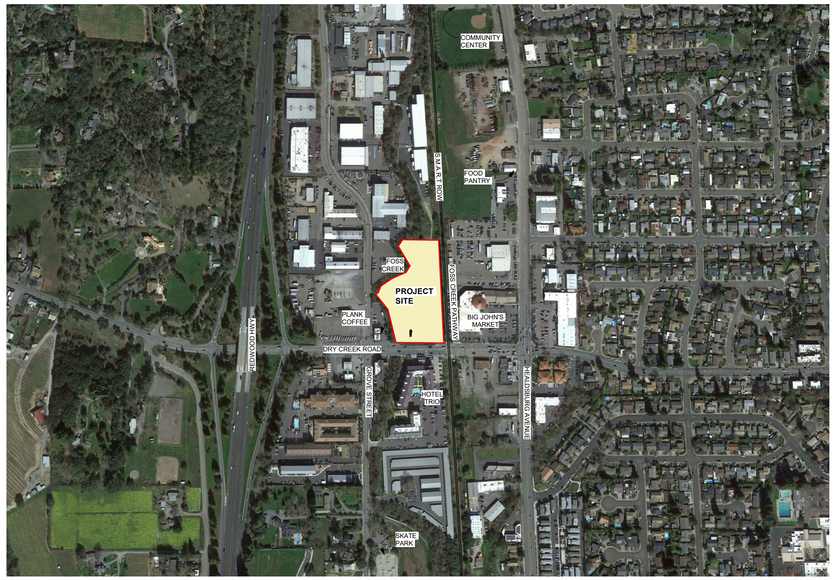


RENDERING VIEW



VICINITY MAP

PROJECT DESCRIPTION

The Dry Creek Commons project is a special development that makes improvements to the Foss Creek and wetlands environment and provides 58 quality affordable family rental apartments for the community on 3.53 acres, completing a key gateway property along the Dry Creek Entry Corridor.

Site Design Concept The site design embraces Foss Creek by expanding the wetland and riparian environment and providing children and families with strong visual connections to the wetlands and creek. A series of stormwater management elements and newly created wetlands will filter and cleanse stormwater runoff, offer flood protection, and preserve and enhance important wetland habitat and riparian corridor. Primary access is by a private driveway from Dry Creek Road and runs the entire length of the eastern side of the site, providing the required emergency vehicle access for the development, and access to the Sauers property to the north. The buildings frame both the Dry Creek Road frontage and the wetlands and open space along Foss Creek.

Dry Creek Frontage Improvements The frontage improvements include a pedestrian-friendly streetscape with lit sidewalk and a low block or stone wall providing a plinth the building rests on. The utilities will be undergrounded. The project will complete the public frontage improvements along Dry Creek Road filling an existing gap in the circulation system between Plank Coffee and Big John's Market.

Architectural Design The project design strikes a balance between the more urban character of Dry Creek Road, the immediate surroundings that are more commercial/industrial in nature and the residential nature of the greater community. The placement of the two buildings is dictated by the Dry Creek Road Entry Corridor and by the wetland preservation/mitigation plan. The project seeks to activate and enhance the Dry Creek Road Entry Corridor by placing the building along the Dry Creek Road frontage. The buildings will be four stories in height with a third story datum created by the bays to reflect the scale and size of Hotel Trio with a single story covered walk incorporated at the Dry Creek frontage, building corners and entries to reduce the perceived scale and highlight the building entries. Two buildings connected by a bridge walkway allows a connection to the wetlands and breaks up the massing, and along with the buildings' articulation and entry relationship to the street, will create an attractive pedestrian environment. The building's two large simple volumes offer a hybrid form between local agricultural and industrial buildings with bays which reflect a residential scale and pattern. The materials reflect this as a combination of metal siding and roofing and a collection of bays with vertical board and batten facade elements. The building serves as the site's landmark structure with a unique metal clad tower located near the front entrance of the site and the building. The building's covered arcade addresses Dry Creek Road, bringing the building scale down to a more pedestrian-friendly level, and providing large ground-floor windows that yield well-lit interior community spaces. Ground-floor uses include management offices and resident services that will help to further activate the street frontage.
The second building continues the rural/industrial form and residential characteristics but with ground-floor residential units. The pronounced lobby entry is again accented by a similar metal siding applied on the main building lobby to help visually tie the buildings together. A pedestrian bridge connects the two buildings providing elevator access and connectivity for the residences.

Colors & Materials The color palette has been chosen to fit within both the built environment of the Dry Creek Entry Corridor, which is predominately commercial in nature, and also reflect the more natural elements present within Foss Creek, its riparian corridor and the existing wetlands. The proposed metal siding, panels, and selected alternates, reflect the industrial uses in the area. The horizontal boards and simple mass reflect the rural and agricultural forms while the vertical board and batten reflect the new residential character and scale of smaller bays.

Open Space The building layout creates a common outdoor open space focused on the wetland and creek, totaling approximately 10,225 sf, for residents and visitors to enjoy. These areas include a central gathering space which connects to the community room, teen center and lobby, communal green space and play areas and are in addition to the 2,273 sf of indoor common space provided in the project. These outdoor features will provide gathering and seating spaces encouraging communal activities and will be supported by the project's proximity to the Foss Creek Pathway which connects to the Healdsburg Community Center and Carson Warner Memorial Skatepark, as well as the provision of ample indoor common open space. 43 new trees will be planted.

Parking The project meets and exceeds the parking requirement of the State Density Bonus Law (SDBL), with 104 parking spaces provided, including 15 EV ready spaces. The project is requesting a waiver to the City's covered parking standard due to the existence of an easement associated with the Geyser's water pipeline that runs the entire length of the eastern property line and limits the ability to provide covered parking on-site.

Grading & Utilities The project design includes filling portions of the site to elevate buildings out of the floodplain, connecting to a downstream 36" storm drain in Dry Creek Road, undergrounding the existing utilities along the Dry Creek Road project frontage, connecting to the existing waterline and sewer line in Dry Creek Road, installing a joint trench and lighting as well as constructing a private fire main on site.

Wetlands & Riparian Setback The project site contains 0.57 acres of existing seasonal wetlands which will expand to 0.85 acres in the final design after mitigating for wetlands impacts on-site at a 2:1 ratio. The site also contains 0.14 acres of Foss Creek, waters of the U.S. and state; however, no development will occur within Foss Creek or its associated 35' riparian setback.

Sustainability The buildings will be designed to be all-electric, helping to achieve the City's sustainability goals. Building rooftops are planned to include solar panels for on-site energy generation which will help off-set the residential building loads. The development will also focus on minimizing water use, using recycled materials and with recyclable material content, as well as indoor air quality. The buildings will be GreenPoint Rated and are anticipated to be certified at a Gold level.

SHEET INDEX

SHEET #	SHEET NAME
00 GENERAL	
A0.00	COVER SHEET
A0.01	PROJECT INFO AND DATA
A0.02	EXISTING CONDITIONS
A0.10	DESIGN GUIDELINES & PRINCIPLES
A0.11	FIRE DEPARTMENT ACCESS DIAGRAMS
A1.01	SITE PLAN - EXISTING CONDITIONS
A1.02	ILLUSTRATIVE SITE PLAN
A1.03	SITE PLAN - PROPOSED
A1.04	EXTERIOR LIGHTING PLAN
01 CIVIL	
C1	PRELIMINARY GRADING PLAN
C2	PRELIMINARY DRAINAGE AND UTILITY PLAN
C3	TREE PROTECTION AND REMOVAL PLAN
02 ARCHITECTURE	
A2.01	GROUND FLOOR PLAN
A2.02	2ND FLOOR PLAN
A2.03	3RD FLOOR PLAN
A2.04	4TH FLOOR PLAN
A2.05	ROOF PLAN
A3.01	BUILDING ELEVATIONS
A3.02	BUILDING ELEVATIONS
A3.20	BUILDING SECTIONS
A3.30	COLORS AND MATERIALS
A4.01	UNIT PLANS
A5.00	DOOR AND WINDOW DETAILS
A7.01	RENDERING VIEW
A7.02	RENDERING VIEW
A7.03	RENDERING VIEW
A7.04	RENDERING VIEW
03 LANDSCAPE	
L1.0	LANDSCAPE SITE PLAN
L1.1	SITE DETAILS
L1.2	FURNISHING & CHARACTER IIMAGERY
L2.0	PLANT LIST AND IRRIGATION CALCS
L3.0	PLANT LEGEND & DETAILS
L3.1	PLANTING PLAN & CHARACTER IMAGERY
L3.2	STREETSCAPE RENDERINGS
04 EXHIBIT	
EXHIBIT 1	SITE PLAN CONCEPT ORIGINAL ALTERNATIVE

NOTE: SET TO SCALE AT 24x36

PLANNING COMMISSION SUBMITTAL
04-12-2022

PROJECT DIRECTORY

OWNER

BURBANK HOUSING
1425 CORPORATE CENTER PARKWAY
SANTA ROSA, CA 95407
CONTACT: KAREN MASSEY
T: 707.526.9782
E: kmassey@burbankhousing.com

ARCHITECT

VAN METER WILLIAMS POLLACK LLP.
333 BRYANT STREET, SUITE 300
SAN FRANCISCO, CA 94107
CONTACT: RICK WILLIAMS
T: 415.974.5352 x 203
E: rick@vmwp.com

CIVIL ENGINEER

BKF ENGINEERS
200 4TH STREET, SUITE 300
SANTA ROSA, CA 95401
CONTACT: RICK CARLILE
T: 707.583.8500
E: rcarlile@bkf.com

LANDSCAPE ARCHITECT

QUADRIGA INC.
1212 4TH STREET, STUDIO K
SANTA ROSA, CA 95404
CONTACT: CHRISTINE TALBOT
T: 707.546.3561
E: christine@quadriga-inc.com

A0.00

BUILDING STATISTICS

UNIT SUMMARY

	1br	2br	3br	Unit Count
BUILDING B1				
Ground	2	-	-	2
Floor 2	5	1	1	7
Floor 3	5	1	1	7
Floor 4	5	1	1	7
BUILDING B2				
Ground	2	3	3	8
Floor 2	3	3	3	9
Floor 3	3	3	3	9
Floor 4	3	3	3	9
TOTAL	**28**	**15**	**15**	**58**
Unit %	48%	26%	26%	100%

Unit Sizes	1br	2br	3br	TOTALS
Unit Gross Area	15,514	12,655	15,768	43,937
Unit Net Area (est.)	13,963	11,390	14,191	39,543
AVERAGE NET UNIT SIZES	**499**	**759**	**946**	**682**

BUILDING AREAS

Gross Area	Residential	Common	Office	Circ./Lobby	Service
5,909	1,032	2,273	832	1,649	123
6,589	4,730	-	-	1,859	
6,350	4,752	-	-	1,598	
6,150	4,552	-	-	1,598	
9,406	6,593	-	-	1,581	1,232
9,022	7,426	-	-	1,468	128
9,022	7,426	-	-	1,468	128
9,022	7,426	-	-	1,468	128
61,470	**43,937**	**2,273**	**832**	**12,689**	**1,739**

STORIES AND CONSTRUCTION TYPE
4-STORY - TYPE III-A

PLANNING INFORMATION & ZONING SUMMARY

APPLICABLE CODES & REGULATIONS:	City of Healdsburg General Plan and Land Use Code "HLUC" California Building Code 2019 Cal Green 2019: Tier 1 - adopted by City of Healdsburg State Density Bonus Law (SDBL)

ZONING & GENERAL PLAN	EXISTING/ALLOWED	PROPOSED CONDITIONS
ZONING DISTRICT	Existing: MU (Mixed Use)	MU: NO CHANGE
ALLOWED USES	Multifamily dwellings not part of a mixed use development	Permitted by Right
FLOOD ZONE HLUC 17.28	Special Flood Hazard Zone AE part of parcel	Bldg. FF min. +1' abv. 100 yr flood mark Bldg within AE Zone, FF min. + 1' abv. Zone req. FF = Finished Floor
LOT AREA	3.53 acres	no change
WUI ZONE per General Plan	no	no

HOUSING	REQUIRED	PROPOSED
INCLUSIONARY / AFFORDABLE HOUSING HLUC 20.20.030	20% - Low, Moderate, or Middle Income: superceded by : 100% "Low-Moderate" : TCAC requirements	100 %"Low-Moderate" incl.: 1 BR - 28 2 BR - 14 3 BR - 15
		57 units **+ 1 manager's unit (2Br)**
	TOTAL RESIDENTIAL UNITS	**58 units**

DEVELOPMENT STANDARDS: **MU DISTRICT HLUC 20.08.160**	ALLOWED/REQUIRED	PROPOSED
SITE AREA	0.46 acres min	3.53 acre
FAR	100% (1:1) [153,550 sf max]	40% (1:0.4) [61,541sf]
MAXIMUM SITE COVERAGE	60%	15,285sf/153,550 sf= 10%
MAXIMUM DENSITY (Healdsburg General Plan)	up to 16 dwelling units/acre 3.53*16 = 56.48 = 57 units	58 Units see SDBL
MAXIMUM HEIGHT HLUC 20.16.060 Measurement - Heights per Zoning District HLUC 20.16.065 - Height Exceptions	Hip Roof: Avg. Height Flat roof: Highest Point of Structure 40' - adj. to zones permit multi-family (MU/SC)	**4 Stories** Bldg along Dry Creek Road: 47' Avg. Hip Roof 53' Corner Feature / Elev. Penthouse Bldg along SMART ROW: 42' Flat Roof Top of Deck 47' Top of Parapet Stair Penthouses: 56' see SDBL
MINIMUM SETBACKS (Per zoning district MU, U.O.N.)	Min. Front Yard: None Front Yard per Per Design Guidelines Dry Creek Road to vary: 5' - 15' Min. Side Yard (interior): None Min. Side Yard (street) & Min Rear Yard: 10ft for residential uses 0 for non-res uses, except 10ft req. when adj. to res.	Dry Creek Rd Setback: 10' to covered walk 14.5' to face of bays 18.5' to primary building face Side: varies, none req. Rear: 298'
RIPARIAN SETBACK HLUC 20.24.090	35' from top of bank	35' from top of bank
OPEN SPACE HLUC 20.08.175; HLUC 20.20.015	200 sf per dwelling (11,600sf) Min. 15' wide, no use of turnarounds	10,225 sf see SDBL

RESIDENTIAL VEHICULAR PARKING	REQUIRED	PROPOSED
Resident Parking		**Total: 104**
Per Density Bonus: 0-1B= 1 space; 2-3B=1.5 space; 4b+=2.5 in total	74 per SDBL	88 1 Br: 1; 2-3 Br: 2
Covered Parking (Res.) 1 per DU incl. of the required parking	0 per SDBL	0 see waivers/concessions (SDBL)
Guest/Visitor Parking Per Density Bonus: 0	0	16
Accessible Spaces Per CBC 2019 11B-208.2.3.1 Parking for Residents 11B-208.2.3.2 Add'l. Pkg. Space for Residents 11B-208.3.3 Parking for Guest Employee other	Res.Unit = 58 x .05 = 3 ACC (88-58) = 30 x .02 = 1 ACC (97-88) 9 @ per table 11b-208.2 = 1 ACC 5 Total	5 total incl.: 3 standard accessible, 2 van accessible: (1 ea. For res. & guest per section 11b-208.2.4)
EV Spaces Cal Green Tier 1 **A4.106.8.2 New Multifamily dwellings**	15% EV Ready	15 EV Ready Incl. 1 Van Acc. EV Ready In addition to 11b per Table 11b-228.3.2.1 acc. van aisle either side per 11b-812.7.1 exception

BICYCLE PARKING	REQUIRED	PROPOSED
SECURE BICYCLE SPACES HLUC 20.16.175	HLUC: secure bicycle parking required	10 outdoor bicycle parking spaces (5 racks) 50 indoor bicycle parking spaces: Secure Bike Room

PARKING SPACES & ACCESS DRIVE	REQUIRED	PROPOSED
Parking Spaces:	9' min. x 18' min. - standard Compact not defined in HLUC	9' x 18' - standard & all EV Charging/EV Ready 9' x 16' - compact (incl. 2' walk overhang)
Access Drives: Minimum Parking Drive Aisle width for 90 degree parking	26'	26'

SDBL PROPOSED WAIVERS:

Open space Density Bonus Waiver:
Required: 11,600 sf
Proposed: 10,225 sf
may be waived by Planning Commission. HLUC 20.08.175 B(1)

Bldg Height Density Bonus Waiver:
Maximum 40'
Proposed: 47' Mid Ridge ; 53' Elevator Penthouse Corner Element, 56' stair penthouses

Covered Parking Waiver:
Required: 58
Proposed: 0
Exception may be approved by Planning Commision per 20.16.150 (B)

Tree to Parking Stall Ratio Waiver:
Required HLUC: 12
Proposed: 11

Parking Lot Pole Height Waiver:
Max Allowed: 12'
Proposed: 16'-20' design dependent to meet code minimum lighting

VAN METER WILLIAMS POLLACK LLP
ARCHITECTURE | URBAN DESIGN ■ SAN FRANCISCO | DENVER | MINNEAPOLIS
333 Bryant Street, Suite 300, San Francisco, CA 94107 T 415.974.5352

CLIENT
BURBANK HOUSING
1425 CORPORATE CENTER PARKWAY
SANTA ROSA, CA 95407
CONTACT: KAREN MASSEY
T: 707.526.9782
E:kmassey@burbankhousing.com

CIVIL ENGINEER
BKF ENGINEERS
200 4TH STREET, SUITE 300
SANTA ROSA, CA 95401
CONTACT: RICK CARLILE
T: 707.583.8500
E: rcarlile@bkf.com

LANDSCAPE ARCHITECT
QUADRIGA INC.
1212 4TH STREET, STUDIO K
SANTA ROSA, CA 95404
CONTACT: CHRISTINE TALBOT
T: 707.546.3561
E: christine@quadriga-inc.com

Project:

DRY CREEK COMMONS AT 155 DRY CREEK ROAD

155 DRY CREEK ROAD,
HEALDSBURG, CA 95448

Client:

BURBANK HOUSING

BURBANK HOUSING
1425 CORPORATE CENTER PARKWAY
SANTA ROSA, CA 95407

PROJECT INFO AND DATA

JOB #: 2111

SCALE:

A0.01



ON SITE VIEW ALONG EASTERN PROPERTY EDGE LOOKING NORTHWARDS



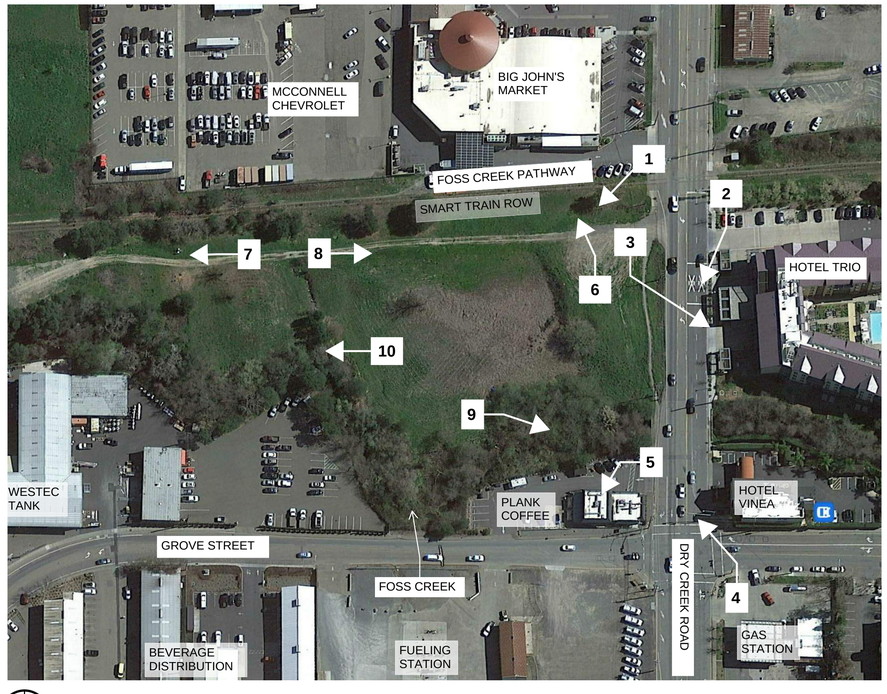
ON SITE VIEW NE TOWARDS BIG JOHN'S MARKET



VIEW OF FOSS CREEK PATHWAY ENTRANCE



ON SITE VIEW ALONG EASTERN PROPERTY EDGE. VIEW TOWARDS HOTEL TRIO



KEY PLAN



VIEW FROM HOTEL TRIO DRIVE NW ACROSS DRY CREEK ROAD



ON SITE VIEW OF RIPARIAN EDGE LOOKING SW TOWARDS DRY CREEK ROAD



VIEW FROM PROJECT SITE ACROSS DRY CREEK ROAD TO HOTEL TRIO



NORTHWESTERLY ON SITE VIEW OF RIPARIAN EDGE AND UPLAND



VIEW NW FROM DRY CREEK ROAD TO PLANK COFFEE ENTRY



VIEW NE FROM THE INTERSECTION OF GROVE AND DRY CREEK ROAD

VAN METER WILLIAMS POLLACK LLP
ARCHITECTURE | URBAN DESIGN ■ SAN FRANCISCO | DENVER | MINNEAPOLIS
333 Bryant Street, Suite 300, San Francisco, CA 94107 T 415.974.5352

CLIENT
BURBANK HOUSING
1425 CORPORATE CENTER PARKWAY
SANTA ROSA, CA 95407
CONTACT: KAREN MASSEY
T: 707.526.9782
E:kmassey@burbankhousing.com

