The Fountaingrove project proposes a high quality apartment community on the site of the Fountaingrove Inn, lost in the fires of 2017. The secure community will provide 239 units on the approximately 9.6 acre site, at a density of 24.9 units per acre. Homes are provided in six different buildings, which create different lifestyle opportunities. Buildings D and E are larger podium buildings with lower level parking garages. Buildings A-C are smaller scale buildings nestled into the hillside with private garage slots. Building F takes advantage of its prime location with view oriented units. The mix of studio, one, and two bedroom units is further detailed in the submittal set.

The buildings are nestled into the slopes of the hillside, to work in conjunction with the overall topography of the site. Furthermore, the buildings are spread across the site to create the ambiance of a hillside village, and the apartments and common areas are sited to take advantage of the tremendous views from the site.

Amenities for the residents include:
- Interior common rooms in buildings D and E.
- Outdoor podium level courtyards in buildings D and E, including swimming pools, bar-b-q’s and other social opportunities as illustrated in the landscape plans.

Architecturally, the buildings are characterized by a Santa Barbara style with light colored stucco, exposed beams, tile roofs, rounded arches, and courtyards. Juliet and full balconies have been strategically incorporated to allow for variety in private outdoor space for some of the residents. Decorative iron and tile accents provide further articulation to the building facades and site design. Resilience has been considered with regard to the selection of materials. Roofs are proposed to be concrete tile, while decorative accents and tims are proposed to be fiber cement material, tile, and iron. As fire is a topic of the forefront of the community’s mind, we have selected an architecture style that shows resiliency toward fire, and we have further respected the history of the site by considering this throughout the design with other elements, such as defensible space.

This new residential community has proximity to transportation features and is ideally located near major employers such as the Kaiser Permanente Santa Rosa Medical Center and the Santa Rosa Junior College. The mix of building types and unit sizes reflect the area demand. The proposed development will provide much needed housing in the area, and will be built using the City approved WUZ codes.

The Conceptual Landscape Plan for the Fountaingrove Project encompasses significant gathering spaces adjacent the existing native oak trees. The proposed perimeter landscape celebrates the unique character of the project site.

Highlighting the corner of Fountaingrove Parkway and Round Barn Boulevard is space for an art feature in honor of the iconic Round Barn.

For Buildings A, B, C the gathering areas include a small children's play feature and view patios.

Building D is prominently located at the intersection of Mendocino Avenue and Fountaingrove Parkway. The entry to the building is highlighted with special paving and framed by accent trees. The gathering areas include the entry plaza and four roof decks. The roof decks provide an array of activities and group gathering areas. Raised planters provide shade trees and buffer the living spaces from the deck area. Accent pots delineate use area and help soften large expanses of hardscape. Activities on the decks include a dining and barbecue zone, ping pong tables, movie viewing area, and lounges around the pool. Building E features a large fountain plaza nestled into the hillside. Stepped seat walls are incorporated into the slope and provide a transition between plaza and existing oak woodland. Flowering accent trees provide shade and add visual interest when viewed from building balconies.

Building F has premium views from the outdoor terrace on the South side of the building and flowering trees are located to frame sightlines.

The plant material chosen also takes into consideration a fire wise plant palette. As the planting plan progresses, the placement of the shrubs and trees will take into consideration the canopy spacing for all sloped planting areas within the site.

Irrigation design shall follow California Department of Water Resources Model Water Efficient Landscape ordinances (MWELO).
BUILDINGS
A, B, C:
PERSPECTIVES
BUILDINGS D, E:
PERSPECTIVE

KEYPLAN:
COLOR AND MATERIALS

1. ROOF
CONCRETE TILE ROOF

2. EXTERIOR WALL
PAINTED STUCCO

3. TRIM
PAINTED FIBER CEMENT

4. PANELING & BUILD OUTS
PAINTED FIBER CEMENT PANEL ACCENTS

5. TILE
DECORATIVE TILE ACCENTS
FINAL DESIGN TBD

6. METAL
WROUGHT IRON METAL WORK - RAILINGS & DECORATIVE ACCENTS
FINAL DESIGN TBD

NOTE: Color Samples may vary from their true color with different printers and computer monitors.
### ELEVATION KEYNOTE LEGEND

1. METAL ACCENT ELEMENTS
2. EXPOSED POST
3. EXPOSED BEAM
4. FIBER CEMENT PANEL AND TRIM, TYP.
5. BOARD FORM CONCRETE

---

NOTE: FINAL STRUCTURAL DESIGN & COMPONENTS TO BE DETERMINED IN COORDINATION WITH STRUCTURAL ENGINEER

NOTE: A BRONZE PLAQUE IDENTIFYING THE HISTORY AND SIGNIFICANCE OF THE ROUND BARN WILL BE LOCATED AT THE SIDEWALK. FINAL TEXT OF THE SIGN TO BE DETERMINED.

---

ROUND BARN MEMORIAL ELEVATION (FACING ROUND BARN BLVD.)

ROUND BARN MEMORIAL ELEVATION (FACING BUILDING A)

ROUND BARN MEMORIAL ELEVATION (FACING CORNER OF FOUNTAINGROVE PKWY. AND ROUND BARN BLVD.)

ROUND BARN MEMORIAL ELEVATION (FACING FOUNTAINGROVE PKWY.)

ROUND BARN MEMORIAL PLAN
LEGEND:

- FIRE ACCESS
- TRASH ACCESS
- 150' FIREHOSE PULL
- PROPERTY LINE
- SITE ACCESS GATE
- ACCESS TO BE PROVIDED FOR FIRE

BUILDING A:

ACCESS DIAGRAM & BUILDING DATA

SCALE: 1/16" = 1'-0"

GROSS BUILDING AREAS PER FLOOR (SF):

<table>
<thead>
<tr>
<th>LOWER LEVEL</th>
<th>RESIDENTIAL</th>
<th>COMMON/AMMENITY</th>
<th>PRIVATE OPEN SPACE</th>
<th>PUBLIC OPEN SPACE</th>
<th>TERRAIN</th>
<th>STREETS</th>
<th>PARKING</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1,218</td>
<td>104</td>
<td>1,021</td>
<td>344</td>
<td>0</td>
<td>103</td>
<td>44</td>
<td>2,391</td>
</tr>
</tbody>
</table>

GROSS BUILDING AREAS BY USE CATEGORY (SF):

<table>
<thead>
<tr>
<th>LOWER LEVEL</th>
<th>RESIDENTIAL</th>
<th>COMMON/AMMENITY</th>
<th>PRIVATE OPEN SPACE</th>
<th>PUBLIC OPEN SPACE</th>
<th>UTILITIES</th>
<th>PARKING</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1,218</td>
<td>104</td>
<td>1,021</td>
<td>344</td>
<td>0</td>
<td>103</td>
<td>2,391</td>
</tr>
</tbody>
</table>

UNIT MIX - BY BUILDING:

<table>
<thead>
<tr>
<th>BUILDING A</th>
<th>1-BD</th>
<th>2-BD</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>10</td>
<td>5</td>
<td>15</td>
</tr>
</tbody>
</table>

GROSS TOTAL:

<table>
<thead>
<tr>
<th>RESIDENTIAL</th>
<th>COMMON/AMMENITY</th>
<th>PRIVATE OPEN SPACE</th>
<th>PUBLIC OPEN SPACE</th>
<th>UTILITIES</th>
<th>PARKING</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>7,036</td>
<td>93</td>
<td>303</td>
<td>23,518</td>
<td>5</td>
<td>36</td>
<td>23,692</td>
</tr>
</tbody>
</table>

UNIT MIX - BY BUILDING:

<table>
<thead>
<tr>
<th>BUILDING A</th>
<th>1-BD</th>
<th>2-BD</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>5</td>
<td>5</td>
<td>10</td>
</tr>
</tbody>
</table>

GROSS TOTAL:

<table>
<thead>
<tr>
<th>RESIDENTIAL</th>
<th>COMMON/AMMENITY</th>
<th>PRIVATE OPEN SPACE</th>
<th>PUBLIC OPEN SPACE</th>
<th>UTILITIES</th>
<th>PARKING</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>7,036</td>
<td>93</td>
<td>303</td>
<td>23,518</td>
<td>5</td>
<td>36</td>
<td>23,692</td>
</tr>
</tbody>
</table>

UNIT MIX - BY BUILDING:

<table>
<thead>
<tr>
<th>BUILDING A</th>
<th>1-BD</th>
<th>2-BD</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>5</td>
<td>5</td>
<td>10</td>
</tr>
</tbody>
</table>
### BUILDING A: ALLOWABLE AREA CALCULATIONS

