

38 DEGREES NORTH PHASE 3

SANTA ROSA, CA

MAJOR DESIGN REVIEW

ARCHITECTURAL

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AUGUST 7, 2021





AERIAL MAP NTS



VICINITY MAP NTS

SITE

ZONING:	COMMUNITY SHOPPING CENTER
GENERAL PLAN USE:	MEDIUM DENSITY RESIDENTIAL, RETAIL, BUSINESS SERVICES
SITE AREA (GROSS):	1.29 AC / 56,192.40 SF
PROPOSED UNITS:	30 UNITS
PROPOSED DENSITY:	23.3 DU/AC
STORIES:	3 STORIES

UNIT MIX/PARKING

1 BEDROOM	15 DWELLING UNITS
2 BEDROOM	12 DWELLING UNITS
3 BEDROOM	3 DWELLING UNITS

PARKING RATION REQUIREMENT

1 BEDROOM	1.5 STALLS (15X1.5) = 22.5 STALLS
2+ BEDROOM	2.5 STALLS (15X2.5) = 37.5 STALLS
TOTAL REQUIRED	60 STALLS

PROVIDED (ZONING CODE PARKING REDUCTION 23.3%)

GARAGE	21 STALLS
<u>SURFACE</u>	<u>25 STALLS</u>
TOTAL PROVIDED	46 STALLS (WITHIN ALLOWABLE 25% REDUCTION)

PROJECT TEAM DIRECTORY

CLIENT

KW PETALUMA HILL ROAD, LLC
 151 S. EL CAMINO DR.
 BEVERLY HILLS, CA 90212

ARCHITECT

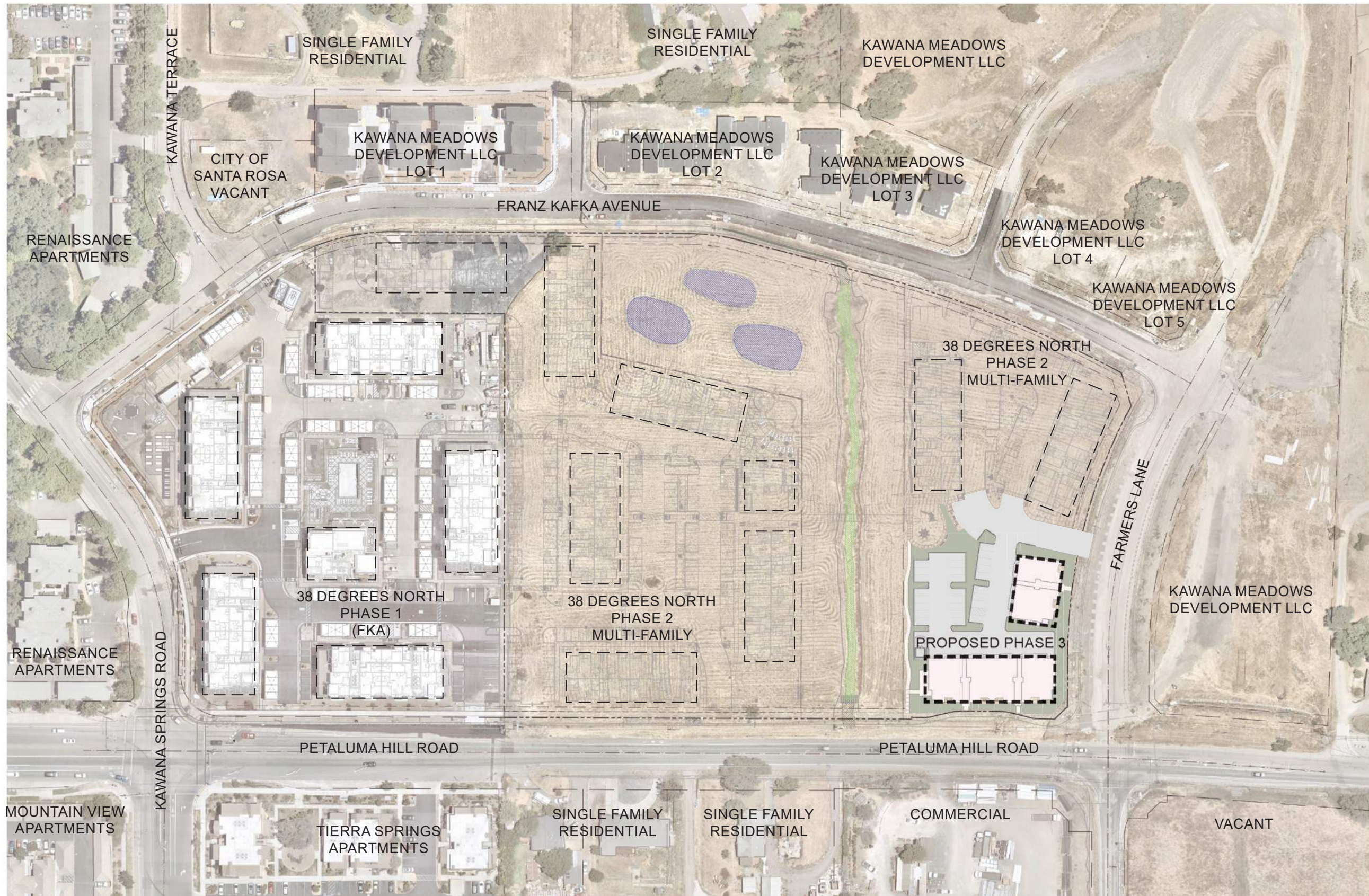
KTGY GROUP, INC
 433 S. SPRING ST. SUITE 750
 LOS ANGELES, CA 90013
 310.394.2623

