

SOLOMON CORDWELL BUENZ

Downtown Station

CORNERSTONE

10.26.2021

SCB



SHEET INDEX

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PROJECT INFORMATION



VICINITY MAP

PROJECT DESCRIPTION

The project site is located at 34 6th Street, Santa Rosa, California. The site was previously a railroad yard and is currently within the TV-M-H-SA Zoning District. The project as proposed is based on the draft preferred Downtown Station Area Plan development criteria. The project consists of a 6 story residential/mixed-use building with outdoor community pool and open gathering space for residents and neighbors.

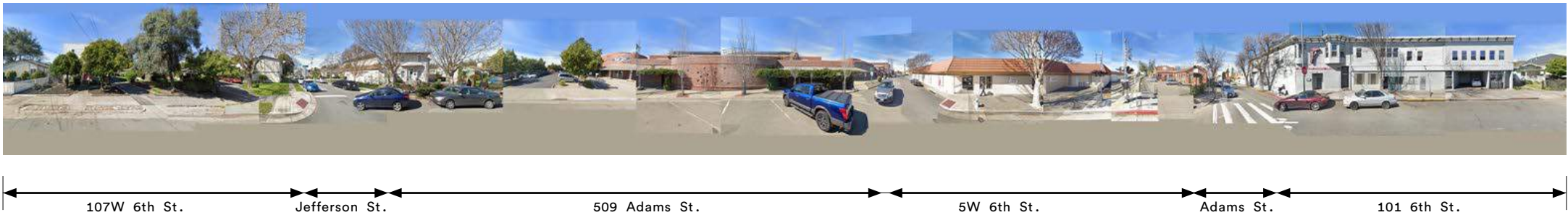
PROJECT INFORMATION

ADDRESS:	34 6th St."Santa Rosa Station"
PARCELS:	APN 010-166-003 and 010-171-019
PHASE 1 LOT SIZE:	37,300 SF (0.86 Acres of a 5.4 acre site)
PROPOSED LOT COVERAGE:	20,133 SF
CURRENT USE:	Undeveloped site
PROPOSED ZONING:	Station Mixed Use
PROPOSED DENSITY:	FAR 3.0
FRONT SETBACK:	None
SITE SETBACK INTERIOR:	None
REAR YARD:	None
PROPOSED HEIGHT:	6 stories
VEHICLE PARKING:	75 spaces (0.7 per unit) proposed (DSASP update proposes no minimum parking requirements)
BICYCLE PARKING:	48 (.42 per unit) Provided (.25/unit Required)
AFFORDABILITY	The project proposes to provide 10.53% restricted affordable units to low income households (12 units)

TYPE IB		Site Area	102,818		sf																													
			Residential														Amenity				Leasing Office		Club Room		Lobby		Bike Parking		BOH		Totals			
			Area units/ flr.	430 ST	441 ST	461 ST	493 1Br1Ba	554 1Br1Ba	579 1Br1Ba	621 1Br1Ba	656 1Br1Ba	942 2Br2Ba	950 2Br2Ba	1,000 2Br2Ba	1,100 2Br2Ba	950 FAMILY	1,000 FAMILY	RES NSF	RES GSF	GSF	GSF	GSF	spaces	GSF	GSF	GSF	GSF							
flr. Elev.	f / f	Flr.																																
+77.00																											0							
+67.00	10	R	ROOF														0	1,981									1,981							
+55.00	12	06	20		1	1	1	1	2	2	1	2	3	2		3		16,124	18,200							18,200	88.6%							
+45.00	10	05	20		1	1	1	1	2	2	1	2	3	2		3		16,124	18,200							18,200	88.6%							
+35.00	10	04	20		1	1	1	1	2	2	1	2	3	2		3		16,124	18,200							18,200	88.6%							
+25.00	10	03	20		1	1	1	1	2	2	1	2	3	2		3		16,124	18,200							18,200	88.6%							
+15.00	10	02	20		1	1	1	1	2	2	1	2	3	2		3		16,124	18,200							18,200	88.6%							
+0.00	15	01	14	2			1	1		1	1	4		1	3		825	11,255	14,993	330	1,220	960	48	365	2,400	20,133	75.1%							
			114 total units	2 ST	5 ST	5 ST	6 1Br1Ba	6 1Br1Ba	5 1Br1Ba	10 1Br1Ba	11 1Br1Ba	6 2Br2Ba	14 2Br2Ba	15 2Br2Ba	11 2Br2Ba	3 FAMILY	15 FAMILY	825 NSF	91,875 NSF	107,974 GSF	330 GSF	1,220 GSF	960 GSF	48 spaces	365 GSF	2,400 GSF	113,114 GSF							
			1.8%		4.4%		4.4%		5.3%		5.3%		4.4%		8.8%		9.6%		5.3%		12.3%		13.2%		9.6%		2.6%		13.2%		806 avg			
			10.5%		33.3%		40.4%		15.8%														0.42 spaces per unit				Overall		81.22% Eff.					
			ST		1BD		2BD		FAMILY																									

NEIGHBORHOOD CONTEXT PHOTOS AND MAP

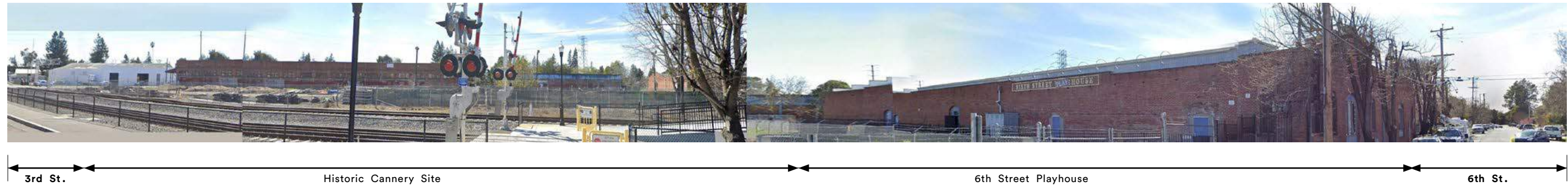
6TH STREET FACING NORTH ADJACENT PROPERTIES



