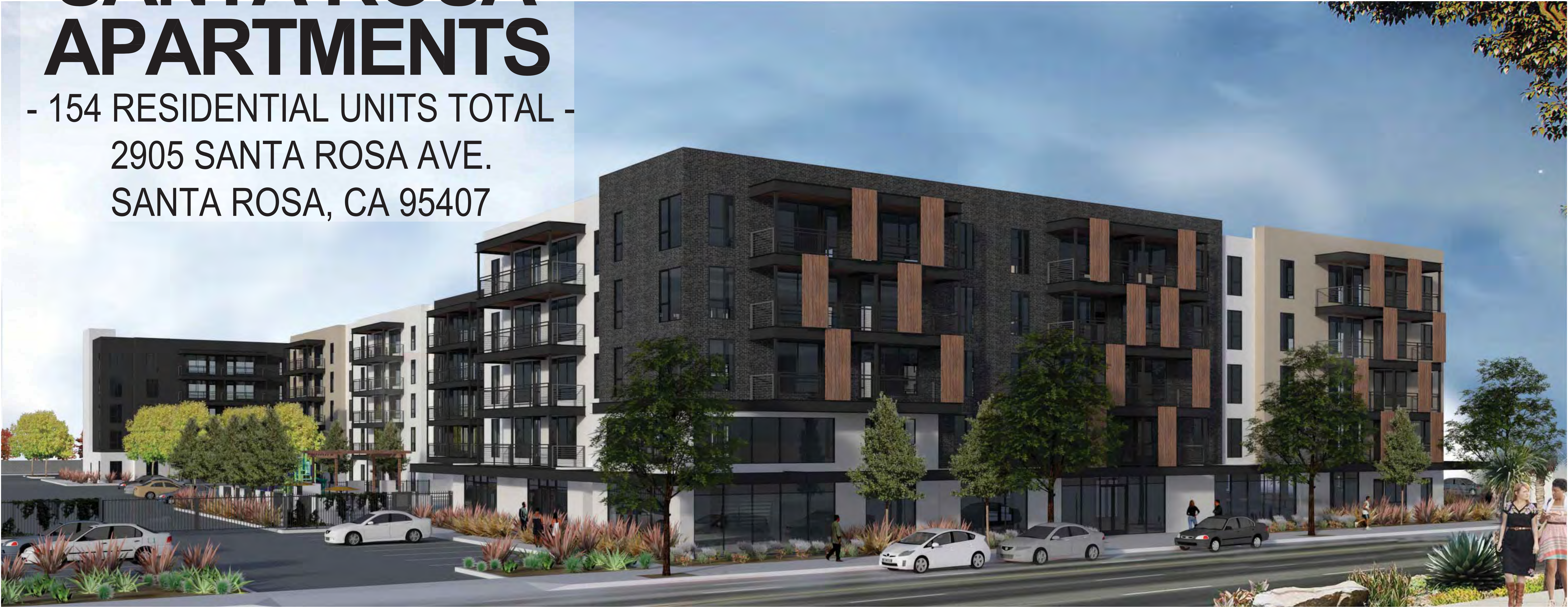


SANTA ROSA APARTMENTS

- 154 RESIDENTIAL UNITS TOTAL -
2905 SANTA ROSA AVE.
SANTA ROSA, CA 95407



PROJECT DESIGN TEAM:

OWNER REPRESENTATIVE

NAME: INTEGRATED COMMUNITY DEVELOPMENT
CONTACT: JUSTIN HAROT
ADDRESS: 20755 VENTURA BOULEVARD, SUITE 155
WOODLAND HILLS, CALIFORNIA 91364
PHONE: (818) 905-3836
FAX: (818) 914-5370
E-MAIL: JHARDT@ICDMAIL.COM
WEB SITE: WWW.INTEGRATEDCOMMUNITYDEVELOPMENT.COM

CIVIL ENGINEER

NAME: WALSH ENGINEERING
CONTACT: MATT WALSH
ADDRESS: 1108 GARDEN STREET, SUITE 202-204
SAN LUIS OBISPO, CALIFORNIA 93401
PHONE: (805) 441-4899
FAX: MATT@WALSHENGINEERING.NET
E-MAIL: MATT@WALSHENGINEERING.NET
WEB SITE: WALSHENGINEERING.NET

ARCHITECT

NAME: Y&M ARCHITECTS
CONTACT: KEVIN MAFFRIS, AIA
RYAN YANAGITA, AIA
ADDRESS: 724 SOUTH SPRING STREET, SUITE 304
LOS ANGELES, CA 90014
PHONE: (213) 623-2107
FAX: (213) 623-2108
E-MAIL: KMAFFRIS@YMARCH.COM
RYANAGITA@YMARCH.COM
WEB SITE: WWW.YMARCH.COM

LANDSCAPE ARCHITECT

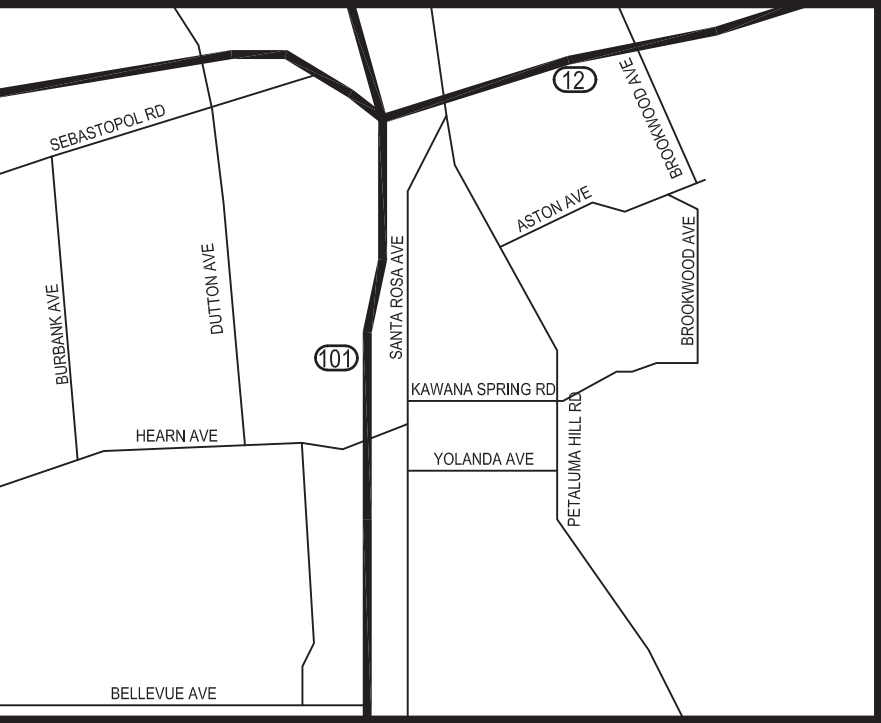
NAME: SUSAN E. MCGOWEN
CONTACT: SUSAN E. MCGOWEN
ADDRESS: (661) 294-3753
PHONE: SUSAN@LANDARCH.COM
FAX: SUSAN@LANDARCH.COM
E-MAIL: SUSAN@LANDARCH.COM
WEB SITE:

SHEET INDEX

ARCHITECTURAL

A-00	TITLE SHEET, SHEET INDEX, VICINITY MAP, RENDERING
A-01	SITE PLAN
A-02	1ST FLOOR PLAN
A-03	2ND FLOOR PLAN
A-04	3RD FLOOR PLAN
A-05	4TH FLOOR PLAN
A-06	5TH FLOOR PLAN
A-07	ROOF PLAN
A-08	UNIT PLANS
A-09	EXTERIOR ELEVATIONS
A-10	EXTERIOR ELEVATIONS
A-11	BUILDING SECTIONS
A-12	SITE SECTIONS
PL-1	LANDSCAPE PLAN
PL-1	LANDSCAPE PLAN (LEGEND)

