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38 DEGREES NORTH

SANTA ROSA, CA

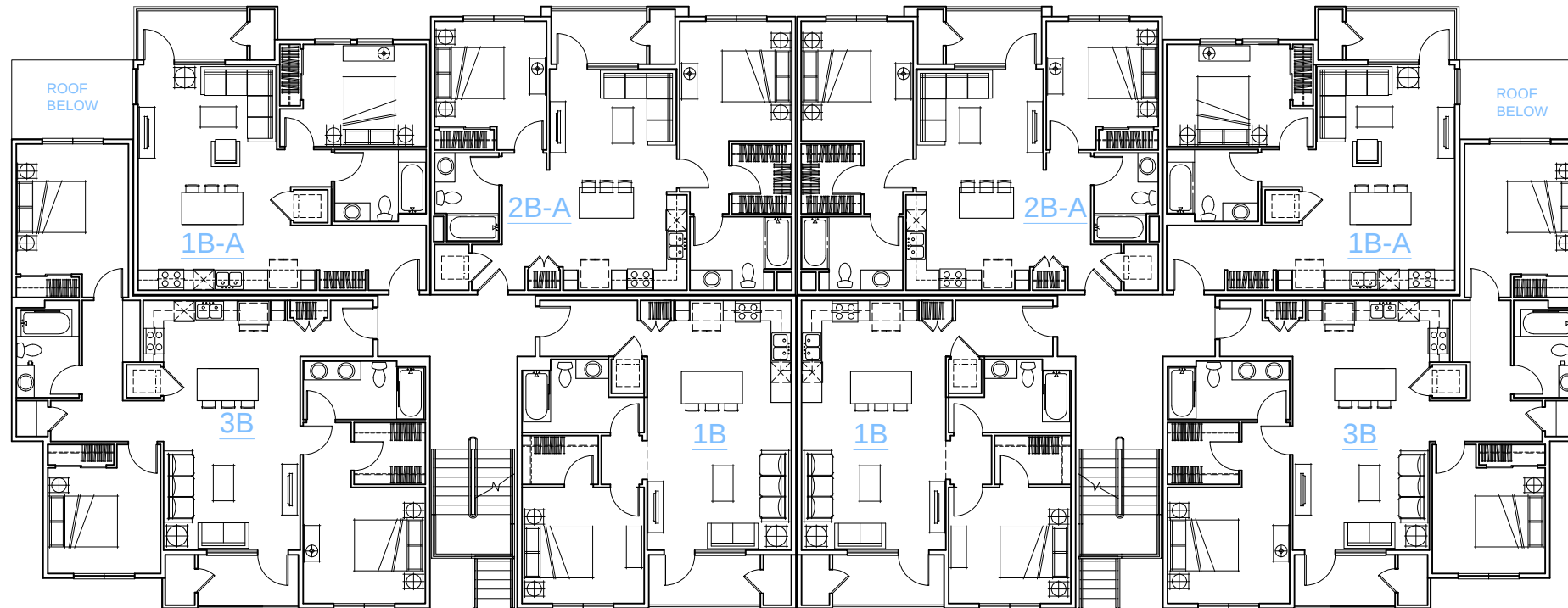
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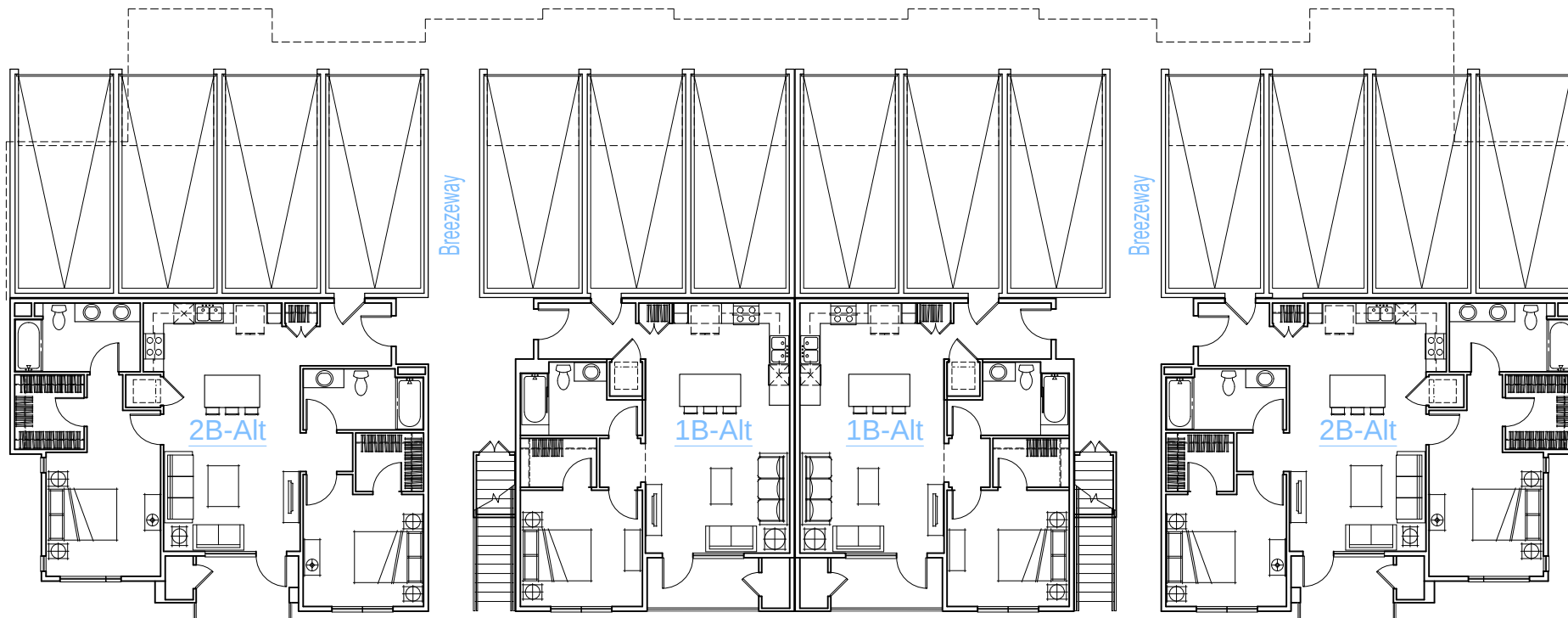
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SUITE 100
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JANUARY 28, 2020
#181100



2ND FLOOR
SCALE : 1/8" = 1'-0"



GROUND FLOOR
SCALE : 1/8" = 1'-0"

20 PLEX

MIX BY UNIT TYPE

1Bedrooms	10
2Bedrooms	8
3Bedrooms	2

1B/1B_Alt	754 SF	(Balcony 76 SF)
1B-A/1B-A_Alt	702 SF	(Balcony 73 SF)
2B-A/2B-A_Alt	930 SF	(Balcony 65 SF)
2B-A	1073 SF	(Balcony 70 SF)
3B	1259 SF	(Balcony 70 SF)

