

Kawana Springs

Griffin Fine Living, LLC



SHEET INDEX

CIVIL

C1 CIVIL SITE PLAN

ARCHITECTURAL

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PROJECT DATA

450 & 500 KAWANA SPRINGS RD
SANTA ROSA, CA 95404
APN: 044-041-096
ZONING: R-3-HD-PO

SITE AREA: +/- 1.0 ACRE

PROPOSED USE: 112 UNIT SENIOR CARE FACILITY
INCLUDING ASSISTED LIVING,
MEMORY CARE, AND AFFORDABLE
EMPLOYEE UNITS.

UNIT MIX					
Unit Name	Unit Type	Beds	Qty	Area (SF)	Total (SF)
AEA-1	AFFORDABLE EMPLOYEE APARTMEN.	1	10	620	6,200
AL-1a	ASSISTED LIVING - 1 BED	1	39	602	23,478
AL-1b	ASSISTED LIVING - 1 BED	1	10	620	6,200
AL-1c	ASSISTED LIVING - 1 BED	1	1	626	626
AL-2a	ASSISTED LIVING - 2 BED	2	4	929	3,716
AL-2b	ASSISTED LIVING - 2 BED	2	1	943	943
AL-8	ASSISTED LIVING - STUDIO	1	16	463	7,408
MC-1	MEMORY CARE - 1 BED	1	29	424	12,296
MC-2	MEMORY CARE - 2 BED	2	2	708	1,416
		119	112		62,283 sq ft

Gross Area Calcs

	Area (SF)
First Floor Gross	59,090
Second Floor Gross	39,563
Second Floor Workers Qu...	8,697
	107,350 sq ft

