



VICINITY MAP ~ SANTA ROSA, CA



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RECEIVED

By Kristinae Toomians at 1:13 pm, Nov 15, 2022

PROJECT TEAM

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4th
CITY SUBMITTAL

November 14, 2022
NOTE: Drawings of earlier date are included in this submittal and are part of the final approved set. Later drawings (through 11/14/22 have been slip-sheeted in to address City Comments)

Brittain Lane
851 Brittain Lane
Santa Rosa, CA

BRITTAIN LANE

851 Brittain Lane
Santa Rosa, CA



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August 22, 2022

G-1

SB - 330 SUMMARY

City Ventures is excited to submit our proposal for 851 Brittain Lane, and for the opportunity to collaborate with the City of Santa Rosa. The project site is located in the southwest quadrant of the City, and is largely vacant, with a small single family home fronting Sebastopol Road. The site is east of the Bayside Church, South of Occidental Road, west of single-family homes on Brittain Lane, and north of Sebastopol Road, beyond which are medical uses.

The proposed project is comprised of a 5.92 acre parcel on which we’ve designed 82 solar all-electric townhome-style condominiums. Our proposal intends to leverage the site’s depth to create well landscaped breadth and a dynamic frontage of existing trees with pedestrian and vehicular entrances along Brittain Lane. The site is in a prime housing location, with a medium density residential general plan designation and multifamily zoning. The proposed project would be consistent with the land use requirements. The project is a Housing Development Project within the meaning of Government Code section65589.5(h)(2) and has been designed to comply with applicable objective general plan and subdivision standards and criteria as described in Government Code section 65589.5(j). The project is not requesting any variances to the general plan. This project will be geared towards first-time homeowners and young families seeking to establish roots in southwest Santa Rosa.

We are thrilled to bring an inventive and vibrant program to life. The project includes 82 residential units comprised of 2 story townhome-style condominiums. Each home ranges in size and bedroom count, each with its own private garage accessed by a common drive aisle or alleyway and front door accessed from shared paseos and common open space areas. Each home will come standard with solar panels and will incorporate a specific focus on healthy, energy efficient living. The project meets the City’s parking requirement with 164 residential parking spaces, required and provided, in dedicated garages. An additional 42 on-site parking stalls are dedicated to guest parking which meets the city’s requirement. Additionally, 14 offsite public parking stalls, which are not included in the site’s required parking count, are included along the Brittain Road ROW.

City Ventures is respectfully requesting Site Development Review, a Vesting Tentative Tract Map and consideration under the City’s SB330 Application. Additionally, City Ventures is requesting a Density Bonus waiver in order to utilize private streets throughout the project site.

Requested Entitlements	
Site Development Review Permit	Approval of Project’s Compatibility with Site
Vesting Tentative Tract Map Permit	Approval of a Vesting Tentative Map for a single lot subdivision for condominium purposes
Density Bonus	Waiver to allow private streets within tract (no public streets will be in tract)

City Ventures, values the incredible relationship that we have built with the City of Santa Rosa and are grateful to continue this partnership. We are eager to pursue a project that will bring vibrancy to the project site and complement the neighborhood. We look forward to working with you to bring this community to fruition.

PROJECT SUMMARY

PARCEL TABULATION								
SITE AREA						5.92 ac		5.74 ac (net)
RESIDENTIAL		SF	Garage	Patio	Deck	Total	Beds	82 units
1	3B/2C	1475	400		120	120	3	26
2	3B/2C	1715	420	210	0	210	3	22
3	4B/2C	1880	480	220	0	220	4	26
4	4B/2C	1900	470	360	0	360	4	8
Parking								206 cars
Garage								164
Guest								42
Offsite - Not Included in total parking counts								14
Open Space								44,370 sf
Private								16,340 sf
Common								28,030 sf
Area 1 Amenity								9,066 sf
Area 2 Amenity								4,426 sf
Area 3 Amenity								3,264 sf
Area 4 Amenity								7,304 sf
Area 5 Amenity								3,970 sf

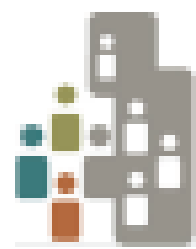
Density Ratios	
Homes	14.3 du/ac
Parking	2.7 car/du
Parking - Onsite Only	2.5 car/du
Open Space per Unit	541 sf/du

OVERALL			
ACREAGE	5.74 NetAcres		
DENSITY	14.3 du/Netac		
FAR	0.56		
RESIDENTIAL	82 Units		
RESIDENTIAL Sellable SF		140,160 SF	
OPEN SPACE	44,370 SF	541 sf/du	
PARKING	206 cars	2.5 car/du	
Garage/Covered		164 cars	Not Included in total parking counts
Guest		42 cars	
Offsite		14 cars	

Project Description and Summary

BRITTAINE LANE

851 Brittain Lane
Santa Rosa, CA



City Ventures



SOLAR ALL-ELECTRIC ADVANCED TECHNOLOGY HOMES

This project will include solar-powered, all electric, energy efficient homes that will reduce the impact on the environment.

ALL INCLUSIVE ADVANCED TECHNOLOGY - NO EXTRA COST:

- Exceeds national energy efficiency standards
- High-performance energy efficient appliances & materials
- High-efficiency LED lighting
- Dual glaze Milgard windows with energy efficient ultraviolet coating
- Water wise Kohler” plumbing fixtures
- Advanced framing Technology saves trees & keep our planet green
- Energy efficient smart NEST” thermostat
- Energy efficient radiant barrier roof sheathing
- All HVAC systems are tested for optimal refrigerant charge & duct performance
- QII Testing verifying consistent installation to ensure maximum installation
- Duct leak testing verified by a 3rd party to optimize efficiency
- Low to Zero VOC materials, paints, stains & adhesives

A SOLAR-POWERED LIFE INCLUDES ALL GREEN LIVING BENEFITS, PLUS

- Advanced technology powers your entire home
- Eliminates your gas bill and reduces your electric bill
- Pre-wired ready for electric vehicle chargers in garage
- Energy efficient while living in comfort & style





Solar Panels power everything
in your home



Smart thermostat learns your lifestyle,
saving energy and money



Dual-glazed windows + ultra-violet coating
offer insulation against cold & heat



Energy Star® rated high-efficiency
appliances so you don't have to worry



Faucets and shower heads offer significant
water savings reducing water bills

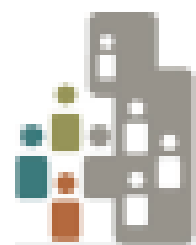


City Ventures Homes' Energy Efficiency
exceeds 15% of the state required
minimum

Sustainable Features

BRITTAİN LANE

851 Brittain Lane
Santa Rosa, CA



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Corporate Center & Pkwy Sebastopol looking North/East



Sebastopol frontage



Sebastopol & Brittain looking North/West



Sebastopol & Corporate Center Pkwy



Brittain looking South

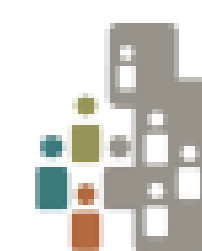


Brittain looking North

Existing Site Photos

BRITTAINE LANE

851 Brittain Lane
Santa Rosa, CA



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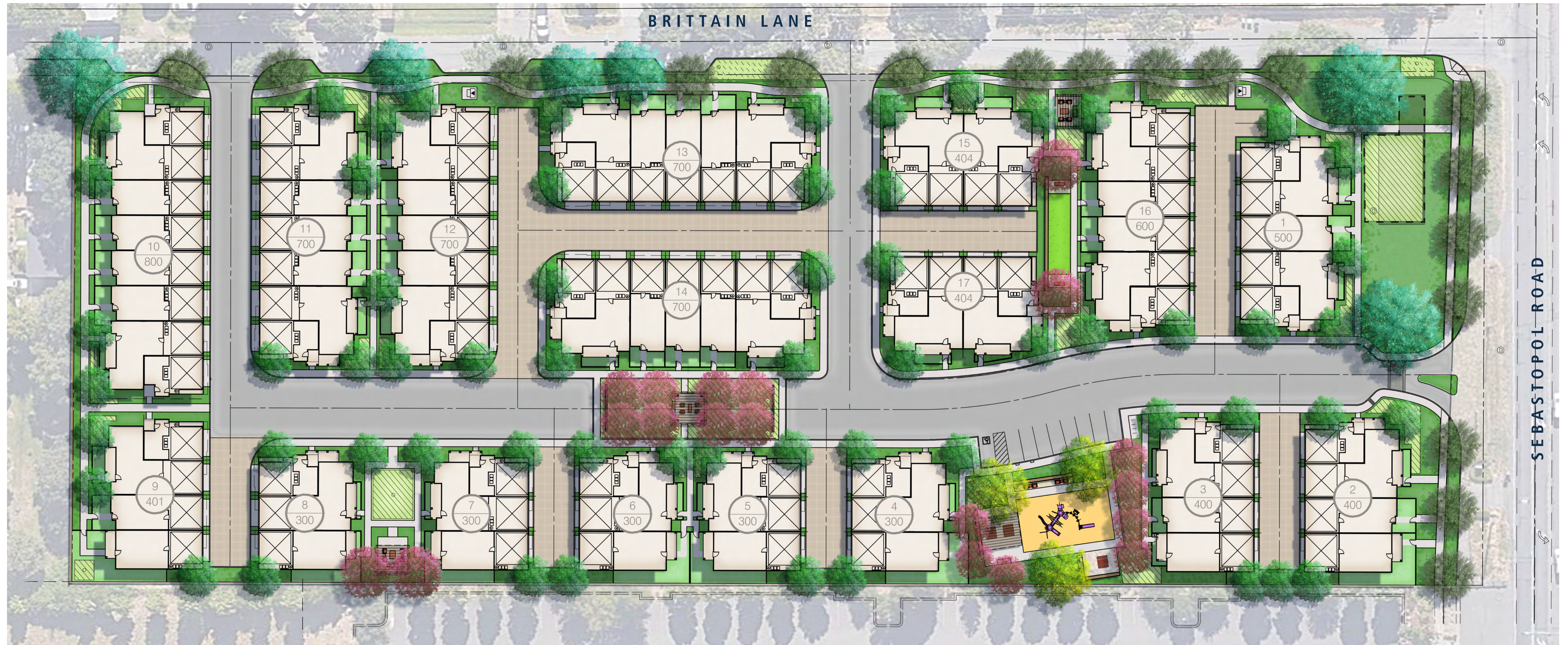
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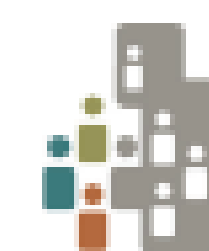
G-4



Conceptual Illustrative Site Plan

BRITTAIN LANE

851 Brittain Lane
Santa Rosa, CA



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August 22, 2022

ISP-1



BRITTAIN LANE STREET SCENE :

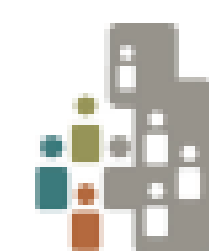


SEBASTOPOL ROAD STREET SCENE

Conceptual Street Scenes

BRITTAIN LANE

851 Brittain Lane
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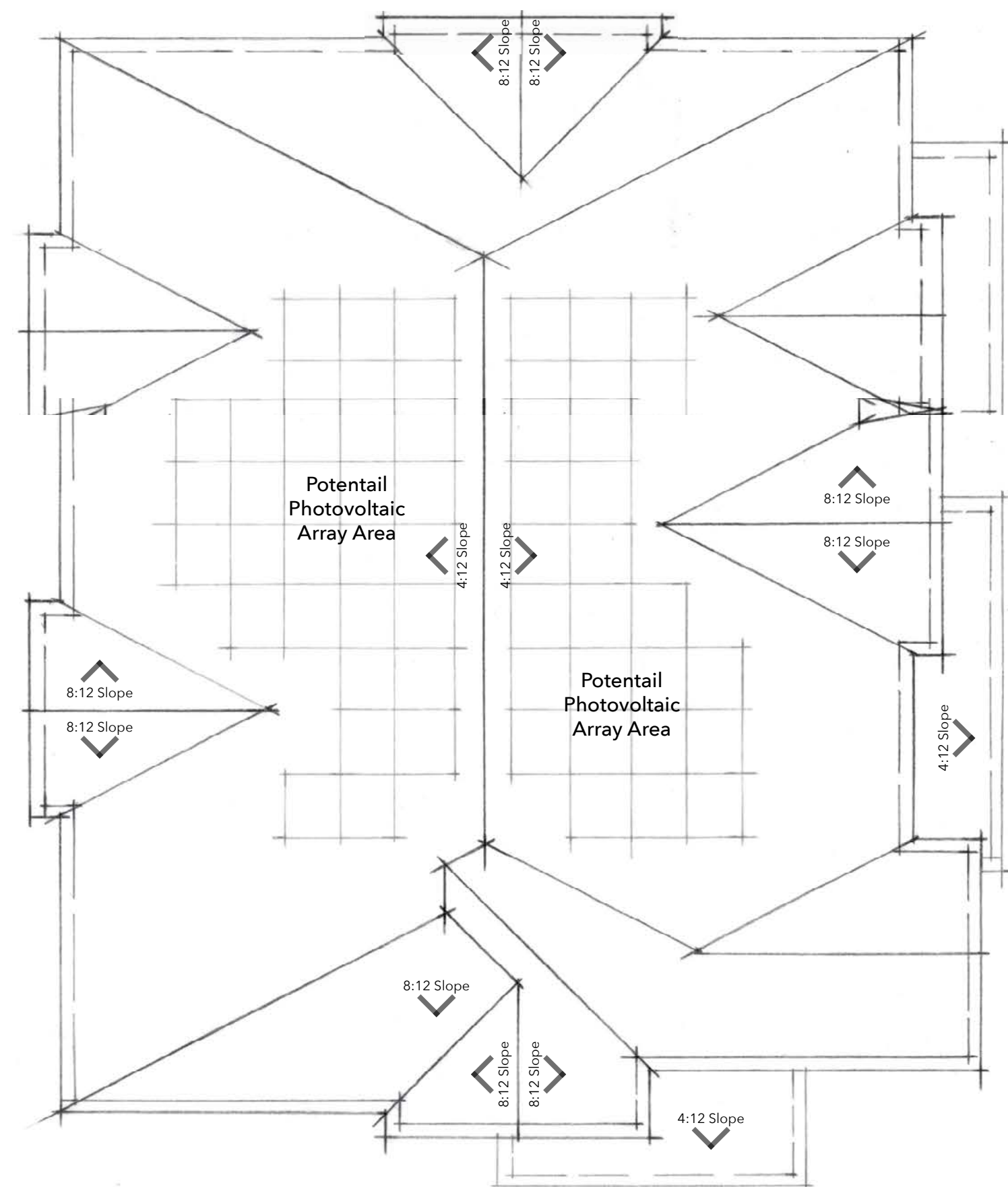
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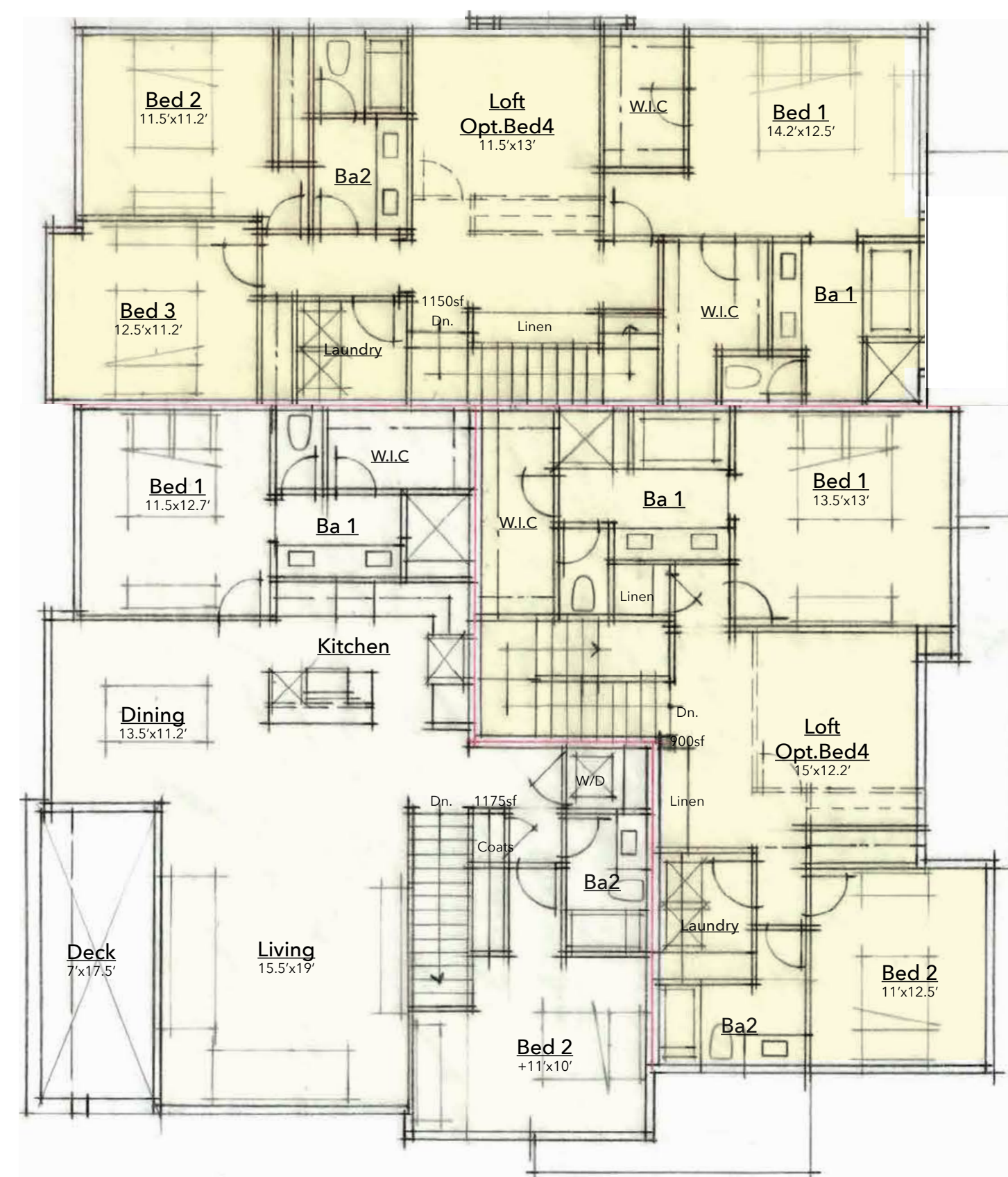
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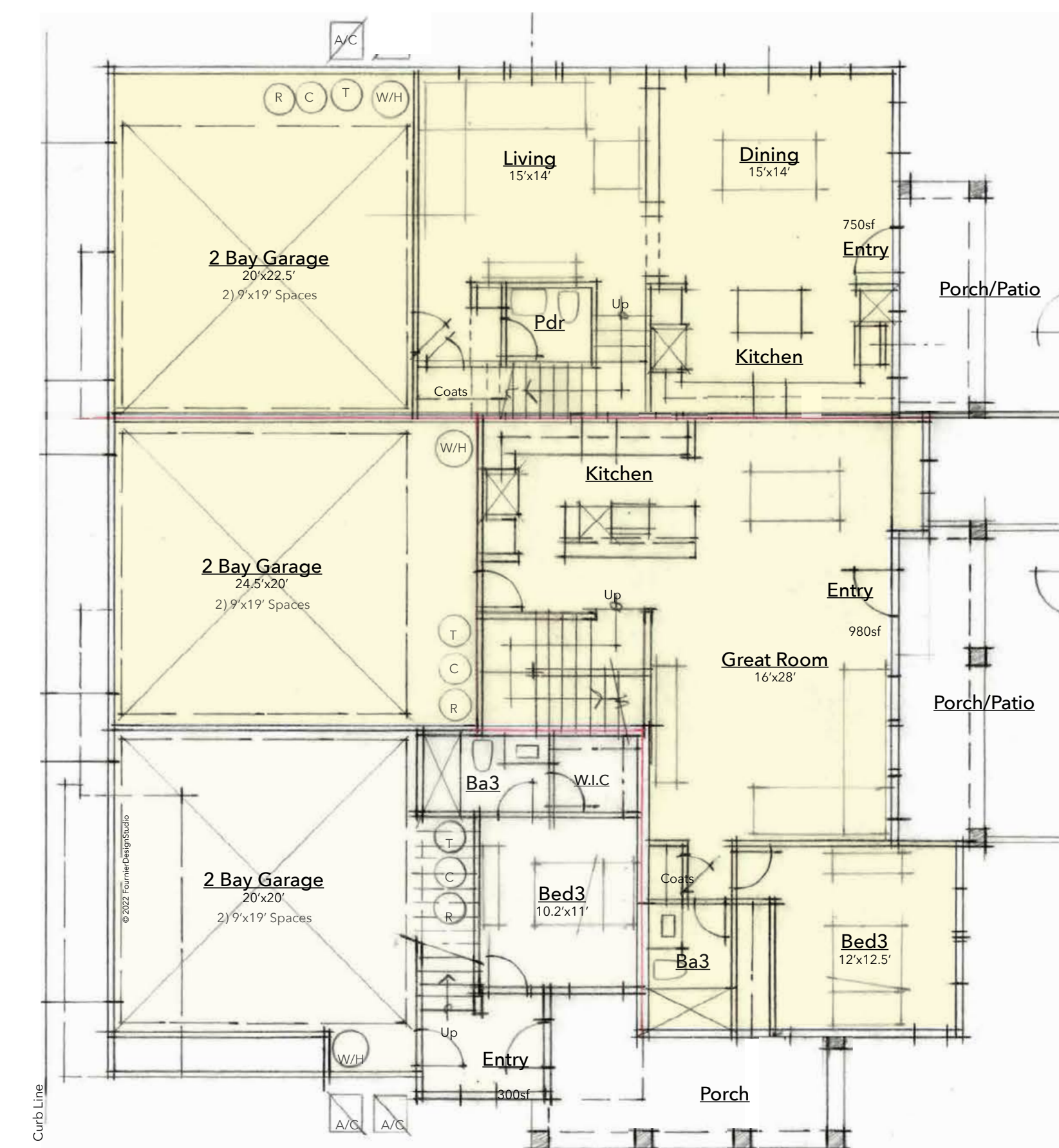
SS-1



ROOF PLAN



2nd FLOOR

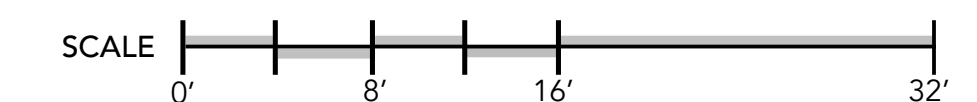


1st FLOOR ~ GROUND LEVEL

Plan 4
 1,900sf Living
 360sf+ Patio
 2Bay Garage
 3Bed/2.5Ba
 Loft ~ Opt. Bed 4

Plan 3
 1,880sf Living
 220sf Patio
 2Bay Garage
 3Bed/3Ba
 Loft ~ Opt. Bed 4

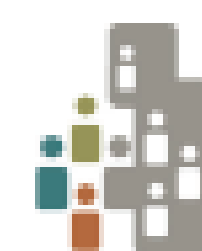
Plan 1
 1,475sf Living
 120sf Deck
 2Bay Garage
 3Bed/3Ba



Conceptual Floor & Roof Plans ~ Building Type 300

BRITTAINE LANE

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A-1



RIGHT SIDE ELEVATION



REAR ELEVATION

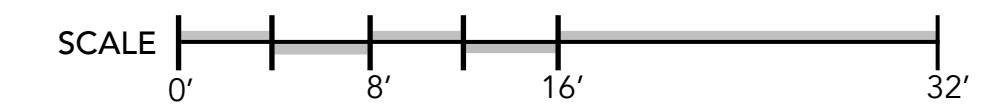


LEFT SIDE ELEVATION



FRONT ELEVATION

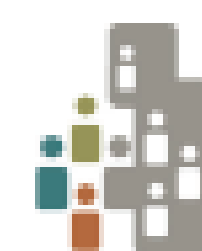
- EXTERIOR MATERIALS LIST
 Composition Shingle Roofing
 Wood Fascia
 Cementous Shingle Style Siding
 Cementous Trim Boards
 Stucco
 Vinyl Windows
 Metal Vine Trellis
 Architectural Lighting



Conceptual Elevations ~ Building Type 300

BRITTAINE LANE

851 Brittain Lane
 Santa Rosa, CA



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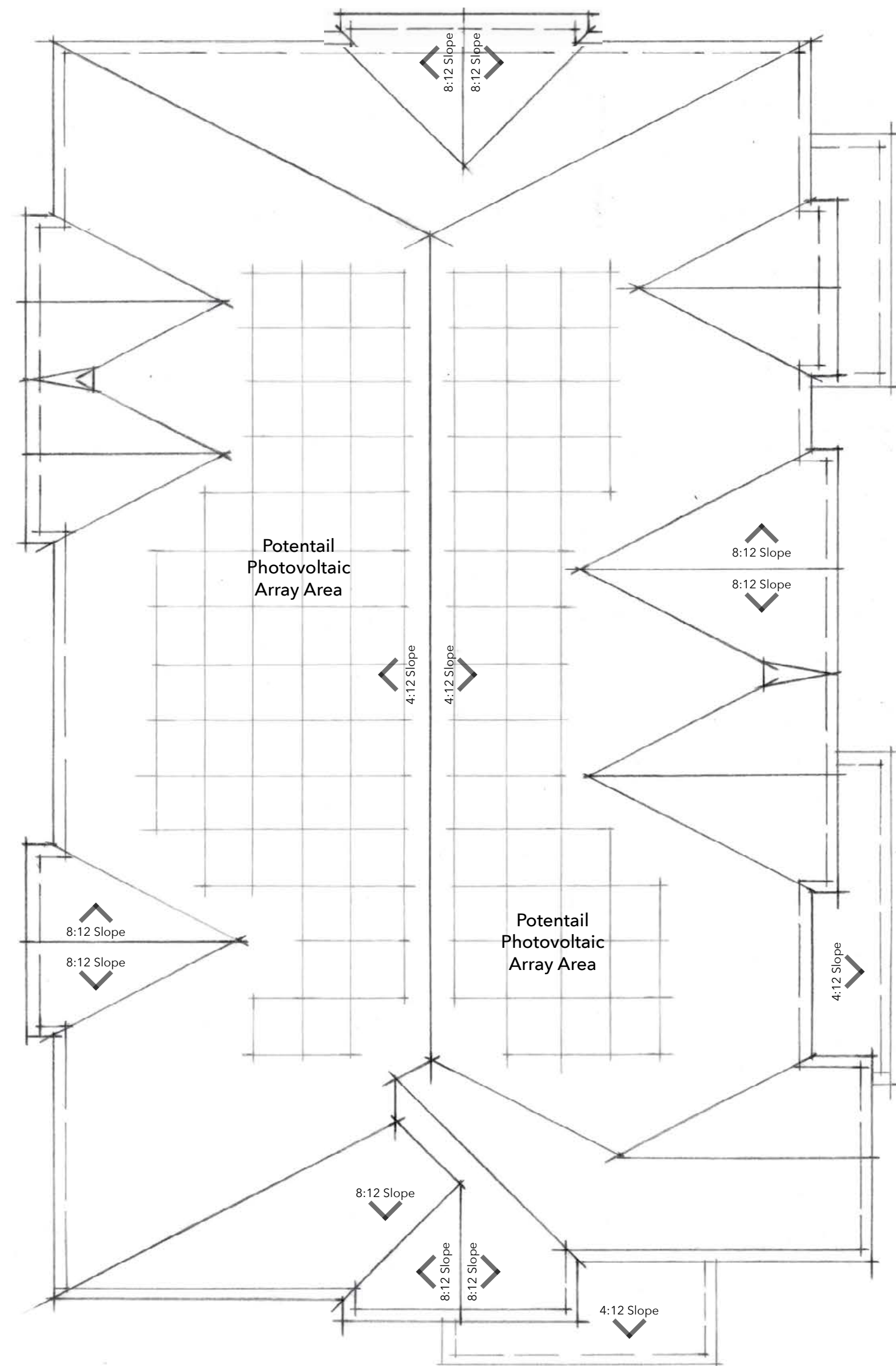
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 Collaborative

