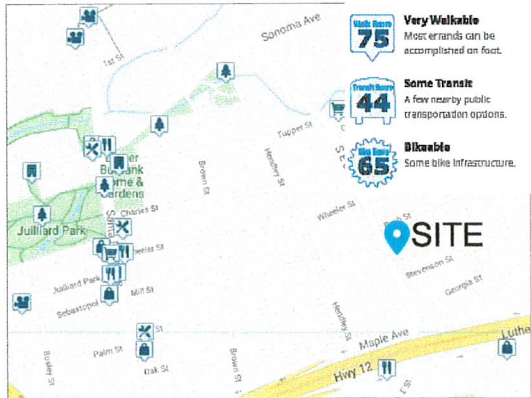




PROPOSED STREET VIEW



AERIAL VIEW



VICINITY & WALKABILITY MAP



EXISTING STREET VIEW

PROJECT DATA

PROJECT DESCRIPTION:	DEMO EXISTING HOME AND BUILD 3 UNIT MULTIFAMILY HOUSING.
NUMBER OF STORIES:	2
PROJECT ADDRESS:	450 SOUTH E STREET SANTA ROSA, CA 95404
APN:	008-281-011
GENERAL PLAN:	MED RESIDENTIAL
ZONING:	R-3-18
PARCEL AREA:	.17 ACRE
EXISTING HOUSE TO DEMO:	388+ SF
TOTAL BUILDING FOOTPRINT:	1767 SF
TOTAL BUILDING LIVING SPACE:	2266 SF
UNIT A1 GARAGE	638 SF
UNIT A1 LIVING SPACE	882 SF
UNIT A2 GARAGE	638 SF
UNIT A2 LIVING SPACE	882 SF
UNIT B GARAGE	491 SF
UNIT B LIVING SPACE	634 SF
CONSTRUCTION TYPE:	V B SPRINKLERED
OCCUPANCY TYPE:	R-3

PROJECT DIRECTORY

OWNER  
KELLEY AND TOM PARSONS  
1617 WOOD ROAD  
FULTON CA 95439  
707.573.3887  
TPARSONS@SONIC.NET

PLANNING  
DEAN PARSONS  
PARSONS & ASSOCIATES LAND USE PLANNING  
2600 MONTECITO AVE. SANTA ROSA, CA . 95404  
707.508.7871  
monte2500@att.net

CIVIL ENGINEERS  
GREG JENNINGS  
BKF ENGINEERS  
200 4TH STREET  
SANTA ROSA, CA 95401  
707.583.8820  
gjennings@bkd.com

DESIGNER  
ROBIN STEPHAN  
8TH WAVE DESIGN BUILD  
6 WEST 6TH STREET  
SANTA ROSA, CA 95401  
707.478.8373  
robin@8thwave.co

LANDSCAPE ARCHITECT  
PHIL MANOUKIAN  
PMA SITE PLANNING AND LANDSCAPING  
3726 DRY CREEK ROAD  
HEALDSBURG, CA 95448  
707.433.1112  
ermaniac@sonic.net

