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City of Santa Rosa
Planning & Economic
Development Department
Dec 14, 2020
RECEIVED



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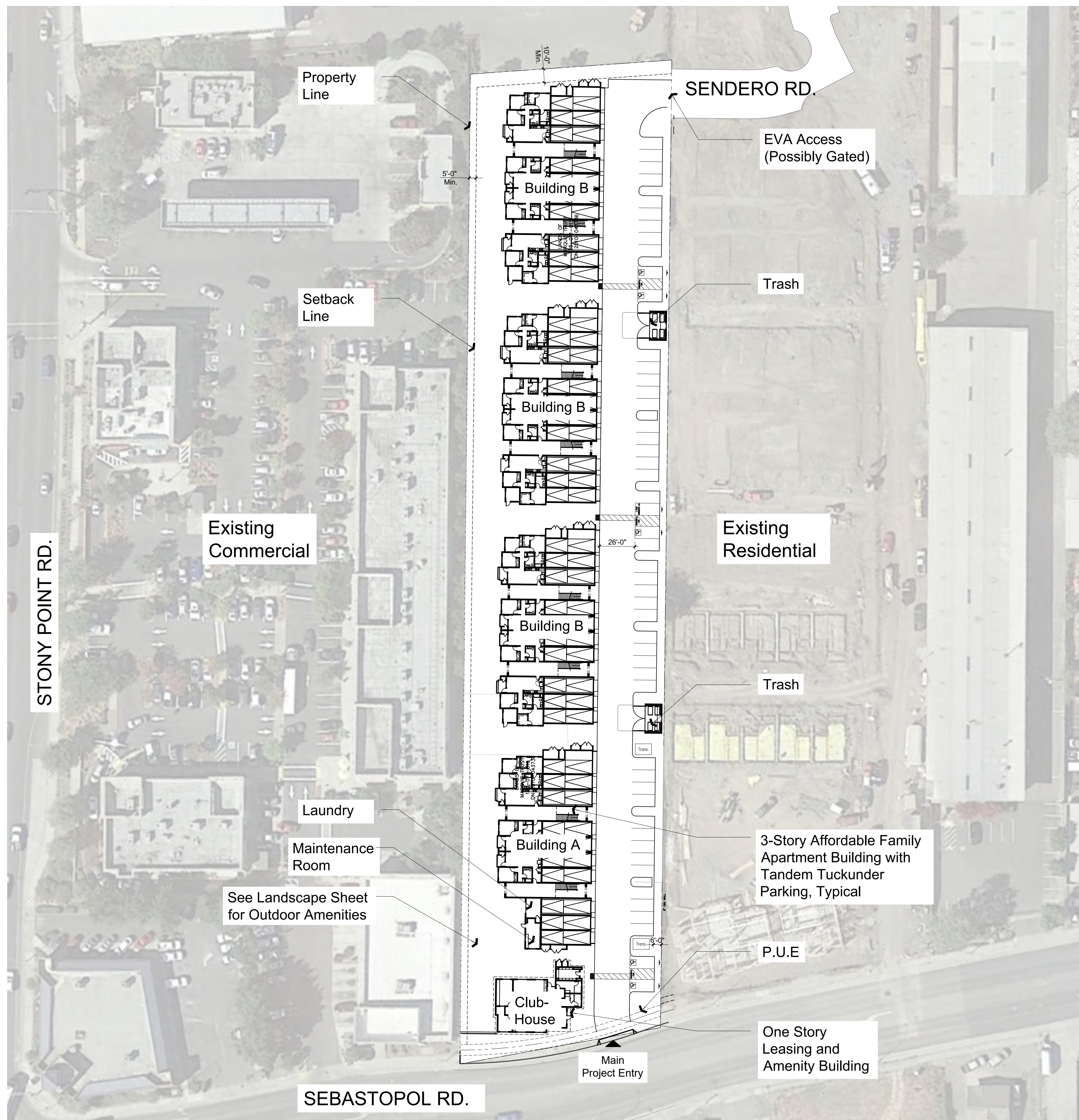
MILESTONE HOUSING GROUP
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Los Gatos, CA 95030

ACME FAMILY APARTMENTS
SANTA ROSA, CALIFORNIA # 2019-0375

CONCEPT DESIGN
NOVEMBER 23, 2020

COVER SHEET
SHEET INDEX

A0.0



Project Summary

Site Summary

Site Area:	±2.43 gross acres
Density	±31.69 du/acre
Dwelling Units	±77 du
Zone	General Commercial

Unit Summary

1Bd	(31%)	=24 units
2Bd	(34%)	=26 units
3Bd	(35%)	=27 units
Total		±77 units

Parking Required (Per State Density Bonus)

1Bd	24	x 1 =	24
2Bd	26	x 2 =	52
3Bd	27	x 2 =	54
Total			130 Spaces

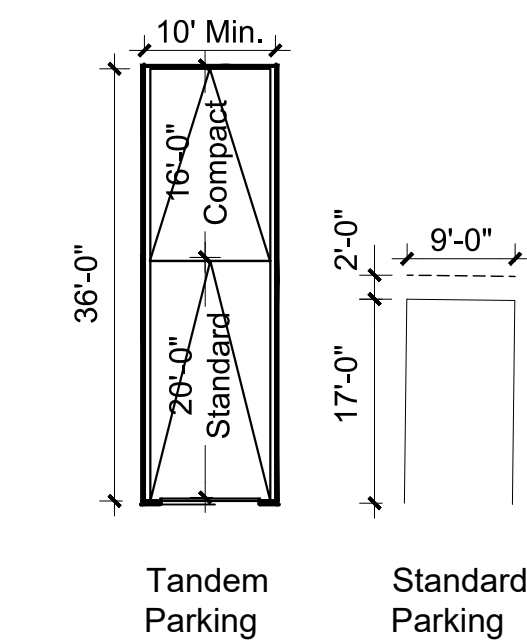
Parking Provided

Tandem Garage Parking:	80 Spaces*
<u>Open Parking:</u>	<u>50 Spaces</u>
Total Parking Provided:	130 Spaces (1.68 spaces/unit)

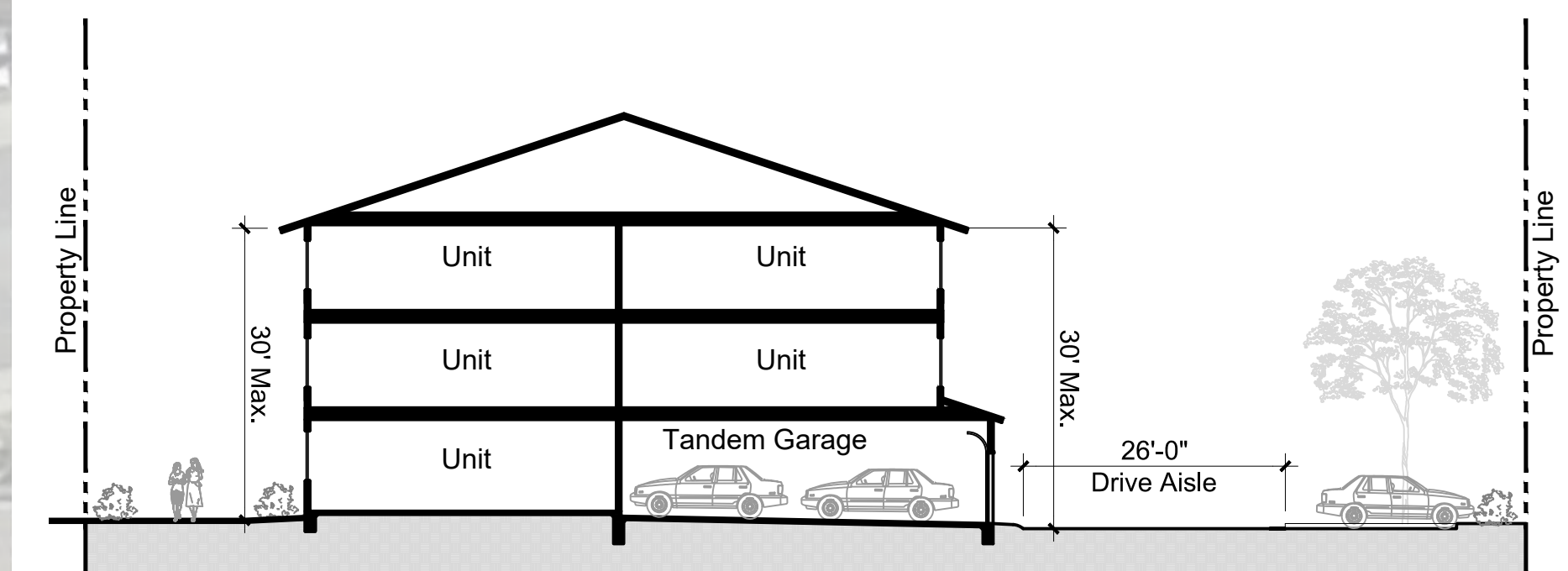
Note: * ±40 Compact Garage Spaces (30% of total)

