



**Hedgpeth**  
ARCHITECTS

2321 Bethards Drive  
Santa Rosa, California  
95405  
Phone 707 523 7010  
Fax 707 542 2328

201 FARMERS LANE  
Santa Rosa, California

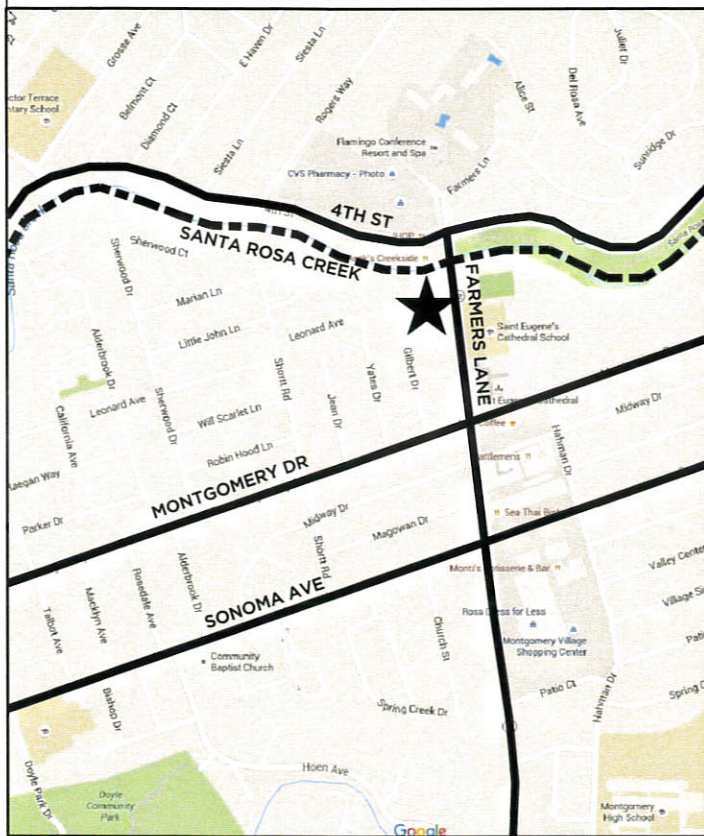
SHIMIZU CONSULTING, INC.  
950 WILSON PLACE  
WINDSOR, CALIFORNIA 95402  
(707) 696-5008

**PRELIMINARY DESIGN REVIEW SUBMITTAL DRAWINGS**  
**A SENIOR RESIDENTIAL PROJECT**  
**SANTA ROSA CALIFORNIA**  
**APN 014-071-093**

# 201 FARMERS LANE



## VICINITY MAP



## OCCUPANCY & CONSTRUCTION

### OCCUPANCY CLASSIFICATIONS:

- 4-story building:  
*Living Units: R-2*  
*Garages: U*
- 2-story building:  
*Living Units: R-3*  
*Garages: U*

### BUILDING CONSTRUCTION TYPE:

- 4-story building:  
*Living Units: Type V-B, sprinklered*  
*Garages: Type I-A, sprinklered*
- 2-story building:  
*Living Units: Type V-B, sprinklered*  
*Garages: Type V-B, sprinklered*

## PROJECT CONSULTANTS

### DEVELOPER:

Barbara Hayes  
180 Jones Road  
Leicester NC 28748

### PLANNER:

Sharpe Associates  
Steve Sharpe, Planner  
818 College Ave, Suite E  
Santa Rosa CA 95401  
(707) 527-5068

### ARCHITECT:

Hedgpeth Architects  
Paul Gilger,  
Senior Project Architect  
2321 Bethards Drive  
Santa Rosa CA 95405  
(707) 523-7010

### LANDSCAPE ARCHITECT:

Quadriga  
Landscape Architecture  
Bill Mastick,  
Landscape Architect  
1212 Fourth Street, Suite K  
Santa Rosa CA 95404  
(707) 546-3561

### CIVIL ENGINEER:

Doble Thomas  
Kevin Doble,  
Civil Engineer  
255 Foss Creek Circle  
Healdsburg CA 95448  
(707) 433-6792

472-0541

## PROJECT INFO & CALCULATIONS

### PROJECT ADDRESS:

201 Farmers Lane, Santa Rosa CA 95405

### ASSESSOR PARCEL NUMBER: 014-071-093

### ZONING: R-3-18 Medium Density Residential

### GENERAL PLAN: Medium Density Residential 8-18 units per acre

### PROJECT PARCEL SIZE: 1.22 Acres

### NUMBER OF LIVING UNITS: 26 Senior Units

- In the 24-unit, 4-story building:  
(3) 1439 sq ft, 3 bedrm, 2 bath units.  
(3) 1200 sq ft, 3 bedrm, 2 bath units.  
(6) 1181 sq ft, 2 bedrm, 2 bath units.  
(6) 1090 sq ft, 2 bedrm, 2 bath units.  
(6) 1069 sq ft, 2 bedrm, 2 bath units.
- In the 2-unit, 2-story building:  
(1) 1341 sq ft, 3 bedrm, 2 bath unit.  
(1) 1608 sq ft, 3 bedrm, 2 bath unit.

