

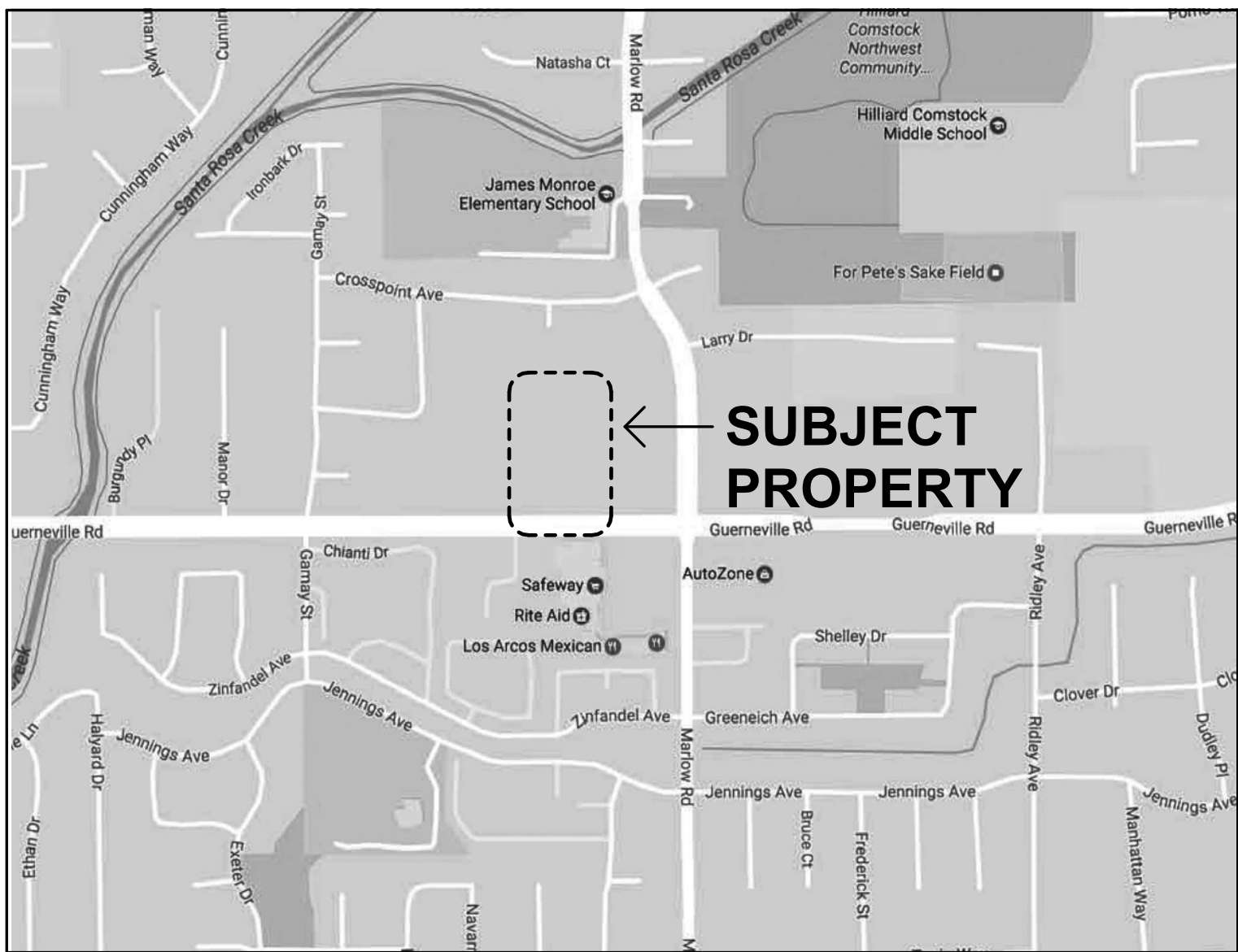
Marlow Commons



SHEET INDEX

A0.0	COVER SHEET
1	TENTATIVE MAP COVER SHEET
2	TENTATIVE MAP SITE PLAN
3	TENTATIVE MAP GRADING, DRAINAGE, UTILITY PLAN
C1	SITE DEVELOPMENT PLAN
A1.1	SITE PLAN
A2.21	UNIT TYPES "C" AND "D" LOTS 21, 24, 25 FLOOR PLANS UNIT TYPES FLOOR AREAS TABLE
A2.22	UNIT TYPE "C" LOT 25 ELEVATIONS
A2.23	UNIT TYPE "C" LOT 24 ELEVATIONS
A2.24	UNIT TYPE "E" LOT 21 DUPLEX ELEVATIONS
A2.25	UNIT TYPES "C" LOT 24 and "E" 3D VIEWS
A2.31	UNIT TYPE "A" LONG ROWHOUSE FLOOR PLANS
A2.32	UNIT TYPE "A" LONG ROWHOUSE ELEVATIONS
A2.33	UNIT TYPE "A" LONG ROWHOUSE ELEVATIONS
A2.34	UNIT TYPE "A" LONG ROWHOUSE 3D VIEWS
A2.41	UNIT TYPE "B1" SHORT ROWHOUSE FLOOR PLANS
A2.42	UNIT TYPE "B2" SHORT ROWHOUSE FLOOR PLANS
A2.43	UNIT TYPE "B1" (B2 sim.) ELEVATIONS
A2.44	UNIT TYPE "B1" (B2 sim.) ELEVATIONS
A2.51	UNIT TYPE "F1" DUPLEX FLOOR PLANS
A2.52	UNIT TYPE "F1" DUPLEX ELEVATIONS
A2.53	UNIT TYPE "F1" DUPLEX 3D VIEWS
A2.61	UNIT TYPE "F2" DUPLEX w/FAMILY ROOM FLOOR PLANS
A2.62	UNIT TYPE "F2" DUPLEX ELEVATIONS
A2.63	UNIT TYPE "F2" DUPLEX 3D VIEWS
A2.75	NEIGHBORHOOD CONTEXT MAP
A2.76	SITE ANALYSIS
A2.77	SITE PHOTOS
A.2.78	COLORS, MATERIALS AND FINISHES
L1	PRELIMINARY LANDSCAPE PLAN

VICINITY MAP



PROJECT INFORMATION

PROJECT ADDRESS:
NORTHWEST CORNER OF
MARLOW AND GUERNEVILLE ROADS
APN: 036-061-069
036-061-068
036-061-064
036-061-028

OCCUPANCY:
R3/Single Family Residences and Duplexes

CONSTRUCTION TYPE:
Type V-B non- rated construction
with NFPA 13R Fire Suppression System

APN: 036-061-069
036-061-068
036-061-064
036-061-028

APPLICABLE CODES:
2016 California Building Code
2016 Plumbing Code
2016 California Mechanical Code
2016 California Electrical Code
2016 California Fire Code
2016 California Energy Code
2016 California Green Building Standards

PROJECT DATA - 64 UNITS, 44 LOTS
64 Total Residential Units single family, residences in 44 fee simple lots consisting of:
24 single family attached residences in 12 rowhouse buildings
20 duplexes rowhouses each consisting of:
-20 three to four bedroom single family residences
-20 one bedroom residences
Zoning: R3-18, medium density
64 units (density = 13/acre)
Lot Size: 4.84 Acres, (210,830.4 square feet)

PARKING REQUIRED
1. 24 single family rowhouses - 24 x 2.5 = 60
24 covered spaces, 36 uncovered spaces
2. 20 duplex rowhouses - (20 x 2.5) + (20 x 1.5) = 80
40 covered spaces, 40 uncovered spaces
Total Required = 140 spaces
64 covered spaces + 76 uncovered spaces = 140 spaces

PARKING PROVIDED
1. 28 on street spaces
2. 24 single family residences:
48 covered spaces +
24 uncovered spaces =
72 spaces
3. 20 duplexes (40) residences):
40 covered spaces +
40 uncovered spaces =
80 spaces
4. Total Provided = 180 spaces
88 covered spaces +
64 uncovered spaces +
28 on street spaces =
180 spaces
5. Parking Ratio = 2.81 spaces/unit

PROJECT TEAM

OWNER-
MORGAN PROPERTIES INC., DAN MORGAN
2658 BRIDGEWAY, SUITE 100
SAUSALITO, CA 94965
415-515-2179
dan@marinerslandingllc.com

ARCHITECT-
HEDGPETH ARCHITECTS
2321 BETHARDS DRIVE
SANTA ROSA, CA 95405
707-523-7010

CIVIL ENGINEER-
CIVIL DESIGN CONSULTANTS
2200 RANGE AVENUE, SUITE 204
SANTA ROSA, CA 95403
707-542-4820

PLANNER-
JEAN KAPOLCHOK
843 SECOND STREET
SANTA ROSA, CA 95404
707-526-8939

LANDSCAPE ARCHITECT-
DON MCNAIR
P.O. BOX 251
KENWOOD, CA
707-833-2288

Cover Sheet

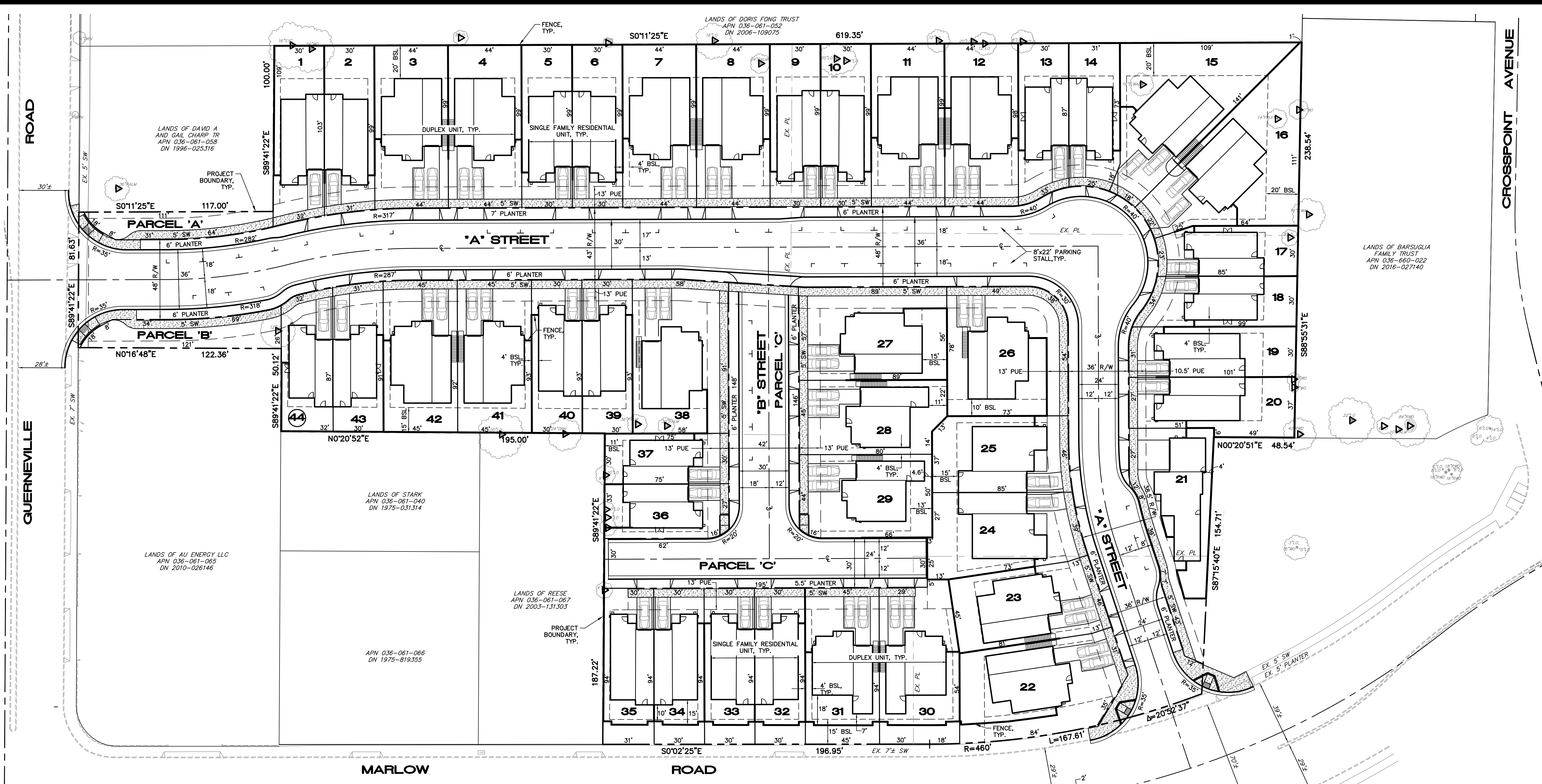


Hedgpeth Architects
707.523.7010 | www.hedgpetharchitects.com

Marlow Commons
Marlow and Guerneville Rd., Northwest Corner,
Santa Rosa, CA

A0.0





PROJECT AND SITE DATA

OWNER

GREG HALL AND JILI JIANG
PO BOX 321
SANTA ROSA, CA 95402

DEVELOPER

MORGAN PROPERTIES INC.
2658 BRIDGEWAY, SUITE 100
SAUSALITO, CA 94965
(415) 515-2179

ENGINEER

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

SURVEYOR

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

SITE DATA

SITE AREA 4.84 ACRES
TOTAL UNITS 63
PROJECT DENSITY 13.02 UNITS/ACRE
EXISTING AND PROPOSED ZONING R-3-18

LOT DETAILS

SMALLEST LOT SIZE = 2,285 SQ. FT. (LOT 37)
LARGEST LOT SIZE = 6,114 SQ. FT. (LOT 16)
AVERAGE LOT SIZE = 3,725 SQ. FT.
SEE LOT AREA TABLE FOR INDIVIDUAL LOT SIZES

SETBACKS

PORCH 6 FT.
BUILDING - FRONT 10 FT.
BUILDING - REAR 15 FT. TYPICAL
20 FT. AT WEST AND NORTH BOUNDARY
10' MINIMUM AS SHOWN
BUILDING - SIDE 4 FT.
GARAGE - FRONT 19 FT.
GARAGE - SIDE 0 FT.
SETBACKS (MIN.) MEASURED FROM BACK OF SIDEWALK OR PROPERTY LINE

UNIT TYPES

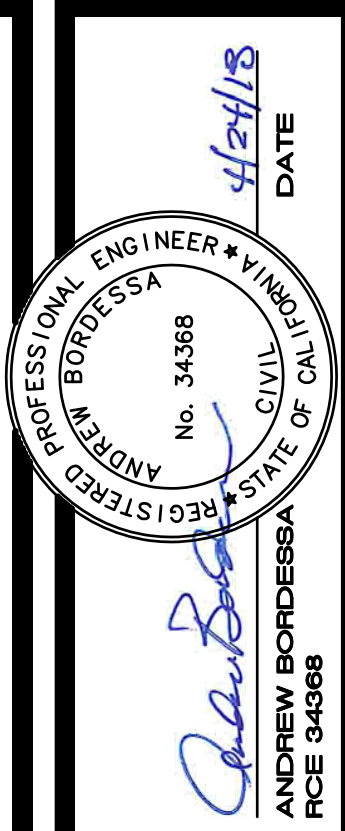
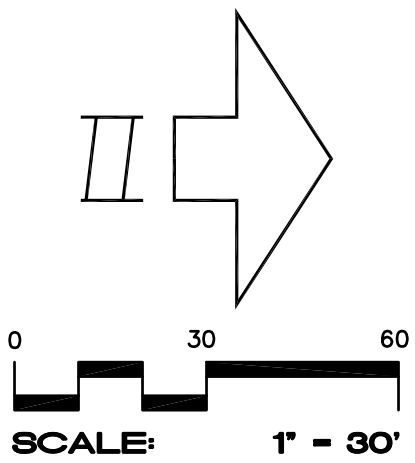
SINGLE FAMILY ATTACHED RESIDENCES 24
DUPLEXES (20) 40
TOTAL UNITS 64

PARKING

28 ON STREET SPACES
87 COVERED SPACES
62 UNCOVERED SPACES
TOTAL PROVIDED = 177 SPACES
TOTAL UNITS = 64
TOTAL SPACES PER UNIT = 2.77

LOT AREA TABLE

LOT NO.	LOT SIZE SQ. FT.	LOT NO.	LOT SIZE SQ. FT.
1	3,233	25	3,780
2	3,062	26	5,604
3	4,370	27	5,035
4	4,359	28	3,837
5	2,992	29	3,994
6	3,000	30	4,505
7	4,379	31	4,219
8	4,366	32	2,865
9	3,003	33	2,862
10	3,003	34	2,860
11	4,366	35	2,874
12	4,366	36	2,452
13	2,824	37	2,285
14	2,654	38	5,374
15	5,878	39	2,826
16	6,114	40	2,818
17	2,508	41	4,129
18	2,770	42	4,106
19	3,064	43	2,719
20	3,369	44	2,603
21	4,792	PARCEL 'A'	1,639
22	5,350	PARCEL 'B'	2,140
23	4,044	PARCEL 'C'	12,320
24	4,268		



CIVIL DESIGN CONSULTANTS, INC.

2200 Range Avenue, Suite 204
Santa Rosa, CA 95403
(707) 542-4820

SITE DEVELOPMENT PLAN
MARLOW COMMONS

2039, 2041 AND 2045
QUERNEVILLE ROAD
SANTA ROSA, CALIFORNIA

4.84 ACRES
44 RESIDENTIAL LOTS
3 PARCELS
APRIL 2018

JOB NO. 16-111

SHEET NO.

C1

OF 1 SHEETS

MARLOW COMMONS

TENTATIVE MAP

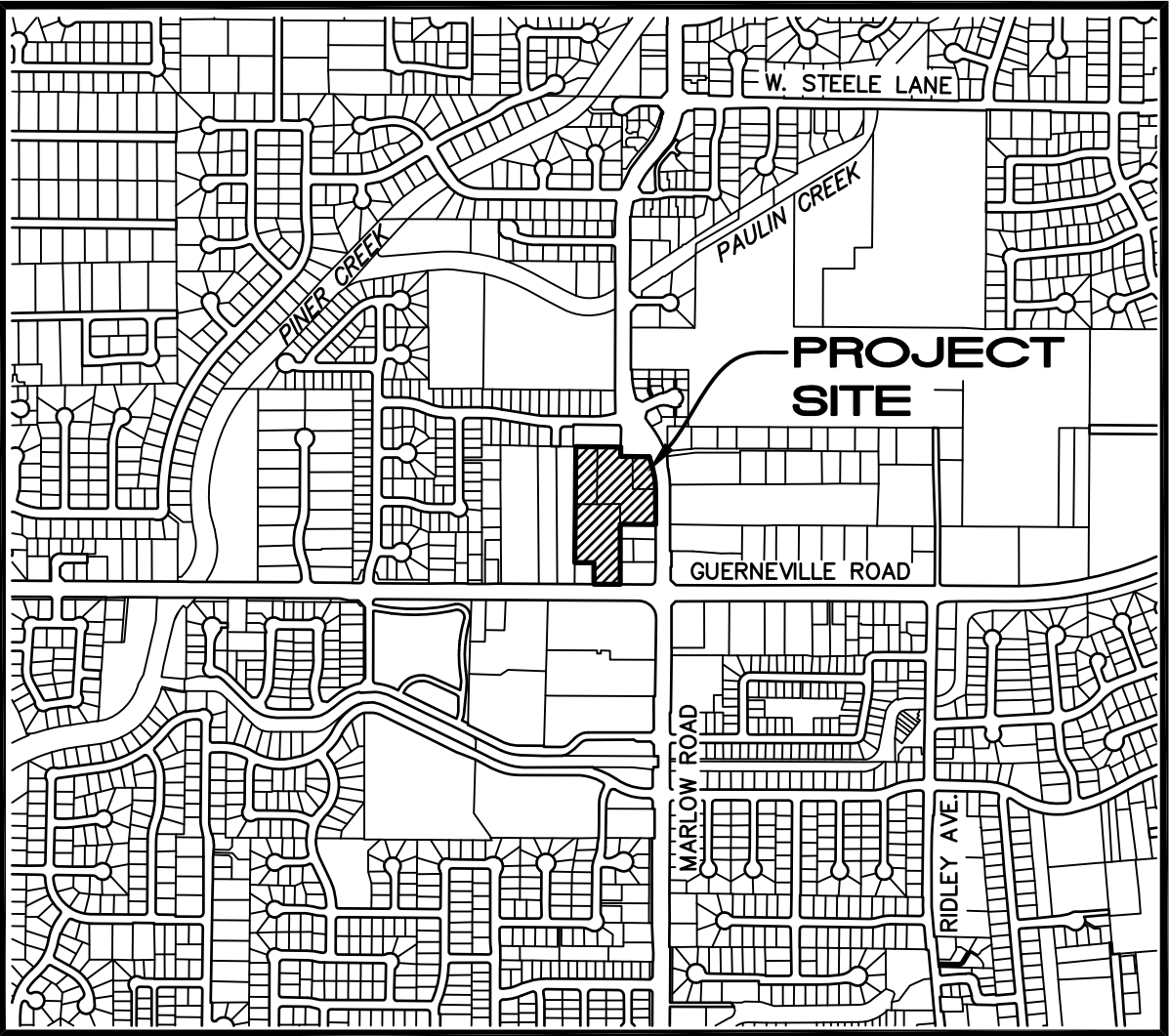
GENERAL NOTES

- EXISTING AND 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 2,285 SF (LOT 37)
LARGEST 6,114 SF (LOT 16)
AVERAGE 3,725 SF

PARCEL 'A' 1,639 SF
PARCEL 'B' 2,140 SF
PARCEL 'C' 12,320 SF
- ALL GRADING TO BE IN CONFORMANCE WITH CHAPTER 33 AND A33 OF THE CURRENT CALIFORNIA BUILDING CODE, AND THE GEOTECHNICAL ENGINEERING REPORT.
- REMOVE ALL ON-SITE EXISTING FEATURES, INCLUDING STRUCTURES, CONCRETE AND FENCING UNLESS OTHERWISE NOTED ON PLANS.
- THERE ARE NO KNOWN EXISTING LEACHFIELDS ONSITE. IF THEY ARE FOUND, THEY SHALL BE ABANDONED. THERE IS ONE EXISTING WELL ON-SITE (TO BE ABANDONED). IF ADDITIONAL WELLS ARE FOUND ON-SITE, THEY SHALL BE ABANDONED.
- ALL PROPOSED UTILITIES WITHIN 'A' STREET SHALL BE PUBLIC. SEWER AND WATER WITHIN PARCEL 'C' SHALL BE PUBLIC AND WITHIN PUBLIC EASEMENTS.
- ALL SUSMP FEATURES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE INDIVIDUAL HOMEOWNERS
- 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 AND PLANTING WELLS.
- 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 - 1,625 GALLONS PER DAY
PROJECTED SEWAGE GENERATION - 0.033 MGD
- THE PROJECT SITE IS NOT IN A HIGH FIRE SEVERITY ZONE

SHEET INDEX

- COVER SHEET
- TENTATIVE MAP - SITE PLAN
- TENTATIVE MAP - GRADING, DRAINAGE AND UTILITY PLAN



LOCATION MAP

NO SCALE

BENCHMARK

CITY OF SANTA ROSA BENCHMARK D48, BEING A FOUND CITY DISK IN WELL MONUMENT AT THE CENTERLINE INTERSECTION OF GUERNEVILLE ROAD AND MARLOW ROAD. ELEVATION 121.202.

