

PROJECT SUMMARY:

PROJECT DESCRIPTION:
5 STORY TYPE III-A
SLAB ON GRADE APARTMENTS

PROJECT APN:
043-132-043

PROJECT ADDRESS:
2903 SANTA ROSA AVE.
SANTA ROSA, CA 95407

SITE AREA:
167,414 SF OR 3.84 ACRES

ZONING:
CG - GENERAL COMMERCIAL

DENSITY ALLOWED: DENSITY BONUS
30 UNITS / ACRE
35% DENSITY BONUS = 40.5 UNITS / ACRE

DENSITY PROVIDED:
30 UNITS / 3.84 ACRES
154 UNITS / 3.84 ACRES = 40.1 UNITS / ACRE

MAX. HEIGHT:
CG = 55'-0"

SETBACKS:
FRONT YARD: 0 (7.5' FEET ADJ. TO RES.)
SIDE YARD: 0 (5' FEET ADJ. TO RES.)
REAR YARD: 0 (10' FEET ADJ. TO RES.)

MAX. LOT COVERAGE: 100%

OPEN AREA PROVIDED = 20,000 SF

UNIT SUMMARY:

60 - 1 BR UNITS
64 - 2 BR UNITS
30 - 3 BR UNITS
154 UNITS TOTAL

PARKING SUMMARY:
60 - 1 BR UNITS X 1 SPACE = 60 SPACES
64 - 2 BR UNITS X 2 SPACES = 128 SPACES
30 - 3 BR UNITS X 3 SPACES = 90 SPACES
TOTAL SPACES REQUIRED = 248 SPACES

PARKING PROVIDED:
COVERED SPACES = 135 SPACES
ACCESSIBLE SPACES = 6 SPACES
OPEN SPACES = 105 SPACES
TOTAL PARKING PROVIDED = 246 SPACES

101 FREEWAY
249'-11 7/8"
EXISTING PROPERTY LINE

VAY
IE OF

EXISTING PROPERTY LINE
SANTA ROSA AVE.
305'-10 9/8"

SITE PLAN
SCALE: 1/16" = 1'-0"

1

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12.10.19 A-01

Date Page



Developer: 21031 Ventura Boulevard, Suite 200
Woodland Hills, CA 91364

SANTA ROSA APARTMENTS

Project.*

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