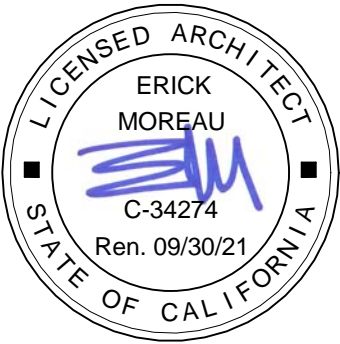


EDEN HOUSING QUAIL RUN REHAB



1018 BELLEVUE AVENUE, SANTA ROSA, CA 95407
APN 044-330-056

PROJECT DIRECTORY

OWNER:

EDEN HOUSING
22645 GRAND STREET
HAYWARD, CA 94541
TEL: (510) 582-1460
FAX: (510) 582-6523

CONTACT: WOODY KARP

ARCHITECT:

WEIR / ANDREWSON ASSOCIATES, INC.
990 A STREET, SUITE 202
SAN RAFAEL, CA 94901
TEL: (415) 485-9797
FAX: (415) 485-9799

CONTACT: ERICK MOREAU

LANDSCAPE ARCHITECT

JETT
2 THEATRE SQUARE, SUITE 218
ORINDA, CA 94563
TEL: (925) 254-5422 x 101

CONTACT: BRUCE JETT

PROJECT DATA

<u>SITE AREA:</u>	435,600 SF (10.00 ACRES)
<u>NUMBER OF BUILDINGS:</u>	11 (10 RESIDENTIAL, 1 COMMUNITY BUILDING)
<u>BUILDING FLOOR AREA:</u>	230,253 SF
<u>BUILDING SITE COVERAGE:</u>	79,002 SF
<u>NUMBER OF UNITS:</u>	200
<u>CONSTRUCTION TYPE:</u>	VA
<u>PARKING:</u>	
TOTAL SPACES:	370
COVERED:	148
OPEN:	206
ACCESSIBLE:	16 (3 VAN ACCESSIBLE)
BIKE PARKING	50
<u>ZONING:</u>	PD 0371 (R3-15)
<u>OCCUPANCY / USE:</u>	DWELLINGS - R2 MULTI-FAMILY
<u>YEAR BUILT:</u>	1997
<u>PROPOSED DOG RUN AREA:</u>	1,528 SF

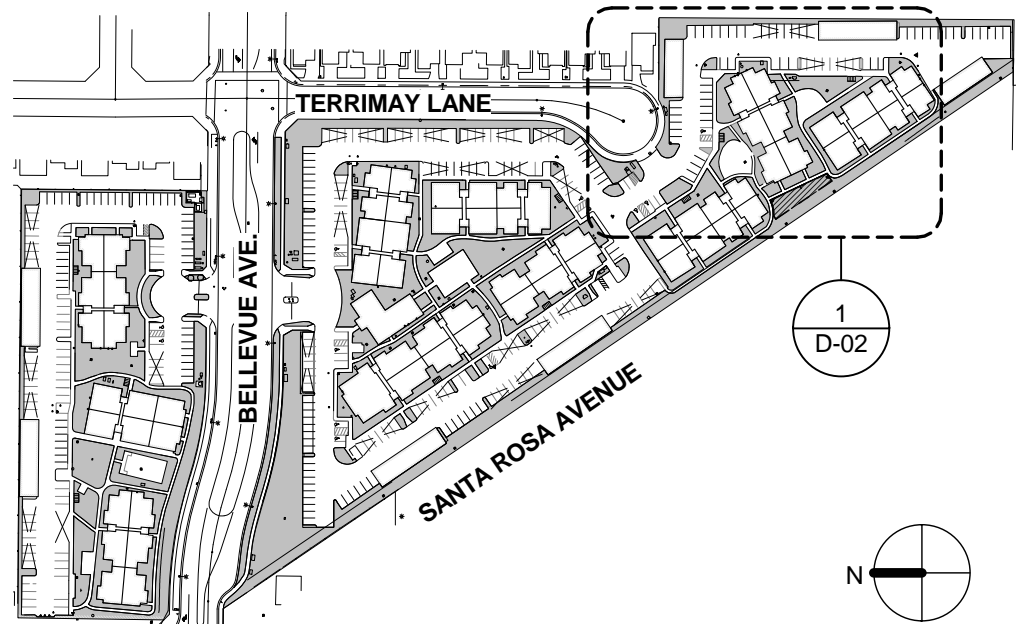
PROJECT DESCRIPTION

UTILIZE AN UNDER-USED OPEN LANDSCAPED AREA FOR A DOG RUN EXCLUSIVELY FOR TENANT USE ONLY.

