

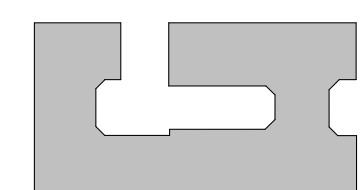
KEY PLAN

431/425 HUMBOLDT ST
SANTA ROSA, CA

BIRD'S EYE VIEW FROM EAST

DATE: 1.15.25

C C B G



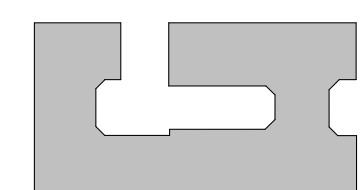
KEY PLAN

431/425 HUMBOLDT ST
SANTA ROSA, CA

PERSPECTIVE VIEW FROM 5TH ST & HUMBOLDT ST

DATE: 1.15.25

CCBG



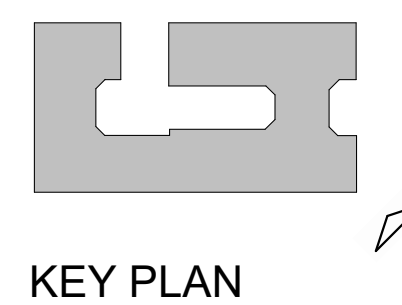
KEY PLAN

431/425 HUMBOLDT ST
SANTA ROSA, CA

RESIDENTIAL LOBBY / BUILDING ENTRY

DATE: 1.15.25

C C B G

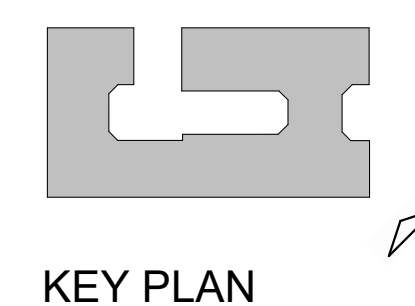


431/425 HUMBOLDT ST
SANTA ROSA, CA

PERSPECTIVE VIEW FROM 5TH ST & RILEY ST

DATE: 1.15.25

CCBG

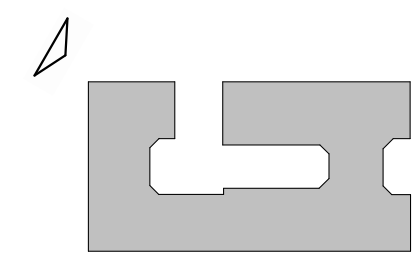


431/425 HUMBOLDT ST
SANTA ROSA, CA

RETAIL SPACE AT 5TH ST AND RILEY ST

DATE: 1.15.25





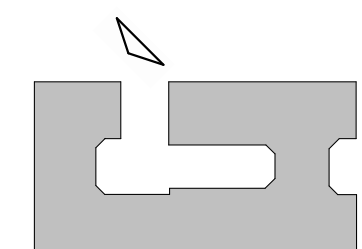
KEY PLAN

431/425 HUMBOLDT ST
SANTA ROSA, CA

LIVE/WORK UNITS ALONG HUMBOLDT ST

DATE: 1.15.25

C C B G



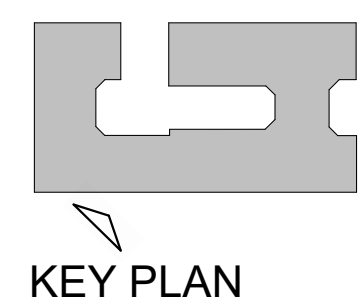
KEY PLAN

431/425 HUMBOLDT ST
SANTA ROSA, CA

LIVE / WORK UNITS ALONG HUMBOLDT ST

DATE: 1.15.25

C C B G

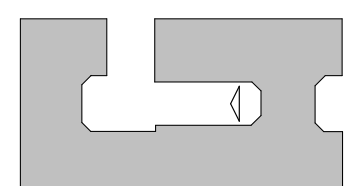


431/425 HUMBOLDT ST
SANTA ROSA, CA

LIVE / WORK UNITS ALONG RILEY ST

DATE: 1.15.25



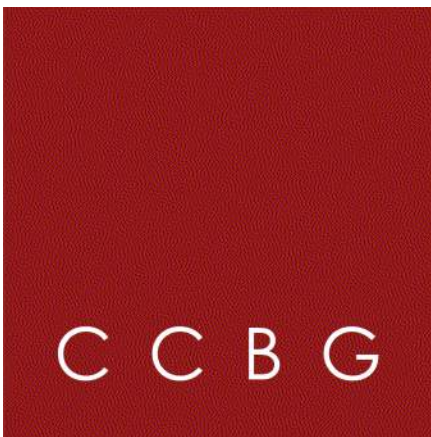


KEY PLAN

431/425 HUMBOLDT ST
SANTA ROSA, CA

COMMUNAL RESIDENT TERRACE

DATE: 1.15.25



A. STUCCO



B. BRICK



C. CMU



D. FIBER CEMENT BOARD



E. CLEAR GLAZING IN DARK ALUMINUM STOREFRONT



F. GLAZED OPENING



G. CIP CONCRETE



H. BALCONY RAILINGS



J. STANDING SEAM - SUNSHADES & CLUBHOUSE ROOF



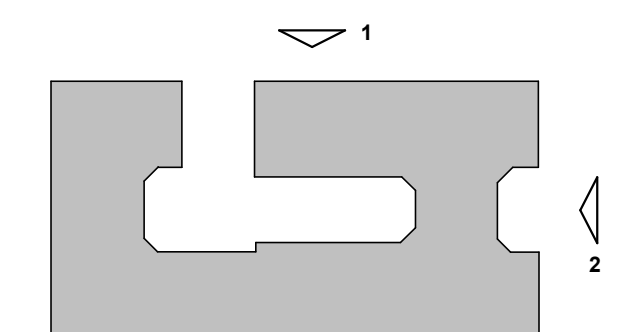
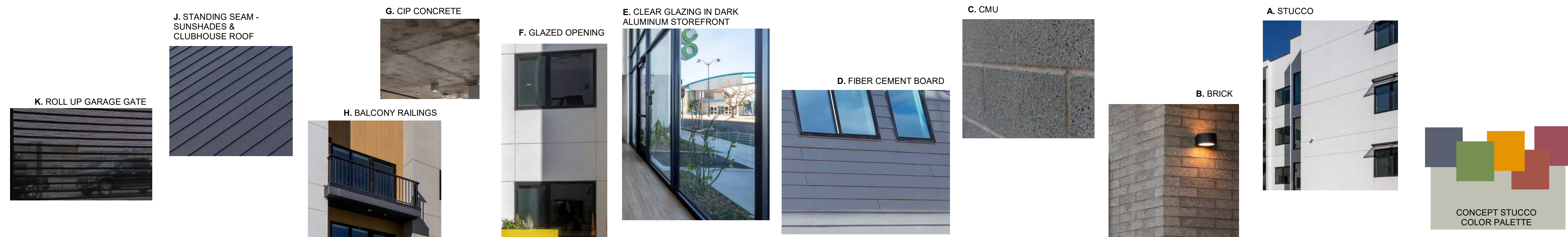
K. ROLL UP GARAGE GATE



