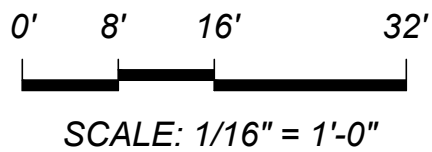


GUERNEVILLE ROAD HOMES

1665 Guerneville Road Santa Rosa, California

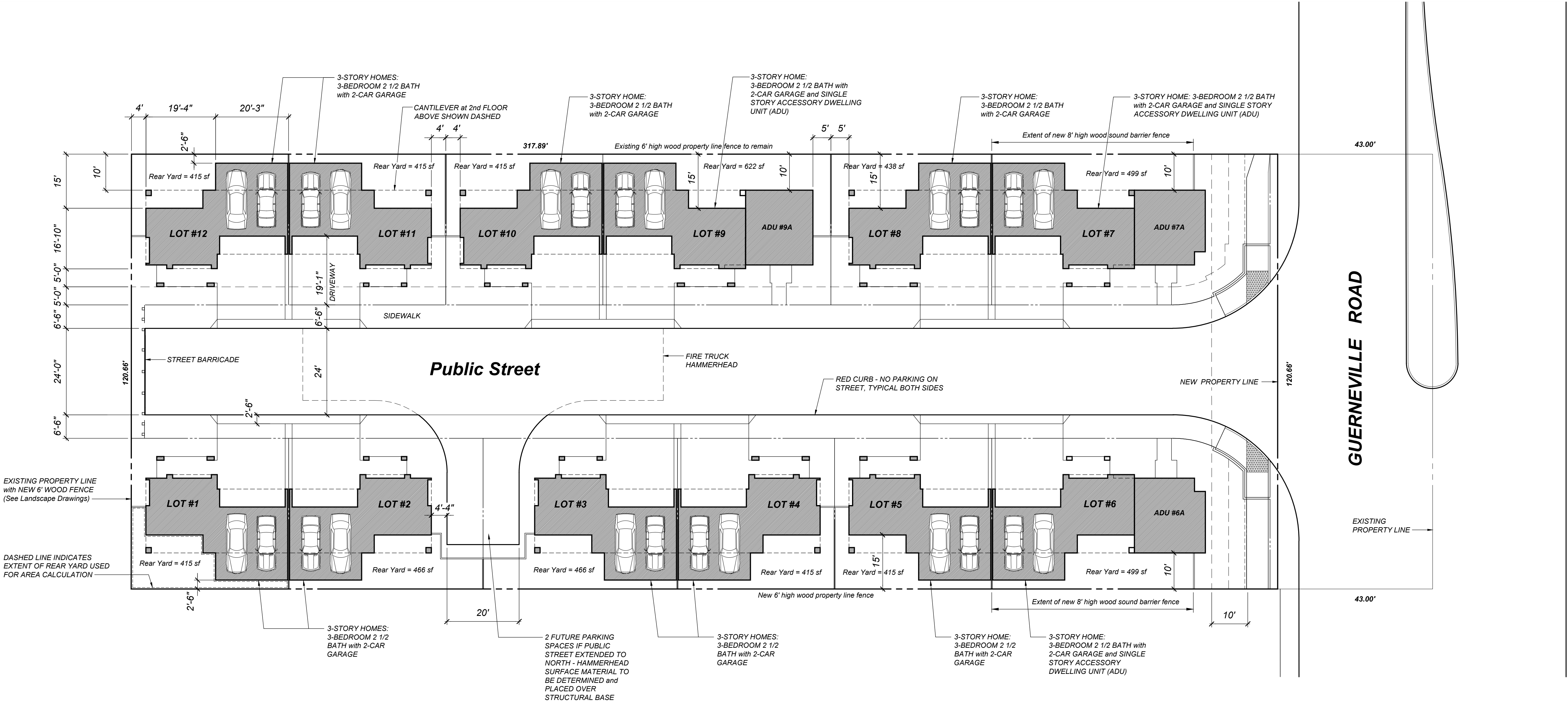
CONCEPTUAL SITE PLAN



