

PROJECT TEAM

DEVELOPER	ARCHITECT	CIVIL ENGINEER	LANDSCAPE ARCHITECT
RED TAIL NEW DEVELOPMENT 2082 MICHELSON DR., 3RD FLOOR IRVINE, CA 92612 CONTACT: RON WU PHONE: (415) 757-8639   (415) 249- 6194 EMAIL: RWU@RTACQ.COM	PYATOK ARCHITECTS 360 22ND ST., STE. 600 OAKLAND, CA 94612 CONTACT: KEVIN MARKARIAN, AIA, NCARB PHONE: (510) 465-7010 EMAIL: KMARKARIAN@PYATOK.COM	BKF ENGINEERS 200 4TH ST., STE. 300 SANTA ROSA, CA 95401 CONTACT: ANDREW DeZURIK, P.E. PHONE: (707) 583-8528 EMAIL: ADEZURIK@BKF.COM	VANDERTOOLEN ASSOCIATES 700 YGNACIO VALLEY RD., STE. 100 WALNUT CREEK, CA 94596 CONTACT: MARY CARDEN PHONE: (925) 274-1305 EMAIL: MARY@VANDERTOOLEN.COM

PROJECT DESCRIPTION

THE PROPOSED PRIVATELY-FUNDED MARKET-RATE DEVELOPMENT CONSISTS OF TEN (10) 3-STORY RESIDENTIAL WALK-UP BUILDINGS AND ONE (1) ASSOCIATED, SINGLE-STORY CLUBHOUSE BUILDING CONSISTING OF RESIDENT AMENITY SPACE ("CLUBROOM"), LEASING OFFICE, FITNESS ROOM, BIKE ROOM AND SERVICE SPACES, ALL WITH SLOPED ROOFS. ADDITIONALLY, TWO (2) TRASH ENCLOSURE STRUCTURES AND SIX (6) PAD-MOUNTED TRANSFORMERS, SHALL BE INCLUDED IN THE DEVELOPMENT. THE PROPOSED DEVELOPMENT WILL CONSIST PRIMARILY OF MARKET-RATE RESIDENTIAL UNITS WITH SIX (6) AFFORDABLE HOUSING UNITS BEING INCLUDED IN THE PROJECT.

SITE FEATURES INCLUDE VEHICULAR AND BICYCLE PARKING, DRIVE LANES, LANDSCAPING AND PLANTING AREAS INCLUDING BIO-RETENTION AREAS, RESIDENT COMMON OUTDOOR AMENITY AREAS, LIGHTED PATHWAYS, AND POOL DECK WITH POOL AND SPA. THE PROPOSED DEVELOPMENT'S DRIVE LANES ARE ACCESSED BY HIGHWAY 12 / BROADWAY WITH TWO (2) CURB-CUTS AND ADDITIONAL SECONDARY FIRE AUTHORITY / EVA ACCESS IS PROVIDED THROUGH ADJACENT PROPERTY TO THE NORTH, THE COGIR SENIOR LIVING COMMUNITY, VIA EVA EASEMENT.

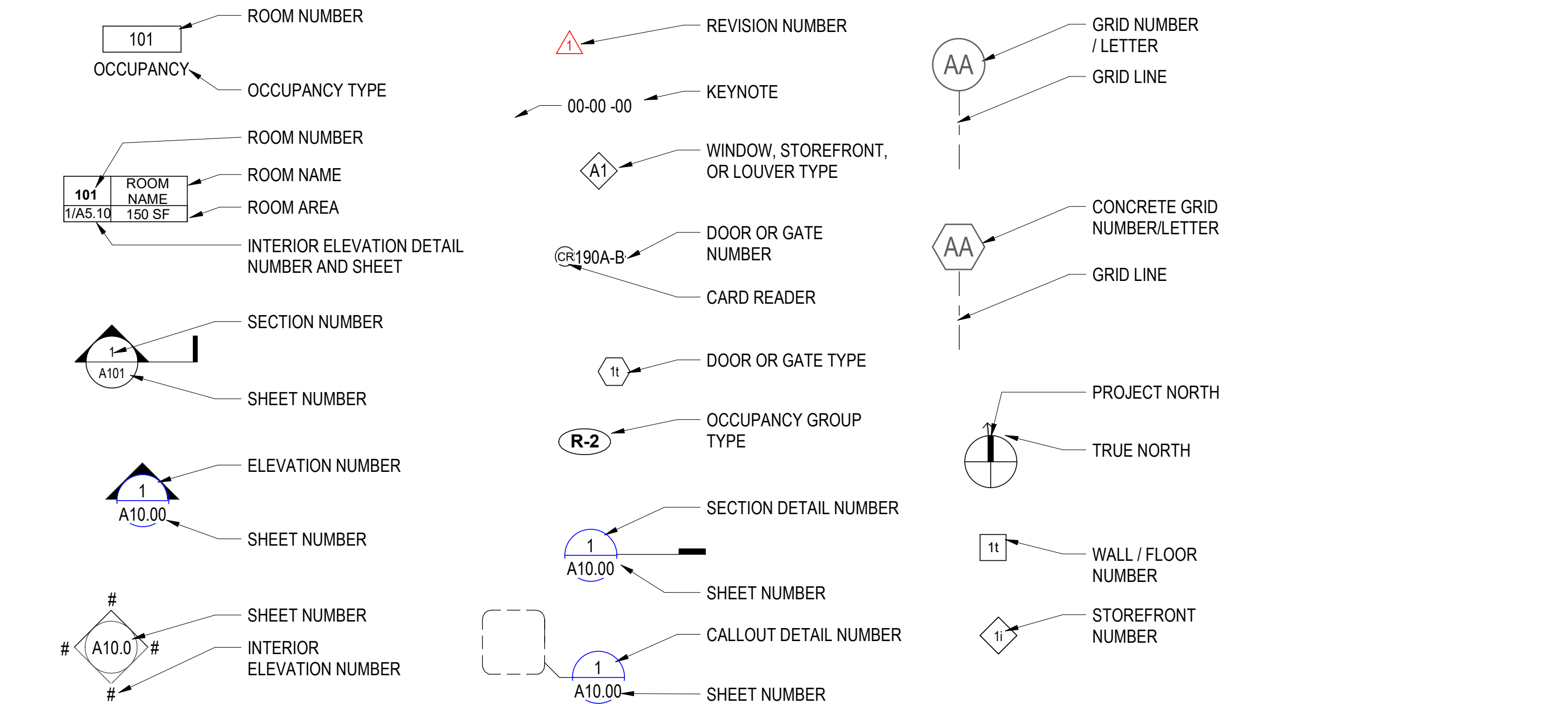
DEVELOPMENT STANDARDS (SEE FULL ZONING CODE SUMMARY ON G0.01)

APN / LOT NUMBER:	128-321-007	UNIT COUNT & DENSITY SUMMARY:	SUMMARY							
LOT SIZE / SITE AREA:	5.0 ACRES		TOTAL UNITS				120 UNITS			
ZONING CLASSIFICATION:	GATEWAY COMMERCIAL		SITE AREA (GROSS)				5.0 AC			
			DENSITY				24 DU/AC			
LOT COVERAGE:	SEE G0.01	UNIT MIX:	BUILDING UNIT COUNT				PARKING NEEDED		PARKING PROVIDED	
MAX. HEIGHT:	36 FT. (SEE G0.01 FOR MORE INFORMATION)		UNIT TYPE	TOTAL	AVG SF	MIX%	RATIO	QTY	RATIO	QTY
SETBACKS:	30 FT. FRONT / 10 FT. SIDE (N) / 20 FT. SIDE (S.) / 20 FT. REAR		STUDIO	10	625	8%	1.0	10.0		
EASEMENTS:	STORM DRAIN, SEWER AND E.V.A. EASEMENTS (SEE CIVIL DWGS.)		AFFORDABLE STUDIO	2	625	2%	1.0	2.0		
			1 BR	46	712	38%	1.0	46.0		
OPEN SPACE CALCULATIONS:	SEE G0.01 AND TABLE AT RIGHT		AFFORDABLE 1 BR	2	712	2%	1.0	2.0		
DENSITY CALCULATIONS:	120 UNITS / 5 ACRES = 24 D.U./ACRE		2 BR	58	849	48%	1.5	87.0		
			AFFORDABLE 2 BR	2	849	2%	1.5	3.0		
PARKING CALCULATIONS:	SEE G0.01 AND TABLE AT RIGHT		TOTAL AFFORDABLE UNITS	6	729	5%				
			TOTAL	120	729	100%	1.25	150	1.6	193

ACCESSIBILITY SUMMARY

THIS PROJECT IS PRIVATELY FUNDED, COMPRISING OF A 1-STORY CLUBHOUSE BUILDING AND (10) 3-STORY RESIDENTIAL WALK-UP BUILDINGS WHICH ARE STAIR SERVED. ALL GROUND FLOOR RESIDENTIAL DWELLING UNITS SHALL COMPLY WITH CBC CHAPTER 11-A HOUSING ACCESSIBILITY ADAPTABLE PROVISIONS. ALL UPPER FLOOR UNITS ARE NON-ELEVATOR SERVED AND ARE THEREFORE NOT REQUIRED TO COMPLY CBC CHAPTER 11-A.

GRAPHIC SYMBOLS



20540 BROADWAY, SONOMA  
ENTITLEMENT SUBMITTAL

PERSPECTIVE VIEW



VIEW FROM BROADWAY

PROJECT DATA AND BUILDING CODE SUMMARY

CONSTRUCTION TYPE(S): TYPE V-B			
OCCUPANCY GROUP(S): R2 (RESIDENTIAL BUILDINGS), B (CLUBHOUSE BUILDING)			
ALLOWABLE HEIGHT BY BUILDING CODE (PER TABLE 504.3) = 60' ALLOWABLE NUMBER OF STORIES BY BUILDING CODE (PER TABLE 504.4) = 3			
PROPOSED HEIGHT = 36' TO TOP OF RIDGE (AT RES. BUILDINGS) PROPOSED NUMBER OF STORIES = 3 (AT RES. BUILDINGS)			
BUILDING AREA TOTAL:		BUILDING AREA BY BUILDING:	
OVERALL BUILDING AREA		AREAS BY BUILDING	
PROGRAM	FLOOR AREA (GSF)	BUILDING	FLOOR AREA (GSF)
RESIDENTIAL (DWELLING UNITS)	95,043 SF	BUILDING 1	4,458 SF
RESIDENTIAL (EXTERIOR STAIRS)	8,367 SF	BUILDING 2	10,460 SF
AMENITY (CLUBHOUSE)	4,458 SF	BUILDING 3	9,959 SF
EXTERIOR TRASH ENCLOSURES	864 SF	BUILDING 4	10,462 SF
TOTAL	108,732 SF	BUILDING 5	9,959 SF
OPEN SPACE AREAS		BUILDING 6	10,456 SF
PROGRAM	FLOOR AREA	BUILDING 7	10,453 SF
OPEN SPACE - COMMON	31,376 SF	BUILDING 8	10,449 SF
OPEN SPACE - PRIVATE	14,769 SF	BUILDING 9	10,374 SF
TOTAL	46,144 SF	BUILDING 10	10,463 SF
		BUILDING 11	10,374 SF
		TOTAL	107,868 SF

VICINITY MAP



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C3	DEMOLITION PLAN
C4	SITE IMPROVEMENT PLAN
C5	SITE IMPROVEMENT PLAN
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A4.00	UNIT PLANS
TOTAL SHEETS: 33	



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SUITE 600  
OAKLAND, CA 94612  
T. 510.465.7010  
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SONOMA, CA 95476

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JOB NUMBER: 2420  
DRAWN BY: SR, KWS  
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ISSUE DATE: 5/14/2025

SCALE: 12" = 1'-0"

TITLE:  
TITLE SHEET

SHEET:

G0.00

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TITLE:  
**ZONING & PLANNING CODE  
SUMMARY**

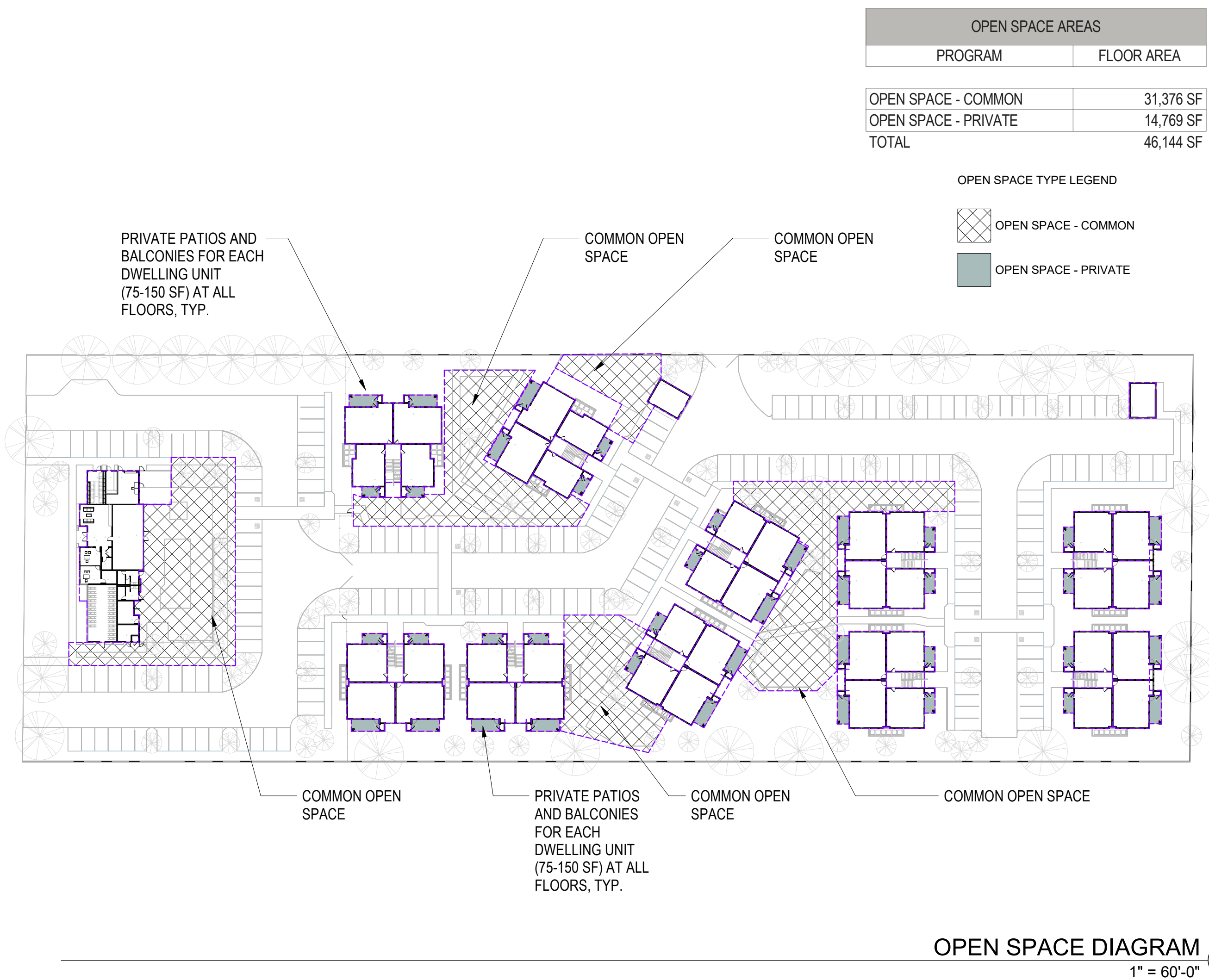
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ZONING CATEGORY	REFERENCE	CONTROLS	PROPOSED	CONCESSION / WAIVER / EXCEPTION
<b>DEVELOPMENT STANDARDS</b>				
DENSITY	§ 19.10.020	COMMERCIAL GATEWAY ZONING BASE DENSITY = 20 DU/AC BASE NUMBER OF UNITS = 100 DU/ 5 ACRE	PROPOSED DENSITY = 24 DU/AC PROPOSED NUMBER OF UNITS = 120 DU/ 5 ACRE	20% DENSITY BONUS APPLIED
FLOOR AREA RATIO	§ 19.30.020	MAX FAR = 0.80	TOTAL QUALIFIED FLOOR AREA= 107,879 TOTAL SITE AREA= 216,813 SQFT PROPOSED FAR = 0.49	COMPLIES
SITE COVERAGE	§ 19.30.020	MAX SITE COVERAGE = 40% X (5 ACRES) MAX SITE COVERAGE = 86,400 SQFT	PROPOSED SITE COVERAGE = 39,796 SQFT	COMPLIES
MAX. BUILDING HEIGHT	§ 19.30.020	MAX HEIGHT (CORE PROPERTIES) = 35' EXCEPTION: FOR MULTIFAMILY DEVELOPMENTS WITH A THIRD-FLOOR RESIDENTIAL UNITS IN GATEWAY-COMMERCIAL, MAX. HEIGHT = 36'	PROPOSED CLUBHOUSE BUILDING HEIGHT = 21' PROPOSED RESIDENTIAL BUILDING HEIGHT = 36'	COMPLIES
<b>SETBACKS</b>				
MIN. FRONT/STREET SETBACK	§ 19.30.020	BROADWAY STREET = 30 FT	STREET SETBACK PROVIDED = 30 FT	COMPLIES
MIN. SIDE SETBACK	§ 19.30.020	NONE REQUIRED WHEN ABUTTING SPHERE OF INFLUENCE = 20 FT	NORTH SIDE SETBACK = 10' SOUTH SIDE SETBACK (ABUTTING SPHERE OF INFLUENCE) = 20'	COMPLIES
MIN REAR SETBACK	§ 19.30.020	NONE REQUIRED WHEN ABUTTING SPHERE OF INFLUENCE = 20 FT	REAR SETBACK (ABUTTING SPHERE OF INFLUENCE) = 20'	COMPLIES
<b>TOTAL</b>				
OPEN SPACE REQUIREMENTS	§ 19.30.020	300 SQ FT PER UNIT (COMBINATION OF SHARED AND PRIVATE) REQUIRED TOTAL OPEN SPACE= 36000 SQFT MIN. PRIVATE OPEN SPACE REQUIREMENTS: STUDIO/ONE BEDROOM = 75 SQFT...	COMMON OPEN SPACE PROVIDED= 31,376 SF PRIVATE OPEN SPACE PROVIDED = 14,769 SF TOTAL OPEN SPACE PROVIDED = 46,144 SF	COMPLIES
LANDSCAPING FOR PARKING FACILITIES	§ 19.48.090	PARKING FACILITIES WITH MORE THAN 7 SPOTS = 12% OF FACILITY TO BE LANDSCAPED		TO BE CONFIRMED
<b>DESIGN STANDARDS</b>				
UPPER FLOOR BALCONIES	§ 19.43.020	UPPER-FLOOR BALCONIES SHALL NOT BE LOCATED ALONG SIDE WALLS WITHIN 10' OF THE PROPERTY LINE	UPPER FLOOR BALCONIES SETBACK = MIN 10 FT.	COMPLIES
MULTIFAMILY BUILDING MASSING	§ 19.43.020	NO SINGLE BUILDING SHALL EXCEED 10 PERCENT OF THE TOTAL SITE AREA FOR PROJECT SITE OR 8,000 SQUARE FEET, WHICHEVER IS LARGER.	MAX. SINGLE BUILDING AREA = 21,600 SQFT PROPOSED MAX SINGLE BUILDING AREA = 10,355 SQFT	COMPLIES
WALL MODULATION	§ 19.43.020	BLANK WALLS (WALLS WITHOUT WINDOWS, RECESSED ENTRYWAY OR PORCH, OR ARTICULATION) SHALL NOT EXCEED 20 FEET IN LENGTH. WALLS THAT ARE NOT VISIBLE FROM PUBLIC STREETS AND NEIGHBORING RESIDENCES ARE EXCLUDED FROM THIS REQUIREMENT.		COMPLIES
ENCLOSURE REQUIREMENT	§ 19.43.020	ENCLOSURES MUST NOT BE SETBACK AREA AND MUST BE AT LEAST 20' FROM ADJACENT RESIDENCES		COMPLIES
<b>PARKING AND LOADING</b>				
REQUIRED PARKING SPACES	§ 19.43.020	STUDIO & ONE BED - 1 SPACE 2 OR MORE - 1.5 SPACES	REQUIRED PARKING = 150 SPACES PROVIDED ~ 193 SPACES	COMPLIES
PARKING SETBACK	§ 19.43.020	UNCOVERED PARKING SPACES SHALL BE SETBACK FROM ANY STREET A MIN OF 5'. SETBACK AREA SHOULD BE LANDSCAPED UPTO 36" HIGH	PARKING SPOTS SETBACK = 30'	COMPLIES
COMPACT PARKING SPOTS	§ 19.43.020	MAXIMUM OF 30% OF SPOTS MAY BE COMPACT SPOTS	MAXIMUM COMPACT SPACES = 54 SPACES	COMPLIES
TWO WAY ACCESS DRIVE WIDTH	§ 19.43.020	AISLE WIDTH WITH 90 DEGREE PARKING = 24'	24' W	COMPLIES
PARKING SHADING	§ 19.43.020	PARKING LOTS SHALL INCLUDE TREE PLANTINGS DESIGNED TO RESULT IN 50 PERCENT SHADING OF PARKING LOT SURFACE AREAS WITHIN 15 YEARS		TO BE CONFIRMED
BICYCLE PARKING	§ 19.48.110	LONG TERM BICYCLE PARKING = 0.5 SPACES/BEDROOM SHORT TERM BICYCLE PARKING = 0.05 SPACES/BEDROOM	LONG TERM BICYCLE PARKING = 90 SPACES SHORT TERM BICYCLE PARKING = 9 SPACES	COMPLIES
<b>MISC. STANDARDS</b>				
INCLUSIONARY HOUSING REQUIREMENTS	§ 17.30.030	THE INCLUSIONARY HOUSING REQUIREMENT WILL NOT APPLY FOR NEW DWELLING UNITS LESS THAN 850 SQFT	2BR = 849 SQFT 1BR = 712 SQFT STUDIO = 625 SQFT	COMPLIES



OPEN SPACE DIAGRAM 1  
1" = 60'-0"





COGIR ASSISTED LIVING - 91 NAPA RD. 6



3



VIEW FROM 20511 BROADWAY 5



2



20535 BROADWAY 4



1



VIEW KEY

STAMP:		
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NO.	ISSUE	DATE

JOB NUMBER:	2420
DRAWN BY:	SR, KWS
CHECKED BY:	KM, KWS
ISSUE DATE:	5/14/2025

SCALE:  
TITLE:  
SITE PHOTOS

SHEET:  
G0.02

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20540 BROADWAY  
20540 BROADWAY  
SONOMA, CA 95476

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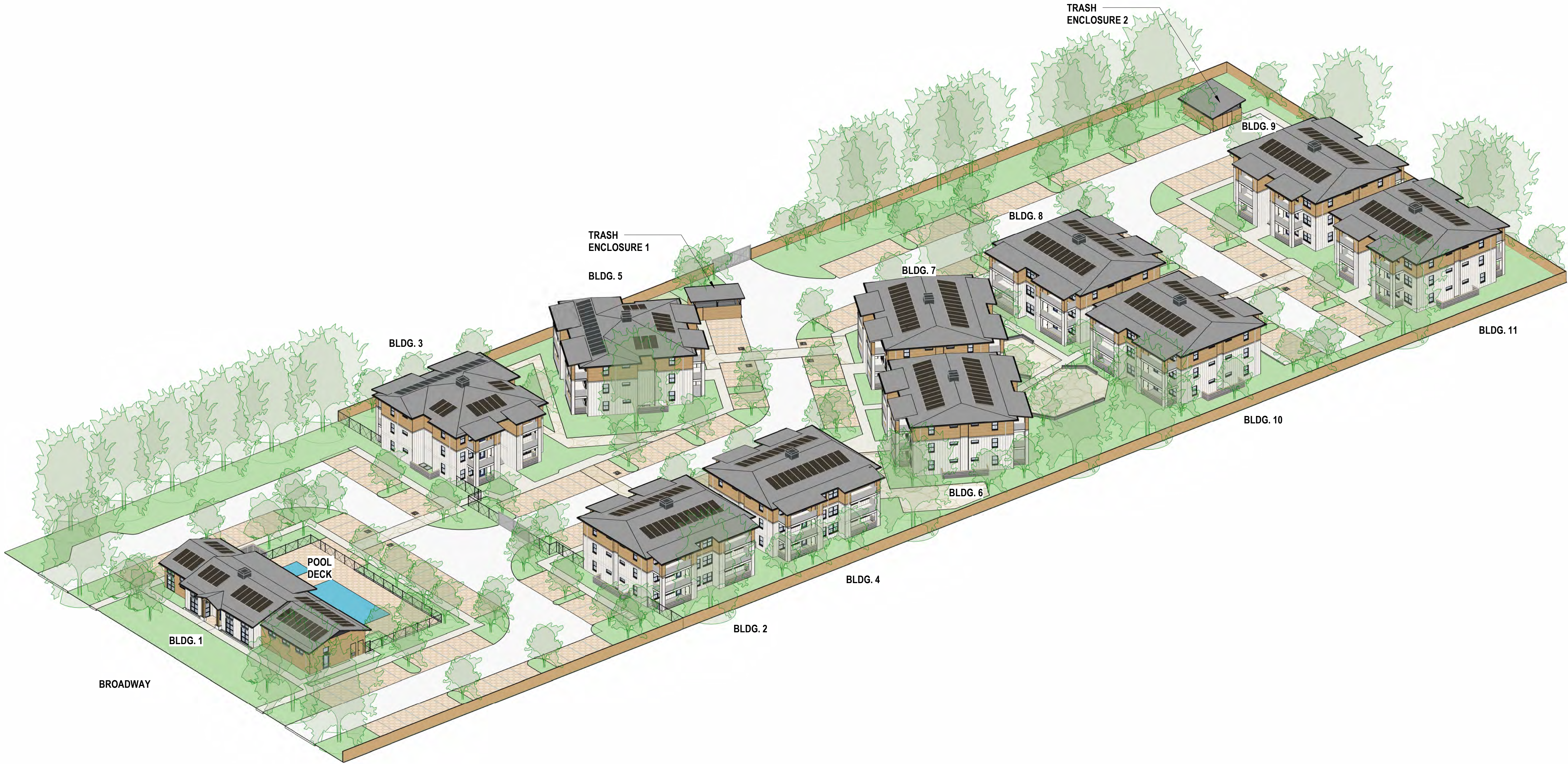
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JOB NUMBER:	2420
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SCALE:  
TITLE:  
3D VIEW - OVERALL AERIAL

SHEET:  
G1.00

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VIEW FROM OPEN SPACE 6



VIEW FROM CHILDRENS PLAY AREA 5



VIEW OF RESIDENTIAL BUILDINGS 4



VIEW OF BUILDING 3 AT VEHICULAR ENTRY 3

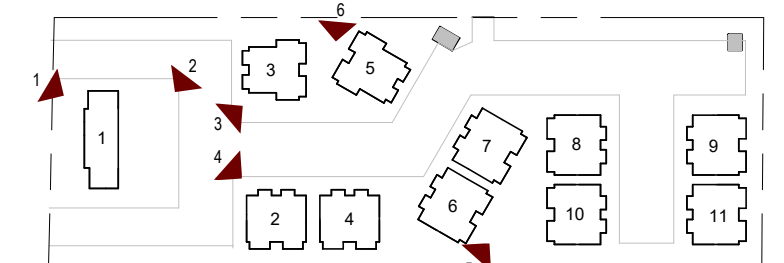


VIEW OF POOL DECK 2



VIEW FROM BROADWAY 1

KEY PLAN



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SCALE:

TITLE:  
RENDERED PERSPECTIVE  
VIEWS

SHEET:

