

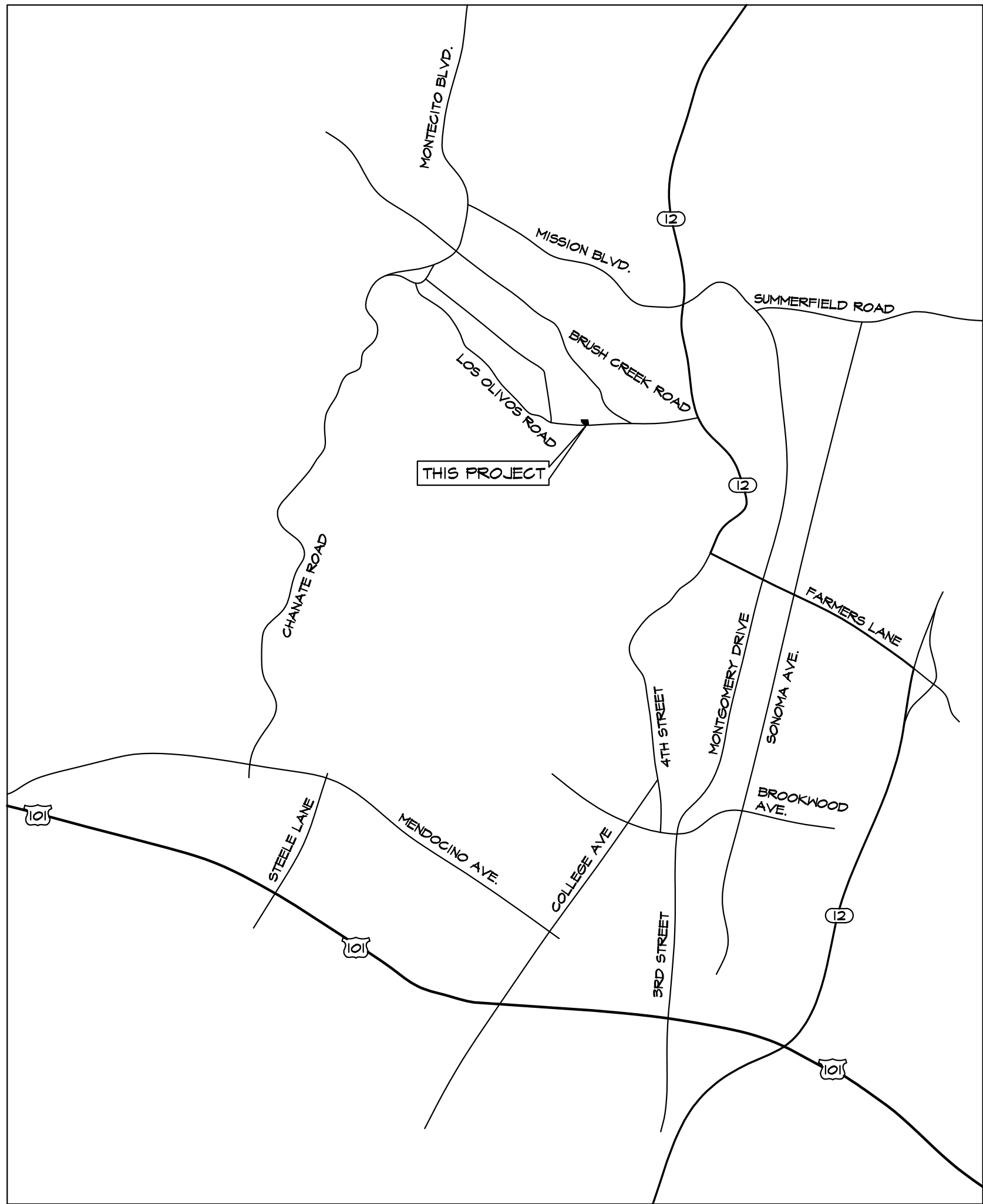
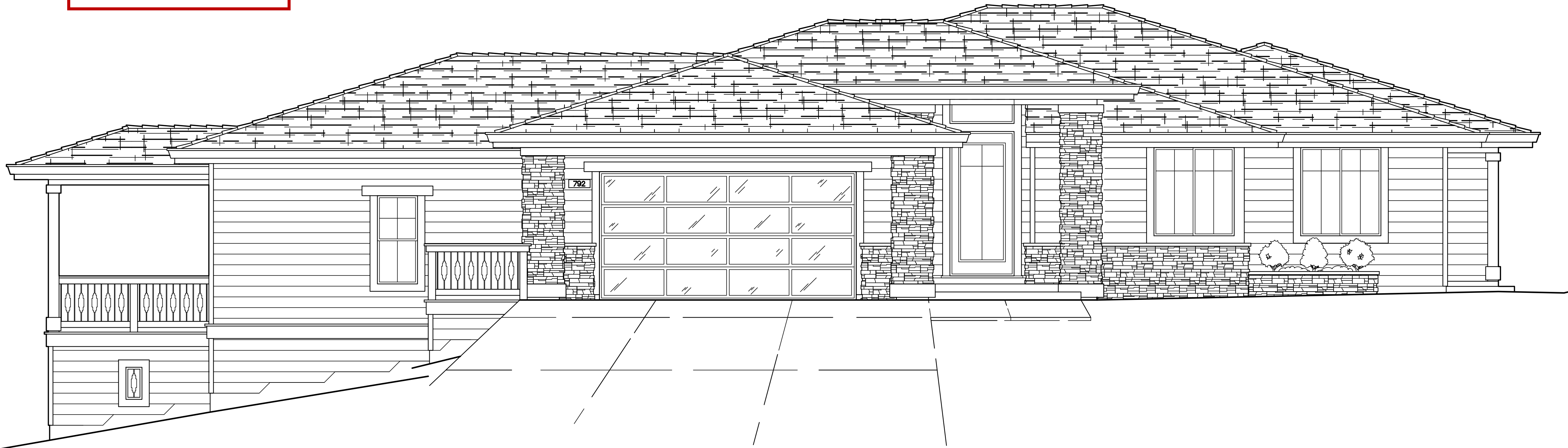
BERNAL RESIDENCE

792 LOS OLIVOS ROAD, SANTA ROSA, CALIFORNIA

City of Santa Rosa

April 5/2021

Planning & Economic
Development Department



VICINITY MAP
NOT TO SCALE



DRAWING INDEX

ARCHITECTURAL DRAWINGS

- SHEET A0 - FRONT ELEVATION, DRAWING INDEX, PROJECT INFO & VICINITY MAP
- SHEET A1 - FRONT & REAR ELEVATIONS & ELEVATION MATERIALS LIST
- SHEET A2 - SIDE ELEVATIONS & ROOF PLAN
- SHEET A3 - FLOOR PLAN
- SHEET A4 - SECTION 'AA'
- SHEET A5 - SECTION 'BB'