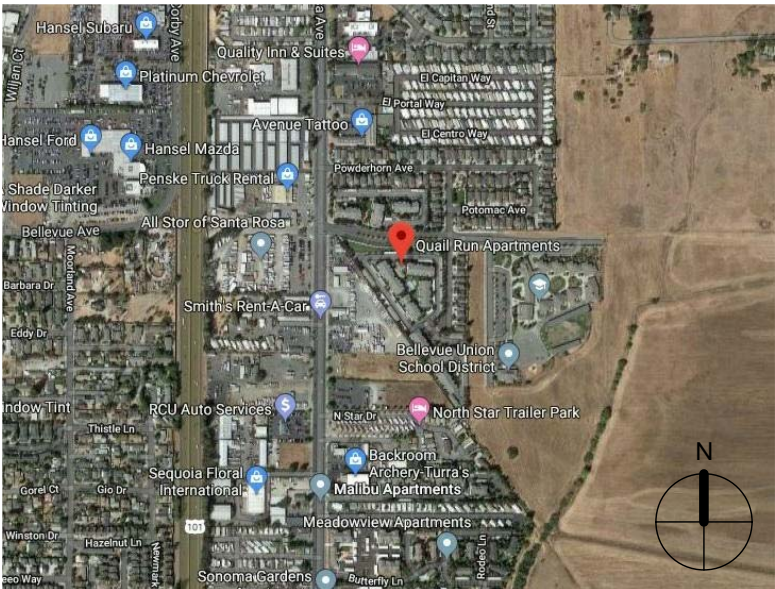
PROPOSED HOURS OF OPERATION:
SUNRISE TO SUNSET, DAILY

WEEKLY CLEANING TO BE PROVIDED BY THE PROPERTY MAINTENANCE TEAM.

SITE MAP



VICINITY MAP



DRAWING INDEX

ARCHITECTURAL	
D-01	DOG RUN COVER SHEET
D-02	DOG RUN SITE PLAN
D-03	DOG RUN PLAN
D-04	DOG RUN DETAILS
D-05	DOG RUN NEIGHBORHOOD CONTEXT MAP
LANDSCAPE	
LD0.01	GENERAL NOTES AND LEGENDS
LD1.01	DOG RUN PLAN
LD2.01	PRECEDENT IMAGES & DETAILS
Grand total: 8	