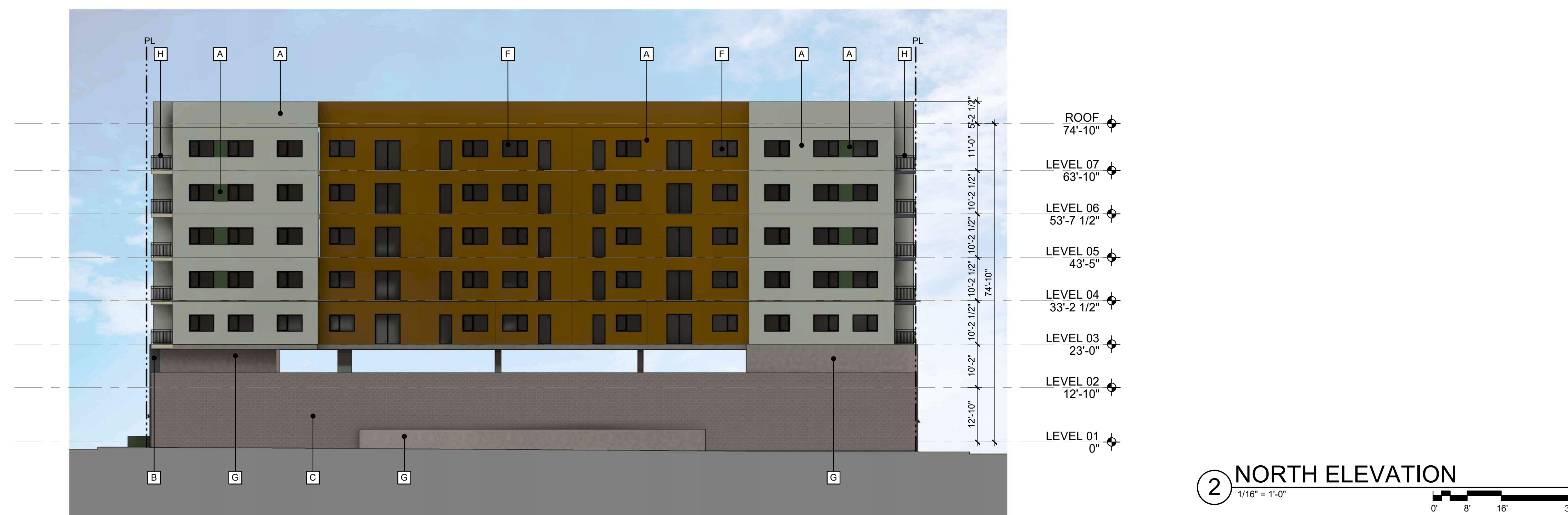
CONCEPT STUCCO COLOR PALETTE



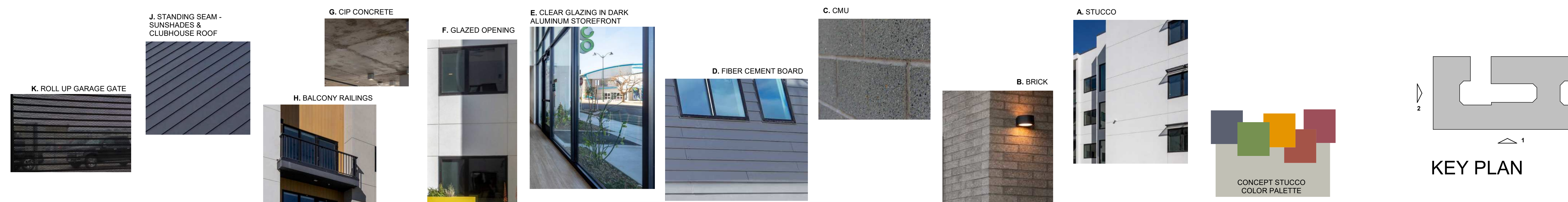
MATERIAL LEGEND



KEY PLAN



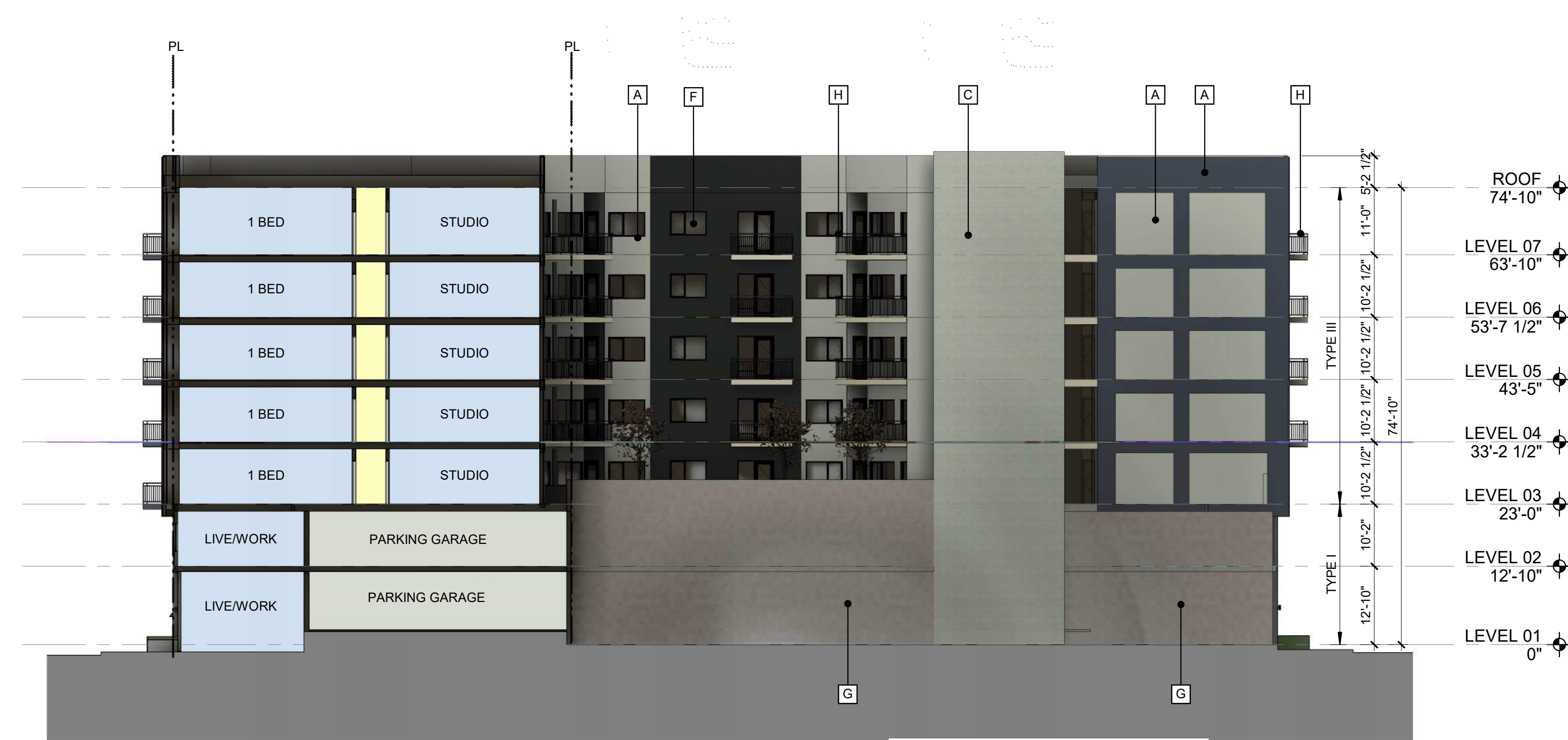
MATERIAL LEGEND





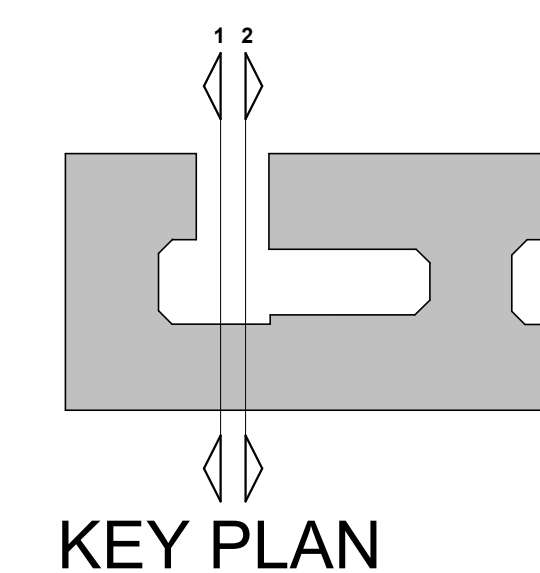
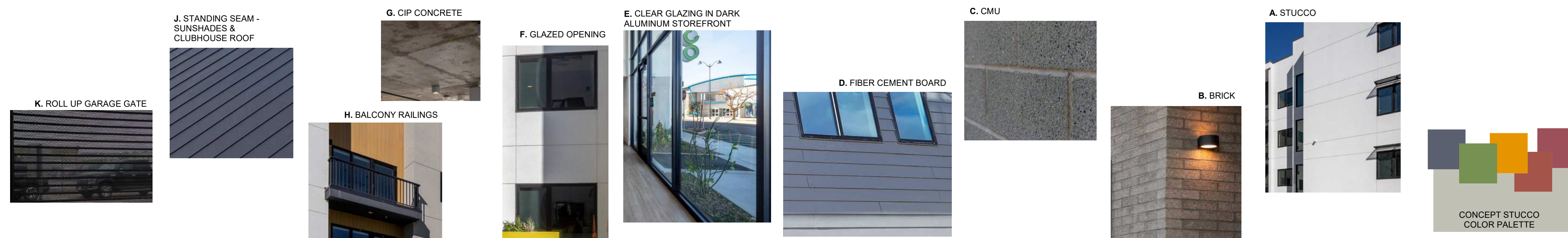