PROVIDED PARKING: 14 stalls



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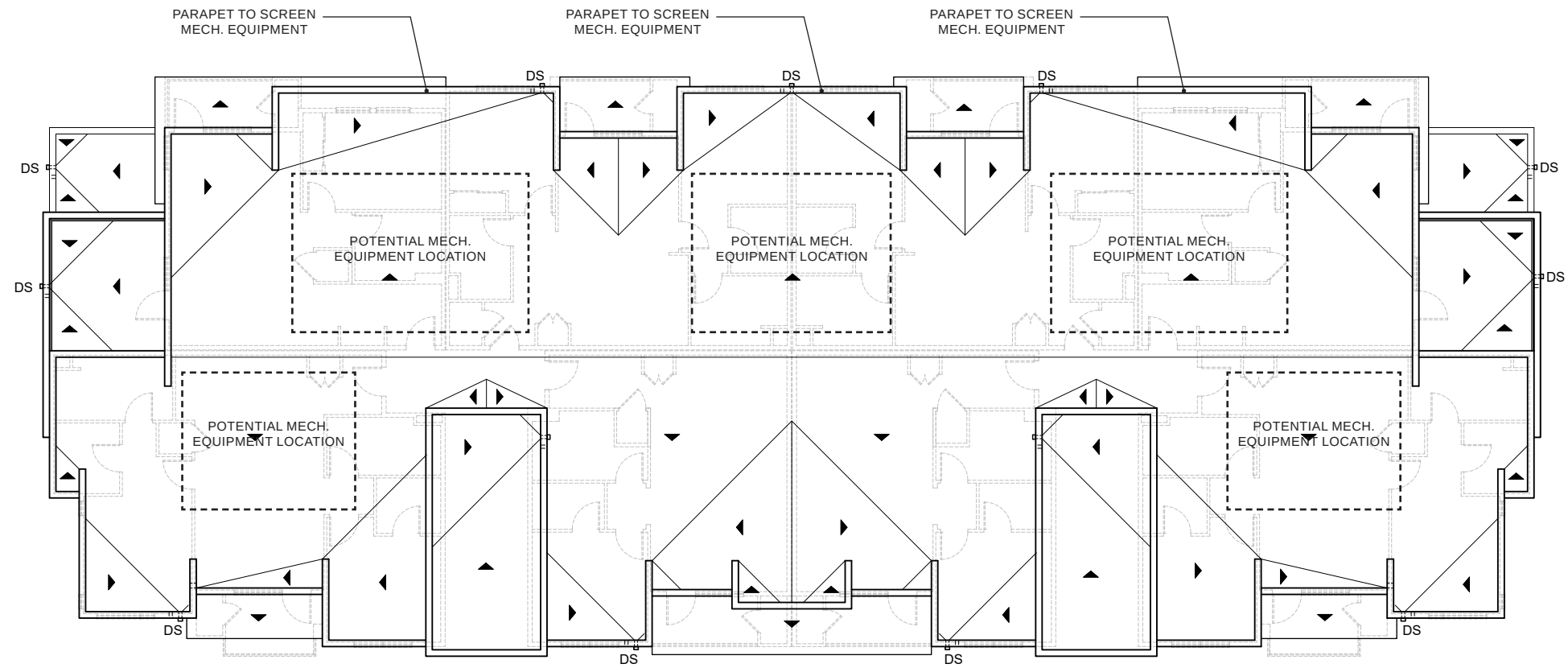
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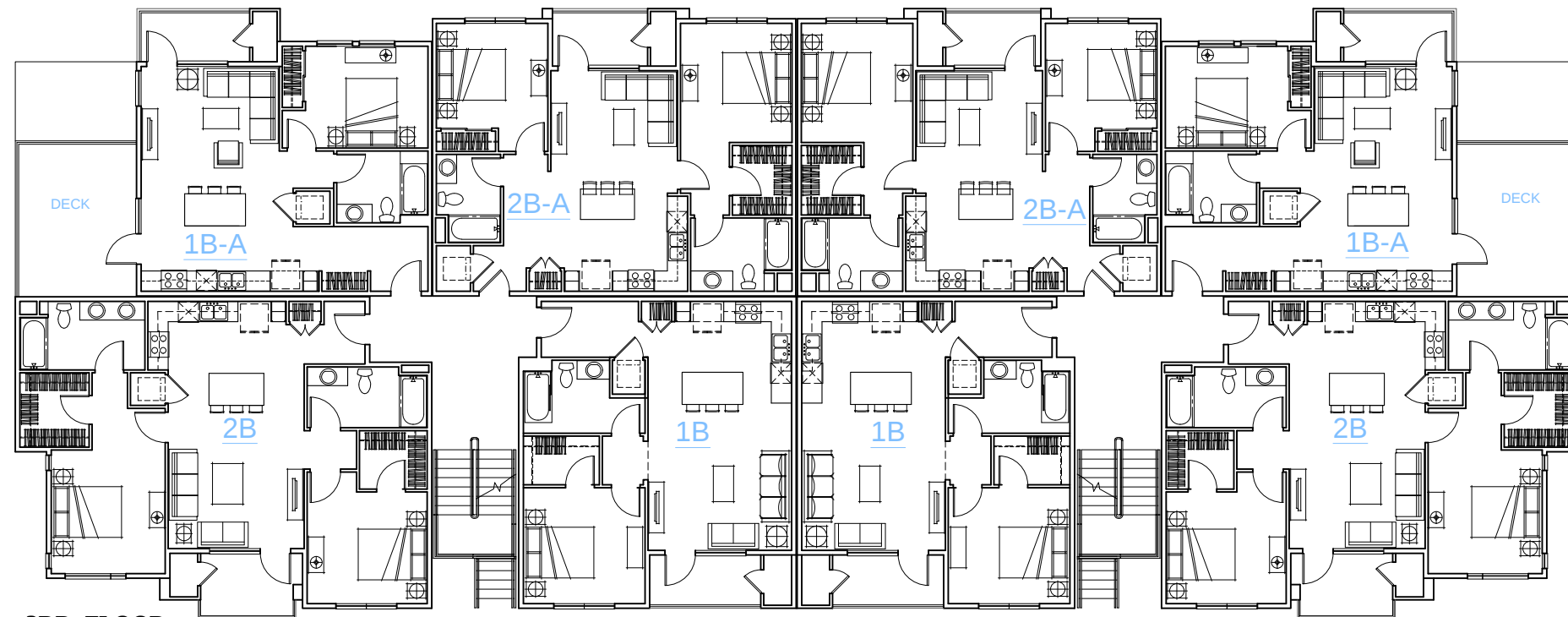
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20-PLEX FLOORPLANS



ROOF PLAN
SCALE : 1/8" = 1'-0"



3RD FLOOR
SCALE : 1/8" = 1'-0"



