

Project Information Summary

Address(es) 216, 230, 254 1st Street East, Sonoma, CA
 APN(s) 018-131-012, 018-131-013, 018-131-018
 Planning Area Northeast
 General Plan Mixed Use
 Zoning District MX (Mixed Use)

Site Area +/- 2.602 acres (113,342 square feet)
 Existing Uses Residential (2 units)
 Commercial
 Proposed Use Residential, R-3 Occupancy (52 units)
 • 105 parking spaces
 • Approximately 123,510 total square feet
 • Type V-B Construction
 • 13D Sprinklers

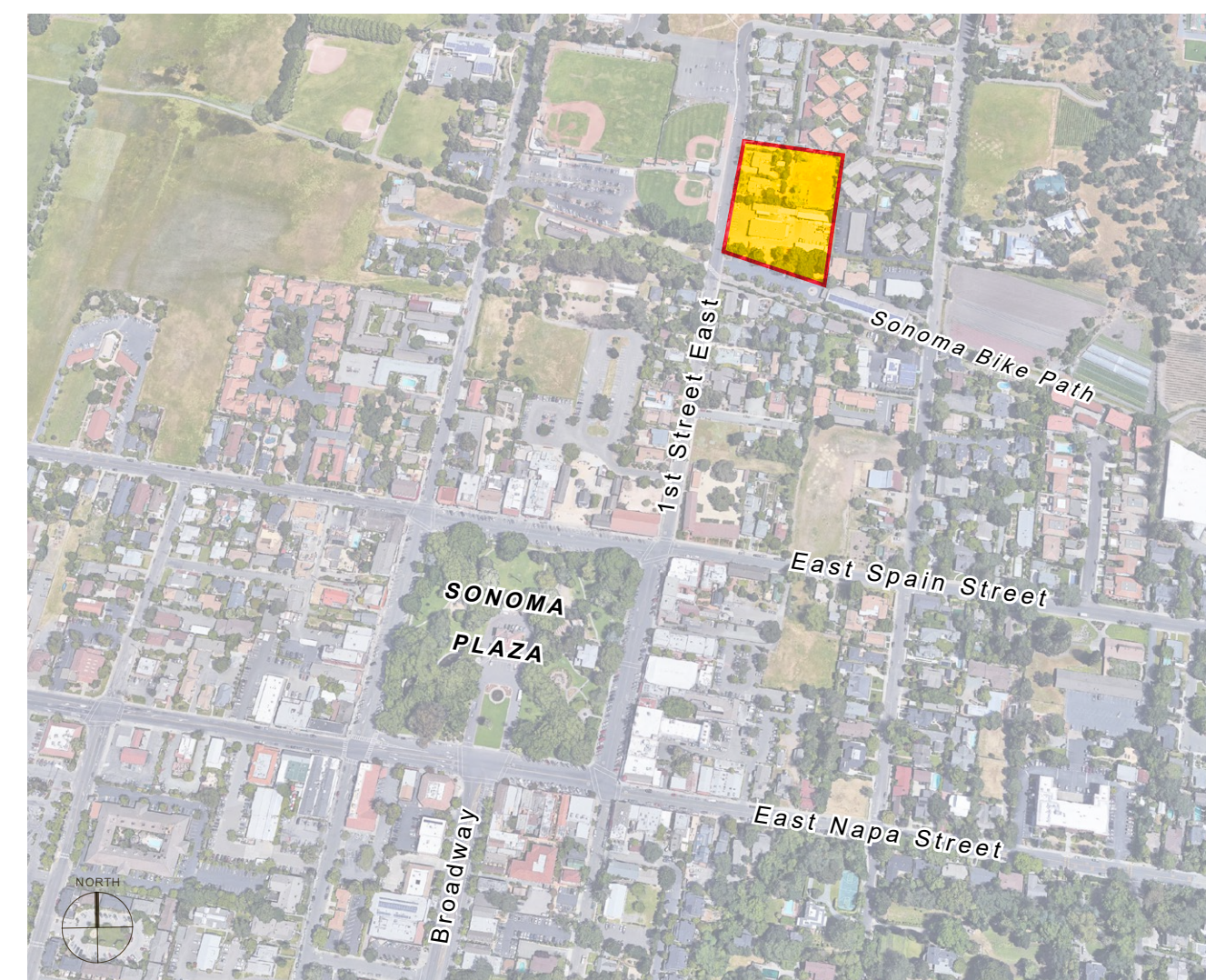
Project Development Summary

	Count (units)	Living Area (square feet)	Garage Area (square feet)	Unit Area counted in FAR (square feet)	Total Building Area counted in FAR (square feet)
Unit 1	32	2,110	420	2,530	80,960
Unit 2a	10	1,330	570	1,900	19,000
Unit 2b	10	1,810	520	2,330	23,300
Pool Storage/ Restrooms		250		250	250
TOTAL	52 Units				123,510 gross square feet

FAR Analysis

Maximum allowable density	20 units / acre
Project Site Area	2.602 acres (113,342 square feet)
Maximum permitted number of units	52
<u>Project size as designed (see table at left for more detail)</u>	
Unit square footage	1,900 - 2,530 square feet
Units	52
Total gross square footage	123,510 square feet
FAR	1.09
<u>Square footage / unit equivalency (hypothetical plan)</u>	
Units	28
Total gross square footage	66,620 square feet
FAR	0.59
Project requires waiver per density bonus for:	
24 units	56,890 gross square feet

Project Location



Zoning Analysis

	Standard / Allowed	Proposed	Note
Unit Count	52.04	52	20% inclusionary
Density	20 units / acre	19.98 units / acre	
Site Coverage	60%	59.3%	
FAR	0.60	1.09	waiver, see FAR analysis above
Maximum Height	35'	34'-10"	
Setbacks			
Front	Contextual	12'	
Rear	20'	20'	
Side	8'	8'	
Parking			
Residents	1.5 spaces per unit	2 spaces per unit	
Guest	0.25 spaces per unit	none	not required, per SB 35
Open Space			
Private (per unit)	225 sf	227 sf min.	
Common (per unit)	300 sf	312 sf	
Common (total)	15,600 sf	16,200 sf	

Project Team

Agent / Architect
 DAHLIN
 5865 Owens Drive
 Pleasanton, CA 94588
 Contact: Don Ricci
 (925) 251-7200

Civil Engineer
 Adobe Associates, Inc.
 1220 N. Dutton Avenue
 Santa Rosa, CA 95401
 Contact: Tim Schram
 (707) 541-2300

Owner
 216-254 1st Street East, LLC
 11211 Gold Country Blvd, Suite #103
 Gold River, CA 95670
 (916) 822-3220

Project Description

The 1st Street East Townhomes project consists of the remodel of two existing occupied residences and new construction for a total of 52 units, ranging in size from approximately 1,900 square feet to 2,500 square feet (including garages). No existing residential units are to be demolished, nor are existing units "protected" or subject to rent control. The units are for rent. No major physical alterations are proposed to the site. Any and all trees over 12" inches in diameter that are removed will be replaced at a minimum of a 1:1 ratio.

Each unit is provided with either a private front courtyard or a private rear yard. Over 16,000 square feet of common open space is provided, in a combination of two interconnected central community open spaces and two smaller pocket open spaces.

The project is designed in a contemporary architectural style, using materials including wood siding, brick, metal, and stucco.

Sheet List

- A1** Existing Conditions / Topographic Map
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- A5** Building Analysis
- A6** Building Elevation, TH1 4-PLEX (Building A, Building B, Building C)
- A7** Building Elevations, TH1 6-PLEX (Building E)
- A8** Building Elevations, TH1 7-PLEX (Building D, Building F)
- A9** Building Elevations, TH2 10-PLEX (Building G, Building H)

1st Street East Townhomes

MEADOW GARDENS
CONDIMINIUMS
220-M-12 et seq

LOT 2
416-M-33
KENDALL, TR.
I.N. 88-66996
APN 018-131-029

NOTES

- 1). All distances and elevations shown are in feet and decimals thereof.
- 2). Datum for this survey is NGVD 1929 based upon Rod hole in Mission Terrace (before resurfacing) having an Elevation of 96.77 per J. Bonoit Survey No. 1838.
- 3). Contour interval is 1 foot. Dashed contours are approximate.
- 4). Only trees having a diameter of 6" or larger delineated, save those employed for elevation purposes.
- 5). Eaves, down spouts, irrigation etc. not in scope of services.
- 6). Boundary lines shown are per field survey performed by this firm. (Record of Survey pending) Easements shown per Financial Title Preliminary Reports #10004016-655; 10004018-655 & 10004019-655; dated 12 May 2006. P.A. Danskin & Associates not liable for accuracy of said Reports.
- 7). This plat has been prepared at a scale of 1" = 20' (1:240), with field procedures/accuracies conforming with such scale. Use of this plat at any other scale may not meet national mapping standards. Therefore, this firm accepts no liability and/or responsibility as to the accuracy of this plat, or any part thereof, should it be enlarged.
- 8). Although this plat has been formatted in AutoCAD, (.DWG), it is for the convenience of the design professionals. This firm's "Work Product" is this plat prepared to a scale of 1" = 20' on blue-print media. This is not a valid survey without the surveyor's original signature and embossed raised seal.
- 9). For value received, I, Phillip A. Danskin, have prepared this plat for the exclusive use of Les Peterson and/or his legal representative. Use or reliance on this plat by any party other than Les Peterson, or his legal representative is forbidden without permission in writing from Phillip A. Danskin, whose seal and signature are shown hereon.
- 10). Copyright 2006 - Phillip A. Danskin.

