PLANTING & IRRIGATION

JOB #: #1819 QLA#: 20-1692

SCALE: As Indicated

L5

1 A1.0 **SITE PLAN**
SCALE: 1/16" = 1'-0"

0' 8' 16' 32'

LEGEND

- PROPERTY LINE
- EMERGENCY VEHICLE ACCESS
- EASEMENT
- C COMPACT PARKING SPACE (9'x16')
- PG&E POLE/RISER
- LANDSCAPE AREA
- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT
- COMMON AREA
- CIRCULATION AREA
- UTILITY ROOM

LOT SIZE: **1.53 acres**
NET DENSITY: **49 du/ac**

SITE PLAN KEY NOTES

1. 3' FENCE AT BBQ AND PLAY AREA
2. GATE BETWEEN BBQ & PLAY AREA
3. 7' WOOD FENCE AT PROPERTY LINE, SEE LANDSCAPE DRAWINGS FOR EXTENTS
4. (N) PAD MOUNTED PG&E TRANSFORMER
5. PG&E POLE / RISER
6. SECURE BIKE STORAGE
7. VISITOR BIKE RACKS
8. GARAGE ENTRY
9. PAD MOUNTED MECHANICAL EQUIPMENT
10. PRIVATE PATIO
11. TRELLIS ABOVE
12. ACCESSIBLE CURB CUT
13. BACK UP GENERATOR ENCLOSURE, SEE MEP DRAWINGS
14. WASTE CONTAINERS STAGING AREA

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Project:

CASA ROSELAND

883 SEBASTOPOL ROAD
SANTA ROSA, CA 95407

casa ROSELAND

Client: MIDPEN HOUSING

MidPen HOUSING

SITE PLAN

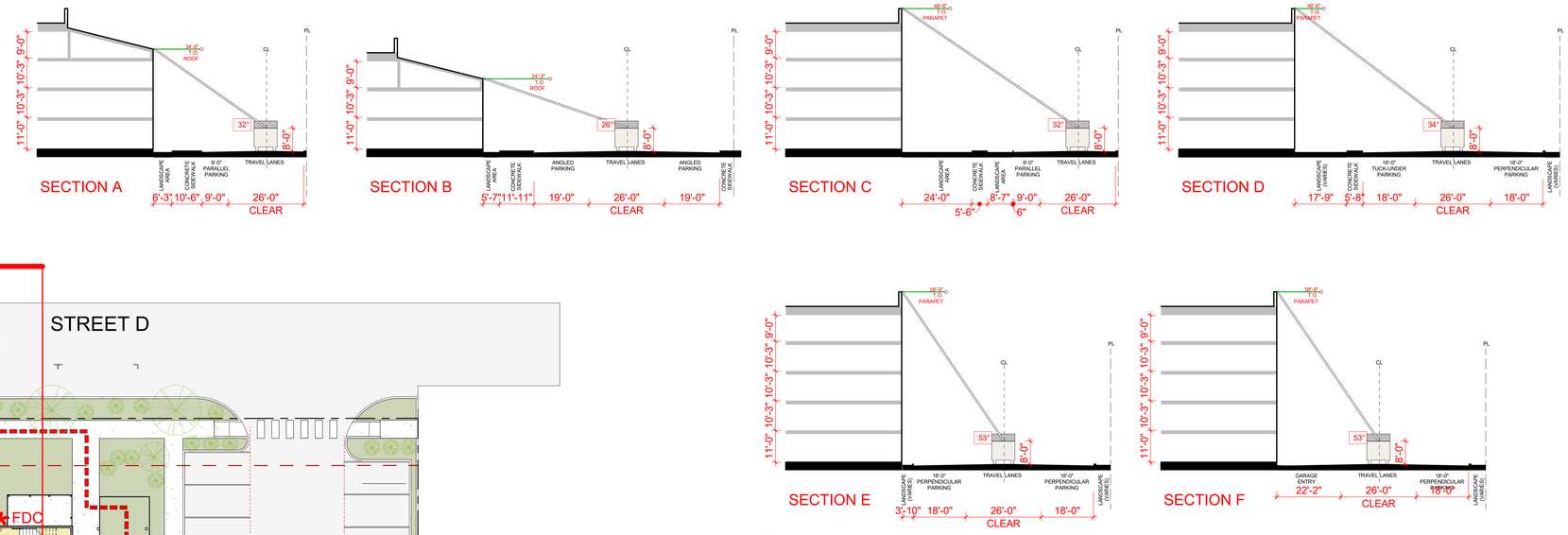
JOB #: #1819

SCALE: As indicated

A1.0

FIRE ACCESS LEGEND

- 26' CLEAR FIRE ACCESS DRIVE
- CLEAR LEVELED AREA FOR RESCUE LADDER
- MAX. 150' DISTANCE FROM 26' CLR. FIRE ACCESS DRIVE
- H — PROPOSED FIRE HYDRANT
- PROPOSED STAIRS WITH ROOF ACCESS
- STANDPIPE LOCATION AT STAIR
- * FIRE DEPARTMENT CONNECTION (FDC)
- POST INDICATOR VALVE (PIV)