Parking Count	Qty
ADA	6
P	57
	63

Building Area Calculations by Floor

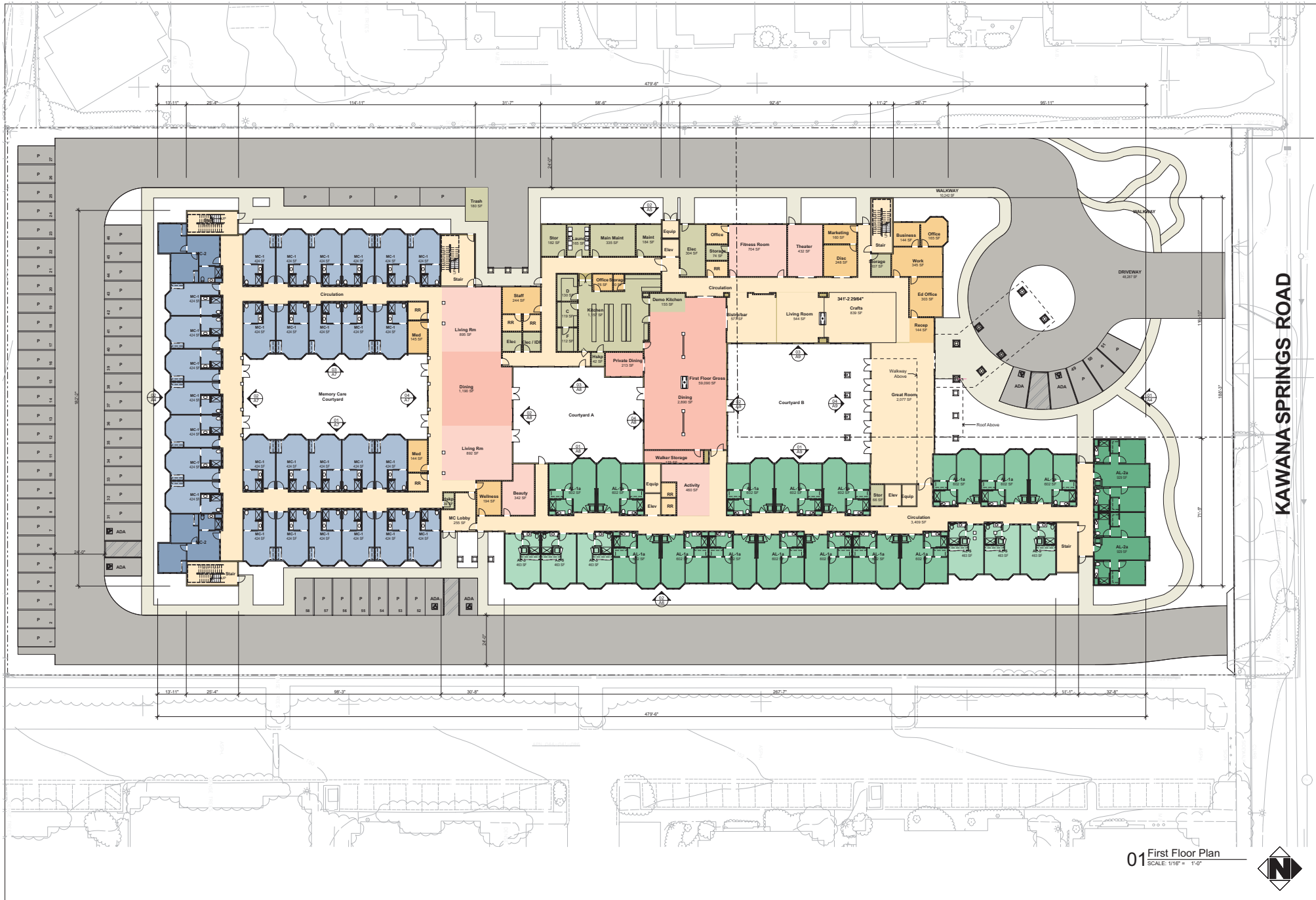
Area Type	Qty	Area (SF)
First Floor		
ADMINISTRATION	13	2,352
CIRCULATION	7	13,705
CIRCULATION - VERTICAL	11	1,944
COMM KITCHEN	5	1,873
DINING	4	4,468
LOBBY	1	250
MECHANICAL	3	235
PARKING SPACE	63	10,598
RESIDENT ACTIVITY	6	3,725
RESTROOMS	8	599
SERVICE	10	1,812
	131	41,136 sq ft
ASSISTED LIVING - 1 BED	15	9,030
ASSISTED LIVING - 2 BED	2	9,858
ASSISTED LIVING - STUDIO	6	2,778
MEMORY CARE - 1 BED	29	12,296
MEMORY CARE - 2 BED	2	1,416
	54	27,378 sq ft

Second Floor		
ADMINISTRATION	2	623
CIRCULATION	3	10,042
CIRCULATION - VERTICAL	11	1,927
MECHANICAL	1	69
RESIDENT ACTIVITY	2	649
RESTROOMS	2	120
SERVICE	2	366
	23	13,736 sq ft
AFFORDABLE EMPLOYEE APARTMEN.	10	6,200
ASSISTED LIVING - 1 BED	35	21,274
ASSISTED LIVING - 2 BED	3	2,801
ASSISTED LIVING - STUDIO	10	4,630
RESIDENT ACTIVITY	1	106
	59	35,011 sq ft



