

# COTATI VILLAGE COMMUNITY

TRACHTENBERG  
ARCHITECTS

2421 Fourth Street  
Berkeley, California 94710  
510.649.1414  
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## COTATI VILLAGE COMMUNITY

Cotati, CA

11.08.2023 REVISED SUBMITTAL (CORE)

12.18.2023 REVISED SUBMITTAL (FULL)



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JOB: 2304

SHEET:

TITLE SHEET

A0

### VICINITY MAP



### PROJECT DIRECTORY

OWNER/APPLICANT:  
116 ASSOCIATED INVESTORS LLC  
1101 FIFTH AVENUE, SUITE 300  
SAN RAFAEL, CA 94901

ARCHITECT:  
TRACHTENBERG ARCHITECTS  
2421 Fourth Street  
Berkeley, CA 94710

CIVIL ENGINEER:  
MFKESSLER  
ONE VENTURE, SUITE 130  
IRVINE, CA 92618

LANDSCAPE ARCHITECT:  
YAMASAKI LANDSCAPE ARCHITECTURE  
1223 HIGH STREET  
AUBURN, CA 95603

SOILS ENGINEER:  
MILLER PACIFIC ENGINEERING GROUP  
604 REDWOOD BLVD, SUITE 201  
NOVATO, CA 95401

BIOLOGICAL CONSULTANT:  
MONK & ASSOCIATES  
1136 SARANAP AVE  
WALNUT CREEK, CA 94595

### PROJECT DESCRIPTION

Cotati Village is a mixed-use apartment development which features 176 rental units across six buildings with one additional Manager's Unit in Building B. There is also a 5,708 square foot clubhouse at the center with resident amenities and swimming pool. Eighteen of these units are intended to be rented as affordable units for families in the very low-income bracket at 50% of area median income. A portion of the ground floor spaces in Buildings A and C are Non-Residential, providing retail and office space to establish the commercial character of the Gravenstein frontage as planned in the Cotati General Plan.

The density of the site is based on CG - Gravenstein Corridor zoning which gives a maximum of 15 dwelling units per acre. The site is 7.82 acres which brings the total to 117.3 dwelling units. By providing 15% of the Very-Low Income households (18 units total), the development triggers a California state density bonus of 50% to reach the 176 total units plus one Manager's Unit. The State Code also states that the development holds up to three concessions to Cotati Municipal Code Requirements.

The development respects all the easements and setbacks from the original masterplan, adapting to the City of Cotati's new goals for the Gravenstein Corridor Zone, and the updated density bonuses for affordable housing from the California State Code. The site plan complies with all City of Cotati General Plan requirements.

The site is currently a large field, and the masterplan aims to maintain maximum open space, including a park in the flag parcel for nearby residents, and a large central open space. The non-residential units along Gravenstein Highway feature a storefront style which opens onto a pedestrian plaza, with the rest of the buildings featuring a modern craftsman style to fit in with the character of the surrounding neighborhoods and the City of Cotati at large.

### DRAWING LIST

#### ARCHITECTURAL

- A0 TITLE SHEET
- A1 ZONING COMPLIANCE & CALCULATIONS
- A2 NEIGHBORHOOD CONTEXT MAP
- A3 CONTEXT PHOTOS
- A5 MASTER PLAN
- A6 RENDER VIEWS
- A7 RENDER VIEWS
- A8 RENDER VIEWS
- A9 SITE PLAN - SOUTH
- A10 SITE PLAN - NORTH
- A11 UNIT PLANS
- A14 TYPICAL SECTIONS
- A15 BUILDING A PLANS
- A16 BUILDING A ELEVATIONS
- A17 BUILDING B PLANS
- A18 BUILDING B ELEVATIONS
- A19 BUILDING C PLANS
- A20 BUILDING C ELEVATIONS

#### BUILDING D PLANS

- A21 BUILDING D PLANS
- A22 BUILDING D ELEVATIONS
- A23 BUILDING E PLANS
- A24 BUILDING E ELEVATIONS
- A25 BUILDING F PLANS
- A26 BUILDING F ELEVATIONS
- A27 COMMUNITY CENTER PLAN
- A33 PARKING + TRASH ENCLOSURE
- A34 SHADOW STUDIES
- A35 SHADOW STUDIES
- A37 USABLE OPEN SPACE EXHIBIT
- A38 FENCE DETAILS & WINDOW INFO
- MAT MATERIAL BOARD

#### CIVIL

- C-0 CIVIL TITLE SHEET AND DETAILS
- C-1 EXISTING TOPOGRAPHY AND DEMOLITION PLAN
- C-2 PRELIMINARY SITE PLAN / FIRE ACCESS & HYDRANT PLAN
- C-3 EASEMENTS EXHIBITS
- C-4 PRELIMINARY GRADING AND DRAINAGE PLAN
- C-5 PRELIMINARY WATER QUALITY / EROSION & SETTLEMENT PLAN
- C-6 PRELIMINARY UTILITY PLAN

#### LANDSCAPE

- L1 PRELIMINARY LANDSCAPE PLAN
- L2 PRELIMINARY LANDSCAPE PLAN - NORTH
- L3 PRELIMINARY LANDSCAPE NOTES
- L4 CALCULATIONS AND LIGHTING DETAILS

**SITE ANALYSIS MAP**



**DEVELOPMENT INFORMATION**

APN 144-050-009, 046-286-021  
 ZONE CG - GRAVENSTEIN CORRIDOR  
 OCCUPANCY TYPE R-2 RESIDENTIAL, M - MERCANTILE, B - BUSINESS  
 NUMBER OF BUILDINGS 6  
 BUILDING HEIGHT 3  
 CONSTRUCTION TYPE 40 FEET V-B

**ZONING CODE DATA**

PROJECT DATA				
ZONING COMPLIANCE TABLE				
	REFERENCE BASE REQUIREMENT	REQUIREMENT w/ STATE DENSITY BONUS	PROPOSED w/ STATE DENSITY BONUS	COMPLIANCE
DENSITY (SEE TABLE BELOW)	15 DU/AC	15 DU/AC +50%	15 DU/AC +50%	COMPLIES
DWELLING UNITS (SEE TABLE BELOW)	118	177	177	COMPLIES
GROSS FLOOR AREA	NOT LIMITED	NA	205,797	COMPLIES
COMMERCIAL AREA (25% OF RES.)	48,884	NA	4,752	COMPLIES W/ CONCESSION
HEIGHT	45'	50' W/ LIP	40'	COMPLIES
SETBACKS - FRONT (HWY 116)	0'	NA	36'	COMPLIES
SETBACKS - REAR (NORTH)	20'	NA	83'-2"	COMPLIES
SETBACKS - SIDE YARD (EAST)	10'	NA	47'-4"	COMPLIES
SETBACKS - SIDE YARD (ALDER AVE)	0'	NA	18'	COMPLIES
VEHICLE PARKING (SEE TABLE BELOW)	398	245	331	COMPLIES
BICYCLE PARKING (SEE TABLE BELOW)	33	NA	34	COMPLIES
OPEN SPACE (SEE TABLE BELOW)	26,550	NA	39,213	COMPLIES
STORIES	NA	NA	NA	NA
FAR	NA	NA	NA	NA
SITE COVERAGE (80%)	272,596	NA	252,847	COMPLIES
DENSITY BONUS CALCULATIONS				
ZONING	CG			
NET SITE AREA (SF) AS SURVEYED	340,745			
NET SITE AREA (ACRES)	7.822			
BASE DENSITY (UNITS/ACRE)	15			
BASE UNITS (ROUNDS UP)	118			
BMR UNITS PROVIDED (AT LI OR BELOW)	18			
BONUS % PROVIDED	15%			
BONUS UNITS (ROUNDS UP)	59			
TOTAL DENSITY BONUS PROJECT	177			
UNIT COUNT TABLE				
	1-BR	2-BR	3-BR	TOTAL
<b>BUILDING A</b>	15	11	5	31
LEVEL 3	5	4	2	11
LEVEL 2	5	4	2	11
LEVEL 1	5	3	1	9
<b>BUILDING B</b>	15	12	6	33
LEVEL 3	5	4	2	11
LEVEL 2	5	4	2	11
LEVEL 1	5	4	2	11
<b>BUILDING C</b>	15	11	5	31
LEVEL 3	5	4	2	11
LEVEL 2	5	4	2	11
LEVEL 1	5	3	1	9
<b>BUILDING D</b>	9	12	6	27
LEVEL 3	3	4	2	9
LEVEL 2	3	4	2	9
LEVEL 1	3	4	2	9
<b>BUILDING E</b>	17	5	6	28
LEVEL 3	6	2	2	10
LEVEL 2	6	2	2	10
LEVEL 1	5	1	2	8
<b>BUILDING F</b>	9	12	6	27
LEVEL 3	3	4	2	9
LEVEL 2	3	4	2	9
LEVEL 1	3	4	2	9
<b>TOTAL</b>	80	63	34	177
UNIT MIX	45%	36%	19%	100%
BMR UNITS	8	7	3	18
	44%	39%	17%	100%
FLOOR AREA TABLE				
	TOTAL RES.	COMMERCIAL	CLUBHOUSE	TOTAL
<b>BUILDING A</b>	33,706	2,376		36,082
LEVEL 3	12,027			
LEVEL 2	12,027			
LEVEL 1	9,652	2,376		
<b>BUILDING B</b>	36,081			36,081
LEVEL 3	12,027			
LEVEL 2	12,027			
LEVEL 1	12,027			
<b>BUILDING C</b>	33,706	2,376		36,082
LEVEL 3	12,027			
LEVEL 2	12,027			
LEVEL 1	9,652	2,376		
<b>BUILDING D</b>	31,245			31,245
LEVEL 3	10,415			
LEVEL 2	10,415			
LEVEL 1	10,415			
<b>BUILDING E</b>	29,354	5,708		35,062
LEVEL 3	10,415			
LEVEL 2	10,415			
LEVEL 1	8,524	5,708		
<b>BUILDING F</b>	31,245			31,245
LEVEL 3	10,415			
LEVEL 2	10,415			
LEVEL 1	10,415			
<b>TOTAL</b>	195,337	4,752	5,708	205,797
PARKING PER STATE DENSITY BONUS REQUIREMENTS				
	UNITS	RATIO	PER	TOTAL
1-BR UNITS	80	1.0	1	80
2-BR UNITS	63	1.5	1	95
3-BR UNITS	34	1.5	1	51
COMMERCIAL	4,752	1	250	119
<b>TOTAL REQUIRED PARKING</b>				245
		STANDARD	CARPOR	TOTAL
PROVIDED SPACES - ON SITE		154	155	309
PROVIDED SPACES - FORD LANE		22		22
<b>TOTAL PROVIDED PARKING</b>		176	155	331
ADA PARKING PROVIDED (5%)				17
BICYCLE PARKING				
	AUTO SPACES	RATIO	PER	TOTAL
REQUIRED BICYCLE SPACES	331	1.0	10	33
PROVIDED BICYCLE SPACES				34
OPEN SPACE				
	UNITS	RATIO	TOTAL	
UNIT PATIOS	55	308	16,940	
UNIT BALCONIES	85	60	5,100	
POOL & POOL DECK			5,065	
CENTRAL GREEN & PLAYGROUND			6,400	
COMMUNITY CENTER			5,708	
<b>TOTAL PROVIDED</b>			39,213	
REQUIRED	177	150	26,550	
SITE COVERAGE				
	AREA	PERCENT		
BUILDING FOOTPRINTS	67,326	20%		
PATHWAYS & PATIOS	70,459	21%		
PAVED ROADS & PARKING	115,062	34%		
<b>TOTAL SITE COVERAGE</b>	252,847	74%		
IRRIGATED LANDSCAPE	48,884	14%		
NON-IRRIGATED LANDSCAPE	3,526	1%		
EXISTING PARK	35,488	10%		
<b>TOTAL SITE</b>	340,745	100%		
MAX ALLOWED SITE COVERAGE	272,596	80%		

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**PROJECT CALCULATIONS**



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NEIGHBORHOOD  
CONTEXT MAP

# A2

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CONTEXT PHOTOS

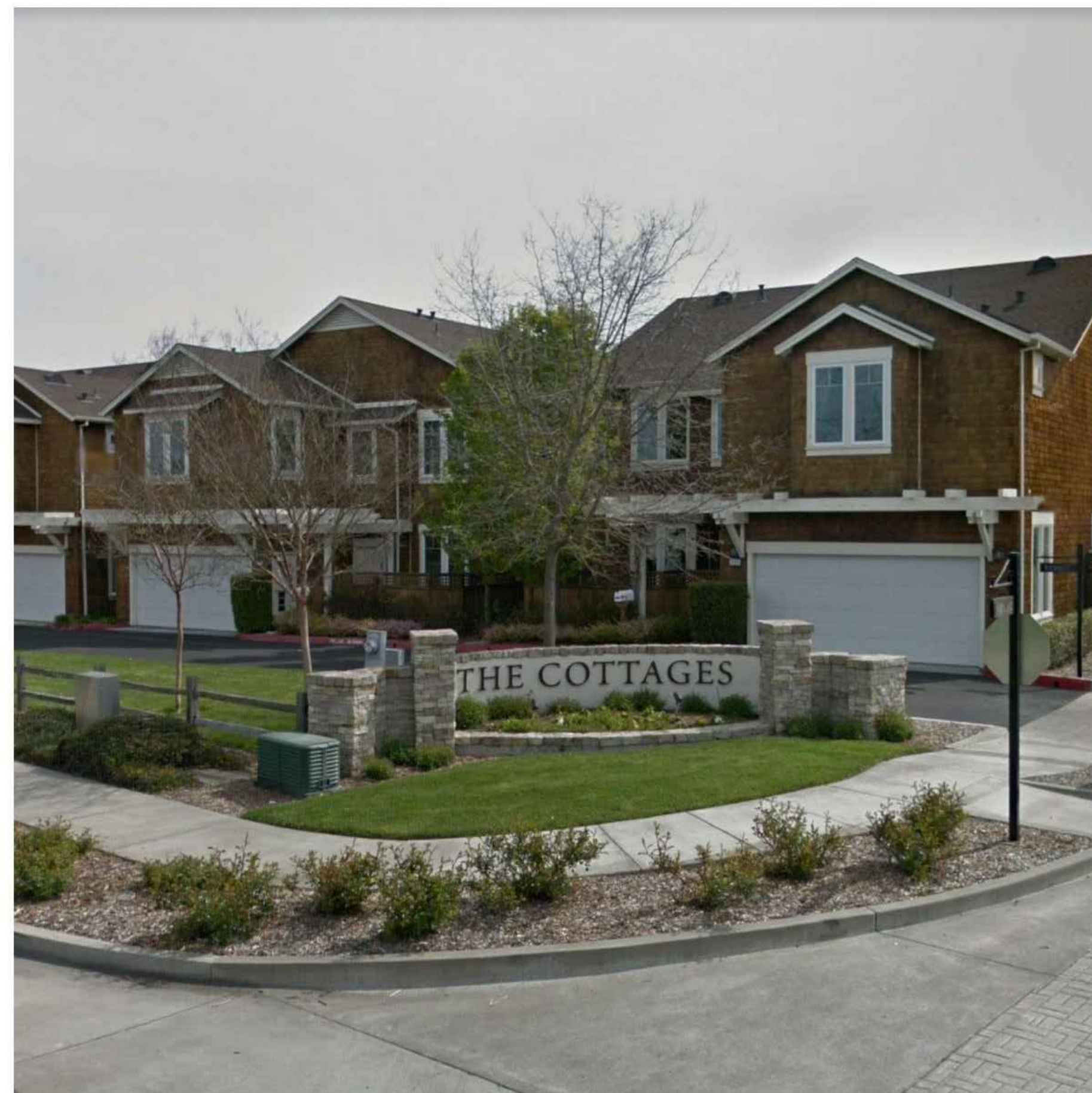
**A3**



1. PHOTO PLAN



2. VIEW FROM GRAVENSTEIN HIGHWAY



3. COTATI COTTAGES



4. VIEW FROM ALDER AVENUE

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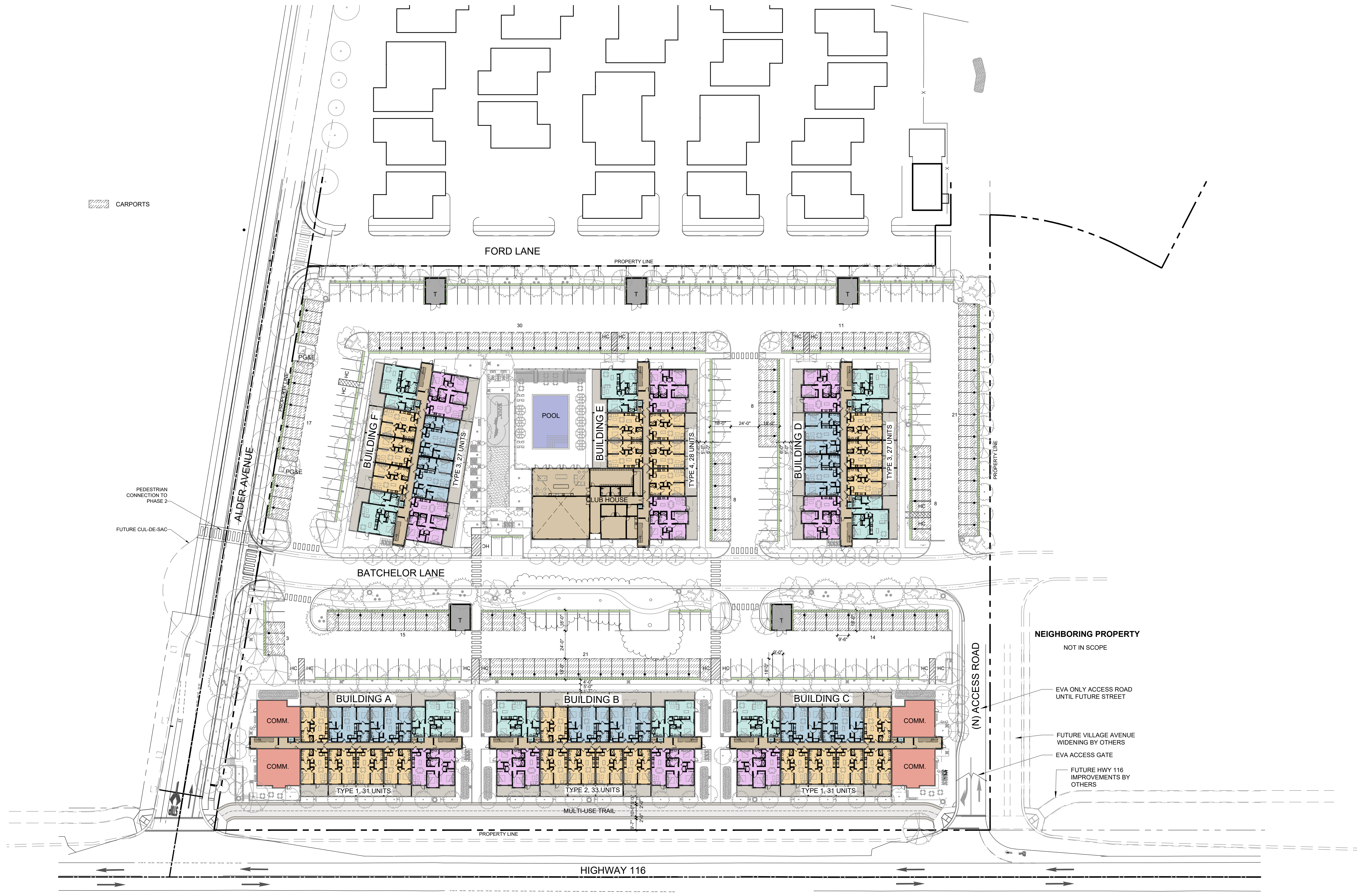
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SITE PLAN

# A5



CARPORTS

PEDESTRIAN CONNECTION TO PHASE 2  
FUTURE CUL-DE-SAC

NEIGHBORING PROPERTY  
NOT IN SCOPE

EVA ONLY ACCESS ROAD  
UNTIL FUTURE STREET

FUTURE VILLAGE AVENUE  
WIDENING BY OTHERS

EVA ACCESS GATE

FUTURE HWY 116  
IMPROVEMENTS BY OTHERS

1 SITE PLAN  
1" = 40'-0" @24X36 1" = 80'-0" @11X17

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RENDER VIEWS

**A6**



2 EXTERIOR VIEW OF BUILDING C ALONG GRAVENSTEIN HWY



1 EXTERIOR VIEW OF BUILDING F AT CENTRAL GREEN SPACE

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SHEET:

RENDER  
VIEWS

**A7**



1 EXTERIOR VIEW OF BUILDING A COMMERCIAL CORNER

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RENDER  
VIEWS

**A8**



1 CLUB HOUSE FROM BACHELOR LANE



2 CUMMUNITY POOL DECK



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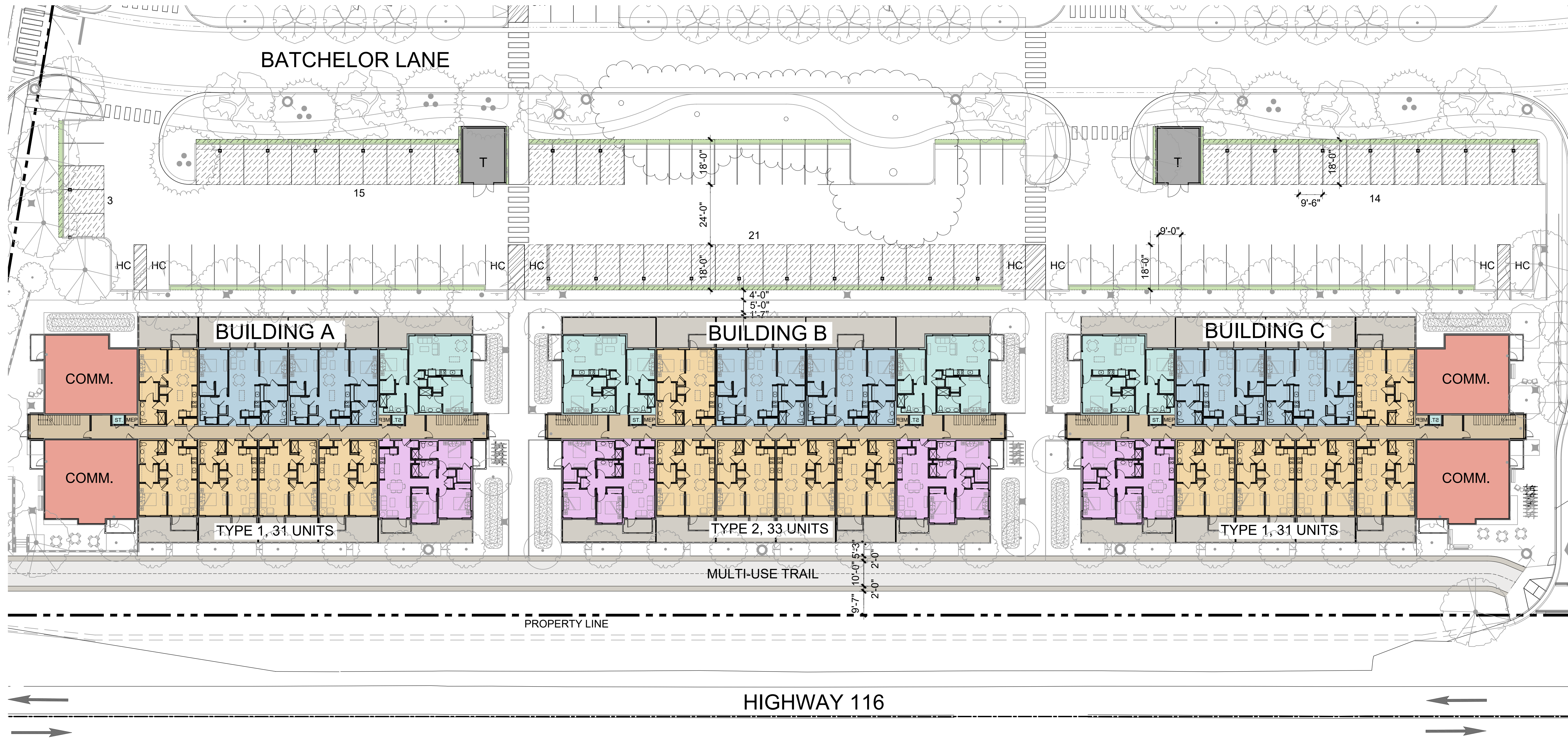
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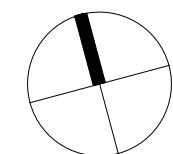
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1 SITE PLAN - SOUTH  
3/64" = 1'-0" @24X36 3/128" = 1'-0" @11X17



SITE PLAN SOUTH

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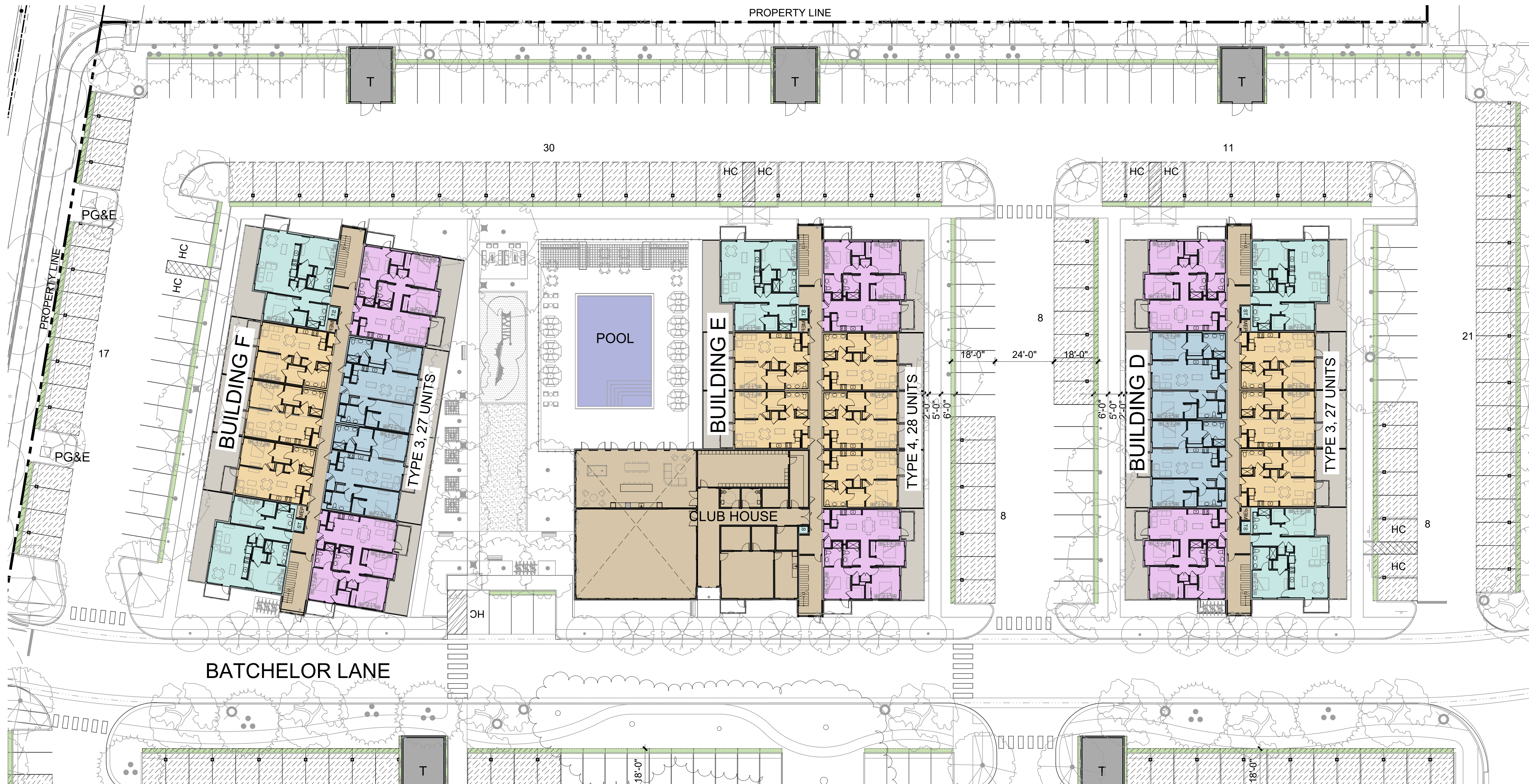
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1 SITE PLAN - NORTH  
3/64" = 1'-0" @24X36 3/128" = 1'-0" @11X17

SITE PLAN NORTH

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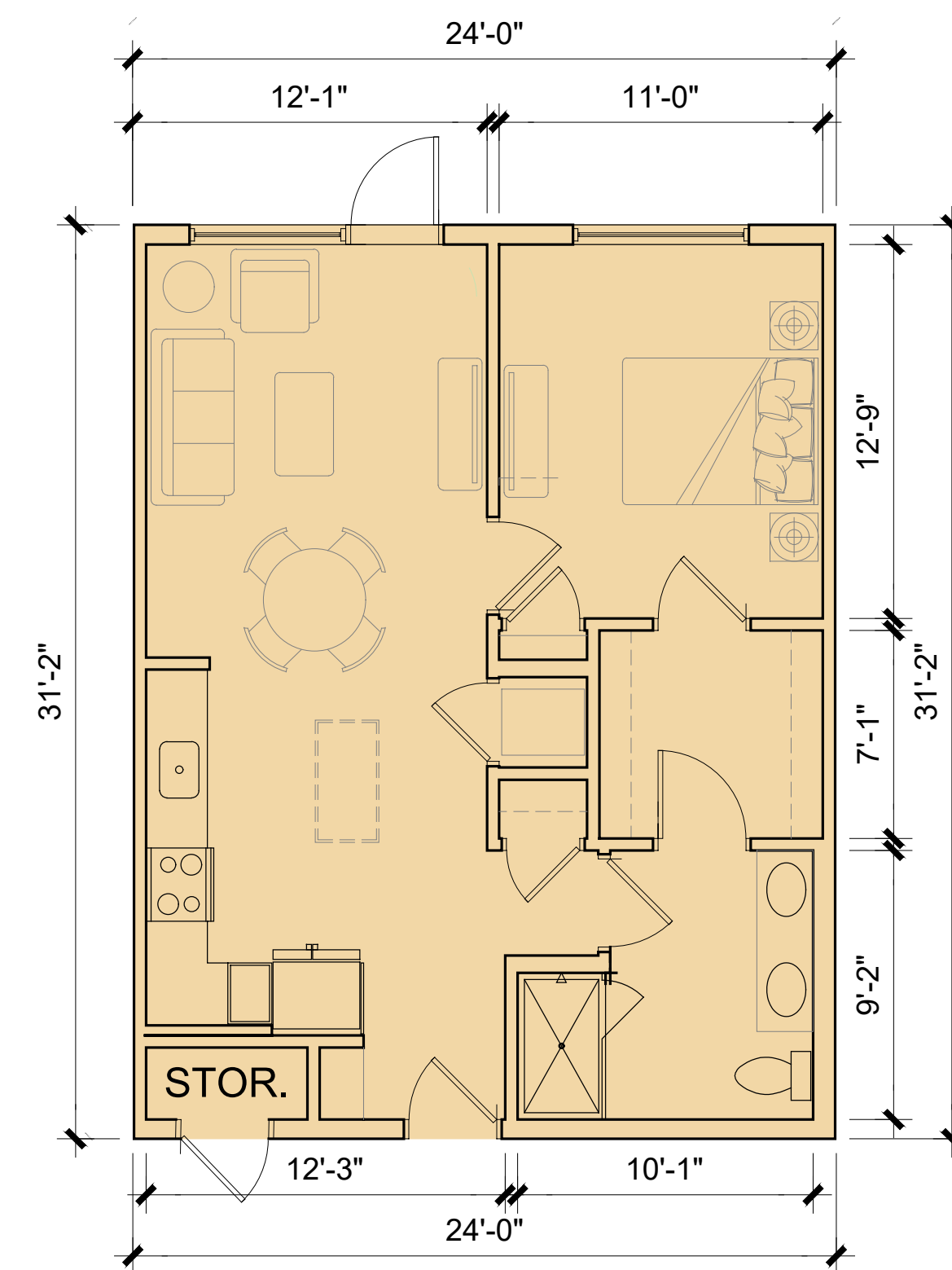
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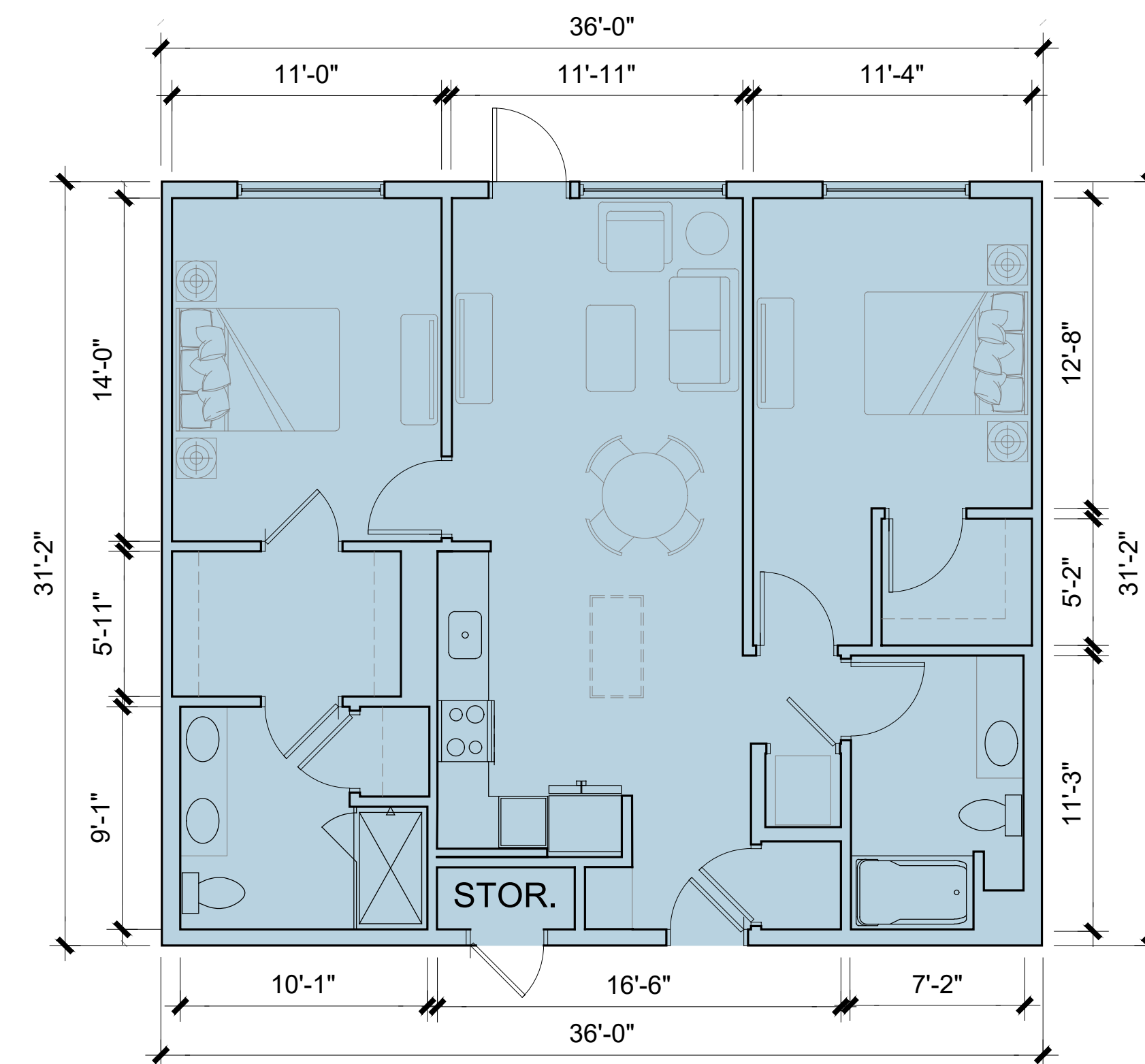
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TYPICAL UNIT TYPES

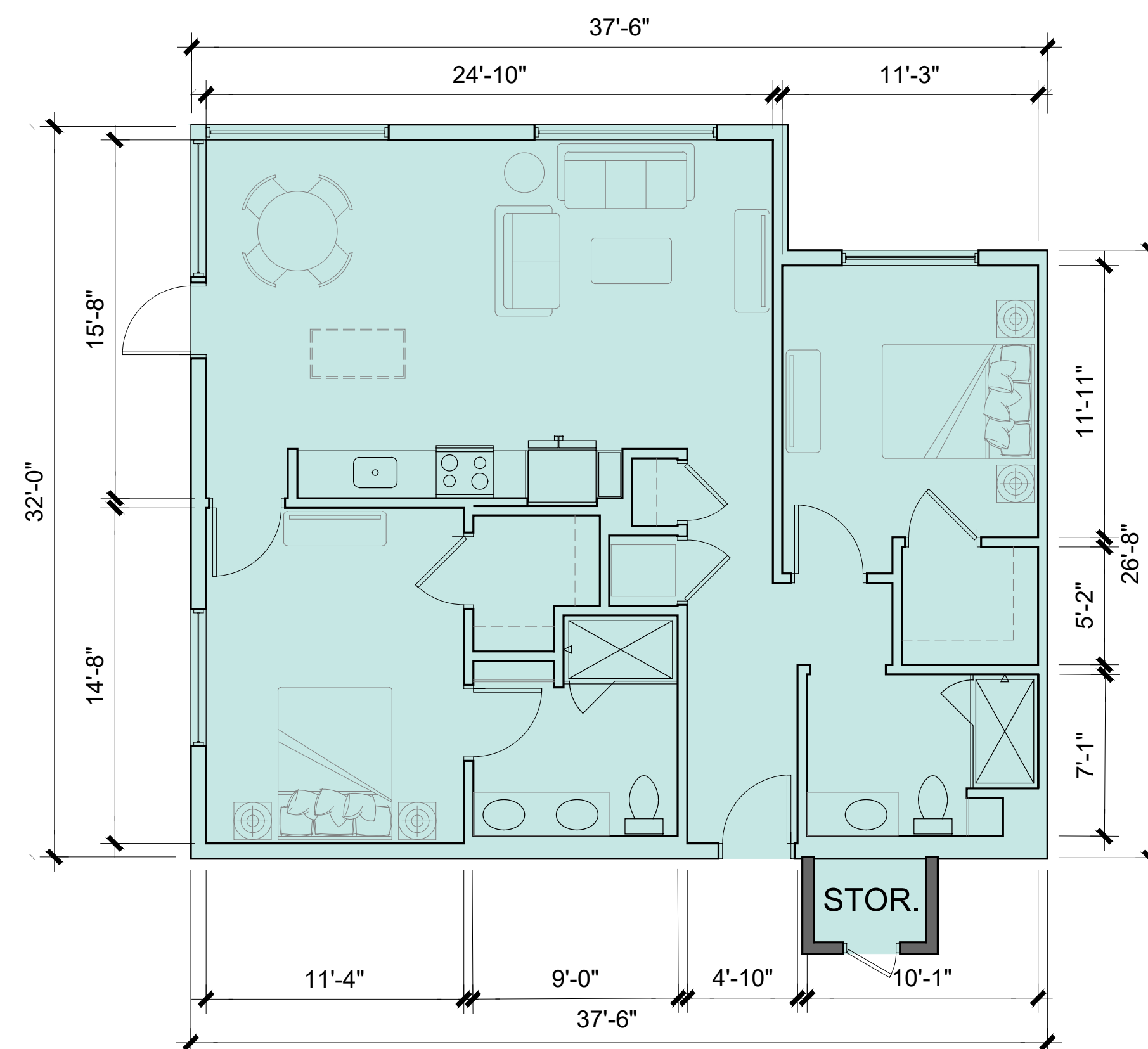
**A11**



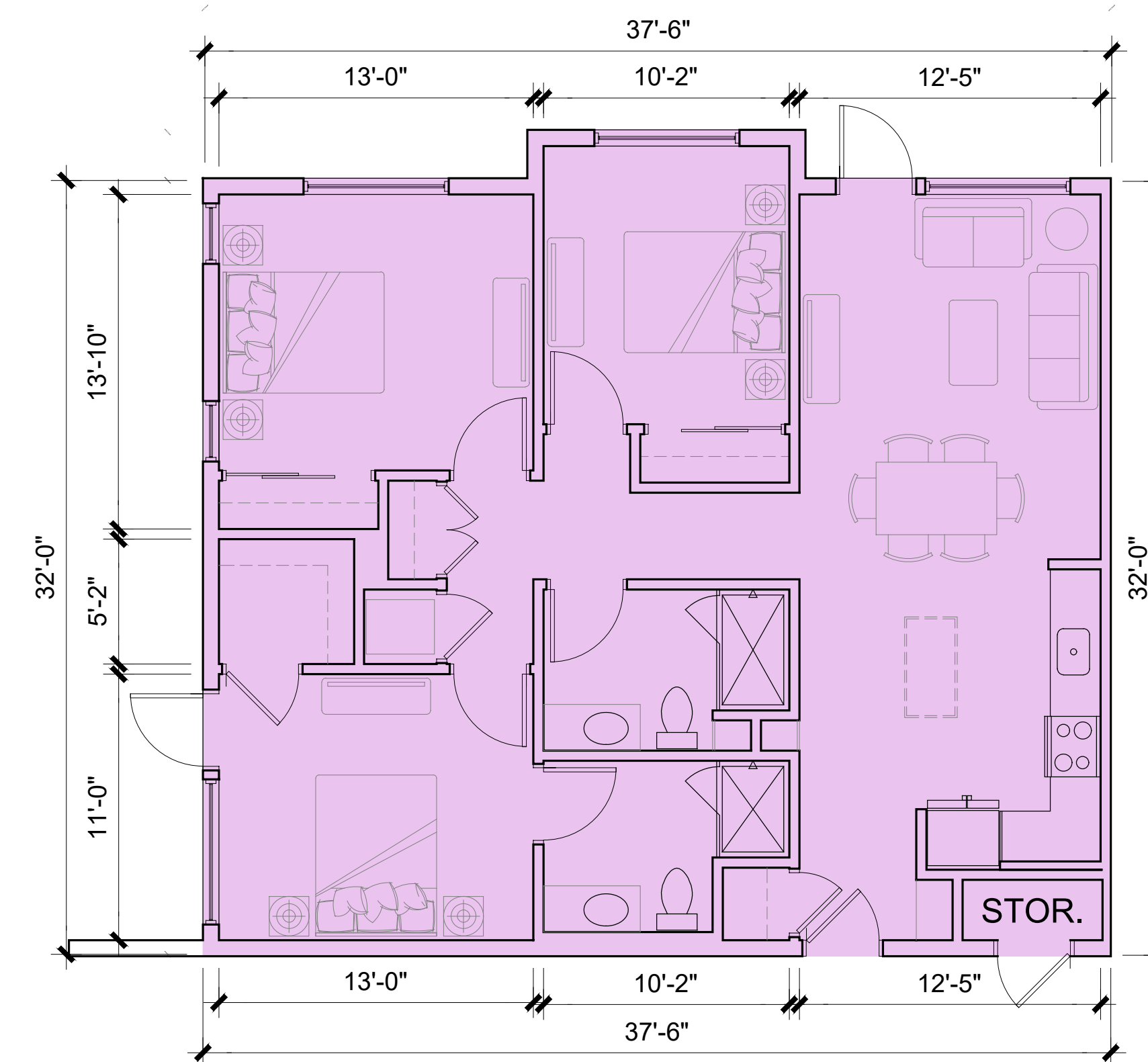
**1**  
UNIT TYPE A1  
3/16" = 1'-0" @24X36 3/32" = 1'-0" @11X17