VICINITY MAP



NOT TO SCALE

SANTA ROSA APARTMENTS

Project. *

PROJECT SUMMARY:

PROJECT DESCRIPTION:

5 STORY TYPE III-A
SLAB ON GRADE APARTMENTS

PROJECT APN:

043-132-043

PROJECT ADDRESS:

2905 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 X 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

BUILDING AREA:

1ST FLOOR = 34,641 SF
2ND FLOOR = 34,268 SF
3RD FLOOR = 34,268 SF
4TH FLOOR = 34,268 SF
5TH FLOOR = 34,268 SF
TOTAL AREA = 140,533 SF

COMMON AREA:

COMMON AREA:
1ST FLOOR COMMON AREA:
CLUBHOUSE = 1,600 SF
TECH ROOM / LIBRARY = 500 SF
BUSINESS CENTER = 1,500 SF
MANAGERS OFFICE = 500 SF
ADMIN OFFICE = 500 SF
ENTRY LOBBY = 500 SF
MEETING ROOM = 500 SF
MAIL ROOM = 200 SF
POOL HOUSE = 1,000 SF
FITNESS CENTER #1 = 640 SF
TOTAL GROUND FLOOR COMMON AREA = 5,890 SF

2ND FLOOR COMMON AREA:
FITNESS CENTER #2 = 1,600 SF
TOTAL 2ND FLOOR COMMON AREA = 1,600 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 2 SPACES = 60 SPACES
TOTAL SPACES REQUIRED = 248 SPACES

PARKING PROVIDED:

COVERED SPACES = 135 SPACES
ACCESSIBLE SPACES = 6 SPACES
OPEN REGULAR SPACES = 107 SPACES
TOTAL PARKING PROVIDED = 248 SPACES

The above drawings, specifications, ideas, designs and arrangements represented thereby are and shall remain property of the Architect (Y&M Architects), and no part thereof shall be copied, disclosed to others or used in connection with any other project other than the specific project for which they have been prepared and developed, without the written consent of the Architect (Y&M Architects). Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions. Written dimensions on these drawings shall have pre-over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and this office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication.



Integrated
Community Development

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

Date

Page

12.10.19

A-00

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

P:\2019\SANTA ROSA - 08\01 CAD\00 SHEETS\SCHEMATIC\19-1126\SUBMITTAL PACKAGE\A-01 SITE PLANNING
12/26/2019 12:54 PM

Y&M Architects

Y&M Architects
724 South Spring Street, Suite 304
Los Angeles, CA 90014
Tel. 213 623 2107 Fax. 213 623 2108
www.ymarch.com

SANTA ROSA APARTMENTS

Project. *



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

Date

Page

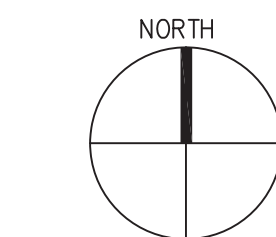
SITE PLAN
SCALE: 1/16" = 1'-0"

1

The above drawings, specifications, ideas, designs and arrangements represented hereby are and shall remain property of the Architect. (Y&M Architects), and no part thereof shall be copied, disclosed to others or used in connection with any other project other than the specific project for which they have been prepared and developed, without the written consent of the Architect (Y&M Architects). Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions. Written dimensions on these drawings shall have pre-over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and this office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication.

2019

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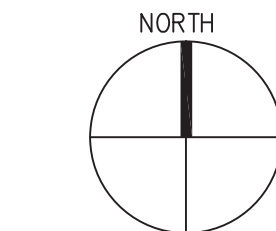


FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"

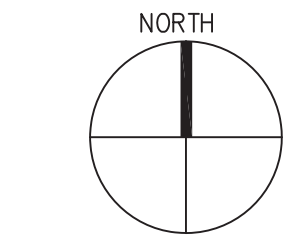
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1/15/2019 11:51 AM



P:\2019\SANTA ROSA - 08101 CAD\00_SHEETS\SCHEMATIC\19-1126_SUBMITTAL PACKAGE\A04 THIRD FLOOR PLANDING
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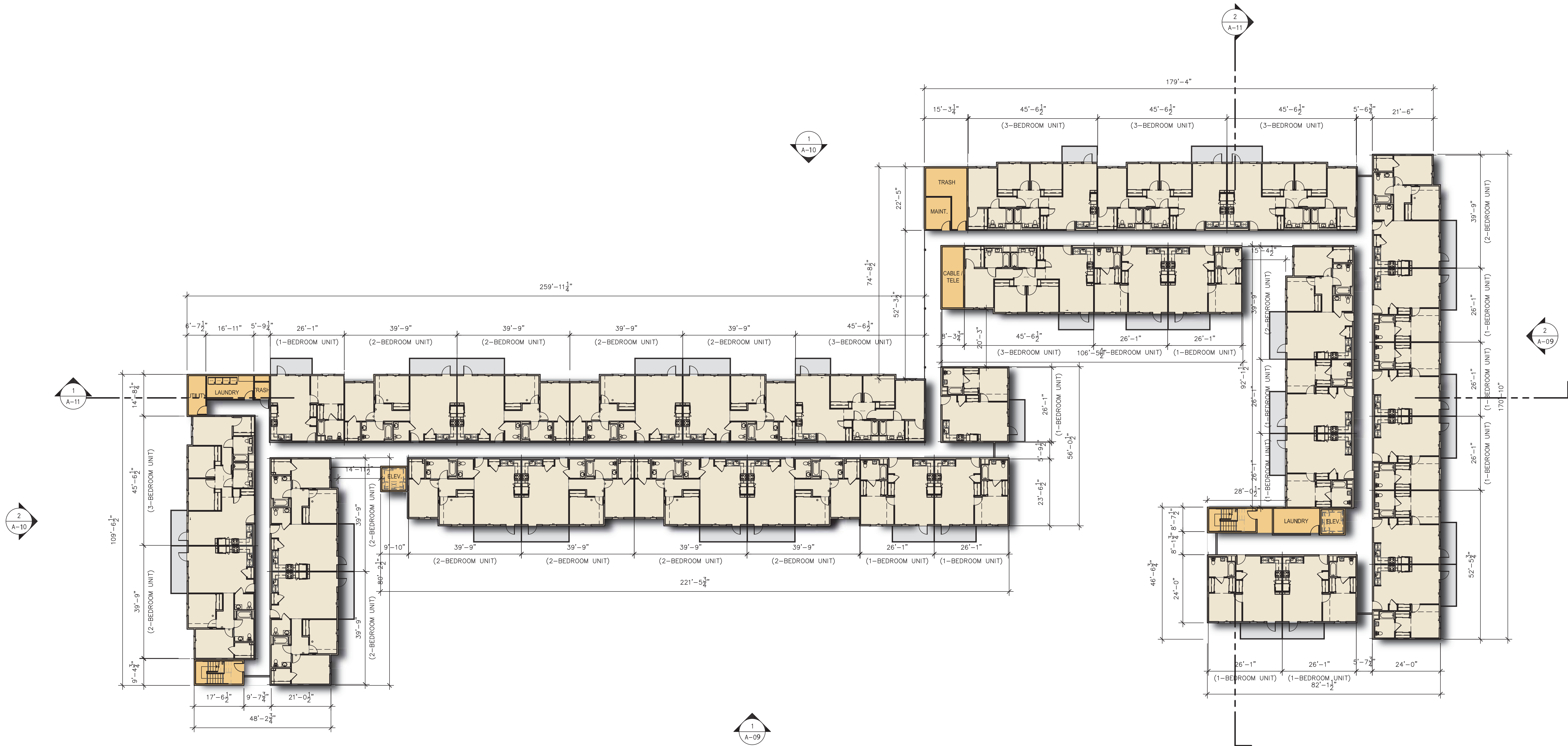
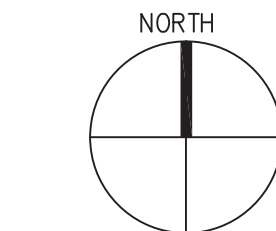


