

902 E. COTATI AVE. COTTAGE HOUSING DEVELOPMENT



DRAWING INDEX

ARCHITECTURAL DRAWING

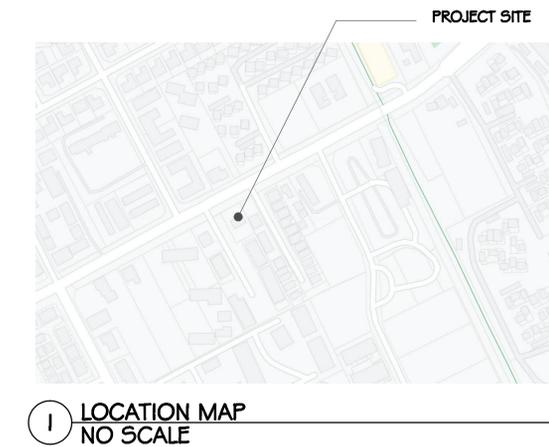
A 0.1	COVER SHEET
A 1.0	(E) SURROUNDING SITE PLAN
A 1.1	(N) SURROUNDING SITE PLAN
A 2.0	(N) GROUND FLOOR PLAN
A 2.1	(N) SECOND FLOOR PLAN
A 2.2	(N) ROOF PLAN
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DESIGN CONCEPT NARRATIVE.

WITH THE CONSTRAINT OF A SMALL LOT (60' X 125') BUT YET STILL WANTED TO MAXIMIZE A DENSE LIVING CAPACITY WITH THE CHARACTERISTIC OF AN COTTAGE HOUSING DEVELOPMENT, THIS PROJECT WAS ABLE TO PROVIDE A VARIETY LIVING CONFIGURATION THAT FITS INTO THE COTTAGE HOUSING VERNACULAR PLUS ADDITION OF ADU AT THE SITE.

THE OUTCOME IS MULTIFAMILY RESIDENTIAL PROJECT WITH FOUR PRIMARY DWELLING UNITS AND TWO ACCESSORY DWELLING UNITS (ADU) (ADU ARE LOCATED AT THE REAR OF THE LOT TO TAKE THE ADVANTAGE OF A SMALLER REAR SETBACK). ON SITE PARKING GARAGES PROVIDED THE NEEDED PARKING REQUIREMENT. A PRELIMINARY WOONERF PLAN WAS CREATED TO PROVIDE A LIVING WALKABLE/ ENTRANCE ATMOSPHERE TO THIS DEVELOPMENT AS WELL.

IN KEEPING WITH THE COTTAGE HOUSING, HARDIE PLANK SIDING, WHITE BUILDING TRIM, AND GREY ASPHALT SHINGLES ARE USED TO FIT WITH THE SURROUNDING CONTEXT AS WELL.

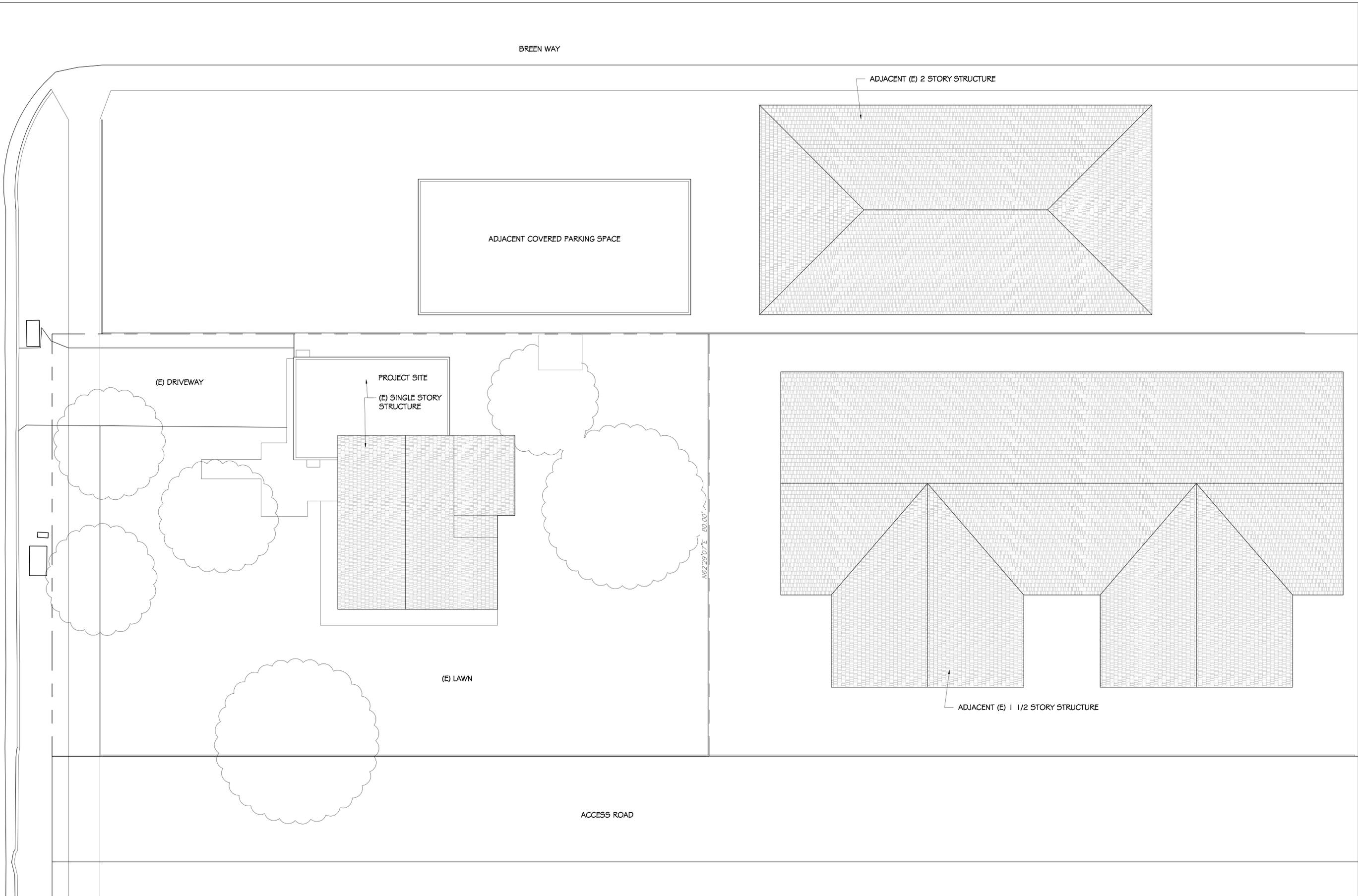
09.09.23 CONCEPTUAL DESIGN REVIEW APTL V1

DESIGN ARCHITECTURE
JUANCHO C. ISIDORO, JR., A.I.A.
145 CORTE MADERA TOWN CENTER, #228
CORTE MADERA, CALIFORNIA 94025-1771
(415) 747-4776

902
E. COTATI AVENUE
COTATI, CA 94931

COVER SHEET

AO. 1



1 EXISTING SURROUNDING SITE PLAN
 1/8" = 1' - 0"

09.09.22 CONCEPTUAL DESIGN REVIEW APPL. V1

I-DESIGN ARCHITECTURE
 JUANICHO C. ISIDORO, JR., A.I.A.
 145 CORTE MADERA TOWN CENTER, #228
 CORTE MADERA, CALIFORNIA 94725-1711
 (415) 747-4776

EXISTING SURROUNDING SITE PLAN

AI.O

902
 E. COTATI AVENUE
 COTATI, CA 94931

BREEN WAY

ADJACENT (E) 2 STORY STRUCTURE

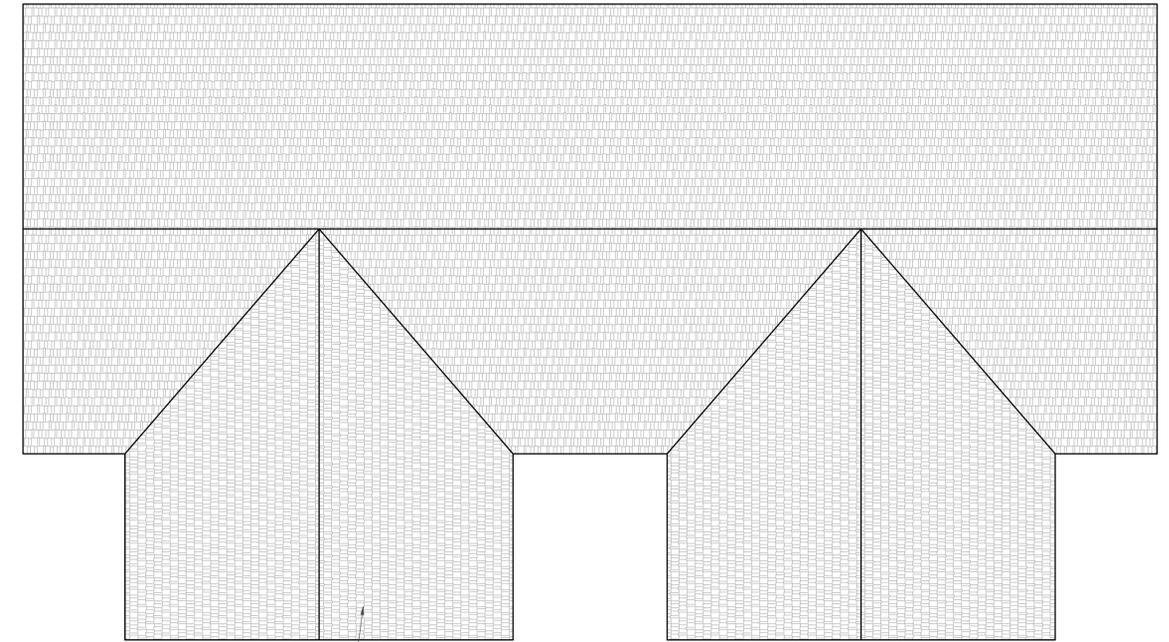
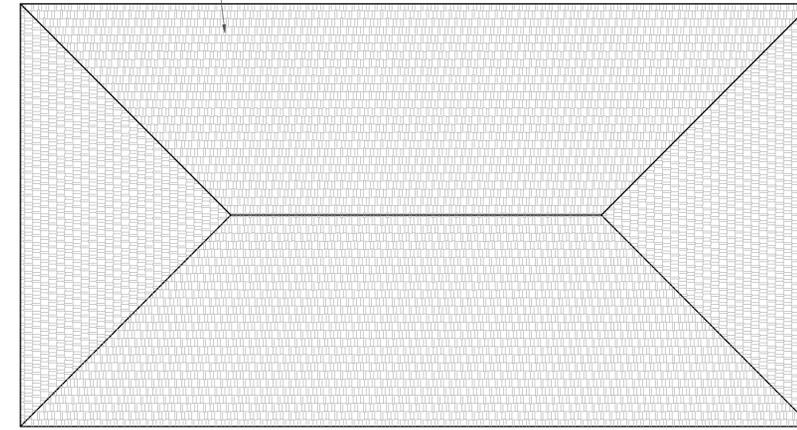
COMMON OPEN SPACE
 REQUIRED (4 X 500 S.F.) 2,000 S.F.

