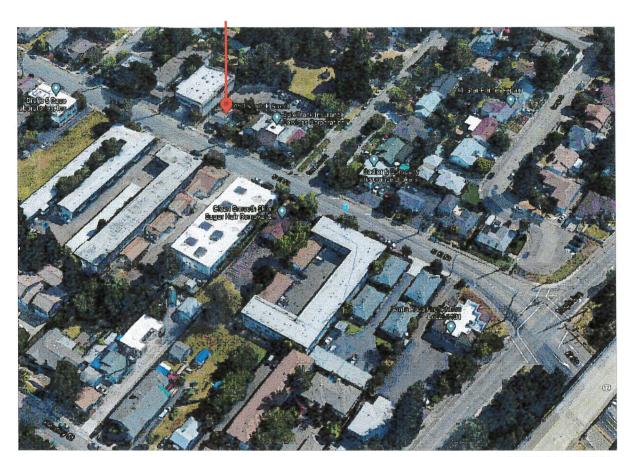


PROPOSED STREET VIEW



AERIAL VIEW



VICINITY & WALKABILITY MAP





EXISTING STREET VIEW

PROJECT DATA

DEMO EXISTING HOME AND BUILD 3 UNIT MULTIFAMILY HOUSING.

.17 ACRE

NUMBER OR STORIES:

450 SOUTH E STREET SANTA ROSA, CA 95404 PROJECT ADDRESS: 009-281-011

MED RESIDENTIA GENERAL PLAN: R-3-18 ZONING:

EXISTING HOUSE TO DEMO: 388+ SF TOTAL BUILDING FOOTPRINT: 1767 SF

TOTAL BUILDING LIVING SPACE: 2255 SF
UNIT A1 GARAGE 638 SF
A1 LIVING SPACE 882 SF
UNIT A2 GARAGE 638 SF
A2 LIVING SPACE 882 SF
UNIT B GARAGE 491 SF
B LIVING SPACE 634 SF

CONSTRUCTION TYPE: V B SPRINKLERED

OCCUPANCY TYPE:

PROJECT DIRECTORY

OWNER

PARCEL AREA:

KELLEY AND TOM PARSONS 1617 WOOD ROAD FULTON CA 95439 707.573.3807 TPARSONS@SONIC.NET

PLANNING

DEAN PARSONS
PARSONS & ASSOCIATES LAND USE PLANNING
2000 MONTECTTO AVE. SANTA ROSA, CA. 98404
707.503.7571
monte2500@etLnst

CIVIL ENGINEERS

GREG JENNINGS
BKF ENGINEERS
200 4TH STREET
SANTA ROSA, CA 95401
707.583.8520
gjennings@bkf.com

