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By Andrew Trippel at 3:20 pm, Jan 30, 2019



Architecture + Planning
17911 Von Karman Ave,
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Irvine, CA 92614
949.851.2133
ktgy.com

INTERGRITY Housing
4 Venture, Suite 295
Irvine, CA 92618

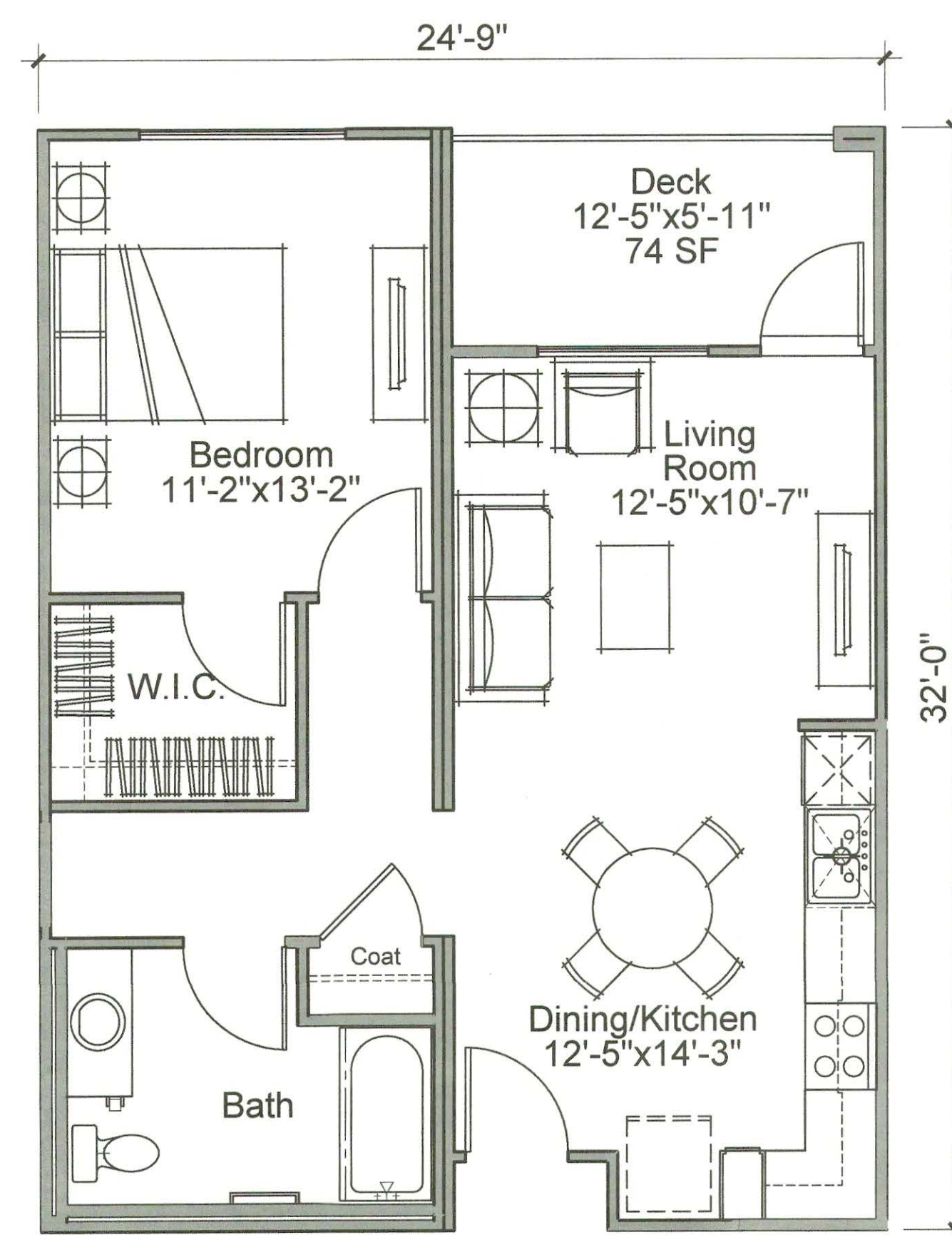
DUTTON FLATS
SANTA ROSA, CALIFORNIA # 2018-0793