Laundry Summary

Required: 1 Washer and 1 Dryer for every 10 units
 Provided: 77 Units = 8 minimum washers and dryers



Typical Parking Spaces | Scale $\frac{1}{16}"=1'-0"$



Typical Cross Section | Scale $\frac{1}{16}"=1'-0"$

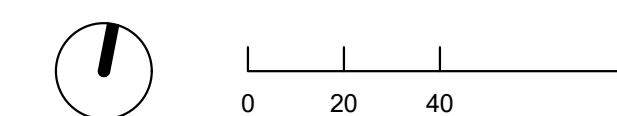


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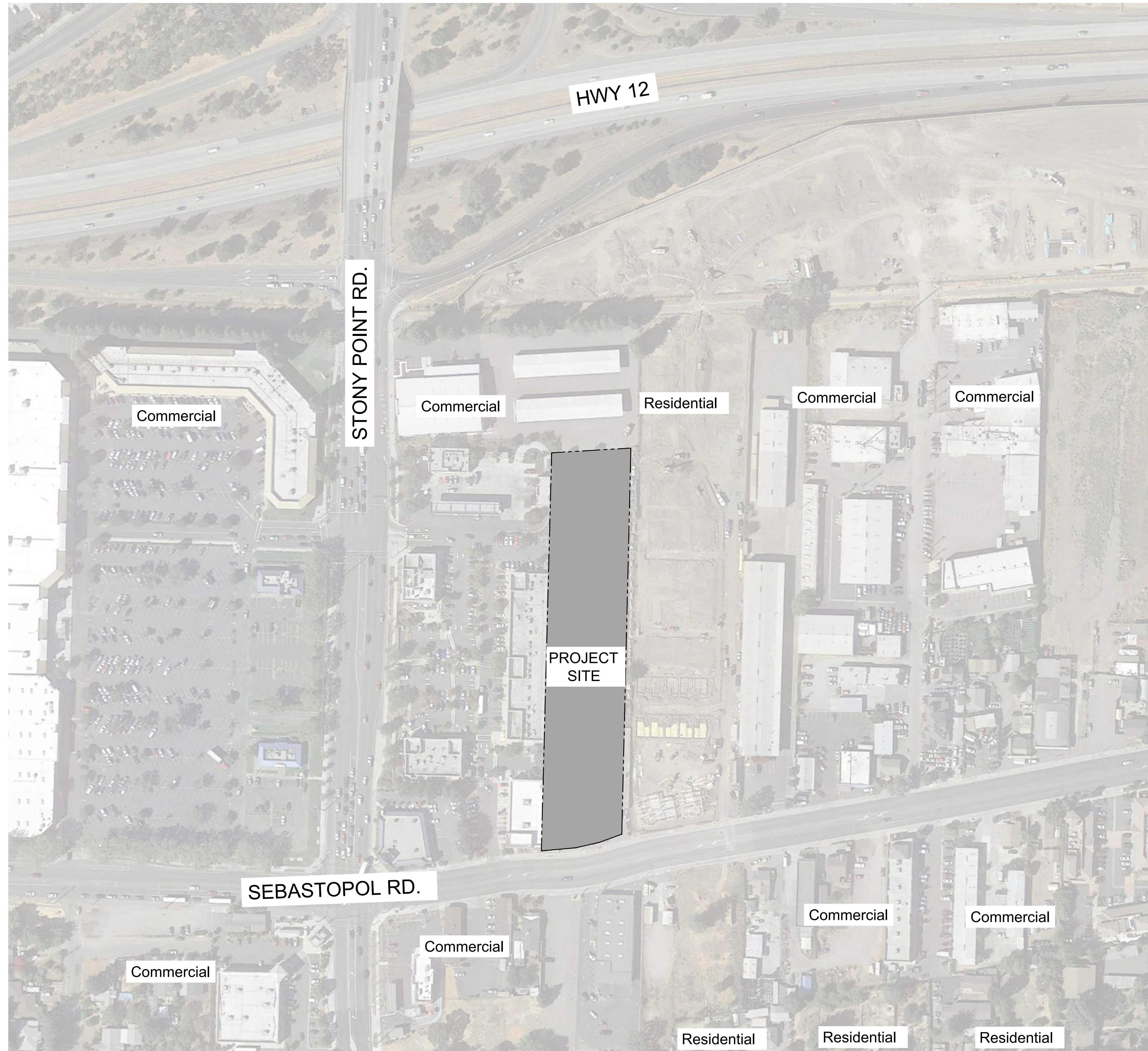
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SITE PLAN

DENSITY STUDY

A1.0

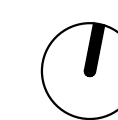


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CONTEXT MAP
SITE ANALYSIS DIAGRAM

A1.1



1



2



3



4



5



6



7



8



9



10

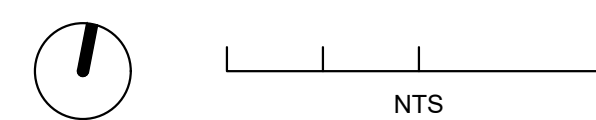


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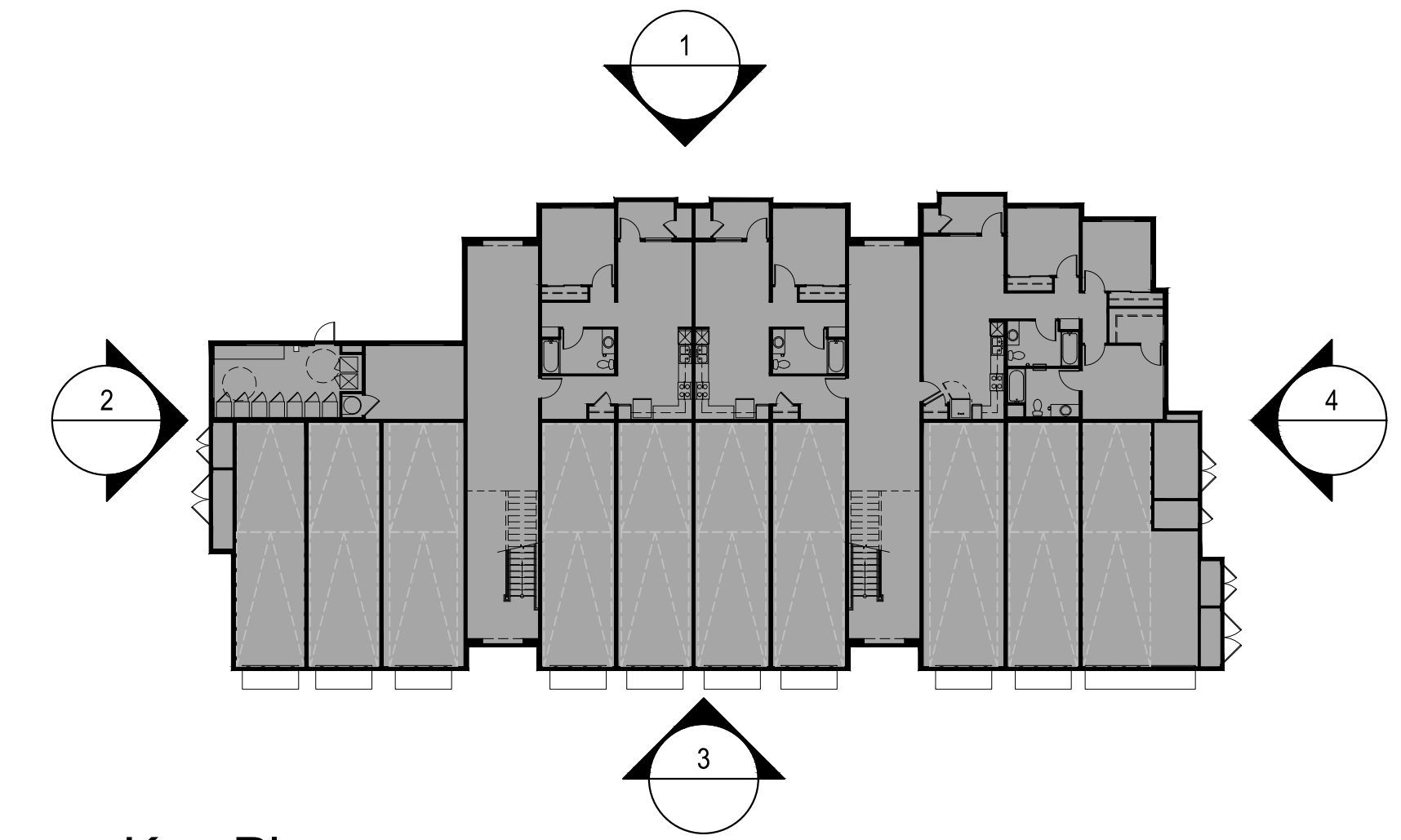


