

KAWANA MEADOWS - LOTS 4A & 70



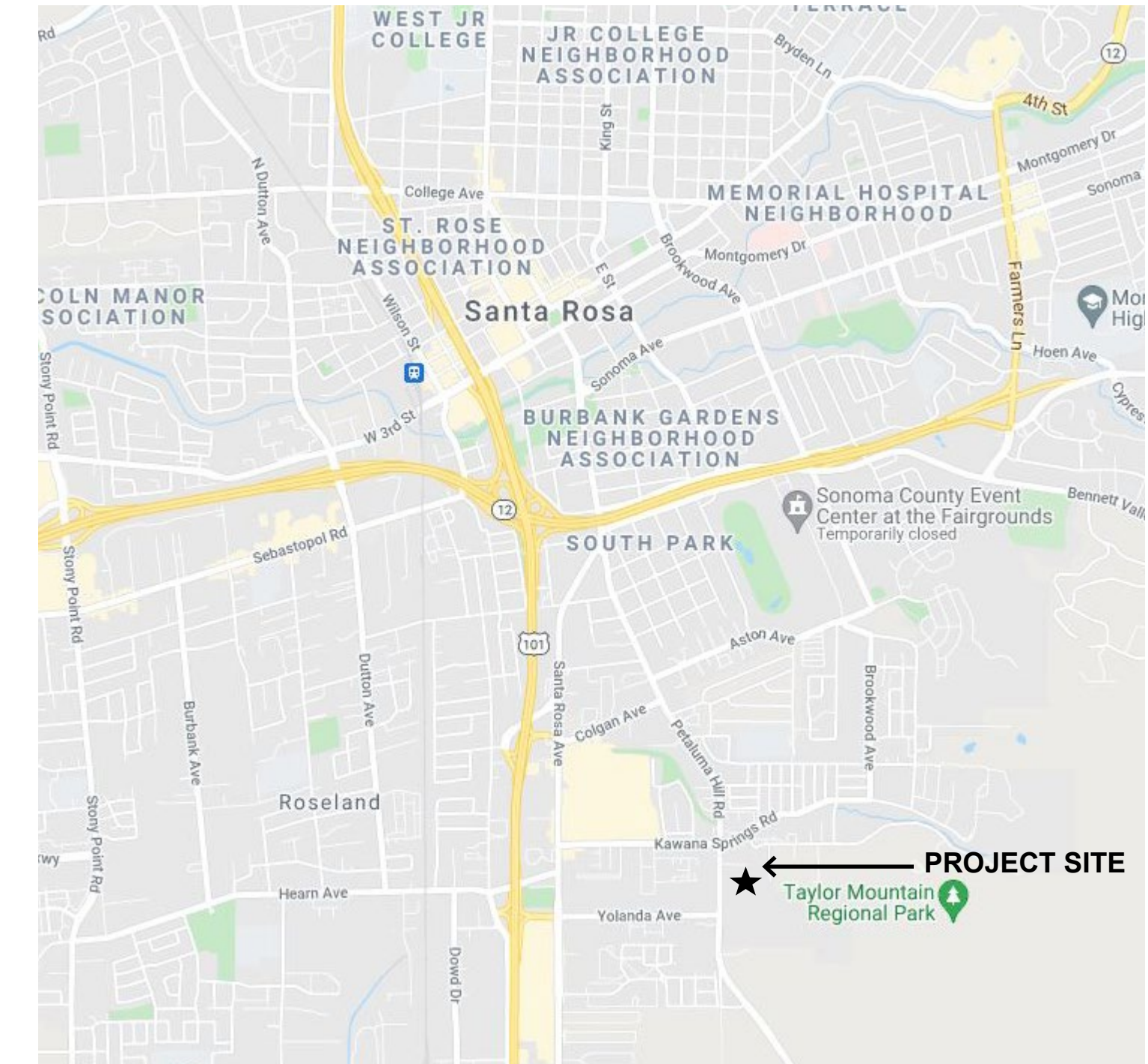
PROJECT DIRECTORY:

OWNER
 PROPRIIS, LLC
 2055 GATEWAY PLACE, SUITE 525
 SAN JOSE, CA 95110
 408-883-3884

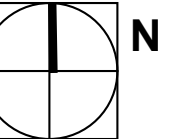
CIVIL ENGINEER
 BKF ENGINEERS
 200 4TH STREET, SUITE 300
 SANTA ROSA, CA 95401
 707-583-8500

ARCHITECT
 DAHLIN GROUP
 5865 OWENS DRIVE
 PLEASANTON, CA 94588
 925-251-7200

LANDSCAPE ARCHITECT
 BC ENGINEERING GROUP, INC
 418 B STREET, 3RD FLOOR
 SANTA ROSA, CA 95401
 707-542-4321



VICINITY MAP



SHEET INDEX:

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PROPOSED CIVIL PLANS

- LOT 4A**
- C1 GRADING PLAN
 - C2 UTILITY PLAN
 - C3 STRIPING PLAN
- LOT 4A EXHIBITS**
- SLOPE ANALYSIS AND CROSS SECTION EXHIBIT (4 SHEETS)
 - SITE PLAN EXHIBIT (1 SHEET)
 - ZONING VARIANCE EXHIBIT (1 SHEET)
 - NEIGHBORHOOD CONTEXT MAP (1 SHEET)
 - STORMWATER DETERMINATION WORKSHEET (4 SHEETS)
- LOT 70**
- C1 GRADING PLAN
 - C2 UTILITY PLAN
 - C3 STRIPING PLAN
 - C4 CONSTRUCTION DETAILS
- LOT 70 EXHIBITS**
- SLOPE ANALYSIS AND CROSS SECTION EXHIBIT (4 SHEETS)
 - SITE DISTANCE EXHIBIT (1 SHEET)
 - ZONING VARIANCE EXHIBIT (1 SHEET)
 - NEIGHBORHOOD CONTEXT MAP (1 SHEET)
 - FIRE TRUCK ACCESS EXHIBIT (1 SHEET)
 - PRELIMINARY SWLID REPORT (42 SHEETS)

PROPOSED LANDSCAPE PLANS

- L1 PRELIMINARY LANDSCAPE PLAN - LOT 4A
- L2 PRELIMINARY LANDSCAPE PLAN - LOT 70
- L3 SITE FURNISHINGS & WATER BUDGETS

EXISTING ARCHITECTURAL PLAN EXHIBITS (EXA) (FARRELL-FABER & ASSOCIATES)

- EXA-1.1 3-UNIT BUILDING - DESIGN ELEVATIONS
- EXA-1.2 3-UNIT BUILDING - FRONT PERSPECTIVE RENDERING
- EXA-1.3 3-UNIT BUILDING - REAR PERSPECTIVE RENDERING
- EXA-1.4 3-UNIT BUILDING - ELEVATIONS
- EXA-1.5 3-UNIT BUILDING - LOWER FLOOR PLAN
- EXA-1.6 3-UNIT BUILDING - MAIN FLOOR PLAN
- EXA-1.7 3-UNIT BUILDING - UPPER FLOOR PLAN
- EXA-2.1 4-UNIT BUILDING - DESIGN ELEVATIONS
- EXA-2.2 4-UNIT BUILDING - FRONT PERSPECTIVE RENDERING
- EXA-2.3 4-UNIT BUILDING - REAR PERSPECTIVE RENDERING
- EXA-2.4 4-UNIT BUILDING - ELEVATIONS
- EXA-2.5 4-UNIT BUILDING - ROOF PLAN
- EXA-2.6 4-UNIT BUILDING - LOWER FLOOR PLAN
- EXA-2.7 4-UNIT BUILDING - MAIN FLOOR PLAN
- EXA-2.8 4-UNIT BUILDING - UPPER FLOOR PLAN
- EXA-3.1 TRASH ENCLOSURE PLAN

SIDE BY SIDE COMPARISON EXHIBITS

- EXA-4.1 3-UNIT BUILDING - PROPOSED ELEVATION PERSPECTIVES
- EXA-4.2 3-UNIT BUILDING - PROPOSED ELEVATION PERSPECTIVES
- EXA-4.3 3-UNIT BUILDING - PROPOSED ELEVATIONS
- EXA-4.4 3-UNIT BUILDING - PROPOSED ELEVATIONS
- EXA-4.5 3-UNIT BUILDING - PROPOSED 1ST FLOOR PLAN
- EXA-4.6 3-UNIT BUILDING - PROPOSED 2ND FLOOR PLAN
- EXA-4.7 3-UNIT BUILDING - PROPOSED 3RD FLOOR PLAN
- EXA-4.8 4-UNIT BUILDING - PROPOSED ELEVATION PERSPECTIVES
- EXA-4.9 4-UNIT BUILDING - PROPOSED ELEVATION PERSPECTIVES
- EXA-4.10 4-UNIT BUILDING - PROPOSED ELEVATIONS
- EXA-4.11 4-UNIT BUILDING - PROPOSED ELEVATIONS
- EXA-4.12 4-UNIT BUILDING - PROPOSED 1ST FLOOR PLAN
- EXA-4.13 4-UNIT BUILDING - EXISTING 1ST FLOOR PLAN
- EXA-4.14 4-UNIT BUILDING - PROPOSED 2ND FLOOR PLAN
- EXA-4.15 4-UNIT BUILDING - EXISTING 2ND FLOOR PLAN
- EXA-4.16 4-UNIT BUILDING - PROPOSED 3RD FLOOR PLAN
- EXA-4.17 4-UNIT BUILDING - EXISTING 3RD FLOOR PLAN

EXISTING CIVIL PLAN EXHIBITS (EXC)

- EXISTING LOT 4A**
- C1 GRADING PLAN
 - C2 UTILITY PLAN
 - C3 STRIPING PLAN

EXISTING LOT 4A EXHIBITS

- SLOPE ANALYSIS (1 SHEET)
- HILLSIDE BUILDING SECTION EXHIBIT (3 SHEETS)
- SITE PLAN EXHIBIT (1 SHEET)
- ZONING VARIANCE EXHIBIT (1 SHEET)
- STORMWATER DETERMINATION WORKSHEET (4 SHEETS)

EXISTING LOT 70

- C1 GRADING PLAN
- C2 UTILITY PLAN
- C3 STRIPING PLAN
- C4 CONSTRUCTION DETAILS

EXISTING LOT 70 EXHIBITS

- SITE DISTANCE EXHIBIT (1 SHEET)
- ZONING VARIANCE EXHIBIT (1 SHEET)
- AERIAL APPARATUS ACCESS EXHIBIT (1 SHEET)

EXISTING LANDSCAPE PLAN EXHIBITS (EXL)

- EXL-1 KEY MAP AND PLANTING LEGEND
- EXL-2 LOTS 4/5 - PLANTING PLAN
- EXL-3 LOT 70 - PLANTING PLAN
- EXL-4 LOT 70 - PLANTING PLAN
- EXL-5 LOT 70 - PLANTING PLAN

KAWANA MEADOWS - LOTS 4A & 70
 SANTA ROSA, CALIFORNIA



TITLE SHEET



2ND SUBMITTAL 03-04-2022 ¹
 1ST SUBMITTAL 05-11-2021
 JOB NO. 1616.001

5865 Owens Drive
 Pleasanton, CA 94588
 925-251-7200

A.1

PROJECT DATA:

PROJECT INFORMATION FOR KAWANA MEADOWS - MULTIFAMILY - LOTS 4A & 70 (THE RESIDENCES AT TAYLOR MOUNTAIN)

LOTS 1 AND 2A ARE NOT MODIFIED

LOT 4A
 2820 FRANZ KAFKA AVENUE, SANTA ROSA, CA
 APN: 044-460-004, 005
 LAND USE: MULTI-FAMILY (MEDIUM DENSITY RESIDENTIAL)
 ZONING: PD (PLANNED DEVELOPMENT 96-001F)
 LOT AREA: 31,200 SQ.FT. (0.72 AC.)
 DWELLING UNITS: 12
 DENSITY: 16.7 DU/AC

LOT 70
 2800 PETALUMA HILL ROAD, SANTA ROSA, CA
 APN: 044-460-070
 LAND USE: MULTI-FAMILY (MEDIUM DENSITY RESIDENTIAL)
 ZONING: PD (PLANNED DEVELOPMENT 96-001F)
 LOT AREA: 99,494 SQ.FT. (2.28 AC.)
 DWELLING UNITS: 41 (REDUCED FROM ORIGINAL 43)
 DENSITY: 18.0 DU/AC

DENSITY BONUS
 LOTS 1, 2A, 4A & 70: INCREASED FROM 70 DU TO 91 DU (REDUCED FROM ORIGINAL 93 DU)

REQUIRED BELOW MARKET RATE UNITS FOR DENSITY BONUS
 LOW INCOME RESIDENTS: 19 DU REQUIRED

SETBACKS:
LOT 4A
 FRONT SETBACK: 15 FT FROM FRANZ KAFKA AVENUE, FARMERS LANE AND GOYA STREET
 REAR SETBACK: 15 FT

LOT 70
 FRONT SETBACK: 15 FT FROM FARMERS LANE AND PETALUMA HILL ROAD
 REAR SETBACK: 15 FT

ALLOWED PROJECTIONS INTO SETBACKS
 FRONT SETBACK: 4 FT CANTILEVERED OVERHANG ABOVE GROUND FLOOR
 REAR SETBACK: 2 1/2 FT CANTILEVERED OVERHANG ABOVE GROUND FLOOR
 ALL SETBACKS: 2 1/2 FT ARCHITECTURAL FEATURES (EAVE, CANOPY, BAY WINDOW, ETC.)

SANTA ROSA REACH CODE
 1. GAS APPLIANCES ARE NOT ALLOWED
 2. A PHOTOVOLTAIC (PV) SYSTEM WITH DESIGN CAPACITY EQUAL TO 100% OF ESTIMATED ELECTRICAL LOAD AND A BATTERY (ESS) WITH A SIZE EQUIVALENT TO THE PV SYSTEM ARE REQUIRED.

PROJECT PARKING

LOT 1
 COVERED PRIVATE: 16 SPACES
 VISITOR DRIVEWAY: 16 SPACES
 VISITOR OFF-STREET: 2 SPACES
 TOTAL: 34 SPACES

LOT 2A
 COVERED PRIVATE: 22 SPACES
 VISITOR DRIVEWAY: 22 SPACES
 VISITOR OFF-STREET: 4 SPACES
 TOTAL: 48 SPACES

LOT 4A
 COVERED PRIVATE: 12 SPACES
 VISITOR DRIVEWAY: 12 SPACES
 VISITOR OFF-STREET: 2 SPACES (REDUCED FROM 3 SPACES)
 TOTAL: 26 SPACES (REDUCED FROM 27 SPACES)

LOT 70
 COVERED PRIVATE: 41 SPACES (REDUCED FROM 43 SPACES)
 VISITOR DRIVEWAY: 41 SPACES (REDUCED FROM 43 SPACES)
 VISITOR OFF-STREET: 15 SPACES (INCREASED FROM 14 SPACES)
 TOTAL: 97 SPACES (REDUCED FROM 100 SPACES)

TOTAL PARKING PROVIDED
 COVERED PRIVATE: 91 SPACES (REDUCED FROM 93 SPACES)
 VISITOR: 114 SPACES (REDUCED FROM 116 SPACES)
 TOTAL: 205 SPACES (REDUCED FROM 209 SPACES)

ACCESSIBLE PARKING REQUIRED
 VISITOR PARKING (5%): 114 x 0.05 = 6 ACCESSIBLE SPACES
 VAN ACCESSIBLE: (1:8) 6 / 8 = 1 VAN SPACE

ACCESSIBLE PARKING PROVIDED
 LOT 1: 2 VAN SPACES
 LOT 2A: 2 SPACES
LOT 70: 2 SPACES (REDUCED FROM 3)
 TOTAL: 6 SPACES (REDUCED FROM 7)

EV CAPABLE (2019 CALIFORNIA GREEN BUILDING CODE SEC. 4.106.4.2)
 10% OF MULTIFAMILY PARKING SPACES SHALL BE EV CAPABLE: 21 MINIMUM EV CAPABLE SPACES.