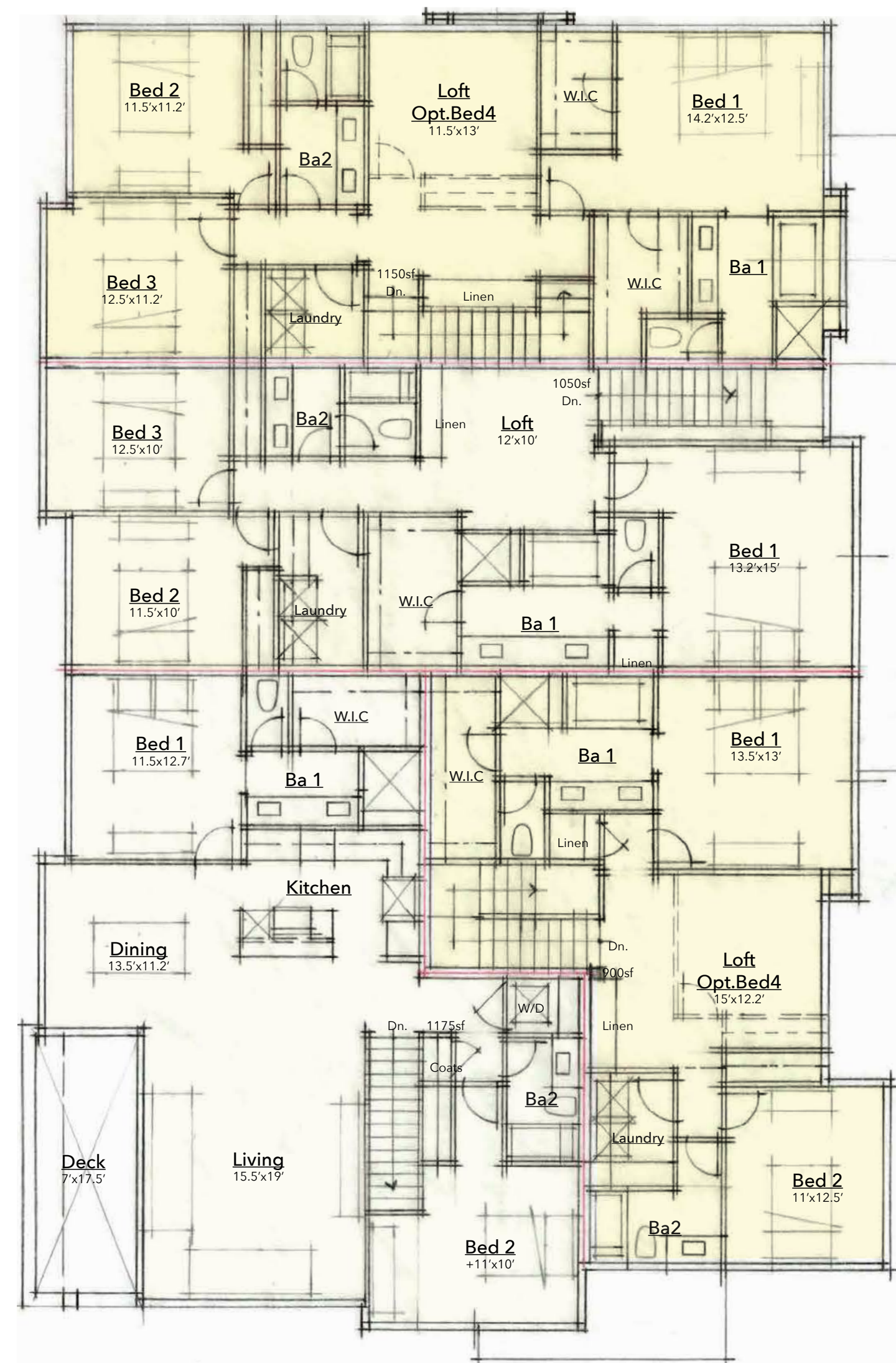
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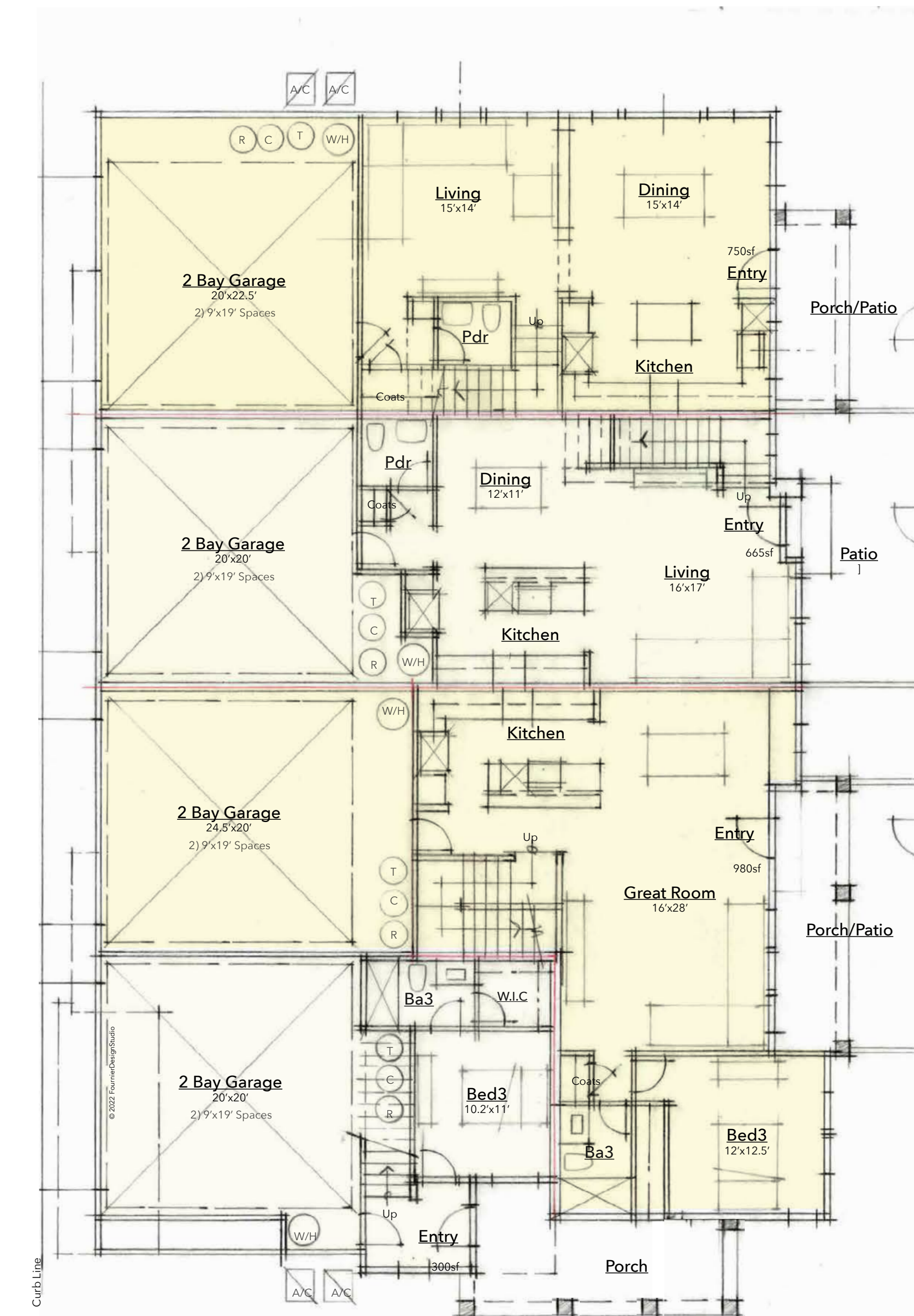
A-1.1



ROOF PLAN



2nd FLOOR



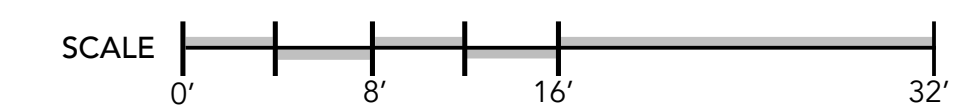
1st FLOOR ~ GROUND LEVEL

Plan 4
1,900sf Living
360sf+ Patio
2Bay Garage
3Bed/2.5Ba
Loft ~ Opt.Bed4

Plan 2
1,715sf Living
210sf Patio
2Bay Garage
3Bed/2.5Ba
Loft
ADA Adaptable

Plan 3
1,880sf Living
220sf Patio
2Bay Garage
3Bed/3Ba
Loft~Opt.Bed4

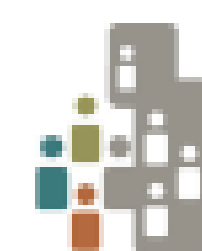
Plan 1
1,475sf Living
120sf Deck
2Bay Garage
3Bed/3Ba



Conceptual Floor & Roof Plans ~ Building Type 400

BRITTAINE LANE

851 Brittain Lane
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A-2



RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION

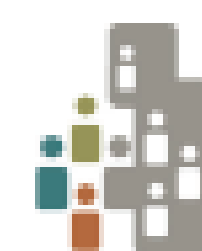
EXTERIOR MATERIALS LIST
 Composition Shingle Roofing
 Wood Fascia
 Cementous Shingle Style Siding
 Cementous Trim Boards
 Stucco
 Vinyl Windows
 Metal Vine Trellis
 Architectural Lighting

SCALE 0' 8' 16' 32'

Conceptual Elevations ~ Building Type 400

BRITTAINE LANE

851 Brittain Lane
 Santa Rosa, CA



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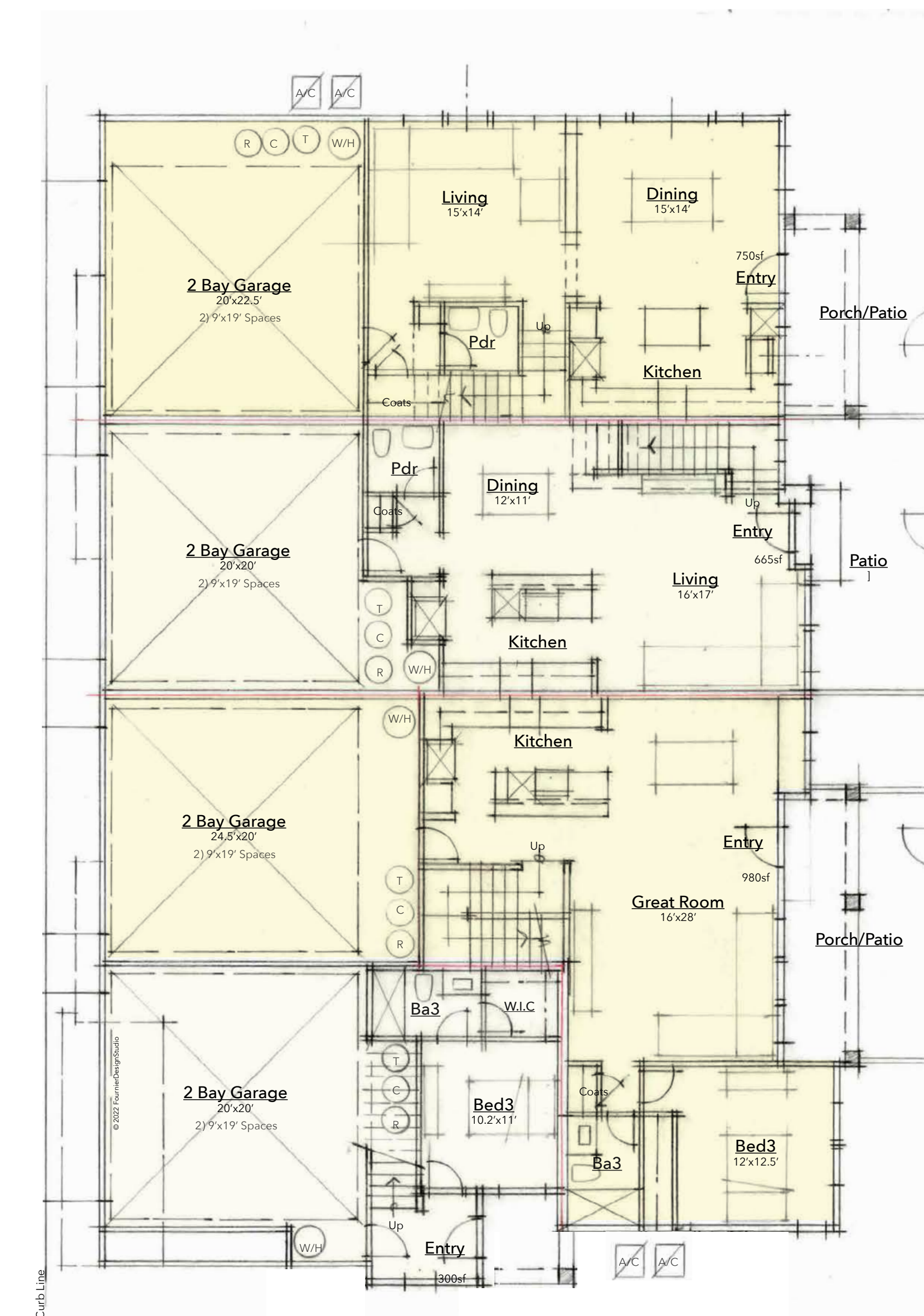
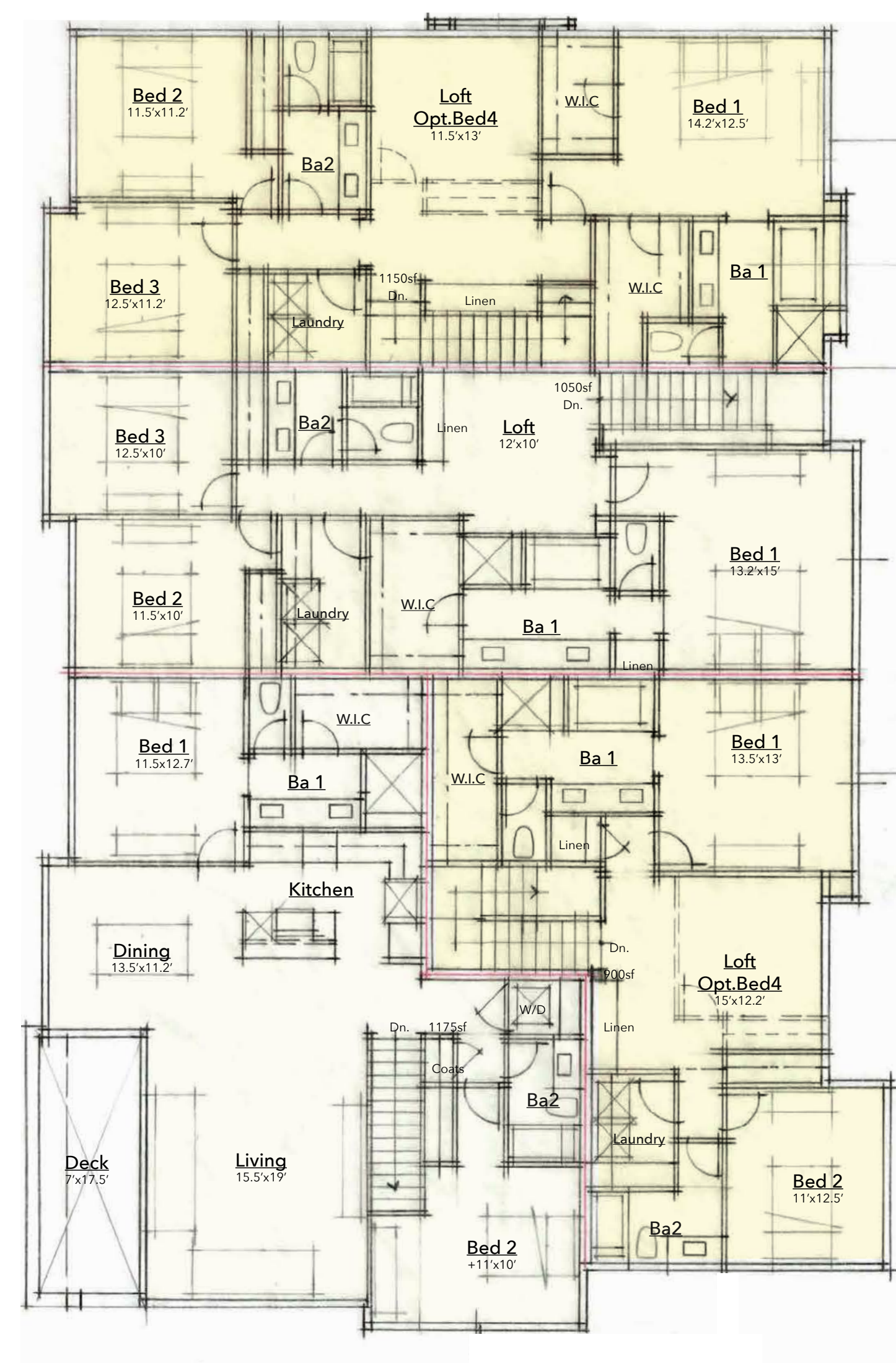
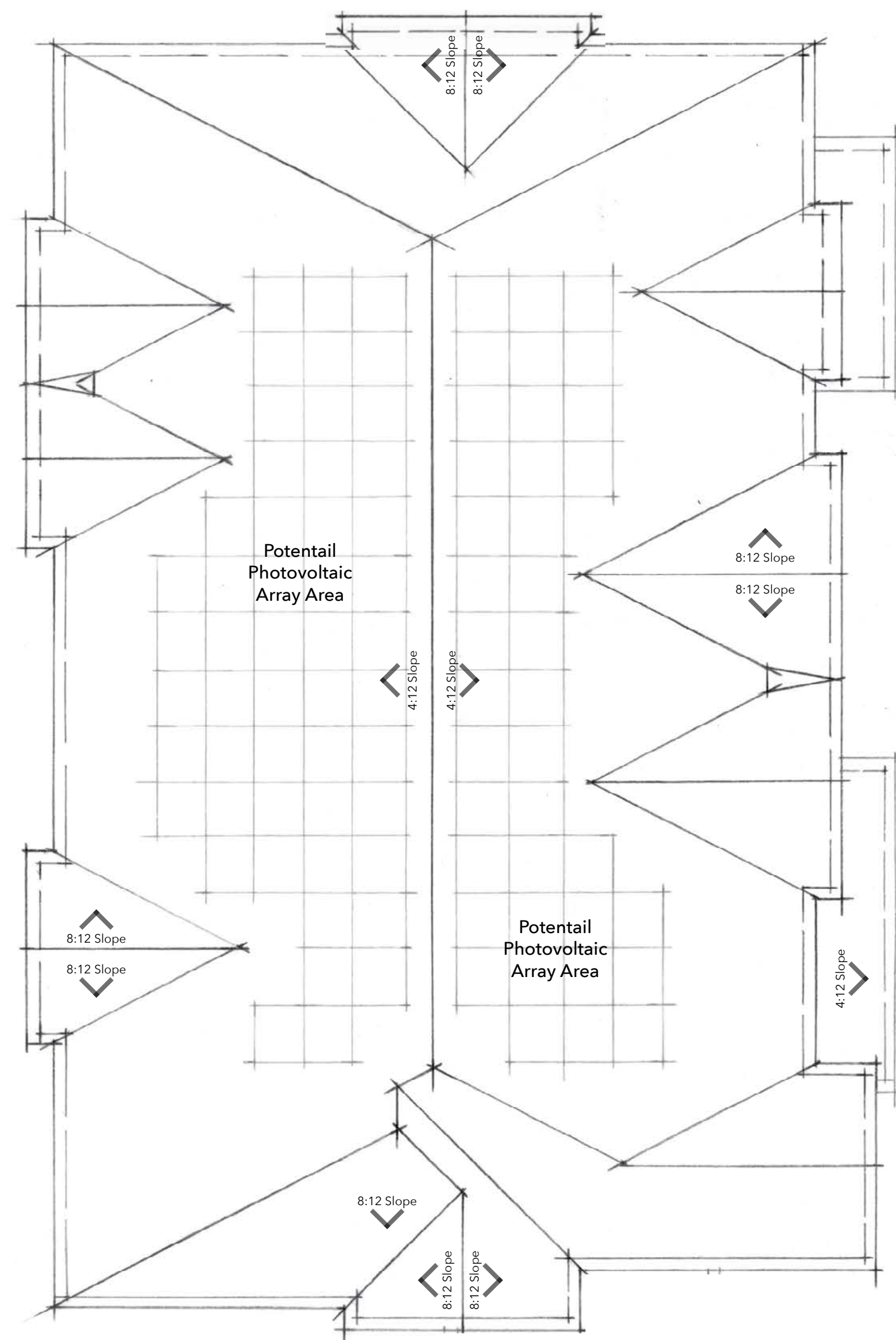
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A-2.1



Plan 4
1,900sf Living
360sf+ Patio
2Bay Garage
3Bed/2.5Ba
Loft ~ Opt.Bed4

Plan 2
1,715sf Living
210sf Patio
2Bay Garage
3Bed/2.5Ba
Loft
ADA Adaptable

Plan 3
1,880sf Living
220sf Patio
2Bay Garage
3Bed/3Ba
Loft~Opt.Bed4

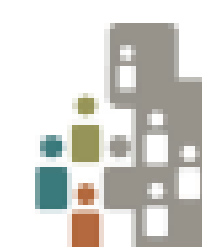
Plan 1
1,475sf Living
120sf Deck
2Bay Garage
3Bed/3Ba

A horizontal number line labeled "SCALE" with tick marks at 0', 8', 16', and 32'.

