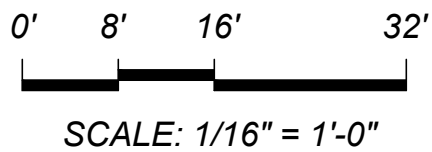


GUERNEVILLE ROAD HOMES

1665 Guerneville Road Santa Rosa, California

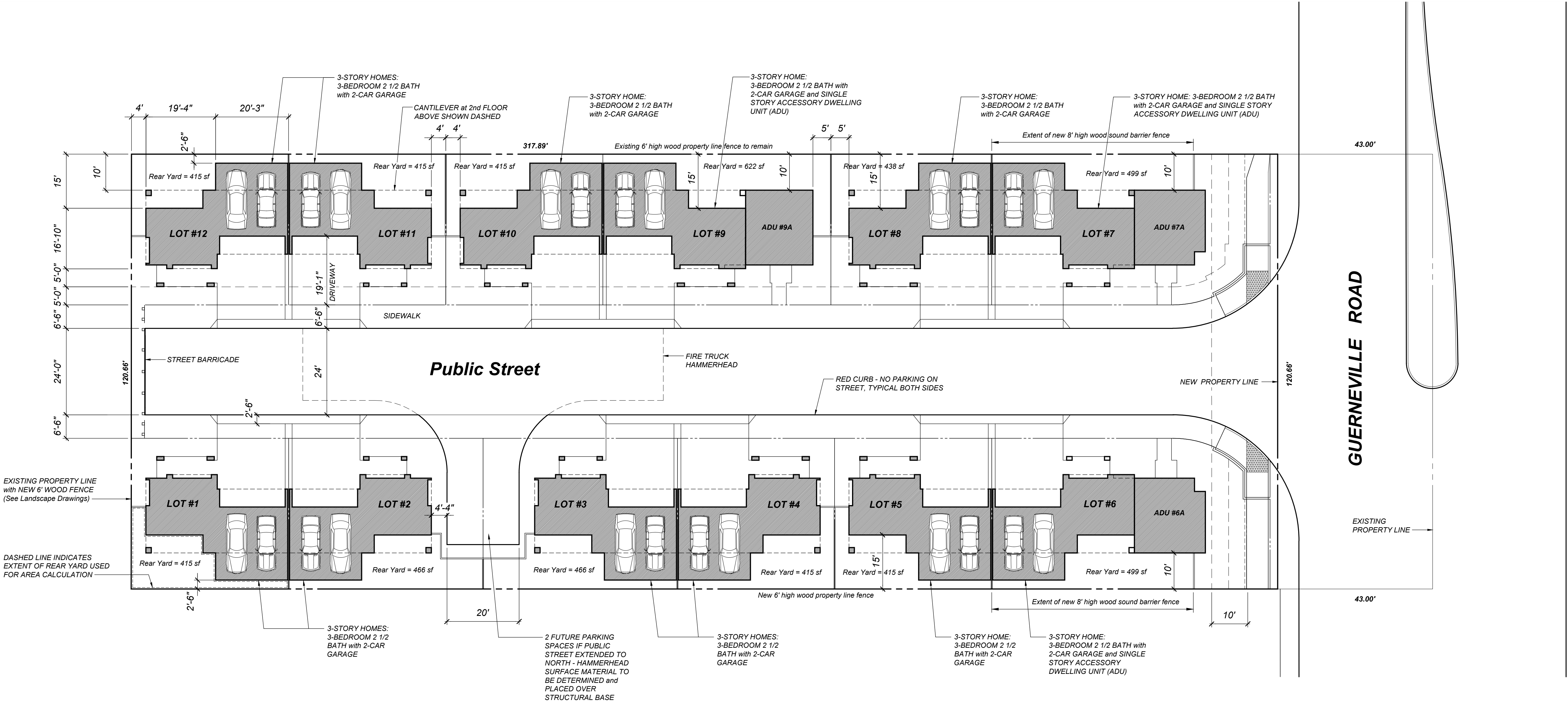
CONCEPTUAL SITE PLAN



TIERNEY / FIGUEIREDO
TFA
ARCHITECTS AIA