OWNER

GREG HALL AND JILI JIANG
PO BOX 321
SANTA ROSA, CA 95402

DEVELOPER

MORGAN PROPERTIES INC.
2658 BRIDGEWAY, SUITE 100
SAUSALITO, CA 94965
(415) 515-2179

APN	OWNER	DOC. NO.
036-061-028	GREG HALL AND JILI JIANG	2012-132999
036-061-064	GREG HALL AND JILI JIANG	2015-046511
036-061-068	GREG HALL AND JILI JIANG	2012-132999
036-061-069	GREG HALL AND JILI JIANG	2012-132999

ENGINEER

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

SURVEYOR

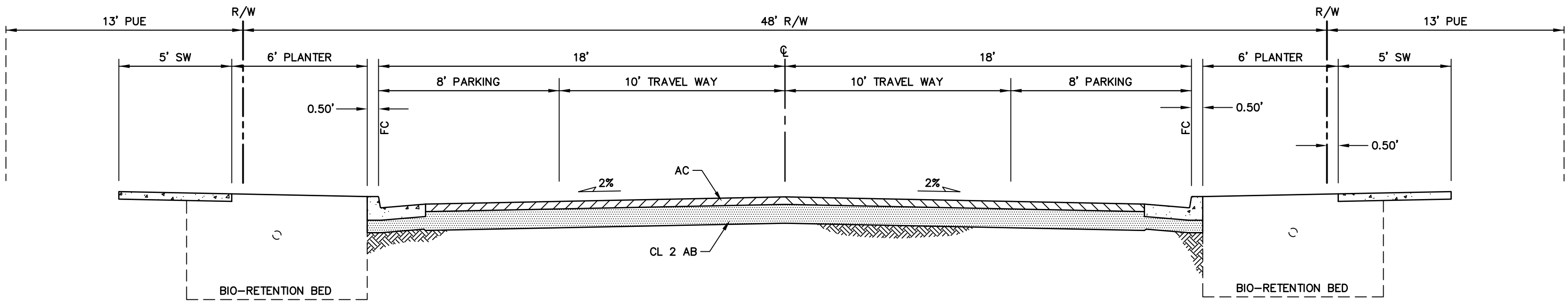
CINQUINI & PASSARINO, INC.
1360 NORTH DUTTON AVE., STE 150
SANTA ROSA, CA 95401
(707) 542-6268

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCETE
APN	ASSESSOR'S PARCEL NUMBER
BO	BLOWOFF
BSL	BUILDING SETBACK LINE
CL	CENTERLINE
DN	DOCUMENT NUMBER
DOC	DOCUMENT
EX	EXISTING
EG	EXISTING GRADE
FC	FACE OF CURB
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
GB	GRADE BREAK
GV	GATE VALVE
HOA	HOMEOWNERS ASSOCIATION
HP	HIGH POINT
IFO	IN FAVOR OF
IG	INVERT GRADE
L	LENGTH
LAT	LATERAL
LL	LOT LINE
LO	LIVE OAK
LP	LOW POINT
NO	NUMBER
P	PARKING
PDE	PRIVATE DRAINAGE EASEMENT
PL	PROPERTY LINE
PLNTR	PLANTER
PUE	PUBLIC UTILITY EASEMENT
R	RADIUS
RWD	RIGHT OF WAY
R/W	SONOMA COUNTY RECORDS
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
SDDI	STORM DRAIN DROP INLET
SDFD	STORM DRAIN FIELD DRAIN
SDE	PUBLIC STORM DRAIN EASEMENT
SDJB	STORM DRAIN JUNCTION BOX
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
SSE	PUBLIC SANITARY SEWER EASEMENT
SSMH	SANITARY SEWER MANHOLE
ST-LT	STREET LIGHT
STD	STANDARD
SW	SIDEWALK
TC	TOP OF CURB
TG	TOP OF GRATE
TYP	TYPICAL
W	WATER MAIN
WM	WATER METER
WS	WATER SERVICE
YI	YARD INLET

LEGEND

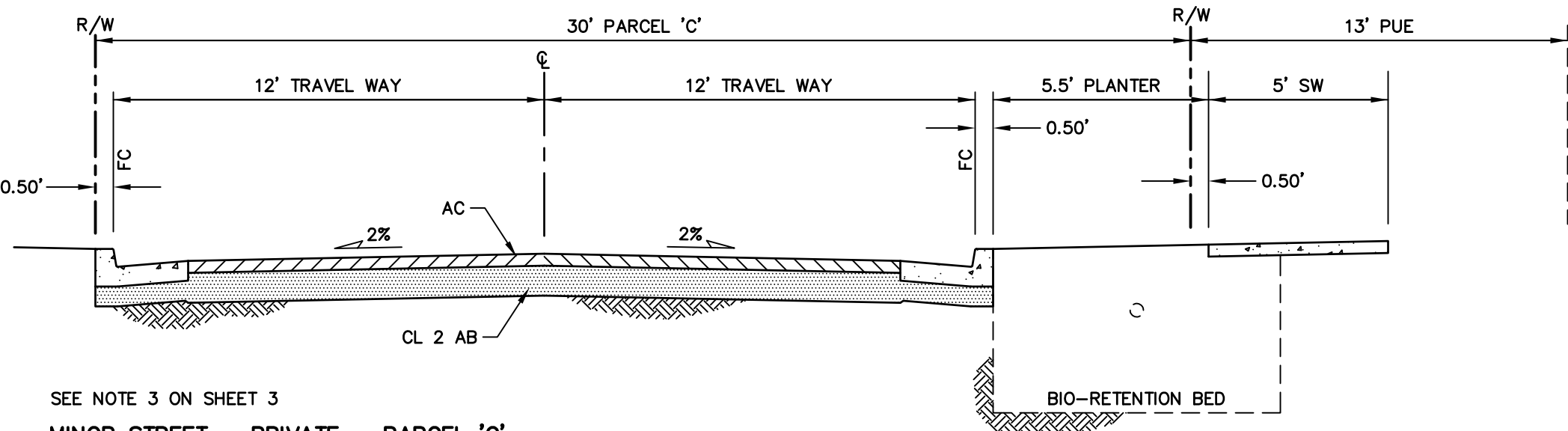
EXISTING	NEW
STREET LIGHT	STREET LIGHT
SANITARY SEWER	SANITARY SEWER
WATER MAIN & SERVICES	WATER MAIN & SERVICES
STORM DRAIN SYSTEM	STORM DRAIN SYSTEM
CURB & GUTTER	CURB & GUTTER
SIDEWALK	SIDEWALK
FLOWLINE / SWALE	FLOWLINE / SWALE
RESIDENTIAL CURB CUT	RESIDENTIAL CURB CUT
BIO-RETENTION BED	BIO-RETENTION BED
DRAINAGE SWALE	DRAINAGE SWALE
PROJECT BOUNDARY	PROJECT BOUNDARY
CURB RAMP	CURB RAMP
UTILITY BOXES	UTILITY BOXES
SIGN	SIGN
FENCE	FENCE
CONTOURS (1' INTERVALS)	CONTOURS (1' INTERVALS)
TREE	TREE



ROADWAY TYPICAL SECTION

"A" STREET (PORTION)

NO SCALE



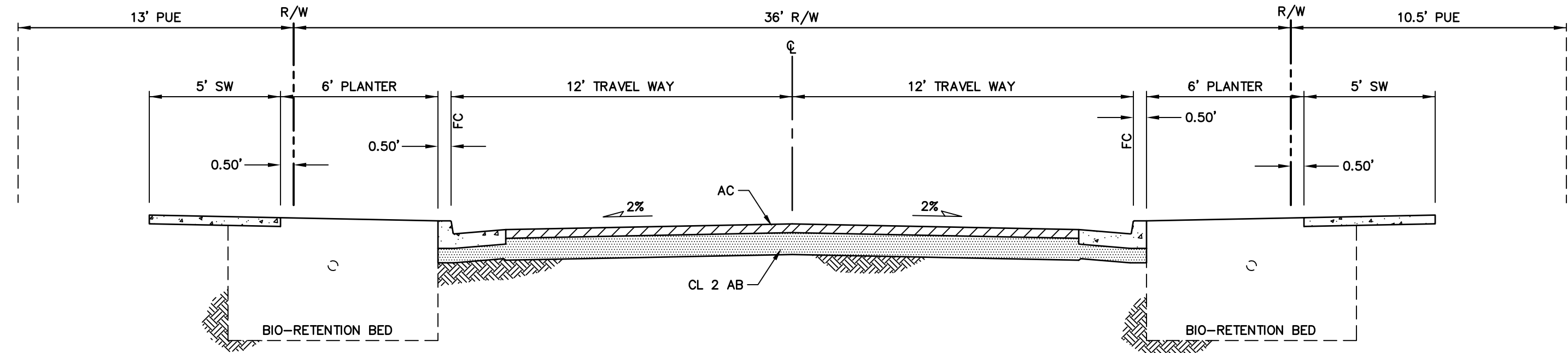
SEE NOTE 3 ON SHEET 3

MINOR STREET - PRIVATE - PARCEL 'C'

ROADWAY TYPICAL SECTION

HAMMERHEAD

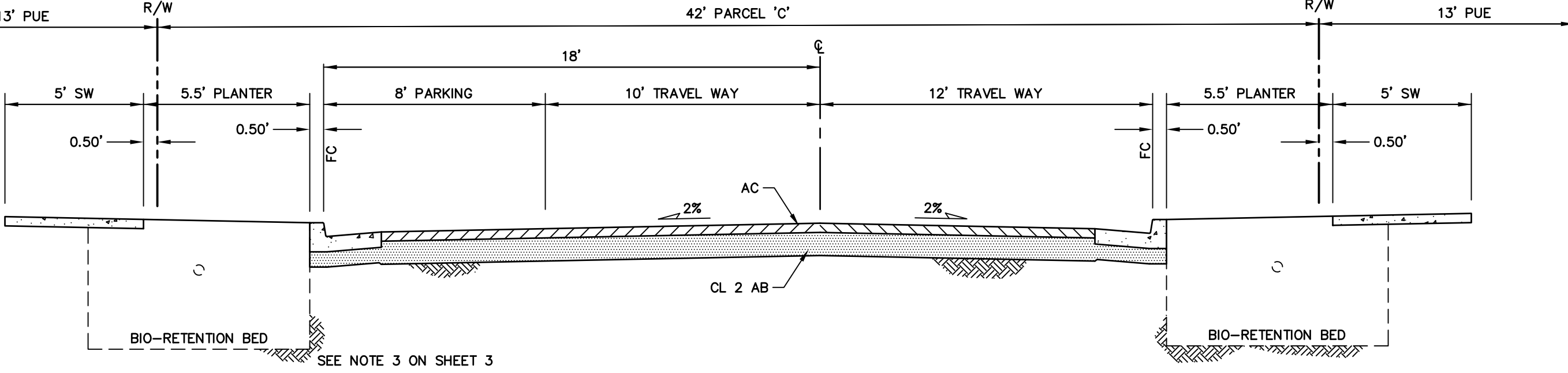
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ROADWAY TYPICAL SECTION

"A" STREET (PORTION)

NO SCALE



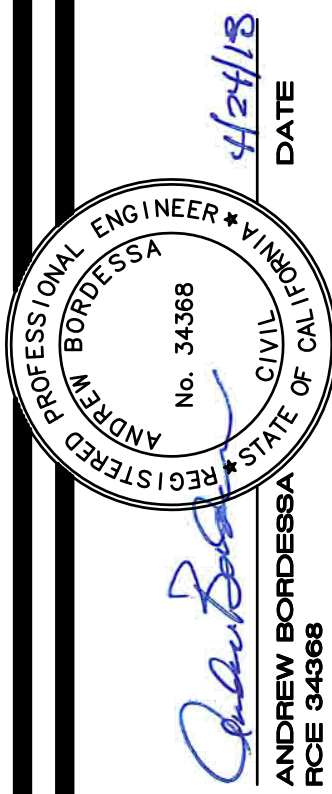
SEE NOTE 3 ON SHEET 3

MINOR STREET - PRIVATE - PARCEL 'C'

ROADWAY TYPICAL SECTION

"B" STREET

NO SCALE



CIVIL DESIGN CONSULTANTS, INC.

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(707) 542-4820

COVER SHEET
MARLOW COMMONS

2039, 2041 AND 2045
GUERNEVILLE ROAD
AND ZERMA ROAD
SANTA ROSA, CALIFORNIA

APN: 036-061-028
064, 068 AND 069

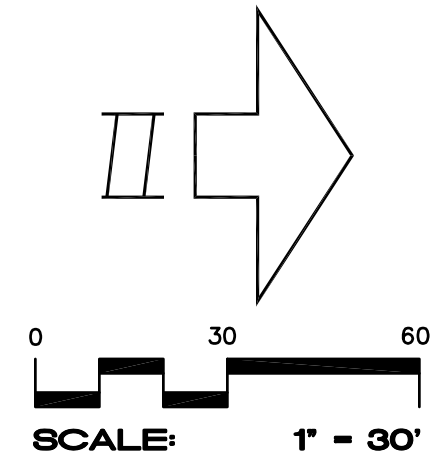
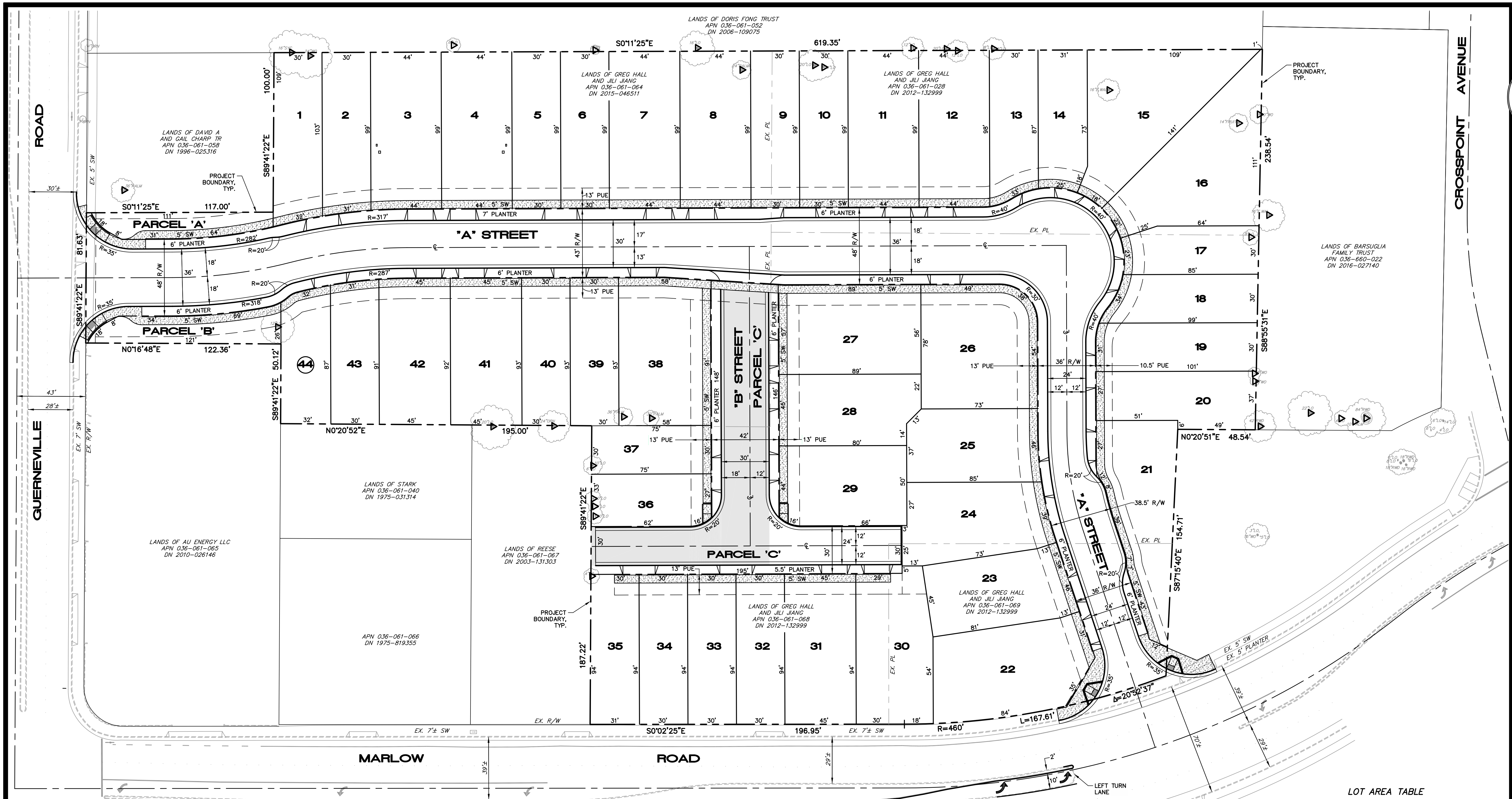
4.84 ACRES
4 PARCELS
3 PARCELS
APRIL 2018

JOB NO.
16-111

SHEET NO.

1

OF 3 SHEETS



LEGEND

UNRESTRICTED PRIVATE ACCESS AND UTILITY EASEMENT TO 'A' STREET IFO LANDS OF REESE, APN 036-061-067

LOT AREA TABLE

LOT NO.	LOT SIZE SQ. FT.	LOT NO.	LOT SIZE SQ. FT.
1	3,233	25	3,780
2	3,062	26	5,604
3	4,370	27	5,035
4	4,359	28	3,837
5	2,992	29	3,994
6	3,000	30	4,505
7	4,379	31	4,219
8	4,366	32	2,865
9	3,003	33	2,862
10	3,003	34	2,860
11	4,366	35	2,874
12	4,366	36	2,452
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14	2,654	38	5,374
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17	2,508	41	4,129
18	2,770	42	4,106
19	3,064	43	2,719
20	3,369	44	2,603
21	4,792	PARCEL 'A'	1,639
22	5,350	PARCEL 'B'	2,140
23	4,044	PARCEL 'C'	12,320
24	4,268		

TENTATIVE MAP - SITE PLAN
MARLOW COMMONS
 4.84 ACRES
 44 RESIDENTIAL LOTS
 3 PARCELS
 APRIL 2018

CIVIL DESIGN CONSULTANTS, INC.
 2200 Range Avenue Suite 204
 Santa Rosa, CA 95403
 (707) 542-4820

JOB NO.
16-111

SHEET NO.
2

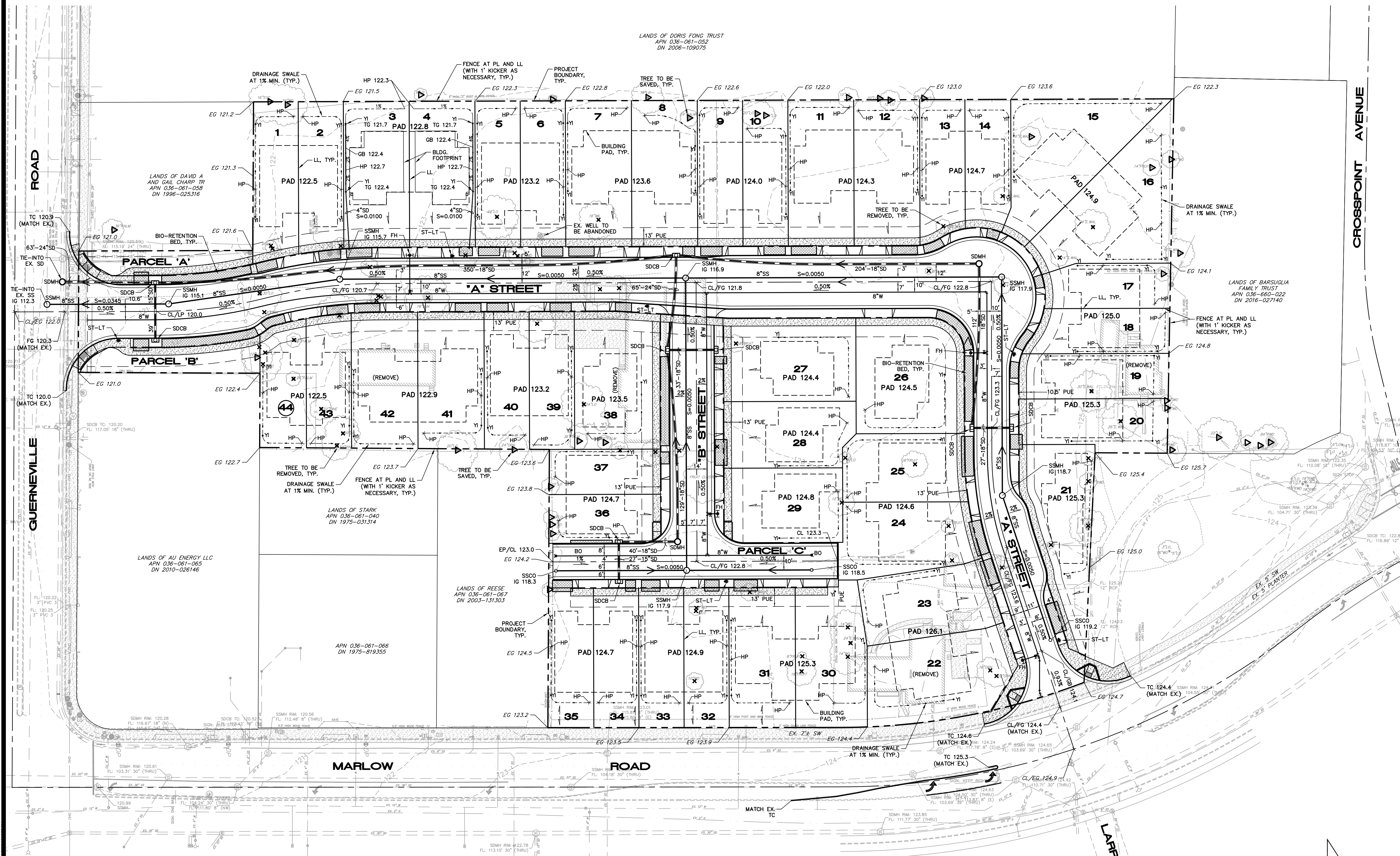
OF 3 SHEETS

APRIL 18, 2018

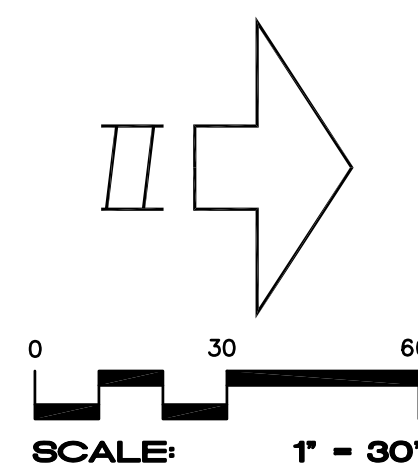
APN 036-061-028, 064, 065 AND 069

DATE
4/18/18

REGISTERED PROFESSIONAL ENGINEER - CIVIL
 No. 34368
 Andrew Borda
 Andrew Borda
 RCE 34368