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
- C 1 CIVIL SITE PLAN
- L 1 LANDSCAPING
- L 2 IRRIGATION PLAN

City of Santa Rosa  
FEB 12 2020  
Planning & Economic  
Development Department

A0.1

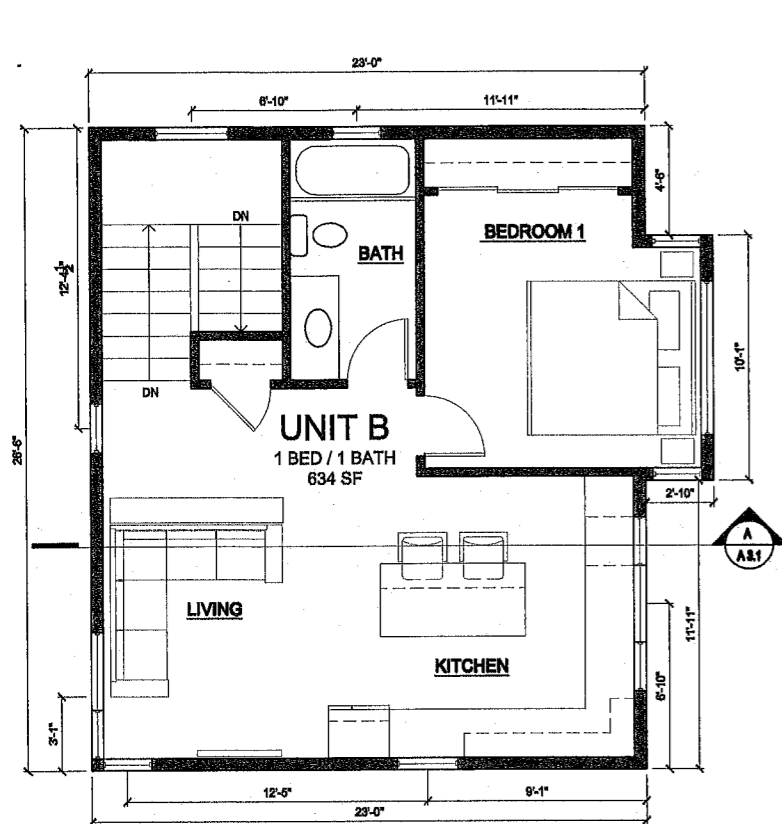
2/3/2020

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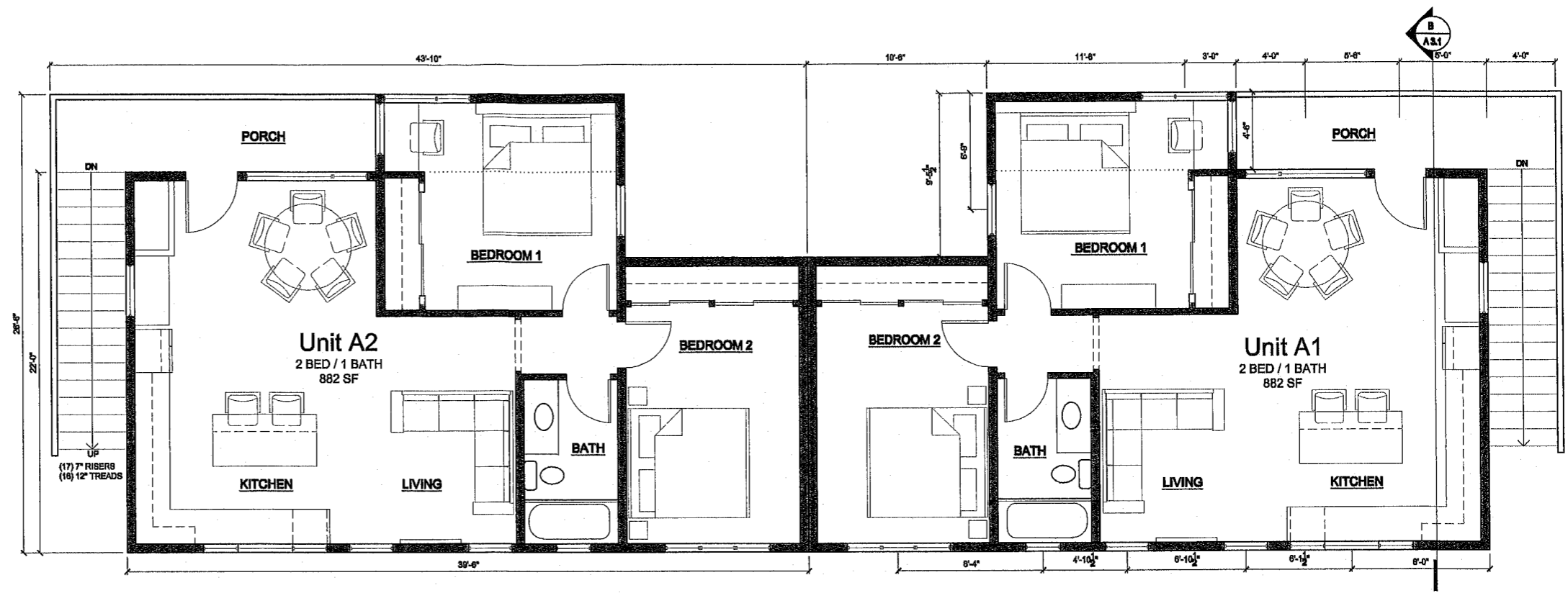


