ONE SANTA ROSA
1 SANTA ROSA AVE, SANTA ROSA, CALIFORNIA

PROJECT DESCRIPTION

NEW CONSTRUCTION OF A SEVEN STORY MULTI-FAMILY RESIDENTIAL BUILDING INCLUDING 120 APARTMENT UNITS AND AMENITIES AT FIRST LEVEL AND ROOF TOP AMENITY DECK.

PROJECT WILL BE A COMBINATION OF SITE BUILT AND MODULAR CONSTRUCTION.

THE FIRST TWO LEVELS, INCLUDING APROXIMATELY 3,000 SF OF APARTMENTS AND AMENITIES, WILL BE SITE BUILT.

LEVELS 3-7, APPROXIMATELY 7,700 SF, WILL BE CONSTRUCTED OF FACTORY BUILT MODULAR UNITS.

2,670 SF OF AMENITY ROOF DECK WILL BE PROVIDED.

CONCESSIONS

1 GROUND FLOOR CEILING HEIGHTS TO 9'-6"
## GROSS BUILDING AREA

<table>
<thead>
<tr>
<th>LEVEL</th>
<th>GROSS FLOOR AREA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground Level</td>
<td>15,707 SF</td>
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<tr>
<td>Level 2</td>
<td>7,149 SF</td>
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<tr>
<td>Level 3</td>
<td>14,994 SF</td>
</tr>
<tr>
<td>Level 4</td>
<td>14,994 SF</td>
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<td>Level 5</td>
<td>14,994 SF</td>
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<td>Level 6</td>
<td>14,994 SF</td>
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<tr>
<td>Roof Level</td>
<td>537 SF</td>
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<td>Grand Total</td>
<td>107,039 SF</td>
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## SCOPE OF WORK MATRIX

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<tr>
<th>LOCATION</th>
<th>BUILDING COMPONENT</th>
<th>SITE BUILT (SF)</th>
<th>FACTORY BUILT (FR)</th>
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<tbody>
<tr>
<td>Grade Level</td>
<td>Site Elements</td>
<td>Sidewalks, driveways; landscaping including at grade; planting; mounding; trees, shrubs, perennials and pavement; irrigation; gates and gate operation; equipment; trash enclosures; relocation of solar panels.</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td>Stairs</td>
<td>Stair elements, utility connections</td>
<td>N/A</td>
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<tr>
<td></td>
<td>Elevators</td>
<td>Elevator elements</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td>Signage</td>
<td>Exit signage</td>
<td>N/A</td>
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<tr>
<td></td>
<td>Exterior Finishes</td>
<td>Exterior finishes, including doors and windows, flashing around openings</td>
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<td></td>
<td>Roof Elements</td>
<td>Roof elements, including roof assembly, flashing around openings</td>
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<tr>
<td></td>
<td>Above Podium</td>
<td>Above Podium elements</td>
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<tr>
<td></td>
<td>Site Elements</td>
<td>Site elements, including fencing, gates, trash enclosures, and landscaping</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td>Landscape</td>
<td>Landscape elements</td>
<td>N/A</td>
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</table>

## GENERAL NOTES

### CITY’S CLIMATE ACTION PLAN (CAP) CHECK LIST REQUIREMENTS:

#### SECTION:

1.3.1. THIS PROJECT TO COMPLY WITH CALGREEN TIER 1 CHECKLIST

1.3.2. INSTALL REAL-TIME ENERGY MONITORS AT ALL PROJECT UTILITIES

6.1.3. GC TO INCREASE DIVERSION OF CONSTRUCTION WASTE BY DIVERTING 65% OF CONSTRUCTION WASTE

9.2.2. GC TO ENSURE CONSTRUCTION EQUIPMENT ARE MAINTAINED PER MANUFACTURER’S REQUIREMENTS

9.2.3. GC TO USE ELECTRICAL OR ALTERNATIVE FUELS FOR CONSTRUCTION EQUIPMENT TO REDUCE GHG EMISSIONS, PER CAP MEASURE 9.2

### NOT FOR CONSTRUCTION

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**CHAPTER 4 RESIDENTIAL MANDATORY MEASURES**

**DIVISION 4.1 PLANNING AND DESIGN**

**SECTION 4.106 SITE DEVELOPMENT**

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Section 4.2 of this code. In determining the number and size of EV spaces in new construction, the number and size shall be based on the occupancy type.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each one- and two-family dwelling and townhouse with an attached private garage, there shall be provided not less than 0.5 EV spaces.