2 A1.1 **SECTION DIAGRAMS**
SCALE: 1" = 20'-0"

1 A1.1 **SITE PLAN FIRE DEPT. ACCESS**
SCALE: 1/16" = 1'-0"

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casa ROSELAND

Client: MIDPEN HOUSING

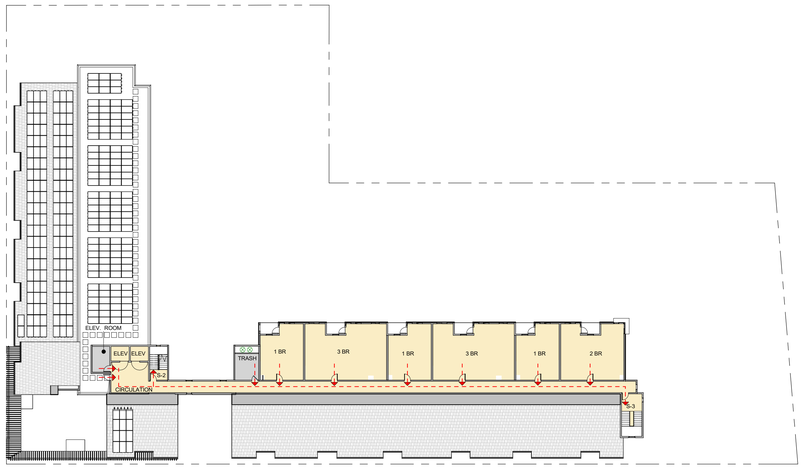
MidPen HOUSING

FIRE DEPARTMENT ACCESS DIAGRAMS

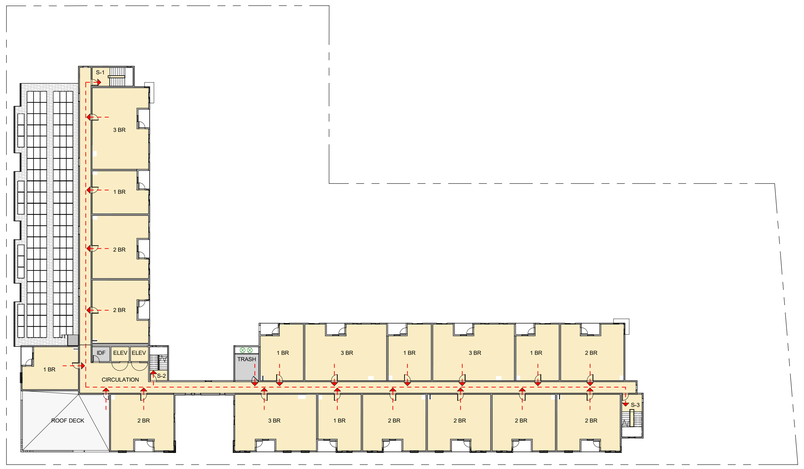
JOB #: #1819

SCALE: As indicated

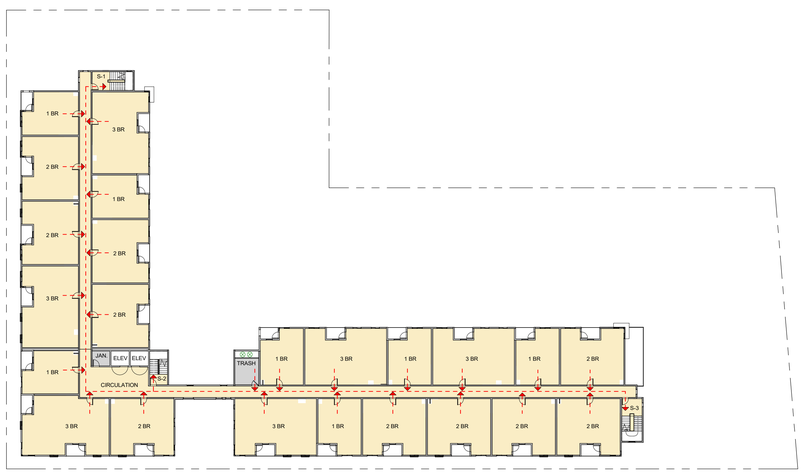
A1.1



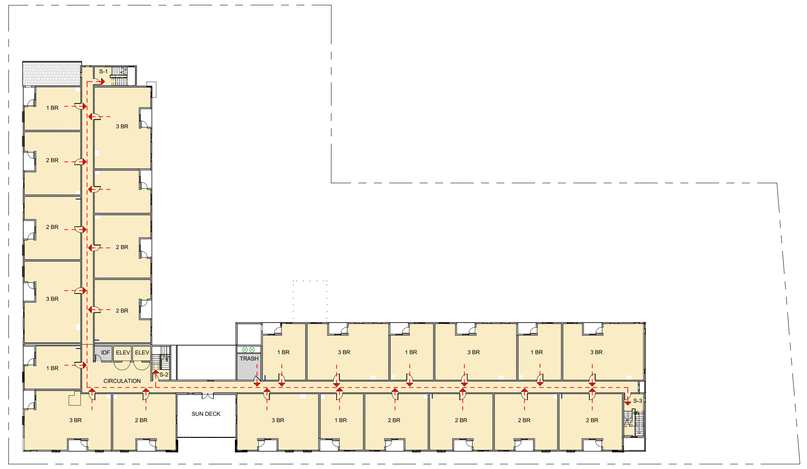
5 A1.2 **5TH FLOOR EXITING**
SCALE: 1" = 30'-0"



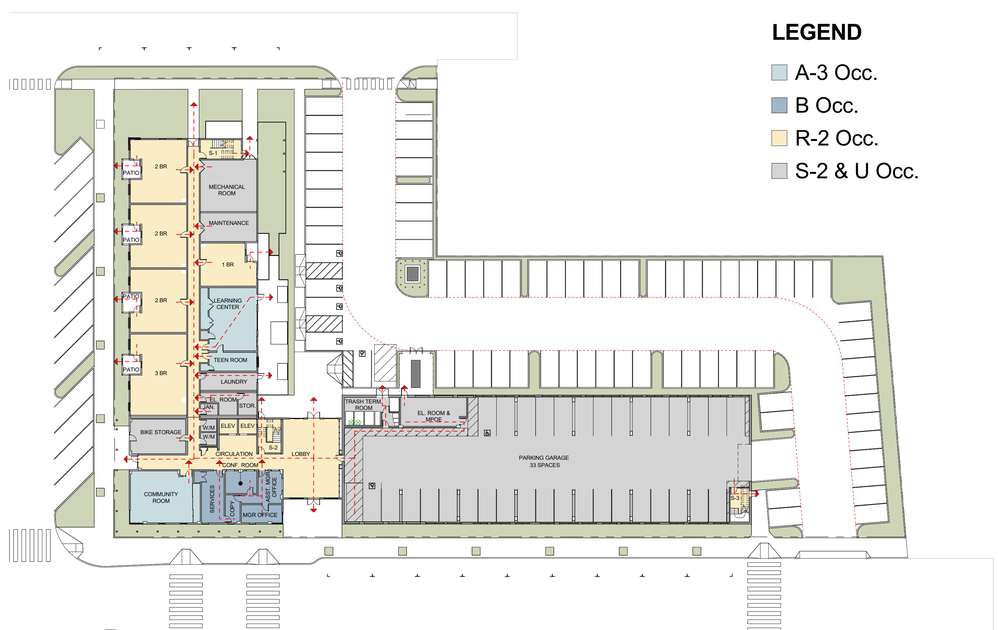
4 A1.2 **4TH FLOOR EXITING**
SCALE: 1" = 30'-0"



3 A1.2 **3RD FLOOR EXITING**
SCALE: 1" = 30'-0"



2 A1.2 **2ND FLOOR EXITING**
SCALE: 1" = 30'-0"



1 A1.2 **1ST FLOOR EXITING**
SCALE: 1" = 30'-0"

LEGEND

- A-3 Occ.
- B Occ.
- R-2 Occ.
- S-2 & U Occ.

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E-MAIL: christine@quadriga-inc.com

ID	DATE	NAME

Project:

CASA ROSELAND

883 SEBASTOPOL ROAD
SANTA ROSA, CA 95407

casa ROSELAND

Client: MIDPEN HOUSING

MidPen HOUSING

EXITING DIAGRAMS

JOB #: #1819

SCALE: 1" = 30'-0"

A1.2

1 / A1.3 **EXTERIOR LIGHTING SITE PLAN**
SCALE: 1/16" = 1'-0"

0' 8' 16' 32'

LIGHT FIXTURE LEGEND

- A1 — TYPE A1 - STANDARD POLE FIXTURE ON WEST AVE.
- B2 — TYPE B2 - PRIVATE POLE FIXTURE IN PARKING HEIGHT: 20'-0" POLE WITH ARM
- B3 — TYPE B3 - PRIVATE POLE FIXTURE IN COURTYARDS HEIGHT: 12'-0" POLE
- C1 — TYPE C1 - WALL MOUNTED SCONCE DOWNLIGHT FIXTURE
- D1 — TYPE D1 - CEILING MOUNTED RECESSED FIXTURE HEIGHT: 9'-0"

- SEE LIGHTING FIXTURE SHEET A1.6 FOR LIGHTING FIXTURE CUT SHEETS.
- PLEASE NOTE ALL WEST AVE. LIGHTING TO BE DONE BY THE CITY AS A SEPERATE PROJECT.