G1.01

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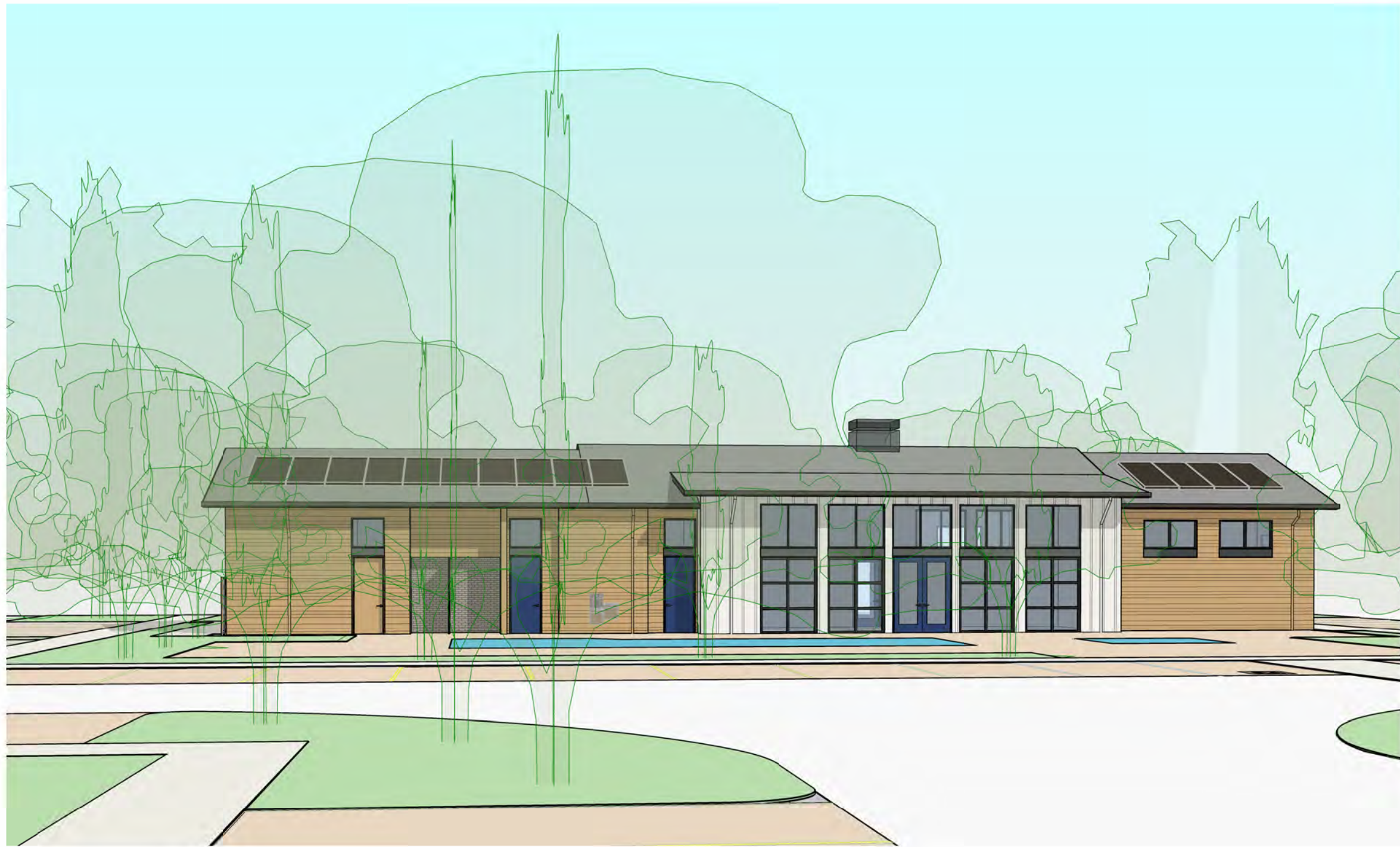
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CLUBHOUSE - 3D VIEW ②



CLUBHOUSE - 3D VIEW 2 ④

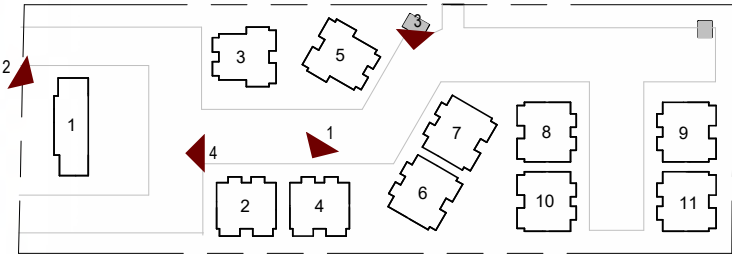


BUILDING 2 - 3D VIEW ①



RESIDENTIAL BUILDINGS - 3D VIEW ③

KEY PLAN



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SCALE:

TITLE:  
**3D MODEL PERSPECTIVE VIEWS**

SHEET:

**G1.02**

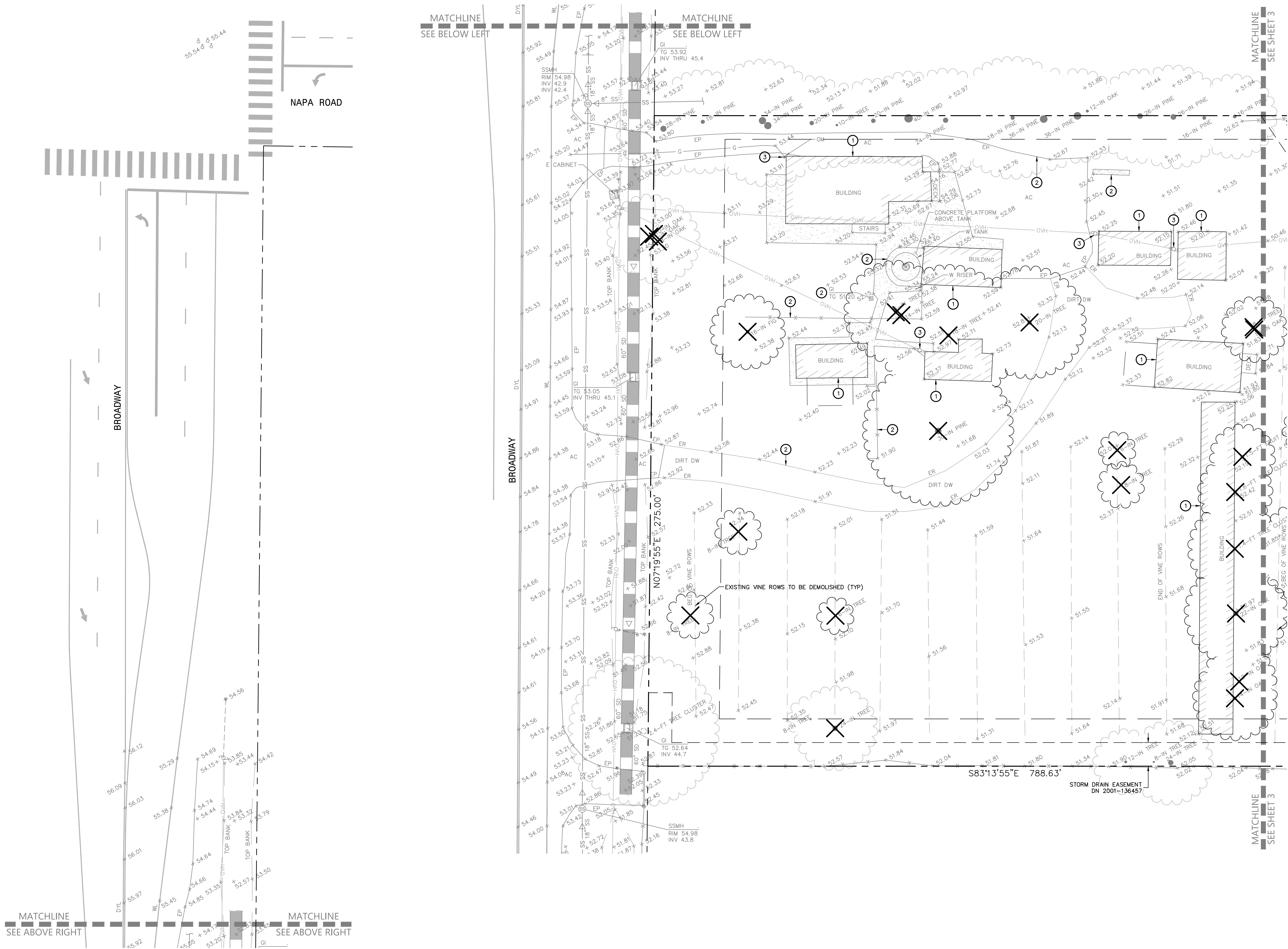
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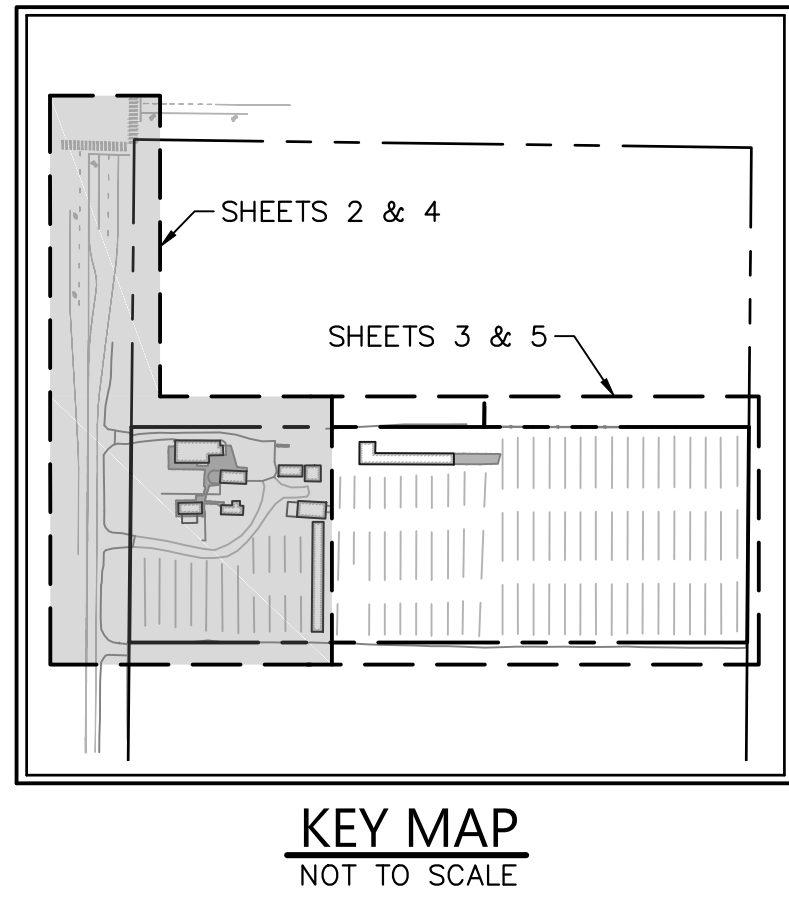
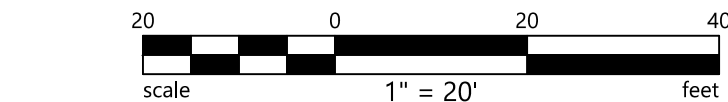






KEYNOTES

- ① BUILDING TO BE DEMOLISHED.
- ② EXISTING FEATURE TO BE REMOVED.
- ③ EXISTING UTILITY TO BE REMOVED.

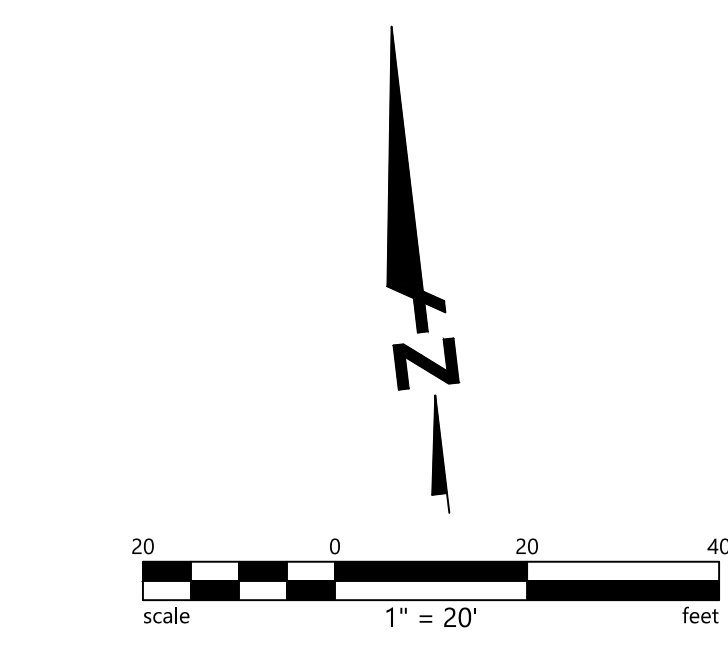
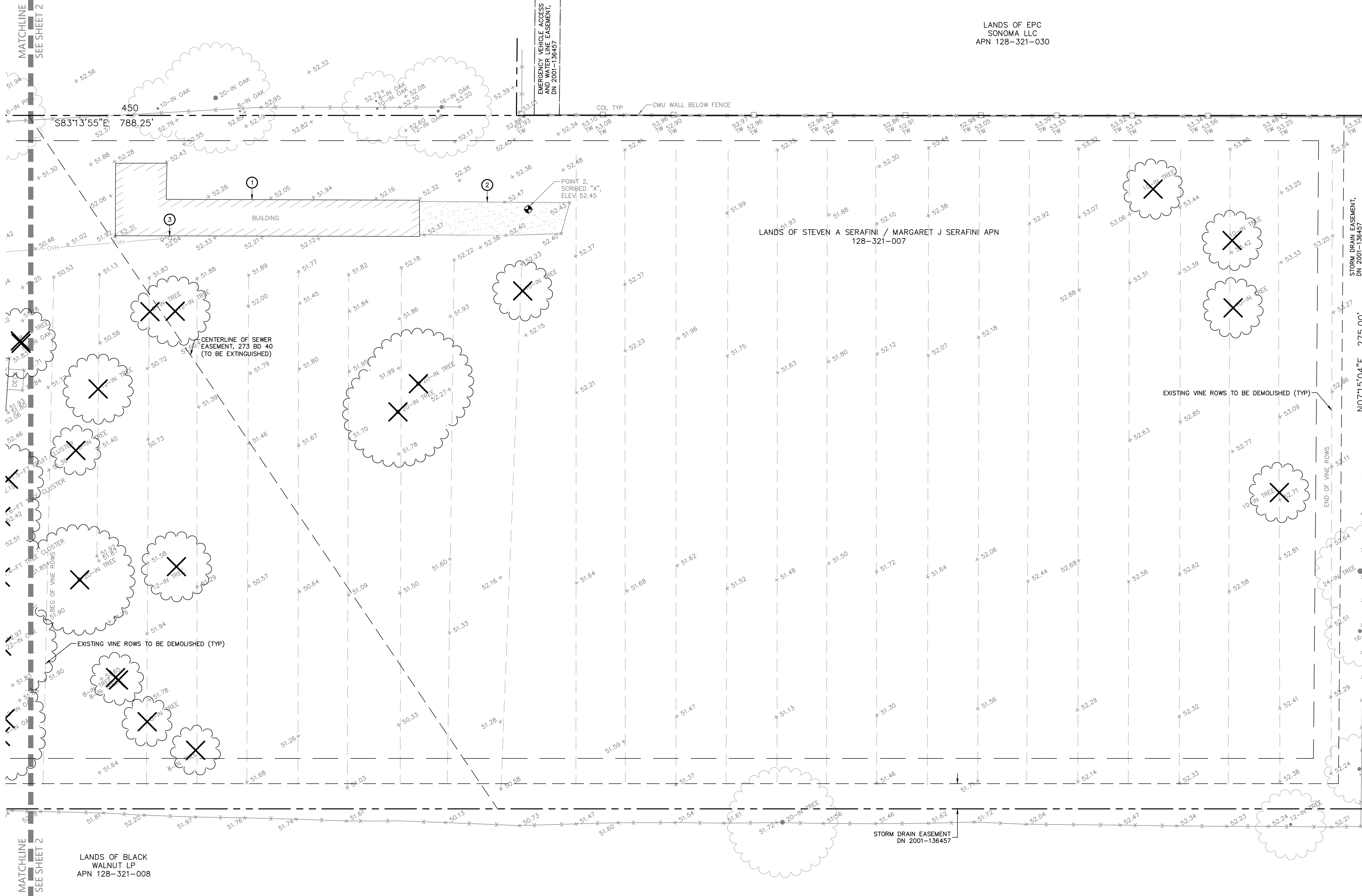


BROADWAY APARTMENTS  
APN 128-321-007  
20540 BROADWAY, SONOMA COUNTY

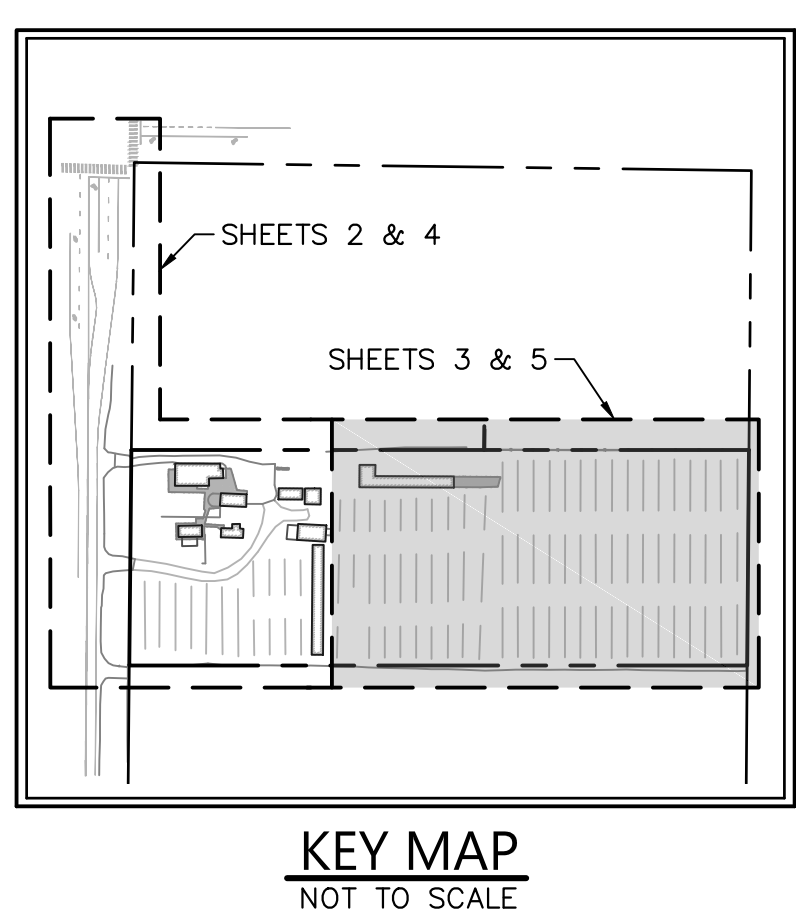
DEMOLITION PLAN

Revisions	
No.	
Date: APR 2025	
Scale: AS SHOWN	
Design: AD	
Drawn: ADS	
Approved: AD	
Drawing Number:	





- KEYNOTES**
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  - ② EXISTING FEATURE TO BE REMOVED.
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<b>BROADWAY APARTMENTS</b> APN 128-321-007 20540 BROADWAY, SONOMA COUNTY		<b>DEMOLITION PLAN</b>	
Revisions		No.	
Date: APR 2025	Scale: AS SHOWN		
	Design: AD		
	Drawn: ADS		
	Approved: AD		
Drawing Number:			
3 OF 5			

**PRELIMINARY**  
NOT FOR CONSTRUCTION

DATE: 05/01/2025  
ANDREW J. DeZURIK

C85129

**BKF ENGINEERS**  
200 4th STREET  
SUITE 300  
SANTA ROSA, CA 95401  
(707) 583-8500  
www.bkf.com

**BKF**

REGISTERED PROFESSIONAL ENGINEER  
ANDREW J. DeZURIK  
No. C-85129  
STATE OF CALIF.

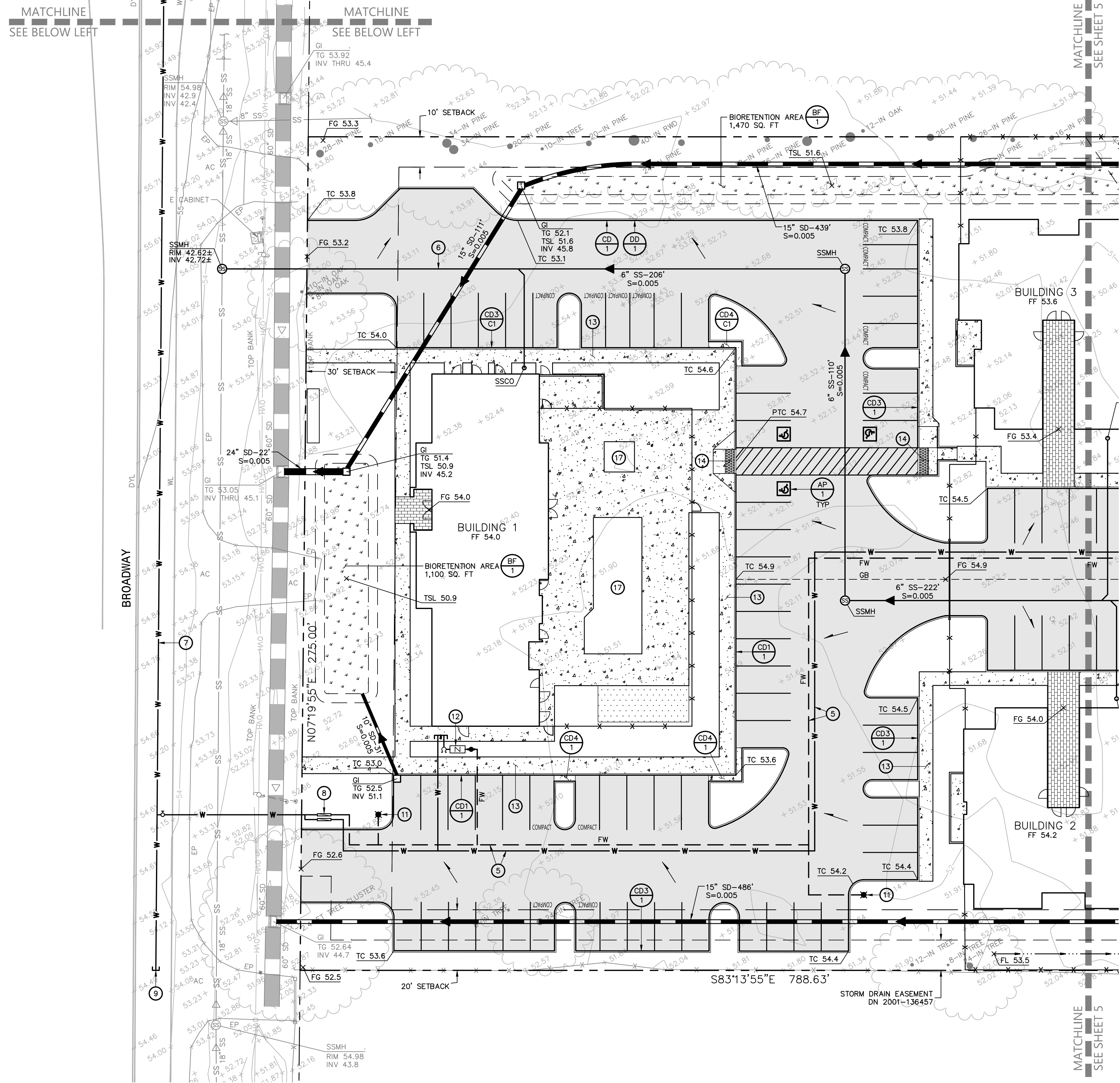
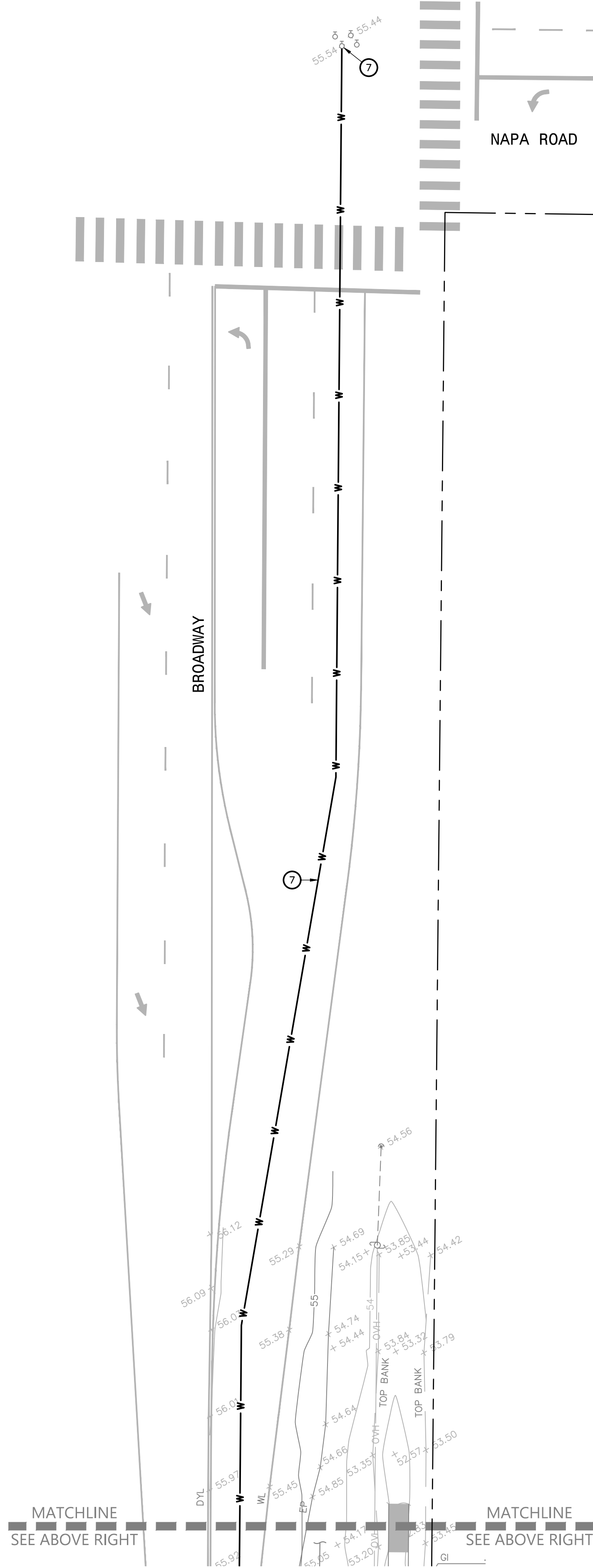
LANDS OF EPC  
SONOMA LLC  
APN 128-321-030

LANDS OF STEVEN A SERAFINI / MARGARET J SERAFINI  
128-321-007

LANDS OF KRAMER  
KEVIN GEORGE TR  
& KRAMER KEVIN  
GEORGE TR  
APN 128-321-021

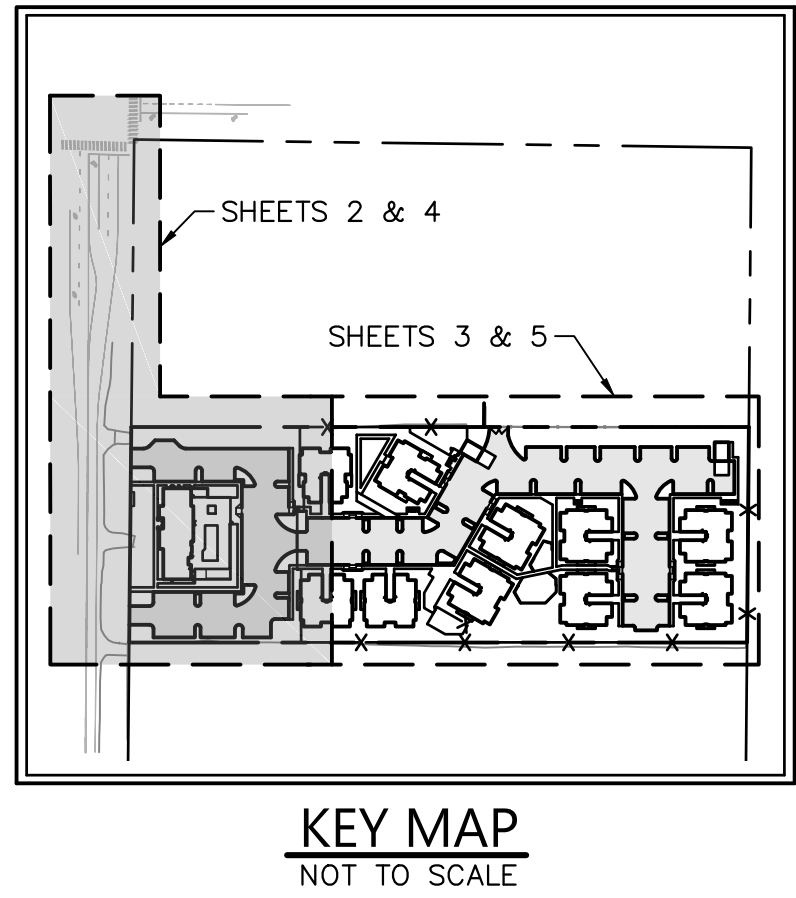
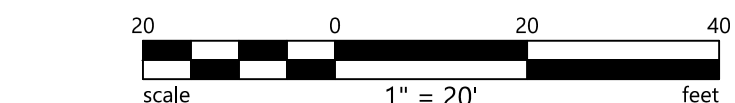
LANDS OF BLACK  
WALNUT LP  
APN 128-321-008





KEYNOTES

- TRASH ENCLOSURE. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- FIRE AND DOMESTIC WATER TO BE CONSTRUCTED PER CITY OF SONOMA CONSTRUCTION STANDARDS.
- SANITARY SEWER TO BE CONSTRUCTED PER CITY OF SONOMA CONSTRUCTION STANDARDS.
- CONNECT TO EXISTING PUBLIC WATER MAIN AT INTERSECTION OF NAPA ROAD AND BROADWAY. PROPOSED WATER MAIN TO BE CONSTRUCTED PER CITY OF SONOMA CONSTRUCTION STANDARDS.
- DOUBLE DETECTOR CHECK IN ACCORDANCE WITH CITY OF SONOMA CONSTRUCTION STANDARDS.
- BLOW-OFF VALVE IN ACCORDANCE WITH CITY OF SONOMA CONSTRUCTION STANDARDS.
- SANITARY SEWER TRASH ENCLOSURE CONNECTION IN ACCORDANCE WITH CITY OF SONOMA CONSTRUCTION STANDARDS.
- FIRE HYDRANT TO BE CONSTRUCTED PER CITY OF SONOMA CONSTRUCTION STANDARDS.
- FIRE SPRINKLER SERVICE TO BE CONSTRUCTED PER CITY OF SONOMA CONSTRUCTION STANDARDS.
- SIDEWALK TO BE CONSTRUCTED PER CITY OF SONOMA CONSTRUCTION STANDARDS AND TO HAVE A CROSS SLOPE NO GREATER THAN 2% AND A RUNNING SLOPE NO GREATER THAN 5%.
- CURB RAMP TO BE CONSTRUCTED PER CALTRANS STANDARD PLANS.
- TRANSFORMER PAD. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- NEW FENCE. REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.
- POOL AND HOT TUB. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- BICYCLE PARKING. REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.