**THIRD
FLOOR PLAN**
SCALE: 1/16" = 1'-0"

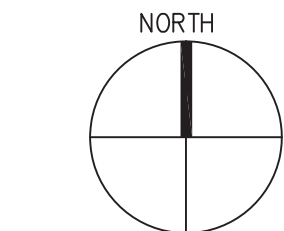
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The above drawings, specifications, ideas, designs and arrangements represented thereby are and shall remain property of the Architect (Y&M Architects), and no part thereof shall be copied, disclosed to others or used in connection with any other project other than the specific project for which they have been prepared and developed, without the written consent of the Architect (Y&M Architects). Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions. Written dimensions on these drawings shall have pre-over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and this office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication.
2019©

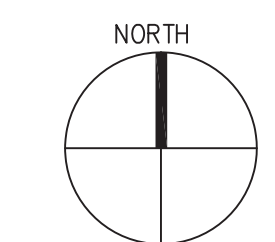
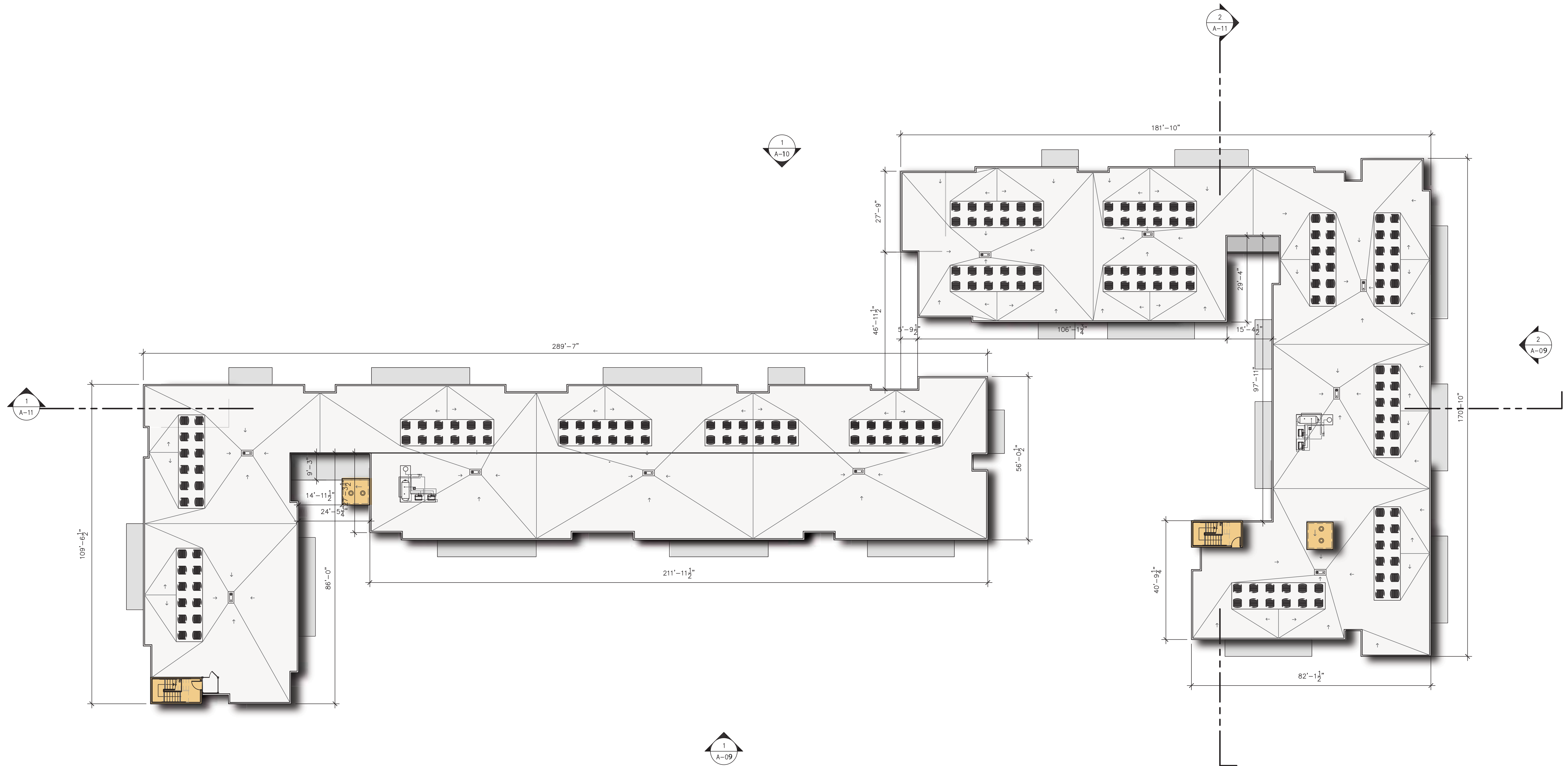
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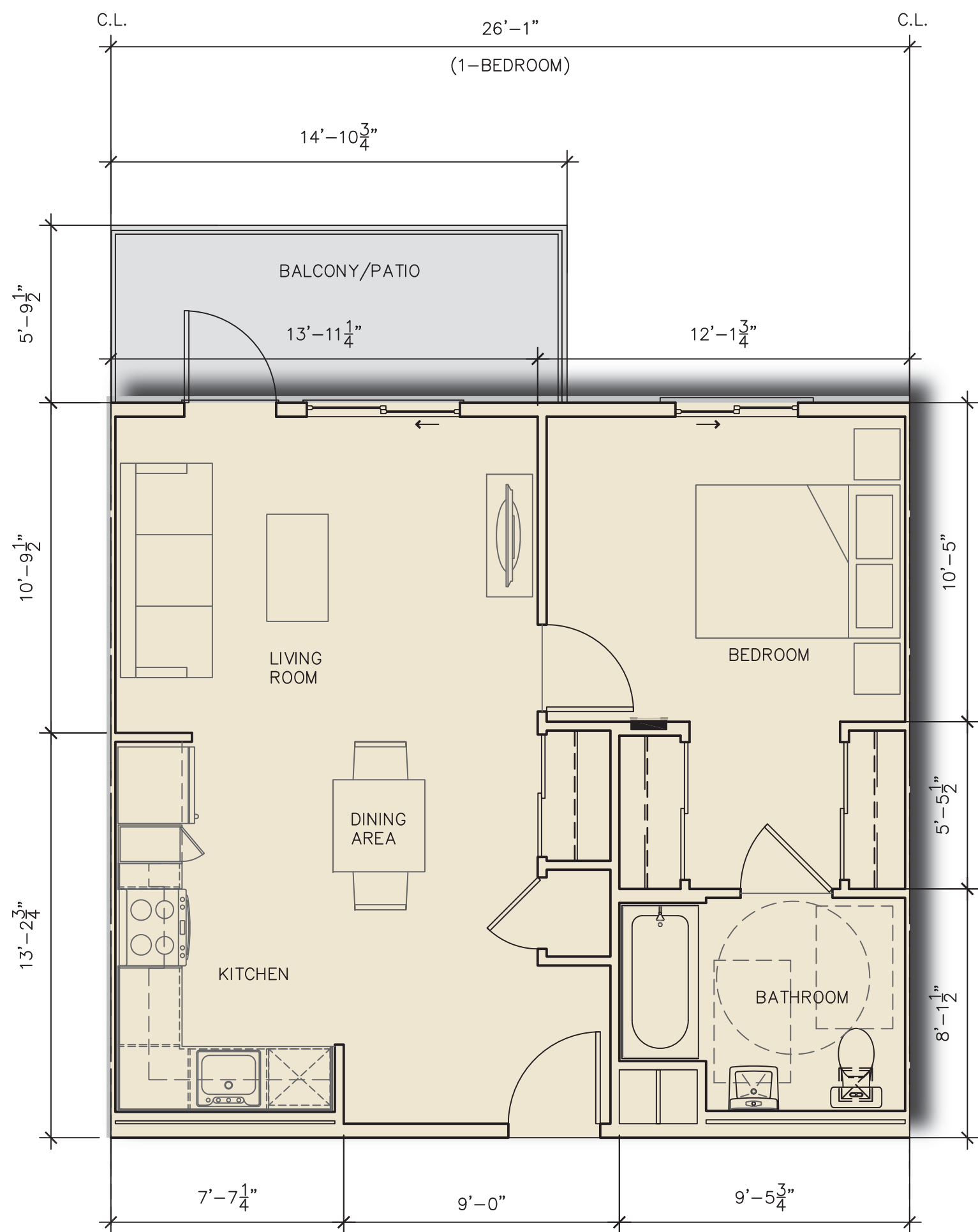


