

MEADOW CREEK TOWNHOMES

SANTA ROSA , CA



Bassenian | Lagoni

ARCHITECTURE • PLANNING • INTERIORS

2031 Orchard Drive, Suite 100 Newport Beach, CA USA 92660
tel. +1 949 553 9100 fax +1 949 553 0548
www.bassenianlagoni.com

Copyright 2018 Bassenian | Lagoni Architects



VIEW 1 - ENTRY TO PROJECT AT 'A' STREET LOOKING TOWARD BUILDING 5



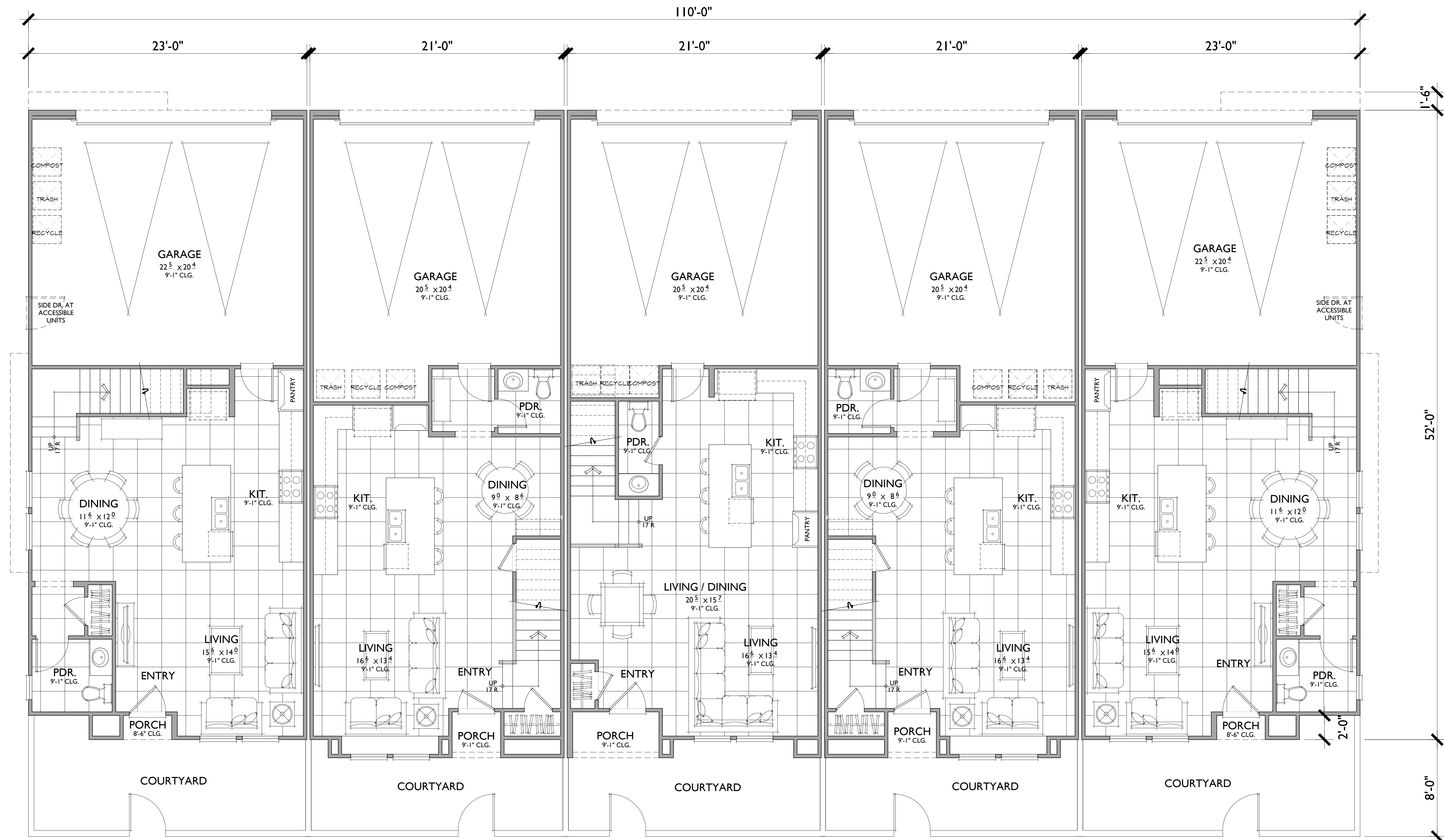
VIEW 3 - COMMUNITY ENTRY ALONG BURGESS DRIVE



FARMHOUSE - VARIATION A



FARMHOUSE - VARIATION B



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.
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

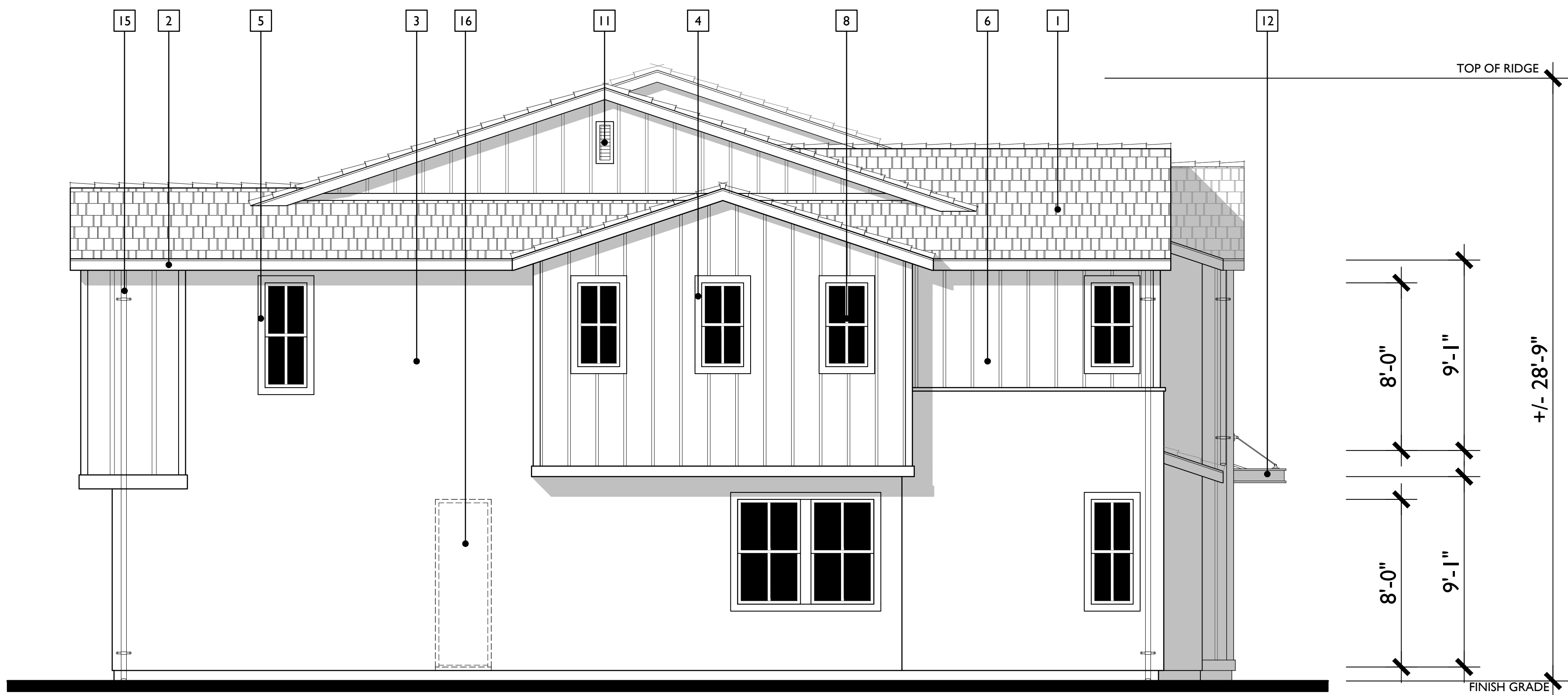
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

PLAN 3R

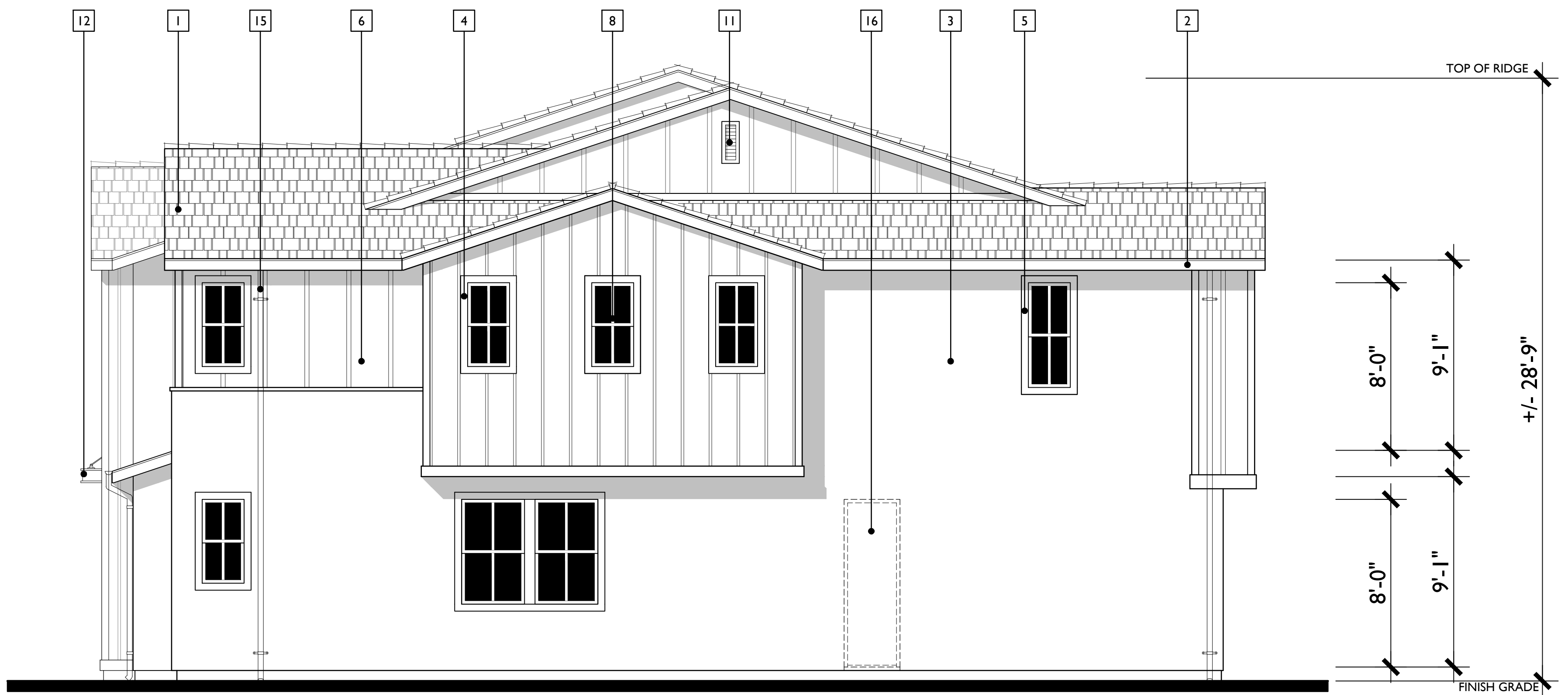
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