CIVIL ENGINEER
BKF ENGINEERS
200 4TH STREET, SUITE 300
SANTA ROSA, CA 95401
CONTACT: RICK CARLILE
T: 707.583.8500
E: rcarlile@bkf.com

LANDSCAPE ARCHITECT
QUADRIGA INC.
1212 4TH STREET, STUDIO K
SANTA ROSA, CA 95404
CONTACT: CHRISTINE TALBOT
T: 707.546.3561
E: christine@quadriga-inc.com

Project:

DRY CREEK COMMONS AT 155 DRY CREEK ROAD

155 DRY CREEK ROAD,
HEALDSBURG, CA 95448

Client:

BURBANK HOUSING

BURBANK HOUSING
1425 CORPORATE CENTER PARKWAY
SANTA ROSA, CA 95407

EXISTING CONDITIONS

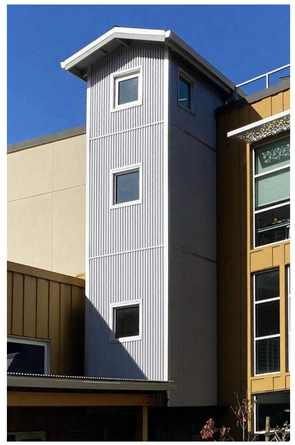
JOB #: 2111

SCALE:

A0.02



BREAK IN BUILDING MASSING
LID LANDSCAPE

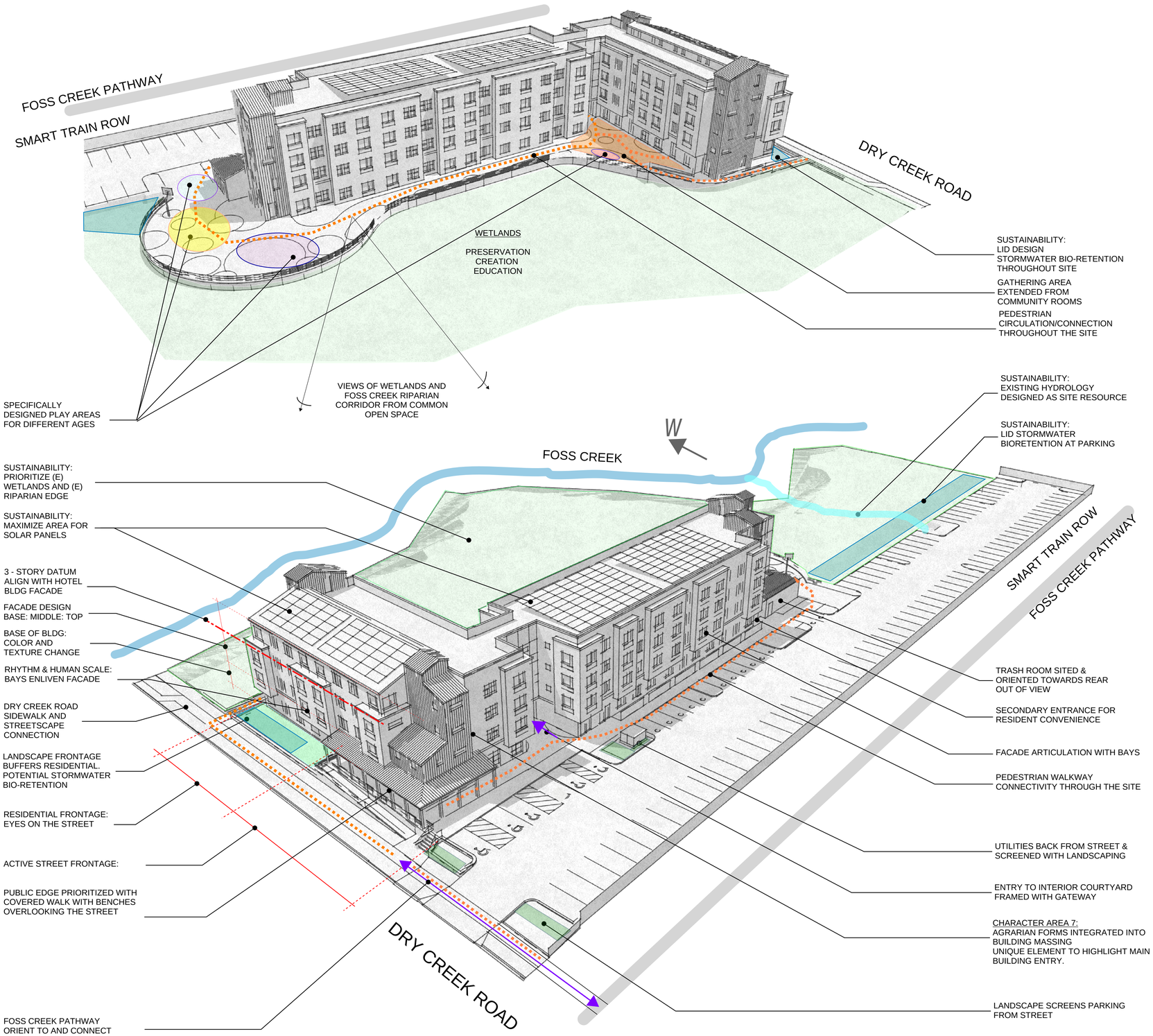


PROMINENT FEATURES WITH
AGRICULTURAL MATERIAL ACCENT



INVITING ACCENT ENTRY
STONE LOOK

CHARACTER AREA 7
HEALDSBURG NORTH CORRIDOR
DRY CREEK GATEWAY



VAN METER WILLIAMS POLLACK LLP

ARCHITECTURE | URBAN DESIGN ■ SAN FRANCISCO | DENVER | MINNEAPOLIS
333 Bryant Street, Suite 300, San Francisco, CA 94107 T 415.974.5252

CLIENT
BURBANK HOUSING
1425 CORPORATE CENTER PARKWAY
SANTA ROSA, CA 95407
CONTACT: KAREN MASSEY
T: 707.526.9782
E:kmassey@burbankhousing.com

CIVIL ENGINEER
BKF ENGINEERS
200 4TH STREET, SUITE 300
SANTA ROSA, CA 95401
CONTACT: RICK CARLILE
T: 707.583.8500
E: rcarlile@bkf.com

LANDSCAPE ARCHITECT
QUADRIGA INC.
1212 4TH STREET, STUDIO K
SANTA ROSA, CA 95404
CONTACT: CHRISTINE TALBOT
T: 707.546.3561
E: christine@quadriga-inc.com

Project:

DRY CREEK COMMONS AT 155 DRY CREEK ROAD

155 DRY CREEK ROAD,
HEALDSBURG, CA 95448

Client:

BURBANK HOUSING

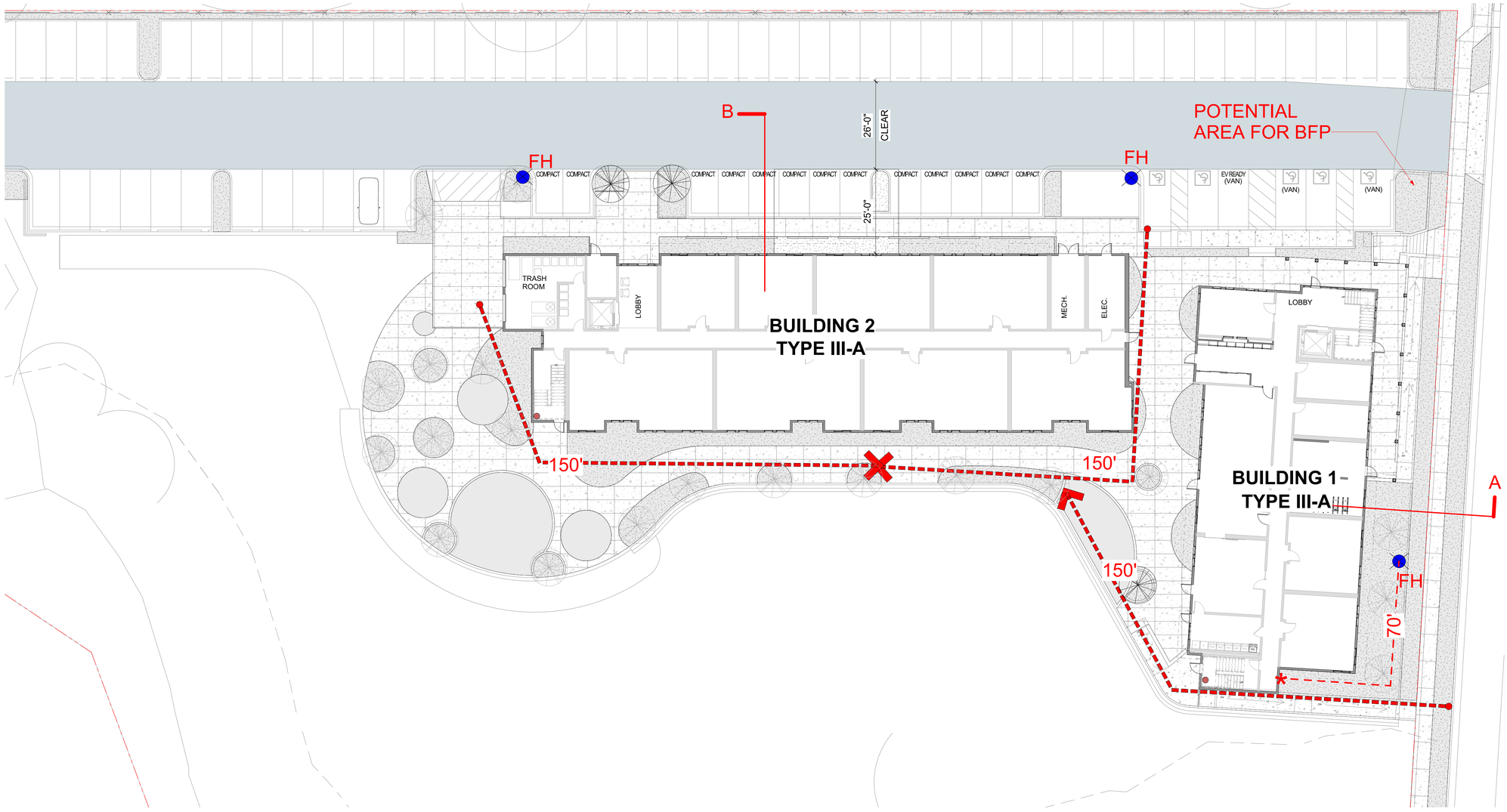
BURBANK HOUSING
1425 CORPORATE CENTER PARKWAY
SANTA ROSA, CA 95407

DESIGN GUIDELINES & PRINCIPLES

JOB #: 2111

SCALE:

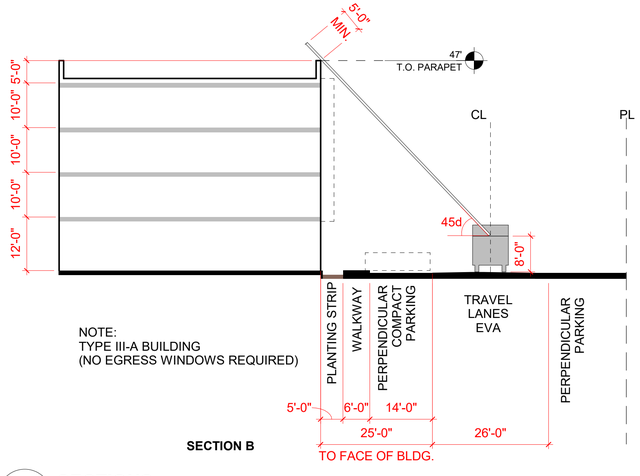
A0.10

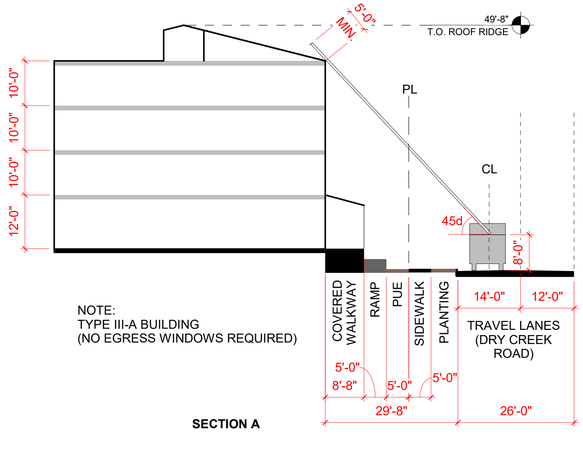


2 A0.11 **SITE PLAN - FIRE DEPARTMENT ACCESS DIAGRAM**
SCALE: 1/16" = 1'-0"

FIRE DEPARTMENT ACCESS LEGEND

- 26' WIDE EMERGENCY VEHICLE ACCESS DRIVE
- 150' MAX. DISTANCE FROM FIRE VEHICLE ACCESS
- FH — PROPOSED FIRE HYDRANT OR PRIVATE "WHARF HYDRANT"
- STANDPIPE LOCATION AT STAIR
- FIRE DEPARTMENT CONNECTION (FDC)
- BFP — BACK FLOW PREVENTER (BFP)





1 A0.11 **SECTIONS**
SCALE: 1/16" = 1'-0"

VAN METER WILLIAMS POLLACK LLP
ARCHITECTURE | URBAN DESIGN ■ SAN FRANCISCO | DENVER | MINNEAPOLIS
333 Bryant Street, Suite 300, San Francisco, CA 94107 T 415.974.5352

CLIENT
BURBANK HOUSING
1425 CORPORATE CENTER PARKWAY
SANTA ROSA, CA 95407
CONTACT: KAREN MASSEY
T: 707.526.9782
E:kmassey@burbankhousing.com

CIVIL ENGINEER
BKF ENGINEERS
200 4TH STREET, SUITE 300
SANTA ROSA, CA 95401
CONTACT: RICK CARLILE
T: 707.583.8500
E: rcarlile@bkf.com

LANDSCAPE ARCHITECT
QUADRIGA INC.
1212 4TH STREET, STUDIO K
SANTA ROSA, CA 95404
CONTACT: CHRISTINE TALBOT
T: 707.546.3561
E: christine@quadriga-inc.com

Project:

DRY CREEK COMMONS AT 155 DRY CREEK ROAD

155 DRY CREEK ROAD,
HEALDSBURG, CA 95448

Client:

BURBANK HOUSING
1425 CORPORATE CENTER PARKWAY
SANTA ROSA, CA 95407

FIRE DEPARTMENT ACCESS DIAGRAMS

JOB #: 2111

SCALE: As indicated

A0.11



1 / A1.01 **SITE - EXISTING CONDITIONS**
SCALE: 1" = 50'-0"

VAN METER WILLIAMS POLLACK LLP
ARCHITECTURE | URBAN DESIGN ■ SAN FRANCISCO | DENVER | MINNEAPOLIS
333 Bryant Street, Suite 300, San Francisco, CA 94107 T 415.974.5352

CLIENT
BURBANK HOUSING
1425 CORPORATE CENTER PARKWAY
SANTA ROSA, CA 95407
CONTACT: KAREN MASSEY
T: 707.526.9782
E:kmassey@burbankhousing.com

CIVIL ENGINEER
BKF ENGINEERS
200 4TH STREET, SUITE 300
SANTA ROSA, CA 95401
CONTACT: RICK CARLILE
T: 707.583.8500
E: rcarlile@bkf.com

LANDSCAPE ARCHITECT
QUADRIGA INC.
1212 4TH STREET, STUDIO K
SANTA ROSA, CA 95404
CONTACT: CHRISTINE TALBOT
T: 707.546.3561
E: christine@quadriga-inc.com

Project:

DRY CREEK COMMONS AT 155 DRY CREEK ROAD

155 DRY CREEK ROAD,
HEALDSBURG, CA 95448

Client:

BURBANK HOUSING
1425 CORPORATE CENTER PARKWAY
SANTA ROSA, CA 95407

SITE PLAN - EXISTING CONDITIONS

JOB #: 2111

SCALE: 1" = 50'-0"

A1.01



PROJECT STATISTICS :

SITE AREA : 3.53 ACRES

WETLAND AREA: 0.85 ACRE

BUILDING HEIGHT: 4 STORIES

UNIT COUNT: 58 UNITS

UNIT MIX: (28) - IBR, (15) - 2BR, (15) - 3BR

PARKING COUNT: 104 SPACES

1 A1.02 **ILLUSTRATIVE SITE PLAN**
SCALE: 1" = 30'-0"

VAN METER WILLIAMS POLLACK LLP
ARCHITECTURE | URBAN DESIGN ■ SAN FRANCISCO | DENVER | MINNEAPOLIS
333 Bryant Street, Suite 300, San Francisco, CA 94107 T 415.974.5352

CLIENT
BURBANK HOUSING
1425 CORPORATE CENTER PARKWAY
SANTA ROSA, CA 95407
CONTACT: KAREN MASSEY
T: 707.526.9782
E:kmassey@burbankhousing.com

CIVIL ENGINEER
BKF ENGINEERS
200 4TH STREET, SUITE 300
SANTA ROSA, CA 95401
CONTACT: RICK CARLILE
T: 707.583.8500
E: rcarlile@bkf.com

LANDSCAPE ARCHITECT
QUADRIGA INC.
1212 4TH STREET, STUDIO K
SANTA ROSA, CA 95404
CONTACT: CHRISTINE TALBOT
T: 707.546.3561
E: christine@quadriga-inc.com

Project:

DRY CREEK COMMONS AT 155 DRY CREEK ROAD

155 DRY CREEK ROAD,
HEALDSBURG, CA 95448

Client:

BURBANK HOUSING

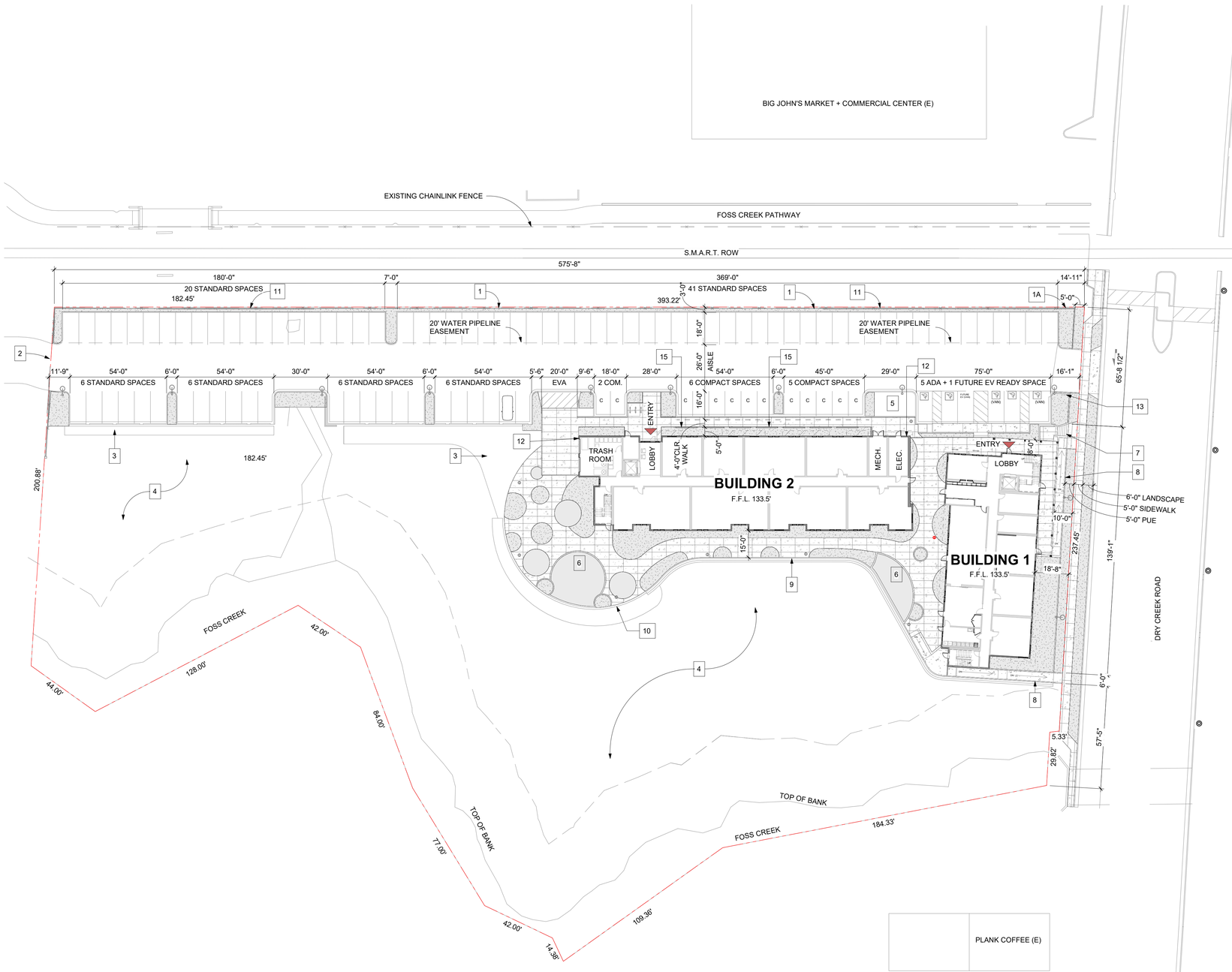
1425 CORPORATE CENTER PARKWAY
SANTA ROSA, CA 95407

ILLUSTRATIVE SITE PLAN

JOB #: 2111

SCALE: 1" = 30'-0"

A1.02



1 A1.03 **PROPOSED SITE PLAN**
SCALE: 1" = 30'-0"

SHEET NOTES

1. 6' CHAINLINK FENCE
1A. 4' CHAINLINK FENCE
2. 20' CLEAR OPENING SLIDING GATE W/ F.D. KNOX BOX - KEY
3. STORMWATER SWALES
4. WETLANDS, SEE CIVIL DRAWINGS (S.C.D.), SEE LANDSCAPE DRAWINGS (S.L.D.)
5. TRANSFORMER
6. PLAY AREA, S.L.D.
7. STAIR + RAMPS GRAVITY WALLS
8. RAMP + RAILS GRAVITY WALLS
9. FENCE AT WALL EDGE, S.L.D.
10. GRAVITY WALL WITH FENCE AT WETLAND EDGE, S.L.D.
11. LOW GRAVITY RETAINING WALL, S.C.D.
12. KNOX BOX AT TRASH ROOM AND ELEC. ROOM
13. RIGHT TURN ONLY SIGN
14. LOW LANDSCAPE FENCE, S.L.D.
15. SCREEN WALL, S.L.D.

