

OUR TEAM

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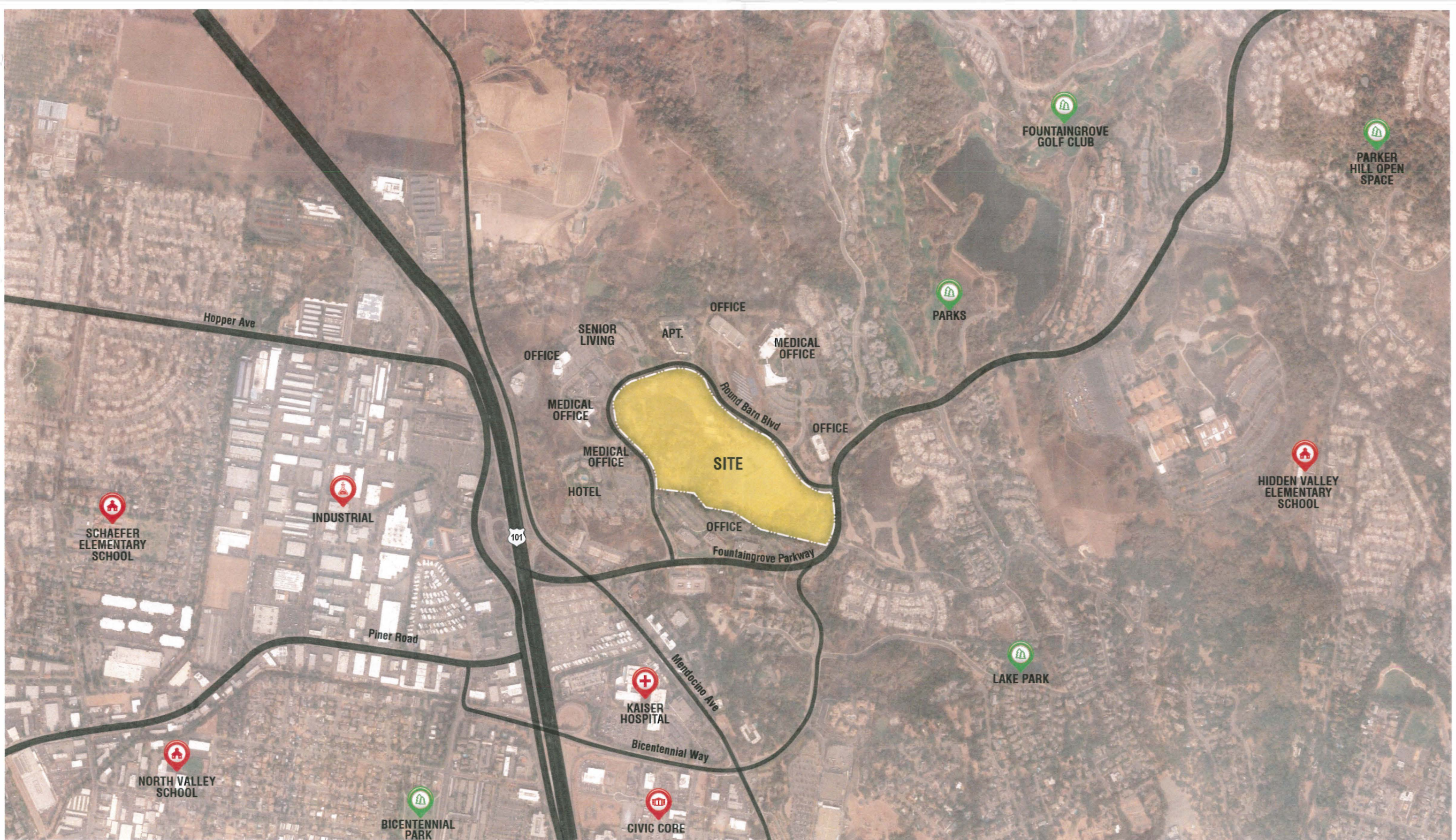
Architect/Planner:

