

SOMERSET PLACE

SANTA ROSA, CALIFORNIA

APN: 043-071-010
2786 DUTTON MEADOW AREA: 2.89 ACRES
EXISTING ZONING: R-1-6
GP LAND USE: MED. LOW. RES. (11.07 DU/AC)
PROJECT: 32 UNITS FOR SALE



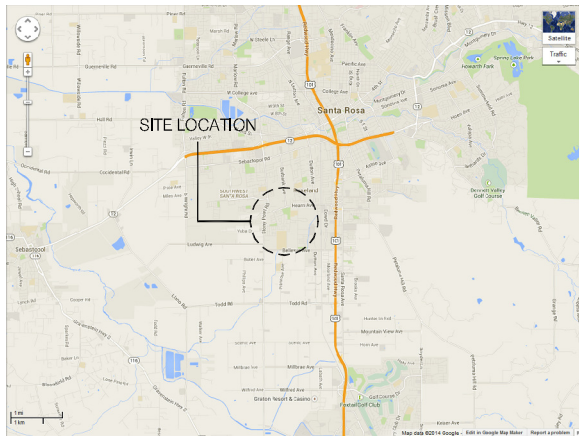
City Ventures

APPLICANT:
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PHONE: 415.298.3325
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www.hhja.com

SUBMITTAL DATE: MARCH 19, 2015

LOCATION MAP



VICINITY MAP

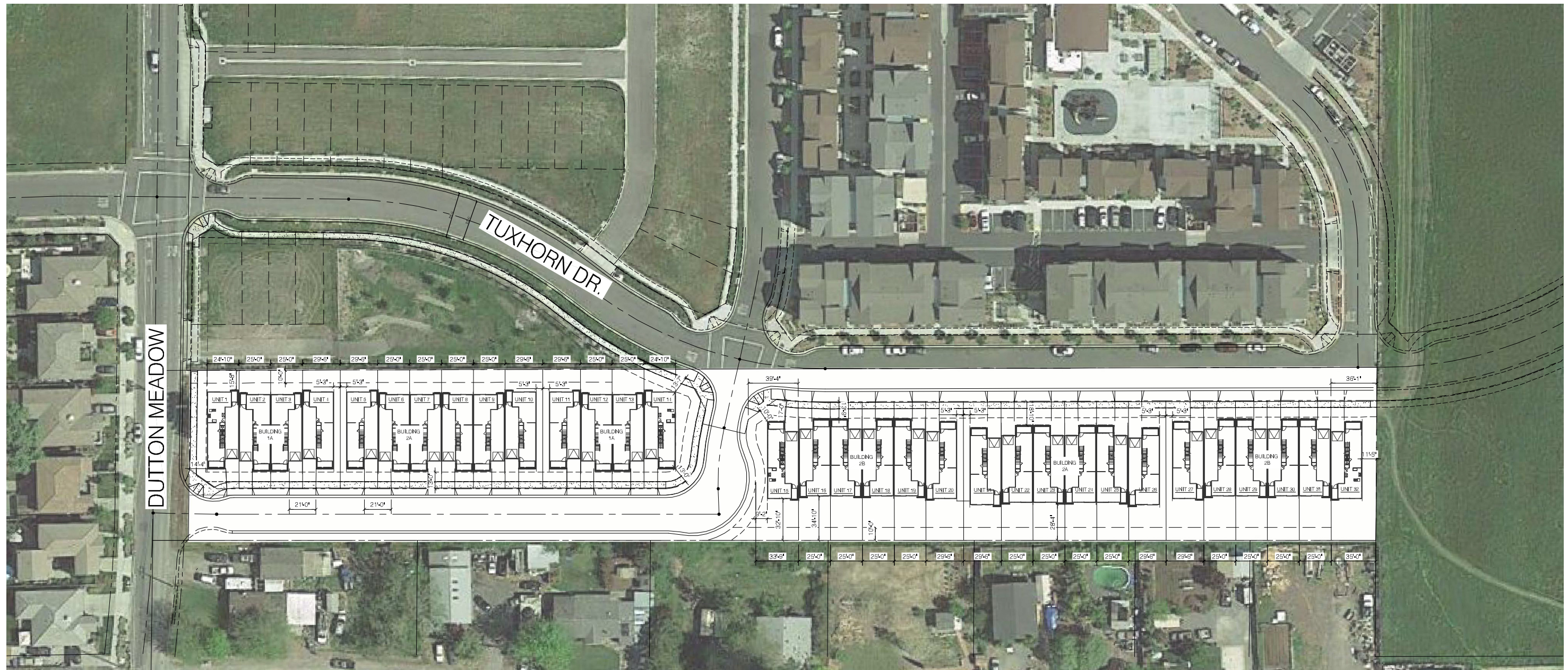


SHEET INDEX

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- A8 - ROOF PLAN - BLDG 2
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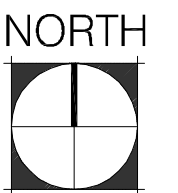
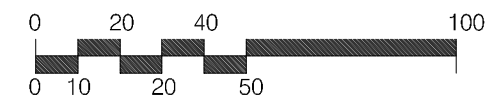
- A10 - EXTERIOR ELEVATIONS - BLDG 1A
- A11 - EXTERIOR ELEVATIONS - BLDG 2A
- A12 - EXTERIOR ELEVATIONS - BLDG 2A
- A13 - EXTERIOR ELEVATIONS - BLDG 2B
- A14 - EXTERIOR ELEVATIONS - BLDG 2B
- CM1 - COLORS & MATERIALS



IMPERVIOUS AREA

EXISTING: 16,068 SQ. FT. (0.37 AC.)