LEGEND

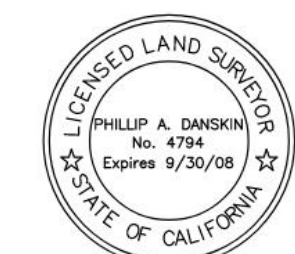
- Denotes random survey control point with corresponding elevation
- Denotes spot elevation
- C.O. Denotes clean-out
- E.M. Denotes electric meter
- F/L Denotes flow-line
- G.M. Denotes gas meter
- H.B. Denotes hose bibb
- I.C.V. Denotes irrigation control valve
- J.P. Denotes joint utilities pole
- T/C Denotes top of curb
- S.D.M.H. Denotes storm drain access cover
- S.S.M.H. Denotes sanitary sewer access cover
- W.M. Denotes water meter
- Denotes fence, as noted
- Denotes approximate location overhead utilities
- Denotes concrete
- "SS-A" Denotes location of soil samples with corresponding designation

TOPOGRAPHIC MAP

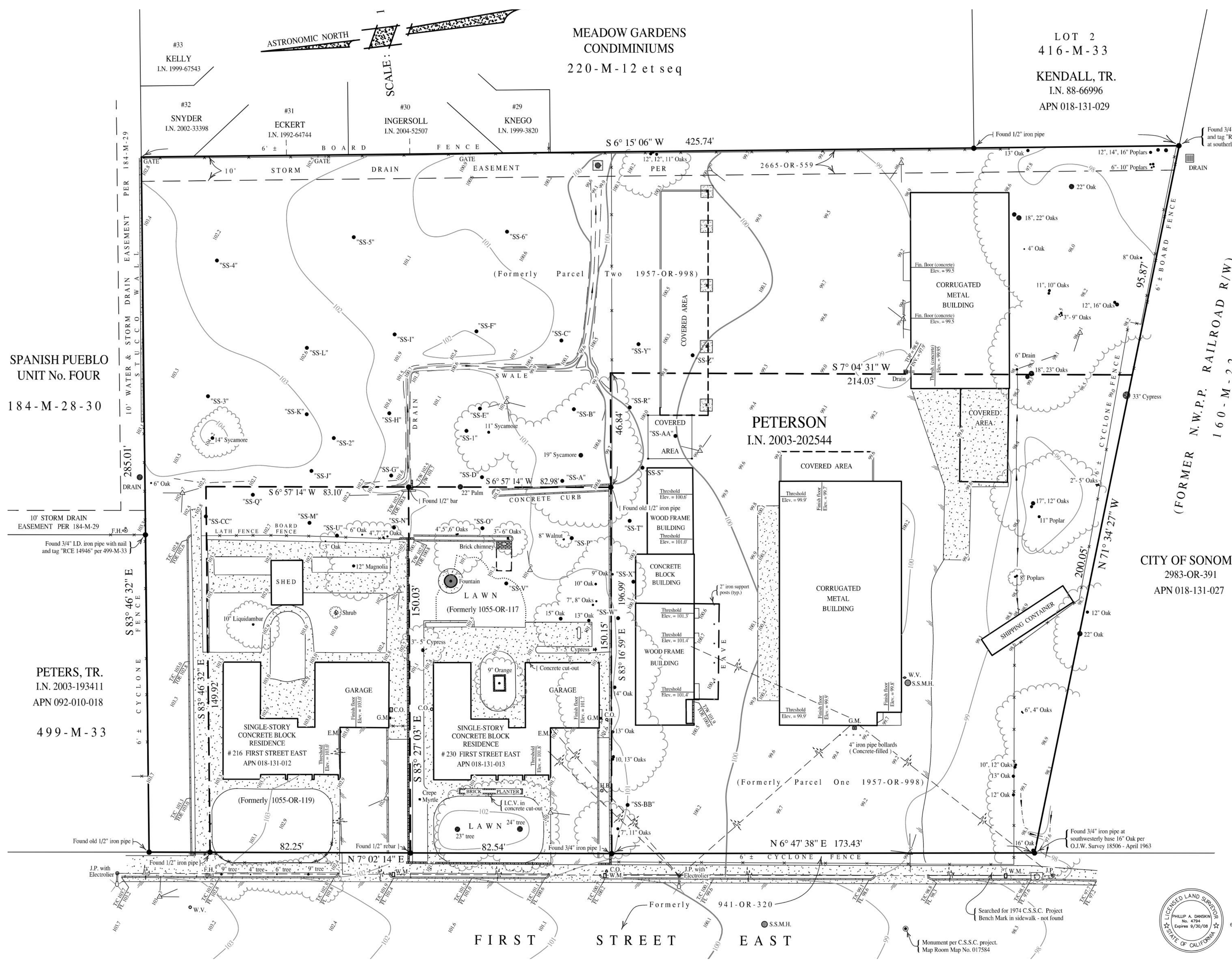
OF LANDS CONVEYED TO
THE LKN TRUST
AS DESCRIBED IN
OFFICIAL RECORDS INSTRUMENT No. 2003-202544
BEING A PORTION OF
THE LANDS CONVEYED IN
BOOK 876 OF OFFICIAL RECORDS, AT PAGE 519
SONOMA COUNTY RECORDS
CITY OF SONOMA

