

2421 Fourth Street
Berkeley, California 94710
510.649.1414
www.TrachtenbergArch.com

COTATI VILLAGE COMMUNITY 2

Cotati, CA

08.10.2023 DESIGN REVIEW APP.
12.11.2023 DRA RESUBMITTAL
02.06.2024 DRA RESUBMITTAL
05.17.2024 DRA RESUBMITTAL

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2305

SHEET:

TITLE SHEET

A0.1



VICINITY MAP	PROJECT DIRECTORY	PROJECT DESCRIPTION	DRAWING LIST																																																
	<p>OWNER: 7615 ALDER AVENUE, LLC (144-040-011) TOWNSENT CAPITAL PARTNERS, LLC (144-040-021) 1105 5TH AVE, STE 300 SAN RAFAEL, CA 94901</p> <p>ARCHITECT: TRACHTENBERG ARCHITECTS 2421 Fourth Street Berkeley, CA 94710</p> <p>CIVIL ENGINEER: CIVIL DESIGN CONSULTANTS, INC. 2200 RANGE AVE, SUITE 204 SANTA ROSA, CA 95403</p> <p>LANDSCAPE ARCHITECT: YAMASAKI LANDSCAPE ARCHITECTURE 1223 HIGH ST. AUBURN, CA 95603</p> <p>ARBORIST: HORTICULTURAL ASSOCIATES 13750 ARNOLD DR. GLEN ELLEN, CA 95442</p>	<p>Cotati Village 2 is a mixed-use apartment development featuring 126 units across two buildings on 5.62 acres. There is also a proposed 2,250 square foot commercial building fronting Alder Avenue. 13 of these units are intended to be rented as affordable units for families in the very low-income bracket at 50% of area median income. Retail space at 8125, 8145 and 8165 Gravenstein Highway established the commercial character along the Gravenstein Highway frontage as planned in the Cotati General Plan.</p> <p>The density of the site is based on GC - Gravenstein Corridor zoning which gives a maximum of 15 dwelling units per acre. The site is 5.62 acres which brings the total to 84.3 dwelling units. By providing 15% of the units to very low-income households (13 units total), the developer triggers a California state density bonus of 50% to reach the total 126 allowable units. The state law also includes that the development holds up to three concessions to Cotati Municipal Code Requirements.</p> <p>The site is currently a large field and the master plan aims to maintain maximum open space with a large central courtyard and unobstructed sight lines across the site. The buildings feature a modern craftsman style in order to fit in with the character of the surrounding neighborhood and the city of Cotati at Large.</p>	<p>ARCHITECTURAL</p> <table border="0"> <tr> <td>A0.1 TITLE SHEET</td> <td>A3.4 PERSPECTIVE RENDER</td> </tr> <tr> <td>A0.2 PROJECT CALCULATIONS & DIAGRAMS</td> <td>A3.5 PERSPECTIVE RENDER</td> </tr> <tr> <td>A0.3 CONTEXT PHOTOS</td> <td>A3.6 PERSPECTIVE RENDER</td> </tr> <tr> <td>A0.4A SHADOW STUDIES</td> <td>A3.7 PERSPECTIVE RENDER</td> </tr> <tr> <td>A0.4B SHADOW STUDIES</td> <td>A3.8 PERSPECTIVE RENDER</td> </tr> <tr> <td>A2.0 MASTER PLAN</td> <td>A4.0 PARKING & TRASH ENCLOSURE DETAILS</td> </tr> <tr> <td>A2.1 SITE PLAN - SOUTH</td> <td>A4.1 FENCE DETAIL & WINDOW INFORMATION</td> </tr> <tr> <td>A2.2 SITE PLAN - NORTH</td> <td>A4.2 FACADE DETAIL INFORMATION</td> </tr> <tr> <td>A2.3 UNIT LAYOUT PLANS</td> <td>A-MAT MATERIAL PALETTE</td> </tr> <tr> <td>A2.4A BUILDING A PLANS</td> <td>LT 1.1 PRELIMINARY LIGHTING PLAN</td> </tr> <tr> <td>A2.4B BUILDING B PLANS</td> <td>LT 1.2 PRELIMINARY LIGHTING SPECS</td> </tr> <tr> <td>A2.5 COMMERCIAL BUILDING</td> <td></td> </tr> <tr> <td>A3.0A BUILDING AND SITE SECTIONS</td> <td></td> </tr> <tr> <td>A3.0B TYPICAL BUILDING SECTIONS</td> <td></td> </tr> <tr> <td>A3.1A BUILDING A ELEVATIONS</td> <td></td> </tr> <tr> <td>A3.1B BUILDING B ELEVATIONS</td> <td></td> </tr> <tr> <td>A3.2 STREET STRIP ELEVATION</td> <td></td> </tr> <tr> <td>A3.3 VIEWSHED ANALYSIS</td> <td></td> </tr> </table> <p>CIVIL</p> <table border="0"> <tr> <td>C1 EXISTING SITE AND DEMOLITION PLAN</td> </tr> <tr> <td>C2 PRELIMINARY GRADING & DRAINAGE PLAN</td> </tr> <tr> <td>C3 PRELIMINARY SITE SECTIONS</td> </tr> <tr> <td>C4 PRELIMINARY UTILITY PLAN</td> </tr> <tr> <td>C5 PRELIMINARY EROSION CONTROL PLAN</td> </tr> <tr> <td>C6 PRELIMINARY EROSION CONTROL NOTES AND DETAILS</td> </tr> <tr> <td>C7 PRELIMINARY STORM WATER MANAGEMENT PLAN</td> </tr> <tr> <td>C8 PRELIMINARY FIRE ACCESS SITE PLAN</td> </tr> </table> <p>LANDSCAPE</p> <table border="0"> <tr> <td>L1 PRELIMINARY LANDSCAPE PLAN</td> </tr> <tr> <td>L2 PRELIMINARY LANDSCAPE NOTES</td> </tr> <tr> <td>L3 PRELIMINARY WATER USE CALCULATIONS</td> </tr> <tr> <td>L4 LANDSCAPE CALCULATIONS</td> </tr> </table>	A0.1 TITLE SHEET	A3.4 PERSPECTIVE RENDER	A0.2 PROJECT CALCULATIONS & DIAGRAMS	A3.5 PERSPECTIVE RENDER	A0.3 CONTEXT PHOTOS	A3.6 PERSPECTIVE RENDER	A0.4A SHADOW STUDIES	A3.7 PERSPECTIVE RENDER	A0.4B SHADOW STUDIES	A3.8 PERSPECTIVE RENDER	A2.0 MASTER PLAN	A4.0 PARKING & TRASH ENCLOSURE DETAILS	A2.1 SITE PLAN - SOUTH	A4.1 FENCE DETAIL & WINDOW INFORMATION	A2.2 SITE PLAN - NORTH	A4.2 FACADE DETAIL INFORMATION	A2.3 UNIT LAYOUT PLANS	A-MAT MATERIAL PALETTE	A2.4A BUILDING A PLANS	LT 1.1 PRELIMINARY LIGHTING PLAN	A2.4B BUILDING B PLANS	LT 1.2 PRELIMINARY LIGHTING SPECS	A2.5 COMMERCIAL BUILDING		A3.0A BUILDING AND SITE SECTIONS		A3.0B TYPICAL BUILDING SECTIONS		A3.1A BUILDING A ELEVATIONS		A3.1B BUILDING B ELEVATIONS		A3.2 STREET STRIP ELEVATION		A3.3 VIEWSHED ANALYSIS		C1 EXISTING SITE AND DEMOLITION PLAN	C2 PRELIMINARY GRADING & DRAINAGE PLAN	C3 PRELIMINARY SITE SECTIONS	C4 PRELIMINARY UTILITY PLAN	C5 PRELIMINARY EROSION CONTROL PLAN	C6 PRELIMINARY EROSION CONTROL NOTES AND DETAILS	C7 PRELIMINARY STORM WATER MANAGEMENT PLAN	C8 PRELIMINARY FIRE ACCESS SITE PLAN	L1 PRELIMINARY LANDSCAPE PLAN	L2 PRELIMINARY LANDSCAPE NOTES	L3 PRELIMINARY WATER USE CALCULATIONS	L4 LANDSCAPE CALCULATIONS
A0.1 TITLE SHEET	A3.4 PERSPECTIVE RENDER																																																		
A0.2 PROJECT CALCULATIONS & DIAGRAMS	A3.5 PERSPECTIVE RENDER																																																		
A0.3 CONTEXT PHOTOS	A3.6 PERSPECTIVE RENDER																																																		
A0.4A SHADOW STUDIES	A3.7 PERSPECTIVE RENDER																																																		
A0.4B SHADOW STUDIES	A3.8 PERSPECTIVE RENDER																																																		
A2.0 MASTER PLAN	A4.0 PARKING & TRASH ENCLOSURE DETAILS																																																		
A2.1 SITE PLAN - SOUTH	A4.1 FENCE DETAIL & WINDOW INFORMATION																																																		
A2.2 SITE PLAN - NORTH	A4.2 FACADE DETAIL INFORMATION																																																		
A2.3 UNIT LAYOUT PLANS	A-MAT MATERIAL PALETTE																																																		
A2.4A BUILDING A PLANS	LT 1.1 PRELIMINARY LIGHTING PLAN																																																		
A2.4B BUILDING B PLANS	LT 1.2 PRELIMINARY LIGHTING SPECS																																																		
A2.5 COMMERCIAL BUILDING																																																			
A3.0A BUILDING AND SITE SECTIONS																																																			
A3.0B TYPICAL BUILDING SECTIONS																																																			
A3.1A BUILDING A ELEVATIONS																																																			
A3.1B BUILDING B ELEVATIONS																																																			
A3.2 STREET STRIP ELEVATION																																																			
A3.3 VIEWSHED ANALYSIS																																																			
C1 EXISTING SITE AND DEMOLITION PLAN																																																			
C2 PRELIMINARY GRADING & DRAINAGE PLAN																																																			
C3 PRELIMINARY SITE SECTIONS																																																			
C4 PRELIMINARY UTILITY PLAN																																																			
C5 PRELIMINARY EROSION CONTROL PLAN																																																			
C6 PRELIMINARY EROSION CONTROL NOTES AND DETAILS																																																			
C7 PRELIMINARY STORM WATER MANAGEMENT PLAN																																																			
C8 PRELIMINARY FIRE ACCESS SITE PLAN																																																			
L1 PRELIMINARY LANDSCAPE PLAN																																																			
L2 PRELIMINARY LANDSCAPE NOTES																																																			
L3 PRELIMINARY WATER USE CALCULATIONS																																																			
L4 LANDSCAPE CALCULATIONS																																																			

2421 Fourth Street
Berkeley, California 94710
510.649.1414
www.TrachtenbergArch.com

COTATI VILLAGE COMMUNITY 2

Cotati, CA

- 08.10.2023 DESIGN REVIEW APP.
- 12.11.2023 DRA RESUBMITTAL
- 02.06.2024 DRA RESUBMITTAL
- 05.17.2024 DRA RESUBMITTAL

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF TRACHTENBERG ARCHITECTS.

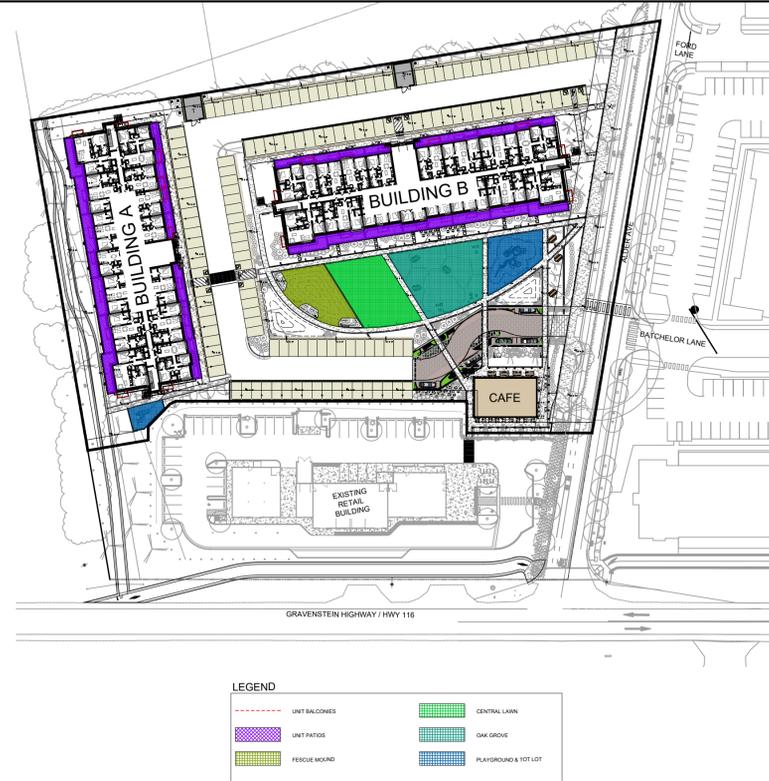
JOB: 2305

SHEET:

PROJECT CALCULATIONS & DIAGRAMS

A0.2

USABLE OPEN SPACE



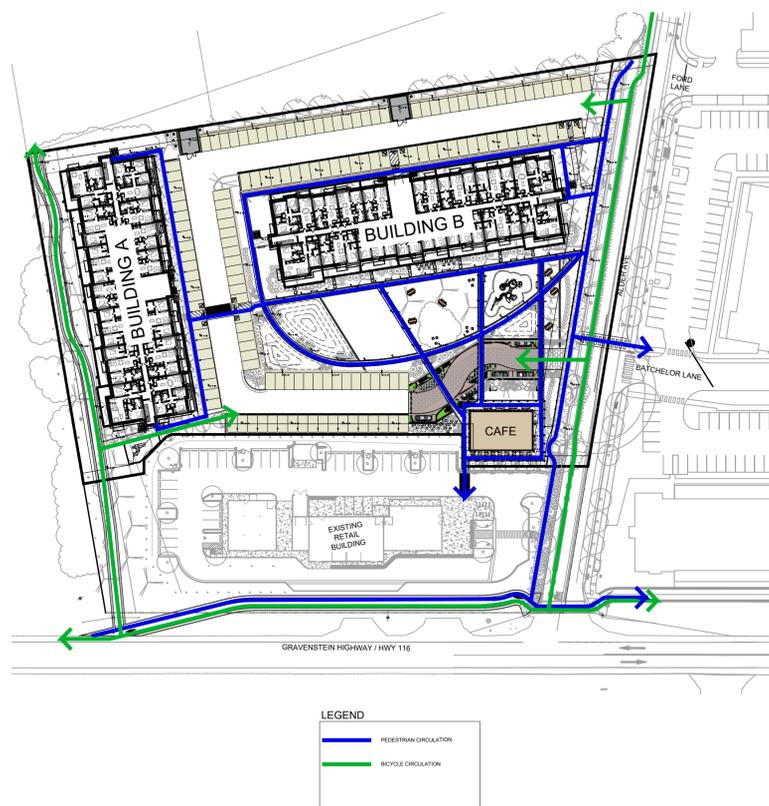
DEVELOPMENT INFORMATION

APN 144-040-021, 144-040-011
 ZONE CG - GRAVENSTEIN CORRIDOR
 OCCUPANCY TYPE RESIDENTIAL + COMMERCIAL
 NUMBER OF BUILDINGS 3
 @ RESIDENTIAL BUILDINGS 4
 @ COMMERCIAL BUILDING 1
 BUILDING HEIGHT 47'-0"
 CONSTRUCTION TYPE V-A
 SITE AREA 5.62 ACRES
 SITE SLOPE 1% SOUTH TO NORTH

SITE ANALYSIS MAP



PEDESTRIAN & BICYCLE CIRCULATION



ZONING CODE DATA

PROJECT DATA				
ZONING COMPLIANCE TABLE				
	REFERENCE BASE REQUIREMENT	REQUIREMENT w/ STATE DENSITY BONUS	PROPOSED w/ STATE DENSITY BONUS	COMPLIANCE
ZONING CG				
DENSITY (SEE TABLE BELOW)	15 DU/AC	15 DU/AC +50%	15 DU/AC +50%	COMPLIES
DWELLING UNITS (SEE TABLE BELOW)	84	126	126	COMPLIES
GROSS FLOOR AREA	NOT LIMITED	NA	151,752	COMPLIES
COMMERCIAL AREA (25% OF RES.)	35,420	NA	10,072	COMPLIES w/ CONCESSION
HEIGHT	35'-0" / NU: 15'	NA	47'	COMPLIES w/ WAIVER
SETBACKS - FRONT (ALDER)	CG: 0' / NU: 15'	NA	15'-0"	COMPLIES
SETBACKS - REAR (EAST)	CG: 10' / NU: 15'	NA	35'-10"	COMPLIES
SETBACKS - SIDE YARD (NORTH)	CG: 0' / NU: 10'	NA	15'-1"	COMPLIES (WAIVER FOR PARKING & TRASH)
SETBACKS - SIDE YARD (SOUTH)	CG: 0' / NU: 10'	NA	14'-0"	COMPLIES (WAIVER FOR PARKING)
VEHICLE PARKING (SEE TABLE BELOW)	324	206	206	COMPLIES
BICYCLE PARKING (SEE TABLE BELOW)	21	NA	43	COMPLIES
USABLE OPEN SPACE (SEE TABLE BELOW)	18,900	NA	26,926	COMPLIES
STORIES	NA	NA	4	COMPLIES
FAR	NA	NA	0.62	COMPLIES
SITE COVERAGE (80%)	195,846	NA	177,919	COMPLIES

DENSITY BONUS CALCULATIONS	
ZONING	CG
NET SITE AREA (SF) AS SURVEYED	244,807
NET SITE AREA (ACRES)	5.620
BASE DENSITY (UNITS/ACRE)	15
BASE UNITS	84
BMR UNITS PROVIDED (AT LI OR BELOW)	13
BMR % PROVIDED	15%
BONUS %	50%
BONUS UNITS	42
TOTAL DENSITY BONUS PROJECT	126

UNIT COUNT TABLE				
	1-BR	2-BR	3-BR	TOTAL
BUILDING A	19	32	8	59
LEVEL 4	5	8	2	15
LEVEL 3	5	8	2	15
LEVEL 2	5	8	2	15
LEVEL 1	4	8	2	14
BUILDING B	27	32	8	67
LEVEL 4	7	8	2	17
LEVEL 3	7	8	2	17
LEVEL 2	7	8	2	17
LEVEL 1	6	8	2	16
TOTAL	46	64	16	126
UNIT MIX	37%	51%	13%	100%
BMR UNITS	5	5	3	13
	38%	38%	23%	100%

FLOOR AREA TABLE			
	TOTAL RES.	COMMERCIAL	TOTAL
BUILDING A	67,600		67,600
LEVEL 4	16,900		16,900
LEVEL 3	16,900		16,900
LEVEL 2	16,900		16,900
LEVEL 1	16,900		16,900
BUILDING B	74,080		74,080
LEVEL 4	18,520		18,520
LEVEL 3	18,520		18,520
LEVEL 2	18,520		18,520
LEVEL 1	18,520		18,520
CAFE		2,250	2,250
8125 GRAVENSTEIN HWY (EXISTING)		2,123	2,123
8145 GRAVENSTEIN HWY (EXISTING)		3,520	3,520
8165 GRAVENSTEIN HWY (EXISTING)		2,179	2,179
TOTAL	141,680	10,072	151,752

PARKING PER STATE DENSITY BONUS REQUIREMENTS				
	UNITS	RATIO	PER	TOTAL
1-BR UNITS	46	1.0	1	46
2-BR UNITS	64	1.5	1	96
3-BR UNITS	16	1.5	1	24
COMMERCIAL	10,072	1	250	40
TOTAL REQUIRED PARKING			STANDARD	206
			CARPORT	TOTAL
PROVIDED SPACES - NORTH SITE			78	153
PROVIDED SPACES - ALDER STREET PARKING			9	9
PROVIDED SPACES - SOUTH SITE (EXISTING)			44	44
TOTAL PROVIDED PARKING		131	75	206
ADA PARKING PROVIDED (5%)				11

BICYCLE PARKING				
	AUTO SPACES	RATIO	PER	TOTAL
REQUIRED BICYCLE SPACES	206	1.0	10	21
PROVIDED BICYCLE SPACES				43

USABLE OPEN SPACE			
	UNITS	RATIO	TOTAL
UNIT PATIOS	30	268	8,040
UNIT BALCONIES	108	53	5,724
CENTRAL LAWN			3,621
OAK GROVE			4,500
PLAYGROUND & TOT LOT			2,771
FESCUE MOUND			2,270
TOTAL PROVIDED			26,926
REQUIRED	126	150	18,900

SITE COVERAGE		
	AREA	PERCENT
BUILDING FOOTPRINTS	46,114	19%
PATHWAYS & PATIOS	41,894	17%
PAVED DRIVEWAYS & PARKING	76,531	31%
ALDER AVE. (ON SITE)	13,380	7%
TOTAL SITE COVERAGE	177,919	73%
NEW LANDSCAPE (NORTH SITE)	46,078	19%
EXISTING LANDSCAPE (SOUTH SITE)	21,153	11%
TOTAL SITE	244,807	100%
MAX ALLOWED SITE COVERAGE	195,846	80%

2421 Fourth Street
Berkeley, California 94710
510.649.1414
www.TrachtenbergArch.com

**COTATI
VILLAGE
COMMUNITY 2**

Cotati, CA

08.10.2023 DESIGN REVIEW APP.
12.11.2023 DRA RESUBMITTAL
02.06.2024 DRA RESUBMITTAL
05.17.2024 DRA RESUBMITTAL

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2305

SHEET:

CONTEXT PHOTOS

A0.3



4 VIEW FROM GRAVENSTEIN HIGHWAY - LOOKING EAST



3 VIEW FROM GRAVENSTEIN HIGHWAY - LOOKING WEST



2 VIEW FROM ALDER AVENUE - LOOKING NORTH



1 VIEW FROM ALDER AVENUE - LOOKING SOUTH

COTATI VILLAGE COMMUNITY 2

Cotati, CA

08.10.2023 DESIGN REVIEW APP.
12.11.2023 DRA RESUBMITTAL
02.06.2024 DRA RESUBMITTAL
05.17.2024 DRA RESUBMITTAL

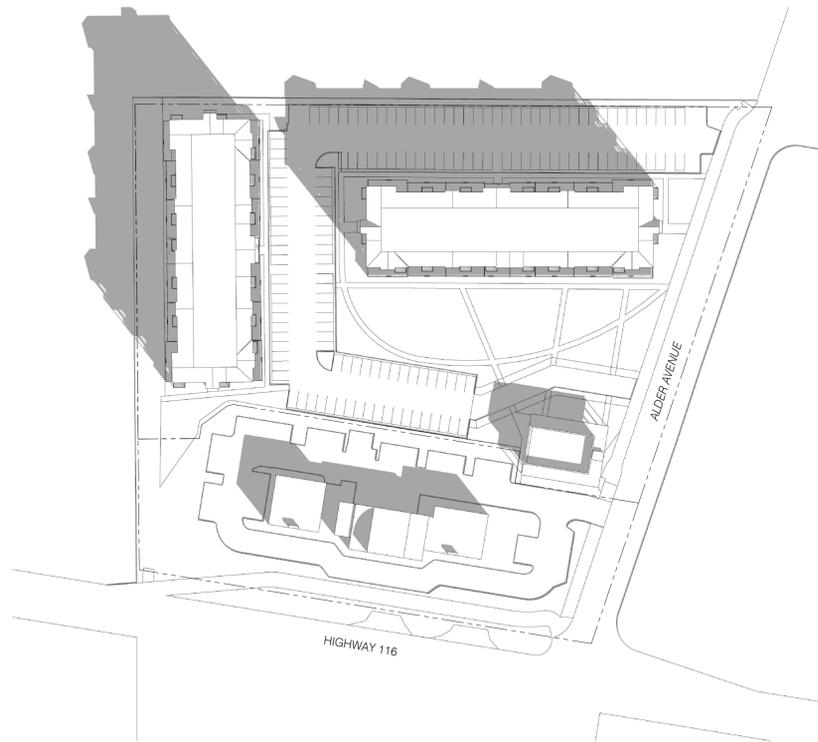
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2305

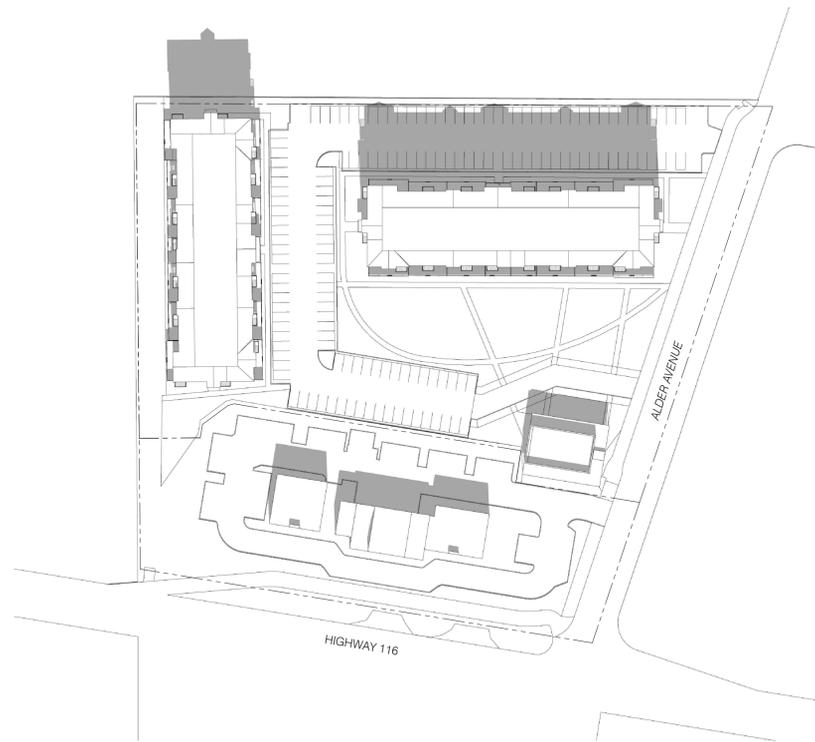
SHEET:

SHADOW STUDY
WINTER & SUMMER
SOLSTICE

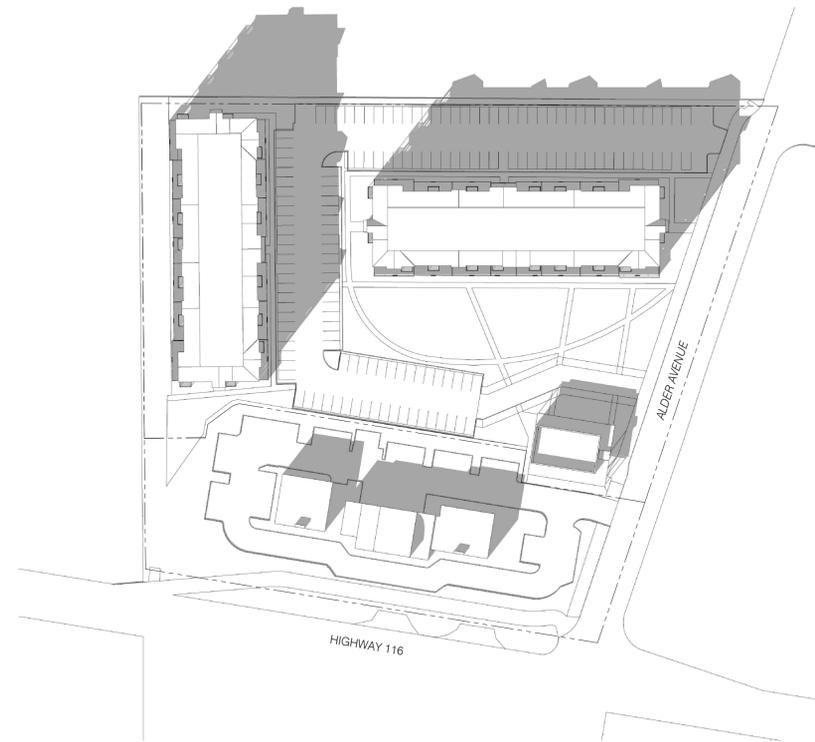
A0.4A



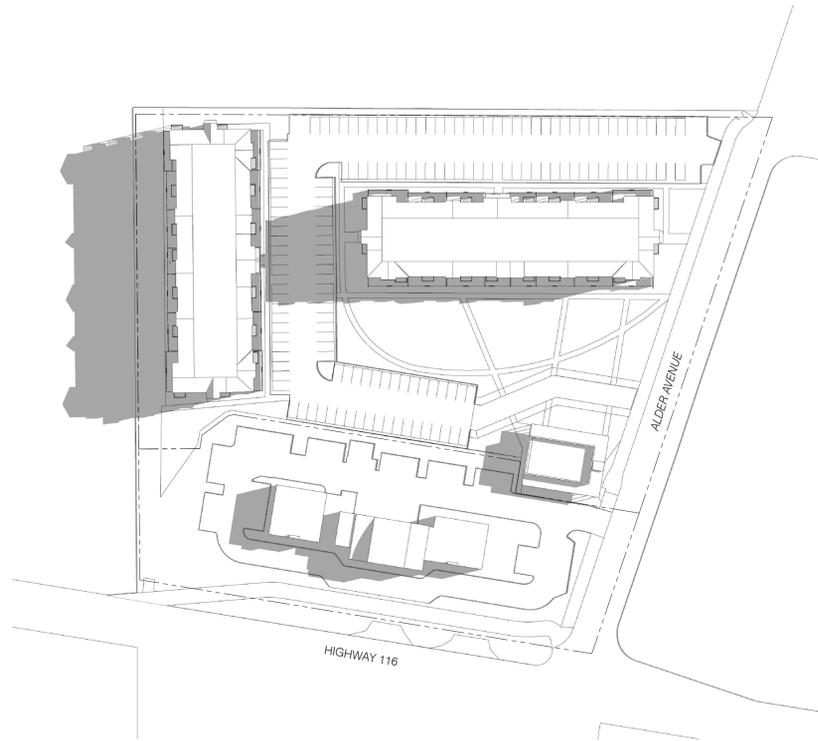
1 SHADOW STUDY - DEC 21ST - SUNRISE +2HRS
1:160 @ 11X17 1:80 @ 24X36



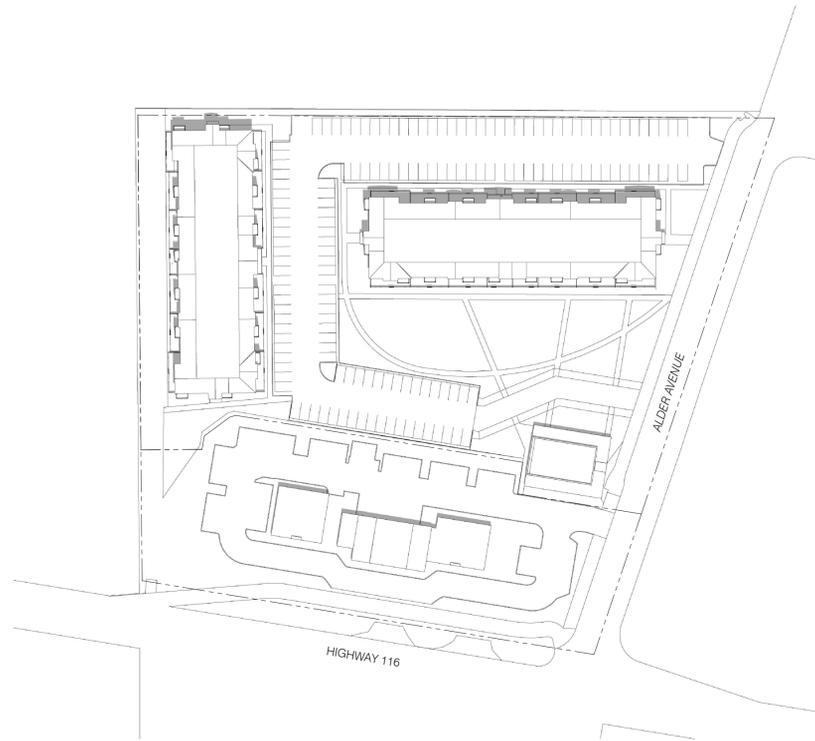
2 SHADOW STUDY - DEC 21ST - NOON
1:160 @ 11X17 1:80 @ 24X36



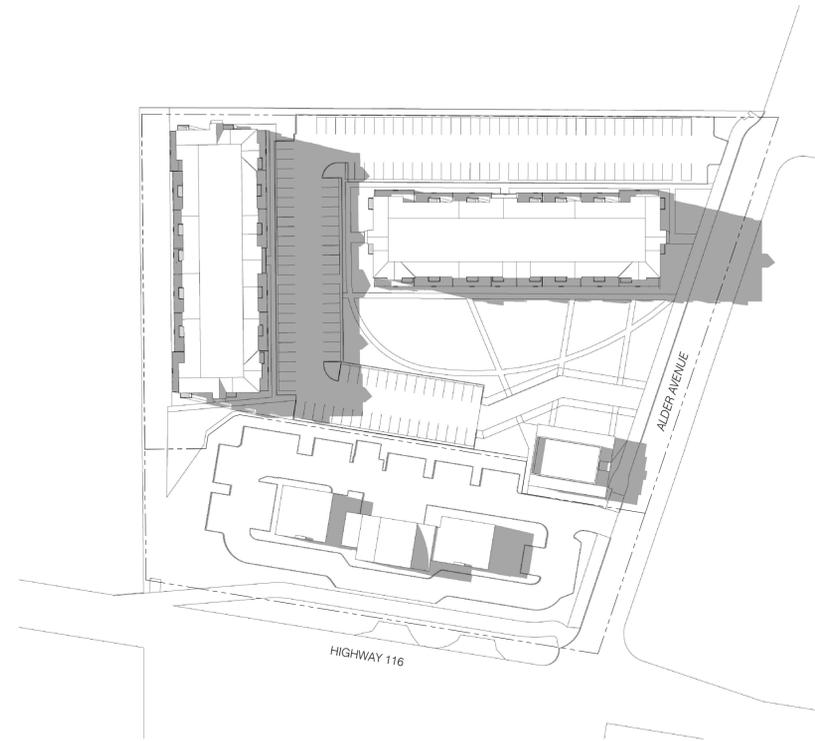
3 SHADOW STUDY - DEC 21ST - SUNSET -2HRS
1:160 @ 11X17 1:80 @ 24X36



4 SHADOW STUDY - JUN 21ST - SUNRISE +2HRS
1:160 @ 11X17 1:80 @ 24X36



5 SHADOW STUDY - DEC 21ST - NOON
1:160 @ 11X17 1:80 @ 24X36



6 SHADOW STUDY - DEC 21ST - SUNSET -2HRS
1:160 @ 11X17 1:80 @ 24X36



COTATI VILLAGE COMMUNITY 2

Cotati, CA

- 08.10.2023 DESIGN REVIEW APP.
- 12.11.2023 DRA RESUBMITTAL
- 02.06.2024 DRA RESUBMITTAL
- 05.17.2024 DRA RESUBMITTAL

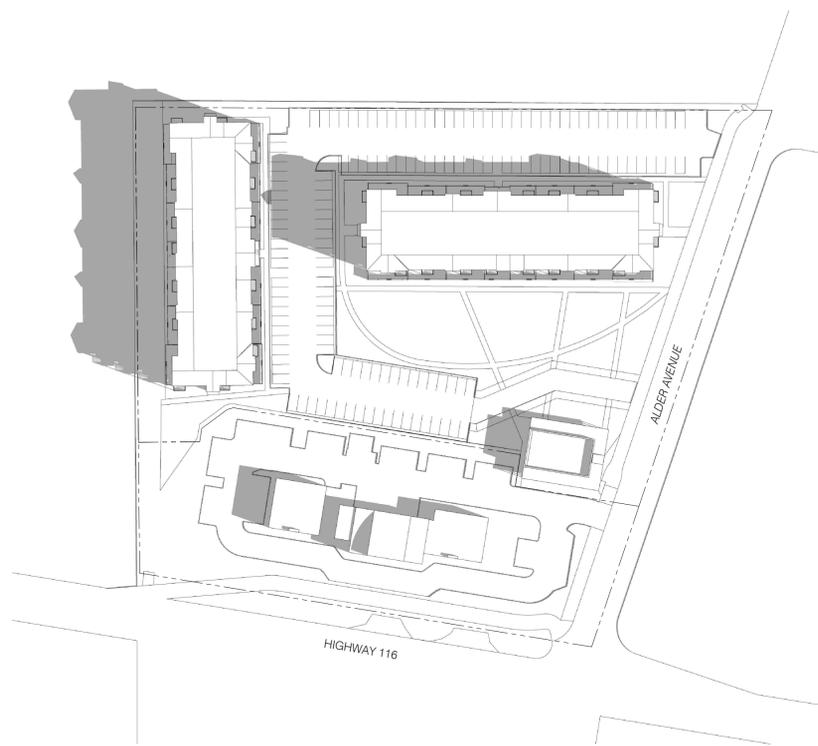
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2305

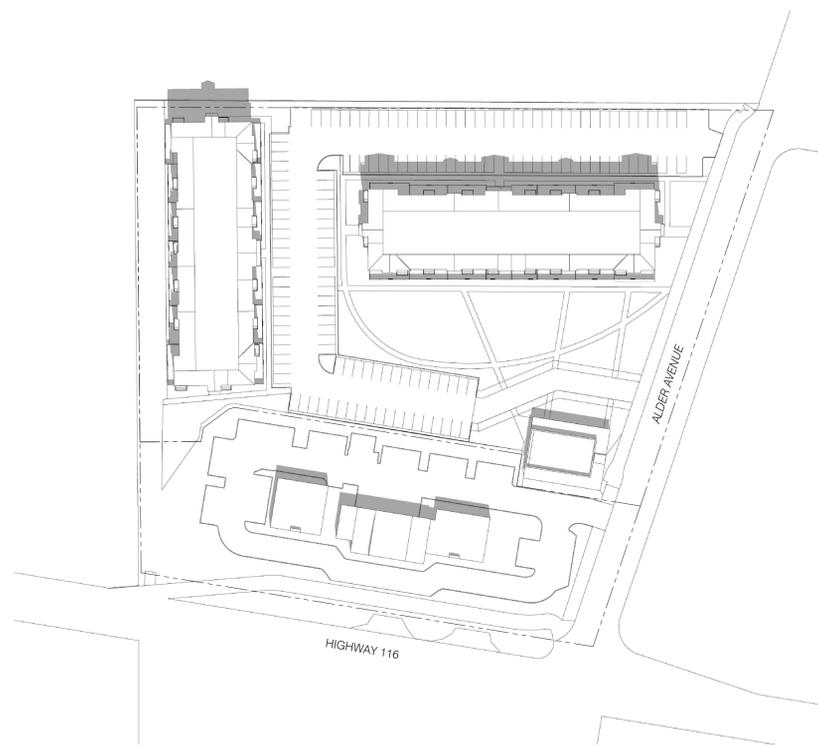
SHEET:

SHADOW STUDY
EQUINOX

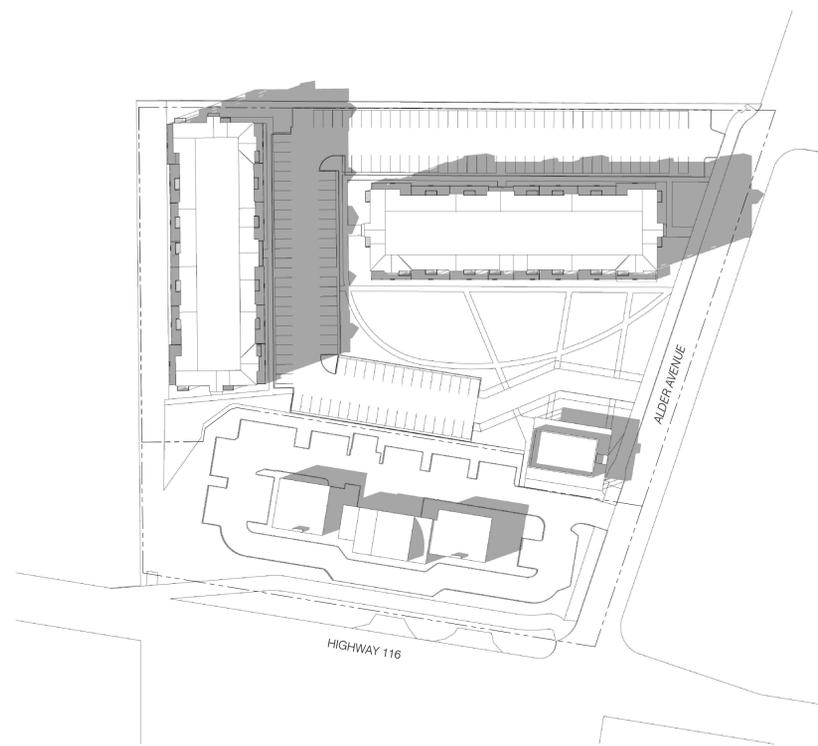
A0.4B



1 SHADOW STUDY - MAR 20TH - SUNRISE +2HRS
1:160 @ 11X17 1:80 @ 24X36



2 SHADOW STUDY - MAR 20TH - NOON
1:160 @ 11X17 1:80 @ 24X36



3 SHADOW STUDY - MAR 20TH - SUNSET -2HRS
1:160 @ 11X17 1:80 @ 24X36



COTATI VILLAGE COMMUNITY 2

Cotati, CA

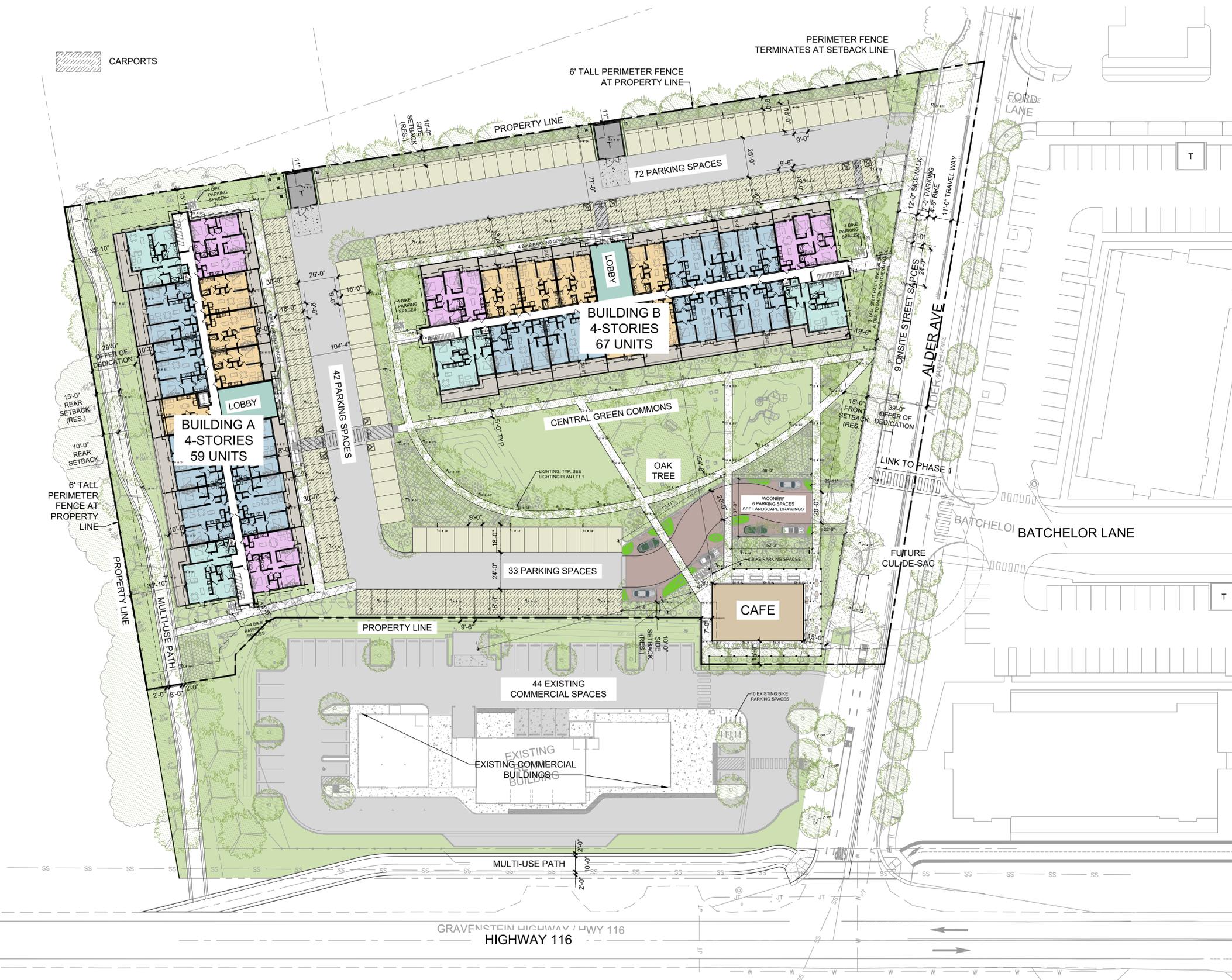
- 08.10.2023 DESIGN REVIEW APP.
- 12.11.2023 DRA RESUBMITTAL
- 02.06.2024 DRA RESUBMITTAL
- 05.17.2024 DRA RESUBMITTAL

JOB: 2305

SHEET:

SITE PLAN

A2.0



COTATI VILLAGE COMMUNITY 2

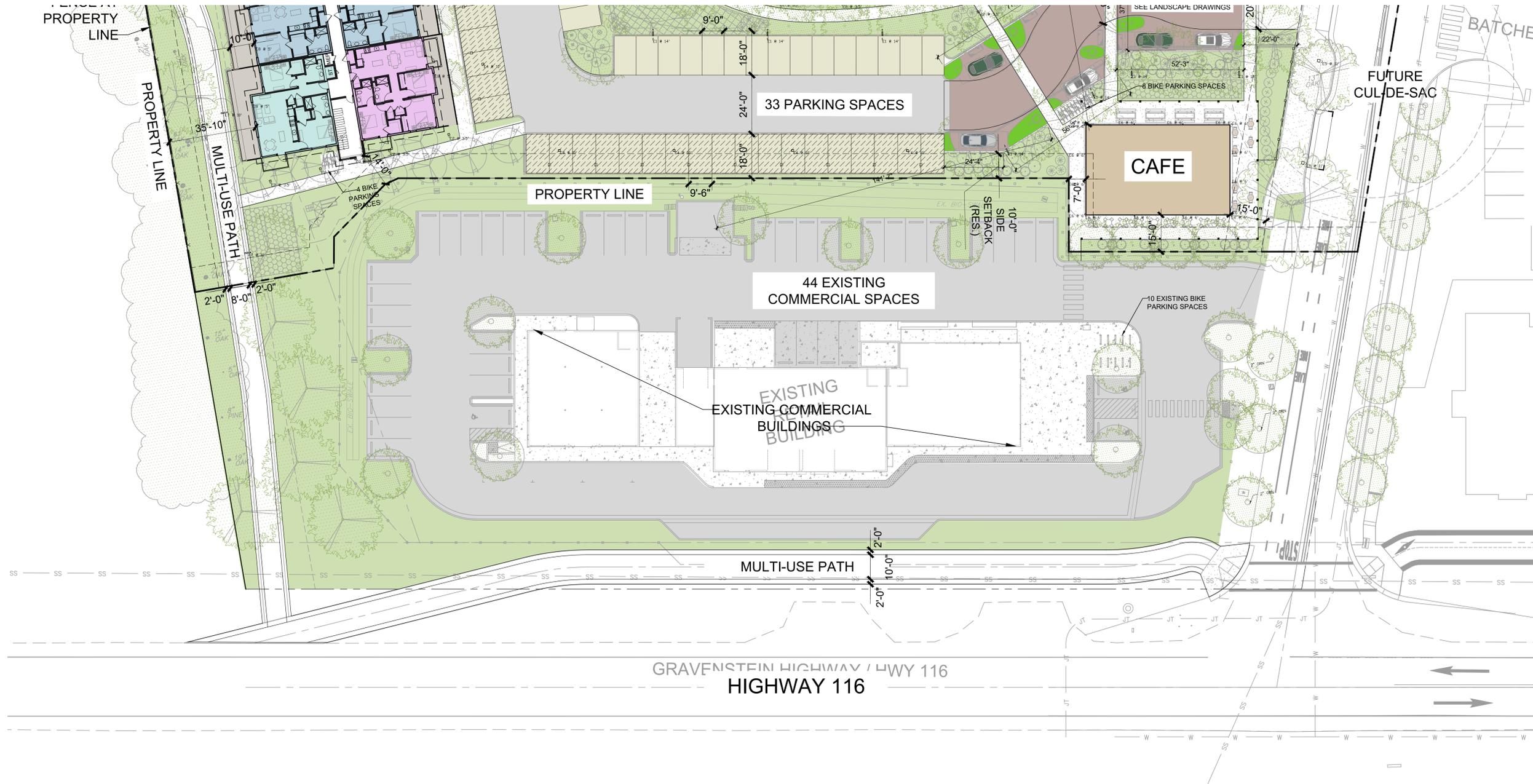
Cotati, CA

- 08.10.2023 DESIGN REVIEW APP.
- 12.11.2023 DRA RESUBMITTAL
- 02.06.2024 DRA RESUBMITTAL
- 05.17.2024 DRA RESUBMITTAL

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2305

SHEET:



1 SITE PLAN - SOUTH
 3/64" = 1'-0" @24X36 3/128" = 1'-0" @11X17

SITE PLAN SOUTH

A2.1

COTATI VILLAGE COMMUNITY 2

Cotati, CA

- 08.10.2023 DESIGN REVIEW APP.
- 12.11.2023 DRA RESUBMITTAL
- 02.06.2024 DRA RESUBMITTAL
- 05.17.2024 DRA RESUBMITTAL

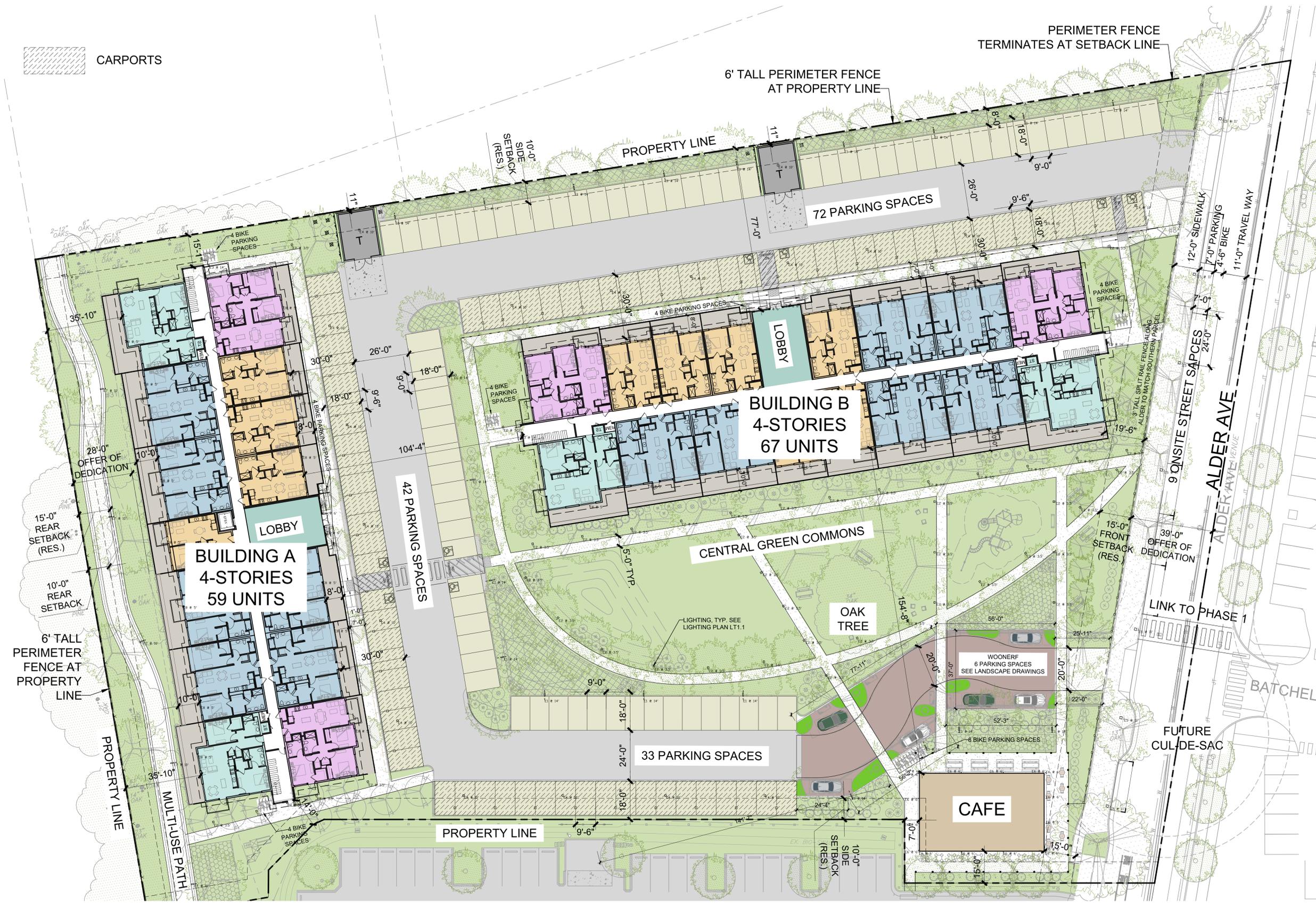
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2305

SHEET:

SITE PLAN NORTH

A2.2



CARPORTS

PERIMETER FENCE TERMINATES AT SETBACK LINE

6' TALL PERIMETER FENCE AT PROPERTY LINE

72 PARKING SPACES

BUILDING B
4-STORIES
67 UNITS

BUILDING A
4-STORIES
59 UNITS

CENTRAL GREEN COMMONS

OAK TREE

33 PARKING SPACES

CAFE

42 PARKING SPACES

FUTURE CUL-DE-SAC

LINK TO PHASE 1

ALDER AVE

9' ON-SITE STREET SPACES

12'-0" SIDEWALK
7'-0" PARKING
4'-6" BIKE
11'-0" TRAVEL WAY

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

MULTI-USE PATH

15'-0" REAR SETBACK (RES.)