FRONT



RIGHT

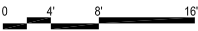


REAR



LEFT

20-PLEX

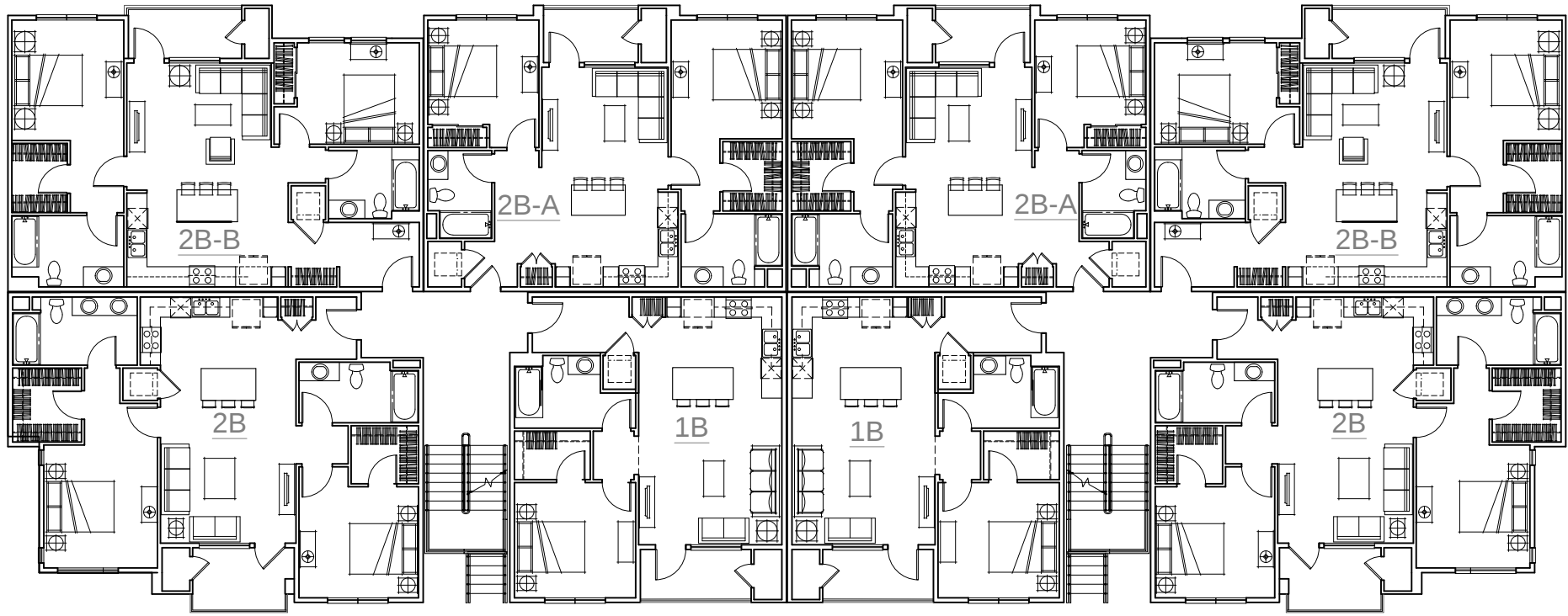


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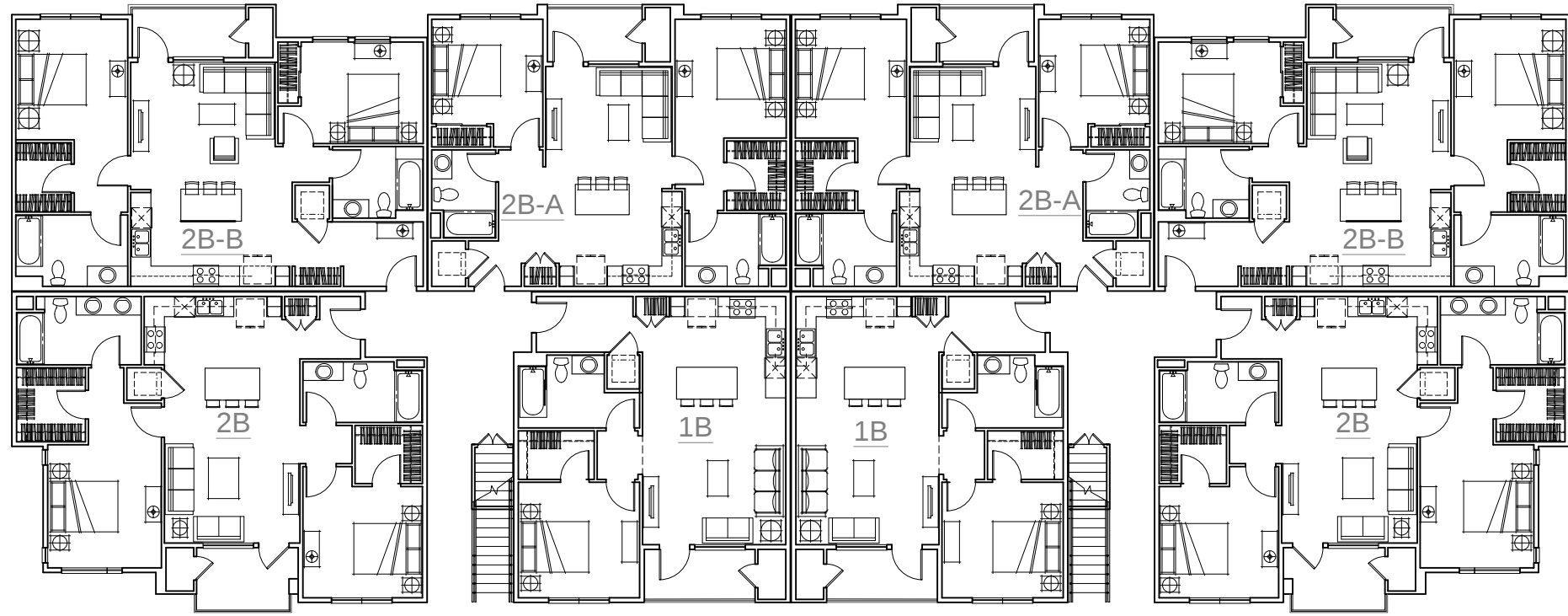
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2ND FLOOR
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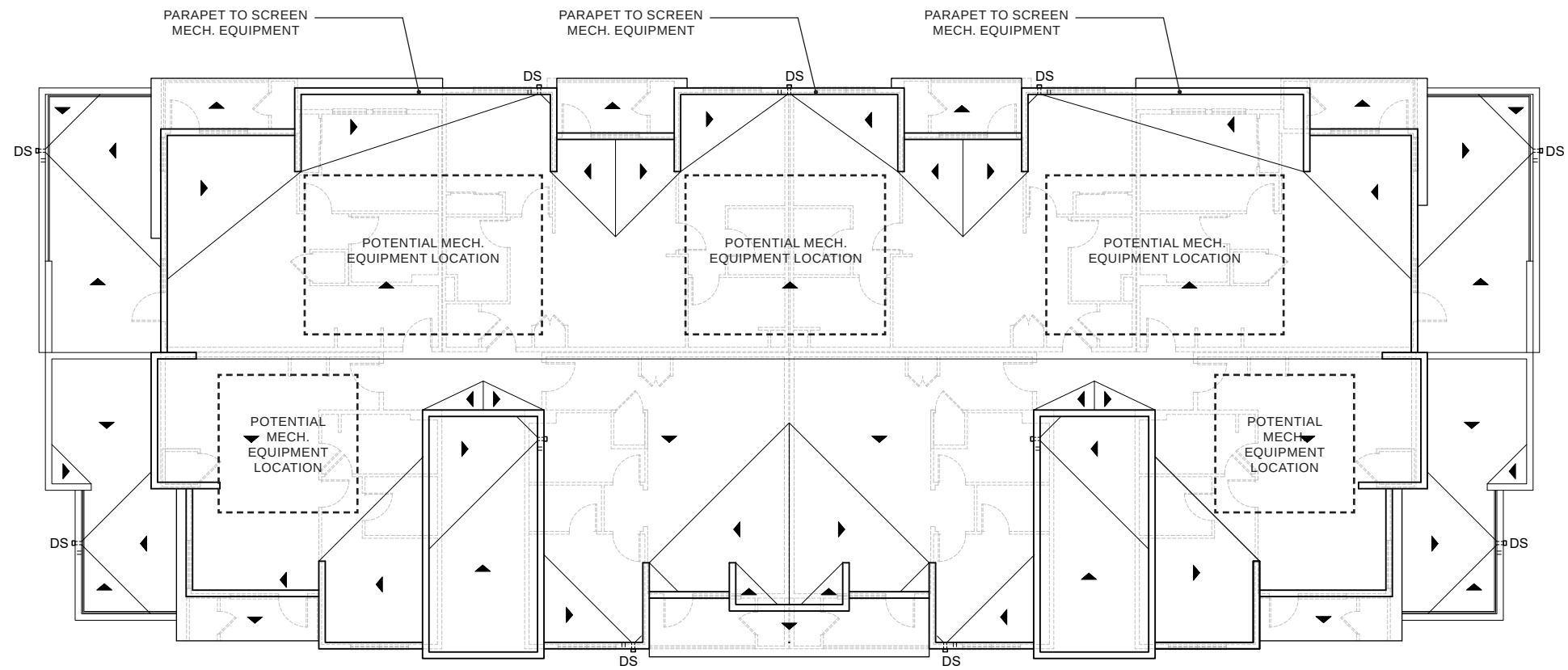