TIERNEY / FIGUEIREDO
TFA
ARCHITECTS AIA

817 Russell Ave., Suite H Santa Rosa, CA 95403 707.576.1557 info@tarch.com

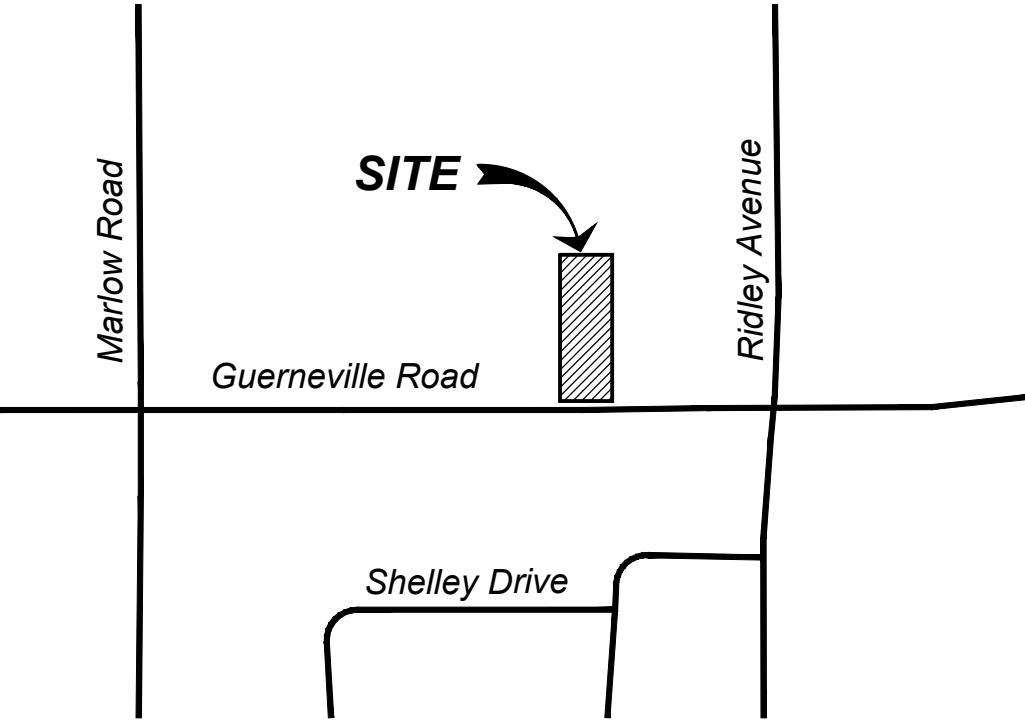
02/11/2019