CONCEPTUAL DESIGN
DECEMBER 7, 2018

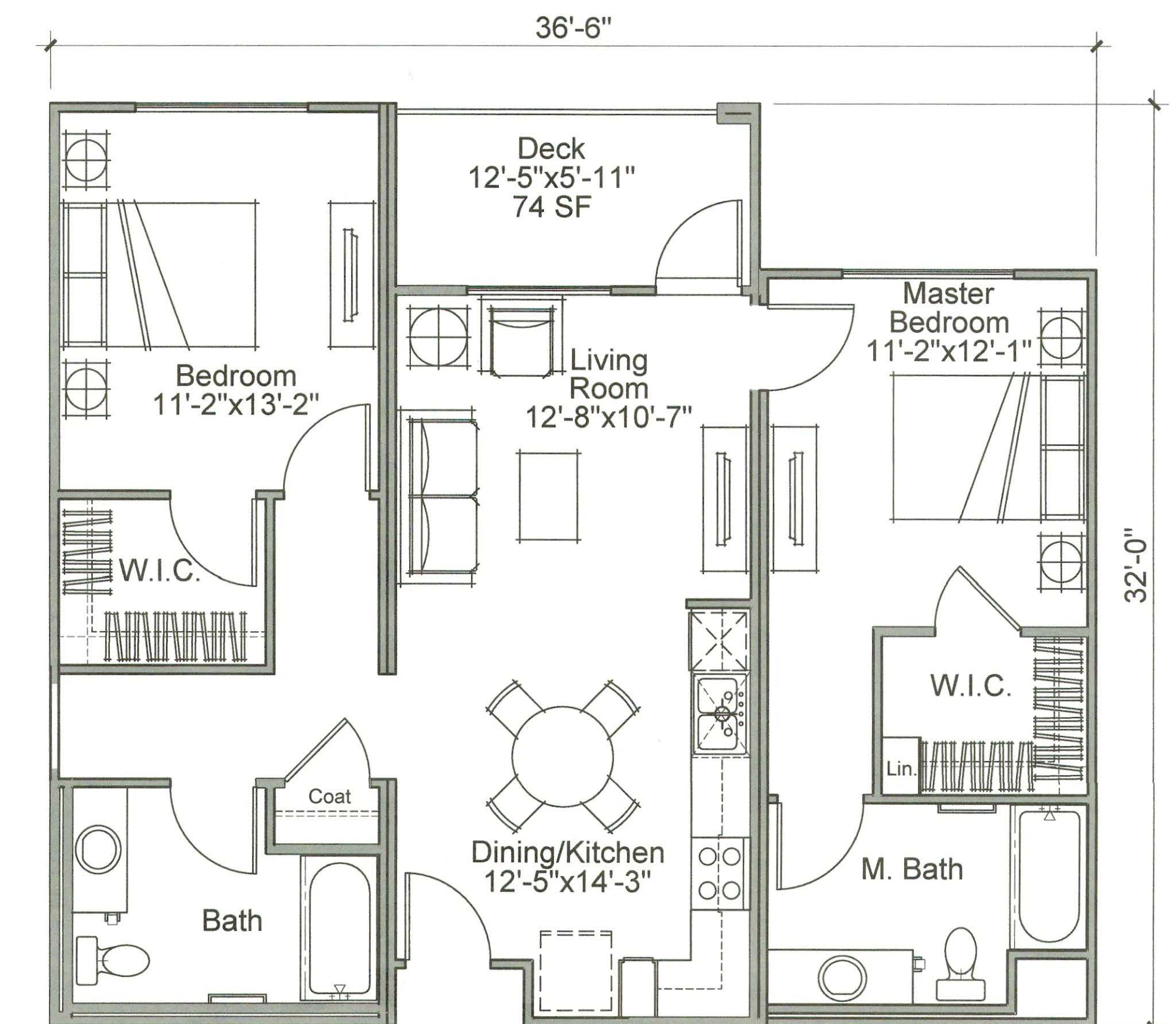


SCHEME ONE
VIEW FROM INTERSECTION

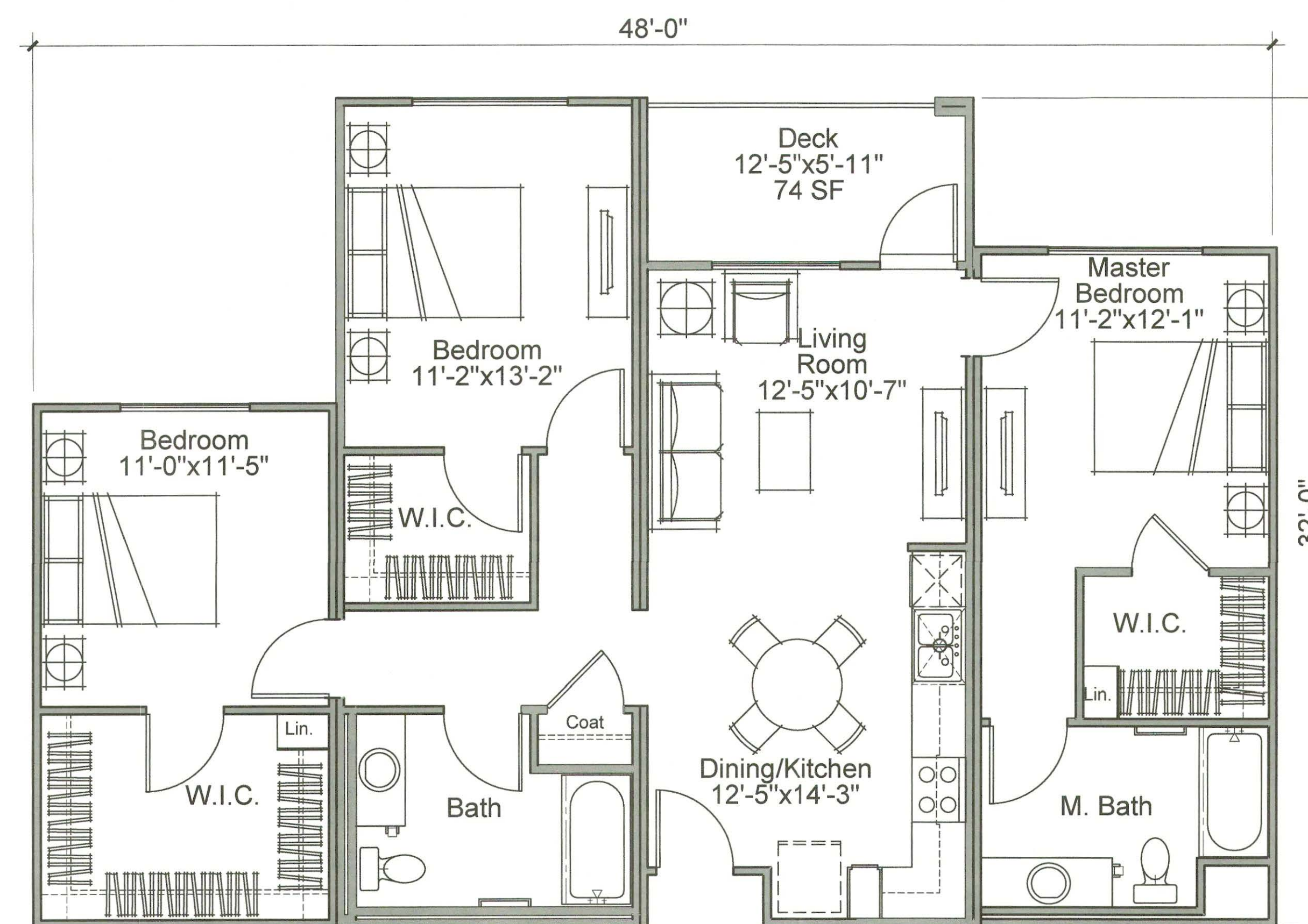
A6.0



UNIT TYPE 1-1
 1 BEDROOM / 1 BATHROOM
 ±656 NET RENTABLE SQUARE FEET
 ±701 GROSS SQUARE FEET
 12/45



UNIT TYPE 2-1