LEGEND & ABBREVIATIONS

PUE	PUBLIC UTILITY EASEMENT
C	COMPACT PARKING SPACE
F.F.L.	FINISH FLOOR LEVEL
STANDARD SPACE	9' x 18'
COMPACT SPACE	9' x 16' INCL. 2' WALKWAY OVERHANG

SIDEWALKS AND SITEWALKS, S.L.D., S.C.D.

PLAY AREA, S.L.D.

LANDSCAPE AREAS, S.L.D.

(E) CITY STANDARD POLE, SEE A1.04

PROPOSED CITY STANDARD POLE, SEE A1.04

PARKING POLE LIGHT WITH ARM, SEE A1.04

PATHWAY POLE, SEE A1.04

VAN METER WILLIAMS POLLACK LLP
ARCHITECTURE | URBAN DESIGN ■ SAN FRANCISCO | DENVER | MINNEAPOLIS
333 Bryant Street, Suite 300, San Francisco, CA 94107 T 415.974.5352

CLIENT
BURBANK HOUSING
1425 CORPORATE CENTER PARKWAY
SANTA ROSA, CA 95407
CONTACT: KAREN MASSEY
T: 707.526.9782
E:kmassey@burbankhousing.com

CIVIL ENGINEER
BKF ENGINEERS
200 4TH STREET, SUITE 300
SANTA ROSA, CA 95401
CONTACT: RICK CARLILE
T: 707.583.8500
E: rcarlile@bkf.com

LANDSCAPE ARCHITECT
QUADRIGA INC.
1212 4TH STREET, STUDIO K
SANTA ROSA, CA 95404
CONTACT: CHRISTINE TALBOT
T: 707.546.3561
E: christine@quadriga-inc.com

Project:

DRY CREEK COMMONS AT 155 DRY CREEK ROAD

155 DRY CREEK ROAD,
HEALDSBURG, CA 95448

Client:

BURBANK HOUSING

BURBANK HOUSING
1425 CORPORATE CENTER PARKWAY
SANTA ROSA, CA 95407

SITE PLAN - PROPOSED

JOB #: 2111

SCALE: 1" = 30'-0"

A1.03



D2 SIGN LIGHT

STYK EXTERIOR WALL BRACKET



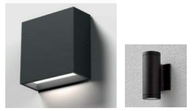
D1 RECESSED 'STEP'

LIGMAN - RADO



C2 BUILDING AREA WALL SCONCE

TECH LIGHTING - PITCH SINGLE



C1 PORCH ENTRY UP-DOWN

TARGETTI - MR. SMITH OR
LUMENART - ALUME AWL72



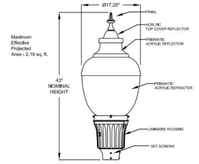
B2 PATHWAY POLE

ASTRO SELUX B2



B1 PARKING POLE W/ARM

LIGMAN STEAMER ROUND W/ 3' ARM



A1 CITY STANDARD POLE

HOLOPHANE - SEE CITY ELEC. STANDARDS

EXTERIOR LIGHTING PLAN SHEET NOTES

1. LIGHTING TO BE FULLY SHIELDED TO MINIMIZE OFF-SITE GLARE.

2. DEVELOPMENT ADJACENT TO HABITAT OR RIPARIAN CORRIDORS SHOULD ELIMINATE NIGHT LIGHTING DIRECTED TOWARDS THESE AREAS AND BE FULLY SHIELDED.

EXTERIOR LIGHTING LEGEND

A1 — A1 CITY STANDARD POLE
DRY CREEK ROAD
+17.5'

A2 — A2 POLE ON WALL MOUNTED

B1 — B1 PARKING POLE LIGHT W ARM
+16'-20' BASED ON PHOTOMETRICS
(INCL. 12" DIA. X 30" TALL CONC. BASE)

B2 — B2 PATHWAY POLE
+ 12'

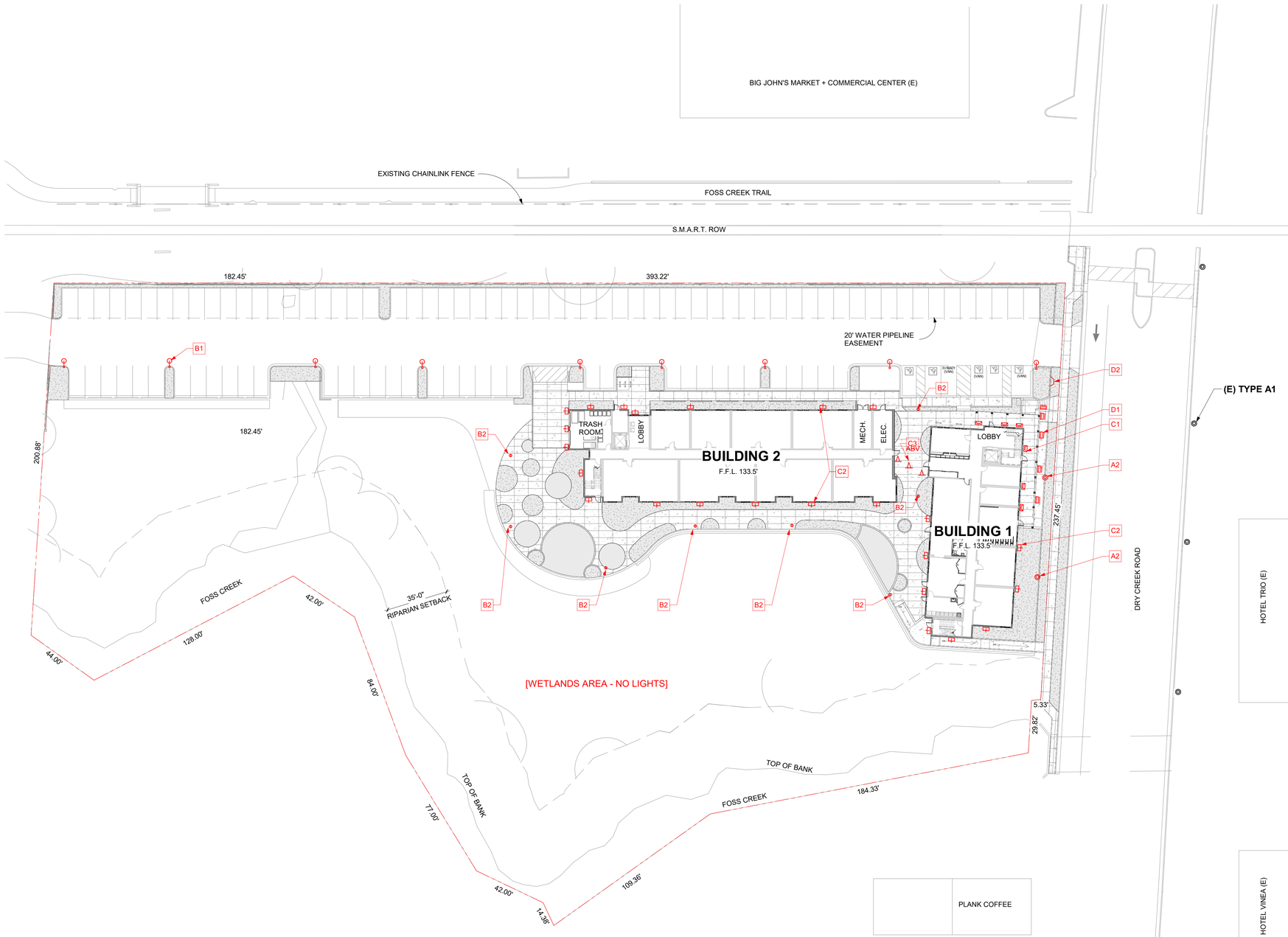
C1 — C1 BUILDING MOUNT - PORCH
+8' UP DOWN SCONCE
COVERED PORCH ENTRY

C2 — C2 BUILDING MOUNT - AREA
+8'

C3 — C3 BUILDING MOUNT - DOWN
RECESSED SOFFIT LIGHT
+9' (NOT SHOWN)

D1 — D1 RECESSED "STEP" LIGHT AT RAMP
+2.5'

D2 — D2 ADDRESS LIGHT - WALL MOUNT



1 A1.04 **LIGHTING PLAN**
SCALE: 1" = 30'-0"

VAN METER WILLIAMS POLLACK LLP
ARCHITECTURE | URBAN DESIGN ■ SAN FRANCISCO | DENVER | MINNEAPOLIS
333 Bryant Street, Suite 300, San Francisco, CA 94107 T 415.974.5352

CLIENT
BURBANK HOUSING
1425 CORPORATE CENTER PARKWAY
SANTA ROSA, CA 95407
CONTACT: KAREN MASSEY
T: 707.526.9782
E:kmassey@burbankhousing.com

CIVIL ENGINEER
BKF ENGINEERS
200 4TH STREET, SUITE 300
SANTA ROSA, CA 95401
CONTACT: RICK CARLILE
T: 707.583.8500
E: rcarlile@bkf.com

LANDSCAPE ARCHITECT
QUADRIGA INC.
1212 4TH STREET, STUDIO K
SANTA ROSA, CA 95404
CONTACT: CHRISTINE TALBOT
T: 707.546.3561
E: christine@quadriga-inc.com

Project:

DRY CREEK COMMONS AT 155 DRY CREEK ROAD

155 DRY CREEK ROAD,
HEALDSBURG, CA 95448

Client:

BURBANK HOUSING

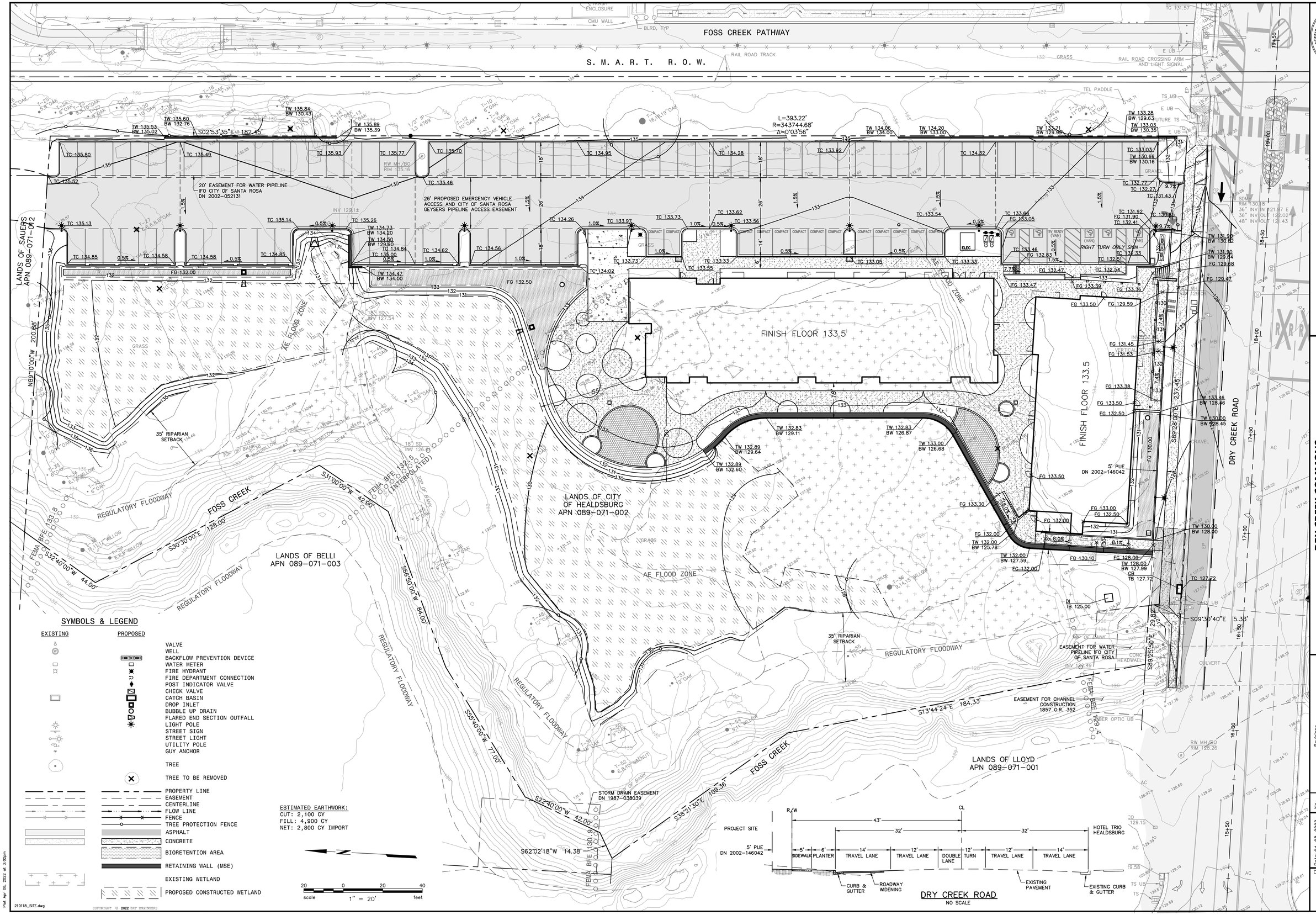
1425 CORPORATE CENTER PARKWAY
SANTA ROSA, CA 95407

EXTERIOR LIGHTING PLAN

JOB #: 2111

SCALE: As indicated

A1.04



SYMBOLS & LEGEND

EXISTING	PROPOSED	
		VALVE
		WELL
		BACKFLOW PREVENTION DEVICE
		WATER METER
		FIRE HYDRANT
		FIRE DEPARTMENT CONNECTION
		POST INDICATOR VALVE
		CHECK VALVE
		CATCH BASIN
		DROP INLET
		BUBBLE UP DRAIN
		FLARED END SECTION OUTFALL
		LIGHT POLE
		STREET SIGN
		STREET LIGHT
		UTILITY POLE
		GUY ANCHOR
		TREE
		TREE TO BE REMOVED
		PROPERTY LINE
		EASEMENT
		CENTERLINE
		FLOW LINE
		FENCE
		TREE PROTECTION FENCE
		ASPHALT
		CONCRETE
		BIORETENTION AREA
		RETAINING WALL (MSE)
		EXISTING WETLAND
		PROPOSED CONSTRUCTED WETLAND

ESTIMATED EARTHWORK:
CUT: 2,100 CY
FILL: 4,900 CY
NET: 2,800 CY IMPORT

20 0 20 40
scale 1" = 20' feet

LICENSED PROFESSIONAL ENGINEER
RICHARD F. CARLILE
No. 57885
CIVIL
STATE OF CALIFORNIA

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 04/08/2022
RICHARD F. CARLILE C 57885

1646 N. CALIFORNIA BLVD.
SUITE 400
WALNUT CREEK, CA 94596
(925) 940-2200
www.bkf.com

BKF

DRY CREEK COMMONS
APN 089-071-002
155 DRY CREEK ROAD, HEALDSBURG, CALIFORNIA

PRELIMINARY GRADING PLAN

No.	Revisions

Date: 04-08-2022
Scale: AS SHOWN
Design: RFC
Drawn: RFC/AEG
Approved: RFC
Job No: 20210118

Drawing Number:
C1
1 OF 3

COPYRIGHT © 2022 BKF ENGINEERS

Plot Apr 08, 2022 at 3:02pm
210118_SITE.dwg

FOSS CREEK PATHWAY

S. M. A. R. T. R. O. W.

RAIL ROAD TRACK

48" SANTA ROSA GEYSERS PIPELINE

20' EASEMENT FOR WATER PIPELINE IFO CITY OF SANTA ROSA DN 2002-052131

26' PROPOSED EMERGENCY VEHICLE ACCESS AND CITY OF SANTA ROSA GEYSERS PIPELINE ACCESS EASEMENT

BOTTOM GEYSERS PIPELINE = 121.0±
TOP SS LAT = 119.7

RIGHT TURN ONLY SIGN

DRY CREEK ROAD

5' PUE DN 2002-146042

EASEMENT FOR WATER PIPELINE IFO CITY OF SANTA ROSA

EASEMENT FOR CHANNEL CONSTRUCTION 1857 O.R. 352

CULVERT

MONITOR WELL

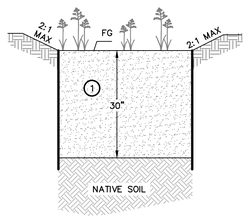
SMART SIGN HOUSE

RAIL ROAD CROSSING ARM AND LIGHT SIGNAL

SYMBOLS & LEGEND

EXISTING	PROPOSED	
		VALVE
		WELL
		BACKFLOW PREVENTION DEVICE
		WATER METER
		FIRE HYDRANT
		FIRE DEPARTMENT CONNECTION
		POST INDICATOR VALVE
		CHECK VALVE
		CATCH BASIN
		DROP INLET
		BUBBLE UP DRAIN
		FLARED END SECTION OUTFALL
		LIGHT POLE
		STREET SIGN
		STREET LIGHT
		UTILITY POLE
		GUY ANCHOR
		TREE
		TREE TO BE REMOVED
		PROPERTY LINE
		EASEMENT
		CENTERLINE
		FLOW LINE
		FENCE
		TREE PROTECTION FENCE
SIZE" SS	SIZE" SS—LENGTH'	SANITARY SEWER
SIZE" SD	SIZE" SD—LENGTH'	STORM DRAIN
SIZE" W	W	DOMESTIC WATER (PUBLIC)
RW		RECYCLED WATER (SANTA ROSA)
OVH		OVERHEAD UTILITY LINE
E		UNDERGROUND ELECTRIC LINE
G		UNDERGROUND GAS LINE
		ASPHALT
		CONCRETE
		BIORETENTION AREA
		RETAINING WALL (MSE)

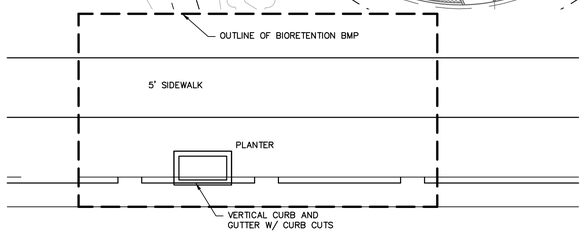
REFER TO THE LANDSCAPE ARCHITECT'S DRAWINGS FOR PLANTING.



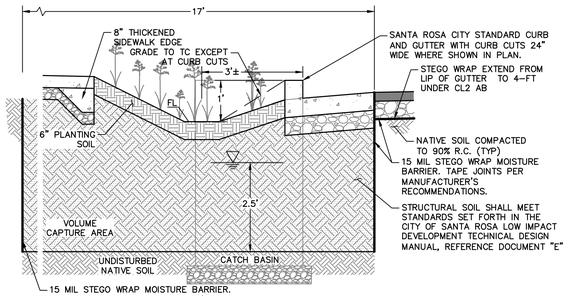
KEYNOTES:

1. SOILAND BIOSWALE MEDIA MIX HAVING A POROSITY OF AT LEAST 60% OR EQUIVALENT

BR1 — BIORETENTION BASIN
NO SCALE



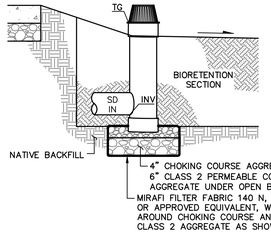
PLAN VIEW



NOTE:

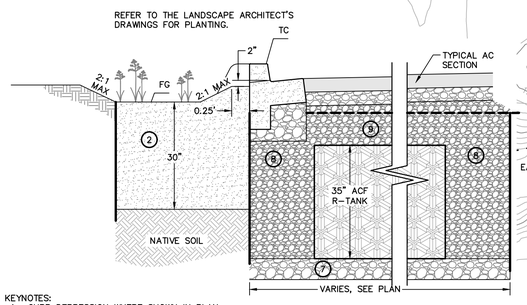
1. ALL PLANTING SOIL SHALL MEET STANDARDS SET FORTH IN THE CITY OF SANTA ROSA LOW IMPACT DEVELOPMENT TECHNICAL DESIGN MANUAL, APPENDIX F.
2. BIORETENTION AREAS SHALL BE PLANTED WITH PLANTS FROM THE APPROVED CITY OF SANTA ROSA LOW IMPACT DEVELOPMENT DESIGN MANUAL APPENDIX "F" AND SHALL BE PLANTED TO ACHIEVE 51% COVER. REFER TO FINAL PLOT PLAN FOR PLANTING.

RBR — TYPICAL ROADSIDE BIORETENTION DETAIL
NO SCALE



BU — BUBBLE UP DETAIL
NO SCALE

REFER TO THE LANDSCAPE ARCHITECT'S DRAWINGS FOR PLANTING.