EDEN HOUSING
QUAIL RUN REHAB

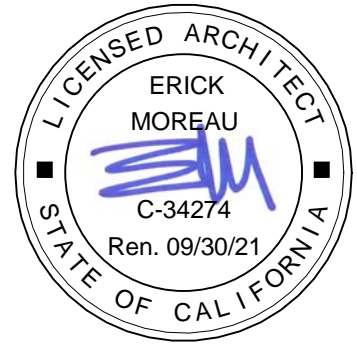
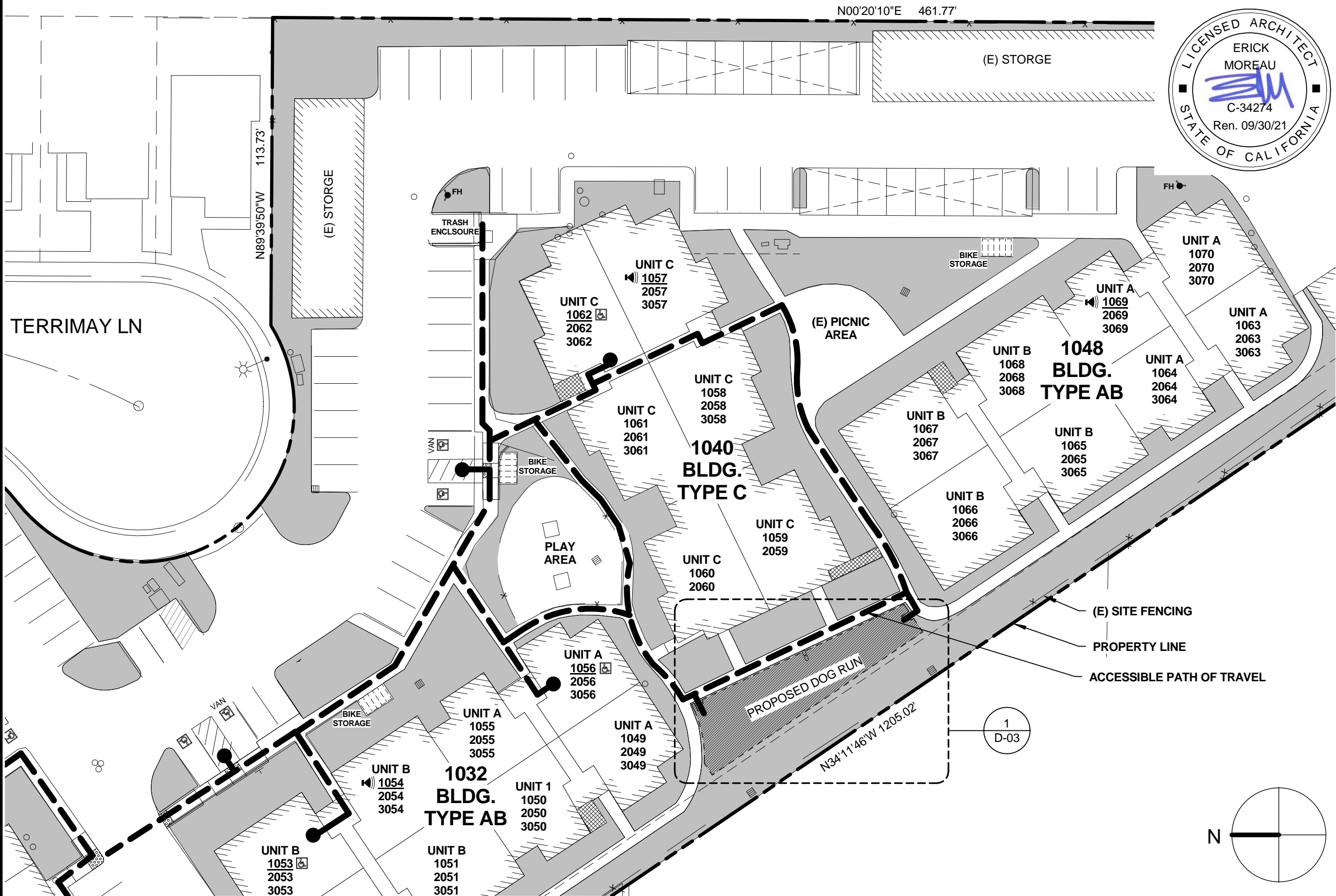
1018 BELLEVUE AVENUE, SANTA ROSA, CA, 95407

