

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
ktgy.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	00	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	
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	51,657
	39,632 sf Total Rentable Space			5,000 sf Leas/Amenities	7,025 sf Total Ancillary Space		51,657 sf Total Building Area

Parking Summary:

Required Parking Per CA Density Bonus Law

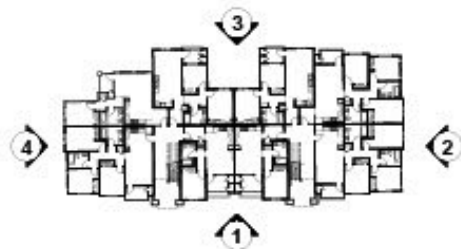
Unit Type	Count	Ratio	Total
1 Bedrooms	18	1.0 Space/ Unit	18 Spaces
2 Bedrooms	18	1.5 Space/ Unit	27 Spaces
3 Bedrooms	14	1.0 Space/ Unit	21 Spaces
			66 spaces
			1.32 spaces/DU

Proposed Parking

Public Spaces:	Total
Wyngate 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

1	Building No.	Building Label
A	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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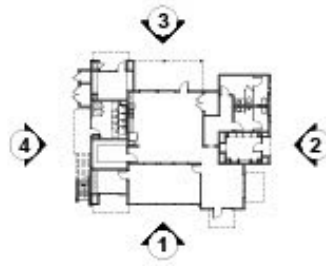
RIDLEY AVE APARTMENTS
SANTA ROSA, CA # 2020-0850

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



2. Right Elevation



3. Rear Elevation



4. Left Elevation



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RIDLEY AVE APARTMENTS
SANTA ROSA, CA #2020-0850

VISIONING PHASE
APRIL 4TH, 2022



BUILDING ELEVATIONS
LEADING AND AMENITIES BUILDING

A2.2



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RIDLEY AVE APARTMENTS
SANTA ROSA, CA #2020-0850

VISIONING PHASE
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RENDERINGS
AERIAL VIEW OF THE PROJECT LOOKING NORTH

A6.0





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RIDLEY AVE APARTMENTS
SANTA ROSA, CA #2020-0850

VISIONING PHASE
APRIL 4TH, 2022

RENDERINGS
VIEW OF LEASING BUILDING AND APARTMENT ELEVATIONS

A6.2



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4611 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