Conceptual Floor & Roof Plans ~ Building Type 401

BRITTAIN LANE

851 Brittain Lane
Santa Rosa, CA



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August 22, 2022

A-3



RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION

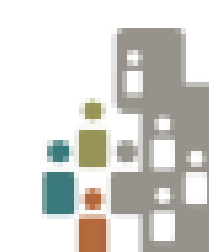
- EXTERIOR MATERIALS LIST
- Composition Shingle Roofing
 - Wood Fascia
 - Cementous Shingle Style Siding
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 - Vinyl Windows
 - Metal Vine Trellis
 - Architectural Lighting

SCALE 0' 8' 16' 32'

Conceptual Elevations ~ Building Type 401

BRITTAINE LANE

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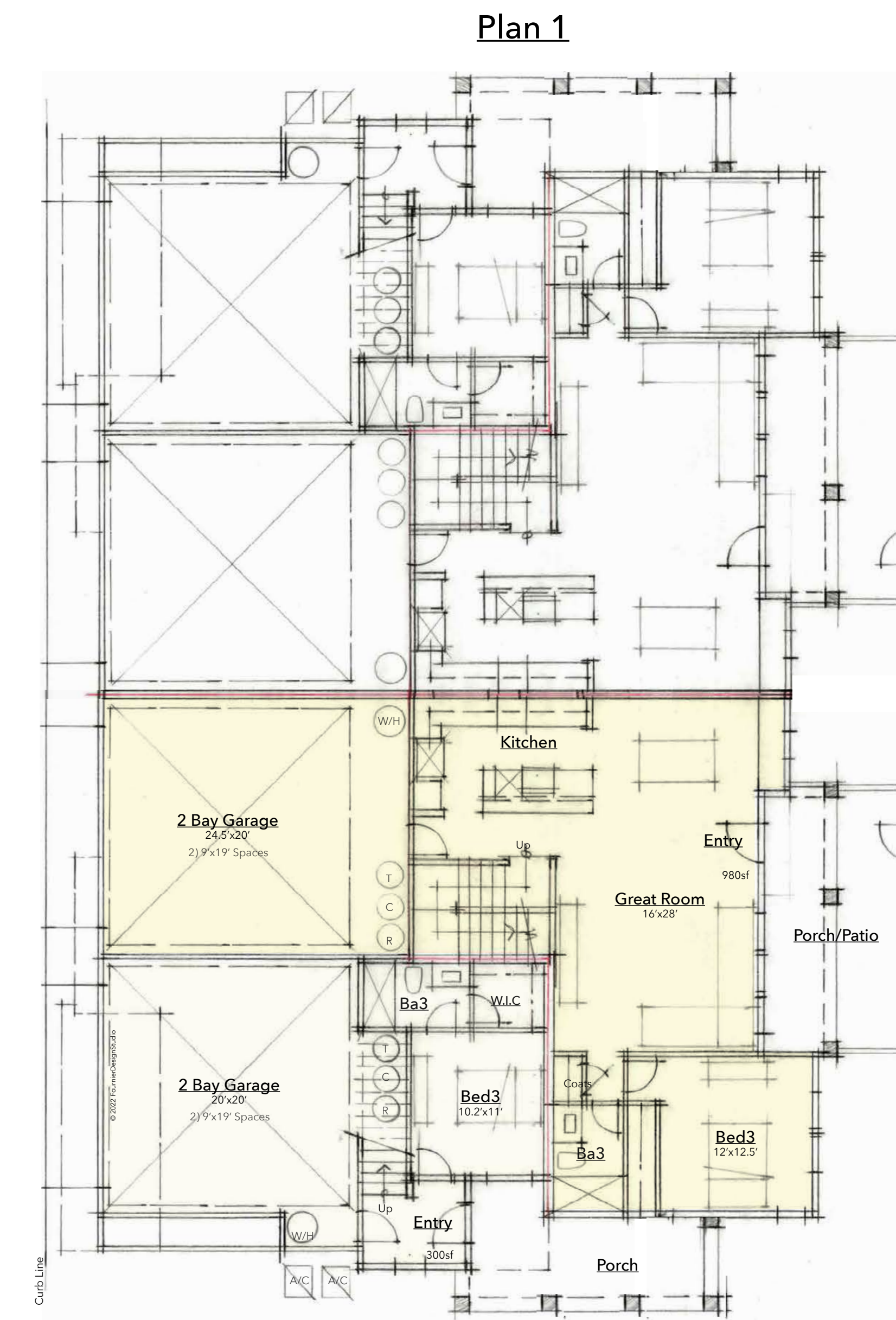
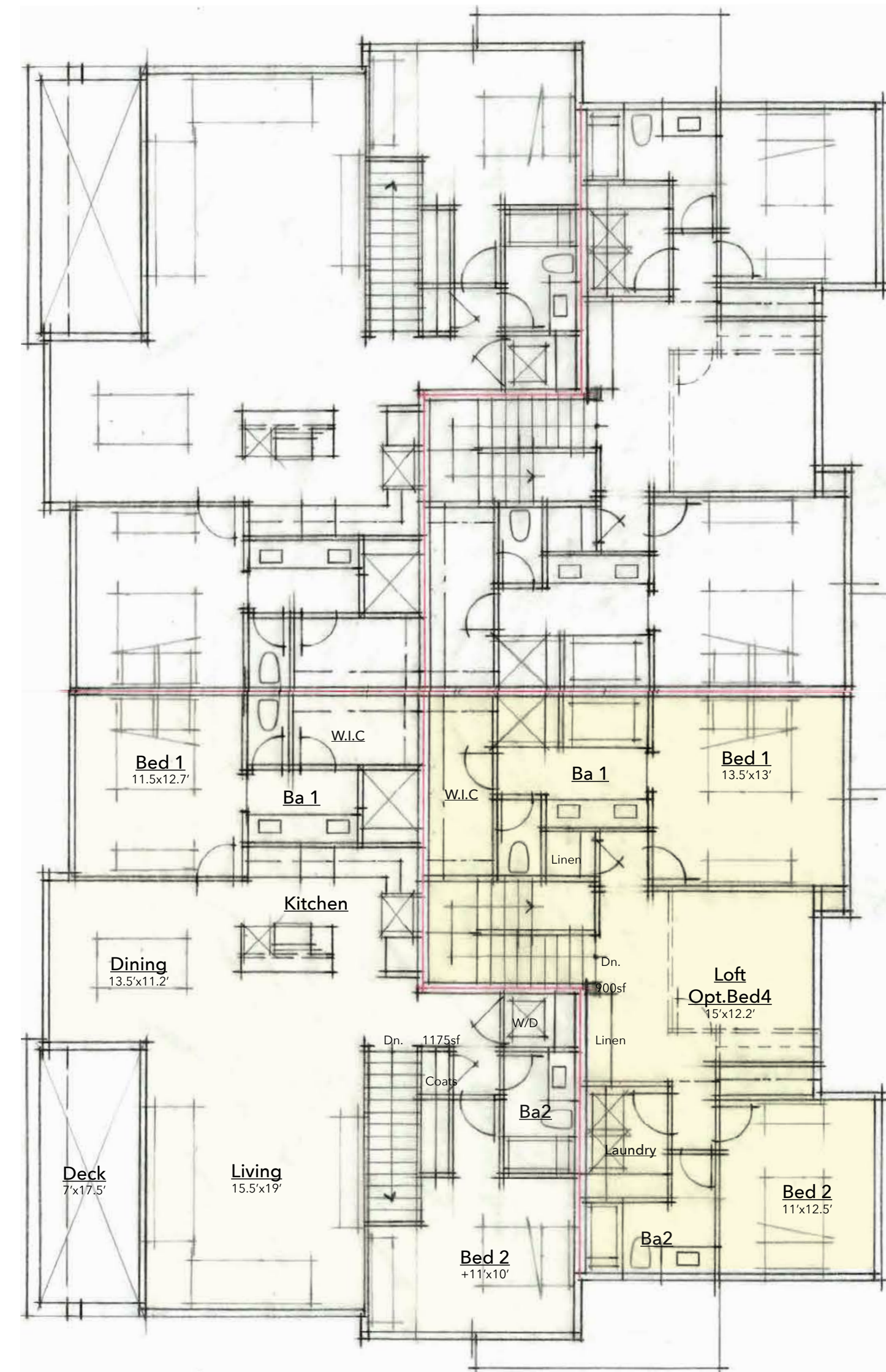
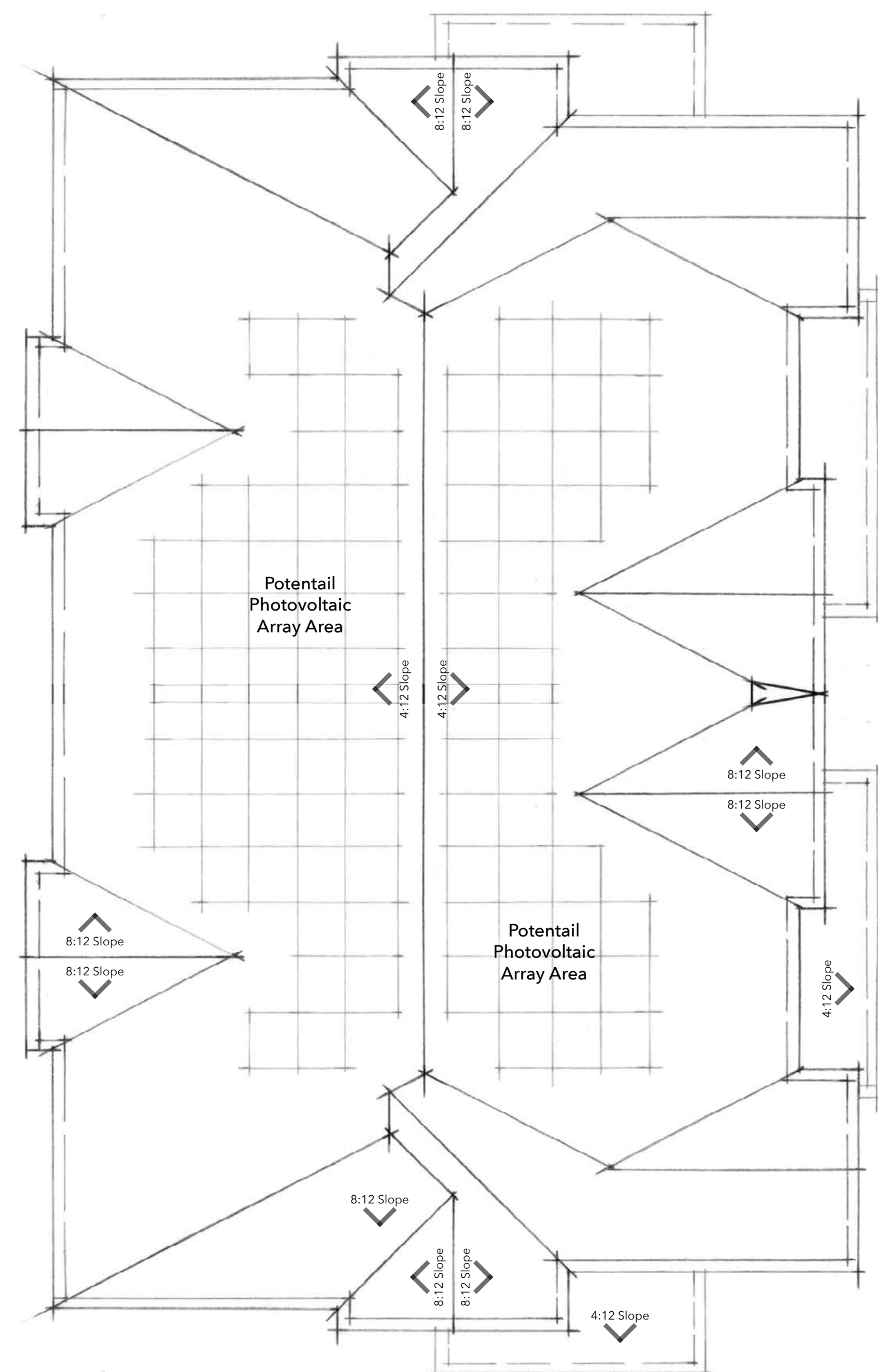
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August 22, 2022

A-3.1



Plan 1

Plan 3

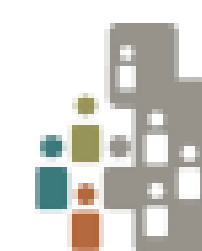
Plan 3
1,880sf Living
220sf Patio
2Bay Garage
3Bed/3Ba
Loft~Opt.Bed4

Plan 1
1,475sf Living
120sf Deck
2Bay Garage
3Bed/3Ba

Conceptual Floor & Roof Plans ~ Building Type 404

BRITTAIN LANE

851 Brittain Lane
Santa Rosa, CA



City Ventures



3rd
CITY SUBMITTAL
August 22, 2022

A-4



RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION

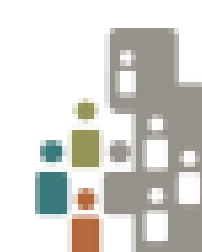
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SCALE 0' 8' 16' 32'

Conceptual Elevations ~ Building Type 404

BRITTAINE LANE

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 Santa Rosa, CA



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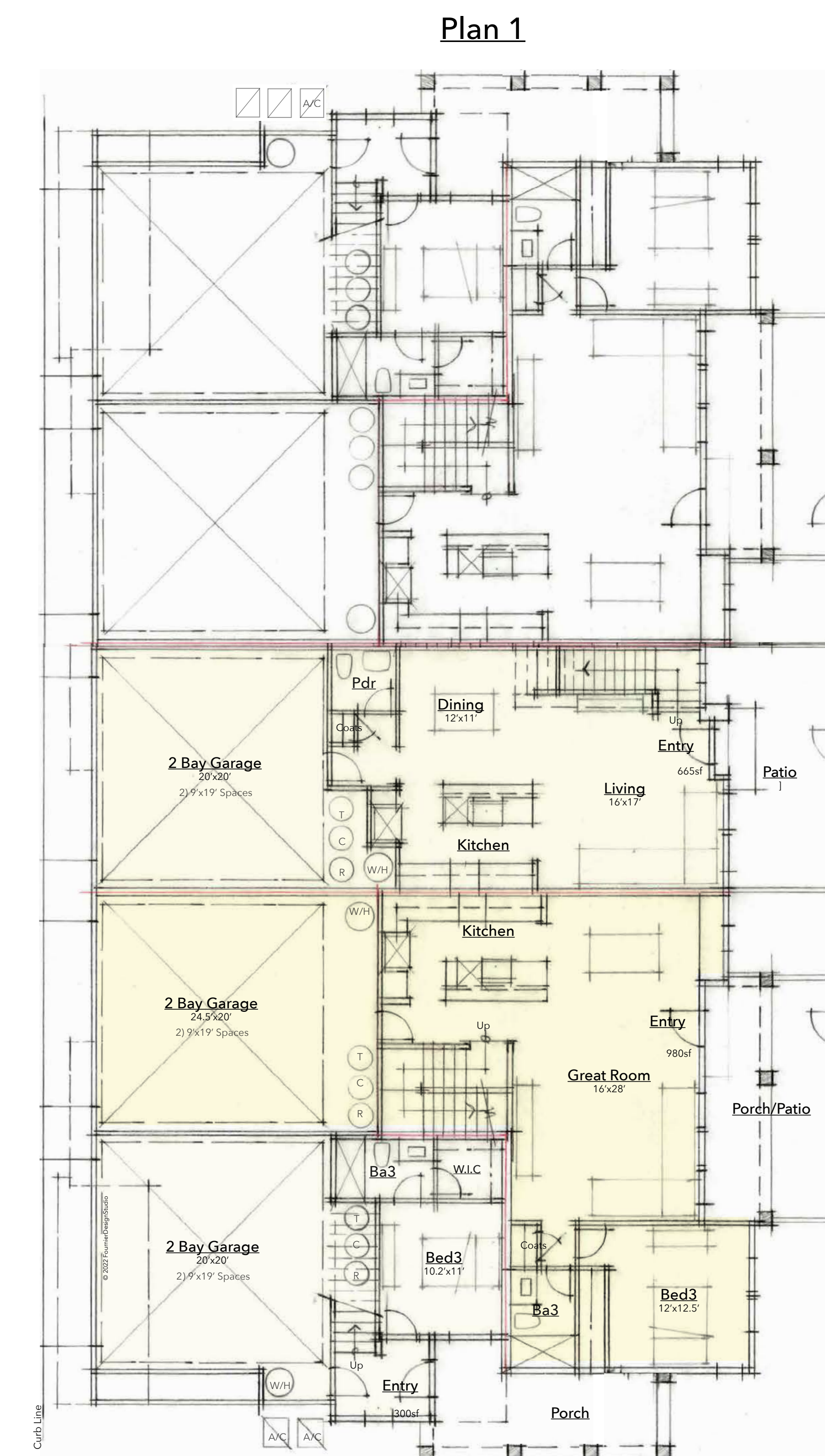
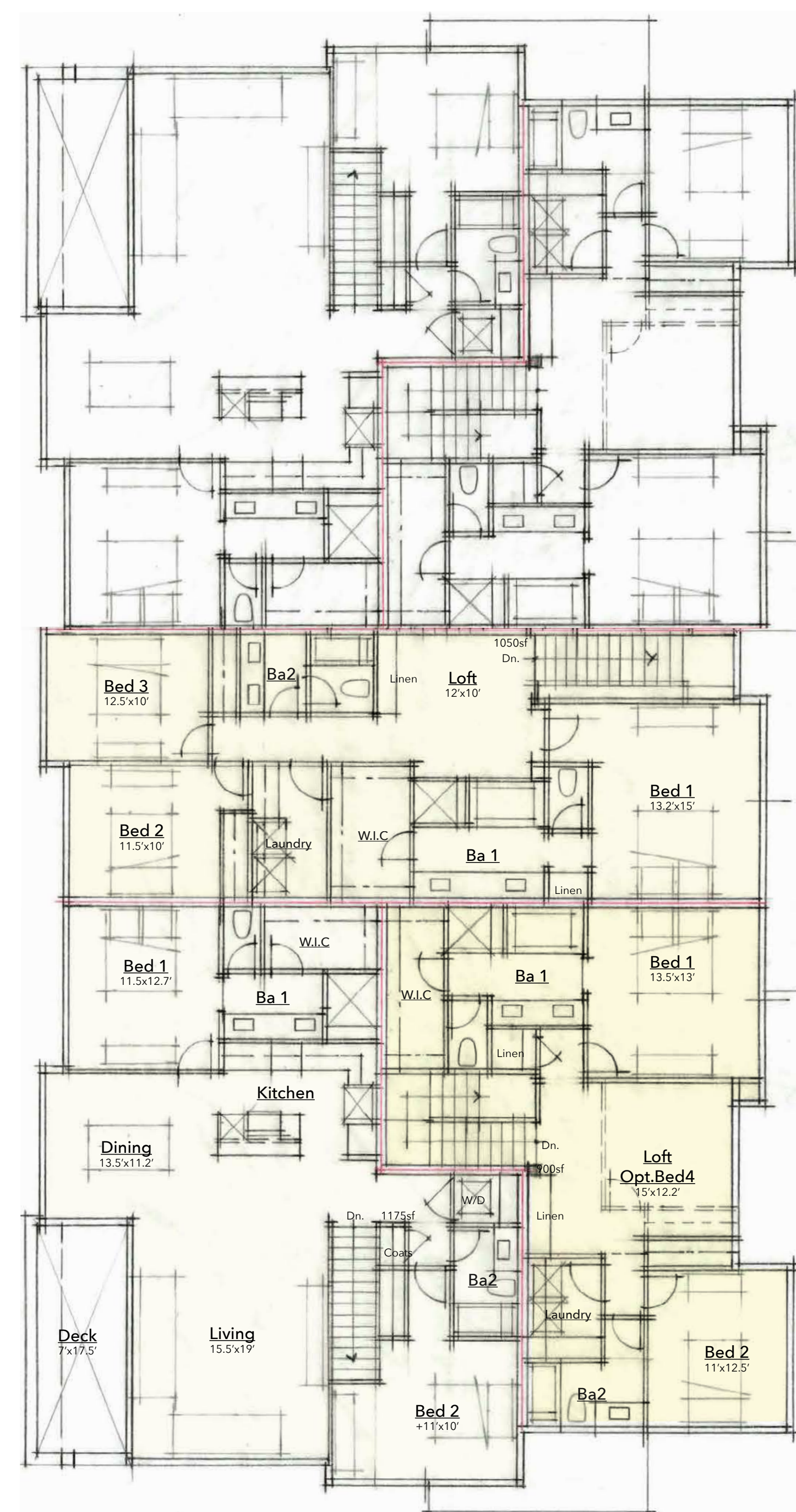
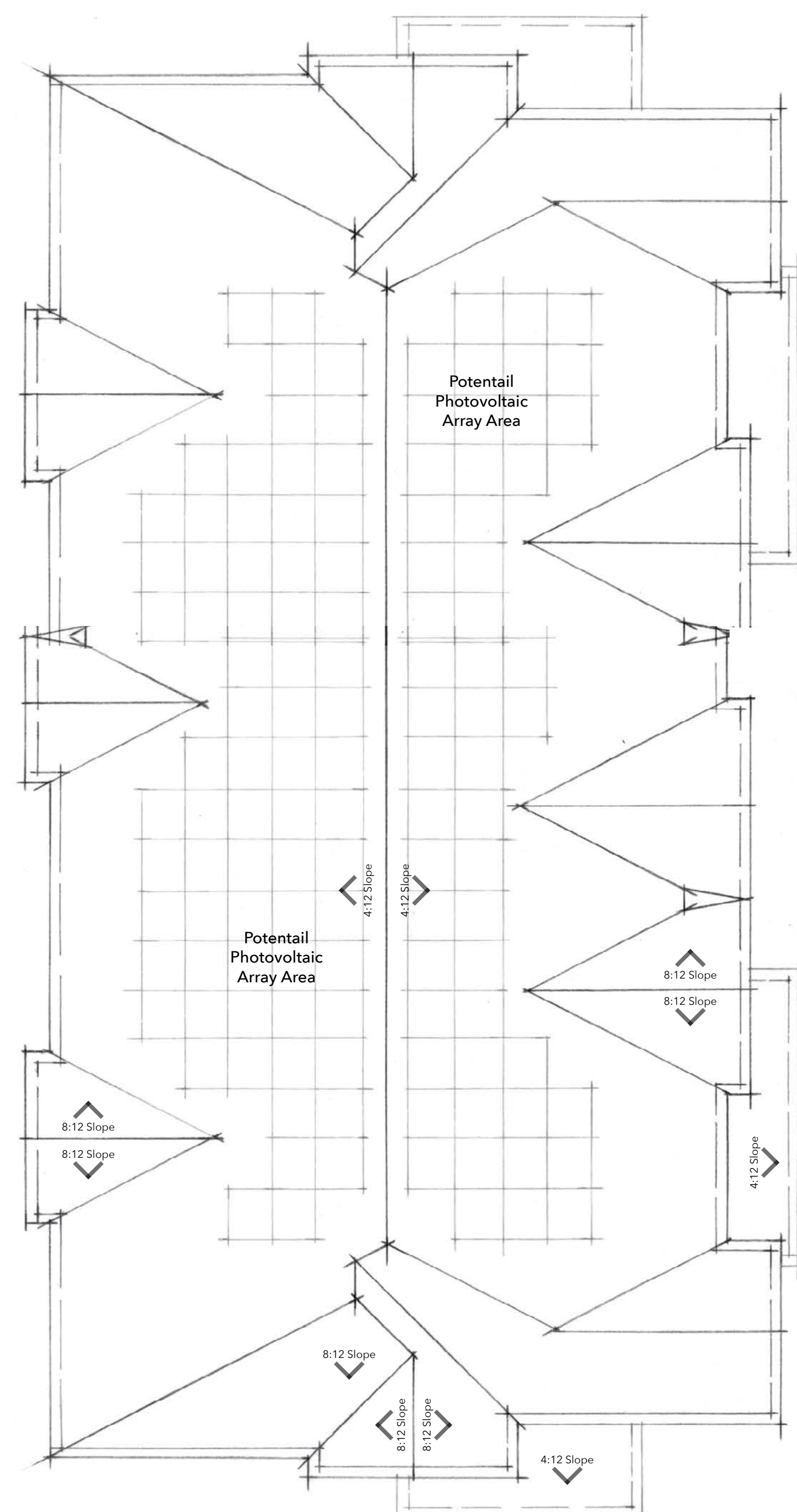
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A-4.1



Plan 1

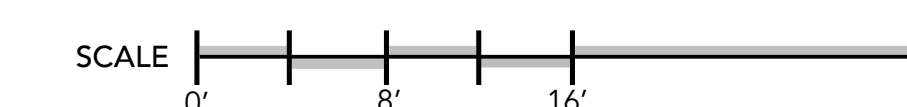
Plan 3

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2Bay Garage
3Bed/3Ba

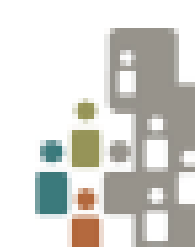
1st FLOOR ~ GROUND LEVEL



Conceptual Floor & Roof Plans ~ Building Type 500

BRITTAIN LANE

851 Brittain Lane
Santa Rosa, CA



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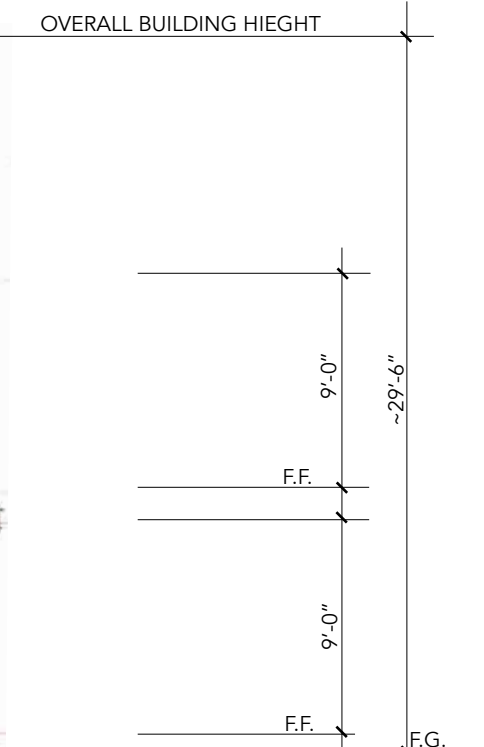
A-5



RIGHT SIDE ELEVATION



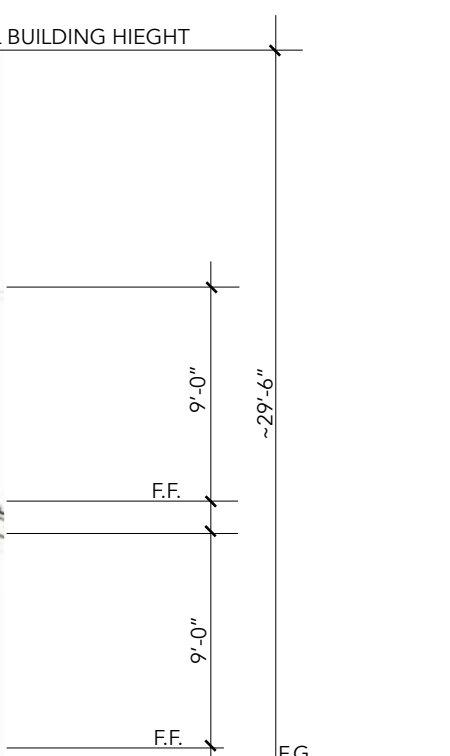
REAR ELEVATION



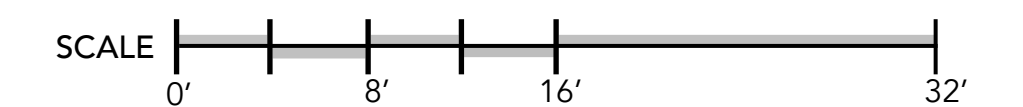
LEFT SIDE ELEVATION



FRONT ELEVATION



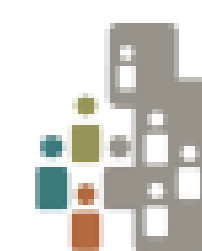
EXTERIOR MATERIALS LIST
 Composition Shingle Roofing
 Wood Fascia
 Cementous Shingle Style Siding
 Cementous Trim Boards
 Stucco
 Vinyl Windows
 Metal Vine Trellis
 Architectural Lighting