PROPOSED COMMON OPEN SPACE
 CENTRAL COURTYARD 1,200 S.F.
 FRONT YARD 804 S.F.
 TOTAL COMMON OPEN SPACE 2,004 S.F.

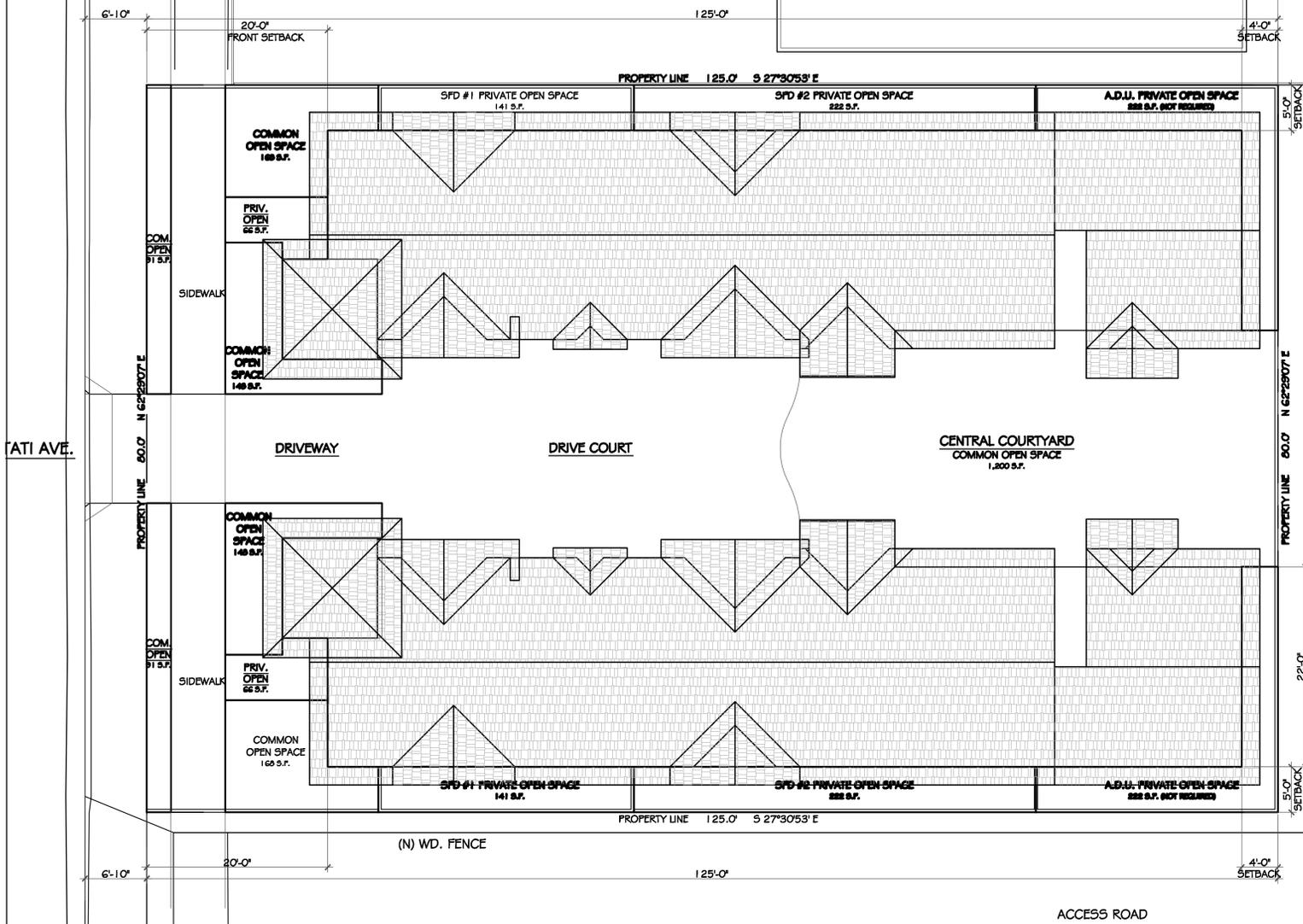
PRIVATE OPEN SPACE
 REQUIRED 400 S.F. / UNIT (NOT INCL. A.D.U.)

PROPOSED PRIVATE OPEN SPACE
 S.F.D. UNIT #1 415 S.F.
 S.F.D. UNIT #2 440 S.F.
 S.F.D. UNIT #3 440 S.F.
 S.F.D. UNIT #4 415 S.F.
 A.D.U. #1 222 S.F.
 A.D.U. #2 222 S.F.

ADJACENT COVERED PARKING SPACE



ADJACENT (E) 1 1/2 STORY STRUCTURE



COTATI AVE.

DRIVEWAY

DRIVE COURT

CENTRAL COURTYARD
COMMON OPEN SPACE
1,200 S.F.

ACCESS ROAD

1 PROPOSED SURROUNDING SITE PLAN
 1/8" = 1' - 0"

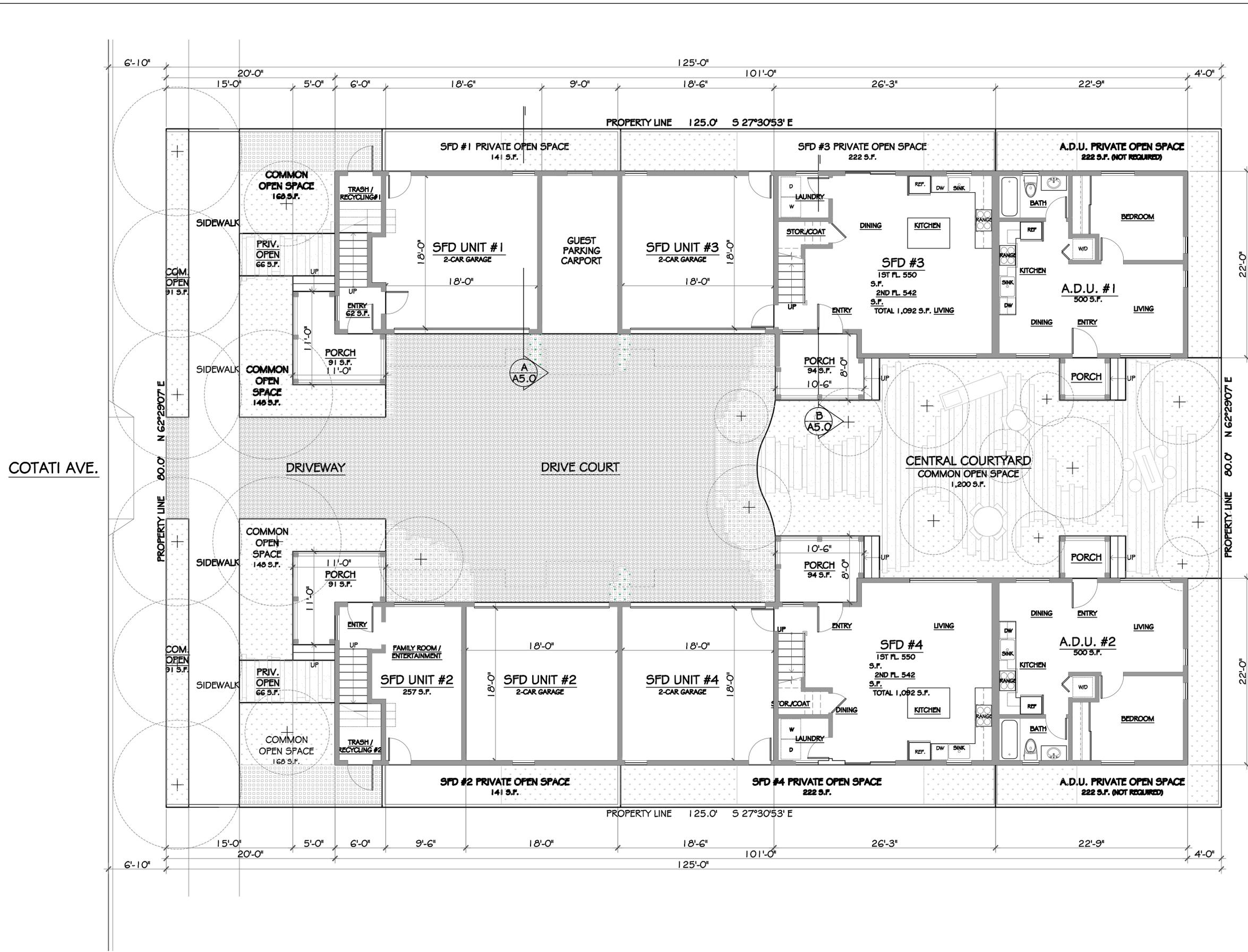
09.09.23 CONCEPTUAL DESIGN REVIEW APPL. V1

L-DESIGN ARCHITECTURE
 JUANICHO C. ISIDORO, JR., A.I.A.
 145 CORTE MADERA TOWN CENTER, #228
 CORTE MADERA, CALIFORNIA 94725-1711
 (415) 747-4776