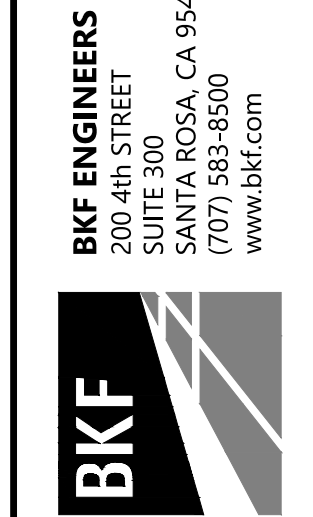


BROADWAY APARTMENTS  
APN 128-321-007  
20540 BROADWAY, SONOMA COUNTY

SITE IMPROVEMENT PLAN

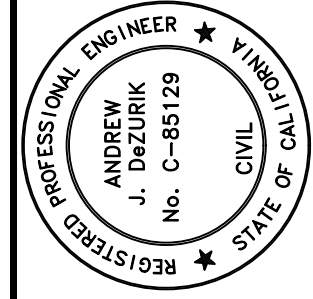
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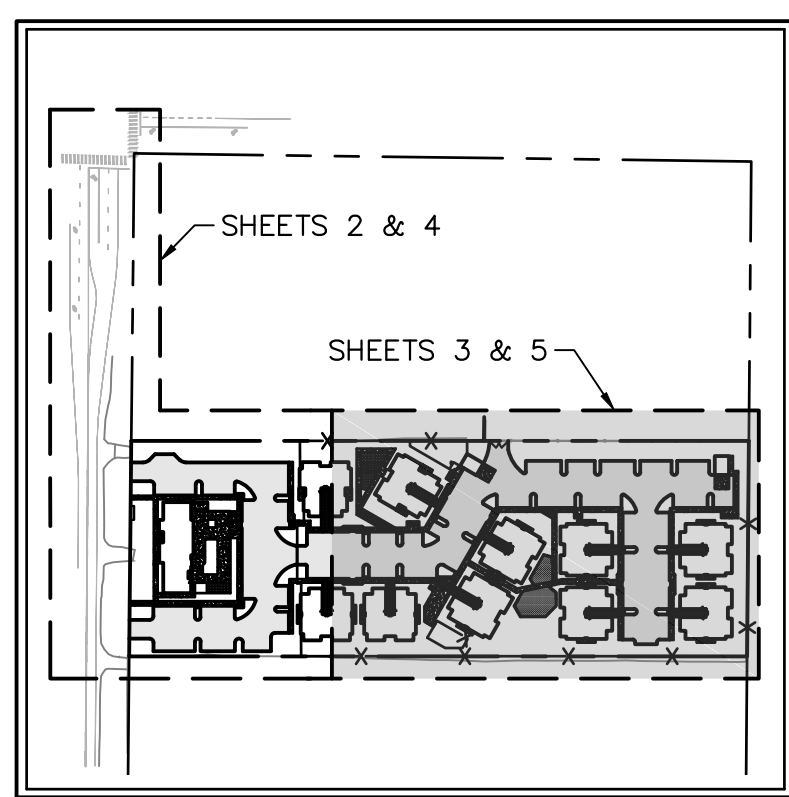
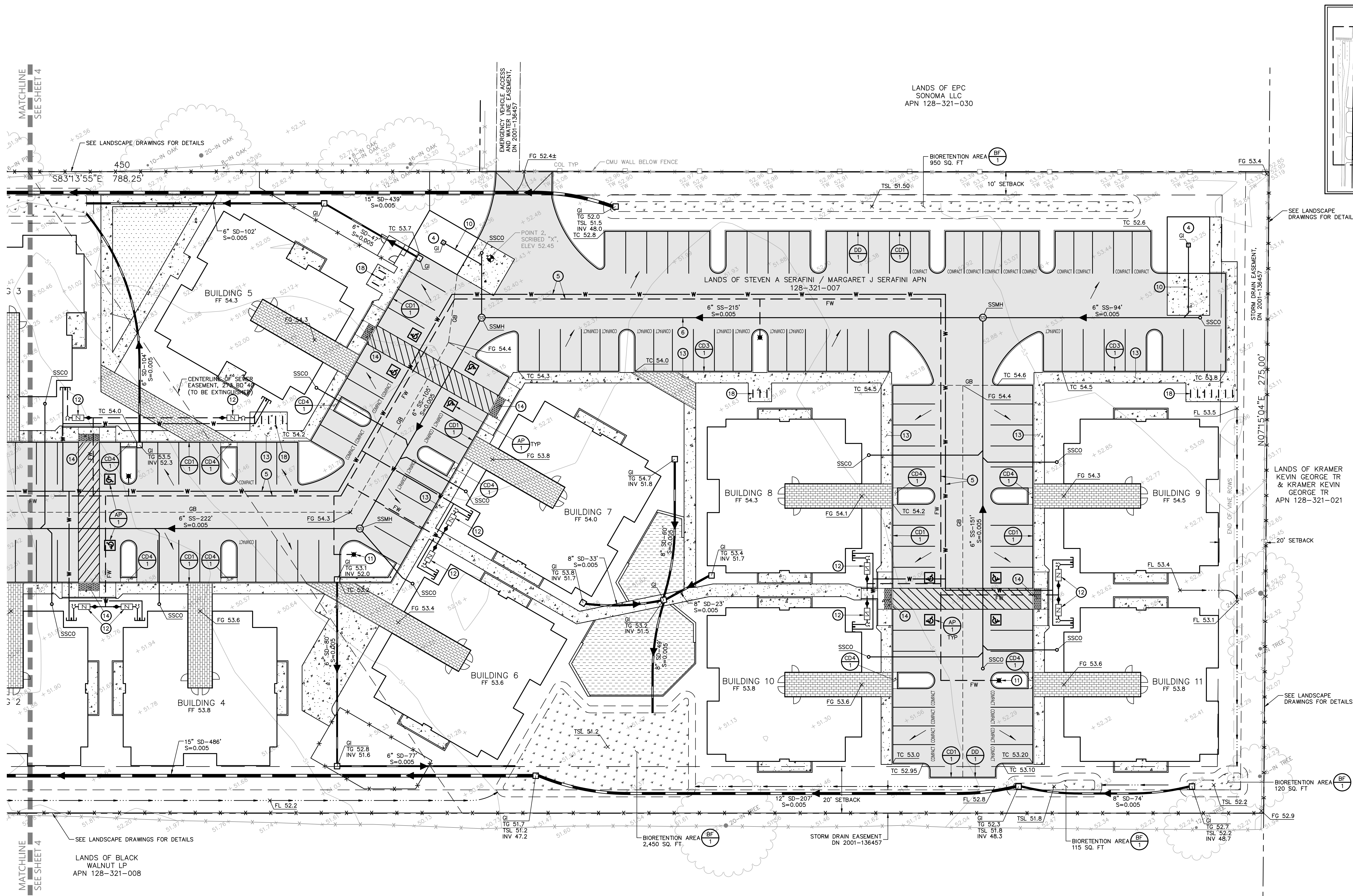
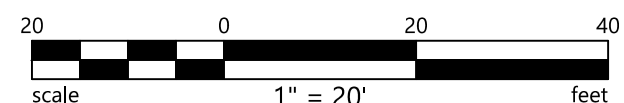
PRELIMINARY  
NOT FOR CONSTRUCTION  
DATE: 05/02/2025  
ANDREW J. DEZURIK  
C 85129





# KEYNOTES

- TRASH ENCLOSURE. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- FIRE AND DOMESTIC WATER TO BE CONSTRUCTED PER CITY OF SONOMA CONSTRUCTION STANDARDS.
- SANITARY SEWER TO BE CONSTRUCTED PER CITY OF SONOMA CONSTRUCTION STANDARDS.
- CONNECT TO EXISTING PUBLIC WATER MAIN AT INTERSECTION OF NAPA ROAD AND BROADWAY. PROPOSED WATER MAIN TO BE CONSTRUCTED PER CITY OF SONOMA CONSTRUCTION STANDARDS.
- DOUBLE DETECTOR CHECK IN ACCORDANCE WITH CITY OF SONOMA CONSTRUCTION STANDARDS.
- BLOW-OFF VALVE IN ACCORDANCE WITH CITY OF SONOMA CONSTRUCTION STANDARDS.
- SANITARY SEWER TRASH ENCLOSURE CONNECTION IN ACCORDANCE WITH CITY OF SONOMA CONSTRUCTION STANDARDS.
- FIRE HYDRANT TO BE CONSTRUCTED PER CITY OF SONOMA CONSTRUCTION STANDARDS.
- FIRE SPRINKLER SERVICE TO BE CONSTRUCTED PER CITY OF SONOMA CONSTRUCTION STANDARDS.
- SIDEWALK TO BE CONSTRUCTED PER CITY OF SONOMA CONSTRUCTION STANDARDS AND TO HAVE A CROSS SLOPE NO GREATER THAN 2% AND A RUNNING SLOPE NO GREATER THAN 5%.
- CURB RAMP TO BE CONSTRUCTED PER CALTRANS STANDARD PLANS.
- TRANSFORMER PAD. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- NEW FENCE. REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.
- POOL AND HOT TUB. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- BICYCLE PARKING. REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.



KEY MAP  
NOT TO SCALE

BROADWAY APARTMENTS  
APN 128-321-007  
20540 BROADWAY, SONOMA COUNTY

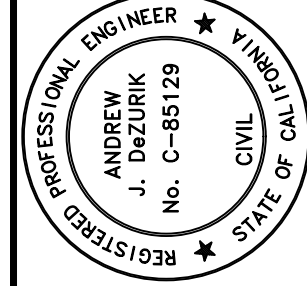
## SITE IMPROVEMENT PLAN

Revisions	No.	Date	By	Appr.
	1	APR 2025	AS SHOWN	
			Design: AD	
			Drawn: ADS	
			Approved: AD	
			Job No: 20241707	

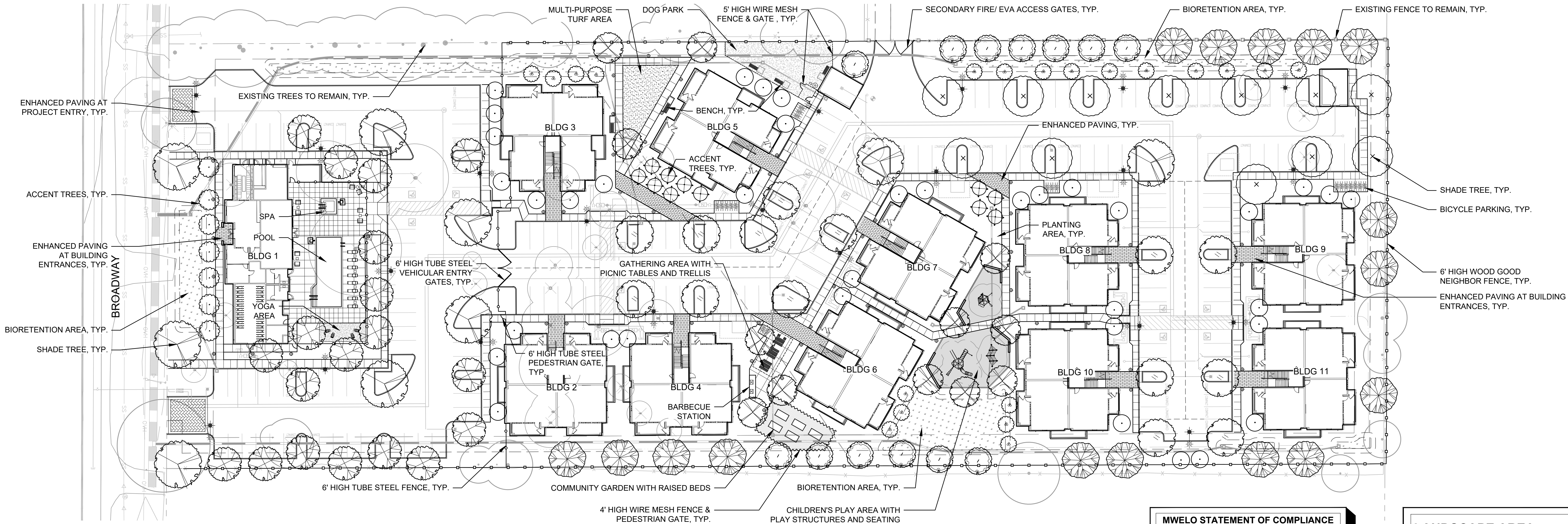
Drawing Number:

**BKF ENGINEERS**  
200 4th STREET  
SUITE 300  
SANTA ROSA, CA 95401  
(707) 583-8500  
www.bkf.com

**PRELIMINARY**  
NOT FOR CONSTRUCTION  
DATE: 05/01/2025  
ANDREW J. DEZURIK  
CIVIL  
C 85129







**MWEO STATEMENT OF COMPLIANCE**  
"I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPING ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN."  
  
PHILIP A. VANDERTOOLEN, PRINCIPAL  
VANDERTOOLEN ASSOCIATES, INC.  
CA LICENSE # 2798

**LANDSCAPE AREA:**

	SQUARE FOOTAGE	PERCENT OF SITE
TOTAL LANDSCAPE AREA	72,835 SF	34%
TOTAL SITE AREA	216,813 SF	100%

**PROPOSED PLANT PALETTE**

BOTANICAL NAME	COMMON NAME	WUCOLS	NATIVE/ ADAPTIVE	MIN. SIZE
<b>BACKGROUND/LARGE SHRUBS</b>				
ARCTOSTAPHYLOS 'SUNSET'	SUNSET MANZANITA	LOW	NATIVE	15 GAL
CEANOTHUS 'CONCHA'	WILD LILAC	LOW	NATIVE	15 GAL
CUPRESSUS S. 'TINY TOWER'	TINY TOWER ITALIAN CYPRESS	LOW	ADAPTIVE	15 GAL
DODONEA V. 'PURPUREA'	PURPLE HOPSEED BUSH	LOW	ADAPTIVE	15 GAL
GREVILLEA 'NOELLII'	NOEL'S GREVILLEA	LOW	ADAPTIVE	5 GAL
PRUNUS C. 'COMPACTA'	COMPACT CHERRY LAUREL	LOW	ADAPTIVE	15 GAL
RHAMNUS C. 'MOUND SAN BRUNO'	COFFEEBERRY	LOW	NATIVE	15 GAL
<b>FOUNDATION/CONTRAST SHRUBS</b>				
CALLISTEMON V. 'LITTLE JOHN'	DWARF BOTTLEBRUSH	LOW	ADAPTIVE	5 GAL
NANDINA D. 'LEMON LIME'	LEMON LIME NANDINA	LOW	ADAPTIVE	5 GAL
PHORMIUM 'YELLOW WAVE'	FLAX	LOW	ADAPTIVE	5 GAL
PITTOSPORUM T. 'WHEELER'S DWARF'	DWARF MOCK ORANGE	LOW	ADAPTIVE	5 GAL
RIAPHIOLEPIS I. 'PINKIE'	DWARF INDIAN HAWTHORN	LOW	ADAPTIVE	5 GAL
SALVIA C. 'WINNIFRED GILMAN'	CLEVELAND SAGE	LOW	NATIVE	5 GAL
WESTRINGIA F. 'BLUE GEM'	COAST ROSEMARY	LOW	ADAPTIVE	5 GAL
<b>SMALL ACCENT SHRUBS/GRASSES</b>				
ACHILLEA M. 'SONOMA COAST'	WHITE YARROW	LOW	NATIVE	1 GAL
BOUTELOUA G. 'BLONDE AMBITION'	BLUE GRAMA GRASS	LOW	NATIVE	1 GAL
BULBINE FRUTESCENS 'HALL MARK'	ORANGE BULBINE	LOW	ADAPTIVE	1 GAL
ELYMUS C. 'CANYON PRINCE'	CANYON PRINCE WILD RYE	LOW	NATIVE	1 GAL
ERIOGONUM GRANDE RUBESCENS	SAN MIGUEL ISLAND BUCKWHEAT	LOW	NATIVE	1 GAL
GALVEZIA S. 'FIRECRACKER'	ISLAND SNAPDRAGON	LOW	NATIVE	1 GAL
LOMANDRA L. 'BREEZE'	DWARF MAT RUSH	LOW	ADAPTIVE	1 GAL
PENSTEMON H. 'MARGARITA BOP'	DWARF PENSTEMON	LOW	NATIVE	1 GAL
SALVIA GREGGII	AUTUMN SAGE	LOW	NATIVE	1 GAL

BOTANICAL NAME	COMMON NAME	WUCOLS	NATIVE/ ADAPTIVE	MIN. SIZE
<b>GROUNDCOVERS</b>				
ARCTOSTAPHYLOS UU. 'POINT REYES'	POINT REYES MANZANITA	LOW	NATIVE	1 GAL @ 5' O.C.
BACCHARIS P. 'PIGEON POINT'	DWARF COYOTE BUSH	LOW	NATIVE	1 GAL @ 4' O.C.
HELIANTHEMUM N. 'HENFIELD BRILLIANT'	HENFIELD BRILLIANT ROCK ROSE	LOW	ADAPTIVE	1 GAL @ 3' O.C.
MYOPORUM P. 'PUTAH CREEK'	MYOPORUM	LOW	ADAPTIVE	1 GAL @ 4' O.C.
SCAEVOLA 'MAUVE CLUSTERS'	PURPLE FAN FLOWER	LOW	ADAPTIVE	1 GAL @ 3' O.C.
<b>TURF</b>				
DELTA 90/10	FESCUE BLUEGRASS	MOD	ADAPTIVE	SOD
<b>BIORETENTION AREA*</b>				
CAREX TUMULICOLA (DIVULSA)	BERKELEY SEDGE	LOW	NATIVE	1 GAL
IRIS DOUGLASIANA	DOUGLAS IRIS	LOW	NATIVE	1 GAL
JUNCUS PATENS	CALIFORNIA GREY RUSH	LOW	NATIVE	1 GAL
MIMULUS AURANTIACUS	STICKY MONKEY-FLOWER	V. LOW	NATIVE	1 GAL
MUHLENBERGIA RIGENS	DEERGRASS	LOW	NATIVE	1 GAL

\* BIORETENTION AREA PLANT PALETTE AS APPROVED PER BASMAA GUIDELINES.

**PROPOSED TREE PALETTE**

BOTANICAL NAME	COMMON NAME	WUCOLS	NATIVE/ ADAPTIVE	MIN. SIZE	QTY
<b>TREES</b>					
ACER RUBRUM 'FRANK JR.'	REDPOINTE MAPLE	MOD	ADAPTIVE	24" BOX	12
ARBUTUS 'MARINA'	STRAWBERRY TREE	LOW	ADAPTIVE	24" BOX	16
CARPINUS BETULUS 'FRANS FONTAINE'	EUROPEAN HORNBEAM	MOD	ADAPTIVE	24" BOX	37
CERCIS OCCIDENTALIS	WESTERN REDBUD	V. LOW	NATIVE	15 GAL	20
GINKGO BILOBA 'AUTUMN GOLD'	MAIDENHAIR TREE	MOD	ADAPTIVE	24" BOX	19
LAGERSTROEMIA I. 'MUSKOGEE'	LAVENDER CRAPE MYRTLE	LOW	ADAPTIVE	24" BOX	7
LAURUS X 'SARATOGA'	SARATOGA HYBRID LAUREL	LOW	ADAPTIVE	15 GAL	6
PISTACIA X 'RED PUSH'	RED PUSH PISTACHE	LOW	ADAPTIVE	24" BOX	12
PRUNUS C. 'KRAUTER VESUVIUS'	PURPLE-LEAF PLUM	MOD	ADAPTIVE	24" BOX	11
QUERCUS LOBATA	VALLEY OAK	LOW	NATIVE	24" BOX	9
ULMUS X 'FRONTIER'	FRONTIER ELM	LOW	ADAPTIVE	24" BOX	14
EXISTING TREE TO REMAIN - SEE ARBORIST'S REPORT FOR INFORMATION					

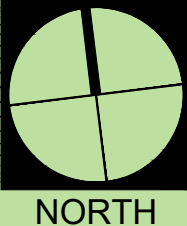
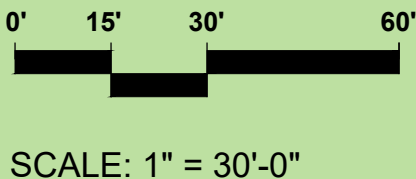
RED TAIL MULTIFAMILY  
LAND DEVELOPMENT, LLC.  
  
2082 MICHELSON DRIVE, 3RD FLOOR  
IRVINE, CA 92612

**BROADWAY APARTMENTS**  
Sonoma, California

**OVERALL SITE PLAN**  
CONCEPTUAL LANDSCAPE PLAN  
MAY 5, 2025

vanderToolen Associates  
700 Ygnacio Valley Rd.  
Suite 100  
Walnut Creek, CA 94596

tel: 925.274.1305  
www.vandertoolen.com



**L-1**

Project No. 00325



PLANTING NOTES

1.

THE PLANTING DESIGN FOR THE SITE IS DROUGHT TOLERANT AND CONSISTS OF A BALANCE OF EVERGREEN AND DECIDUOUS PLANTING AS WELL AS NATIVE AND ORNAMENTAL PLANTING.

2.

ALL SHRUBS AND GROUNDCOVER MATERIAL SELECTED HAVE A WUCOLS WATER USE RATING OF VERY LOW TO MODERATE.

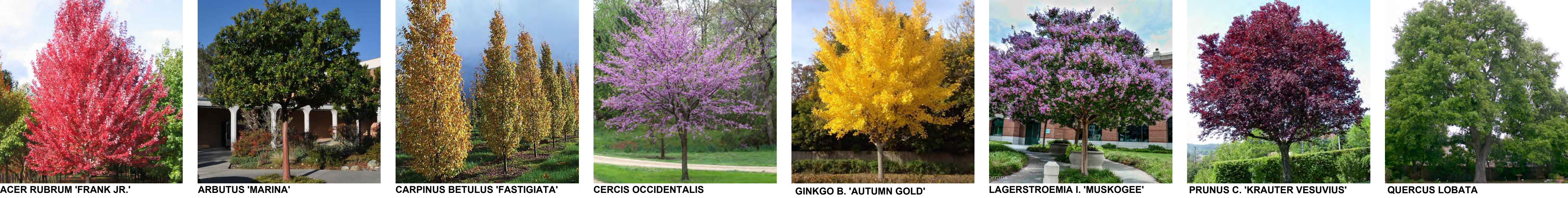
3.

PER SMC 19.40.060-H THE PROPOSED PLANT MATERIAL INCLUDE DROUGHT TOLERANT LAWN (PLAY AREA), GROUNDCOVER, TREES, & SHRUBS. PLANT MATERIAL SHALL BE MAINTAINED & IRRIGATED BY THE HOA TO REDUCE POTENTIAL FUEL LOAD.

4.

PROPOSED TREE CANOPIES ARE SHOWN AT 85% MATURE GROWTH DIAMETER IN ORDER TO ENSURE THERE IS SUFFICIENT ROOM FOR TREE GROWTH AND HEALTH.

TREES



IRRIGATION NOTES

1.

THE IRRIGATION DESIGN FOR THE SITE SHALL COMPLY WITH THE STATE MANDATED MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO).

2.

THE IRRIGATION SYSTEMS WILL BE AUTOMATICALLY CONTROLLED BY AN ET/SMART IRRIGATION CONTROLLER CAPABLE OF MULTIPLE PROGRAMMING AND INDEPENDENT TIMING OF INDIVIDUAL IRRIGATION SYSTEMS. THE CONTROLLER WILL HAVE A 24-HOUR CLOCK TO ALLOW MULTIPLE START TIMES AND REPEAT CYCLES TO ADJUST FOR SOIL PERCOLATION RATES.

3.

THE IRRIGATION SYSTEMS WILL CONSIST PRIMARILY OF LOW VOLUME, LOW FLOW BUBBLERS FOR TREES, AND POINT SOURCE DRIP IRRIGATION FOR SHRUBS AND GROUNDCOVERS.

