



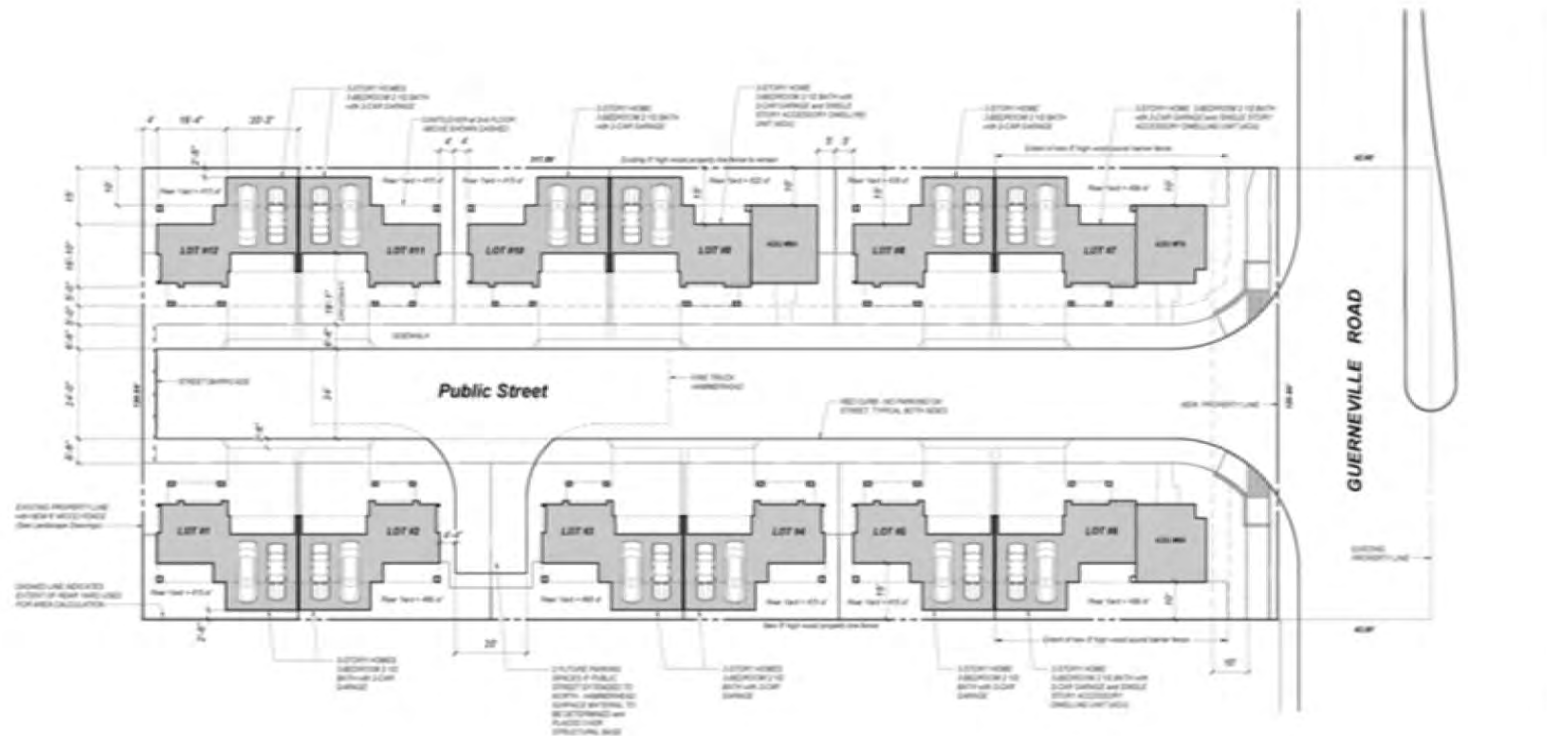
**GUERNEVILLE ROAD HOMES**

**1665 Guerneville Road**

**Santa Rosa, California**

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# 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: 0.86 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 driveway)

# VICINITY MAP



# GUERNEVILLE ROAD HOMES

1665 Guerneville Road

Santa Rosa, California

# SITE PLAN

0' 5' 10' 20'

