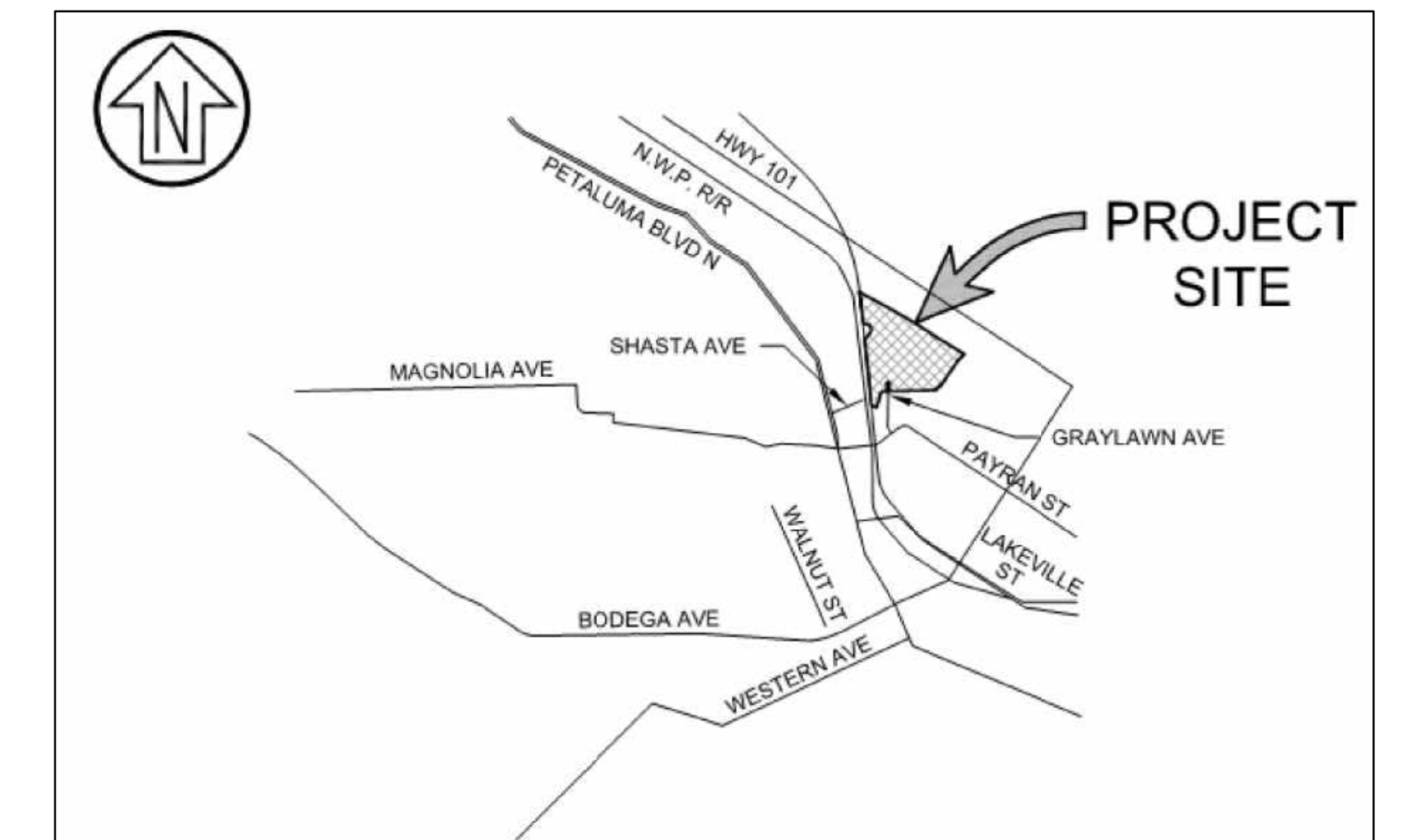


SID COMMONS

PETALUMA, CA

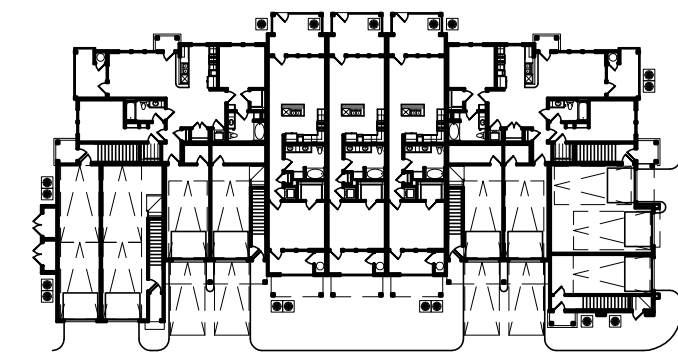


DEVELOPER	ARCHITECT	CIVIL	LANDSCAPE
<p>ACCLAIM COMPANIES</p> <p>125 WILLOW ROAD MENLO PARK, CA 94025</p> <p>CONTACT: MARK JOHNSON PHONE: (650) 800-7503 MOBILE: (650) 906-8970 EMAIL: mark@ACCLAIMCOMPANIES.COM</p>	<p>HUMPHREYS & PARTNERS ARCHITECTS</p> <p>1124 BRISTOL STREET, COSTA MESA, CA 92626</p> <p>CONTACT: Rong Fan PHONE: (949) 955-9400 EMAIL: rong@humphreys.com</p>	<p>C S W S T 2 CSW/STUBER-STROEH ENGINEERING GROUP, INC.</p> <p>45 LEVERONI COURT NOVATO, CA 94949</p> <p>CONTACT: WAYNE LEACH PHONE: (415) 883-9850 EXT.150 MOBILE: (707) 799-2466 E-MAIL: waynel@CSWST2.COM</p>	<p>THE GUZZARDO PARTNERSHIP INC.</p> <p>181 GREENWICH STREET, SAN FRANCISCO, CA 94111</p> <p>CONTACT: PAUL T. LETTIERI PHONE: (415) 433-4672 X 14 MOBILE: (415) 420-0914 EMAIL: plettieri@TGP-INC.COM</p>

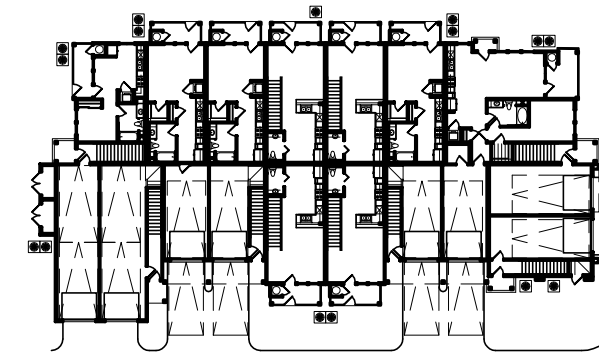


VICINITY MAP
(NOT TO SCALE)

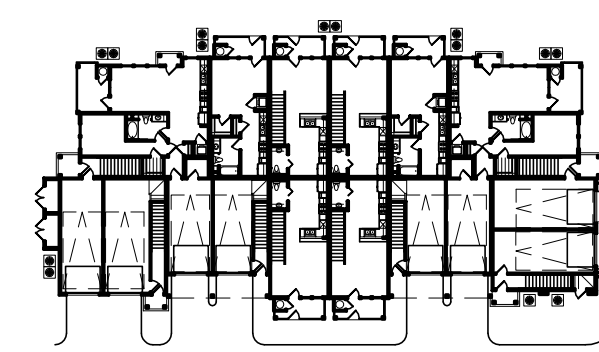
SHEET INDEX								
SHEET	DESCRIPTION	SHEET	DESCRIPTION	SHEET	DESCRIPTION	SHEET	DESCRIPTION	
A-0	COVER SHEET	A-13	STAK-HOUSE UNIT PLANS	A-28	PERIMETER ELEVATIONS	C5.0	PRELIMINARY UTILITY PLAN - OVERALL	
A-1	SITE PLAN & TABULATIONS	A-14	STAK-HOUSE UNIT PLANS	A-29	PERIMETER ELEVATIONS	C5.1	PRELIMINARY UTILITY PLAN - NORTH	
A-1a	SITE PLAN (NORTH PORTION)	A-15	STAK-HOUSE UNIT PLANS	A-30	PERIMETER ELEVATIONS	C5.2	PRELIMINARY UTILITY PLAN - SOUTH	
A-1b	SITE PLAN (SOUTH PORTION)	A-16	STAK-HOUSE 17-PLEX ELEVATIONS	A-31	CARPORTS AND VINYL WINDOW	C6.0	PRELIMINARY STORMWATER CONTROL PLAN -OVERALL	
A-2	STAK-HOUSE 17-PLEX LEVEL-1	A-17	STAK-HOUSE 17-PLEX ELEVATIONS			C6.1	PRELIMINARY STORMWATER CONTROL PLAN -NORTH	
A-3	STAK-HOUSE 17-PLEX LEVEL-2	A-18	STAK-HOUSE 15-PLEX ELEVATIONS			C6.2	PRELIMINARY STORMWATER CONTROL PLAN -SOUTH	
A-4	STAK-HOUSE 17-PLEX LEVEL-3	A-19	STAK-HOUSE 15-PLEX ELEVATIONS	C1.0	TITLE SHEET	C6.3	PRELIMINARY STORMWATER CONTROL PLAN -BIORETENTION	
A-5	STAK-HOUSE 17-PLEX LEVEL-ROOF	A-20	STAK-HOUSE 14-PLEX ELEVATIONS	C2.0	VESTING TENTATIVE MAP	C6.4	PRELIMINARY STORMWATER CONTROL DETAILS	
A-6	STAK-HOUSE 15-PLEX LEVEL-1	A-21	STAK-HOUSE 14-PLEX ELEVATIONS	C3.0	PRELIMINARY CIVIL SITE PLAN - OVERALL	C7.0	EXISTING CONDITION - CONSTRAINTS	
A-7	STAK-HOUSE 15-PLEX LEVEL-2	A-22	STAK-HOUSE BUILDING SECTIONS	C3.1	PRELIMINARY CIVIL SITE PLAN - NORTH			
A-8	STAK-HOUSE 15-PLEX LEVEL-ROOF	A-23	CLUBHOUSE PLAN	C3.2	PRELIMINARY CIVIL SITE PLAN - SOUTH			
A-9	STAK-HOUSE 14-PLEX LEVEL-1	A-24	CLUBHOUSE ROOF PLAN	C4.0	PRELIMINARY GRADING & DRAINAGE PLAN - OVERALL			
A-10	STAK-HOUSE 14-PLEX LEVEL-2	A-25	CLUBHOUSE ELEVATIONS	C4.1	PRELIMINARY GRADING & DRAINAGE PLAN - NORTH			
A-11	STAK-HOUSE 14-PLEX LEVEL-ROOF	A-26	MAINT. BLDG. & TRASH ENCLOSURE	C4.2	PRELIMINARY GRADING & DRAINAGE PLAN - SOUTH			
A-12	STAK-HOUSE UNIT PLANS	A-27	MATERIAL BOARD					
							L1.1	ILLUSTRATIVE LANDSCAPE PLAN
							L2.1	LANDSCAPE PLAN ENLARGEMENT
							L2.2	LANDSCAPE PLAN ENLARGEMENT
							L2.3	LANDSCAPE PLAN ENLARGEMENT
							L3.1	LANDSCAPE SECTIONS
							L4.0	LANDSCAPE NOTES AND LEGENDS
							L4.1	PLANTING PLAN
							L4.2	PLANTING PLAN
							L5.1	TREE DISPOSITION PLAN
							L5.2	ARBORIST REPORT AND NOTES
							L6.1	LANDSCAPE IMAGERY - COMMON AREAS
							L6.2	LANDSCAPE IMAGERY - PLANTING
							L7.1	IRRIGATION HYDROZONE PLAN
							L7.2	IRRIGATION NOTES AND LEGENDS
							L8.1	LIGHTING LANDSCAPE PLAN



17-PLEX (2&3-STORY, BLDG. 1-5 & 7-9)



15-PLEX (2-STORY, BLDG. 10&11)



14-PLEX (2-STORY, BLDG. 6)

FUTURE
REMAINDER PARCEL
49.03 AC.