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NEIGHBORHOOD CONTEXT MAP

ROUND BARN VILLAGE

SANTA ROSA, CA



SITE ANALYSIS

ROUND BARN VILLAGE

SANTA ROSA, CA

SP-2

CONCEPTUAL DESIGN

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Central Rec. Area

- ± 31,000 S.F.
- Central to community
- Community amenities (i.e. pool and restroom)
- Interconnected with pedestrian paths

Project Summary

Total Site Area: ± 18.26 Acres

Total Units: 237 Homes

- (83) Plan 1: ± 1,729 S.F., 3 bedroom, 2.5 bath, den, opt. bed 4
- (62) Plan 2: ± 1,798 S.F., 3 bedroom, 2.5 bath, den, opt. bed 4
- (92) Plan 3: ± 1,925 S.F., 3 bedroom, 2.5 bath, den, opt. bed 4

Density: 13.0 Homes per Acre

Parking:

Required: 593 Spaces (2.5 spaces per home)

Provided: 593 Spaces (2.5 spaces per home)

- Garage: 474 Spaces
- Parallel: 81 Spaces (8' x 22')
- Head In: 38 Spaces (9' x 18')

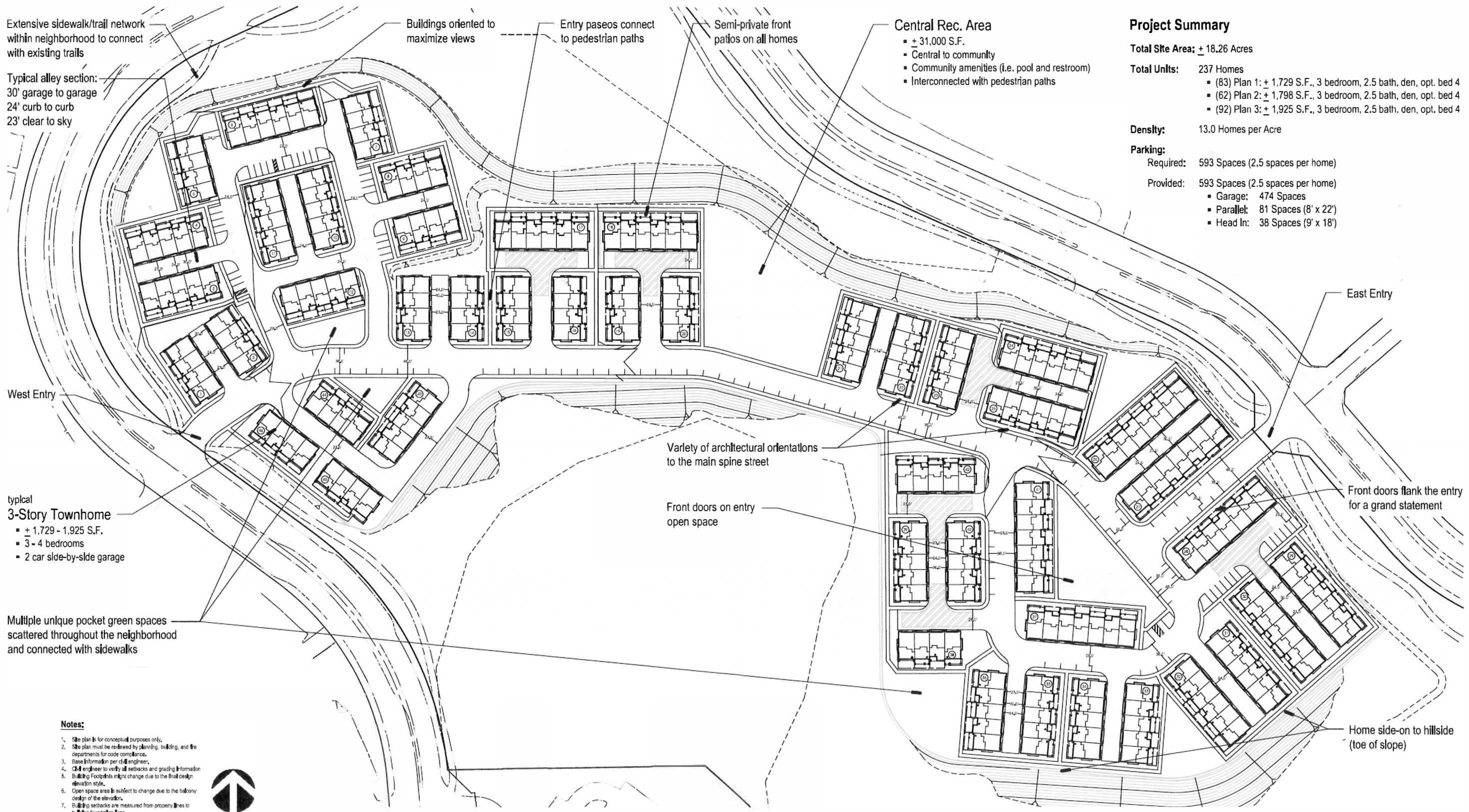
Notes:

1. Site plan is for conceptual purposes only
2. Site plan must be reviewed by planning, building, and fire departments for code compliance
3. Base information per civil engineer
4. Civil engineer to verify all setbacks and grading information
5. Building Footprints might change due to the final design elevation style
6. Open space area is subject to change due to the balcony design of the elevation
7. Building setbacks are measured from property lines to building foundation lines

ILLUSTRATIVE SITE PLAN

ROUND BARN VILLAGE

SANTA ROSA, CA



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ARCHITECTURAL SITE PLAN ROUND BARN VILLAGE

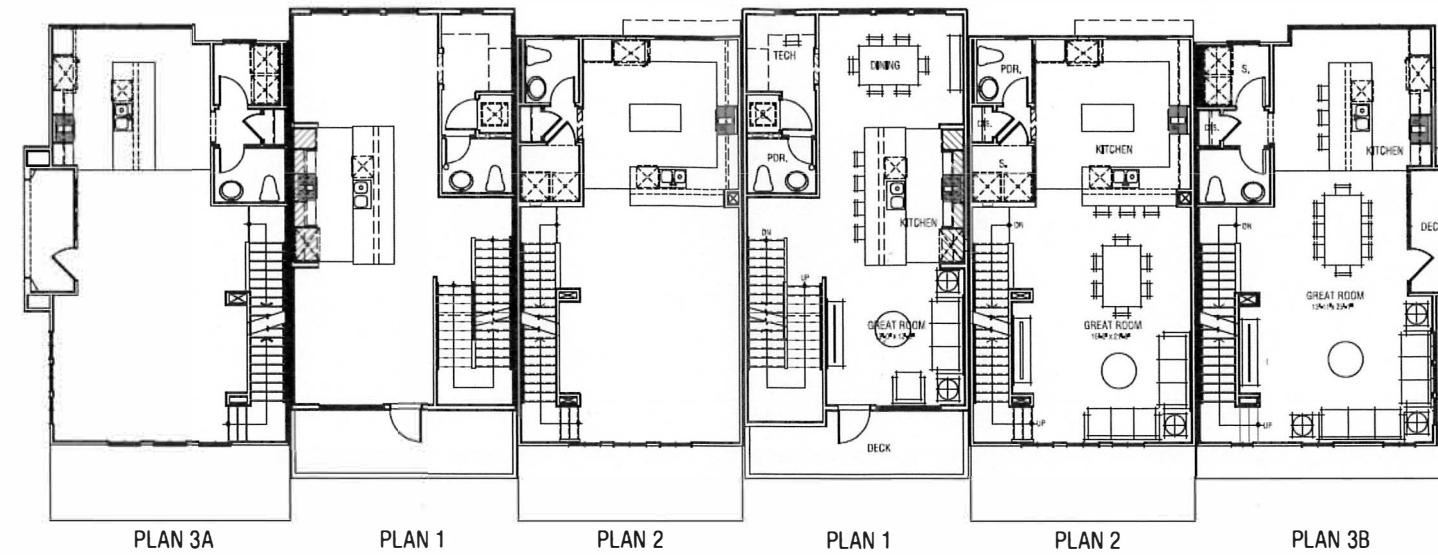
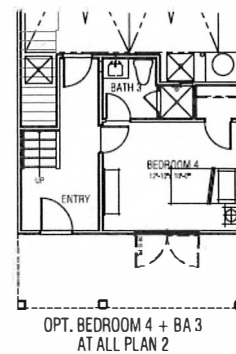
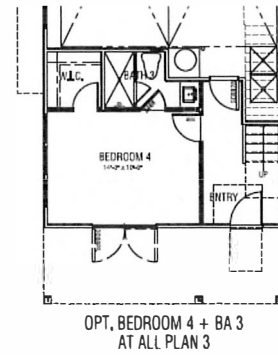
SANTA ROSA, CA