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

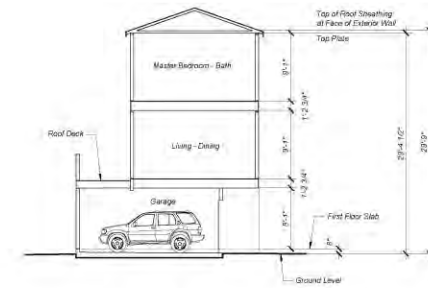
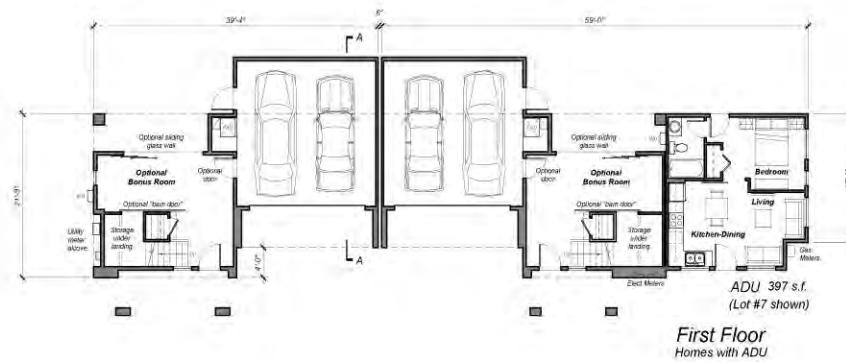
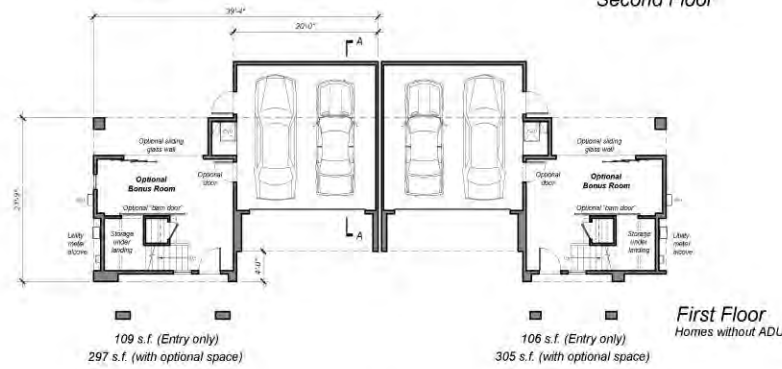
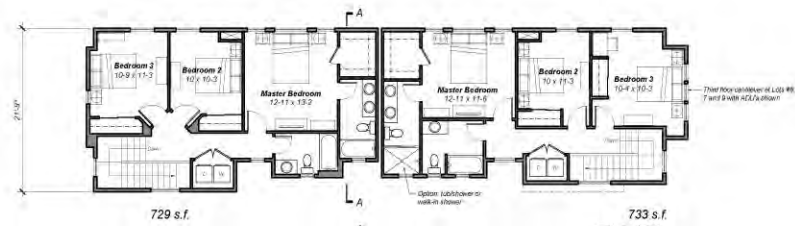


TIERNEY / FIGUEIREDO  
**TFA**  
ARCHITECTS AIA

817 Fourth Ave., Suite 101 Santa Rosa, CA 95401 707.275.1001 [tfaarchitects.com](http://tfaarchitects.com)

1

08/20/19



**GUERNEVILLE ROAD HOMES**  
1665 Guerneville Road  
Santa Rosa, California

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

**TIERNEY / FIGUEIREDO**  
**TFA**  
**ARCHITECTS AIA**  
8117 Roswell Ave., Suite H Santa Rosa, CA 95403 707.576.1501 info@tfaarch.com

**A2**

06/15/19  
TFA 48805





*Front Elevation*  
*Lots # 2 & 1*



*Front Elevation*  
*Lots # 4 & 3*



*Front Elevation*  
*Lots # 6 & 5 with ADU*





*Front Elevation*  
*Lots # 8 & 7 with ADU*





*Front Elevation*  
*Lots # 10 & 9 with ADU*



*Front Elevation*  
Lots # 12 & 11



*Rear Elevation*  
Lots # 7 & 8 with ADU



*Guerneville Road Elevation*  
Lots # 7 & 8 with ADU  
Lots # 5 & 6 similar but reversed