TFA #1805

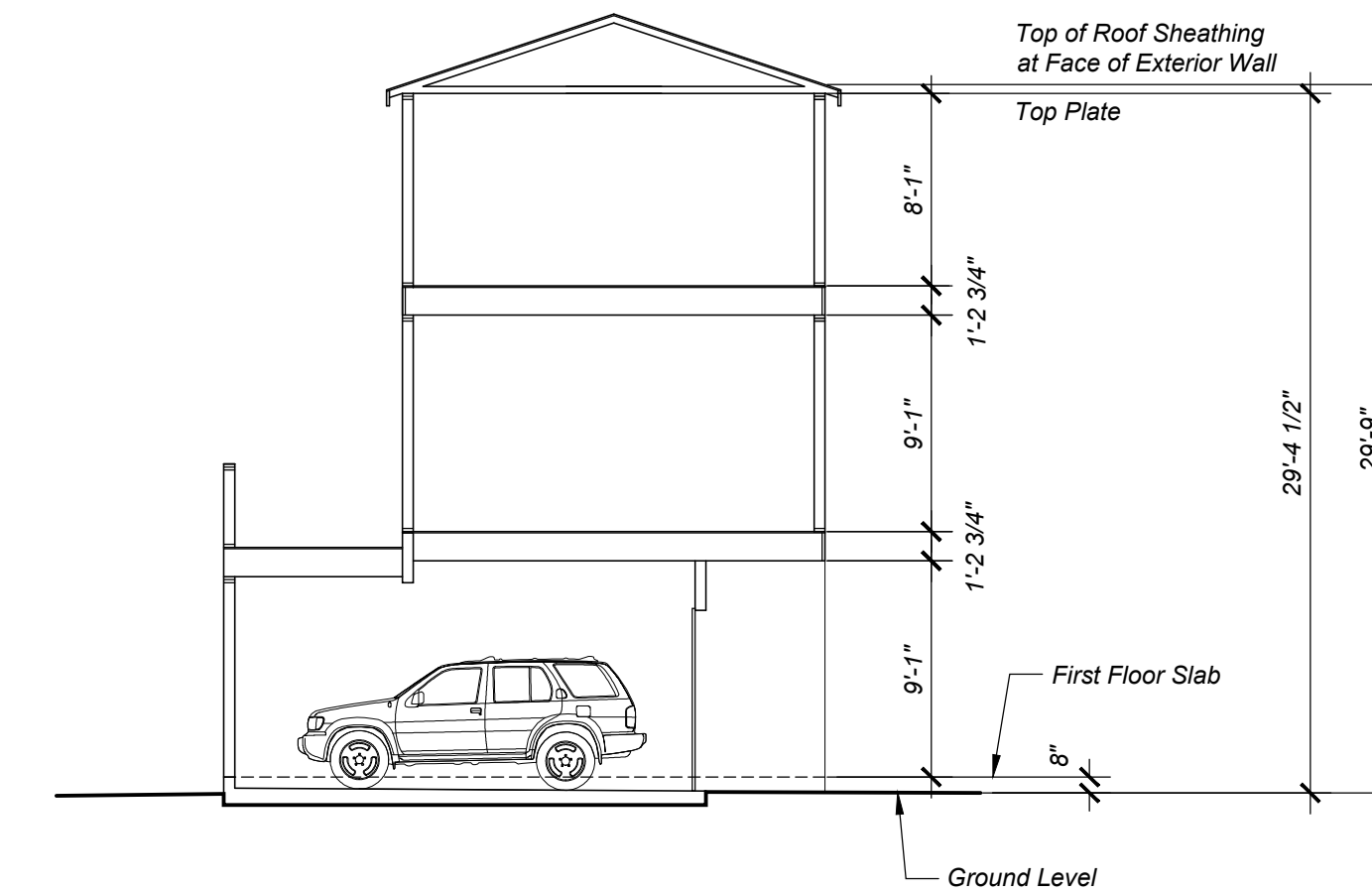
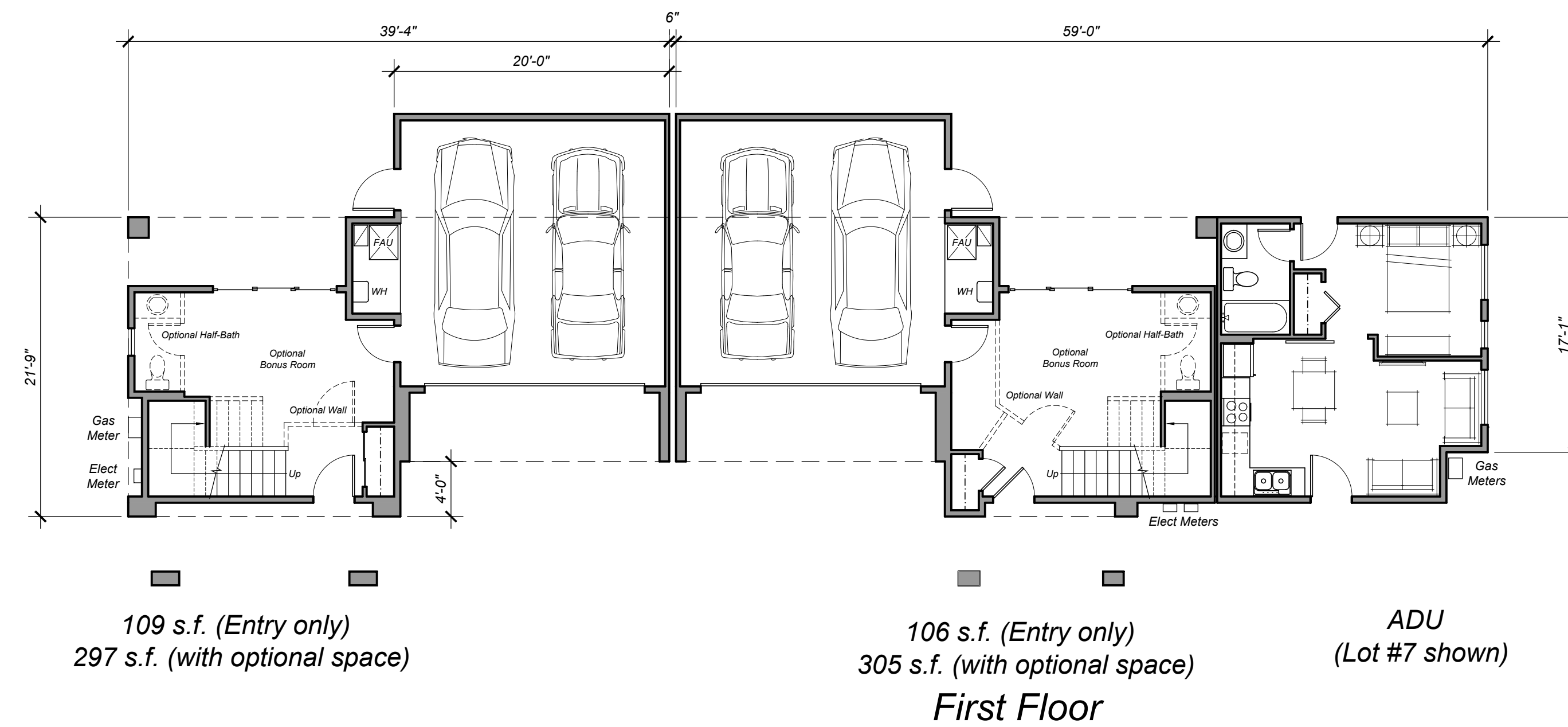
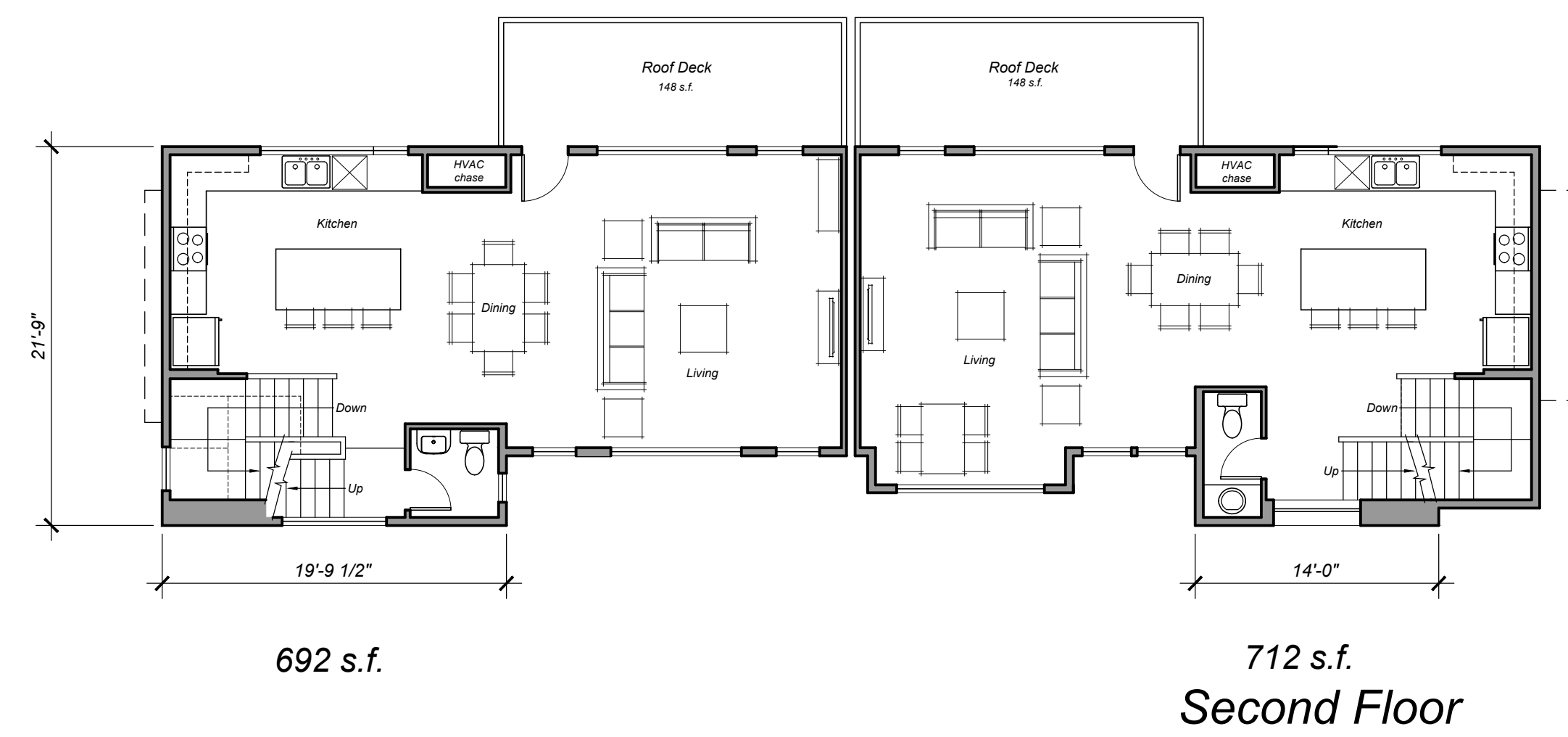
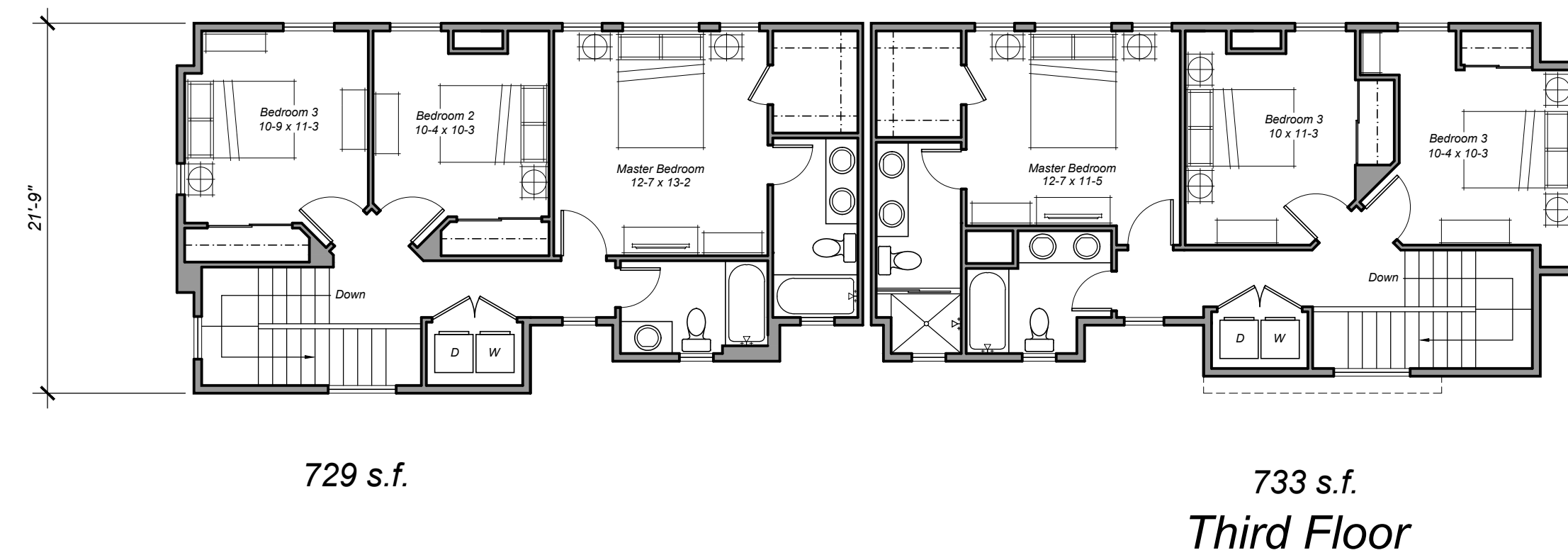