 2 BEDROOM / 2 BATHROOM
 ±947 NET RENTABLE SQUARE FEET
 ±1010 GROSS SQUARE FEET
 19/45



UNIT TYPE 3-1
 3 BEDROOM / 2 BATHROOM
 ±1149 NET RENTABLE SQUARE FEET
 ±1216 GROSS SQUARE FEET
 14/45



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DUTTON FLATS

DATE: 12/7/2018



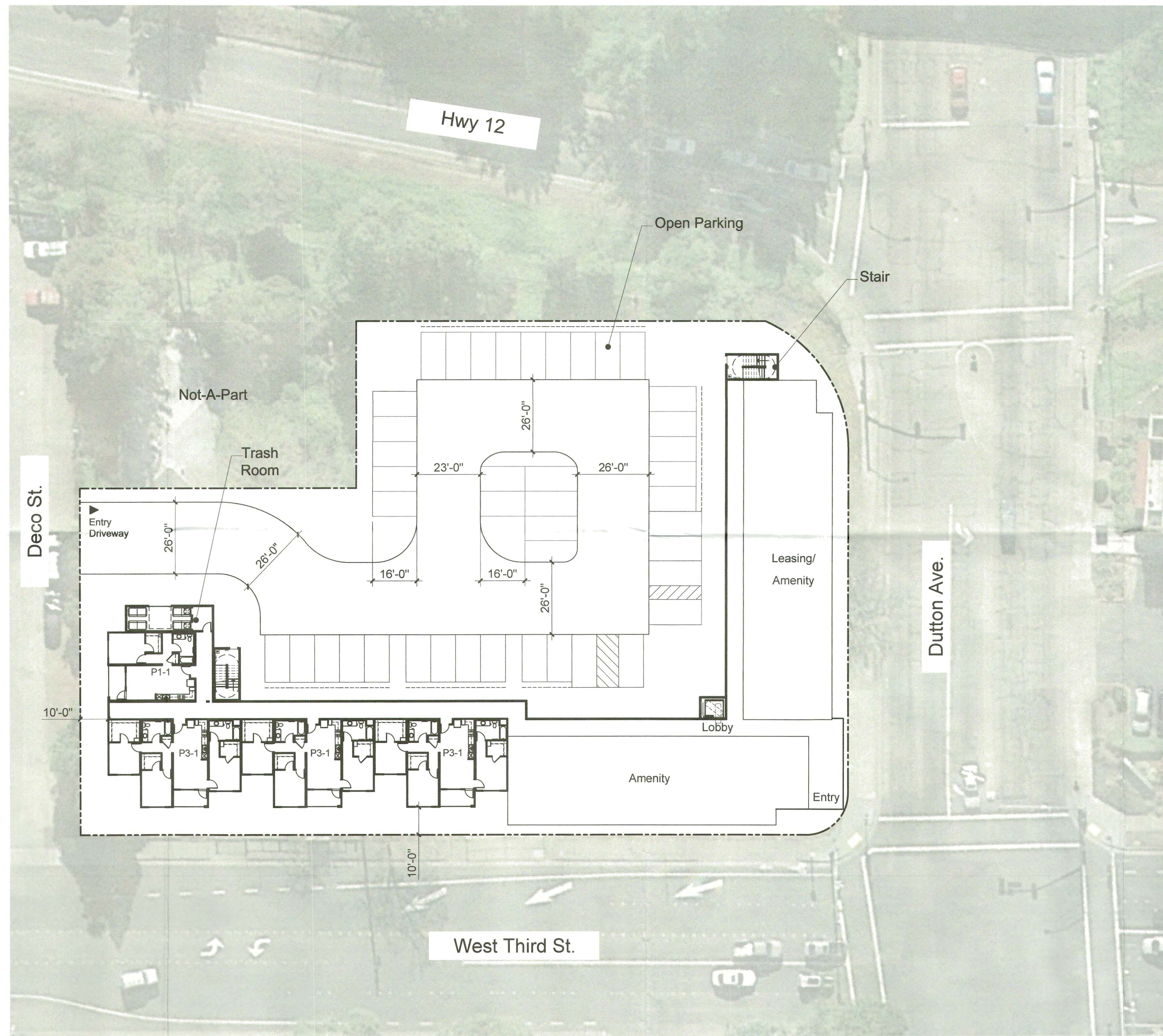
SHEET NO: A0.2
SCALE: N.T.S

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KTGY Project No: A0.2



Project Summary

Site Summary

Site Area:	±.95 gross acres
Density	±43 du/acre
Dwelling Units	±41 du
5 Story Apartments	