ALL 91 DWELLING UNITS WILL BE PROVIDED WITH 1 EV CAPABLE PRIVATE PARKING SPACE.

1 COMMON USE EV CAPABLE PARKING SPACE WILL BE PROVIDED AT LOT 70 WITH AN 8FT ACCESS AISLE AND LOCATED ON AN ACCESSIBLE ROUTE. (4.106.4.2.1)

BUILDING/UNIT SUMMARY

LOT 4A UNITS: 12 DU (940 - 1,698 SQ.FT.)
 LOT 70 UNITS: 41 DU (940 - 1,775 SQ.FT.)
 OCCUPANCY: R-2 & U
 CONSTRUCTION TYPE: VB
 SPRINKLER TYPE: NFPA 13
 ALLOWED HEIGHT LIMIT: 40 FEET & 3 STORIES (CBC TABLES 504.3 & 504.4)
 45 FEET & 4 STORIES (R-3-18 ZONING)
 35 FEET & 3 STORIES (R-3-15 ZONING)
 BUILDING HEIGHT: 29'-11 1/4" FROM GRADE PLANE TO THE AVERAGE HEIGHT OF THE HIGHEST ROOF SURFACE, PER CBC CHAPTER 2 AND CFC CHAPTER 2.
 32'-0 1/2" FROM GRADE PLANE TO HIGHEST POINT OF ROOF.
 2 AND 3 STORY
 HOUSING TYPE: PRIVATELY-FUNDED

UNIT SUMMARY LOT 4A

UNIT J (x4): 1 BED + DEN / 1 BATH / 940 SQ.FT.
 UNIT G (x4): 2 BED / 2 BATH / 1,049 SQ.FT.
 UNIT H (x4): 3 BED / 2.5 BATH / 1,698 SQ.FT.

UNIT SUMMARY LOT 70

UNIT F (x2): 1 BED + DEN / 1 BATH / 940 SQ.FT. (CBC CHAPTER 11A ADAPTABLE)
 UNIT G (x9): 2 BED / 2 BATH / 1,049 SQ.FT.
 UNIT H (x13): 3 BED / 2.5 BATH / 1,691 SQ.FT. - 1,698 SQ.FT.
 UNIT I (x2): 3 BED / 3 BATH / 1,775 SQ.FT. (CBC CHAPTER 11A ADAPTABLE ON GROUND LEVEL)
 UNIT J (x7): 1 BED + DEN / 1 BATH / 940 SQ.FT.
 UNIT K (x4): 2 BED / 1 BATH / 940 SQ.FT. (CBC CHAPTER 11A ADAPTABLE)
 UNIT L (x4): 1 BED + DEN / 1.5 BATH / 1,049 SQ.FT.

ADAPTABLE UNITS

10% OF COVERED MULTISTORY DWELLING UNITS (UNITS G, H, I AND L IN 4-UNIT AND 6-UNIT BUILDINGS) SHALL HAVE ADAPTABLE GROUND LEVELS INCLUDING AT LEAST ONE BATHROOM PER CBC SECTION 1102A.3.1.

14 DU x 0.1 = 2 DU MINIMUM (UNIT I)

ALL COVERED GROUND LEVEL DWELLING UNITS (UNIT F AND K IN 4-UNIT AND 6-UNIT BUILDINGS) SHALL BE ADAPTABLE PER CBC CHAPTER 11A PER CBC SECTION 1102A.1, ITEM 2 AND SECTION 1104A.1.

3-UNIT CONDOMINIUM BUILDINGS ARE NOT REQUIRED TO BE ADAPTABLE PER CBC SECTION 1102A.1, ITEM 2.

BUILDING AREA SUMMARY

ALLOWABLE AREA (CBC 506.2.4) MIXED-OCCUPANCY, MULTISTORY BUILDINGS:
 THE SUM OF THE RATIO OF ALLOWABLE AREA PER FLOOR OF EACH FLOOR SHALL NOT EXCEED 2.

$$A_n = [A_s + (NS \times I_s)]$$

A_n = ALLOWABLE AREA (SQUARE FEET)
 A_s = TABULAR ALLOWABLE AREA FACTOR
 NS = TABULAR ALLOWABLE AREA FACTOR FOR NON SPRINKLERED BLDG.
 I_s = AREA FACTOR INCREASE DUE TO FRONTAGE (PERCENT)

A_n (R-2): 7,000 SQ.FT. (CBC TABLE 506.2)
 A_n (U): 16,500 SQ.FT. (CBC TABLE 506.2)
 NS (R-2): 7,000 SQ.FT. (CBC TABLE 506.2)
 NS (U): 5,500 SQ.FT. (CBC TABLE 506.2)

$$A_n (R-2) = [7,000 + (7,000 \times 0)] = 7,000$$

$$A_n (U) = [16,500 + (5,500 \times 0)] = 16,500$$

BUILDING AREA 3-UNIT BUILDING (LOT 4A: x4 / LOT 70: x7)

1ST FLR LIVING (R-2): 940 SQ.FT.
 COMMON ENTRY/LANDING (R-2): 92 SQ.FT.
 1ST FLR PORCH/PATIO (R-2): 68 SQ.FT.
 1ST FLR CARPORT / GARAGE (U): 725 SQ.FT.
 2ND FLR LIVING (R-2): 1,716 SQ.FT.
 COMMON ENTRY/LANDING (R-2): 42 SQ.FT.
 2ND FLR COVERED DECKS (R-2): 42 SQ.FT.
 3RD FLR LIVING (R-2): 1,031 SQ.FT.
 TOTAL: 4,656 SQ.FT.

(R-2) 1ST FLR: 1,100 / 7,000 = 0.157
 (U) 1ST FLR: 725 / 16,500 = 0.044
 (R-2) 2ND FLR: 1,800 / 7,000 = 0.257
 (R-2) 3RD FLR: 1,031 / 7,000 = 0.147
 TOTAL: = 0.605 < 2 = COMPLIES

BUILDING AREA 4-UNIT BUILDING (LOT 70: x2)

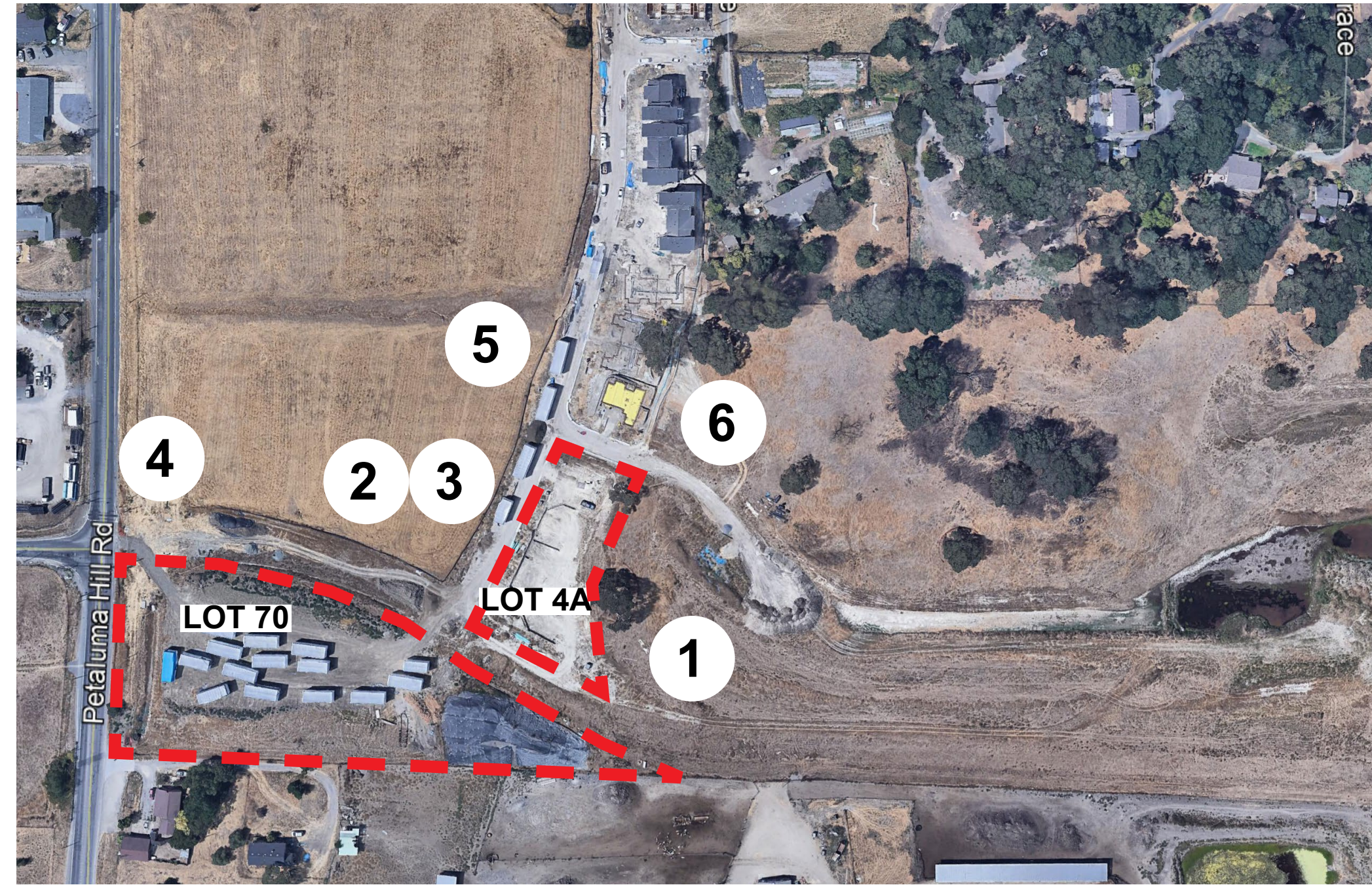
1ST FLR LIVING (R-2): 1,724 SQ.FT.
 COMMON ENTRY/LANDING (R-2): 92 SQ.FT.
 1ST FLR PORCH/PATIO (R-2): 214 SQ.FT.
 1ST FLR CARPORT / GARAGE (U): 974 SQ.FT.
 2ND FLR LIVING (R-2): 2,703 SQ.FT.
 COMMON ENTRY/LANDING (R-2): 42 SQ.FT.
 2ND FLR COVERED DECKS (R-2): 98 SQ.FT.
 3RD FLR LIVING (R-2): 1,031 SQ.FT.
 TOTAL: 6,999 SQ.FT.

(R-2) 1ST FLR: 2,030 / 7,000 = 0.290
 (U) 1ST FLR: 974 / 16,500 = 0.059
 (R-2) 2ND FLR: 2,843 / 7,000 = 0.406
 (R-2) 3RD FLR: 1,031 / 7,000 = 0.147
 TOTAL: = 0.902 < 2 = COMPLIES

BUILDING AREA 6-UNIT BUILDING (LOT 70: x2)

1ST FLR LIVING (R-2): 1,880 SQ.FT.
 COMMON ENTRY/LANDING (R-2): 184 SQ.FT.
 1ST FLR PORCH/PATIO (R-2): 136 SQ.FT.
 1ST FLR CARPORT / GARAGE (U): 1,442 SQ.FT.
 2ND FLR LIVING (R-2): 3,424 SQ.FT.
 COMMON ENTRY/LANDING (R-2): 84 SQ.FT.
 2ND FLR COVERED DECKS (R-2): 84 SQ.FT.
 3RD FLR LIVING (R-2): 2,056 SQ.FT.
 TOTAL: 9,290 SQ.FT.

(R-2) 1ST FLR: 2,200 / 7,000 = 0.314
 (U) 1ST FLR: 1,442 / 16,500 = 0.087
 (R-2) 2ND FLR: 3,592 / 7,000 = 0.513
 (R-2) 3RD FLR: 2,056 / 7,000 = 0.294
 TOTAL: = 1.208 < 2 = COMPLIES



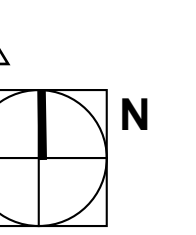
KAWANA MEADOWS - LOTS 4A & 70
SANTA ROSA, CALIFORNIA



SITE PHOTOS



2ND SUBMITTAL 03-04-2022
1ST SUBMITTAL 05-11-2021
JOB NO. 1616.001



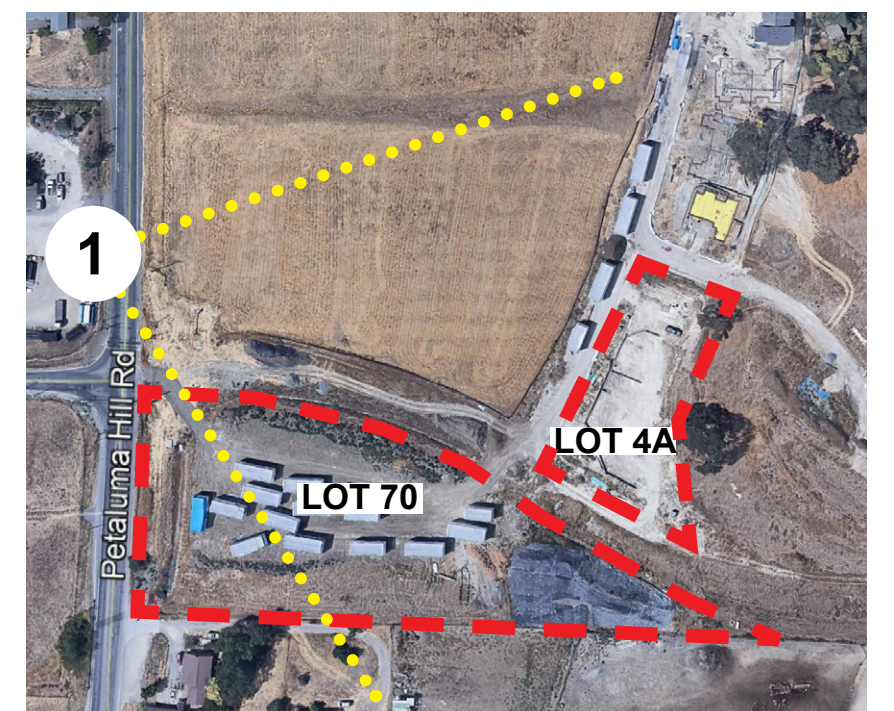
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200



PROPOSED 1



EXISTING 1



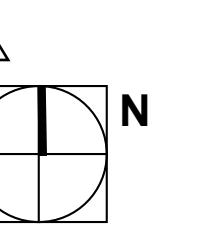
KAWANA MEADOWS - LOTS 4A & 70
 SANTA ROSA, CALIFORNIA