SITE PHOTOGRAPHS

A1.2



1. Front Elevation



Key Plan
N.T.S.

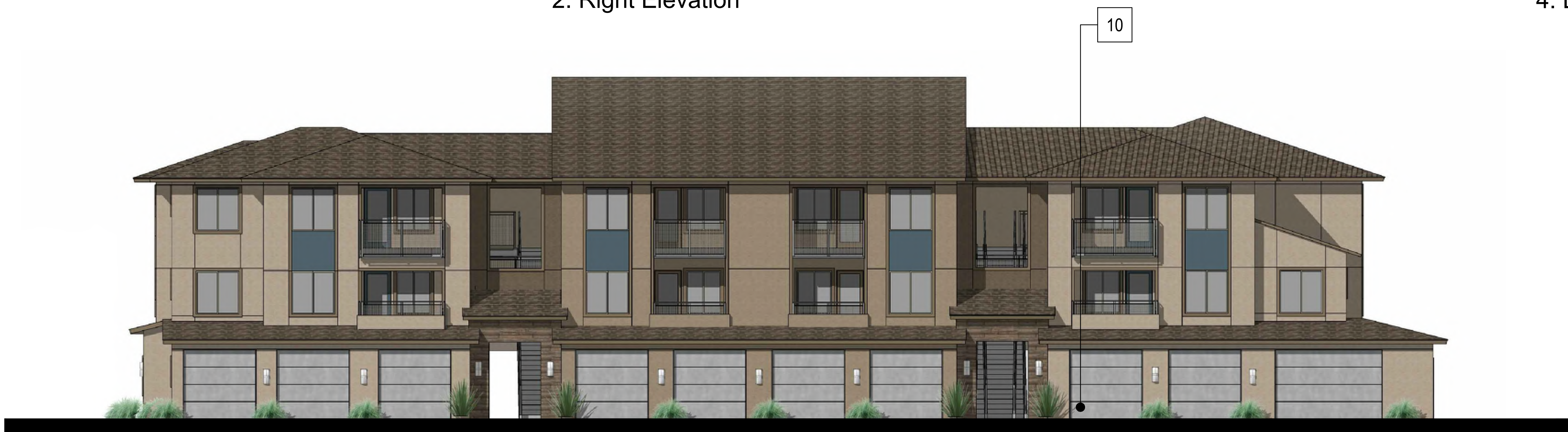


2. Right Elevation



4. Left Elevation

- Material Legend**
1. Stucco
 2. Stucco (Accent)
 3. Stone Veneer
 4. Door
 5. Trim
 6. Window
 7. Metal Railing
 8. Roof Tile
 9. Light Fixture
 10. Sectional Garage Door



3. Rear Elevation

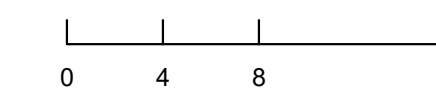


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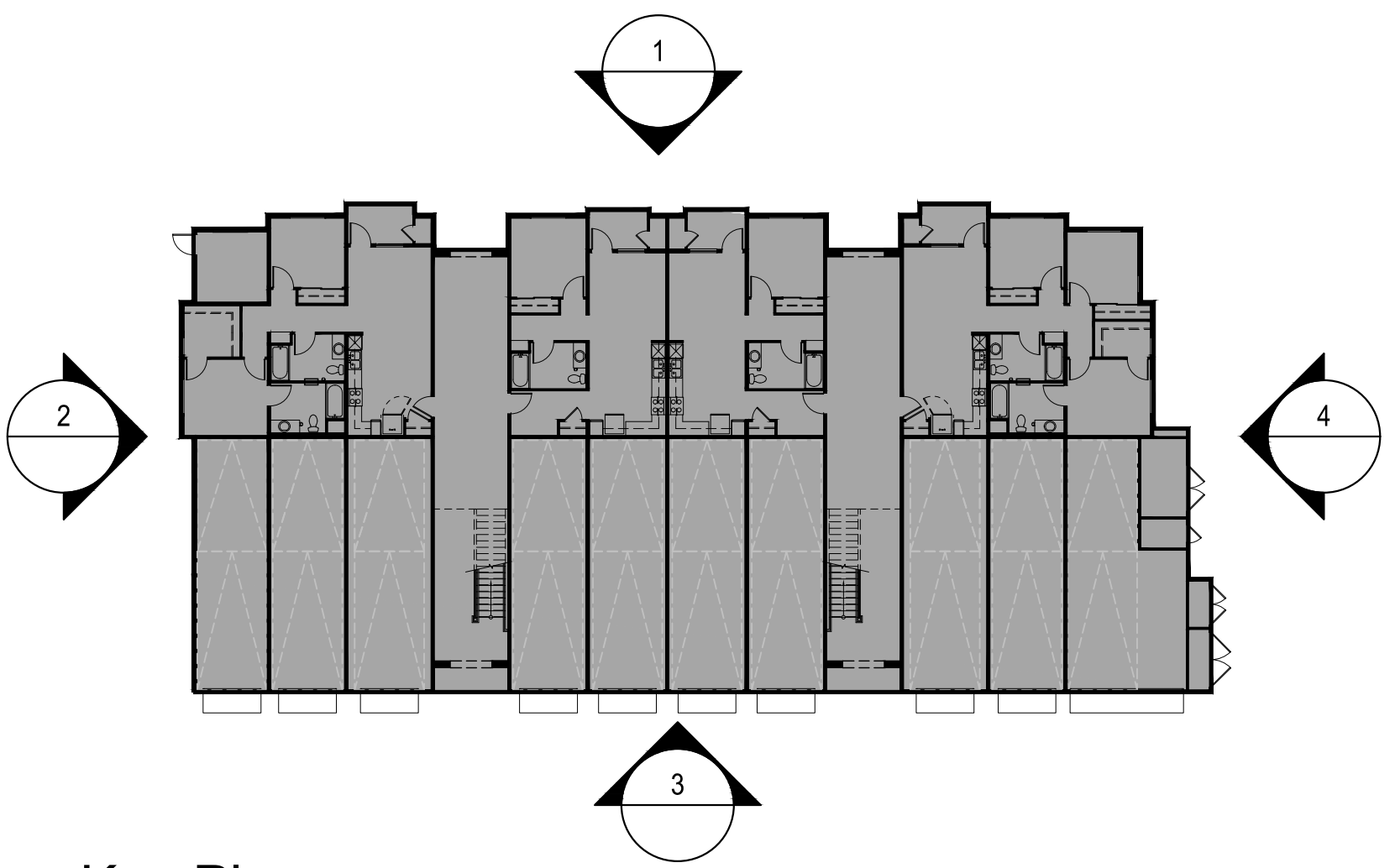