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

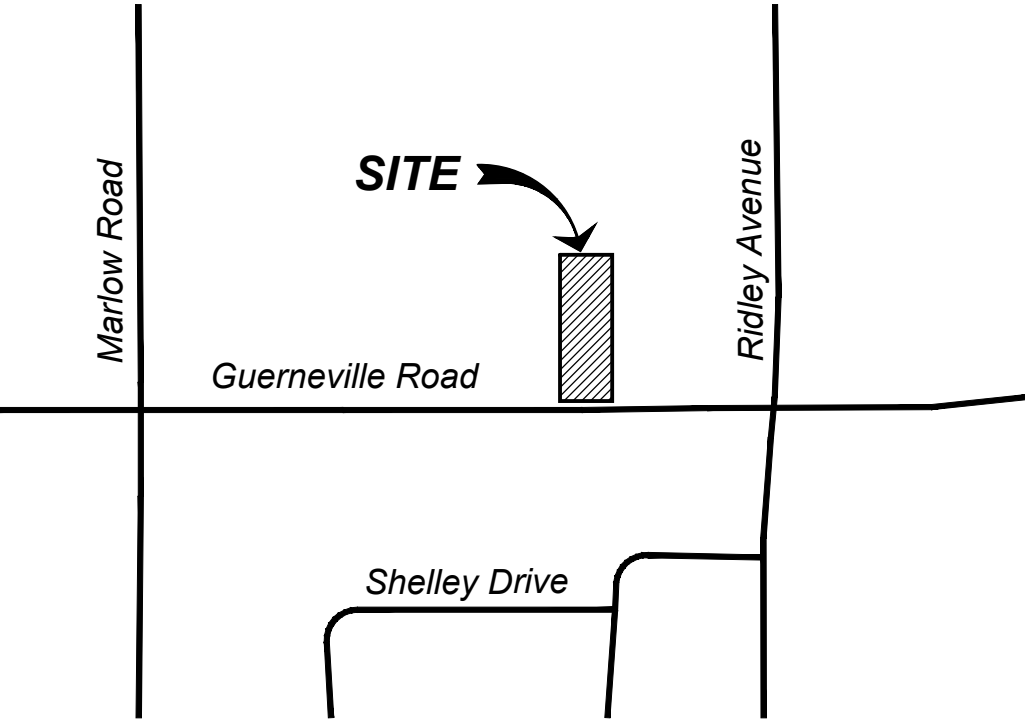
02/11/2019
TFA #1805

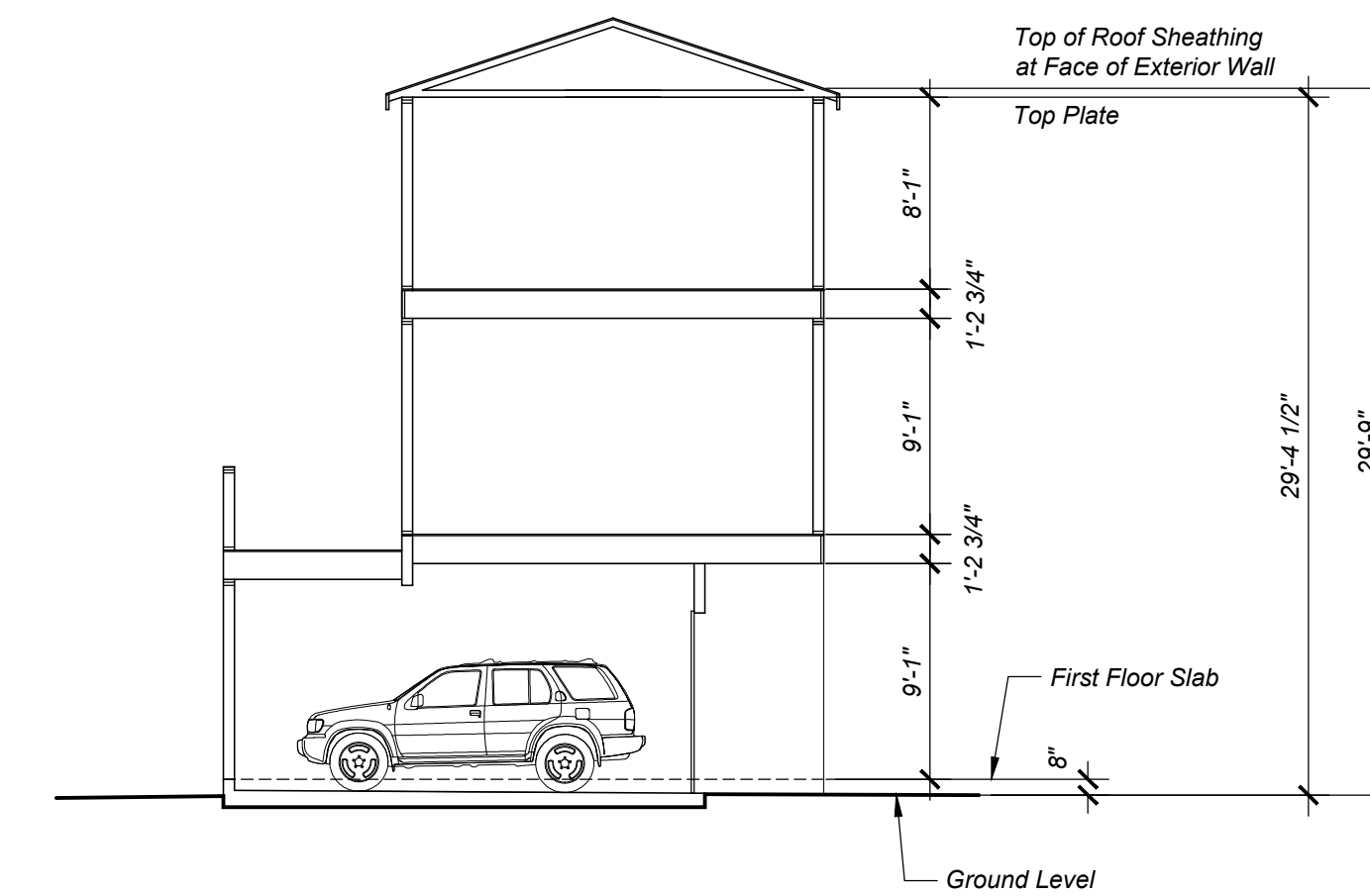
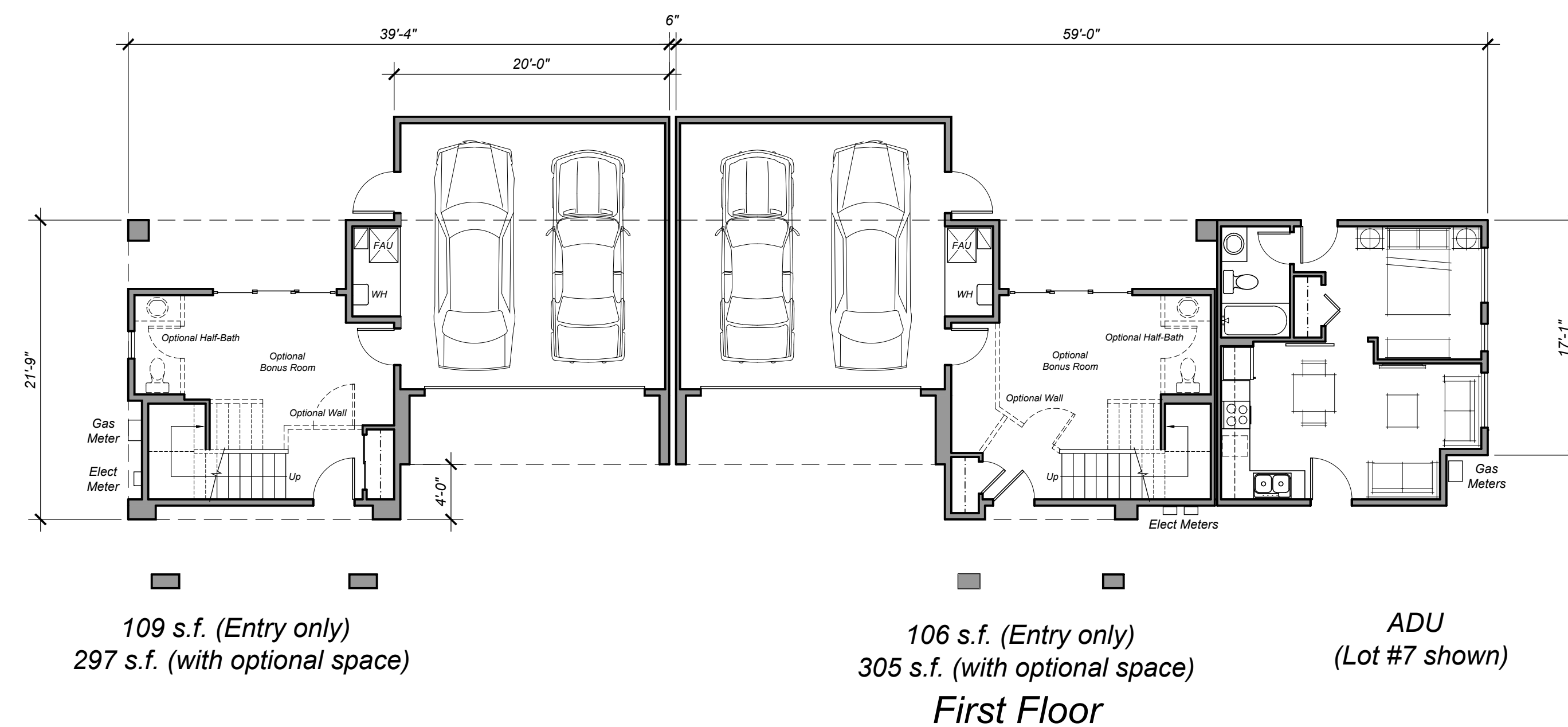
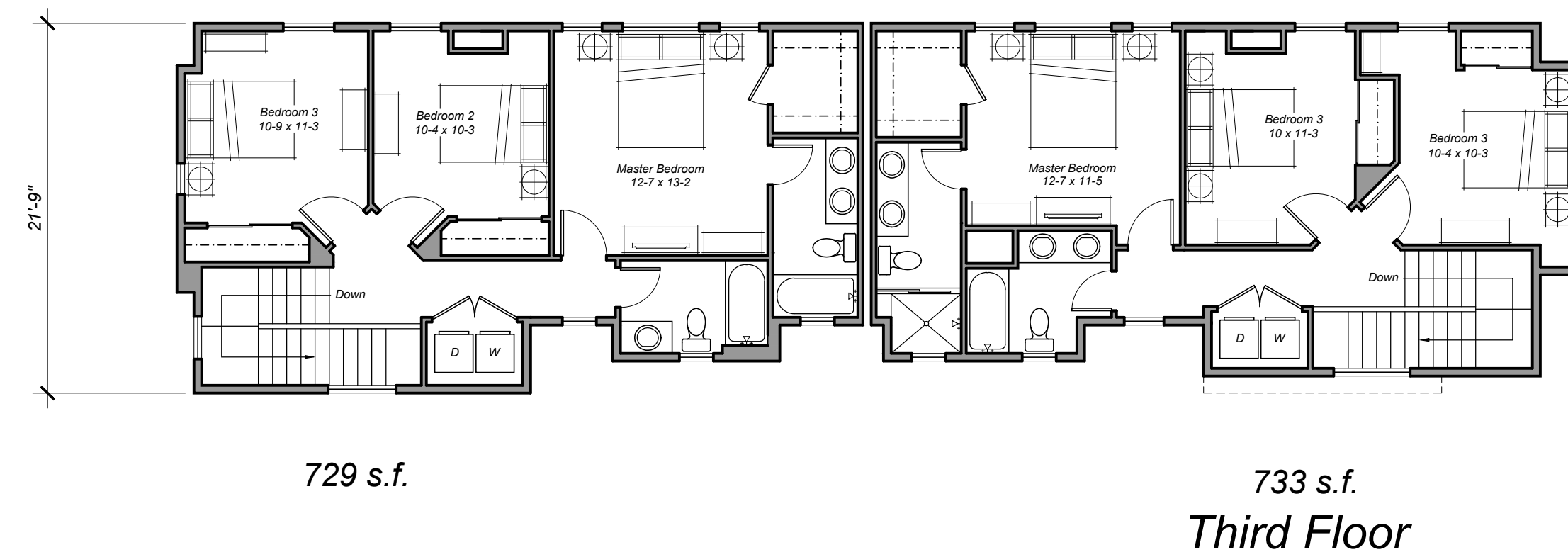