#### Type VA Construction

**Residential (R2)**

- **Area from Table 506.2**: At = 36,000 sq. ft.
- **Actual frontage (F)**: 0 ft.
- **Actual perimeter (P)**: 1 ft.
- **Use 0 to 20 for type of floor occurs on**: W = 0 ft.
- **Number of Stories (S)**: 3 (use 2 to 4)

**Garage (U)**

- **Area from Table 506.2**: At = 27,000 sq. ft.
- **Actual frontage (F)**: 0 ft.
- **Actual perimeter (P)**: 1 ft.
- **Use 0 to 20 for type of floor occurs on**: W = 0 ft.
- **Number of Stories (S)**: 1 (use 1 to 4)

#### Mixed Use Ratio Building A

<table>
<thead>
<tr>
<th>Floor</th>
<th>Lower</th>
<th>Ground</th>
<th>2nd</th>
<th>3rd</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>0.11</td>
<td>0.12</td>
<td>0.19</td>
<td>0.11</td>
<td>0.66</td>
</tr>
<tr>
<td>Garage</td>
<td>0.00</td>
<td>0.13</td>
<td>0.00</td>
<td>0.00</td>
<td>0.13</td>
</tr>
</tbody>
</table>

All Floors: 0.66 < 2

**Complies**
1. CONCRETE TILE ROOF
2. ROOF WELL, 1/4":12 MIN. SLOPE
3. TRELLIS STRUCTURE
4. RESIDENT DECK, SEE LANDSCAPE SHEETS FOR DETAILS
5. MECHANICAL UNIT
6. EXPOSED BEAM
2. BUILDING A - ELEVATION

1. CONCRETE TILE ROOF
2. EXPOSED RAFTER TAIL
3. EXPOSED POST
4. EXPOSED BEAM
5. TRELLIS STRUCTURE
6. PAINTED STUCCO WITH SCORE JOINTS, TYP.
7. FIBER CEMENT PANEL, TYP.
8. FIBER CEMENT TRIM, TYP.
9. VINYL WINDOW FRAME, TYP.
10. DECORATIVE METAL ACCENT
11. DECORATIVE TILE ACCENT
12. DECORATIVE METAL GUARD RAIL, FINAL DESIGN TBD
13. METAL GRATE AT CRASH WALL
14. METAL ROLL-UP GATE
15. PANELIZED ROLL-UP DOOR
16. EXTERIOR BUILDING LIGHTING, FINAL DESIGN TBD

NOTE: GROUND PLANE SHOWN IN ELEVATIONS IS AN APPROXIMATE REPRESENTATION OF THE PROPOSED GRADING. FOR MORE INFORMATION, PLEASE SEE CIVIL SHEETS. COMPLIANCE WITH THE 55'-0" MAXIMUM HEIGHT LIMIT FROM THE NATURAL GRADE IS ILLUSTRATED ON SHEET A-A3.3.
ELEVATION KEYNOTE LEGEND

1. CONCRETE TILE ROOF
2. EXPOSED RAFTER TAIL
3. EXPOSED POST
4. EXPOSED BEAM
5. TRELLIS STRUCTURE
6. PAINTED STUCCO WITH SCORE JOINTS, TYP.
7. FIBER CEMENT PANEL, TYP.
8. FIBER CEMENT TRIM, TYP.
9. VINYL WINDOW FRAME, TYP.
10. DECORATIVE METAL ACCENT
11. DECORATIVE TILE ACCENT
12. DECORATIVE METAL GUARD RAIL, FINAL DESIGN TBD
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NOTE: GROUND PLANE SHOWN IN ELEVATIONS IS AN APPROXIMATE REPRESENTATION OF THE PROPOSED GRADING. FOR MORE INFORMATION, PLEASE SEE CIVIL SHEETS.

COMPLIANCE WITH THE 55'-0" MAXIMUM HEIGHT LIMIT FROM THE NATURAL GRADE IS ILLUSTRATED ON SHEET A-A3.3.
LEGEND:
- NATURAL GRADE OF THE SITE
- 55'-0" HEIGHT LIMIT AS MEASURED FROM THE NATURAL GRADE

NOTE: GROUND PLANE SHOWN ON THIS SHEET ILLUSTRATES THE NATURAL GRADE OF THE SITE. HEIGHT LIMIT PLANE ILLUSTRATES THE 55'-0" MAXIMUM HEIGHT LIMIT AS MEASURED FROM THE NATURAL GRADE.

BUILDING A:
HEIGHT LIMIT COMPLIANCE

A - HEIGHT LIMIT COMPLIANCE

FOUNTAINGROVE | SANTA ROSA, CA
FOUNTAINGROVE INN
DAHLIN GROUP ARCHITECTURE | PLANNING

JEN NO. 1537.001
DATE 05.12.2022
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A-A3.3
**BUILDING B**

**ALLOWABLE AREA CALCULATION - MULTISTORY MIXED USE BUILDING - Type VA Construction**

<table>
<thead>
<tr>
<th>Feature</th>
<th>Residential (R2)</th>
<th>Garage (U)</th>
</tr>
</thead>
<tbody>
<tr>
<td>At</td>
<td>36,000 ft² (area from Table 506.2)</td>
<td>27,000 ft² (area from Table 506.2)</td>
</tr>
<tr>
<td>NS</td>
<td>12,000 ft² (area from Table 506.2)</td>
<td>9,000 ft² (area from Table 506.2)</td>
</tr>
<tr>
<td>F</td>
<td>1 ft (actual frontage or 1)</td>
<td>1 ft (actual frontage or 1)</td>
</tr>
<tr>
<td>W</td>
<td>0 ft (use 0, 20 to 30)</td>
<td>0 ft (use 0, 20 to 30)</td>
</tr>
<tr>
<td>P</td>
<td>1 ft (actual perimeter or 1)</td>
<td>1 ft (actual perimeter or 1)</td>
</tr>
<tr>
<td>Stories</td>
<td>3 (R2)</td>
<td>0 (U)</td>
</tr>
<tr>
<td>If</td>
<td>0.0000</td>
<td>0.0000</td>
</tr>
</tbody>
</table>

\[
A_a = \frac{At + [NS \times If]}{W/30} \quad \text{(R2)} \\
A_a = \frac{27,000}{0.0000} = 27,000 \text{ ft}^2 \quad \text{(U)}
\]

**Residential R2**

<table>
<thead>
<tr>
<th>Floor</th>
<th>Actual Areas (A)</th>
<th>Floor Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lower Ground</td>
<td>3,245</td>
<td>3,507</td>
</tr>
<tr>
<td>2nd</td>
<td>0</td>
<td>2,633</td>
</tr>
<tr>
<td>3rd</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

**Total**

<table>
<thead>
<tr>
<th></th>
<th>Lower Ground</th>
<th>2nd</th>
<th>3rd</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>A/Aa</td>
<td>0.09</td>
<td>0.10</td>
<td>0.14</td>
<td>0.08</td>
</tr>
<tr>
<td>Complies</td>
<td>&lt;1</td>
<td>&lt;1</td>
<td>&lt;1</td>
<td>&lt;1</td>
</tr>
</tbody>
</table>

**Mixed Use Ratio Building B**

<table>
<thead>
<tr>
<th>Floor</th>
<th>Total Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lower Ground</td>
<td>0.09</td>
</tr>
<tr>
<td>2nd</td>
<td>0.10</td>
</tr>
<tr>
<td>3rd</td>
<td>0.14</td>
</tr>
<tr>
<td>All Floors:</td>
<td>0.51</td>
</tr>
<tr>
<td>Complies</td>
<td>&lt;2</td>
</tr>
</tbody>
</table>

**COLOR LEGEND:**

- **Residential (R-2)**
- **Garage (U)**

---

**BUILDING B: ALLOWABLE AREA CALCULATIONS**

**NOT TO SCALE**

**JOB NO.** 1537.001  
**DATE** 06.12.2022  
**SFOC:** 045140  
**FACILITY:** Fountaingrove Inn  
**GROSS SOURCING:** 94588  
**PH: 251-7200**  

---

**THIRD FLOOR PLAN**

**SECOND FLOOR PLAN**

**GROUND FLOOR PLAN**

**LOWER FLOOR PLAN**
BUILDING B:
ROOF PLAN

1. CONCRETE TILE ROOF
2. ROOF WELL, 1/4":12 MIN. SLOPE
3. TRELIS STRUCTURE
4. RESIDENT DECK, SEE LANDSCAPE SHEETS FOR DETAILS
5. MECHANICAL UNIT
6. EXPOSED BEAM

KEY PLAN:

ROOF KEYNOTE LEGEND

SLOPE
4:12
TYP.