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casa ROSELAND

Client: MIDPEN HOUSING

MidPen HOUSING

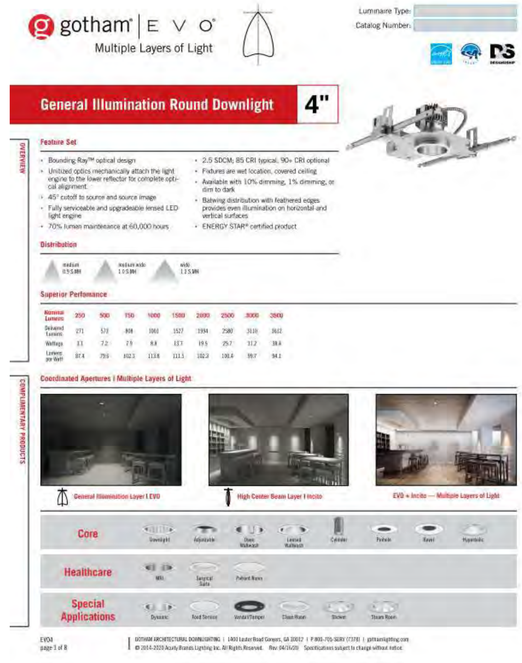
EXTERIOR LIGHTING SITE PLAN

JOB #: #1819

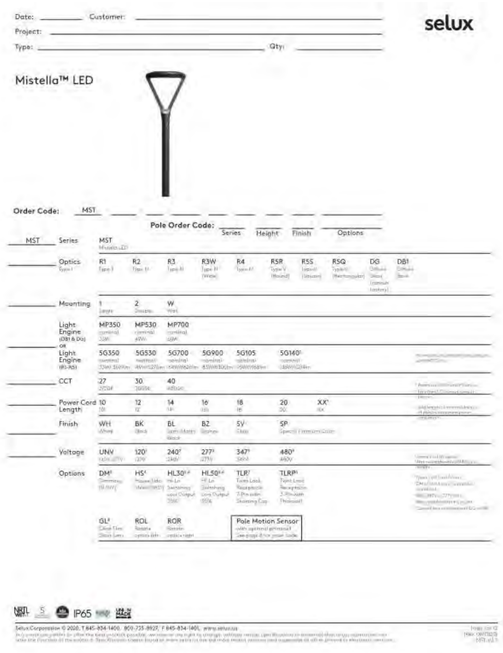
SCALE: As indicated

A1.3

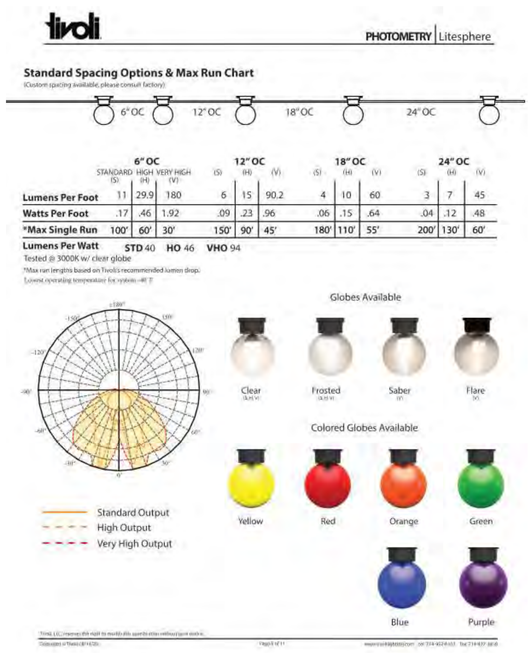
TYPE C1
WALL MOUNTED SCONCE DOWNLIGHT FIXTURE



TYPE D1
CEILING MOUNTED RECESSED FIXTURE



TYPE B2 & B3
PRIVATE POLE FIXTURE IN COURTYARDS AND PARKING AREAS



CATENARY LIGHTING
PLEASE SEE LANDSCAPE DRAWINGS FOR LOCATIONS

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883 SEBASTOPOL ROAD
SANTA ROSA, CA 95407

casa ROSELAND

Client: MIDPEN HOUSING

MidPen HOUSING

EXTERIOR LIGHT FIXTURES

JOB #: #1819

SCALE: 1/4" = 1'-0"

A1.4

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Ground All 0'-0" AFG	+	2.0 fc	9.3 fc	0.0 fc	N/A	N/A
Parking North	✳	1.7 fc	6.6 fc	0.1 fc	66.0:1	17.0:1
Parking North West	✳	1.9 fc	8.8 fc	0.2 fc	44.0:1	9.5:1
Parking South	✳	N/A	N/A	N/A	N/A	N/A
Parking West	✳	2.0 fc	8.1 fc	0.3 fc	27.0:1	6.7:1

Note

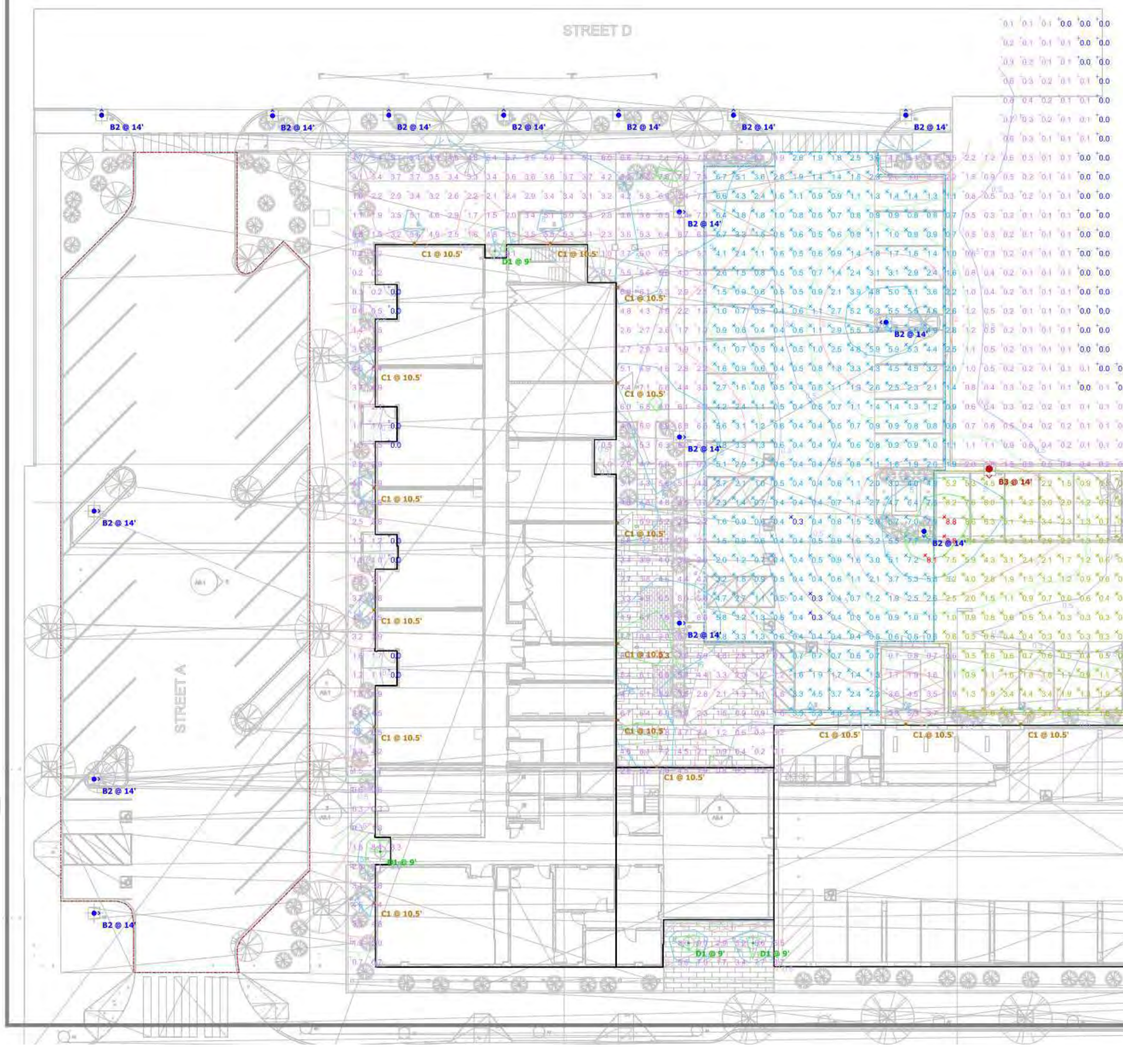
Ceiling Height: Various, per Client's Architectural Drawings
Luminaire Mounting Height: As Noted in Plan Drawing
Reflectances: 30% for All Exterior Objects
Calculation Point Height: Indicated in "Statistics"

Luminaire illuminance values provided in this report, whether for normal, critical, or emergency applications, are for product application assistance only. These values were developed in collaboration with, and are subject to approval by, the design professional of record (architect/engineer/LC), and are NOT intended for construction. Because these values are approximate and based on limited application information provided to 16500, Inc. at the time of calculation, 16500, Inc. does not warrant the installed performance of the luminaire(s) will match that shown in this report. Please verify all data and conditions to assure the accuracy of the report. 16500 shall neither be responsible nor liable for design, approval, or results of emergency lighting under any circumstances.

THIS LIGHTING APPLICATION REQUIRES SPECIFIC LIGHTING CONTROL DEVICES OR SYSTEMS PER CALIFORNIA TITLE 24 PART 6.