SONOMA COUNTY CALIFORNIA
AUGUST 2006 SURVEY No. 872

PREPARED BY
PHILLIP A. DANSKIN & ASSOCIATES
LAND SURVEYOR
SONOMA, CALIFORNIA
(707) 938-2520



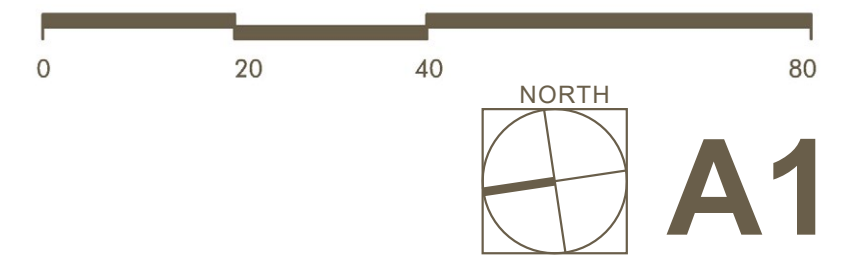
8 SEPTEMBER 2006



EXISTING CONDITIONS / TOPOGRAPHIC MAP

1ST STREET EAST TOWNHOMES

216-254 1ST STREET EAST, LLC





EXISTING CONDITIONS / AERIAL PHOTO

1ST STREET EAST TOWNHOMES

216-254 1ST STREET EAST, LLC

DATE 07-02-2021
JOB NO. 1252.004



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

A2



SITE PLAN

1ST STREET EAST TOWNHOMES

216-254 1ST STREET EAST, LLC

DATE 07-02-2021
JOB NO. 1252.004



0 20 40 80
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925-251-7200

Existing On-Site Trees

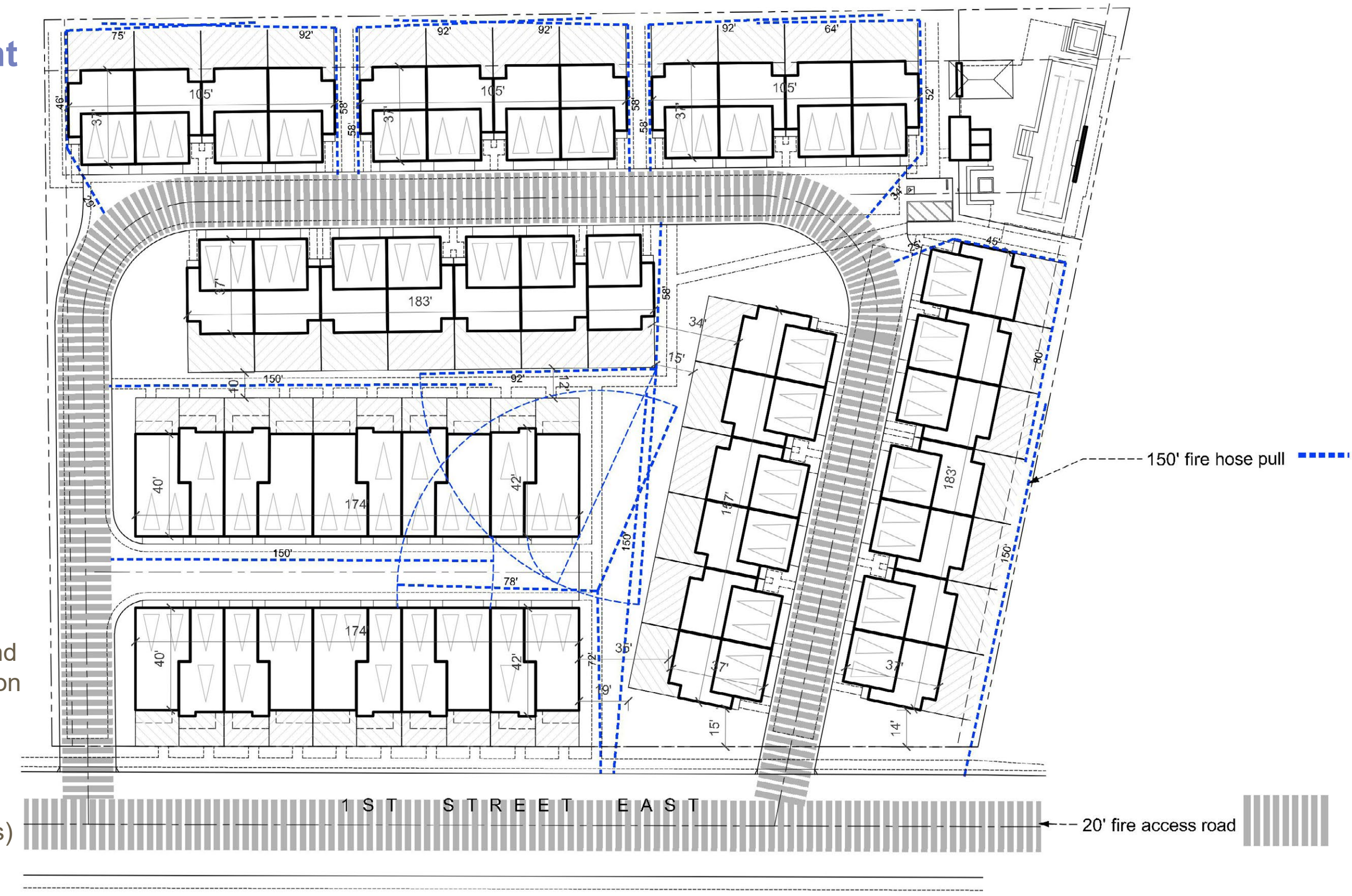
- Trees to be removed (+/- 59)
- Trees to remain (+/- 8)

Note:
All trees removed will be replaced at a minimum 1:1 replacement ratio.



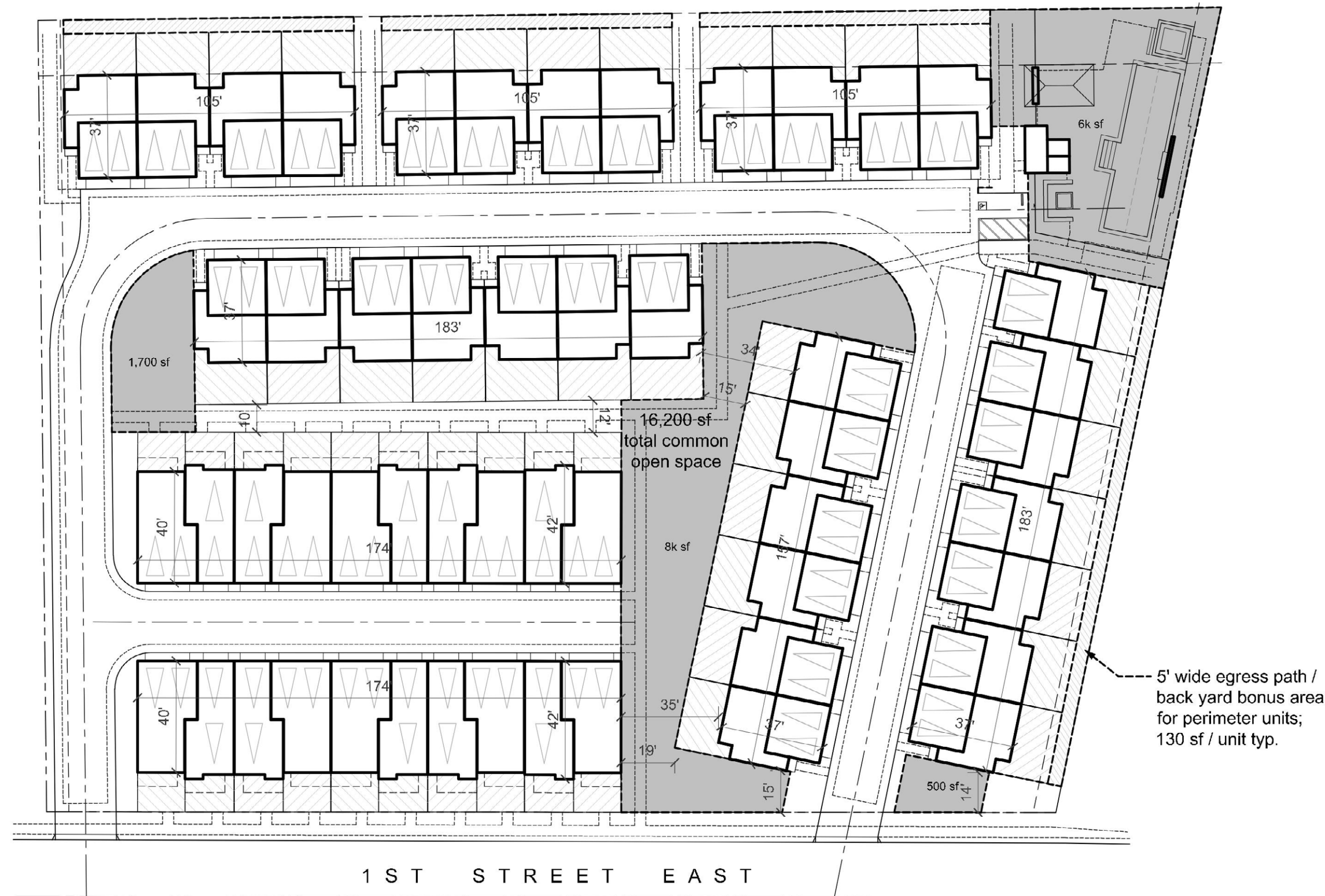
Fire Department Access

Note: Preliminary Fire Department Access and Fire Hydrant Distribution concepts provided based on preliminary discussion with Trevor Smith (SVFD Fire Prevention Inspections) on April 19, 2021.