PROPERTY

- SHEET AS-1 - ARCHITECTURAL SITE PLAN
- SHEET NC - NEIGHBORHOOD CONTEXT MAP
- SHEET SA - SITE ANALYSIS MAP
- SHEET SL - SLOPE ANALYSIS MAP

APPLICABLE CODES

COMPLY WITH ALL PROVISIONS OF THE CALIFORNIA CODE OF REGULATIONS TITLE 24, THE CALIFORNIA BUILDING CODE (2019), THE CALIFORNIA RESIDENTIAL CODE (2019), THE CALIFORNIA PLUMBING CODE (2019), THE CALIFORNIA MECHANICAL CODE (2019), THE CALIFORNIA ELECTRICAL CODE (2019), THE CALIFORNIA ENERGY EFFICIENCY STANDARDS CODE (2019), THE CALIFORNIA GREEN BUILDING STANDARDS CODE (2019), THE CALIFORNIA FIRE CODE (2019), ALL LOCAL CODES & ORDINANCES & WILDLAND URBAN INTERFACE REQUIREMENTS

PROJECT INFO & AREAS

HOUSE 3,331 SQ. FT. PROPOSED LIVING SPACE

OCCUPANCY CLASSIFICATION: R-3

GARAGE 754 SQ. FT. EXISTING

OCCUPANCY CLASSIFICATION: U PRIVATE GARAGE

SINGLE FAMILY RESIDENCE CONSTRUCTION TYPE= V-B

SINGLE STORY

AP# 181-040-074 ZONING R-1-6-SR

PROPERTY = 27,490 SQ. FT. (0.63 ACRES)

GENERAL PLAN VERY LOW RESIDENTIAL

BUILDING HEIGHT

PROPOSED = 22'-0 3/8" ALLOWABLE = 35'-0"

LOT COVERAGE = 4,877 SQ. FT. HOUSE/GARAGE PORCHES/DECKS
4,877/27,490 = 17.74% PROPOSED COVERAGE

PROJECT CONSULTANTS

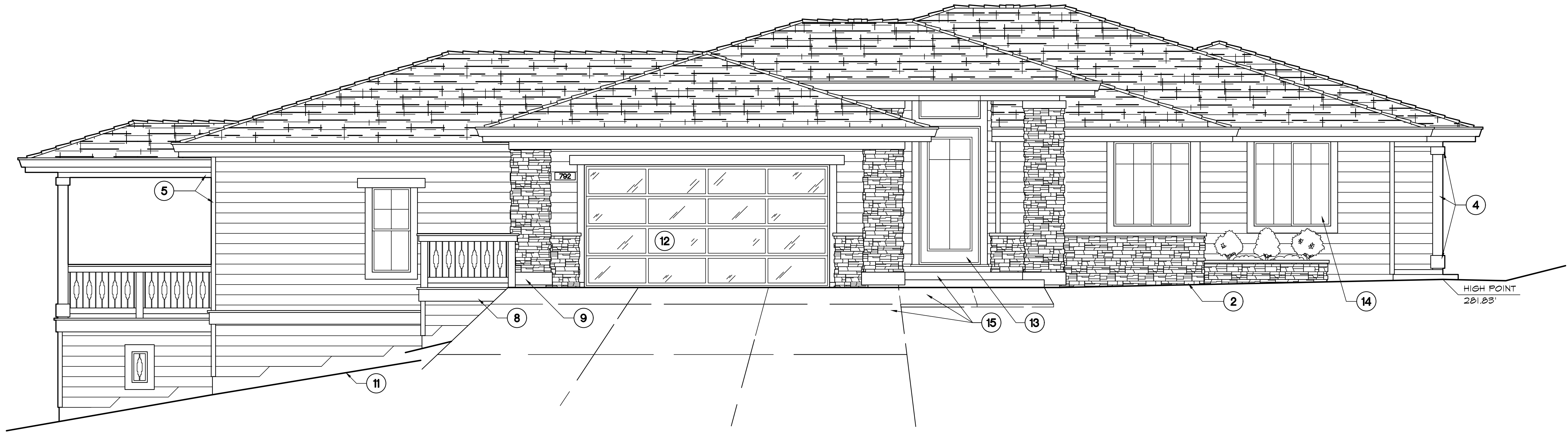
ARCHITECT: AVILA-BUNCH ARCHITECTS, INC.
5850 COMMERCE BLVD., SUITE 100
ROHNERT PARK, CA, 94928
(707) 585-3711

PROJECT NARRATIVE

THIS LOT HAS BOTH A SINGLE STORY AND TWO STORY ZONE FOR CONSTRUCTION. WE ARE PROPOSING TO CONSTRUCT A SINGLE STORY MULTI FLOOR LEVEL HOME THAT HAS A 36" STEP DOWN BETWEEN THE MAIN FLOOR LEVEL AND THE MALE CHILDREN BEDROOM/BATH INING. THE LOWEST DECK IS STEPPED DOWN AN ADDITIONAL 7 INCHES. THIS ALLOWS THE HOME TO STEP WITH THE GRADE OF THE PROPERTY AS SEEN IN SECTION 'AA' WHILE ONLY REQUIRING GRADING AT THE UPPER MOST PORTION OF THE HOME AND AT THE DRIVEWAY. WITH THE LOW 4/12 PITCH ROOF, THE PROPOSED 22'-0 3/8" BUILDING HEIGHT MAKES THE RESIDENCE FIT NICELY WITH THE SLOPE OF THE PROPERTY.

WE ARE ALSO PROPOSING TO REMOVE A NUMBER OF TREES THAT EXIST IN THE DRIVEWAY AND BUILDING ENVELOPE AREAS. WE HAVE INCLUDED A TREE MITIGATION SCHEDULE LISTED THE REQUIRED MITIGATION TREES. WE HAVE ALSO INCLUDED SCHEDULES SHOWING THE EXISTING TREES AND THE PAST MITIGATION TREES THAT WE INSTALLED FOR THE ENTIRE PROJECT IMPROVEMENTS AS RELATED TO THIS LOT. WE ARE LISTING TREES IN THESE SCHEDULES THAT HAVE DIED OR NEED MAINTENANCE THAT WE ARE PROPOSING TO DO ALSO.