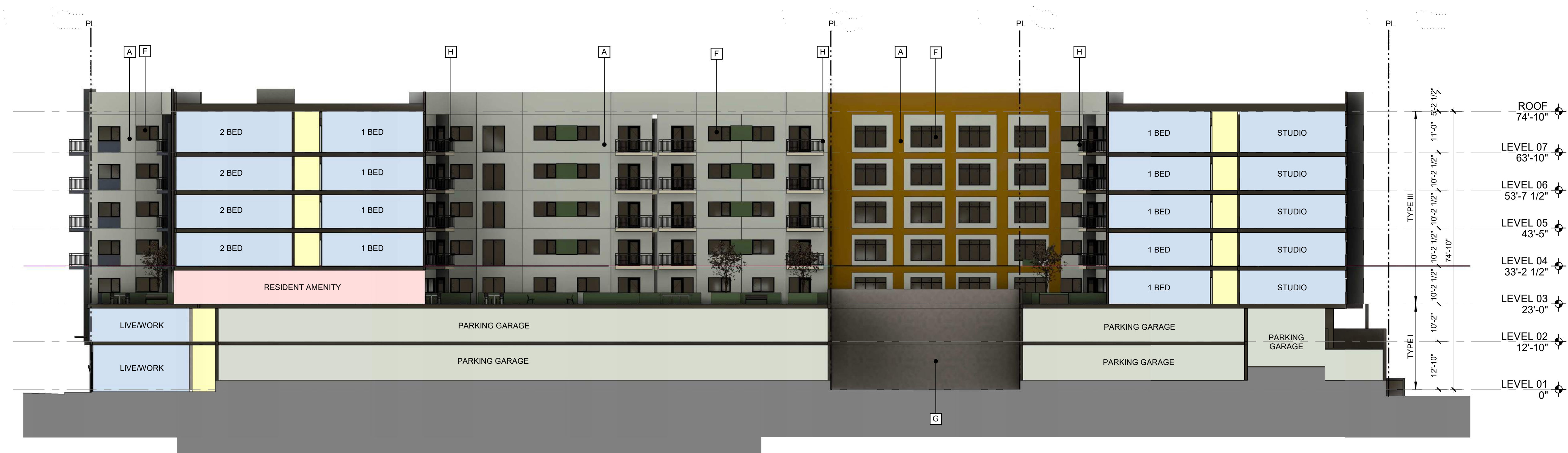
2 N/S BUILDING SECTION 2
1/16" = 1'-0"
0' 8' 16' 32'



1 N/S BUILDING SECTION 1
1/16" = 1'-0"
0' 8' 16' 32'

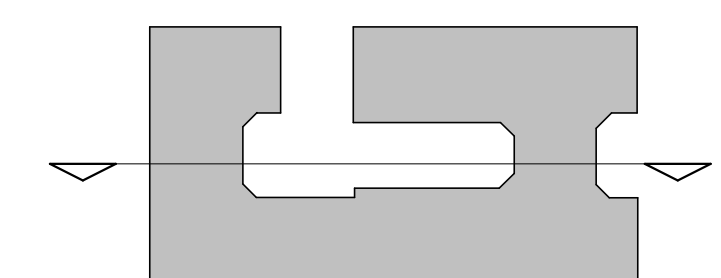
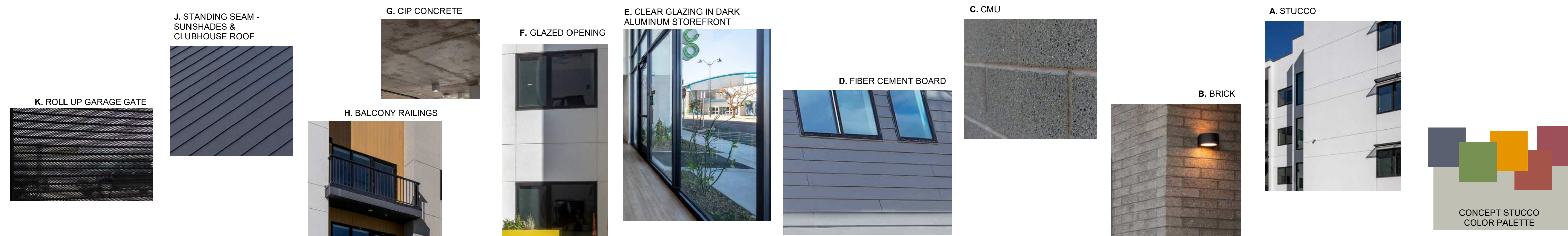
MATERIAL LEGEND





1 E/W BUILDING SECTION 2
1/16" = 1'-0"
0' 8' 16' 32'

MATERIAL LEGEND



KEY PLAN

CONCEPTUAL DESIGN NOTES

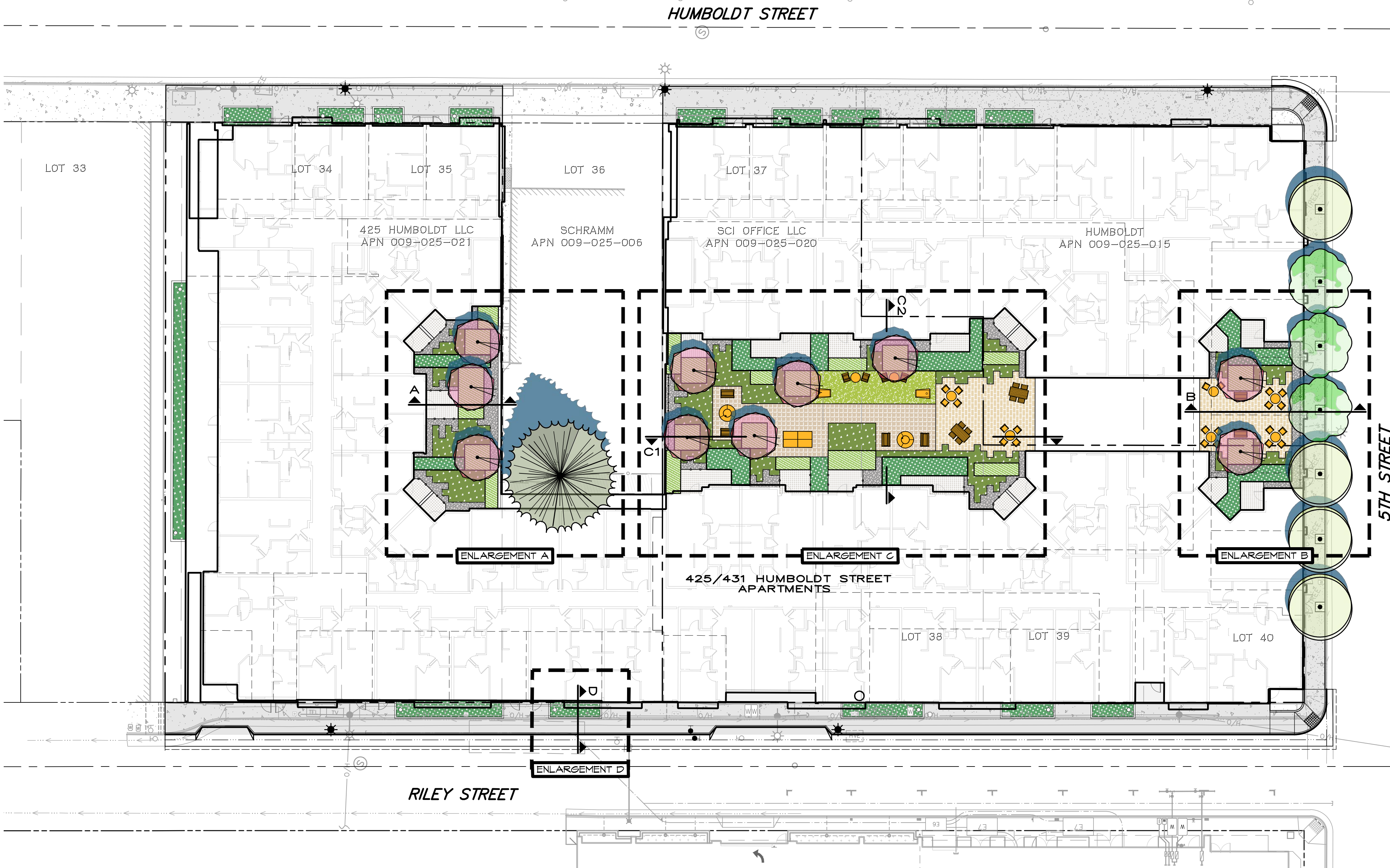
1. ALL UN-PAVED AREAS AND LANDSCAPE AREAS, EXCEPT GROUND COVER AREAS, SHALL BE TOP-DRESSED WITH A MINIMUM 3" LAYER OF ORGANIC MULCH.
2. ALL TREES PLANTED WITHIN 4' OF BUILDINGS, WALL, CURBS, OR PAVEMENTS SHALL BE INSTALLED WITH ROOT BARRIERS.
3. ALL TREES SHALL BE PLANTED FROM MINIMUM 15 GALLON CONTAINERS.
4. LANDSCAPE SHALL COMPLY WITH THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE.
5. A MINIMUM OF ONE FOOT DEPTH OF NON-MECHANICALLY COMPACTED SOIL SHALL BE AVAILABLE FOR WATER ABSORPTION AND ROOT GROWTH IN PLANTED AREAS. RIP AND / OR ROTOTILL AS NEEDED.