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



**1**  
UNIT TYPE B2  
3/16" = 1'-0" @24X36 3/32" = 1'-0" @11X17



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

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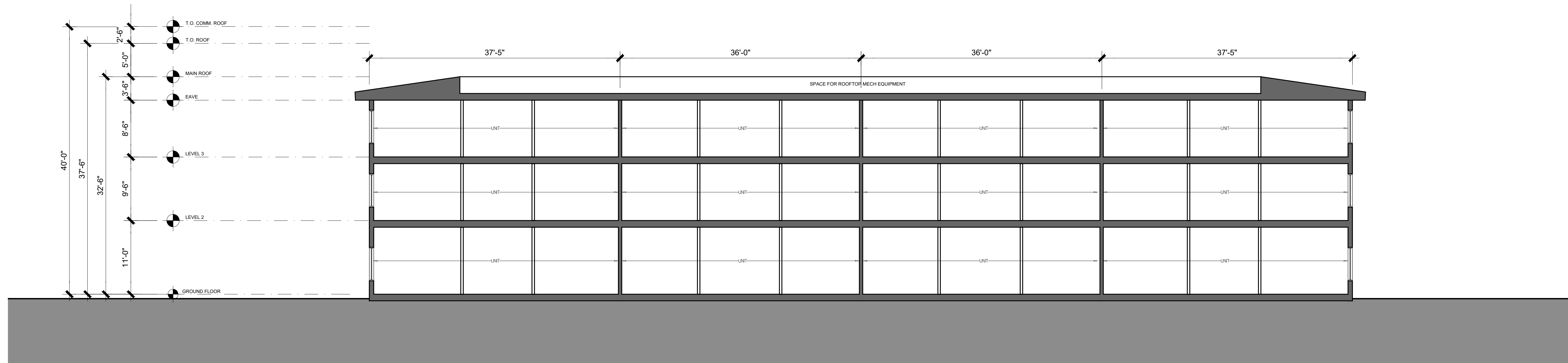
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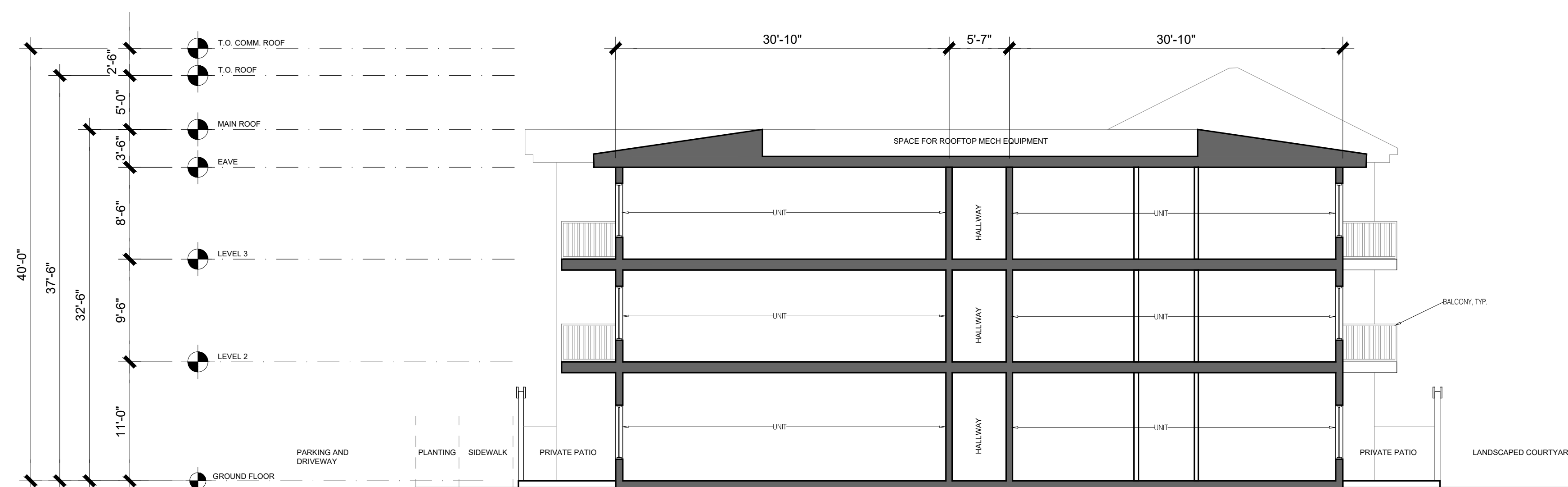
SHEET:

TYPICAL SECTIONS

**A14**



**2** TYPICAL LONGITUDINAL SECTION  
1/8" = 1'-0" @24X36 1/16" = 1'-0" @11X17



**1** TYPICAL CROSS SECTION  
1/8" = 1'-0" @24X36 1/16" = 1'-0" @11X17

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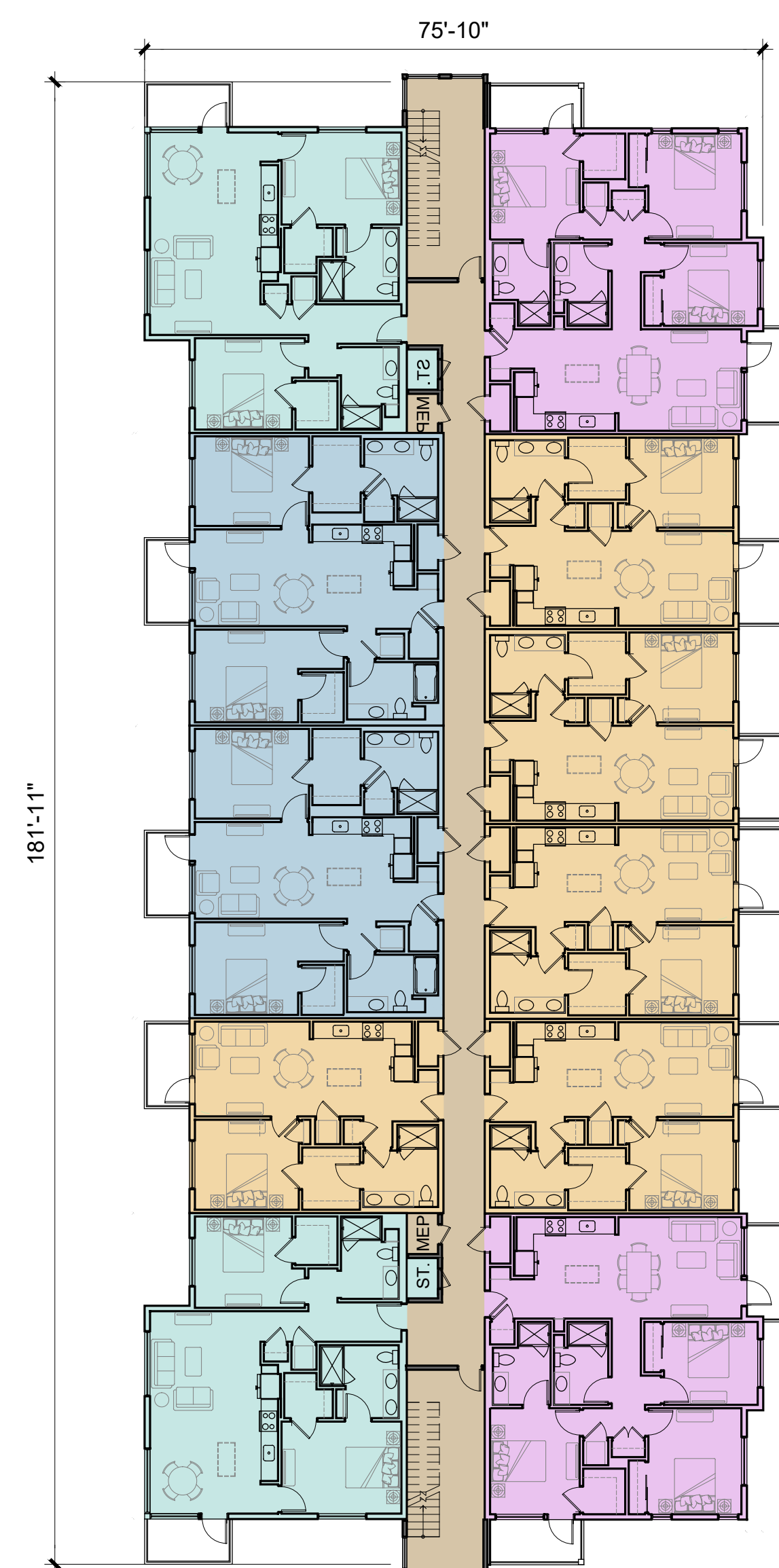
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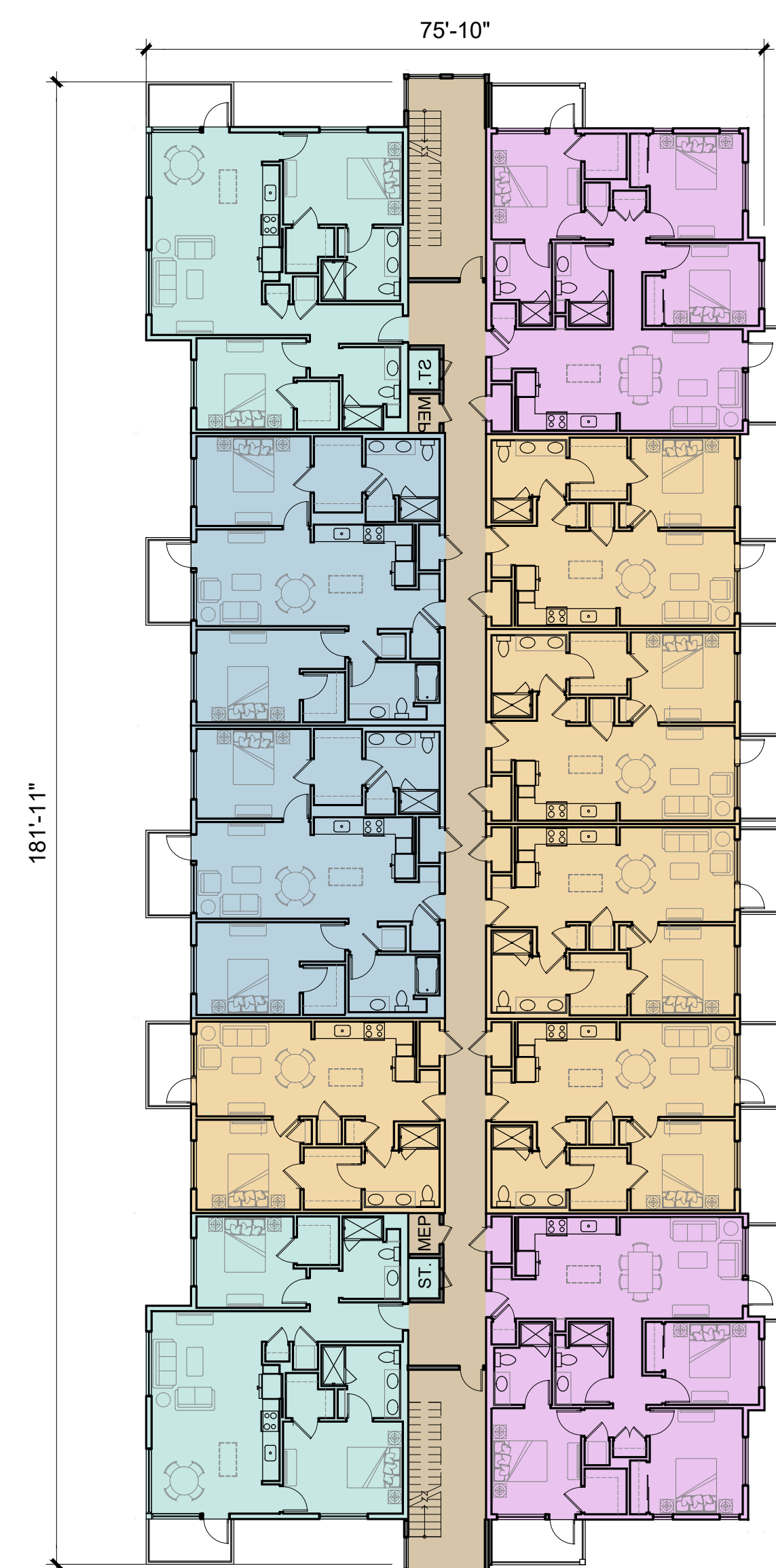
SHEET:

BUILDING A  
PLANS

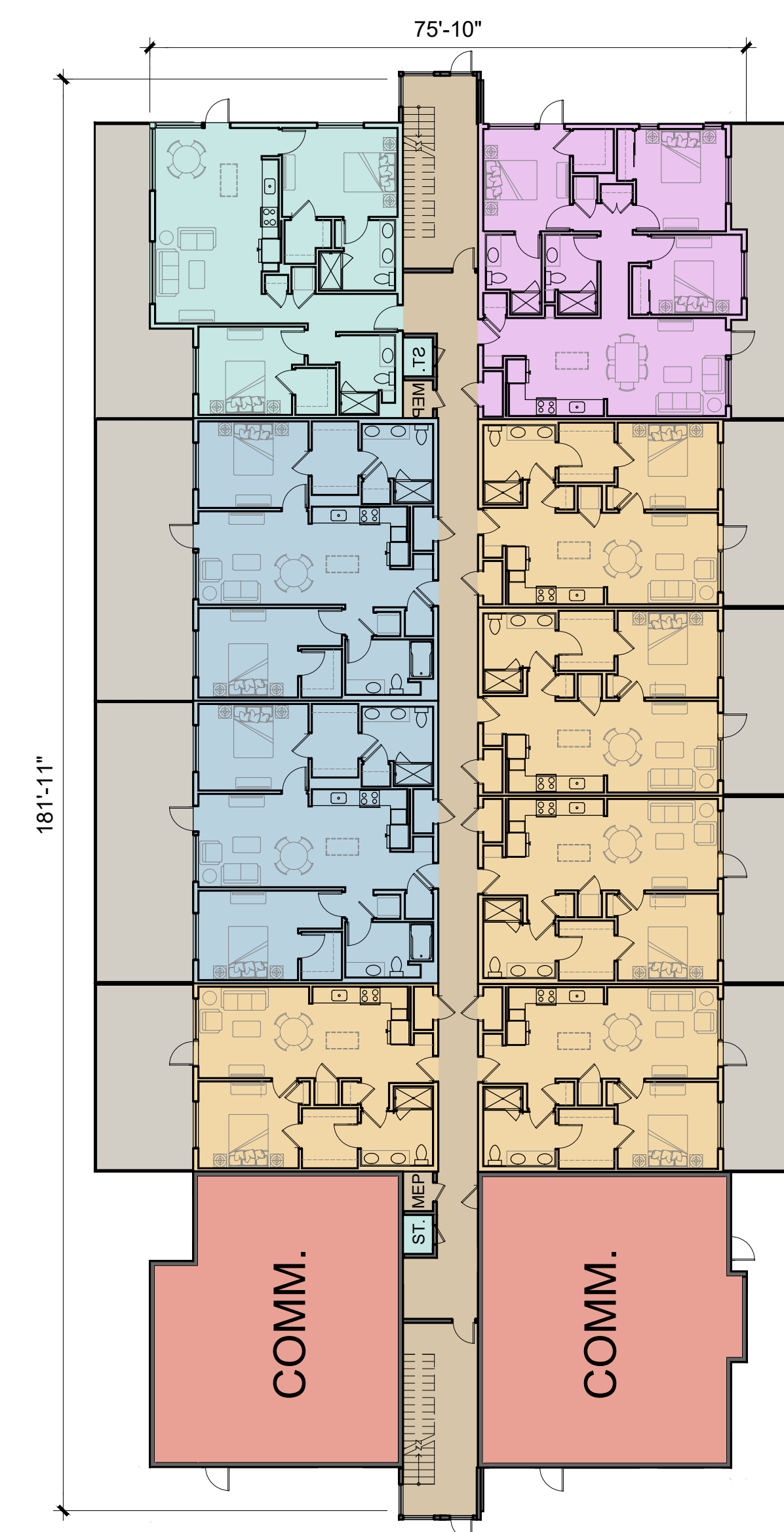
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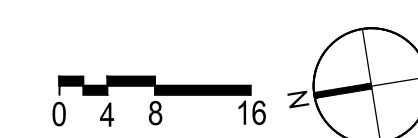
**3** THIRD FLOOR  
1/16" = 1'-0" @24X36 1/32" = 1'-0" @11X17



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



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





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



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



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



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

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SHEET:

BUILDING A  
ELEVATIONS

**A16**



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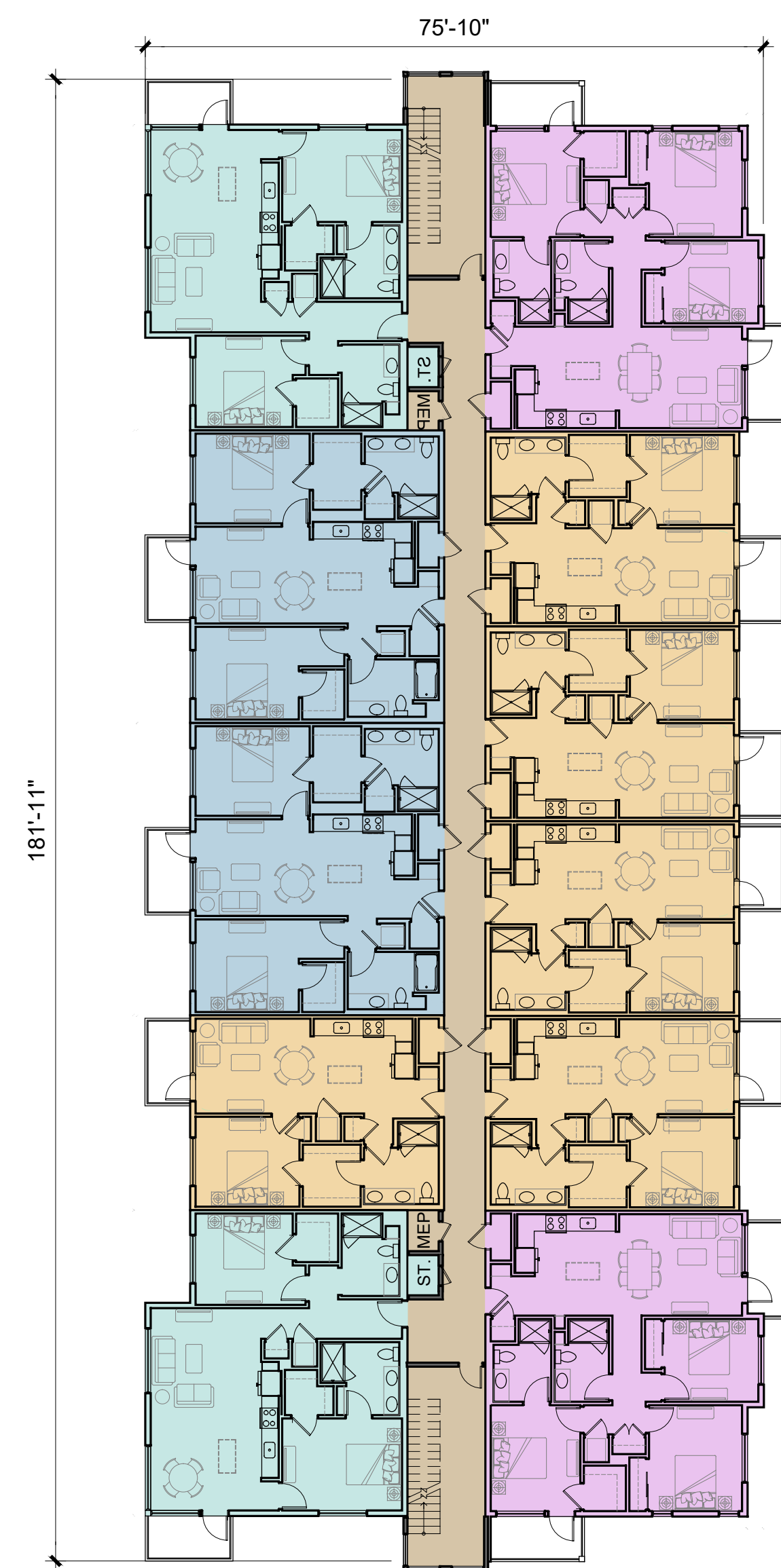
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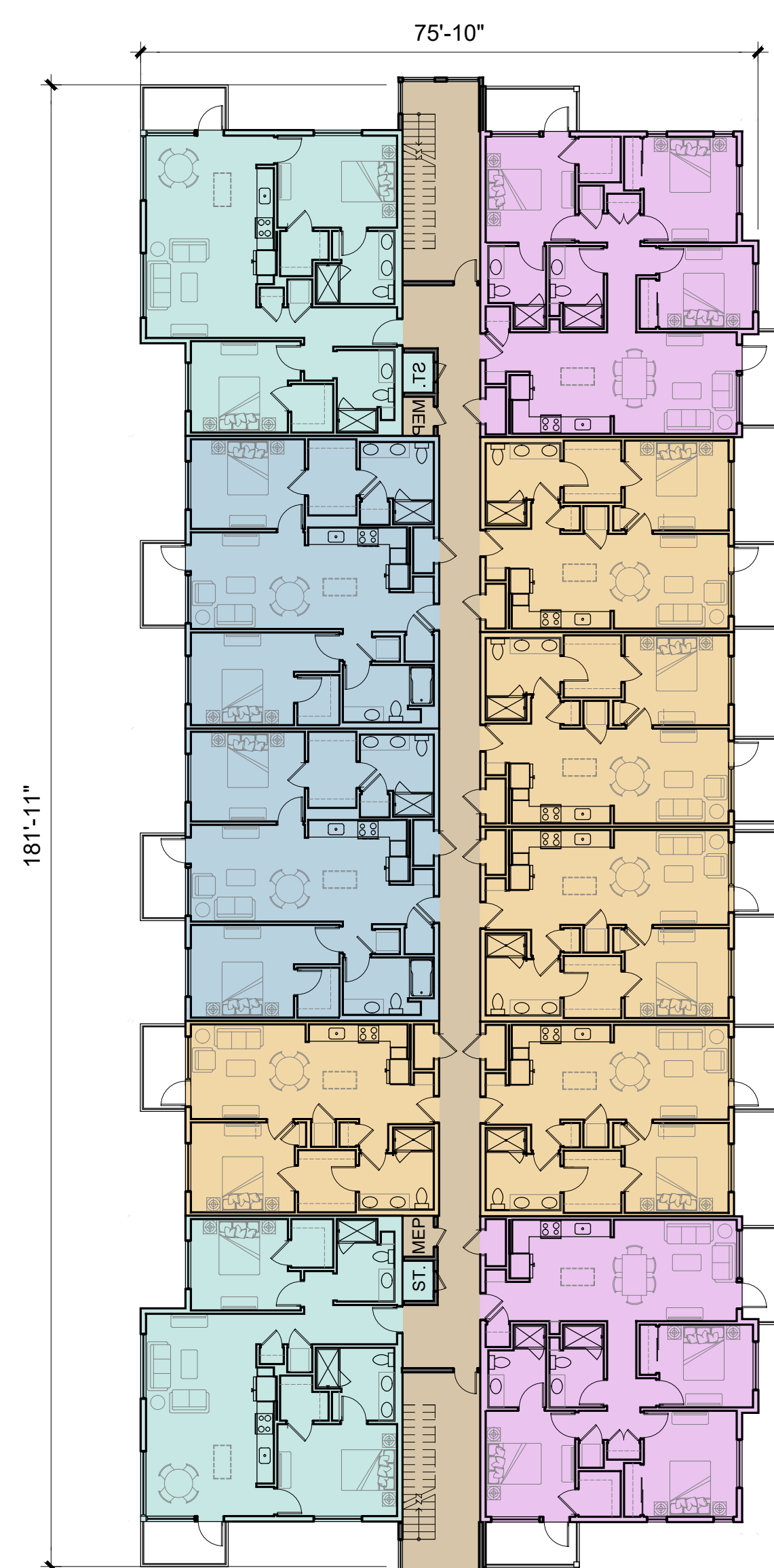
SHEET:

BUILDING B  
PLANS

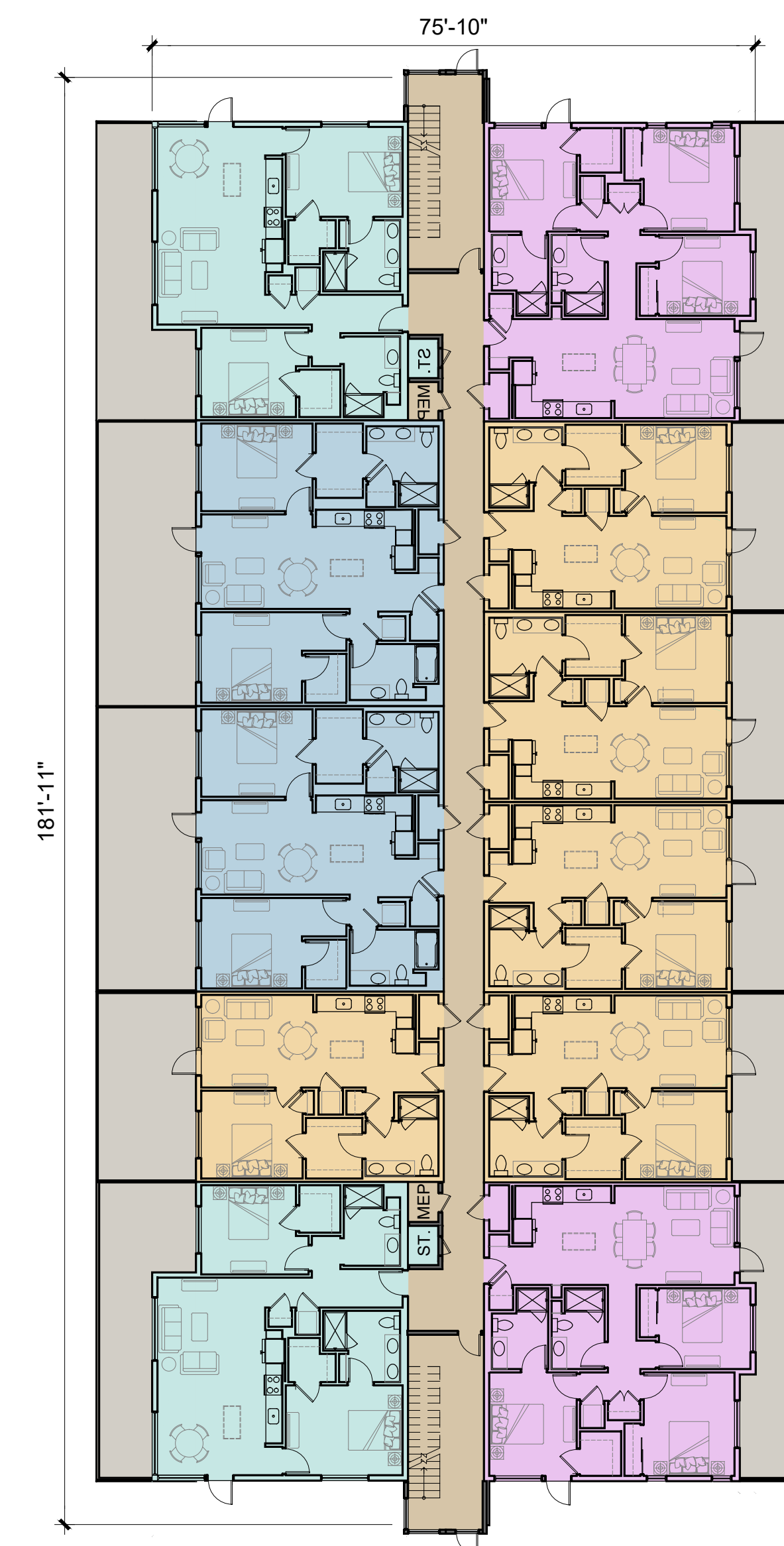
# A17



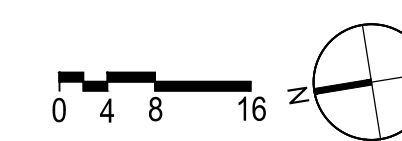
3  
-  
THIRD FLOOR  
1/16" = 1'-0" @24X36 1/32" = 1'-0" @11X17



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



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





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



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



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



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

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SHEET:

BUILDING B  
ELEVATIONS

**A3.2**





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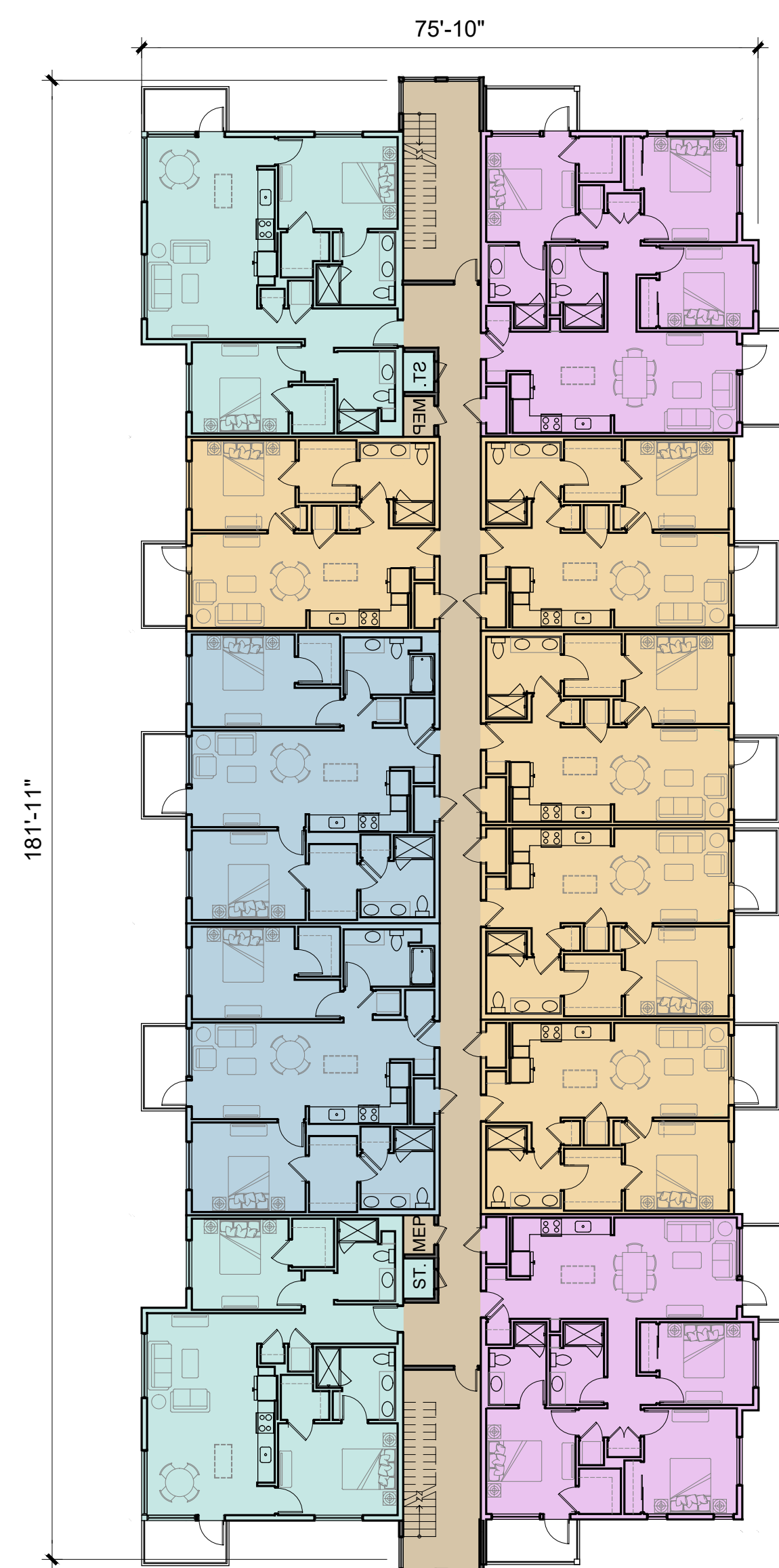
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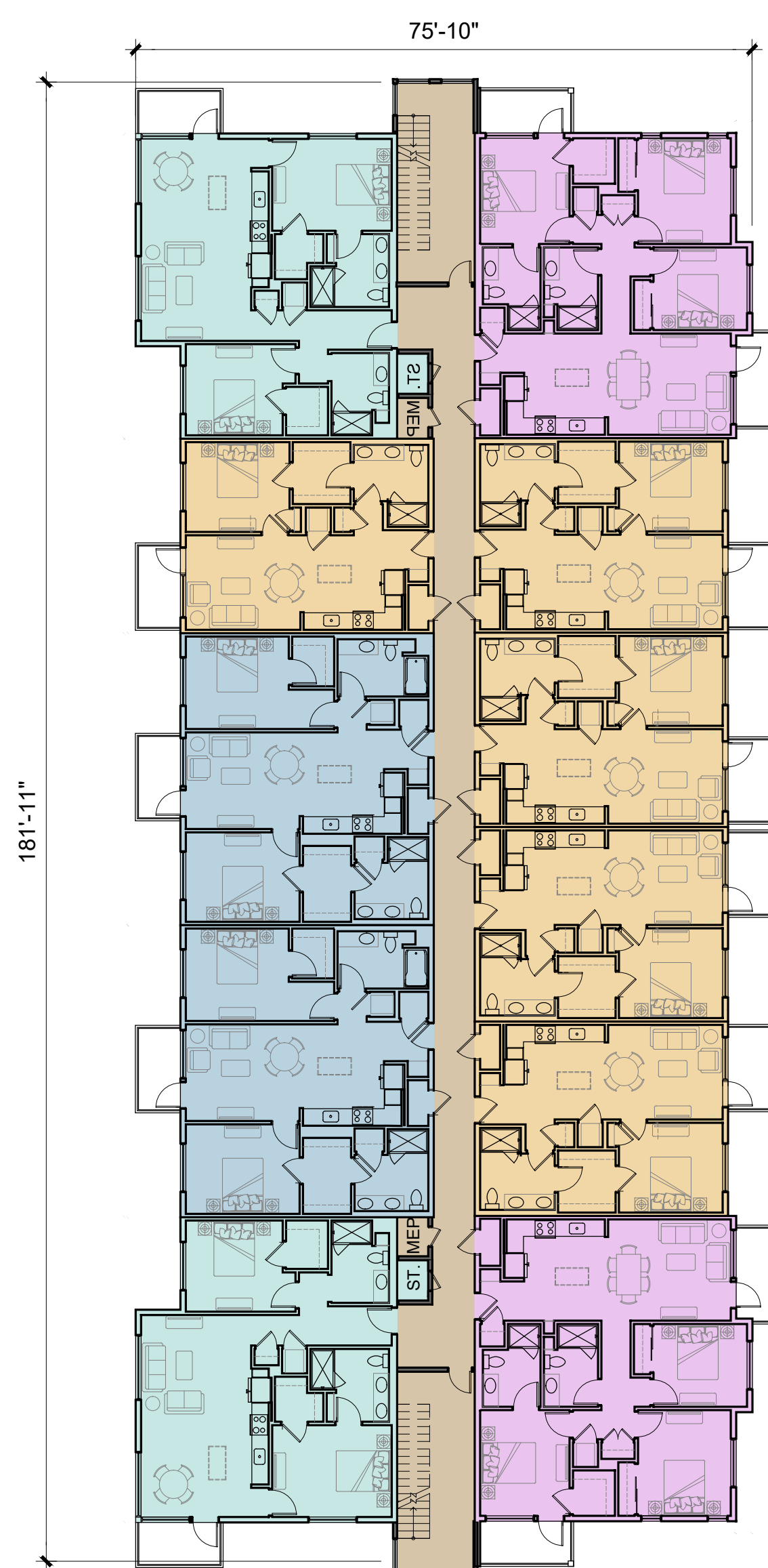
SHEET:

**BUILDING C  
PLANS**

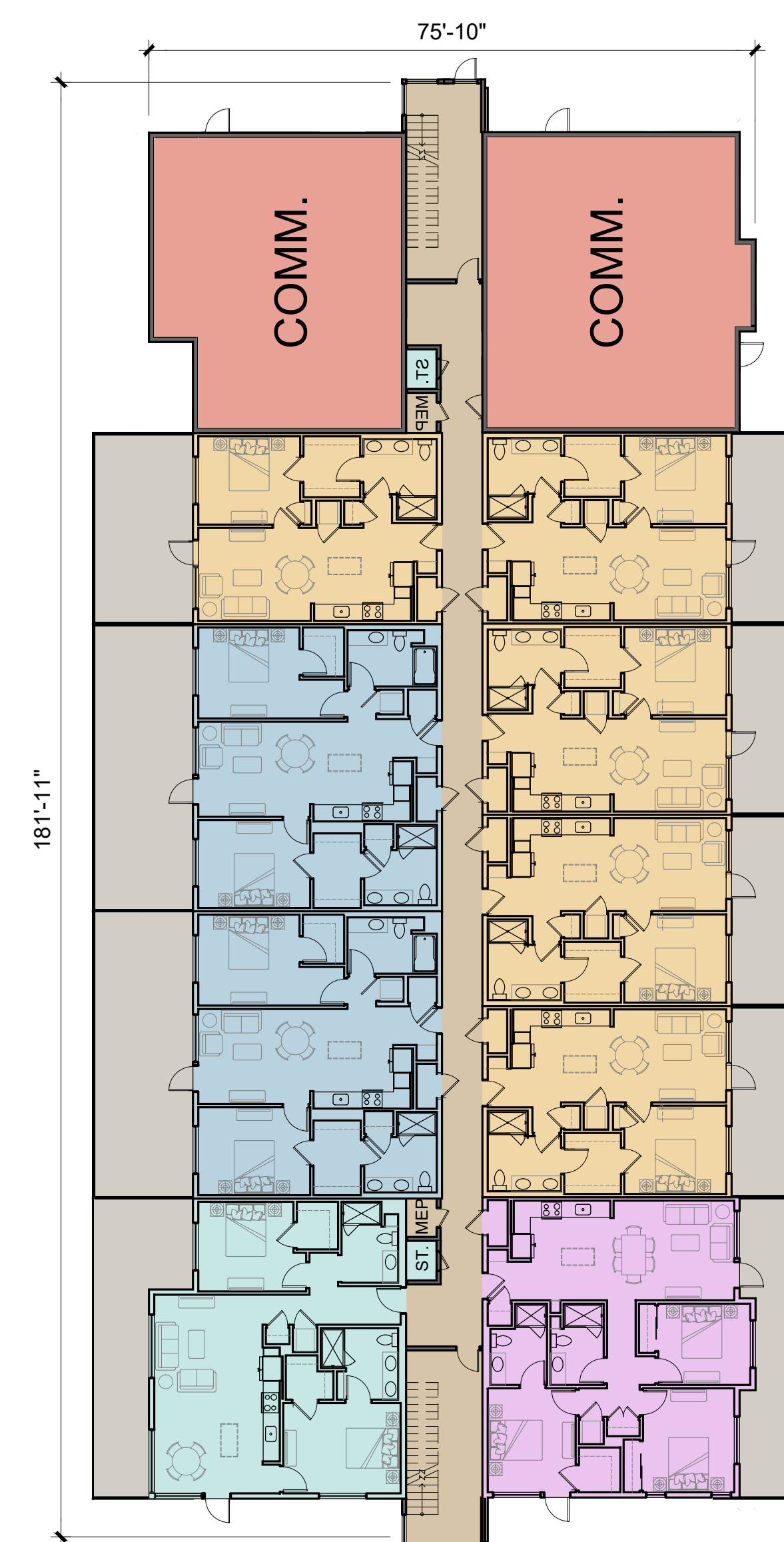
**A19**



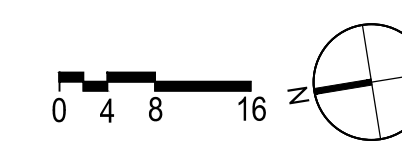
**3** THIRD FLOOR  
1/16" = 1'-0" @24X36 1/32" = 1'-0" @11X17