ELEVATIONS
BUILDING A

A2.0



1. Front Elevation



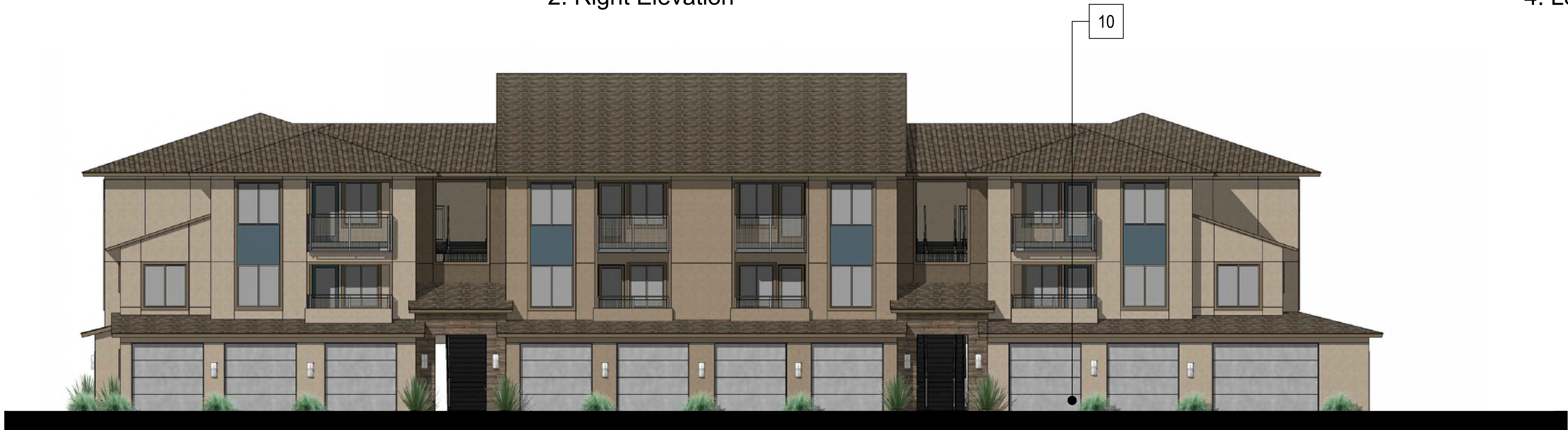
Key Plan
N.T.S.



2. Right Elevation



4. Left Elevation



3. Rear Elevation

- Material Legend**
- 1. Stucco
 - 2. Stucco (Accent)
 - 3. Stone Veneer
 - 4. Door
 - 5. Trim
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 - 7. Metal Railing
 - 8. Roof Tile
 - 9. Light Fixture
 - 10. Sectional Garage Door

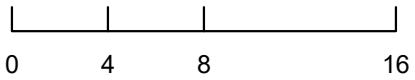


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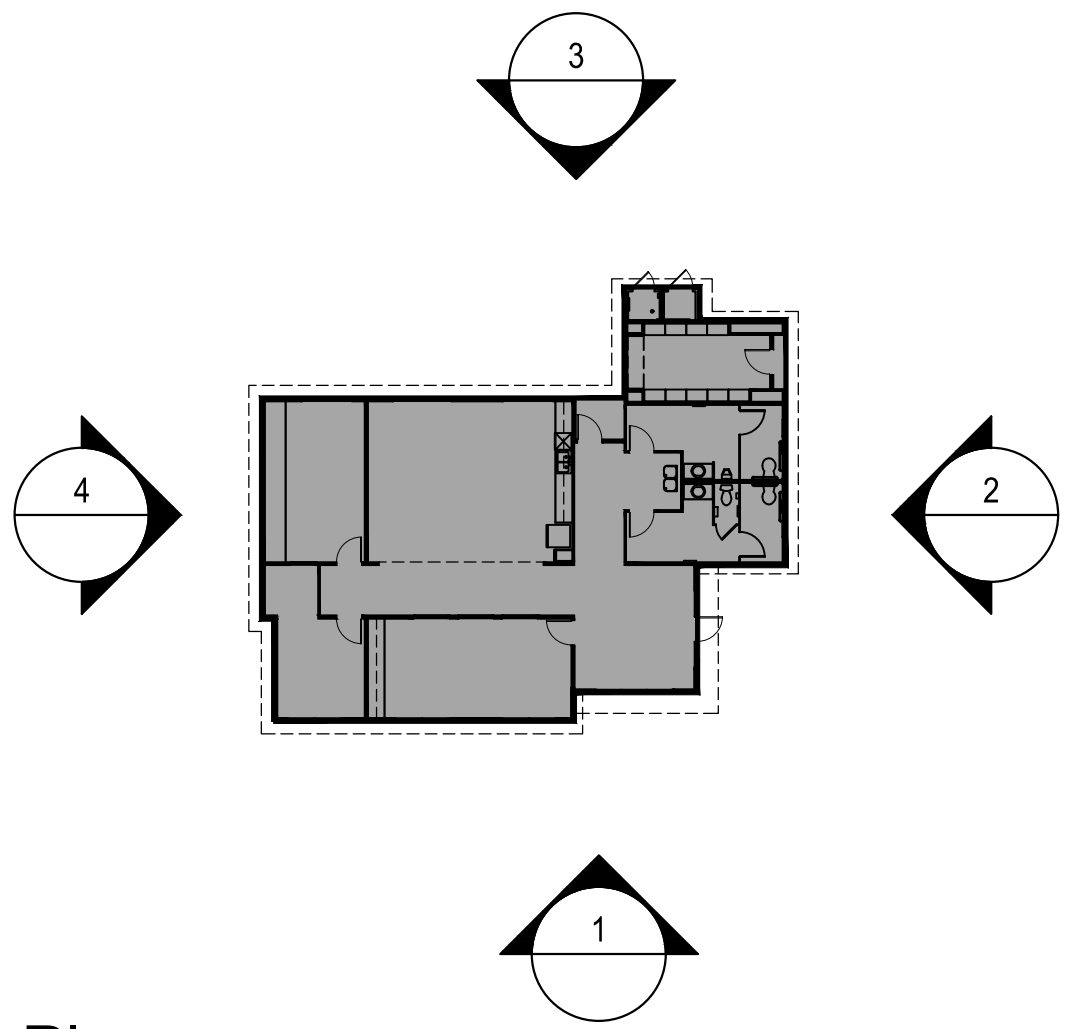


ELEVATIONS
BUILDING B

A2.1



1. Front Elevation



Key Plan
N.T.S.



