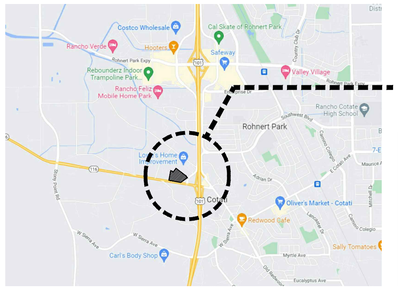
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COTATI, CALIFORNIA

City Ventures

PRELIMINARY DR SUBMITTAL DATE: 05.25.2022
2nd RESUBMITTAL DATE: 12.15.2023
3rd RESUBMITTAL DATE: 10.04.2024
4th RESUBMITTAL DATE: 11.14.2024
5th RESUBMITTAL DATE: 03.17.2025

LOCATION MAP



Site Basics	
Address	8501 Gravenstein Hwy, Cotati,CA 94931 (Neighbor Address)
Acreage	10.62 Acres
Current Use	Vacant Land
Market-Rate Units	134 Condominiums
Affordable Units	44 Units
Shopkeeper Spaces	16 (±10,0000 square feet)
Open Space Acres	0.51 Acres



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Vice President of Development
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E-MAIL: simonm@quantumgeotechnical.com



Redwood Row – Project Summary

City Ventures is pleased to present Redwood Row, a mixed-use project with a dynamic mix of 134 townhome-style condominiums, 33 optional ground floor ADU's, 44 deed-restricted affordable units, vibrant open spaces, and ground-floor commercial shopkeeper spaces along Gravenstein Highway. The project site is situated north-west of the intersection of Redwood Highway (Hwy 101) and Gravenstein Highway (Hwy 116), south of Lowe's and west of China Village Restaurant (APNs: 046-286-017 through 046-286-020).

Redwood Row encompasses a vacant 10.62-acre area, previously mass graded for an approved shopping center and surface parking. The proposed project is solar all-electric with no gas connections. City Ventures also plans to incorporate 33 optional Accessory Dwelling Units (ADUs). Shopkeeper spaces are proposed to front onto Gravenstein Highway, adjacent to a new 14-foot-wide, shared-use path that also provides connectivity to the project's affordable units. The project proposes to preserve the mature valley oak tree in the middle of the site as well as the valley oak trees along the south-east corner of the site; no trees are proposed for removal. Project open spaces include a children's play area, swimming pool, active and passive landscaped community areas, and woonerfs. The woonerfs (shared streets for pedestrians, bicyclists, and low-speed vehicles) provide access and community gathering spaces adjacent to the residences along the northern edge of the site plan. Additionally, the project proposes a public park on the northwest corner of the site, which features a sporting lawn and dog park.

The townhomes vary in size and bedroom count, ranging between ±1,700 square feet and ±2,200 square feet, with 3 to 4 bedrooms each. Each home features a private garage and a dedicated bicycle parking space. Visitor bicycle parking and a bike repair station are planned to promote community walkability and bikability, in concert with the project's shared-use path, paseos, and woonerfs. The option for 33 ADU's, integrated into the townhomes, allows for diversity in ownership structure, integrating both rental and for-sale housing within homes.

The project is a Housing Development Project within the meaning of Government Code section 65589.5(h)(2) and has been designed to comply with applicable objective general plan and subdivision standards and criteria as described in Government Code section 65589.5(j). The project is not requesting any variances to the general plan. The project qualifies for a density bonus, incentives and concessions, and unlimited waivers, as detailed in the project's State Density Bonus Request Letter. City Ventures requests the following incentive/concession under the State Density Bonus Law: Location of Inclusionary Units. City Ventures is proposing concessions to allow the deed-restricted affordable homes in the northeast corner of the site as well as waivers to building height, accessibility requirements for multifamily projects, minimum floor-area ratio for nonresidential use, and setbacks, as detailed on sheet A0.6, while reserving the right to use additional waivers. Additionally, the project exceeds with minimum residential requirement under Cotati Municipal Code Section 17.32.020 (Density Bonuses), providing 44 deed-restricted affordable units where 14 are required.

The site storm drain system collects storm water on site through a series of drain inlets and catch basins. Storm water is then directed through gravity flow pipes to an outfall at the eastern most corner of the site where it discharges into an existing detention pond. The site sanitary sewer system collects wastewater from the buildings and flows through a gravity pipe system underground to the northern most corner of the site where it discharges into an existing underground sanitary sewer system. The site water system is connected to an existing public water system in Redwood Drive and is then directed through the site with underground pressure pipes.

City Ventures respectfully requests Design Review, a Vesting Tentative Tract Map, a Density Bonus, and consideration under the City's SB 330 Application.

Requested Entitlements	
Design Review	Approval of Project's Compatibility with the Site
Vesting Tentative Tract Map Permit	Approval of a Vesting Tentative Map for a single lot subdivision for condominium purposes

City Ventures is eager to work with the City of Cotati to pursue a project that will bring vibrancy to the site and compliment northwest Cotati. We look forward to working with you to bring the community to fruition.

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PROJECT OVERVIEW

A0.1

SCALE: N.T.S.
DATE: 11.14.2024
PROJECT: 317068.00

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CONCEPT. COMMERC. BLDG. FROM GRAVENSTEIN HW.

A0.1.1

SCALE: N.T.S.

DATE: 11.14.2024

PROJECT: 317068.00

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CONCEPT. AFFORDABLE HOUSING FROM INTERIOR AISLE

A0.1.2

SCALE: N.T.S.

DATE: 11.14.2024

PROJECT: 317068.00

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TABLE OF CONTENT

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From the Southeast portion of the site looking West on Gravenstein Hwy.



From the North portion of the site looking South onto the site.



From the Southwest portion of the site looking East along Gravenstein Hwy.

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SITE PHOTOS

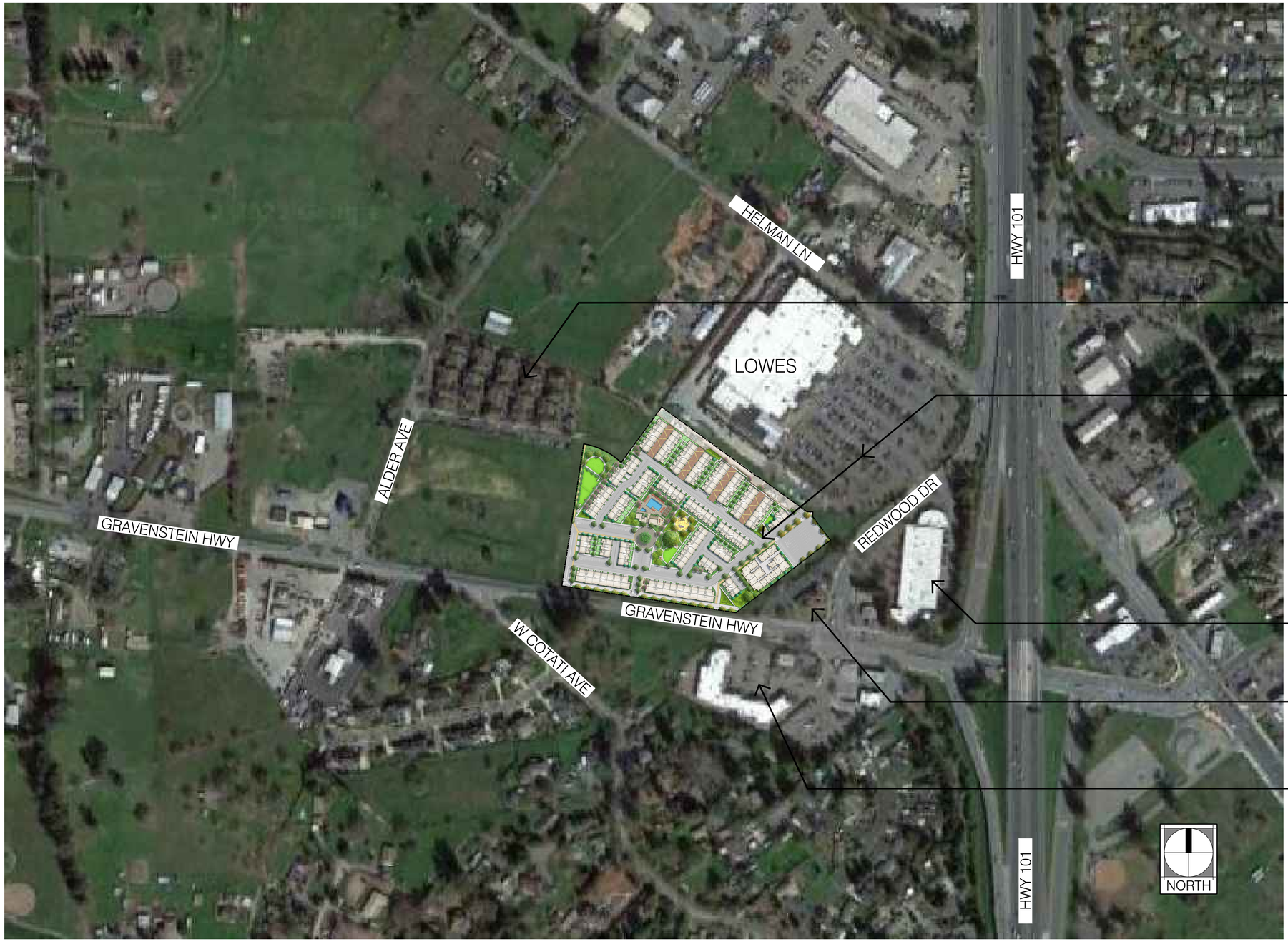
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SITE ANALYSIS & CONTEXT MAP

A0.4

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GRAVENSTEIN HIGHWAY

NORTH

SITE PLAN

0' 50' 100' 150' 200'

SCALE: 1" = 50'

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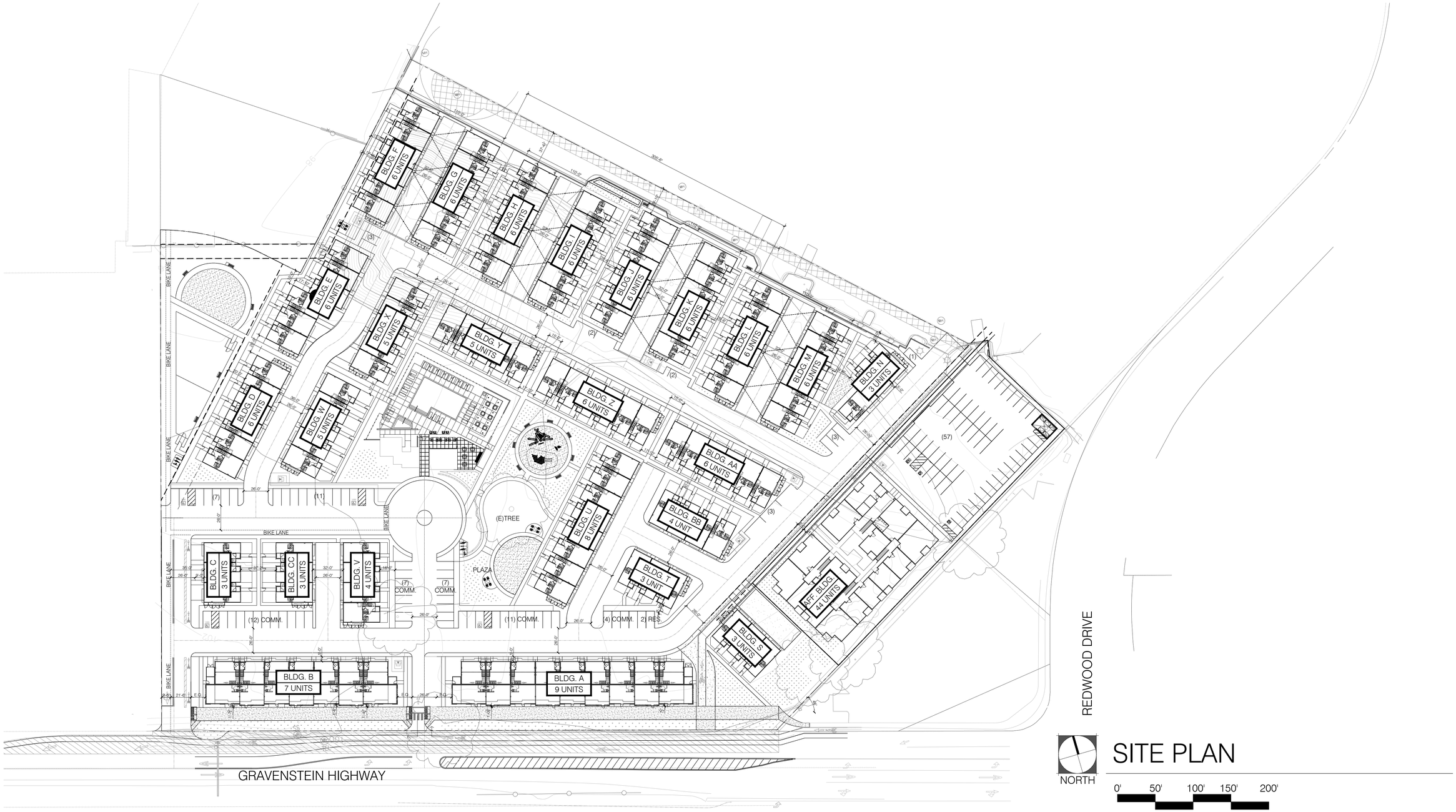
RENDERED SITE PLAN

A0.4.1

SCALE: 1" = 50' - 0"
DATE: 03.17.2025
PROJECT: 317068.00

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NORTH

SITE PLAN

0' 50' 100' 150' 200'

SCALE: 1" = 50'

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PRELIMINARY SITE PLAN

A0.5

SCALE: 1" = 50' - 0"

DATE: 03.17.2025

PROJECT: 317068.00

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Zoning Summary		
	Current	**Proposed**
General Plan	GC - General Commercial	GC - General Commercial
Zoning Designation	(CG) - Commercial - Gravenstein Corridor	(CG) - Commercial - Gravenstein Corridor
General Plan Density		
Zoning Density	Max 18/Acre with State Density Bonus (Max. 188 Units)	10.62 Acres with 178 units (17.08 units per acre) – 134 Condominiums with 33 optional Accessory Dwelling Units and 44 Affordable Units. Affordable units will be distributed as follows: 8 for very low income, 8 for low income, 8 for moderate/low/very low & 20 TBD (deed restricted) to be selected and finalized by City Ventures and the City
Building Setback		
Front	10 Feet	15 Feet
Side, interior	10 Feet	10 Feet
Side, corner	10 Feet	10 Feet
Rear, interior	20 Feet if abutting Resi, none otherwise	15 Feet min.
Rear, corner	20 Feet if abutting Resi, none otherwise	15 Feet min. if abutting Resi, none otherwise
Frontage	None w/ State Density Bonus Waiver	N/A
Max Building Height	None w/ State Density Bonus Waiver	± 45ft
Max Stories	N/A	N/A
Commercial Required	None w/ State Density Bonus Waiver	16 shopkeeper spaces, ±10,0000 square feet
Residential Required Parking	2 Covered Spaces within a Garage or Carport for each unit; 0.25 guest spaces per unit.	134 units x 2 = 268 in garages 134 x 0.25 = 34 surface guest parking spaces
Commercial Required Parking	1/250 square feet 10,032 square feet commercial proposed 10,032/250 = 40 commercial spaces	1/250 square feet 10,032 square feet commercial proposed 10,032/250 = 40 commercial spaces
Bicycle Parking	1 space per 10 motor vehicle spaces	1 space provided in each condo garage

UNIT SUMMARY - TOWNHOME CONDOMINIUMS										
PLAN NUMBER	TOT. UNITS	% UNITS	LIVING (SF)	COMM. (SF)	DECKS (SF)	GARAGE (SF)	LIVING + GARAGE (SF)	UNITS X (LIV+GAR)	COMM. (SF)	TOT. LIVING (SF)
PLAN 1 - (3 BD - 3 BTH + OPT. ADU/4 BD)	16	12%	2183		195	565	2748	43968		34928
** PLAN 5 - (3 BD - 3.5 BTH + OPT. ADU/4 BD)	72	54%	1765		51	496	2261	162792		127080
** PLAN 5X - (3 BD - 3.5 BTH + OPT. ADU/4BD.)	46	34%	1806		51	500	2306	106076		83076
							TOTAL LIV. + GARAGE	312836	TOTAL LIV.	245084
PLAN 1 - COMMERCIAL (INT)	12	-		585	-	-			7020	
PLAN 1 - COMMERCIAL (END)	4	-		753	-	-			3012	
							TOTAL COMM.		10032	
TOTAL RESIDENTIAL UNIT	134 DU W/ 33 OPT. ADU'S						GRAND TOTAL (LIV+GAR+ COMM.)	322868		
TOTAL COMMERCIAL UNIT	16						TOTAL SITE	437,342 SF		
DUA : 134/9.4 ACRES	14.8 DUA						FAR	0.74		

** REFER TO SHEET A2.6 FOR ADU FLOOR PLAN

BLDG. SUMMARY								
BLDGS.	PLANS							TOTAL
	PLAN 1	PLAN 2 (OMIT)	PLAN 3 (OMIT)	PLAN 4 (OMIT)	PLAN 5	PLAN 5X	COMM	
BLDG. A / (9) UNITS	9	-	-	-	-		9	9 DU/9 CU
BLDG. B / (7) UNITS	7	-	-	-	-		7	7 DU/7 CU
BLDG. C / (3) UNITS	-	-	-	-	1	2	-	3 DU/0 CU
BLDG. D / (6) UNITS	-	-	-	-	4	2	-	6 DU/0 CU
BLDG. E / (6) UNITS OFFSET	-	-	-	-	4	2	-	6 DU/0 CU
BLDG. F / (6) UNITS	-	-	-	-	4	2	-	6 DU/0 CU
BLDG. G / (6) UNITS	-	-	-	-	4	2	-	6 DU/0 CU
BLDG. H / (6) UNITS	-	-	-	-	4	2	-	6 DU/0 CU
BLDG. I / (6) UNITS	-	-	-	-	4	2	-	6 DU/0 CU
BLDG. J / (6) UNITS	-	-	-	-	4	2	-	6 DU/0 CU
BLDG. K / (6) UNITS	-	-	-	-	4	2	-	6 DU/0 CU
BLDG. L / (6) UNITS	-	-	-	-	4	2	-	6 DU/0 CU
BLDG. M / (6) UNITS	-	-	-	-	4	2	-	6 DU/0 CU
BLDG. N / (3) UNITS ROTATED	-	-	-	-	1	2	-	3 DU/0 CU
BLDG. S / (3) UNITS	-	-	-	-	1	2	-	3 DU/0 CU
BLDG. T / (3) UNITS	-	-	-	-	1	2	-	3 DU/0 CU
BLDG. U / (8) UNITS	-	-	-	-	6	2	-	8 DU/0 CU
BLDG. V / (4) UNITS	-	-	-	-	2	2	-	4 DU/0 CU
BLDG. W / (5) UNITS	-	-	-	-	3	2	-	5 DU/0 CU
BLDG. X / (5) UNITS	-	-	-	-	3	2	-	5 DU/0 CU
BLDG. Y / (5) UNITS	-	-	-	-	3	2	-	5 DU/0 CU
BLDG. Z / (6) UNITS	-	-	-	-	4	2	-	6 DU/0 CU
BLDG. AA / (6) UNITS	-	-	-	-	4	2	-	6 DU/0 CU
BLDG. BB / (4) UNITS	-	-	-	-	2	2	-	4 DU/0 CU
BLDG. CC / (3) UNITS	-	-	-	-	1	2	-	3 DU/0 CU
SUB TOTAL	16	-	-	-	72	46	16	
TOTAL							16 TOTAL	134 DU/16 CU

NOTE:
DU = DWELLING UNIT
CU = COMMERCIAL UNIT
FIRE SUPRESSION SYSTEM TO BE NFPA 13

AFFORDABLE SITE		
UNIT SUMMARY		
BEDROOM	SQ. FT.	NO OF UNITS
1 BD	±550	21
2 BD	±850	12
3 BD	±1150	11
TOTAL		44

AFFORDABLE SITE		
PARKING SUMMARY		
BEDROOM	REQUIRED	REQUIRED & PROVIDED
1 BD	±550	21
2 BD	±850	18
3 BD	±1150	17
TOTAL		56

NOTE:
APPLICANT MAY ADJUST UNIT MIX AND BEDROOM SIZE AS NEEDED TO MEET AFFORDABLE REQUIREMENTS, AS APPROVED BY PLANNING

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PROJECT DATA, UNIT & BLDG SUMMARY
A0.6

SCALE: NTS
DATE: 11.14.2024
PROJECT: 317068.00

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Density Bonus Summary	
Topic	**Description**
Concession 1	*The project is entitled to receive one concession for having 5% of the base density be very low-income units.*
Location of Inclusionary Units	The City's inclusionary housing ordinance states that, except as otherwise provided, "inclusionary units shall be dispersed throughout a residential development." (Muni. Code, § 17.31.040.A.) This requirement would prohibit a developer from effectively competing for tax credit financing and other lower cost financing that results in identifiable and actual cost reductions for affordable housing. City Ventures wishes to access such funding available to competitive, 100 percent affordable housing projects and thus requests an incentive/concession from the City's dispersal requirements to allow the Project's 44 affordable stacked flats or apartment units to be developed on one parcel in the northeast corner of the Property.
Waivers	In addition to incentives or concessions, a developer may request waivers of any development standards that would have the effect of physically precluding the construction of a development at the density or with the incentives or concessions permitted by the State Density Bonus Law (SDBL).
1. Height	City Ventures requests a waiver of the 35-foot height limit in the CG zoning district (Muni. Code, § 17.24.030 [Table 2-13]) to allow for Project building heights up to 45 feet. Increased building heights are needed to accommodate the proposed residential units along with accompanying Project site amenities and nonresidential uses. Absent this waiver, application of this development standard would preclude construction of the proposed housing development project at the permitted density and with the incentive/concession permitted under the SDBL.
2. Accessibility Requirements for Multifamily Projects	The City's multifamily requirements state that multifamily projects of five or more units "shall be designed and constructed so that a minimum of ten percent of the units are one-story, and shall include features to provide for disabled accessibility, including wide doors, grab bars, etc., as determined by the review authority." (Muni. Code, § 17.42.120.B.) City Ventures requests a waiver from this requirement to allow all of the Project's units to be constructed as proposed, with amenities and optional ADUs also as proposed. Absent this waiver, application of this development standard would preclude construction of the proposed housing development project at the permitted density and with the incentive/concession permitted under the SDBL.
3. Minimum FAR for Nonresidential Use	The City's mixed-use requirements provide that the nonresidential use components of mixed-use projects in the CG zoning district must have a minimum FAR of 0.25. (Muni. Code, § 17.42.100.B.1.) City Ventures requests a waiver from this requirement to allow for an FAR of approximately 0.02 (i.e., 10,000 square feet of proposed commercial use / 10.41 acres [453,459.6 square feet] = .022). This waiver is needed to allow for the proposed housing density on the site with the accompanying Project amenities as designed. Absent this waiver, application of this development standard would preclude construction of the proposed housing development project at the permitted density and with the incentive/concession permitted under the SDBL.
4. Setbacks	City Ventures requests waivers from the setback requirements of the CG zoning district (see Muni. Code, § 17.24.030 [Table 2-13])) to allow for minimum Project setbacks as follows: (i) front, 0 feet; (ii) side, 10 feet; and (iii) rear, 15 feet if abutting residential, none otherwise. The above setbacks are needed to accommodate the proposed residential units along with Project site amenities and nonresidential uses. Absent these waivers, application of these development standards would preclude construction of the proposed housing development project at the permitted density and with the incentive/concession permitted under the SDBL.

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DENSITY BONUS SUMMARY

A0.6.2

SCALE: NTS
DATE: 11.14.2024
PROJECT: 317068.00

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RIGHT ELEVATION

BLDG. A

	FINISH SCHEDULE	
1	COMPOSITION SHINGLE ROOF	
2	CORBEL W/ KICKER	
3	HORIZONTAL RAILING	
4	HARDI BOARD + BATT SIDING	
5	STUCCO FINISH	
6	HARDI HORIZONTAL SIDING	
7	SINGLE HUNG WINDOWS	
8	ENTRY DOOR	
9	FRENCH DOOR	
10	MANDOOR	
11	STYLIZED LIGHT AND ADDRESS	
12	COMMERCIAL LIGHTING	
13	STOREFRONT GLAZING	
14	STOREFRONT DOOR	
15	TRELLIS	
16	BRICK/STONE VENEER	



FRONT ELEVATION

BLDG. A

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BLDG. A CONCEPTUAL FRONT & RIGHT EE

A1.1.1

SCALE: 1/8" = 1'-0"

DATE: 11.14.2024

PROJECT: 317068.00

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LEFT ELEVATION

BLDG. A

FINISH SCHEDULE		
1	COMPOSITION SHINGLE ROOF	
2	CORBEL W/ KICKER	
3	HORIZONTAL RAILING	
4	HARDI BOARD + BATT SIDING	
5	STUCCO FINISH	
6	HARDI HORIZONTAL SIDING	
7	SINGLE HUNG WINDOWS	
8	ENTRY DOOR	
9	FRENCH DOOR	
10	MANDOOR	
11	STYLIZED LIGHT AND ADDRESS	
12	COMMERCIAL LIGHTING	
13	STOREFRONT GLAZING	
14	STOREFRONT DOOR	
15	TRELLIS	
16	BRICK/STONE VENEER	



REAR ELEVATION

BLDG. A

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BLDG. A CONCEPTUAL BLDG. A REAR & LEFT EE

A1.1.2

SCALE: 1/8" = 1'-0"

DATE: 11.14.2024

PROJECT: 317068.00

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LEFT ELEVATION - A

BLDG 6 PLEX TYPICAL (BLDG. A SIM.)



FRONT ELEVATION - A

BLDG 6 PLEX TYPICAL UNITS FACING CENTRAL OPEN SPACE AND PARK

	FINISH SCHEDULE	
1	COMPOSITION SHINGLE ROOF	
2	CORBEL W/ KICKER	
3	HORIZONTAL RAILING	
4	HARDI BOARD + BATT SIDING	
5	STUCCO FINISH	
6	HARDI HORIZONTAL SIDING	
7	SINGLE HUNG WINDOWS	
8	ENTRY DOOR	
9	FRENCH DOOR	
10	MANDOOR	
11	STYLIZED LIGHT AND ADDRESS	
12	COMMERCIAL LIGHTING	
13	STOREFRONT GLAZING	
14	STOREFRONT DOOR	
15	TRELLIS	
16	BRICK/STONE VENEER	



RIGHT ELEVATION - A

BLDG 6 PLEX TYPICAL



REAR ELEVATION - A

BLDG 6 PLEX TYPICAL

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BLDG. 6 PLEX TYP. CONCEPTUAL EE-A

A1.2.1

SCALE: 1/8" = 1'-0"
DATE: 11.14.2024
PROJECT: 317068.00

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LEFT ELEVATION - B

BLDG 6 PLEX TYPICAL (BLDG. A SIM.)



FRONT ELEVATION - B

BLDG 6 PLEX TYPICAL UNITS FACING CENTRAL OPEN SPACE AND PARK

	FINISH SCHEDULE	
1	COMPOSITION SHINGLE ROOF	
2	CORBEL W/ KICKER	
3	HORIZONTAL RAILING	
4	HARDI BOARD + BATT SIDING	
5	STUCCO FINISH	
6	HARDI HORIZONTAL SIDING	
7	SINGLE HUNG WINDOWS	
8	ENTRY DOOR	
9	FRENCH DOOR	
10	MANDOOR	
11	STYLIZED LIGHT AND ADDRESS	
12	COMMERCIAL LIGHTING	
13	STOREFRONT GLAZING	
14	STOREFRONT DOOR	
15	TRELLIS	
16	BRICK/STONE VENEER	

NOTE: STONE AT PATIO DECKS
OMITTED AT INTERIOR PASEOS.



RIGHT ELEVATION - B

BLDG 6 PLEX TYPICAL



REAR ELEVATION - B

BLDG 6 PLEX TYPICAL

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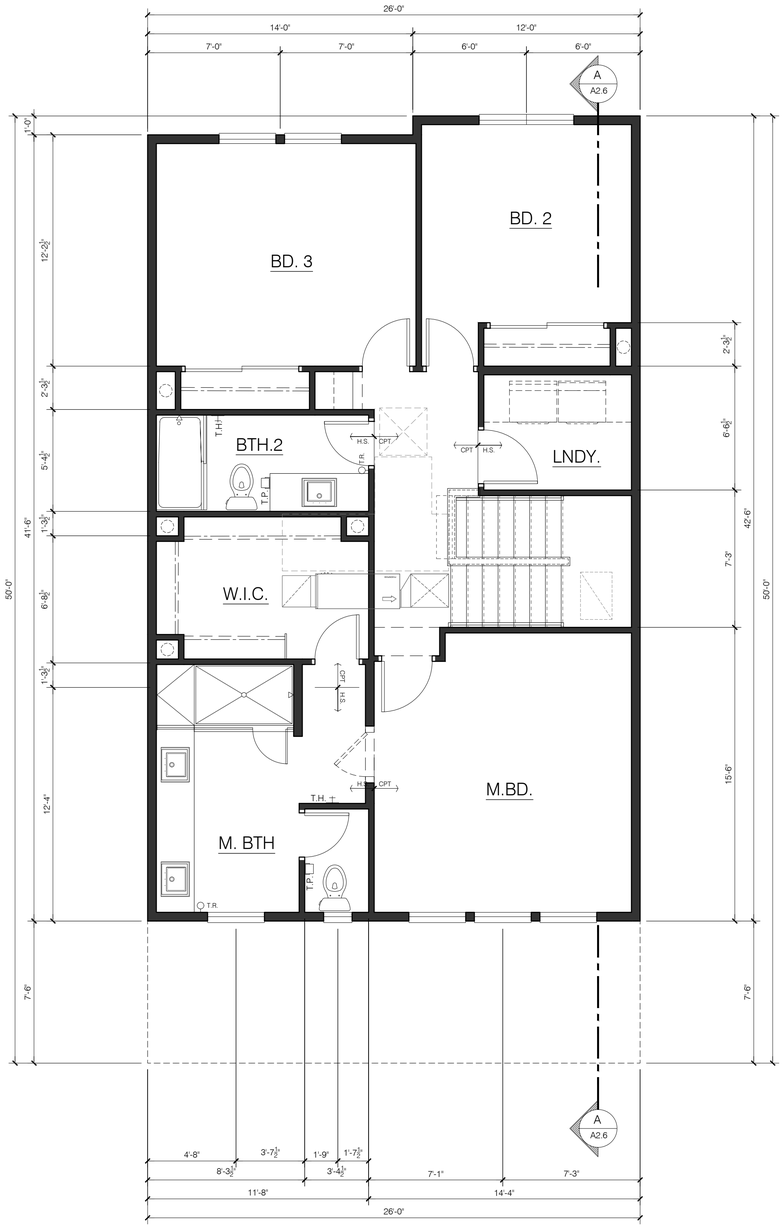
BLDG. 6 PLEX TYP. CONCEPTUAL EE-B

A1.2.2

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PROJECT: 317068.00

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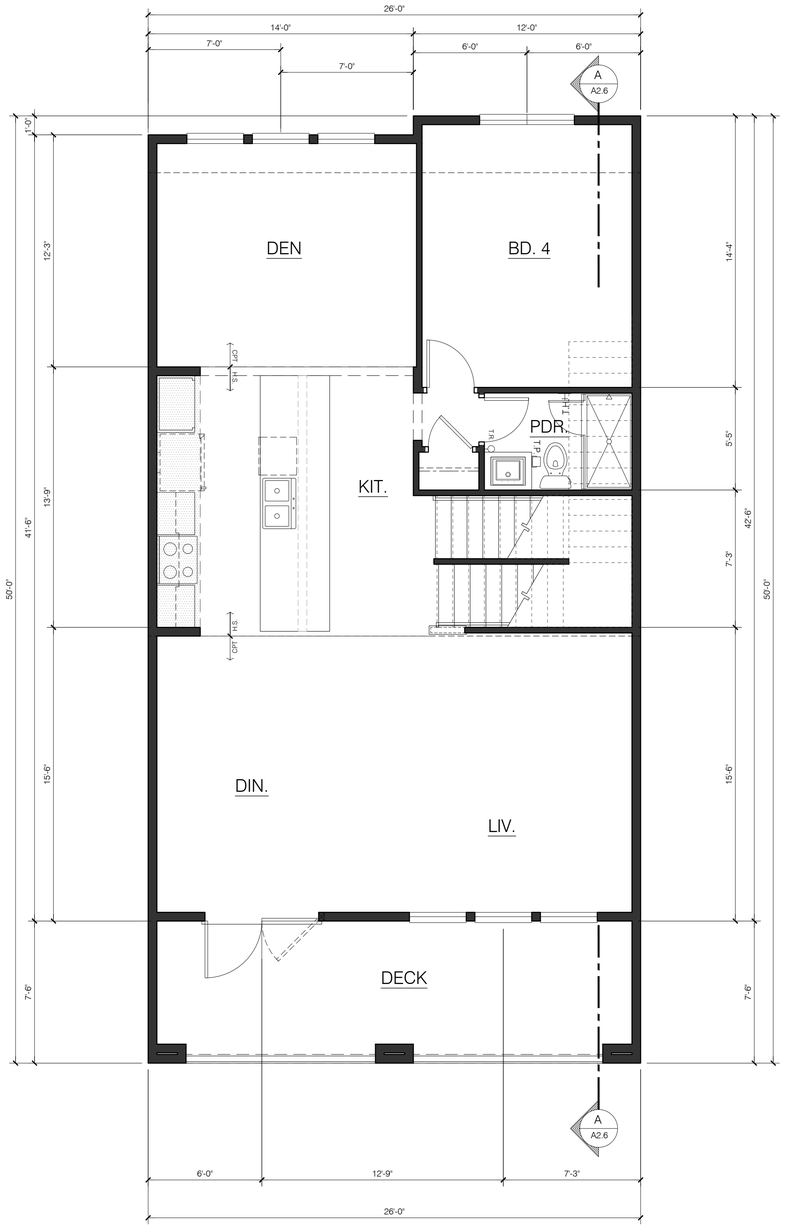
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UPPER FLOOR PLAN

PLAN 1

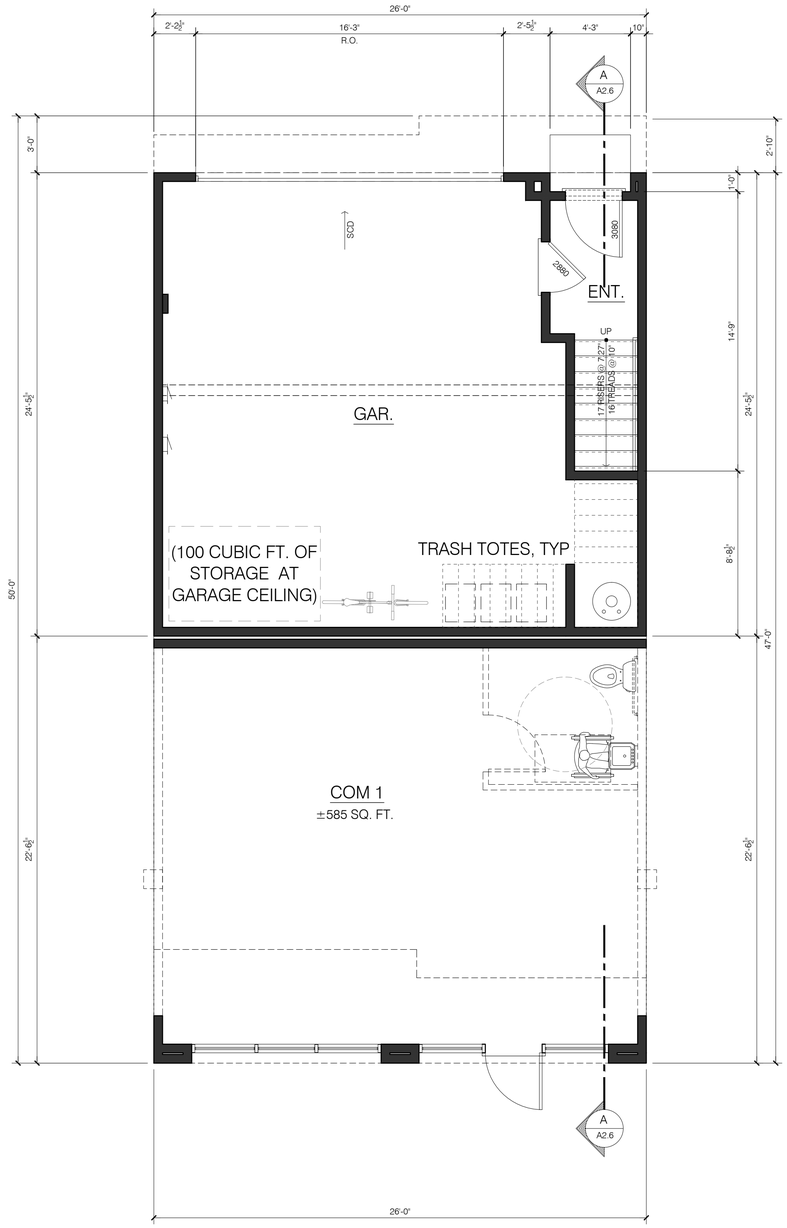
UPPER LIVING: 1021 SQ. FT.