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



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





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



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



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



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

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JOB: 2304

SHEET:

BUILDING C  
ELEVATIONS

**A20**



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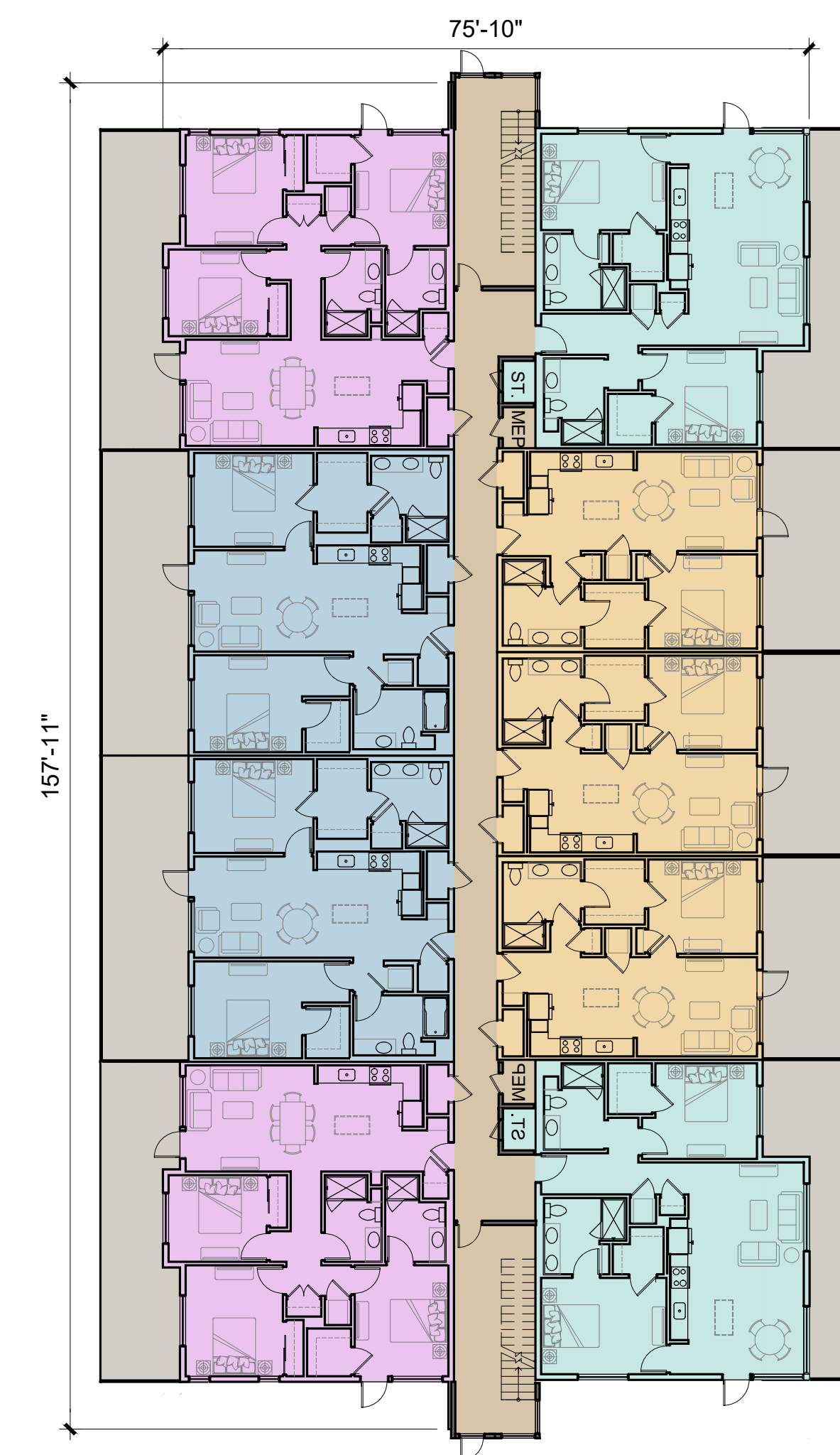
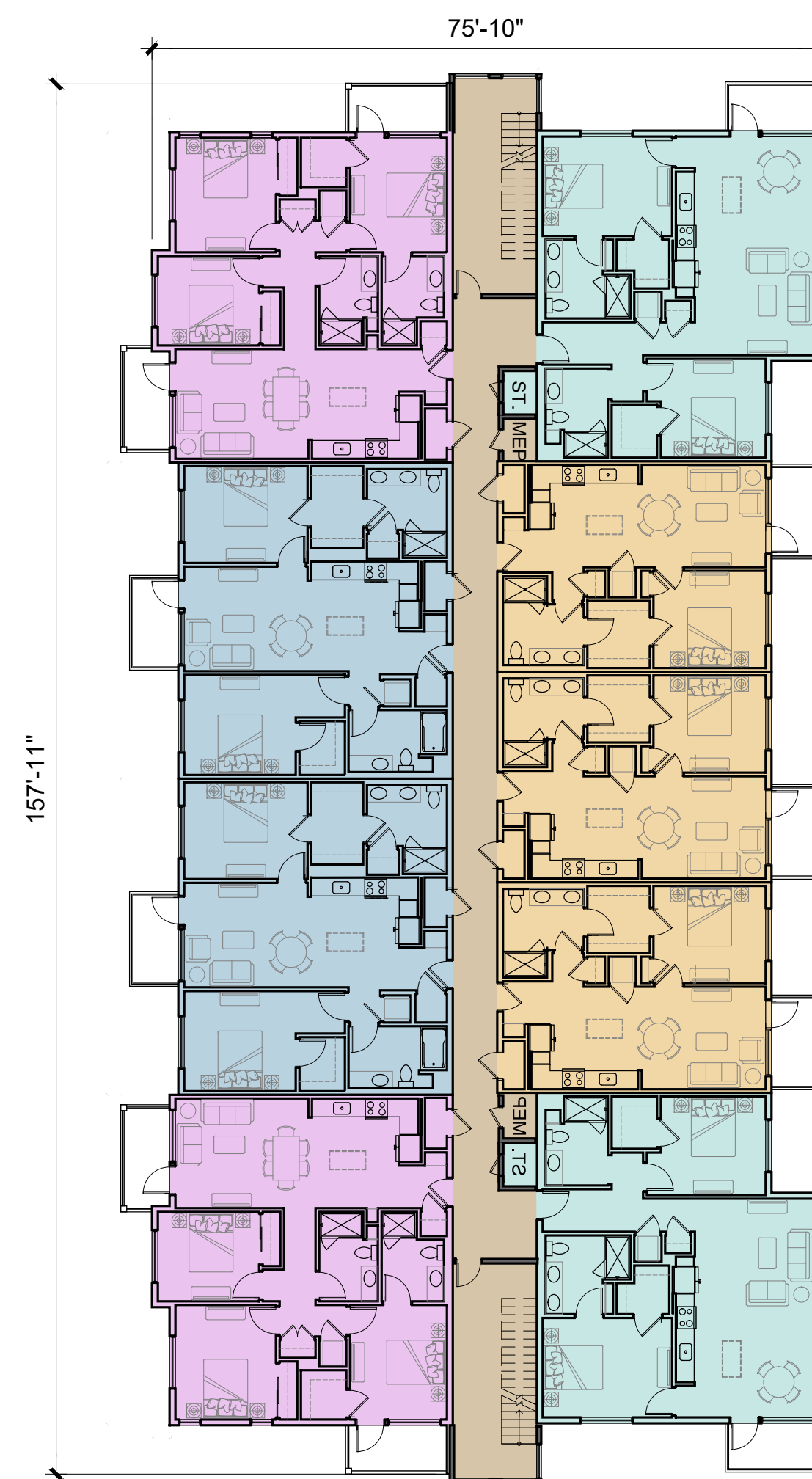
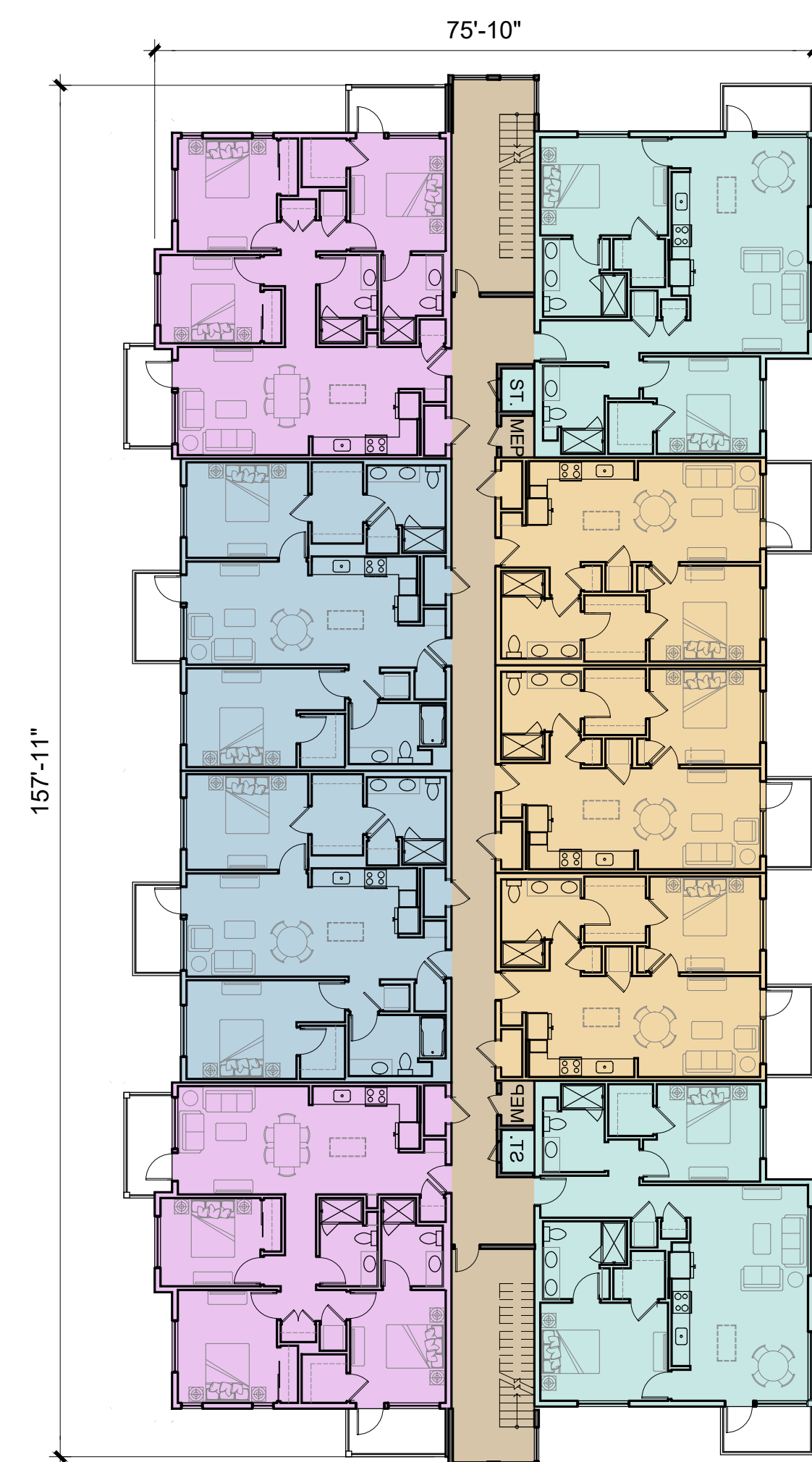
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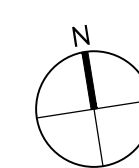
SHEET:

**BUILDING D  
PLANS**

**A21**



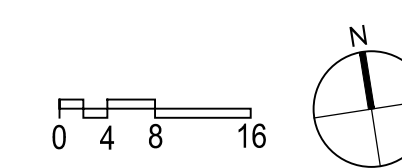
**3** THIRD FLOOR  
1/16" = 1'-0" @24X36 1/32" = 1'-0" @11X17



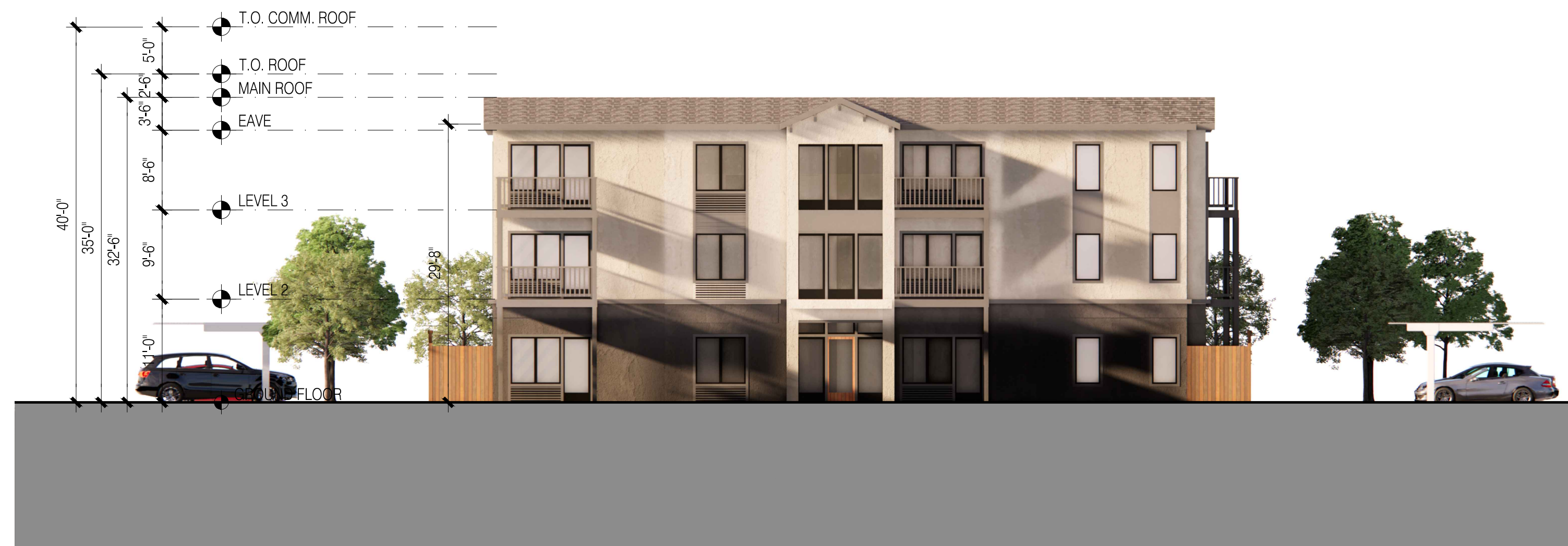
**2** SECOND FLOOR  
1/16" = 1'-0" @24X36 1/32" = 1'-0" @11X17



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



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



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



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



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

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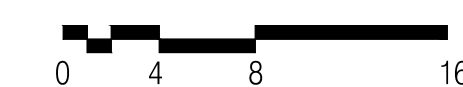
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SHEET:

BUILDING D  
ELEVATIONS



**A22**

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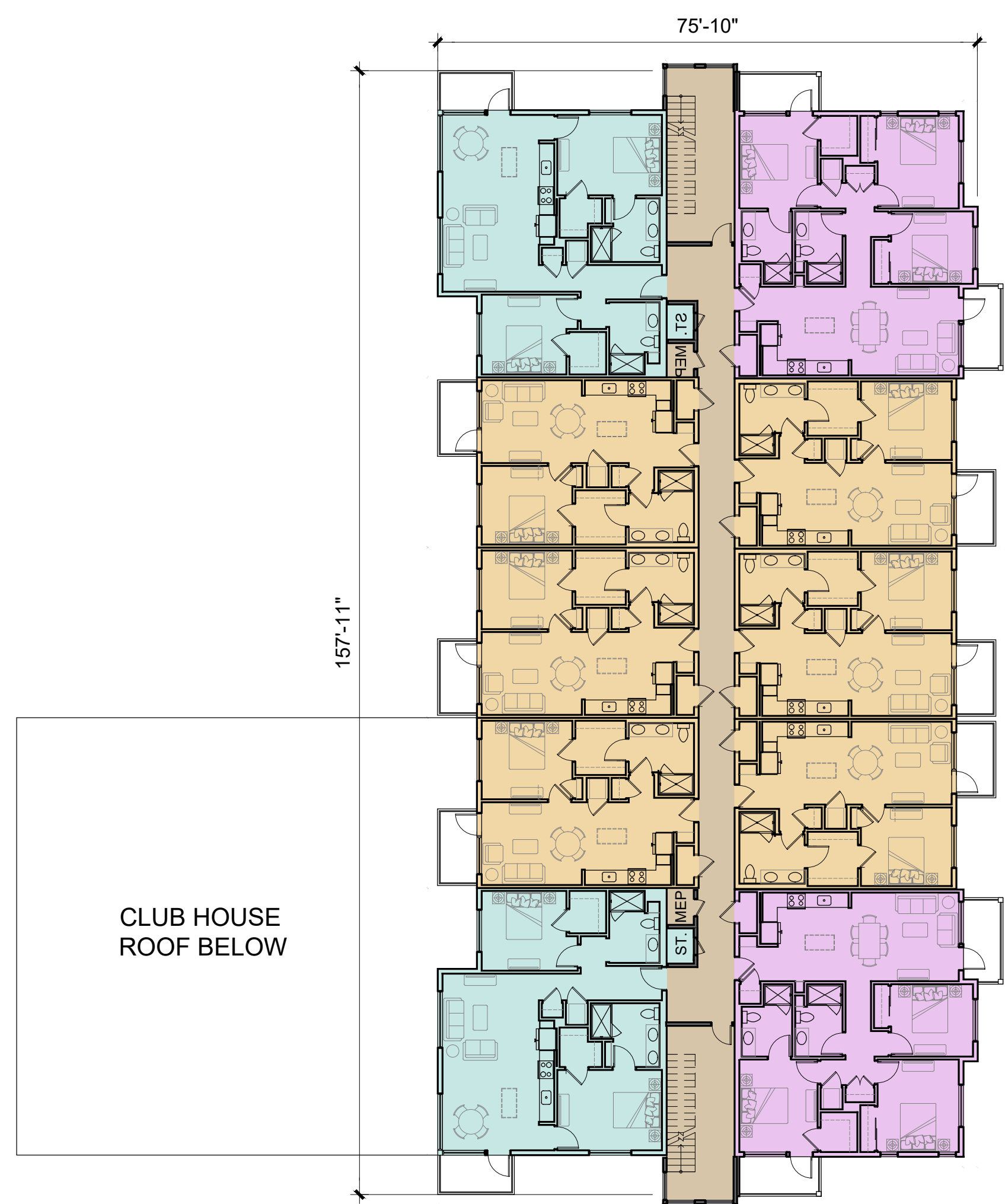
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SHEET:

BUILDING E  
PLANS

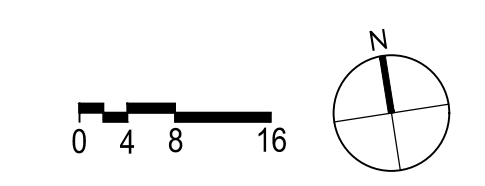
**A23**



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

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

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



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

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



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



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

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JOB: 2304

SHEET:

BUILDING E  
ELEVATIONS



**A24**

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JOB: 2304

SHEET:

BUILDING F  
PLANS

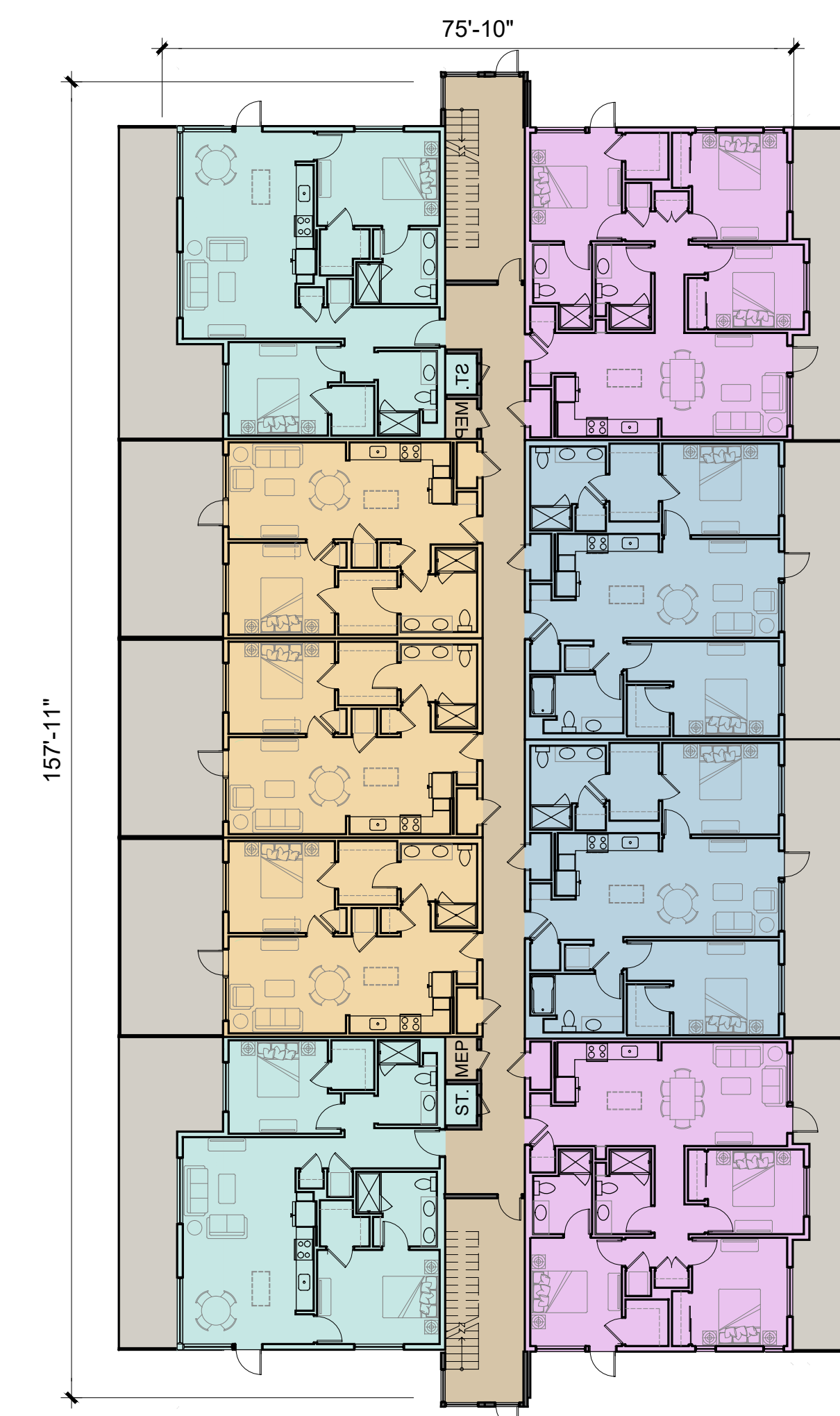
# A25



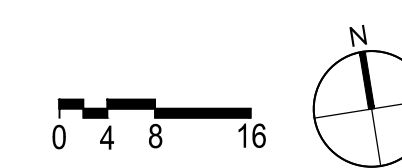
3 THIRD FLOOR  
1/16" = 1'-0" @24X36 1/32" = 1'-0" @11X17



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



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





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



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



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



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

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SHEET:

BUILDING F  
ELEVATIONS



**A26**



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JOB: 2304

SHEET:

COMMUNITY  
CENTER PLAN

# A27



1 COMMUNITY CENTER PLAN  
1/8" = 1'-0" @24X36 1/16" = 1'-0" @11X17



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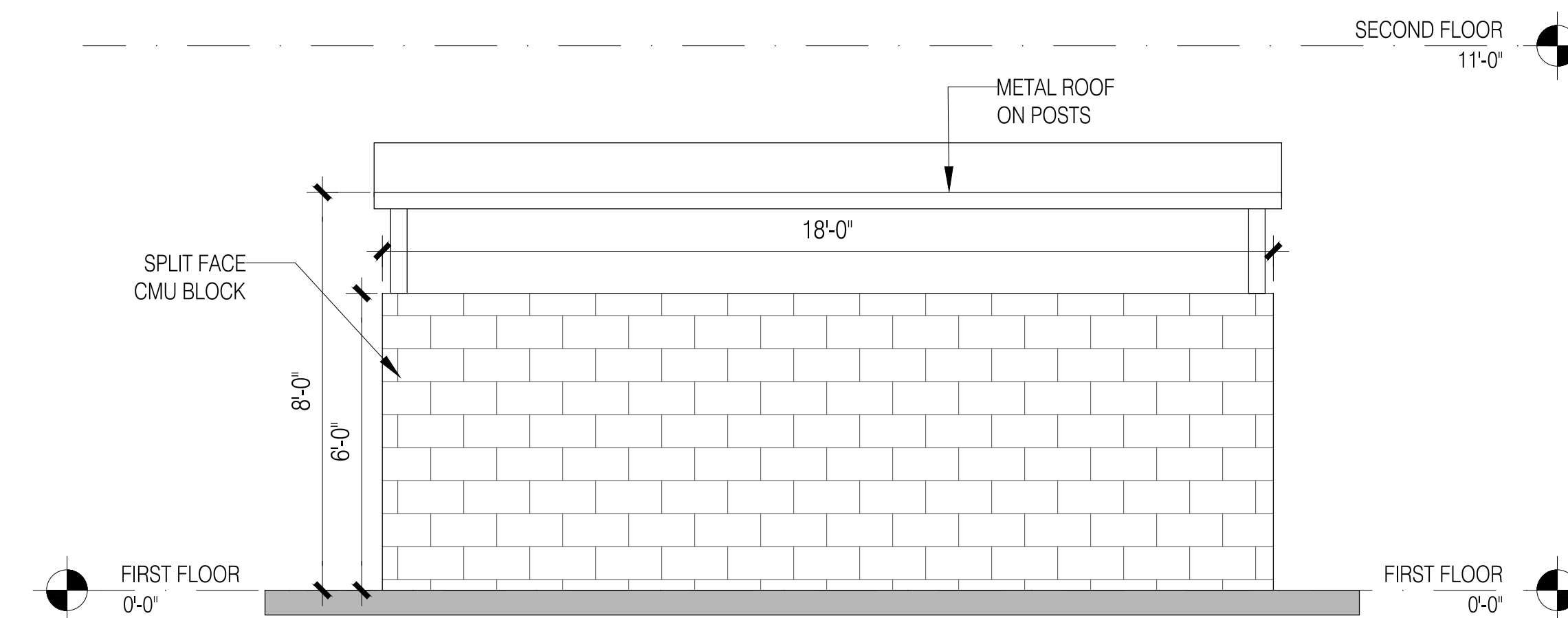
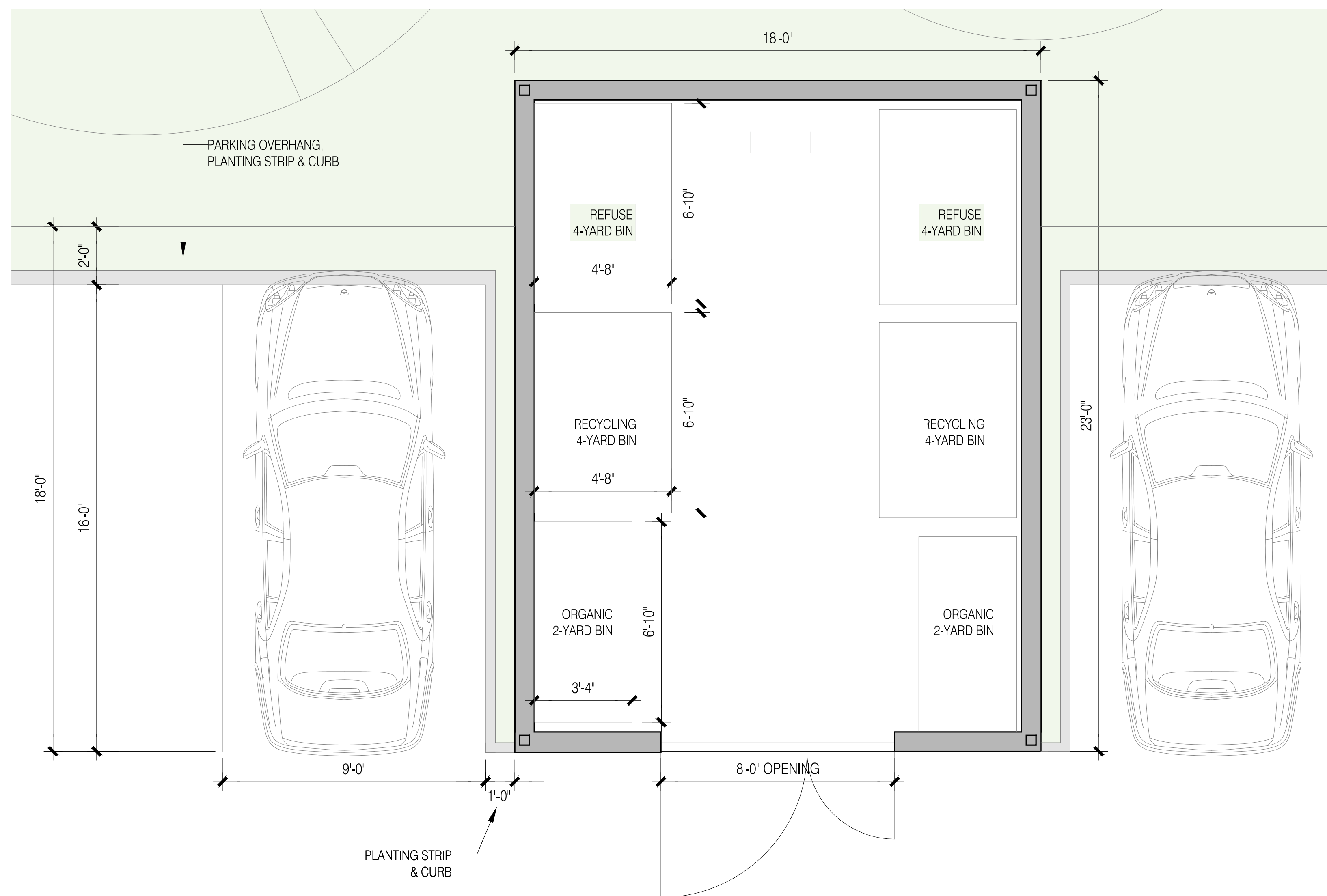
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SHEET:

PARKING + TRASH ENCLOSURE

**A33**

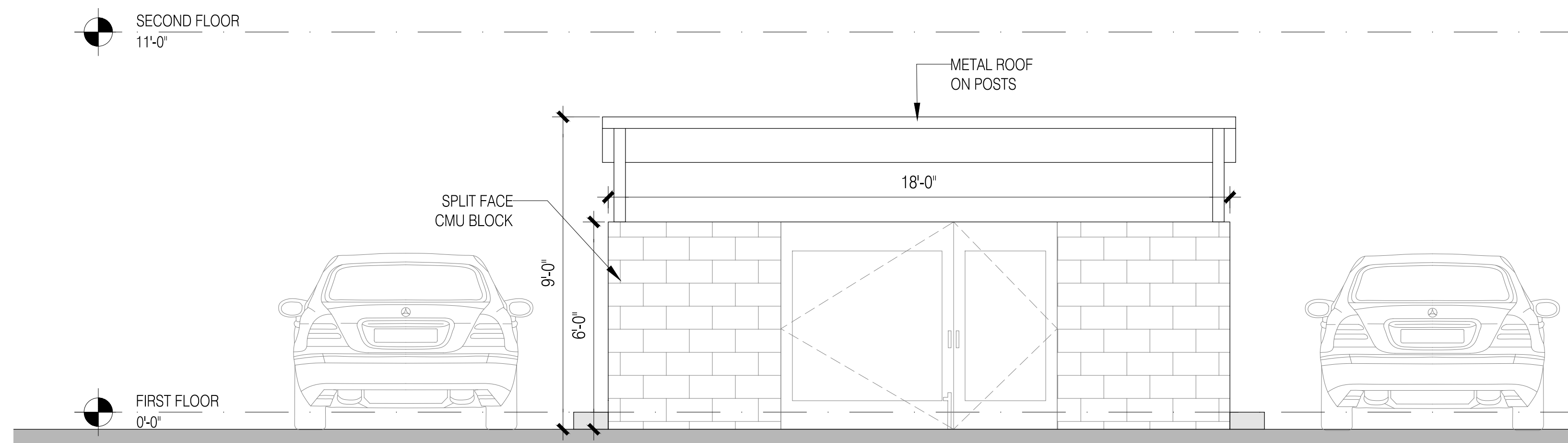


**REAR ELEVATION - TRASH ENCLOSURE**

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

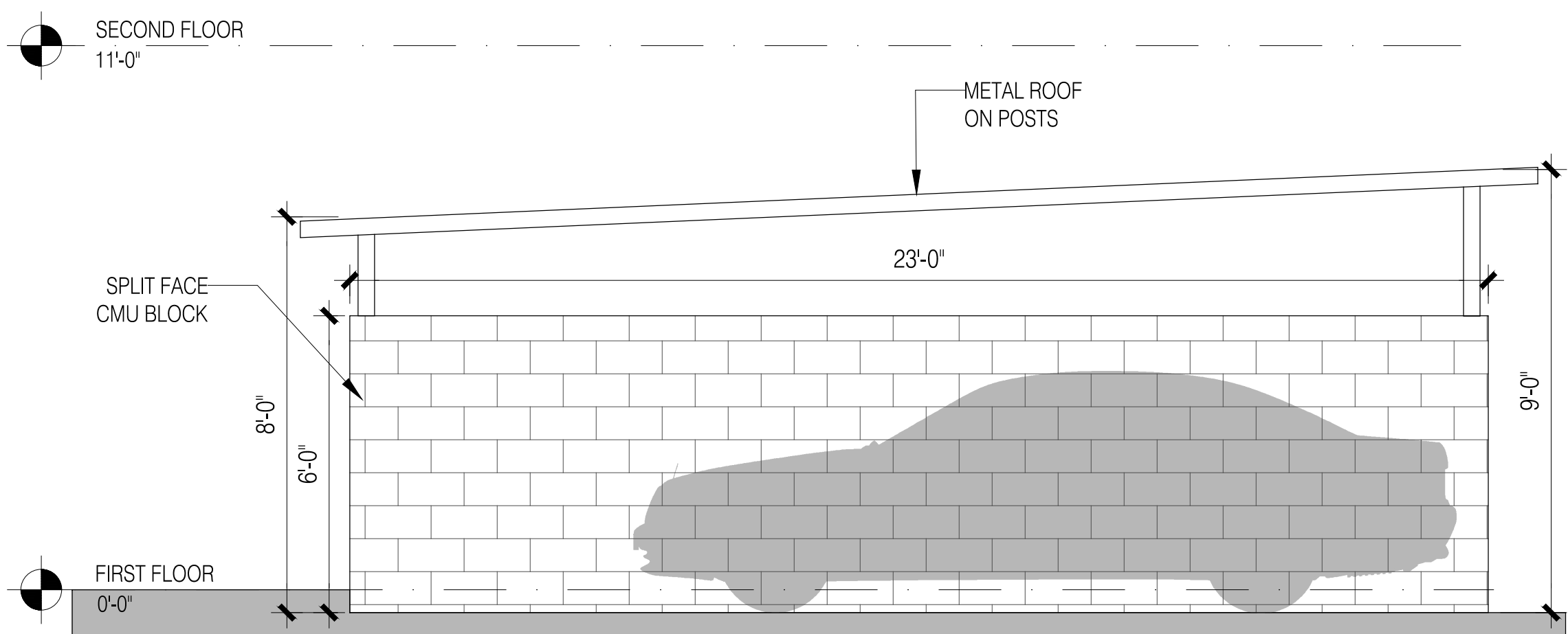
**TRASH ENCLOSURE - PLAN**

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



**FRONT ELEVATION - TRASH ENCLOSURE**

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



**SIDE ELEVATION - TRASH ENCLOSURE**

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

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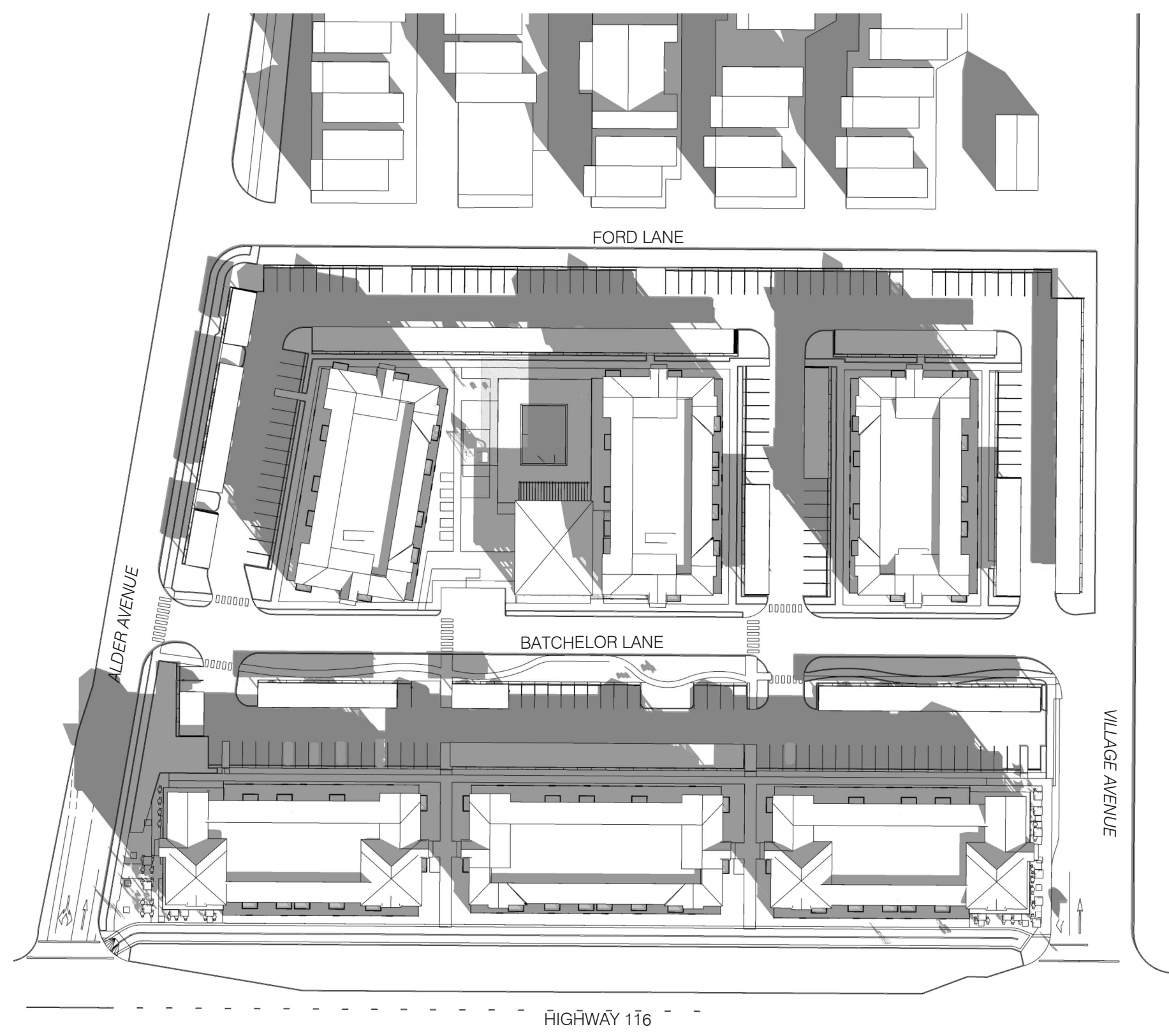
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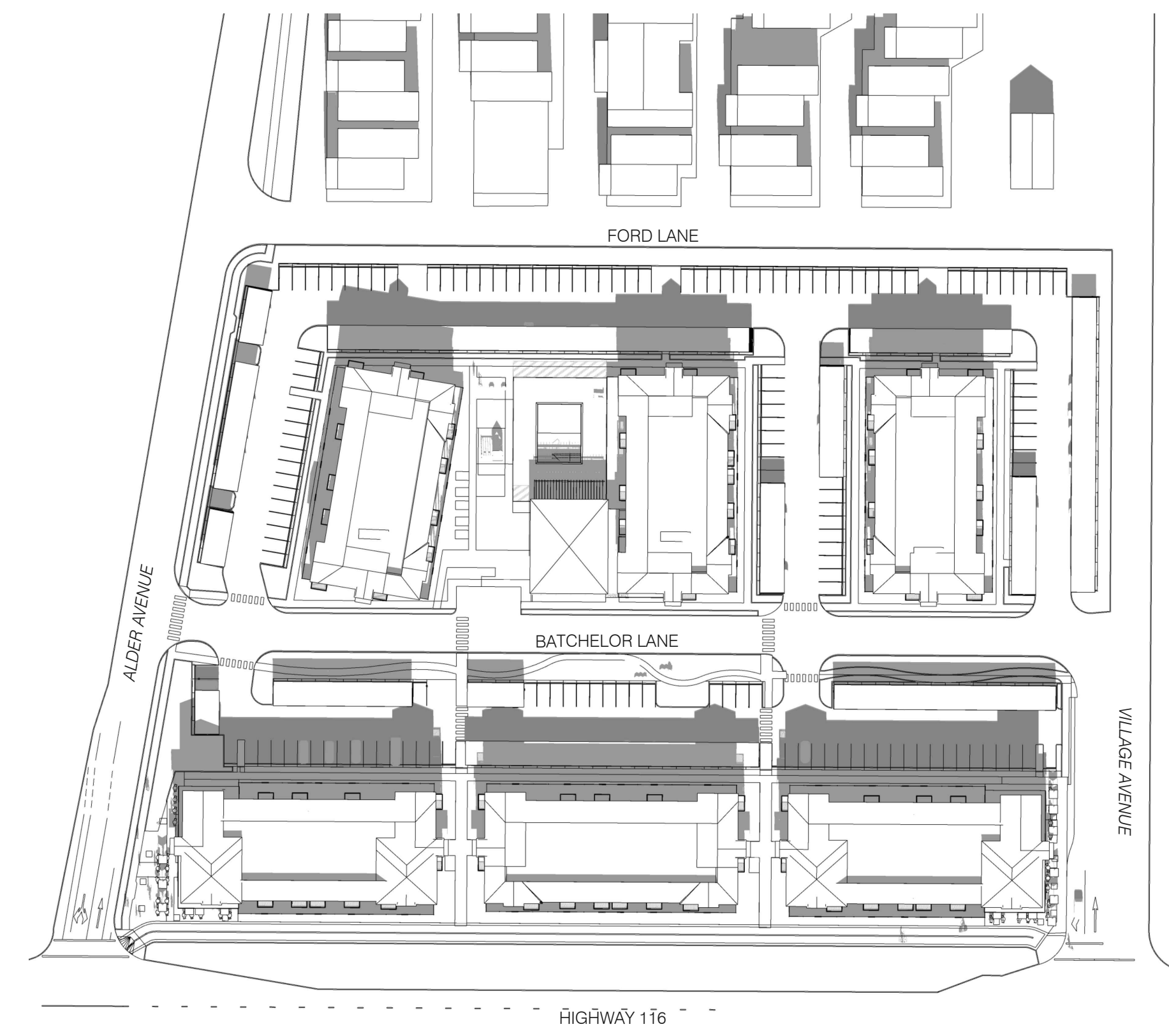
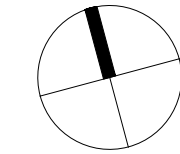
SHEET:

SHADOW STUDY  
WINTER & SUMMER  
SOLSTICE

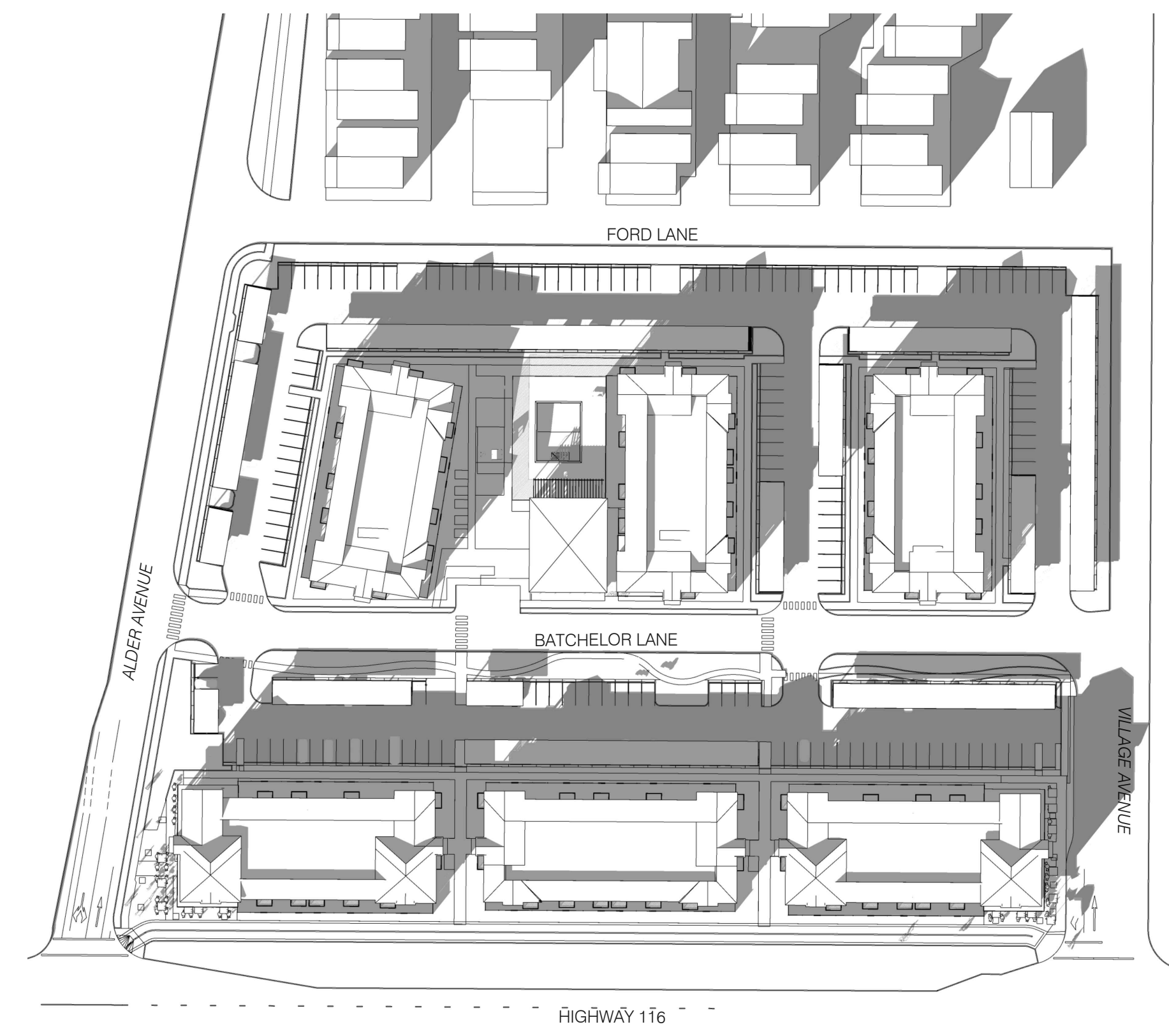
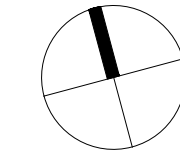
# A34



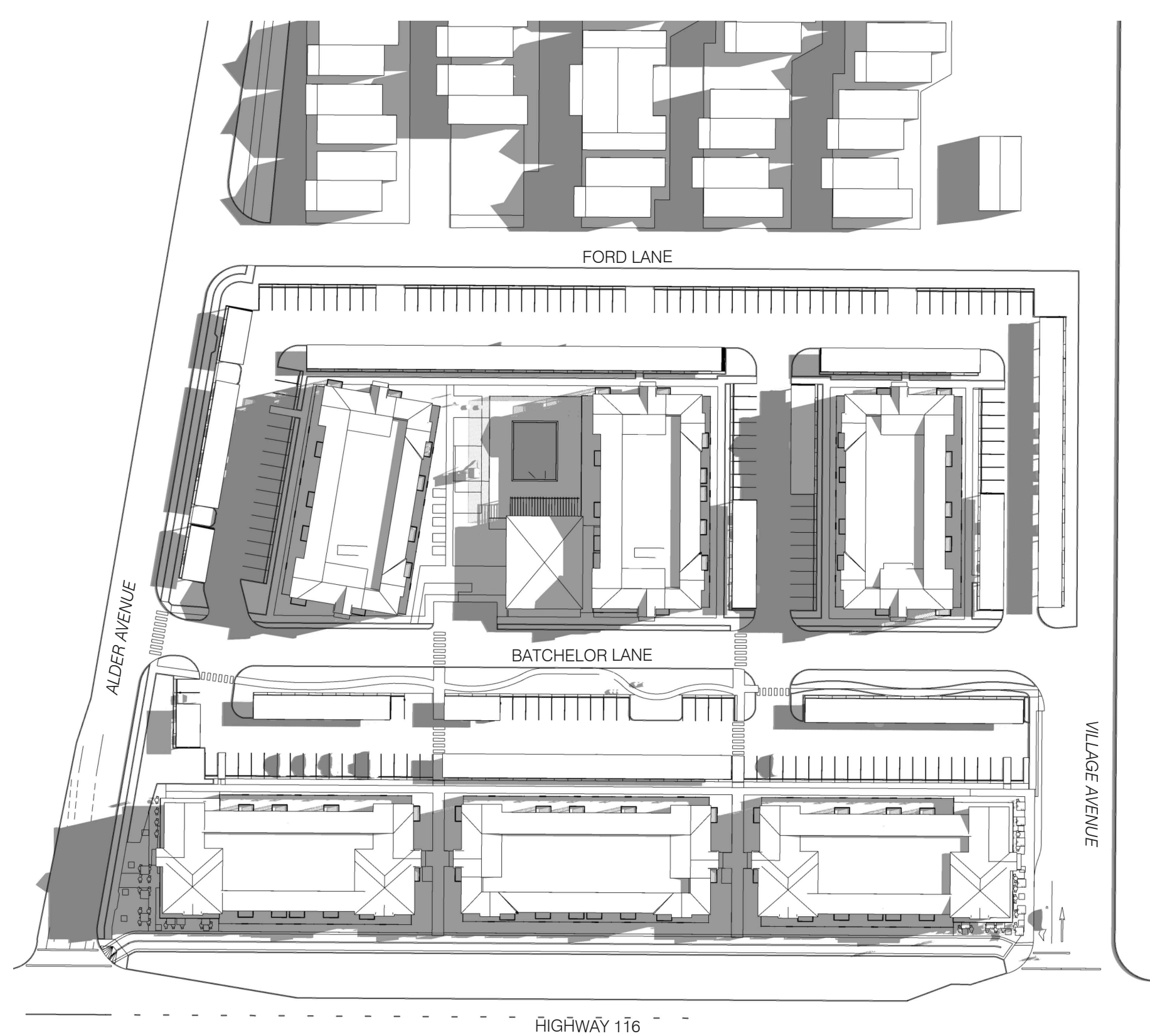
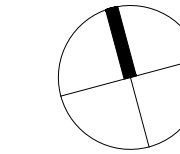
1 SHADOW STUDY - DEC 21ST - SUNRISE +2HRS  
1:160 @ 11X17 1:80 @ 24X36



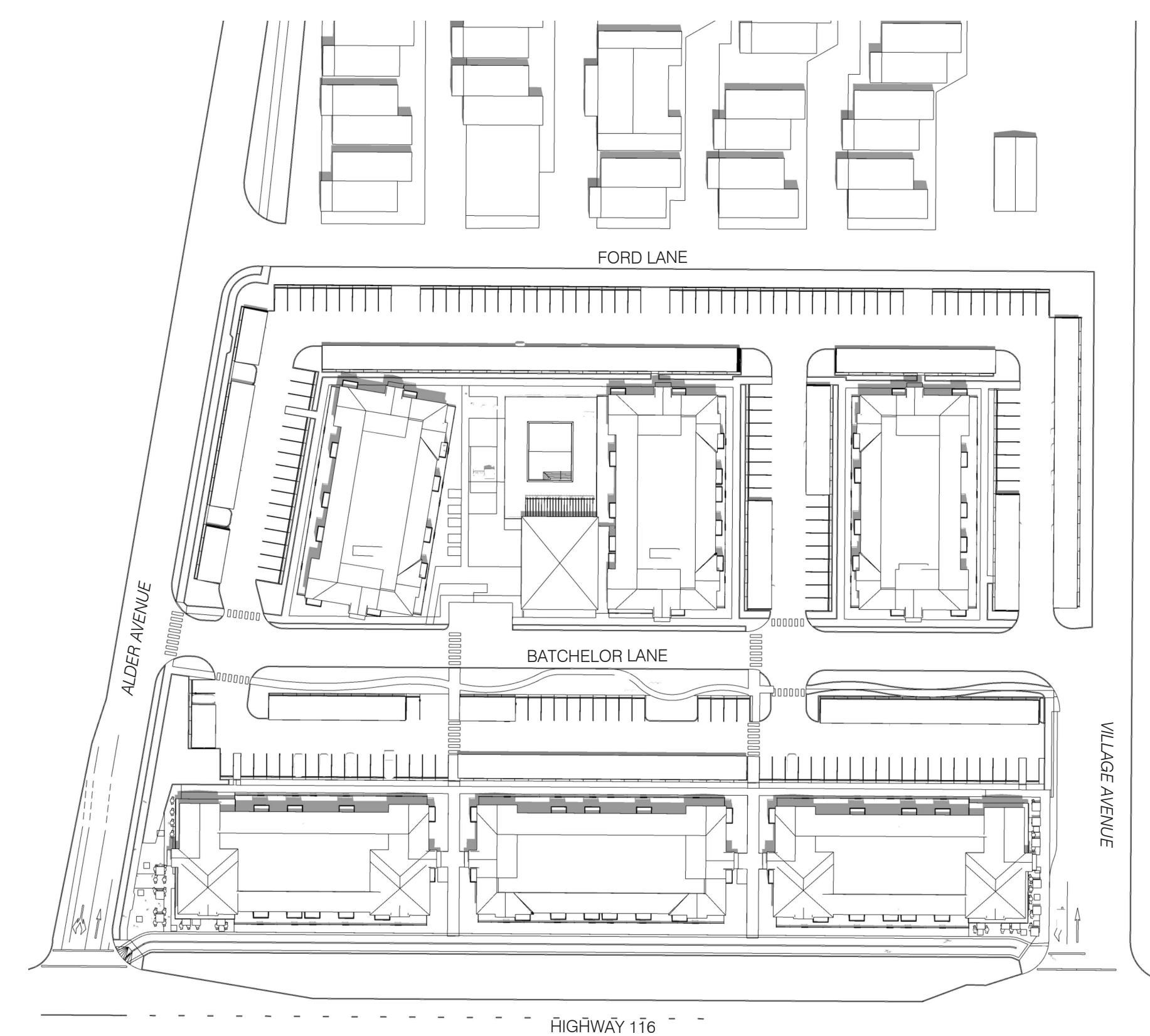
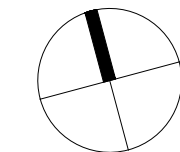
2 SHADOW STUDY - DEC 21ST - NOON  
1:160 @ 11X17 1:80 @ 24X36



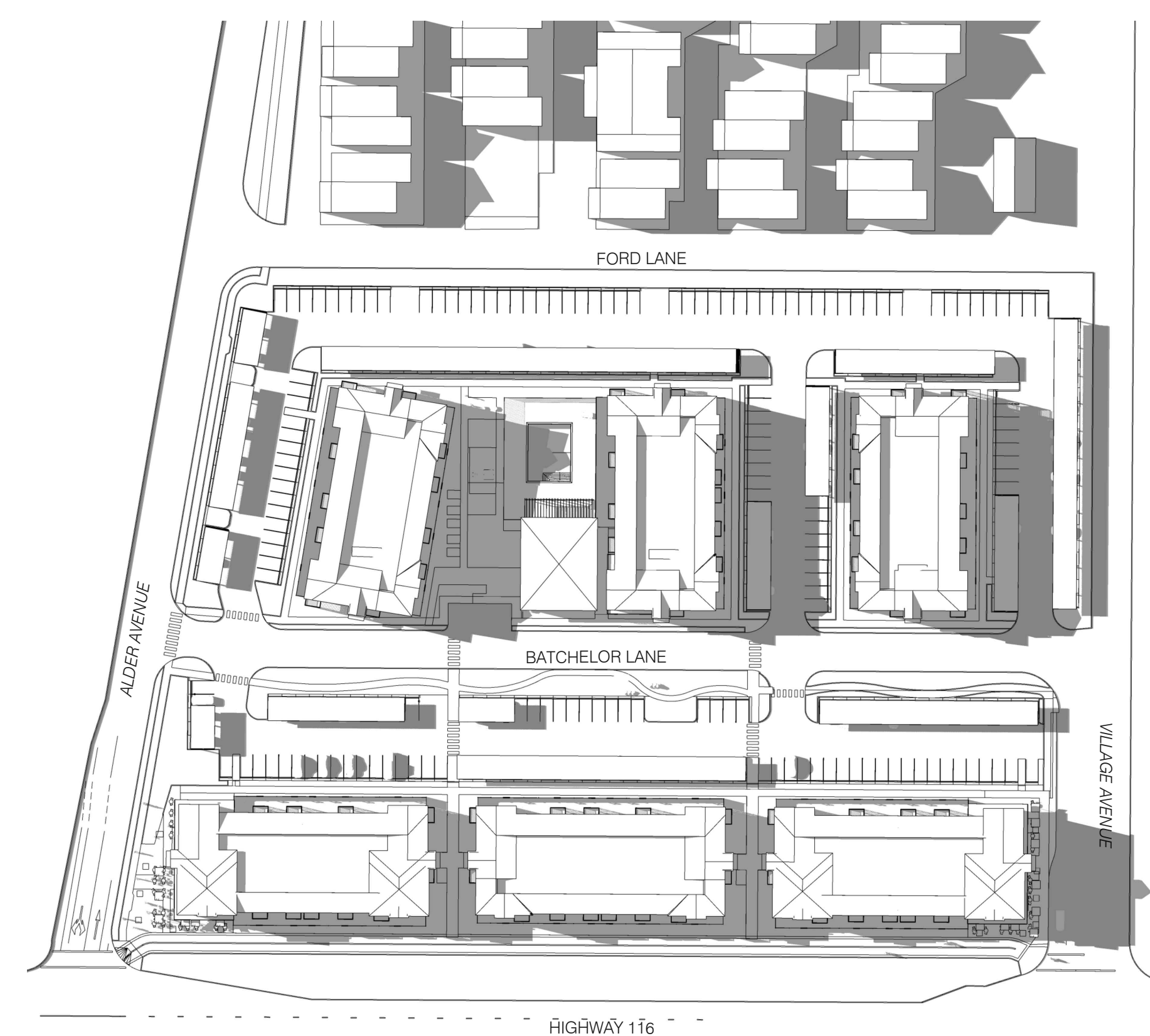
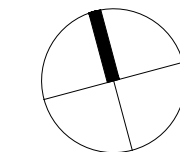
3 SHADOW STUDY - DEC 21ST - SUNSET -2HRS  
1:160 @ 11X17 1:80 @ 24X36



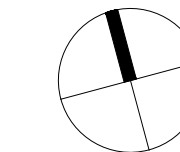
4 SHADOW STUDY - JUN 21ST - SUNRISE +2HRS  
1:160 @ 11X17 1:80 @ 24X36



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



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



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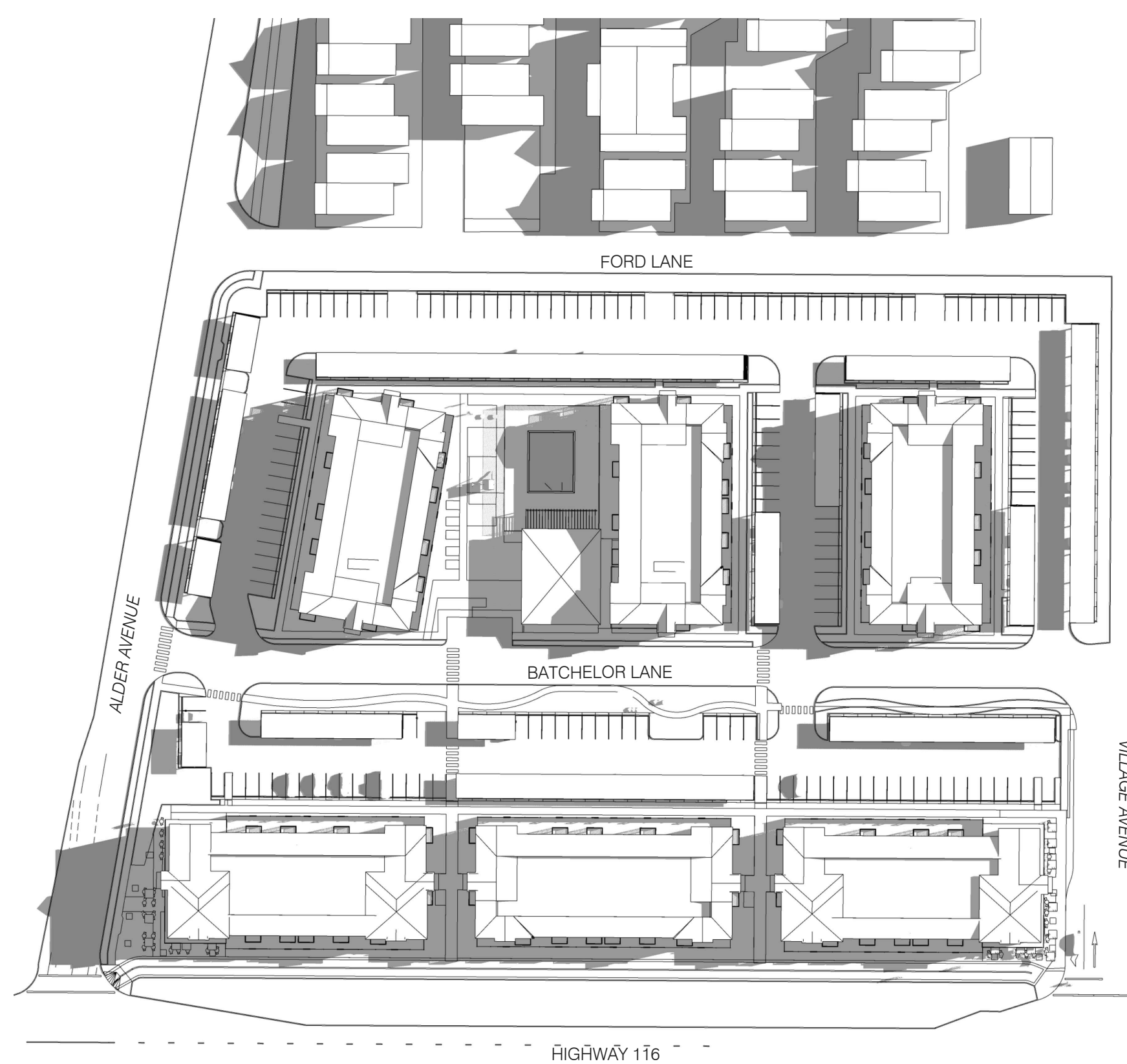
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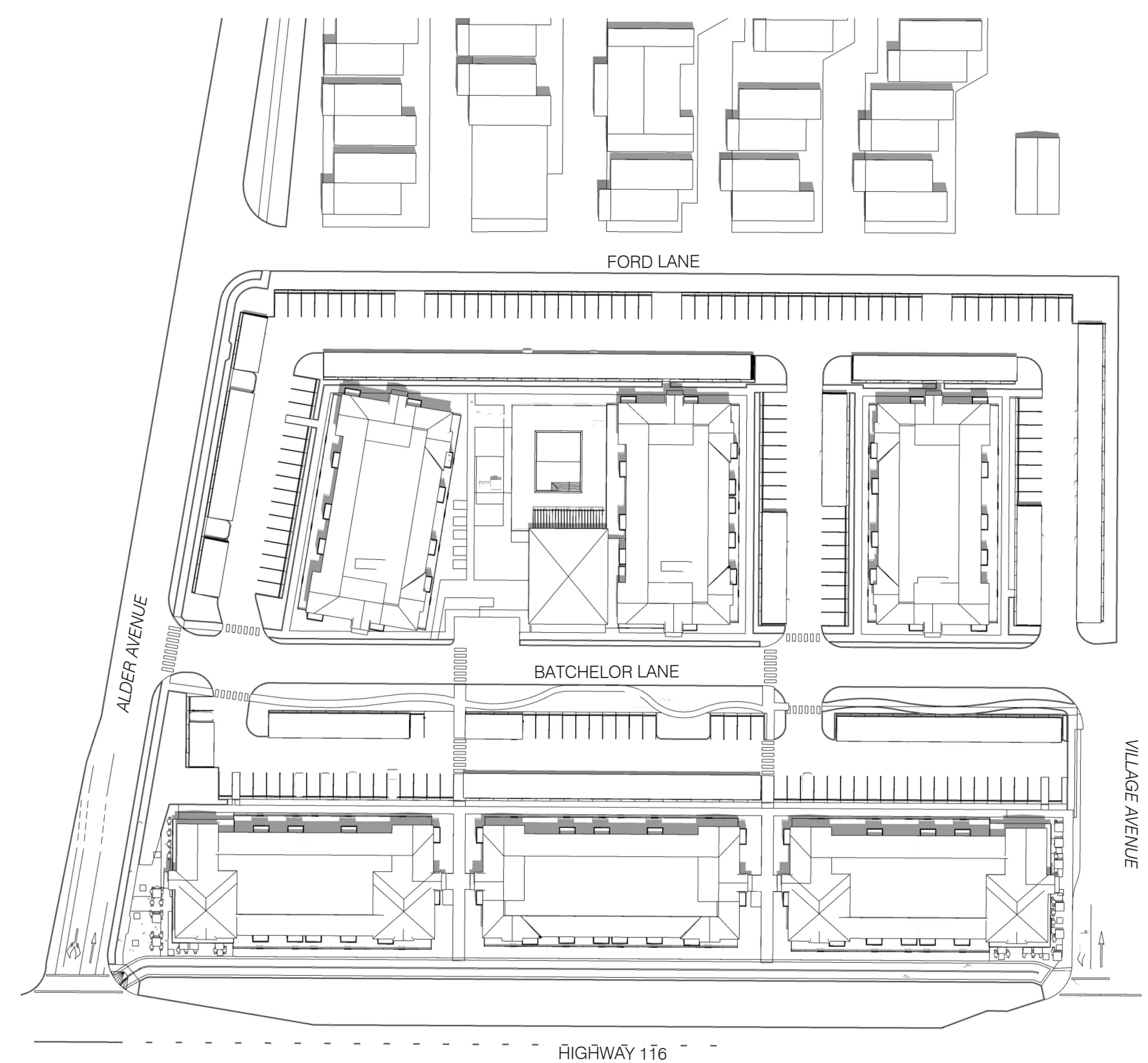
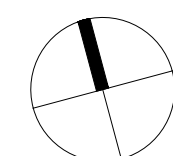
SHEET:

SHADOW STUDY  
EQUINOX

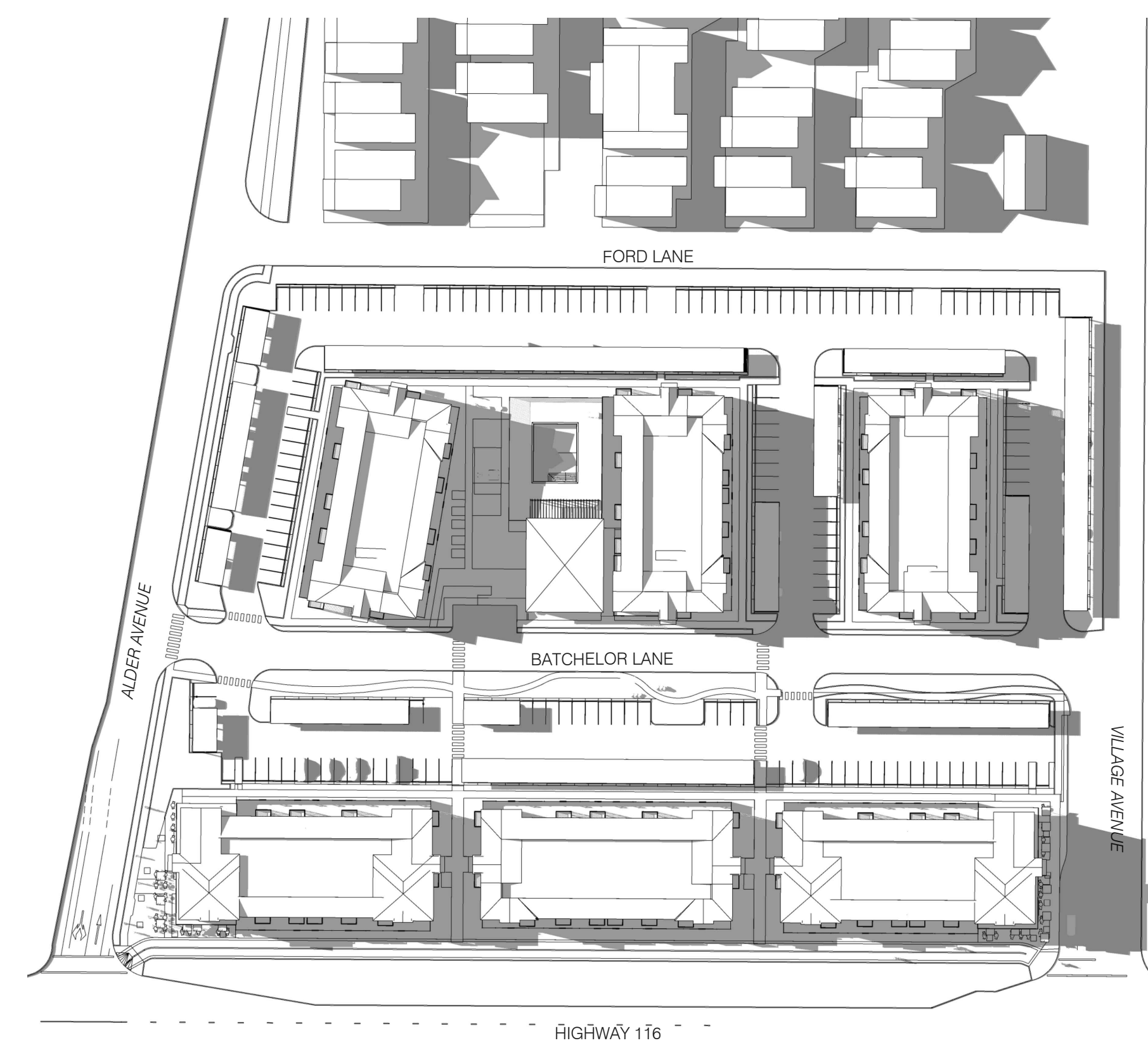
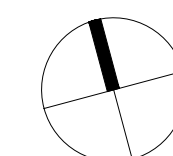
# A35



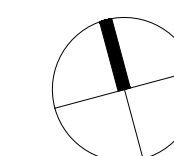
1 SHADOW STUDY - MAR 20TH - SUNRISE +2HRS  
1:160 @ 11X17 1:80 @ 24X36



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



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



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JOB: 2304






SHEET:

USABLE OPEN  
SPACE DIAGRAM

**A37**

OPEN SPACE	UNITS	RATIO	TOTAL
UNIT PATIOS	55	308	16,940
UNIT BALCONIES	85	60	5,100
POOL & POOL DECK			5,065
CENTRAL GREEN & PLAYGROUND			6,400
COMMUNITY CENTER			5,708
<b>TOTAL PROVIDED</b>			<b>39,213</b>
REQUIRED	177	150	26,550

**LEGEND**

-  CENTRAL GREEN AND PLAYGROUND
-  UNIT PATIOS
-  POOL AND POOL DECK
-  COMMUNITY CENTER
-  UNIT BALCONIES



**ENDURANCE SERIES**



### Endurance Window

Commercial Mid-Rise Windows

**Strength & Performance**

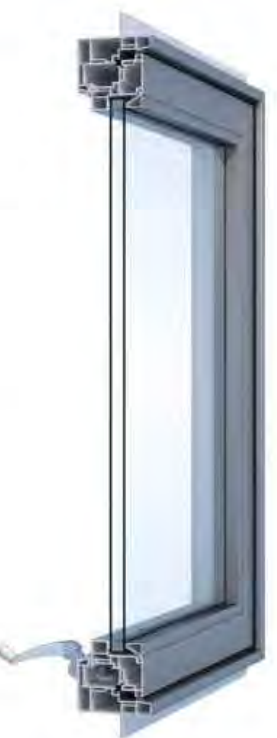
- Superior product performance developed and tested in the lab, proven in the field
- Commercial grade metal reinforcements interconnected throughout window assembly
- Vinyl frames deliver consistent thermal performance and minimize condensation
- Windows are assembled with continuous frames to avoid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

**Water Resistance**

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

**Design & Security**

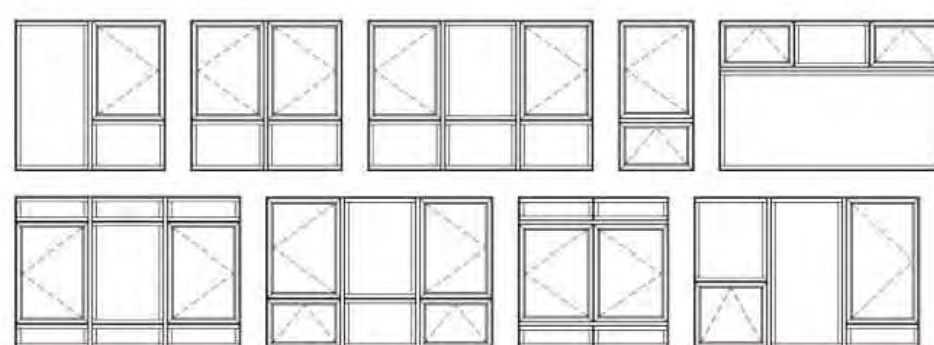
- Durable, co-extruded acrylic exterior finishes allow for color diversity
- Available multiple locking points ensure security and compress the triple weather seal for superior air and water resistance
- Easy to operate hardware for egress and fair housing requirements
- Heavily reinforced intersecting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



**vpi Quality Windows** 8 [www.vpiwindows.com](http://www.vpiwindows.com)  
 (800) 634-1478 | [info@vpiwindows.com](mailto:info@vpiwindows.com)  
 3420 E. Ferry, Spokane, WA 99202

**Commercial-Rated Performance:**  
 Engineered for Mid-Rise Construction

**Common Configurations:**



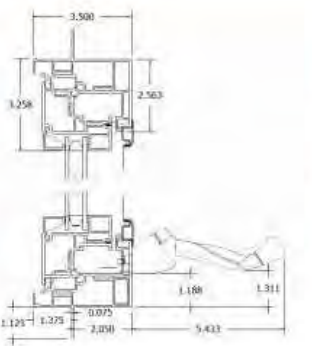
**Options:**

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

**Sill Details:**

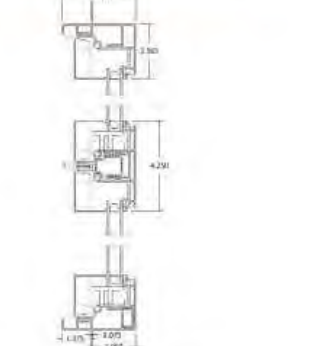
**Casement/Awning**  
 3 1/2" Frame Depth

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



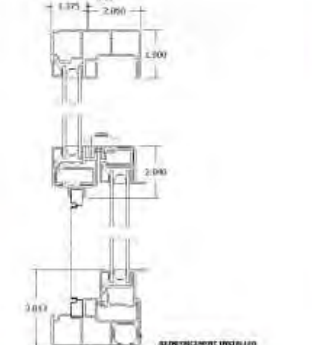
**Fixed Window**  
 3 1/2" Frame Depth

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



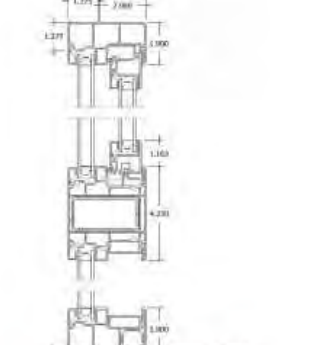
**Single Hung**  
 3 1/2" Frame Depth

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



**Horizontal Slider**  
 3 1/2" Frame Depth

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



**Colors:**

Base: White, Tan, Adobe, Black, Silver (clear anodized appearance), Architectural Bronze

SuperCapSR®  
 SuperCapSR

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

**vpi Quality Windows** 9 **ENDURANCE SERIES**

**Trex® Fencing**



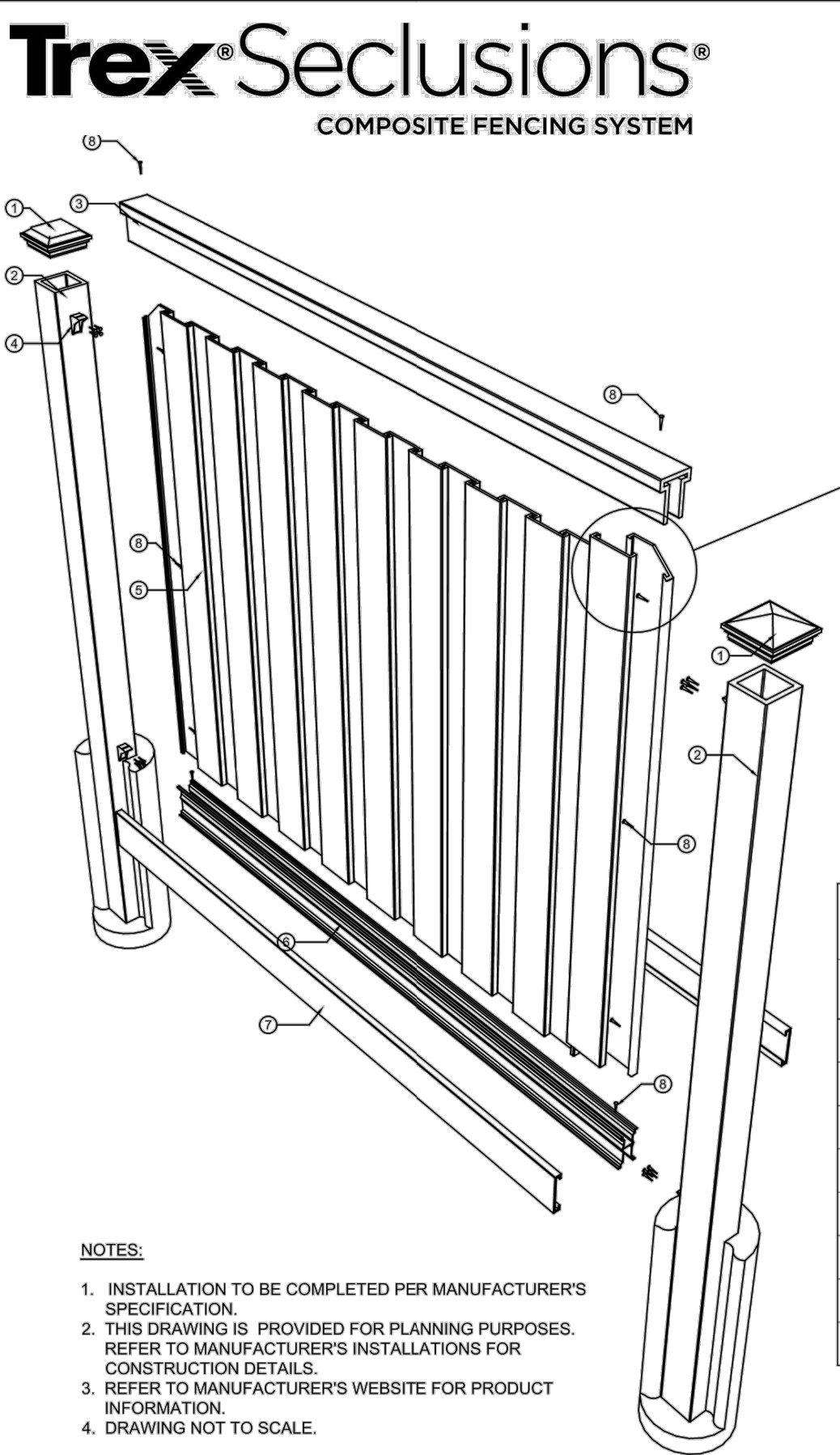
**Trex Seclusions®**  
 COMPOSITE FENCING SYSTEM