PROPOSED: 74,591 SQ. FT. (1.71 AC)



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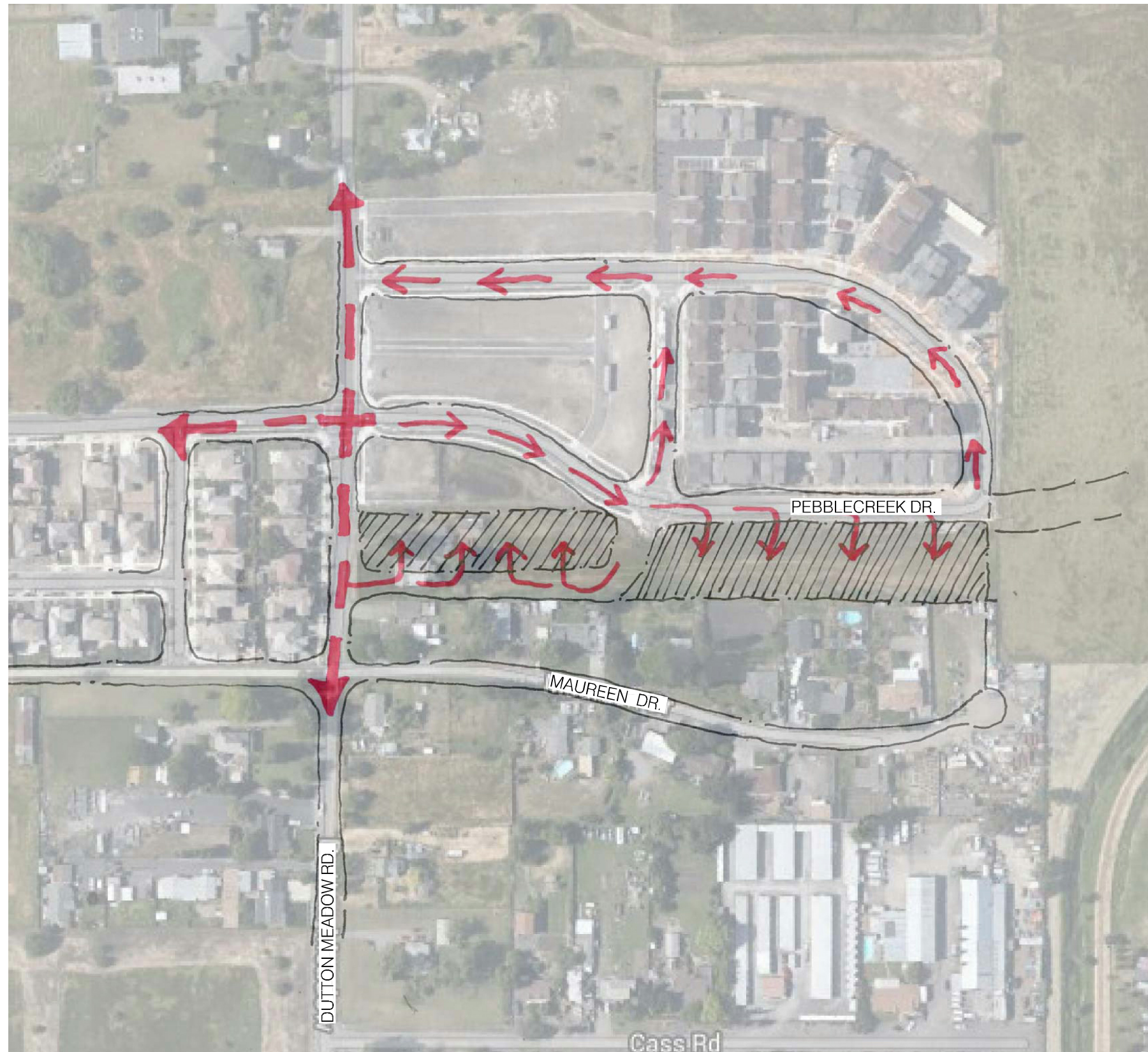
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www.hunthalejones.com

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f. 415-288-0288

PRELIMINARY SITE PLAN

SP

SCALE: 1" = 40'
DATE: 03.19.2015
PROJECT: 317032



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CIRCULATION PLAN

A0

SCALE: N.T.S.
DATE: 03.19.2015
PROJECT: 317032



BUILDING 1A

BUILDING 2A

CONCEPTUAL STREETSCAPE



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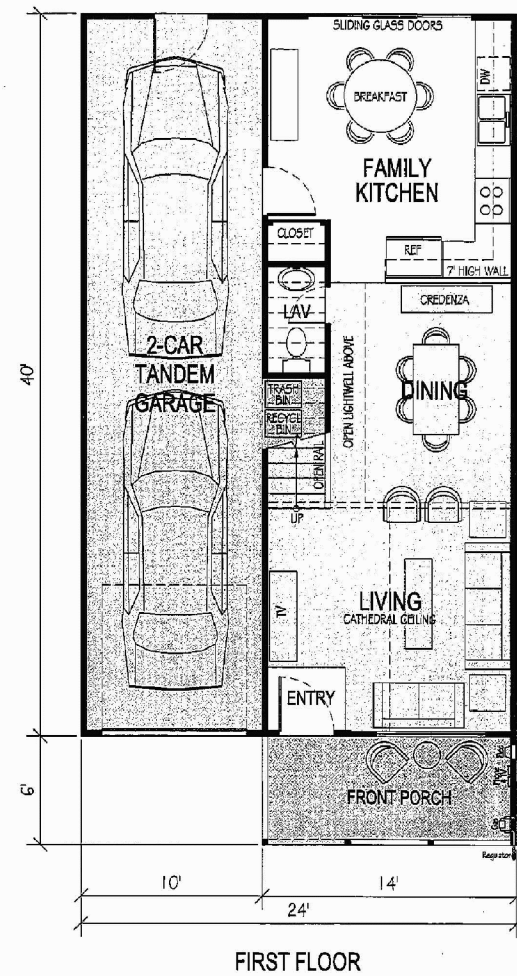
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STREETSCAPE

A1

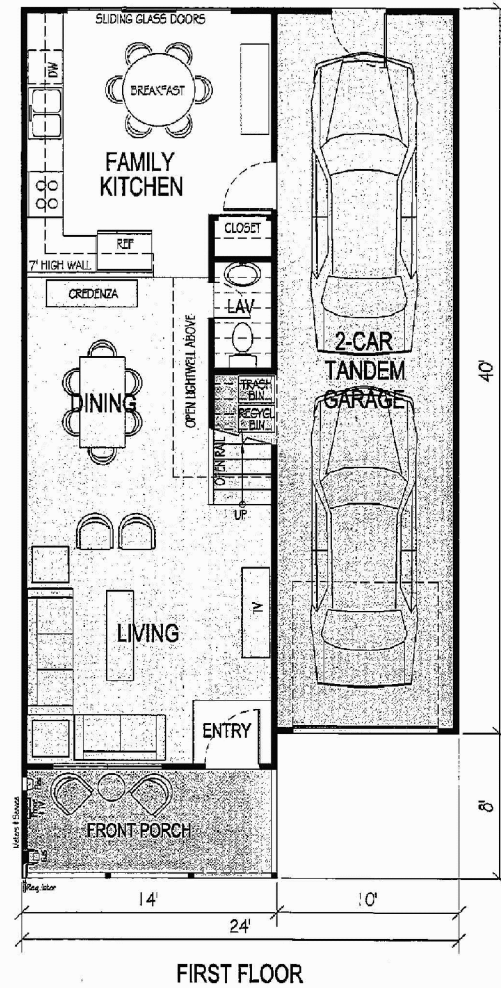
SCALE: 1/16"=1'-0"
DATE: 03.19.2015
PROJECT: 317032



