The project site is a lot located at 425 Humboldt Street. The site is currently project description

**ZONING INFORMATION**

**RESIDENTIAL APARTMENTS (MASS TIMBER) OVER 2 STORY TYPE IIB (CONCRETE) PARKING GROUND FLOOR OFFICE AND ASSOCIATED SITE IMPROVEMENTS.**

Anticipated housing densities are 16-18 units per acre, and the building footprint is approximately 20% of the lot area. The project is located in a core mixed use area, and the project is proposed to include a commercial building and an open parking lot with 5th Street frontage. The project will be a mass timber hybrid structure, which will allow the underside surface of the upper stories to be expressed as an office space for a separate tenant with its own entry. Both of these spaces will have high ceilings and floor-to-ceiling windows, providing natural light and views. The building is planned as a mass timber hybrid structure, which will allow the underside surface of the upper stories to be expressed.

The building colors and material selections were chosen to provide the building with a regional and contextual connection. Wall cladding at the street and side elevations are randomly spaced vertical standing seam metal panels in a warm reddish brown color. The building is predominantly clad in mass timber, with occasional use of concrete at the lower two levels. The project wraps around the lower concrete construction, and the design concept narrative emphasizes on sustainability.

The building is designed to achieve LEED Gold certification. The project is on an approximately half-block site, and the site is located between Humboldt and Riley streets. The site is surrounded by a mix of residential and commercial buildings, and the project sits on the edge of the Old Courthouse district.

The project represents the beginnings of a long-term strategy for the neighborhood, and the development of the project will be key and will be visible at the eaves of the neighboring buildings. The building is designed to be a warm and inviting place, with a sense of place and identity.

**Sustainable Design**

The building is designed to achieve LEED Gold certification. The project is on an approximately half-block site, and the site is located between Humboldt and Riley streets. The site is surrounded by a mix of residential and commercial buildings, and the project sits on the edge of the Old Courthouse district.

The project represents the beginnings of a long-term strategy for the neighborhood, and the development of the project will be key. The building is designed to be a warm and inviting place, with a sense of place and identity.

**Contrasting Elevation Features**

The facing elevations are of different lengths, and while consistent architecturally are expressed slightly differently. The longer Riley Street façade features two full height recesses, sun shading strategies, partial height planter with cascading plantings at the terrace perimeter will provide visual interest from the north, but instead developed a scheme with two separate buildings above the podium, connected by bridges. The building will be ground level resident amenity spaces (lobby, leasing office, and recreational areas), as well as providing screening opportunities. Spaces are arranged to create more intimate seating arrangements with space diminishing the mass of the building. Pitched roofs are visible at the south elevation and define the skyline of northwest.

**Contextual Connections**

Whereas most buildings in the neighborhood are relatively short, this project sits at the edge of the Old Courthouse district, and the building windows and interior planters provide an inviting view to passersby. The building colors and material selections were chosen to provide the building with a regional and contextual connection. Wall cladding at the street and side elevations are randomly spaced vertical standing seam metal panels in a warm reddish brown color. The building is predominantly clad in mass timber, with occasional use of concrete at the lower two levels. The project wraps around the lower concrete construction, and the design concept narrative emphasizes on sustainability.

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HUMBOLDT STREET (LOOKING SOUTHWEST)
HUMBOLDT STREET (LOOKING NORTHWEST)
ARCHITECTURAL MATERIAL PALETTE

- Balcony Railings Light Grey
- Glulam for the Bridges
- PV Panels
- Fascia as Silver Aluminum
- Window Frames are Charcoal Grey
- Underside of Balconies Exposed CLT Wood
- Raised Planter
- Charcoal Grey Cement Plaster Wall
- Behr "New Age Blue" Painted Cement Plaster
- Random Width Standing Seam Vertical Metal Panel
- Entry Canopy Silver Aluminum
- Optional PV Panels
- Galvalume Coated Metal Diagonal Shingles

Project Number: G-008
Date: 2/12/2021
Revision: 425 Humboldt Street Apartments
Santa Rosa, CA 95404
425 Humboldt, LLC
Design Review
<table>
<thead>
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<th>Common Name</th>
<th>Size</th>
<th>WUCOLS</th>
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DRAWING NOTES

INTERIOR PARTITION LEGEND

1. INDICATES STUD DEPTH - SEE "STUD DEPTH SCHEDULE" BELOW
2. INDICATES INTERIOR PARTITION TYPE - (SEE A9.1 "INTERIOR PARTITION DETAILS")

INTERIOR PARTITION TAG
NOTES:
1. TYPICAL INTERIOR PARTITION TYPE = 6A, U.O.N.
2. TYPE "M" = FIRE BARRIER, TYP. U.O.N.
3. TYPE "N" = FIRE PARTITION, TYP. U.O.N.
4. TYPE "0" = SMOKE PARTITION, TYP. U.O.N.
5. TYPE "Q" - SMOKE BARRIER, TYP. U.O.N.
6. STUDS ARE AT 16" O.C., U.O.N.