DESIGNER

ROBIN STEPHANI 8TH WAVE DESIGN BUILD 6 WEST 9TH STREET SANTA ROSA, CA 95401 707-479-5373

LANDSCAPE ARCHITECT

PHIL MANOUKIAN
PMA SITE PLANNING AND LANDSCAPING
3725 DRY CREEK ROAD
HEALDSBURG, CA 95446
707.433.1112

SHEET INDEX

A0.1 TITLE SHEET, PHOTOS AND PROJECT INFO

A1.0 SITE PLAN

A2.0 FLOOR AND ROOF PLANS A3.0 BUILDING A ELEVATIONS

A3.1 BUILDING B ELEVATIONS SECTIONS A & B

A4.0 MATERIALS A5.0 RENDERING

C1 CIVIL SITE PLANCITY OF SAME ROSA L 2 IRRIGATION PLAN

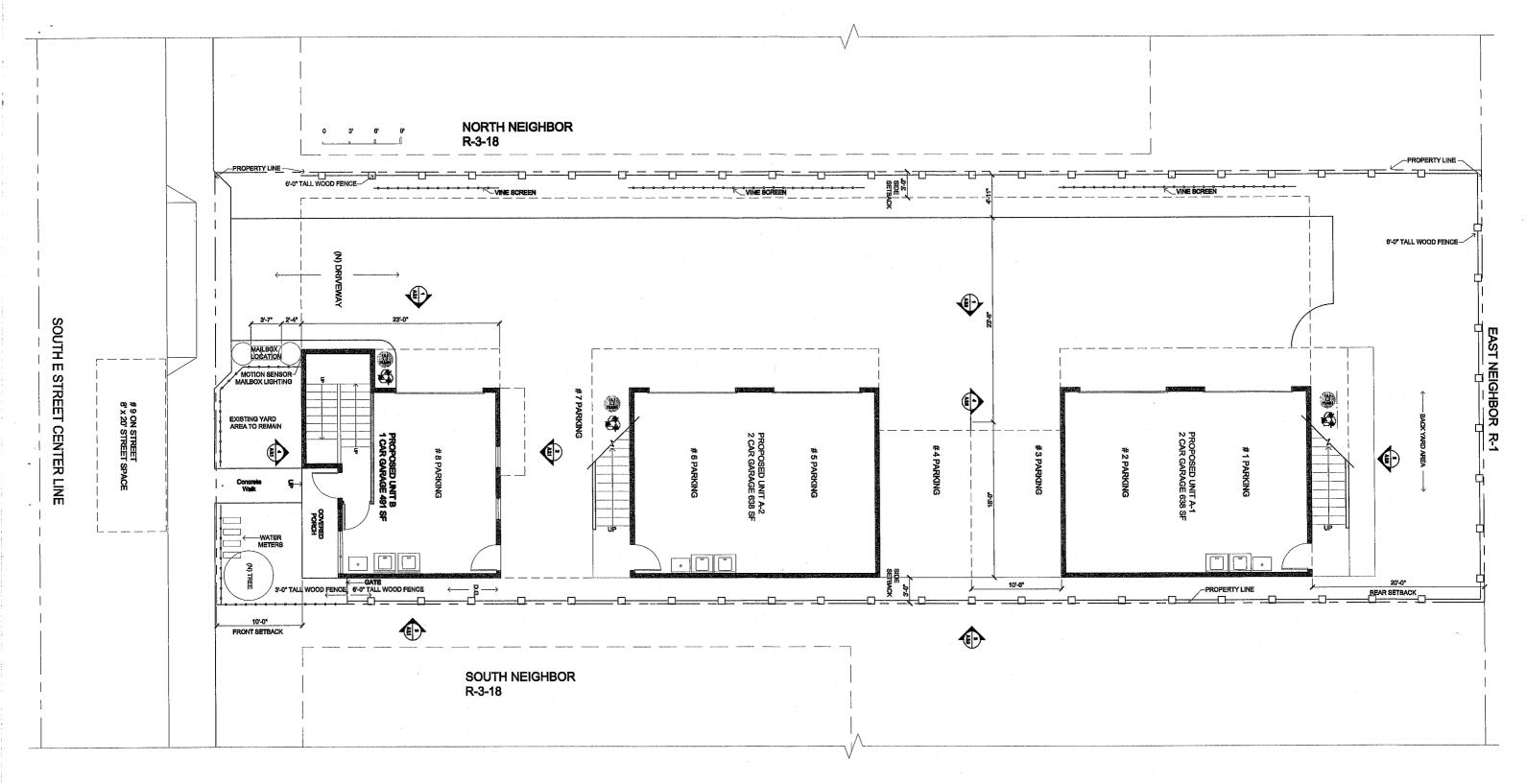
FEB 12 2020

Planning & Economic
Development Department

A0.1

2/3/2020

SCALE: 3/32" = 1'-0"