4.

PLANTS WILL BE GROUPED ONTO SEPARATE VALVES ACCORDING TO SUN EXPOSURE AND WATER USE TO ALLOW FOR IRRIGATION APPLICATION BY HYDROZONE. THE IRRIGATION SCHEDULING WILL REFLECT THE REGIONAL EVAPO-TRANSPIRATION RATES.

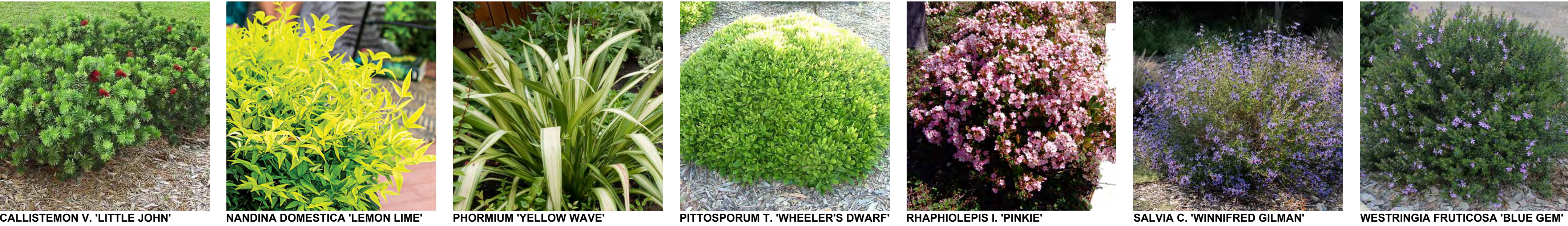
5.

ALL MWELO DOCUMENTATION INCLUDING IRRIGATION PLANS, WATER USE CALCULATIONS AND CERTIFICATES SHALL BE SUBMITTED WITH THE LANDSCAPE IMPROVEMENT PLANS FOR REVIEW AND APPROVAL.

BACKGROUND/ LARGE SHRUBS



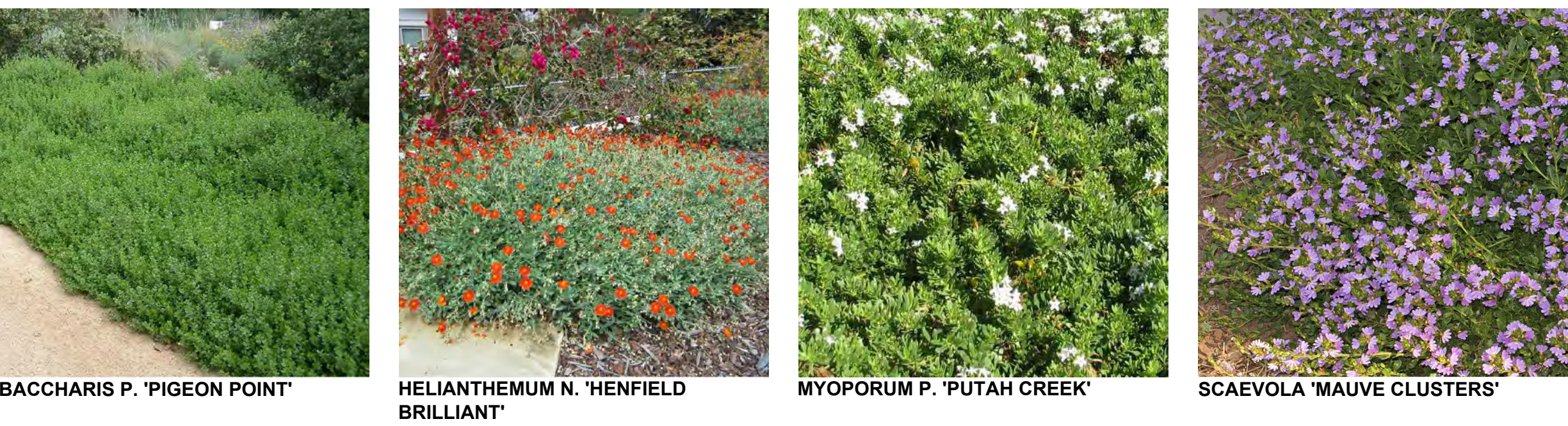
FOUNDATION/ CONTRAST SHRUBS



SMALL ACCENT SHRUBS/ GRASSES



GROUNDCOVERS



BIORETENTION AREA







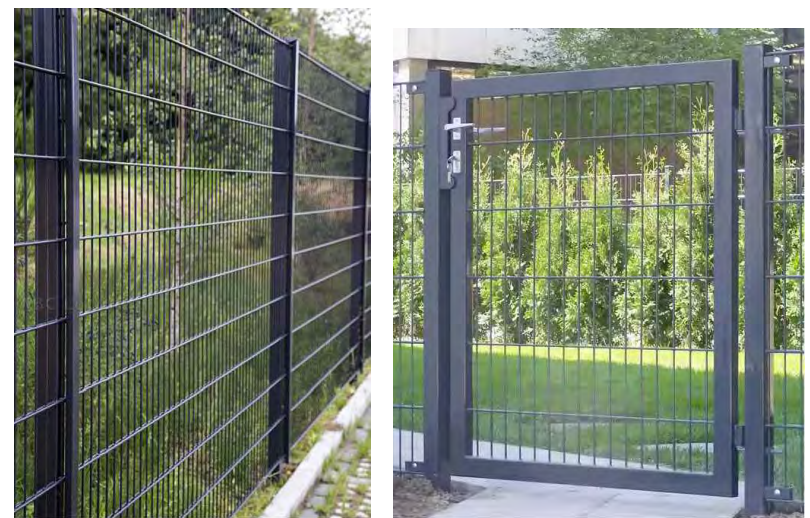
6' TALL WOOD GOOD NEIGHBOR FENCE



6' TALL TUBE STEEL FENCE, PEDESTRIAN & VEHICULAR GATE



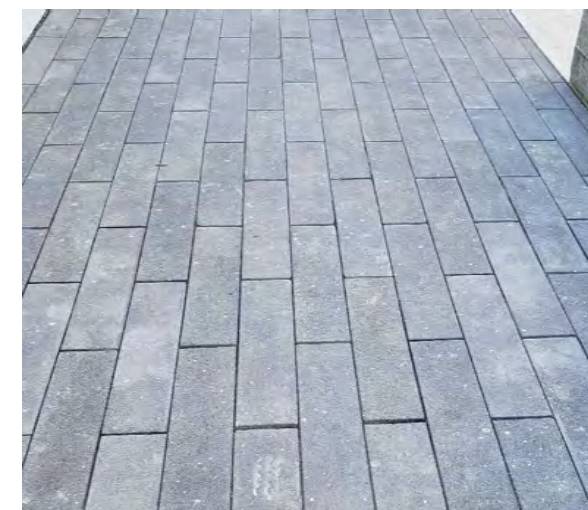
5' TALL WIRE MESH FENCE & GATE AT DOG PARK



4' TALL WIRE MESH FENCE & GATE AT GARDEN

A

FENCING



B

ENHANCED PAVING



BENCH



PICNIC TABLE



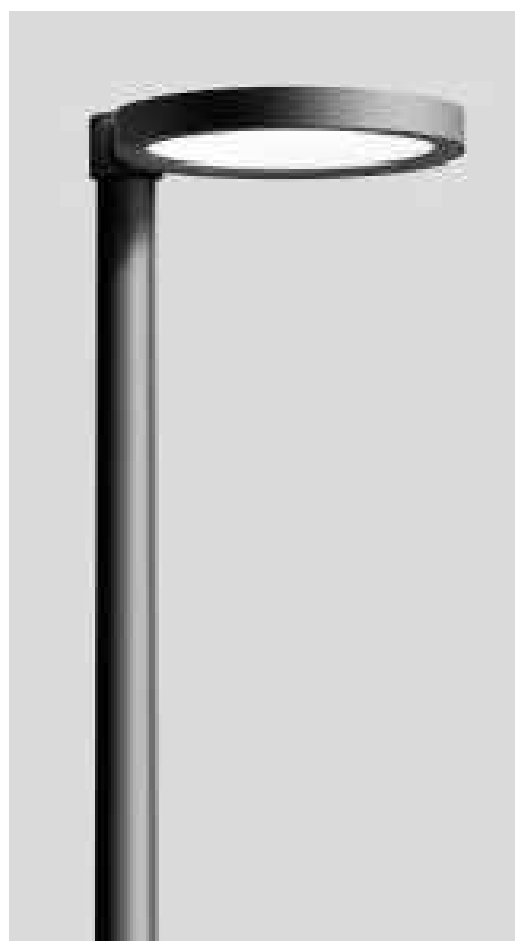
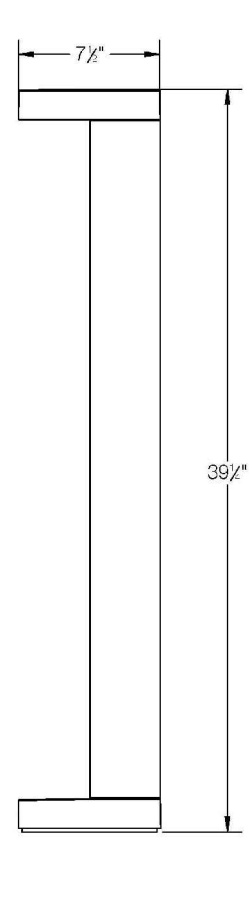
BICYCLE RACK

C

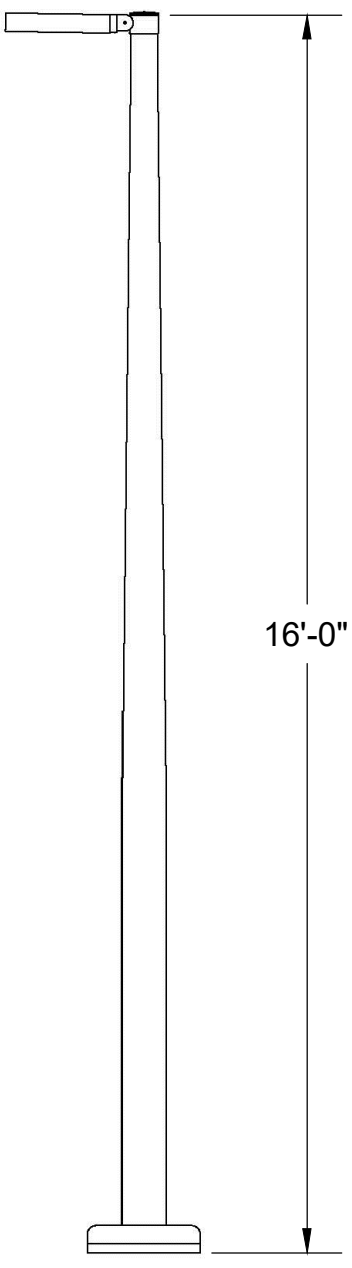
SITE FURNISHINGS



BEGA BOLLARD



BEGA POLE TOP LUMINAIRE



D

LIGHTING



LOUNGE SEATING



YOGA AREA ON SYNTHETIC TURF

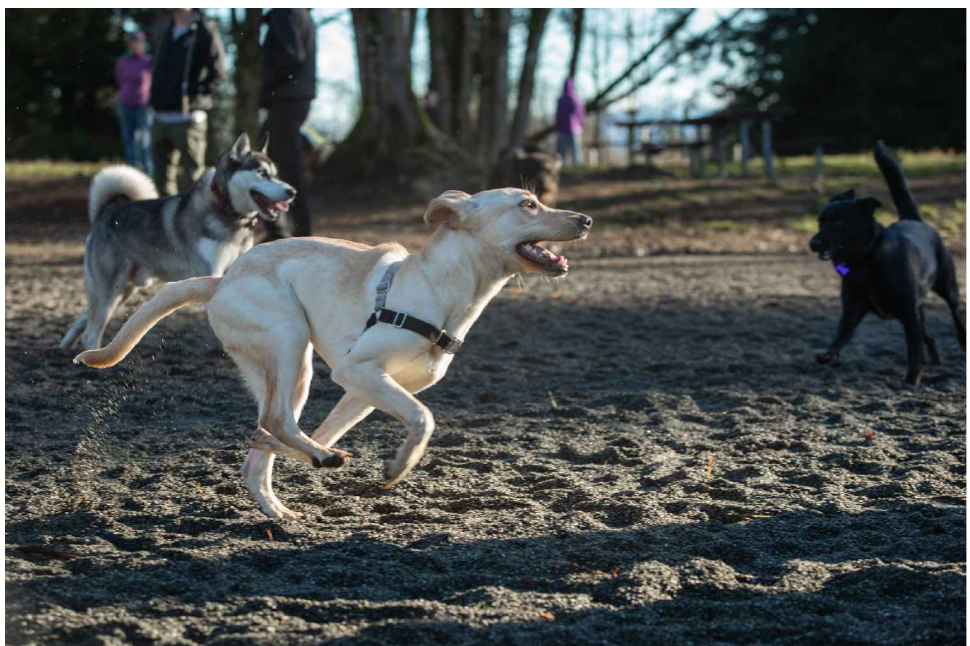
E

POOL & SPA AREA



F

MULTI-PURPOSE TURF AREA



G

DOG PARK

RED TAIL MULTIFAMILY  
LAND DEVELOPMENT, LLC.  
2082 MICHELSON DRIVE, 3RD FLOOR  
IRVINE, CA 92612

**BROADWAY APARTMENTS**  
Sonoma, California

**SITE IMAGERY**  
CONCEPTUAL LANDSCAPE PLAN  
MAY 5, 2025

vanderToolen Associates  
700 Ygnacio Valley Rd.  
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www.vandertoolen.com



**L-3**  
Project No. 00325





10' MAXIMUM HEIGHT SHADE TRELLIS



BARBECUE STATIONS



RAISED GARDEN BEDS



A

BARBECUE AREA

B

COMMUNITY GARDEN



PLAY STRUCTURES FOR AGES 2 TO 5 YEARS OLD & AGES 5 TO 12 YEARS OLD

CONCRETE SEATWALL

C

CHILDREN'S PLAY AREA





City of Sonoma  
No. 1 The Plaza, Sonoma, CA  
95476

#### Broadway Apartments - Residential

#### WATER EFFICIENT LANDSCAPE WORKSHEET

Prepared 12/1/15

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package

#### Reference Evapotranspiration (ET<sub>o</sub>) 46.1

Hydrozone # Planting Description <sup>a</sup>	Plant Factor (PF)	Irrigation Method <sup>b</sup>	Irrigation Efficiency (IE) <sup>c</sup>	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU) <sup>d</sup>
<b>Regular Landscape Areas</b>							
Shrubs	0.2 Low	Drip	0.81	0.2	59,917	14,794	422,851
Bioretention	0.2 Low	Spray	0.75	0.3	10,718	2,858	81,676
Turf	0.6 Mod	Spray	0.75	0.8	1,081	849	24,260
Trees	0.4 Mod	Bubbler	0.81	0.5	1,141	563	349
<b>Totals</b>					(A) 72,835	(B) 18,064	529,137
<b>Special Landscape Areas</b>							
				1			
				1			
				1			
<b>Totals</b>					(C)	(D)	
<b>ETWU Total</b>							529,137
<b>Maximum Allowed Water Allowance (MAWA)<sup>e</sup></b>							1,144,973

<sup>a</sup>Hydrozone #/Planting Description  
E.g.  
1.) front lawn  
2.) low water use plantings  
3.) medium water use planting

<sup>b</sup>Irrigation Method  
overhead spray  
or drip

<sup>c</sup>Irrigation Efficiency  
0.75 for spray/head  
0.81 for drip

<sup>d</sup>ETWU (Annual Gallons Required) =  
ET<sub>o</sub> x 0.62 x ETAF x Area  
where 0.62 is a conversion  
factor that converts acre-  
inches per acre per year to  
gallons per square foot per  
year

<sup>e</sup>MAWA (Annual Gallons Allowed) = (ET<sub>o</sub>) (0.62) [(ETAF)x (TLA)]  
+ [(1-ETAF) x (SLA)]  
where 0.62 is a conversion factor that converts acre-  
inches per acre per year to gallons per square foot per  
year. TLA is the total landscape area in square feet, SLA  
is the total special landscape area in square feet,  
and ETAF is .55 for residential areas and 0.45 for non-  
residential areas.

TLA = regular Landscape Areas + Special Landscape  
Areas.

#### ETAF Calculations

##### Regular Landscape Areas

Total ETAF x Area	(B)
Total Area	(A)
Average ETAF	B ÷ A

##### All Landscape Areas

Total ETAF x Area	(B+D)
Total Area	(A+C)
Site-wide ETAF	(B+D) ÷ (A+C)

Average ETAF for Regular Landscape Areas must  
be 0.55 or below for residential areas, and 0.45 or  
below for non-residential areas.

## GENERAL IRRIGATION EQUIPMENT

#### MANUFACTURER/MODEL/DESCRIPTION

##### RAIN BIRD PESB

1", 1-1/2", 2" PLASTIC REMOTE CONTROL VALVES. LOW  
FLOW OPERATING CAPABILITY. GLOBE CONFIGURATION.  
WITH SCRUBBER TECHNOLOGY FOR RELIABLE  
PERFORMANCE IN DIRTY WATER IRRIGATION  
APPLICATIONS.

##### RAIN BIRD 44-LRC

1" BRASS QUICK-COUPPING VALVE, WITH  
CORROSION-RESISTANT STAINLESS STEEL SPRING,  
LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE  
BODY IN VALVE BOX WITH LOCKING COVER.

##### NIBCO T-113

CLASS 125 BRONZE GATE SHUT OFF VALVE WITH WHEEL  
HANDLE, SAME SIZE AS MAINLINE PIPE DIAMETER AT  
VALVE LOCATION. SIZE RANGE - 3/4" - 3"

**HUNTER ICV201G-FS** WITH FLOW-SYNC SENSOR  
PLASTIC ELECTRIC MASTER VALVE, GLOBE  
CONFIGURATION, WITH NPT THREADED INLET/OUTLET,  
WITH FILTER SENTRY.

##### FEBCO 825Y

REDUCED PRESSURE BACKFLOW PREVENTER. PAINT  
GREEN.

**HUNTER ACC W/ SOLAR SYNC & RAIN-CLIK**  
12 TO 99 STATION OUTDOOR MODULAR IRRIGATION  
CONTROLLER. HIGH-END COMMERCIAL USE. METAL  
PEDESTAL.

IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21  
SIZE RANGE: 3/4" TO 1 1/2"

IRRIGATION MAINLINE: PVC SCHEDULE 40 (2" & SMALLER)  
CLASS 315 (2 1/2" & LARGER)

PIPE SLEEVE: CPVC SCHEDULE 40  
PIPE & WIRE SLEEVING UNDER ALL PAVING. 2" MINIMUM  
SIZE OR TWICE THE SIZE OF PIPE TO BE SLEEVED,  
WHICHEVER IS GREATER.

## DRIP & BUBBLER EQUIPMENT

#### MANUFACTURER/MODEL/DESCRIPTION

##### HUNTER ICZ-101-25

DRIP CONTROL ZONE KIT. 1" ICV GLOBE VALVE WITH 1"  
HY100 FILTER SYSTEM. PRESSURE REGULATION: 25PSI.  
FLOW RANGE: 2 GPM TO 20 GPM. 150 MESH STAINLESS  
STEEL SCREEN.

##### TREE IRRIGATION

##### RAIN BIRD RWS-B-C

ROOT WATERING SYSTEM WITH 4.0" DIAMETER X 36.0"  
LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE,  
AND CHECK VALVE. RAIN BIRD BUBBLER 1402 0.5 GPM.  
DESIGN OPERATING PRESSURE: 40 PSI  
APPLICATION RATE: 1.88 - 2.16 IN/HR  
(2) BUBBLERS PER 15 GAL TREE & 24" BOX TREE

##### SHRUB & GROUNDCOVER IRRIGATION

##### RAIN BIRD XFS-CV-06-18

XFS-CV SUB-SURFACE LANDSCAPE DRIPLINE WITH A  
HEAVY-DUTY 4.3 PSI CHECK VALVE. 0.6 GPH EMITTERS AT  
18" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH  
EMITTERS OFFSET FOR TRIANGULAR PATTERN. GREAT  
FOR ELEVATION CHANGE. SPECIFY XF INSERT FITTINGS.  
DESIGN OPERATING PRESSURE: 30 PSI  
APPLICATION RATE: 0.43 IN/HR

## TURF & BIORETENTION SPRAY EQUIPMENT

#### MANUFACTURER/MODEL/DESCRIPTION

##### TURF IRRIGATION

**HUNTER MP1000, MP2000 & MP3000 PROS-04-PRS40-CV**  
TURF ROTATOR, 4" POP-UP WITH CHECK VALVE,  
PRESSURE REGULATED TO 40 PSI (DESIGN OPERATING  
PRESSURE), MP ROTATOR NOZZLE ON PRS40 BODY.  
MP1000 (8'-15' RADIUS), MP2000 (13'-21' RADIUS), MP3000  
(22'-30' RADIUS). APPLICATION RATE: 0.45 - 0.48 IN/HR

##### BIORETENTION IRRIGATION

**HUNTER MP1000, MP2000 & MP3000 PROS-12-PRS40-CV**  
SHRUB ROTATOR, 12" POP-UP WITH CHECK VALVE,  
PRESSURE REGULATED TO 40 PSI (DESIGN OPERATING  
PRESSURE), MP ROTATOR NOZZLE ON PRS40 BODY.  
MP1000 (8'-15' RADIUS), MP2000 (13'-21' RADIUS), MP3000  
(22'-30' RADIUS). APPLICATION RATE: 0.45 - 0.48 IN/HR

## IRRIGATION NOTES

- THE IRRIGATION DESIGN FOR THE SITE SHALL COMPLY WITH THE  
STATE MANDATED MODEL WATER EFFICIENT LANDSCAPE  
ORDINANCE (MWEO).
- THE IRRIGATION SYSTEMS WILL BE AUTOMATICALLY CONTROLLED  
BY AN ET/SMART IRRIGATION CONTROLLER CAPABLE OF  
MULTIPLE PROGRAMMING AND INDEPENDENT TIMING OF  
INDIVIDUAL IRRIGATION SYSTEMS. THE CONTROLLER WILL HAVE A  
24-HOUR CLOCK TO ALLOW MULTIPLE START TIMES AND REPEAT  
CYCLES TO ADJUST FOR SOIL PERCOLATION RATES.
- THE IRRIGATION SYSTEMS WILL CONSIST PRIMARILY OF LOW  
VOLUME, LOW FLOW BUBBLERS FOR TREES, POINT SOURCE DRIP  
IRRIGATION FOR SHRUBS AND GROUNDCOVERS, AND MP  
ROTATOR IRRIGATION FOR TURF AND BIORETENTION PLANTINGS.
- PLANTS WILL BE GROUPED ONTO SEPARATE VALVES ACCORDING  
TO SUN EXPOSURE AND WATER USE TO ALLOW FOR IRRIGATION  
APPLICATION BY HYDROZONE. THE IRRIGATION SCHEDULING  
WILL REFLECT THE REGIONAL EVAPO-TRANSPIRATION RATES.
- ALL MWEO DOCUMENTATION INCLUDING IRRIGATION PLANS,  
WATER USE CALCULATIONS AND CERTIFICATES SHALL BE  
SUBMITTED WITH THE LANDSCAPE IMPROVEMENT PLANS FOR  
REVIEW AND APPROVAL.

## HYDROZONE LEGEND

- TREES, SHRUBS & GROUNDCOVERS - DRIP IRR  
SOUTH/ WEST EXPOSURE
- TREES, SHRUBS & GROUNDCOVERS - DRIP IRR  
NORTH/ EAST EXPOSURE
- BIORETENTION & TURF AREAS - MP ROTATOR  
SPRAY

#### MWEO STATEMENT OF COMPLIANCE

"I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT  
LANDSCAPING ORDINANCE AND APPLIED THEM ACCORDINGLY  
FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND  
IRRIGATION DESIGN PLAN."

PHILIP A. VANDERTOOLEN, PRINCIPAL  
VANDERTOOLEN ASSOCIATES, INC.  
CA LICENSE # 2798

RED TAIL MULTIFAMILY  
LAND DEVELOPMENT, LLC.