4.106.4.2 Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional living space. For each ADU or JADU, there shall be provided not less than 0.5 EV spaces.

4.106.4.3.2 Electric vehicle charging space (EV space) dimensions. The EV spaces shall be designed to accommodate the EV spaces required by Section 4.106.4.1 and 4.106.4.2. The EV spaces shall be located on an accessible route, as defined in the California Building Code, Chapter 37. The EV spaces shall be accessible to all residents of the property.

4.106.4.2.4 Multiple EV spaces required. Construction documents shall indicate the raceway diameter (in inches) for the raceway, the raceway shall be located underground, and shall terminate into a listed and approved enclosure that is not accessible to the public.

**DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION**

**SECTION 4.303 INDOOR WATER USE**

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of urinals installed in buildings shall not exceed 0.5 gallons per flush.

4.303.1.3 Toilets. The effective flush volume of all water closets throughout the residential property shall not exceed 1.28 gallons per flush. The effective flush volume of water closets in buildings affected and other important enactment dates.

4.303.1.4 Showers. The maximum flow rate at the fixture or fixture outlet shall not exceed 2.0 gallons per minute at 60 psi.


**DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE STewardship**

**SECTION 4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE**

4.406.3 Low-emitting materials. Low-emitting materials are materials that have been tested and evaluated to be in compliance with the California Code Regulations, Title 20, Division 11A, Section 11111.

**DIVISION 4.5 ENVIRONMENTAL QUALITY**

**SECTION 4.501 DEFINITIONS**

4.501.1.3 Storm water management. Storm water management is the management of storm water drainage and erosion controls to prevent erosion and retain soil runoff on the site, French drain. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.
4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealants and caulks used on the project shall meet the Product-weighted Maximum Incremental Reactivity (MIR) requirements of Appendix A, Table 4-5, or shall be exempted from the MIR requirements as specified in Subsection 4.504.2.2. This section shall be applied to any indoor use of adhesives, sealants and caulks, and the materials shall be certified to meet the aforementioned requirements by a testing laboratory approved by the South Coast Air Quality Management District. Products in the index are certified to meet the emission limits if they meet the following requirements:

- The VOC content of the product is equal to or less than the VOC content of the product as determined by the code.
- The VOC content of the product is equal to or less than the VOC content of the product as determined by the California Code of Regulations, Title 17, Section 93120 et seq.
- The VOC content of the product is equal to or less than the VOC content of the product as determined by the California Code of Regulations, Title 17, Section 93120 et seq.

4.504.2.2 Exemptions. The following shall be exempted from the MIR requirements:

- Paints and coatings used on the project shall meet the VOC content specified in this table, see South Coast Air Quality Management District.
- Wood products shall meet the VOC content specified in Table 4-5. However, wood products used in the following applications shall be certified to meet the emission limits:
  - Wood products used in the following applications shall be certified to meet the emission limits:
  - Wood products used in the following applications shall be certified to meet the emission limits:
  - Wood products used in the following applications shall be certified to meet the emission limits:
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  - Wood products used in the following applications shall be certified to meet the emission limits:
SANTA ROSA AVENUE

3RD STREET

2ND STREET / TRANSIT MALL

KEYNOTES

1. REMOVE EXISTING UTILITY.
2. RELOCATE EXISTING UTILITY.
3. COMBINATION WATER SERVICE IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD DETAIL 870.
4. PROBABLE LOCATION OF DISCONNECTED DOWSPOUT.
5. PRIORITY 3 BIORETENTION FLOW THROUGH PLANTER. SEE DETAIL 1, SHEET 1.
6. CAST IRON SIDEWALK DRAIN IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 406 B.
7. SEWER SERVICE IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 513.
8. CURB RAMP IN ACCORDANCE WITH CALTRANS 2018 STANDARD PLAN A88A CASE A.
9. REPLACE EXISTING SIDEWALK IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 237.
10. CURB AND GUTTER IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 241.
11. CURB CUT IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 250B.

LANNERS

SURVEYORS / ENGINEERS /
Irrigation Design Intent

Irrigation System is designed to provide the minimum amount of water necessary to sustain good plant health. All selected components are commercial grade, selected for durability, vandal resistence and minimum maintenance requirement. The system is a combination of subsurface irrigation and tree bubblers as appropriate to plant type, exposure, and slope conditions.

Control of the system is via a weather-enabled controller capable of daily adjustment based on real-time weather conditions as measured by an on-site weather sensor.

