

Ridley Avenue Family Apartments



Project Description

- Ridley Avenue Family Apartments is a 100% affordable family community.
- Ridley sits on 2.61 acres of undeveloped land in northwest Santa Rosa, which has been a historically underserved area for affordable housing (with the bulk of production being concentrated in the southern areas of Santa Rosa).
- Ridley is close to many amenities that will benefit residents including public transportation, schools, shopping, parks, medical facilities and more.
- Ridley is served by the CityBus Route 15 with stops at the intersection of Guerneville Rd. and Ridley Ave. It is also a ½ mile to the Smart Train Station, adjacent to the North Santa Rosa Station Area Specific Plan and a short distance to downtown Santa Rosa.



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Project Location



Vicinity Map



Architecture + Planning
800.456.5849
kitgy.com

Milestone Housing Group
401 N Santa Cruz Ave, Ste. 310
Los Gatos, CA 95030

RIDLEY AVE APARTMENTS
SANTA ROSA, CA # 2020-0850

VISIONING PHASE
APRIL 4TH, 2022

COVER SHEET
SHEET INDEX

A0.1



Project Data

Gross Site Area	± 2.61 Acres
Unit Count	50 Units
Density	19.2 Units/ Acre

Building Summary:

Unit Mix	Count	Ratio
1 Bedroom/1 Bathroom	18	36.0%
2 Bedrooms/1 Bathroom	18	36.0%
3 Bedrooms/2 Bathrooms	14	28.0%
50 Units		

Unit Areas	Net Area	Gross Area	Total
Plan 1-1 1-bed/1-bath	539 SF	583 SF	12 units
Plan 1-2 1-bed/1-bath	612 SF	659 SF	06 units
Plan 2-1 2-beds/1-bath	736 SF	786 SF	12 units
Plan 2-2 2-beds/1-bath	710 SF	700 SF	04 units
Plan 2-2A 2-beds/1-bath	758 SF	814 SF	02 units
Plan 3-1 3-beds/2-baths	964 SF	1014 SF	10 units
Plan 3-1A 3-beds/2-baths	1004 SF	1060 SF	04 units
Total			50 units

Apartment Unit Summary	P1-1	P1-2	P2-1	P2-2	P2-2A	P3-1	P3-1A	Total
Building No. 01 (Leasing)	00	00	00	00	00	02	00	02
Building No. 02 (Type A)	06	03	06	02	01	04	02	24
Building No. 03 (Type A)	06	03	06	02	01	04	02	24
	12	06	12	04	02	10	04	50
	24.0%	12.0%	24.0%	8.0%	4.0%	20.0%	8.0%	

Building Area Summary	Rentable			Leas/Amenities		Ancillary		Total Per Bldg
	1st Flr	2nd Flr	3rd Flr	Decks	Staircases	Other	Common	
Bldg No. 01 (Leasing)	-	2028	-	5000	163	122	-	7,313
Bldg No. 02 (Type A)	6502	6502	5798	-	1735	1635	-	22,172
Bldg No. 03 (Type A)	6502	6502	5798	-	1735	1635	-	22,172
	13004	15032	11596	5000	3633	3302	-	51,857
	39,632 sf Total			5,000 sf	7,025 of Total			51,657 of Total Building Area
	Rentable Space			Leas/Amenities	Ancillary Space			

Parking Summary:

Required Parking Per CA Density Bonus Law

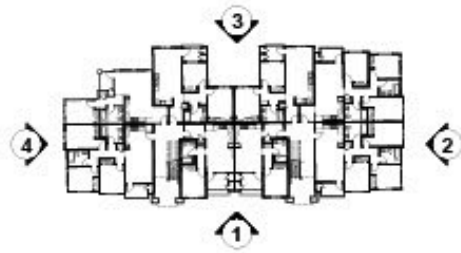
Unit Type	Count	Ratio	Total
1 Bedrooms	18	1.0 Space/ Unit	18 Spaces
2 Bedrooms	18	1.5 Space/ Unit	27 Spaces
3 Bedrooms	14	1.0 Space/ Unit	14 Spaces
			65 spaces
			1.32 spaces/ DU

Proposed Parking

Public Spaces:	Total
Wygate Drive Parallel Parking	18 spaces
Private Spaces:	Total
Standard & Compact	61 spaces
Accessible	06 spaces
	67 spaces
	1.34 spaces/ DU
Total Spaces:	85 spaces
	1.7 spaces/ DU

Legend

	Building No.		Building Label
	Building Type		
	USPS		Dedicated Parking For USPS



Building Key Plan N.T.S.