DESIGN REVIEW

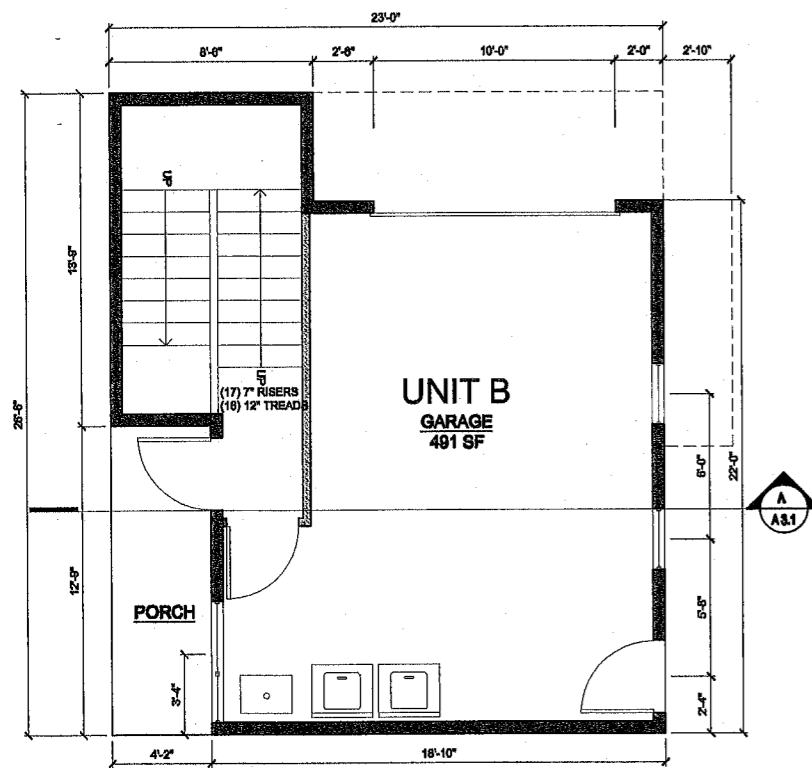




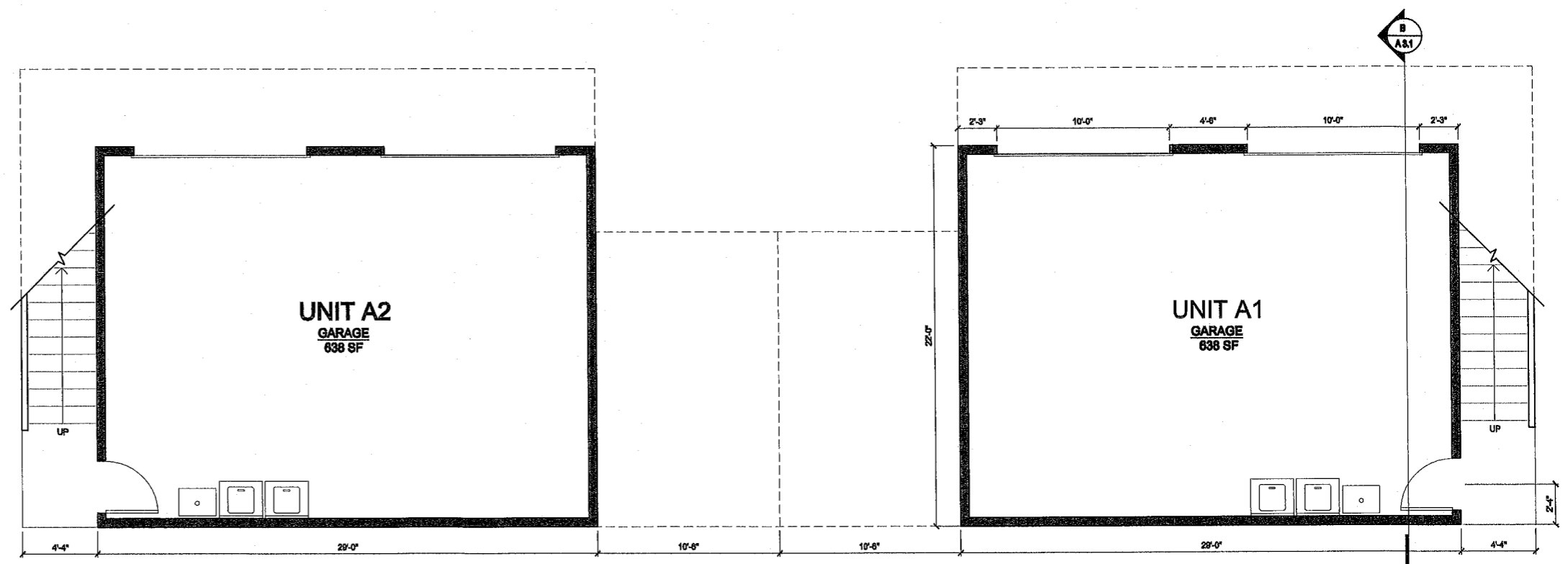
BUILDING B SECOND FLOOR PLAN



BUILDING A SECOND FLOOR PLAN



BUILDING B FIRST FLOOR PLAN



BUILDING A FIRST FLOOR PLAN