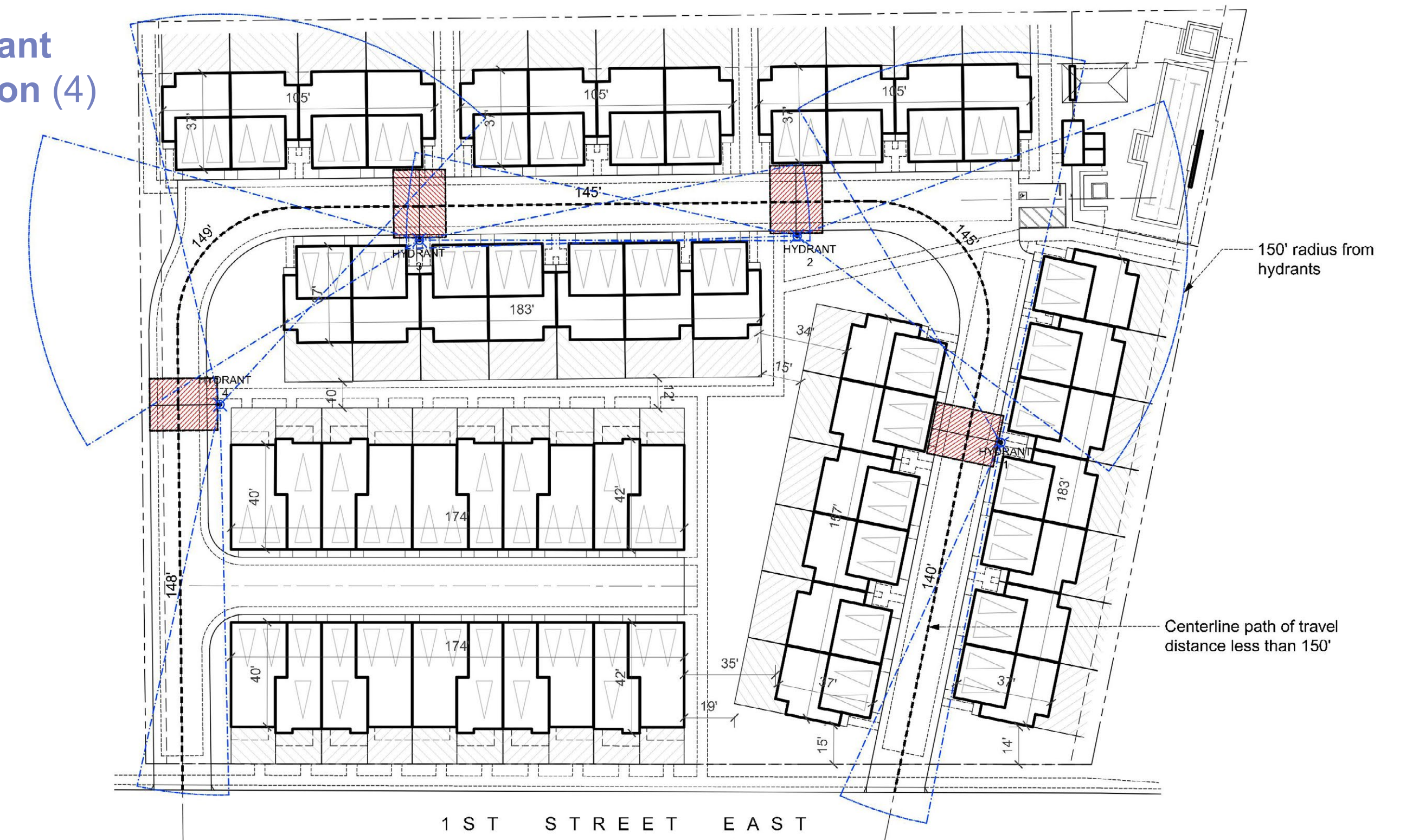


Required Open Space

- Private Open Space (225 sf / unit min.)
- Common Open Space (300 sf / unit min)



Fire Hydrant Distribution (4)



SITE PLAN ANALYSIS

1ST STREET EAST TOWNHOMES

216-254 1ST STREET EAST, LLC

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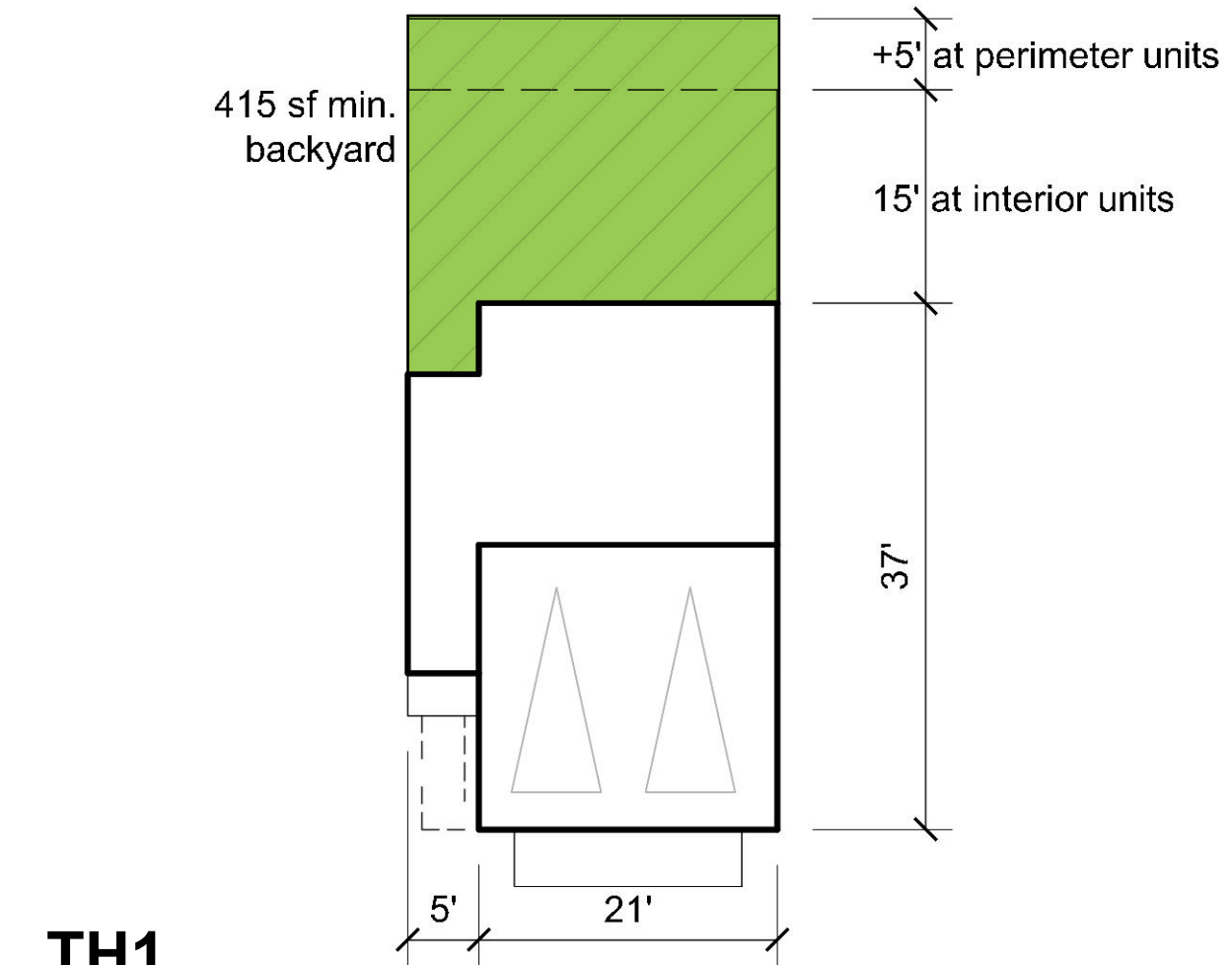


New and Remodeled Units

- New Construction (50 units)
- Existing Unit Footprints (post-remodel) (2 units)
- Existing Unit Footprints (pre-remodel)

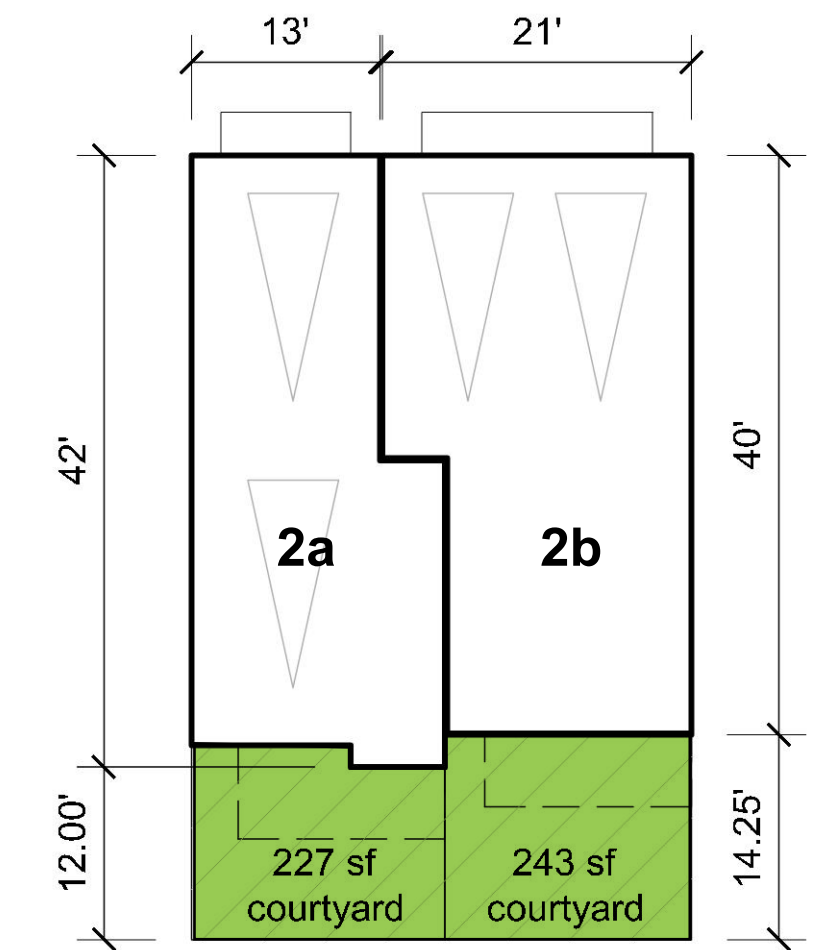


Architectural Product Types (N.T.S.)