Material Legend

- 1. Stucco
- 2. Fiber Cement Board and Batten
- 3. Stone Veneer
- 4. Asphalt Composite Shingles
- 5. Vinyl Window
- 6. Vertical Metal Picket Railing
- 7. Metal Canopy
- 8. Decorative Light Fixture
- 9. Mechanical Equipment Screen



1. Front Elevation



2. Right Elevation



3. Rear Elevation



4. Left Elevation



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SANTA ROSA, CA # 2620-0850

VISIONING PHASE
APRIL 4TH, 2022



BUILDING ELEVATIONS
APARTMENT BUILDING

A2.1



Building Key Plan N.T.S.

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- 1. Stucco
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1. Front Elevation



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4. Left Elevation

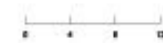


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RIDLEY AVE APARTMENTS
SANTA ROSA, CA # 2620-0850

VISIONING PHASE
APRIL 4TH, 2022



BUILDING ELEVATIONS
LEASING AND AMENITIES BUILDING

A2.2



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RIDLEY AVE APARTMENTS
SANTA ROSA, CA # 2020-0850

VISIONING PHASE
APRIL 4TH, 2022

RENDERINGS
AERIAL VIEW OF THE PROJECT LOOKING NORTH

A6.0



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481 N Santa Cruz Ave, Ste. 310
Los Gatos, CA 95030

RIDLEY AVE APARTMENTS
SANTA ROSA, CA # 2020-0850

VISIONING PHASE
APRIL 4TH, 2022

RENDERINGS
AERIAL VIEW OF PROJECT LOOKING EAST

A6.1



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Los Gatos, CA 95030

RIDLEY AVE APARTMENTS
SANTA ROSA, CA # 2620-0850

VISIONING PHASE
APRIL 4TH, 2022

RENDERINGS
VIEW OF LEASING BUILDING AND APARTMENT ELEVATIONS

A6.2



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461 N Santa Cruz Ave, Ste. 310
Los Gatos, CA 95030