MAIN FLOOR PLAN

PLAN 1

MAIN LIVING: 1091 SQ. FT.TOTAL
TOTAL LIVING: 2183 SQ. FT.
DECK: 195 SQ. FT.



GROUND FLOOR PLAN

PLAN 1

GROUND LIVING: 71 SQ. FT.
GARAGE: 565 SQ. FT.

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PLAN 1 & COMMERCIAL UNIT

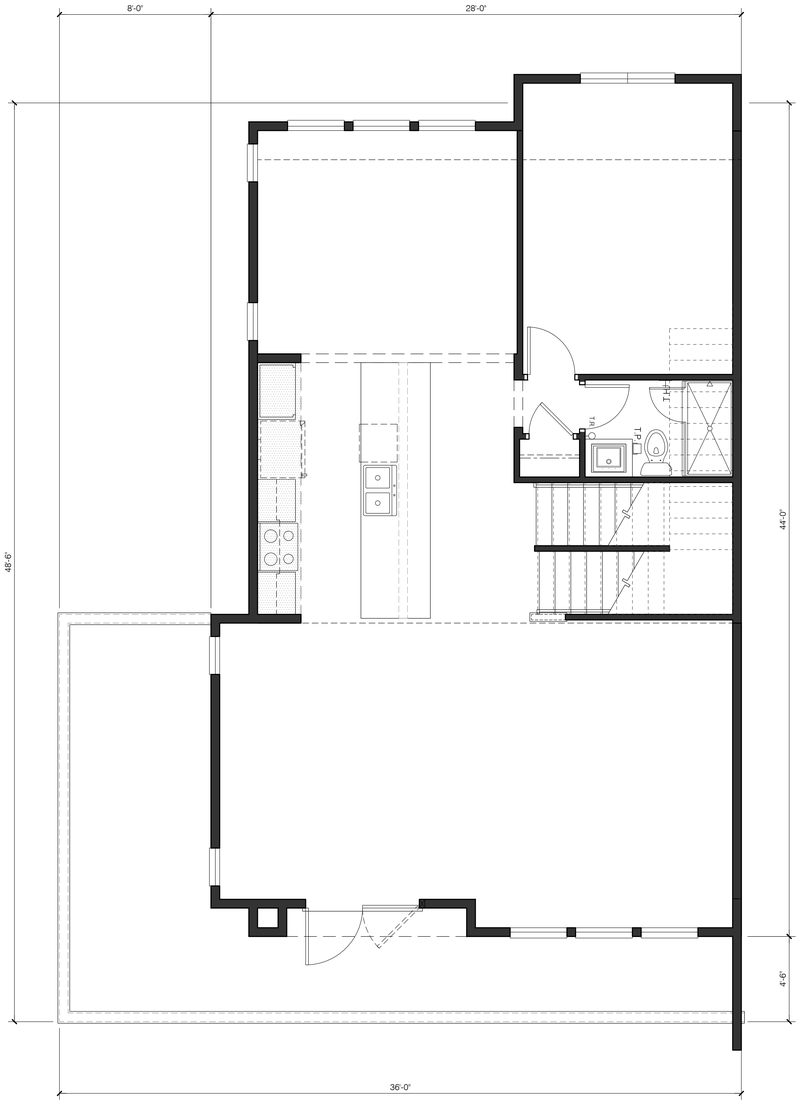
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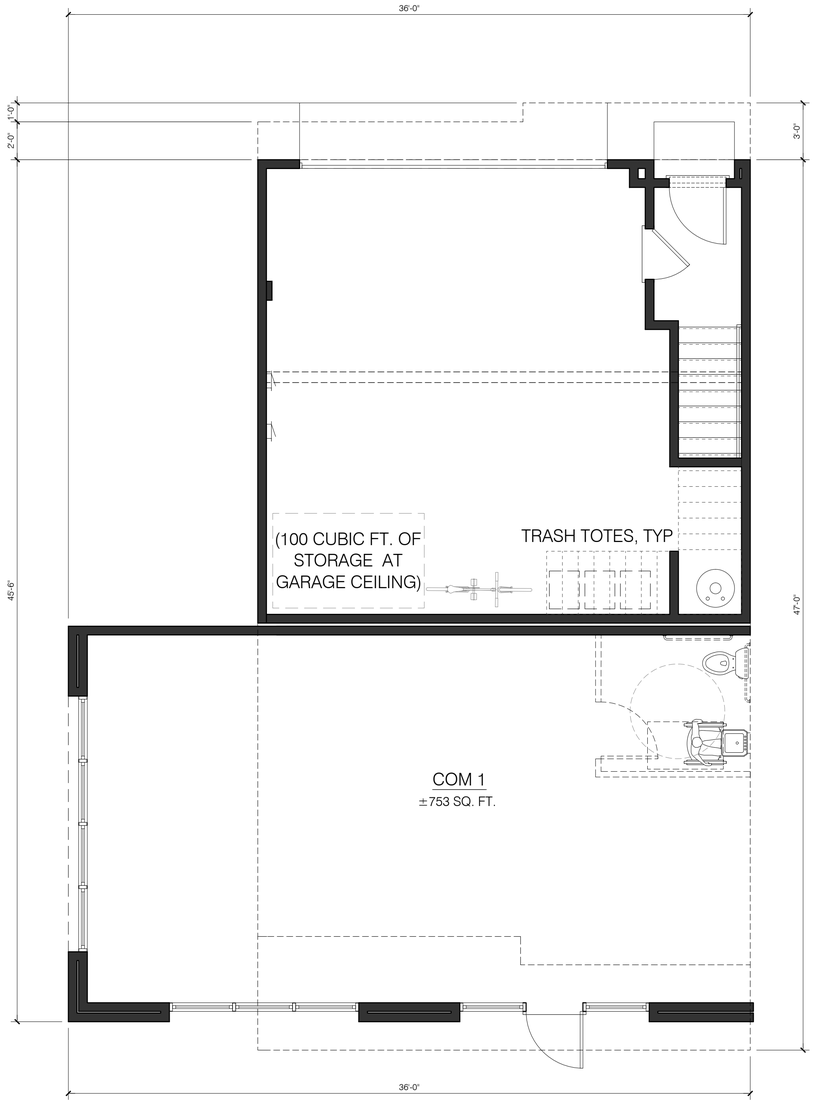
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PROJECT: 317068.00

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UPPER FLOOR PLAN

PLAN 1 END

UPPER LIVING: 1074 SQ. FT.

MAIN FLOOR PLAN

PLAN 1 END

MAIN LIVING: 1144 SQ. FT.TOTAL
TOTAL LIVING: 2289 SQ. FT.
DECK: 318 SQ. FT.

GROUND FLOOR PLAN

PLAN 1 END

GROUND LIVING: 71 SQ. FT.
GARAGE: 565 SQ. FT.

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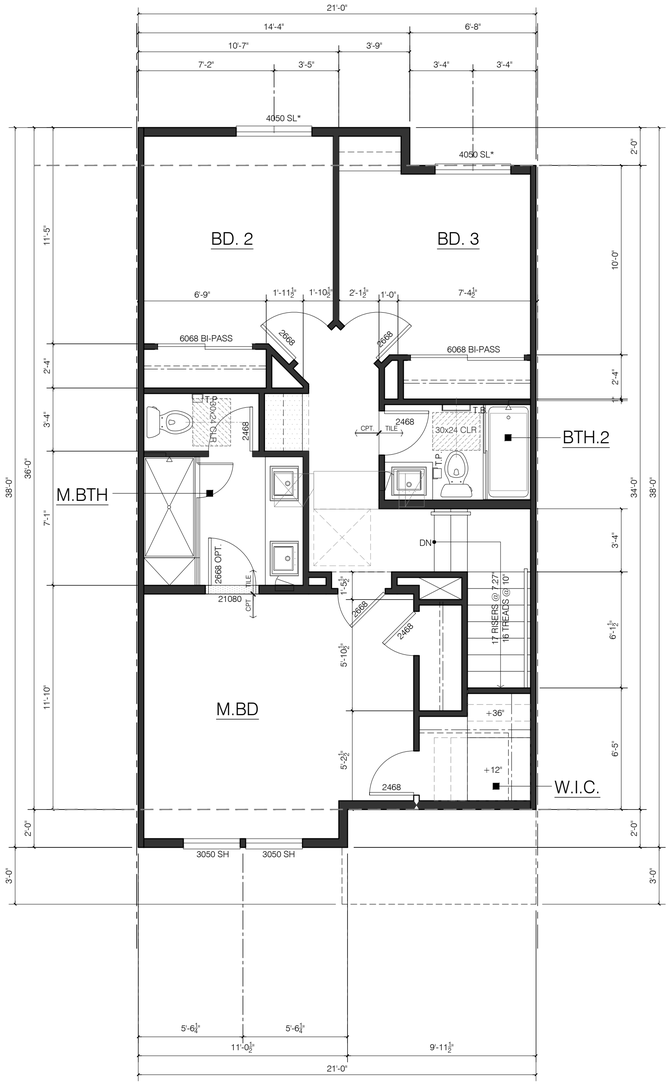
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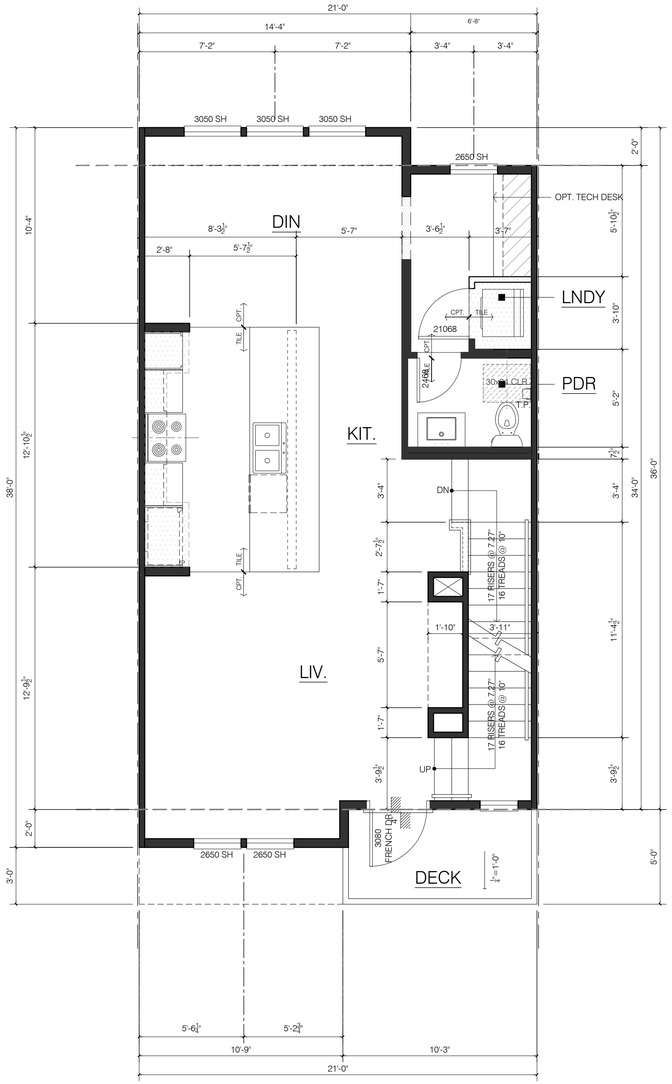
PLAN 1-END & COMMERCIAL UNIT

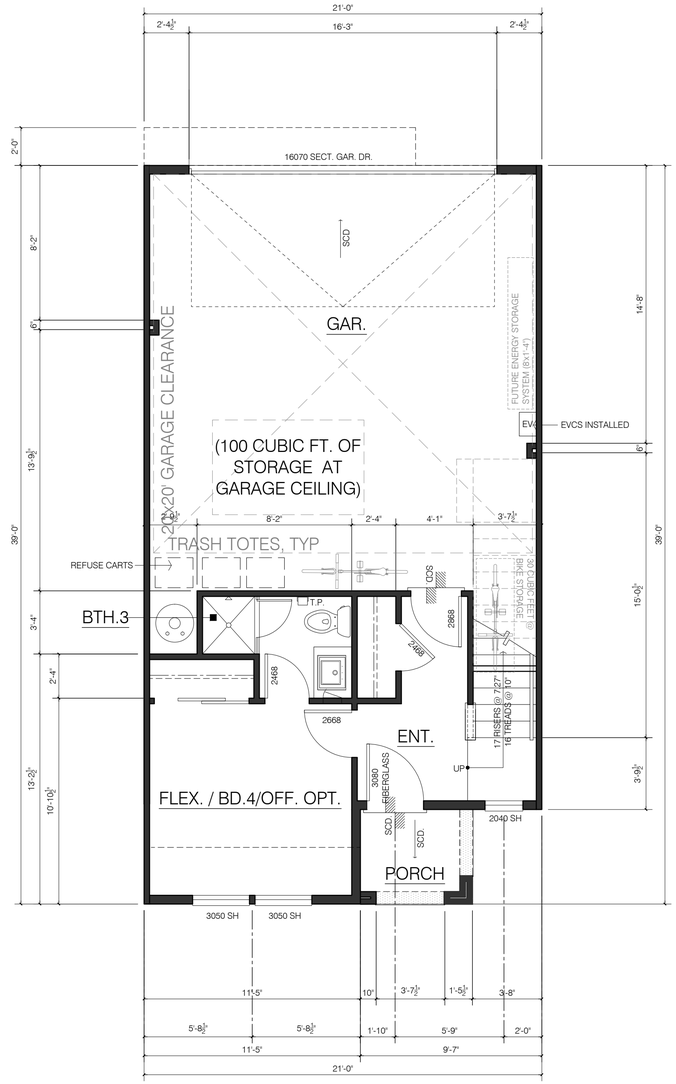
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SCALE: 1/4" = 1'-0"
DATE: 11.14.2024
PROJECT: 317068.00

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UPPER FLOOR PLAN

PLAN 5

UPPER LIVING: 725 SQ. FT.

MAIN FLOOR PLAN

PLAN 5

MAIN LIVING:	765 SQ. FT.
TOTAL LIVING:	1765 SQ. FT.
DECK:	51 SQ. FT.

GROUND FLOOR PLAN

PLAN 5

GROUND LIVING:	275 SQ. FT.
GARAGE:	496 SQ. FT.
PORCH:	30 SQ. FT.

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PLAN 5

A2.5.1

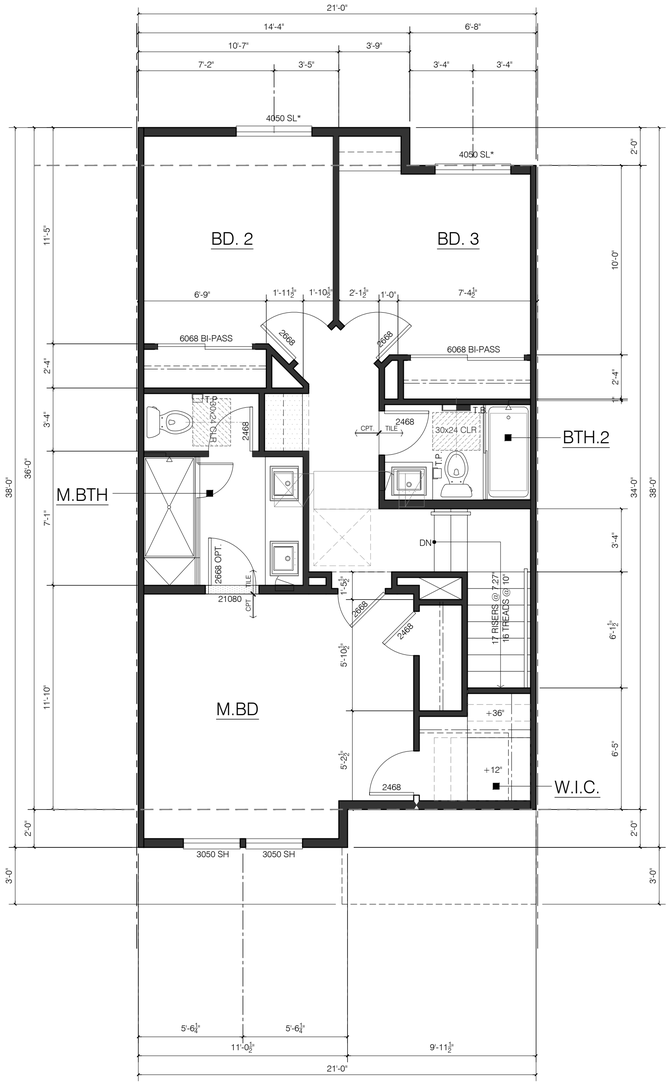
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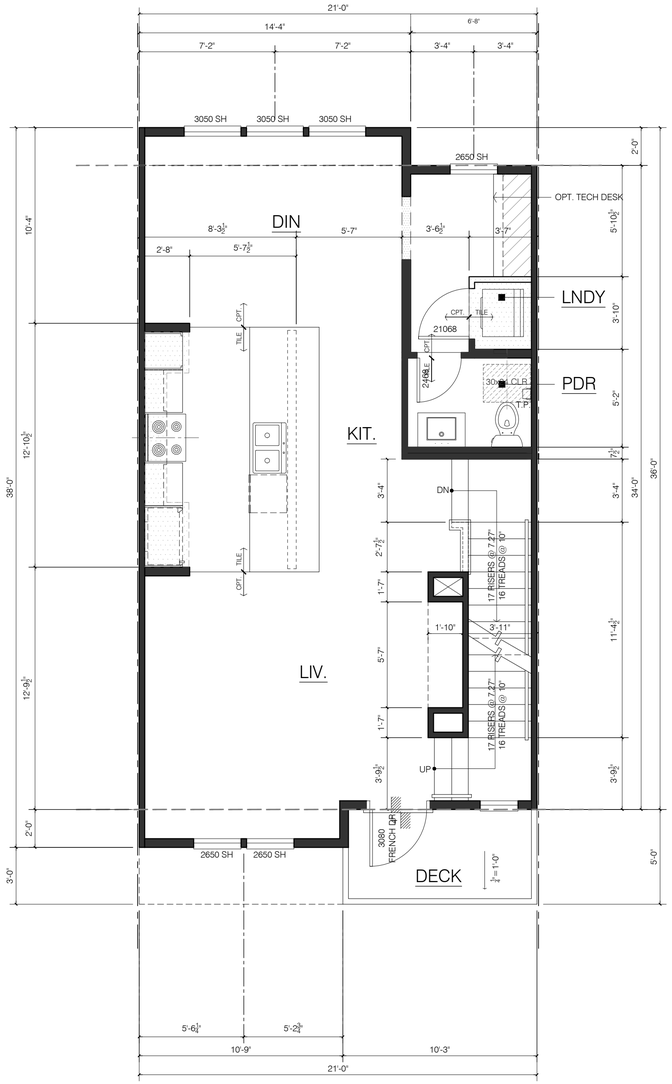
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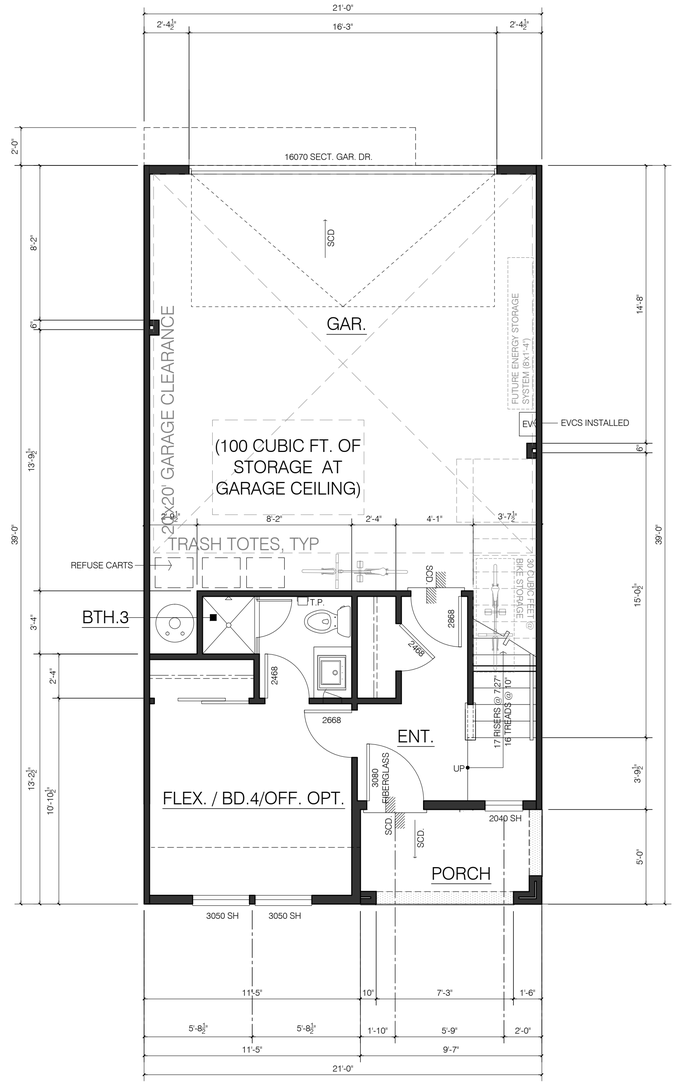
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UPPER FLOOR PLAN

PLAN 5 - EXTENDED PORCH UPPER LIVING: 725 SQ. FT.

MAIN FLOOR PLAN

PLAN 5 - EXTENDED PORCH

MAIN LIVING:	765 SQ. FT.
TOTAL LIVING:	1765 SQ. FT.
DECK:	51 SQ. FT.

GROUND FLOOR PLAN

PLAN 5 - EXTENDED PORCH

GROUND LIVING:	275 SQ. FT.
GARAGE:	496 SQ. FT.
PORCH:	48 SQ. FT.

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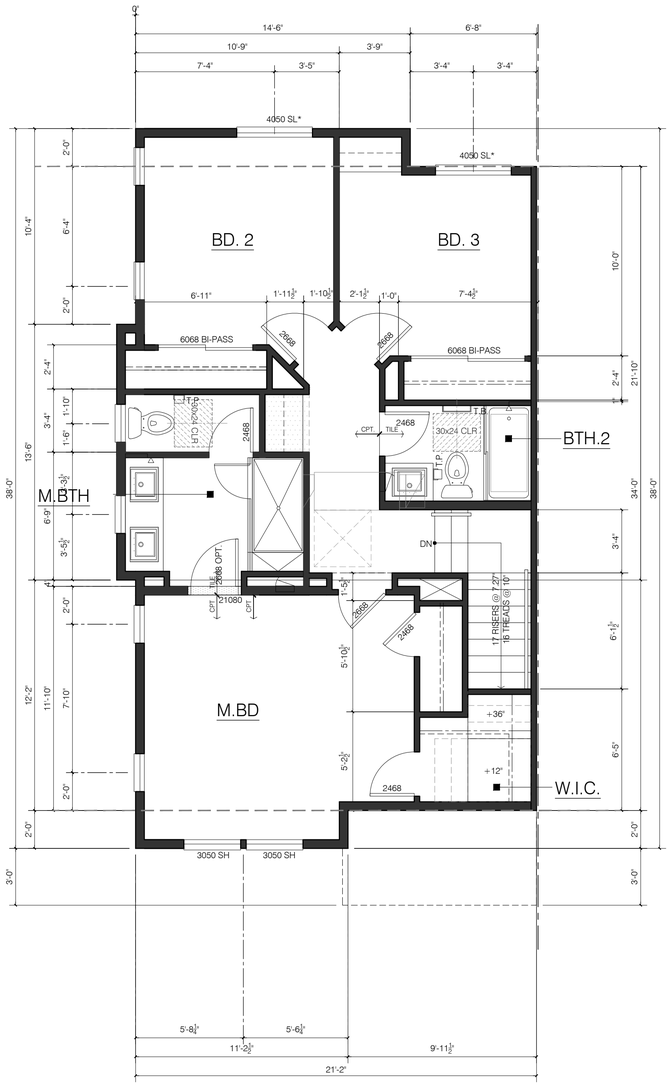
PLAN 5 - EXTENDED PORCH

A2.5.2

SCALE: 1/4" = 1'-0"
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PROJECT: 317068.00

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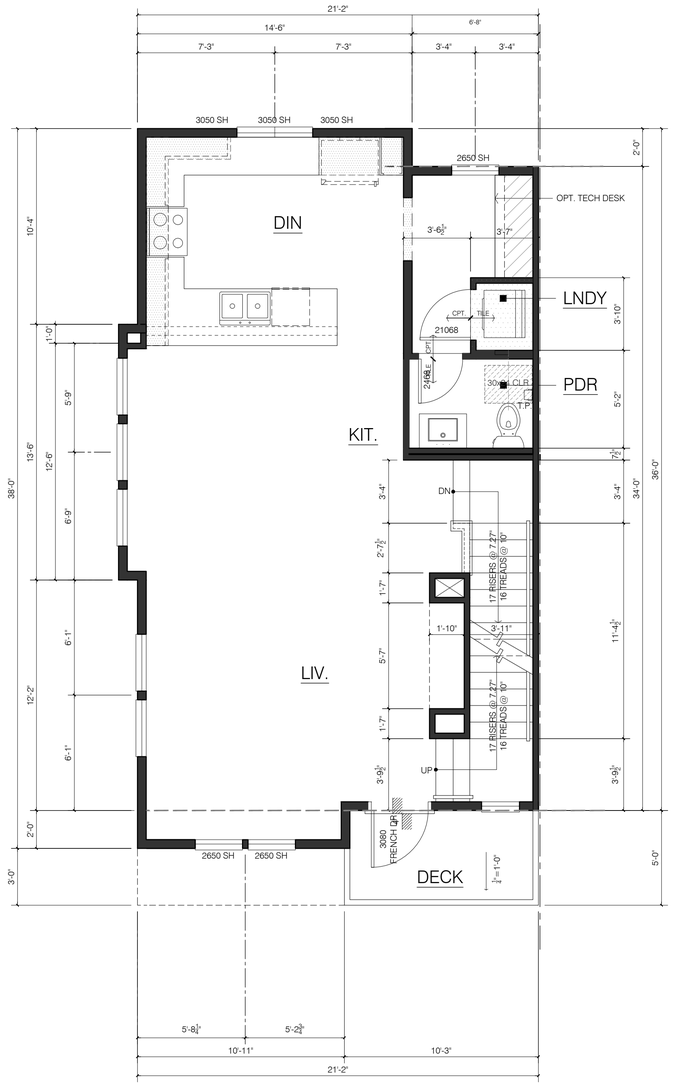
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UPPER FLOOR PLAN

PLAN 5X - METER

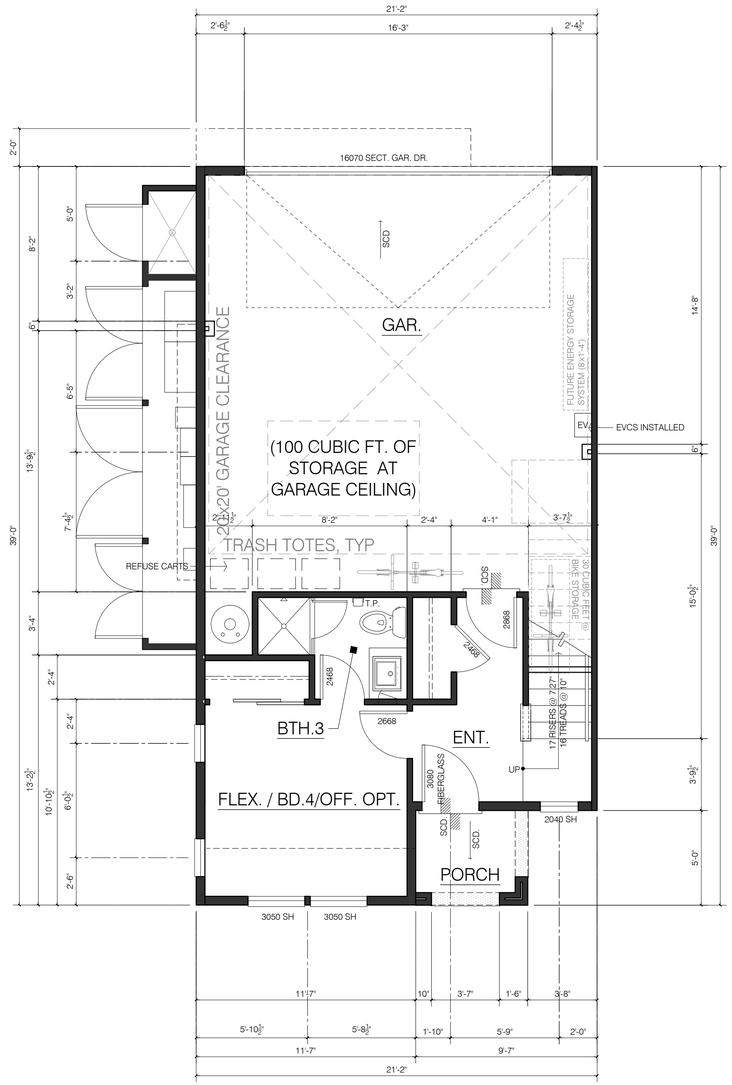
UPPER LIVING: 744 SQ. FT.



MAIN FLOOR PLAN

PLAN 5X - METER

MAIN LIVING: 785 SQ. FT.
TOTAL LIVING: 1806 SQ. FT.
DECK: 51 SQ. FT.



GROUND FLOOR PLAN

PLAN 5X - METER

GROUND LIVING: 277 SQ. FT.
GARAGE: 500 SQ. FT.
PORCH: 30 SQ. FT.