Conceptual Elevations ~ Building Type 500

BRITTAINE LANE

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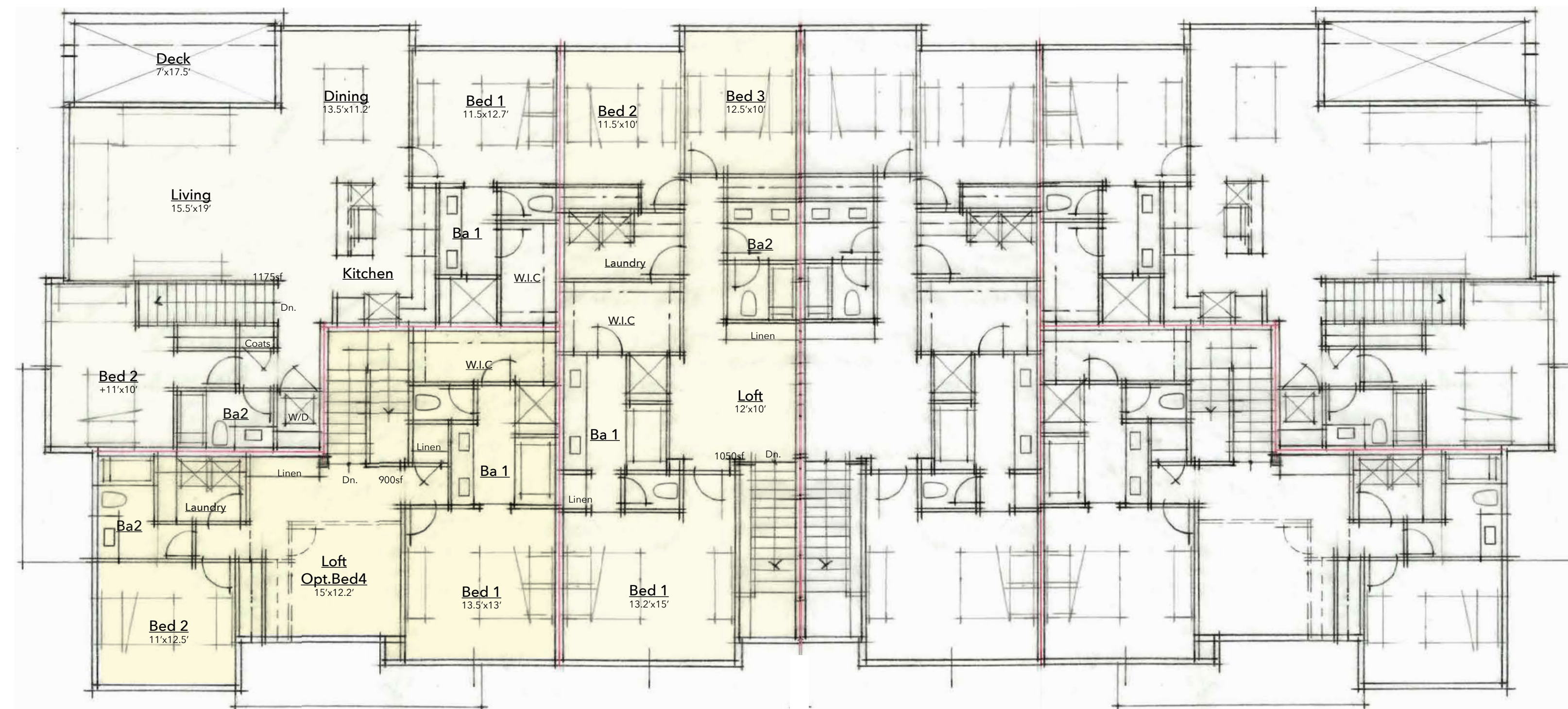
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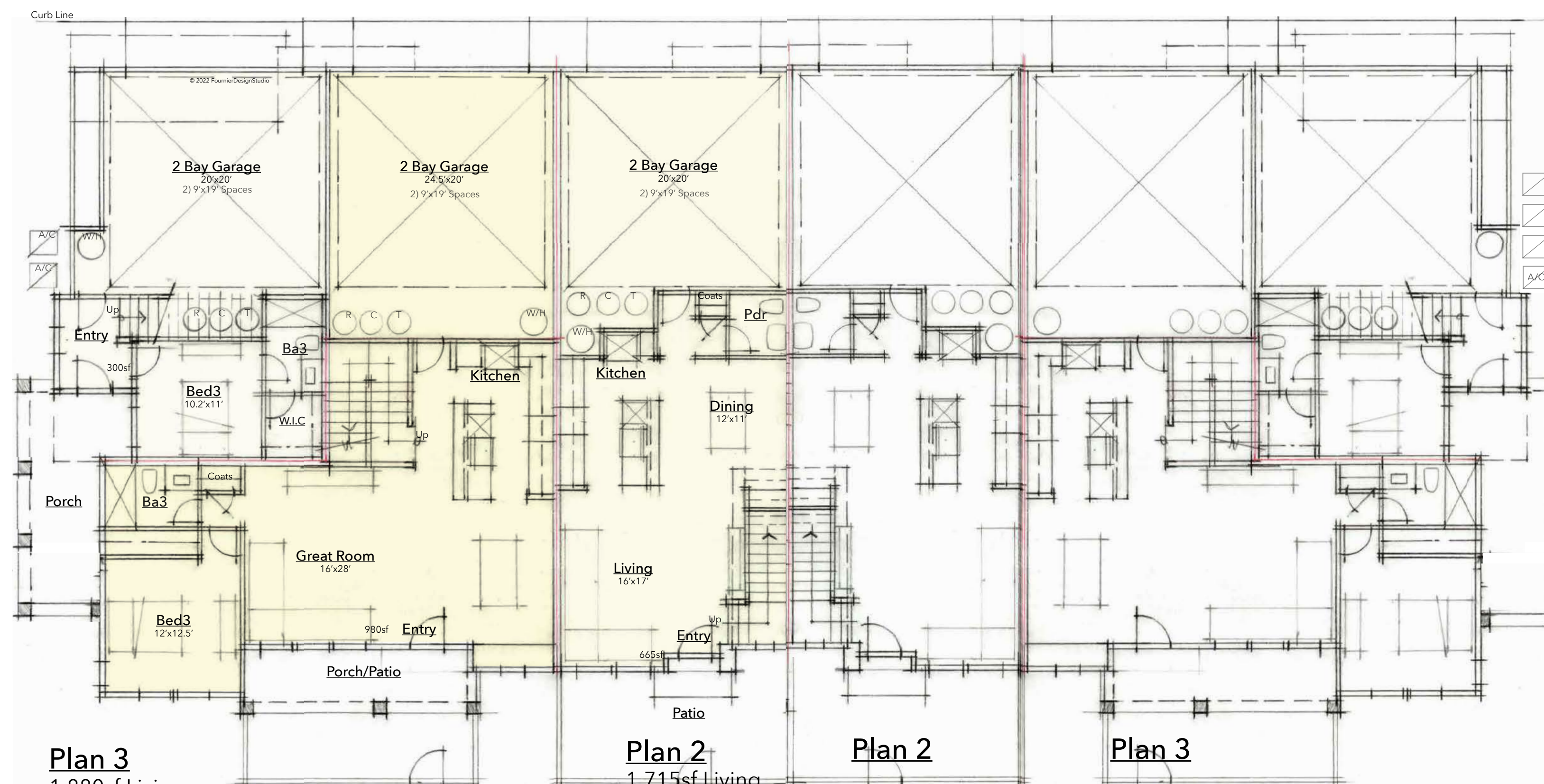
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A-5.1



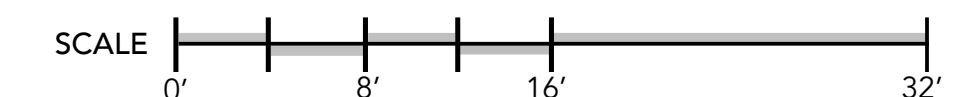
Plan 1
 1,475sf Living
 120sf Deck
 2Bay Garage
 3Bed/3Ba



Plan 3
 1,880sf Living
 220sf Patio
 2Bay Garage
 3Bed/3Ba
 Loft~Opt.Bed4

Plan 2
 1,715sf Living
 210sf Patio
 2Bay Garage
 3Bed/2.5Ba
 Loft
 ADA Adaptable

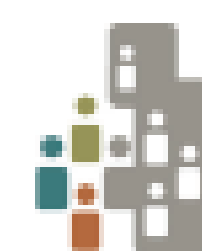
Plan 1



Conceptual Floor Plans ~ Building Type 600

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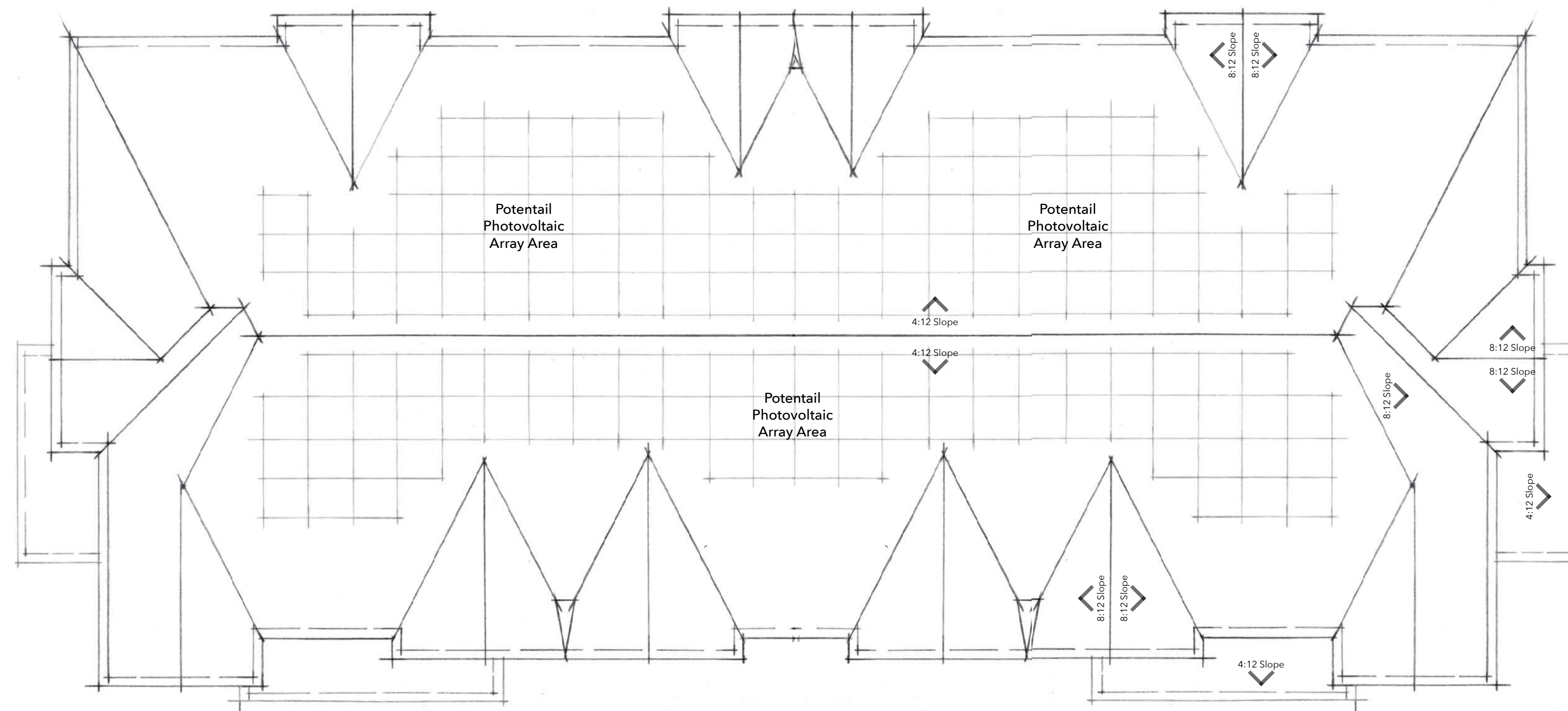
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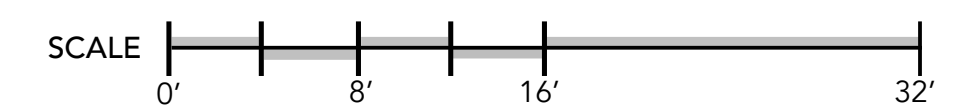
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A-6



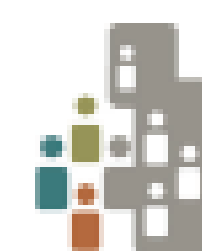
ROOF PLAN



Conceptual Roof Plan ~ Building Type 600

BRITTAINE LANE

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A-6.1



RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION

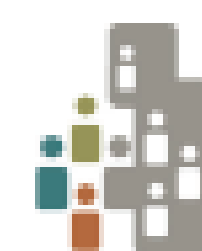
EXTERIOR MATERIALS LIST
 Composition Shingle Roofing
 Wood Fascia
 Cementous Shingle Style Siding
 Cementous Trim Boards
 Stucco
 Vinyl Windows
 Metal Vine Trellis
 Architectural Lighting

SCALE 0' 8' 16' 32'

Conceptual Elevations ~ Building Type 600

BRITTAINE LANE

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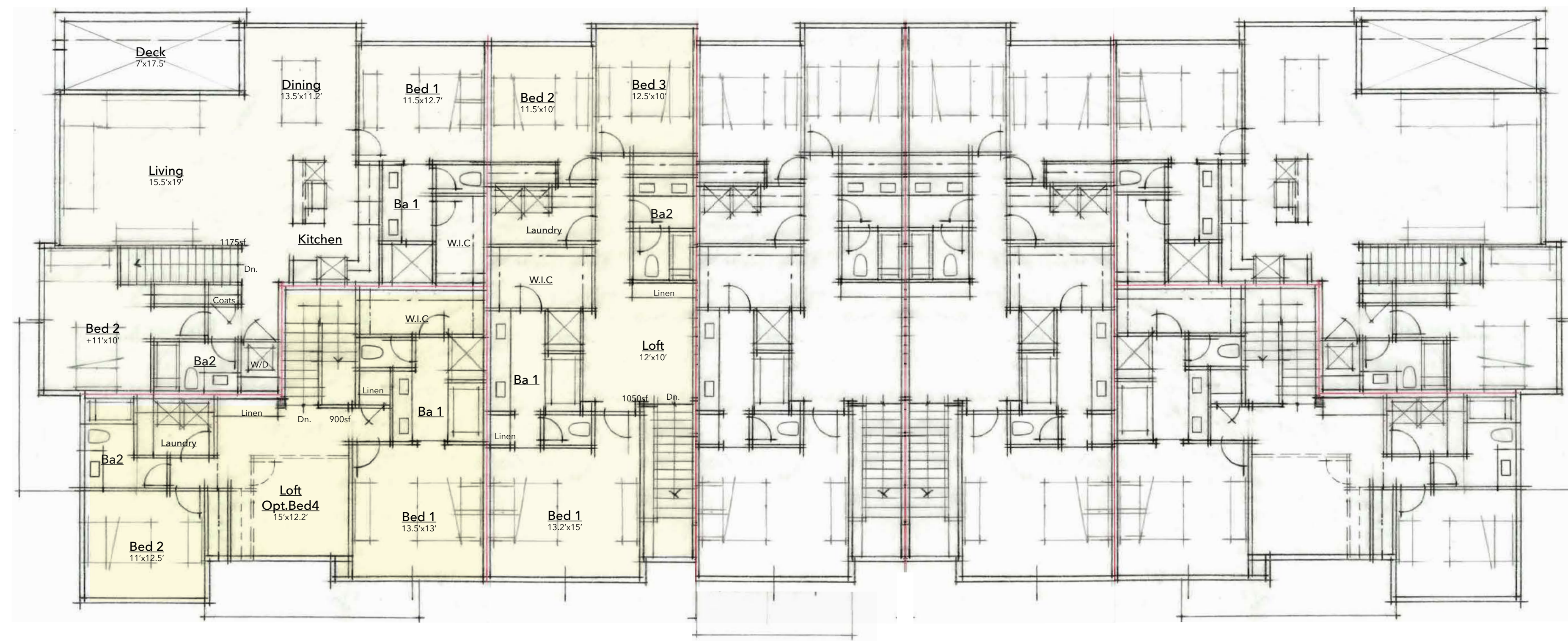
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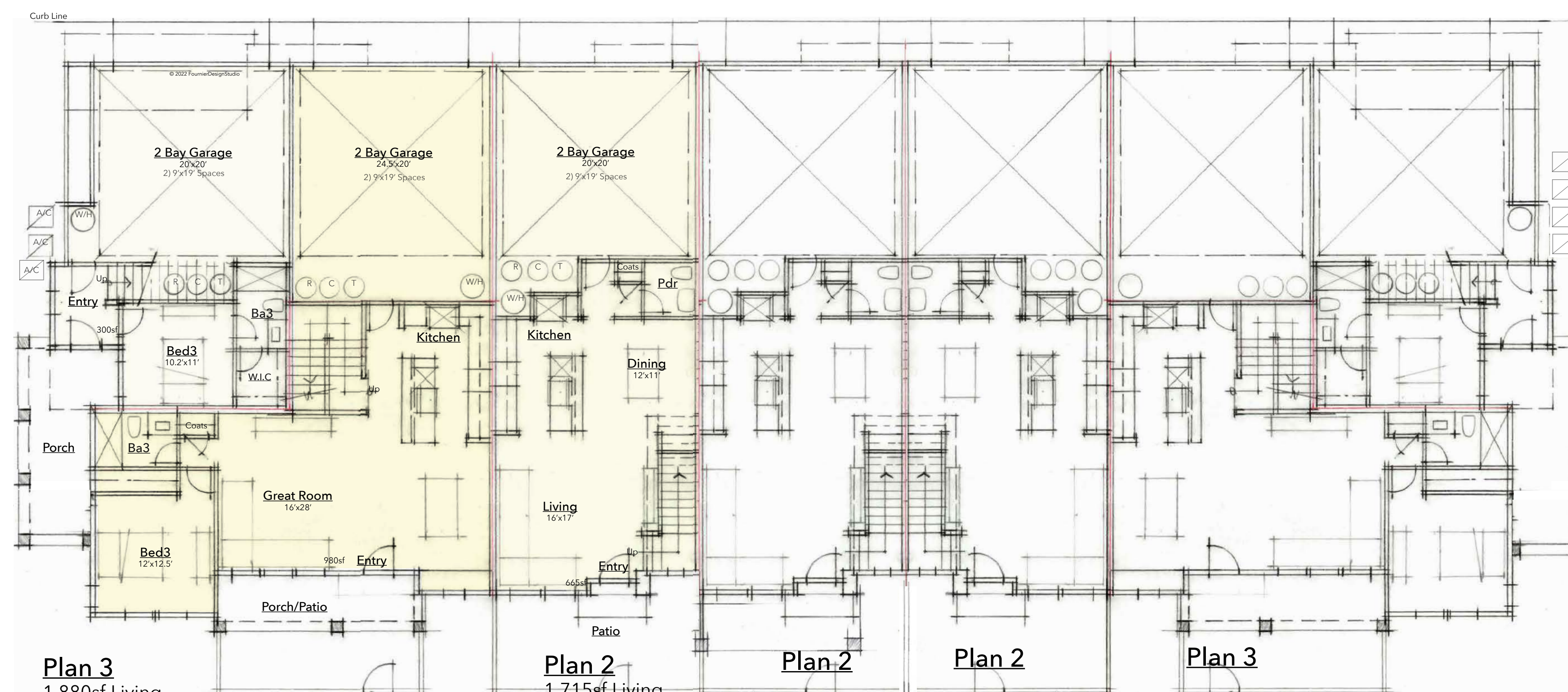
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A-6.2

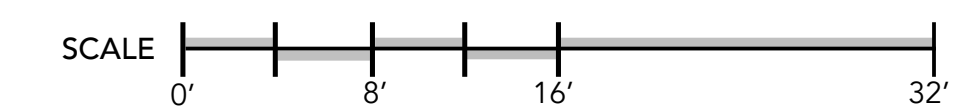


2nd FLOOR



Plan 1

1st FLOOR ~ GROUND LEVEL



Plan 1
1,475sf Living
120sf Deck
2Bay Garage
3Bed/3Ba

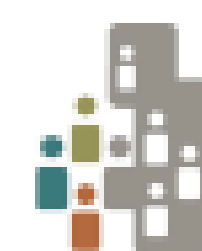
Plan 3
1,880sf Living
220sf Patio
2Bay Garage
3Bed/3Ba
Loft~Opt.Bed4

Plan 2
1,715sf Living
210sf Patio
2Bay Garage
3Bed/2.5Ba
Loft
ADA Adaptable

Conceptual Floor Plans ~ Building Type 700

BRITTAINE LANE

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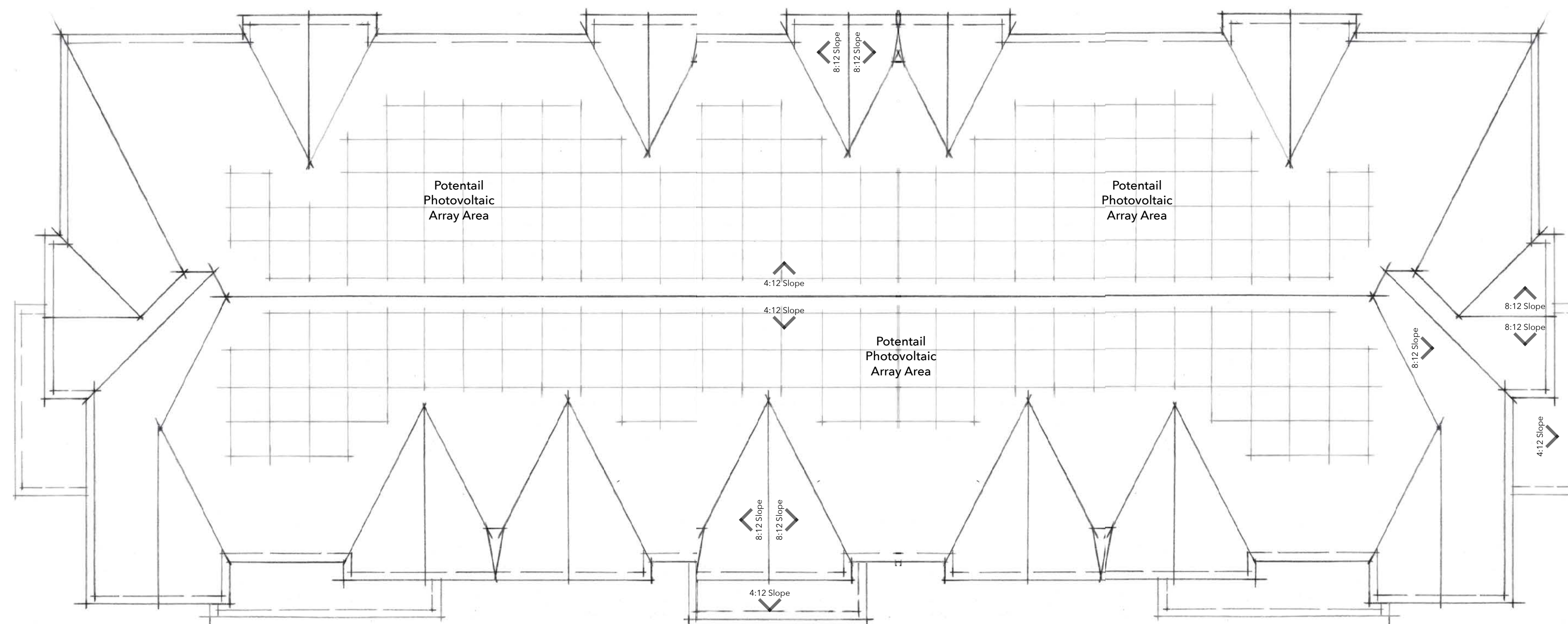
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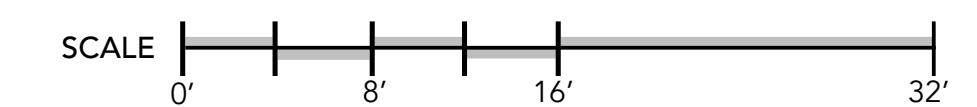
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A-7



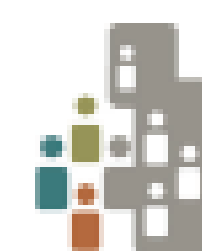
ROOF PLAN



Conceptual Roof Plan ~ Building Type 700

BRITTAIN LANE

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A-7.1



RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION

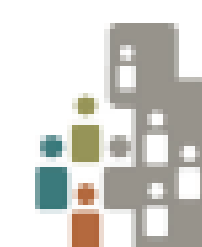
EXTERIOR MATERIALS LIST
 Composition Shingle Roofing
 Wood Fascia
 Cementous Shingle Style Siding
 Cementous Trim Boards
 Stucco
 Vinyl Windows
 Metal Vine Trellis
 Architectural Lighting

SCALE 0' 8' 16' 32'

Conceptual Elevations ~ Building Type 700

BRITTAINE LANE

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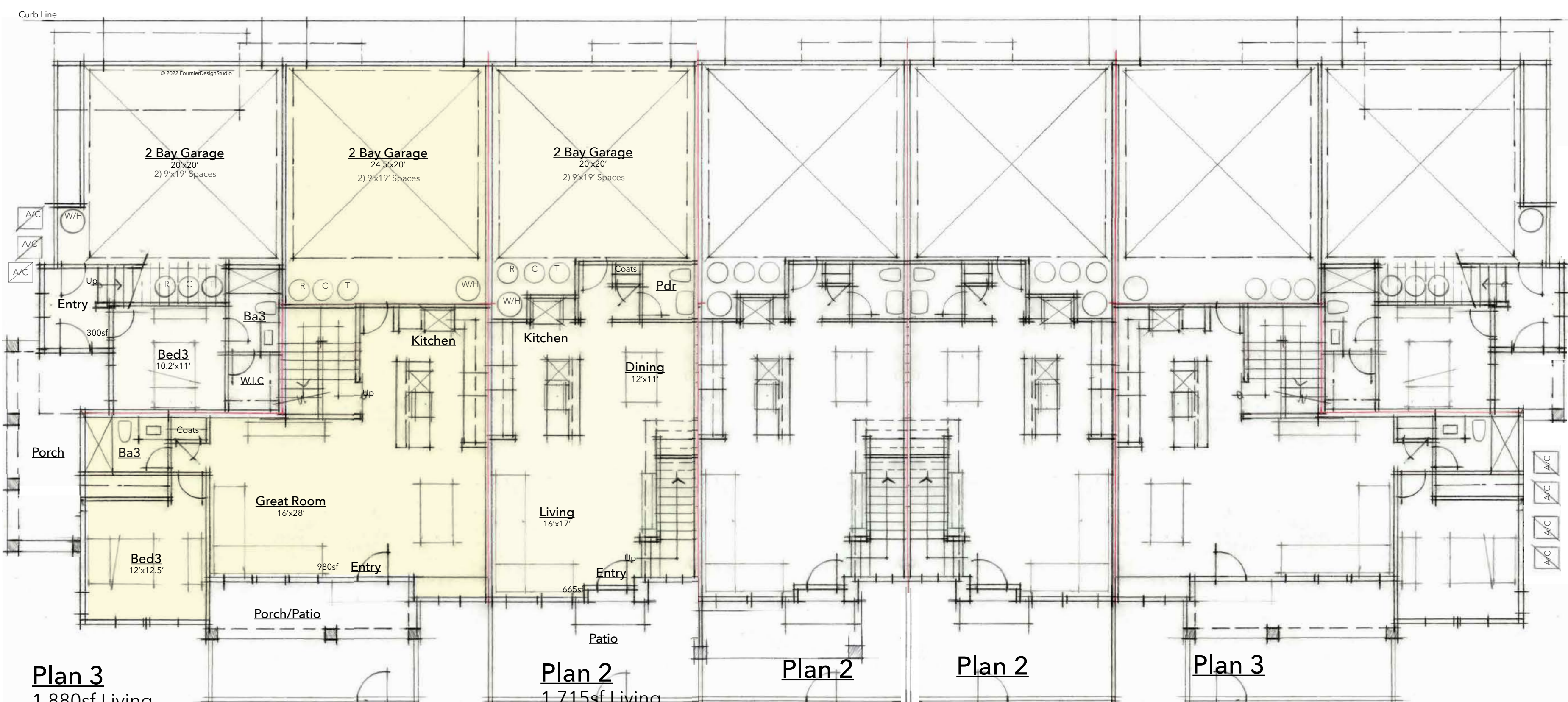
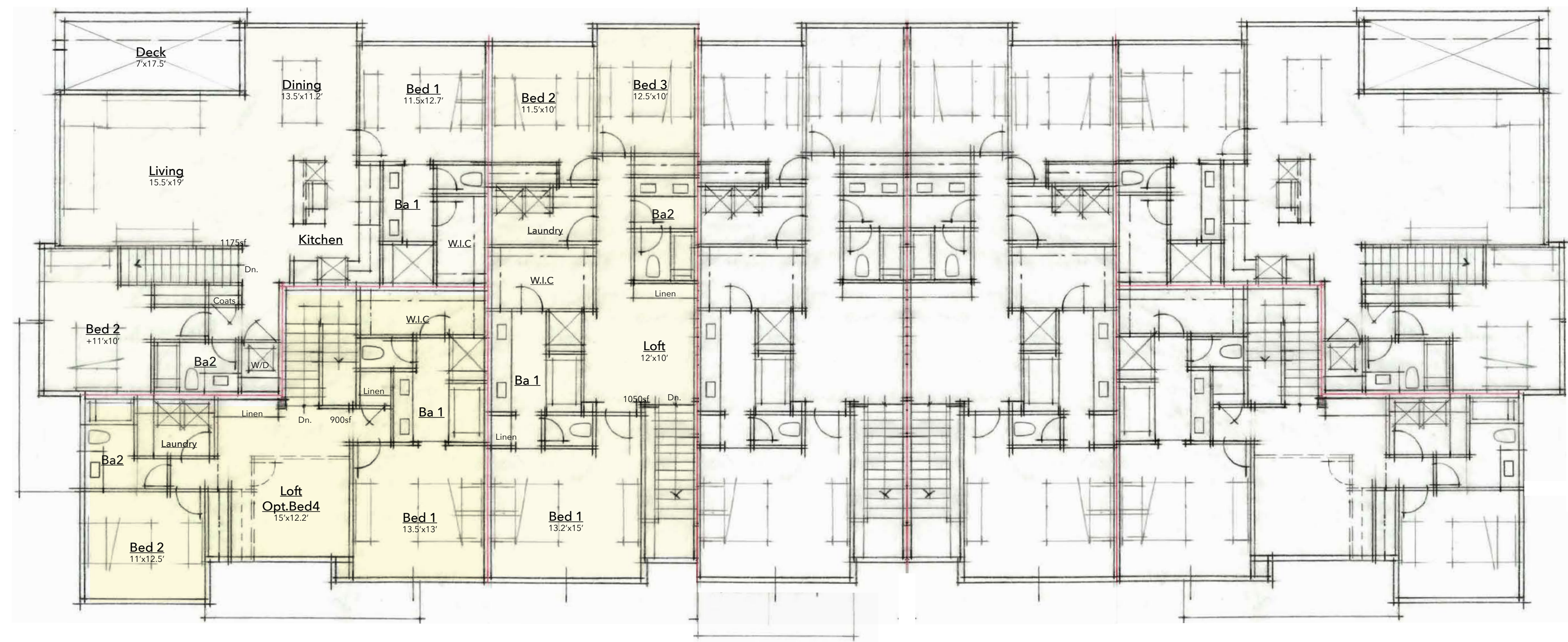
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A-7.2