RIDLEY AVE APARTMENTS
SANTA ROSA, CA # 2030-0850

VISIONING PHASE
APRIL 4TH, 2022

RENDERINGS
VIEWS OF OUTDOOR AMENITIES

A6.4



1. FIELD, STUCCO 1
SW 7013 - IVORY LACE



2. FIELD, FIBERCEMENT PANEL 1
SW 2739 - CHARCOAL BLUE



3. STONE VENEER



4. FASCIA & TRIM
SW 7048 - URBANE BRONZE



5. METAL DETAILS
SW 7069 - IRON ORE

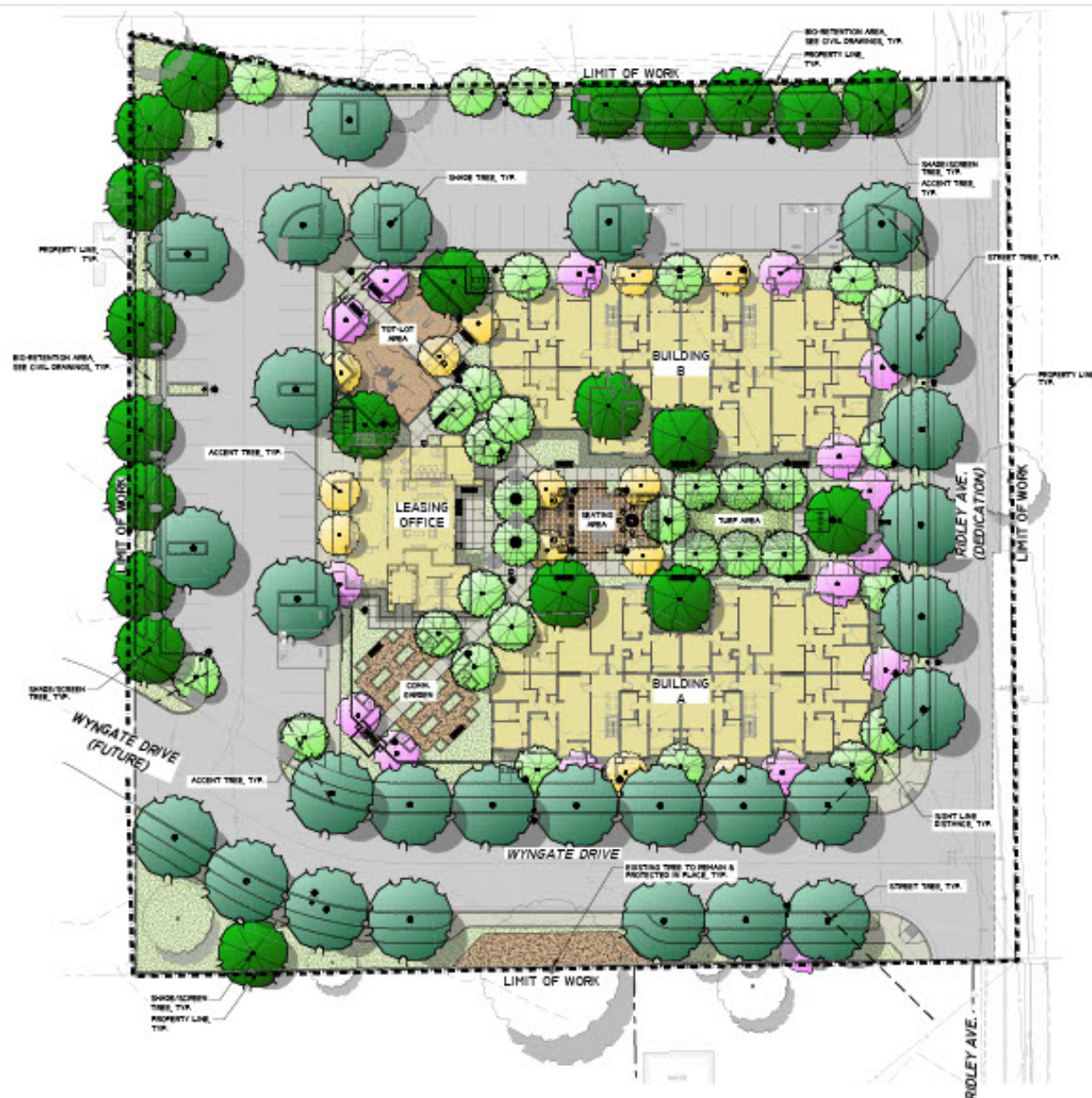


6. ASPHALT SHINGLES



7. VINYL WINDOW
WHITE





PLANTING LEGEND

ABBREV.	BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE	QTY	REMARKS/SPACING
SHADE/STREET/SCREEN TREES						
ACI RUB	ACER R. 'OCTOBER GLORY'	RED MAPLE	H	24" BOX	X	SINGLE TRUNK
ACI HUC	ASBETUS 'HAGMAN'	STRANDBERRY TREE	L	24" BOX	X	SINGLE TRUNK
KEO RAN	KOELAEUTORIA FANICULATA	GOLDFRAN TREE	L	24" BOX	X	SINGLE TRUNK
HAG MAJ	MAGNOLIA GRANDIFOLIA	MAGNOLIA	H	24" BOX	X	SINGLE TRUNK
POD HAC	PODOCARPUS HACHICHIYILLUS	YEW PINE	H	15 GAL.	X	SINGLE TRUNK
MOLE AGR	QUERCUS AGROFOLIA	COAST LIVE OAK	VL	24" BOX	X	MULTI TRUNK
ACCENT TREES						
ACI PAL	ACER PALMATHUM	JAPANESE MAPLE	H	15 GAL.	X	MULTI TRUNK
ARI UNO	ASBETUS UNDO	STRANDBERRY TREE	L	15 GAL.	X	SINGLE TRUNK
ACI OCC	ACER OCCIDENTALIS	WESTERN REDBUD	H	15 GAL.	X	MULTI TRUNK
ERI JAP	ERIOBOTRYA JAPONICA	LOQUAT	L	15 GAL.	X	SINGLE TRUNK
LAG NAT	LAGERSTRONIA INDICA	CREPE MYRTLE	L	15 GAL.	X	SINGLE TRUNK
LARGE SHRUBS (4'-5' D.C.)						
ALY HUS	ALYSSUM HUSGELII	BLUE HERBISUS	L	5 GAL.	X	4' O.C. SPACING
ANI HYP	ANISODONTE H. 'TARA PARK'	HALLOW TREE	H	5 GAL.	X	4' O.C. SPACING
CEA DAR	CELANOTHUS 'CONCHA'	CELANOTHUS	L	5 GAL.	X	4' O.C. SPACING
CAF SAS	CAMELLIA SAKAMURA	CAMELLIA	H	5 GAL.	X	4' O.C. SPACING
CHA NOE	CHAENOMELIS 'WEDDLE'	FLOWERING QUince	L	5 GAL.	X	4' O.C. SPACING