GROUND FLOOR
 SCALE : 1/8" = 1'-0"

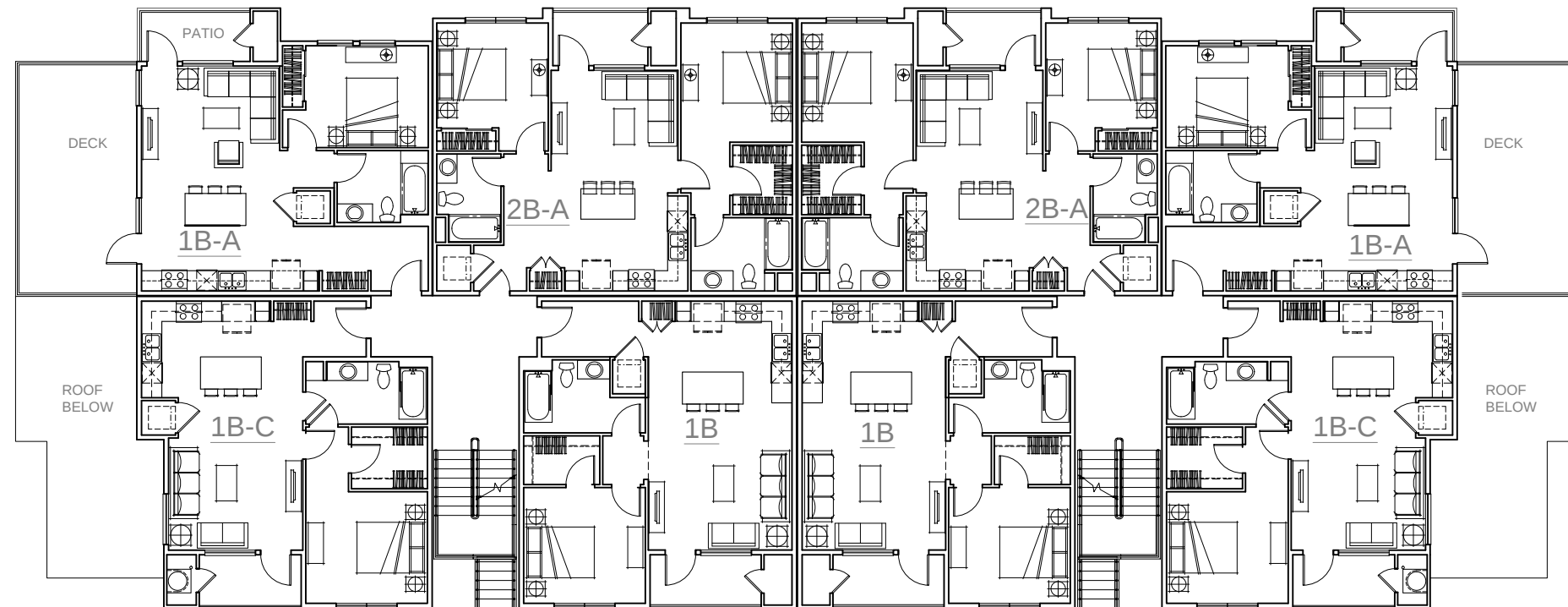
24 PLEX MIX BY UNIT TYPE

1Bedrooms 10
 2Bedrooms 14

1B/1B_Alt	754 SF	(Balcony 76 SF)
1B-A/1B-A_Alt	702 SF	(Balcony 73 SF)
2B-A/2B-A_Alt	930 SF	(Balcony 65 SF)
2B	1073 SF	(Balcony 70 SF)
2B-B	1029 SF	(Balcony 73 SF)



ROOF PLAN
SCALE : 1/8" = 1'-0"



3RD FLOOR
SCALE : 1/8" = 1'-0"



