LOCATION / CONTEXT MAP

SHEET INDEX
1 COVER PAGE
2 EXISTING CONDITIONS & CONTEXT MAP
3 CIVIL: GRADING & UTILITY PLAN
4 ARCHITECTURAL SITE PLAN
5 GROUND FLOOR PLAN : OFFICE
6 UPPER LEVEL FLOOR PLANS : RESIDENTIAL UNITS
7 UNIT LAYOUT
8 LANDSCAPE LAYOUT
9 LANDSCAPE ELEMENTS: FLORA
10 LANDSCAPE ELEMENTS: FENCE, GATE & LIGHTING
11 LANDSCAPE ELEMENTS: IRRIGATION
12 B-STREET SECTIONS
13 ST. ROSE HISTORIC DISTRICT: CONTRIBUTING STRUCTURES/ DESIGN INSPIRATION
14 EXTERIOR ELEVATION : NORTH
15 EXTERIOR ELEVATION : SOUTH
16 EXTERIOR ELEVATIONS : EAST & WEST
17 ARCHITECTURAL MATERIALS & FINISHES

DEVELOPMENT DATA
Assessor’s Parcel Number (APN): 010-035-022
Address: 528 B Street, Santa Rosa
County of: Sonoma
Agency Having Jurisdiction: City of Santa Rosa
Existing Conditions: Office building (single story)
Proposed Uses: Mixed Use (Residential over Business Services)
Proposed Density: 24 total dwelling units
Proposed Building Sq. Ft : 32,356.83 Sq. Ft
Unit Mix : 
- 20 1- Bedroom
- 6 2- Bedroom
Current Lot Total Area: 8,400 Sq. Ft
General Plan Land Use: Retail & Business Services
Base Zoning: CD-5-H-SA
Other Influences: Saint Rose Preservation District, Downtown Station Area Plan
Proposed Coverage: No Maximum
Max Density: 71 %
Max Building Height: 5 stories or 55 feet

CITY OF SANTA ROSA DESIGN REVIEW | 02.18.2020
# CANDIDATE PLANT LIST

## PERENNIAL GRASSES + SHRUBS

<table>
<thead>
<tr>
<th>SPECIES</th>
<th>COMMON NAME</th>
<th>WUCOLS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Festuca 'C occidentalis'</td>
<td>Ocean Blue Fescue</td>
<td>Low</td>
</tr>
<tr>
<td>Atriplex 'Golden Beauty'</td>
<td>Gold Mound</td>
<td>Low</td>
</tr>
<tr>
<td>Calamagrostis x acutiflora 'Karl Foerster'</td>
<td>Karl Foerster Fescue</td>
<td>Low</td>
</tr>
<tr>
<td>Chamaedorea elegans</td>
<td>Foxtail Palm</td>
<td>Low</td>
</tr>
<tr>
<td>Coreopsis tinctoria</td>
<td>Firewheel</td>
<td>Low</td>
</tr>
<tr>
<td>Echinacea 'White Swan'</td>
<td>White Swan Coneflower</td>
<td>Low</td>
</tr>
<tr>
<td>Euphorbia amygdaloides 'Variegata'</td>
<td>Variegated Snow Onyx</td>
<td>Low</td>
</tr>
<tr>
<td>Malva x 'Maroon'</td>
<td>Maroon</td>
<td>Low</td>
</tr>
<tr>
<td>Nandina domestica</td>
<td>Heavenly Bamboo</td>
<td>Low</td>
</tr>
<tr>
<td>Nemesia 'Surfinia'</td>
<td>Purple</td>
<td>Low</td>
</tr>
<tr>
<td>Pelargonium 'Skyscraper'</td>
<td>Skyscraper Geranium</td>
<td>Low</td>
</tr>
<tr>
<td>Salvia 'Sundance'</td>
<td>Sundance</td>
<td>Low</td>
</tr>
<tr>
<td>Salvia 'Sensation'</td>
<td>Sensation</td>
<td>Low</td>
</tr>
<tr>
<td>Sidalcea 'Advantage'</td>
<td>Advantage</td>
<td>Low</td>
</tr>
<tr>
<td>Thymus 'Silverado'</td>
<td>Silverado</td>
<td>Low</td>
</tr>
<tr>
<td>Viburnum 'Blue Moon'</td>
<td>Blue Moon</td>
<td>Low</td>
</tr>
<tr>
<td>Viburnum 'Limpet'</td>
<td>Limpet</td>
<td>Low</td>
</tr>
<tr>
<td>Viola 'Sweet Dreams'</td>
<td>Sweet Dreams</td>
<td>Low</td>
</tr>
<tr>
<td>Zinnia 'Benary's Giant'</td>
<td>Benary's Giant</td>
<td>Low</td>
</tr>
</tbody>
</table>