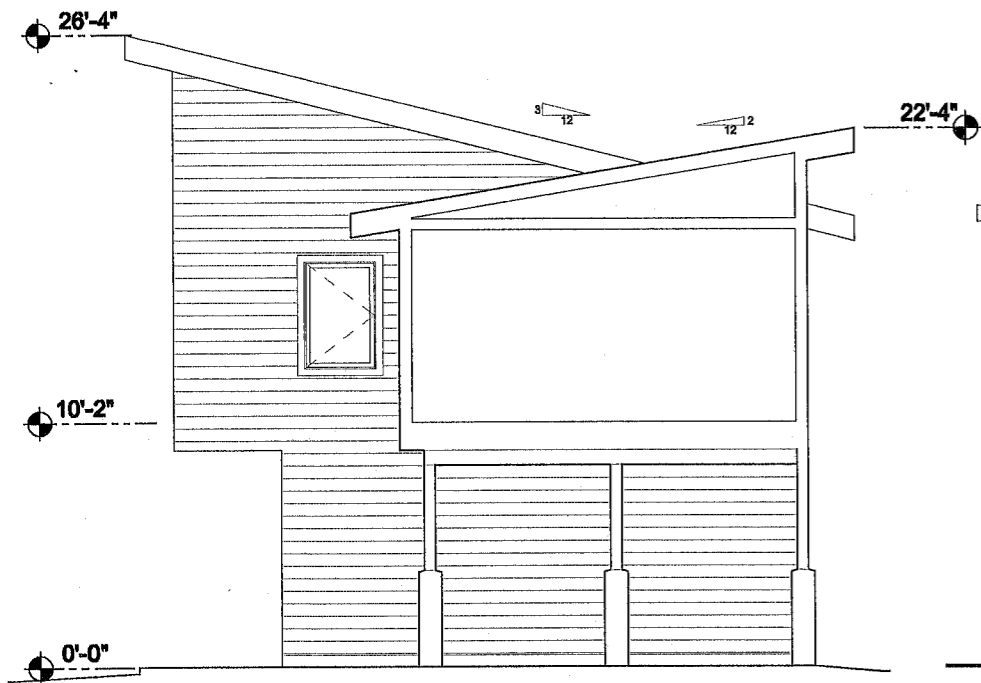


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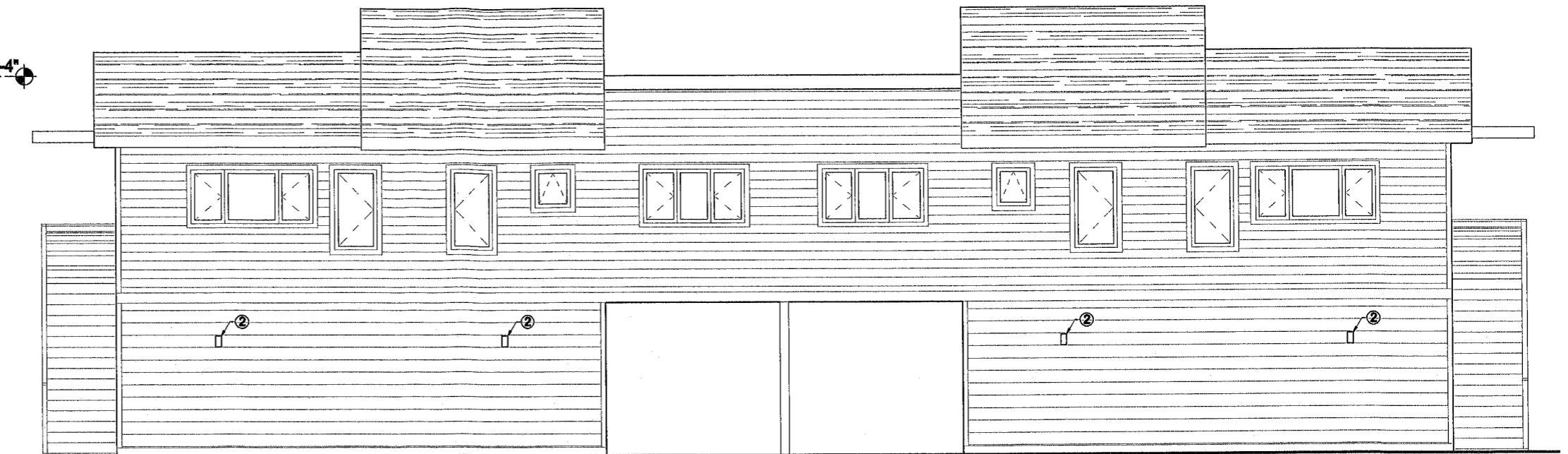
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2/3/2020

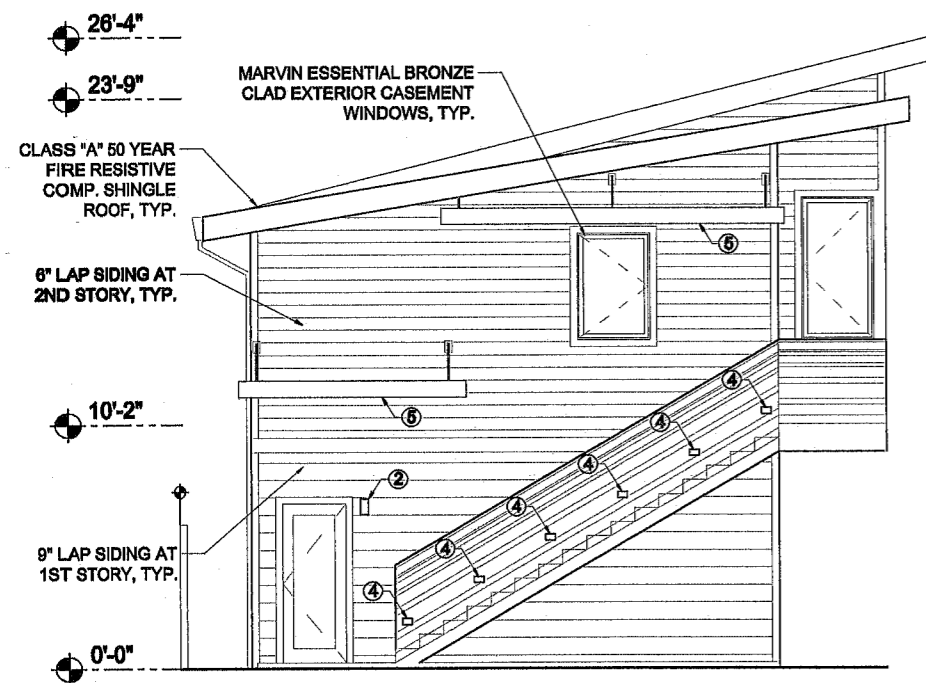
SCALE: 1/8" = 1'-0"