FRONT



RIGHT



REAR



LEFT

24-PLEX



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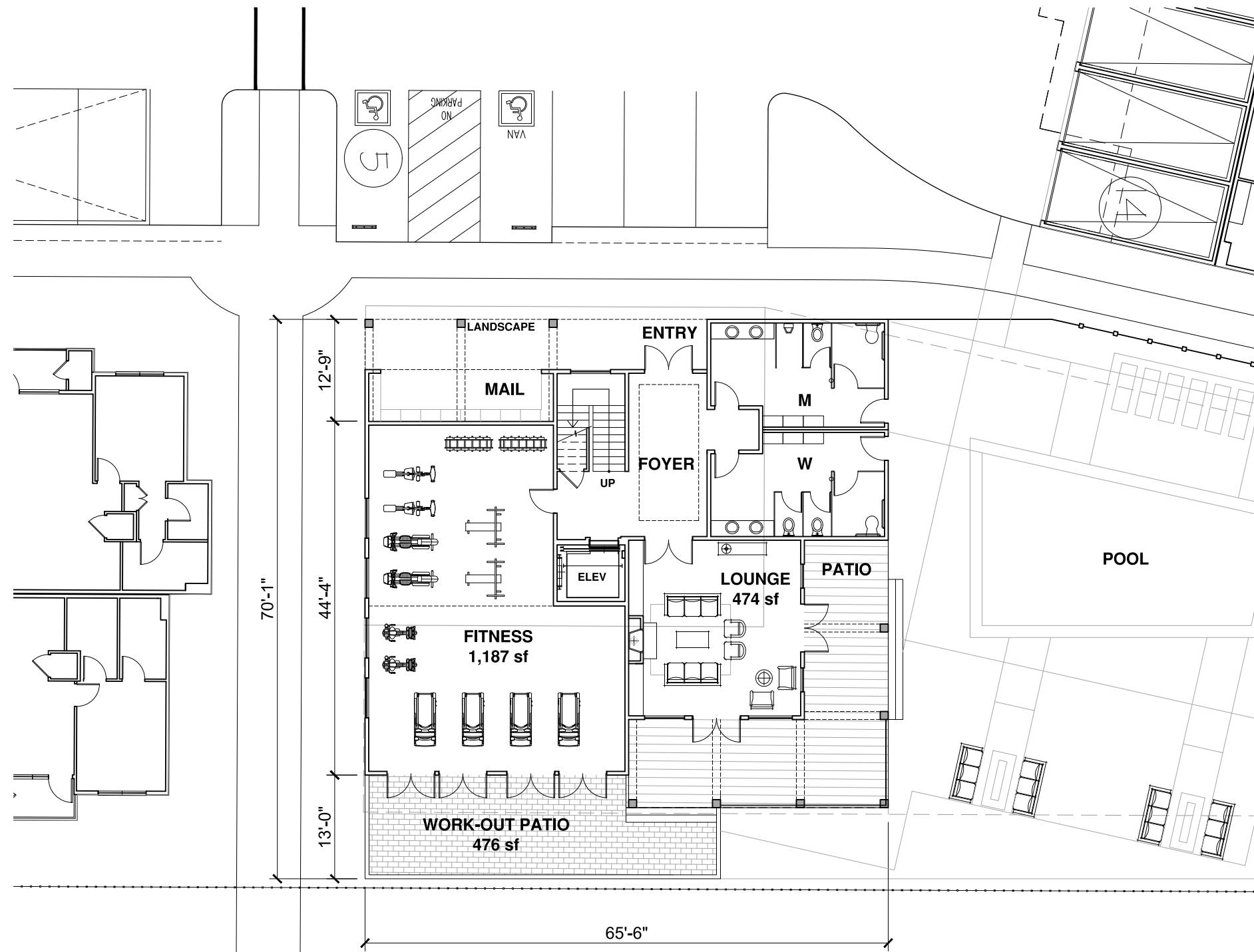
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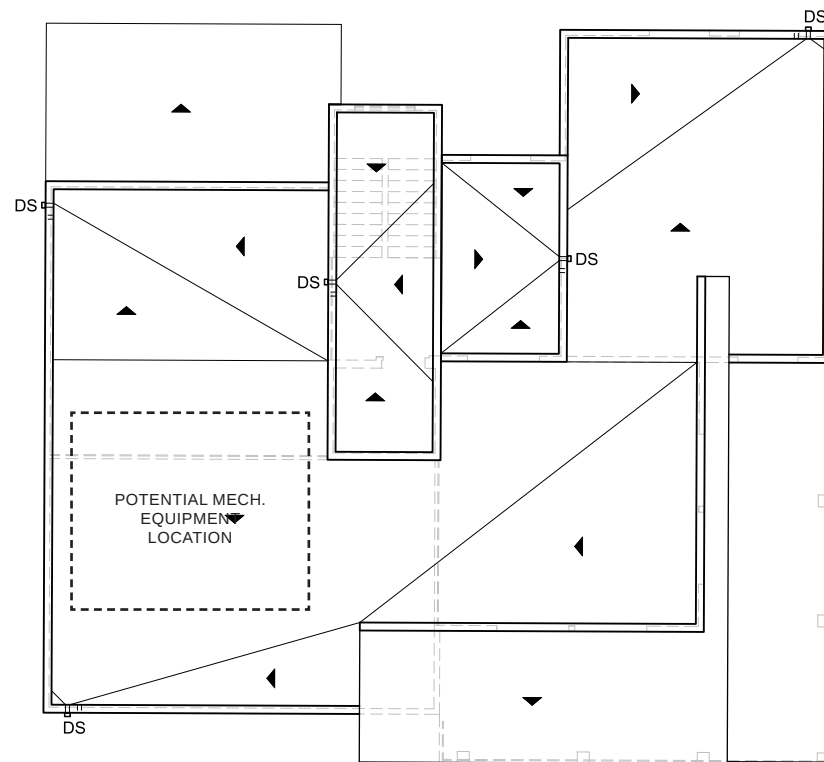
24-PLEX ELEVATIONS