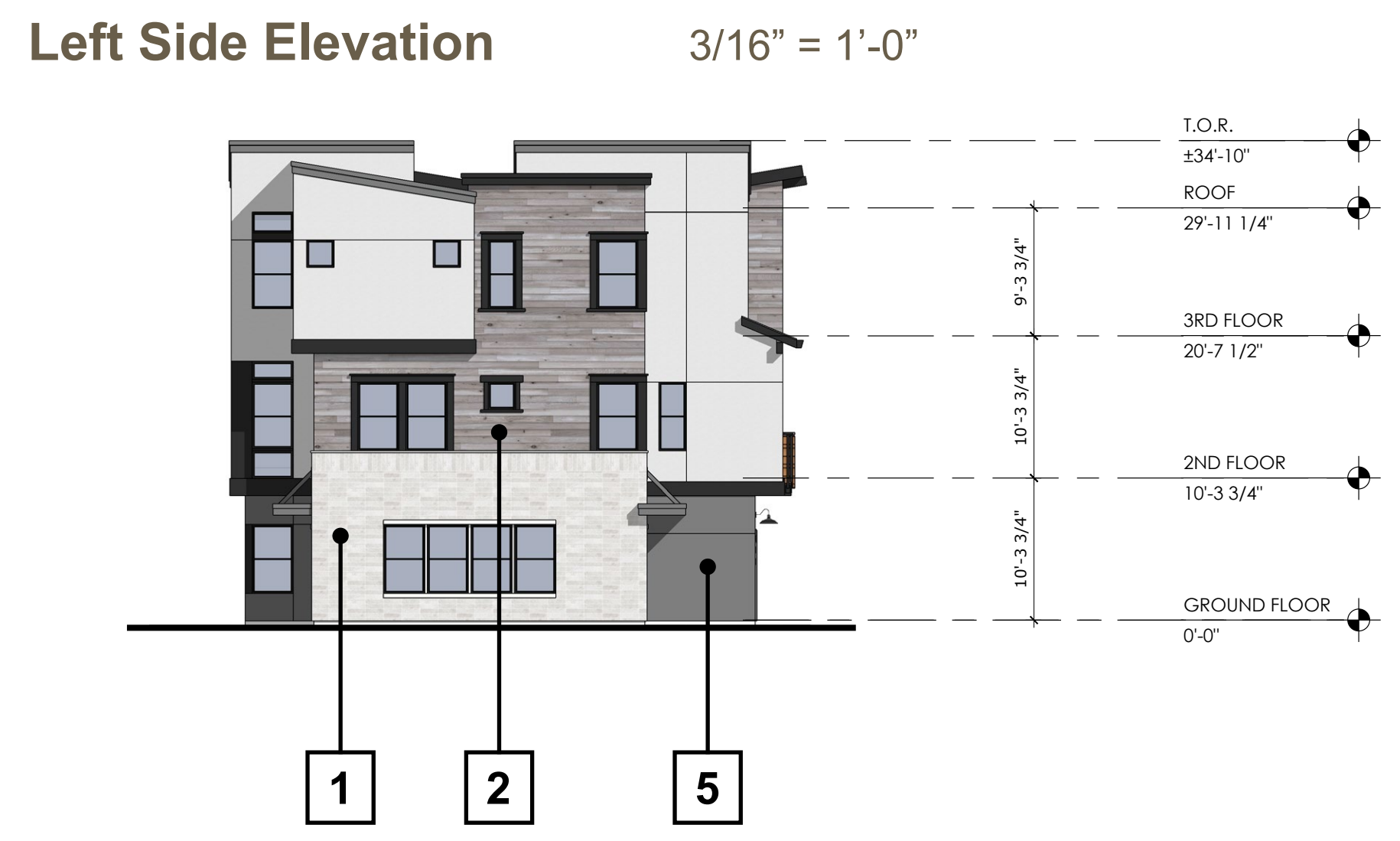
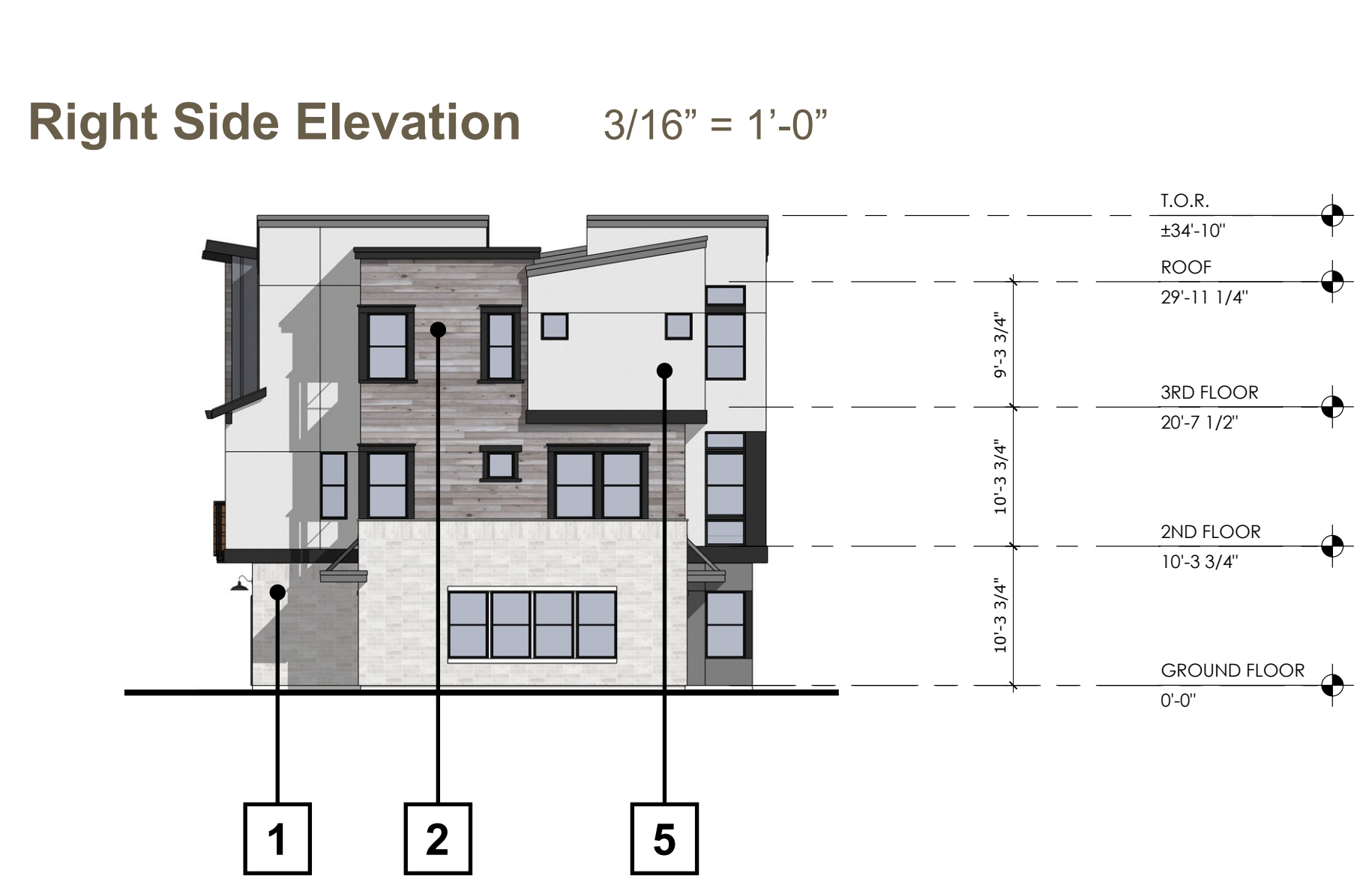
TH1
ATTACHED UNIT (32 TOTAL)

Unit 1 (3 stories)
2,110 sf living area plus 420 sf garage



TH2
INTERLOCK UNITS (20 TOTAL)