IRRIGATION STATEMENT

1. ALL PLANTINGS SHALL BE IRRIGATED BY AN AUTOMATIC, WATER CONSERVING IRRIGATION SYSTEM, DESIGNED AND INSTALLED TO MEET THE REQUIREMENTS OF THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE.
2. IRRIGATION SYSTEM SHALL BE DIVIDED INTO DISTINCT "HYDROZONES" BASED ON PLANT WATER USE REQUIREMENTS, SOLAR EXPOSURES, AND APPLICATION TYPE.
3. TREES IRRIGATION SHALL BE CONTROLLED BY A DEDICATED VALVE, SEPARATE FROM SHRUBS AND GROUND COVERS.
4. TREES SHALL BE IRRIGATED WITH POINT-SOURCE, BUBBLER DISTRIBUTION DEVICES.
5. SHRUBS AND GROUND COVER PLANTINGS SHALL BE IRRIGATED BY POINT-SOURCE, DRIP DISTRIBUTION DEVICES.

SITE LEGEND

SYMBOL	CODE	DESCRIPTION	QTY
	1	CONCRETE PAVING	7,219 SF
	2	PEDESTAL PAVERS - PATIOS	1,306 SF
	3	PEDESTAL PAVERS - SQUARE	871 SF
	4	PEDESTAL PAVERS - PLANK	1,291 SF
	5	ARTIFICIAL TURF	404 SF
	6	MAINTENANCE BANDS - DECORATIVE GRAVEL	1,066 SF
	7	GUARDRAIL - PATIO	179 LF
	8	GUARDRAIL - PODIUM EDGE	89 LF
	9	BIOFILTRATION PLANTERS - 36" HEIGHT	2,659 SF
	10	SEDUMS AND GRASSES - 6-12" HEIGHT	1,502 SF
	11	RAISED PLANTERS - 36" HEIGHT	1,235 SF
	12	TREE GRATES - 3'X3'	7
		SEATING - LOUNGE CHAIRS, ETC.	
		DINING TABLE WITH CHAIRS	
		FIRE PIT - PROPANE WITH ELECTRIC STARTER AND EMERGENCY SHUT-OFF	
		TABLES - DINING AND CASUAL HEIGHT	
		GAMING EQUIPMENT - TABLE TENNIS, CORNHOLE	



TREE PALETTE

PLANT SYMBOLS NOT TO SCALE

SYMBOL	BOTANICAL / COMMON NAME	SIZE
EXISTING TREES		
	(E) STREET TREE	VARIES
	(E) REDWOOD	36" DIA
COURTYARD TREES		
	ACER PALMATUM / JAPANESE MAPLE	24" BOX
	MAGNOLIA 'JURMAGI' / BLACK TULIP™ MAGNOLIA	24" BOX
STREET TREES		
	ACER RUBRUM, TO MATCH EX	24" BOX