Plan 1
1,475sf Living
120sf Deck
2Bay Garage
3Bed/3Ba

Plan 3
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220sf Patio
2Bay Garage
3Bed/3Ba
Loft~Opt.Bed4

Plan 2
1,715sf Living
210sf Patio
2Bay Garage
3Bed/2.5Ba
Loft
ADA Adaptable

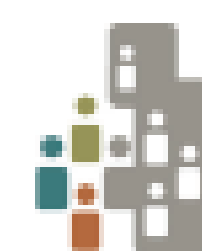
Plan 1



Conceptual Floor Plans ~ Building Type 701

BRITTAINE LANE

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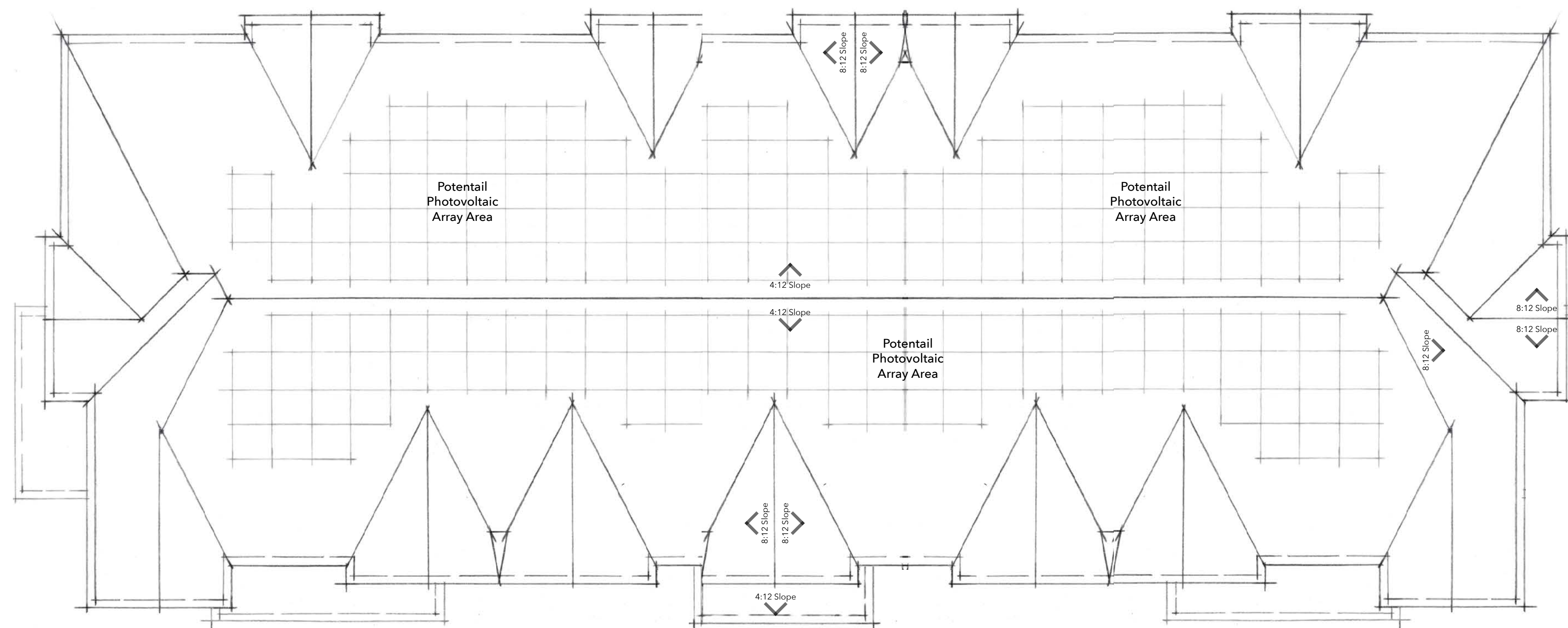
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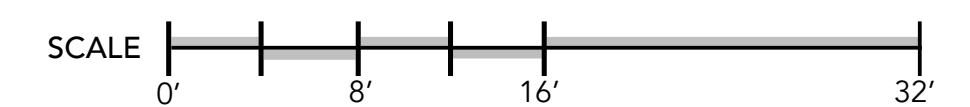
FDS
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A-8



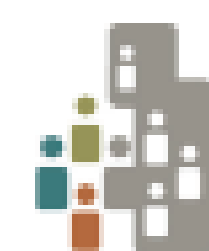
ROOF PLAN



Conceptual Roof Plan ~ Building Type 701

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A-8.1



RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION

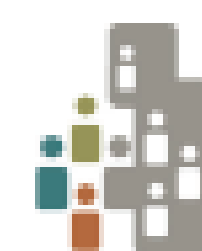
EXTERIOR MATERIALS LIST
 Composition Shingle Roofing
 Wood Fascia
 Cementous Shingle Style Siding
 Cementous Trim Boards
 Stucco
 Vinyl Windows
 Metal Vine Trellis
 Architectural Lighting

SCALE 0' 8' 16' 32'

Conceptual Elevations ~ Building Type 701

BRITTAINE LANE

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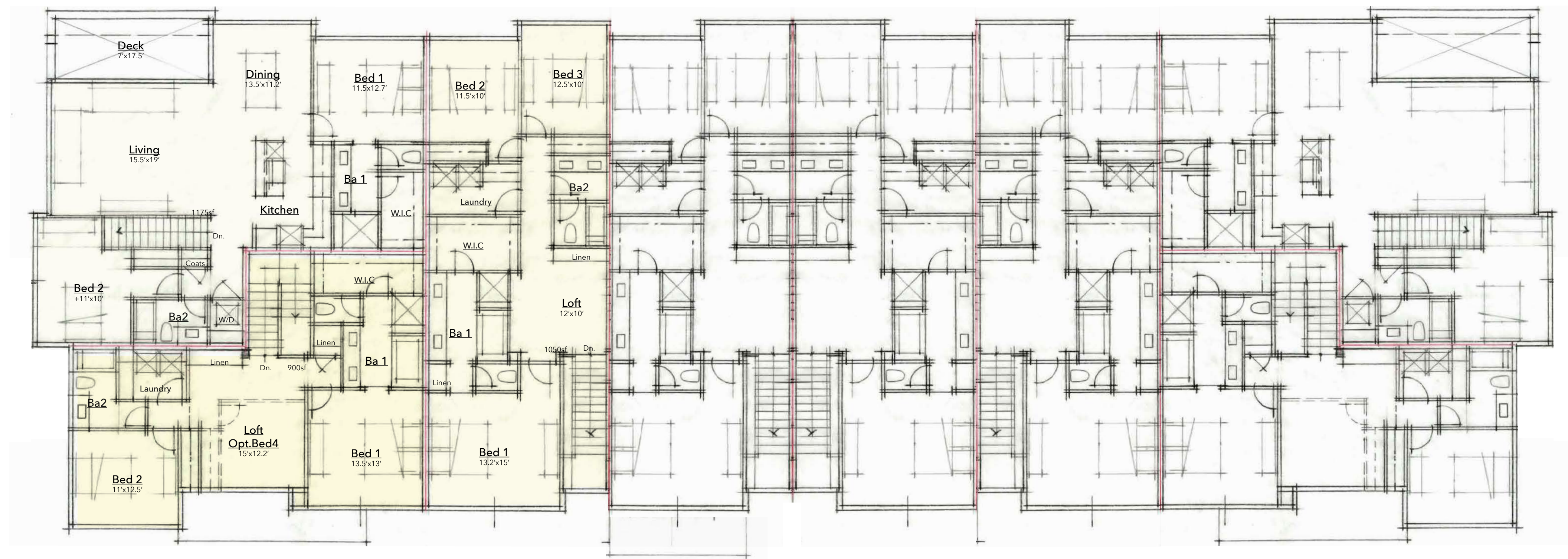
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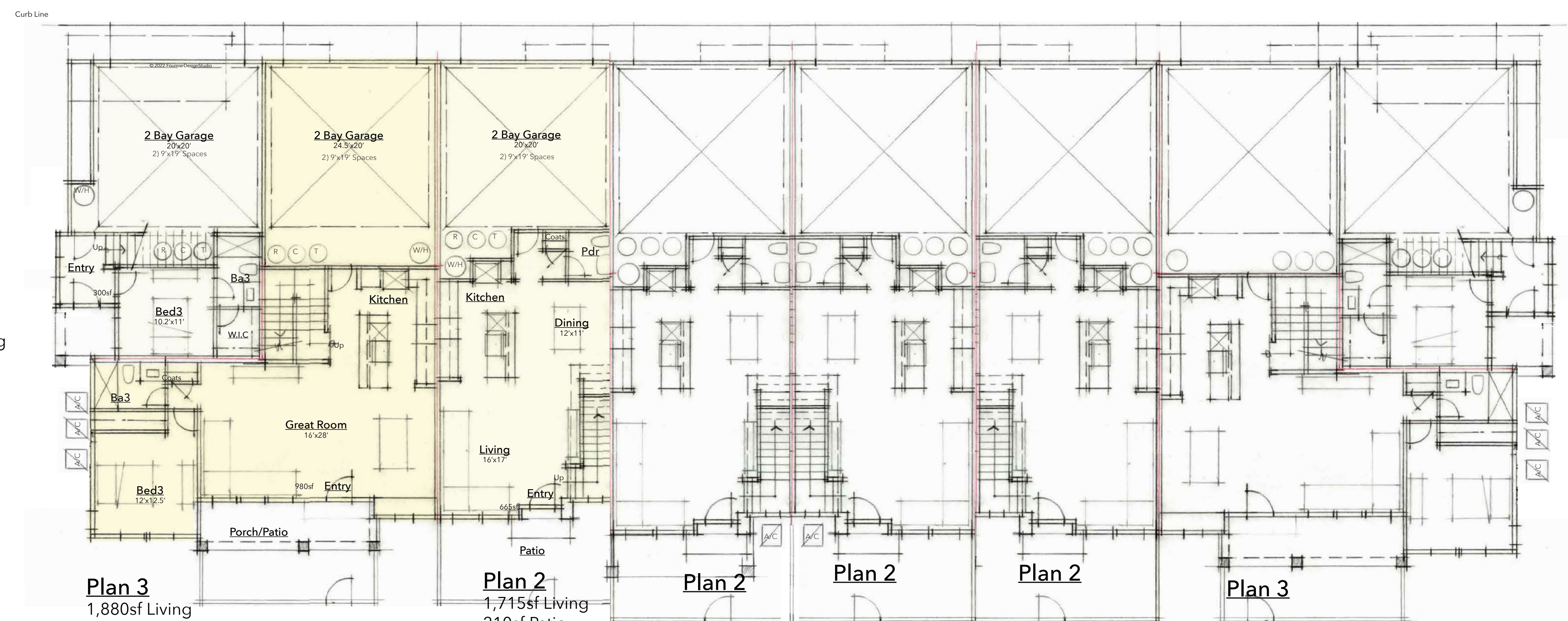
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A-8.2



2nd FLOOR



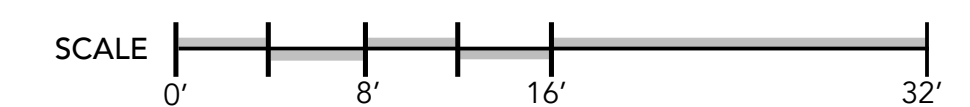
Plan 1
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120sf Deck
2Bay Garage
3Bed/3Ba

Plan 3
1,880sf Living
220sf Patio
2Bay Garage
3Bed/3Ba
Loft~Opt.Bed4

Plan 2
1,715sf Living
210sf Patio
2Bay Garage
3Bed/2.5Ba
Loft
ADA Adaptable

Plan 1

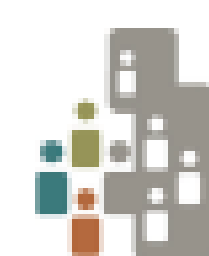
1st FLOOR ~ GROUND LEVEL



Conceptual Floor Plans ~ Building Type 800

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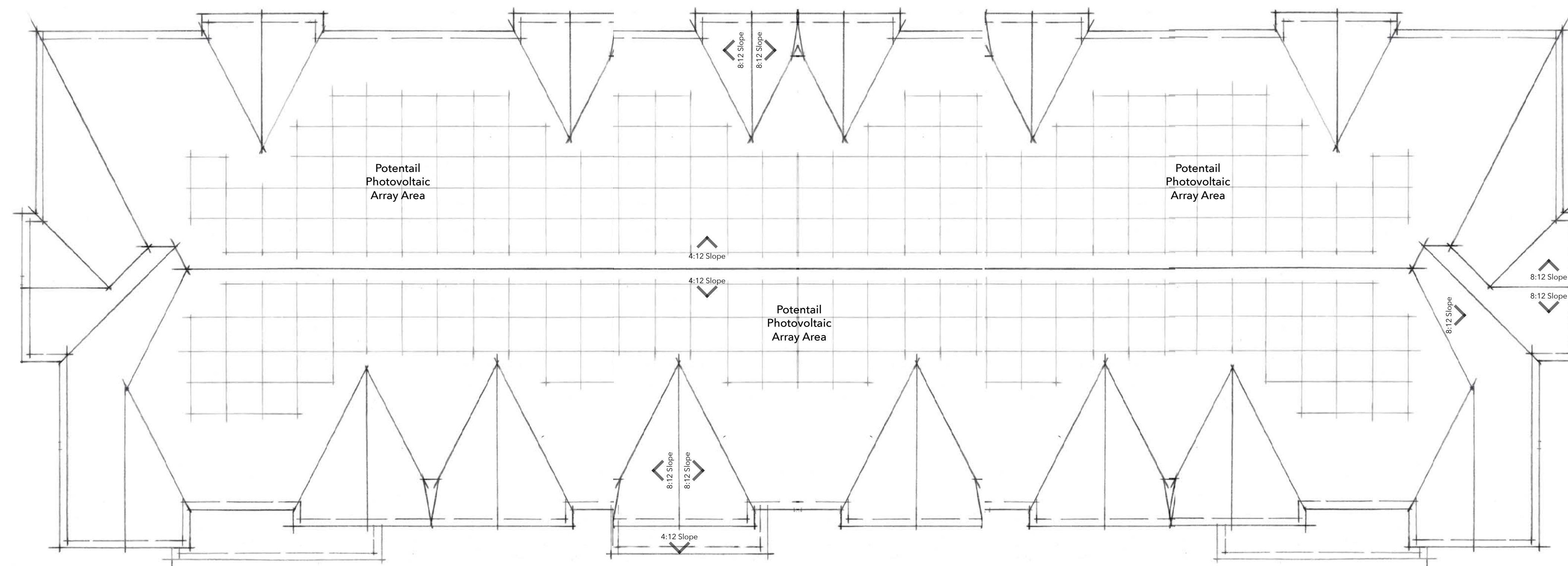
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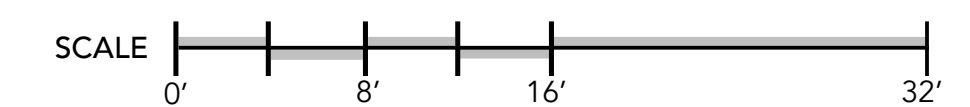
FDS
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A-9



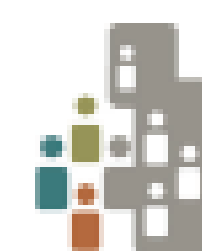
ROOF PLAN



Conceptual Roof Plan ~ Building Type 800

BRITTAINE LANE

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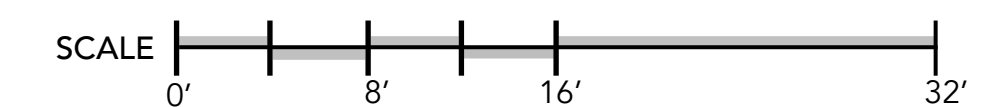
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A-9.1



FRONT ELEVATION

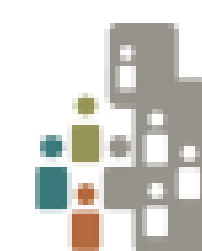
EXTERIOR MATERIALS LIST
 Composition Shingle Roofing
 Wood Fascia
 Cementous Shingle Style Siding
 Cementous Trim Boards
 Stucco
 Vinyl Windows
 Metal Vine Trellis
 Architectural Lighting



Conceptual Front Elevation ~ Building Type 800

BRITTAINE LANE

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A-9.2



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION

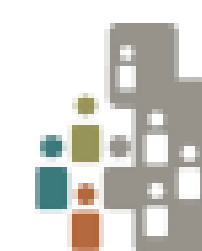
EXTERIOR MATERIALS LIST
 Composition Shingle Roofing
 Wood Fascia
 Cementous Shingle Style Siding
 Cementous Trim Boards
 Stucco
 Vinyl Windows
 Metal Vine Trellis
 Architectural Lighting

SCALE 0' 8' 16' 32'

Conceptual Elevations ~ Building Type 800

BRITTAINE LANE

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A-9.3



Cementous Trim Gable Detail
Composition Shingle Roofing



Cementous Shingle Style Siding & Trim Boards
Vinyl Windows



Cementous Shingle Style Siding
Stucco Base



Cementous Board Porch Column Detail

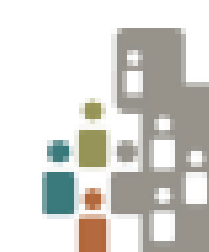


Architectural Address Numbers

Conceptual Materials & Details

BRITTAINE LANE

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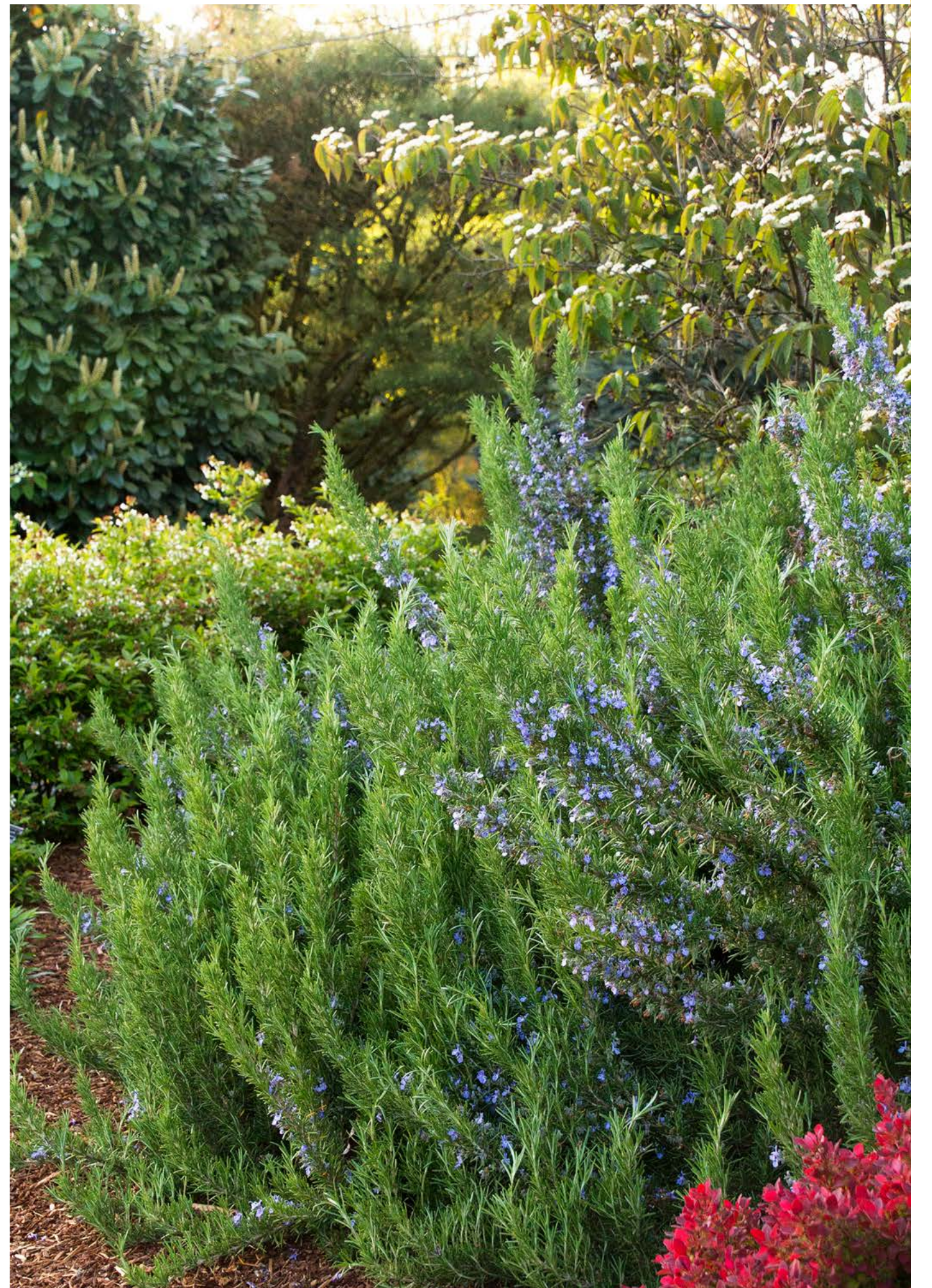
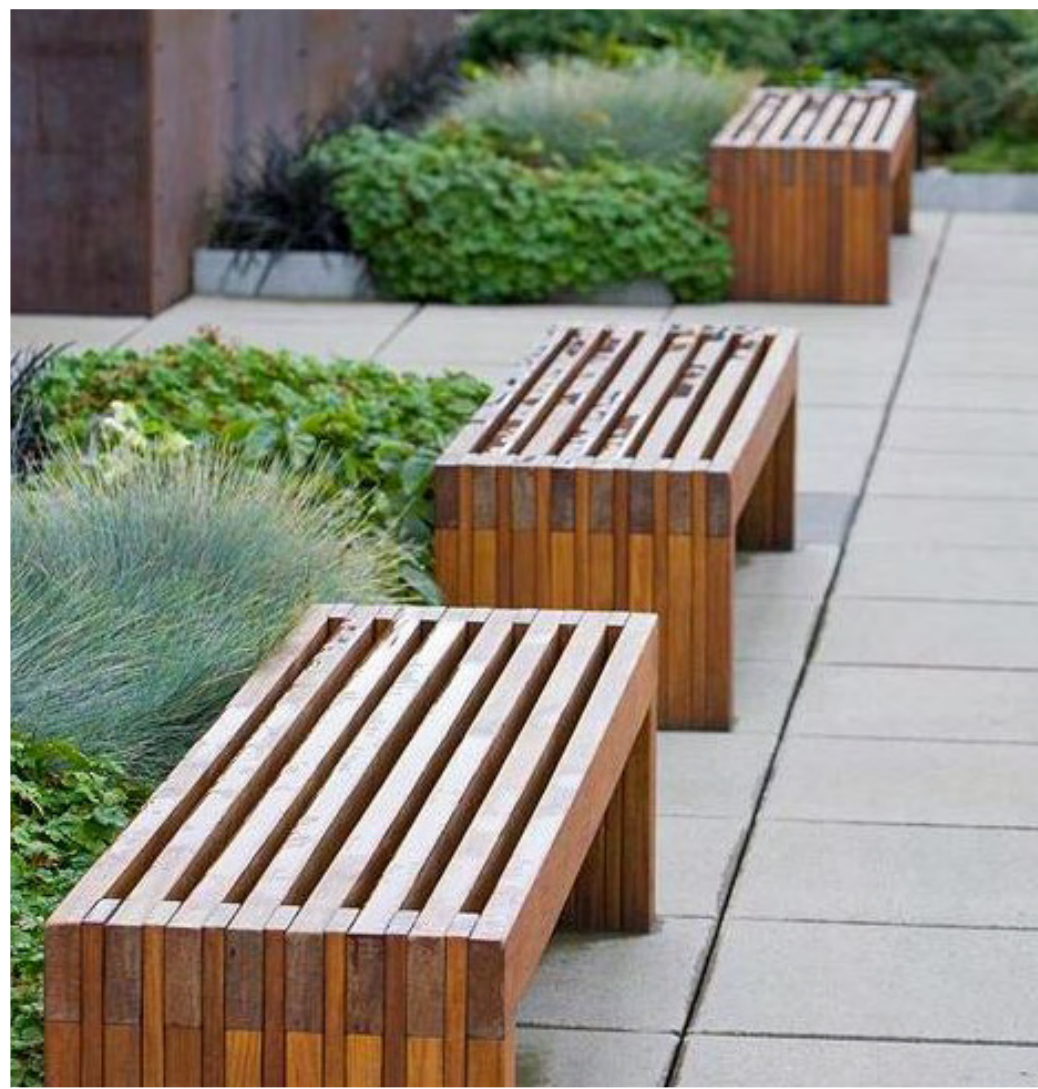
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A-10

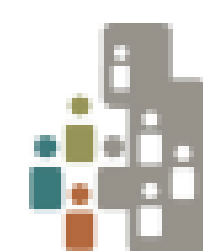


ALL ITEMS ARE CONCEPTUAL. FINAL SELECTION WILL BE SIMILAR IN NATURE.