VICINITY MAP

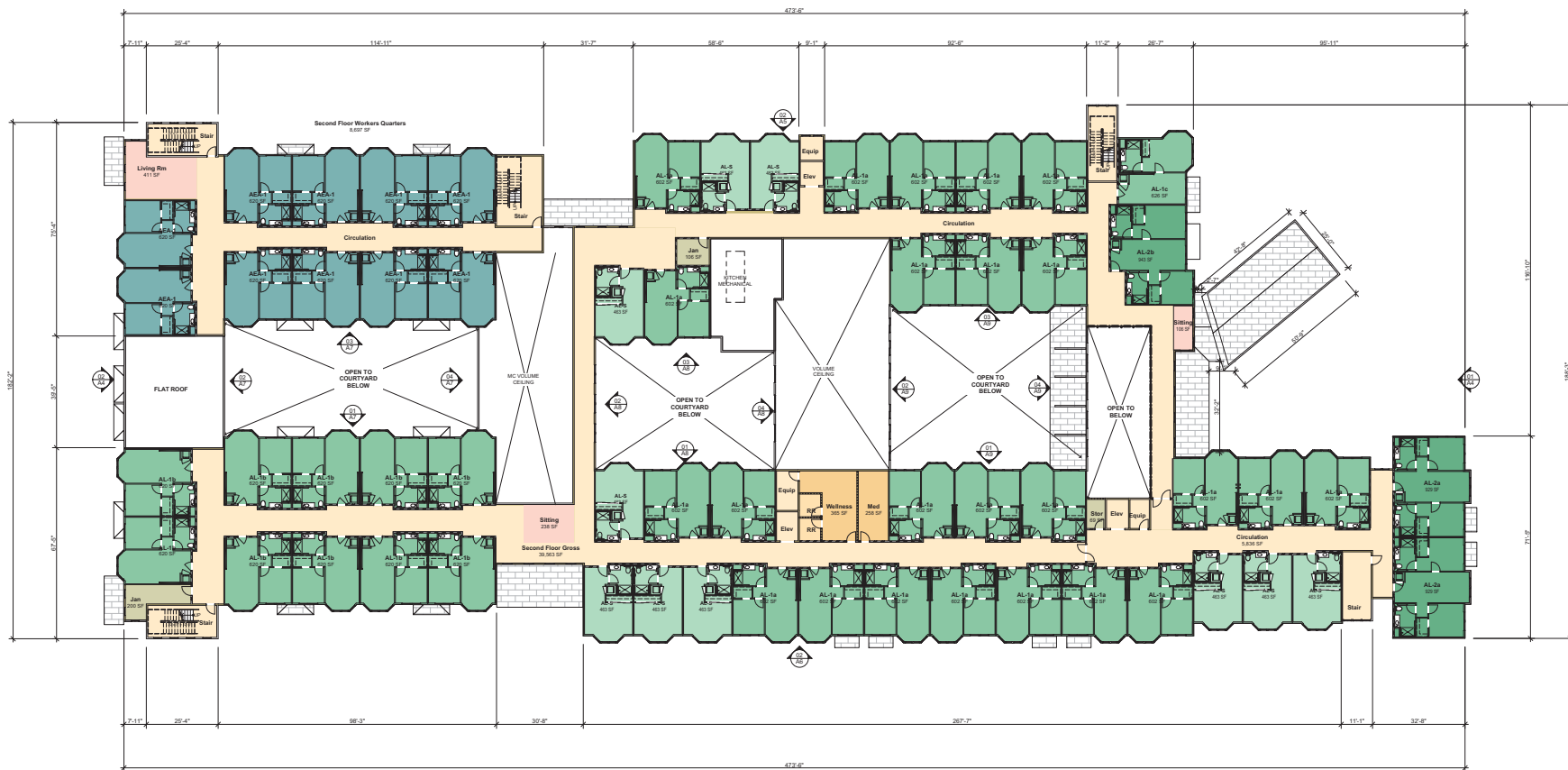




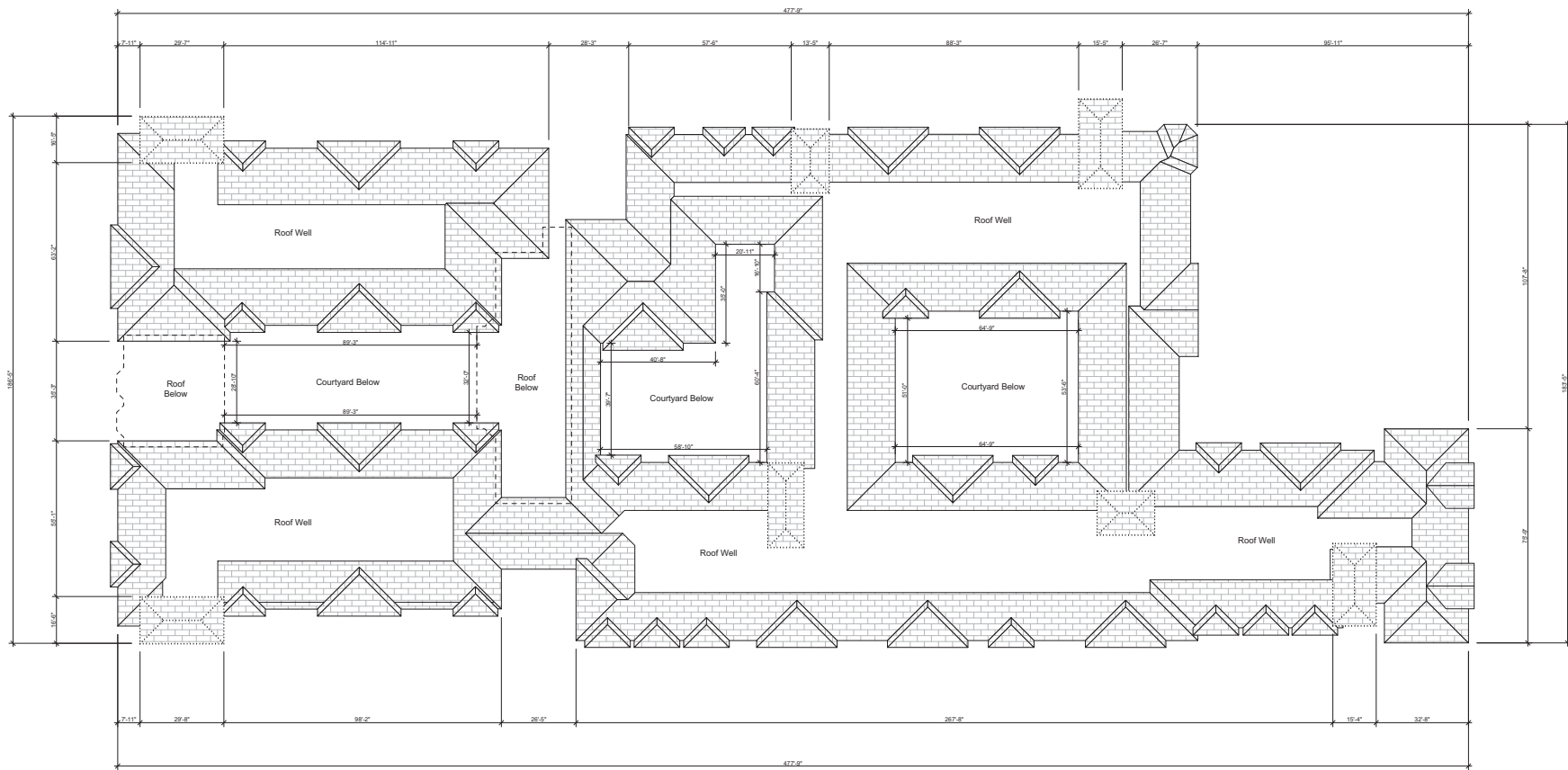
KAWANA SPRINGS ROAD

01 First Floor Plan
SCALE: 1/16" = 1'-0"





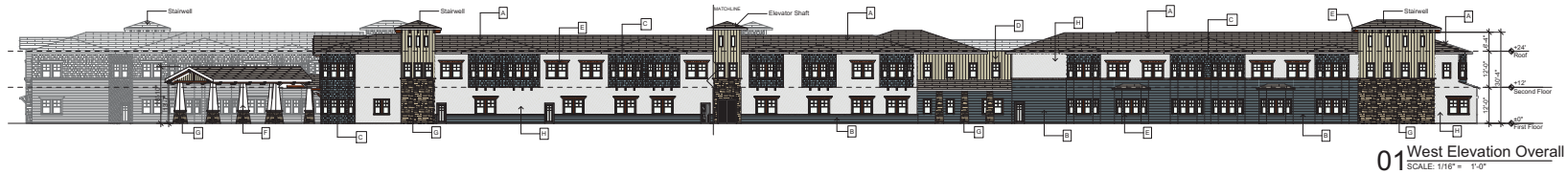
01 Second Floor Plan
SCALE: 1/16" = 1'-0"