10'-0" REAR SETBACK

6' TALL PERIMETER FENCE AT PROPERTY LINE

2421 Fourth Street
Berkeley, California 94710
510.649.1414
www.TrachtenbergArch.com

**COTATI
VILLAGE
COMMUNITY 2**

Cotati, CA

- 08.10.2023 DESIGN REVIEW APP.
- 12.11.2023 DRA RESUBMITTAL
- 02.06.2024 DRA RESUBMITTAL
- 05.17.2024 DRA RESUBMITTAL

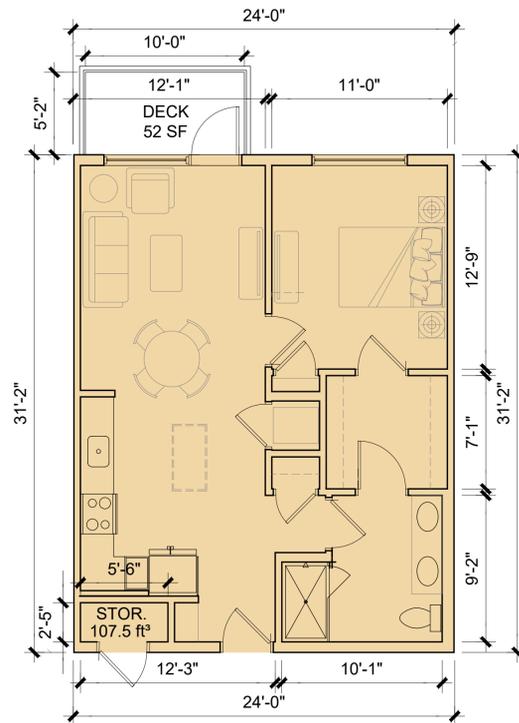
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2305

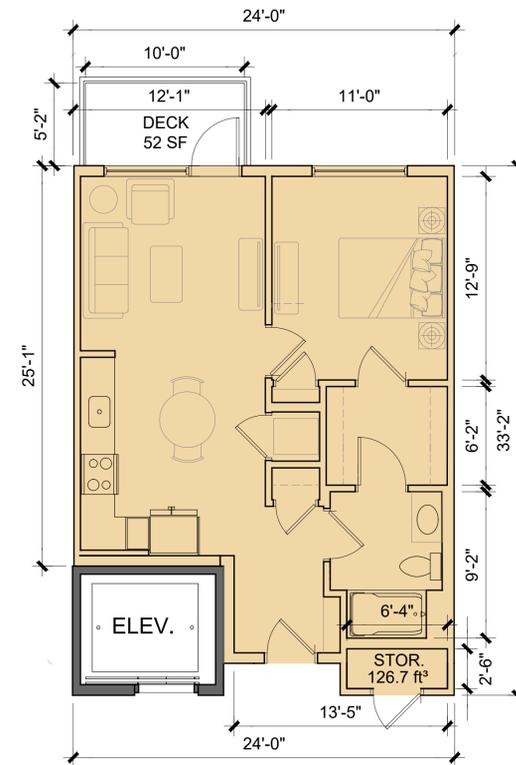
SHEET:

UNIT LAYOUT PLANS

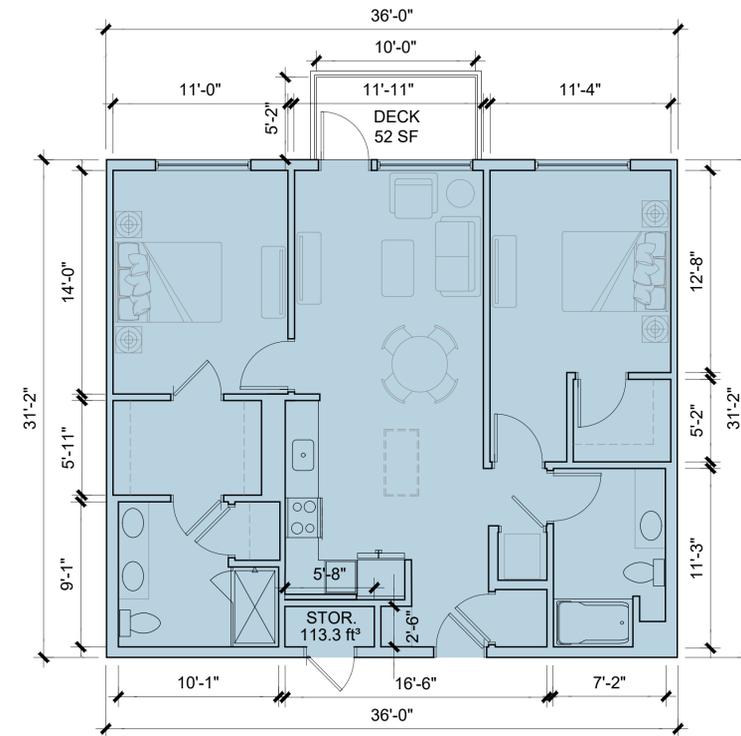
A2.3



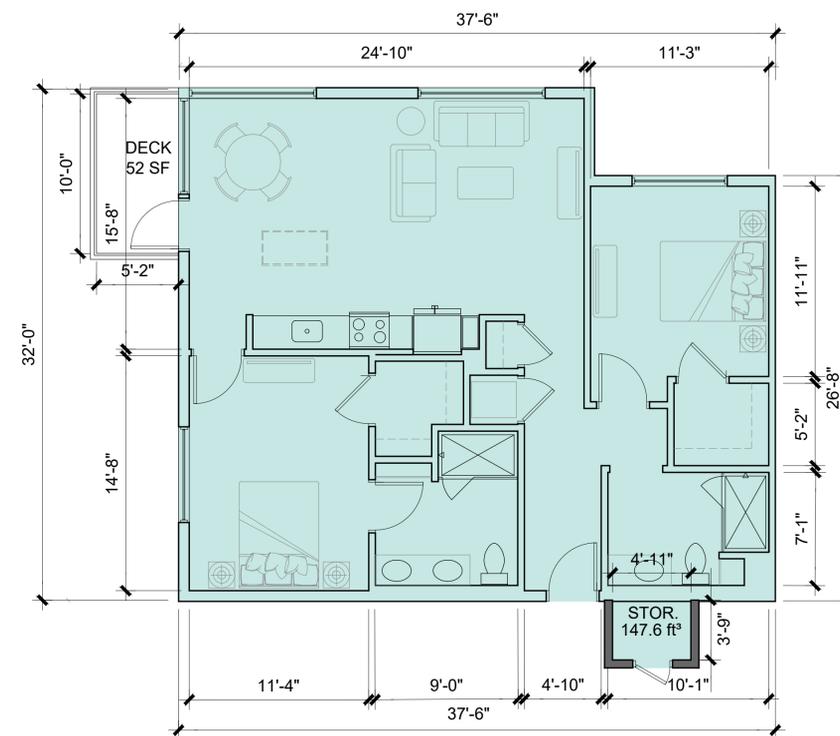
1 UNIT TYPE A1 - 1 BEDROOM
3/16" = 1'-0" @24X36 3/32" = 1'-0" @11X17



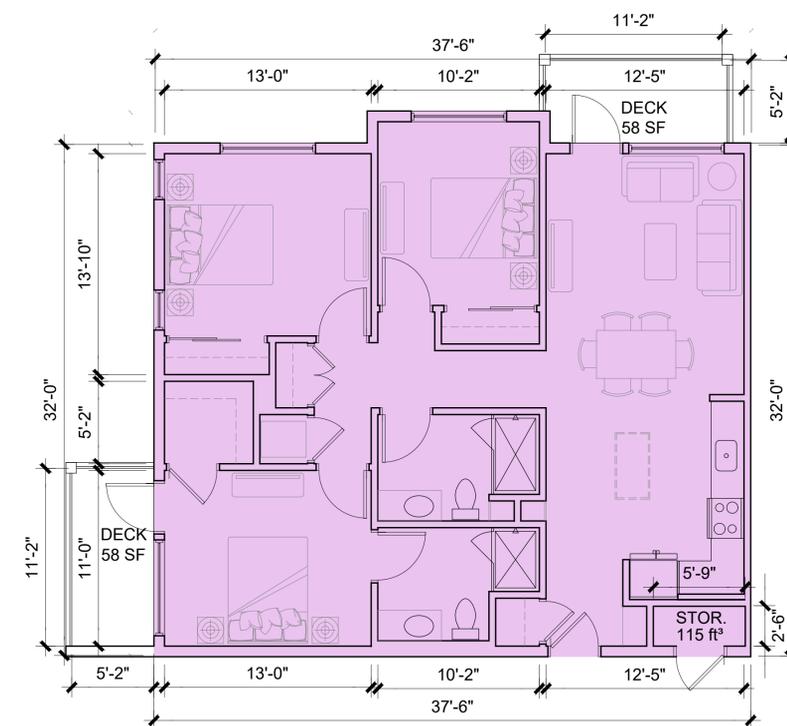
2 UNIT TYPE A1-ELEV - 1 BEDROOM
3/16" = 1'-0" @24X36 3/32" = 1'-0" @11X17



3 UNIT TYPE B1 - 2-BEDROOM
3/16" = 1'-0" @24X36 3/32" = 1'-0" @11X17



4 UNIT TYPE B2 - 2 BEDROOM CORNER
3/16" = 1'-0" @24X36 3/32" = 1'-0" @11X17



5 UNIT TYPE C1 - 3 BEDROOM CORNER
3/16" = 1'-0" @24X36 3/32" = 1'-0" @11X17

**COTATI
VILLAGE
COMMUNITY 2**

Cotati, CA

- 08.10.2023 DESIGN REVIEW APP.
- 12.11.2023 DRA RESUBMITTAL
- 02.06.2024 DRA RESUBMITTAL
- 05.17.2024 DRA RESUBMITTAL

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2305

SHEET:

BUILDING A
PLANS

A2.4A



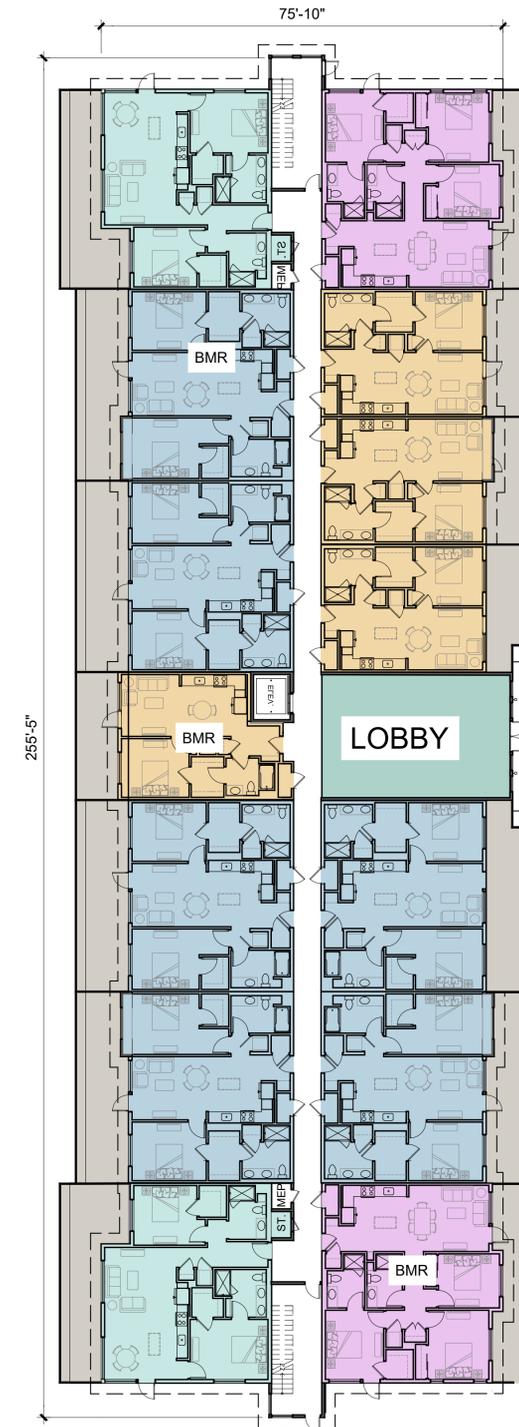
4 FOURTH FLOOR
1/16" = 1'-0" @24X36 1/32" = 1'-0" @11X17



3 THIRD FLOOR
1/16" = 1'-0" @24X36 1/32" = 1'-0" @11X17



2 SECOND FLOOR
1/16" = 1'-0" @24X36 1/32" = 1'-0" @11X17



1 FIRST FLOOR
1/16" = 1'-0" @24X36 1/32" = 1'-0" @11X17 0 4 8 16

**COTATI
VILLAGE
COMMUNITY 2**

Cotati, CA

- 08.10.2023 DESIGN REVIEW APP.
- 12.11.2023 DRA RESUBMITTAL
- 02.06.2024 DRA RESUBMITTAL
- 05.17.2024 DRA RESUBMITTAL

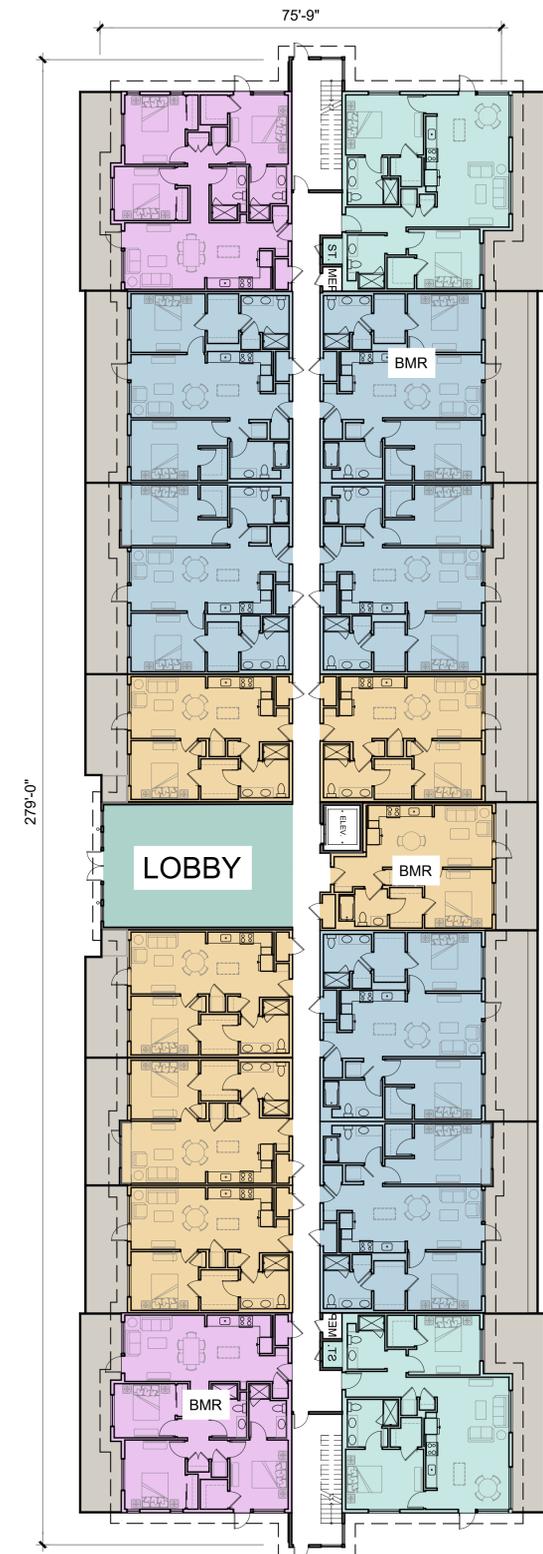
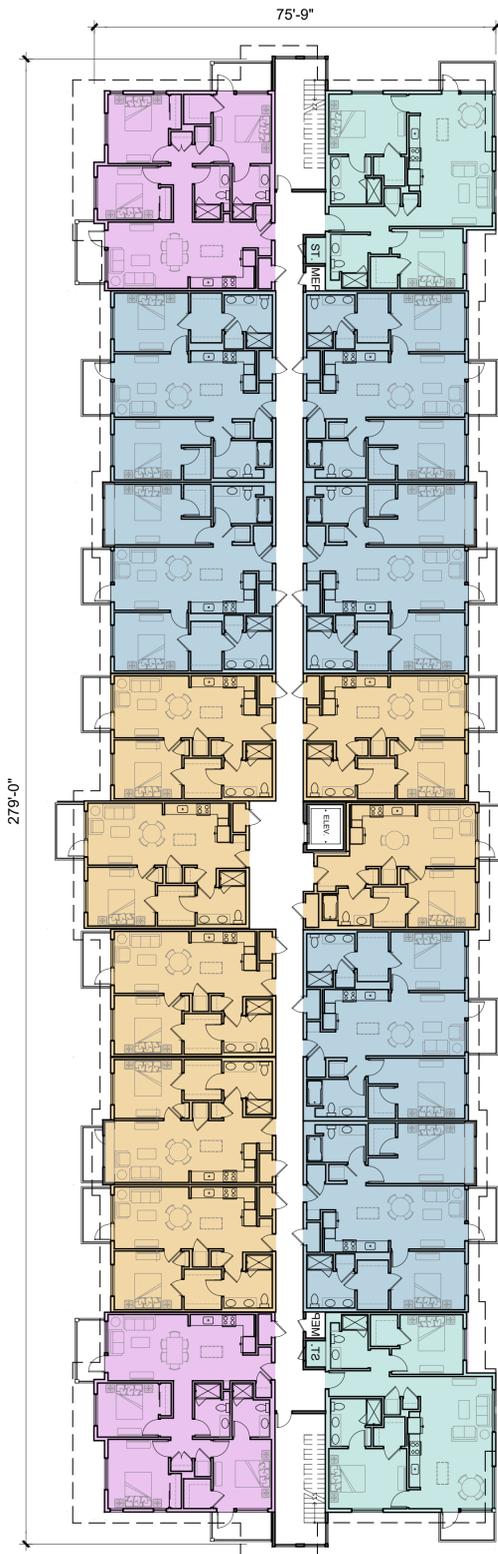
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2305

SHEET:

BUILDING B
PLANS

A2.4B

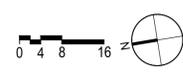


4 FOURTH FLOOR
1/16" = 1'-0" @24X36 1/32" = 1'-0" @11X17

3 THIRD FLOOR
1/16" = 1'-0" @24X36 1/32" = 1'-0" @11X17

2 SECOND FLOOR
1/16" = 1'-0" @24X36 1/32" = 1'-0" @11X17

1 FIRST FLOOR
1/16" = 1'-0" @24X36 1/32" = 1'-0" @11X17



**COTATI
VILLAGE
COMMUNITY 2**

Cotati, CA

08.10.2023 DESIGN REVIEW APP.
12.11.2023 DRA RESUBMITTAL
02.06.2024 DRA RESUBMITTAL
05.17.2024 DRA RESUBMITTAL

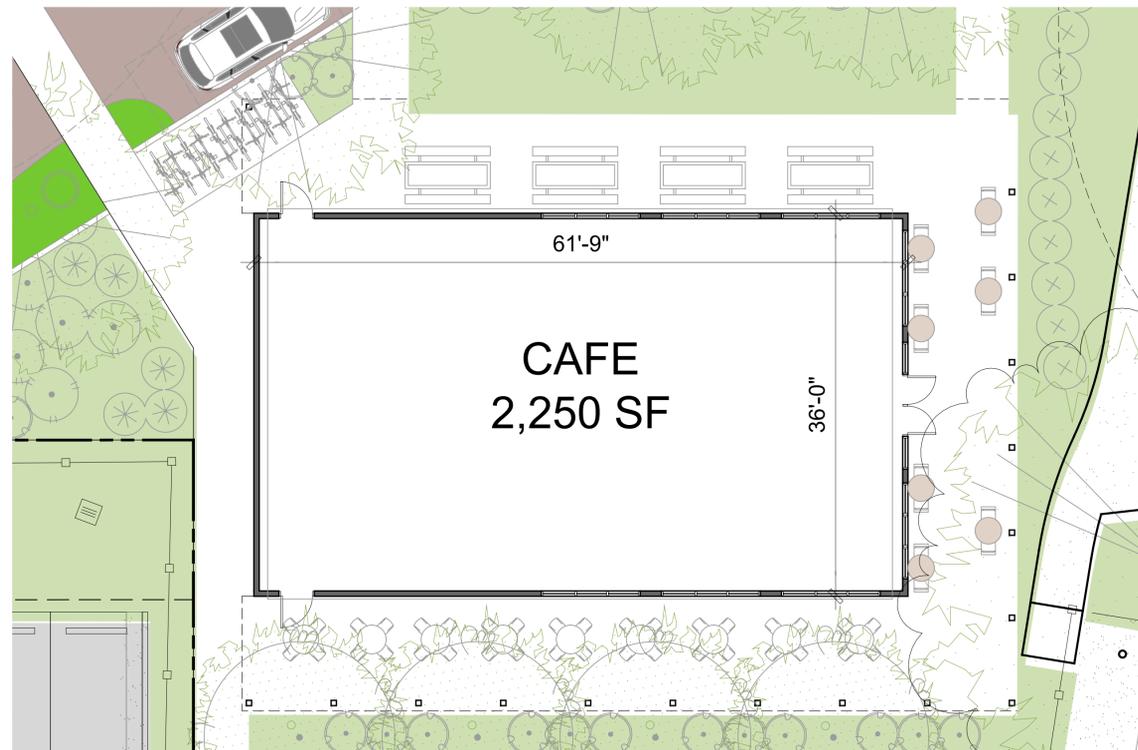
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2305

SHEET:

COMMERCIAL
BUILDING

A2.5



1 COMMERCIAL BUILDING PLAN
1/16" = 1'-0" @ 11X17 1/8" = 1'-0" @ 24X36



2 EAST ELEVATION
1/16" = 1'-0" @ 11X17 1/8" = 1'-0" @ 24X36



3 WEST ELEVATION
1/16" = 1'-0" @ 11X17 1/8" = 1'-0" @ 24X36



4 NORTH ELEVATION
1/16" = 1'-0" @ 11X17 1/8" = 1'-0" @ 24X36



5 SOUTH ELEVATION
1/16" = 1'-0" @ 11X17 1/8" = 1'-0" @ 24X36

2421 Fourth Street
Berkeley, California 94710
510.649.1414
www.TrachtenbergArch.com

**COTATI
VILLAGE
COMMUNITY 2**

Cotati, CA

- 08.10.2023 DESIGN REVIEW APP.
- 12.11.2023 DRA RESUBMITTAL
- 02.06.2024 DRA RESUBMITTAL
- 05.17.2024 DRA RESUBMITTAL



1 SITE SECTION - EAST-WEST
1" = 20' @24X36 1" = 40' @11X17



2 SITE SECTION - NORTH-SOUTH
1" = 20' @24X36 1" = 40' @11X17

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2305

SHEET:

**BUILDING & SITE
SECTIONS**

A3.0A

2421 Fourth Street
Berkeley, California 94710
510.649.1414
www.TrachtenbergArch.com

**COTATI
VILLAGE
COMMUNITY 2**

Cotati, CA

- 08.10.2023 DESIGN REVIEW APP.
- 12.11.2023 DRA RESUBMITTAL
- 02.06.2024 DRA RESUBMITTAL
- 05.17.2024 DRA RESUBMITTAL

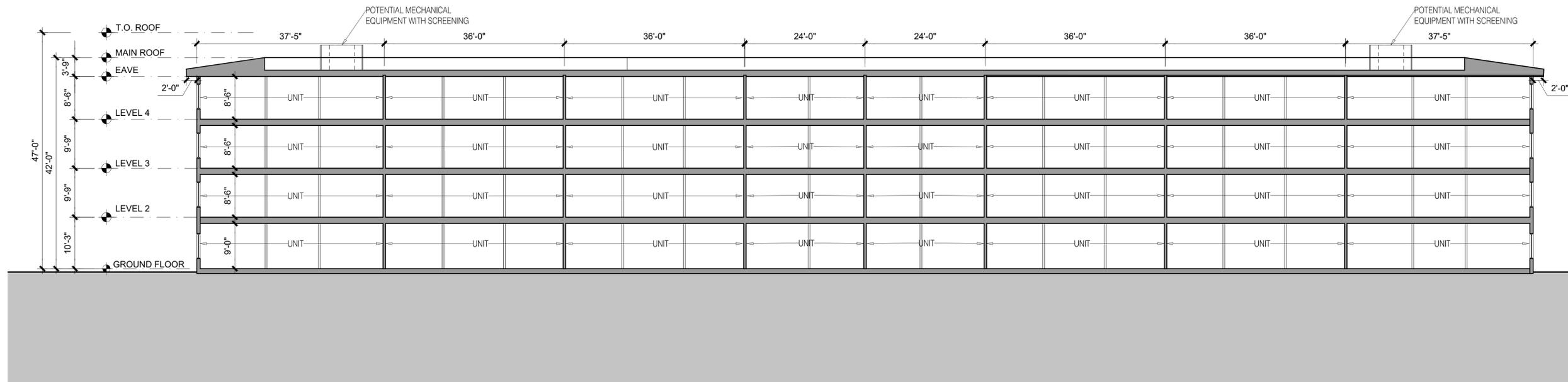
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2305

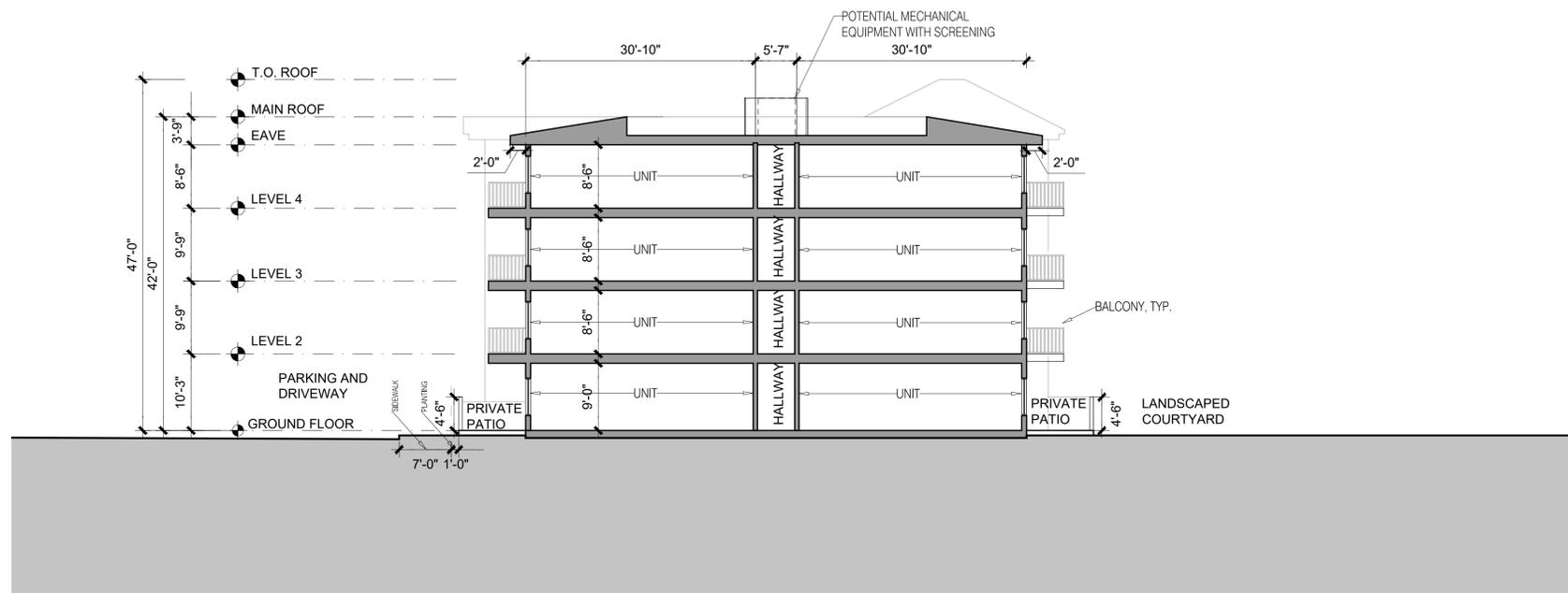
SHEET:

TYPICAL BUILDING
SECTIONS

A3.0B



2 TYPICAL LONGITUDINAL SECTION
3/32" = 1'-0" @24X36 3/64" = 1'-0" @11X17



1 TYPICAL CROSS SECTION
3/32" = 1'-0" @24X36 3/64" = 1'-0" @11X17

2421 Fourth Street
Berkeley, California 94710
510.649.1414
www.TrachtenbergArch.com



1 BUILDING A - EAST ELEVATION
3/64" = 1'-0" @ 11X17 3/32" = 1'-0" @ 24X36



2 BUILDING A - WEST ELEVATION
3/64" = 1'-0" @ 11X17 3/32" = 1'-0" @ 24X36



3 BUILDING A - SOUTH ELEVATION
3/64" = 1'-0" @ 11X17 3/32" = 1'-0" @ 24X36



4 BUILDING A - NORTH ELEVATION
3/64" = 1'-0" @ 11X17 3/32" = 1'-0" @ 24X36

COTATI
VILLAGE
COMMUNITY 2

Cotati, CA

- 08.10.2023 DESIGN REVIEW APP.
- 12.11.2023 DRA RESUBMITTAL
- 02.06.2024 DRA RESUBMITTAL
- 05.17.2024 DRA RESUBMITTAL

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2305

SHEET:

BUILDING A
ELEVATIONS

A3.1A



2421 Fourth Street
Berkeley, California 94710
510.649.1414
www.TrachtenbergArch.com

**COTATI
VILLAGE
COMMUNITY 2**

Cotati, CA

- 08.10.2023 DESIGN REVIEW APP.
- 12.11.2023 DRA RESUBMITTAL
- 02.06.2024 DRA RESUBMITTAL
- 05.17.2024 DRA RESUBMITTAL

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2305

SHEET:

BUILDING B
ELEVATIONS

A3.1B



1 BUILDING B - SOUTH ELEVATION
3/64" = 1'-0" @ 11X17 3/32" = 1'-0" @ 24X36



2 BUILDING B - NORTH ELEVATION
3/64" = 1'-0" @ 11X17 3/32" = 1'-0" @ 24X36



3 BUILDING B - WEST ELEVATION
3/64" = 1'-0" @ 11X17 3/32" = 1'-0" @ 24X36



4 BUILDING B - EAST ELEVATION
3/64" = 1'-0" @ 11X17 3/32" = 1'-0" @ 24X36



COTATI VILLAGE COMMUNITY 2

Cotati, CA

- 08.10.2023 DESIGN REVIEW APP.
- 12.11.2023 DRA RESUBMITTAL
- 02.06.2024 DRA RESUBMITTAL
- 05.17.2024 DRA RESUBMITTAL



ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2305

SHEET:

STREET STRIP
ELEVATIONS

A3.2

1 STREET STRIP ELEVATION - ALDER AVE.
1/32" = 1'-0" @ 11X17 1/16" = 1'-0" @ 24X36



COTATI VILLAGE COMMUNITY 2

Cotati, CA

- 08.10.2023 DESIGN REVIEW APP.
- 12.11.2023 DRA RESUBMITTAL
- 02.06.2024 DRA RESUBMITTAL
- 05.17.2024 DRA RESUBMITTAL

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2305

SHEET:

VIEWSHED ANALYSIS

A3.3



1
-
VIEW FROM HWY 116 LOOKING NORTHWEST ALONG ADLER - BEFORE
N.T.S.



3
-
VIEW FROM HWY 116 LOOKING EAST - BEFORE
N.T.S.



2
-
VIEW FROM HWY 116 LOOKING NORTHWEST ALONG ADLER - AFTER
N.T.S.



4
-
VIEW FROM HWY 116 LOOKING EAST - AFTER
N.T.S.

2421 Fourth Street
Berkeley, California 94710
510.649.1414
www.TrachtenbergArch.com

COTATI VILLAGE COMMUNITY 2

Cotati, CA

08.10.2023 DESIGN REVIEW APP.
12.11.2023 DRA RESUBMITTAL
02.06.2024 DRA RESUBMITTAL
05.17.2024 DRA RESUBMITTAL

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2305

SHEET:

PERSPECTIVE
RENDERS

A3.4



1 VIEW FROM CENTRAL GREEN LOOKING NORTHEAST
- N.T.S.

2421 Fourth Street
Berkeley, California 94710
510.649.1414
www.TrachtenbergArch.com

COTATI VILLAGE COMMUNITY 2

Cotati, CA

08.10.2023 DESIGN REVIEW APP.
12.11.2023 DRA RESUBMITTAL
02.06.2024 DRA RESUBMITTAL
05.17.2024 DRA RESUBMITTAL

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2305

SHEET:

PERSPECTIVE
RENDERS

A3.5



1 VIEW FROM CENTRAL GREEN LOOKING WEST
- N.T.S.

2421 Fourth Street
Berkeley, California 94710
510.649.1414
www.TrachtenbergArch.com

**COTATI
VILLAGE
COMMUNITY 2**

Cotati, CA

08.10.2023 DESIGN REVIEW APP.
12.11.2023 DRA RESUBMITTAL
02.06.2024 DRA RESUBMITTAL
05.17.2024 DRA RESUBMITTAL

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2305

SHEET:

PERSPECTIVE
RENDERS

A3.6



1 VIEW OF CAFE LOOKING NORTHWEST ON ADLER
- N.T.S.

2421 Fourth Street
Berkeley, California 94710
510.649.1414
www.TrachtenbergArch.com

COTATI VILLAGE COMMUNITY 2

Cotati, CA

08.10.2023 DESIGN REVIEW APP.
12.11.2023 DRA RESUBMITTAL
02.06.2024 DRA RESUBMITTAL
05.17.2024 DRA RESUBMITTAL

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2305

SHEET:

PERSPECTIVE
RENDERS

A3.7



1 VIEW FROM ALDER AVE
- N.T.S.



**COTATI
VILLAGE
COMMUNITY 2**

Cotati, CA

- 08.10.2023 DESIGN REVIEW APP.
- 12.11.2023 DRA RESUBMITTAL
- 02.06.2024 DRA RESUBMITTAL
- 05.17.2024 DRA RESUBMITTAL

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2305

SHEET:

PERSPECTIVE
RENDERS

A3.8

1 VIEW OF PLAYGROUND AND OAK GROVE
N.T.S.



PRIMARY COLOR
BEHR AGED BEIGE
STUCCO



SECONDARY COLOR
BEHR SUEDE GRAY
STUCCO



TRIM COLOR
BEHR SUEDE GREY
PAINTED WOOD



TREX SADDLE
FENCING



TREX TRANSCEND
COMPOSITE
DECKING
ISLAND MIST



ASPHALT SHINGLE
ROOF



VINYL WINDOWS,
ARCHITECTURAL
BRONZE

PAINTED METAL
LOUVER FOR
HVAC UNIT

SUEDE GREY
PAINTED WOOD
TRIM

VINYL CASEMENT
WINDOWS, TYP.

AGED BEIGE
COLOR STUCCO
PRIMARY

SUEDE GREY
PAINTED WOOD
TRIM

TREX TRANSCEND
COMPOSITE DECKING

ASPHALT SHINGLE
ROOF

SUEDE GREY COLOR
STUCCO
SECONDARY

METAL MESH
MECHANICAL
SCREEN

**COTATI
VILLAGE
COMMUNITY 2**

Cotati, CA

- 08.10.2023 DESIGN REVIEW APP.
- 12.11.2023 DRA RESUBMITTAL
- 02.06.2024 DRA RESUBMITTAL
- 05.17.2024 DRA RESUBMITTAL

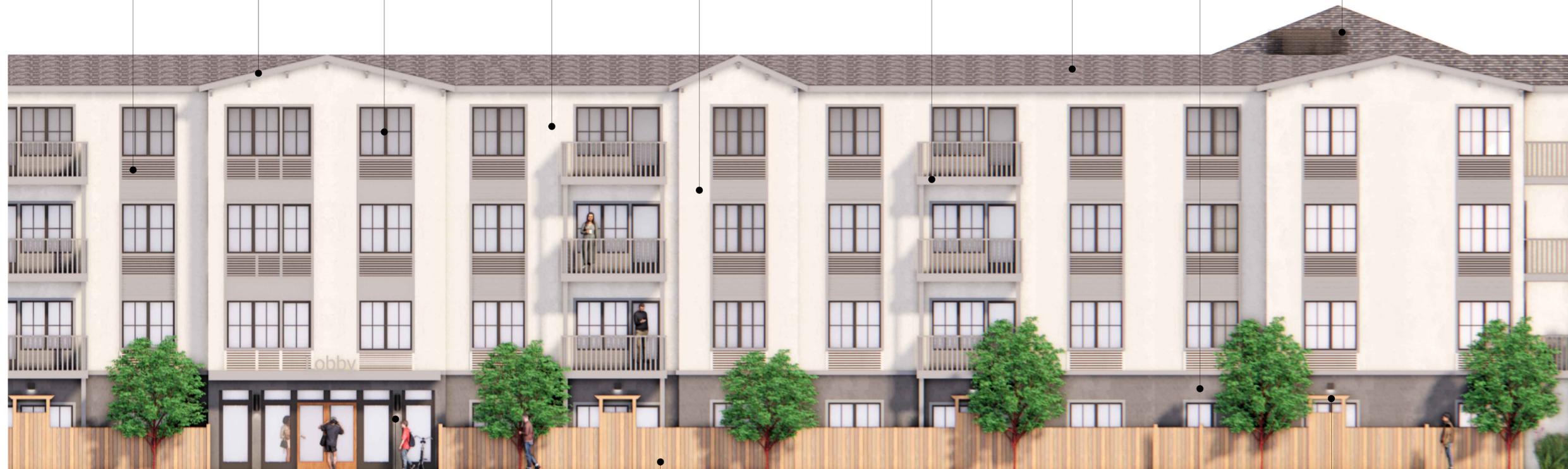
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2305

SHEET:

MATERIAL PALETTE

A.MAT



CYLINDER
DOWNLIGHT

SADDLE COLOR
TREX FENCE

PATIO
DOWNLIGHT



COTATI VILLAGE COMMUNITY 2

Cotati, CA

- 08.10.2023 DESIGN REVIEW APP.
- 12.11.2023 DRA RESUBMITTAL
- 02.06.2024 DRA RESUBMITTAL
- 05.17.2024 DRA RESUBMITTAL

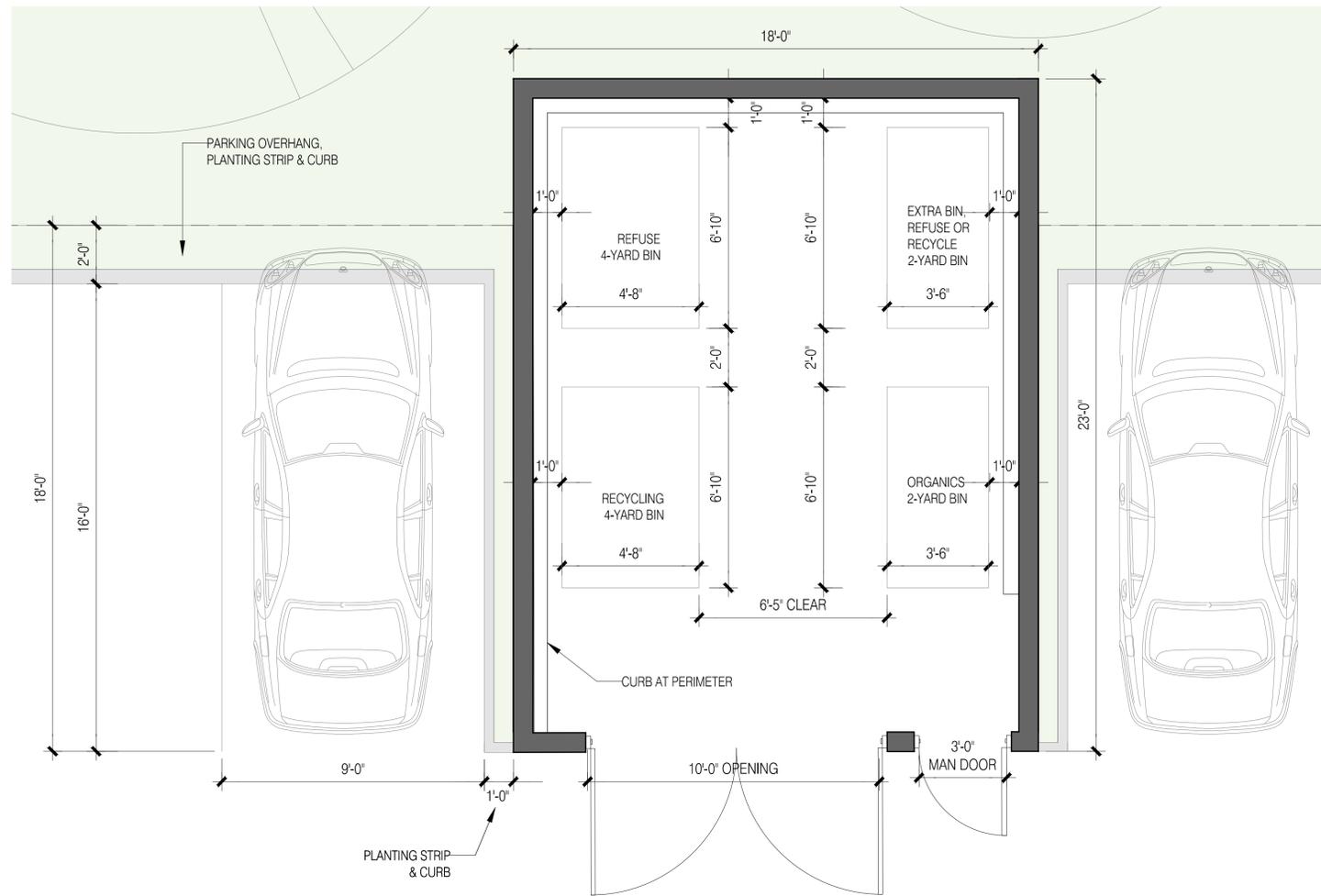
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2305

SHEET:

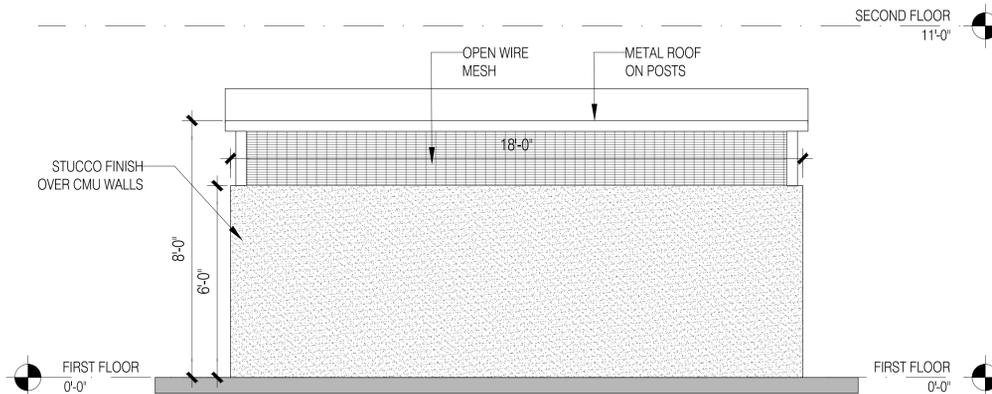
PARKING + TRASH ENCLOSURE

A4.0



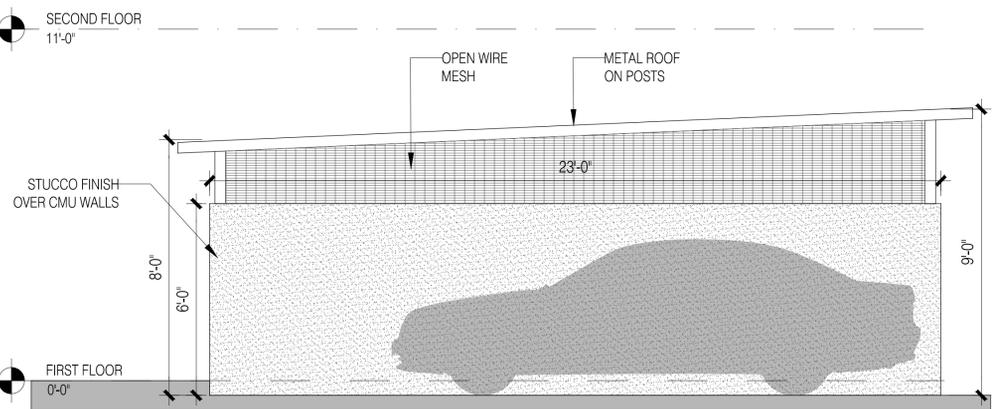
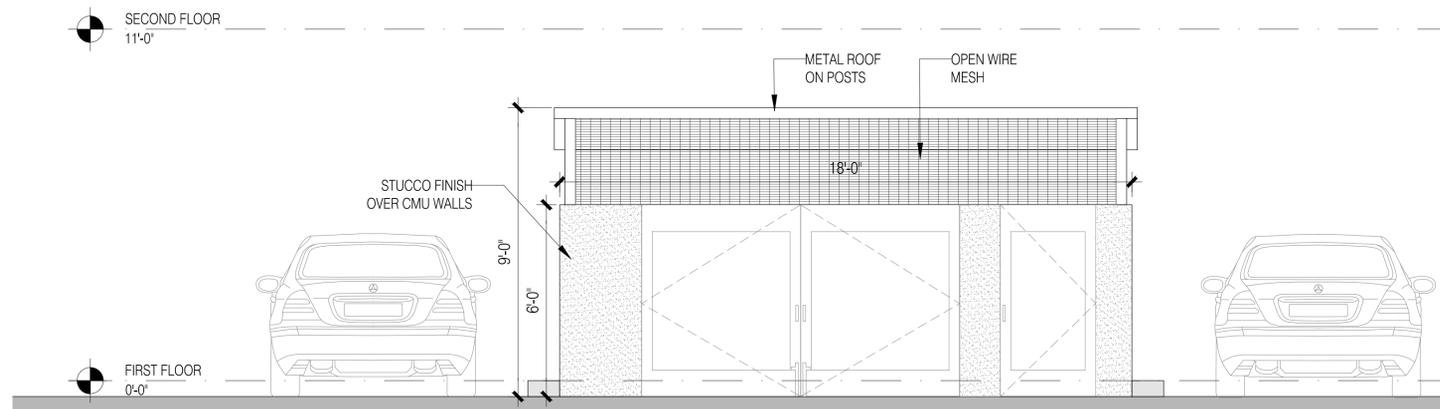
- PAINTED METAL ROOF, BRONZE COLOR
- OPEN WIRE MESH
- BEHR SUEDE GRAY STUCCO TO MATCH BUILDINGS
- VINE SCREENING, SEE LANDSCAPE PLANS
- PAINTED METAL DOORS, BRONZE COLOR

5 TRASH ENCLOSURE MATERIALS
3/16"=1'-0" @ 11X17 3/8"=1'-0" @ 24X36



2 REAR ELEVATION - TRASH ENCLOSURE
3/16"=1'-0" @ 11X17 3/8"=1'-0" @ 24X36

1 TRASH ENCLOSURE - PLAN
3/16"=1'-0" @ 11X17 3/8"=1'-0" @ 24X36



4 SIDE ELEVATION - TRASH ENCLOSURE
3/16"=1'-0" @ 11X17 3/8"=1'-0" @ 24X36

3 FRONT ELEVATION - TRASH ENCLOSURE
3/16"=1'-0" @ 11X17 3/8"=1'-0" @ 24X36

2421 Fourth Street
Berkeley, California 94710
510.649.1414
www.TrachtenbergArch.com

COTATI VILLAGE COMMUNITY 2

Cotati, CA

- 08.10.2023 DESIGN REVIEW APP.
- 12.11.2023 DRA RESUBMITTAL
- 02.06.2024 DRA RESUBMITTAL
- 05.17.2024 DRA RESUBMITTAL

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2305

SHEET:

FENCE DETAILS & WINDOW INFORMATION

A4.1



Trex Seclusions®
COMPOSITE FENCING SYSTEM

BEAUTY AND PRIVACY FROM EVERY ANGLE
Make your backyard a true masterpiece. Frame it with Trex Seclusions®. This composite fencing system offers the perfect backdrop to complement any backyard paradise. With lasting beauty and low maintenance, it's the perfect fencing solution.