3RD STREET FACING NORTH ADJACENT PROPERTIES

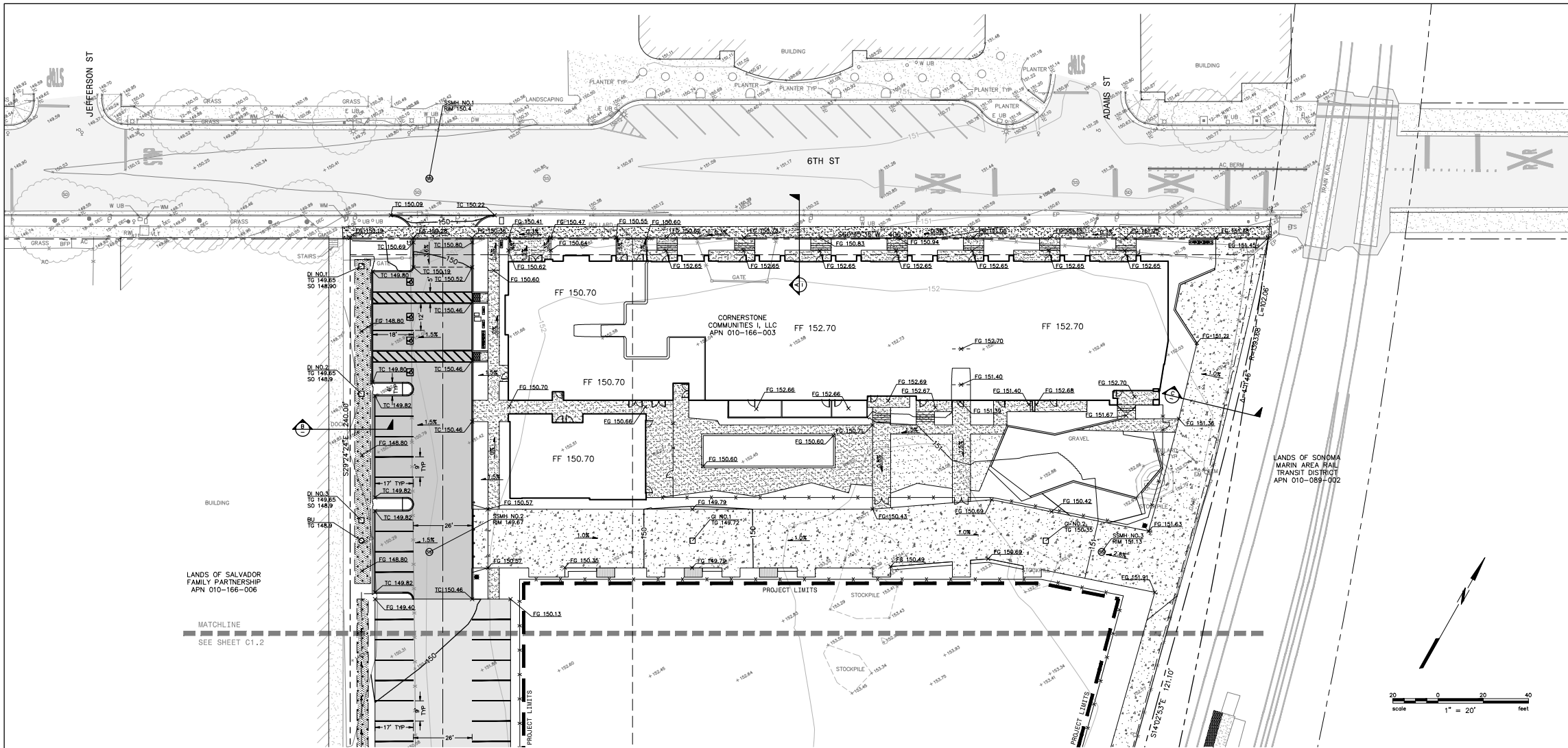


SMART SITE FACING WEST ADJACENT PROPERTIES



SMART SITE FACING EAST ADJACENT PROPERTIES



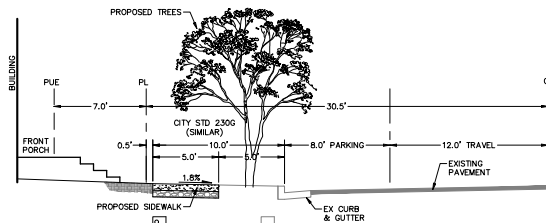


ABBREVIATIONS

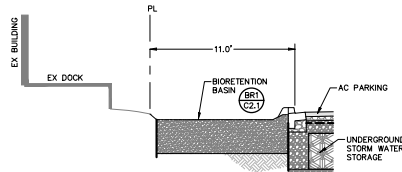
AC	ASPHALT CONCRETE
AD	AREA DRAIN
APN	ASSESSOR'S PARCEL NUMBER
CB	CATCH BASIN
CO	CLEAN OUT
DI	DROP INLET
DW	DRIVEWAY
E	ELECTRIC
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
G	GAS
GI	GRATE INLET
INV	INVERT
IP	IRON PIPE
MH	MANHOLE
OH	OVERHEAD UTILITY LINE
O.R.	OFFICIAL RECORDS
PL	PROPERTY LINE
PUE	PUBLIC UTILITY EASEMENT
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SO	SIDE OPENING
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
TB	TOP OF BOX
TC	TOP FACE OF CURB
TG	TOP OF GRATE
TW	TOP OF WALL
UB	UTILITY BOX
W	WATER
WM	WATER METER

SYMBOLS & LEGEND

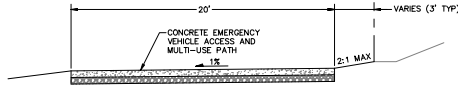
EXISTING	PROPOSED	
		IRON PIPE, SIZED & TAGGED AS NOTED
		VALVE
		FIRE HYDRANT
		FIRE CHECK DETECTOR CHECK
		BACKFLOW PREVENTION DEVICE
		WATER METER
		FIRE DEPARTMENT CONNECTION
		PUBLIC SEWER MANHOLE
		STORM DRAIN INLET
		STORM DRAIN BUBBLE UP
		STREET SIGN
		STREET LIGHT
		UTILITY POLE
		GUY ANCHOR
		TREE
		TREE TO BE REMOVED
		PROPERTY LINE
		EASEMENT
		CENTERLINE
		GRADE BREAK
		FLOW LINE
		FENCE
		OVERHEAD UTILITY LINE
		ASPHALT
		INTERIM ASPHALT
		CONCRETE (PEDESTRIAN)
		CONCRETE (VEHICLE)
		BIORETENTION
		DETAIL IDENTIFICATION SHEET WHERE DETAIL IS SHOWN
		CROSS SECTION IDENTIFICATION SHEET WHERE CROSS SECTION IS SHOWN



SECTION A
6TH STREET TYPICAL SECTION
NO SCALE



SECTION B
NO SCALE



SECTION C
NO SCALE

DESIGN REVIEW NOTE:

THIS CONCEPTUAL SITE PLAN HAS BEEN PREPARED TO PROVIDE THE REVIEWING AGENCY WITH A DRAWING REFLECTING THE PARCEL'S EXISTING CONDITION AND THE PROPOSED CONSTRUCTION LAYOUT. MINOR ADJUSTMENTS MAY BE MADE DURING THE DEVELOPMENT OF THE CONSTRUCTION DRAWINGS TO FACILITATE THE REQUESTS OF CITY STAFF, THE BUILDING CODE AND LOCAL REGULATIONS.

BUILDING SPRINKLERS AND FIRE DEPARTMENT CONNECTIONS FOR BUILDING SPRINKLERS WILL BE REQUIRED WITH THIS DEVELOPMENT. THESE FACILITIES WILL BE LOCATED AND SIZED IN ACCORDANCE WITH THE BUILDING CODE, APPLICABLE COUNTY/CITY STANDARDS AND LOCAL REGULATIONS WITH THE DEVELOPMENT OF CONSTRUCTION DRAWINGS.

MAPPING NOTES

UNAUTHORIZED CHANGES & USES: THE PROFESSIONAL PREPARING THIS MAP WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS MAP. CHANGES TO THIS MAP MUST BE REQUESTED IN WRITING AND MUST BE APPROVED BY THE PROFESSIONAL.

RECORD TITLE INTEREST AND ENCUMBRANCES WERE BASED ON A TITLE REPORT BY FIDELITY NATIONAL TITLE COMPANY, ORDER NUMBER 01002630-010-PA-CDT, DATED AUGUST 10, 2016.

THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND ARE BASED ON OBSERVED TOPOGRAPHIC SURFACE FEATURES AND AVAILABLE INFORMATION. THE PROFESSIONAL PREPARING THIS MAP ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THESE FACILITIES OR FOR THE INADVERTENT OMISSION OF RELATED INFORMATION.

TREE DIAMETERS ARE MEASURED AT CHEST HEIGHT (48"), DRIPLINE DIAMETERS AND TREE SPECIES ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED BY A CERTIFIED ARBORIST.

BENCHMARK: S.M.A.R.T. CONTROL MONUMENT, LOCATION SHOWN HEREON, ELEVATION 158.25' (DATUM NAVD 88 BY GPS OBSERVATIONS UTILIZING THE CALIFORNIA SURVEY & DRAFTING SUPPLY VSN).

FIELD SURVEY DATE: AUGUST 17 2016

PRELIMINARY

NOT FOR CONSTRUCTION

DATE: 09/15/2021



200 4th STREET
SUITE 300
SANTA ROSA, CA 95401
(707) 583-8500
www.bkf.com



CORNERSTONE

NO.	DATE	DESCRIPTION
03-26-2021		PRELIMINARY DESIGN REVIEW
09-11-2020		SCHEMATIC DESIGN



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34 6TH STREET

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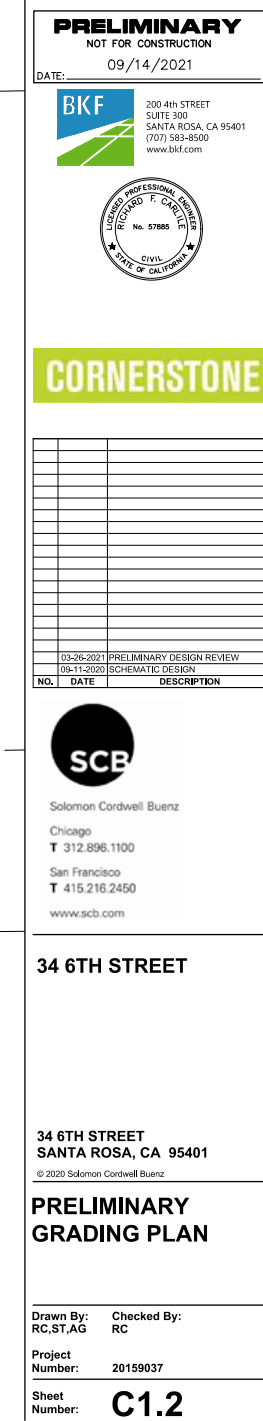
PRELIMINARY
GRADING PLAN