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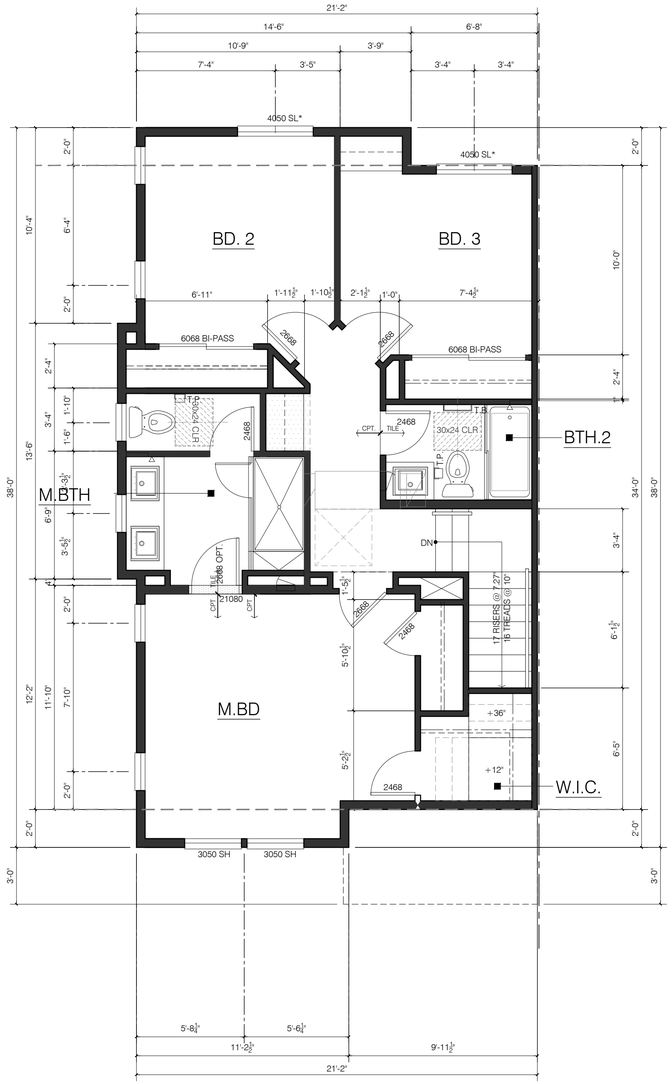
PLAN 5X - METER

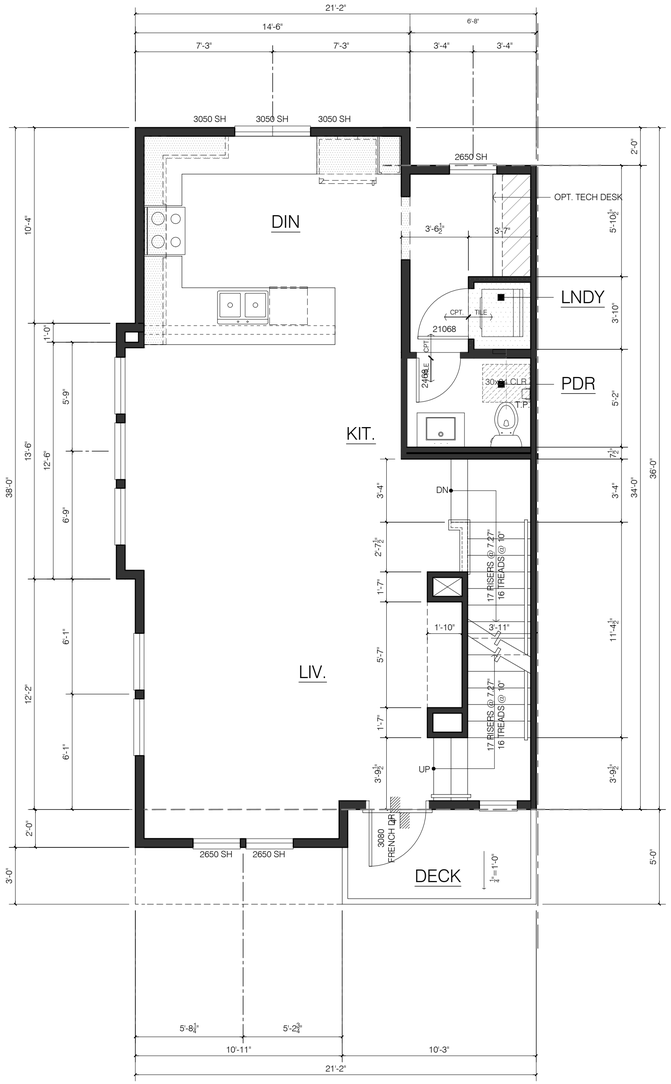
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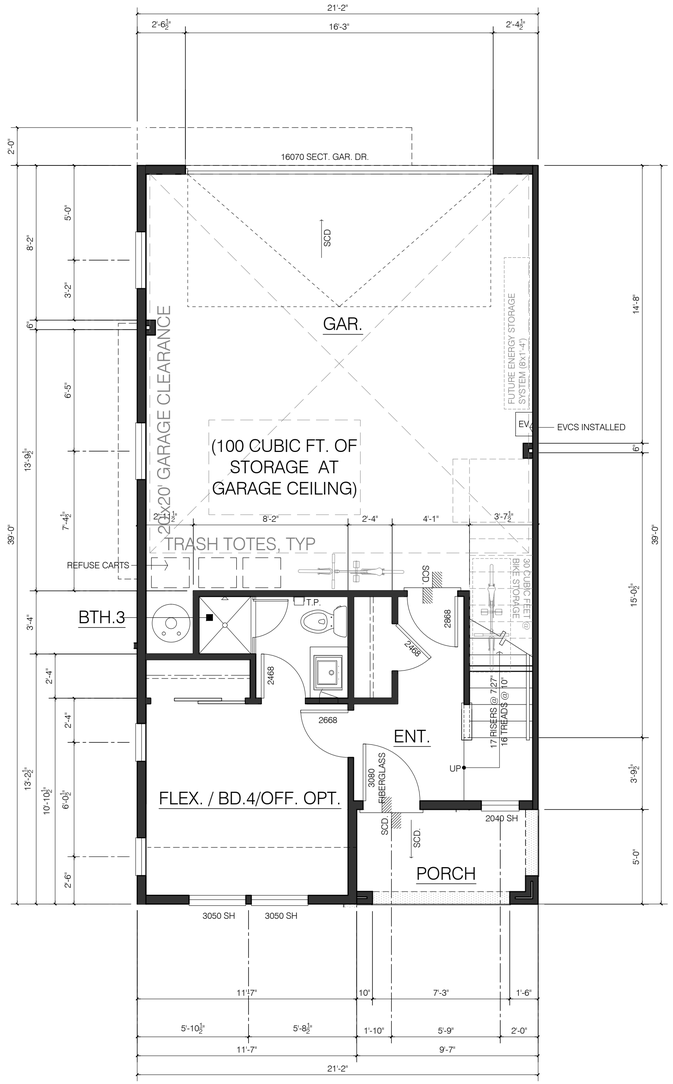
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UPPER FLOOR PLAN

PLAN 5X - EXTENDED PORCH

UPPER LIVING: 744 SQ. FT.

MAIN FLOOR PLAN

PLAN 5X - EXTENDED PORCH

MAIN LIVING:	785 SQ. FT.
TOTAL LIVING:	1806 SQ. FT.
DECK:	51 SQ. FT.

GROUND FLOOR PLAN

PLAN 5X - EXTENDED PORCH

GROUND LIVING:	277 SQ. FT.
GARAGE:	500 SQ. FT.
PORCH:	48 SQ. FT.

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PLAN 5X- EXTENDED PORCH

A2.5.4

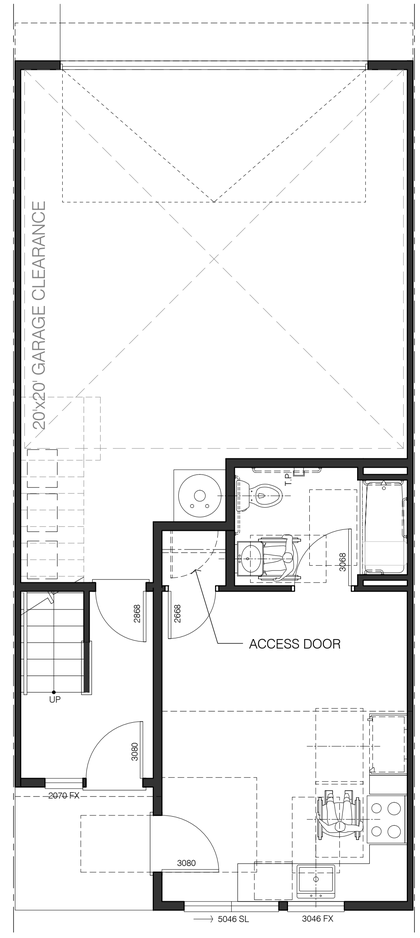
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PROJECT: 317068.00

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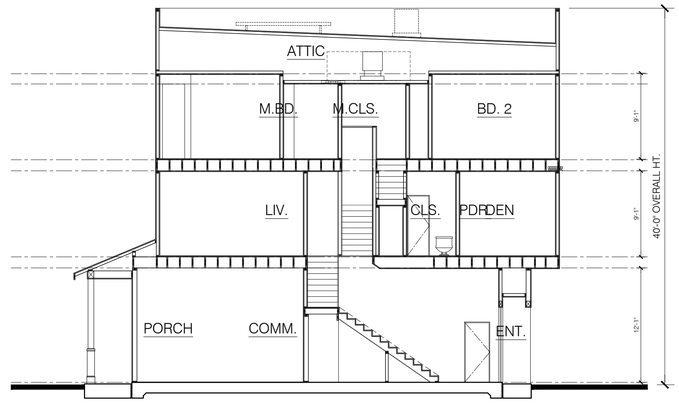


FLOOR PLAN - ADU OPT.

PLAN 5

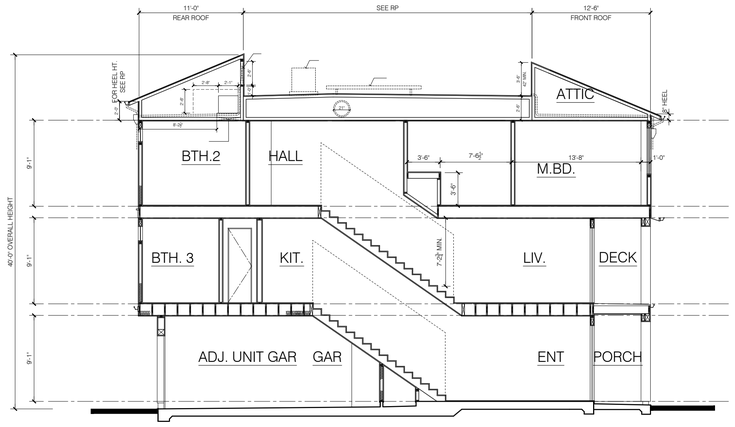
ADU LIVING: 314 SQ. FT.

SCALE: 1/4" = 1'-0"



CONCEPTUAL SECTION A-A

PLAN 1 & COMMERCIAL



CONCEPTUAL SECTION B-B

PLAN 1 & COMMERCIAL

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PLAN 5 ADU FLOOR PLAN & CONCEPTUAL UNIT SECTIONS

A2.6

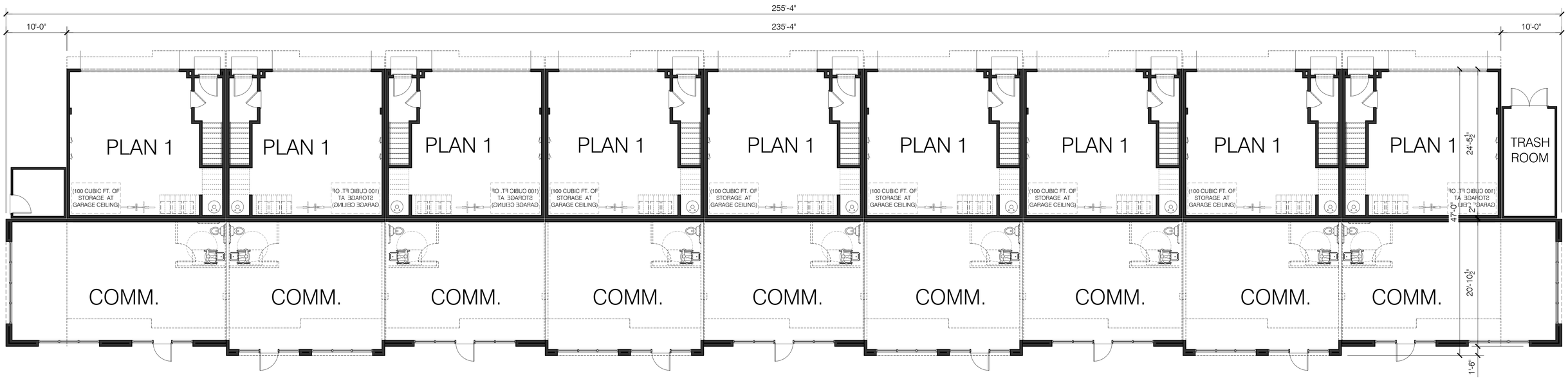
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PROJECT: 317068.00

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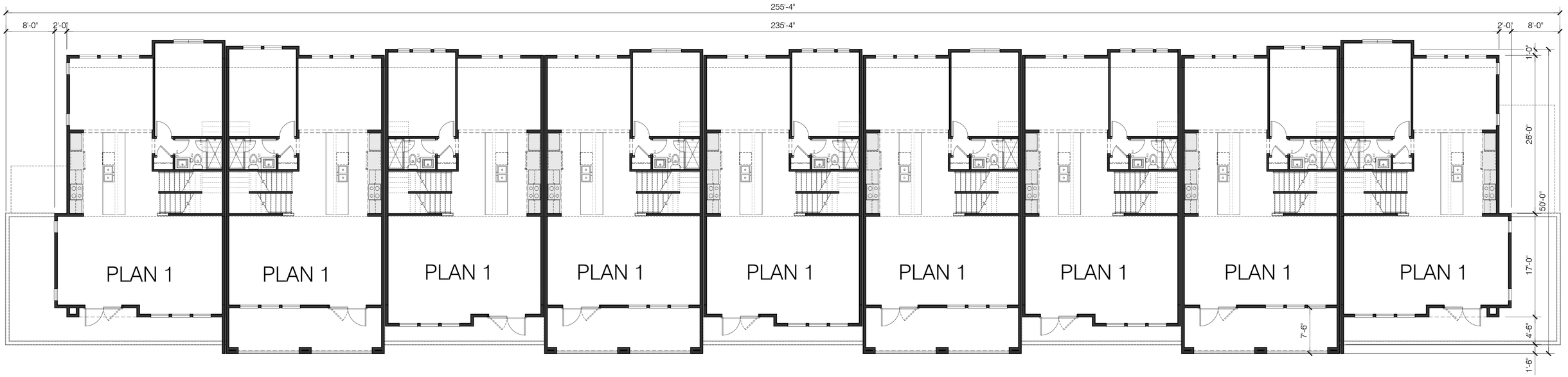
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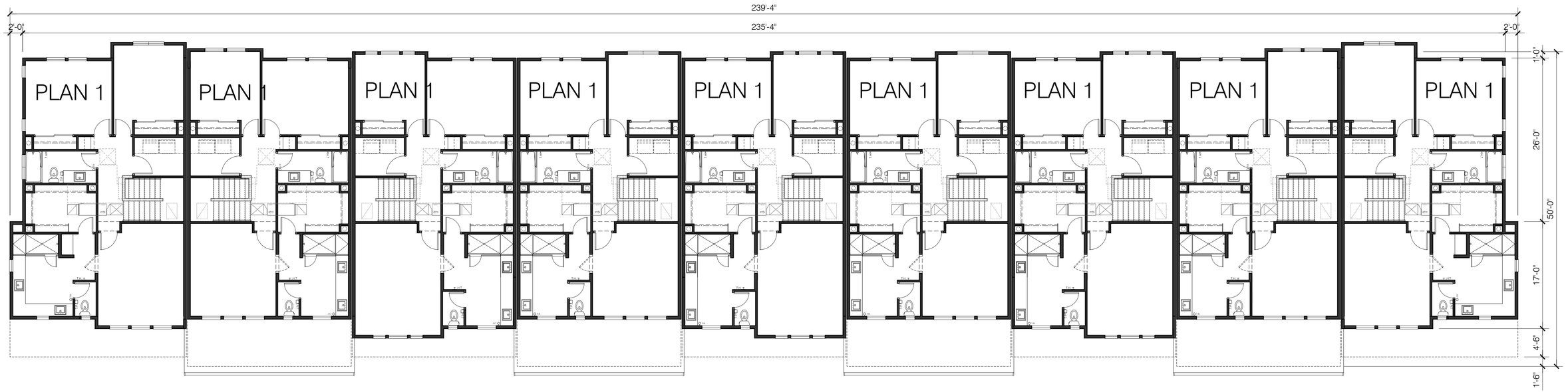
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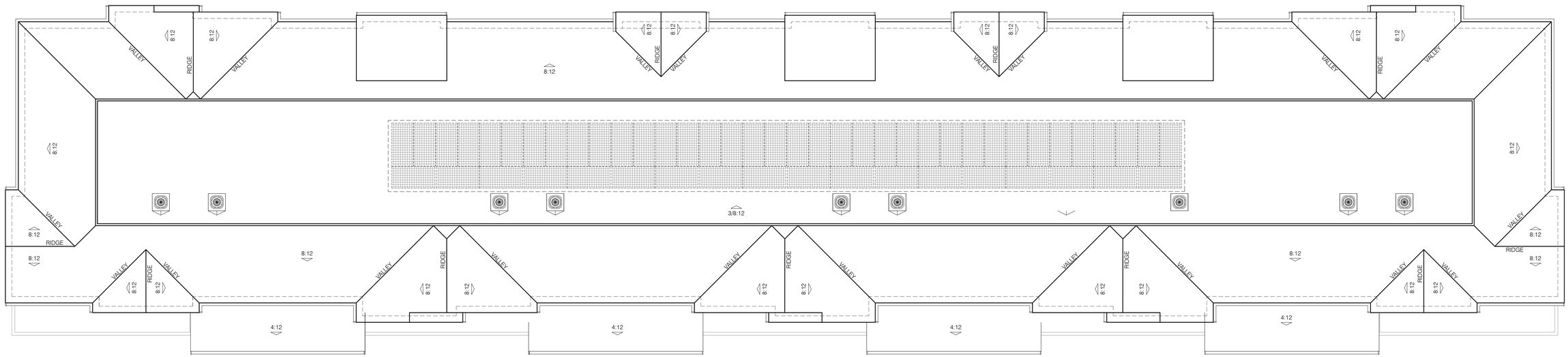
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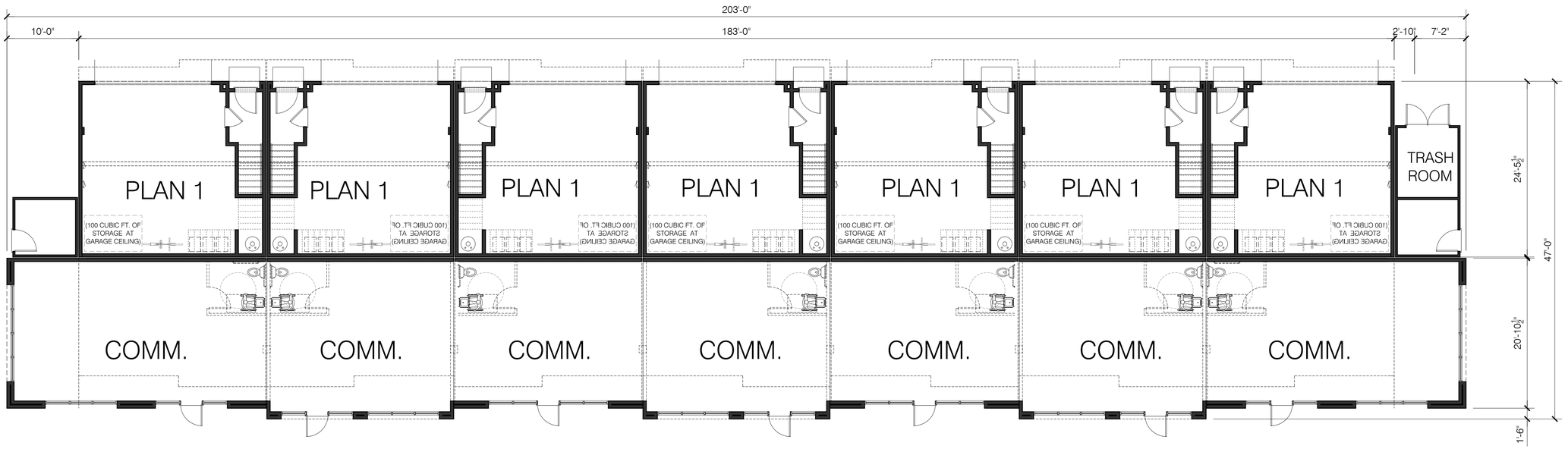
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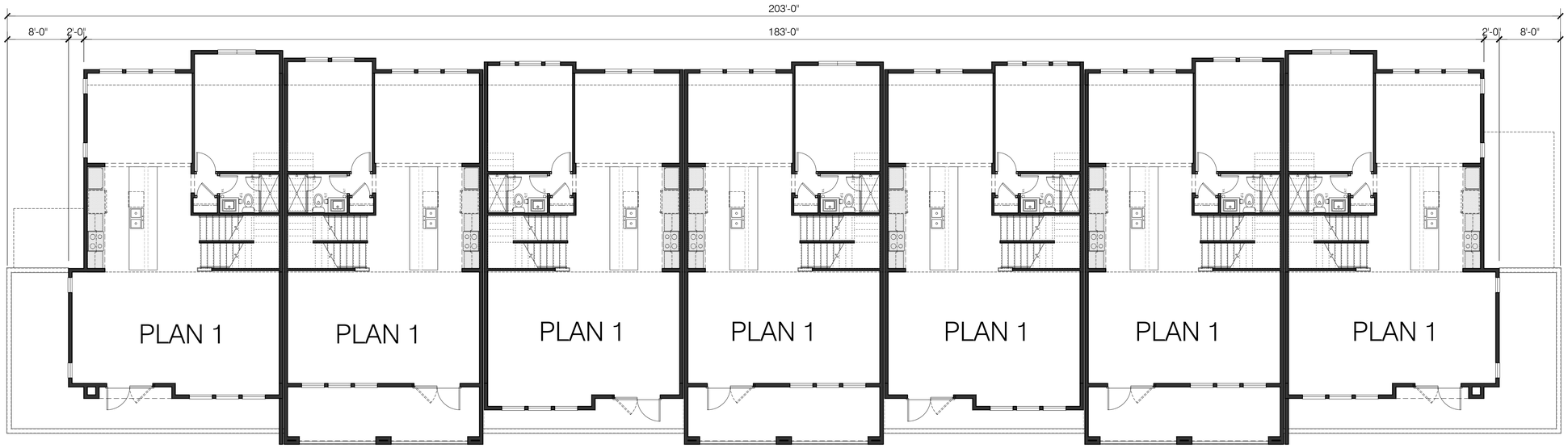
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A3.2.2

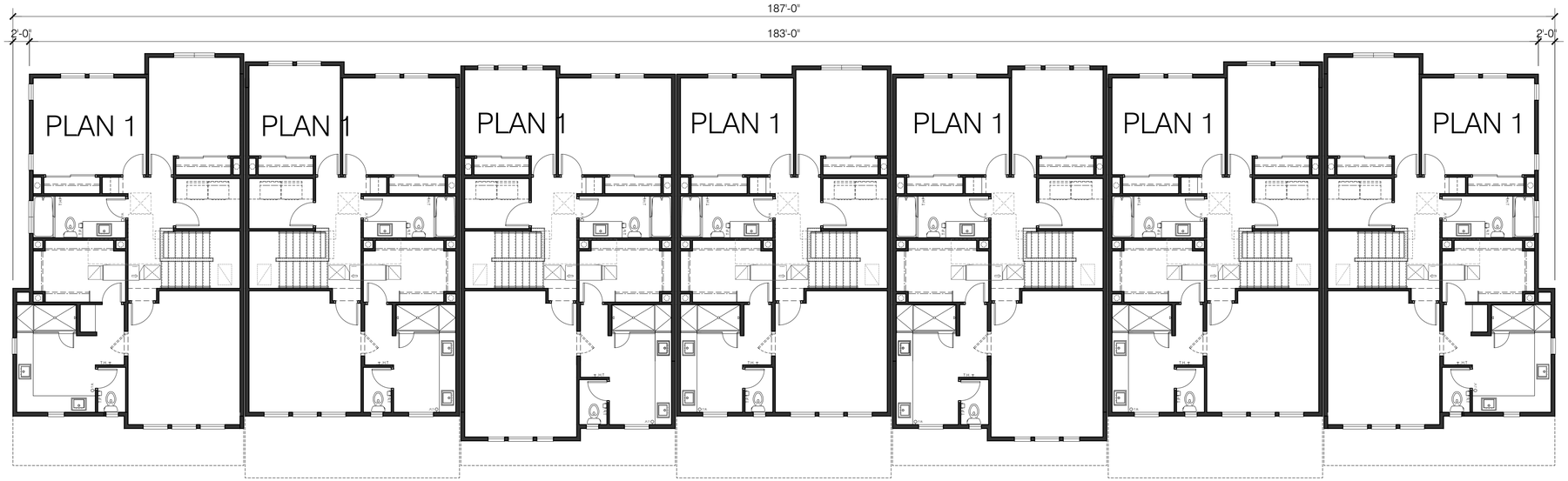
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A3.2.3

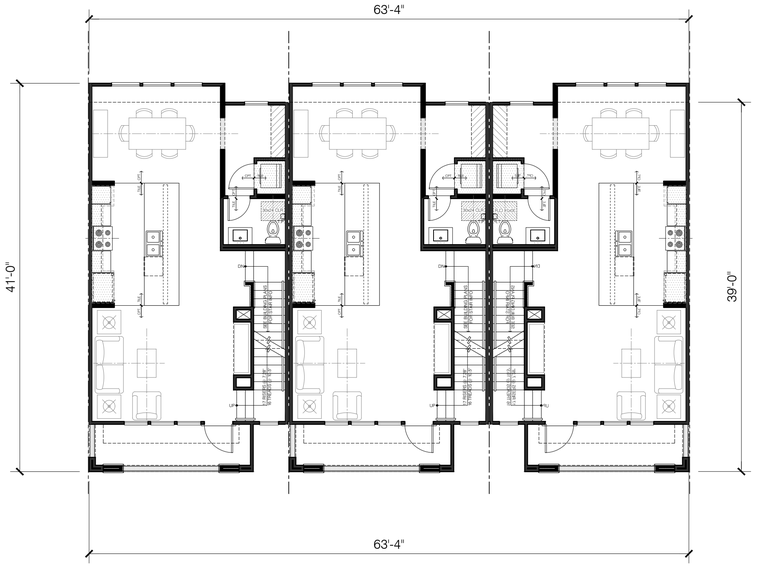
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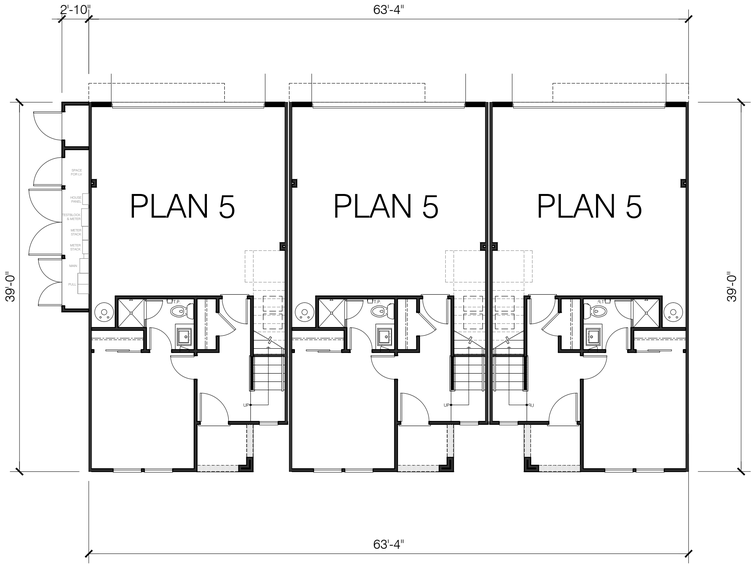
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GROUND FLOOR PLAN

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A3.3.1

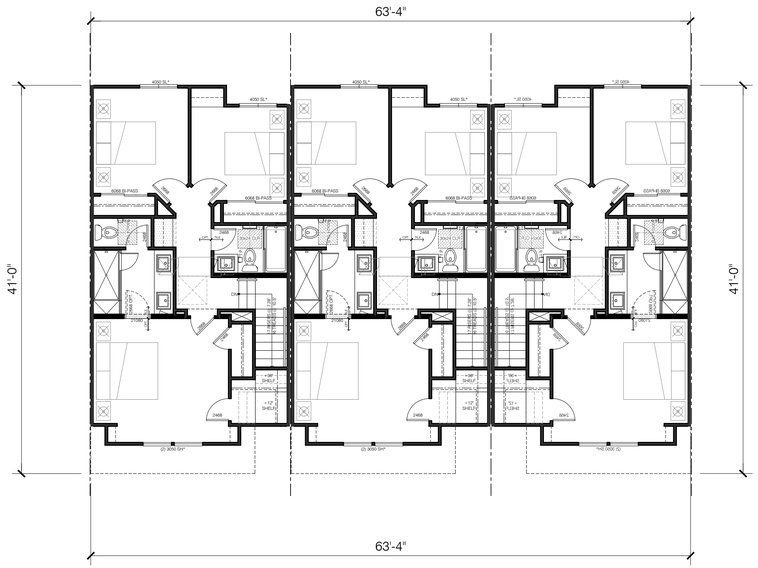
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A3.3.2