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

Learn more at [trexfencing.com/videos](http://trexfencing.com/videos)

**Trex® Seclusions®**  
 COMPOSITE FENCING SYSTEM

ARCHITECTURAL DRAWING: TREX SECLUSIONS FENCING EXPLODED VIEW



**BILL OF MATERIAL FOR AN 6' x 8' SECTION OF SECLUSIONS FENCING**

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

**NOTES:**

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

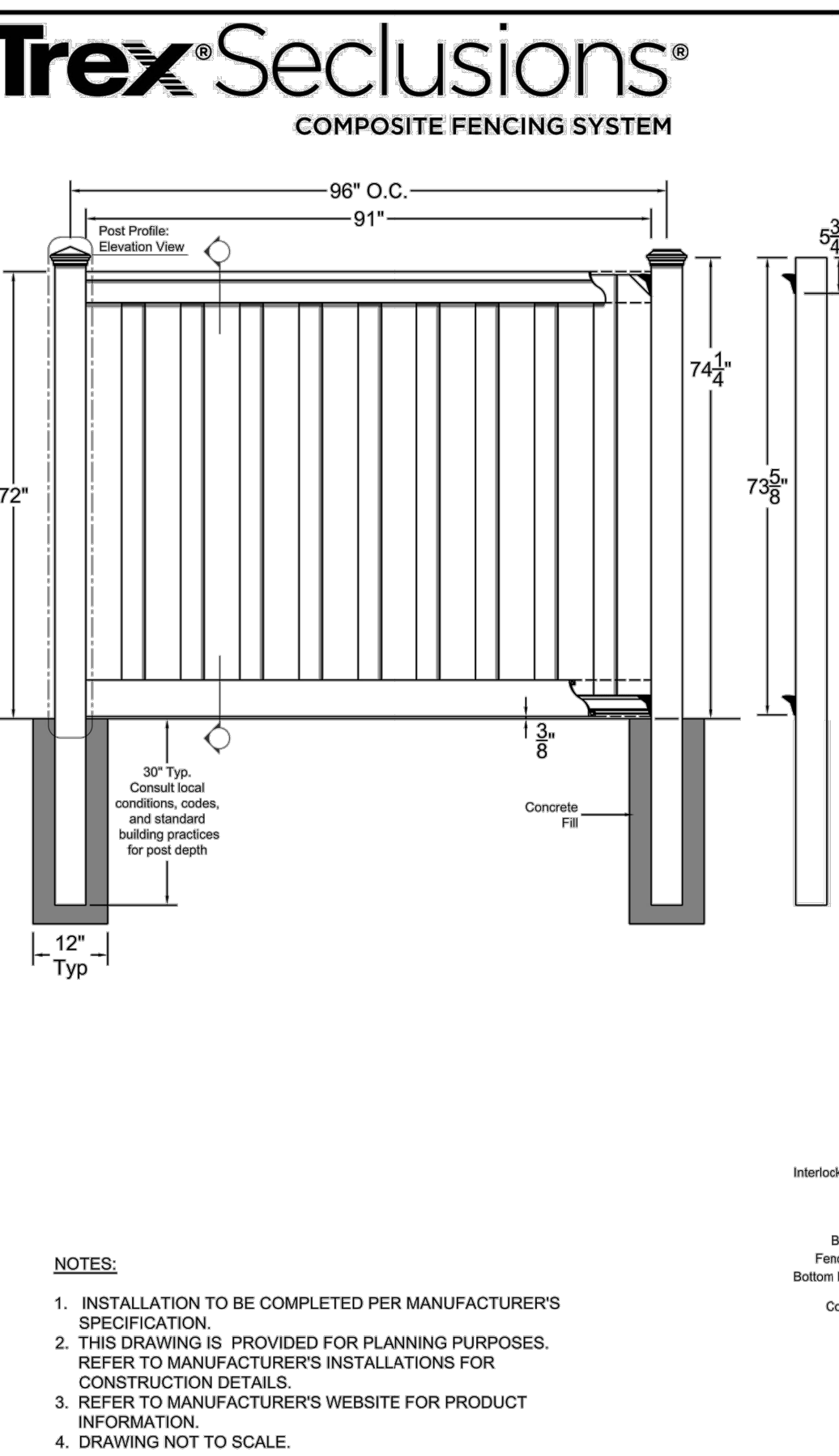
**TREX SECLUSIONS FENCING EXPLODED VIEW**

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Publication date Jan 29, 2019

**Trex® Seclusions®**  
 COMPOSITE FENCING SYSTEM

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



**COMPONENTS**

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

**NOTES:**

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

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Publication date Jan 29, 2019

**TRACHTENBERG ARCHITECTS**

2421 Fourth Street  
 Berkeley, California 94710  
 510.649.1414  
[www.TrachtenbergArch.com](http://www.TrachtenbergArch.com)

**COTATI VILLAGE COMMUNITY**

Cotati, CA

11.08.2023 REVISED SUBMITTAL (CORE)  
 12.18.2023 REVISED SUBMITTAL (FULL)

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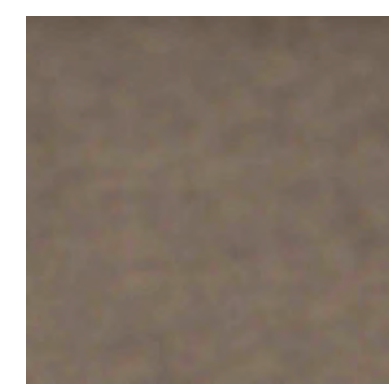
JOB: 2304

SHEET:

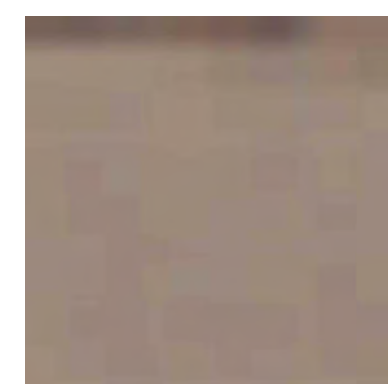
FENCE DETAILS & WINDOW INFORMATION



PRIMARY COLOR  
BEHR AGED BEIGE  
STUCCO



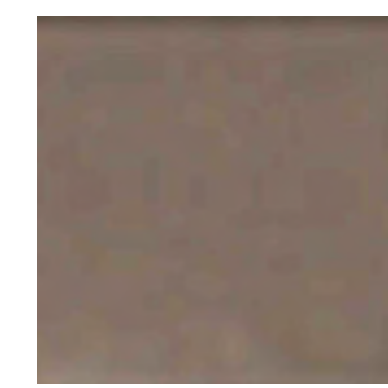
SECONDARY COLOR  
BEHR SUEDE GRAY  
STUCCO



TRIM COLOR  
BEHR SUEDE GREY  
PAINTED WOOD



TREX SADDLE  
FENCING



TREX TRANSCEND  
COMPOSITE  
DECKING  
ISLAND MIST



ASPHALT SHINGLE  
ROOF



VINYL WINDOWS,  
ARCHITECTURAL  
BRONZE

AGED BEIGE  
COLOR STUCCO  
PRIMARY

VINYL CASEMENT  
WINDOWS, TYP.

TREX TRANSCEND  
COMPOSITE DECKING

SUEDE GREY  
PAINTED WOOD  
TRIM

SUEDE GREY COLOR  
STUCCO  
SECONDARY

SUEDE GREY  
PAINTED WOOD  
TRIM

ASPHALT SHINGLE  
ROOF

**COTATI  
VILLAGE  
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SHEET:

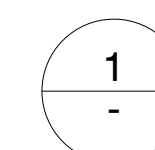
MATERIAL  
BOARD

**MAT**



(CALIFORNIA ST.)

SADDLE COLOR  
TREX FENCE



**NORTH ELEVATION**

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



**LEGAL DESCRIPTION:**

REAL PROPERTY IN THE CITY OF COTATI, COUNTY OF SONOMA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL ONE:  
LYING WITHIN THE COTATI RANCHO, COUNTY OF SONOMA, STATE OF CALIFORNIA AND BEING A PORTION OF LOTS 159 AND 160 AS SAID LOTS ARE SHOWN ON THE MAP ENTITLED "MAP OF SUBDIVISION NO. 7 RANCHO COTATI" ON FILE IN BOOK 10 OF MAPS, PAGE 9, SONOMA COUNTY RECORDS, SAID LANDS ALSO BEING A PORTION OF PARCEL NO. TWO OF LOT LINE ADJUSTMENT PER DOCUMENT NO. 2002-063020, PARCEL NO. FIVE OF LOT LINE ADJUSTMENT PER DOCUMENT NO. 2002-063023 BOTH OF OFFICIAL RECORDS OF SONOMA COUNTY, SAID PORTIONS BEING COMBINED TO FORM A SINGLE PARCEL. APN 046-286-021-000

AND

PARCEL TWO:  
PARCEL A, AS SHOWN UPON THE MAP ENTITLED "COTATI COTTAGES, A PLANNED UNIT DEVELOPMENT" FILED MARCH 19, 2003 IN BOOK 646 OF MAPS, PAGES 5 THROUGH 11, SONOMA COUNTY RECORDS. APN 144-050-009-000

**BENCHMARK:**

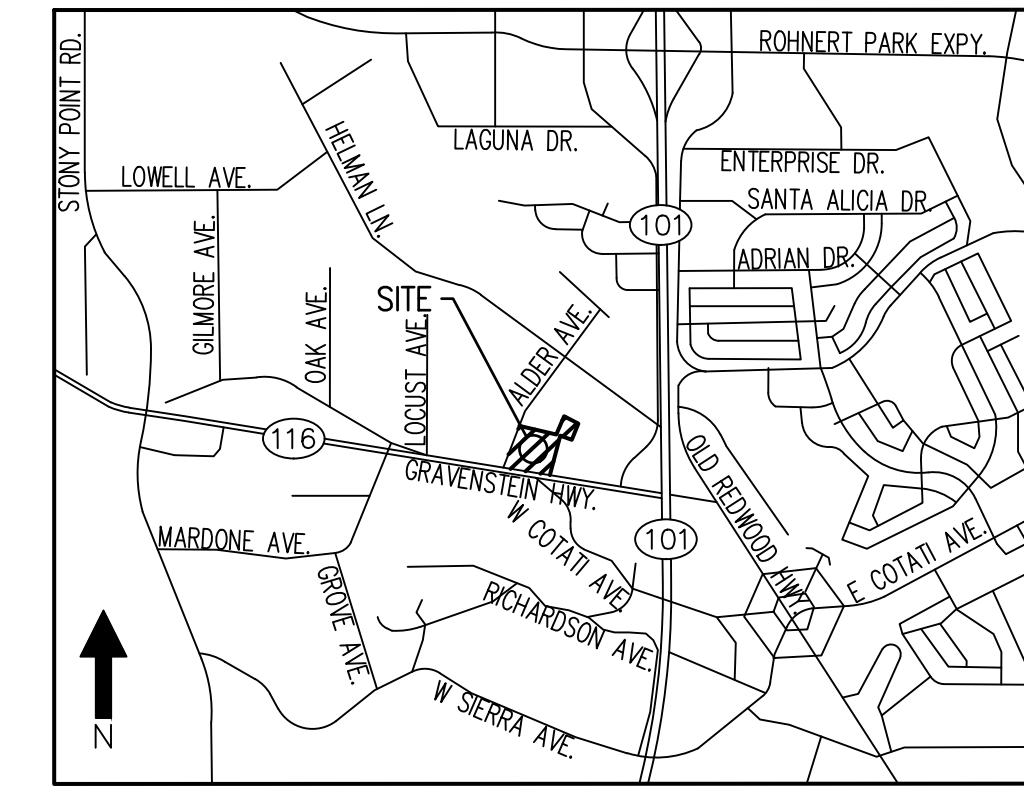
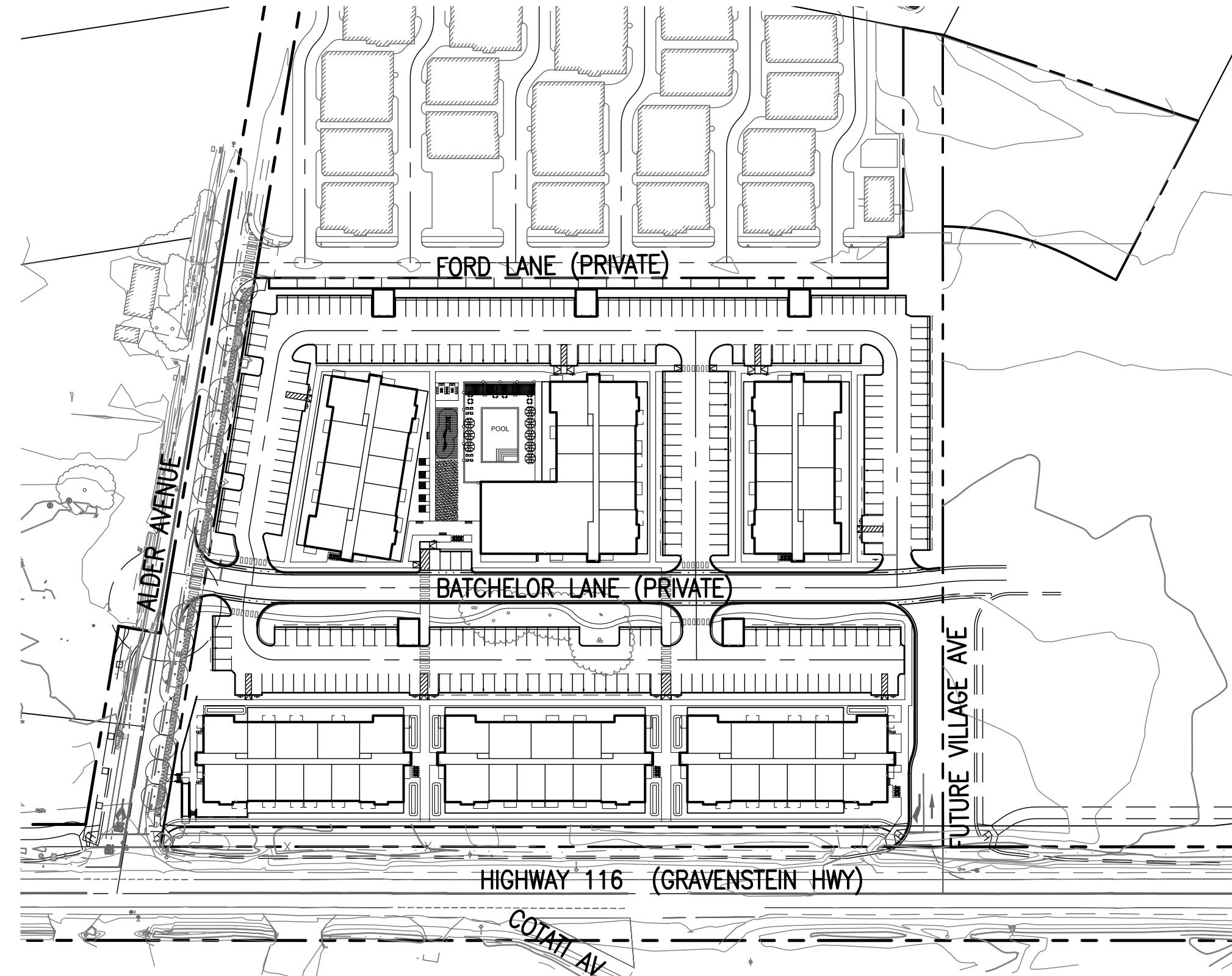
BEING A STANDARD TABLET STAMPED "5 GWM 1945 101" LOCATED IN THE TOP OF THE WEST END OF THE SOUTH HEADWALL OF A CONCRETE CULVERT ON THE SOUTHERLY SIDE OF THE GRAVENSTEIN HIGHWAY (116), 530' WESTERLY OF ALDER AVENUE. NGVD29 DATUM, ELEVATION 100.48'. (NAVD88 DATUM, ELEVATION=103.25' PER CARLISLE MACY TENTATIVE MAP FOR "SOUTH SONOMA BUSINESS PARK".)

**BASIS OF BEARINGS:**

THE BEARING OF THE MONUMENTED EASTERLY LINE OF ALDER AVENUE AS SHOWN ON THE FINAL MAP OF "COTATI COTTAGES" FILED MARCH 19, 2003 IN BOOK 646 OF MAPS AT PAGES 5-13, SONOMA COUNTY RECORDS, BEING N19°06'07"E.

# COTATI VILLAGE COMMUNITY

## IN THE CITY OF COTATI COUNTY OF SONOMA STATE OF CALIFORNIA



VICINITY MAP  
N.T.S.



ONE VENTURE, SUITE 130  
IRVINE, CA 92618  
(949) 339-5330  
MFKESSLER.COM

### COTATI VILLAGE COMMUNITY

DECEMBER 18, 2023  
COTATI, CA  
REVISED SUBMITTAL

**ABBREVIATIONS**

AB	AGGREGATE BASE	MH	MANHOLE
ABND.	ABANDONED	N'LY	NORTHERLY
AC	ASPHALTIC CONCRETE	N.A.P.	NOT A PART
AD	AREA DRAIN	NTS	NOT TO SCALE
BW	BOTTOM OF WALL	PA	PLANTER AREA
CL	CENTER LINE	PCC	PORTLAND CEMENT CONCRETE
CB	CATCH BASIN	PR.	PROPOSED
CSP	CORRUGATED STEEL PIPE	PL	PROPERTY LINE
DW	DOMESTIC WATER	R	RADIUS
E'LY	EASTERLY	RCP	REINFORCED CONCRETE PIPE
EG	EXISTING GRADE	SD	STORM DRAIN
EX	EXISTING	SDR	STANDARD DIMENSION RATIO
FG	FINISHED GRADE	SF	SQUARE FEET
FH	FIRE HYDRANT	S'LY	SOUTHERLY
FL	FLOW LINE	SS	SANITARY SEWER
FNC	TOP OF FENCE	STA	STATION
FS	FINISHED SURFACE	STD	STANDARD
FW	FIRE WATER	TC	TOP OF CURB
GB	GRADE BREAK	TF	TOP OF FOOTING
OFF	GARAGE FINISHED FLOOR	TG	TOP OF GRATE
HP	HIGH POINT	TW	TOP OF WALL
INV	INVERT	TS	TOP OF SLOPE
LA	LANDSCAPE AREA	TYP	TYPICAL
LL	LOT LINE	W/	WEST/WITH
LP	LOW POINT		
MIN	MINIMUM		
MISC	MISCELLANEOUS		

**PROJECT DESCRIPTION:**

- PERIMETER CONDITIONS (SHEET C0)
- A PRIVATE STREET IS PROPOSED TO CONNECT ALDER AVE WITH A FUTURE DEVELOPMENT TO THE EAST. ANOTHER FUTURE STREET IS PLANNED ALONG THE EASTERN EDGE OF THE PROJECT. THIS WILL CONNECT TO THE FUTURE WIDENING AND SIGNALIZATION OF HIGHWAY 116 (GRAVENSTEIN HWY).
  - NO IMPROVEMENTS ARE PROPOSED ALONG HIGHWAY 116 (GRAVENSTEIN HWY) WITH THIS DEVELOPMENT.
  - THE PROPOSED IMPROVEMENTS DO NOT CONFLICT WITH THE FUTURE CUL-DE-SAC MODIFICATIONS TO ALDER AVE. THE CURB RETURN ON THE SOUTH SIDE OF BATCHELOR CAN REMAIN IN PLACE AND THE NEW CURB CAN CONNECT DIRECTLY.
  - REVISED TO MATCH REVISED SITE PLAN.
- TOPOGRAPHY (SHEET C1)
- SIX (6) OAK TREES ARE TO BE SAVED NEAR THE CENTER OF THE SITE.
  - FOUR (4) OAK TREES WILL BE REMOVED ALONG WITH SEVERAL OTHER NON-PROTECTED SPECIES OF TREES.
  - TWO EXISTING STOCKPILES ARE LOCATED ON THE PROPERTY. THESE WILL BE USED FOR SITE GRADING.
  - THE EXISTING CURB RETURNS AT ALDER AND BATCHELOR SHALL BE REMOVED AND RECONSTRUCTED TO COMPLY WITH CITY MINIMUM CURB RETURN RADII.
  - THERE ARE NO ON-SITE WELLS, SEPTIC TANKS, OR UNDERGROUND FUEL STORAGE TANKS.
  - NO EXISTING STRUCTURES EXIST.
  - NO DEMOLITION PLAN IS REQUIRED.
- SITE LAYOUT (SHEET C2)
- FIVE (5) RESIDENTIAL BUILDINGS ARE PROPOSED. THE THREE (3) BUILDINGS ALONG HIGHWAY 116 (GRAVENSTEIN HWY) WILL CONTAIN SOME COMMERCIAL/RETAIL AND RESIDENTIAL UNITS.
  - BUILDINGS A, B, & C CONTAIN BOTH RESIDENTIAL AND COMMERCIAL/RETAIL UNITS. A PLAZA SERVES THE CORNER COMMERCIAL UNIT IN BUILDING A. ANOTHER SMALLER PLAZA IS LOCATED NEAR THE CORNER OF BUILDING C.
  - A PRIVATE COMMUNITY CENTER WITH A POOL IS LOCATED IN THE CENTER OF THE PROJECT.
  - A FIRE ACCESS IS DEPICTED FOR EACH INTERSECTION. THE INSIDE RADIUS IS 25'-FT AND THE OUTSIDE RADIUS IS 45'-FT. THE WIDTH OF ALL ACCESS PATHS IS 20'-FT. THIS COMPLIES WITH RANCHO ADOBE FIRE REQUIREMENTS.
  - REVISED TO MATCH REVISED SITE PLAN.

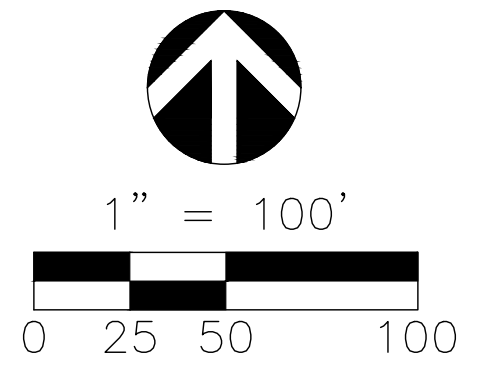
- EASEMENTS (SHEET C3)
- ALL RELEVANT EASEMENTS FROM THE CURRENT TITLE REPORT (FIDELITY TITLE, DATED 10/21/21) ARE IDENTIFIED ON THIS PLAN.
  - SEVERAL EASEMENTS ARE TO BE VACATED WITH THE COOPERATION OF THE BENEFITING ORGANIZATIONS.
  - PROPOSED EASEMENTS ARE SHOWN FOR UTILITIES AND ACCESS.
  - REVISED TO MATCH REVISED SITE PLAN.

- GRADING AND DRAINAGE (SHEET C4)
- THE FINISHED FLOORS OF A, B, & C ARE SET SO THEY ARE HIGHER THAN THE FUTURE HIGHWAY 116 (GRAVENSTEIN HWY) IMPROVEMENTS.
  - THE FINISHED FLOORS OF D, E, & F ARE SET AT LEAST 1-FT HIGHER THAN THE OVERFLOW ELEVATION OF THE PROPERTY.
  - ADA ACCESSIBILITY TO THE AMENITIES IS MAINTAINED THROUGHOUT THE SITE.
  - REVISED TO MATCH REVISED SITE PLAN.

- WATER QUALITY AFTER CONSTRUCTION (SHEET C5-0)
- THE SOUTH 19% OF THE SITE IS TREATED BY 12 BIO-INFILTRATION SWALES LOCATED BETWEEN BUILDINGS A, B, & C.
  - THE NORTH 81% OF THE SITE IS TREATED IN THE MODIFIED BIO-INFILTRATION SWALE LOCATED ALONG THE NORTH PROPERTY LINE OF THE ADJACENT COTATI VILLAS TRACT. SEE EASEMENTS 2.6 AND 2.9 ON SHEET C3.
  - PLANTABLE PAVERS ARE PROPOSED ALONG BUILDING F WITHIN THE GREENBELT EASEMENT. SEE EASEMENT 2.8 ON SHEET C3.
  - REVISED TO MATCH REVISED SITE PLAN.

- WATER QUALITY DURING CONSTRUCTION (SHEET C5-1)
- PERIMETER CONTROLS WILL PREVENT SEDIMENT RUNOFF FROM LEAVING THE PROJECT LIMITS.
  - SEDIMENT BASINS WILL CONTAIN THE RUNOFF AND ALLOW SEDIMENT TO PRECIPITATE OUT BEFORE DISCHARGE TO THE STORM DRAIN SYSTEM.
  - STABILIZED CONSTRUCTION ENTRANCE/EXIT WILL LIMIT TRACKING OF DIRT ON PUBLIC ACCESS ROADS.
  - INLET PROTECTIONS (ONCE INLETS ARE INSTALLED) WILL PREVENT STORM DRAIN SYSTEM FROM CONVEYING SEDIMENT LADEN RUNOFF FROM CLOGGING THE PIPES.
  - REVISED TO MATCH REVISED SITE PLAN.

- UTILITIES (SHEET C6)
- EACH BUILDING IS SERVED BY A SINGLE SEWER, DOMESTIC WATER SERVICE, AND FIRE WATER SERVICE.
  - WATER CONNECTIONS ARE MADE TO THE MAINS IN ALDER AVENUE, FORD LANE, AND HIGHWAY 116 (GRAVENSTEIN HWY). SEE EASEMENTS 1.3 AND 1.9 ON SHEET C3.
  - FIRE HYDRANTS ARE LOCATED THROUGHOUT THE SITE TO SERVE EACH BUILDING.
  - THE NORTH HALF OF THE SITE IS SERVED BY THE SEWER MAIN IN FORD LANE. THE SOUTH HALF IS SERVED BY THE SEWER MAIN ALONG HIGHWAY 116 (GRAVENSTEIN HWY). SEE EASEMENTS 2.1 AND 2.7 ON SHEET C3.
  - STORM DRAINAGE IS COLLECTED IN THE STREETS AND DRIVE ALLEYS AND CONVEYED VIA PIPE TO THE EXISTING SWALE ALONG THE NORTH PROPERTY LINE OF THE COTATI COTTAGES TRACT. FROM THERE IT CONNECTS TO THE STORM DRAIN SYSTEM IN ALDER AVE. SEE EASEMENTS 2.6 AND 2.9 ON SHEET C3.
  - THE OVERHEAD LINES ALONG HIGHWAY 116 (GRAVENSTEIN HWY) WILL BE PLACED UNDERGROUND.
  - REVISED TO MATCH REVISED SITE PLAN.



**SHEET INDEX:**

- C-0 CIVIL TITLE SHEET AND DETAILS
- C-1 EXISTING TOPOGRAPHY & DEMOLITION PLAN
- C-2 PRELIMINARY SITE PLAN / PRELIMINARY FIRE ACCESS & HYDRANT PLAN
- C-3 EASEMENTS EXHIBITS
- C-4 PRELIMINARY GRADING AND DRAINAGE PLAN
- C-5 PRELIMINARY WATER QUALITY PLAN / PRELIMINARY EROSION & SEDIMENT PLAN
- C-6 PRELIMINARY UTILITY PLAN

**PRELIMINARY EARTHWORK QUANTITY ESTIMATE:**

(QUANTITIES FOR PLAN CHECK PURPOSES ONLY)

ITEM	QUANTITY
RAW CUT	+15,100 CY
RAW FILL	-12,500 CY
NET CUT (EXPORT)	-2,600 CY

- NET CUT (EXPORT) -2,600 CY
- \* ASSUMPTIONS:
- UPDATE 4/20/2022
  - BUILDING SLAB SECTION ASSUMED TO BE 8".
  - STREET PAVEMENT SECTION ASSUMED TO BE 8".
  - INCLUDES EXISTING STOCKPILES.
  - EARTHWORK QUANTITIES HEREON DO NOT INCLUDE SHRINKAGE OR SPOILS ASSOCIATED WITH BUILDING FOOTING TRENCHES, OVER-EXCAVATION, UTILITY TRENCHES, SIDEWALK UNDERCUT, OR RETAINING WALL TRENCHES.

**OWNER/DEVELOPER:**

116 ASSOCIATED INVESTORS LLC  
CONTACT: STEVE MONAHAN  
1101 FIFTH AVE, SUITE 300  
SAN RAFAEL, CA 94901

**ARCHITECT:**

DESIGN DRAW BUILD INC  
CONTACT: TYLER KOBICK  
2866 WEBSTER ST  
OAKLAND, CA 94609

**LANDSCAPE ARCHITECT:**

YAMASAKI LANDSCAPE ARCHITECTURE  
CONTACT: JEFF AMBROSIA  
1223 HIGH ST  
AUBURN, 95603

**CIVIL ENGINEER:**

MFKESSLER, INC.  
CONTACT: ALI MONSHIZADEH  
ONE VENTURE, SUITE 130  
IRVINE, CA 92618

**SOILS ENGINEER:**

MILLER PACIFIC ENGINEERING GROUP  
CONTACT:  
504 REDWOOD BLVD, SUITE 220  
NOVATO, CA 94947

**TRAFFIC ENGINEER:**

W-TRANS TRAFFIC CONSULTANTS  
CONTACT:  
490 MENDOCINO AVE, SUITE 201  
SANTA ROSA, CA 95401

**ADDRESS:**

GRAVENSTEIN HWY & ALDER AVE  
COTATI, CA 94931

**ASSESSOR PARCEL NO.**

APN: 046-286-021 & 144-050-009

**LAND AREA:**

340,745 SQUARE FEET (7.82 ACRES)

**UTILITY PURVEYORS:**

**SEWER**  
CITY OF COTATI PUBLIC WORKS DEPARTMENT  
(707) 665-3631

**STORM DRAIN**  
CITY OF COTATI PUBLIC WORKS DEPARTMENT  
(707) 665-3638

**WATER**  
CITY OF COTATI PUBLIC WORKS DEPARTMENT  
(707) 665-3631

**ELECTRICITY**  
PG&E  
(800) 743-5000

**GAS**  
PG&E  
(800) 743-5000

**TELEPHONE**  
AT&T  
(855) 837-9042

**TRASH/REFUSE**  
RECOLOGY SONOMA MARIN  
(800) 243-0291

**SURVEY NOTE:**

- \* PROJECT SURVEY AND TOPOGRAPHY SOURCE IS SURVEY PREPARED BY ADOBE ASSOCIATES, MARCH 2003.

**ZONING:**

CG - COMMERCIAL GRAVENSTEIN CORRIDOR

**FLOOD ZONE:**

FLOOD ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAN (500-YEAR FLOOD).

COMMUNITY MAP NO. 06097C0878E DATED: DECEMBER 02, 2008.



### CIVIL TITLE SHEET AND DETAILS

C0-0



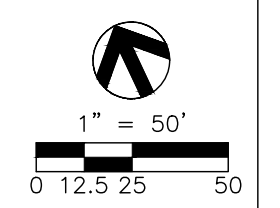
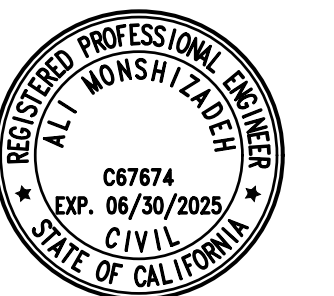
**COTATI VILLAGE  
COMMUNITY**

DECEMBER 18, 2023  
COTATI, CA  
REVISED SUBMITTAL

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3. THIS SHEET DEPICTS THE EXISTING TOPOGRAPHY FOR THE SITE SURVEYED MARCH 2003 BY ADOBE ASSOCIATES, INC.
4. FIVE (6) OAK TREES ARE TO BE SAVED NEAR THE CENTER OF THE SITE.
5. FOUR (4) OAK TREES ARE TO BE REMOVED ALONG WITH SEVERAL OTHER NON-PROTECTED SPECIES OF TREES.
6. TWO EXISTING STOCKPILES ARE LOCATED ON THE PROPERTY.
7. THE EXISTING CURB RETURNS AT ALDER AND FUTURE BATCHLOR SHALL BE REMOVED AND RECONSTRUCTED TO COMPLY WITH CITY MINIMUM CURB RETURN RADIUS.
8. THERE ARE NO ON-SITE WELLS, SEPTIC TANKS, OR UNDERGROUND FUEL STORAGE TANKS.
9. NO EXISTING STRUCTURES EXIST.
10. NO DEMOLITION PLAN IS REQUIRED.



BENCHMARK:  
BEING A STANDARD TABLET STAMPED "S GWM 1945  
101" LOCATED IN THE TOP OF THE WEST END OF  
THE SOUTH HEADWALL OF A CONCRETE CULVERT  
ON THE SOUTHERLY SIDE OF GRAVENSTEIN  
HIGHWAY (116), 530' WESTERLY OF ALDER  
AVENUE. NGVD 1929 DATUM, ELEVATION-100.48'.  
(NAVD 1988 DATUM ELEVATION=103.25' PER  
CARLISLE MACY TENTATIVE MAP FOR "SOUTH  
SONOMA BUSINESS PARK") COTATI COTTAGES  
USED 102.81'.



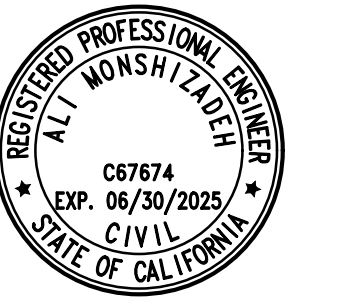
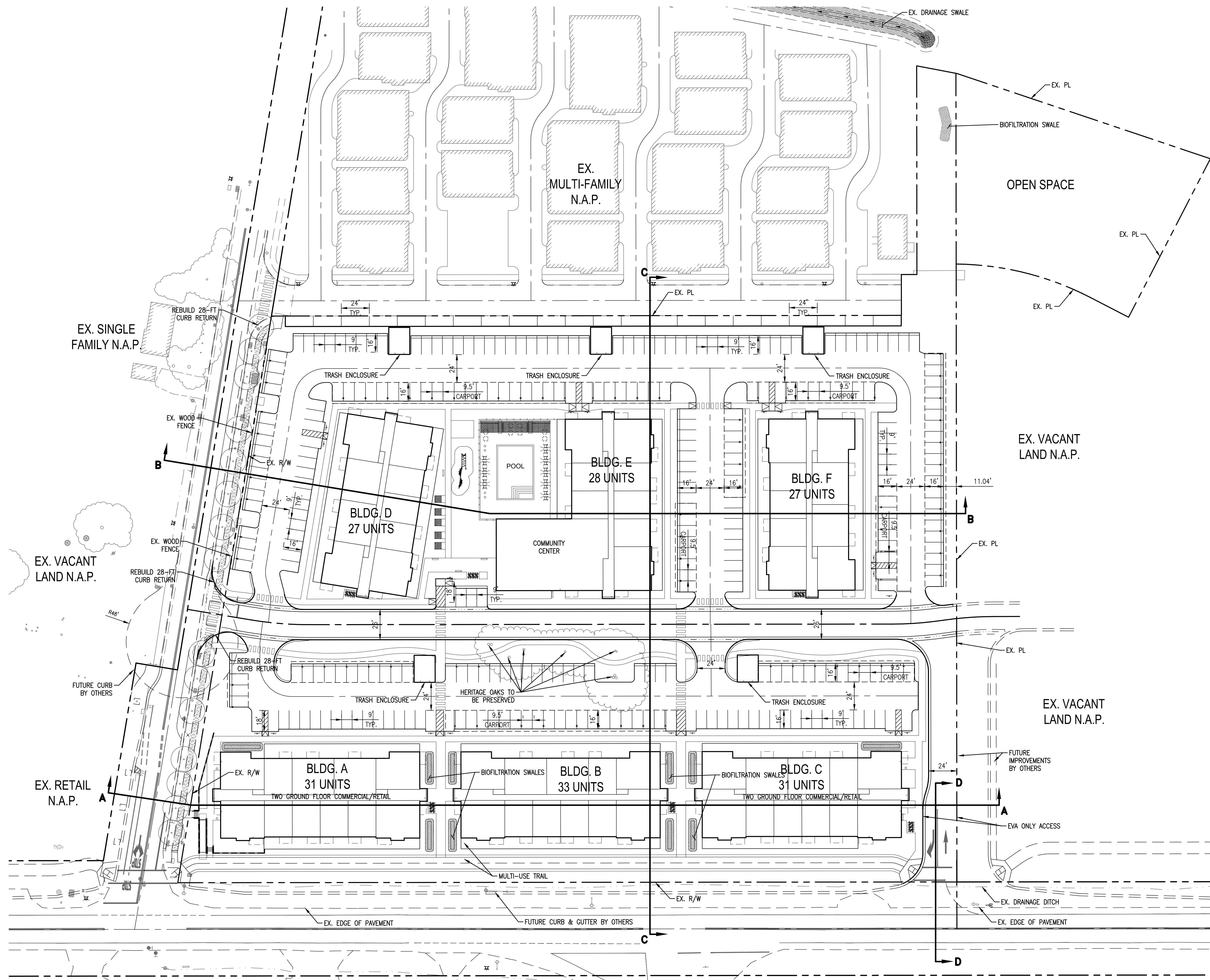
**EXISTING  
TOPOGRAPHY &  
DEMOLITION PLAN**

**C1-0**

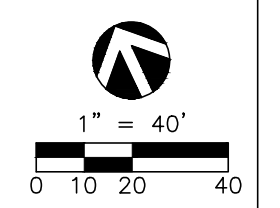
**COTATI VILLAGE  
COMMUNITY**

DECEMBER 18, 2023  
COTATI, CA  
REVISED SUBMITTAL

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2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECT'S, LANDSCAPE ARCHITECT'S DRAWINGS AND SPECIFICATIONS
3. THIS SHEET DEPICTS THE PRELIMINARY SITE PLAN.
4. BUILDINGS A, B, & C CONTAIN BOTH RESIDENTIAL AND COMMERCIAL/RETAIL UNITS.
5. A PLAZA SERVING THE CORNER COMMERCIAL UNIT IN BUILDING A.
6. ANOTHER SMALLER PLAZA IS LOCATED NEAR THE CORNER OF BUILDING C.
7. A PRIVATE COMMUNITY CENTER WITH A POOL IS LOCATED IN THE CENTER OF THE PROJECT.
8. SEE SHEET C4-0 FOR SECTIONS.