KEYNOTES:

1. CURB DEPRESSION WHERE SHOWN IN PLAN
2. SOILAND BIOSWALE MEDIA MIX HAVING A POROSITY OF AT LEAST 60% OR EQUIVALENT
3. 10 MIL PLASTIC MOISTURE BARRIER, BOTH SIDES. EXTEND BARRIER 6-INCHES BELOW MEDIA MIX INTO SUBGRADE.
4. GEOGRID PER MANUFACTURER'S RECOMMENDATIONS, 12" OVER TANK
5. MIRAFI FILTER FABRIC FW402, OR APPROVED EQUIVALENT, SEPARATING COMPACTED TANK BACKFILL AND BIORETENTION MEDIA
6. MIRAFI FILTER FABRIC 140 N, OR APPROVED EQUIVALENT, WRAPPED AROUND ALL SIDES OF STRUCTURE PER MANUFACTURER'S RECOMMENDATIONS
7. 3" MIN COMPACTED BASE MATERIAL PER MANUFACTURER'S RECOMMENDATIONS
8. 24" MIN COMPACTED SIDE BACKFILL MATERIAL PER MANUFACTURER'S RECOMMENDATIONS, ALL SIDES
9. 12" MIN COMPACTED BACKFILL MATERIAL PER MANUFACTURER'S RECOMMENDATIONS, ALL SIDES

BR2 — BIORETENTION WITH STORAGE
NO SCALE

20 0 20 40
scale 1" = 20' feet

LICENSED PROFESSIONAL ENGINEER — RICHARD F. CARLILE — No. 57885 — CIVIL — STATE OF CALIFORNIA

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 04/08/2022
RICHARD F. CARLILE C 57885

1646 N. CALIFORNIA BLVD.
SUITE 400
WALNUT CREEK, CA 94596
(925) 940-2200
www.bkf.com

DRY CREEK COMMONS
APN 089-071-002
155 DRY CREEK ROAD, HEALDSBURG, CALIFORNIA

PRELIMINARY
DRAINAGE AND UTILITY PLAN

No.	Revisions

Date: 04-08-2022
Scale: AS SHOWN
Design: RFC
Drawn: RFC/AEG
Approved: RFC
Job No: 20210118

Drawing Number:
C2
2 OF 3

Plot Apr 08, 2022 at 3:03pm
210118_SITE.dwg

COPYRIGHT © 2022 BKF ENGINEERS

FOSS CREEK PATHWAY

S. M. A. R. T. R. O. W.

RAIL ROAD TRACK

RAIL ROAD CROSSING ARM AND LIGHT SIGNAL

TRASH ENCLOSURE

CMU WALL

BLRD, TYP

TG 131.57

GRASS

AC

TEL PADDLE

TS UB

E UB

FUTURE TS

EM

GRAVEL

SDMH
RIM 130.18
36" INV IN 121.97 E
36" INV OUT 122.02 W
48" INV OUT 121.43

TEL MH
RIM 129.09

INV 122.8±
VERTICAL SD PIPE

DRY CREEK ROAD

5' PUE
DN 2002-146042

CATV UB

TS UB

CONC HEADWALL

CULVERT

RW MH/BO
RIM 128.26

EASEMENT FOR WATER PIPELINE TO CITY OF SANTA ROSA
INV 122.49

EASEMENT FOR CHANNEL CONSTRUCTION
1857 O.R. 352

FIBER OPTIC UB

S89°25'50"E 29.82'

S09°30'40"E 5.33'

S13°44'24"E 184.33'

S89°28'00"E 237.45'

L=393.22'
R=343744.68'
Δ=0°03'56"

S02°53'35"E 182.45'

20' EASEMENT FOR WATER PIPELINE
TO CITY OF SANTA ROSA
DN 2002-052131

RW MH/BO
RIM 135.16

INV 129.1±

18" SD
INV 127.54

18" SD
INV 126.61

INV 129.15

TOP

TOE

TOP OF BANK

LANDS OF SAUERS
APN 089-071-012

LANDS OF BELLI
APN 089-071-003

LANDS OF CITY
OF HEALDSBURG
APN 089-071-002

LANDS OF LLOYD
APN 089-071-001

N89°10'00"W 200.05'

S31°00'00"W 42.00'

FOSS CREEK

S30°30'00"E 128.00'

S32°40'00"W 44.00'

S66°50'00"W 84.00'

S55°40'00"W 77.00'

S22°40'00"W 42.00'

S62°02'18"W 14.38'

S38°21'30"E 169.36'

STORM DRAIN EASEMENT
DN 1987-038039

T-1 13"OAK
T-2 6.6"OAK
T-3 8"OAK
T-4 16,18,19"OAK
T-5 18"ALDER
T-6 11"OAK
T-7 11"OAK
T-8 11"OAK
T-9 6"OAK
T-10 6"OAK
T-11 10"OAK
T-12 10"OAK
T-13 6"OAK
T-14 6,11"OAK
T-15 9"OAK
T-16 9"OAK
T-17 11"OAK
T-18 8,9"OAK
T-19 8"OAK
T-20 10"OAK
T-21 8"OAK
T-22 8"OAK
T-23 8,9"OAK
T-24 8"OAK
T-25 5,8"OAK
T-26 5,7,7,8"OAK
T-27 6,6,6,8,8"OAK
T-28 10"OAK
T-29 10"OAK
T-30 8"OAK
T-31 6,8"OAK
T-32 6"OAK
T-33 6"OAK
T-34 6,12"WILLOW
T-35 11,11"WILLOW
T-36 6,8,8"WILLOW
T-37 6"OAK
T-38 8"OAK
T-39 6"OAK
T-40 9"OAK
T-41 8,6"OAK
T-42 5,4,8"OAK
T-43 11"OAK
T-44 6"OAK
T-45 12"OAK
T-46 9"OAK
T-47 12"OAK
T-48 12"OAK
T-49 10"OAK
T-50 9"OAK
T-51 18"OAK
T-52 6,8,10"WALNUT
T-53 12"OAK
T-54 9,11"WILLOW
T-55 11"OAK
T-56 9,14,15"WILLOW
T-57 MULTIWILLOW

MULTIWILLOW
MULTIWILLOW
MULTIWILLOW

1 TP (TYP)

NOTE
ORANGE TENSAR MODEL BX226516 LIGHTWEIGHT SAFETY GRID. CUT OR FOLD AT POSTS AS NEEDED TO CONFORM TO SLOPE.

4.0'

METAL TIE WIRE, ZIP TIE OR EQUIVALENT, 5 PER POST

1.5'

LIGHTWEIGHT 5'-½" TALL STANDARD FARM QUALITY "T-POST" PLACED 10' O.C.

TP TREE PROTECTION FENCE
NO SCALE

SYMBOLS & LEGEND

EXISTING	PROPOSED	
		TREE
		TREE TO BE REMOVED
		PROPERTY LINE
		EASEMENT
		CENTERLINE
		FLOW LINE
		FENCE
		TREE PROTECTION FENCE
		EXISTING WETLAND

20 0 20 40
scale 1" = 20' feet

COPYRIGHT © 2022 BKF ENGINEERS

Plot Apr 05, 2022 at 3:05pm
210118_SITE.dwg

LICENSED PROFESSIONAL ENGINEER
RICHARD F. CARLILE
No. 57885
STATE OF CALIFORNIA

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 04/08/2022
RICHARD F. CARLILE C 57885

1646 N. CALIFORNIA BLVD.
SUITE 400
WALNUT CREEK, CA 94596
(925) 940-2200
www.bkf.com

BKF

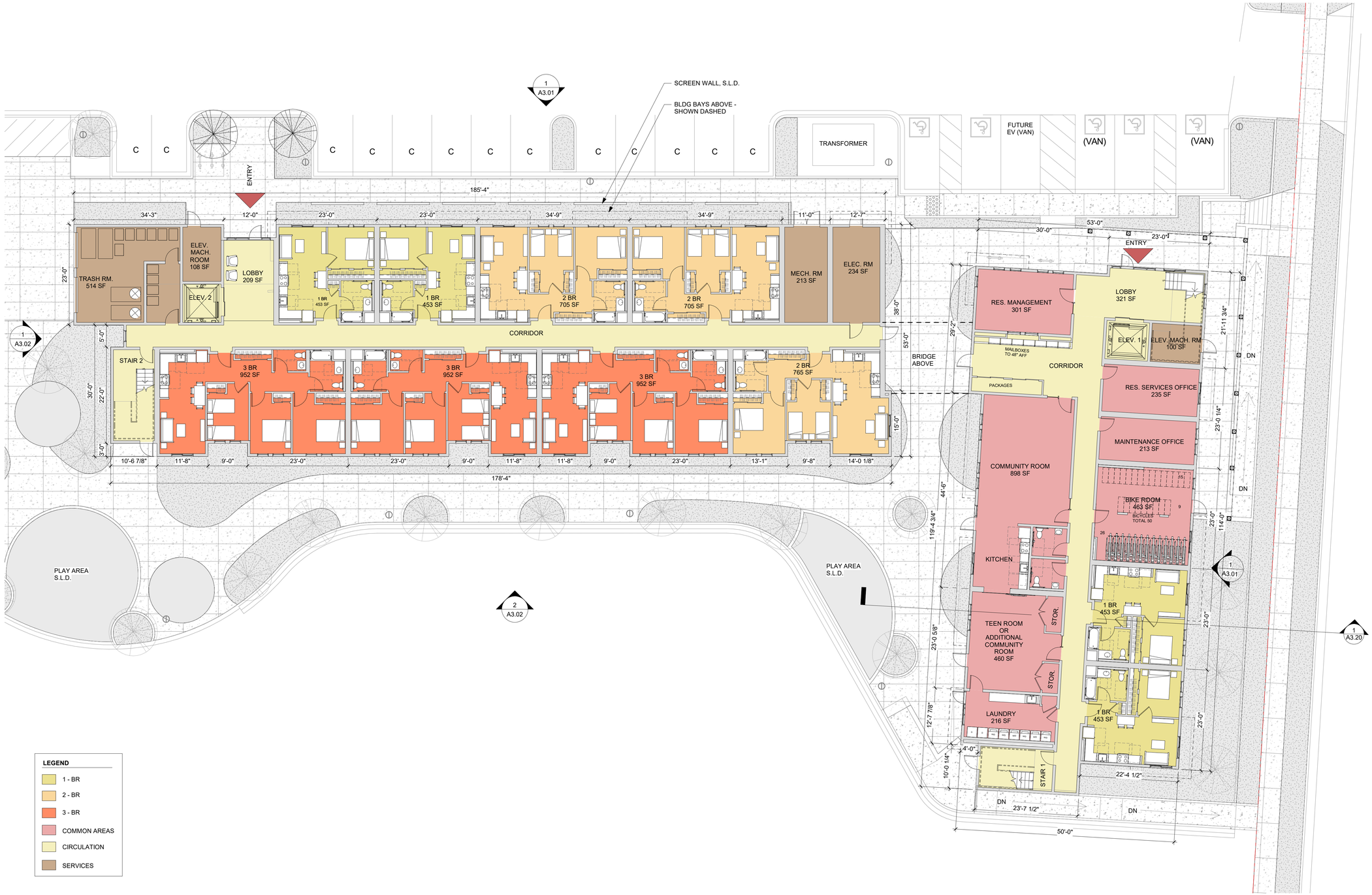
DRY CREEK COMMONS
APN 089-071-002
155 DRY CREEK ROAD, HEALDSBURG, CALIFORNIA

TREE PROTECTION AND REMOVAL PLAN

No.	Revisions

Date: 04-08-2022
Scale: AS SHOWN
Design: RFC
Drawn: RFC/AEG
Approved: RFC
Job No: 20210118

Drawing Number:
C3
3 OF 3



LEGEND

- 1 - BR
- 2 - BR
- 3 - BR
- COMMON AREAS
- CIRCULATION
- SERVICES

1 A2.01 **FLOOR PLAN: GROUND LEVEL**

SCALE: 3/32" = 1'-0"

VAN METER WILLIAMS POLLACK LLP

ARCHITECTURE | URBAN DESIGN ■ SAN FRANCISCO | DENVER | MINNEAPOLIS
333 Bryant Street, Suite 300, San Francisco, CA 94107 T 415.974.5352

CLIENT
BURBANK HOUSING
1425 CORPORATE CENTER PARKWAY
SANTA ROSA, CA 95407
CONTACT: KAREN MASSEY
T: 707.526.9782
E:kmassey@burbankhousing.com

CIVIL ENGINEER
BKF ENGINEERS
200 4TH STREET, SUITE 300
SANTA ROSA, CA 95401
CONTACT: RICK CARLILE
T: 707.583.8500
E: rcarlile@bkf.com

LANDSCAPE ARCHITECT
QUADRIGA INC.
1212 4TH STREET, STUDIO K
SANTA ROSA, CA 95404
CONTACT: CHRISTINE TALBOT
T: 707.546.3561
E: christine@quadriga-inc.com

Project:

DRY CREEK COMMONS AT 155 DRY CREEK ROAD

155 DRY CREEK ROAD,
HEALDSBURG, CA 95448

Client:

BURBANK HOUSING

1425 CORPORATE CENTER PARKWAY
SANTA ROSA, CA 95407

GROUND FLOOR PLAN

JOB #: 2111

SCALE: As indicated

A2.01



LEGEND

- 1 - BR
- 2 - BR
- 3 - BR
- COMMON AREAS
- CIRCULATION
- SERVICES

1 A2.02 FLOOR PLAN: LEVEL 2

SCALE: 3/32" = 1'-0"

VAN METER WILLIAMS POLLACK LLP

ARCHITECTURE | URBAN DESIGN ■ SAN FRANCISCO | DENVER | MINNEAPOLIS

333 Bryant Street, Suite 300, San Francisco, CA 94107 T 415.974.5352

CLIENT

BURBANK HOUSING

1425 CORPORATE CENTER PARKWAY
SANTA ROSA, CA 95407
CONTACT: KAREN MASSEY
T: 707.526.9782
E:kmassey@burbankhousing.com

CIVIL ENGINEER

BKF ENGINEERS

200 4TH STREET, SUITE 300
SANTA ROSA, CA 95401
CONTACT: RICK CARLILE
T: 707.583.8500
E: rcarlile@bkf.com

LANDSCAPE ARCHITECT

QUADRIGA INC.

1212 4TH STREET, STUDIO K
SANTA ROSA, CA 95404
CONTACT: CHRISTINE TALBOT
T: 707.546.3561
E: christine@quadriga-inc.com

Project:

DRY CREEK COMMONS AT 155 DRY CREEK ROAD

155 DRY CREEK ROAD,
HEALDSBURG, CA 95448

Client:

BURBANK HOUSING

1425 CORPORATE CENTER PARKWAY
SANTA ROSA, CA 95407

2ND FLOOR PLAN

JOB #: 2111

SCALE: As indicated

A2.02



LEGEND

- 1 - BR
- 2 - BR
- 3 - BR
- COMMON AREAS
- CIRCULATION
- SERVICES

1 A2.02

FLOOR PLAN: LEVEL 3

1 A2.03 SCALE: 3/32" = 1'-0"

VAN METER WILLIAMS POLLACK LLP

ARCHITECTURE | URBAN DESIGN ■ SAN FRANCISCO | DENVER | MINNEAPOLIS
333 Bryant Street, Suite 300, San Francisco, CA 94107 T 415.974.5352

CLIENT
BURBANK HOUSING
1425 CORPORATE CENTER PARKWAY
SANTA ROSA, CA 95407
CONTACT: KAREN MASSEY
T: 707.526.9782
E:kmassey@burbankhousing.com

CIVIL ENGINEER
BKF ENGINEERS
200 4TH STREET, SUITE 300
SANTA ROSA, CA 95401
CONTACT: RICK CARLILE
T: 707.583.8500
E: rcarlile@bkf.com

LANDSCAPE ARCHITECT
QUADRIGA INC.
1212 4TH STREET, STUDIO K
SANTA ROSA, CA 95404
CONTACT: CHRISTINE TALBOT
T: 707.546.3561
E: christine@quadriga-inc.com

Project:

DRY CREEK COMMONS AT 155 DRY CREEK ROAD

155 DRY CREEK ROAD,
HEALDSBURG, CA 95448

Client:

BURBANK HOUSING

1425 CORPORATE CENTER PARKWAY
SANTA ROSA, CA 95407

3RD FLOOR PLAN

JOB #: 2111

SCALE: As indicated

A2.03



LEGEND

- 1 - BR
- 2 - BR
- 3 - BR
- COMMON AREAS
- CIRCULATION
- SERVICES

1 A2.04 FLOOR PLAN: LEVEL 4

SCALE: 3/32" = 1'-0"

VAN METER WILLIAMS POLLACK LLP

ARCHITECTURE | URBAN DESIGN ■ SAN FRANCISCO | DENVER | MINNEAPOLIS
333 Bryant Street, Suite 300, San Francisco, CA 94107 T 415.974.5352

CLIENT
BURBANK HOUSING
1425 CORPORATE CENTER PARKWAY
SANTA ROSA, CA 95407
CONTACT: KAREN MASSEY
T: 707.526.9782
E:kmassey@burbankhousing.com

CIVIL ENGINEER
BKF ENGINEERS
200 4TH STREET, SUITE 300
SANTA ROSA, CA 95401
CONTACT: RICK CARLILE
T: 707.583.8500
E: rcarlile@bkf.com

LANDSCAPE ARCHITECT
QUADRIGA INC.
1212 4TH STREET, STUDIO K
SANTA ROSA, CA 95404
CONTACT: CHRISTINE TALBOT
T: 707.546.3561
E: christine@quadriga-inc.com

Project:

DRY CREEK COMMONS AT 155 DRY CREEK ROAD

155 DRY CREEK ROAD,
HEALDSBURG, CA 95448

Client:

BURBANK HOUSING

1425 CORPORATE CENTER PARKWAY
SANTA ROSA, CA 95407

4TH FLOOR PLAN

JOB #: 2111

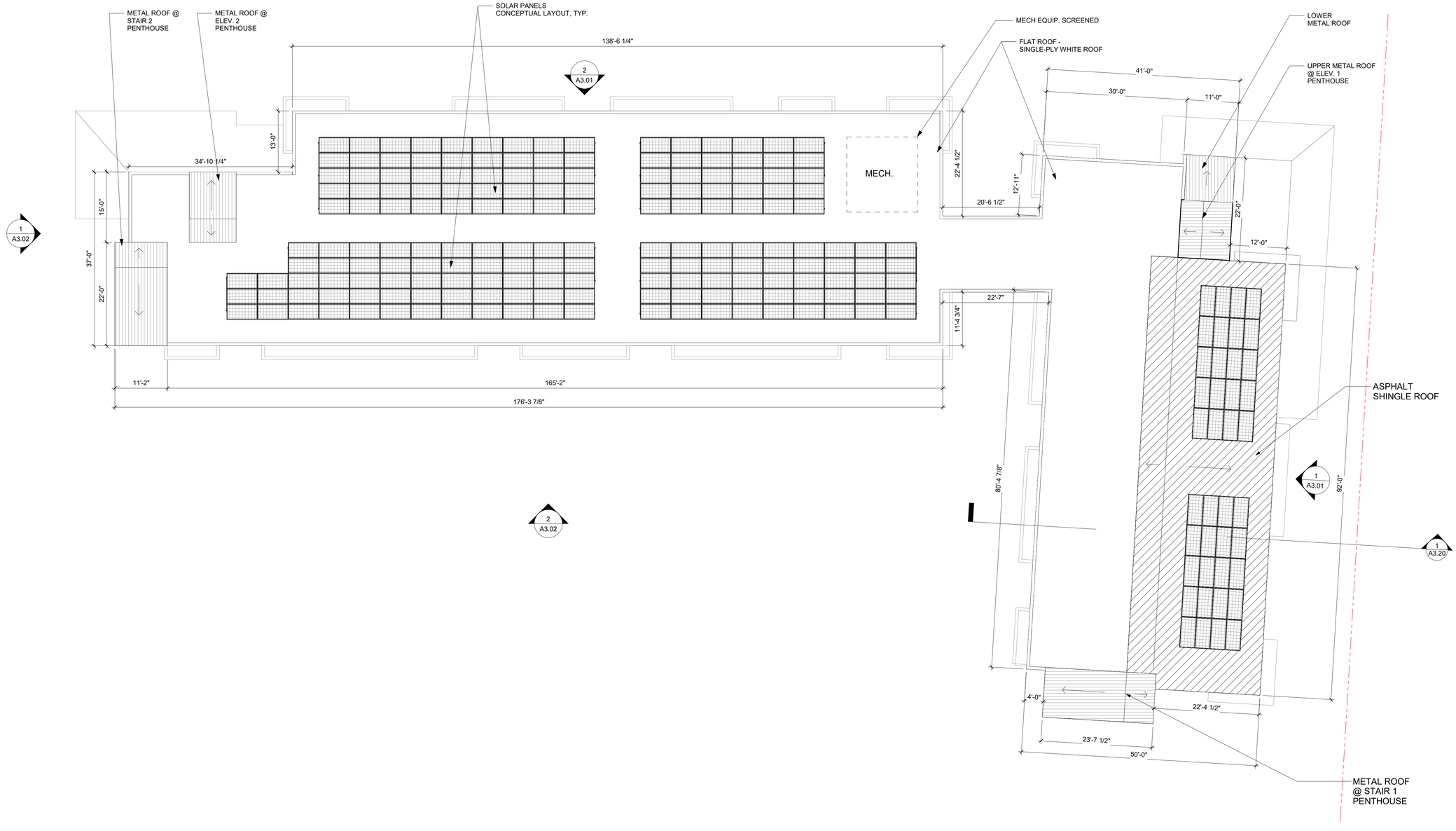
SCALE: As indicated

A2.04

SHEET NOTE:

1. SEE SHEET A3.30 - COLORS AND MATERIALS

2. SEE FLOOR PLANS FOR LOWER ROOFS



1 A2.05 **ROOF**
SCALE: 3/32" = 1'-0"

VAN METER WILLIAMS POLLACK LLP
ARCHITECTURE | URBAN DESIGN ■ SAN FRANCISCO | DENVER | MINNEAPOLIS
333 Bryant Street, Suite 300, San Francisco, CA 94107 T 415.974.5352

CLIENT
BURBANK HOUSING
1425 CORPORATE CENTER PARKWAY
SANTA ROSA, CA 95407
CONTACT: KAREN MASSEY
T: 707.526.9782
E:kmassey@burbankhousing.com

CIVIL ENGINEER
BKF ENGINEERS
200 4TH STREET, SUITE 300
SANTA ROSA, CA 95401
CONTACT: RICK CARLILE
T: 707.583.8500
E: rcarlile@bkf.com

LANDSCAPE ARCHITECT
QUADRIGA INC.
1212 4TH STREET, STUDIO K
SANTA ROSA, CA 95404
CONTACT: CHRISTINE TALBOT
T: 707.546.3561
E: christine@quadriga-inc.com

Project:

DRY CREEK COMMONS AT 155 DRY CREEK ROAD

155 DRY CREEK ROAD,
HEALDSBURG, CA 95448

Client:

BURBANK HOUSING

1425 CORPORATE CENTER PARKWAY
SANTA ROSA, CA 95407

ROOF PLAN

JOB #: 2111

SCALE: 3/32" = 1'-0"

A2.05

SHEET NOTES:

1. SEE SHEET A3.30 - COLORS AND MATERIALS

2. FEATURE ACCENT MATERIAL (1) TO BE VERTICAL PATTERN WITH GALVANIZED COLOR: CORRUGATED MTL., OR STANDING SEAM MTL., OR RANDOM BOARD AND BATTEN. FINAL MATERIAL SELECTION TO BE DETERMINED BASED ON BUDGET AT THE TIME OF CONSTRUCTION.