2&3-STORY STAK HOUSE - 17 PLEX (TOTAL 8 BUILDINGS)												
UNIT	UNIT TYPE	NET SF	STAIR/STOR.	NET UNIT	BALC/PATIO	GROSS UNIT	NO.	TL. NET	TL. GROSS	%	% CAT	PARKING REQ.
A1-U	1BR/1BA	709	109	818	62	880	16	13,088	14,080	11.8%		1.0
A2	1BR/1BA	792	0	792	258	1,050	24	19,008	25,200	17.6%		1.0
A3	1BR/1BA	876	0	876	74	950	16	14,016	15,200	13.8%	41%	1.0
B1-U	2BR/2BA	933	124	1,057	63	1,120	8	8,456	9,360	5.9%		2.0
B2-U	2BR/2BA	1,195	0	1,195	111	1,306	8	10,420	20,896	11.8%		2.0
B3	2BR/2BA	1,178	0	1,178	111	1,289	16	18,848	20,624	11.8%		2.0
B4	2BR/2BA	1,256	0	1,256	74	1,330	32	40,192	42,560	23.5%		2.0
B4-U	2BR/2BA	965	112	1,077	56	1,133	8	8,616	9,064	5.9%	58.8%	2.0
TOTAL							136	141,344	156,584	100%	100%	216
AVERAGE NET UNIT SIZE :						1,039 S.F.						
AVERAGE GROSS UNIT SIZE :						1,151 S.F.						

2-STORY STAK HOUSE - 15 PLEX (TOTAL 2 BUILDINGS)												
UNIT	UNIT TYPE	NET SF	STAIR/STOR.	NET UNIT	BALC/PATIO	GROSS UNIT	NO.	TL. NET	TL. GROSS	%	% CAT	PARKING REQ.
S1	STUDIO	487	0	487	74	561	6	2,922	3,268	20.0%		1.0
S2	STUDIO	404	0	404	87	491	2	806	982	6.7%	27%	1.0
A1-U	1BR/1BA	709	109	818	62	880	4	3,272	3,520	13.3%		1.0
A3-ALT	1BR/1BA	923	0	923	74	997	8	7,384	7,976	26.7%		1.0
A4-U	1BR/1BA	795	112	907	74	981	2	1,814	1,962	6.7%		1.0
A5-U	1BR/1BA	675	124	799	67	866	2	1,598	1,732	6.7%		1.0
A6-L	1BR/1BA	794	0	794	111	905	2	1,588	1,810	6.7%	60%	1.0
B2-U-ALT	2BR/2BA	1,208	113	1,321	111	1,432	4	5,284	5,728	13.3%	13.3%	2.0
TOTAL							30	24,670	27,076	100%	100%	34
AVERAGE NET UNIT SIZE :						822 S.F.						
AVERAGE GROSS UNIT SIZE :						903 S.F.						

2-STORY STAK HOUSE - 14 PLEX (TOTAL 1 BUILDINGS)												
UNIT	UNIT TYPE	NET SF	STAIR/STOR.	NET UNIT	BALC/PATIO	GROSS UNIT	NO.	TL. NET	TL. GROSS	%	% CAT	PARKING REQ.
S1	STUDIO	487	0	487	74	561	2	974	1,122	14.3%	14%	1.0
A1-U	1BR/1BA	709	109	818	62	880	2	1,636	1,760	14.3%		1.0
A3-ALT	1BR/1BA	923	0	923	74	997	4	3,692	3,988	28.6%		1.0
A4-U	1BR/1BA	795	112	907	74	981	1	907	981	7.1%		1.0
A5-U	1BR/1BA	675	124	799	67	866	1	799	866	7.1%		1.0
A6-L	1BR/1BA	794	0	794	111	905	2	1,588	1,810	14.3%	71%	1.0
B2-U-ALT	2BR/2BA	1,208	113	1,321	111	1,432	2	2,642	2,864	14.3%	14.3%	2.0
TOTAL							14	12,238	13,391	100%	100%	16
AVERAGE NET UNIT SIZE :						874 S.F.						
AVERAGE GROSS UNIT SIZE :						957 S.F.						

OVERALL ON SITE		
UNIT TYPE	NO.	%
STUDIO	10	6%
1 BEDROOM	84	47%
2 BEDROOM	86	48%
TOTAL	180	100%

TRASH CONTAINER CALCULATION	
REQUIRED:	54 C.Y.
PROVIDED:	56 C.Y.
4 TRASH ENCLOSURES (TWO 3 C.Y. AND TWO 4 C.Y. BINS IN EACH)	

CONSTRUCTION TYPE:	
V-A	SPRINKLER SYSTEM: NFPA 13
R-2	OCCUPANCY GROUP: RESIDENTIAL:
A-3	CLUBROOM:
B	LEASING/ WE-WORK:
S-2	GARAGES&MAINT. BLDG.:

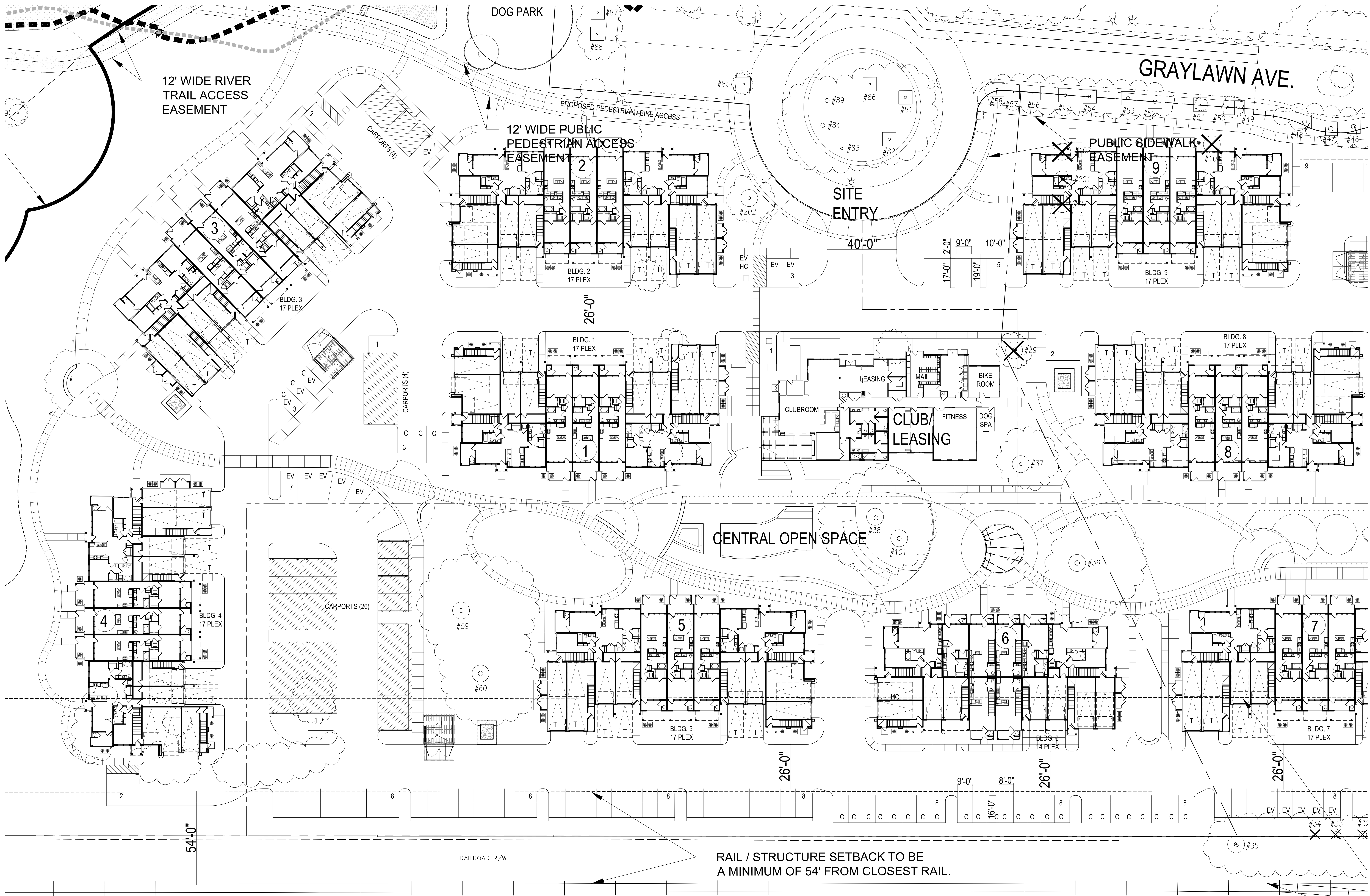
PROJECT SUMMARY		
FUTURE PARCEL 1.2&3:	18,718	(H)-ACRES
FUTURE REMAINDER PARCEL:	49.03	(H)-ACRES
TOTAL AREA:	67,748	(H)-ACRES
TOTAL UNITS IN FUTURE PARCEL 1.2 & 3:	180	UNITS
DENSITY IN FUTURE PARCEL 1.2 & 3:	9.6	DU/AC
NET RENTABLE:	178,252	S.F.
GROSS BUILDING AREA:		
CLUB/LEASING:	6,707	S.F.
MAINT. BUILDING:	400	S.F.
GROSS STAK HOUSE RESIDENTIAL AREA:	203,587	S.F.
GROSS STAK HOUSE GARAGES:	36,375	S.F.
TOTAL GROSS BUILDING AREA ON SITE:	247,069	S.F.
BUILDING LOT COVERAGE ON FUTURE PARCEL 1.2&3:	16%	
PARKING PROVIDED:		
1/2 BEDROOMS NO LESS THAN OVERALL 1.5 PER UNIT:	270	SPACES (1.5 per unit)
PARKING PROVIDED:	116	SPACES
STAK HOUSE GARAGE (INCLUDING 20 TANDEMS):	40	SPACES
TANDEM SURFACE:	57	SPACES
CARPETS:	129	SPACES
TOTAL PROVIDED:	342	(1.88 SPACES PER UNIT)
(INCLUDING 35 EV AND 2 HC EV SPACES, 11% OF TOTAL PARKING)		
(DEVELOPER WILL PROVIDE SOLAR PANELS AS REQUIRED BY THE CALIFORNIA ENERGY CODE)		

OPEN SPACE CALCULATION		
REQUIRED:	300 S.F. PER UNIT:	54,000 S.F.
PROVIDED:	CENTRAL OPEN SPACE:	55,000 S.F.
	PRIVATE BAL. & PATIO:	18,799 S.F.