LANDSCAPE ARCHITECT

WILSON DESIGN STUDIO
 KEITH WILSON
 1631 ALHAMBRA BLVD, SUITE 100
 SACRAMENTO, CA 95816
 916.524.5614

CIVIL ENGINEER

TSD ENGINEERING
 CHRIS SCHULZE
 785 S ORCHARD DRIVE, SUITE 110
 FOLSOM, CA 95630
 916.608.0707 EXT 101



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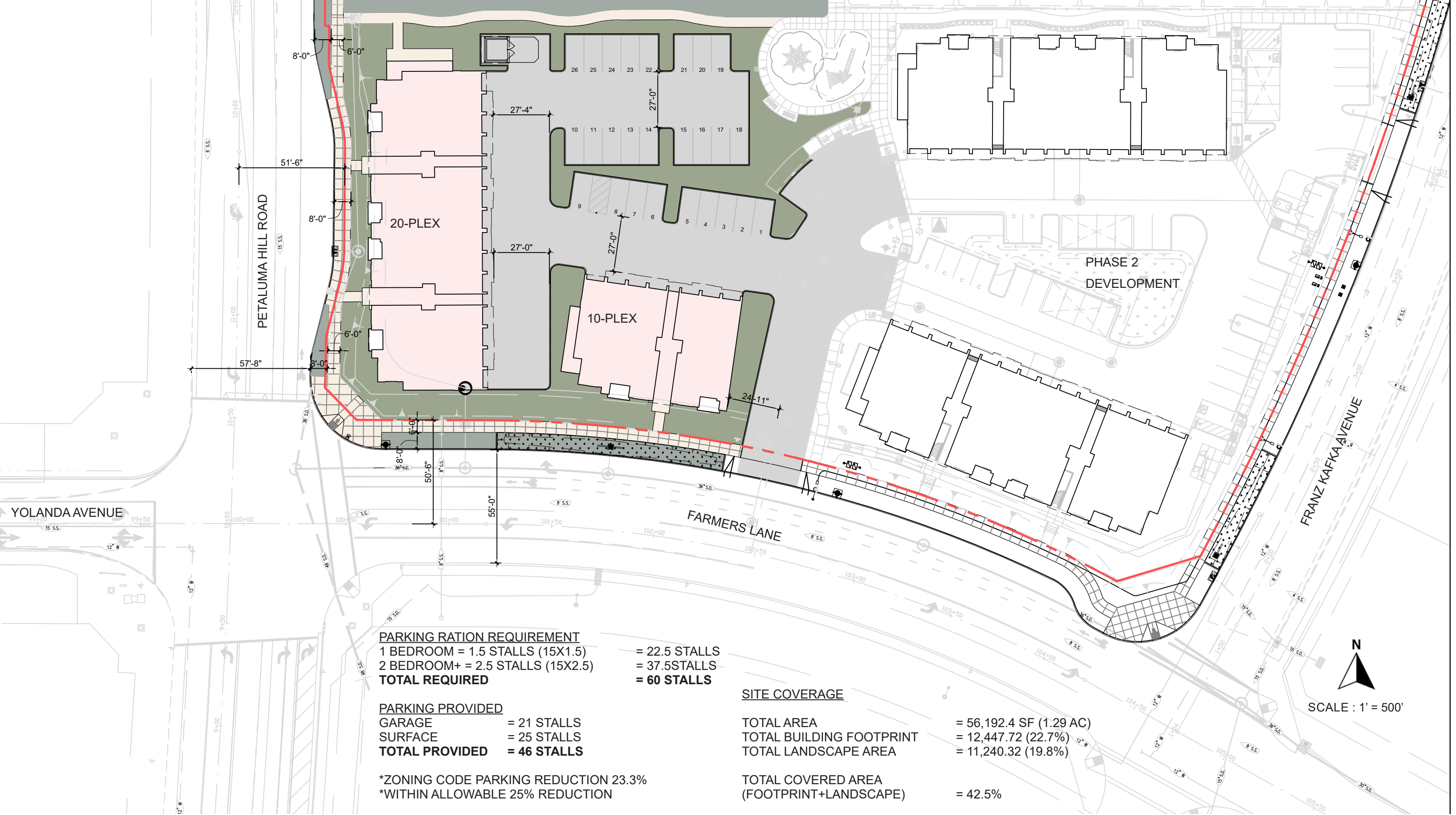
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NEIGHBORHOOD CONTEXT
MAP

A - 3



PARKING RATION REQUIREMENT
 1 BEDROOM = 1.5 STALLS (15X1.5) = 22.5 STALLS
 2 BEDROOM+ = 2.5 STALLS (15X2.5) = 37.5 STALLS
TOTAL REQUIRED = 60 STALLS