1 A3.01 **BUILDING ELEVATION - SOUTH SIDE (DRY CREEK ROAD)**

SCALE: 3/32" = 1'-0"



2 A3.01 **BUILDING ELEVATION - EAST SIDE (PARKING SIDE)**

SCALE: 3/32" = 1'-0"

VAN METER WILLIAMS POLLACK LLP

ARCHITECTURE | URBAN DESIGN ■ SAN FRANCISCO | DENVER | MINNEAPOLIS

333 Bryant Street, Suite 300, San Francisco, CA 94107 T 415.974.5352

CLIENT

BURBANK HOUSING

1425 CORPORATE CENTER PARKWAY
SANTA ROSA, CA 95407
CONTACT: KAREN MASSEY
T: 707.526.9782
E:kmassey@burbankhousing.com

CIVIL ENGINEER

BKF ENGINEERS

200 4TH STREET, SUITE 300
SANTA ROSA, CA 95401
CONTACT: RICK CARLILE
T: 707.583.8500
E: rcarlile@bkf.com

LANDSCAPE ARCHITECT

QUADRIGA INC.

1212 4TH STREET, STUDIO K
SANTA ROSA, CA 95404
CONTACT: CHRISTINE TALBOT
T: 707.546.3561
E: christine@quadriga-inc.com

Project:

DRY CREEK COMMONS AT 155 DRY CREEK ROAD

155 DRY CREEK ROAD,
HEALDSBURG, CA 95448

Client:

BURBANK HOUSING

1425 CORPORATE CENTER PARKWAY
SANTA ROSA, CA 95407

BUILDING ELEVATIONS

JOB #: 2111

SCALE: 3/32" = 1'-0"

A3.01

SHEET NOTES:

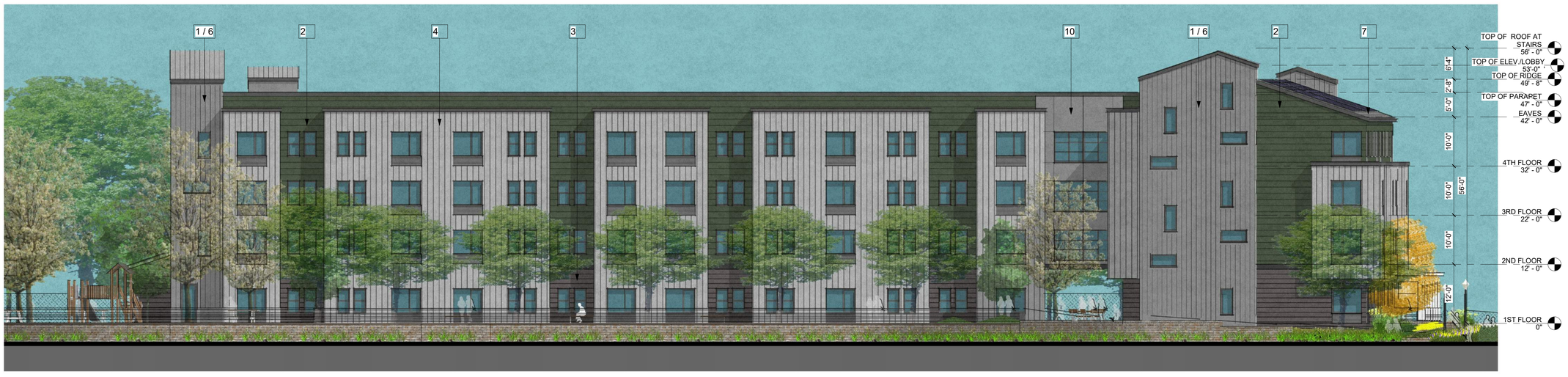
1. SEE SHEET A3.30 - COLORS AND MATERIALS

2. FEATURE ACCENT MATERIAL (1) TO BE VERTICAL PATTERN WITH GALVANIZED COLOR: CORRUGATED MTL., OR STANDING SEAM MTL., OR RANDOM BOARD AND BATTEN. FINAL MATERIAL SELECTION TO BE DETERMINED BASED ON BUDGET AT THE TIME OF CONSTRUCTION.



1 A3.02 **BUILDING ELEVATION - NORTH SIDE**

SCALE: 3/32" = 1'-0"



2 A3.02 **BUILDING ELEVATION - WEST SIDE (WETLANDS)**

SCALE: 3/32" = 1'-0"

VAN METER WILLIAMS POLLACK LLP

ARCHITECTURE | URBAN DESIGN ■ SAN FRANCISCO | DENVER | MINNEAPOLIS

333 Bryant Street, Suite 300, San Francisco, CA 94107 T 415.974.5352

CLIENT

BURBANK HOUSING

1425 CORPORATE CENTER PARKWAY
SANTA ROSA, CA 95407
CONTACT: KAREN MASSEY
T: 707.526.9782
E:kmassey@burbankhousing.com

CIVIL ENGINEER

BKF ENGINEERS

200 4TH STREET, SUITE 300
SANTA ROSA, CA 95401
CONTACT: RICK CARLILE
T: 707.583.8500
E: rcarlile@bkf.com

LANDSCAPE ARCHITECT

QUADRIGA INC.

1212 4TH STREET, STUDIO K
SANTA ROSA, CA 95404
CONTACT: CHRISTINE TALBOT
T: 707.546.3561
E: christine@quadriga-inc.com

Project:

DRY CREEK COMMONS AT 155 DRY CREEK ROAD

155 DRY CREEK ROAD,
HEALDSBURG, CA 95448

Client:

BURBANK HOUSING

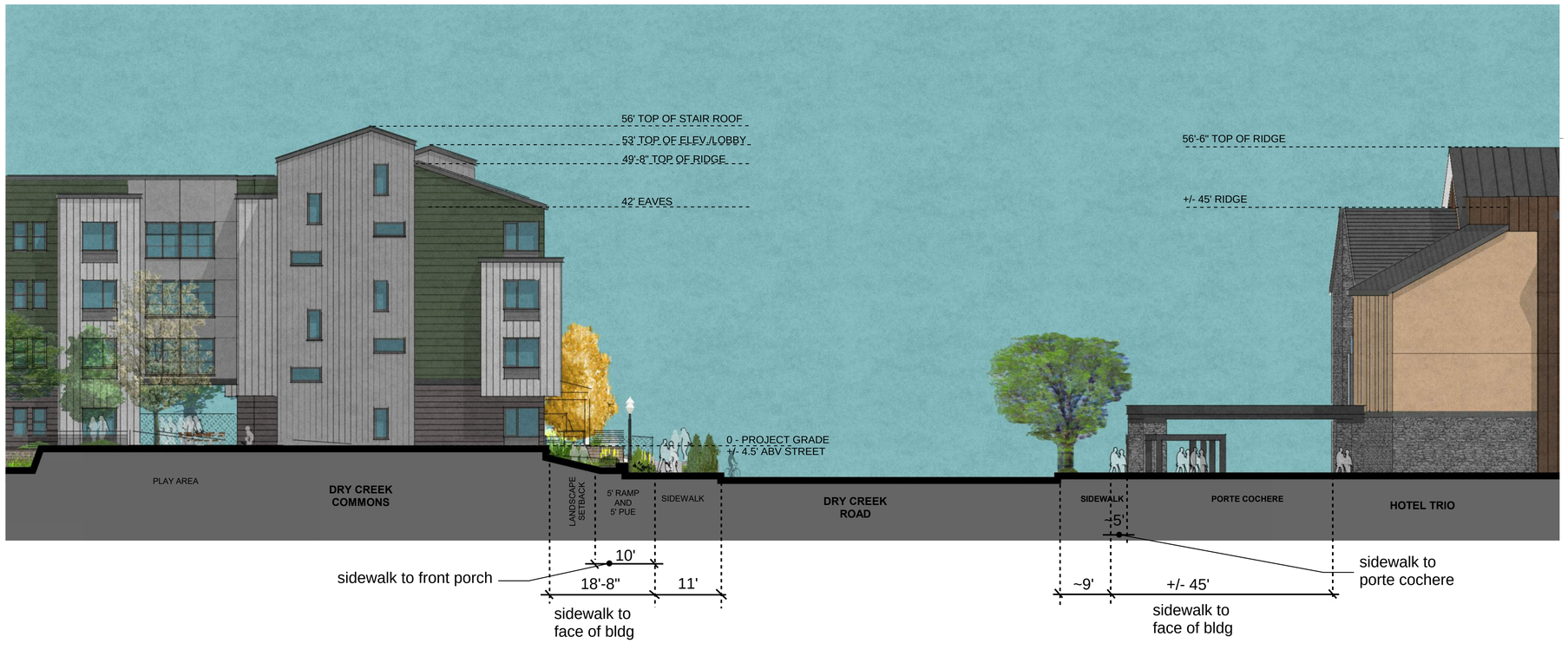
1425 CORPORATE CENTER PARKWAY
SANTA ROSA, CA 95407

BUILDING ELEVATIONS

JOB #: 2111

SCALE: 3/32" = 1'-0"

A3.02



1 A3.20 **SITE SECTION ACROSS DRY CREEK ROAD**

SCALE: 3/32" = 1'-0"

VAN METER WILLIAMS POLLACK LLP

ARCHITECTURE | URBAN DESIGN ■ SAN FRANCISCO | DENVER | MINNEAPOLIS

333 Bryant Street, Suite 300, San Francisco, CA 94107 T 415.974.5352

CLIENT

BURBANK HOUSING

1425 CORPORATE CENTER PARKWAY
SANTA ROSA, CA 95407
CONTACT: KAREN MASSEY
T: 707.526.9782
E:kmassey@burbankhousing.com

CIVIL ENGINEER

BKF ENGINEERS

200 4TH STREET, SUITE 300
SANTA ROSA, CA 95401
CONTACT: RICK CARLILE
T: 707.583.8500
E: rcarlile@bkf.com

LANDSCAPE ARCHITECT

QUADRIGA INC.

1212 4TH STREET, STUDIO K
SANTA ROSA, CA 95404
CONTACT: CHRISTINE TALBOT
T: 707.546.3561
E: christine@quadriga-inc.com

Project:

DRY CREEK COMMONS AT 155 DRY CREEK ROAD

155 DRY CREEK ROAD,
HEALDSBURG, CA 95448

Client:

BURBANK HOUSING

1425 CORPORATE CENTER PARKWAY
SANTA ROSA, CA 95407

BUILDING SECTIONS

JOB #: 2111

SCALE: 3/32" = 1'-0"

A3.20



1 FEATURE ACCENT
GALVALUME CORRUGATED METAL
GALVALUME SILVER

OR

FEATURE ACCENT MATERIAL (1) TO BE VERTICAL PATTERN WITH GALVANIZED COLOR: CORRUGATED MTL., OR STANDING SEAM MTL., OR RANDOM BOARD AND BATTEN. FINAL MATERIAL TO BE DETERMINED BASED ON BUDGET AT THE TIME OF CONSTRUCTION.

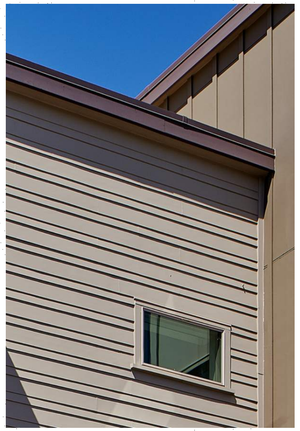


1 FEATURE ACCENT
STANDING SEAM METAL
SILVER



1 FEATURE ACCENT - ALT
BOARD AND BATTEN - RANDOM
FIBER CEMENT BOARD, PTD.

ALT



2 BODY OF BLDG
LAP SIDING - VARIABLE REVEAL
FIBER CEMENT BOARD, PTD.



3 BASE OF BLDG
LAP SIDING - WIDE REVEAL - EQUAL
FIBER CEMENT BOARD, PTD.



4 BAYS
BOARD AND BATTEN - EQUAL SPACING
FIBER CEMENT BOARD, PTD.

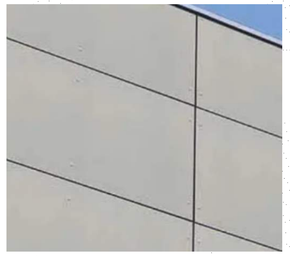


5 POST AND BEAM MAIN ENTRY WALKWAY - WHITE STAIN
METAL RAILING PANELS, PTD.





7 GABLE ROOF
CRRC RATED ASPHALT SHINGLE
CLASS A - Malarky RIVERSTONE



9 FIBER CEMENT BOARD
PANEL - VERTICAL - PTD





6 PORCH AND PENTHOUSE ROOF
CORRUGATED OR STANDING SEAM



8 SITE LOW WALLS
"KEYSTONE" GRAVITY BLOCK



10 CONC. W/ BOARDFORM LOOK
RAMP WALL

FEATURE ACCENT
GALVANIZED
METAL -
SILVER TONE

BAYS
KELLY MOORE
SILVER STRAND BEACH

BODY OF BLDG
DUNN EDWARDS
THICKET

C COLORS



BASE &
VERTICAL PANEL
KELLY MOORE
SUBWAY



EAST ELEVATION

VAN METER WILLIAMS POLLACK LLP
ARCHITECTURE | URBAN DESIGN ■ SAN FRANCISCO | DENVER | MINNEAPOLIS
333 Bryant Street, Suite 300, San Francisco, CA 94107 T 415.974.5352

CLIENT
BURBANK HOUSING
1425 CORPORATE CENTER PARKWAY
SANTA ROSA, CA 95407
CONTACT: KAREN MASSEY
T: 707.526.9782
E:kmassey@burbankhousing.com

CIVIL ENGINEER
BKF ENGINEERS
200 4TH STREET, SUITE 300
SANTA ROSA, CA 95401
CONTACT: RICK CARLILE
T: 707.583.8500
E: rcarlile@bkf.com

LANDSCAPE ARCHITECT
QUADRIGA INC.
1212 4TH STREET, STUDIO K
SANTA ROSA, CA 95404
CONTACT: CHRISTINE TALBOT
T: 707.546.3561
E: christine@quadriga-inc.com

Project:

DRY CREEK COMMONS AT 155 DRY CREEK ROAD

155 DRY CREEK ROAD,
HEALDSBURG, CA 95448

Client:

BURBANK HOUSING

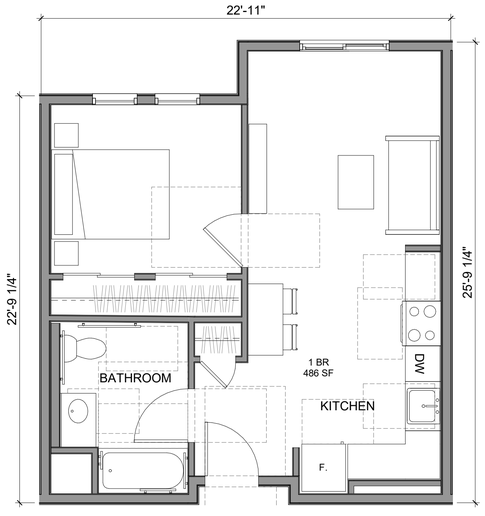
1425 CORPORATE CENTER PARKWAY
SANTA ROSA, CA 95407

COLORS AND MATERIALS

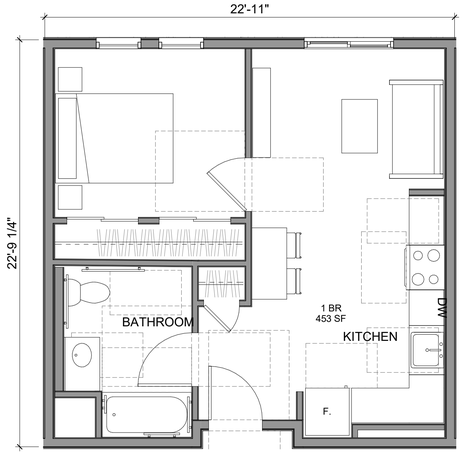
JOB #: 2111

SCALE: 3/32" = 1'-0"

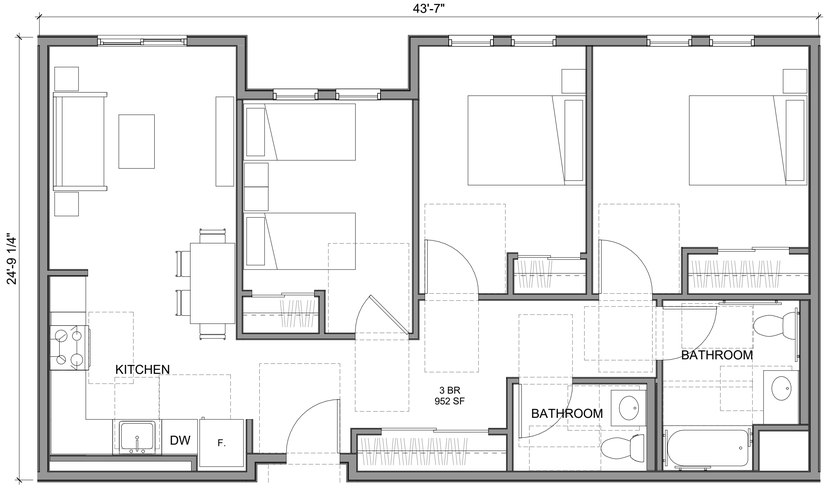
A3.30



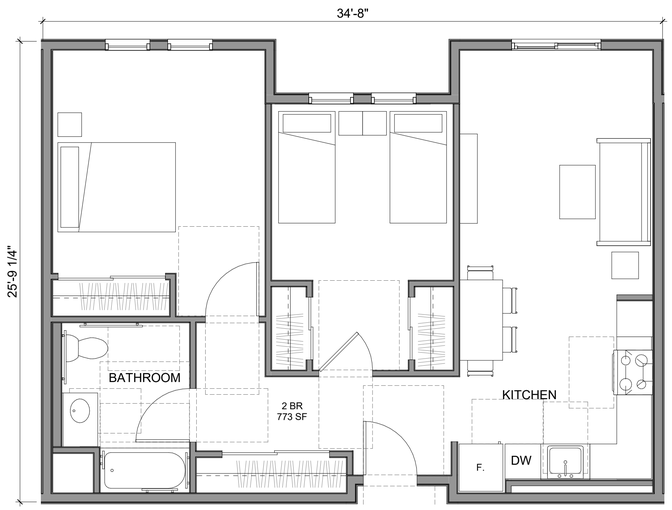
1 A4.01 **1 BR UNIT**
SCALE: 1/4" = 1'-0"



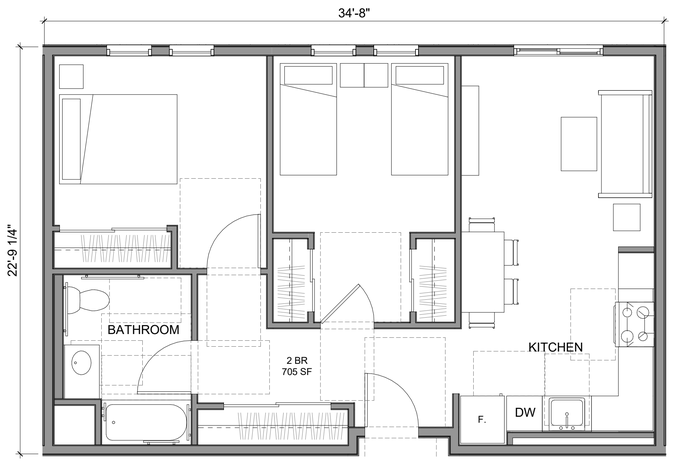
2 A4.01 **1 BR UNIT - GROUND AND 4TH FLOOR UNIT TYP.**
SCALE: 1/4" = 1'-0"