### PROJECT DENSITY (with senior bonus):

21.3 units per acre

### PARKING CALCULATIONS:

#### Vehicle parking required for Senior Housing Project:

- 1 parking stall per unit (50% covered)  
+ 1 guest parking stall per 10 units.  
26 units x 1 = 26 resident stalls (50% covered)  
+ 3 guest stalls = 29 required.

#### Vehicle parking provided:

- 26 units x 1 = 26 resident stalls (100% covered)  
+ 3 guest stalls = 29 provided.

#### Bicycle parking required for Senior Housing Project:

- 1 space per 8 units if units do not have  
a private garage or storage space.  
24 units in 4-story building / 8 = 3 bike  
parking stalls required.

#### Bicycle parking provided:

- 7 bike parking stalls provided: 4 located inside  
garages of 4-story building for tenants and 3  
located outside for visitors.

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(no #) Previous Design submitted at Concept DRB

**PLANNING & ECONOMIC  
DEVELOPMENT DEPARTMENT**

**AUG 10 2016**

**CITY OF SANTA ROSA  
Santa Rosa, CA**

TITLE SHEET  
PROJECT INFO  
VICINITY MAP



Revisions  
2015-04-08 Concept Site  
2015-05-12 SD Plans  
2015-12-11 Revised SD

Job Number  
1429

Project Architect  
PAUL GILGER

Drawn By  
PAUL GILGER

Date  
SEPT 2014

Sheet

**Title**





**Hedgpeth**  
ARCHITECTS

2321 Belhards Drive  
Santa Rosa, California  
95405  
Phone 707 523 7010  
Fax 707 542 2328

201 FARMERS LANE  
Santa Rosa, California

SHIMIZU CONSULTING, INC.  
850 MISSION PLACE  
WINDSOR, CALIFORNIA 95402  
(707) 696-5006

NEIGHBORHOOD CONTEXT MAP



Revisions  
2015-04-08 Concept Site  
2015-05-12 SD Plans  
2015-12-11 Revised SD

Job Number  
1429

Project Architect  
PAUL GILGER

Drawn By  
PAUL GILGER

Date  
SEPT 2014

Sheet

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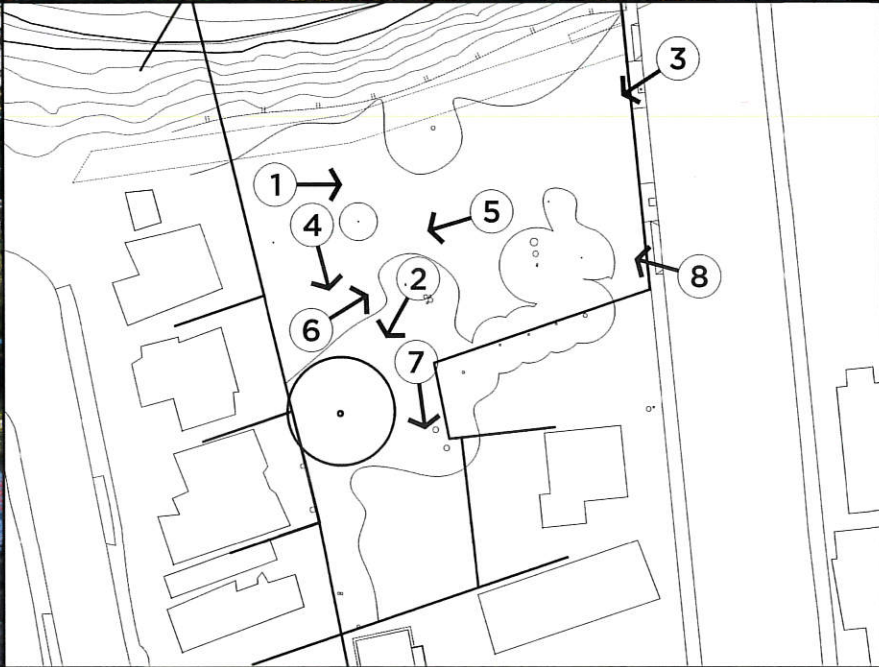
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NEIGHBORHOOD CONTEXT MAP

**Map**





SITE PHOTOS - taken October 20, 2015

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ARCHITECTS

2321 Belhards Drive  
Santa Rosa, California  
95405  
Phone 707 523 7010  
Fax 707 542 2328

201 FARMERS LANE  
Santa Rosa, California

SHIMIZU CONSULTING, INC.  
850 MISSION PLACE  
WINDSOR, CALIFORNIA 95402  
(707) 696-8008

SITE PHOTOS



Revisions  
2015-04-08 Concept Site  
2015-05-12 SD Plans  
2015-12-11 Revised SD