Learn more at
trexfencing.com/videos



Trex Fencing



Trex®
OUTDOOR LIVING. DEFINED.
Visit
trexfencing.com

REFINED BEAUTY.
DURABILITY.
PRIVACY.

Trex® Seclusions®
COMPOSITE FENCING SYSTEM

ARCHITECTURAL DRAWING:
TREX SECLUSIONS FENCING
EXPLODED VIEW

NOTES:

1. INSTALLATION TO BE COMPLETED PER MANUFACTURER'S SPECIFICATION.
2. THIS DRAWING IS PROVIDED FOR PLANNING PURPOSES. REFER TO MANUFACTURER'S INSTALLATIONS FOR CONSTRUCTION DETAILS.
3. REFER TO MANUFACTURER'S WEBSITE FOR PRODUCT INFORMATION.
4. DRAWING NOT TO SCALE.

TREX SECLUSIONS FENCING EXPLODED VIEW

160 EXETER DR., WINCHESTER VA, 22603
WWW.TREXFENCING.COM

Trex®, the Trex® logo, and Trex Seclusions® are either federally registered trademarks, trademarks or trade dress of Trex Company, Inc., Winchester Virginia or its licensees. Copyright © 2019 RLA Designs. All rights reserved.

Publication date Jan 29, 2019

ITEM No.	DESCRIPTION	QUANTITY	LENGTH
1	Post Cap (Flat, Crown, or Pyramid)	1	
2	Fence Post	1	108"
3	Top Rail	1	91"
4	Fence Bracket	4	
5	Interlocking Pickets	19	67"
6	Aluminum Bottom Rail	1	90.5"
7	Bottom Rail Cover	2	91"
8	1 5/8" Screw	24	

Trex® Seclusions®
COMPOSITE FENCING SYSTEM

ARCHITECTURAL DRAWING:
TREX SECLUSIONS FENCING
6" TALL x 8" WIDE

NOTES:

1. INSTALLATION TO BE COMPLETED PER MANUFACTURER'S SPECIFICATION.
2. THIS DRAWING IS PROVIDED FOR PLANNING PURPOSES. REFER TO MANUFACTURER'S INSTALLATIONS FOR CONSTRUCTION DETAILS.
3. REFER TO MANUFACTURER'S WEBSITE FOR PRODUCT INFORMATION.
4. DRAWING NOT TO SCALE.

COMMENTS

30" Typ. Consult local conditions, codes, and standard building practices for post depth.

12" Typ.

Concrete Fill

COMPONENTS	QUANTITY	LENGTH
Post Cap: Pyramid, Flat, or Crown	1	
6" x 8" Post	1	108"
4" x 4.9" Top Rail	1	91"
1"x5.75" Interlocking Picket	19	67"
1" x 5.75" Bottom Rail Cover	2	91"
Aluminum Bottom Rail	1	90 1/2"
Fence Bracket	4	
1 5/8" (Typ) Exterior Wood Screws	24	

*Length may vary

160 EXETER DR., WINCHESTER VA, 22603
WWW.TREXFENCING.COM

Trex®, the Trex® logo, and Trex Seclusions® are either federally registered trademarks, trademarks or trade dress of Trex Company, Inc., Winchester Virginia or its licensees. Copyright © 2019 RLA Designs. All rights reserved.

Publication date Jan 29, 2019

Endurance Window

Commercial Mid-Rise Windows

Strength & Performance

- Superior product performance developed and tested in the lab, proven in the field
- Commercial grade metal reinforcements interconnected throughout window assembly
- Vinyl frames deliver consistent thermal performance and minimize condensation
- Windows are assembled with continuous frames to avoid risky mulls

Water Resistance

- Panel level design minimizes water intrusion and air infiltration/ex-filtration
- Fusion welded corners provide environmental comfort and protect against leaks
- Integral nailfin options for ease of installation and water barrier

Design & Security

- Durable, co-extruded acrylic exterior finishes allow for color diversity
- Available multiple locking points ensure security and compress the triple weather seal for superior air and water resistance
- Easy to operate hardware for egress and fair housing requirements
- Heavily reinforced intersecting "T-Bar" system allows for design freedom with superior structural, air, water, and thermal performance



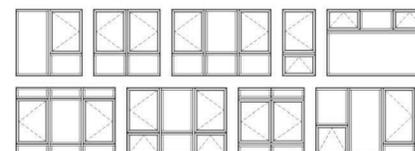
VPI Quality Windows

8

www.vpiwindows.com
(800) 634-1478 | info@vpiwindows.com
3420 E. Ferry, Spokane, WA 99202

Commercial-Rated Performance:
Engineered for Mid-Rise Construction

Common Configurations:



Options:

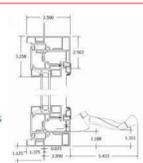
- Casement
- Awning
- Fixed
- Single Hung
- Horizontal Slider

Sill Details:

Casement/Awning

3 1/2" Frame Depth

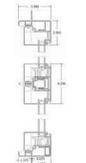
- Up to CW-PG-70
- U values as low as .18
- Sound Rating as high as STC 44/OITC 33



Fixed Window

3 1/2" Frame Depth

- Up to CW-PG-40
- U values as low as .16
- Sound Rating as high as STC 44/OITC 33



Single Hung

3 1/2" Frame Depth

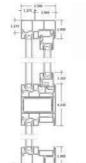
- Up to LC-PG55
- U values as low as .22
- Sound Rating as high as STC 36/OITC 29



Horizontal Slider

3 1/2" Frame Depth

- Up to LC-PG50
- U values as low as .22
- Sound Rating as high as STC 36/OITC 29



Colors:

Base



SuperCapSR®



SuperCapSR



*Printing limitations prevent exact color duplication. Contact your VPI representative for color samples.

VPI Quality Windows

9

ENDURANCE SERIES

**COTATI
VILLAGE
COMMUNITY 2**

Cotati, CA

- 08.10.2023 DESIGN REVIEW APP.
- 12.11.2023 DRA RESUBMITTAL
- 02.06.2024 DRA RESUBMITTAL
- 05.17.2024 DRA RESUBMITTAL

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2305

SHEET:

FACADE DETAIL
INFORMATION

A4.2



4 FACADE DETAIL INFORMATION
3/16"=1'-0" @ 11X17 3/8"=1'-0" @ 24X36

2421 Fourth Street
Berkeley, California 94710
510.649.1414
www.TrachtenbergArch.com

COTATI VILLAGE COMMUNITY 2

Cotati, CA

- 08.10.2023 DESIGN REVIEW APP.
- 12.11.2023 DRA RESUBMITTAL
- 02.06.2024 DRA RESUBMITTAL
- 05.17.2024 DRA RESUBMITTAL

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2305

SHEET:

PRELIMINARY LIGHTING PLAN

LT1.1

Designer: JK
Date: 05/01/2024
Scale: As Noted
Rev No.: Rv 03
Summary



Ceiling Height: NA
Luminaire Mounting Height: As noted
Calculation Point Height: As noted

Luminaire illuminance 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/engineer/LC), 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, Inc. does not warrant the installed performance of the luminaire(s) 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.

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Lumens Per Lamp	Light Loss Factor	Wattage
⬆	E1	20	Luminis Canada Inc.	BVA31-L1L50-TYP4-BVP614-(Voltage)-(Finish)-MSH (or NLTAR2)-HS		LED	4703	0.85	44
⬆	E2	46	Luminis Lighting	BVA11B-L1L10-TYP1-K30-(Voltage)-(Finish)-PH		LED	1212	0.85	11.4
⬆	E3	4	Lithonia Lighting	WIDGE LED P1 30K 80CRI VW MVOLT SRM E4WW (Finish) PE		LED	1241	0.85	9.81
⬆	E4	19	Lithonia Lighting	CNY LED ALO SWW2 UVOLT PE PIR DDB	4000K 5000LMS used	LED	4802	0.85	32.67
⬆	E5	8	Holophane	WAE3 P50 40K MVOLT MS GL3 BZ BD TBZ		LED	141	0.85	43
⬆	E6	20	LIGMAN	UMV-30013-11W-T3-W30-(Finish)-120/27V		LED	580	0.85	11
⬆	E7	6	Luminis Lighting	BVA21-L1L40-TYP2-BVP610-(Voltage)-(Finish)-HS-K30		LED	4051	0.85	36
⬆	E8	30	Modern Forms	WS-W38608-(Finish)		LED	391	0.85	10.735

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Alder Ave 0'-0"	+	1.5 fc	3.0 fc	0.3 fc	10.0:1	5.0:1
Alder Ave Sidewalk 0'-0"	+	1.1 fc	2.3 fc	0.3 fc	7.7:1	3.7:1
Bike Path 0'-0"	+	4.0 fc	10.2 fc	0.3 fc	34.0:1	13.3:1
Cafe Paths 0'-0"	+	2.1 fc	10.1 fc	0.1 fc	101.0:1	21.0:1
Center Paths 0'-0"	+	3.3 fc	26.2 fc	0.2 fc	131.0:1	16.5:1
Parking 0'-0"	+	2.6 fc	15.9 fc	0.2 fc	79.5:1	13.0:1
Paths East 0'-0"	+	3.6 fc	10.1 fc	1.1 fc	9.2:1	3.3:1
Paths West 0'-0"	+	2.6 fc	14.7 fc	0.2 fc	73.5:1	13.0:1

Finish	Surface	Reflectance/Transmittance
Ground	Ground	10
Building	Building	30

LUMINIS BVA21/BVA31/BVA32 SERIES Believe

FINISH QUANTITY PROJECT

MODEL LED LIGHT SOURCE VOLTAGE FINISH OPTION OPTION

MATERIALS
 Housing: 6063-T5 extruded aluminum alloy. Coat with a high quality powder coat finish. The powder coat finish is a polyester powder coating that is resistant to UV radiation and provides excellent weatherability and durability. The powder coat finish is a polyester powder coating that is resistant to UV radiation and provides excellent weatherability and durability.

ELECTRICAL DATA
 Input Power: 100W
 Output Power: 100W
 Input Voltage: 120V
 Output Voltage: 120V
 Input Current: 0.83A
 Output Current: 0.83A
 Input Power Factor: 0.95
 Output Power Factor: 0.95

LED
 LED Type: SMD
 LED Color: Warm White
 LED Life: 50,000 hours
 LED Efficiency: 100lm/W

LIFETIME
 Mean Time Between Failures (MTBF): 100,000 hours
 Mean Time To Failure (MTTF): 100,000 hours

FINISH
 Finish: Matte Black
 Finish: Gloss White
 Finish: Satin Nickel
 Finish: Satin Bronze

CERTIFICATION
 UL Listed (UL 1591)
 ETL Listed (ETL 1591)
 CE Marked (EN 60598-1)

REWORKING
 Reworking: Not recommended

INSTALLATION
 Mounting: Surface Mount
 Mounting Height: 8'-0" to 10'-0"

Accessories
 LUMINIS.COM

LUMINIS BVA21/BVA31/BVA32 SERIES Believe

LUMINAIRE SELECTION - BVA21/BVA31

TYPE	SURFACE	DELIVERED LUMENS	INPUT WATTS
TYPE 1	TYPE 1	1000	100
TYPE 2	TYPE 2	1000	100
TYPE 3	TYPE 3	1000	100
TYPE 4	TYPE 4	1000	100
TYPE 5	TYPE 5	1000	100
TYPE 6	TYPE 6	1000	100
TYPE 7	TYPE 7	1000	100
TYPE 8	TYPE 8	1000	100
TYPE 9	TYPE 9	1000	100
TYPE 10	TYPE 10	1000	100
TYPE 11	TYPE 11	1000	100
TYPE 12	TYPE 12	1000	100
TYPE 13	TYPE 13	1000	100
TYPE 14	TYPE 14	1000	100
TYPE 15	TYPE 15	1000	100
TYPE 16	TYPE 16	1000	100
TYPE 17	TYPE 17	1000	100
TYPE 18	TYPE 18	1000	100
TYPE 19	TYPE 19	1000	100
TYPE 20	TYPE 20	1000	100
TYPE 21	TYPE 21	1000	100
TYPE 22	TYPE 22	1000	100
TYPE 23	TYPE 23	1000	100
TYPE 24	TYPE 24	1000	100
TYPE 25	TYPE 25	1000	100
TYPE 26	TYPE 26	1000	100
TYPE 27	TYPE 27	1000	100
TYPE 28	TYPE 28	1000	100
TYPE 29	TYPE 29	1000	100
TYPE 30	TYPE 30	1000	100
TYPE 31	TYPE 31	1000	100
TYPE 32	TYPE 32	1000	100
TYPE 33	TYPE 33	1000	100
TYPE 34	TYPE 34	1000	100
TYPE 35	TYPE 35	1000	100
TYPE 36	TYPE 36	1000	100
TYPE 37	TYPE 37	1000	100
TYPE 38	TYPE 38	1000	100
TYPE 39	TYPE 39	1000	100
TYPE 40	TYPE 40	1000	100
TYPE 41	TYPE 41	1000	100
TYPE 42	TYPE 42	1000	100
TYPE 43	TYPE 43	1000	100
TYPE 44	TYPE 44	1000	100
TYPE 45	TYPE 45	1000	100
TYPE 46	TYPE 46	1000	100
TYPE 47	TYPE 47	1000	100
TYPE 48	TYPE 48	1000	100
TYPE 49	TYPE 49	1000	100
TYPE 50	TYPE 50	1000	100

LUMINAIRE SELECTION - BVA22

TYPE	SURFACE	DELIVERED LUMENS	INPUT WATTS
TYPE 1	TYPE 1	1000	100
TYPE 2	TYPE 2	1000	100
TYPE 3	TYPE 3	1000	100
TYPE 4	TYPE 4	1000	100
TYPE 5	TYPE 5	1000	100
TYPE 6	TYPE 6	1000	100
TYPE 7	TYPE 7	1000	100
TYPE 8	TYPE 8	1000	100
TYPE 9	TYPE 9	1000	100
TYPE 10	TYPE 10	1000	100
TYPE 11	TYPE 11	1000	100
TYPE 12	TYPE 12	1000	100
TYPE 13	TYPE 13	1000	100
TYPE 14	TYPE 14	1000	100
TYPE 15	TYPE 15	1000	100
TYPE 16	TYPE 16	1000	100
TYPE 17	TYPE 17	1000	100
TYPE 18	TYPE 18	1000	100
TYPE 19	TYPE 19	1000	100
TYPE 20	TYPE 20	1000	100
TYPE 21	TYPE 21	1000	100
TYPE 22	TYPE 22	1000	100
TYPE 23	TYPE 23	1000	100
TYPE 24	TYPE 24	1000	100
TYPE 25	TYPE 25	1000	100
TYPE 26	TYPE 26	1000	100
TYPE 27	TYPE 27	1000	100
TYPE 28	TYPE 28	1000	100
TYPE 29	TYPE 29	1000	100
TYPE 30	TYPE 30	1000	100
TYPE 31	TYPE 31	1000	100
TYPE 32	TYPE 32	1000	100
TYPE 33	TYPE 33	1000	100
TYPE 34	TYPE 34	1000	100
TYPE 35	TYPE 35	1000	100
TYPE 36	TYPE 36	1000	100
TYPE 37	TYPE 37	1000	100
TYPE 38	TYPE 38	1000	100
TYPE 39	TYPE 39	1000	100
TYPE 40	TYPE 40	1000	100
TYPE 41	TYPE 41	1000	100
TYPE 42	TYPE 42	1000	100
TYPE 43	TYPE 43	1000	100
TYPE 44	TYPE 44	1000	100
TYPE 45	TYPE 45	1000	100
TYPE 46	TYPE 46	1000	100
TYPE 47	TYPE 47	1000	100
TYPE 48	TYPE 48	1000	100
TYPE 49	TYPE 49	1000	100
TYPE 50	TYPE 50	1000	100

LUMINAIRE SELECTION - TYPE 1/BVA12B

TYPE	SURFACE	DELIVERED LUMENS	INPUT WATTS
TYPE 1	TYPE 1	1000	100
TYPE 2	TYPE 2	1000	100
TYPE 3	TYPE 3	1000	100
TYPE 4	TYPE 4	1000	100
TYPE 5	TYPE 5	1000	100
TYPE 6	TYPE 6	1000	100
TYPE 7	TYPE 7	1000	100
TYPE 8	TYPE 8	1000	100
TYPE 9	TYPE 9	1000	100
TYPE 10	TYPE 10	1000	100
TYPE 11	TYPE 11	1000	100
TYPE 12	TYPE 12	1000	100
TYPE 13	TYPE 13	1000	100
TYPE 14	TYPE 14	1000	100
TYPE 15	TYPE 15	1000	100
TYPE 16	TYPE 16	1000	100
TYPE 17	TYPE 17	1000	100
TYPE 18	TYPE 18	1000	100
TYPE 19	TYPE 19	1000	100
TYPE 20	TYPE 20	1000	100
TYPE 21	TYPE 21	1000	100
TYPE 22	TYPE 22	1000	100
TYPE 23	TYPE 23	1000	100
TYPE 24	TYPE 24	1000	100
TYPE 25	TYPE 25	1000	100
TYPE 26	TYPE 26	1000	100
TYPE 27	TYPE 27	1000	100
TYPE 28	TYPE 28	1000	100
TYPE 29	TYPE 29	1000	100
TYPE 30	TYPE 30	1000	100
TYPE 31	TYPE 31	1000	100
TYPE 32	TYPE 32	1000	100
TYPE 33	TYPE 33	1000	100
TYPE 34	TYPE 34	1000	100
TYPE 35	TYPE 35	1000	100
TYPE 36	TYPE 36	1000	100
TYPE 37	TYPE 37	1000	100
TYPE 38	TYPE 38	1000	100
TYPE 39	TYPE 39	1000	100
TYPE 40	TYPE 40	1000	100
TYPE 41	TYPE 41	1000	100
TYPE 42	TYPE 42	1000	100
TYPE 43	TYPE 43	1000	100
TYPE 44	TYPE 44	1000	100
TYPE 45	TYPE 45	1000	100
TYPE 46	TYPE 46	1000	100
TYPE 47	TYPE 47	1000	100
TYPE 48	TYPE 48	1000	100
TYPE 49	TYPE 49	1000	100
TYPE 50	TYPE 50	1000	100

MATERIALS
 Housing: 6063-T5 extruded aluminum alloy. Coat with a high quality powder coat finish. The powder coat finish is a polyester powder coating that is resistant to UV radiation and provides excellent weatherability and durability.

ELECTRICAL DATA
 Input Power: 100W
 Output Power: 100W
 Input Voltage: 120V
 Output Voltage: 120V
 Input Current: 0.83A
 Output Current: 0.83A
 Input Power Factor: 0.95
 Output Power Factor: 0.95

LED
 LED Type: SMD
 LED Color: Warm White
 LED Life: 50,000 hours
 LED Efficiency: 100lm/W

LIFETIME
 Mean Time Between Failures (MTBF): 100,000 hours
 Mean Time To Failure (MTTF): 100,000 hours

FINISH
 Finish: Matte Black
 Finish: Gloss White
 Finish: Satin Nickel
 Finish: Satin Bronze

CERTIFICATION
 UL Listed (UL 1591)
 ETL Listed (ETL 1591)
 CE Marked (EN 60598-1)

REWORKING
 Reworking: Not recommended

INSTALLATION
 Mounting: Surface Mount
 Mounting Height: 8'-0" to 10'-0"

Accessories
 LUMINIS.COM

LUMINIS BVA11B/BVA12B SERIES Believe

FINISH QUANTITY PROJECT

MODEL LED LIGHT SOURCE VOLTAGE FINISH OPTION OPTION

MATERIALS
 Housing: 6063-T5 extruded aluminum alloy. Coat with a high quality powder coat finish. The powder coat finish is a polyester powder coating that is resistant to UV radiation and provides excellent weatherability and durability.

ELECTRICAL DATA
 Input Power: 100W
 Output Power: 100W
 Input Voltage: 120V
 Output Voltage: 120V
 Input Current: 0.83A
 Output Current: 0.83A
 Input Power Factor: 0.95
 Output Power Factor: 0.95

LED
 LED Type: SMD
 LED Color: Warm White
 LED Life: 50,000 hours
 LED Efficiency: 100lm/W

LIFETIME
 Mean Time Between Failures (MTBF): 100,000 hours
 Mean Time To Failure (MTTF): 100,000 hours

FINISH
 Finish: Matte Black
 Finish: Gloss White
 Finish: Satin Nickel
 Finish: Satin Bronze

CERTIFICATION
 UL Listed (UL 1591)
 ETL Listed (ETL 1591)
 CE Marked (EN 60598-1)

REWORKING
 Reworking: Not recommended

INSTALLATION
 Mounting: Surface Mount
 Mounting Height: 8'-0" to 10'-0"

Accessories
 LUMINIS.COM

LUMINIS BVA11B/BVA12B SERIES Believe

LUMINAIRE SELECTION - BVA11B/BVA12B

TYPE	SURFACE	DELIVERED LUMENS	INPUT WATTS
TYPE 1	TYPE 1	1000	100
TYPE 2	TYPE 2	1000	100
TYPE 3	TYPE 3	1000	100
TYPE 4	TYPE 4	1000	100
TYPE 5	TYPE 5	1000	100
TYPE 6	TYPE 6	1000	100
TYPE 7	TYPE 7	1000	100
TYPE 8	TYPE 8	1000	100
TYPE 9	TYPE 9	1000	100
TYPE 10	TYPE 10	1000	100
TYPE 11	TYPE 11	1000	100
TYPE 12	TYPE 12	1000	100
TYPE 13	TYPE 13	1000	100
TYPE 14	TYPE 14	1000	100
TYPE 15	TYPE 15	1000	100
TYPE 16	TYPE 16	1000	100
TYPE 17	TYPE 17	1000	100
TYPE 18	TYPE 18	1000	100
TYPE 19	TYPE 19	1000	100
TYPE 20	TYPE 20	1000	100
TYPE 21	TYPE 21	1000	100
TYPE 22	TYPE 22	1000	100
TYPE 23	TYPE 23	1000	100
TYPE 24	TYPE 24	1000	100
TYPE 25	TYPE 25	1000	100
TYPE 26	TYPE 26	1000	100
TYPE 27	TYPE 27	1000	100
TYPE 28	TYPE 28	1000	100
TYPE 29	TYPE 29	1000	100
TYPE 30	TYPE 30	1000	100
TYPE 31	TYPE 31	1000	100
TYPE 32	TYPE 32	1000	100
TYPE 33	TYPE 33	1000	100
TYPE 34	TYPE 34	1000	100
TYPE 35	TYPE 35	1000	100
TYPE 36	TYPE 36	1000	100
TYPE 37	TYPE 37	1000	100
TYPE 38	TYPE 38	1000	100
TYPE 39	TYPE 39	1000	100
TYPE 40	TYPE 40	1000	100
TYPE 41	TYPE 41	1000	100
TYPE 42	TYPE 42	1000	100
TYPE 43	TYPE 43	1000	100
TYPE 44	TYPE 44	1000	100
TYPE 45	TYPE 45	1000	100
TYPE 46	TYPE 46	1000	100
TYPE 47	TYPE 47	1000	100
TYPE 48	TYPE 48	1000	100
TYPE 49	TYPE 49	1000	100
TYPE 50	TYPE 50	1000	100

MATERIALS
 Housing: 6063-T5 extruded aluminum alloy. Coat with a high quality powder coat finish. The powder coat finish is a polyester powder coating that is resistant to UV radiation and provides excellent weatherability and durability.

ELECTRICAL DATA
 Input Power: 100W
 Output Power: 100W
 Input Voltage: 120V
 Output Voltage: 120V
 Input Current: 0.83A
 Output Current: 0.83A
 Input Power Factor: 0.95
 Output Power Factor: 0.95

LED
 LED Type: SMD
 LED Color: Warm White
 LED Life: 50,000 hours
 LED Efficiency: 100lm/W

LIFETIME
 Mean Time Between Failures (MTBF): 100,000 hours
 Mean Time To Failure (MTTF): 100,000 hours

FINISH
 Finish: Matte Black
 Finish: Gloss White
 Finish: Satin Nickel
 Finish: Satin Bronze

CERTIFICATION
 UL Listed (UL 1591)
 ETL Listed (ETL 1591)
 CE Marked (EN 60598-1)

REWORKING
 Reworking: Not recommended

INSTALLATION
 Mounting: Surface Mount
 Mounting Height: 8'-0" to 10'-0"

Accessories
 LUMINIS.COM

WEDGE1 LED Architectural Wall Sconce

FINISH QUANTITY PROJECT

MODEL LED LIGHT SOURCE VOLTAGE FINISH OPTION OPTION

Specifications
 Depth: 5.5"
 Height: 8.5"
 Width: 1.5"
 Weight: 1.5 lbs

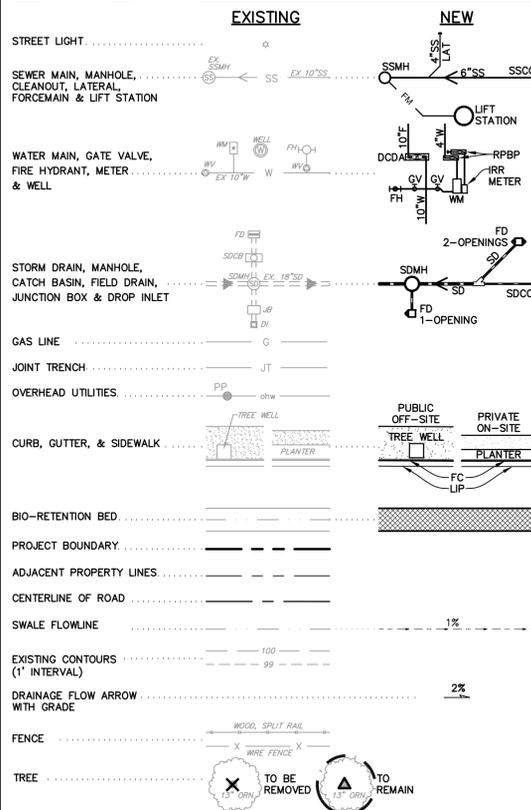
WEDGE1 LED Family Overview

Length	Depth	Height	Width	Weight	Input Power	Output Power	Input Voltage	Output Voltage	Input Current	Output Current	Input Power Factor	Output Power Factor
12"	5.5"	8.5"	1.5"	1.5 lbs	100W	100W	120V	120V	0.83A	0.83A	0.95	0.95
18"	5.5"	8.5"	1.5"	1.5 lbs	100W	100W	120V	120V	0.83A	0.83A	0.95	0.95
24"	5.											