SITE INFO

PROJECT SITE = 7405 SF TOTAL FOOTPRINT OF BUILDINGS =1767 SF **PARKING**

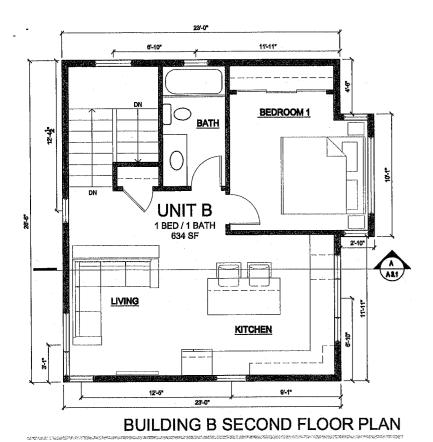
7 PARKING STALLS REQUIRED 8 COVERED PARKING, 1 ONSITE AND 1 OFFSITE PROVIDED

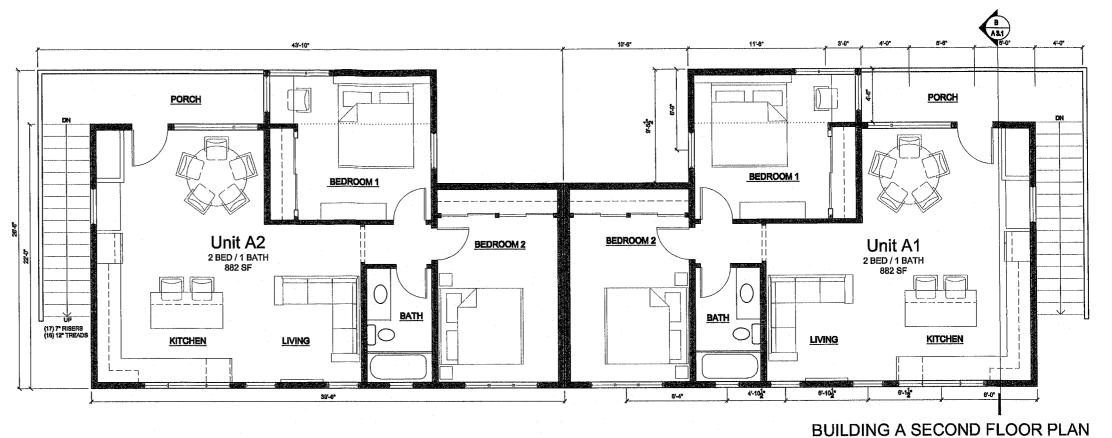
A1.0

2/3/2020

SCALE: 3/32" = 1'-0"







8-9" 2-9" 10-0" 2-10"

| 10-0" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10" | 2-10"

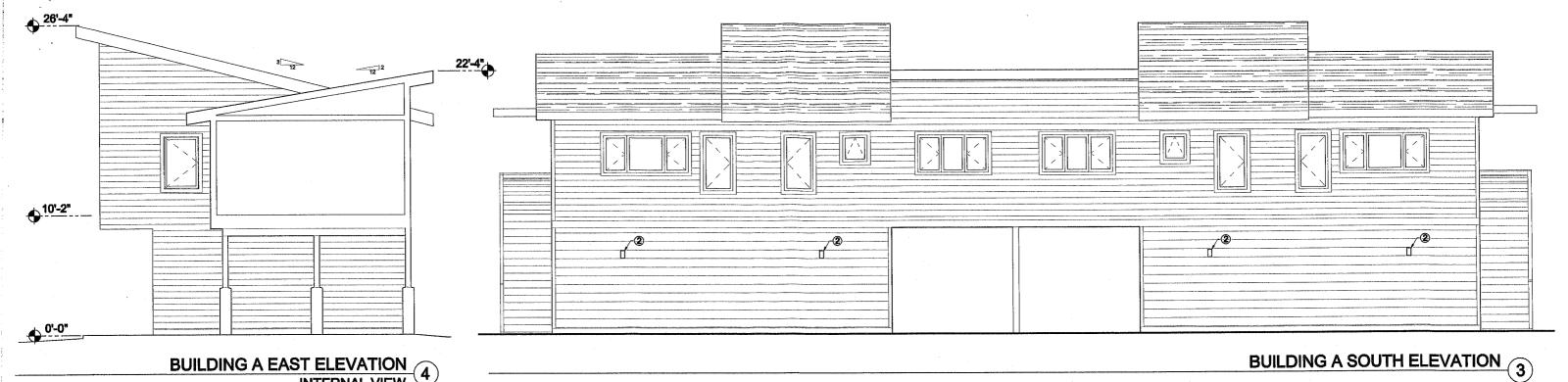
BUILDING B FIRST FLOOR PLAN

BUILDING A FIRST FLOOR PLAN

DESIGN REVIEW

A2.0 2/3/2020

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



BUILDING A EAST ELEVATION INTERNAL VIEW 4



EXTERIOR LIGHTING SCHEDULE

(6) LED EXTERIOR SOFFIT LIGHT MODEL: TBD

(4) LED BRONZE EXTERIOR STEP 6" HORIZONTAL. (3) LED BRONZE MOTION SENSOR SECURITY LIGHT (2) LED BRONZE EXTERIOR DOWN LIGHT SCONCE MODEL: W8-W91 (1) LED BRONZE EXTERIOR UP & DOWN LIGHT SCONCE MODEL: W8-W92