- NOTES:
1. SEE LOTS 3 AND 4 FOR TYPICAL LOT GRADING AND DRAINAGE.
 2. PRIVATE LOT 4" STORM DRAIN SHALL DAYLIGHT INTO BIO-RETENTION BED OR CONNECT TO SIDEWALK DRAIN.
 3. SEWER AND WATER WITHIN PARCEL C SHALL BE PUBLIC AND WITHIN PUBLIC EASEMENTS



CIVIL DESIGN CONSULTANTS, INC.
2000 Range Avenue Suite 204
Santa Rosa, CA 95403
(707) 542-4820
APN 036-061-028, 064, 066 AND 069

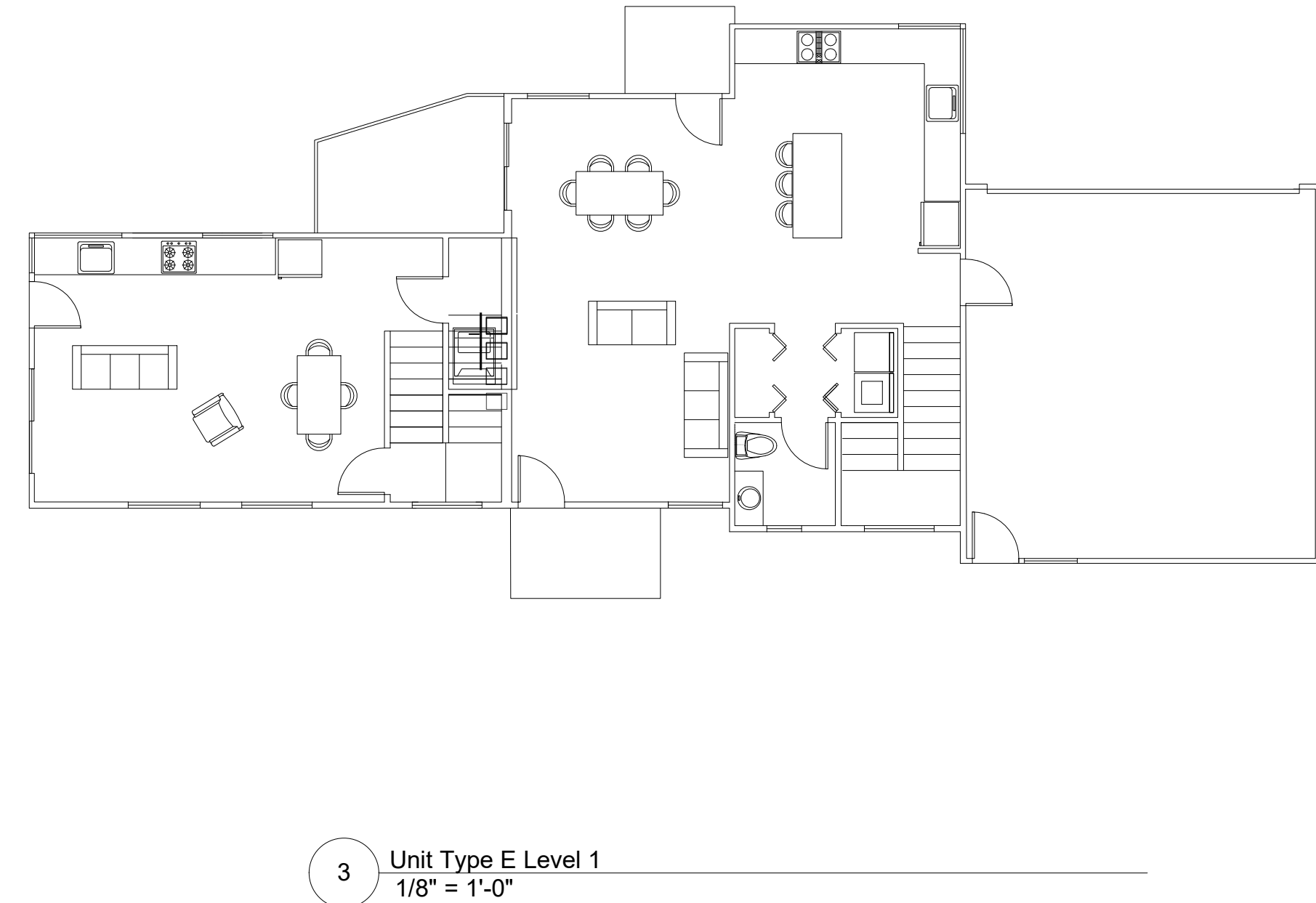
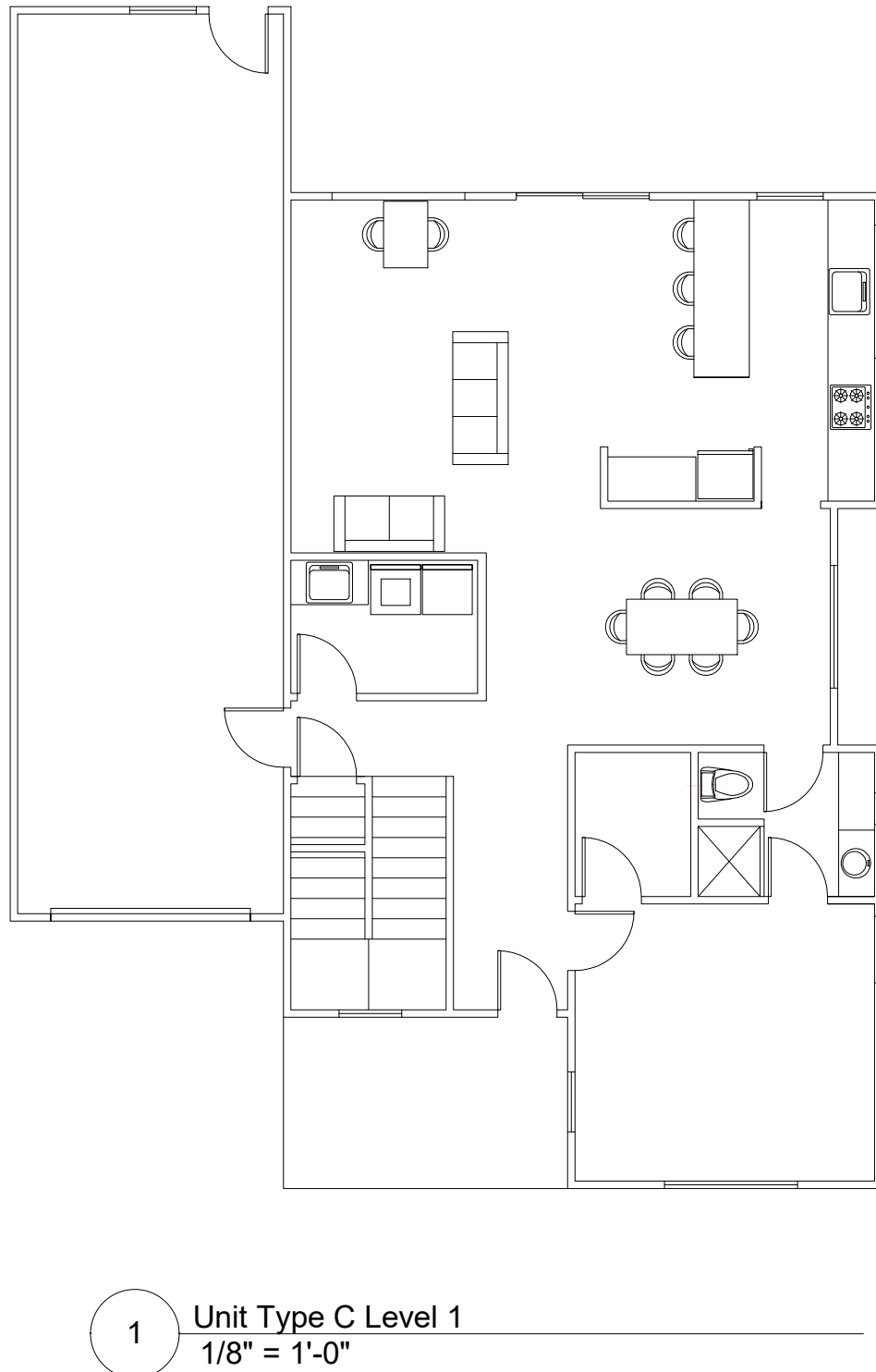
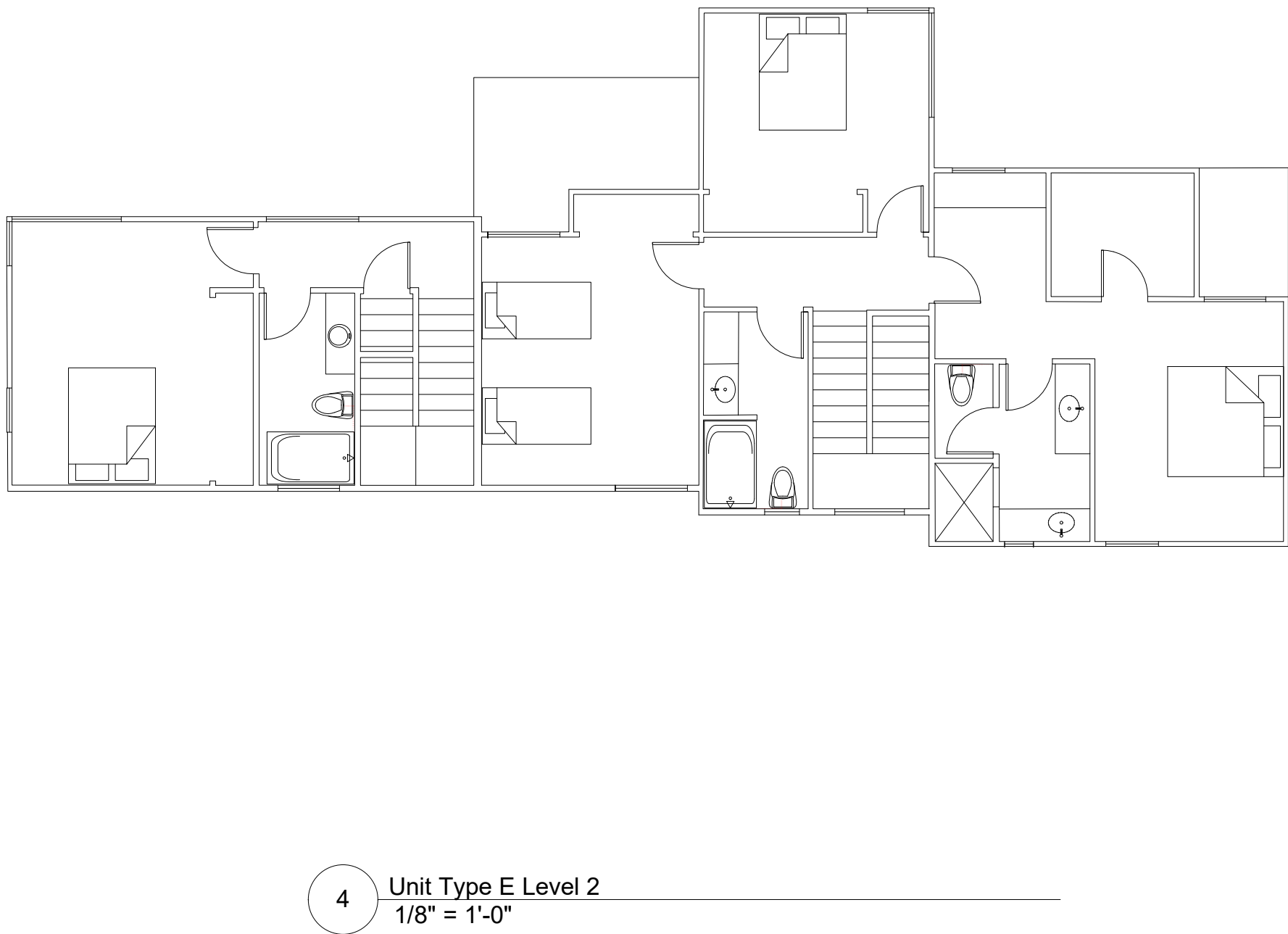
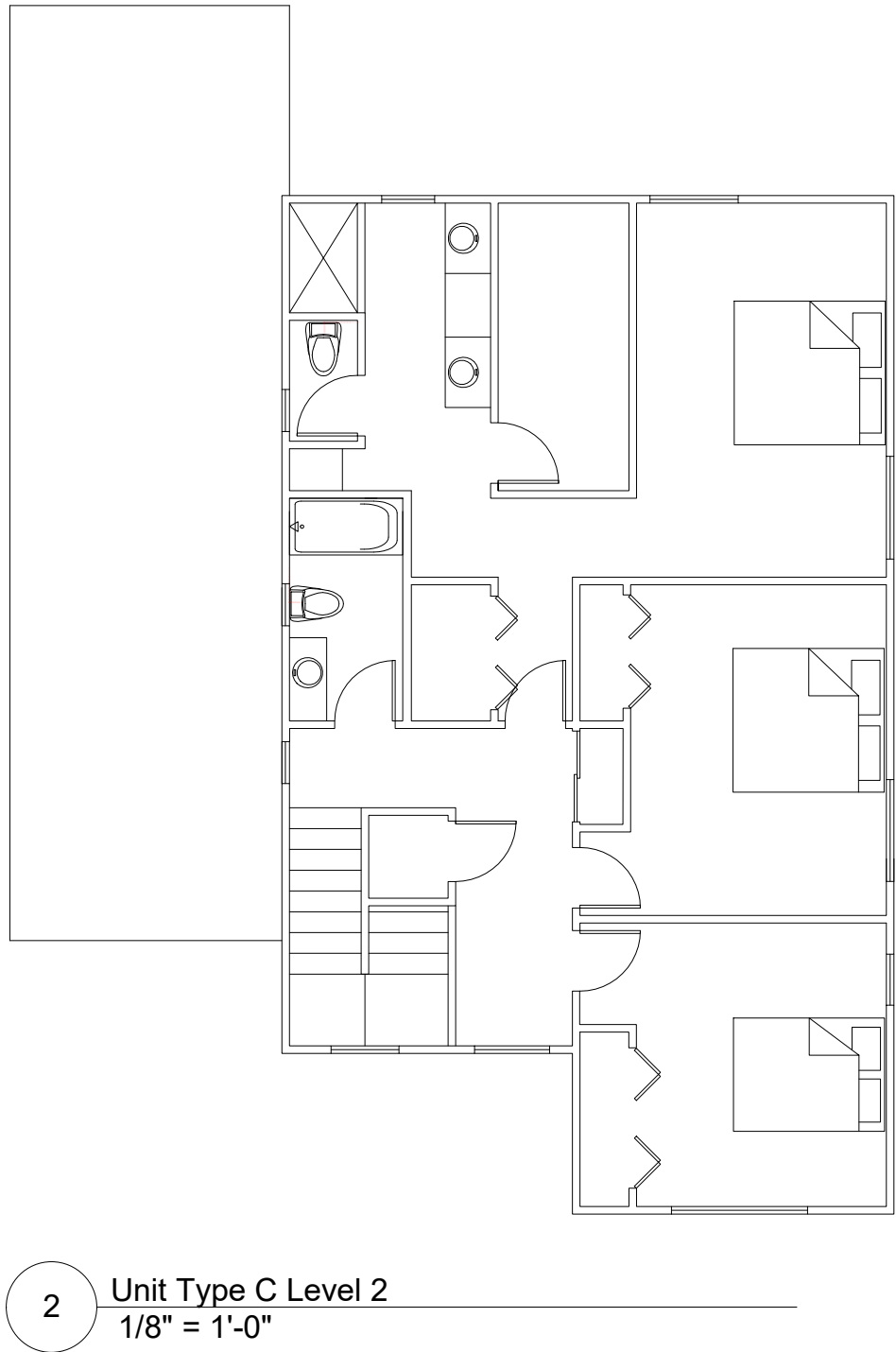
TENTATIVE MAP - GRADING, DRAINAGE AND UTILITY PLAN
MARLOW COMMONS
4.84 ACRES
44 RESIDENTIAL LOTS
3 PARCELS
APRIL 2018

JOB NO.
16-111

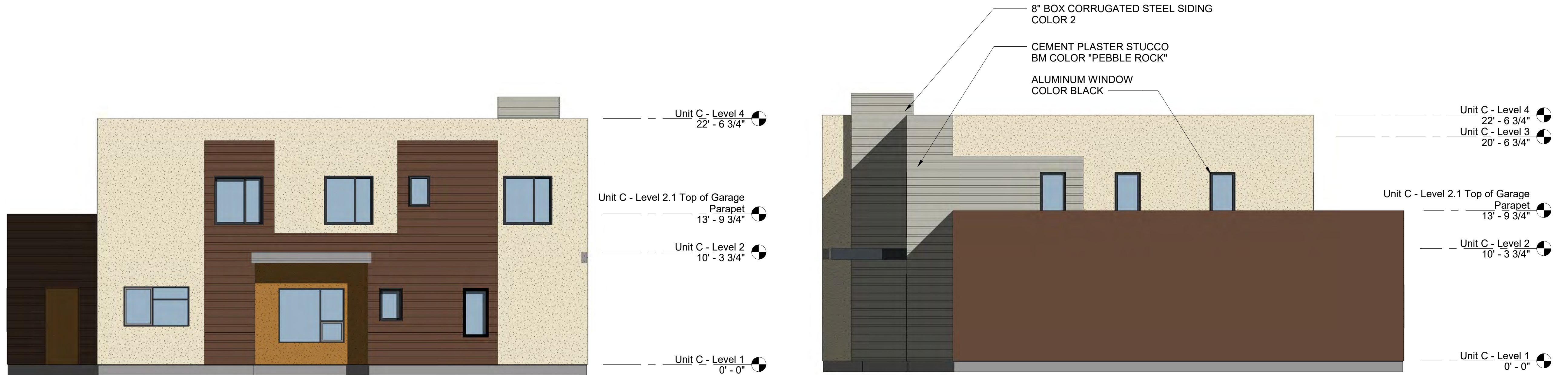
SHEET NO.
3
OF 3 SHEETS

Professional Engineer Seal: Andrew Bordesessa, No. 34368, State of California, Civil Engineering. Date: 4/24/18.

BUILDING AREA	AREA CALCULATIONS (SQUARE FEET)							
BUILDING TYPE	DUPLEX ROWHOUSE "F1"	DUPLEX ROWHOUSE "F2"	LONG ROWHOUSE "A"	SHORT ROWHOUSE "B1" STANDARD TANDEM	SHORT ROWHOUSE "B2" COMPACT TANDEM	LOT 21 DUPLEX "E"	LOTS 24 AND 25 SINGLE FAMILY ATTACHED "C"	TOTAL
NUMBER OF BEDROOMS - PRIMARY RESIDENCE	3	3	4	3	3	3	4	
ACCESSORY DWELLING	*	*				*		
GARAGE	490	490	490	430	415	450	510	
PRIMARY RESIDENCE - FIRST FLOOR LIVING	875	1060	760	650	650	695	1100	
TOTAL FIRST FLOOR	1365	1379	1250	1080	1065	1145	1610	
PRIMARY RESIDENCE - SECOND FLOOR LIVING	840	840	1200	990	990	1005	1050	
ACCESSORY DWELLING UNIT	490	490				780		
PRIMARY RESIDENCE - TOTAL LIVING AREA	1715	1900	1960	1640	1640	1700	2150	
TOTAL AREA	2695	2880	2450	2070	2055	2930	2660	
NUMBER OF UNITS	30	8	14	4	4	2	2	64
NUMBER OF LOTS	15	4	14	4	4	1	2	44

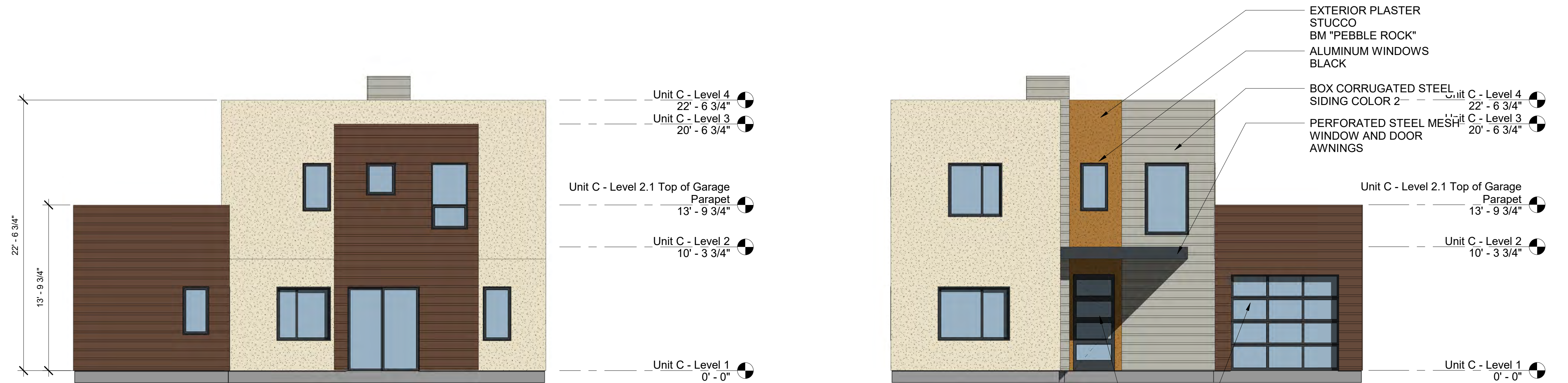


Unit Type C (Lots 24, 25) and Unit Type E (Lot 21) Floor Plans



4 Unit Type C Lot 24-East Elevation
3/16" = 1'-0"

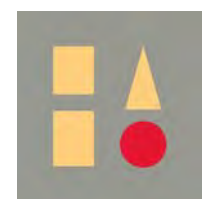
2 Unit Type C Lot 24 - West Elevation
3/16" = 1'-0"



3 Unit Type C Lot 24 - South Elevation
3/16" = 1'-0"

1 Unit Type C Lot 24 - North Elevation
3/16" = 1'-0"

Unit Type C, Lot 24 Elevations



N:\2016 Projects\628 Marlow Commons - Dan Morgan\Rev\Planning Resubmittal\Current\C Lot 25, A2 78.rvt 6/13/2016 9:09:00 AM