2082 MICHELSON DRIVE, 3RD FLOOR  
IRVINE, CA 92612

# BROADWAY APARTMENTS

Sonoma, California

## HYDROZONE PLAN

CONCEPTUAL LANDSCAPE PLAN

MAY 5, 2025

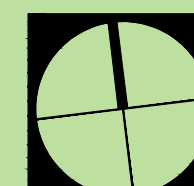
vanderToolen Associates  
700 Ygnacio Valley Rd.  
Suite 100  
Walnut Creek, CA 94596



tel: 925.274.1305  
www.vandertoolen.com

0' 15' 30' 60'

SCALE: 1" = 30'-0"



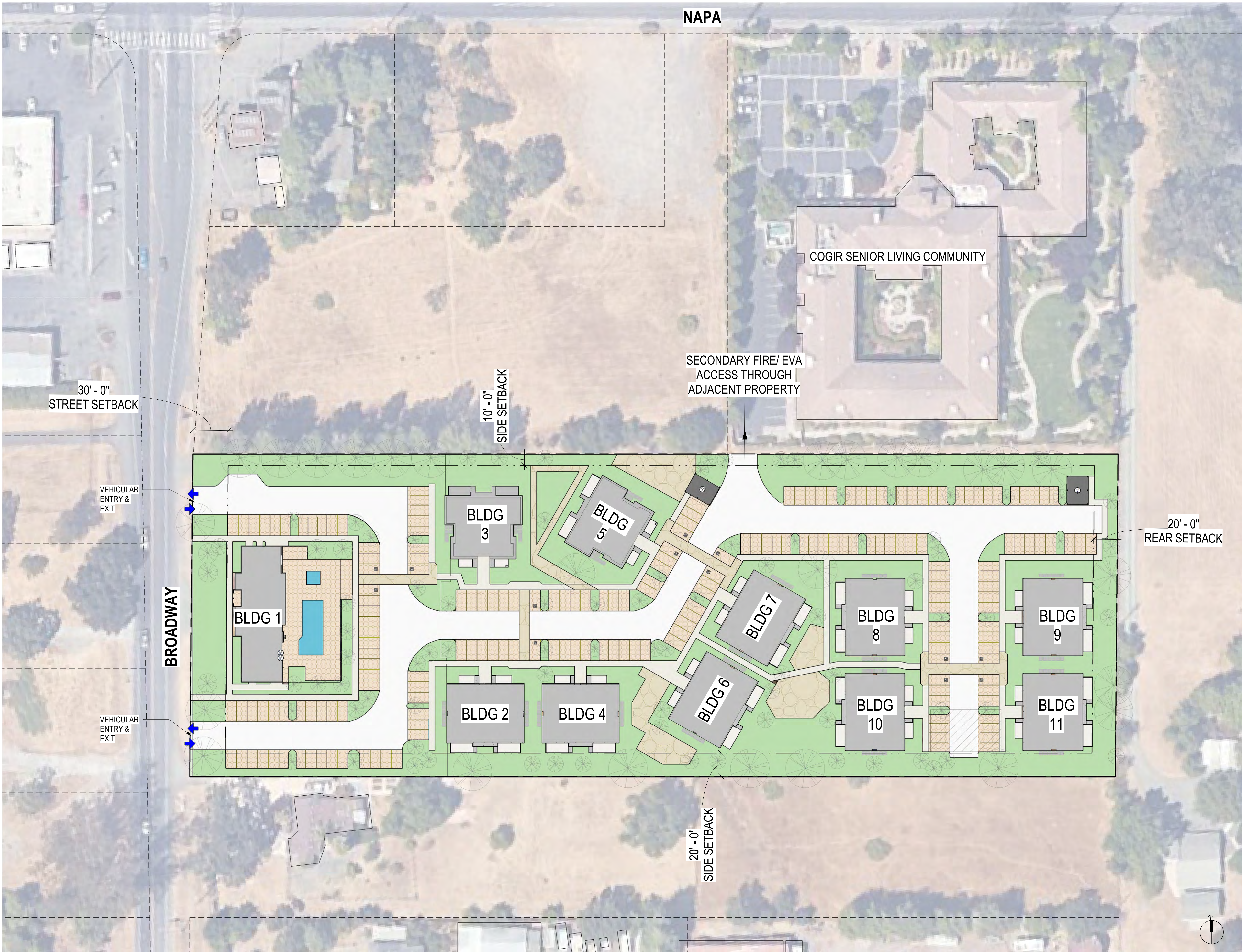
NORTH

L-5

Project No. 00325



5/14/2025 12:13:04 PM



NAPA

COGIR SENIOR LIVING COMMUNITY

SECONDARY FIRE/ EVA  
ACCESS THROUGH  
ADJACENT PROPERTY

30' - 0"  
STREET SETBACK

10' - 0"  
SIDE SETBACK

20' - 0"  
REAR SETBACK

BROADWAY

VEHICULAR  
ENTRY &  
EXIT

VEHICULAR  
ENTRY &  
EXIT

BLDG 1

BLDG 3

BLDG 5

BLDG 2

BLDG 4

BLDG 6

BLDG 7

BLDG 8

BLDG 10

BLDG 9

BLDG 11

SITE PLAN IN CONTEXT

1" = 40'-0"

1

PYATOK

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SUITE 600  
OAKLAND, CA 94612  
T. 510.465.7010  
www.pyatok.com



Red Tail New Development

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20540 BROADWAY

20540 BROADWAY  
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SCALE: 1" = 40'-0"

TITLE:  
SITE PLAN IN CONTEXT

SHEET:

A1.00

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SITE PLAN - LEVEL 1 1  
1" = 30'-0"

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SCALE: 1" = 30'-0"

TITLE:  
**SITE PLAN - LEVEL 1**

SHEET:

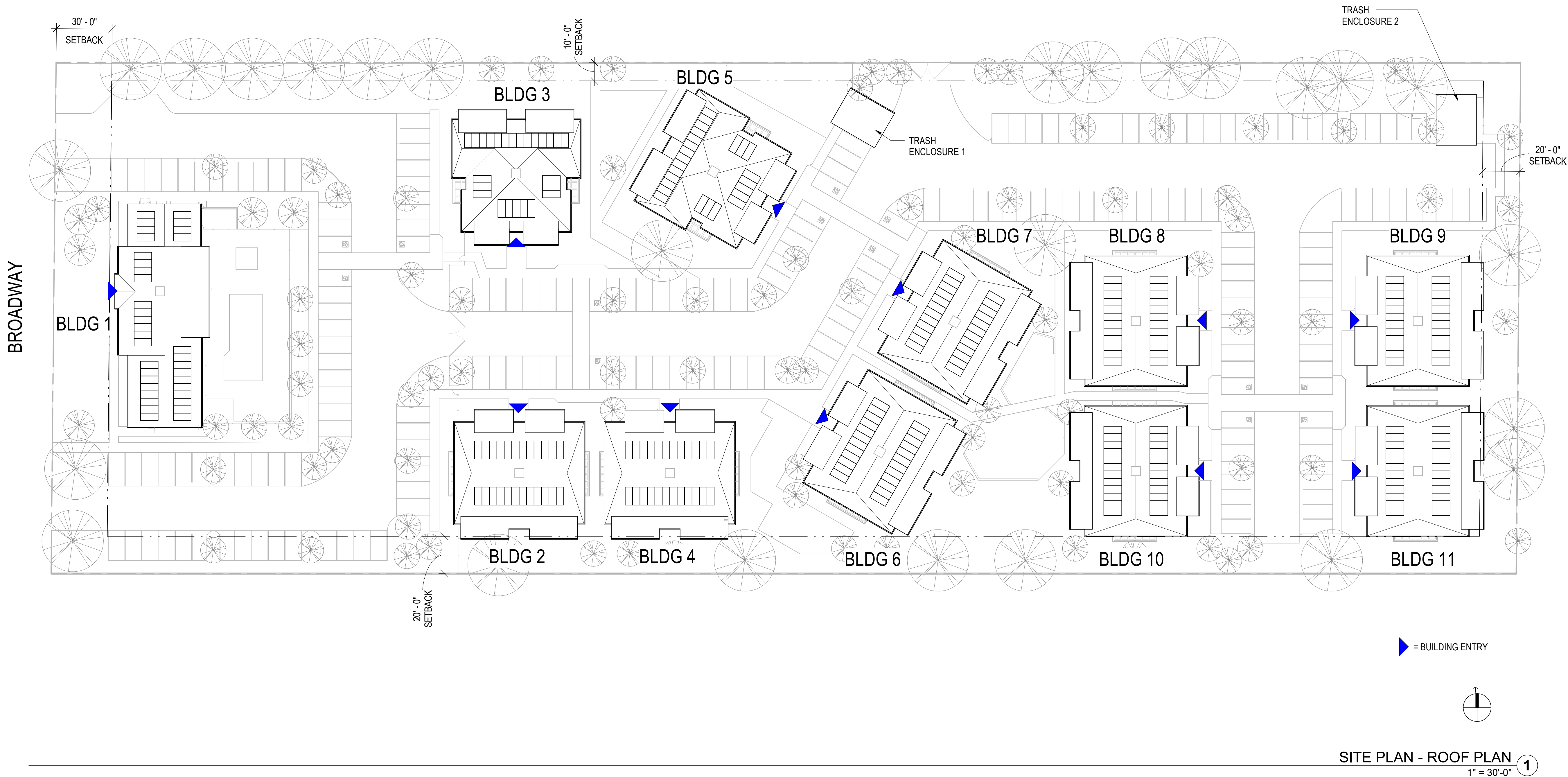
**A1.01**

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SCALE: 1" = 30'-0"

TITLE:  
**SITE PLAN - ROOF LEVEL**

SHEET:

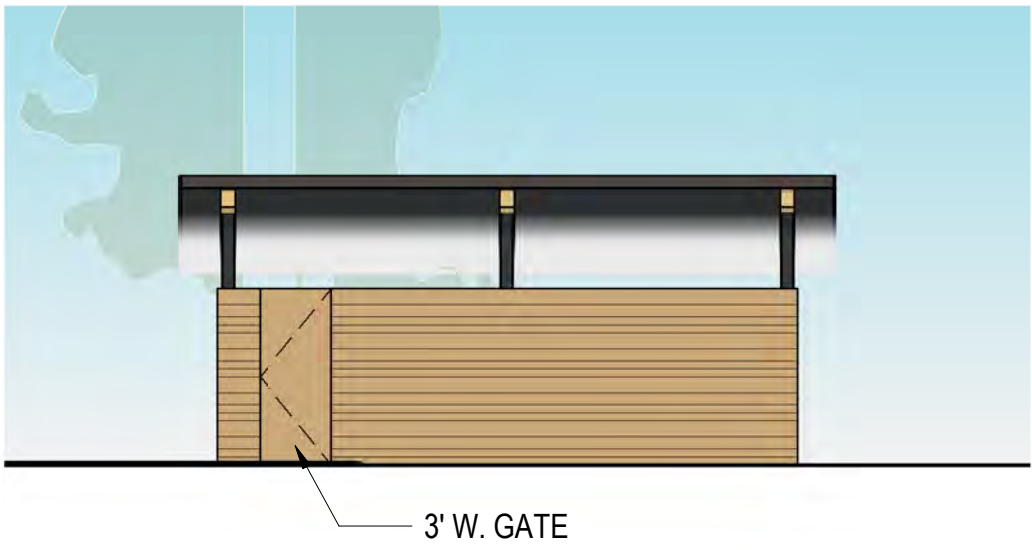
**A1.02**

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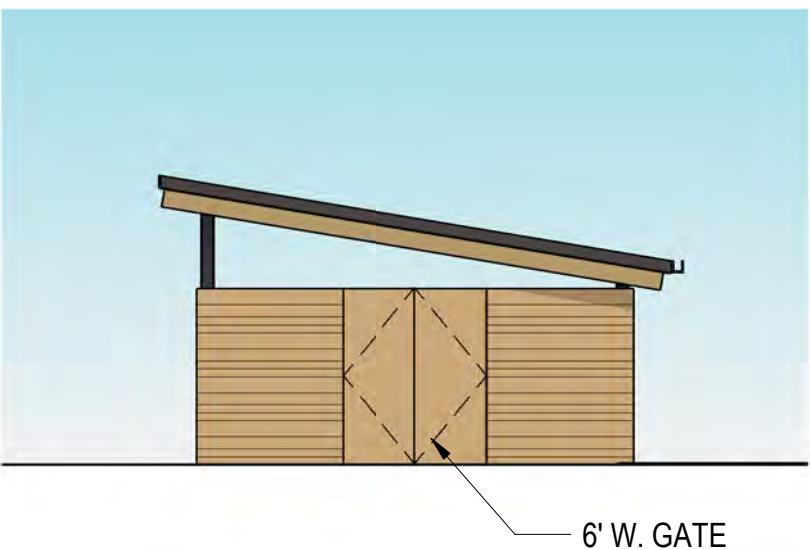
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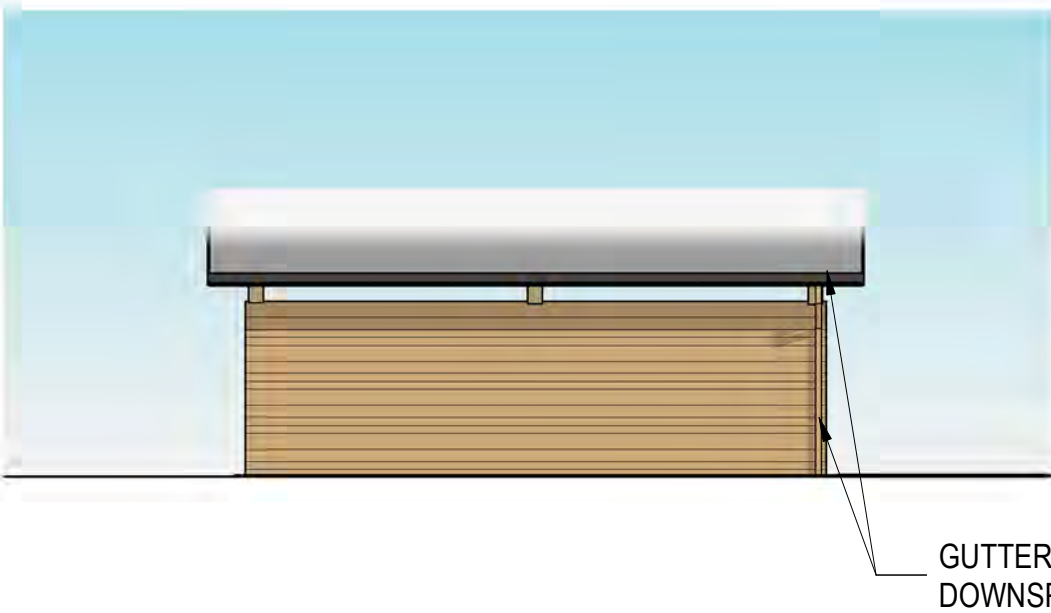
TYP. TRASH ENCLOSURE ELEV 4  
1/8" = 1'-0" 8



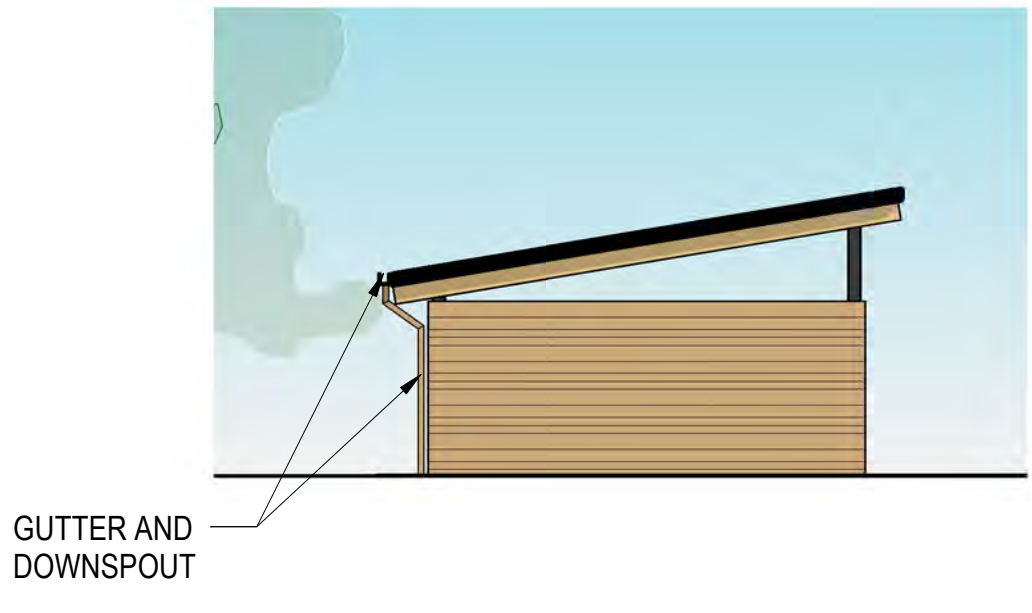
TYP. TRASH ENCLOSURE ELEV 3  
1/8" = 1'-0" 7



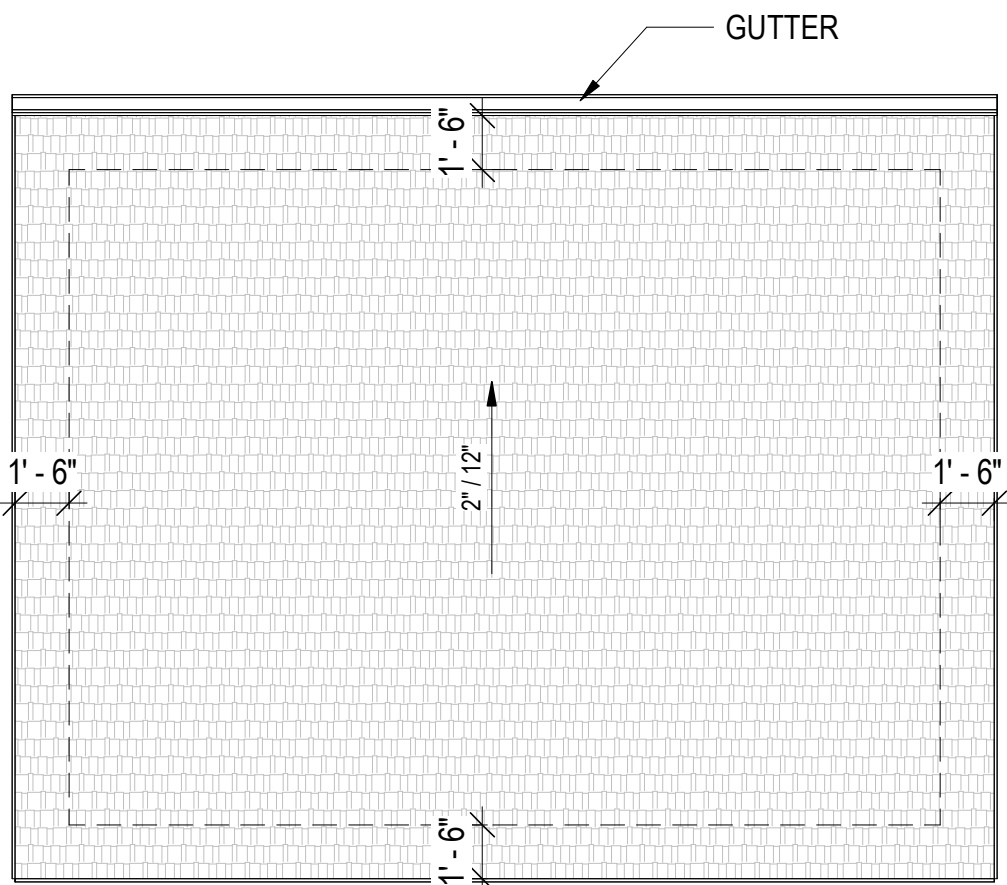
TRASH ENCLOSURE 3D VIEW 9



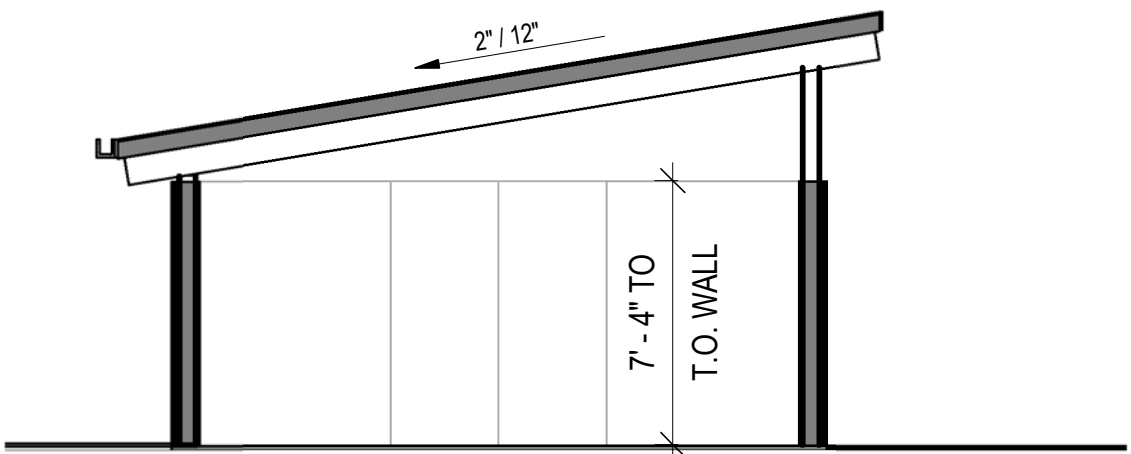
TYP. TRASH ENCLOSURE ELEV 2  
1/8" = 1'-0" 6



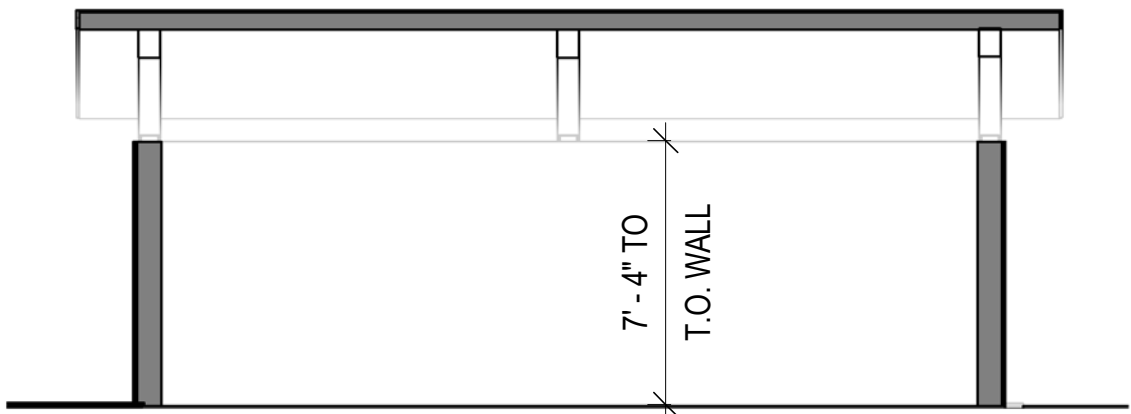
TYP. TRASH ENCLOSURE ELEV 1  
1/8" = 1'-0" 5



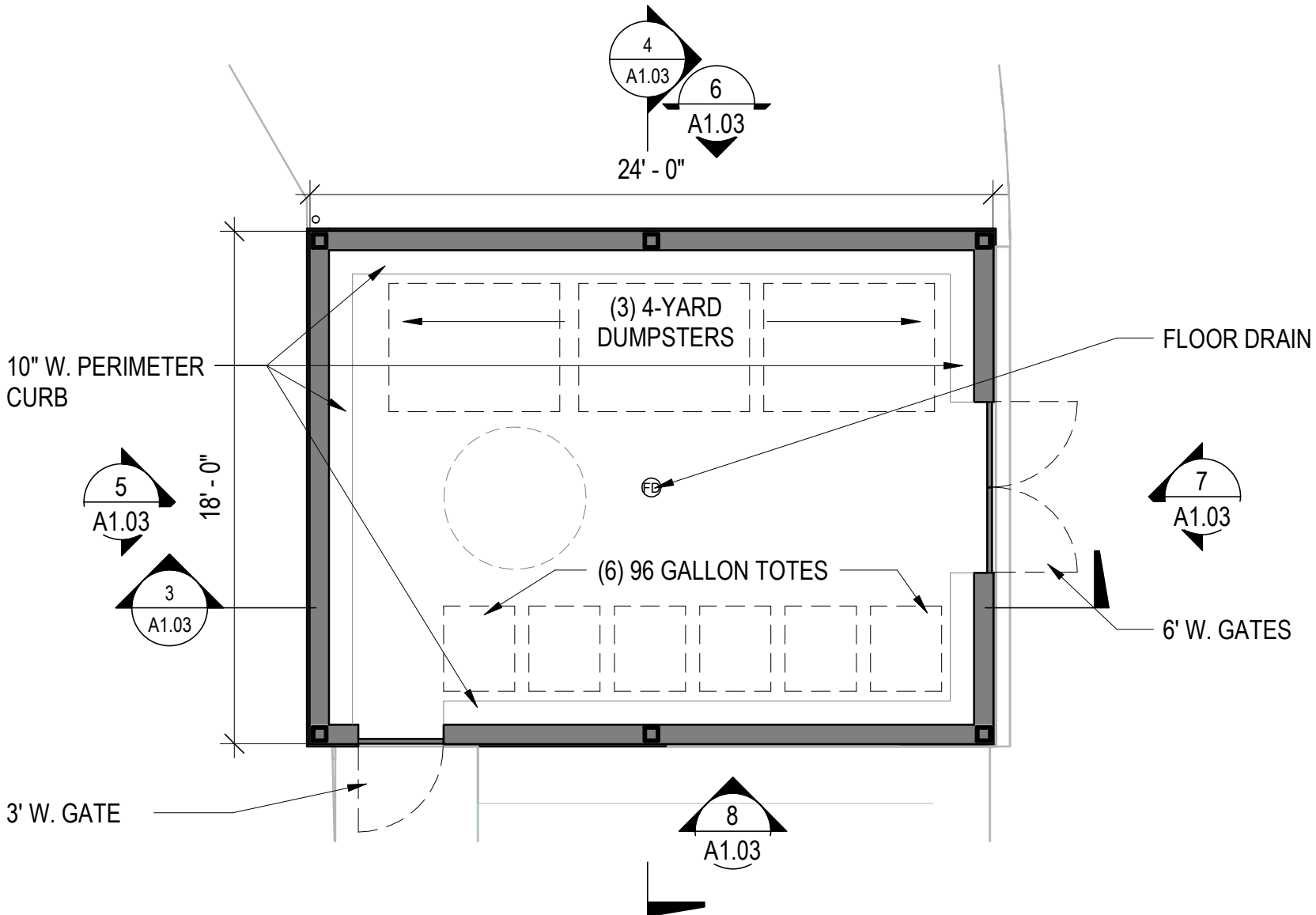
TYP. TRASH ENCLOSURE ROOF PLAN  
3/16" = 1'-0" 2



TYP. TRASH ENCLOSURE SECTION 2  
3/16" = 1'-0" 4

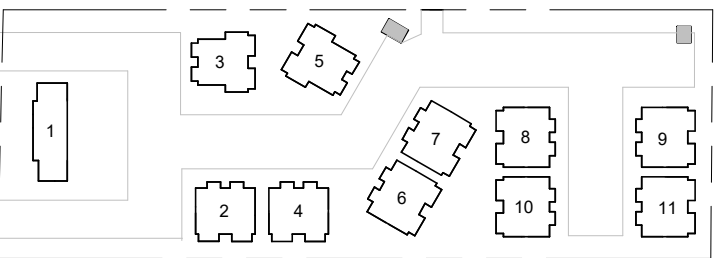


TYP. TRASH ENCLOSURE SECTION 1  
3/16" = 1'-0" 3



TYP. TRASH ENCLOSURE FLOOR PLAN  
3/16" = 1'-0" 1

KEY PLAN



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SCALE: As indicated

TITLE:  
TRASH ENCLOSURE PLANS,  
SECTIONS AND ELEVATIONS

SHEET:

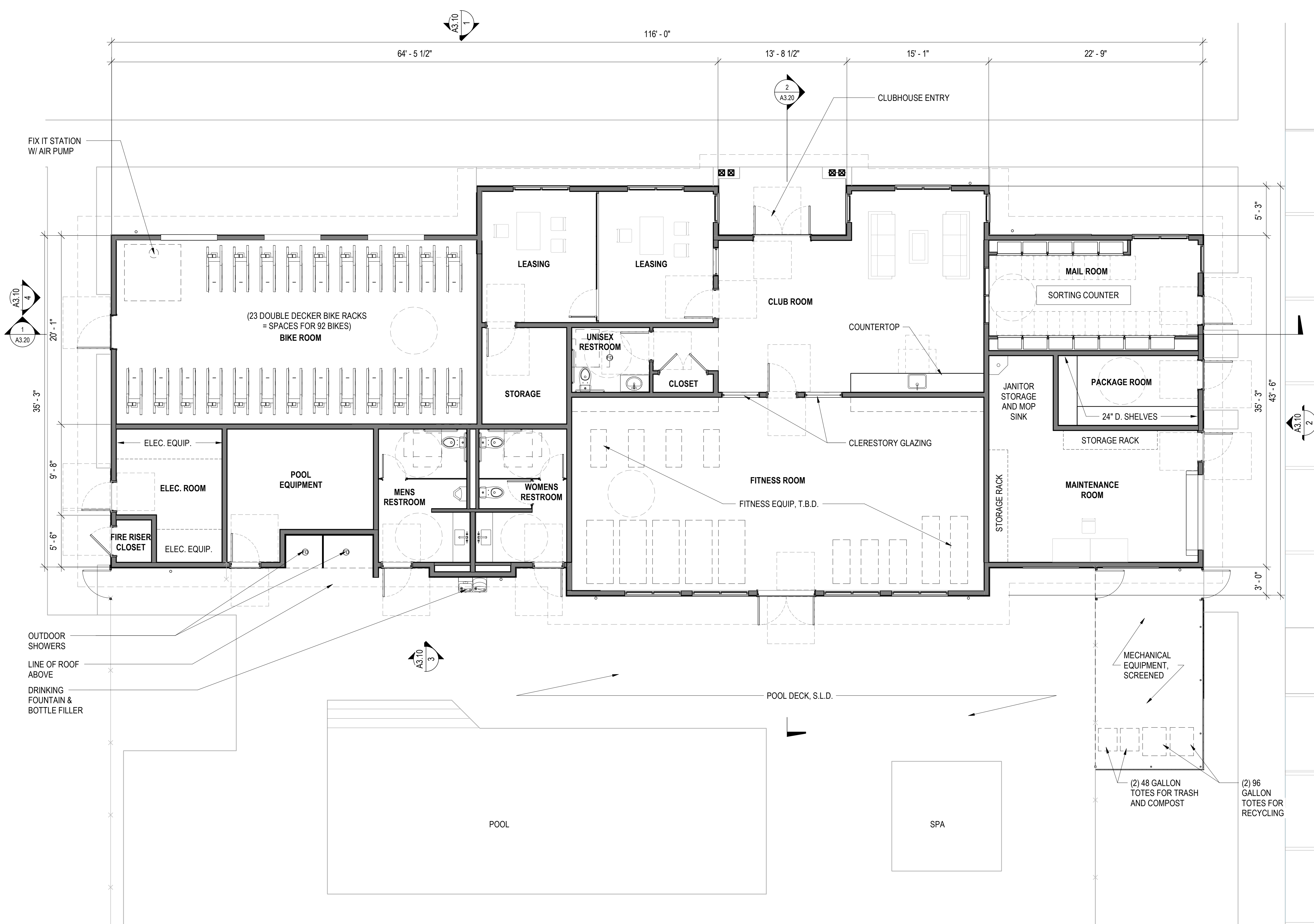
A1.03

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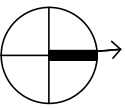