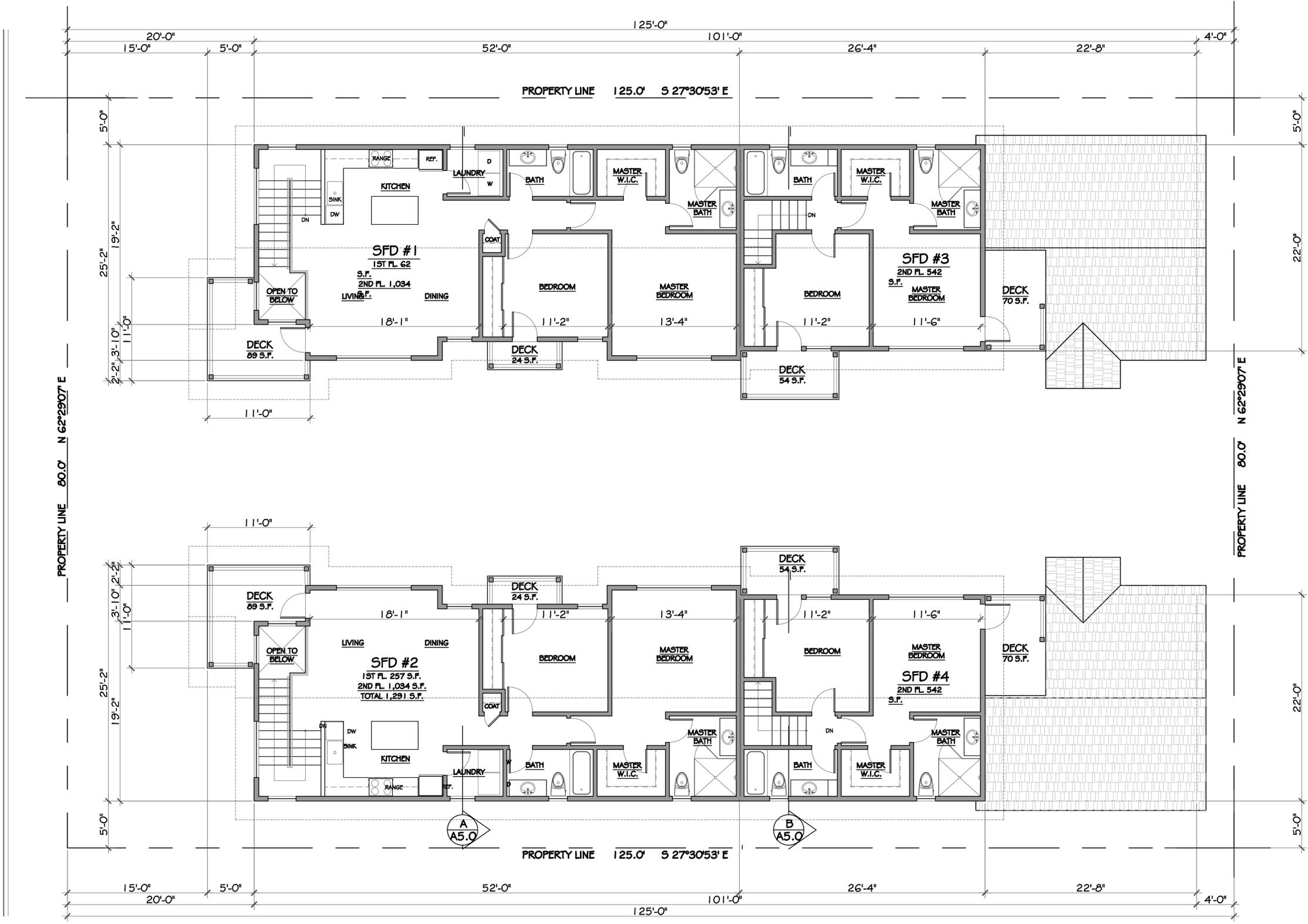
PROPOSED SURROUNDING SITE PLAN

A1.1

902
 E. COTATI AVENUE
 COTATI, CA 94931

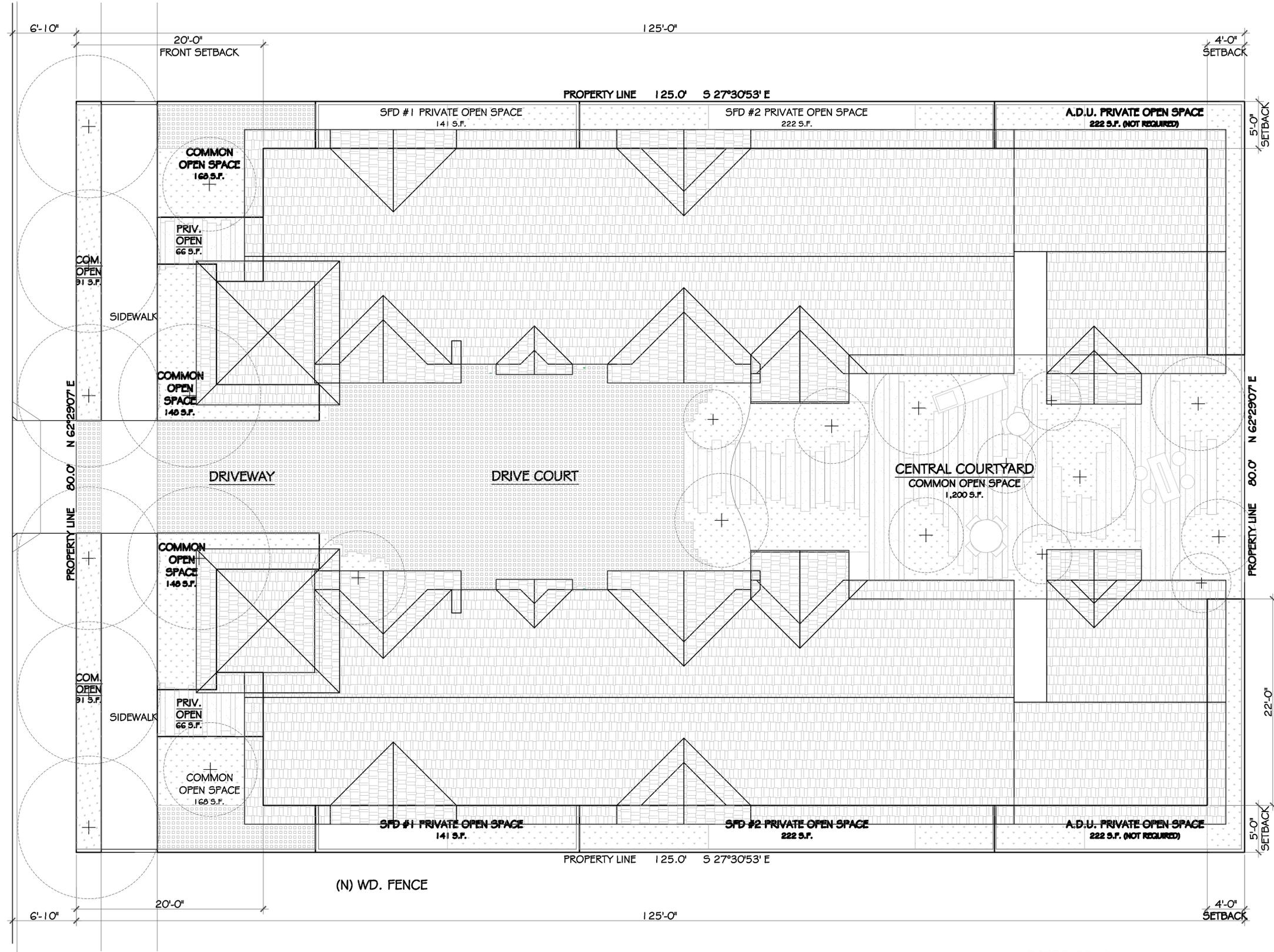


1 PROPOSED GROUND FLOOR FLOOR PLAN
3/16" = 1' - 0"

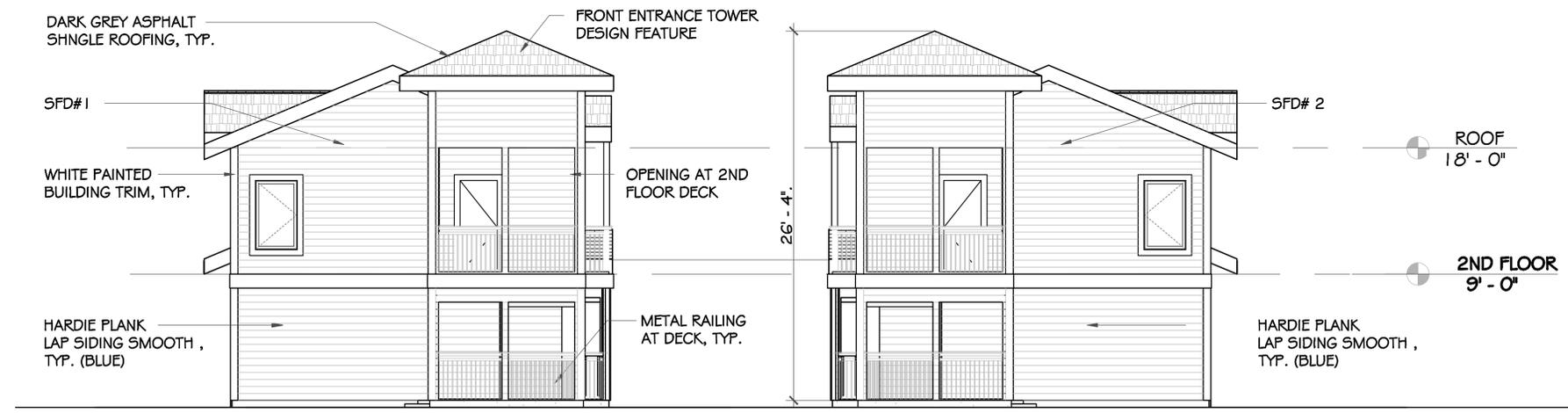


COTATI AVE.

