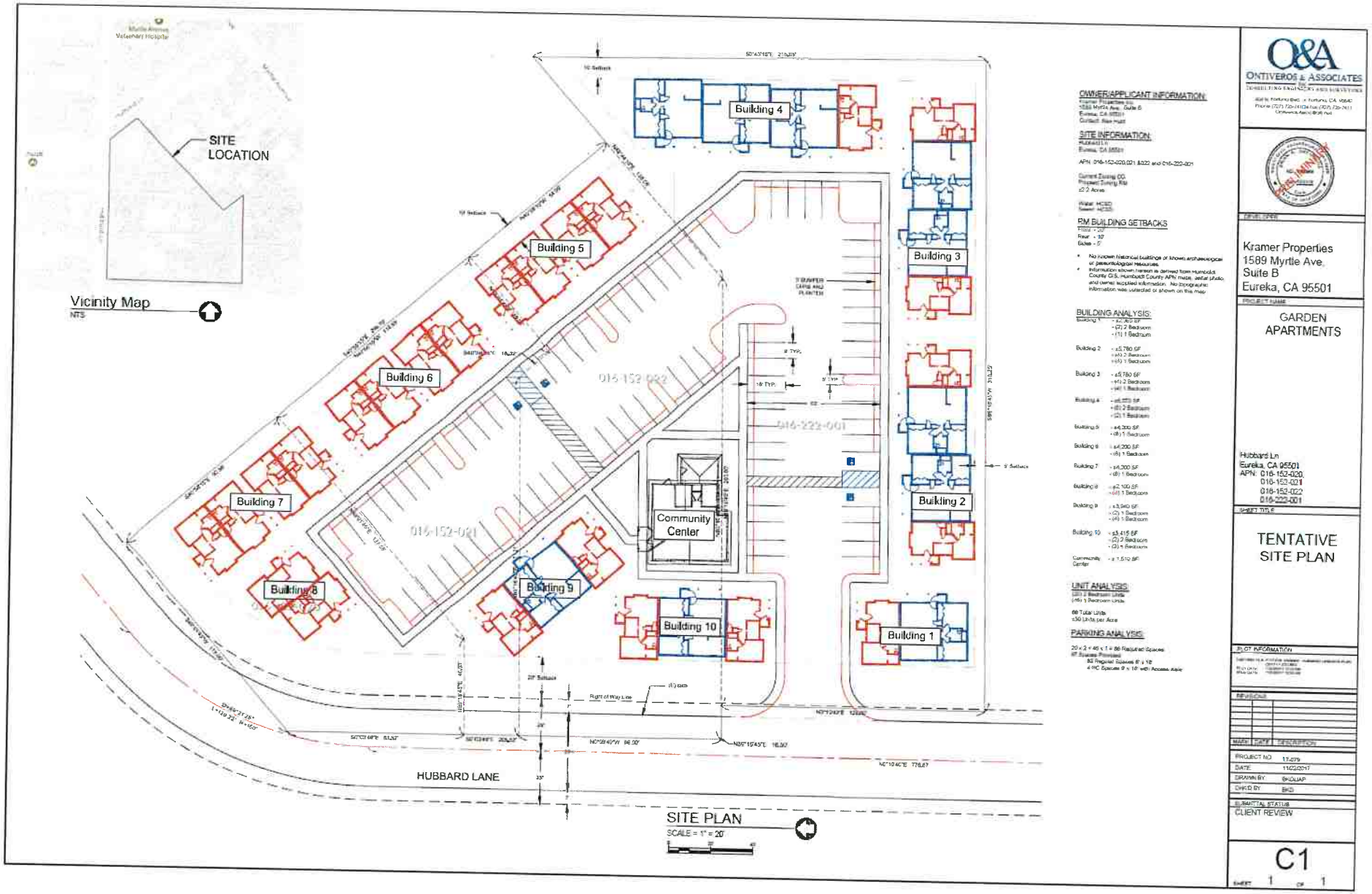
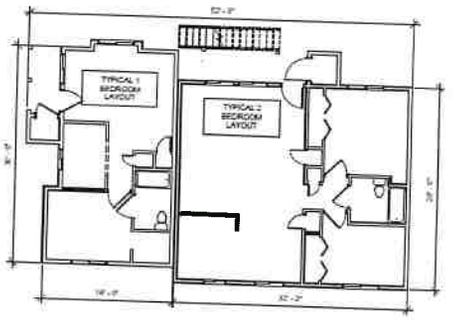
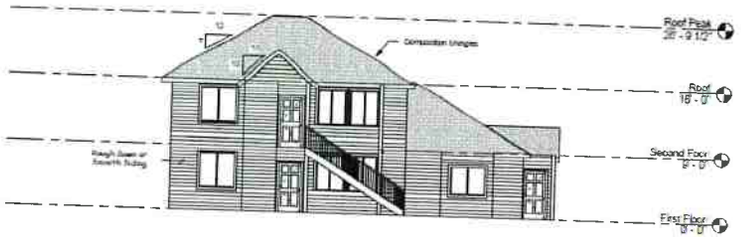
APPENDIX D. PRELIMINARY DEVELOPMENT PLANS