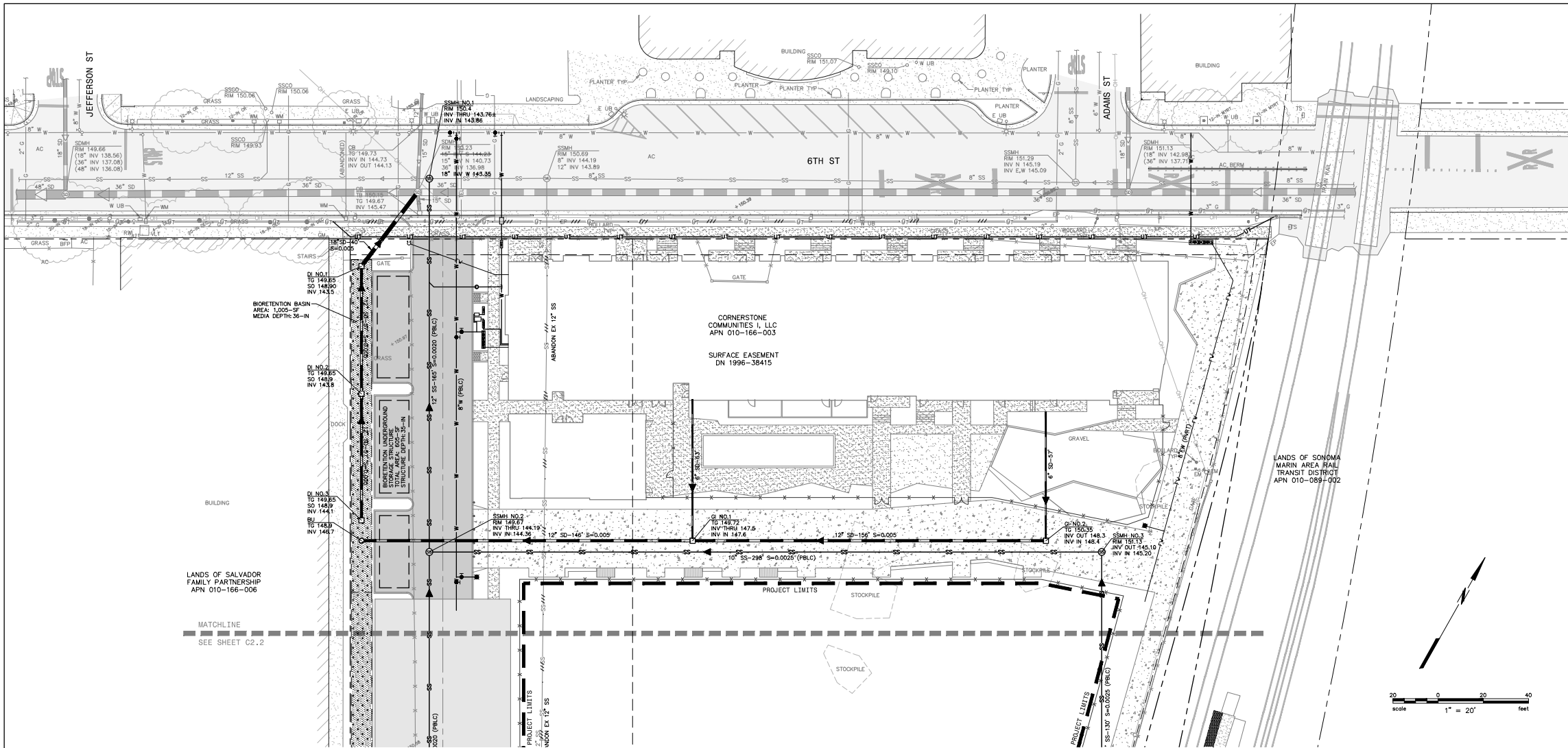
Drawn By: RC,ST,AG
Checked By: RC

Project Number: 20159037

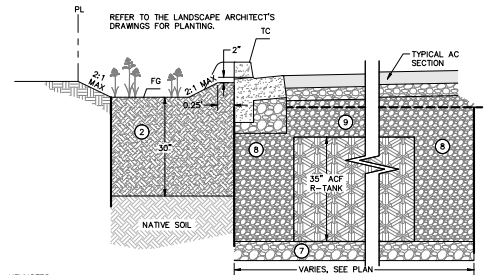
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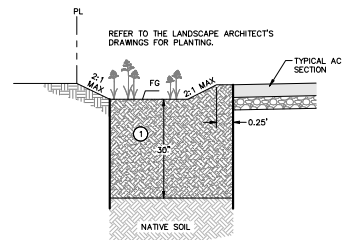


SYMBOLS & LEGEND	
EXISTING	PROPOSED
	IRON PIPE, SIZED & TAGGED AS NOTED
	VALVE
	FIRE HYDRANT
	DOUBLE CHECK DETECTOR CHECK
	BACKFLOW PREVENTION DEVICE
	WATER METER
	FIRE DEPARTMENT CONNECTION
	PUBLIC SEWER MANHOLE
	STORM DRAIN INLET
	STORM DRAIN BUBBLE UP
	STREET SIGN
	UTILITY POLE
	GUY ANCHOR
	TREE
	TREE TO BE REMOVED
	PROPERTY LINE
	EASEMENT
	CENTERLINE
	GRADE BREAK
	FLOW LINE
	FENCE
	SANITARY SEWER
	STORM DRAIN
	WATER
	PRIVATE FIRE MAIN
	OVERHEAD UTILITY LINE
	UNDERGROUND GAS LINE
	ASPHALT
	INTERIM ASPHALT
	CONCRETE (PEDESTRIAN)
	CONCRETE (VEHICLE)
	BIORETENTION
	DETAIL IDENTIFICATION
	SHEET WHERE DETAIL IS SHOWN
	CROSS SECTION IDENTIFICATION
	SHEET WHERE CROSS SECTION IS SHOWN



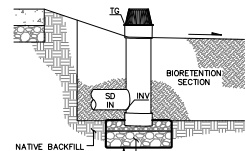
- KEYNOTES:
1. CURB DEPRESSION WHERE SHOWN IN PLAN
 2. SOLAND BIOSWALE MEDIA MIX HAVING A POROSITY OF AT LEAST 60% OR EQUIVALENT
 3. 10 MIL PLASTIC MOISTURE BARRIER, BOTH SIDES, EXTEND BARRIER 6-INCHES BELOW MEDIA MIX INTO SUBGRADE
 4. GEOTEXT PER MANUFACTURER'S RECOMMENDATIONS, 12\"/>
 5. MIRAFI FILTER FABRIC F1402, OR APPROVED EQUIVALENT, SEPARATING COMPACTED TANK BACKFILL AND BIORETENTION MEDIA
 6. MIRAFI FILTER FABRIC F140 N, OR APPROVED EQUIVALENT, WRAPPED AROUND ALL SIDES OF STRUCTURE PER MANUFACTURER'S RECOMMENDATIONS
 7. 3\"/>
 8. 24\"/>
 9. 12\"/>

BR1 BIORETENTION FACILITY DETAIL
NO SCALE



- KEYNOTES:
1. SOLAND BIOSWALE MEDIA MIX HAVING A POROSITY OF AT LEAST 60% OR EQUIVALENT

BR2 BIORETENTION FACILITY DETAIL
NO SCALE



BIORETENTION CELL
BUBBLE UP DETAIL
NO SCALE

PRELIMINARY
NOT FOR CONSTRUCTION

DATE: 09/14/2021



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**PRELIMINARY
UTILITY PLAN**

Drawn By: RC,ST,AG
Checked By: RC

Project Number: 20159037

Sheet Number: **C2.1**



SITE ANALYSIS MAP



- New Internal Roadway
- SMART Station
- Potential Trolley Route
- High Freq. Bus Route
- Existing Bike Path
- Planned Bike Path
- Pedestrian Improvement
- Streetscape Improvement
- Sun Path & Solar Angle
- Prevailing Wind
- View Corridors

SMART SITE



34 6th Street development will reimagine a 2.36 acre property which sits at the intersection of two historic Santa Rosa districts. To the East is the Railroad Square Historic District, to the North West is the West End Historic District, and immediately to the West is the Historic Cannery Building. The masterplan for the site comprises a series of predominantly residential buildings with ground floor community and retail spaces, sited and designed to respond to each of these Historic Districts.

The SMART station, regional bike network connections, proximity to downtown, and convenient connections to local and regional road networks, will give the residents a broad array of transit options, creating opportunities to reduce car dependency. These transit oriented strategies, coupled with a highly sustainable approach to site planning and organization,

will allow for the creation of a forward looking, sustainably driven and resilient community.

An internal roadway along the site’s west edge, connecting 3rd Street with 6th Street, allows full access to all buildings, which are organized generally to sit perpendicular to the roadway. This orientation is critical for several reasons. First, it responds to the site’s solar orientation, maximizing daylight and passive heating opportunities in the units and open spaces. Second, it leverages prevailing winds for natural ventilation in the buildings, reducing heating loads while also providing occupant comfort in the open spaces. Finally, this orientation preserves view corridors down 4th Street and 5th Street, and from Historic Railroad Square, giving better visual and physical access through the site and to the creek beyond.

The site’s western edge is formed by the Historic

Cannery building and the 6th Street Playhouse, itself a renovation of the Del Monte Cannery.

The architectural language of the cannery buildings, along with their linear massing, is the main design driver for the vocabulary of the new building. The linear forms of the canneries are organized into simple masonry bays with punched windows; the loading docks and appurtenant structures utilize metal and wood to create canopies and raised dock elements. These design features and materials are reinterpreted in the new structures to become continuous residential stoops and canopies at the ground floor, and an organized series of bays of punched windows at the upper stories. The ends of the building address both the Railroad Square Historic District and future multi use trail, and the internal street where the building and subsequent phases will have their entrances. The ends are activated with balconies providing visual interest, and an opportunity to engage with the industrial language of the ground floor through strong vertical elements.

Along 6th Street, the same architectural treatment is more modulated in scale creating a recognizable “townhome” aesthetic. This treatment, coupled with the continuous stoops,



and residential motifs such as bay windows and Juliet balconies, will help mitigate the scale of the 6 story building, as it addresses the West End Historic District.

The southerly edge of the project is set to become the first of a series of community spaces that are included in the masterplan. A pool with associated indoor space, as well as a series of public facilities including grills and play equipment will provide a community amenity. As the masterplan delivery progresses, this “Mews” space will become just one of a series of interconnected open spaces that are set to enliven the project, and to connect it to, and engage with, the wider community.