01 Roof Plan
SCALE: 1/16" = 1'-0"



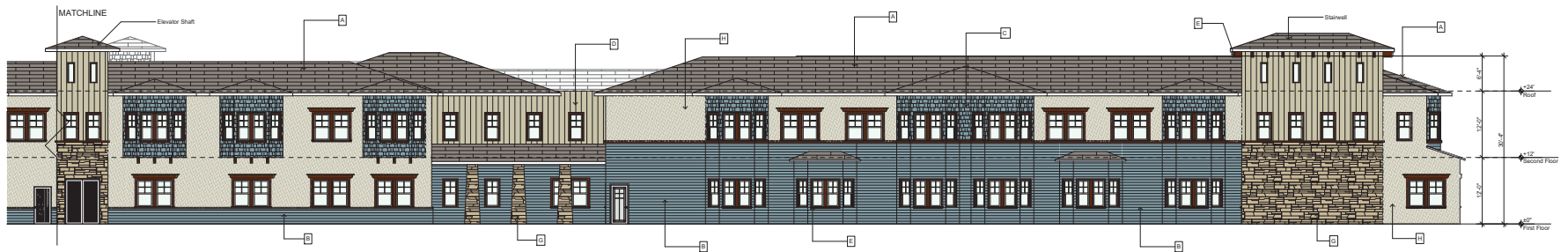




01 West Elevation Overall
SCALE: 1/16" = 1'-0"



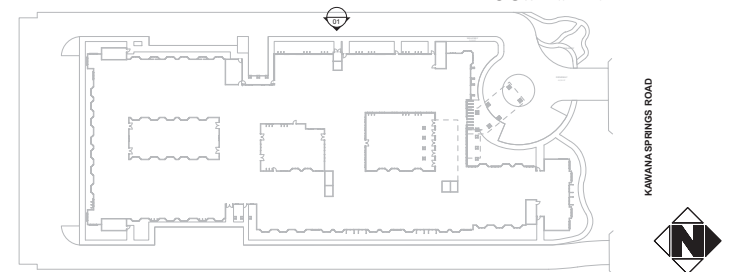
02 West Elevation
SCALE: 1/8" = 1'-0"

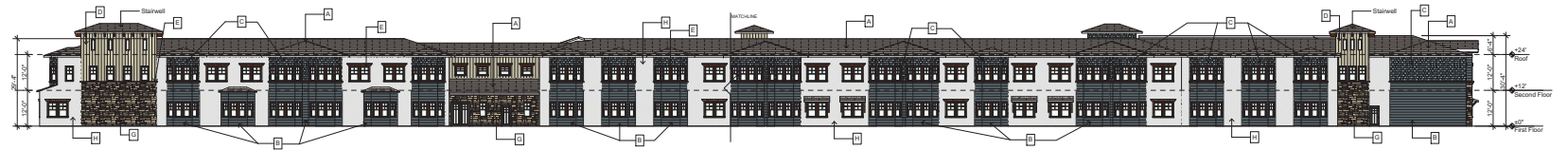


03 West Elevation
SCALE: 1/8" = 1'-0"

MATERIALS & COLORS LEGEND

LOCATION	DESCRIPTION
A ROOFS & AWNINGS	ASPHALT SHINGLE-BROWNWOOD
B HORIZONTAL SIDING	SMOOTH LAP SIDING- VULCAN BLUE DE 6341
C SHAKE SHINGLE SIDING	NATURAL BLEND-VULCAN BLUE DE 6341
D VERTICAL SIDING	BOARD & BATTEN HARDIPANEL-EGYPTIAN SAND DE 6207
E TRIM & WINDOW SILLS	BLACK WALNUT-DE 6063
F FASCIA & COLUMNS	SWISS COFFEE-DEW 341
G STONE	EL DORADO RUSTIC LEDGE
H STUCCO	EGYPTIAN SAND DE 6207