SLOPE
4:12
TYP.

EAVE TYP.
1'-0"

ROOF WELL

BUILDING B:
ROOF PLAN

KEYPLAN:
BUILDING B: ELEVATIONS

ELEVATION KEYNOTE LEGEND

1. CONCRETE TILE ROOF
2. EXPOSED RAFTER TAIL
3. EXPOSED POST
4. EXPOSED BEAM
5. TRELLIS STRUCTURE
6. PAINTED STUCCO WITH SCORE JOINTS, TYP.
7. FIBER CEMENT PANEL, TYP.
8. FIBER CEMENT TRIM, TYP.
9. VINYL WINDOW FRAME, TYP.
10. DECORATIVE METAL ACCENT
11. DECORATIVE TILE ACCENT
12. DECORATIVE METAL GUARD RAIL, FINAL DESIGN TBD
13. METAL GRATE AT CRASH WALL
14. METAL ROLL-UP GATE
15. PANELIZED ROLL-UP DOOR
16. EXTERIOR BUILDING LIGHTING, FINAL DESIGN TBD

NOTE: GROUND PLANE SHOWN IN ELEVATIONS IS AN APPROXIMATE REPRESENTATION OF THE PROPOSED GRADING. FOR MORE INFORMATION, PLEASE SEE CIVIL SHEETS.

COMPLIANCE WITH THE 55'-0" MAXIMUM HEIGHT LIMIT FROM THE NATURAL GRADE IS ILLUSTRATED ON SHEET A-B3.3.
BUILDING B - ELEVATION

1. CONCRETE TILE ROOF
2. EXPOSED RAFTER TAIL
3. EXPOSED POST
4. EXPOSED BEAM
5. TRELIS STRUCTURE
6. PAINTED STUCCO WITH SCORE JOINTS, TYP.
7. FIBER CEMENT PANEL, TYP.
8. FIBER CEMENT TRIM, TYP.
9. VINYL WINDOW FRAME, TYP.
10. DECORATIVE METAL GUARD RAIL, FINAL DESIGN TBD
11. DECORATIVE METAL GUARD RAIL, FINAL DESIGN TBD
12. METAL ROLL-UP GATE
13. PANELIZED ROLL-UP DOOR
14. EXTERIOR BUILDING LIGHTING, FINAL DESIGN TBD

NOTE: GROUND PLANE SHOWN IN ELEVATIONS IS AN APPROXIMATE REPRESENTATION OF THE PROPOSED GRADING. FOR MORE INFORMATION, PLEASE SEE CIVIL SHEETS.

COMPLIANCE WITH THE 55'-0" MAXIMUM HEIGHT LIMIT FROM THE NATURAL GRADE IS ILLUSTRATED ON SHEET A-B3.3.
BUILDING B:  
HEIGHT LIMIT COMPLIANCE

NOTE: GROUND PLANE SHOWN ON THIS SHEET ILLUSTRATES THE NATURAL GRADE OF THE SITE.  
HEIGHT LIMIT PLANE ILLUSTRATES THE 55’-0” MAXIMUM HEIGHT LIMIT AS MEASURED FROM THE NATURAL GRADE.
### Building C: Allowable Area Calculation - Multistory Mixed Use Building - Type VA Construction

#### Residential (R-2)
- Actual Areas (A): R2 Residential = 3,096, 7,829, 8,002, 18,927
- Floor Total: 6,402, 7,829, 8,002, 22,233

#### Garage (U)
- Actual Areas (A): U Garage = 3,306, 0, 0, 3,306

#### Mixed Use Ratio Building C
<table>
<thead>
<tr>
<th>Floor</th>
<th>Residential (A/R)</th>
<th>Garage (A/U)</th>
<th>Total (A/A)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lower</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td>Ground</td>
<td>0.09</td>
<td>0.12</td>
<td>0.21</td>
</tr>
<tr>
<td>2nd</td>
<td>0.22</td>
<td>0.00</td>
<td>0.22</td>
</tr>
<tr>
<td>3rd</td>
<td>0.22</td>
<td>0.00</td>
<td>0.22</td>
</tr>
</tbody>
</table>

#### Building C: Allowable Area Calculations
- Aa = 36,000 s.f.
- Aa = 27,000 s.f.

#### Instructions:
- Fill in the green and beige cells with code and project specific data.
- Yellow cells are populated by the calculations.
- White cells are already populated from the tables.
- Expand the mixed use table or add additional mixed use or single occ tables as required.

#### Allowable Area Calculation - Multistory Mixed Use Building - Type VA Construction

<table>
<thead>
<tr>
<th>Building C Allowable Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential (R2)</td>
</tr>
<tr>
<td>Garage (U)</td>
</tr>
<tr>
<td>3305.74 Garage</td>
</tr>
<tr>
<td>3096.48 Ground</td>
</tr>
<tr>
<td>7828.57 2nd</td>
</tr>
<tr>
<td>8001.87 3rd</td>
</tr>
<tr>
<td>Total: 22233</td>
</tr>
</tbody>
</table>

#### Mixed Use Ratios - Building C
<table>
<thead>
<tr>
<th>Floor</th>
<th>A/R</th>
<th>U</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lower</td>
<td>0.00</td>
<td>0</td>
<td>0.00</td>
</tr>
<tr>
<td>Ground</td>
<td>0.09</td>
<td>0</td>
<td>0.21</td>
</tr>
<tr>
<td>2nd</td>
<td>0.22</td>
<td>0</td>
<td>0.22</td>
</tr>
<tr>
<td>3rd</td>
<td>0.22</td>
<td>0</td>
<td>0.22</td>
</tr>
</tbody>
</table>

#### Total Ratio Building C
- 0.65

#### Compliance:
- All Floors: 0.21 + 0.22 + 0.22 = 0.65
- 0.65 < 2
- Complies

**COLOR LEGEND:**
- RESIDENTIAL (R-2)
- GARAGE (U)
PARKING SUMMARY:
STANDARD: 16 STALLS
COMPACT: 0 STALLS
ACCESSIBLE: 2 STALLS
TOTAL: 18 STALLS

GROUND FLOOR SUMMARY:
STUDIO UNITS: 0 UNITS
1-BD UNITS: 1 UNITS
2-BD UNITS: 0 UNITS
TOTAL: 1 UNITS
BUILDING C:
ROOF PLAN

KEYPLAN:

1. CONCRETE TILE ROOF
2. ROOF WELL, 1/4":12 MIN. SLOPE
3. TRELIS STRUCTURE
4. RESIDENT DECK, SEE LANDSCAPE SHEETS FOR DETAILS
5. MECHANICAL UNIT
6. EXPOSED BEAM

ROOF KEYNOTE LEGEND

C-ROOF PLAN

- SLOPE TYP.
- 4:12
- 2'-0"
- 1'-0"
- RAKE TYP.
- EAVE TYP.
- ROOF WELL

ROOF PLAN:

- 1. CONCRETE TILE ROOF
- 2. ROOF WELL, 1/4":12 MIN. SLOPE
- 3. TRELIS STRUCTURE
- 4. RESIDENT DECK, SEE LANDSCAPE SHEETS FOR DETAILS
- 5. MECHANICAL UNIT
- 6. EXPOSED BEAM
**ELEVATION KEYNOTE LEGEND**

1. CONCRETE TILE ROOF
2. EXPOSED RAFTER TAIL
3. EXPOSED POST
4. EXPOSED BEAM
5. TRELLIS STRUCTURE
6. PAINTED STUCCO WITH SCORE JOINTS, TYP.
7. FIBER CEMENT PANEL, TYP.
8. FIBER CEMENT TRIM, TYP.
9. VINYL WINDOW FRAME, TYP.
10. DECORATIVE METAL ACCENT
11. DECORATIVE TIE ACCENT
12. DECORATIVE METAL GUARD RAIL, FINAL DESIGN TBD
13. METAL GRATE AT CRASH WALL
14. METAL ROLL-UP GATE
15. PANELIZED ROLL-UP DOOR
16. EXTERIOR BUILDING LIGHTING, FINAL DESIGN TBD

NOTE: GROUND PLANE SHOWN IN ELEVATIONS IS AN APPROXIMATE REPRESENTATION OF THE PROPOSED GRADING. FOR MORE INFORMATION, PLEASE SEE CIVIL SHEETS.