DOWNTOWN STATION SITE PLAN



LANDSCAPING CONCEPT PLAN



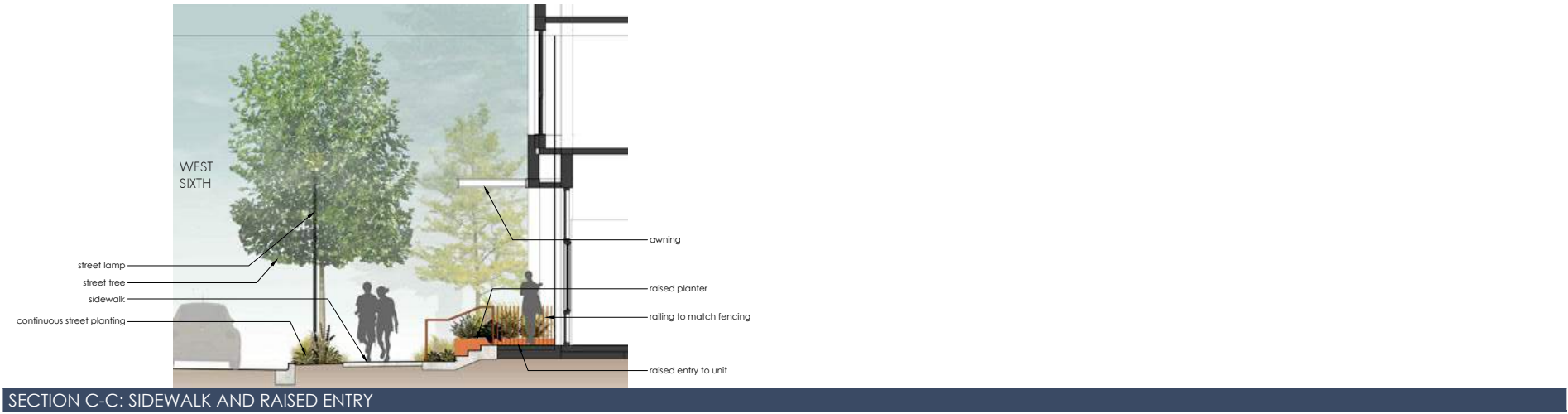
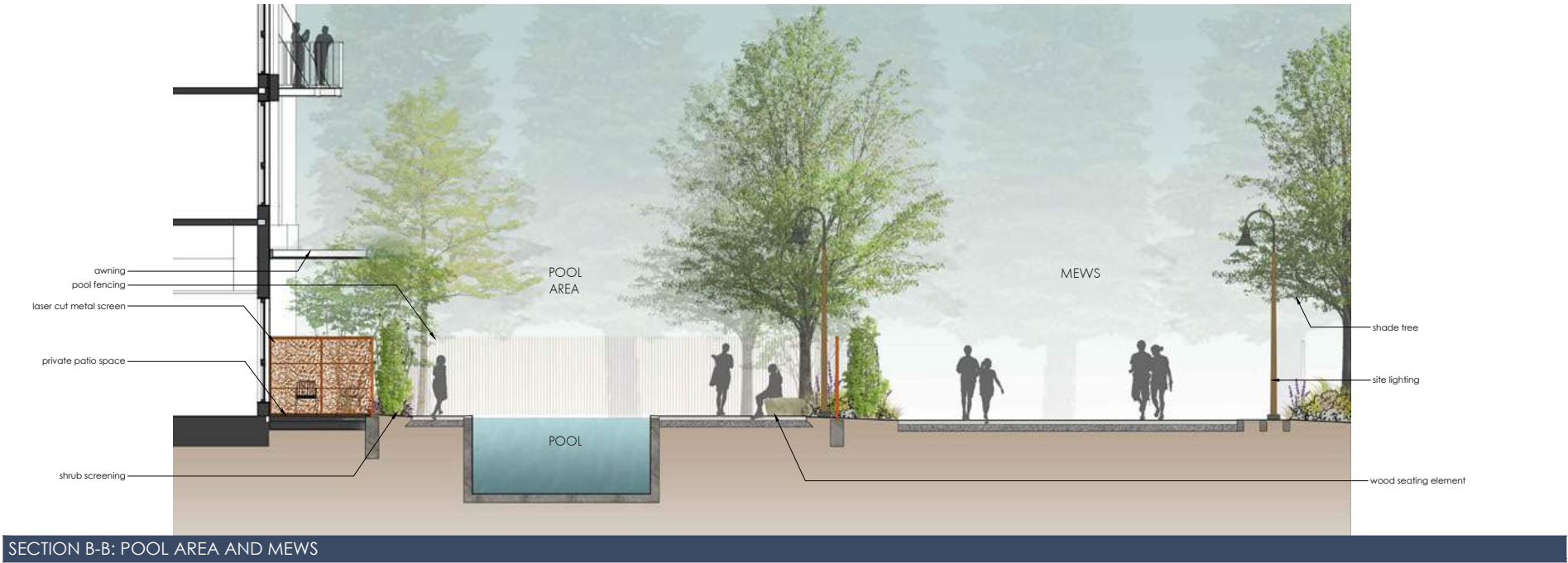
- LEGEND
- (A) RAISED STOOP - RESIDENTIAL CONDITION
 - (B) SPLASH PADS - WATER FEATURE
 - (C) LAWN AREA FOR GATHERINGS AND PLAY
 - (D) SIDEWALK
 - (E) SHADE STRUCTURE
 - (F) DECK PLATFORMS FOR SEATING
 - (G) SEAT WALL
 - (H) PICNIC AND BBQ AREA
 - (I) PLAY STRUCTURE AND FALL SURFACING
 - (J) EXERCISE EQUIPMENT AND FALL SURFACING
 - (K) POOL DECKING
 - (L) REMOVABLE BOLLARDS
 - (M) MOVABLE FURNITURE
 - (N) CONNECTION TO PEDESTRIAN/BIKE PATHWAY
 - (O) 48" FENCING WITH GATES
 - (P) 72" POOL FENCING WITH GATES
 - (Q) TEMPORARY FENCING
 - (R) TEMPORARY PARKING - AC OR GRAVEL PAVEMENT

- SITE LEGEND
- POOL PAVEMENT & COPING - INTEGRAL COLOR CONCRETE OR UNIT PAVER
 - PEDESTRIAN PAVEMENT ONE - INTEGRAL COLOR CONCRETE
 - PEDESTRIAN PAVEMENT TWO - INTEGRAL COLOR CONCRETE OR UNIT PAVERS
 - PEDESTRIAN PAVEMENT THREE - TRAIL - ASPHALT
 - VEHICULAR ASPHALT
 - PLAY/FALL SURFACING
 - ROOFTOP LANDSCAPED TERRACE
 - SHADE STRUCTURE

- LANDSCAPE LEGEND
- STORM WATER PLANTING
 - PLANTING AREA
 - HYDROSEED AREA WITH NATIVE GRASSES AND WILDFLOWERS
 - LAWN AREA
 - LARGE SPECIMEN TREE
 - LARGE SHADE TREE
 - MEDIUM SIZED TREE
 - SMALL ACCENT TREE



SECTIONS



PLANTING, IRRAGAGTION, MATERIALS & FINISHES

CANDIDATE PLANT LIST				
MEWS, POOL, AND STREETScape	SIZE	WUCOLS	STORM WATER	SIZE WUCOLS
Achillea filipendulina	1 gal	Low	Acer circinatum	5 gal Medium
Agave 'Blue Glow'	5 gal	Low	Asclepias speciosa 'Davis'	1 gal Low
Agave 'Frosty Blue'	5 gal	Low	Bidens laevis	1 gal Medium
Alchemilla sericata	1 gal	Medium	Carex densa	1 gal Medium
Anemopsis californica	1 gal	Medium	Chondropetalum t. 'El Campo'	1 gal Low
Arctostaphylos 'Howard McMinn'	5 gal	Low	Iris douglasiana 'Canyon Snow'	1 gal Low
Arctostaphylos 'Pacific Mist'	1 gal	Low	Juncus patens 'Elk Blue'	1 gal Low
Arctostaphylos 'Sunset'	5 gal	Low	Lomandra l. 'Breeze'	1 gal Low
Aristea inaequalis	1 gal	Low	Rosa californica	1 gal Low
Artemesia californica 'Montara'	1 gal	Low	SITE TREES	
Aspidistra elatior	1 gal	Low	Acer Circinatum	15 gal Medium
Beschorneria	1 gal	Low	Acer macrophyllum	15 gal Medium
Beschorneria albiflora	5 gal	Low	Aesculus californica	15 gal Low
Callistemon 'Green John'	5 gal	Low	Aesculus carnea 'Briotti'	24" Box Medium
Callistemon 'Pink Champagne'	5 gal	Low	Arbutus 'Marina'	15 gal Low
Calycanthus occidentalis	5 gal	Medium	Brahea armata	24" Box Low
Ceanothus 'Joyce Coulter'	5 gal	Low	Cercidiphyllum japonicum	36" Box Medium
Centaurea gymnocarpa	1 gal	Low	Cercis canadensis 'Hearts of Gold'	20 gal Medium
Choisya ternata	5 gal	Medium	Chamaerops humilis var. cerifera	24" Box Low
Dasyllirion longissimum	5 gal	Low	Conrus x kousa/nuttalli 'Venus'	20 gal Medium
Dasyllirion wheeleri	5 gal	Low	Ginkgo biloba 'Fastigiata'	24" Box Low
Dianella tasmanica	1 gal	Medium	Luma apiculata	15 gal Medium
Dicksonia antarctica	1 gal	High	Lyonothamnus f. ssp. Asplenifolius	15 gal Low
Echeveria agavoides	1 gal	Low	Parrotia persica	15 gal Medium
Echeveria imbricata	1 gal	Low	Quercus lobata	24" Box Low
Epilobium canum 'Carmen's Grey'	1 gal	Low	Trachycarpus wagnerianus	15 gal Low
Eriogonum giganteum	1 gal	Low	Ulmus parvifolia 'Allee'	24" Box Low
Garrya elliptica 'James Roof'	15 gal	Low	Ulmus parvifolia 'BSNUPF'	24" Box Low
Grevillea victoriae	5 gal	Low	Ulmus parvifolia 'UPMTE'	24" Box Low
Helleborus foetidus	1 gal	Low	Vitex agnus chastus	24" Box Low
Heracleum lanatum	1 gal	Medium	X chitalpa tashkentensis	15 gal Low
Heteromeles arbutifolia 'Davis Gold'	15 gal	Low	Zelkova serrata	24" Box Low
Heuchera maxima	1 gal	Medium	STREET TREES	
Hydrangea quercifolia	5 gal	Medium	Acer buergeranum	24" Box Medium
Kniphofia thompsonii	1 gal	Low	Acer rubrum	24" Box Medium
Libertia chilensis	5 gal	Low	Cercis canadensis	24" Box Medium
Mahonia x media 'Marvel'	5 gal	Medium	Chinoanthus retusa	24" Box Medium
Mahonia x 'Soft Caress'	2 gal	Low	Ginkgo biloba 'Saratoga'	24" Box Medium
Muhlenbergia rigens	5 gal	Low	Koelreuteria bipinnata	24" Box Low
Nandina domestica 'Emerald Sea'	5 gal	Low	Lagerstroemia indica cv.	24" Box Low
Nandina domestica 'Flirt'	2 gal	Low	Laurus nobilis 'Saratoga'	24" Box Low
Nandina domestica 'Lemon Lime'	2 gal	Low	Parrotia persica	24" Box Medium
Olea europaea 'Little Ollie'	15 gal	Low	Pistacia chinensis	24" Box Low
Rhamnus alaternus	5 gal	Low	Zelkova serrata	24" Box Low
Rhamnus californica 'Leatherleaf'	5 gal	Low		
Rosa chinensis 'mutabilis'	5 gal	Medium		
Rosa 'Vielchenblau'	5 gal	Medium		
Rosmarinus officinalis 'Roman Beauty'	5 gal	Low		
Rubus parvifolius	5 gal	Low		
Rudbeckia californica	1 gal	Medium		
Salvia apiana	1 gal	Very Low		
Salvia spathacea 'Las Pilitas'	1 gal	Low		
Salvia 'Bees Bliss'	1 gal	Low		
Salvia clevelandii 'Pozo Blue'	1 gal	Low		
Sedum palmeri	1 gal	Low		
Sedum spathulifolium	1 gal	Low		
Sedum spurium	1 gal	Low		
Stipa gigantea	1 gal	Low		
Westringia fruticosa	5 gal	Low		
Westringia 'Morning Light'	2 gal	Low		
Woodwardia fimbriata	1 gal	Medium		
Xanthorrhoea glauca	5 gal	Low		
Yucca filamentosa	5 gal	Low		