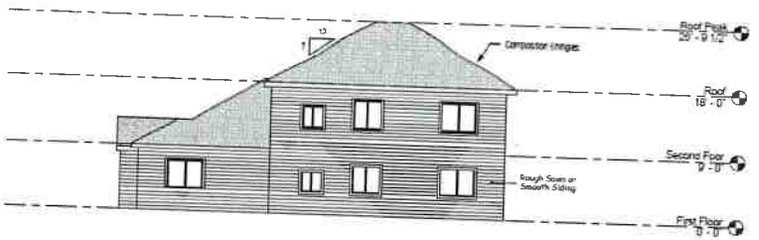

SITE LOCATION
Vicinity Map
NTS
Building 1
Building 2
Building 3
Building 4
Building 5
Building 6
Building 7
Building 8
Building 9
Building 10
Community Center
016-152-022
016-222-001
016-152-021
HUBBARD LANE
SITE PLAN
SCALE = 1" = 20'
OWNER/APPLICANT INFORMATION:
SITE INFORMATION:
RM BUILDING SETBACKS
BUILDING ANALYSIS:
UNIT ANALYSIS:
PARKING ANALYSIS:
O&A
ONTIVEROS & ASSOCIATES
Kramer Properties
1589 Myrtle Ave.
Suite B
Eureka, CA 95501
GARDEN APARTMENTS
Hubbard Ln
Eureka, CA 95501
APN: 016-152-020
016-152-021
016-152-022
016-222-001
TENTATIVE SITE PLAN
PROJECT NO 17-079
DATE 11/02/2017
DRAWN BY BKO/JAP
CHKD BY BKO
SUBMITTAL STATUS
CLIENT REVIEW
C1
SHEET 1 OF 1



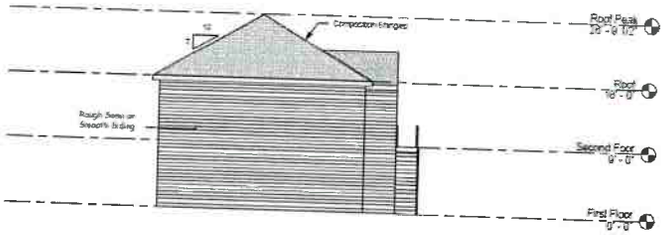
5 FIRST FLOOR
1/8" = 1'-0"



1 FRONT
1/8" = 1'-0"



2 BACK
1/8" = 1'-0"



3 LEFT
1/8" = 1'-0"

4 RIGHT
1/8" = 1'-0"

O&A
ONTIVEROS & ASSOCIATES

PRELIMINARY

GARDEN APARTMENTS

Kramer Properties

Hubbard Lane
Eureka, CA

BUILDING 1 ELEVATIONS

No.	Description	Date

Drawing Information

Project Status
Client Review

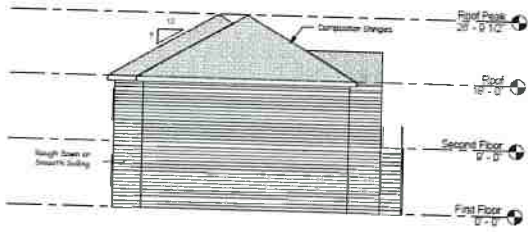
Project number	17-079
Date	11/13/2017
Drawn by	JAP/BAO
Checked by	BKO

1

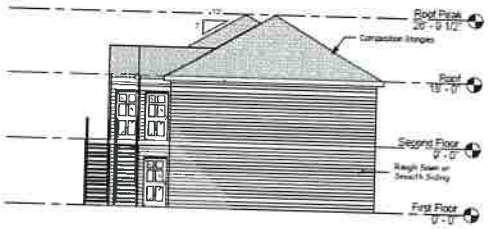
Scale 1/8" = 1'-0"

