

Meadow Creep Townhomes



ABOUT RYDER HOMES

- **60** Years of Quality Craftsmanship
- Long standing history as a sustainable developer and builder
- Multiple awards for design including ***Best New Home Product***
- Built over **7,000** homes in CA/NV including over **500** in Santa Rosa
- **2019 & 2021 *Builder of the Year*** (in Northern Nevada)
- Unlike most production homebuilders, we design the homes in each new project specifically for the community they are intended for, and we rarely - if ever - replicate the same plan twice.



3 Generations
Family Owned and Operated since 1959
(Savannah Ryder, Ned Ryder, and Jay Ryder)



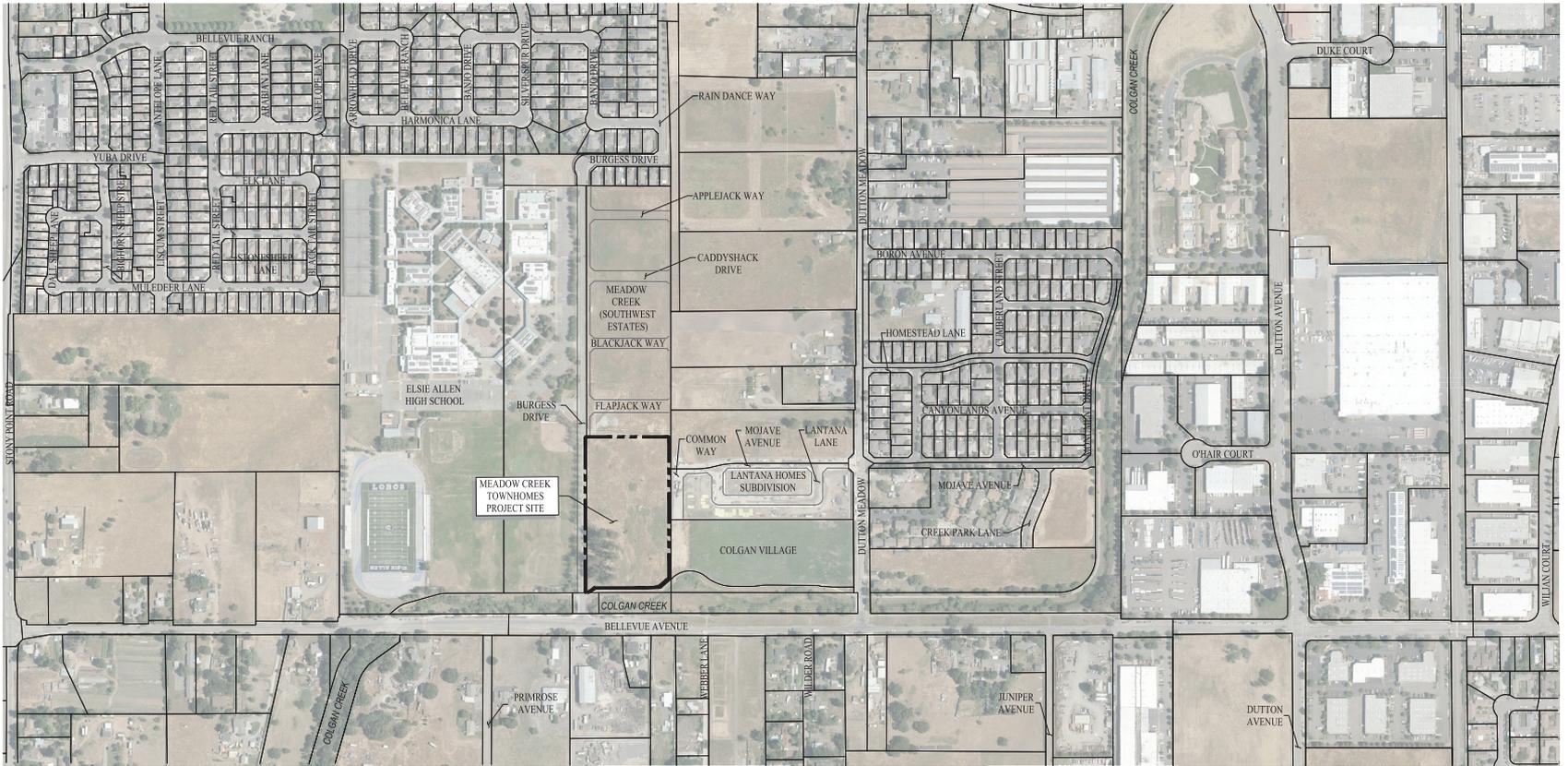
Homeowner Testimonials

"Everything about it I like. I like the floor plan, the house, just everything is great"
-Dawn and Michael Berry

"The standard in these homes is superior quality compared to other model homes... you know what you're going to get"
-Sharon and Richard Stoneman

"What's standard (at Ryder Homes) were options at a lot of the other places"
-Ken and Melissa Boyd

"The communication among the people was excellent"
- Ann Lencioni



NEIGHBORHOOD CONTEXT MAP

Meadow Creek Subdivision (North)
 Ellie Allen High School (West)

Colgan Creek (South)
 Residential property (East)