*Rear Elevation with Property  
Line Board Fence Shown*  
Lots # 7 & 8 with ADU



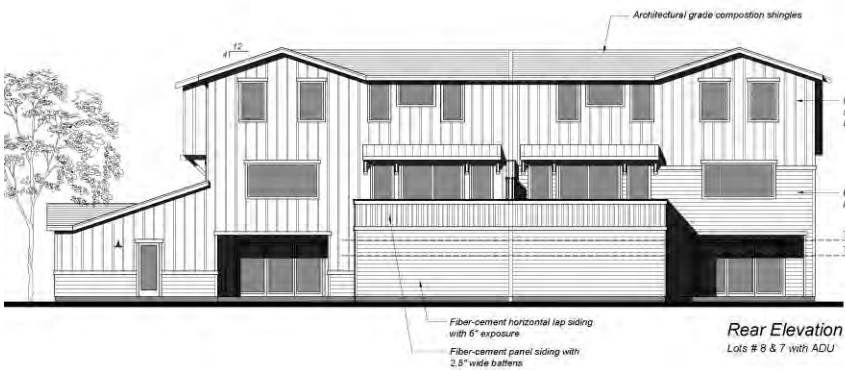
*Typical Interior Side Yard Elevation*

**GUERNEVILLE ROAD HOMES**  
1665 Guerneville Road Santa Rosa, California

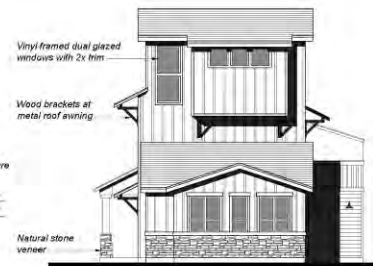
**COLOR ELEVATIONS**

**TIERNEY / FIGUEIREDO**  
**TFA**  
**ARCHITECTS** AIA  
817 Russell Ave., Suite H Santa Rosa, CA 95603 707.576.1557 [info@tierney.com](mailto:info@tierney.com)

**A5**  
06/11/2019  
TFA 8/18/20



**Rear Elevation**  
Lots # 8 & 7 with ADU



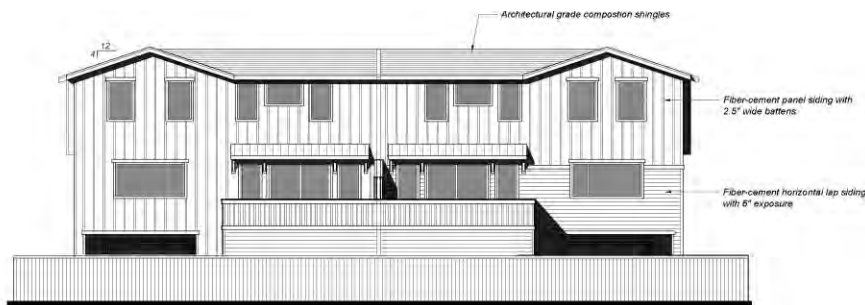
**Guerneville Road Elevation**



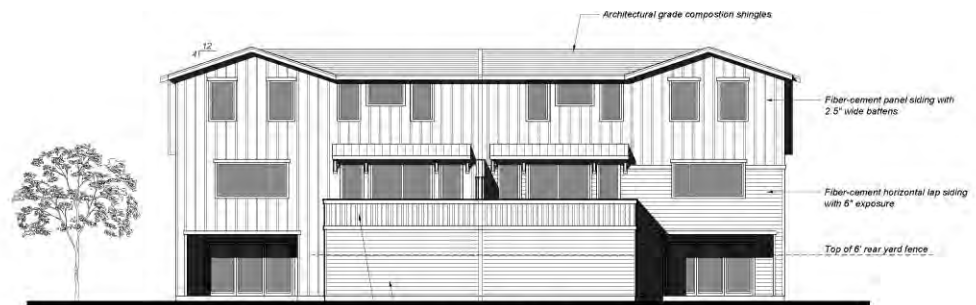
**Guerneville Road Elevation with Side Yard Board Fence Shown**



**Side Elevation**



**Rear Elevation with Property Line Board Fence Shown**  
Lots # 1 - 4 and 11 - 12



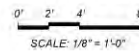
**Rear Elevation without Property Line Board Fence Shown**  
Lots # 1 - 4 and 11 - 12

## GUERNEVILLE ROAD HOMES

1665 Guerneville Road

Santa Rosa, California

### ELEVATIONS



TIERNEY / FIGUEIREDO

**TFA**

ARCHITECTS

AIA

517 Third Ave., Suite 11 Santa Rosa, CA 95403 707.576.1557 info@tierney.com

**A3**

06/15/2013  
TFA #003



# MATERIALS & FINISH BOARD



Fiber cement panel  
w/ rustic grain finish.  
Texture & color may vary.



Fiber cement batten  
w/ rustic grain finish.  
Texture & color may vary.