PARKING PROVIDED
 GARAGE = 21 STALLS
 SURFACE = 25 STALLS
TOTAL PROVIDED = 46 STALLS

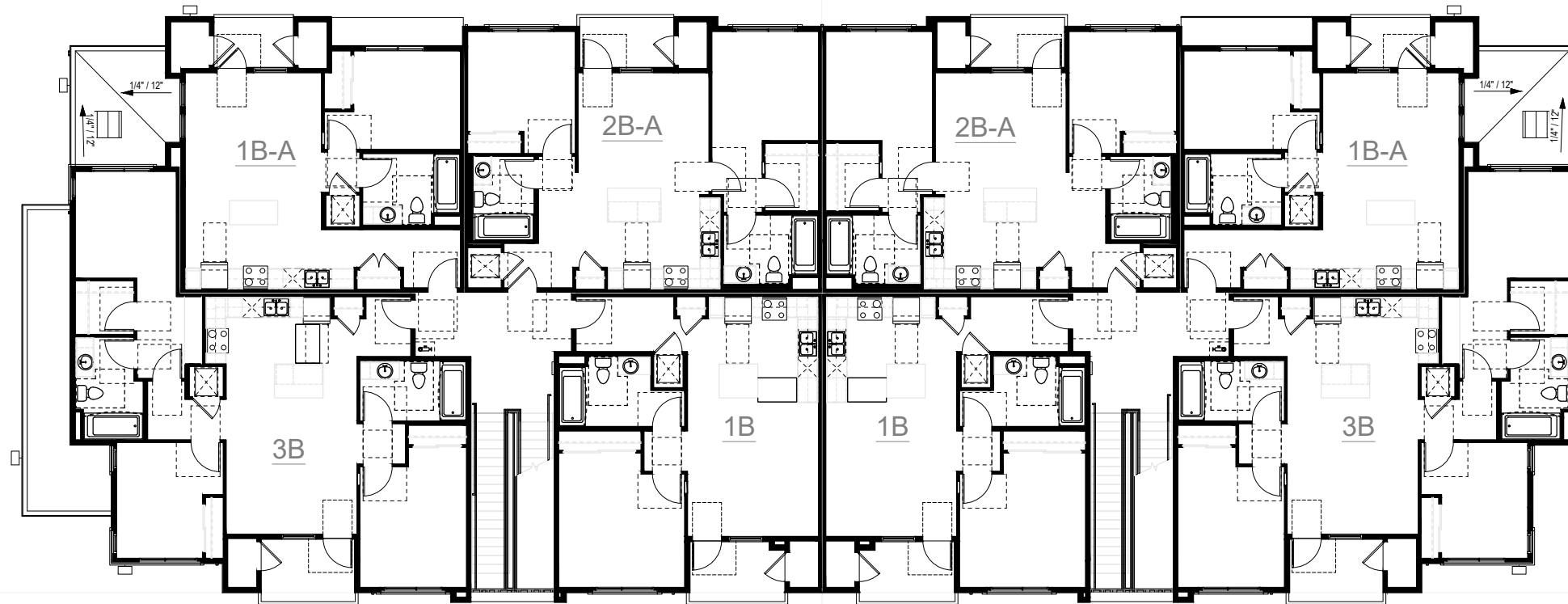
*ZONING CODE PARKING REDUCTION 23.3%
 *WITHIN ALLOWABLE 25% REDUCTION

SITE COVERAGE

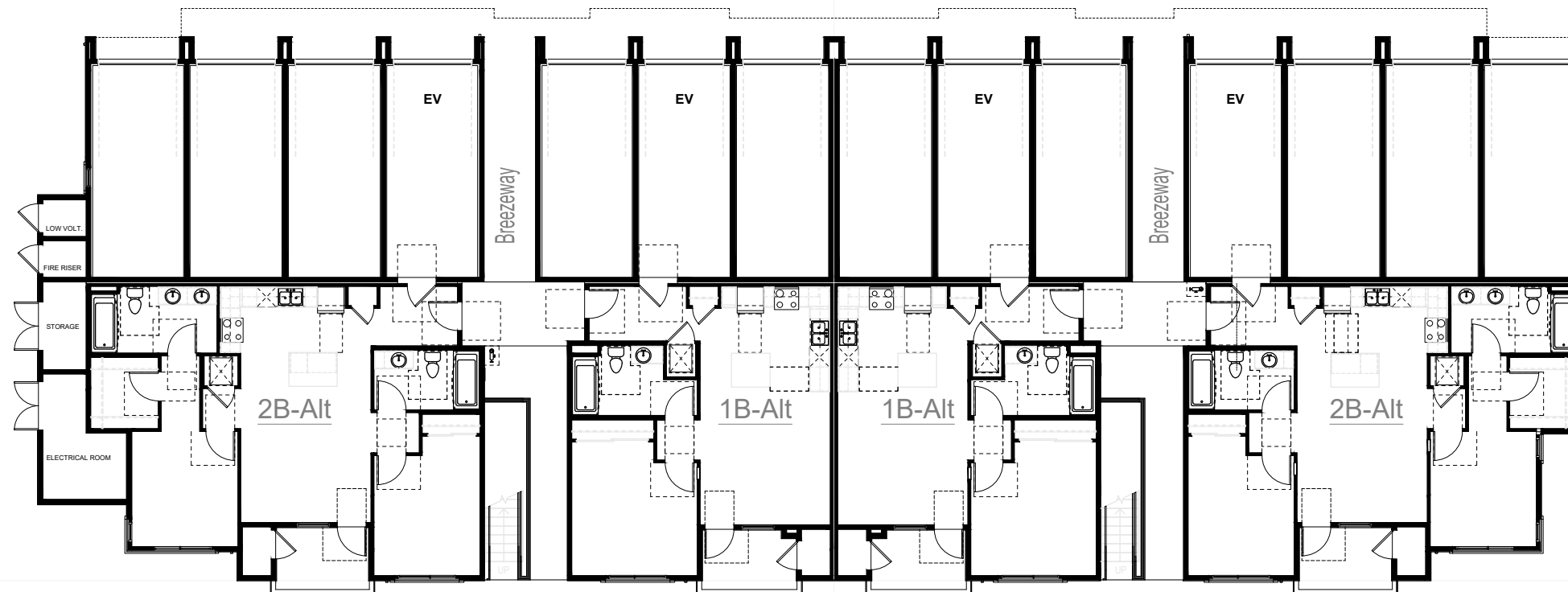
TOTAL AREA = 56,192.4 SF (1.29 AC)
 TOTAL BUILDING FOOTPRINT = 12,447.72 (22.7%)
 TOTAL LANDSCAPE AREA = 11,240.32 (19.8%)
 TOTAL COVERED AREA (FOOTPRINT+LANDSCAPE) = 42.5%



SCALE : 1" = 50'



2ND FLOOR
SCALE : 1/8" = 1'-0"



GROUND FLOOR

20 PLEX