BIKE STORAGE		
PROVIDED:	IN 88 RES. GARAGES:	88 BIKES
	IN CLUB/LEASING:	36 BIKES
TOTAL PROVIDED:		124 BIKES

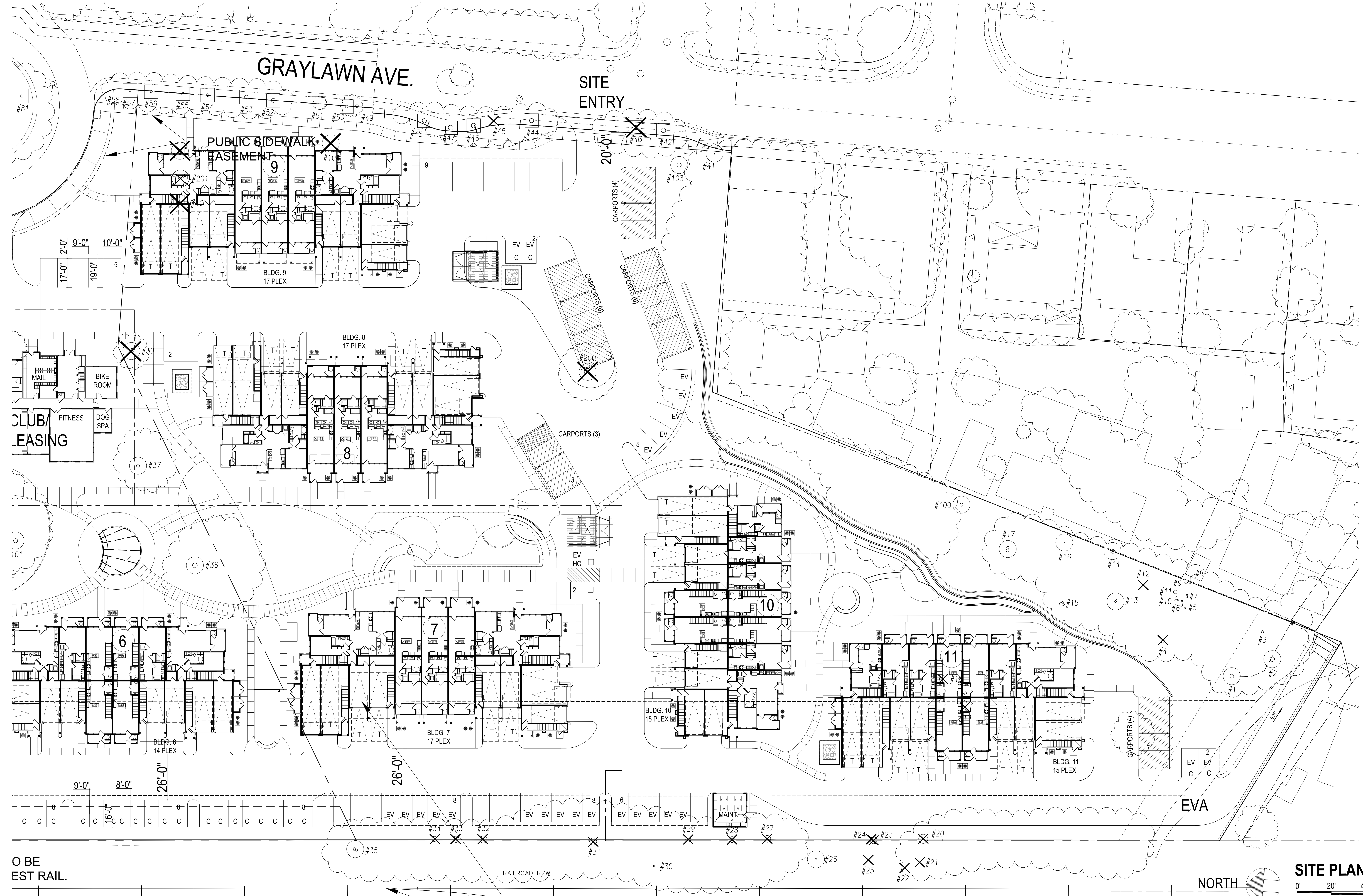
LOT COVERAGE CALCULATION		
MAX. ALLOWED IN R4 ZONE:		60%
PROPOSED:	RESIDENTIAL BLDG. FOOTPRINT:	112,002 S.F.
	CLUB/LEASING FOOTPRINT:	6,707 S.F.
	CARPETS FOOTPRINT:	11,800 S.F.
	TOTAL FOOTPRINT:	130,509 S.F.
LOT COVERAGE:		16%
	(TOTAL FOOTPRINT/ FUTURE PARCEL 1.2&3)	





GRAYLAWN AVE.

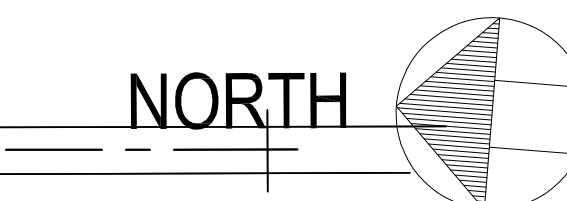
SITE ENTRY



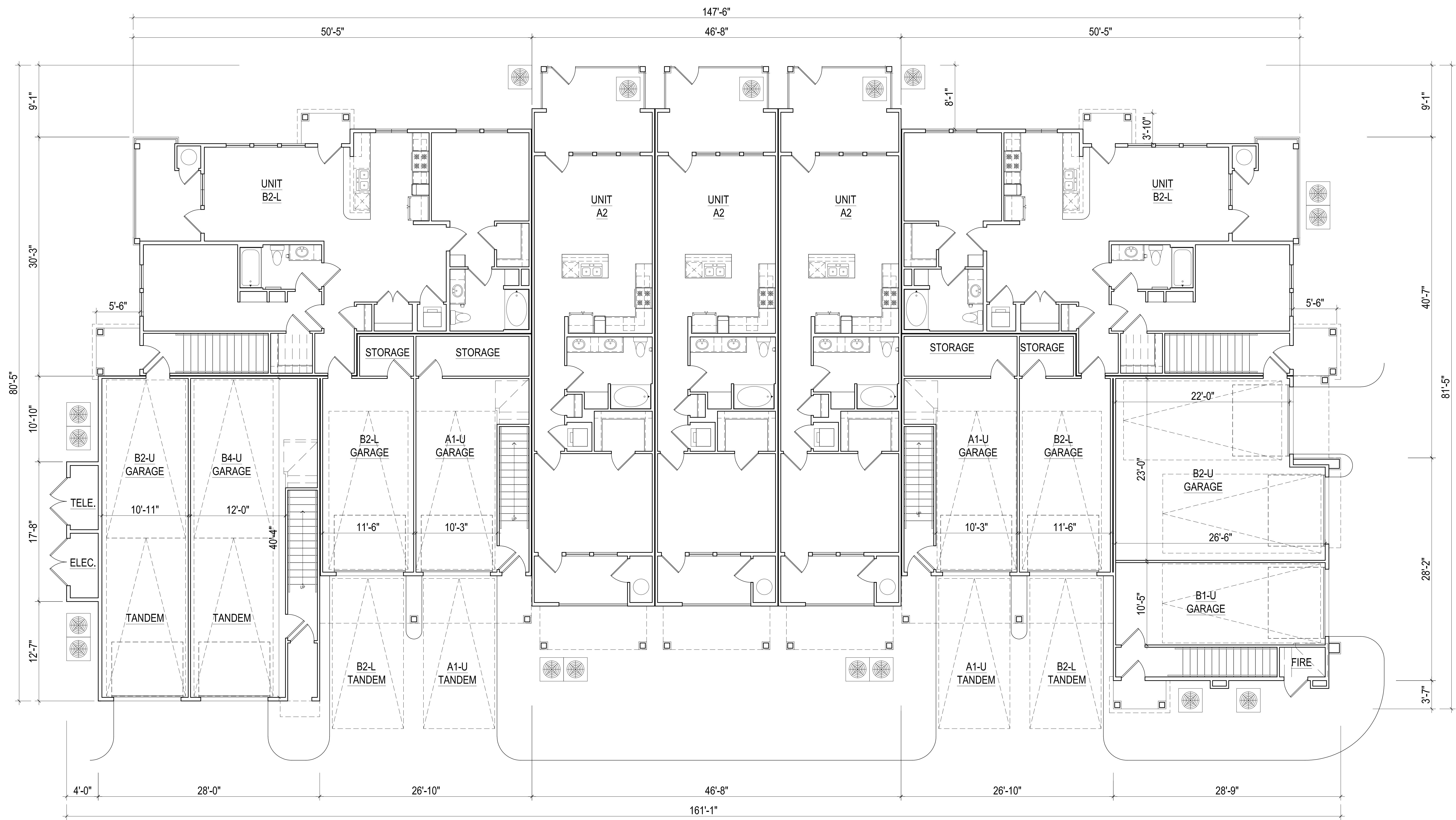
O BE EST RAIL.

RAILROAD

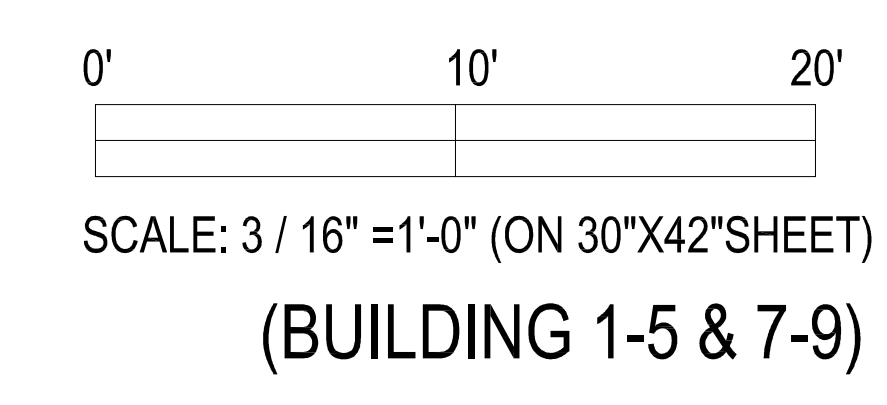
PRIMARY OUTDOOR AREA SETBACK TO BE A MINIMUM OF 109' FROM CLOSEST RAIL.

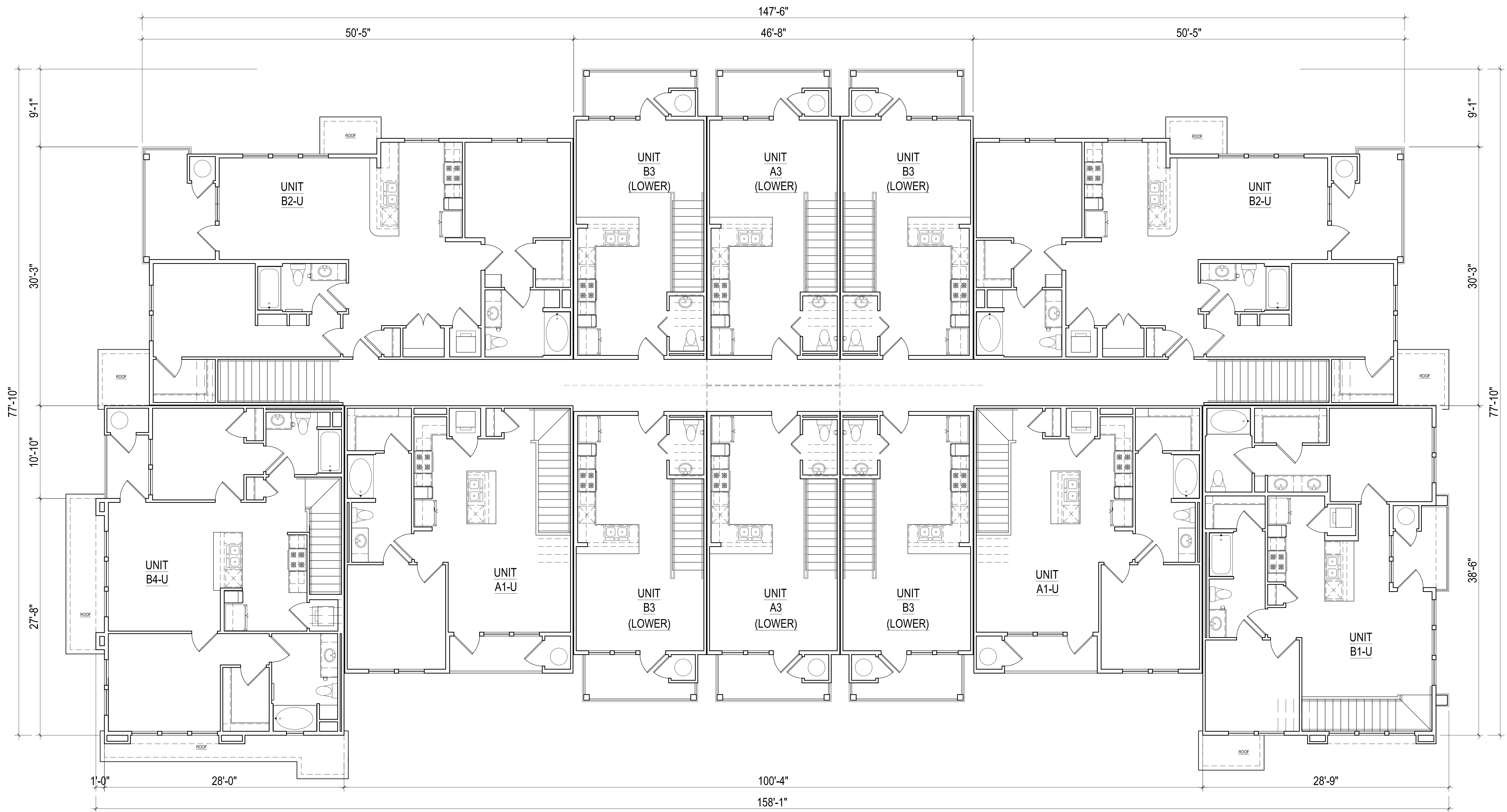


SITE PLAN
 0' 20' 40'
 SCALE: 1"=20'-0"