PLAN A

GROUND FLOOR PLAN

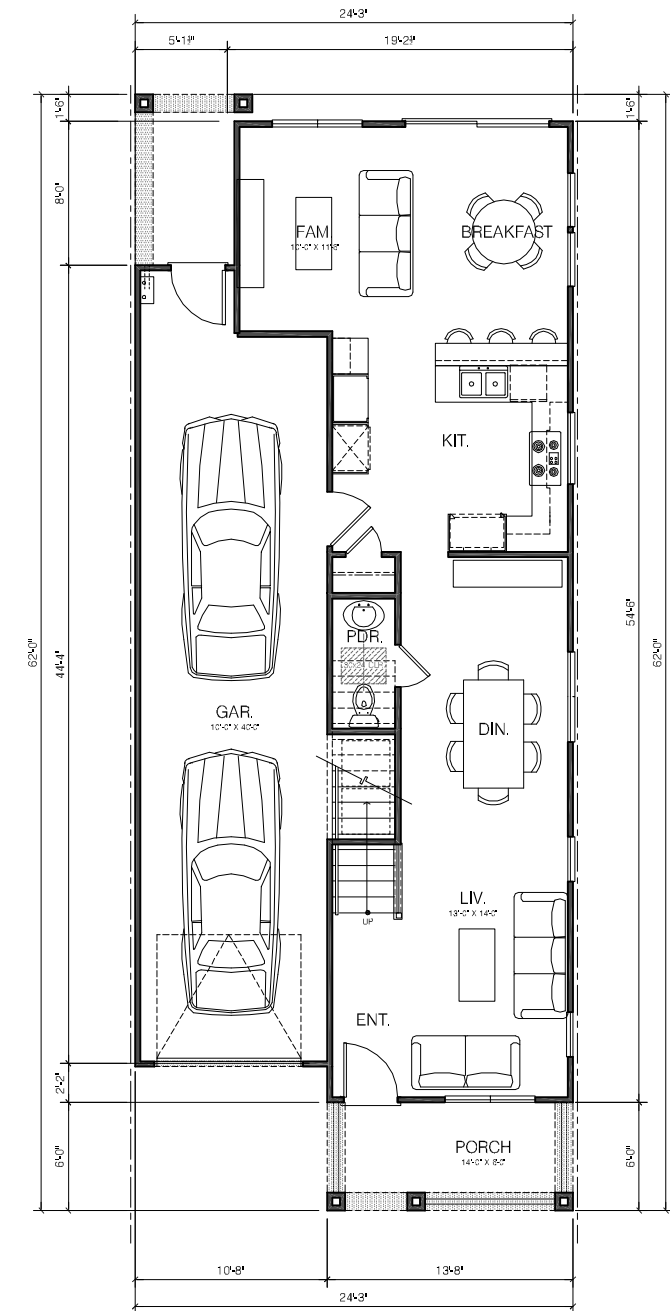
NOT IN USE



PLAN B

GROUND FLOOR PLAN

NOT IN USE



PLAN C

GROUND FLOOR PLAN

PROPOSED FOR EXTERIOR UNITS

GROUND LIVING AREA: 763 SQ. FT.

PORCH AREA: 83 SQ. FT.

UPPER AREA: 1058 SQ. FT.

TOTAL LIVING AREA: 1,797 SQ. FT.



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GROUND FLOOR PLANS - UNIT C

A2

SCALE: 3/16" = 1'-0"

DATE: 03.19.2015

PROJECT: 317032



PLAN A

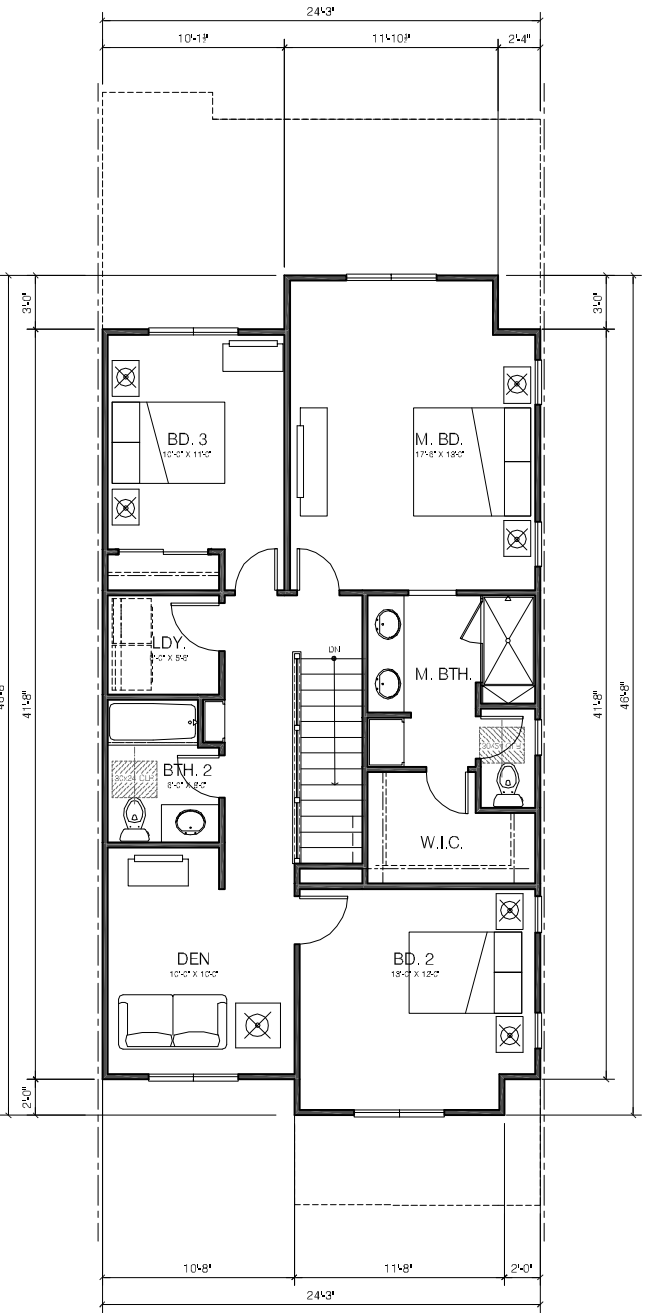
UPPER FLOOR PLAN

NOT IN USE

PLAN B

UPPER FLOOR PLAN

NOT IN USE



PLAN C

UPPER FLOOR PLAN

PROPOSED FOR EXTERIOR UNITS

LIVING AREA: 1058 SQ. FT.