Unit Summary

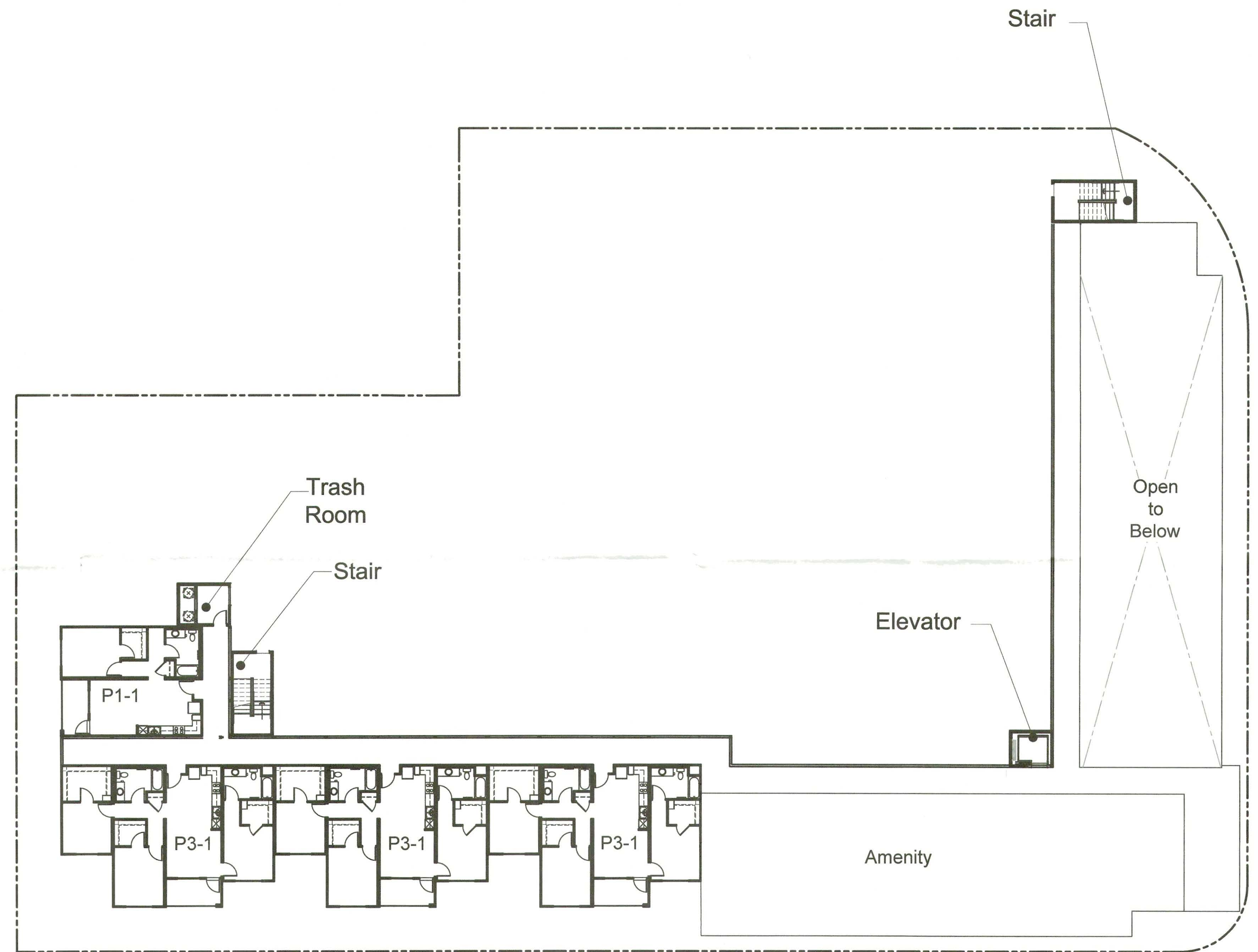
1Bd	(27%)	=11 units
2Bd	(41%)	=15 units
3 Bd	(32%)	=15 units
Total		±41 units

Parking Provided

Standard Parking:	34 Spaces
Compact Parking:	07 Spaces
Total Parking Provided:	±41 Spaces