01 East Elevation Overall
SCALE: 1/16" = 1'-0"



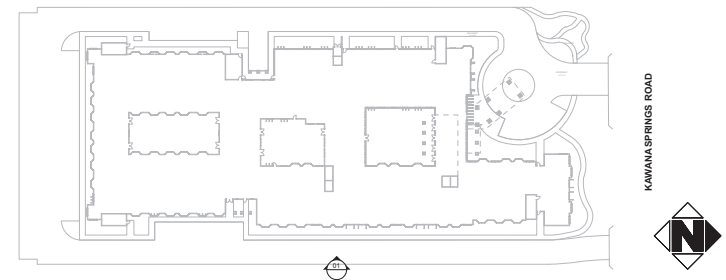
02 East Elevation
SCALE: 1/8" = 1'-0"



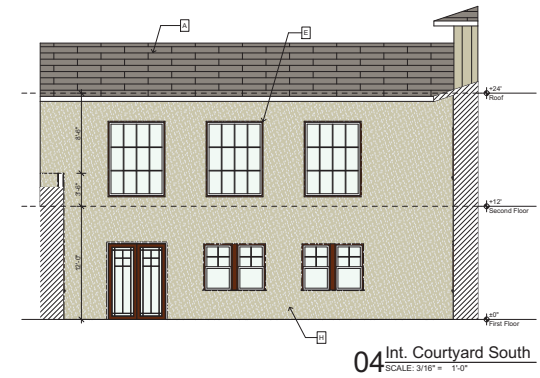
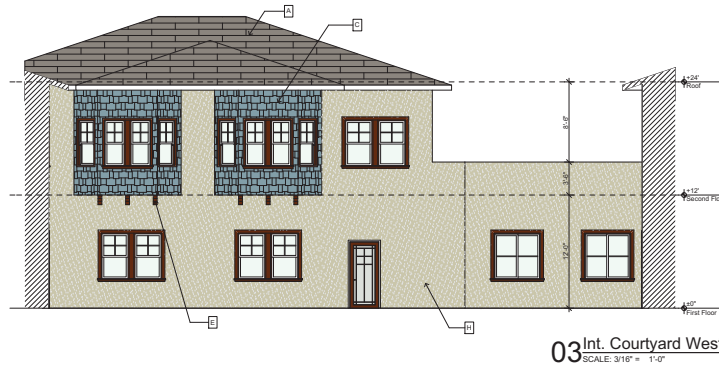
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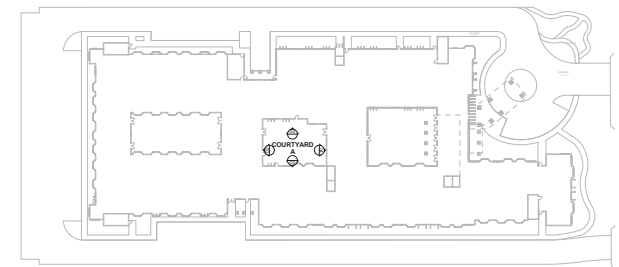