Therefore, this proposal includes:

- ☐ SOLUTION: This proposal includes a complete lighting and control system either as an alternate to that specified, or as a recommendation based on the information provided, subject to your review and approval.
- ☐ SUPPLEMENT: This proposal includes lighting as requested/specified; as well as a proposed lighting control system for your review and approval.
- ☒ ALERT: This proposal includes only lighting as requested/specified. However, the application likely requires compatible lighting controls to meet the following criteria. We are happy to provide a lighting control quote/proposal at your request.
  - Manual Switch(es)
  - Automatic time switch (astronomical)
  - Occupancy Sensor(s)
  - Photosensor(s) / daylight sensor(s)
  - Demand responsive / load shedding
  - Controlled Receptacle(s)
  - Motion Sensor(s) - Outdoor



Schedule

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Filename	Lumens per Lamp	Lumen Multiplier	LLF	Wattage	Polar Plot
	B2	19	Selux Corporation	MST-R3W-X-5G700-30-XX-XX-UNV	Formed aluminum housing, slightly diffused lens, plastic optics	MST-R3W-X-5G700-30-XX-XX-UNV.ies	7111	1	0.85	64	Max: 2410cd
	B3	3	Selux Corporation	MST-X-R4-5G700-30-XX-UNV-HS	Gray formed aluminum housing, clear/frosted plastic optics	MST-R4-X-5G700-30-XX-XX-UNV-HS.ies	4808	1	0.85	61	Max: 4221cd
	C1	23	Lithonia Lighting	WDGE1 LED P2 30K 80CRI VF	WDGE1 LED WITH P2 - PERFORMANCE PACKAGE, 3000K, 80CRI, VISUAL COMFORT FORWARD OPTIC	WDGE1_LED_P2_30K_80CRI_VF.ies	1872	1	0.85	15.0178	Max: 1303cd
	D1	4	Gotham Architectural Lighting	EVO4 30/15 AR WD LSS	EVO 4IN ROUND DOWNLIGHT, 80 CRI, 3000K, 1500LM, WIDE DIST, CLEAR SEMI-SPEC	EVO4_30_15_AR_WD_LSS.ies	1262	1	0.85	13.7	Max: 970cd

sixteen5hundred

Casa Roseland | 883 Sebastopol Road, Santa Rosa | 20-16704
Client: VMWP | Quadriga

Designer
TTK
Date
2020-08-20
Scale
As Noted
Revision No.
Rv 4
Summary

1 of 1

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ID	DATE	NAME

Project:

CASA ROSELAND

883 SEBASTOPOL ROAD
SANTA ROSA, CA 95407

casa ROSELAND

Client: MIDPEN HOUSING

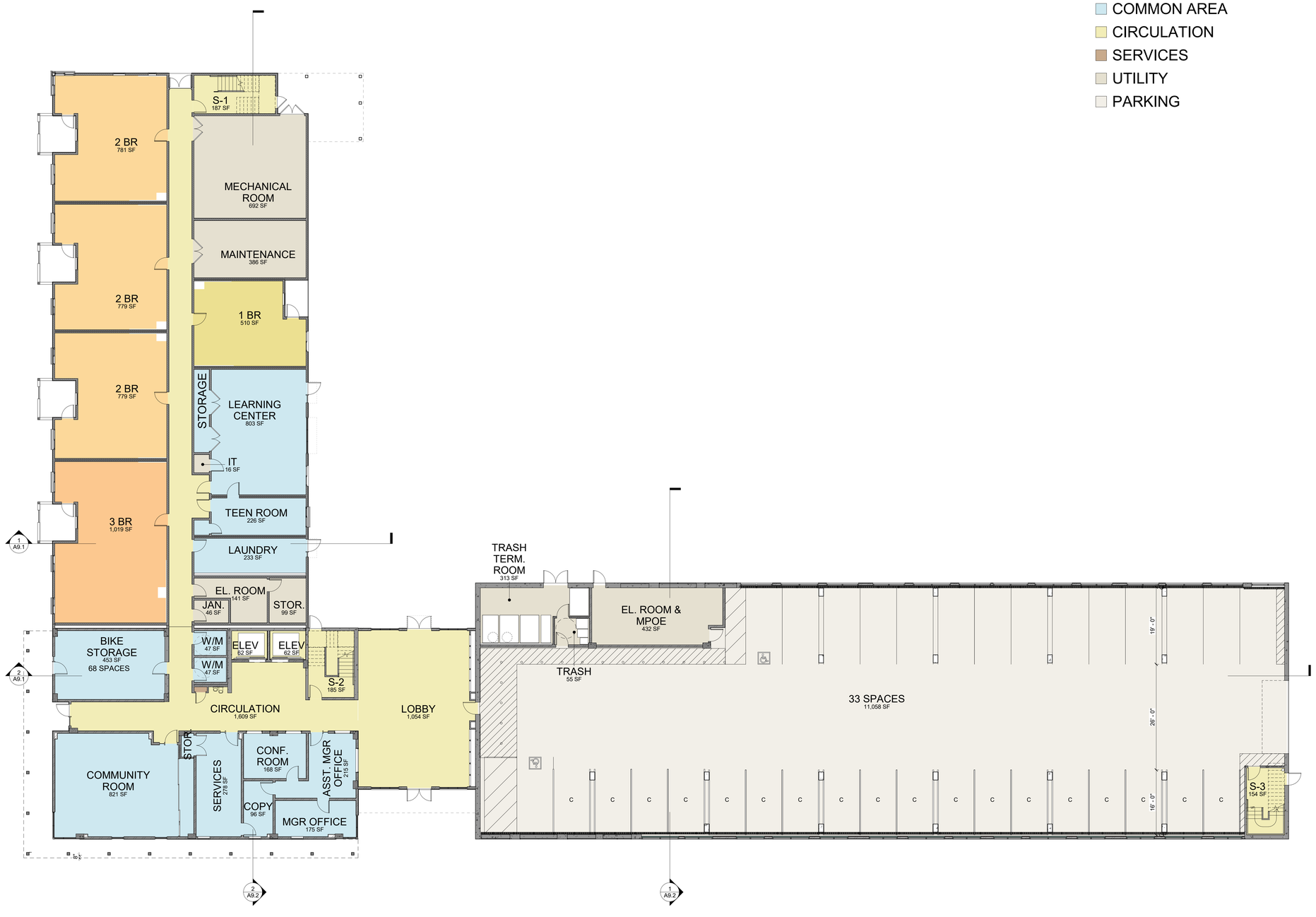
MidPen HOUSING

PHOTOMETRICS

JOB #: #1819

SCALE:

A1.5



1 A2.0 **1ST FLOOR PLAN**
SCALE: 3/32" = 1'-0"

LEGEND

- 1 BR
- 2 BR
- 3 BR
- COMMON AREA
- CIRCULATION
- SERVICES
- UTILITY
- PARKING

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ID	DATE	NAME

Project:

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casa ROSELAND

Client: MIDPEN HOUSING

MidPen HOUSING

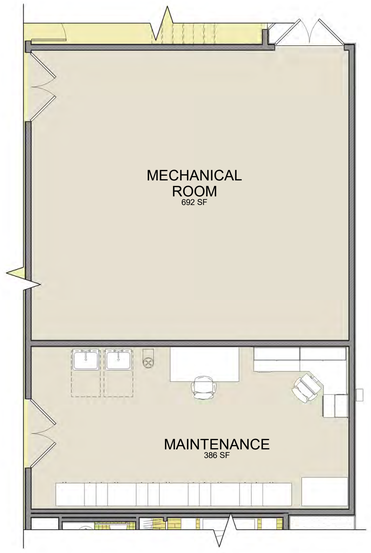
FIRST FLOOR PLAN

JOB #: #1819

SCALE: 3/32" = 1'-0"

A2.0

1 A2.1 **1ST FLOOR PLAN - COMMON AREAS**
SCALE: 3/16" = 1'-0"



2 A2.1 **1ST FLOOR PLAN- MECH. ROOM & MAINT. SHOP**
SCALE: 3/16" = 1'-0"

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ID	DATE	NAME

Project:

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883 SEBASTOPOL ROAD
SANTA ROSA, CA 95407

casa ROSELAND

Client: MIDPEN HOUSING

MidPen HOUSING

ENLARGED PLANS - COMMON AREAS

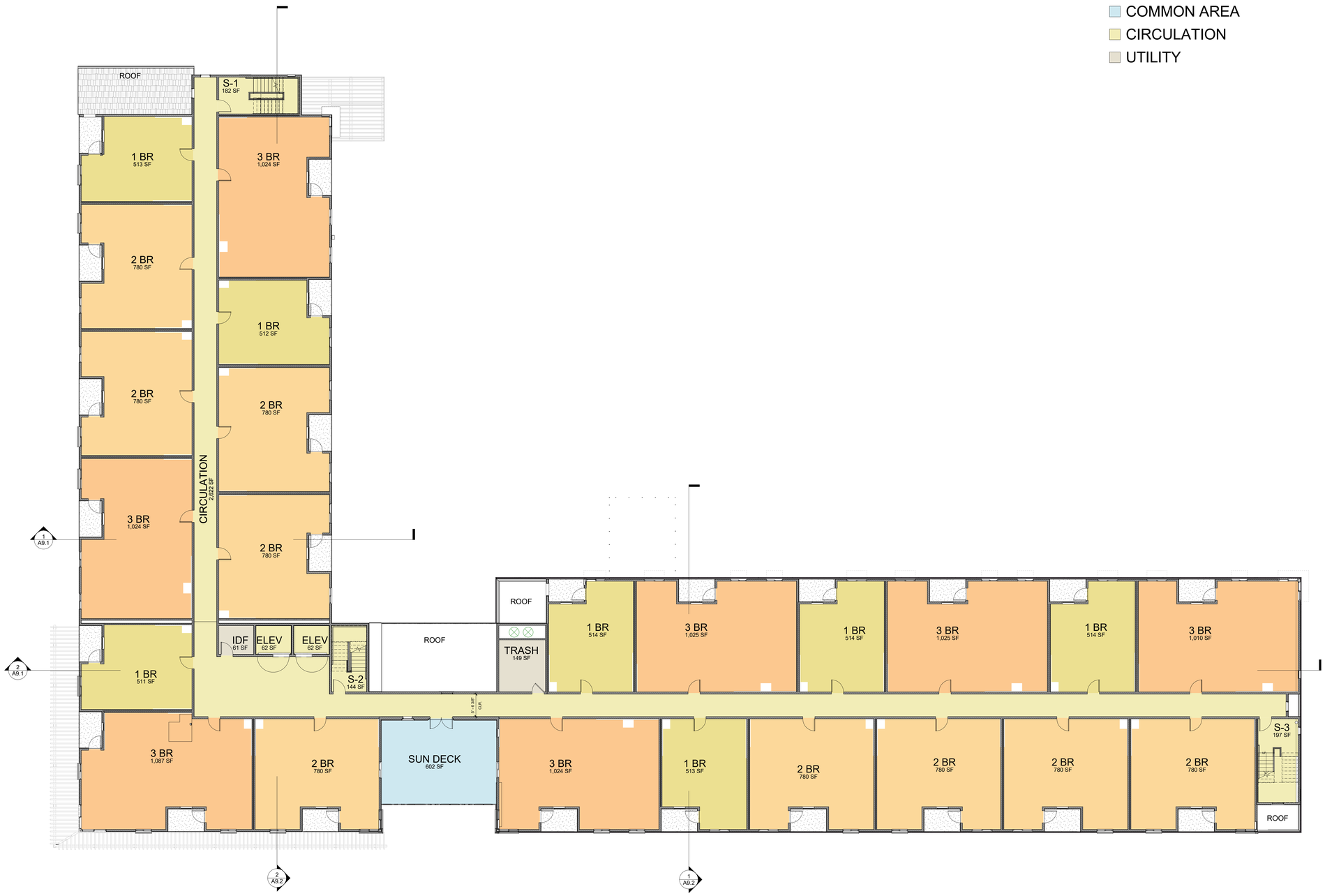
JOB #: #1819

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

A2.1

LEGEND

- 1 BR
- 2 BR
- 3 BR
- COMMON AREA
- CIRCULATION
- UTILITY



1 A3.0 **2ND FLOOR PLAN**
SCALE: 3/32" = 1'-0"

0' 6 12 24

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883 SEBASTOPOL ROAD
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casa ROSELAND

Client: MIDPEN HOUSING

MidPen HOUSING

SECOND FLOOR PLAN

JOB #: #1819

SCALE: 3/32" = 1'-0"

A3.0

1 A4.0 **3RD FLOOR PLAN**
SCALE: 3/32" = 1'-0"

0' 6 12 24

LEGEND

- 1 BR
- 2 BR
- 3 BR
- COMMON AREA
- CIRCULATION
- UTILITY

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ID	DATE	NAME

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883 SEBASTOPOL ROAD
SANTA ROSA, CA 95407

casa ROSELAND

Client: MIDPEN HOUSING

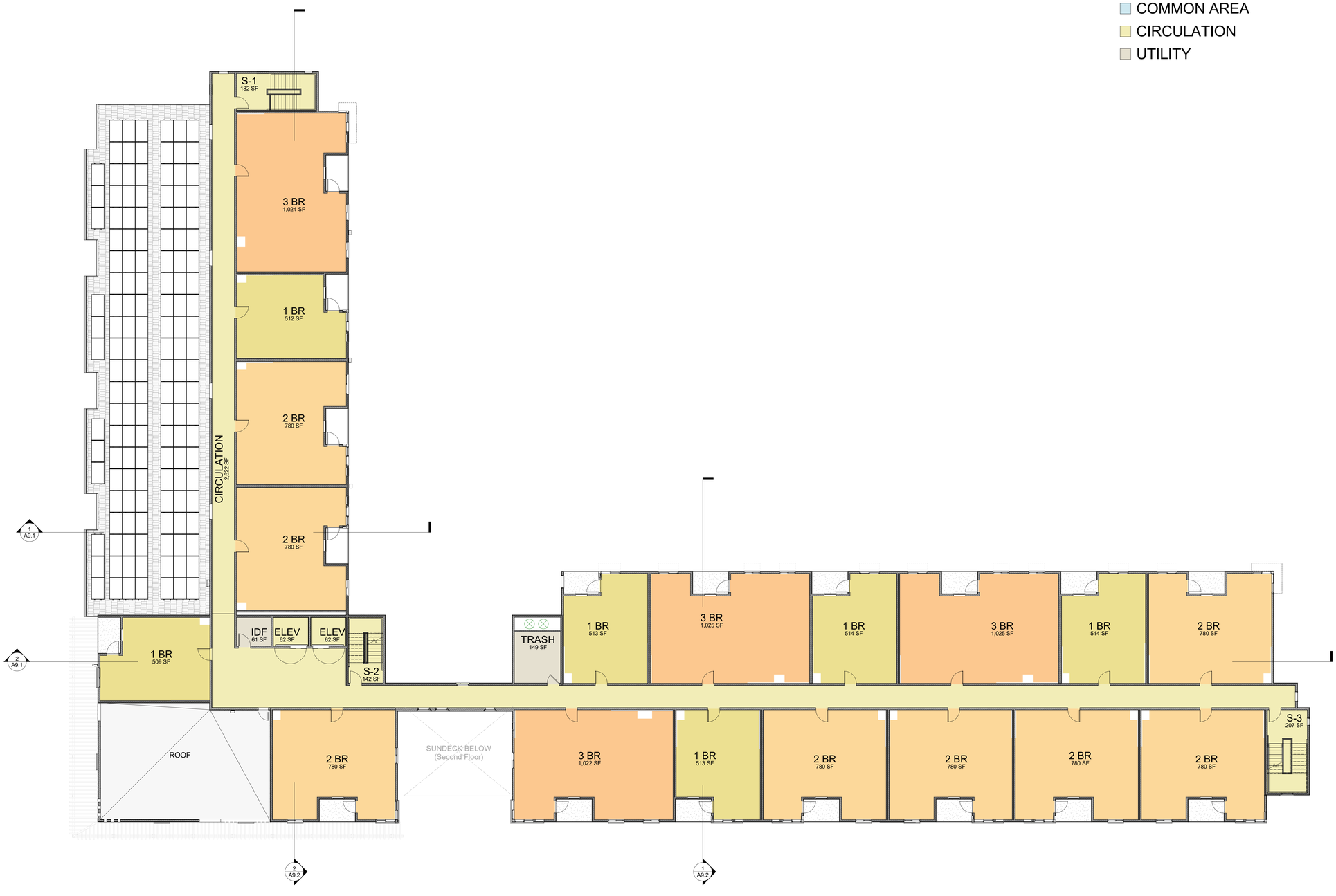
MidPen HOUSING

THIRD FLOOR PLAN

JOB #: #1819

SCALE: 3/32" = 1'-0"