2. Right Elevation



4. Left Elevation



3. Rear Elevation

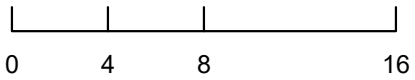


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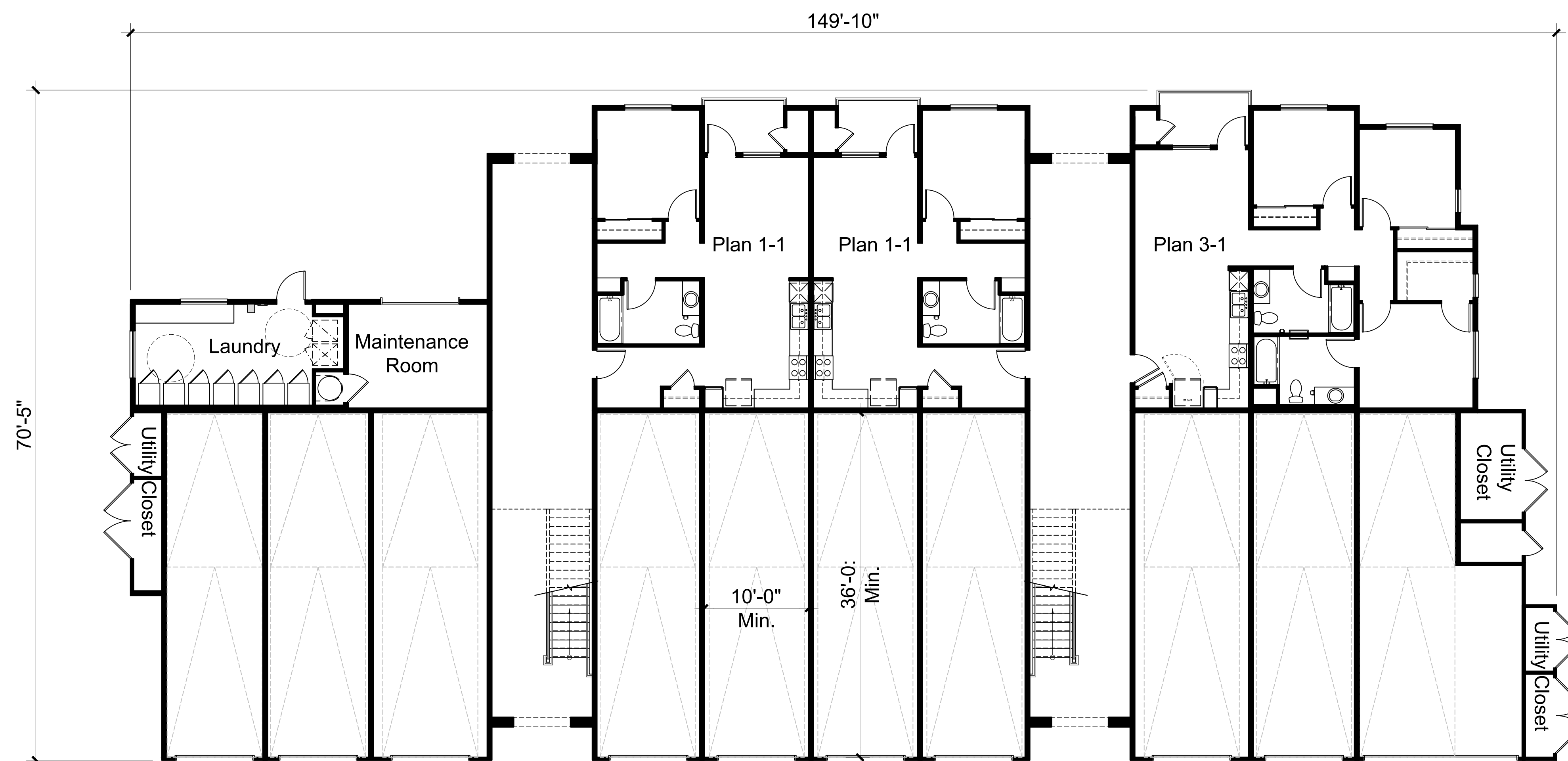
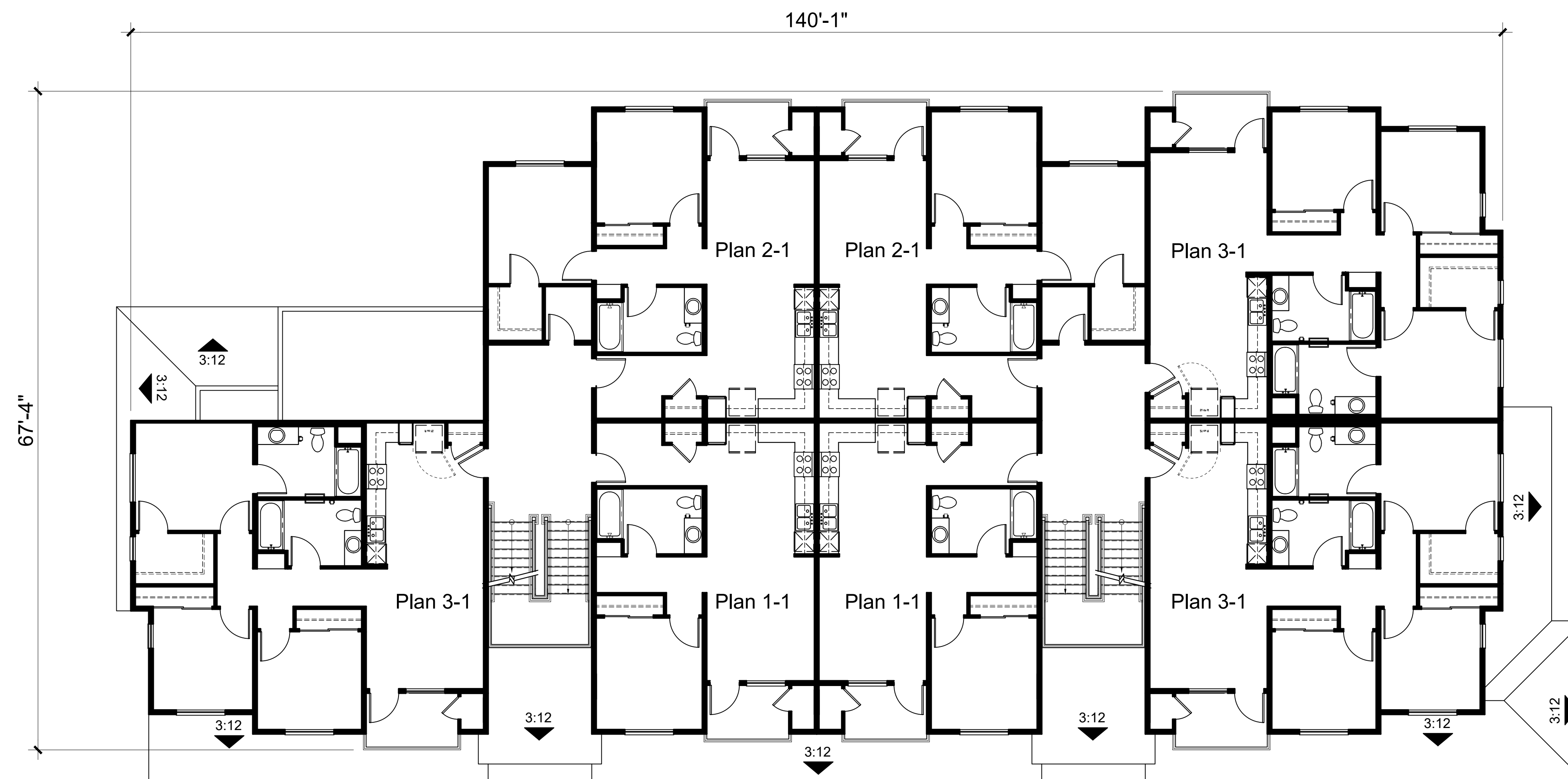
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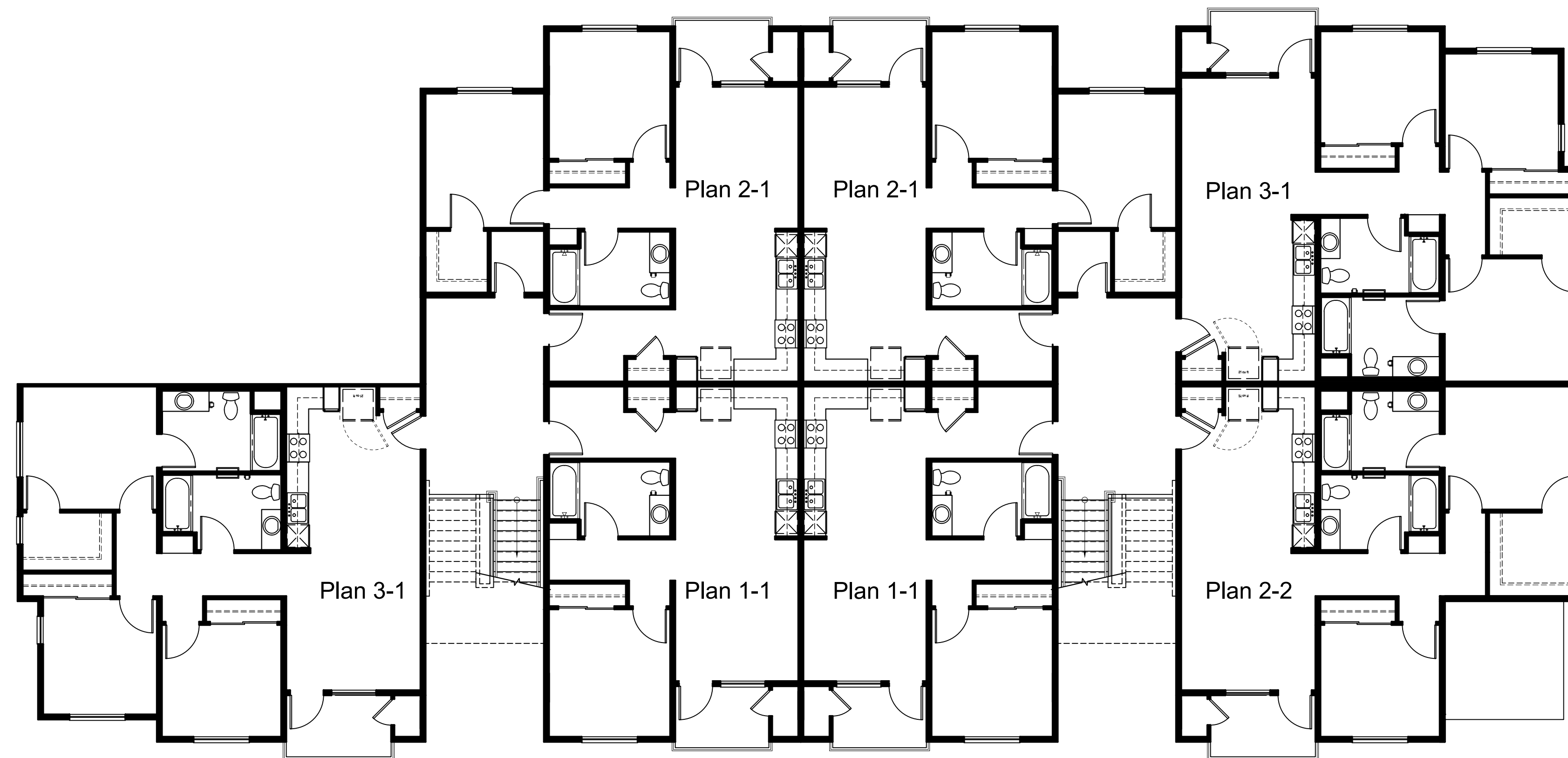
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ELEVATIONS
RECREATION BUILDING