## FLOWERS

<table>
<thead>
<tr>
<th>SPECIES</th>
<th>COMMON NAME</th>
<th>WUCOLS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Asclepias curassavica</td>
<td>Common Milkweed</td>
<td>High</td>
</tr>
<tr>
<td>Coreopsis 'Zagreb'</td>
<td>Zagreb</td>
<td>High</td>
</tr>
<tr>
<td>Dianthus 'Dandy Mixed'</td>
<td>Dandy Mixed</td>
<td>Low</td>
</tr>
<tr>
<td>Echinacea 'Pink Chiffon'</td>
<td>Pink Chiffon</td>
<td>High</td>
</tr>
<tr>
<td>Euphorbia 'Black Magic'</td>
<td>Black Magic</td>
<td>Low</td>
</tr>
<tr>
<td>Helianthus annuus</td>
<td>Sunflower</td>
<td>Medium</td>
</tr>
<tr>
<td>Hydrangea 'Endless Summer'</td>
<td>Endless Summer</td>
<td>Medium</td>
</tr>
<tr>
<td>Lavatera 'Galahad'</td>
<td>Galahad</td>
<td>Low</td>
</tr>
<tr>
<td>Lysimachia nummularia 'Aurea'</td>
<td>Gold Creeping Jenny</td>
<td>Low</td>
</tr>
<tr>
<td>Perovskia 'Blue Spire'</td>
<td>Blue Spire</td>
<td>Medium</td>
</tr>
<tr>
<td>Sedum 'Angelina'</td>
<td>Angelina</td>
<td>Low</td>
</tr>
<tr>
<td>Trollius 'Gold Rush'</td>
<td>Gold Rush</td>
<td>Low</td>
</tr>
<tr>
<td>Veronica 'Neon'</td>
<td>Neon Blue</td>
<td>Low</td>
</tr>
<tr>
<td>Zinnia 'Benary's Giant'</td>
<td>Benary's Giant</td>
<td>Low</td>
</tr>
</tbody>
</table>

## TAXONOMY

<table>
<thead>
<tr>
<th>SPECIES</th>
<th>COMMON NAME</th>
<th>WUCOLS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acer palmatum 'Dissectum'</td>
<td>Dissected Maple</td>
<td>Medium</td>
</tr>
<tr>
<td>Carpinus betulus 'Fastigiata'</td>
<td>Fastigiata Hornbeam</td>
<td>Medium</td>
</tr>
<tr>
<td>Choisya 'Aztec Pearl'</td>
<td>Aztec Pearl</td>
<td>Medium</td>
</tr>
<tr>
<td>Cotoneaster 'Princess Victoria'</td>
<td>Princess Victoria</td>
<td>Low</td>
</tr>
<tr>
<td>Cupressus sempervirens 'Green Pyramidal'</td>
<td>Green Pyramidal Cypress</td>
<td>Medium</td>
</tr>
<tr>
<td>Hovenia dulcis</td>
<td>Hovenia</td>
<td>Medium</td>
</tr>
<tr>
<td>Photinia 'Red Robin'</td>
<td>Red Robin</td>
<td>Medium</td>
</tr>
<tr>
<td>Salix purpurea 'Ilbertii'</td>
<td>Ilbertii</td>
<td>Low</td>
</tr>
<tr>
<td>Ulmus pumila 'Siberian'</td>
<td>Siberian Elm</td>
<td>Medium</td>
</tr>
<tr>
<td>Zelkova serrata 'Variegata'</td>
<td>Variegated Chinese Elm</td>
<td>Low</td>
</tr>
</tbody>
</table>