- MATERIAL LEGEND
- 1. CONCRETE FLAT TILE
 - 2. WOOD FASCIA / BARGE BOARD
 - 3. SAND FINISH STUCCO
 - 4. CEMENTITIOUS TRIM
 - 5. STUCCO OVER FOAM TRIM
 - 6. BOARD AND BATTEN SIDING
 - 7. HORIZONTAL LAP SIDING
 - 8. WINDOW (PER PLAN)
 - 9. ENTRY DOOR (PER PLAN)
 - 10. ROLL-UP GARAGE DOOR (PER PLAN)
 - 11. DECORATIVE GABLE VENT
 - 12. STEEL AWNING WITH CABLE TIES
 - 13. WOOD BRACED ROOF AWNING
 - 14. COACH LIGHT
 - 15. DOWNSPOUT
 - 16. DOOR AT ACCESSIBLE UNITS





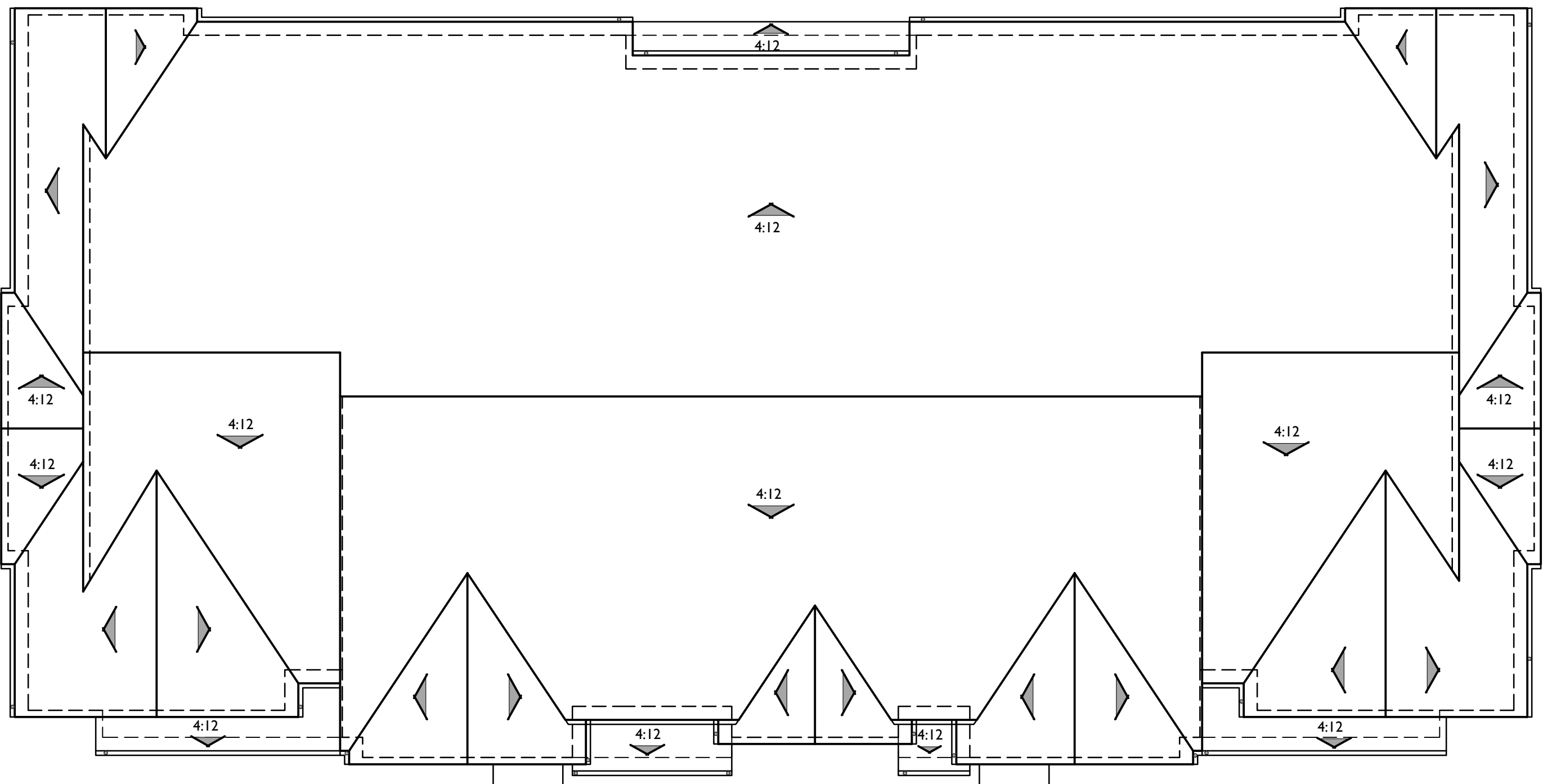
LEFT



RIGHT

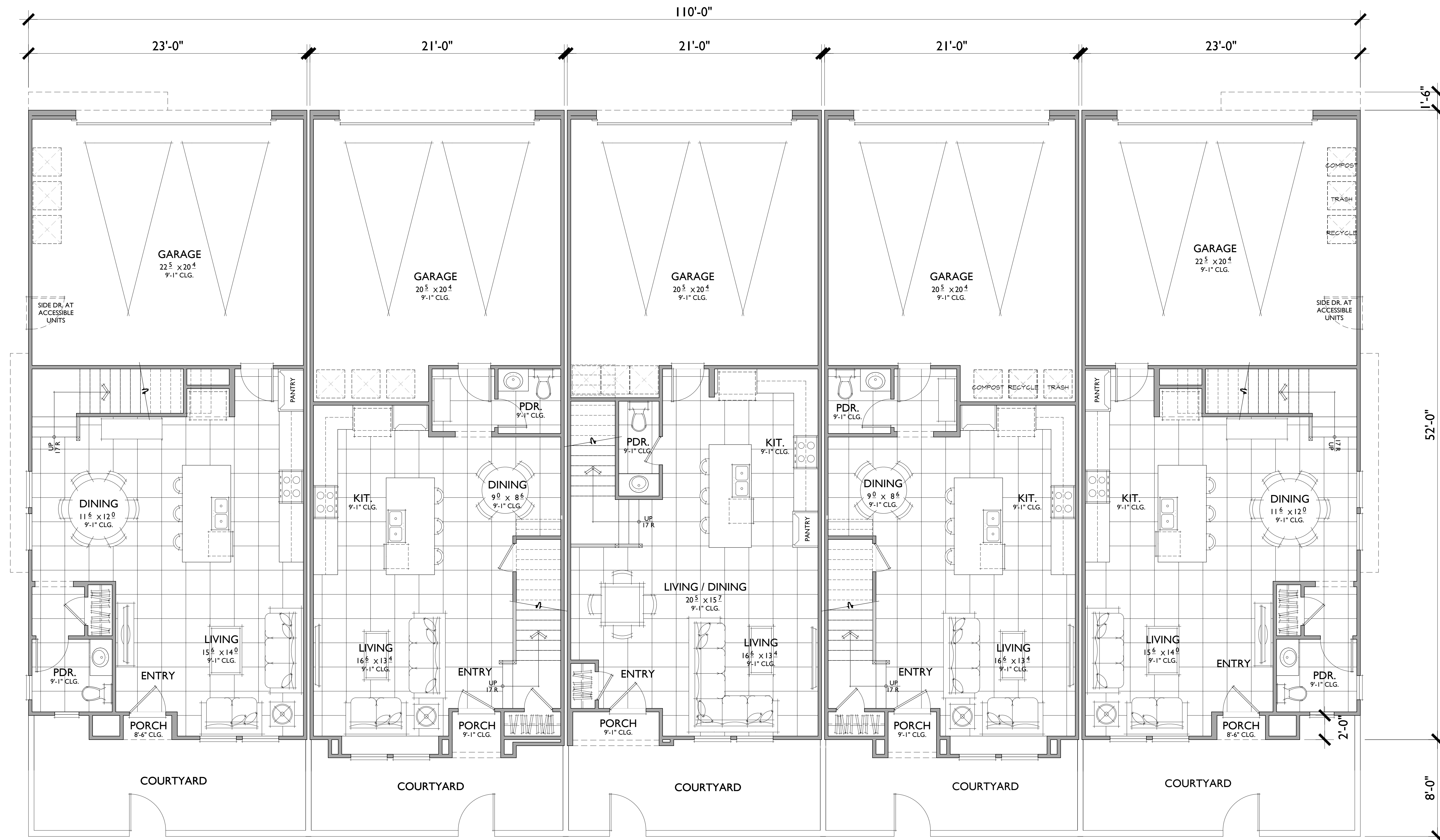
MATERIAL LEGEND

- 1. CONCRETE FLAT TILE
- 2. WOOD FASCIA / BARGE BOARD
- 3. SAND FINISH STUCCO
- 4. CEMENTITIOUS TRIM
- 5. STUCCO OVER FOAM TRIM
- 6. BOARD AND BATTEN SIDING
- 7. HORIZONTAL LAP SIDING
- 8. WINDOW (PER PLAN)
- 9. ENTRY DOOR (PER PLAN)
- 10. ROLL-UP GARAGE DOOR (PER PLAN)
- 11. DECORATIVE GABLE VENT
- 12. STEEL AWNING WITH CABLE TIES
- 13. WOOD BRACED ROOF AWNING
- 14. COACH LIGHT
- 15. DOWNSPOUT
- 16. DOOR AT ACCESSIBLE UNITS