Conceptual Site Imagery

BRITTAINE LANE

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Santa Rosa, CA



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L-1

CONCEPTUAL PLANT PALETTE

TREES

SCIENTIFIC NAME

Acer spp.
Arbutus 'Marina'
Betula pedula 'Dalecaslica'
Betula utilis var. jacquemontii
Callistemon citrinus
Cercis canadensis
Cercis occidentalis
Cinnamomum camphor
Cornus florida 'Rubra'
Fraxinus spp.
Ginkgo biloba 'Goldspine'
Gleditsia triacanthos 'Moraine'
Gleditsia triacanthos 'Rubylace'
Koelreuteria bipinnata
Koelreuteria paniculata
Lagerstroemia indica
Laurus nobilis
Magnolia spp.
Olea spp.
Pinus spp.
Pistachia chinensis
Platanus racemosa
Prunus cerasifera
Punica granatum
Pyrus calleryana 'Bradford'
Pyrus kawakamii
Quercus spp.
Tristania conferta
Ulmus spp.
Zelkova serrata

COMMON NAME

Maple
Marina Strawberry Tree
Cutleaf Weeping Birch
Himalayan Birch
Lemon Bottle Brush
Eastern Rosebud
Western Redbud
Camphor Tree
Pink Flowering Dogwood
Ash
Autumn Gold Maidenhair Tree
Moraine Honeylocust
Red Honey Locust
Chinese Flame Tree
Golden Rain Tree
Crape Myrtle
Bay Laurel
Magnolia spp.
Olive
Pine
Chinese Pistache
Sycamore
Flowering Plum*
Pomegranate
Callery Pear
Evergreen Pear
Oak
Brisbane Box
Elm
Japanese Zelkova

SHRUBS, GRASSES, AND GROUND COVER

SCIENTIFIC NAME

Pittosporum spp.
Podocarpus elongatus 'Icee Blue'
Polystichum sp.
Prunus caroliniana 'Bright n Tight'
Raphiolepis sp.
Rosa spp.
Rosmarinus officinalis
Salvia spp.
Sedum spp.
Trachelospermum jasminoides
Westringia sp.
Turf Grass

COMMON NAME

Pittosporum
Icee Blue Yellow-wood
Fern
Bright N Tight Carolina Laurel
Indian Hawthorn
Rose
Rosemary
Sage
Stonecrop
Star Jasmine
Coast Rosemary

VINE AND ESPALIER

SCIENTIFIC NAME

Distictis buccinatoria
Eriobotrya spp.
Ficus pumila
Rosa banksiae
Trachelospermum jasminoides
Vitis 'Rogers Red'

COMMON NAME

Scarlet Trumpet Vine
Loquat
Creeping Fig
Lady Banks' Rose
Star Jasmine
Roger's Red Grape

ALL PLANT SELECTIONS ARE CONCEPTUAL. FINAL PLANT SELECTIONS WILL OCCUR DURING THE CONSTRUCTION DOCUMENT PHASE AND WILL BE SIMILAR OR EQUAL.

SHRUBS, GRASSES, & GROUND COVER

SCIENTIFIC NAME

Agapanthus spp.
Agave spp.
Arctostaphylos spp.
Buxus japonica 'Green Beauty'
Camellia spp.
Carex glauca
Carex tumulicola
Ceanothus sp.
Cistus salviifolius 'Prostratus'
Cistus 'Sunset'
Cornus sericea
Cornus sericea spp. Occidentalis
Cotoneaster dammeri 'Lowfast'
Crassula spp.
Dianella spp.
Diets bicolor
Euonymus spp.
Festuca mairei
Grevillea spp.
Helictotrichon sempervirens 'Sapphire'
Hemerocallis spp.
Heteromeles arbutifolia
Ilex spp.
Iris douglasiana
Juncus patens
Lantana montevidensis
Lavandula spp.
Lavatera sp.
Leymus condensatus 'Canyon Prince'
Leymus glaucus
Ligustrum japonicum 'Texanum'
Lomandra sp.
Lonicera spp.
Mimulus sp.
Muhlenbergia spp.
Myoporum p. 'Putah Creek'
Olea europaea 'Little Ollie'
Phormium spp.

COMMON NAME

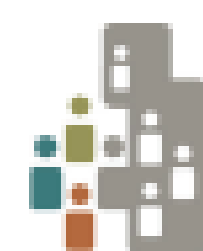
Lily of the Nile
Agave
Manzanita
Green Beauty Japanese Boxwood
Camellia
Blue Sedge
Foothill Sedge
Wild Lilac
Sageleaf Rockrose
Magenta Rockrose
Creek Dogwood
Western Dogwood
Bearberry Cotoneaster
Crassula
Flax Lily
Fortnight Lily
Euonymus
Atlas Fescue
Grevillea
Saphire Blue Oat Grass
Daylily
Toyon
Holly
Douglas' Iris
California Gray Rush
Trailing Lantana
Lavender
Tree Mallow
Canyon Prince Wild Rye
Creeping Wildrye
Waxleaf Privet
Dwarf Mat Rush
Honeysuckle
Monkey Flower
Deer Grass
Creeping Myoporum
Little Ollie Dwarf Olive
New Zealand Flax



Conceptual Plant Palette

BRITTAINE LANE

851 Brittain Lane
Santa Rosa, CA



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L-2



LEGEND

- | | | |
|-----------------------------|--|---|
| 1 Existing trees | 7 Planting pocket with vine at garages | 13 Game lawn (Cornhole) |
| 2 Seating area | 8 Kids play area | 14 Perimeter fence 'A' - 8'H with lattice top |
| 3 Barbecue area with tables | 9 Meandering walk | 15 Perimeter fence 'B' - 6'H solid |
| 4 Private patios | 10 Pocket park | 16 Transformer |
| 5 Private yard space | 11 Bioretention basins | 17 Hydromod vault with open bottom |
| 6 Lounge seating area | 12 Bicycle parking | 18 Pervious pavers (See Civil sheets) |

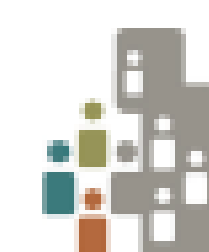
0 15' 30' 60'
Scale: 1" = 30' - 0"



Conceptual Landscape Plan

BRITTAINE LANE

851 Brittain Lane
Santa Rosa, CA



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L-3

Alcott Area Light

Product Data Sheet



Finish

Pangard II®, offered exclusively by Landscape Forms, is a 19 step program of cleaning, priming, and powdercoating that resists rusting, chipping, peeling and fading to produce the finest metal finish available for site furniture and outdoor lighting. In addition, Pangard II® contains no heavy metals and is free of Hazardous Air Pollutants.

To Order

Specify: Product, Lamp, Drive Current, Color Temperature, Input Voltage, Mounting Height, and Powdercoat Color.

Product	Lamp	Drive Current	Color Temp.	Input Voltage	Mounting
AC Alcott	048L3 (48 LED, Type 3)	035F (350 mA)	40K (4000K)	UV1 (100-277VAC)	12 (144in)
	35K (3500K)		14 (168in)		
	30K (3000K)		16 (192in)		

EXAMPLE: AC – 048L3 – 035F – 35K – UV1 – 12 – Powdercoat Color

Product Modifications

Don't see what you are looking for? Our goal is to partner with you as the designer to manufacture solutions needed for the space you are creating. We offer the option to modify our standard product to meet certain design specifications or needs. Contact your local Landscape Forms representative to learn more about these offerings.

Warranty

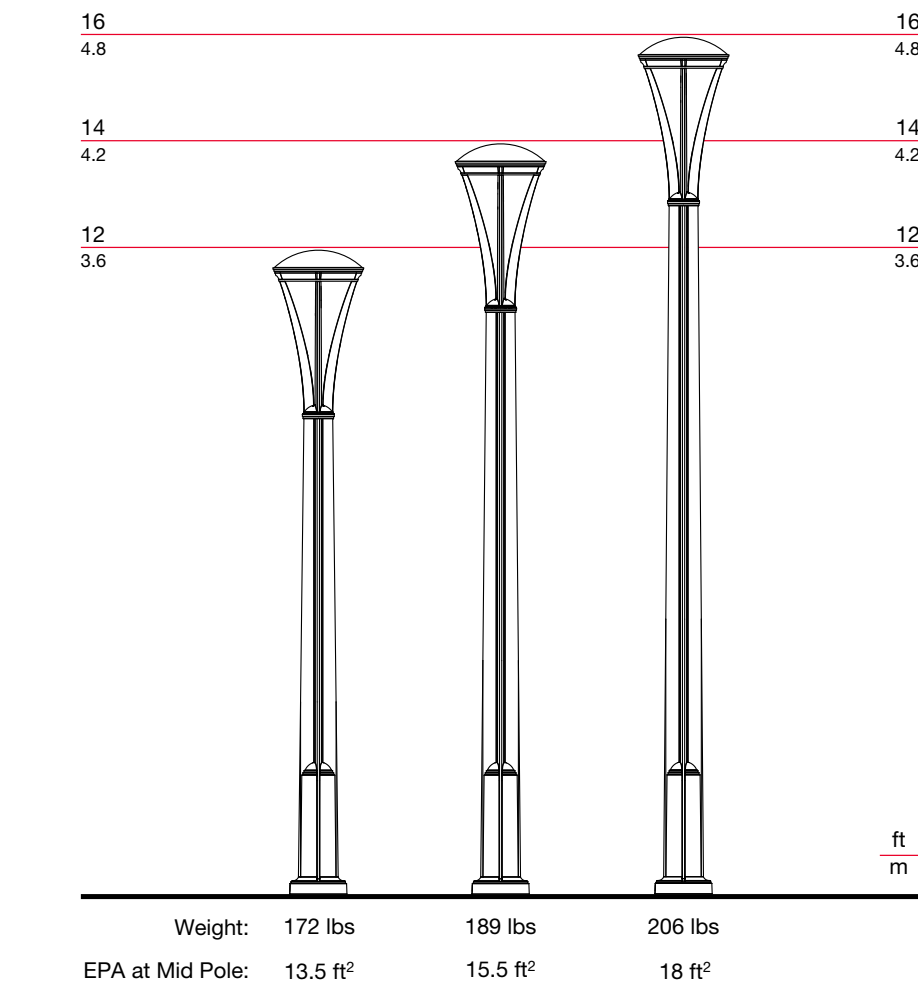
LED lighting products are warranted for six years.

Other

UL Listed, CE, RoHS Compliant, Dark-Sky Approved, US Patent Pending



Alcott is designed by Robert A.M. Stern Architects



Visit our landscapeforms.com for more information. Specifications are subject to change without notice. Landscape Forms supports the Landscape Architecture Foundation at the Second Century level.
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CONCEPTUAL POLE LIGHT [OR EQUAL]

SCALE: NTs

Hawthorne Path Light

Product Data Sheet



Finish

Pangard II®, offered exclusively by Landscape Forms, is a 19 step program of cleaning, priming, and powdercoating that resists rusting, chipping, peeling and fading to produce the finest metal finish available for site furniture and outdoor lighting. In addition, Pangard II® contains no heavy metals and is free of Hazardous Air Pollutants.

To Order

Specify: Product, Lamp, Drive Current, Color Temperature, Input Voltage, Mounting Option, and Powdercoat Color.

Product	Lamp	Drive Current	Color Temp.	Input Voltage	Mounting
HW Hawthorne	006L4 (6 LED, Type 4)	035F	40K (4000K)	UV1 (120-277VAC)	SM (Surface Mount)
	012L5 (12 LED, Type 5)		35K (3500K)		
			30K (3000K)		

EXAMPLE: HW – 006L4 – 035F – 35K – UV1 – SM – Powdercoat Color

Product Modifications

Don't see what you are looking for? Our goal is to partner with you as the designer to manufacture solutions needed for the space you are creating. We offer the option to modify our standard product to meet certain design specifications or needs. Contact your local Landscape Forms representative to learn more about these offerings.

Warranty

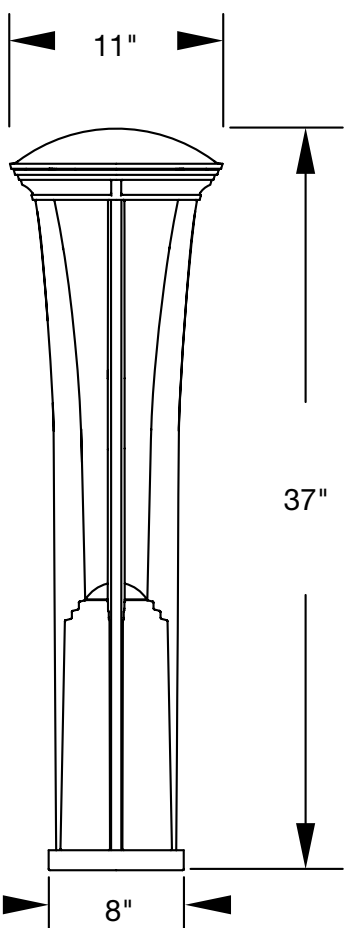
LED lighting products are warranted for six years.

Other

UL Listed, CE, RoHS Compliant, Dark-Sky Approved, US Patent Pending



Hawthorne is designed by Robert A.M. Stern Architects



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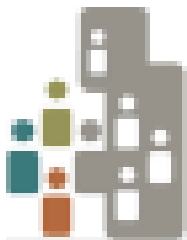
CONCEPTUAL BOLLARD LIGHT [OR EQUAL]

SCALE: NTs

Conceptual Landscape Lighting

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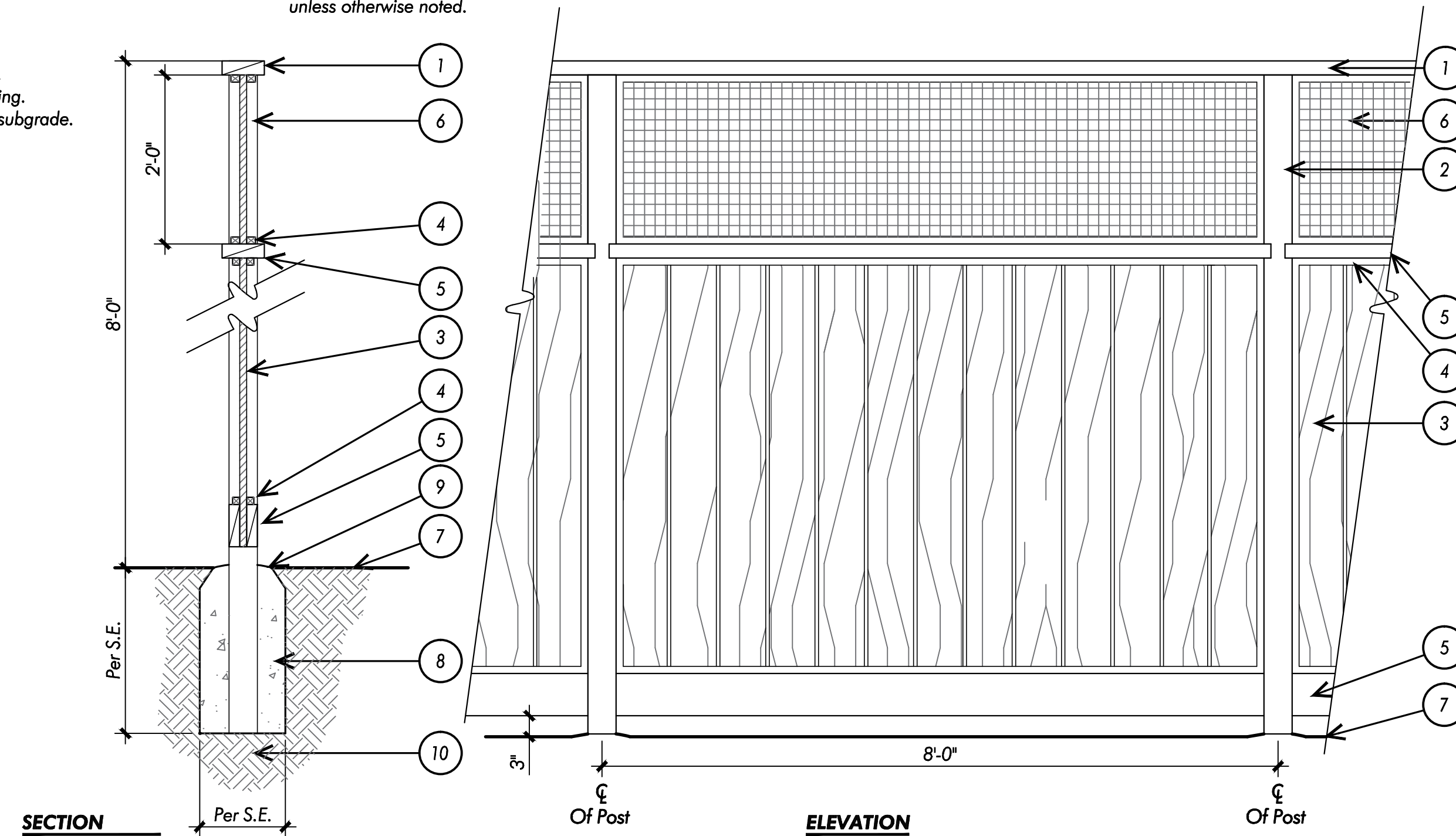
L-4

LEGEND

1. 2" x 6" cap.
2. 4" x 4" post.
- 1" x 6" fence boards.
- 1" x 1" blocking.
- 2" x 6" rail.
- 1 1/2" x 1 1/2" lattice.
- Finish grade.
- Concrete footing.
- Slope top of footing.
- 90% compacted subgrade.

NOTES

- Refer to Construction Schedule for type, color, and finish.
- All fasteners shall be hot dipped galvanized.
- All wood shall be construction grade redwood unless otherwise noted.

**CONCEPTUAL PERIMETER FENCE 'A' - 8'-0" H**

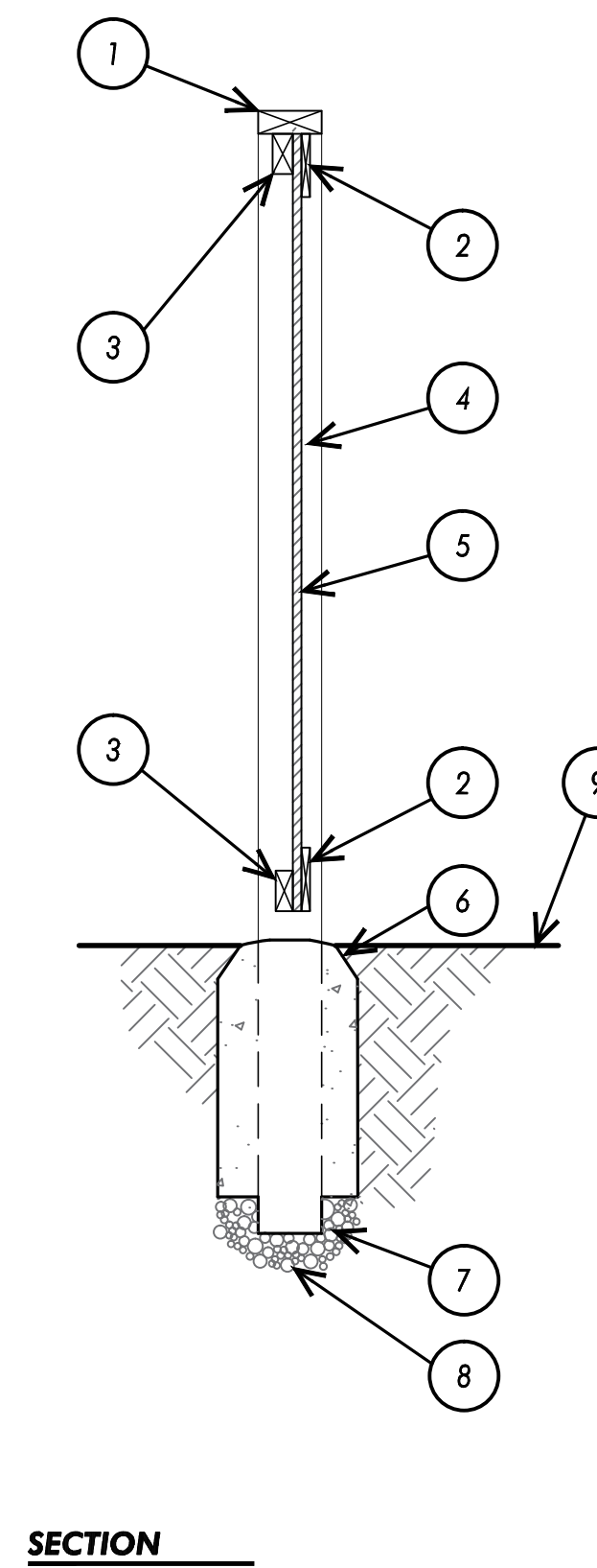
SCALE: NTS

LEGEND

- 2" x 6" cap.
- 1" x 6" top & bottom frame.
- 2" x 4" top & bottom rails.
- 4" x 6" post.
- 1" x 6" boards.
- Concrete footing. Slope top to drain.
- 3/8" clean gravel sub-base.
- 90% compacted subgrade.
- Finish grade.

NOTES

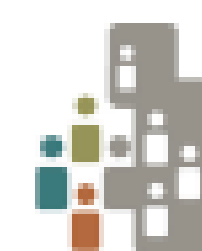
- Refer to Construction Schedule on Sheet LC-0.01 for type, color and finish.
- All wood to be S4S Douglas Fir, posts to be Pressure Treated.
- Galvanized finishing nails / screws for all connections.
- Countersink, plug and / or putty all screws and nails.

