

THE VIBE APARTMENTS

3150 DUTTON AVE, SANTA ROSA, CA 95407

AXIS GFA
1000 BRANNAN STREET
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PROJECT NAME
THE VIBE APARTMENTS

3150 DUTTON AVE
SANTA ROSA, CA

NO.	DATE	ISSUES AND REVISIONS	BY
1.	09/21/18	ENTITLEMENT REVISION	

DATE

SCALE

PROJECT NUMBER 15.051

COMPUTER FILE

PROJECT NAME

DESCRIPTION
COVERSHEET

SHEET NUMBER
A0.0

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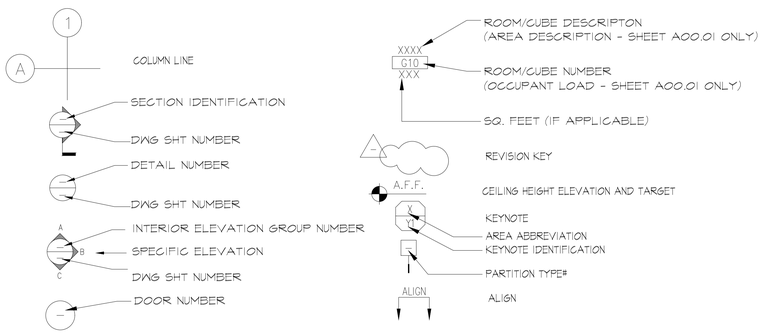
ABBREVIATIONS

SCALE:N/A

&	AND	F.A.	FIRE ALARM	PL.	PLATE
<	ANGLE	F.B.	FLAT BAR	PLAM.	PLASTIC LAMINATE
@	AT	F.D.	FLOOR DRAIN	PLAS.	PLASTER
℄	CENTERLINE	FDN.	FOUNDATION	PLYD.	PLYWOOD
ø	DIAMETER OR ROUND	FE.	FIRE EXTINGUISHER	PR.	PAIR
#	FOUND OR NUMBER	FEC.	FIRE EXTINGUISHER CABINET	PC.	PRE-CAST
(E)	EXISTING	FHC.	FIRE HOSE CABINET	PT.	PAINT
(N)	NEW	FIN.	FINISH	P.T.D.	PAPER TOWEL DISPENSER
		FL.	FLOOR	P.T.D/R	COMB. PAPER TOWEL DISPENSER & RECEPTACLE
A.B.	ANCHOR BOLT	FLASH.	FLASHING		
ACC.	ACCESSIBLE	FLUOR.	FLUORESCENT	PTN.	PARTITION
ACOUS	ACOUSTICAL	FOC.	FACE OF CONCRETE	P.T.R.	PAPER TOWEL RECEPTACLE
AD.	AREA DRAIN	FOF.	FACE OF FINISH		
ADJ.	ADJUSTABLE	FOS.	FACE OF STUDS	Q.T.R.	QUARRY TILE RISER
AFF.	ABOVE FINISHED FLOOR	FPRF.	FIREPROOF		
AGGR.	AGGREGATE	FS.	FULL SIZE	RAD.	RADIUS
AL.	ALUMINUM	FT.	FOOT OR FEET	R.C.P.	REFLECTED CEILING PLAN
ALUM	ALUMINUM	FTG.	FOOTING	R.D.	ROOF DRAIN
ANSI	AM. NATL. STANDARDS INST.	FURR.	FURRING	REF.	REFERENCE
APPROX.	APPROXIMATE	FUT.	FUTURE	REFR.	REFRIGERATOR
ARCH.	ARCHITECTURAL			REINF.	REINFORCED
ASPH.	ASPHALT	GA.	GAUGE	REQ.	REQUIRED
ASTM.	AM. SOC. OF TEST. & MAT.	GALV.	GALVANIZED	RESIL.	RESILIENT
BD.	BOARD	GB.	GRAB BAR	REG.	REGISTER
BITUM.	BITUMINOUS	G.C.	GENERAL CONTRACTOR	RM.	ROOM
BLDG.	BUILDING	GL.	GLASS	R.O.	ROUGH OPENING
BLK.	BLOCK	GND.	GROUND	RWD.	REDWOOD
BLKG.	BLOCKING	GR.	GRADE	R.W.L.	RAIN WATER LEADER
BM.	BEAM	GYP.	GYPSUM		
BOT	BOTTOM			S.	SOUTH
CAB.	CABINET	H.B.	HOSE BIBB	S.C.	SOLID CORE
C.B.	CATCH BASIN	H.C.	HOLLOW CORE	S.C.D.	SEAT COVER DISPENSER
CEM.	CEMENT	HDWD.	HARDWOOD	SCPR.	SCRAPER
CER.	CERAMIC	HDWE.	HARDWARE	SCHED.	SCHEDULE
CFCI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED	HGT.	HEIGHT	S.D.	SOAP DISPENSER
		H.M.	HOLLOW METAL	SECT.	SECTION
C.G.	CORNER GUARD	HORIZ.	HORIZONTAL	SH.	SHOWER
C.I.	CAST IRON	HR.	HOUR	SHT.	SHEET
C.I.P.	CAST IN PLACE			SIM.	SIMILAR
C.J.	CONTROL JOINT	I.D.	INSIDE DIAMETER (DIM.)	SL.	SLOPE
CLG.	CEILING	INSUL.	INSULATION	S.N.D.	SAN. NAPKIN DISPENSER
CLKG.	CAULKING	INT.	INTERIOR	S.N.R.	SANITARY NAPKIN DISPOSAL
CLOS.	CLOSET			SPEC.	SPECIFICATION
CLR.	CLEAR	JAN.	JANITOR	SPILL	RECESSED SPILL KIT
CNTR.	COUNTER	JT.	JOINT	SQ.	SQUARE
C.O.	CASED OPENING			S.S.	SERVICE SINK
COL.	COLUMN	KIT.	KITCHEN	SST.	STAINLESS STEEL
CONC.	CONCRETE			STA.	STATION
CONN.	CONNECTION	LAB.	LABORATORY	STD.	STANDARD
CONSTR.	CONSTRUCTION	LAM.	LAMINATE	STL.	STEEL
CONT.	CONTINUOUS	LAV.	LAVATORY	STOR.	STORAGE
CORR.	CORRIDOR	LKR.	LOCKER	STRUC.	STRUCTURAL
C.S.B.	CONCRETE SPLASH BLOCK	LT.	LIGHT	SUSP.	SUSPENDED
CTR.	CENTER	L.O.S.	LINE OF SIGHT	SYM.	SYMMETRICAL
CTSK.	COUNTERSINK			SEE S.D.	SEE STRUCTURAL DRAWINGS
CTRSK.	COUNTERSINK	MATL.	MATERIAL	SEE C.D.	SEE CIVIL DRAWINGS
		MAX.	MAXIMUM	SEE E.D.	SEE ELECTRICAL DRAWINGS
DBL.	DOUBLE	MED.	MEDICINE CHEST	SEE P.D.	SEE PLUMBING DRAWINGS
DEPT.	DEPARTMENT	MTL. DK.	METAL DECK	SEE L.D.	SEE LANDSCAPE DRAWINGS
DET.	DETAIL	MECH.	MECHANICAL	SEE M.D.	SEE MECHANICAL DRAWINGS
DF.	DRINKING FOUNTAIN	MEMB.	MEMBRANE		
DIA.	DIAMETER	MTL.	METAL	T.B.	TOWEL BAR
DIM.	DIMENSION	MFR.	MANUFACTURER	T.B.D.	TO BE DETERMINED
DISP.	DISPENSER	MH.	MANHOLE	TOC.	TOP OF CURB
DN.	DOWN	MIN.	MINIMUM	TEL.	TELEPHONE
DO.	DOOR OPENING	MIR.	MIRROR	TER.	TERRAZZO
DR.	DOOR	MISC.	MISCELLANEOUS	T. & G.	TONGUE AND GROOVE
DS.	DOWNSPOUT	M.O.	MASONRY OPENING	TH.	THICK/THICKNESS
DSP.	DRY STANDPIPE	MTD.	MOUNTED	TOC	TOP OF CONCRETE
DT	DATA/COMMUNICATIONS OUTLET	MUL.	MULLION	TOP	TOP OF PARAPET
				TOS	TOP OF STEEL
DWG.	DRAWING	N.	NORTH	TP.	TOP OF PAVEMENT
DWR.	DRAWER	N/A	NOT APPLICABLE	TOW.	TOP OF WALL
		N.I.C.	NOT IN CONTRACT	TPD.	TOILET PAPER DISPENSER
E.	EAST	NO. (#)	NUMBER	TRD.	TREAD
EA.	EACH	NOM.	NOMINAL	T.V.	TELEVISION
E.J.	EXPANSION JOINT	N.T.S.	NOT TO SCALE	TW.	TOP OF WALL
EL.	ELEVATION			TYP.	TYPICAL
ELEC.	ELECTRICAL	O.A.	OVERALL		
ELECT.	ELECTRICAL	OBS.	OBSCURE	UNF.	UNFINISHED
ELEV.	ELEVATOR	O.C.	ON CENTER	U.O.N.	UNLESS OTHERWISE NOTED
EMER.	EMERGENCY	O.D.	OUTSIDE DIAMETER (DIM.)	UR.	URINAL
ENCL.	ENCLOSURE	O.D.C.	OUTSIDE DIM OF CURB		
E.P.	ELECTRICAL PANELBOARD	O.F.D.	OVERFLOW DRAIN	VERT.	VERTICAL
EQ.	EQUAL	OFF.	OFFICE	VEST.	VESTIBULE
EQPT.	EQUIPMENT	OH	OPPOSITE HAND	V.I.F.	VERIFY IN FIELD
E.S.	EMERGENCY SHOWER	O.H.S.M.S.	OVAL HEAD SHEET METAL SCREW		
E.W.	EYE WASH	OPNG.	OPENING	W.	WEST
E.W.C.	ELECTRIC WATER COOLER	OPP.	OPPOSITE	W/C.	WITH WATER CLOSET
EXPO.	EXPOSED	O.F.C.I.	OWNER FURNISHED CONTRACTOR INSTALLED	WD.	WOOD
EXP.	EXPANSION			WDW.	WINDOW
EXST.	EXISTING	OFOI	OWNER FURNISHED OWNER INSTALLED	W/O	WITHOUT
EXT.	EXTERIOR			W.O.	WHERE OCCURS
				WP.	WATERPROOF
				WP	WORK POINT
				WSCT.	WAINSCOT
				WT.	WEIGHT

SYMBOLS

SCALE:N.T.S.



PROJECT SCOPE

PROJECT DESCRIPTION:

THE PROJECT PROPOSES TO DEVELOP A GATED LIFESTYLE COMMUNITY CONSISTING OF 107 APARTMENTS ON THE SITE. THE APARTMENTS WILL INCLUDE 33 ONE-BEDROOM, 64 TWO-BEDROOM, AND 10 THREE-BEDROOM UNITS WITHIN 5 TOTAL BUILDINGS. 1 TWO-STORY, 3 THREE-STORY, AND 1 MIXED THREE AND FOUR-STORY BUILDINGS. THERE WILL BE VERTICAL ELEVATOR TRANSPORTATION TO THE FOURTH AND THIRD STORIES AND A BRIDGE WAY CONNECTION BETWEEN BUILDINGS. THERE WILL ALSO BE AN ANCILLARY CLUB HOUSE CONTAINING A LEASING OFFICE AS WELL AS A PUBLIC GATHERING SPACE OR INTERNET COFFEE BAR FOR THE TENANTS.

CODE REFERENCE

GOVERNING CODES *

- 2016 CALIFORNIA BUILDING CODE
- 2016 CALIFORNIA ELECTRIC CODE
- 2016 CALIFORNIA ENERGY CODE
- 2016 CALIFORNIA MECHANICAL CODE
- 2016 CALIFORNIA PLUMBING CODE

* ALL OTHER CURRENT MUNICIPAL AND LOCAL ORDINANCES AND REGULATIONS

PROJECT DATA SUMMARY

PROJECT ADDRESS: 3150 DUTTON AVE, SANTA ROSA, CA

A.P.NUMBER: 043-133-013

ZONING: R-3-18(RESIDENTIAL)

TYPE OF CONSTRUCTION: TYPE-VA
-1HR RATING FOR MAIN STRUCTURE/SLAB/UNIT SEPARATION WALL
-WOOD FRAMING BUILDING + STEEL STAIR

OCCUPANCY GROUP: R-2

NUMBER OF STORIES: 2 TO 4 STORIES

LIFE SAFETY: FULLY SPRINKLERED

DWELLING UNIT COUNT:

BUILDING	A	B	C	D	E	TOTAL
1 BR	9	9	0	14	0	32
2 BR	9	6	9	29	12	65
3 BR	0	0	3	7	0	10
TOTAL	18	15	12	50	12	107

AMENITIES: LEASING OFFICE, CLUBHOUSE, KITCHEN, WINE STORAGE, INTERNET CAFE(OFFICE), FITNESS CENTER

PARKING REQUIRED: 236 (1 BEDROOM UNIT: 1 COVERED PARKING + 0.5 VISITOR PARKING PER ROOM/ 2 OR MORE BEDROOM UNIT: 1 COVERED PARKING + 1.5 VISITOR PARKING)
COVERED PARKING REQUIRED: 107

PARKING PROVIDED: 237
COVERED PARKING PROVIDED: 107

BIKE STORAGE LOCKERS: TOTAL 104(DISTRIBUTED TO EACH BUILDING)

EXTERIOR FINISH: CEMENT PLASTER/ CORRUGATED METAL/ TRESPA PANEL/ PERFORATED PANEL

ROOFING MEMBRANE:
-80 MIL PTO FOR FLAT ROOF
-STANDING SEAM METAL ROOF WITH GRACE ULTRA UNDERLAYMENT FOR SLOPED ROOF

LOT SIZE: 5.95 AC (259,182 SF)

BUILDING AREA:

FLOOR	RESIDENTIAL (SF) (BALCONY NOT INCLUDED)	LEASING/ LOUNGE (SF)	MAINTENANCE / BIKE (SF)	TOTAL (SF)
4	12,290			
3	35,256			
2	43,491			
1	42,435	4,406	2,960	49,801
TOTAL	133,472	4,406	2,960	140,838

F.A.R. : 0.54
COVERAGE : 0.19

BUILDING	A	B	C	D	E	F	G	TOTAL
AREA (SF)	19,514	16,470	16,023	67,980	15,515	4,406	930	140,838
UNITS	18	15	12	50	12	0	0	107

AREA MAP

SCALE:N.T.S.