COT CDS	COTYNE C. ROYAL PURPLE'	SHRUB TREE	L	5 GAL.	X	4' O.C. SPACING
EUG JAP	EUCONYMIUS JAPONICA	EVERGREEN EUCONYMIUS	L	5 GAL.	X	4' O.C. SPACING
ELR REC	EURYOPIS RECTINATUS	SHRUB DAISY	L	5 GAL.	X	4' O.C. SPACING
FEI SEL	FEIJOA SELLOWIANA	PINEAPPLE GUAVE	H	5 GAL.	X	4' O.C. SPACING
OLE LIL	OLEA E. 'HONOLULU'	DWARF OLIVE	L	5 GAL.	X	4' O.C. SPACING
PLU AIR	PLUMBAGO AURICULATA	CAPE PLUMBAGO	L	5 GAL.	X	4' O.C. SPACING
SHA EVE	RAHAMUS CAL. 'EVECASE'	CAL. COPPOSSERY	L	5 GAL.	X	4' O.C. SPACING
WES FRU	WESTRINGIA FRUTICOSA	COAST ROSEMARY	L	5 GAL.	X	4' O.C. SPACING
MEDIUM SHRUBS (3' TO 4-5' D.C.)						
ANU HYB	ABUTLEON HYBRIDUM	FLOWERING MAPLE	H	5 GAL.	X	3' O.C. SPACING
CIS HYB	CISTUS X HYBRID	WHITE ROCK ROSE	L	5 GAL.	X	4' O.C. SPACING
COX RUL	CORREA RULOECELLA	AUSTRALIAN FLICHERIA	L	1 GAL.	X	4' O.C. SPACING
HES PAR	HESPERALOE PARVIFLORA	YUCCA	L	1 GAL.	X	4' O.C. SPACING
LOE CHI	LOEOSTALUM CHIRENSIS	RED SPINICE FLOWER	L	5 GAL.	X	4' O.C. SPACING
HYR COH	HYRTIS C. 'CONTRACTA'	DWARF MYRTLE	L	5 GAL.	X	4' O.C. SPACING
MAN DOH	NANDINA D. 'TUSCAN FLAME'	HAINLEY BANBOD	L	5 GAL.	X	4' O.C. SPACING
RAO BRO	PHORHUM HYBRID	NEW ZEALAND FLAX	L	5 GAL.	X	4' O.C. SPACING
RTT TOB	RTTOSPORUM T. 'VAGIGATA'	HOVE ORANGE	L	5 GAL.	X	4' O.C. SPACING
TEU FRU	TEUCOLIUM FRUTICANS	BUSH GERANIUM	L	1 GAL.	X	3' O.C. SPACING
SMALL SHRUBS (-2.5' D.C.)						
HAC HIL	ACHILLEA HILLEBRANDII	COMMON YARROW	L	1 GAL.	X	2' O.C. SPACING
COI HOD	COROPHOS V. 'HODARBEAH'	TIGERLIPS	L	1 GAL.	X	2' O.C. SPACING
SLP SRS	SILVER CHERRY	SILVER GRANGE	L	1 GAL.	X	2' O.C. SPACING
HEU HYB	HEUCHERA HYBRID	ALUM ROOT	H	1 GAL.	X	2' O.C. SPACING