BUILDING ROOF PLAN

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



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

- MATERIAL LEGEND
- 1. CONCRETE FLAT TILE
 - 2. WOOD FASCIA / BARGE BOARD
 - 3. SAND FINISH STUCCO
 - 4. CEMENTITIOUS TRIM
 - 5. STUCCO OVER FOAM TRIM
 - 6. BOARD AND BATTEN SIDING
 - 7. HORIZONTAL LAP SIDING
 - 8. WINDOW (PER PLAN)
 - 9. ENTRY DOOR (PER PLAN)
 - 10. ROLL-UP GARAGE DOOR (PER PLAN)
 - 11. DECORATIVE GABLE VENT
 - 12. STEEL AWNING WITH CABLE TIES
 - 13. WOOD BRACED ROOF AWNING
 - 14. COACH LIGHT
 - 15. DOWNSPOUT
 - 16. DOOR AT ACCESSIBLE UNITS



FRONT

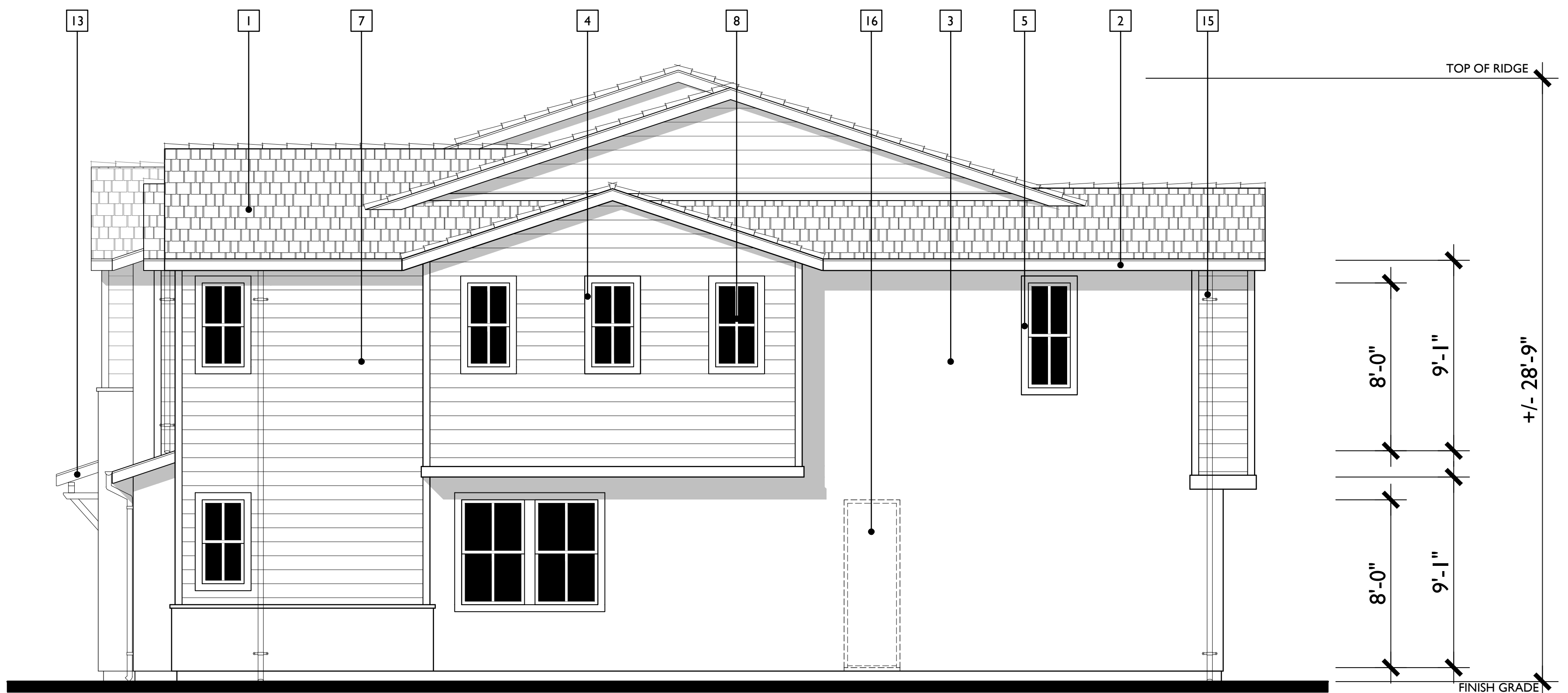
B
1/4"=1'-0"



REAR



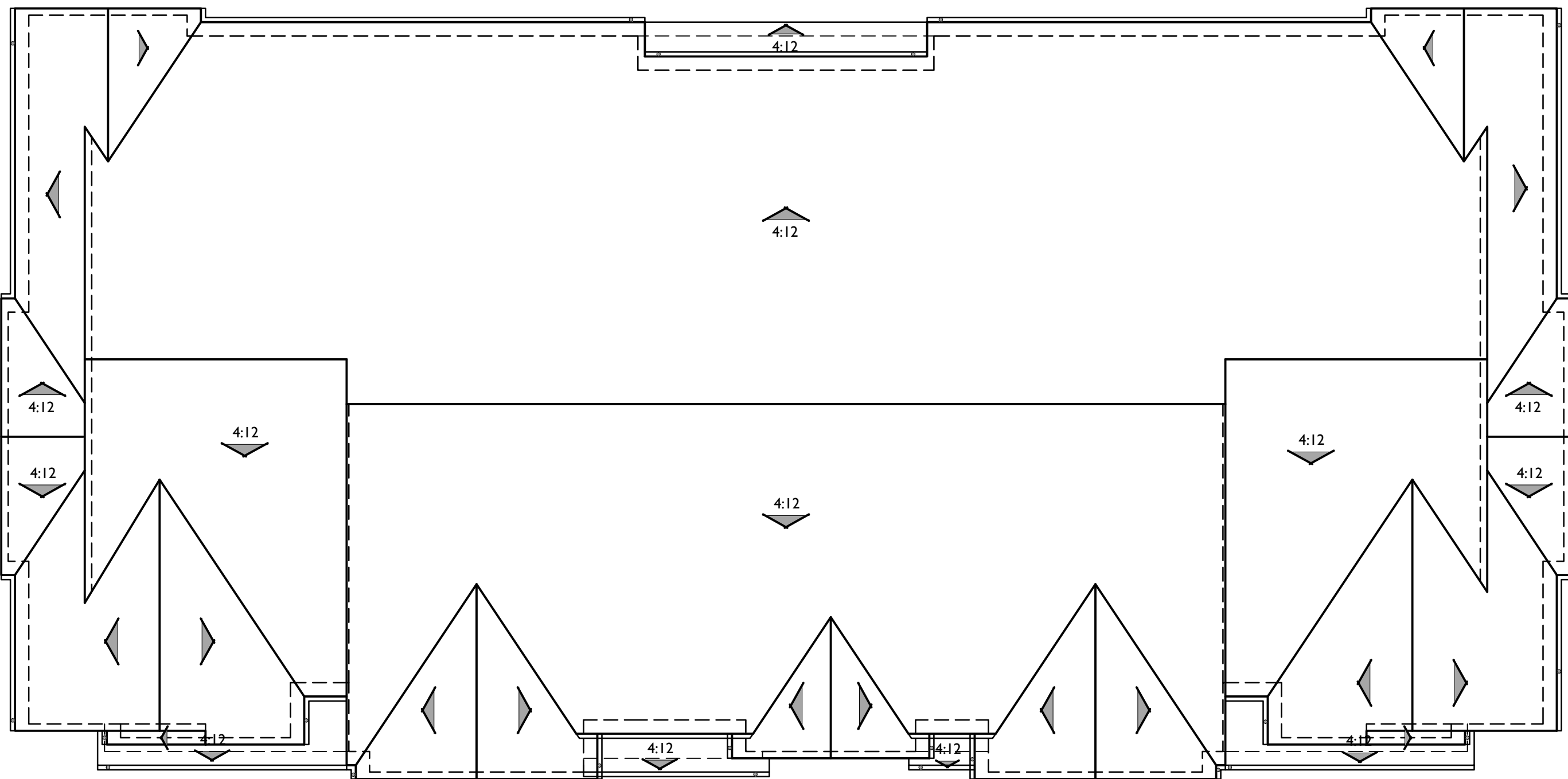
LEFT



RIGHT

MATERIAL LEGEND

1. CONCRETE FLAT TILE
2. WOOD FASCIA / BARGE BOARD
3. SAND FINISH STUCCO
4. CEMENTITIOUS TRIM
5. STUCCO OVER FOAM TRIM
6. BOARD AND BATTEN SIDING
7. HORIZONTAL LAP SIDING
8. WINDOW (PER PLAN)
9. ENTRY DOOR (PER PLAN)
10. ROLL-UP GARAGE DOOR (PER PLAN)
11. DECORATIVE GABLE VENT
12. STEEL AWNING WITH CABLE TIES
13. WOOD BRACED ROOF AWNING
14. COACH LIGHT
15. DOWNSPOUT
16. DOOR AT ACCESSIBLE UNITS