JOB #:	18027
DATE:	1/30/20
DRAWN:	VZ / WY
CHECKED:	EM

REFERENCE DRAWING

DRAWING

D-01



EDEN HOUSING
QUAIL RUN REHAB

1018 BELLEVUE AVENUE, SANTA ROSA, CA, 95407

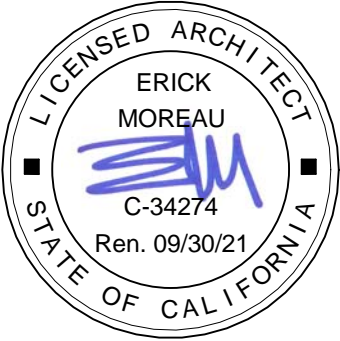
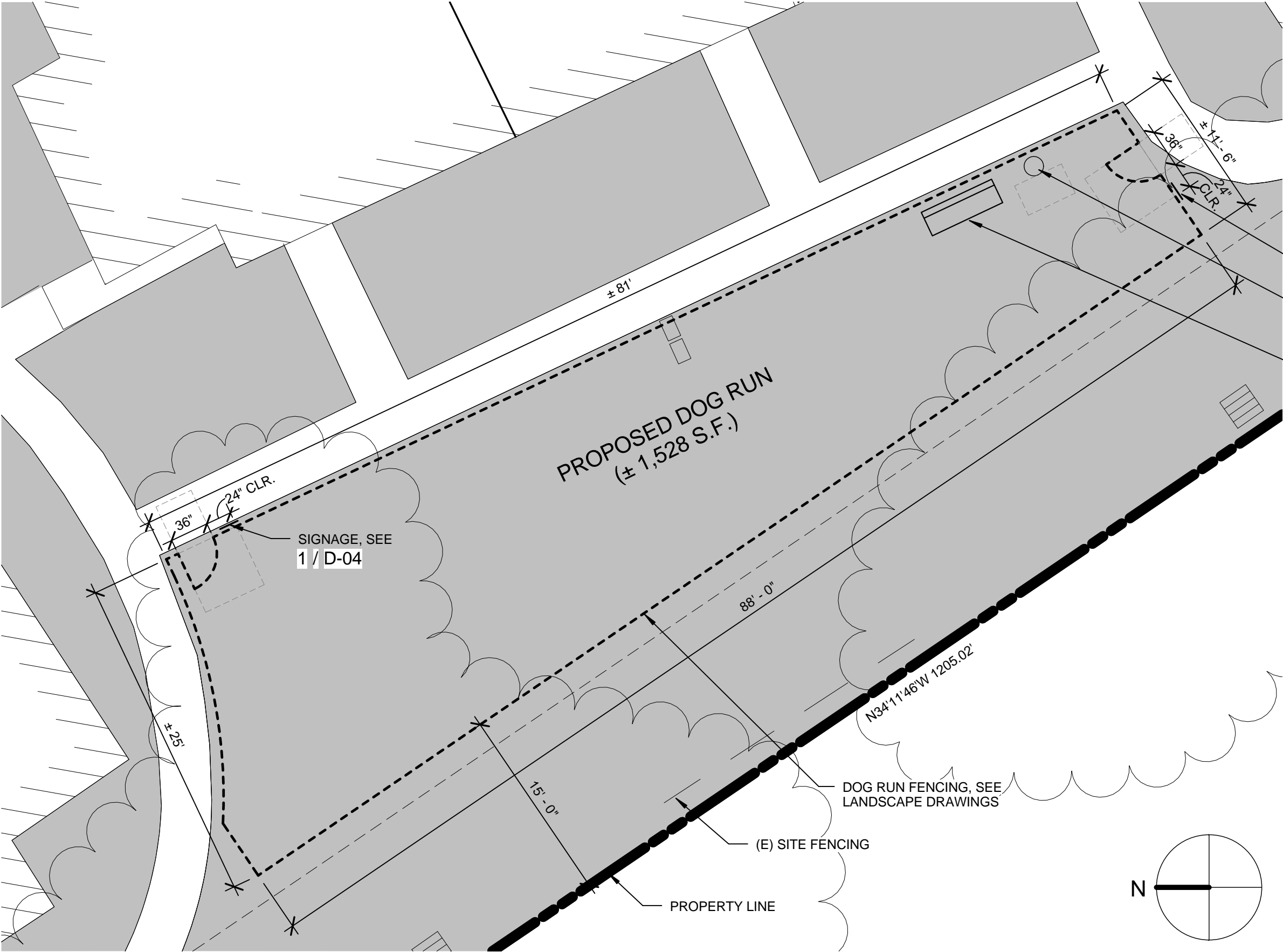
JOB #:	18027
DATE:	1/30/20
DRAWN:	VZ / WY
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REFERENCE DRAWING

DRAWING

D-02

1 DOG RUN - SITE PLAN
1/32" = 1'-0"



SIGNAGE, SEE
1 / D-04

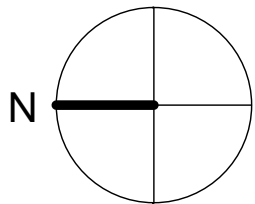
WASTE STATION,
SEE LANDSCAPE
DRAWINGS

BENCH, SEE
LANDSCAPE
DRAWINGS

DOG RUN FENCING, SEE
LANDSCAPE DRAWINGS

(E) SITE FENCING

PROPERTY LINE



1

DOG RUN PLAN

1/8" = 1'-0"

EDEN HOUSING
QUAIL RUN REHAB

1018 BELLEVUE AVENUE, SANTA ROSA, CA, 95407

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REFERENCE DRAWING

DRAWING

D-03



2 EXISTING SITE AERIAL VIEW



JOB #:	18027
DATE:	1/30/20
DRAWN:	VZ / WY
CHECKED:	EM

REFERENCE DRAWING

DRAWING

D-04

SAMPLE DOG RUN RULES

Owners are legally responsible for their pets and any injuries caused by them.

All animals must be properly licensed, inoculated and healthy.

Animals should wear a collar and ID tags at all times.

Owners must clean up after their pets. Pet Waste Stations are provided for your convenience.

Animals showing aggression towards people or other animals will be removed from the dog run.

Animals who exhibit a history of aggressive behavior will not be permitted.

Puppies using the dog run must be at least four months old.

Owners should not leave their pets unattended or allowed out of sight. If young children are permitted in the dog run, they too should be under constant supervision.