IRRIGATION STATEMENT

- All irrigation will be designed to meet 2015 Sonoma County Water Efficient Landscape Ordinance and will contain the following components:
- The irrigation system will be designed and installed to meet irrigation efficiency described in the maximum applied water allowance.
 - Weather based, self-adjusting irrigation controller with a rain sensor.
 - Emitters to include-subsurface drip irrigation and tree bubblers.
 - Spray irrigation will be designed with water-efficient spray heads and to minimize run-off.
 - Trees to be placed on separate valves.
 - Container planting to be placed on separate valves.
 - Isolation valves to be installed at point of connection and before each valve or manifold.
 - Pressure regulation to be installed.
 - Separate valves to be installed to irrigate zones of low, medium, and high water use plantings.
 - Check valves will be installed to prevent low point drainage.

HYDROSEED MIX



NATIVE HYDOSEED MIX

PACIFIC COAST SEED-
BAY/VALEY 1-3 YEAR
PROTECTION WITH
ADDITIONAL NATIVE
WILDFLOWER MIX

ASSORTED CANDIDATE SITE AND STREET TREE CHARACTER IMAGES



ACER CIRCINATUM



ACER MACROPHYLLUM



AESCULUS CARNEA 'BRIOTTI'



ACER RUBRUM



CHIONANTHUS RETUSA



CHAMEROPS HUMILIS VAR. CERIFERA



GINKGO BILOBA 'SARATOGA'



KOELREUTERIA BIPINNATA



LUMA APICULATA



PARROTIA PERISCA



QUERCUS LOBATA



ZELKOVA SERRATA

FENCING TYPES



48" FENCE CONCEPT ONE



72" POOL FENCE CONCEPT THREE



PRIVATE PATIO FENCING



TEMPORARY FENCING CONCEPT - 48" CHAIN LINK

PAVEMENT FINISHES



PAVEMENT ONE CONCRETE
SCORING: SAWCUT
FINISH: GRACE TOP CAST SANDBLAST
COLOR: FEWTER, DAVIS COLORS



PAVEMENT ONE CONCRETE
SCORING: SAWCUT
FINISH: EXPOSED AGGREGATE
COLOR: INTEGRAL COLOR, TBD.



OR
PAVEMENT TWO - UNIT PAVER
MANUFACTURER: GCP
SIZE: 6"x12"x4"
STYLE: WT2 - WHITE CONCRETE BASE WITH
DECORATIVE AGGREGATE



POUR-IN-PLACE RUBBER SURFACING
ASSORTED EARTH TONE COLORS

SITE LIGHTING



DESIGN CHANGES



1. THE GROUND FLOOR PLANNING HAS SEEN THE LARGEST CHANGE FROM THE PREVIOUS CONCEPT DESIGN PACKAGE. FOUR ADDITIONAL UNITS WERE ADDED TO THE GROUND FLOOR CONSOLIDATING BUILDING SERVICES CLOSER TOGETHER ON THE WEST END SHORTENING UTILITY RUNS FROM THE ACCESS DRIVE AISLE.

THE FITNESS WAS PULLED OUT FROM UNDER THE BUILDING AND MOVED, TO THE WEST END, INTO A STAND ALONE AMENITY STRUCTURE THAT IS CONNECTED BY A BREEZEWAY TO THE MAIN BUILDING. THE POOL NOW REPOSITIONED BETWEEN THE LOUNGE AND OPEN SPACE/ PLAY AREA TO THE EAST.



2. THE PREVIOUS DESIGN UTILIZED AN ALL GLASS GUARDRAIL WHICH HAS BEEN UPDATED TO A PAINTED VERTICAL METAL PICKET GUARDRAIL PROVIDING MORE OF AN INDUSTRIAL LOOK.



3. THE PREVIOUS GROUND FLOOR MATERIAL WAS A SMOOTH PORCELAIN TILE WHICH HAS BEEN UPDATED TO BE A STONE FINISH EIFS BRINGING A MORE NATURAL AND DURABLE TEXTURE TO THE BASE.







This architectural floor plan illustrates a multi-unit residential building with a variety of amenities and outdoor spaces. The layout is organized into a grid system, with units and common areas distributed across the building's footprint.

Key Features and Rooms:

- Residential Lobby:** Located at the top left, featuring a pink arrow pointing to the entrance.
- Leasing Office (124):** Adjacent to the lobby.
- Work Room:** Located below the leasing office.
- Bicycle Storage (125):** Adjacent to the work room.
- Package Storage (130):** Located near the center left.
- Mail:** Located near the center left.
- Fire PMP and Booster Pump Room (122):** Located near the center left.
- Pool Equipment Room (133):** Located near the center left.
- Trash Room (123):** Located near the center left.
- Private Patios:** Located along the bottom edge of the building.
- Fitness (128):** Located at the bottom left.
- Community Club Room (129):** Located at the bottom left.
- Pool:** Located at the bottom center, with a pool deck area.
- Units:** The plan shows several units, including Unit A.3 (101), Unit B.2 (103), Unit C.3 (105), Unit B.2 (107), Unit C.3 (109), Unit B.2 (111), Unit D.3 (113), Unit C.2 (102), Unit K (104), Unit H (106), Unit J (108), Unit H.2 (110), Unit C.3 (116), and Unit E.2 (118).
- Stair 1 (ST-101):** Located near the center left.
- Stair 2 (ST-102):** Located near the center right.
- Electrical Rooms:** Located near the center left and center right.
- Porches:** Located along the top and bottom edges of the building.