MIX BY UNIT TYPE

1Bedrooms	10
2Bedrooms	8
3Bedrooms	2

1B/1B_Alt	754 SF	(Balcony 76 SF)
1B-A/1B-A_Alt	702 SF	(Balcony 73 SF)
2B-A/2B-A_Alt	930 SF	(Balcony 65 SF)
2B-A	1073 SF	(Balcony 70 SF)
3B	1259 SF	(Balcony 70 SF)

PROVIDED PARKING: 14 stalls



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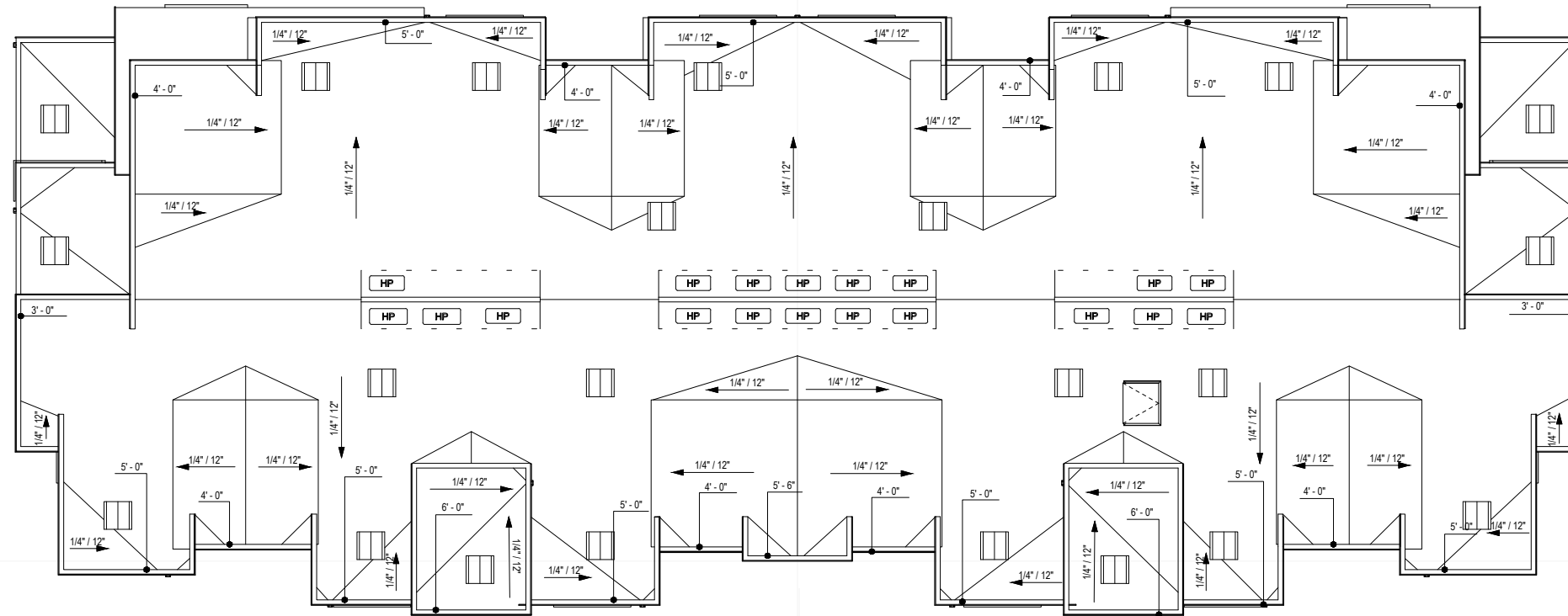
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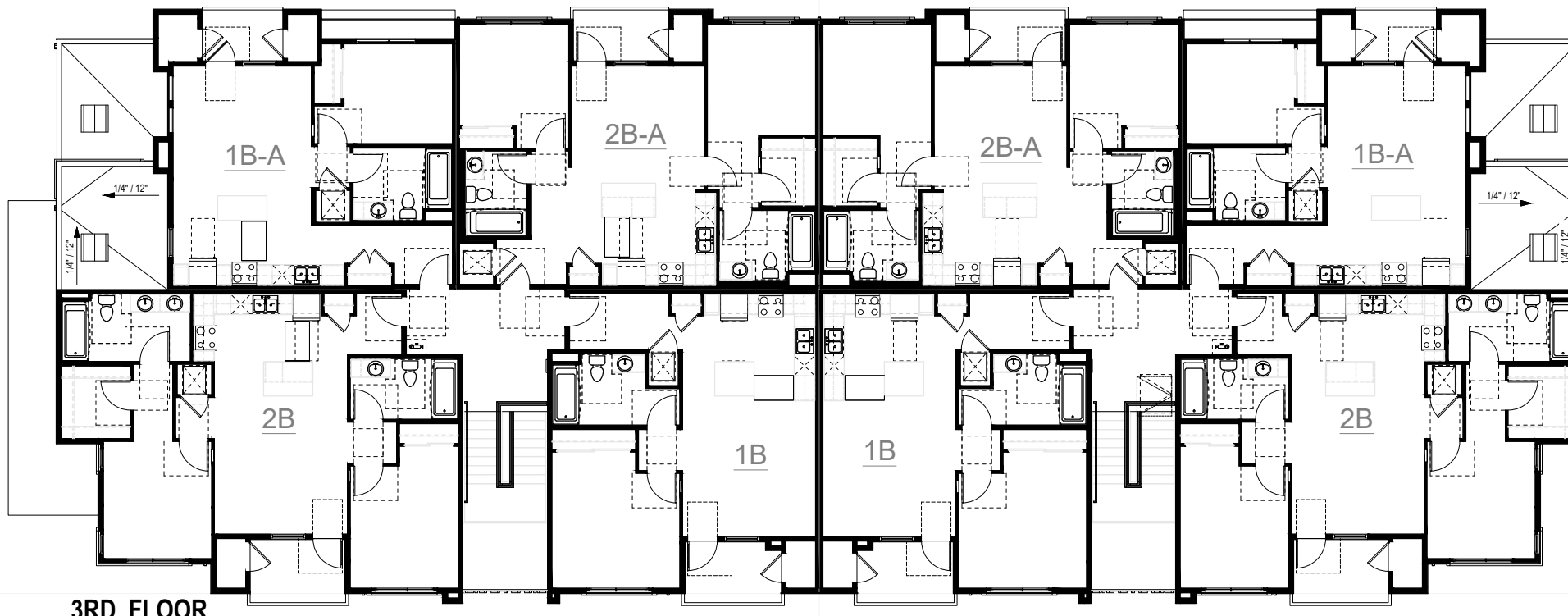
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20-PLEX
FLOOR PLANS