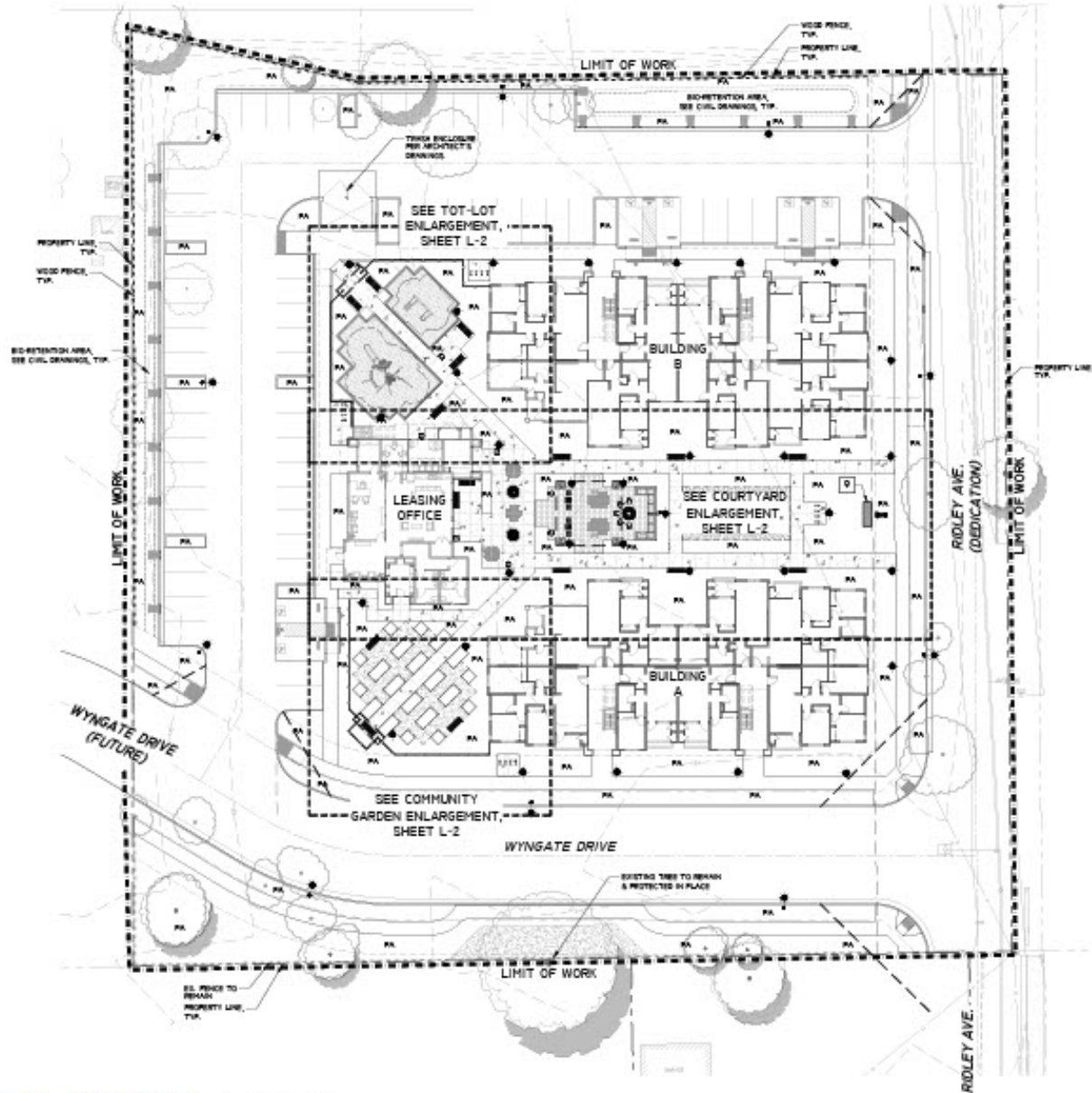


6. ASPHALT SHINGLES



7. VINYL WINDOW
WHITE





CONSTRUCTION LEGEND

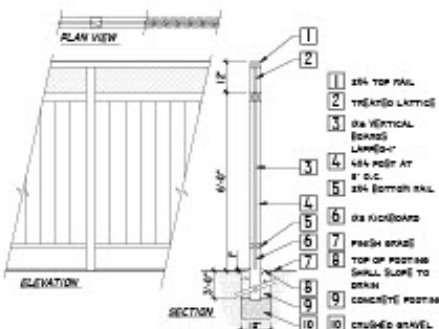
- PA PLANTING AREA
- TYP. TYPICAL
- 1 REFER TO FINISH/COLOR SCHEDULE
- A REFER TO ASSEMBLIES