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CIVIL	
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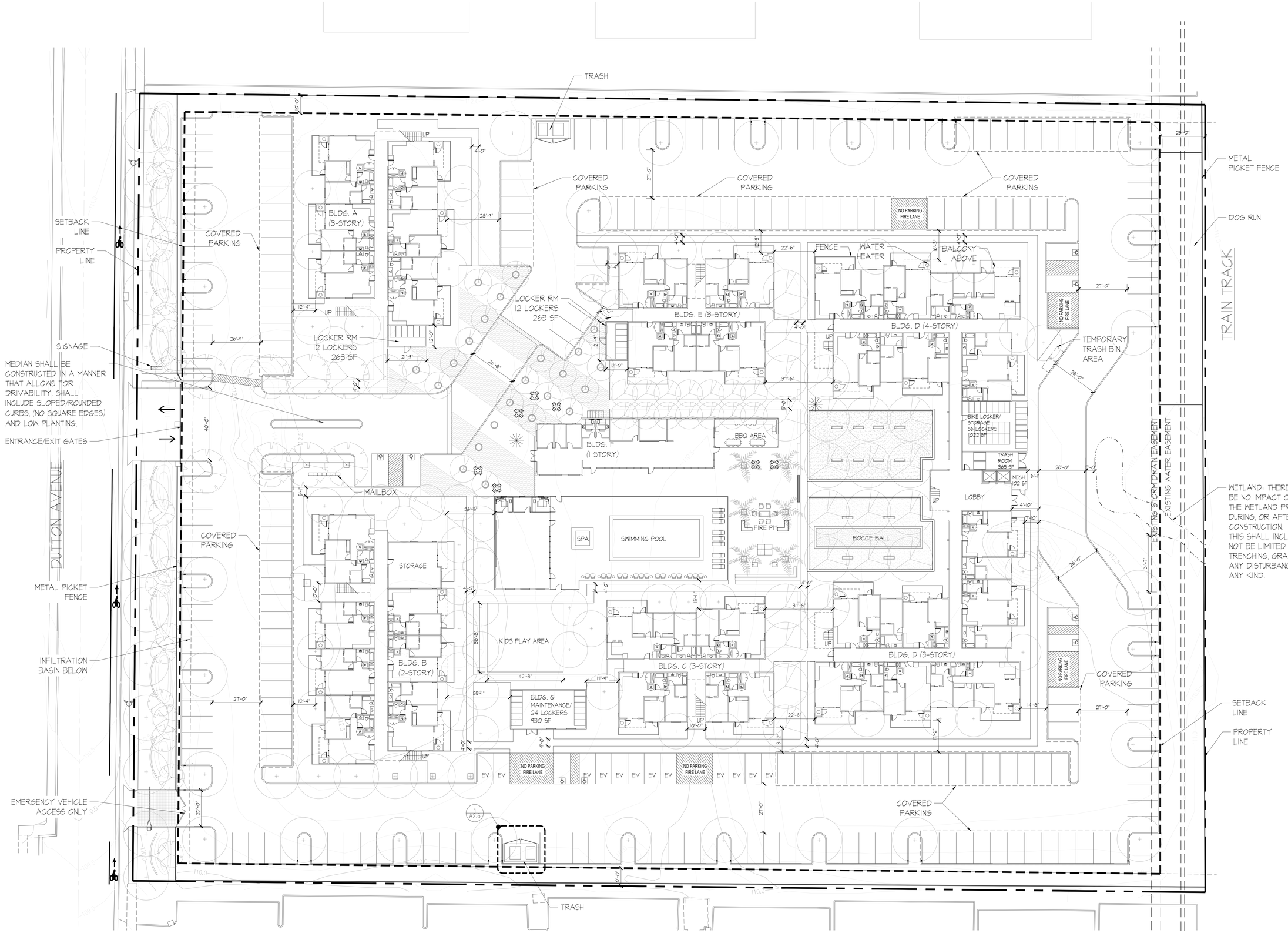
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PROJECT & GENERAL INFORMATION

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A0.1

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SITE PLAN
SCALE:1"=20'-0"

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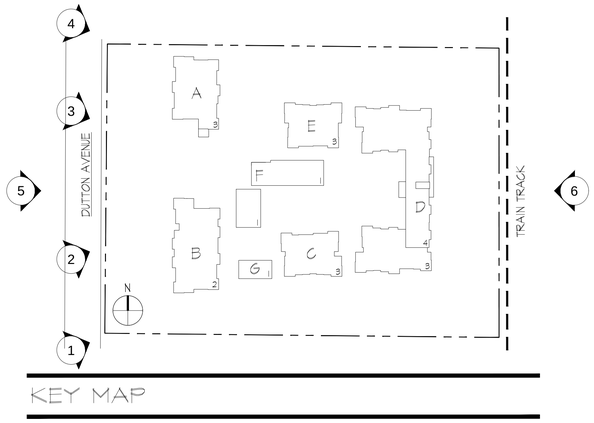
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KEY MAP



4



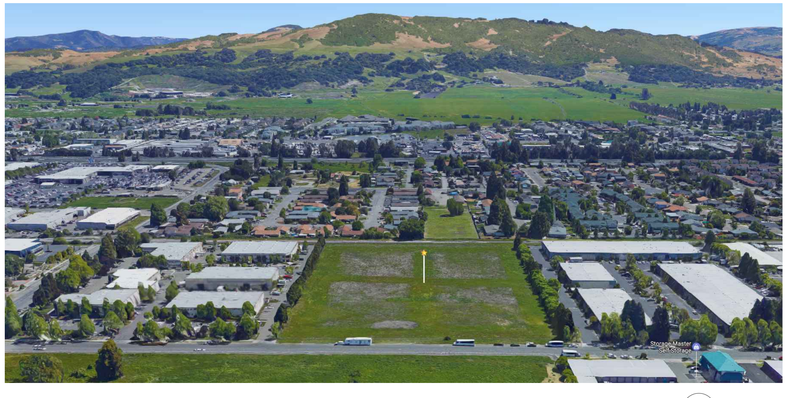
3



6



2



5



1

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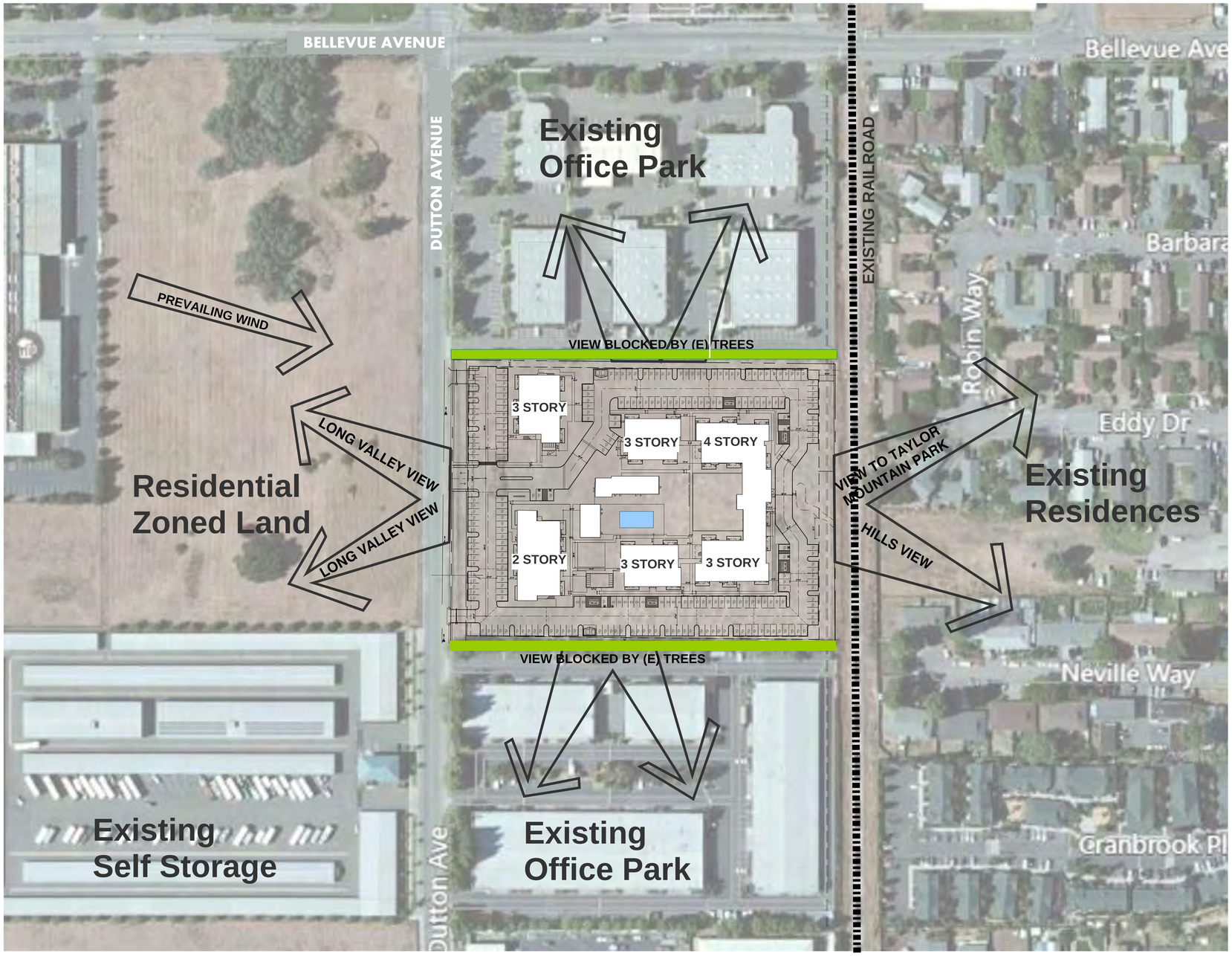
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SITE PHOTO

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SITE ANALISYS PLAN
SCALE:N.T.S.

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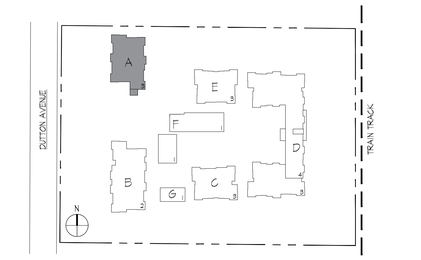
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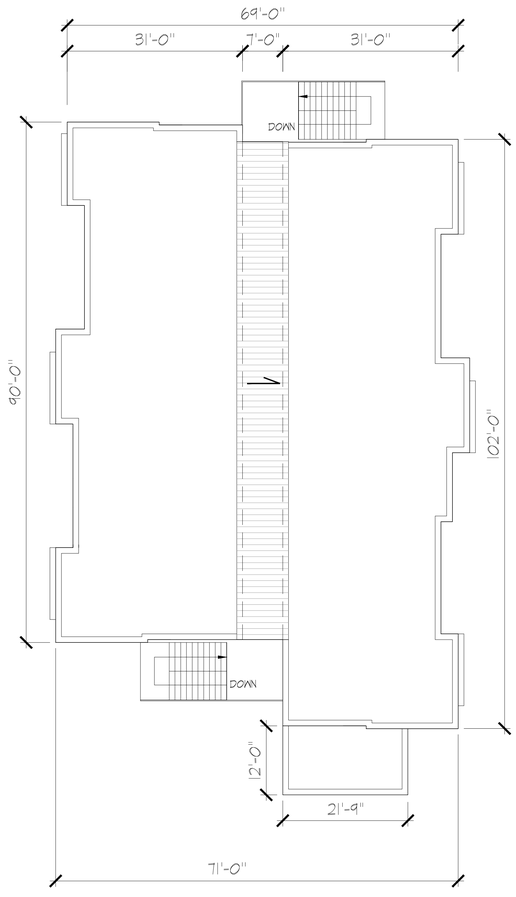
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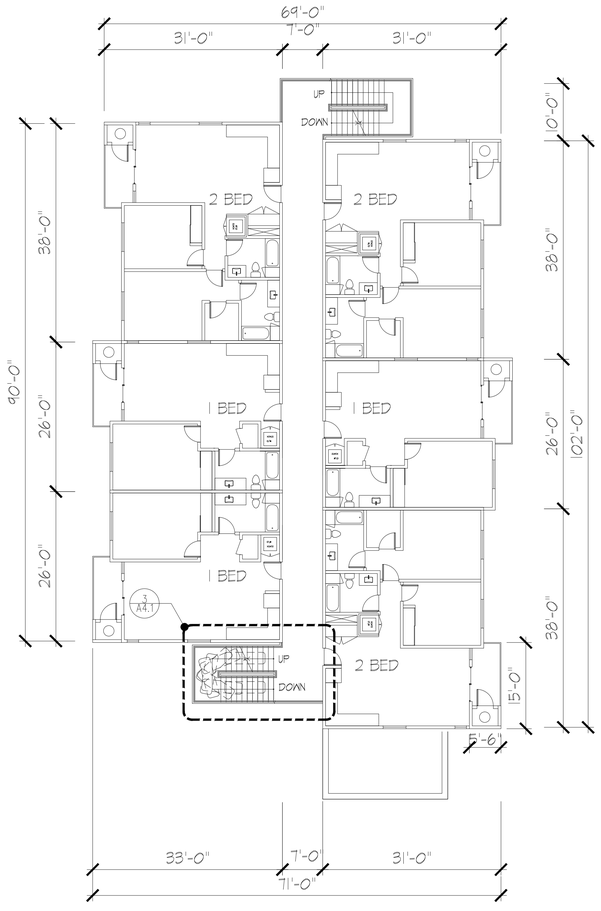
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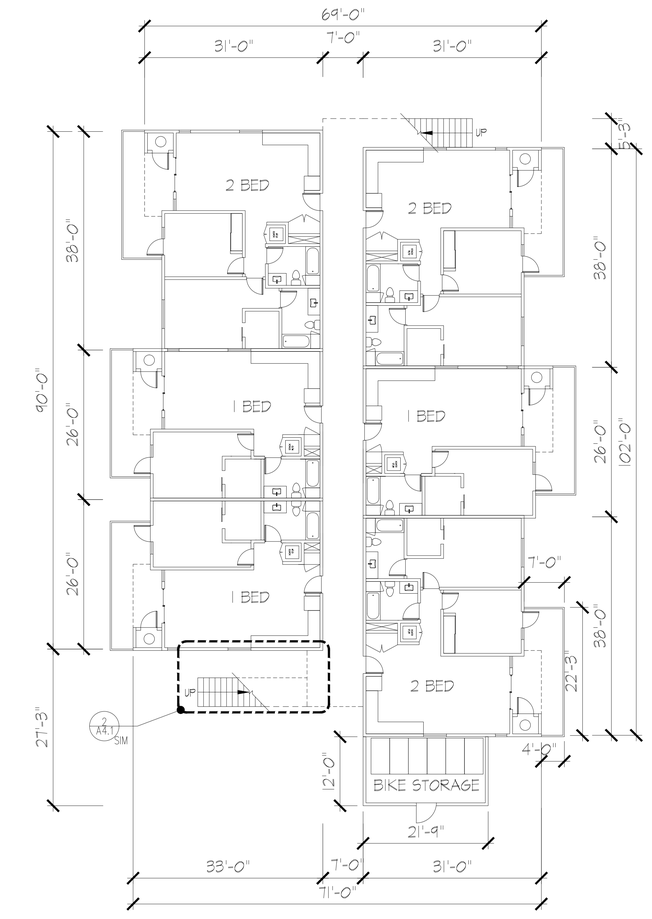
KEY MAP



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



TYPICAL FLOOR PLAN
SCALE:3/32"=1'-0" 2



FIRST FLOOR PLAN
SCALE:3/32"=1'-0" 1

0 16' 32' 64'

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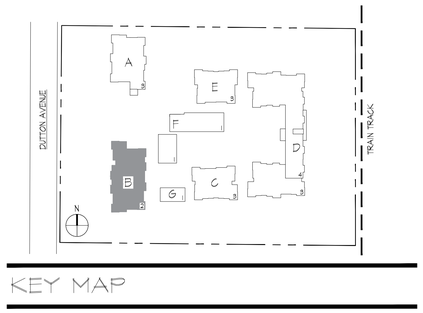
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BUILDING A PLANS