GENERAL NOTES - FLOOR PLAN

CIRCULATION
ENTRY LOBBY/MAIL ROOM
PARKING
MEP/STORAGE
MULTI-PURPOSE AMENITY
OPEN SPACE
UNIT TYPE A1
UNIT TYPE A2
UNIT TYPE B1
UNIT TYPE B2
OFFICE
TRASH/RECYCLING + SHAFT

LEGEND

DRAWING NOTES

PLAN GRAPHICS:
6M1
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425 HUMBOLDT STREET
APARTMENTS
425 HUMBOLDT STREET
SANTA ROSA, CA 95404

425 HUMBOLDT, LLC

DESIGN REVIEW
2/12/2021

NOT FOR CONSTRUCTION
2/12/2021 3:46:47 PM

A-202

FLOOR 2 - PLAN

FLOOR 2 - PLAN

NOT FOR CONSTRUCTION

FLOOR 2 - PLAN

NOT FOR CONSTRUCTION

A-202

FLOOR 2 - PLAN
A. ALL DIMENSIONS ARE TO FACE OF FINISH, U.O.N.
B. FOR INTERIOR PARTITIONS, SEE SHEET A-XXX.
C. FOR PARTITION DETAILS, SEE SHEET A-XXX.
D. OFFSET ALL DOOR OPENINGS 6" FROM ADJACENT WALL, U.O.N.
E. FOR ALL IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY, SEE CIVIL AND LANDSCAPE DRAWINGS.

GENERAL NOTES

FLOOR PLAN

INTERIOR PARTITION LEGEND

1. INDICATES STUD DEPTH - SEE "STUD DEPTH SCHEDULE" BELOW
2. INDICATES INTERIOR PARTITION TYPE - (SEE A9.1 "INTERIOR PARTITION DETAILS"
3. INDICATES ASSEMBLY FIRE RATING IN HOURS (NON RATED WHEN NO NUMBER IS INDICATED)

INTERIOR PARTITION TAG

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STUD DEPTH SCHEDULE

1. 2" 2 1/2"
2. 3" 3 5/8"
3. 4"
4. 6"
5. 8"

PLAN GRAPHICS:

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PROJECT NUMBER:

DATE:

REVISIONS:

NOT FOR CONSTRUCTION
NOT FOR CONSTRUCTION

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5. FOR ALL IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY, SEE CIVIL AND LANDSCAPE DRAWINGS.

GENERAL NOTES - ROOF PLAN
1. ROOF TYPES ARE AS FOLLOWS:
   - ROOF TYPE 1 = XXXXX
   - ROOF TYPE 2 = XXXXX
   - ROOF TYPE 3 = XXXXX
2. ALL ROOFING SURFACES TO SLOPE 1/4" VERTICAL PER 1'-0" HORIZONTAL MIN, UNLESS OTHERWISE SPECIFIED.
3. HATCHING INDICATES AREAS WHERE THE ROOF SURFACE SLOPE IS ACHIEVED WITH TAPERED INSULATION. THE ROOF SURFACE SLOPE IN AREAS WITHOUT HATCHING IS ACHIEVED WITH SLOPING STRUCTURE.
4. TOP OF INSULATION HEIGHTS, HIGH POINTS AND LOW POINTS, ARE INDICATED AS THE TOP OF ROOF SURFACE ABOVE THE ROOF DRAIN(S), I.E. +3.5" WHERE HIGH POINT OF ROOF DRAIN SUMP IS 0".
5. REFER TO SHEET A-XXX TO A-XXX FOR TYPICAL ROOF DETAILS.
6. ALL ROOF TOP MECHANICAL, ELECTRICAL AND/OR PLUMBING EQUIPMENT SHOWN FOR INFORMATION ONLY. REFERENCE MECHANICAL, ELECTRICAL AND PLUMBING DOCUMENTS AND SPECIFICATIONS FOR SPECIFIC DESIGN INFORMATION.
7. PROVIDE WALKWAY PROTECTION TO MAJOR MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT AS REQUIRED TO PROVIDE SERVICE ACCESS.
8. PROVIDE FALL PROTECTION SYSTEM FOR SERVICING ROOF DRAIN(S), SCUPPERS AND EQUIPMENT SIX FEET OR CLOSER FROM ROOF EDGE. FALL PROTECTION SYSTEM SHALL COMPLY WITH OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION (OSHA) STANDARDS APPLICABLE REGULATIONS.

DRAWING NOTES
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STUD DEPTH SCHEDULE
1. 2" STUD DEPTH
2. 2 1/2" STUD DEPTH
3. 3 5/8" STUD DEPTH
4. 4" STUD DEPTH
5. 6" STUD DEPTH
6. 8" STUD DEPTH

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PLAN GRAPHICS:
- 6M1

1/8" = 1'-0" SCALE

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DESIGN REVIEW
2/12/2021

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