The system includes a master control valve and flow sensing capability which will shut down all or part of the system if leaks are detected.
MATERIAL LEGEND

1. CEMENTITIOUS FACADE SYSTEM - EQUITONE (NATURA N 074)
2. STUCCO, 20/30 SAND FINISH, PAINTED "LIGHT BEIGE", SW 7757-256
3. STOREFRONT GLAZING
4. STOREFRONT VERTICALS
5. 5 PANEL PREMIUM MOSS PILLAR SAFETY SHIELD
6. CEMENTITIOUS FACADE SYSTEM - ASPYRE ARTISAN V GROOVE
7. PRODEM PRODEX PANEL - NUX
8. TRELLIS PT. "HIGH REFLECTIVE WHITE", SW 7757-256-C1
9. PER UNIT ENTRANCE BEGA 33 514 SCONE WHITE FINISH, 2 1/8" W X 7 7/8" H X 2 3/8" D
10. BEGA 22 343 SCONE 11" H X 11" W X 5 3/8" D
11. BEGA 24 374 SCONE W/ BRONZE TRIM FINISH. 11 7/8" W X 4 3/8" H 3 3/8" D
12. FENCE PER LANDSCAPE DRAWINGS
13. UV TOLERANT WATERPROOFING INSIDE BLIND CONDITION AT NEIGHBORING BUILDING
14. CEMENTITIOUS FACADE SYSTEM - ASPYRE REVEAL PANEL
15. PUBLIC ART INSTALLATION AREA

DRAWN BY: PROJECT NUMBER: SHEET TITLE: SHEET NUMBER

ONE SANTA ROSA AVE 1 SRA LLC
1 Santa Rosa Ave Santa Rosa, CA 95404

OWNER: 1 SRA LLC
PO Box 8001
Napa, CA 94559
Phone: 415.519.7574

ARCHITECT: LOWNEY ARCHITECTURE
360 17th Street, Suite 200
Oakland, CA 94612
Phone: 510.269.1124

CIVIL ENGINEERING: BFK ENGINEERS
200 4th Street, Suite 300,
Santa Rosa, CA 95401
Phone: 707.583.8528

STRUCTURAL INNOVATIVE STRUCTURAL ENGINEERING, INC.
10400 County Center Dr Suite 110
Temecula, CA 92591
Phone: 951.226.4355

INNOVATIVE STRUCTURAL
ENGINEERING
309 Lennon Lane, Suite 200
Walnut Creek, CA 94598
Phone: 925.932.5505

LANDSCAPE ARCHITECT: LOWNEY ARCHITECTURE
360 17th Street, Suite 200
Oakland, CA 94612
Phone: 510.836.5400

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<table>
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<td>Cementitious Facade System</td>
<td>Equitone (Natura N 074)</td>
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<td>Stucco, 20/30 Sand Finish</td>
<td>Painted &quot;High Reflective White&quot;, SW 7757-256-C1</td>
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<td>1 Panel Premium Wood Pella Entry Door</td>
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<tr>
<td>Trellis Pt. &quot;High Reflective White&quot;, SW 7757-256-C1</td>
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<tr>
<td>Public Art Installation Area</td>
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<tr>
<td>Self-Standing Glazing</td>
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<tr>
<td>One Santa Rosa Ave</td>
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<tr>
<td>1 SRA LLC</td>
<td></td>
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<tr>
<td>1 Santa Rosa Ave, Santa Rosa, CA 95404</td>
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<tr>
<td>Phone: 415.519.7574</td>
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<tr>
<td>Architect</td>
<td></td>
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<tr>
<td>Lowney Architecture</td>
<td></td>
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<tr>
<td>360 17th Street, Suite 200</td>
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<td>Oakland, CA 94612</td>
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<td>Phone: 510.269.1124</td>
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<tr>
<td>Civil Engineering</td>
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<td>Bfk Engineers</td>
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<tr>
<td>200 4th Street, Suite 300</td>
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<td>Santa Rosa, CA 95401</td>
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<td>Phone: 707.583.8528</td>
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<tr>
<td>Structural</td>
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<tr>
<td>Innovative Structural Engineering, Inc.</td>
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<tr>
<td>408 0 County Center Drive</td>
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<td>Temecula, CA 92591</td>
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<tr>
<td>Phone: 951.226.4355</td>
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<tr>
<td>Landscape Architect</td>
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<tr>
<td>Lowney Architecture</td>
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<td>360 17th Street, Suite 200</td>
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<td>For your attention</td>
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