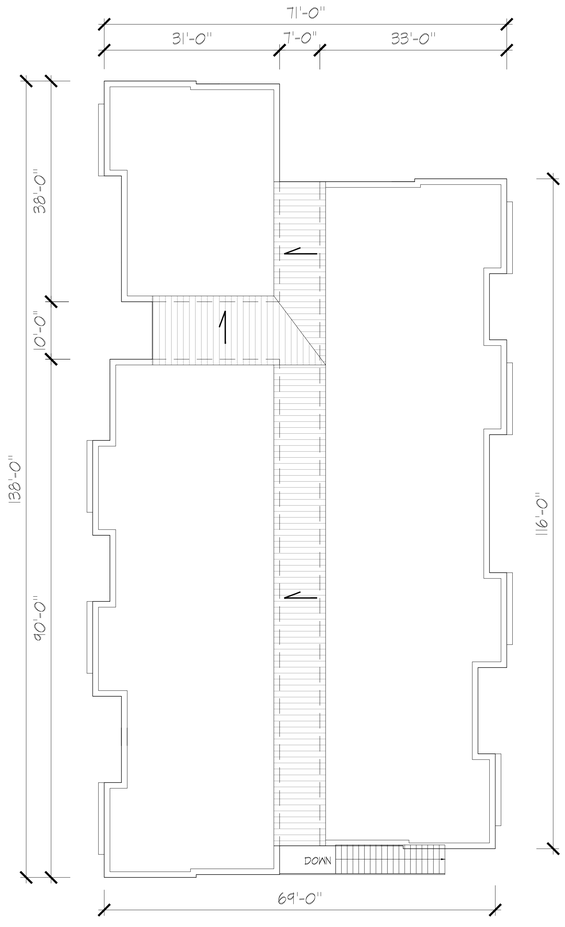
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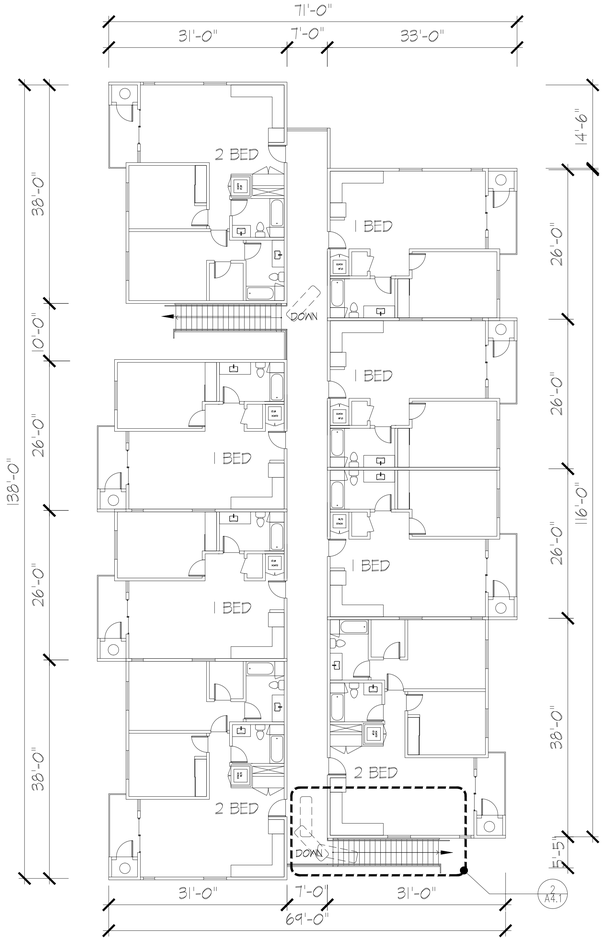
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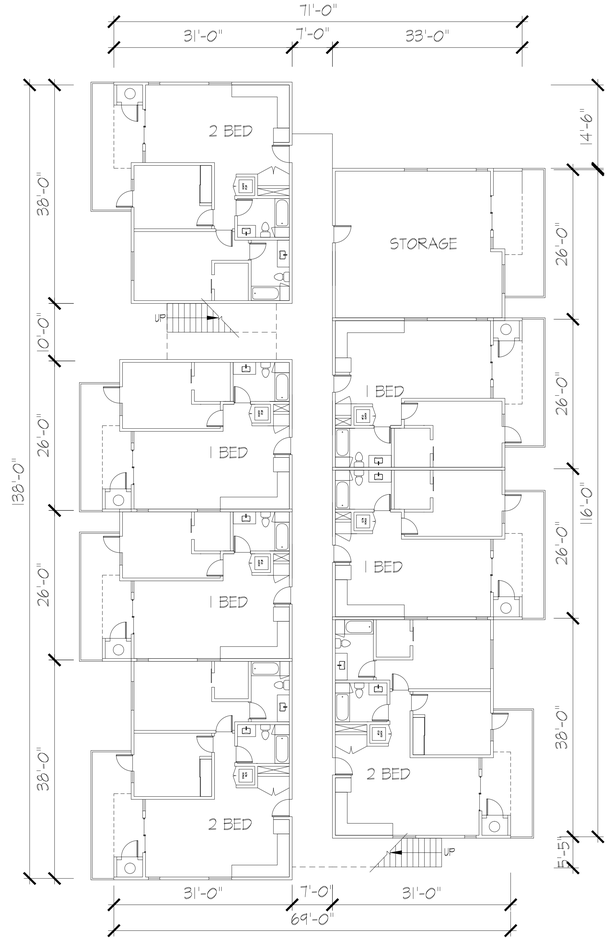
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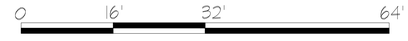
ROOF PLAN
SCALE:3/32"=1'-0" 3



TYPICAL FLOOR PLAN
SCALE:3/32"=1'-0" 2



FIRST FLOOR PLAN
SCALE:3/32"=1'-0" 1



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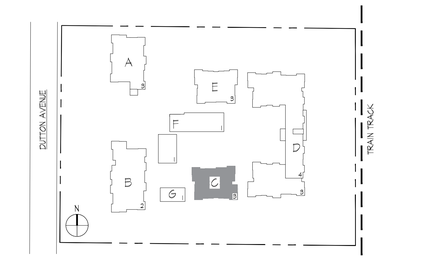
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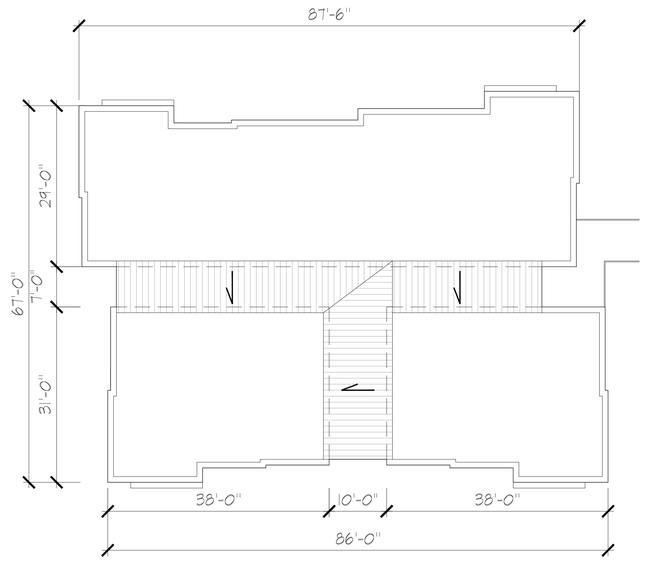
SHEET NUMBER

A2.1

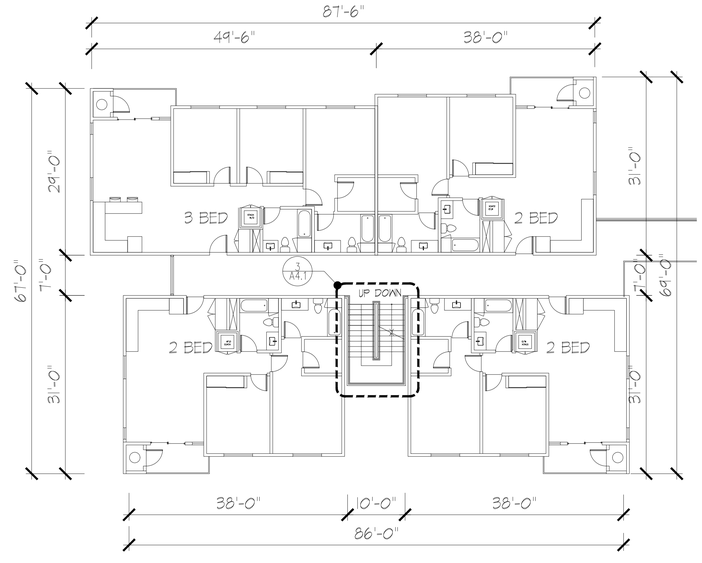
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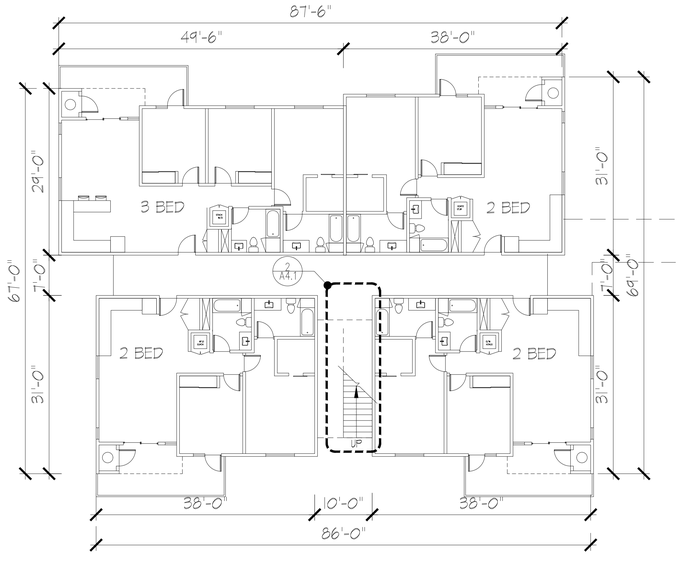
KEY MAP



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



TYPICAL FLOOR PLAN
SCALE:3/32"=1'-0" 2



FIRST FLOOR PLAN
SCALE:3/32"=1'-0" 1

0 16' 32' 64'

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PROJECT NAME
THE VIBE APARTMENTS

3150 DUTTON AVE
SANTA ROSA, CA

NO.	DATE	ISSUES AND REVISIONS	BY
1.	09/21/18	ENTITLEMENT REVISION	

DATE

SCALE

PROJECT NUMBER 15.051

COMPUTER FILE

PROJECT NAME

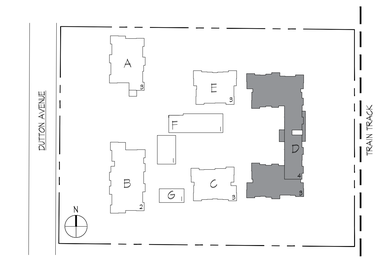
DESCRIPTION

BUILDING C PLANS

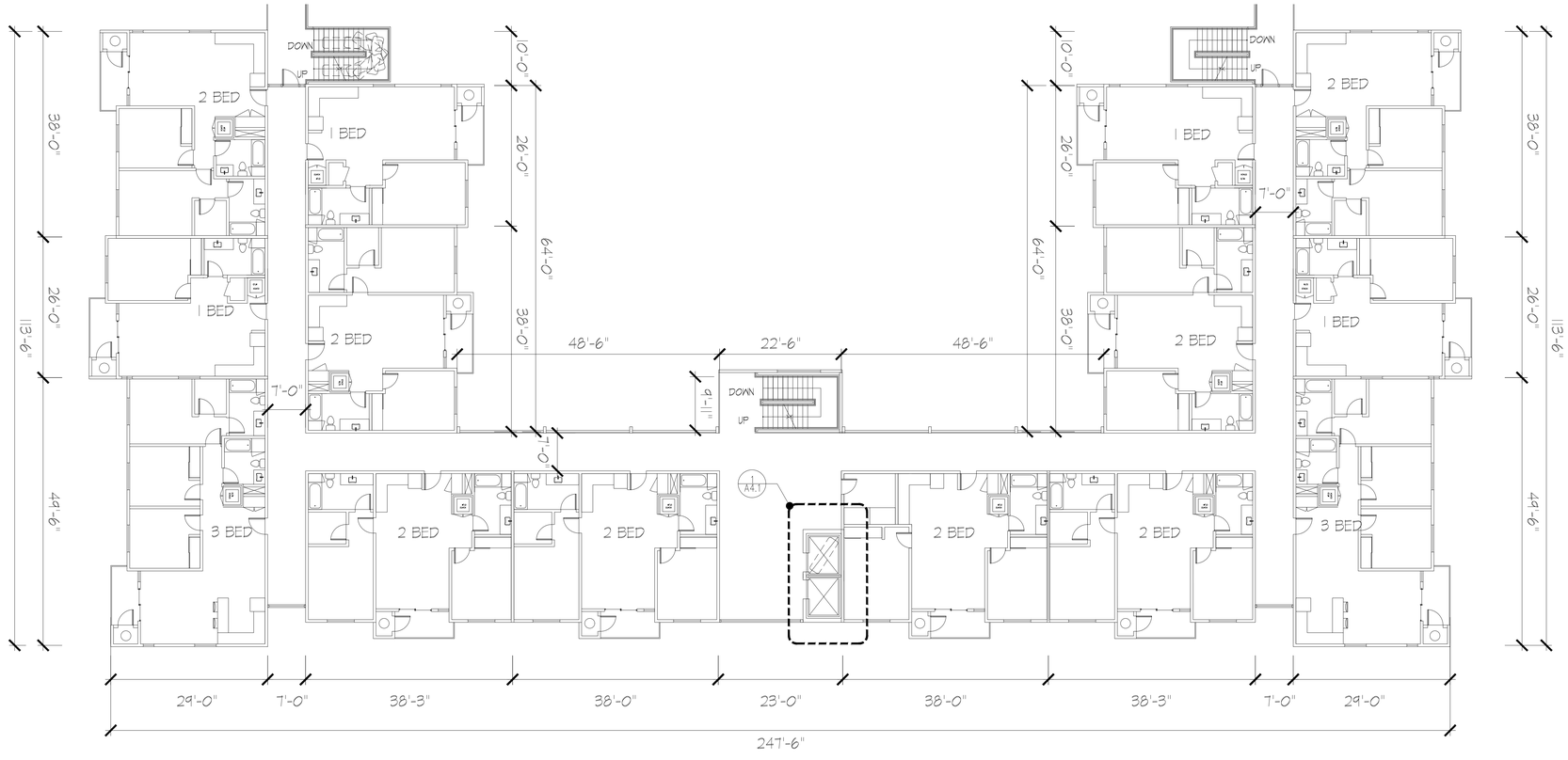
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A2.2

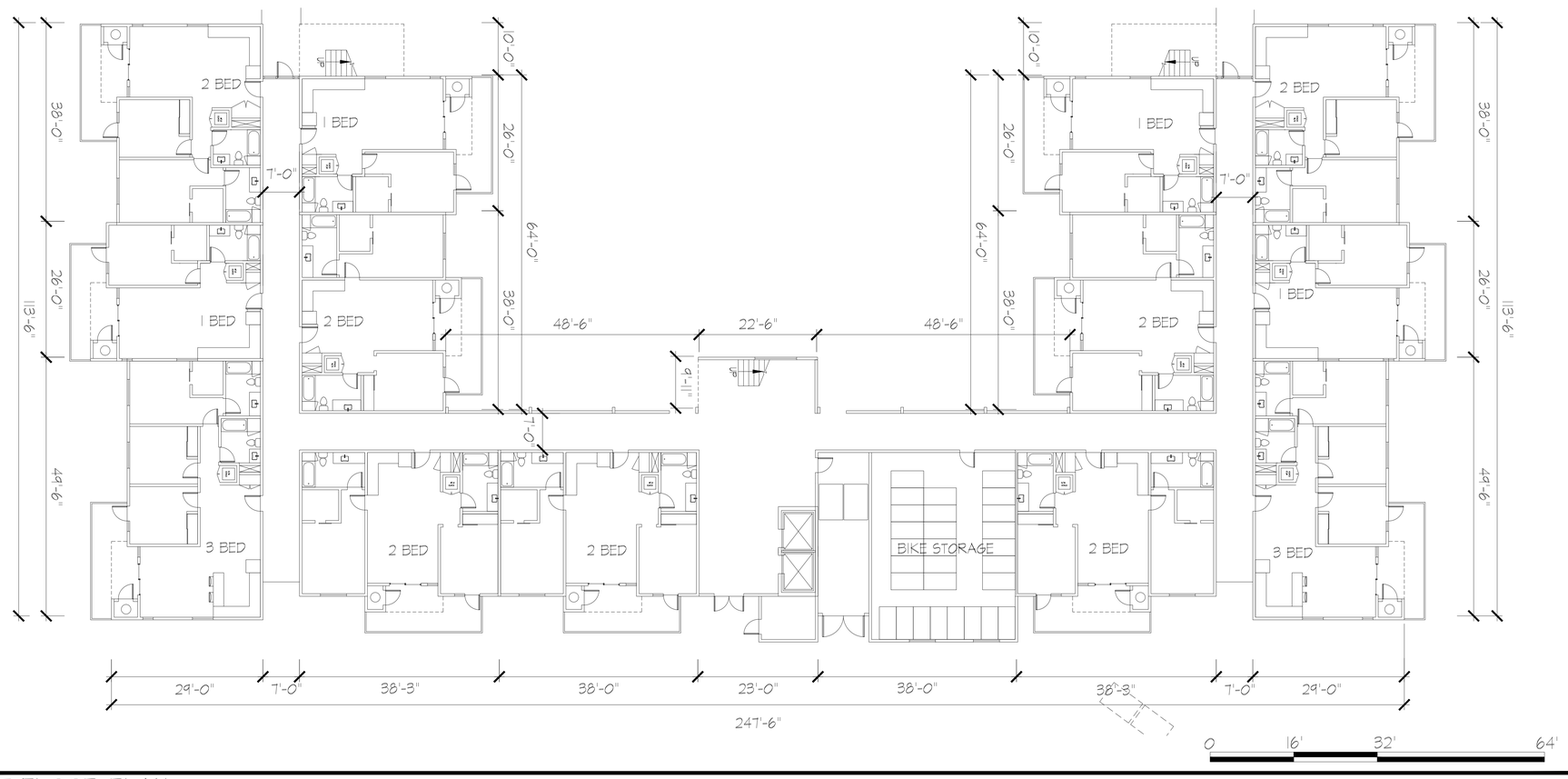
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KEY MAP