\\AVILA-SERVER\SHARED\RESIDENTIAL\2020\20004\ELEVATIONS.dwg Mod, IT Mar 2021 - 11:17AM



FRONT ELEVATION

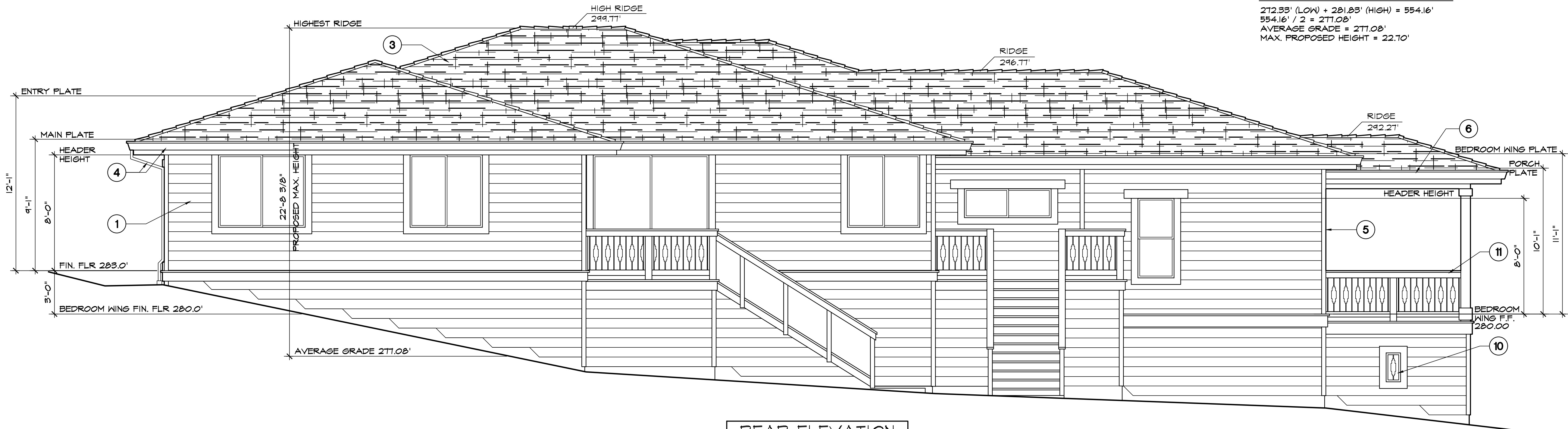
SCALE: 1/4"=1'-0"

ELEVATION MATERIALS

1. JAMES HARDIE® HARDIE PLANK SIDING OVER TYVEK® BUILDING WRAP OVER STRUCTURAL SHEATHING PER (A6) (P 80) TYP. U.O.N. W/ MITERED MTL. CORNERS*
2. STUCCO STONE VENEER W/ MORTAR BED & REINFORCEMENT OVER 2 LAYERS OF GRADE 'D' BUILDING PAPER OVER STRUCT SHEATHING NAIL PER (A6) (P 80) TYP. U.O.N. W/ STONE BASE & 6" STONE CAP @ COLUMNS, 2" STONE CAP @ MAINSCOT & PLANTER
3. COMPOSITION SHINGLE ROOFING (CLASS 'A' MINIMUM)
4. 7 1/4" G.I. 'FASCIA' GUTTER OVER 2x12 WOOD FASCIA BOARD W/ 2"x3" G.I. DOWNSPOUTS CONNECTED TO CLOSED CONDUIT DRAINAGE SYSTEM, TYPICAL
5. 2x6 WOOD WINDOW DOOR & CORNER TRIM W/ 2x4 WOOD TRIM @ PORCH BEAM LINE
6. 2x8 WOOD CAP TRIM @ DOORS & WINDOWS W/ 6" OVERHANG
7. 2x10 WOOD BASE TRIM W/ 2x6 WD CAP @ DECK & FLOOR LINES
8. 2x10 WOOD TRIM @ COLUMN BASE W/ 2x6 WOOD CAP TRIM W/ PLYWOOD FACED POSTS
9. 12" x 24" CUSTOM WOOD FDN. VENT W/ 2x6 WOOD TRIM
10. 42" HIGH WOOD GUARDRAIL PER (P 80) W/ 1x5 WOOD PROFILE PICKET BOARDS
11. SECTIONAL 'CLOPAY AVANTE' TEMPERED GLASS GARAGE DOOR
12. WOOD PANEL ENTRY DOOR W/ TEMPERED GLASS & TEMPERED SIDELIGHTS (R-5 MIN)
13. VINYL SASH, DUAL GLAZED, LOW-E WINDOWS NOT REQUIRING PAINT OR STAIN, TYPICAL W/ GRIDS WHERE SHOWN
14. CONCRETE STEPS, WALKWAY, & DRIVEWAY
15. APPROVED ILLUMINATED ADDRESS SIGN (NUMBERS SHALL BE A MINIMUM OF 4" TALL WITH A STROKE OF 0.5 INCH OF A CONTRASTING COLOR TO THE BACKGROUND ITSELF) PER CRC R319.1.
16. SLOPE GRADE 5% FOR 10'-0" MIN. AWAY FROM BUILDING, TYPICAL

HEIGHT CALCULATION

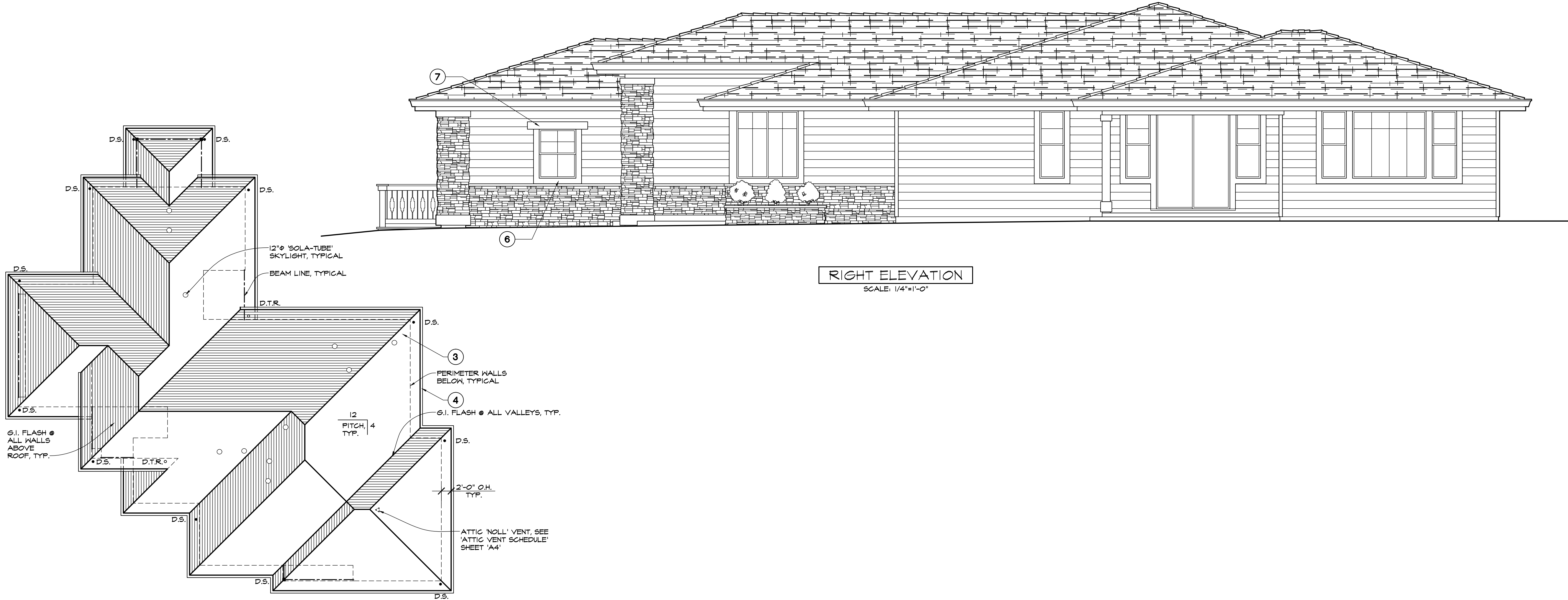
272.33' (LOW) + 281.83' (HIGH) = 554.16'
554.16' / 2 = 277.08'
AVERAGE GRADE = 277.08'
MAX. PROPOSED HEIGHT = 22.70'