ABBREVIATIONS

AB	AGGREGATE BASE	M	METER
AC	ASPHALT CONCRETE	MAX	MAXIMUM
ADA	AMERICANS WITH DISABILITIES ACT	MB	MAIL BOX
ARCH	ARCHITECTURAL	ME	PUBLIC UTILITY MAINTENANCE
ARV	AIR RELEASE VALVE	MS	ACCESS EASEMENT
BC	BEGIN CURVE	MIL	MILLIMETER
BCR	BEGIN CURVE RETURN	MIN	MINIMUM
BLDO	BUILDING MON	MIN	STANDARD CITY MONUMENT
BO	BLOW-OFF	NEC	NATIONAL ELECTRICAL CODE
BOC	BACK OF CURB	OC	ON CENTER
BOL	BUILDING SETBACK LINE	OS	OFFSITE
BSW	BACK OF SIDEWALK	PC	POINT OF CURVATURE
BRVCE	BEGIN REVERSE VERTICAL CURVE ELEVATION	PCC	PORTLAND CEMENT CONCRETE
BRVCS	BEGIN REVERSE VERTICAL CURVE STATION	PDE	PRIVATE DRAINAGE EASEMENT
BVCE	BEGIN VERTICAL CURVE ELEVATION	PERF	PERFORATED
BVCS	BEGIN VERTICAL CURVE STATION	PPIV	POST INDICATOR VALVE
CATV	CABLE TV SERVICE	PL	PROPERTY LINE
CB	CATCH BASIN	PLNTR	PLANTER
CBC	CALIFORNIA BUILDING CODE	PP	POWER POLE
CMU	CONCRETE MASONRY UNIT	PRO	POINT OF REVERSE CURVE
CIP	CAST IN PLACE PIPE	PRO	PROFILE
CL	CLASS OR CENTERLINE	PSW	PUBLIC SANITARY SEWER EASEMENT
CLR	CLEARANCE	PSWE	PRIVATE SIDEWALK EASEMENT
CMP	CORRUGATED METAL PIPE	PT	POINT OF TANGENCY
CO	CLEAN OUT	PTDF	PRESSURE TREATED DOUGLAS FIR
COMB	COMBINATION	PUE	PUBLIC UTILITY EASEMENT
CONC	CONCRETE	PVC	POLYVINYLCHLORIDE PIPE
COR	CORRIDOR	PVT	PRIVATE
CR	CURB RETURN	R	RADIUS OR RIGHT
C&G	CURB AND GUTTER	RAD	RADIAL
DCD	DOUBLE CHECK DETECTOR	RC	RELATIVE COMPACTION
DOY	DOUBLE CHECK VALVE	RCP	REINFORCED CONCRETE PIPE
DEPT	DEPARTMENT	RET	RETAINING
DET	DETAIL	RFP	REDUCED PRESSURE BACKFLOW PREVENTER
DIA	DIAMETER	RSP	REVISED STANDARD PLAN
DI	DROP INLET	RT	RIGHT
DIP	DUCTILE IRON PIPE	RW	RIGHT OF WAY
DWY	DRIVEWAY	RWL	RECLAIMED WATERLINE
E	EAST	S	SLOPE
EC	END CURVE	SCWA	SONOMA COUNTY WATER AGENCY
EOR	END CURVE RETURN	SD	STORM DRAIN
EG	EXISTING GROUND	SDCO	STORM DRAIN CLEANOUT
ELECT	ELECTRICAL	SDE	PUBLIC STORM DRAIN EASEMENT
ELEV	ELEVATION	SDMH	STORM DRAIN MANHOLE
ELL	ELBOW	SHDR	SHOULDER
ENG	ENGINEERING	SHT	SHEET
EP	EDGE OF PAVEMENT	SQIN	SQUARE INCHES
EQ	EQUIVALENT	SPEC	SPECIFICATION
ETW	EDGE OF TRAVEL WAY	SS	SANITARY SEWER
EVCE	END VERTICAL CURVE ELEVATION	SSCO	SANITARY SEWER CLEANOUT
EVCS	END VERTICAL CURVE STATION	SSE	SANITARY SEWER EASEMENT
EX	EXISTING	SSFM	SANITARY SEWER FORCE MAIN
F	FIRE WATERLINE	SSMH	SANITARY SEWER MANHOLE
FC	FACE OF CURB	SS LAT	SANITARY SEWER LATERAL
FD	FIELD DRAIN	ST	STATION
FDC	FIRE DEPARTMENT CONNECTION	STD	STANDARD
FES	FLARED END SECTION	SW	SIDEWALK
FF	FINISHED FLOOR	SW	OVERHEAD TELEPHONE LINE
FG	FINISH GRADE	T	TEMPORARY
FS	FINISHED SURFACE	TB	TOP OF BOX
FH	FIRE HYDRANT	TC	TOP OF CURB
FL	FLOW LINE	TEL	TELEPHONE
FOC	FACE OF CURB	TEMP	TEMPORARY
GALV	GALVANIZED	TF	TOP OF FOOTING
GB	GRADE BREAK	TG	TOP OF GRATE
GV	GATE VALVE	TI	TRAFFIC INDEX
H/C	HANDICAP	TK	TOP OF KICKER
HDPE	HIGH DENSITY POLYETHYLENE	TRANS	TRANSFORMER
HP	HIGH POINT	TSR	TENSILE STRENGTH RATIO
IFO	IN FAVOR OF	TW	TOP OF WALL
IG	INVERT GRADE	TYP	TYPICAL
IRR	IRRIGATION SERVICE	UTL	UTILITIES
INV	INVERT	VG	VALLEY GUTTER
JB	JUNCTION BOX	W or WL	WATER LINE
L	LENGTH OR LEFT	WDID	WASTE DISCHARG IDENTIFICATION NUMBER
LAT	LATERAL	WEF	WILDLIFE EXCLUSION FENCE
LF	LINEAR FEET	WLE	PUBLIC WATERLINE EASEMENT
LL	LOT LINE	WM	WHITE WOOD
LP	LOW POINT	WO	WHITE OAK
LS	LANDSCAPE	WS	WATER SERVICE
LT	LEFT	WWM	WELDED WIRE MESH
		YI	YARD INLET

LEGEND



BENCHMARK

FOUND REBAR, NO CAP ACCEPTED AS CONTROL POINT NO. 1 OF THAT TOPOGRAPHIC SURVEY PERFORMED BY ADOBE ASSOCIATES UNDER PROJECT NUMBER 15160, SHOWN AS C&P NO. 33 ELEVATION 103.27. DATUM UNKNOWN.

OWNER

7515 ALDER AVENUE, LLC
1101 FIFTH AVENUE, SUITE 300
SAN RAFAEL, CA 94901
(415) 456-0600

ARCHITECT

TRACHTENBERG ARCHITECTS
2421 FOURTH STREET
BERKELEY, CA 94710
(510) 649-1414

ENGINEER

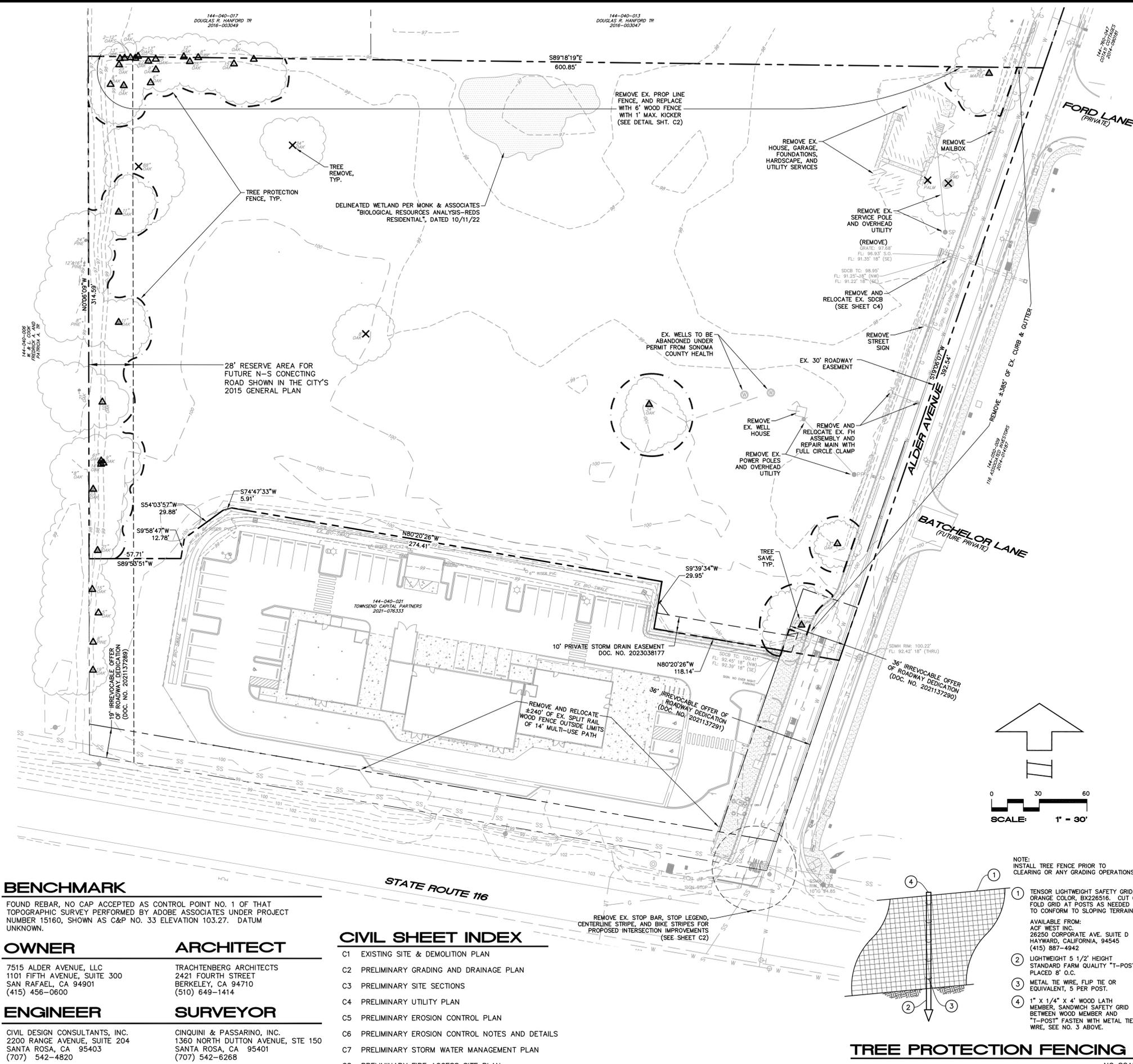
CIVIL DESIGN CONSULTANTS, INC.
2200 RANGE AVENUE, SUITE 204
SANTA ROSA, CA 95403
(707) 542-4820

SURVEYOR

CINQUINI & PASSARINO, INC.
1360 NORTH DUTTON AVENUE, STE 150
SANTA ROSA, CA 95401
(707) 542-6268

CIVIL SHEET INDEX

- C1 EXISTING SITE & DEMOLITION PLAN
- C2 PRELIMINARY GRADING AND DRAINAGE PLAN
- C3 PRELIMINARY SITE SECTIONS
- C4 PRELIMINARY UTILITY PLAN
- C5 PRELIMINARY EROSION CONTROL PLAN
- C6 PRELIMINARY EROSION CONTROL NOTES AND DETAILS
- C7 PRELIMINARY STORM WATER MANAGEMENT PLAN
- C8 PRELIMINARY FIRE ACCESS SITE PLAN



TREE PROTECTION FENCING

NO SCALE

- 1 TENSOR LIGHTWEIGHT SAFETY GRID, ORANGE COLOR, BX226516. CUT OR FOLD GRID AT POSTS AS NEEDED TO CONFORM TO SLOPING TERRAIN.
- 2 LIGHTWEIGHT 5 1/2" HEIGHT STANDARD FARM QUALITY "T-POST" PLACED 8' O.C.
- 3 METAL TIE WIRE, FLIP TIE OR EQUIVALENT, 5 PER POST.
- 4 1" x 1/4" x 4" WOOD LATH MEMBER, SANDWICH SAFETY GRID BETWEEN WOOD MEMBER AND "T-POST" FASTEN WITH METAL TIE WIRE, SEE NO. 3 ABOVE.

PROFESSIONAL ENGINEER - CIVIL
DENNIS D. DALBY
No. 44511
DATE 5-17-24
RCE 44511



CIVIL DESIGN CONSULTANTS, INC.
2200 Range Avenue, Suite 204
Santa Rosa, CA 95403
(707) 542-4820

AFN 144-040-011

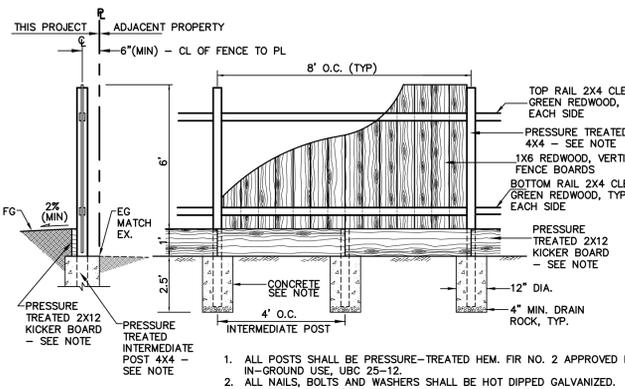
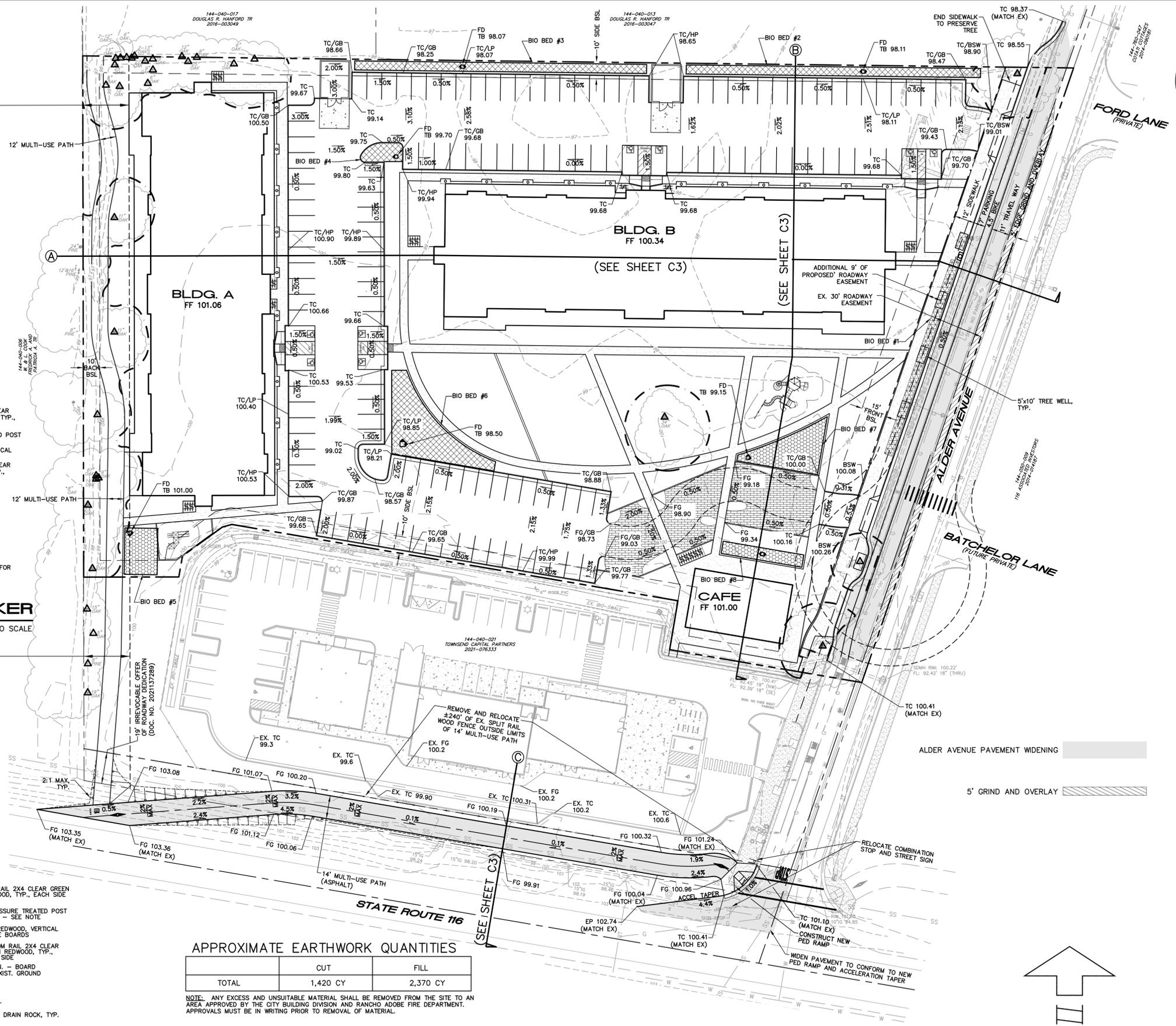
EXISTING SITE AND DEMOLITION PLAN
COTATI VILLAGE 2
7515 ALDER AVENUE
COTATI, CALIFORNIA

MAY 2024

JOB NO. 23-120

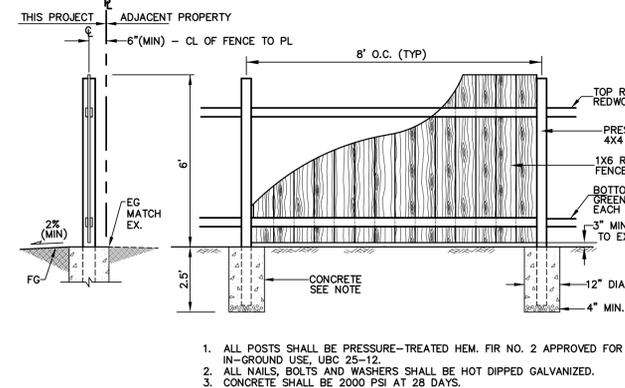
SHEET NO. **C1**

OF 8 SHEETS



PERIMETER WOOD FENCE W/ 1' KICKER
 AT NORTHERLY PROPERTY LINE
 NO SCALE

1. ALL POSTS SHALL BE PRESSURE-TREATED HEM. FIR NO. 2 APPROVED FOR IN-GROUND USE, UBC 25-12.
2. ALL NAILS, BOLTS AND WASHERS SHALL BE HOT DIPPED GALVANIZED.
3. CONCRETE SHALL BE 2000 PSI AT 28 DAYS.



PERIMETER WOOD FENCE
 AT WESTERLY PROPERTY LINE
 NO SCALE

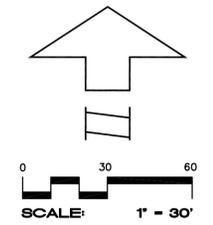
1. ALL POSTS SHALL BE PRESSURE-TREATED HEM. FIR NO. 2 APPROVED FOR IN-GROUND USE, UBC 25-12.
2. ALL NAILS, BOLTS AND WASHERS SHALL BE HOT DIPPED GALVANIZED.
3. CONCRETE SHALL BE 2000 PSI AT 28 DAYS.

APPROXIMATE EARTHWORK QUANTITIES

TOTAL	CUT	FILL
	1,420 CY	2,370 CY

NOTE: ANY EXCESS AND UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE SITE TO AN AREA APPROVED BY THE CITY BUILDING DIVISION AND RANCHO ADobe FIRE DEPARTMENT. APPROVALS MUST BE IN WRITING PRIOR TO REMOVAL OF MATERIAL.

DISTURBED AREA
 4.03 ACRES

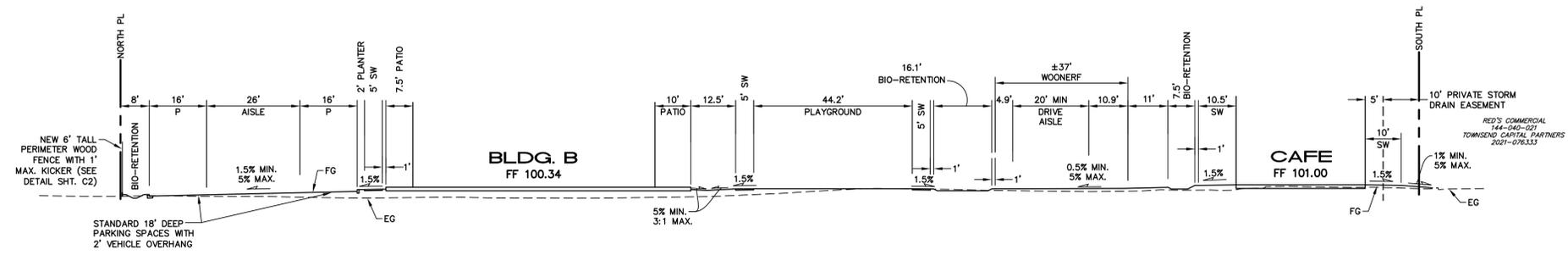




A SITE TYPICAL SECTION

WEST TO EAST THROUGH COTATI VILLAGE 2 SITE

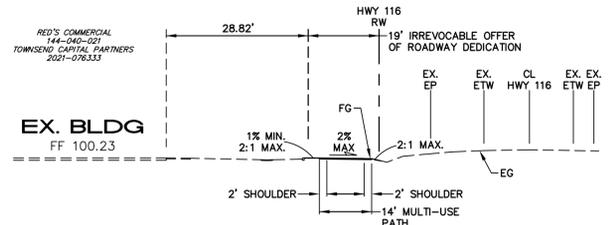
NO SCALE



B SITE TYPICAL SECTION

NORTH TO SOUTH THROUGH COTATI VILLAGE 2 SITE

NO SCALE



C SITE TYPICAL SECTION

THROUGH RED'S COMMERCIAL SITE AND HWY 116

NO SCALE

5-17-24
DATE

PROFESSIONAL ENGINEER # 49511
No. 49511
DENNIS D. DALBY
PCE 4481



CIVIL DESIGN CONSULTANTS, INC.
2200 Range Avenue, Suite 204
Santa Rosa, CA 95403
(707) 542-4620

PRELIMINARY SITE SECTIONS
COTATI VILLAGE 2
7515 ALDER AVENUE
COTATI, CALIFORNIA

MAY 2024

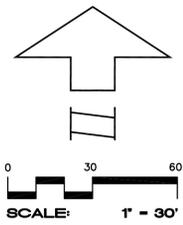
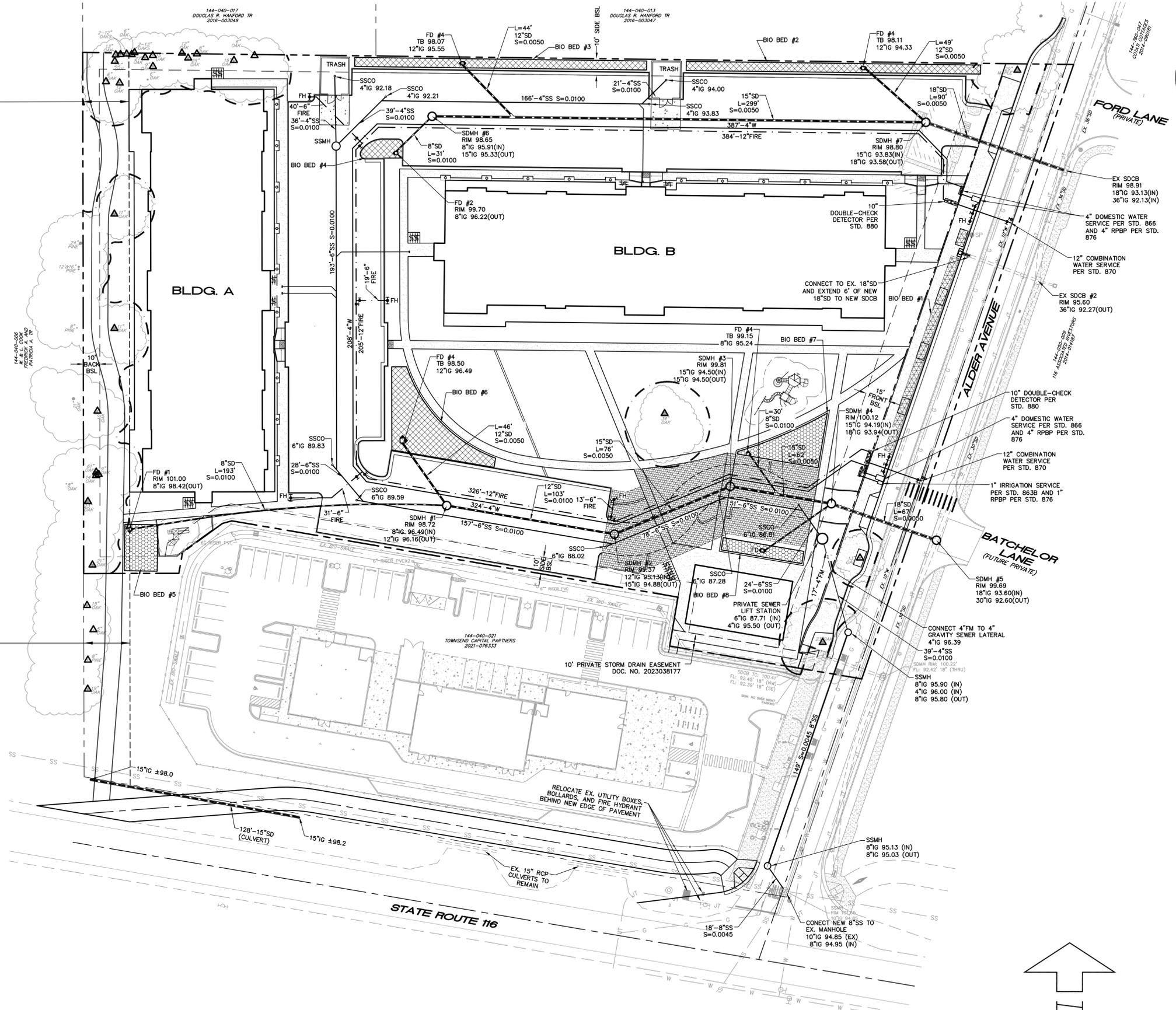
JOB NO.
23-120