PROJECT DATA

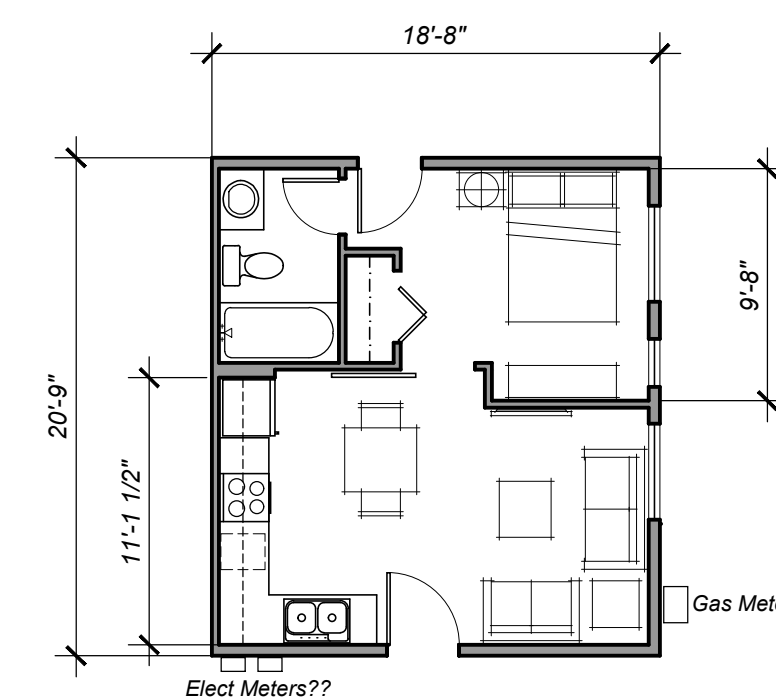
PROJECT LOCATION:	1665 GUERNEVILLE ROAD, SANTA ROSA, CA
ASSESSOR PARCEL #:	036-101-010
EXISTING ZONING:	RR-20
PROPOSED ZONING:	R-3-18
SITE AREA:	0.88 ACRES (Net)
NUMBER OF HOMES:	12 plus 3 ADU's
PARKING REQUIRED:	30 SPACES (2.5 per home)
PARKING PROVIDED:	48 SPACES (24 in garages + 24 in driveways)

VICINITY MAP

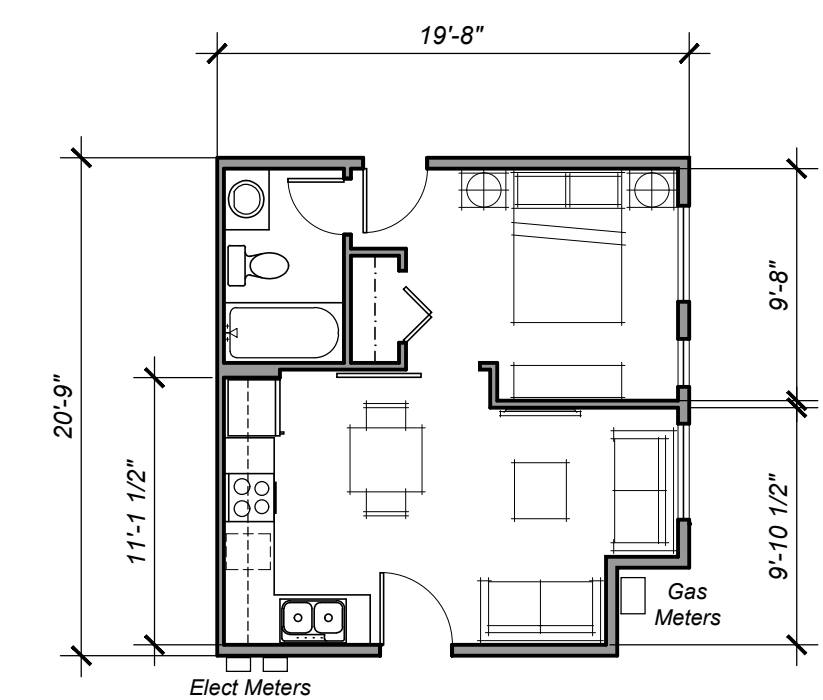




**CONCEPTUAL SECTION A-A
THRU GARAGE**
SCALE: 1/16" = 1'-0"



ADU - Lot #9
387 s.f.