Parking Required

1bd	11	x1	11 Spaces
2bd	17	x1	15 Spaces
3bd	13	x1	15 Spaces
Total Parking Provided:			41 Spaces



Levels 1-2



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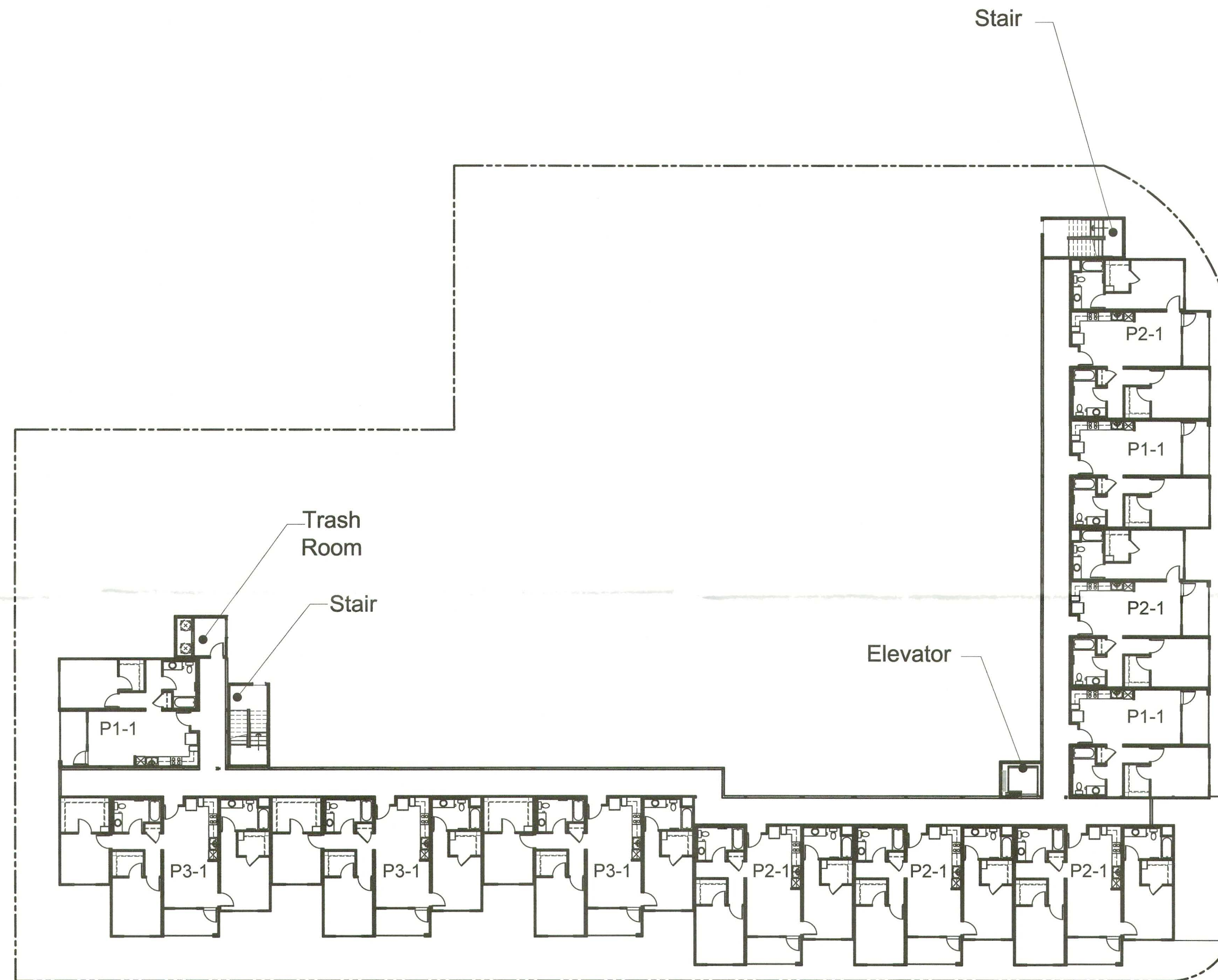


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BUILDING PLANS
LEVEL 2

A3.0



Levels 3-5

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BUILDING PLANS
LEVELS 3-5

A3.1



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