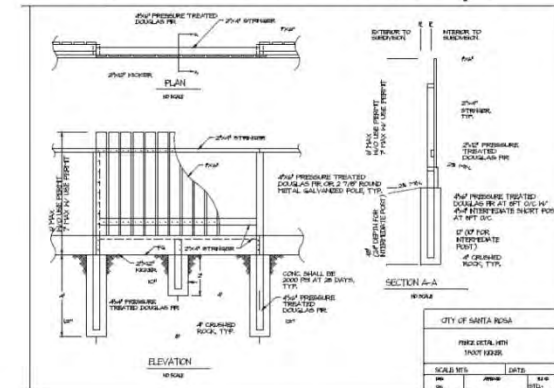
Fiber cement siding  
w/ rustic grain finish.  
Texture & color may vary.

## GENERAL NOTES:

- 1. Board & Batten Siding** - Fiber-Cement Panels (e.g. HardiePanel) with vertical battens (wood or HardieBatten) at 16" on center
- 2. Horizontal Siding** - Fiber Cement Lap Siding (e.g. HardiePlank)
- 3. Stone Wainscoting** - Natural Stone Veneer such as Cooper Stone "Santa Maria" or equivalent
- 4. Exterior Light Fixture** - Westinghouse Watt Creek Outdoor Wall Lantern - Height: 11.02 in. Diameter: 11 in. Black Finish
- 5. Fence** - Good Neighbor Fence Style / 6'-0" Height Typical with 1x6 Redwood Boards similar to existing fence  
(Note: Southerly portion of fencing designated as "Sound Barrier Fence" shall be 8'-0" In height with no gaps at boards per Sound Study)



## 5. TYP. Fence Concept



**GUERNEVILLE ROAD HOMES**  
1665 Guerneville Road Santa Rosa, California

# HOUSE COLORS

## WEST SIDE HOUSE COLORS – Lots #1- 6A

1. Lot #1 & 2 Units – SW 7555 Patience / SW 0011 Crewel Tan
2. Lot #3 & 4 Units – SW 7539 Cork Wedge / SW 7564 Polar Bear
3. Lots #5 & 6 – SW 7738 Cargo Pants / SW 6379 Jersey Cream
4. Lot #6A / ADU – SW 6394 Sequin / Stone Wainscoting – Natural Stone Veneer such as Cooper Stone  
“Santa Maria” or equivalent

## EAST SIDE HOUSE COLORS – Lots #7-12

5. Lot #7A / ADU – SW6190 Filmy Green / Stone Wainscoting – Natural Stone Veneer such as Cooper Stone  
“Santa Maria” or equivalent
6. Lot #7 & 8 – SW 6372 Inviting Ivory / SW 6177 Softened Green
7. Lot #9A / ADU – SW 6394 Sequin / Horizontal Siding – SW 7691 Biltmore Buff
8. Lot # 9 & 10 – SW 7051 Analytical Gray / SW 7691 Biltmore Buff
9. Lot # 11 & 12 – SW 7565 Oyster Bay / SW 7556 Crème