VISUAL ANALYSIS

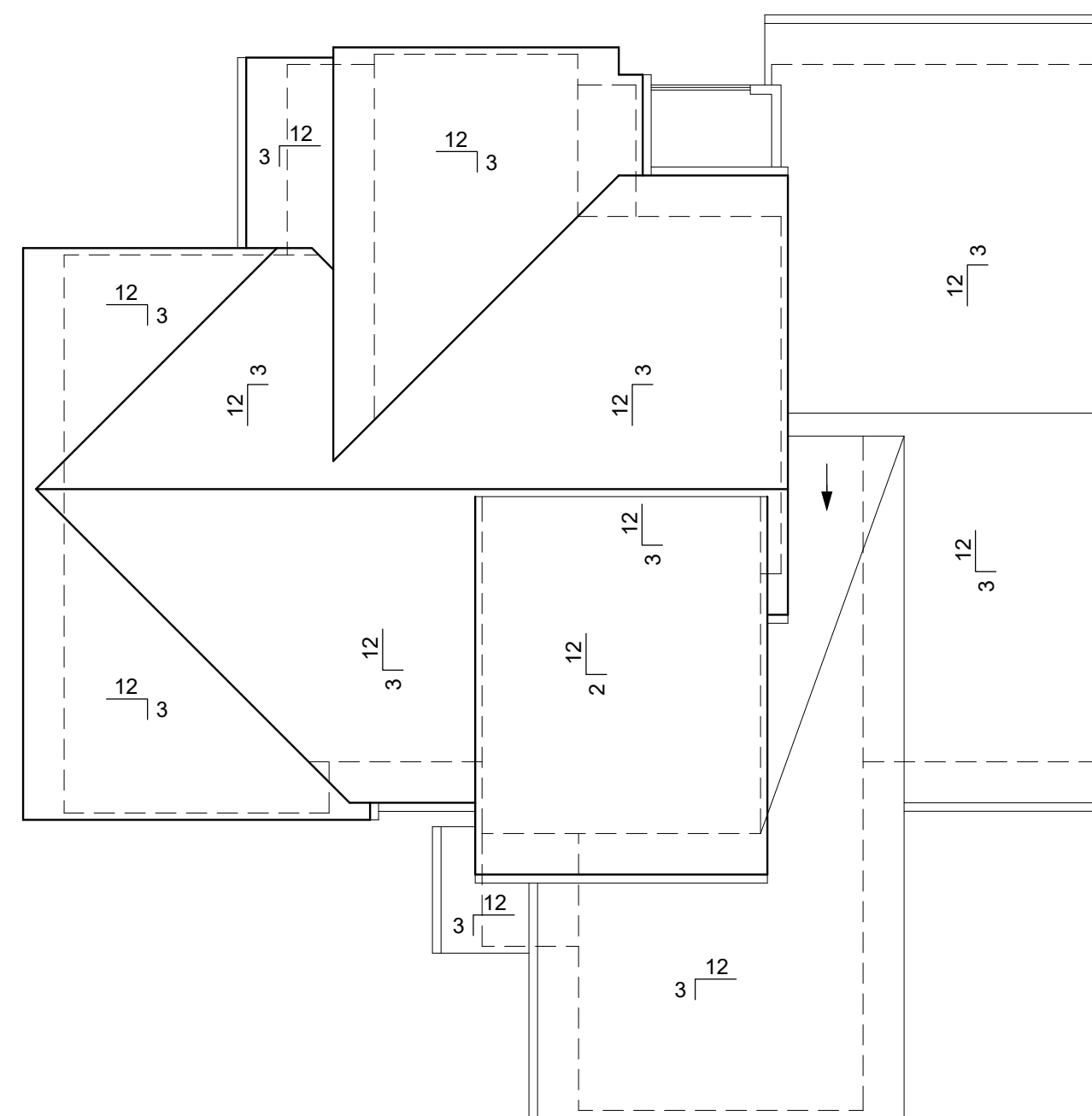


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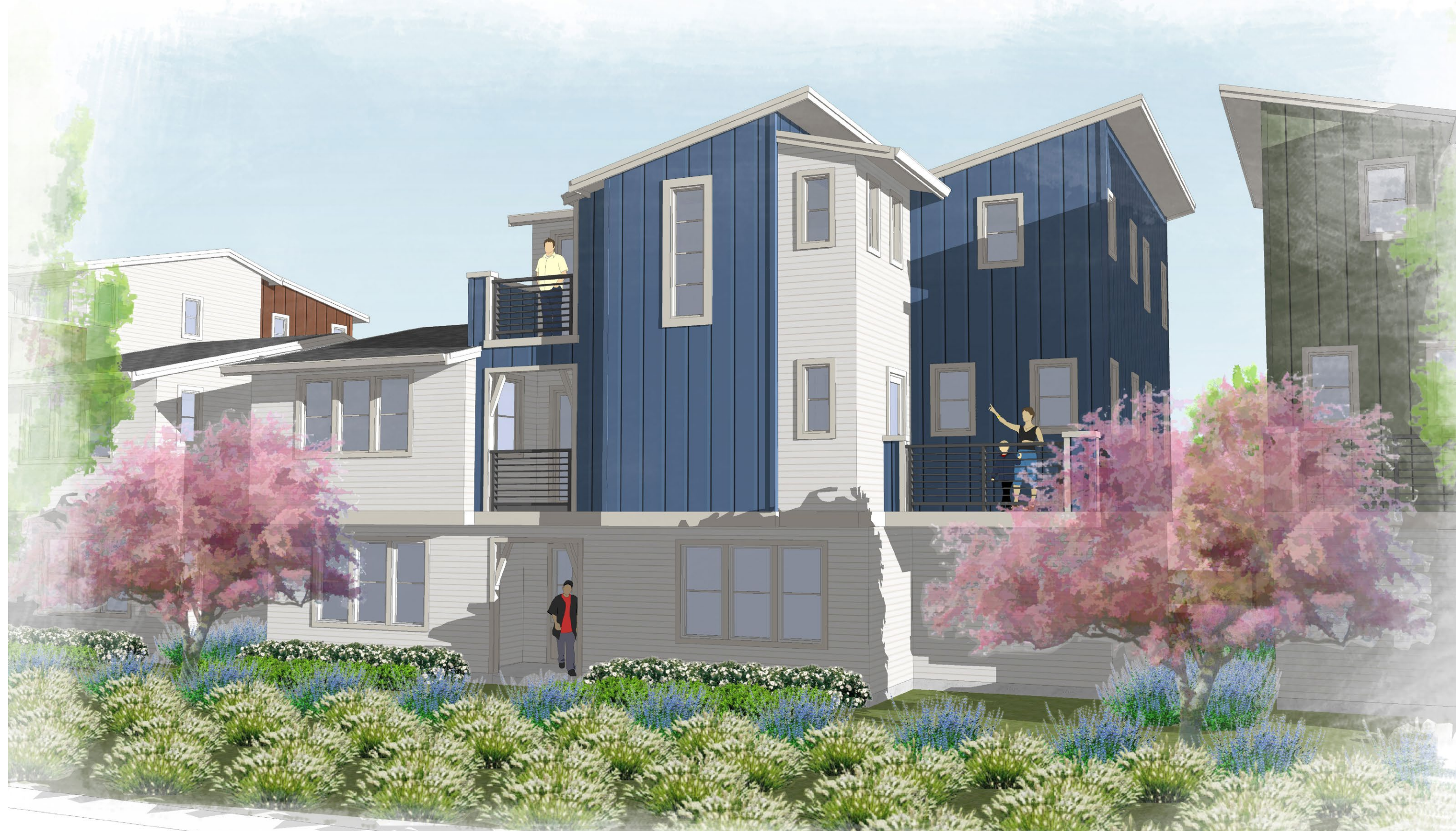
5865 Owens Drive
 Pleasanton, CA 94588
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A.4



3-UNIT BUILDING - ROOF PLAN

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



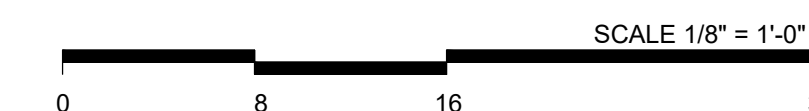
3-UNIT BUILDING - REAR PERSPECTIVE

SCALE: N.T.S.



3-UNIT BUILDING - FRONT PERSPECTIVE

SCALE: N.T.S.



KAWANA MEADOWS - LOTS 4A & 70
SANTA ROSA, CALIFORNIA



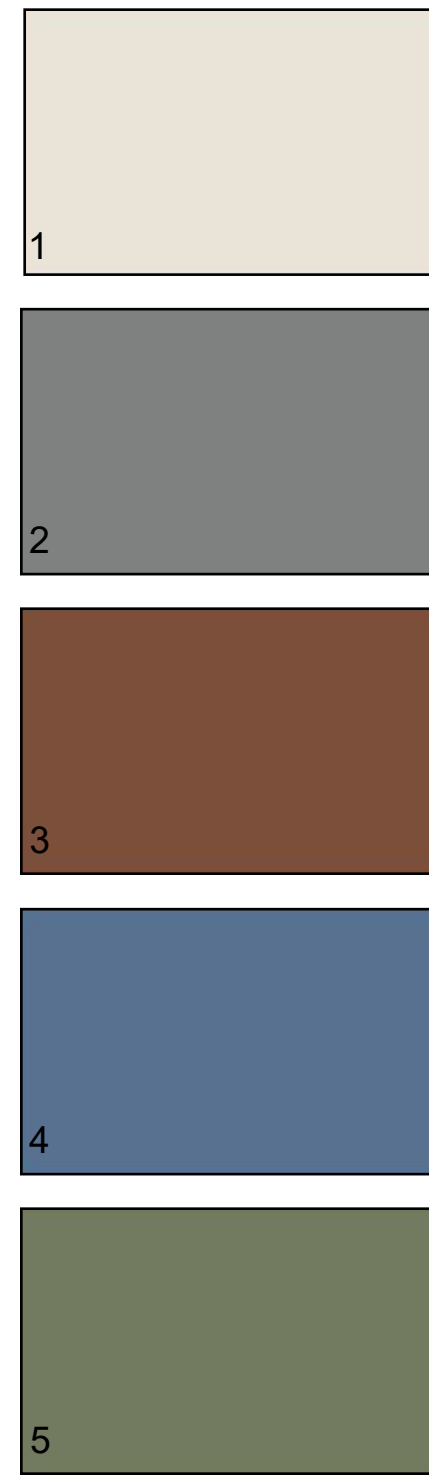
3-UNIT BUILDING - PROPOSED ELEVATION PERSPECTIVES



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1ST SUBMITTAL 05-11-2021
JOB NO. 1616.001

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.5



COLOR SCHEME 1

- (2) BODY 1 - KELLY-MOORE - MT. RUSHMORE - KM4902
- (1) BODY 2 - KELLY-MOORE - MOON SHELL - KM4933
- (1) TRIM - KELLY-MOORE - MOON SHELL - KM4933

COLOR SCHEME 2

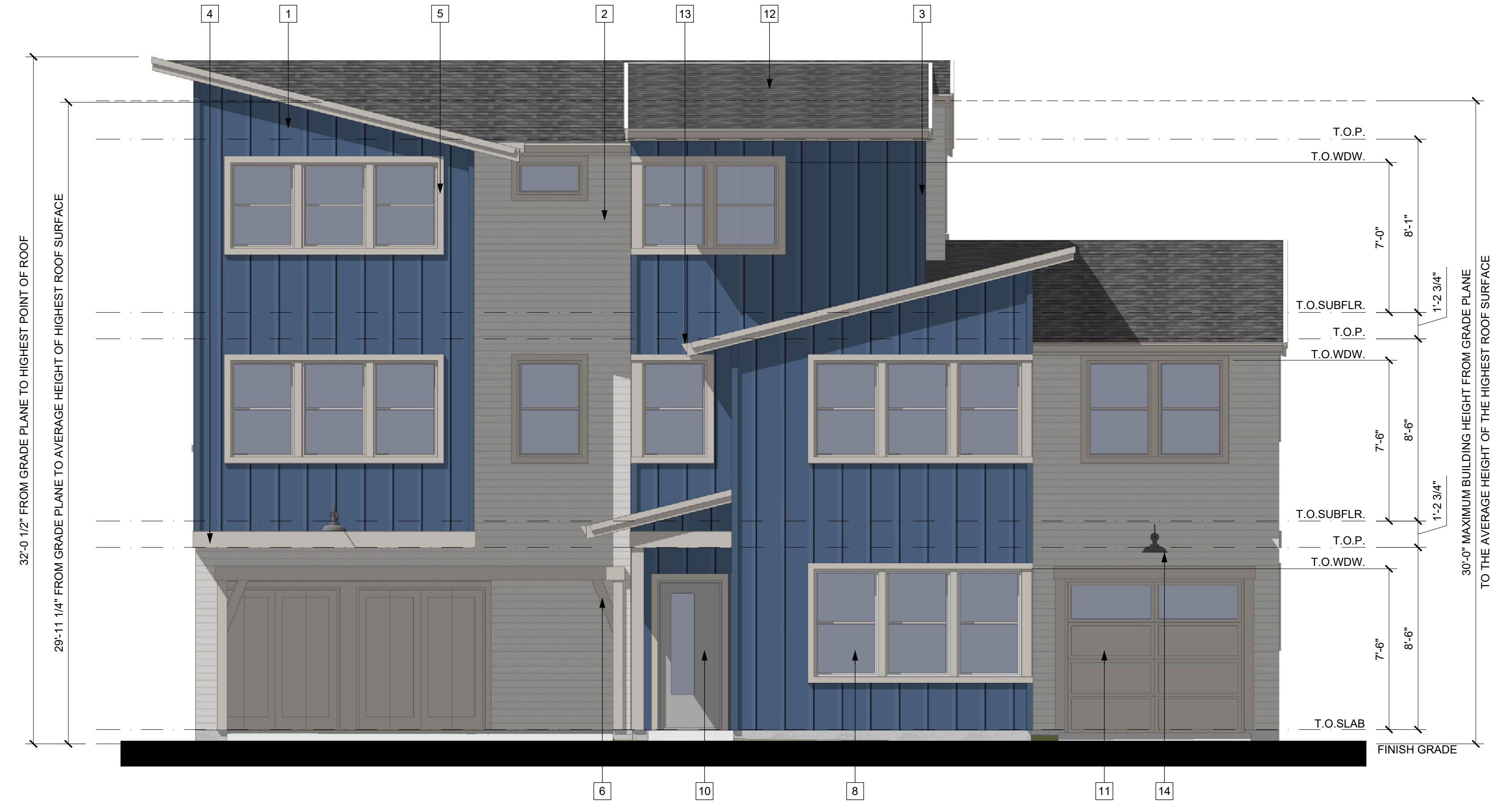
- (3) BODY 1 - KELLY-MOORE - LEATHER SATCHEL - KMA68
- (1) BODY 2 - KELLY-MOORE - MOON SHELL - KM4933
- (1) TRIM - KELLY-MOORE - MOON SHELL - KM4933

COLOR SCHEME 3

- (4) BODY 1 - KELLY-MOORE - FRENCH DIAMOND - KM4959
- (1) BODY 2 - KELLY-MOORE - MOON SHELL - KM4933
- (1) TRIM - KELLY-MOORE - MOON SHELL - KM4933

COLOR SCHEME 4

- (5) BODY 1 - KELLY-MOORE - DESERT CHAPARRAL - KM4805
- (1) BODY 2 - KELLY-MOORE - MOON SHELL - KM4933
- (1) TRIM - KELLY-MOORE - MOON SHELL - KM4933



3-UNIT BUILDING - FRONT ELEVATION

SCALE: 1/4" = 1'-0"