1 FRONT
1/8" = 1'-0"

2 BACK
1/8" = 1'-0"



3 LEFT
1/8" = 1'-0"



4 RIGHT
1/8" = 1'-0"

O&A
ONTIVEROS & ASSOCIATES

PRELIMINARY

GARDEN APARTMENTS

Kidmer Properties

Hubbard Lane
Eureka, CA

BUILDINGS 2 & 4
ELEVATIONS

No.	Description	Date

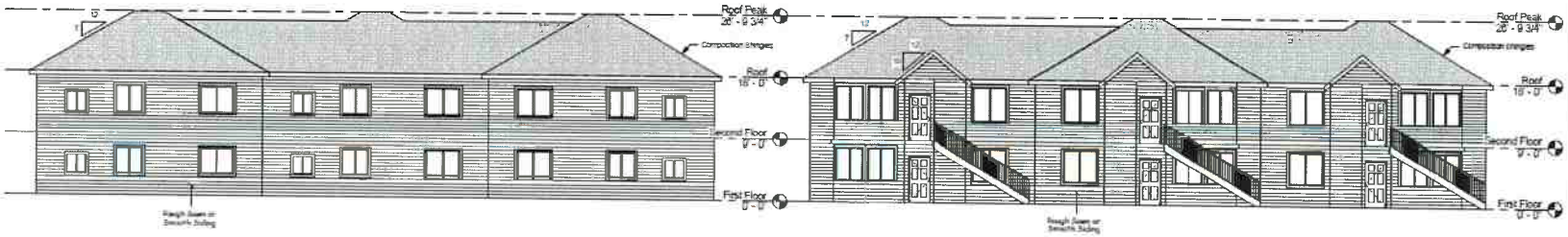
Drawing Information

Project Status
Client Review

Project number	17-079
Date	11/03/2017
Drawn by	JA/FB/AO
Checked by	BIO

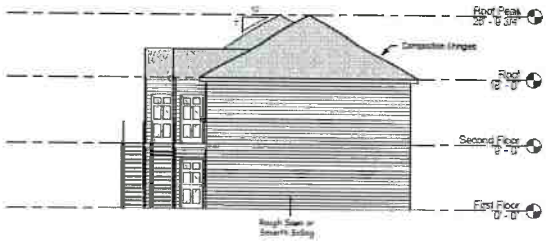
2

Scale 1/8" = 1'-0"

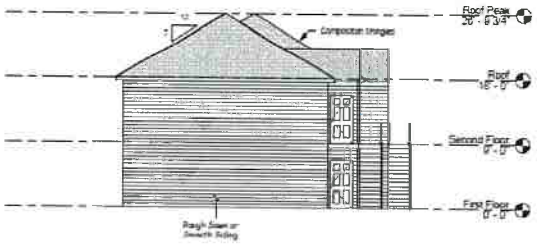


1 FRONT
1/8" = 1'-0"

2 BACK
1/8" = 1'-0"



3 LEFT
1/8" = 1'-0"



4 RIGHT
1/8" = 1'-0"

O&A
ONTIVEROS & ASSOCIATES

PRELIMINARY

GARDEN APARTMENTS

Kramer Properties

Hubbard lane
Eureka, CA

BUILDINGS 3, 3 & 6 ELEVATIONS

No.	Description	Date

Drawing Information

Project Status
Client Review

Project Number	17-079
Date	11/13/2017
Drawn by	JAR/BAD
Checked by	BKO

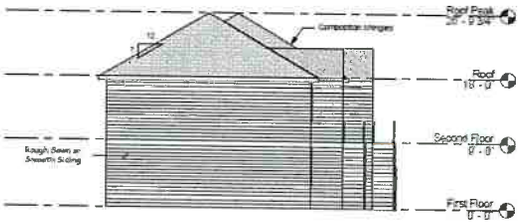
3

Scale 1/8" = 1'-0"