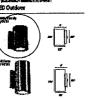














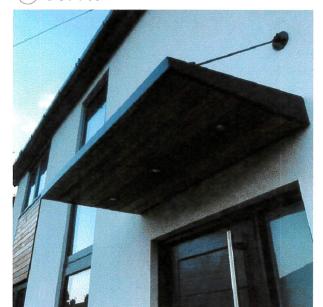


A3.0 2/3/2020

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



(A) SOFFIT



B AWNINGS

ARTISAN® SQUARE CHANNEL SIDING

- · Defined right-angle cuts
- · Uniquely wide channel exposure

WIDTH

THICKNESS TEXTURE

FINISH Smooth

PROFILE WIDTH x DEPTH 1.0 in x 0.263 in



D GARAGE DOORS



(E) WINDOWS **BRONZE EXTERIOR** MARVIN **ESSENTIAL** CASEMENT



F FENCE



G HANDRAILS

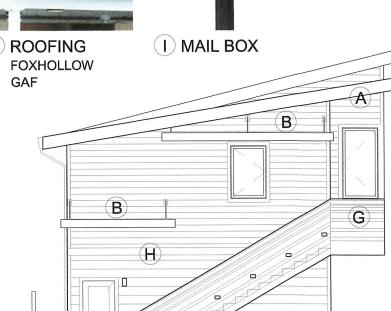


(H) COLOR OYSTER WHITE SHERWIN WILLIAMS

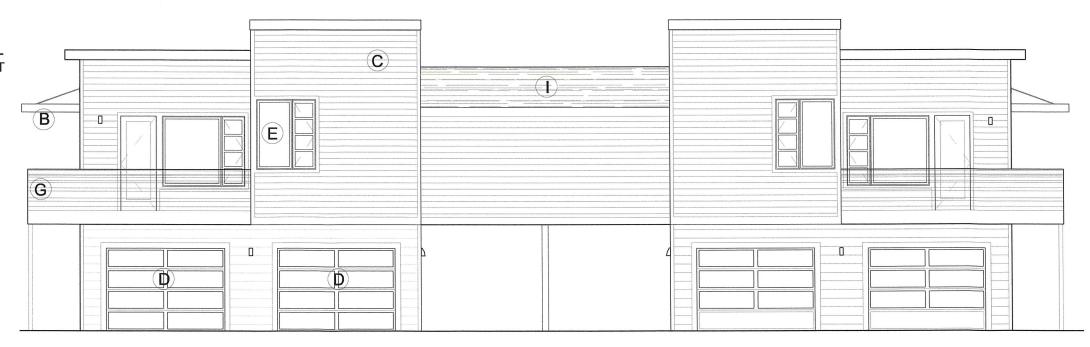


(I) ROOFING FOXHOLLOW

F



BUILDING A WEST ELEVATION (2)



BUILDING A NORTH ELEVATION (1)

© SQUARE CHANNEL SIDING



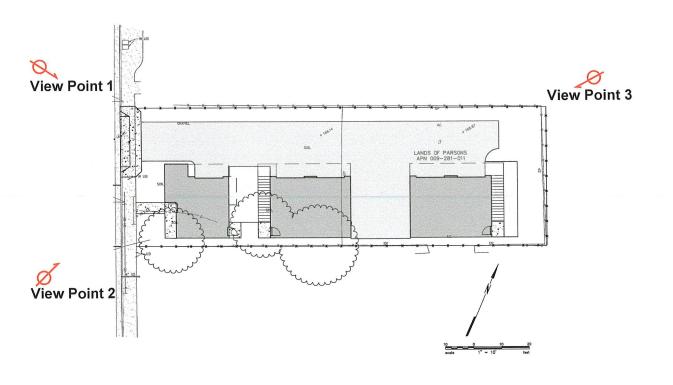
View Point 1



View Point 3



View Point 2



THIS CONCEPTUAL SITE PLAN HAS BEEN PREPARED TO UNAUTHORIZED CHANGES & USES: THE PROFESSIONAL PROVIDE THE REVIEWING AGENCY WITH DRAWINGS PREPARING THIS MAP WILL NOT BE RESPONSIBLE FOR, OR REFLECTING THE PARCEL'S EXISTING CONDITION AND THE LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS PROPOSED CONCEPTUAL LAYOUT. MINOR ADJUSTMENTS MAY MAP. CHANGES TO THIS MAP MUST BE REQUESTED IN BE MADE DURING THE DEVELOPMENT OF THE CONSTRUCTION WRITING AND MUST BE APPROVED BY THE PROFESSIONAL. PRAVINGS TO FADILITATE THE REQUESTS OF THE OILY STAFF, THE BUILDING CODE AND LOCAL REGULATIONS.

THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND ARE SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND ARE ONLY AND SHOULD BE VERIFIED BY A CERTIFIED ARBORIST. BASED ON OBSERVED TOPOGRAPHIC SURFACE FEATURES AND AVAILABLE RECORD INFORMATION. THE PROFESSIONAL PREPARING THESE DRAWINGS ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THESE FACILITIES OR FOR THE INADVERTENT OMISSION OF RELATED INFORMATION.

THE DIAMETERS ARE MEASURED AT CHEST HEIGHT (48"). DRAWINGS CALIFORNIA CORDINATE SYSTEM ZONE PREPARING THE SECURIOR OF THE STATE OF THE S

DRIPLINE DIAMETERS AND TREE SPECIES ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED BY A CERTIFIED ARBORIST.

THE CURRENT ZONING OF THESE PARCELS IS RESIDENTIAL.

DRAWINGS TO FACILITATE THE REQUESTS OF THE CITY
STAFF, THE BUILDING CODE AND LOCAL REGULATIONS.

BUILDING SPRINKLERS AND FIRE DEPARTMENT CONNECTIONS
BUILDING SPRINKLERS WILL BE REQUIRED WITH THIS
BUELDING SPRINKLERS WILL BE REQUIRED WITH THIS
STAFF AVAILABLE INFORMATION UTILITY SIZES WERE TAKEN
DEVELOPMENT. THESE FACILITIES WILL BE LOCATED AND
SIZED IN ACCORDANCE WITH THE BUILDING CODE,
DRAWINGS. THE PROFESSIONAL PREPARING THIS AND
REQUILATIONS WITH THE DEVELOPMENT OF CONSTRUCTION
FACILITIES OF THE INADVERTENT OMISSION OF
BRAWINGS TO FOR THE THEORY OF THE SET OF THE INADVERTENT OMISSION OF
BRAWINGS TO FOR THE SET OF THE THEORY OF THE SET OF THE S RELATED INFORMATION

THE PROFESSIONAL PREPARING THESE DRAWINGS WILL NOT CONTOURS HAVE BEEN INTENTIONALLY OMITTED FROM THIS BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED DRAWING FOR CLARITY, BECAUSE THE SITE IS RELATIVELY CHANGES TO OR USES OF THESE DRAWINGS. CHANGES TO FLAT, AND THEY WILL NOT PROVIDE ANY DISCERNABLE THESE DRAWINGS MUST BE REQUESTED IN WRITING AND MUST ADDITIONAL INFORMATION.

FOR THE ACCURACY OF THESE FACILITIES OR FOR THE INADVERTENT OMISSION OF RELATED INFORMATION.

THE BEARINGS AND DISTANCES DO NOT REFLECT A FIELD SURVEY AND DO NOT CONSTITUTE A FORMAL BOUNDARY TREE DIAMETERS ARE MEASURED AT CHEST HEIGHT (48").

BENCHMARK: MAGMAIL, LOCATION SHOWN HEREON. ELEVATION: 166.81 (DATUM CITY OF SANTA ROSA VERTICAL C205 174.26)