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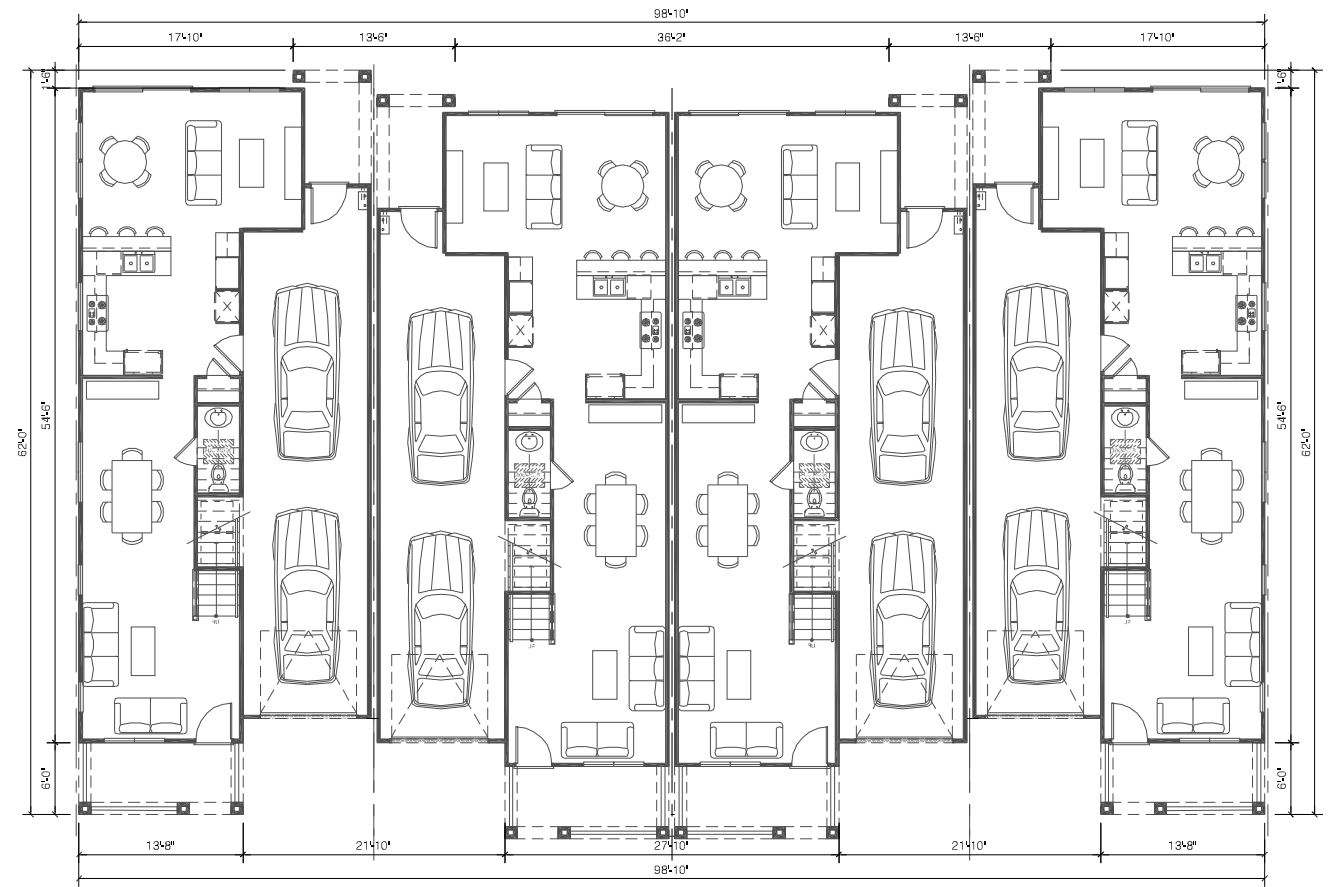
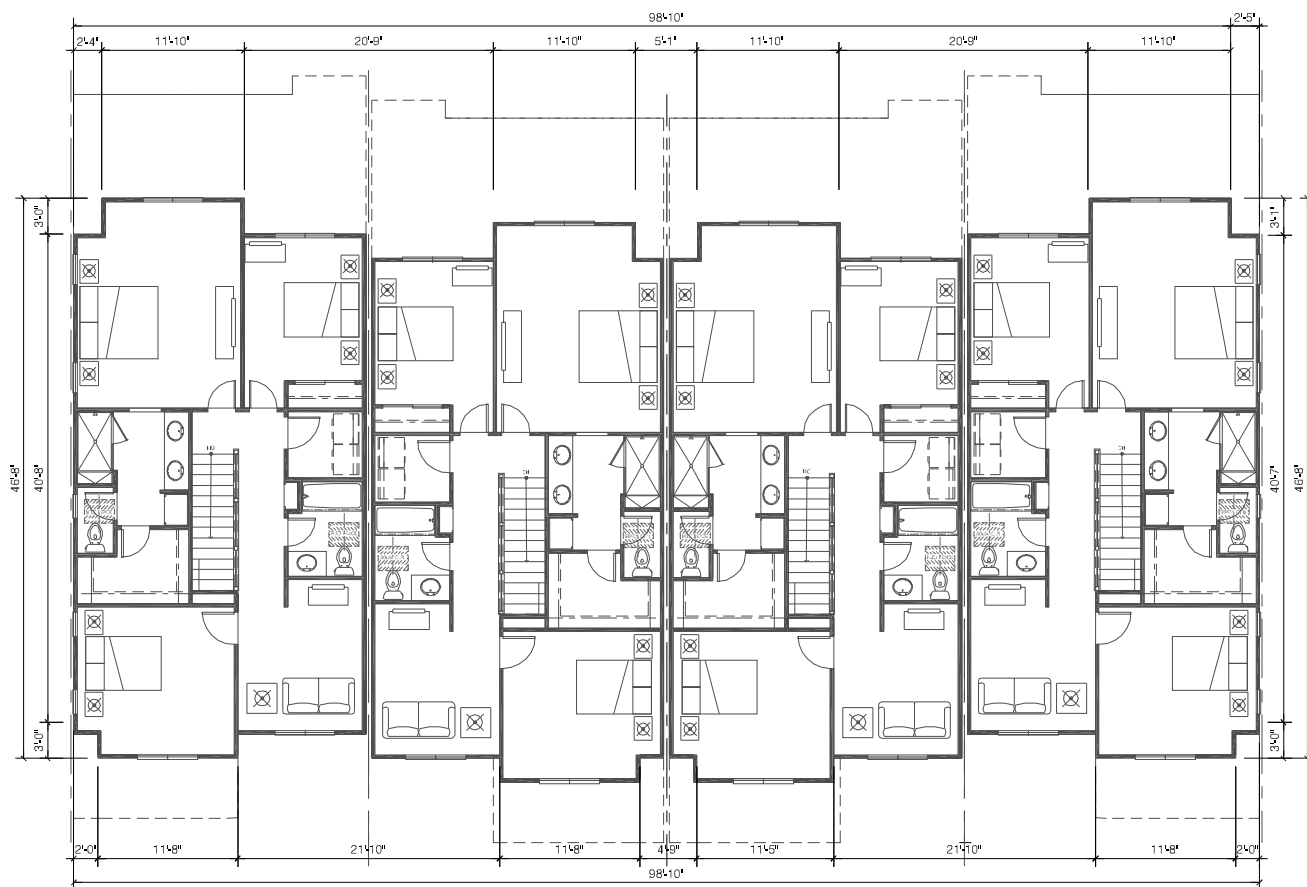
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UPPER FLOOR PLANS - UNIT C