REAR ELEVATION

SCALE: 1/4"=1'-0"

\\AVILA-SERVER\SHARED\RESIDENTIAL\2020\20004\ELEVATIONS.dwg Mod, 17 Mar 2021 - 11:17 AM



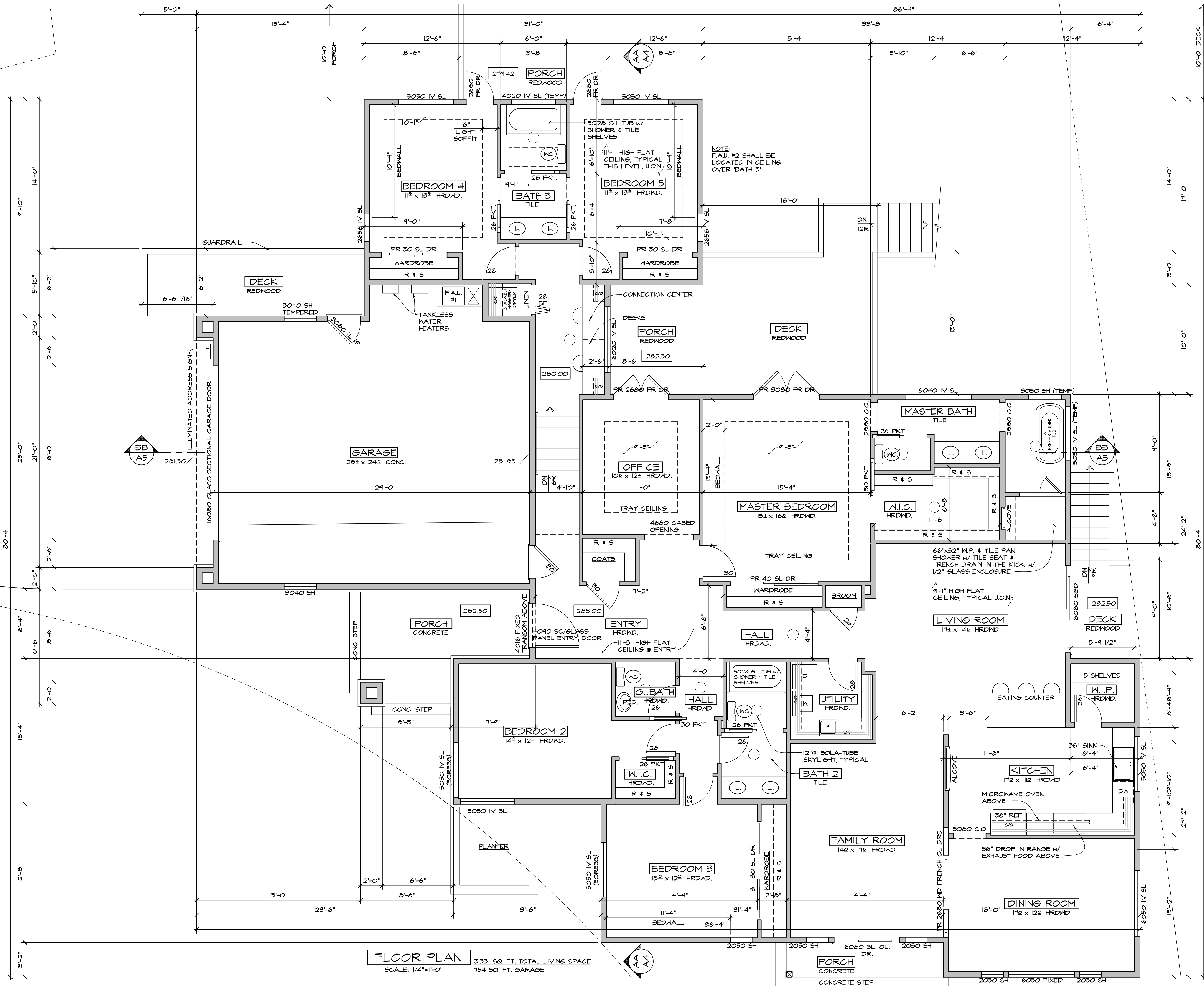
ROOF PLAN
SCALE: 1"=10'-0"

RIGHT ELEVATION
SCALE: 1/4"=1'-0"

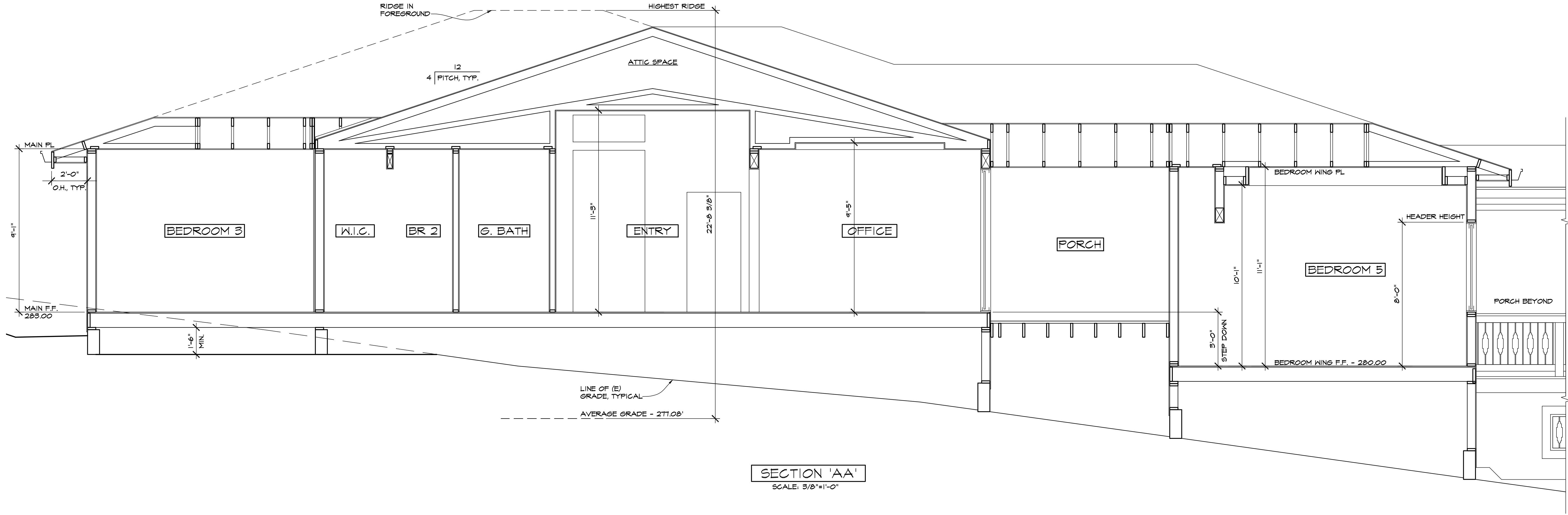


LEFT ELEVATION
SCALE: 1/4"=1'-0"