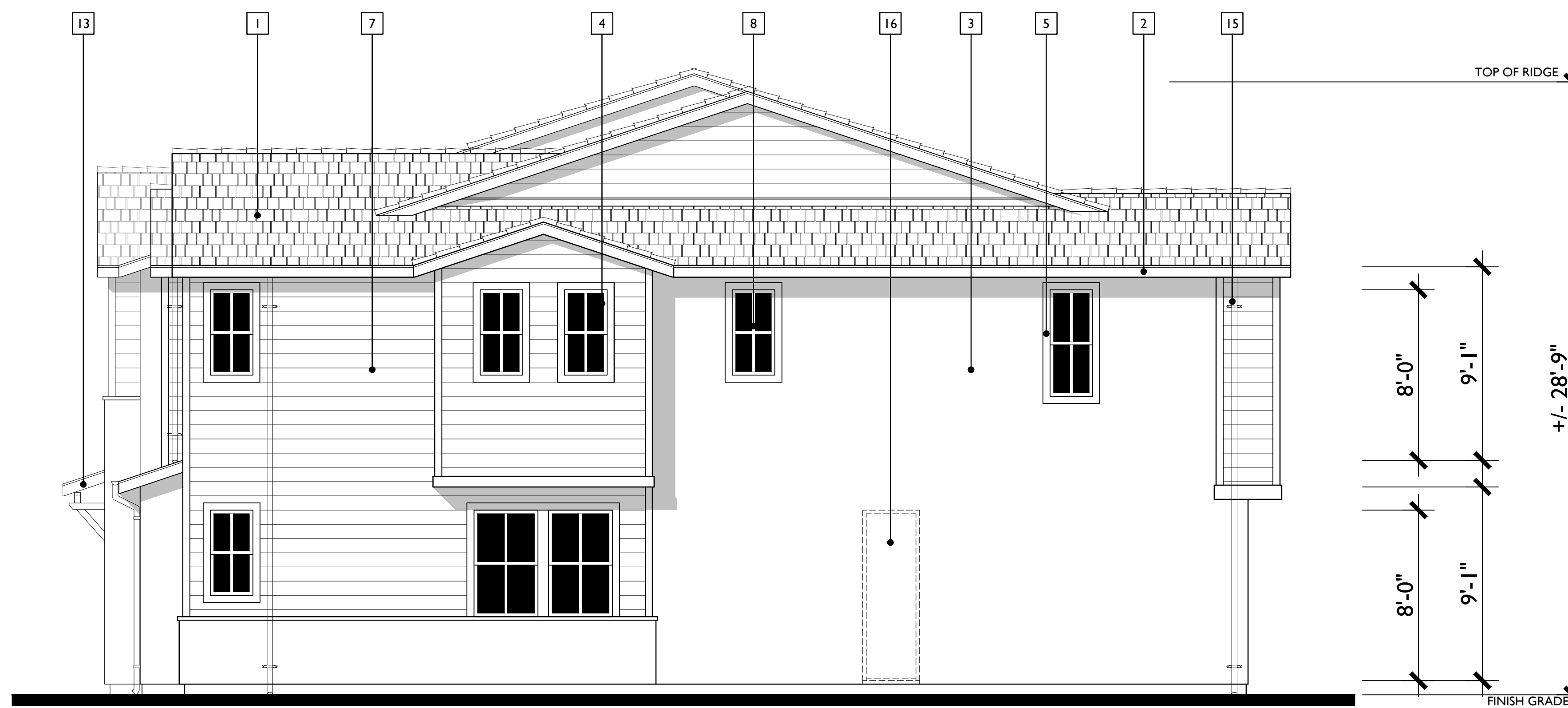


BUILDING ROOF PLAN

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

B

1/8"=1'-0"



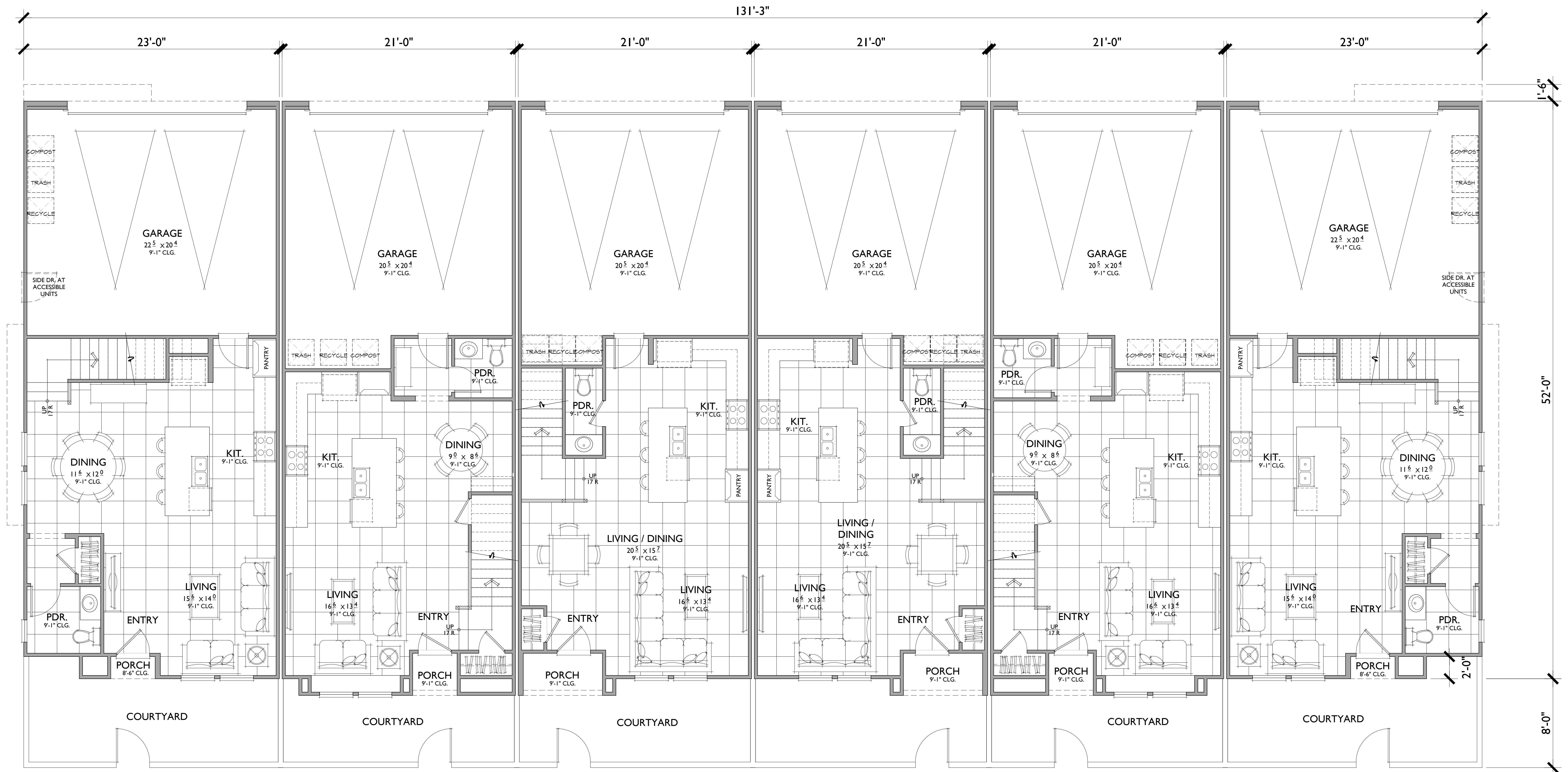
RIGHT - ALTERNATE SIDE ELEVATION



FARMHOUSE - VARIATION A



FARMHOUSE - VARIATION B



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

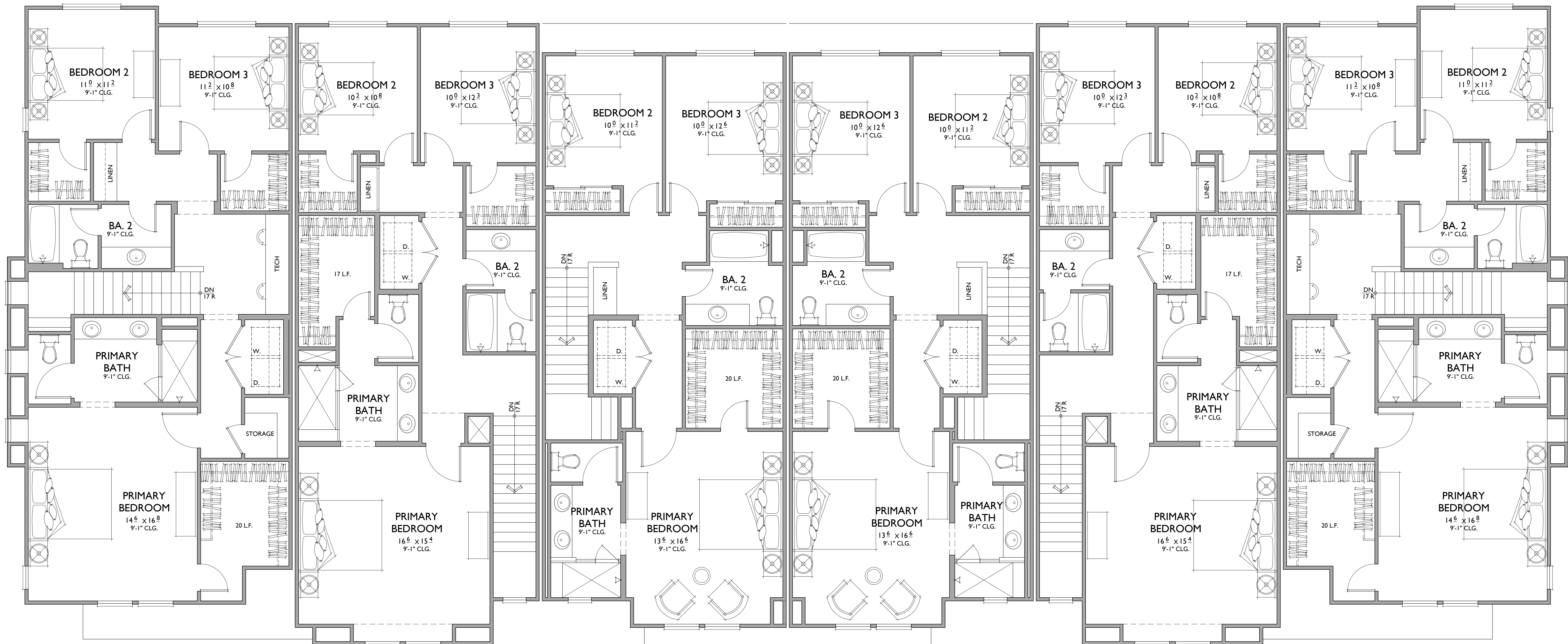
FLOOR AREA TABLE	
1ST FLOOR	612 SQ. FT.
2ND FLOOR	951 SQ. FT.
TOTAL LIVING	1,563 SQ. FT.
2 - CAR GARAGE	463 SQ. FT.
PORCH	16 SQ. FT.
COURTYARD	168 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 1R
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

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.
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 1R
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

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

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

MATERIAL LEGEND

- 1. CONCRETE FLAT TILE
- 2. WOOD FASCIA / BARGE BOARD
- 3. SAND FINISH STUCCO
- 4. CEMENTITIOUS TRIM
- 5. STUCCO OVER FOAM TRIM
- 6. BOARD AND BATTEN SIDING
- 7. HORIZONTAL LAP SIDING
- 8. WINDOW (PER PLAN)
- 9. ENTRY DOOR (PER PLAN)
- 10. ROLL-UP GARAGE DOOR (PER PLAN)
- 11. DECORATIVE GABLE VENT
- 12. STEEL AWNING WITH CABLE TIES
- 13. WOOD BRACED ROOF AWNING
- 14. COACH LIGHT
- 15. DOWNSPOUT
- 16. DOOR AT ACCESSIBLE UNITS