A - 5



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



3RD FLOOR



1 - FRONT ELEVATION PETALUMA HILL ROAD



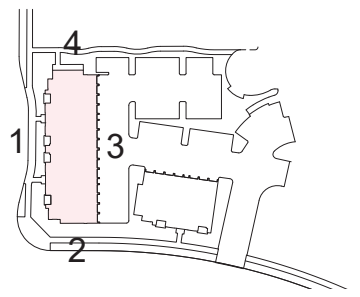
2 - RIGHT ELEVATION FARMERS LANE

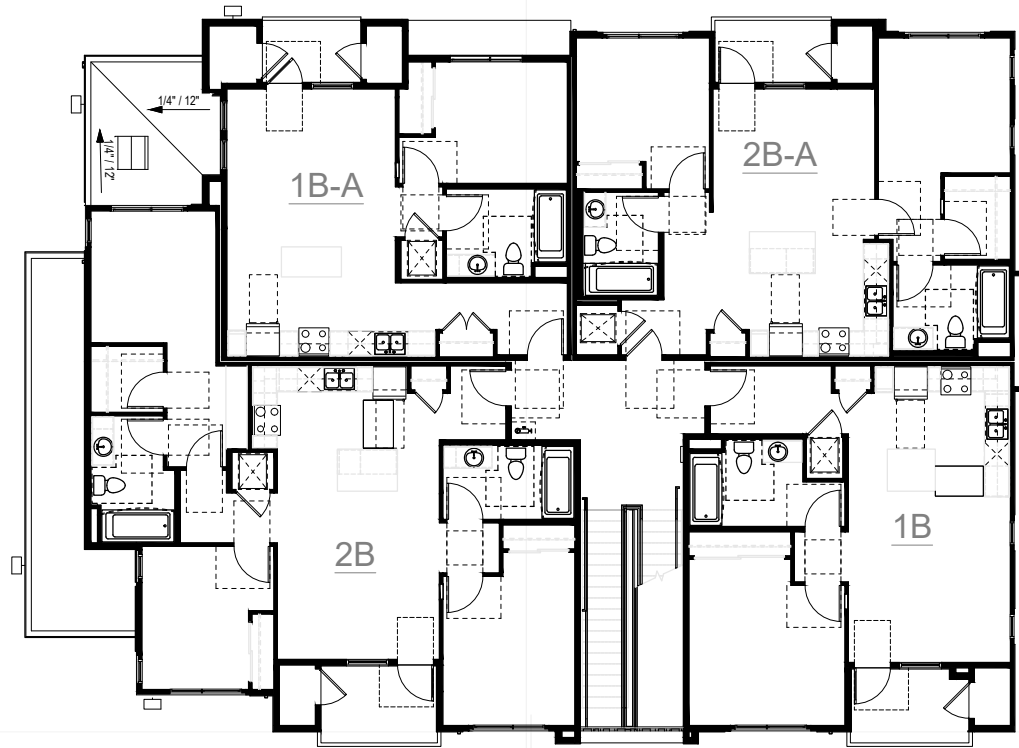


3 - REAR ELEVATION

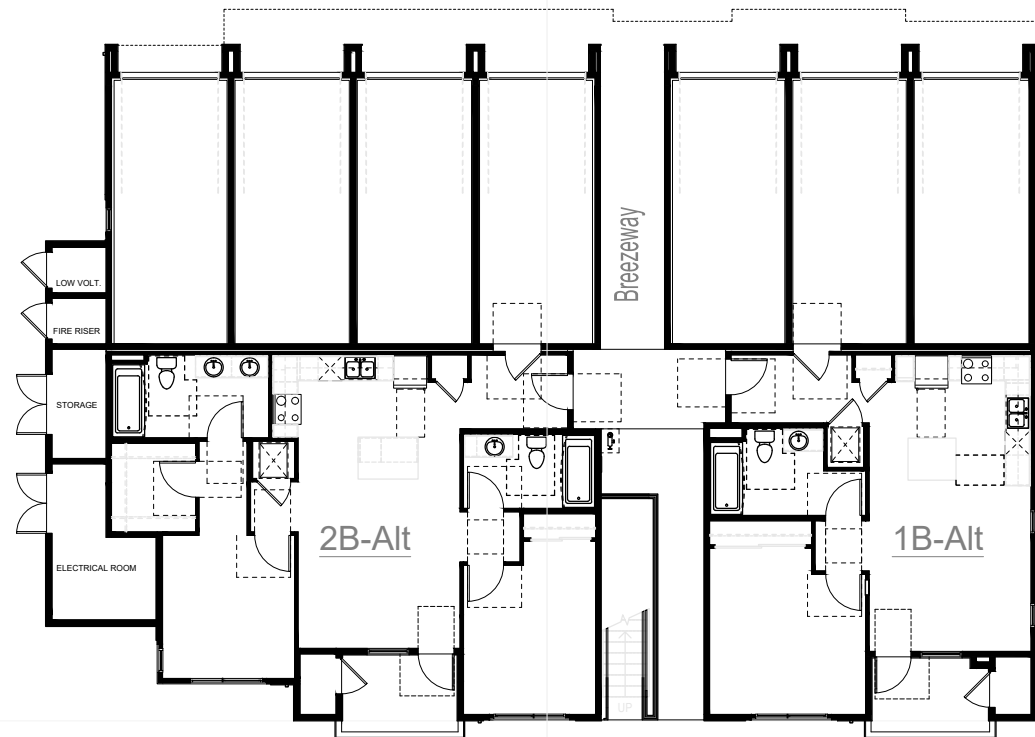


4 - LEFT ELEVATION





2ND FLOOR
SCALE : 1/8" = 1'-0"



GROUND FLOOR

10 PLEX MIX BY UNIT TYPE

1Bedrooms 5
2Bedrooms 5

1B/1B_Alt	754 SF	(Balcony 76 SF)
1B-A/1B-A_Alt	702 SF	(Balcony 73 SF)
2B-A/2B-A_Alt	930 SF	(Balcony 65 SF)
2B	1073 SF	(Balcony 70 SF)
2B-B	1029 SF	(Balcony 73 SF)



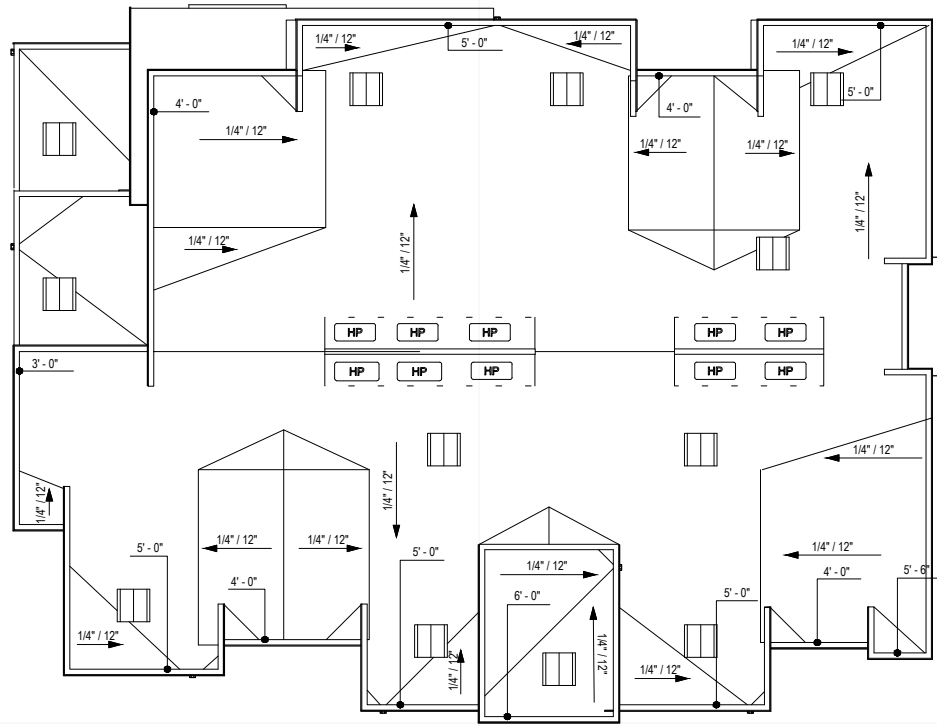
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10-PLEX
FLOOR PLANS



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



3RD FLOOR



1 - FRONT ELEVATION

FARMERS LANE



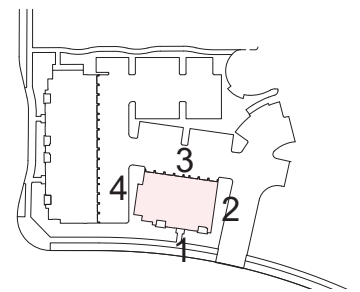
2 - RIGHT ELEVATION (FARMERS LANE ENTRY)



3 - REAR ELEVATION



4 - LEFT ELEVATION



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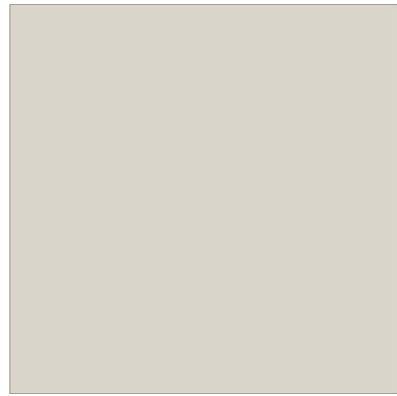
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10-PLEX
ELEVATIONS | A - 10



5 SECTIONAL GARAGE DOOR
PAINT: CITYSCAPE #SW-7067



4 FIBER CEMENT - SMOOTH
PAINT: PEARLY WHITE #SW-7009



3 FIBER CEMENT LAP SIDING
PAINT: DOWN POUR #SW-6516



2 FIBER CEMENT LAP SIDING
PAINT: GRAY MATTERS #SW-7066



1 FIBER CEMENT LAP SIDING
STAIN: ALLURA "MAPLE"

6 METAL GUARD RAILING
PAINT: CITYSCAPE #SW-7067

7 BOARD TRIM - SMOOTH
PAINT: PEARLY WHITE #SW-7009



REFERENCED RENDERING



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MATERIAL BOARD



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CORNER PERSPECTIVE

A - 12



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PETALUMA HILL ROAD
PERSPECTIVE