**CONCEPTUAL PERIMETER FENCE 'B' - 6'-0" H**

SCALE: NTS

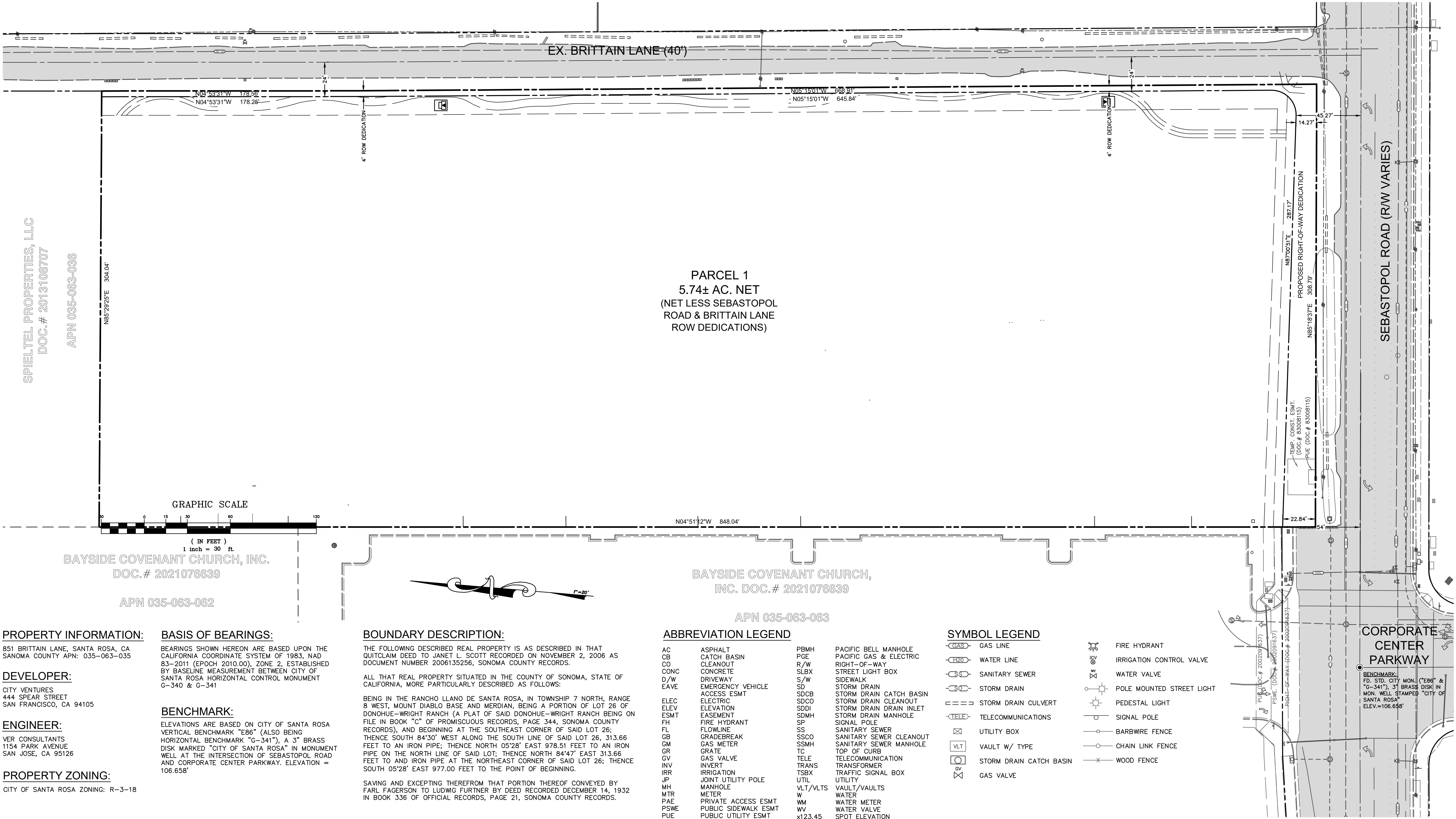
Conceptual Fence Detail**BRITTAINE LANE**

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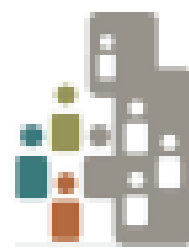
L-5



Site Boundary _ Vesting Tentative Map Package

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TREE REMOVAL NOTE:
TREES SHALL REMAIN
UNLESS SHOWN HEREON BY: X

ABBREVIATION LEGEND

AC	ASPHALT	PBMH	PACIFIC BELL MANHOLE
CB	CATCH BASIN	PGE	PACIFIC GAS & ELECTRIC
CO	CLEANOUT	R/W	RIGHT-OF-WAY
CONC	CONCRETE	SLBX	STREET LIGHT BOX
D/W	DRIVEWAY	S/W	SIDEWALK
EAVE	EMERGENCY VEHICLE	SD	STORM DRAIN
ELEC	ELECTRIC	SDCB	STORM DRAIN CATCH BASIN
ESMT	EASEMENT	SDCO	STORM DRAIN CLEANOUT
FH	FIRE HYDRANT	SDDI	STORM DRAIN DRAIN INLET
FL	FLOWLINE	SDMH	STORM DRAIN MANHOLE
GB	GRADEBREAK	SP	SIGNAL POLE
GM	GAS METER	SS	SANITARY SEWER
GR	GRATE	SSCO	SANITARY SEWER CLEANOUT
GV	GAS VALVE	SSMH	SANITARY SEWER MANHOLE
INV	INVERT	TC	TOP OF CURB
IRR	IRRIGATION	TELE	TELECOMMUNICATION
JP	JOINT UTILITY POLE	TRANS	TRANSFORMER
MH	MANHOLE	TSBX	TRAFFIC SIGNAL BOX
MTR	METER	UTIL	UTILITY
PAE	PRIVATE ACCESS ESMT	VLTVLTS	VAULT/VAULTS
PSWE	PUBLIC SIDEWALK ESMT	W	WATER
PUE	PUBLIC UTILITY ESMT	WM	WATER METER
		WV	WATER VALVE
		x123.45	SPOT ELEVATION

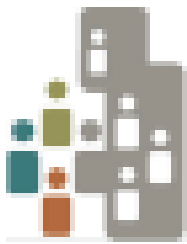
SYMBOL LEGEND

	GAS LINE		FIRE HYDRANT
	WATER LINE		IRRIGATION CONTROL VALVE
	SANITARY SEWER		WATER VALVE
	STORM DRAIN		POLE MOUNTED STREET LIGHT
	STORM DRAIN CULVERT		PEDESTAL LIGHT
	TELECOMMUNICATIONS		SIGNAL POLE
	UTILITY BOX		BARBWIRE FENCE
	VAULT W/ TYPE		CHAIN LINK FENCE
	STORM DRAIN CATCH BASIN		WOOD FENCE
	GAS VALVE		

Existing Condition and Demolition Plan _ Vesting Tentative Map Package

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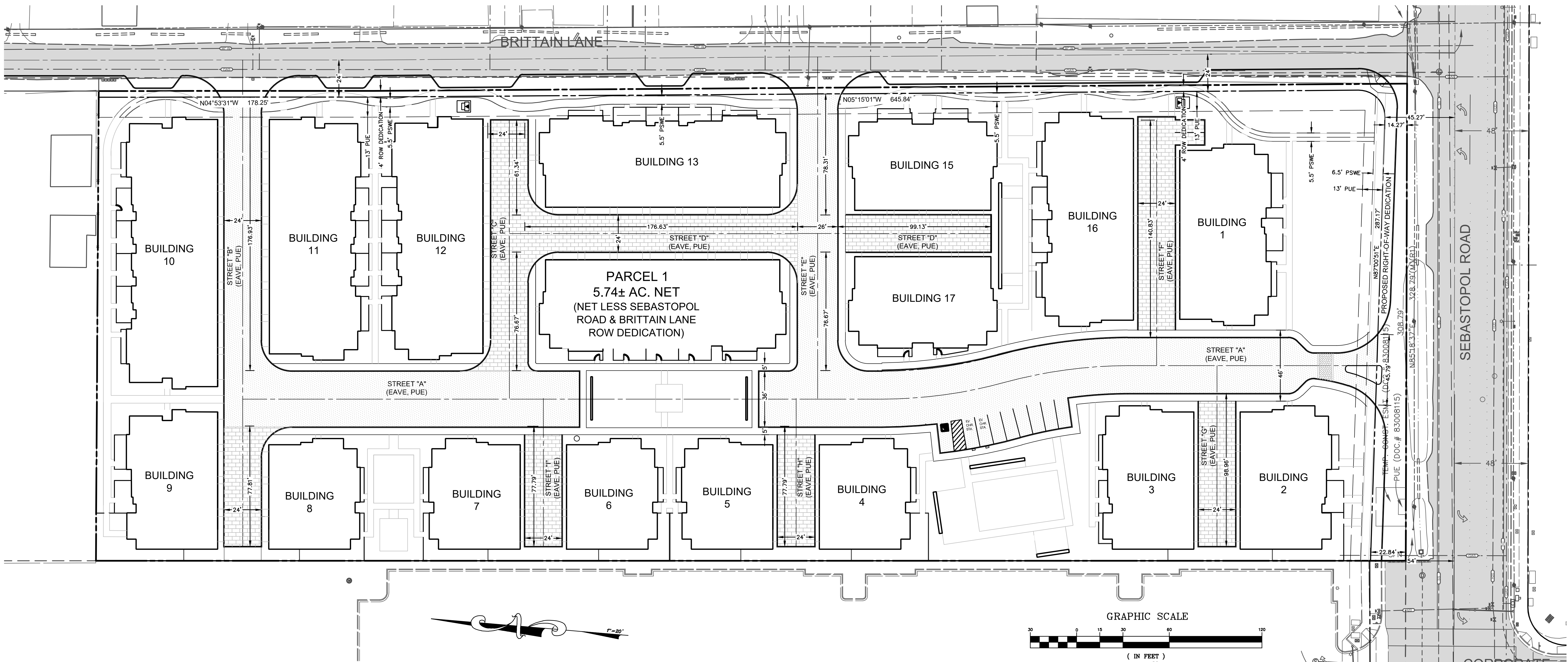
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C1.1



PROPERTY INFORMATION:

851 BRITTAINE LANE, SANTA ROSA, CA
SANOMA COUNTY APN: 035-063-035

DEVELOPER:

CITY VENTURES
444 SPEAR STREET
SAN FRANCISCO, CA 94105

ENGINEER:

VER CONSULTANTS
1154 PARK AVENUE
SAN JOSE, CA 95126

BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, NAD 83-2011 (EPOCH 2010.00), ZONE 2, ESTABLISHED BY BASELINE MEASUREMENT BETWEEN CITY OF SANTA ROSA HORIZONTAL CONTROL MONUMENT G-340 & G-341

BENCHMARK:

ELEVATIONS ARE BASED ON CITY OF SANTA ROSA VERTICAL BENCHMARK "E86" (ALSO BEING HORIZONTAL BENCHMARK "G-341"), A 3" BRASS DISK MARKED "CITY OF SANTA ROSA" IN MONUMENT WELL AT THE INTERSECTION OF SEBASTOPOL ROAD AND CORPORATE CENTER PARKWAY. ELEVATION = 106.658'

VESTING NOTE:

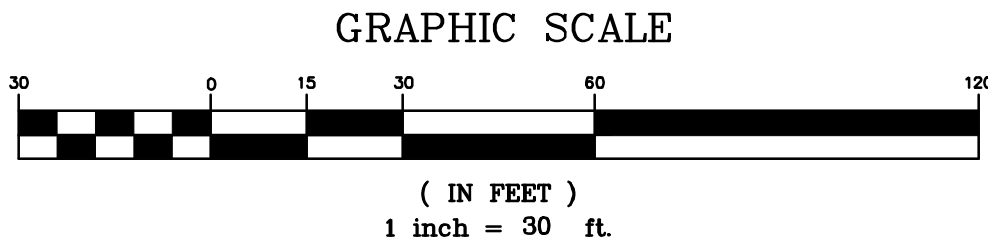
VESTING SHALL NOT PERTAIN TO THE CALIFORNIA BUILDING CODE

STREETS & UTILITIES NOTE:

INTERNAL STREETS SHALL BE PRIVATE AND COVERED BY AN EMERGENCY VEHICLE ACCESS EASEMENT (EAVE), PRIVATE UTILITY EASEMENT (PUE) FOR PRIVATE UTILITIES AND PUBLIC UTILITY EASEMENT (PUE) FOR PUBLIC UTILITIES. DIFFERENTIATION BETWEEN PUBLIC AND PRIVATE UTILITIES SHALL BE DEFINED ON THE IMPROVEMENT PLANS AND FINAL MAP FOR THIS PROJECT.

ABBREVIATION LEGEND

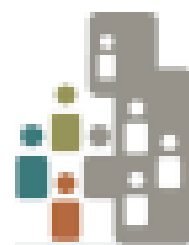
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CB	CATCH BASIN	R/W	RIGHT-OF-WAY
CO	CLEANOUT	SLBX	STREET LIGHT BOX
CONC	CONCRETE	S/W	SIDEWALK
D/W	DRIVEWAY	SD	STORM DRAIN
EAVE	EMERGENCY VEHICLE ACCESS ESMT	SDCB	STORM DRAIN CATCH BASIN
ELEC	ELECTRIC	SDCO	STORM DRAIN CLEANOUT
ELEV	ELEVATION	SDDI	STORM DRAIN DRAIN INLET
ESMT	EASEMENT	SDMH	STORM DRAIN MANHOLE
FH	FIRE HYDRANT	SP	SIGNAL POLE
FL	FLOWLINE	SS	SANITARY SEWER
GB	GRADEBREAK	SSCO	SANITARY SEWER CLEANOUT
GM	GAS METER	SSMH	SANITARY SEWER MANHOLE
GR	GRATE	TC	TOP OF CURB
GV	GAS VALVE	TELE	TELECOMMUNICATION
INV	INVERT	TRANS	TRANSFORMER
IRR	IRRIGATION	TSBX	TRAFFIC SIGNAL BOX
JP	JOINT UTILITY POLE MANHOLE	UTIL	UTILITY
MH	METER	VL/VLTS	VAULT/VAULTS
MTR	METER	W	WATER
PSWE	PUBLIC SIDEWALK ESMT	WM	WATER METER
PUE	PUBLIC UTILITY ESMT	WV	WATER VALVE
PBMH	PACIFIC BELL MANHOLE	x123.45	SPOT ELEVATION



Vesting Tentative Map For Condominium Purposes; 82 Residential Condominiums

BRITTAINE LANE

851 Brittain Lane
Santa Rosa, CA



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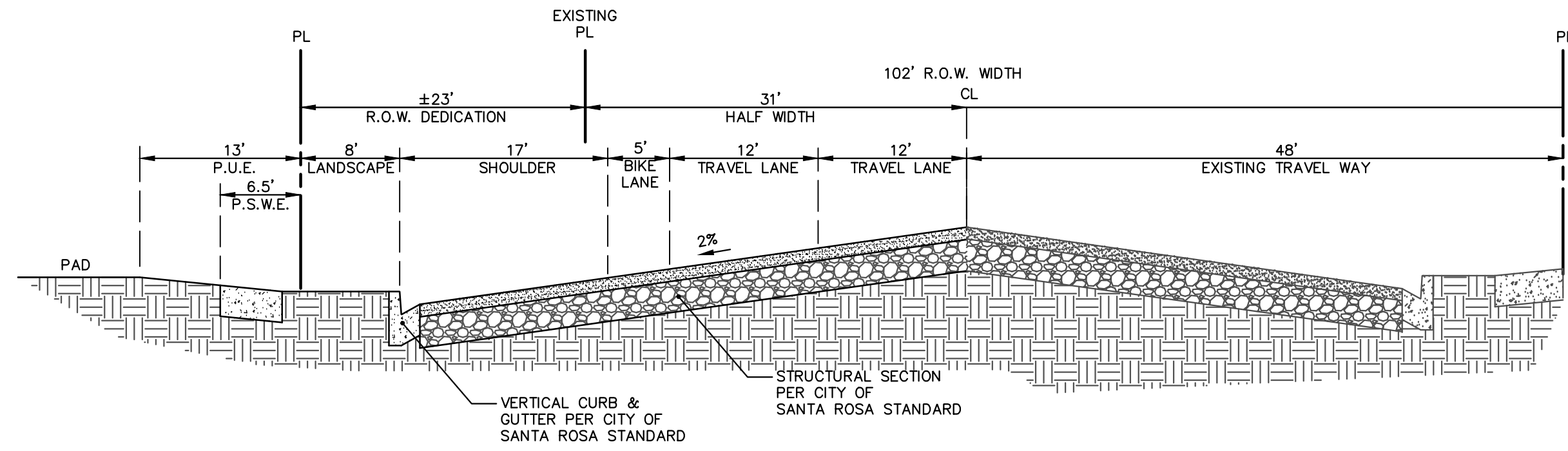
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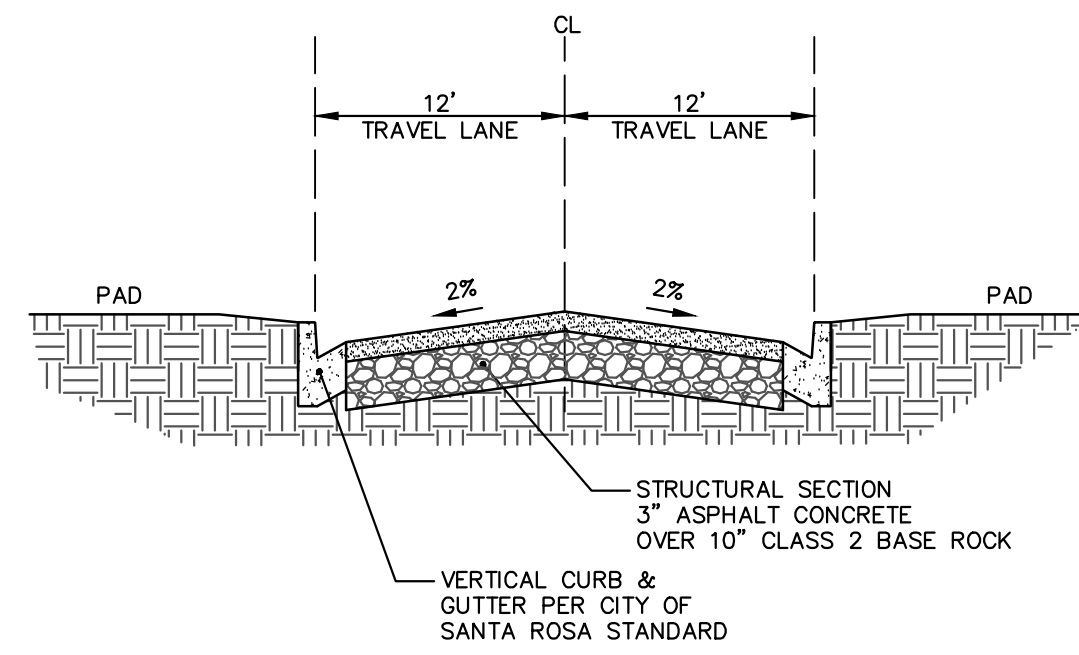
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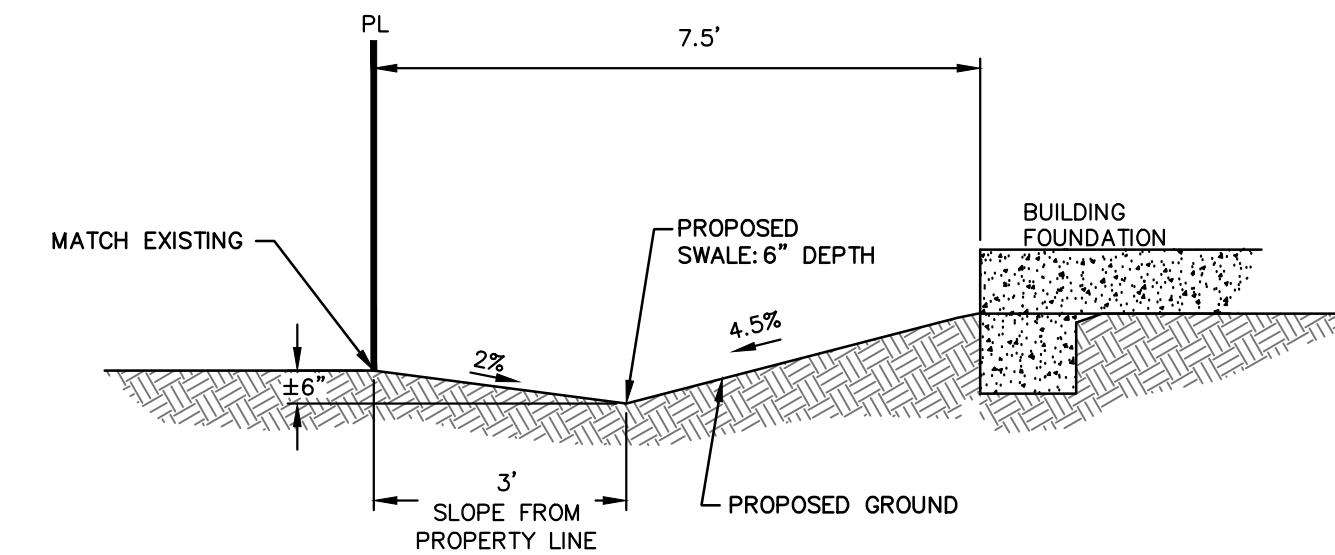
C1.2



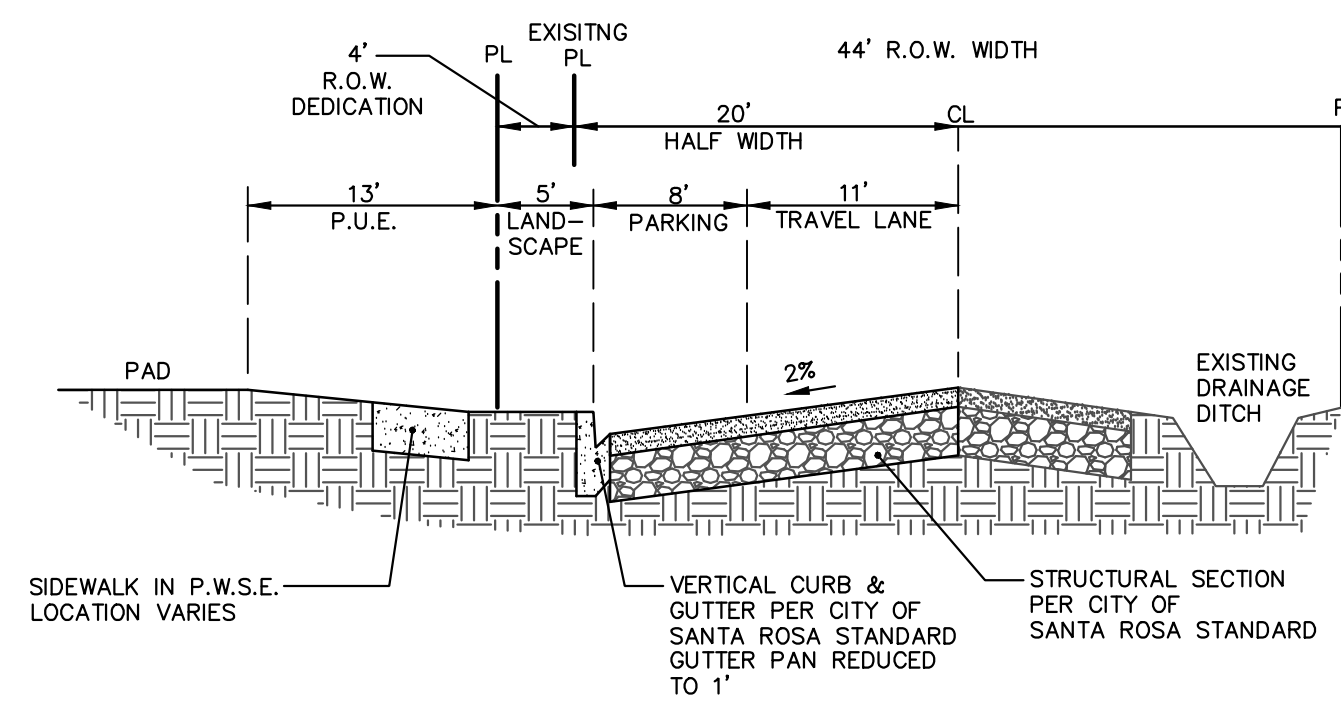
TYPICAL HALF WIDTH ROAD SECTION SEBASTOPOL
SCALE: HORIZ 1"=10' / VERT 1"=2'



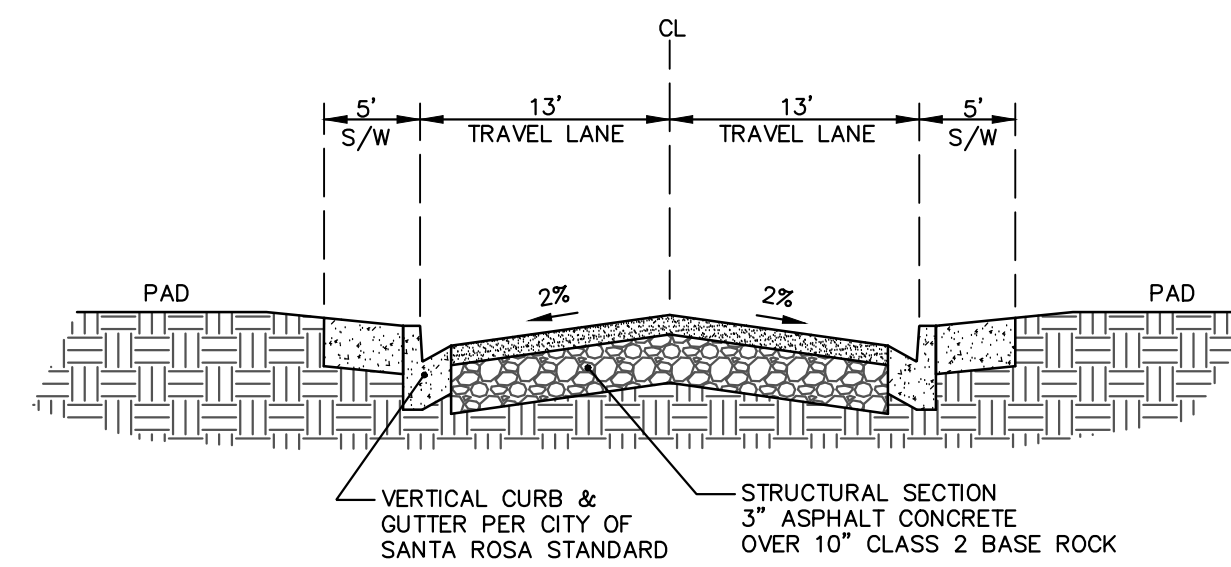
STREET B, D, F, H, I, & G CROSS SECTION
SCALE: HORIZ 1"=10' / VERT 1"=2'



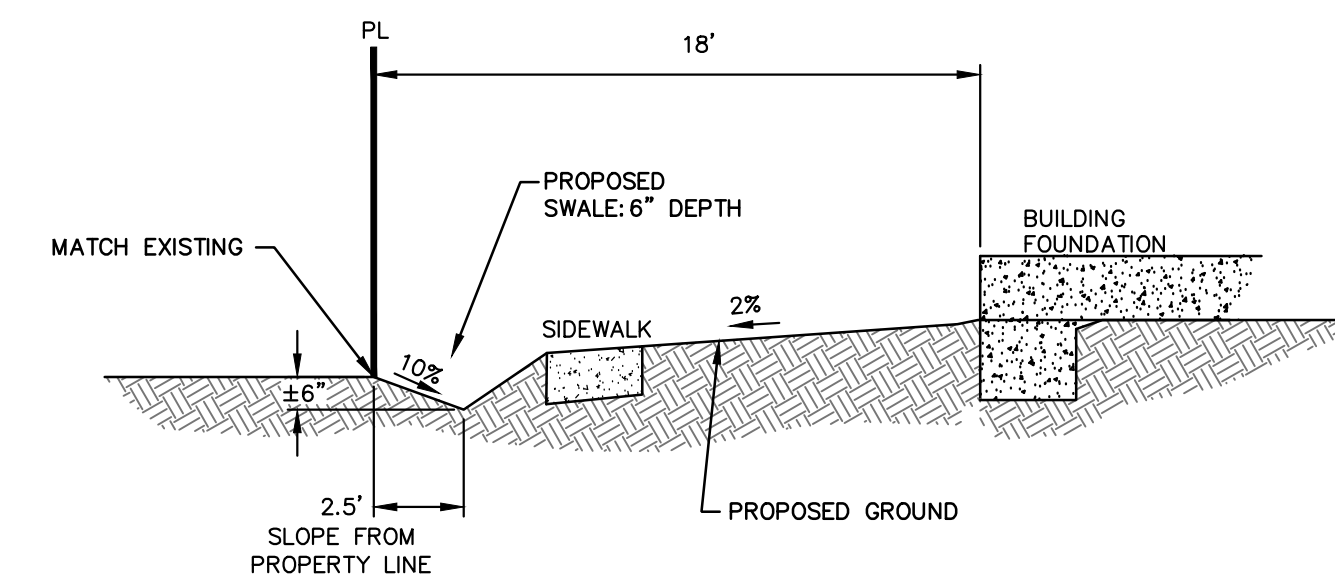
A-A TYPICAL WEST PROPERTY LINE GRADING



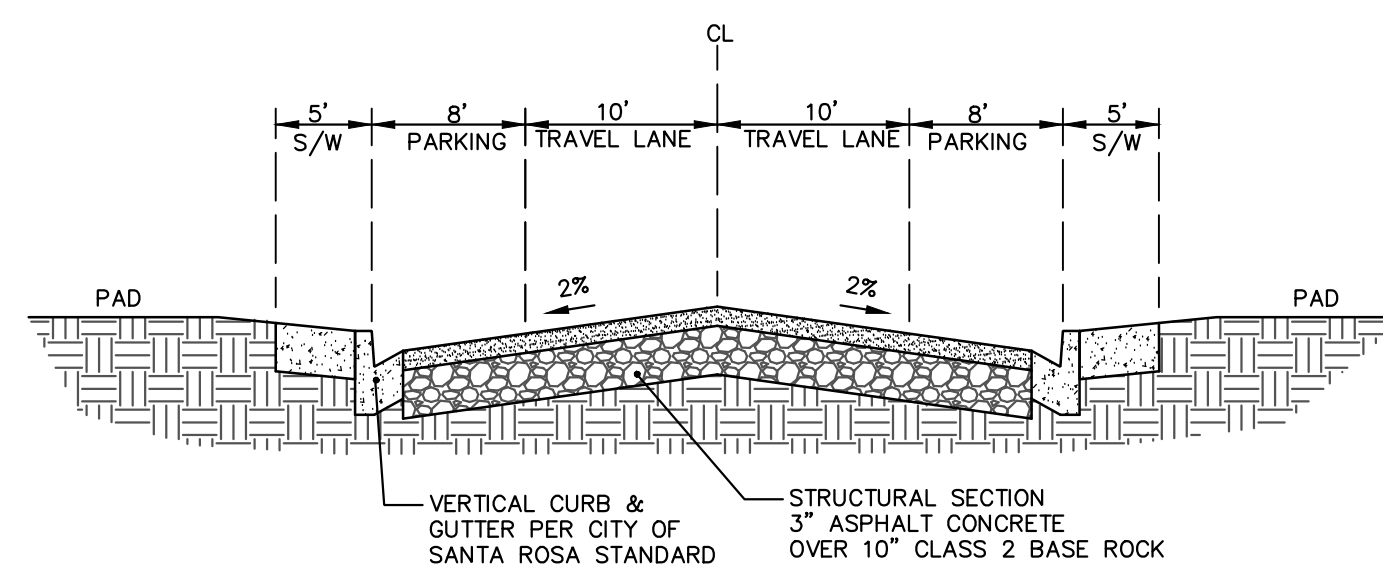
TYPICAL HALF WIDTH ROAD SECTION BRITTAIN
SCALE: HORIZ 1"=10' / VERT 1"=2'