Site Circulation
 Buildings

north/south orientation
 east/west orientation

A Look at the Site



Meadow Creek Townhomes



FARMHOUSE

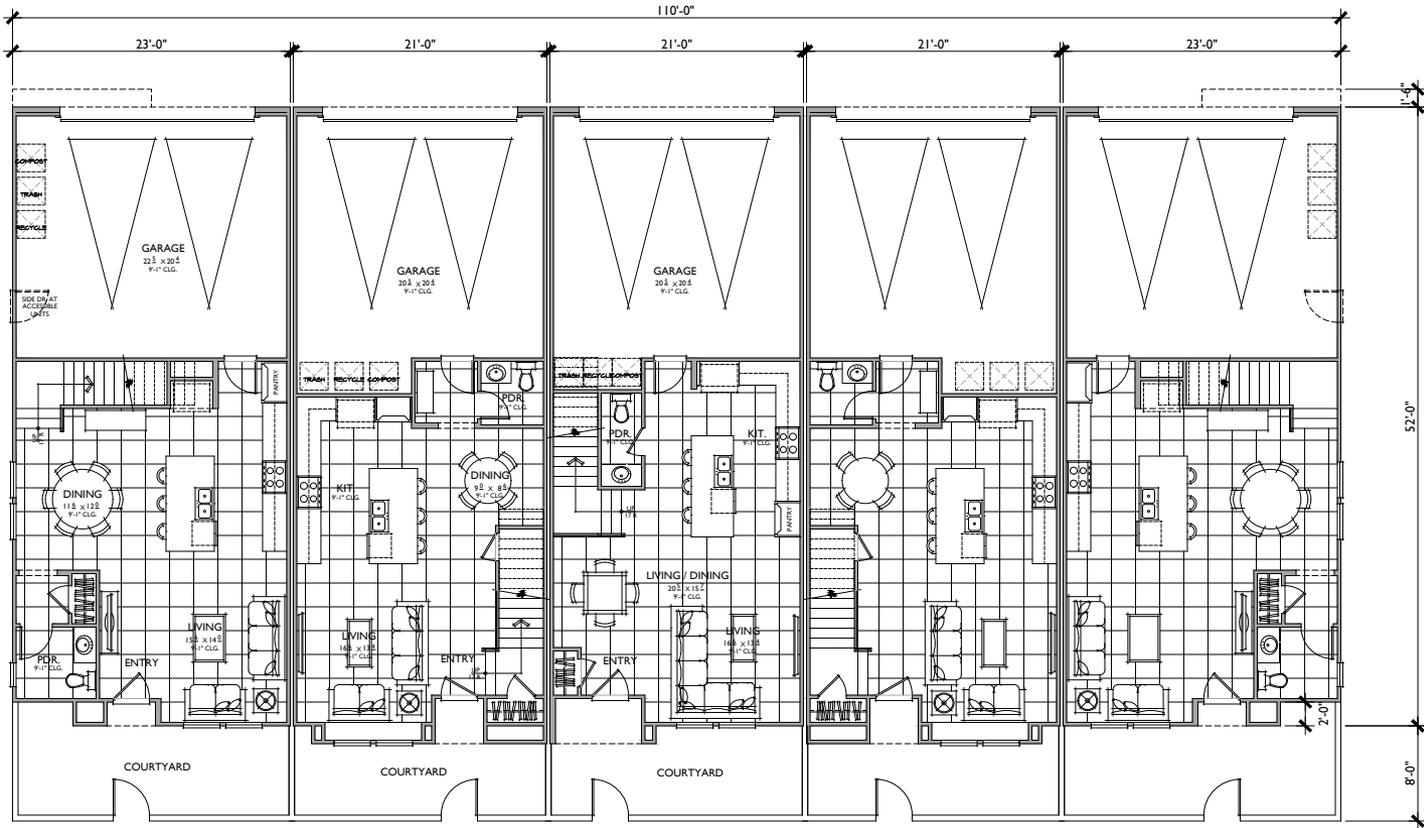
63 attached townhome units

1500-1800 square feet

4.78-acre plot of land

13.18 units/acre

The proposed project targets buyers looking for homes in an economically priced segmentation of the Santa Rosa housing market.



FIRST FLOOR

PLAN 3
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	688 SQ. FT.
2ND FLOOR	1,094 SQ. FT.
TOTAL LIVING	1,782 SQ. FT.
2 - CAR GARAGE	485 SQ. FT.
PORCH	8 SQ. FT.