# GENERAL NOTES REGARDING COLOR AND OTHER FINISHES

## COLOR & MATERIAL

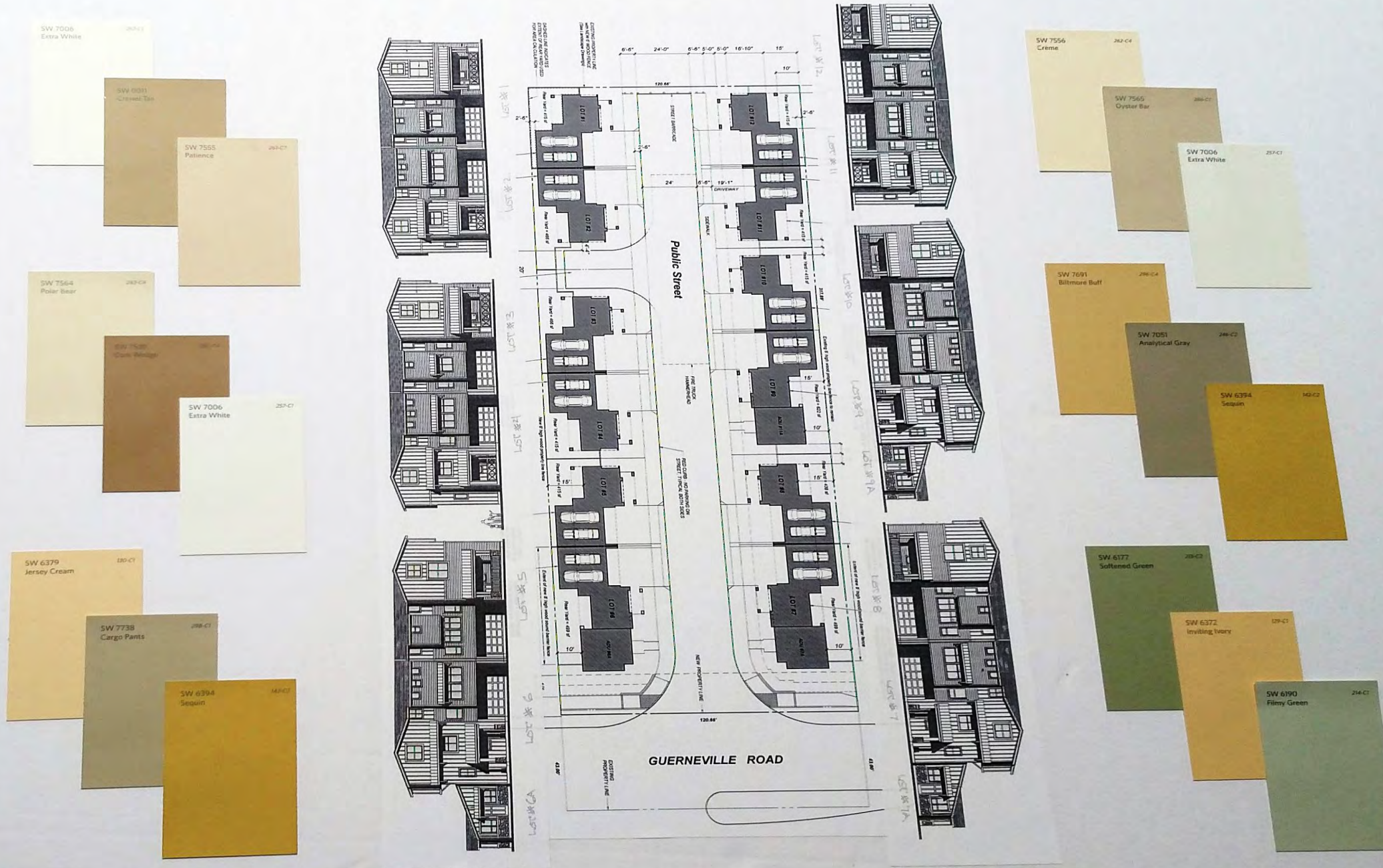
- A. Window/Door/House Trim, Garage Door/Front Porch Columns & Railings are a single color – SW7006 Extra White
- B. Roofing – Asphalt shingles / GAF Grand Sequoia Reflector Series – Charcoal
- C. Awnings – Standing metal seam roofing – MS Metal Sales – Antique Bronze (D4) & Brown (12)
- D. Front Door – Metal clad w/ Semi-Gloss Enamel / Use Secondary House Wall  
Color as a contrasting accent.
- E. All paint colors quoted above as a second color are for horizontal siding applications. The board and batten siding color is the first color quoted for all units.

## FINISH MATERIALS

- 1. Board & Batten Siding - Fiber-Cement Panels (e.g. HardiePanel) with vertical battens (wood or HardieBatten) at 16" O.C.
- 2. Horizontal Siding – Fiber Cement Lap Siding (e.g. HardiePlank)
- 3. Stone Wainscoting – Natural Stone Veneer such as Cooper Stone “Santa Maria” or equivalent
- 4. Exterior Light Fixture – Westinghouse Watt Creek Outdoor Wall Lantern - Height: 11.02 in. Diameter: 11 in. Black Finish
- 5. Fence – Good Neighbor Fence Style / 6'-0" Height Typical with 1x6 Redwood Boards like the existing fence,  
(Note: Southerly portion of fencing designated as “sound Barrier Fence” shall be 8'-0" in height  
with no gaps at boards per Sound Study)



# COLOR & MATERIAL FINISHES





# PLANT SYMBOLS NTS



## Street Trees

Acer Negundo - Box Elder  
Laurus Nobilis - Sartaqoa laurel  
Pistacia chinensis- Pistache  
Cercis occidentalis STD.  
Arbutus Marina 'STD.



Rosmarinus officinalis



Ceanothus 'Concha'

Arctostaphylos densiflora - Howard Mc Minn



Lomandra 'Breeze' 'Tropicbelle'

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



Phormium Duet or Bronze

Grevillea spp.



Cupressus semp. 'Tiny Towers'



Phormium Flax Mid size

Deschampsia cespitosa 'Goldt'



Chondropetalum t. Cape Rus



Mimulus a. Monkey Fl. 'Point Molate'

Geranium Incannum spp.