MATERIAL SCHEDULE

- CONCRETE FINISH - CONCRETE W/COLOR & FINISH TYP. SCORE AS SHOWN.
- DECORATIVE PAVING WITH BAYS - TYP. COLOR & FINISH TYP.
- PLAY SURFACE - TYP.
- FULCRUM - APPROX. WALK-ON FULCRUM.
- TOT LOT PLAY EQUIPMENT (2-12 YEARS OLD) - SEE SHEET L-3
- SHADE STRUCTURE - TO BE 20 FT. X 20 FT. PERGOLA.
- TSA ARBOR - TO BE 3.5 FT. X 6 FT. W/ SWING.
- WOOD SHEDS - TO BE 4 FT. X 8 FT. X 1 FT. GATE, OF 1X4.
- EXISTING FURNITURE (BENCHES) - TYP.
- MONIC TABLE - TO BE 7.5 FT. RECTANGULAR TABLE W/COLOR & FINISH TYP. GATE, OF 21.
- MONIC TABLE - TO BE 3.5 FT. ROUND TABLE W/COLOR & FINISH TYP. GATE, OF 21.
- SAVE TABLE - TO BE 3.5 FT. SQ. TABLE W/COLOR & FINISH TYP. GATE, OF 21.
- BENCHES - TO BE 6 FT. W/COLOR & FINISH TYP. GATE, OF 1X4.
- PIERCEIT - TYP. W/COLOR & FINISH TYP. GATE, OF 21.
- TRASH RECEPTACLES - TYP. W/COLOR & FINISH TYP. GATE, OF 21.
- BICYCLE RACK - TYP. W/COLOR & FINISH TYP. GATE, OF 1X4/1X6/1X8/1X10.
- TRASH GRATE - TYP. W/COLOR & FINISH TYP. GATE, OF 21.

WOOD FENCE - TO BE 6 FT. FENCE W/12" LATTICE TOP

WOOD & WIRE FENCE - TO BE 42" H. H. BENT.



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 |
| ↑ | UPLIGHT | T10 |

NOTES

- ALL LIGHT FIXTURES TO BE L.E.D.
- ALL LIGHT FIXTURES TO MEET DARK SKY GUIDELINES & TITLE 24 REGULATIONS.



GRAPHIC SCALE
1" = 10'-0"

DATE: 10/19/2022
SHEET: L-1 OF 6
PROJECT: MILESTONE HOUSING GROUP, LOS GATOS, CA
NUMBER: 21-057.01



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ARCHITECTURE

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.



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



1 SITE FURNISHING - TABLES IMAGES ARE CONCEPTUAL IN NATURE. ACTUAL SITE AMENITIES 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 NICOLOR & FINISH TID QNTY. OF 21.
- (B) PICNIC TABLE - TO BE 3.5 FT. ROUND TABLE NICOLOR & FINISH TID QNTY. OF 51.
- (C) BENCH TABLE - TO BE 3.5 FT. 31. TABLE NICOLOR & FINISH TID QNTY. OF 21.
- (D) BENCHES - TO BE 6 FT. NICOLOR & FINISH TID QNTY. OF 51.
- (E) FURNITURE - TO BE 16 FT. NICOLOR & FINISH TID QNTY. OF 11.
- (F) TRASH RECEPTACLES - TO BE NICOLOR TID QNTY. OF 41.
- (G) BICYCLE RACK - TO BE NICOLOR TID QNTY. OF 16 BICYCLE RACKS.



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

DATE: 10/19/2022
SHEET: L-3 OF 6
PROJECT: 21-057.01



ANDELY	BOTANICAL NAME	COMMON NAME	WOCALS	SIZE	QTY	SEMIARS/SPACING
SAHDI	STREPTOCARPUS TREES					
ASB	ACER S. "OCTOBER GLORY"	RED MAPLE	L	24" 60X	X	SINGLE TRUNK
ASB	MAH. ARBUTUS "MARINA"	STRAWBERRY TREE	L	24" 60X	X	SINGLE TRUNK
KED RAN	NOGELSTRUPHIA RANICULATA	GOLDENRAIN TREE	L	24" 60X	X	SINGLE TRUNK
ASB MAJ	MAGNOLIA GRANDIFOLIA	MAGNOLIA	L	24" 60X	X	SINGLE TRUNK
POD HAN	ROSCINUS MAGNIFOLYUS	YEW PINE	L	60X	X	SINGLE TRUNK
MAJ ASB	QUERCUS AGRIOLA	COAST LIVE OAK	L	24" 60X	X	SINGLE TRUNK
MAJ LGB	QUERCUS LORATA	VALLEY OAK	VL	24" 60X	X	MAJL TRUNK