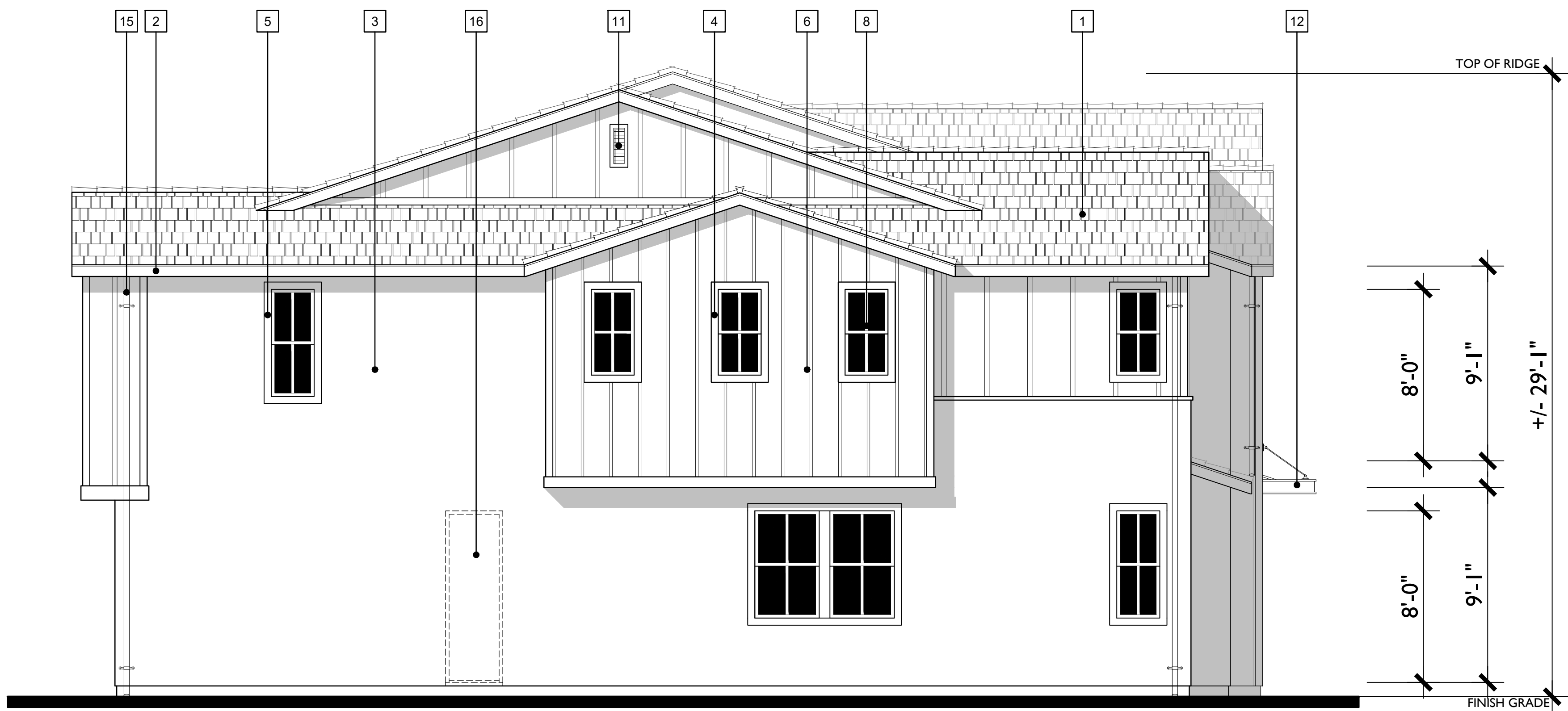


FRONT

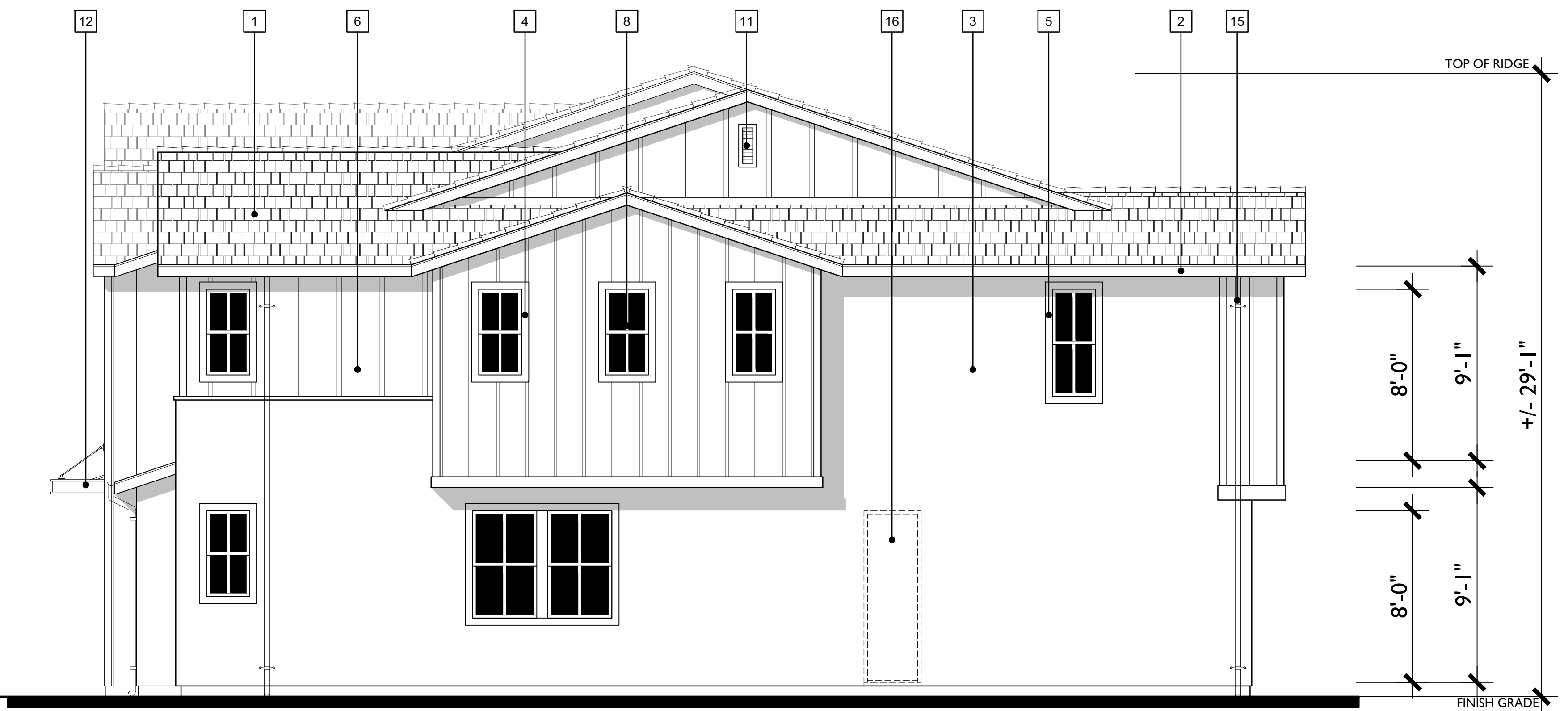
A
1/4"=1'-0"



