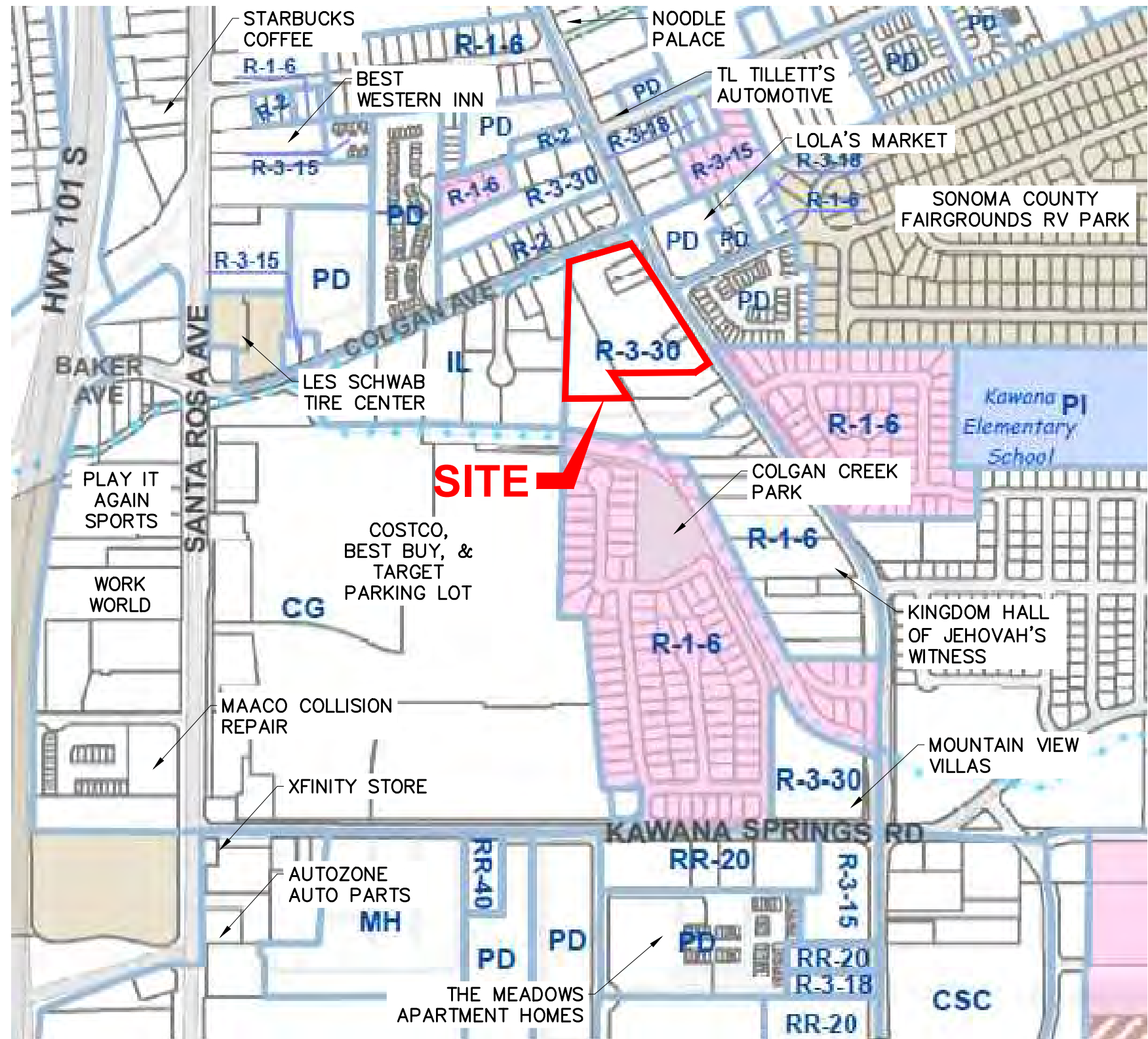


File: T:\2018 PROJECTS\18294\DWG\ADOBE-DESIGN\DESIGN REVIEW\EXHIBITS\18294-NEIGHBORHOOD CONTEXT MAP_20200602.DWG, 6/3/2020 3:46:11 PM, Zachary Ruiz

- UGB
- Zoning
- Hillside
- Hillside & Small Lot
- Small Lot
- Railroad
- All Other Creeks
- Santa Rosa Creek
- Lakes & Ponds
- Parks
- Schools
- COUNTY
- SANTA ROSA

- ZONING**
- BP Business Park
 - CD Downtown Commercial
 - CD-5 Downtown Commercial, 5 stories
 - CD-7 Downtown Commercial, 7 stories
 - CD-10 Downtown Commercial, 10 stories
 - CG General Commercial
 - CN Neighborhood Commercial
 - CO Office/Commercial
 - CSC Commercial Shopping Center
 - CV Motor Vehicle Sales
 - IG General Industry
 - IL Light Industrial
 - MH Mobile Home Park
 - OSC Open Space Conservation
 - OSR Open Space Recreation
 - PD Planned Development
 - PI Public Institutional
 - R-1-6, R-1-7.5, R-1-9, R-1-15 Single Family Residential
 - R-2, R-3-10, R-3-15, R-3-18, R-3-30, R-3-HD Multi Family Residential
 - RR-20, RR-40 Rural Residential
 - TV-R Transit Village - Residential
 - TV-M - Transit Village - Mixed Use

- COMBINING DISTRICTS**
- G = Gateway
 - H = Historic
 - LIL = Limited Light Industrial
 - SA = Station Area
 - SR = Scenic Road



*MAP CREATED USING THE CITY OF SANTA ROSA ZONING MAP.



SITE ANALYSIS & NEIGHBORHOOD CONTEXT MAP

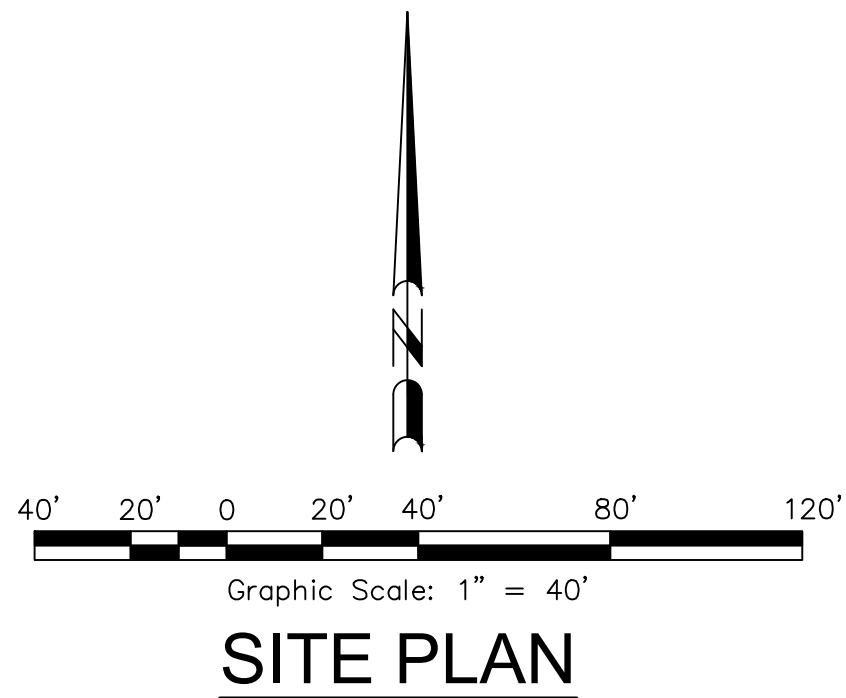
McKellar McGowan Holdings, LLC
5075 Shoreham Place Ste. # 280, San Diego, CA

June 03, 2020

adobe associates, inc.
civil engineering | land surveying | wastewater

1220 N. Dutton Ave., Santa Rosa, CA 95401
P. (707) 541-2300 F. (707) 541-2301
Website: www.adobeinc.com

"A Service You Can Count On!"



PARKING GARAGES:	84
SURFACE PARKING:	154
TOTAL PARKING:	238
REQUIRED PARKING:	271
PARKING REDUCTION:	12.2%

 civil engineering & land surveying / wastewater 1220 N. Dutton Ave., Santa Rosa, CA 95401 P. (707) 541-2300 F. (707) 541-2301 Website: www.adobeinc.com	Revisions		
	No.	Date	Description
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David R. Brown, ROE 41833
My license expires 3/31/2022

1775, 1725, 1683 Petaluma Hill Road
Santa Rosa, California
APN 044-201-071, 035, 022

Date: June 25, 2020

Design by: _____

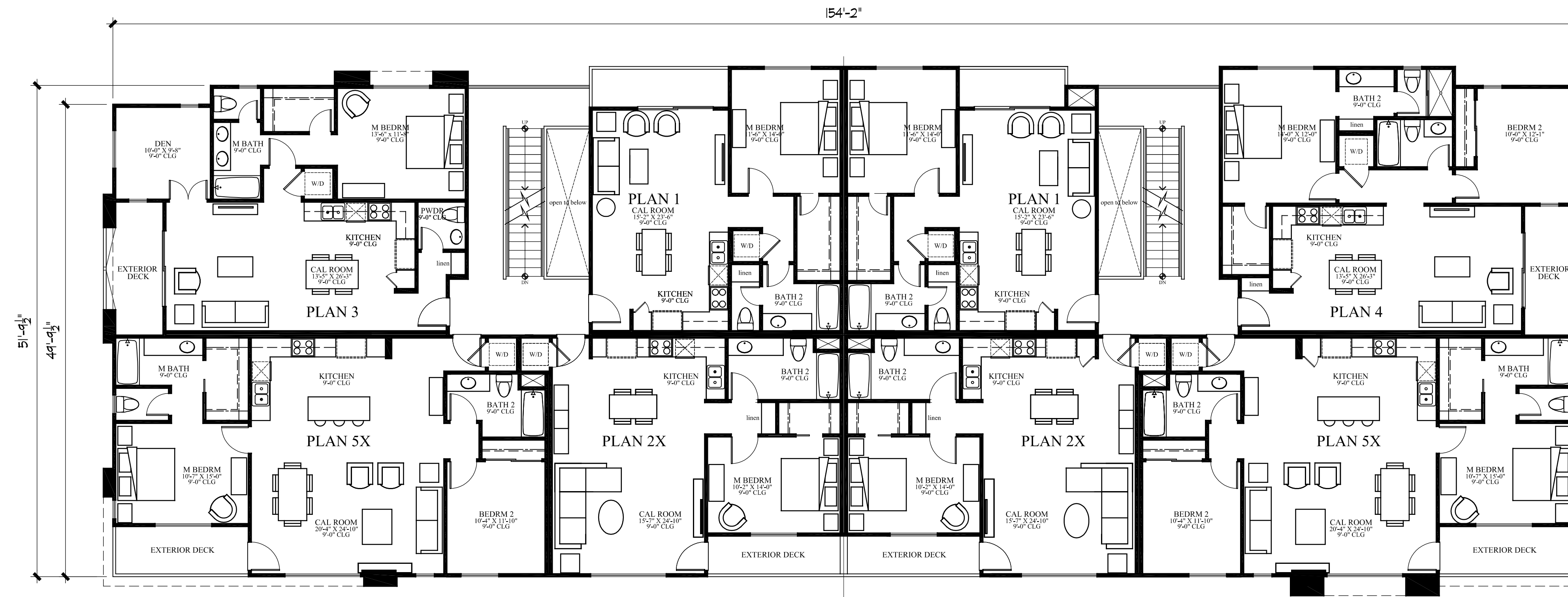
Drawn by: _____

Checked by: _____

Sheet
C1.0
1 of 1 Sheets
Job 18249

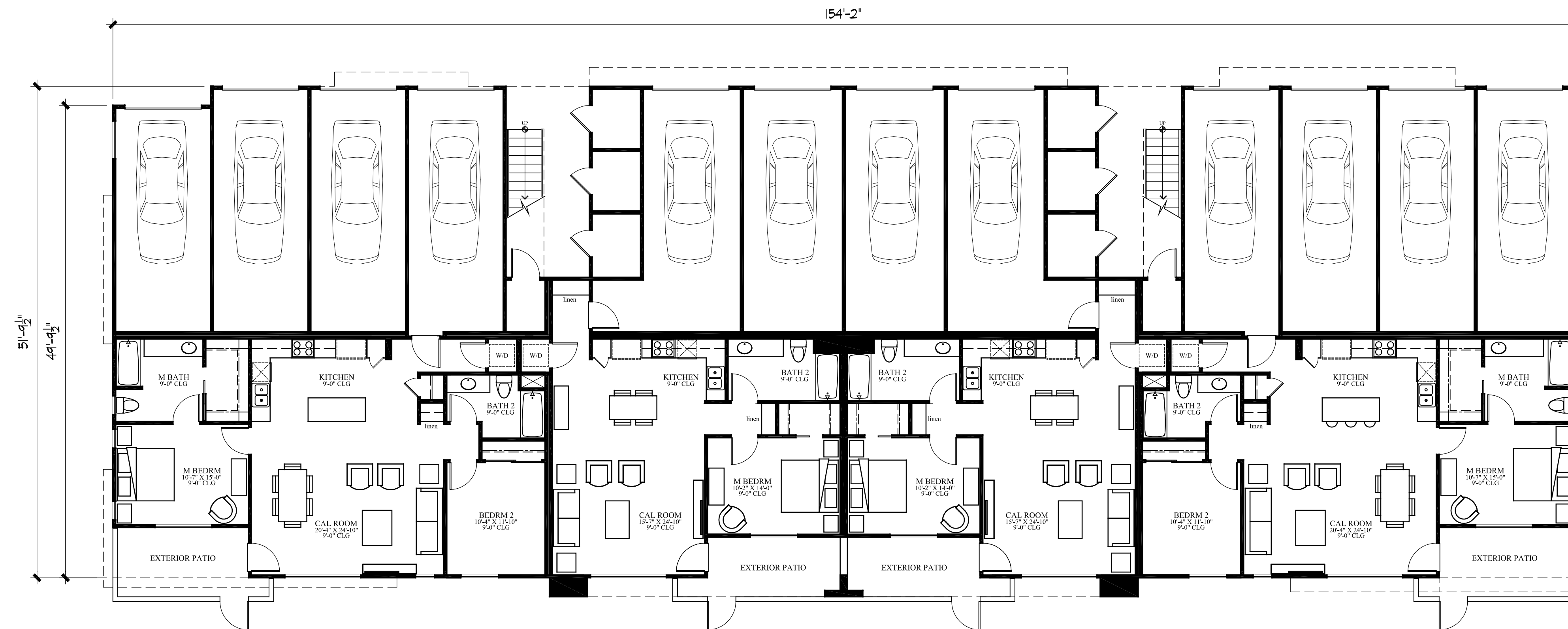


PETALUMA HILL ROAD
SANTA ROSA CA.
McKELLAR McGOWAN



2ND BUILDING PLAN

1/8"=1'-0"