A2.2





Level 3

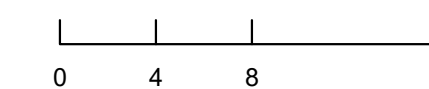


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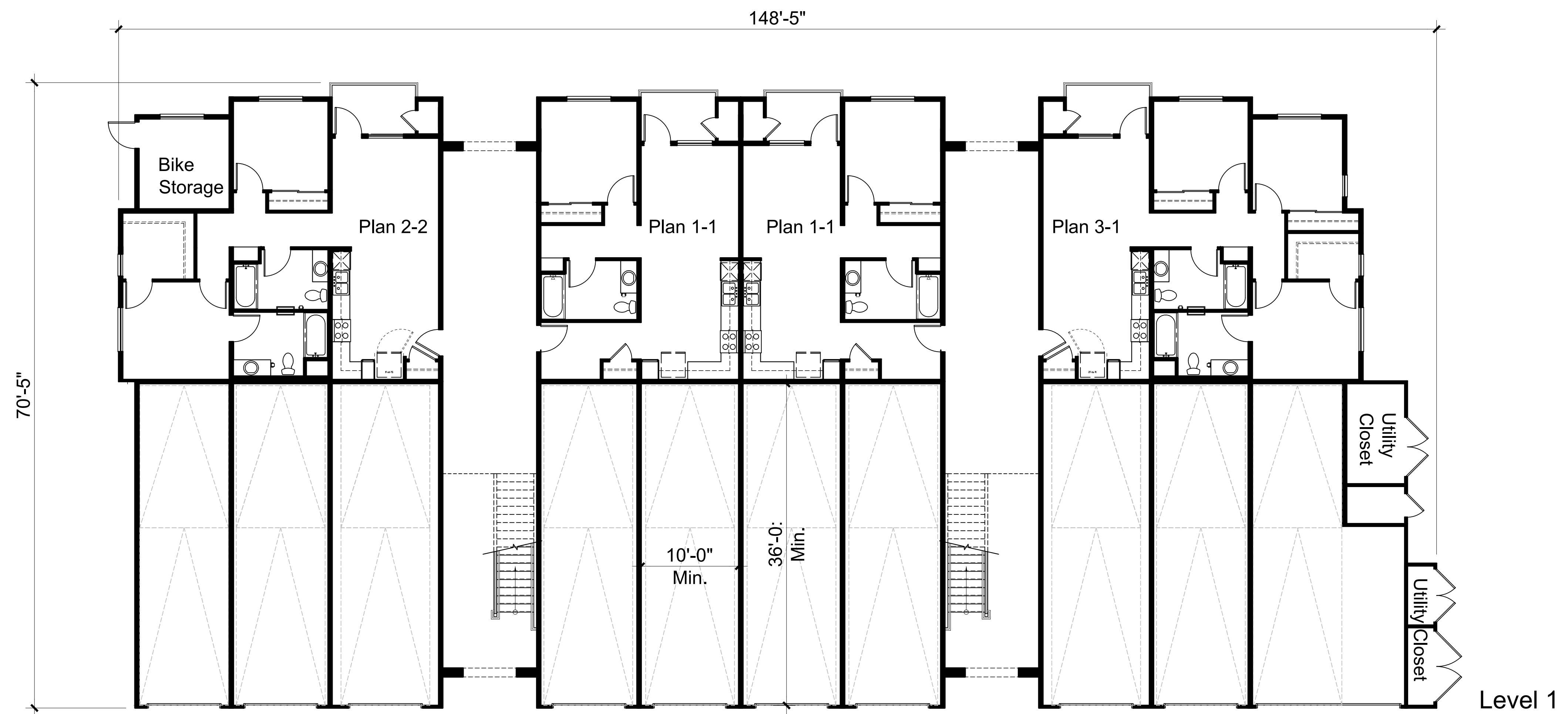
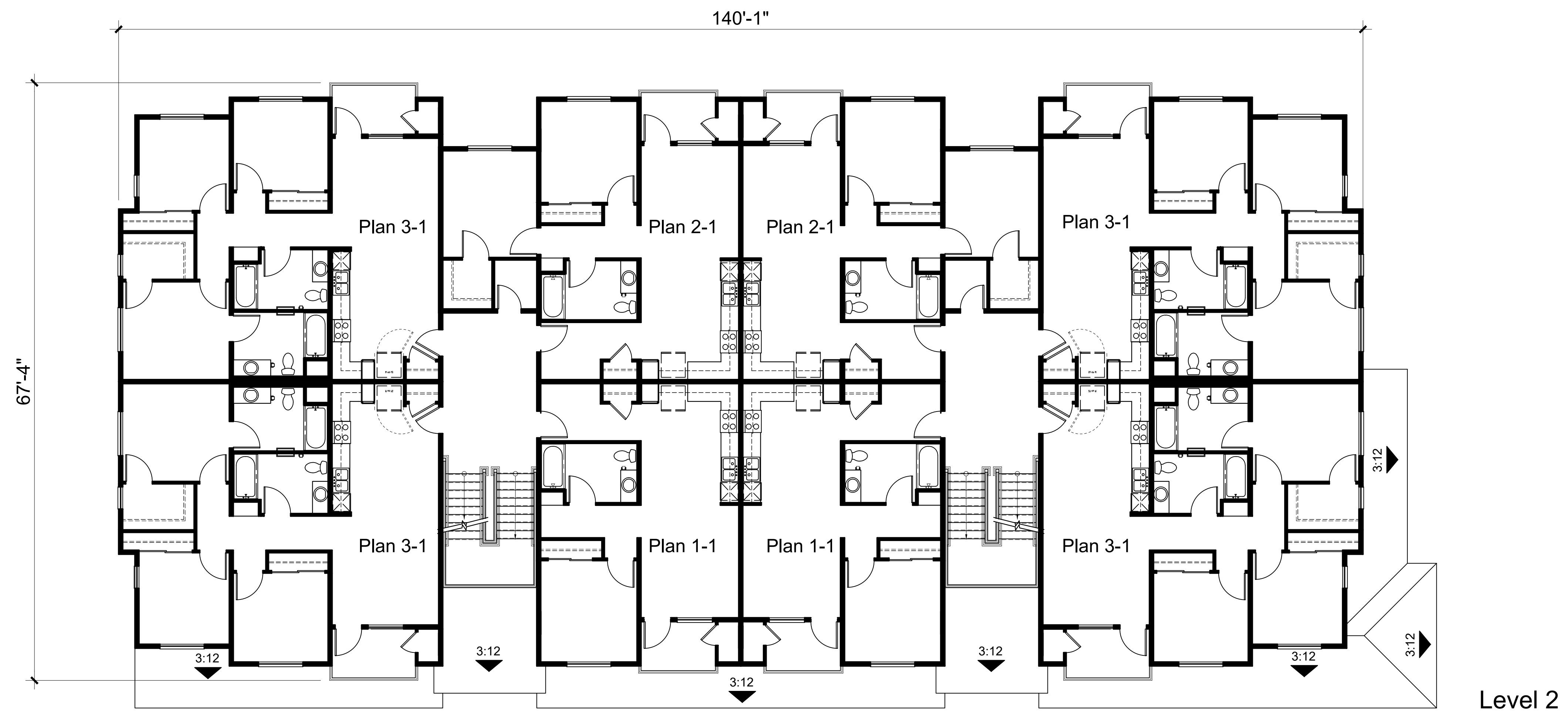
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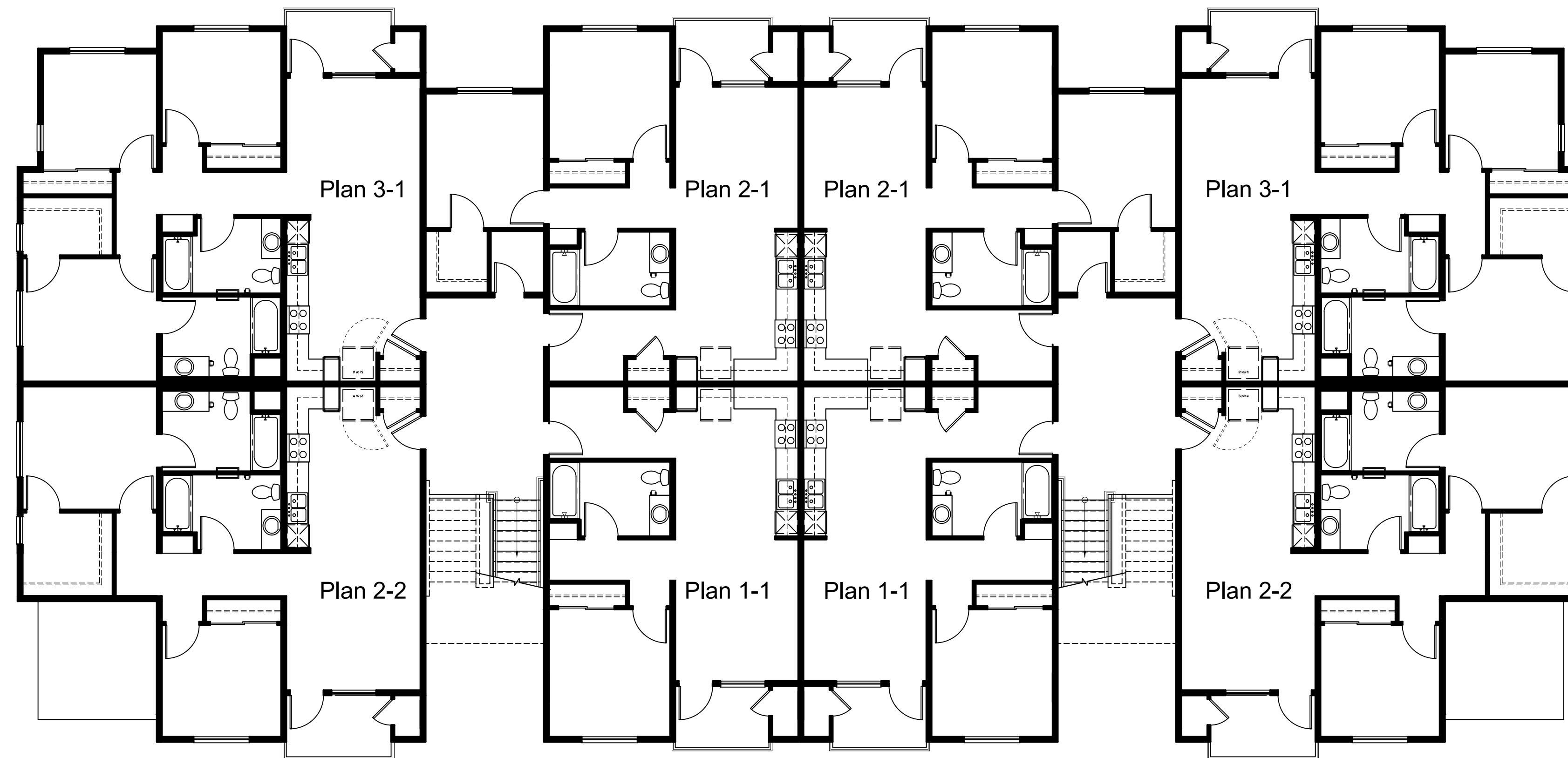
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BUILDING PLANS
BUILDING A