REAR



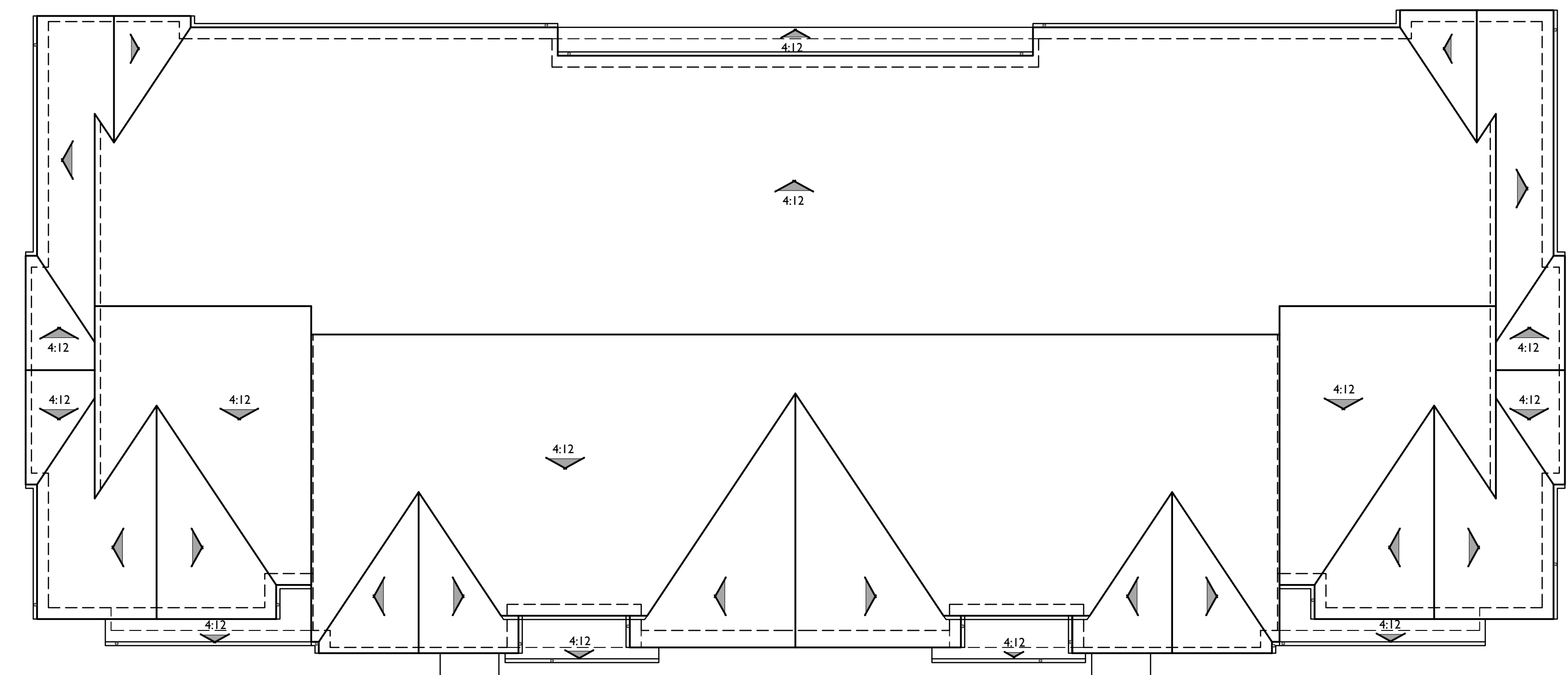
LEFT



RIGHT

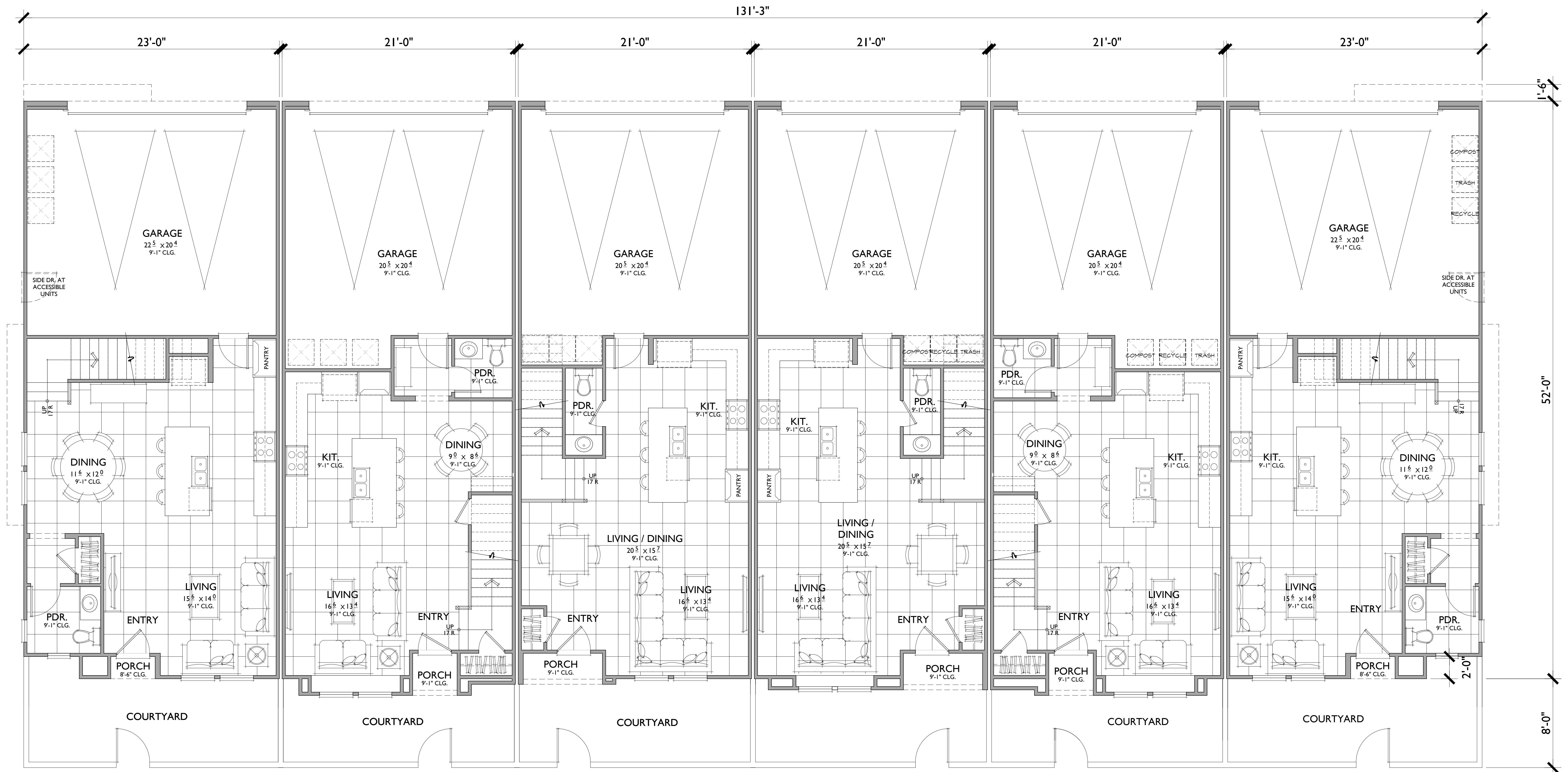
MATERIAL LEGEND

1. CONCRETE FLAT TILE
2. WOOD FASCIA / BARGE BOARD
3. SAND FINISH STUCCO
4. CEMENTITIOUS TRIM
5. STUCCO OVER FOAM TRIM
6. BOARD AND BATTEN SIDING
7. HORIZONTAL LAP SIDING
8. WINDOW (PER PLAN)
9. ENTRY DOOR (PER PLAN)
10. ROLL-UP GARAGE DOOR (PER PLAN)
11. DECORATIVE GABLE VENT
12. STEEL AWNING WITH CABLE TIES
13. WOOD BRACED ROOF AWNING
14. COACH LIGHT
15. DOWNSPOUT
16. DOOR AT ACCESSIBLE UNITS



BUILDING ROOF PLAN

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



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

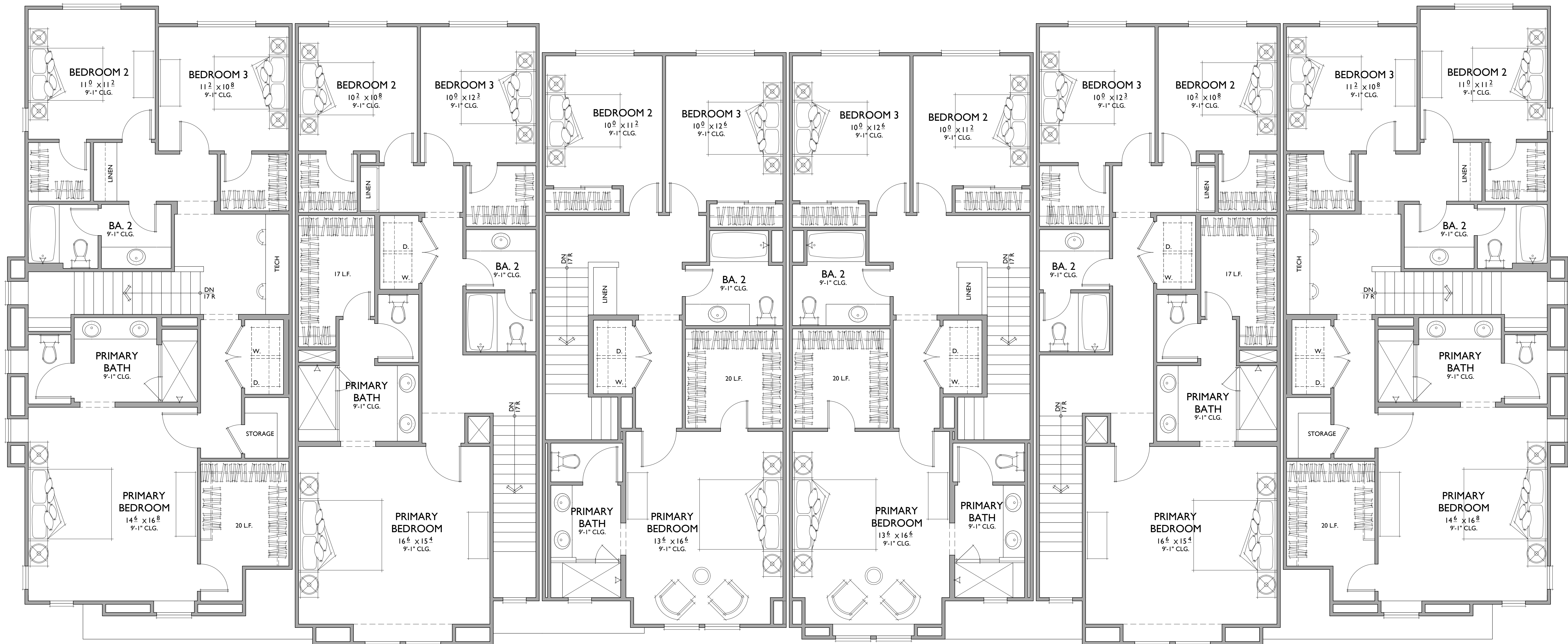
FLOOR AREA TABLE	
1ST FLOOR	612 SQ. FT.
2ND FLOOR	951 SQ. FT.
TOTAL LIVING	1,563 SQ. FT.
2 - CAR GARAGE	463 SQ. FT.
PORCH	16 SQ. FT.
COURTYARD	168 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 1R
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

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.
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

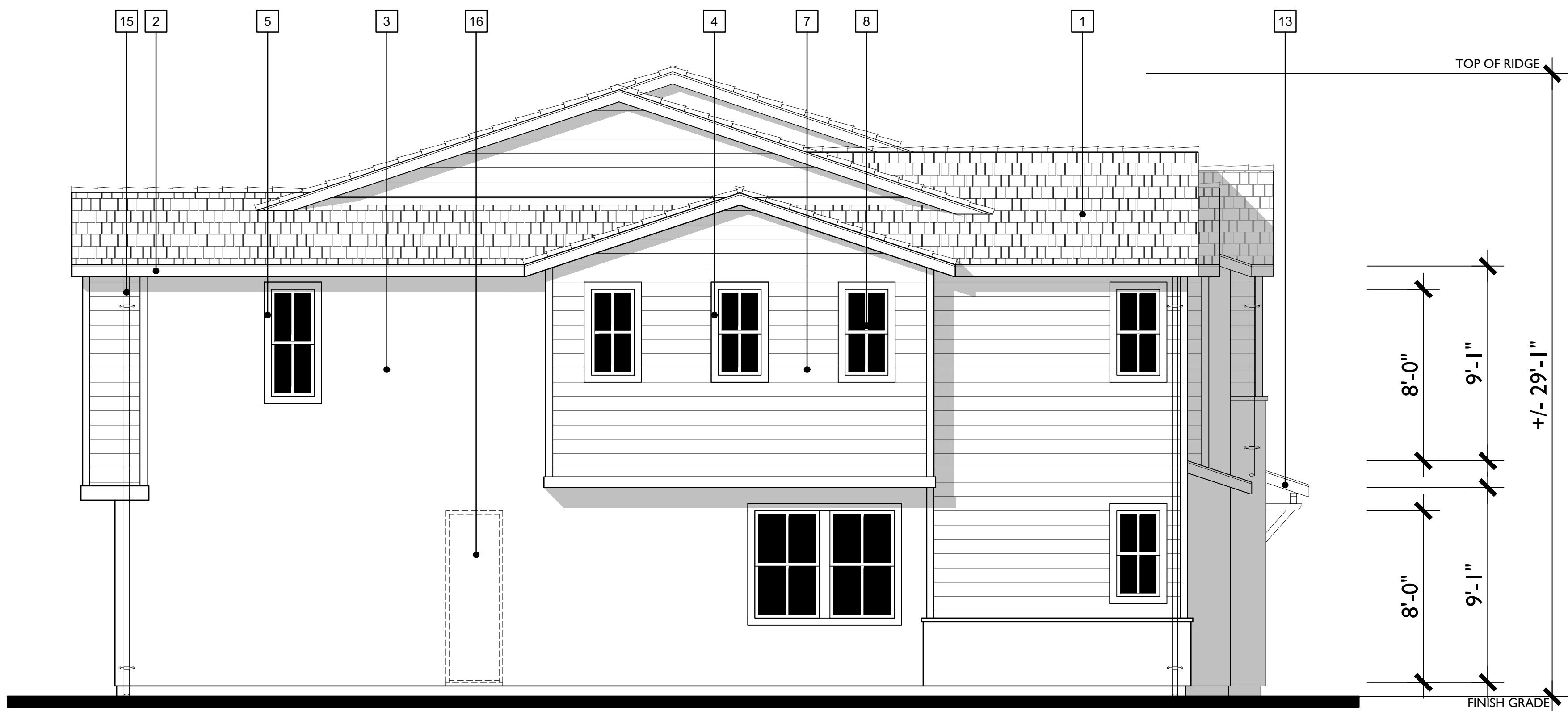
FLOOR AREA TABLE	
1ST FLOOR	612 SQ. FT.
2ND FLOOR	951 SQ. FT.
TOTAL LIVING	1,563 SQ. FT.
2 - CAR GARAGE	463 SQ. FT.
PORCH	16 SQ. FT.
COURTYARD	168 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