A3

SCALE: 3/16"=1'-0"
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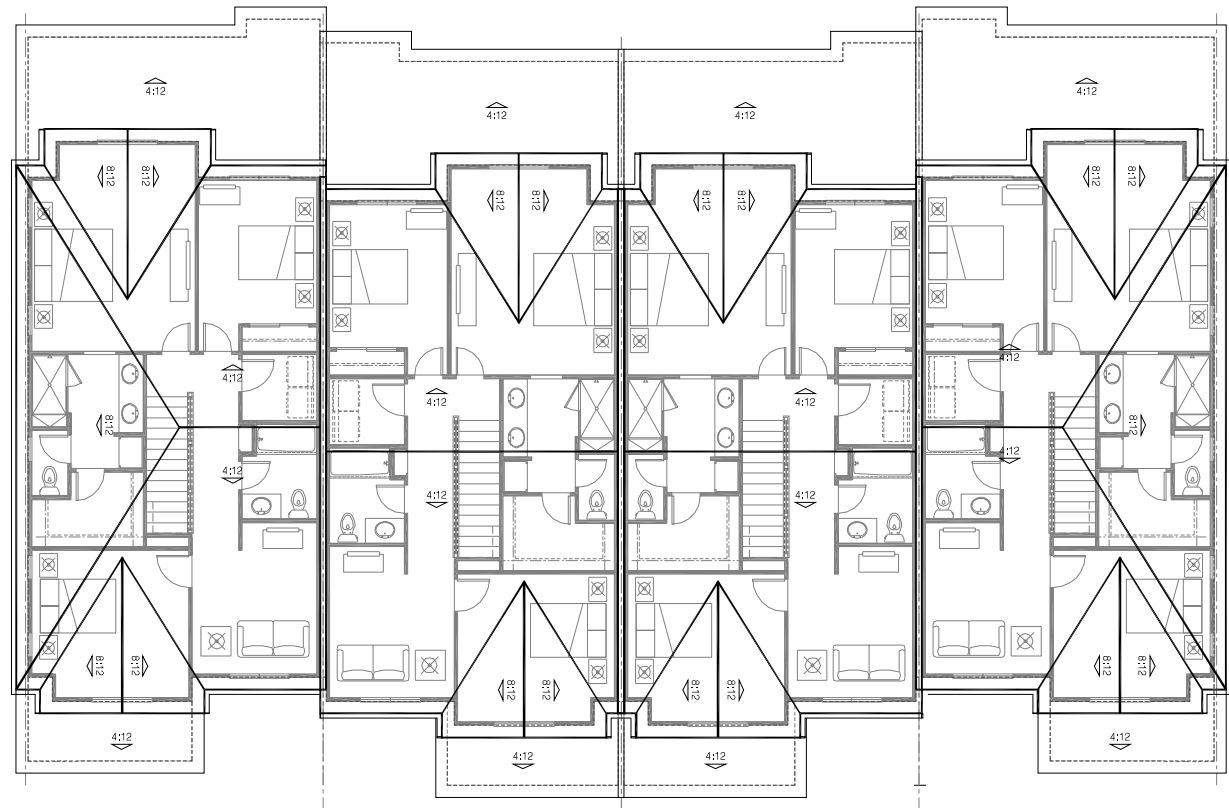
FLOOR PLANS - BLDG 1