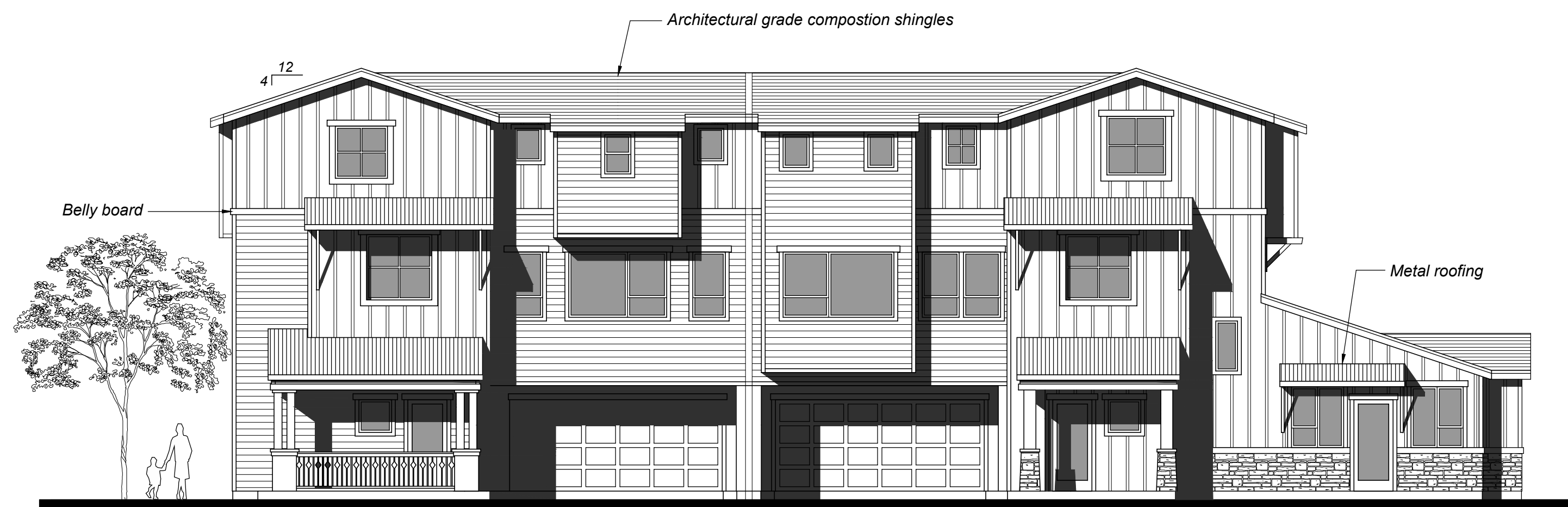


ADU - Lots #6 & 7
397 s.f.

GUERNEVILLE ROAD HOMES
1665 Guerneville Road Santa Rosa, California

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

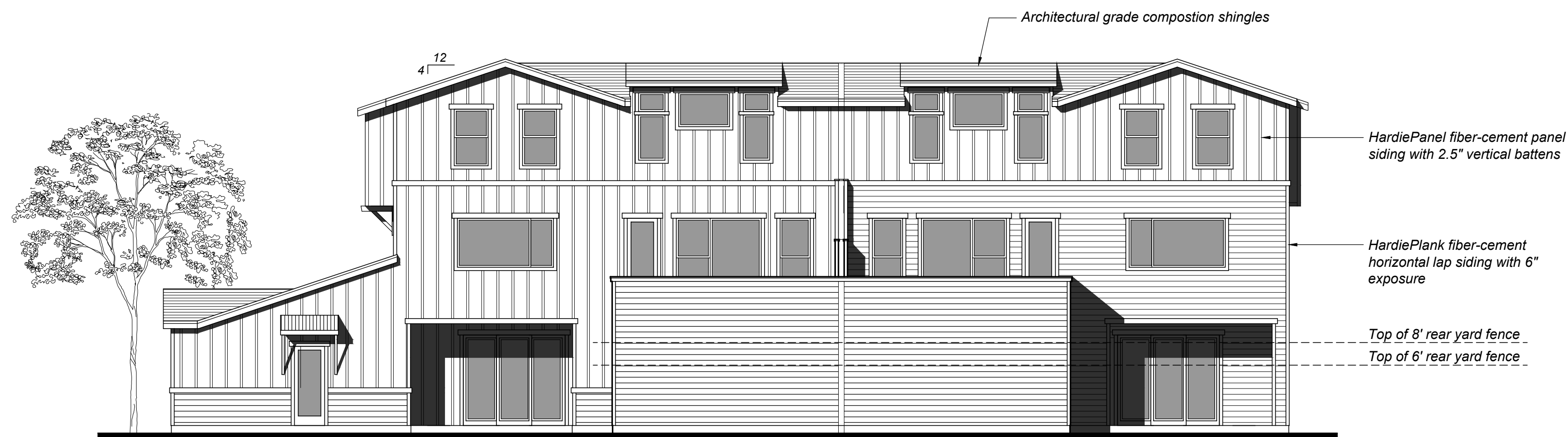
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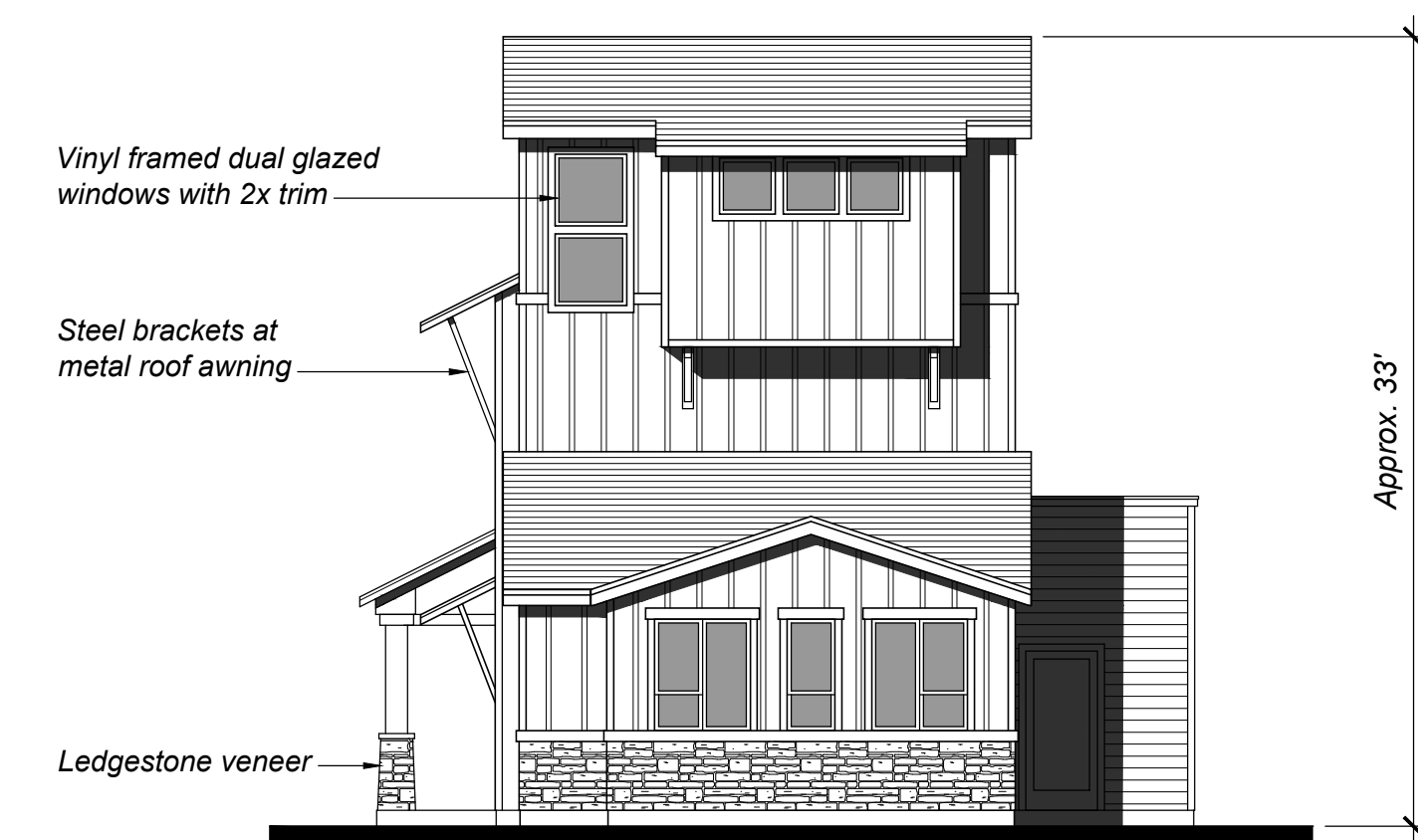
Front Elevation
Lots #6 & 7 with ADU