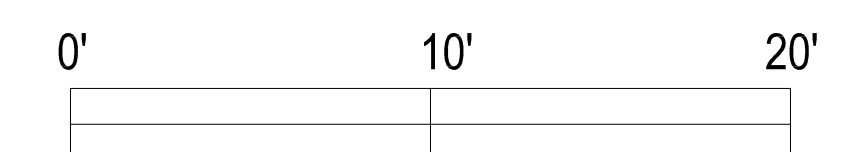


LEVEL-1

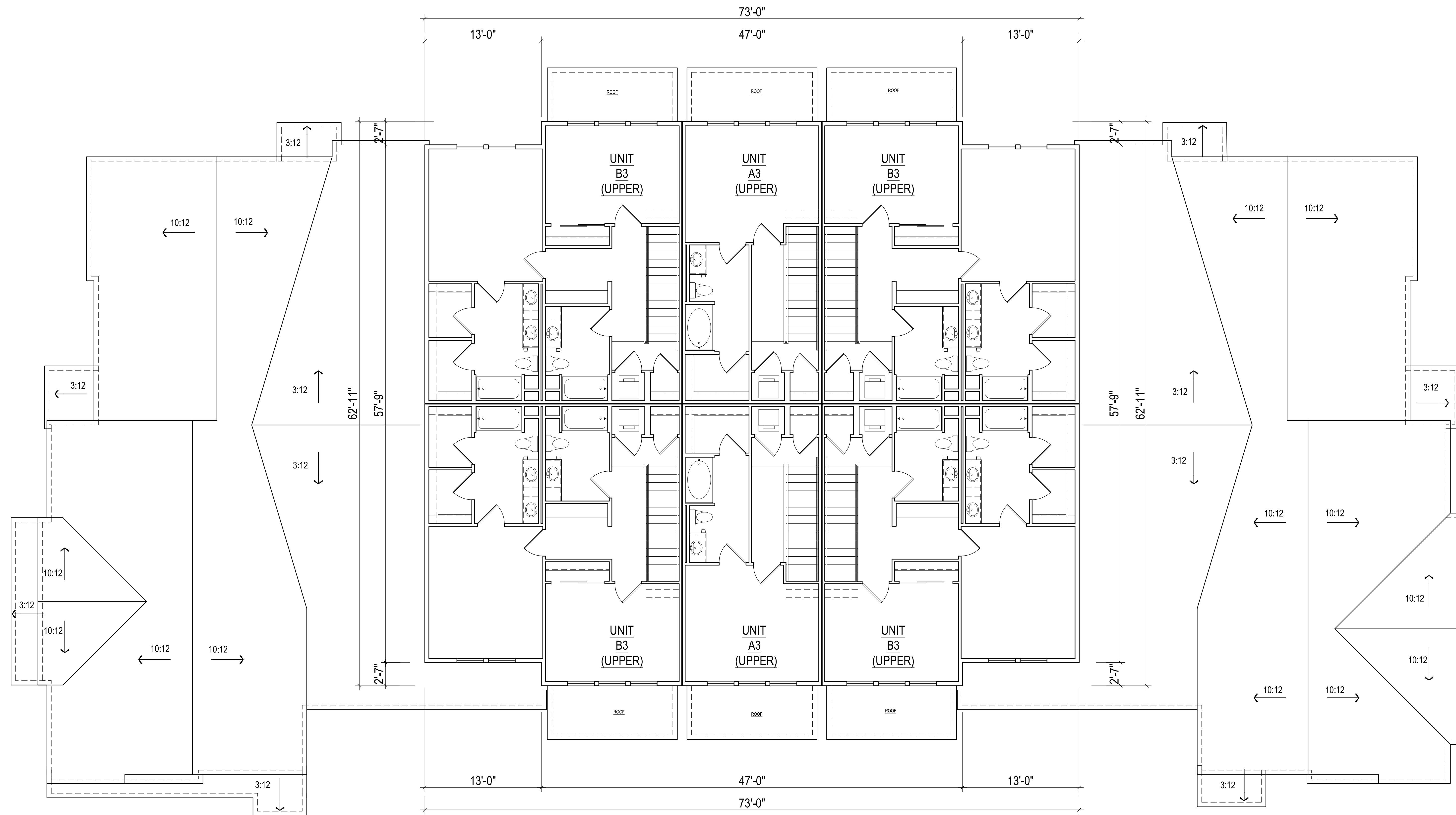




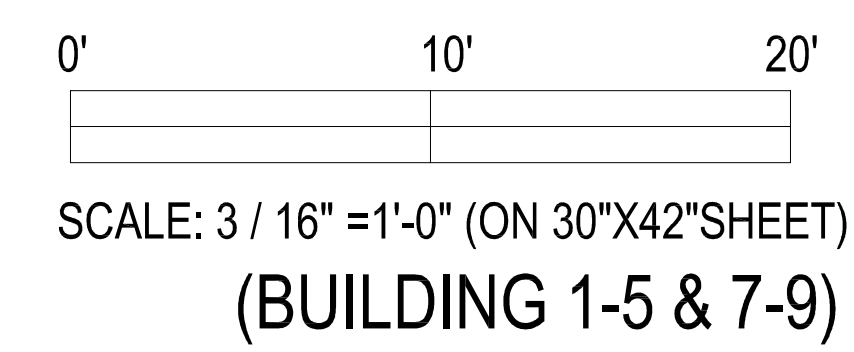
LEVEL-2

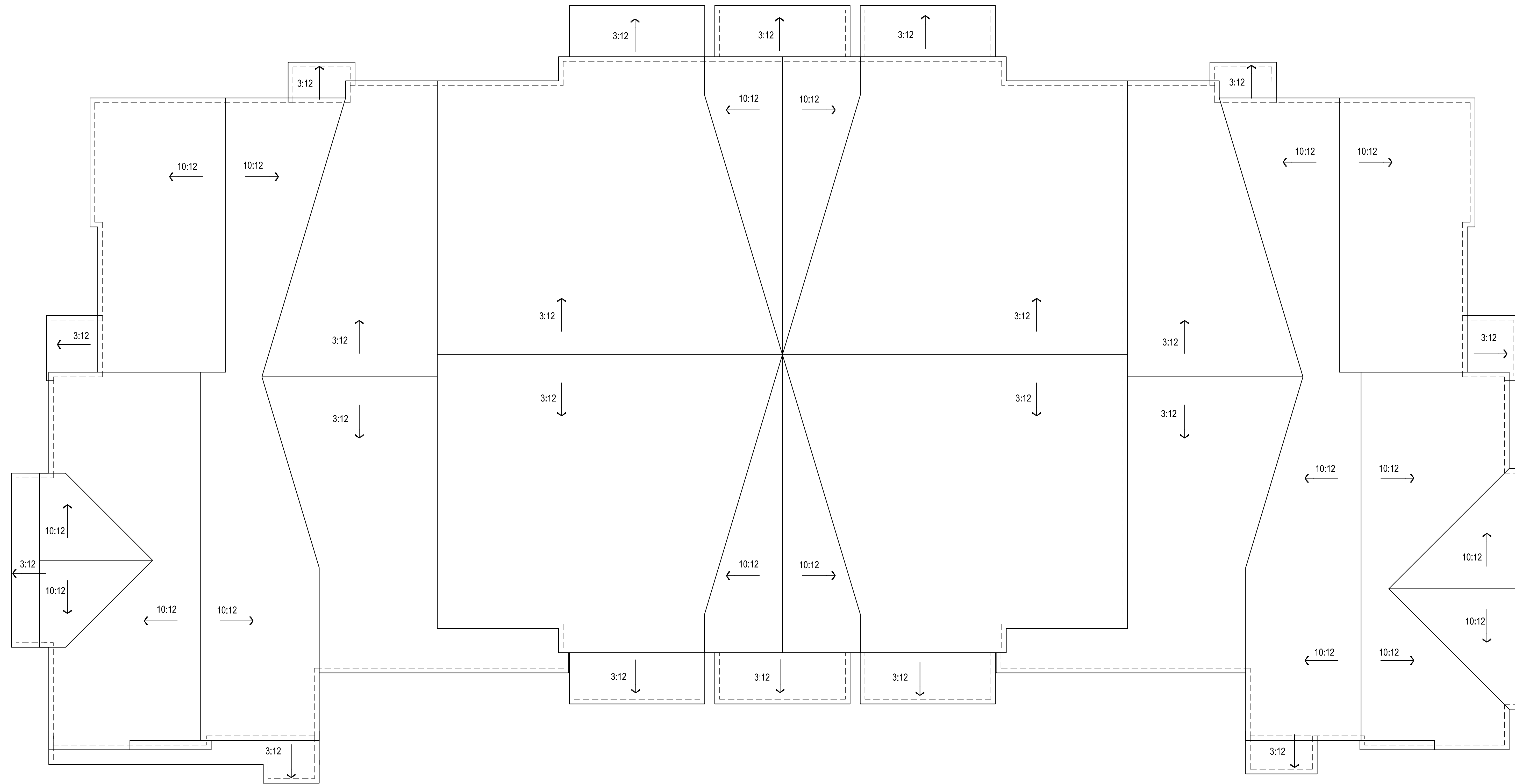


SCALE: 3 / 16" = 1'-0" (ON 30"x42" SHEET)
 (BUILDING 1-5 & 7-9)