TYPICAL FLOOR PLAN
SCALE: 3/32"=1'-0"



FIRST FLOOR PLAN
SCALE: 3/32"=1'-0"

2

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PROJECT NAME

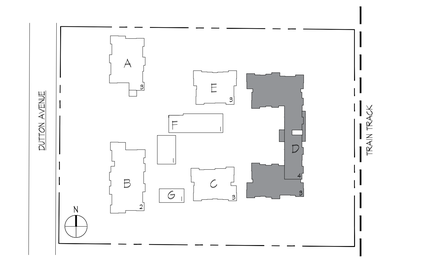
DESCRIPTION

BUILDING D
FLOOR PLAN

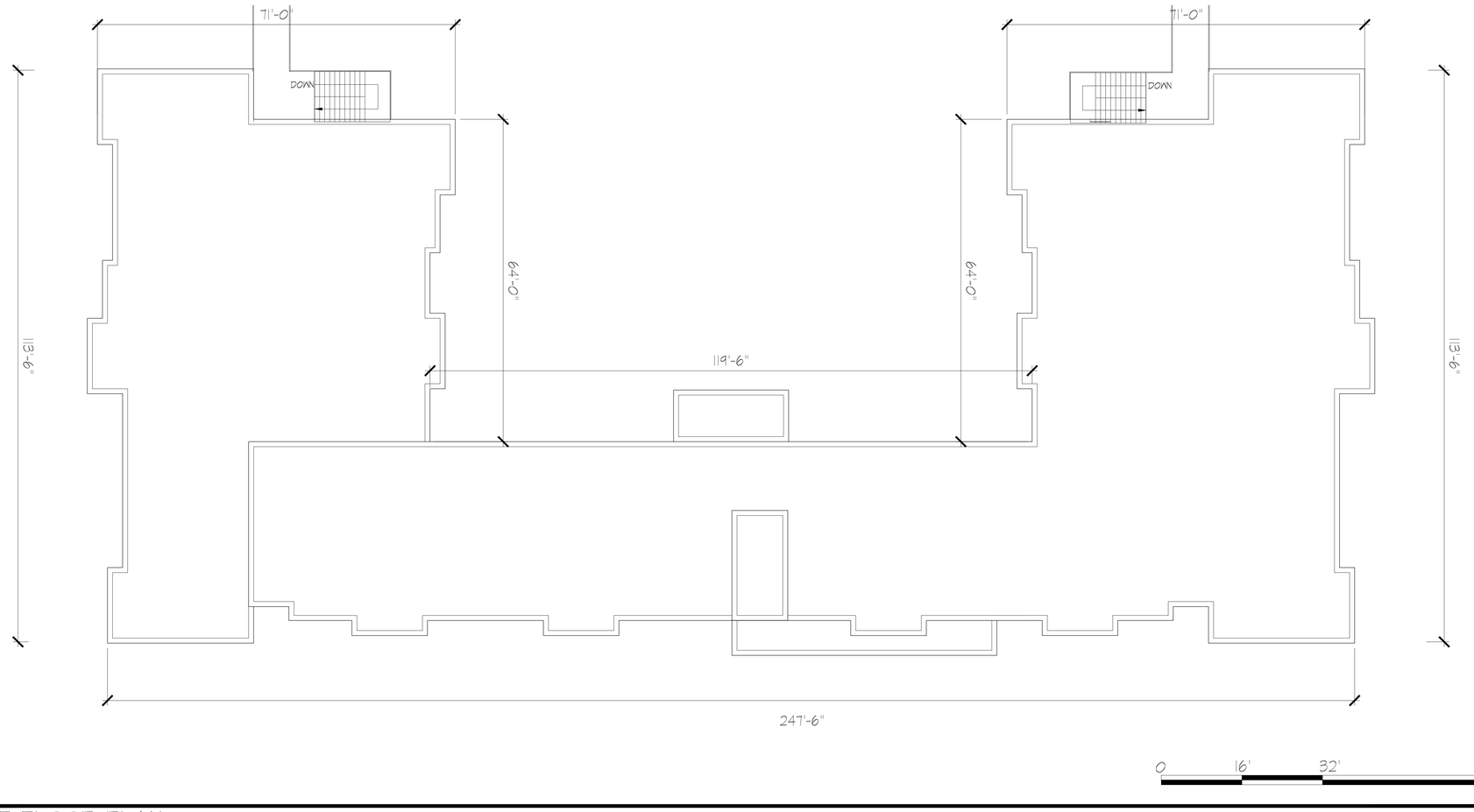
SHEET NUMBER

A2.3

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KEY MAP



ROOF FLOOR PLAN

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

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PROJECT NAME

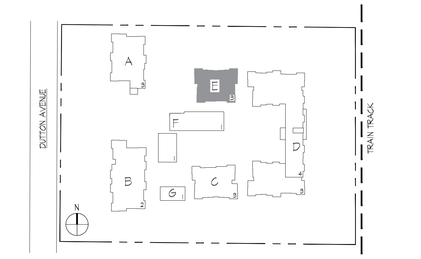
DESCRIPTION

BUILDING D
ROOF FLOOR PLAN

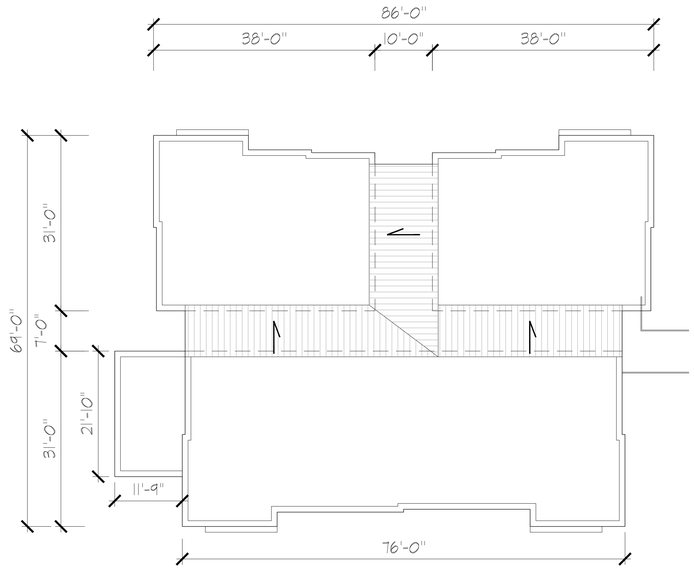
SHEET NUMBER

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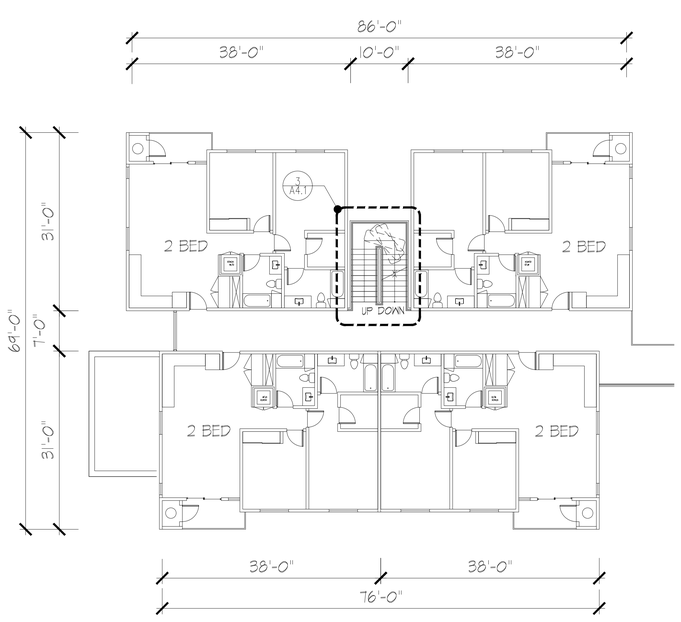
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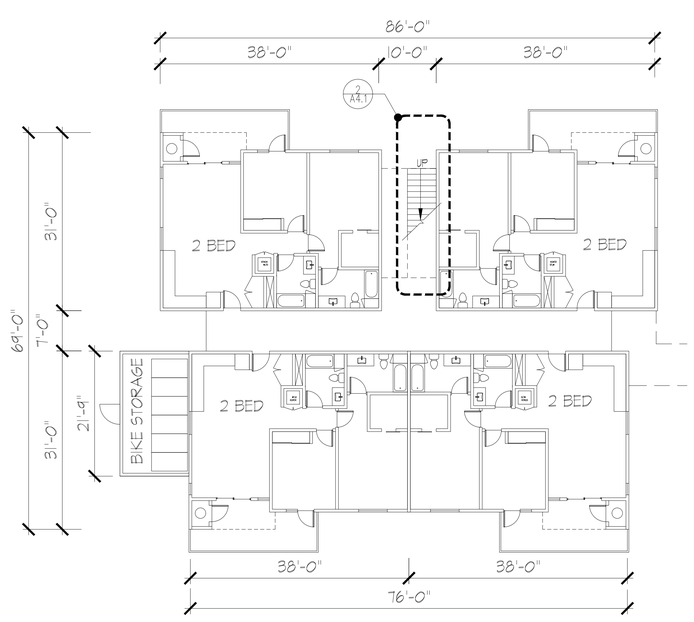
KEY MAP



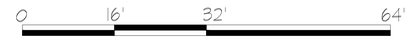
ROOF PLAN
SCALE:3/32"=1'-0" 3



TYPICAL FLOOR PLAN
SCALE:3/32"=1'-0" 2



FIRST FLOOR PLAN
SCALE:3/32"=1'-0" 1



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SCALE

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COMPUTER FILE

PROJECT NAME

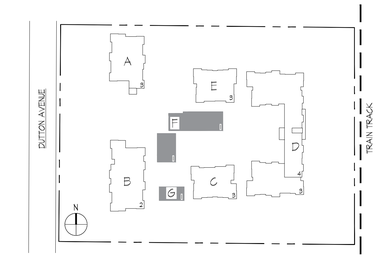
DESCRIPTION

BUILDING E PLANS

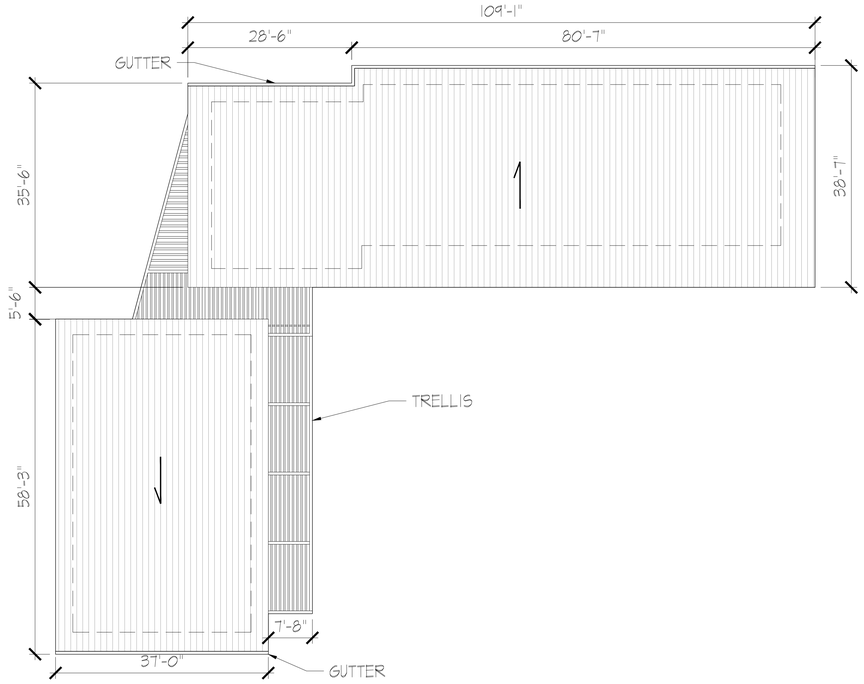
SHEET NUMBER

A2.5

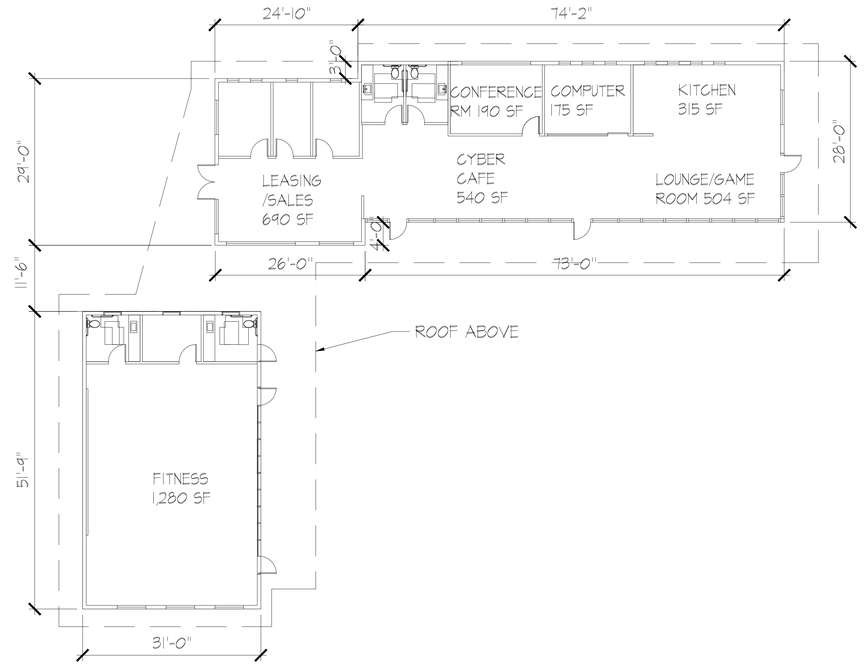
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KEY MAP

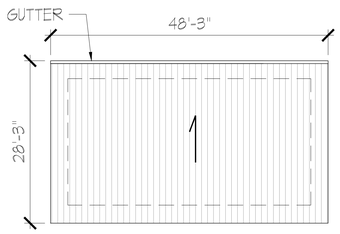


BUILDING F ROOF FLOOR PLAN 8
SCALE:3/32"=1'-0"

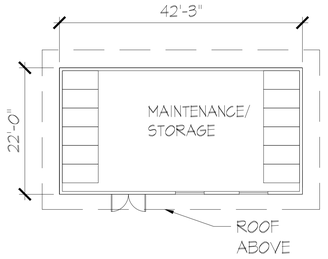




BUILDING F FIRST FLOOR PLAN 7
SCALE:3/32"=1'-0"

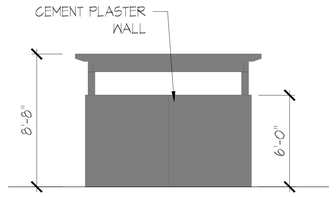


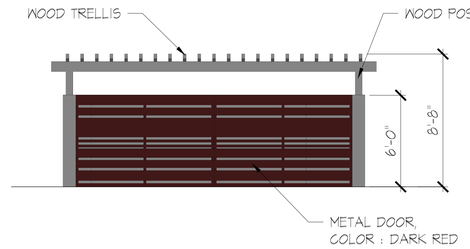
BUILDING G ROOF PLAN 6
SCALE:3/32"=1'-0"





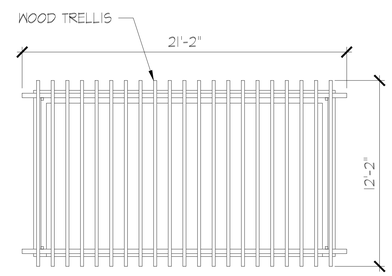
BUILDING G FLOOR PLAN 3
SCALE:3/32"=1'-0"