COURTYARD	193 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

PLAN 2
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	611 SQ. FT.
2ND FLOOR	1,033 SQ. FT.
TOTAL LIVING	1,644 SQ. FT.
2 - CAR GARAGE	472 SQ. FT.
PORCH	15 SQ. FT.
COURTYARD	139 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

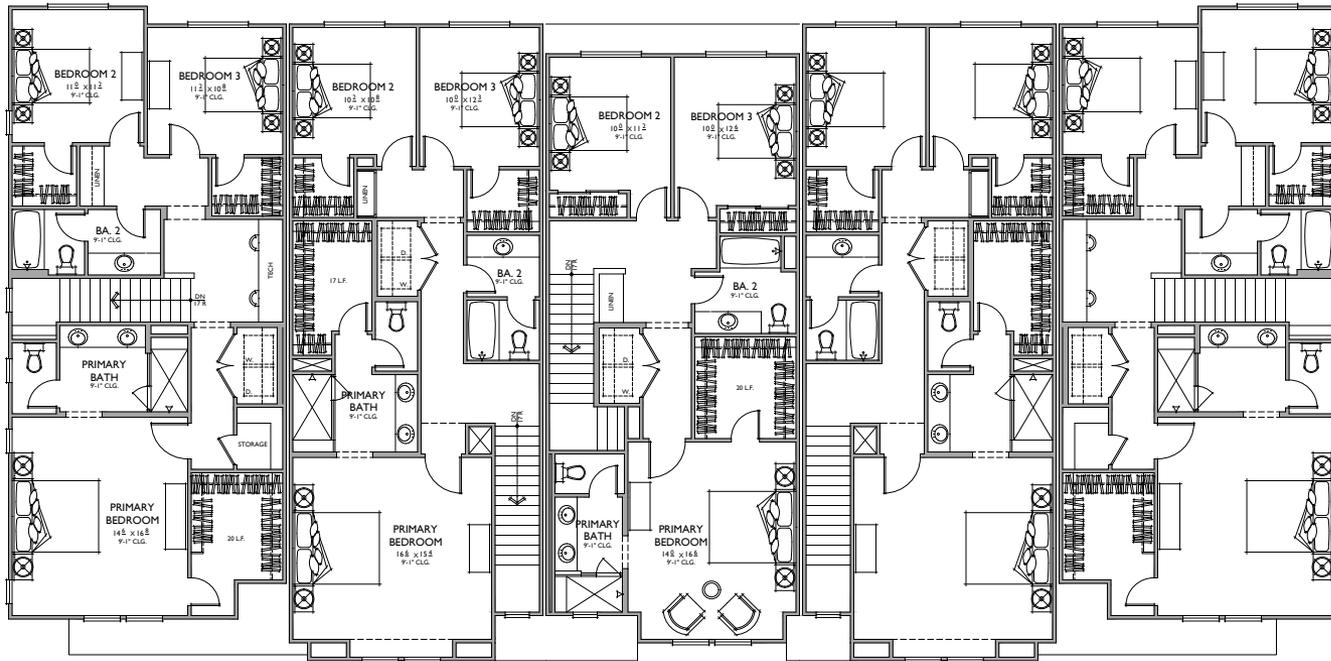
PLAN 1
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	612 SQ. FT.
2ND FLOOR	951 SQ. FT.
TOTAL LIVING	1,563 SQ. FT.
2 - CAR GARAGE	463 SQ. FT.
PORCH	16 SQ. FT.
COURTYARD	168 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