A - 7

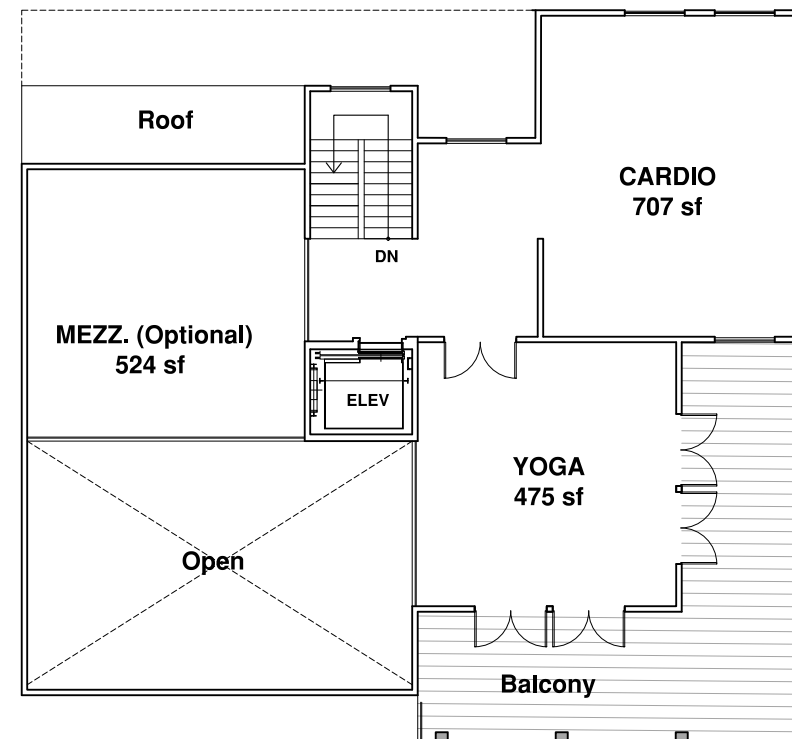


**CLUBHOUSE
LEVEL 1
2,654 sf**

**OPEN SPACE
PRESERVE**



**CLUBHOUSE
ROOF PLAN**



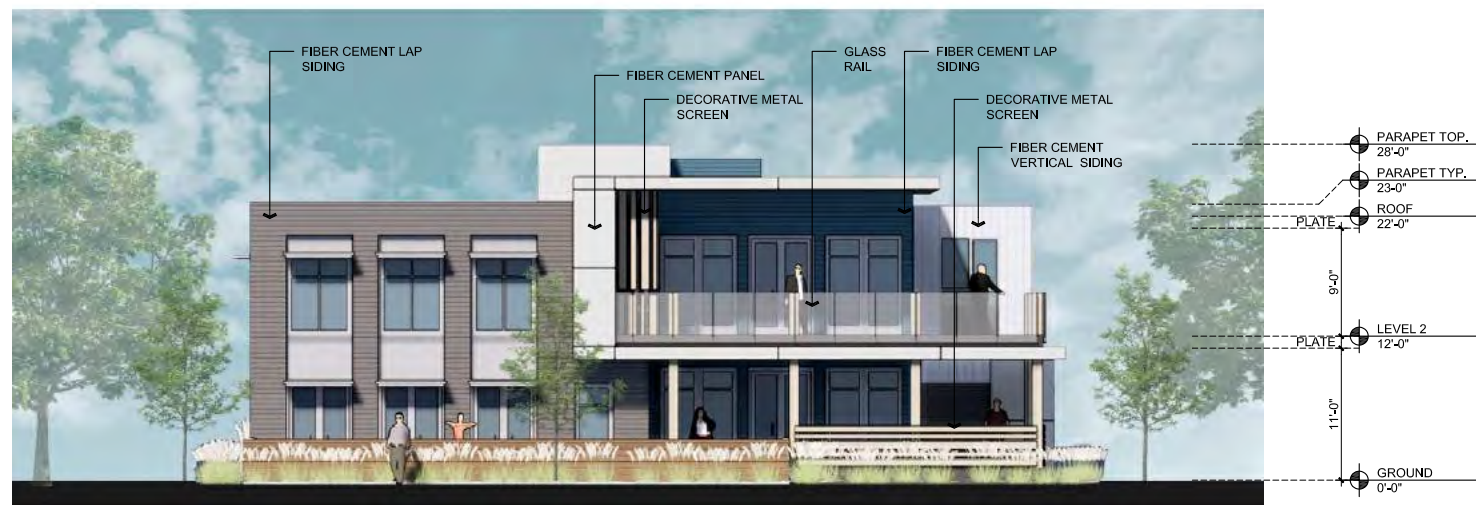
**CLUBHOUSE
LEVEL 2
1,500 sf**



FRONT



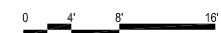
RIGHT



REAR



LEFT



CLUBHOUSE



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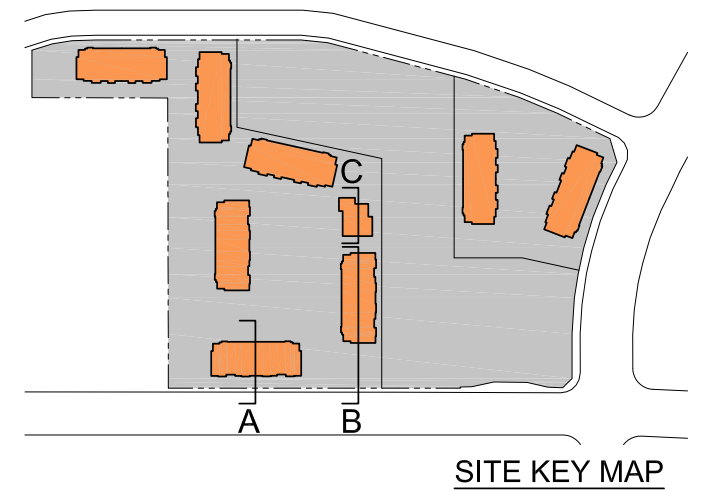
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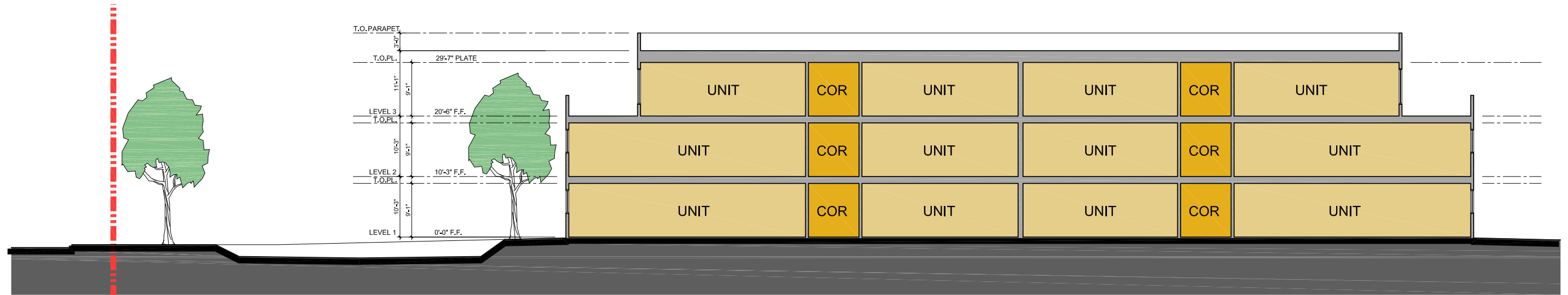
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CLUBHOUSE ELEVATIONS