Permeable Gutter Pan

Under SW

Per Civil Engineers

Sheet



Bio Bed

LID approved

California Fescue / sprigs or sod



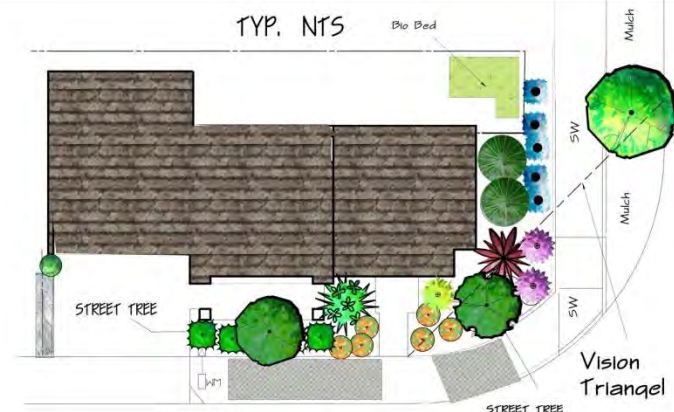
Noyo Cobble 6'-8'

FRONT YARD  
Subdivision Landscape  
PRELIMINARY  
16 th Scale

## TYP. NTS



## TYP. NTS



## Planting NOTES

Mulch: materials are required to meet the Water Conservation Guidelines (WELG). An organic compost top dressing to be used as top mulch, such as "Clean Green" Compost from Grib N Grow in Sebastopol, or other (OMG) compost, 1 inches thick, for a new organic compost or "bare ground", for active plantings and trees, as well as all projects within the WUT regulation areas.

All Plant Material selections consist of a mix of flameable plant products, following Fire Safe approved Plant List and guidelines, and were selected from WELG's Low water use plant species.

### Irrigation:

Drip irrigation for all plants. Following WELG's water conservation and Fire-Friendly guidelines. Valve installations shall be separated by hydrozones. Plant systems (pump, emitters or sub-surface flow) Techline CV products, for Tree Circle. 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 shrub.

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.

Shrub all this materials (PVC, pipe) in some trees:

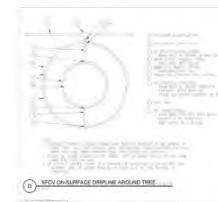
Trunking to be min. 12" before main grade.

Materials: Hunter PBD / K2 / ET controller w/ repeat start time with blue flag attached to group. Assembly to include:

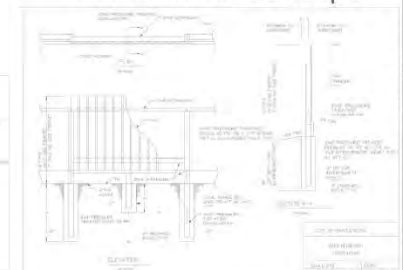
Annual Filter with 30 PSI Pressure Reducer; Drip irrigation Taps: 6-8-8 Class (Pig) Emitters: point irrigation zone: 15' gallon - 3 GPH. 5 gallon: 2-GPH. 1 gallon - 1 GPH

- All (80%) of plant material is listed on the WELG's list as V.I. 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.
- Using groundcovers instead of turf were needed 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, cutting, 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 bio chemicals.

## Tree Circle Netifim-Techline Drip Detail



## TYP. Fence Concept



## Planting Guidelines



REVISION	BY
12.12.18	
12.17.18	
3.7.19	
3.8.19	
4.20.19	
6.7.19	

designers@bloomful.com  
707-537-0508  
Guerneville Road Homes  
1665 Guerneville Rd.  
Santa Rosa, CA.

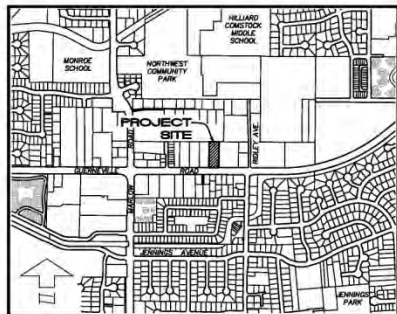
Susie Dowd Markarian  
Landscape Design  
608 Los Olivos Rd.  
Santa Rosa, CA. 95404

Client:	SDM
Date:	1/30/18
Scale:	1" = 16'
Drawn:	SDM
Job:	GRH

L-1

# GUERNEVILLE ROAD HOMES

## TENTATIVE MAP



LOCATION MAP

### BENCHMARK

CITY MONUMENT G-144 ON GUERNEVILLE ROAD 679.86' WEST OF RIDLEY AVE.  
SONOMA COUNTY STATION 107+55.87  
NAVD 1929 ELEVATION=125.78  
CITY OF SANTA ROSA DATUM