SP-4

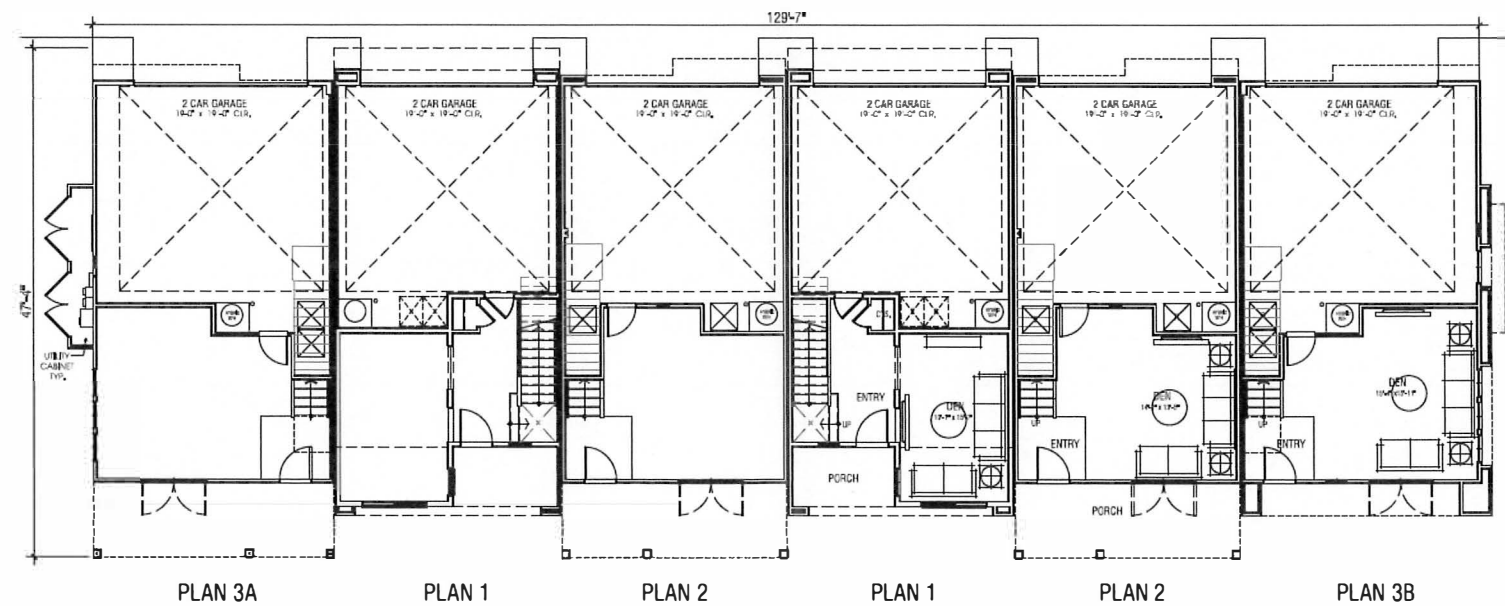
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SECOND FLOOR