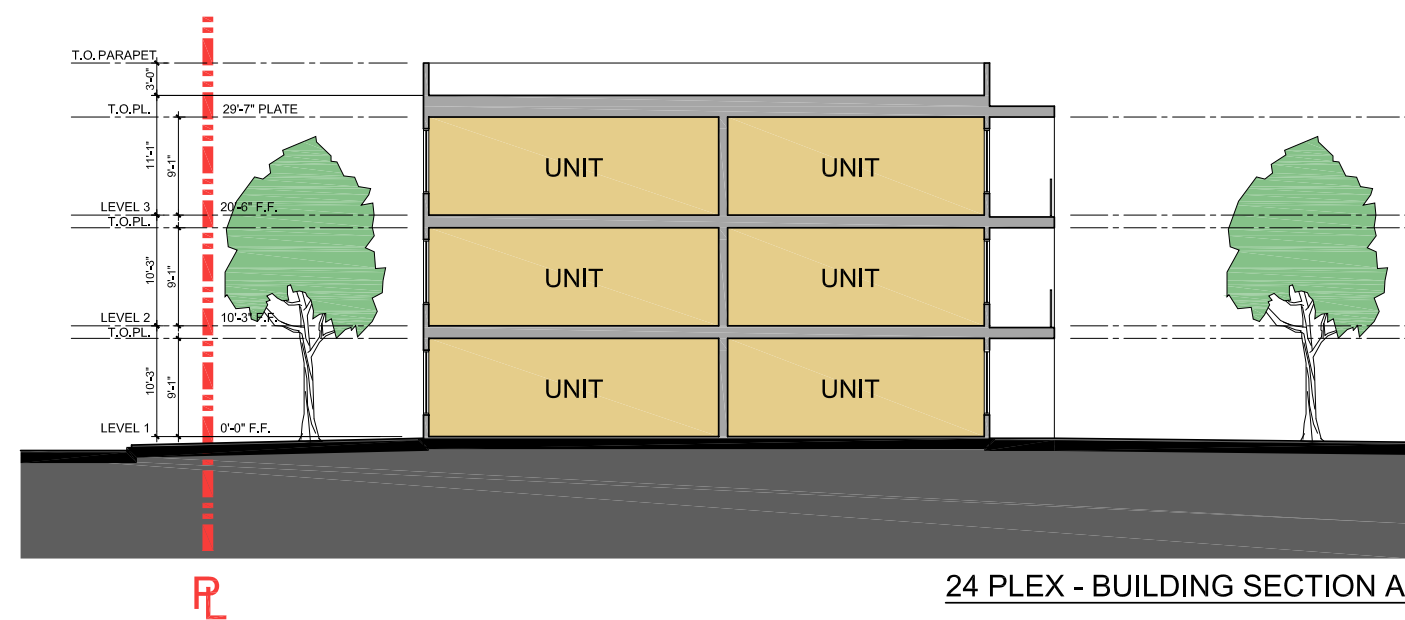
A - 10



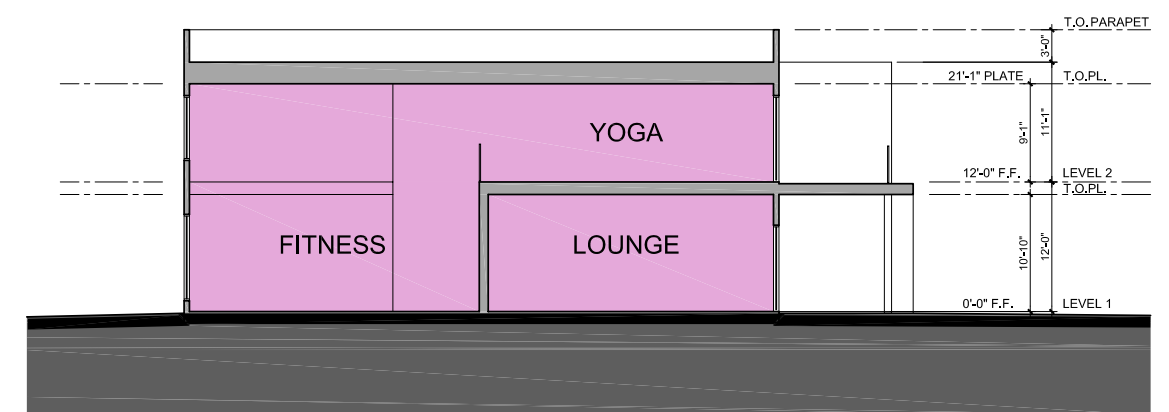
SITE KEY MAP



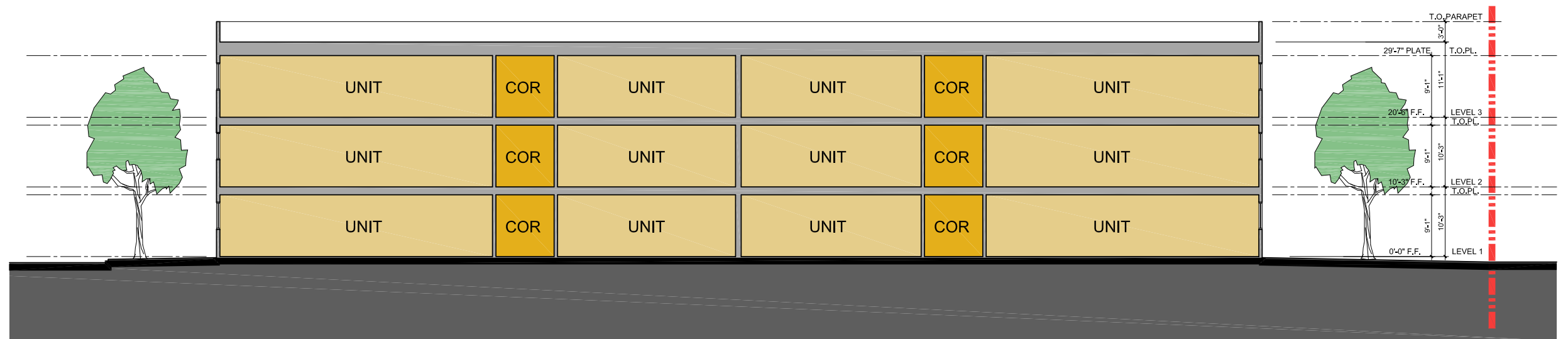
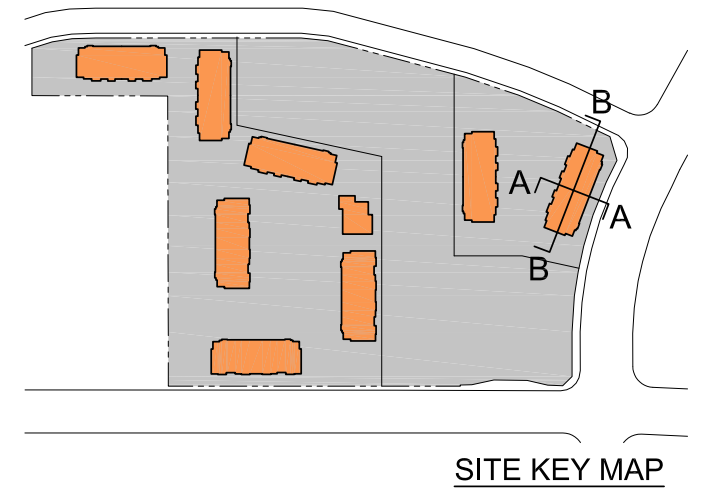
24 PLEX - BUILDING SECTION B