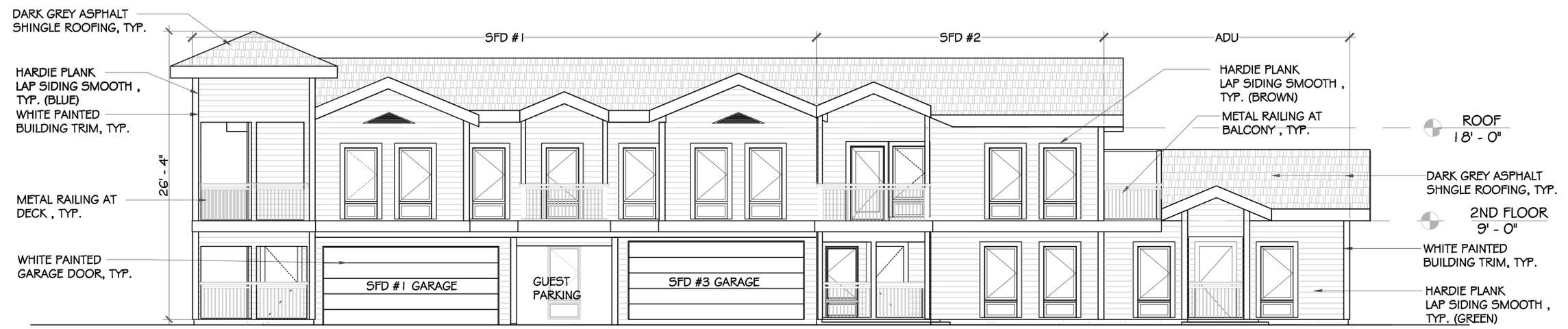
1 PROPOSED SECOND FLOOR FLOOR PLAN
3/16" = 1' - 0"



1 PROPOSED ROOF PLAN
3/16" = 1' - 0"



2 PROPOSED EXTERIOR ELEVATION (STREET VIEW)
3/16" = 1' - 0"



1 PROPOSED COURTYARD EXTERIOR ELEVATION - SOUTH VIEW
3/16" = 1' - 0"

09/09/23 CONCEPTUAL DESIGN REVIEW APPL V1

L-DESIGN ARCHITECTURE
JUANICHO C. ISIDORO, JR., A.I.A.
145 CORTE MADERA TOWN CENTER, #228
CORTE MADERA, CALIFORNIA 94725-1711
(415) 747-4776

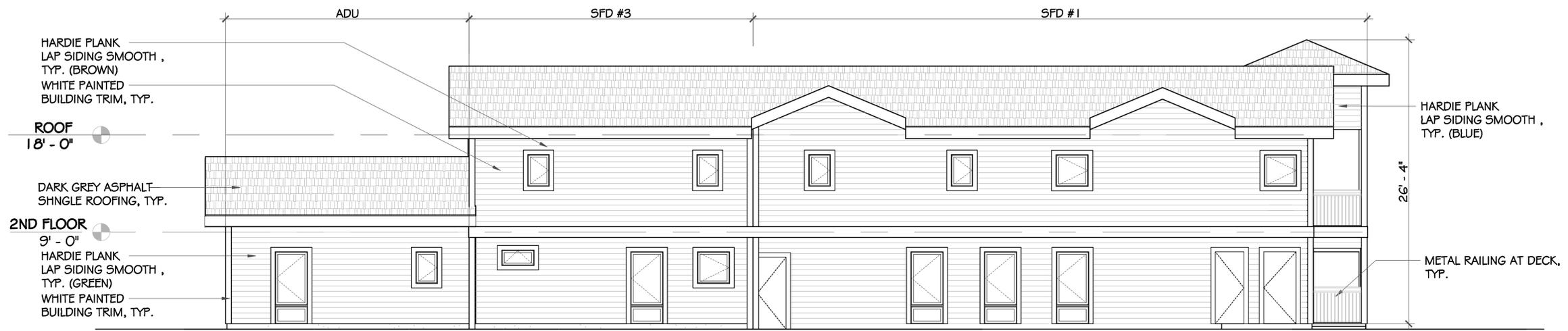
902
E. COTATI AVENUE
COTATI, CA 94931

PROPOSED EXTERIOR ELEVATIONS

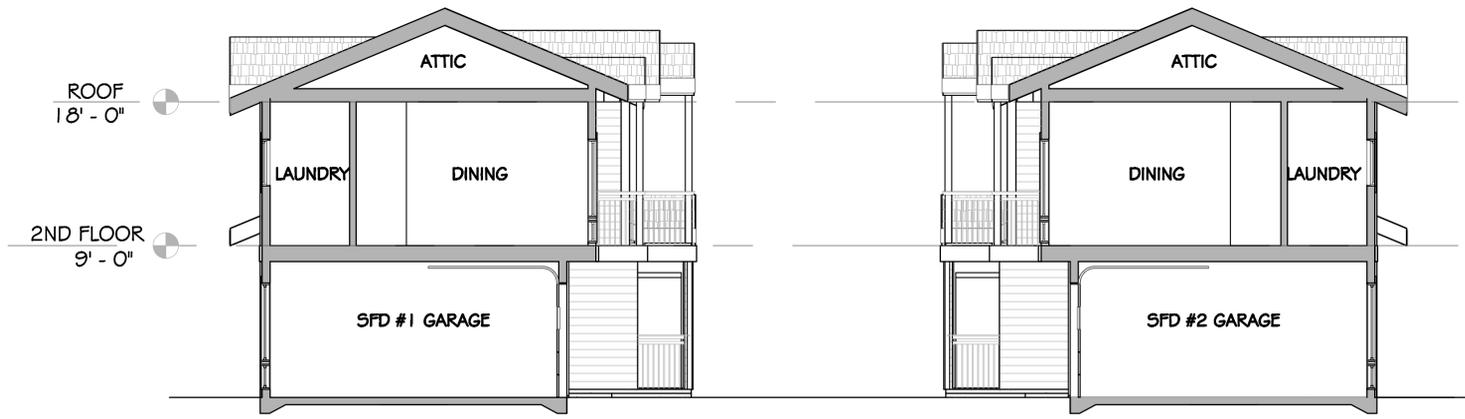
A4.0



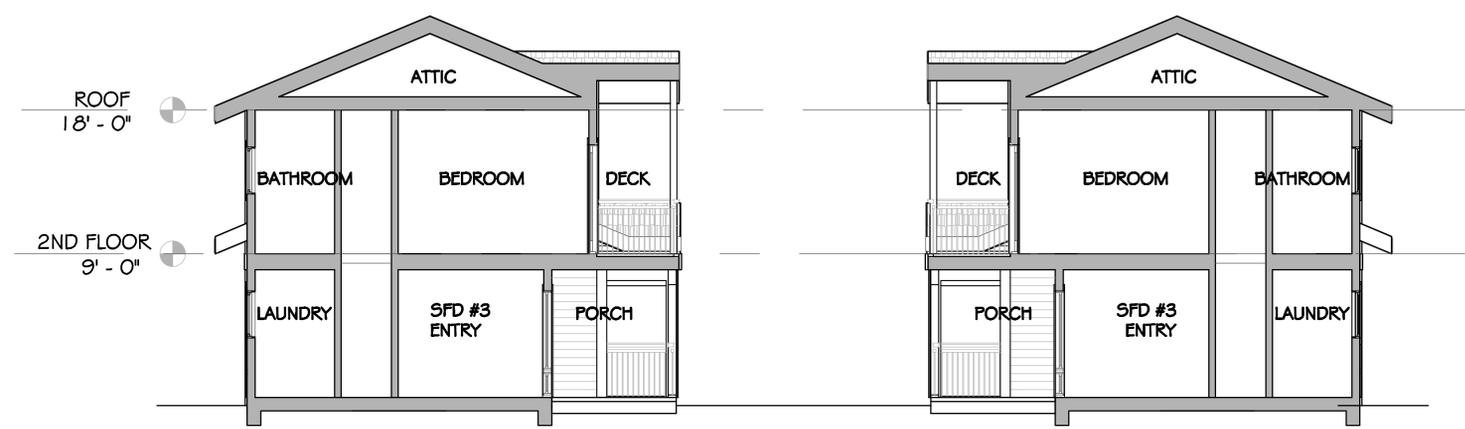
2 PROPOSED EXTERIOR ELEVATION (REAR VIEW)
 3/16" = 1' - 0"



1 PROPOSED EXTERIOR ELEVATION - EAST VIEW
 3/16" = 1' - 0"



A PROPOSED SECTION A
 3/16" = 1' - 0"



B PROPOSED SECTION B
 3/16" = 1' - 0"

09.09.22 CONCEPTUAL DESIGN REVIEW APL V1

L-DESIGN ARCHITECTURE
 JUANICO C. ISIDORO, JR., A.I.A.
 145 CORTE MADERA TOWN CENTER, #228
 CORTE MADERA, CALIFORNIA 94725-1711
 (415) 747-4776

902
 E. COTATI AVENUE
 COTATI, CA 94931

PROPOSED SECTIONS

A5.0



BIRDSEYE VIEW - FROM COTATI AVE.



STREET VIEW LOOKING IN FROM COTATI AVE.



PERSPECTIVE LOOKING INTO THE DRIVE COURT



CENTRAL DRIVE COURT VIEW



PROJECT ELEVATION VIEW



VIEW FROM THE REAR TOWARD COTATI AVE.