ACCENT TREES					
ACE PAL	ACER PALMATHUM	JAPANESE MAPLE	M	15 GAL.	X MULTI TRUNK
AGO UNE	ABUTILON UNDEO	STRAWBERRY TREE	L	15 GAL.	X SINGLE TRUNK
**CER OCC	CERCIS OCCIDENTALIS	WESTERN REDBUD	VL	15 GAL.	X MULTI TRUNK
ERI JAP	ERIOBOTRYA JAPONICA	LOQUAT	L	15 GAL.	X SINGLE TRUNK
**LAG NAT	LAGERSTROMIA INDICA	CREPE MYRTLE	L	15 GAL.	X SINGLE TRUNK

LARGE SHARKS (45% D.C.)					
ALY HYE	ALYDYNIE MUGSELI	BLUE HERBICUS	L	S GAL	X 4 C.C. (SPACING)
ANY HYP	AROSSEOTEN H. TAGA RNEI	HOLLOW TREE	L	S GAL	X 4 C.C. (SPACING)
CEP BAR	GRANDTAGE CORCHA	CEP BAR	S	CEAL	X 4 C.C. (SPACING)
CANI SAS	CAMELLIA SARGASIA	CAMELLIA	S	CEAL	X 0 C.C. (SPACING)
CHA NOE	CHANGHEUS WODLI	FLOWERING GUICHIN	L	S GAL	X 0 C.C. (SPACING)
COT DO	COTLINI R. ROPAL FLUREI	FLORAL GUICHIN	L	S GAL	X 0 C.C. (SPACING)
ELO JAR	EUNYHUS JARMA CA	EVERGREEN GUICHIN	L	S GAL	X 0 C.C. (SPACING)
EUR REC	EUNYHUS RECTINATUS	SWISS DANCY	L	S GAL	X 0 C.C. (SPACING)
FEU JAR	FEU JAR	FRANKLIN GUANE	L	S GAL	X 0 C.C. (SPACING)
GLE LIL	GLA C. WONTKA	SWAMP LIL	L	S GAL	X 0 C.C. (SPACING)
PLO JAR	PLUMBAGO AURICULATA	CAPE PLUMBAGO	L	S GAL	X 4 C.C. (SPACING)
SAA ERE	SAURUS CAUL. EVASCAGE	CAL. COFFEEBERRY	L	S GAL	X 4 C.C. (SPACING)
WISTE ERE	WISTE ERE	WISTE ERE	L	S GAL	X 4 C.C. (SPACING)

MEDUSA SARUS (3' TO 4.5' O.C.)					
ARIZ HYB	ABUTLON HYBRID	FLOWERING MAPLE	M	5 GAL	X 3' O.C. SPACING
CIS HYB	CISTUS X HYBRID	WHITE SODK ROSE	L	5 GAL	X 4' O.C. SPACING
CONFER RUL	CONFER RALICHA	ALABAMA IRIS FLORIDA	L	5 GAL	X 4' O.C. SPACING
HES PAR	HESPERALOE PARVIFLORA	YUCCA	X	5 GAL	X 4' O.C. SPACING
LON CHI	LODRPATA CHINENSIS	RED FRINGE FLOWER	X	5 GAL	X 4' O.C. SPACING
LYSTU L	LYSTU L COMATA	LYSTU L	X	5 GAL	X 4' O.C. SPACING
NAN DCH	NANDINA D.	"TUSCAN FLAME"	X	5 GAL	X 3' O.C. SPACING
PHO BDO	PHOENIX HYB	NEW ZEALAND FLAX	X	5 GAL	X 4' O.C. SPACING
PTI TID	PTITISSIMUS X	"VARIEGATA" HEDGE ORANGE	X	5 GAL	X 4' O.C. SPACING
TULUM	TULUM	PRINCESS	X	5 GAL	X 4' O.C. SPACING