Front Elevation



Rear Elevation
Lots #6 & 7 with ADU



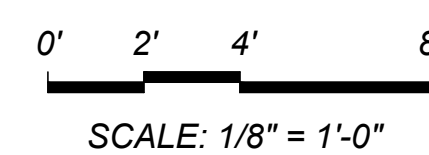
Guerneville Road Elevation



Interior End Elevation

GUERNEVILLE ROAD HOMES
1665 Guerneville Road Santa Rosa, California

CONCEPTUAL ELEVATIONS



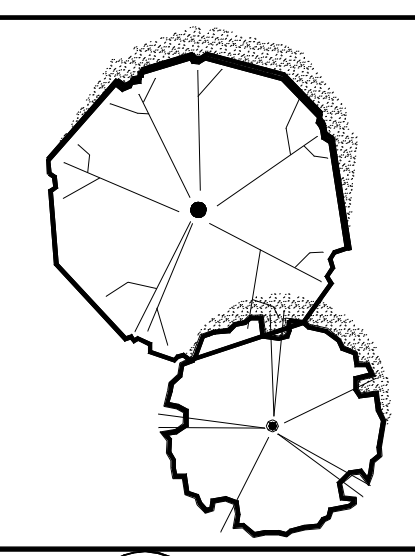
TIERNEY / FIGUEIREDO
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12/19/2018
TFA #1805