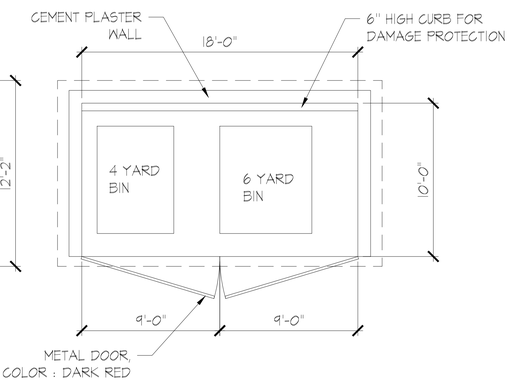


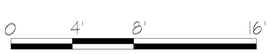


TRASH ENCLOSURE SIDE ELEV. 5
SCALE:1/4"=1'-0"

TRASH ENCLOSURE FRONT ELEV. 2
SCALE:1/4"=1'-0"







TRASH ENCLOSURE ROOF PLAN 4
SCALE:1/4"=1'-0"

TRASH ENCLOSURE PLAN 1
SCALE:1/4"=1'-0"

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SCALE

PROJECT NUMBER 15.051

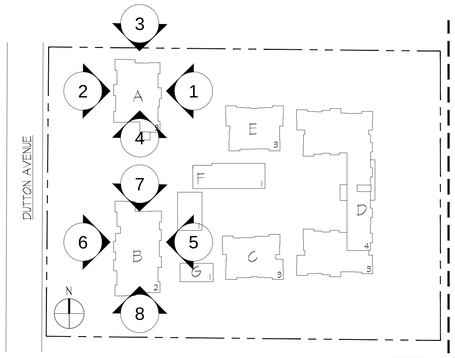
COMPUTER FILE

PROJECT NAME

DESCRIPTION
BUILDING F/G/TRASH ENCLOSURE PLANS

SHEET NUMBER
A2.6

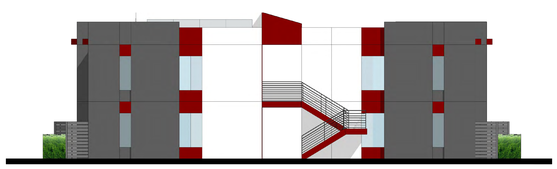
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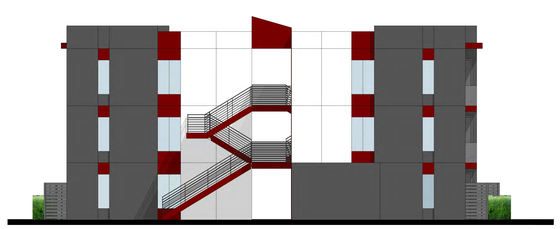
KEY MAP

CP1	INTEGRAL COLOR CEMENT PLASTER - STO FINE FINISH - BM 2133-70, TUNDRA
CP2	INTEGRAL COLOR CEMENT PLASTER - STO FINE FINISH - BM 2131-30, LEAD GRAY
CP3	INTEGRAL COLOR CEMENT PLASTER - STO FINE FINISH - BM 2086-10, EXOTIC RED
GL	LOW-E GLASS
SR	STANDING SEAM ROOF
CM	CORRUGATED METAL PANEL
PR	PERFORATED METAL RAILING
ST	STEEL STAIR
WF	WOOD FENCE

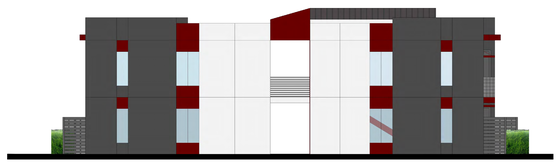
KEYNOTES



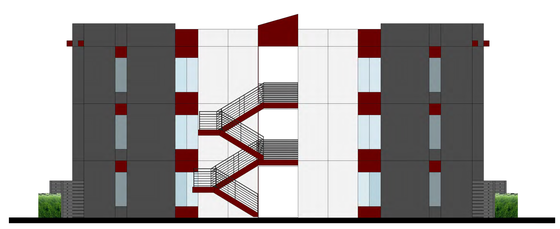
BUILDING B SOUTH ELEVATION 8
SCALE:3/32" = 1'-0"



BUILDING A SOUTH ELEVATION 4
SCALE:3/32" = 1'-0"



BUILDING B NORTH ELEVATION 7
SCALE:3/32" = 1'-0"



BUILDING A NORTH ELEVATION 3
SCALE:3/32" = 1'-0"



BUILDING B WEST ELEVATION 6
SCALE:3/32" = 1'-0"



BUILDING A WEST ELEVATION 2
SCALE:3/32" = 1'-0"



BUILDING B EAST ELEVATION 5
SCALE:3/32" = 1'-0"



BUILDING A EAST ELEVATION 1
SCALE:3/32" = 1'-0"

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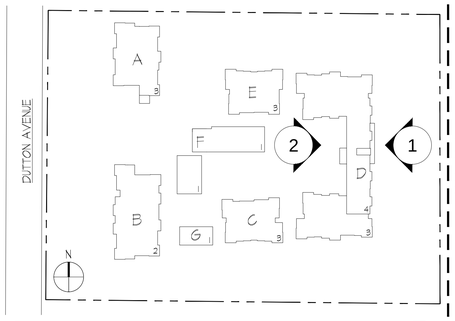
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DATE
SCALE AS SHOWN
PROJECT NUMBER 15.051
COMPUTER FILE
PROJECT NAME

DESCRIPTION
BUILDING A/B ELEVATIONS

SHEET NUMBER
A3.0

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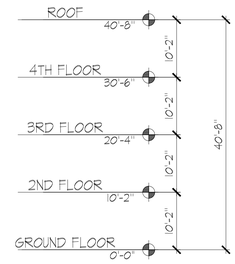
KEY MAP

CP1	INTEGRAL COLOR CEMENT PLASTER - STO FINE FINISH - BM 2133-70, TUNDRA
CP2	INTEGRAL COLOR CEMENT PLASTER - STO FINE FINISH - BM 2131-30, LEAD GRAY
CP3	INTEGRAL COLOR CEMENT PLASTER - STO FINE FINISH - BM 2086-10, EXOTIC RED
GL	LOW-E GLASS
SR	STANDING SEAM ROOF
CM	CORRUGATED METAL PANEL
PR	PERFORATED METAL RAILING
ST	STEEL STAIR
WF	WOOD FENCE

KEYNOTES

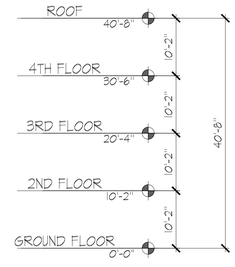


BUILDING D WEST ELEVATION
SCALE: 3/32" = 1'-0"





BUILDING D EAST ELEVATION
SCALE: 3/32" = 1'-0"



0 16' 32' 64'

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SCALE AS SHOWN

PROJECT NUMBER 15.051

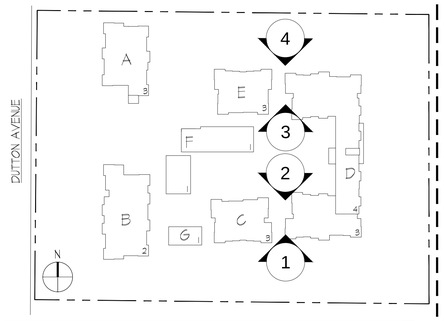
COMPUTER FILE

PROJECT NAME

DESCRIPTION
BUILDING D ELEVATIONS

SHEET NUMBER
A3.1

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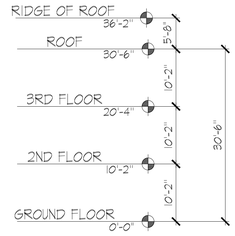


KEY MAP

CP1	INTEGRAL COLOR CEMENT PLASTER - STO FINE FINISH - BM 2133-70, TUNDRA
CP2	INTEGRAL COLOR CEMENT PLASTER - STO FINE FINISH - BM 2131-30, LEAD GRAY
CP3	INTEGRAL COLOR CEMENT PLASTER - STO FINE FINISH - BM 2086-10, EXOTIC RED
GL	LOW-E GLASS
SR	STANDING SEAM ROOF
CM	CORRUGATED METAL PANEL
PR	PERFORATED METAL RAILING
ST	STEEL STAIR
WF	WOOD FENCE

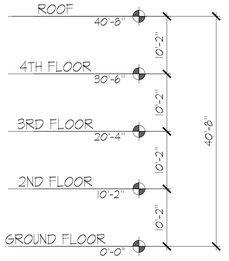
KEYNOTES





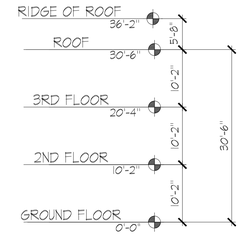
BUILDING D/E NORTH ELEVATION
SCALE: 3/32" = 1'-0" 4



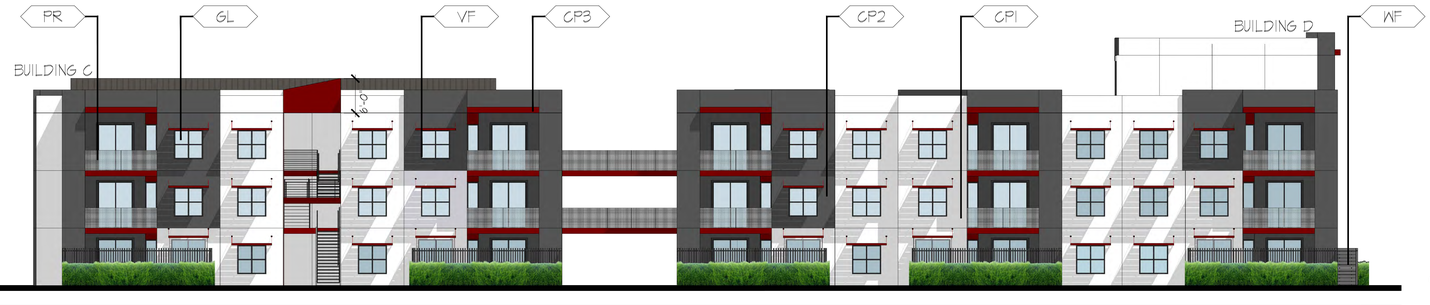


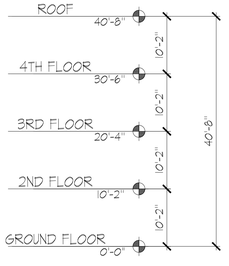
BUILDING D/E SOUTH ELEVATION
SCALE: 3/32" = 1'-0" 3





BUILDING C/D NORTH ELEVATION
SCALE: 3/32" = 1'-0" 2





BUILDING C/D SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

0 16' 32' 64'

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3150 DUTTON AVE
SANTA ROSA, CA

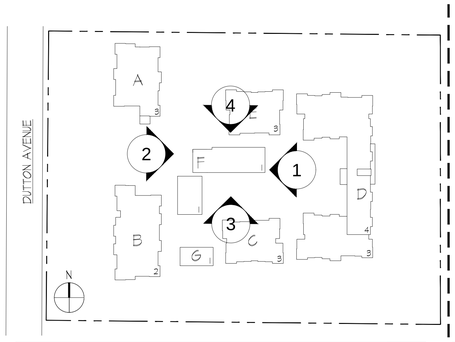
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1.	09/21/18	ENTITLEMENT REVISION	

DATE
SCALE AS SHOWN
PROJECT NUMBER 15.051
COMPUTER FILE
PROJECT NAME

DESCRIPTION
BUILDING C/D/E ELEVATIONS

SHEET NUMBER
A3.2

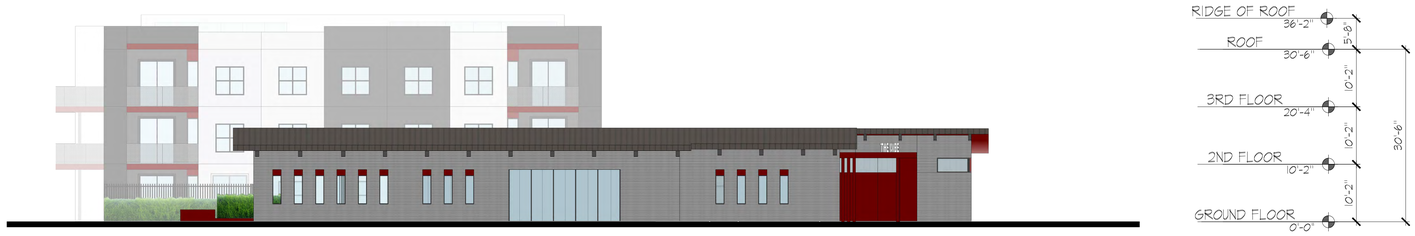
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KEY MAP

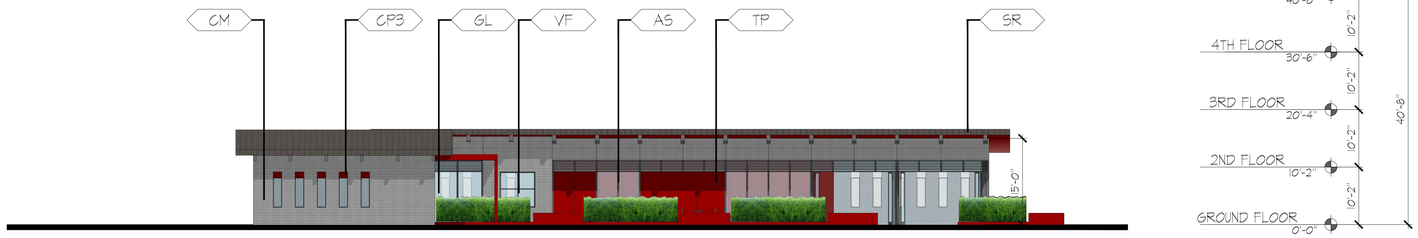
CP1	INTEGRAL COLOR CEMENT PLASTER - STO FINE FINISH - BM 2133-70, TUNDRA
CP2	INTEGRAL COLOR CEMENT PLASTER - STO FINE FINISH - BM 2131-30, LEAD GRAY
CP3	INTEGRAL COLOR CEMENT PLASTER - STO FINE FINISH - BM 2086-10, EXOTIC RED
GL	LOW-E GLASS
SR	STANDING SEAM ROOF
CM	CORRUGATED METAL PANEL
PR	PERFORATED METAL RAILING
ST	STEEL STAIR
WF	WOOD FENCE

KEYNOTES



BUILDING F NORTH ELEVATION
SCALE: 3/32" = 1'-0"

4



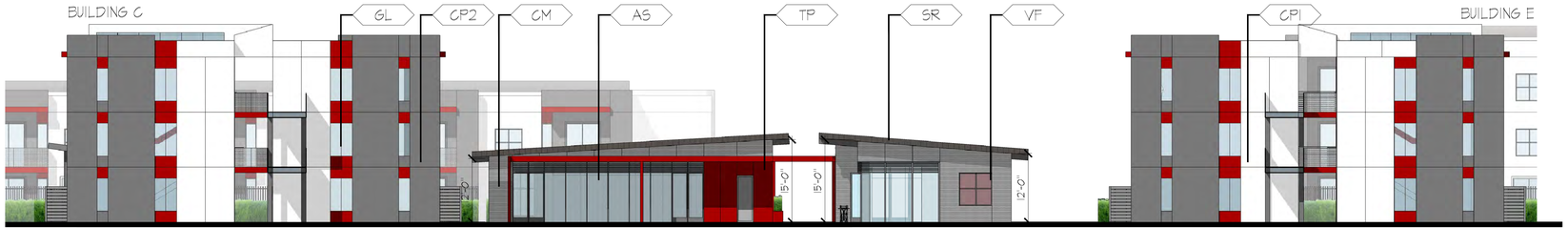
BUILDING F SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

3



BUILDING C/E/F EAST ELEVATION
SCALE: 3/32" = 1'-0"

2



BUILDING C/E/F WEST ELEVATION
SCALE: 3/32" = 1'-0"

0 16' 32' 64'

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PROJECT NAME
THE VIBE APARTMENTS

3150 DUTTON AVE
SANTA ROSA, CA

NO.	DATE	ISSUES AND REVISIONS	BY
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DATE