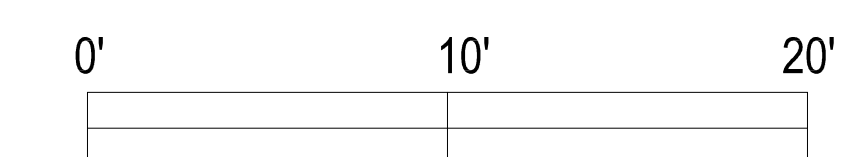


LEVEL-3

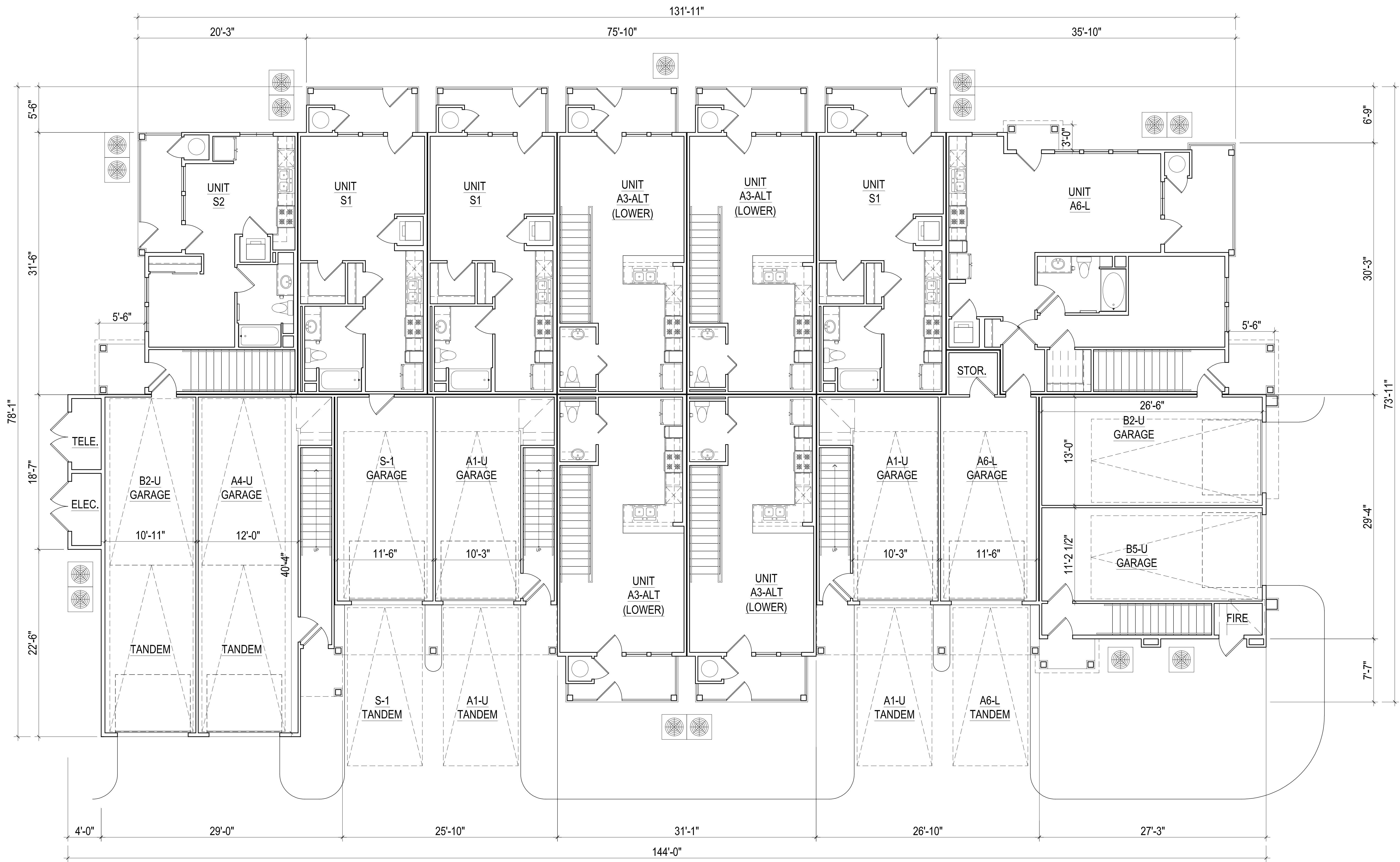




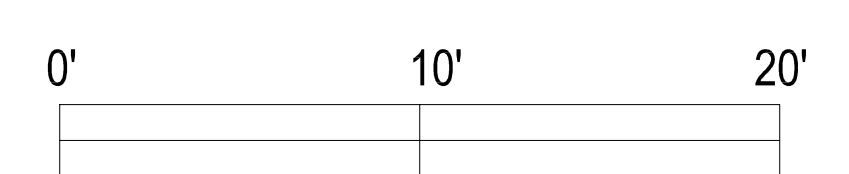
LEVEL-ROOF



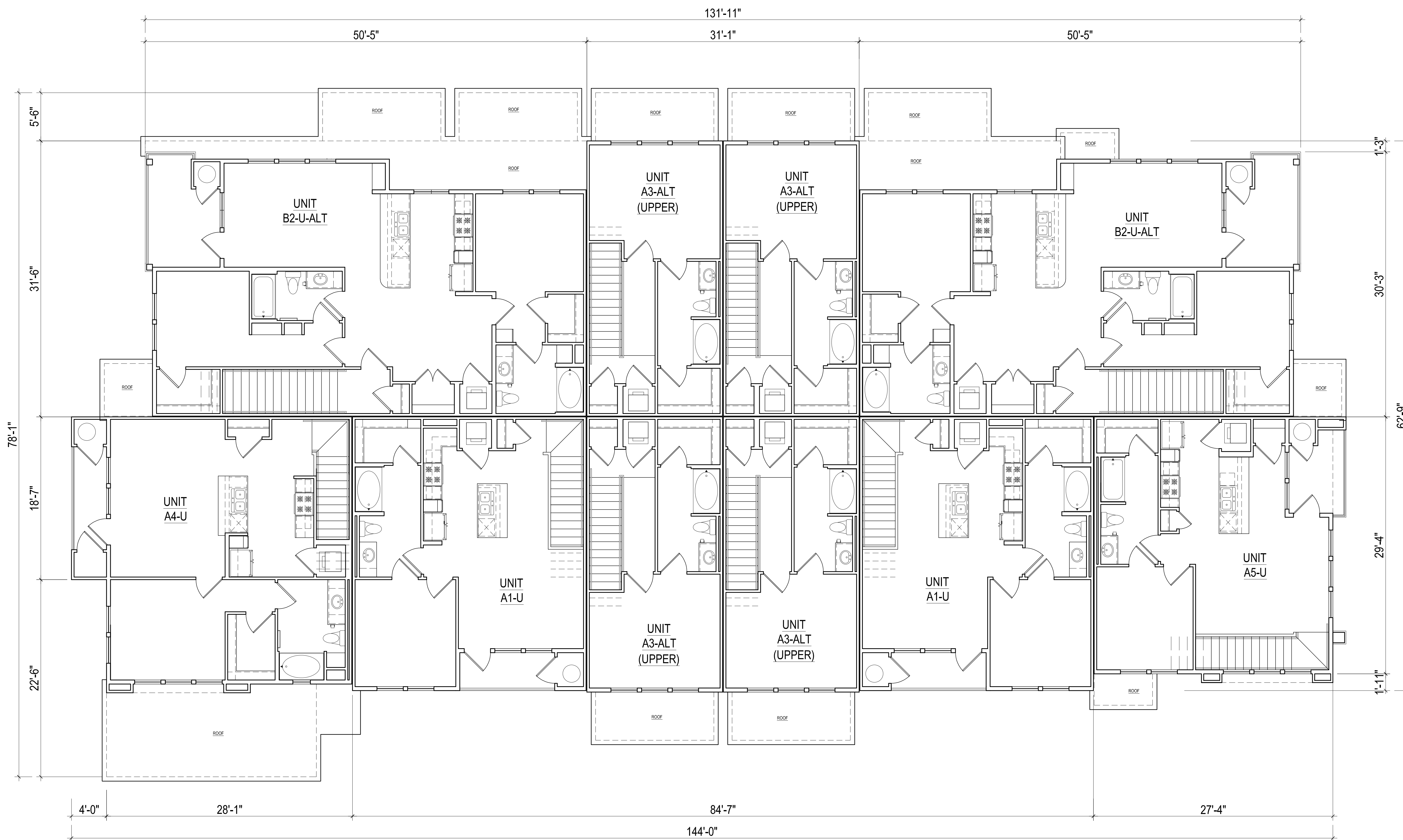
SCALE: 3 / 16" = 1'-0" (ON 30"X42" SHEET)
 (BUILDING 1-5 & 7-9)



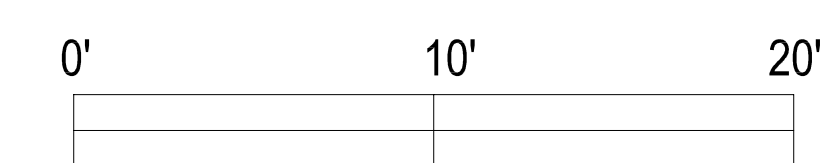
LEVEL-1



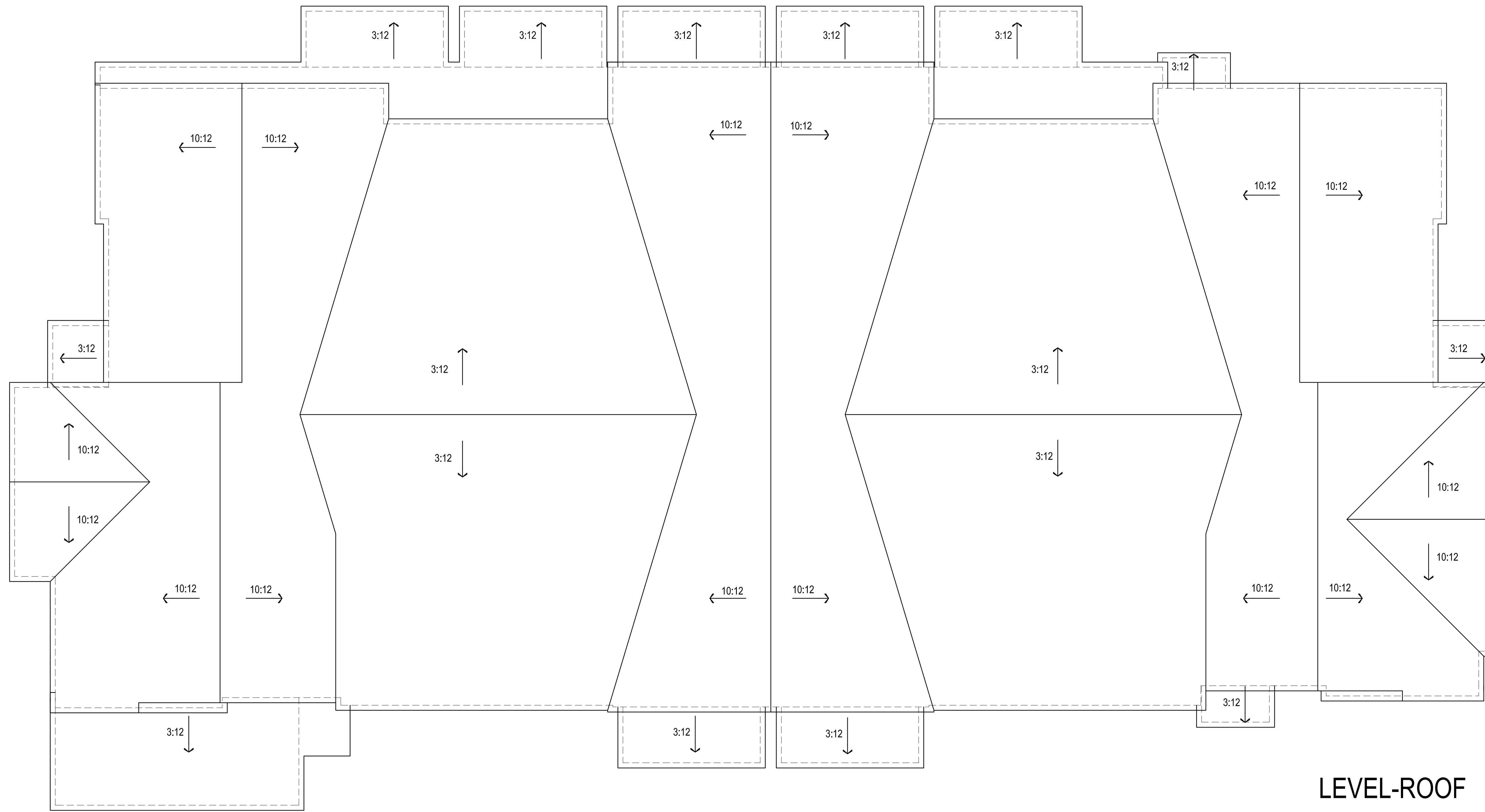
SCALE: 3 / 16" = 1'-0" (ON 30"X42" SHEET)
 (BUILDING 10 & 11)