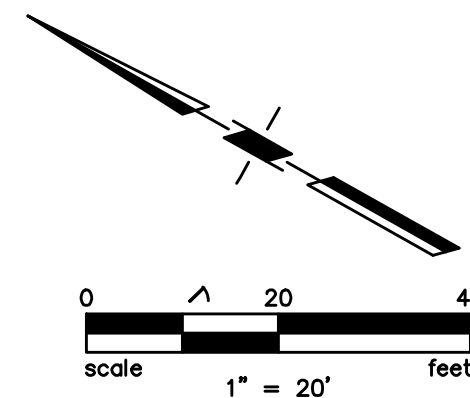
UNDERSTORY PLANT PALETTE

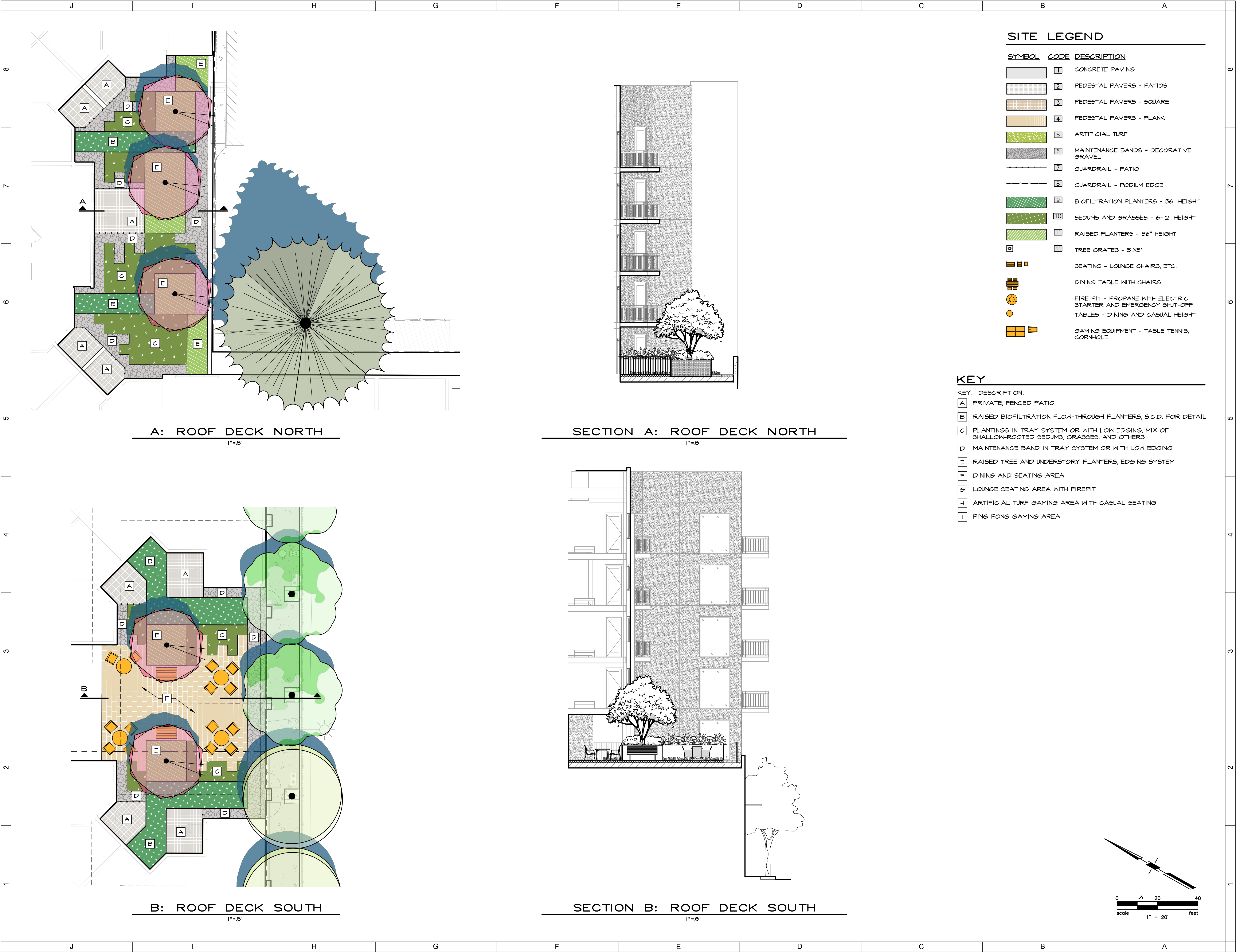
BOTANICAL / COMMON NAME	SIZE	MAX SPACING	WATER USE	CA NATIVE
SHRUBS				
ACACIA COGNATA 'ACCOGOI' / LITTLE RIVER WATTLE	5 GAL.	6' O.C.	LOW	-
ANEMONE HUPEHENSIS / JAPANESE ANEMONE	1 GAL.	2' O.C.	MODERATE	-
ASPARAGUS DENSIFLORUS 'MYERS' / ASPARAGUS FERN	1 GAL.	4' O.C.	MODERATE	-
ASPIDISTRA ELATIOR / CAST IRON PLANT	1 GAL.	2' O.C.	LOW	-
CLIVIA MINIATA 'MONTA' / FLAMEO BUSH LILY	1 GAL.	3' O.C.	MODERATE	-
HELLEBORUS 'PACIFIC FROST' / HELLEBORE	1 GAL.	2' O.C.	LOW	-
IRIS DOUGLASIANA / DOUGLAS IRIS	1 GAL.	2' O.C.	LOW	YES
LOROPETALUM 'PEACK' / FRINGE FLOWER	5 GAL.	5' O.C.	LOW	-
NEPHROLEPIS CORDIFOLIA / SWORD FERN	1 GAL.	3' O.C.	MODERATE	-
RIBES SPP. / CURRANT	5 GAL.	5' O.C.	LOW	YES
RUMOHRA ADIANTIFORMIS / LEATHER LEAF FERN	1 GAL.	3' O.C.	MODERATE	-
SALVIA SPATHACEA / HUMMINGBIRD SAGE	5 GAL.	4' O.C.	LOW	YES
WOODWARDIA FIMBRIATA / GIANT CHAIN FERN	5 GAL.	4' O.C.	MODERATE	YES
GRASSES AND PERENNIALS				
CAREX TUMULICOLA / FOOTHILL SEDGE	1 GAL.	2' O.C.	LOW	YES
HAKONECHLOA MACRA 'AUREOLA' / FOREST GRASS	1 GAL.	3' O.C.	MODERATE	-
JUNCUS EFFUSUS SPIRALIS / CORKSCREW RUSH	1 GAL.	15' O.C.	MODERATE	YES
JUNCUS PATENS / CALIFORNIA GRAY RUSH	1 GAL.	2' O.C.	LOW	YES
LOMANDRA LONGIFOLIA 'BREEZE' / BREEZE+ MAT RUSH	1 GAL.	3' O.C.	LOW	-
SUCCULENTS AND SEDUMS				
AGAVE ATTENUATA 'NOVA' / NOVA FOXTAIL AGAVE	5 GAL.	4' O.C.	LOW	-
AGAVE X 'BLUE GLOW' / BLUE GLOW AGAVE	1 GAL.	3' O.C.	VERY LOW	-
DUDLEYA BRITTONII / GIANT CHALK DUDLEYA	1 GAL.	18' O.C.	LOW	YES
BULBINE FRUTESCENS 'ORANGE' / ORANGE BULBINE	1 GAL.	3' O.C.	LOW	-
CAREX TUMULICOLA / FOOTHILL SEDGE	1 GAL.	2' O.C.	LOW	YES
SEDUM REFLEXUM 'BLUE SPRUCE' / BLUE STONECROP	1 GAL.	2' O.C.	LOW	-

MAXIMUM APPLIED WATER ALLOWANCE

(APPENDIX A)

B.) Adjusted Landscape Area Calculation				
6573 (Landscape Area)	x 0.55 Adjustment Factor	=	3615.15	
0 (Special Landscaped Area)	x 0.45 Adjustment Factor	=	0	
Sum of Adjusted Landscape Area				= 3615.15
MAWA = 39.13	x 0.62	x 3615.15	=	8771.1 gallons
B.) Adjusted Landscape Area Calculation				
0 (Very low water use plant sqft)	x 0.1	=	0	
4110 (Low water use plant sqft)	x 0.3	=	1233	
2463 (Moderate water use plant sqft)	x 0.6	=	1477.8	
0 (High water use plant sqft)	x 1.0	=	0	
Sum of Adjusted Landscape Area				= 2,711
ETWU = 39.13	x 0.62	x 2,711	/ 0.81	= 8119.7 gallons