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11/25/2019 5:46 PM



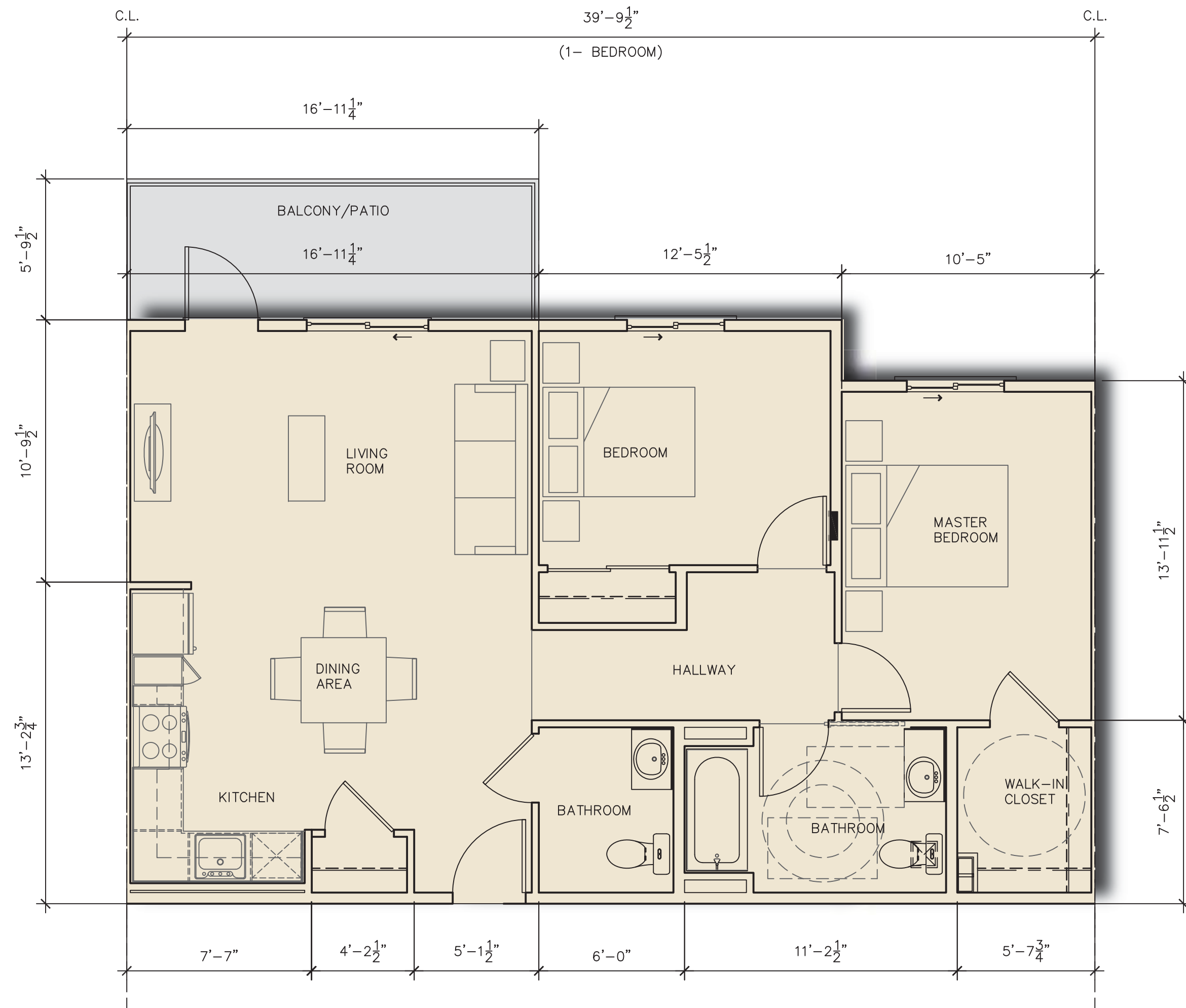
ROOF PLAN
SCALE: 1/8" = 1'-0"

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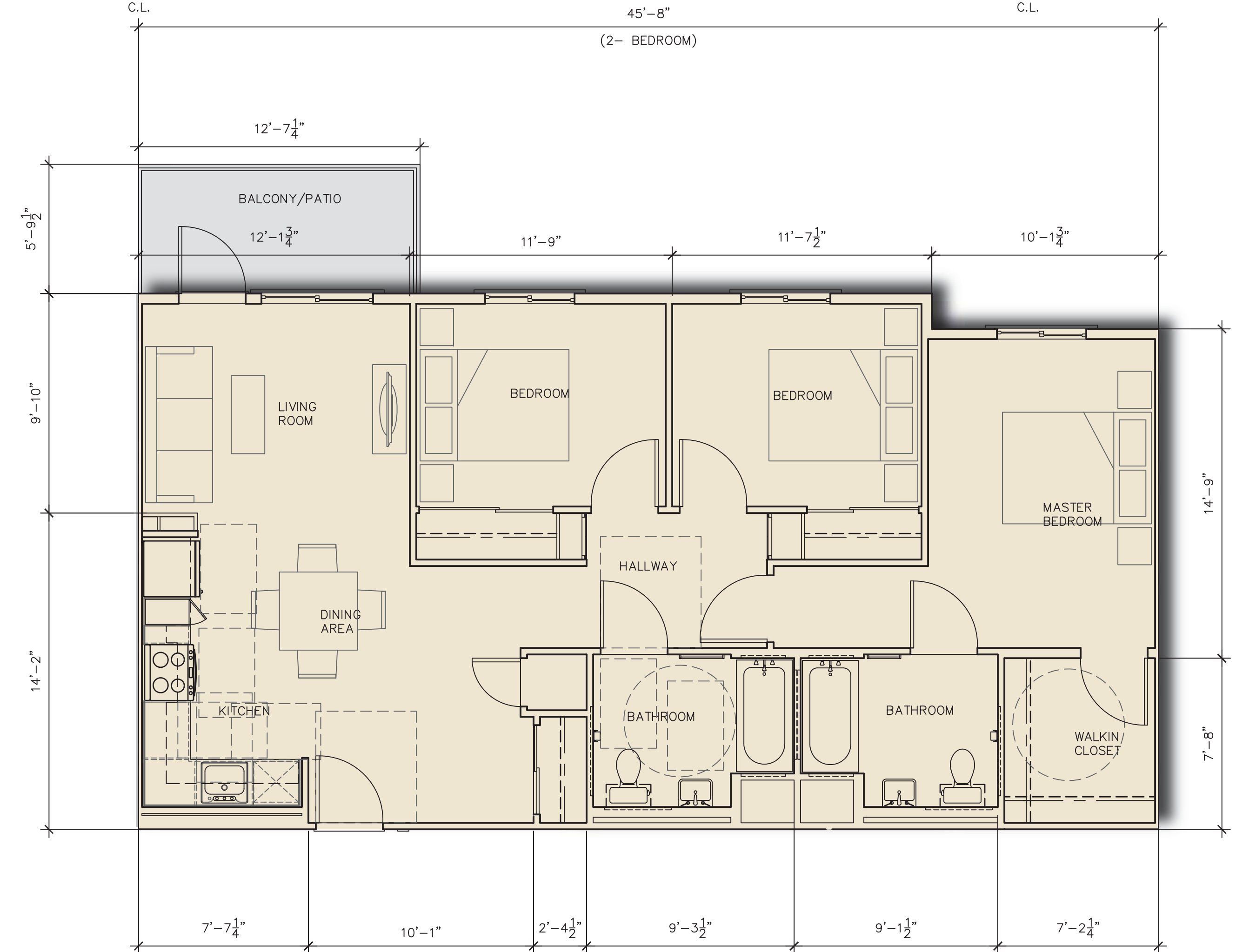
1-BEDROOM
UNIT PLAN (712 SF)
SCALE: 1/4" = 1'-0"