A4.0



1 A5.0 **4TH FLOOR PLAN**
SCALE: 3/32" = 1'-0"

0' 6 12 24

LEGEND

- 1 BR
- 2 BR
- 3 BR
- COMMON AREA
- CIRCULATION
- UTILITY

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casa ROSELAND

Client: MIDPEN HOUSING

MidPen HOUSING

FOURTH FLOOR PLAN

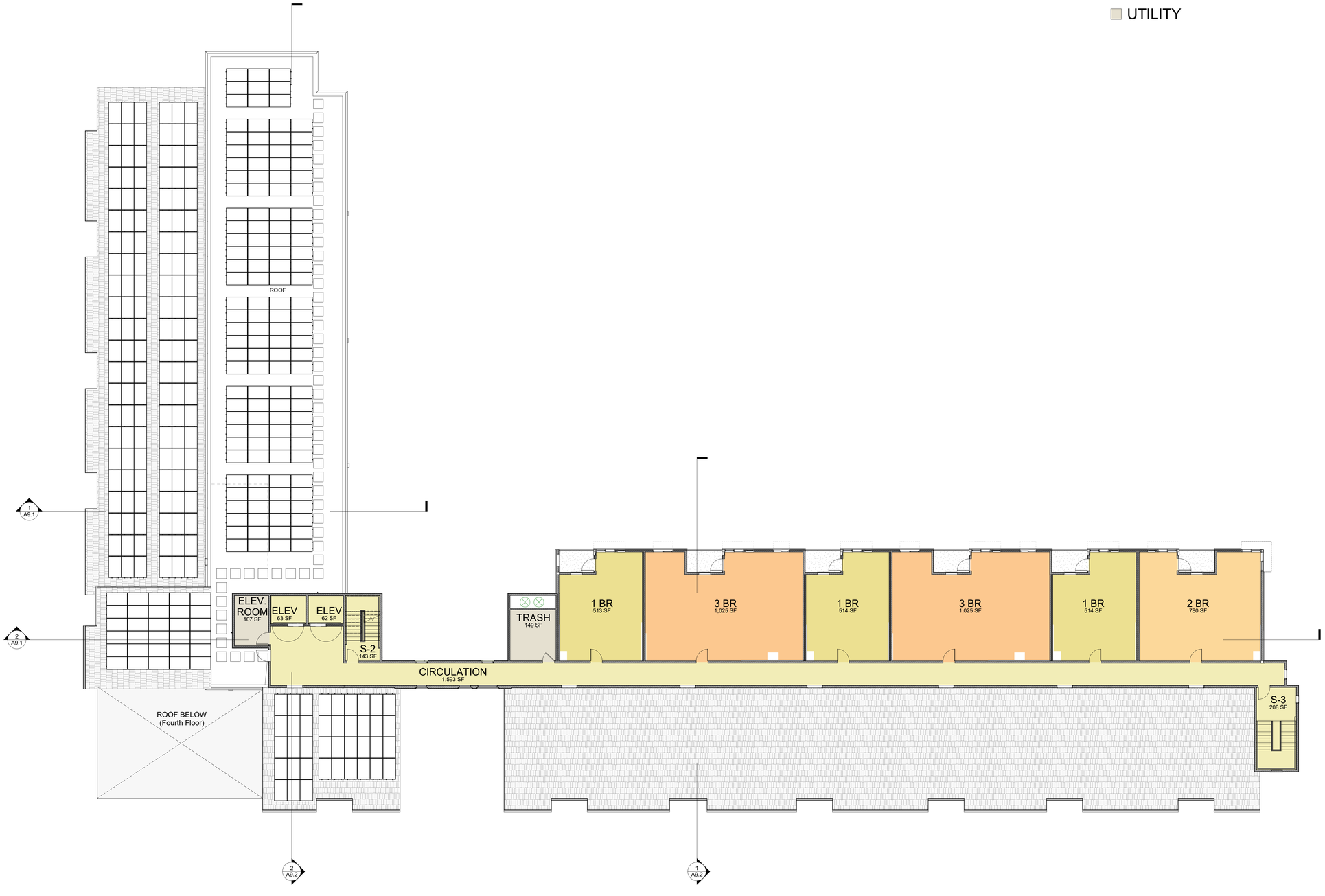
JOB #: #1819

SCALE: 3/32" = 1'-0"

A5.0

LEGEND

- 1 BR
- 2 BR
- 3 BR
- CIRCULATION
- UTILITY



1 A6.0 **5TH FLOOR PLAN**
SCALE: 3/32" = 1'-0"

0' 6 12 24

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TEL: 707.508.4483
CONTACT: Christine Talbot, Principal
E-MAIL: christine@quadriga-inc.com

ID	DATE	NAME

Project:

CASA ROSELAND

883 SEBASTOPOL ROAD
SANTA ROSA, CA 95407

casa ROSELAND

Client: MIDPEN HOUSING

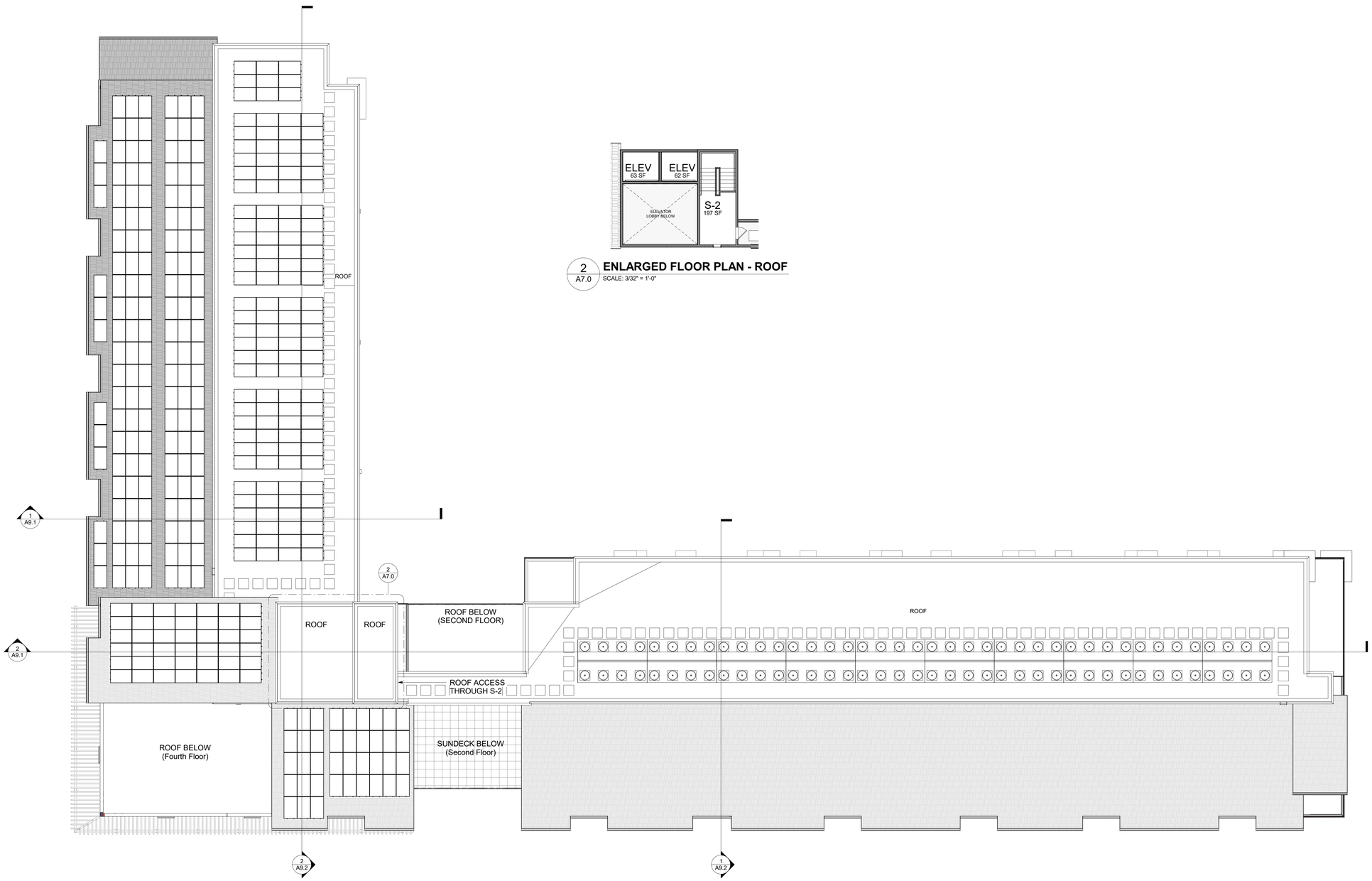
MidPen HOUSING

FIFTH FLOOR PLAN

JOB #: #1819

SCALE: 3/32" = 1'-0"