A - 13



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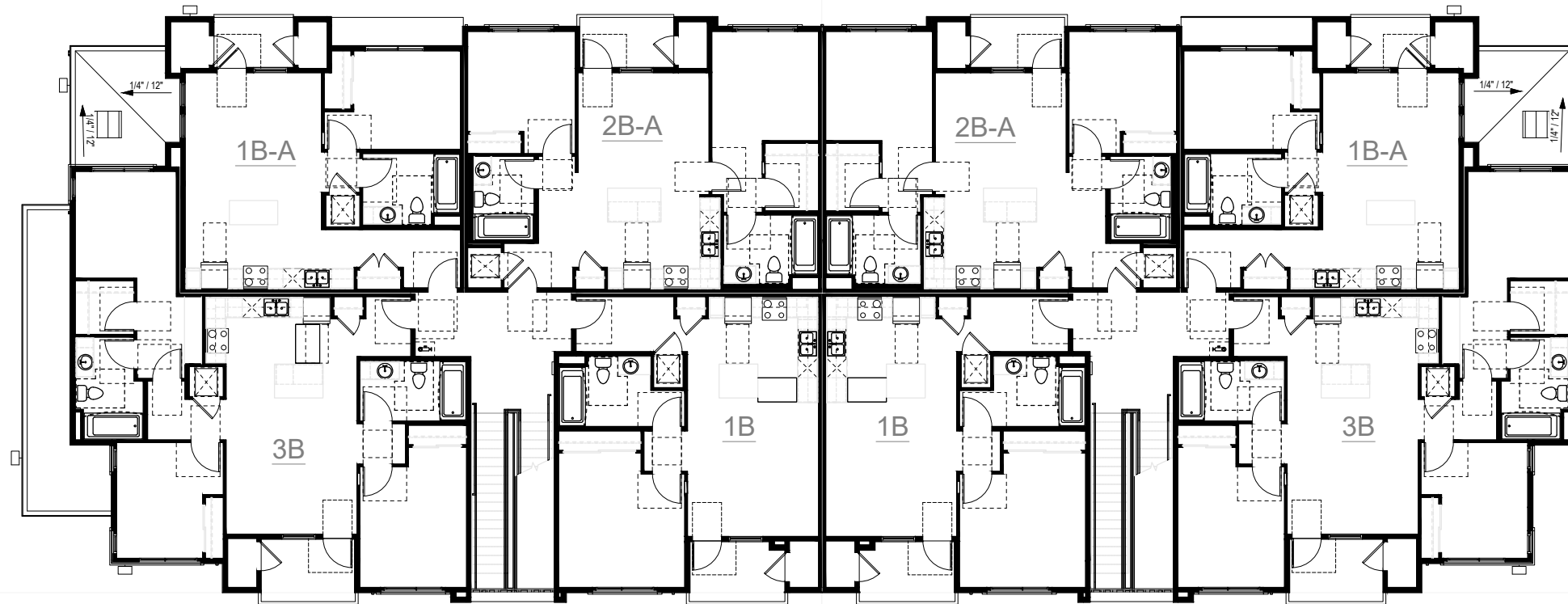
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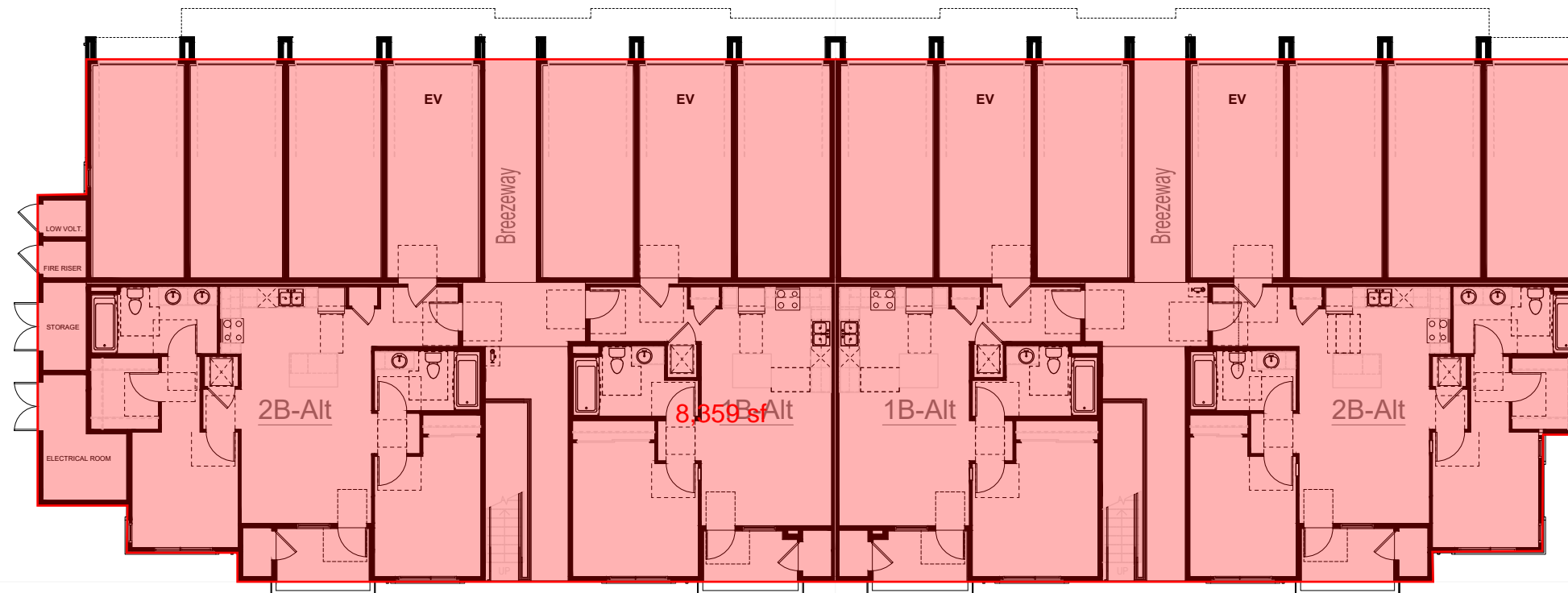
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FARMERS LANE
PERSPECTIVE

A - 14



2ND FLOOR
SCALE : 1/8" = 1'-0"



GROUND FLOOR

20 Plex Footprint: ~8,359 sf

20 PLEX

MIX BY UNIT TYPE

1Bedrooms	10
2Bedrooms	8
3Bedrooms	2

1B/1B_Alt	754 SF	(Balcony 76 SF)
1B-A/1B-A_Alt	702 SF	(Balcony 73 SF)
2B-A/2B-A_Alt	930 SF	(Balcony 65 SF)
2B-A	1073 SF	(Balcony 70 SF)
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PROVIDED PARKING: 14 stalls