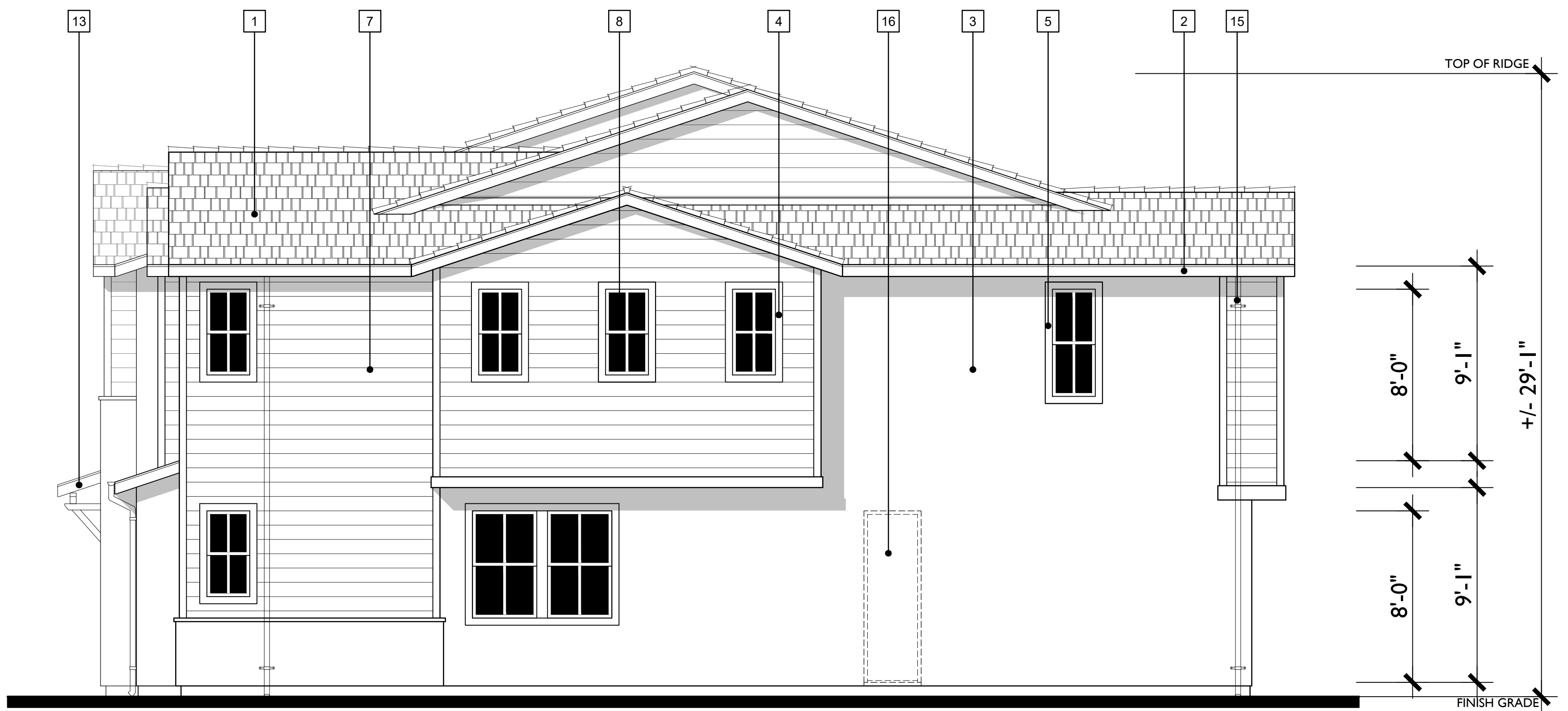
PLAN 1R
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

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

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

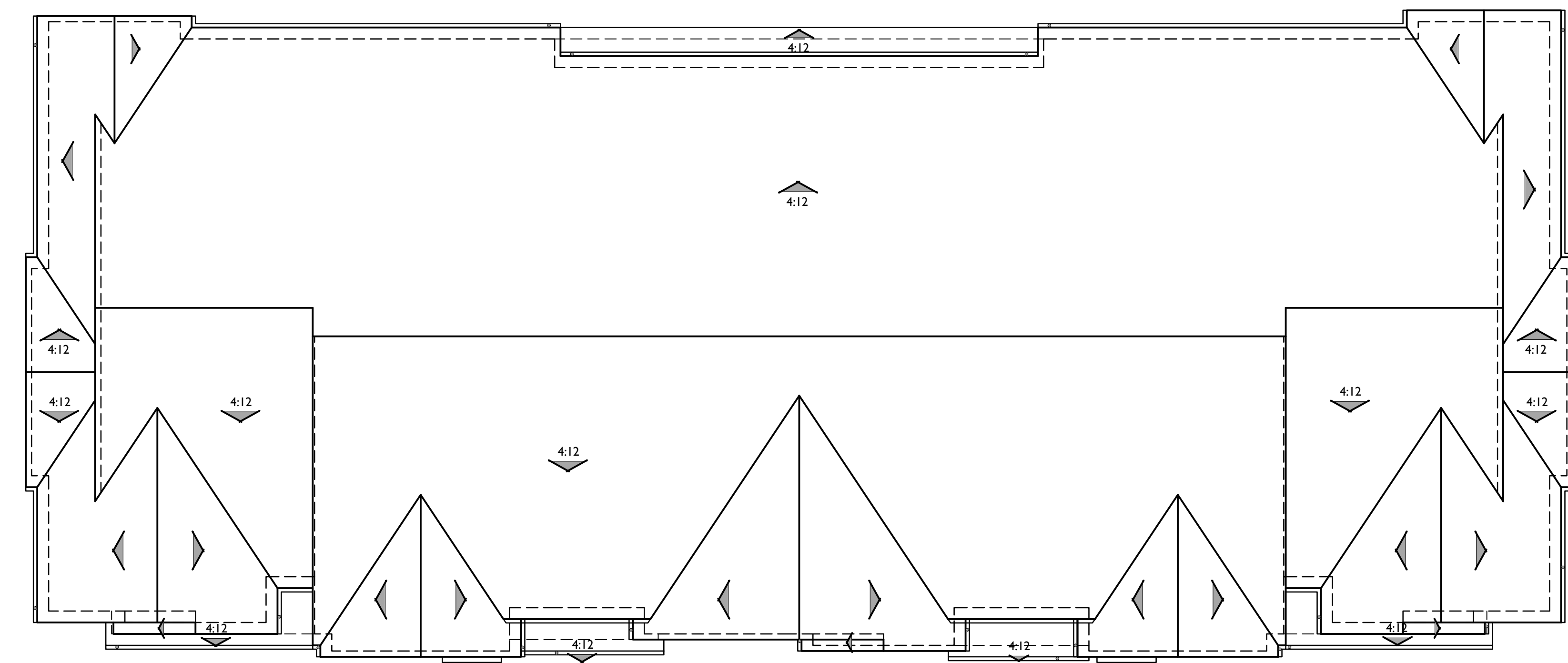


LEFT



RIGHT

- MATERIAL LEGEND
- 1. CONCRETE FLAT TILE
 - 2. WOOD FASCIA / BARGE BOARD
 - 3. SAND FINISH STUCCO
 - 4. CEMENTITIOUS TRIM
 - 5. STUCCO OVER FOAM TRIM
 - 6. BOARD AND BATTEN SIDING
 - 7. HORIZONTAL LAP SIDING
 - 8. WINDOW (PER PLAN)
 - 9. ENTRY DOOR (PER PLAN)
 - 10. ROLL-UP GARAGE DOOR (PER PLAN)
 - 11. DECORATIVE GABLE VENT
 - 12. STEEL AWNING WITH CABLE TIES
 - 13. WOOD BRACED ROOF AWNING
 - 14. COACH LIGHT
 - 15. DOWNSPOUT
 - 16. DOOR AT ACCESSIBLE UNITS



BUILDING ROOF PLAN

B - ALT

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

MATERIAL LEGEND

- 1. CONCRETE FLAT TILE
- 2. WOOD FASCIA / BARGE BOARD
- 3. SAND FINISH STUCCO
- 4. CEMENTITIOUS TRIM
- 5. STUCCO OVER FOAM TRIM
- 6. BOARD AND BATTEN SIDING
- 7. HORIZONTAL LAP SIDING
- 8. WINDOW (PER PLAN)
- 9. ENTRY DOOR (PER PLAN)
- 10. ROLL-UP GARAGE DOOR (PER PLAN)
- 11. DECORATIVE GABLE VENT
- 12. STEEL AWNING WITH CABLE TIES
- 13. WOOD BRACED ROOF AWNING
- 14. COACH LIGHT
- 15. DOWNSPOUT
- 16. DOOR AT ACCESSIBLE UNITS