SCALE AS SHOWN

PROJECT NUMBER 15.051

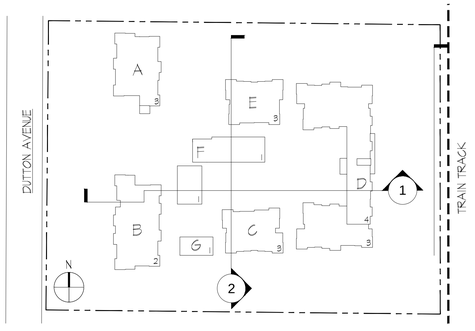
COMPUTER FILE

PROJECT NAME

DESCRIPTION
BUILDING F ELEVATIONS

SHEET NUMBER
A3.3

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KEY MAP



SECTION SOUTH-NORTH

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

2



SECTION WEST-EAST

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

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DATE

SCALE

PROJECT NUMBER 15.051

COMPUTER FILE

PROJECT NAME

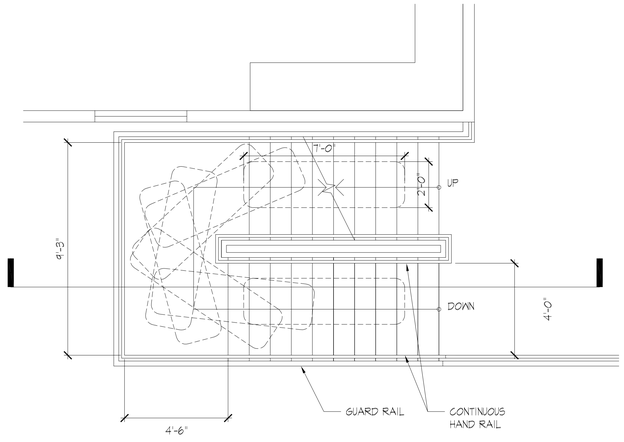
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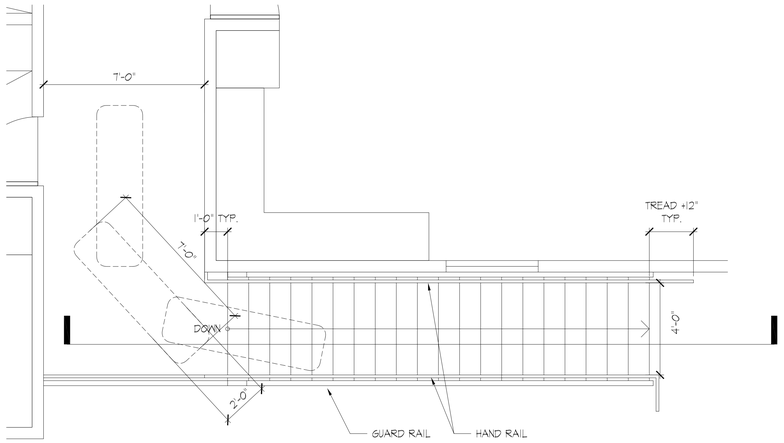
SECTIONS

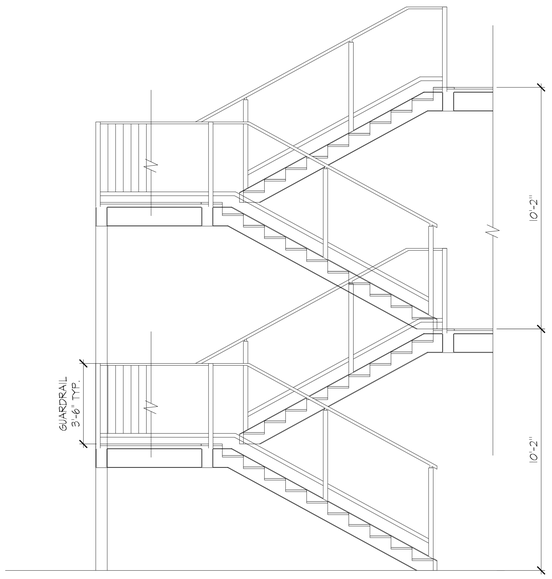
SHEET NUMBER

A4.0

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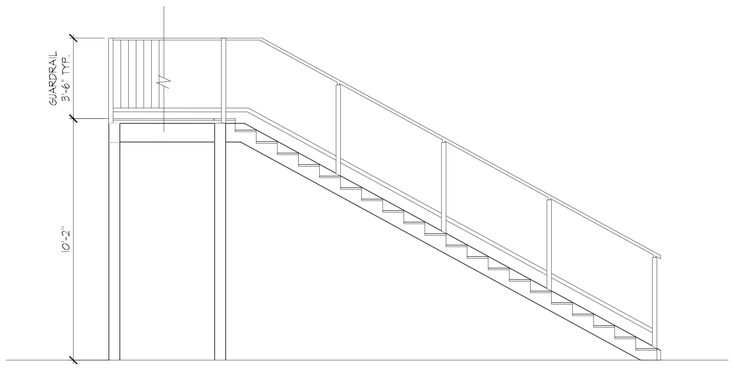




NOTE: HANDRAILS NOT SHOWN ON ELEVATIONS.

STAIR 1 PLAN AND SECTION (BUILDING A/C/E) 3

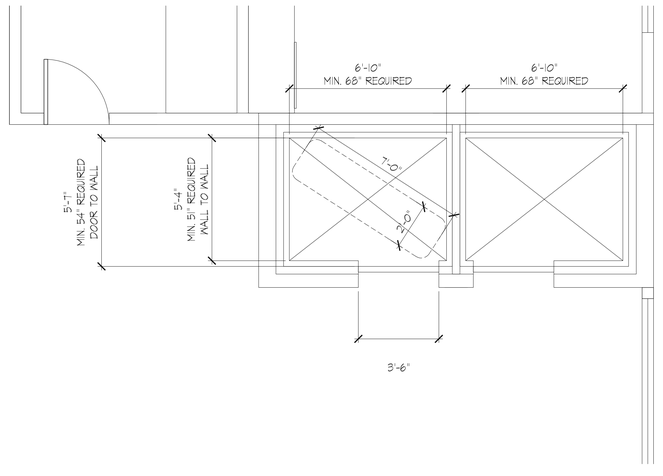
SCALE:3/8" = 1'-0"



NOTE: HANDRAILS NOT SHOWN ON ELEVATIONS.

STAIR 2 PLAN AND SECTION (BUILDING A/B) 2

SCALE:3/8" = 1'-0"



ELEVATOR PLAN (BUILDING E) 1

SCALE:3/8" = 1'-0"

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SCALE

PROJECT NUMBER

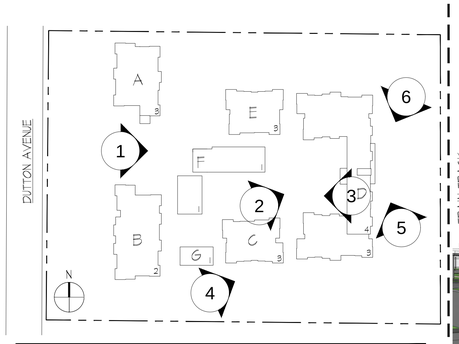
COMPUTER FILE

PROJECT NAME

DESCRIPTION
STAIR PLAN/ SECTION

SHEET NUMBER
A4.1

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KEY MAP



NORTHEAST VIEW
SCALE:NONE
6



COURTYARD VIEW FROM BALCONY
SCALE:NONE
3



NORTH VIEW TOWARD ENTRY
SCALE:NONE
5



COURTYARD VIEW
SCALE:NONE
2



SOUTH VIEW
SCALE:NONE
4



MAIN ENTRY VIEW
SCALE:NONE
1

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SCALE
PROJECT NUMBER 15.051
COMPUTER FILE
PROJECT NAME

DESCRIPTION
PERSPECTIVES

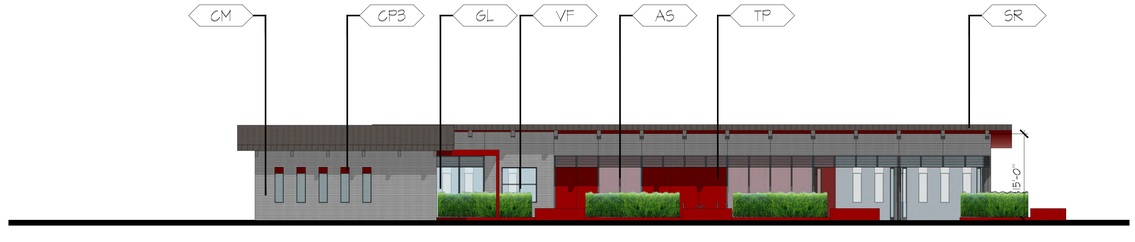
SHEET NUMBER
A05.00

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BUILDING D WEST ELEVATION
SCALE:3/32" = 1'-0"

2



BUILDING F SOUTH ELEVATION
SCALE:3/32" = 1'-0"

CP1 INTEGRAL COLOR CEMENT PLASTER,
STO FINIE FINISH,
COLOR: BM 2133-70, TUNDRA



CP2 INTEGRAL COLOR CEMENT PLASTER,
STO FINIE FINISH,
COLOR: BM 2131-30, LEAD GRAY
STOREFRONT/ VINYL WINDOW FRAME



CP3 INTEGRAL COLOR CEMENT PLASTER,
STO FINIE FINISH,
COLOR: BM 2086-10, EXOTIC RED



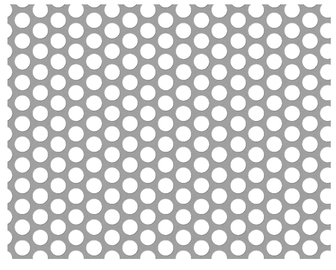
TP TRESPA PANEL - CARMINE RED



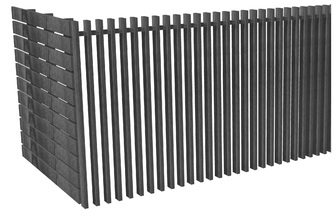
SR STANDING SEAM METAL ROOF



CM CORRUGATED METAL PANEL



PR PERFORATED METAL RAILING



WF WOOD FENCE



GL LOW-E GLASS

EXTERIOR MATERIAL & COLOR PALETTES
SCALE:NONE

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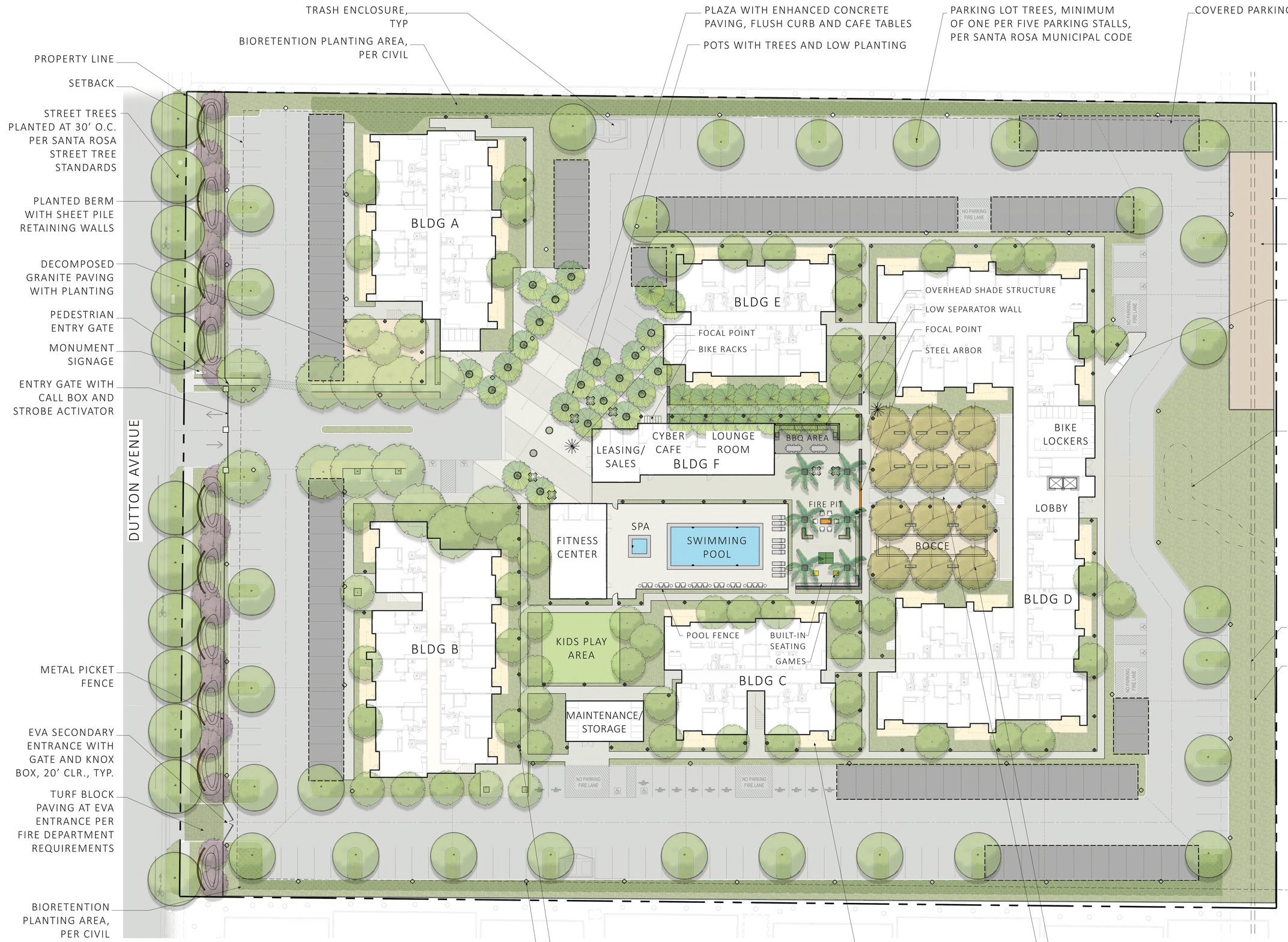
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PROJECT NUMBER 15.051
COMPUTER FILE
PROJECT NAME
DESCRIPTION

MATERIALS

SHEET NUMBER
A05.01

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NOTES:
IRRIGATION SYSTEM TO BE FULLY AUTOMATIC WEATHER-BASED SYSTEM USING LOW-FLOW AND BUBBLER DISTRIBUTION. NEW IRRIGATION IN ACCORDANCE WITH REQUIREMENTS AND GUIDELINES OF THE SONOMA COUNTY WATER AGENCY FOR WATER EFFICIENT LANDSCAPE AND SANTA ROSA'S WATER EFFICIENT LANDSCAPE POLICY.