COMPLIANCE WITH THE 55'-0" MAXIMUM HEIGHT LIMIT FROM THE NATURAL GRADE IS ILLUSTRATED ON SHEET A-C3.3.

**BUILDING C: ELEVATIONS**
**BUILDING C - ELEVATION**

1. CONCRETE TILE ROOF
2. EXPOSED RAFTER TAIL
3. EXPOSED POST
4. EXPOSED BEAM
5. TRELLIS STRUCTURE
6. PAINTED STUCCO WITH SCORE JOINTS, TYP.
7. FIBER CEMENT PANEL, TYP.
8. FIBER CEMENT TRIM, TYP.
9. VINYL WINDOW FRAME, TYP.
10. DECORATIVE METAL ACCENT
11. DECORATIVE TILE ACCENT
12. DECORATIVE METAL GUARD RAIL, FINAL DESIGN TBD
13. METAL GRATE AT CRASH WALL
14. METAL ROLL-UP GATE
15. PANELIZED ROLL-UP DOOR
16. EXTERIOR BUILDING LIGHTING, FINAL DESIGN TBD

**NOTE:** GROUND PLANE SHOWN IN ELEVATIONS IS AN APPROXIMATE REPRESENTATION OF THE PROPOSED GRADING. FOR MORE INFORMATION, PLEASE SEE CIVIL SHEETS.

COMPLIANCE WITH THE 55'-0" MAXIMUM HEIGHT LIMIT FROM THE NATURAL GRADE IS ILLUSTRATED ON SHEET A-B3.3.
NOTE: GROUND PLANE SHOWN ON THIS SHEET ILLUSTRATES THE NATURAL GRADE OF THE SITE. HEIGHT LIMIT PLANE ILLUSTRATES THE 55'-0" MAXIMUM HEIGHT LIMIT AS MEASURED FROM THE NATURAL GRADE.
BUILDING C - SECTION C1-C1

BUILDING C - SECTION C2-C2
**BUILDING D - GARAGE**

**ALLOWABLE AREA CALCULATION - MULTISTORY MIXED USE BUILDING - 2 Story of S2 type VA Construction**

<table>
<thead>
<tr>
<th>Residential</th>
<th>Garage (S-2)</th>
</tr>
</thead>
<tbody>
<tr>
<td>A = 36,000 sf</td>
<td>A = 63,000 sf</td>
</tr>
<tr>
<td>NS = 12,000 sf</td>
<td>NS = 21,000 sf</td>
</tr>
<tr>
<td>F = 0 ft</td>
<td>F = 0 ft</td>
</tr>
<tr>
<td>P = 1 ft</td>
<td>P = 1 ft</td>
</tr>
<tr>
<td>W = 30 ft</td>
<td>W = 30 ft</td>
</tr>
<tr>
<td># stories = 2</td>
<td># stories = 2</td>
</tr>
<tr>
<td>If = 0.0000</td>
<td>If = 0.0000</td>
</tr>
</tbody>
</table>

\[ \frac{A_a}{A} = 36,000 \text{ sf} \]

Mixed Use Ratio Building D

<table>
<thead>
<tr>
<th>Ground</th>
<th>2nd</th>
<th>3rd</th>
<th>4th</th>
<th>5th</th>
<th>Bldg Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Actual Areas (A):</td>
<td>R2 Residential</td>
<td>= 0</td>
<td>19,004</td>
<td>38,991</td>
<td>34,882</td>
</tr>
<tr>
<td>S2 Garage</td>
<td>= 0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Floor Total</td>
<td>0</td>
<td>19,004</td>
<td>38,991</td>
<td>34,882</td>
<td>31,938</td>
</tr>
</tbody>
</table>

Mixed Use R2 + U + Total

<table>
<thead>
<tr>
<th>Ground</th>
<th>2nd</th>
<th>3rd</th>
<th>4th</th>
<th>5th</th>
</tr>
</thead>
<tbody>
<tr>
<td>A/Aa = 0.00</td>
<td>0.53</td>
<td>1.08</td>
<td>0.97</td>
<td>0.89</td>
</tr>
</tbody>
</table>

All Floors: 0.00 + 0.53 + 1.08 + 0.97 + 0.89 = 3.47 > 2 does not Comply

Total ratio Building D

**FAIL**

Provide 1 hour horizontal fire separation between the S-2 parking level and the R-2 residential levels.

Provide 3 hour vertical fire separation between the S-2 parking level and the R-2 residential levels.

Building to be fully fire sprinklered.

---

**NOTE:** The residential levels of the building will need to be broken into two separate building areas with horizontal exits.

**BUILDING D - RESIDENTIAL**

**ALLOWABLE AREA CALCULATION - MULTISTORY MIXED USE BUILDING - 4 Story of R2 type VA construction**

<table>
<thead>
<tr>
<th>Residential</th>
<th>Garage (S-2)</th>
</tr>
</thead>
<tbody>
<tr>
<td>A = 36,000 sf</td>
<td>A = 63,000 sf</td>
</tr>
<tr>
<td>NS = 12,000 sf</td>
<td>NS = 21,000 sf</td>
</tr>
<tr>
<td>F = 0 ft</td>
<td>F = 0 ft</td>
</tr>
<tr>
<td>P = 1 ft</td>
<td>P = 1 ft</td>
</tr>
<tr>
<td>W = 30 ft</td>
<td>W = 30 ft</td>
</tr>
<tr>
<td># stories = 4</td>
<td># stories = 2</td>
</tr>
<tr>
<td>If = 0.0000</td>
<td>If = 0.0000</td>
</tr>
</tbody>
</table>

\[ \frac{A_a}{A} = 36,000 \text{ sf} \]

Mixed Use Ratio Building D

<table>
<thead>
<tr>
<th>Ground</th>
<th>2nd</th>
<th>3rd</th>
<th>4th</th>
<th>5th</th>
</tr>
</thead>
<tbody>
<tr>
<td>Actual Areas (A):</td>
<td>R2 Residential</td>
<td>= 0</td>
<td>19,004</td>
<td>38,991</td>
</tr>
<tr>
<td>S2 Garage</td>
<td>= 0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Floor Total</td>
<td>0</td>
<td>19,004</td>
<td>38,991</td>
<td>34,882</td>
</tr>
</tbody>
</table>

Mixed Use R2 + U + Total

<table>
<thead>
<tr>
<th>Ground</th>
<th>2nd</th>
<th>3rd</th>
<th>4th</th>
<th>5th</th>
</tr>
</thead>
<tbody>
<tr>
<td>A/Aa = 0.00</td>
<td>0.53</td>
<td>1.08</td>
<td>0.97</td>
<td>0.89</td>
</tr>
</tbody>
</table>

All Floors: 0.00 + 0.53 + 1.08 + 0.97 + 0.89 = 3.47 > 2 does not Comply

Total ratio Building D

**FAIL**

Provide 3 hour horizontal fire separation between the S-2 parking level and the R-2 residential levels.

Building to be fully fire sprinklered.

---

**NOTE:** The residential levels of the building will need to be broken into two separate building areas with horizontal exits.

**COLOR LEGEND:**

- RESIDENTIAL (R-2)
- GARAGE (S-2)
### BUILDING D - GARAGE

**ALLOWABLE AREA CALCULATION - MULTISTORY MIXED USE BUILDING - 2 Story of S2 type VA Construction**

<table>
<thead>
<tr>
<th>Residential (R2)</th>
<th>Garage (S2)</th>
</tr>
</thead>
<tbody>
<tr>
<td>( A_t = 36,000 \text{ s.f.} )</td>
<td>( A_t = 63,000 \text{ s.f.} )</td>
</tr>
<tr>
<td>( NS = 12,000 \text{ s.f.} )</td>
<td>( NS = 21,000 \text{ s.f.} )</td>
</tr>
<tr>
<td>( F = 0 \text{ ft.} )</td>
<td>( F = 0 \text{ ft.} )</td>
</tr>
<tr>
<td>( P = 1 \text{ ft.} )</td>
<td>( P = 1 \text{ ft.} )</td>
</tr>
<tr>
<td>( W = 30 \text{ ft.} )</td>
<td>( W = 30 \text{ ft.} )</td>
</tr>
<tr>
<td># stories = 2 (S-2)</td>
<td># stories = 2 (S-2)</td>
</tr>
<tr>
<td>( I_f = 0.0000 )</td>
<td>( I_f = 0.0000 )</td>
</tr>
</tbody>
</table>

\[
\left( \frac{F}{P} - 0.25 \right) \frac{W}{30} \left( \frac{F}{P} - 0.25 \right) \frac{W}{30} 
\]

\[
A_a = 36,000 \text{ s.f.} \quad A_a = 63,000 \text{ s.f.}
\]

Mixed Use Ratio Building D

<table>
<thead>
<tr>
<th>Floor</th>
<th>Residential (R2)</th>
<th>Garage (S2)</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>ground</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td>2nd</td>
<td>0.87</td>
<td>0.35</td>
<td>0.87</td>
</tr>
<tr>
<td>3rd</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td>4th</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td>5th</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
</tbody>
</table>

All Floors: 0.87 + 0.35 + 0.00 + 0.00 + 0.00 = 1.21

Total ratio Building D

OK 1.21 < 2 Complies

Provide 1 hour horizontal fire separation between S-2 the parking level and the R-2 residential levels.