Job Number  
1429

Project Architect  
PAUL GILGER

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PAUL GILGER

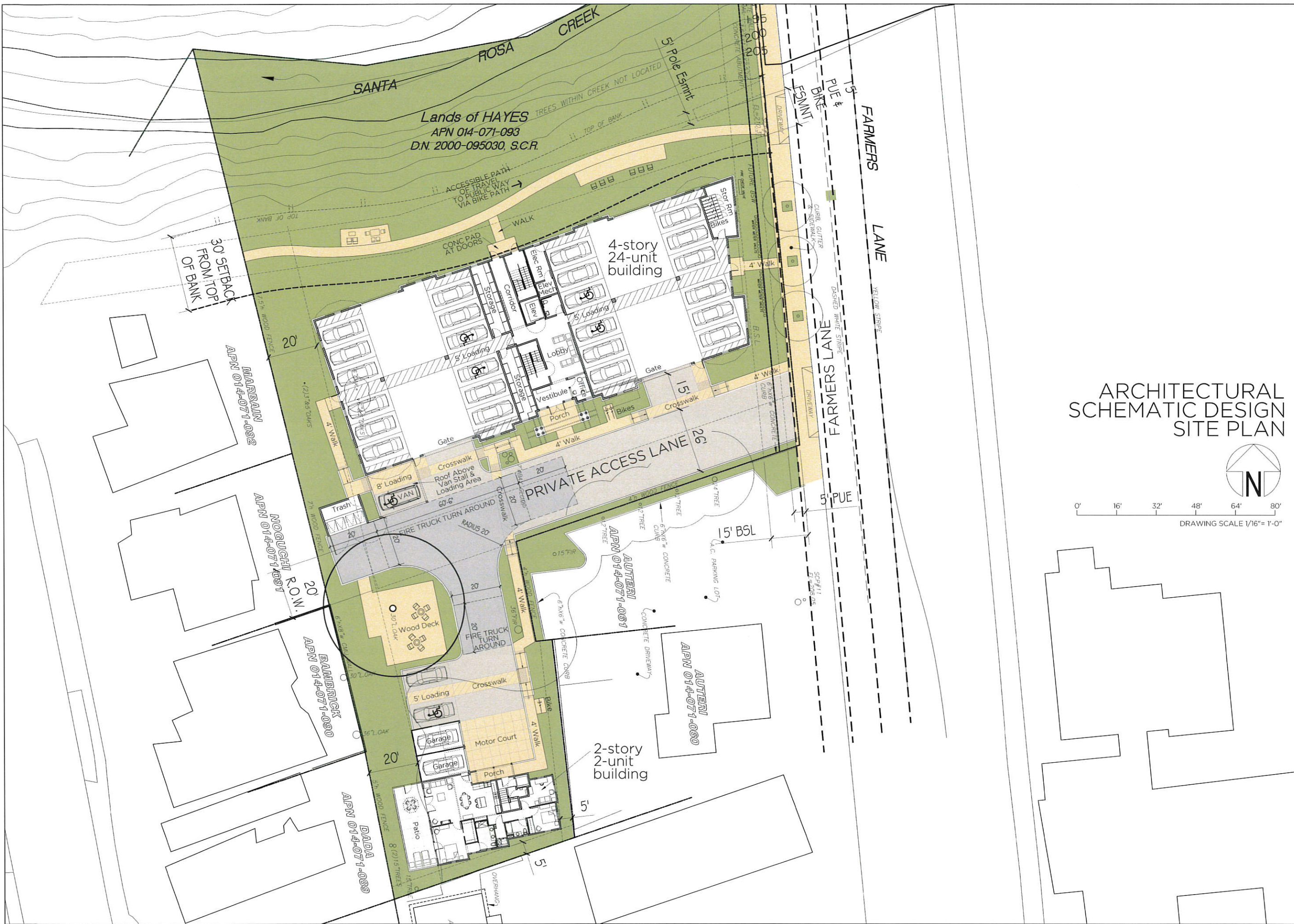
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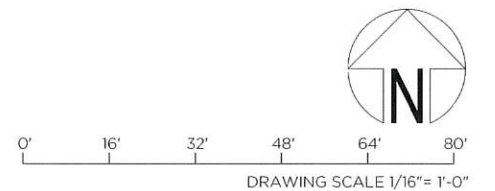
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ARCHITECTURAL  
SCHEMATIC DESIGN  
SITE PLAN







SITE  
VIEWED FROM THE NORTHEAST

SITE  
VIEWED FROM THE SOUTHEAST

ARCHITECTURAL  
SCHEMATIC DESIGN  
SITE  
3-D MODEL IMAGES

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ARCHITECTS

2321 Bethards Drive  
Santa Rosa, California  
95405  
Phone 707 523 7010  
Fax 707 542 2328

201 FARMERS LANE  
Santa Rosa, California

SHIMIZU CONSULTING, INC.  
180 MILLSON PLACE  
WINDSOR, CALIFORNIA 95402  
(707) 696-9008

ARCHITECTURAL SCHEMATIC DESIGN

SITE PLAN

3-D MODEL IMAGES



Revisions  
2015-04-08 Concept Site  
2015-05-12 5D Plans  
2015-12-11 Revised 5D

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PAUL GILGER

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PAUL GILGER

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of - **Site 2**





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ARCHITECTS

2321 Belhards Drive  
Santa Rosa, California  
95405  
Phone 707 523 7010  
Fax 707 542 2328

201 FARMERS LANE  
Santa Rosa, California  
SHIMIZU CONSULTING, INC.  
150 MILSON PLACE  
WINDSOR, CALIFORNIA 95402  
(707) 696-9008

ARCHITECTURAL SCHEMATIC DESIGN  
4-STORY BUILDING  
EXTERIOR ELEVATIONS



Revisions  
2015-04-08 Concept Site  
2015-05-12 SD Plans  
2015-12-11 Revised SD