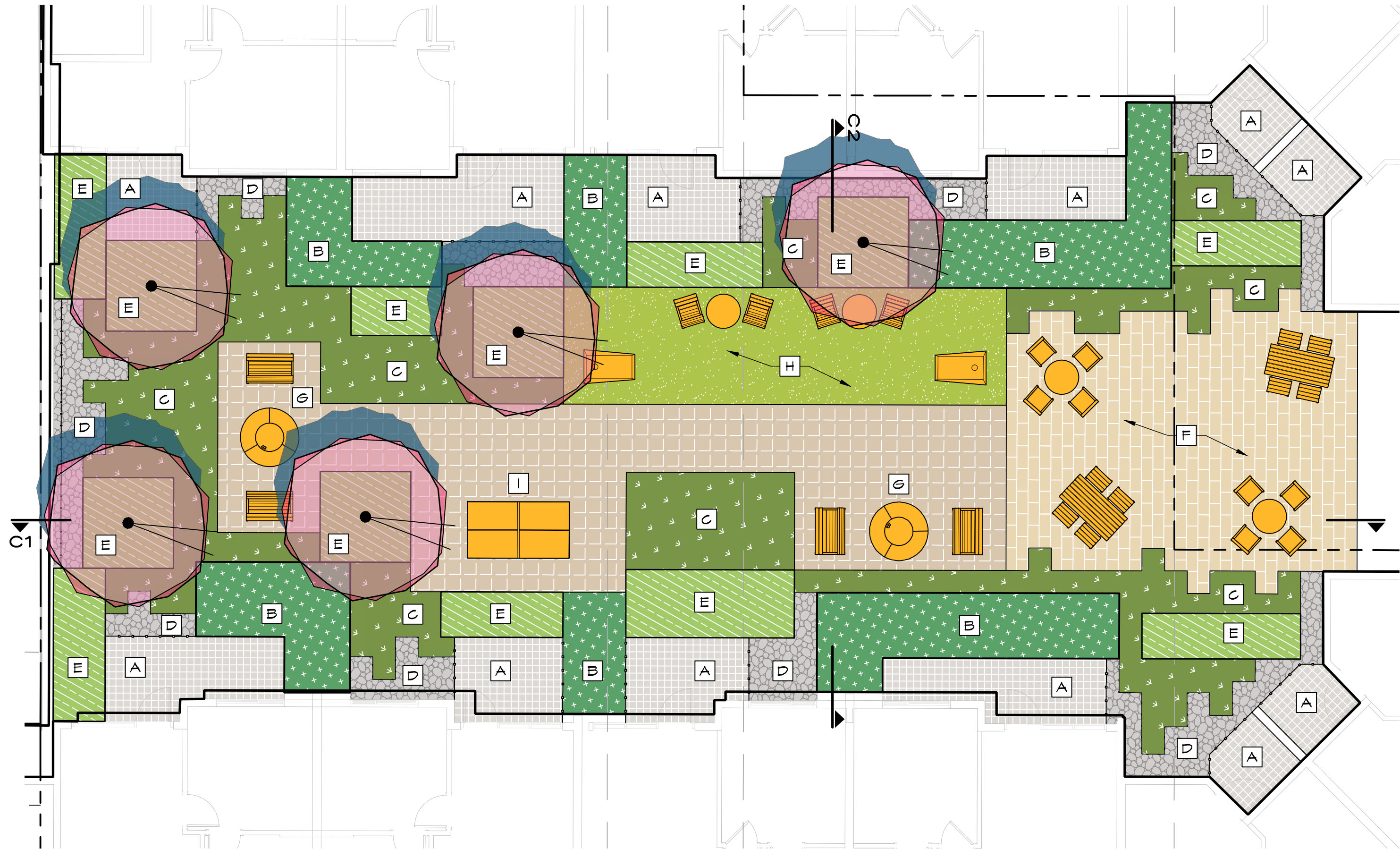


SITE LEGEND

SYMBOL	CODE	DESCRIPTION
	1	CONCRETE PAVING
	2	PEDESTAL PAVERS - PATIOS
	3	PEDESTAL PAVERS - SQUARE
	4	PEDESTAL PAVERS - PLANK
	5	ARTIFICIAL TURF
	6	MAINTENANCE BANDS - DECORATIVE GRAVEL
	7	GUARDRAIL - PATIO
	8	GUARDRAIL - PODIUM EDGE
	9	BIOFILTRATION PLANTERS - 36" HEIGHT
	10	SEDUMS AND GRASSES - 6-12" HEIGHT
	11	RAISED PLANTERS - 36" HEIGHT
	12	TREE GRATES - 3'X3'
		SEATING - LOUNGE CHAIRS, ETC.
		DINING TABLE WITH CHAIRS
		FIRE PIT - PROPANE WITH ELECTRIC STARTER AND EMERGENCY SHUT-OFF
		TABLES - DINING AND CASUAL HEIGHT
		GAMING EQUIPMENT - TABLE TENNIS, CORNHOLE

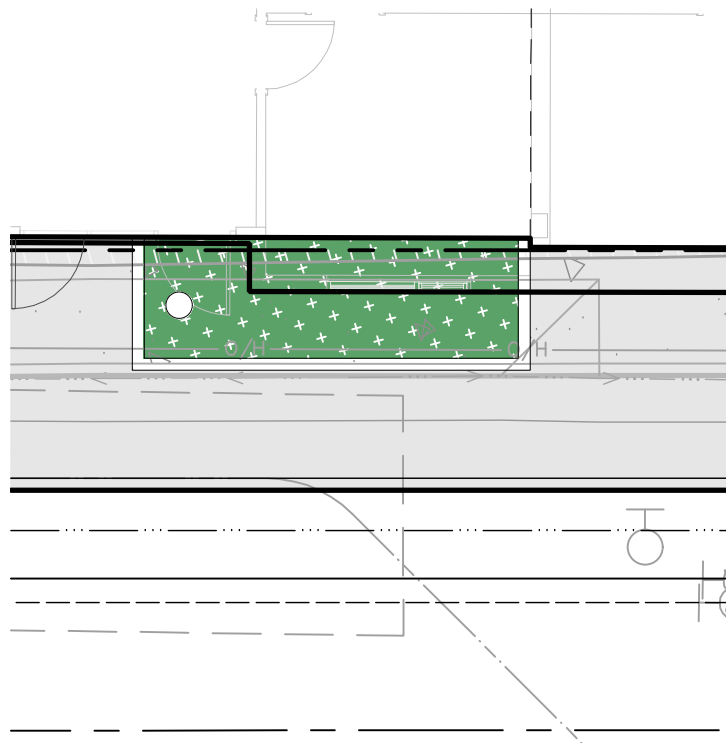
KEY

KEY:	DESCRIPTION:
A	PRIVATE, FENCED PATIO
B	RAISED BIOFILTRATION FLOW-THROUGH PLANTERS, S.C.D. FOR DETAIL
C	PLANTINGS IN TRAY SYSTEM OR WITH LOW EDGING, MIX OF SHALLOW-ROOTED SEDUMS, GRASSES, AND OTHERS
D	MAINTENANCE BAND IN TRAY SYSTEM OR WITH LOW EDGING
E	RAISED TREE AND UNDERSTORY PLANTERS, EDGING SYSTEM
F	DINING AND SEATING AREA
G	LOUNGE SEATING AREA WITH FIREPIT
H	ARTIFICIAL TURF GAMING AREA WITH CASUAL SEATING
I	PING PONG GAMING AREA



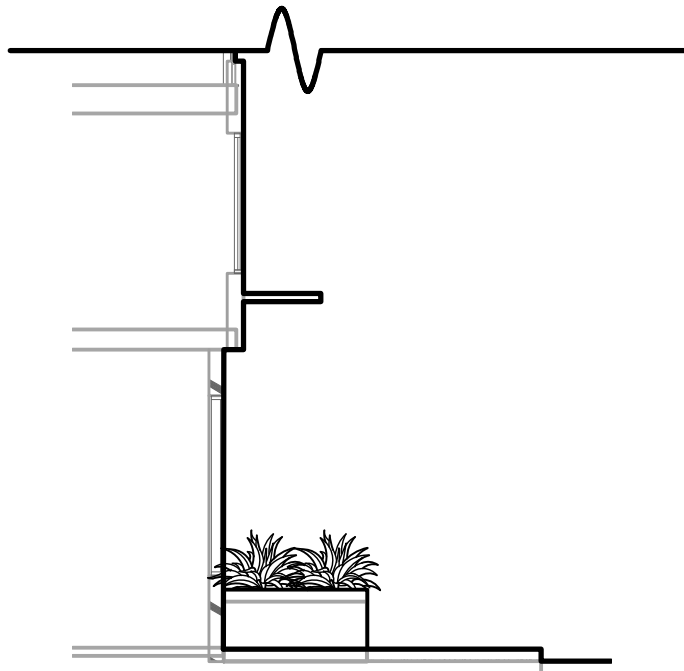
C: ROOF DECK MIDDLE

1"=8'



D: GROUND FLOOR PLANTERS

1"=8'



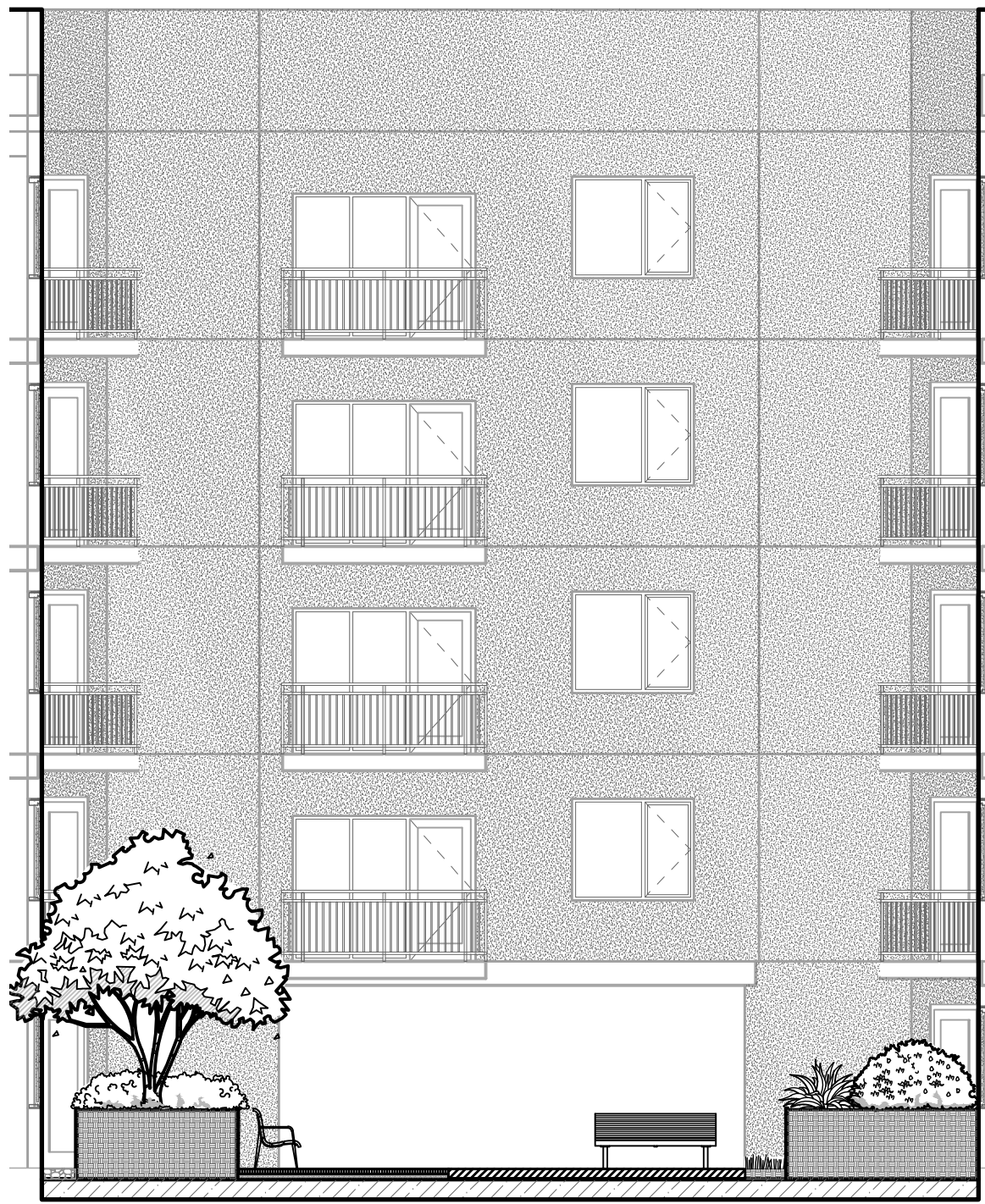
SECTION D: GROUND FLOOR PLANTERS

1"=8'