PROJECT DATA

PROJECT LOCATION:	1665 GUERNEVILLE ROAD, SANTA ROSA, CA
ASSESSOR PARCEL #:	036-101-010
EXISTING ZONING:	RR-20
PROPOSED ZONING:	R-3-18
SITE AREA:	0.88 ACRES (Net)
NUMBER OF HOMES:	12 plus 3 ADU's
PARKING REQUIRED:	30 SPACES (2.5 per home)
PARKING PROVIDED:	48 SPACES (24 in garages + 24 in driveways)

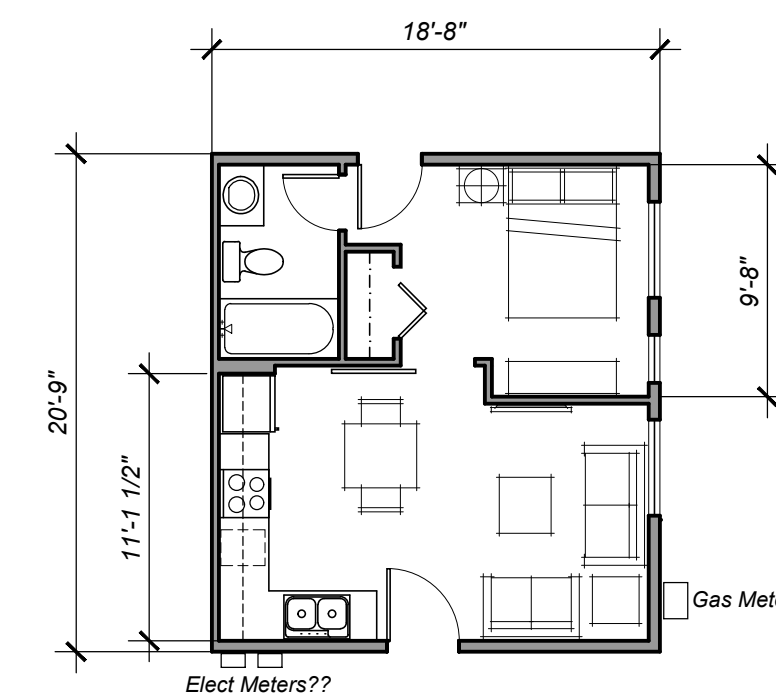
VICINITY MAP





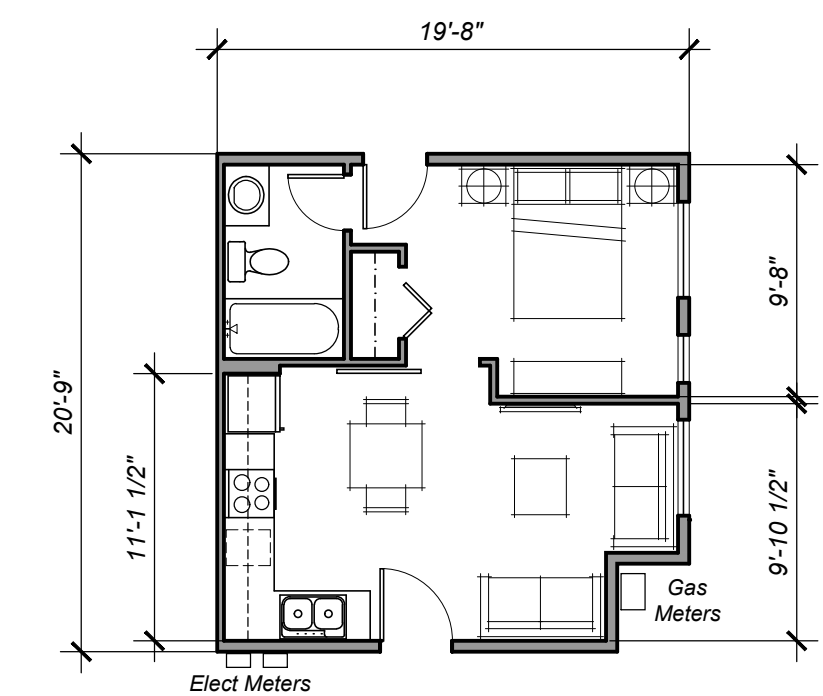
**CONCEPTUAL SECTION A-A
THRU GARAGE**

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



ADU - Lot #9

387 s.f.



ADU - Lots #6 & 7

397 s.f.