①



2-BEDROOM
UNIT PLAN (1,027 SF)
SCALE: 1/4" = 1'-0"

②



3-BEDROOM
UNIT PLAN (1,153 SF)
SCALE: 1/4" = 1'-0"

③

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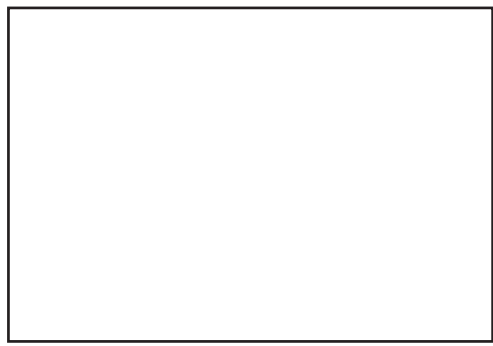
1 FACE BRICK



2 STUCCO PAINT COLOR



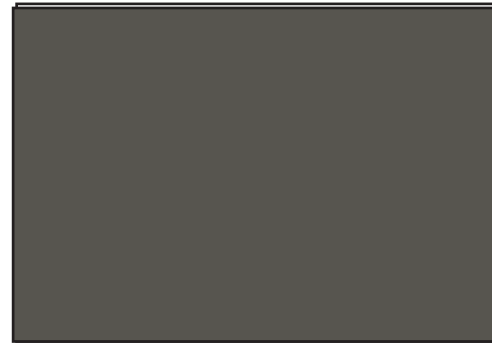
3 STUCCO PAINT COLOR



4 STUCCO PAINT COLOR



5 FIBER CEMENT SIDING



6 PAINT COLOR



EAST
EXTERIOR ELEVATION
SCALE: 1/16" = 1'-0"

2



SOUTH
EXTERIOR ELEVATION
SCALE: 1/16" = 1'-0"

1

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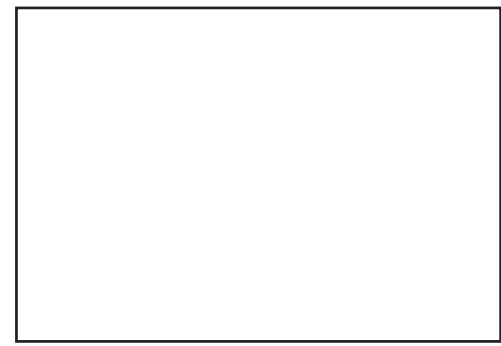
1 FACE BRICK



2 STUCCO PAINT COLOR



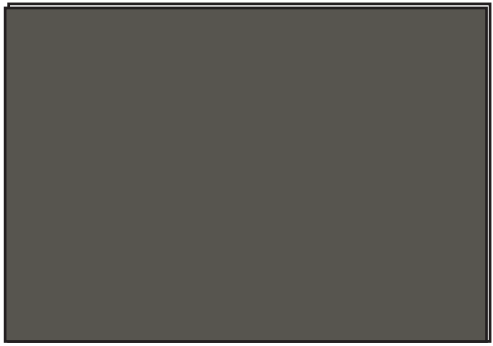
3 STUCCO PAINT COLOR



4 STUCCO PAINT COLOR



5 FIBER CEMENT SIDING



6 PAINT COLOR



WEST
EXTERIOR ELEVATION
SCALE: 1/16" = 1'-0"