3

PLANT SYMBOLS NTS



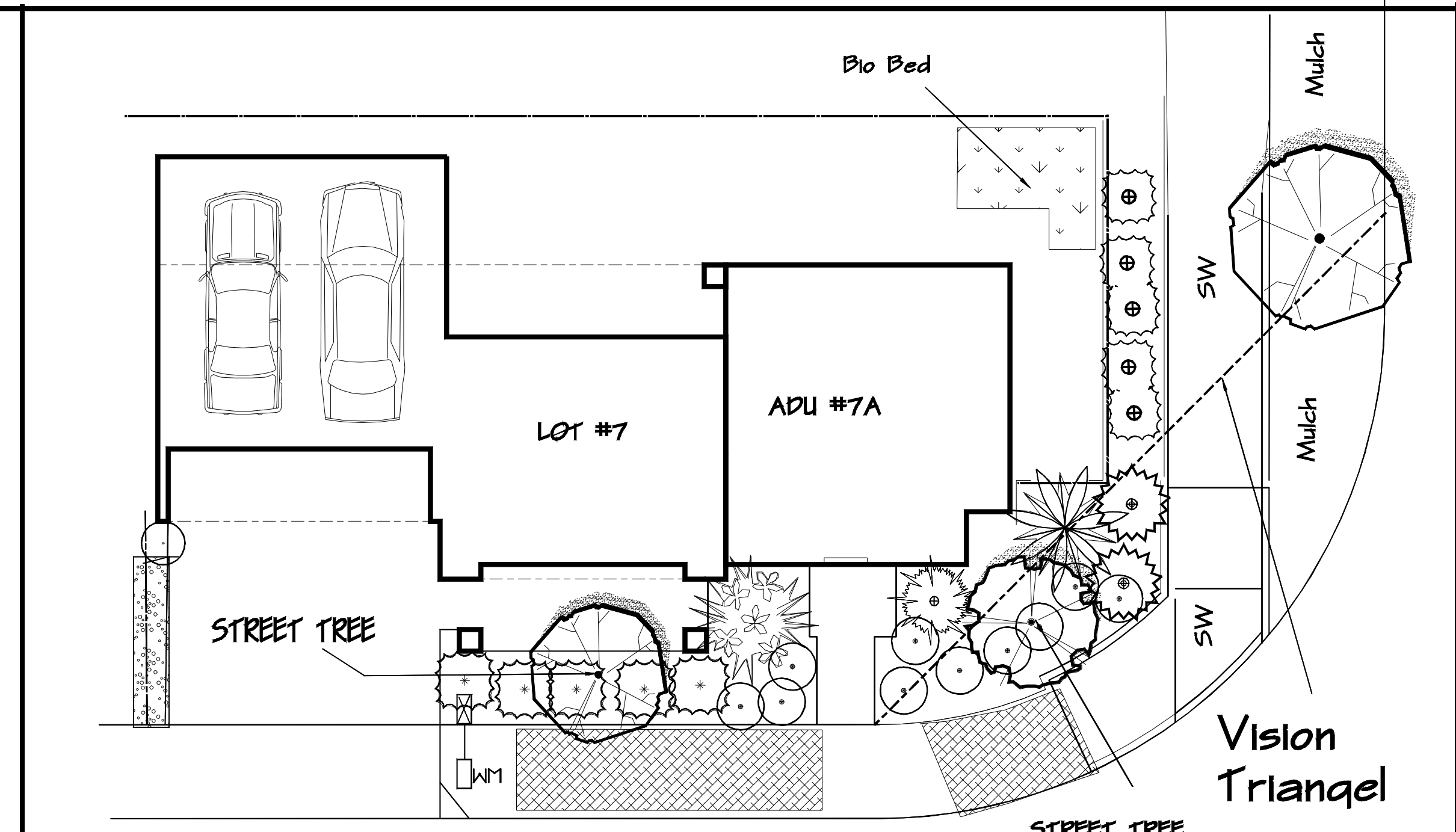
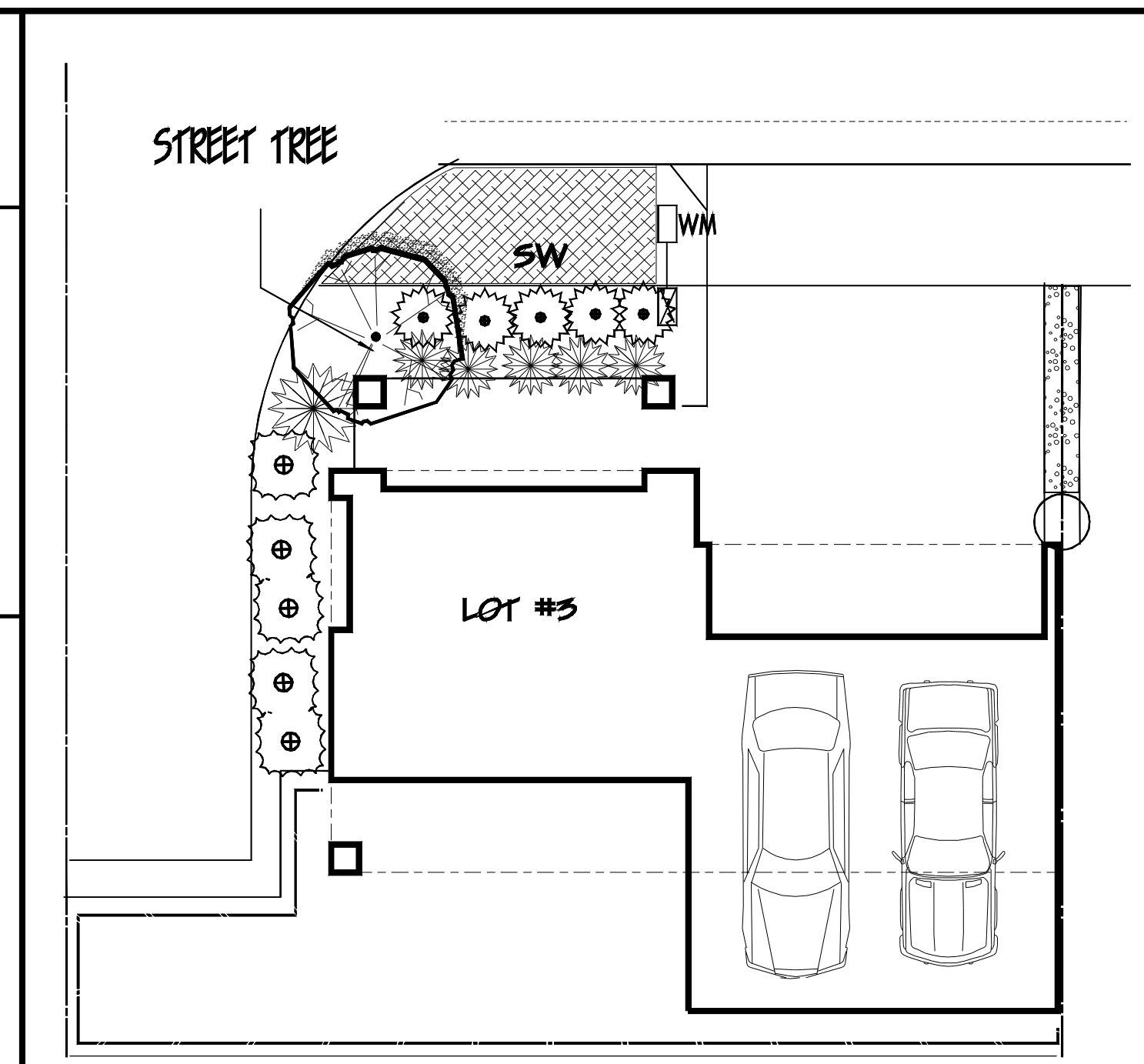
Street Trees

Laqrestromia indica - Craple 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



Planting NOTES

- All (100%) of plant material is listed on the WUCOLS list as VL or L water use, and was designed, for appropriate planting zones and exposures.
- Plant material on planting plan is drawn at 3-5 year maturity.
- Living groundcovers instead of turf were massed for affect and efficiency.
- Landscape maintenance of new plantings, may require bi-weekly visitation during active growing months (March – September) to the landscape for weeding, cultivating, deadheading, and checking on the drip irrigation system for optimum operation, and plant health. This planting is a Low-Maintenance design. Winter month maintenance will be weather permitting.
- Use of IPM pest and weed controls require less chemicals.

Mulch: materials are required to meet the Water Conservation Guidelines (WUOL), An organic compost top dressing to be used as top mulch, such as "Clean Green" Compost from Crab N Grow in Sebastopol, or other OQMI compost, 3 inches thick. Use a non-organic compost or "bare ground", for native plantings and trees, as well as all projects within the 'WUI' regulation areas.

All Plant Material selections consist of a non flammable plant products, following Fire Safe approved Plant List and guidelines, and were selected from WUCOLS low water use plant species.

Irrigation:

Drip irrigation for all plants. Following WUOL water conservation and Bay-Friendly guidelines. Valve installation shall be separated by hydrozones. Point system Drip emitters or sub-surface Netifim 'Techline CV' products, for Tree Circles: See details provided. The placement of emitters is very important. Place each emitter a min of 3'-6" away from the stem of the plant or shrubs.

Landscape contractor's supervisor needs to be addressing this common error in the field, as the irrigation emitters are being installed.

All Plants to be Drip Irrigated with Check Valves.

Trees require a separate valve.