GUERNEVILLE ROAD HOMES

1665 Guerneville Road Santa Rosa, California

CONCEPTUAL FLOOR PLANS

0' 2' 4' 8'

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

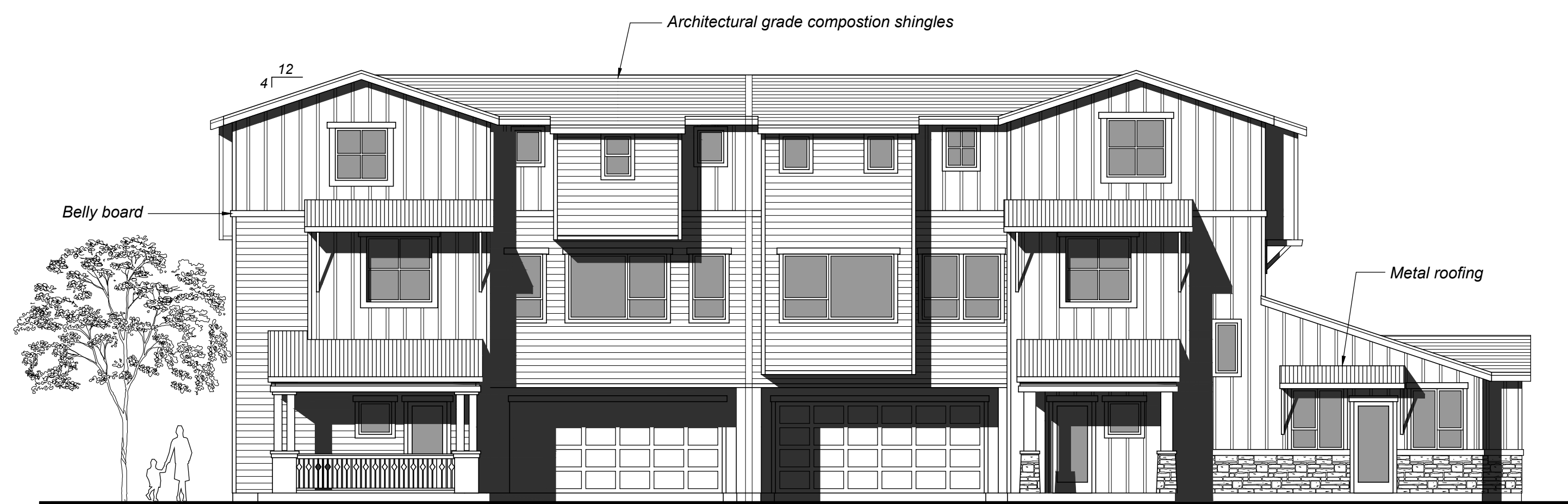
TIERNEY / FIGUEIREDO

TFA

ARCHITECTS

AIA

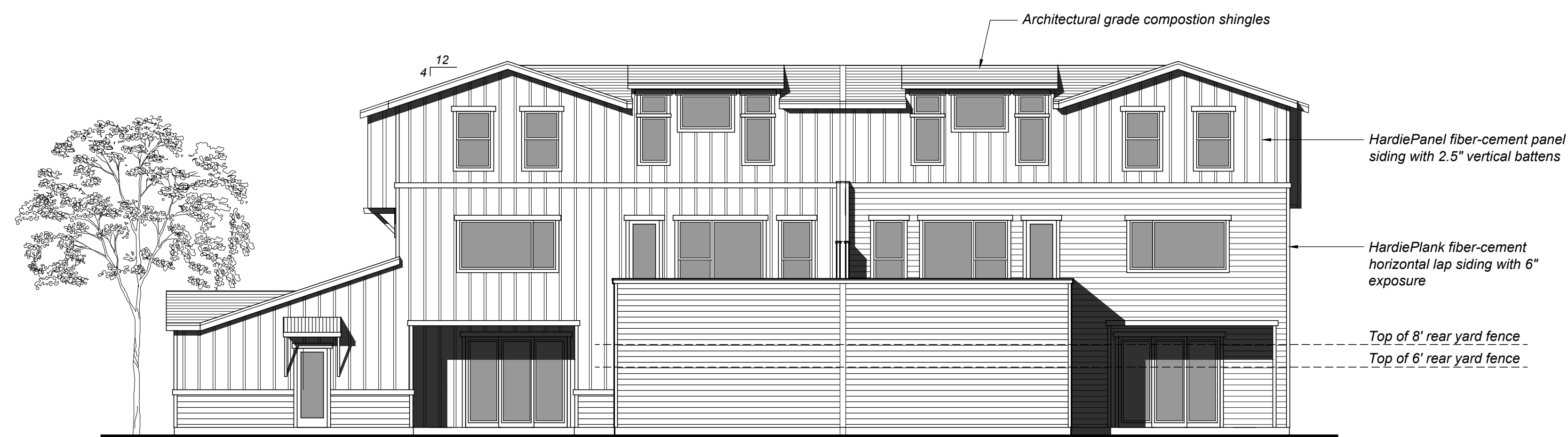
817 Russell Ave., Suite H Santa Rosa, CA 95403 707.576.1557 info@tfarch.com