SMALL SHRUBS (-2.5' O.C.)						
PACH PEL	ACHILLEA MILLEFOLIUM	COMMON YARROW	L	1 GAL.	X	2' O.C. SPACING
COR HED	CORONILLA V. "MONARCH"	TIGERLILY	L	1 GAL.	X	2' O.C. SPACING
ELF BFB	ERANDIA RIGIDA	SILVER PURGE	L	1 GAL.	X	2' O.C. SPACING
HELI WHB	HELIOPSIS SP.	ALUM. ROOT	L	1 GAL.	X	2' O.C. SPACING
LAV LSP	LIANDRA	LIANDER	L	1 GAL.	X	2' O.C. SPACING
SAL GLE	SALIX GREGGII	ALTUM SAGE	L	1 GAL.	X	2' O.C. SPACING
SAR SOS	SANTOLINA SPOPHYRMEDELLA	GREEN SANTOLINA	L	1 GAL.	X	2' O.C. SPACING

GRASSES/GRASSLINE							
MSG HAR	FESTUCA HAIREI	HAIRY'S RESCUE	L	1 GAL.	X	2"	O.C. SPACING
HEL SEM	HELICTOTRIKHON SEM.	BLUE OAT GRASS	L	1 GAL.	X	2"	O.C. SPACING
*JUN RAT	JUNCUS P. 'SLIK BLUE'	CALIF. GRAY RUSH	L	1 GAL.	X	2"	O.C. SPACING
LDM BZE	LOMANDEA LONGIFOLIA	DWARF GRASS	L	1 GAL.	X	3"	O.C. SPACING
MUL CAP	MULLENBERGIA CAPILLARIS	HAIRY ANN HURLY	L	5 GAL.	X	3"	O.C. SPACING
MUL DIC	MULLENBERGIA DICEN	DIRT GRASS	L	5 GAL.	X	3"	O.C. SPACING

YINES						
BOU HON	BOUGANVILLEA 'HONKA'	BOUGANVILLEA	L	15 GAL	X	TRAIN TO TRELL
CAM RAD	CAMPIDIS RADICANS	TSURURU CREOSOL	L	15 GAL	X	
CLE HYB	CLEMATIS HYBRID	EVERGREEN CLEMATIS	L	15 GAL	X	
GEL SEPH	GELSEUM SEPIPERVIRENS	CAROLINA JESSAMINE	L	15 GAL	X	
HAC VINC	HACAPENTHA VINCIGRATI	CAT'S CLAW	L	15 GAL	X	
ROS BAN	ROSA BANHENSIS	LADY'S BANK ROSE	L	15 GAL	X	
WT. ROO	WITIA WONGER PERI	ROSEOF WOOD BRIST	L	15 GAL	X	

GROUNDCOVER									
ARC HEN	HICOTETAPHYLOS KOOKII "MONTEREY CARPET"	CARPET MANZANITA	L	I	GAL.	X	4'	O.C.	GRACING
CEA SRI	CEANTHUS THURSIFLORUS "GORGES VARIETY"	CEANTHUS	L	I	GAL.	X	4'	O.C.	GRACING
COT DASH	COTONEASTER D. LOWMAY	BERRYBERRY	L	I	GAL.	X	6"	O.C.	GRACING
DYM HAR	DIPHYDIA HARGRETTAE	DIPHYDIA	L	I	GAL.	X	3"	O.C.	GRACING
LAM PIN	LANTANA HOOGENDIENSES	TWAILING LANTANA	L	I	GAL.	X	5"	O.C.	GRACING
MIL PLT	HYPOPHYLL ROSEATRICE	HYPOPHYLL	L	I	GAL.	X	4"	O.C.	GRACING
NEL FLN	NOLTECHIA NUTANS	NESTLEFLORA	L	I	GAL.	X	4"	O.C.	GRACING

RECOMMENDED ORIENTATION PLANTS

^aPROPOSED HERITAGE REPLACEMENT TREES

ISSUANCE CONCEPT STATEMENT

[illegible]

GRAPHIC SCALE
IN
INCHES
(1:1000)

DATE: 10/19/2022
SHEET NUMBER: L-4 of 6
PROJECT: 21-057.0



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