09.09.23 CONCEPTUAL DESIGN REVIEW APL V1

902
E. COTATI AVENUE
COTATI, CA 94931

L-DESIGN ARCHITECTURE
JUANICO C. ISIDORO, JR., A.I.A.
145 CORTE MADRA TOWN CENTER, #228
CORTE MADRA, CALIFORNIA 94925-1711
(415) 747-4776

COLORED ELEVATIONS & RENDERING

A6.0



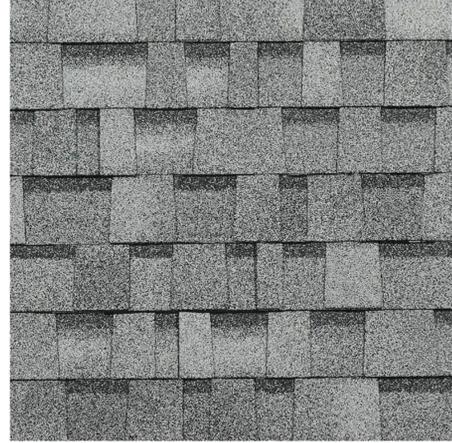
SIDING MATERIALS
HARDIE PLANK LAP SIDING SMOOTH
COLOR: EVENING BLUE



SIDING MATERIALS
HARDIE PLANK LAP SIDING SMOOTH
COLOR: MOUNTAIN SAGE



SIDING MATERIALS
HARDIE PLANK LAP SIDING SMOOTH
COLOR: WOODPILE



ROOFING MATERIALS
ASPHALT SHINGLE OWENS CORNING
COLOR: SIERRA GRAY



A



B



C



SITE LOCATION MAP



D



E



F



G



H

Z:\109 RWC\19-2232 E Cotati Ave\192232_09.2232_grade_P2.dwg Nov 04 2022 - 12:40pm, mpetroni

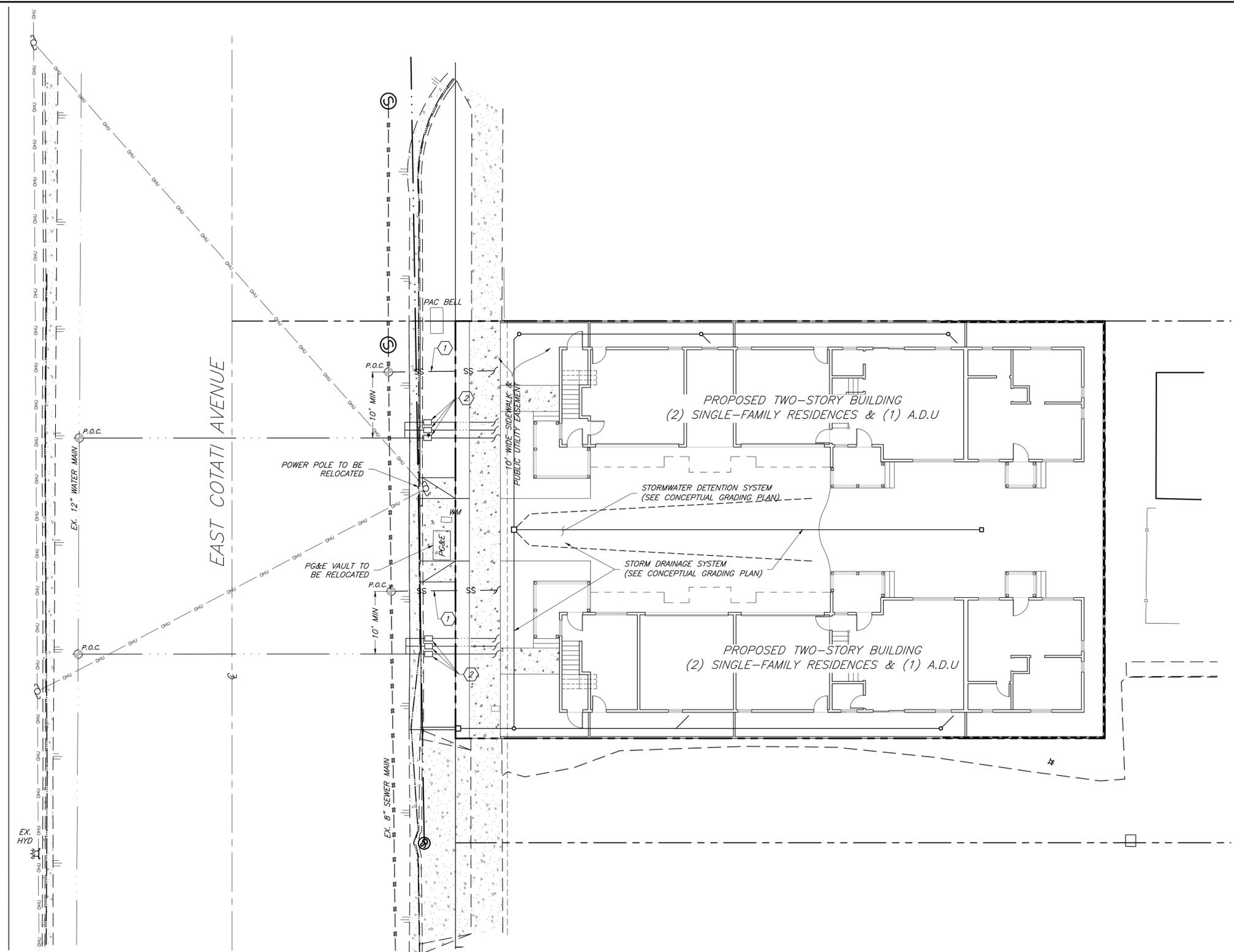


REVISIONS:	BY:

PREPARED FOR:
DARHAL LLC
857 WILDWOOD AVE.
DALY CITY, CA 94015
ATTN: NOEL KIRBY
(415) 691-1074

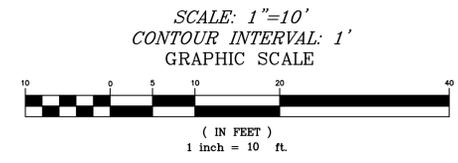
EAST COTATI AVENUE COTTAGE HOUSING
PRELIMINARY UTILITY PLAN
CITY OF COTATI, SONOMA COUNTY, STATE OF CALIFORNIA

DATE	11/04/2022
SCALE	AS SHOWN
DRAWN	MBP
JOB NO.	09.2232
DWG	3
SHEET	3 OF 3

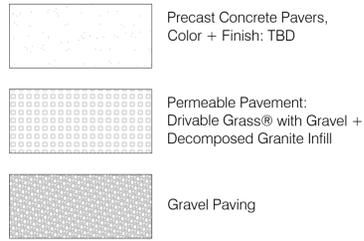


CONSTRUCTION NOTES

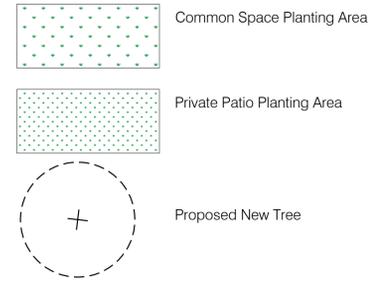
- ① CONSTRUCT NEW 6" VCP SEWER LATERAL.
- ② CONSTRUCT NEW 1" WATER SERVICE WITH METER.
- ③ CONSTRUCT 6" CLEANOUT PER A.P.W.A. STANDARD PLAN 204-2.