PLAN 2R
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

PLAN 3R
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE



SECOND FLOOR

PLAN 3
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE

1ST FLOOR	688 SQ. FT.
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FRONT

A
1/4"=1'-0"



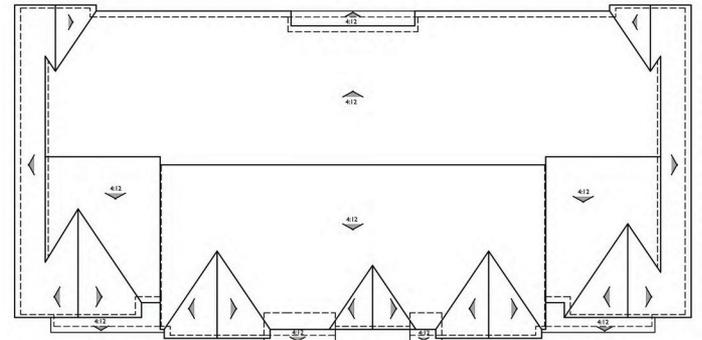
REAR



LEFT



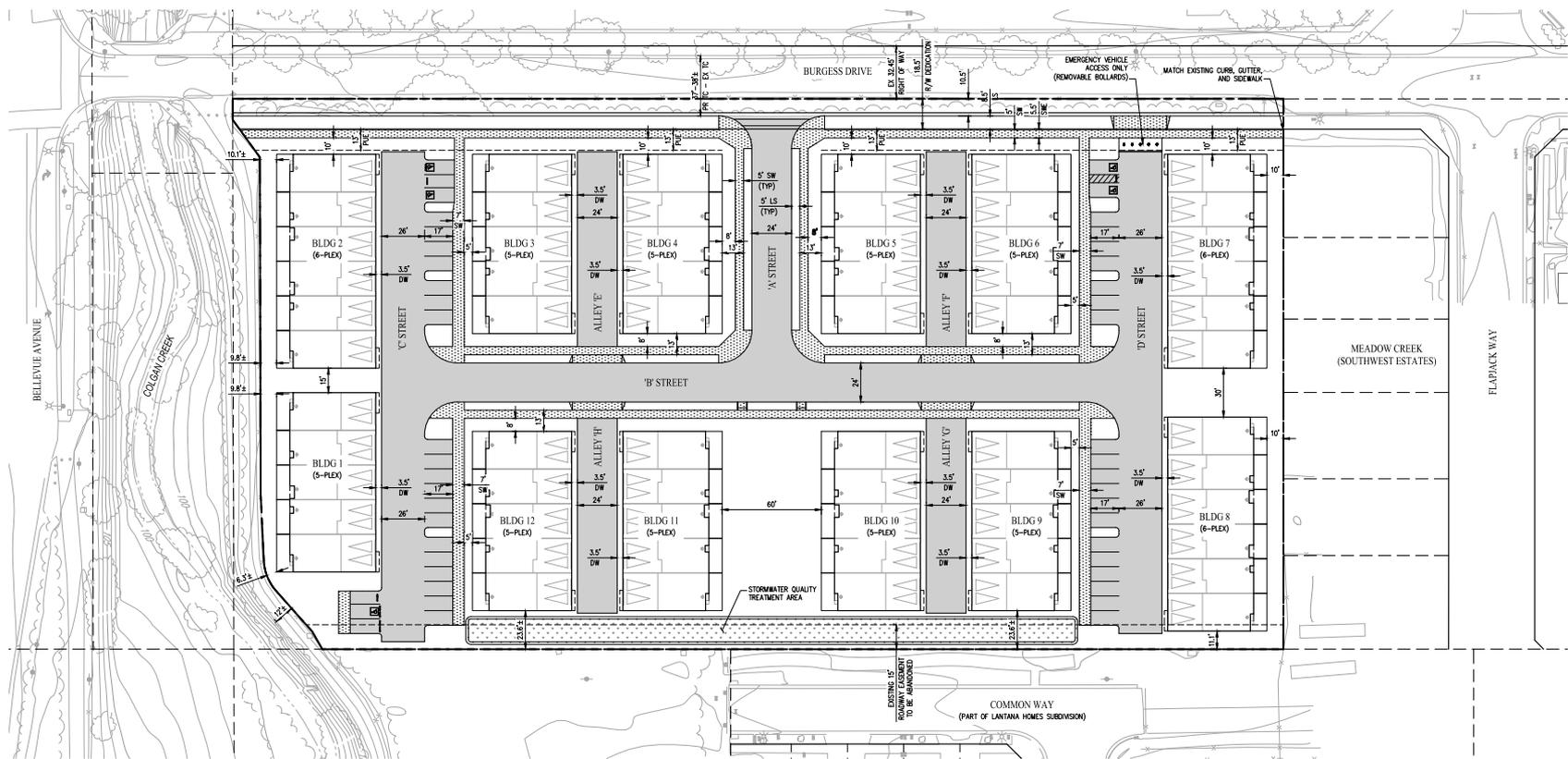
RIGHT



BUILDING ROOF PLAN

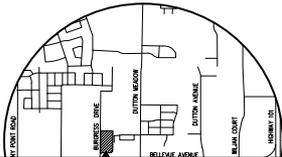
PITCH: 6:12 U.N.O.
 RAKE: 6"
 EAVE: 12"
 ROOF MATERIAL: CONCRETE FLAT TILE

A



GENERAL NOTES

1. OWNER/SUBOWNER: RYDER HOMES
1425 TREAT BOULEVARD
WALNUT CREEK, CA 94597
(925) 937-4373
ATTN: JAY RIDER
2. CIVIL ENGINEER: CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 150
SAN RAMON, CA 94583
(925) 866-0392
ATTN: ANGELO CHERTELLO, ROC #4345
3. APN#: 134-042-070
4. EXISTING USE: VACANT