A6.0



1 A7.0 **ROOF PLAN - AERIAL**
SCALE: 3/32" = 1'-0"

2 A7.0 **ENLARGED FLOOR PLAN - ROOF**
SCALE: 3/32" = 1'-0"

0' 6 12 24

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casa ROSELAND

Client: MIDPEN HOUSING

MidPen HOUSING

ROOF PLAN

JOB #: #1819

SCALE: 3/32" = 1'-0"

A7.0

1 A8.1 **EAST ELEVATION**
SCALE: 3/32" = 1'-0"

2 A8.1 **SOUTH ELEVATION**
SCALE: 3/32" = 1'-0"

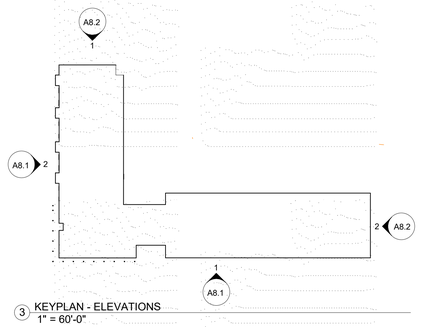
KEY NOTES

MATERIALS AND COMPONENTS

1. STUCCO
2. CONCRETE
3. VINYL WINDOWS, MILGARD, OR VPI, GREY COLOR
4. ASPHALT SHINGLES AT SLOPED ROOFS
5. PERFORATED METAL RAILING
6. PERFORATED METAL SUNSHADE
7. PATIOS AT GROUND LEVEL UNITS
8. DOWNSPOUTS
9. WOOD TRELLIS
10. RECESSED FIBER CEMENT PANELS, OR ACCENT COLOR STUCCO
11. STOREFRONT DOORS & WINDOWS
12. GARAGE OPENINGS (FOR VENTILATION)
13. SECTIONAL GARAGE DOOR
14. METAL MESH SCREEN W/ CLIMBING PLANTS
15. PRECAST CONCRETE SILL
16. BACKUP GENERATOR ENCLOSURE

COLORS

A. MAIN COLOR #1: CLOUDY WHITE (KMW57)
B. MAIN COLOR #2: JAPANESE MAPLE (KM5463)
C. MAIN COLOR #3: VINCOTTO (KM5583)
D. MAIN COLOR #4: HARRISON'S GRAY (KM5816)
E. ACCENT COLOR #1: PARLOR ROSE (KM5580)
F. ACCENT COLOR #2: GREEN DRAGON SPRING (KM4802)
G. STAINED WOOD



3 KEYPLAN - ELEVATIONS
1" = 60'-0"

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ID	DATE	NAME

Project:

CASA ROSELAND

883 SEBASTOPOL ROAD
SANTA ROSA, CA 95407

casa ROSELAND

Client: MIDPEN HOUSING

MidPen HOUSING

EXTERIOR ELEVATIONS

JOB #: #1819

SCALE: As indicated

A8.1

1 A8.2 **WEST ELEVATION**
SCALE: 3/32" = 1'-0"

0' 6 12 24

2 A8.2 **NORTH ELEVATION**
SCALE: 3/32" = 1'-0"

0' 6 12 24

KEY NOTES

MATERIALS AND COMPONENTS

1. STUCCO
2. CONCRETE
3. VINYL WINDOWS, MILGARD, OR VPI, GREY COLOR
4. ASPHALT SHINGLES AT SLOPED ROOFS
5. PERFORATED METAL RAILING
6. PERFORATED METAL SUNSHADE
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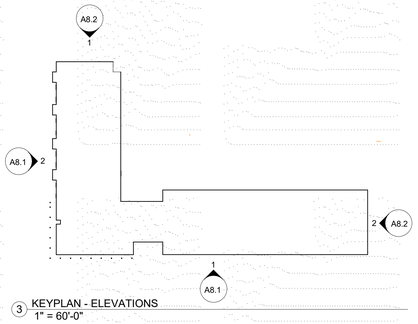
G. STAINED WOOD



3 KEYPLAN - ELEVATIONS
1" = 60'-0"

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ID	DATE	NAME

Project:

CASA ROSELAND

883 SEBASTOPOL ROAD
SANTA ROSA, CA 95407

casa ROSELAND

Client: MIDPEN HOUSING

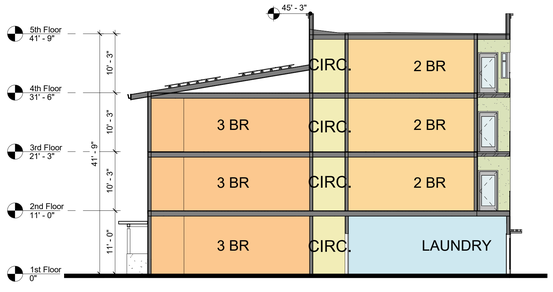
MidPen HOUSING

EXTERIOR ELEVATIONS

JOB #: #1819

SCALE: As indicated

A8.2

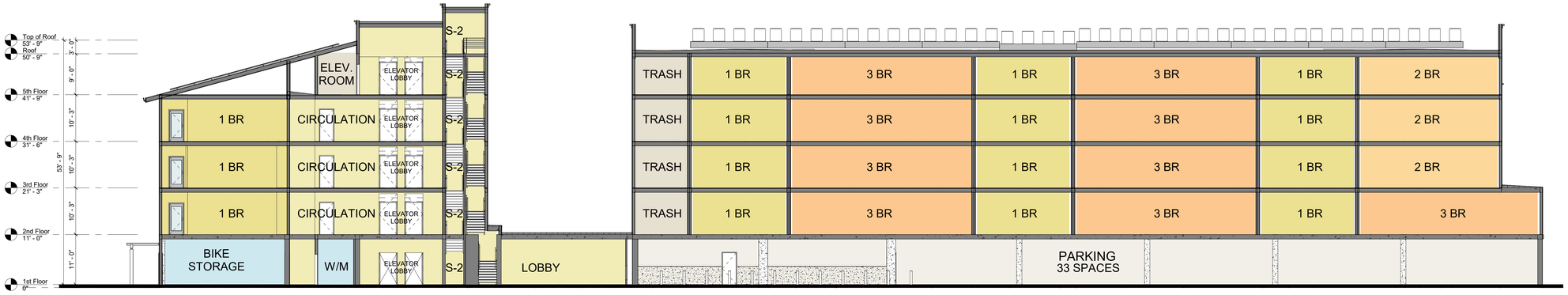


1
A9.1

SHORT SECTION WEST WING

SCALE: 3/32" = 1'-0"

0' 6 12 24

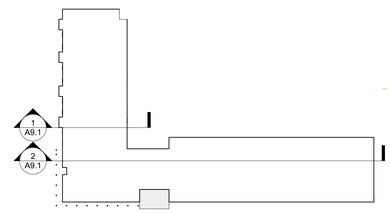


2
A9.1

LONG SECTION NORTH WING

SCALE: 3/32" = 1'-0"