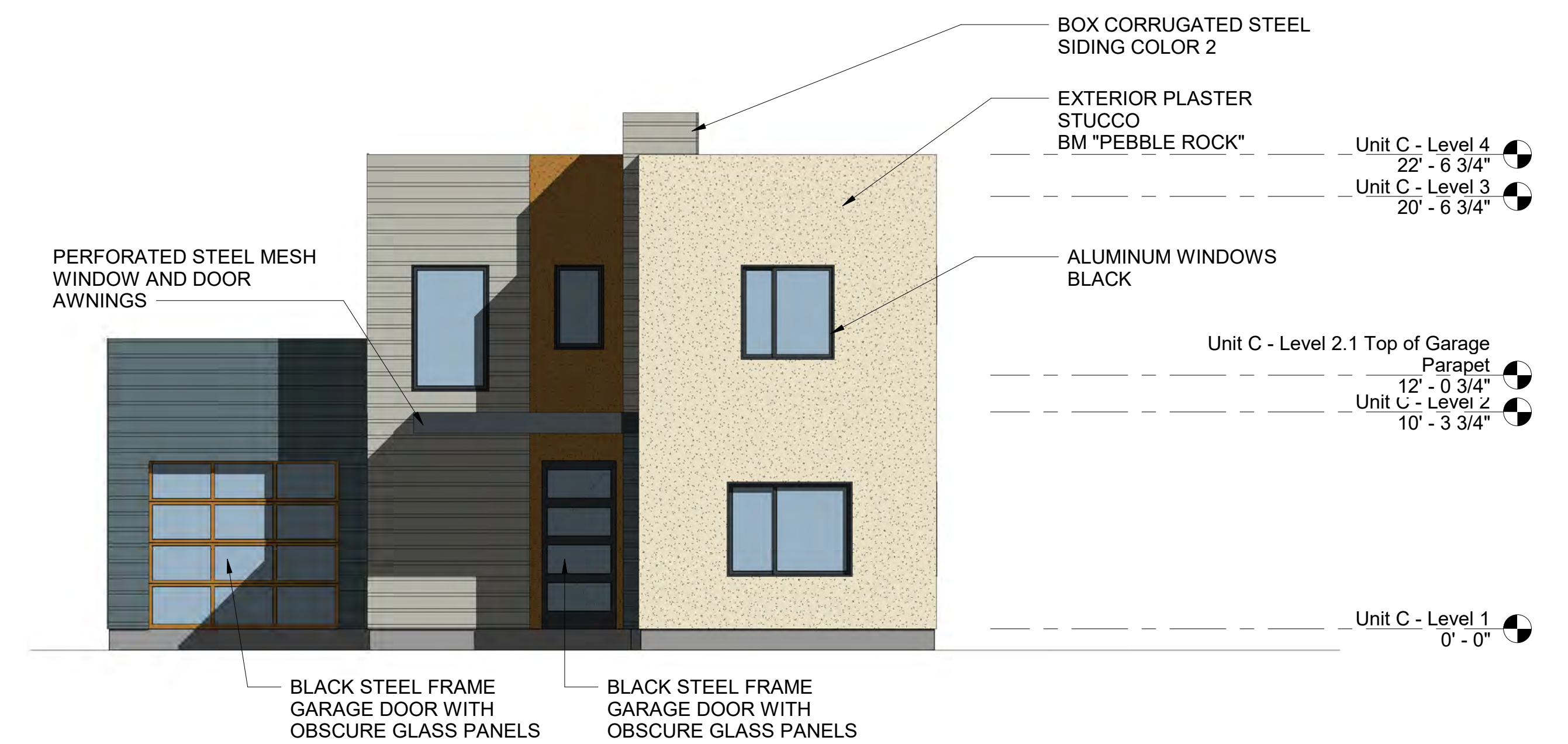
4 Unit Type C Lot 25 - East Elevation
3/16" = 1'-0"



2 Unit Type C Lot 25 - West Elevation
3/16" = 1'-0"



3 Unit Type C Lot 25 - South Elevation
3/16" = 1'-0"



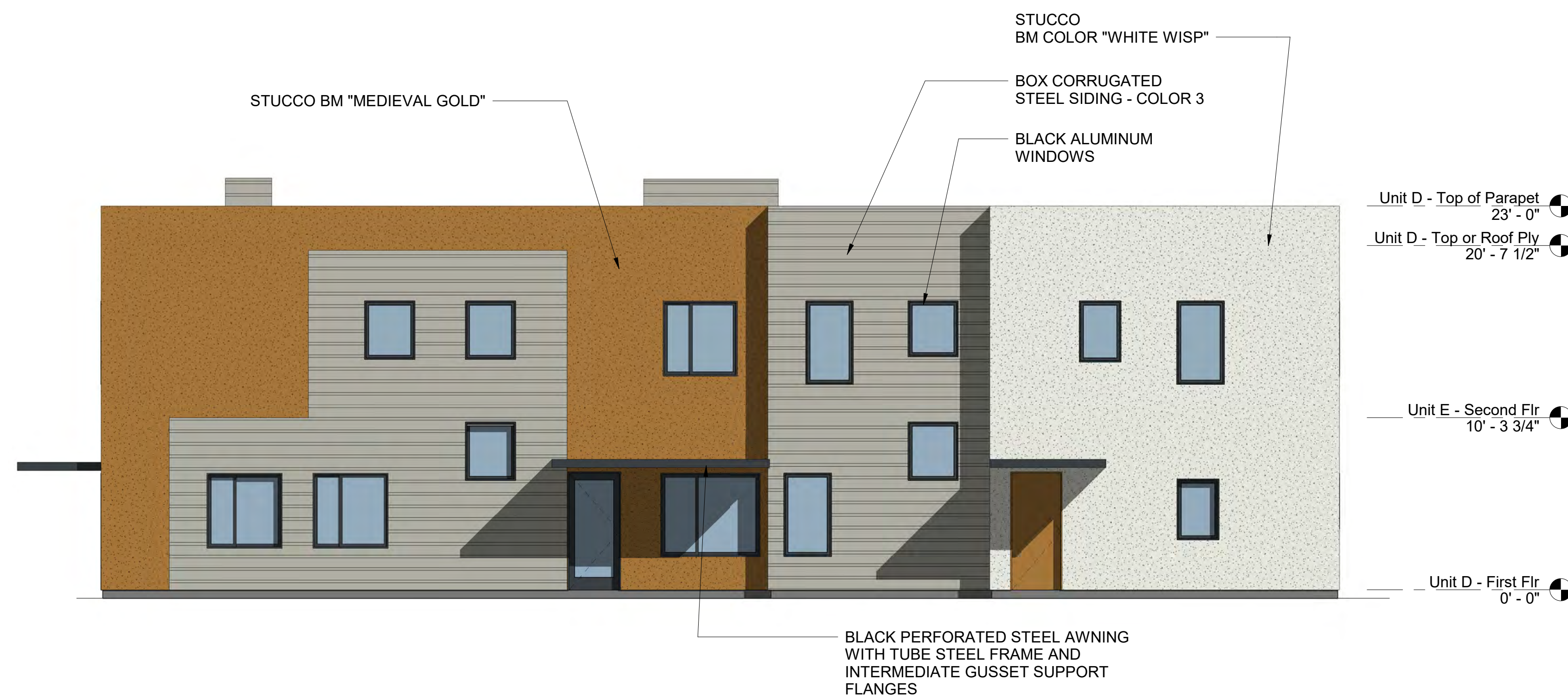
1 Unit Type C Lot 25 - North Elevation
3/16" = 1'-0"

Unit Type C, Lot 25 Elevations



Hedgpeth Architects
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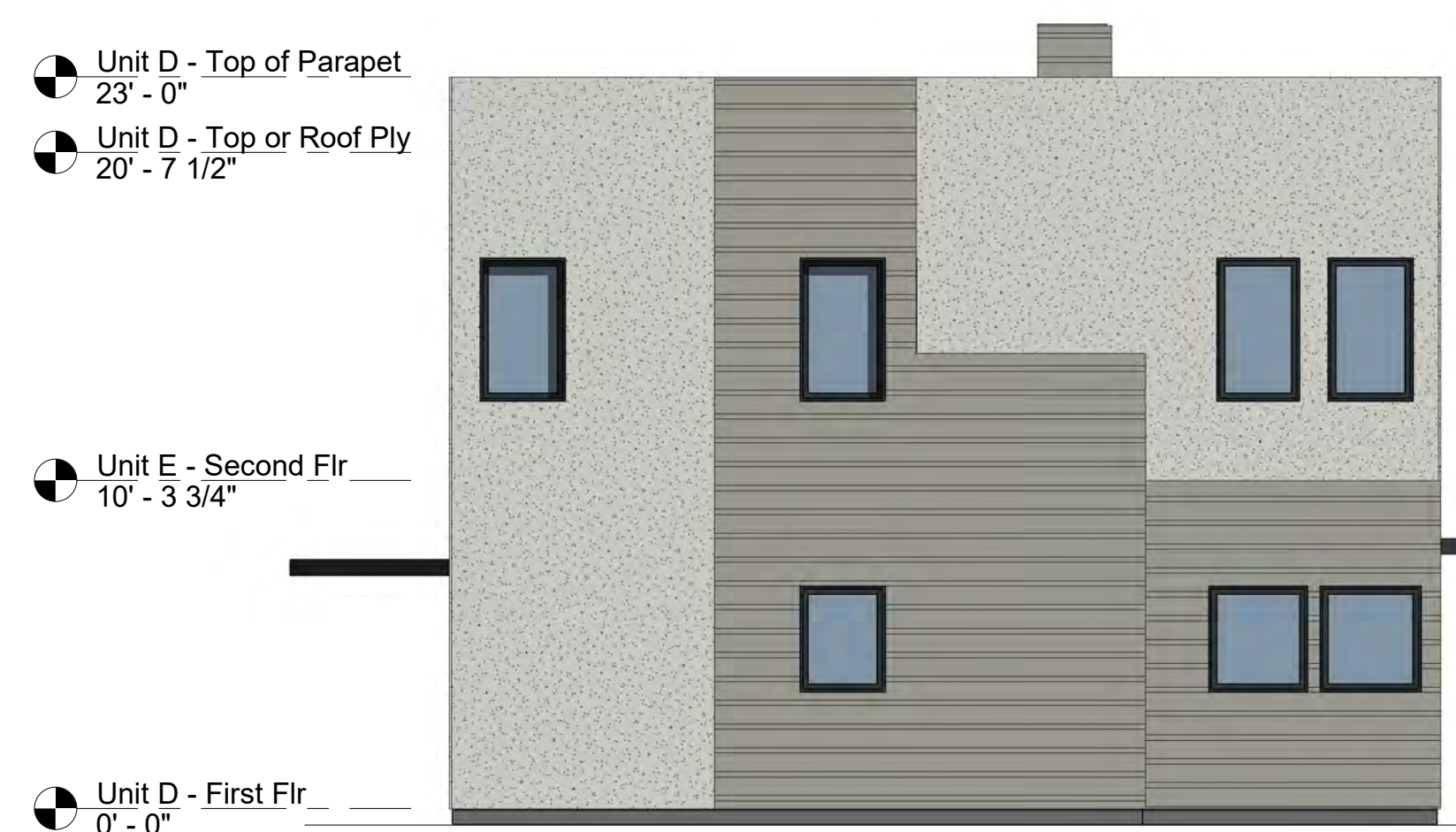
Marlow Commons
Marlow Road and Guerneville Road Northwest **A2.23**



3 Unit Type E - North Elevation
3/16" = 1'-0"



2 Unit Type E - East Elevation
3/16" = 1'-0"

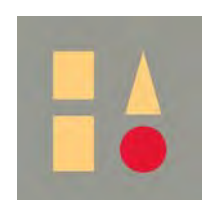


1 Unit Type E - West Elevation
3/16" = 1'-0"



4 Unit Type E - South Elevation
3/16" = 1'-0"

Unit Type E Lot 21 Elevations



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Marlow Road and Guerneville Road Northwest **A2.24**



Unit Ttype C (Lot 25) Rear View



Unit Ttype C (Lot 24) Front View



Unit Ttype E (Lot 21) Front View



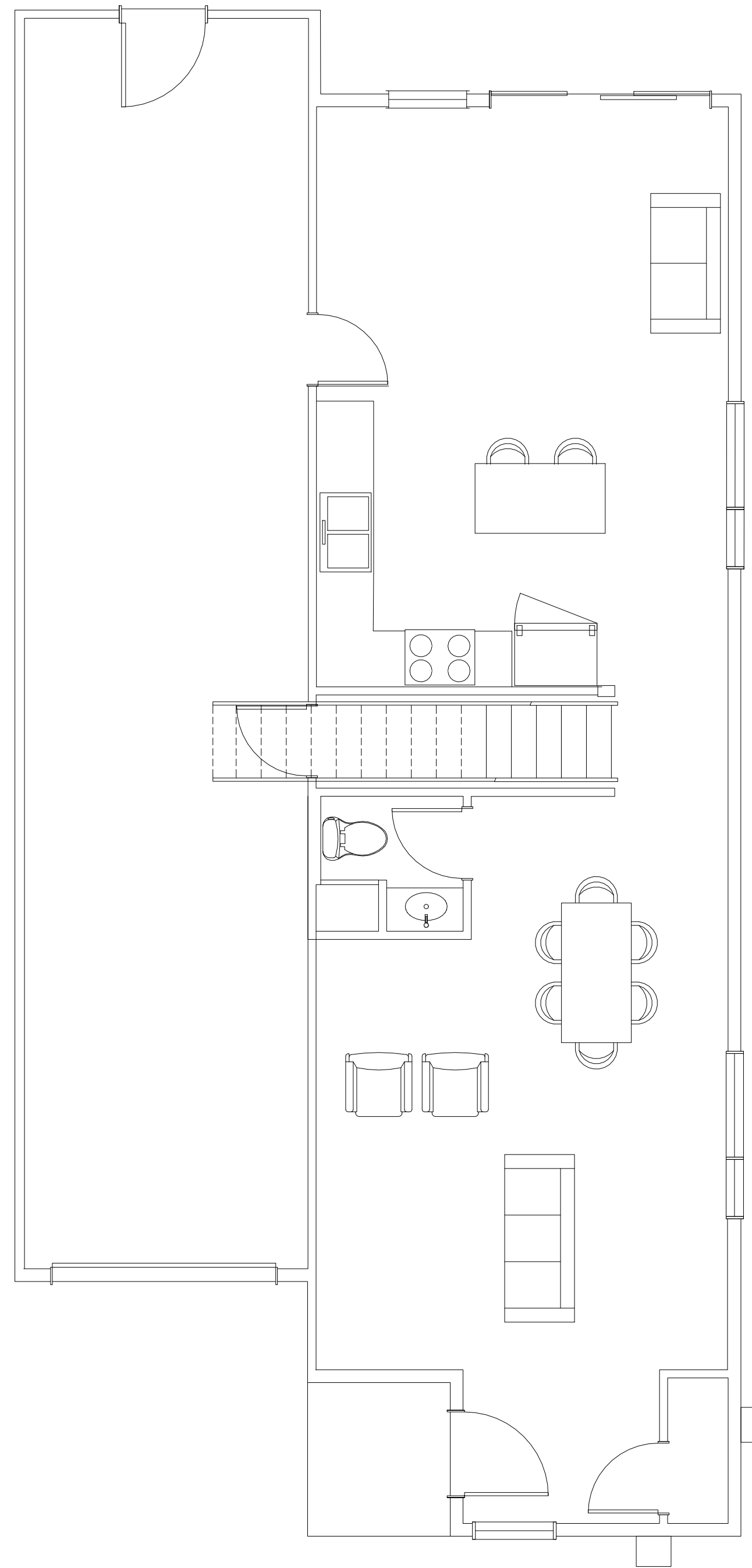
Unit Ttype C (Lot 25) Front View



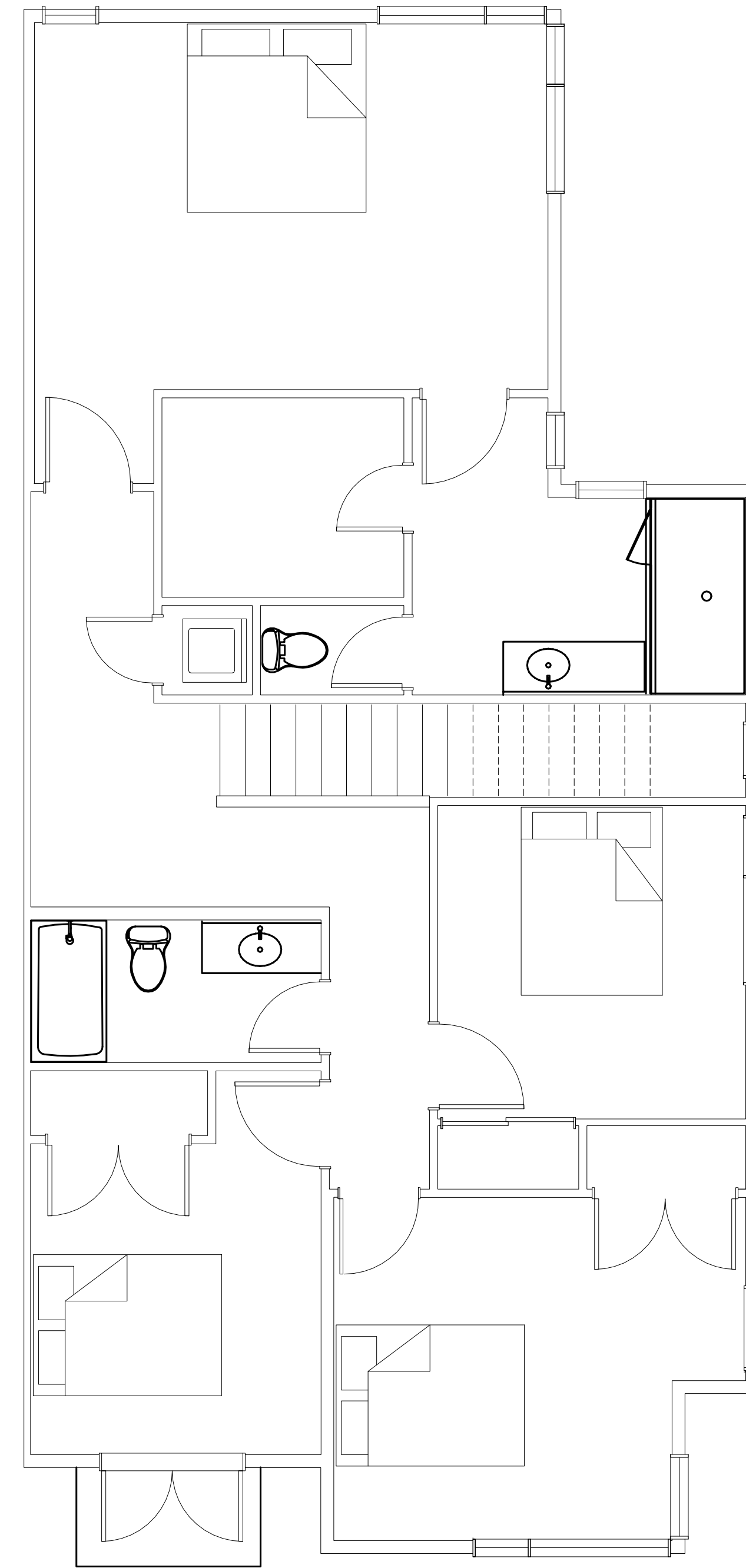
Unit Ttype E (Lot 21) Front View

Unit Types C and E 3D Views





1 Long Row House Level 1
1/4" = 1'-0"



2 Long Row House Level 2
1/4" = 1'-0"

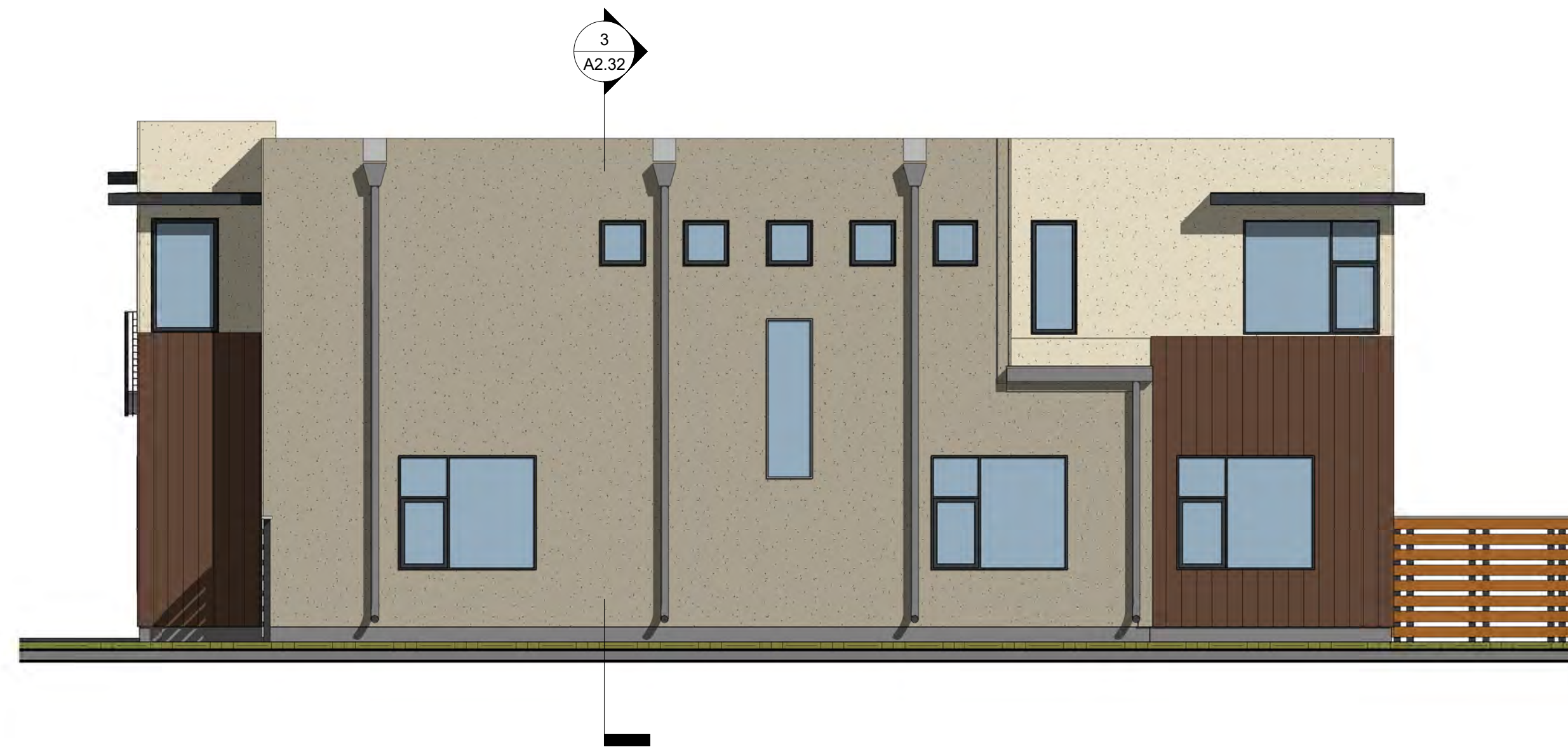
Unit Type "A" Long Rowhouse - Floor Plans