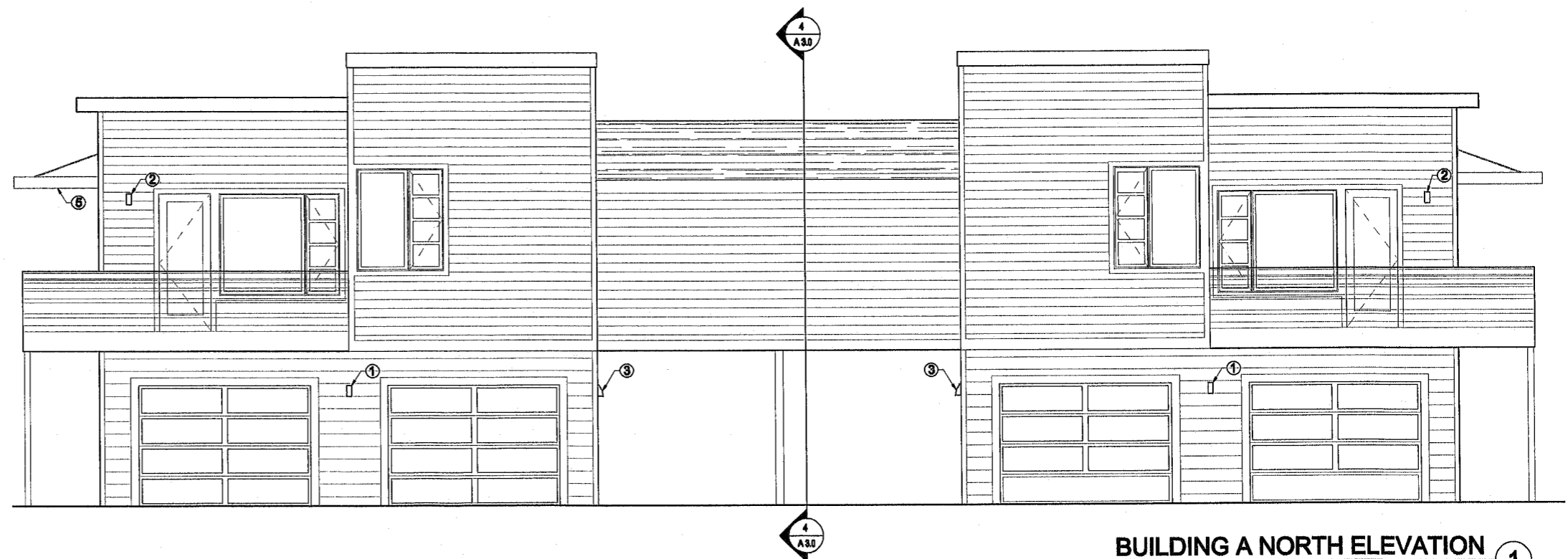
**BUILDING A EAST ELEVATION**  
INTERNAL VIEW ④



**BUILDING A SOUTH ELEVATION** ③



**BUILDING A WEST ELEVATION**  
ALSO FAR EAST ELEVATION ②



**BUILDING A NORTH ELEVATION** ①

⑥ LED EXTERIOR SOFFIT LIGHT  
MODEL: T80



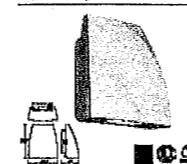
④ LED BRONZE EXTERIOR STEP 6" HORIZONTAL  
MODEL: WL-LED100

Model: WL-LED100  
LEDme® Step Light



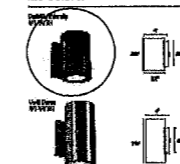
③ LED BRONZE MOTION SENSOR SECURITY LIGHT  
MODEL: WP-LED119-30

FIN - model: WP-LED1  
Endura line Wallpack



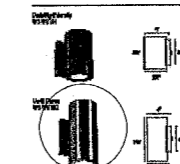
② LED BRONZE EXTERIOR DOWN LIGHT SCONCE  
MODEL: WS-W81