LEVEL-2

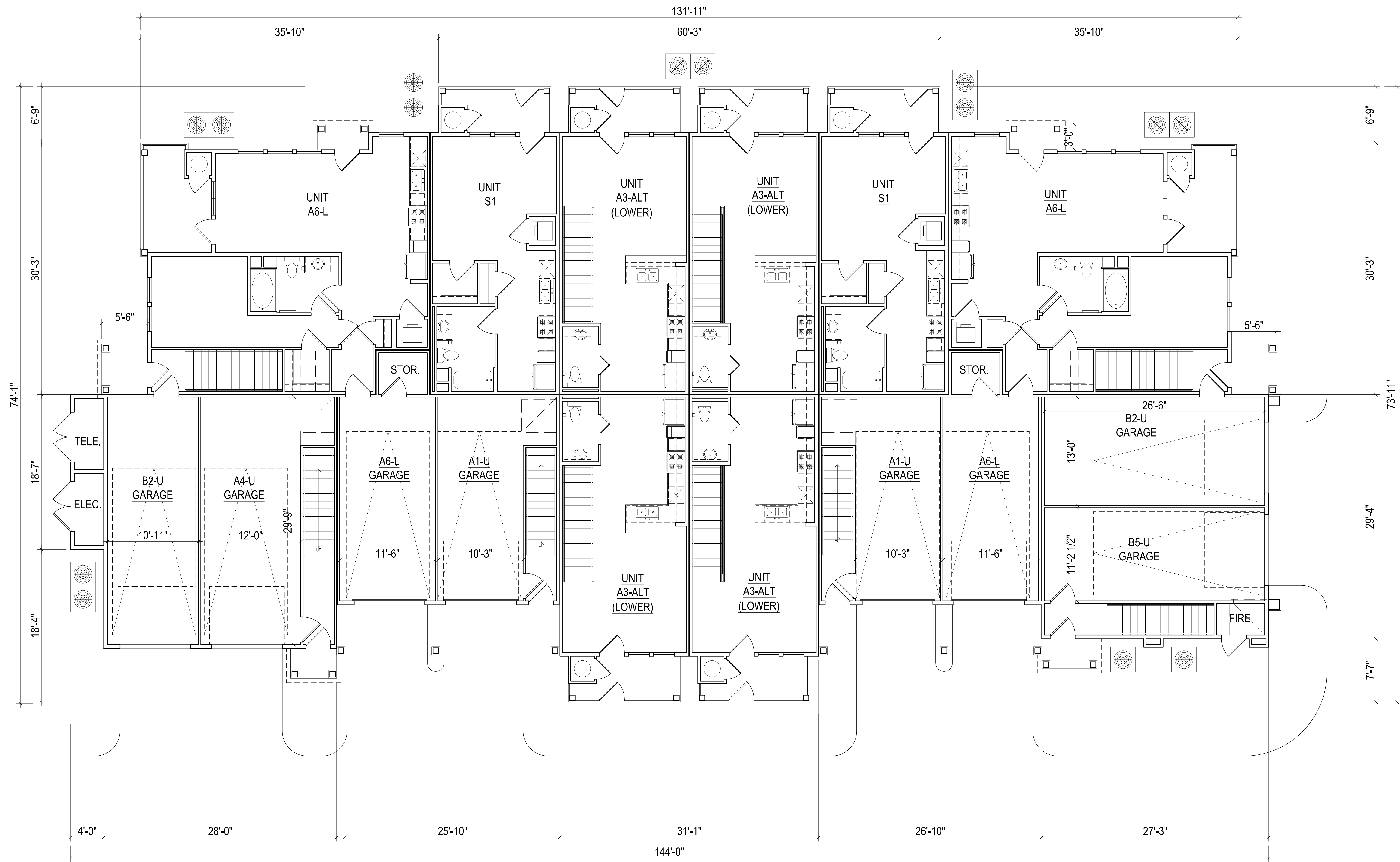


SCALE: 3 / 16" = 1'-0" (ON 30"X42" SHEET)
(BUILDING 10 & 11)



LEVEL-ROOF

0' 10' 20'
 SCALE: 3 / 16" = 1'-0" (ON 30"X42" SHEET)
 (BUILDING 10 & 11)

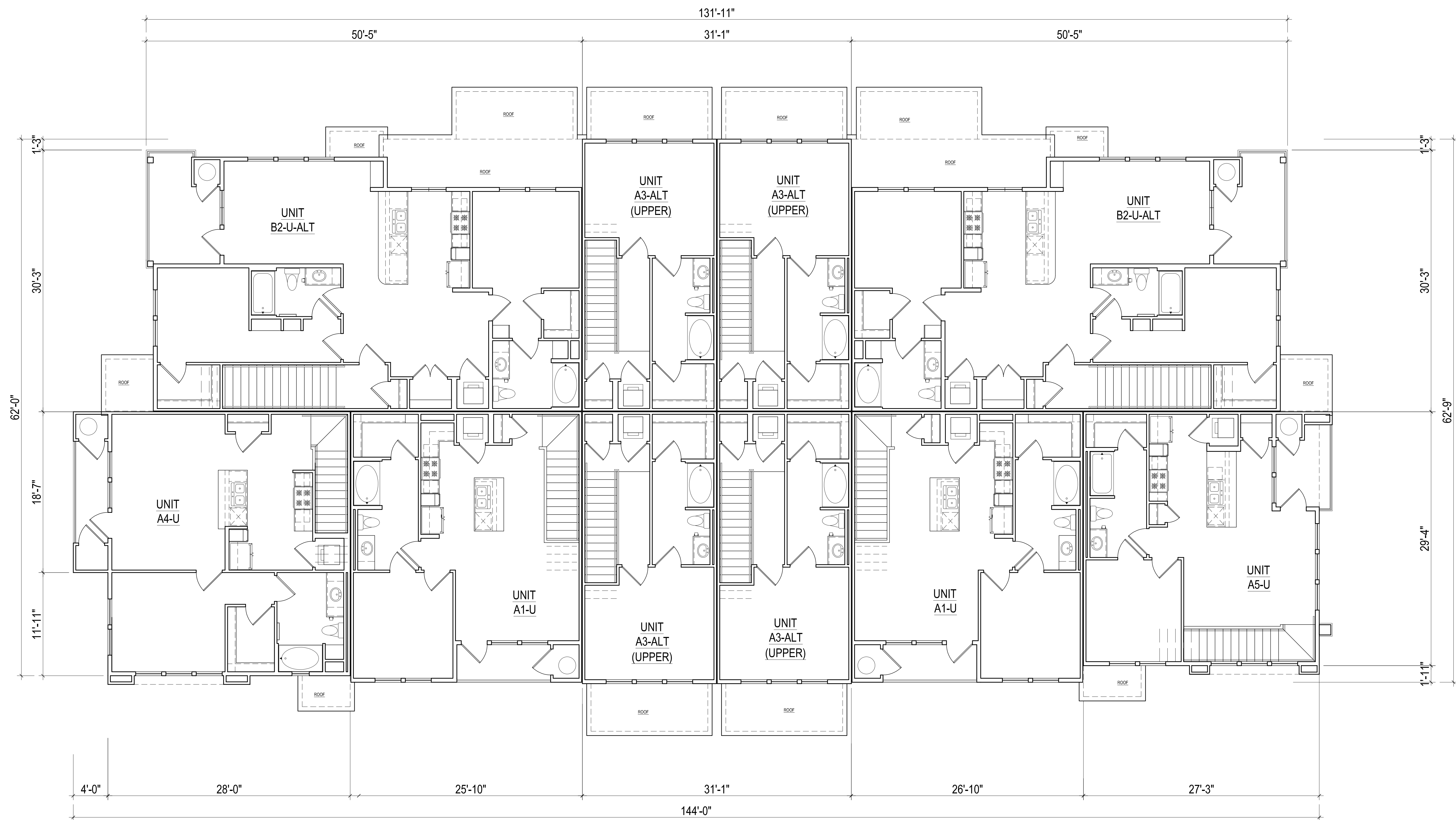


LEVEL-1

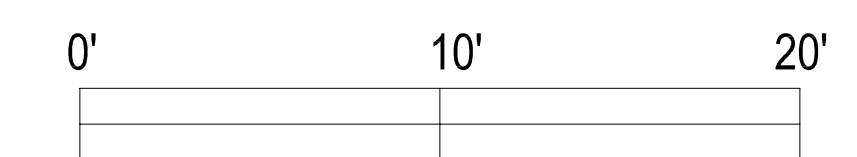
0' 10' 20'

SCALE: 3 / 16" = 1'-0" (ON 30"X42" SHEET)

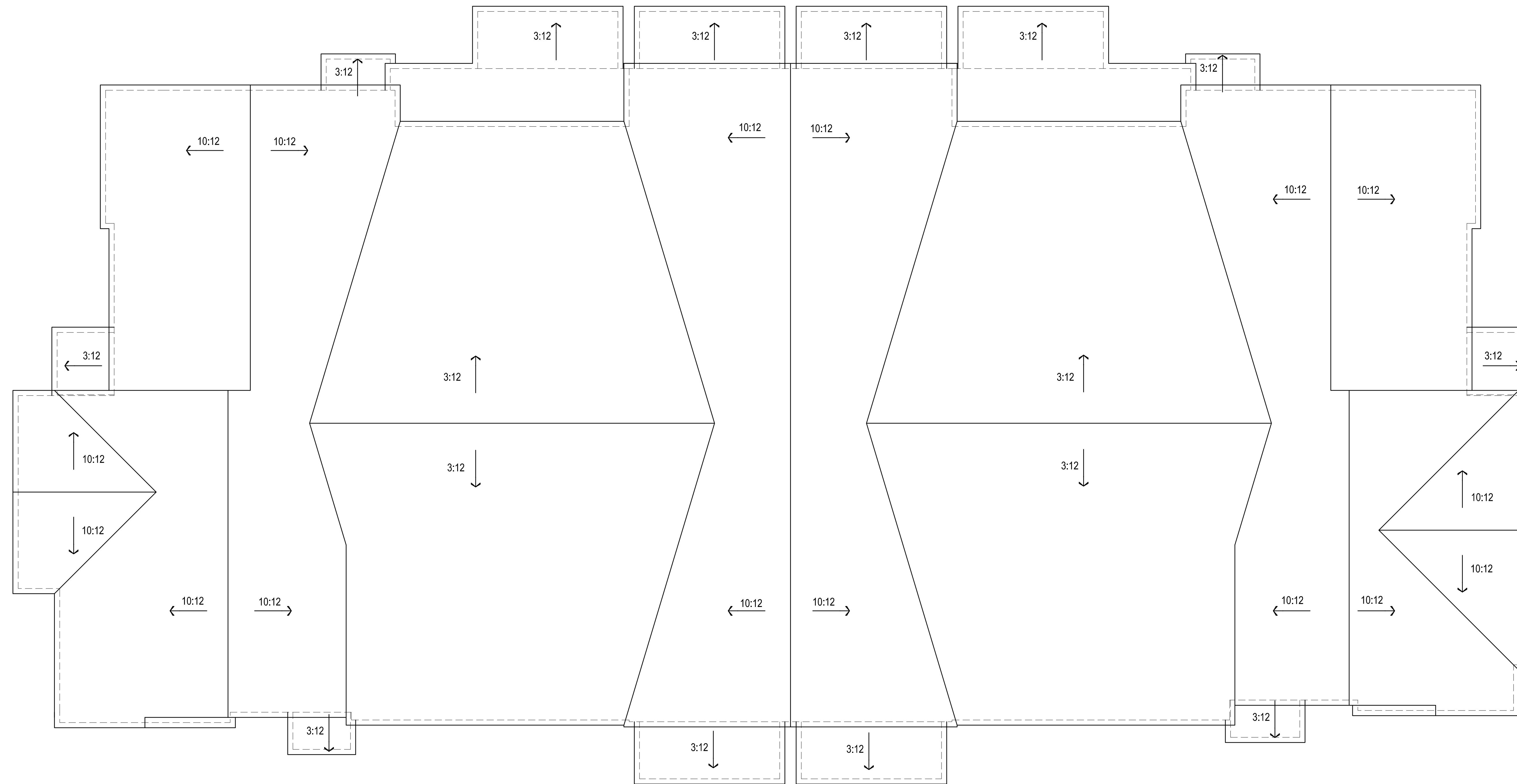
(BUILDING 6)