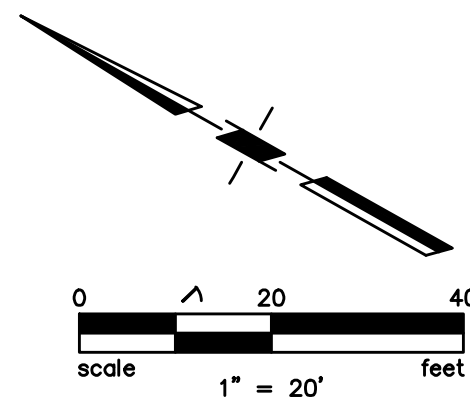
SECTION C1: ROOF DECK LOOKING WEST

1"=8'



SECTION C2: ROOF DECK
LOOKING SOUTH

1"=8'



PLANT PALETTE

NOTE: REPRESENTATIVE IMAGES. FINAL PLANTING DESIGN MAY INCLUDE ADDITIONAL PLANTINGS.



ACER PALMATUM / JAPANESE MAPLE



ACER 'SANGO-KAKU' / CORAL BARK MAPLE



LAGERSTROEMIA 'NATCHEZ' / CRAPE MYRTLE



MAGNOLIA 'JURMAG 1' / BLACK TULIP MAGNOLIA



CAREX TUMICOLA / FOOTHILL SEDGE



LOMANDRA PLATINUM BEAUTY' / MAT RUSH



IRIS DOUGLASIANA / PCH CA IRIS



LOROPETALUM 'PEACK' / DWARF FRINGE FLOWER



RIBES SPP. / CURRANT VARIETIES



WOODWARDIA FIMBRIATA / CHAIN FERN



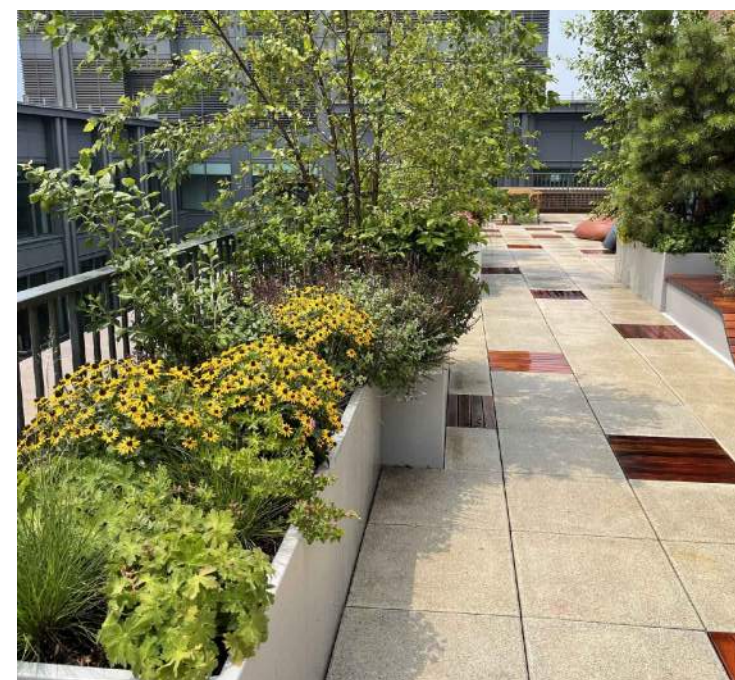
DUDLEYA BRITTONII / CHALK DUDLEYA



BULBINE & SEDUMS SPP.

PLANTERS

NOTE: REPRESENTATIVE AND INSPIRATION IMAGES. FINAL MATERIALS T.B.D. WITH DESIGN TEAM.



VARIED GREENERY AND PAVING MATERIALS



TALL PLANTERS WITH TREES



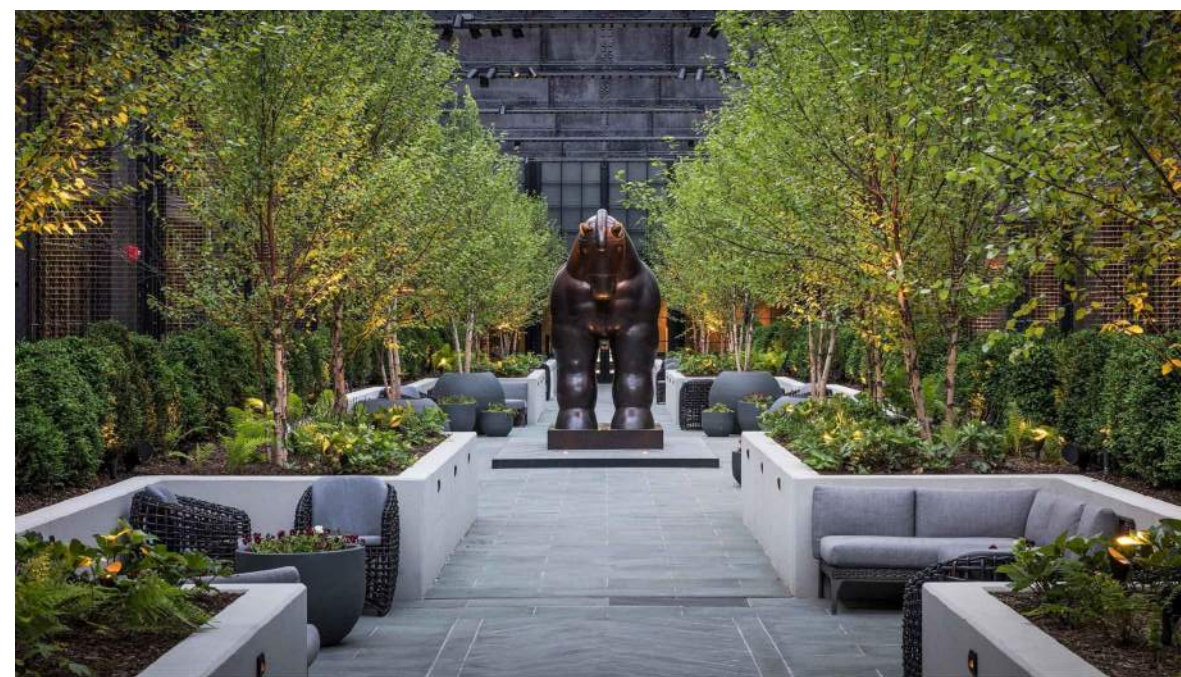
SEATING NOOKS



PLANTER TRAYS



VARIED HEIGHT RAISED PLANTERS.



SEATING NOOKS WITH PAVED INTERIOR

SITE FURNISHINGS

NOTE: REPRESENTATIVE AND INSPIRATION IMAGES. FINAL SELECTIONS T.B.D WITH DESIGN TEAM.