SHEET NO.
3

OF 8 SHEETS

28' RESERVE AREA FOR FUTURE N-S CONNECTING ROAD SHOWN IN THE CITY'S 2015 GENERAL PLAN

28' RESERVE AREA FOR FUTURE N-S CONNECTING ROAD SHOWN IN THE CITY'S 2015 GENERAL PLAN



PROFESSIONAL ENGINEER - CIVIL
 DENNIS D. DALBY
 No. 44511
 5-17-24
 DATE



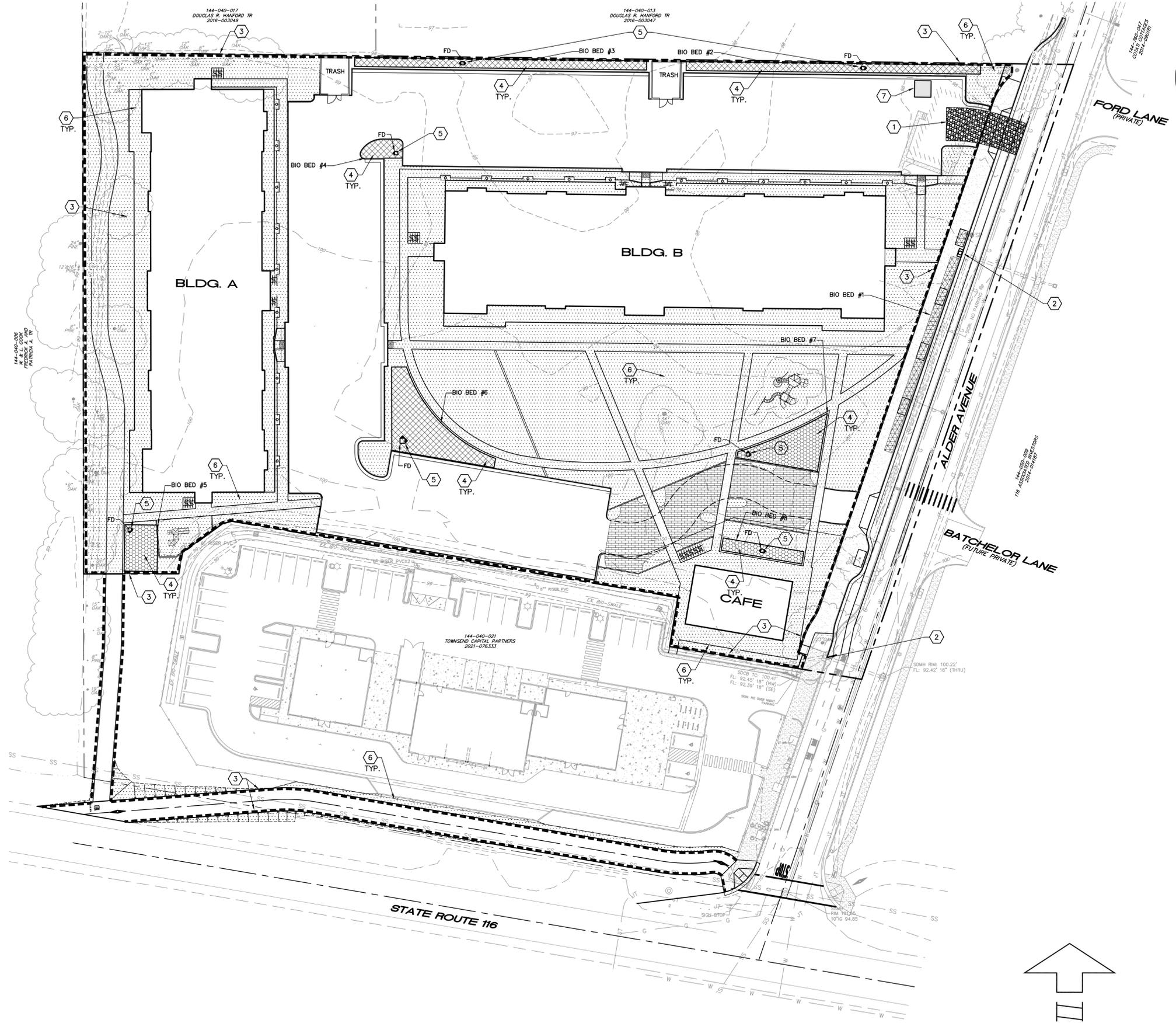
CIVIL DESIGN CONSULTANTS, INC.
 2200 Range Avenue, Suite 204
 Santa Rosa, CA 95403
 (707) 542-4820

PRELIMINARY UTILITY PLAN
COTATI VILLAGE 2
 7515 ALDER AVENUE
 COTATI, CALIFORNIA

MAY 2024
 JOB NO. 23-120
 SHEET NO. **C4**
 OF 8 SHEETS

KEY NOTES

- 1 CONSTRUCT TEMPORARY STABILIZED CONSTRUCTION ENTRANCE:
 - 24' WIDE (MIN.) X 50' LONG (MIN.)
 - 36" WIDE (MIN.) AT TRUCK TIRE WASH
 - 6" MIN. DEPTH OF 3"-4" MAX. COARSE AGGREGATE
 - SEE DETAIL A, SHEET C6.
- 2 INSTALL FILTER DAM AT EXISTING AND PROPOSED CURB INLETS PER DETAIL A, SHEET C6.
- 3 INSTALL STRAW WATTLE AT PERIMETER OF PROJECT, AT BACK OF PUBLIC SIDEWALK, AND AS SHOWN. REMOVE AND REPLACE STRAW WATTLES AS CONSTRUCTION ACTIVITIES DEEM NECESSARY. STRAW WATTLE PER DETAIL B, SHEET C6.
- 4 BIO-RETENTION BEDS MAY BE UTILIZED AS TEMPORARY SETTLING BASINS. TYP. FILTER FABRIC SHALL BE PLACED ON TOP OF STRUCTURAL SOIL. DO NOT REMOVE FILTER FABRIC OR INSTALL PLANTING SOIL AND LANDSCAPING UNTIL SUCH TIME THAT BIO-RETENTION BEDS ARE NO LONGER UTILIZED AS A TEMPORARY SETTLING BASIN AND ALL SEDIMENT HAS BEEN REMOVED.
- 5 INSTALL STRAW WATTLE AT ALL FIELD DRAINS PER DETAIL B.
- 6 HYDROSEED AREA, TYP. SEE NOTES 29 TO 32 ON SHEET C6.
- 7 CONCRETE WASHOUT AREA PER DETAIL E, SHEET C6.



PROFESSIONAL ENGINEER - CIVIL
 DENNIS D. DALBY
 No. 44511
 DATE 5-17-24



CIVIL DESIGN CONSULTANTS, INC.
 2200 Range Avenue, Suite 204
 Santa Rosa, CA 95403
 (707) 542-4820

PRELIMINARY EROSION CONTROL PLAN
COTATI VILLAGE 2
 7515 ALDER AVENUE
 COTATI, CALIFORNIA

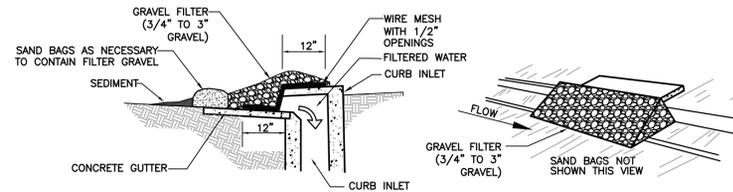
MAY 2024
 JOB NO. 23-120
 SHEET NO. **C5**
 OF 8 SHEETS

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

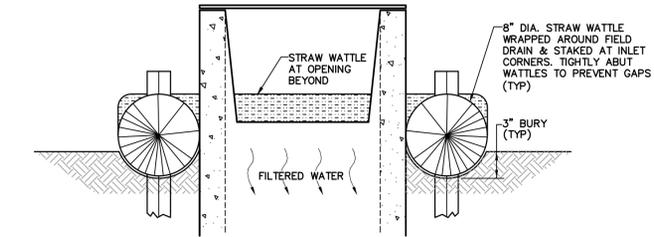
- EROSION AND SEDIMENT CONTROL SHOWN ON THIS SHEET ASSUMES STREET, CURB, GUTTER AND STORM DRAINS ARE COMPLETED PRIOR TO RAINS. PROJECT ENGINEER SHALL PREPARE INTERIM DRAINAGE AND EROSION AND SEDIMENT CONTROL PLAN BASED ON WINTER CONDITIONS FOR CITY APPROVAL PRIOR TO CONTRACTOR INSTALLATION. A CURRENT EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED AND KEPT ON THE JOB SITE.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE USED TO ENSURE THAT WATER ENTERING THE STORM DRAIN SYSTEM FROM THE CONSTRUCTION SITE IS OF EQUIVALENT QUALITY AND CHARACTER AS THE WATER ABOVE THE SITE.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PLACED IN FRONT OF INCOMPLETE STORM DRAIN SYSTEMS TO PREVENT DEBRIS AND SEDIMENT-LADEN WATER FROM ENTERING INTO THE PUBLIC STORM DRAIN SYSTEM. BEST MANAGEMENT PRACTICES SHALL BE USED WHEN DESIGNING AND INSTALLING SUCH DEVICES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTANT MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES TO THE SATISFACTION OF THE ENGINEER AND CITY OF SANTA ROSA AND IN ACCORDANCE WITH THE PROJECT SWPPP (IF APPLICABLE). EROSION AND SEDIMENT CONTROL MEASURES AND THEIR INSTALLATION SHALL BE ACCOMPLISHED USING BEST MANAGEMENT PRACTICES.
- IF THE STORM DRAIN SYSTEM IS NOT IN PLACE BY OCTOBER 15, ADDITIONAL MEASURES SHALL BE TAKEN SUCH AS TEMPORARY SETTLING BASINS WHICH MEET THE SATISFACTION OF THE ENGINEER AND THE CITY OF SANTA ROSA. SILT AND/OR CATCH BASINS MUST BE CLEANED OUT ON A REGULAR BASIS AFTER STORMS TO MAINTAIN DESIGN CAPACITY.
- STORM WATER RUNOFF FROM THE CONSTRUCTION SITE SHALL BE DIRECTED TOWARD AN INLET WITH A SEDIMENT OR FILTRATION INTERCEPTOR PRIOR TO ENTERING THE STORM DRAIN SYSTEM.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR CLEANING WATER THAT HAS BECOME POLLUTED DUE TO NOT TAKING NECESSARY EROSION AND SEDIMENT CONTROL ACTIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF MUD AND DEBRIS CARRIED ONTO SURROUNDING STREETS AND ROADS AS A RESULT OF CONSTRUCTION ACTIVITY ON THE SITE TO THE SATISFACTION OF THE CITY OF SANTA ROSA.
- ANY DENUDED OR DISTURBED SOILS SHALL BE PROTECTED USING BEST MANAGEMENT PRACTICES.
- PRIOR TO AND DURING A PRECIPITATION EVENT, ALL PAVED AREAS WILL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED BY THE DEVELOPER, CONTRACTOR OR OWNER SO THAT A MINIMUM OF SEDIMENT-LADEN RUNOFF LEAVES THE SITE.
- THE CONTRACTOR SHALL INFORM ALL CONSTRUCTION SITE WORKERS ABOUT THE MAJOR PROVISIONS OF THE EROSION AND SEDIMENT CONTROL PLAN AND SEEK THEIR COOPERATION IN AVOIDING THE DISTURBANCE OF THESE CONTROL MEASURES.
- BEST MANAGEMENT PRACTICES SHALL BE VISUALLY MONITORED ON A WEEKLY BASIS DURING THE DRY SEASON AND RECORDED IN AN INSPECTION CHECKLIST. RAIN EVENT VISUAL MONITORING SHALL BE PERFORMED WITHIN 48 HOURS PRIOR TO AN ANTICIPATED RAIN EVENT, DAILY DURING A RAIN EVENT AND WITHIN 48 HOURS FOLLOWING A RAIN EVENT. REMOVE SEDIMENT WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE BARRIER AND REPLACE FILTER DEVICES AS NECESSARY TO ENSURE PROPER FUNCTION.
- UNSTABILIZED AREAS WILL BE REPAIRED AS SOON AS POSSIBLE AFTER BEING DAMAGED.
- ALL GRADED OR DISTURBED AREAS SHALL BE STABILIZED IMMEDIATELY AFTER GRADING IS COMPLETE.
- ENTRANCE TO THE PROJECT SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT INTO PUBLIC RIGHTS-OF-WAY. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE OF PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED ROCK THAT DRAINS INTO A SEDIMENT TRAP.
- ALL SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY USING BEST MANAGEMENT PRACTICES.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR PURPOSE SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REPAIRED OR REPLACED WHEN THEY ARE NO LONGER FUNCTIONING PER BEST MANAGEMENT PRACTICES.
- THE CONTRACTOR SHALL HAVE EROSION AND SEDIMENT CONTROL MEASURES ON SITE ADEQUATE TO PROTECT THE ENTIRE SITE PRIOR TO THE OCTOBER 15 DATE SUCH THAT IT IS IMMEDIATELY AVAILABLE IN PREPARATION OF THE UPCOMING WINTER SEASON OR IN THE EVENT OF AN EARLY RAIN.
- AFTER CONSTRUCTION IS COMPLETE ALL STORM DRAIN SYSTEMS ASSOCIATED WITH THIS PROJECT SHALL BE INSPECTED AND CLEARED OF ACCUMULATED SEDIMENTS AND DEBRIS.
- ALL PROJECTS DISTURBING OR EXPOSING ONE ACRE OR MORE OF SOIL SHALL COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT OF STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION AND LAND DISTURBANCE ACTIVITIES (CGP), ORDER NO. 2009-0009-DWQ. DOCUMENTS AND INSTRUCTIONS CAN BE DOWNLOADED FROM: WWW.SRCITY.ORG/STORMWATERPERMIT. <HTTP://WWW.SRCITY.ORG/STORMWATERPERMIT> THE DEVELOPER SHALL PROVIDE THE CITY WITH THE WASTE DISCHARGE IDENTIFICATION NUMBER (WDID#) OR WITH VERIFICATION THAT AN EXEMPTION HAS BEEN GRANTED BY REGIONAL WATER QUALITY CONTROL BOARD (RWQCB) FOR PROJECTS DISTURBING OVER ONE ACRE.
- ALL PROJECTS SHALL HAVE A CITY APPROVED EROSION AND SEDIMENT CONTROL PLAN OR A SWRCB STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SPECIFIC FOR THE PROJECT. A COPY SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION. THE EROSION AND SEDIMENT CONTROL PLAN OR SWPPP SHALL BE UPDATED AND KEPT CURRENT AS WORK PROGRESSES AND CONDITIONS CHANGE AND SHALL BE MADE AVAILABLE TO CITY AND SWRCB INSPECTORS WHEN REQUESTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PLACEMENT, INSPECTION AND MAINTENANCE OF ALL EROSION CONTROL MEASURES/DEVICES SPECIFIED IN THE EROSION AND SEDIMENT CONTROL PLAN UNTIL SUCH TIME THAT THE PROJECT IS ACCEPTED AS COMPLETE OR UNTIL THE NOTICE OF TERMINATION IS FILED FOR THE CONSTRUCTION GENERAL PERMIT.
- THE EROSION AND SEDIMENT CONTROL PLAN SHALL EMPHASIZE SOURCE CONTROL AND ADDRESS CONTROLLING WATER AND WIND EROSION, SEDIMENTATION, TRASH AND OTHER POSSIBLE POLLUTANTS USING BEST MANAGEMENT PRACTICES (BMPs). THE PLAN SHALL REFERENCE CASQA "STORM WATER BEST MANAGEMENT PRACTICE HANDBOOK FOR CONSTRUCTION" FOR PROPER BMP SELECTION, INSTALLATION AND MAINTENANCE. THE EROSION AND SEDIMENT CONTROL PLAN SHALL CONTAIN ALL APPLICABLE BMPs AND CONFORM TO ALL REQUIREMENTS LISTED UNDER SECTION E, PART 8 NORWOOD ORDER NO. 2015-0030-STORM WATER NON-STORM WATER DISCHARGES FROM MUNICIPAL SEPARATE STORM SEWER SYSTEMS, REGULATION STORM WATER RUNOFF FROM THE CITY OF SANTA ROSA AT A MINIMUM. WWW.SRCITY.ORG/STORMWATERPERMIT. <HTTP://WWW.SRCITY.ORG/STORMWATERPERMIT> THE CONTRACTOR IS TO INFORM ALL CONSTRUCTION SITE WORKERS ABOUT THE MAJOR PROVISIONS OF THE EROSION AND SEDIMENT CONTROL PLAN OR SWPPP.
- TRASH OR MATERIALS DEPOSITED OR TRACKED ONTO THE PUBLIC RIGHT-OF-WAY SHALL BE REMOVED DAILY.
- THE EROSION AND SEDIMENT CONTROL PLAN SHALL INCLUDE A STATEMENT DESCRIBING THE LOCATION OF BMPs AND RATIONALE FOR BMP SELECTION, AS WELL AS A STATEMENT CONFIRMING THAT THE OWNER AND CONTRACTOR ARE AWARE THAT THE SELECTED BMPs MUST BE INSTALLED, MONITORED AND MAINTAINED TO ENSURE THEIR EFFECTIVENESS AND MEET COMPLIANCE WITH LOCAL CODES AND ORDINANCES.
- THE CITY CONSIDERS DISCHARGES FROM CONSTRUCTION SITES WITH TURBIDITY EXCEEDING 500 NTUS HAVE INADEQUATE LEVEL OF EROSION CONTROL MEASURES/BMPs. IMMEDIATE ASSESSMENT AND CORRECTIVE ACTION IS REQUIRED TO REDUCE TURBIDITY. CONTINUED EXCEEDING TURBIDITY LEVELS WILL BE CONSIDERED A VIOLATION OF CITY ORDINANCE 17-12, PROHIBITING NON-STORM WATER DISCHARGES ADDITIONALLY, PROJECT SUBJECT TO REGULATION BY THE SWRCB.
- FAILURE TO IMPLEMENT OR MAINTAIN BMPs AS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN SHALL BE CONSIDERED A POTENTIAL NON-STORM WATER DISCHARGE AND A VIOLATION OF CITY ORDINANCE 17-12.
- AFTER CONSTRUCTION IS COMPLETED ALL STORM DRAIN SYSTEMS IMPACTED BY THIS PROJECT SHALL BE CLEANED OF ACCUMULATED SEDIMENT AND DEBRIS AND INSPECTED. STORM DRAIN CLEANING/FLUSHING WATER SHALL NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM. THE PERSON TO CONTACT 24 HOURS A DAY IN THE EVENT THERE IS AN EROSION CONTROL/SEDIMENTATION PROBLEM (STORM WATER COMPLIANCE OFFICER):
- HYDROSEED SHALL BE EITHER APPLIED MECHANICALLY OR BY HYDROSEEDING. HYDROSEEDING REQUIRES THE APPLICATION OF FIBER AND STABILIZING EMULSION. MECHANICAL APPLICATION SHALL REQUIRE ROLLING, TAMPING, OR OTHERWISE WORKING THE SEED APPROXIMATELY 0.5 INCHES INTO THE TOPSOIL. SEE ADDITIONAL HYDROSEEDING NOTES 31 AND 32.
- STABILIZATION OF EXPOSED GRADED AREAS WITH STRAW MULCH SHALL BE APPLIED AT A RATE OF 2 TONS PER ACRE.
- HYDROSEEDING SHALL BE CONDUCTED IN A THREE STEP PROCESS. FIRST, EVENLY APPLY SEED MIX AND FERTILIZER TO THE EXPOSED SLOPE. SECOND, EVENLY APPLY MULCH OVER THE SEED AND FERTILIZER. THIRD, STABILIZE THE MULCH IN PLACE. AN EQUIVALENT SINGLE STEP PROCESS, WITH SEED, FERTILIZER, WATER, AND BONDED FIBERS IS ACCEPTABLE.
- APPLICATIONS SHALL BE BROADCAST MECHANICALLY OR MANUALLY AT THE RATES SPECIFIED BELOW. SEED MIX AND FERTILIZER SHALL BE WORKED INTO THE SOIL BY ROLLING OR TAMPING. IF STRAW IS USED AS MULCH, STRAW SHALL BE DERIVED FROM WHEAT, RICE, OR BARLEY AND BE APPROXIMATELY 6 TO 8 INCHES IN LENGTH. STABILIZATION OF MULCH SHALL BE DONE HYDRAULICALLY BY APPLYING AN EMULSION OR MECHANICALLY BY CRIMPING OR PUNCHING THE MULCH INTO THE SOIL. EQUIVALENT METHODS AND MATERIALS MAY BE USED ONLY IF THEY ADEQUATELY PROMOTE VEGETATION GROWTH AND PROTECT EXPOSED SLOPES.