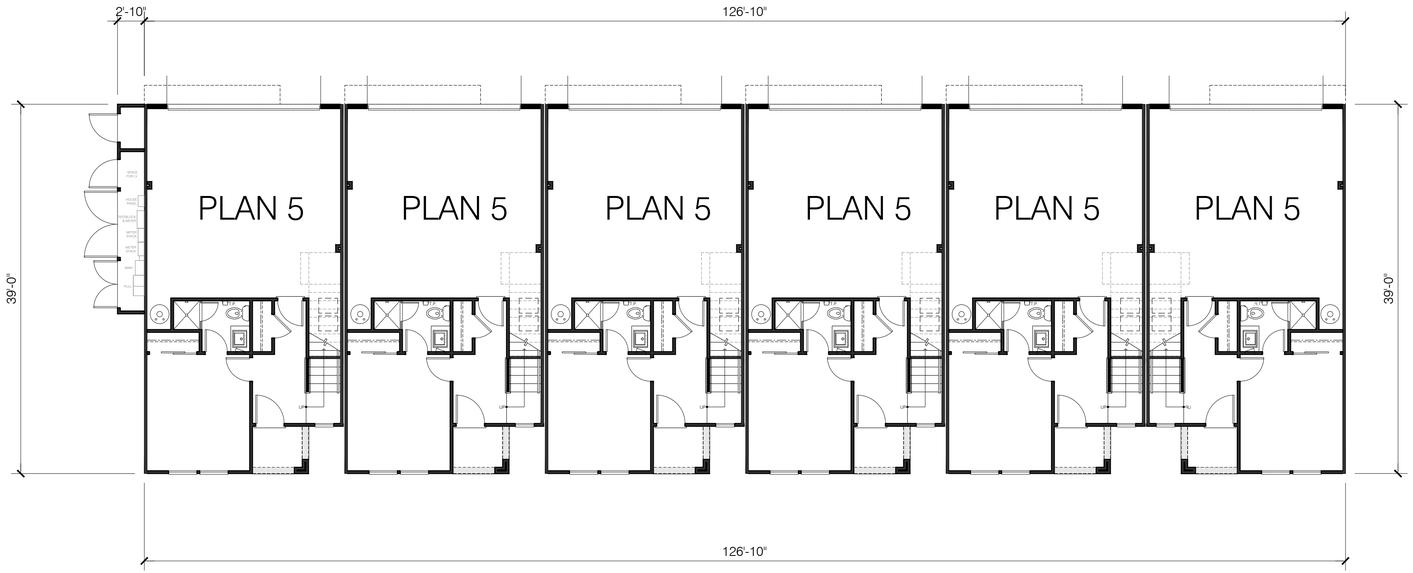
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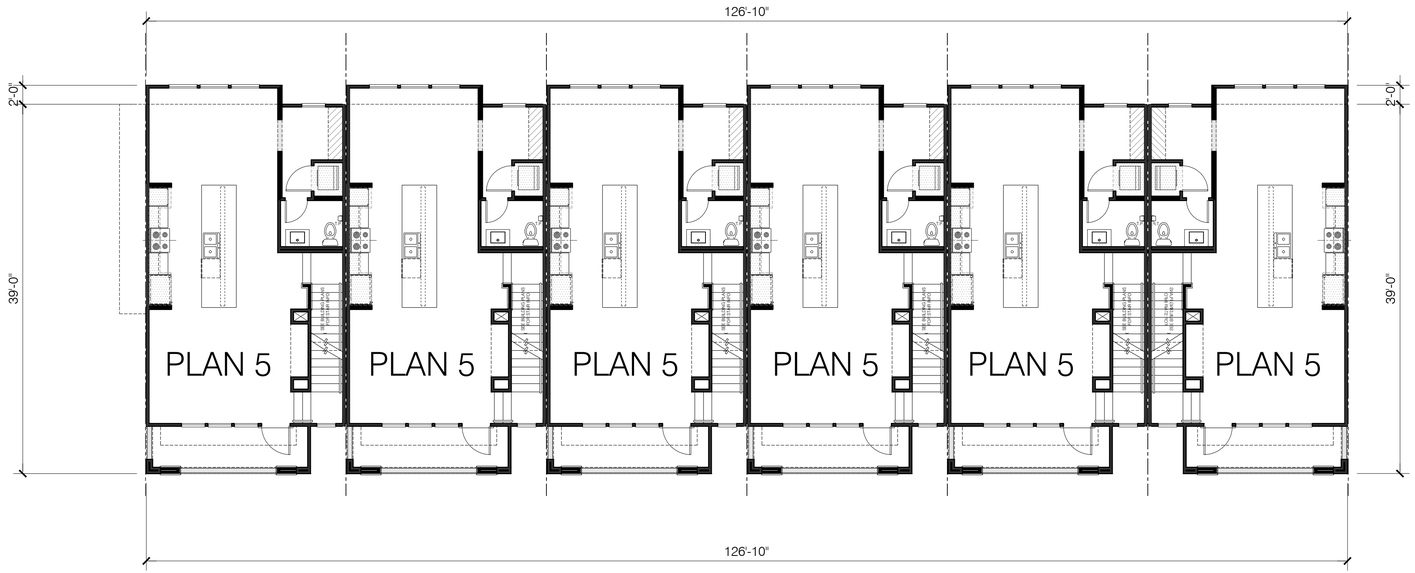
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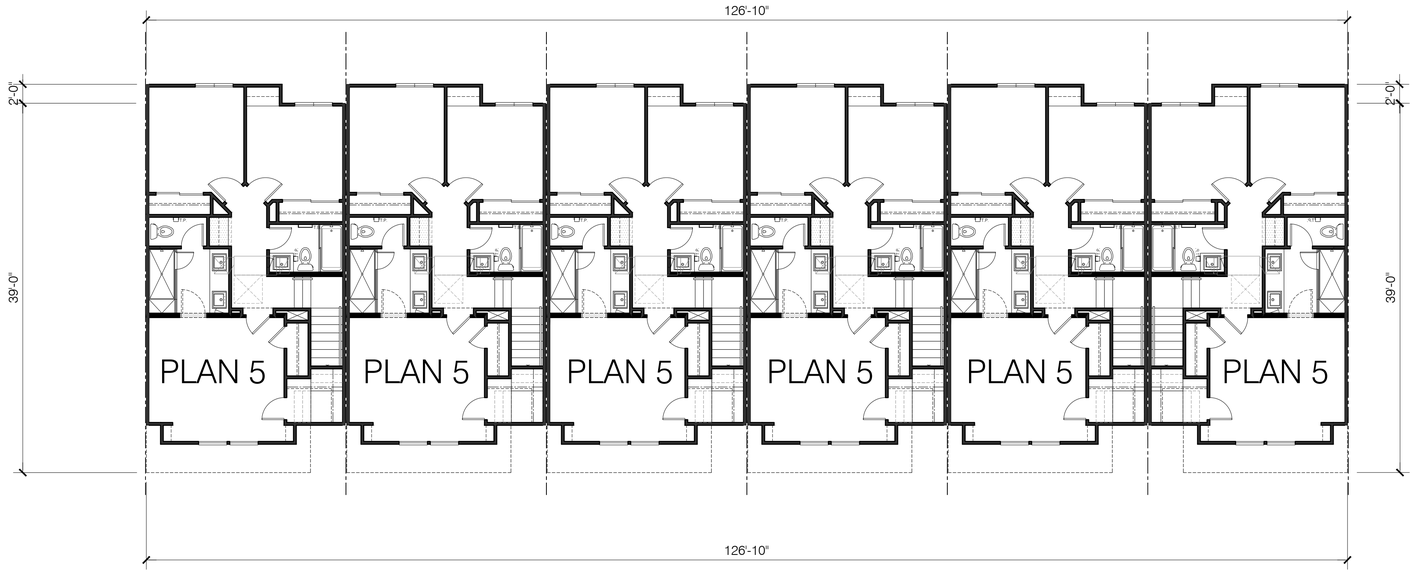
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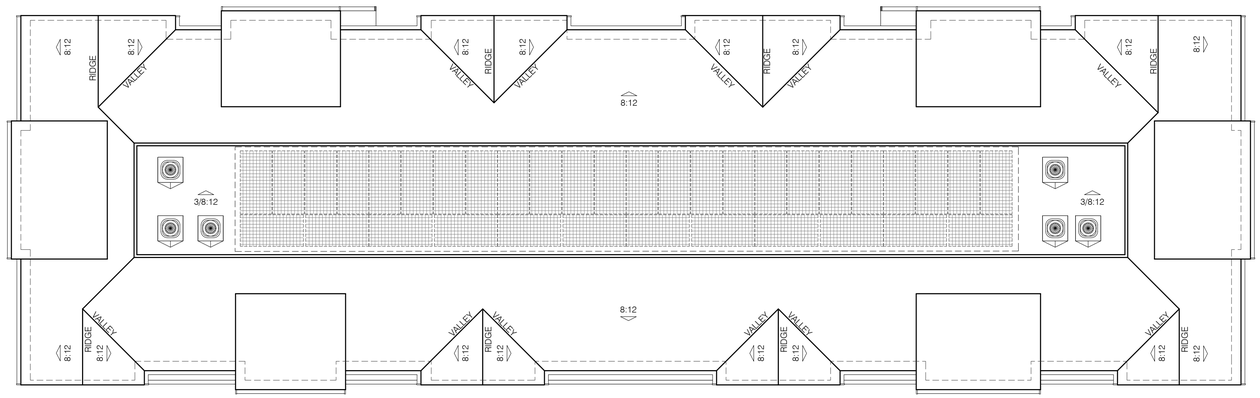
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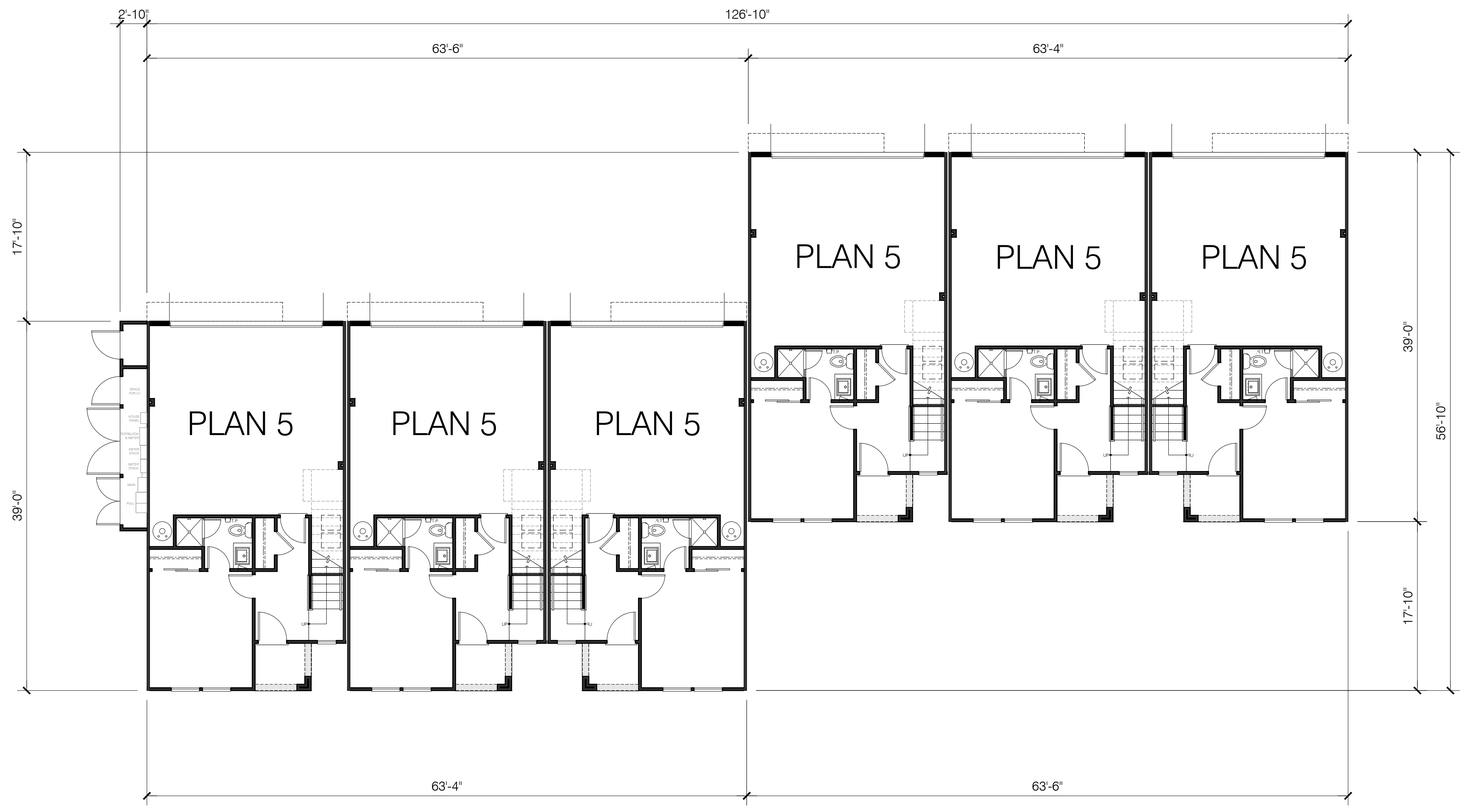
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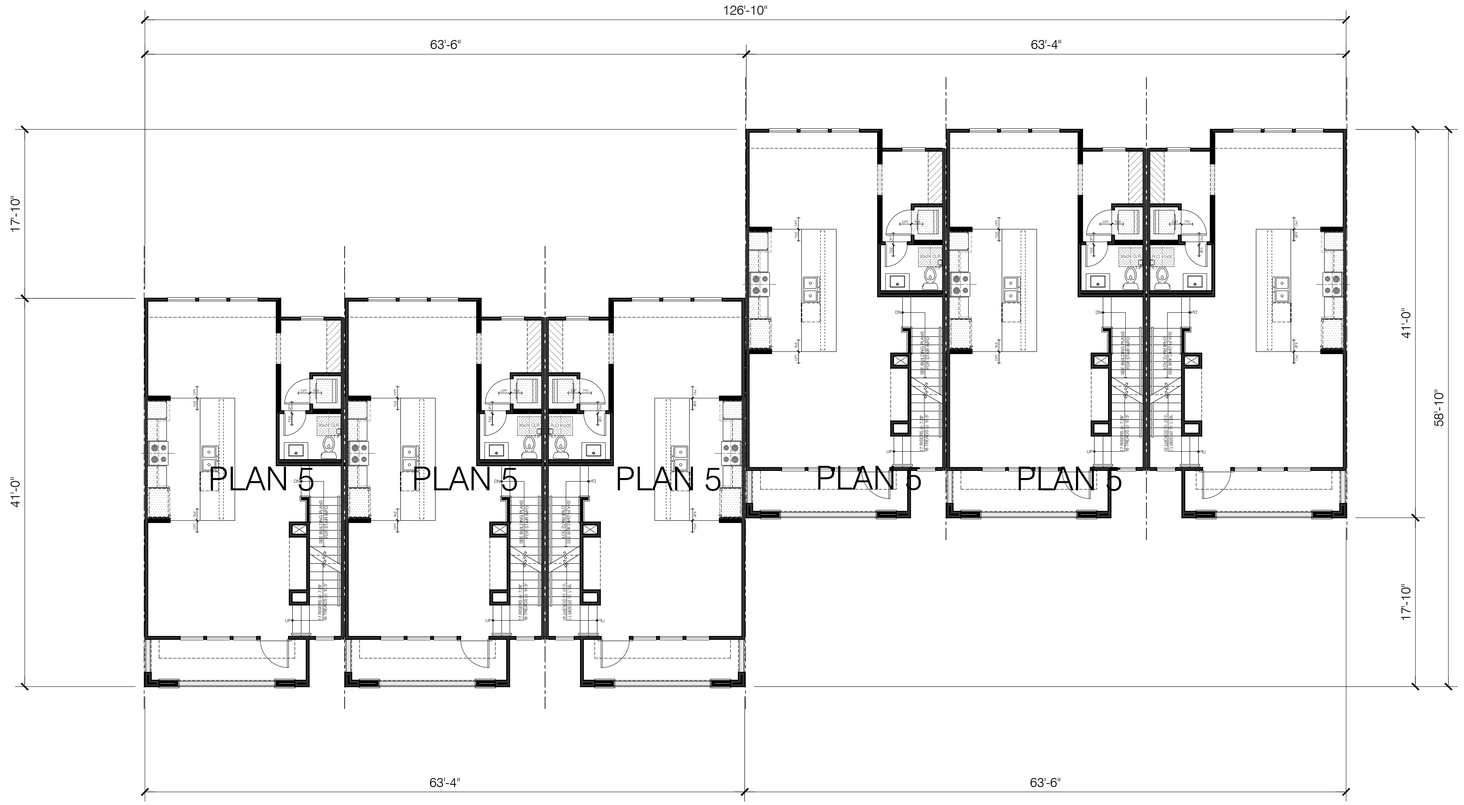
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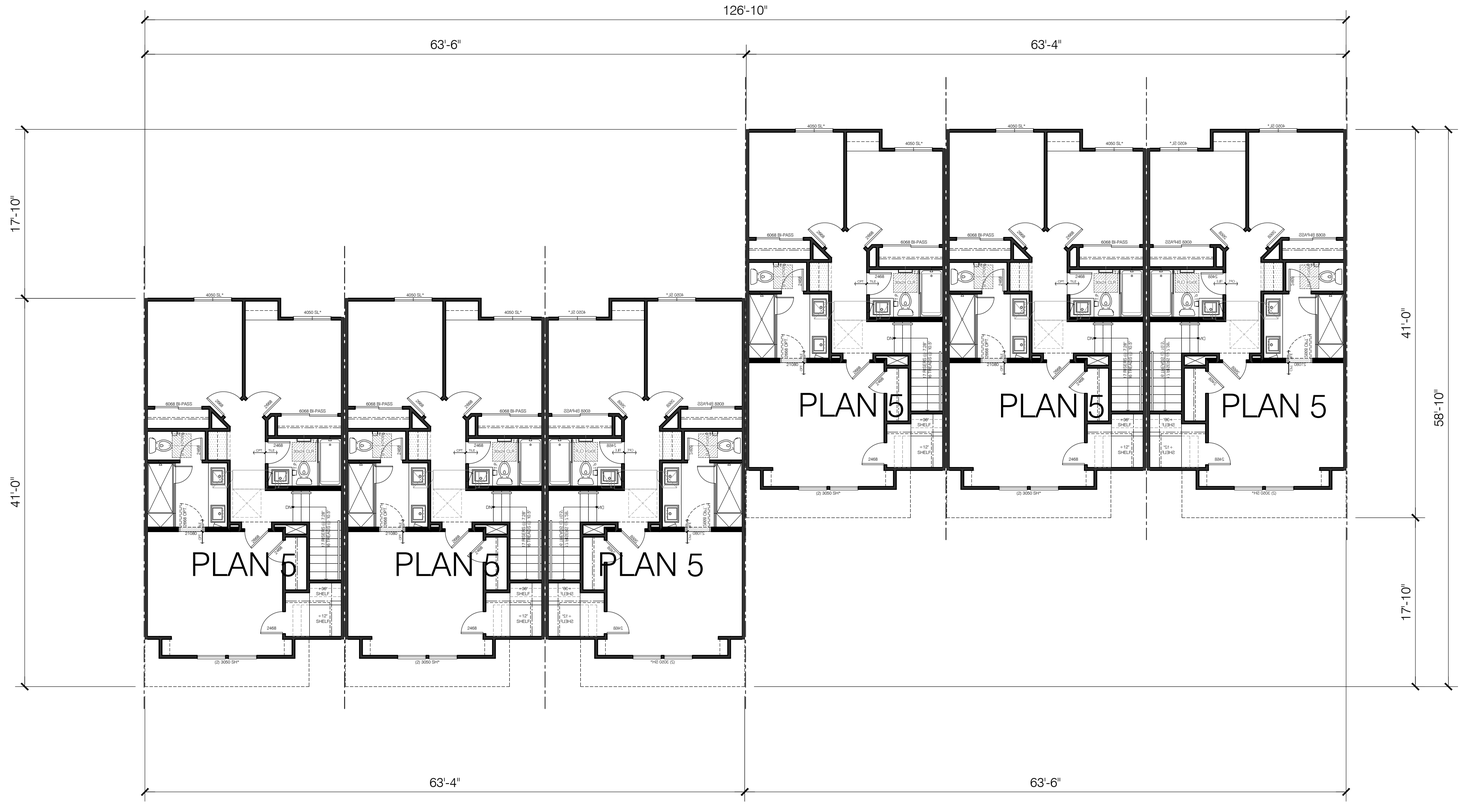
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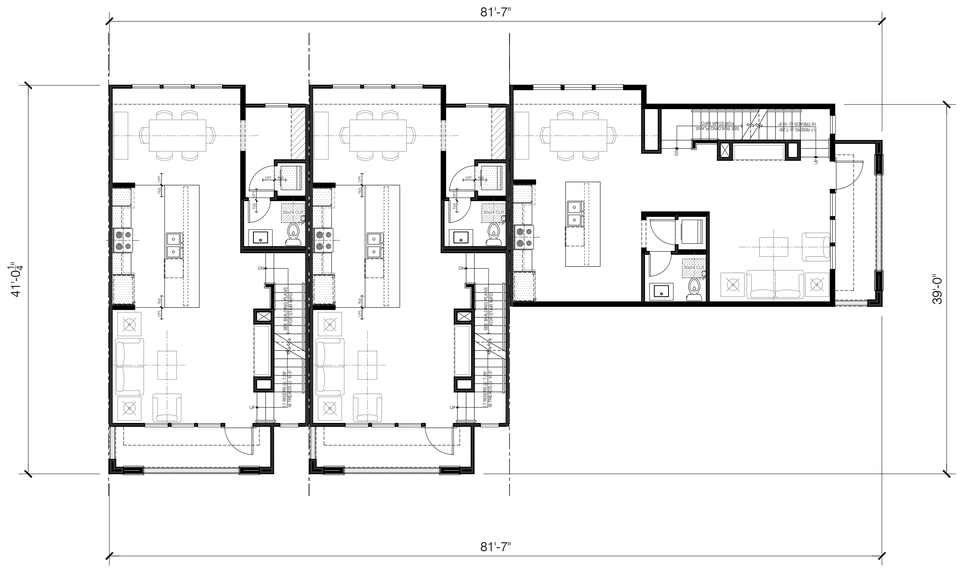
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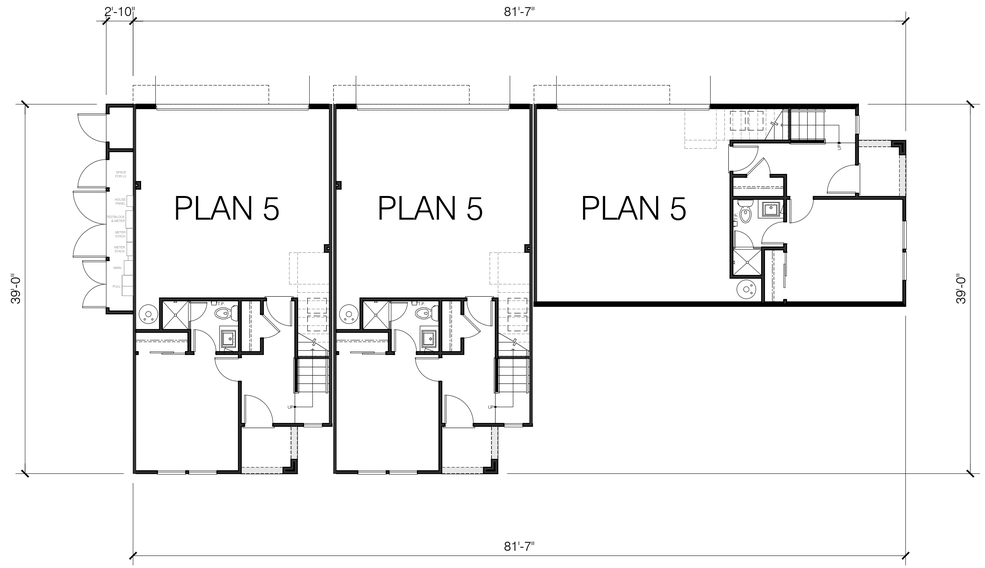
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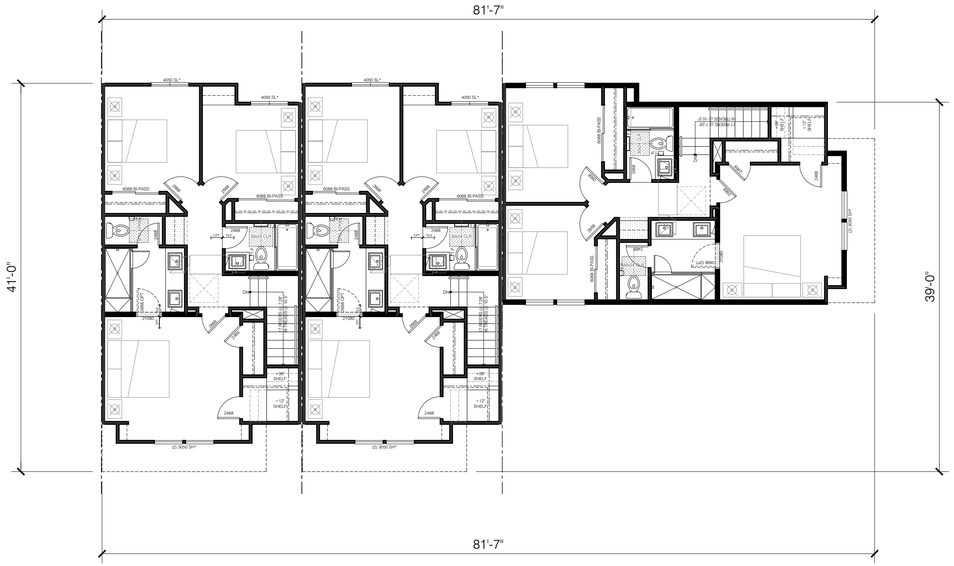
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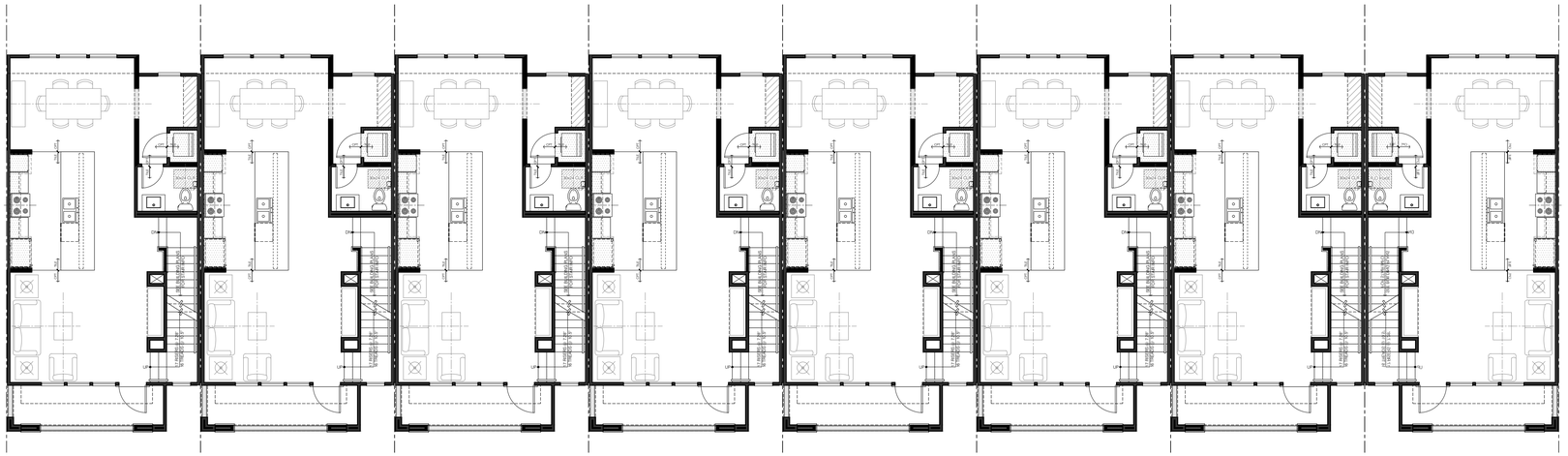
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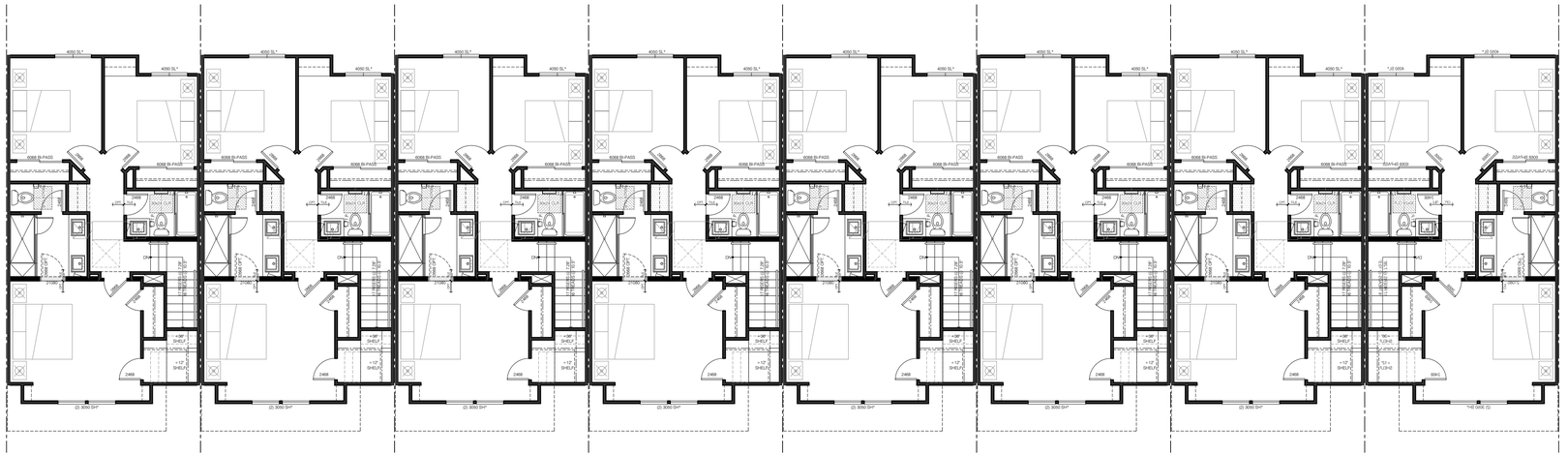
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BLDG U UFP_8 PLEX (1 BLDG)

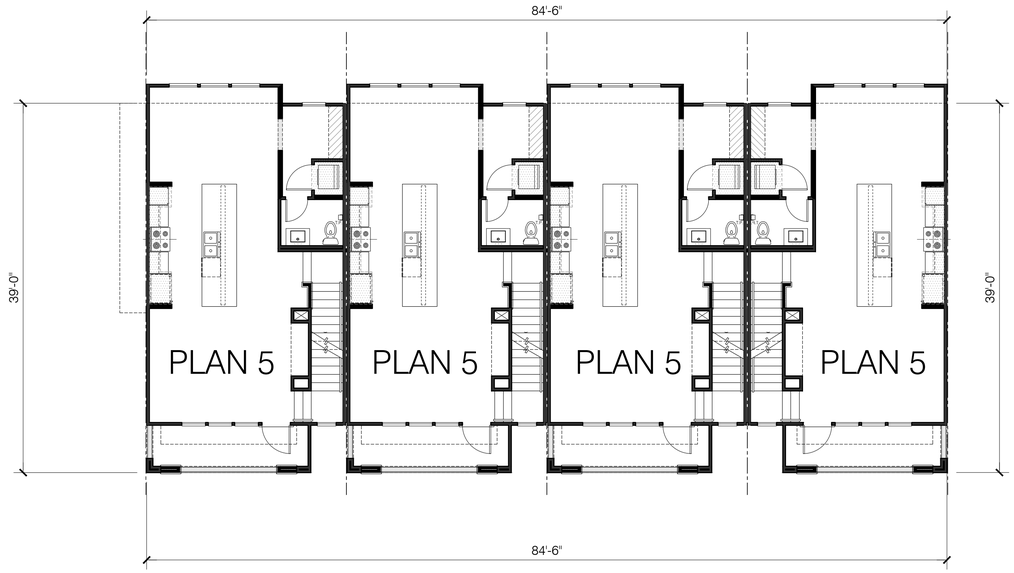
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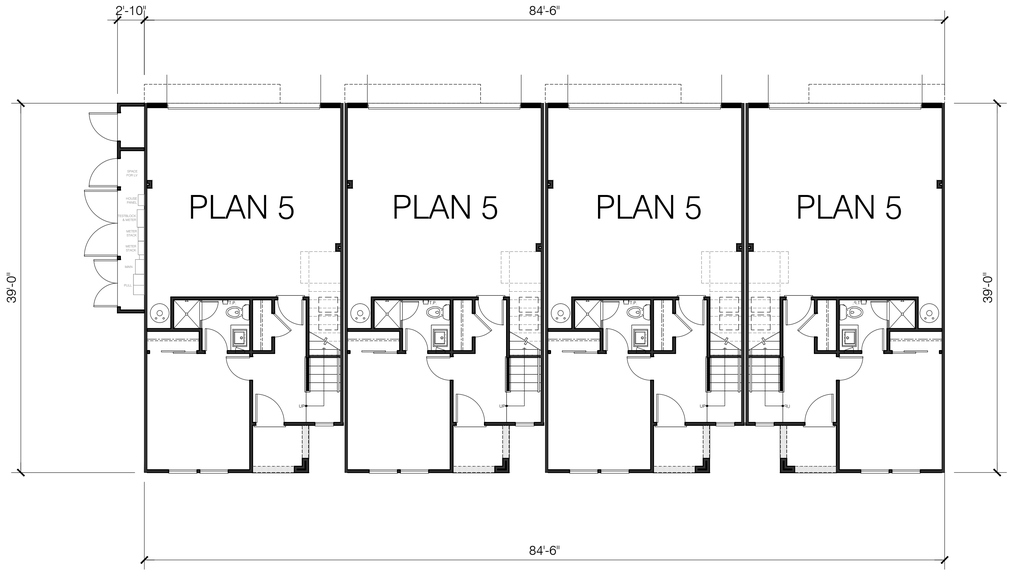
PROJECT: 317068.00

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MAIN FLOOR PLAN

BLDG. V (BLDG. BB SIM.)



GROUND FLOOR PLAN

BLDG. V (BLDG. BB SIM.)

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BLDG V GFP-MFP_4 PLEX (2 BLDGS_V & BB)

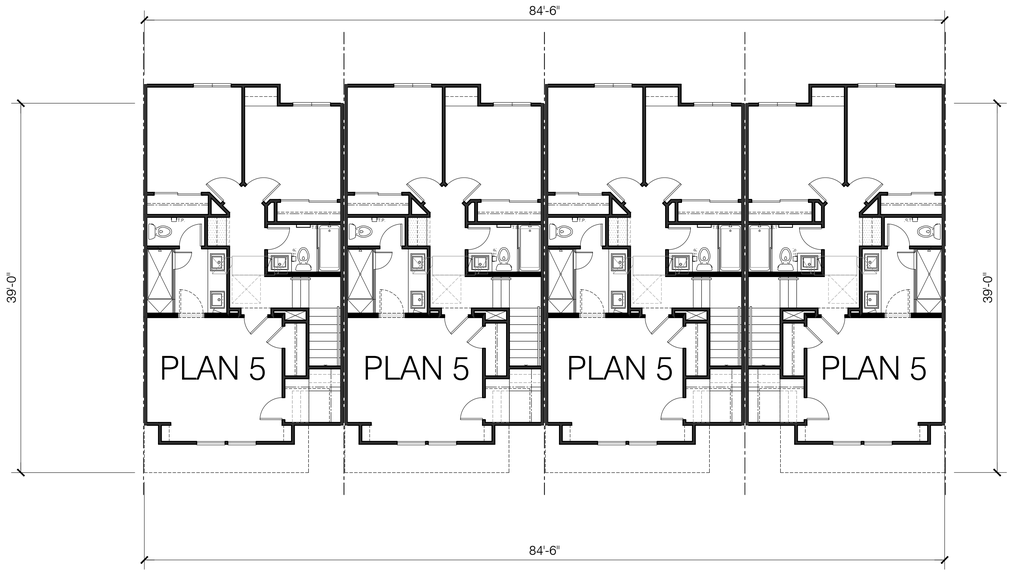
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SCALE: 1/8" = 1'-0"

DATE: 11.14.2024

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UPPER FLOOR PLAN

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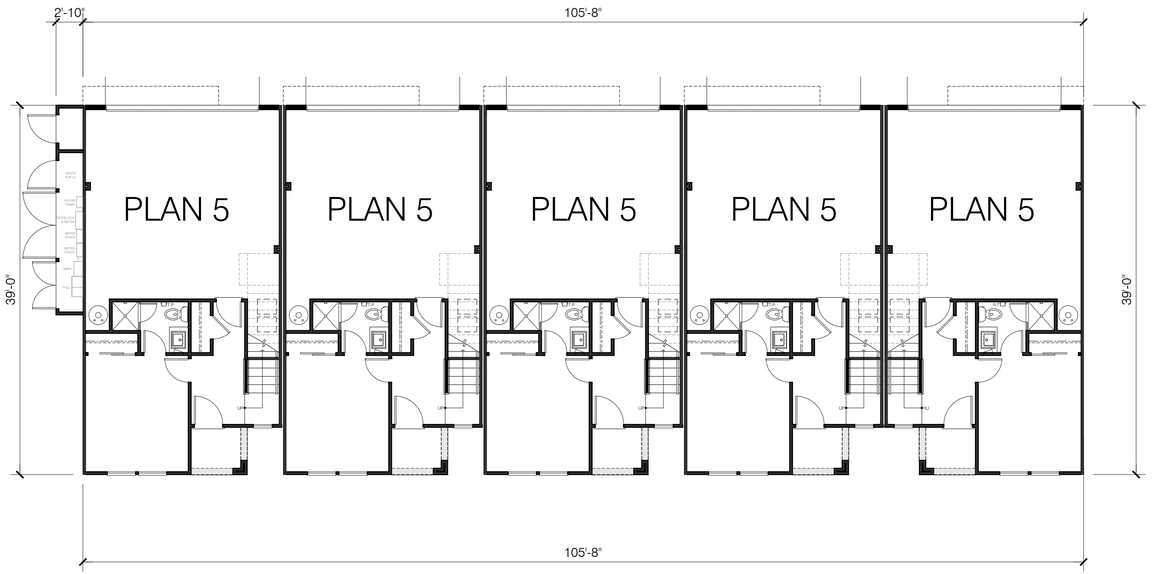
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DATE: 11.14.2024

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GROUND FLOOR PLAN

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BLDG W GFP_5 PLEX (3 BLDGS_W-X-Y)

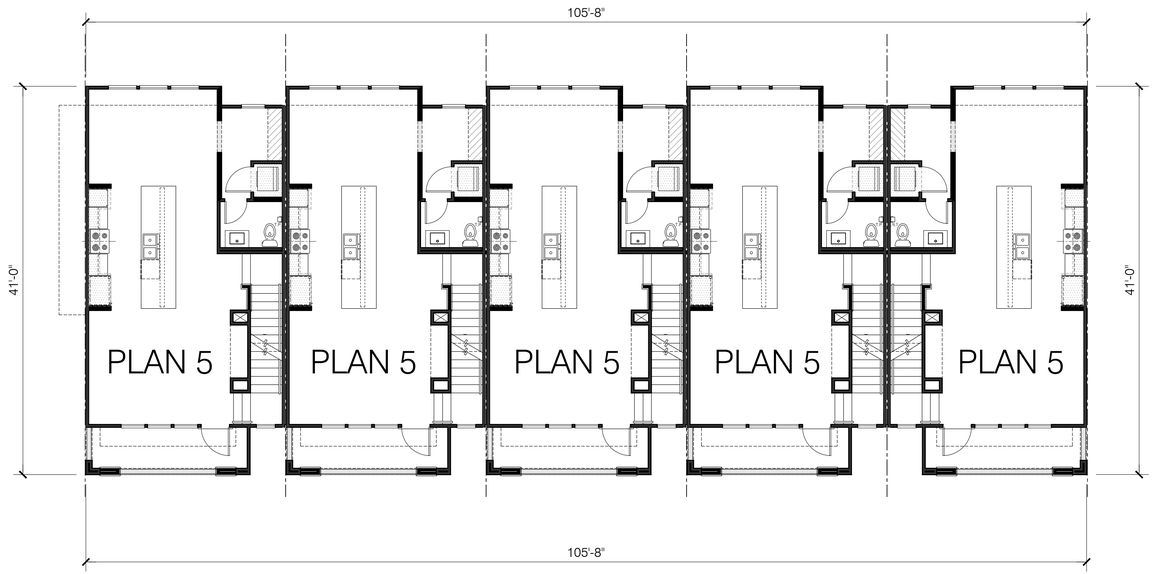
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SCALE: 1/8" = 1'-0"

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BLDG W MFP_5 PLEX (3 BLDGS_W-X-Y)

A3.9.2

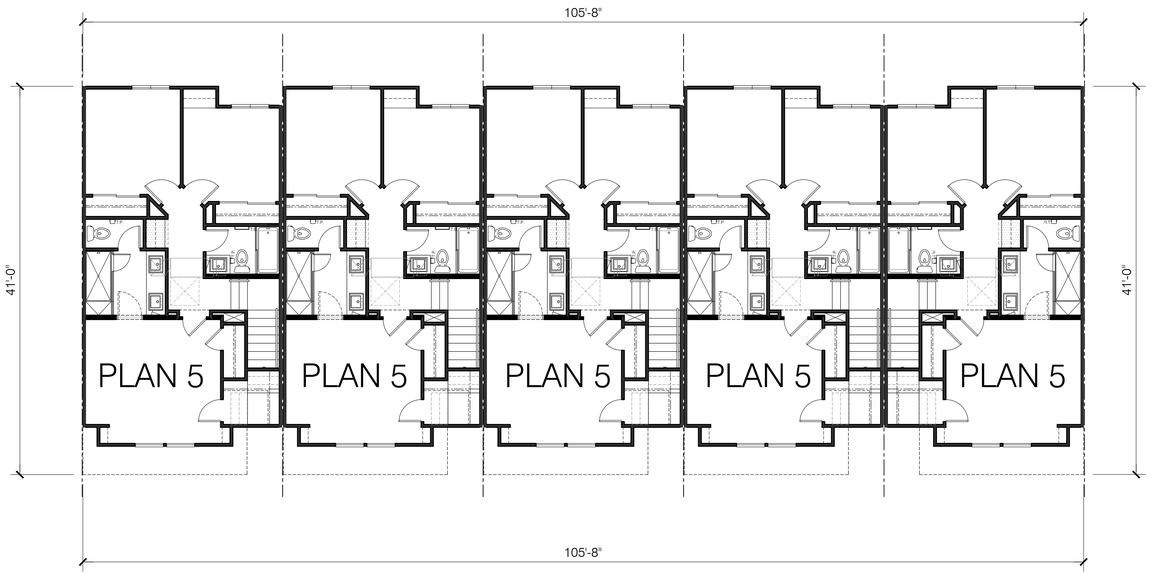
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PROJECT: 317068.00

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UPPER FLOOR PLAN

BLDG. W (BLDG. X, Y SIM.)