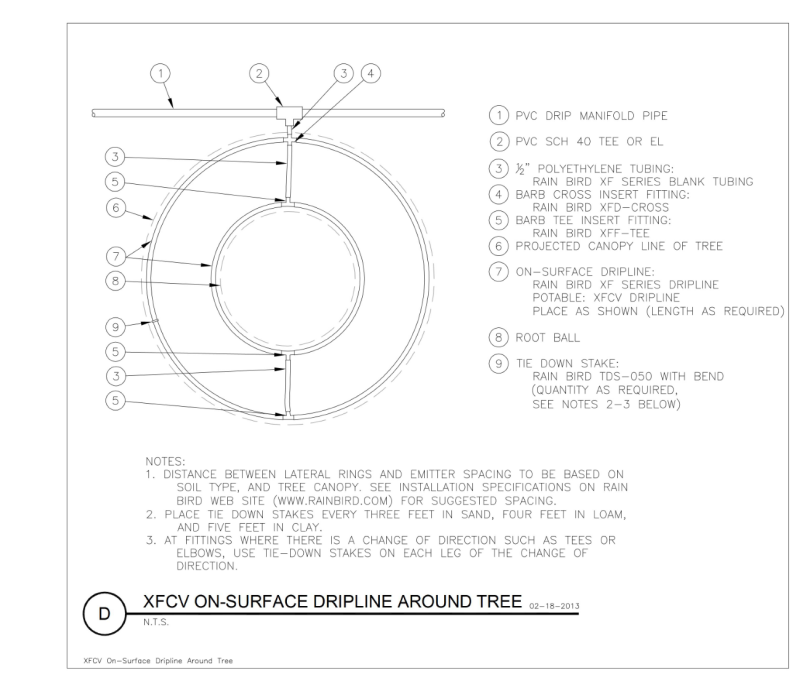
Sleeve all like materials (PVC pipes) in same trench; Trenching to be min. 12" below rough grade.

Materials: Hunter PRO C/ ICC ET controller w/ repeat start time with Solar Sync attached to garage. Assembly to include: Amaid Filter with 30 PSI Pressure Reducer; Drip irrigation Toro E-200 Classic (Flag) Emitters- point irrigation sizes : 15-Gallon -3 GPH; 5 gallon 2-GPH; 1 gallon -1 GPH

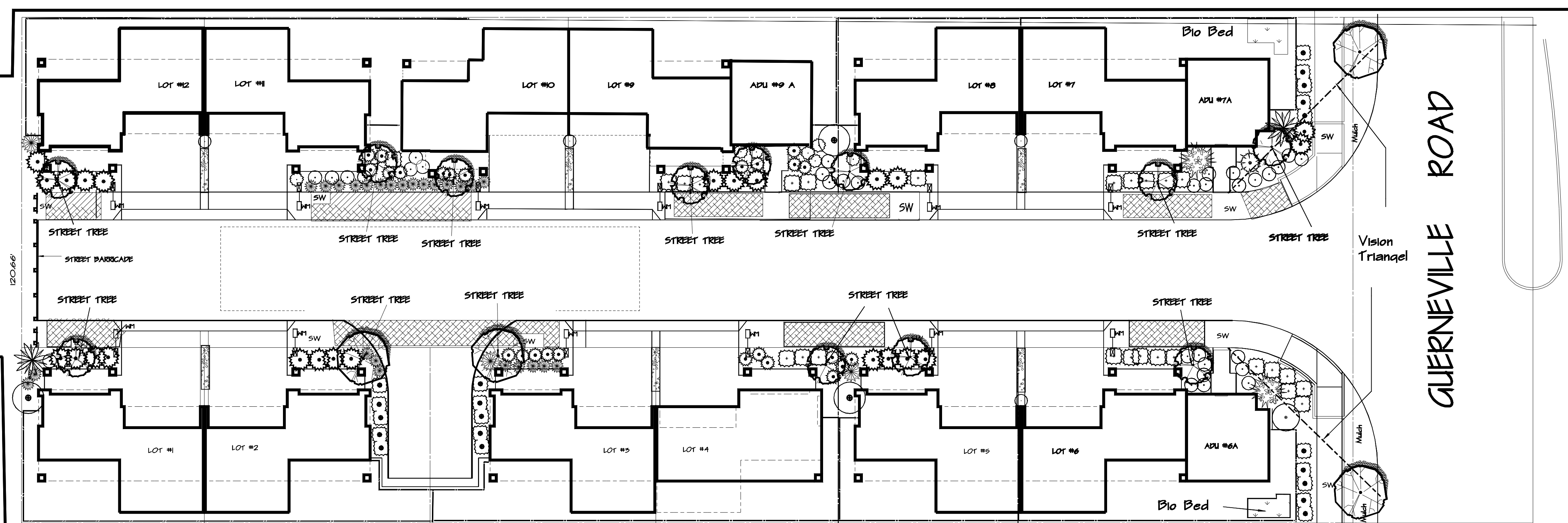
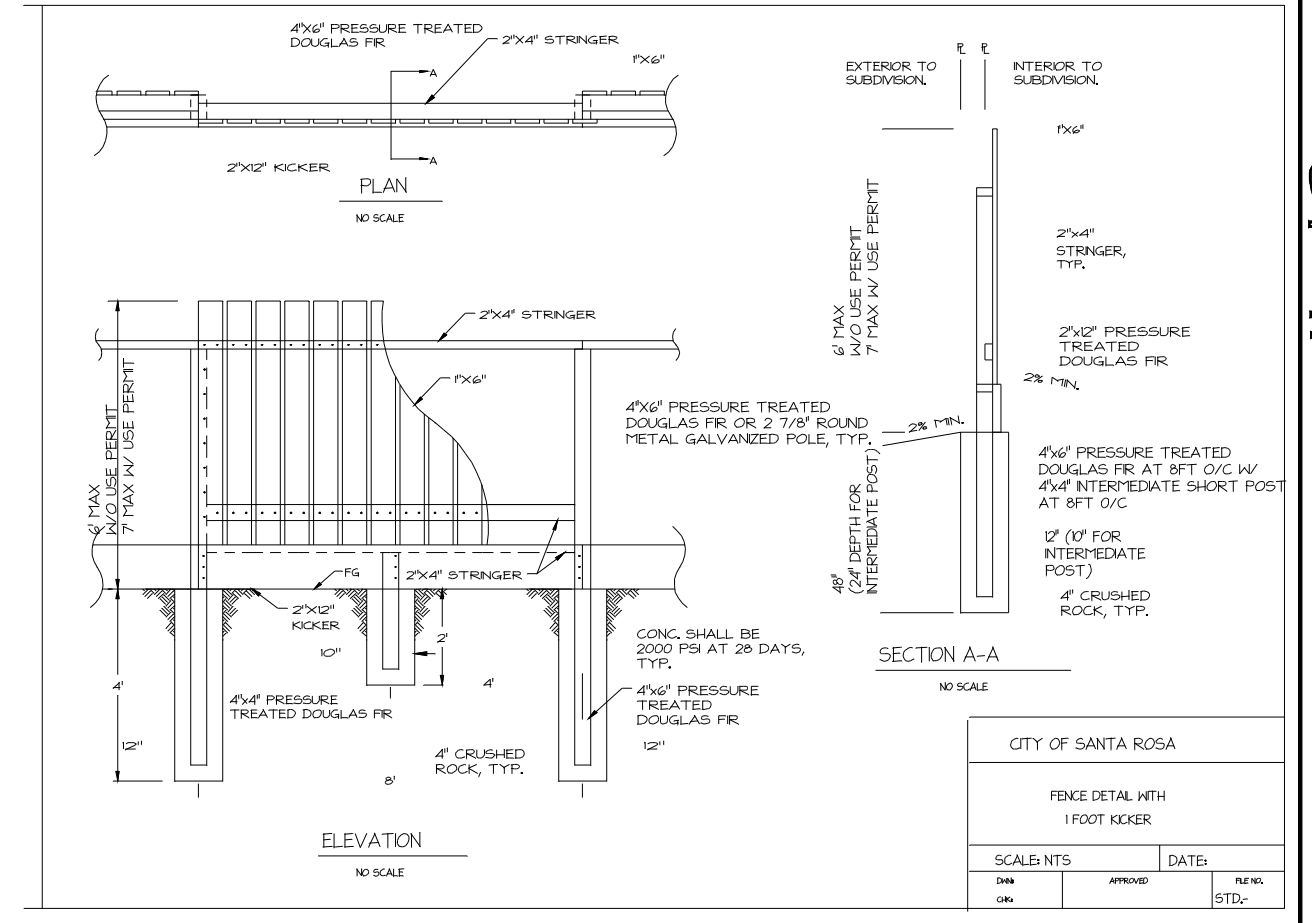
Irrigation Notes