Unit 2a (3 stories)
1,330 sf living area plus 570 sf garage
Unit 2b (3 stories)
1,810 sf living area plus 520 sf garage



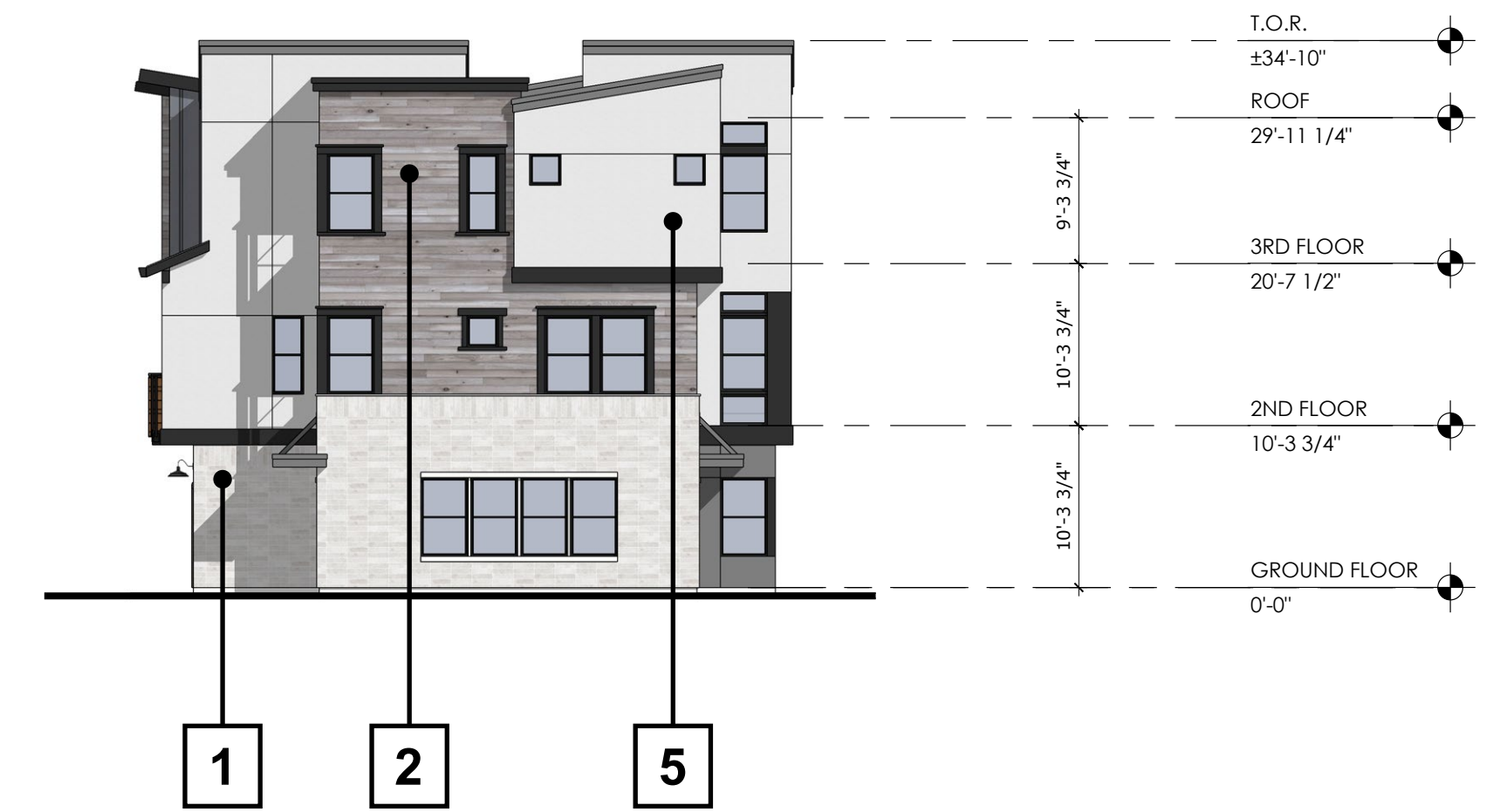
Materials List

- | | |
|-------------------------------------|------------------------------------------|
| 1 Brick (running bond) | 5 Stucco |
| 2 Cementitious wood siding 1 | 6 TPO roof |
| 3 Cementitious wood siding 2 | 7 Standing seam metal accent roof |
| 4 Board and batten siding | 8 Metal railing |

Front Elevation 3/16" = 1'-0"



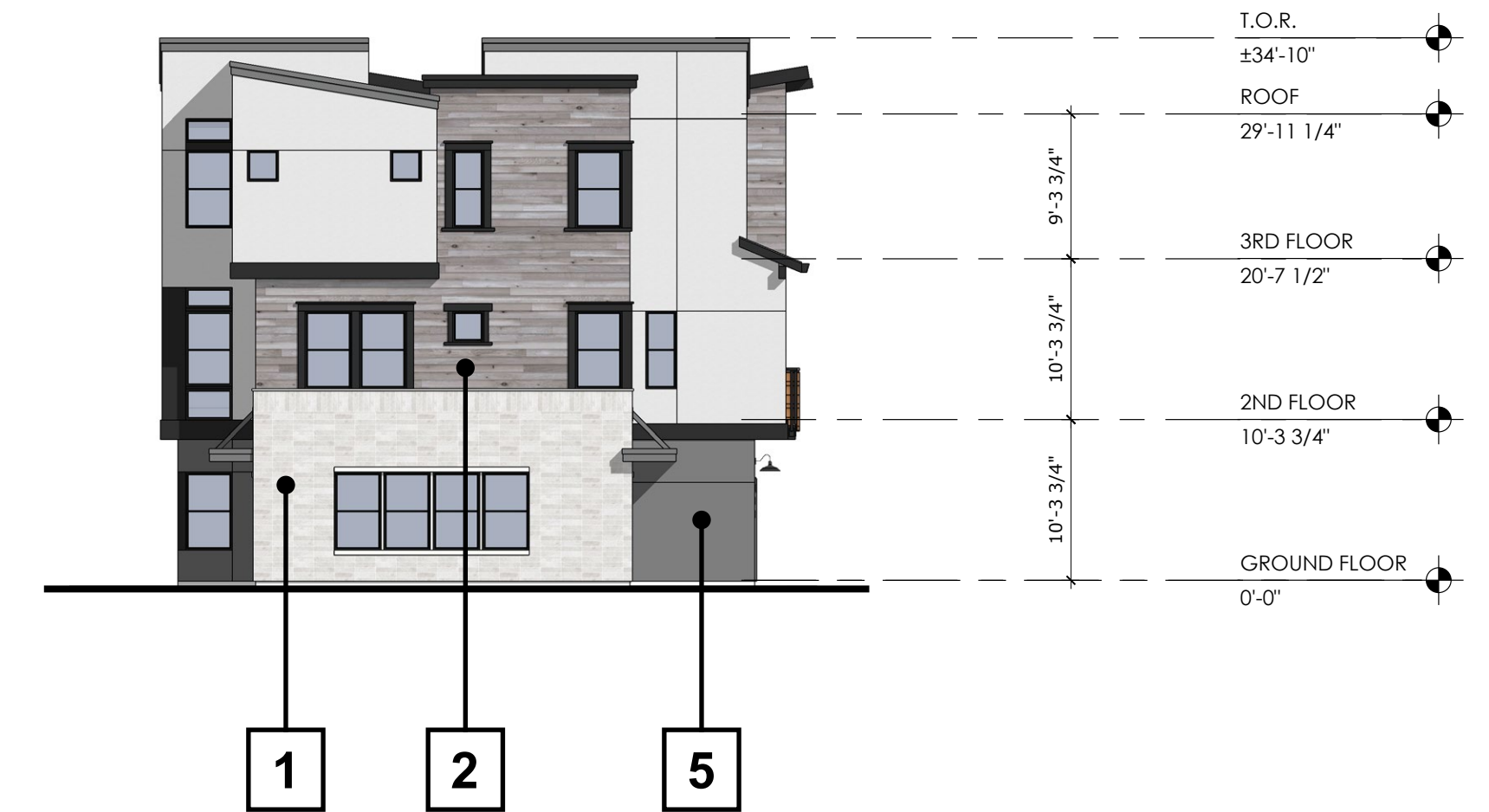
Right Side Elevation 3/16" = 1'-0"



Rear Elevation 3/16" = 1'-0"



Left Side Elevation 3/16" = 1'-0"