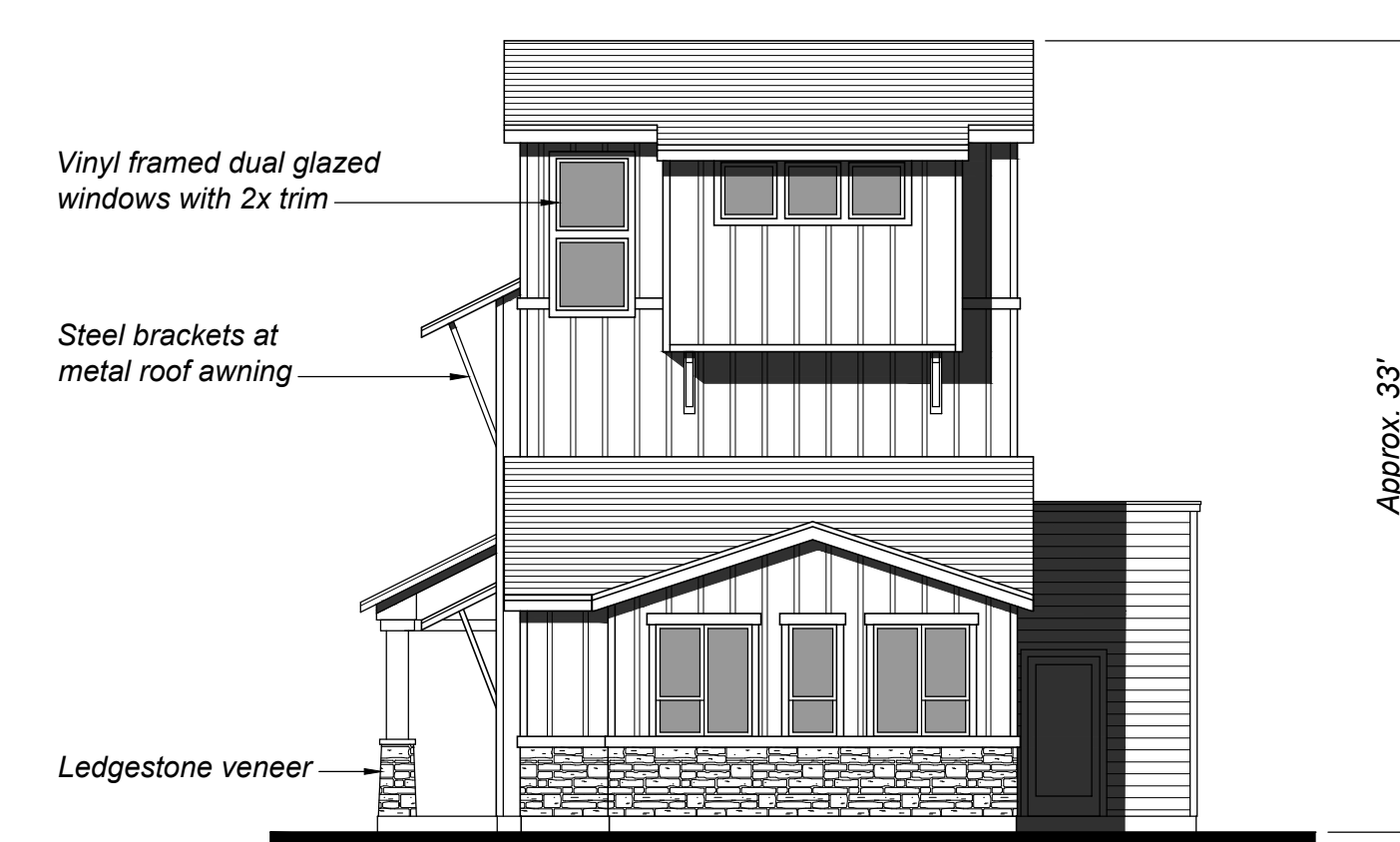
Front Elevation
Lots #6 & 7 with ADU



Front Elevation



Rear Elevation
Lots #6 & 7 with ADU



Guerneville Road Elevation



Interior End Elevation

GUERNEVILLE ROAD HOMES

1665 Guerneville Road

Santa Rosa, California

CONCEPTUAL ELEVATIONS

0' 2' 4' 8'
SCALE: 1/8" = 1'-0"

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3

12/19/2018
TFA #1805

PLANT SYMBOLS NTS

Street Trees

Laqrestromia indica - Crapple Myrtle

Laurus Nobilis - Sartaqoa laurel

Pistacia chinensis- Pistache

Cercis occidentalis STD.

Westringia rosmarianus

Ceanothus' Concha '

Lomandra 'Breeze 'Tropicebelle'

Phormium 'Thom Thumb' Flax

Festuca Idahoensis

Helianthemum n. 'Sunrose'

Nepeta faassenii. Catmint

Aristida purpurea - Purple Three Awn grass

Arctostaphylos - Uvi-Ursi Manzanita

Buxus Japonica

Bulbine 'Hallmark'

Dietes vegeta

Nandina domestica

Grevillea spp.

Cupressus semp. 'Tiny Towers'

Phormium Flax Mid size

Deschampsia cespitosa

Chondropetalum t. Cape Rush

Mimulus a. Monkey Fl. 'Point Molate'