\\AVILA-SERVER\SHARED\RESIDENTIAL\2020\20004\FLOOR PLAN.DWG Tue, 30 Mar 2021 - 4:24AM



\\AVILA-SERVER\SHARED\RESIDENTIAL\2020\20004\SECTION.DWG Wed, 17 Mar 2021 - 11:00AM



SECTION 'AA'
SCALE: 3/8"=1'-0"

SHEET NO:

A4

JOB NO:

20004

DESIGN FOR:

BERNAL RESIDENCE

142 LOS OLIVOS ROAD, SANTA ROSA, CALIFORNIA

CONTRACTOR

CNR BERNAL CONST., INC.

P.O. BOX 12358, SANTA ROSA, CALIFORNIA

DATE PRINTED

DATE CHECKED

NOTES

DATE

4 0 21

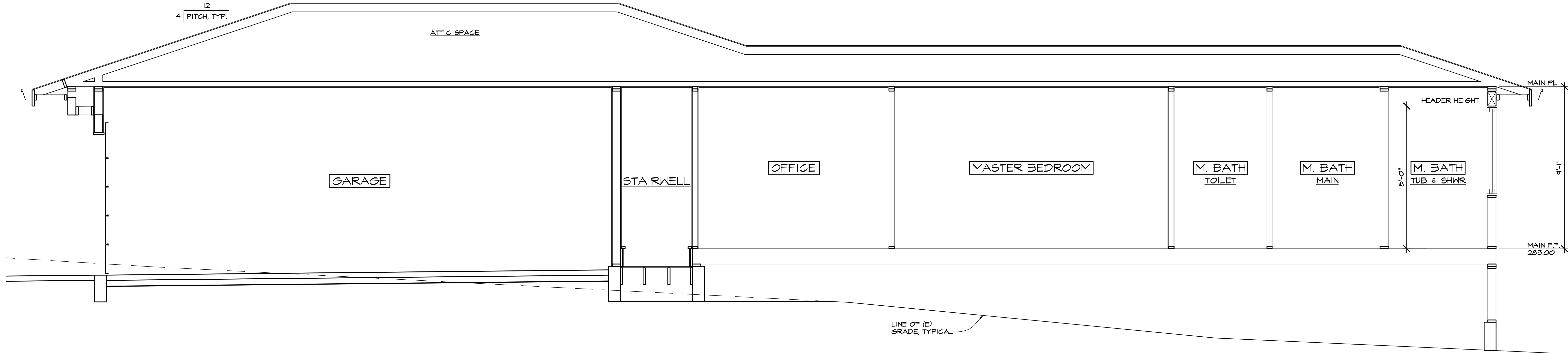
avila·bunch architects, inc.

(707) 585-3711
(707) 795-4511
FAX 585-2499

Merle Avila · architect
5850 Commerce Boulevard, Rohnert Park, California 94928

Russell W. Bunch · architect

\\AVILA-SERVER\SHARED\RESIDENTIAL\2020\20004\SECTION.DWG Wed, 17 Mar 2021 - 11:00AM



SECTION 'BB'
SCALE: 3/8"=1'-0"

SHEET NO:
A5

JOB NO:
20004

DESIGN FOR:
BERNAL RESIDENCE
142 LOS OLIVOS ROAD, SANTA ROSA, CALIFORNIA

CONTRACTOR
CNR BERNAL CONST., INC.
P.O. BOX 12356, SANTA ROSA, CALIFORNIA

DATE PRINTED
DATE CHECKED

NOTES

DATE

4 21

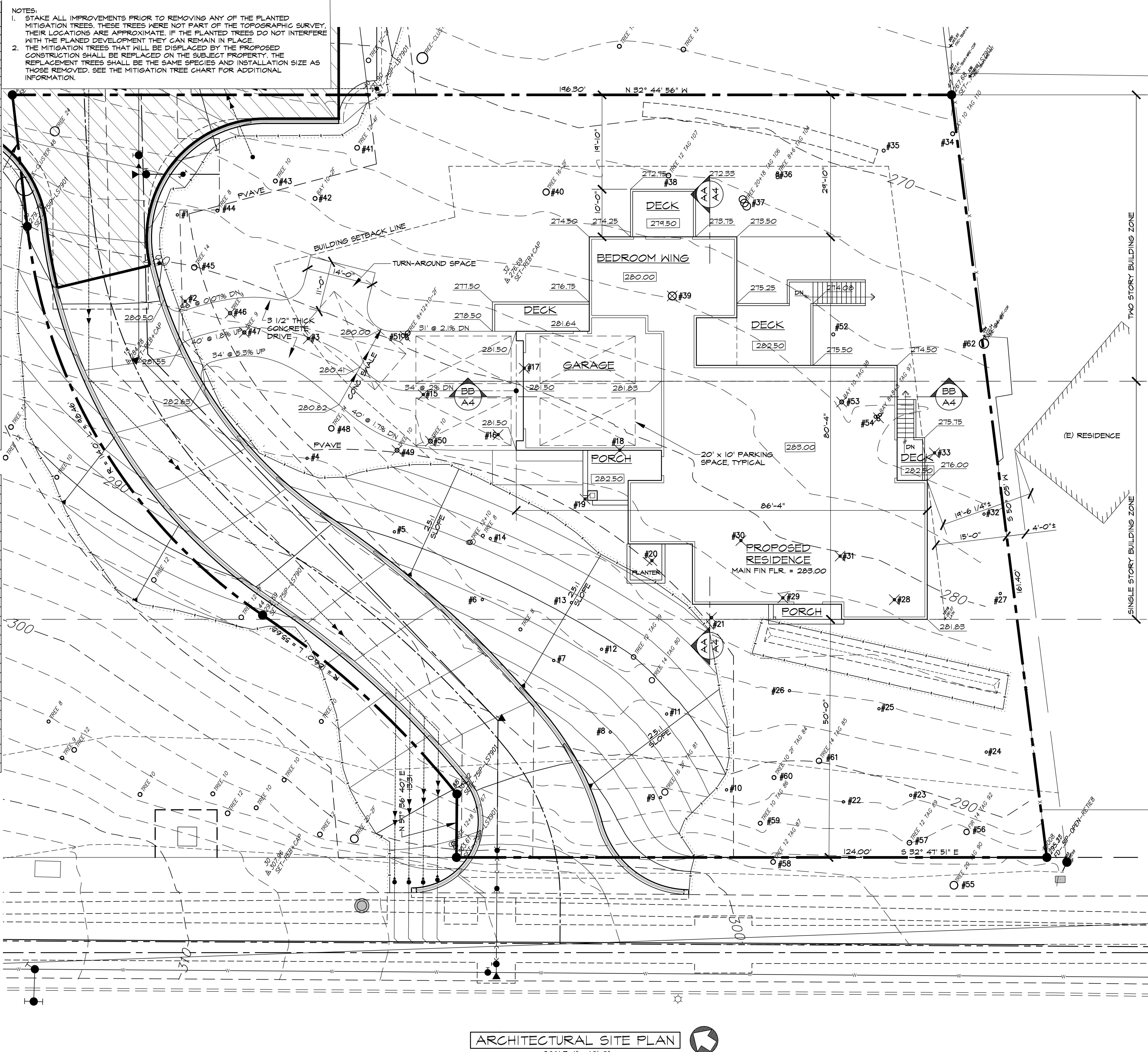
avila·bunch architects, inc.