1ST FLOOR BUILDING PLAN

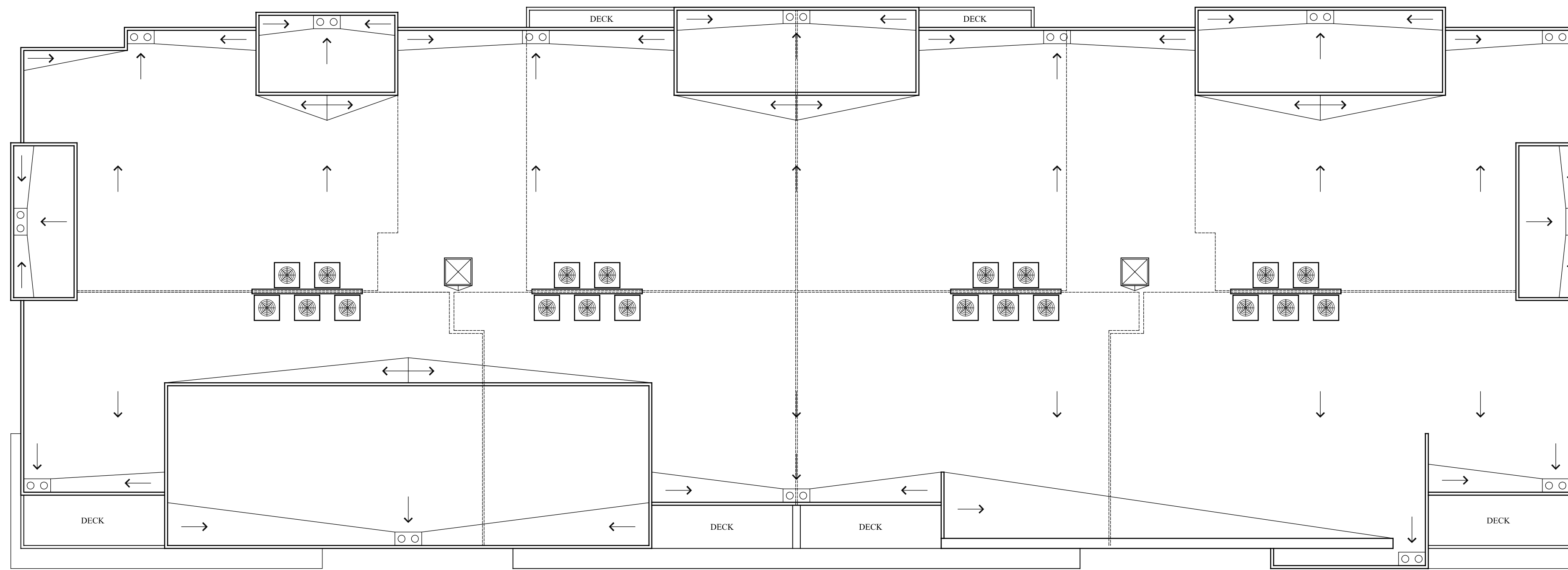
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20-PLEX APARTMENT BUILDING
PETALUMA HILL ROAD, SANTA ROSA
 McKellarMcGowan



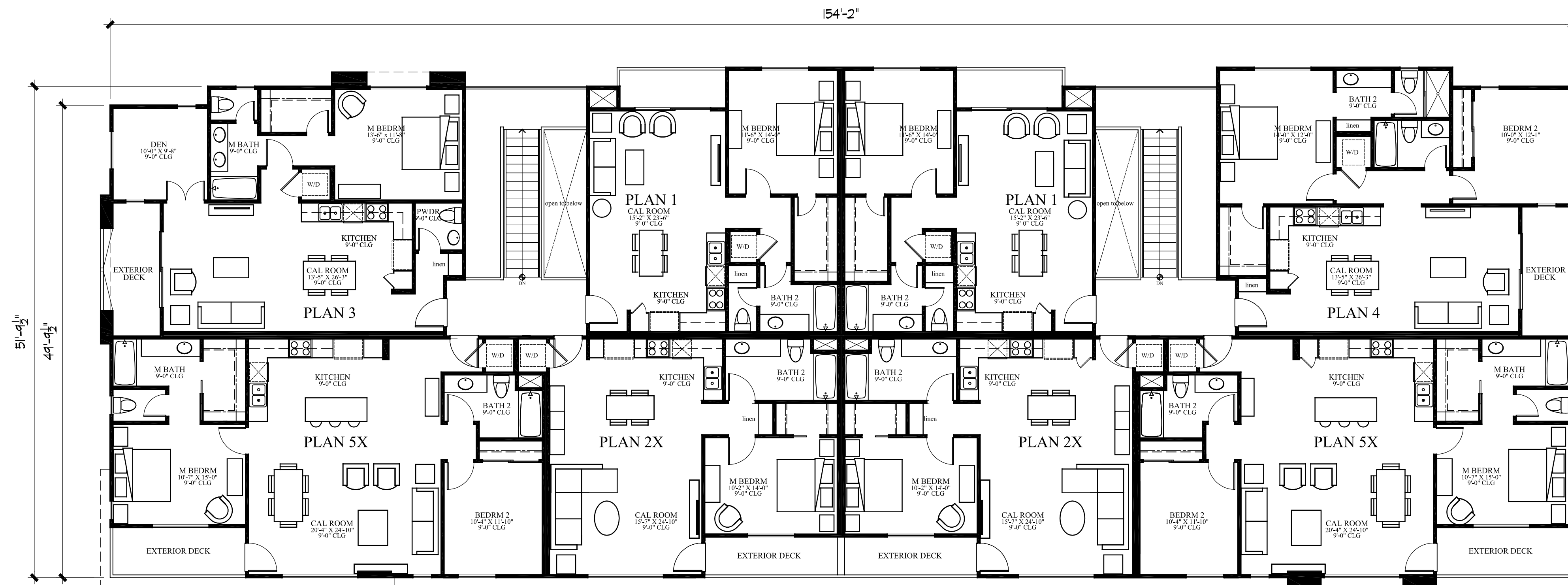
PROJECT UNIT MIX

PLAN 1	34	1 Br/1Ba	690 S.F.
PLAN 2	15	1 Br/1Ba	767 S.F.
PLAN 2X	34	1 Br/1Ba	767 S.F.
PLAN 4	26	2 Br/2Ba	947 S.F.
PLAN 5	12	2 Br/2Ba	1080 S.F.
PLAN 5X	26	2 Br/2Ba	1080 S.F.
TOTAL	147		



ROOF PLAN

1/8"=1'-0"



3RD BUILDING PLAN

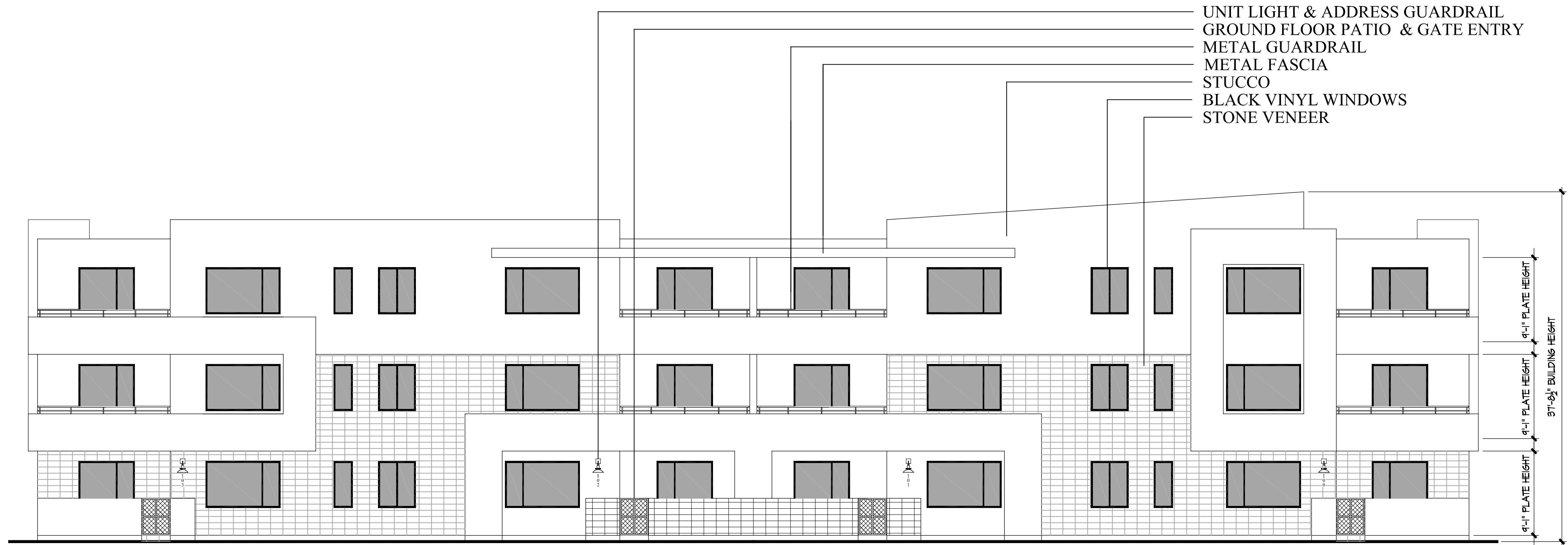
1/8"=1'-0"

20-PLEX APARTMENT BUILDING
PETALUMA HILL ROAD, SANTA ROSA
 McKellarMcGowan



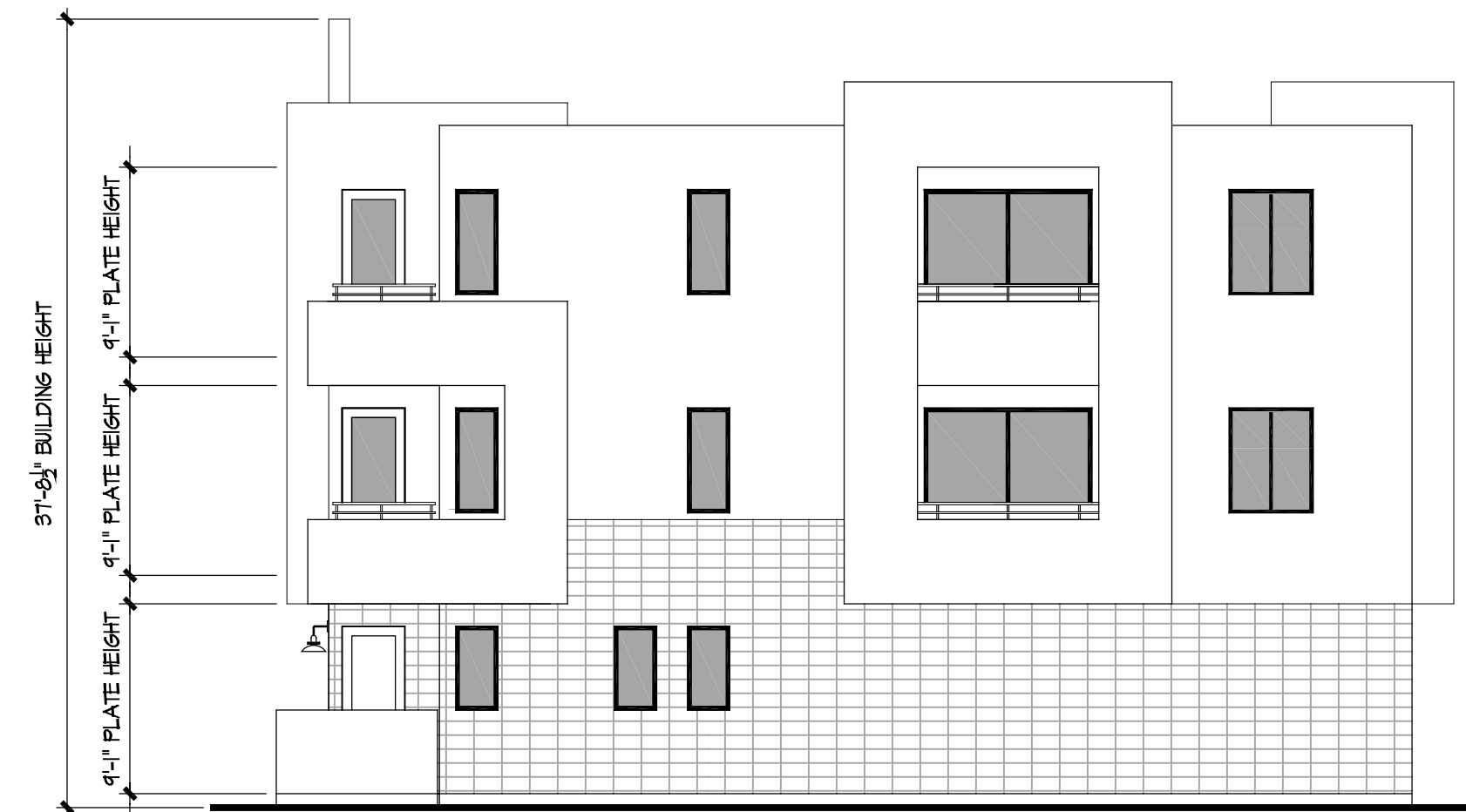
LEFT SIDE ELEVATION

1/8"=1'-0"



FRONT ELEVATION

1/8"=1'-0"



RIGHT SIDE ELEVATION

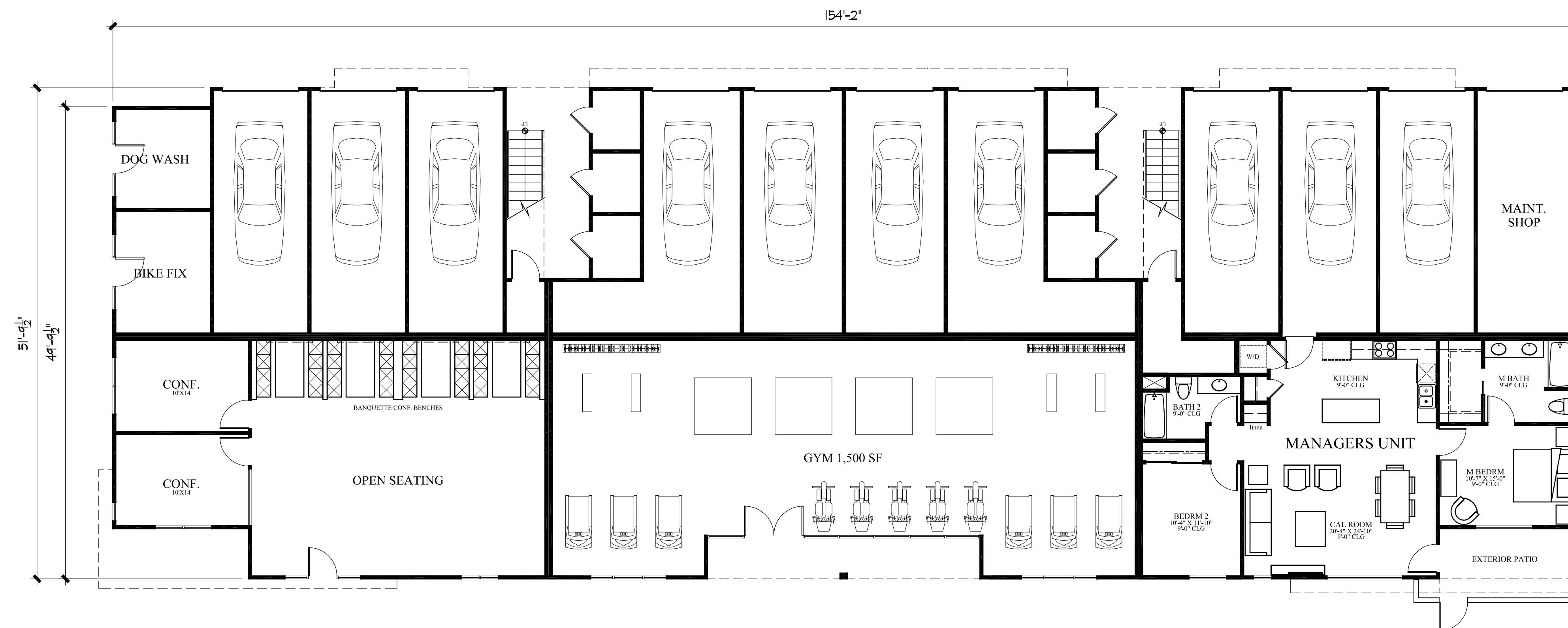
1/8"=1'-0"