ELEVATION FINISH & MATERIALS

- 1. BOARD & BATTEN SIDING - BODY 1 COLOR
- 2. 4" EXPOSURE SMOOTH LAP SIDING - BODY 2 COLOR
- 3. CORNER TRIM AT BOARD & BATTEN SIDING - BODY 1 COLOR
- 4. HORIZONTAL TRIM BAND - TRIM COLOR
- 5. TRIM AT DOORS & WINDOWS - TRIM COLOR
- 6. DECORATIVE WOOD BRACING - TRIM COLOR
- 7. STAINLESS STEEL CABLE RAILING - BRONZE COLOR
- 8. VINYL WINDOWS - WHITE COLOR
- 9. VINYL PATIO DOORS - WHITE COLOR
- 10. FIBERGLASS ENTRY DOOR - WHITE COLOR
- 11. FIBERGLASS GARAGE DOOR - WHITE COLOR
- 12. COMPOSITION SHINGLE ROOFING - ROOF COLOR
- 13. PROFILE FASCIA GUTTER - TRIM COLOR
- 14. BARN STYLE LIGHT FIXTURE - BRONZE COLOR



3-UNIT BUILDING - RIGHT ELEVATION

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



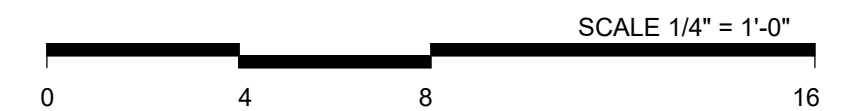
3-UNIT BUILDING - REAR ELEVATION

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



3-UNIT BUILDING - LEFT ELEVATION

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



KAWANA MEADOWS - LOTS 4A & 70
SANTA ROSA, CALIFORNIA

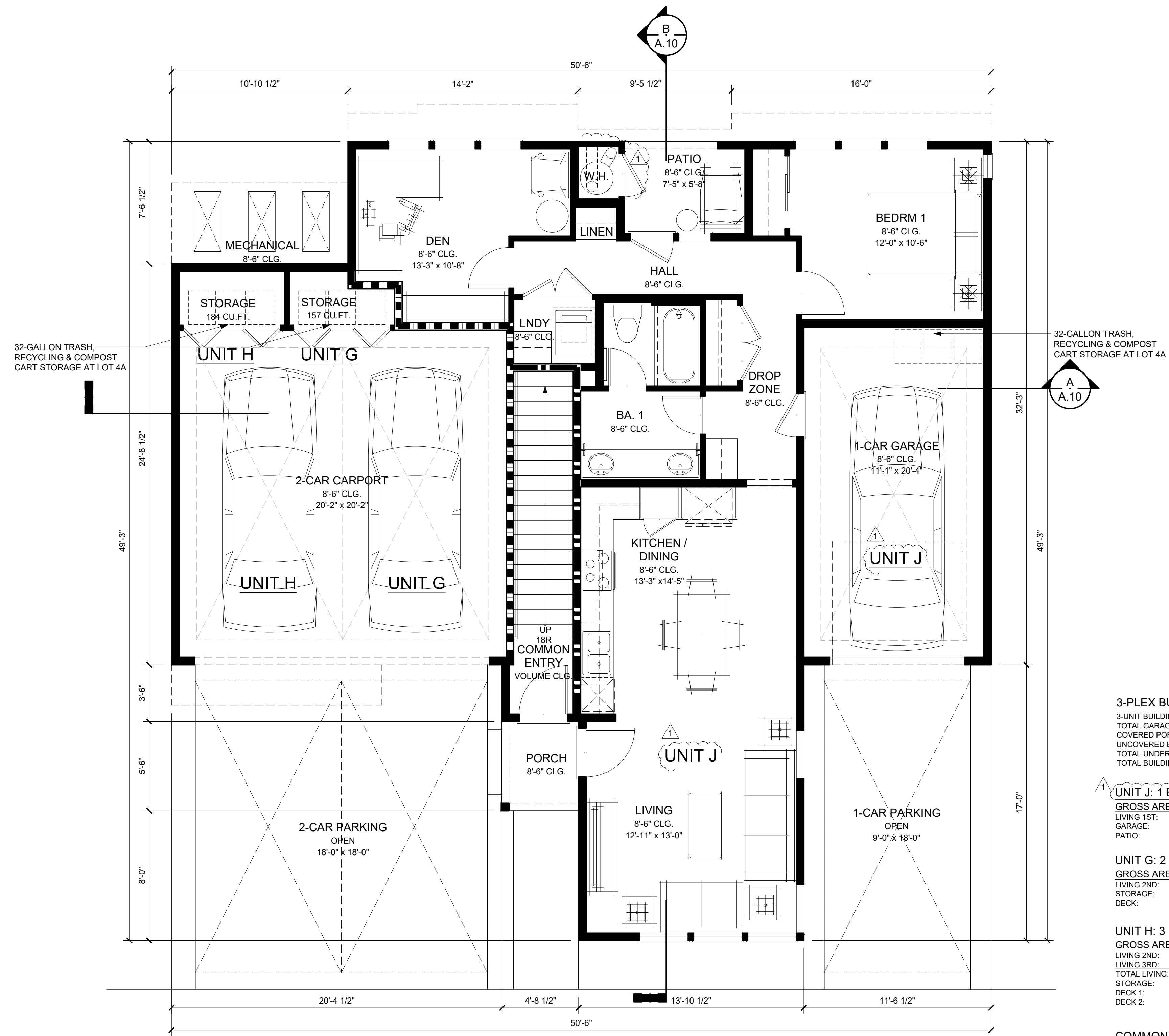


3-UNIT BUILDING - PROPOSED ELEVATIONS



2ND SUBMITTAL 03-04-2022 ¹
1ST SUBMITTAL 05-11-2021
JOB NO. 1616.001

5865 Owens Drive
 Pleasanton, CA 94588
 925-251-7200



3-UNIT BUILDING - 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

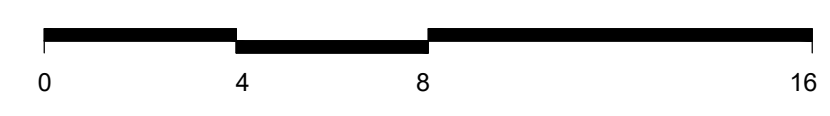
3-PLEX BUILDING AREA	
3-UNIT BUILDING LIVING AREA:	3,821 SQ. FT.
TOTAL GARAGE/STORAGE AREA:	725 SQ. FT.
COVERED PORCH/DECK AREA:	110 SQ. FT.
UNCOVERED BALCONY AREA:	96 SQ. FT.
TOTAL UNDER ROOF COVERING:	4,656 SQ. FT.
TOTAL BUILDING AREA:	4,752 SQ. FT.

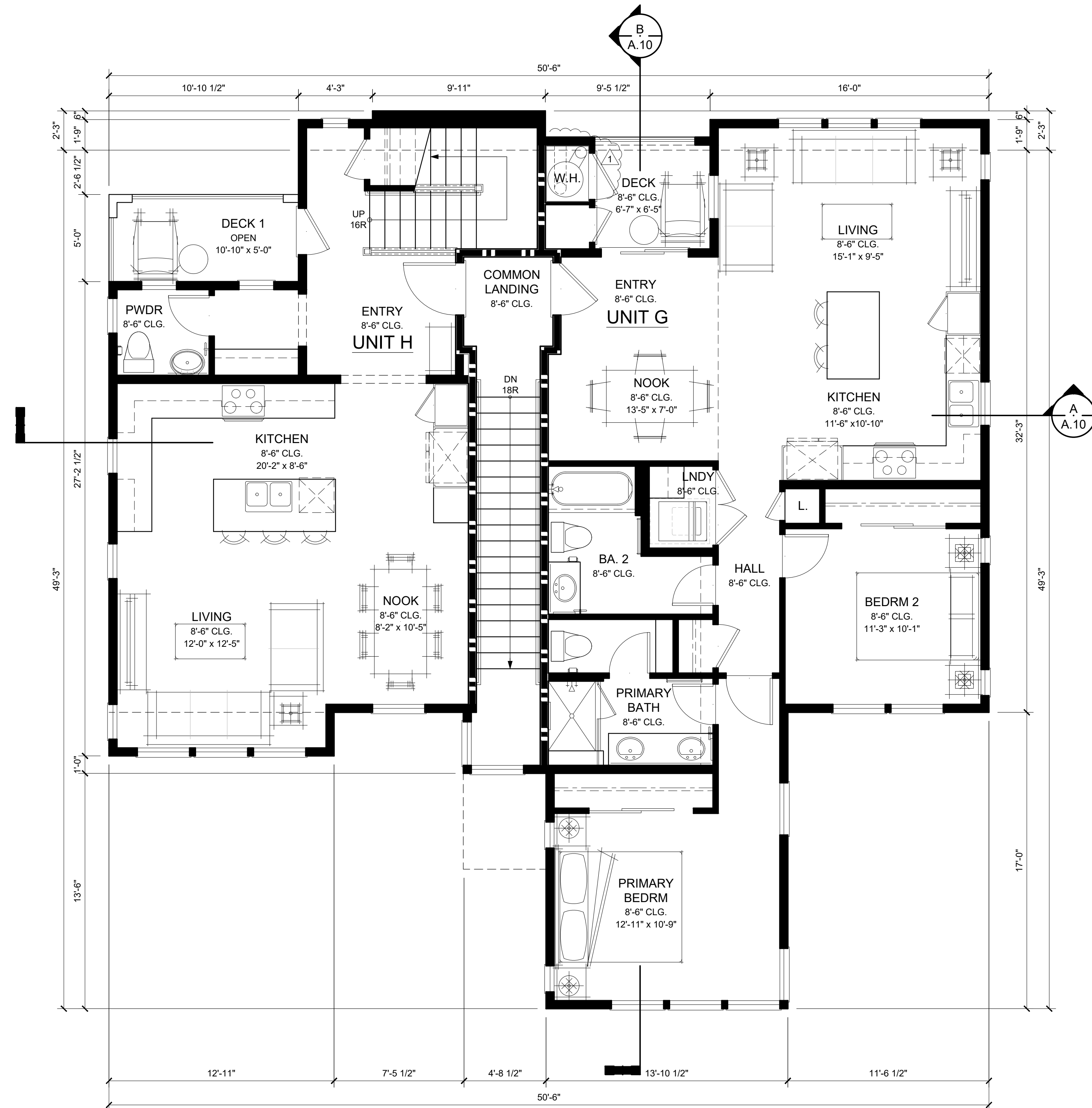
UNIT J: 1 BED + DEN / 1 BATH	
GROSS AREA	
LIVING 1ST:	940 SQ. FT.
GARAGE:	240 SQ. FT.
PATIO:	42 SQ. FT.

UNIT G: 2 BED / 2 BATH	
GROSS AREA	
LIVING 2ND:	1,049 SQ. FT.
STORAGE:	23 SQ. FT.
DECK:	42 SQ. FT.

UNIT H: 3 BED / 2.5 BATH	
GROSS AREA	
LIVING 2ND:	667 SQ. FT.
LIVING 3RD:	1,031 SQ. FT.
TOTAL LIVING:	1,698 SQ. FT.
STORAGE:	28 SQ. FT.
DECK 1:	54 SQ. FT.
DECK 2:	42 SQ. FT.

COMMON AREAS	
GROSS AREA	
ENTRY/LANDING:	134 SQ. FT.
PORCH:	26 SQ. FT.
2-CAR CARPORT:	434 SQ. FT.





3-UNIT BUILDING - 2ND FLOOR PLAN

SCALE: 1/4" = 1'-0"



KAWANA MEADOWS - LOTS 4A & 70
SANTA ROSA, CALIFORNIA

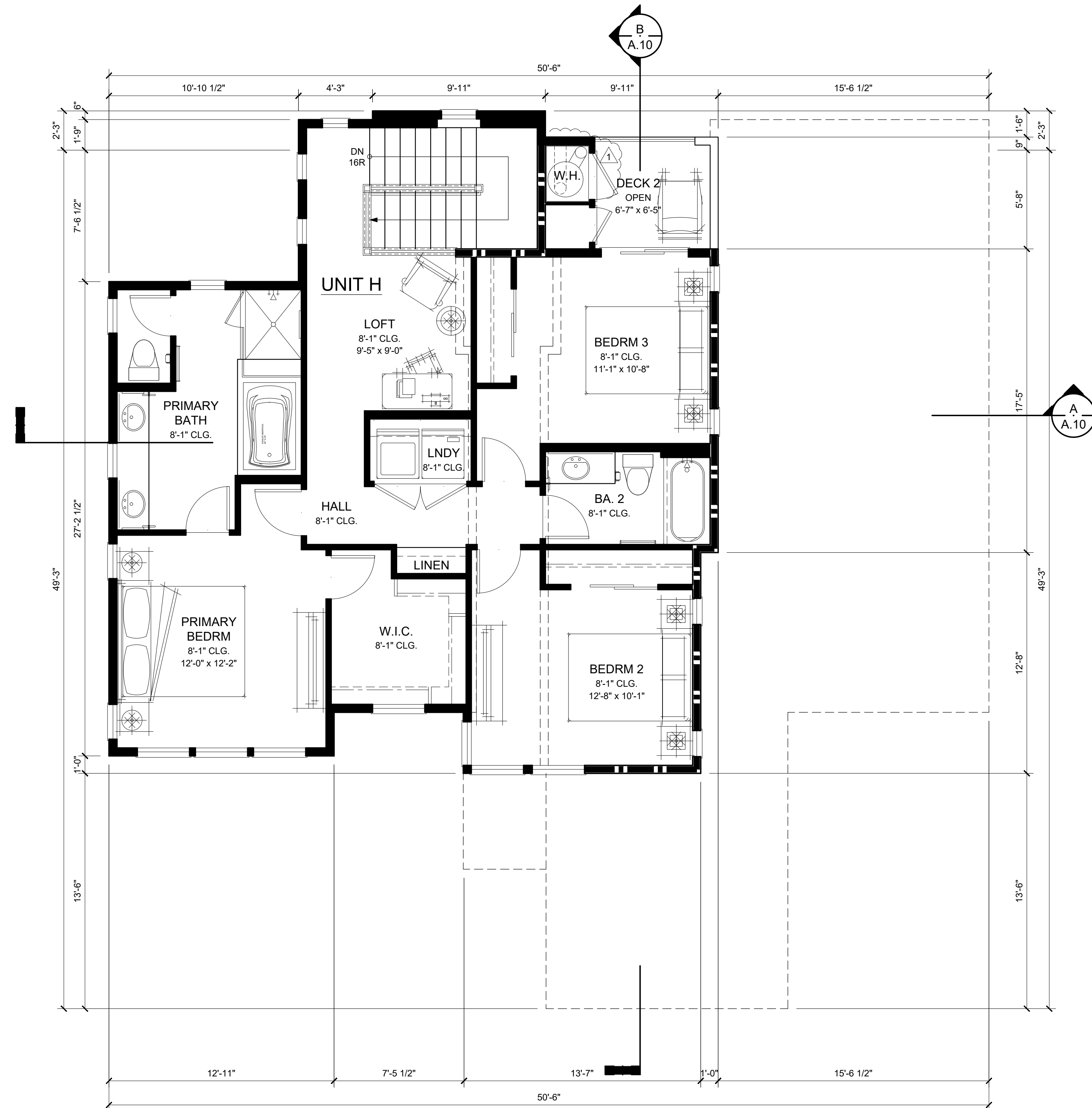


3-UNIT BUILDING - PROPOSED 2ND FLOOR PLAN



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1ST SUBMITTAL 05-11-2021
JOB NO. 1616.001