2

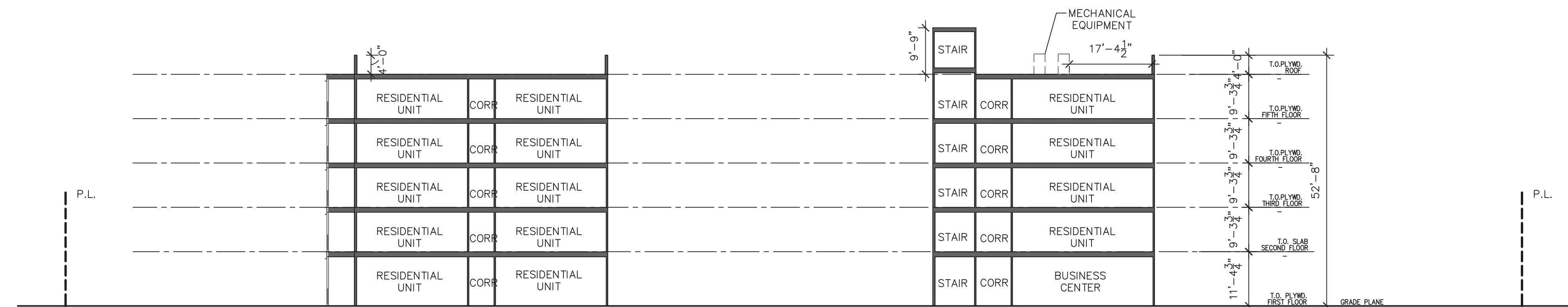


NORTH
EXTERIOR ELEVATION
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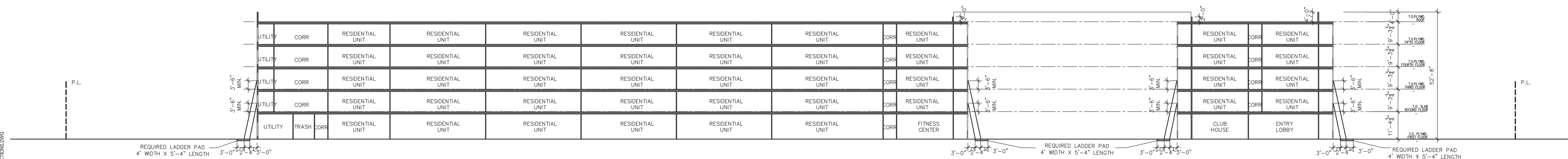
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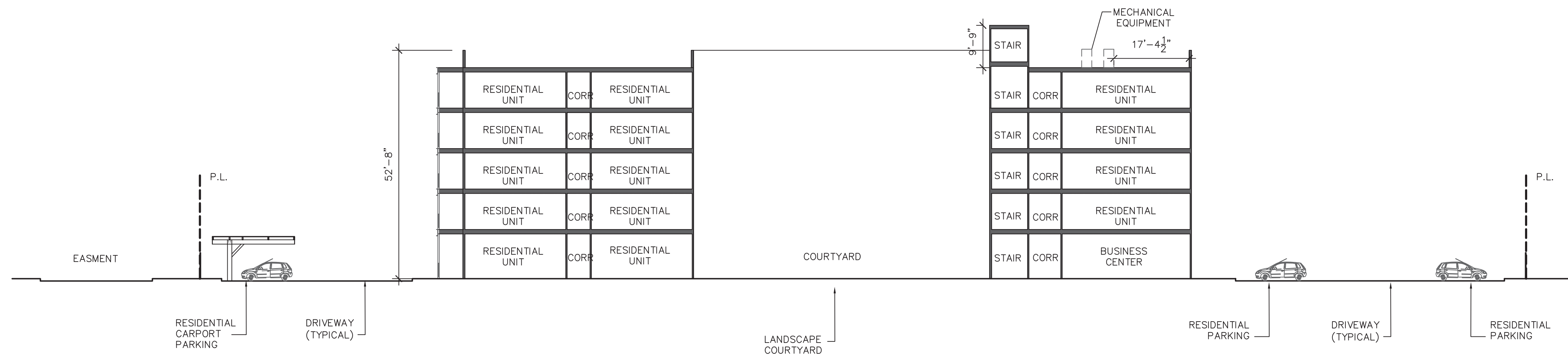


SECTION
SCALE: 1/8" = 1'-0" ②



FIRE DEPARTMENT LADDER PAD LONG SECTION
SCALE: 1/16" = 1'-0" ②

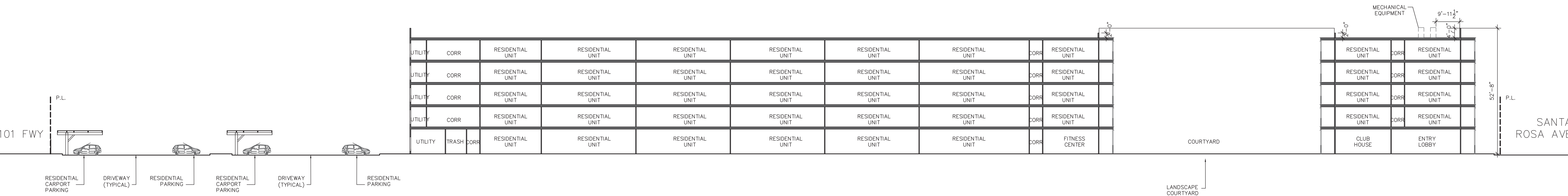
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12/20/19 5:28 PM



SITE CROSS SECTION

SCALE: 1/8" = 1'-0"

2



SITE LONG SECTION

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

2

1

FACE BRICK
MANUFACTURE: EL DORADO
STONE
PRODUCT: TUNDRA BRICK
FINISH: RAW
COLOR: IRONSIDE



**PORTLAND CEMENT
STUCCO**
MANUFACTURE: OMEGA
PRODUCT: INTEGRAL COLOR 10
FINISH: SMOOTH COAT



5

FIBER CEMENT SIDING
MANUFACTURE:
CERACLAD
PRODUCT: RAIN SCREEN
FINISH: RUSTIC WOOD
COLOR: CARAMEL



2

COLOR: VISTA PAINT 00
WHITE

3

COLOR: VISTA PAINT H0119
STURGIS GRAY

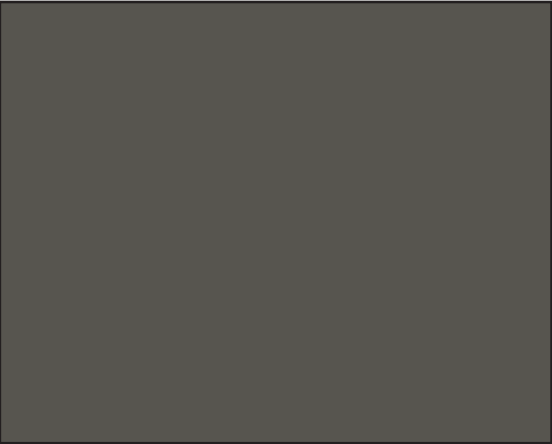
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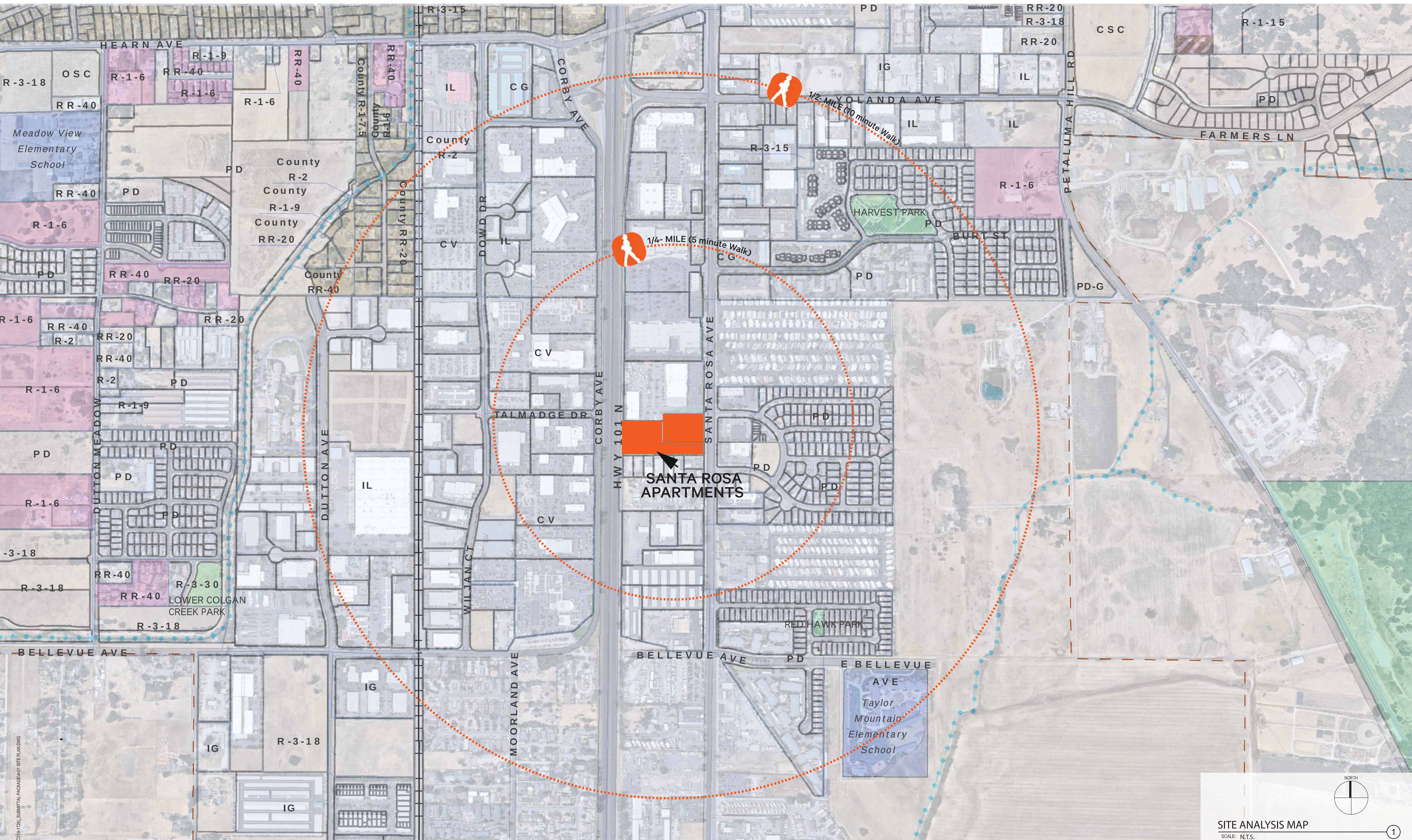
COLOR: VISTA PAINT H0122
COASTAL SAND