Job Number  
1429

Project Architect  
PAUL GILGER

Drawn By  
PAUL GILGER

Date  
SEPT 2014

Sheet

**A2.1**  
of -



		
STUCCO COLOR 1 BM HC-34 Wilmington Tan	STUCCO COLOR 2 BM HC-77 Alexandria Beige	STUCCO COLOR 3 BM HC-73 Plymouth Brown
		
STONE COLOR BM HC-19 Norwich Brown	ACCENT COLOR 1 BM HC-50 Georgian Brick	ACCENT COLOR 2 BM HC-70 Van Buren Brown



## ARCHITECTURAL SCHEMATIC DESIGN 4-STORY BUILDING EXTERIOR ELEVATIONS

0' 8' 16' 24' 32' 40'  
DRAWING SCALE 1/8" = 1'-0"





4-STORY BUILDING  
VIEWED FROM ENTRY DRIVE



4-STORY BUILDING  
VIEWED FROM FARMERS LANE

ARCHITECTURAL  
SCHEMATIC DESIGN  
4-STORY BUILDING  
3-D MODEL IMAGES

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ARCHITECTS

2321 Belhards Drive  
Santa Rosa, California  
95405  
Phone 707 523 7010  
Fax 707 542 2328

201 FARMERS LANE  
Santa Rosa, California

SHIMIZU CONSULTING, INC.  
850 MILSON PLACE  
WINDSOR, CALIFORNIA 95402  
(707) 696-9008

ARCHITECTURAL SCHEMATIC DESIGN

4-STORY BUILDING

3-D MODEL IMAGES



Revisions  
2015-04-06 Concept Site  
2015-05-12 5D Plans  
2015-12-11 Revised 5D

Job Number  
1429

Project Architect  
PAUL GILGER

Drawn By  
PAUL GILGER

Date  
SEPT 2014

Sheet

**A3.1**

NOT FOR CONSTRUCTION





4-STORY BUILDING  
VIEWED FROM REAR LOT LINE



4-STORY BUILDING  
VIEWED FROM SANTA ROSA CREEK

ARCHITECTURAL  
SCHEMATIC DESIGN  
4-STORY BUILDING  
3-D MODEL IMAGES

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ARCHITECTS

2321 Belhards Drive  
Santa Rosa, California  
95405  
Phone 707 523 7010  
Fax 707 542 2328

201 FARMERS LANE

Santa Rosa, California

SHIMIZU CONSULTING, INC.  
850 WILSON PLACE  
WINDSOR, CALIFORNIA 95402  
(707) 696-5008

ARCHITECTURAL SCHEMATIC DESIGN

4-STORY BUILDING

3-D MODEL IMAGES



Revisions  
2015-04-08 Concept Site  
2015-05-12 SD Plans  
2015-12-11 Revised SD

Job Number  
1429

Project Architect  
PAUL GILGER

Drawn By  
PAUL GILGER

Date  
SEPT 2014

Sheet

**A3.2**  
of .





West



South



STUCCO COLOR 1  
BM HC-34  
Wilmington Tan



STUCCO COLOR 2  
BM HC-77  
Alexandria Beige



ROOF TILE COLOR  
BM HC-73  
Plymouth Brown



STONE COLOR  
BM HC-19  
Norwich Brown



ACCENT COLOR  
BM HC-50  
Georgian Brick



TRIM COLOR  
BM HC-70  
Van Buren Brown

## ARCHITECTURAL SCHEMATIC DESIGN 2-STORY BUILDING EXTERIOR ELEVATIONS

0' 4' 8' 12' 16' 20'  
DRAWING SCALE 1/4" = 1'-0"

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ARCHITECTS

2321 Bethards Drive  
Santa Rosa, California  
95405  
Phone 707 523 7010  
Fax 707 542 2328

201 FARMERS LANE  
Santa Rosa, California

SHIMIZU CONSULTING, INC.  
800 MILLSON PLACE  
WINNERS, CALIFORNIA 95402  
(707) 686-6008

ARCHITECTURAL SCHEMATIC DESIGN

2-STORY BUILDING

EXTERIOR ELEVATIONS



Revisions  
2015-04-08 Concept Site  
2015-05-12 SD Plans  
2015-12-11 Revised SD

Job Number  
1429

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PAUL GILGER

Date  
SEPT 2014

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**B2.2**  
of -

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2-STORY BUILDING  
VIEWED FROM THE NORTH



2-STORY BUILDING  
VIEWED FROM THE NORTHWEST

ARCHITECTURAL  
SCHEMATIC DESIGN  
2-STORY BUILDING  
3-D MODEL IMAGES

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ARCHITECTS

2321 Bellhards Drive  
Santa Rosa, California  
95405  
Phone 707 523 7010  
Fax 707 542 2328

201 FARMERS LANE  
Santa Rosa, California

SHIMIZU CONSULTING, INC.  
800 MILLSON PLACE  
WINDSOR, CALIFORNIA 95492  
(707) 666-0008

ARCHITECTURAL SCHEMATIC DESIGN

2-STORY BUILDING

3-D MODEL IMAGES



Revisions  
2015-04-08 Concept Site  
2015-05-12 SD Plans  
2015-12-11 Revised SD

Job Number  
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Project Architect  
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PAUL GILGER

Date  
SEPT 2014

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**B3.1**  
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## PLANT LIST