LANDSCAPE MATERIALS

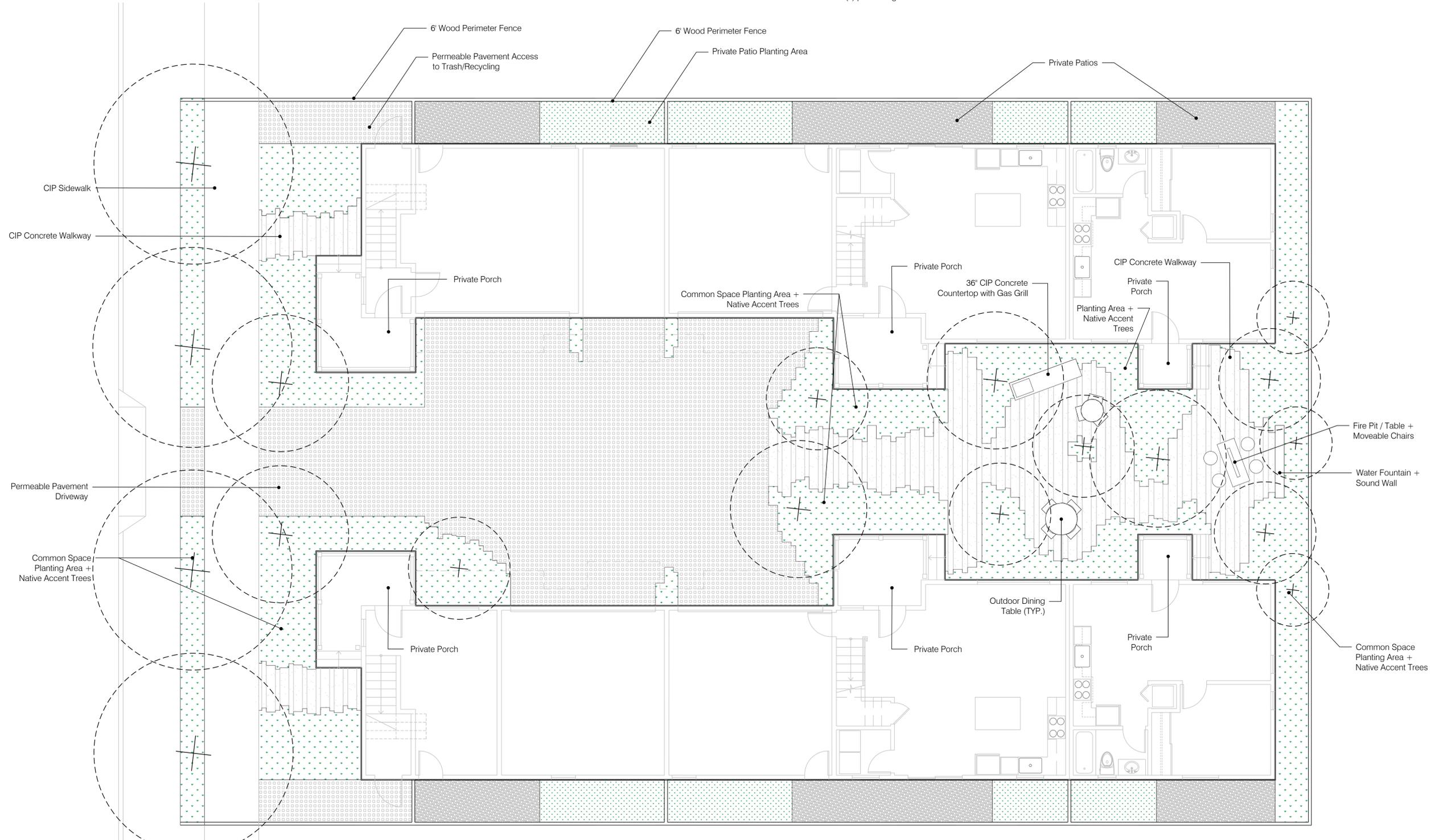


PLANTING AREAS



LANDSCAPE DESIGN NOTES

1. Utilities: The contractor shall familiarize him/herself with all utilities above grade, at grade and underground, including utility pipes and structures. The Contractor shall verify with the owner and utility companies the locations of all utilities prior to the start of construction. The contractor shall take sole responsibility for the cost incurred due to damage and replacement of all utilities on the site.
2. Contractor to review all subgrade conditions prior to commencing work. Contractor to notify the owner of areas of concern including, but not limited to: standing water and evidence of soil impermeability, deleterious substances, obstructions, construction waste from other trades, or other conditions that exist and will impact construction activities. contractor to assist the owner in seeking resolution of condition noted and to implement measures to rectify areas of concerns as part of their scope of work.
3. The Contractor is advised that additional notes will be found on subsequent sheets of the contract documents and that such notes, while pertaining to the specific drawings they are placed on, supplement the general notes listed herein. All notes shall be applicable to all drawings.
4. All notes are provided for the Contractor's convenience only. In all cases, refer to the specifications.
5. Dimensions and details shown of existing structures have been taken from available record drawings and reports, and may not reflect current as-built conditions. Although every effort has been made to accurately locate all conditions, actual conditions, may vary from those shown, the Contractor shall assume responsibility for actual conditions as they exist on the site.
6. The Contractor must assess actual dimensions, conditions and materials for demolition and disposal. Upon obtaining all additional information required for the demolition and removal work, the contractor shall notify the Landscape Architect and Engineer of all field changes.
7. The term "Contractor" within these notes shall mean the site Contractor(s) performing the site work.



PROJECT INFORMATION 902 E COTATI

ADDRESS:
902 East Cotati Avenue
Cotati, CA 94931

CLIENT:

SUBMITTAL NOT FOR CONSTRUCTION

09.19.2022 - SITE PLAN UPDATE
03.30.2022 - CONCEPTUAL SITE PLAN

KEY PLAN



NORTH

SCALE 3/16"=1'-0"

DRAWING TITLE
LANDSCAPE SITE PLAN

PROJECT INFORMATION

902 E COTATI

ADDRESS:
902 East Cotati Avenue
Cotati, CA 94931

CLIENT:

SUBMITTAL
NOT FOR CONSTRUCTION

09.12.2022 - SITE PLAN UPDATE
03.30.2022 - CONCEPTUAL SITE PLAN

KEY PLAN



SCALE N/A

DRAWING TITLE
PLANT SPECIFICATIONS +
IRRIGATION CALCS

L200

PLANTING SPECIFICATIONS

Type(s)	Botanical Name	Common Name	Spec Size	Region 1 Water Use	Region 1 ETO	Region 1 Plant Factor	Quantity/ Percentage
TREES							
Courtyard Trees - Low Water Use - Irrigation Zone 1							
Tree	Acacia cognata (Acacia suberosa)	Bower Wattle	24"	Low	10-30%	0.10-0.30	4
Tree, California Native	Chitalpa tashkentensis	Chitalpa	36"	Low	10-30%	0.10-0.30	5
Tree, California Native	Lyonothamnus floribundus	Ironwood	36"	Low	10-30%	0.10-0.30	5
Streetscape Trees - Very Low Water Use - Irrigation Zone 2							
Tree	Schinus molle	California pepper tree	36"	Very Low	< 10%	< 0.10	4
STREETSCAPE PLANTING							
Delta Bluegrass Native Preservation Mix - Low/Very Low Water Use - Irrigation Zone 3							
Ornamental Grass, California Native	Festuca rubra	creeping red fescue	sod blend	Low	10-30%	0.10-0.30	25%
Ornamental Grass, California Native	Koeleria macrantha (crispata)	June grass	sod blend	Low	10-30%	0.10-0.30	25%
Ornamental Grass, California Native	Nesselia cernua	Nodding needlegrass	sod blend	Low	10-30%	0.10-0.30	25%
Ornamental Grass, California Native	Stipa pulchra (Nassella pulchra)	purple needlegrass	sod blend	Very Low	< 10%	< 0.10	25%
COURTYARD PLANTING							
Low Water Use - Irrigation Zone 4							
Ornamental Grass, California Native, Arboretum All-Star	Festuca californica	California Fescue	1 gal	Low	10-30%	0.10-0.30	15%
Ornamental Grass, California Native	Deschampsia cespitosa	Tufted Hairgrass	1 gal	Low	10-30%	0.10-0.30	15%
Ornamental Grass, California Native, Arboretum All-Star	Muhlenbergia rigens	Deer Grass	1 gal	Low	10-30%	0.10-0.30	15%
Ground Cover, Perennial, California Native	Achillea millefolium - Paprika	Yarrow	1 gal	Low	10-30%	0.10-0.30	15%
Ground Cover, Perennial, California Native	Achillea millefolium - Cameo	Yarrow	1 gal	Low	10-30%	0.10-0.30	10%
Perennial, California Native	Asclepias (CA native species)	Milk/Silk Weed	1 gal	Low	10-30%	0.10-0.30	10%
Shrub, California Native	Ribes sanguineum	Red Flowering Currant	5 gal	Low	10-30%	0.10-0.30	20%
Moderate Water Use - Irrigation Zone 5							
Shrub	Tellima grandiflora	Fringe cups	1 gal	Moderate	40-60%	0.40-0.60	15%
Ground Cover, California Native	Fragaria vesca	Strawberry	1 gal	Moderate	40-60%	0.40-0.60	10%
Perennial, California Native	Carex pansa	Sand Dune Sedge	1 gal	Moderate	40-60%	0.40-0.60	15%
Perennial	Delphinium cardinale "Scarlet Larkspur"	Delphinium	1 gal	Moderate	40-60%	0.40-0.60	15%
Shrub, California Native	Philadelphus lewisii (P. californicus)	Wild Mock Orange	5 gal	Moderate	40-60%	0.40-0.60	15%
Perennial	Echinacea purpurea	Cone Flower	1 gal	Moderate	40-60%	0.40-0.60	10%
Ornamental Grass	Sesleria autumnalis	Moor Grass	1 gal	Moderate	40-60%	0.40-0.60	10%
Vine	Ficus pumila (repens)	Creeping Fig	5 gal	Moderate	40-60%	0.40-0.60	10%
PRIVATE PATIO PLANTING							
Moderate Water Use - Irrigation Zone 6							
Perennial	Heuchera sanguinea	coral bells	1 gal	Moderate	40-60%	0.40-0.60	15%
Perennial, California Native	Polystichum munifolium	western sword fern	1 gal	Moderate	40-60%	0.40-0.60	20%
Ornamental Grass	Sesleria autumnalis	moor grass	1 gal	Moderate	40-60%	0.40-0.60	15%
Vine	Ficus pumila (repens)	creeping fig	5 gal	Moderate	40-60%	0.40-0.60	20%
Perennial, California Native	Athyrium filix-femina	lady fern	1 gal	Moderate	40-60%	0.40-0.60	15%
Perennial, California Native	Oxalis oregana	redwood sorrel	1 gal	Moderate	40-60%	0.40-0.60	15%

MAWA WATER BUDGET

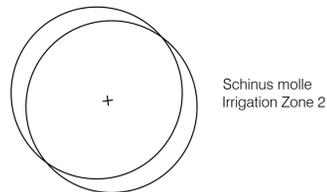
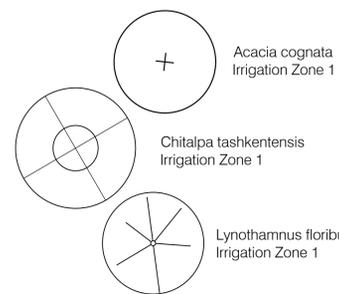
Instructions		Maximum Applied Water Allowance Calculations for New and Rehabilitated Residential Landscapes	
<p>Cells with pale blue background are for entering data</p> <p>Results show in cells with tan background</p> <p>Messages and warnings are displayed in cells with yellow background</p> <p>1) Select city by clicking on blue cell and choosing a city from the drop down menu ETo appears in the tan cell below the name of the city</p> <p>2) Enter square footage of overhead spray irrigated landscape area</p> <p>3) Enter square footage of drip irrigated landscape area</p> <p>4) Enter square footage of Special Landscape Area (SLA)</p> <p>5) MAWA results appear in the tan cells</p> <p>6) If you are considering effective precipitation (Eppt), enter total annual precipitation.</p> <p>7) Eppt</p> <p>8) For comparison, MAWA without effective precipitation is displayed below MAWA without Eppt (Gallons)</p>		<p>Enter value in Pale Blue Cells</p> <p>Tan Cells Show Results</p> <p>Messages and Warnings</p> <p>Click on the blue cell on right to Pick City Name</p> <p>ETo of City from Appendix A</p> <p>Results:</p> <p>(ETo) x (0.62) x [(0.55 x LA) + (1.0 - 0.55) X SLA]</p> <p>MAWA calculation incorporating Effective Precipitation (Optional) Precipitation (Optional)</p> <p>ETo of City from Appendix A</p> <p>Total Landscape Area</p> <p>Special Landscape Area</p> <p>Enter Effective Precipitation</p> <p>Results:</p> <p>MAWA = [(ETo - Eppt) x (0.62) x [(0.55 x LA) + (1.0 - 0.55) x SLA]</p>	
		<p>Santa Rosa</p> <p>Name of City</p> <p>42.00 ETo (inches/year)</p> <p>0 Overhead Landscape Area (f2)</p> <p>2024 Drip Landscape Area (f2)</p> <p>0 SLA (f2)</p> <p>Total Landscape Area</p> <p>2,024.00</p> <p>Gallons</p> <p>Cubic Feet</p> <p>HCF</p> <p>Acre-feet</p> <p>Millions of Gallons</p> <p>ETo of City from Appendix A</p> <p>42.00</p> <p>Total Landscape Area</p> <p>2,024.00</p> <p>Special Landscape Area</p> <p>0.00</p> <p>14 Total annual precipitation (inches/year)</p> <p>3.90 Eppt (in/yr)(25% of total annual precipitation)</p> <p>26,572.08 Gallons</p> <p>3,552.18 Cubic Feet</p> <p>35.52 HCF</p> <p>0.08 Acre-feet</p> <p>0.03 Millions of Gallons</p>	<p>28,987.73</p>