1 BACK
1/8" = 1'-0"

2 FRONT
1/8" = 1'-0"

3 RIGHT
1/8" = 1'-0"



4 LEFT
1/8" = 1'-0"

O&A
ONTIVEROS & ASSOCIATES

PRELIMINARY

GARDEN APARTMENTS

Kramer Properties

Hubbard Way
Eureka, CA

BUILDING 5 & 7 (REVERSED) ELEVATIONS

No.	Description	Date

Drawing Information

Project Status
Client Review

Project number	17-079
Date	11/13/2017
Drawn by	JAP/BAO
Checked by	BKO

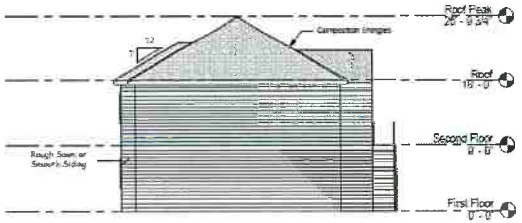
4

Scale 1/8" = 1'-0"

1 BACK
1/8" = 1'-0"

2 FRONT
1/8" = 1'-0"

3 RIGHT
1/8" = 1'-0"



4 LEFT
1/8" = 1'-0"

O&A
ONTIVEROS & ASSOCIATES

GARDEN APARTMENTS

Kramer Properties

Hubbard lane
Eureka, CA

BUILDING & ELEVATIONS

No.	Description	Date

Project Status
Client Review

Project Number	17-079
Date	11/13/2017
Drawn by	JAP/BAO
Checked by	BAO

5

Scale 1/8" = 1'-0"