### OWNER

BARRY FREELAND  
18469 MEADOW RIDGE ROAD  
PRINEDALE, CA 93007  
(831) 449-4642

### DEVELOPER

1860 GUERNEVILLE ROAD, LLC  
18469 MEADOW RIDGE ROAD  
PRINEDALE, CA 93007  
(831) 449-4642

### ENGINEER

CIVIL DESIGN CONSULTANTS, INC.  
2200 RANGE AVENUE, SUITE 204  
SANTA ROSA, CA 95403  
(707) 542-4820

### SURVEYOR

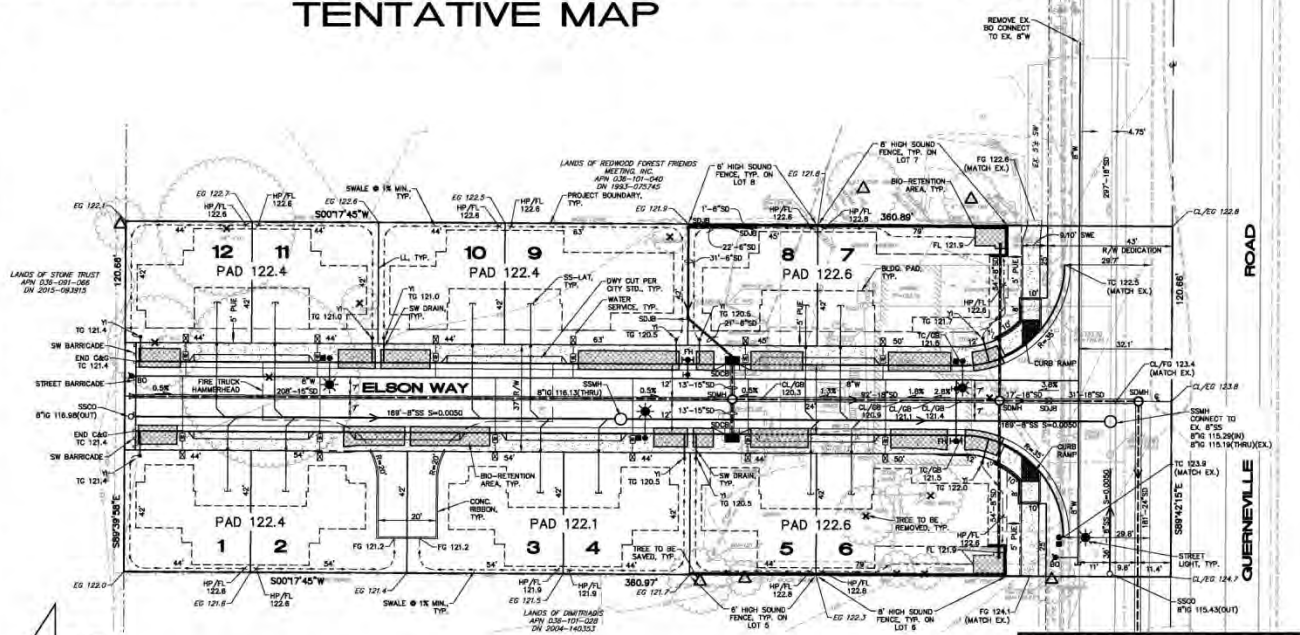
DINQUINI & PASSARINO, INC.  
1360 NORTH DUTTON AVE., STE 150  
SANTA ROSA, CA 95401  
(707) 542-6268

### ABBREVIATIONS

AB	AGGREGATE BASE	NO	NUMBER
AC	ASPHALT CONCRETE	P	PARKING
ADU	ACCESSORY DWELLING UNIT	PL	PROPERTY LINE
APN	ASSESSOR'S PARCEL NUMBER	PLNTR	PLANTER
BLDG	BUILDING	PUE	PUBLIC UTILITY EASEMENT
BUDG	BUILDING	R	RADIUS
BLD	BUILDING	R/W	RIGHT OF WAY
BSL	BUILDING SETBACK LINE	SD	STORM DRAIN
CL	CENTERLINE	SDCL	STORM DRAIN CATCH BASIN
CAG	CURB AND GUTTER	SDMH	STORM DRAIN MANHOLE
DN	DOCUMENT NUMBER	SS	SANITARY SEWER
EX	EXISTING	SSCO	SANITARY SEWER CLEAN OUT
EG	EXISTING GRADE	SSMH	SANITARY SEWER MANHOLE
FC	FACE OF CURB	ST	STREET
FG	FINISHED GRADE	STD	STANDARD
FL	FIRE HYDRANT	SW	SIDEWALK
GB	GRADE BREAK	SWE	SIDEWALK EASEMENT
GSL	GARAGE SETBACK LINE	T	TRAVEL WAY
GV	GATE VALVE	TOP	TOP OF CURB
HP	HIGH POINT	TP	TYPICAL
IG	INVERT GRADE	WM	WATER MAIN
L	LENGTH	WM	WATER METER
LAT	LOT LINE	WS	WATER SERVICE
LP	LOW POINT		
LT	LIGHT		