STREET E CROSS SECTION
SCALE: HORIZ 1"=10' / VERT 1"=2'



B-B TYPICAL NORTH PROPERTY LINE GRADING



STREET A CROSS SECTION
SCALE: HORIZ 1"=10' / VERT 1"=2'

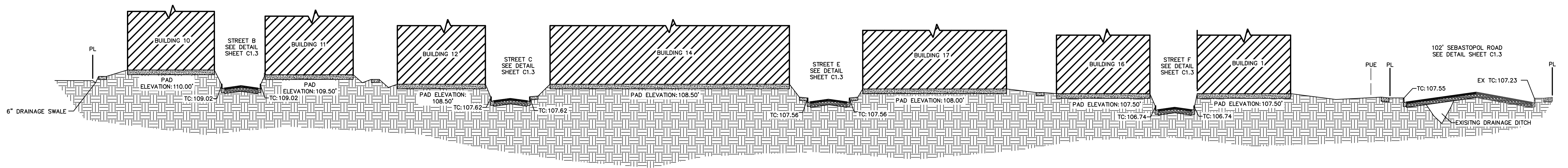
BRITTAIN
851 BRITTAIN LANE
SANTA ROSA, CA

PRELIMINARY CROSS SECTIONS
TENTATIVE SUBDIVISION MAP
851 BRITTAIN LANE
SANTA ROSA, CA

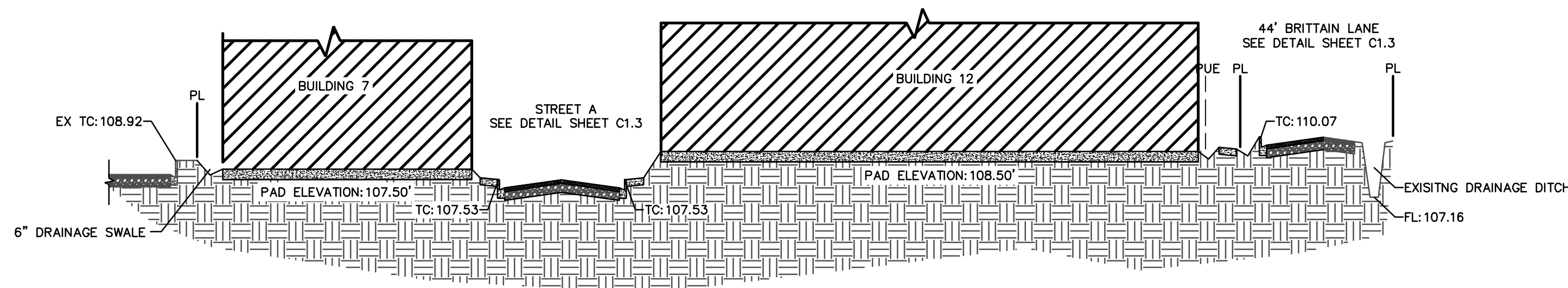
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REVISED
DATE 11-14-22

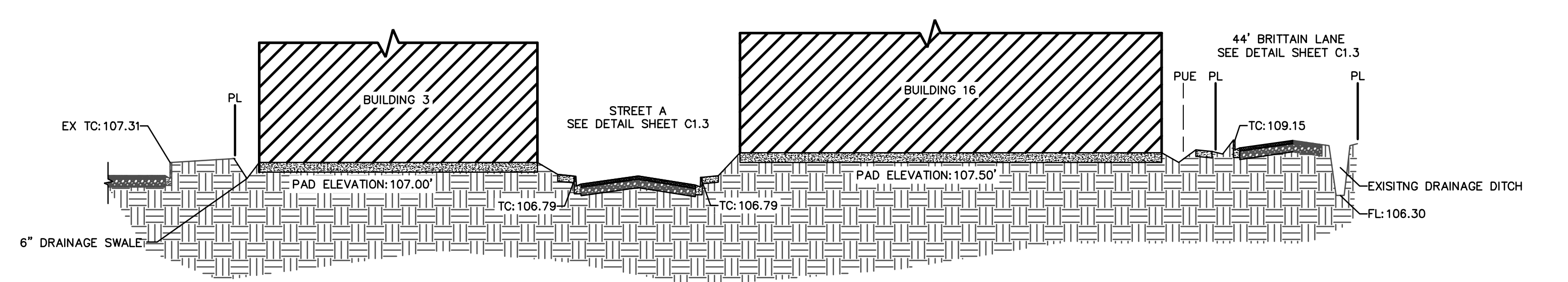
C1.3



C-C PROPERTY GRADING CROSS SECTION NORTH TO SOUTH
SCALE: HORIZ 1"=30' / VERT 1"=5'



D-D PROPERTY GRADING CROSS SECTION WEST TO EAST
SCALE: HORIZ 1"=30' / VERT 1"=5'

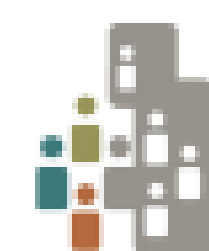


E-E PROPERTY GRADING CROSS SECTION WEST TO EAST
SCALE: HORIZ 1"=30' / VERT 1"=5'

Preliminary Building Cross Sections _ Vesting Tentative Map Package

BRITTAIN LANE

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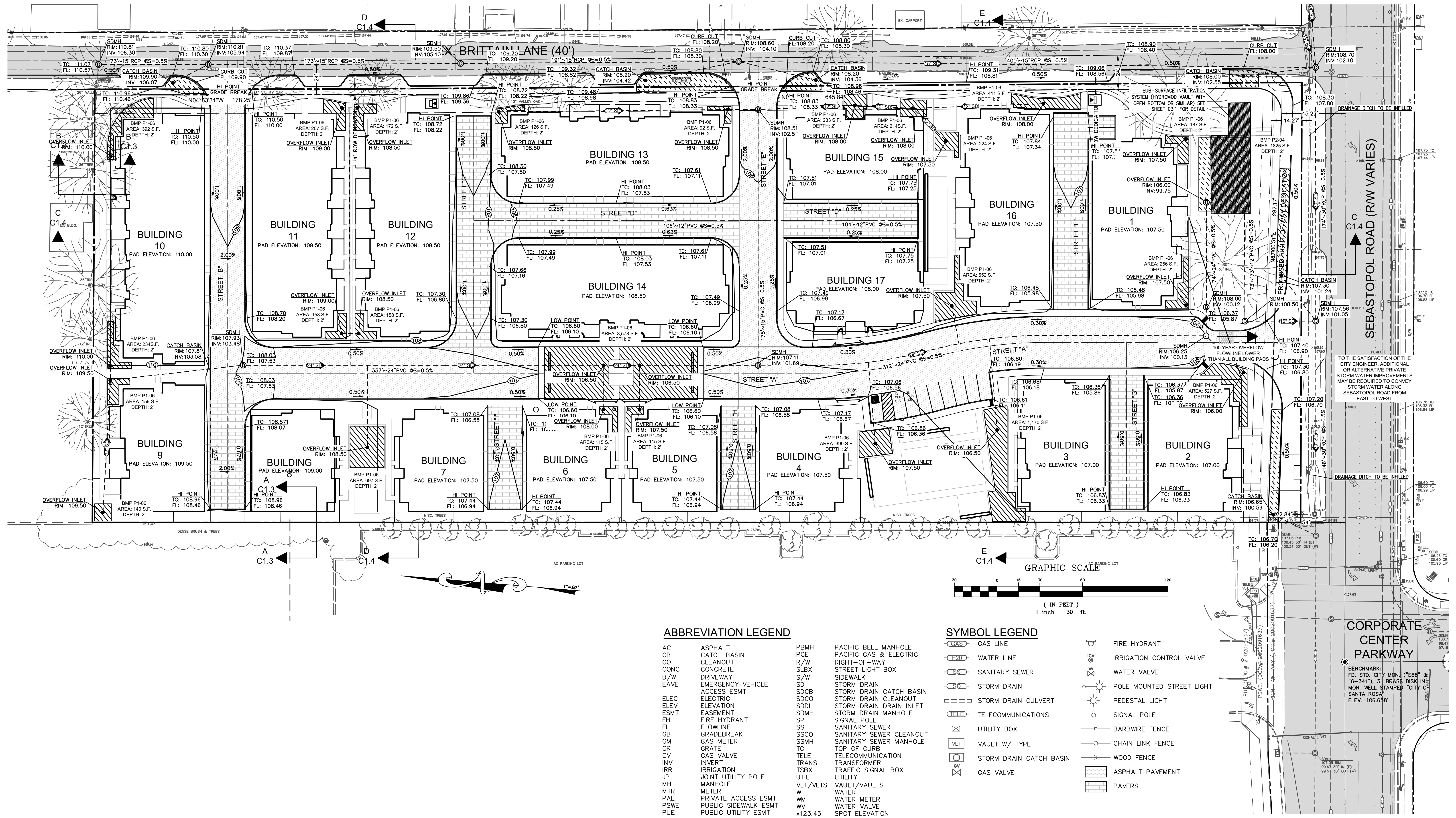
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BRITTAINE LANE
851 BRITTAINE LANE
SANTA ROSA, CA

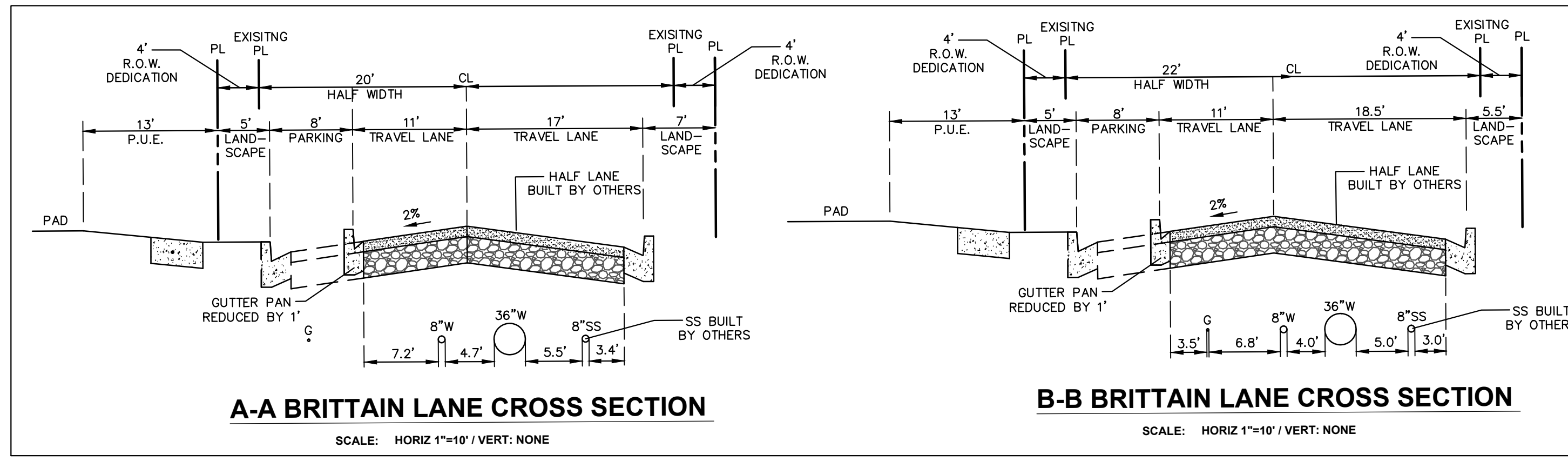
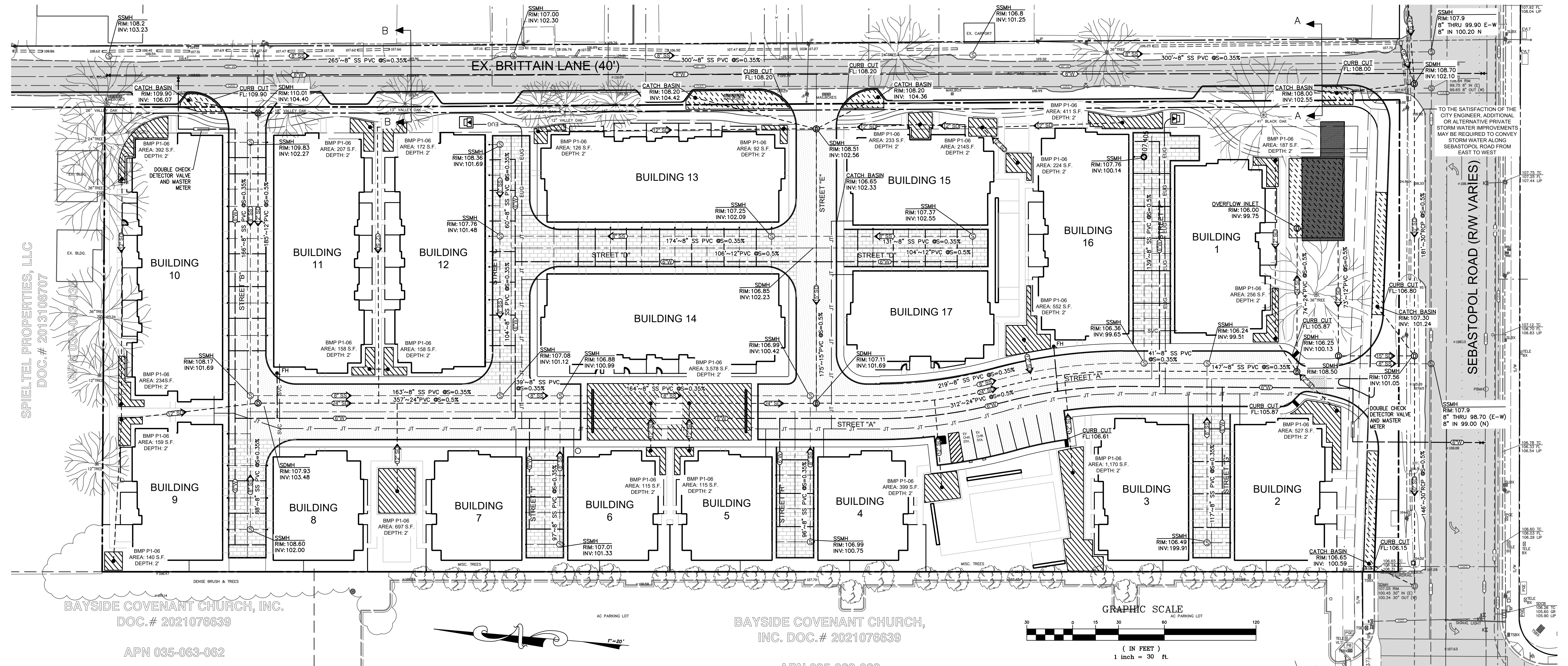
PRELIMINARY GRADING AND DRAINAGE PLAN

851 BRITTAINE LANE SANTA ROSA, CA

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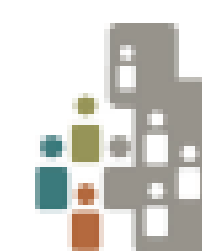
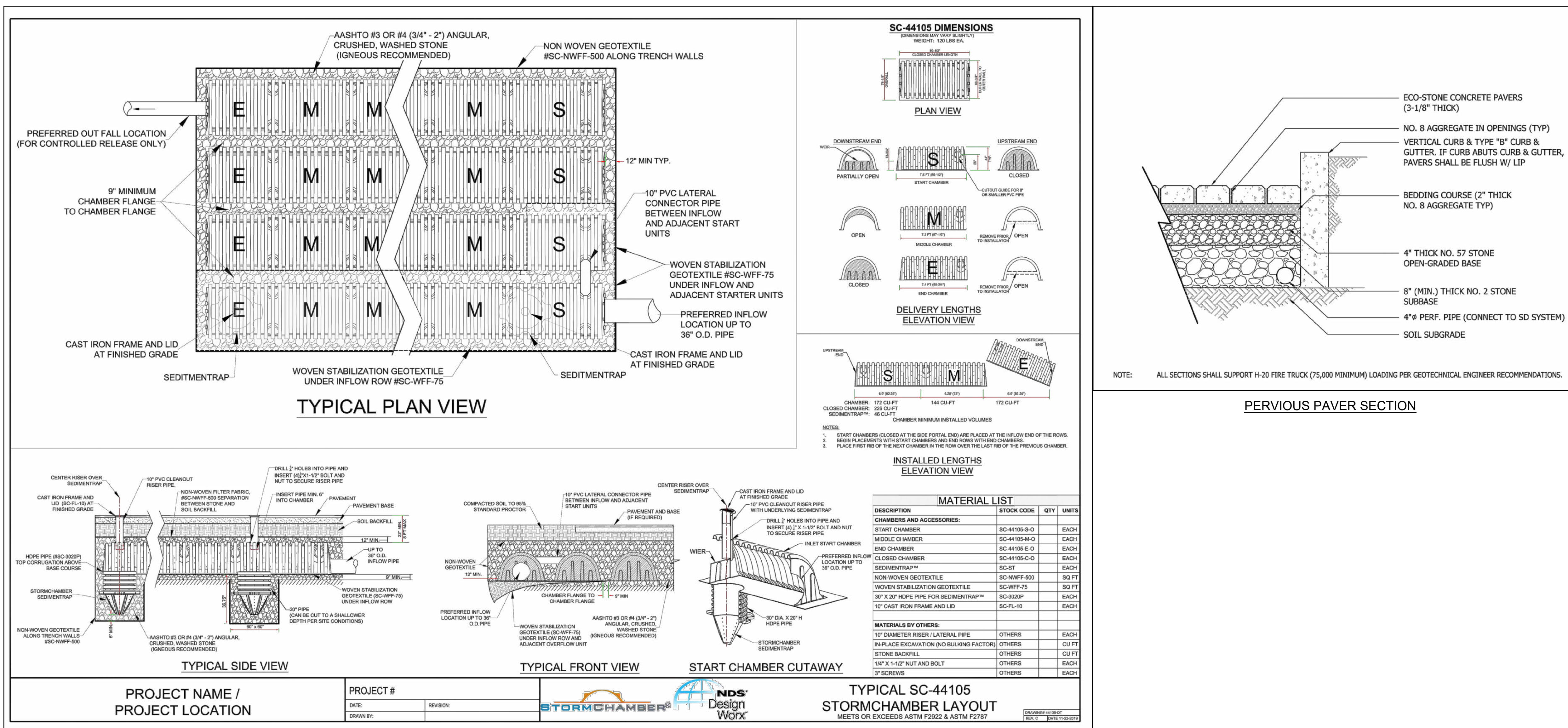
REVISED
DATE 11-14-22

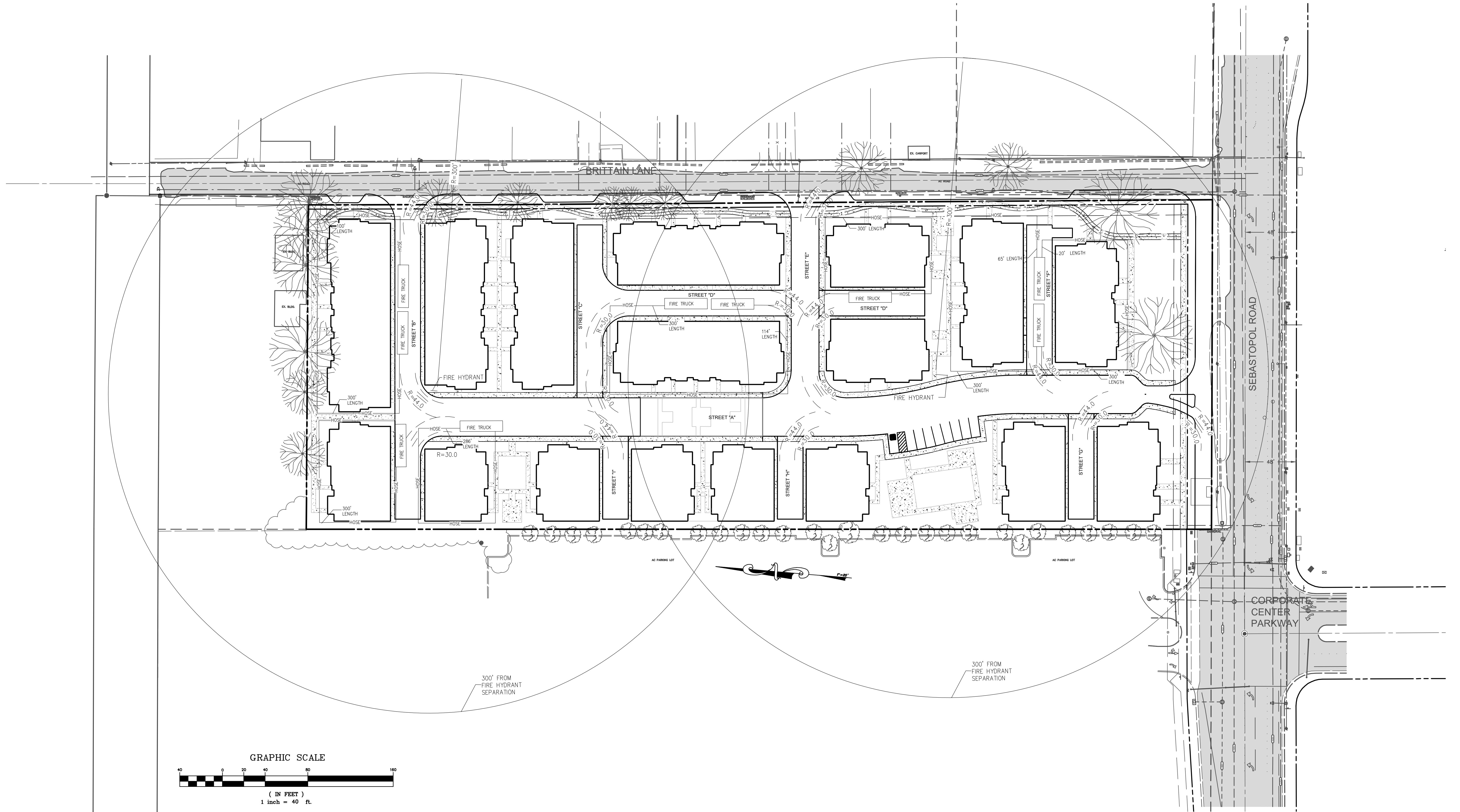
C2.0



ABBREVIATION LEGEND	
AC	ASPHALT
CB	CATCH BASIN
CO	CLEANOUT
CONC	CONCRETE
D/W	DRIVEWAY
EAVE	EMERGENCY VEHICLE ACCESS ESMT
ELEC	ELECTRIC
ELEV	ELEVATION
ESMT	EASEMENT
FH	FIRE HYDRANT
FL	FLOWLINE
GB	GRADEBREAK
GM	GAS METER
GR	GRATE
GV	GAS VALVE
INV	INVERT
IRR	IRRIGATION
JP	JOINT UTILITY POLE
MH	MANHOLE
MTR	METER
PAE	PRIVATE ACCESS ESMT
PSWE	PUBLIC SIDEWALK ESMT
PUE	PUBLIC UTILITY ESMT
PBMH	PACIFIC BELL MANHOLE
PGE	PACIFIC GAS & ELECTRIC
R/W	RIGHT-OF-WAY
SLBX	STREET LIGHT BOX
S/W	SIDEWALK
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
SDCO	STORM DRAIN CLEANOUT
SDDI	STORM DRAIN DRAIN INLET
SDMH	STORM DRAIN MANHOLE
SP	SIGNAL POLE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
TELE	TELECOMMUNICATION
TRANS	TRANSFORMER
TSBX	TRAFFIC SIGNAL BOX
UTIL	UTILITY
VL	VAULT/VAULTS
W	WATER
WM	WATER METER
WV	WATER VALVE
x123.45	SPOT ELEVATION

STORM DRAINAGE NOTE:	
ALL CATCH BASINS TO CONTAIN TRASH COLLECTION FILTERS	
SYMBOL LEGEND	
(GAS)	GAS LINE
(H2O)	WATER LINE
(SS)	SANITARY SEWER
(SD)	STORM DRAIN
---	STORM DRAIN CULVERT
(TELE)	TELECOMMUNICATIONS
[]	UTILITY BOX
[VLT]	VAULT W/ TYPE
[]	STORM DRAIN CATCH BASIN
[GV]	GAS VALVE
[]	FIRE HYDRANT
[]	IRRIGATION CONTROL VALVE
[]	WATER VALVE
[]	POLE MOUNTED STREET LIGHT
[]	PEDESTAL LIGHT
[]	SIGNAL POLE
[]	BARBWARE FENCE
[]	CHAIN LINK FENCE
[]	WOOD FENCE
[]	ASPHALT PAVEMENT
[]	PAVERS

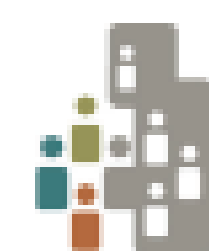




Preliminary Fire Access Plan _ Vesting Tentative Map Package

BRITAIN LANE

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