A4

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

DATE: 03.19.2015

PROJECT: 317032



ROOF PLAN

BUILDING 2



SOMERSET PLACE
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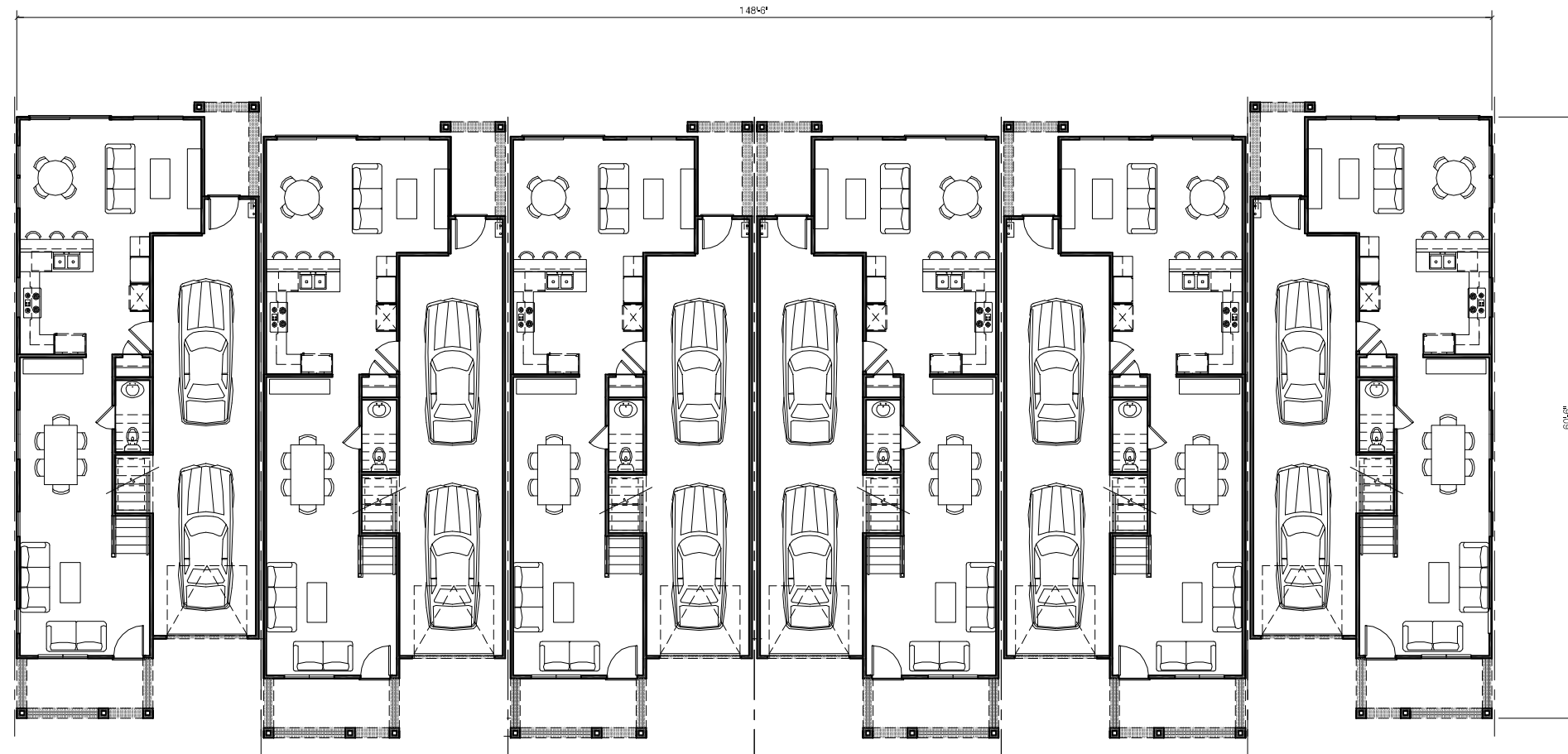
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ROOF PLAN - BLDG 1

A5

SCALE: 1/8" = 1'-0"
DATE: 03.19.2015
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GROUND FLOOR PLAN

BUILDING 2



SOMERSET PLACE

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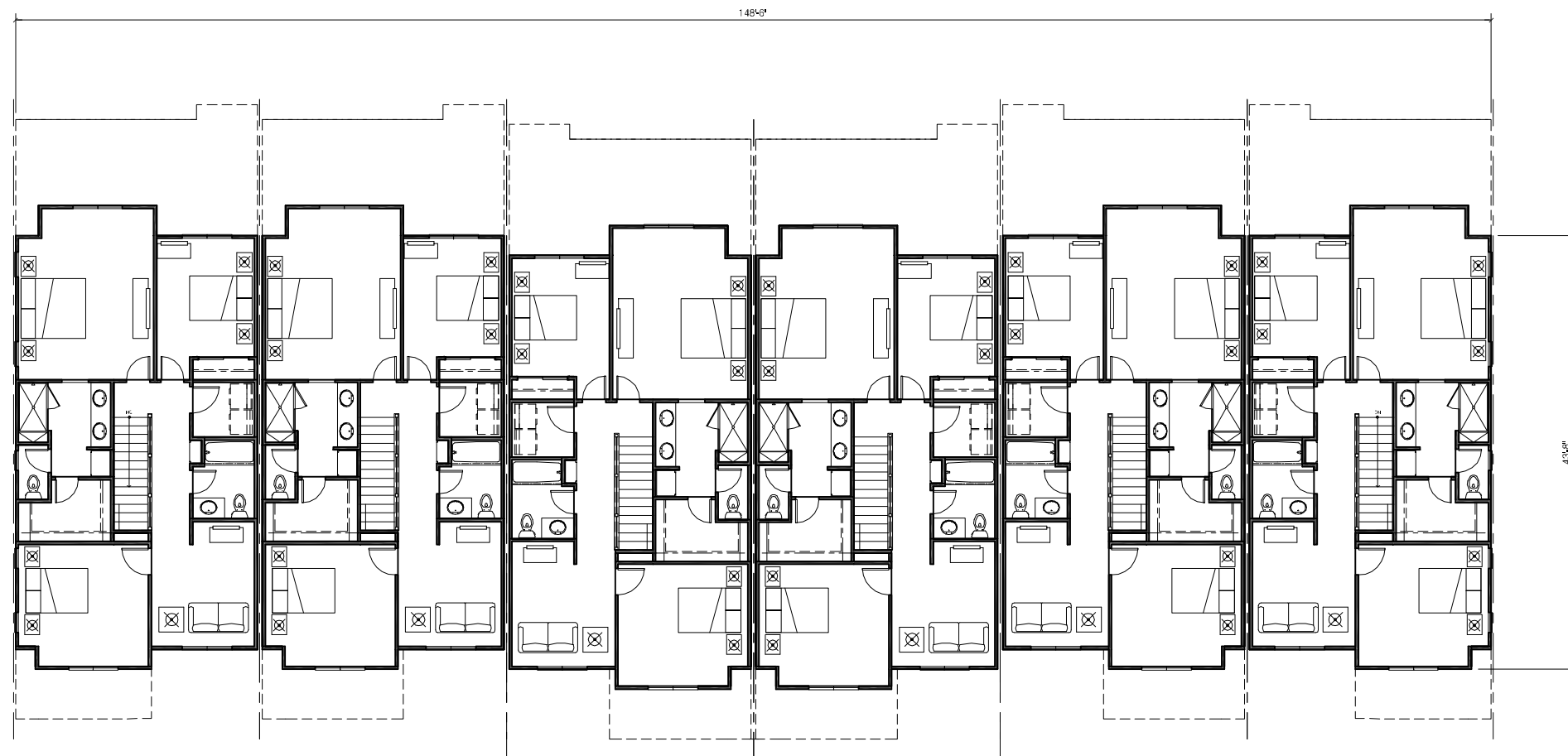
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FLOOR PLANS - BLDG 2

A6

SCALE: 1/8" = 1'-0"
DATE: 03.19.2015
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UPPER FLOOR PLAN