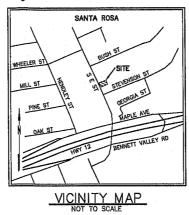
FIELD SURVEY DATE: 11-20-2019

DESIGN REVIEW SITE IMPROVEMENT PLANS FOR 450 SOUTH E STREET

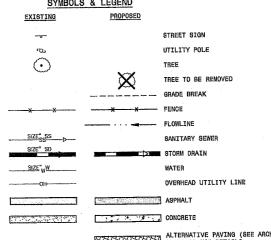
SANTA ROSA, CALIFORNIA

A.P.N. 009-281-011

JANUARY 2020



SYMBOLS & LEGEND EXISTING



CIVIL ENGINEER: BKF ENGINEERS

ABBREVIATIONS ASPHALT CONCRETE DOUBLE YELLOW LINE ELECTRIC EDGE OF PAVEMENT EDGE OF PAVEMENT
FIRE DEPARTMENT CONNECTION
FINISHED FLOOR
FINISHED GRADE
FIRE HYDRANT
GRATE INLET
GARAGE FLOOR ELEVATION
BOTTOM INSIDE OF PIPE
OVERHEAD UTILITY LINE
HAIN WATER LEADE OVERHEAD UTILITY LINI HAIN WATER LEADER STORM DRAIN MANHOLE STREETLIGHT SANITARY SEWER TOP OF BOX TOP FACE OF CURB TOP OF GRATE TRAFFIC SIGNAL THE ENTRY OF THE TRAFFIC SIGNAL TELEVISION TYPICAL UTILITY BOX WATER WATER METER

TOM & KELLEY PARSONS 1617 WOOD ROAD

200 4TH ST, STE, 300 SANTA ROSA, CA, 95401

FULTON, CA

FAX: 583-8539

PH: 479-5373

ROBIN STEPHANI, AIA 6 WEST 9TH STREET SANTA ROSA, CA

ALTERNATIVE PAVING (SEE ARCHITECTS DRAWINGS FOR DETAILS

(?) KEYNOTE

* REMOVE TREE

A-A TYPICAL SECTION STERI 168 61 FG 168.30 Ш -00 0 S (9)(TYP) LANDS OF PARSONS -281-01 (5) FG 167.95

GENERAL NOTES
ALL STRUCTURES, VEGETATION AND PAVEMENT ON SITE TO BE DEMOLISHED AND REMOVED AND DISPOSED OF IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL LAWS AND ORDINANCES. PARKING LOT IN REAR TO BE REMOVED AT FENCE LINE AND FENCE CONSTRUCTED (SEE KEYNOTES)

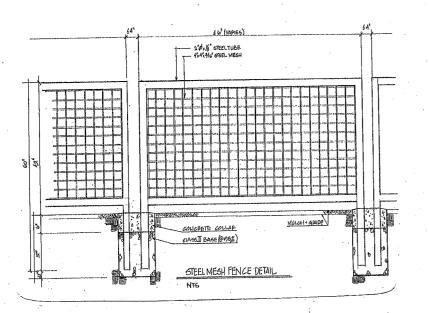
- PUBLIC KEYNOTES

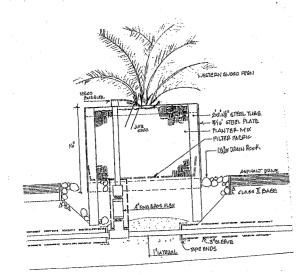
 NEW SEWER LATERAL AND CLEANOUT PER CITY STANDARDS
- 2 HOT TAP NEW 4" MULTI SERVICE MANIFOLD PER STANDARD 887
- 3 18' DRIVEWAY PER CITY STANDARD PER CITY STANDARD
- (4) 3" THRU CURB DRAIN PER CITY STANDARD 406A
- (5) 8' x 22' ON STREET PARKING STALL
- (6) 4" WHITE STRIPE
- 7) PRIVATE KEYNOTES
 4" PRIVATE SEWER LATERAL
- 8 1" PRIVATE WATER SERVICE
- (9) PRIVATE SEWER CLEANOUT
- (10) EARTH SWALE, SLOPE 1% MIN
- 1 NEW FENCE (SEE LANDSCAPE ARCHITECTS PLANS FOR
- (2) 10' X 19' PARKING STALL
- (13) PRIVATE DRAINAGE INLET
- ALTERNATIVE DECORATIVE HARDSCAPE (SEE LANDSCAPE ARCHITECTS DRAWINGS FOR DETAILS)
- 1 irrigation service

DE GRAI



C₁





PLANTING NOTES:

All plant material shall be healthy and vigorous growing conditions, and shall be the size and type indicated on the plan. Any damaged, unhealthy, undersized, rootbound, etc., shall be rejected.

Soil preparation shall include

- oil preparation shall include:

 a. Rough grade to establish drainage patterns.
 b. Finish grading to establish a smooth and free flowing contour.
 c. Grade shall be 3* below any hard landscaped edge.
 d. All plants shall receive fertilizer tablets as shown on detail.
 c. All plants shall be planted in a plant pit as shown on detail.
 f. All plants shall be planted above grade as shown on detail.

