The affordable senior housing component of the Project is located on the southeastern edge of the community on approximately 2.5 acres. The site has been designed with three separate buildings. The primary building is located directly across from the central park, with a second building adjacent to the east and the third building fronting on Mendocino Avenue. The buildings have been separated for funding purposes and can function independently, yet have been designed as an integrated community. Each building has a front entrance located on the proposed public street, providing greater activity on the street with residents coming and going from several entrances rather than from a single point of entry. Each building has at least one elevator to provide accessibility to all of the units. The project provides indoor community spaces, laundry and management offices, trash/recycling facilities, outdoor courtyards with gathering spaces and community gardens and convenient parking.

The design is based in the principles of health, wellness and active living. Each of the buildings is connected by a walkway which extends around the entire project site connecting the buildings with the street frontages, courtyards and garden areas. The interconnected walkways provide ample pedestrian circulation allowing for walking in ever growing circles based on a resident’s capability. The courtyards are interconnected and provide outdoor gathering and activities space allowing for extensive gardening and encouraging both healthy eating as well as exercise. The focus of each courtyard is the gardens, with raised planters for residents to participate in growing food, flowers and plants.

The primary building supports a variety of program amenities including a large indoor community space for residents, a media room for watching movies or holding talks for smaller groups, an area with seating, mail services and management space. The community room is connected to a courtyard which faces the street and is enclosed by a low wall and trellis which allows for glimpses into the active courtyard while also providing privacy. The gardens provide a safe haven for residents and a more resilient community. The primary building design is a vocabulary of simple forms, with a primary orientation so that residents can move from courtyard to courtyard allowing for walking in ever growing circles based on a resident’s capability.

In addition to health and wellness, sustainability and resilience are also key principles of the design. These principles are evident in the building systems, infrastructure and transit features of the Project. The Project’s transit access will lower vehicle miles travelled and also provide for greenhouse gas reductions. The roof will be designed for maximizing solar energy production through solar panels or solar thermal production. The building systems are being evaluated to determine whether an all-electric building is appropriate. The building design provides shading for south and west facing windows to reduce heat gain loads. Stormwater management will be a feature of the landscaping and integrated into the overall master plan. Water conservation through planting and irrigation design define the landscape character; a greywater laundry wastewater re-use system is being evaluated as well. The building exterior materials are fire resistant and exposed wood will be fire treated. The flat roof has been designed to minimize the ability for fire to gain access to the interior of the building. Backup power will be designed for critical emergency systems and focused areas provided for a cooling center for residents and others, if needed. These measures help provide a safe haven for residents and a more resilient community for the future.
# Planning Information & Zoning Summary

**Planning Information & Zoning Summary**

**Santa Rosa City Code**

**Santa Rosa (City) Plan**

<table>
<thead>
<tr>
<th>Category</th>
<th>Zoning &amp; Planning Policy Document</th>
<th>BRJE Communities, LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Code</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

## Project Data

- **Address:** 3575 Mendocino Ave
- **City:** Santa Rosa, CA
- **Date:** 09/23/20

## Planning Information & Zoning Summary

<table>
<thead>
<tr>
<th>Code</th>
<th>Planning Information &amp; Zoning Summary</th>
</tr>
</thead>
<tbody>
<tr>
<td>A0.5</td>
<td>Planning Information &amp; Zoning Summary</td>
</tr>
</tbody>
</table>

## Code Summary

**Applicable Codes**

- **A0.5**
  - California Building Code
  - California Electrical Code
  - California Plumbing Code

## BUILDING STATISTICS

<table>
<thead>
<tr>
<th>Building</th>
<th>Minimum</th>
<th>Maximum</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Roof</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

## Building Statistics

- **Building Type:** Senior Housing
- **Unit Type:** Senior
- **Unit Count:**
  - Total: 120
  - Ground Floor: 30
  - Roof: 90

## Building Statistics

<table>
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- California Building Code
- California Electrical Code
- California Plumbing Code

### Project Data

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</tr>
</thead>
<tbody>
<tr>
<td>A0.5</td>
<td>Building Data</td>
</tr>
</tbody>
</table>

### Free Space Requirements

- **Floor Area:**
  - Total: 20,000
  - Ground Floor: 5,000
  - Roof: 15,000

## Construction Classification

<table>
<thead>
<tr>
<th>Code</th>
<th>Construction Classification</th>
</tr>
</thead>
<tbody>
<tr>
<td>A0.5</td>
<td>Construction Classification</td>
</tr>
</tbody>
</table>

### Accessibility & Height & Stories

- **Accessibility:**
  - Minimum: 5
  - Maximum: 10
- **Height & Stories:**
  - Minimum: 3
  - Maximum: 5

## Vehicle Access

<table>
<thead>
<tr>
<th>Code</th>
<th>Vehicle Access</th>
</tr>
</thead>
<tbody>
<tr>
<td>A0.5</td>
<td>Vehicle Access</td>
</tr>
</tbody>
</table>

### Building Description

- **Parking:**
  - Minimum: 5
  - Maximum: 10
- **Height & Stories:**
  - Minimum: 3
  - Maximum: 5

## Vehicle Access

- **Parking:**
  - Minimum: 5
  - Maximum: 10
- **Height & Stories:**
  - Minimum: 3
  - Maximum: 5

### Building Description

- **Parking:**
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- **Parking:**
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  - Maximum: 10
- **Height & Stories:**
  - Minimum: 3
  - Maximum: 5
**PROPOSED COLOR SELECTION**