Botanical Name	Common Name	WUCOLS	Size	Spacing
Trees				
Arbutus unedo 'Compacta'	Dwarf Strawberry Tree	L	15 Gal.	Per Plan
Cercis canadensis	Eastern Redbud	M	24" Box	Per Plan
Cercis x 'Merlot'	Merlot Redbud	M	15 Gal.	Per Plan
Quercus lobata	Valley Oak	L	36" Box	Per Plan

## Shrubs/ Perennials

Berberis darwinii	Darwin's Barberry	M	5 Gal.	6'-0" O.C.
Carpenteria californica 'Elizabeth'	Elizabeth Bush Anemone	M	5 Gal.	5'-0" O.C.
Ceanothus thyrsiflorus 'Skylark'	California Lilac 'Skylark'	L	5 Gal.	48" O.C.
Corea 'Ivory Bells'	White Australian Fuchsia	L	5 Gal.	6'-0" O.C.
Eriogonum grande rubescens	Red Buckwheat	L	1 Gal.	24" O.C.
Euphorbia characias wulfenii	Mediterranean Spurge	L	1 Gal.	36" O.C.
Heuchera maxima	Island Alum Root	M	1 Gal.	36" O.C.
Myrica californica	Pacific Wax Myrtle	M	15 Gal.	15" O.C.
Rhamnus californica	Coffeeberry	L	5 Gal.	6'-0" O.C.
Rhamnus californica 'Mound San Bruno'	Mound San Bruno Coffeeberry	L	5 Gal.	6'-0" O.C.
Ribes viburnifolium	Evergreen Currant	L	5 Gal.	6'-0" O.C.

## Grasses

Muhlenbergia capillaris	Pink Muhlygrass	L	1 Gal.	24" O.C.
Carex divulsa	Berkeley Sedge	L	1 Gal.	18" O.C.

## Ground Covers

Native Grass/Shade Wildflower Mix (Non-Irrigated)	Larner Seeds or Similar	L	1 lb	15-20 lbs per acre
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## Storm-water Plants

Juncus patens 'Elk Blue'	California Gray Rush	L	1 Gal.	18" O.C.
Carex divulsa	Berkeley Sedge	L	1 Gal.	18" O.C.

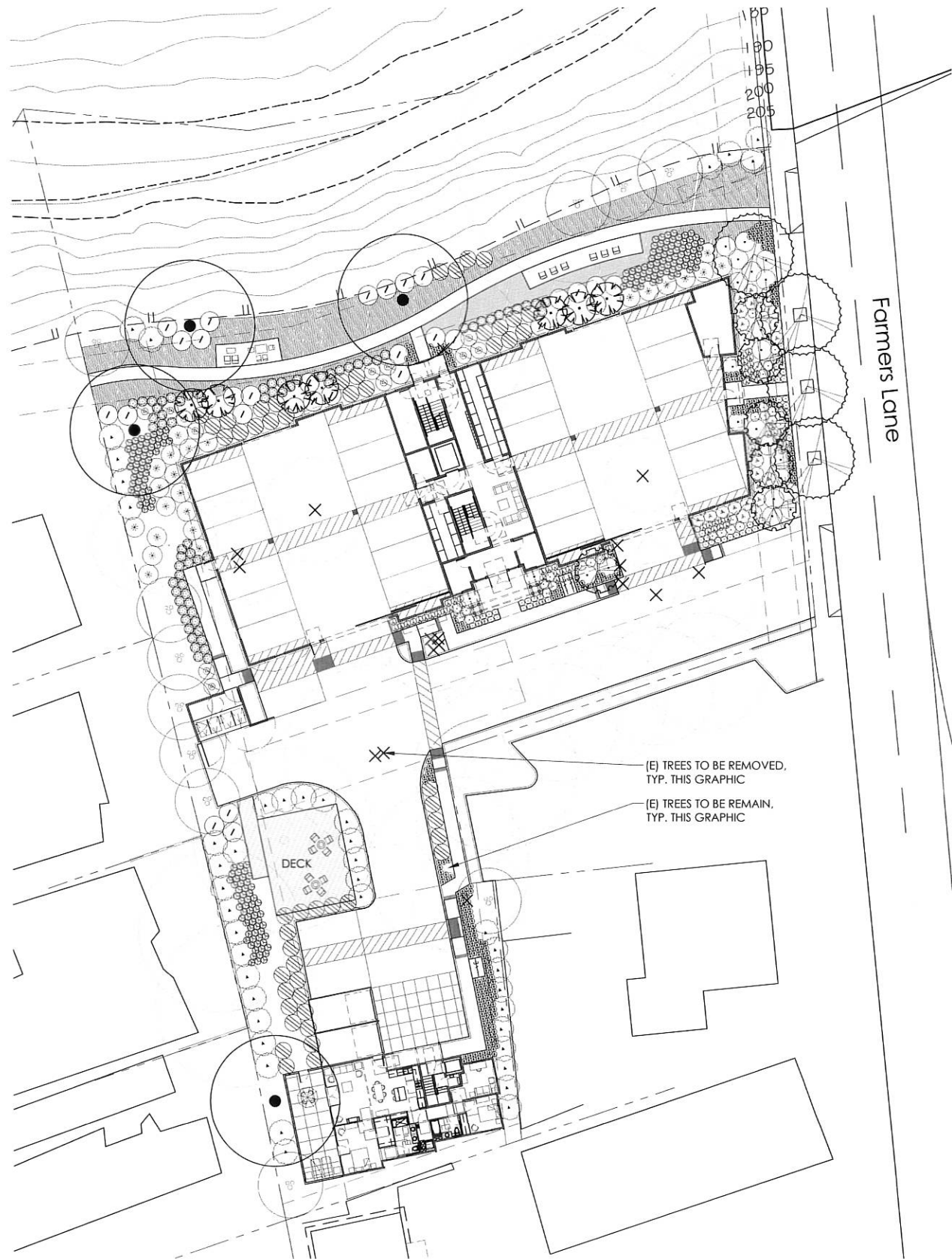
L Low water use plant material per W.U.C.O.L.S.  
M Moderate water use plant material per W.U.C.O.L.S.