**BUILDING D - RESIDENTIAL**

**ALLOWABLE AREA CALCULATION - MULTISTORY MIXED USE BUILDING - 4 Story of R2 type VA construction**

<table>
<thead>
<tr>
<th>Residential (R2)</th>
<th>Garage (S2)</th>
</tr>
</thead>
<tbody>
<tr>
<td>( A_t = 36,000 \text{ s.f.} )</td>
<td>( A_t = 63,000 \text{ s.f.} )</td>
</tr>
<tr>
<td>( NS = 12,000 \text{ s.f.} )</td>
<td>( NS = 21,000 \text{ s.f.} )</td>
</tr>
<tr>
<td>( F = 0 \text{ ft.} )</td>
<td>( F = 0 \text{ ft.} )</td>
</tr>
<tr>
<td>( P = 1 \text{ ft.} )</td>
<td>( P = 1 \text{ ft.} )</td>
</tr>
<tr>
<td>( W = 30 \text{ ft.} )</td>
<td>( W = 30 \text{ ft.} )</td>
</tr>
<tr>
<td># stories = 4 (R2)</td>
<td># stories = 2 (S-2)</td>
</tr>
<tr>
<td>( I_f = 0.0000 )</td>
<td>( I_f = 0.0000 )</td>
</tr>
</tbody>
</table>

\[
\left( \frac{F}{P} - 0.25 \right) \frac{W}{30} \left( \frac{F}{P} - 0.25 \right) \frac{W}{30} 
\]

\[
A_a = 36,000 \text{ s.f.} \quad A_a = 63,000 \text{ s.f.}
\]

Mixed Use Ratio Building D

<table>
<thead>
<tr>
<th>Floor</th>
<th>Residential (R2)</th>
<th>Garage (S2)</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>ground</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td>2nd</td>
<td>0.53</td>
<td>0.00</td>
<td>0.53</td>
</tr>
<tr>
<td>3rd</td>
<td>1.08</td>
<td>0.00</td>
<td>1.08</td>
</tr>
<tr>
<td>4th</td>
<td>0.97</td>
<td>0.00</td>
<td>0.97</td>
</tr>
<tr>
<td>5th</td>
<td>0.89</td>
<td>0.00</td>
<td>0.89</td>
</tr>
</tbody>
</table>

All Floors: 0.00 + 0.53 + 1.08 + 0.97 + 0.89 = 3.47

Total ratio Building D

FAIL 3.47 > 2 does not comply

Provide 3 hour vertical fire separation between the S-2 parking level and the R-2 residential levels.

The building to be fully fire sprinklered.

**COLOR LEGEND:**

- RESIDENTIAL (R-2)
- GARAGE (S-2)
BUILDING D - GARAGE
ALLOWABLE AREA CALCULATION - MULTISTORY MIXED USE BUILDING - 2 Story of S2 type VA Construction

Building D - Multipurpose Use Building - Construction Type VA

<table>
<thead>
<tr>
<th>Story</th>
<th>Residential (R-2)</th>
<th>Garage (S-2)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground</td>
<td>At = 36,000 s.f.</td>
<td>At = 63,000 s.f.</td>
</tr>
<tr>
<td></td>
<td>NS = 12,000 s.f.</td>
<td>NS = 21,000 s.f.</td>
</tr>
<tr>
<td></td>
<td>F = 0 ft.</td>
<td>F = 0 ft.</td>
</tr>
<tr>
<td></td>
<td>P = 1 ft.</td>
<td>P = 1 ft.</td>
</tr>
<tr>
<td></td>
<td>W = 30 ft.</td>
<td>W = 30 ft.</td>
</tr>
<tr>
<td></td>
<td># stories = 4</td>
<td># stories = 2</td>
</tr>
<tr>
<td></td>
<td>If = 0.0000</td>
<td>If = 0.0000</td>
</tr>
<tr>
<td>Aa</td>
<td>36,000 s.f.</td>
<td>63,000 s.f.</td>
</tr>
</tbody>
</table>

Mixed Use Ratio

<table>
<thead>
<tr>
<th>Story</th>
<th>Residential (R-2)</th>
<th>Garage (S-2)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground</td>
<td>0.00</td>
<td>0.87</td>
</tr>
<tr>
<td></td>
<td>0.87 &lt; 1 Complies</td>
<td></td>
</tr>
<tr>
<td>2nd</td>
<td>0.00</td>
<td>0.35</td>
</tr>
<tr>
<td></td>
<td>0.35 &lt; 1 Complies</td>
<td></td>
</tr>
<tr>
<td>3rd</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td></td>
<td>0.00 &lt; 1 Complies</td>
<td></td>
</tr>
<tr>
<td>4th</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td></td>
<td>0.00 &lt; 1 Complies</td>
<td></td>
</tr>
<tr>
<td>5th</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td></td>
<td>0.00 &lt; 1 Complies</td>
<td></td>
</tr>
</tbody>
</table>

Total Mixed Use Ratio: 0.87 + 0.35 + 0.00 + 0.00 + 0.00 = 1.21

OK 1.21 < 2 Complies

All Floors: 0.87 < 2 Complies

BUILDING D - RESIDENTIAL
ALLOWABLE AREA CALCULATION - MULTISTORY MIXED USE BUILDING - 4 Story of R2 type VA construction

<table>
<thead>
<tr>
<th>Story</th>
<th>Residential (R-2)</th>
<th>Garage (S-2)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground</td>
<td>At = 36,000 s.f.</td>
<td>At = 63,000 s.f.</td>
</tr>
<tr>
<td></td>
<td>NS = 12,000 s.f.</td>
<td>NS = 21,000 s.f.</td>
</tr>
<tr>
<td></td>
<td>F = 0 ft.</td>
<td>F = 0 ft.</td>
</tr>
<tr>
<td></td>
<td>P = 1 ft.</td>
<td>P = 1 ft.</td>
</tr>
<tr>
<td></td>
<td>W = 30 ft.</td>
<td>W = 30 ft.</td>
</tr>
<tr>
<td></td>
<td># stories = 4</td>
<td># stories = 2</td>
</tr>
<tr>
<td></td>
<td>If = 0.0000</td>
<td>If = 0.0000</td>
</tr>
<tr>
<td>Aa</td>
<td>36,000 s.f.</td>
<td>63,000 s.f.</td>
</tr>
</tbody>
</table>

Mixed Use Ratio

<table>
<thead>
<tr>
<th>Story</th>
<th>Residential (R-2)</th>
<th>Garage (S-2)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td>2nd</td>
<td>0.53</td>
<td>0.00</td>
</tr>
<tr>
<td></td>
<td>0.53 &lt; 1 Complies</td>
<td></td>
</tr>
<tr>
<td>3rd</td>
<td>1.08</td>
<td>0.00</td>
</tr>
<tr>
<td></td>
<td>1.08 &gt; 1 does not</td>
<td></td>
</tr>
<tr>
<td>4th</td>
<td>0.97</td>
<td>0.00</td>
</tr>
<tr>
<td></td>
<td>0.97 &lt; 1 Complies</td>
<td></td>
</tr>
<tr>
<td>5th</td>
<td>0.89</td>
<td>0.00</td>
</tr>
<tr>
<td></td>
<td>0.89 &lt; 1 Complies</td>
<td></td>
</tr>
</tbody>
</table>

Ground 2nd 3rd 4th 5th
All Floors: 0.00 + 0.53 + 1.08 + 0.97 + 0.89 = 3.47

FAIL 3.47 > 2 does not

Provide 3 hour horizontal fire separation between the S-2 parking level and the R-2 residential levels.