Planting Guidelines

Tree Circle Netifim-Techline Drip Detail



TYP. Fence Concept



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

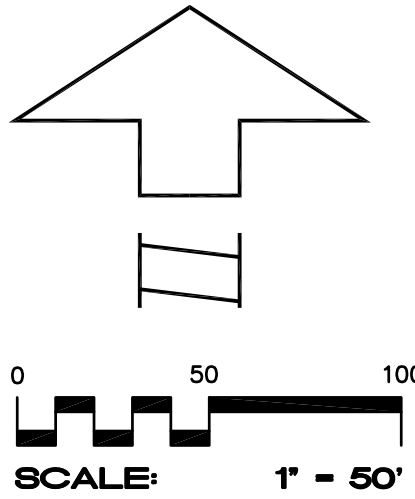
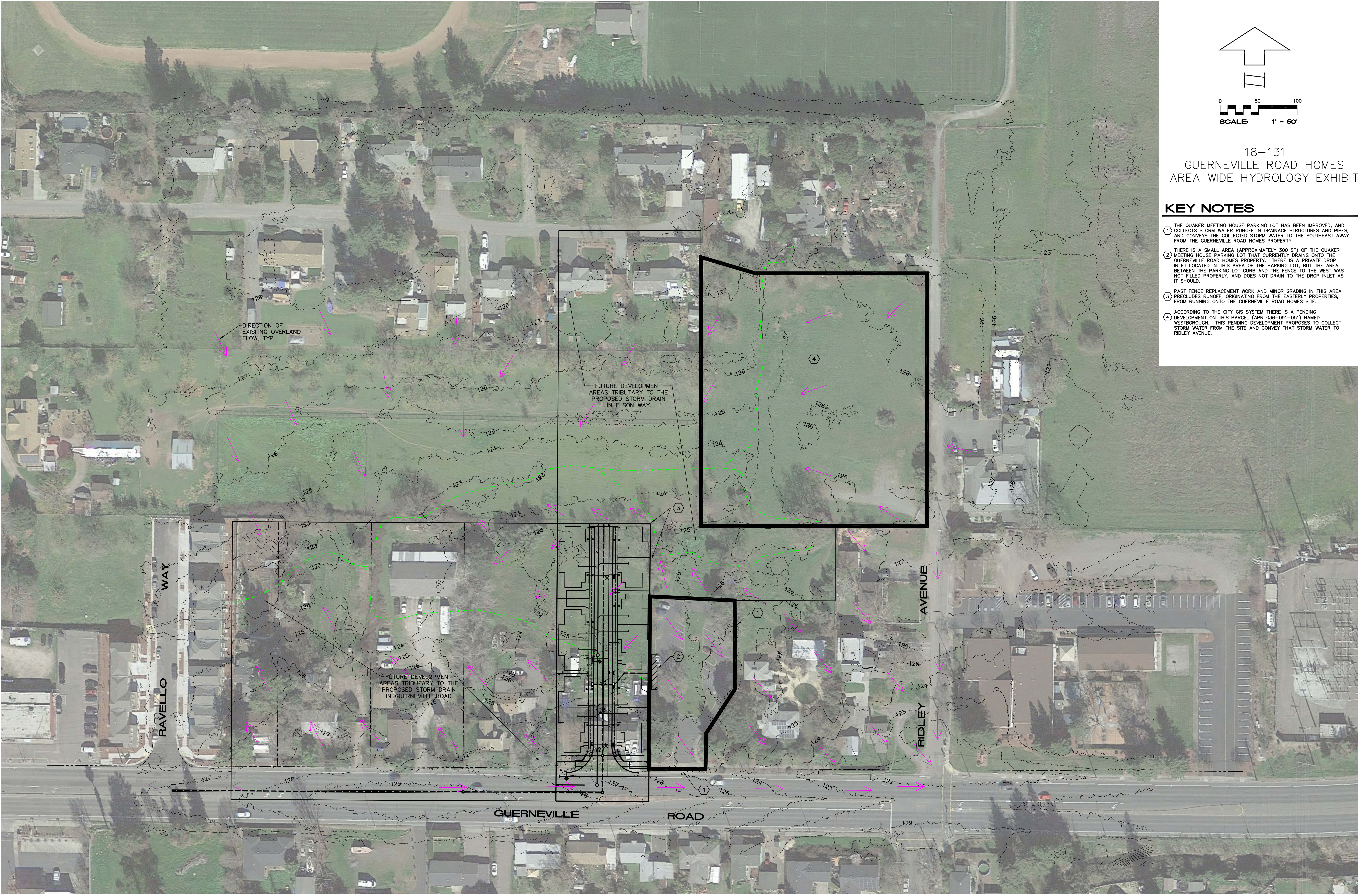
Landscape Design

608 Los Olivos Rd.

Santa Rosa, CA. 95404

Cadfile	SDM
Date	11.30.18
Scale	1" = 16'
Drawn	SDM
Job	GRH

L-1



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.



Front Elevation
Lots # 7 & 8 with ADU



Front Elevation
Lots # 4 & 3

CONCEPTUAL COLOR ELEVATIONS

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

GUERNEVILLE ROAD HOMES

1665 Guerneville Road

Santa Rosa, California

TIERNEY / FIGUEIREDO

TFA

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AIA

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04/25/2019
TFA #1805

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