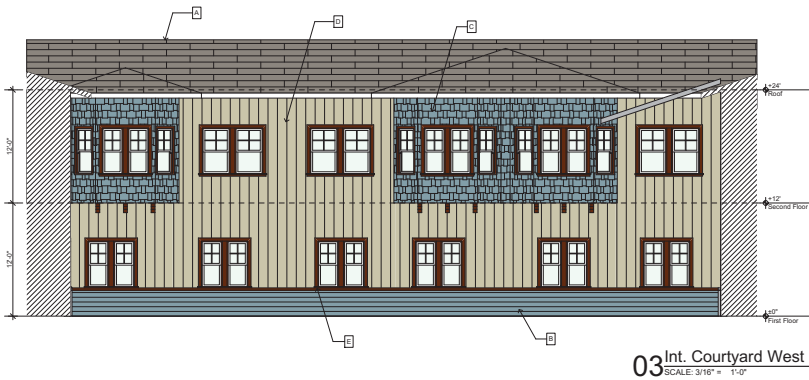




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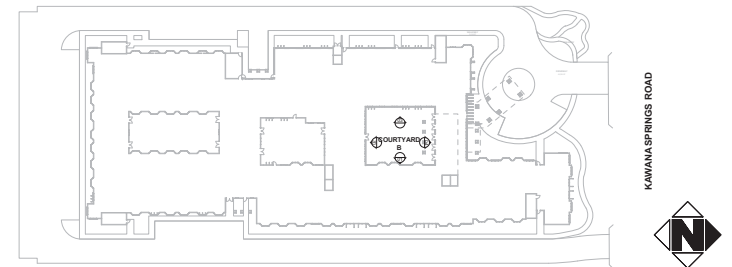
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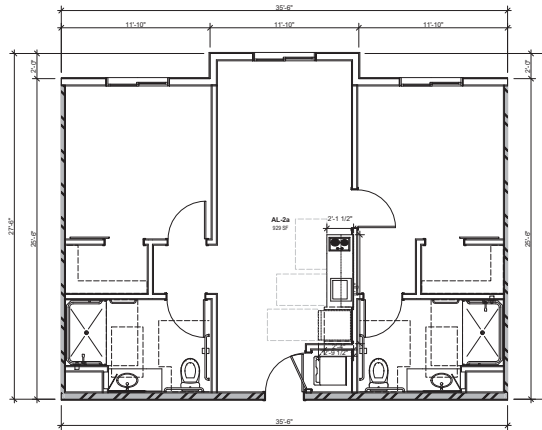




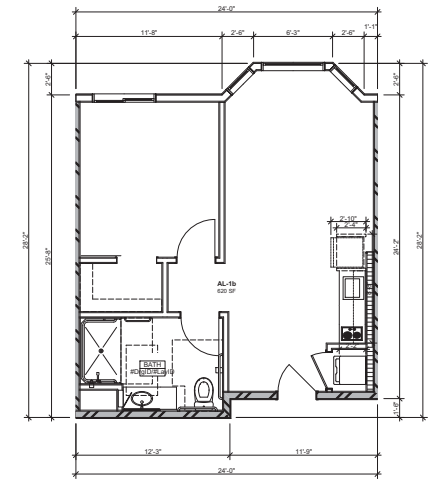
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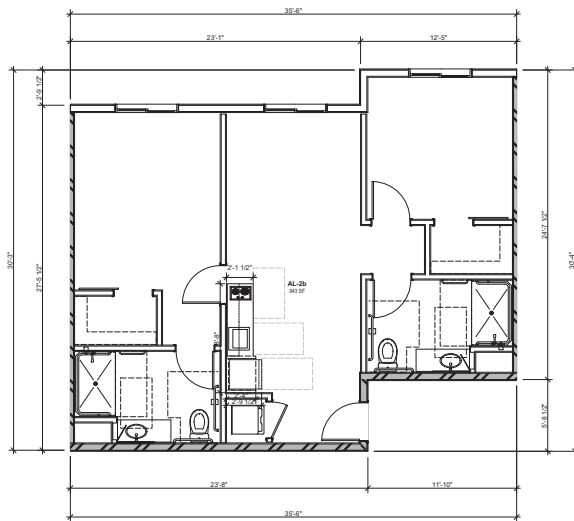