Provide 3 hour vertical fire separation between the S-2 parking level and the R-2 residential levels.

Building to be fully fire sprinklered.

COLOR LEGEND:

- RESIDENTIAL (R-2)
- GARAGE (S-2)
ROOF KEYNOTE LEGEND

1. CONCRETE TILE ROOF
2. ROOF WELL, 1/4":12 MIN. SLOPE
3. TRELLIS STRUCTURE
4. RESIDENT DECK, SEE LANDSCAPE SHEETS FOR DETAILS
5. MECHANICAL UNIT
6. EXPOSED BEAM

BUILDING D:
ROOF PLAN

SCALE: 3/32" = 1'-0"
NOTE: GROUND PLANE SHOWN IN ELEVATIONS IS AN APPROXIMATE REPRESENTATION OF THE PROPOSED GRADING. FOR MORE INFORMATION, PLEASE SEE CIVIL SHEETS.

COMPLIANCE WITH THE 55'-0" MAXIMUM HEIGHT LIMIT FROM THE NATURAL GRADE IS ILLUSTRATED ON SHEET A-D3.5.

**ELEVATION KEYNOTE LEGEND**

1. CONCRETE TILE ROOF
2. EXPOSED RAFTER TAIL
3. EXPOSED POST
4. EXPOSED BEAM
5. TRELLIS STRUCTURE
6. PAINTED STUCO WITH SCORE JOINTS, TYP.
7. FIBER CEMENT PANEL, TYP.
8. FIBER CEMENT TRIM, TYP.
9. VINYL WINDOW FRAME, TYP.
10. DECORATIVE METAL ACCENT
11. DECORATIVE TILE ACCENT
12. DECORATIVE METAL GUARD RAIL, FINAL DESIGN TBD
13. METAL GRATE AT CRASH WALL
14. METAL ROLL-UP GATE
15. PANELIZED ROLL-UP DOOR
16. EXTERIOR BUILDING LIGHTING, FINAL DESIGN TBD
NOTE: GROUND PLANE SHOWN IN ELEVATIONS IS AN APPROXIMATE REPRESENTATION OF THE PROPOSED GRADING. FOR MORE INFORMATION, PLEASE SEE CIVIL SHEETS.

COMPLIANCE WITH THE 55'-0" MAXIMUM HEIGHT LIMIT FROM THE NATURAL GRADE IS ILLUSTRATED ON SHEET A-D3.5.

ELEVATION KEYNOTE LEGEND
1. CONCRETE TILE ROOF
2. EXPOSED RAFTER TAIL
3. EXPOSED POST
4. EXPOSED BEAM
5. TRELIS STRUCTURE
6. PAINTED STUCCO WITH SCORE JOINTS, TYP.
7. FIBER CEMENT PANEL, TYP.
8. FIBER CEMENT TRIM, TYP.
9. VINYL WINDOW FRAME, TYP.
10. DECORATIVE METAL ACCENT
11. DECORATIVE TILE ACCENT
12. DECORATIVE METAL GUARD RAIL, FINAL DESIGN TBD
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14. METAL ROLL-UP GATE
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16. EXTERIOR BUILDING LIGHTING, FINAL DESIGN TBD

BUILDING D - ELEVATION

BUILDING D: ELEVATIONS
BUILDING D - ELEVATION

1. CONCRETE TILE ROOF
2. EXPOSED RAFTER TAIL
3. EXPOSED POST
4. EXPOSED BEAM
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16. EXTERIOR BUILDING LIGHTING, FINAL DESIGN TBD

NOTE: GROUND PLANE SHOWN IN ELEVATIONS IS AN APPROXIMATE REPRESENTATION OF THE PROPOSED GRADING. FOR MORE INFORMATION, PLEASE SEE CIVIL SHEETS.

COMPLIANCE WITH THE 55'-0" MAXIMUM HEIGHT LIMIT FROM THE NATURAL GRADE IS ILLUSTRATED ON SHEET A-D3.5.
1. CONCRETE TILE ROOF
2. EXPOSED RAFTER TAIL
3. EXPOSED POST
4. EXPOSED BEAM
5. TRELLIS STRUCTURE
6. PAINTED STUCCO WITH SCORE JOINTS, TYP.
7. FIBER CEMENT PANEL, TYP.
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14. METAL ROLL-UP GATE
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16. EXTERIOR BUILDING LIGHTING, FINAL DESIGN TBD

NOTE: GROUND PLANE SHOWN IN ELEVATIONS IS AN APPROXIMATE REPRESENTATION OF THE PROPOSED GRADING. FOR MORE INFORMATION, PLEASE SEE CIVIL SHEETS.

COMPLIANCE WITH THE 55'-0" MAXIMUM HEIGHT LIMIT FROM THE NATURAL GRADE IS ILLUSTRATED ON SHEET A-D3.5.
NOTE: GROUND PLANE SHOWN ON THIS SHEET ILLUSTRATES THE NATURAL GRADE OF THE SITE. HEIGHT LIMIT PLANE UTILIZES THE EXISTING HILLSIDE SLOPE CONNECTED THROUGH TO THE LOWER PART OF THE SITE. IT DOES NOT TAKE INTO ACCOUNT THE FORMER BUILDING CUT INTO THE SITE. THE LINE SHOWN IN RED IS THE EXTRAPOLATED LINE THAT THE 55'-0" PLANE SHOWN HAS BEEN TAKEN FROM.
BUILDING E

ACCESS DIAGRAM & BUILDING DATA

LEGEND:
- FIRE ACCESS
- TRASH ACCESS
- PROPERTY LINE
- SITE ACCESS GATE
- 150' FIREHOSE PULL

SCALE: 1/16" = 1'-0"

FOUNTAINGROVE | SANTA ROSA, CA

DAHLIN GROUP ARCHITECTURE | PLANNING

GROSS BUILDING AREAS BY USE CATEGORY (SF)

<table>
<thead>
<tr>
<th>Use Category</th>
<th>Studio</th>
<th>1-BD</th>
<th>2-BD</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>771 SF</td>
<td>689 SF</td>
<td>462 SF</td>
<td>1,722 SF</td>
</tr>
<tr>
<td>Common/Amenity</td>
<td>3,467 SF</td>
<td>990 SF</td>
<td>871 SF</td>
<td>5,328 SF</td>
</tr>
<tr>
<td>Private Open Space</td>
<td>2,591 SF</td>
<td>309 SF</td>
<td>0 SF</td>
<td>3,200 SF</td>
</tr>
<tr>
<td>Public Open Space</td>
<td>2,303 SF</td>
<td>331 SF</td>
<td>0 SF</td>
<td>2,634 SF</td>
</tr>
<tr>
<td>Circulation</td>
<td>148 SF</td>
<td>871 SF</td>
<td>0 SF</td>
<td>1,037 SF</td>
</tr>
<tr>
<td>Utility</td>
<td>728 SF</td>
<td>309 SF</td>
<td>0 SF</td>
<td>1,037 SF</td>
</tr>
<tr>
<td>Parking</td>
<td>3,401 SF</td>
<td>309 SF</td>
<td>0 SF</td>
<td>3,710 SF</td>
</tr>
<tr>
<td>GROSS TOTAL</td>
<td>14,224 SF</td>
<td>24,388 SF</td>
<td>16,830 SF</td>
<td>55,442 SF</td>
</tr>
</tbody>
</table>

UNIT MIX - BY BUILDING

BUILDING E

<table>
<thead>
<tr>
<th>Type</th>
<th>1-BD</th>
<th>2-BD</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>150' FIREHOSE PULL</td>
<td>13</td>
<td>15</td>
<td>66</td>
</tr>
</tbody>
</table>

GROSS BUILDING AREAS PER FLOOR (SF)