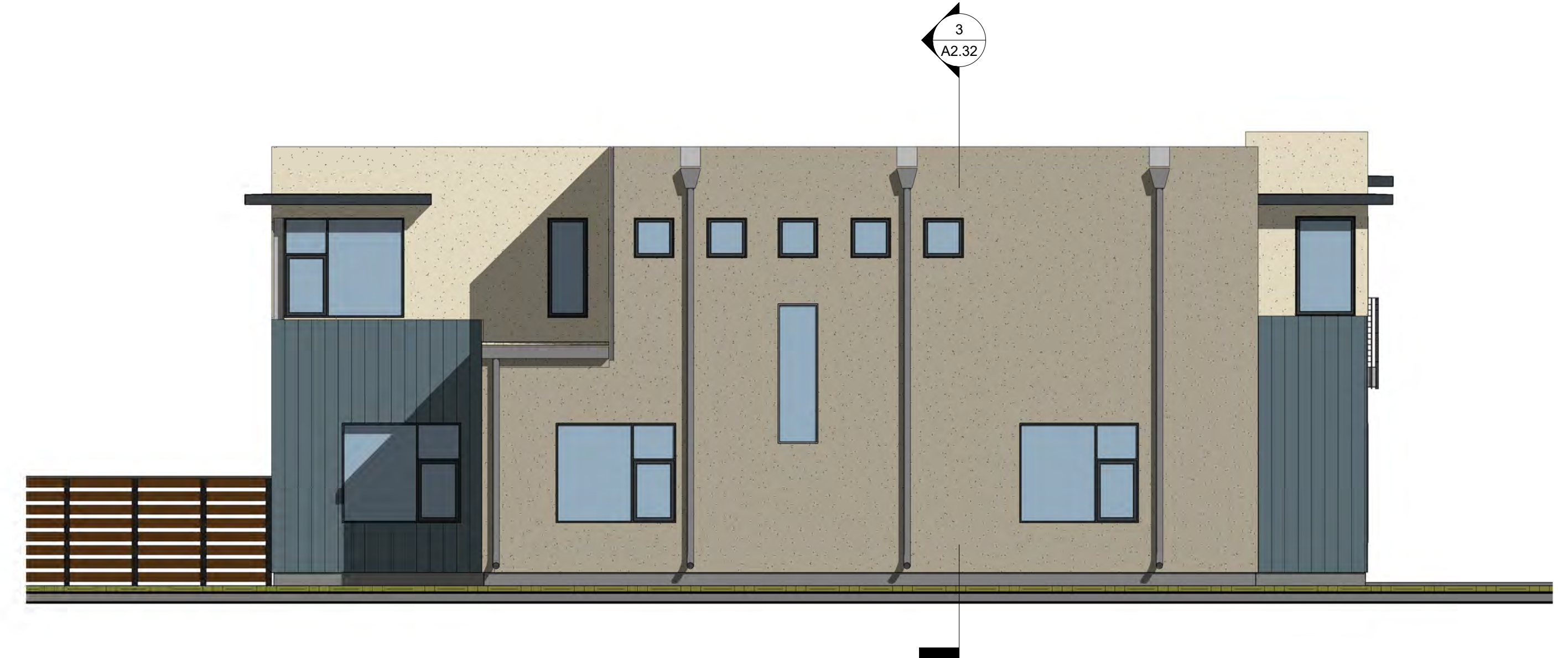
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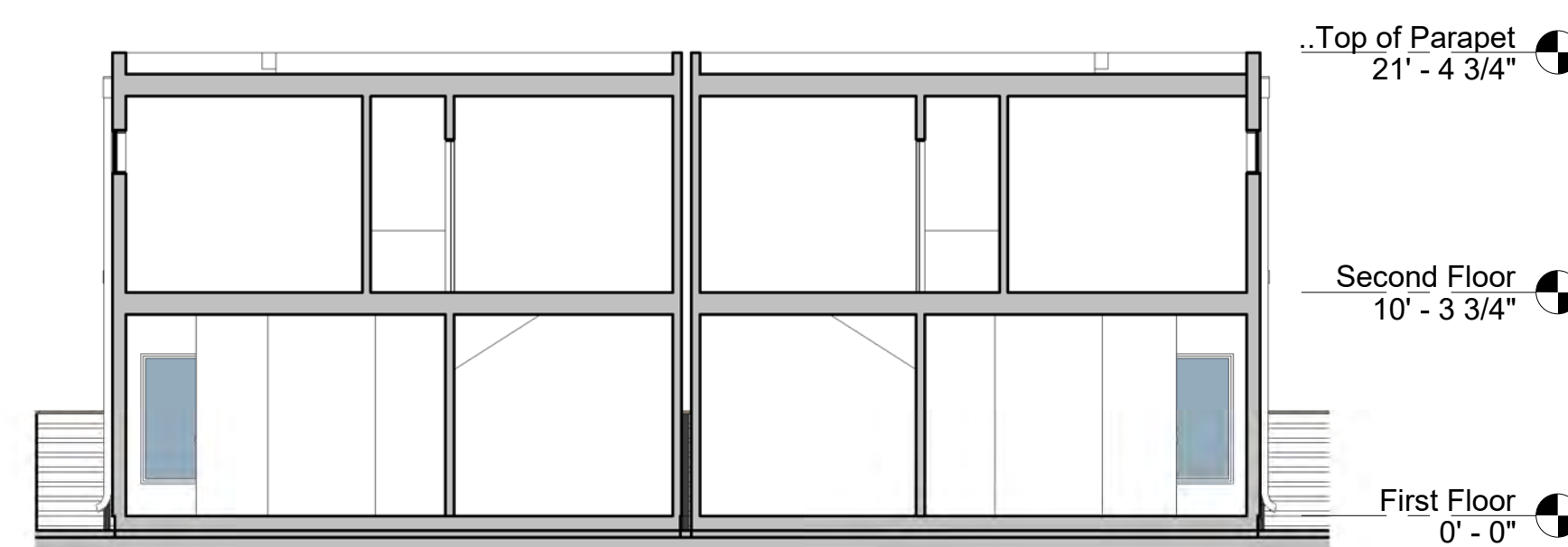
A2.31



2 A - Long Rowhouse - Right Elevation
3/16" = 1'-0"



5 A - Long Rowhouse - Left Elevation
3/16" = 1'-0"



3 Long Rowhouse Section
1/8" = 1'-0"



4 A - Long Rowhouse - Rear Elevation
3/16" = 1'-0"



1 A - Long Rowhouse - Front Elevation
3/16" = 1'-0"

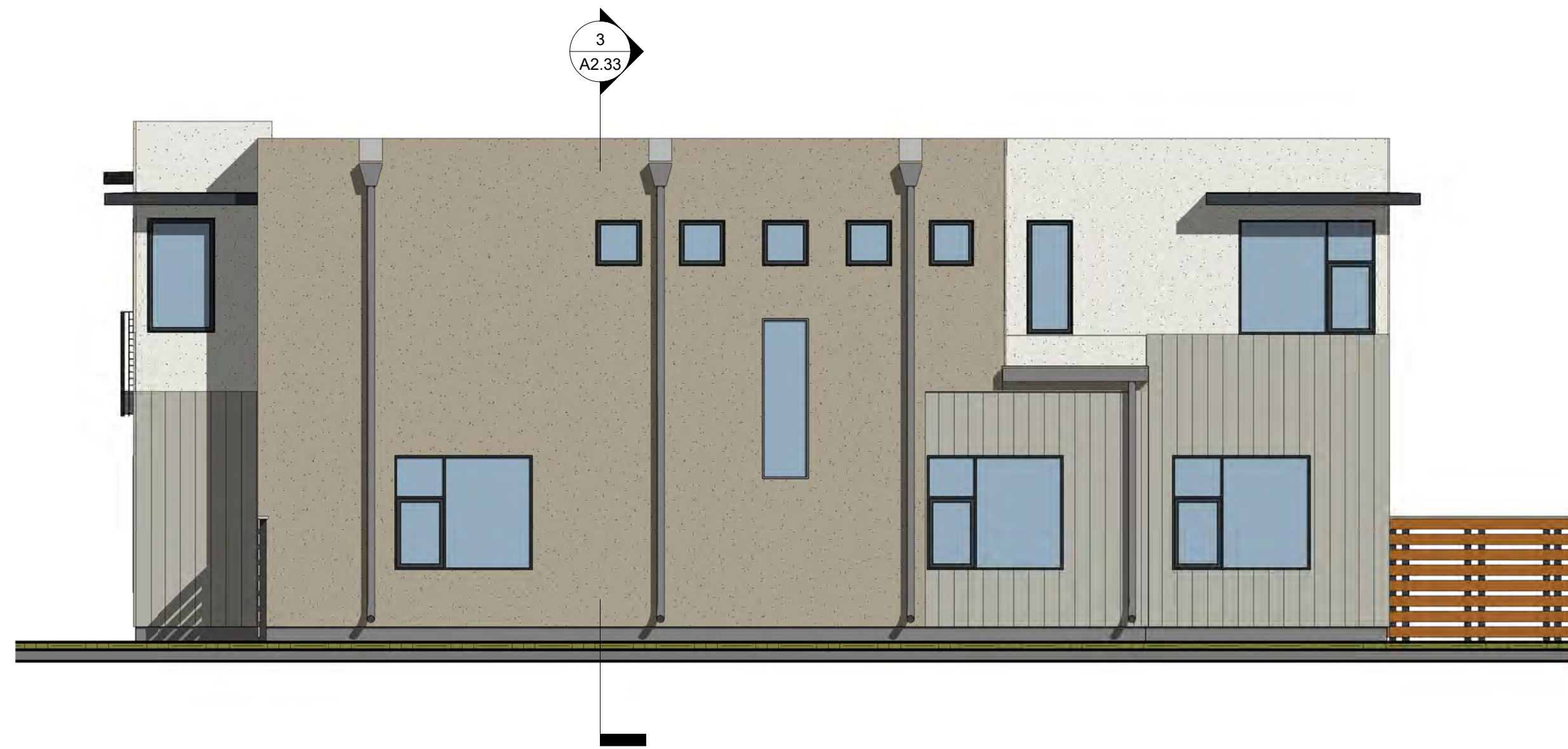
Unit Type A Long Rowhouse Elevations



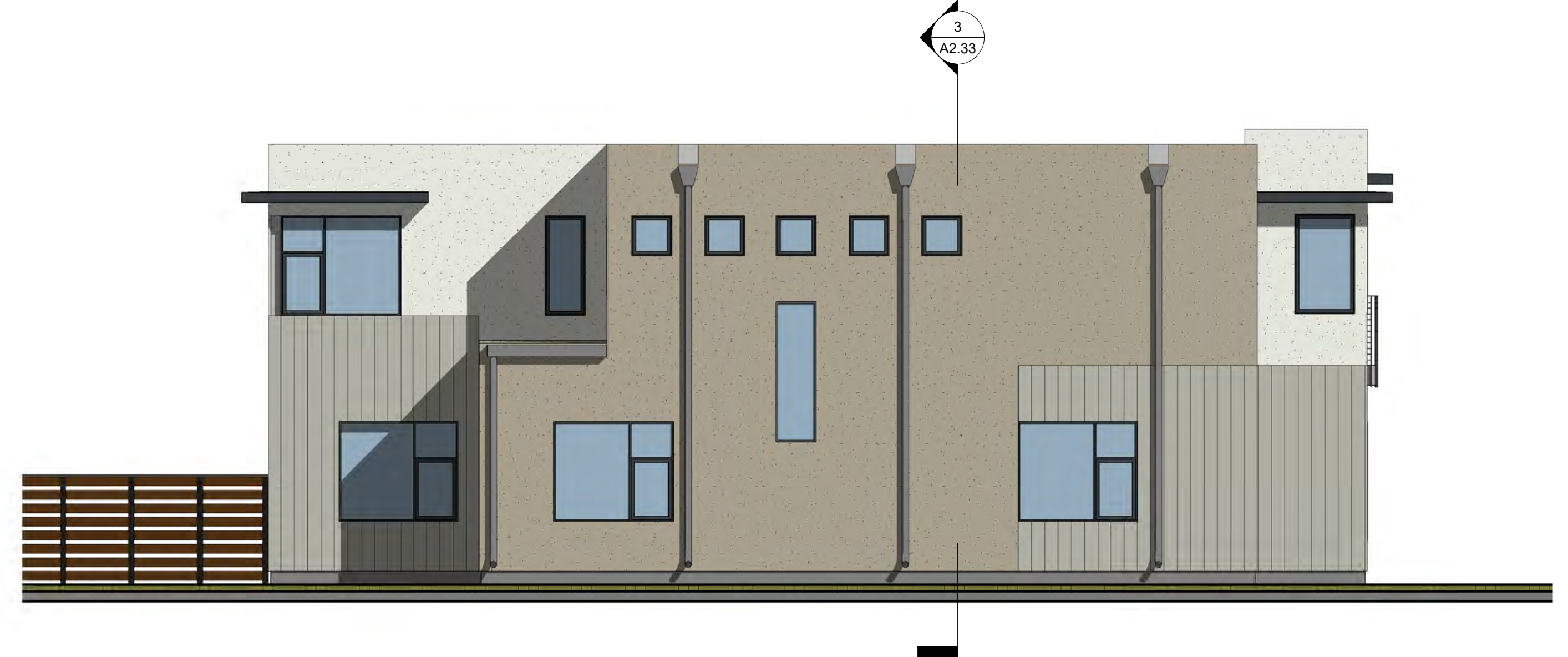
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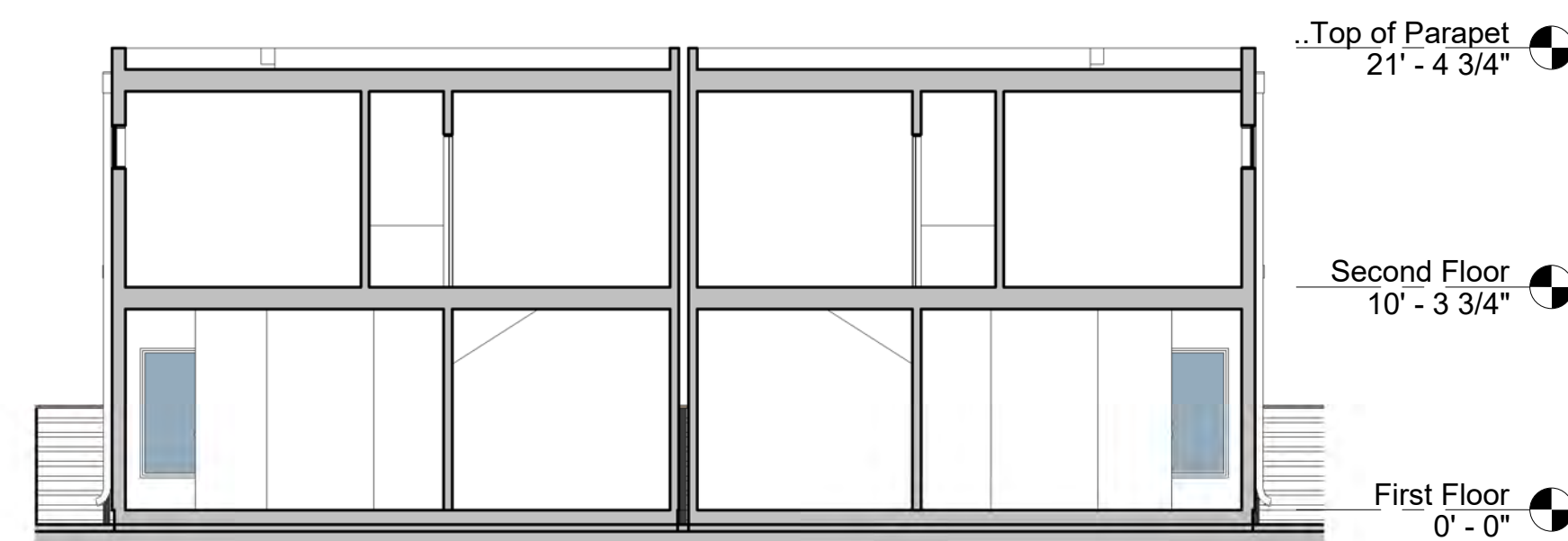
A2.32



2 A - Long Rowhouse - Right Elevation
3/16" = 1'-0"



5 A - Long Rowhouse - Left Elevation
3/16" = 1'-0"



3 Long Rowhouse Section
1/8" = 1'-0"



4 A - Long Rowhouse - Rear Elevation
3/16" = 1'-0"



1 A - Long Rowhouse - Front Elevation
3/16" = 1'-0"

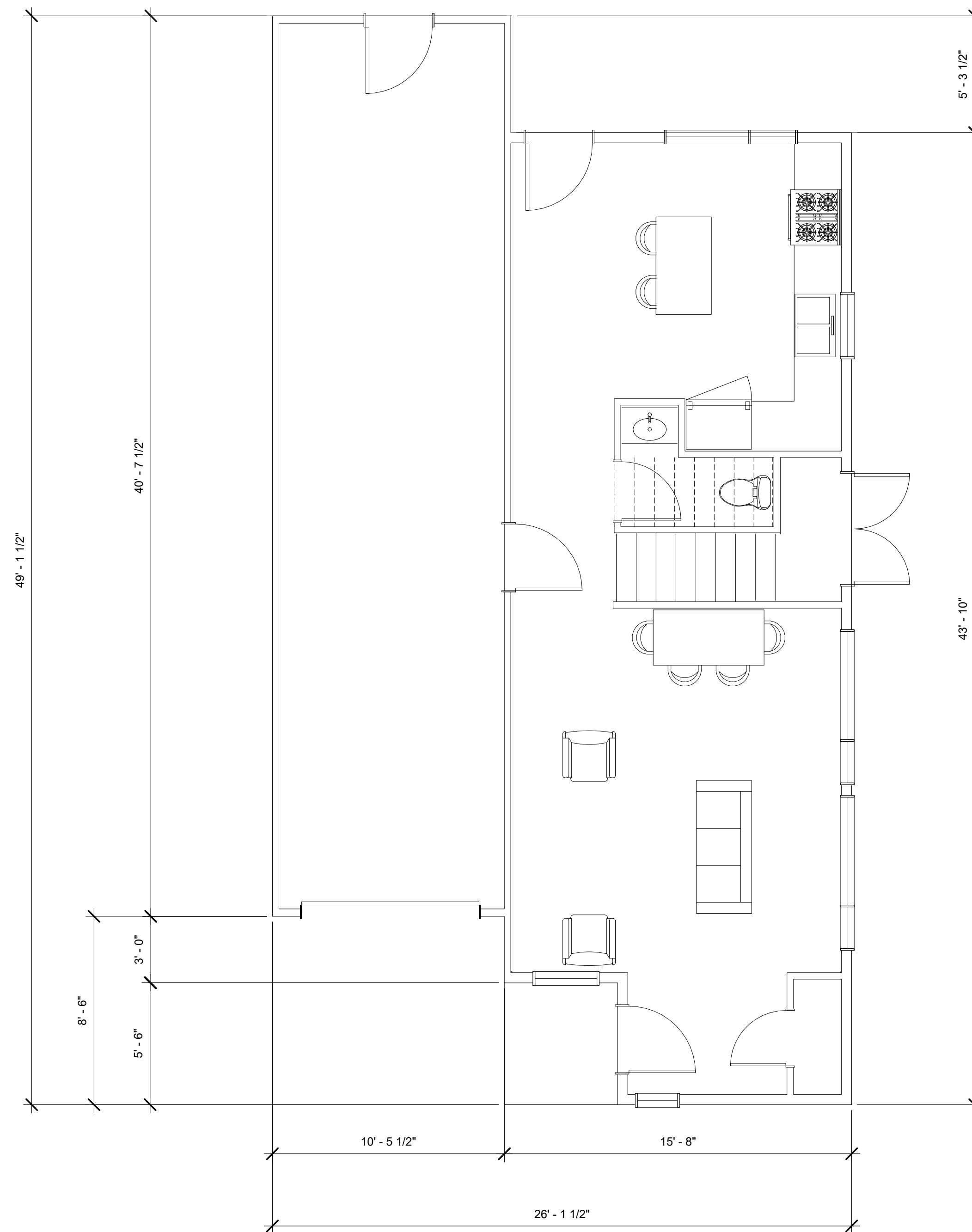
Unit Type A Long Rowhouse Elevations



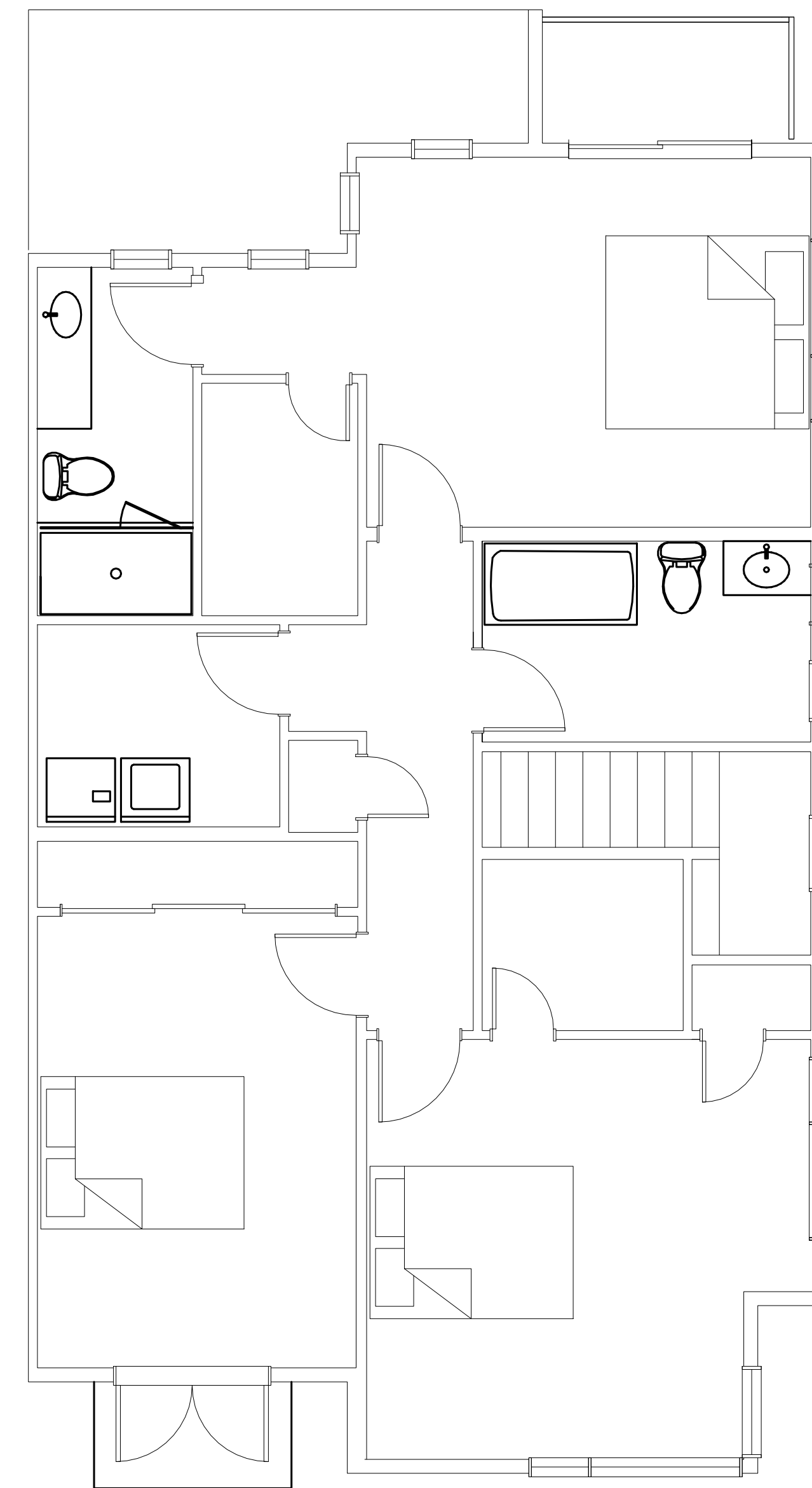
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Santa Rosa, CA