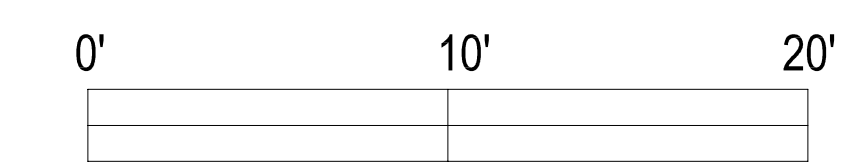
LEVEL-2



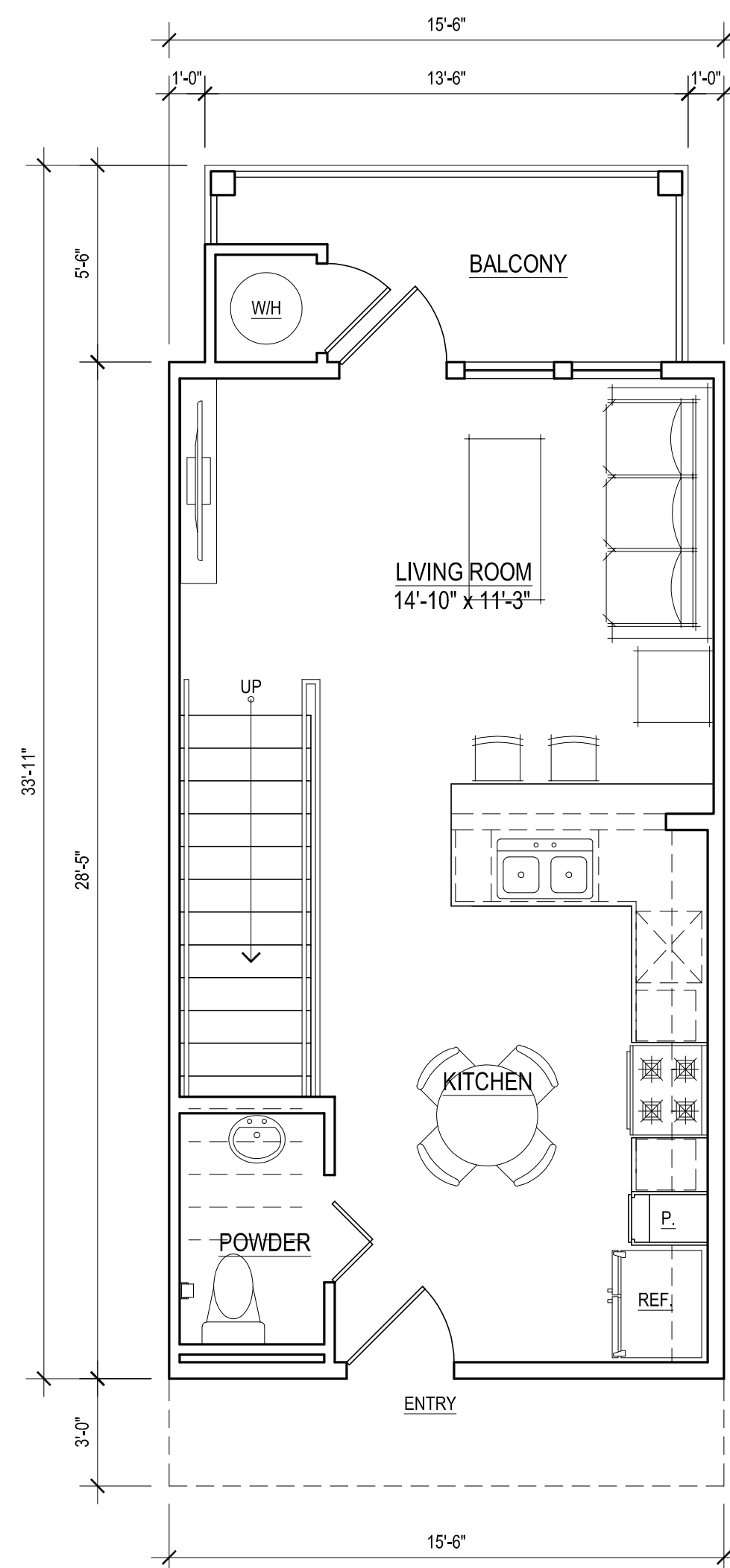
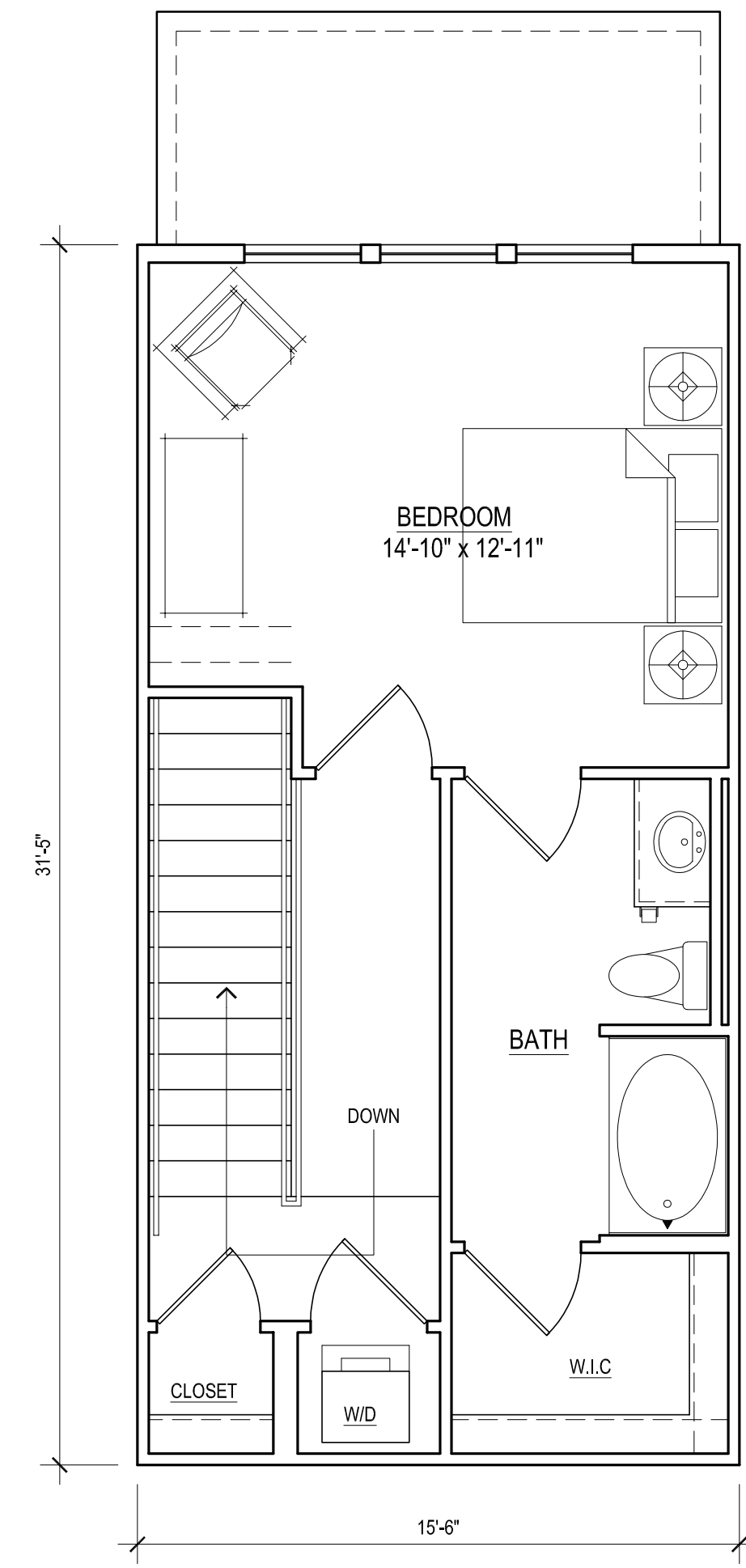
SCALE: 3 / 16" = 1'-0" (ON 30"X42" SHEET)
(BUILDING 6)