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BLDG W UFP_5 PLEX (3 BLDGS_W-X-Y)

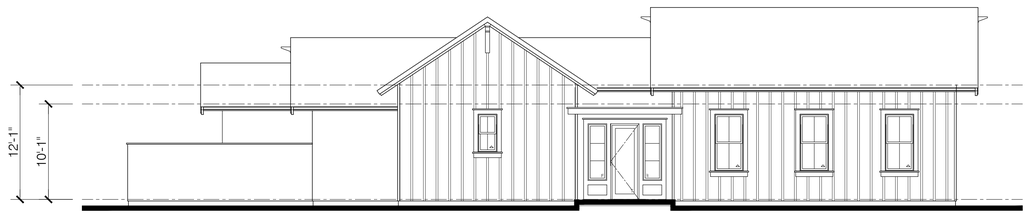
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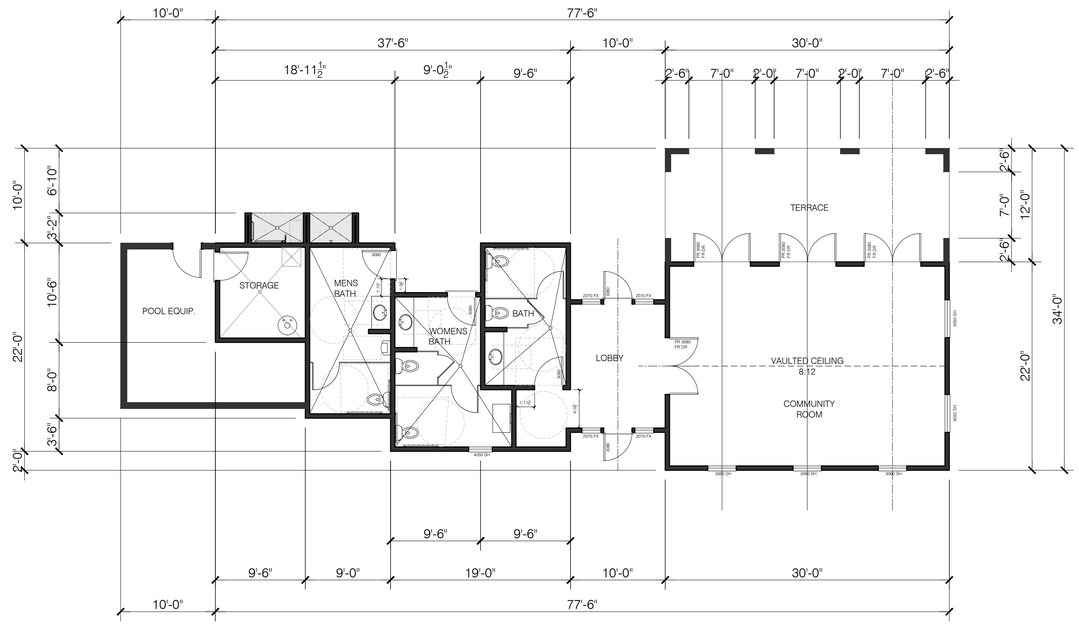
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POOL/COMMUNITY BLDG. FRONT.



POOL/COMMUNITY BLDG.

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COMMUNITY BLDG. FP & FRONT ELEV.

A4.1

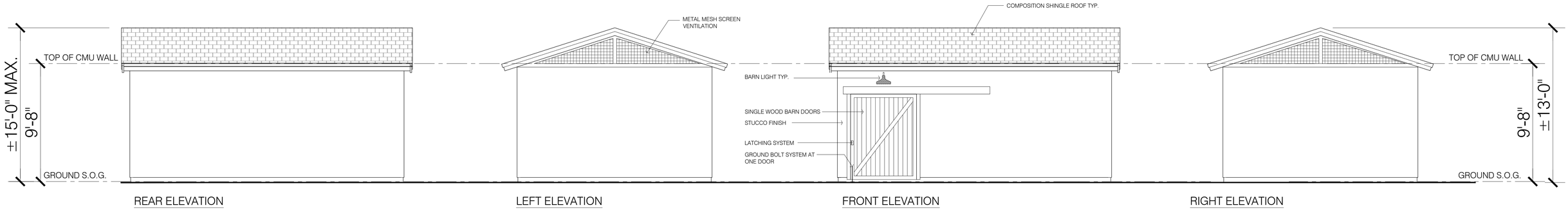
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PROJECT: 317068.00

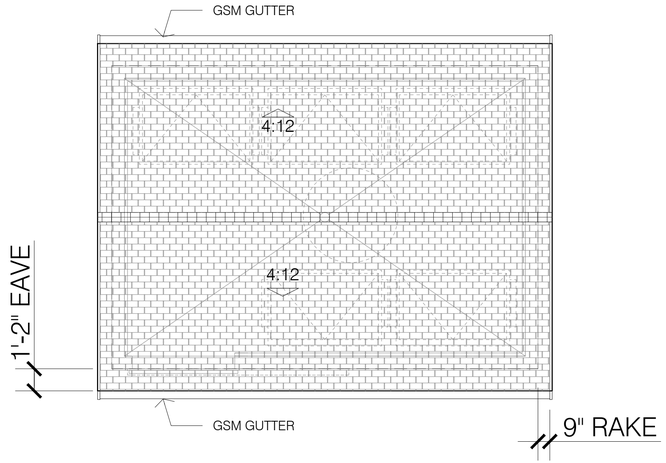
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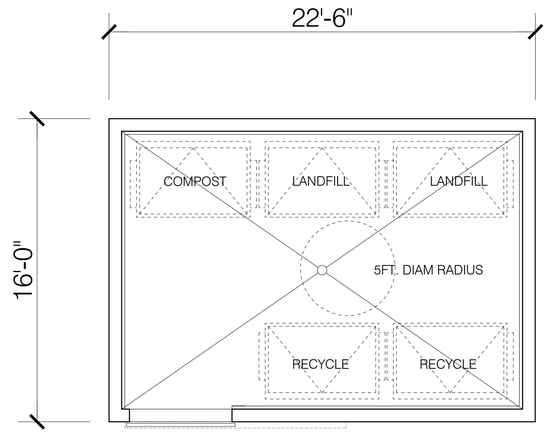


REAR ELEVATION | LEFT ELEVATION | FRONT ELEVATION | RIGHT ELEVATION

TRASH ENCLOSURE ELEVATIONS

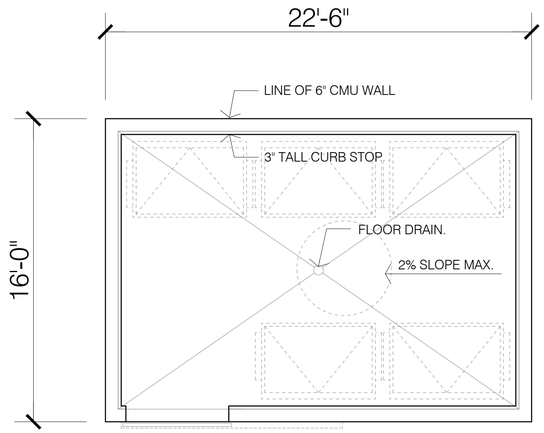


TRASH ENCLOSURE ROOF PLAN



BLDG. AREA: 360 SQ. FT.

TRASH ENCLOSURE PLAN



TRASH ENCLOSURE SLAB PLAN

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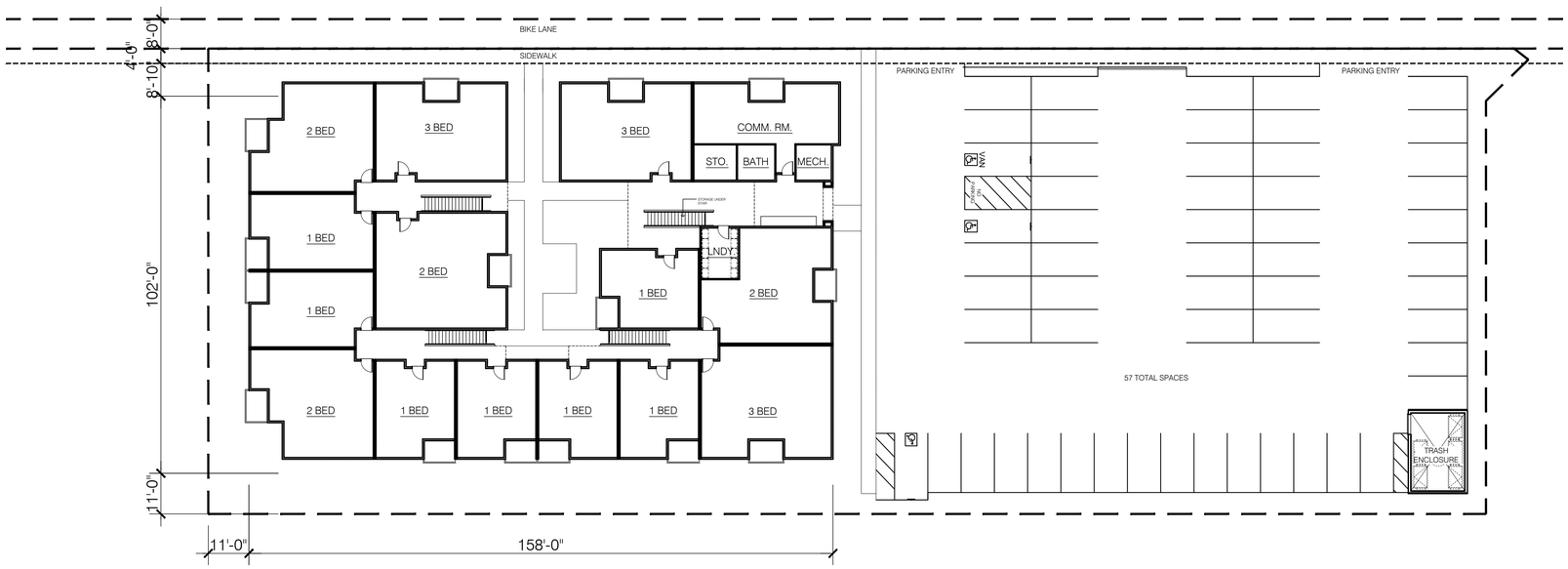
CONCEPTUAL TRASH ENCLOSURE

A4.2

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SITE PLAN

0 5 10 15 20 25 50 NORTH

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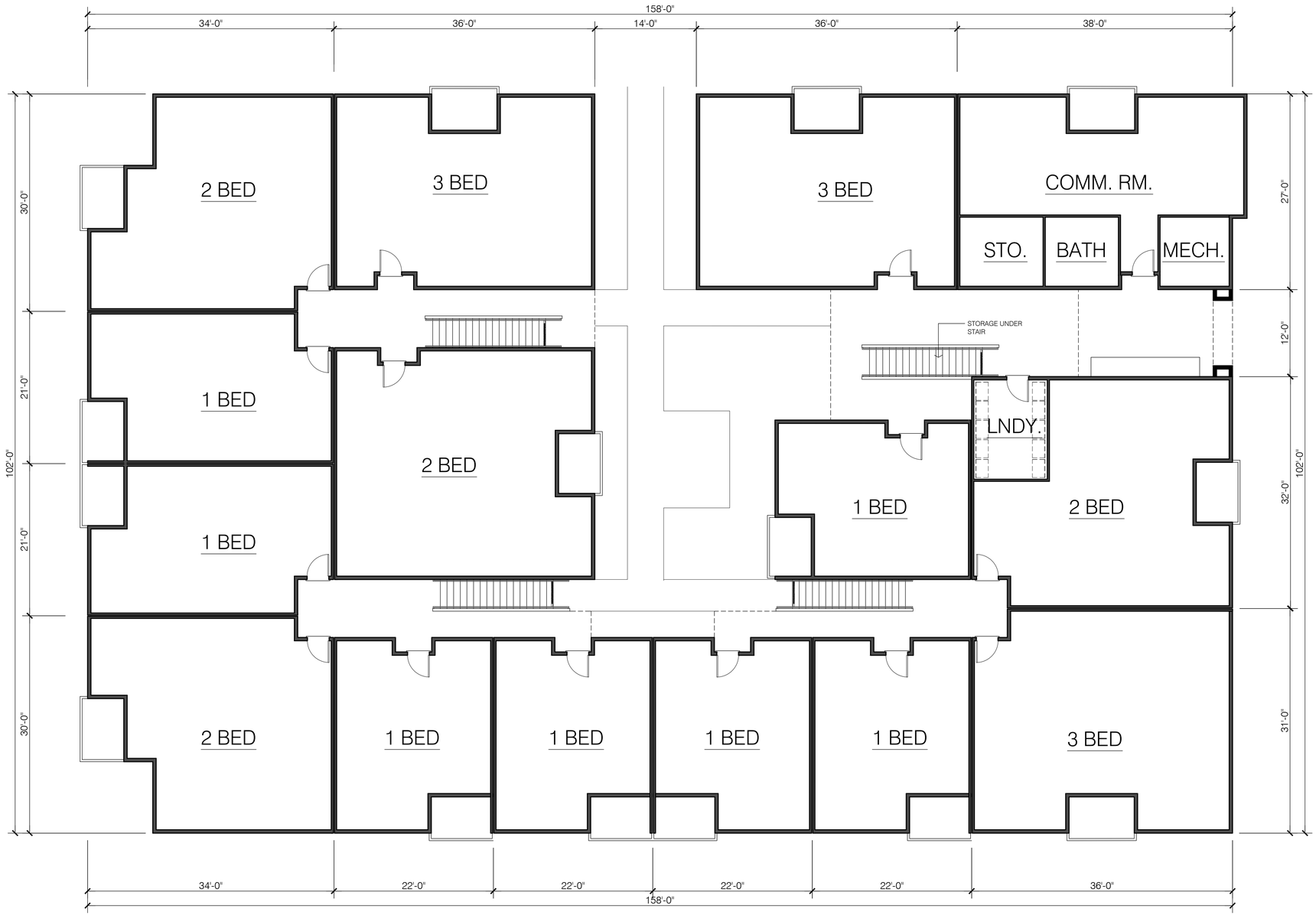
CONCEPTUAL AFFORDABLE HOUSING SITE

A5.1

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DATE: 11.14.2024
PROJECT: 317068.00

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BUILDING PLAN

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CONCEPTUAL AFFORDABLE BUILDING FP

A5.2

SCALE: 1/8" = 1'-0"
DATE: 11.14.2024
PROJECT: 317068.00

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FRONT ELEVATION

AFFORDABLE BUILDING



LEFT ELEVATION

AFFORDABLE BUILDING

	FINISH SCHEDULE	
1	COMPOSITION SHINGLE ROOF	
2	CORBEL W/ KICKER	
3	HORIZONTAL RAILING	
4	HARDI BOARD + BATT SIDING	
5	STUCCO FINISH	
6	HARDI HORIZONTAL SIDING	
7	SINGLE HUNG WINDOWS	
8	ENTRY DOOR	
9	FRENCH DOOR	
10	MANDOOR	
11	STYLIZED LIGHT AND ADDRESS	
12	COMMERCIAL LIGHTING	
13	STOREFRONT GLAZING	
14	STOREFRONT DOOR	
15	TRELLIS	
16	BRICK/STONE VENEER	

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CONCEPTUAL AFFORDABLE BUILDING EE

A5.3

SCALE: 1/8" = 1'-0"

DATE: 11.14.2024

PROJECT: 317068.00

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PROJECT SUMMARY

ASSESSORS PARCEL NUMBERS:	046-286-017, 046-286-018, 046-286-019, 046-286-020
SOURCE OF WATER SUPPLY:	CITY OF COTATI
SOURCE OF SANITARY DISPOSAL:	CITY OF COTATI
EXISTING USE OF PROPERTY:	VACANT
PROPOSED USE OF PROPERTY:	2 LOT SUBDIVISION LOT 1 - 134 UNITS FOR CONDOMINIUM PURPOSES AND THEIR WITH ASSOCIATED ADU'S. LOT 2 - FOR AFFORDABLE HOUSING PURPOSES
EXISTING ZONING:	(CG) - COMMERCIAL - GRAVENSTEIN CORRIDOR
PROPSED ZONING:	(CG) - COMMERCIAL - GRAVENSTEIN CORRIDOR
GENERAL PLAN:	GC - GENERAL COMMERCIAL
OWNER:	COTATI COMMONS MARKETPLACE, LLC.
APPLICANT:	CITY VENTURES
PROJECT ADDRESS:	NORTHWEST INTERSECTION OF GRAVENSTEIN HIGHWAY AND REDWOOD DRIVE IN THE CITY OF COTATI, COUNTY OF SONOMA, CALIFORNIA
RESIDENTIAL UNITS:	134 CONDOMINIUMS (DOES NOT INCLUDE AFFORDABLE HOMES ON LOT 2)
COMMERCIAL UNITS:	16
PROJECTED SEWAGE GENERATION:	150 UNITS x 300 GPD (ESTIMATED WASTE OF EACH UNIT) = 45,000 GPD
SOIL CONDITIONS:	SOIL TYPE C CONSISTS PREDOMINANTLY OF SOILS WITH A HIGH CLAY CONTENT, INCLUDING CLAY LOAMS AND SOME SHALLOW SANDY LOAMS.
FIRE HAZARD SEVERITY ZONE:	NO
PHASING:	PER GOV. CODE SECTION 66456.1, THE SUBDIVIDER INTENDS TO FILE AND RESERVES THE RIGHT TO FILE MULTIPLE FNAL MAPS.

LEGAL DESCRIPTION

PARCEL ONE:
PARCEL "B" OF EXHIBIT B ATTACHED TO THAT CERTAIN GRANT DEED FOR LOT LINE ADJUSTMENT PURPOSES RECORDED JUNE 1, 2004 AS INSTRUMENT NO. 2004-083407 OF OFFICIAL RECORDS OF THE COUNTY OF SONOMA.

PARCEL ONE-A:
A NON-EXCLUSIVE VEHICULAR INGRESS AND EGRESS EASEMENT DESCRIBED AS PARCELS "C" AND "D" IN A DOCUMENT ENTITLED "ENTRY ROADWAY EASEMENT AND MAINTENANCE AGREEMENT" RECORDED OCTOBER 11, 2004 AS INSTRUMENT NO. 2004-154402, OFFICIAL RECORDS OF SONOMA COUNTY.

PARCEL ONE-B:
A NON-EXCLUSIVE EASEMENT FOR ACCESS TO AND THE USE OF THE PARK AND PARK IMPROVEMENTS OVER THAT PORTION OF LAND DESIGNATED AS THE GREENBELT PARK EASEMENT AND DESCRIBED AS PARCELS "A" AND "B" OF EXHIBIT B IN A DOCUMENT ENTITLED "COTATI MARKET PLACE, GREENBELT PARK EASEMENT AND MAINTENANCE AGREEMENT" AND RECORDED AS INSTRUMENT NO. 2004-154403,OFFICIAL RECORDS OF SONOMA COUNTY.

PARCEL TWO:
PARCEL "C" OF EXHIBIT B ATTACHED TO THAT CERTAIN GRANT DEED FOR LOT LINE ADJUSTMENT PURPOSES RECORDED JUNE 1, 2004 AS INSTRUMENT NO. 2004-083407 OF OFFICIAL RECORDS OF THE COUNTY OF SONOMA.

ABBREVIATIONS

APN	ASSESSOR PARCEL NUMBER
ESMT	EASEMENT
EVA	EMERGENCY VEHICLE ACCESS
EX.	EXISTING
PUE	PUBLIC UTILITY EASEMENT
PAE	PUBLIC ACCESS EASEMENT
ROW	RIGHT OF WAY

DESCRIPTION	AREA (AC)
TOTAL LOT 1 AREA	9.67
TOTAL LOT 2 AREA	0.95
PUE, PAE, & EVA	3.37

LEGEND

- EXISTING BOUNDARY LINE
- EXISTING OFFSITE PROPERTY LINE
- EXISTING INTERIOR LOT LINE
- EXISTING EASEMENT AS NOTED
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY LINE
- PROPOSED PUBLIC UTILITY EASEMENT
- PROPOSED PRIVATE UTILITY EASEMENT
- PROPOSED EMERGENCY VEHICLE ACCESS AND PUBLIC UTILITY EASEMENTS
- EXISTING PUBLIC ACCESS - A NEW PAE WILL BE GRANTED TO ALLOW PUBLIC ACCESS IN THIS AREA
- ADDITIONAL PROPOSED PUBLIC ACCESS

DEVELOPER

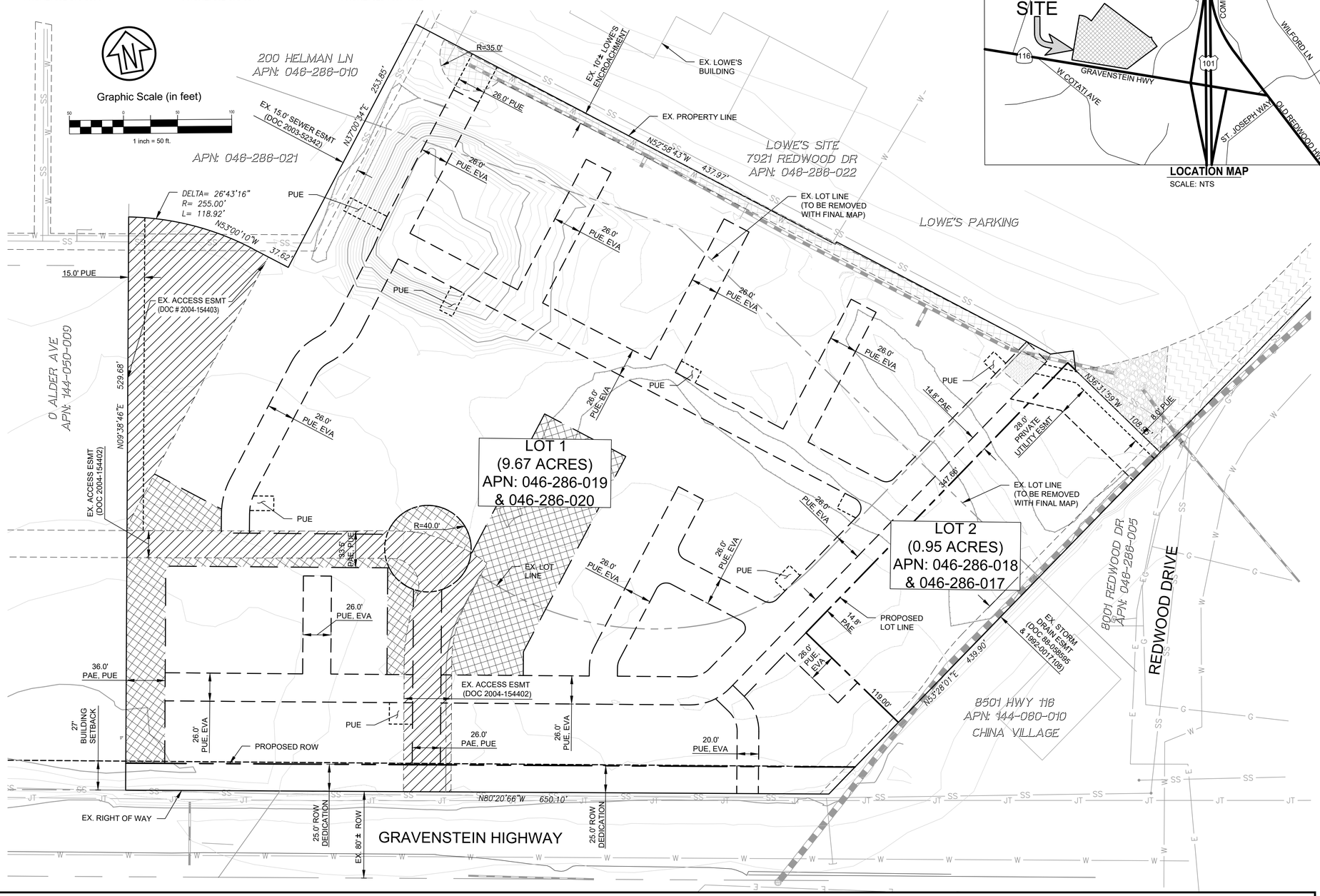
CITY VENTURES
444 SPEAR STREET, SUITE 200
SAN FRANCISCO, CA 94105
CONTACT: WILLIE PYLE
PHONE: 562-370-8371

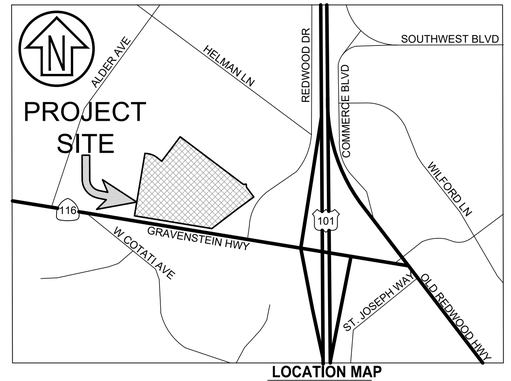
SUBDIVIDER

CITY VENTURES
444 SPEAR STREET, SUITE 200
SAN FRANCISCO, CA 94105
CONTACT: WILLIE PYLE
PHONE: 562-370-8371

CIVIL ENGINEER/SURVEYOR

CSW|ST2 ENGINEERING GROUP (CSW|ST2)
5870 STONERIDGE MALL RD., SUITE 310
PLEASANTON, CA 94588
CONTACT: MICHAEL VIDRA
PHONE: 925-7887-4982





LOCATION MAP
SCALE: NTS

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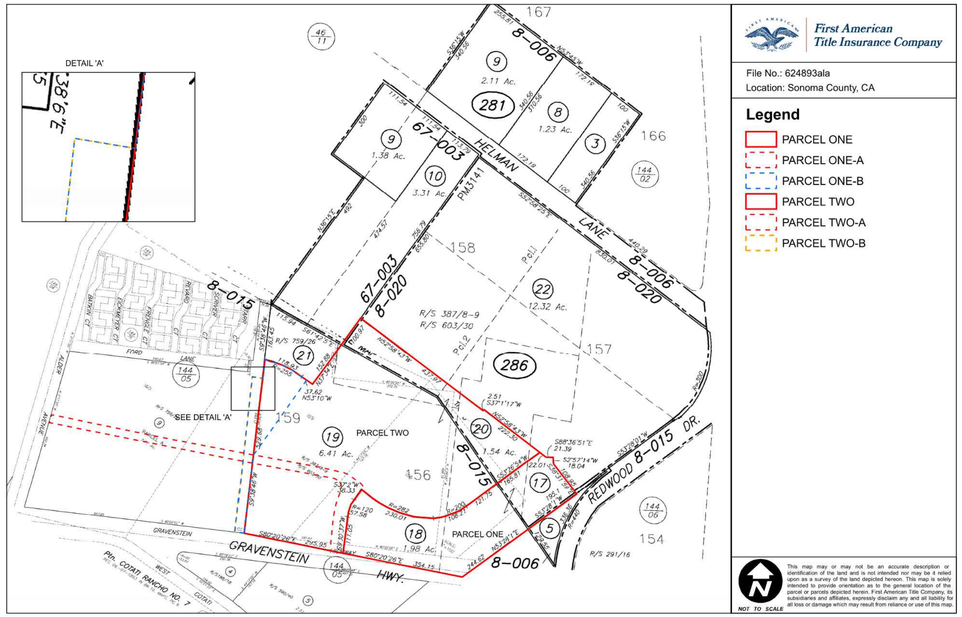
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VESTING TENTATIVE MAP

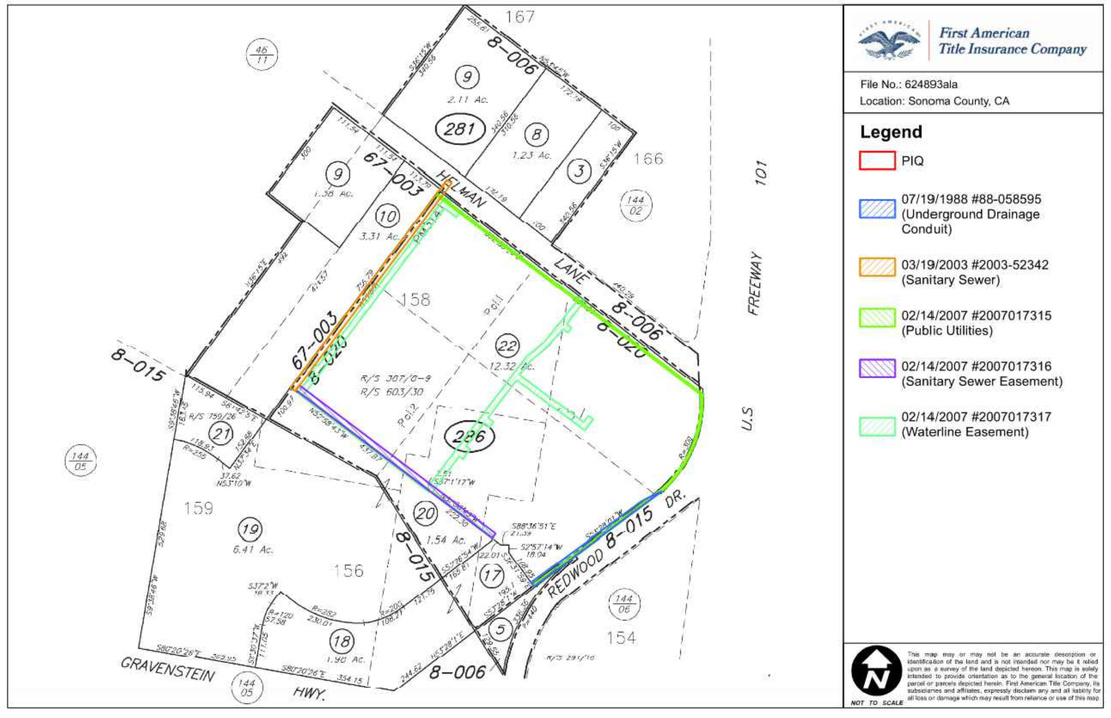
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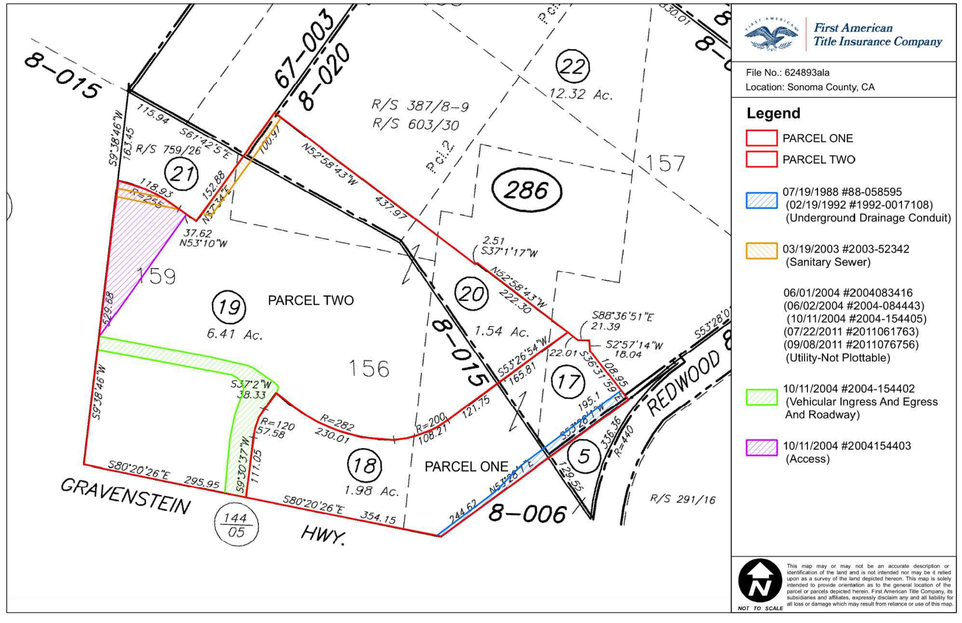
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PROJECT SITE COLORED PARCEL IDENTIFICATION MAP