**PRELIMINARY  
SITE PLAN**

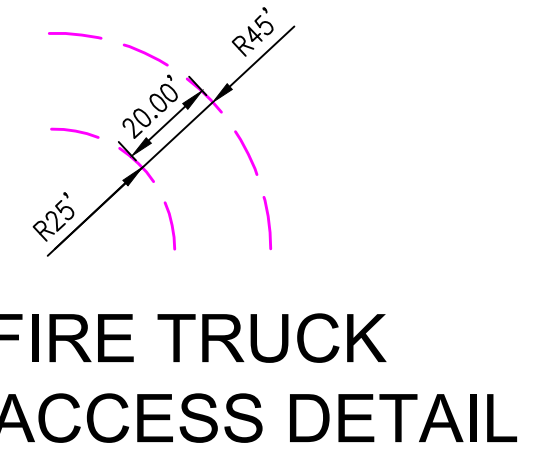
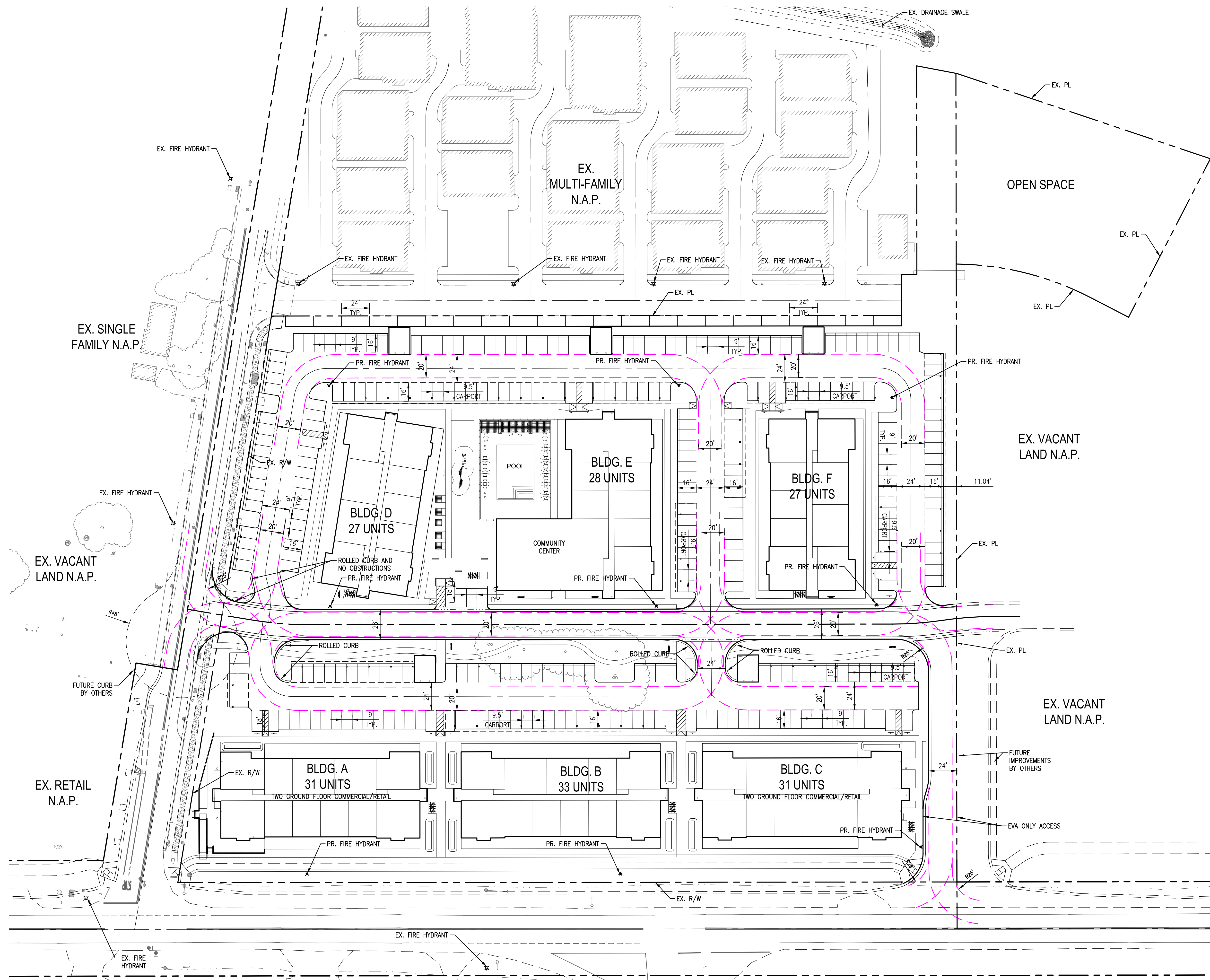


**C2-0**

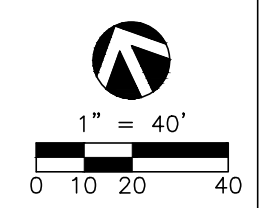
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2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECT'S, LANDSCAPE ARCHITECT'S DRAWINGS AND SPECIFICATIONS
3. THIS SHEET DEPICTS THE FIRE ACCESS AND HYDRANT LOCATIONS.
4. FIRE ACCESS IS DEPICTED FOR EACH INTERSECTION. THE INSIDE RADIUS IS 25-FT AND THE OUTSIDE RADIUS IS 45-FT. THE WIDTH OF ALL ACCESS PATHS IS 20-FT. THIS COMPLIES WITH RANCHO ADOBE FIRE REQUIREMENTS.
5. THE HYDRANTS ARE LOCATED TO PROVIDE THE REQUIRED COVERAGE OF EACH BUILDING.
6. THIS SHEET IS PRESENTED IN COLOR.



**FIRE ACCESS &  
HYDRANT PLAN**



C2-1

**COTATI VILLAGE  
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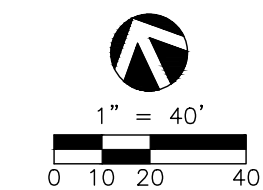
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2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, LANDSCAPE ARCHITECT'S DRAWINGS AND SPECIFICATIONS
3. THIS SHEET DEPICTS THE EXISTING EASEMENTS FOR THE SITE INCLUDING OFFSITE EASEMENTS BENEFITTING THIS PROJECT.
4. ALL RELEVANT EASEMENTS FROM THE CURRENT TITLE REPORT (FIDELITY TITLE, DATED 10/25/22) ARE IDENTIFIED ON THIS PLAN.
5. SEVERAL EASEMENTS ARE TO BE VACATED WITH THE COOPERATION OF THE BENEFITTING ORGANIZATIONS.
6. THIS SHEET IS PRESENTED IN COLOR.
7. REVISED TO MATCH NEW SITE PLAN.

**EASEMENT LEGEND:**

- ACCESS/PUE
- PARK
- STORM DRAIN
- SEWER
- WATER

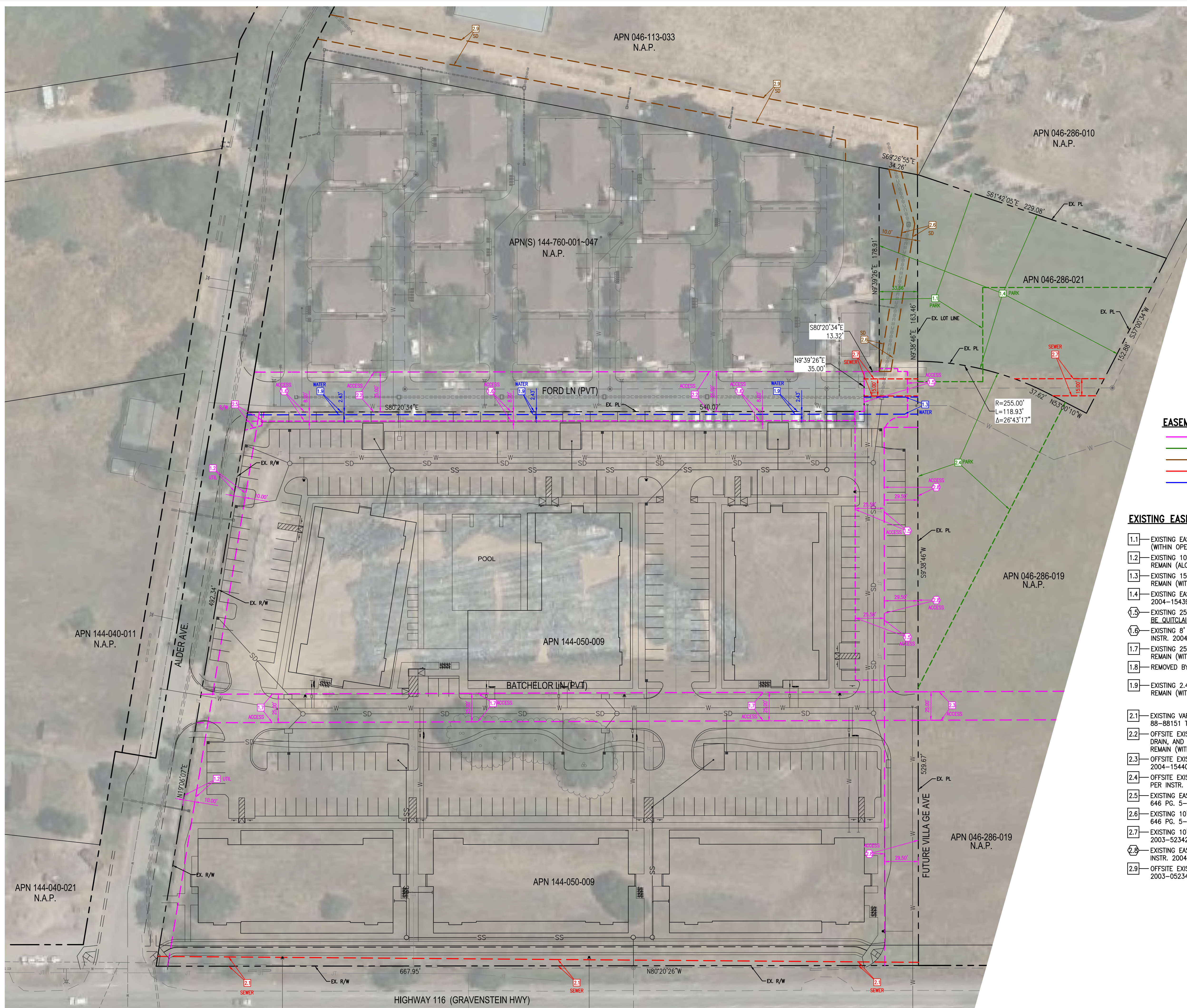
**EXISTING EASEMENTS:**

- 1.1— EXISTING EASEMENT FOR PARK PURPOSES PER INSTR. 2004-154398 TO REMAIN (WITHIN OPEN SPACE).
- 1.2— EXISTING 10' EASEMENT FOR PUBLIC UTILITIES PER MAP BOOK 646 PG. 5-13 TO REMAIN (ALONG ALDER AVE).
- 1.3— EXISTING 15' EASEMENT FOR WATER PURPOSES PER INSTR. 2003-052343 TO REMAIN (WITHIN FORD LANE). CONTINUED AS EASEMENT 1.9
- 1.4— EXISTING EASEMENT FOR ACCESS PURPOSES AND USE OF THE PARK PER INSTR. 2004-154398 TO REMAIN (WITHIN OPEN SPACE).
- 1.5— EXISTING 25.5' EASEMENT FOR ACCESS PURPOSES PER INSTR. 2004-154399 ~~TO BE QUITCLAIMED~~ (ALONG EASEMENT 2.8).
- 1.6— EXISTING 8' EASEMENT FOR ACCESS, PARKING, AND MAINTENANCE PURPOSES PER INSTR. 2004-154400 ~~TO BE QUITCLAIMED~~ (WITHIN FORD LANE).
- 1.7— EXISTING 25' EASEMENT FOR ACCESS PURPOSES PER INSTR. 2004-154402 TO REMAIN (WITHIN BATCHELOR LANE). CONTINUED AS EASEMENT 2.3.
- 1.8— REMOVED BY TITLE COMPANY
- 1.9— EXISTING 2.43' EASEMENT FOR WATER PURPOSES PER INSTR. 2003-052343 TO REMAIN (WITHIN FORD LANE). CONTINUED AS EASEMENT 1.3.
- 2.1— EXISTING VARIABLE WIDTH EASEMENT FOR SANITARY SEWER PURPOSES PER INSTR. 88-88151 TO REMAIN (ALONG GRAVENSTEIN HWY 116).
- 2.2— OFFSITE EXISTING 35' EASEMENT FOR PRIV. ROAD, PRIV. PARKING, PRIV. STORM DRAIN, AND PUBLIC UTILITY PURPOSES PER PARCEL MAP BOOK 646 PG. 5-13 TO REMAIN (WITHIN FORD LANE).
- 2.3— OFFSITE EXISTING 25' EASEMENT FOR ACCESS PURPOSES PER INSTR. 2004-154402 TO REMAIN (BATCHELOR LANE). CONTINUED AS EASEMENT 1.7.
- 2.4— OFFSITE EXISTING EASEMENT FOR GREENBELT PARK & MAINTENANCE PURPOSES PER INSTR. 2004-154403 TO REMAIN (TRIANGLE PARK).
- 2.5— EXISTING EASEMENT FOR PUBLIC SIDEWALK PURPOSES PER PARCEL MAP BOOK 646 PG. 5-13 TO REMAIN (AT ALDER AND FORD).
- 2.6— EXISTING 10' EASEMENT FOR STORM DRAIN PURPOSES PER PARCEL MAP BOOK 646 PG. 5-13 TO REMAIN (WITHIN OPEN SPACE).
- 2.7— EXISTING 10' EASEMENT FOR SANITARY SEWER PURPOSES PER INSTR. 2003-52342 TO REMAIN (WITHIN FORD LANE).
- 2.8— EXISTING EASEMENT FOR GREENBELT PARK AND MAINTENANCE PURPOSES PER INSTR. 2004-154403 ~~TO BE QUITCLAIMED~~ (ALONG EASTERLY PROPERTY LINE).
- 2.9— OFFSITE EXISTING TEMPORARY EASEMENT FOR STORM DRAIN PURPOSES PER INSTR. 2003-052344 TO REMAIN (NORTH OF COTATI COTTAGES).



**EXISTING  
EASEMENTS**

**C3-0**



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3. THIS SHEET DEPICTS THE PROPOSED EASEMENTS FOR THE SITE.
4. SOME PROPOSED EASEMENTS WILL REPLACE EXISTING EASEMENTS.
5. THIS SHEET IS PRESENTED IN COLOR.
6. REVISED TO MATCH NEW SITE PLAN.

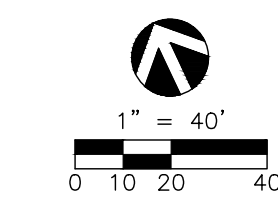


**EASEMENT LEGEND:**

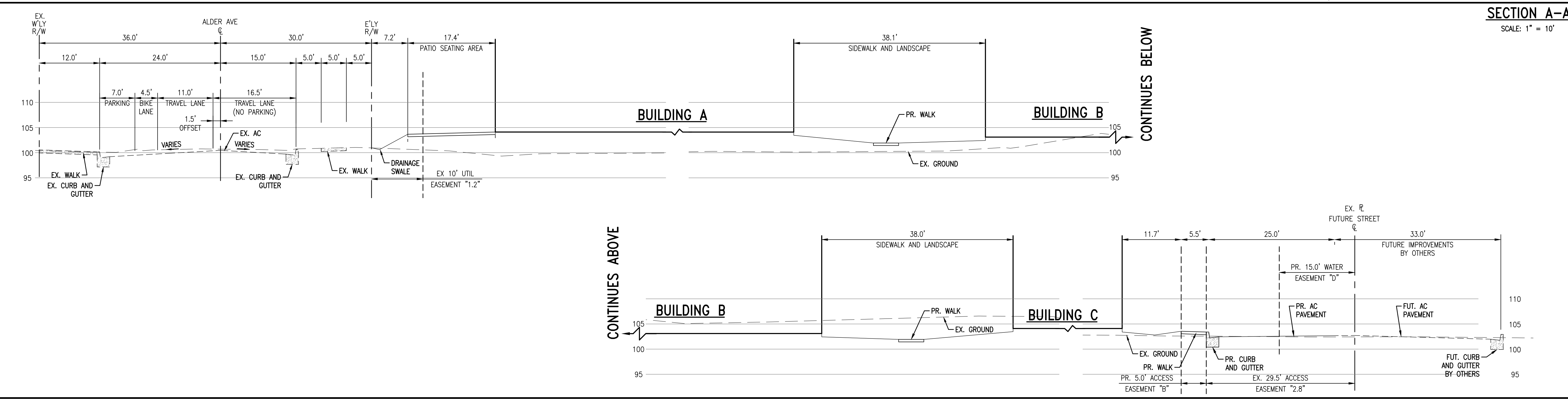
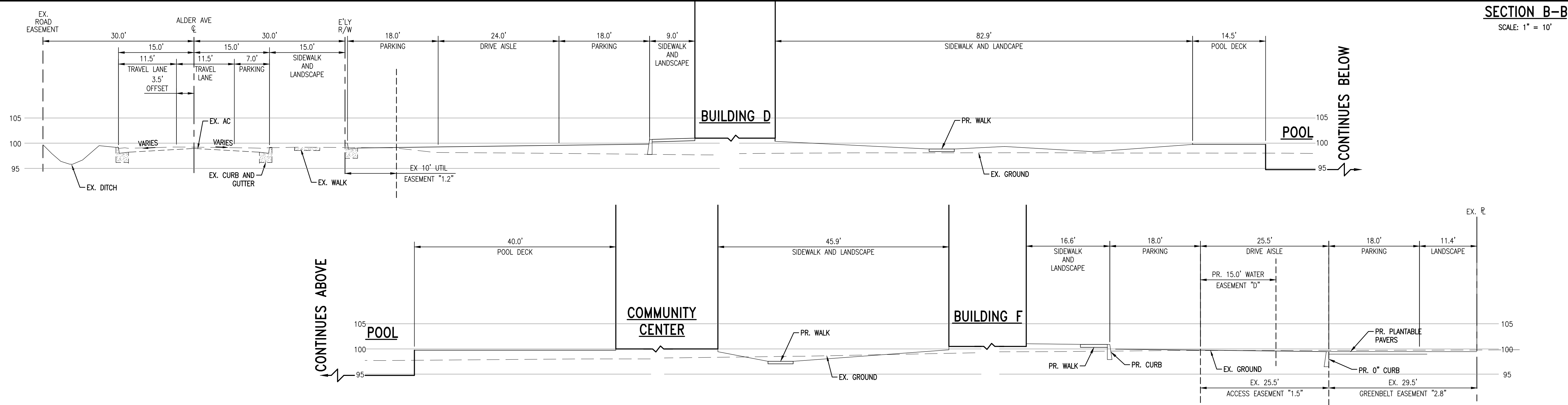
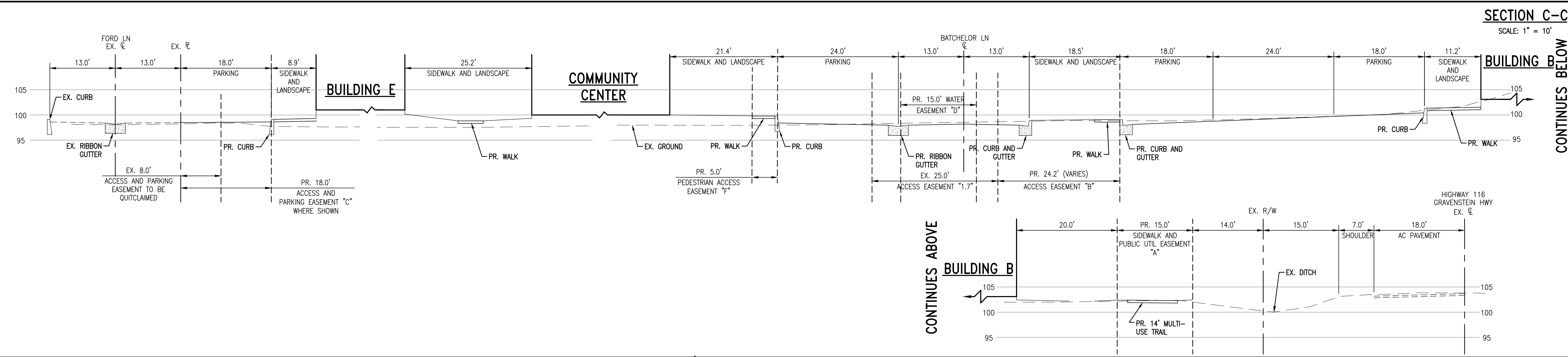
- ACCESS/PUE
- PARK
- STORM DRAIN
- SEWER
- WATER

**PROPOSED EASEMENTS:**

- (A) PROPOSED 15' EASEMENT FOR SIDEWALK AND PUBLIC UTILITY PURPOSES (GRANTED TO THE PUBLIC ALONG GRAVENSTEIN HWY 116).
- (B) PROPOSED VARIABLE WIDTH EASEMENT FOR ACCESS PURPOSES (GRANTED TO THE PUBLIC ALONG BATCHELOR LANE & FUTURE STREET).
- (C) PROPOSED 11' EASEMENT FOR ACCESS AND PARKING PURPOSES (GRANTED TO COTATI COTTAGES ALONG FORD LANE).
- (D) PROPOSED 15' EASEMENT FOR PUBLIC WATER PURPOSES (WITHIN ROADWAYS).
- (E) PROPOSED VARIABLE WIDTH EASEMENT FOR PUBLIC WATER PURPOSES (FIRE HYDRANTS, METERS, ETC).
- (F) PROPOSED VARIABLE WIDTH EASEMENT FOR PEDESTRIAN ACCESS PURPOSES (GRANTED TO THE PUBLIC).



**PROPOSED  
EASEMENTS**



**MKessler**  
Civil Engineering, Land Planning, Surveying

ONE VENTURE, SUITE 130  
IRVINE, CA 92618  
(949) 339-5330  
MFKESSLER.COM

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3. THIS SHEET DEPICTS THE CONCEPTUAL SECTIONS THROUGH THE SITE. SEE SHEETS C2-0 AND C4-1 ~ C4-4 FOR LOCATIONS OF THE SECTIONS.
4. REVISED TO MATCH REVISED SITE PLAN.



**PRELIMINARY SITE SECTIONS**

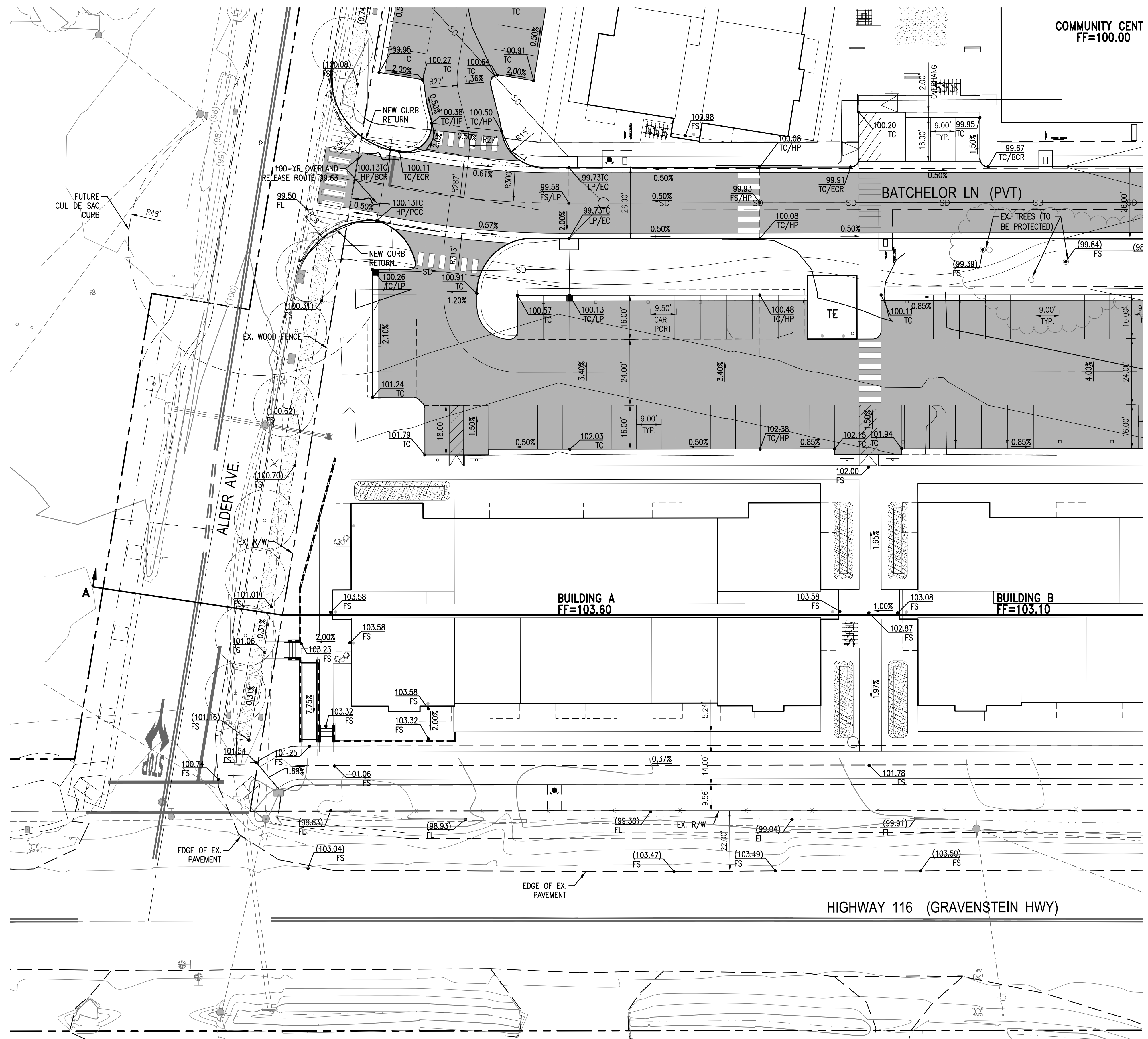
**C4-0**

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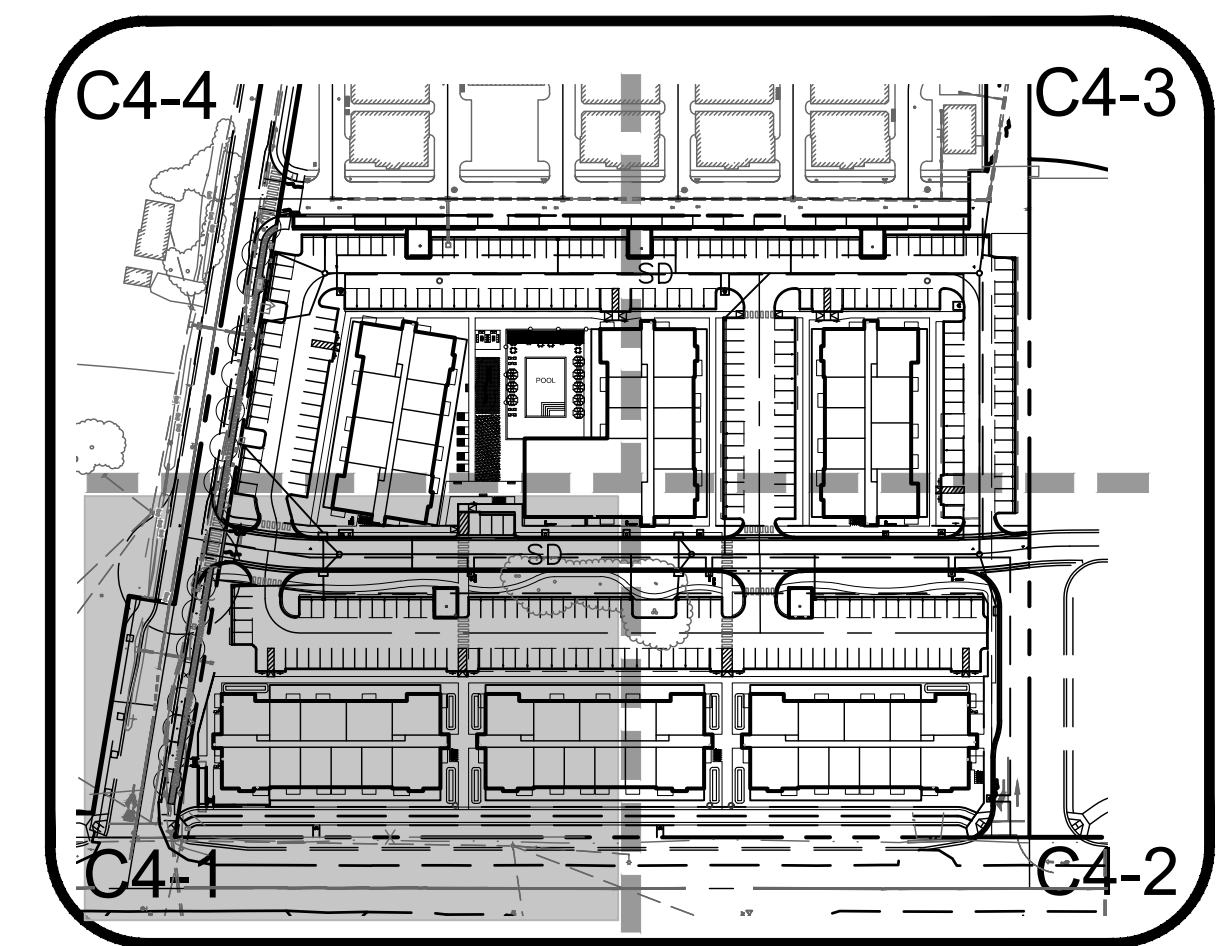
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3. THIS SHEET DEPICTS THE PRELIMINARY GRADING AND DRAINAGE FOR BUILDINGS A & B.
4. THE FINISHED FLOORS OF A & B ARE SET SO THEY ARE HIGHER THAN THE PROPOSED HIGHWAY 116 (GRAVENSTEIN HWY) IMPROVEMENTS.
5. ADA ACCESSIBILITY TO THE COMMERCIAL/RETAIL UNITS IS MAINTAINED ALONG THE FRONTAGE OF HIGHWAY 116.
6. REVISED TO MATCH REVISED SITE PLAN.

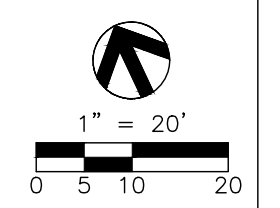
SEE SHEET C4-4



SEE SHEET C4-2



KEY MAP



PRELIMINARY  
GRADING PLAN

C4-1

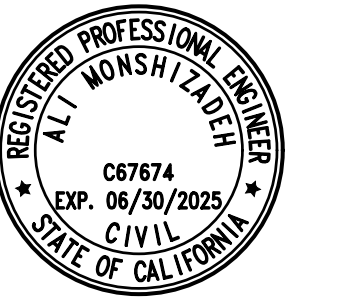
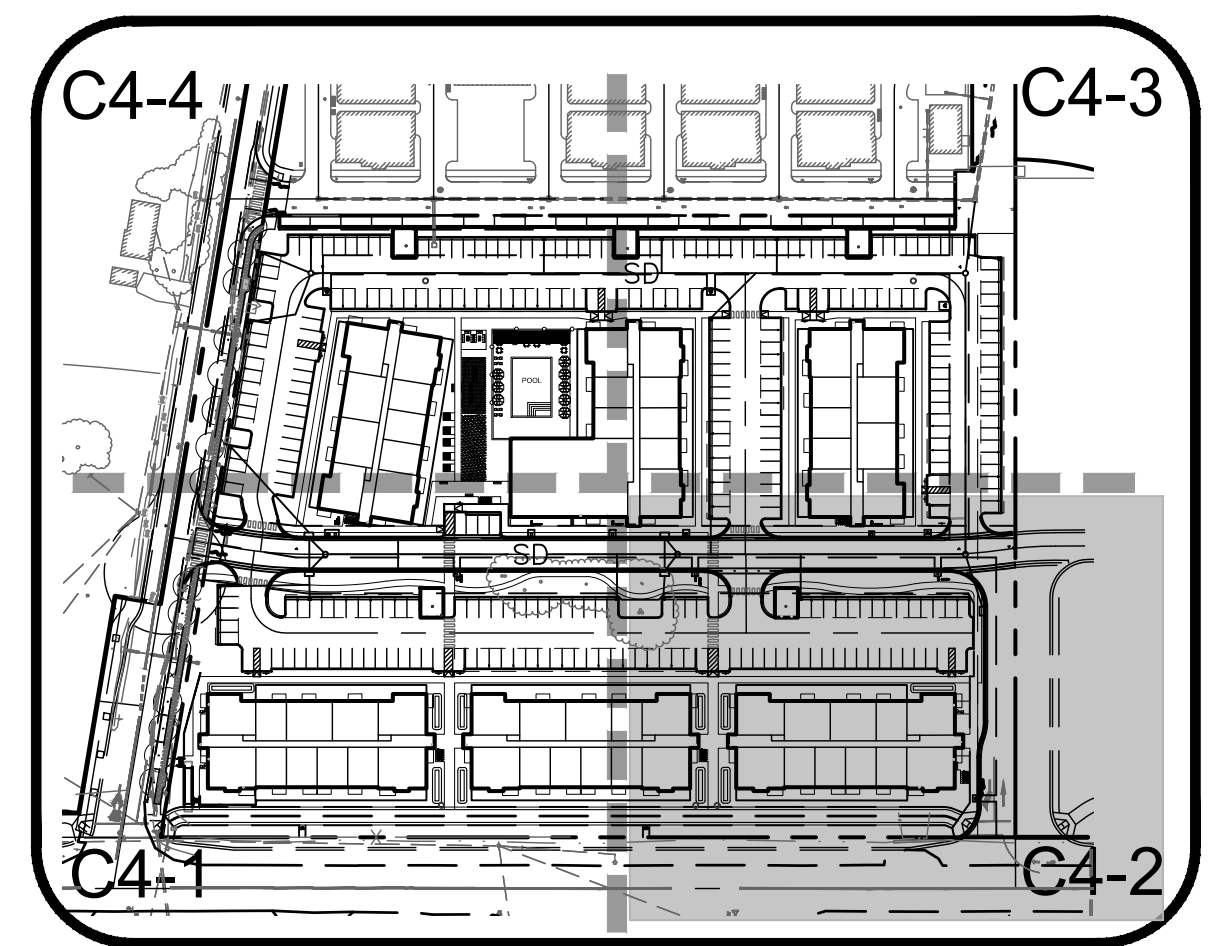
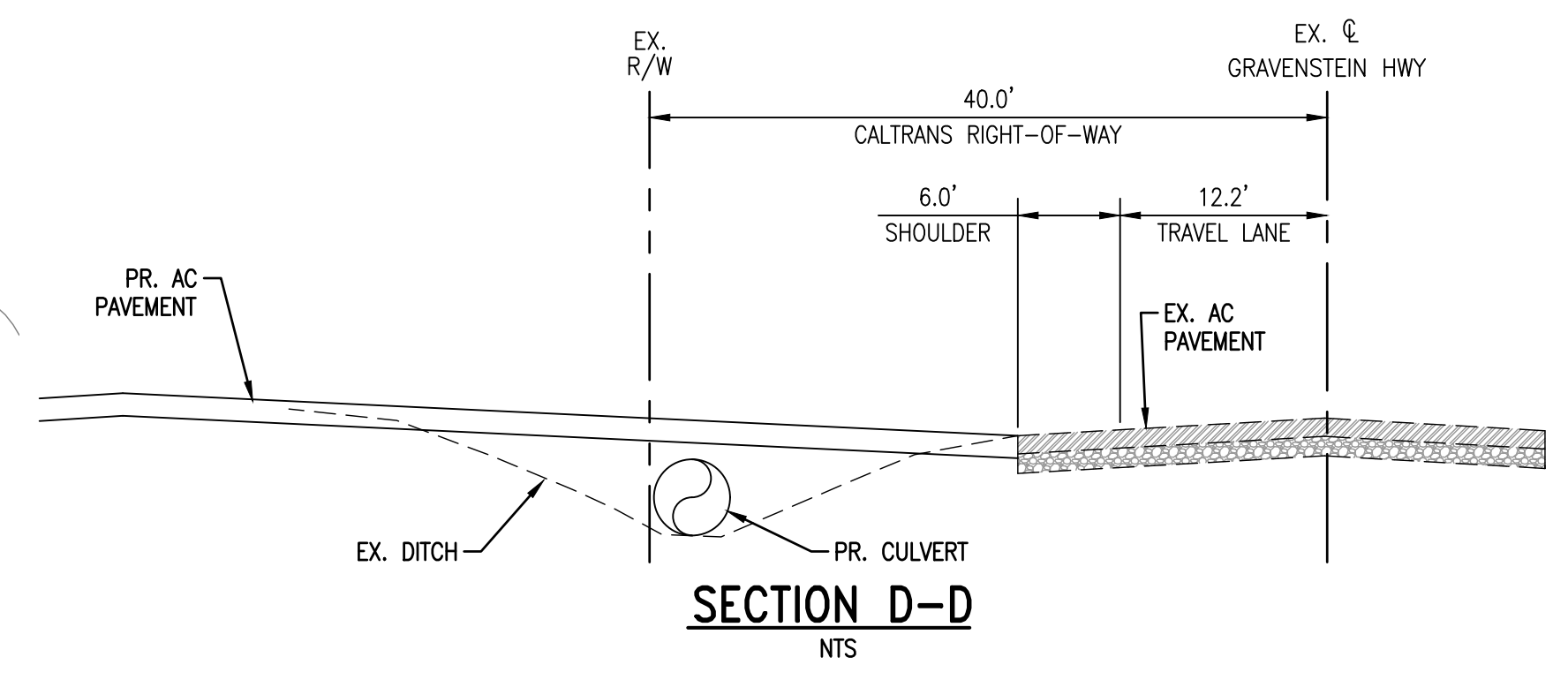
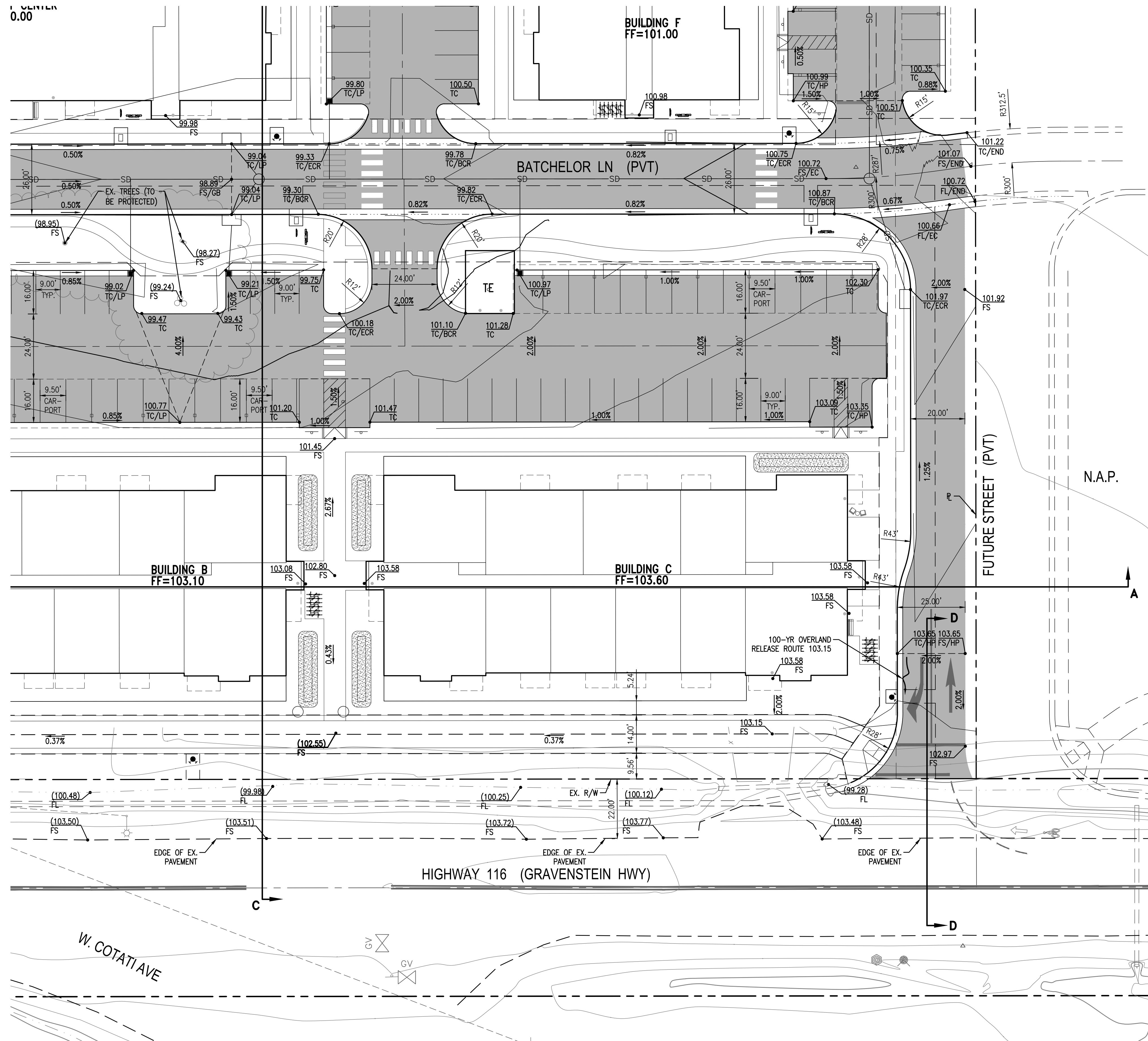
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4. ADA ACCESSIBILITY TO THE COMMERCIAL/RETAIL UNITS IS MAINTAINED ALONG THE FRONTAGE OF HIGHWAY 116.
5. REVISED TO MATCH REVISED SITE PLAN.