### LOT AREAS

LOT NO.	LOT SIZE SQ. FT.
1	1,826
2	2,255
3	2,255
4	1,823
5	1,823
6	3,099
7	3,099
8	1,869
9	3,646
10	1,823
11	1,823
12	1,824



### GENERAL NOTES

- PRESENT ZONING IS RR-20. PROPOSED ZONING IS R-3-18.
- WATER AND SEWER TO BE PROVIDED AND MAINTAINED BY THE CITY OF SANTA ROSA.
- PROPOSED SETBACKS ARE AS SHOWN ON THE DEVELOPMENT PLAN.
- RESIDENTIAL LOT AREAS:  
SMALLEST 1,823 SF (LOTS 4, 5, 10 & 11)  
LARGEST 3,099 SF (LOTS 6 & 7)  
AVERAGE 2,180 SF
- ALL GRADING TO BE IN CONFORMANCE WITH CHAPTER 33 AND A33 OF THE CURRENT CALIFORNIA BUILDING CODE.
- REMOVE ALL ON-SITE EXISTING FEATURES INCLUDING: STRUCTURES, CONCRETE AND FENCING, UNLESS OTHERWISE NOTED.
- THE EXISTING LEACHFIELDS AND SEPTIC TANKS SHALL BE LOCATED AND ABANDONED PER SONOMA COUNTY ENVIRONMENTAL HEALTH STANDARDS.
- THERE IS AN EXISTING WELL ON-SITE, AND IT SHALL BE ABANDONED.
- ALL PROPOSED UTILITIES WITHIN RIGHT-OF-WAY SHALL BE PUBLIC.
- ALL SUSP. FEATURES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNER.
- NO AREAS OF THIS SITE ARE SUBJECT TO INUNDATION. NO HAZARDOUS MATERIALS ARE KNOWN TO EXIST ON THIS SITE.
- SITE SOILS APPEAR SUITABLE FOR RESIDENTIAL DEVELOPMENT.
- STREET TREES SHALL BE PLANTED IN ACCORDANCE WITH THE CITY OF SANTA ROSA REQUIREMENTS WITHIN THE PLANTER STRIPS ON GUERNEVILLE ROAD, AND IN THE FRONT YARDS OF LOTS BEHIND SIDEWALKS.
- STREET LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SANTA ROSA STANDARDS.
- SEWER LINE THAT DEVELOPMENT IS TRIBUTARY = SOUTH FULTON TRUNK LINE  
EXISTING SEWAGE GENERATION = 406 GALLONS PER DAY  
PROJECTED SEWAGE GENERATION = 4,875 GALLONS PER DAY
- THE PROJECT SITE IS NOT IN A HIGH FIRE SEVERITY ZONE.
- BUILDING PAD SHOWN INCLUDES PORCH AREA.

### LEGEND

EXISTING	NEW
STREET LIGHT	STREET LIGHT
SANITARY SEWER	SANITARY SEWER
SANITARY SEWER LAT.	SANITARY SEWER LAT.
WATER MAIN & SERVICES	WATER MAIN & SERVICES
STORM DRAIN SYSTEM	STORM DRAIN SYSTEM
CURB & GUTTER	CURB & GUTTER
SIDEWALK	SIDEWALK
FLOWLINE / SWALE	FLOWLINE / SWALE
BIO-RETENTION BED	BIO-RETENTION BED
TREE (TO BE REMOVED)	TREE (TO BE SAVED)
OVERHEAD UTILITY	OVERHEAD UTILITY
JOINT TRENCH	JOINT TRENCH
ELECTRIC (STREET LIGHT)	ELECTRIC (STREET LIGHT)
GAS	GAS
UTILITY BOXES	UTILITY BOXES
FENCE	FENCE
CONTOURS (1' INTERVALS)	CONTOURS (1' INTERVALS)



CIVIL DESIGN CONSULTANTS, INC.

TENTATIVE MAP  
GUERNEVILLE ROAD HOMES  
1860 GUERNEVILLE ROAD  
SANTA ROSA, CALIFORNIA 95403  
APN 038-001-000  
DOC NO. 2018-008300  
MARCH 2019

JOB NO. 18-131  
SHEET NO. 1  
OF 2 SHEETS