FIRST FLOOR

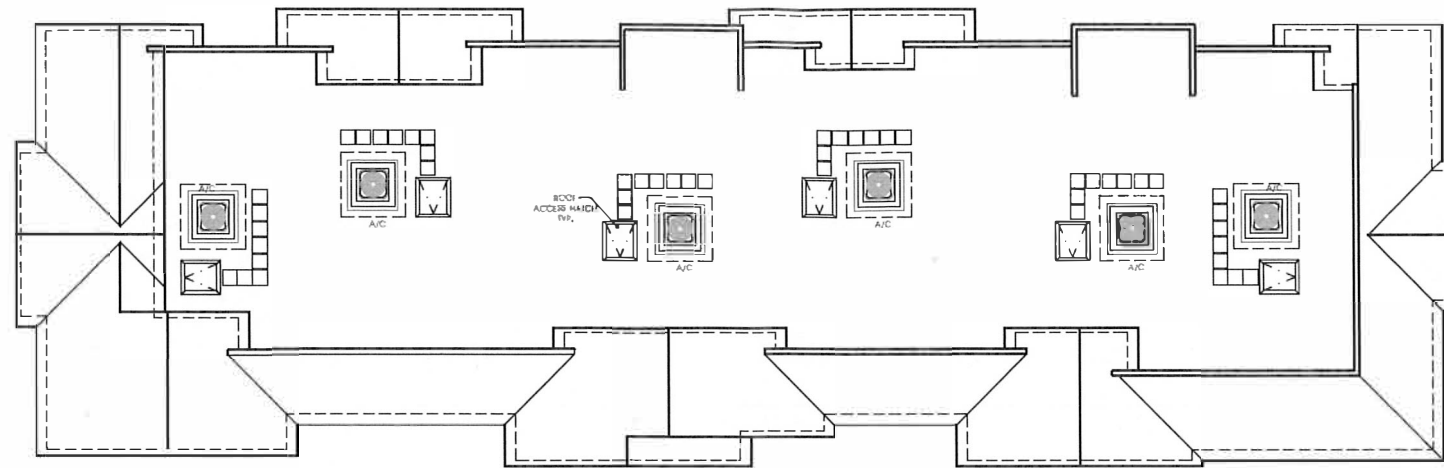
BUILDING 300 (6-PLEX)

BUILDING 300 | Floor Plan Composite

ROUND BARN VILLAGE

SANTA ROSA, CA

OCCUPANCY: R3/U
SPRINKLER SYSTEM: 13D
CONSTRUCTION: VB



ROOF PLAN



PLAN 3A

PLAN 1

PLAN 2

PLAN 1

PLAN 2

PLAN 3B

THIRD FLOOR

BUILDING 300 (6-PLEX)

OCCUPANCY: R3/U
SPRINKLER SYSTEM: 13D
CONSTRUCTION: VB

Note: Area of Roof Gables & Parapet Walls above 35' is less than 15% of Total Building Area

BUILDING 300 | Floor Plan Composite

ROUND BARN VILLAGE

SANTA ROSA, CA



Right



Rear



Left



Front

Notes:

1. Area of Roof Gables & Parapet Walls above 35' is less than 15% of Total Building Area
2. The architectural elevation style reflected in this submittal is achievable within high fire zones and will follow the parameters stated in Chapter 7A of the 2016 CBC (California Building Code).

MATERIAL

STYLE NAME:

Roof:	Architectural Grade Composition Shingle
Fascia:	2X Wood Fascia
Barge:	Wood Barge Board
Exterior:	Stucco with Board + Batts Siding or Horizontal Siding at Select Locations
Window & Door Trim:	Foam and Wood Trim
Entry Door:	Decorative Front Entry Door
Fixture:	Decorative Light Fixture
Garage Door:	Decorative Metal Roll-Up Garage Door

BUILDING 300 | Exterior Elevations

ROUND BARN VILLAGE

SANTA ROSA, CA

A-3

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Building 100



Building 200

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Front Elevations

ROUND BARN VILLAGE

SANTA ROSA, CA

A-4

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Building 400



Building 500

Notes:

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Front Elevations

ROUND BARN VILLAGE

SANTA ROSA, CA

A-5

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