PRELIMINARY SITE PLAN

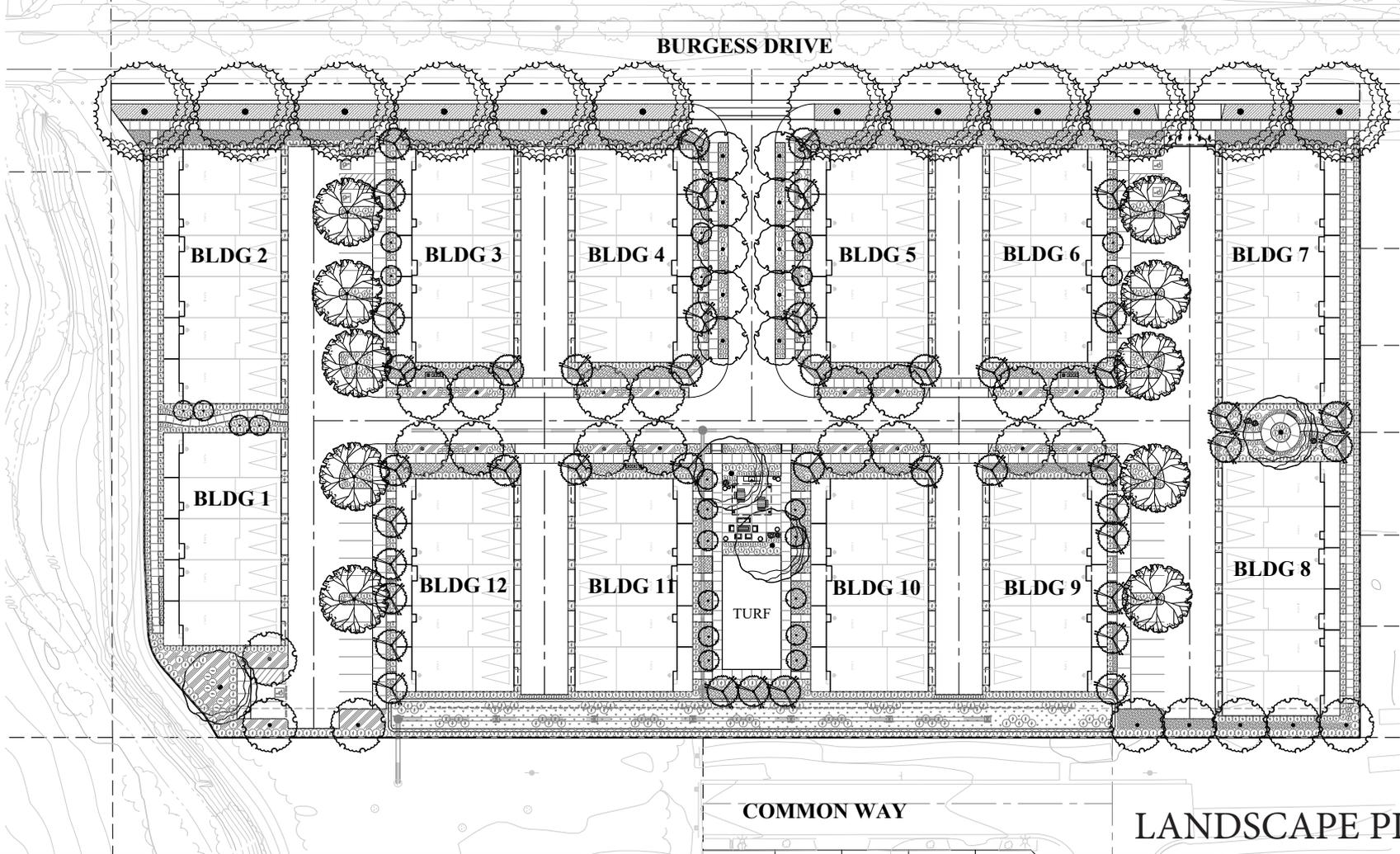
12 Buildings

Two-story

Each Building contains 5 or 6 units

Alley-loaded

The design provides a sense of identity for each unit with private courtyards/patios for each unit and front entries mostly along green space elements in an "eyes on street" approach to the neighborhood.



COMMON WAY

LANDSCAPE PLAN



A large central park presents itself as the primary focal point when entering the neighborhood and provides a pedestrian connection throughout the site with a paseo element running from the Colgan Creek access through the site to a passive garden between buildings 7 and 8.



QUESTIONS