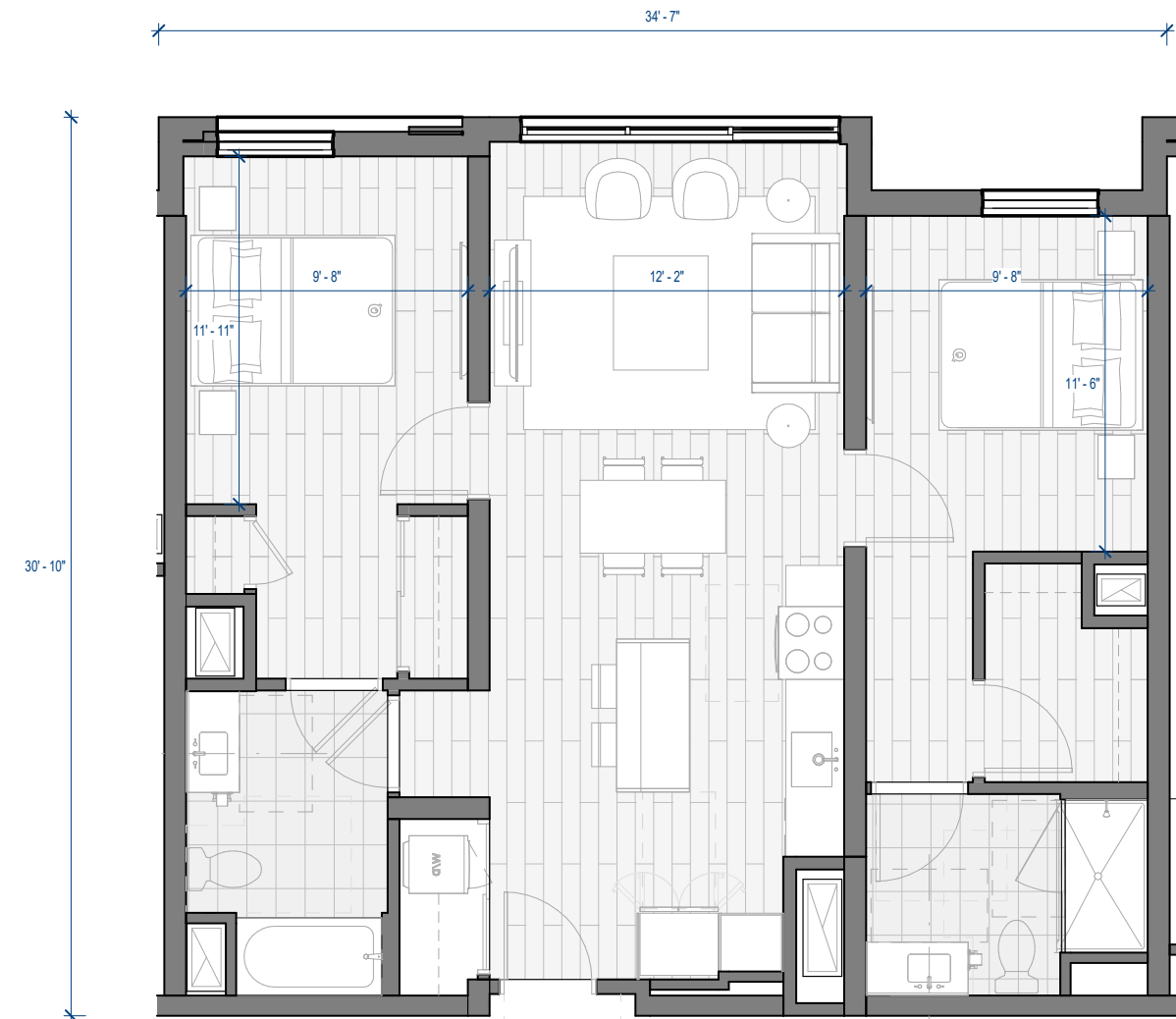
The plan includes dimensions, elevations, and a grid system (1-12 horizontally, A-G vertically). The building is surrounded by landscaping, including trees and a parking area.