MAWA ESTIMATED TOTAL WATER USE

Estimated Total Water Use						
Equation: ETWU = ETo x 0.62 x [(PF x HA)/IE] + SLA; Considering precipitation ETWA = (ETo - Eppt) x 0.62 x [(PF x HA)/IE] + SLA						
Enter values in Pale Blue Cells						
Tan Cells Show Results						
Messages and Warnings						
Irrigation Efficiency Default Value for overhead 0.75 and drip 0.81.						
Plant Water Use Type						
Very Low 0 - 0.1						
Low 0.2 - 0.3						
Medium 0.4 - 0.6						
High 0.7 - 1.0						
SLA 1						
Hydrozone	Select System From the Dropdown List click on cell below	Plant Water Use Type (e) (low, medium, high)	Plant Factor (PF)	Hydrozone Area (HA) (f2) Without SLA	Irrigation Efficiency (IE)	(PF x HA (f2))/IE
Zone 1	Drip	Low	0.20	140	0.81	35
Zone 2	Drip	Very Low	0.10	40	0.81	5
Zone 3	Drip	Low	0.20	179	0.81	44
Zone 4	Drip	Low	0.20	924	0.81	148
Zone 5	Drip	Medium	0.40	818	0.81	404
Zone 6	Drip	Medium	0.40	423	0.81	209
SLA						846
Sum						2,204
Results						
MAWA = 26,572			#N/A		ETWU= 22,030 Gallons	
					2,945 Cubic Feet	
					29 HCF	
					0 Acre-feet	
					0 Millions of Gallons	

ETWU Complies with MAWA

PLANTING LEGEND



Streetscape Planting: Low Water
Irrigation Zone 3

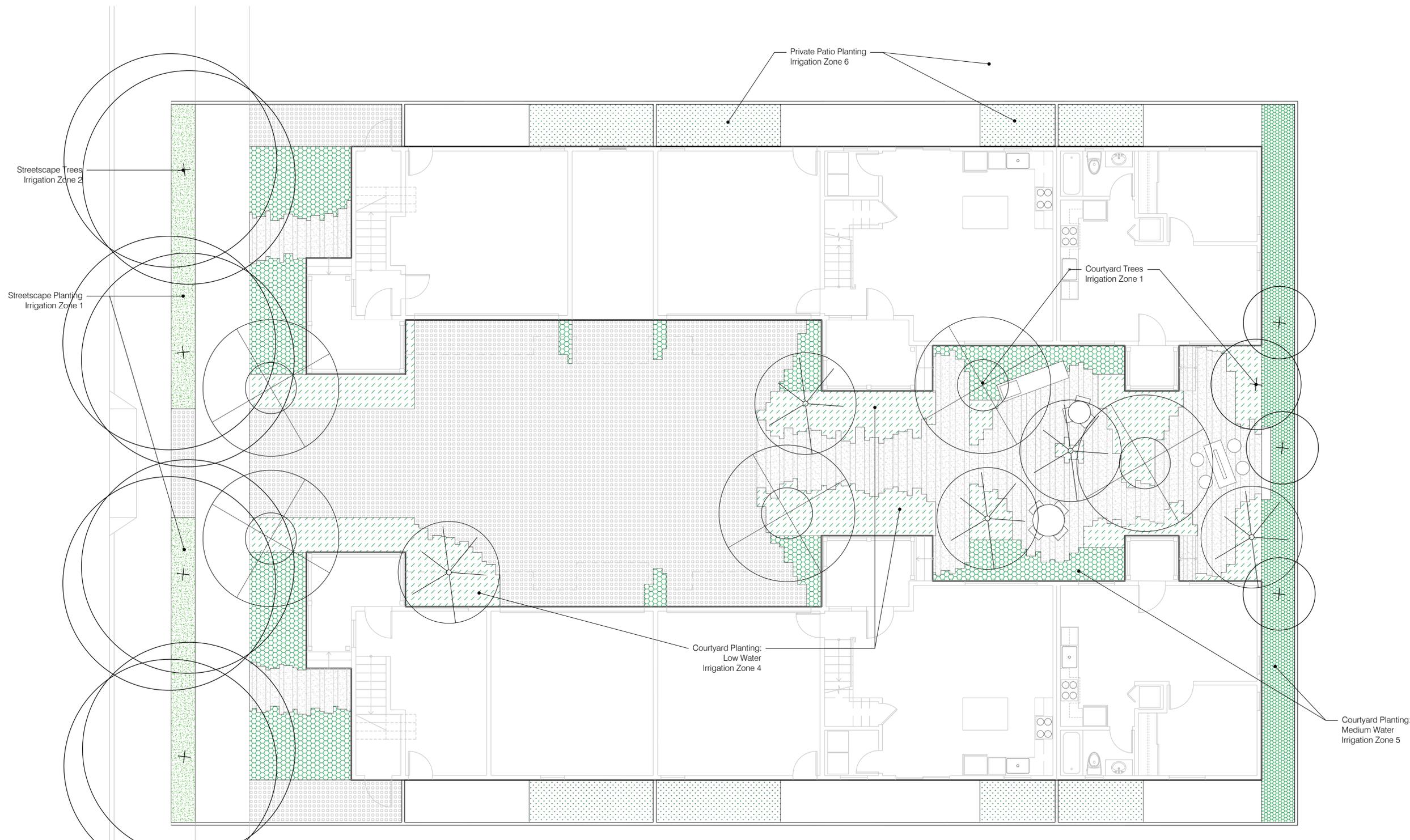
Courtyard Planting: Low Water
Irrigation Zone 4

Courtyard Planting: Medium Water
Irrigation Zone 5

Private Patio Planting: Medium Water
Irrigation Zone 6

PLANTING & IRRIGATION NOTES

1. The Contractor shall locate and verify all existing and new utility line locations prior to planting, and shall report any utility conflicts to the Client and Landscape Designer.
2. Contractor shall receive approval from Landscape Designer of plant layout prior to installation.
3. The trunk flare (at the base of the tree) shall be properly exposed for all plantings.
4. Keep root balls intact prior to and during planting operations. Plants with broken or damaged root balls shall be rejected and immediately removed from the site. Keep root balls damp and protected from damage due to sun and wind. Do not shave root balls.
5. Temporary irrigation shall be provided for plant establishment and maintenance period.
6. 1 year landscape maintenance and warranty period.
7. The irrigation system will be designed to distribute a minimum amount of water in order to promote active and healthy growth of all proposed plantings
8. The irrigation system shall be installed in conformance with all applicable state and local codes and ordinances, by licensed contractors and experienced workmen.
9. The irrigation controller shall have an automatic timer with battery backup and rain shutoff
10. All valves shall have separate pressure regulators filters and shut off as necessary.
11. The system shall have a shut-off and reduced pressure backflow assembly.
12. The irrigation system shall be comprised of all drip or bubblers



PROJECT INFORMATION 902 E COTATI

ADDRESS:
902 East Cotati Avenue
Cotati, CA 94931

CLIENT:

SUBMITTAL
NOT FOR CONSTRUCTION

09.12.2022 - SITE PLAN UPDATE
03.30.2022 - CONCEPTUAL SITE PLAN

KEY PLAN

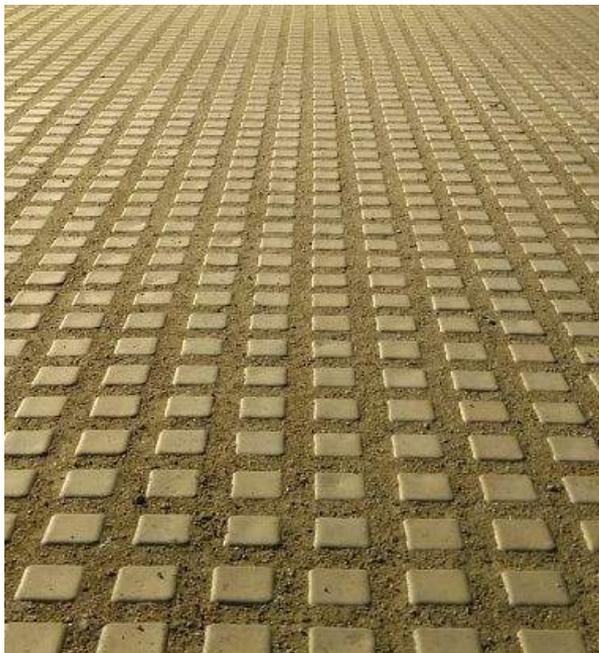


NORTH

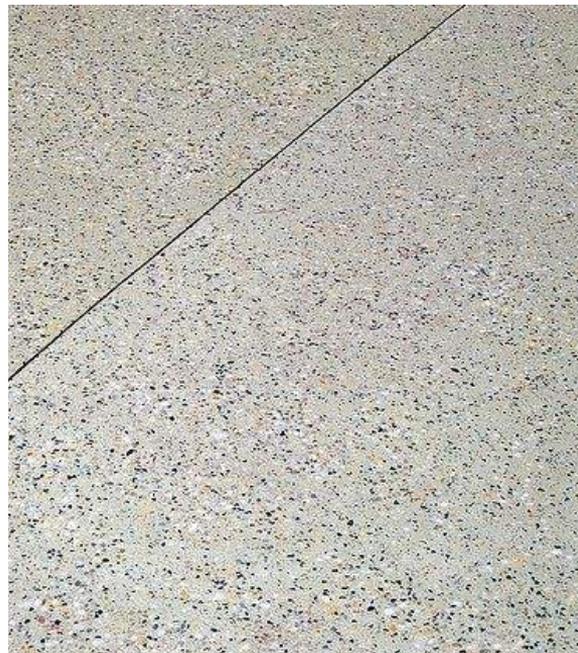
SCALE 3/16"=1'-0"