BUILDING 2



SOMERSET PLACE

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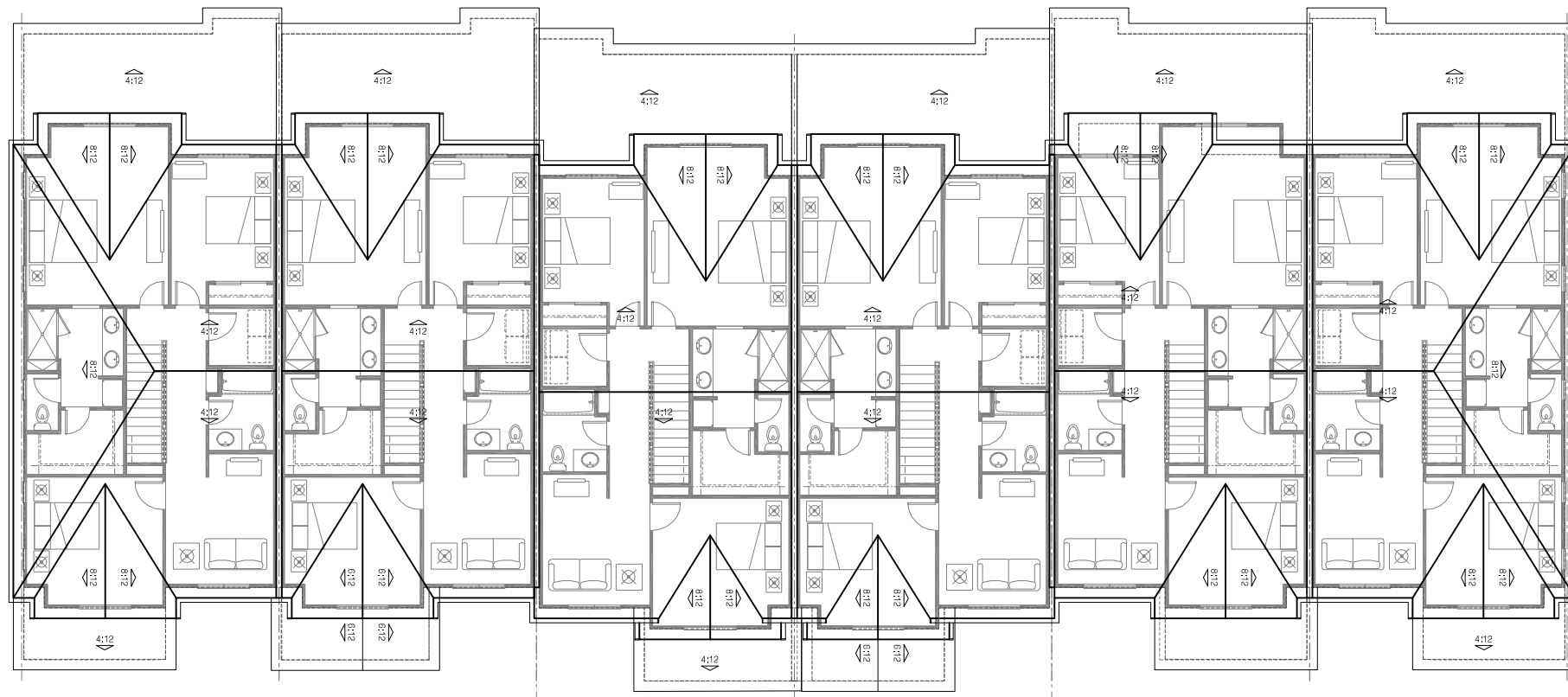
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FLOOR PLANS - BLDG 2

A7

SCALE: 1/8" = 1'-0"
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ROOF PLAN

BUILDING 2



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ROOF PLAN - BLDG 2

A8

SCALE: 1/8" = 1'-0"
DATE: 03.19.2015
PROJECT: 317032

ELEVATION NOTES

MATERIALS

- 1. COMPOSITE SHINGLE ROOF
- 2. LAP SIDING W / 8" REVEAL (JAMES HARDIE BOARD OR EQUIVALENT)
- 3. SHINGLE SIDING (JAMES HARDIE SHINGLE OR EQUIVALENT)
- 4. BOARD AND BATTEN SIDING (HARDIE PANEL VERTICAL SIDING OR EQUIVALENT WITH 1x3 BATTENS AT 16" O.C. TYP.
- 5. GABLE VENT
- 6. DECORATIVE WOOD CORBEL AND/OR KICKER
- 7. DECORATIVE PLANTER BOX
- 8. 36" HANDRAIL (42" IF MORE THAN 30" ABOVE GRADE)
- 9A. 9" SQUARE PORCH COLUMN AND/OR KICKER
- 9B. 6" SQUARE PORCH COLUMN AND KICKER
- 10. ENTRY DOOR
- 11. ROLL-UP GARAGE DOOR
- 12. GUTTER AND DOWNSPOUT
- 13. EXTERIOR LIGHT FIXTURE
- 14. 3 COAT STUCCO
- 15. SOLAR PANEL ARRAY POSITIONED ON SOUTHERLY FACING ROOF SLOPE ONLY. SEE SIGHT PLAN FOR PROPER PLACEMENT ON EACH BUILDING.



REAR ELEVATION

BUILDING A

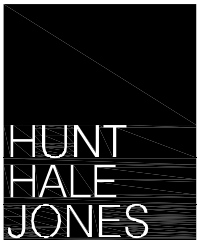


FRONT ELEVATION

BUILDING A



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EXTERIOR ELEVATIONS - BLDG 1A

A9

SCALE: 3/16"= 1'-0"
DATE: 03.19.2015
PROJECT: 317032

ELEVATION NOTES

MATERIALS

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LEFT ELEVATION (INTERIOR STREET UNIT)

BUILDING A

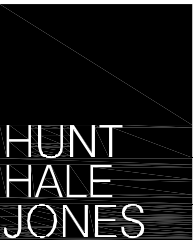


RIGHT ELEVATION (EXTERIOR STREET UNIT)

BUILDING A



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EXTERIOR ELEVATIONS - BLDG 1A