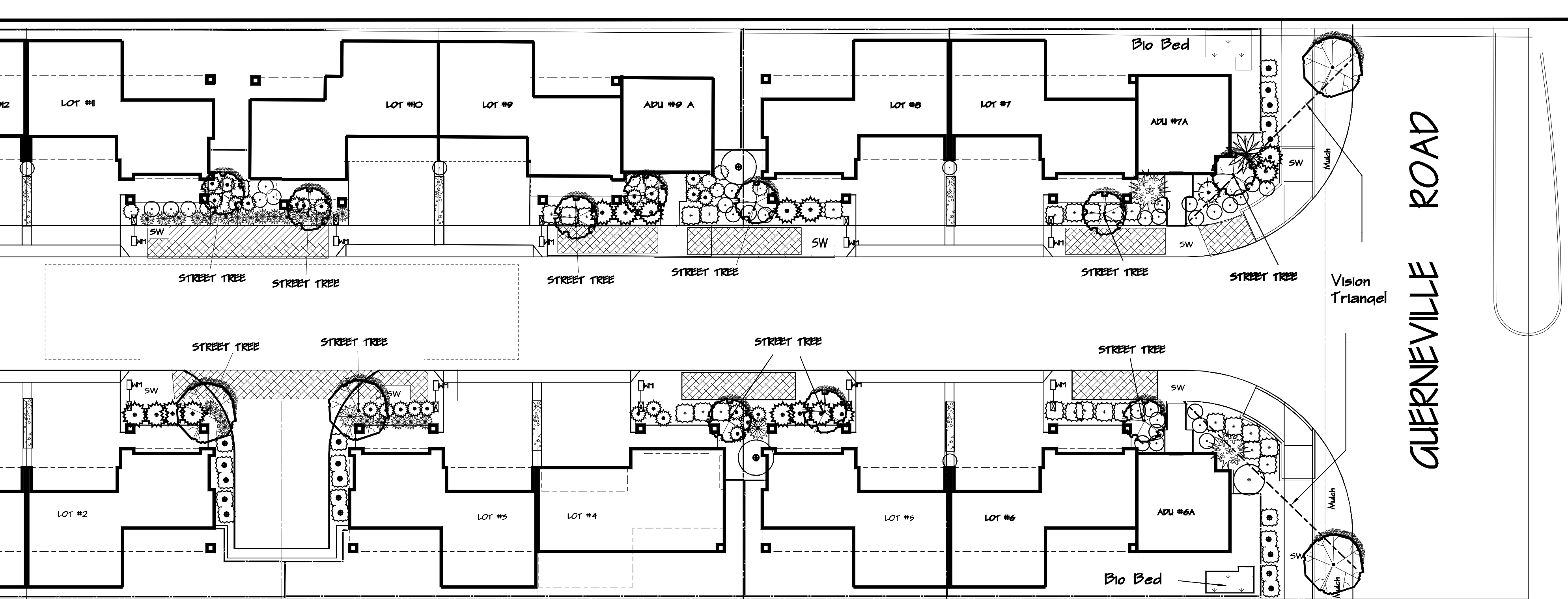
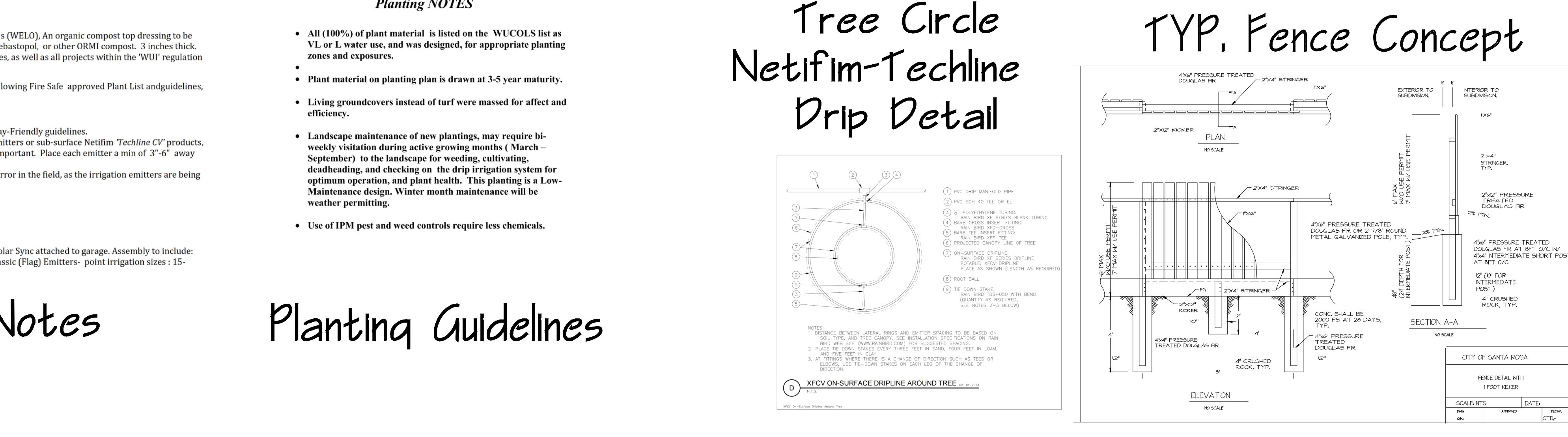
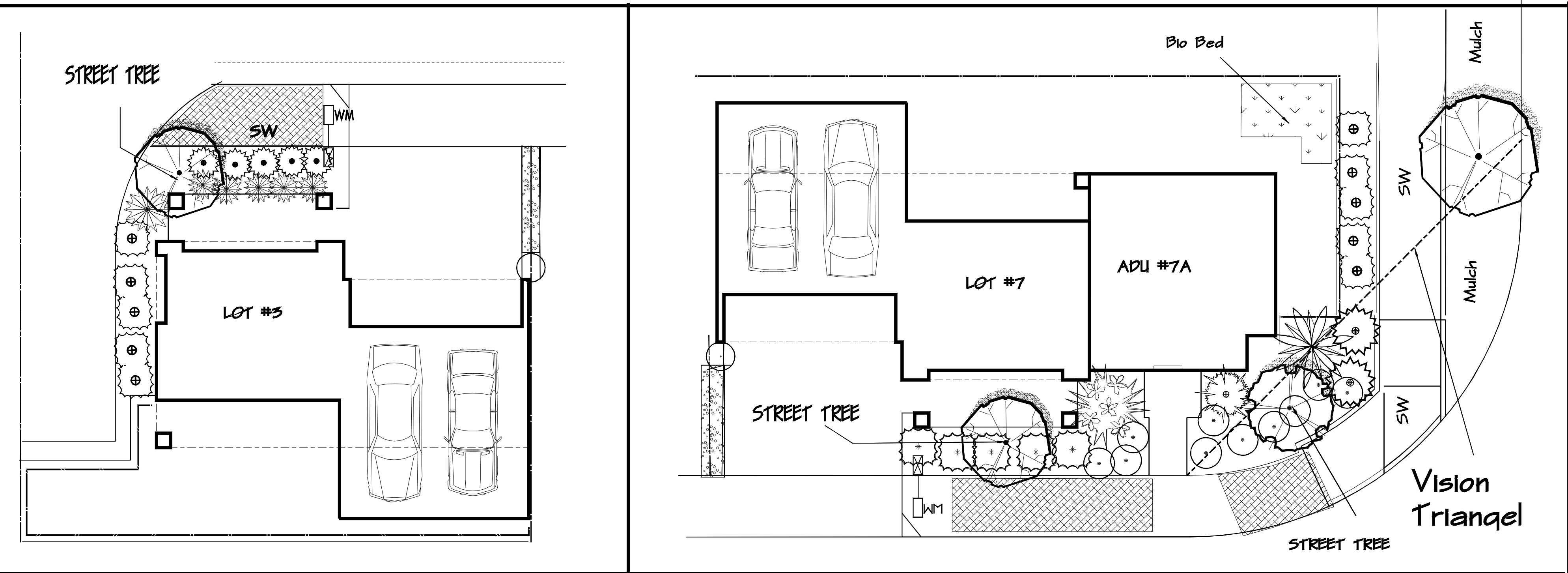
Permeable Gutter Pan w/ Bio retention Under SW

Per Civil Engineers Sheet

Bio Bed LID approved California Fescue / sprigs or sod

Noyo Cobble 6'- 8'

FRONT YARD Subdivision Landscape PRELIMINARY 16 th Scale



REVISION	BY
12.2.18	
12.17.18	
3.7.19	
3.8.19	
4.20.19	

designers@bloomful.com

707-537-0508

Guerneville Road Homes

1665 Guerneville Rd.

Santa Rosa, CA.

