



HENDERSON ARCHITECT, INC.

August 19, 2024

City of Santa Rosa Planning Department
RE: 2000 Piner Apartments Conceptual Design Review

Please see the attached documents submitted for a Conceptual Design Review.

This project is comprised of 3 apartment buildings located above two semi-recessed parking garages. The project provides a total of 103 sleeping units with 4 retail units.

Building A to the North of the site on Piner Road is 4 stories above parking. The parking garage is 14,560 s.f. recessed into the ground approximately 6 feet. It will be an S-2 occupancy of type IA construction and will be an enclosed parking garage. Above the parking garage will be one story of retail with two stories of senior apartments and one floor of standard apartments for a total of four floors above the parking garage. Each floor is 15,211 square feet. We anticipate the apartment to be of IIIB construction. The buildings are 55' high above the grade plane.

Buildings B & C will sit above one common semi-recessed parking garage, and each will be comprised of 4 floors of standard rate apartments above the parking. The parking garage is 32,668 square feet. Building B is 17,410 square feet per floor. Building C is 11,861 square feet per floor.

The Commons Building (Bldg D) provides additional amenities and activity areas, a small maintenance area and a pool equipment enclosure.

The buildings are clustered around a common plaza and they are located to the North end of the parcel so they are away from the single family residential development to the South. South and adjacent to the apartments is a large common space with activity areas, a commons building, swimming pool, gardens, and dog run.

The exterior building materials are comprised of stone, metal wall panels, galvanized metal railings, and a composite metal panel elevator tower that serves as a wayfinding element to identify each apartment building. See the first sheet of building elevations for exterior material information.

Sincerely,

A handwritten signature in black ink, appearing to read "James Henderson", written over a light gray rectangular background.

James Henderson, AIA
C-28948