20' 0' 10' 20' 40'

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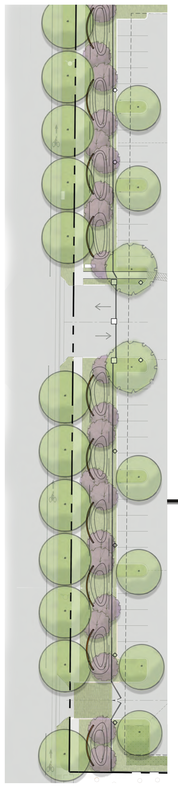
DATE SEPTEMBER 20, 2018
SCALE AS NOTED

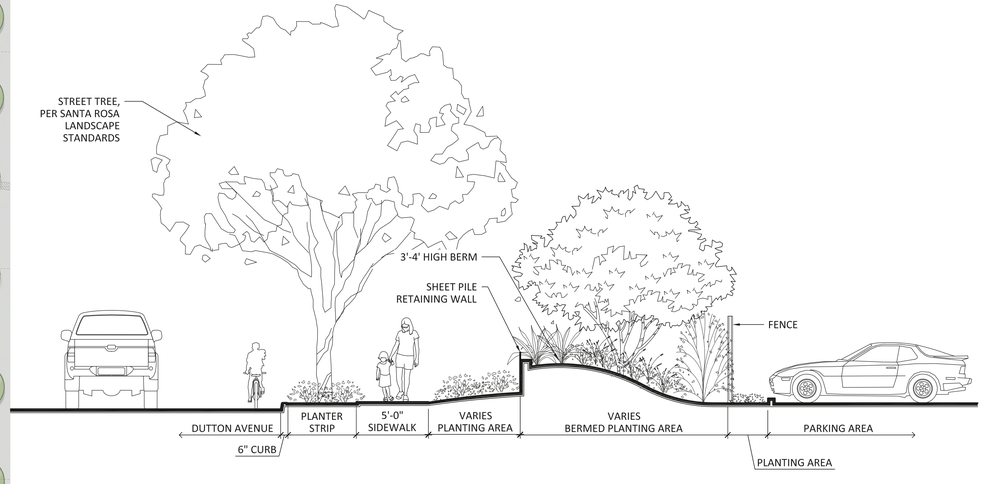
PROJECT NUMBER
COMPUTER FILE
PROJECT NAME

DESCRIPTION
CONCEPTUAL LANDSCAPE DESIGN

SHEET NUMBER
L - 1

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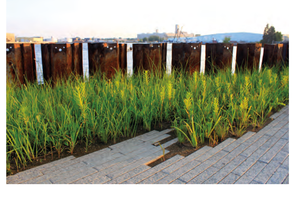










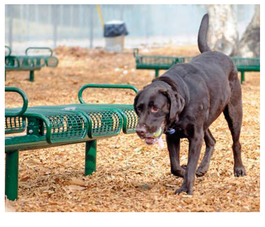


DUTTON AVENUE FRONTAGE

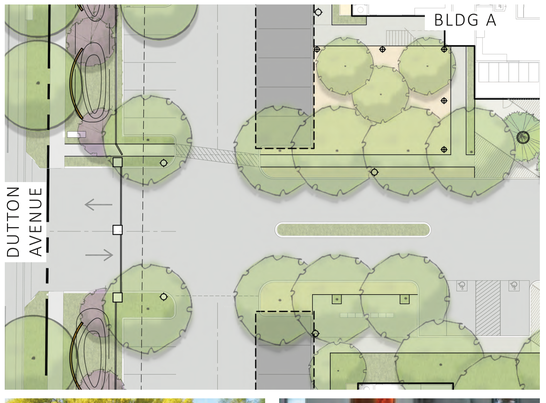








DOG RUN/PROTECTED WETLAND





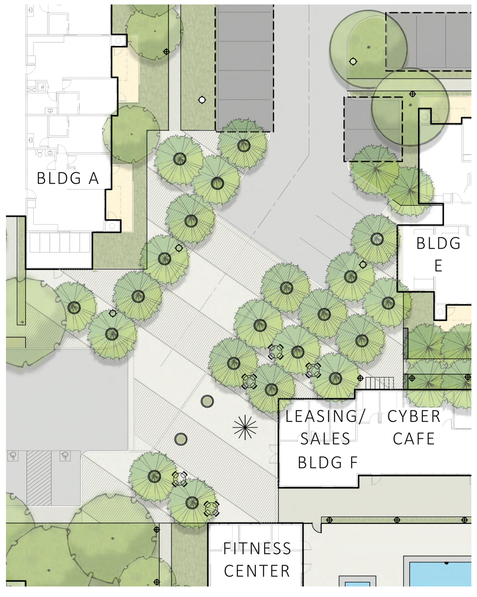




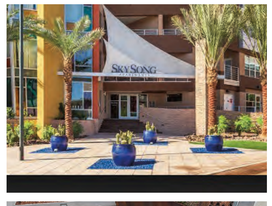


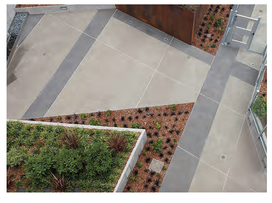


ENTRY DRIVE

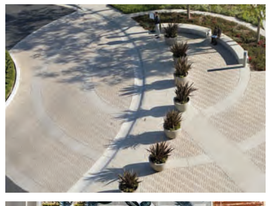




















ENTRY PLAZA

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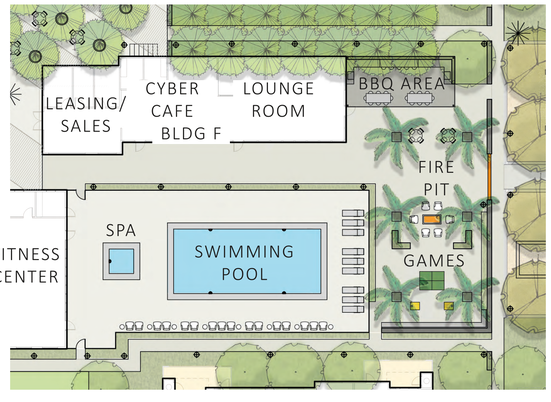
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ENLARGEMENTS & PRECEDENT IMAGERY

SHEET NUMBER
L - 2

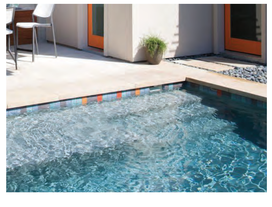
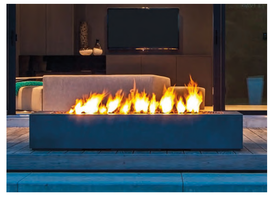
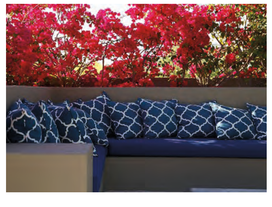
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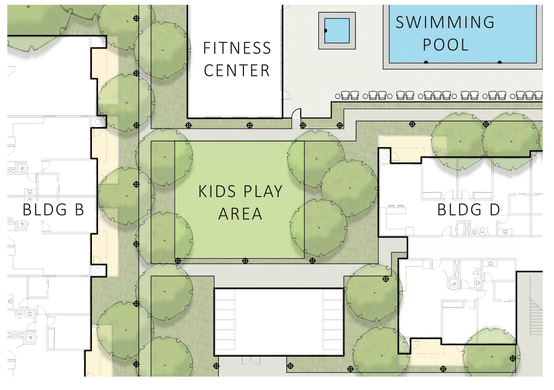





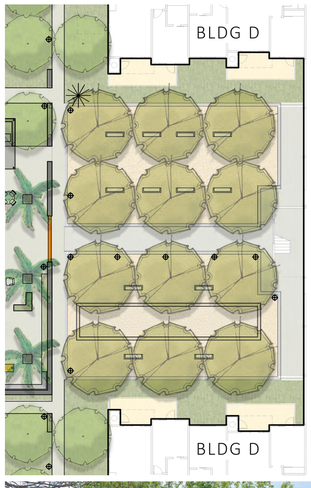





POOL AND LOUNGE AREA





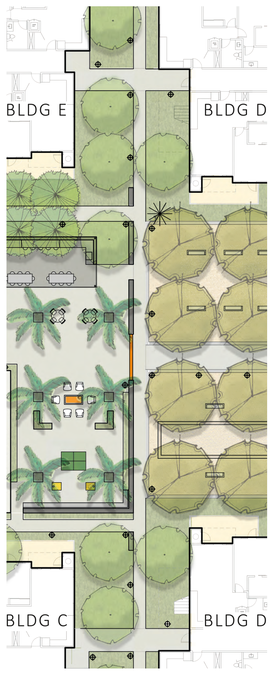
KIDS PLAY AREA








THE GROVE





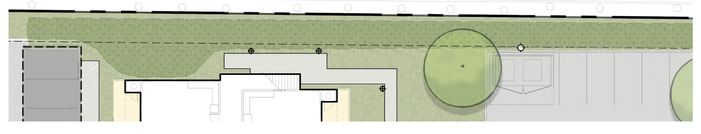





PATHWAYS AND TRANSITIONS







STORMWATER TREATMENT PLANTING AREAS

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SHEET NUMBER
L - 3

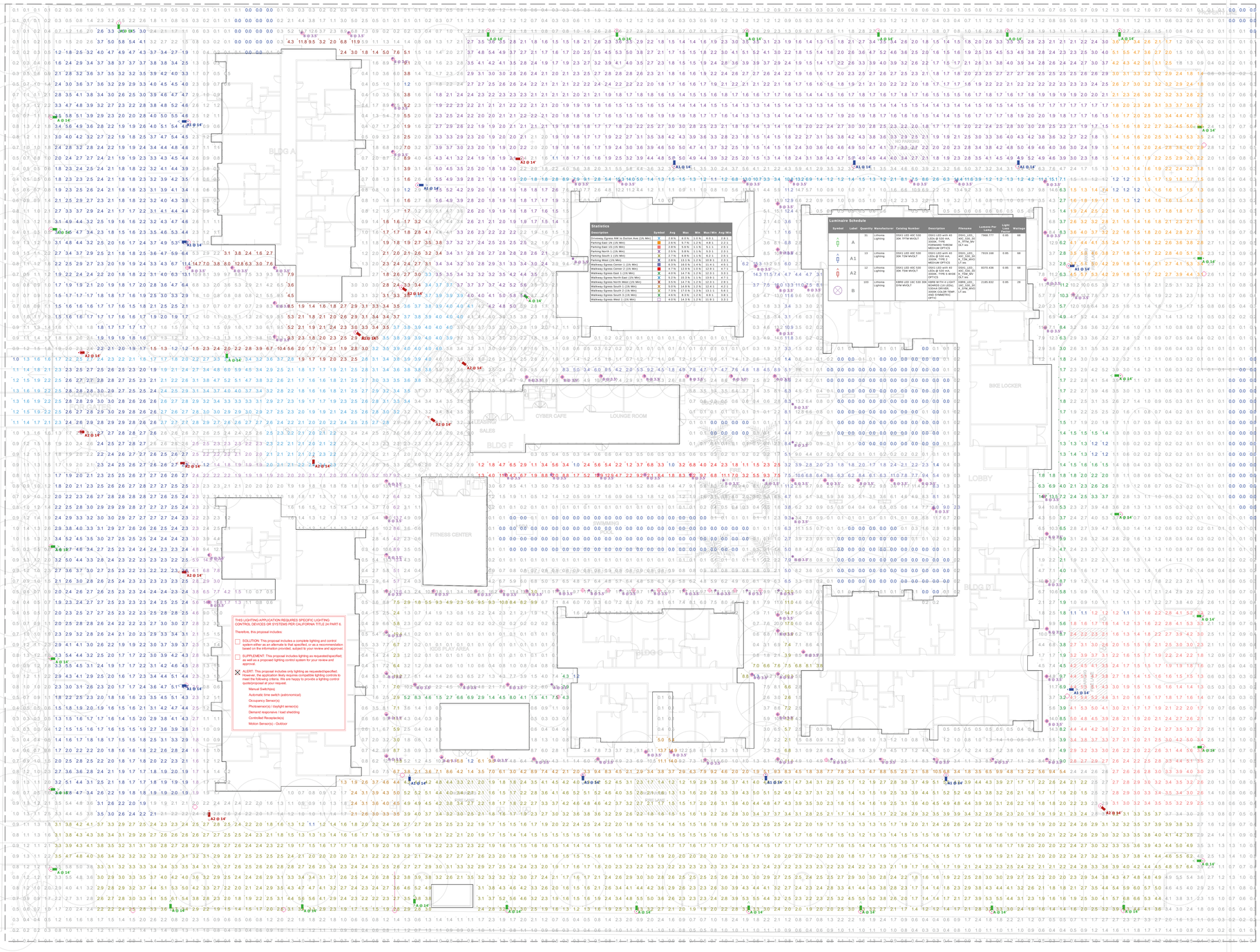
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Note

Reflectances: 30% Standard for Buildings and Objects
Luminaire Mounting Height: Indicated in the Plan Drawing
Calculation Grid Height: 0'-0" Above Finished Ground

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.

Plan View
Scale - 1" = 20ft



Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Hiveway Egress NW to Dutton Ave (1fc Min)	+	2.6 fc	8.6 fc	1.0 fc	8.6:1	2.6:1
Parking East 1fc (1fc Min)	+	2.8 fc	5.7 fc	1.2 fc	4.8:1	2.2:1
Parking East 1fc (1fc Min)	+	2.8 fc	5.7 fc	1.2 fc	4.8:1	2.2:1
Parking North 1 (1fc Min)	+	2.5 fc	5.6 fc	1.1 fc	5.1:1	2.3:1
Parking North 2 (1fc Min)	+	2.5 fc	5.6 fc	1.1 fc	5.1:1	2.3:1
Parking West (1fc Min)	+	2.6 fc	13.5 fc	1.2 fc	11.3:1	2.2:1
Walkway Egress Center 1 (1fc Min)	+	6.5 fc	16.9 fc	3.4 fc	11.4:1	4.5:1
Walkway Egress Center 2 (1fc Min)	+	4.7 fc	10.5 fc	1.9 fc	12.6:1	4.5:1
Walkway Egress East 1 (1fc Min)	+	4.0 fc	14.7 fc	1.2 fc	12.3:1	3.2:1
Walkway Egress North East (1fc Min)	+	3.2 fc	10.5 fc	1.1 fc	13.9:1	4.7:1
Walkway Egress North West (1fc Min)	+	3.9 fc	14.7 fc	1.2 fc	12.3:1	2.9:1
Walkway Egress South 1 (1fc Min)	+	5.0 fc	14.9 fc	1.2 fc	12.4:1	4.2:1
Walkway Egress South 2 (1fc Min)	+	7.3 fc	17.5 fc	1.3 fc	13.1:1	5.6:1
Walkway Egress South 3 (1fc Min)	+	4.0 fc	8.5 fc	0.9 fc	9.4:1	3.9:1
Walkway Egress West 1 (1fc Min)	+	4.0 fc	14.9 fc	1.2 fc	11.9:1	3.2:1

Luminaire Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	31	Lithonia Lighting	DSX1 LED 40C 530 30K T5W MVOLT	DSX1 LED with 40 LEDs @ 530 mA, 3000K, T5W, MVOLT driver, MEDIUM OPTICS	DSX1_LED_40C_530_30K_T5W_MVOLT.ies	7968.777	0.85	68
	A1	13	Lithonia Lighting	DSX1 LED 40C 530 30K T5W MVOLT	DSX1 LED with 40 LEDs @ 530 mA, 3000K, T5W, MVOLT driver, MEDIUM OPTICS	DSX1_LED_40C_530_30K_T5W_MVOLT.ies	7919.168	0.85	68
	A2	12	Lithonia Lighting	DSX1 LED 40C 530 30K T5W WHLS T	DSX1 LED with 40 LEDs @ 530 mA, 3000K, T5W, WHLS T driver, MEDIUM OPTICS	DSX1_LED_40C_530_30K_T5W_WHLS T.ies	8370.436	0.85	68
	B	103	Lithonia Lighting	KBR9 LED 16C 530 30K SPW WHLS T	KBR9 WITH 4 LIGHT ENGINES, 530 mA, 3000K SPWSR, 3000K COLOR TEMP, SPECIFICWHITE OPTIC	KBR9_LED_16C_530_30K_SPW_WHL S.ies	2185.832	0.85	29

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PROJECT NAME
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CRLA #3335 · 2 Theatre Square #218 · Orinda CA · 94563
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Project: 3150 Dutton Avenue Santa Rosa
Client: Julia Diener | Landscape Architecture + Design | 2 Theatre Square • Suite 218 • Orinda CA 94563 | www.jett.land | 925.254.5422 x108