Susie Dowd Markarian

Landscape Design

608 Los Olivos Rd.

Santa Rosa, CA. 95404

Cadfile SDM

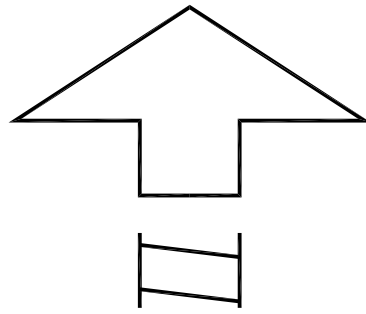
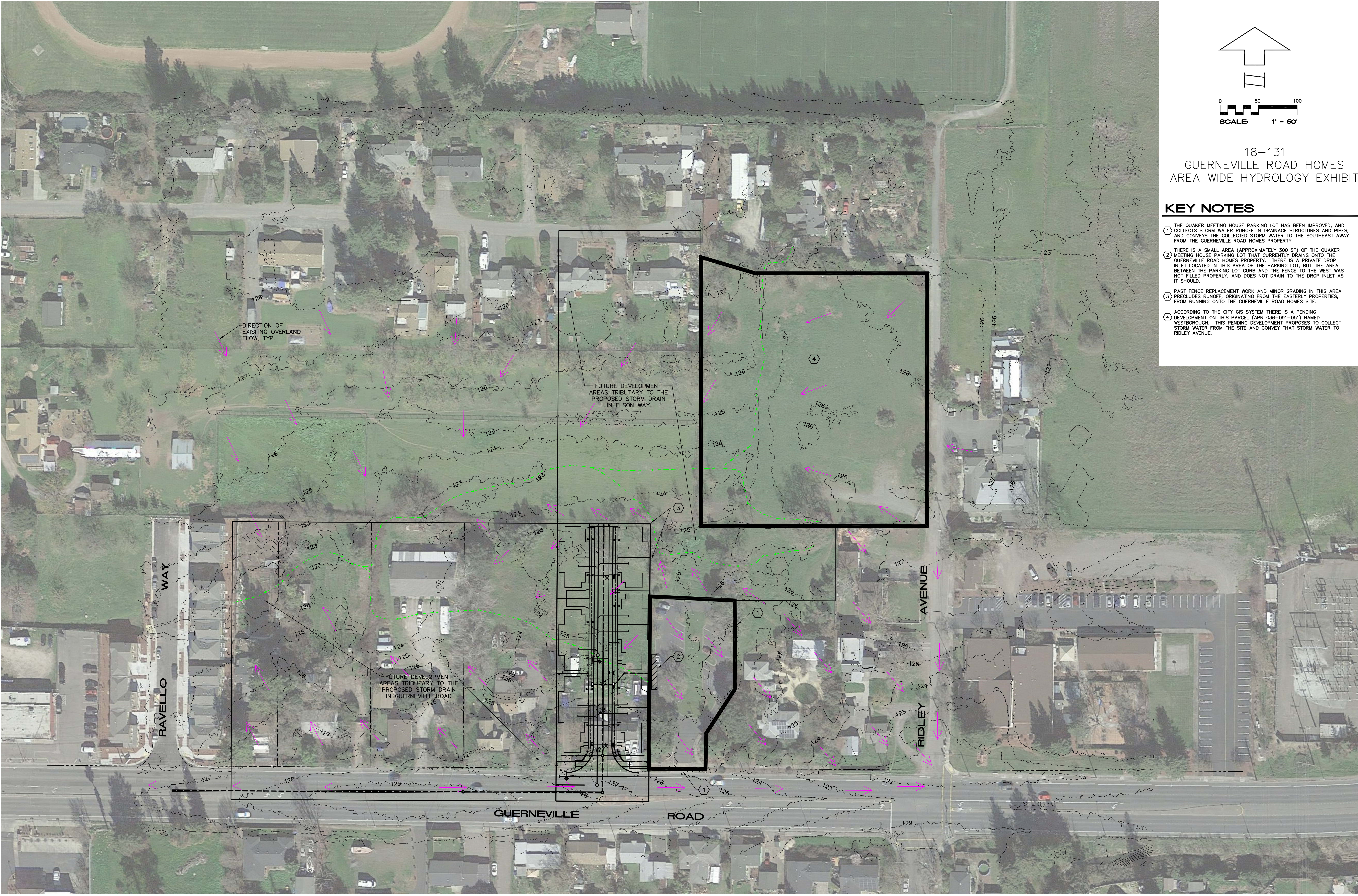
Date 11.30.18

Scale 1" = 16'

Drawn SDM

Job GRH

L-1



0 50 100
SCALE: 1" = 50'

18-131
GUERNEVILLE ROAD HOMES
AREA WIDE HYDROLOGY EXHIBIT

KEY NOTES

- 1 THE QUAKER MEETING HOUSE PARKING LOT HAS BEEN IMPROVED, AND COLLECTS STORM WATER RUNOFF IN DRAINAGE STRUCTURES AND PIPES, AND CONVEYS THE COLLECTED STORM WATER TO THE SOUTHEAST AWAY FROM THE GUERNEVILLE ROAD HOMES PROPERTY.
- 2 THERE IS A SMALL AREA (APPROXIMATELY 300 SF) OF THE QUAKER MEETING HOUSE PARKING LOT THAT CURRENTLY DRAINS ONTO THE GUERNEVILLE ROAD HOMES PROPERTY. THERE IS A PRIVATE DROP INLET LOCATED IN THIS AREA OF THE PARKING LOT, BUT THE AREA BETWEEN THE PARKING LOT CURB AND THE FENCE TO THE WEST WAS NOT FILLED PROPERLY, AND DOES NOT DRAIN TO THE DROP INLET AS IT SHOULD.
- 3 PAST FENCE REPLACEMENT WORK AND MINOR GRADING IN THIS AREA PRECLUDES RUNOFF, ORIGINATING FROM THE EASTERLY PROPERTIES, FROM RUNNING ONTO THE GUERNEVILLE ROAD HOMES SITE.
- 4 ACCORDING TO THE CITY GIS SYSTEM THERE IS A PENDING DEVELOPMENT ON THIS PARCEL (APN 036-091-051) NAMED WESTBOROUGH. THIS PENDING DEVELOPMENT PROPOSES TO COLLECT STORM WATER FROM THE SITE AND CONVEY THAT STORM WATER TO RIDLEY AVENUE.