Treat all landscaped areas with Ronstar pre-emergence prior to placement of mulch.

Mulch all landscaped areas with 9 yds/1000sq.fl. with 64486A06D 2000 BASH.

All plant material shall be guaranteed for 365 days.

Final placement of all plant material shall be determined by Landscape Architect.

Contractor shall supply unit price and plant count as part of bid.

IRRIGATION NOTES:

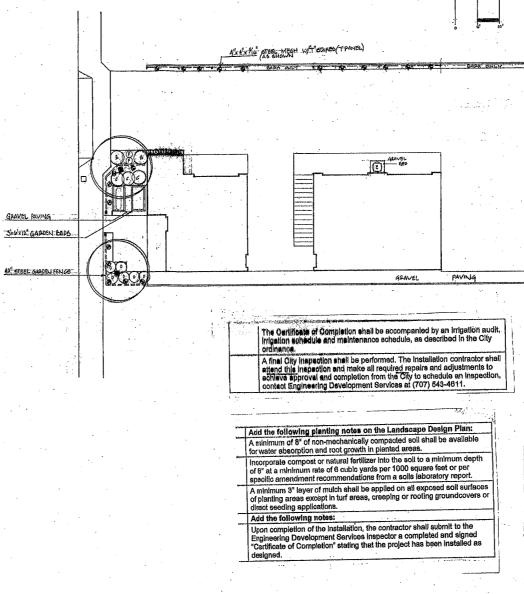
Contractor shall verify P.O.C. prior to starting work. This irrigation plan is diagrams therefore is subject to field modifications. All adjustments are subject to review by Landscape

Control wire shall be U.L. rated for direct burial, $\theta | \frac{1}{N}$ solid copper wire, and continuous. No splicing shall be permitted. All electrical connections shall be with approved electrical connections.

Pipe and wire chasers and pressure mainlines shall have 12" cover, Lateral Lines shall have 8" cover, and poly tube sub-lateral lines shall have 3" cover.

Drip emitters shall be psl compensating and installed as follows: ___gph per tree, _1 _gph per shrub, and ___gph per groundcover. Secure with jute stakes as per detail.

All equipment shall be new and of the type specified. All work, and materials shall be guaranteed for 365 days.



ASAMATHUS OFFICE BES DWARF Effective June 1, 2016, new state code requires a Maximum Applied Water Allowance of .85 fito and Special Landscaped Area of .45 fito. Additionally, a draft Model Water Efficient Landscape Ordinance has been issued by the Department of Water Resources (DWR) that may include additional regulations. The revised DWR ordinance is slated to be in effect by November 1, 2016.

Update MAWA galgulations to reflect current ETo.

64LE | 10

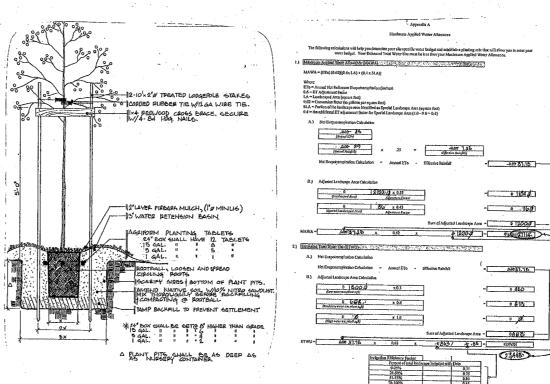
(B) GRAYEL

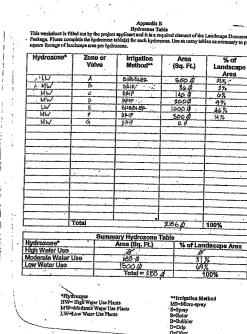
LAGERSTROSMIA TUSKALOGA

A BUNK GPEN BEAUTY BELONGMOUS GPEEN FGOLD GPEEN FGOLD

WINGA MINDE MUTTINIMENIOHENERS

Marielogperhum Jasmindides





Adam Oo

#24 MUCTI #24 STAKED.