A2.33



1 Short Rowhouse B1 Level 1
1/4" = 1'-0"



2 Short Rowhouse B1 Level 2
1/4" = 1'-0"

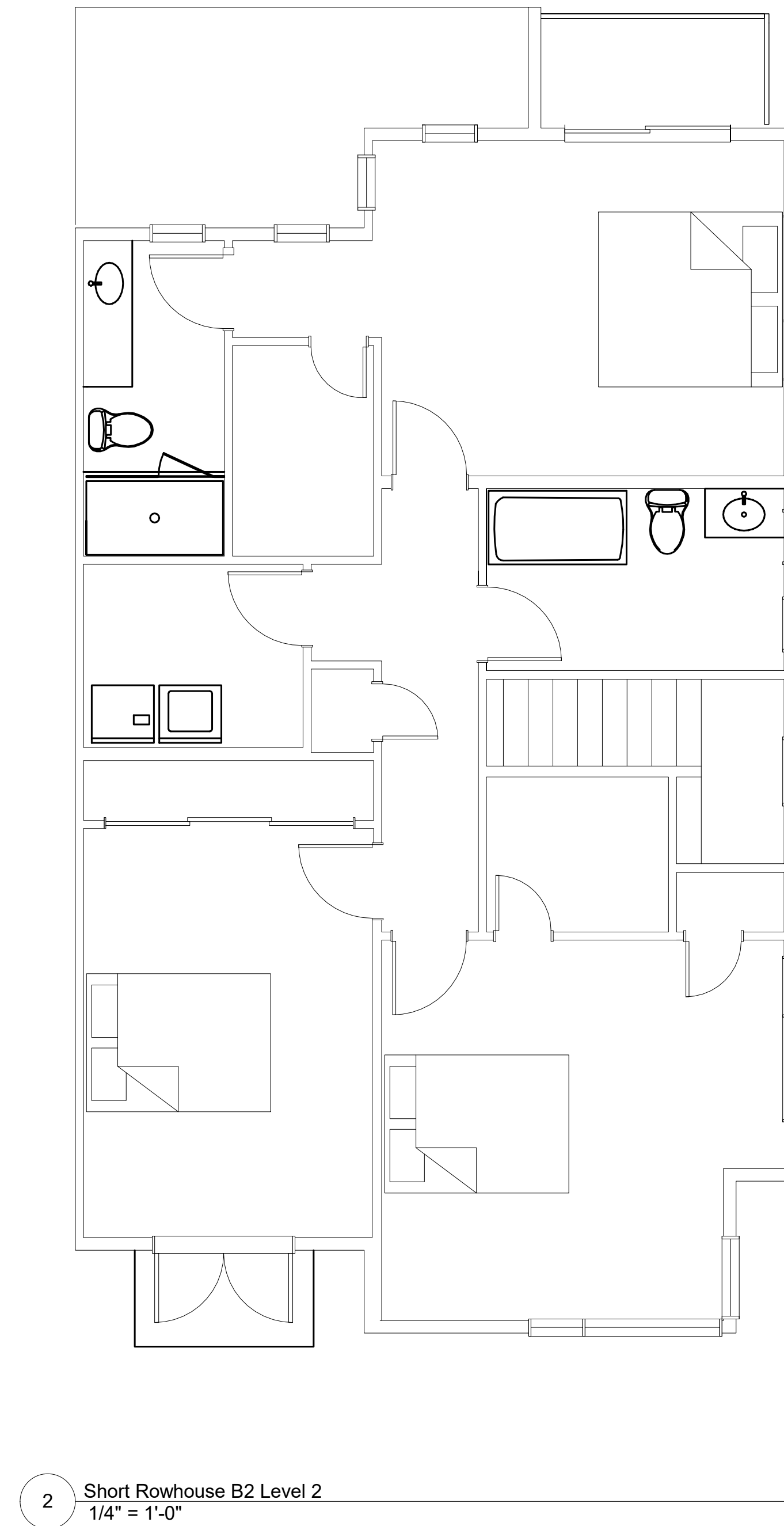
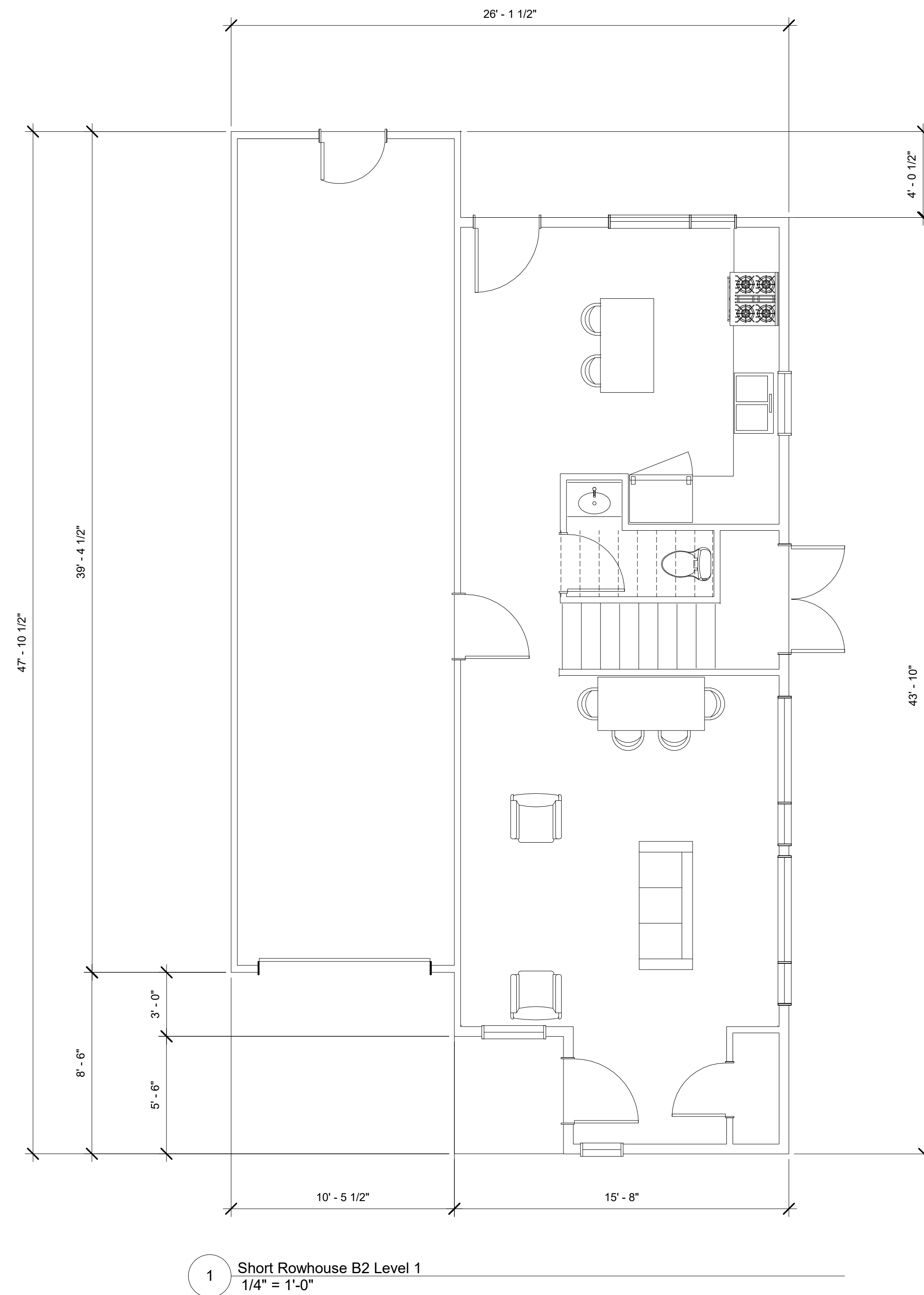
Unit Type B1 (Standard Tandem Garage) Rowhouse Floor Plans



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A2.41



Unit Type B2 (Compact Tandem Garage) Rowhouse Floor Plans



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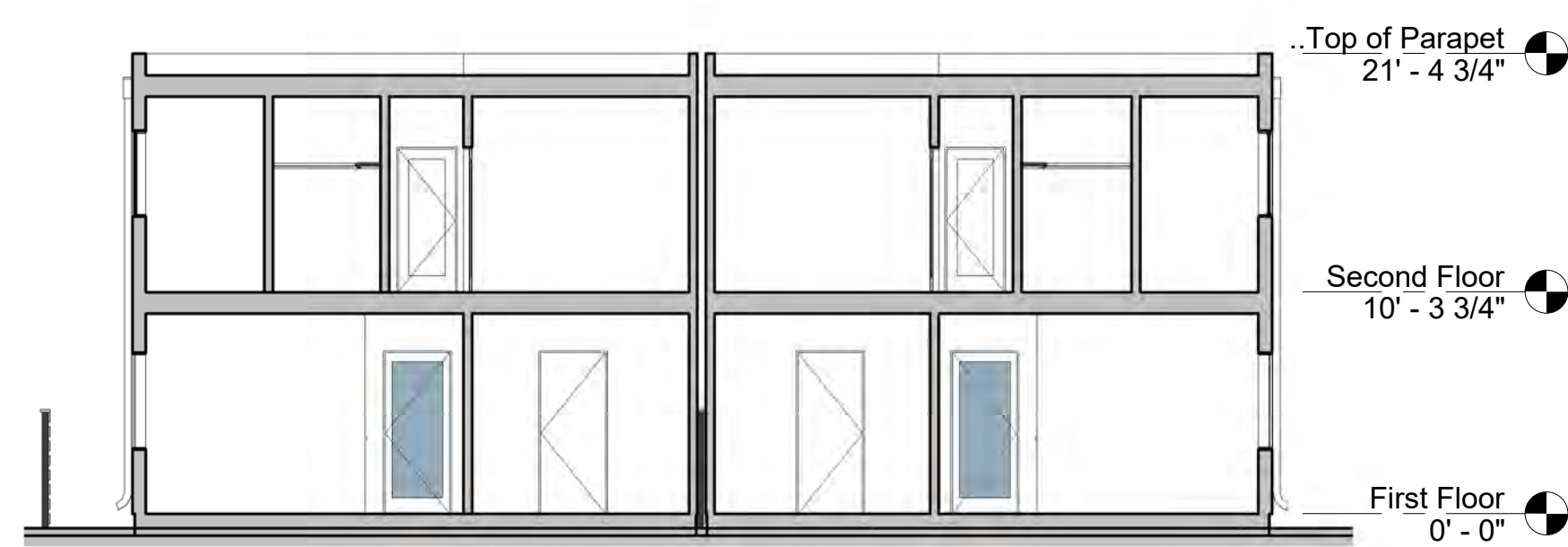
A2.42



1 B1 - Short Rowhouse - Front Elevation
3/16" = 1'-0"



2 B1 - Short Rowhouse - Right Elevation
3/16" = 1'-0"



5 Short Rowhouse Section
1/8" = 1'-0"



3 B1 - Short Rowhouse - Left Elevation
3/16" = 1'-0"



4 B1- Short Rowhouse - Rear Elevation
3/16" = 1'-0"

Unit Type B1, B2 Short Rowhouse - Elevations



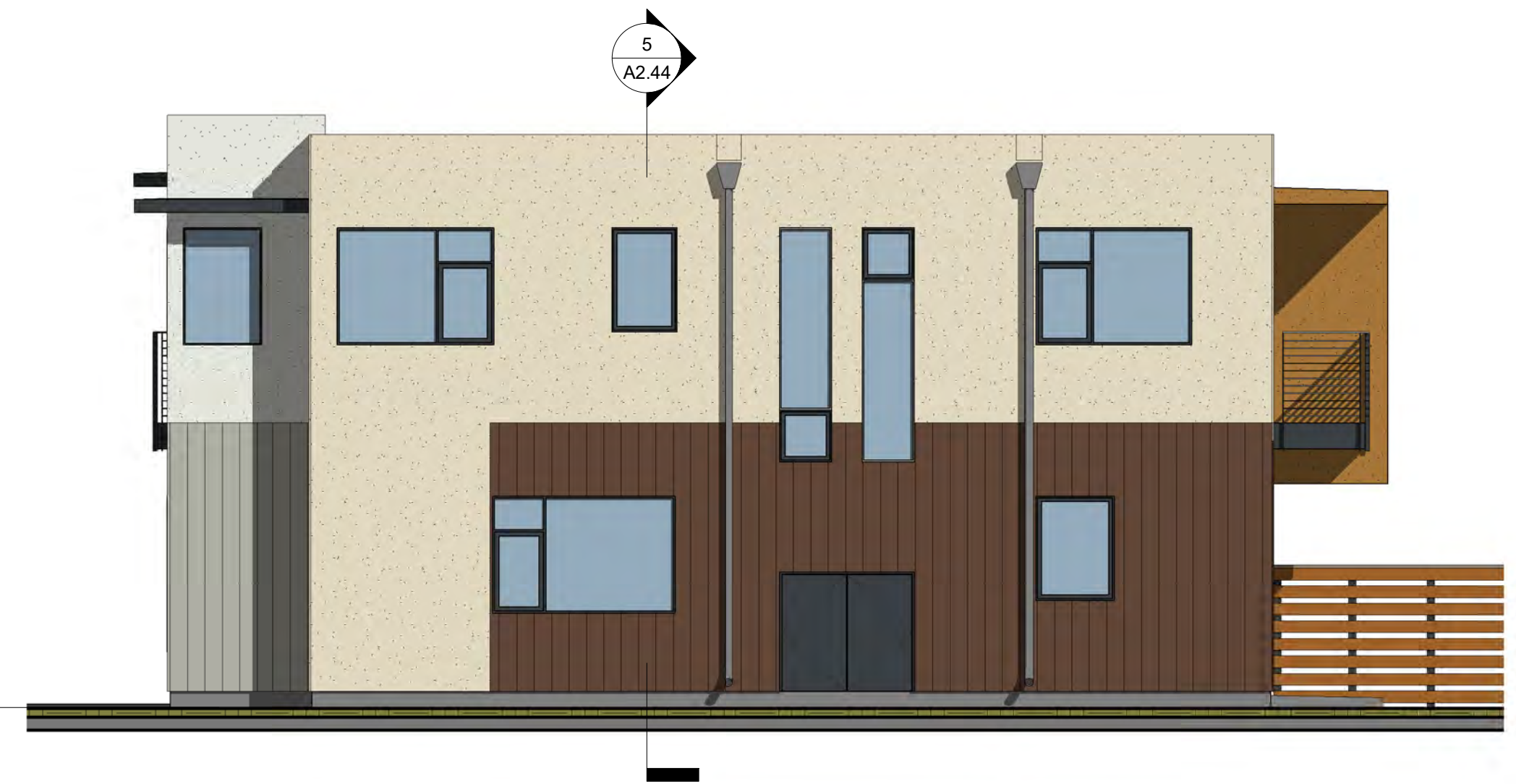
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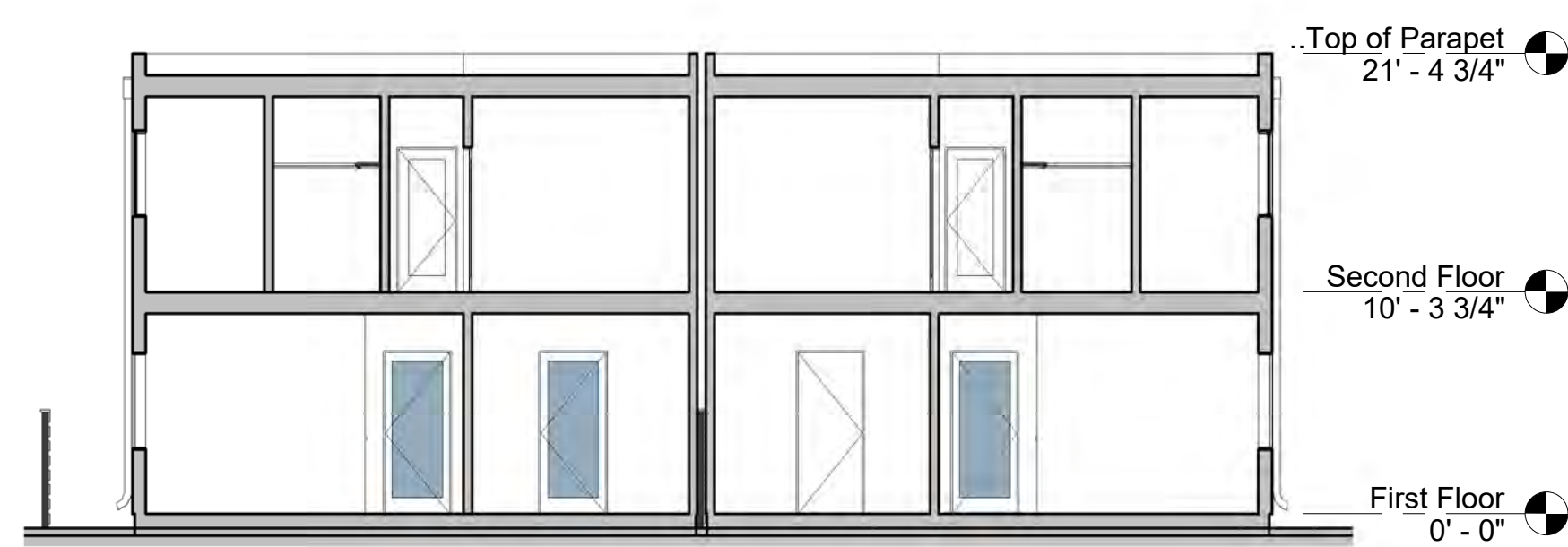
A2.43



1 B1 - Short Rowhouse - Front Elevation
3/16" = 1'-0"



2 B1 - Short Rowhouse - Right Elevation
3/16" = 1'-0"



5 Short Rowhouse Section
1/8" = 1'-0"



3 B1 - Short Rowhouse - Left Elevation
3/16" = 1'-0"



4 B1- Short Rowhouse - Rear Elevation
3/16" = 1'-0"

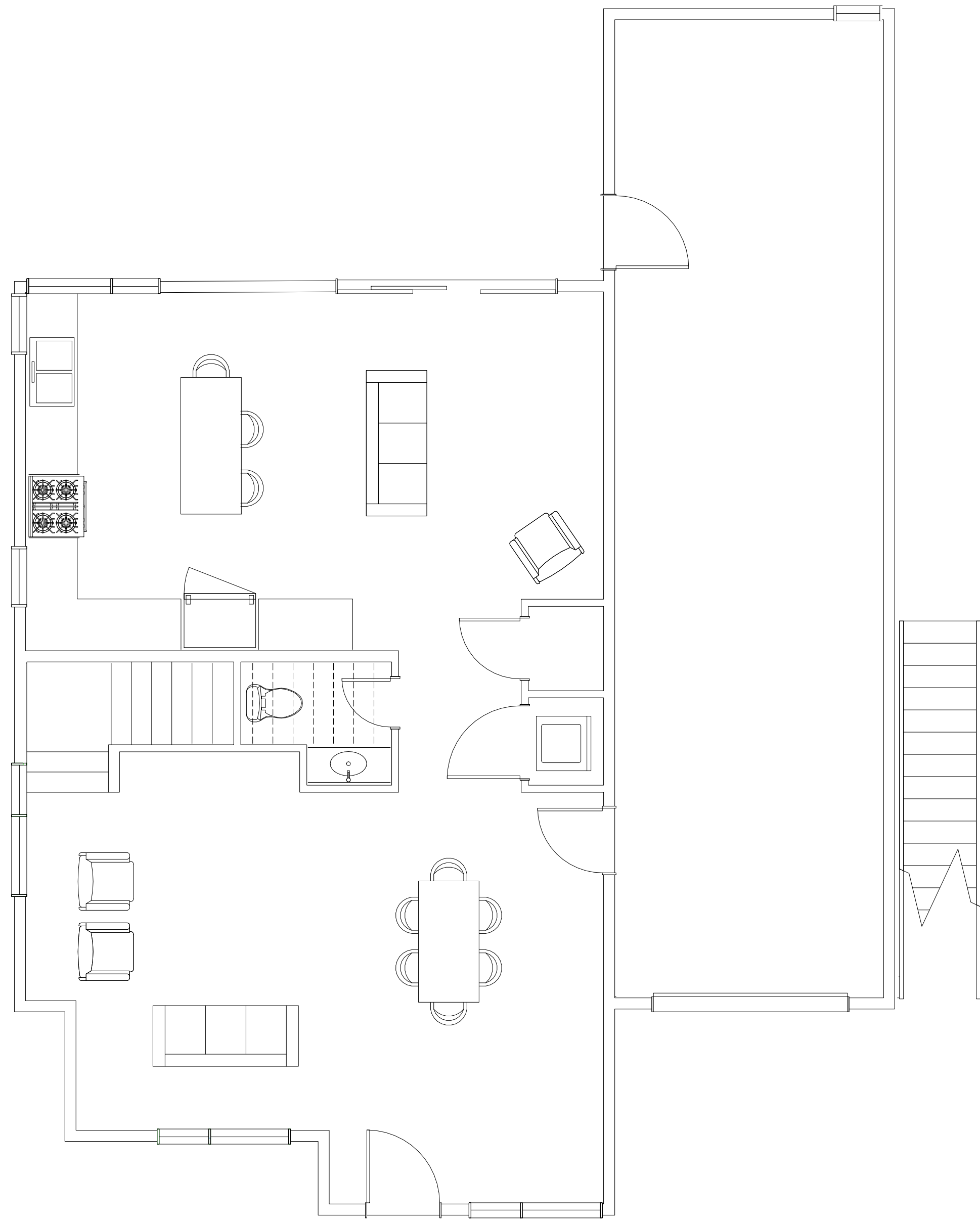
Unit Type B1 Short Rowhouse - Elevations