OFFSITE COLORED EASEMENT IDENTIFICATION MAP



PROJECT SITE COLORED EASEMENT IDENTIFICATION MAP

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COLORED MAP EXHIBIT

C0.10

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SHEET INDEX	
SHEET NO.	**SHEET TITLE**
C0.00	VESTING TENTATIVE MAP
C0.10	COLORED MAP EXHIBIT
C1.00	EXISTING CONDITIONS
C2.00	PRELIMINARY UTILITY PLAN
C3.00	PRELIMINARY GRADING AND DRAINAGE PLAN
C4.00	HORIZONTAL CONTROL & STRIPING PLAN
C5.00	STORMWATER CONTROL PLAN
C5.10	STORMWATER CONTROL TABLES
C6.00	SECTIONS
C7.00	UTILITY PROFILES
C7.10	UTILITY PROFILES
C7.20	UTILITY PROFILES
C8.00	PRELIMINARY OFFSITE IMPROVEMENT PLAN
C8.10	ULTIMATE OFFSITE PLAN
C9.0	FIRE ACCESS PLAN

LEGEND

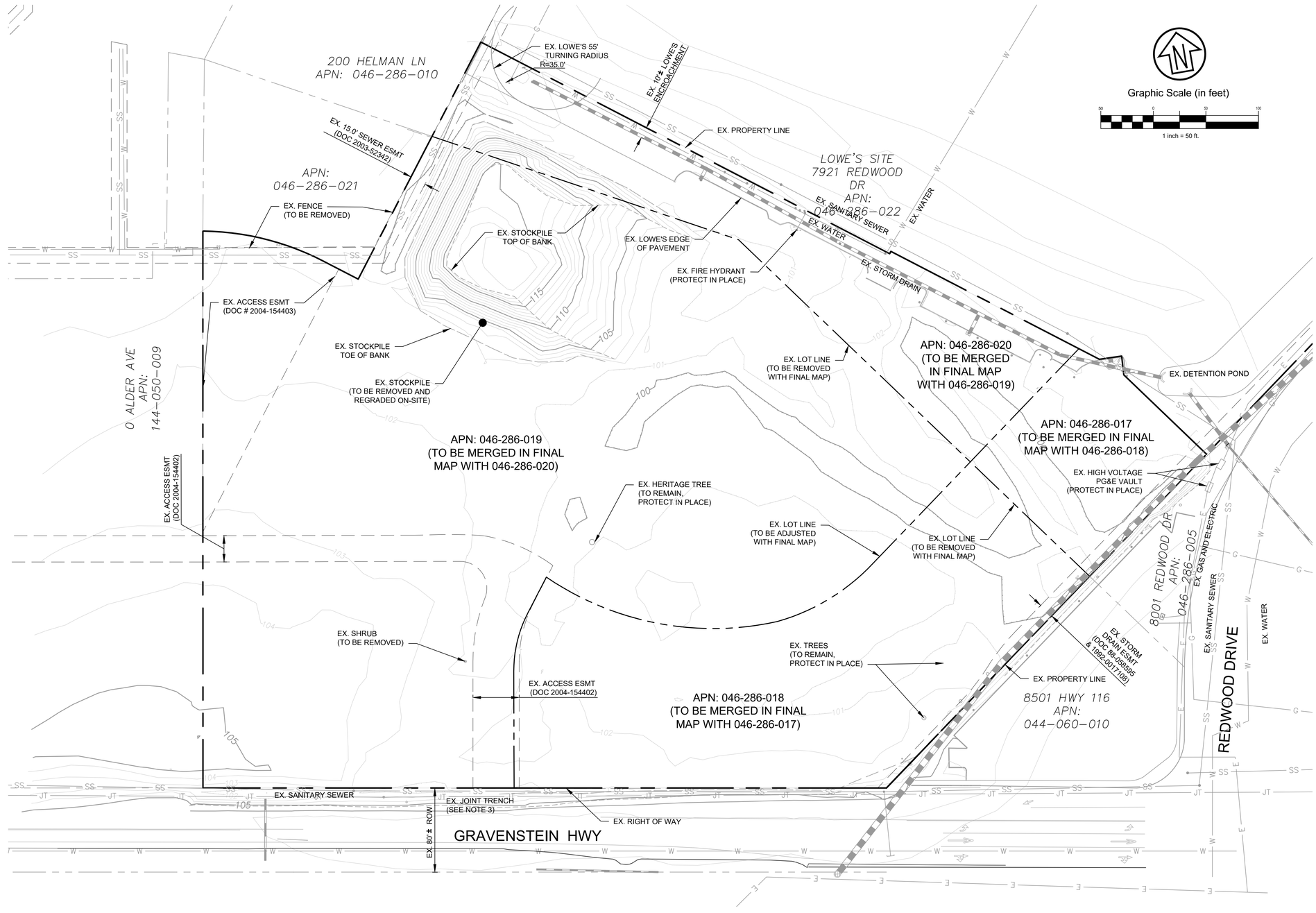
- EXISTING (EX.) BOUNDARY LINE
- EXISTING OFFSITE PROPERTY LINE
- EXISTING INTERIOR LOT LINE
- EXISTING EASEMENT (ESMT) AS NOTED
- XXX EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING EDGE OF PAVEMENT
- EXISTING STRIPING
- JT JT EXISTING JOINT TRENCH
- SS EXISTING SANITARY SEWER
- SD EXISTING STORM DRAIN
- W W EXISTING WATER LINE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING STORM DRAIN INLET

NOTES

1. IF EXISTING WELLS OR TANKS ARE FOUND WITHIN THE PROJECT SITE, THEY SHALL BE ABANDONED IN ACCORDANCE WITH THE SONOMA COUNTY PERMIT & RESOURCE MANAGEMENT DEPARTMENT AND AN ABANDONMENT PERMIT WILL BE PROCURED PRIOR TO DEMOLITION.
2. APPROXIMATE LOCATION OF EXISTING UTILITIES SHOWN. LOCATION TO BE FIELD VERIFIED/POTHOLED DURING CONSTRUCTION DOCUMENTS.
3. ALL ABOVE GROUND ELECTRICAL AND COMMUNICATION LINES ALONG THE PROJECT FRONTAGE WITHIN HIGHWAY 116 RIGHT OF WAY SHALL BE UNDERGROUNDED.
4. PROTECT EXISTING UTILITIES IN PLACE UNLESS NOTED OTHERWISE.

SURVEY NOTES

1. DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. THE BASIS OF BEARING FOR THIS MAP IS THE CALCULATED BEARING OF NORTH 73°49'32" EAST BETWEEN FOUND 1/2" IRON PIPE TAGGED 7790[3] AND FOUND 3/4" IRON PIPE MARKED SONOMA COUNTY WATER AGENCY.
3. VERTICAL DATUM IS NORTH AMERICAN DATUM OF 1988 (NAVD88) PER CALIFORNIA REAL TIME NETWORK (CRTN), EPOCH 2017.5.
4. TOPOGRAPHY SHOWN WAS PERFORMED BY FIELD SURVEY IN MAY OF 2022 BY CSW/STUBER-STROEH ENGINEERING GROUP INC.
5. EXISTING EASEMENTS SHOWN WERE BASED ON TITLE REPORT FROM FIRST AMERICAN TITLE, DATED MARCH 28, 2022.



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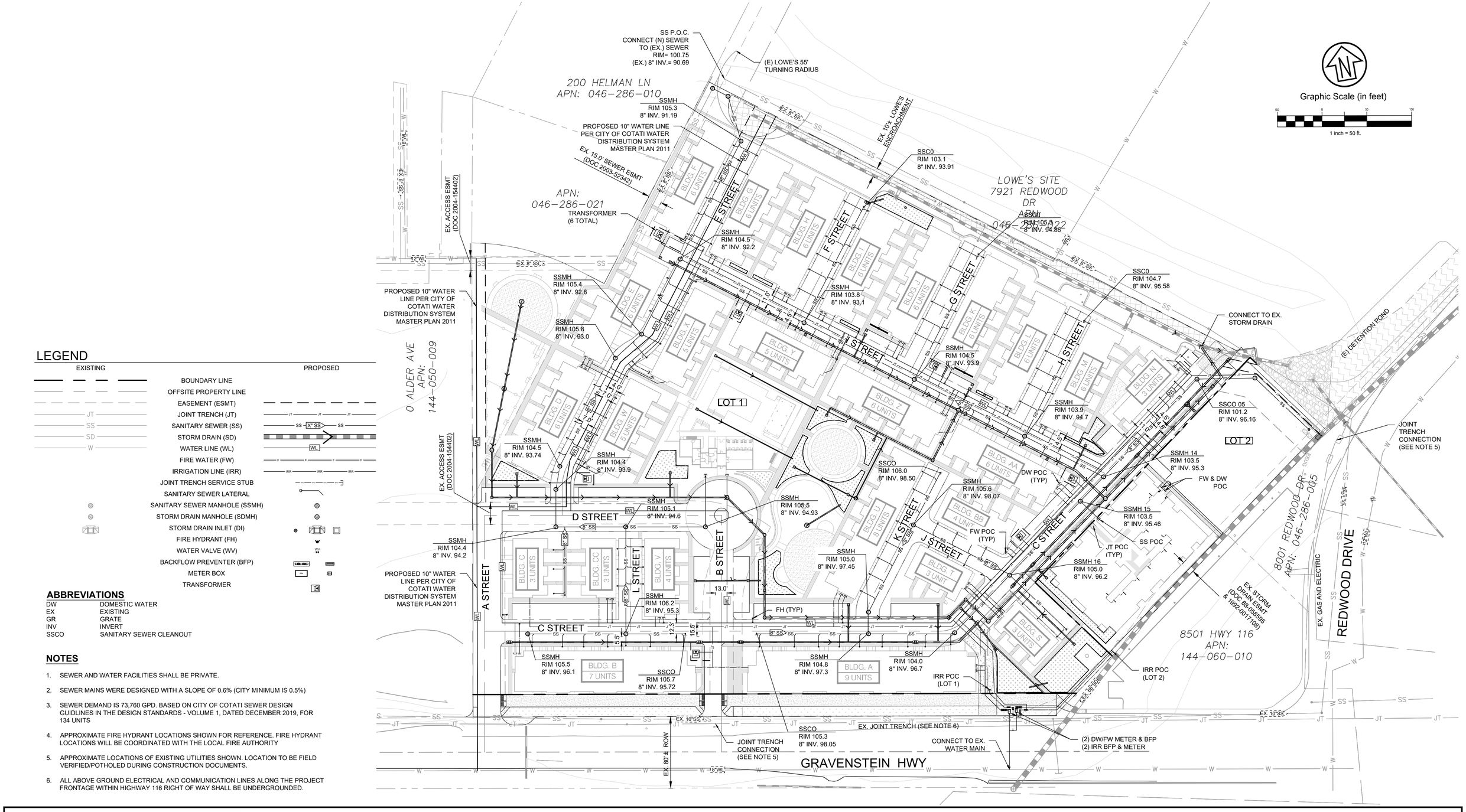
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EXISTING CONDITIONS

C1.00

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DATE: 03.17.2025
PROJECT: 317068.00

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LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
	OFFSITE PROPERTY LINE	
	EASEMENT (ESMT)	
JT	JOINT TRENCH (JT)	JT
SS	SANITARY SEWER (SS)	SS
SD	STORM DRAIN (SD)	
W	WATER LINE (WL)	WL
	FIRE WATER (FW)	F
	IRRIGATION LINE (IRR)	IRR
	JOINT TRENCH SERVICE STUB	
	SANITARY SEWER LATERAL	
	SANITARY SEWER MANHOLE (SSMH)	
	STORM DRAIN MANHOLE (SDMH)	
	STORM DRAIN INLET (DI)	
	FIRE HYDRANT (FH)	
	WATER VALVE (WV)	WV
	BACKFLOW PREVENTER (BFP)	
	METER BOX	
	TRANSFORMER	

ABBREVIATIONS

DW	DOMESTIC WATER
EX	EXISTING
GR	GRATE
INV	INVERT
SSCO	SANITARY SEWER CLEANOUT

NOTES

1. SEWER AND WATER FACILITIES SHALL BE PRIVATE.
2. SEWER MAINS WERE DESIGNED WITH A SLOPE OF 0.6% (CITY MINIMUM IS 0.5%)
3. SEWER DEMAND IS 73,760 GPD. BASED ON CITY OF COTATI SEWER DESIGN GUIDLINES IN THE DESIGN STANDARDS - VOLUME 1, DATED DECEMBER 2019, FOR 134 UNITS
4. APPROXIMATE FIRE HYDRANT LOCATIONS SHOWN FOR REFERENCE. FIRE HYDRANT LOCATIONS WILL BE COORDINATED WITH THE LOCAL FIRE AUTHORITY
5. APPROXIMATE LOCATIONS OF EXISTING UTILITIES SHOWN. LOCATION TO BE FIELD VERIFIED/POTHOLED DURING CONSTRUCTION DOCUMENTS.
6. ALL ABOVE GROUND ELECTRICAL AND COMMUNICATION LINES ALONG THE PROJECT FRONTAGE WITHIN HIGHWAY 116 RIGHT OF WAY SHALL BE UNDERGROUNDED.

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PRELIMINARY UTILITY PLAN

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LEGEND

- AREA DRAIN
- STORM DRAIN CATCH BASIN
- STORM DRAIN INLET
- STORM DRAIN MANHOLE
- PROPERTY LINE
- EASEMENT
- PROPOSED RIGHT-OF-WAY
- CENTER LINE
- CURB LINE
- STORM DRAIN
- BIORETENTION FACILITY
- SIDEWALK/WALKWAY
- BIKE LANE
- PAVEMENT (ROW)
- MULTI-USE PATH
- X.XX SPOT ELEVATION
- OVERLAND FLOW RELEASE

ABBREVIATIONS

AD	AREA DRAIN
BLDG	BUILDING
CB	CATCH BASIN
DI	DRAIN INLET
(E)	EXISTING
EG	EXISTING GROUND
FL	FLOWLINE
GR	GRATE
HP	HIGH POINT
INV	INVERT
LP	LOW POINT
(N)	NEW
TC	TOP OF CURB
TP	TOP OF PAVEMENT

STORMWATER NOTES

1. SEE SHEET C5.00 FOR STORM WATER CONTROL PLAN.

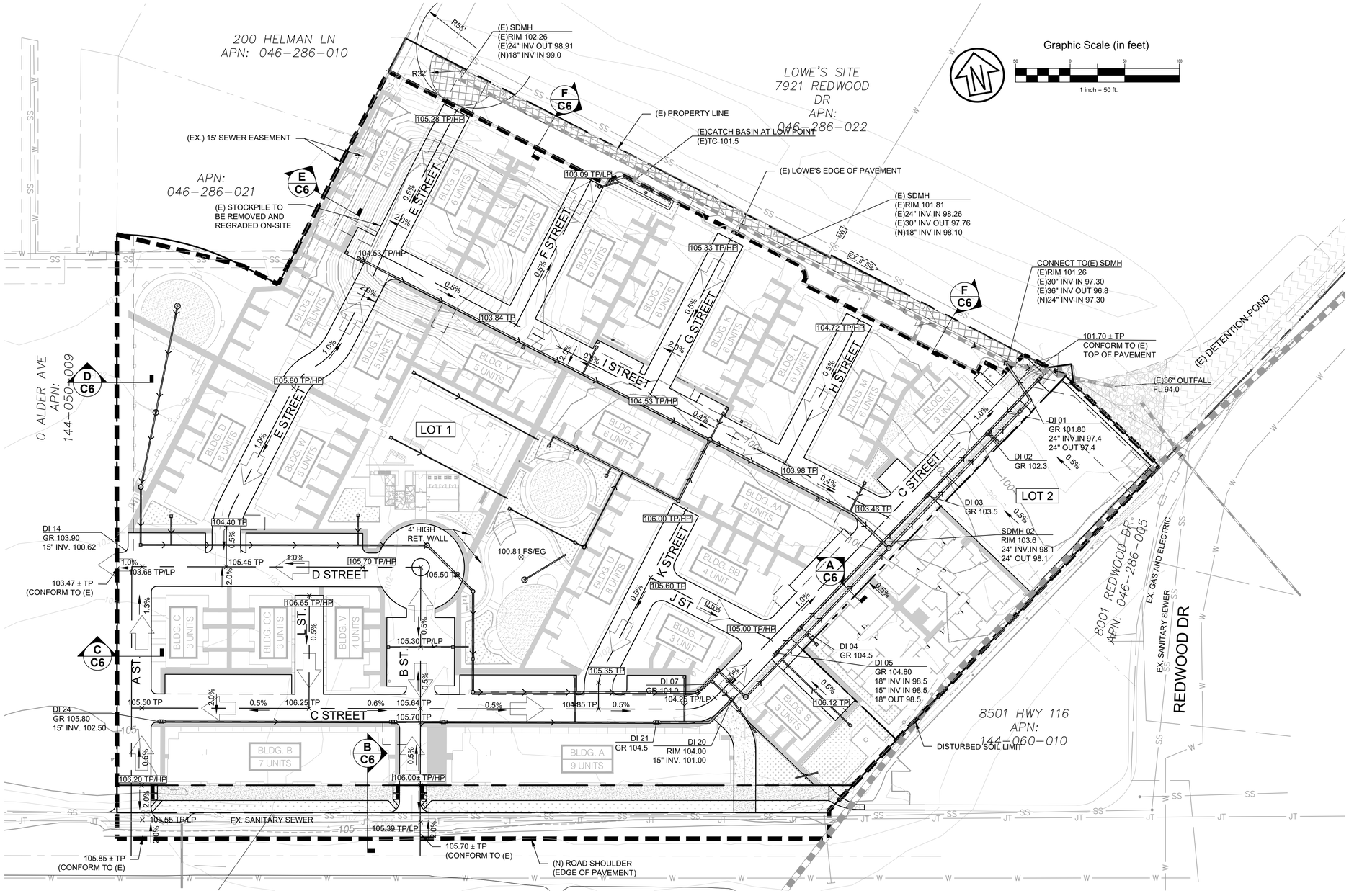
2. STORM DRAIN DETENTION STORAGE PROVIDED BY EXISTING DETENTION POND ON LOWE'S SITE WHICH HAS BEEN DESIGNED TO ACCOMMODATE THE PROPOSED 10 ACRE SITE PER DRAINAGE REPORT DATED APRIL 25,2005.

FEMA NOTES

THE PROJECT SITE IS LOCATED WITHIN ZONE X PER FEMA MAPS ANS IS THERFORE OUTSIDE OF ANY FLOOD ZONES.

EARTHWORK:

CUT: 12,000 CUBIC YARDS
FILL: 30,000 CUBIC YARDS
NET: 18,000 CUBIC YARDS <FILL>



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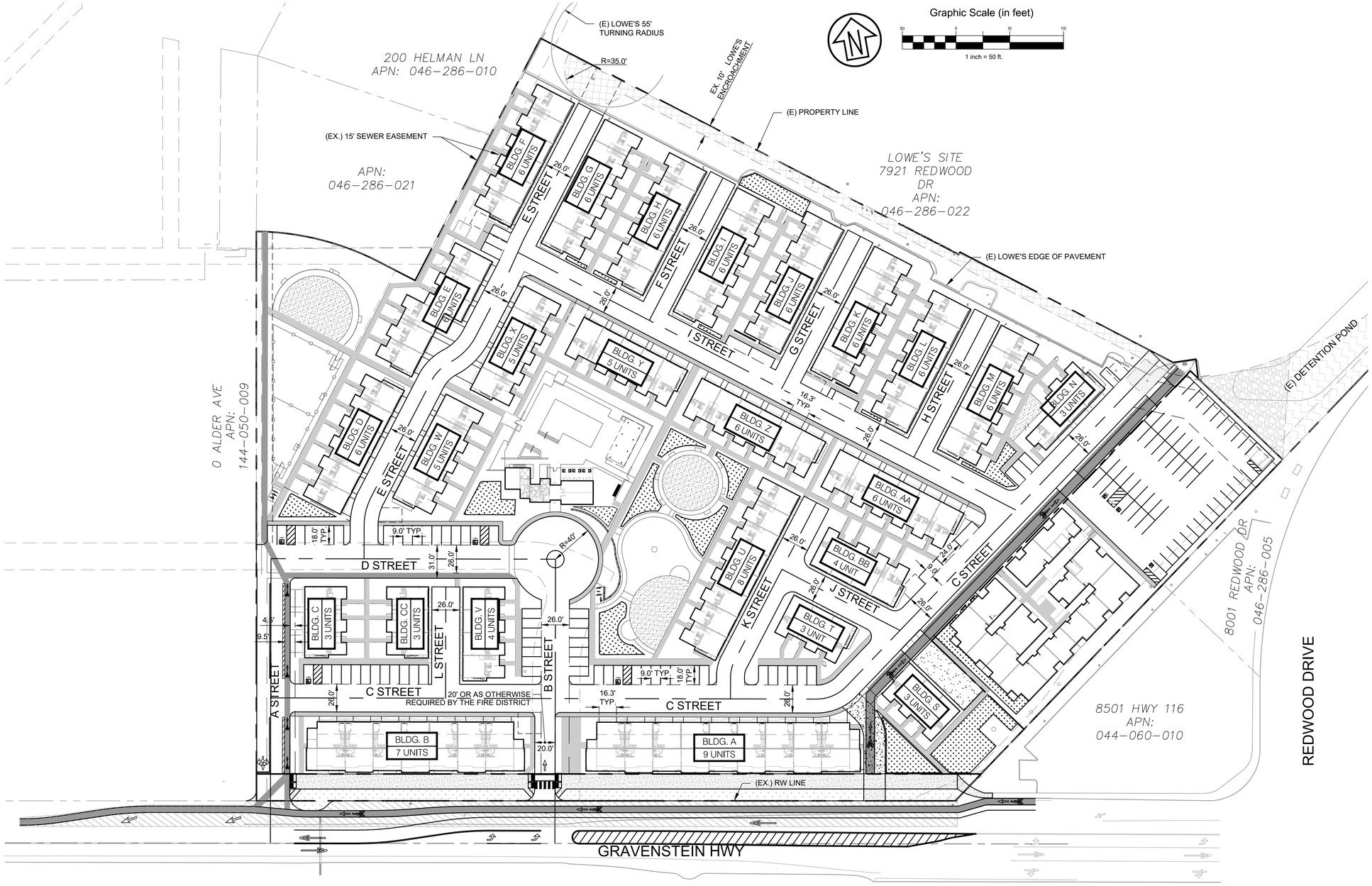
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PRELIMINARY GRADING AND DRAINAGE PLAN

C3.00

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LEGEND

- PROPERTY LINE
- EASEMENT
- PROPOSED RIGHT-OF-WAY
- CENTER LINE
- CURB LINE
- BIORETENTION FACILITY
- SIDEWALK/WALKWAY
- BIKE LANE
- PAVEMENT (ROW)
- MULTI-USE PATH

ABBREVIATIONS

AD	AREA DRAIN
CB	CATCH BASIN
DI	DRAIN INLET
(E)	EXISTING
EG	EXISTING GROUND
FL	FLOWLINE
HP	HIGH POINT
INV	INVERT
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(N)	NEW
TC	TOP OF CURB
TP	TOP OF PAVEMENT

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HORIZONTAL CONTROL & STRIPING PLAN

C4.00

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Graphic Scale (in feet)

50 0 50 100

1 inch = 50 ft.

LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
	OFFSITE PROPERTY LINE	
	EASEMENT (ESMT)	
JT	JOINT TRENCH (JT)	
SS	SANITARY SEWER (SS)	
SD	STORM DRAIN (SD)	
W	WATER LINE (WL)	
	SANITARY SEWER MANHOLE (SSMH)	
	STORM DRAIN MANHOLE (SDMH)	
	STORM DRAIN INLET (DI)	

LEGEND

- BIORETENTION AREA
- SELF-TREATING AREA
- NOT TREATED AREA
- IMPERVIOUS AREA (PAVEMENT / HARDSCAPE)
- IMPERVIOUS AREA (ROOF)
- PERVIOUS AREA (LANDSCAPE)
- DRAINAGE MANAGEMENT AREA
- BIO # — BMP IDENTIFICATION
- DMA # — WATER SHED IDENTIFICATION
- BMP — BEST MANAGEMENT PRACTICES
- UNDERGROUND SILVA CELL BIORETENTION TREATMENT

NOTES

TOTAL SITE IMPERVIOUS AREA: 276,548 SF

BIORETENTION SIZING: IMP. AREA X 0.04 = 11,062 SF OF BIORETENTION REQUIRED

CURRENT AREA FOR PROPOSED BIORETENTION = 12,456 SF

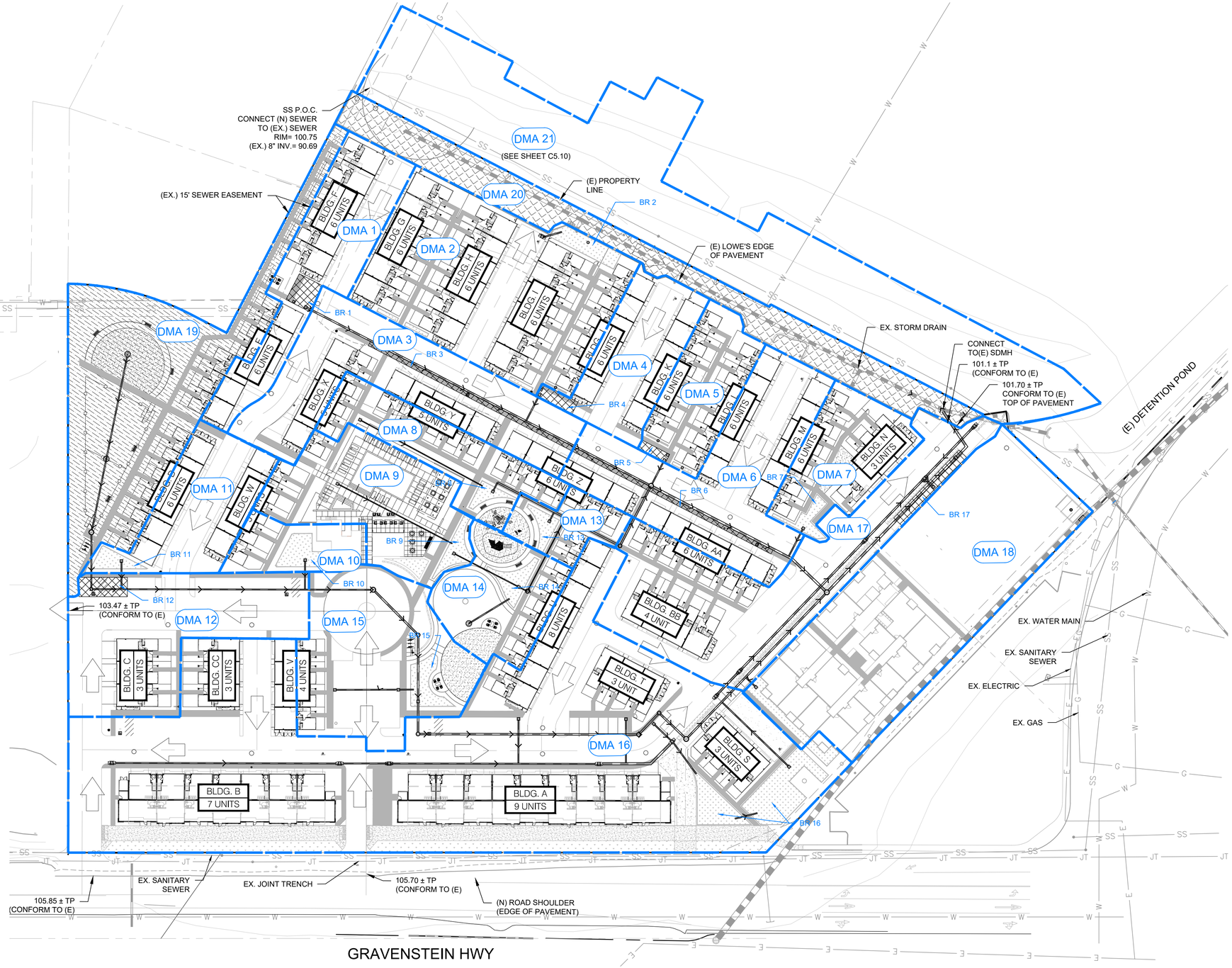
ABBREVIATIONS

AD	AREA DRAIN
BR	BIORETENTION
CB	CATCH BASIN
DI	DRAIN INLET
(E)	EXISTING
EG	EXISTING GROUND
FL	FLOWLINE
HP	HIGH POINT
INV	INVERT
LP	LOW POINT
(N)	NEW
TC	TOP OF CURB
TP	TOP OF PAVEMENT

BIORETENTION AREA CONSTRUCTION NOTES

1. SCARIFY SUBGRADE BEFORE INSTALLING BIORETENTION AREA AGGREGATE AND BIORETNETION SOIL MEDIA.
2. INSTALL UNDERDRAIN WITH HOLES FACING DOWN. UNDERDRAIN DISCHARGE ELEVATION SHALL BE NEAR TOP OF AGGREGATE LAYER. UNDERDRAIN SLOPE MAY BE FLAT.
3. COMPACT EACH 6" LIFT OF BIORETENTION SOIL MEDIA WITH LANDSCAPE ROLLER OR BY LIGHTLY WETTING. IF WETTING, LET DRY OVERNIGHT BEFORE PLANTING.
4. NEVER WORK WITHIN BIORETENTION AREA LIMITS DURING RAIN OR UNDER WET CONDITIONS.
5. KEEP ALL HEAVY MACHINERY OUTSIDE BIORETENTION AREA LIMITS.
6. CONTRACTOR SHALL PROVIDE SUBMITTALS CERTIFYING CLASS 2 PERM MEETS CALTRANS SPECIFICATION 68-2.02F(3) AND BIORETENTION SOIL MEET REQUIREMENTS OF BASMAA "SPECIFICATION OF SOILS FOR BIORETENTION OR BIORETENTION FACILITIES".
7. CONTRACTOR SHALL NOTIFY CIVIL ENGINEER 48 HOURS PRIOR TO INSTALLATION OF CLASS 2 PERM AND BIORETENTION SOIL FOR INSPECTION.