REAR ELEVATION

1/8"=1'-0"

20-PLEX APARTMENT BUILDING
 PETALUMA HILL ROAD, SANTA ROSA
 McKellarMcGowan



1ST FLOOR BUILDING PLAN

1/8"=1'-0"

SEE SHEETS A.1 & A.2 FOR 2ND FLOOR, 3RD FLOOR AND ROOF PLAN

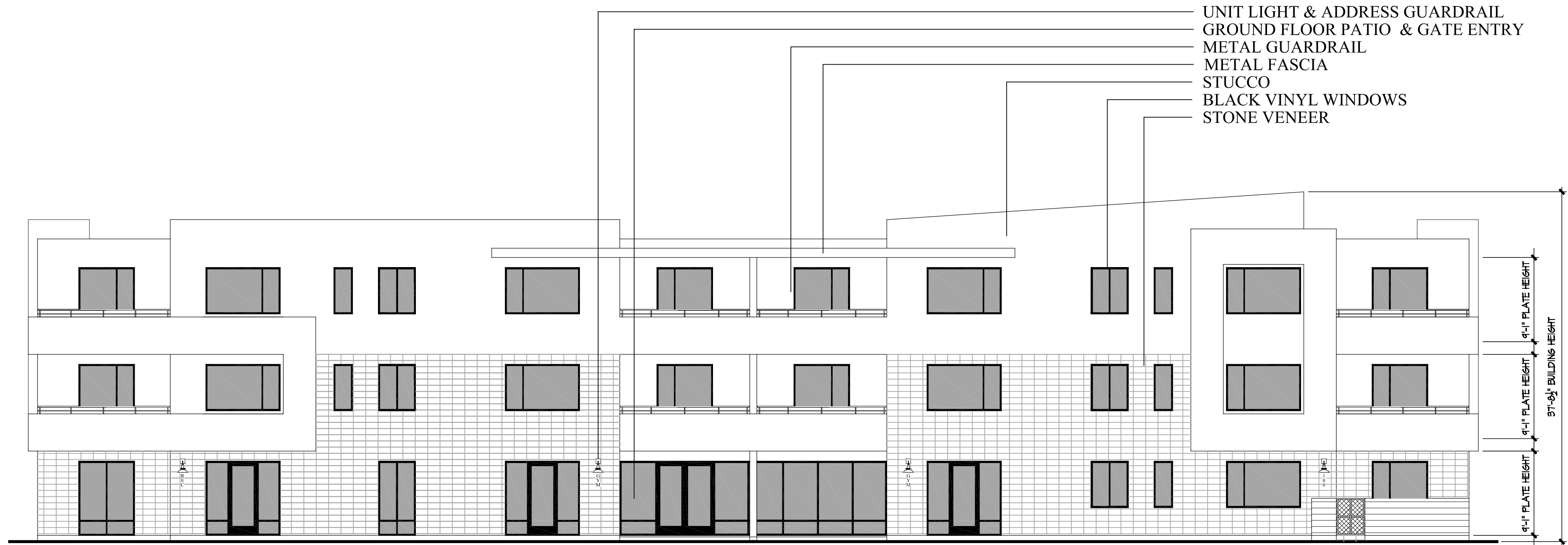
17-PLEX APARTMENT BUILDING
PETALUMA HILL ROAD, SANTA ROSA
McKellarMcGowan





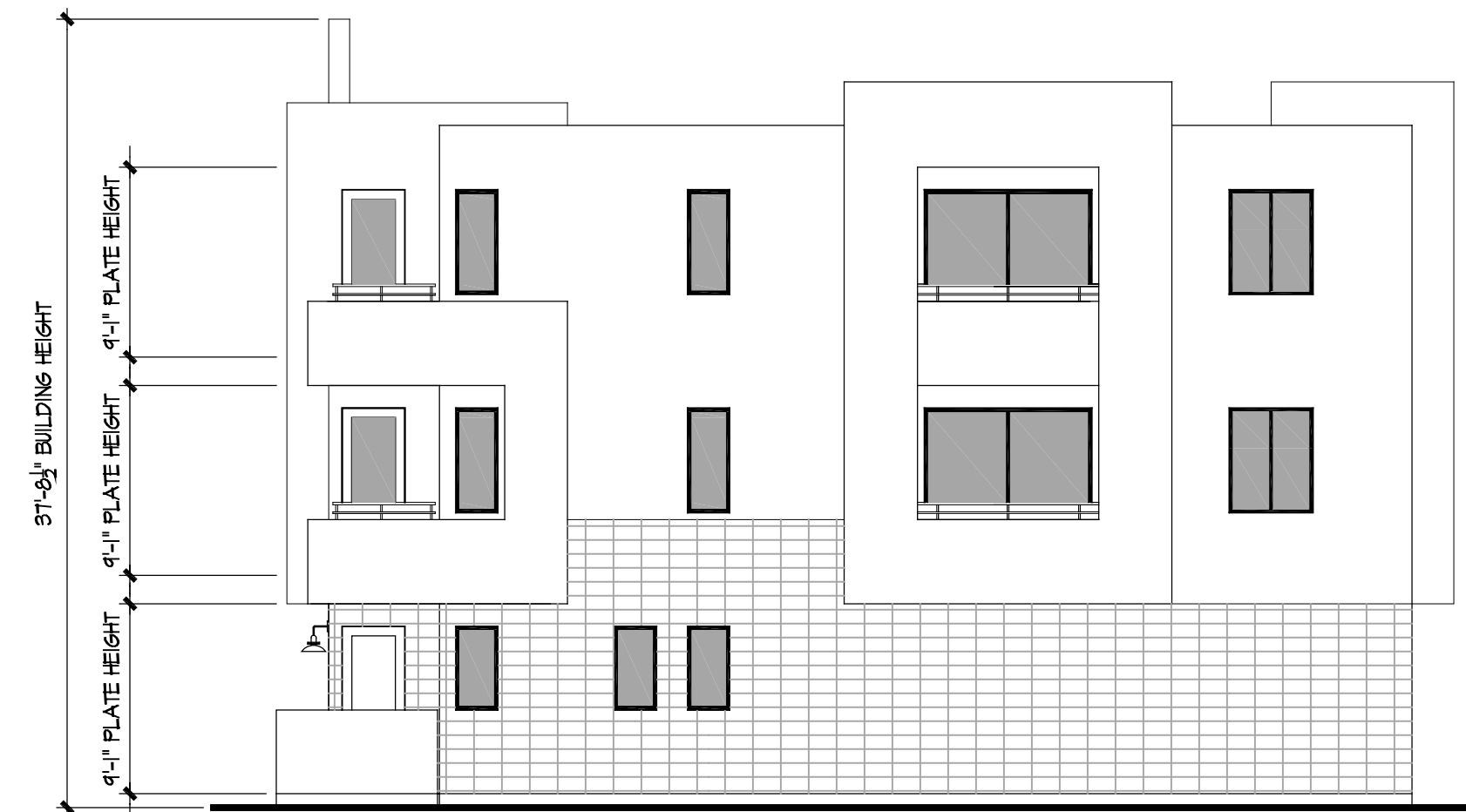
LEFT SIDE ELEVATION

1/8"=1'-0"



FRONT ELEVATION

1/8"=1'-0"



RIGHT SIDE ELEVATION

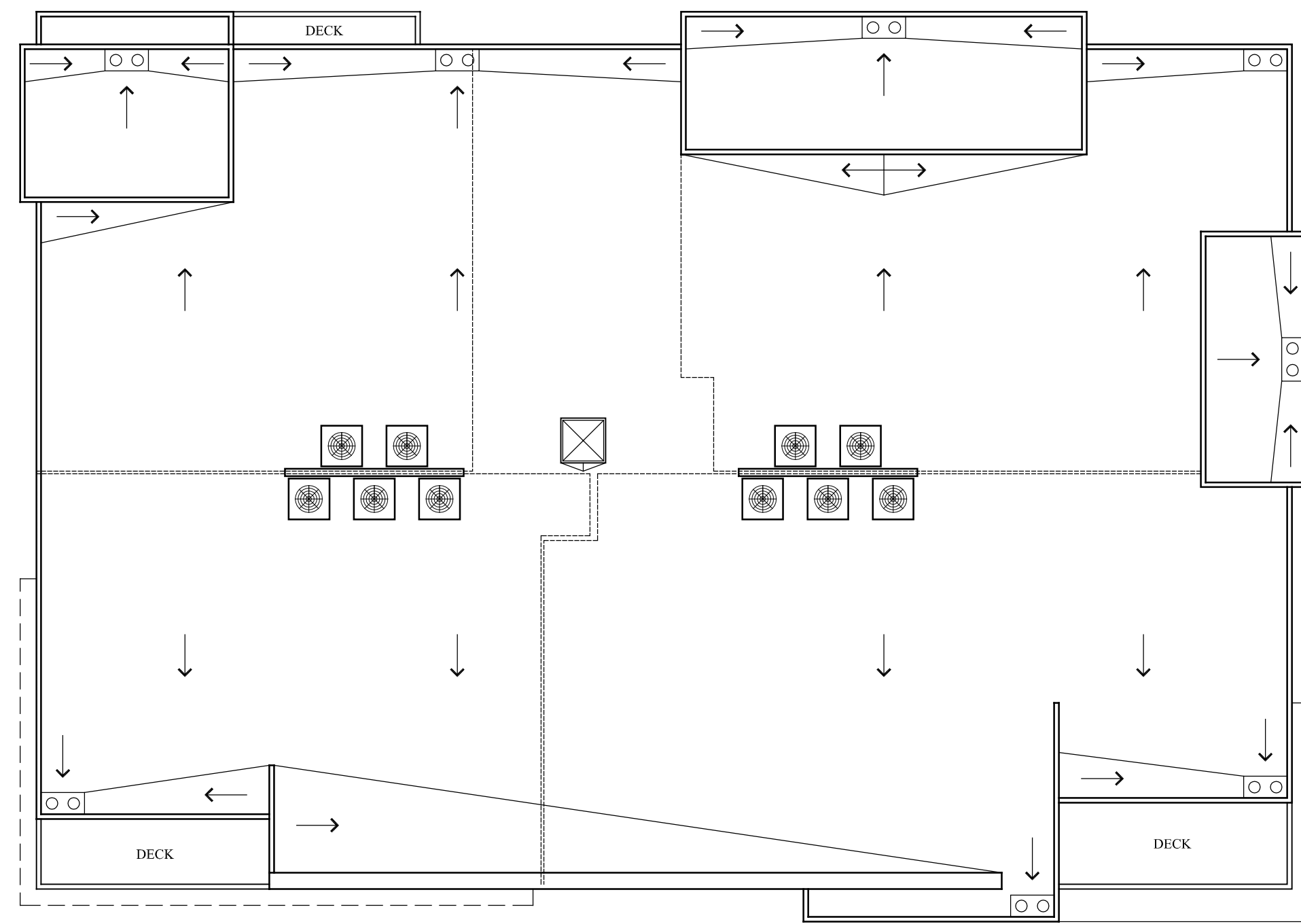
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REAR ELEVATION

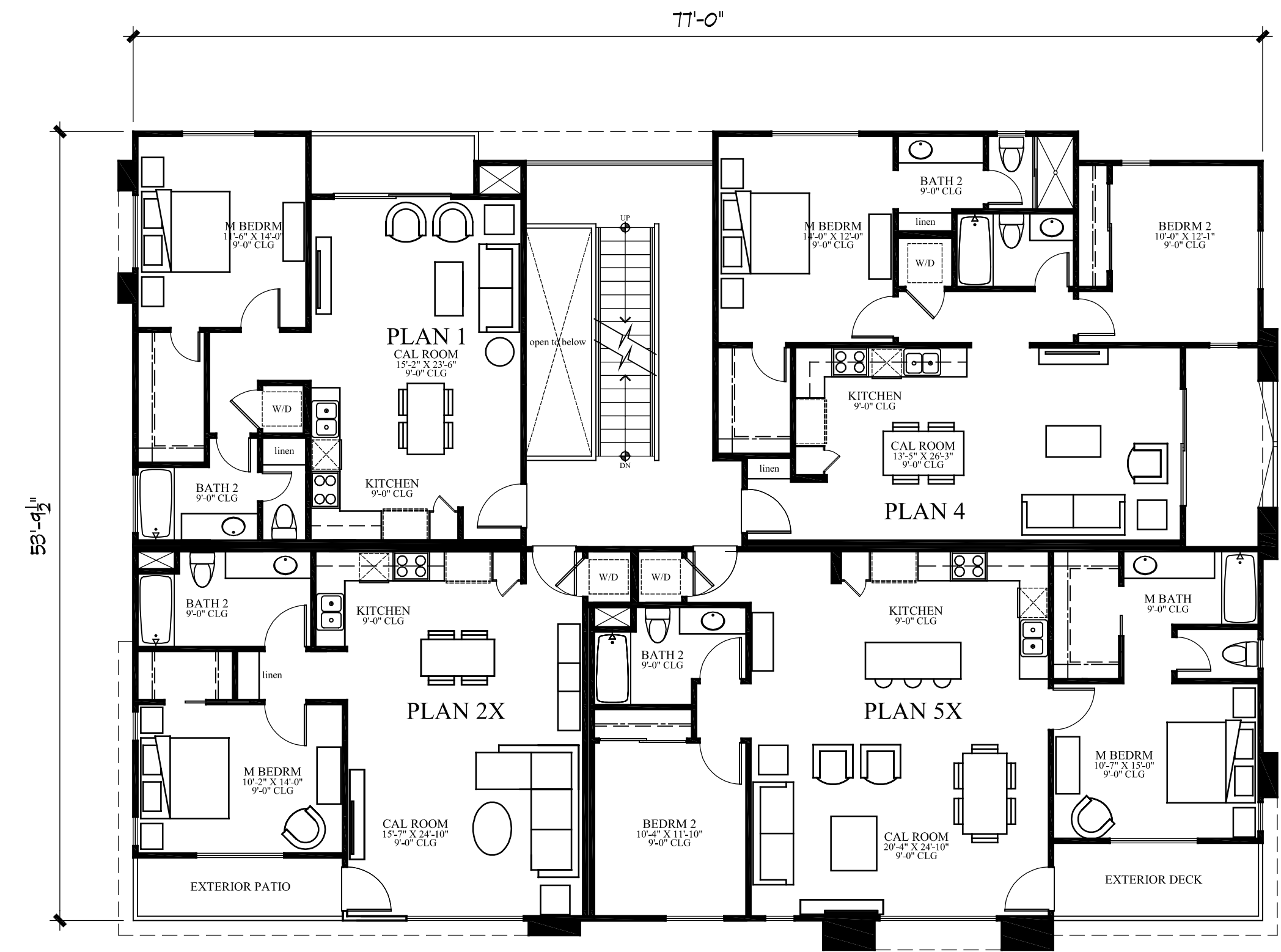
1/8"=1'-0"