A3.1





Level 3

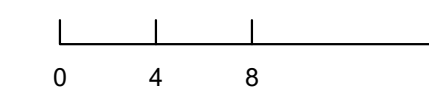


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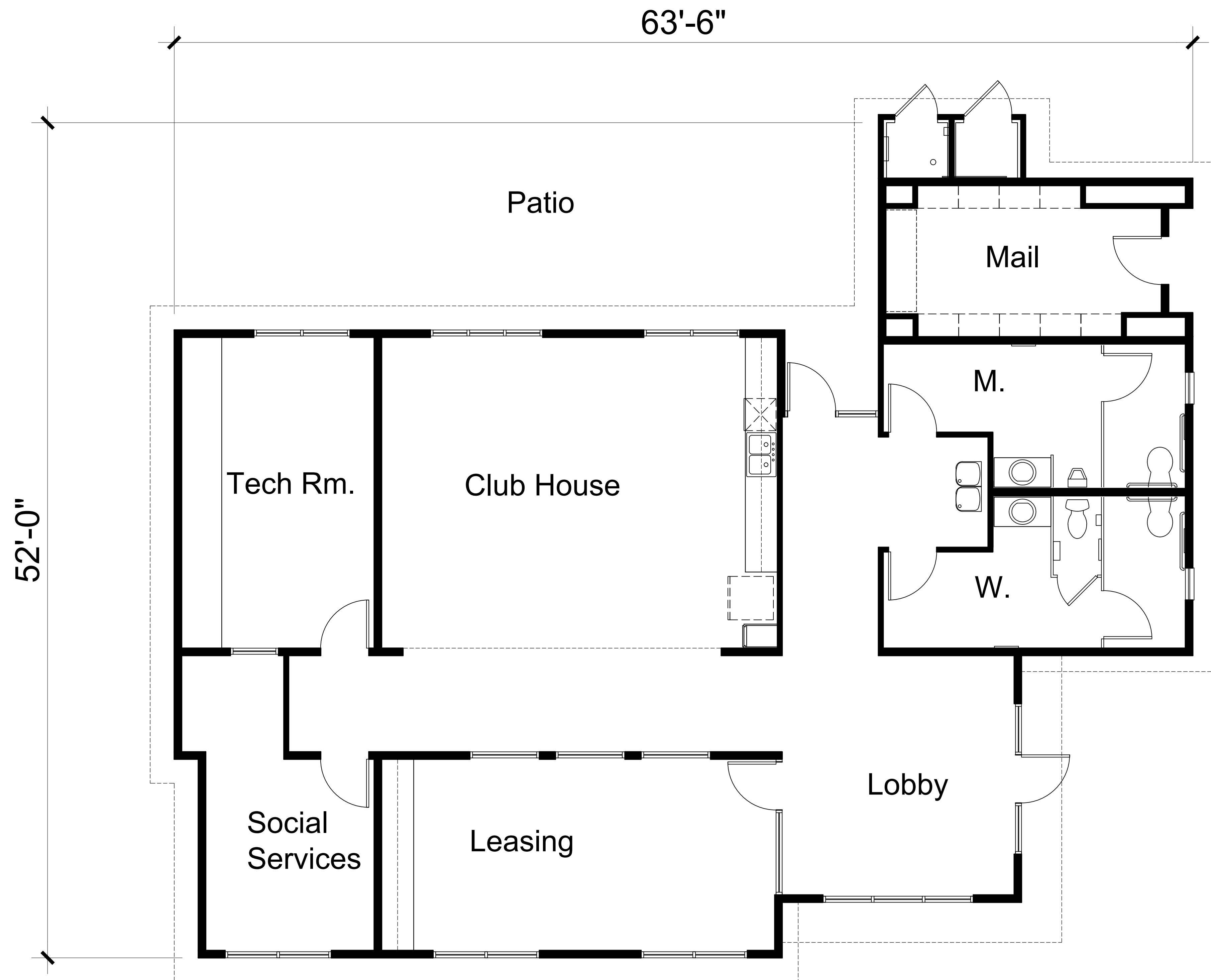
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BUILDING PLANS
BUILDING B

A3.3



Level 1

Area: ± 2,591 Gross S.F.