VESSEL - model: WS-W81  
LED Outdoor



① LED BRONZE EXTERIOR UP & DOWN LIGHT SCONCE  
MODEL: WS-W82

VESSEL - model: WS-W82  
LED Outdoor



EXTERIOR LIGHTING SCHEDULE

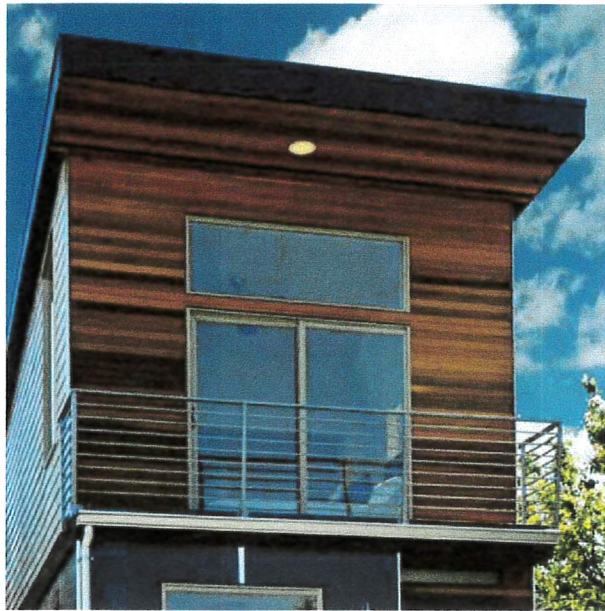


DESIGN REVIEW

A3.0

2/3/2020

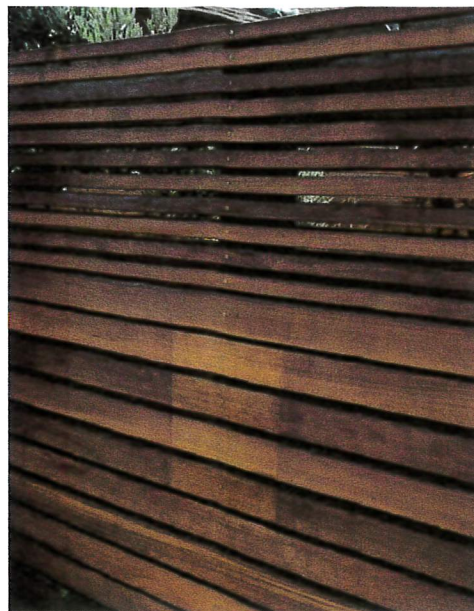
SCALE: 1/8" = 1'-0"