17-PLEX APARTMENT BUILDING
 PETALUMA HILL ROAD, SANTA ROSA
 McKellarMcGowan



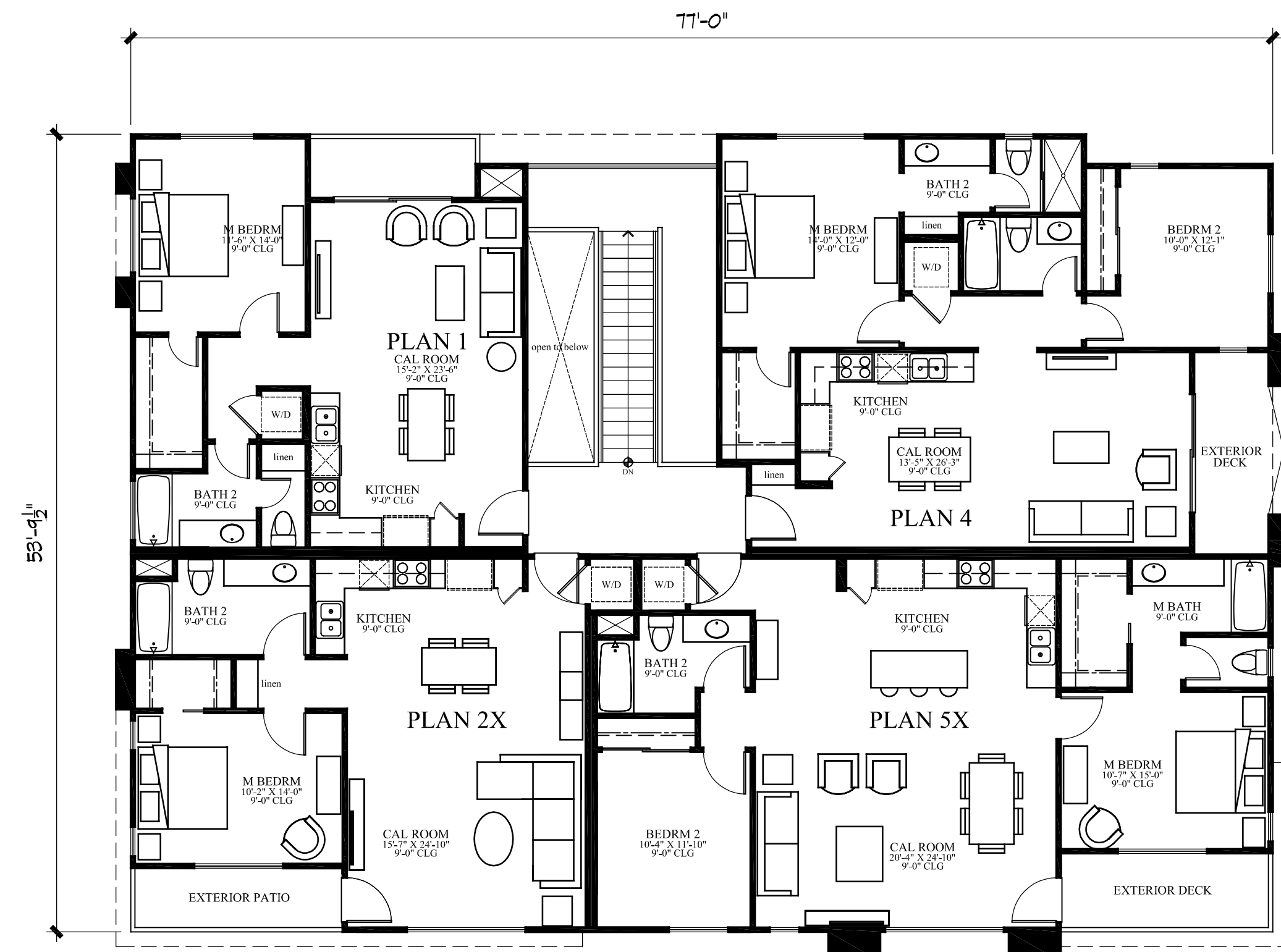
ROOF PLAN

1/8"=1'-0"



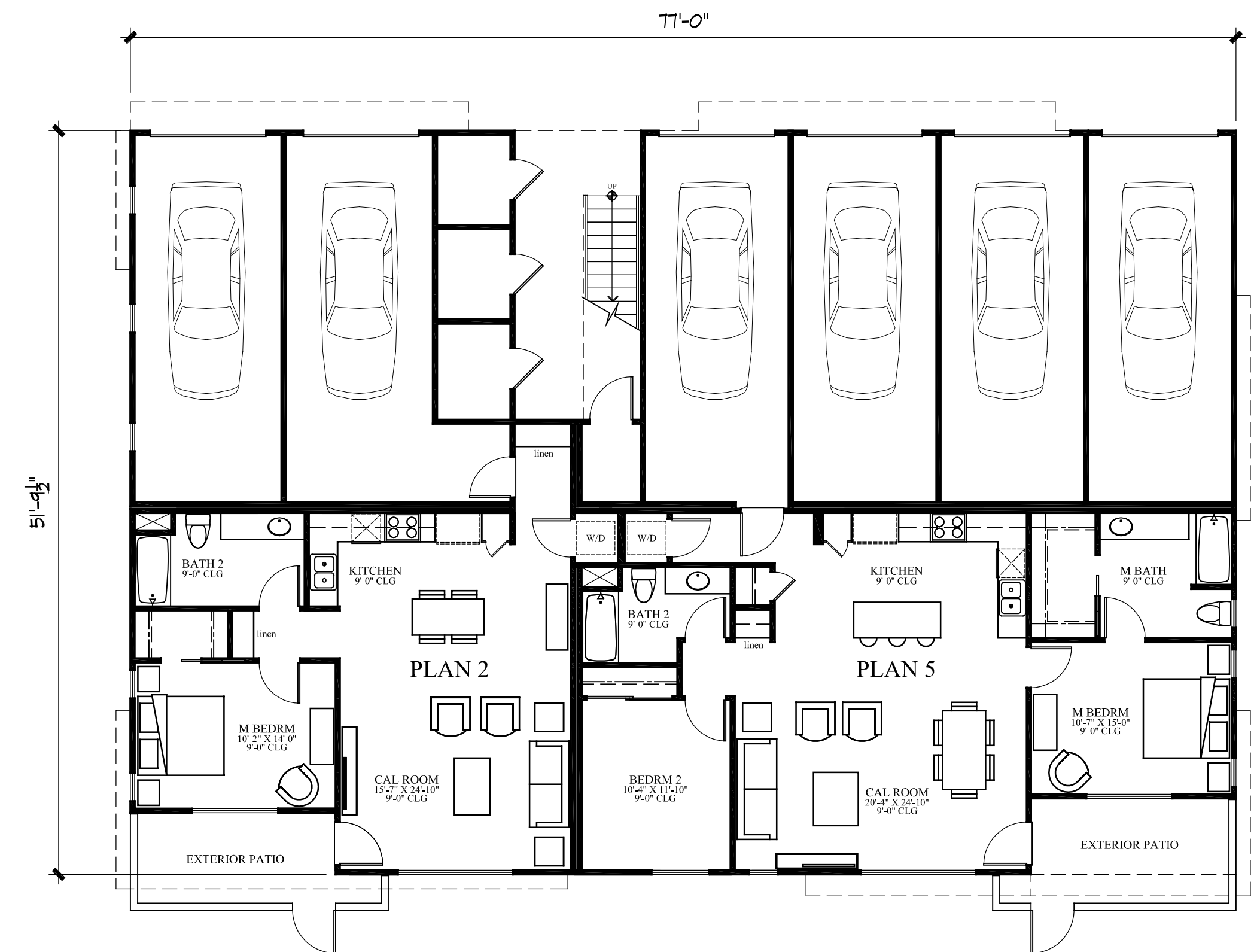
2ND BUILDING PLAN

1/8"=1'-0"



3RD FLOOR BUILDING PLAN

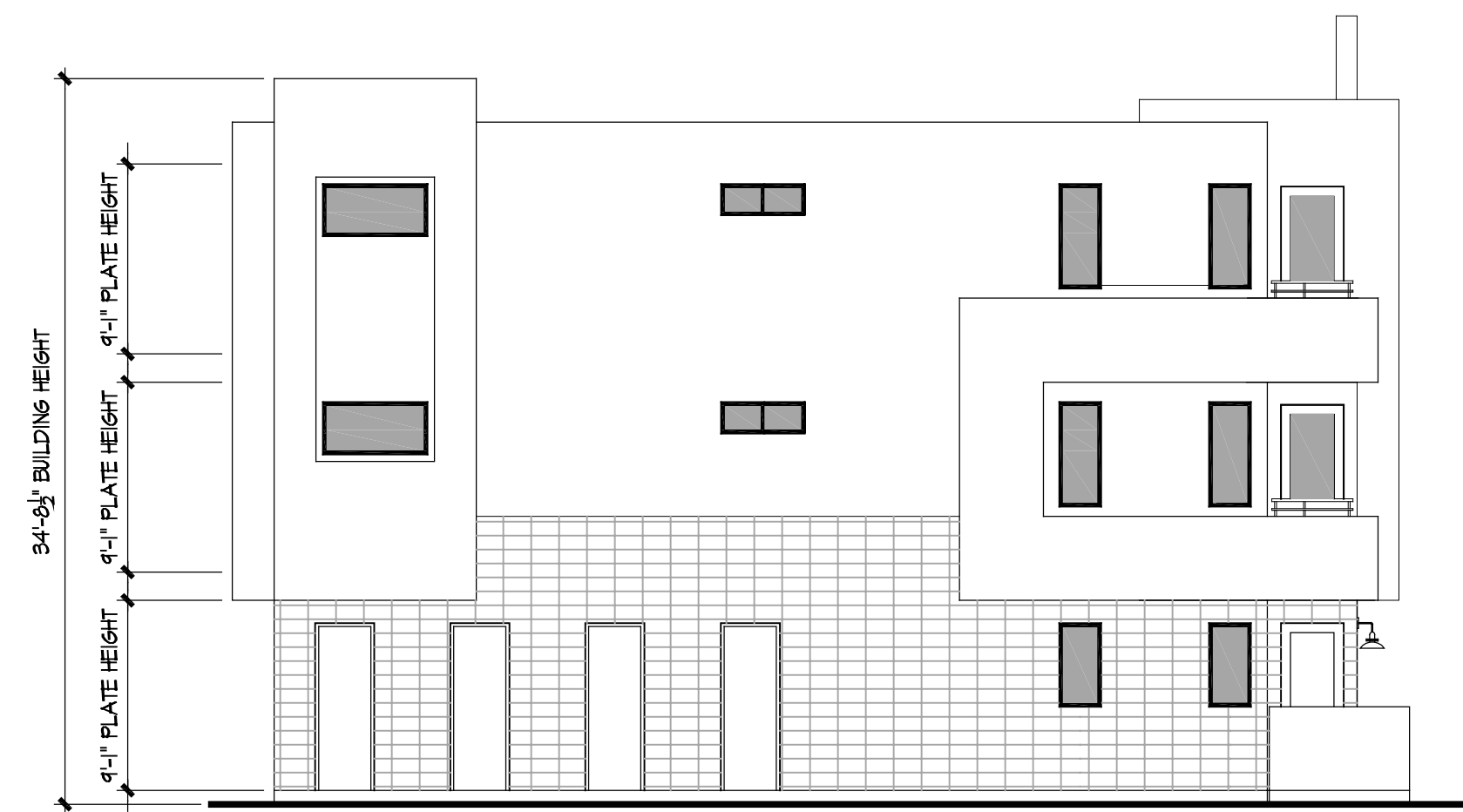
1/8"=1'-0"