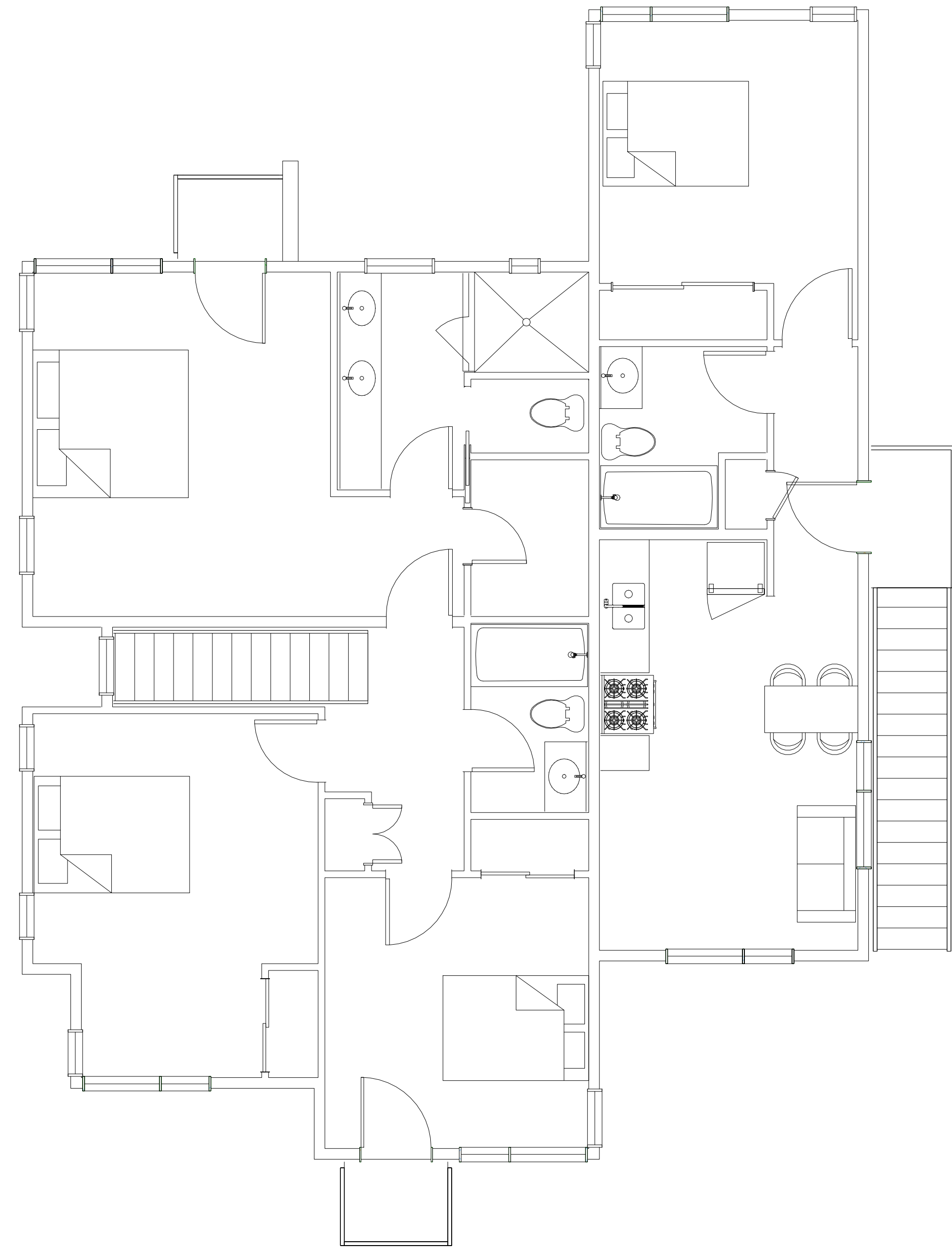
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A2.44

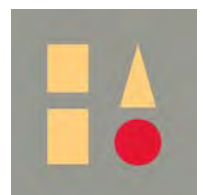


1 Unit Type F1 Floor Plan Level 1
1/4" = 1'-0"



2 Unit Type F1 Floor Plan Level 2
1/4" = 1'-0"

Unit Type F1 Duplex - Floor Plans



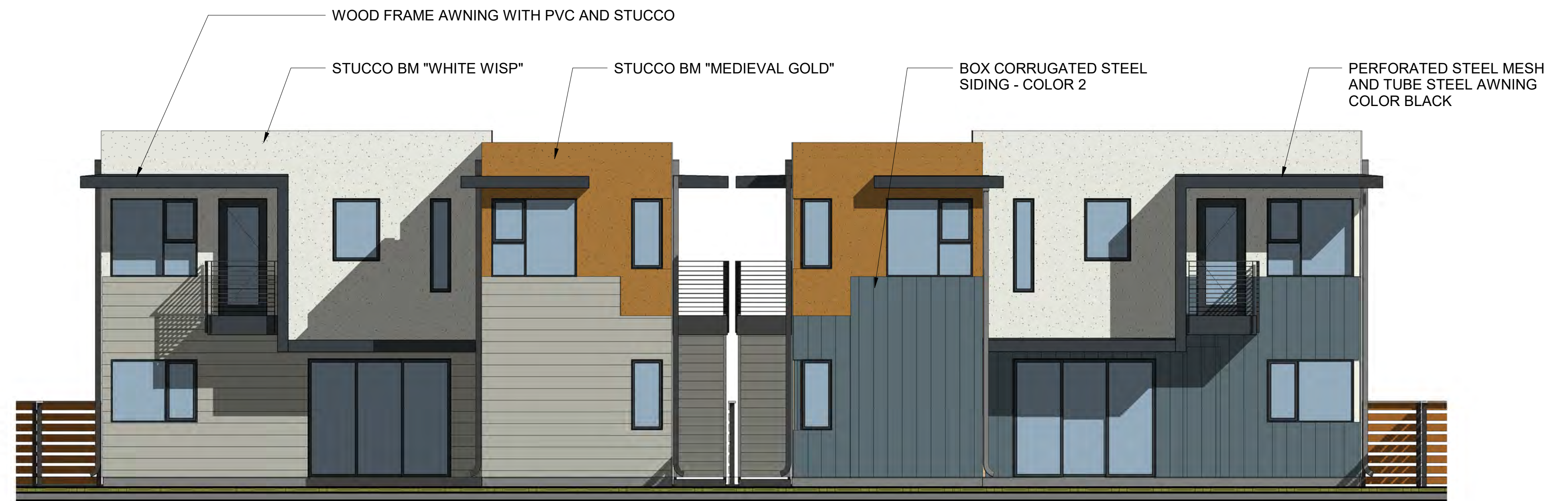
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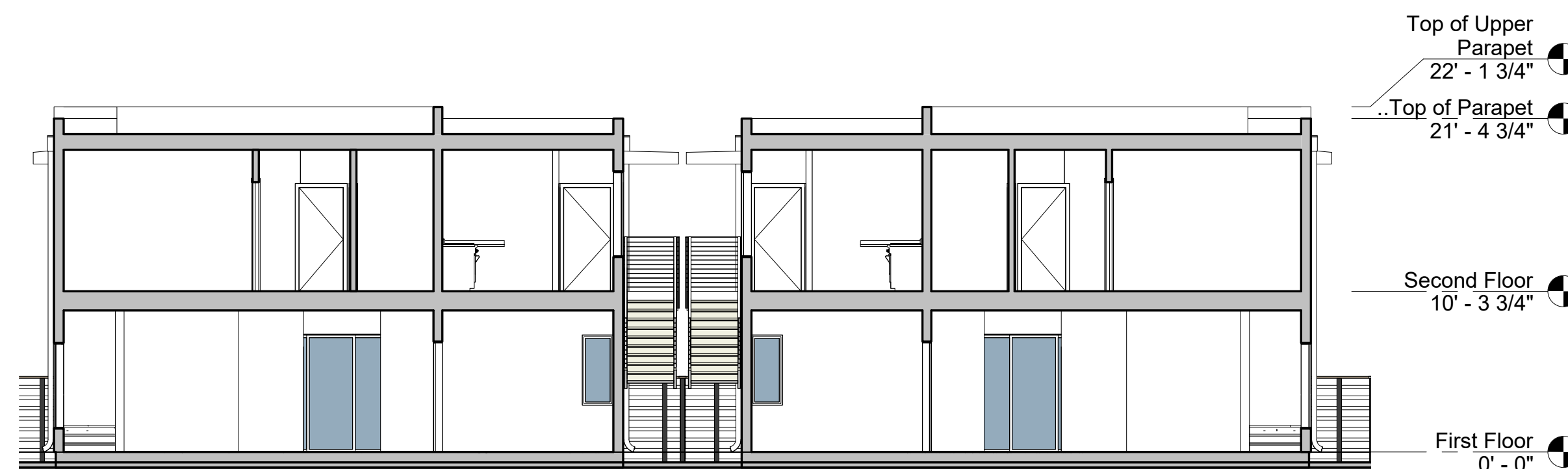
A2.51



4 Duplex - Right Elevation
3/16" = 1'-0"



3 Duplex - Rear Elevation
3/16" = 1'-0"



5 Duplex Section
1/8" = 1'-0"



2 Duplex - Left Elevation
3/16" = 1'-0"



1 Duplex - Front Elevation
3/16" = 1'-0"

Unit Type F1 Duplex - Elevations



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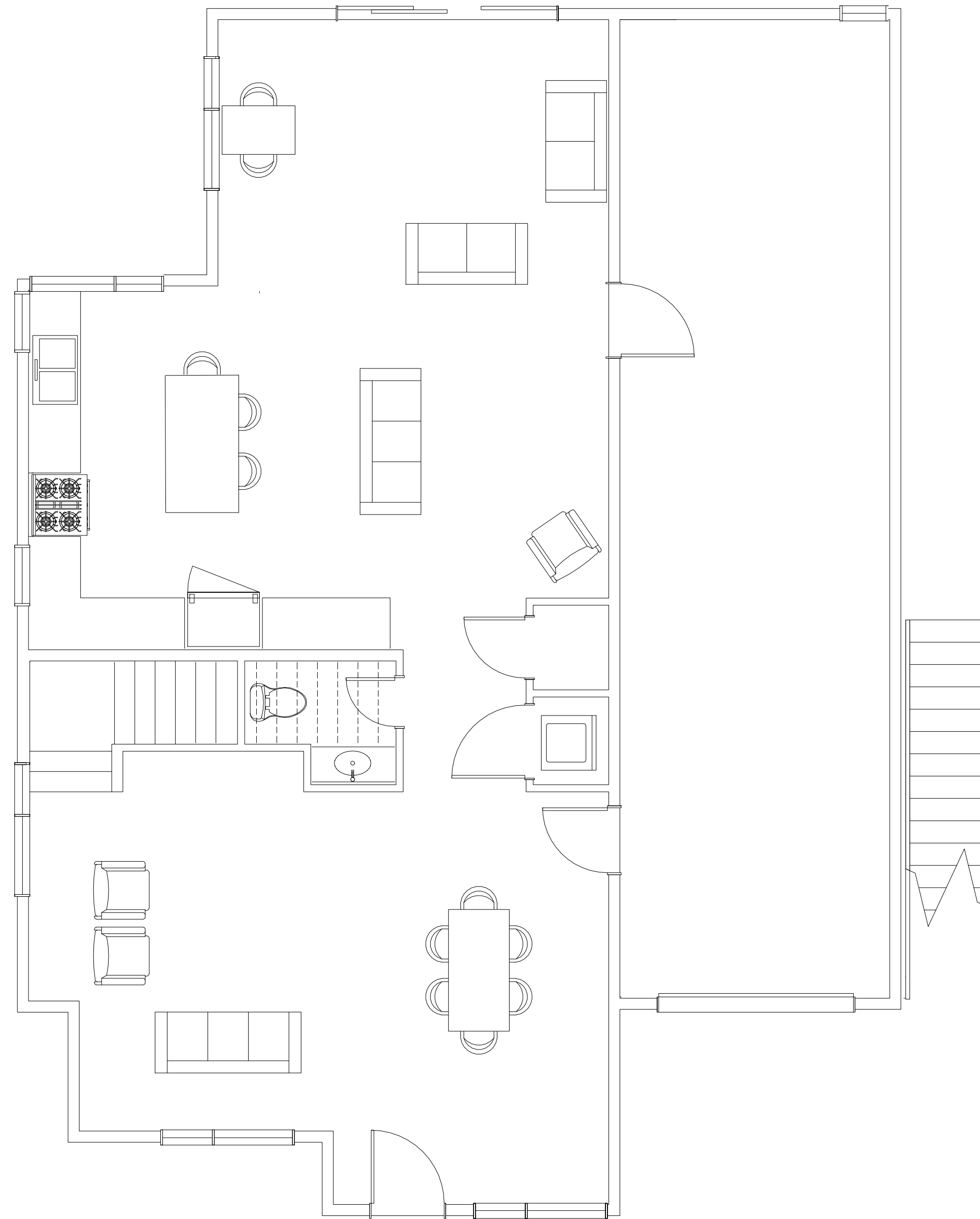
Marlow Commons
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Santa Rosa, CA

A2.52

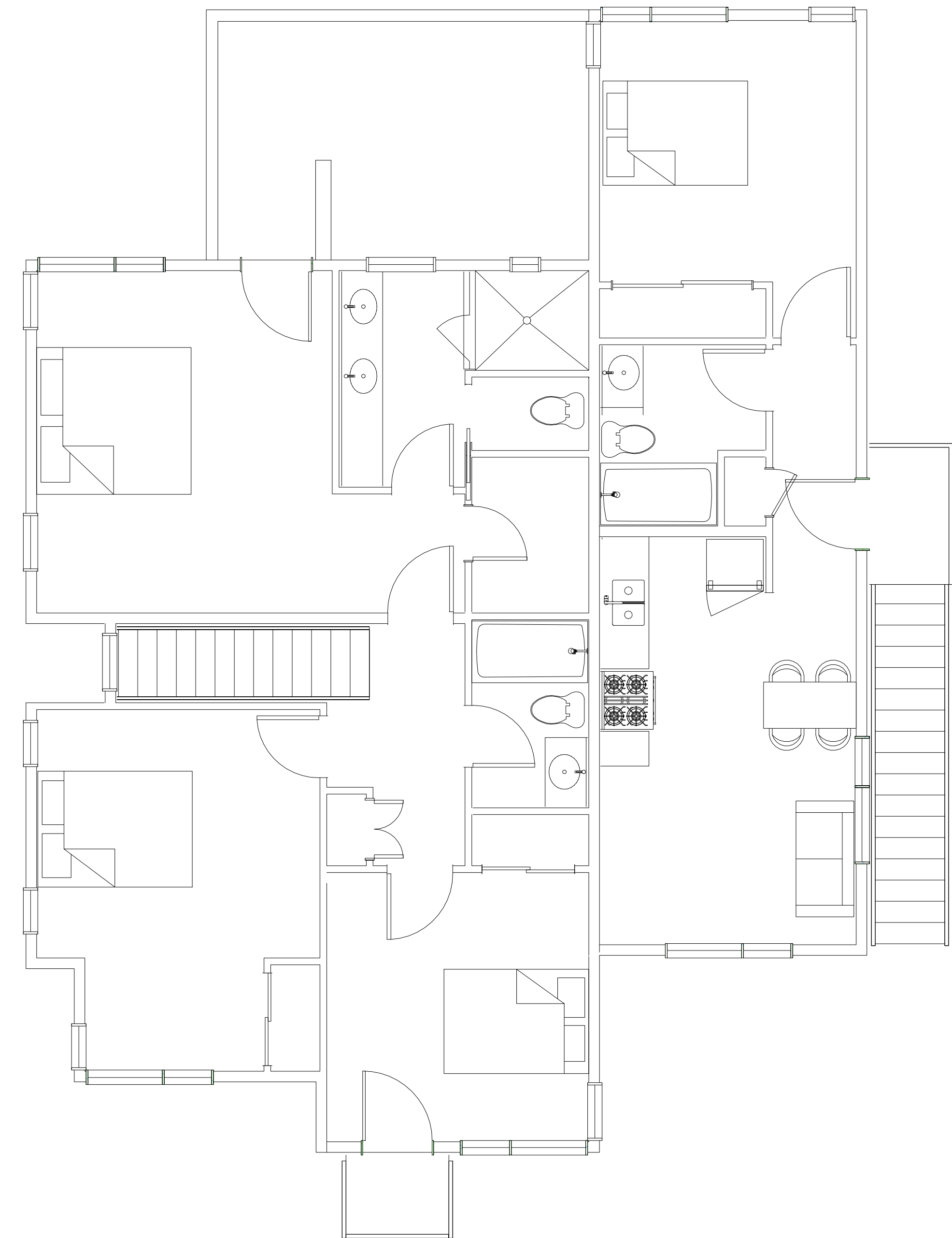


Unit Type F1 Axonometric Views





1 F2 (with Family Room) Level 1
1/4" = 1'-0"



2 F2 (with Family Room) Level 2
1/4" = 1'-0"

Unit Type F2 Duplex (with Family Room) - Floor Plans



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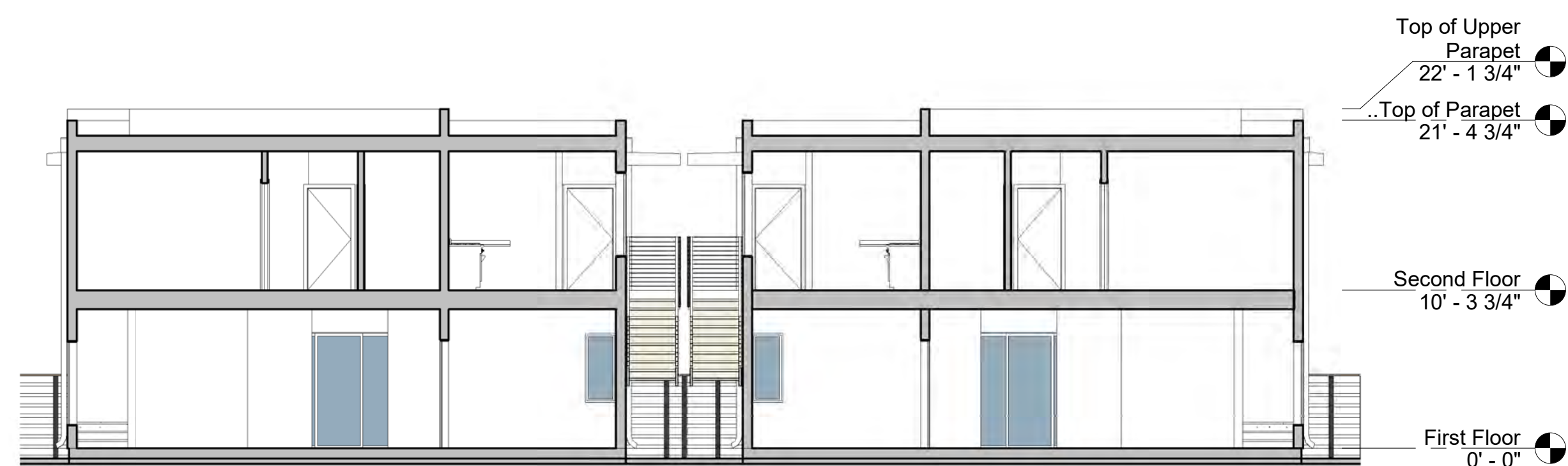
A2.61



2 Duplex - Left Elevation
3/16" = 1'-0"



3 Duplex - Rear Elevation
3/16" = 1'-0"



5 Duplex Section
1/8" = 1'-0"



4 Duplex - Right Elevation
3/16" = 1'-0"



1 Duplex - Front Elevation
3/16" = 1'-0"

Duplex - Elevations



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A2.52



2 3D View F2 Axo Front

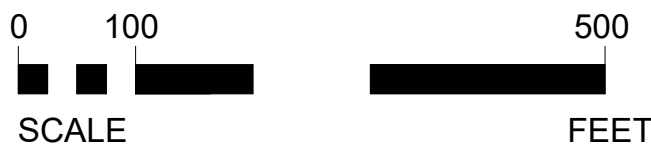
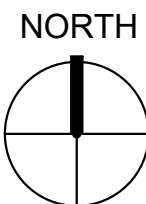


1 3D View F2 Axo Rear

Unit Type F2 Duplex (with Family Room) Axonometric Views



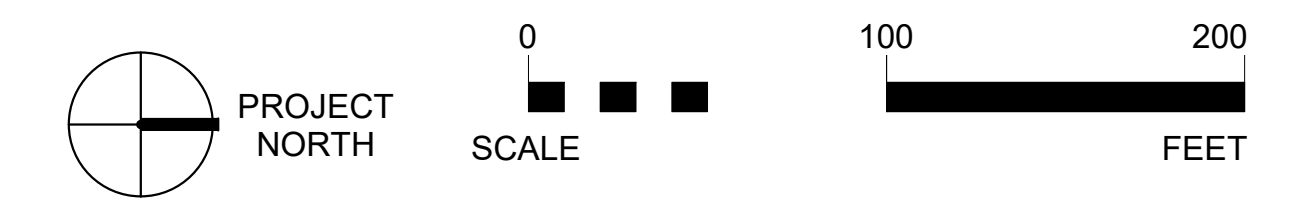
Neighborhood Context Map



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A2.75



Site Analysis



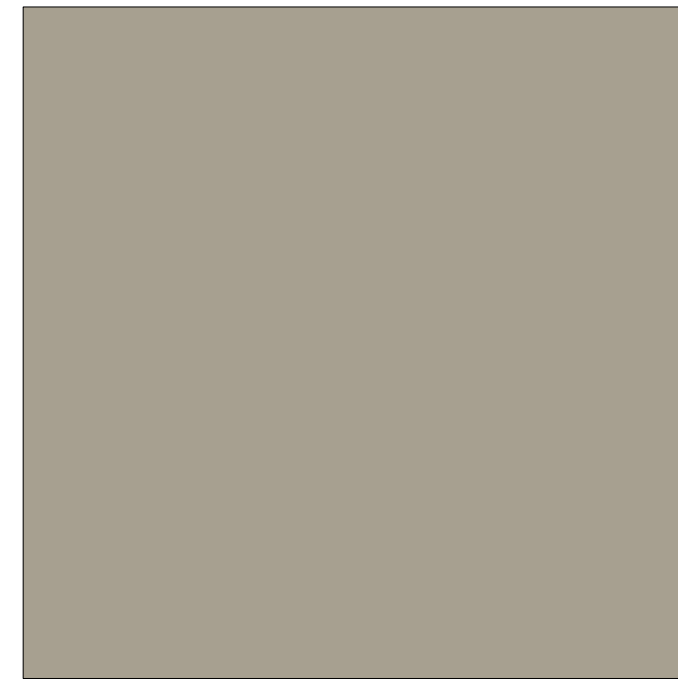
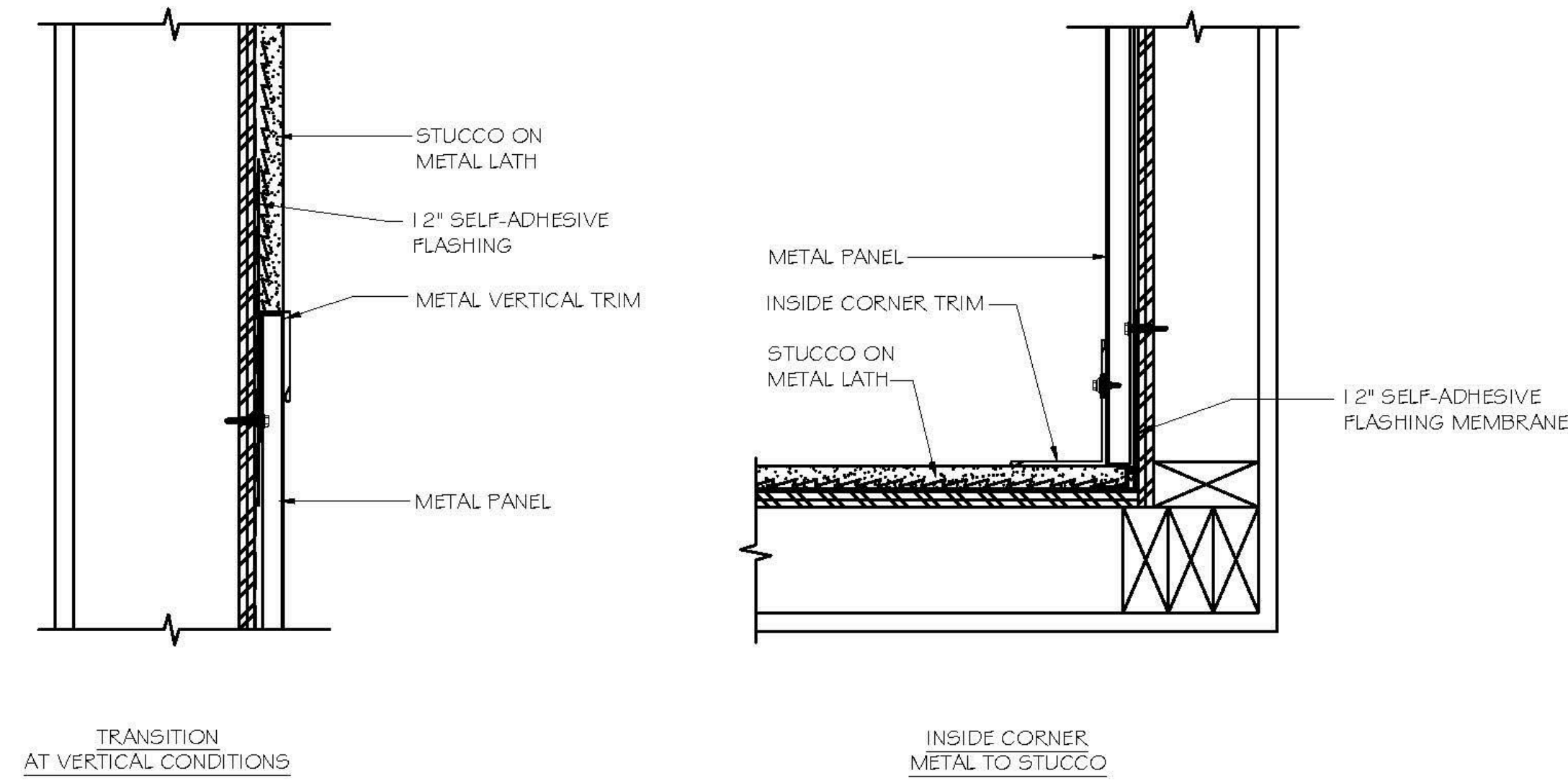
Site Photos