Ⓐ SOFFIT



Ⓓ GARAGE DOORS



Ⓕ FENCE



Ⓗ COLOR  
OYSTER WHITE  
SHERWIN WILLIAMS



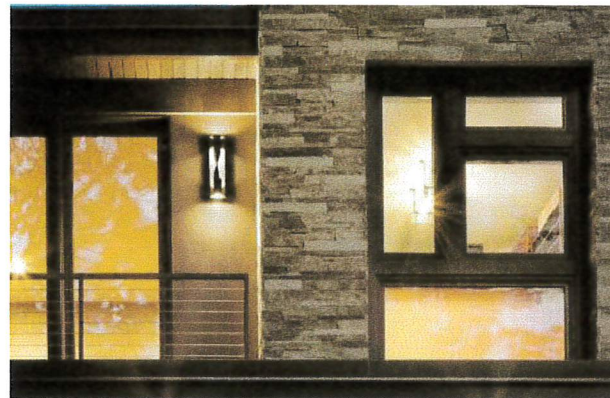
Ⓘ ROOFING  
FOXHOLLOW  
GAF



⓲ MAIL BOX



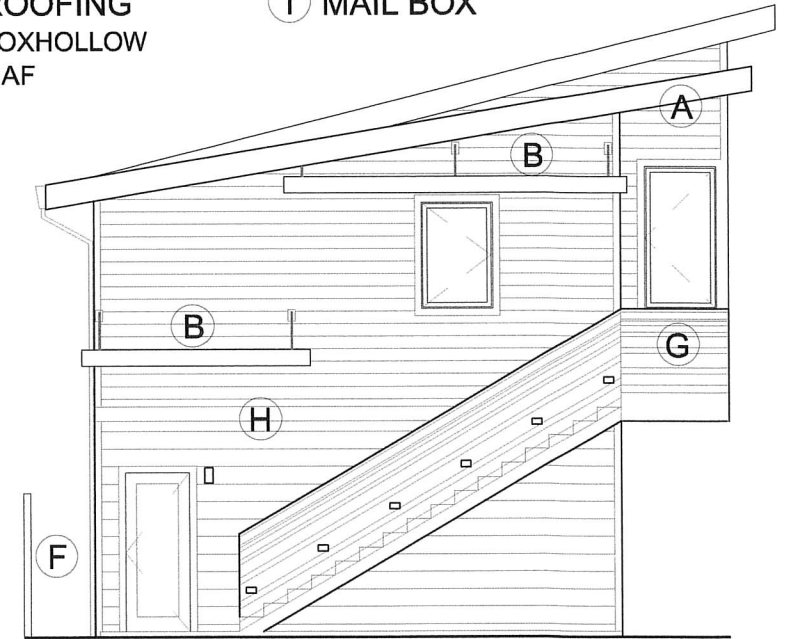
Ⓑ AWNINGS



Ⓔ WINDOWS  
BRONZE  
EXTERIOR  
MARVIN  
ESSENTIAL  
CASEMENT



Ⓖ HANDRAILS



BUILDING A WEST ELEVATION ②

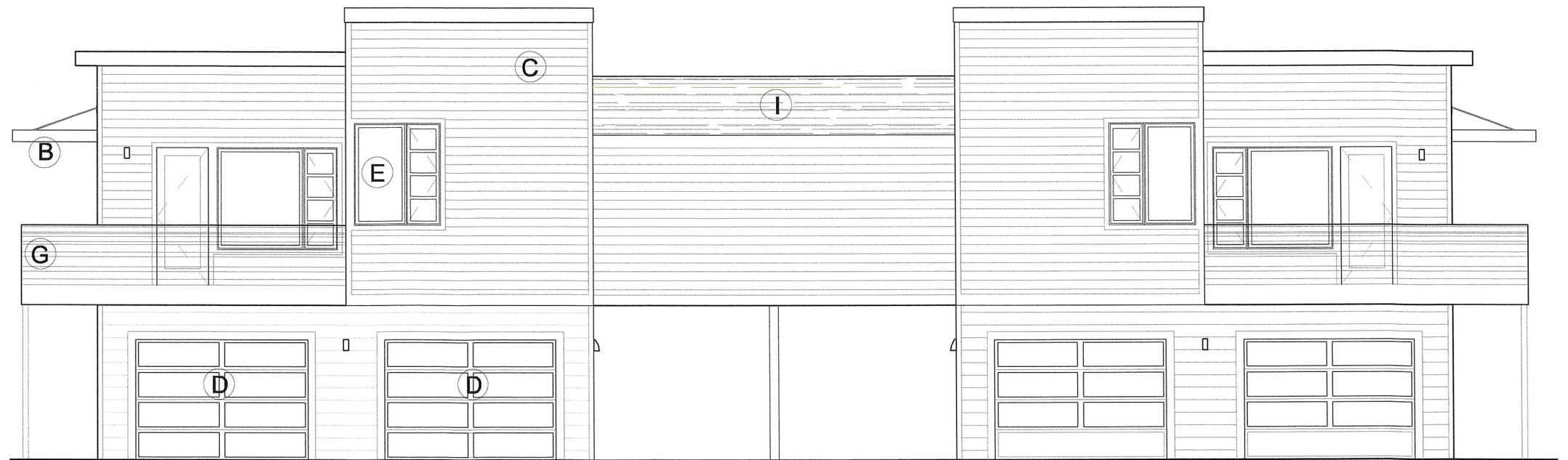
## ARTISAN® SQUARE CHANNEL SIDING

- Defined right-angle cuts
- Uniquely wide channel exposure

WIDTH	THICKNESS	TEXTURE	FINISH	PROFILE
10.25 in (9.0 in Exposure)	5/8 in	Smooth	Primed	WIDTH x DEPTH 1.0 in x 0.263 in