1 LEFT
1/8" = 1'-0"

4 BACK
1/8" = 1'-0"

3 FRONT
1/8" = 1'-0"

2 RIGHT
1/8" = 1'-0"

O&A
ONTIVEROS & ASSOCIATES

PRELIMINARY

GARDEN APARTMENTS

Kramer Properties

Hubbard lane
Eureka, CA

BUILDING 2 ELEVATIONS

No.	Description	Date

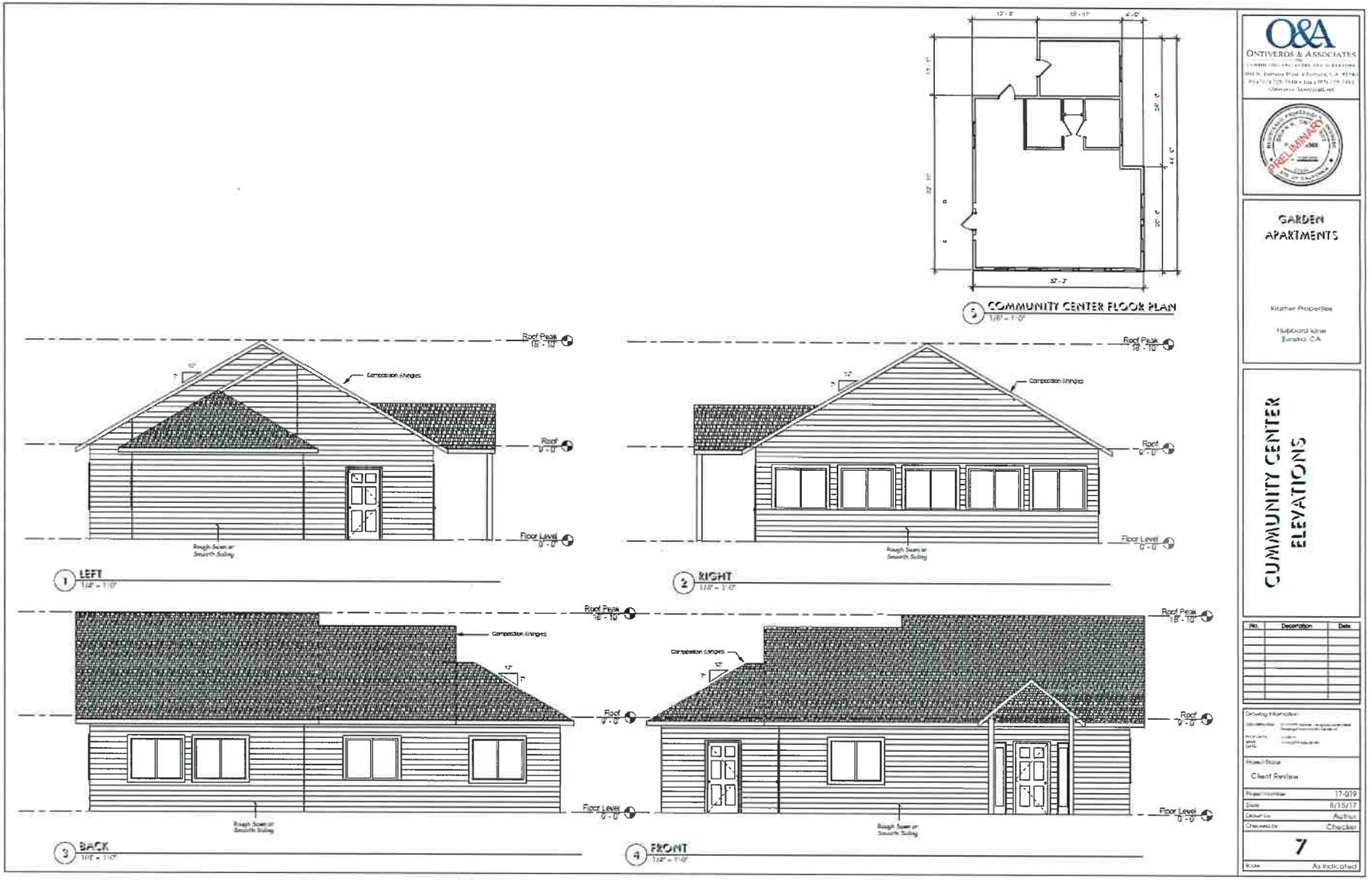
Drawing Information

Project Status
Client Review

Project Number	17-079
Date	11/13/2017
Drawn by	JAP/BAO
Checked by	BAO

6

Scale 1/8" = 1'-0"


COMMUNITY CENTER FLOOR PLAN
1/8" = 1'-0"
Roof Peak
18' - 10"
Roof
9' - 0"
Floor Level
0' - 0"
Composition Shingles
Rough Sawn or Smooth Siding
LEFT
1/4" = 1'-0"
RIGHT
1/4" = 1'-0"
BACK
1/4" = 1'-0"
FRONT
1/4" = 1'-0"
O&A
ONTIVEROS & ASSOCIATES
GARDEN APARTMENTS
Kramer Properties
Humboldt Street
Eureka, CA
COMMUNITY CENTER ELEVATIONS
No.
Description
Date
Client Review
17-019
8/15/17
Author
Checker
7
As Indicated

APPENDIX E. PROJECT DESCRIPTION

KRAMER PROPERTIES, INC.

A DEVELOPMENT/CONSTRUCTION COMPANY

From: Alex Hunt <alex@kkramer.com>
Sent: Thursday, March 8, 2018 3:17 PM
To: Richardson, Michael
Cc: Kurt Kramer; Chris Mikkelsen; William Betz
Subject: RE: Garden Apartments Updated Writeup

Michael,

Here is what we have as an updated writeup. To answer your question, we will have a caretaker who will live onsite as well. Let me know if any further changes need to be made.

Kramer Properties, Inc. is proposing to develop the Garden Apartments, located off Hubbard Lane, Eureka (APN 016-152-020,021 & 022 and 016-222-001). The +/-2.2-acre property is currently being utilized as a RV and boat storage with several existing structures; our intent is to change the use of the property from Commercial to multifamily and merge the parcels into one, to meet the housing demand in Eureka. The scope of the project is to demo the existing structures and construct up to 66 apartment units and 1 community building; made up of 1 and 2-bedroom units. Apartment buildings will have approximate square footages of 2,100 to 6,570. The onsite community building will total 1,510 sqft and will be used for a gathering and social area for the residents of the property. Siding options for the structures will be either a horizontal cement board siding or board and batt style. Buildings will have composition roof shingles with roofline heights that range from 20' to 28'. The site will have 87 parking spaces with site lighting on the buildings and parking lot areas. All lighting will be shielded and directed such that direct lighting does not extend beyond the property boundaries, and energy efficient fixtures are utilized. New sewer, water, gas and electrical infrastructure will be installed to accommodate the project, along with new sidewalk along Hubbard Lane. Site drainage will meet current LID requirements of containing 85% of normal rain events onsite, with excess water utilizing a storm drain system that ties into the County's. LID features could include landscaping features, and other permeable surfaces, such as bio retention ponds. +/- .25 acres of landscaping will be planted throughout the property to enhance the visual components of the project. Approximately 20% of the landscaping area will be lawns and the remaining will be planter beds, with 50% native and drought tolerant plants; a consultant will be utilized to advise on landscaping areas. Fencing around the property will be chain-link with privacy slats and wood rail cap. Kramer Properties will be seeking to receive our building permit in the fourth quarter of 2018, and break ground January 2019.

Sincerely,

Alex Hunt
Kramer Properties Inc.
1589 myrtle avenue suite b
eureka, ca 95501
(707)444-2919 office
(707)444-2396 fax
(707)267-6012 cell