6

PAINT COLOR
MANUFACTURE:
VISTA PAINT

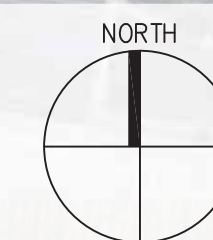
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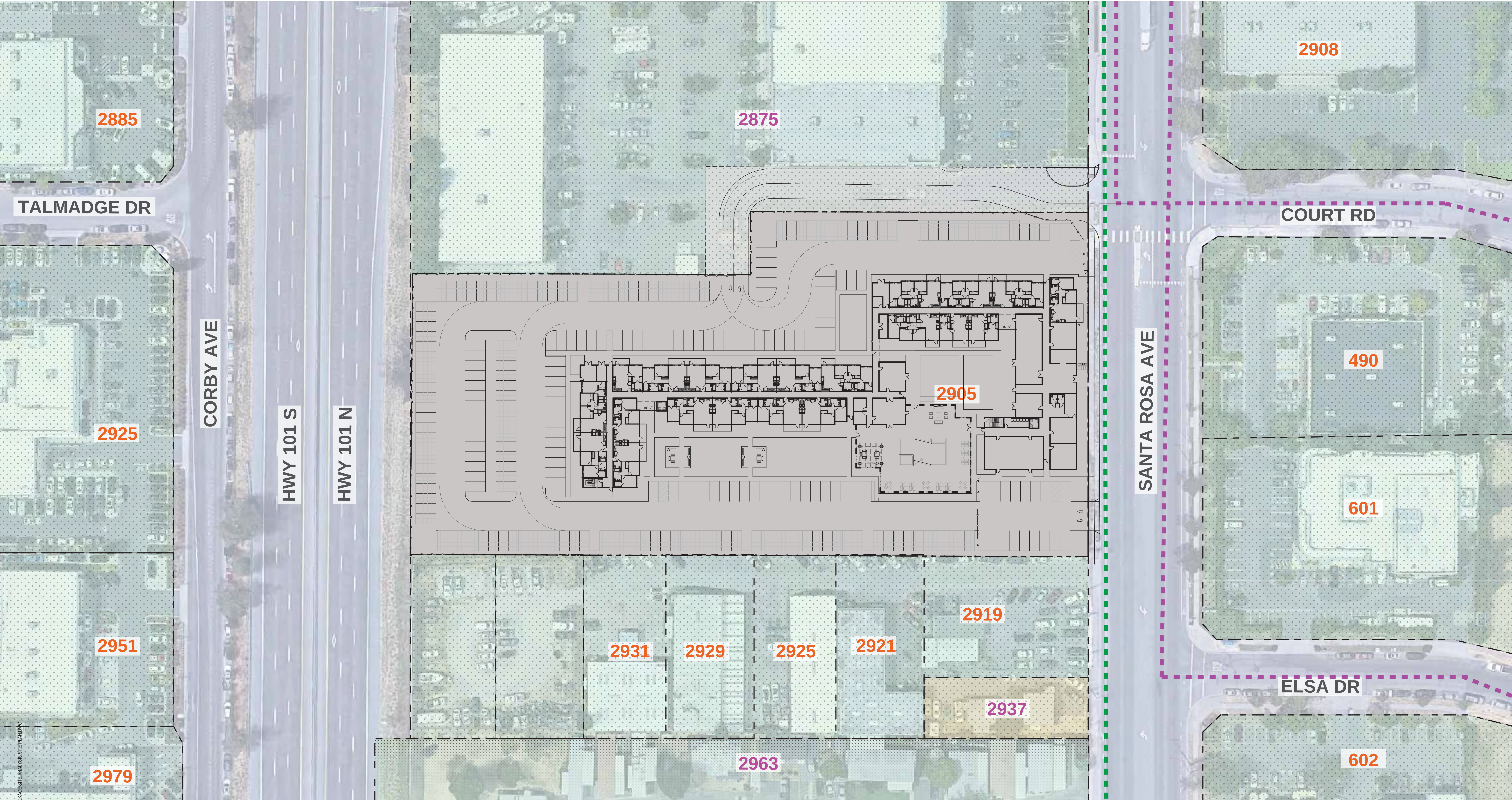
SITE ANALYSIS MAP

SCALE: N.T.S.



1

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LEGEND:

- PARCELS
- EXISTING BIKE ROUTE
- CITY BUS TRANSIT ROUTE 03

COUNTY LAND USE DESIGNATION

- RESIDENTIAL
- COMMERCIAL

ZONING CODE DESIGNATION

- CG (SUBJECT SITE)

GENERAL PLAN LAND USE DESIGNATION

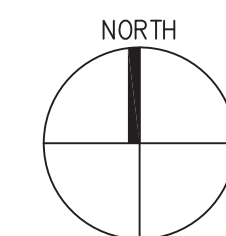
- RETAIL AND BUSINESS SERVICES
- MOBILE HOME PARK

HIGH FIRE ZONE

- N/A (SUBJECT SITE)

WIND ZONE EXPOSURE

- EXPOSURE C (SUBJECT SITE)



SITE ANALYSIS PLAN

SCALE: 1/32" = 1'-0"

1

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JEANBUCKS:
FRONT YARD: 0' (0' FEET ADJ. TO RES.)
SIDE YARD: 0' (0' FEET ADJ. TO RES.)
REAR YARD: 10' (10 FEET ADJ. TO RES.)

MAX LOT COVERAGE: 100%

OPEN AREA PROVIDED: = 20,000 SF

UNIT SUMMARY:

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

PARKING SUMMARY:

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

PARKING PROVIDED:

COVERED SPACES	= 137 SPACES
ACCESSIBLE SPACES	= 7 SPACES
OPEN SPACES	= 104 SPACES
TOTAL PARKING PROVIDED	= 248 SPACES



ALL STREET TRENCHING REPAIR IN PUBLIC R/W REQUIRE USE OF A.C. HOT MIX.
UNDER DIRECTION OF CITY INSPECTOR AND PER STD. 215

SELECTIONS ARE REQUIRED AND SHALL BE PLANTED BY THE DEVELOPER.
SELECTION WILL BE MADE FROM THE CITY'S OFFICIAL MASTER STREET TREE
LIST AND APPROVED BY THE CITY'S PARKS DIVISION. PLANTING SHALL BE DONE
IN ACCORDANCE WITH THE CITY'S STANDARDS AND SPECIFICATIONS FOR PLANTING
PARKWAY TREES. TREE PLANTING LOCATION SHALL BE MARKED BY CITY PARKS
DIVISION URBAN FORESTRY SECTION PERSONNEL. CONTACT 707543.6422.

STANDARDS AND SPECIFICATIONS FOR PLANTING TREES ARE AVAILABLE
AT THE PARKS DIVISION OFFICE, 707543.3710. THE DEVELOPER SHALL PROVIDE
A PERMANENT IRRIGATION SYSTEM TO STREET TREES.