Materials List

- | | | | |
|---|----------------------------|---|---------------------------------|
| 1 | Brick (running bond) | 5 | Stucco |
| 2 | Cementitious wood siding 1 | 6 | TPO roof |
| 3 | Cementitious wood siding 2 | 7 | Standing seam metal accent roof |
| 4 | Board and batten siding | 8 | Metal railing |

BUILDING ELEVATIONS, TH1 6-PLEX (Building E) 15,180 square feet

1ST STREET EAST TOWNHOMES

216-254 1ST STREET EAST, LLC

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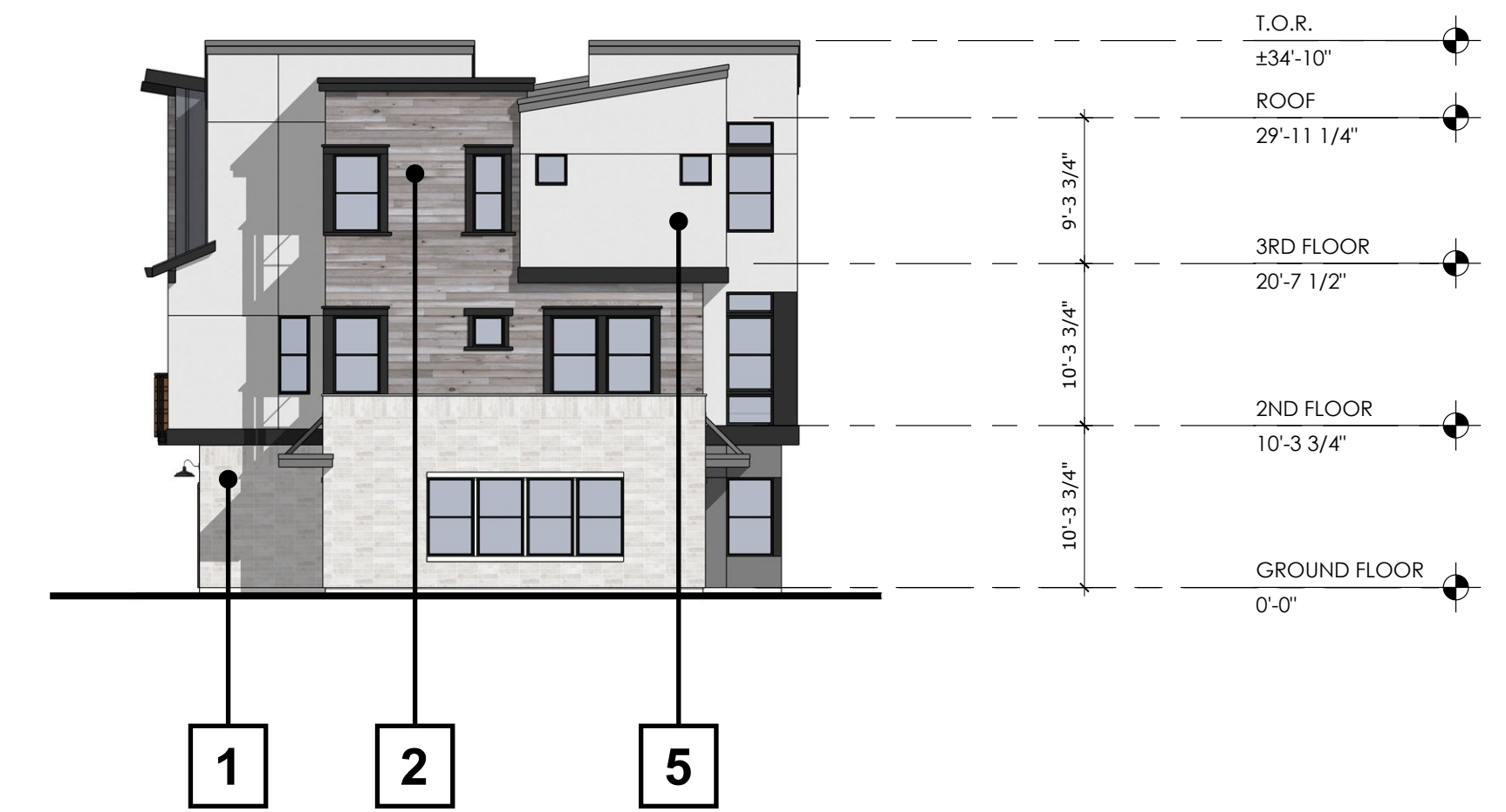
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925-251-7200

A7

Front Elevation 3/16" = 1'-0"



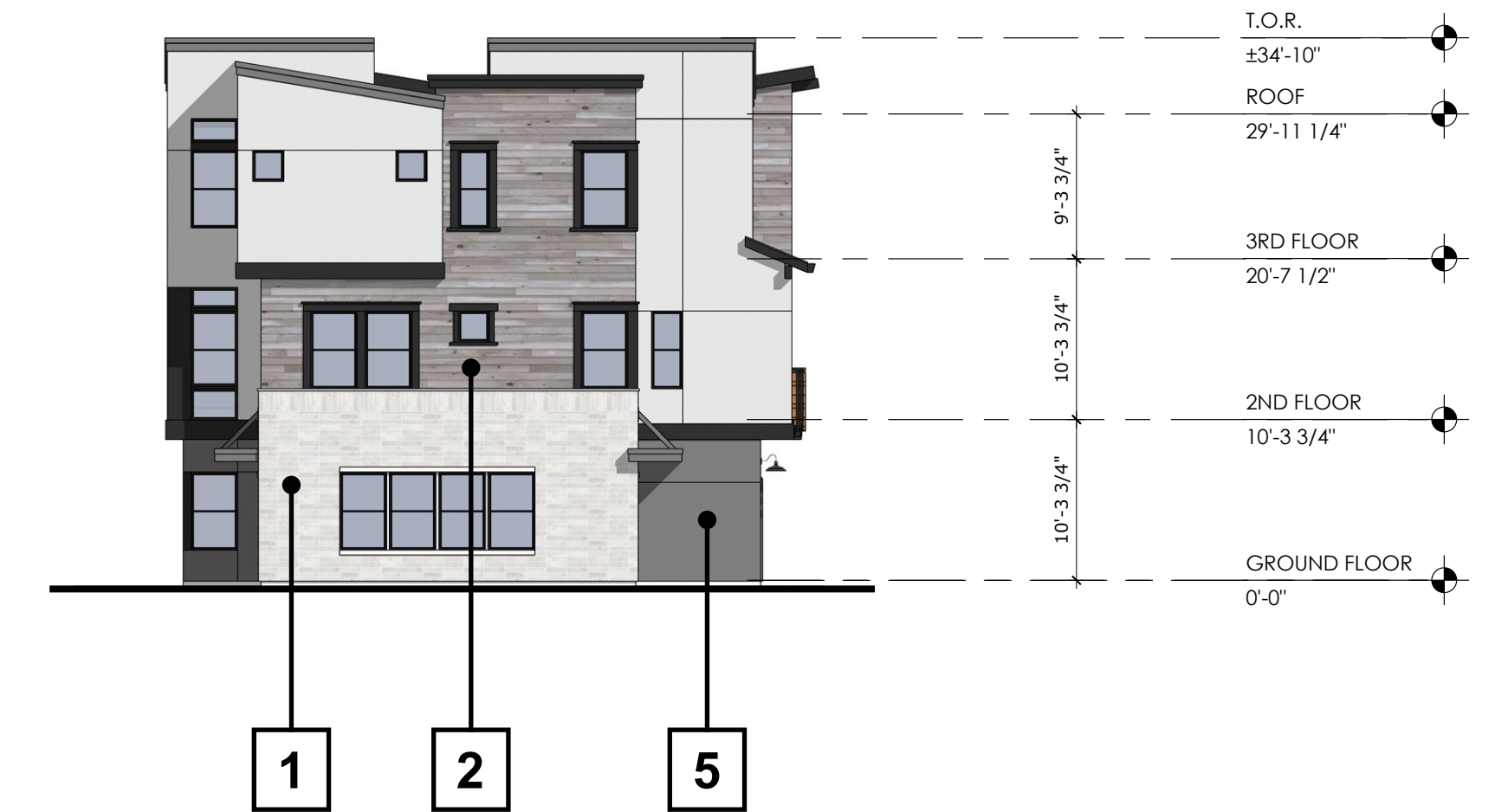
Right Side Elevation 3/16" = 1'-0"



Rear Elevation 3/16" = 1'-0"



Left Side Elevation 3/16" = 1'-0"



Materials List

- | | |
|-------------------------------------|------------------------------------------|
| 1 Brick (running bond) | 5 Stucco |
| 2 Cementitious wood siding 1 | 6 TPO roof |
| 3 Cementitious wood siding 2 | 7 Standing seam metal accent roof |
| 4 Board and batten siding | 8 Metal railing |