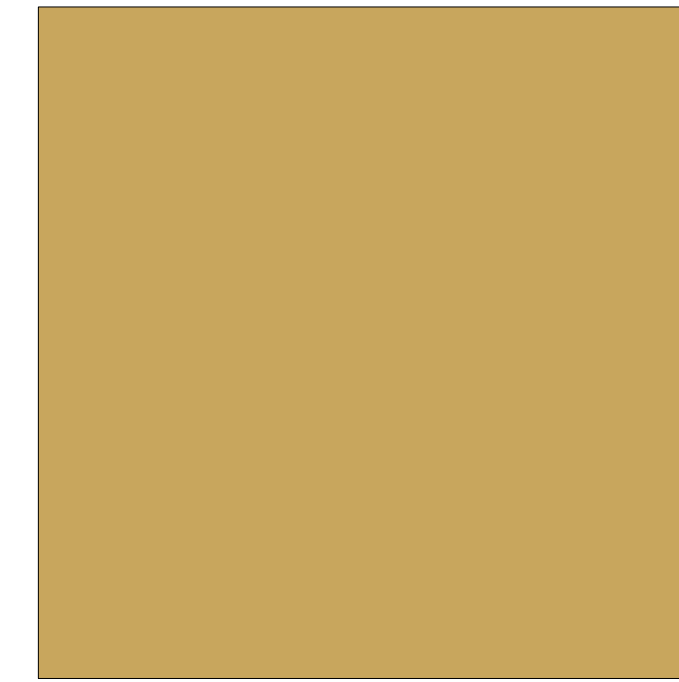
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A2.77



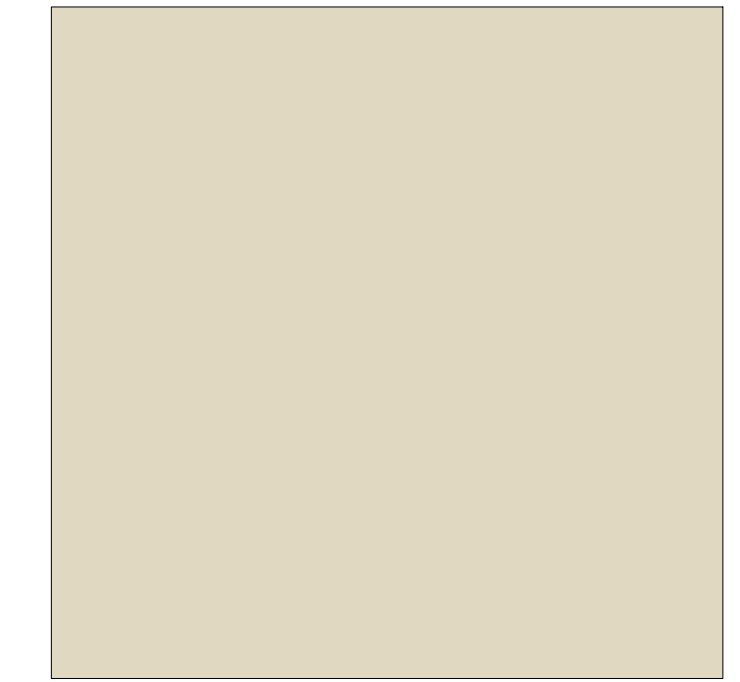
STUCCO WALL
BENJAMIN MOORE
"SANDY HOOK GRAY"



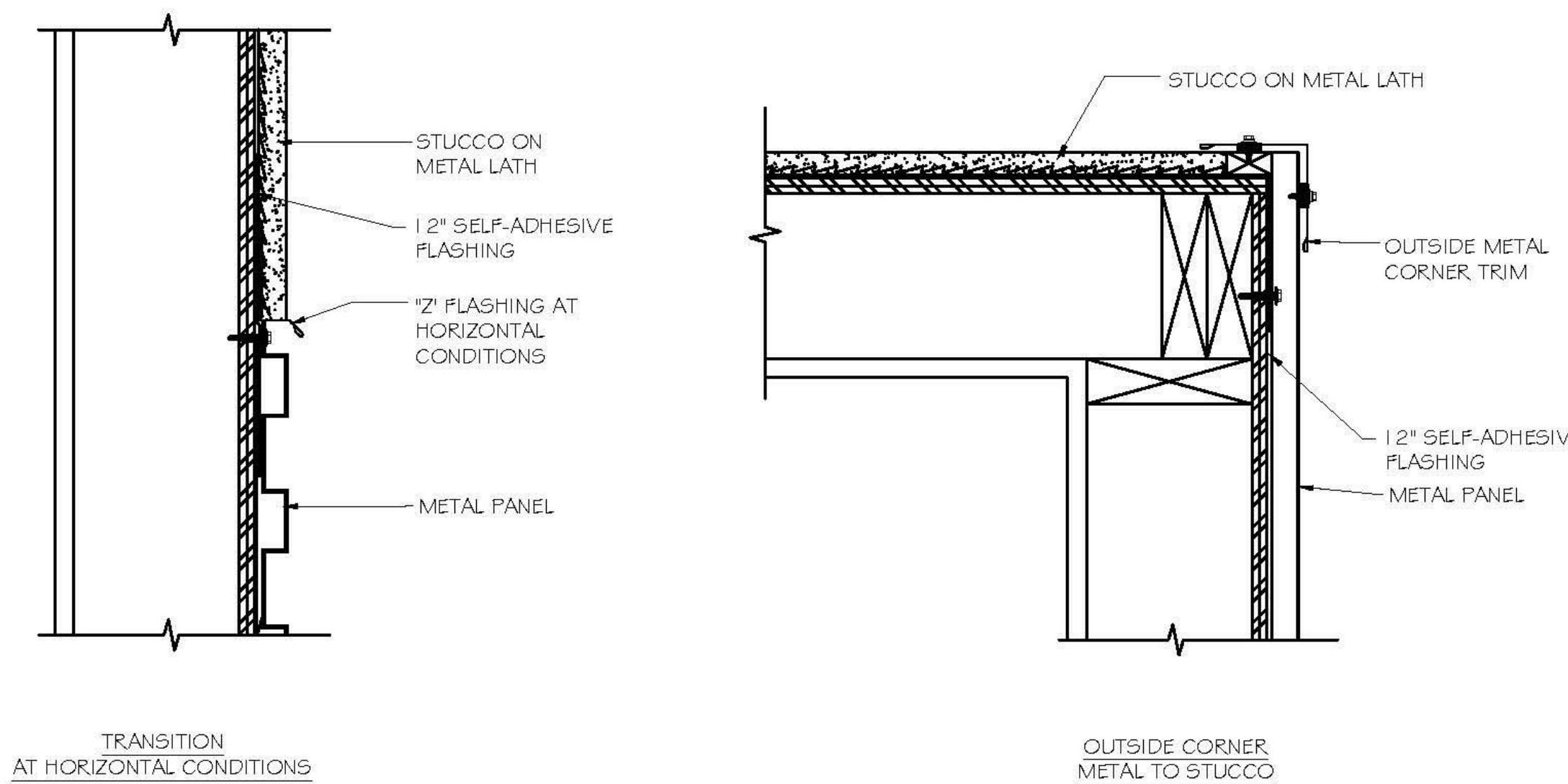
STUCCO WALL
BENJAMIN MOORE
"MEDIEVAL GOLD"



STUCCO WALL
BENJAMIN MOORE
"WHITE WISP"



STUCCO WALL
BENJAMIN MOORE
"PEBBLE ROCK"



ALUMINUM
WINDOWS AND DOORS
COLOR "BLACK "



METAL CLADDING
BOX CORRUGATED STEEL
COLOR 3



METAL CLADDING
BOX CORRUGATED STEEL
COLOR 2

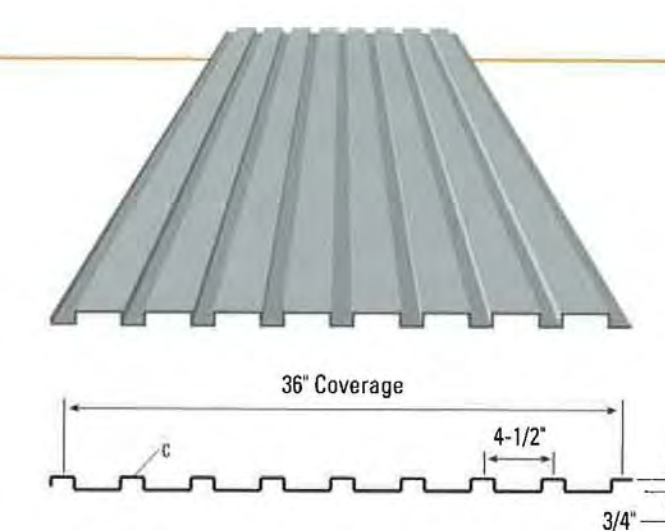


METAL CLADDING
BOX CORRUGATED STEEL
COLOR 1

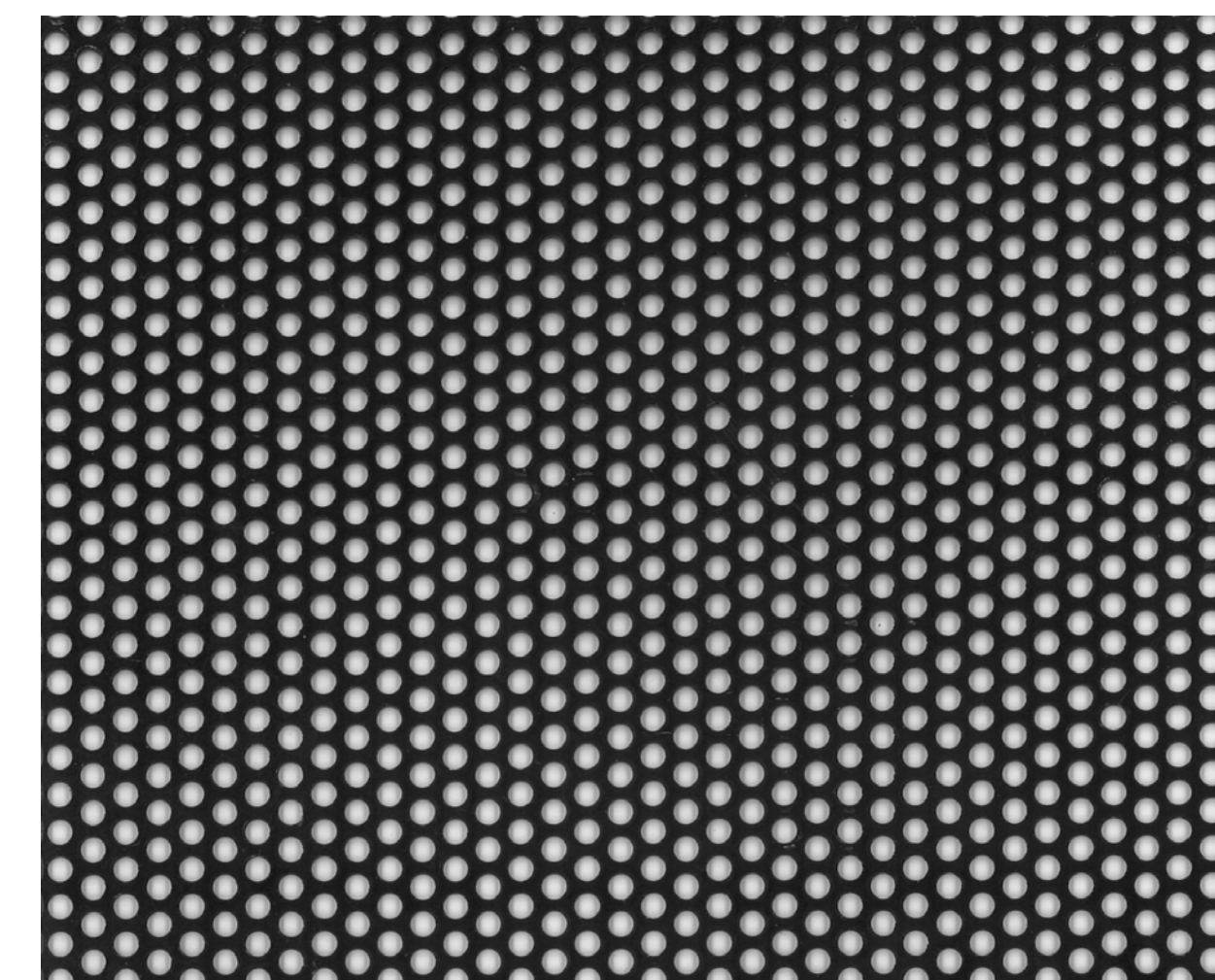
STUCCO AND METAL SIDING - REVEAL DETAILS

T16-E

- Exposed direct-fastened panel for roof and wall applications
- Applies over open framing or solid substrate
- Panel coverage: 36"
- Rib height: 3/4"
- Trapezoidal rib on 4-1/2" center
- Optional material: stainless steel, aluminum, and copper
- Gauges: 24 ga. standard, 22 ga., 20 ga., and 18 ga. optional
- Custom capabilities include:
 - Perforated panels for wind screens and liner panels
- Standard Finish: PVDF (Kynar 500®)
- Optional Finishes: Multi-pass PVDF, Print Coat Systems, Plastisol, and Polyester
- Contact Metal Sales for load-carrying capabilities



BOX CORRUGATED
STEEL SIDING

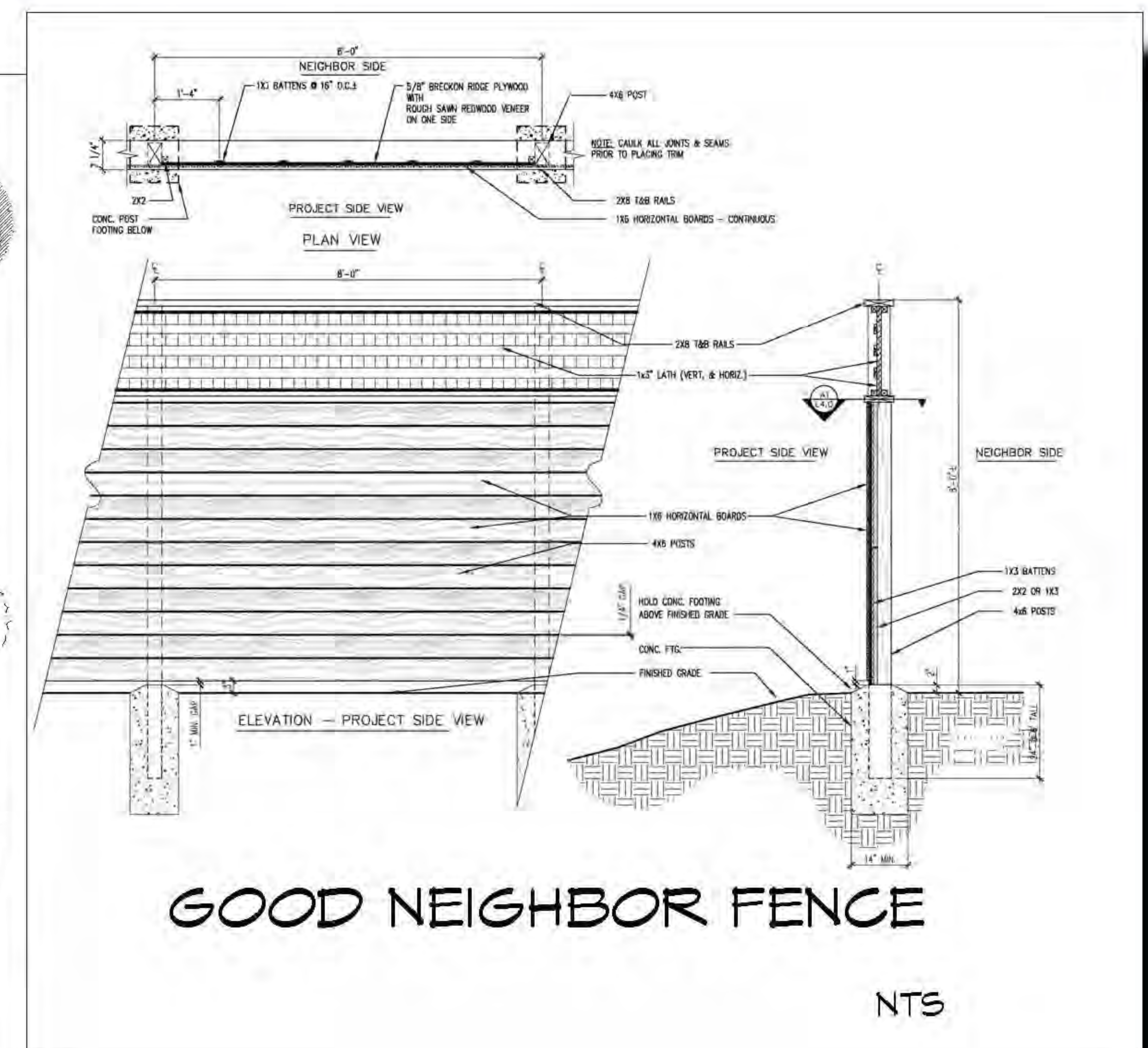


PERFORATED STEEL MESH
AWNING AT WINDOWS AND ENTRY DOORS
COLOR - BLACK



OUTDOOR LED WALL SCONCE
"BYRON" BY KUZCO LIGHTING
BLACK

COLORS, MATERIALS AND FINISHES



LANDSCAPE DESIGN INTENT

THE DESIGN INTENT OF THIS PROJECT IS TO PROVIDE AN ATTRACTIVE, DURABLE, LOW MAINTENANCE AND LOW WATER CONSUMING LANDSCAPE WHICH EMBRACES THE SONOMA COUNTY AESTHETIC.

PLANTING SHALL INCLUDE A MIXTURE OF THOROUGHLY APPROPRIATE SHRUBS AND GROUND COVER PLANTINGS, SHRUBS AND GROUND COVER PLANTINGS SHALL CORRELATE WITH MEDIUM, LOW WATER USE PLANTS [AS DEFINED BY THE 2014 EDITION, NUGGS (N)].

DECIDUOUS, FLORESCING ACQUENT TREES ARE PROPOSED TO CREATE INTEREST AND CHARACTER. LARGE DECIDUOUS SHADE SHALL PROVIDE CANOPY SHADE IN THE PARKING LOT. SMALLER ACQUENT AND SMALLER EVERGREEN TREES ALL PROVIDE YEAR ROUND INTEREST AND SCREENING FROM ADJACENT PROPERTIES. LOCALLY NATIVE OAKS WILL BE USED TO INTERFACE THE PROJECT WITH THE ADJACENT CREEK. LAWN IS NOT PLANNED FOR ANY PORTION OF THE LANDSCAPED AREAS. REQUIRED BIO-CIVICALS WILL BE LANDSCAPED WITH A SOFT PROJECT DEVELOPED SPECIFICALLY FOR BIO-FILTRATION.

IRRIGATION DESIGN INTENT

ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM WITH WEATHER SENSOR OVERRIDE SENSOR SHALL BE CAPABLE OF CALCULATING EVAPOTRANSPIRATION AND SHALL ADJUST FOR LOCAL WEATHER. THE ENTIRE IRRIGATION SYSTEM SHALL BE ON AN AUTOMATICALLY CONTROLLED SYSTEM WITH SEPARATE PROGRAMS CAPABLE OF IRRIGATING EACH HYDROZONE INDEPENDENTLY.

THE PROPOSED TREES SHALL BE IRRIGATED VIA SEPARATE, DEDICATED BUBBLER CIRCUIT. ALL OTHER LANDSCAPE AREAS SHALL BE IRRIGATED VIA AN IN-LINE DRIP BATTERY IRRIGATION SYSTEM. THE INTENT OF THE LANDSCAPE AND WATER DELIVERY SYSTEMS IS TO MEET ALL ASPECTS OF THE CITY OF SANTA ROSA WATER EFFICIENCY LANDSCAPE ORDINANCE (DELO).



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