AUTOMATIC IRRIGATION WILL BE PROVIDED FOR ALL PLANTING BEDS USING DRIP IRRIGATION TO ALL LANDSCAPE AREAS, DEEP ROOT BUBBLERS TO EACH TREE ON SEPARATE VALVES, AND A WEATHER BASED CONTROLLER WITH A RAIN SENSOR SHUT OFF. WEATHER SENSOR SHALL BE CAPABLE OF CALCULATING EVAPOTRANSPIRATION AND SHALL ADJUST FOR LOCAL WEATHER. ALL HYDROZONES WILL BE IRRIGATED SEPARATELY.

IRRIGATION WILL COMPLY WITH CITY AND STATE WATER EFFICIENT IRRIGATION STANDARDS.

THE LANDSCAPE DESIGN INTENT IS TO PROVIDE A LOW MAINTENANCE, LOW WATER LANDSCAPE THAT WILL PROVIDE AN ATTRACTIVE LANDSCAPE FOR THE PROJECT.

PLANTINGS WILL BE A MIXTURE OF LOW WATER SHRUBS AND GROUNDCOVER WITH A MIXTURE OF LOW AND MODERATE WATER TREES PER WICOLS.

A MIXTURE OF DECIDUOUS, EVERGREEN AND FLOWERING AGENT TREES ARE BEING PROPOSED TO PROVIDE YEAR AROUND INTEREST.

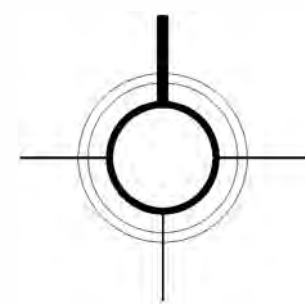
ARTIFICIAL TURF WILL BE USED IN PLACE OF LAWN AROUND THE PLAY AREA AND AT THE PARKING FOR EASE OF ACCESS TO THE SIDEWALK...

ALL UTILITIES WILL BE SCREENED WITH PLANT MATERIAL
UPON FINAL PLACEMENT.

THE OFFICE OF
SUSAN E. McEOWEN
LANDSCAPE ARCHITECT 2180
A CALIFORNIA CORPORATION
19197 Golden Valley Road, #924
Santa Clarita, CA 91387
Office Telephone: (661) 212-3335
Email Address: susan@landarch.us

Project. *

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



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www.ymarch.com



Integrated

Community Development

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

Date _____

TREE LEGEND

SYMBOL	COMMON NAME BOTANICAL NAME / WUCOLS / TYPE SIZE / QUANTITY / SIZE AT MATURITY
	MAGNOLIA G. 'LITTLE GEM' COMPACT SOUTHERN MAGNOLIA 15 GAL /24 / SIZE MATURITY 20-25' TALL X 10-15' WIDE
	PISTACIA CHINENSIS CHINESE PISTACHE 24 INCH BOX / 10 / SIZE MATURITY 30-60' X 30-60'
	LAGERSTROEMIA I. X F. 'NATCHEZ' WHITE Crape MYRTLE 15 GAL / 15 / SIZE MATURITY 20-25' TALL X 10-15' WIDE
	KOELREUTERIA PANICULATA GOLDENRAIN TREE 15 GAL / 19 / SIZE AT MATURITY 20-35' TALL X 25-40' WIDE

GROUNDCOVER LEGEND

SYMBOL	COMMON NAME BOTANICAL NAME / WUCOLS SIZE / QUANTITY / SIZE AT MATURITY
	ARTIFICIAL TURF INSTALL PER MANUFACTURER'S RECOMMENDATIONS
	AGROSTIS PALLENS SAN DIEGO BENT GRASS / LOW PLUGS / PLANT @ 8" O.C. / KEEP MOWED
NO SYMBOL	3" MULCH IN ALL SHRUB PLANTERS -

SHRUB LEGEND

SYMBOL	COMMON NAME BOTANICAL NAME / WUCOLS SIZE / QUANTITY / SIZE AT MATURITY
	AGROSTIS PALLENS DIEGO BENT GRASS / MOD PLUGS / 95 / SIZE MATURITY 1' TALL X 6' WIDE
	ARGTOSTAPHYLOS EDMUNDSII LITTLE SUR MANZANITA / LOW 5 GAL / 45 / SIZE MATURITY 1' TALL X 6' WIDE
	ARTEMISIA CALIFORNICA CALIFRONIA SAGEBRUSH / MOD 1 GAL / 91 / SIZE MATURITY 2' TALL X 2' WIDE
	BERBERIS T. 'CRIMSON PYGMY' RED DWARF JAPANESE BARBERRY 5 GAL / 150 / SIZE MATURITY 18" TALL X 30" WIDE
	BACCHARIS P. 'TWIN PEAKS' DWARF COYOTE BUSH / LOW 5 GAL / 145 / SIZE MATURITY 8-24" TALL X 6' WIDE
	CEANOTHUS MARIITIMUS MARITIME CEANOTHUS / LOW 5 GAL / 100 / SIZE MATURITY 1-3' TALL X 3-8' WIDE
	ERIGERON KARVINSKIANUS SANTA BARBARA DAISY / LOW 1 GAL / 50 / SIZE MATURITY 18" TALL X 3' WIDE
	ERIOGONUM U. VAR. AUREUM 'KANNAH CREEK' GOLDEN SUPHUR FLOWER BUCKWHEAT / LOW 1 GAL / 50 / SIZE MATURITY 12-24" TALL X 12-15" WIDE
	FESTUCA C. 'PHILS SILVER' CALIFORNIA FESCUE / LOW 1 GAL / 145 / SIZE MATURITY 2' TALL X 2' WIDE
	IRIS DOUGLASIANA DOUGLAS IRIS / LOW PLUGS / 45 / SIZE MATURITY 1' TALL X 6' WIDE
	LEYMUS C. 'CANYON PRINCE' CANYON PRINCE GIANT RYE / LOW 1 GAL / 95 / SIZE MATURITY 2-3' TALL X 3' WIDE
	MIMULUS 'JELLY BEAN ORANGE' JELLY BEAN ORANGE MONKEY FLOWER / LOW 1 GAL / 85 / SIZE MATURITY 1-2' TALL X 1-2' WIDE
	MUHLENBERGIA RIGENS DEER GRASS / LOW 1 GAL / 65 / SIZE MATURITY 3' TALL X 3' WIDE
	MYRICA CALIFORNICA PACIFIC WAX MYRTLE / MOD 1 GAL / 95 / SIZE MATURITY 10+" TALL X 10+" WIDE
	PENSTEMON SPECTABILIS SHOWY PENSTEMON 1 GAL / 100 / SIZE MATURITY 18" TALL X 18" WIDE
	RHAMNUS C. 'LEATHERLEAF' CALIFORNIA COFFEEBERRY / LOW 5 GAL /150 / SIZE MATURITY 5-6" TALL X 5-6' WIDE
	SALVIA LEUCOPHYLLA PURPLE SAGE / LOW 1 GAL / 100 / SIZE MATURITY 3' TALL X 3' WIDE
	WESTRINGIA F. 'MUNDI' LOW COAST ROSEMARY / LOW 1 GAL / 100 / SIZE MATURITY 1-2' TALL X 4-6' WIDE

C:\USERS\SUSAN.E.McEOWEN\DRAWINGS\2019\PROJECTS\2019-10-2 SANTA ROSA - INT.LANDSCAPE\2019-12-9 SANTA ROSA LANDSCAPE PLANNING 12/29/2019 8:13 AM

THE OFFICE OF
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SANTA ROSA APARTMENTS

Project. *



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12.9.2019 LP-2

Date

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