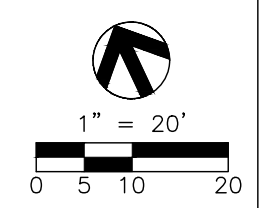
SEE SHEET C4-3

1" CENTER  
0.00



PRELIMINARY  
GRADING PLAN

C4-2



SEE SHEET C4-1

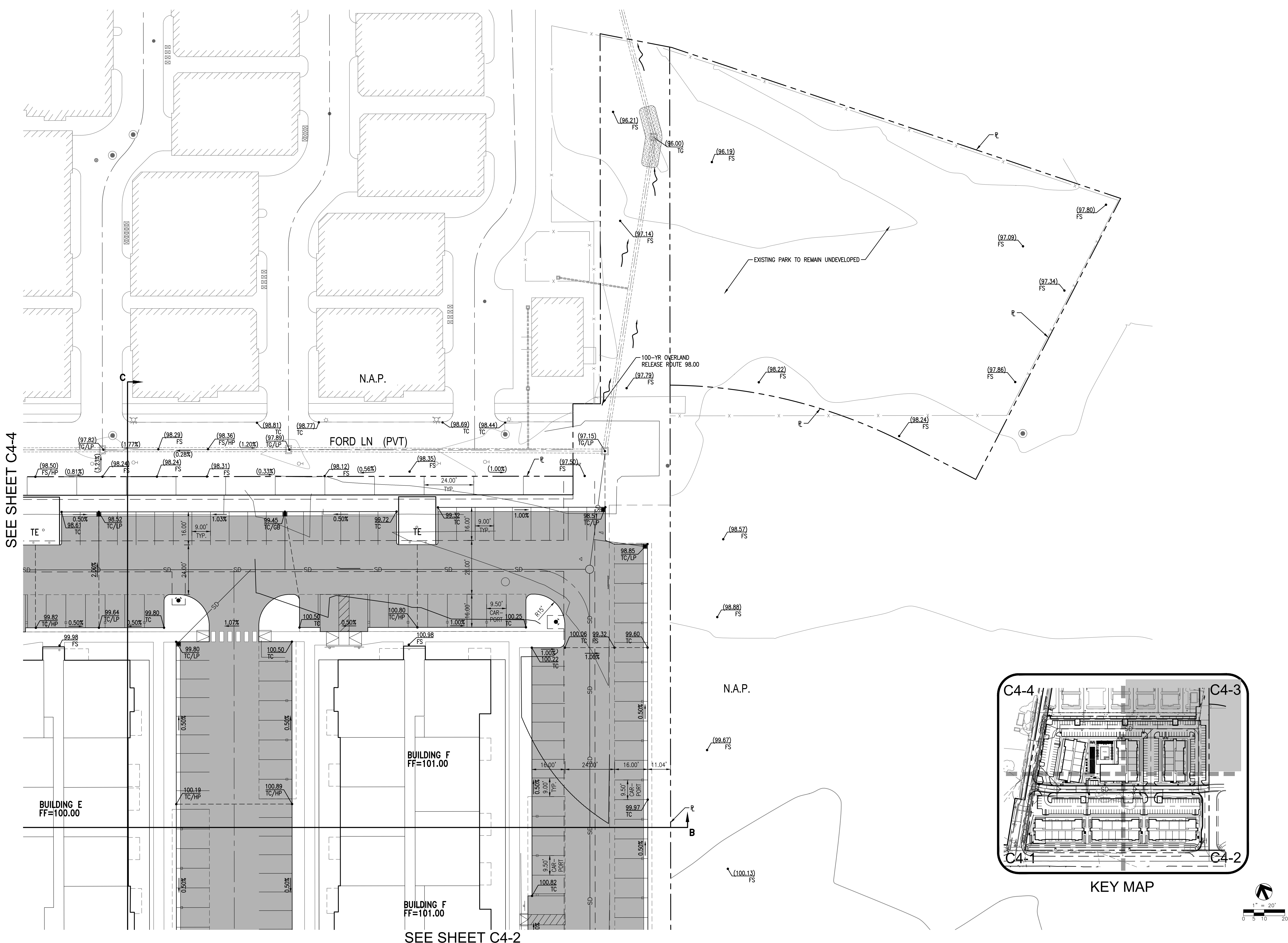
W. COTATI AVE



**COTATI VILLAGE  
COMMUNITY**

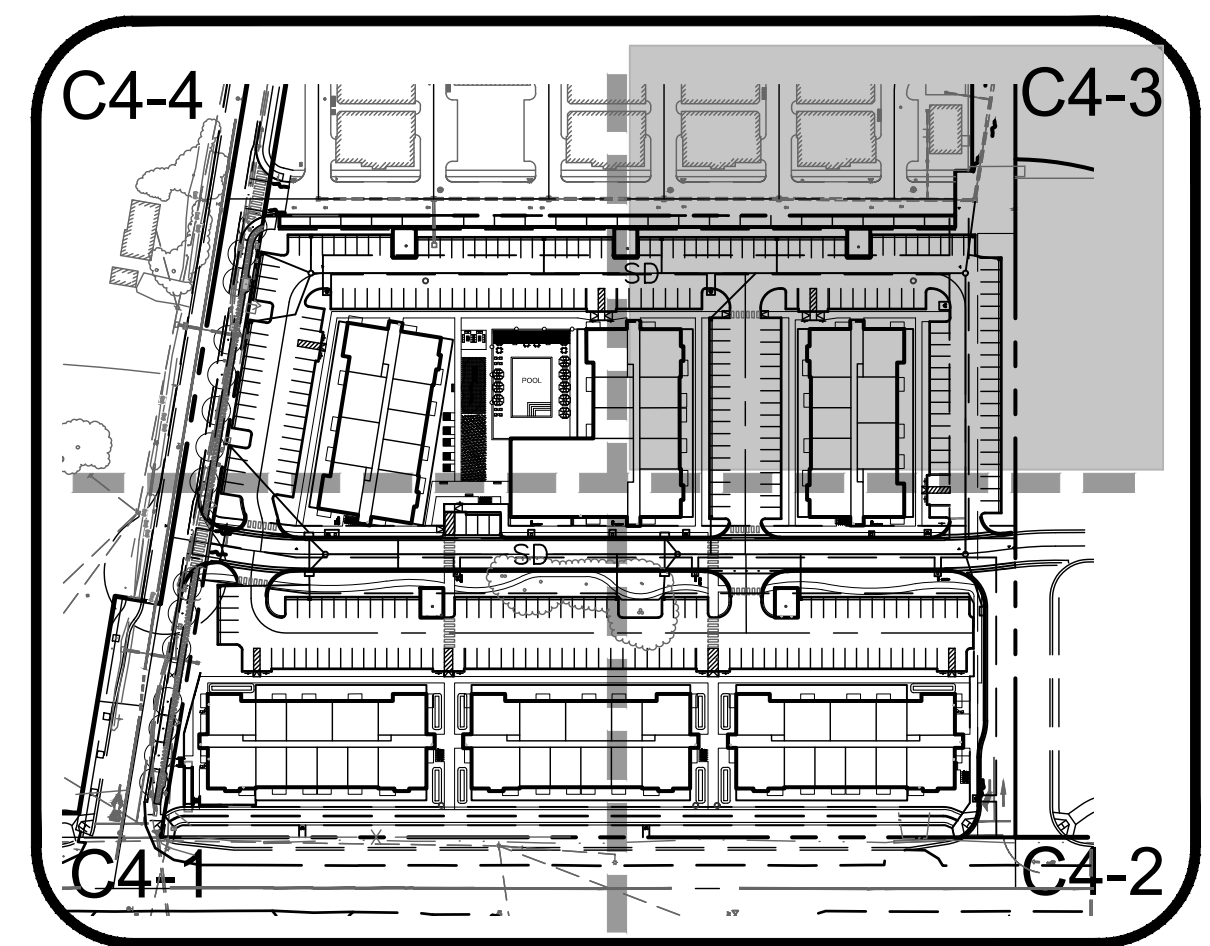
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3. THIS SHEET DEPICTS THE PRELIMINARY GRADING AND DRAINAGE FOR BUILDINGS E & F AS WELL AS THE COMMUNITY CENTER.
4. THE FINISHED FLOORS OF E & F ARE SET AT LEAST 1-FT HIGHER THAN THE OVERFLOW ELEVATION OF THE PROPERTY.
5. ADA ACCESSIBILITY TO THE AMENITIES IS MAINTAINED THROUGHOUT THE SITE.
6. REVISED TO MATCH REVISED SITE PLAN.

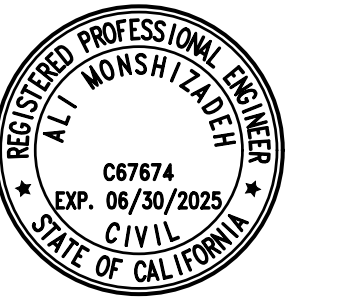
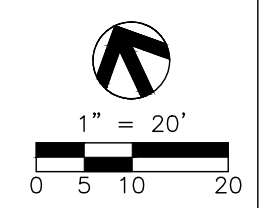


SEE SHEET C4-4

SEE SHEET C4-2



KEY MAP



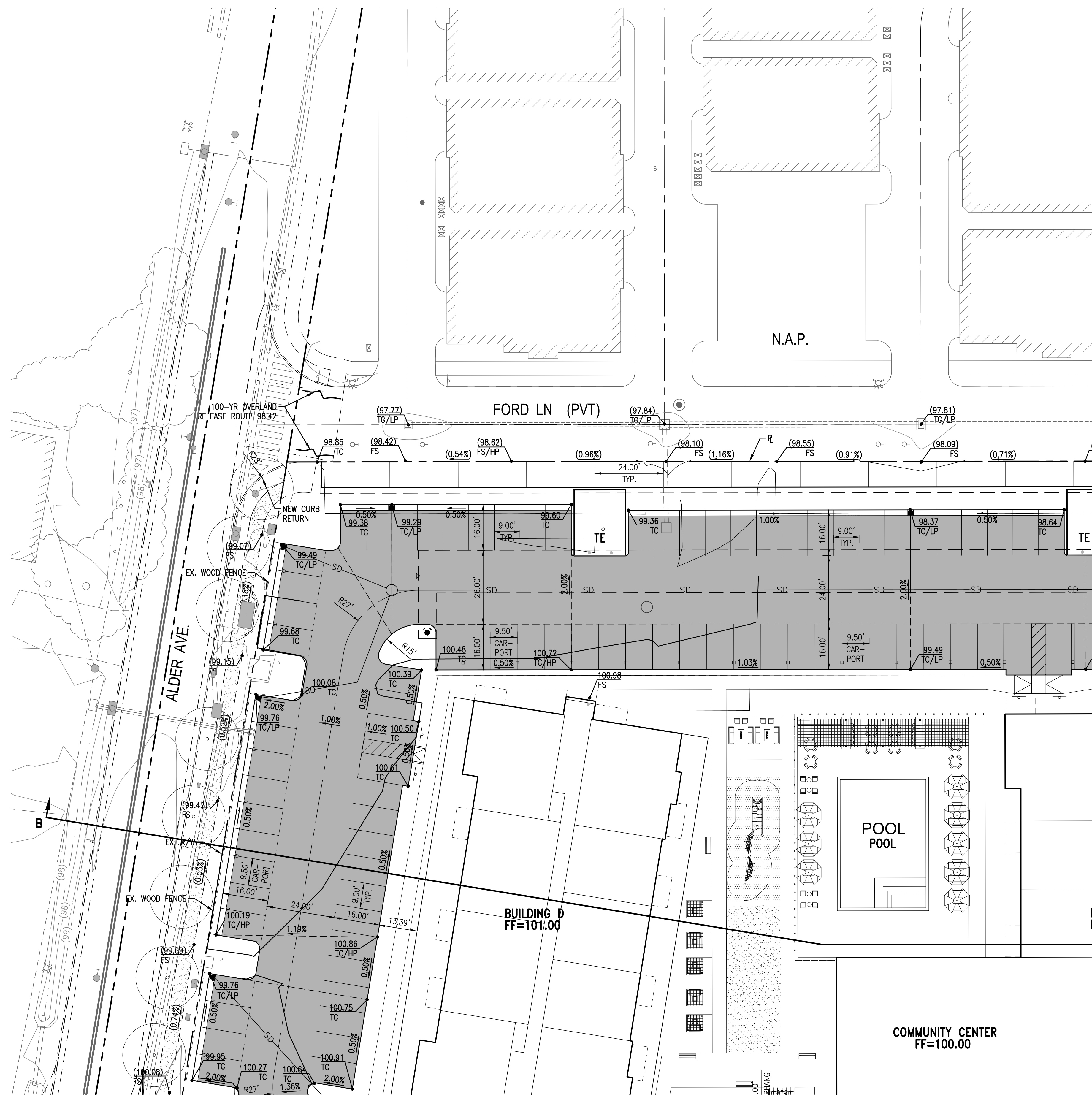
PRELIMINARY  
GRADING PLAN

C4-3

**COTATI VILLAGE  
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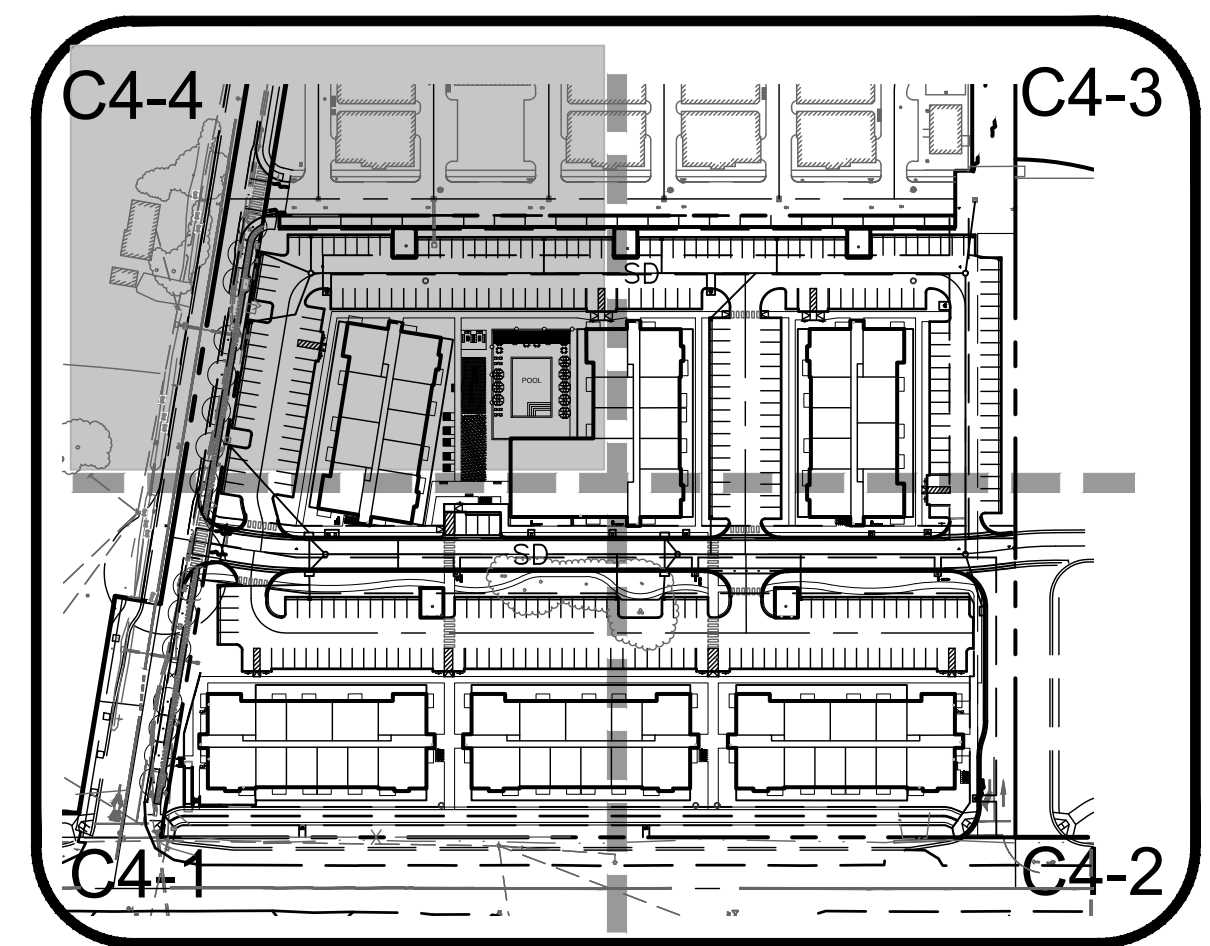
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3. THIS SHEET DEPICTS THE PRELIMINARY GRADING AND DRAINAGE FOR BUILDINGS D & E AS WELL AS THE COMMUNITY CENTER.
4. THE FINISHED FLOORS OF D & E ARE SET AT LEAST 1-FT HIGHER THAN THE OVERFLOW ELEVATION OF THE PROPERTY.
5. ADA ACCESSIBILITY TO THE AMENITIES IS MAINTAINED THROUGHOUT THE SITE.

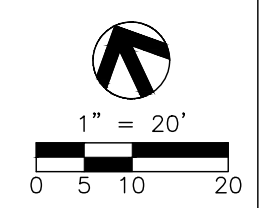


SEE SHEET C4-3

SEE SHEET C4-1



KEY MAP



PRELIMINARY  
GRADING PLAN

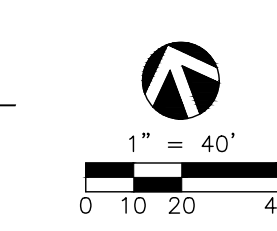
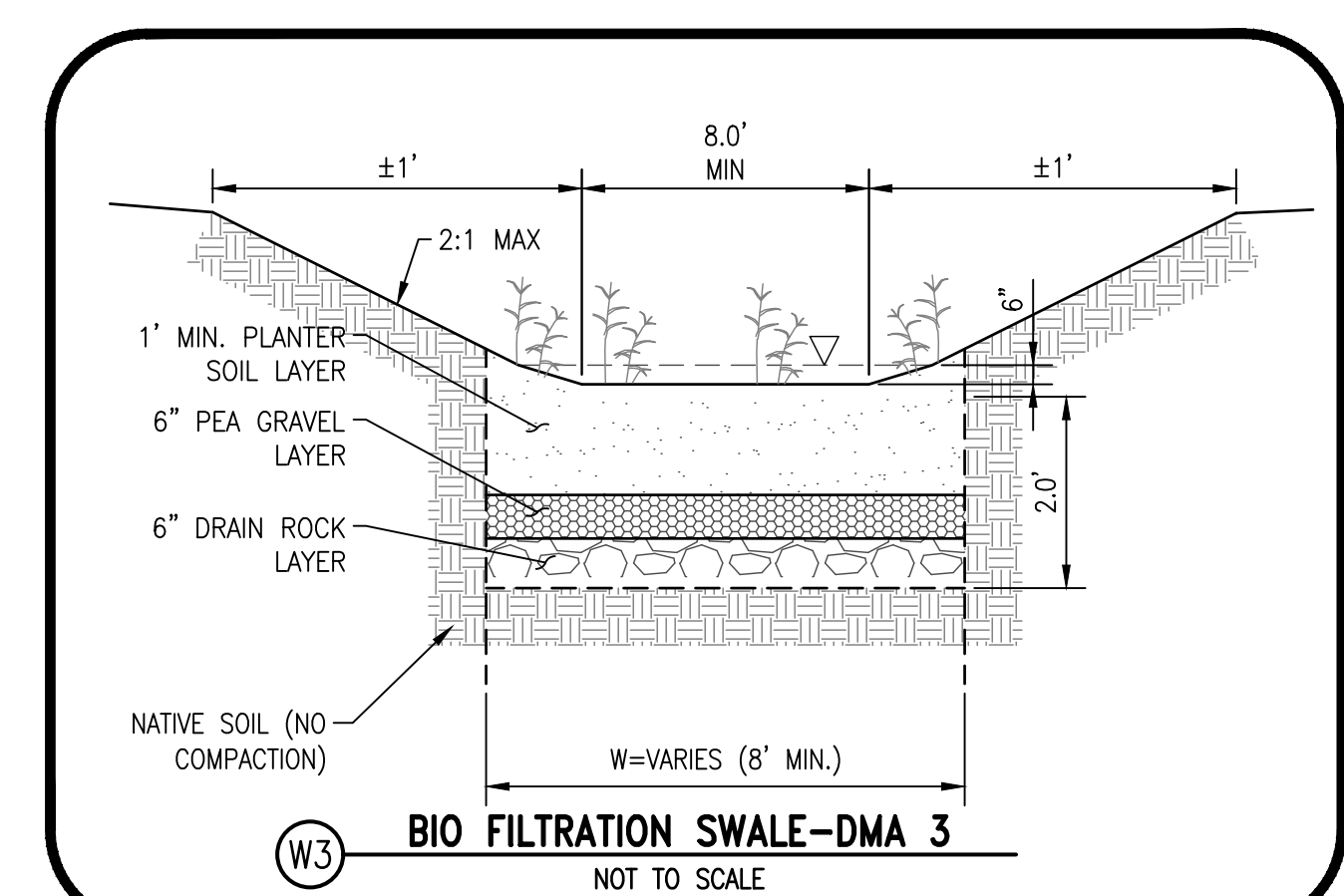
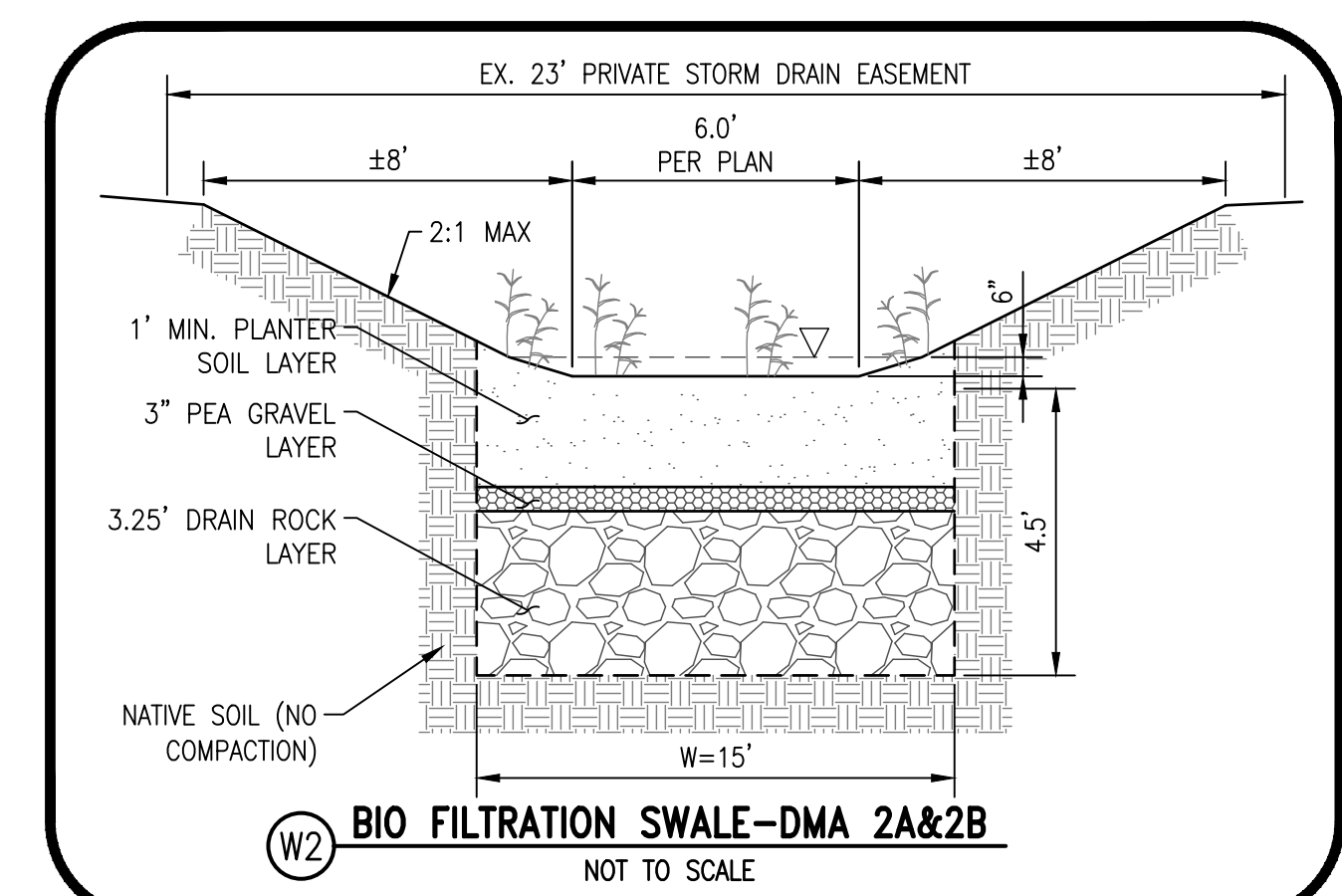
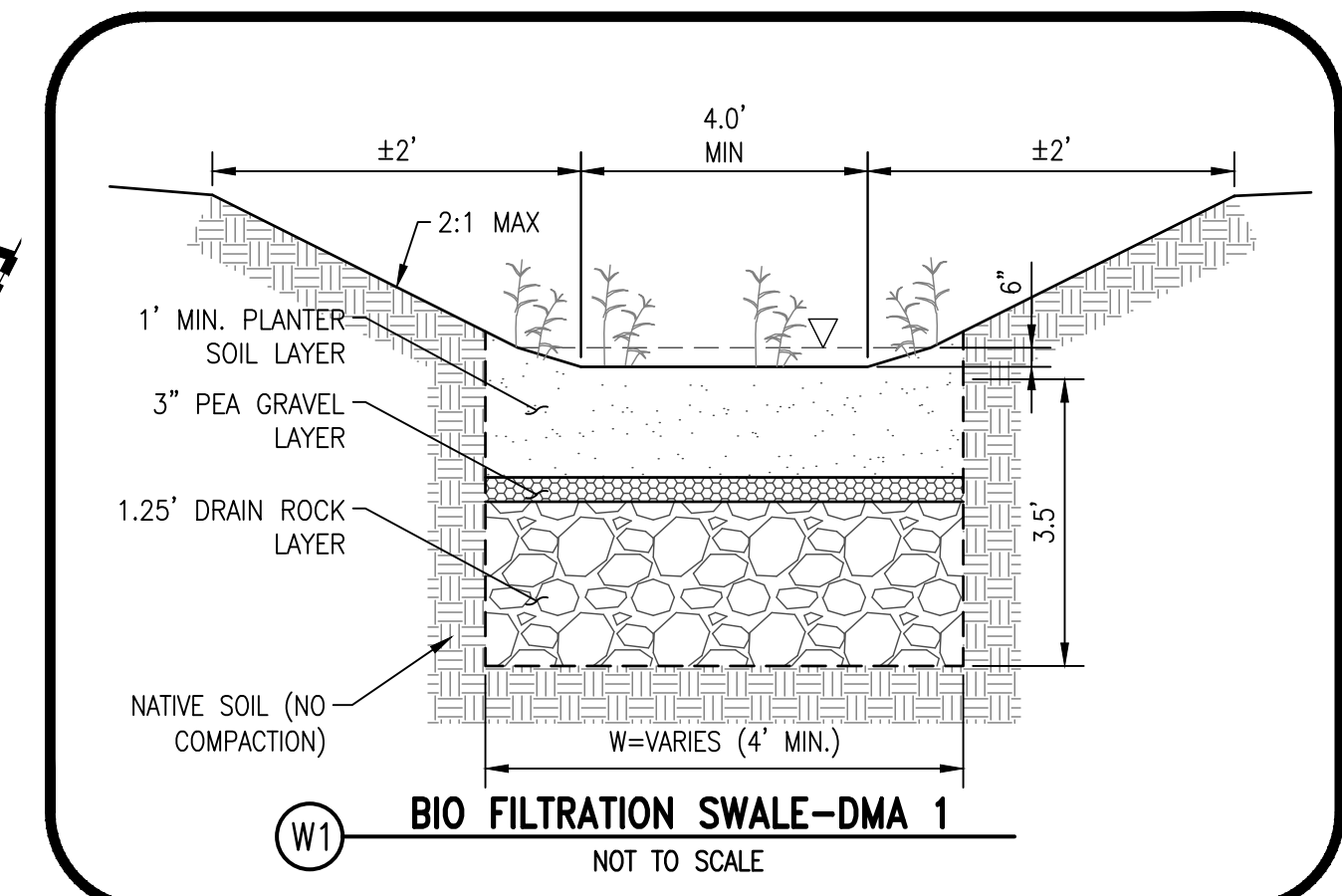
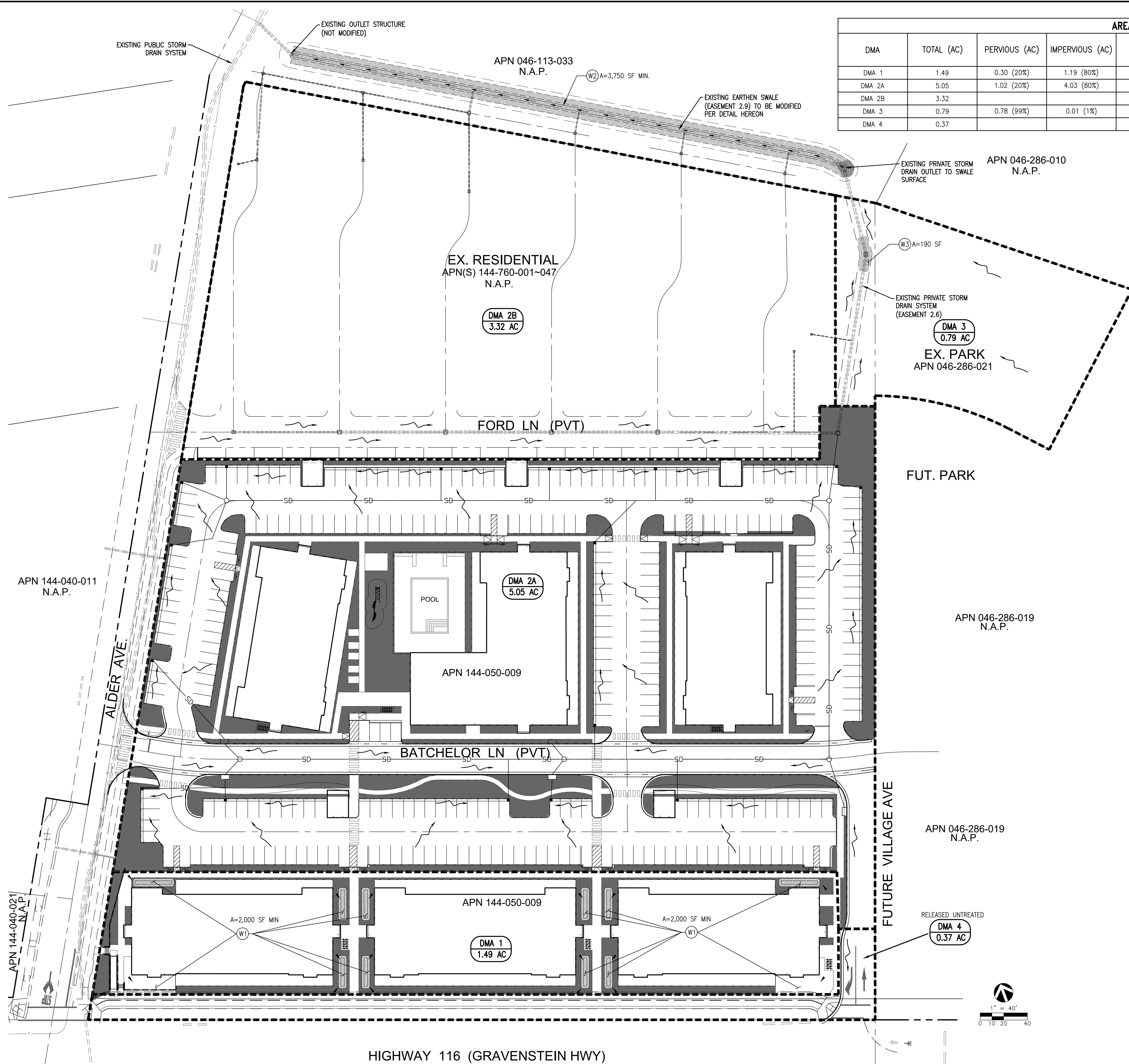
C4-4

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3. THIS SHEET DEPICTS THE PRELIMINARY WATER QUALITY LAYOUT.
4. SINCE THE ADJACENT COTATI VILLAS TRACT DRAINS TO THE MODIFIED BIO-INFILTRATION SWALE, IT IS INCLUDED IN THE CALCULATIONS.
5. THE SOUTH 19% OF THE SITE IS TREATED BY 12 BIO-INFILTRATION SWALES LOCATED BETWEEN BUILDINGS A, B, & C.
6. THE NORTH 81% OF THE SITE IS TREATED IN THE MODIFIED BIO-INFILTRATION SWALE LOCATED ALONG THE NORTH PROPERTY LINE OF THE ADJACENT COTATI COTTAGES TRACT. SEE EASEMENTS 2.6 AND 2.9 ON SHEET C3.
7. THE OUTLET STRUCTURE OF THE BIO-FILTRATION SWALE WILL REMAIN UNCHANGED, AND THE OUTFLOW RATE WILL REMAIN UNCHANGED.
8. PER USDA GEOTECH REPORT, SOILS ARE TYPE C WITH LOW PERMEABILITY (0.05-0.2 IN/HR).
9. REVISED TO MATCH NEW SITE PLAN.

AREA BREAKDOWN								
DMA	TOTAL (AC)	PERVIOUS (AC)	IMPERVIOUS (AC)	"CN" VALUE	REQUIRED BIOSWALE AREA (SF)	DIMENSIONS	DEPTH OF ROCK	VOLUME CAPTURED (REQUIRED)
DMA 1	1.49	0.30 (20%)	1.19 (80%)	90	2000	VARIES	1.5 FEET	1,750 (1,733)
DMA 2A	5.05	1.02 (20%)	4.03 (80%)	90	3750	460'x15'	3.5 FEET	6,480 (2,263)
DMA 2B	3.32							N/A
DMA 3	0.79	0.78 (99%)	0.01 (1%)	90	190	30'x8'	1.0 FEET	1,010 (353)
DMA 4	0.37							N/A



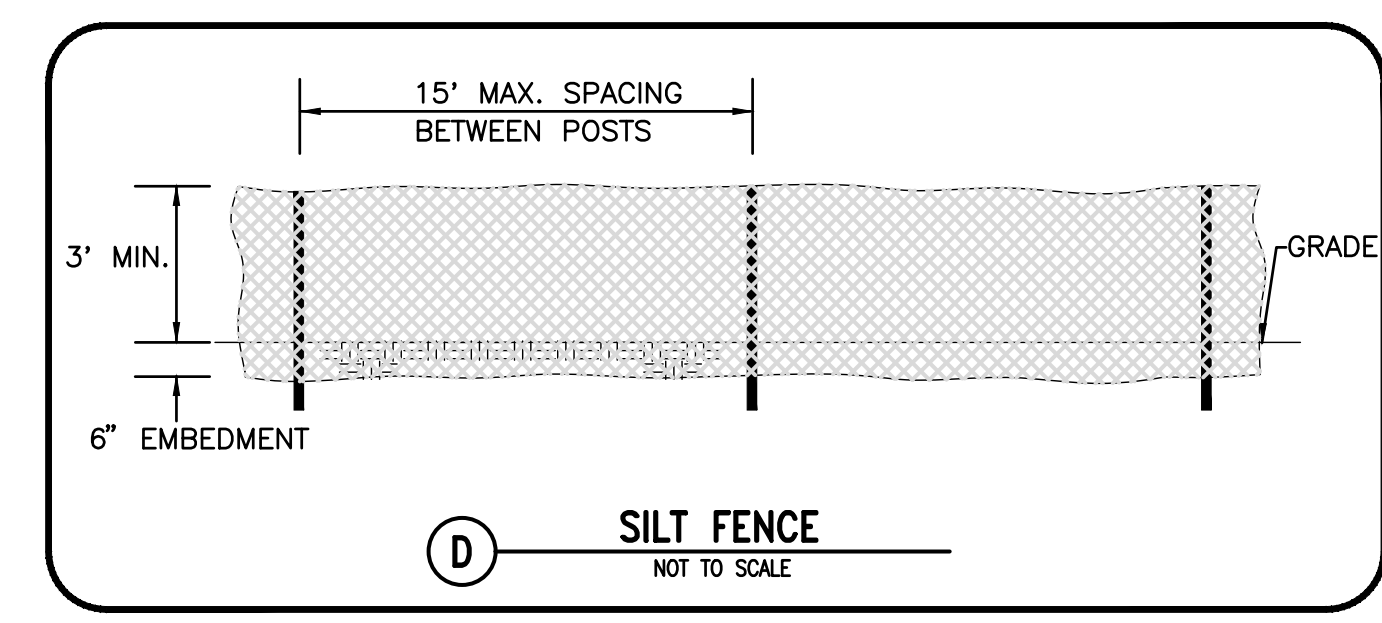
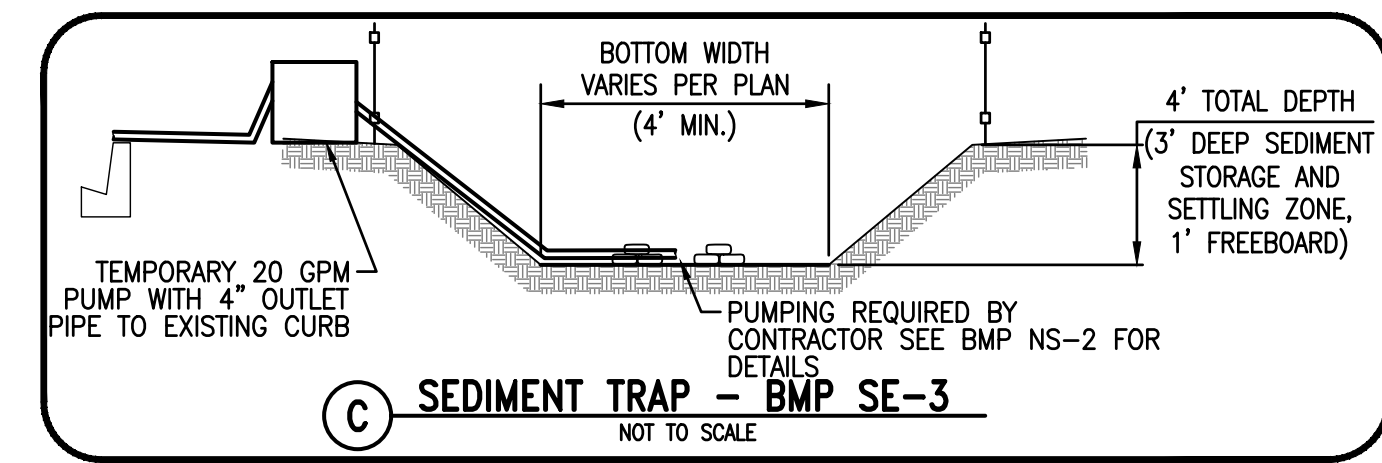
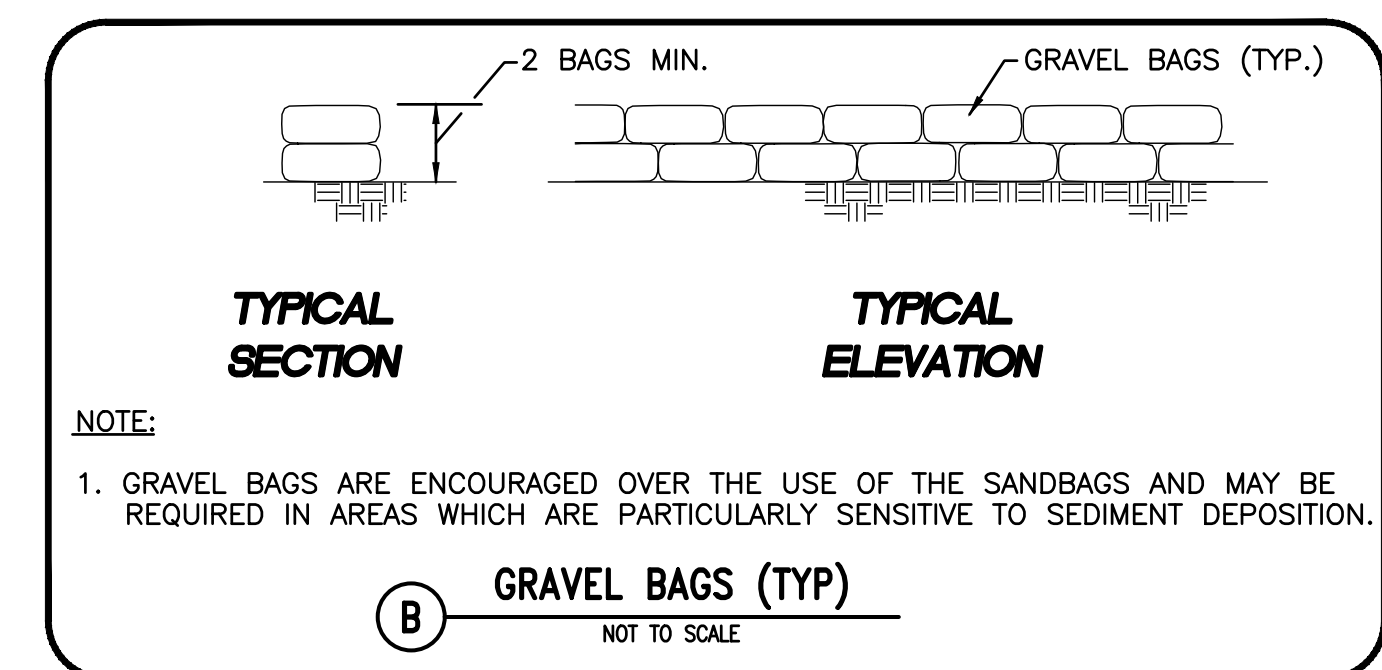
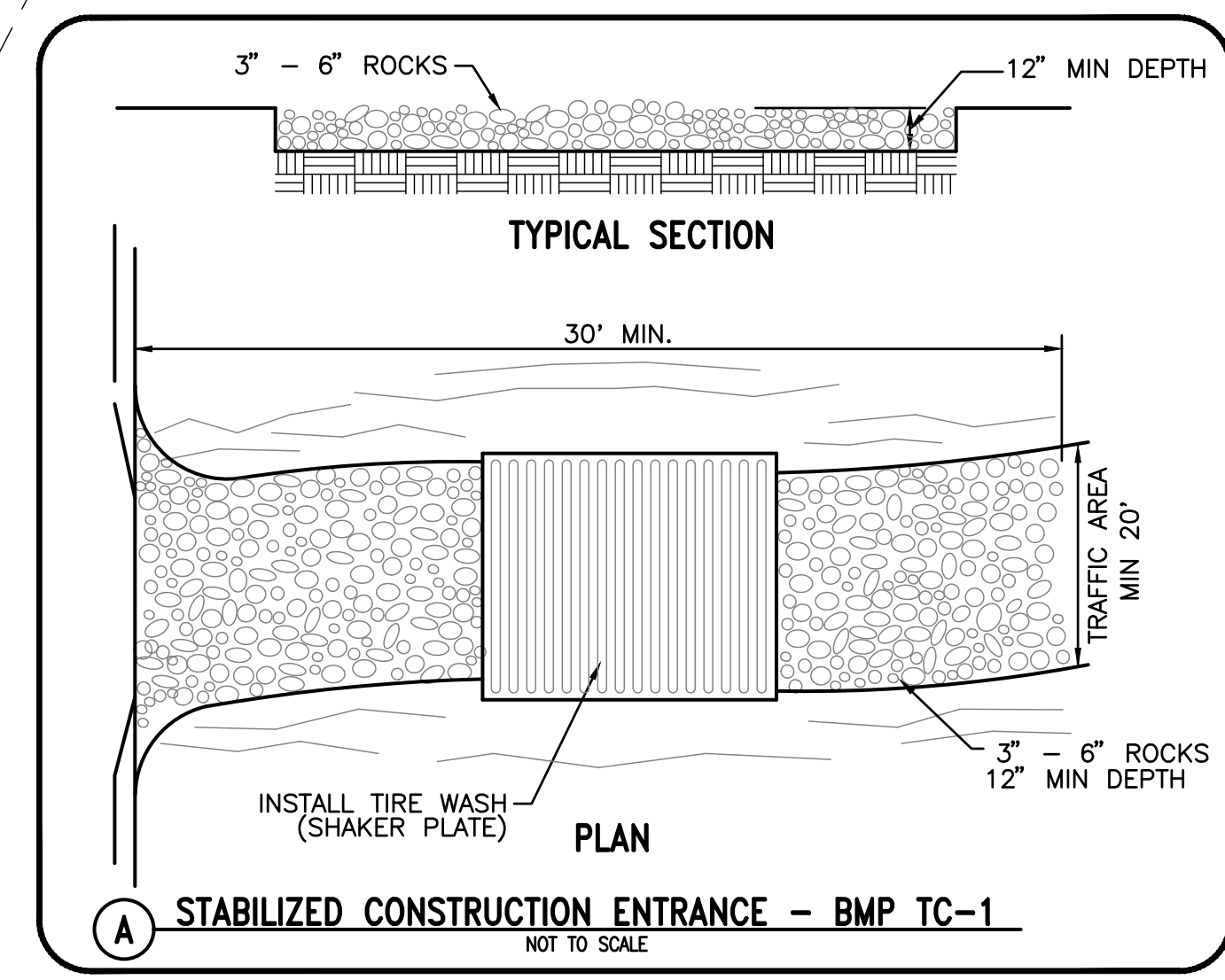
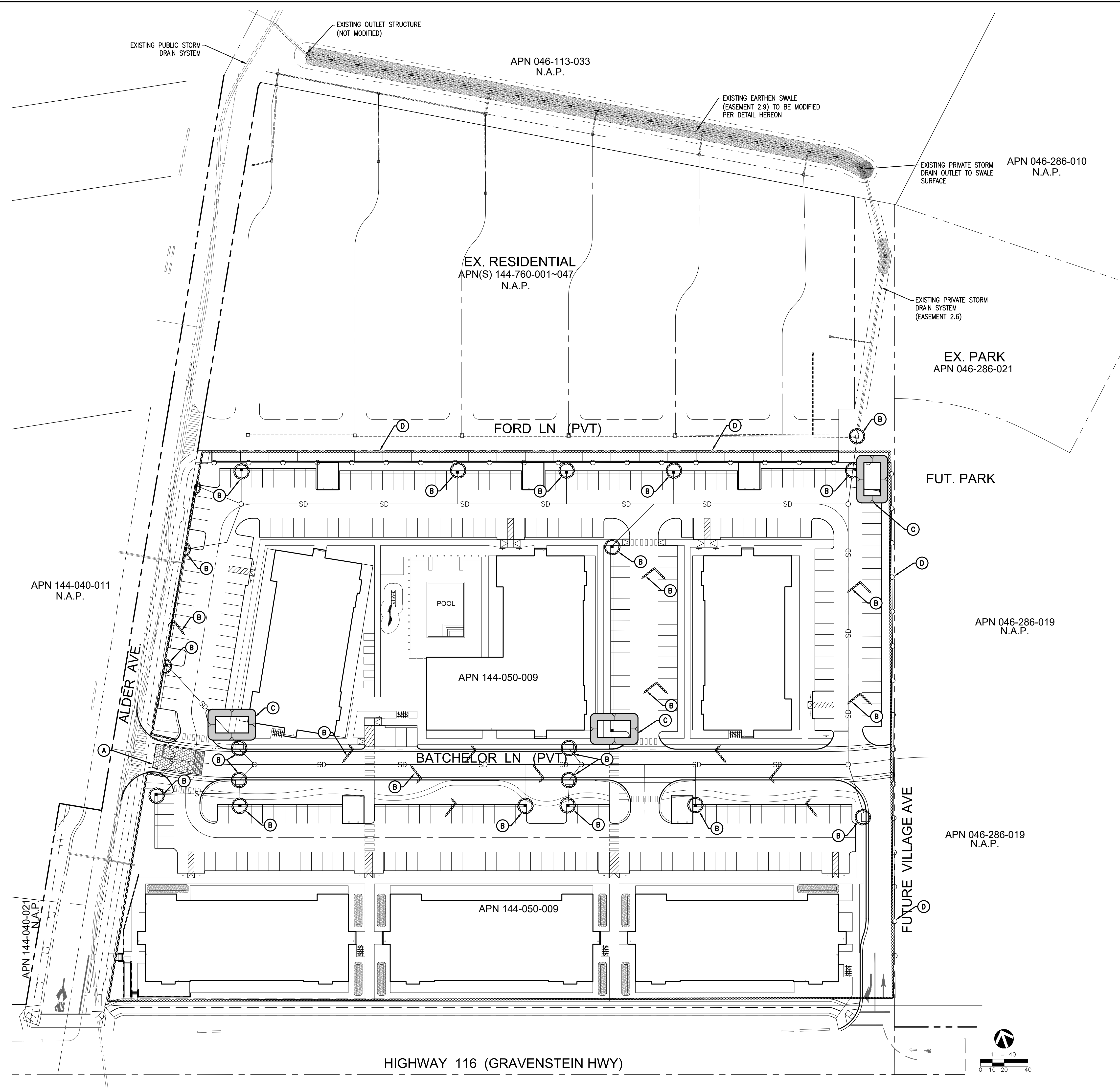
PRELIMINARY STORMWATER CONTROL PLAN