1ST FLOOR BUILDING PLAN

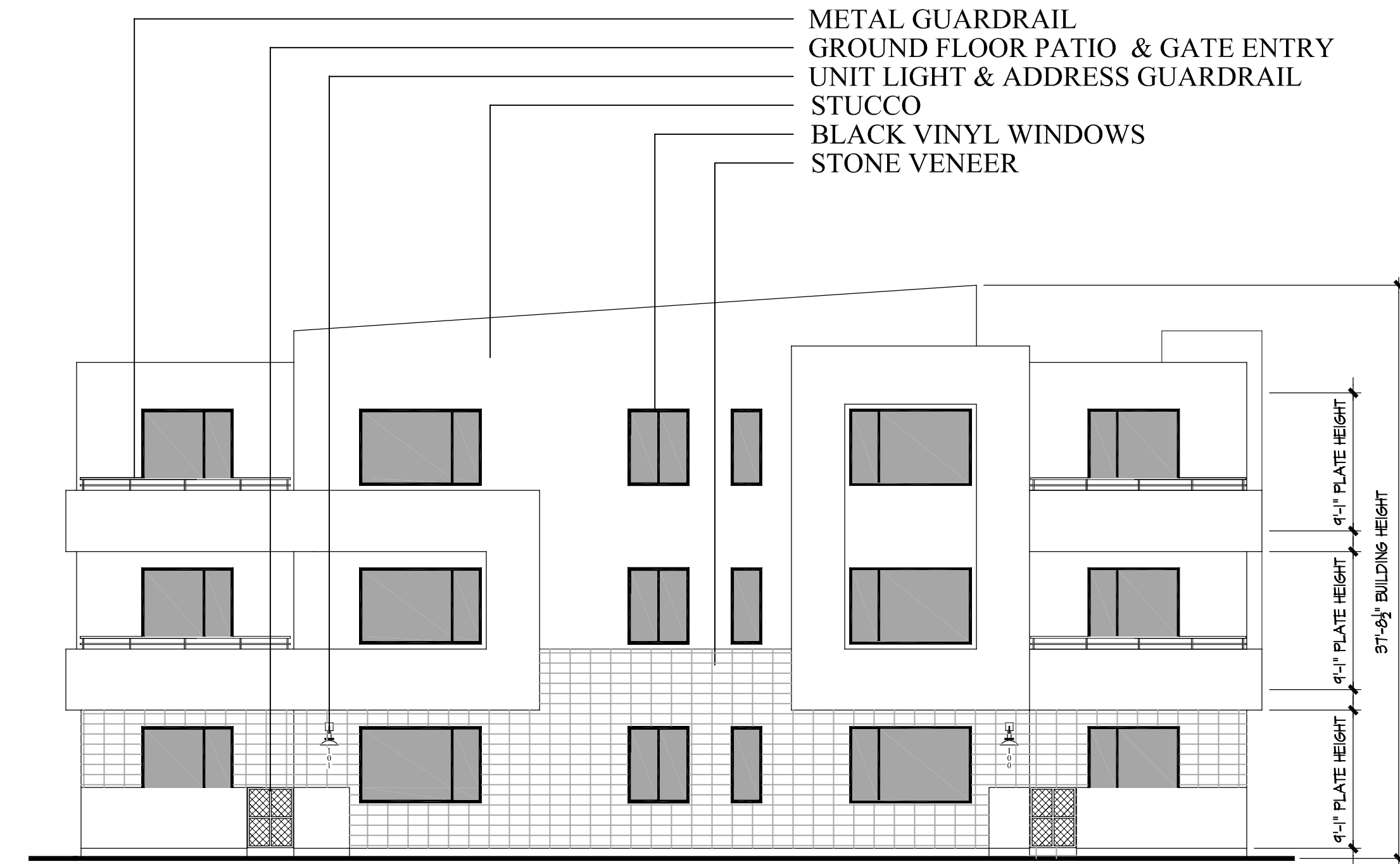
1/8"=1'-0"

10-PLEX APARTMENT BUILDING
 PETALUMA HILL ROAD, SANTA ROSA
 McKellarMcGowan



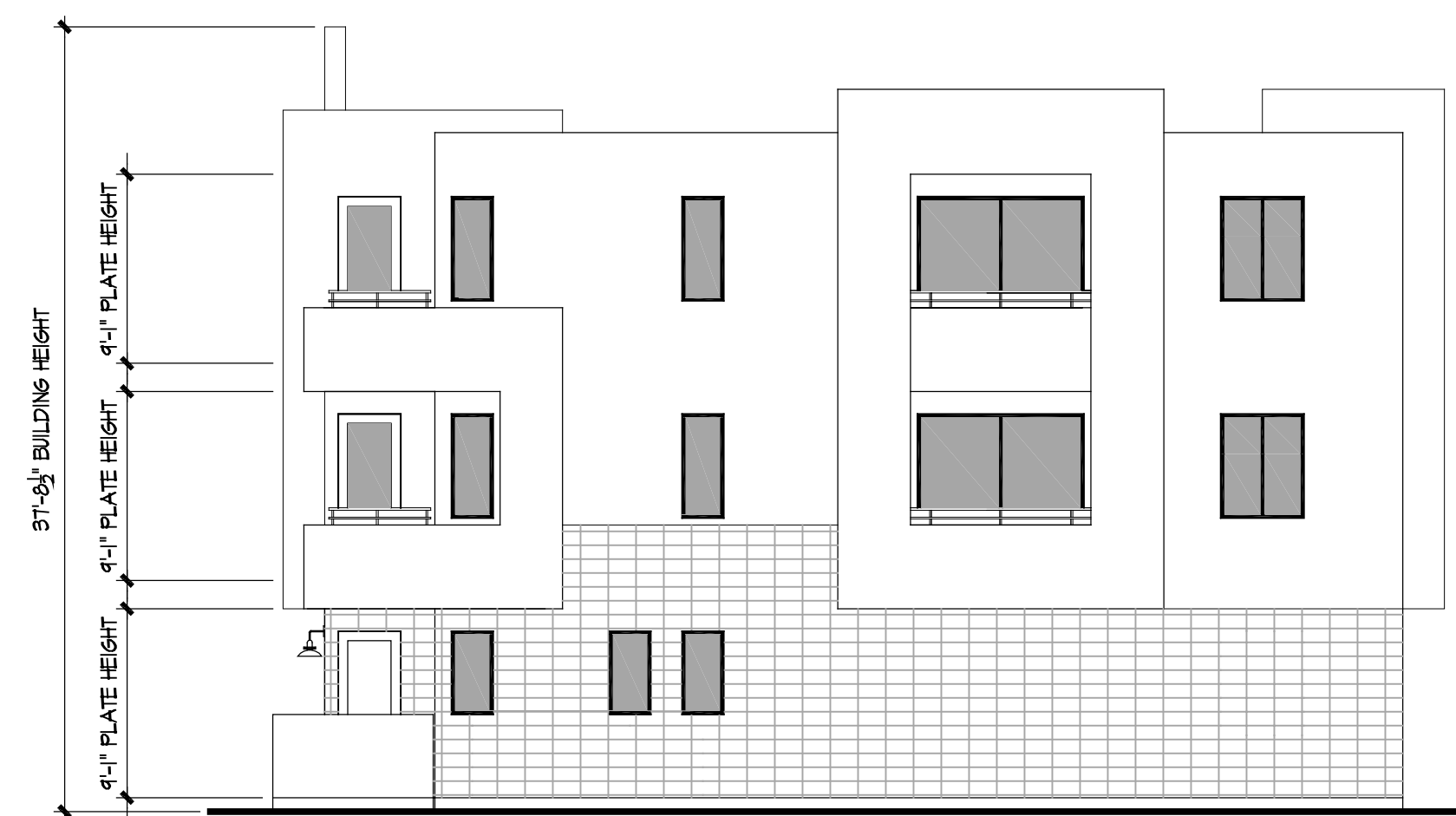
LEFT SIDE ELEVATION

1/8"=1'-0"



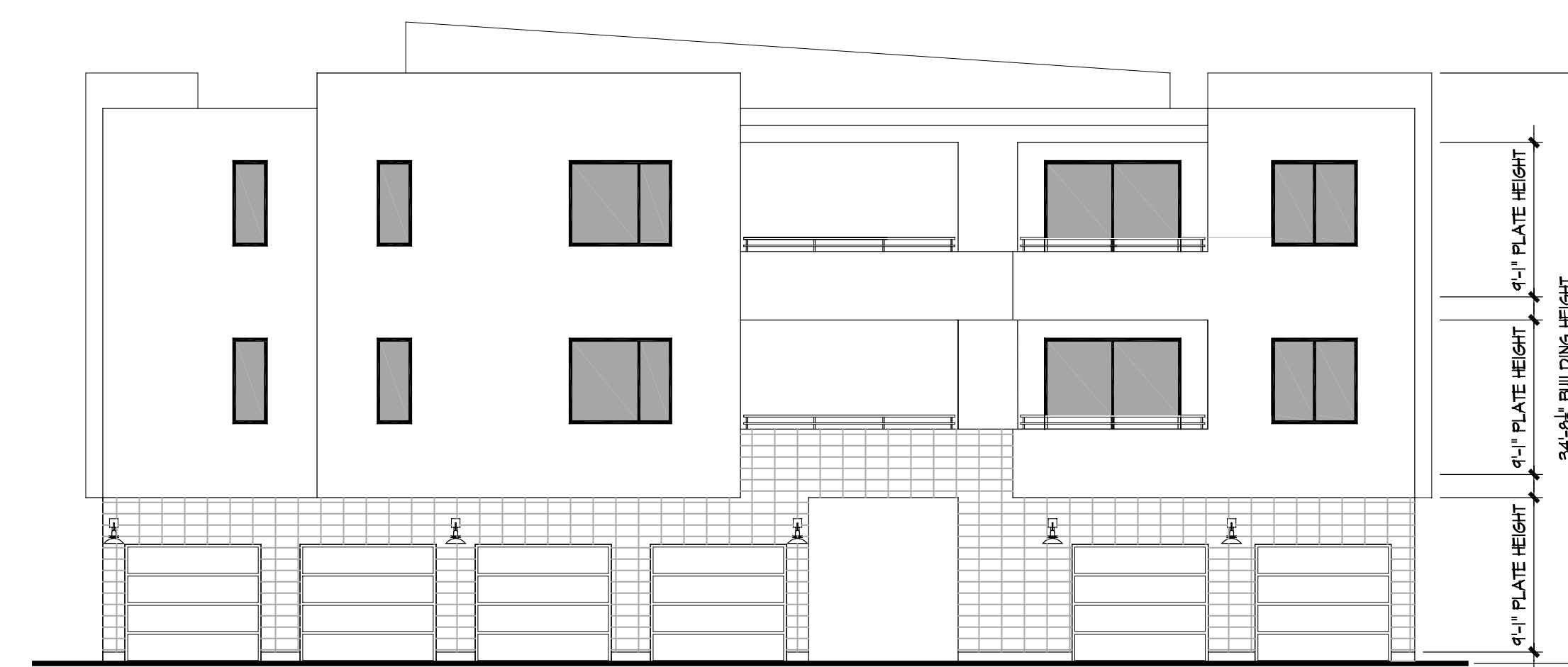
FRONT ELEVATION

1/8"=1'-0"



RIGHT SIDE ELEVATION

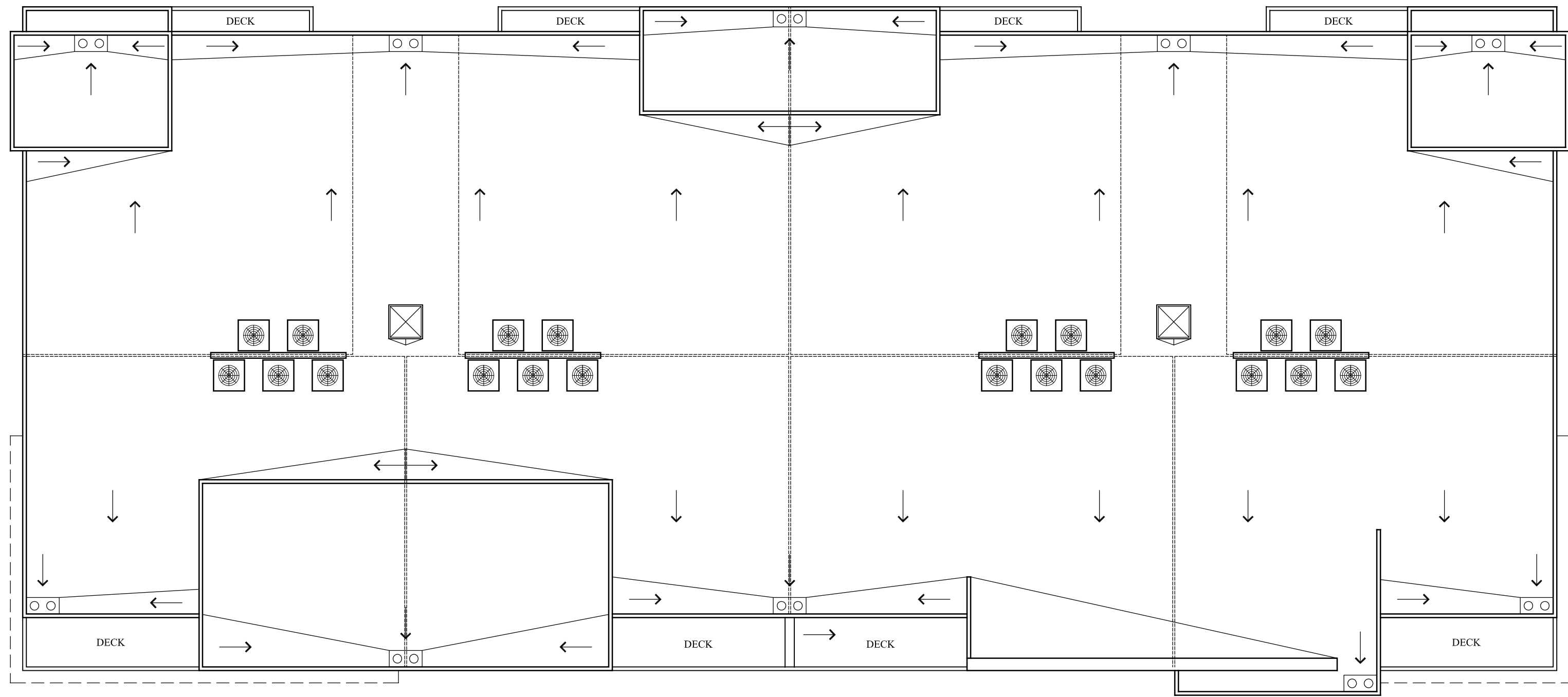
1/8"=1'-0"



REAR ELEVATION

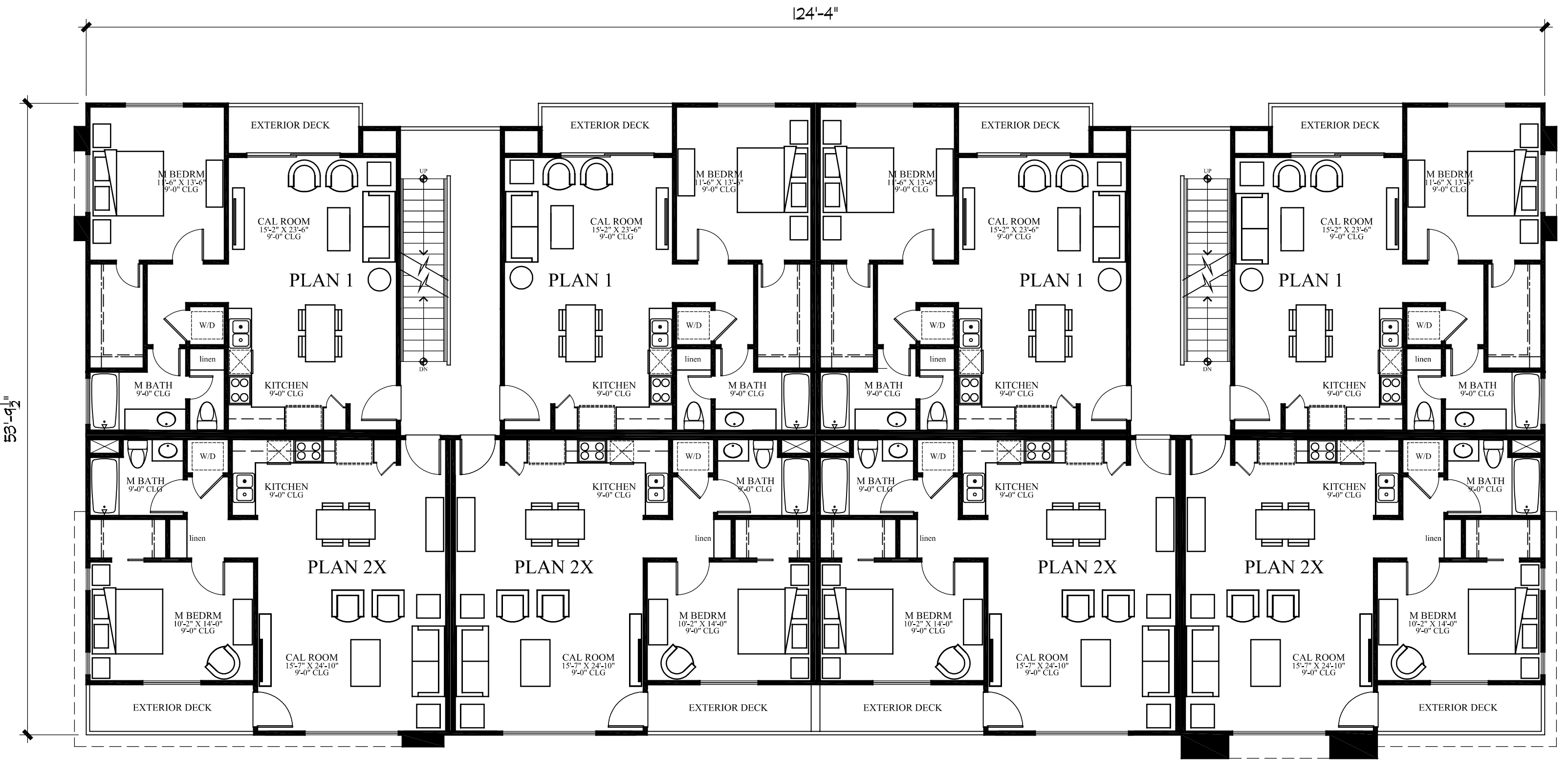
1/8"=1'-0"