LAV SSP	LAVANDULA SSP.	LAVENDER	L	1 GAL.	X	2' O.C. SPACING
SAL GRE	SALVIA GREGGII	AUTUMN SAGE	L	1 GAL.	X	2' O.C. SPACING
SAN ROS	SANTOLINA ROSMARINFOLIA	GREEN SANTOLINA	L	1 GAL.	X	2' O.C. SPACING
GRASSES/GRASSLIKE						
HES HAR	HECTOSTAPHYLOS HOOKERII	HAIRY'S FESCUE	L	1 GAL.	X	2' O.C. SPACING
HEL SEP	HELICTOTRICHON SEHR.	BLUE DAT GRASS	L	1 GAL.	X	2' O.C. SPACING
JUN PAT	JUNCE P. 'TULIE BLUE'	CALIF. GRAY RUSH	L	1 GAL.	X	2' O.C. SPACING
LOH BZE	LOHANSIDA LONGIFOLIA	DWARF HAT GRASS	L	1 GAL.	X	3' O.C. SPACING
HUL CAP	HULENBERGIA CAPILLARIS	HAIRY AIN HUALY	L	5 GAL.	X	3' O.C. SPACING
HUL RIG	HULENBERGIA RIGIDA	DEER GRASS	L	5 GAL.	X	3' O.C. SPACING
VINES						
BOU HON	BOUGAINVILLEA 'MONKA'	BOUGAINVILLEA	L	15 GAL.	X	TRAIN TO TRELIS
CAH RAD	CAMPIDIS RADICANS	TRUMPET CREEPER	L	15 GAL.	X	
CLE HYB	CLEPHATIS HYBRID	EVERGREEN CLEPHATIS	L	15 GAL.	X	
GEL SEP	GELSEMIUM SEHPRENSIENS	CASOLINA JESSAMINE	L	15 GAL.	X	
HAC LMG	HACAPADYENA LANGUI-CATTI	CATTY'S CLAW	L	15 GAL.	X	
ROS BAN	ROSA BANSIASIE	LADY'S BANK ROSE	L	15 GAL.	X	
VT ROD	VITIS 'RODGER RED'	RODGER RED GRAPE	L	15 GAL.	X	
GROUNDCOVER						
ARC HON	ARCTOSTAPHYLOS HOOKERII	CASSET HANZAMITA	L	1 GAL.	X	4' O.C. SPACING
CEA GSI	CELANOTHUS THYRSIFLORUS	CELANOTHUS	L	1 GAL.	X	4' O.C. SPACING
COT DAI	COTONASTER D. 'LONGCAST'	BEADERRY	L	1 GAL.	X	4' O.C. SPACING
DYM HAR	DYONEDIA HARGARSTEA	DYONEDIA	L	1 GAL.	X	3' O.C. SPACING
LAM HON	LANTANA MONTEVIDENSIS	TRAILING LANTANA	L	1 GAL.	X	5' O.C. SPACING
HYD PUT	HYPOPHORUM PROSTRATE	HYPOPHORUM	L	1 GAL.	X	4' O.C. SPACING
WES HLM	WESTRINGIA F. 'HUNDI'	WESTRINGIA	L	1 GAL.	X	4' O.C. SPACING
*SHADAA RECOMMENDED BIODIVERSITY PLANTS						