(707) 585-3711
(707) 795-4511
FAX 585-2499

Merle Avila · architect
5850 Commerce Boulevard, Rohnert Park, California 94928

Russell W. Bunch · architect
5850 Commerce Boulevard, Rohnert Park, California 94928

MIGRATION TREE						
TREE	BOTANICAL NAME	COMMON NAME	SIZE INSTALLED	STATUS	COMMENTS	MITIGATION REQ'D.
1	<i>Acer macrophylla</i>	BIG LEAF MAPLE	24" BOX	ALIVE		
2	<i>Acer macrophylla</i>	BIG LEAF MAPLE	24" BOX	ALIVE	SUNBURN BARK DAMAGE	YES
3	<i>Aesculus californica</i>	CALIFORNIA BUCKEYE	#15	DEAD	REMOVE & REPLACE	YES
4	<i>Acer macrophylla</i>	BIG LEAF MAPLE	24" BOX	ALIVE		
5	<i>Acer macrophylla</i>	BIG LEAF MAPLE	24" BOX	ALIVE	SUNBURN BARK DAMAGE	
6	<i>Acer macrophylla</i>	BIG LEAF MAPLE	24" BOX	ALIVE		
7	<i>Acer macrophylla</i>	BIG LEAF MAPLE	#15	ALIVE		
8	<i>Acer macrophylla</i>	BIG LEAF MAPLE	24" BOX	ALIVE	REMOVE BLACKBERRY BUSH FROM TREE CAGE	
9	<i>Acer macrophylla</i>	BIG LEAF MAPLE	24" BOX	ALIVE		
10	<i>Acer macrophylla</i>	BIG LEAF MAPLE	#15	ALIVE		
11	<i>Quercus agrifolia</i>	COAST LIVE OAK	#15	ALIVE	REMOVE BROOM FROM TREE CAGE	
12	<i>Aesculus californica</i>	CALIFORNIA BUCKEYE	24" BOX	ALIVE		
13	<i>Quercus agrifolia</i>	COAST LIVE OAK	#15	ALIVE		YES
14	<i>Quercus lobata</i>	VALLEY OAK	#15	ALIVE		YES
15	<i>Quercus agrifolia</i>	COAST LIVE OAK	#15	ALIVE		YES
16	<i>Quercus agrifolia</i>	COAST LIVE OAK	24" BOX	ALIVE		YES
17	<i>Quercus agrifolia</i>	COAST LIVE OAK	#15	ALIVE		YES
18	<i>Quercus lobata</i>	VALLEY OAK	24" BOX	ALIVE		YES
19	<i>Quercus agrifolia</i>	COAST LIVE OAK	24" BOX	ALIVE	REMOVE BROOM FROM TREE CAGE	YES
20	<i>Aesculus californica</i>	CALIFORNIA BUCKEYE	#15	DEAD	REMOVE & REPLACE	YES
21	<i>Quercus agrifolia</i>	COAST LIVE OAK	#15	ALIVE	REMOVE BROOM FROM TREE CAGE	YES
22	<i>Aesculus californica</i>	CALIFORNIA BUCKEYE	#15	ALIVE	REMOVE OLIVE FROM TREE CAGE	
23	<i>Quercus lobata</i>	VALLEY OAK	#15	ALIVE	REMOVE IVY TREE CAGE	
24	<i>Quercus agrifolia</i>	COAST LIVE OAK	#15	ALIVE		
25	<i>Quercus agrifolia</i>	COAST LIVE OAK	#15	ALIVE		
26	<i>Quercus agrifolia</i>	COAST LIVE OAK	24" BOX	ALIVE	REMOVE BAY LAUREL FROM TREE CAGE	
27	<i>Quercus agrifolia</i>	COAST LIVE OAK	24" BOX	ALIVE	REMOVE BLACKBERRY FROM TREE CAGE	
28	<i>Aesculus californica</i>	CALIFORNIA BUCKEYE	24" BOX	ALIVE		YES
29	<i>Aesculus californica</i>	CALIFORNIA BUCKEYE	#15	ALIVE	REMOVE BROOM FROM TREE CAGE	YES
30	<i>Quercus agrifolia</i>	COAST LIVE OAK	#15	ALIVE		YES
31	<i>Quercus lobata</i>	VALLEY OAK	24" BOX	ALIVE	TREE UNABLE TO STAND ERECT, LAYING ON TREE CAGE. REMOVE & REPLACE	YES
32	<i>Quercus agrifolia</i>	COAST LIVE OAK	24" BOX	ALIVE		
33	<i>Quercus lobata</i>	VALLEY OAK	#15	ALIVE	PLANTED COAST LIVE OAK IS IN POOR CONDITION AND IS DECLINING. REMOVE DOUGLAS FIR AND VALLEY OAK TREE ARE ACTIVELY GROWING INSIDE TREE CAGE. REMOVE THE DOUGLAS FIR AND NEEDS, RETAIN EXISTING VALLEY OAK TREE AS MITIGATION TREE	NO