1 BIORETENTION AREA DETAIL
SCALE: NTS



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STORMWATER CONTROL PLAN

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DMA NAME	DMA AREA (SF)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR	IMP NAME: BIO 1		
					IMP SIZING FACTOR	MIN. IMP SIZE (SF)	PRO. IMP SIZE (SF)
DMA 1	7596	ROOF	1.0	7596			
	5623	PAVEMENT	1.0	5623			
	2103	LANDSCAPE	0.1	210			
TOTAL >				13429	0.04	537	678

DMA NAME	DMA AREA (SF)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR	IMP NAME: BIO 2		
					IMP SIZING FACTOR	MIN. IMP SIZE (SF)	PRO. IMP SIZE (SF)
DMA 2	16216	ROOF	1.0	16216			
	7355	PAVEMENT	1.0	7355			
	9640	LANDSCAPE	0.1	964			
TOTAL >				24535	0.04	981	1008

DMA NAME	DMA AREA (SF)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR	IMP NAME: BIO 3		
					IMP SIZING FACTOR	MIN. IMP SIZE (SF)	PRO. IMP SIZE (SF)
DMA 3	6354	ROOF	1.0	6354			
	13996	PAVEMENT	1.0	13996			
	2235	LANDSCAPE	0.1	224			
TOTAL >				20574	0.04	823	860

DMA NAME	DMA AREA (SF)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR	IMP NAME: BIO 4		
					IMP SIZING FACTOR	MIN. IMP SIZE (SF)	PRO. IMP SIZE (SF)
DMA 4	5309	ROOF	1.0	5309			
	4916	PAVEMENT	1.0	4916			
	1293	LANDSCAPE	0.1	129			
TOTAL >				10354	0.04	414	485

DMA NAME	DMA AREA (SF)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR	IMP NAME: BIO 5		
					IMP SIZING FACTOR	MIN. IMP SIZE (SF)	PRO. IMP SIZE (SF)
DMA 5	4126	ROOF	1.0	4126			
	1369	PAVEMENT	1.0	1369			
	3949	LANDSCAPE	0.1	395			
TOTAL >				5890	0.04	236	261

DMA NAME	DMA AREA (SF)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR	IMP NAME: BIO 6		
					IMP SIZING FACTOR	MIN. IMP SIZE (SF)	PRO. IMP SIZE (SF)
DMA 6	9452	ROOF	1.0	9452			
	10943	PAVEMENT	1.0	10943			
	3169	LANDSCAPE	0.1	317			
TOTAL >				20712	0.04	828	836

DMA NAME	DMA AREA (SF)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR	IMP NAME: BIO 7		
					IMP SIZING FACTOR	MIN. IMP SIZE (SF)	PRO. IMP SIZE (SF)
DMA 7	4467	ROOF	1.0	4467			
	1988	PAVEMENT	1.0	1988			
	4359	LANDSCAPE	0.1	436			
TOTAL >				6891	0.04	276	580

DMA NAME	DMA AREA (SF)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR	IMP NAME: BIO 8		
					IMP SIZING FACTOR	MIN. IMP SIZE (SF)	PRO. IMP SIZE (SF)
DMA 8	3834	ROOF	1.0	3834			
	2819	PAVEMENT	1.0	2819			
	4228	LANDSCAPE	0.1	423			
TOTAL >				7076	0.04	283	420

DMA NAME	DMA AREA (SF)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR	IMP NAME: BIO 9		
					IMP SIZING FACTOR	MIN. IMP SIZE (SF)	PRO. IMP SIZE (SF)
DMA 9	1806	ROOF	1.0	1806			
	11370	PAVEMENT	1.0	11370			
	2843	LANDSCAPE	0.1	284			
TOTAL >				13460	0.04	538	1025

DMA NAME	DMA AREA (SF)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR	IMP NAME: BIO 10		
					IMP SIZING FACTOR	MIN. IMP SIZE (SF)	PRO. IMP SIZE (SF)
DMA 10	1733	ROOF	1.0	1733			
	908	PAVEMENT	1.0	908			
	2117	LANDSCAPE	0.1	212			
TOTAL >				2853	0.04	114	1008

DMA NAME	DMA AREA (SF)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR	IMP NAME: BIO 11		
					IMP SIZING FACTOR	MIN. IMP SIZE (SF)	PRO. IMP SIZE (SF)
DMA 11	5519	ROOF	1.0	5519			
	4697	PAVEMENT	1.0	4697			
	2146	LANDSCAPE	0.1	215			
TOTAL >				10431	0.04	417	586

DMA NAME	DMA AREA (SF)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR	IMP NAME: BIO 12		
					IMP SIZING FACTOR	MIN. IMP SIZE (SF)	PRO. IMP SIZE (SF)
DMA 12	2387	ROOF	1.0	2387			
	15123	PAVEMENT	1.0	15123			
	2998	LANDSCAPE	0.1	300			
TOTAL >				17810	0.04	712	808

DMA NAME	DMA AREA (SF)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR	IMP NAME: BIO 13		
					IMP SIZING FACTOR	MIN. IMP SIZE (SF)	PRO. IMP SIZE (SF)
DMA 13	1483	ROOF	1.0	1483			
	1210	PAVEMENT	1.0	1210			
	1815	LANDSCAPE	0.1	182			
TOTAL >				2875	0.04	115	514

DMA NAME	DMA AREA (SF)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR	IMP NAME: BIO 14		
					IMP SIZING FACTOR	MIN. IMP SIZE (SF)	PRO. IMP SIZE (SF)
DMA 14	1607	ROOF	1.0	1607			
	3301	PAVEMENT	1.0	3301			
	4952	LANDSCAPE	0.1	495			
TOTAL >				5403	0.04	216	798

DMA NAME	DMA AREA (SF)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR	IMP NAME: BIO 15		
					IMP SIZING FACTOR	MIN. IMP SIZE (SF)	PRO. IMP SIZE (SF)
DMA 15	0	ROOF	1.0	0			
	14293	PAVEMENT	1.0	14293			
	6126	LANDSCAPE	0.1	613			
TOTAL >				14906	0.04	596	1045

DMA NAME	DMA AREA (SF)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR	IMP NAME: BIO 16		
					IMP SIZING FACTOR	MIN. IMP SIZE (SF)	PRO. IMP SIZE (SF)
DMA 16	36032	ROOF	1.0	36032			
	50564	PAVEMENT	1.0	50564			
	18097	LANDSCAPE	0.1	1810			
TOTAL >				88406	0.04	3536	4510

DMA NAME	DMA AREA (SF)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR	IMP NAME: BIO 17		
					IMP SIZING FACTOR	MIN. IMP SIZE (SF)	PRO. IMP SIZE (SF)
DMA 17	5525	ROOF	1.0	5525			
	18518	PAVEMENT	1.0	18518			
	5381	LANDSCAPE	0.1	538			
TOTAL >				24581	0.04	983	1006

DMA NAME	DMA AREA (SF)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR	IMP NAME: BIO 18		
					IMP SIZING FACTOR	MIN. IMP SIZE (SF)	PRO. IMP SIZE (SF)
DMA 18	0	ROOF	1.0	0			
	0	PAVEMENT	1.0	0			
	0	LANDSCAPE	0.1	0			
TOTAL >				0	0.04	0	0

* NO BIO ASSOCIATED WITH DMA 18. THIS 1 ACRE LOT WILL BE USED FOR AFFORDABLE HOUSING. BIORETENTION TO BE DETERMINED

SELF TREATING	
SELF TREATING NAME	SELF TREATING AREA
DMA 19	32152

DMA NAME	DMA AREA (SF)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR	IMP NAME: BIO 20		
					IMP SIZING FACTOR	MIN. IMP SIZE (SF)	PRO. IMP SIZE (SF)
DMA 20	0	ROOF	1.0	0			
	0	PAVEMENT	1.0	0			
	0	LANDSCAPE	0.1	0			
TOTAL >				0	0.04	0	0

* DMA 20 IS AN EXISTING LOWE'S ENCROACHMENT BOUNDED BY THE EXISTING CURB ON THE NORTHEAST SIDE ADJACENT TO THE PROPOSED IMPROVEMENTS, NO IMPROVEMENTS ARE PROPOSED WITHIN DMA 20. NO BIORETENTION ASSOCIATED WITH DMA 15 BECAUSE IT IS TREATED BY THE ADJACENT LOWE'S PROPERTY.

DMA NAME	DMA AREA (SF)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR	IMP NAME: BIO 21		
					IMP SIZING FACTOR	MIN. IMP SIZE (SF)	PRO. IMP SIZE (SF)
DMA 21	0	ROOF	1.0	0			
	0	PAVEMENT	1.0	0			
	0	LANDSCAPE	0.1	0			
TOTAL >				0	0.04	0	0

* DMA 21 IS LOWE'S PROPERTY. NO IMPROVEMENTS ARE PROPOSED WITHIN DMA 21. NO BIORETENTION ASSOCIATED WITH DMA 21 BECAUSE IT IS TREATED BY LOWE'S PROPERTY.

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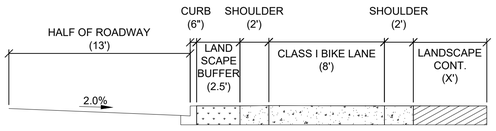
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STORMWATER CONTROL PLAN

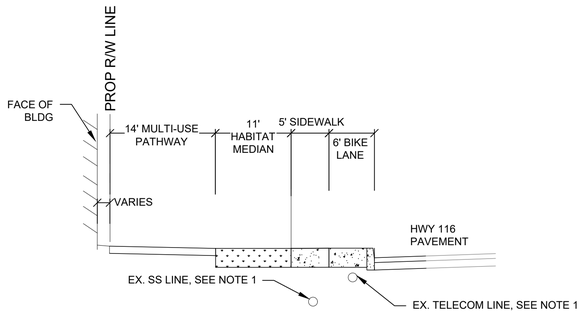
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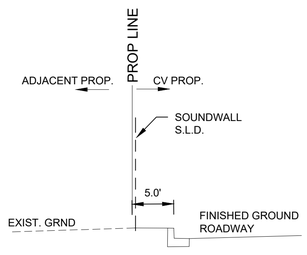
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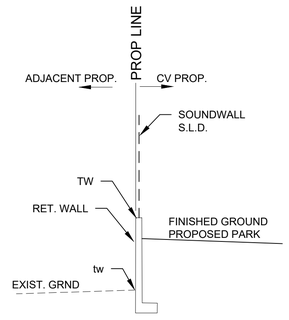
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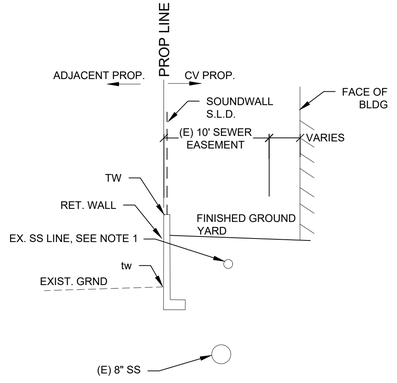
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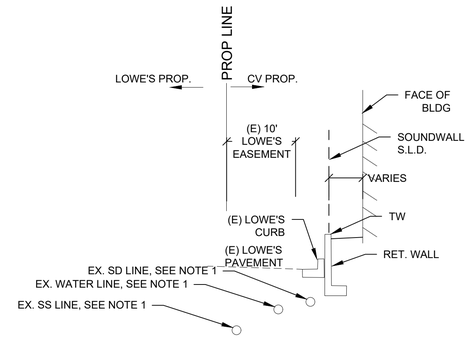
SECTION C



SECTION D



SECTION E



SECTION F

NOTES:

1. APPROXIMATE LOCATION OF UTILITIES SHOWN FOR REFERENCE ONLY. LOCATION TO BE FIELD VERIFIED/POTHOLED DURING CONSTRUCTION DOCUMENTS.
2. SECTIONS DRAWN APPROXIMATELY TO SCALE.

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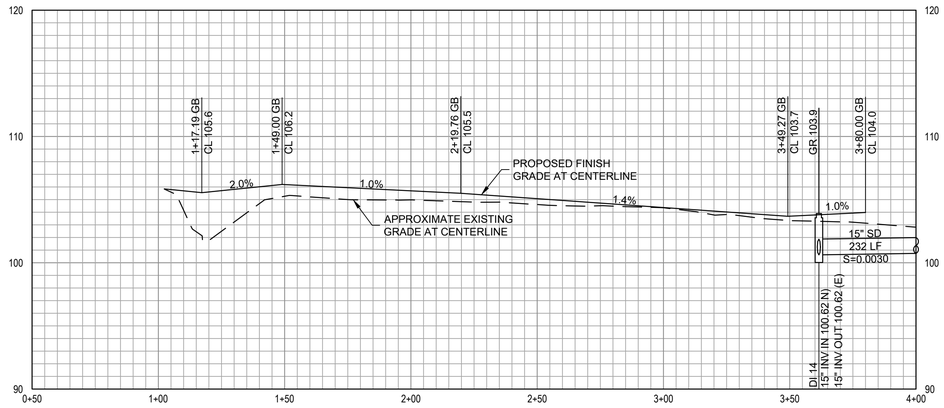
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SECTIONS

C6.00

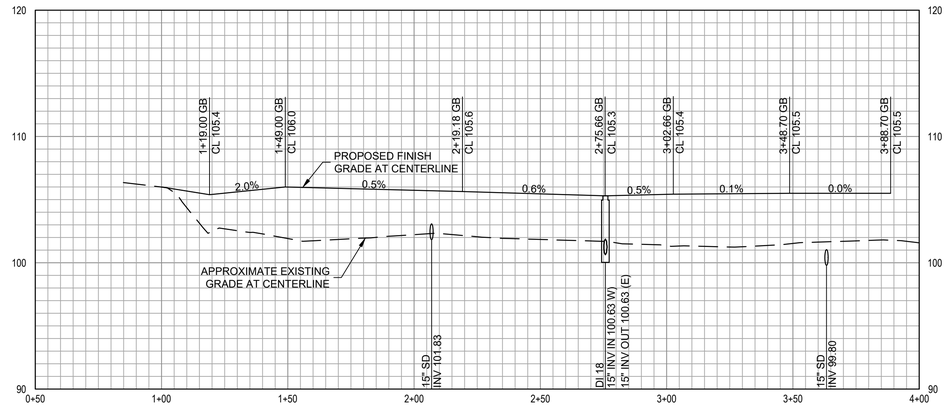
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SCALE: NTS
DATE: 03.17.2025
PROJECT: 317068.00

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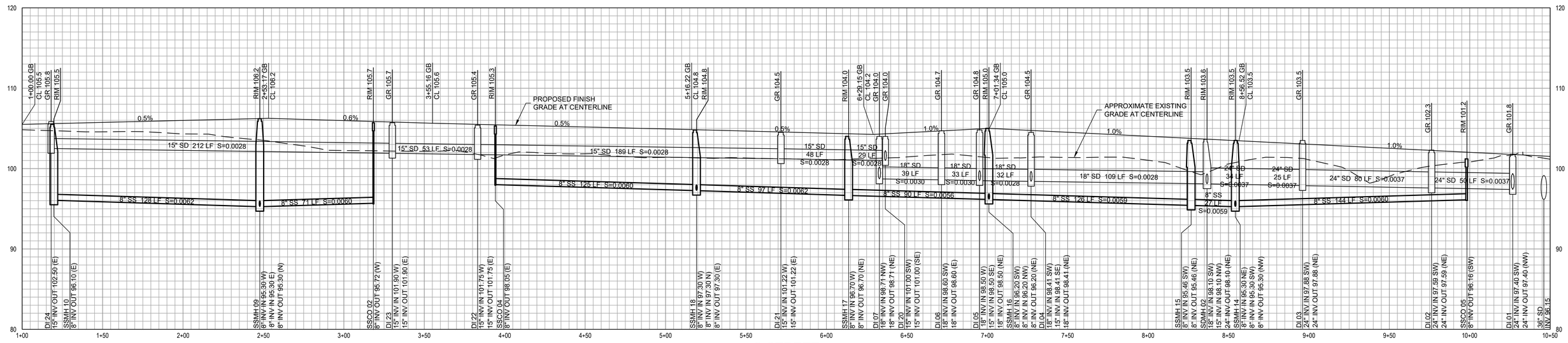
A STREET

SCALE: HOR. 1" = 30' VERT. 1" = 6'



B STREET

SCALE: HOR. 1" = 30' VERT. 1" = 6'



C STREET

SCALE: HOR. 1" = 30' VERT. 1" = 6'

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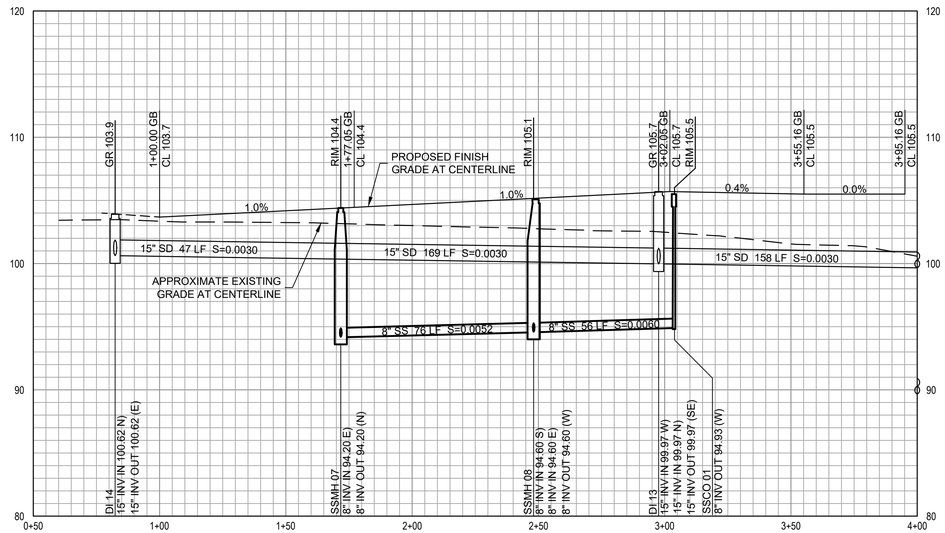
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UTILITY PROFILES

C7.00

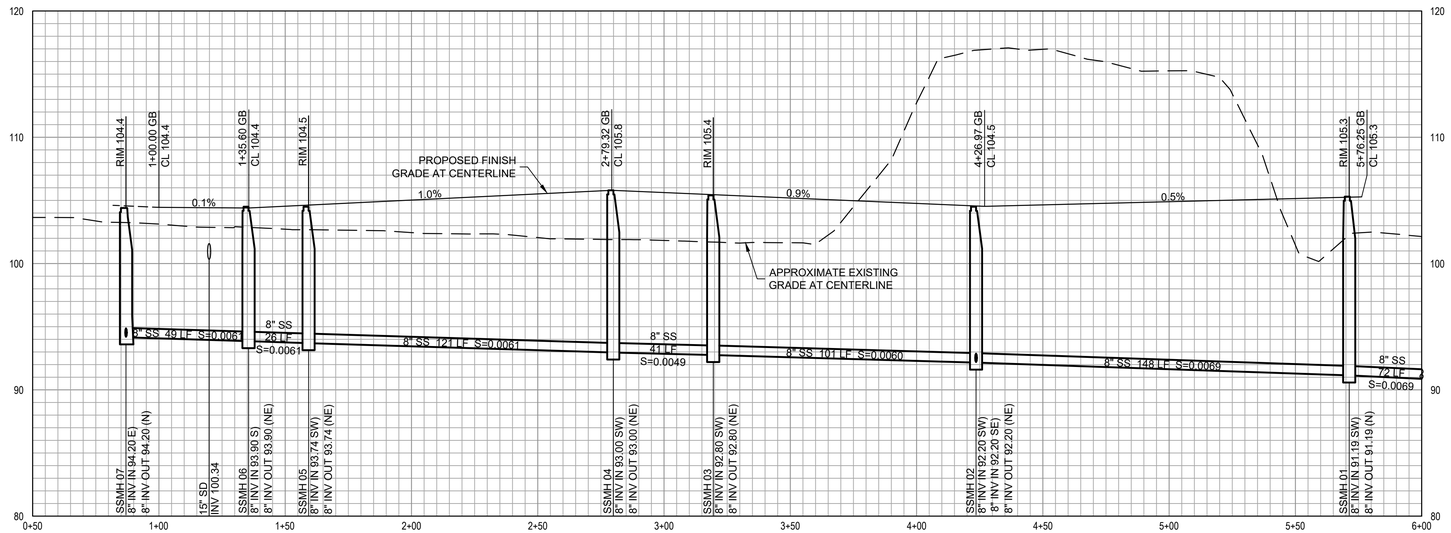
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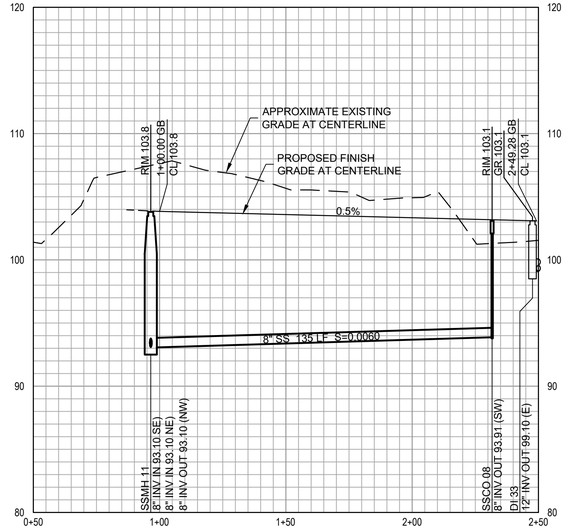
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SCALE: HOR. 1" = 30' VERT. 1" = 6'



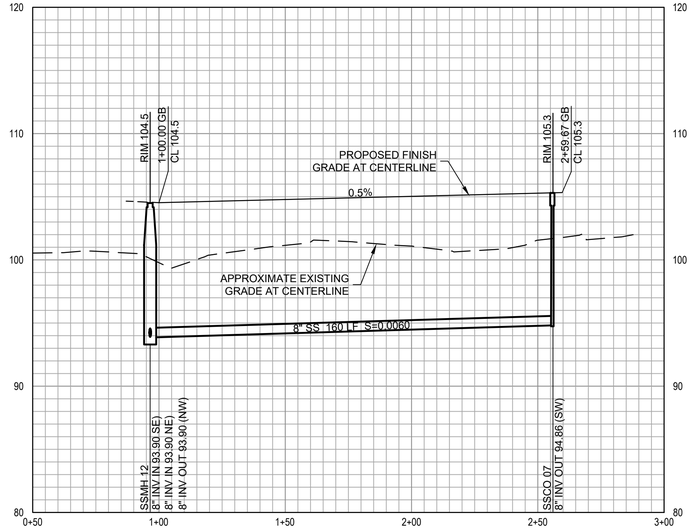
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SCALE: HOR. 1" = 30' VERT. 1" = 6'



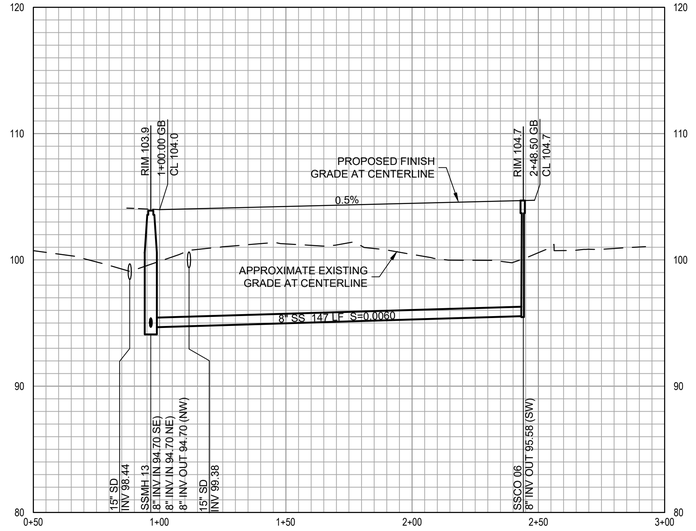
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SCALE: HOR. 1" = 30' VERT. 1" = 6'



G STREET

SCALE: HOR. 1" = 30' VERT. 1" = 6'



H STREET

SCALE: HOR. 1" = 30' VERT. 1" = 6'

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C7.10

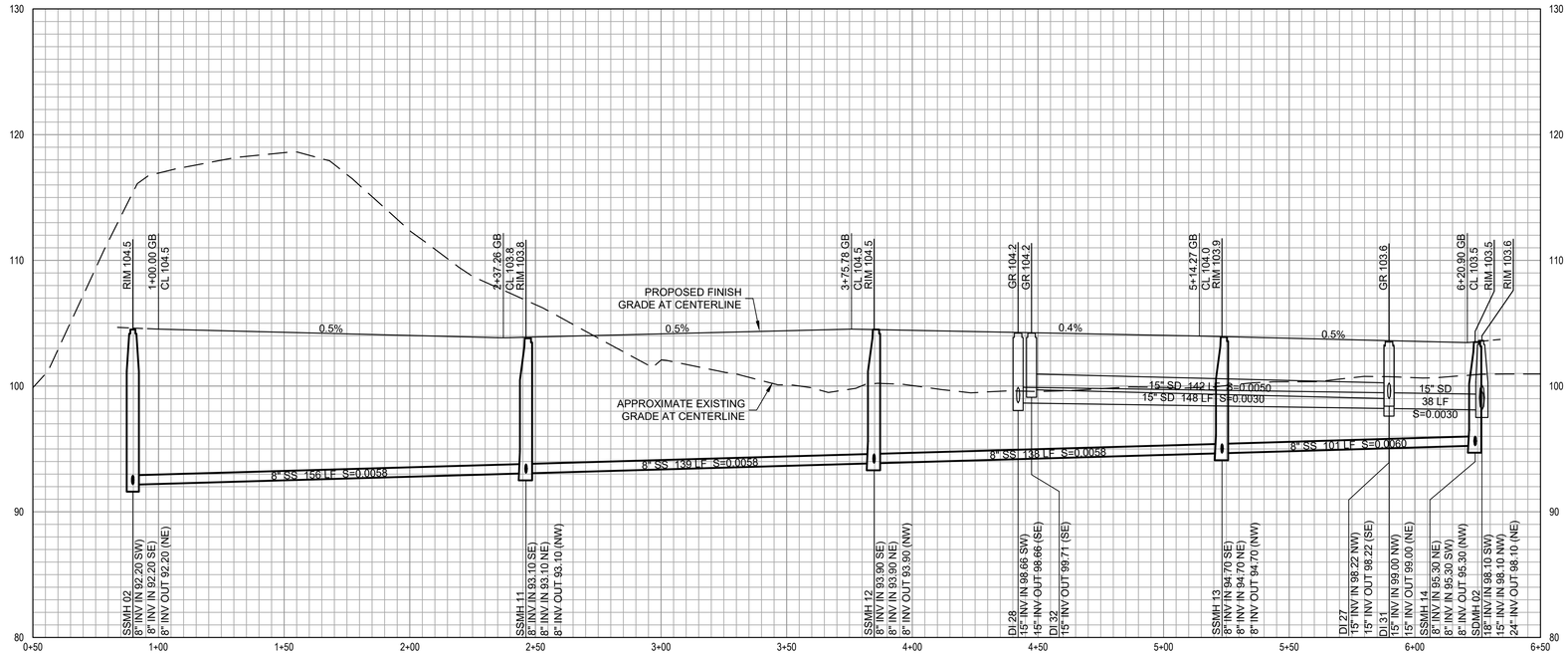
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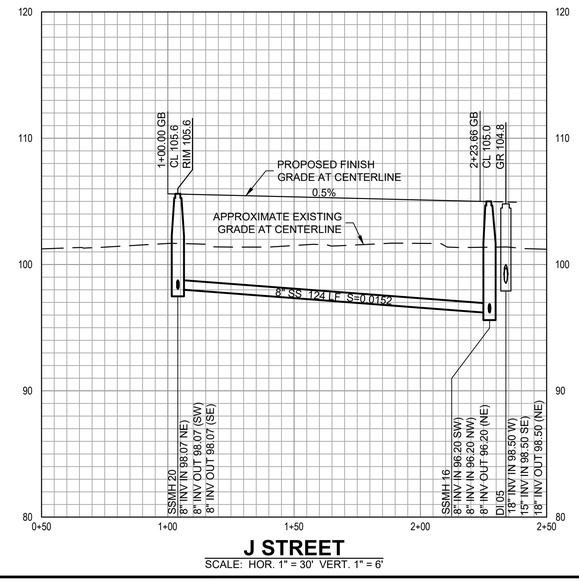
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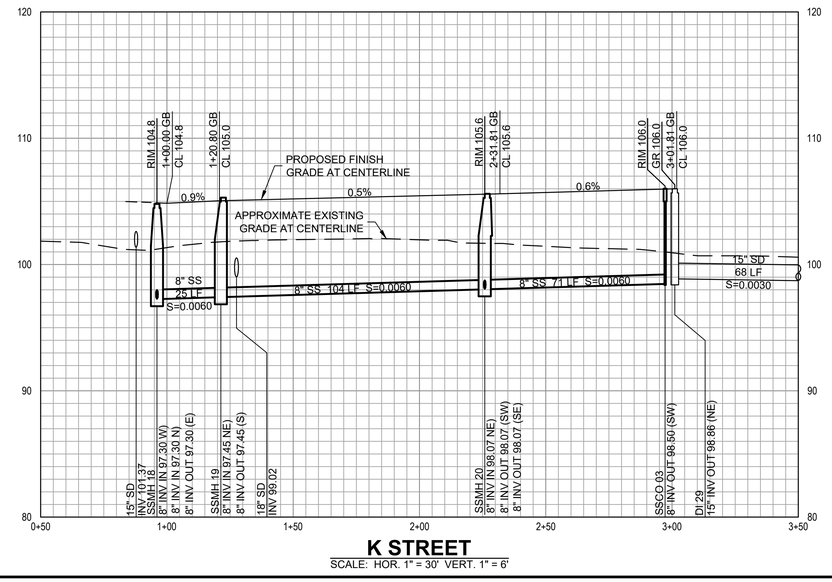
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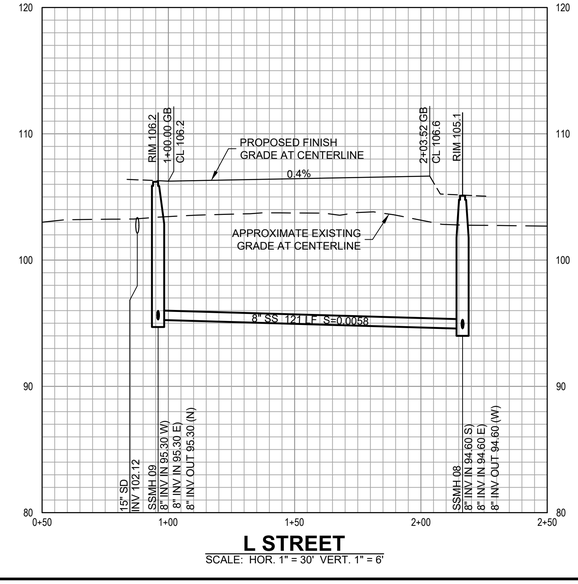
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SCALE: HOR. 1" = 30' VERT. 1" = 6'



K STREET

SCALE: HOR. 1" = 30' VERT. 1" = 6'



L STREET

SCALE: HOR. 1" = 30' VERT. 1" = 6'

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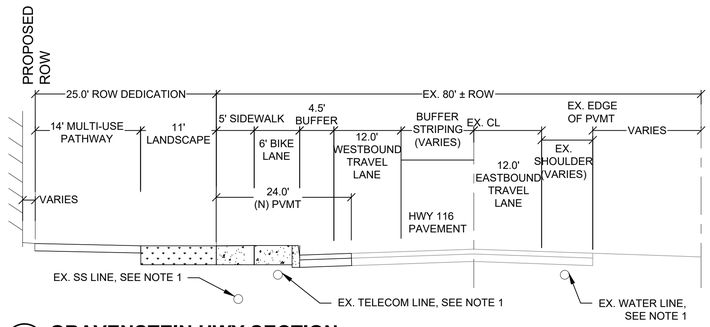
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UTILITY PROFILES

C7.20

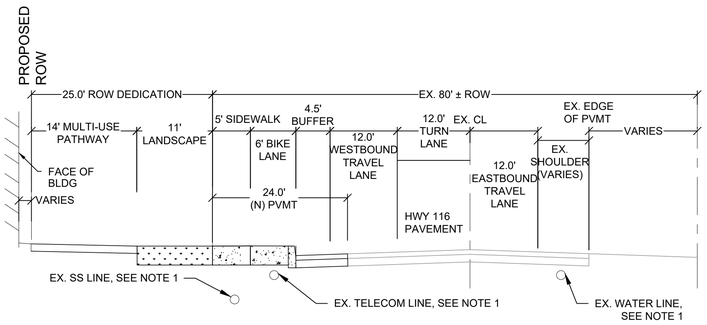
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DATE: 03.17.2025
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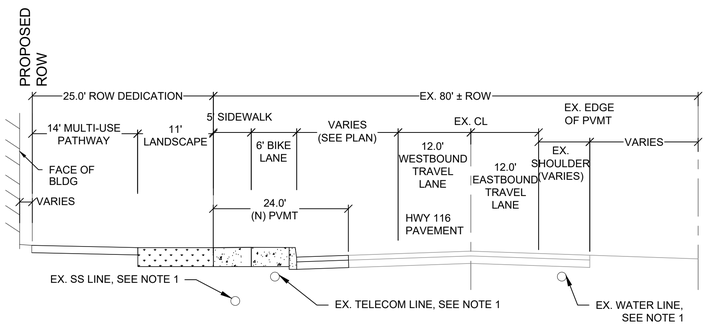
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SCALE: NTS



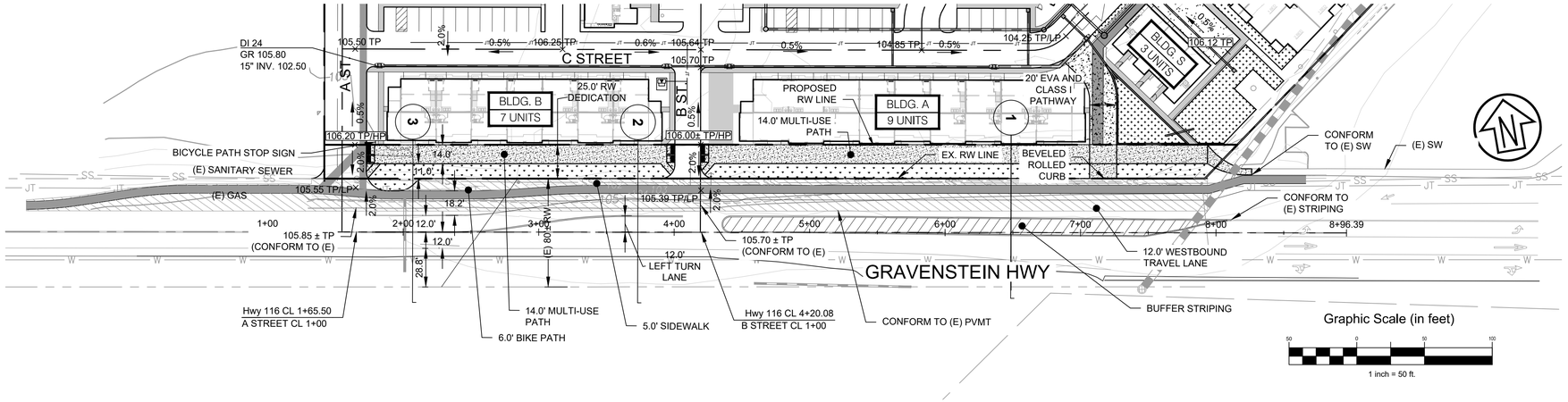
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SCALE: NTS



3 GRAVENSTEIN HWY SECTION

SCALE: NTS



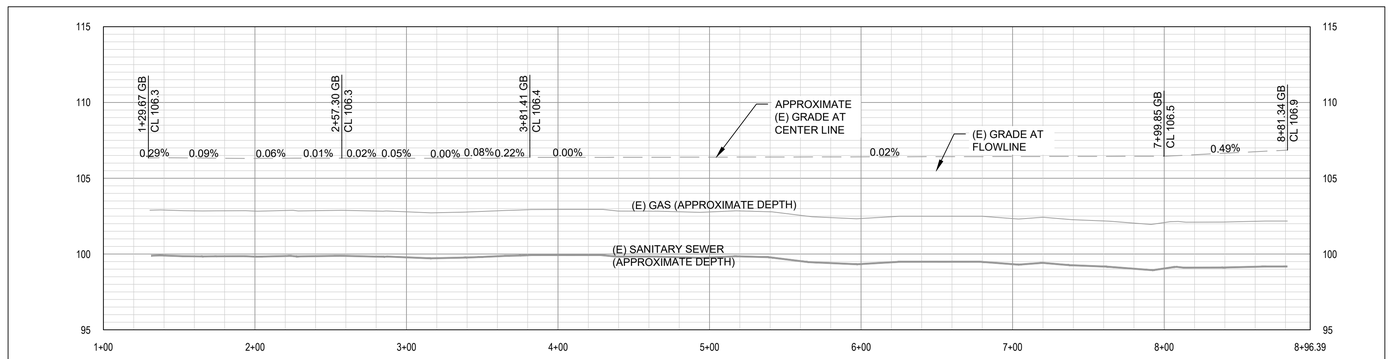
Graphic Scale (in feet)

50 0 50 100

1 inch = 50 ft.