NO.	DATE	ISSUES AND REVISIONS	BY

DATE	SEPTEMBER 20, 2018
SCALE	AS NOTED
PROJECT NUMBER	
COMPUTER FILE	
PROJECT NAME	

DESCRIPTION
PRELIMINARY PHOTOMETRICS & LIGHTING LAYOUT

SHEET NUMBER
L - 4

Designer	TTK
Date	4/19/2018
Scale	As Noted
Rv No.	Rv 01

1 of 1

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TREE LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT SIZE	SPACING	WTR USE	MATURE SIZE (HXW)	INSTALL SIZE (HXW)	EVERGREEN (Y/N)	NOTES
STREET TREES									
	TRISTANIOPSIS LAURINA (TRISTANIA LAURINA)	WATER GUM	24" BOX	30' OC	M	30'X20'	8'X2'	Y	SEE ALT. BELOW
	ALT. CELTIS OCCIDENTALIS	COMMON HACKBERRY	24" BOX	30' OC	L	60'X40'	9'X4'	N	
	ALT. PYRUS CALLERYANA 'CHANTICLEER'	ORNAMENTAL PEAR	24" BOX	30' OC	M	40'X25'	9'X3'	N	
LANDSCAPE TREES									
	LAGERSTROEMIA 'NATCHEZ'	CRAPE MYRTLE	24" BOX	20' OC	L	20'X20'	8'X2'	N	ALT. FOR ENTRY PLAZA TREE
	OLEA EUROPAEA (MATURE 40 YR. OLD)	MATURE OLIVE	60" BOX	25' OC	VL	25'X25'	15'x18'	Y	
	OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	36" BOX	25' OC	VL	25'X25'	7'x5'	Y	
	PHOENIX DACTYLIFERA	DATE PALM	SEE NOTES	20' OC	L	80'X20'	10'X3'	Y	CONTAINER SIZE DEPENDS ON HEIGHT
	QUERCUS AGRIFOLIA (STD)	COAST LIVE OAK	24" BOX	25' OC	VL	50'x30'	8'x2'	Y	
	QUERCUS SUBER	CORK OAK	24" BOX	30' OC	L	50'x30'	8'x2'	Y	
LARGE SHRUBS/SMALL TREES									
	CERCIS CANADENSIS 'FOREST PANSY'	EASTERN REDBUD	15 GAL	20' OC	M	18'X20'	5'X1'	N	
	COTINUS COGGYGRIA 'ROYAL PURPLE'	SMOKE TREE	15 GAL	15' OC	L	15'X15'	2'x1'	N	
	LAURUS NOBILIS	SWEET BAY	15 GAL	15' OC	L	15'X15'	4'x1'	Y	
	VITEX AGNUS-CASTUS	CHASTE TREE	15 GAL	25' OC	L	25'X25'	3'x2'	N	

TREE IMAGERY

STREET TREES



TRISTANIOPSIS LAURINA



CELTIS OCCIDENTALIS



PYRUS CHA. 'CHANTICLEER'

LANDSCAPE TREES



LAGERSTROEMIA 'NATCHEZ'



MATURE OLIVE



OLEA EUR. 'SWAN HILL'



PHOENIX DACTYLIFERA



QUERCUS AGRIFOLIA



QUERCUS SUBER

LARGE SHRUBS/SMALL TREES



CERCIS CAN. 'FOREST PANSY'



COTINUS 'ROYAL PURPLE'

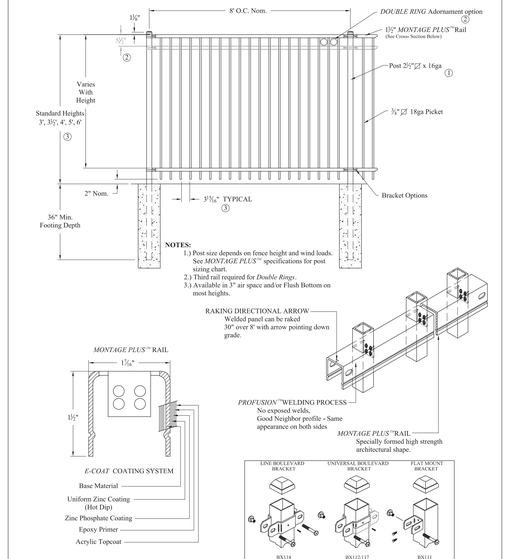


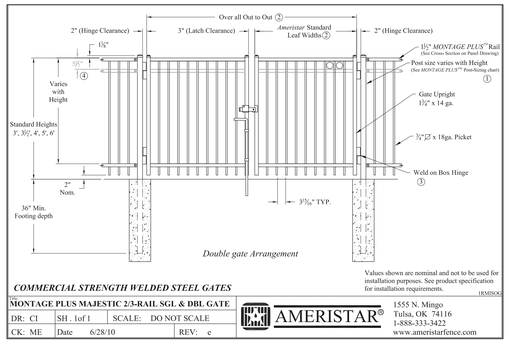
LAURUS NOBILIS



VITEX AGNUS-CASTUS

FENCE AND GATE CUT SHEETS



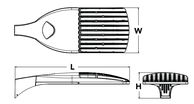


LIGHTING CUT SHEETS



D-Series Size 1
LED Area Luminaire

d-series



Specifications

EPA:	1.01 ft² (0.09 m²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height:	7-1/2" (19.0 cm)
Weight (max):	27 lbs (12.2 kg)

Catalog Number
Notes
Type
Hit the Tab key or mouse over the page to see all interactive elements

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability!
- This luminaire is part of an A+ Certified solution for ROAM®2 or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background.

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

A+ Capable options indicated by this color background.

Ordering Information **EXAMPLE:** DSX1 LED 60C 1000 40K T3M MVOLT SPA DDBXD

DSX1LED

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	**Forward optics** 30C 30 LEDs (one engine) 40C 40 LEDs (two engines) 60C 60 LEDs (two engines) **Rotated optics**[1] 60C 60 LEDs (two engines)	530 530 mA 700 700 mA 1000 1000 mA (1 A)	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted AMBLW Amber limited wavelength[2,3]	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium TSVS Type V very short TSS Type V short TSM Type V medium TSW Type V wide BLC Backlight control[12] LCCO Left corner cutoff[12] RCCO Right corner cutoff[12]	MVOLT[4,5] 120[1] 208[1] 240[1] 277[1] 347[1] 480[1]	**Shipped included** SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor[6] RPUMBA Round pole universal mounting adaptor[6] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[7]

Control options			Other options		Finish (required)	
Shipped installed		PIRHTFC3V Bi-level, motion/ambient sensor, 15–30' mounting height, ambient sensor enabled at 3fc[8,9,10]	**Shipped installed**		DDBXD	Dark bronze
PER NEMA twist-lock receptacle only (no controls)[9]		BL30 Bi-level switched dimming, 30%[10,11]	HS House-side shield[8]		DBLXD	Black
PE7S Five-wire receptacle only (no controls)[9]		BL50 Bi-level switched dimming, 50%[10,11]	WTB Utility terminal block[9]		DNAXD	Natural aluminum
PER7 Seven-wire receptacle only (no controls)[9]		PIRHTD03 Part night, dim till dawn[10]	SF Single fuse (120, 277, 347V)[1,7]		DWHXD	White
DMG 0-10V dimming extend out back of housing for external control (no controls)[10]		PIRHTD03 Part night, dim 3 hrs[10]	DF Double fuse (208, 240, 480V)[1,7]		DDBTXD	Textured dark bronze
DCR Dimmable and controllable via ROAM® (no controls)[12]		PIRHTD03 Part night, dim 6 hrs[10]	L90 Left rotated optics[13]		DBLBXD	Textured black
DS Dual switching[12,13]		PIRHTD03 Part night, dim 7 hrs[10]	R90 Right rotated optics[13]		DNATXD	Textured natural aluminum
PIR Bi-level, motion/ambient sensor, 8–15 mounting height, ambient sensor enabled at 5fc[9,10,11]		FAO Field adjustable output[14]	BS Bird spikes		DWHGXD	Textured white
PIRH Bi-level, motion/ambient sensor, 15–30' mounting height, ambient sensor enabled at 3fc[9,10,11]						
PIR1FC3V Bi-level, motion/ambient sensor, 8–15 mounting height, ambient sensor enabled at 1fc[9,10,11]						

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DSX1-LED Rev. 05/25/17 Page 1 of 7

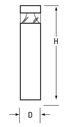


KBR8 LED
LED Specification Bollard

Catalog Number
Notes
Type
Hit the Tab key or mouse over the page to see all interactive elements

Specifications

	8" Round (20.3 cm)
Height:	40" (101.6 cm)
Weight (max):	27 lbs (12.25 kg)



Introduction

The KBR8 Bollard is a stylish, fully integrated LED solution for walkways. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 70% in energy savings over comparable 100W metal halide luminaires, the KBR8 Bollard is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information **EXAMPLE:** KBR8 LED 16C 700 40K SYM MVOLT DDBXD

KBR8 LED

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Control options	Other options	Finish (required)
KBR8 LED	**Asymmetric** 12C 12 LEDs[1] **Symmetric** 16C 16 LEDs[2]	350 350 mA 450 450 mA[3] 530 530 mA 700 700 mA	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted AMBLW Amber limited wavelength[3,4]	ASY Asymmetric[1] SYM Symmetric[2]	MVOLT[5] 120[1] 208[1] 240[1] 277[1] 347[1]	**Shipped installed** PE Photoelectric cell, button type DMG 0-10V dimming driver (no controls) ELCW Emergency battery backup[6]	**Shipped installed** SF Single fuse (120, 277, 347V)[5,7] DF Double fuse (208, 240V)[5,7] H24 24" overall height H30 30" overall height H36 36" overall height FG Ground-fault festoon outlet LIA8 Without anchor bolts (1 bolt base) LIA84 4 bolt retrofit base without anchor bolts[8]	DWHXD White DNAXD Natural aluminum DDBXD Dark bronze DBLXD Black DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Accessories
Ordered and shipped separately.
MA8 U Anchor bolts for KBR8 LED[8]

NOTES
1 Only available in the 12C, ASY version.
2 Only available in the 16C, SYM version.
3 Only available with 450 AMBLW version.
4 Not available with ELCW.
5 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
6 Not available with 347V. Not available with fusing. Not available with PE option.
7 Single fuse (SF) requires 120, 277, or 347 voltage option. Double fuse (DF) requires 208 or 240 voltage option.
8 MA8 U not available with LIA84 option.

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PROJECT NAME
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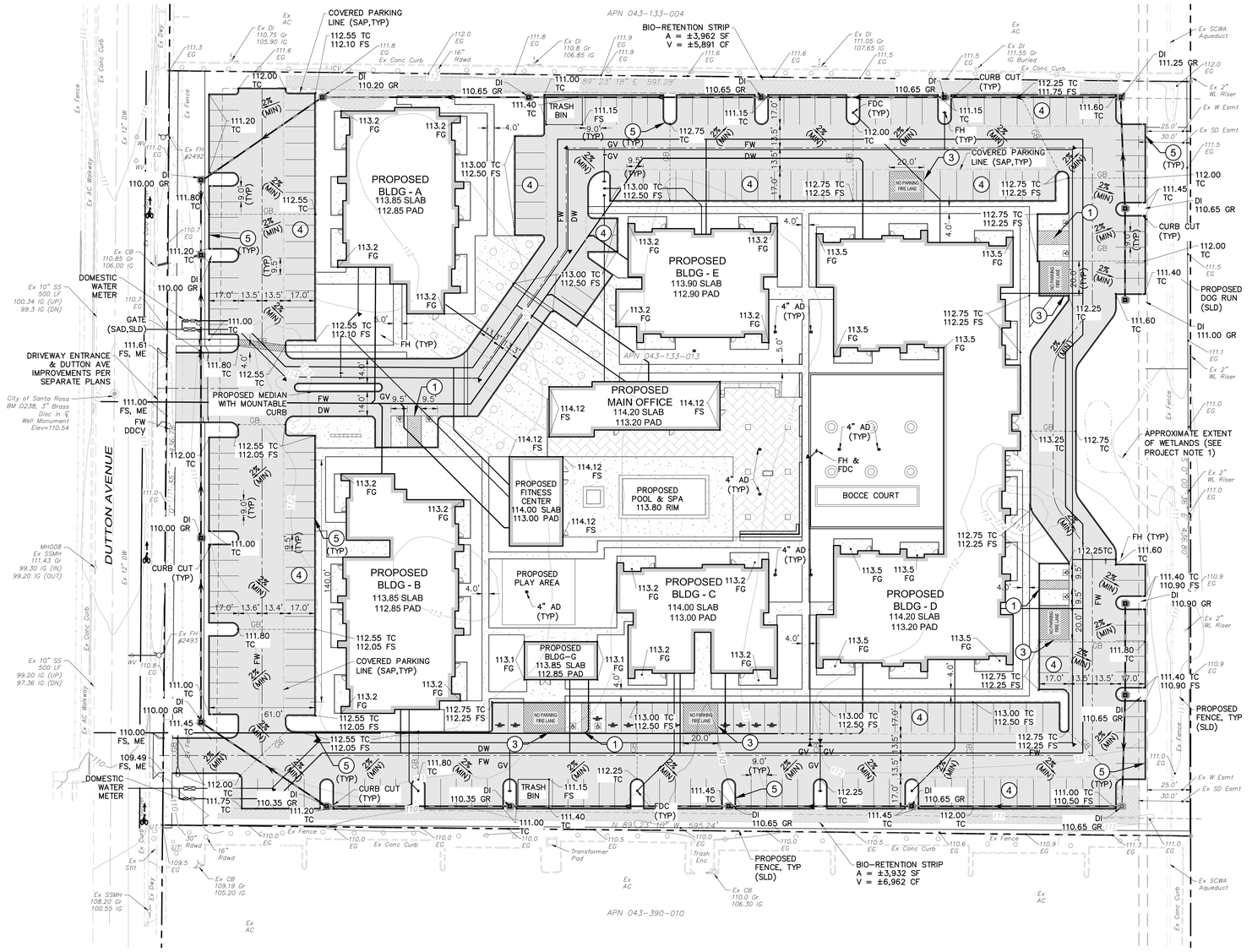
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SCALE AS NOTED

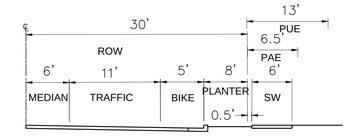
PROJECT NUMBER
COMPUTER FILE
PROJECT NAME

DESCRIPTION
PRELIMINARY
PLANT PALETTE & MATERIAL CUT SHEETS

SHEET NUMBER
L - 5

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ROAD WIDENING TYPICAL CROSS SECTION

NTS

KEY NOTES:

1. ADA ACCESSIBLE PARKING SPACE
2. ADA ACCESSIBLE WALKWAY
3. NO PARKING FIRE LANE
4. COVERED PARKING
5. 6" CURB

PROJECT NOTES:

1) THERE SHALL BE NO IMPACT OF/TO WETLAND PRIOR TO, DURING, OR AFTER CONSTRUCTION. THIS SHALL INCLUDE BUT NOT BE LIMITED TO, TRENCHING, GRADING, OR ANY DISTURBANCE OF ANY KIND.
2) IMPROVEMENTS TO THE STANDISH/TODD RD INTERSECTION SHALL BE REVIEWED AND APPROVED BY SONOMA COUNTY TPW. IMPROVEMENTS MAY INCLUDE THE CREATION OF THE 4-WAY STOP AND RE-STRIPING TO ADD TURN LANES TO THE NORTH AND SOUTH APPROACH BASED ON RECOMMENDATIONS IN THE TRAFFIC IMPACT STUDY PREPARED BY WTRANS DATED JULY 20, 2018.

PAVING LEGEND:

- 2" AC OVER 6" CL II AB
- 4" PCC OVER 6" CL II AB
- GRATED BRIDGE (SAP)
- BRICK PAVERS

GRADING QUANTITIES:

Site Grading is based upon subgrade to existing grade. No account has been taken for strippings, expansion or contraction. Volumes should be verified and determined independently by the contractor.

CUT	FILL	TOTAL	BASE ROCK
2916 CY	6954 CY	4038 CY (FILL)	1660 CY

Note:
Excess material to be off-hauled to an approved location or placed onsite under the direction of the project Soils Engineer. Earth materials placed onsite not shown on these plans may require revisions(s) to the grading permit.

Area of Disturbance = 5.95 Acres

Reference:

"Revised Topographic Map" Dated 4/24/2017; Job No. 16-033 provided by: Curtis & Associates, Land Surveyors, 805 Healdsburg Ave; Healdsburg CA 95448 Phone: (707)433-4808. Boundary shown is approximate based on record data per Parcel Map No 6353 filed in Book 312 Maps, Page 44-45, and best fit to field evidence. This is not a record of survey. Map elevation is based on City of Santa Rosa BM D238, Brass Disk in center line well monument, Elev=110.54

PRELIMINARY GRADING & DRAINAGE PLAN

30' 15' 0 15' 30' 60' 90'

Graphic Scale: 1" = 30'

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PROJECT NAME
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REGISTERED PROFESSIONAL ENGINEER
DAVID R. BROWN
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CIVIL
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NO.	DATE	ISSUES AND REVISIONS	BY

DATE

SCALE

PROJECT NUMBER

COMPUTER FILE

PROJECT NAME

DESCRIPTION

PRELIMINARY
GRADING & DRAINAGE PLAN

SHEET NUMBER

C1.0

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