## LANDSCAPE ELEMENTS

- **LANDSCAPE ELEMENTS**
- **F L O R A**

## THE FLATS @528 B

- 528 B. STREET
- SANTA ROSA, CA 95401

## CITY OF SANTA ROSA

**DESIGN REVIEW PACKAGE**

02/18/2020

**QUADRIGA**

- landscape architecture + planning + inc.
- SACRAMENTO + SANTA ROSA

---

**CITIES OF SANTA ROSA**

**DESIGN REVIEW PACKAGE**

02/18/2020

**QUADRIGA**

- landscape architecture + planning + inc.
- SACRAMENTO + SANTA ROSA
TYPE ONE: CUSTOM FENCE AND GATE ELEVATIONS

COLUMNAR ACCENT TREES
WIRE VINE TRELIS
HALF TREE GRATE
TYPE TWO FENCING: WELDED WIRE FENCING, VISUALLY OPEN
RAISED PLANTER
LIGHT BOULDER
CEILING MOUNTED LIGHT

LANDSCAPE CHARACTER IMAGES

SHADE STRUCTURE ROOF OVERHANG
CEILING MOUNTED LIGHT
STEEL SHADE STRUCTURE FRAME
POWDERCOATED STEEL FRAME
DECORATIVE METAL PANELS TO MATCH ARCHITECTURE
GATE LATCH AND PANIC BAR

PASEO FENCING TYPICAL
PASEO ENTRY GATE TYPICAL
7'-0" FENCING
POWDERCOATED STEEL FRAME
DECORATIVE METAL PANELS TO MATCH ARCHITECTURE

THE FLATS @ 528B
528 B. STREET
SANTA ROSA, CA 95401

CITY OF SANTA ROSA
DESIGN REVIEW PACKAGE
02/18/2020
IRRIGATION STATEMENT & CALCULATIONS

All irrigation will be designed to meet Santa Rosa Water Efficient Landscape Ordinance and will contain the following components:

- The irrigation system will be designed and installed to meet irrigation efficiency described in the maximum applied water allowance.
- Weather based, self-adjusting irrigation controller with a rain sensor.
- Emitters to include-subsurface drip irrigation and tree bubblers.
- Trees to be placed on separate valves.
- Isolation valves to be installed at point of connection and before each valve or manifold.
- Pressure regulation to be installed.
- Separate valves to be installed to irrigate zones of high, med, and low water use plantings.
- Check valves will be installed to prevent low point drainage.
- Irrigation zones will be separated by exposure, hydrozone water use, and soil type.
SOUTH ELEVATION

SCALE: 1/8" = 1'0"
**Architectural Elements**

**Materials & Finishes**

**Section: Cornice Profile**

**Corrugated Panel**
- Color: Spartan Bronze
- Product: Kingspan

**Window with Trim**
- Color: Spartan Bronze
- Product: Kingspan

**Typical Window**
- Color: Spartan Bronze
- Product: Kingspan

**Soffit**
- Color: Cedar
- Product: Nichiha Fiber Cement

**Window and Door Finish**
- Color: Modern Bronze
- Product: Marvin Modern

**Steel Sash Storefront Windows**

**Calstone CMU**
- #304 Splitface Block

**City of Santa Rosa Design Review Package**
- 02/18/2020