C5-0

**COTATI VILLAGE COMMUNITY**

DECEMBER 18, 2023  
COTATI, CA  
REVISED SUBMITTAL

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2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, LANDSCAPE ARCHITECT'S DRAWINGS AND SPECIFICATIONS
3. THIS SHEET DEPICTS THE PRELIMINARY EROSION AND SEDIMENT CONTROL
4. PERIMETER CONTROLS WILL PREVENT SEDIMENT RUNOFF FROM LEAVING THE PROJECT LIMITS.
5. SEDIMENT BASINS WILL CONTAIN THE RUNOFF AND ALLOW SEDIMENT TO PRECIPITATE OUT BEFORE DISCHARGE TO THE STORM DRAIN SYSTEM
6. STABILIZED CONSTRUCTION ENTRANCE/EXIT WILL LIMIT TRACKING OF DIRT ON PUBLIC ACCESS ROADS.
7. INLET PROTECTIONS (ONCE INLETS ARE INSTALLED) WILL PREVENT STORM DRAIN SYSTEM FROM CONVEYING SEDIMENT LADEN RUNOFF FROM CLOGGING THE PIPES.
8. REVISED TO MATCH REVISED SITE PLAN.



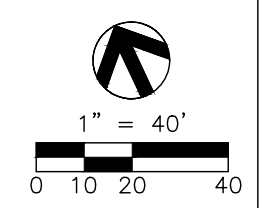
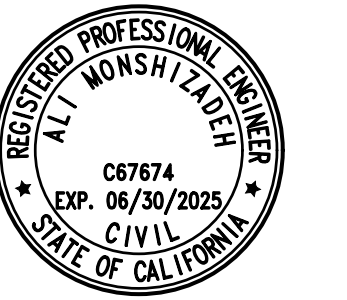
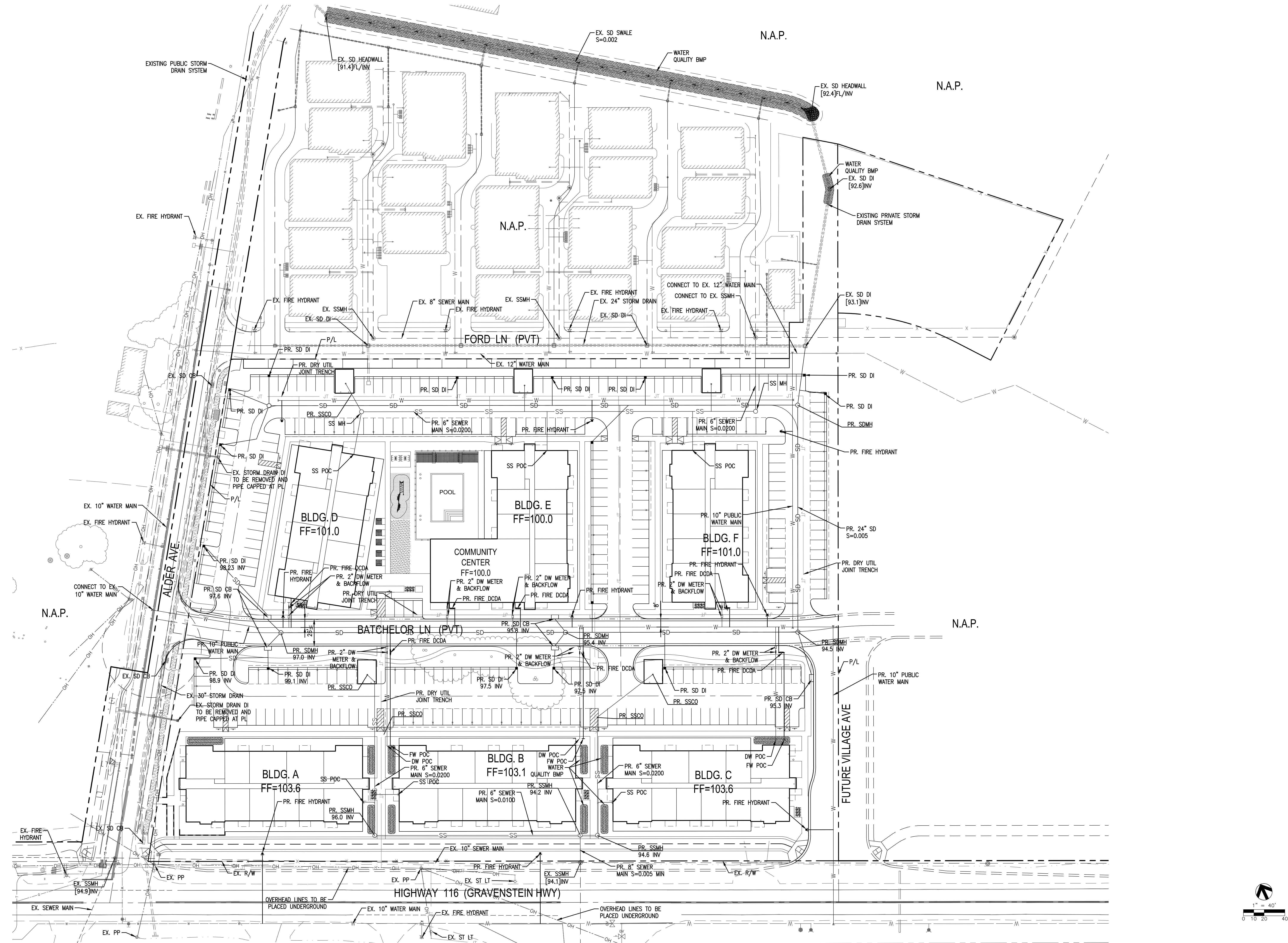
**PRELIMINARY EROSION AND SEDIMENT CONTROL PLAN**

**C5-1**

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COMMUNITY**

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2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, LANDSCAPE ARCHITECTS DRAWINGS AND SPECIFICATIONS.
3. THIS SHEET DEPICTS THE PRELIMINARY UTILITY LAYOUT. EACH BUILDING IS SERVED BY A SINGLE SEWER, DOMESTIC WATER SERVICE, AND FIRE WATER SERVICE.
4. WATER CONNECTIONS ARE MADE TO THE MAINS IN ALDER AVENUE, FORD LANE, AND HIGHWAY 116 (GRAVENSTEIN HWY). SEE EASEMENTS 1.3 AND 1.9 ON SHEET C3. THIS COMPLIES WITH THE WATER MASTER PLAN.
5. FIRE HYDRANTS ARE LOCATED THROUGHOUT THE SITE TO SERVE EACH BUILDING.
6. THE NORTH HALF OF THE SITE IS SERVED BY THE SEWER MAIN IN FORD LANE. THE SOUTH HALF IS SERVED BY THE SEWER MAIN ALONG HIGHWAY 116 (GRAVENSTEIN HWY). SEE EASEMENTS 2.1 AND 2.7 ON SHEET C3. THIS COMPLIES WITH THE SEWER MASTER PLAN.
7. STORM DRAINAGE IS COLLECTED IN THE STREETS AND DRIVE AISLES AND CONVEYED VIA PIPE TO THE EXISTING SWALE ALONG THE NORTH PROPERTY LINE OF THE COTATI COTTAGES TRACT. FROM THERE IT CONNECTS TO THE STORM DRAIN SYSTEM IN ALDER AVE. SEE EASEMENTS 2.6 AND 2.9 ON SHEET C3. THIS COMPLIES WITH THE DRAINAGE MASTER PLAN.
8. THE OVERHEAD LINES ALONG HIGHWAY 116 (GRAVENSTEIN HWY) WILL BE PLACED UNDERGROUND.



**PRELIMINARY  
UTILITY PLAN**

**C6-0**

MATCHLINE, SEE SHEET L2



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LANDSCAPE DEVELOPMENT PLANS  
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### COTATI VILLAGE COMMUNITY

COTATI, CA

Client/Subconsultant

Project Mgr: TVZ

Drawn By: TVZ

Scale: 1" = 30'

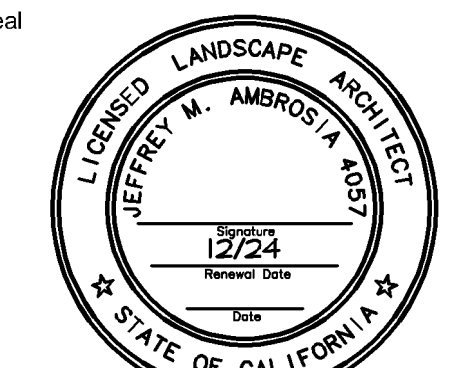
Date: December 18, 2023

File Name: CV-LP

No.	Date	Revision

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Seal



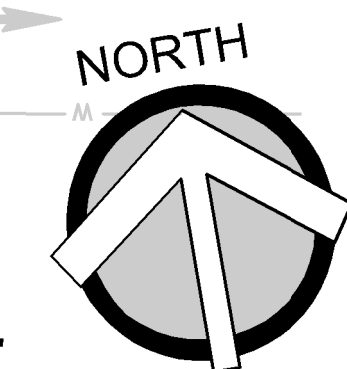
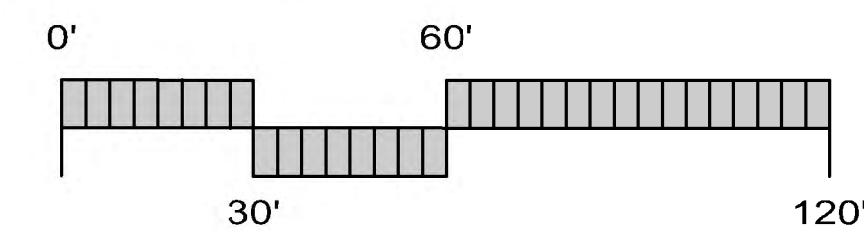
Sheet Title

## Preliminary Landscape Plan

Sheet No

# L1

1 of 4 sheets



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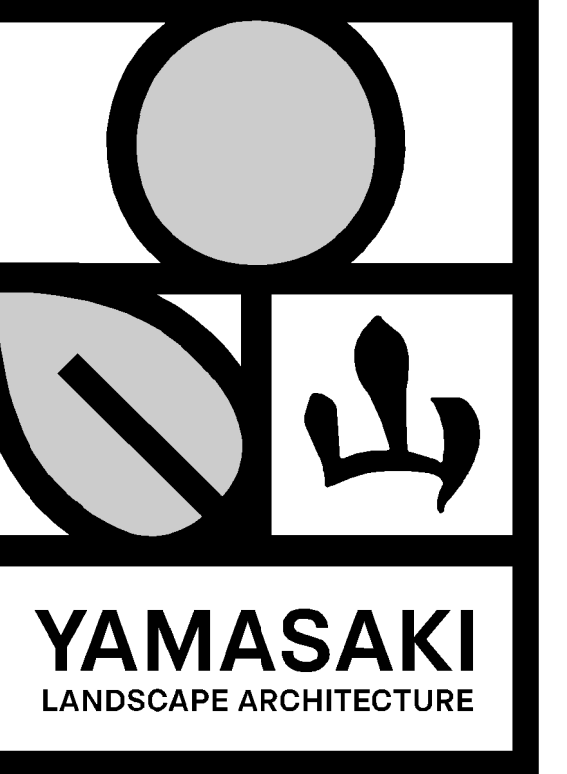
NO PROPOSED LANDSCAPE IMPROVEMENTS ON THIS SHEET; SHOWN FOR REFERENCE ONLY

(E) STREET TREE, SIDEWALK, PARKWAY STRIP TO REMAIN, TYP.

(E) STREET LIGHT TO REMAIN, TYP.

(E) PARK TO REMAIN  
 (E) BIO-SWALE TO BE MODIFIED PER CIVIL PLANS  
 (E) COTATI COTTAGES

MATCHLINE, SEE SHEET L1



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**COTATI VILLAGE COMMUNITY**

COTATI, CA

Client/Subconsultant

Project Mgr: TVZ

Drawn By: TVZ

Scale: 1" = 30'

Date: December 18, 2023

File Name: CV-LP

No.	Date	Revision
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Seal

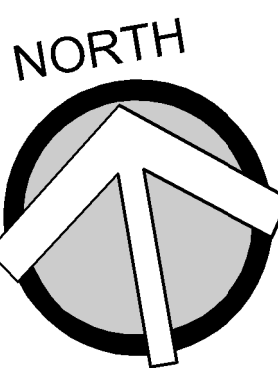
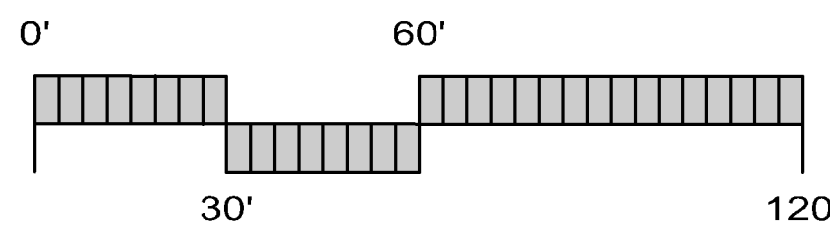


Sheet Title

**Preliminary Landscape Plan - North**

Sheet No

**L2**



**LANDSCAPE SCHEDULE**

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CA NATIVE	WUCOLS	MATURE SIZE (HxW)
<b>TREES</b>							
	ACE ARM	18	Acer rubrum 'Armstrong' / Red Maple	24" box		MEDIUM	45'x15'
	CER OCC	6	Cercis occidentalis / Western Redbud	15 gal	Native	VERY LOW	25'x15'
	KOE PAN	12	Koelreuteria paniculata / Golden Rain Tree	24" box		MEDIUM	45'x35'
	LAG TUS	16	Lagerstroemia x 'Tuscarora' / Crape Myrtle	15 gal		LOW	20'x20'
	LAU SAR	17	Laurus x 'Saratoga' / Saratoga Hybrid Laurel	15 gal		LOW	20'x20'
	PRU AFT	14	Prunus x yedoensis 'Afterglow' / Yoshino Cherry	15 gal		MEDIUM	25'x25'
	PYR CAL	9	Pyrus calleryana 'Chanticleer' / Flowering Pear	24" box		MEDIUM	40'x25'
	QUE AGR	19	Quercus agrifolia / Coast Live Oak	24" box	Native	LOW	60'x50'
	QUE LOB	11	Quercus lobata / Valley Oak	24" box	Native	LOW	60'x50'
	QUE SKY	25	Quercus robur 'Fastigiata' / Skyrocket English Oak	15 gal		MEDIUM	40'x15'
	ULM DRA	13	Ulmus parvifolia 'Drake' / Drake Lacey Elm	24" box		LOW	60'x40'
	ZEL VIL	11	Zelkova serrata 'Village Green' / Sawleaf Zelkova	24" box		MEDIUM	60'x40'

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CA NATIVE	WUCOLS	MATURE SIZE (HxW)
<b>VINES</b>							
	FIG PUM	30	Ficus pumila / Creeping Fig (Vine at trash enclosures)	1 gal		MEDIUM	

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
<b>HARDSCAPE</b>			
	CARPORT	26,245 sf	Carport / per architecture plans
	PLAY	855 sf	Playground Wood Fiber / 12" Depth
<b>PLANTING AREA</b>			
	PLANT	45,874 sf	Common Planting Area Selected from Plant Palette at right
	MULCH	2,671 sf	Organic Mulch / chipped from on-site
	YARD	16,755 sf	Private Patio Yard / Not included in total landscape area.
<b>SOD</b>			
	LAWN	486 sf	Fescue Blend Lawn
	BIO SOD	2,023 sf	Native Biofiltration Grass Blend

**SELECT PLANT IMAGES**



CEANOTHUS      DEER GRASS      SUNSET MANZANITA      COAST LIVE OAK      FOOTHILL SEDGE      RED MAPLE


**PLANT PALETTE**

BOTANICAL / COMMON NAME	SIZE	CA NATIVE	WUCOLS	MATURE SIZE (HxW)
<b>SHRUBS</b>				
Arctostaphylos x 'Sunset' / Sunset Manzanita	5 gal	Native	LOW	6'x6'
Berberis pinnata / California Barberrry	5 gal	Native	LOW	6'x3'
Callistemon viminalis 'Better John' / Dwarf Bottlebrush	5 gal		LOW	3'x3'
Carpenteria californica 'Elizabeth' / Elizabeth Bush Anemone	5 gal	Native	LOW	4'x4'
Ceanothus x 'Concha' / Concha Ceanothus	5 gal	Native	LOW	6'x7'
Ceanothus x 'Julia Phelps' / Julia Phelps Ceanothus	5 gal	Native	LOW	6'x8'
Cistus x purpureus / Orchid Rockrose	5 gal		LOW	4'x4'
Dodonaea viscosa / Hopseed Bush	5 gal		LOW	12'x10'
Fremontodendron x 'Ken Taylor' / Ken Taylor Flannel Bush	5 gal	Native	LOW	12'x10'
Hesperaloe parviflora 'Brakelights' / Crimson Yucca	5 gal		LOW	2'x3'
Heteromeles arbutifolia / Toyon - Shrub Form	5 gal	Native	LOW	12'x10'
Rhamnus californica 'Eve Case' / Eve Case Coffeeberry	5 gal	Native	LOW	5'x8'
Rhus ovata / Sugar Bush	5 gal	Native	LOW	6'x6'
Salvia clevelandii 'Winnifred Gilman' / Winnifred Gilman Cleveland Sage	5 gal	Native	LOW	4'x4'
<b>GRASSES</b>				
Muhlenbergia rigens / Deer Grass	1 gal	Native	LOW	4'x4'
<b>VINES</b>				
Ficus pumila / Creeping Fig (Vine at trash enclosures)	1 gal		MEDIUM	
<b>BOTANICAL / COMMON NAME</b>				
<b>GROUND COVERS</b>				
Anigozanthos x 'Bush Gold' / Yellow Kangaroo Paw	1 gal		LOW	36" o.c.
Baccharis pilularis 'Pigeon Point' / Pigeon Point Coyote Brush	1 gal	Native	LOW	48" o.c.
Berberis aquifolium 'Compacta' / Compact Oregon Grape	1 gal	Native	LOW	48" o.c.
Carex tumulicola / Foothill Sedge	1 gal	Native	LOW	24" o.c.
Ceanothus griseus Anchor Bay / Ceanothus	1 gal	Native	LOW	48" o.c.
Cotoneaster dammeri 'Lowfast' / Lowfast Bearberry Cotoneaster	1 gal		LOW	72" o.c.
Epilobium canum / California Fuchsia	1 gal	Native	LOW	48" o.c.
Lantana x 'Mone' / Tangerine Lantana	1 gal		LOW	60" o.c.
Lomandra longifolia 'Breeze' / Breeze Mat Rush	1 gal		LOW	36" o.c.
Penstemon heterophyllus 'Margarita BOP' / Margarita BOP Penstemon	1 gal	Native	LOW	24" o.c.
Rosmarinus 'Collingwood Ingram' / Prostrate Rosemary	1 gal		LOW	48" o.c.
Symphoricarpos mollis / Creeping Snowberry	1 gal	Native	LOW	48" o.c.

**IRRIGATION NARRATIVE**

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

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

      12/18/25  
SIGNATURE      DATE

**PLANTING NARRATIVE**

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

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

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

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

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

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



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LANDSCAPE DEVELOPMENT PLANS  
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**COTATI  
VILLAGE  
COMMUNITY**

COTATI, CA

Client/Subconsultant

Project Mgr:	TVZ	
Drawn By:	TVZ	
Scale:	---	
Date:	December 18, 2023	
File Name:	CV-LP	
No.	Date	Revision

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Sheet Title

**Preliminary  
Landscape Notes**

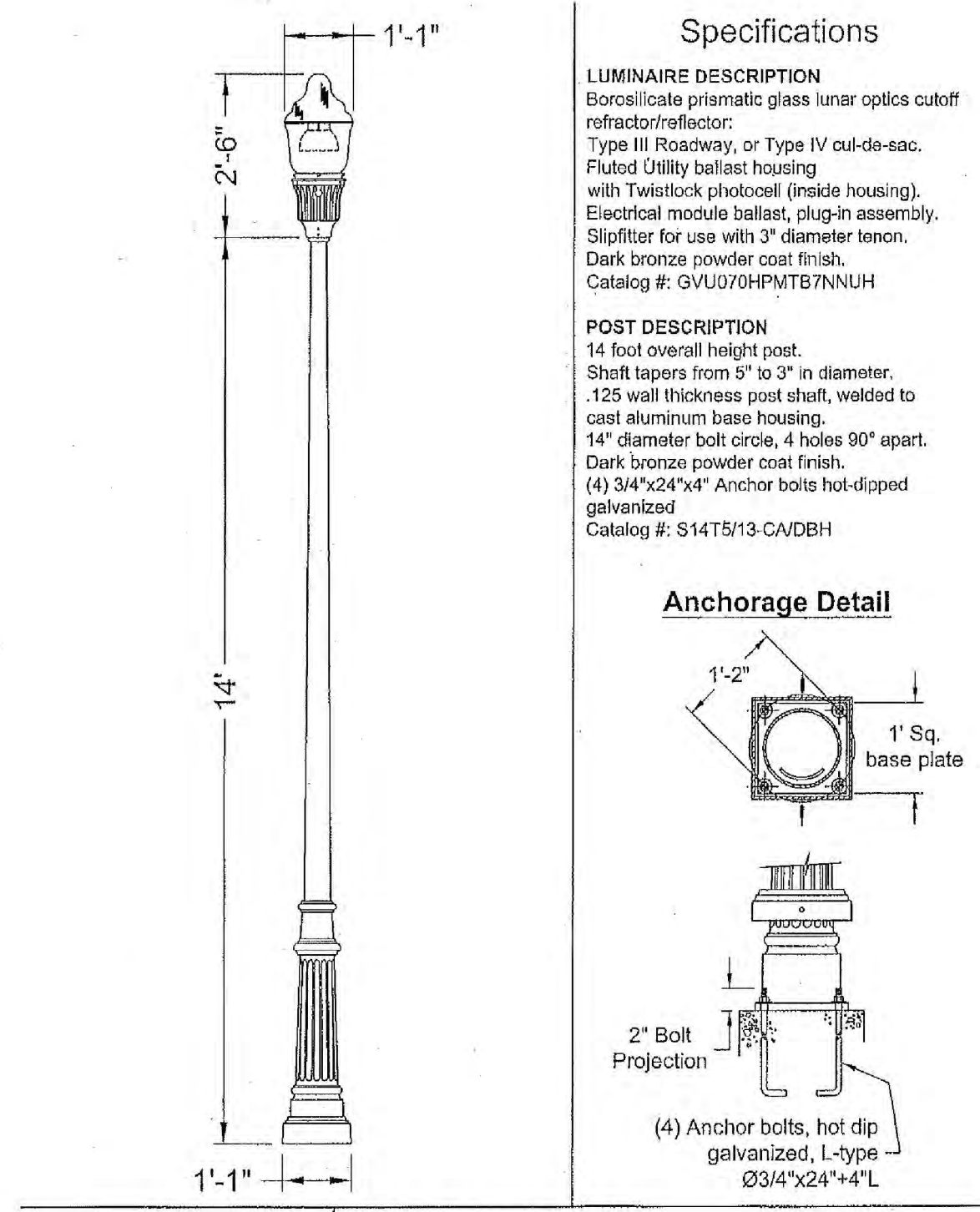
Sheet No

**L3**

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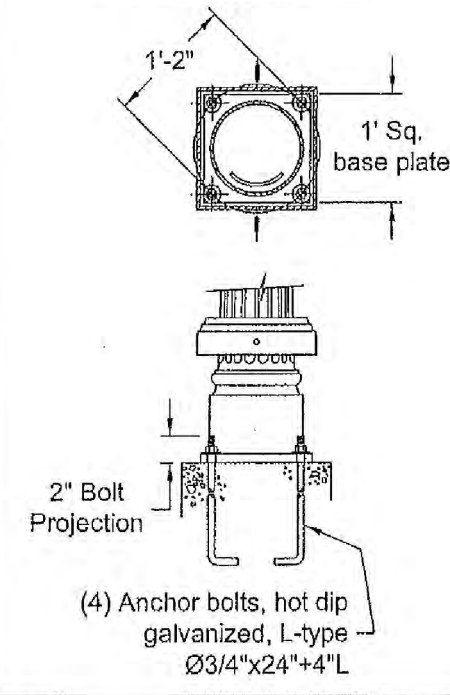


### Specifications

**LUMINAIRE DESCRIPTION**  
 Borosilicate prismatic glass lunar optics color refractor/reflector.  
 Type III Roadway, or Type IV cut-to-size.  
 Fluorescent ballast housing  
 with Twistlock photostat (inside housing).  
 Electrical module ballast, plug-in assembly.  
 Slipfilter for use with 3" diameter tenon.  
 Dark bronze powder coat finish.  
 Catalog #: CUV070H/PMT/TE/TNUH

**POST DESCRIPTION**  
 14 foot overall height post.  
 Short tapers from 5" to 3" in diameter.  
 .125 wall thickness post shaft, welded to cast aluminum base housing.  
 1/4" diameter bolt circle, 4 holes 90° apart.  
 Dark bronze powder coat finish.  
 (4) 3/4"x24"x4" Anchor bolts hot-dipped galvanized  
 Catalog #: S14T513-CA/DBH

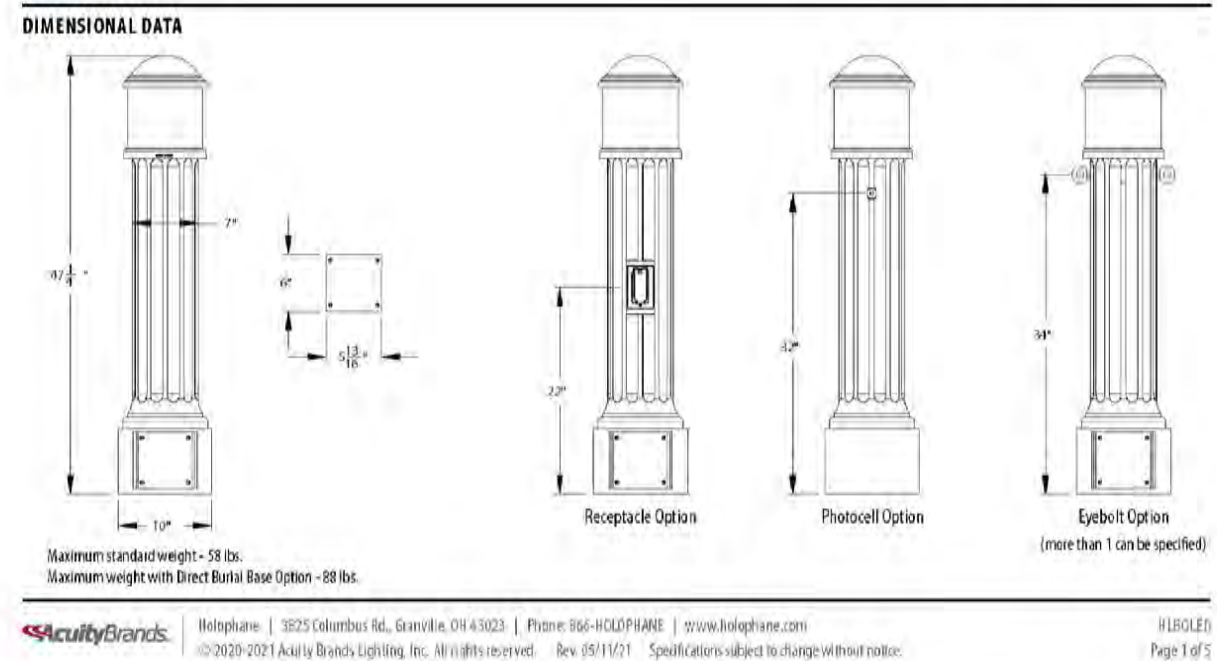
### Anchorage Detail



City of Cotati  
 Utility GranVile Lunar Optics Luminaire on Salem Series Post.  
**HOLOPHANE**  
 LEADER IN LIGHTING SOLUTIONS  
 An Acuity Brands Company

ORDER #:	TYPE:	DATE:
REVISION:	REVISION DATE:	US-4041
DRAWN: BHI	ORIGIN DATE: 09-24-04	PAGE: 1 of 1

TOTAL SHEET QUANTITY: 121 SHEETS  
 10/22/2021 Acuity Brands Lighting Co., All Rights Reserved. Rev: 09/19/17. Specifications subject to change without notice.  
 Acuity Brands Page 1 of 2



### SITE LIGHTING NOTES

- ALL LIGHT FIXTURES WILL BE PER CITY OF COTATI STANDARDS, WITH LED LUMINAIRE, PHOTO CELL, AND FULL-CUT OFF SHIELDS.
- WHERE STREET LIGHT IS LOCATED IN A PARKING AREA IT SHALL BE MOUNTED ON A 2'-6" HIGH x 2' WIDE CONCRETE PEDESTAL.
- ELECTRICAL CONTRACTOR SHALL SUBMIT SHOP DRAWING FOR APPROVAL BY THE CITY OF COTATI.

STREET AND PARKING LOT LIGHTING  
 SITE LIGHTING DETAILS

BOLLARD PATH LIGHTING

## PARKING LOT SHADE CALCULATIONS

**LEGEND**

TREE CODE	H= HALF (50%)
ACE ARM	5 (246) = 1,230
KOE PAN	9 (481) = 4,329
LAG TUS	10 (246) = 2,460
LAU SAR	10 (246) = 2,460
PYR CAL	3 (246) = 738
QUE AGR	13 (481) = 6,253
QUE LOB	3 (481) = 1,443
ULM DRA	13 (481) = 6,253
ZEL VIL	8 (481) = 3,848
EXISTING OAK TREES	4 (481) = 1,924
<b>TOTAL 30,938 SF</b>	

PARKING LOT AREA: 86,428 SF  
 MINIMUM SHADE REQUIRED (50% COVERAGE): 43,214 SF  
 TOTAL SHADE PROVIDED FROM TREE CANOPY: 30,938 SF  
 TOTAL SHADE PROVIDED FROM CARPORTS: 26,245 SF  
 PERCENT SHADE (57,183 / 86,428): 66%

**LANDSCAPE COVERAGE**

IRRIGATED PLANTING AREA	45,854 SF
BIOFILTRATION BASINS	2,044 SF
LAWN	986 SF
TOTAL NEW IRRIGATED LANDSCAPE AREA	48,884 SF

**TREE CALCULATION**

TOTAL TREE QUANTITY: 171  
 EVERGREEN TREES: 49 (28%)  
 24" BOX TREES: 91 (53%)

**NATIVE CALCULATION**

TOTAL SPECIES (TREES AND PLANT PALETTE): 41  
 CALIFORNIA NATIVE SPECIES: 21 (51%)

### SITE LIGHTING

☒ STREET LIGHT	QUANTITY: 19	SEE CUTSHEETS, SHEET L3
☒ BOLLARD PATH LIGHT	QUANTITY: 24	SEE CUTSHEETS, SHEET L3

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

**PROJECT INFORMATION**  
 Project Name: Cotati Village 1 Date: 12/18/2023

Project Contact:	Applicant: Yamasaki Landscape Architecture 1223 High Street, Auburn, CA 95603 (530) 885-0040
Project Address:	Contact: Jeff Ambrosia Owner: Collin Monahan 118 Associated Investors, LLC 1101 5th Ave., San Rafael, CA 94901 Gravenshein Highway and Alder Avenue Cotati, CA

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

Total Landscape Area:	55,723 s.f.
Maximum Applied Water Allowance:	549,859 gallons
Estimated Total Water Use:	420,830 gallons

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

Applicant Signature: \_\_\_\_\_ Date: 12/18/2023

"I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package."

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

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

Zone #	Hydrozone Type	Irrigation Method	Area (Sq.Ft.)	% of Landscape Area
1	Common Planting Area	Drip	45,874	82%
2	Trees	Bubbler	6,840	12%
3	Biofiltration Basins	Rot Stream	2,023	4%
4	Lawn	Rot Stream	986	2%
Total Area(Sq.Ft.)			55,723	100%

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 LEED Certified Landscape Design  
 AB1881 Compliance Documentation

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

**Maximum Applied Water Allowance (MAWA).**

Project ETo City: Cotati

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

Insert: 39.6 (ETo), 45,048 (LA), 3,862 (SLA)

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

**MAWA = 39.6(0.62) [(0.45x 45,048) + (0.55x 3,862)]**

Maximum Applied Water Allowance: 549,859 Gal. / Yr

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

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

**Estimated Total Water Use (ETWU)**

Hydrozone Type	Plant Water Use Type(s)	Plant Factor (PF)	IE	ETAF (PF/IE)	Area (HA) (Sq.Ft.)	ETAF x Area	Estimated Total Water Use	
Common Planting Areas	Low (L)	0.2	0.81	0.25	45,874	11,327	278,098	
Trees	Moderate (M)	0.5	0.81	0.62	6,840	4,222	103,664	
Biofiltration Basins	Low (L)	0.2	0.75	0.27	2,023	539	13,245	
<b>Total</b>						<b>54,737</b>	<b>16,089</b>	
<b>SUM</b>						<b>395,007</b>		
Special Landscape Areas								
Lawn	High (H)	0.8	0.75	1.07	986	1,052	25,822	
<b>SUM</b>						<b>986</b>	<b>1,052</b>	<b>25,822</b>
<b>SUM</b>						<b>395,007</b>		

ETWU = (ETo)(0.62)(PF x HA + SLA)

Project Eto	39.6
Regular Landscape ETWU	395,007
Average ETAF	0.29
SLA ETWU	25,822
Sitewide ETAF	0.31
<b>Estimated Total Water Use</b>	<b>420,830</b>

Max Applied Water Allowance: 549,859

## WATER USE CALCULATIONS



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 AUBURN, CALIFORNIA 95603  
 530.885.0040  
 www.yamasaki-la.com

LANDSCAPE DEVELOPMENT PLANS  
 DRAFT REVISED SUBMITTAL

COTATI  
 VILLAGE  
 COMMUNITY

COTATI, CA

Client/Subconsultant

Project Mgr:	TVZ
Drawn By:	TVZ
Scale:	---
Date:	December 18, 2023
File Name:	CV-LP

No.	Date	Revision
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Sheet Title: Calculations and Lighting Details

Sheet No. L4

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