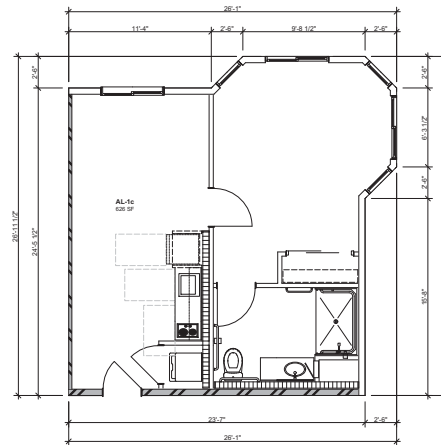
AL-2a Enlarged Unit Plan 1/4" = 1'-0" 4
A10



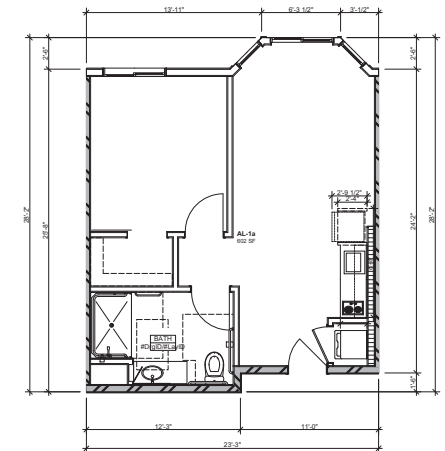
AL-1b Enlarged Unit Plan 1/4" = 1'-0" 2
A10



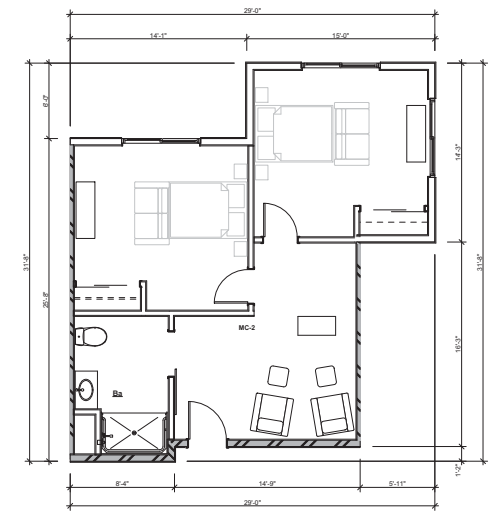
AL-2b Enlarged Unit Plan 1/4" = 1'-0" 5
A10



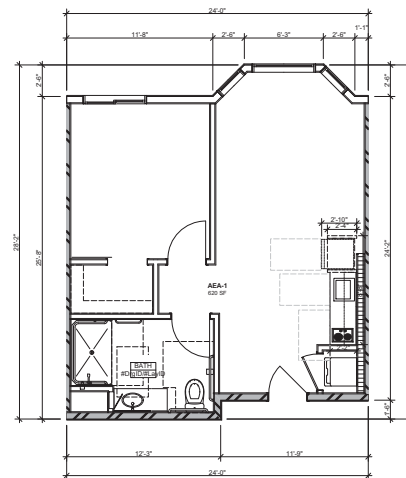
AL-1c Unit Plan 1/4" = 1'-0" 3
A10



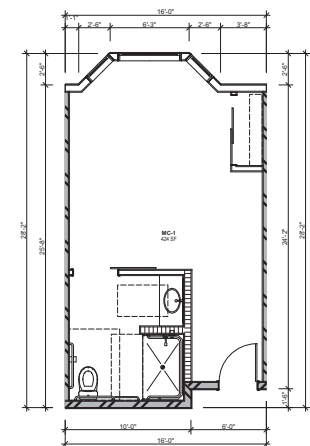
AL-1a Enlarged Unit Plan 1/4" = 1'-0" 1
A10



MC-SHARED 1/4" = 1'-0" 2
A11



Affordable Employee-1 Enlarged Unit Plan 1/4" = 1'-0" 3
A11



MC-1a Enlarged Unit Plan 1/4" = 1'-0" 1
A11









01 North Elevation
SCALE: 1:0.30



02 South Elevation
SCALE: 1:0.30



03 West Elevation
SCALE: 1:0.30



04 East Elevation
SCALE: 1:0.30