The 151 unit project comprises a single five story elevator building with a five story residential component and a two story Community Center with three additional stories of residential uses above it.

The apartment dwellings are arranged on both sides of an exit corridor with exiting provided by means of enclosed stairs and elevators.

There are (10) Studio units, (48) One Bedroom Units, (71) Two Bedroom Units, and (22) Three Bedroom Units proposed.

All the units and facilities in the project are 100% accessible and comply with UFAS and CBC Chapter 11B. Each apartment has a semi-private dwelling area of between 85 and 100 square feet. The project is 100% electric and Net Zero.

The Community Center has 2 offices at the ground floor for leasing and supportive services. A Lounge, Mail Center, Kitchenette, Main and supporting Electrical, Utility and Maintenance Rooms, Trash Room, Bicycle Storage Room and Rest Rooms are also located at the Ground Floor.

At the Second Floor of the Community Center, a Fitness Center, Meeting Room, Business Center, and Rest Rooms are provided for the residents. Also located at the Second Floor are a Roof Garden off the Fitness Center, and exterior stairs down from the Roof Garden at Level 2 to the Pool and recreational courtyards at the ground level.

Outdoor amenities for the residents include a Pool and Spa, Play Structure, Barbecue Grills, dining and seating under shade arbors, lounge seating around firepits, and two recreational courtyards, a south courtyard facing East and a north courtyard facing West. A Dog Park is located at the northwest property boundary.

220 parking stalls are provided, 112 of which are covered under carports. The carports also host solar arrays serving the project. 244 parking stalls are required, based on the number of bedrooms proposed and on unit type.

Site Development includes a 36 foot wide, 3 lane signalized, main entry driveway aligned with the centerline of the driveway across Kawana Springs Road to the Santa Rosa Marketplace, and a secondary oneway driveway for ingress and egress. A new sidewalk, planter strips, with parking for 220 cars, short term bicycle parking, and two recreational courtyards as described above.

BUILDING COVERAGE

RECEIVED

By Andrew Trippept at 10:44 am, Feb 24, 2020

APPLICABLE CODES

COMPLY WITH ALL PROVISIONS OF THE LATEST ADOPTED CODES AS APPLICABLE AT TIME OF BUILDING PERMIT APPLICATION.

2019 CA BUILDING CODE, TITLE 24, PART 2
2019 CA ELECTRICAL CODE, TITLE 24, PART 6
2019 CA PLUMBING CODE, TITLE 24, PART 5
2019 CA FIRE CODE, TITLE 24, PART 9
2019 CA MECHANICAL CODE, TITLE 24, PART 4
ATTACHMENT 10 MINIMUM CONSTRUCTION STANDARDS TCAC
BUILDING COVERAGE


DEFERRED SUBMITTALS

PRE MANUFACTURED TRUSSES AND TRUSS ASSEMBLIES TO FREEDOM FARM AND SPRINGTIME SLIDES AND CASCADING CAVES.

ENERGY COMPLIANCE

DENSITY BONUS CALCULATION

TOTAL COMBINED LOT AREA: 162,478.8 SF
162,478.8 SF - 1,450 SF UNIT = 112 UNITS. BASE DENSITY WITH STATE DENSITY BONUS, 35% 112 UNITS X 135% = 151 UNITS
100% OF THE DWELLING UNITS ARE AFFORDABLE
CONSTRUCTION TYPE: TYPE II A, w/o area increase
270 max height, 5 Stories, 48,000 sf / floor
APARTMENT TYPE: APARTMENT UNIT A2 COMMUNITY BUILDING A3, B
STRUCTURAL SYSTEM: CONCRETE SLAB ON GRADE 2-HOUR FIRE RATED WOOD FRAME (FR) AT EXTERIOR WALLS PREMANUFACTURED TRUSSES AND TRUSS ASSEMBLIES AT FLOOR AND ROOF ASSEMBLIES
Typical Unit Floor Plans

STUDIO, 1 BATH
530 SF NET
85 SF DECK

1 BEDROOM, 1 BATH
580 SF NET
85 SF DECK

2 BEDROOM, 1 BATH
880 SF NET

3 BEDROOM, 2 BATH
1,075 SF NET
Provide acoustical caulk to seal GAF5, wall ferimeters, penetration and all air.

5. Fire resistance ratings, for groups A, E, H, I, L, and R occupancy, high-rise through penetration fire and acoustic notes, staggered minimum (I) stud cavity from the vertical joints of the

4. Reflective manual for complete description of partition construction on necessary exterior walls shall be rated for exposure to fire from both sides [CBC 705.5]

3. Partition having gypsum board facings and classified as two-hour or less

2. 2-1/2" thick sound insulation

1. Flame spread and smoke developed in accordance with the maximum thickness intended for use in accordance with ASTM E84 or UL 723.

Notes:
- T: Type of gypsum board used on each side of the assembly, or specified in notes T-1 through T-4.
- J: Type of joint treatment used on each side of the assembly, or specified in notes J-1 through J-4.
- S: Type of sound insulating material used on each side of the assembly, or specified in notes S-1 through S-4.
- N: Type of nails used to attach paper-faced fiberglass batts to studs, or specified in notes N-1 through N-4.
- M: Type of finish used on each side of the assembly, or specified in notes M-1 through M-4.
INTEGRATED COMMUNITY DEVELOPMENT
KAWANA SPRINGS APARTMENTS
500 KAWANA SPRINGS ROAD, SANTA ROSA, CA 95404

GRADING LEGEND

STORM DRAIN LEGEND:

GRADING KEY NOTES:

Know what's below. Before you dig, call 811.

SCALE: 1" = 20'