DRAWING TITLE
PLANTING PLAN

L201



Permeable Driveway Pavement:
Drivable Grass® with Gravel/DG Infill



CIP Concrete Paving:
Sandblasted Finish,



Redwood Fencing

Landscape Overview



902 E COTATI

SPACE OPEN STUDIO





Outdoor Kitchen + Dining Lounge



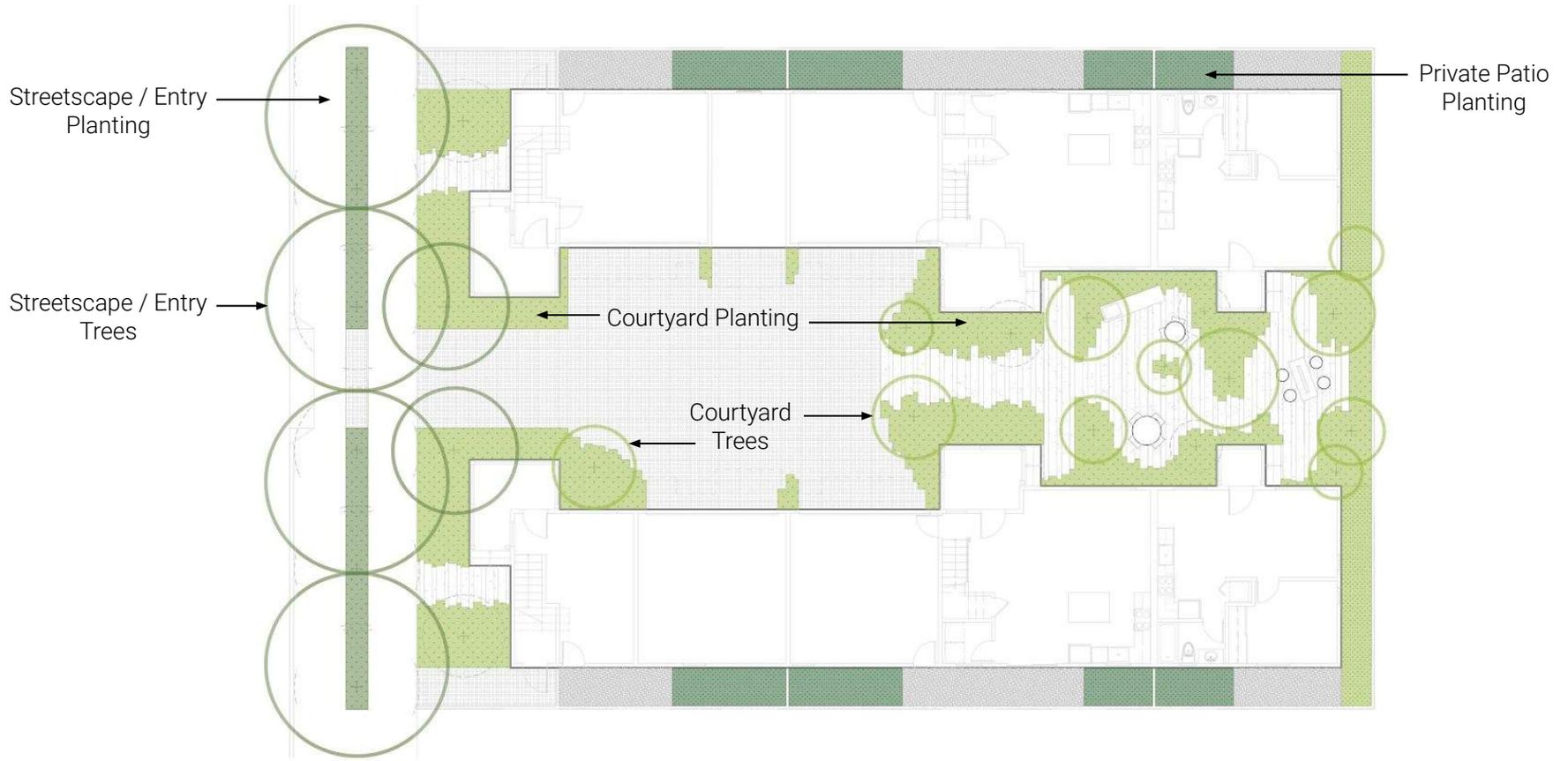
902 E COTATI

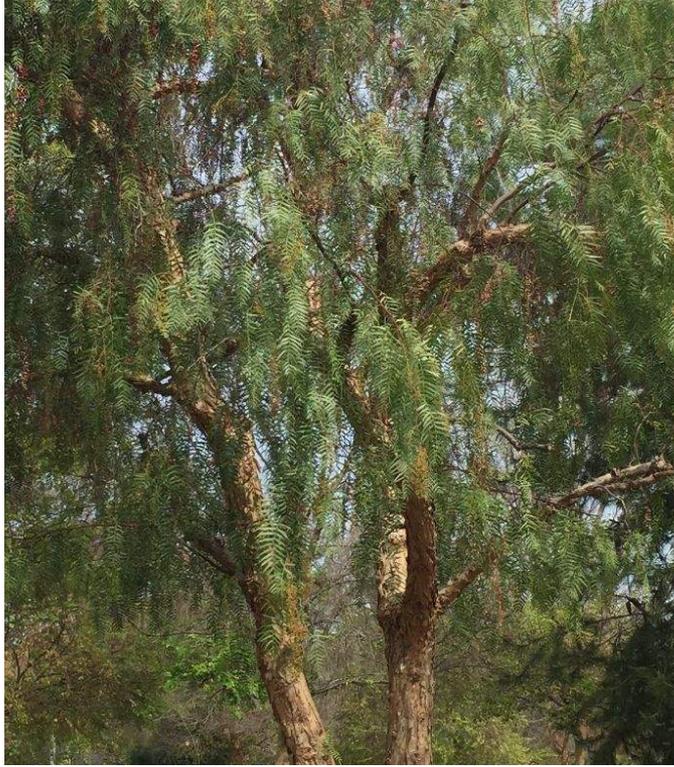
SPACE OPEN STUDIO





Planting Overview



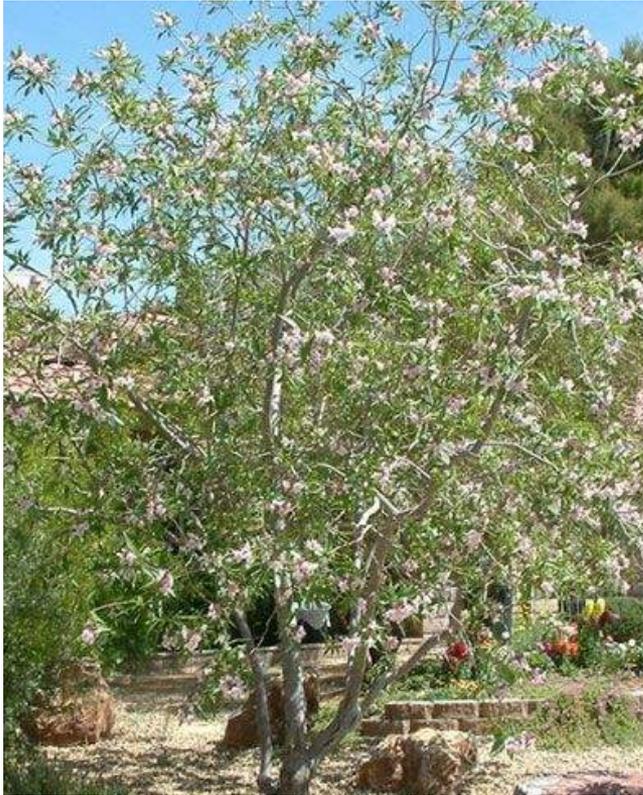


Schinus molle - California Pepper Tree



Delta Bluegrass - Native Preservation Mix

Courtyard Trees



Chitalpa tashkentensis



Lyonothamnus floribundus - Catalina Ironwood



Acacia cognata



Heuchera sanguinea
'White Cloud'



Polystichum munitum



Ficus pumila



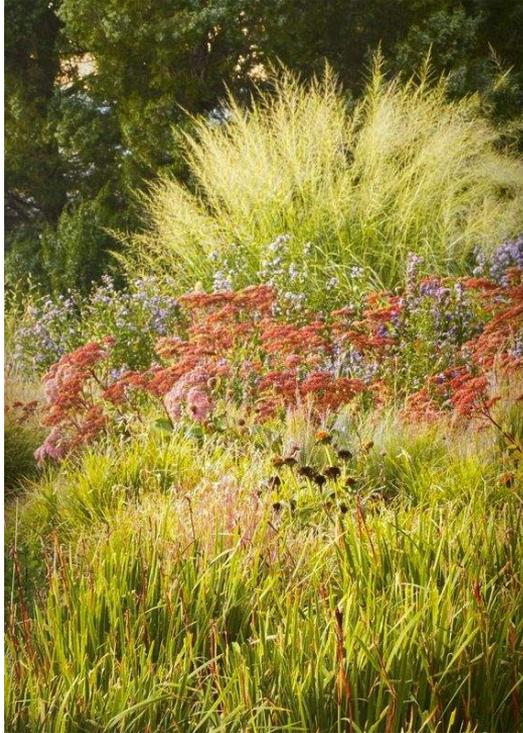
Oxalis oregana



Sesleria autumnalis



Athyrium felix-femina



Courtyard Planting



Tellima grandiflora



Festuca californica



Achillea millefolium
'Paprika'



Deschampsia
cespitosa



Muhlenbergia rigens



Ribes sanguineum
'Claremont'



Sesleria autumnalis



Fragaria vesca



Asclepias speciosa



Carex pansa



Delphinium cardinale
'Scarlet Larkspur'



Achillea millefolium
'Cameo'



Philadelphus lewisii



Echinacea purpurea