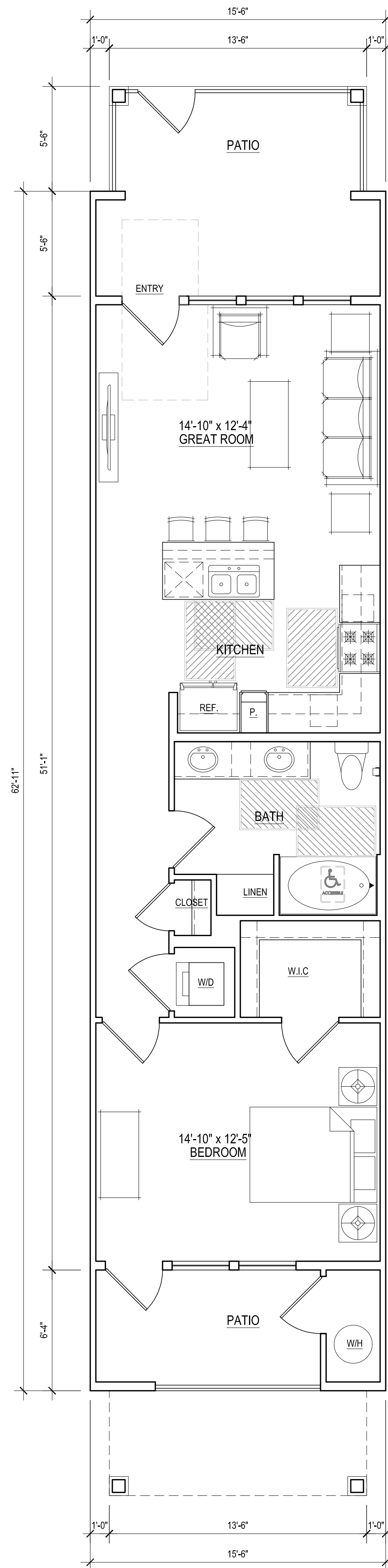
LEVEL-ROOF



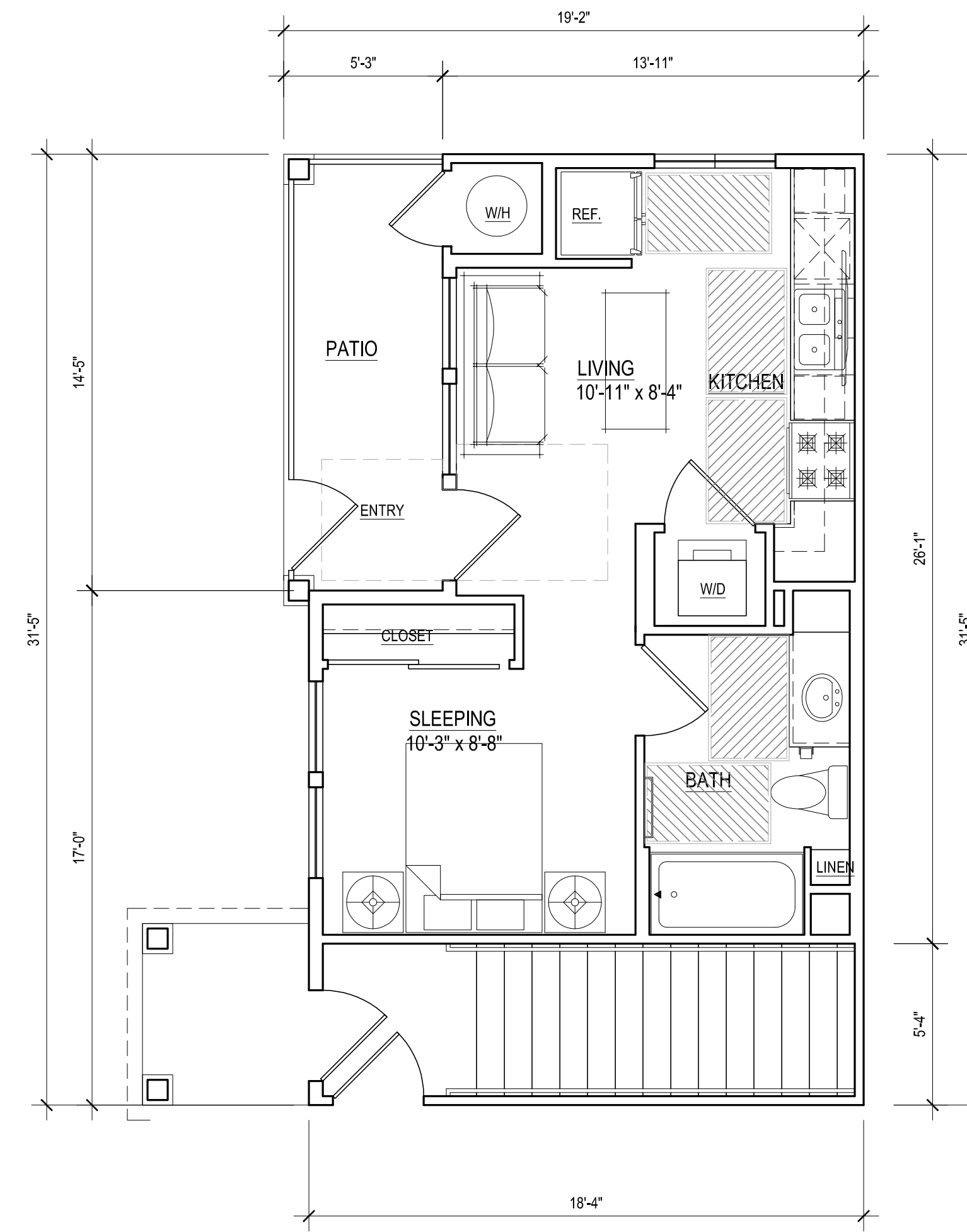
SCALE: 3 / 16" = 1'-0" (ON 30"X42" SHEET)
(BUILDING 6)



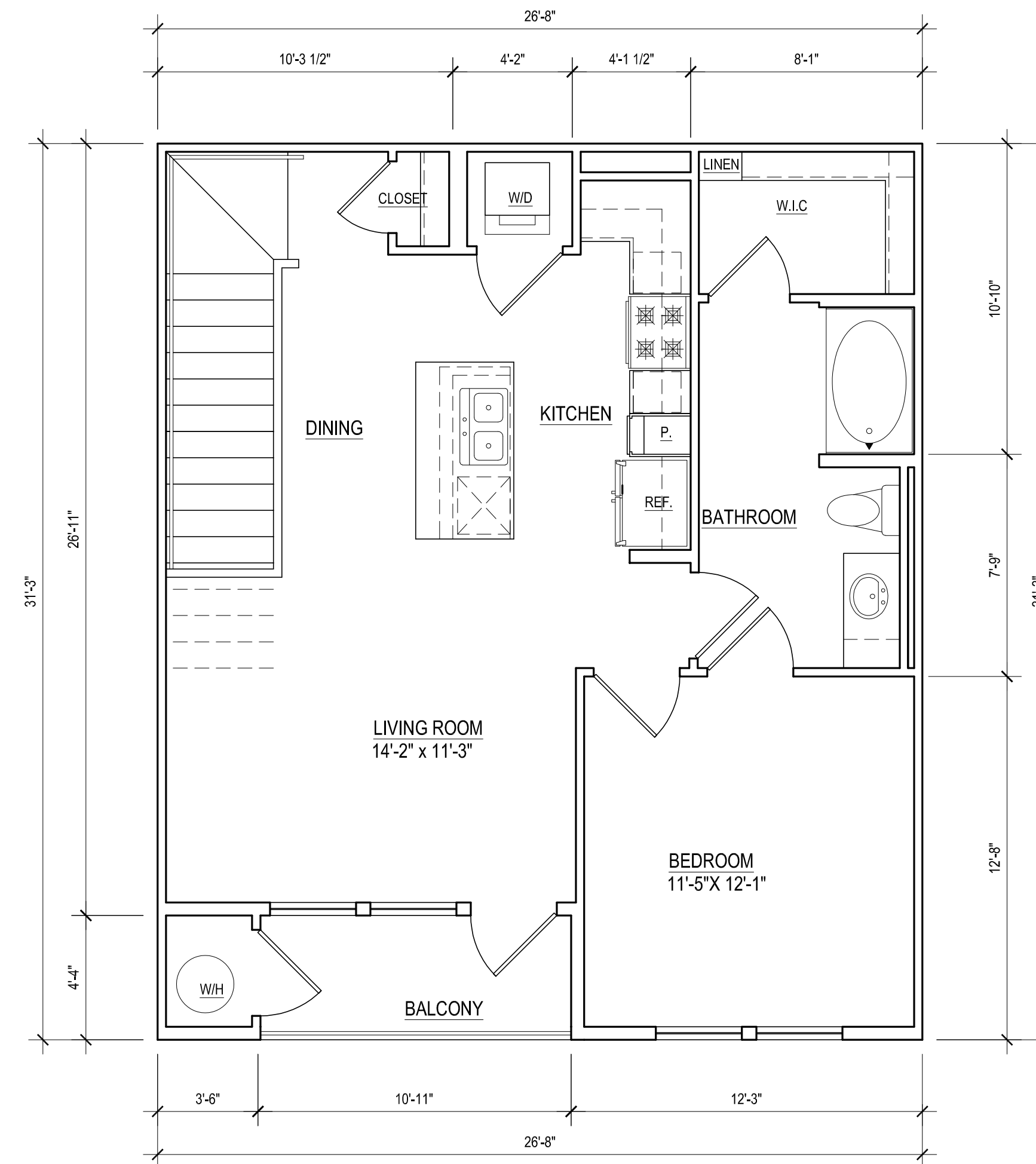
UNIT A3
 NET: 876 S.F.
 BALCONY: 74 S.F.
 SCALE: 1/4"=1'-0"
 (IN 17-PLEX,
 BLDG. 1-5 & 7-9,
 TOTAL 16)



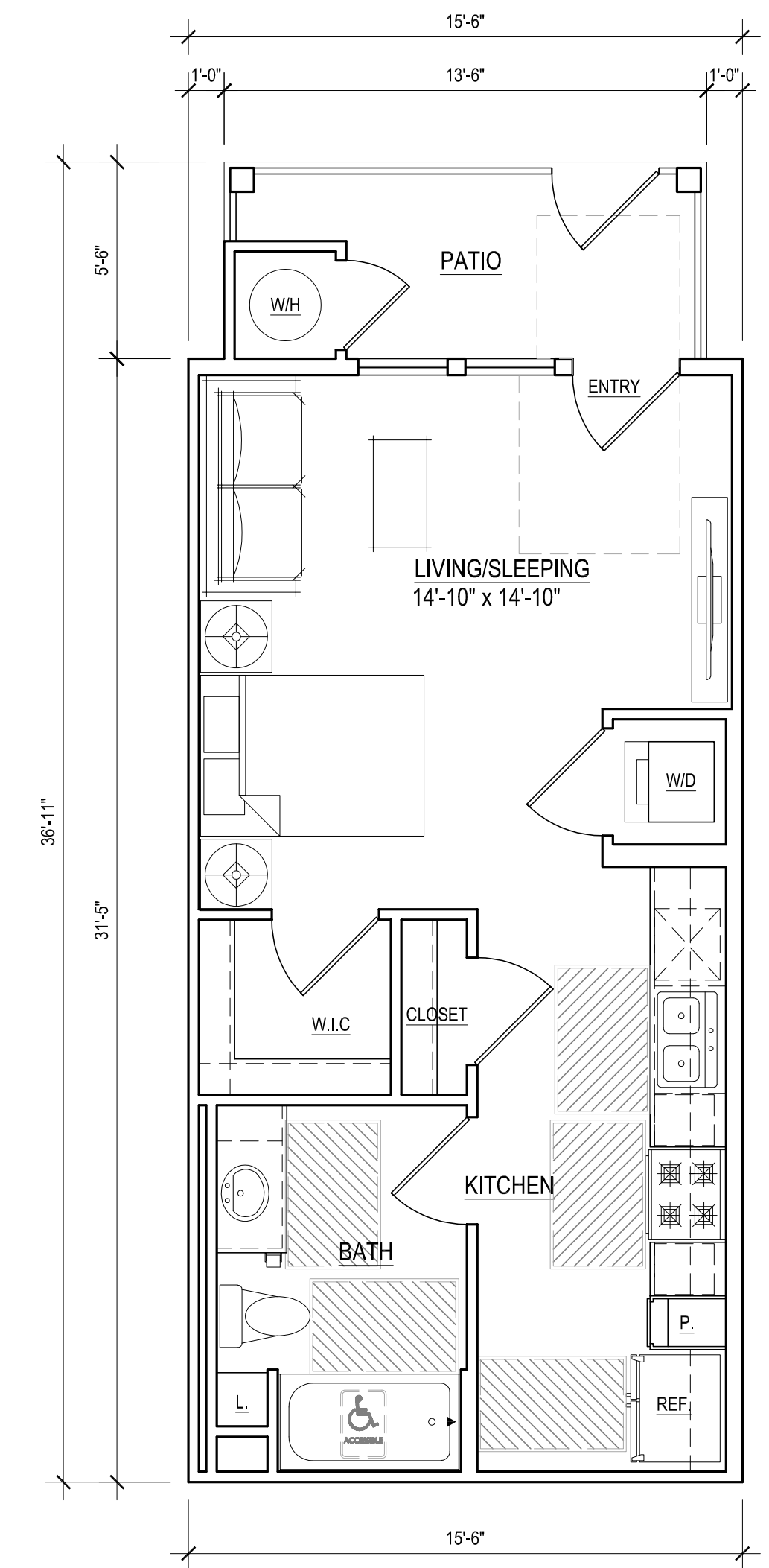
UNIT A2
 NET: 792 S.F.
 BALCONY: 258 S.F.
 SCALE: 1/4"=1'-0"
 (IN 17-PLEX,
 BLDG. 1-5 & 7-9,
 TOTAL 24)



UNIT S-2
 NET: 404 S.F.
 PATIO: 87 S.F.
 SCALE: 1/4"=1'-0"
 (IN 15-PLEX,
 BLDG. 10 & 11,
 TOTAL 2)



UNIT A1-U
 NET: 709 S.F.
 STAIR: 109 S.F.
 BALCONY: 62 S.F.
 SCALE: 1/4"=1'-0"
 (IN 14, 15 & 17-PLEX,
 BLDG. 1-11,
 TOTAL 22)



UNIT S1
 NET: 487 S.F.
 BALCONY: 74 S.F.
 SCALE: 1/4"=1'-0"
 (IN 14&15-PLEX,
 BLDG. 6, 10 & 11,
 TOTAL 8)