A10

SCALE: 3/16" = 1'-0"
DATE: 03.19.2015
PROJECT: 317032



REAR ELEVATION

BUILDING 2A

UNITS 5 & 21

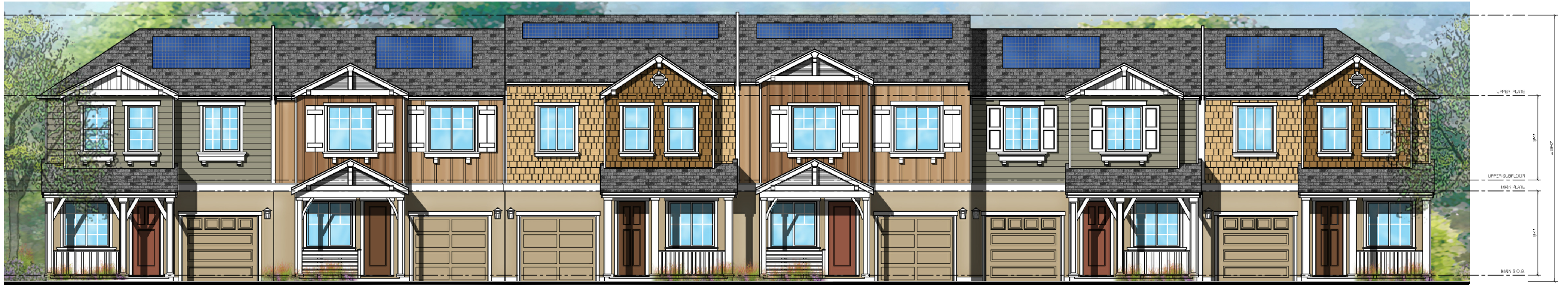
UNITS 6 & 22

UNITS 7 & 23

UNITS 8 & 24

UNITS 9 & 25

UNITS 10 & 26



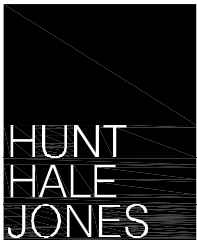
FRONT ELEVATION

BUILDING 2A

NOTE:
SEE SHEET A12 OR A14 FOR
ELEVATION KEY NOTE LEGEND



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EXTERIOR ELEVATIONS - BLDG 2A

A11

SCALE: 3/16" = 1'-0"
DATE: 03.19.2015
PROJECT: 317032

ELEVATION NOTES

MATERIALS

- 1. COMPOSITE SHINGLE ROOF
- 2. LAP SIDING W / 8" REVEAL (JAMES HARDIE BOARD OR EQUIVALENT)
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- 13. EXTERIOR LIGHT FIXTURE
- 14. 3 COAT STUCCO
- 15. SOLAR PANEL ARRAY POSITIONED ON SOUTHERLY FACING ROOF SLOPE ONLY. SEE SIGHT PLAN FOR PROPER PLACEMENT ON EACH BUILDING.



LEFT ELEVATION

BUILDING 2A

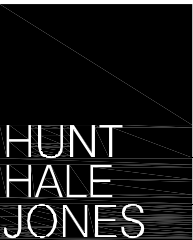


RIGHT ELEVATION

BUILDING 2A



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EXTERIOR ELEVATIONS - BLDG 2A

A12

SCALE: 3/16" = 1'-0"
DATE: 03.19.2015
PROJECT: 317032



REAR ELEVATION

BUILDING 2A



FRONT ELEVATION

BUILDING 2B

NOTE:
SEE SHEET A12 OR A14 FOR
ELEVATION KEY NOTE LEGEND



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EXTERIOR ELEVATIONS - BLDG 2B

A13

SCALE: 3/16" = 1'-0"
DATE: 03.19.2015
PROJECT: 317032

ELEVATION NOTES

MATERIALS

- 1. COMPOSITE SHINGLE ROOF
- 2. LAP SIDING W / 8" REVEAL (JAMES HARDIE BOARD OR EQUIVALENT)
- 3. SHINGLE SIDING (JAMES HARDIE SHINGLE OR EQUIVALENT)
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- 12. GUTTER AND DOWNSPOUT
- 13. EXTERIOR LIGHT FIXTURE
- 14. 3 COAT STUCCO
- 15. SOLAR PANEL ARRAY POSITIONED ON SOUTHERLY FACING ROOF SLOPE ONLY. SEE SIGHT PLAN FOR PROPER PLACEMENT ON EACH BUILDING.



LEFT ELEVATION (END UNIT FACING STREET)

BUILDING 2B

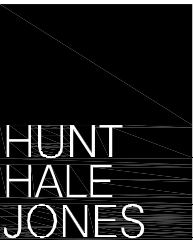


RIGHT ELEVATION (INTERIOR UNIT)

BUILDING 2B



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EXTERIOR ELEVATIONS - BLDG 2B

A14

SCALE: 3/16" = 1'-0"
DATE: 03.19.2015
PROJECT: 317032

ROOFS



SCHEME 1
CERTAINTED LANDMARK
MOIRE BLACK



SCHEME 2 & 3
CERTAINTED LANDMARK
WEATHERED WOOD



TRIM



SWISS COFFEE
OC-45

WINDOWS



WHITE VINYL

SIDINGS AND STUCCO PAINT COLORS

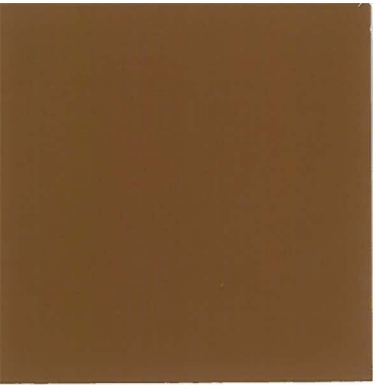
SCHEME 1



BODY COLOR 1
BM WARM TAN
2162-30

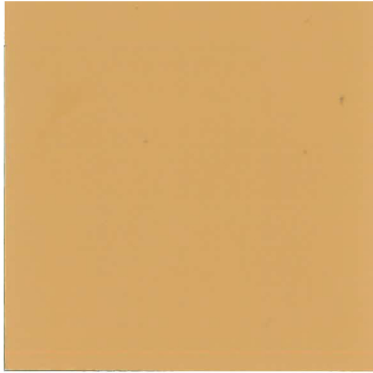


BODY COLOR 2
BM CHESTERTOWN BUFF
HC-9



ACCENT COLOR
BM CHARLESTON BROWN
E-66

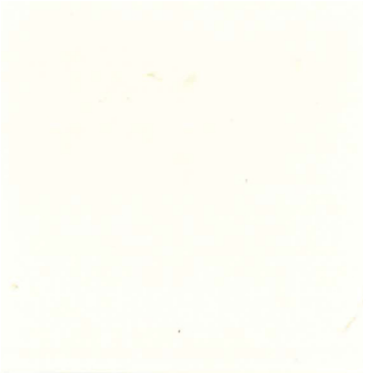
SCHEME 2



BODY COLOR 1
BM PEANUT SHELL
2162-40



BODY COLOR 2
BM PENNY
2163-30



ACCENT COLOR
BM RICH CREAM
2153-60

SCHEME 3



BODY COLOR 1
BM DANVILLE TAN
HC-91



BODY COLOR 2
BM GETTYSBURG GRAY
HC-107



ACCENT COLOR
BM GEORGIAN BRICK
HC-50



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COLORS AND MATERIALS

CM1

SCALE: N.T.S.
DATE: 02.06.2015
PROJECT: 317032