IRRIGATION CONCEPT STATEMENT

THE IRRIGATION CONCEPT STATEMENT IS A PRELIMINARY DESIGN AND CONCEPTUAL PLAN FOR THE IRRIGATION SYSTEM. IT IS NOT A CONTRACT DOCUMENT. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE IRRIGATION CONTRACT DOCUMENTS. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE IRRIGATION CONTRACT DOCUMENTS. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE IRRIGATION CONTRACT DOCUMENTS.

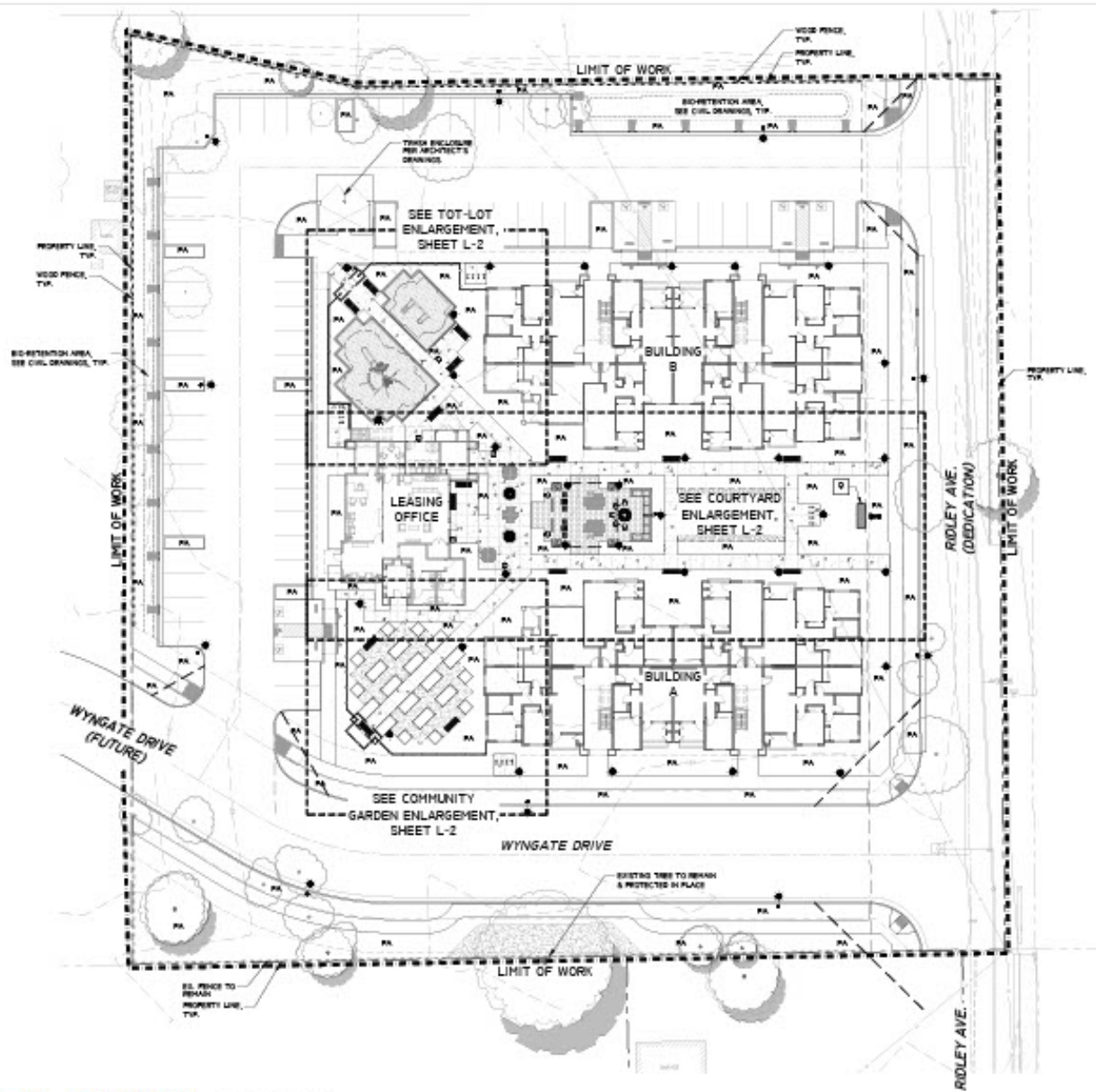


DATE: 10/19/2022
 SHEET: L-0 OF 6
 NUMBER: 21-057.01



ILLUSTRATIVE PLAN
 CONCEPTUAL LANDSCAPE PLAN
RIDLEY AVE. APARTMENTS
 SANTA ROSA, CA
 MILESTONE HOUSING GROUP, LOS GATOS, CA

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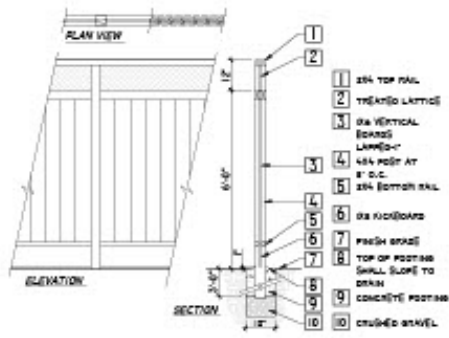