Dogs in heat will not be allowed inside the dog run.

Owners must carry a leash at all times. Dogs should be leashed before entering and prior to leaving the dog run.

Violators will be subject to removal from the dog run and suspension of dog run privileges.

HOUR OF OPERATION

SUNRISE TO SUNSET, DAILY

SIGN TO BE IN COMPLIANT WITH CBC 11B-703.5

1 DOG RUN SIGNAGE
1 1/2" = 1'-0"

NEIGHBORHOOD CONTEXT MAP



EDEN HOUSING
QUAIL RUN REHAB

1018 BELLEVUE AVENUE, SANTA ROSA, CA, 95407

JOB #:	18027
DATE:	1/30/20
DRAWN:	VZ / WY
CHECKED:	EM

REFERENCE DRAWING

DRAWING

D-05

GENERAL NOTES

1. PLANS ARE BASED UPON DRAWINGS PREPARED BY WEIR ANDREWSON ARCHITECTS. CONTRACTOR SHALL REVIEW THESE DOCUMENTS, CONFIRM ALL DIMENSIONS AND ELEVATIONS AND NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES, EITHER ON THE PLANS OR OBSERVED IN THE FIELD PRIOR TO COMMENCING WORK. BY EXISTING PLANTS SHOWN ON DRAWINGS OBSERVED IN THE FIELD.
2. ALL PROPOSED LANDSCAPE IMPROVEMENTS SHALL BE IN CONFORMANCE WITH CITY OF SANTA ROSA REQUIREMENTS.

GRADING NOTES

1. ANY SLOPES AND OTHER PROPOSED LANDSCAPE GRADING IMPROVEMENTS WILL BE BASED UPON TOPOGRAPHIC SURVEY INFORMATION PROVIDED ON GRADING PLANS BY CIVIL ENGINEER.
2. TRANSITIONS BETWEEN SLOPES AND RELATIVELY FLAT AREAS, WHETHER EXISTING OR NEW, SHALL BE ROUNDED, GRADUAL AND SLOPED TO DRAIN.
3. ALL PROPOSED PAVING SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% AND A MINIMUM CROSS SLOPE OF 1% UNLESS OTHERWISE NOTED.

SCHEDULE OF MATERIALS & FINISHES

KEY	DESCRIPTION	DETAIL	QTY.	COLOR	FINISH/MATERIAL	MFG./ SUPPLIER	PRODUCT
PAVING							
P-1	CONCRETE PAVING	SCD, SAD	—	NATURAL	MEDIUM BROOM	—	—
P-2	STABILIZED DECOMPOSED GRANITE	—	—	GOLD	—	FELTON QUARRY OR EQ	CALIFORNIA GOLD W/STABILIZER BINDER
FENCING							
F-1	4' CHAIN LINK FENCE	—	—	—	GALV. STEEL	—	—
F-2	4' CHAIN LINK GATE	—	—	—	GALV. STEEL	—	—
SITE FURNISHINGS							
SF-1	DOG WASTE STATION	—	—	GREEN	POWDERCOAT ALUM.	MUTT MITT OR EQ	DOG WASTE STATION — ITEM #1004
SF-2	BENCH	—	—	PEWTER	MAHOGONY	ANOVA	RCPMC6 MADISON 6' METAL BENCH W/BACK RECYCLED PLASTIC SLATS
MISCELLANEOUS							
M-1	HEADER	—	—	—	—	—	SYNTHETIC COMPOSITE
—		—	—	—	—	—	

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SHEET NUMBER	SHEET TITLE
LD0.01	GENERAL NOTES AND LEGENDS
LD1.01	DOG RUN PLAN
LD2.01	PRECEDENT IMAGES & DETAILS