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3-UNIT BUILDING - 3RD FLOOR PLAN

SCALE: 1/4" = 1'-0"



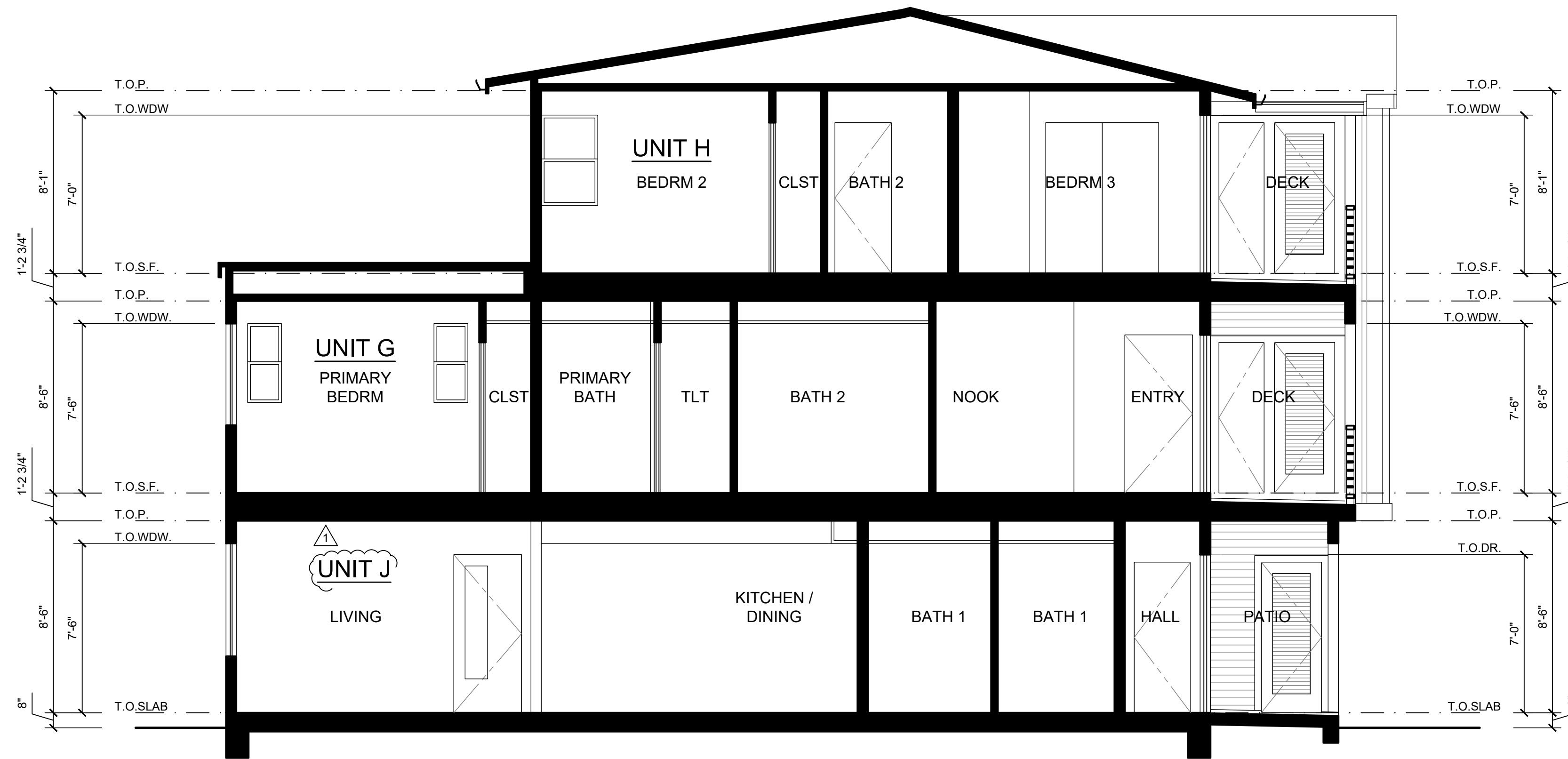
KAWANA MEADOWS - LOTS 4A & 70
SANTA ROSA, CALIFORNIA

3-UNIT BUILDING - PROPOSED 3RD FLOOR PLAN



2ND SUBMITTAL 03-04-2022 ¹
1ST SUBMITTAL 05-11-2021
JOB NO. 1616.001

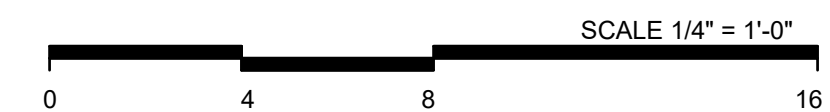
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B 3-UNIT BUILDING - BUILDING SECTION B
SCALE: 1/4" = 1'-0"



A 3-UNIT BUILDING - BUILDING SECTION A
SCALE: 1/4" = 1'-0"



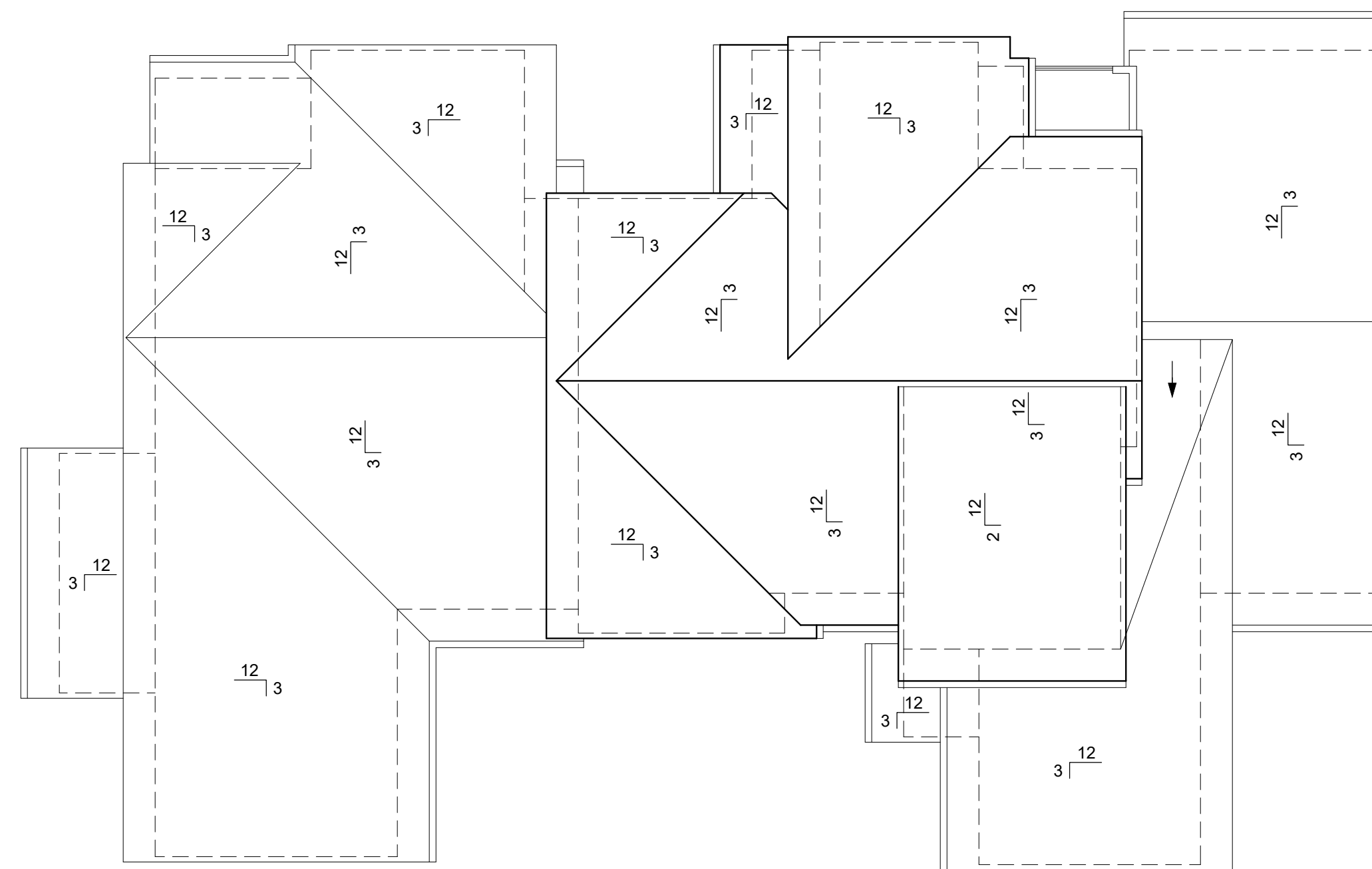
KAWANA MEADOWS - LOTS 4A & 70
SANTA ROSA, CALIFORNIA

3-UNIT BUILDING - PROPOSED BUILDING SECTIONS



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4-UNIT BUILDING - ROOF PLAN

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



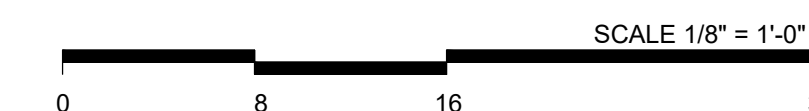
4-UNIT BUILDING - REAR PERSPECTIVE

SCALE: N.T.S.



4-UNIT BUILDING - FRONT PERSPECTIVE

SCALE: N.T.S.



KAWANA MEADOWS - LOTS 4A & 70
SANTA ROSA, CALIFORNIA

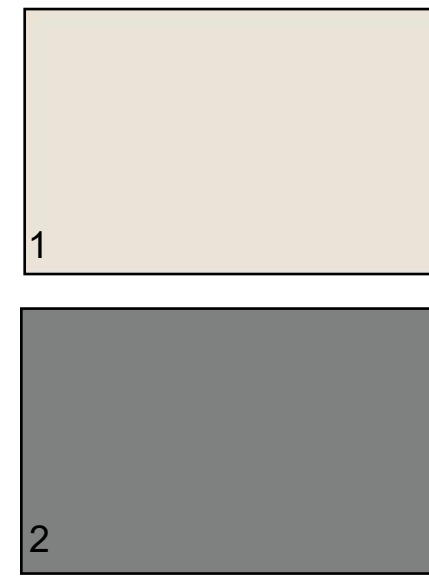


4-UNIT BUILDING - PROPOSED ELEVATION PERSPECTIVES



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COLOR SCHEME 1

- (2) BODY 1 - KELLY-MOORE - MT. RUSHMORE - KM4902
- (1) BODY 2 - KELLY-MOORE - MOON SHELL - KM4933
- (1) TRIM - KELLY-MOORE - MOON SHELL - KM4933



4-UNIT BUILDING - FRONT ELEVATION

SCALE: 1/4" = 1'-0"

ELEVATION FINISH & MATERIALS ☒

1. BOARD & BATTEN SIDING - BODY 1 COLOR
2. 4" EXPOSURE SMOOTH LAP SIDING - BODY 2 COLOR
3. CORNER TRIM AT BOARD & BATTEN SIDING - BODY 1 COLOR
4. HORIZONTAL TRIM BAND - TRIM COLOR
5. TRIM AT DOORS & WINDOWS - TRIM COLOR
6. DECORATIVE WOOD BRACING - TRIM COLOR
7. STAINLESS STEEL CABLE RAILING - BRONZE COLOR
8. VINYL WINDOWS - WHITE COLOR
9. VINYL PATIO DOORS - WHITE COLOR
10. FIBERGLASS ENTRY DOOR - WHITE COLOR
11. FIBERGLASS GARAGE DOOR - WHITE COLOR
12. COMPOSITION SHINGLE ROOFING - ROOF COLOR
13. PROFILE FASCIA GUTTER - TRIM COLOR
14. BARN STYLE LIGHT FIXTURE - BRONZE COLOR



4-UNIT BUILDING - RIGHT ELEVATION

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



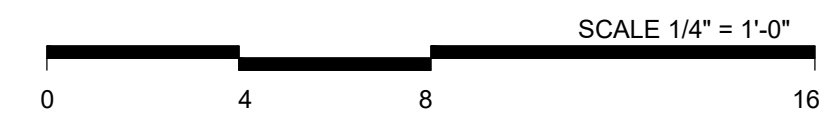
4-UNIT BUILDING - REAR ELEVATION

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



4-UNIT BUILDING - LEFT ELEVATION

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



KAWANA MEADOWS - LOTS 4A & 70
SANTA ROSA, CALIFORNIA



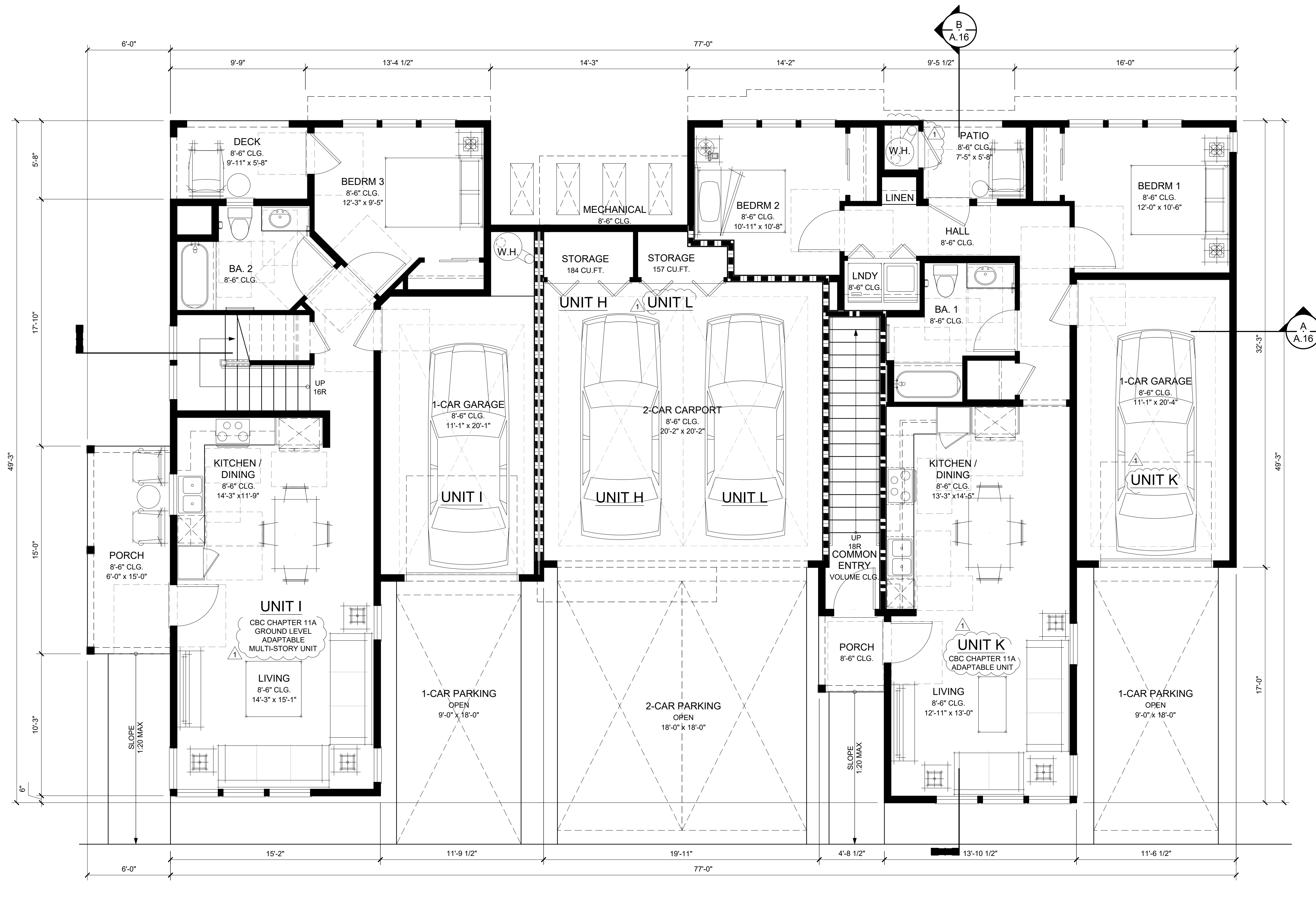
4-UNIT BUILDING - PROPOSED ELEVATIONS



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A.12



4-UNIT BUILDING - 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

4-PLEX BUILDING AREA	
4-UNIT BUILDING LIVING AREA:	5,592 SQ. FT.
TOTAL GARAGE/STORAGE AREA:	974 SQ. FT.
COVERED PORCH/DECK AREA:	312 SQ. FT.
UNCOVERED BALCONY AREA:	96 SQ. FT.
TOTAL UNDER ROOF COVERING:	6,878 SQ. FT.
TOTAL BUILDING AREA:	6,974 SQ. FT.