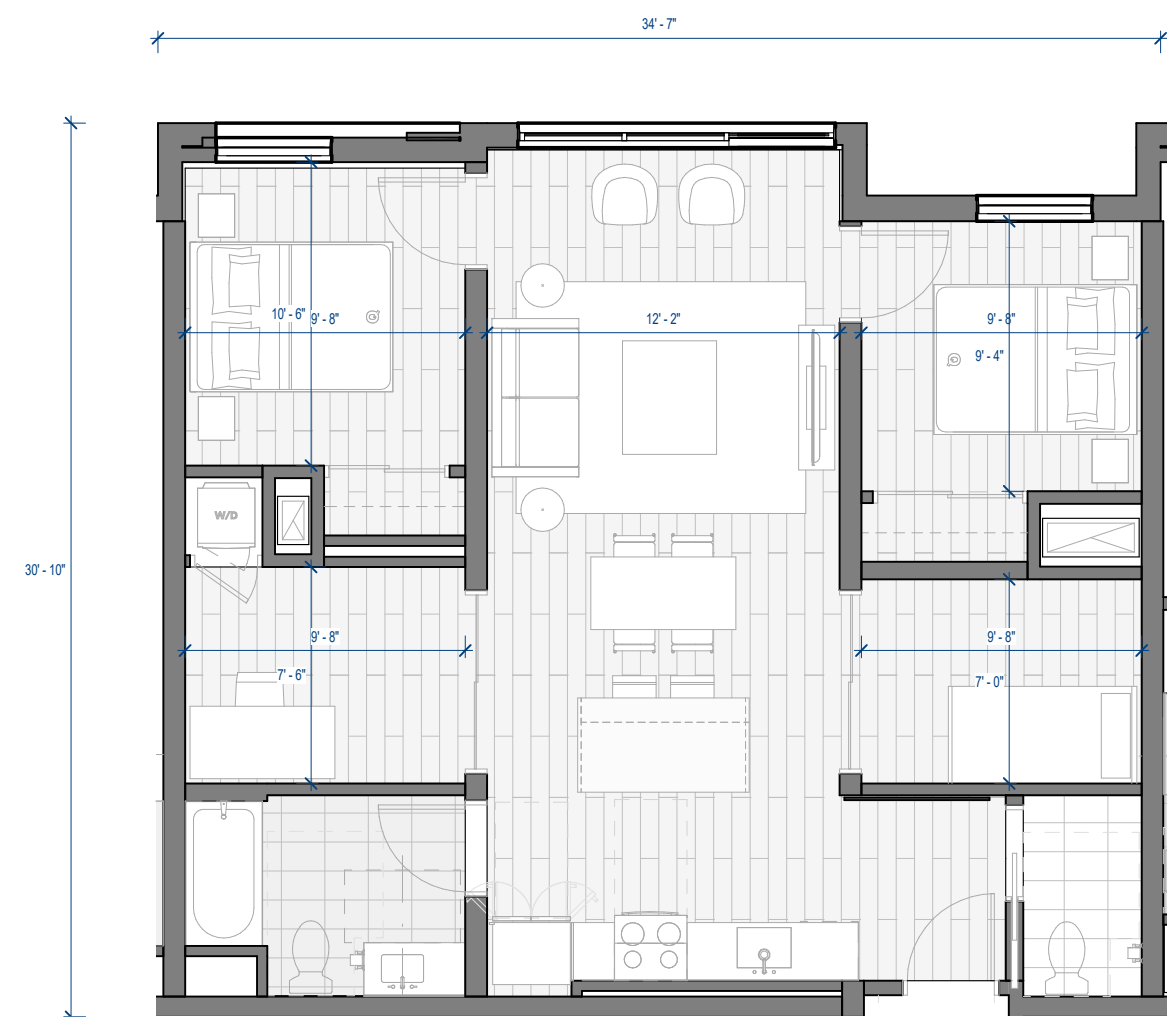
TYPICAL RESIDENTIAL FLOOR



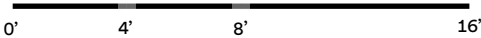
PROTO-TYPICAL UNITS



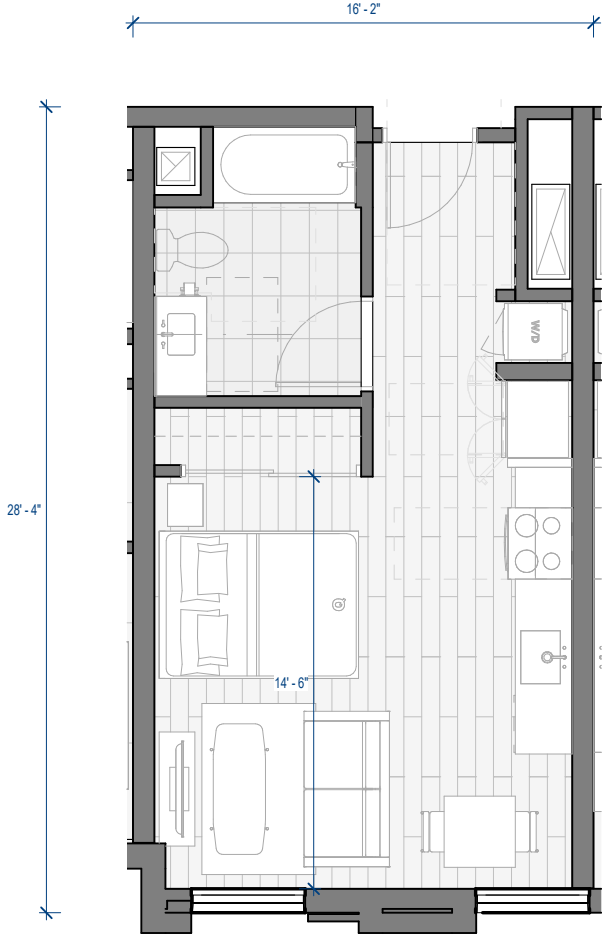
2 BEDROOM
950 SQUARE FEET



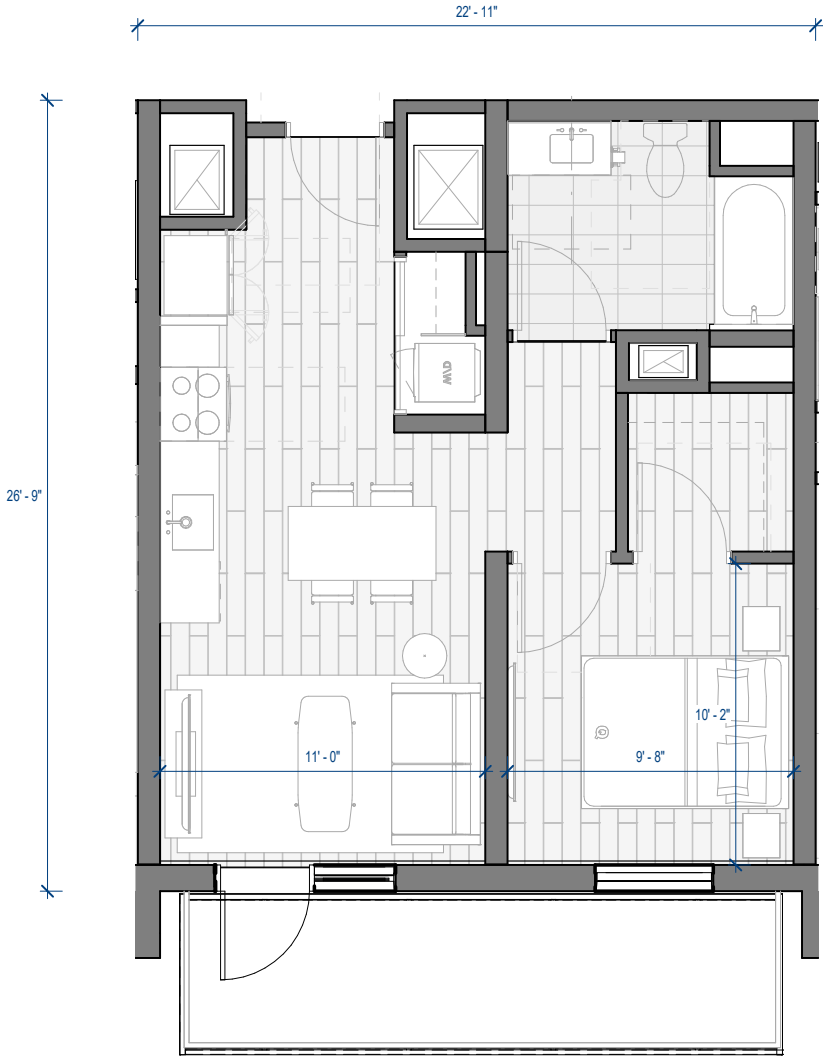
'FAMILY'
950 SQUARE FEET



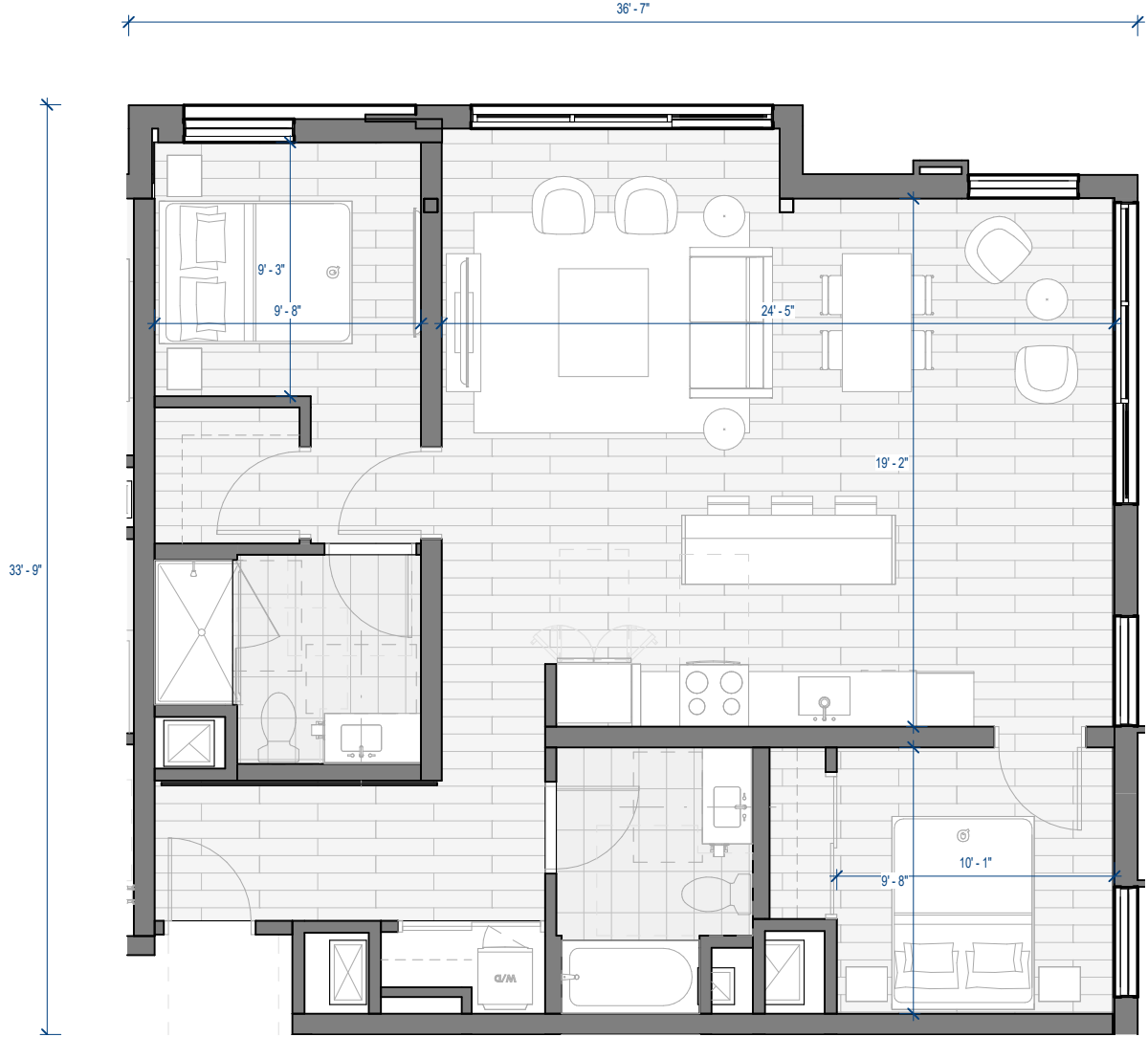
PROTO-TYPICAL UNITS



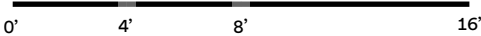
STUDIO
461 SQUARE FEET



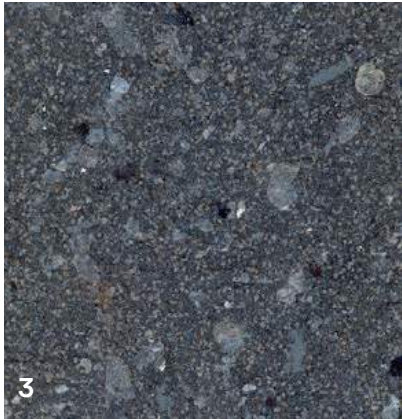
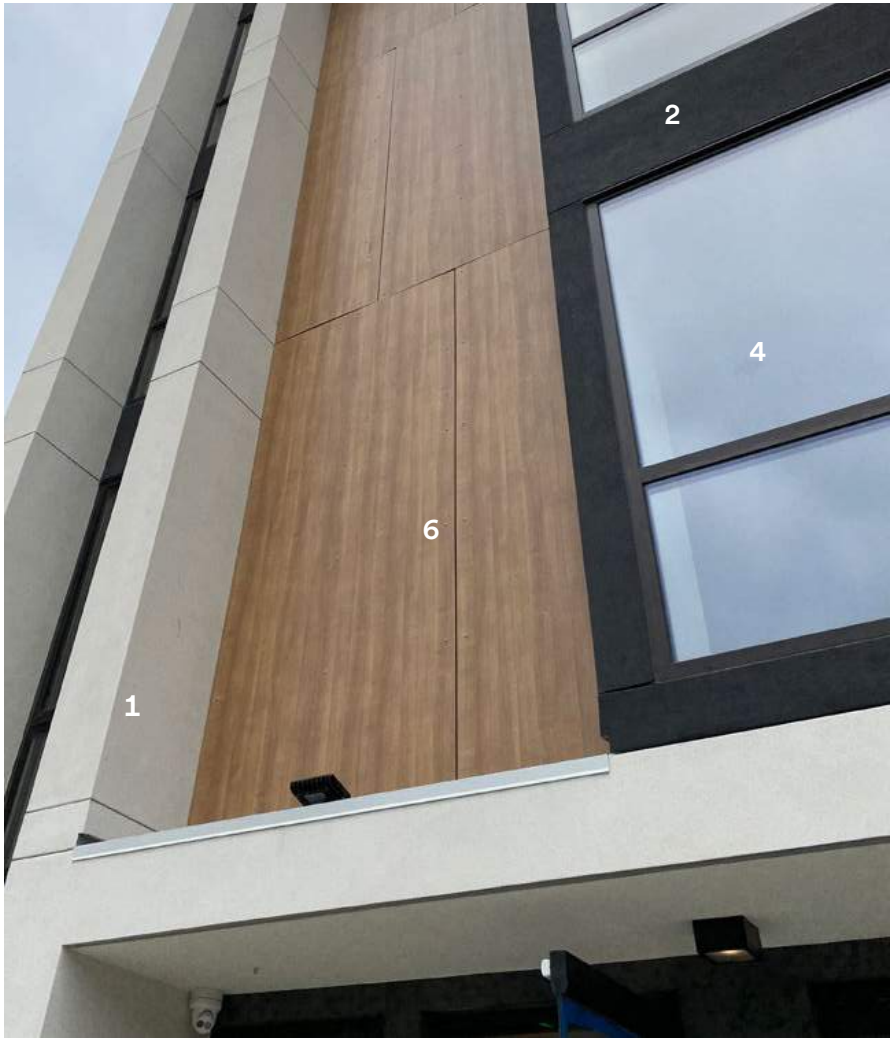
1 BEDROOM
621 SQUARE FEET