MATERIALS	APPLICATION RATE (POUNDS PER ACRE)	HYDROSEED AREA
SEED MIX		
Bromus mollis (BLANDO BROME)	40	
Trifolium hirtum (HYKON ROSE CLOVER)	20	
FERTILIZER		
16-20-0 & 15% SULPHUR	500	
MULCH		
STRAW	4000	
HYDRAULIC STABILIZING*		
M-BINDER OR SENTINEL	75-100	
EQUIVALENT MATERIAL	PER MANUFACTURER	

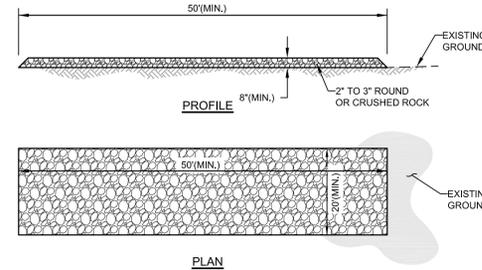
*NON-ASPHALTIC, DERIVED FROM PLANTS



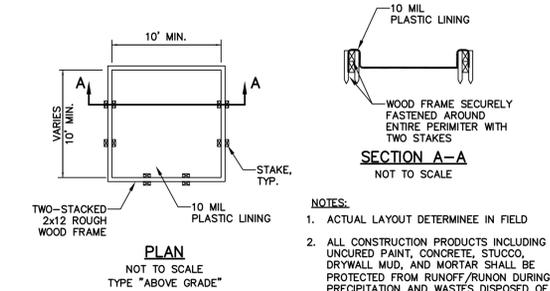
A FILTER DAM FOR CURB INLETS
NO SCALE



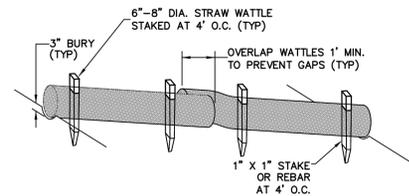
D STRAW WATTLE FOR FIELD DRAINS
NO SCALE



B TEMPORARY STABILIZED CONST. ENTRANCE
NO SCALE



E CONCRETE WASHOUT AREA
NO SCALE



C STRAW WATTLES
NO SCALE

PROFESSIONAL ENGINEER - CIVIL
DENNIS D. DALBY
No. 44911
5-17-24
DATE



CIVIL DESIGN CONSULTANTS, INC.
2200 Range Avenue, Suite 204
Santa Rosa, CA 95403
(707) 542-4820

PRELIMINARY EROSION CONTROL NOTES AND DETAILS
COTATI VILLAGE 2
7515 ALDER AVENUE
COTATI, CALIFORNIA
AFN 144-040-071
MAY 2024

JOB NO.
23-120

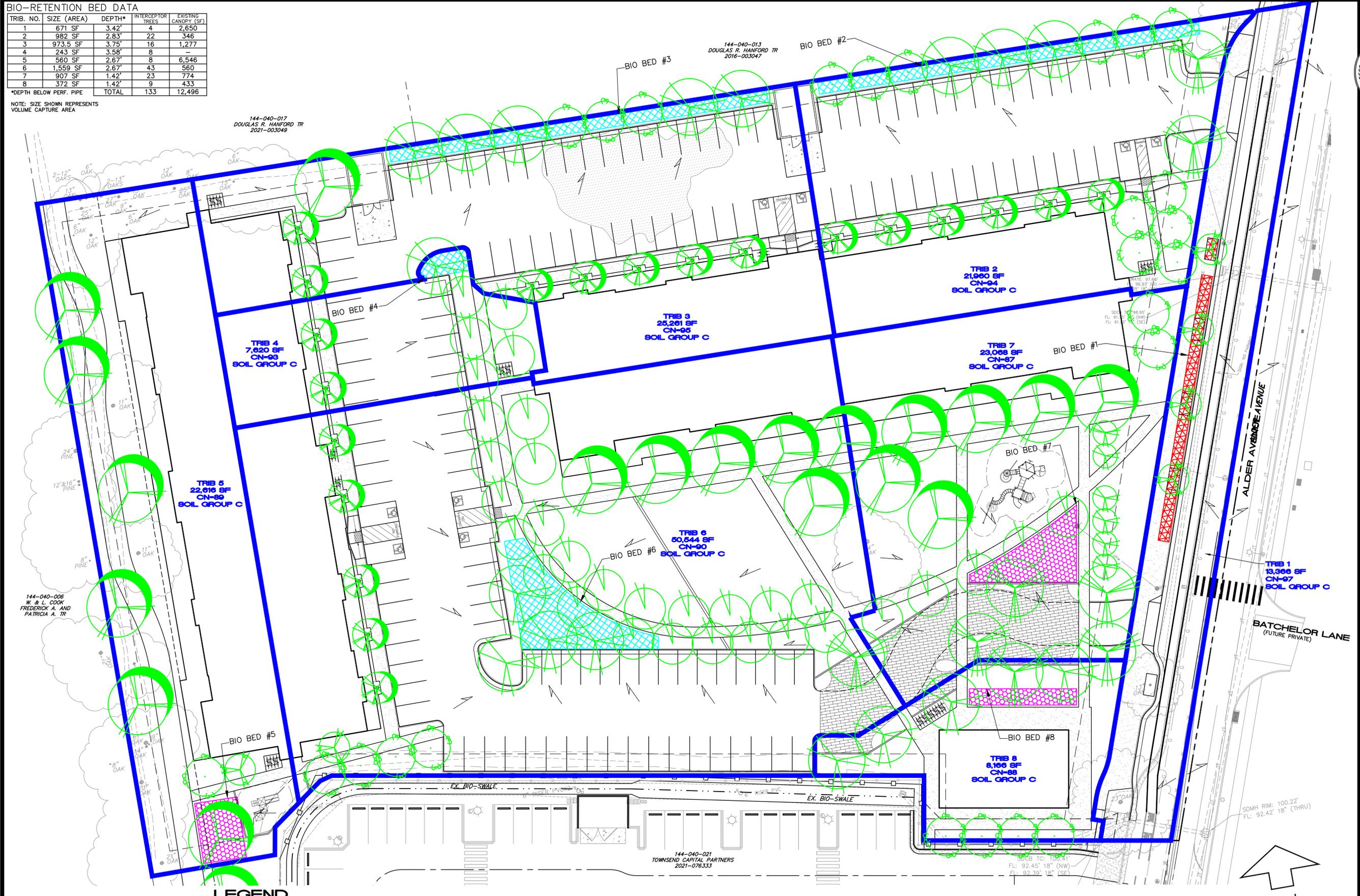
SHEET NO.
C6

OF 8 SHEETS

BIO-RETENTION BED DATA

TRIB. NO.	SIZE (AREA)	DEPTH*	INTERCEPTOR TREES	EXISTING CANOPY (SF)
1	671 SF	3.42'	4	2,650
2	982 SF	2.83'	22	346
3	973.5 SF	3.75'	16	1,277
4	243 SF	3.58'	8	-
5	560 SF	2.67'	8	6,546
6	1,559 SF	2.67'	43	560
7	907 SF	1.42'	23	774
8	372 SF	1.42'	9	433
	TOTAL		133	12,496

*DEPTH BELOW PERF. PIPE
NOTE: SIZE SHOWN REPRESENTS VOLUME CAPTURE AREA



LEGEND

- TRIB-# TRIBUTARY DESIGNATION (SEE STORM WATER CALC. SHEETS)
- TRIBUTARY BOUNDARY
- BIO-RETENTION BED - CURB OPENING, DETAIL P2-04
- BIO-RETENTION BED - NO CURB AND GUTTER, DETAIL P2-05
- BIO-RETENTION BED - CONTIGUOUS SIDEWALK, DETAIL P2-03
- INTERCEPTOR TREES, SEE LANDSCAPE PLANS



5-17-24
DATE
REGISTERED PROFESSIONAL ENGINEER - CIVIL
No. 44911
DENNIS D. DALBY
PCE 44911

CIVIL DESIGN CONSULTANTS, INC.
2200 Rende Avenue, Suite 204
Santa Rosa, CA 95403
(707) 542-4820
APN 144-040-011

PRELIMINARY STORM WATER MANAGEMENT PLAN
COTATI VILLAGES 2
7915 ALDER AVENUE
COTATI, CALIFORNIA

JOB NO.
23-120
SHEET NO.
C7
OF 8 SHEETS
MAY 2024



1223 HIGH STREET
AUBURN, CALIFORNIA 95603
530.865.0040
www.yamasaki-la.com

LANDSCAPE DEVELOPMENT PLANS

COTATI VILLAGE 2

COTATI, CA

Client/Subconsultant

Project Mgr: TVZ

Drawn By: EJS

Scale: 1" = 30'

Date: 05/16/2024

File Name: CV2-LP

No.	Date	Revision

These drawings are instruments of service and are the property of Yamasaki Landscape Architecture. All designs and other information on the drawings are for the use on the specified project and shall not be used otherwise without the express written permission of Yamasaki Landscape Architecture.

Seal



Sheet Title

PRELIMINARY LANDSCAPE PLAN

Sheet No

L1



- EXISTING TREE TO REMAIN, TYP. PER ARBORIST REPORT
- PATH LIGHT, TYP. PER LIGHTING PLAN
- PAVED BIKE PATH PER CIVIL PLAN
- VALLEY OAK MITIGATION TREE, TYP.
- TREE TO BE REMOVED, TYP.; SEE MITIGATION CALCULATIONS SHEET L4
- PRIVATE GROUND-FLOOR PATIOS WITH FENCE AND GATE, TYP. PER ARCH PLANS
- TREE IN 3'x6' ACCESSIBLE TREE GRATE, TYP.; 25' O.C.
- BIKE PARKING SPACES PER ARCH PLAN
- PERIMETER FENCE PER ARCH PLANS
- BARK MULCH ON WEST SIDE OF PATH
- NATIVE PLANTINGS ON EAST SIDE OF PATH

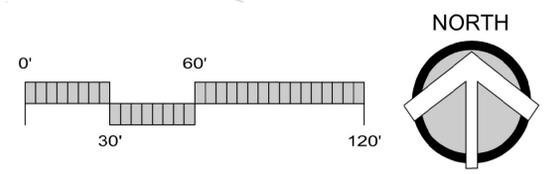
- FORD LANE
- RED MAPLE MITIGATION TREES
- SPLIT RAIL FENCE, TYP. PER ARCH PLANS
- SIDEWALK
- BENCH
- 5'x10' TREE WELL WITH CRAPE MYRTLE STREET TREE, TYP.
- STREET PARKING SPACES PER CIVIL PLAN
- VALLEY OAK MITIGATION TREE, TYP.; 30' O.C.
- PLAYGROUND
- BARK MULCH IN OAK GROVE WITH PICNIC TABLES AND ADIRONDACK CHAIRS
- DECOMPOSED GRANITE WITH FRUIT TREES AND SEATING
- BIO-RETENTION BED
- PEDESTRIAN CONNECTION TO PHASE 1
- BATCHELOR LANE
- WOONERF, SEE DETAIL SHEET L3
- PEDESTRIAN SCALE LIGHT FIXTURE, TYP., SEE LIGHTING PLAN
- EXISTING STREET TREE, TYP.
- OUTDOOR DINING SEATING
- COTATI VILLAGE PHASE 1

TREE SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	WATER USE
TREES				
	20	Acer palmatum 'Sango-kaku' / Coral Bark Japanese Maple	15 gal	MEDIUM
	25	Acer rubrum 'Armstrong' / Red Maple	24" box	MEDIUM
	6	Fruit Tree	15 gal	MEDIUM
	32	Ginkgo biloba 'Saratoga' / Saratoga Maidenhair Tree	15 gal	MEDIUM
	6	Lagerstroemia x 'Tuscarora' / Crape Myrtle	15 gal	LOW
	7	Pistacia chinensis 'Keith Davey' / Chinese Pistache	15 gal	LOW
	18	Quercus agrifolia / Coast Live Oak NATIVE CA TREE	24" box	LOW
	24	Quercus lobata / Valley Oak MITIGATION TREE, NATIVE CA TREE	24" box	LOW

LANDSCAPE SCHEDULE

HARDSCAPE		
	1,009 sf	Decomposed Granite / 3" Depth USABLE OPEN SPACE
	2,771 sf	Playground Wood Fiber / 12" Depth USABLE OPEN SPACE
PLANTING AREA		
	26,237 sf	Common Area Planting / Not included in usable open space
	9,752 sf	Organic Mulch / chipped from on-site USABLE OPEN SPACE
	Qty Per Arch Plans	Private Patio Yard / (Not included in usable open space)
SOD		
	3,621 sf	Fescue Blend Lawn USABLE OPEN SPACE
	2,270 sf	Mow-Free Fescue / Grassy Area USABLE OPEN SPACE
	6,158 sf	Native Biofiltration Grass Blend / Not included in usable open space



S:\Users\jacob@yamasaki.com\Projects\Cotati Village\CV2-LP.dwg, 1/4/24, 1:42 PM, by: Terrence Zuno

SHRUB, GRASS, GROUND COVER PALETTE



TANGERINE LANTANA



KANGAROO PAW



CEANOOTHUS



SUNSET MANZANITA



ORCHID ROCKROSE



CRIMSON YUCCA



DEER GRASS



UPRIGHT ROSEMARY



DWARF BOTTLEBRUSH



FOOTHILL SEDGE



SANTA BARBARA SAGE



LOWFAST COTONEASTER



BREEZE MAT RUSH

BOTANICAL / COMMON NAME	SIZE	CANATIVE	WUCOLS
SHRUBS			
Arctostaphylos x 'Sunset' / Sunset Manzanita	5 gal	Native	LOW
Berberis pinnata / California Barberrry	5 gal	Native	LOW
Callistemon viminalis 'Better John' / Dwarf Bottlebrush	5 gal		LOW
Carpenteria californica 'Elizabeth' / Elizabeth Bush Anemone	5 gal	Native	LOW
Ceanothus x 'Concha' / Concha Ceanothus	5 gal	Native	LOW
Ceanothus x 'Julia Phelps' / Julia Phelps Ceanothus	5 gal	Native	HIGH
Cistus x purpureus / Orchid Rockrose	5 gal		LOW
Dodonaea viscosa / Hopseed Bush	5 gal		LOW
Hesperaloe parviflora 'Brakelights' / Crimson Yucca	5 gal		LOW
Rhamnus californica 'Eve Case' / Eve Case Coffeeberry	5 gal	Native	LOW
Rhus ovata / Sugar Bush	5 gal	Native	LOW
Salvia clevelandii 'Winnifred Gilman' / Winnifred Gilman Cleveland Sage	5 gal	Native	LOW
GRASSES			
Muhlenbergia rigens / Deer Grass	1 gal	Native	LOW
VINES			
Ficus pumila / Creeping Fig (Vine at trash enclosures)	1 gal		MEDIUM (to be irrigated with bubblers on separate zones from shrubs' groundcovers)

BOTANICAL / COMMON NAME	SIZE	CANATIVE	WUCOLS	SPACING
GROUND COVERS				
Anigozanthos x 'Bush Gold' / Yellow Kangaroo Paw	1 gal		LOW	36" o.c.
Berberis aquifolium 'Compacta' / Compact Oregon Grape	1 gal	Native	LOW	48" o.c.
Carex tumulicola / Foothill Sedge	1 gal	Native	LOW	24" o.c.
Ceanothus griseus Anchor Bay / Ceanothus	1 gal	Native	LOW	48" o.c.
Cotoneaster dammeri 'Lowfast' / Lowfast Bearberry Cotoneaster	1 gal		LOW	72" o.c.
Epilobium canum / California Fuchsia	1 gal	Native	LOW	48" o.c.
Lantana x 'Mone' / Tangerine Lantana	1 gal		LOW	60" o.c.
Lomandra longifolia 'Breeze' / Breeze Mat Rush	1 gal		LOW	36" o.c.
Penstemon heterophyllus 'Margarita BOP' / Margarita BOP Penstemon	1 gal	Native	LOW	24" o.c.
Rosmarinus 'Collingwood Ingram' / Prostrate Rosemary	1 gal		LOW	48" o.c.
Symphoricarpos mollis / Creeping Snowberry	1 gal	Native	LOW	48" o.c.

SOD	SIZE	CANATIVE	WUCOLS
Fescue Blend Lawn			
Bolero Plus - 90% Dwarf Fescue, 10% Bluegrass blend. Available at Delta Bluegrass, or approved equal.	sod		HIGH
Native Biofiltration Grass Blend			
Nassella pulchra/Purple Needlegrass, Festuca rubra/Molate Fescue, Hordeum californicum/California Barley, Hordeum branchyantherum/Meadow Barley, available from Delta Bluegrass, or approved equal.	sod	Native	MEDIUM
Mow-Free Fescue Blend	sod		MEDIUM

TREE PALETTE



WESTERN REDBUD



COAST LIVE OAK



RED MAPLE



VALLEY OAK



GOLDEN RAIN TREE



GRAPE MYRTLE

BOTANICAL / COMMON NAME	SIZE	CANATIVE	WUCOLS
TREES			
Acer palmatum 'Sango-Kaku' / Coral Bark Japanese Maple	15 gal		MEDIUM
Acer rubrum 'Armstrong' / Red Maple	24" box		MEDIUM
Cercis occidentalis / Western Redbud	15 gal	Native	VERY LOW
Chilopsis linearis / Desert Willow	15 gal	Native	LOW
Ginkgo biloba 'Saratoga' / Saratoga Maidenhair Tree	15 gal		MEDIUM
Heteromeles arbutifolia / Toyon	15 gal	Native	LOW
Koelerutera paniculata / Golden Rain Tree	24" box		MEDIUM
Lagerstroemia x 'Tuscarora' / Crape Myrtle	15 gal		LOW
Laurus x 'Saratoga' / Saratoga Hybrid Laurel	15 gal		LOW
Malus x domestica / Apple	15 gal		MEDIUM
Pistacia chinensis 'Keith Davey' / Keith Davey Chinese Pistache	15 gal		LOW
Prunus ilicifolia lyonii / Catalina Cherry	15 gal	Native	LOW
Quercus agrifolia / Coast Live Oak	24" box	Native	LOW
Quercus lobata / Valley Oak	24" box	Native	LOW
Quercus robur 'Fastigiata' / Skyrocket English Oak	15 gal		MEDIUM

IRRIGATION NARRATIVE

The irrigation system will be serviced by a new point of connection for all onsite landscape with dedicated irrigation meter and backflow preventer. The irrigation design will consist of low volume inline drip irrigation at understory plantings, bubbler irrigation at new trees to encourage deep root watering, and low-precipitation rate overhead rotary spray at lawn and bio-retention basins. The overall irrigation system will be operated with a smart irrigation controller. A weather sensor will be used to automatically adjust duration of application in accordance with recent weather conditions based on evapotranspiration. Maximum water allowance will be determined by State code. To also be consistent with the planting design, the irrigation design shall incorporate hydrozones by locating plants of different water needs into groups for ease of water application.

"I HAVE COMPLIED WITH THE CRITERIA OF CHAPTER 17.34 (LANDSCAPING AND WATER EFFICIENT LANDSCAPING STANDARDS) OF THE CITY OF COTATI MUNICIPAL CODE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE PLANTING DESIGN PLAN"

 05/16/2024
SIGNATURE DATE

PLANTING NARRATIVE

This landscape plan proposes street trees along Alder Ave. spaced at 35' on center, as well as a variety of tree species throughout the parking lots and common landscape areas. The understory landscape plant palette consists of low water use shrubs, ground covers, trees, and ornamental grasses that are considered low-maintenance, long-lived, and hardy. A minimum of 50% of plant species are California native. Choice of plants is guided by considerations of solar exposure and climate conditions of the site.

Plant design varies in form, texture and color. Informal planting patterns are preferred over uniform symmetrical planting patterns. Use of flowering trees and colorful enhanced plantings are located at pedestrian and driveway entries and throughout the central commons area. Planting takes ease of maintenance into consideration by minimizing the following: plant material that may attract or harbor pests/disease; trees that drop extreme amounts of litter (e.g. Liquidambar, fruit trees, etc.); plant material with a mature size larger than the space provided for growth; perennial plants that die back in winter months.

A soils fertility analysis will be required prior to planting per Cotati Municipal Code 17.34.080. Species and amendments shall be adjusted to reflect soils analysis recommendations.

All planted areas shall be properly amended, compacted and finish graded prior to planting. A pre-emergent herbicide will be installed in all shrub and groundcover planting areas to control weeds. All landscape areas will be top dressed with a 3-inch depth of 'Walk-On' bark mulch (no shredded Redwood).

Root barriers shall be provided for trees in planters less than ten feet in width or located five feet or closer to a permanent structure.

Ground covers will be no less than 1-gallon size. Shrubs will be no less than 5-gallon size. Trees will be no less than 15-gallon size. Plant materials shall be spaced to provide substantial cover, but also to allow adequate room to mature into their natural form and ultimate size without required pruning.



1223 HIGH STREET
AUBURN, CALIFORNIA 95603
530.885.0040
www.yamasaki-la.com

LANDSCAPE DEVELOPMENT PLANS

COTATI VILLAGE 2

COTATI, CA

Client/Subconsultant

Project Mgr: TVZ

Drawn By: EJS

Scale: ---

Date: 05/16/2024

File Name: CV2-LP

No.	Date	Revision

These drawings are instruments of service and are the property of Yamasaki Landscape Architecture. All designs and other information on the drawings are for the use on the specified project and shall not be used otherwise without the express written permission of Yamasaki Landscape Architecture.

Seal



Sheet Title

PRELIMINARY LANDSCAPE NOTES

Sheet No

L2



Irrigation Division
Irrigation Audit Services (CLIA)
LEED Certified Landscape Design
AB1881 Compliance Documentation

PROJECT INFORMATION

Project Name: Cotati Village 2 Date: 05/16/2024

Project Contact: Applicant: Yamasaki Landscape Architecture
1223 High Street, Auburn, CA 95603
(530) 885-0040
Contact: Jeff Ambrosia
Owner: Collin Monahan
116 Associated Investors, LLC
1101 5th Ave., San Rafael, CA 94901
Project Address: 7515 Alder Avenue
Cotati, CA

Project Type: New Private Project
Local Water Purveyor: City of Cotati
Water Supply: Potable Water

Total Landscape Area: 44,241 s.f.
Maximum Applied Water Allowance: 499,872 gallons
Estimated Total Water Use: 411,770 gallons

Document Check List:
 Project Information
 Water Efficient Landscape Worksheet
 Soil Management Report
 Landscape Design Plan
 Irrigation Design Plan
 Grading Design Plan

Applicant Signature: _____ Date: 05/16/2024
"I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package."



Irrigation Division
Irrigation Audit Services (CLIA)
LEED Certified Landscape Design
AB1881 Compliance Documentation

**Water Efficient Landscape Worksheet
Section A: Hydrozone Information Sheet**

Zone #	Hydrozone Type	Irrigation Method	Area (Sq.Ft.)	% of Landscape Area
1	Common Area Planting	Drip	26,400	60%
2	Trees	Bubbler	5,760	13%
3	Sod: Fescue Blend Mowed Lawn	Rot Stream	3,621	8%
4	Sod: Mow-Free Fescue Blend at Grassy Area	Rot Stream	2,270	5%
5	Sod: Native Grass Blend at Bio-Retention Beds	Rot Stream	6,190	14%
			Total Area(Sq.Ft.)	Total (%)
			44,241	100%

Note: Area for Trees is calculated by multiplying quantity of trees (144) by 40 square feet (area of bubbler coverage).



Irrigation Division
Irrigation Audit Services (CLIA)
LEED Certified Landscape Design
AB1881 Compliance Documentation

**Water Efficient Landscape Worksheet
Section B: Water Budget Calculation**

Maximum Applied Water Allowance (MAWA)

Project ET to City: Cotati

MAWA = (ET_c) (0.62) [(0.45 x LA) + (0.55 x SLA)]

Insert: Where:
MAWA = Maximum Applied Water Allowance (gallons per year)
ET_c = Reference Evapotranspiration (inches per year)
0.45 = ET Adjustment Factor (ETAF)(AB 1881 Dec 1, 2015)
LA = Landscape Area includes Special Landscape Area (Sq.Ft.)
0.62 = Conversion Factor (to gallons per Sq.Ft.)
SLA = Special Landscape Area (Sq.Ft.)
0.55 = The additional ET Adjustment Factor for SLA (1.0-0.45=0.55)

MAWA = 36 (0.62) [(0.45x 45,048) + (0.55x 3,862)]

Maximum Applied Water Allowance: **499,872 Gal. / Yr**



Irrigation Division
Irrigation Audit Services (CLIA)
LEED Certified Landscape Design
AB1881 Compliance Documentation

**Water Efficient Landscape Worksheet
Section B: Water Budget Calculation**

Estimated Total Water Use (ETWU)

Hydrozone Type	Plant Water Use Type (WUCOLS)	Plant Factor (PF)	IE	ETAF (PF/IE)	Area (HA) (Sq.Ft.)	ETAF x Area	Estimated Total Water Use
Common Area Planting	Low (L)	0.2	0.81	0.25	26,400	6,519	145,493
Trees	Moderate (M)	0.5	0.81	0.62	5,760	3,556	79,360
Sod: Mow-Free Fescue Blend at Grassy Area	Moderate/Low (ML)	0.4	0.75	0.53	2,270	1,211	27,022
Sod: Native Grass Blend at Bio-Retention Beds	Moderate/Low (ML)	0.4	0.75	0.53	6,190	3,301	73,686
Total						40,620	14,586
						SUM	325,561
Special Landscape Areas							
Sod: Fescue Blend Mowed Lawn	High (H)	0.8	0.75	1.07	3,621	3,862	86,209
SUM						3,621	3,862
						86,209	86,209

ETWU = (ET _c) (0.62) (PF x HA + SLA)	Project ET _c	36
	Regular Landscape ETWU	325,561
	Average ETAF	0.36
	SLA ETWU	86,209
	Sitewide ETAF	0.42
Max Applied Water Allowance	<u>499,872</u>	Estimated Total Water Use
		411,770

Note: Trees are a mix of Moderate, Low, and Very Low species. For this Design Review level of design development, the WUCOLS type is assigned as Moderate for all trees so that the ETWU reflects a highest-possible estimate.

Note: All Common Area Planting will be comprised of Low or Very Low species, so for this Design Review level of design development, the Common Area Planting ETWU is estimated as a single total area.



1223 HIGH STREET
AUBURN, CALIFORNIA 95603
530.885.0040
www.yamasaki-la.com

LANDSCAPE DEVELOPMENT PLANS

COTATI VILLAGE 2

COTATI, CA

Client/Subconsultant

Project Mgr: TVZ

Drawn By: EJS

Scale: ---

Date: 05/16/2024

File Name: CV2-LP

No. Date Revision

These drawings are instruments of service and are the property of Yamasaki Landscape Architecture. All designs and other information on the drawings are for the use on the specified project and shall not be used otherwise without the express written permission of Yamasaki Landscape Architecture.

Seal



Sheet Title

LANDSCAPE CALCULATIONS

Sheet No

WATER USE CALCULATIONS

PARKING LOT SHADE CALCULATIONS

PARKING LOT AREA SUBJECT TO SHADE REQUIREMENT: 35,560 SF
 • Includes drive aisles, uncovered parking spaces, woonerf drive aisle, and woonerf parking
 • Excludes spaces covered by carports and Alder Avenue street parking spaces

MINIMUM SHADE REQUIRED (50% COVERAGE): 17,780 SF

TREE TYPE	H = HALF (50%)	F = FULL (100%)
Acer rubrum 'Armstrong'	6 (157 SF) = 942	0 (314 SF) = 0
Ginkgo biloba 'Saratoga'	15 (354 SF) = 5,310	0 (706 SF) = 0
Pistacia chin. 'Keith Davey'	5 (354 SF) = 1,770	2 (706 SF) = 1,412
Quercus agrifolia	18 (481 SF) = 8,658	0 (962 SF) = 0
SUBTOTALS	16,680 SF	1,412 SF

TOTAL PARKING LOT SHADE PROVIDED: 18,092 SF

COVERAGE PERCENTAGE: 18,092 SF / 35,560 SF = 50%

TREE MITIGATION CALCULATIONS

TREES PROPOSED TO BE REMOVED:

TAG #	CIRCUMFERENCE	SPECIES	REQ. MITIGATION
7	110"+117"	Coast Redwood	12 Trees
8	54"	Mexican Fan Palm	4 Trees
11	26"	Valley Oak	5 Valley Oak Trees
12	19"+19"+22"+22"+26"	Valley Oak Cluster	25 Valley Oak Trees
31	32"+32"+38"+57"+7"	Valley Oak Cluster	25 Valley Oak Trees

Total Mitigation Trees Required: 55 Valley Oak trees and 16 additional trees = 71 trees

TOTAL MITIGATION TREES PROPOSED ON PLAN: 24 Valley Oak trees and 16 additional trees = 40 mitigation trees

Note: In-lieu mitigation fee of \$300/per tree will be required for the 31 tree shortfall in mitigation trees provided on-site.

Note: Tree tag numbers and species identification are taken from the Tree Inventory and Arborist Report prepared by Horticultural Associates. Circumference is calculated from the trunk's Diameter at Breast Height (DBH) as noted in the Arborist Report.