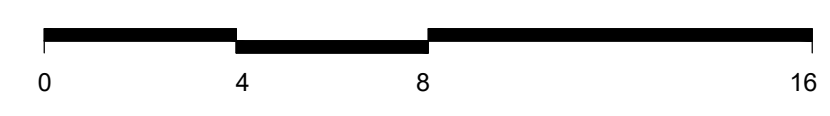
UNIT K: 2 BED / 1 BATH	
GROSS AREA	
LIVING 1ST:	940 SQ. FT.
GARAGE:	240 SQ. FT.
PATIO:	42 SQ. FT.

UNIT L: 1 BED + DEN / 1.5 BATH	
GROSS AREA	
LIVING 2ND:	1,049 SQ. FT.
STORAGE:	23 SQ. FT.
DECK:	42 SQ. FT.

UNIT H: 3 BED / 2.5 BATH	
GROSS AREA	
LIVING 2ND:	663 SQ. FT.
LIVING 3RD:	1,031 SQ. FT.
TOTAL LIVING:	1,694 SQ. FT.
STORAGE:	27 SQ. FT.
DECK 1:	54 SQ. FT.
DECK 2:	42 SQ. FT.

UNIT I: 3 BED / 3 BATH	
GROSS AREA	
LIVING 1ST:	784 SQ. FT.
LIVING 2ND:	991 SQ. FT.
TOTAL LIVING:	1,775 SQ. FT.
GARAGE:	253 SQ. FT.
PORCH:	90 SQ. FT.
PATIO:	56 SQ. FT.
DECK:	56 SQ. FT.

COMMON AREAS	
GROSS AREA	
ENTRY/LANDING:	134 SQ. FT.
PORCH:	26 SQ. FT.
2-CAR CARPORT:	431 SQ. FT.



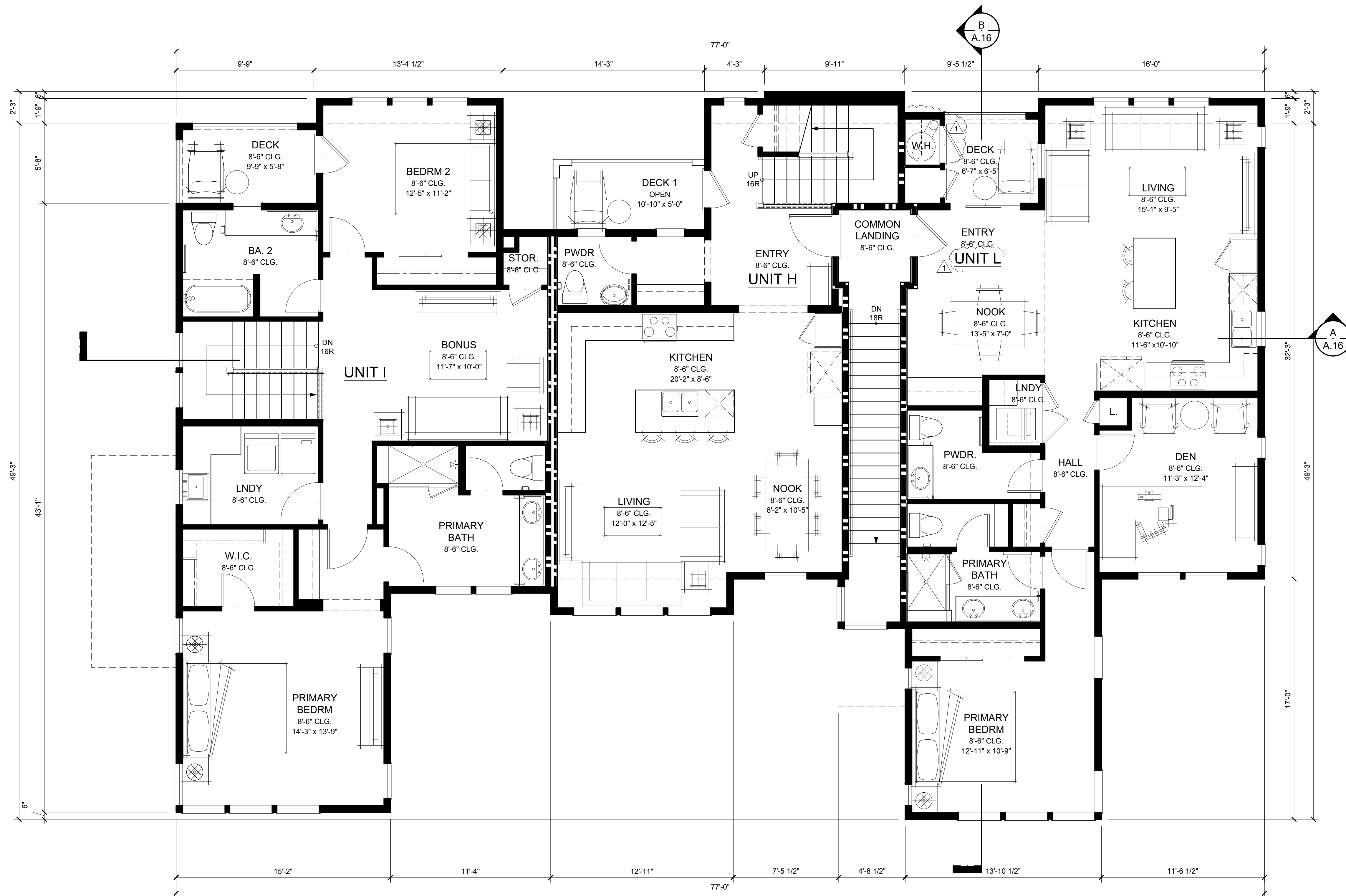
KAWANA MEADOWS - LOTS 4A & 70
SANTA ROSA, CALIFORNIA

4-UNIT BUILDING - PROPOSED 1ST FLOOR PLAN



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4-UNIT BUILDING - 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



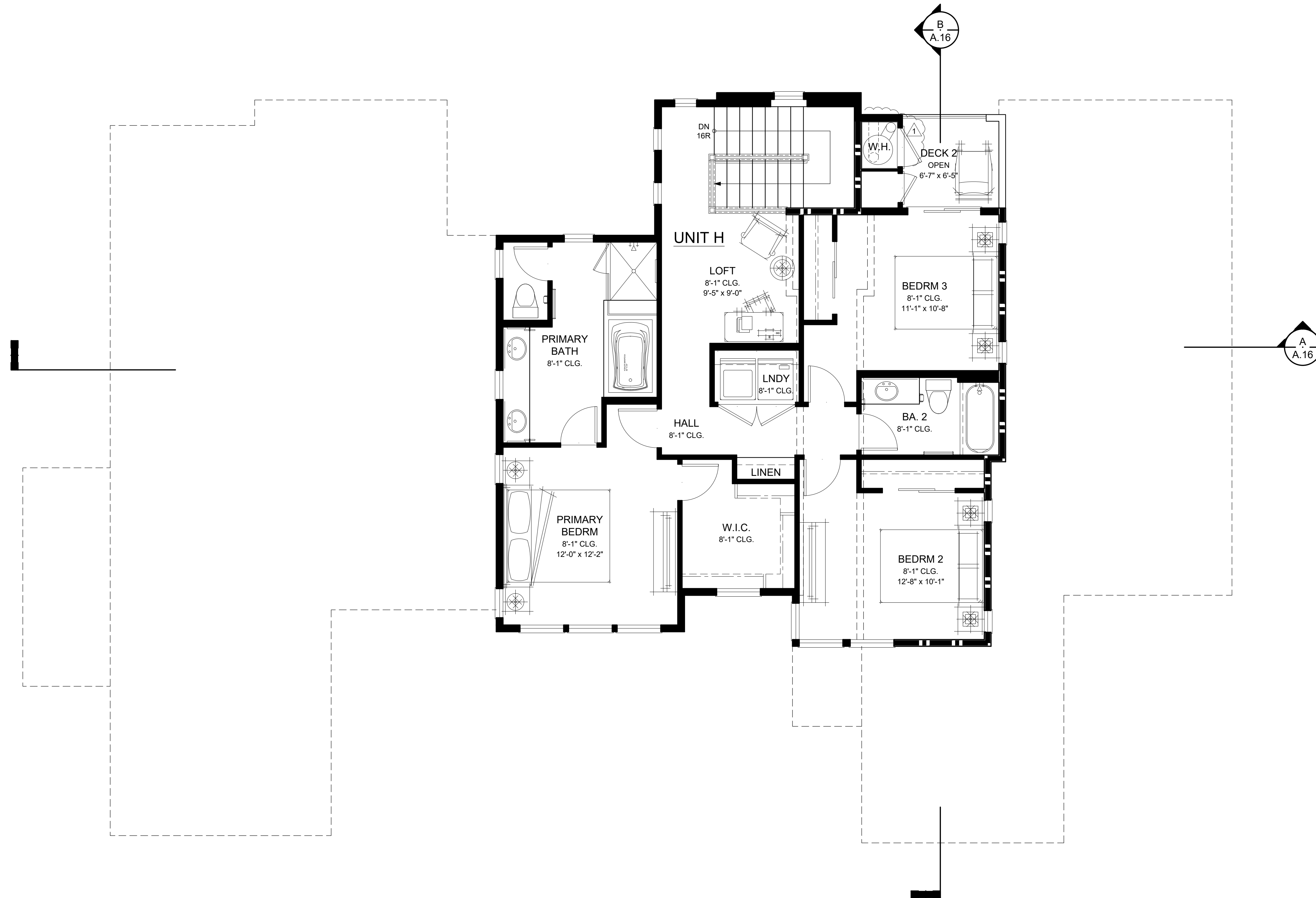
KAWANA MEADOWS - LOTS 4A & 70
SANTA ROSA, CALIFORNIA

4-UNIT BUILDING - PROPOSED 2ND FLOOR PLAN



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4-UNIT BUILDING - 3RD FLOOR PLAN
 SCALE: 1/4" = 1'-0"



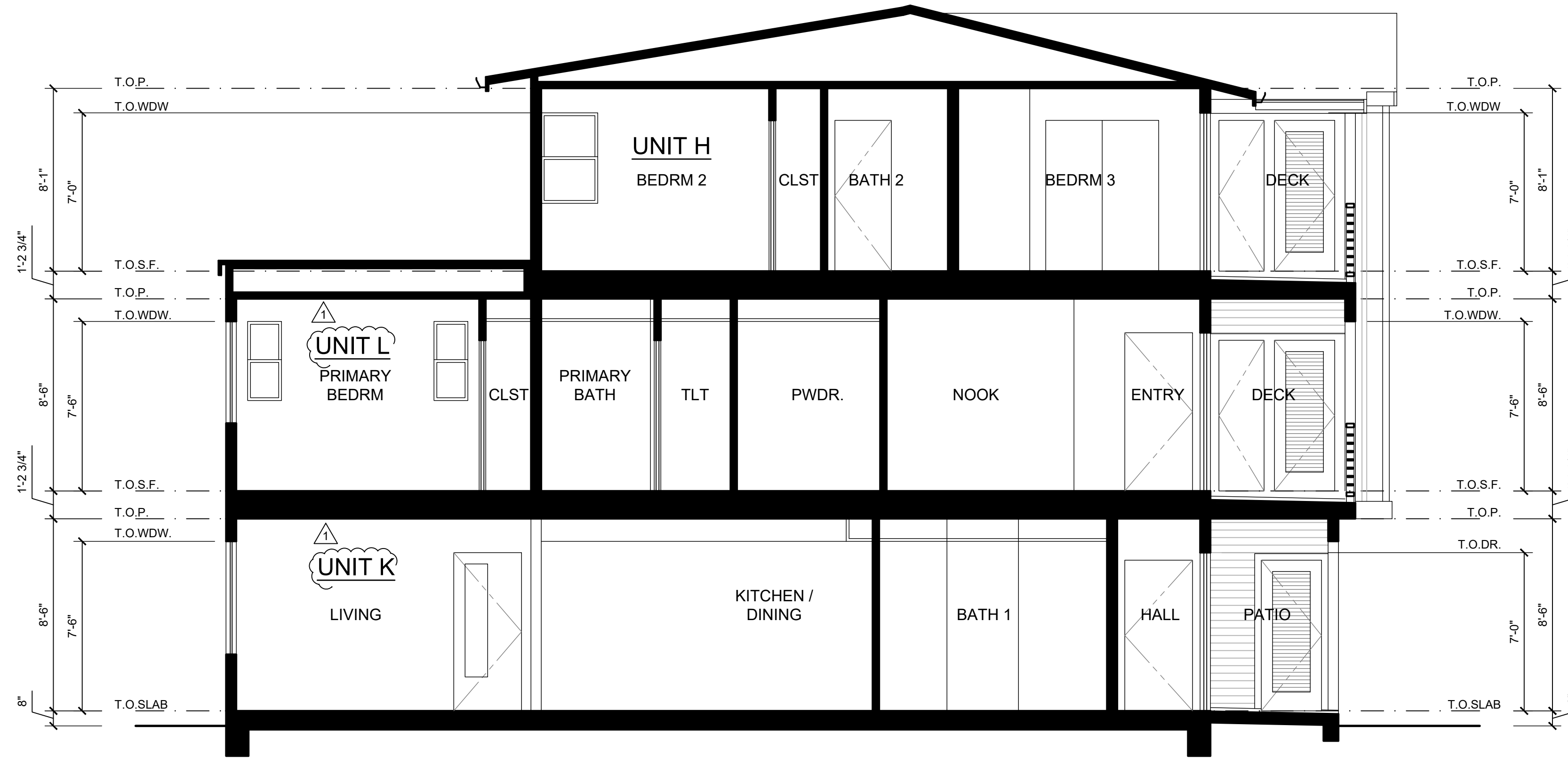
KAWANA MEADOWS - LOTS 4A & 70
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4-UNIT BUILDING - PROPOSED 3RD FLOOR PLAN