3 A4.01 **3 BR UNIT**
SCALE: 1/4" = 1'-0"



4 A4.01 **2 BR UNIT**
SCALE: 1/4" = 1'-0"



5 A4.01 **2 BR UNIT - GROUND FLR.**
SCALE: 1/4" = 1'-0"



TYPICAL KITCHEN



TYPICAL BATHROOM

VAN METER WILLIAMS POLLACK LLP

ARCHITECTURE | URBAN DESIGN ■ SAN FRANCISCO | DENVER | MINNEAPOLIS
333 Bryant Street, Suite 300, San Francisco, CA 94107 T 415.974.5352

☐ CLIENT
BURBANK HOUSING
1425 CORPORATE CENTER PARKWAY
SANTA ROSA, CA 95407
CONTACT: KAREN MASSEY
T: 707.526.9782
E:kmassey@burbankhousing.com

☐ CIVIL ENGINEER
BKF ENGINEERS
200 4TH STREET, SUITE 300
SANTA ROSA, CA 95401
CONTACT: RICK CARLILE
T: 707.583.8500
E: rcarlile@bkf.com

☐ LANDSCAPE ARCHITECT
QUADRIGA INC.
1212 4TH STREET, STUDIO K
SANTA ROSA, CA 95404
CONTACT: CHRISTINE TALBOT
T: 707.546.3561
E: christine@quadriga-inc.com

Project:

DRY CREEK COMMONS AT 155 DRY CREEK ROAD

155 DRY CREEK ROAD,
HEALDSBURG, CA 95448

Client:

BURBANK HOUSING

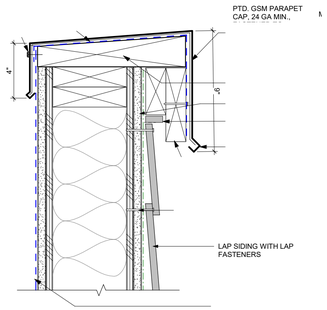
BURBANK HOUSING
1425 CORPORATE CENTER PARKWAY
SANTA ROSA, CA 95407

UNIT PLANS

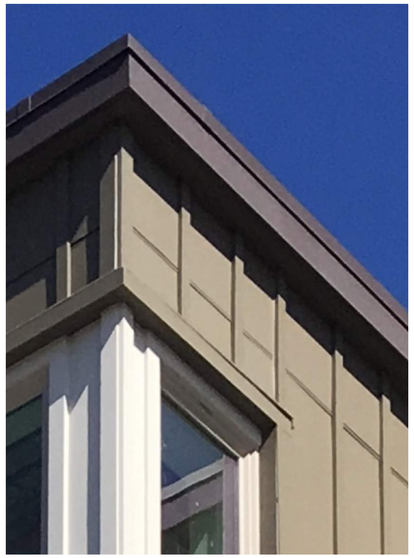
JOB #: 2111

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

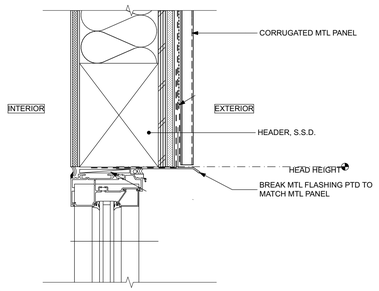
A4.01



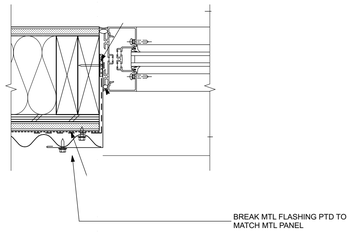
P **LAP SIDING @ PARAPET CAP**
SCALE: 3" = 1'-0"



3 ROOF CONDITIONS



S **STOREFRONT HEAD @ CORRUGATED MTL PANEL**



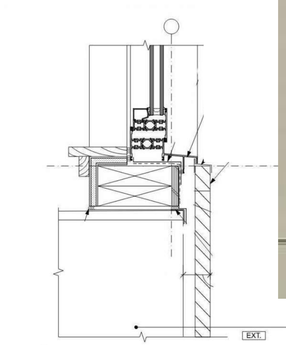
S **STOREFRONT JAMB @ CORRUGATED MTL PANEL**



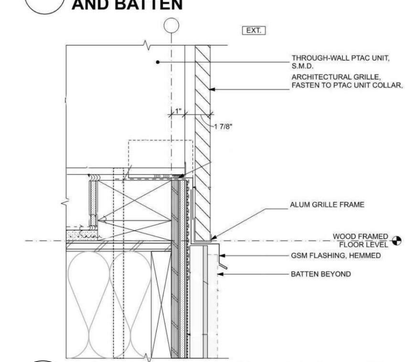


2 STOREFRONT - ANODIZED SILVER
ALL DOORS AND SITE LITE WINDOWS ON THE GROUND FLOOR COMMON AREAS.
RECESSED IN BLDG "ACCENT" MATERIAL





PTAC HEAD @ CFB PANEL/BOARD AND BATTEN

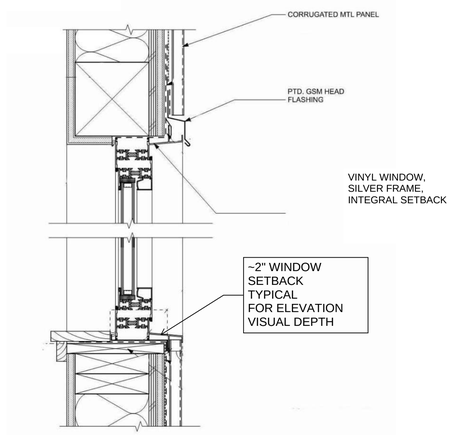


LV **PTAC SILL @ CFB PANEL/BOARD AND BATTEN**

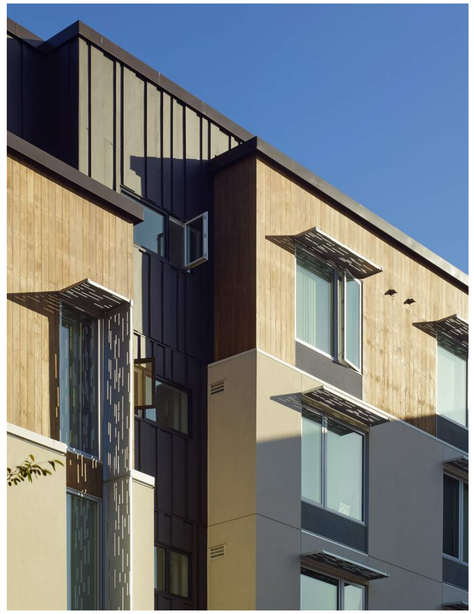








C **HEAD/SILL @ CORRUGATED MTL**



1 "PUNCHED" WINDOW DETAILS - TRIMLESS RECESSED FRAME TO BE "ANODIZED SILVER LOOK" BY VPI VINYL WINDOWS.

SHOWN ABOVE FOR RECESSED WINDOWS AND SILVER APPEARANCE WINDOW FRAME.

SHEET NOTES:

DETAILS FOR REFERENCE TO DESIGN INTENT AND FOR RELATIONSHIP TO PROJECT MATERIAL PALETTE.

VAN METER WILLIAMS POLLACK LLP
ARCHITECTURE | URBAN DESIGN ■ SAN FRANCISCO | DENVER | MINNEAPOLIS
333 Bryant Street, Suite 300, San Francisco, CA 94107 T 415.974.5352

CLIENT
BURBANK HOUSING
1425 CORPORATE CENTER PARKWAY
SANTA ROSA, CA 95407
CONTACT: KAREN MASSEY
T: 707.526.9782
E:kmassey@burbankhousing.com

CIVIL ENGINEER
BKF ENGINEERS
200 4TH STREET, SUITE 300
SANTA ROSA, CA 95401
CONTACT: RICK CARLILE
T: 707.583.8500
E: rcarlile@bkf.com

LANDSCAPE ARCHITECT
QUADRIGA INC.
1212 4TH STREET, STUDIO K
SANTA ROSA, CA 95404
CONTACT: CHRISTINE TALBOT
T: 707.546.3561
E: christine@quadriga-inc.com

Project:

DRY CREEK COMMONS AT 155 DRY CREEK ROAD

155 DRY CREEK ROAD,
HEALDSBURG, CA 95448

Client:

BURBANK HOUSING

1425 CORPORATE CENTER PARKWAY
SANTA ROSA, CA 95407

DOOR AND WINDOW DETAILS

JOB #: 2111

SCALE:

A5.00



A.) AERIAL VIEW FACING NORTHEAST



B.) AERIAL VIEW FACING SOUTHEAST



C.) AERIAL VIEW FACING NORTHWEST



KEY PLAN

VAN METER WILLIAMS POLLACK LLP

ARCHITECTURE | URBAN DESIGN ■ SAN FRANCISCO | DENVER | MINNEAPOLIS
333 Bryant Street, Suite 300, San Francisco, CA 94107 T 415.974.5352

CLIENT
BURBANK HOUSING
1425 CORPORATE CENTER PARKWAY
SANTA ROSA, CA 95407
CONTACT: KAREN MASSEY
T: 707.526.9782
E:kmassey@burbankhousing.com

CIVIL ENGINEER
BKF ENGINEERS
200 4TH STREET, SUITE 300
SANTA ROSA, CA 95401
CONTACT: RICK CARLILE
T: 707.583.8500
E: rcarlile@bkf.com

LANDSCAPE ARCHITECT
QUADRIGA INC.
1212 4TH STREET, STUDIO K
SANTA ROSA, CA 95404
CONTACT: CHRISTINE TALBOT
T: 707.546.3561
E: christine@quadriga-inc.com

Project:

DRY CREEK COMMONS AT 155 DRY CREEK ROAD

155 DRY CREEK ROAD,
HEALDSBURG, CA 95448

Client:

BURBANK HOUSING

1425 CORPORATE CENTER PARKWAY
SANTA ROSA, CA 95407

RENDERING VIEW

JOB #: 2111

SCALE:

A7.01



PROJECT NAME
METAL, FASCIA MOUNTED

PROJECT NAME AND ADDRESS,
METAL, WALL MOUNTED

RENDERING VIEW 1 : ENTRY WALK FROM STREET SHOWING STAIR, RAMP AND ARCADE



PROJECT NAME
METAL, FASCIA MOUNTED

PROJECT NAME AND ADDRESS,
METAL, WALL MOUNTED

RENDERING VIEW 2 : ENTRY WALK FROM SIDEWALK SHOWING STAIR, RAMP AND ARCADE

VAN METER WILLIAMS POLLACK LLP
ARCHITECTURE | URBAN DESIGN ■ SAN FRANCISCO | DENVER | MINNEAPOLIS
333 Bryant Street, Suite 300, San Francisco, CA 94107 T 415.974.5352

CLIENT
BURBANK HOUSING
1425 CORPORATE CENTER PARKWAY
SANTA ROSA, CA 95407
CONTACT: KAREN MASSEY
T: 707.526.9782
E:kmassey@burbankhousing.com

CIVIL ENGINEER
BKF ENGINEERS
200 4TH STREET, SUITE 300
SANTA ROSA, CA 95401
CONTACT: RICK CARLILE
T: 707.583.8500
E: rcarlile@bkf.com

LANDSCAPE ARCHITECT
QUADRIGA INC.
1212 4TH STREET, STUDIO K
SANTA ROSA, CA 95404
CONTACT: CHRISTINE TALBOT
T: 707.546.3561
E: christine@quadriga-inc.com

Project:

DRY CREEK COMMONS AT 155 DRY CREEK ROAD

155 DRY CREEK ROAD,
HEALDSBURG, CA 95448

Client:

BURBANK HOUSING

BURBANK HOUSING
1425 CORPORATE CENTER PARKWAY
SANTA ROSA, CA 95407

RENDERING VIEW

JOB #: 2111

SCALE:

A7.02



DEVELOPED VIEW FACING NORTHWEST ON DRY CREEK ROAD



EXISTING VIEW FACING NORTHWEST ON DRY CREEK ROAD



KEY PLAN

VAN METER WILLIAMS POLLACK LLP

ARCHITECTURE | URBAN DESIGN ■ SAN FRANCISCO | DENVER | MINNEAPOLIS

333 Bryant Street, Suite 300, San Francisco, CA 94107 T 415.974.5252

CLIENT

BURBANK HOUSING

1425 CORPORATE CENTER PARKWAY
SANTA ROSA, CA 95407
CONTACT: KAREN MASSEY
T: 707.526.9782
E:kmassey@burbankhousing.com

CIVIL ENGINEER

BKF ENGINEERS

200 4TH STREET, SUITE 300
SANTA ROSA, CA 95401
CONTACT: RICK CARLILE
T: 707.583.8500
E: rcarlile@bkf.com

LANDSCAPE ARCHITECT

QUADRIGA INC.

1212 4TH STREET, STUDIO K
SANTA ROSA, CA 95404
CONTACT: CHRISTINE TALBOT
T: 707.546.3561
E: christine@quadriga-inc.com

Project:

DRY CREEK COMMONS AT 155 DRY CREEK ROAD

155 DRY CREEK ROAD,
HEALDSBURG, CA 95448

Client:

BURBANK HOUSING

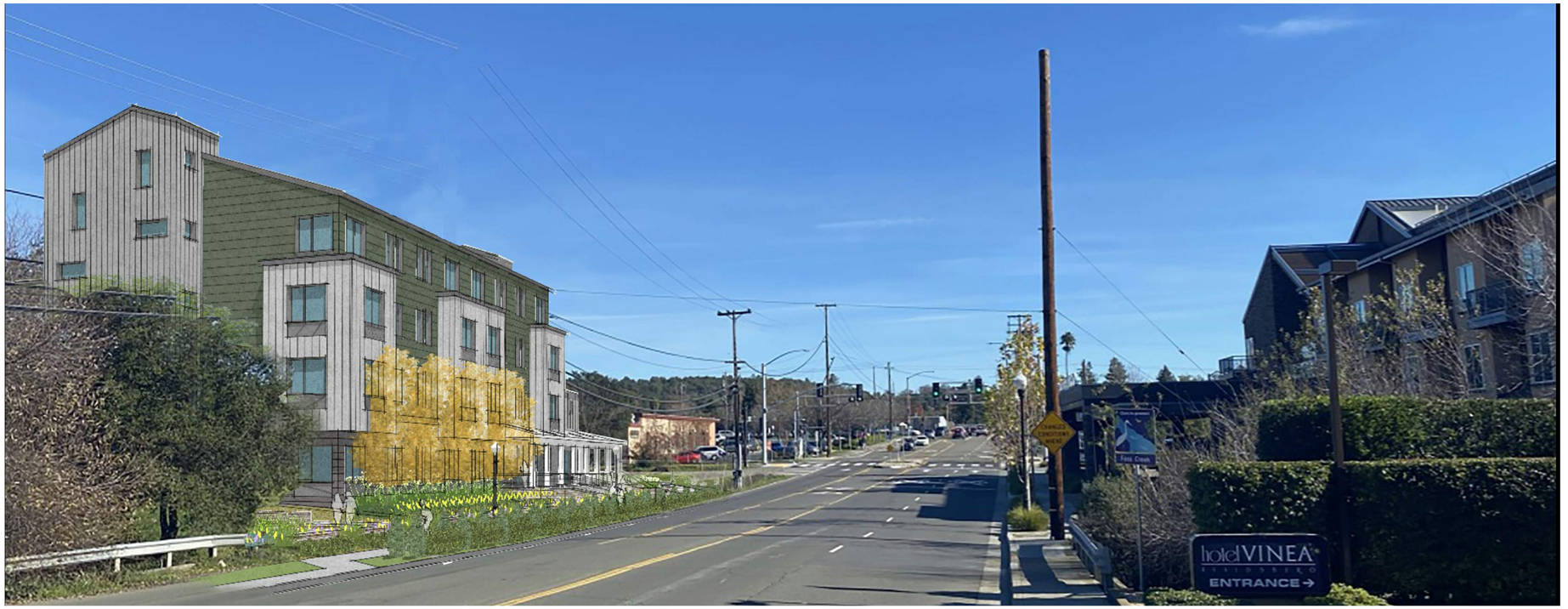
1425 CORPORATE CENTER PARKWAY
SANTA ROSA, CA 95407

RENDERING VIEW

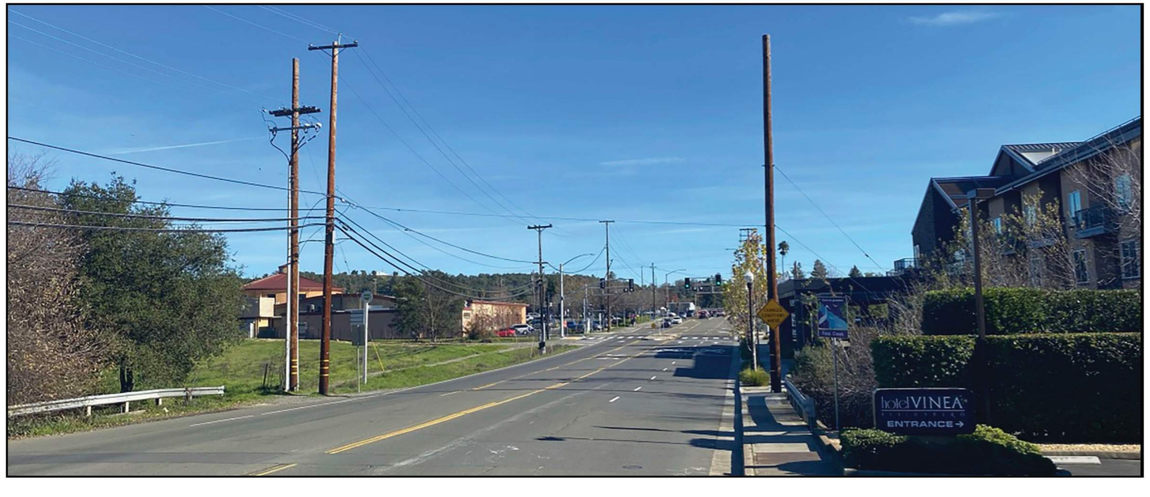
JOB #: 2111

SCALE:

A7.03



DEVELOPED VIEW FACING NORTHEAST ON DRY CREEK ROAD



EXISTING VIEW FACING NORTHEAST ON DRY CREEK ROAD



KEY PLAN

VAN METER WILLIAMS POLLACK LLP
ARCHITECTURE | URBAN DESIGN ■ SAN FRANCISCO | DENVER | MINNEAPOLIS
333 Bryant Street, Suite 300, San Francisco, CA 94107 T 415.974.5352

CLIENT
BURBANK HOUSING
1425 CORPORATE CENTER PARKWAY
SANTA ROSA, CA 95407
CONTACT: KAREN MASSEY
T: 707.526.9782
E:kmassey@burbankhousing.com

CIVIL ENGINEER
BKF ENGINEERS
200 4TH STREET, SUITE 300
SANTA ROSA, CA 95401
CONTACT: RICK CARLILE
T: 707.583.8500
E: rcarlile@bkf.com

LANDSCAPE ARCHITECT
QUADRIGA INC.
1212 4TH STREET, STUDIO K
SANTA ROSA, CA 95404
CONTACT: CHRISTINE TALBOT
T: 707.546.3561
E: christine@quadriga-inc.com

Project:

DRY CREEK COMMONS AT 155 DRY CREEK ROAD

155 DRY CREEK ROAD,
HEALDSBURG, CA 95448

Client:

BURBANK HOUSING

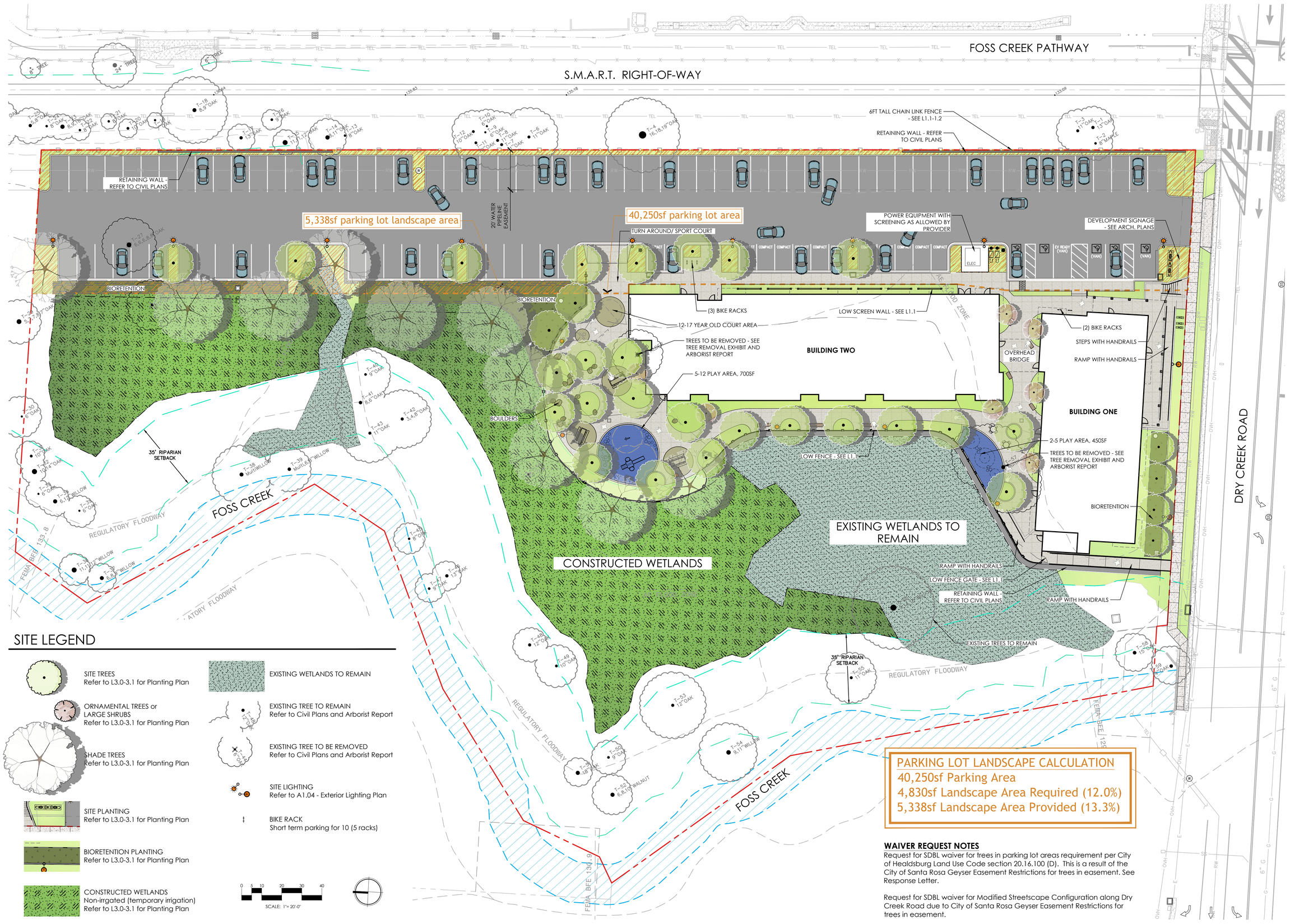
1425 CORPORATE CENTER PARKWAY
SANTA ROSA, CA 95407

RENDERING VIEW

JOB #: 2111

SCALE:

A7.04



SITE LEGEND

- SITE TREES — Refer to L3.0-3.1 for Planting Plan
- ORNAMENTAL TREES or LARGE SHRUBS — Refer to L3.0-3.1 for Planting Plan
- SHADE TREES — Refer to L3.0-3.1 for Planting Plan
- SITE PLANTING — Refer to L3.0-3.1 for Planting Plan
- BIORETENTION PLANTING — Refer to L3.0-3.1 for Planting Plan
- CONSTRUCTED WETLANDS — Non-irrgated (temporary irrigation) Refer to L3.0-3.1 for Planting Plan
- EXISTING WETLANDS TO REMAIN
- EXISTING TREE TO REMAIN — Refer to Civil Plans and Arborist Report
- EXISTING TREE TO BE REMOVED — Refer to Civil Plans and Arborist Report
- SITE LIGHTING — Refer to A1.04 - Exterior Lighting Plan
- BIKE RACK — Short term parking for 10 (5 racks)

0 5 10 20 30 40
SCALE: 1"= 20'-0"

PARKING LOT LANDSCAPE CALCULATION

40,250sf Parking Area
4,830sf Landscape Area Required (12.0%)
5,338sf Landscape Area Provided (13.3%)

WAIVER REQUEST NOTES

Request for SDBL waiver for trees in parking lot areas requirement per City of Healdsburg Land Use Code section 20.16.100 (D). This is a result of the City of Santa Rosa Geyser Easement Restrictions for trees in easement. See Response Letter.