LOUNGE CHAIRS, WOOD & STEEL



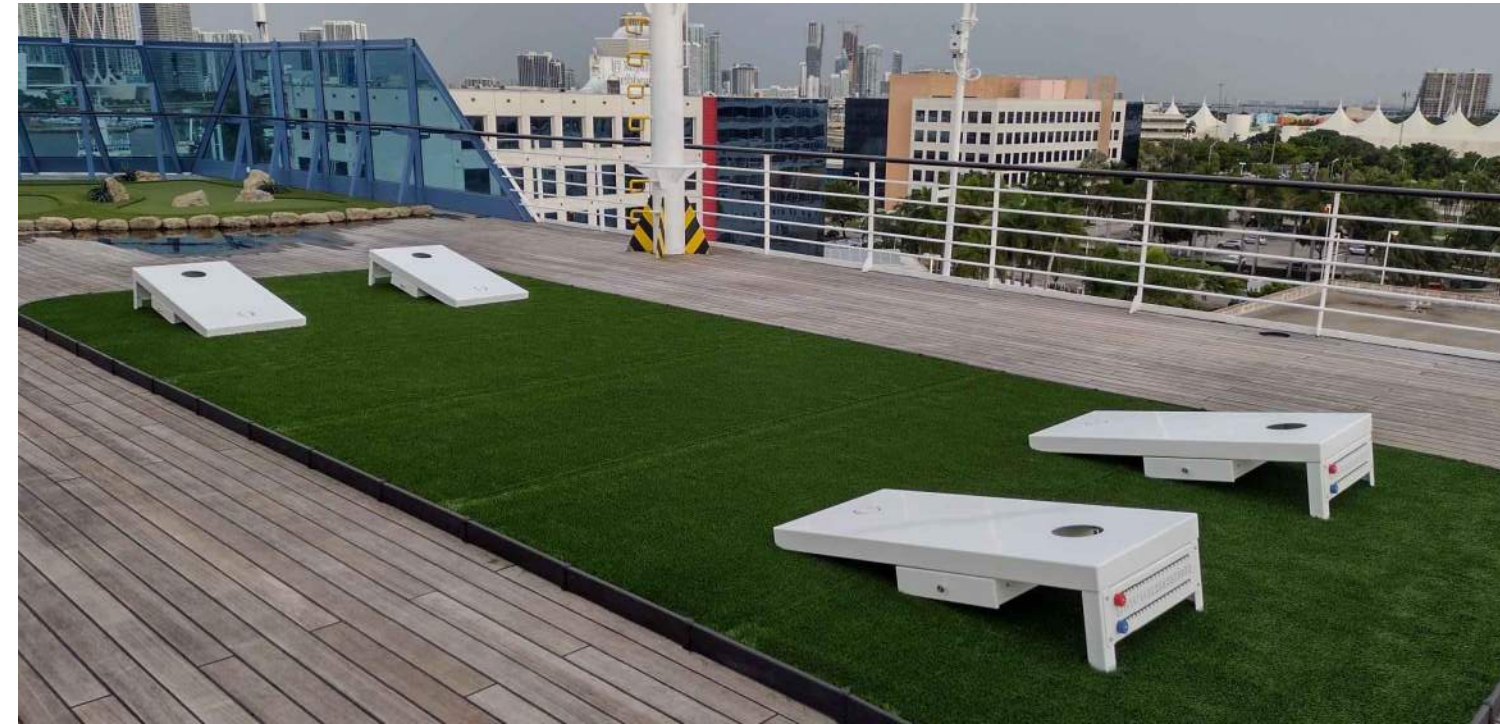
PICNIC TABLES, WOOD & STEEL



CHAIRS, WOOD & STEEL



FIRE TABLES



ARTIFICIAL TURF GAME AREA



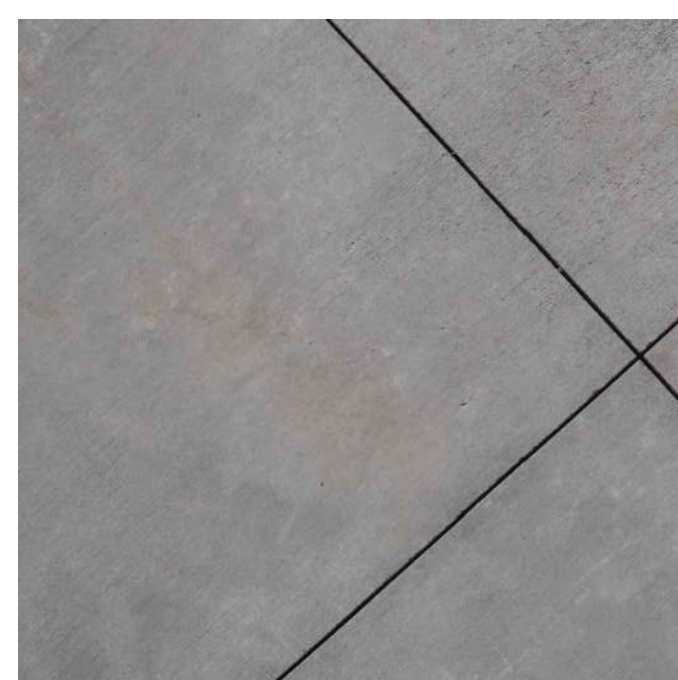
RECYCLED PLASTIC TABLES



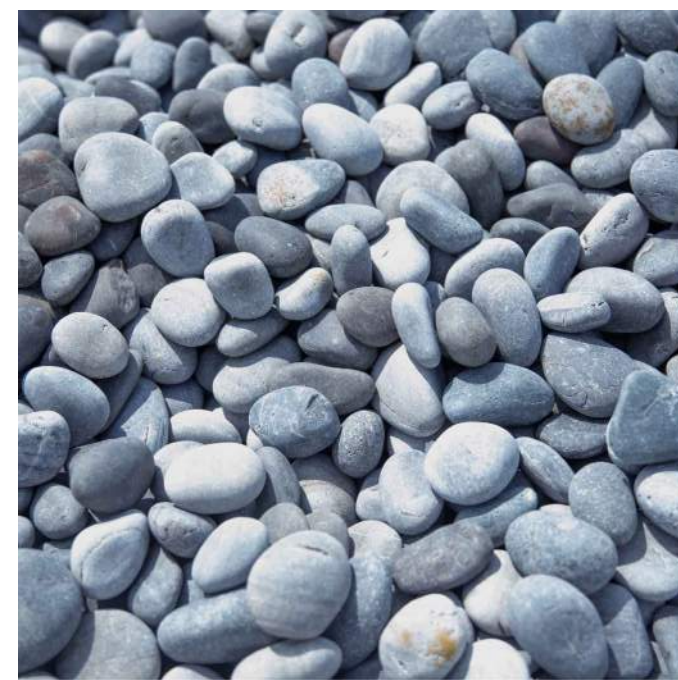
PING PONG TABLES

SITE MATERIALS

NOTE: REPRESENTATIVE IMAGES. FINAL SELECTIONS T.B.D. WITH DESIGN TEAM.



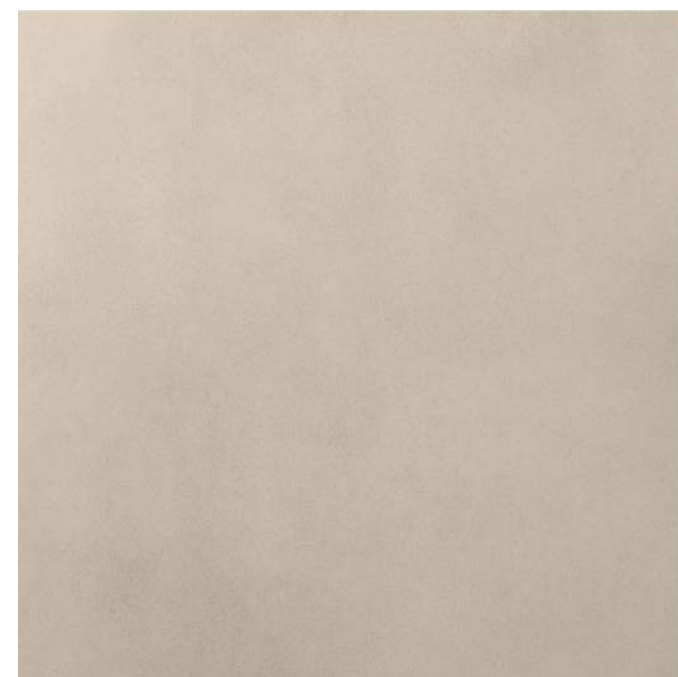
CONCRETE, PLAIN



DECORATIVE GRAVEL



WOOD DECKING PAVERS



CONCRETE PAVERS



PORCELAIN PAVERS