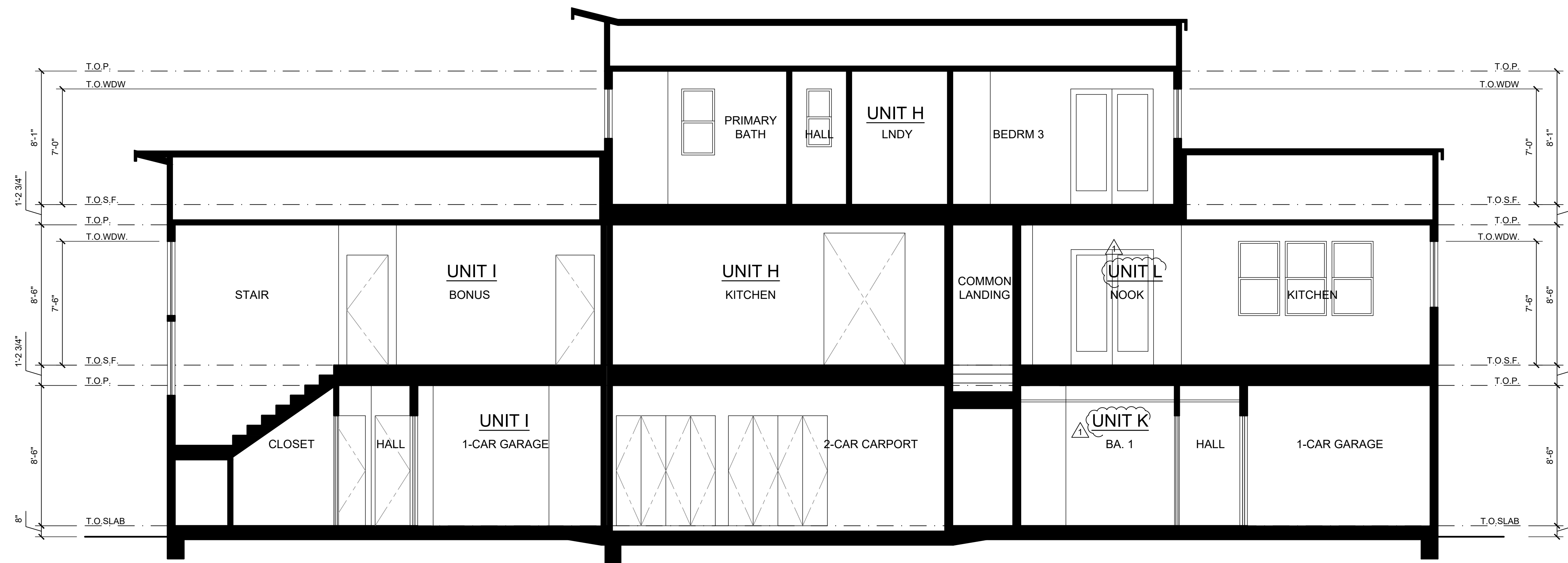


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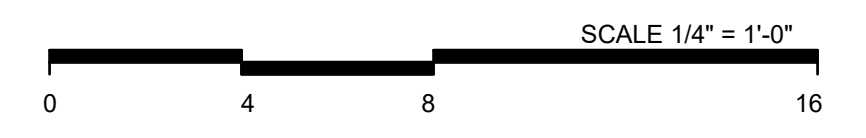
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B 4-UNIT BUILDING - BUILDING SECTION B
SCALE: 1/4" = 1'-0"



A 4-UNIT BUILDING - BUILDING SECTION A
SCALE: 1/4" = 1'-0"



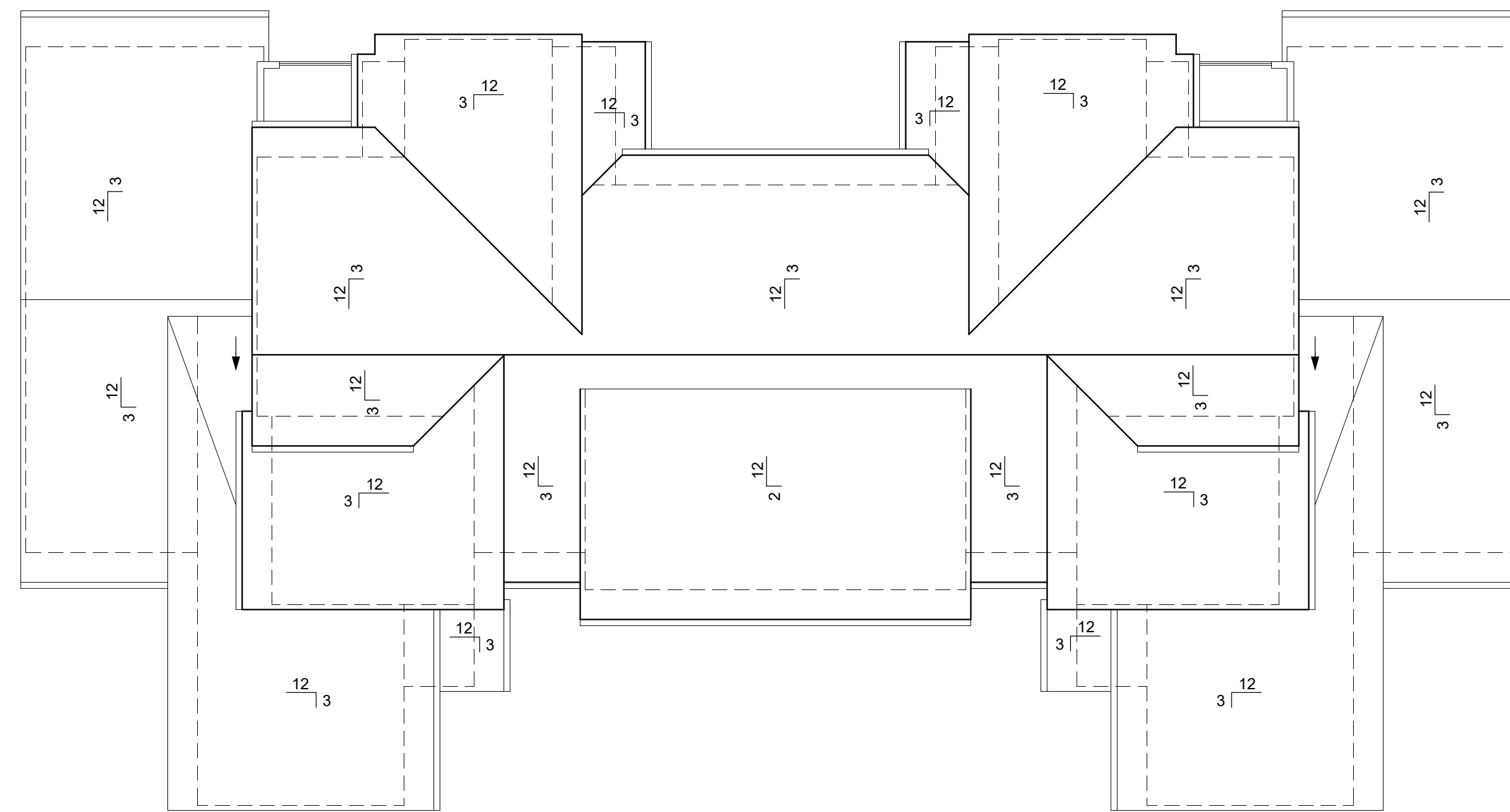
KAWANA MEADOWS - LOTS 4A & 70
SANTA ROSA, CALIFORNIA

4-UNIT BUILDING - PROPOSED BUILDING SECTIONS



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6-UNIT BUILDING - ROOF PLAN

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



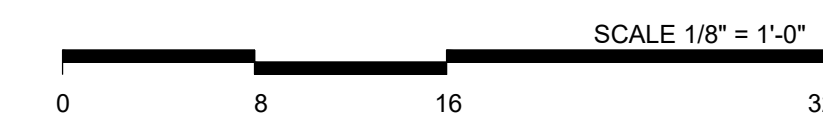
6-UNIT BUILDING - REAR PERSPECTIVE

SCALE: N.T.S.



6-UNIT BUILDING - FRONT PERSPECTIVE

SCALE: N.T.S.



KAWANA MEADOWS - LOTS 4A & 70
SANTA ROSA, CALIFORNIA



6-UNIT BUILDING - PROPOSED ELEVATION PERSPECTIVES



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COLOR SCHEME 2
 (3) BODY 1 - KELLY-MOORE - LEATHER SACHEL - KMA68
 (1) BODY 2 - KELLY-MOORE - MOON SHELL - KM4933
 (1) TRIM - KELLY-MOORE - MOON SHELL - KM4933

6-UNIT BUILDING - FRONT ELEVATION

SCALE: 1/4" = 1'-0"

ELEVATION FINISH & MATERIALS

1. BOARD & BATTEN SIDING - BODY 1 COLOR
2. 4" EXPOSURE SMOOTH LAP SIDING - BODY 2 COLOR
3. CORNER TRIM AT BOARD & BATTEN SIDING - BODY 1 COLOR
4. HORIZONTAL TRIM BAND - TRIM COLOR
5. TRIM AT DOORS & WINDOWS - TRIM COLOR
6. DECORATIVE WOOD BRACING - TRIM COLOR
7. STAINLESS STEEL CABLE RAILING - BRONZE COLOR
8. VINYL WINDOWS - WHITE COLOR
9. VINYL PATIO DOORS - WHITE COLOR
10. FIBERGLASS ENTRY DOOR - WHITE COLOR
11. FIBERGLASS GARAGE DOOR - WHITE COLOR
12. COMPOSITION SHINGLE ROOFING - ROOF COLOR
13. PROFILE FASCIA GUTTER - TRIM COLOR
14. BARN STYLE LIGHT FIXTURE - BRONZE COLOR



6-UNIT BUILDING - RIGHT ELEVATION

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



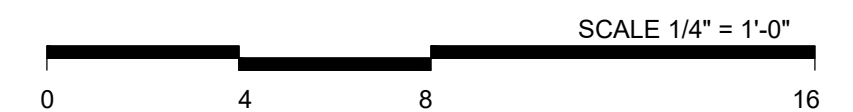
6-UNIT BUILDING - REAR ELEVATION

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



6-UNIT BUILDING - LEFT ELEVATION

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



KAWANA MEADOWS - LOTS 4A & 70
 SANTA ROSA, CALIFORNIA



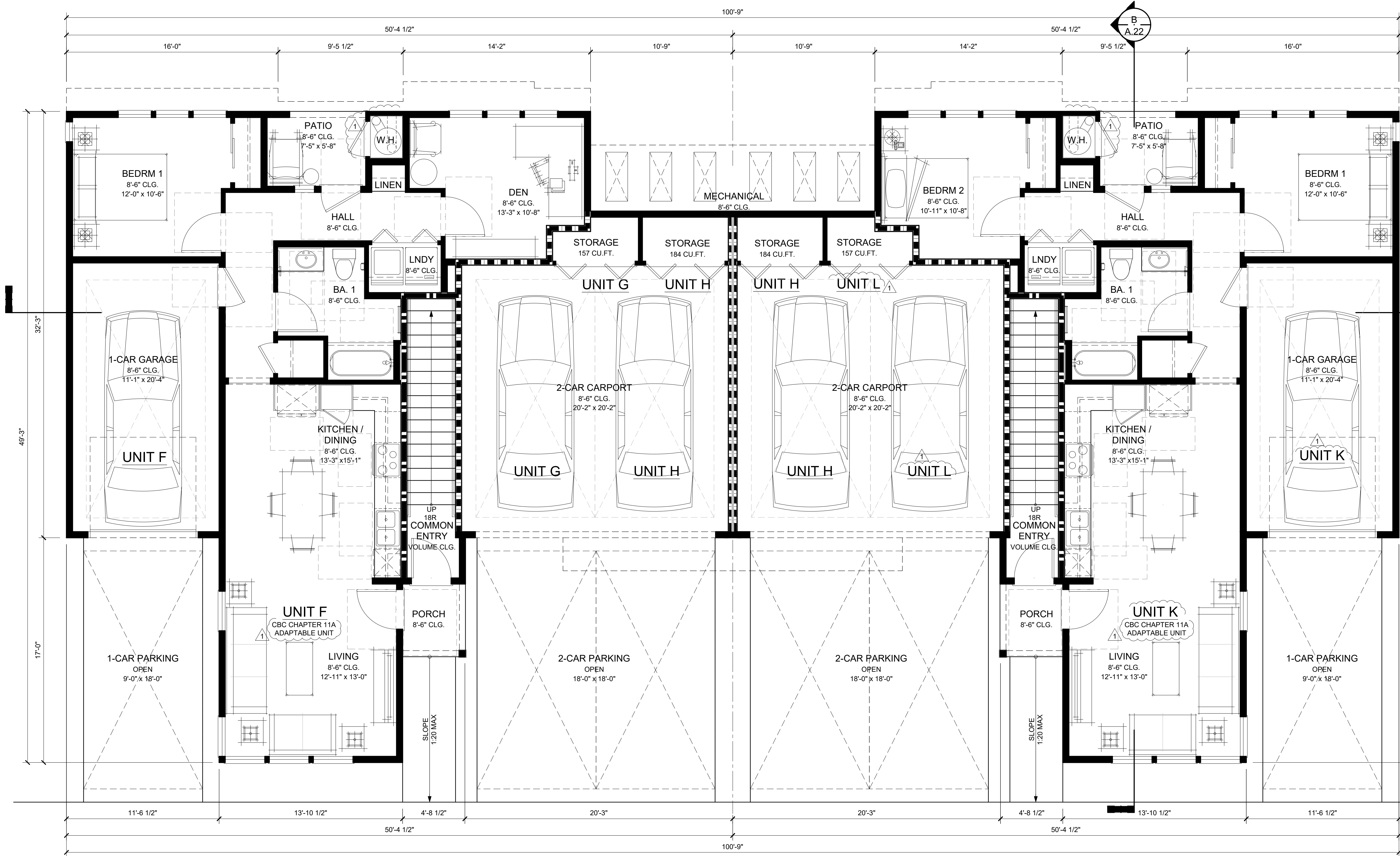
6-UNIT BUILDING - PROPOSED ELEVATIONS



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A.18



6-UNIT BUILDING - 1ST FLOOR PLAN

SCALE: 1/4" = 1'-0"

6-PLEX BUILDING AREA

6-UNIT BUILDING LIVING AREA:	7,628 SQ. FT.
TOTAL GARAGE/STORAGE AREA:	1,442 SQ. FT.
COVERED PORCH/DECK AREA:	220 SQ. FT.
UNCOVERED BALCONY AREA:	192 SQ. FT.
TOTAL UNDER ROOF COVERING:	9,290 SQ. FT.
TOTAL BUILDING AREA:	9,482 SQ. FT.

UNIT F: 1 BED + DEN / 1 BATH

GROSS AREA	
LIVING 1ST:	940 SQ. FT.
GARAGE:	240 SQ. FT.
PATIO:	42 SQ. FT.

UNIT K: 2 BED / 1 BATH

GROSS AREA	
LIVING 1ST:	940 SQ. FT.
GARAGE:	240 SQ. FT.
PATIO:	42 SQ. FT.

UNIT G: 2 BED / 2 BATH

GROSS AREA	
LIVING 2ND:	1,049 SQ. FT.
STORAGE:	23 SQ. FT.
DECK:	42 SQ. FT.

UNIT L: 1 BED + DEN / 1.5 BATH

GROSS AREA	
LIVING 2ND:	1,049 SQ. FT.
STORAGE:	23 SQ. FT.
DECK:	42 SQ. FT.

UNIT H: 3 BED / 2.5 BATH

GROSS AREA	
LIVING 2ND:	663 SQ. FT.
LIVING 3RD:	1,028 SQ. FT.
TOTAL LIVING:	1,691 SQ. FT.
STORAGE:	27 SQ. FT.
DECK 1:	54 SQ. FT.
DECK 2:	42 SQ. FT.