EXISTING TREES						
TREE	BOTANICAL NAME	COMMON NAME	DBH	HT.	DL	VIGOR
34(110)	<i>Umbellularia californica</i>	BAY LAUREL	10"	45'	15'	GOOD
35(N/A)	<i>Quercus agrifolia</i>	COAST LIVE OAK	7"	30'	15'	FAIR
36(104)	<i>Quercus agrifolia</i>	COAST LIVE OAK	7", 10"	35'	15'	GOOD
37(108)	<i>Pseudotsuga menziesii</i>	DOUGLAS FIR	26", 28"	52'	15'	GOOD
38(107)	<i>Pseudotsuga menziesii</i>	DOUGLAS FIR	14"	25'	15'	GOOD
39(224)	<i>Quercus agrifolia</i>	COAST LIVE OAK	4"	25'	15'	FAIR
40(213)	<i>Quercus agrifolia</i>	COAST LIVE OAK	13"	45'	15'	FAIR
41(228)	<i>Olea europaea</i>	OLIVE	6", 6"	43'	12'	FAIR
42(241)	<i>Umbellularia californica</i>	BAY LAUREL	7"	35'	10'	FAIR
43(229)	<i>Quercus agrifolia</i>	COAST LIVE OAK	8"	35'	15'	FAIR
44(253)	<i>Quercus agrifolia</i>	COAST LIVE OAK	4"	20'	15'	FAIR
45(256)	<i>Quercus agrifolia</i>	COAST LIVE OAK	14"	40'	20'	FAIR
46(258)	<i>Quercus agrifolia</i>	COAST LIVE OAK	4"	35'	15'	FAIR
47(254)	<i>Quercus agrifolia</i>	COAST LIVE OAK	10"	40'	15'	FAIR
48(241)	<i>Quercus agrifolia</i>	COAST LIVE OAK	16"	40'	20'	GOOD
49(248)	<i>Quercus agrifolia</i>	COAST LIVE OAK	10"	20'	15'	FAIR
50(247)	<i>Pinus radiata</i>	MONTEREY PINE	14"	52'	15'	GOOD
51(245)	<i>Quercus agrifolia</i>	COAST LIVE OAK	5", 6", 10", 8"	43'	15'	FAIR
52(101)	<i>Umbellularia californica</i>	BAY LAUREL	7"	45'	25'	GOOD
53(98)	<i>Umbellularia californica</i>	BAY LAUREL	4"	35'	15'	FAIR
54(97)	<i>Olea europaea</i>	OLIVE	6", 8", 8"	35'	15'	FAIR
55(90)	<i>Acer macrophyllum</i>	BIG LEAF MAPLE	21"	50'	20'	GOOD
56(92)	<i>Pseudotsuga menziesii</i>	DOUGLAS FIR	16"	70'	12'	FAIR
57(84)	<i>Pseudotsuga menziesii</i>	DOUGLAS FIR	15"	60'	15'	FAIR
58(87)	<i>Quercus agrifolia</i>	COAST LIVE OAK	10"	30'	15'	FAIR
59(86)	<i>Pseudotsuga menziesii</i>	DOUGLAS FIR	10"	70'	13'	GOOD
60(64)	<i>Quercus agrifolia</i>	COAST LIVE OAK	10"	20'	13'	GOOD
61(85)	<i>Pseudotsuga menziesii</i>	DOUGLAS FIR	20"	68'	15'	GOOD
62(101)	<i>Quercus agrifolia</i>	COAST LIVE OAK	34"	45'	30'	FAIR

TREE MITIGATION CALCULATIONS FOR REMOVED MATURE TREES			
TREE	BOTANICAL NAME	COMMON NAME	DBH
39	<i>Quercus agrifolia</i>	coast live oak	9"
46	<i>Quercus agrifolia</i>	coast live oak	9"
47	<i>Quercus agrifolia</i>	coast live oak	10"
49	<i>Quercus agrifolia</i>	coast live oak	10"
51	<i>Quercus agrifolia</i>	coast live oak	5", 6", 10", 8"
53	<i>Umbellularia californica</i>	bay laurel	9"

Total trunk diameter = 76"

76/6 = 12.67 12.67 (2) = 26.33

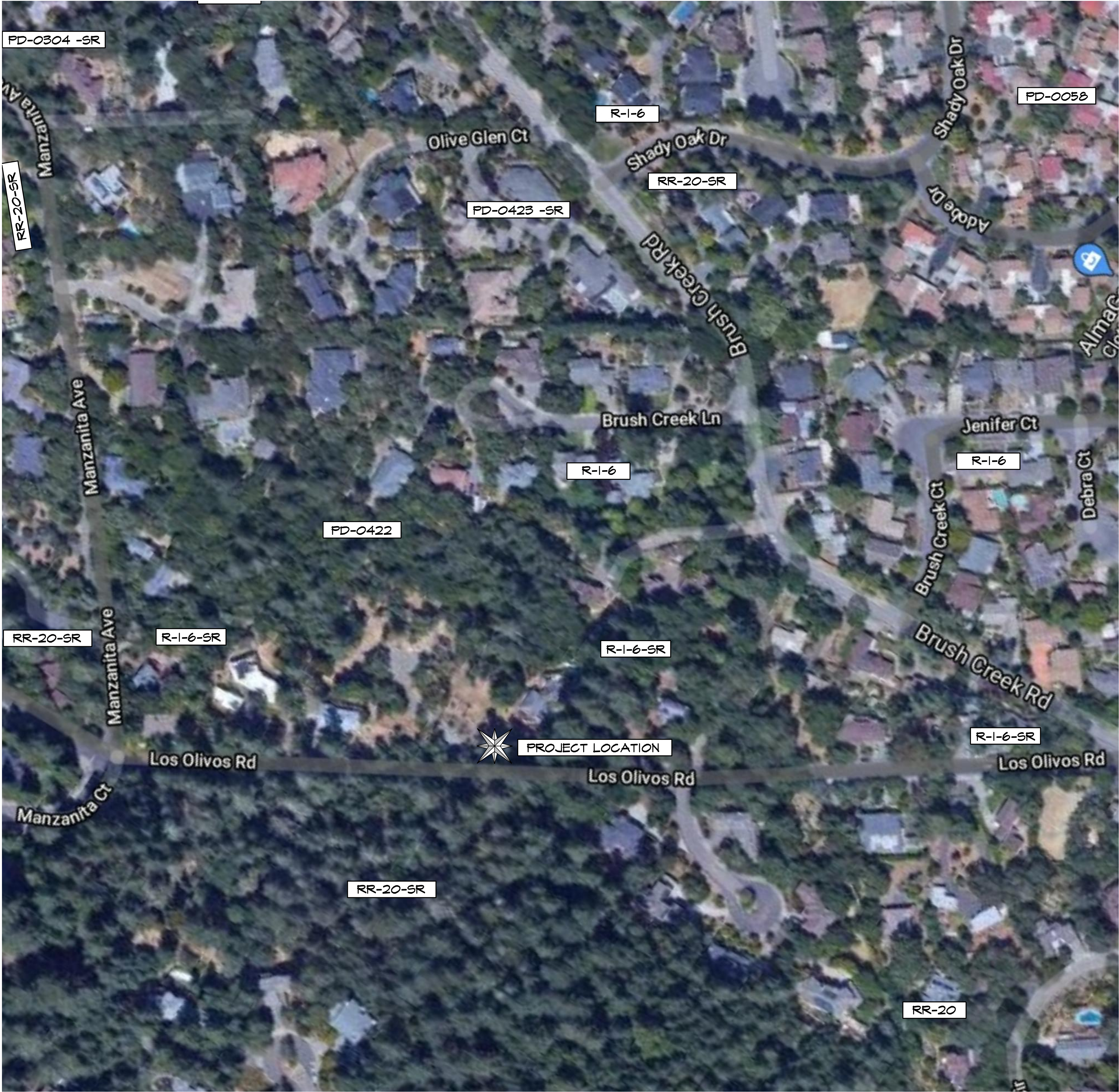
Therefore, a total of 26 #15 size trees are required to mitigate the tree loss.