45

TRAIN ONTO MEGH

FRUITLESS DLIVE CHAPE MYPTEB

STAP JASMINE (STAKED)

PERMANDA CREEPING COTONESCEE DWARF PERMANDE WYOLD FERNI HUMPORT THE MILE

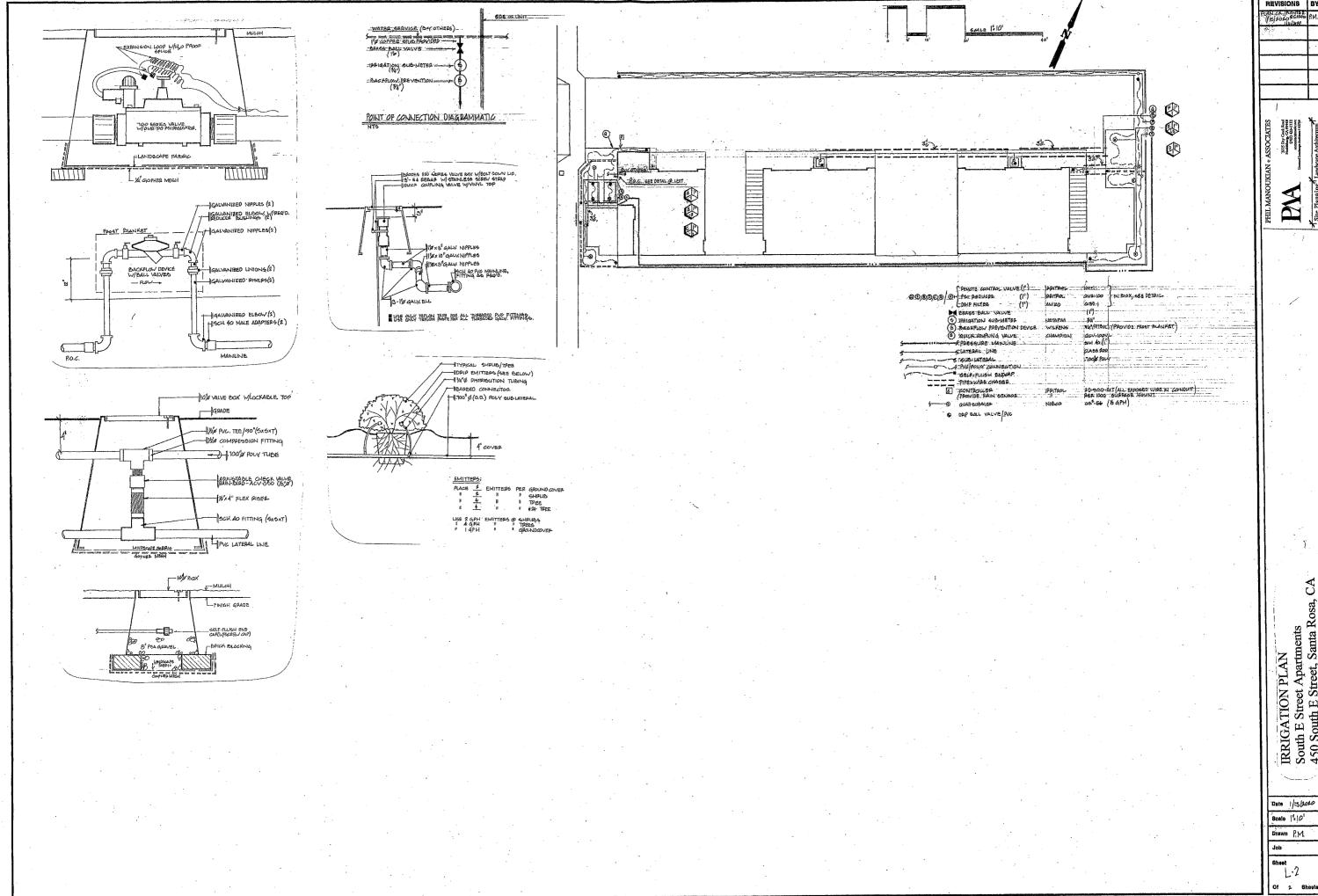
DWARE VARIEGATED TOBICA

PLANTING PLAN South E Street Apartments 450 South E Street, Santa Rosa, Date 1/13/2020 Scale | = |0' Drawn PM.

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REVISIONS BY 1/15/2020// 1/16/20

PM



REVISIONS BY

RRIGATION PLAN South E Street Apartments 450 South E Street, Santa Rosa,

Date 1/13/2020 Scale | 1 0