QUAIL RUN APARTMENTS LANDSCAPE IMPROVEMENTS

1018 BELLEVUE AVE
SANTA ROSA, CA

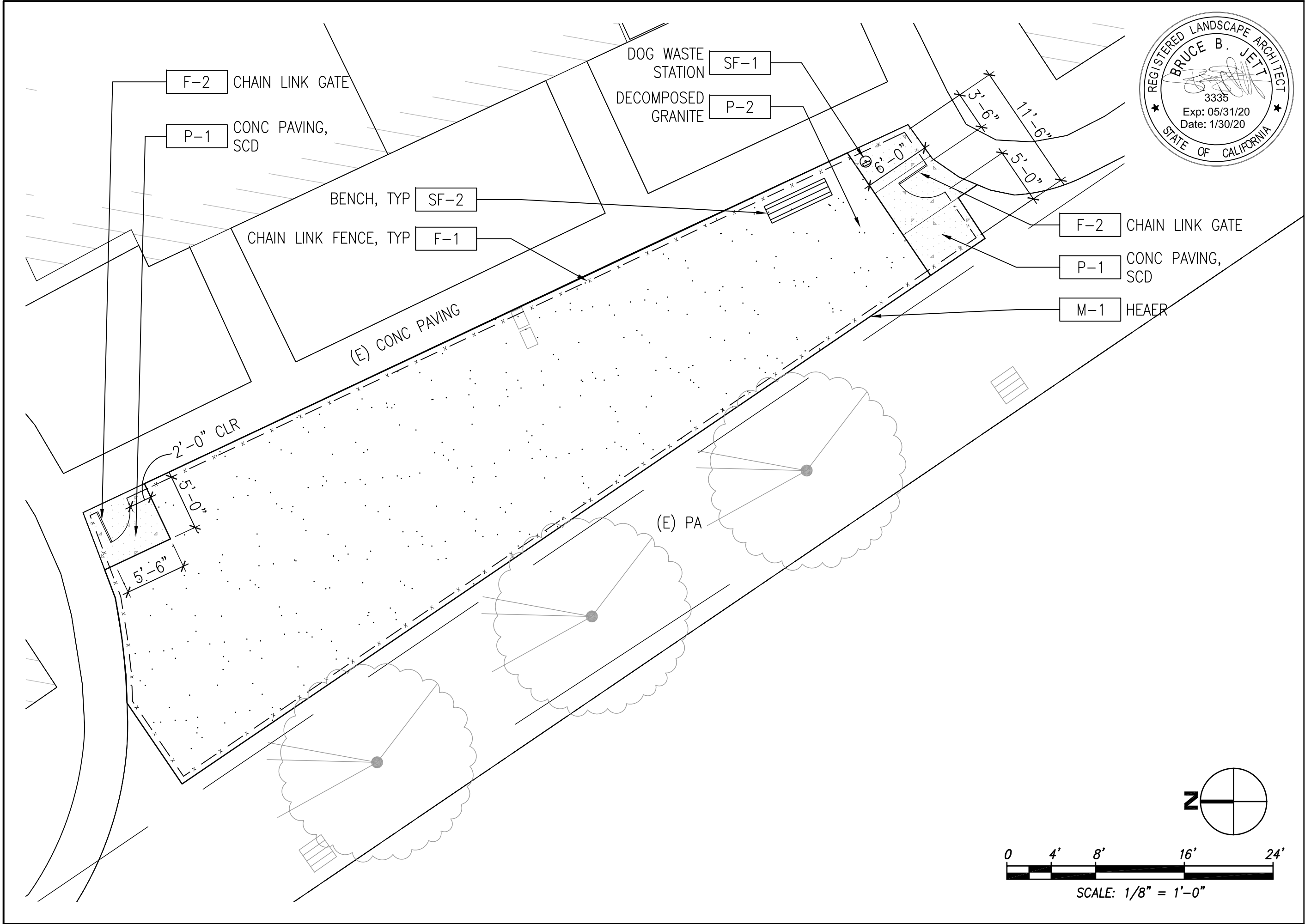
#	DATE	ISSUE
	01.13.2020	COND. PERMIT SUBMT

SHEET TITLE

GENERAL NOTES AND LEGENDS

JOB NO.	
SCALE	AS SHOWN
DRAWN BY	
SHEET NO.	

LD0.01



**QUAIL RUN
APARTMENTS**
LANDSCAPE IMPROVEMENTS
1018 BELLEVUE AVE
SANTA ROSA, CA

#	DATE	ISSUE
	01.13.2020	COND. PERMIT SUBMT

SHEET TITLE

DOG RUN PLAN

JOB NO.	AS SHOWN
SCALE	
DRAWN BY	
SHEET NO.	

LD1.01



3 CHAIN LINK FENCE AT DOG RUN
SCALE: NTS



4 STABILIZED DECOMPOSED GRANITE
SCALE: NTS



1 WASTE STATION
SCALE: NTS



2 BENCH
SCALE: NTS



#	DATE	ISSUE
01.13.2020	COND. PERMIT SUBMT	

SHEET TITLE
**PRECEDENT
IMAGES &
DETAILS**

JOB NO.	
SCALE	AS SHOWN
DRAWN BY	
SHEET NO.	