<table>
<thead>
<tr>
<th>Floor</th>
<th>Residential</th>
<th>Common/Amenity</th>
<th>Private Open Space</th>
<th>Public Open Space</th>
<th>Circulation</th>
<th>Utility</th>
<th>Parking</th>
<th>GROSS TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground Level</td>
<td>19,069 SF</td>
<td>90,164 SF</td>
<td>2,550 SF</td>
<td>1,341 SF</td>
<td>10,132 SF</td>
<td>2,303 SF</td>
<td>879 SF</td>
<td>90,164 SF</td>
</tr>
<tr>
<td>Second Level</td>
<td>19,069 SF</td>
<td>90,164 SF</td>
<td>2,550 SF</td>
<td>1,341 SF</td>
<td>10,132 SF</td>
<td>2,303 SF</td>
<td>879 SF</td>
<td>90,164 SF</td>
</tr>
<tr>
<td>Third Level</td>
<td>19,069 SF</td>
<td>90,164 SF</td>
<td>2,550 SF</td>
<td>1,341 SF</td>
<td>10,132 SF</td>
<td>2,303 SF</td>
<td>879 SF</td>
<td>90,164 SF</td>
</tr>
<tr>
<td>Fourth Level</td>
<td>19,069 SF</td>
<td>90,164 SF</td>
<td>2,550 SF</td>
<td>1,341 SF</td>
<td>10,132 SF</td>
<td>2,303 SF</td>
<td>879 SF</td>
<td>90,164 SF</td>
</tr>
<tr>
<td>Gross Total</td>
<td>19,069 SF</td>
<td>90,164 SF</td>
<td>2,550 SF</td>
<td>1,341 SF</td>
<td>10,132 SF</td>
<td>2,303 SF</td>
<td>879 SF</td>
<td>90,164 SF</td>
</tr>
</tbody>
</table>

TRASH ACCESS
- ACCESS TO BE PROVIDED FOR FIRE
ALLOWABLE AREA CALC - MULTISTORY MIXED USE BUILDING - 3 Story of R2 type VA over 1 story S2 Type VA Construction

Residential (R)

- Area = 30,000 sq ft (area from Table 506.2)
- NS = 12,000 sq ft (area from Table 506.2)
- F = 100 ft (actual frontage or 0)
- W = 30 ft (see 0 to 30)
- Stories = 3 (R2) (use 2 to 4)
- If = 0.7500

Area Calculations:

- Mixed Use Ratio Building E

<table>
<thead>
<tr>
<th>Floor</th>
<th>Residential (R)</th>
<th>Garage (S)</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground</td>
<td>0</td>
<td>0</td>
<td>0.00</td>
</tr>
<tr>
<td>2nd</td>
<td>0.53</td>
<td>0</td>
<td>0.53</td>
</tr>
<tr>
<td>3rd</td>
<td>0.48</td>
<td>0</td>
<td>0.48</td>
</tr>
<tr>
<td>4th</td>
<td>0.42</td>
<td>0</td>
<td>0.42</td>
</tr>
</tbody>
</table>

Site Wide: 0.32 + 0.53 + 0.48 + 0.42 = 1.76

Total ratio Building E: 1.76 < 2

Complies

BUILDING E:
ALLOWABLE AREA CALCULATIONS

COLOR LEGEND:
RESIDENTIAL (R-2)
GARAGE (S-2)

E-S E-G
SECOND FLOOR PLAN
GARAGE LEVEL PLAN

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FOUNTAINGROVE INN
DAHLIN GROUP ARCHITECTURE | PLANNING

JOB NO. 1537.001
DATE 05.12.2022
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A-E1.2
### Building E: Allowable Area Calculations

#### Multistory Mixed Use Building - 3 Story of R2 type VA over 1 story S2 Type VA Construction

<table>
<thead>
<tr>
<th></th>
<th>Residential (R2)</th>
<th>Garage (S-2)</th>
</tr>
</thead>
<tbody>
<tr>
<td>A (s.f.)</td>
<td>30,000</td>
<td>60,000</td>
</tr>
<tr>
<td>NS (s.f.)</td>
<td>12,000</td>
<td>20,000</td>
</tr>
<tr>
<td>W (ft.)</td>
<td>30</td>
<td>30</td>
</tr>
<tr>
<td>F (ft.)</td>
<td>100</td>
<td>100</td>
</tr>
<tr>
<td>P (ft.)</td>
<td>100</td>
<td>100</td>
</tr>
<tr>
<td># stories</td>
<td>3</td>
<td>1</td>
</tr>
</tbody>
</table>

**Table 506.2**

- # of Stories: 3 (R2) (use 2 to 4)
- Total = 0.7500

**Floor Total**

<table>
<thead>
<tr>
<th>Floor</th>
<th>Residential (R2) A (s.f.)</th>
<th>Garage (S-2) A (s.f.)</th>
<th>Total A (s.f.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>4th</td>
<td>24,063</td>
<td>21,558</td>
<td>45,621</td>
</tr>
<tr>
<td>3rd</td>
<td>21,558</td>
<td>19,069</td>
<td>40,627</td>
</tr>
<tr>
<td>2nd</td>
<td>24,063</td>
<td>0</td>
<td>24,063</td>
</tr>
<tr>
<td>LG</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

**Table Calculation**

- Total = 89,839

#### Mixed Use Ratio Building E

<table>
<thead>
<tr>
<th>Floor</th>
<th>Residential (R2)</th>
<th>Garage (S-2)</th>
<th>Total A (s.f.)</th>
<th>Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>4th</td>
<td>24,063</td>
<td>21,558</td>
<td>45,621</td>
<td>0.32</td>
</tr>
<tr>
<td>3rd</td>
<td>21,558</td>
<td>19,069</td>
<td>40,627</td>
<td>0.32</td>
</tr>
<tr>
<td>2nd</td>
<td>24,063</td>
<td>0</td>
<td>24,063</td>
<td>0.32</td>
</tr>
<tr>
<td>LG</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0.32</td>
</tr>
</tbody>
</table>

- Total = 89,839

**Lower Ground**

- Total = 1.76

- Total = 1.76

- Total = 1.76

- Total = 1.76

**Overall Total**

- Total = 1.76

- Total = 1.76

- Total = 1.76

- Total = 1.76

**Compliance**

- Lower Ground: 0.32 = 0.32 ≤ 1 = Compliant
- 2nd: 0.53 = 0.32 ≤ 1 = Compliant
- 3rd: 0.48 = 0.32 ≤ 1 = Compliant
- 4th: 0.42 = 0.32 ≤ 1 = Compliant

**Total**

- 0.32 + 0.53 + 0.48 + 0.42 = 1.76

- 1.76 ≤ 2 = Compliant

---

**NOT TO SCALE**

**Building E**

- Residential (R-2)
- Garage (S-2)

**Color Legend**

- Residential (R-2)
- Garage (S-2)
THIRD FLOOR SUMMARY:

- **STUDIO UNITS:** 5 UNITS
- **1-BD UNITS:** 13 UNITS
- **2-BD UNITS:** 5 UNITS
- **TOTAL:** 23 UNITS
ROOF KEYNOTE LEGEND

1. CONCRETE TILE ROOF
2. ROOF WELL, 1/4":12 MIN. SLOPE
3. TRELLIS STRUCTURE
4. RESIDENT DECK, SEE LANDSCAPE SHEETS FOR DETAILS
5. MECHANICAL UNIT
6. EXPOSED BEAM

BUILDING E:
ROOF PLAN

SCALE: 3/32" = 1'-0"
BUILDING E - ELEVATION

BUILDING E - ELEVATION

ELEVATION KEYNOTE LEGEND

1. CONCRETE TILE ROOF
2. EXPOSED RAFTER TAIL
3. EXPOSED POST
4. EXPOSED BEAM
5. TRELLIS STRUCTURE
6. PAINTED STUCCO WITH SCORE JOINTS, TYP.
7. FIBER CEMENT PANEL, TYP.
8. FIBER CEMENT TRIM, TYP.
9. VINYL WINDOW FRAME, TYP.
10. DECORATIVE METAL ACCENT
11. DECORATIVE TILE ACCENT
12. DECORATIVE METAL GUARD RAIL, FINAL DESIGN TBD
13. METAL GRATE AT CRASH WALL
14. METAL ROLL-UP GATE
15. PANELIZED ROLL-UP DOOR
16. EXTERIOR BUILDING LIGHTING, FINAL DESIGN TBD

NOTE: GROUND PLANE SHOWN IN ELEVATIONS IS AN APPROXIMATE REPRESENTATION OF THE PROPOSED GRADING. FOR MORE INFORMATION, PLEASE SEE CIVIL SHEETS.