BUILDING ELEVATIONS, TH1 7-PLEX (Building D, Building F) 17,710 square feet

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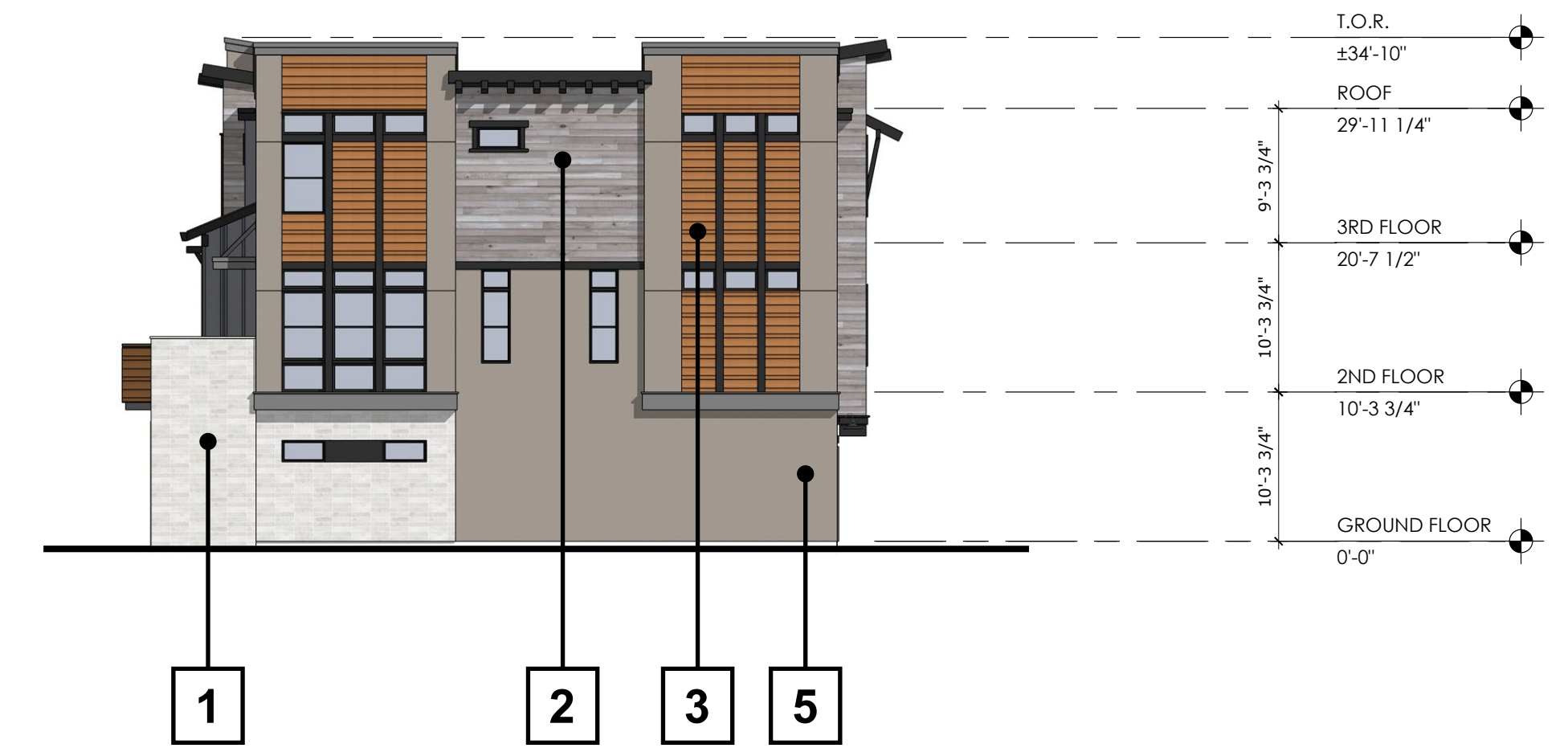


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Front Elevation 3/16" = 1'-0"



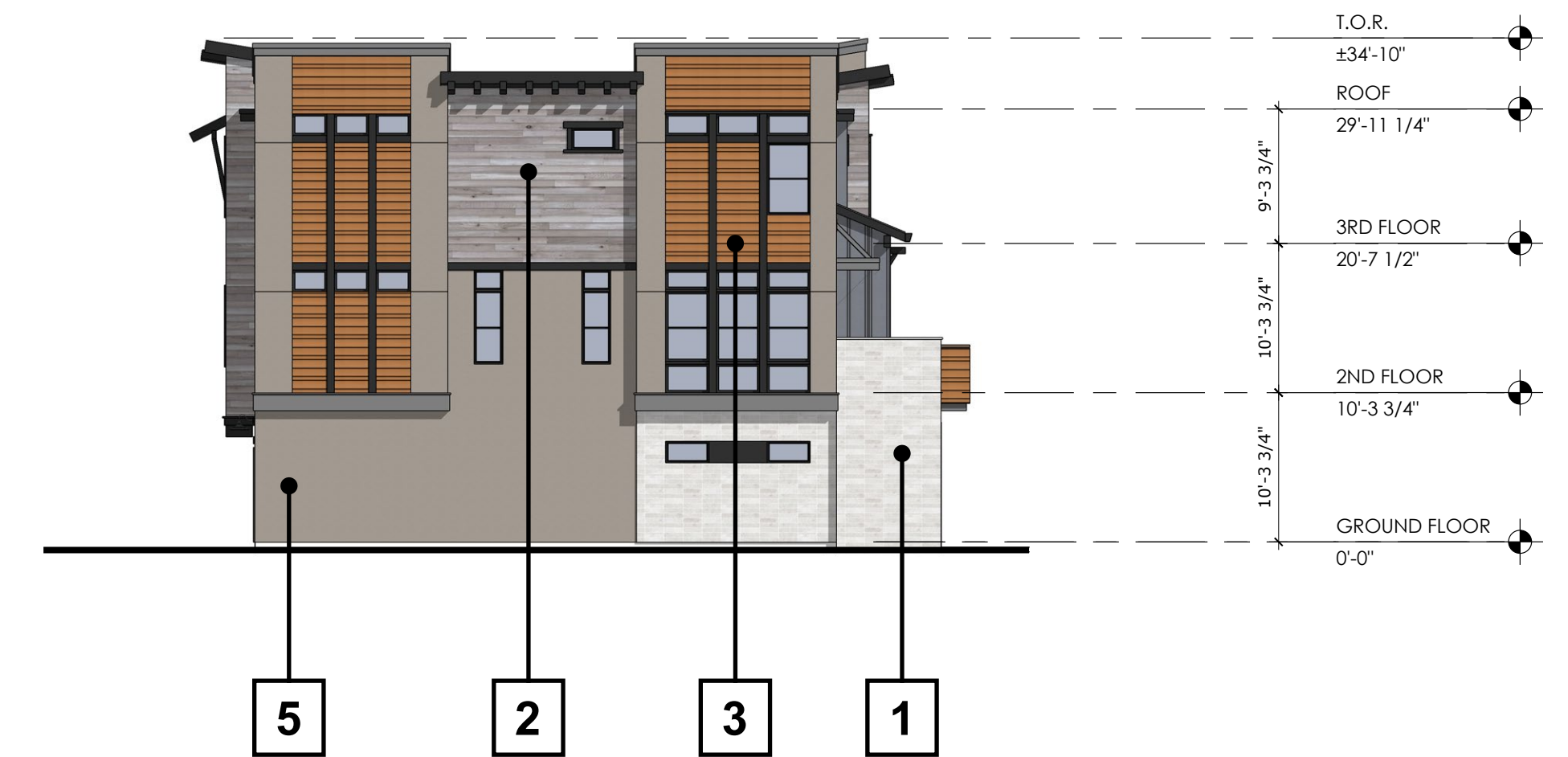
Right Side Elevation 3/16" = 1'-0"



Rear Elevation 3/16" = 1'-0"



Left Side Elevation 3/16" = 1'-0"



Materials List

- | | |
|-------------------------------------|------------------------------------------|
| 1 Brick (running bond) | 5 Stucco |
| 2 Cementitious wood siding 1 | 6 TPO roof |
| 3 Cementitious wood siding 2 | 7 Standing seam metal accent roof |
| 4 Board and batten siding | 8 Metal railing |

BUILDING ELEVATIONS, TH2 10-PLEX (Building G, Building H) 21,150 square feet

1ST STREET EAST TOWNHOMES

216-254 1ST STREET EAST, LLC

DATE 07-02-2021
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Pleasanton, CA 94588
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