GRAVENSTEIN HWY PLAN VIEW

SCALE: 1" = 50'



GRAVENSTEIN HWY PROFILE

SCALE: HOR. 1" = 50' VERT. 1" = 5'

ABBREVIATIONS

AD	AREA DRAIN
BLDG	BUILDING
CB	CATCH BASIN
CL	CENTERLINE
DI	DRAIN INLET
(E)	EXISTING
EG	EXISTING GROUND
FL	FLOWLINE
GR	GRATE
HP	HIGH POINT
INV	INVERT
LP	LOW POINT
(N)	NEW
RW	RIGHT OF WAY
TC	TOP OF CURB
TP	TOP OF PAVEMENT

LEGEND

- AREA DRAIN
- STORM DRAIN CATCH BASIN
- STORM DRAIN INLET
- STORM DRAIN MANHOLE
- PROPERTY LINE
- EASEMENT
- PROPOSED RIGHT-OF-WAY
- CENTER LINE
- CURB LINE
- STORM DRAIN

LEGEND

- BIORETENTION FACILITY
- SIDEWALK/WALKWAY
- BIKE LANE
- PAVEMENT (ROW)
- MULTI-USE PATH
- SPOT ELEVATION X.XX
- STORMWATER OVERLAND FLOW RELEASE SEE GRADING AND DRAINAGE PLAN, SHEET C3.0

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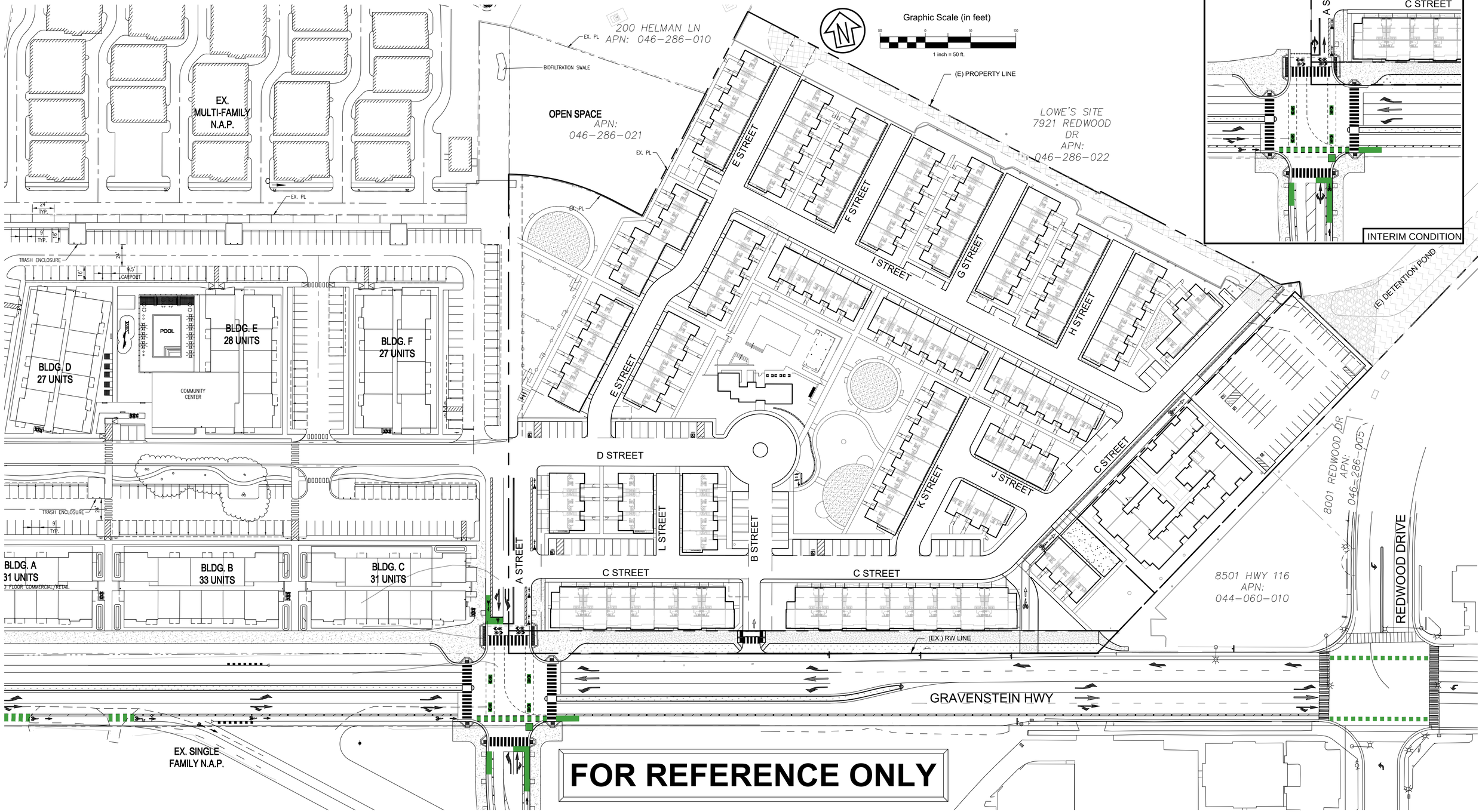
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PRELIMINARY OFFSITE IMPROVEMENT PLAN

C8.00

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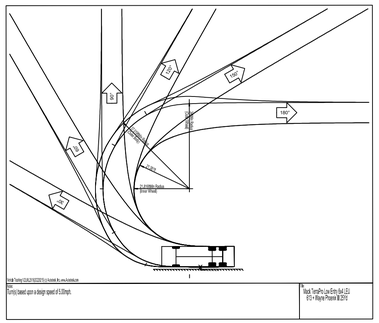
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ULTIMATE OFFSITE LAYOUT

C8.10

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Mack TerraPro Low Entry 6x4 LEU 413 r Wayne Phoenix III 25Yd

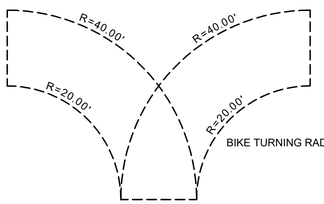
Overall Length	33'6.2"
Overall Width	8'6"
Overall Body Height	11'08"in
Min Body Ground Clearance	1'00in
Track Width	6'10in
Lock to Lock Time	6.0sec
Curb to Curb Turning Radius	54'00"ft

ABBREVIATIONS

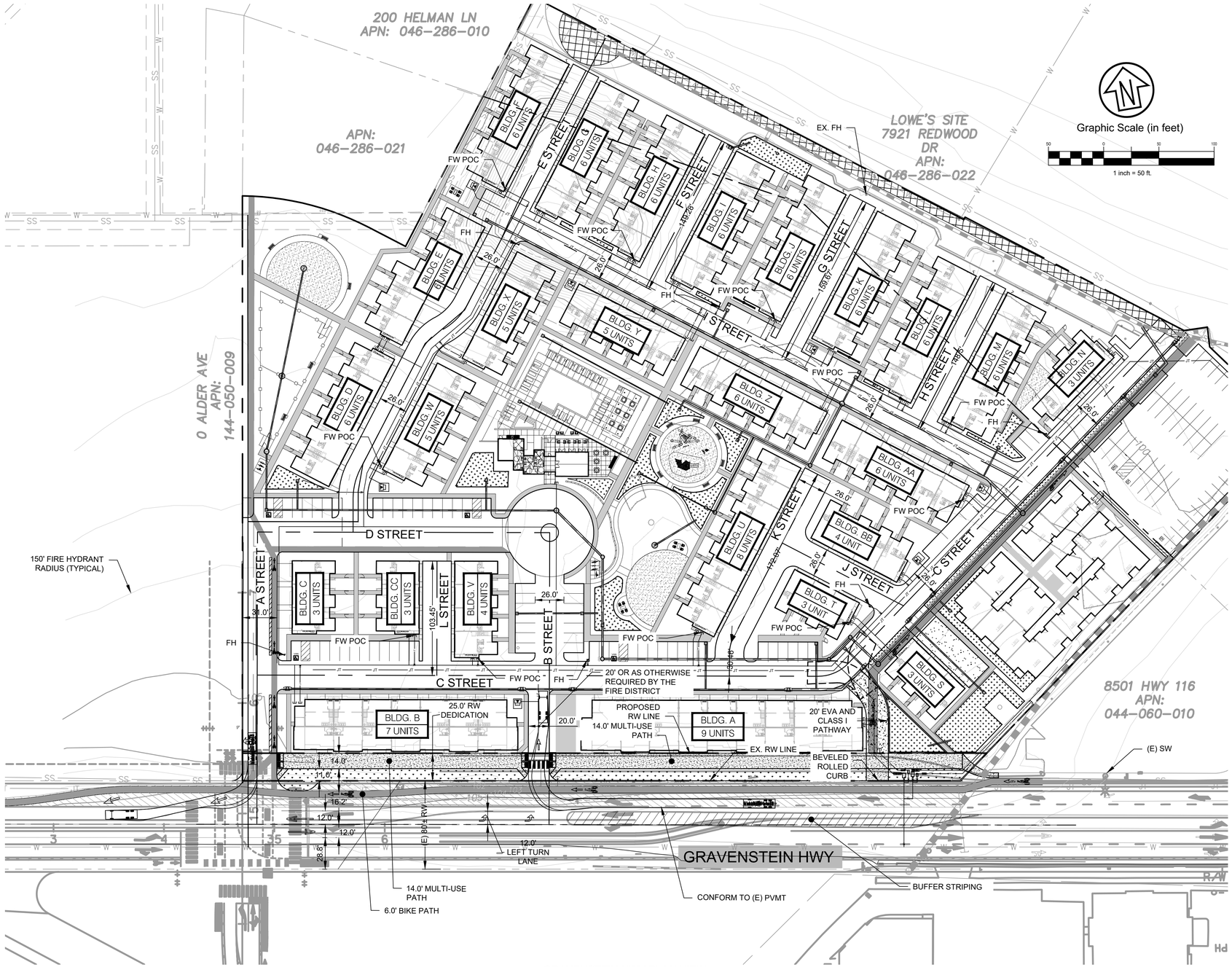
AD	AREA DRAIN
BLDG	BUILDING
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CL	CENTERLINE
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GR	GRATE
HP	HIGH POINT
INV	INVERT
LP	LOW POINT
(N)	NEW
RW	RIGHT OF WAY
TC	TOP OF CURB
TP	TOP OF PAVEMENT

LEGEND

- AREA DRAIN
- STORM DRAIN CATCH BASIN
- STORM DRAIN INLET
- STORM DRAIN MANHOLE
- PROPERTY LINE
- EASEMENT
- PROPOSED RIGHT-OF-WAY
- CENTER LINE
- CURB LINE
- STORM DRAIN
- BIORETENTION FACILITY
- SIDEWALK/WALKWAY
- BIKE LANE
- PAVEMENT (ROW)
- MULTI-USE PATH



BIKE TURNING RADIUS



GRAVENSTEIN HWY PLAN VIEW
SCALE: 1" = 50'

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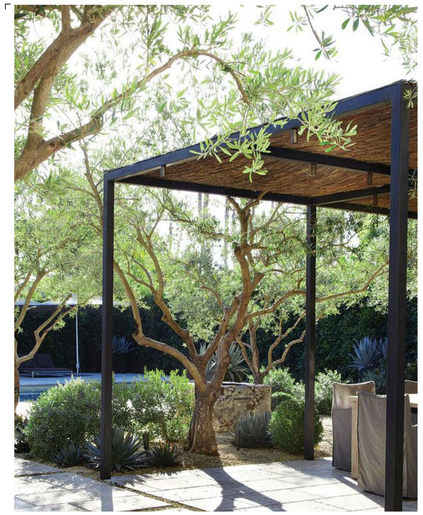
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PRELIMINARY FIRE ACCESS PLAN

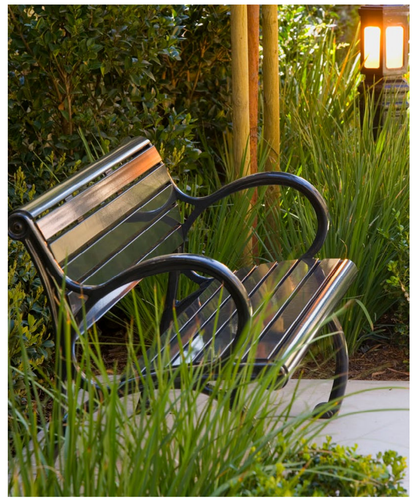
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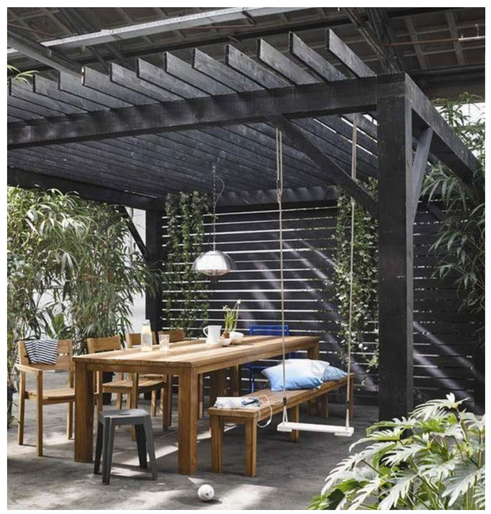
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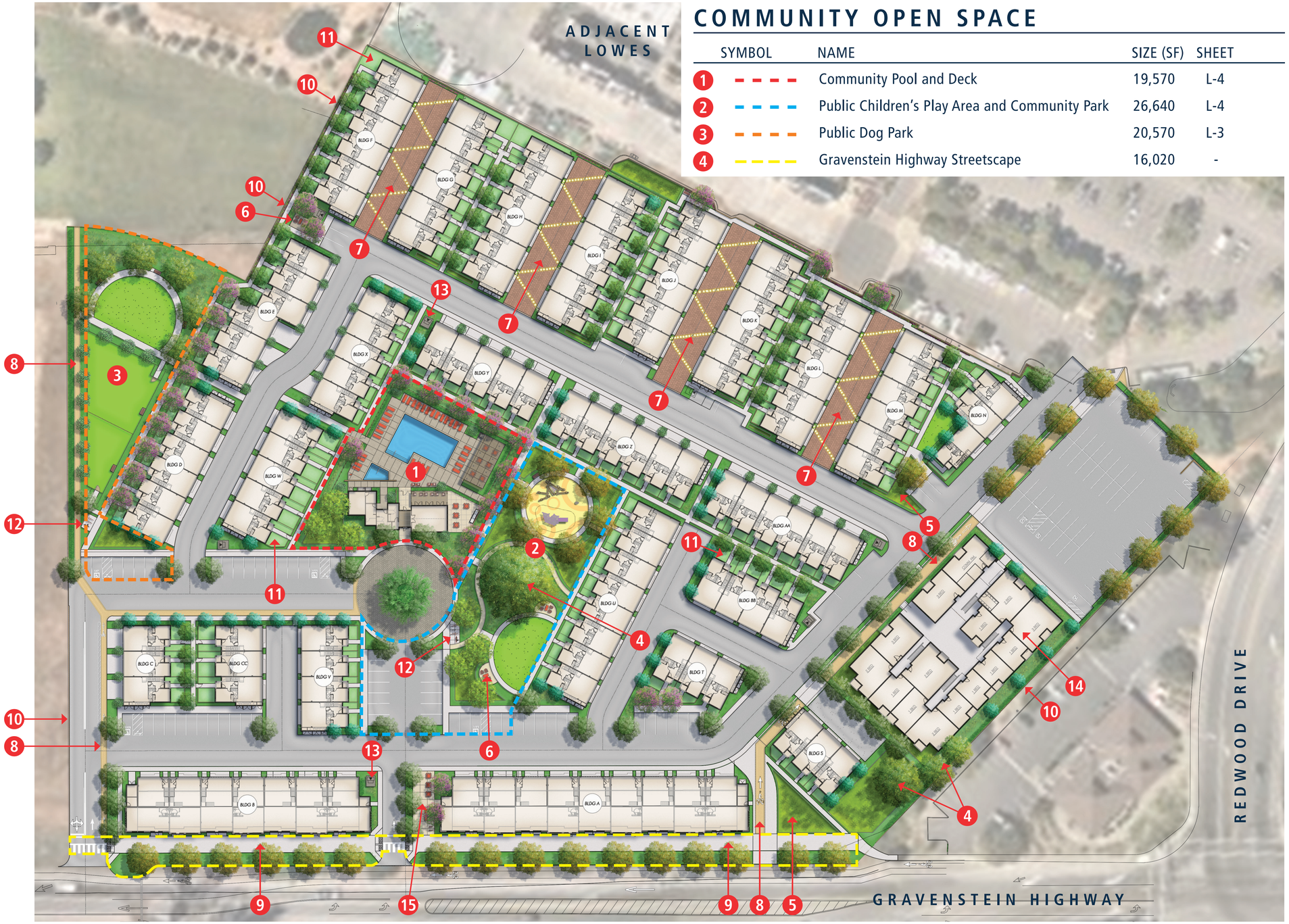
CONCEPTUAL DESIGN IMAGERY

L-1

DATE: 03/17/2025

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COMMUNITY OPEN SPACE

	SYMBOL	NAME	SIZE (SF)	SHEET
1		Community Pool and Deck	19,570	L-4
2		Public Children's Play Area and Community Park	26,640	L-4
3		Public Dog Park	20,570	L-3
4		Gravenstein Highway Streetscape	16,020	-

LEGEND

1. Community Pool and Deck
2. Children's Play Area and Community Park
3. Public Park
4. Existing Oak Trees to be Remain
5. Bioretention Basins
6. Social Seating Areas
7. Woonerf Style Alley
8. Bike Path - Varies 4' to 8' Wide
9. Shared Use Path - 14' Wide
10. Property Line
11. Private Yards (Size Varies; 150 SF Minimum)
12. Bike Racks
13. Transformer
14. Affordable Housing Residential Units
15. Commercial Plaza with Optional Plaza Seating

0 20' 40' 80'
Scale: 1" = 40'-0"

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CONCEPTUAL SITE PLAN

L-2

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LEGEND

1. Common Area Walk
2. Open Recreational Turf Area
3. Perimeter Fence (Wood, 6’ ht.)
4. Common Area Landscape
5. Private Yard (Size Varies; 150 SF Minimum)
6. Flowering Accent Tree
7. Screen Tree
8. Shade Tree
9. Dog Park Entry (Double Gates)
10. Dog Park Fencing (Metal, 5’ ht.)
11. Park Bench - Metal
12. Bike Racks - Metal
13. Bike Path - 5’ Width



ENLARGEMENT A:
SCALE: 1”=20’-0”

0 10’ 20’ 40’
Scale: 1”= 20’-0”

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CONCEPTUAL PUBLIC PARK PLAN

L-3

DATE: 03/17/2025
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ENLARGEMENT B:
SCALE: 1"=20'-0"

0 10' 20' 40'
Scale: 1" = 20'-0"

LEGEND

1. Central Traffic Circle with Enhanced Paving
2. Pool Building (Approximately 1,200 SF)
   - -Community Room
   - -Restrooms
   - -Equipment
3. Dining Patio
4. Shade Structure - Wood (Painted)
5. Barbecue Island
6. Pool
7. Accessible Parking
8. Children's Play Area (Approximately 2,000 SF)
9. Heritage Oak Tree (Existing, to remain)
10. Meandering Decomposed Granite Path (4' Wide)
11. Lounge Seating
12. Common Area Walk (4' Width Minimum)
13. Open Recreational Turf Area (Approximately 2,500 SF)
14. Private Yards (Size Varies; 150 SF Minimum)
15. Shade Tree
16. Flowering Accent Tree
17. Bike Path - 5' Width
18. Bioretention Basin
19. Spa



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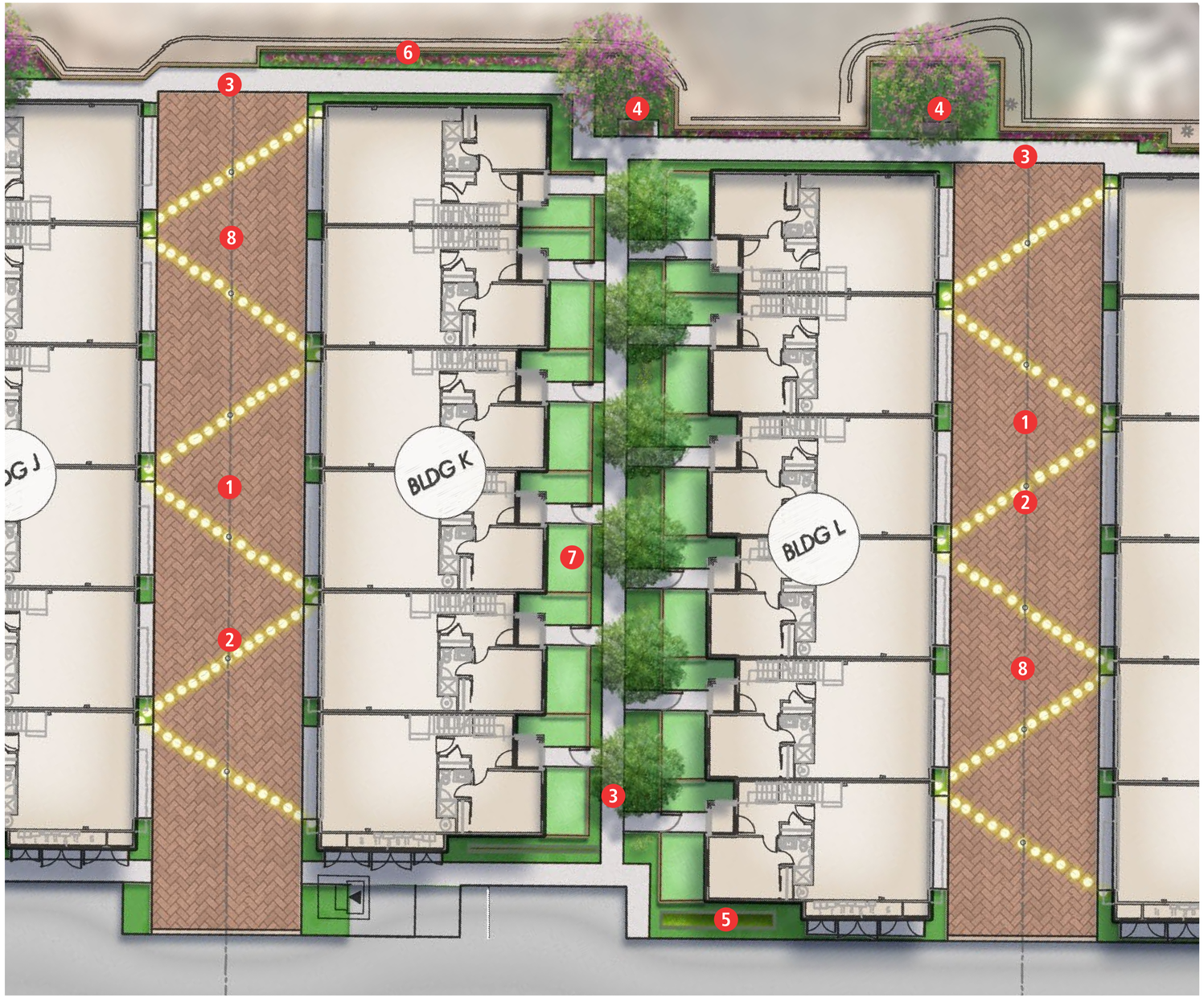
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CONCEPTUAL CENTRAL PARK PLAN

L-4

DATE: 03/17/2025
PROJECT:

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ENLARGEMENT C:
SCALE: 1"=10'-0"

0 5' 10' 20'
Scale: 1" = 10'-0"

LEGEND

1. Woonerf**
2. String Lighting
3. Concrete Sidewalk
4. Bench Seating
5. Bioretention Basin
6. Perimeter Wall
7. Private Patio
8. Decorative Paving

** Design-level Woonerf details will be provided on the project improvement plans. These details will demonstrate compliance with Cotati Municipal Code (CMC) §17.36.100(F), and include the following: Traffic calming features, length and width of woonerf, transition zones, width of motor vehicle travel lane, distance between woonerf entrance/exit from Highway 116 and the parking spaces located within the woonerf, number of parking spaces proposed in the woonerf and compliance with CMC §17.36.100(F)(3), proposed signage, pavement treatment, landscaping, lighting, seating, and other amenities.



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CONCEPTUAL WOONERF ALLEYS PLAN

L-5

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LEGEND

- Masonry Wall on Piers [or similar] (6’ ht.) - 800 LF
- Perimeter Fence [or similar] (Wood, 6’ ht.) - 1,790 LF
- Pool Enclosure Fence ([or similar] Metal, 6’ ht.) - 235 LF
- Dog Park Fence [or similar] (Metal, 5’ ht.) - 420 LF
- Patio Fence and Gate [or similar] (Wood, 3’-6” ht.) - 3,800 LF
- Retaining Wall (Block, Height varies per Civil) - 120 LF

0 20’ 40’ 80’

Scale: 1” = 40’-0”

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CONCEPTUAL WALL AND FENCE PLAN

L-6

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CONCEPTUAL PLANT PALETTE

TREES (24" BOX SIZE MINIMUM)

SCIENTIFIC NAME	COMMON NAME
Acer spp.	Maple
Arbutus 'Marina'	Marina Strawberry Tree
Betula pedula 'Dalecaslica'	Cutleaf Weeping Birch
Betula utilis var. jacquemonlii	Himalayan Birch
Callistemon citrinus	Lemon Bottle Brush
Cercis canadensis	Eastern Rosebud
Cercis occidentalis	Western Redbud
Cinnamomum camphor	Camphor Tree
Cornus florida 'Rubra'	Pink Flowering DogwooD
Fraxinus spp	Ash
Ginko biloba 'Goldspine'	Autumn Gold Maindenhair Tree
Gleditsia triacanthos 'Moraine'	Moraine Honeylocust
Gleditsia triacanthos 'Rubylace'	Red Honey Locust
Koelreuteria bipinnata	Chinese Flame Tree
Koelreuteria panicaulata	Golden Rain Tree
Lagerstroemia indica	Crape Myrtle
Laurus nobilis	Bay Laurel
Magnolia spp.	Magnolia spp.
Olea ssp.	Olive
Pinus spp.	Pine
Pistachia chinensis	Chinese Pistache
Platanus racemosa	Sycamore
Prunus cerasifera	Flowering Plum*
Punica granatum	Pomegranate
Pyrus calleryana 'Bradford'	Callery Pear
Pyrus kawakamii	Evergreen Pear
Quercus spp.	Oak
Tristania conferta	Brisbane Box
Ulmus spp.	Elm
Zelkova serrata	Japanese Zelkova

SHRUBS, GRASSES, AND GROUNDCOVER (5 GALLON SIZE MINIMUM)

SCIENTIFIC NAME	COMMON NAME
Agapanthus spp.	Lily of the Nile
Agave spp.	Agave
Arctostaphylos spp.	Manzanita
Buxus japonica 'Green Beauty'	Green Beauty Japanese Boxwood
Camellia spp.	Camellia
Carex glauca	Blue Sedge
Carex tumulicola	Foothill Sedge
Ceanothus sp.	Wild Lilac
Cistus salviifolius 'Prostratus'	Sageleaf Rockrose
Cistus 'Sunset'	Magenta Rockrose
Cornus sericea	Creek Dogwood
Cornus sericea ssp. Occidentails	WesTern Dogwood
Cotoneaster dammeri 'Lowfast'	Bearberry Cotoneaster
Crassula spp.	Crassula
Dianella spp.	Flax Lily
Dietes bicolor	Fortnight Lily
Euonymus ssp.	Euonymus
Festuca mairei	Atlas Fescue
Grevillea spp.	Grevillea
Helictotrichon s. 'Sapphire'	Saphire Blue Oat Grass
Hemerocallis spp.	Daylily
Heteromeles arbutifolia	Toyon
Ilex spp.	Holly
Iris douglasiana	Douglas' Iris
Juncus patens	California Gray Rush
Lantana montevidensis	Trailing Lantana
Lavandula ssp.	Lavender
Lavatera sp.	Tree Mallow
Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye
Leymus glaucus	Creeping Wildrye
Ligustrum japonicum 'Texanum'	Waxleaf Privet
Lomandra sp.	Dwarf Mat Rush
Lonicera ssp.	Honeysuckle
Mimulus sp.	Monkey Flower
Muhlenbergia ssp.	Deer Grass
Myoporum p. 'Putah Creek'	Creeping Myoporum
Olea europaea 'Little Ollie'	Little Ollie Dwarf Olive

SHRUBS, GRASSES, AND GROUNDCOVER (5 GALLON SIZE MINIMUM)

SCIENTIFIC NAME	COMMON NAME
Phormium spp.	New Zealand Flax
Pittosporum spp.	Pittosporum
Podocarpus elongatus 'Icee Blue'	Icee Blue Yellow-wood
Polystichum sp.	Fern
Prunus caroliniana 'Bright n Tight	Bright N Tight Carolina Laurel
Rhaphiolepis sp.	Indian Hawthorn
Rosa spp.	Rose
Rosmarinus officinalis	Rosemary
Salvia spp.	Sage
Sedum spp.	Stonecrop
Trachelospermum jasminoides	Star Jasmine
Westringia sp.	Coast Rosemary

VINE AND ESPALIER (5 GALLON SIZE MINIMUM)

SCIENTIFIC NAME	COMMON NAME
Distictis buccinatoria	Scarlet Trumpet Vine
Eriobotrya ssp.	Loquat
Ficus pumila	Creeping Fig
Rosa banksiae	Lady Banks' Rose
Trachelospermum jasminoides	Star Jasmine

NOTE: SUBJECT TO CHANGE DUE TO MWELO AND AVAILABILITY



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REDWOOD ROW

COTATI, CA

CITY VENTURES Building It Forward

C2 Collaborative

CSW|ST2

TARRAR UTILITY CONSULTANTS

HUNT HALE JONES

CONCEPTUAL PLANT PALETTE AND IMAGERY

L-7

DATE: 03/17/2025

PROJECT:

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CONCEPTUAL COLOR & MATERIALS



ROOF

GAF: TIMBERLINE HDZ RS
(COOL ROOF SHINGLE)
SAGEWOOD

TRIM PAINT COLOR

SHERWIN WILLIAMS
COLOR : SW 7757
HIGH REFLECTIVE WHITE

BODY PAINT COLOR 01

OMEGA PRODUCTS INTERNATIONAL
COLOR : 10

BODY PAINT COLOR 02

SHERWIN WILLIAMS
COLOR : SW 2821
DOWNING STONE

BODY PAINT COLOR 03

SHERWIN WILLIAMS
COLOR : SW 7053
ADAPTIVE SHADE

ACCENT & FRENCH DOOR

SHERWIN WILLIAMS
COLOR : SW 7069
IRON ORE

GARAGE DOOR

SHERWIN WILLIAMS
COLOR : SW 7757
HIGH REFLECTIVE WHITE



STONE

ELDORADO STONE : CUT COARSE
PRADO

ENTRY DOOR

SHERWIN WILLIAMS
COLOR : SW 7069
IRON ORE

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CONCEPTUAL COLOR & MATERIALS



ROOF

GAF: TIMBERLINE HDZ RS
(COOL ROOF SHINGLE)
SAGEWOOD

TRIM PAINT COLOR

SHERWIN WILLIAMS
COLOR : SW 7757
HIGH REFLECTIVE WHITE

BODY PAINT COLOR 01

OMEGA PRODUCTS INTERNATIONAL
COLOR : 10

BODY PAINT COLOR 02

SHERWIN WILLIAMS
COLOR : SW 7543
AVENUE TAN

BODY PAINT COLOR 03

SHERWIN WILLIAMS
COLOR : SW 7060
ATTITUDE GRAY

ACCENT & FRENCH DOOR

SHERWIN WILLIAMS
COLOR : SW 7069
IRON ORE

GARAGE DOOR

SHERWIN WILLIAMS
COLOR : SW 7757
HIGH REFLECTIVE WHITE



STONE

ELDORADO STONE : CUT COARSE
PRADO

ENTRY DOOR

SHERWIN WILLIAMS
COLOR : SW 7069
IRON ORE

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CONCEPTUAL COLOR & MATERIALS



ROOF

GAF: TIMBERLINE HDZ RS
(COOL ROOF SHINGLE)
SAGEWOOD

TRIM PAINT COLOR

SHERWIN WILLIAMS
COLOR : SW 7757
HIGH REFLECTIVE WHITE

BODY PAINT COLOR 01

OMEGA PRODUCTS INTERNATIONAL
COLOR : 10

BODY PAINT COLOR 02

SHERWIN WILLIAMS
COLOR : SW 6151
QUIVER TAN

BODY PAINT COLOR 03

SHERWIN WILLIAMS
COLOR : SW 7645
THUNDER GRAY

ACCENT & FRENCH DOOR

SHERWIN WILLIAMS
COLOR : SW 7675
SEALSKIN

GARAGE DOOR

SHERWIN WILLIAMS
COLOR : SW 7757
HIGH REFLECTIVE WHITE



STONE

ELDORADO STONE : CUT COARSE
PRADO

ENTRY DOOR

SHERWIN WILLIAMS
COLOR : SW 9132
ACACIA HAZE

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CONCEPTUAL COLOR & MATERIALS



ROOF

GAF: TIMBERLINE HDZ RS
(COOL ROOF SHINGLE)
SAGEWOOD

TRIM PAINT COLOR

SHERWIN WILLIAMS
COLOR : SW 7757
HIGH REFLECTIVE WHITE

BODY PAINT COLOR 01

OMEGA PRODUCTS INTERNATIONAL
COLOR : 10

BODY PAINT COLOR 02

SHERWIN WILLIAMS
COLOR : SW 7052
GRAY AREA

BODY PAINT COLOR 03

SHERWIN WILLIAMS
COLOR : SW 7054
SUITABLE BROWN

ACCENT & FRENCH DOOR

SHERWIN WILLIAMS
COLOR : SW 7675
SEALSKIN

GARAGE DOOR

SHERWIN WILLIAMS
COLOR : SW 7757
HIGH REFLECTIVE WHITE



STONE

ELDORADO STONE : CUT COARSE
PRADO

ENTRY DOOR

SHERWIN WILLIAMS
COLOR : SW 7743
MOUNTAIN ROAD

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