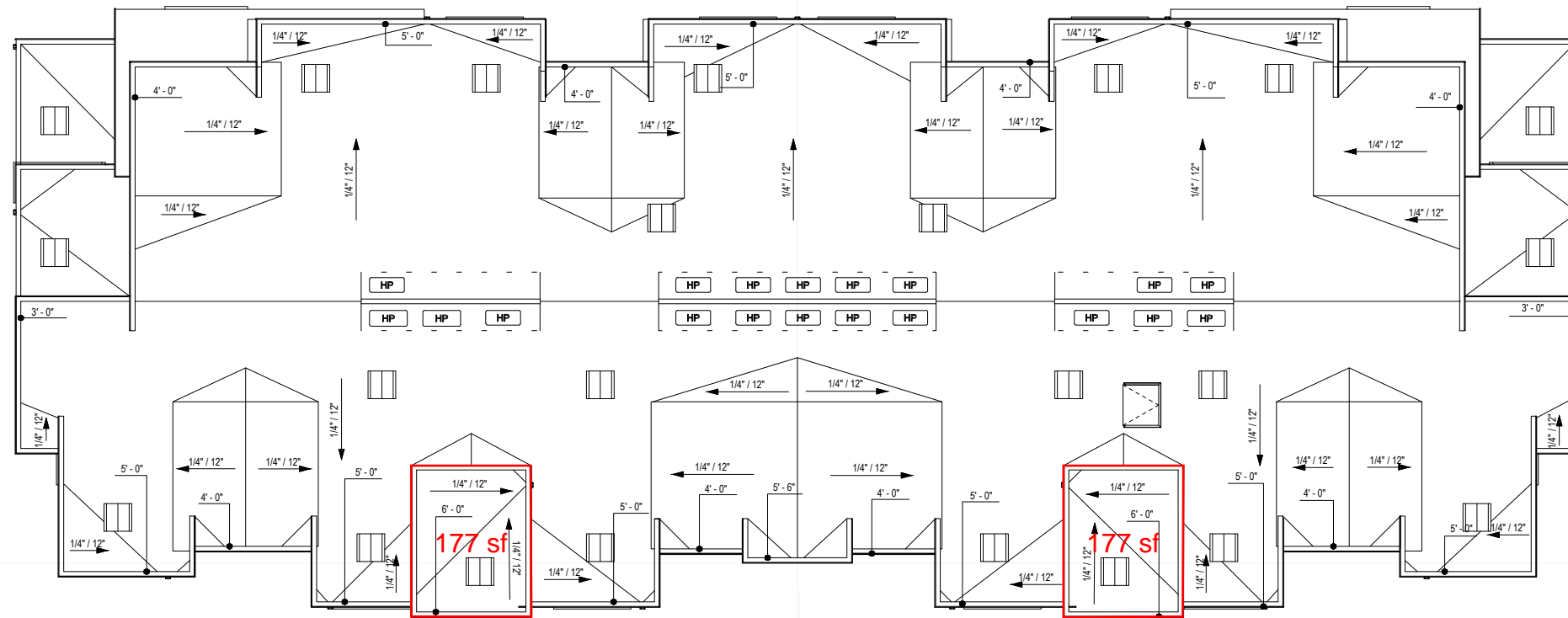
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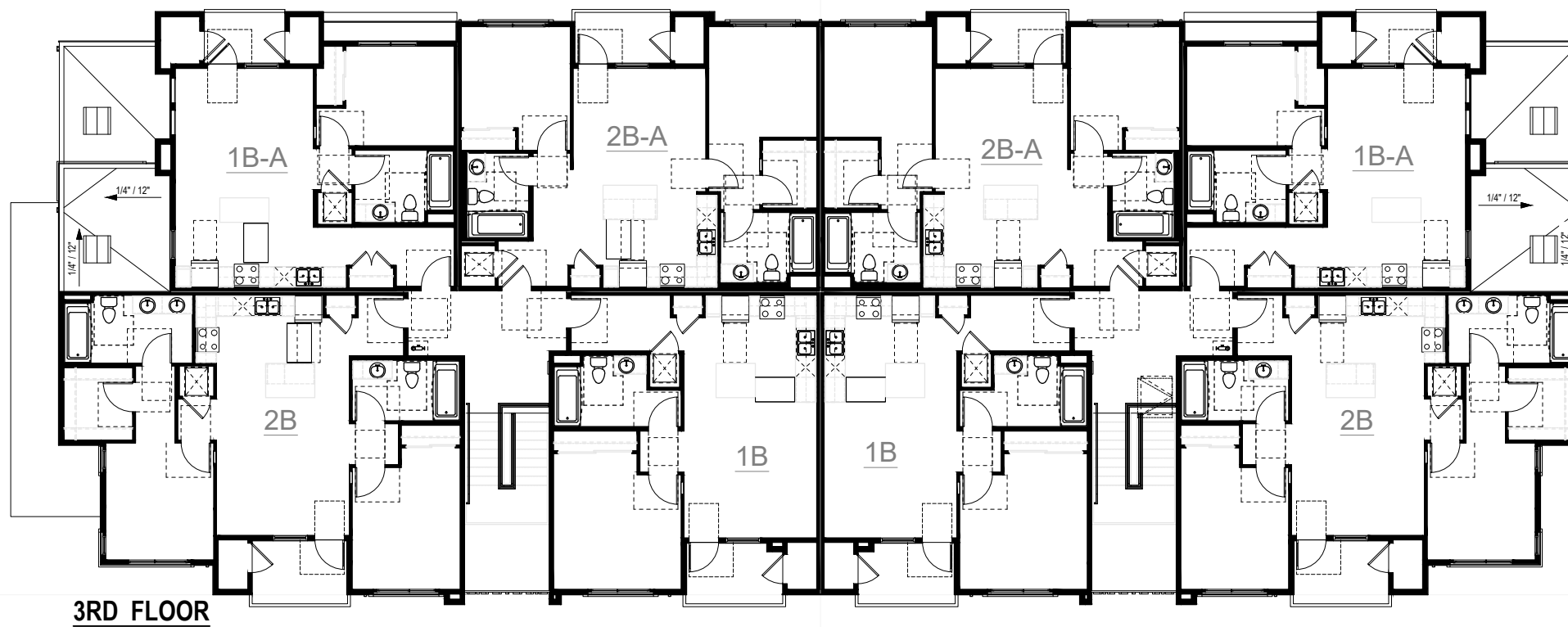
20-PLEX
FLOOR PLANS



Areas of Structure exceeding high limit:
 177 sq ft x 2 = 354 sq ft
 354 sq ft / 8,359 sq ft = 4.2% < 15%

Note: No tower or similar structure, shall be used for sleeping or eating quarters, nor for any commercial purpose other than is incidental to the use of the habitable space within the building. The 2 areas of the structure that exceed the height limit are the open air stairwells.