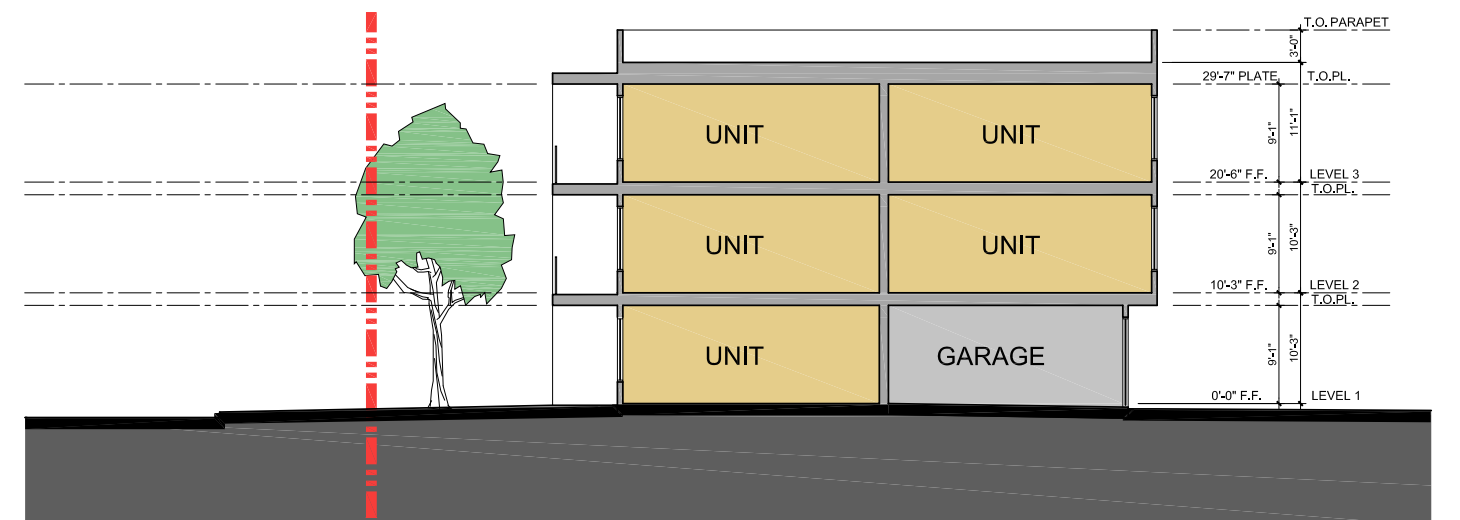
24 PLEX - BUILDING SECTION A



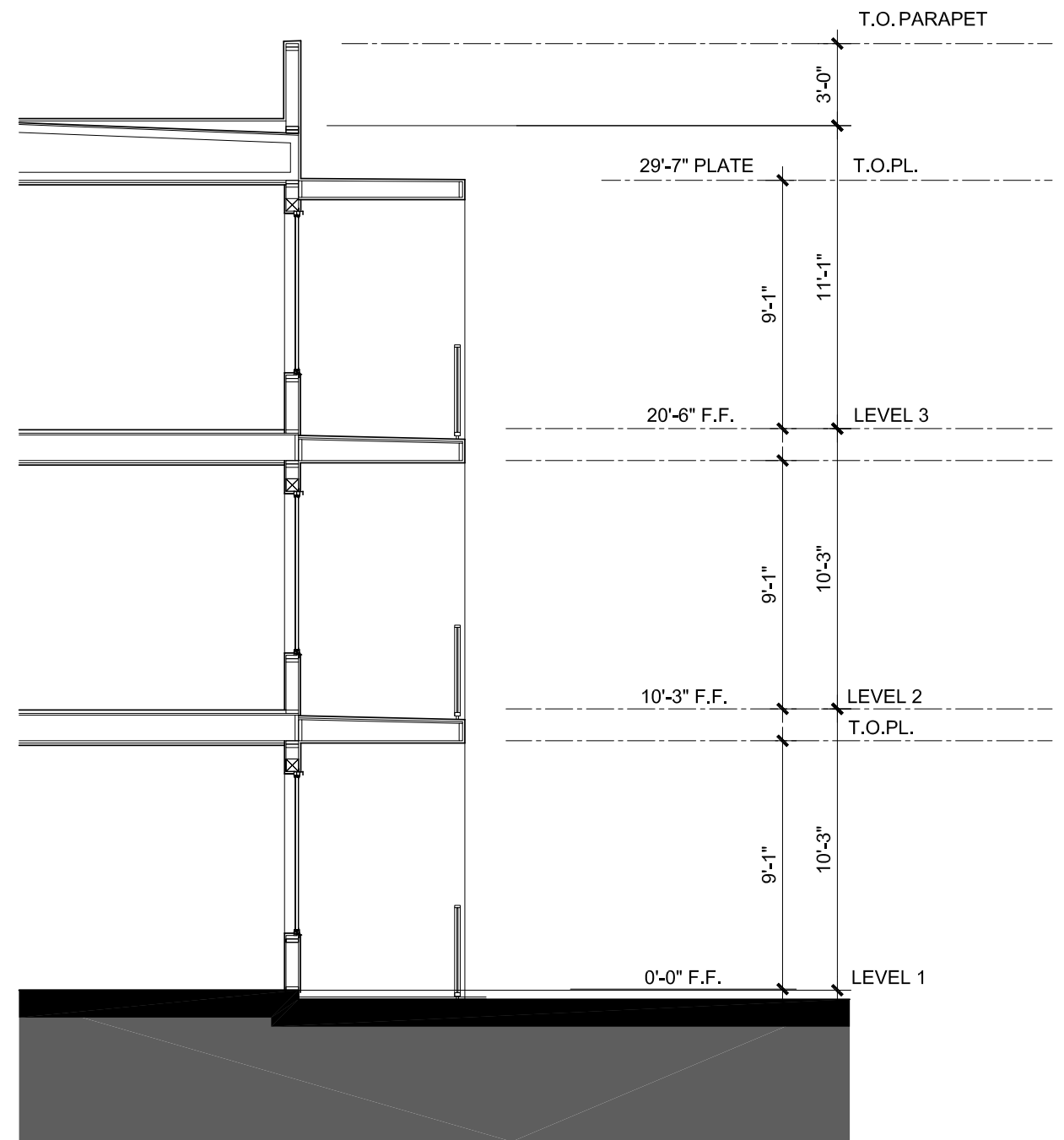
CLUBHOUSE - BUILDING SECTION C



20 PLEX - BUILDING SECTION B



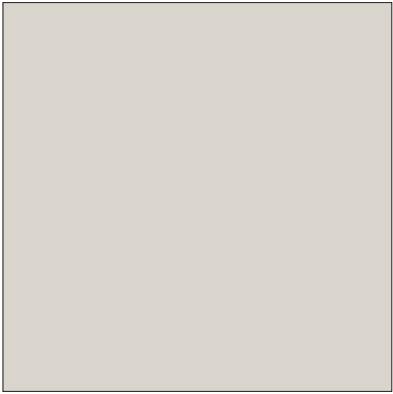
20 PLEX - BUILDING SECTION A



TYPICAL WALL SECTION AT BALCONY



5 SECTIONAL GARAGE DOOR
PAINT: CITYSCAPE #SW-7067



4 FIBER CEMENT - SMOOTH
PAINT: PEARLY WHITE #SW-7009



3 FIBER CEMENT LAP SIDING
PAINT: DOWN POUR #SW-6516



2 FIBER CEMENT LAP SIDING
PAINT: GRAY MATTERS #SW-7066



1 FIBER CEMENT LAP SIDING
STAIN: ALLURA "MAPLE"

6 METAL GUARD RAILING
PAINT: CITYSCAPE #SW-7067

7 BOARD TRIM - SMOOTH
PAINT: PEARLY WHITE #SW-7009



REFERENCED RENDERING



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MATERIAL BOARD







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STREET VIEW
MASSING EXHBIT

A - 17



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PERSPECTIVE :
24-PLEX FRONT & CLUBHOUSE

A - 18



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PERSPECTIVE :
24-PLEX FRONT

A - 19



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PERSPECTIVE :
24-PLEX FRONT

A - 20



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PERSPECTIVE :
20-PLEX FRONT

A - 21



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PERSPECTIVE :
20-PLEX FRONT

A - 22



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PERSPECTIVE :
24-PLEX BACK

A - 23



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PERSPECTIVE :
20-PLEX BACK

A - 24



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PERSPECTIVE :
CLUBHOUSE

A - 25



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PERSPECTIVE :
CLUBHOUSE

A - 26



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PERSPECTIVE :
CLUBHOUSE

A - 27