COMPLIANCE WITH THE 55'-0" MAXIMUM HEIGHT LIMIT FROM THE NATURAL GRADE IS ILLUSTRATED ON SHEET A-E3.4.
BUILDING E - ELEVATION

ELEVATION KEYNOTE LEGEND

1. CONCRETE TILE ROOF
2. EXPOSED RAFTER TAIL
3. EXPOSED POST
4. EXPOSED BEAM
5. TRELLIS STRUCTURE
6. PAINTED STUCCO WITH SCORE JOINTS, TYP.
7. FIBER CEMENT PANEL, TYP.
8. FIBER CEMENT TRIM, TYP.
9. VINYL WINDOW FRAME, TYP.
10. DECORATIVE METAL ACCENT
11. DECORATIVE TIE ACCENT
12. DECORATIVE METAL GUARD RAIL, FINAL DESIGN TBD
13. METAL GRATE AT CRASH WALL
14. METAL ROLL-UP GATE
15. PANELIZED ROLL-UP DOOR
16. EXTERIOR BUILDING LIGHTING, FINAL DESIGN TBD

NOTE: GROUND PLANE SHOWN IN ELEVATIONS IS AN APPROXIMATE REPRESENTATION OF THE PROPOSED GRADING. FOR MORE INFORMATION, PLEASE SEE CIVIL SHEETS.

COMPLIANCE WITH THE 55'-0" MAXIMUM HEIGHT LIMIT FROM THE NATURAL GRADE IS ILLUSTRATED ON SHEET A-E3.4.
ELEVATION KEYNOTE LEGEND

1. CONCRETE TILE ROOF
2. EXPOSED RAFER TAIL
3. EXPOSED POST
4. EXPOSED BEAM
5. TRELIS STRUCTURE
6. PAINTED STUCCO WITH SCORE JOINTS, TYP.
7. FIBER CEMENT PANEL, TYP.
8. FIBER CEMENT TRIM, TYP.
9. VINYL WINDOW FRAME, TYP.
10. DECORATIVE METAL ACCENT
11. DECORATIVE TIE ACCENT
12. DECORATIVE METAL GUARD RAIL, FINAL DESIGN TBD
13. METAL GRATE AT CRASH WALL
14. METAL ROLL-UP GATE
15. PANELIZED ROLL-UP DOOR
16. EXTERIOR BUILDING LIGHTING, FINAL DESIGN TBD

NOTE: GROUND PLANE SHOWN IN ELEVATIONS IS AN APPROXIMATE REPRESENTATION OF THE PROPOSED GRADING. FOR MORE INFORMATION, PLEASE SEE CIVIL SHEETS.

COMPLIANCE WITH THE 55'-0" MAXIMUM HEIGHT LIMIT FROM THE NATURAL GRADE IS ILLUSTRATED ON SHEET A-E3.4.
NOTE: GROUND PLANE SHOWN ON THIS SHEET ILLUSTRATES THE NATURAL GRADE OF THE SITE. HEIGHT LIMIT PLANE ILLUSTRATES THE 55'-0" MAXIMUM HEIGHT LIMIT AS MEASURED FROM THE NATURAL GRADE.
### BUILDING F: ALLOWABLE AREA CALCULATIONS

#### BUILDING F

##### BUILDING F ALLOWABLE AREA CALCULATION - MULTISTORY MIXED USE BUILDING - Type VA Construction

<table>
<thead>
<tr>
<th></th>
<th>Residential (R-2)</th>
<th>Storage (U)</th>
</tr>
</thead>
<tbody>
<tr>
<td># stories</td>
<td>3 (R2)</td>
<td>1 (U)</td>
</tr>
<tr>
<td>F</td>
<td>0 ft.</td>
<td>0 ft.</td>
</tr>
<tr>
<td>P</td>
<td>1 ft.</td>
<td>1 ft.</td>
</tr>
<tr>
<td>W</td>
<td>30 ft.</td>
<td>0 ft.</td>
</tr>
</tbody>
</table>

#### Instructions:
- Fill in the green and beige cells with code and project specific data.
- Yellow cells are populated by the calculations.
- White cells are already populated from the tables.
- Expand the mixed use table or add additional mixed use or single occ tables as required.

#### ALLOWABLE AREA CALCULATION - MULTISTORY MIXED USE BUILDING - Type VA Construction

<table>
<thead>
<tr>
<th></th>
<th>Residential (R-2)</th>
<th>Storage (U)</th>
<th>Mixed Use Ratio Building F</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground</td>
<td>6,405 s.f.</td>
<td>0 s.f.</td>
<td>0.18</td>
</tr>
<tr>
<td>2nd</td>
<td>5,777 s.f.</td>
<td>0 s.f.</td>
<td>0.16</td>
</tr>
<tr>
<td>3rd</td>
<td>5,776 s.f.</td>
<td>0 s.f.</td>
<td>0.16</td>
</tr>
</tbody>
</table>

#### Mixed Use Ratio Building F

- Lower: 0.00 + 0.00 + 0.00 = 0.00 < 1<br>Complies
- Ground: 0.18 + 0.16 + 0.16 = 0.50 < 2<br>Complies
- Total ratio Building F: 0.50 < 2<br>Complies

#### COLOR LEGEND:
- RESIDENTIAL (R-2)
- GARAGE (U)
THIRD FLOOR SUMMARY:

- Studio Units: 0 Units
- 1-BD Units: 4 Units
- 2-BD Units: 2 Units
- Total: 6 Units

THIRD FLOOR PLAN

KEYPLAN:
ROOF KEYNOTE LEGEND

1. CONCRETE TILE ROOF
2. ROOF WELL, 1/4":12 MIN. SLOPE
3. TRELLIS STRUCTURE
4. RESIDENT DECK, SEE LANDSCAPE SHEETS FOR DETAILS
5. MECHANICAL UNIT
6. EXPOSED BEAM

BUILDING F:
ROOF PLAN
Building F: Elevation

1. Concrete Tile Roof
2. Exposed Rafter Tail
3. Exposed Post
4. Exposed Beam
5. Trellis Structure
6. Painted Stucco with Score Joints, TYP.
7. Fiber Cement Panel, TYP.
8. Fiber Cement Trim, TYP.
9. Vinyl Window Frame, TYP.
10. Decorative Metal Accent
11. Decorative Tile Accent
12. Decorative Metal Guard Rail, Final Design TBD
13. Metal Grate at Crash Wall
14. Metal Roll-Up Gate
15. Panelized Roll-Up Door
16. Exterior Building Lighting, Final Design TBD

Note: Ground plane shown in elevations is an approximate representation of the proposed grading. For more information, please see civil sheets.

Compliance with the 55'-0" maximum height limit from the natural grade is illustrated on Sheet A-F3.3.
BUILDING F: ELEVATION

NOTE: GROUND PLANE SHOWN IN ELEVATIONS IS AN APPROXIMATE REPRESENTATION OF THE PROPOSED GRADING. FOR MORE INFORMATION, PLEASE SEE CIVIL SHEETS.

COMPLIANCE WITH THE 55'-0" MAXIMUM HEIGHT LIMIT FROM THE NATURAL GRADE IS ILLUSTRATED ON SHEET A-F3.3.

1. CONCRETE TILE ROOF
2. EXPOSED RAPER TAIL
3. EXPOSED POST
4. EXPOSED BEAM
5. TRELIX STRUCTURE
6. PAINTED STUCCO WITH SCORE JOINTS, TYP.
7. FIBER CEMENT PANEL, TYP.
8. FIBER CEMENT TRIM, TYP.
9. VINYL WINDOW FRAME, TYP.
10. DECORATIVE METAL ACCENT
11. DECORATIVE TILE ACCENT
12. DECORATIVE METAL GUARD RAIL, FINAL DESIGN TBD
13. METAL GRATE AT CRASH WALL
14. METAL ROLL-UP GATE
15. PANELIZED ROLL-UP DOOR
16. EXTERIOR BUILDING LIGHTING, FINAL DESIGN TBD
NOTE: GROUND PLANE SHOWN ON THIS SHEET ILLUSTRATES THE NATURAL GRADE OF THE SITE. HEIGHT LIMIT PLANE ILLUSTRATES THE 55'-0" MAXIMUM HEIGHT LIMIT AS MEASURED FROM THE NATURAL GRADE.

LEGEND:
- NATURAL GRADE OF THE SITE
- 55'-0" HEIGHT LIMIT AS MEASURED FROM THE NATURAL GRADE

LEGEND:
- NATURAL GRADE OF THE SITE
- 55'-0" HEIGHT LIMIT AS MEASURED FROM THE NATURAL GRADE

BUILDING F:
HEIGHT LIMIT COMPLIANCE

NOTE: GROUND PLANE SHOWN ON THIS SHEET ILLUSTRATES THE NATURAL GRADE OF THE SITE. HEIGHT LIMIT PLANE ILLUSTRATES THE 55'-0" MAXIMUM HEIGHT LIMIT AS MEASURED FROM THE NATURAL GRADE.