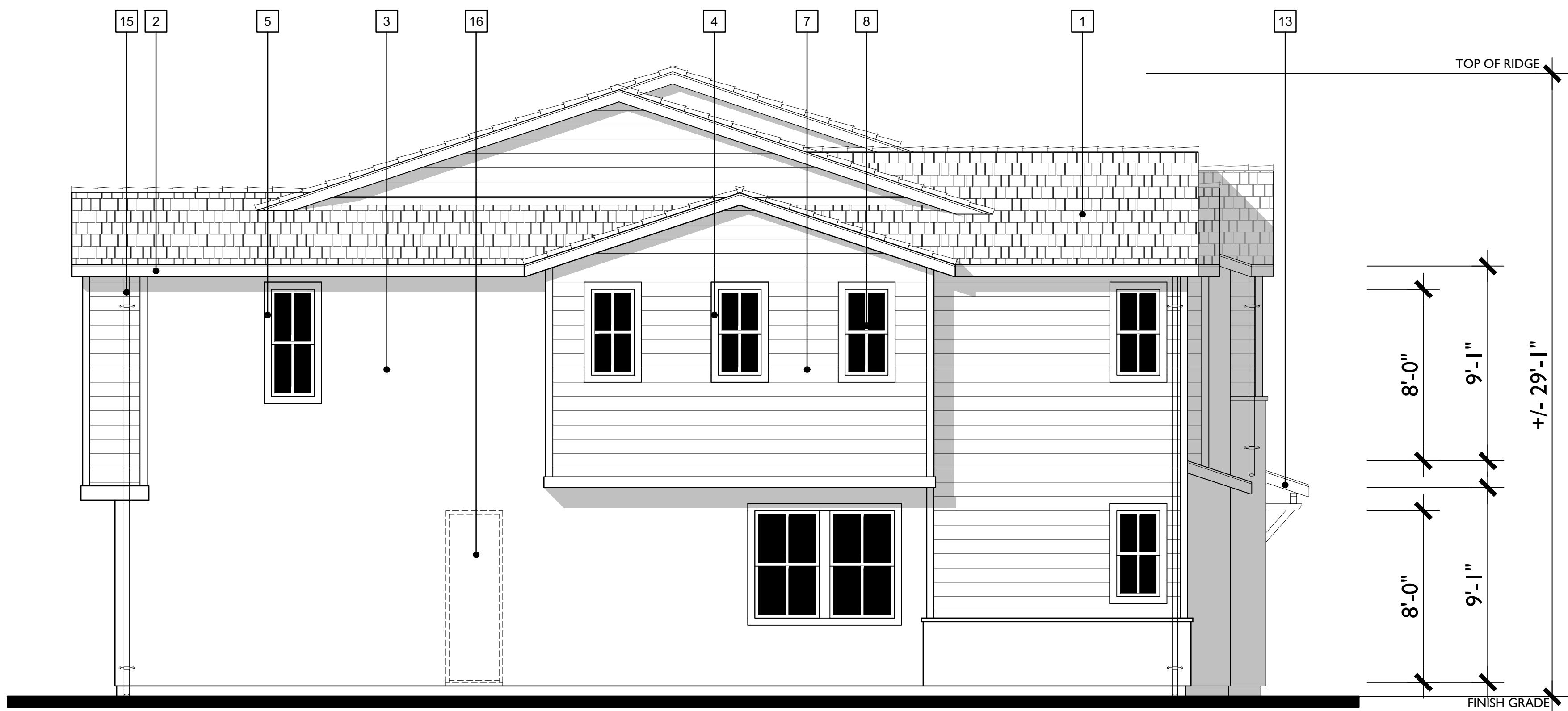


FRONT

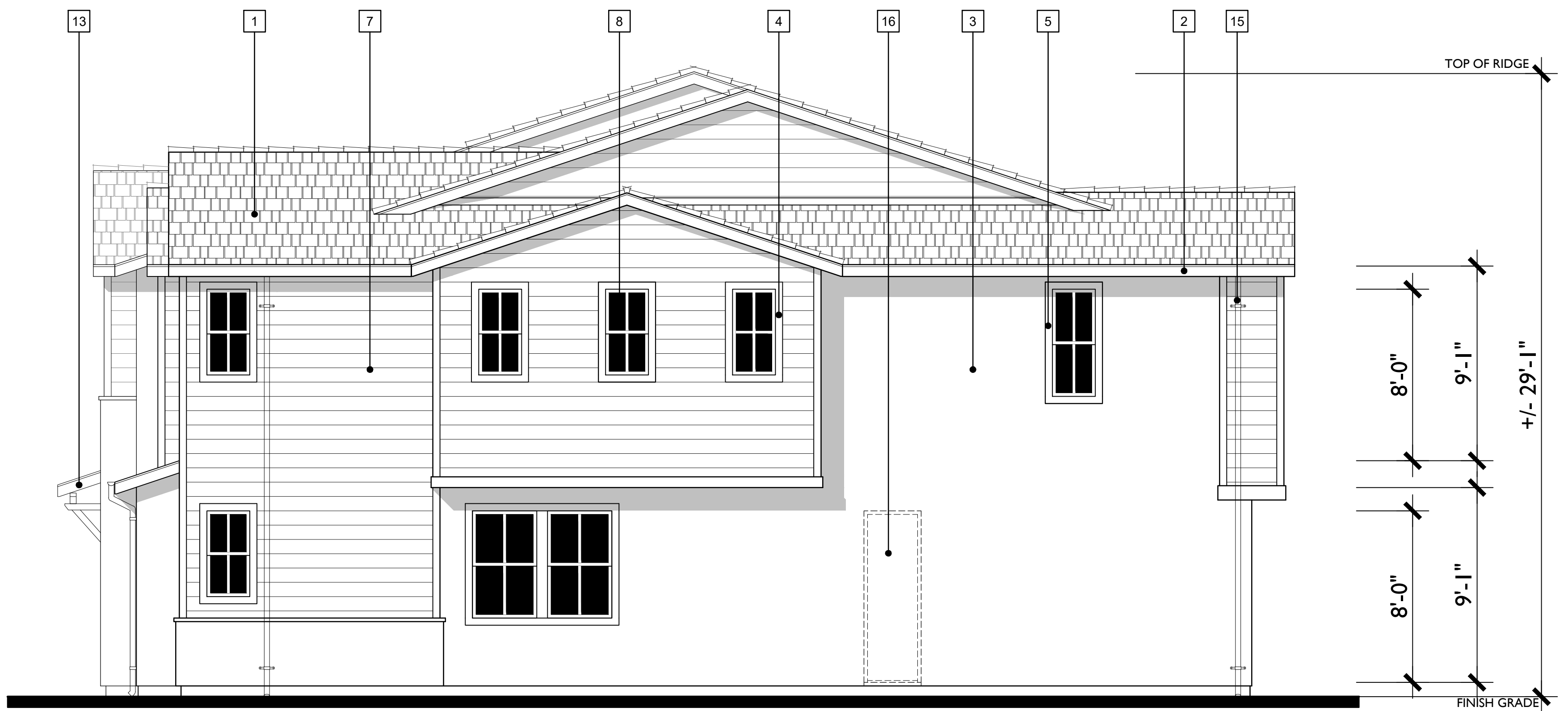
B
1/4"=1'-0"



REAR



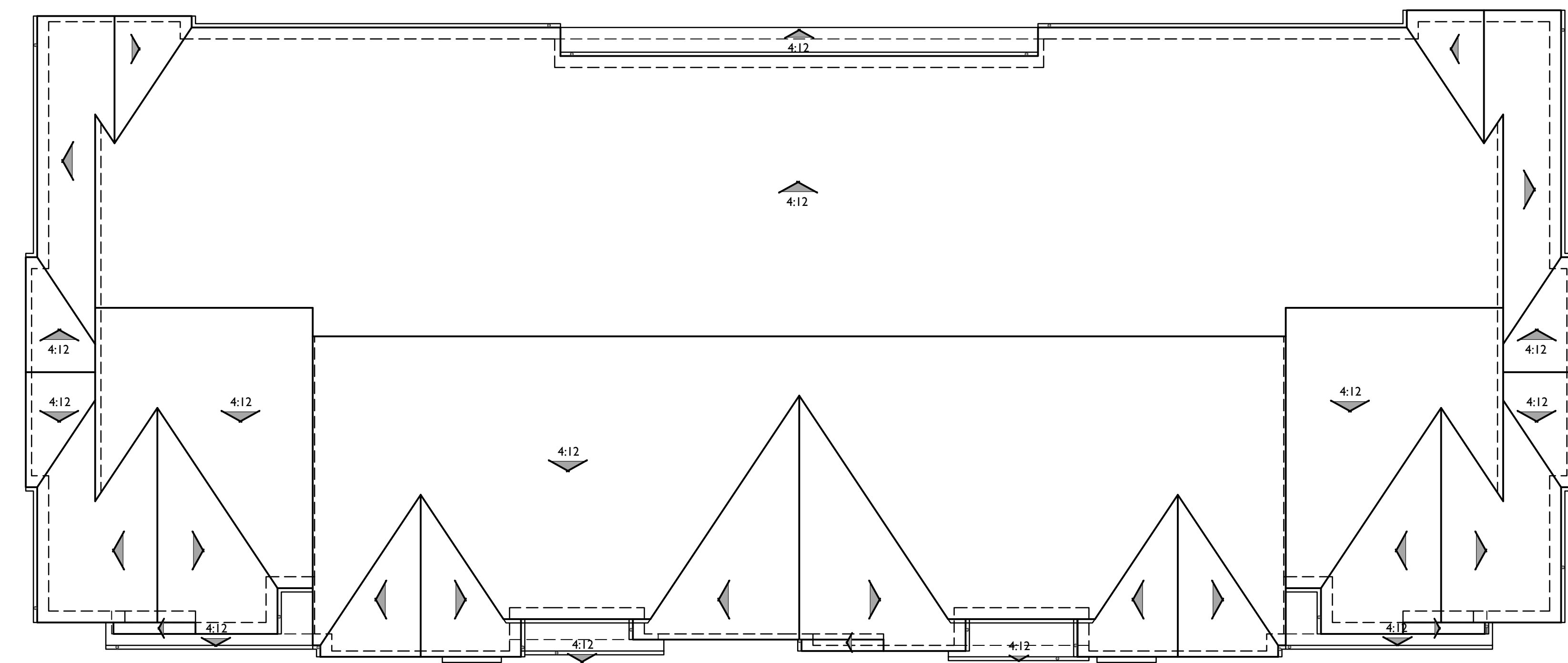
LEFT



RIGHT

MATERIAL LEGEND

- 1. CONCRETE FLAT TILE
- 2. WOOD FASCIA / BARGE BOARD
- 3. SAND FINISH STUCCO
- 4. CEMENTITIOUS TRIM
- 5. STUCCO OVER FOAM TRIM
- 6. BOARD AND BATTEN SIDING
- 7. HORIZONTAL LAP SIDING
- 8. WINDOW (PER PLAN)
- 9. ENTRY DOOR (PER PLAN)
- 10. ROLL-UP GARAGE DOOR (PER PLAN)
- 11. DECORATIVE GABLE VENT
- 12. STEEL AWNING WITH CABLE TIES
- 13. WOOD BRACED ROOF AWNING
- 14. COACH LIGHT
- 15. DOWNSPOUT
- 16. DOOR AT ACCESSIBLE UNITS



BUILDING ROOF PLAN

B - ALT

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