Trees shall consist of

- (10) *Quercus agrifolia* (coast live oak)
- (3) *Quercus kelloggii* (California black oak)
- (10) *Aesculus californica* (California buckeye)
- (3) *Acer macrophylla* (big leaf maple)

\\AVILA-SERVER\SHARED\RESIDENTIAL\2020\20004\5121-C2.0 DRIVEWAY PLAN & PROFILE - ACAD2010\STEDING Mon, 05 Apr 2021 - 11:36AM

\\AVILA-SERVER\SHARED\RESIDENTIAL\2020\20004\5211-C2.0 DRIVEWAY PLAN & PROFILE - ACAD2010\SITE.DWG Mon, 05 Apr 2021 - 11:36AM



NEIGHBORHOOD CONTEXT MAP
NOT TO SCALE



\\AVILA-SERVER\SHARED\RESIDENTIAL\2020\20004\5211-C2.0 DRIVEWAY PLAN & PROFILE - ACAD2010\SITE.DWG Mon, 05 Apr 2021 - 11:36AM



SITE ANALYSIS MAP
SCALE: 1" = 20'-0"



SHEET NO: SA

JOB NO: 20004

DESIGN FOR: BERNAL RESIDENCE
142 LOS OLIVOS ROAD, SANTA ROSA, CALIFORNIA

CONTRACTOR: CNR BERNAL CONST., INC.
P.O. BOX 12338, SANTA ROSA, CALIFORNIA

DATE PRINTED
DATE CHECKED

NOTES

DATE

4 0 21

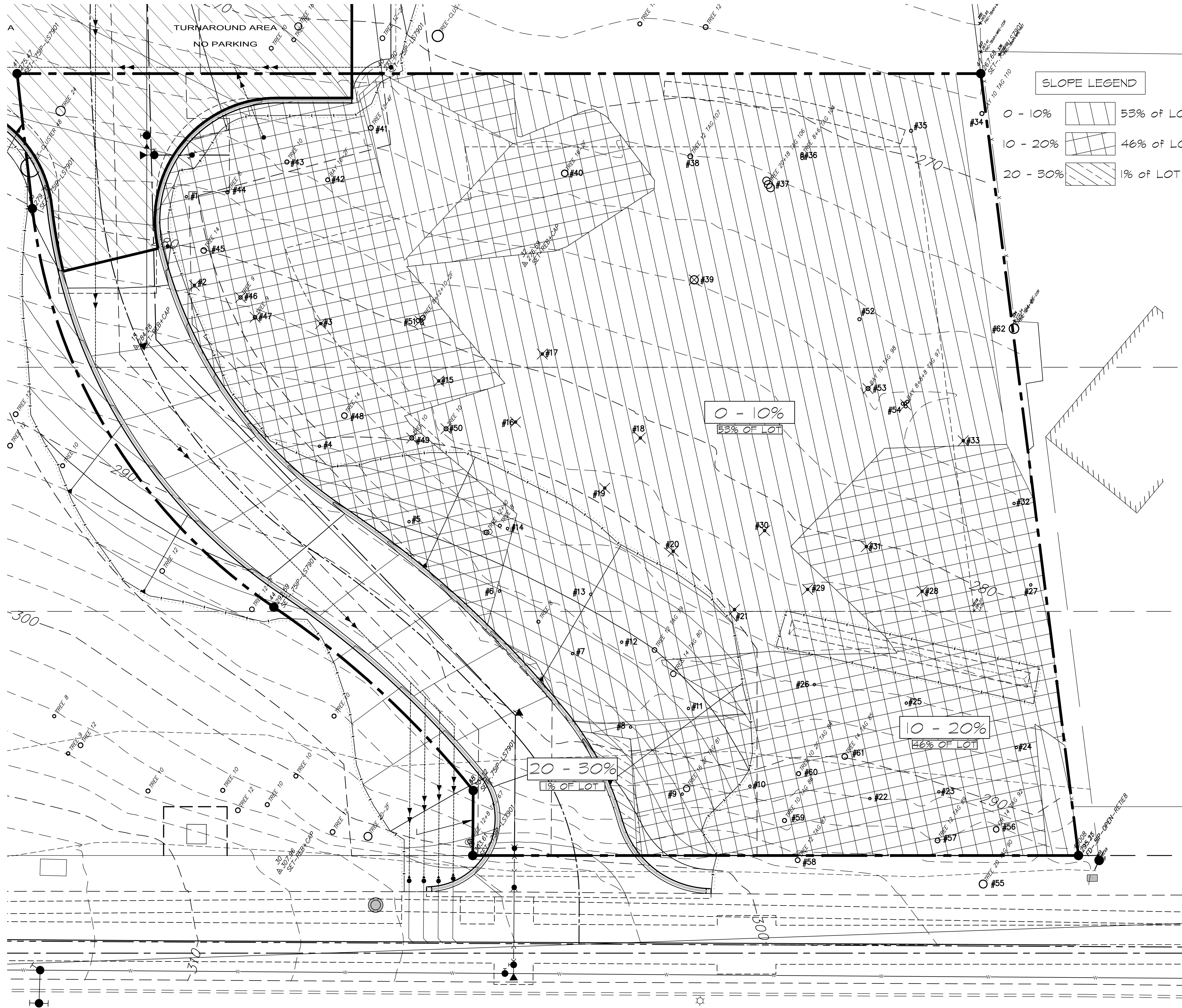
avila·bunch architects, inc.

(707) 585-3711
(707) 795-4511
FAX 585-2499

Merle Avila · architect
5850 Commerce Boulevard, Rohnert Park, California 94928

Russell W. Bunch · architect

\\AVILA-SERVER\SHARED\RESIDENTIAL\2020\20004\521-C2.0 DRIVEWAY PLAN & PROFILE - ACAD2010\512.DWG Mon, 05 Apr 2021 - 11:36AM



NOTE:
THE SLOPE STUDY IS PREPARED ON A
BEFORE ROAD INSTALL STATE.

SLOPE ANALYSIS MAP
SCALE: 1" = 10'-0"



SLOPE LEGEND

0 - 10%		53% of LC
10 - 20%		46% of LC
20 - 30%		1% of LOT

SHEET NO: SL

JOB NO: 20004

DESIGN FOR: BERNAL RESIDENCE
142 LOS OLIVOS ROAD, SANTA ROSA, CALIFORNIA

CONTRACTOR: CNR BERNAL CONST., INC.
P.O. BOX 12335, SANTA ROSA, CALIFORNIA

DATE PRINTED
DATE CHECKED

NOTES

DATE: 4 0 21

avila · bunch architects, inc.

(707) 585-3711
(707) 795-4511
FAX 585-2499

Merle Avila · architect
5850 Commerce Boulevard, Rohnert Park, California 94928

Russell W. Bunch · architect