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



3RD FLOOR



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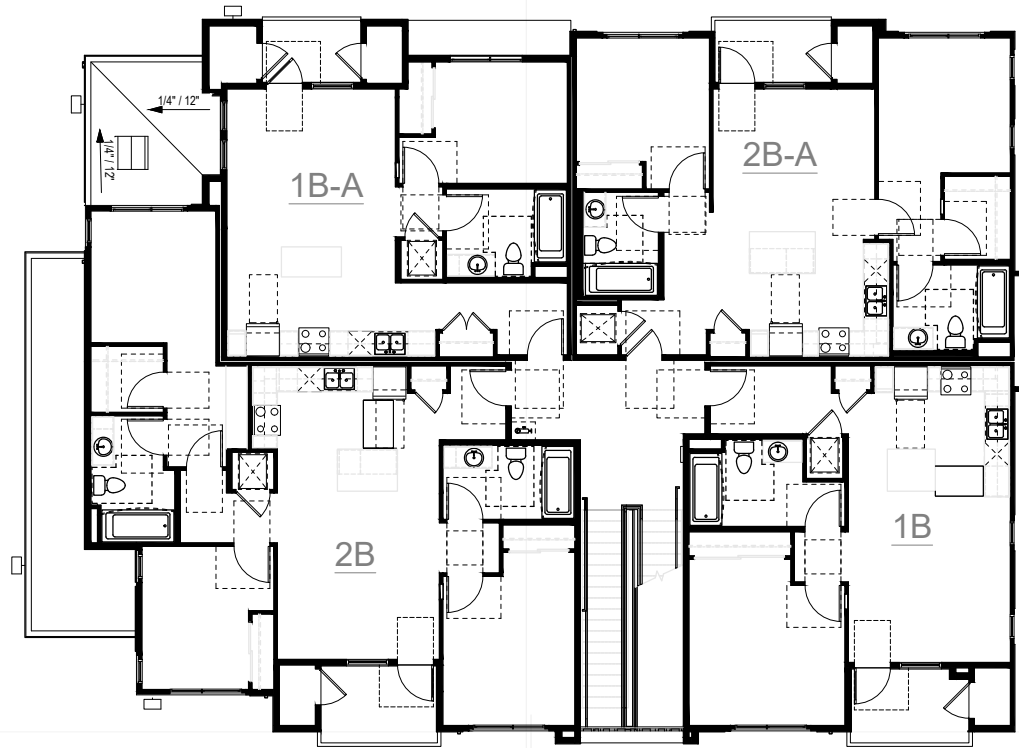
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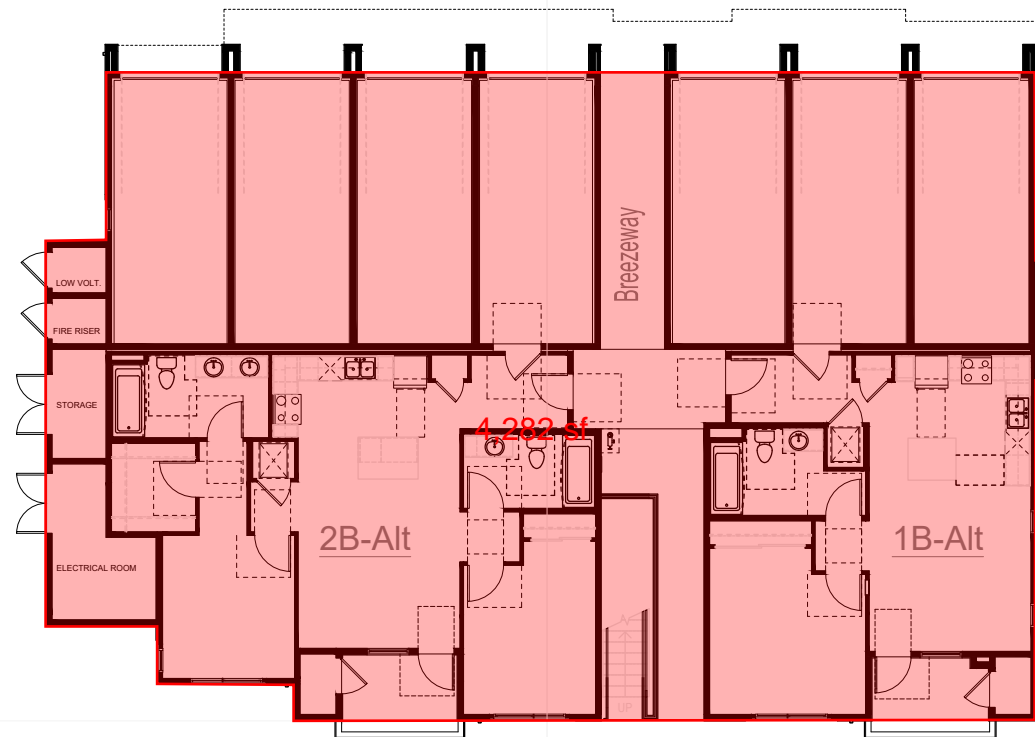
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20-PLEX
 FLOOR/ROOF PLANS

A - 6



2ND FLOOR
SCALE : 1/8" = 1'-0"



10 Plex Footprint: ~4,282 sf

10 PLEX MIX BY UNIT TYPE

1Bedrooms 5
2Bedrooms 5

1B/1B_Alt	754 SF	(Balcony 76 SF)
1B-A/1B-A_Alt	702 SF	(Balcony 73 SF)
2B-A/2B-A_Alt	930 SF	(Balcony 65 SF)
2B	1073 SF	(Balcony 70 SF)
2B-B	1029 SF	(Balcony 73 SF)

GROUND FLOOR



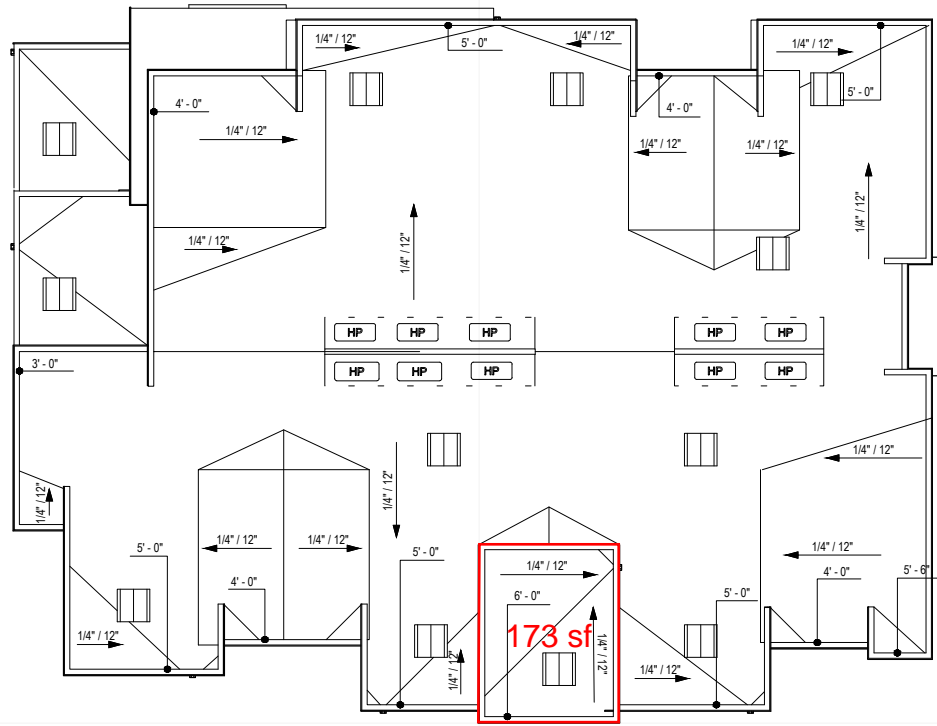
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10-PLEX
FLOOR PLANS



Areas of Structure exceeding high limit:

173 sq ft / 4,282 sq ft (building footprint) = 4.0% < 15%

Note: No tower or similar structure, shall be used for sleeping or eating quarters, nor for any commercial purpose other than is incidental to the use of the habitable space within the building. The area of the structure that exceeds the height limit is the open air stairwell.

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



3RD FLOOR