10-PLEX APARTMENT BUILDING
PETALUMA HILL ROAD, SANTA ROSA
 McKellarMcGowan



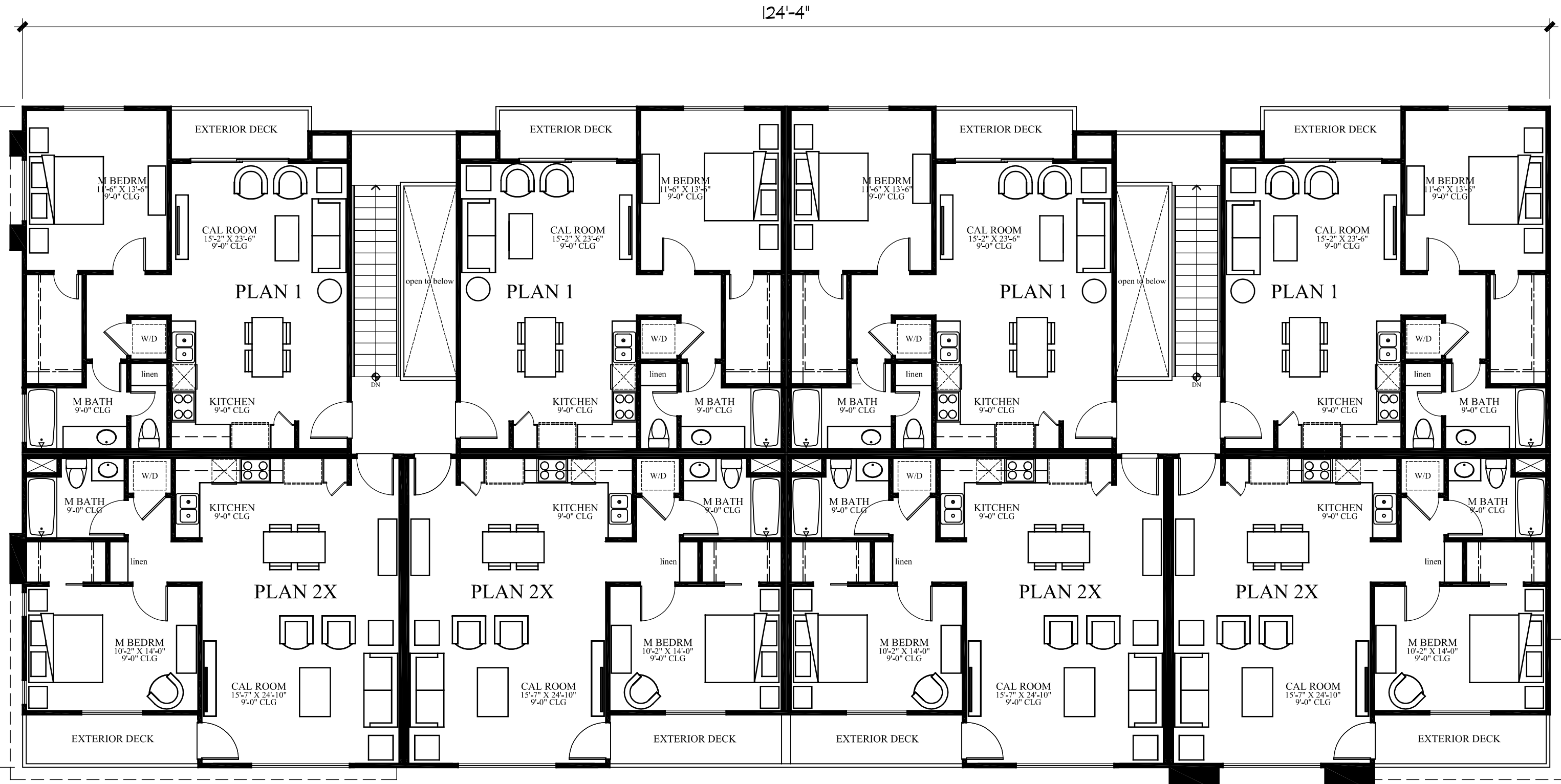
ROOF PLAN

1/8"=1'-0"



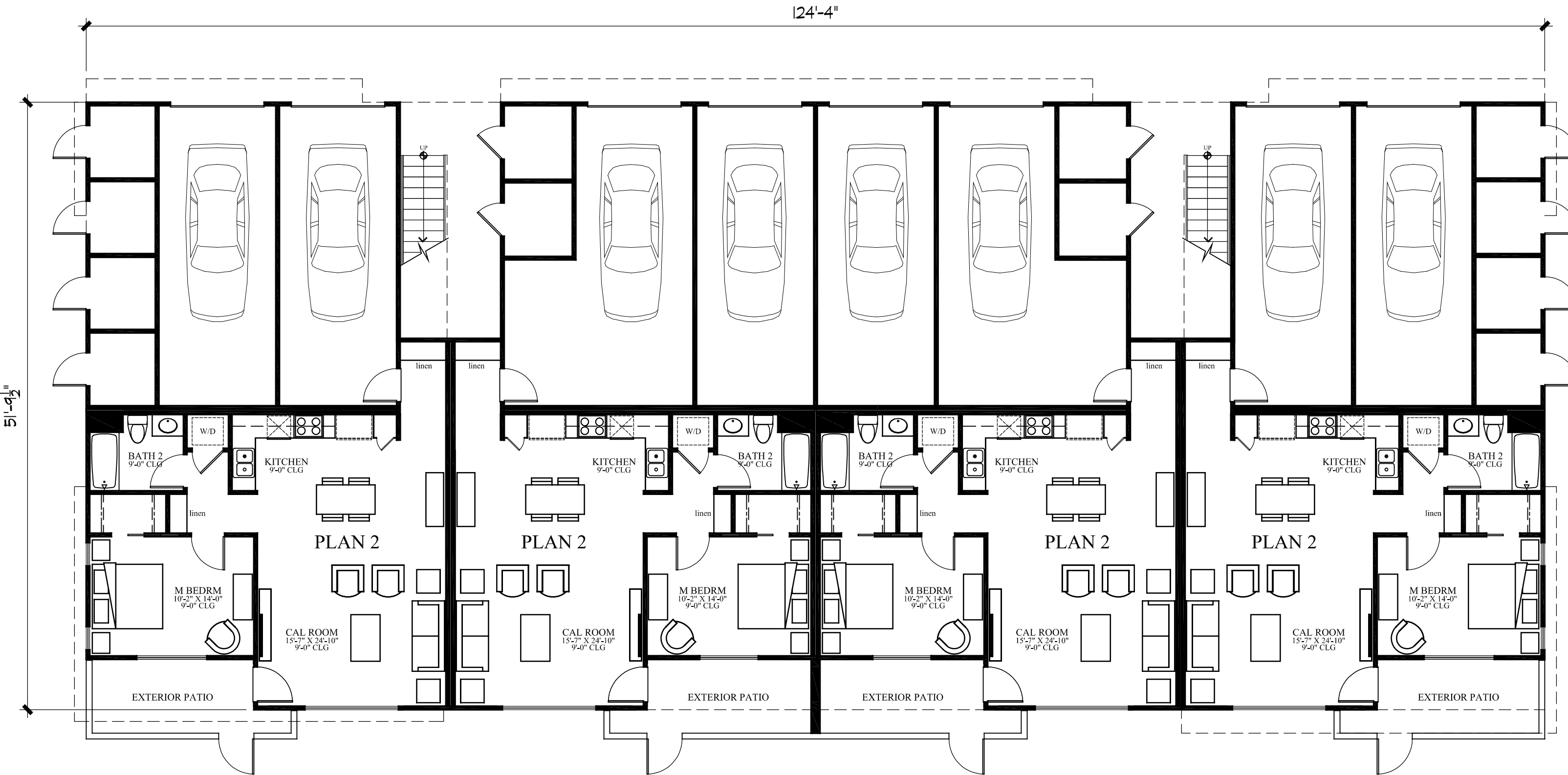
2ND BUILDING PLAN

1/8"=1'-0"



3RD FLOOR BUILDING PLAN

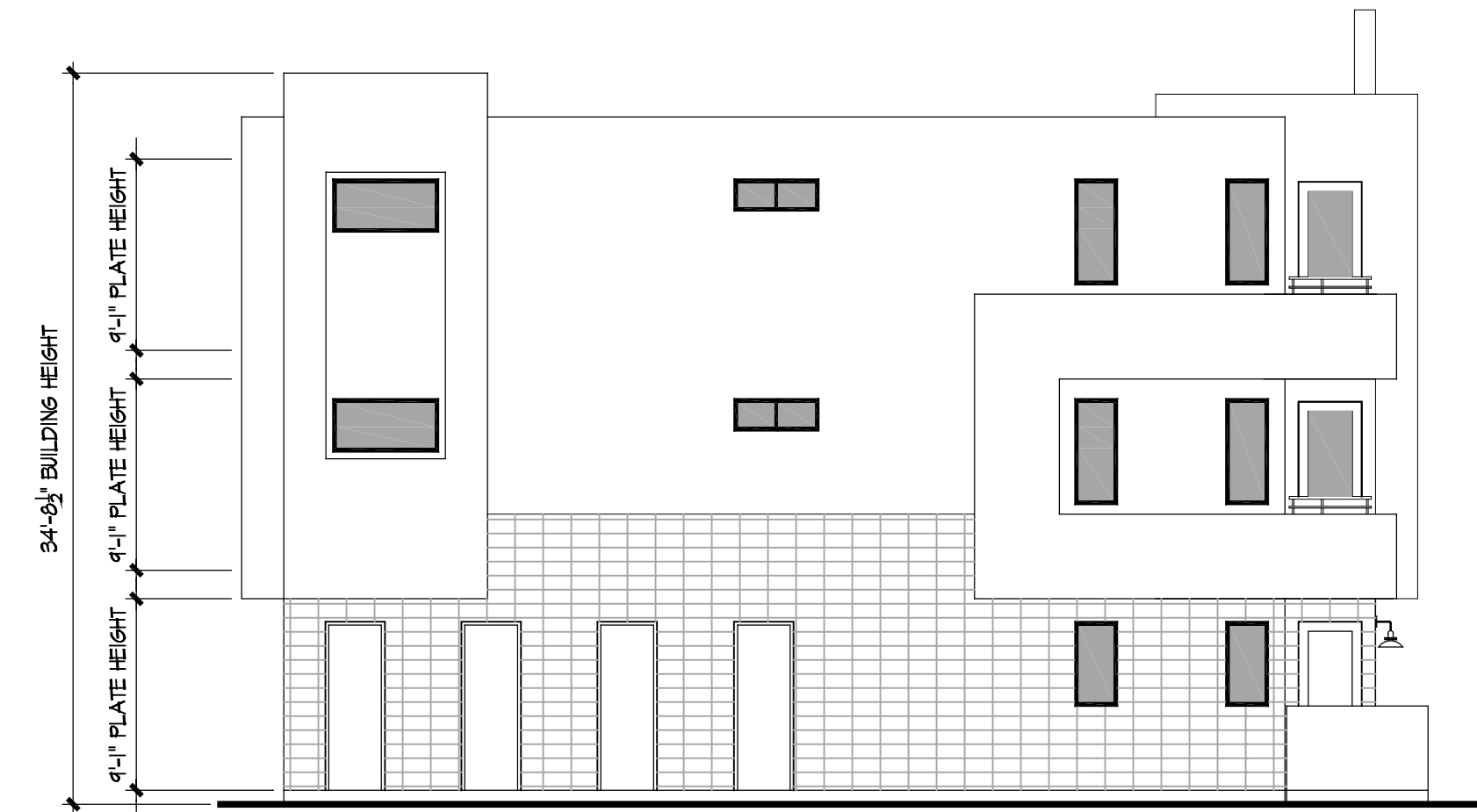
1/8"=1'-0"