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BUILDING 1 - LEVEL 1  
3/16" = 1'-0" 1

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JOB NUMBER: 2420  
DRAWN BY: SR, KWS  
CHECKED BY: KM, KWS  
ISSUE DATE: 5/14/2025

SCALE: 3/16" = 1'-0"

TITLE:  
BUILDING PLANS - CLUBHOUSE  
PLAN

SHEET:

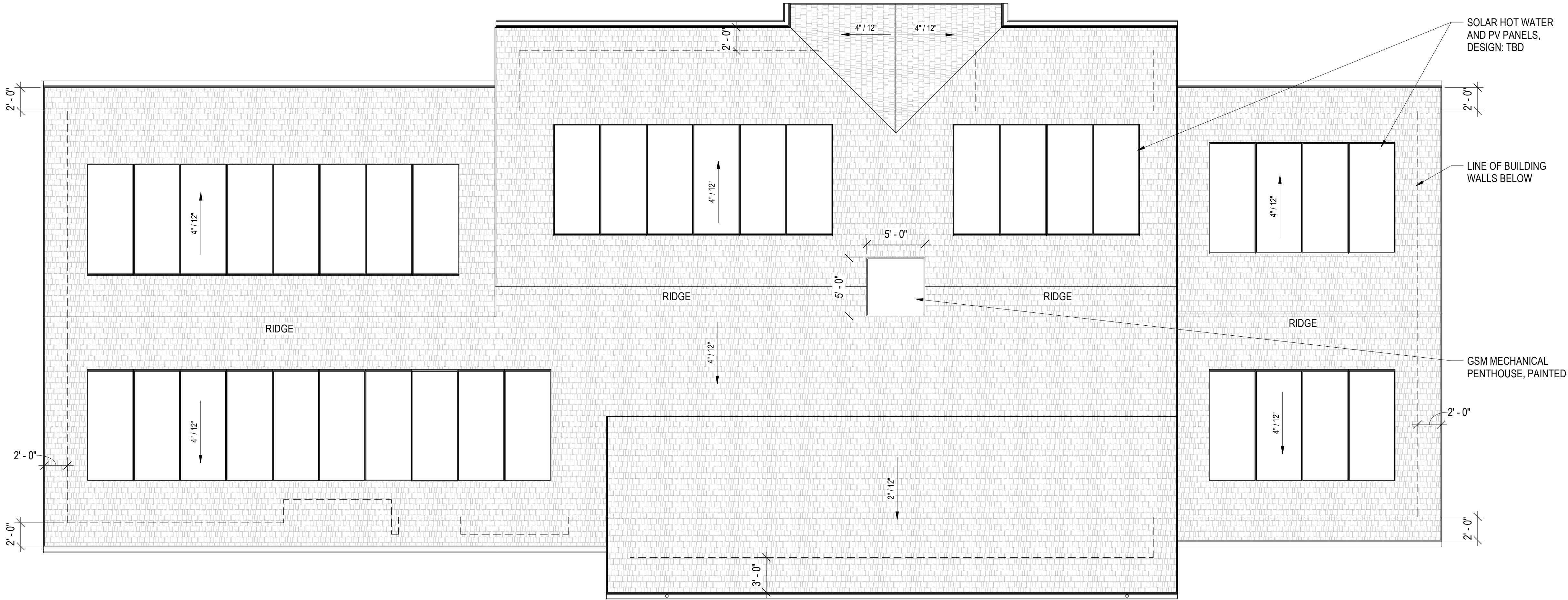
A2.00

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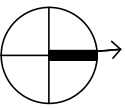


5/14/2025 12:02:36 PM



BUILDING 1 - ROOF LEVEL  
3/16" = 1'-0" 1

KEY PLAN



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SCALE: 3/16" = 1'-0"

TITLE:  
BUILDING PLANS - CLUBHOUSE  
ROOF PLAN

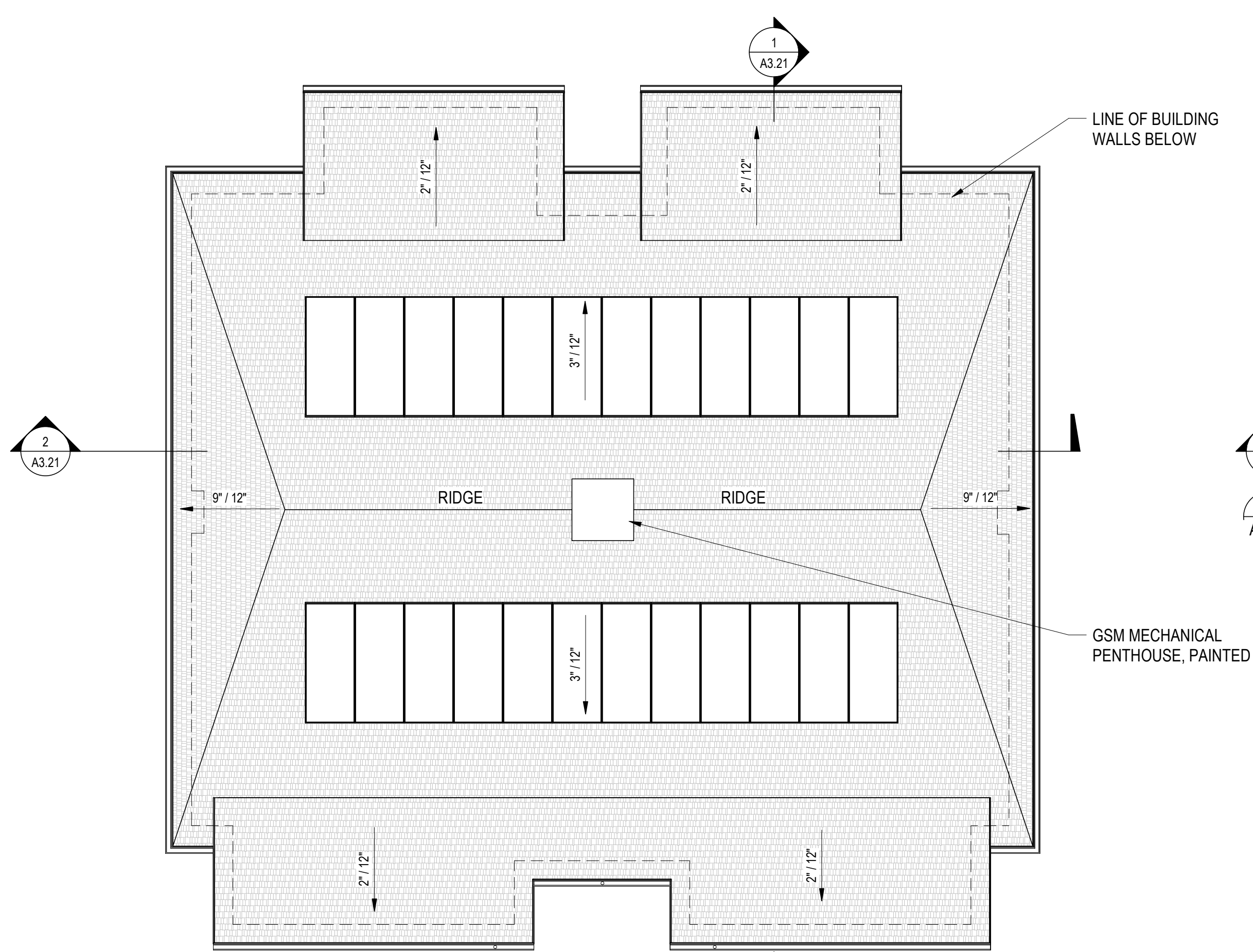
SHEET:

A2.01

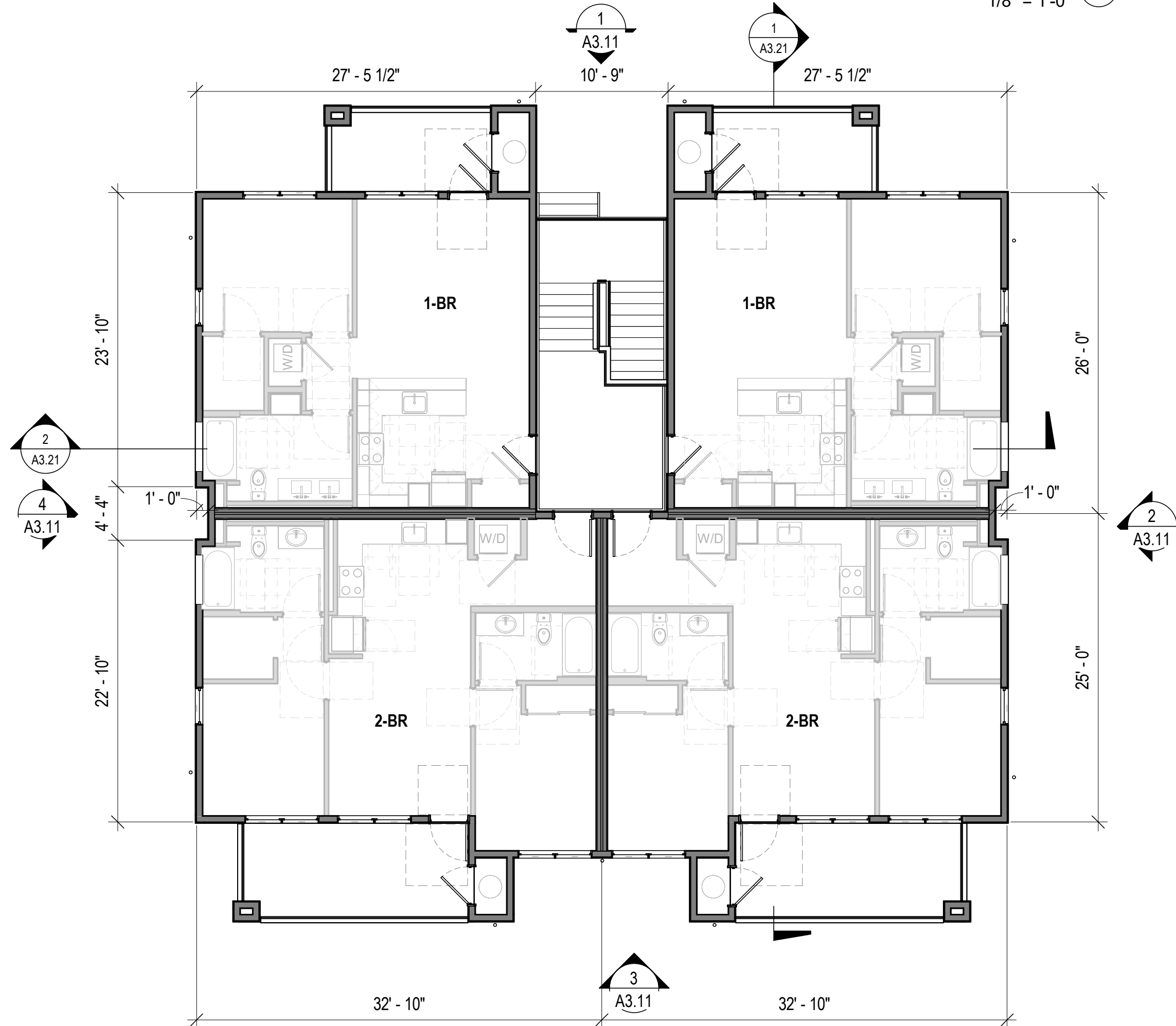
PRELIMINARY - Not for Construction -



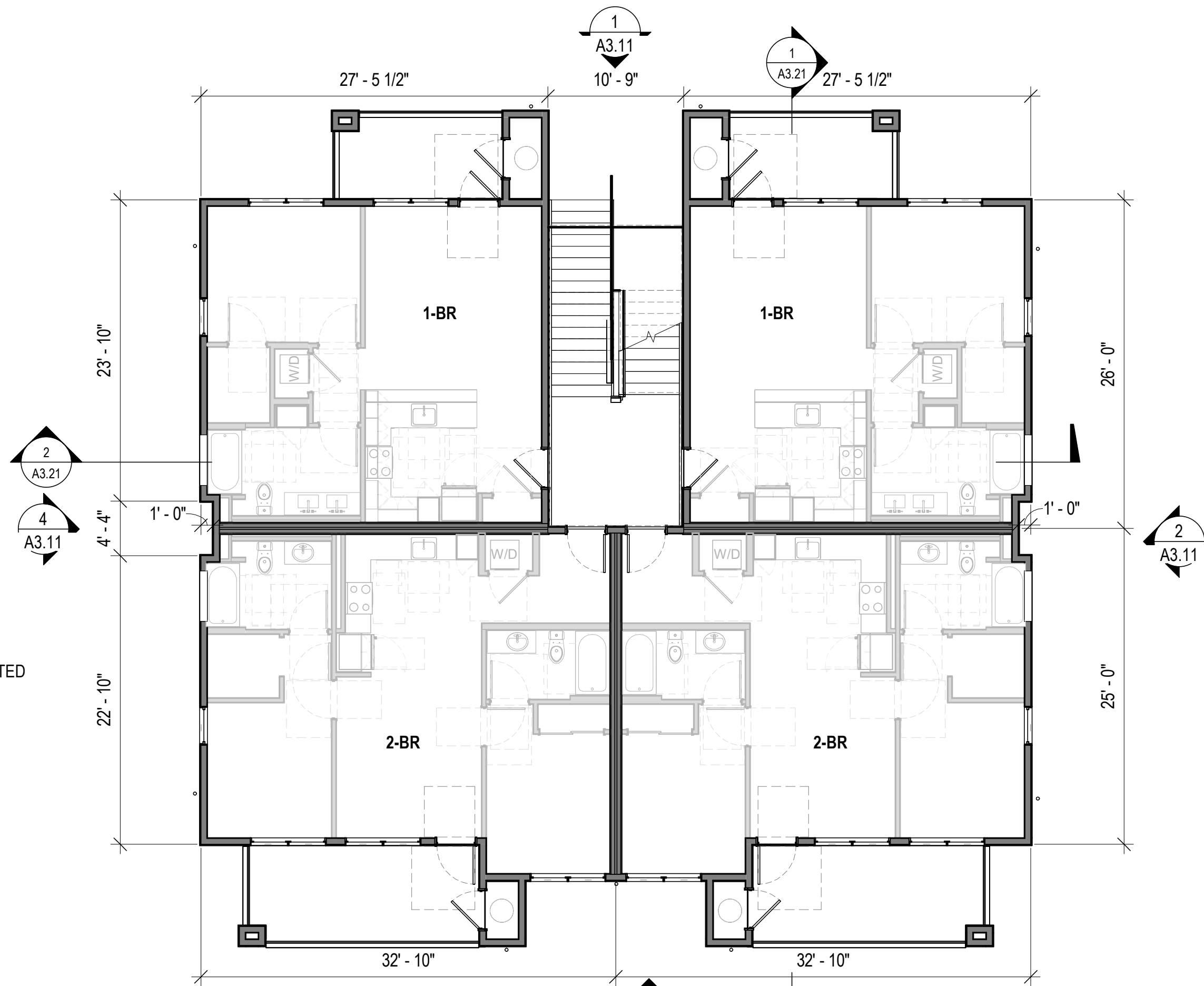
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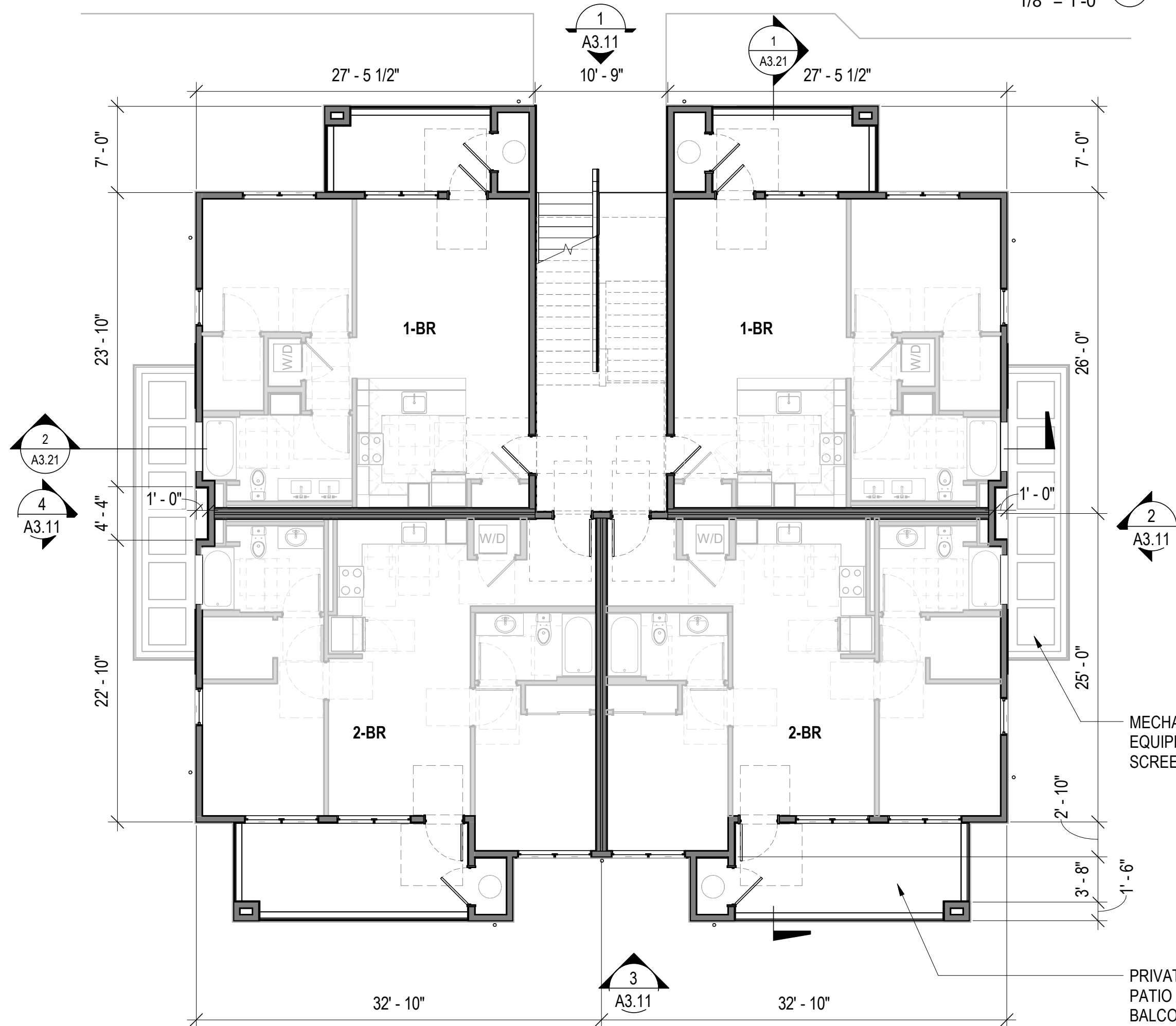
BUILDING 2 - ROOF LEVEL  
1/8" = 1'-0" ④



BUILDING 2 - LEVEL 3  
1/8" = 1'-0" ③

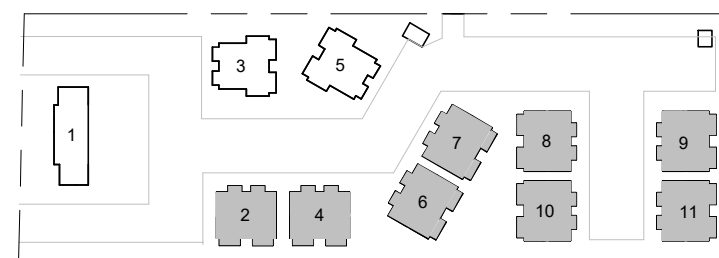


BUILDING 2 - LEVEL 2  
1/8" = 1'-0" ②

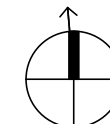


BUILDING 2 - LEVEL 1  
1/8" = 1'-0" ①

#### KEY PLAN



0' 4' 8' 16'



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

TITLE:  
**BUILDING PLANS - BUILDING 2  
PLAN (ALL EXCEPT BUILDING 1,  
3 AND 5)**

SHEET:

**A2.02**

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[illegible]

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

TITLE:

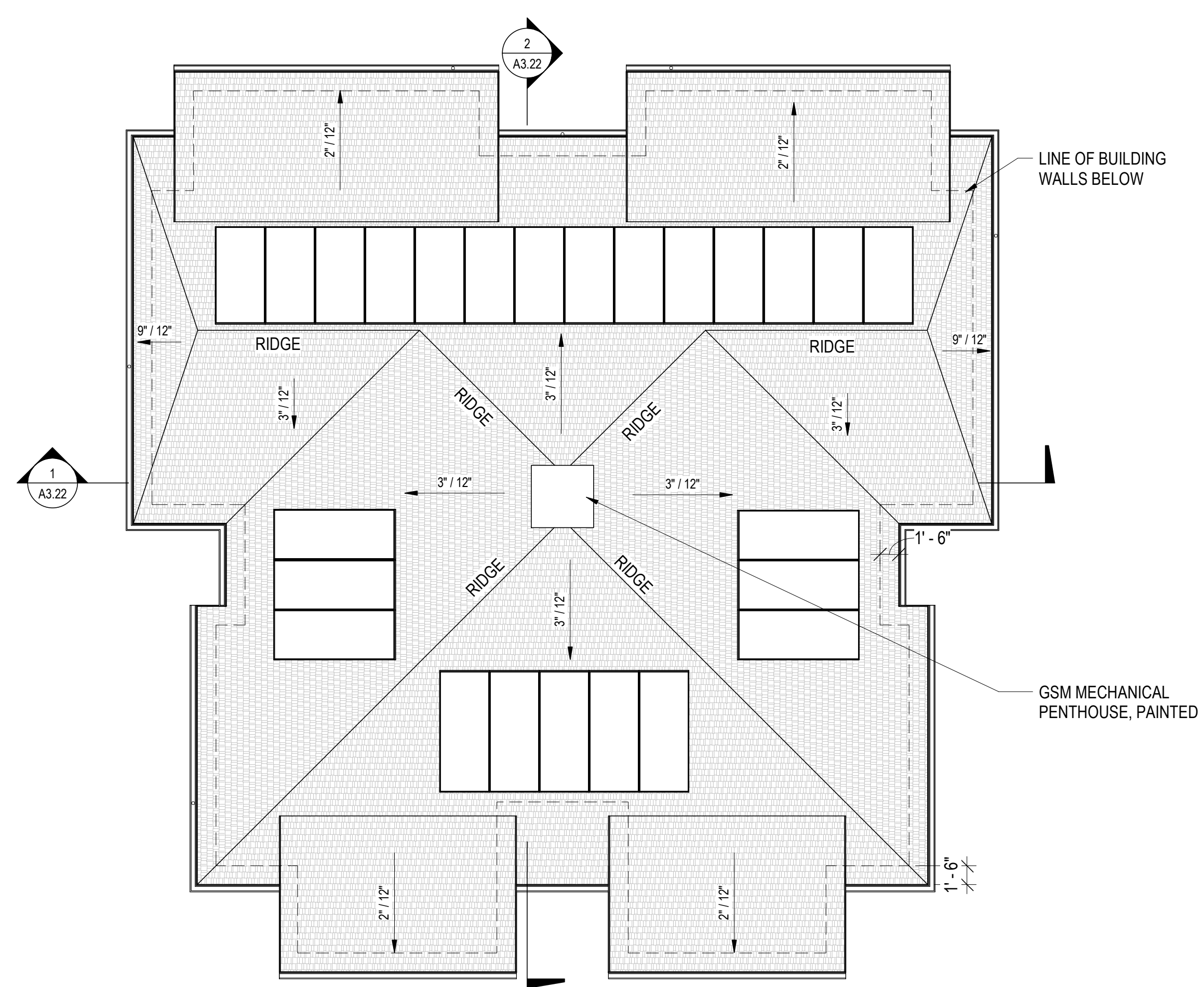
**BUILDING PLANS - BUILDING  
TYPE 3 PLAN (BUILDING 5 SIM.)**

SHEET:

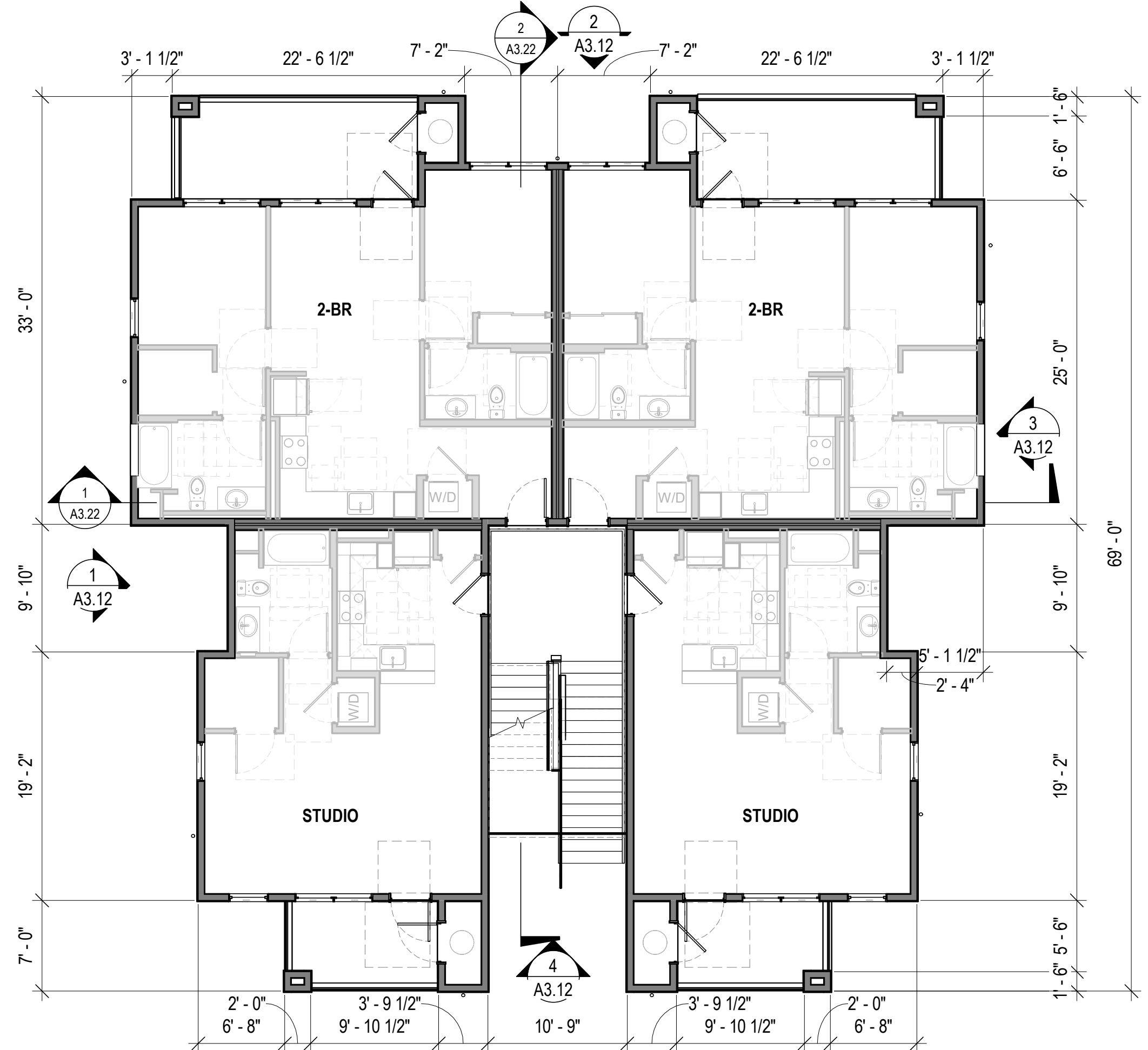
## A2.03

PRELIMINARY - Not for Construction -

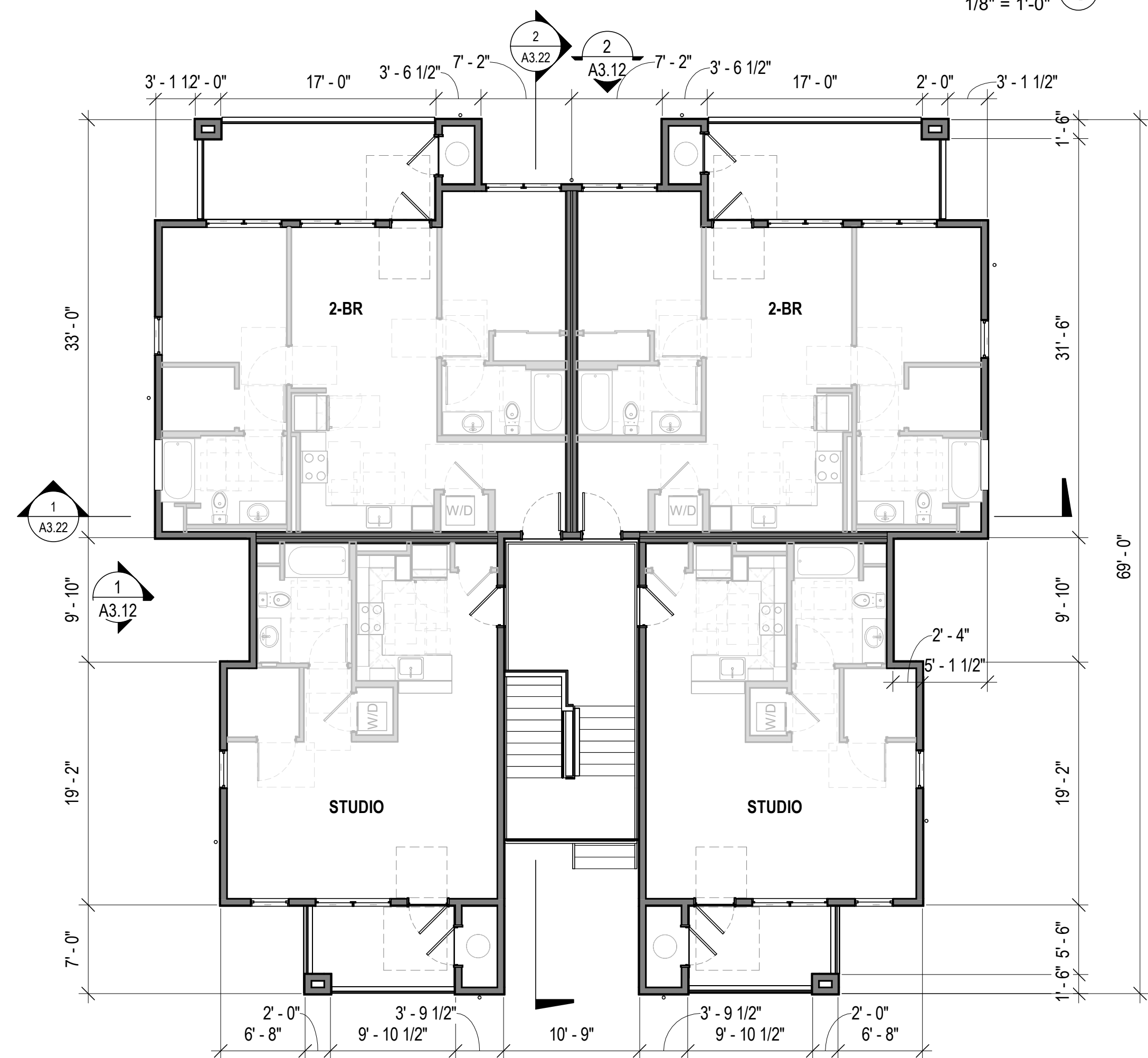
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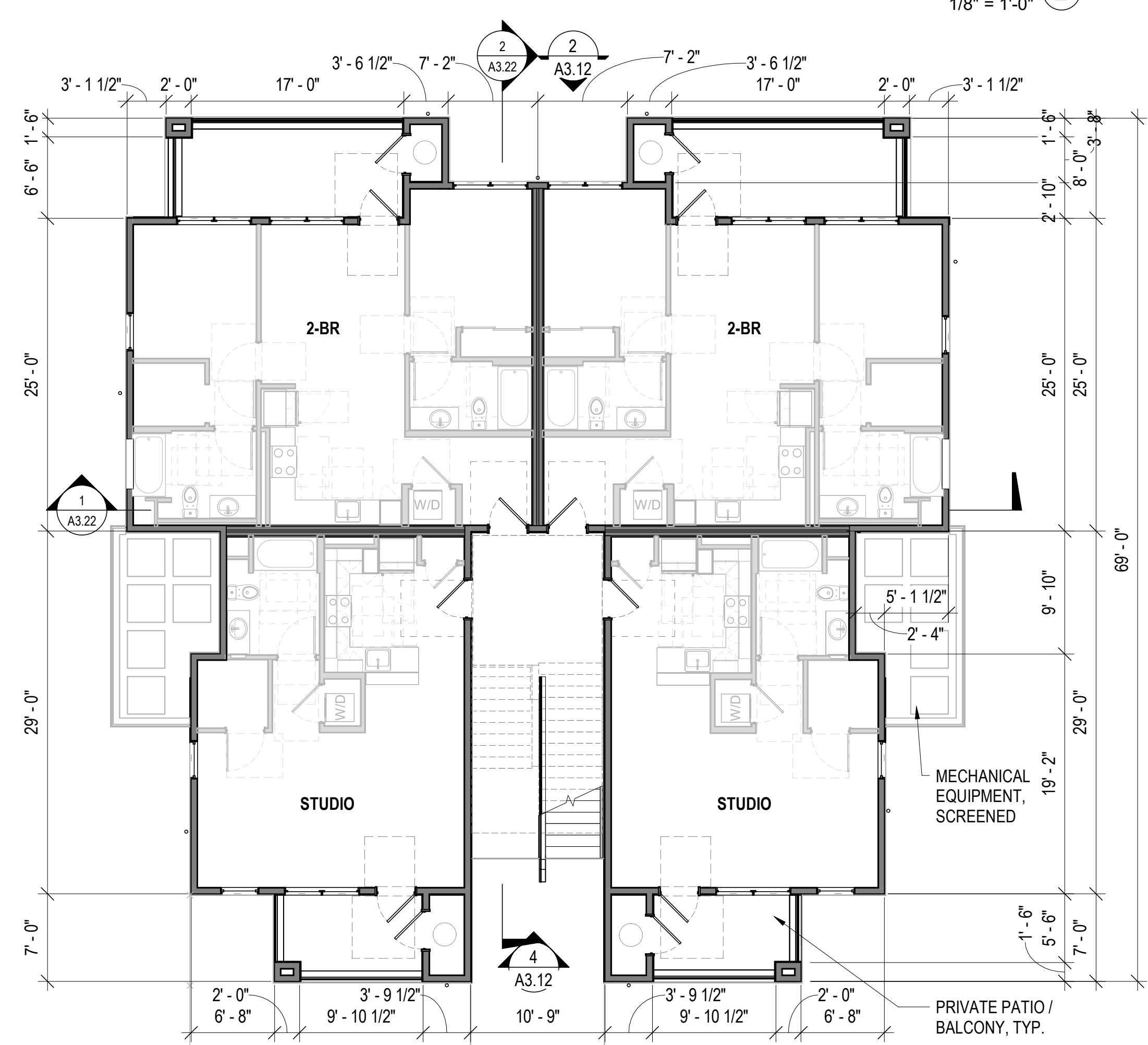
**BUILDING 3 - ROOF LEVEL**  $\frac{1}{8}" = 1'-0"$  **4**



**BUILDING 3 - LEVEL 2** 2  
1/8" = 1'-0"



**BUILDING 3 - LEVEL 3** 3  
1/8" = 1'-0"



**BUILDING 3 - LEVEL 1** 1  
1/8" = 1'-0"

## KEY PLAN





5/14/2025 12:02:47 PM



PROPERTY LINE

BLDG 11

BLDG 9

PROPERTY LINE

SITE ELEVATION - EAST

1" = 30'-0"

4



PROPERTY LINE

BLDG 9

BLDG 8

BLDG 7

BLDG 5

BLDG 3

5' - 0"

WALKWAY

18' - 0"

PARKING

24' - 0"

DRIVE AISLES

5' - 0"

WALKWAY

18' - 0"

PARKING

BLDG 1

PROPERTY LINE

BROADWAY

SITE ELEVATION - NORTH

1" = 30'-0"

3



PROPERTY LINE

24' - 0"

DRIVE AISLES

BLDG 1

24' - 0"

DRIVE AISLES

PROPERTY LINE

18' - 0" PARKING

SITE ELEVATION - WEST

1" = 30'-0"

2



BROADWAY

PROPERTY LINE

BLDG 1

5' - 0"

SIDEWALK

18' - 0"

PARKING

24' - 0"

DRIVE AISLES

23' - 0"

PARKING

BLDG 2

BLDG 4

BLDG 6

BLDG 10

5' - 0"

SIDEWALK

18' - 0"

PARKING

24' - 0"

DRIVE AISLE

18' - 0"

PARKING

BLDG 11

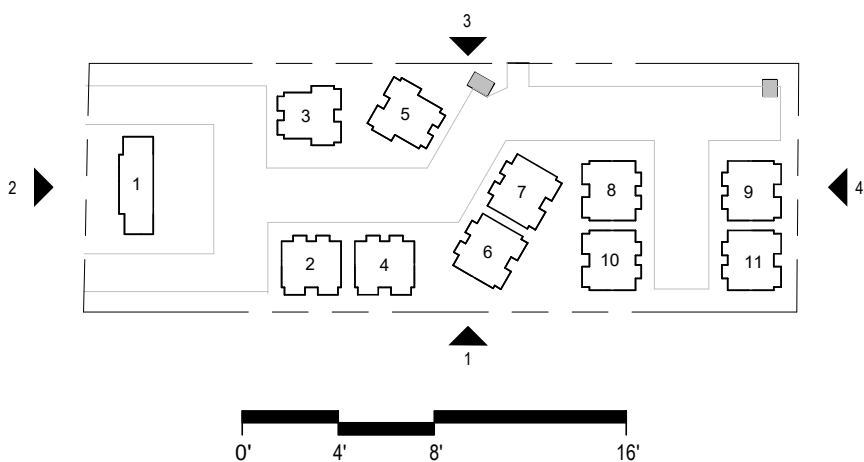
PROPERTY LINE

SITE ELEVATION - SOUTH

1" = 30'-0"

1

KEY PLAN



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RED  
TAIL  
RESIDENTIAL

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SCALE: 1" = 30'-0"

TITLE:

SITE ELEVATIONS

SHEET:

A3.02

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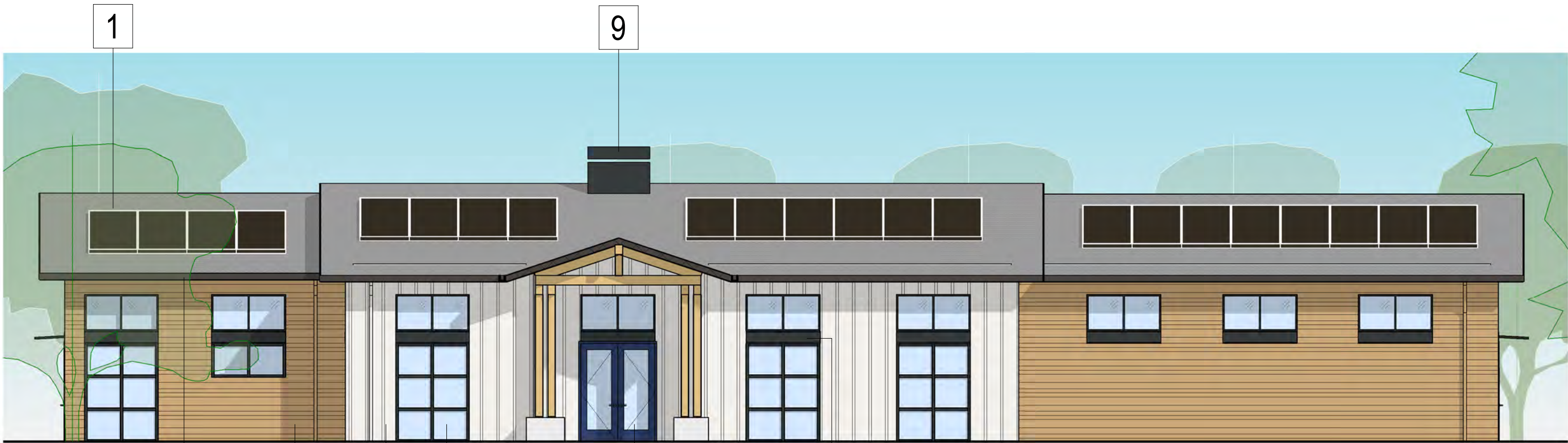
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**TYP. RESIDENTIAL  
BUILDING ELEVATION**



**CLUBHOUSE  
ELEVATION**

**MATERIALS**



**1** ASPHALT  
SHINGLES



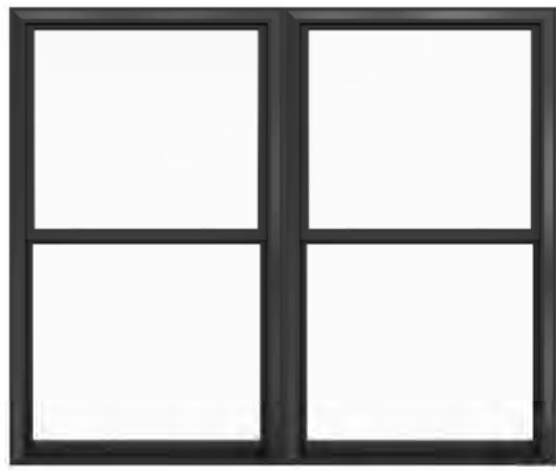
**2** FASCIA TRIM AND  
GUTTER, PAINTED



**3** CEMENT BOARD LAP  
SIDING, PAINTED



**4** FIBER CEMENT  
BOARD+BATTEN  
SIDING, PAINTED



**5** DARK BRONZE  
VINYL WINDOWS



**6** CABLE RAILING  
WITH WOOD CAP



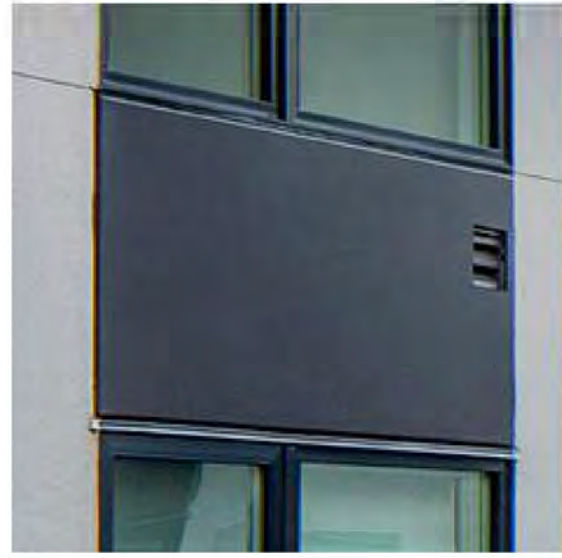
**7** WOOD PATIO  
FENCING



**8** ENTRY DOORS,  
PAINTED

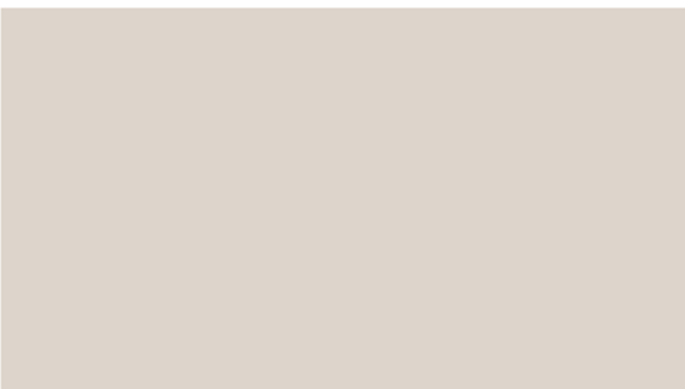


**9** GALVANIZED  
SHEET METAL  
PENTHOUSE,  
PAINTED



**10** SPANDREL  
PANEL, PAINTED

**COLOR PALETTE**



**A** SW 9589  
LIMEWASH



**B** SW 9024  
VINTAGE GOLD



**C** SW 6538  
DIGNIFIED



**D** SW 9175  
DEEP FOREST  
BROWN

STAMP:

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

TITLE:  
**EXTERIOR MATERIALS BOARD**

SHEET:

**A3.03**

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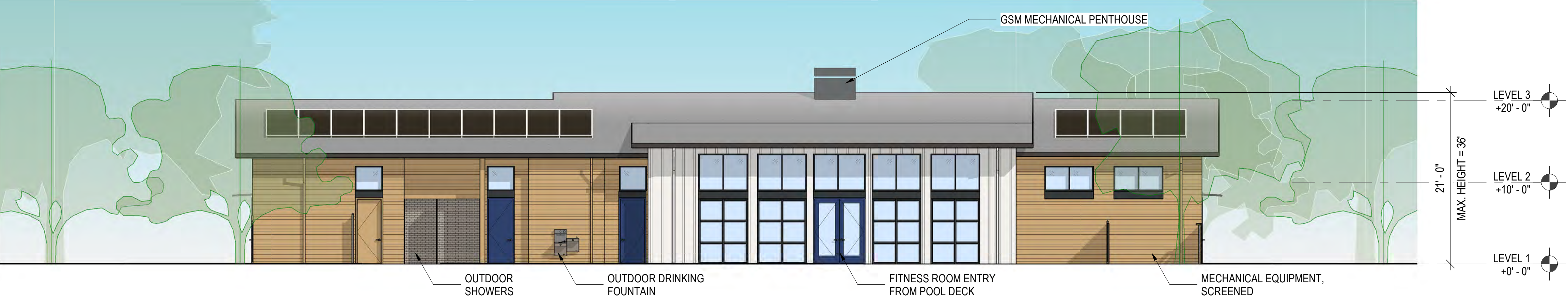
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BIKE ROOM ENTRY

CLUBHOUSE - SOUTH ELEVATION 4  
1/8" = 1'-0"



GSM MECHANICAL PENTHOUSE

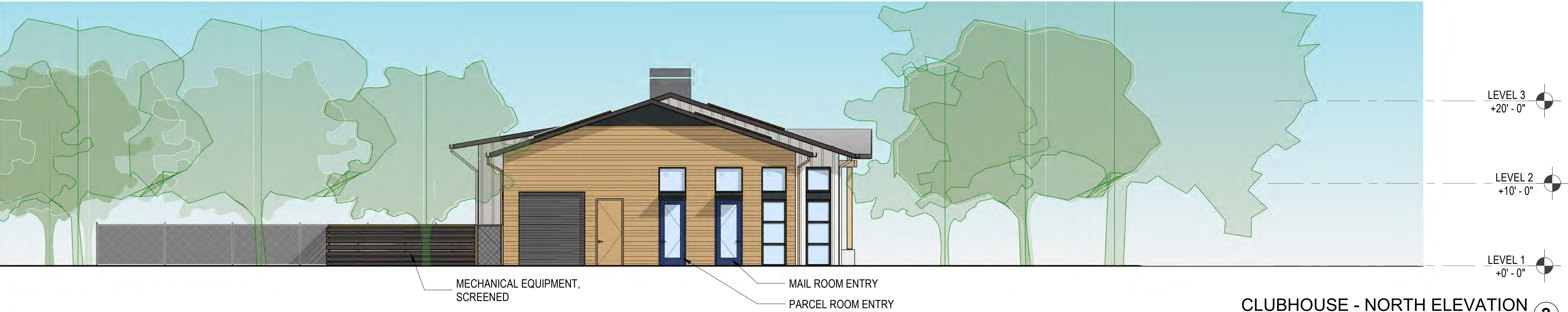
OUTDOOR SHOWERS

OUTDOOR DRINKING FOUNTAIN

FITNESS ROOM ENTRY FROM POOL DECK

MECHANICAL EQUIPMENT, SCREENED

CLUBHOUSE - EAST ELEVATION 3  
1/8" = 1'-0"

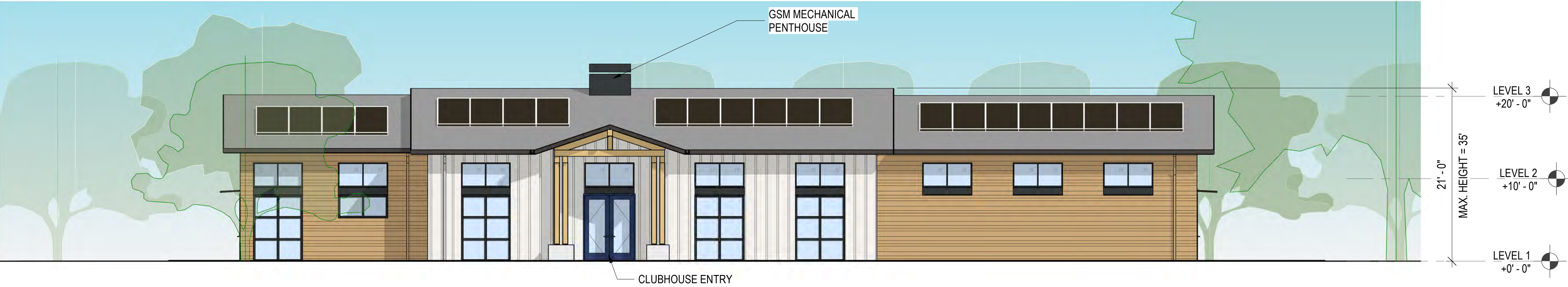


MECHANICAL EQUIPMENT, SCREENED

MAIL ROOM ENTRY

PARCEL ROOM ENTRY

CLUBHOUSE - NORTH ELEVATION 2  
1/8" = 1'-0"

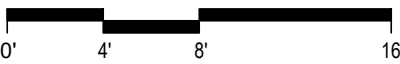


GSM MECHANICAL PENTHOUSE

CLUBHOUSE ENTRY

CLUBHOUSE - WEST ELEVATION 1  
1/8" = 1'-0"

KEY PLAN



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

TITLE:  
CLUBHOUSE ELEVATIONS

SHEET:

A3.10

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BLDG 2 - WEST ELEVATION 4  
1/8" = 1'-0"



BLDG 2 - SOUTH ELEVATION 3  
1/8" = 1'-0"

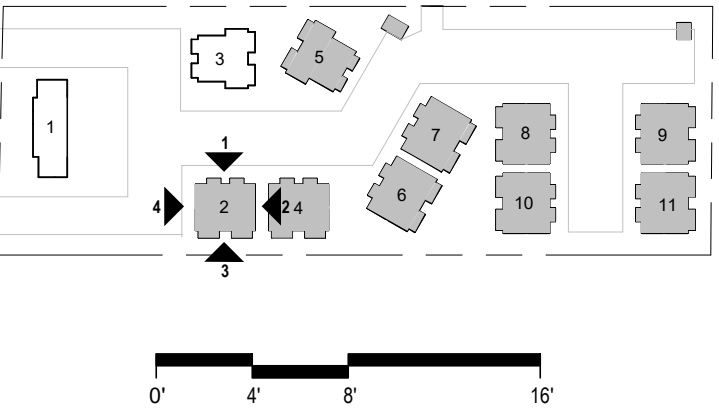


BLDG 2 - EAST ELEVATION 2  
1/8" = 1'-0"



BLDG 2 - NORTH ELEVATION 1  
1/8" = 1'-0"

KEY PLAN



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CHECKED BY: Checker  
ISSUE DATE: 5/14/2025  
SCALE: 1/8" = 1'-0"

TITLE:  
BUILDING 2 ELEVATIONS (ALL  
EXCEPT BUILDING 1, 3 AND 5)

SHEET:

A3.11

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BUILDING 3 SOUTH ELEVATION 4  
1/8" = 1'-0"



BUILDING 3 EAST ELEVATION 3  
1/8" = 1'-0"

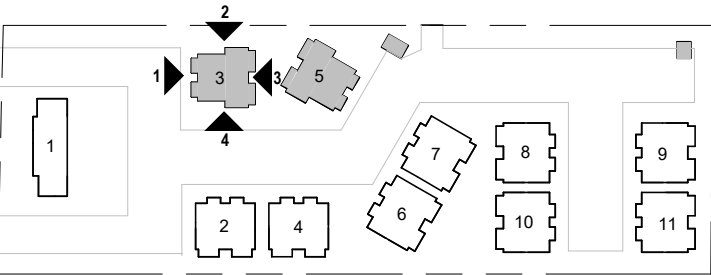


BUILDING 3 NORTH ELEVATION 2  
1/8" = 1'-0"



BUILDING 3 WEST ELEVATION 1  
1/8" = 1'-0"

KEY PLAN



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JOB NUMBER: 2420  
DRAWN BY: Author  
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ISSUE DATE: 5/14/2025  
SCALE: 1/8" = 1'-0"

TITLE:  
**BUILDING 3 ELEVATIONS  
(BUILDING 5 SIM.)**

SHEET:

**A3.12**

PRELIMINARY - Not for Construction -

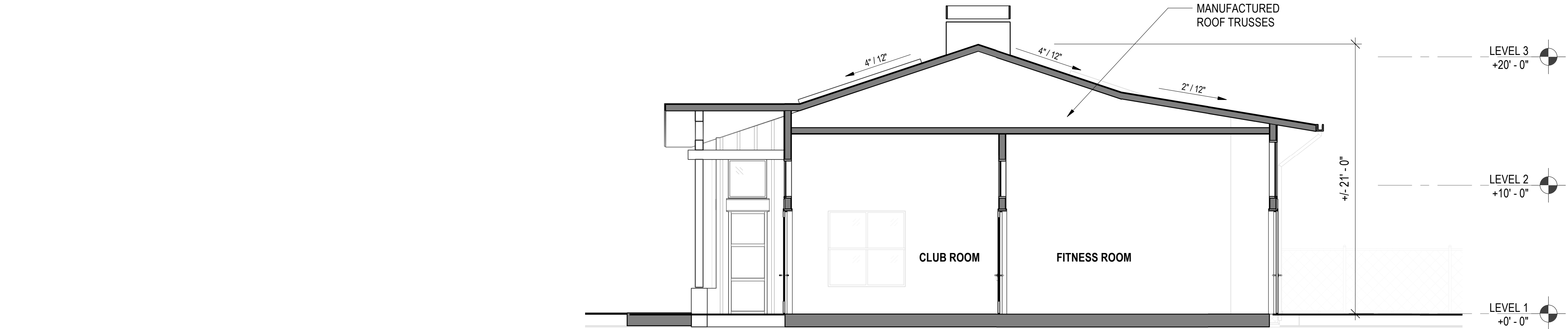
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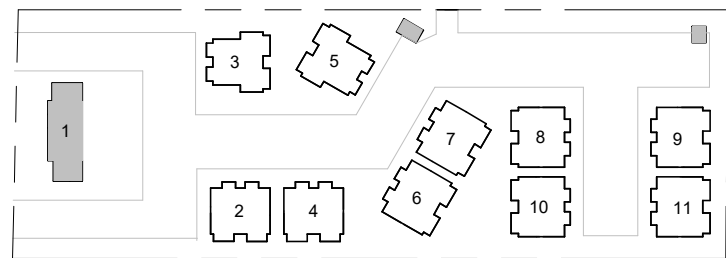