Request for SDBL waiver for Modified Streetscape Configuration along Dry Creek Road due to City of Santa Rosa Geyser Easement Restrictions for trees in easement.

QUADRIGA
landscape architecture and planning, inc.
SACRAMENTO | SANTA ROSA
916.441.2129 | www.quadriga-inc.com

DRY CREEK COMMONS

Planning Resubmittal 01

155 Dry Creek Road
Healdsburg, CA

Stamp

© Copyright 2021 QUADRIGA landscape architecture & planning, inc.

Issuances & Revisions

No.	Description	Date

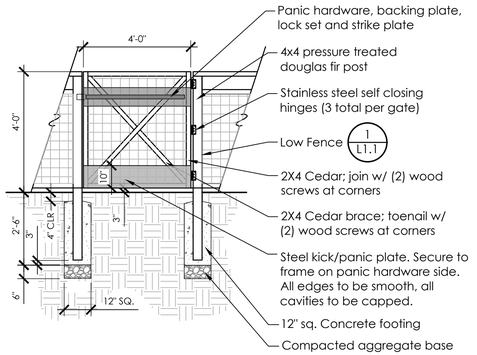
Key Plan/Consultant Stamp

PRELIMINARY

LANDSCAPE SITE PLAN

Date: 2022/04/12
Project Number: 21-1737
Scale: As Shown

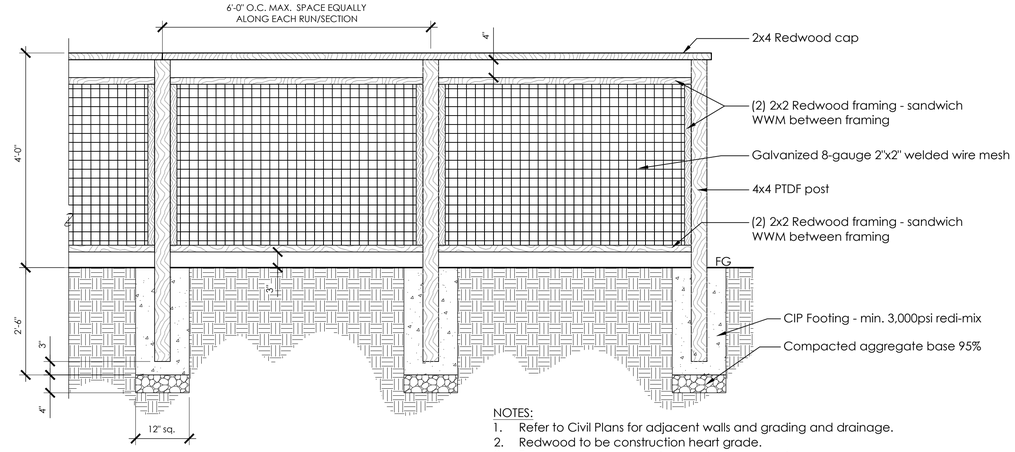
L1.0



NOTES:
1. Opening face/motion per Plans.
2. All panic hardware to be located on the interior side of the property/courtyard.
3. All lumber shall be Redwood, Con. Heart Grade unless noted.
4. Gates to open min. 180deg.
5. Gate lock set and panic hardware to meet current California Building Code at time of installation.
6. Entry gate panic hardware to have max. 5lb opening force.
7. Contractor to provide shop drawings of gates including fasteners and hardware; all Hardware to be top quality hot-dipped galvanized.

4 LOW FENCE GATE

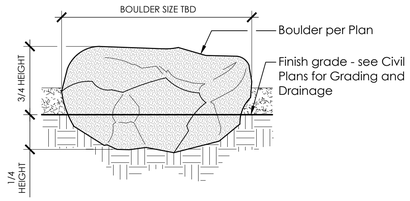
NOT TO SCALE P-RE-DRY-14



NOTES:
1. Refer to Civil Plans for adjacent walls and grading and drainage.
2. Redwood to be construction heart grade.
3. Fasteners to be top quality hot-dipped galvanized.
4. Contractor to provide shop drawings per specs. for review.

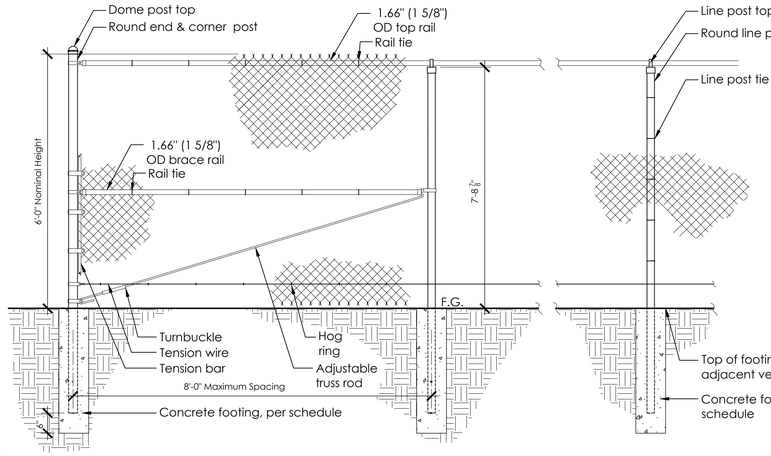
1 LOW FENCE

DO NOT SCALE P-RE-DRY-01



5 BOULDER

DO NOT SCALE P-RE-DRY-57



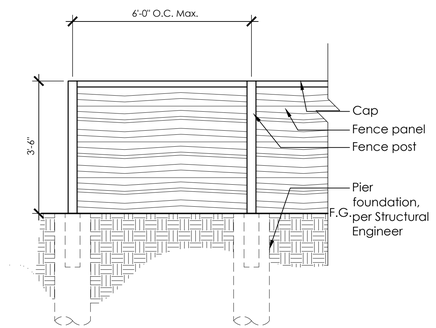
NOTES:
1. Chain link mesh opening size is 2", 9 gage.
2. Top & bottom mesh fabrication: twist selvage
3. Mesh to be vinyl coated black.
4. Metal posts, tops, and connectors to be black powdercoated.

POST SCHEDULE

TYPE	DIMENSION	FOOTING DEPTH	FOOTING WIDTH
END POST	0'-4"	3'-6"	1'-4"
CORNER POST	0'-4"	3'-6"	1'-4"
LINE POST	0'-4"	3'-6"	1'-4"

2 6FT TALL CHAIN LINK FENCE

DO NOT SCALE P-RE-DRY-50

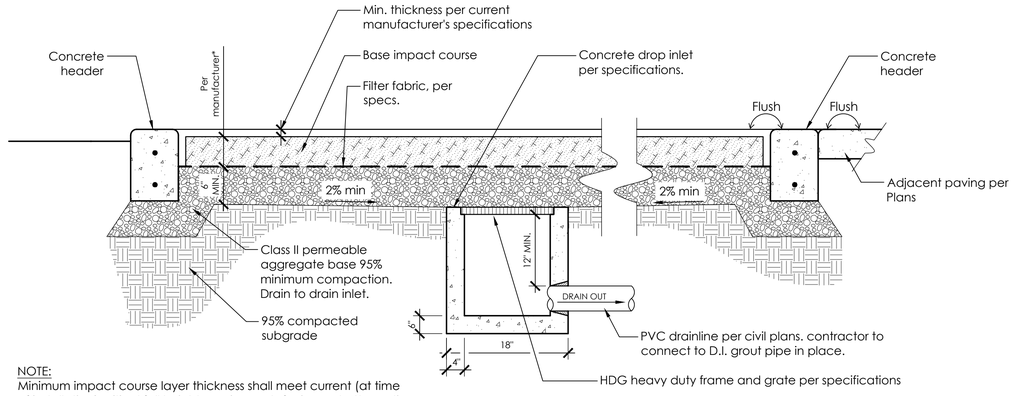




*MANUFACTURED BY DYNAMIC PRECAST IN SEBASTOPOL

6 LOW SCREEN WALL

NOT TO SCALE DETAIL-FILE



NOTE:
Minimum impact course layer thickness shall meet current (at time of installation) critical fall height requirements for impact attenuation in fall zone areas.

3 PLAY SURFACING

NOT TO SCALE P-RE-DRY-13

QUADRIGA
landscape architecture and planning, inc.
SACRAMENTO | SANTA ROSA
916.441.2129 | www.quadriga-inc.com

DRY CREEK COMMONS

Planning Resubmittal 01

155 Dry Creek Road
Healdsburg, CA

Stamp

© Copyright 2021 QUADRIGA landscape architecture & planning, Inc.

Issuances & Revisions

No.	Description	Date

Key Plan/Consultant Stamp

PRELIMINARY

SITE DETAILS

Date: 2022/04/12
Project Number: 21-1737
Scale: As Shown

L1.1



Play Opportunities - imaginative play



Play Opportunities - imaginative play



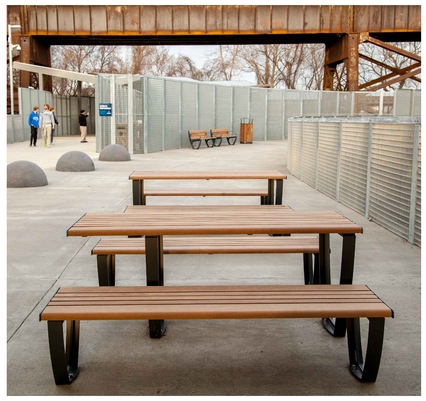
Benches - HDPE plastic with metal legs



Short Term Bike Rack - in Black/Charcoal



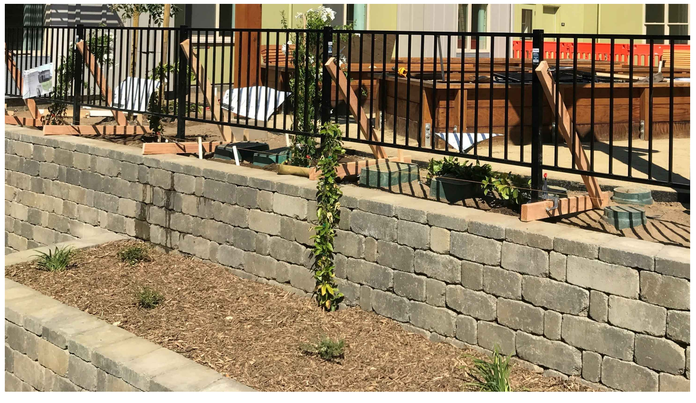
Gathering Area Character - informal seating opportunity



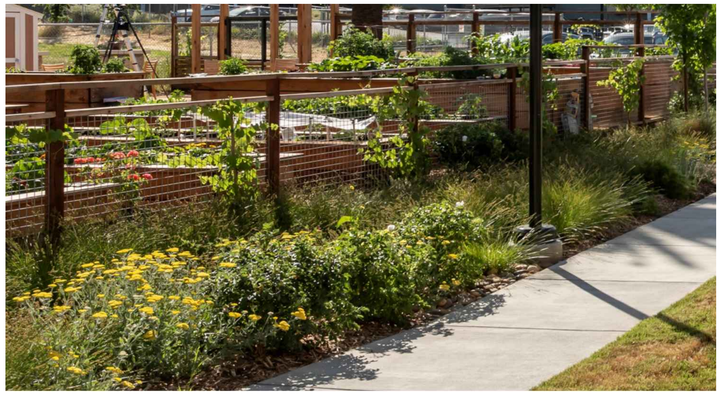
Courtyard Tables - Option A



Courtyard Tables - Option B



Low retaining wall at courtyard/wetland edge
See Civil Plans



Low Fence - Welded Wire Mesh (WWM) - visually permeable
See details on L1.1



6ft Tall Chain Link Fence - Black Vinyl Coated
See details on L1.1

QUADRIGA
landscape architecture and planning, inc.
SACRAMENTO | SANTA ROSA
916.441.2129 | www.quadriga-inc.com

DRY CREEK COMMONS
Planning Resubmittal 01
155 Dry Creek Road
Healdsburg, CA

Stamp

© Copyright 2021 QUADRIGA landscape architecture & planning, inc.

Issuances & Revisions

No.	Description	Date

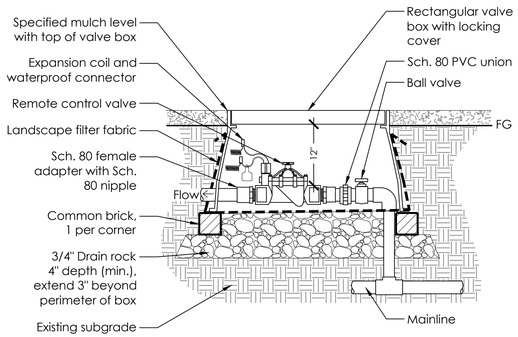
Key Plan/Consultant Stamp

PRELIMINARY

FURNISHING & CHARACTER IMAGERY

Date: 2022/04/12
Project Number: 21-1737
Scale: As Shown

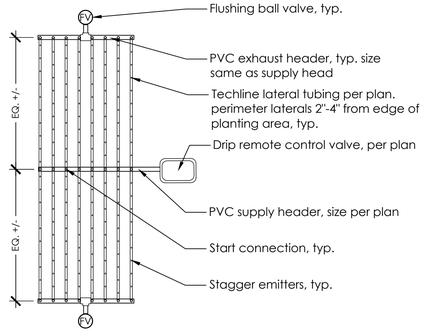
L1.2



NOTE:
Each RCV to receive a permanent metal tag with controller and station number.

4 REMOTE CONTROL VALVE

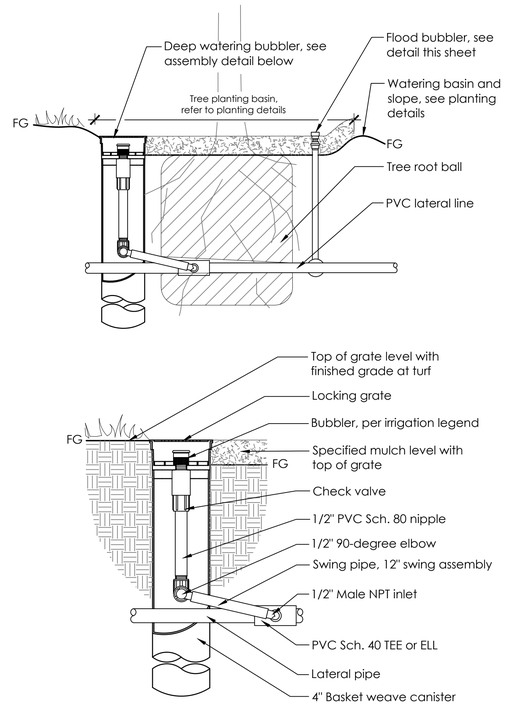
NOT TO SCALE P-RE-DRY-23



NOTES:
1. Affix all lines to ground using soil staples every 3' from drip valve.
2. Dripline emitters are pressure compensating and have check valves.
3. See legend for emitter and row spacing.
4. Install check valves on supply and exhaust headers where elevation meets/exceeds 4-1/2' & as needed to prevent low-head drainage.

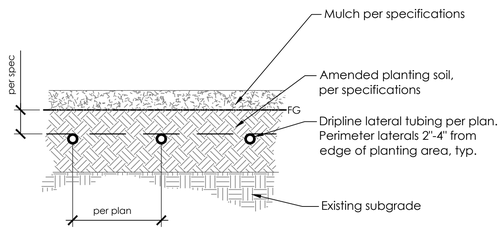
5 DRIPLINE LINEAR LAYOUT

NOT TO SCALE P-RE-DRY-21



2 DEEP WATERING AND SURFACE TREE BUBBLER

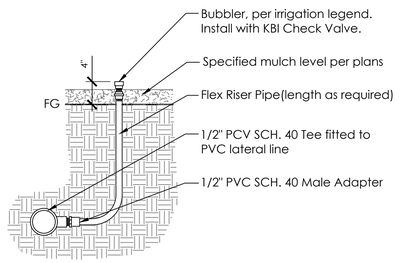
NOT TO SCALE P-RE-DRY-02



NOTE:
Install dripline tubing 4" below finish grade, staple in place, per layout detail, then backfill with amended planting soil, per planting specifications.

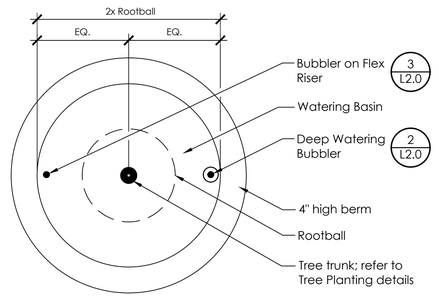
6 TECHLINE SUBGRADE INSTALLATION

NOT TO SCALE P-RE-DRY-27



3 BUBBLER ON FLEX RISER

NOT TO SCALE P-RE-DRY-09



1 DEEP WATERING TREE BUBBLER LAYOUT

NOT TO SCALE P-RE-DRY-04

MAWA CALCULATIONS

Maximum Applied Water Allowance (MAWA) (gallons per year)

Calculate the project's Maximum Applied Water Allowance using the following equation:
MAWA = (ETo x 0.62) (0.7 x LA + 0.3 x SLA)

where:
ETo = Reference Evapotranspiration (40.8 inches per year for Healdsburg)
0.62 = Conversion factor (to gallons per square foot)
0.7 = ET Adjustment Factor
LA = Total Landscape Area, including any Special Landscape Area (square feet)
SLA = Special Landscape Area (square feet)
0.3 = ET Adjustment Factor for Special Landscape Area (1.0 - 0.7 = 0.3)

Show calculations below.

MAWA = (40.8 x 0.62) (0.7 x 14,305 + 0.3 x 0)
25.3 X (10,014 + 0) = 10,014 gallons per year
Maximum Applied Water Allowance = 10,014 gallons per year

All irrigation and planting design will comply with the criteria of local and state Water Resources Model Water Efficient Landscape Ordinances and will apply them for the efficient use of water in the landscape design plan. *The ETWU will be is less than the MAWA (10,014), and this design will comply with the California Code of Regulations Title 23, Waters - Model Efficient Landscape Ordinance.

- Weather based, self adjusting irrigation controller with a weather sensor
- Emitters to include subsurface drip irrigation and tree bubblers
- Trees to be placed on separate valves
- Bio-rentention areas to be on separate valves using subsurface drip irrigation
- Isolation valves to be installed at point of connection and before each valve or manifold
- Pressure regulaiton to be installed
- Separate valves to be installed to irrigate zones of medium and low water use plantings
- Check valves will be installed to prevent low point drainage

IRRIGATION EQUIPMENT LIST

BUBBLERS

Hunter PCB 50 - Tree/Vine Bubbler

Hunter RZWS-SLEEVE-36-CV 50 - Root Zone Tree Bubbler

SUB-SURFACE DRIP

Sub-surface Dripline Valve Kit - Netafim LVCZS8010075-HF
Pre-Assembled Control Zone Kit, with 1" Series 80
Control Valve, 3/4" Disc Filter, and High Flow
Pressure Regulator 4.5GPM to 17.6GPM.