## TREE REMOVAL

Refer to Arborist's Report for tree removal and retention guidelines. If there is a discrepancy between the Arborist's Report and the Planting Plan, the Arborist's Report shall govern.

## PLANTING NOTES

- The plant list is provided for the convenience of the Contractor. The Contractor shall verify all plant counts and if a discrepancy exists, the plan shall govern.
- Substitution of specified plant material shall not be made unless otherwise approved by the Landscape Architect. Same genus different species substitutions are acceptable provided the variety is similar in growth habit to the specified plant and water use is the same. Example: Escallonia "lerry" could sub for "red elf". Rhipiolepis can not substitute for Escallonia as they have different water use requirements. Certificates of compliance will not be completed for projects which exceed the water use of specified plant materials until conformance with the water efficient landscape requirements is achieved.
- Finish grade in planter areas shall be 3" below the top of adjacent curbs, walks or paved areas. Finish grade shall be smooth and even prior to installation of 3" bark mulch. All landscape areas not covered with live material shall be covered with 3" of bark mulch covering.
- Planting areas shall be kept clean and free from all concrete, asphaltic waste, lumber or other such materials, shall be removed by excavation of the soil and replaced with clean native top soil.
- Imported top soil (if required) shall be fertile, friable sandy loam of uniform composition. Clay particles shall not exceed 9% by volume. The soil shall be free from subsoil, refuse, roots, rocks over 1" in diameter or other deleterious material. The imported soil shall be capable of sustaining healthy plant life, native top soil shall be used where available prior to importing soil. A soils report shall be provided for all imported top soils, per specifications.
- Adjacent streets, sidewalks and other areas shall be kept free of mud, dirt or similar nuisances resulting from earthwork operations.
- Any damaged or destroyed landscaping shall be replaced to the satisfaction of the Owner's Representative.
- For best results, native plant materials should not have their roots disturbed. For plastic cans, remove bottom of can, place in plant pit and cut sides to remove. Cut metal cans in three places minimum and carefully slide root ball into plant pit, for large plant material, use bottom support as necessary.
- Jute matting shall be installed on all slopes 3:1 or greater. Overlap edges of jute matting two (2) inches. Use jute matting staples at a rate of 200 staples per 900 square feet of jute matting for stabilization.
- Contractor to install root barrier at all trees within 5'-0" of pavement, per specifications.
- Soil sample reports shall be reviewed by Landscape Architect prior to amending soils, per specifications.
- Tree replacement shall be done in accordance with Santa Rosa Tree Preservation Regulations.



## Farmers Lane Senior Housing

201 Farmers Lane  
Santa Rosa, CA 95405

Issuances & Revisions		
No.	Description	Date
1	Concept	

## Planting Plan

Date: January 8, 2016  
Project Number: 15-1570  
Scale: 1"=20'-0"



# Farmers Lane Senior Housing

201 Farmers Lane  
Santa Rosa, CA 95405

Issuances & Revisions		
No.	Description	Date
1	Concept	


## Irrigation Plan

Date: January 8, 2016  
Project Number: 15-1570  
Scale: 1"=20'-0"

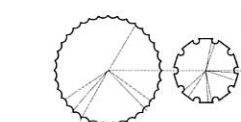
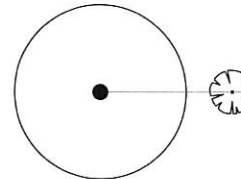
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## HYDROZONE LEGEND

Hydrozone	Area (Sq. Ft.)	% of Landscape Area
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	Medium Water Use	4,050 SF	21.22%
	Low Water Use	6,598 SF	34.58%
	Non-Irrigated Meadow	2,318 SF	17.89%

### Tree Hydrozone

	Medium Water Use Tree	2,864 SF	15.01%
	Low Water Use Tree	5,570 SF	29.19%

## PROJECT IRRIGATION NARRATIVE

The project consists of 19,082 square feet of total landscape area. The project contains medium and low water use planting areas as defined by W.U.C.O.L.S. guidelines. The irrigation system utilizes subsurface drip and tree bubblers. See Civil drawings for SUSMP.

All planted areas will be irrigated by a fully automatic system, with an evapotranspiration based smart controller. The system will be designed to prevent runoff, low head drainage, and overspray. Irrigation emission devices will meet ANSI & ASABE/ICC standards, and each automatic valve shall irrigate a hydrozone with similar site, slope, sun exposure, soil, and plant materials. Irrigation systems will be hard piped (copper) within buildings, and utilize PVC or UV resistant Polyethylene pipe and fittings in planting areas. The irrigation design will meet current Model Water Efficient Landscape Ordinance (MWELI) guidelines and standards. The irrigation design is in accordance with the City of Santa Rosa's Water-Use Efficiency Guidelines.