0' 6 12 24



0 KEY PLAN
1" = 60'-0"

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Client: MIDPEN HOUSING

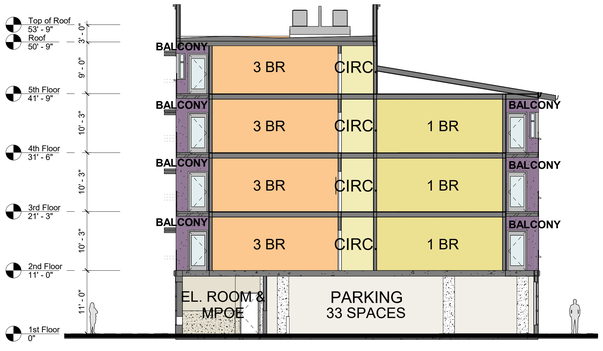
MidPen HOUSING

BUILDING SECTIONS

JOB #: #1819

SCALE: As indicated

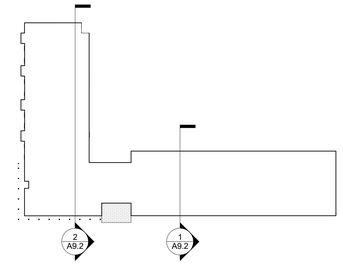
A9.1



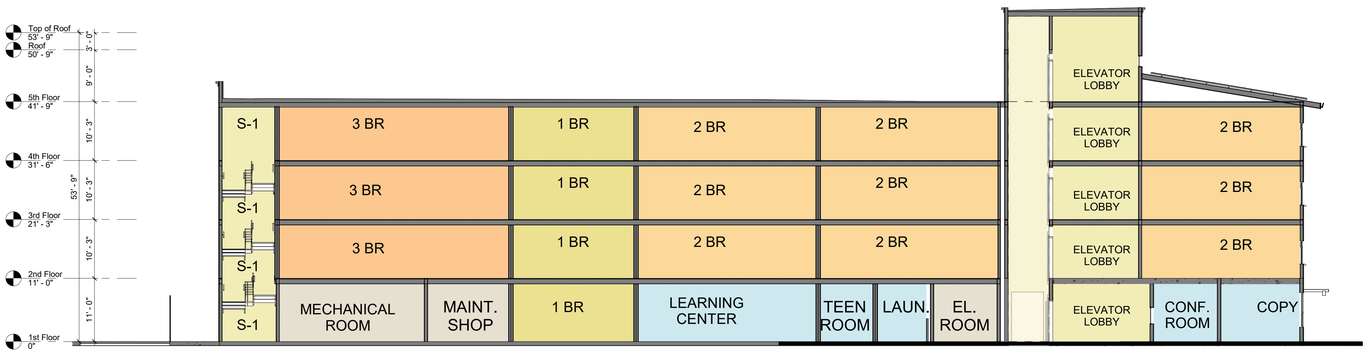
1 A9.2 **SHORT SECTION THRU NORTH WING**

SCALE: 3/32" = 1'-0"

0' 6 12 24



0 KEYPLAN
1" = 60'-0"



2 A9.2 **LONG SECTION THRU WEST WING**

SCALE: 3/32" = 1'-0"

0' 6 12 24

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Client: MIDPEN HOUSING

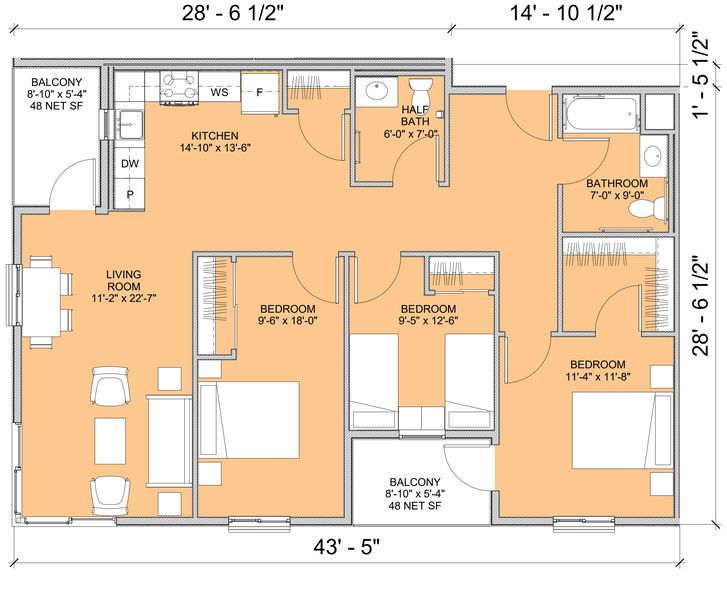
MidPen HOUSING

BUILDING SECTIONS

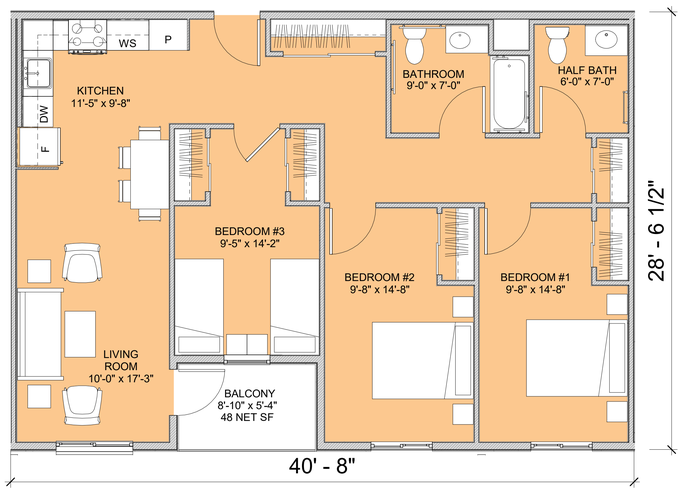
JOB #: #1819

SCALE: As indicated

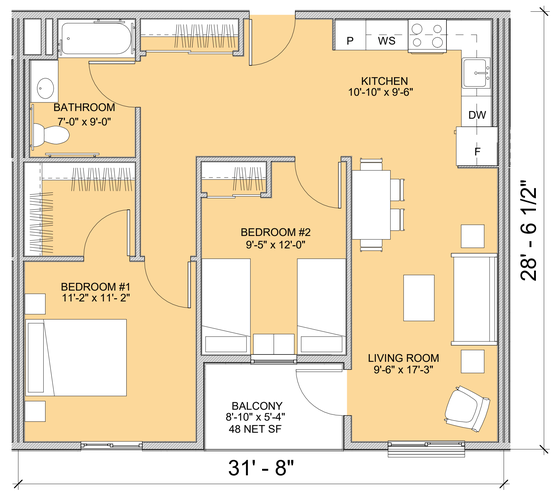
A9.2



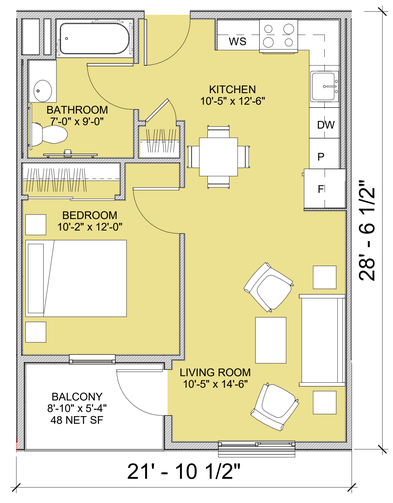
4 A11.0 **UNIT PLAN - 3 BR CORNER: 1,088 NET SF**
SCALE: 1/4" = 1'-0"



3 A11.0 **UNIT PLAN - 3 BR: 1,024 NET SF**
SCALE: 1/4" = 1'-0"



2 A11.0 **UNIT PLAN - 2 BR: 780 NET SF**
SCALE: 1/4" = 1'-0"



1 A11.0 **UNIT PLAN - 1 BR: 510 NET SF**
SCALE: 1/4" = 1'-0"

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casa ROSELAND

Client: MIDPEN HOUSING

MidPen HOUSING

TYPICAL UNIT PLANS

JOB #: #1819

SCALE: 1/4" = 1'-0"

A11.0