BUILDING SECTION - CLUBHOUSE SECTION 1  
3/16" = 1'-0" 1



BUILDING SECTION - CLUBHOUSE SECTION 2  
3/16" = 1'-0" 2

KEY PLAN



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TITLE:  
BUILDING SECTIONS -  
CLUBHOUSE

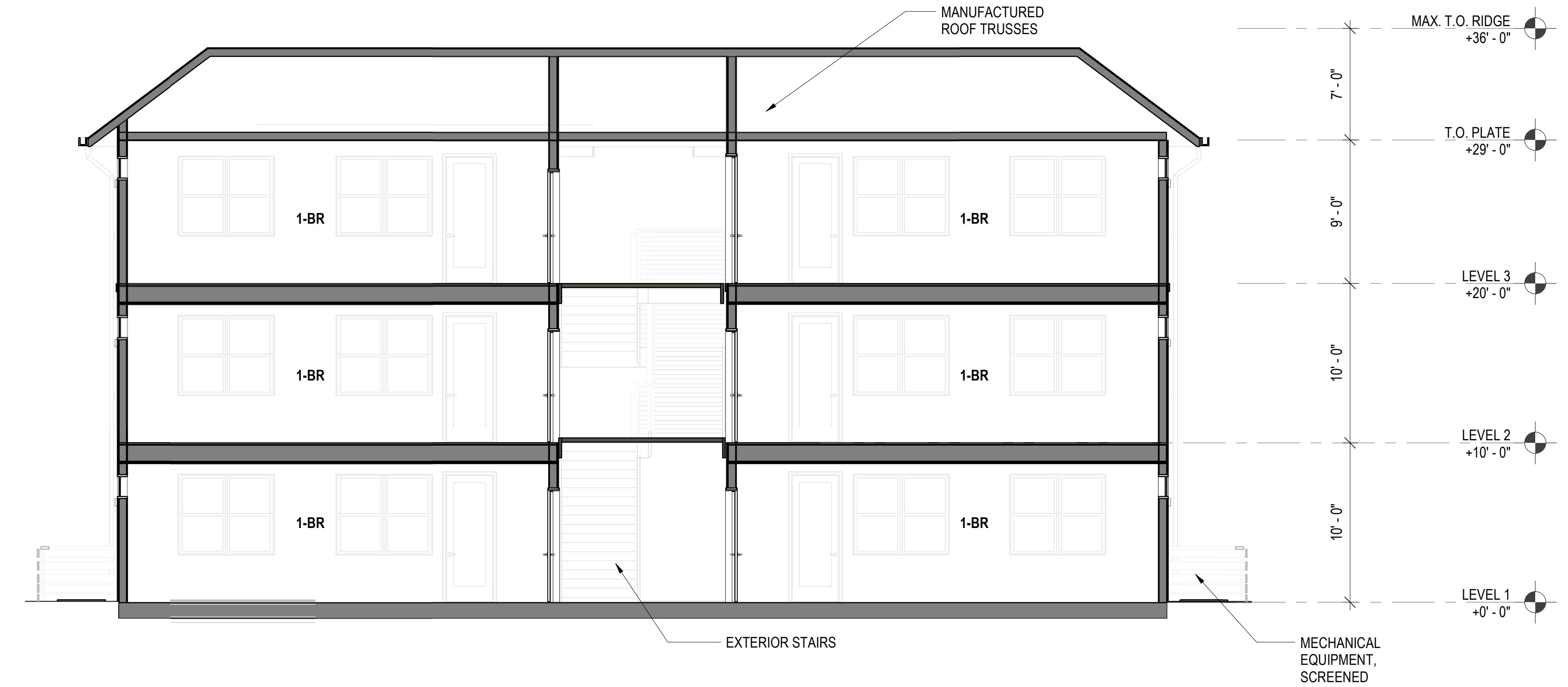
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A3.20

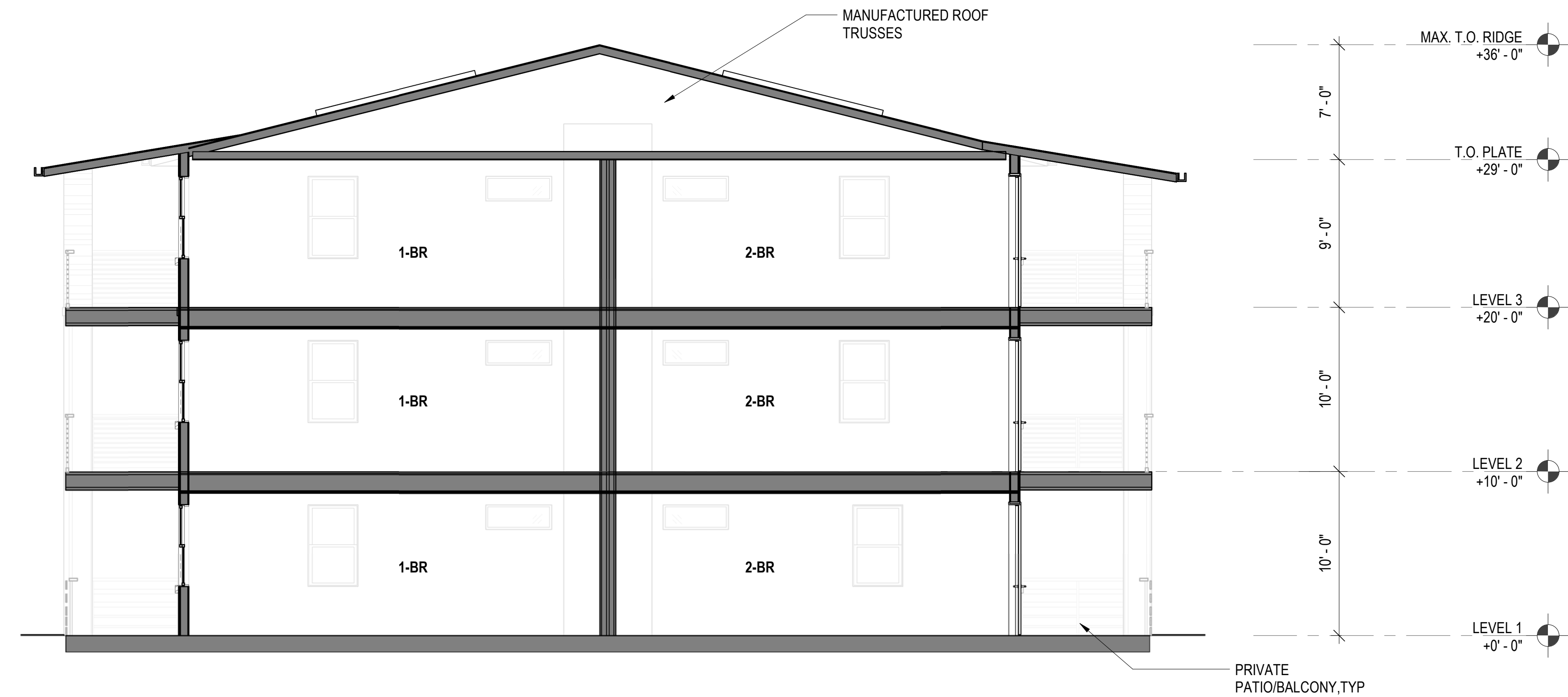
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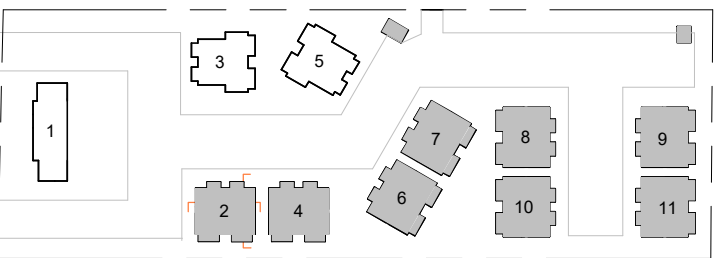


BUILDING SECTION - BUILDING 2 - SECTION 2  
3/16" = 1'-0" 2



BUILDING SECTION - BUILDING 2 - SECTION 1  
3/16" = 1'-0" 1

KEY PLAN



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SCALE: 3/16" = 1'-0"

TITLE:  
BUILDING SECTIONS - BUILDING  
2 (ALL EXCEPT 1, 3 AND 5)

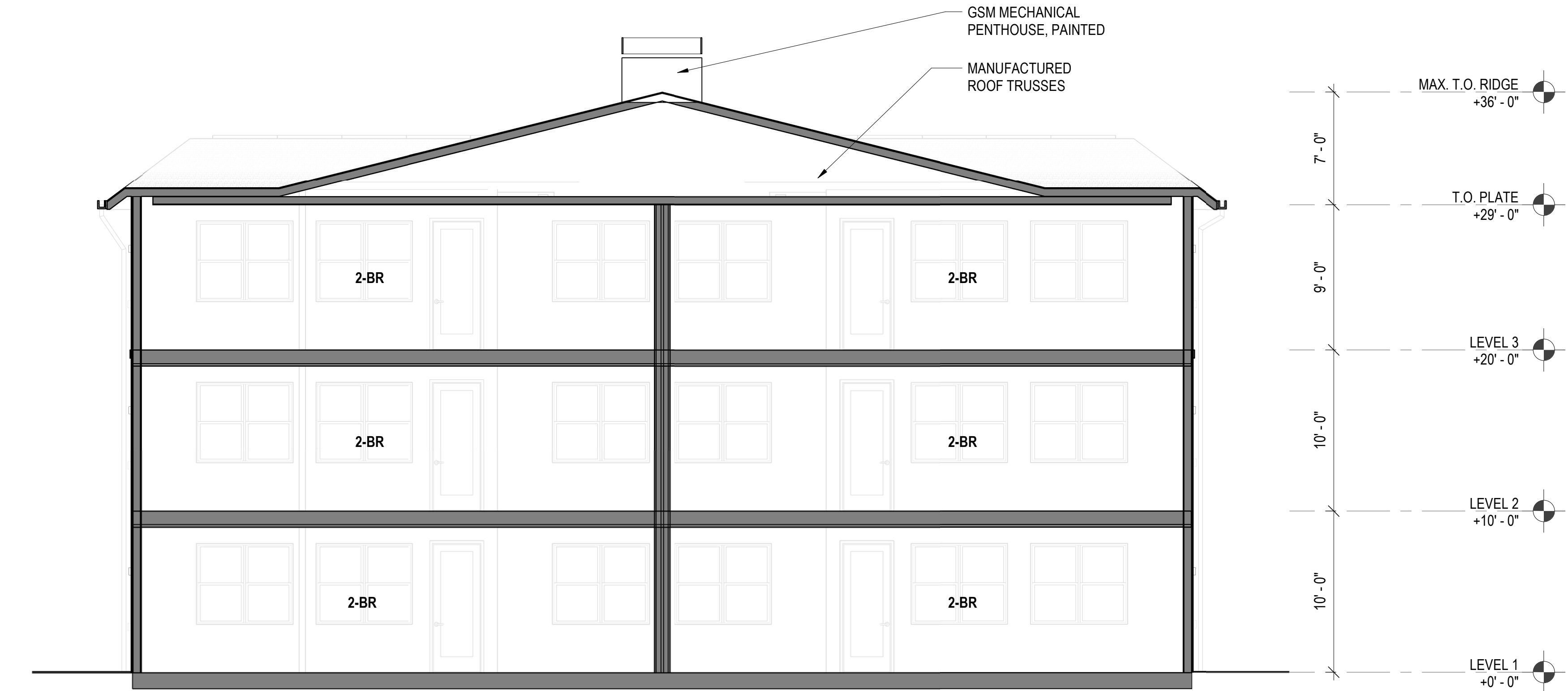
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A3.21

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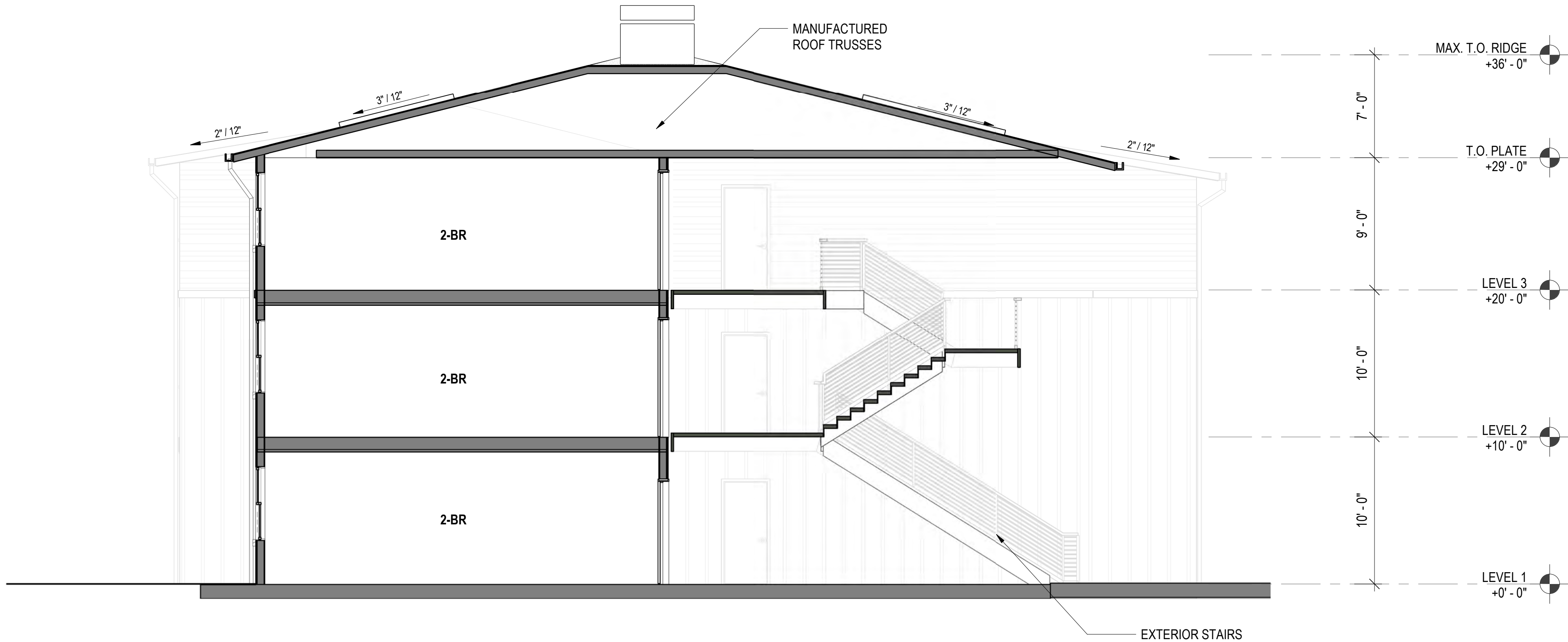
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5/14/2025 12:03:02 PM



BUILDING SECTION - BUILDING 3 - SECTION 2  
3/16" = 1'-0" 1



BUILDING SECTION - BUILDING 3 - SECTION 1  
3/16" = 1'-0" 2

KEY PLAN



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SCALE: 3/16" = 1'-0"

TITLE:  
BUILDING SECTIONS - BUILDING  
3 (BUILDING 5. SIM.)

SHEET:

A3.22

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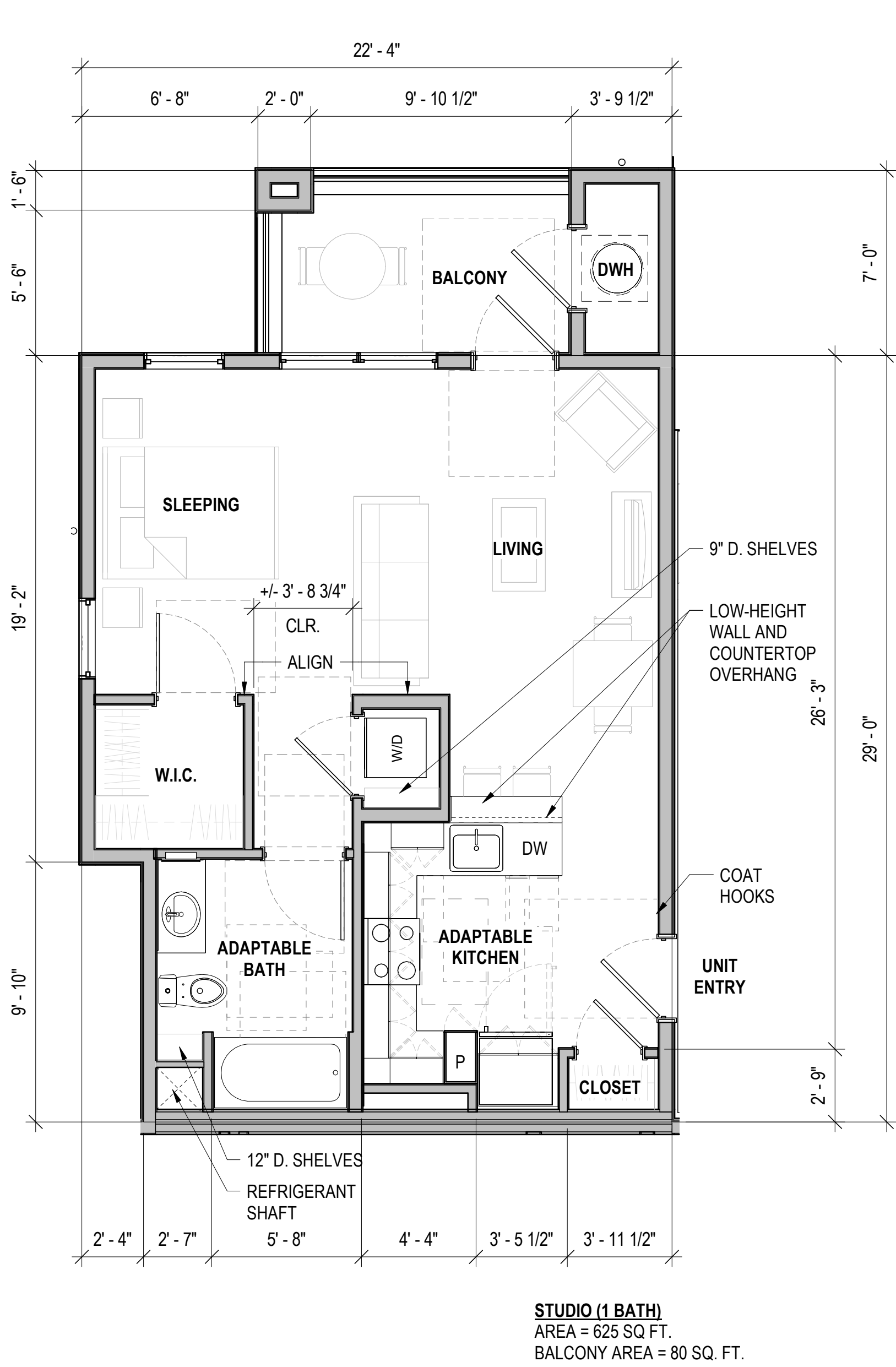


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UNIT PLAN - STUDIO - ADAPTABLE (UPPER FLOORS, SIM.)

3

1/4" = 1'-0"

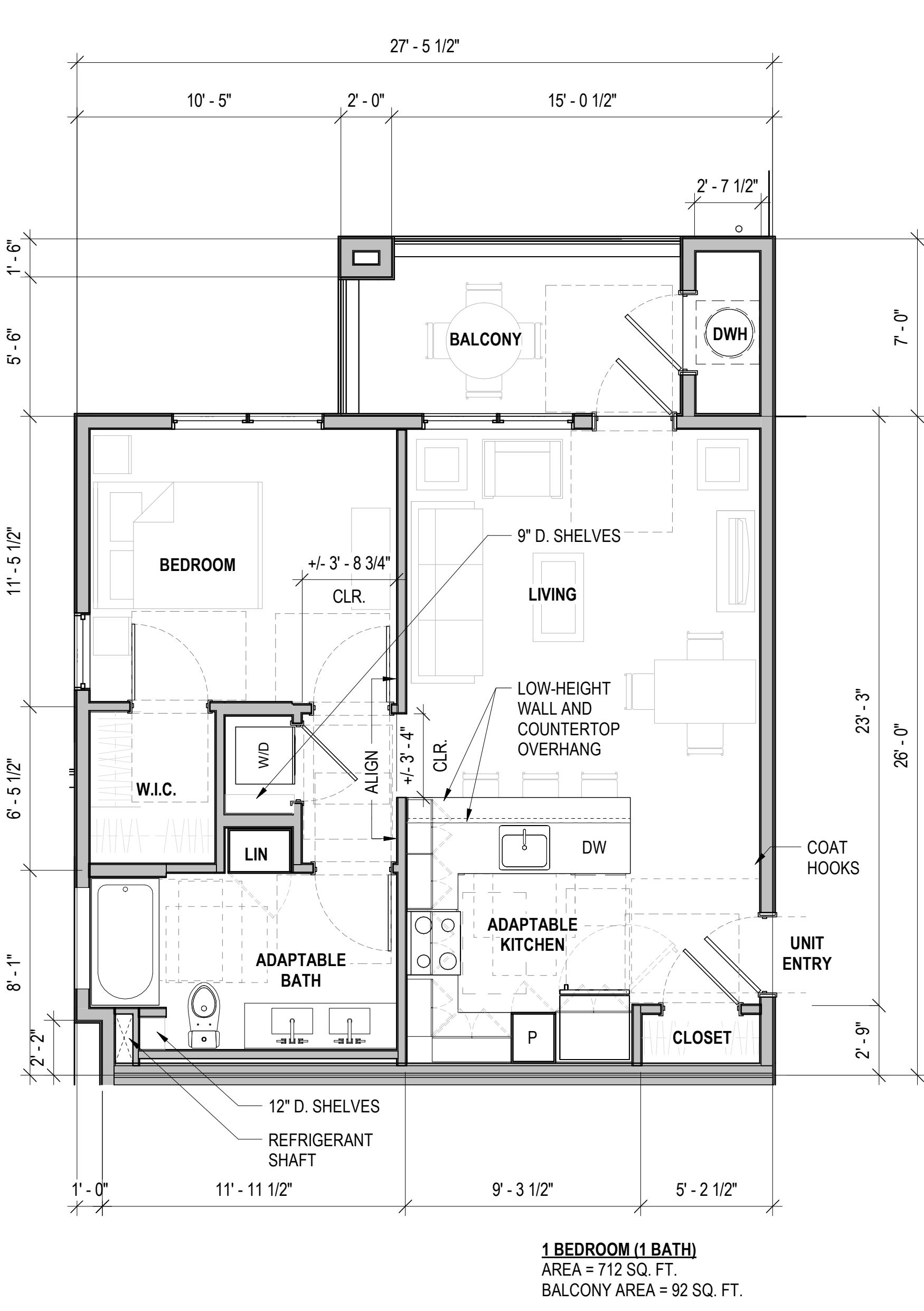


**STUDIO (1 BATH)**  
AREA = 625 SQ. FT.  
BALCONY AREA = 80 SQ. FT.

UNIT PLAN - 1BR - ADAPTABLE (UPPER FLOORS, SIM.)

2

1/4" = 1'-0"

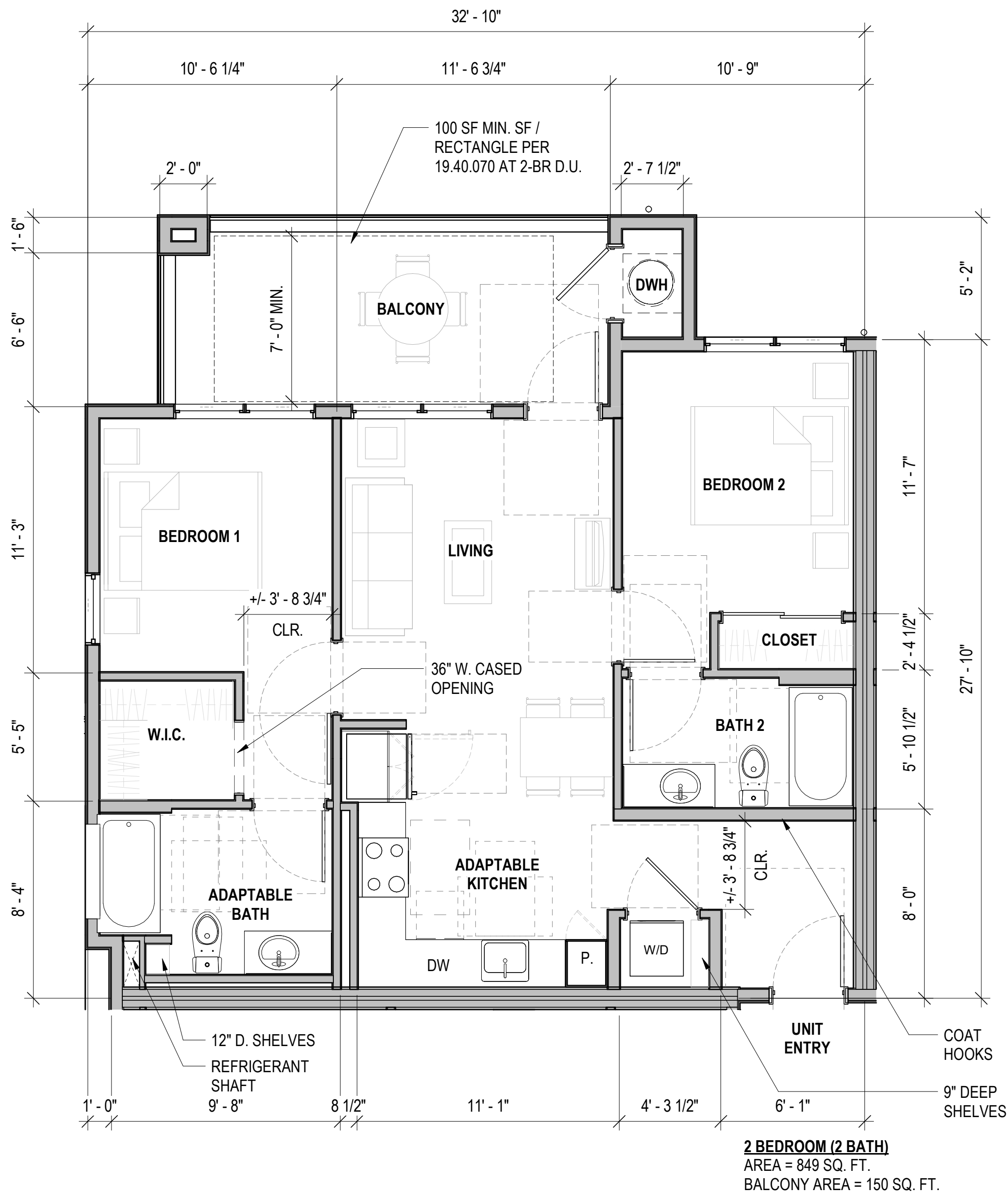


**1 BEDROOM (1 BATH)**  
AREA = 712 SQ. FT.  
BALCONY AREA = 92 SQ. FT.

UNIT PLAN - 2-BR - ADAPTABLE (UPPER FLOORS, SIM.)

1

1/4" = 1'-0"



**2 BEDROOM (2 BATH)**  
AREA = 849 SQ. FT.  
BALCONY AREA = 150 SQ. FT.

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TITLE:

UNIT PLANS

SHEET:

**A4.00**

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