A. STUCCO
B. STUCCO
C. HORIZONTAL SIDING
D. BUILDING BASE
E. COPING AND TRIMS
F. VINYL WINDOWS
G. PHENOLIC PANEL

**COLORS:**
- A: STUCCO
- B: STUCCO
- C: HORIZONTAL SIDING
- D: BUILDING BASE
- E: COPING AND TRIMS
- F: VINYL WINDOWS
- G: PHENOLIC PANEL

**SYSTEMS:**
- H. SUNSHADE SYSTEM: METAL FRAME WITH WOOD
- I. WOOD ARBOR SYSTEM AT MAIN ENTRIES
- J. WOOD TRELIS SYSTEM TO FRAME COURTYARD
- K. CONCRETE PLANTERS

**BUILDING 1 - NORTH ELEVATION**

3575 MENDOCINO AVE AFFORDABLE SENIOR HOUSING | BUILDING COLORS, MATERIALS & SYSTEMS
SANTA ROSA, CA | 09/23/20 | BRJE COMMUNITIES, LLC
Type A1 - City Standard Pole Fixture on Mendocino Ave
Height: 12' pole

Type B1 - Private Pole Fixture in Courtyards
Height: 12' pole

Type C1 - Wall Mounted Sconce Downlight Fixture
Height: 8'

Type D - Ceiling Mounted Recessed Fixture
Height: 9'

Type A2 - City Standard Optional Decorative Pole Fixture on Public Street Cul-de-sac
Height: 20' pole

Type B2 - Private Pole Fixture in Parking
Height: 20' pole with arm

Type C2 - Wall Mounted Sconce Downlight Fixture at tuck-under parking
Height: 10'-6''
TYPE A2
CITY OF SANTA ROSA STANDARD
OPTIONAL DECORATIVE FIXTURE

NOTE: TYPE A1 FIXTURES WILL BE SAME AS EXISTING FIXTURES ON MENDOCINO AVE.

TYPE B1 & B2
PRIVATE POLE FIXTURE IN COURTYARDS AND PARKING AREAS

TYPE C1 & C2
WALL MOUNTED SCONCE DOWNLIGHT FIXTURE

TYPE D
CEILING MOUNTED RECESSED FIXTURE
Ceiling Height: Varies
Luminaria Mounting Height: As Noted
Reflectances: 80% for Ceiling, 50% for Wall, 20% for Floor, 30% for Casework
Calculation Point Height: As Noted

Luminaria luminaire values provided in this report, whether for normal, critical, or emergency applications, are for product application assistance only. These values were developed in collaboration with, and are subject to approval by, the design professional of record (architect/consultant), and are NOT intended for construction. Because these values are approximate and based on limited application information provided to 16500, Inc, at the time of calculation, 16500 shall not warrant the installed performance of the luminaires will match that shown in this report. Please verify all data and conditions to assure the accuracy of the report. 16500 shall neither be responsible nor liable for design, approval, or results of emergency lighting under any circumstance.
### Candidate Plant List

<table>
<thead>
<tr>
<th>Botanical Name</th>
<th>Common Name</th>
<th>Size</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Arbutus millosa</strong></td>
<td>Strawberry Tree</td>
<td>3'</td>
<td></td>
</tr>
<tr>
<td><strong>Chamaecyparis lawsoniana</strong></td>
<td>Incense Cedar</td>
<td>3'</td>
<td></td>
</tr>
<tr>
<td><strong>Eucalyptus deglupta</strong></td>
<td>Red Ironbark</td>
<td>3'</td>
<td></td>
</tr>
<tr>
<td><strong>Juniperus squamata</strong></td>
<td>Western Red Cedar</td>
<td>3'</td>
<td></td>
</tr>
<tr>
<td><strong>Pyrus callerynsifolia</strong></td>
<td>Bradford Pear</td>
<td>3'</td>
<td></td>
</tr>
</tbody>
</table>

### Candidate Street Tree Images

- [Tree Image A](#)
- [Tree Image B](#)
- [Tree Image C](#)
- [Tree Image D](#)
- [Tree Image E](#)
- [Tree Image F](#)
- [Tree Image G](#)
- [Tree Image H](#)

### Santa Rosa Water Ordinance Calculation

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Peak Flow Capacity (gpm)</td>
<td>60</td>
</tr>
<tr>
<td>Peak Flow Duration (seconds)</td>
<td>15</td>
</tr>
<tr>
<td>Design Flow Capacity (gpm)</td>
<td>45</td>
</tr>
<tr>
<td>Design Flow Duration (seconds)</td>
<td>60</td>
</tr>
<tr>
<td>Stormwater Detention Volume (gallons)</td>
<td>120</td>
</tr>
<tr>
<td>Detention Volume Duration (seconds)</td>
<td>60</td>
</tr>
<tr>
<td>Detention Volume Percent (of design flow)</td>
<td>25%</td>
</tr>
</tbody>
</table>

### Irrigation Statement

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.
- Limited spray irrigation to be used.
- Trees to be placed on separate valves.
- Container planting 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 medium and low water use plantings. No high water use plants are being installed in common design.
- Check valves will be installed to prevent low point drainage.

### Bike Parking - For Short Term Parking

- **Model:** Madrix
- **Manufacturer:** Opal Bike Rack
- **Finish:** Stainless Steel
- **Items:** 7 Total

### Furniture - Benches

- **Model:** Fusion Seating, With Back
- **Manufacturer:** SiteScapes
- **Material:** Steel and IPE Color: T.B.D.

### Furniture - Courtyards

- **Movable Furniture in Courtyards and Plazas, Including Chairs, Tables, and Umbrellas**

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**3575 Mendocino Ave Affordable Senior Housing | Plant Palette, Irrigation and Site Furnishings**

**Santa Rosa, CA | 09/23/20 | BRJE Communities, LLC**