Ⓒ SQUARE CHANNEL SIDING



BUILDING A NORTH ELEVATION ①



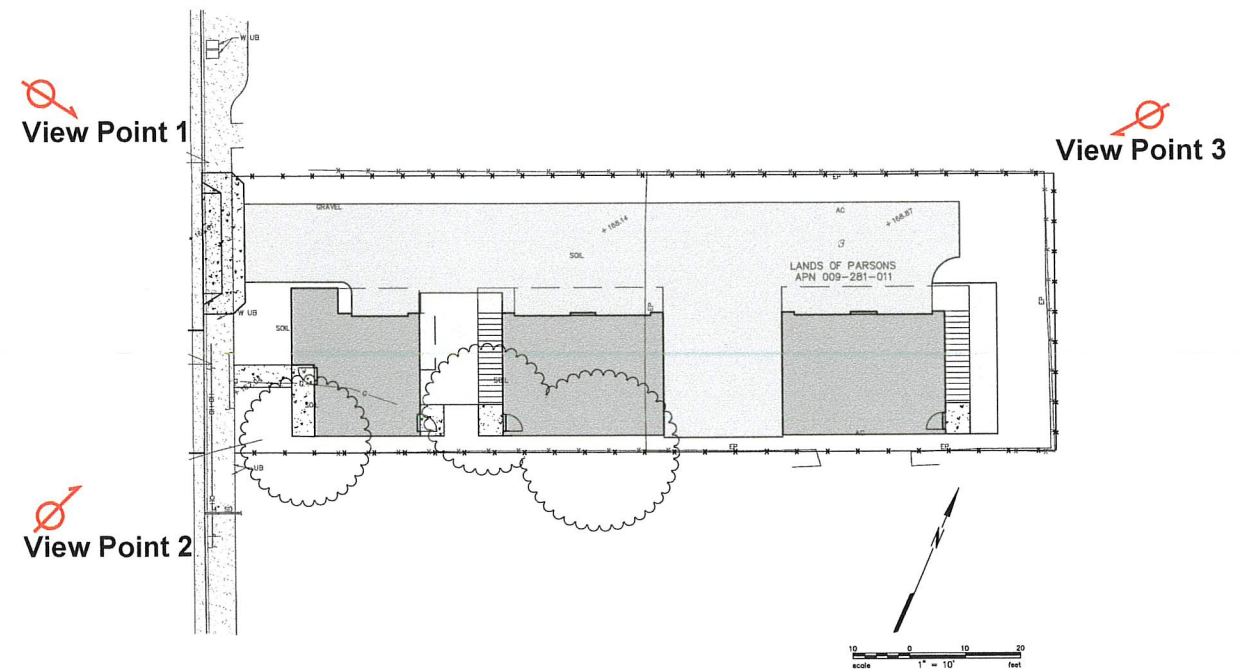
View Point 1



View Point 2

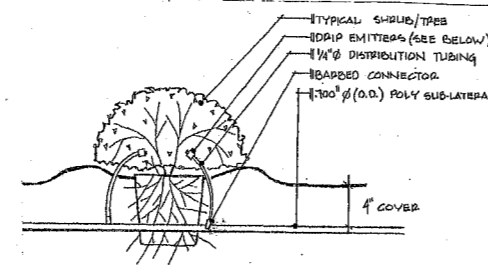
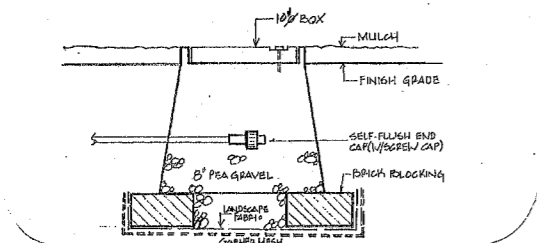


View Point 3



1	OF	1
C1		
Drawing Number:		
Date: JANUARY 2020	No.	Revisions
Solic. AS TOWN		
Design: GHJ		
Drawing: GHJ		
Approved: GHJ		
Job No: 20191504		

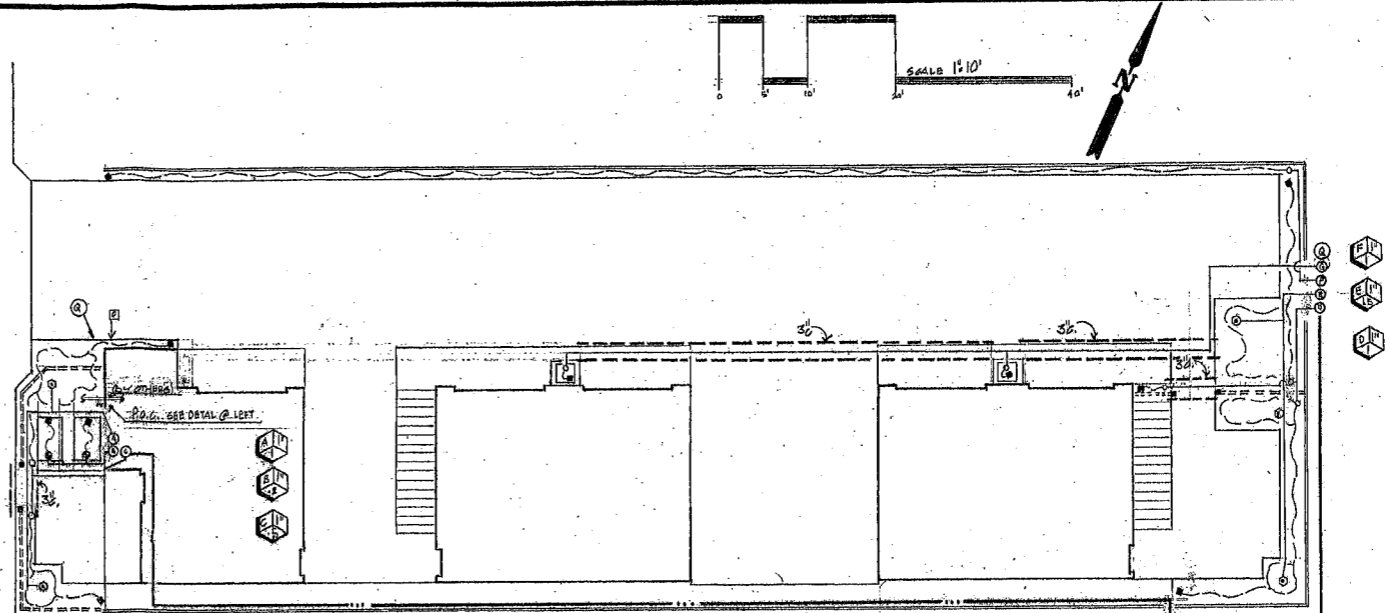




EMITTERS:

PLACE	EMITTERS	PER	GROUND COVER
" 1	"	"	SHALB
" 4	"	"	TREE
" 1	"	"	#24 TREE

USE 2 GPH · EMITTERS @ SHALB  
" 4 GPH " TREES  
" 1 GPH " GROUND COVER

[illegible][illegible]

**PHIL MANOUKIAN + ASSOCIATES**  
3721 Dry Creek Road  
Hawthorne, CA 91404  
(707) 453-1111  
www.manoukian.com  
Landscape Architecture (L200)

**PMA**

**Site Planning** Landscape Architecture

**IRRIGATION PLAN**  
South E Street Apartments  
450 South E Street, Santa Rosa, CA

Date	1/15/2020
Scale	1"=10'
Drawn	P.M.
Job	
Sheet	L.2
Of	2 Sheets