Sub-surface Dripline Valve Kit - Netafim LVCZS8010075-LF
Pre-Assembled Control Zone Kit, with 1" Series 80
Control Valve, 3/4" Disc Filter, and Low Flow
Pressure Regulator 0.25GPM to 4.4GPM.

Sub-surface Dripline in Planting Areas
Netafim TLCV-04-18
Techline Pressure Compensating Landscape
Dripline with Check Valve. 0.4 GPH emitters at
18" O.C. Dripline laterals spaced at 18" apart,
with emitters offset for triangular pattern. 17mm.

VALVES/CONTROLLERS/ACCESSORIES

Hunter ICV-A-FS
3" Plastic Electric Remote Control Valves, Angle
Configuration, with NPT Threaded Inlet/Outlet, for
Commercial/Municipal Use. With Filter Sentry.

Hunter HQ-44LRC
Quick coupler valve, yellow rubber locking cover, red
brass and stainless steel, with 1" NPT inlet, 2-piece body.

Nibco T-113 - Line Size
Class 125 bronze gate shut off valve with wheel handle,
same size as mainline pipe diameter at valve location.

Buckner-Superior 3100-PRS - Line Size
Normally Open Brass Master Valve that provides
Dirty Water Protection. Pressure Regulation Feature.

Hunter IC-3600-M
Modular Controller, 36 stations, Outdoor Model,
SS Metal Cabinet and Pedestal. Commercial Use.
With five ICM-600 modules included.

Hunter Solar-Sync
Solar, rain freeze sensor with outdoor interface,
connects to Controller, install as noted. Includes
10 year lithium battery and rubber module cover,
and gutter mount bracket. Wired.

Hunter HFS-100
Flow Sensor for use with Controller, 1"
Schedule 40 Sensor Body, 24 VAC, 2 amp.

EZ-FLO Fertilizing Systems EZ001-CX
One system feeds all zones, drip or sprinkler.
Install directly in the irrigation system main line
after the backflow, and Master Valve and Flow
Sensor. Tank Capacity: 1.5 G.

PIPING/SLEEVES

Irrigation Supply Laterals: PVC Schedule 40
Zone dependent at 3/4" to 1-1/2"

Irrigation Mainline: PVC Schedule 40
1-1/2" loop

Pipe Sleeve: PVC Schedule 40
Min. 4" for Laterals; Min. 6" for Mainline - see Specifications

QUADRIGA
landscape architecture and planning, inc.
SACRAMENTO | SANTA ROSA
916.441.2129 | www.quadriga-inc.com

DRY CREEK COMMONS
Planning Resubmittal 01
155 Dry Creek Road
Healdsburg, CA

Stamp

© Copyright 2021 QUADRIGA landscape architecture & planning, inc.

Issuances & Revisions

No.	Description	Date

Key Plan/Consultant Stamp

PRELIMINARY

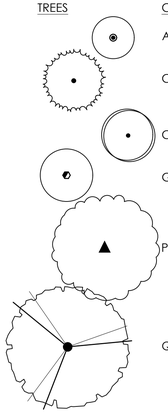
IRRIGATION CALCS & DETAILS

Date: 2022/04/12
Project Number: 21-1737
Scale: As Shown

L2.0

PLANT LEGEND

REFER TO L3.1 FOR PLANTING CHARACTER IMAGERY

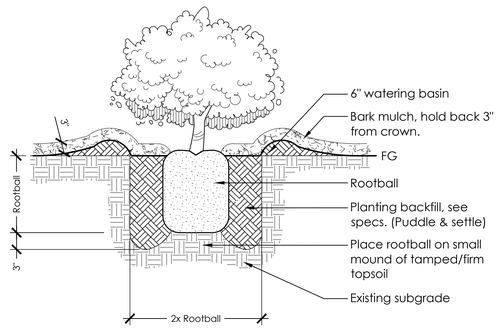


TREES	CODE	BOTANICAL / COMMON NAME	SIZE	WATER USE	SPACING	QTY
	ACE CIR	Acer circinatum / Vine Maple	15 gal	Medium	Per Plan	8
	CAR FST	Carpinus betulus `Fastigiata` / Pyramidal European Hornbean	24"box	Medium	Per Plan	14
	CHI LIN	Chilopsis linearis / Desert Willow	24"box	Very Low	Per Plan	2
	GIN PSG	Ginkgo biloba `Princeton Sentry` / Princeton Sentry Maidenhair Tree	24"box	Medium	Per Plan	9
	PLA RAC	Platanus racemosa / California Sycamore	24"box	Low	Per Plan	4
	QUE LOB	Quercus lobata / Valley Oak	24"box	Very Low	Per Plan	6

SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	WATER USE	SPACING	SPACING	QTY
	ACA CIT	Acacia cognata `ACCOG01` / Cousin Itt Little River Wattle	5 gal	Low	3` O.C.	48" o.c.	35
	ACH MIL	Achillea millefolium / Common Yarrow	1 gal	Low	2`-0"	24" o.c.	74
	ACH COR	Achillea x 'Coronation Gold' / Coronation Gold Yarrow	1 gal	Low	2`-0"	24" o.c.	134
	ARC MIS	Arctostaphylos x `Pacific Mist` / Pacific Mist Manzanita	5 gal	Low	4`-0" O.C.	60" o.c.	8
	CAR DIV	Carex divulsa / European Grey Sedge	1 gal	Low	2`-0"	24" o.c.	103
	CHO ELC	Chondropetalum tectorum 'El Campo' / El Campo Small Cape Rush	1 gal	Low	3` O.C.	36" o.c.	122
	ELY CAN	Elymus condensatus 'Canyon Prince' / Canyon Prince Wild Rye	1 gal	Low	3` O.C.	42" o.c.	82
	EUO UPR	Euonymus japonicus `Green Spire` / Green Spire Japanese Euonymus	15 gal	Low	24" O.C.	24" o.c.	20
	FES PHL	Festuca californica `Phil`s Silver` / Phil`s Silver California Fescue	1 gal	Low	3` O.C.	30" o.c.	63
	GAR JAM	Garrya elliptica 'James Roof' / James Roof Coast Silktassel	5 gal	Low	8`-0" O.C.	96" o.c.	6
	HEL FOE	Helleborus foetidus / Bearsfoot Hellebore	1 gal	Low	2`-0"	24" o.c.	49
	HES PAR	Hesperaloe parviflora / Red Yucca	1 gal	Low	3` O.C.	36" o.c.	25
	IRI IRI	Iris douglasiana / Douglas Iris	1 gal	Low	2`-0"	24" o.c.	16
	JUN ELK	Juncus patens 'Elk Blue' / Spreading Rush	1 gal	Low	2`-0"	24" o.c.	79
	LAV FOL	Lavandula angustifolia `Folgate` / Folgate English Lavender	1 gal	Low	30" O.C.	30" o.c.	15
	LOM PLA	Lomandra longifolia `Platinum Beauty` / Platinum Beauty Mat Rush	1 gal	Low	3` O.C.	36" o.c.	116
	MAH XSO	Mahonia x 'Soft Caress' / Soft Caress Mahonia	3 gal	Low	3` O.C.	36" o.c.	33
	PHL FRU	Phlomis fruticosa / Jerusalem Sage	1 gal	Low	3` O.C.	36" o.c.	118
	PHL RUS	Phlomis russelliana / Jerusalem Sage	1 gal	Low	2`-0"	24" o.c.	34
	RIB VIB	Ribes viburnifolium / Evergreen Currant	5 gal	Low	4`-0" O.C.	60" o.c.	11
	SAL POZ	Salvia clevelandii 'Pozo Blue' / Pozo Blue Cleveland Sage	1 gal	Low	4`-0" O.C.	48" o.c.	9
	SAL SPA	Salvia spathacea / Hummingbird Sage	1 gal	Low	3` O.C.	36" o.c.	3
	VER BON	Verbena bonariensis / Tall Verbena	1 gal	Low	2`-0"	24" o.c.	81

VINES	CODE	BOTANICAL / COMMON NAME	SIZE	WATER USE	SPACING	SPACING	QTY
	PAS LAV	Passiflora x 'Lavender Lady' / Passion Vine	1 gal - 18" ht.	Medium	6`-0" O.C.	30" o.c.	14
	VIT CAL	Vitis californica x vinifera 'Roger's Red' / Roger's Red Grape	1 gal - 18" ht.	Low	10`-0" O.C.	120" o.c.	29

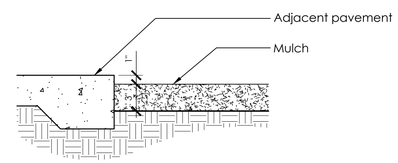
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	WATER USE	SPACING	QTY
	WET HYD	Wetland Hydroseed / Non-Irrigated Native Wetland Blend	hydroseed	Low		24,758 sf



NOTE:
Planting pit shall be the depth and two times the width of the root ball. Plant so that top of rootball is 1" above finished grade. Remove all nursery stakes. Finish with 3" bark mulch per specifications.

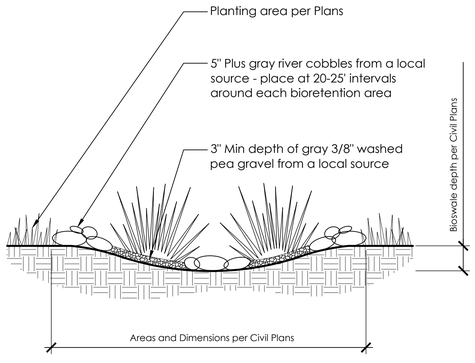
3 SHRUB PLANTING

NOT TO SCALE P-RE-DRY-03



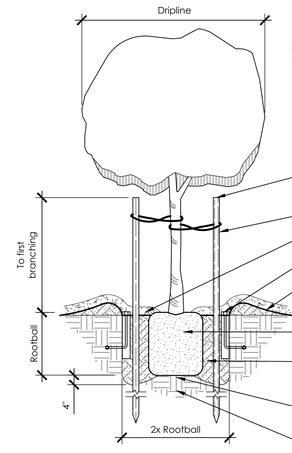
1 MULCH

N.T.S. P-RE-DRY-05



4 TYPICAL BIOSWALE SECTION

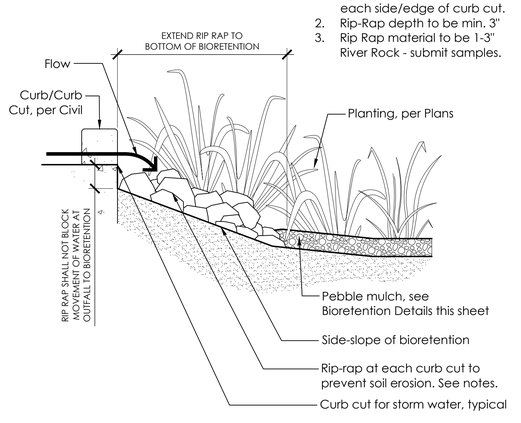
NOT TO SCALE P-RE-DRY-07



NOTES:
1. Planting pit shall be the depth and two times the width of the rootball. Plant so that top of rootball is 1" above finished grade.
2. Stake just below first branches or as necessary for firm support. Remove all nursery stakes.

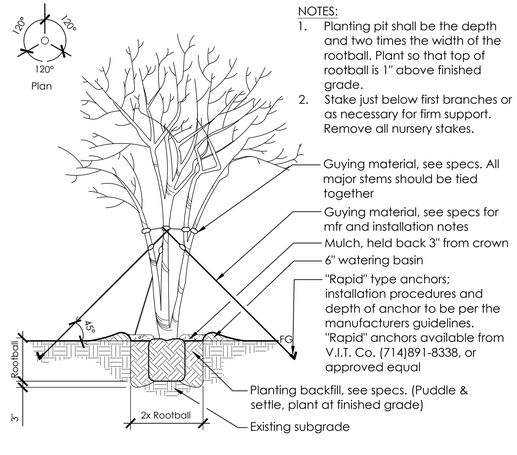
2 TREE PLANTING WITH IRRIGATION

NOT TO SCALE P-RE-DRY-11



5 BIORETENTION OUTFALL

DO NOT SCALE P-RE-DRY-60



3 MULTI-TRUNK TREE GUYING

NOT TO SCALE P-RE-DRY-10

QUADRIGA
landscape architecture and planning, inc.
SACRAMENTO | SANTA ROSA
916.441.2129 | www.quadriga-inc.com

DRY CREEK COMMONS

Planning Resubmittal 01

155 Dry Creek Road
Healdsburg, CA

Stamp

© Copyright 2021 QUADRIGA landscape architecture & planning, inc.

Issuances & Revisions

No.	Description	Date

Key Plan/Consultant Stamp

PRELIMINARY

PLANT LEGEND & DETAILS

Date: 2022/04/12
Project Number: 21-1737
Scale: As Shown

L3.0

FOSS CREEK PATHWAY

S.M.A.R.T. RIGHT-OF-WAY

6FT TALL CHAIN LINK FENCE

RETAINING WALL - REFER TO CIVIL PLANS

TREES TO BE REMOVED - SEE TREE REMOVAL EXHIBIT AND ARBORIST REPORT

20' WATER PIPELINE EASEMENT

RIB VIB
QUE LOB
PHL FRU

CHO ELC
JUN ELK
ACH COR
WET HYD

LOW FENCE - SEE L1.1

ARC MIS
QUE LOB
RIB VIB

PLA RAC
ELY CAN

CHO ELC
JUN ELK

LOM PLA
CAR FST
ACH MIL

POWER EQUIP. WITH SCREENING AS ALLOWED BY PROVIDER

CAR DIV

LOM PLA
HES PAR

ACH COR
CAR DIV

DEVELOPMENT SIGNAGE - SEE ARCH. PLANS

STEPS WITH HANDRAILS

RAMP WITH HANDRAILS

BIORETENTION AREA - REFER TO CIVIL PLANS

CONSTRUCTED WETLANDS

EXISTING WETLAND TO REMAIN

35' RIPARIAN SETBACK

FOSS CREEK

REGULATORY FLOODWAY

FEMA BFE 133.8

LOW SCREEN WALL - SEE L1.1

MAH XSO
CHI LIN
ACE CIR

HEL FOE

PAS LAV
MAH XSO

BUILDING TWO

CHO ELC
HES PAR
PHL RUS

VER BON

ACA CIT

LOM PLA
GAR JAM

GIN PSG
FES PHL

LOW FENCE - SEE L 1.1

OVERHEAD BRIDGE

HEL FOE
GAR JAM
MAH XSO

EUO UPR
ACA CIT
LOM PLA
LAV FOL
PHL FRU

BUILDING ONE

ACH MIL
GIN PSG
PHL FRU
CHO ELC

TREES TO BE REMOVED - SEE TREE REMOVAL EXHIBIT AND ARBORIST REPORT

BIORETENTION AREA - REFER TO CIVIL PLANS

CAR DIV

DRY CREEK ROAD

SEE L3.2 FOR CONCEPTUAL STREETSCAPE RENDERINGS

EXISTING WETLAND TO REMAIN - REFER ALSO TO CIVIL WETLAND MITIGATION EXHIBIT

ACE CIR
FES PHL

QUE LOB
WET HYD

RETAINING WALL - REFER TO CIVIL PLANS

EXISTING TREES TO REMAIN

FEMA BFE 129.4

FEMA BFE 134.9

SCALE: 1"= 20'-0"



PLANTING CHARACTER - NATIVE EDGES



BIORETENTION PLANTING CHARACTER



CONSTRUCTED WETLAND/RESTORATION CHARACTER

QUADRIGA
landscape architecture and planning, inc.
SACRAMENTO | SANTA ROSA
916.441.2129 | www.quadriga-inc.com

DRY CREEK COMMONS

Planning Resubmittal 01

155 Dry Creek Road
Healdsburg, CA

Stamp

© Copyright 2021 QUADRIGA landscape architecture & planning, Inc.

Issuances & Revisions

No.	Description	Date

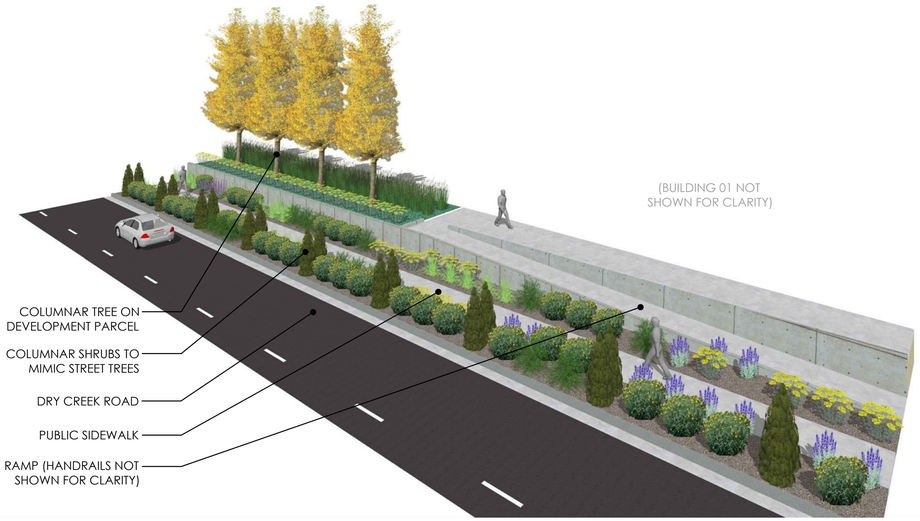
Key Plan/Consultant Stamp

PRELIMINARY

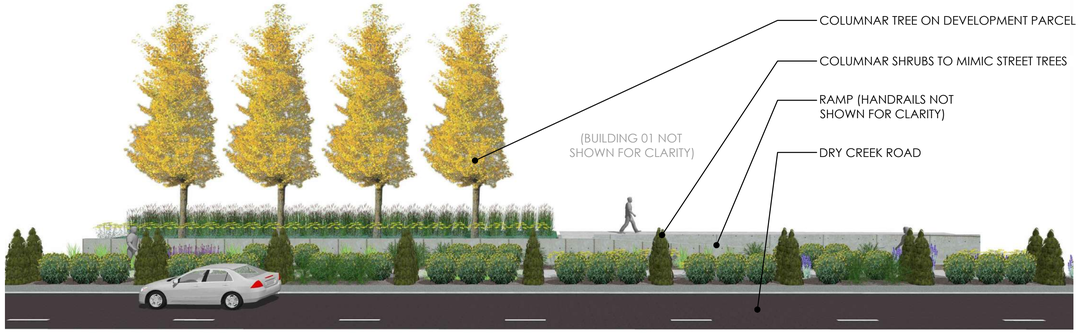
PLANTING PLAN & CHARACTER IMAGERY

Date: 2022/04/12
Project Number: 21-1737
Scale: As Shown

L3.1



PROPOSED DRY CREEK STREETSCAPE RENDERING 01



PROPOSED DRY CREEK STREETSCAPE RENDERING 02



PROPOSED DRY CREEK STREETSCAPE RENDERING 03

QUADRIGA
landscape architecture and planning, inc.
SACRAMENTO | SANTA ROSA
916.441.2129 | www.quadriga-inc.com

DRY CREEK COMMONS

Planning Resubmittal 01

155 Dry Creek Road
Healdsburg, CA

Stamp

© Copyright 2021 QUADRIGA landscape architecture & planning, inc.

Issuances & Revisions

No.	Description	Date

Key Plan/Consultant Stamp

PRELIMINARY

STREETSCAPE RENDERINGS

Date: 2022/04/12
Project Number: 21-1737
Scale: As Shown

L3.2

SHEET NOTE:

THIS SCHEME IS FOR REFERENCE.
THE SCHEME HAS BEEN SUPERCEDED BASED ON DESIGN CRITERIA.



DRY CREEK COMMONS AT 155 DRY CREEK ROAD | SITE PLAN CONCEPT

HEALDSBURG, CA | FEBRUARY 11, 2021 | CITY OF HEALDSBURG

* ORIGINAL ALTERNATIVE
SEE SHEET NOTES

BURBANK HOUSING | Reach for Home Housing for People. Skills for Life. | QUADRIGA landscape architecture and planning, inc. | BkF | VAN METER WILLIAMS POLLACK LLP

VAN METER WILLIAMS POLLACK LLP
ARCHITECTURE | URBAN DESIGN ■ SAN FRANCISCO | DENVER | MINNEAPOLIS
333 Bryant Street, Suite 300, San Francisco, CA 94107 T 415.974.5352

CLIENT
BURBANK HOUSING
1425 CORPORATE CENTER PARKWAY
SANTA ROSA, CA 95407
CONTACT: KAREN MASSEY
T: 707.526.9782
E:kmassey@burbankhousing.com

CIVIL ENGINEER
BKF ENGINEERS
200 4TH STREET, SUITE 300
SANTA ROSA, CA 95401
CONTACT: RICK CARLILE
T: 707.583.8500
E: rcarlile@bkf.com

LANDSCAPE ARCHITECT
QUADRIGA INC.
1212 4TH STREET, STUDIO K
SANTA ROSA, CA 95404
CONTACT: CHRISTINE TALBOT
T: 707.546.3561
E: christine@quadriga-inc.com

Project:

DRY CREEK COMMONS AT 155 DRY CREEK ROAD

155 DRY CREEK ROAD,
HEALDSBURG, CA 95448

Client:

BURBANK HOUSING

BURBANK HOUSING
1425 CORPORATE CENTER PARKWAY
SANTA ROSA, CA 95407

TOPOGRAPHIC MAP
(ORIG. 30x42)

JOB #: 2111

SCALE:

EXHIBIT