### Maximum Applied Water Allowance

MAWA =	(Eto)	(ETAF)	(S.F.)	(0.62)
	42	0.55	19,082	0.62

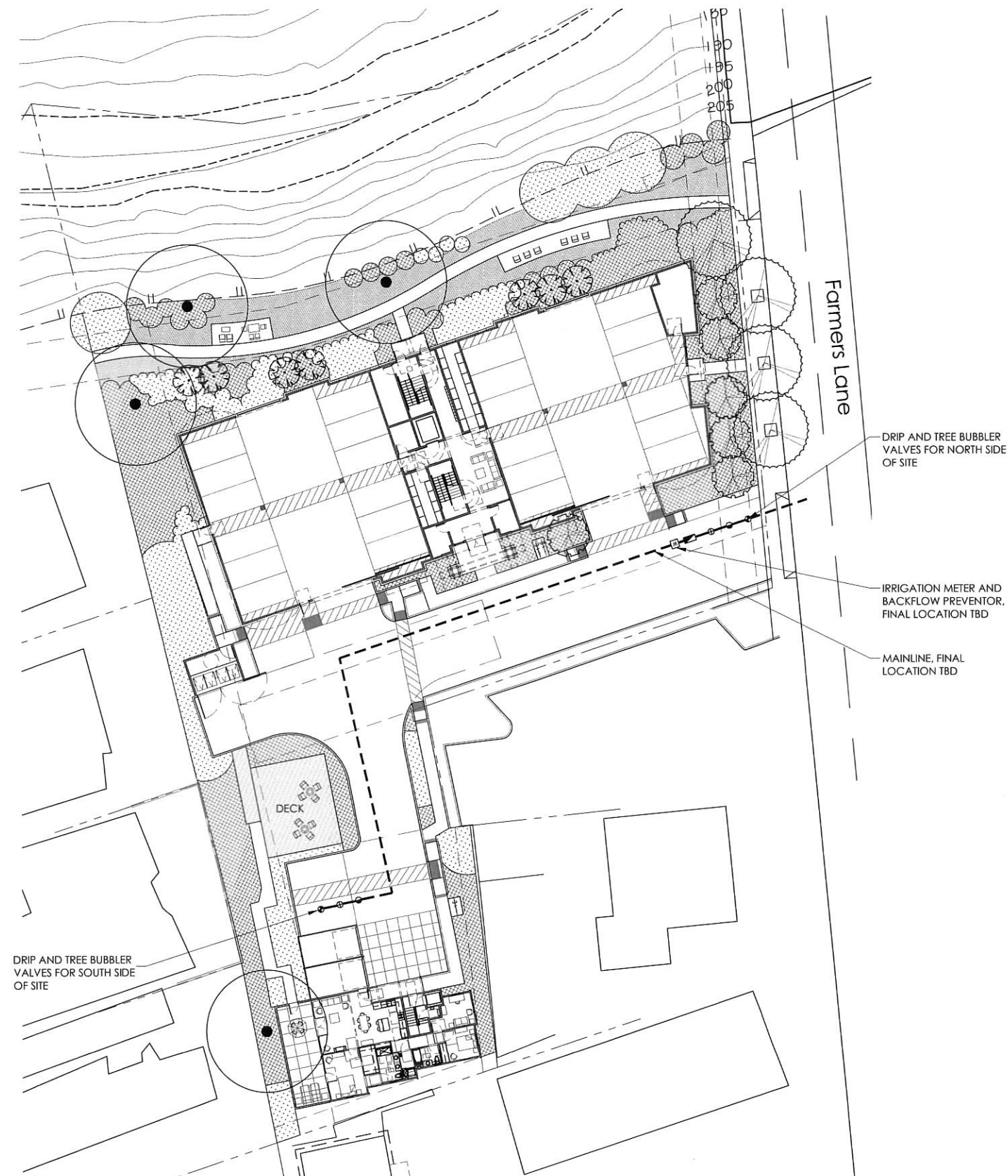
MAWA = 273,292 Gallons/Year

### Estimated Total Water Use

ETWU =	(Eto)	(PF)	(S.F.)	(0.62)	
		(IF)			
Hydrozone =	42	0.3	4,050	(0.62)	35,154
Low Drip		0.9			
Hydrozone =	42	0.4	6,598	(0.62)	76,361
Med Drip		0.9			
Hydrozone =	42	0.5	8,434	(0.62)	122,012
Med Bubbler		0.9			

ETWU = 233,527 Gallons/Year

The ETWU (233,527) is less than the MAWA (273,292), therefore this design complies with the California Code of Regulations Title 23, Waters - Model Water Efficient Landscape Ordinance.