CONSTRUCTION LEGEND

- PA PLANTING AREA
- TYP TYPICAL
- 1 REFER TO FINISH/COLOR SCHEDULE
- A REFER TO ASSEMBLIES

MATERIAL SCHEDULE

- 1 CONCRETE PAVING - CONCRETE A-COLOR & FINISH TEO. SCORE AS SHOWN.
- 2 DECORATIVE PAVING WITH SAND - TEO COLOR & FINISH TEO.
- 3 PLAY SURFACE - TEO.
- 4 FULCRUM - AREA WALK-ON FULCRUM.
- 5 TOT-LOT PLAY EQUIPMENT (2-2 YEARS OLD) - SEE SHEET L-3
- 6 SHADE STRUCTURE - TO BE 20 FT. X 20 FT. PERGOLA.
- 7 TEA ARBOR - TO BE 3.5 FT. X 6 FT. W/ SWING.
- 8 WOOD ARBOR BOX - TO BE 4 FT. X 3 FT. X 1 FT. GATE. OF 1X4.
- 9 ENTRY FLOORING STORAGE - TEO.
- A MONO TABLE - TO BE 7.5 FT. RECTANGULAR TABLE W/COLOR & FINISH TEO (GTY. OF 2).
- B MONO TABLE - TO BE 3.5 FT. ROUND TABLE W/COLOR & FINISH TEO (GTY. OF 2).
- C BENCH TABLE - TO BE 3.5 FT. SQ. TABLE W/COLOR & FINISH TEO (GTY. OF 2).
- D BENCHES - TO BE 6 FT. W/COLOR & FINISH TEO (GTY. OF 1).
- E FREIGHT - TEO W/COLOR & FINISH TEO (GTY. OF 1).
- F TRASH RECEPTACLES - TEO W/COLOR TEO (GTY. OF 7).
- G BICYCLE RACK - TEO W/COLOR TEO (GTY. OF 16 RACKS/12 BIKES).
- H TREE GRATE - TEO W/COLOR TEO (GTY. OF 2).
- WOOD FENCE - TO BE 6 FT. FENCE W/12" LATTICE TOP.
- WOOD & WIRE FENCE - TO BE 42" IN HEIGHT TOP.



6 FT. WOOD FENCE WITH 12" LATTICE
SCALE: 1/2" = 1'-0"

LIGHTING FIXTURES

SYMBOL	DESC.	MODEL#
●	STREET/PARKING LIGHT.	T10
◆	BOLLARD/PATHWAY LIGHT.	T10
⌞	URLIGHT.	T10

- NOTES**
- ALL LIGHT FIXTURES TO BE LED.
 - ALL LIGHT FIXTURES TO MET DARK SKY GUIDELINES & TITLE 24 REGULATIONS.



DATE: 10/19/2022
SHEET NUMBER: L-1 of 6
PROJECT NUMBER: 21-057.01

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SITE PLAN
CONCEPTUAL LANDSCAPE PLAN
RIDLEY AVE. APARTMENTS
SANTA ROSA, CA
MILESTONE HOUSING GROUP, LOS GATOS, CA



3 **SITE AMENITIES** IMAGES ARE CONCEPTUAL IN NATURE. ACTUAL SITE AMENITIES MAY VARY.
SCALE: N.T.S.



1 **SITE FURNISHING - TABLES** IMAGES ARE CONCEPTUAL IN NATURE. ACTUAL SITE AMENITIES MAY VARY.
SCALE: N.T.S.



4 **TOT-LOT PLAY EQUIPMENT** IMAGES ARE CONCEPTUAL IN NATURE. ACTUAL PLAY EQUIPMENT MAY VARY.
SCALE: N.T.S.



2 **SITE FURNISHING - BENCHES, TRASH RECEPTACLE & BIKE RACKS** IMAGES ARE CONCEPTUAL IN NATURE. ACTUAL SITE AMENITIES MAY VARY.
SCALE: N.T.S.

SITE AMENITIES

- (A) PICNIC TABLE - TO BE 6 FT. RECTANGULAR TABLE W/COLORED FINISH T80 (QTY. OF 2).
- (B) PICNIC TABLE - TO BE 3.5 FT. ROUND TABLE W/COLORED FINISH T80 (QTY. OF 5).
- (C) BENCH TABLE - TO BE 3.5 FT. SQ. TABLE W/COLORED FINISH T80 (QTY. OF 2).
- (D) BENCHES - TO BE 6 FT. W/COLORED FINISH T80 (QTY. OF 5).
- (E) FRONT - T80 W/COLORED FINISH T80 (QTY. OF 1).
- (F) TRASH RECEPTACLES - T80 W/COLORED FINISH T80 (QTY. OF 4).
- (G) BICYCLE RACK - T80 W/COLORED FINISH T80 (QTY. OF 1) BACKLASH BRASS.



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SITE FURNISHINGS & AMENITIES
CONCEPTUAL LANDSCAPE PLAN
RIDLEY AVE. APARTMENTS
SANTA ROSA, CA
MILESTONE HOUSING GROUP, LOS GATOS, CA

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