COMMON AREAS

GROSS AREA	
ENTRY/LANDING:	268 SQ. FT.
PORCH:	52 SQ. FT.
2-CAR CARPORT:	862 SQ. FT.



KAWANA MEADOWS - LOTS 4A & 70
SANTA ROSA, CALIFORNIA

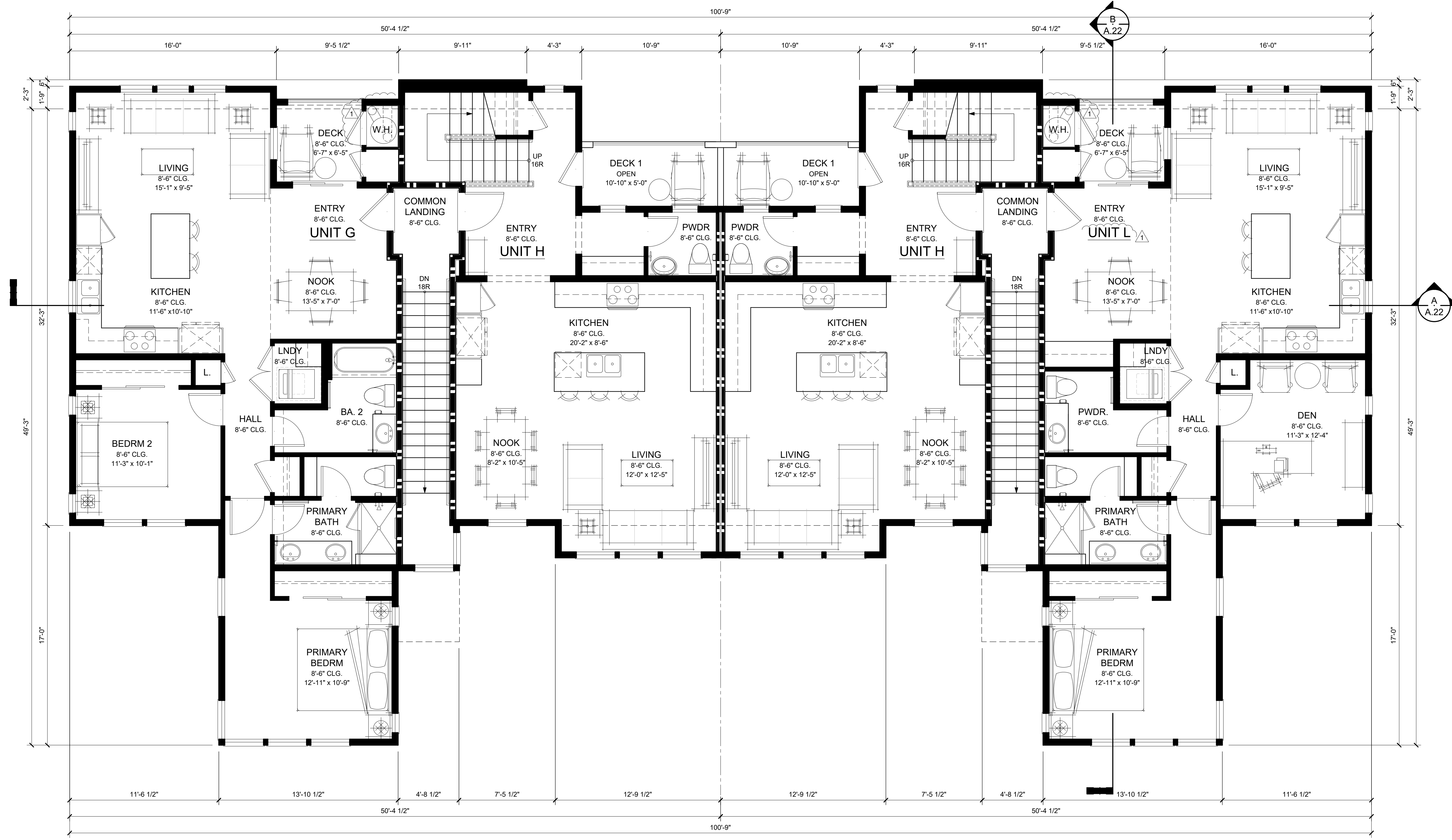


6-UNIT BUILDING - PROPOSED 1ST FLOOR PLAN



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6-UNIT BUILDING - 2ND FLOOR PLAN
 SCALE: 1/4" = 1'-0"



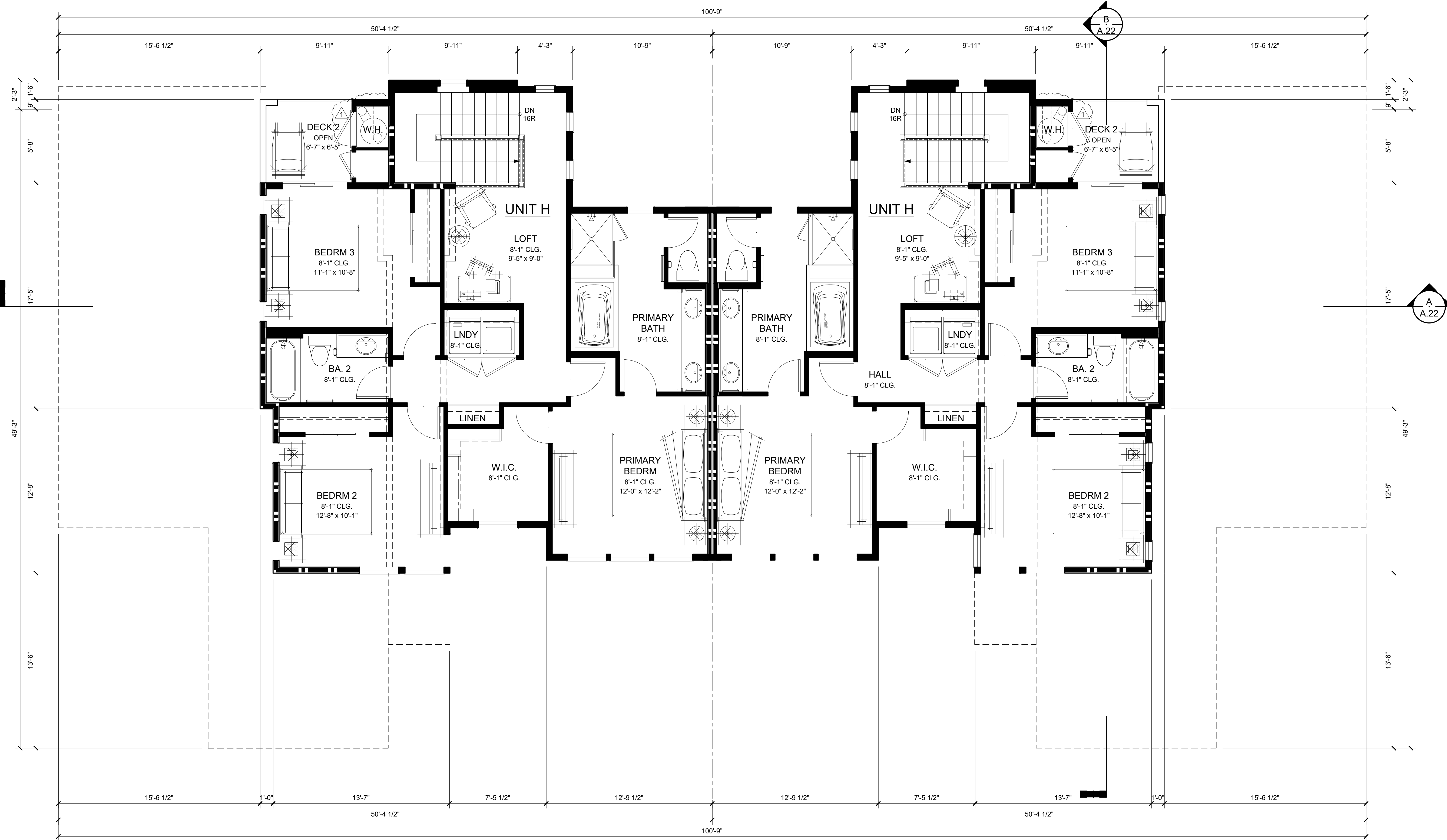
KAWANA MEADOWS - LOTS 4A & 70
 SANTA ROSA, CALIFORNIA

6-UNIT BUILDING - PROPOSED 2ND FLOOR PLAN



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6-UNIT BUILDING - 3RD FLOOR PLAN

SCALE: 1/4" = 1'-0"



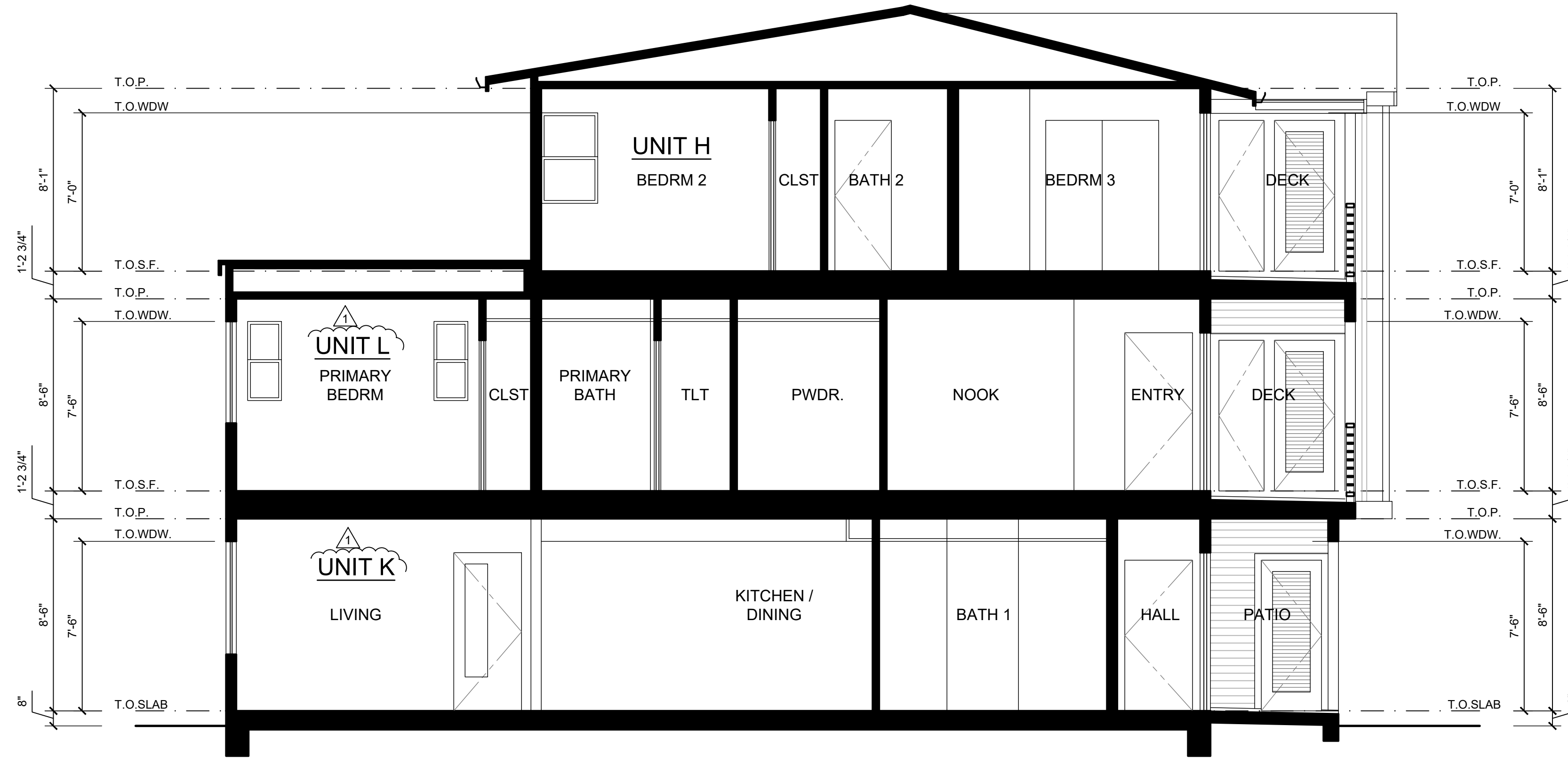
KAWANA MEADOWS - LOTS 4A & 70
SANTA ROSA, CALIFORNIA

6-UNIT BUILDING - PROPOSED 3RD FLOOR PLAN

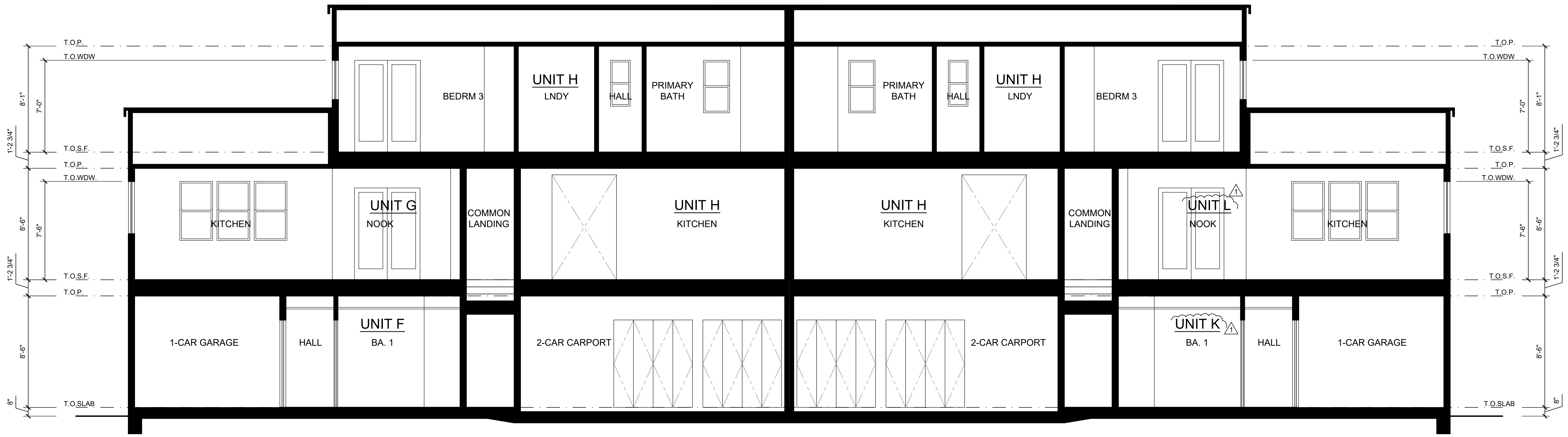


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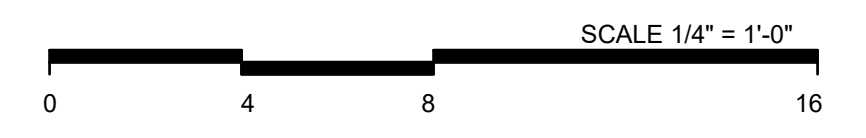
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B 6-UNIT BUILDING - BUILDING SECTION B
SCALE: 1/4" = 1'-0"



A 6-UNIT BUILDING - BUILDING SECTION A
SCALE: 1/4" = 1'-0"



KAWANA MEADOWS - LOTS 4A & 70
SANTA ROSA, CALIFORNIA

6-UNIT BUILDING - PROPOSED BUILDING SECTIONS



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