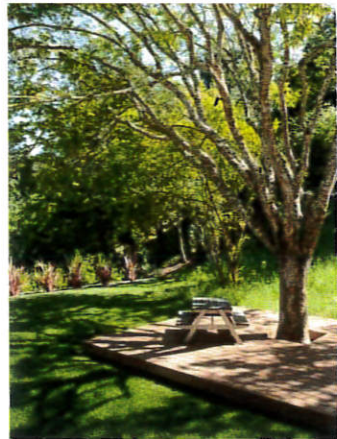
CONCEPT IMAGES



Bioretention/ rain garden system



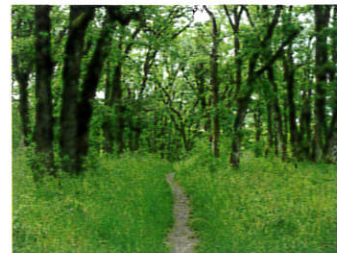
Bocce ball court



Floating deck platform

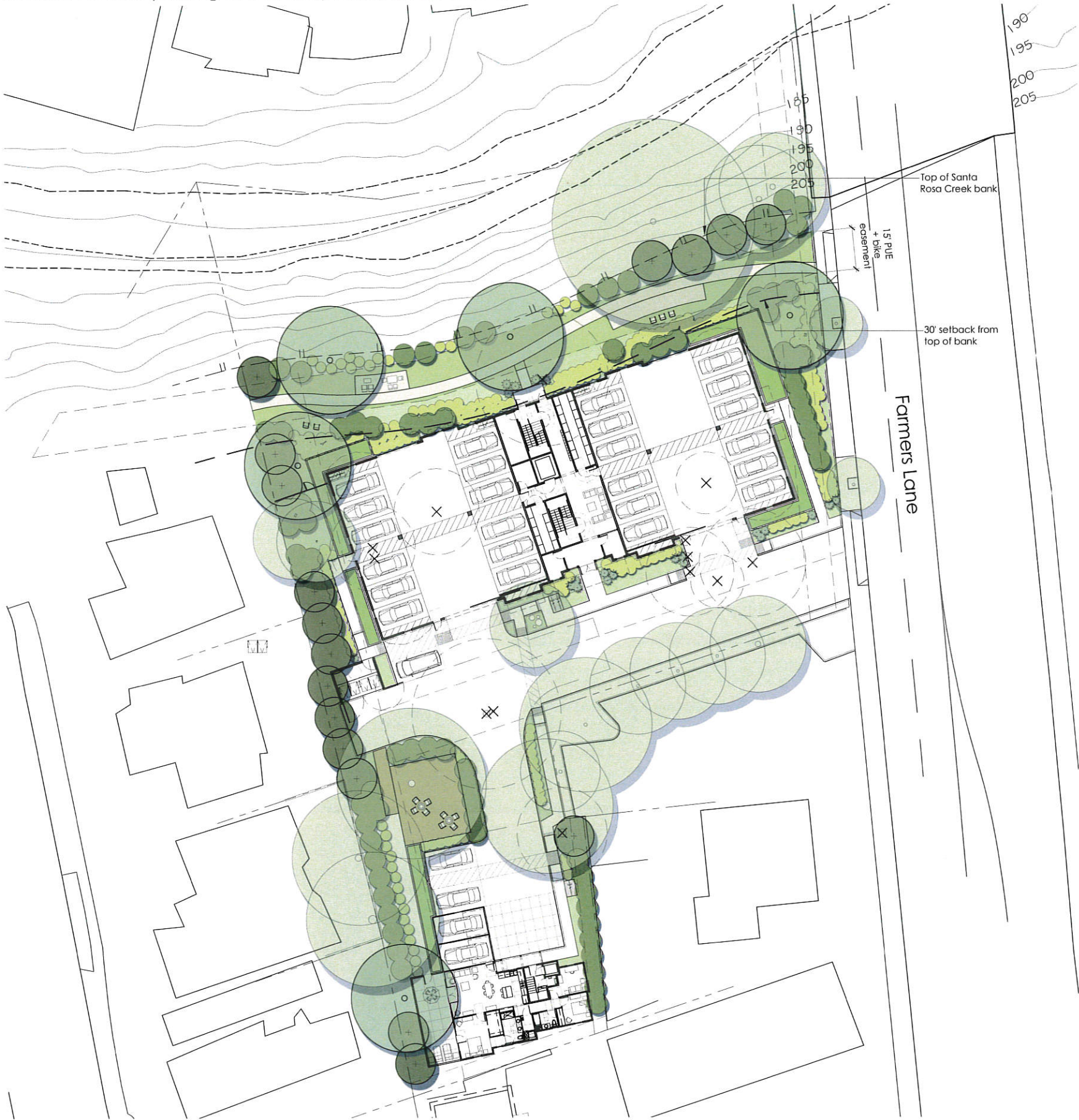


Mediterranean and native planting



Riparian meadow with path

**SUMMARY OF CHANGES TO CONCEPT LANDSCAPE PLAN:** Plant material selection has been made and includes low and medium water plants as classified by W.U.C.O.L.S. Bioretention system locations have changed, see Civil drawings. Location of bike parking at four story building has changed.



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LEGEND

- Removed tree
- Remaining existing tree
- New tree
- Bioretention system / rain garden
- Floating deck
- Bike parking
- DG, steel edged gathering space
- DG, steel edged open space for Bocce ball or horseshoe
- Low maintenance meadow + DG path at PUE/bike easement



Concept  
Landscape Plan  
Farmers Lane  
Site Plan  
Scale: 1"=20'-0"