LARGE CORNER 2 BEDROOM
1100 SQUARE FEET



EXTERIOR MATERIAL PALETTE



- MATERIAL LIST:
- 1. EIFS, WHITE, SAND FINISH
 - 2. EIFS, DARK GRAY, SAND FINISH
 - 3. EIFS, VESUVIUS (DK. GRAY) SPECIALTY STONE FINISH
 - 4. PAINTED ALUMINUM FRAMED WINDOW WITH CLEAR GLASS
 - 5. PAINTED METAL AND GLASS TERRACE DOOR
 - 6. NATURAL WOOD EXTERIOR CLADDING
 - 7. PAINTED ALUMINUM BALCONY AND RAILING
 - 8. CORTEN FIXED PLANTER AND PATIO SCREEN
 - 9. PAINTED ALUMINUM STOREFRONT WITH CLEAR GLASS
 - 10. COMMERCIAL ROLL UP OVERHEAD COILING DOOR

BUILDING ELEVATIONS

- MATERIAL NOTES:
- 1. EIFS, SAND FINISH
 - 2. EIFS, SPECIALTY STONE FINISH
 - 3. PAINTED ALUMINUM FRAMED WINDOW
 - 4. PAINTED METAL AND GLASS TERRACE DOOR
 - 5. NATURAL WOOD EXTERIOR CLADDING
 - 6. PAINTED ALUMINUM BALCONY AND RAILING
 - 7. PAINTED ALUMINUM AND WOOD CANOPY
 - 8. PAINTED ALUMINUM STOREFRONT WINDOW
 - 9. PAINTED HOLLOW METAL DOOR
 - 10. COMMERCIAL ROLL UP OVERHEAD COILING DOOR WITH GLASS LITE



ELEVATION NORTH

0 16' 32' 64'



BUILDING ELEVATIONS

- MATERIAL NOTES:
- 1. EIFS, SAND FINISH
 - 2. EIFS, SPECIALTY STONE FINISH
 - 3. PAINTED ALUMINUM FRAMED WINDOW
 - 4. PAINTED METAL AND GLASS TERRACE DOOR
 - 5. NATURAL WOOD EXTERIOR CLADDING
 - 6. PAINTED ALUMINUM BALCONY AND RAILING
 - 7. PAINTED ALUMINUM AND WOOD CANOPY
 - 8. PAINTED ALUMINUM STOREFRONT WINDOW
 - 9. PAINTED HOLLOW METAL DOOR
 - 10. COMMERCIAL ROLL UP OVERHEAD COILING DOOR WITH GLASS LITE



ELEVATION WEST



ELEVATION EAST

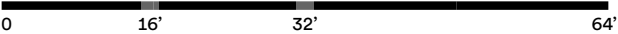


BUILDING ELEVATIONS

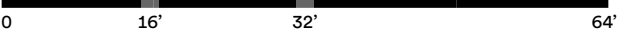
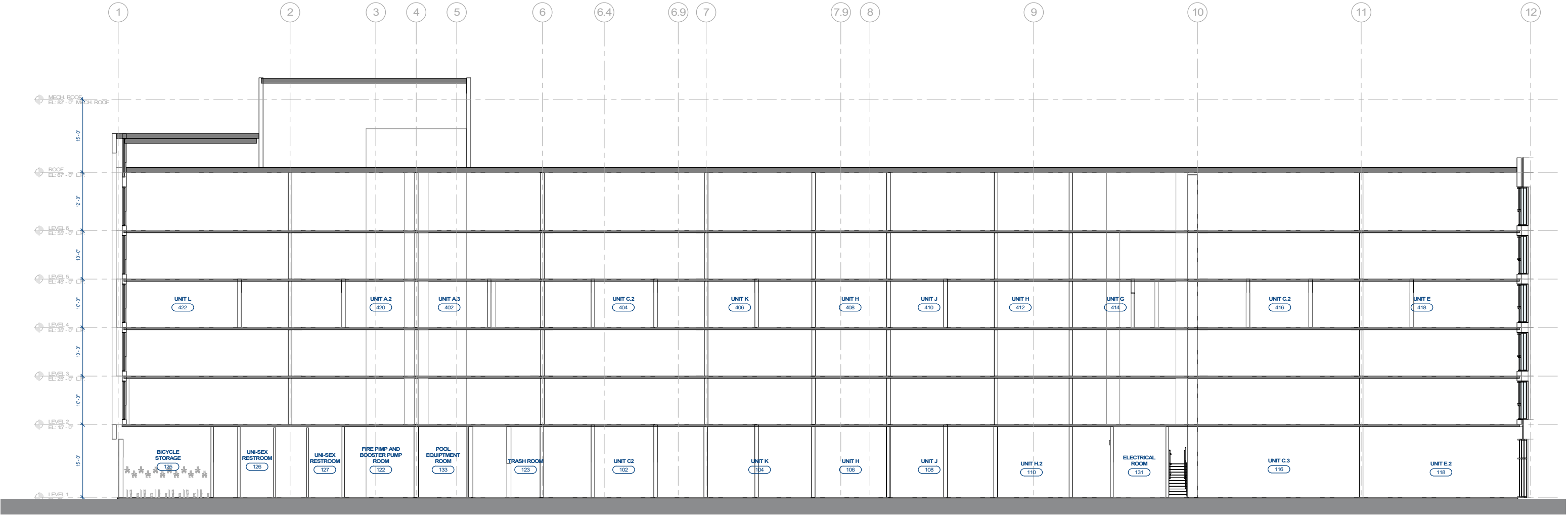
- MATERIAL NOTES:
- 1. EIFS, SAND FINISH
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 - 3. PAINTED ALUMINUM FRAMED WINDOW
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 - 7. PAINTED ALUMINUM AND WOOD CANOPY
 - 8. PAINTED ALUMINUM STOREFRONT WINDOW
 - 9. PAINTED HOLLOW METAL DOOR
 - 10. COMMERCIAL ROLL UP OVERHEAD COILING DOOR WITH GLASS LITE



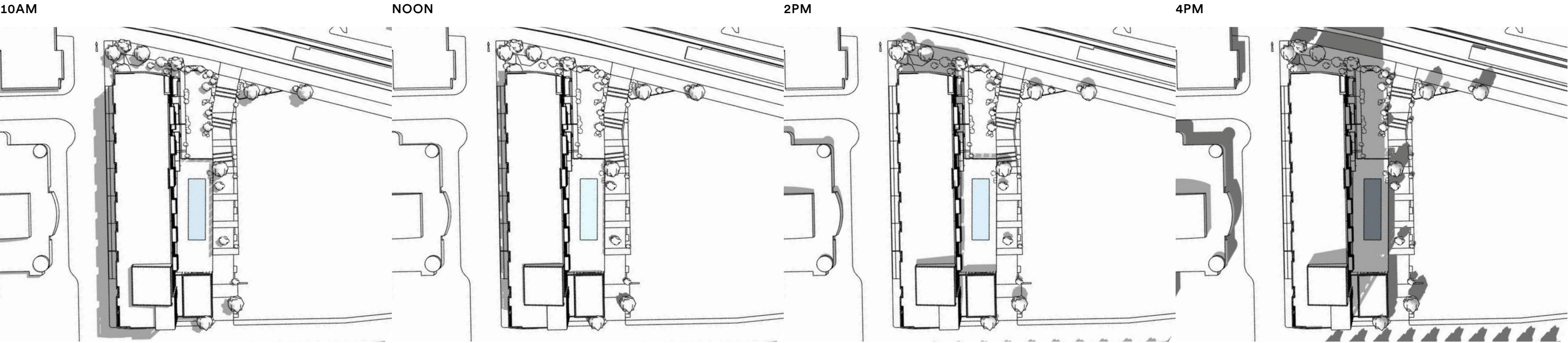
ELEVATION SOUTH



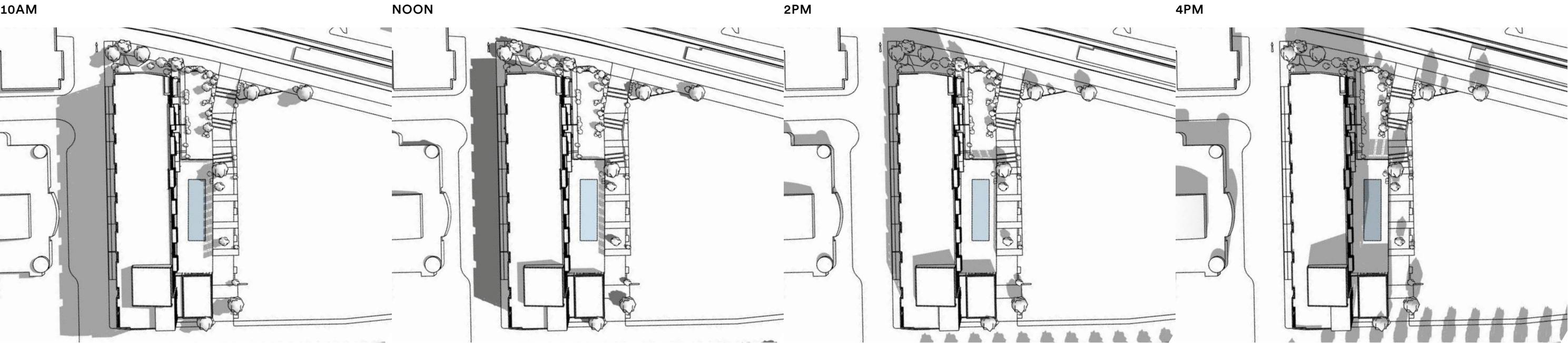
BUILDING SECTION



SHADOW STUDY



JUNE 21ST SUMMER SOLSTICE



MARCH/SEPT 21ST SPRING AND FALL EQUINOX



DESIGN FOR A CHANGING WORLD

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