1ST FLOOR BUILDING PLAN

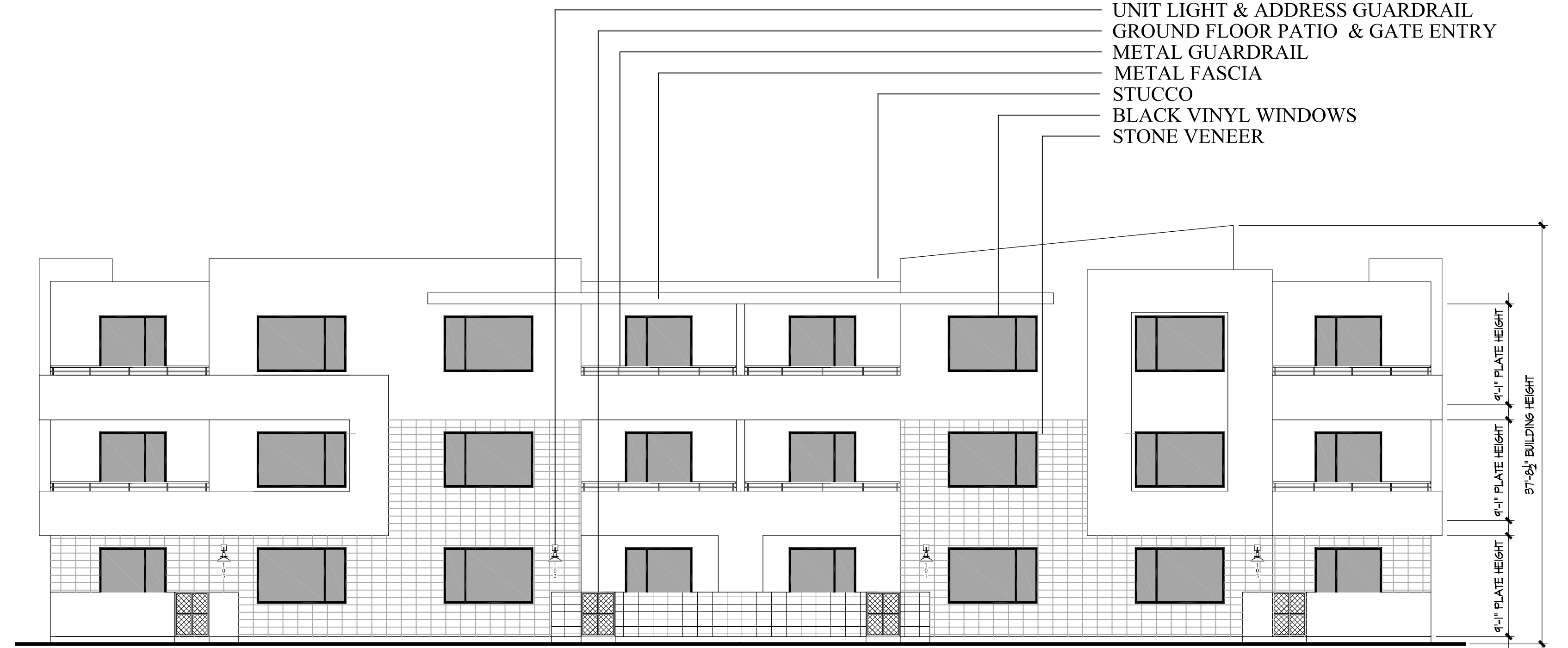
1/8"=1'-0"

ALT 20-PLEX APARTMENT BUILDING
 PETALUMA HILL ROAD, SANTA ROSA
 McKellarMcGowan



LEFT SIDE ELEVATION

1/8"=1'-0"



FRONT ELEVATION

1/8"=1'-0"



RIGHT SIDE ELEVATION

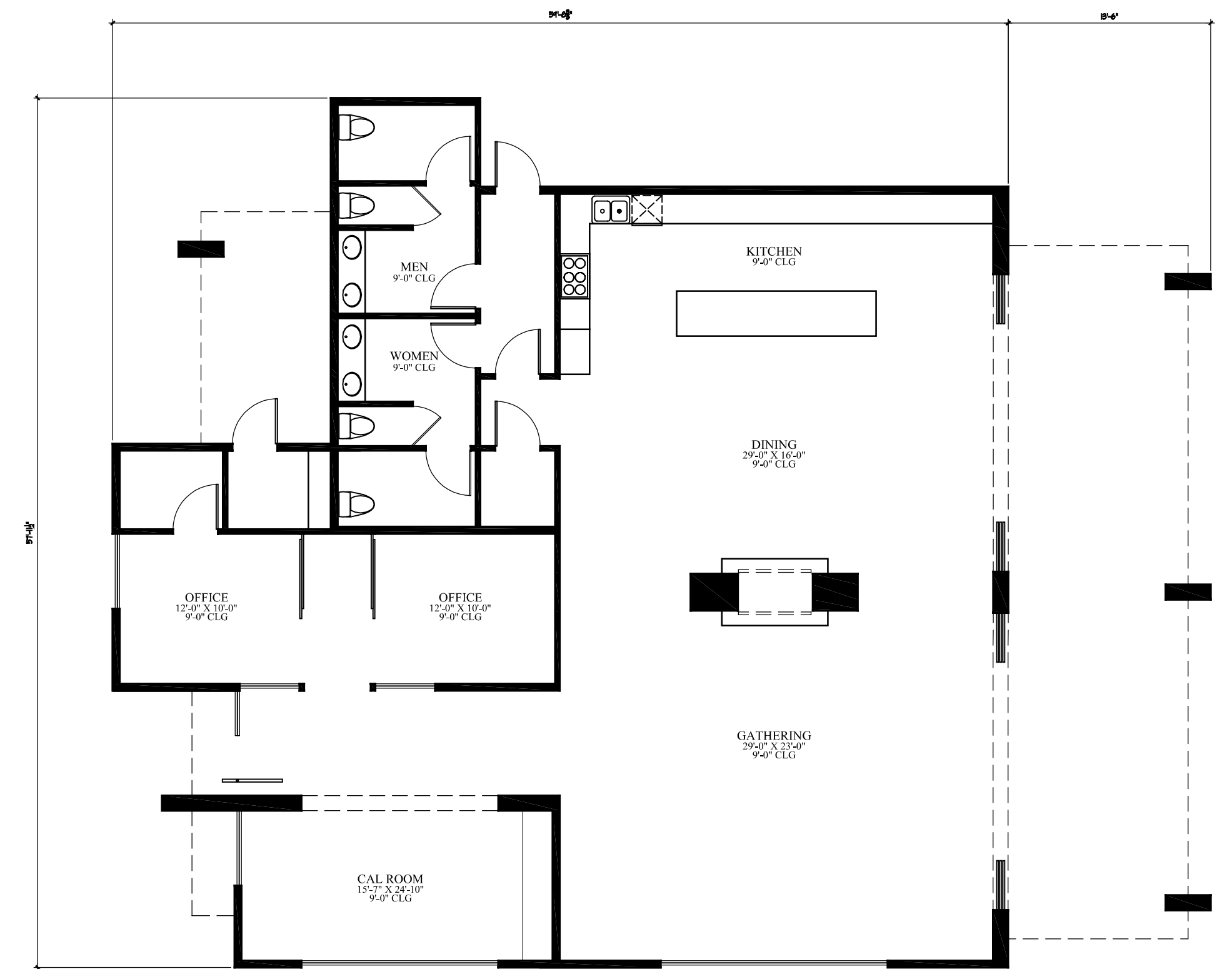
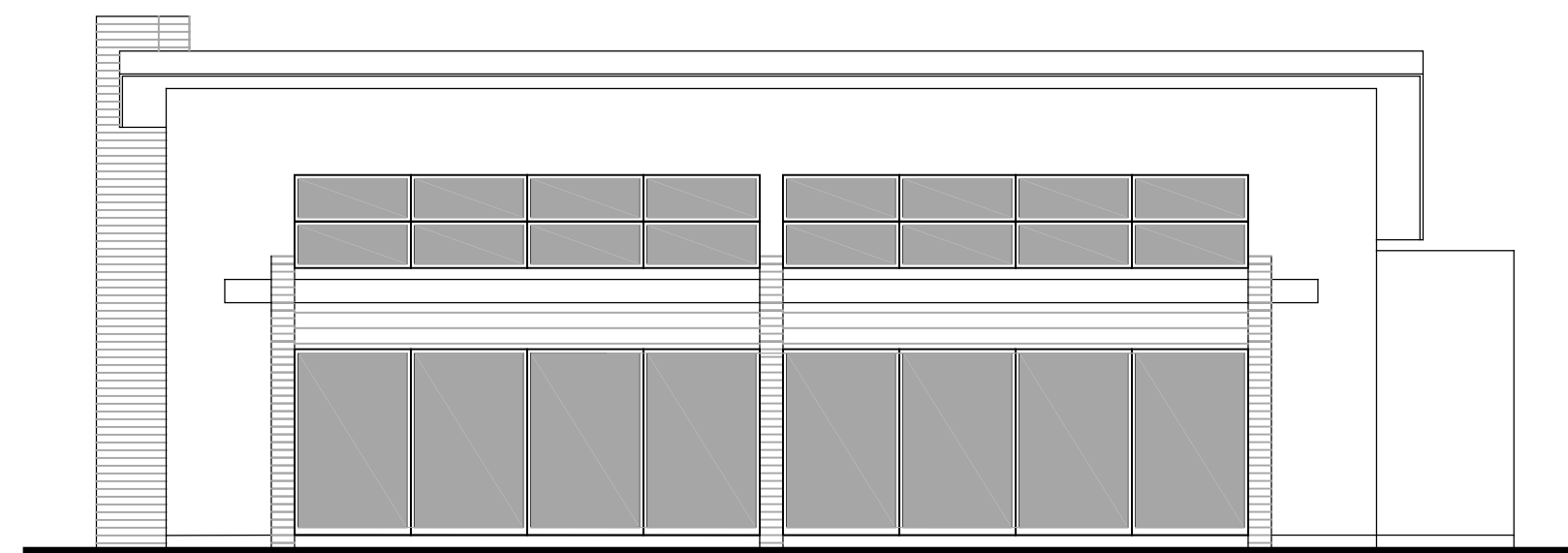
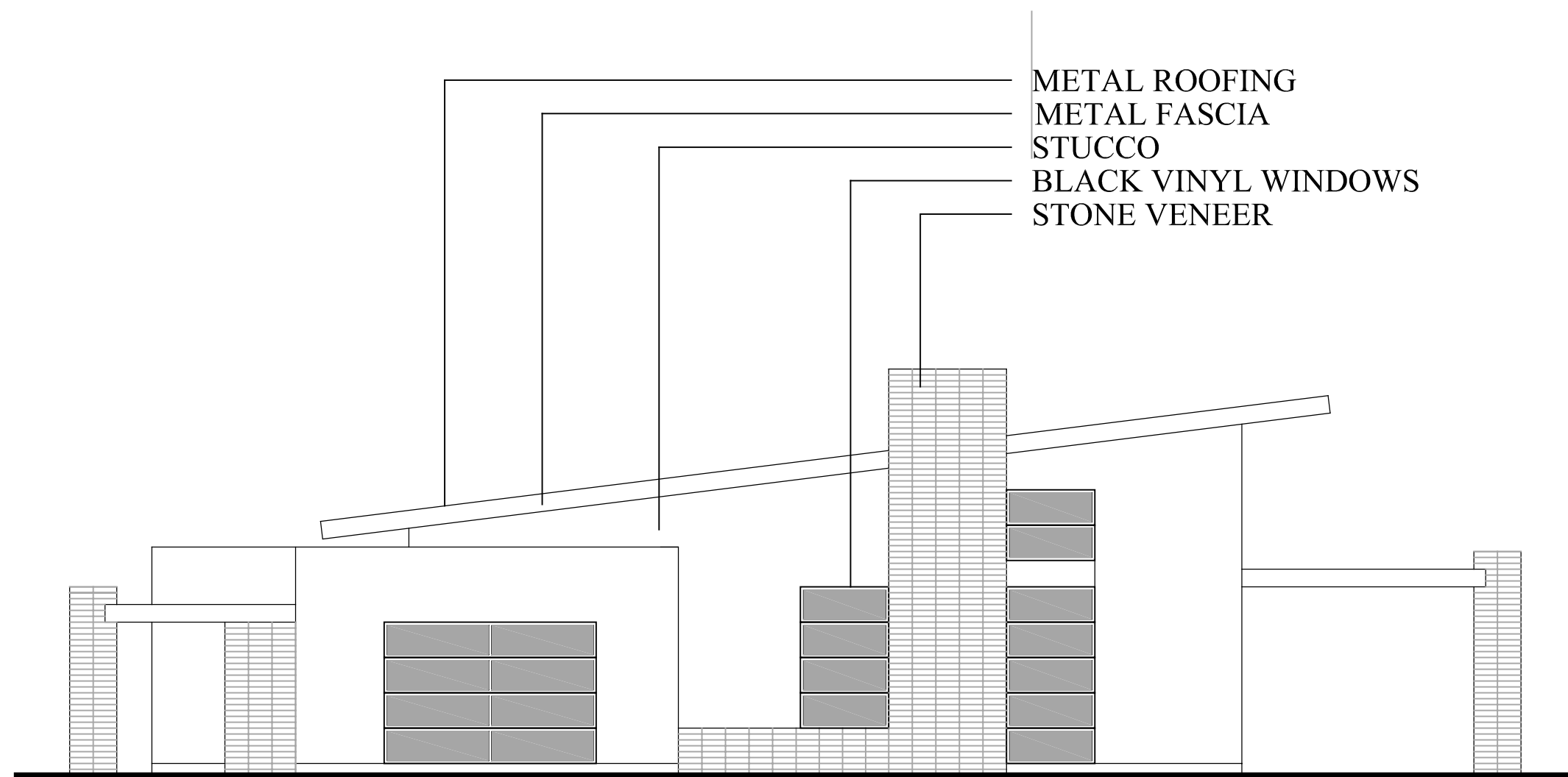
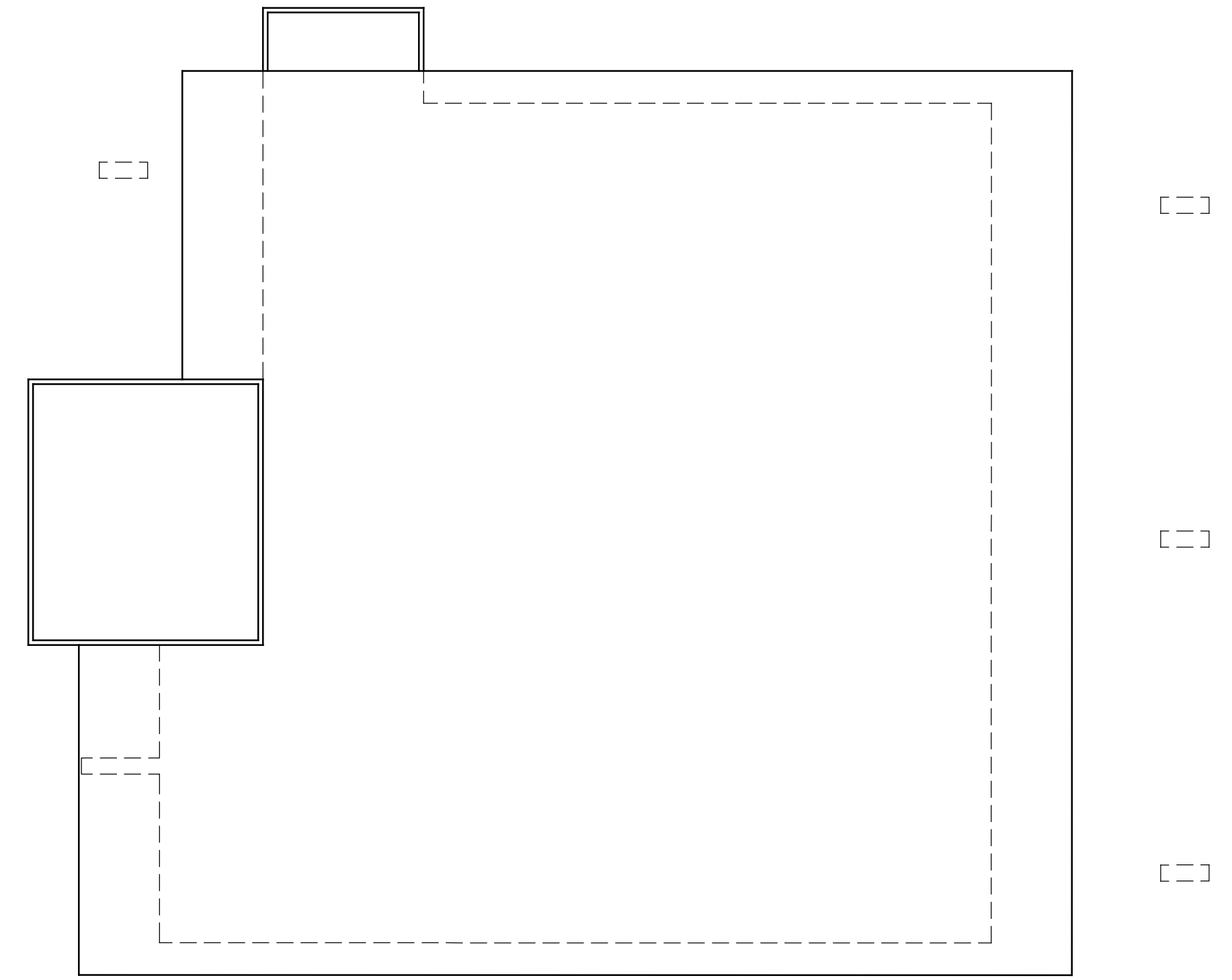
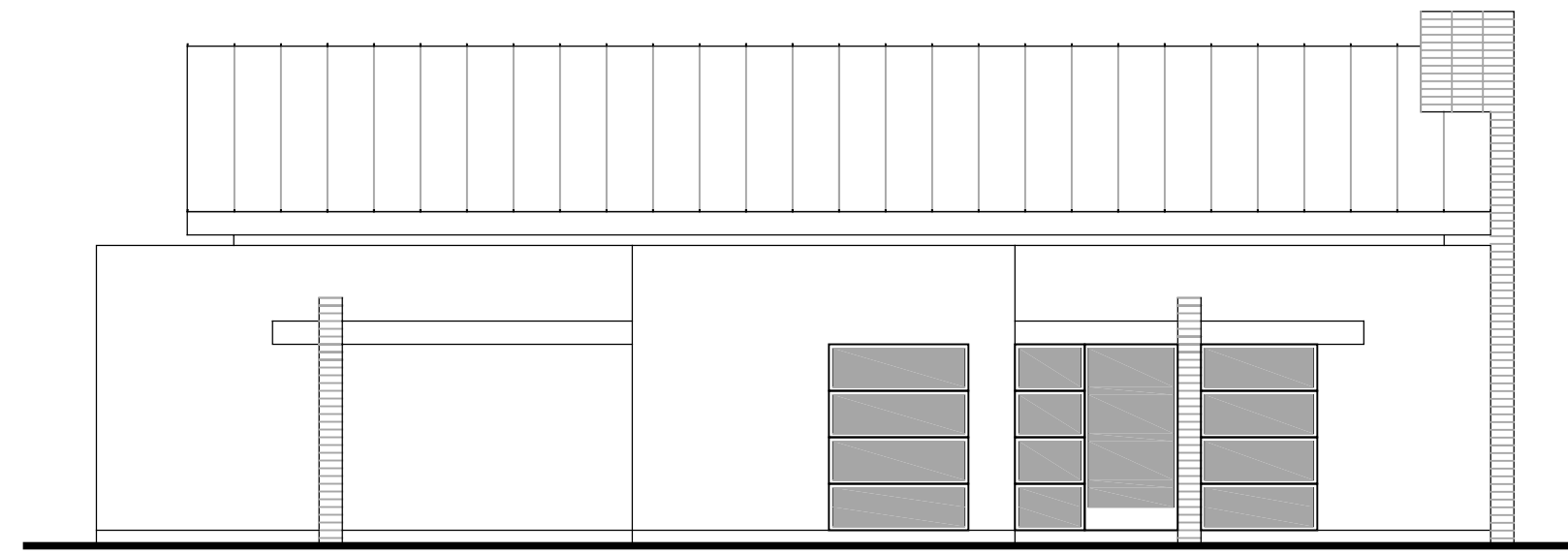
1/8"=1'-0"



REAR ELEVATION

1/8"=1'-0"

ALT 20-PLEX APARTMENT BUILDING
PETALUMA HILL ROAD, SANTA ROSA
 McKellarMcGowan



RECREATION BUILDING
PETALUMA HILL ROAD, SANTA ROSA
 McKellarMcGowan



LEFT SIDE ELEVATION
1/8"=1'-0"

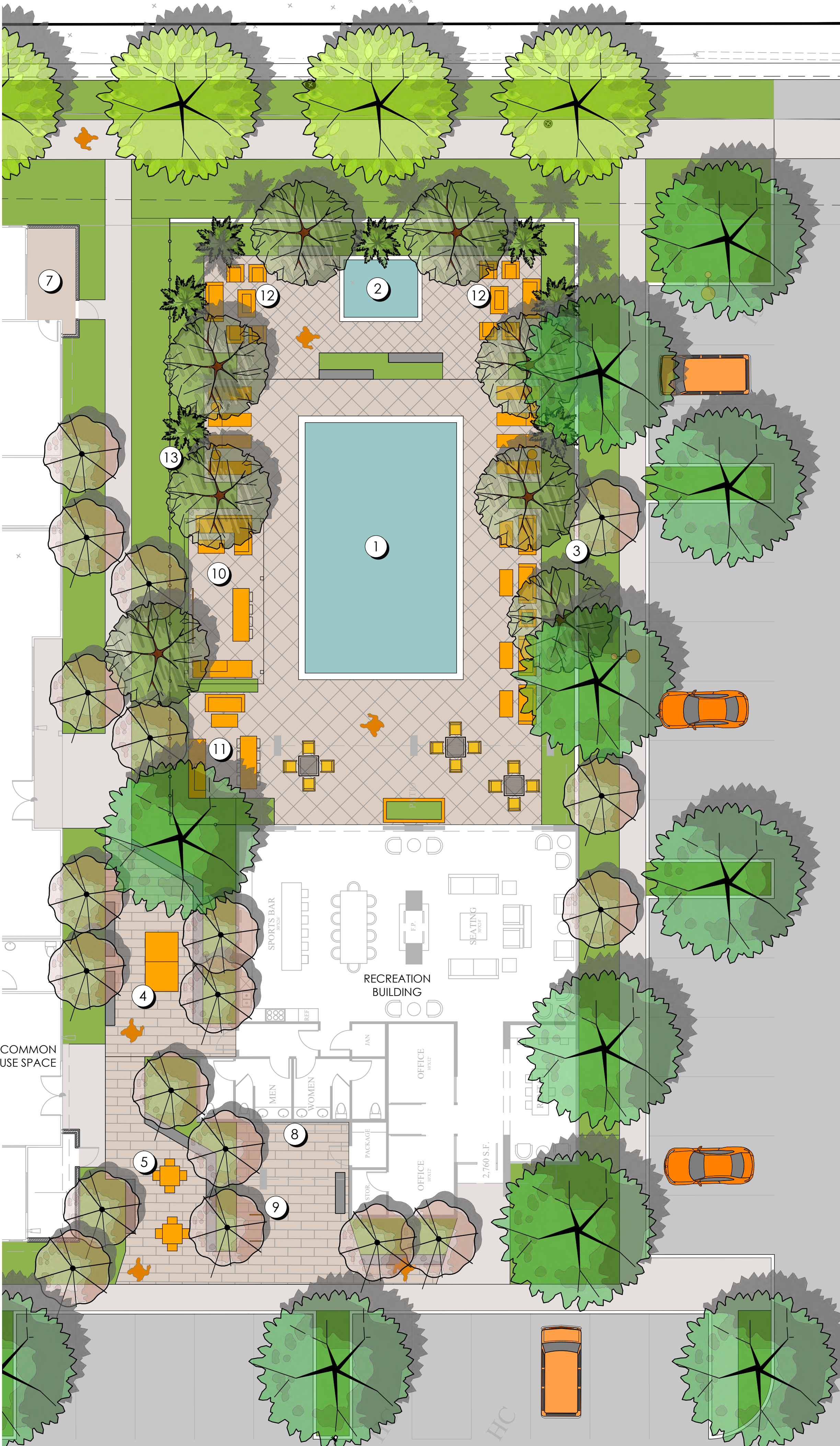
FRONT ELEVATION
1/8"=1'-0"



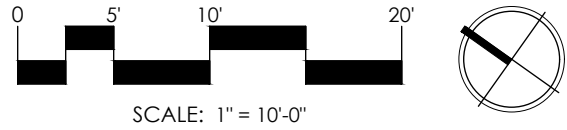
RIGHT SIDE ELEVATION
1/8"=1'-0"

REAR ELEVATION
1/8"=1'-0"

ALT 20-PLEX APARTMENT BUILDING
PETALUMA HILL ROAD, SANTA ROSA
McKellarMcGowan

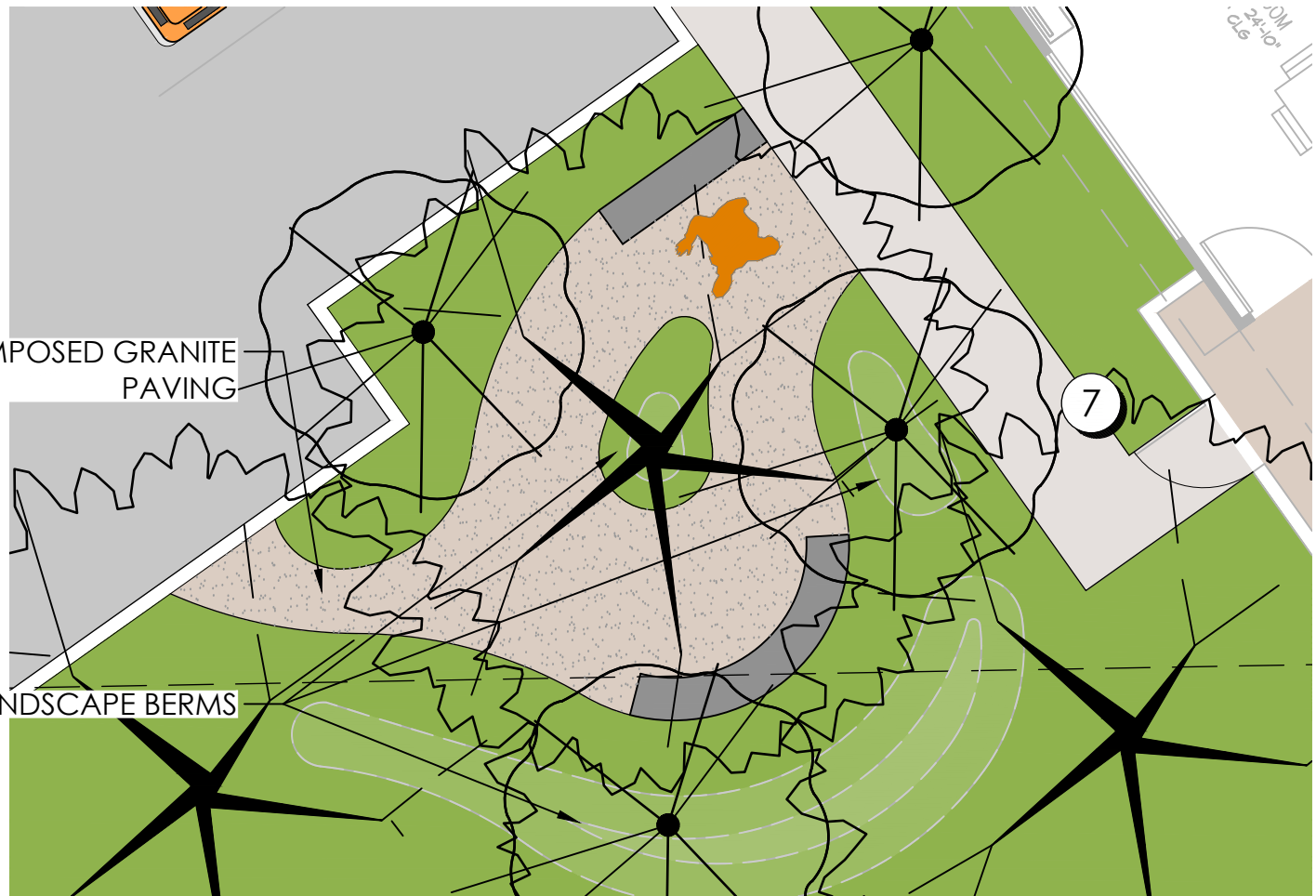


POOL AND TEEN AREA ENLARGEMENT

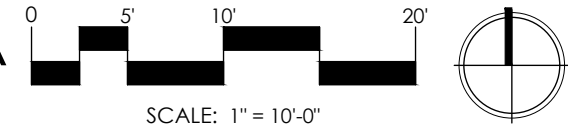


SITE CONCEPT LEGEND

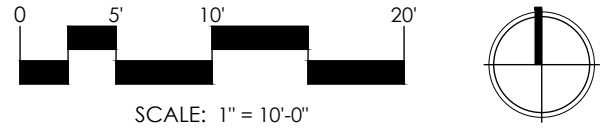
- Asphalt Paving at Road
- Concrete Paving
- Speciality Concrete Paving at Pool Area
- Permeable Paving
- Site Planting
- New Street Tree
- New Shade Tree
- New Pool Area Trees
- New Accent Tree
- Play Area Surfacing
- 4'-0" High Decorative Fence at Play Area
- Outdoor Ping Pong Table
- Poolside Furniture
- Concrete Seating Pebbles
- Natural Stone Boulders at Play Area
- Concrete Seat Walls
- 6'-0" High Perimeter Fence
- Pole Lights



PET RELIEF AND SITTING AREA



PLAY AREA



SITE PLAN CALLOUTS

- 1 Pool Area
- 2 Spa Area
- 3 6'-0" Stucco Wall at Pool Area; Color T.B.D.
- 4 Teen Area with Outdoor Ping Pong Table and Seating
- 5 Teen Area with Outdoor Game Tables and Seating
- 6 Play Area with Boulders, Pebble Seating, Rubber Surfacing and Sensory Planting
- 7 Private Patio Area, typical
- 8 Mail Pick-up
- 9 Bike Parking
- 10 Covered Outdoor Kitchen and TV Lounge Area
- 11 Outdoor Kitchen and Lounge Area
- 12 Lounge Area with Outdoor Fire Place
- 13 6'-0" High Transparant Decorative Fence at Pool

QUADRIGA
 landscape architecture and planning, inc.
 SACRAMENTO | SANTA ROSA
 707.546.3561 | www.quadriga-inc.com

June 5, 2020

Petaluma Hill Road
 Santa Rosa, CA

Site Plan - Enlargements