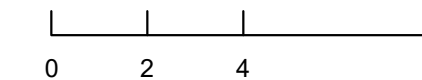


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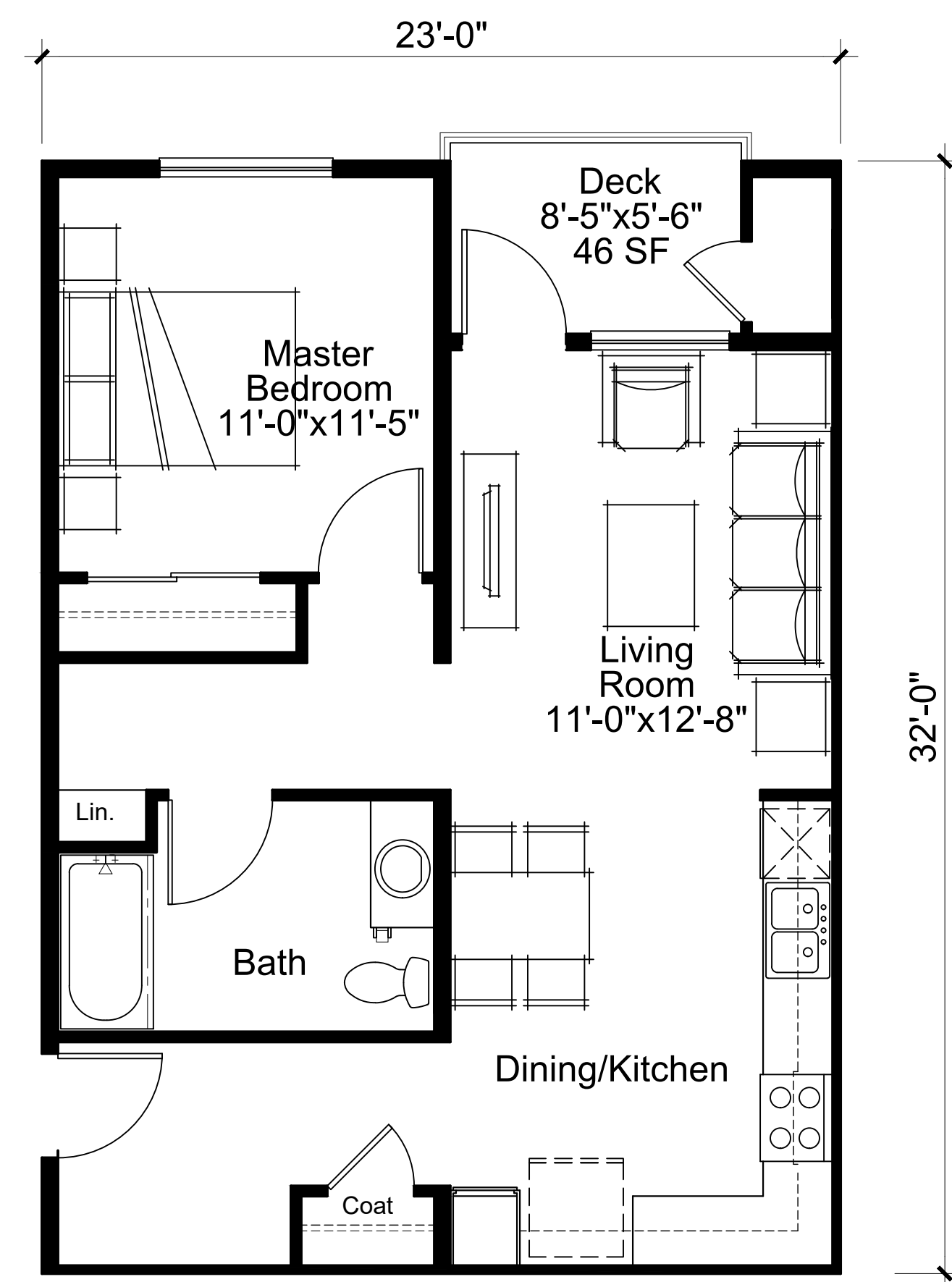
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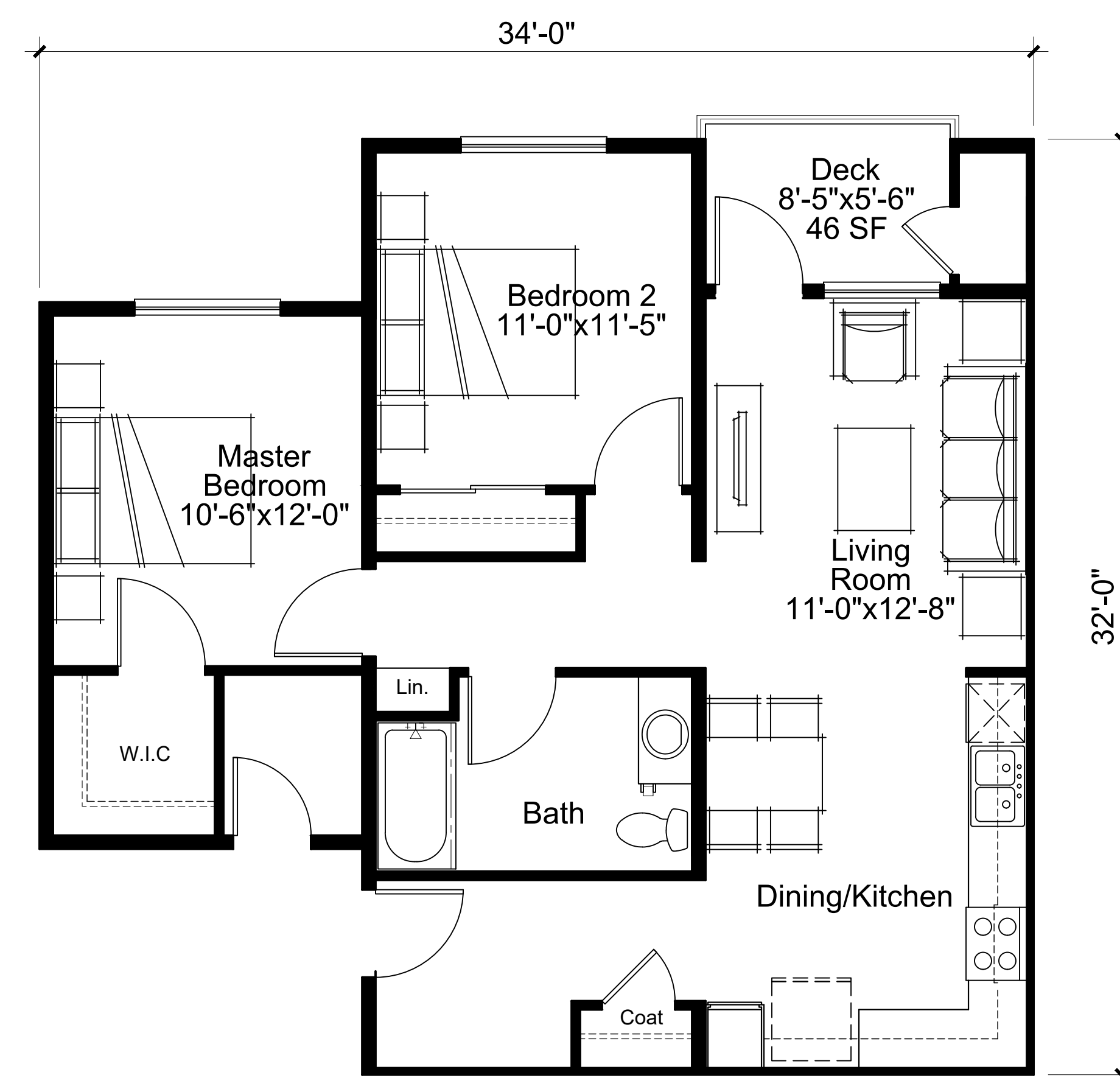


BUILDING PLAN
LEASING/ AMENITY BUILDING

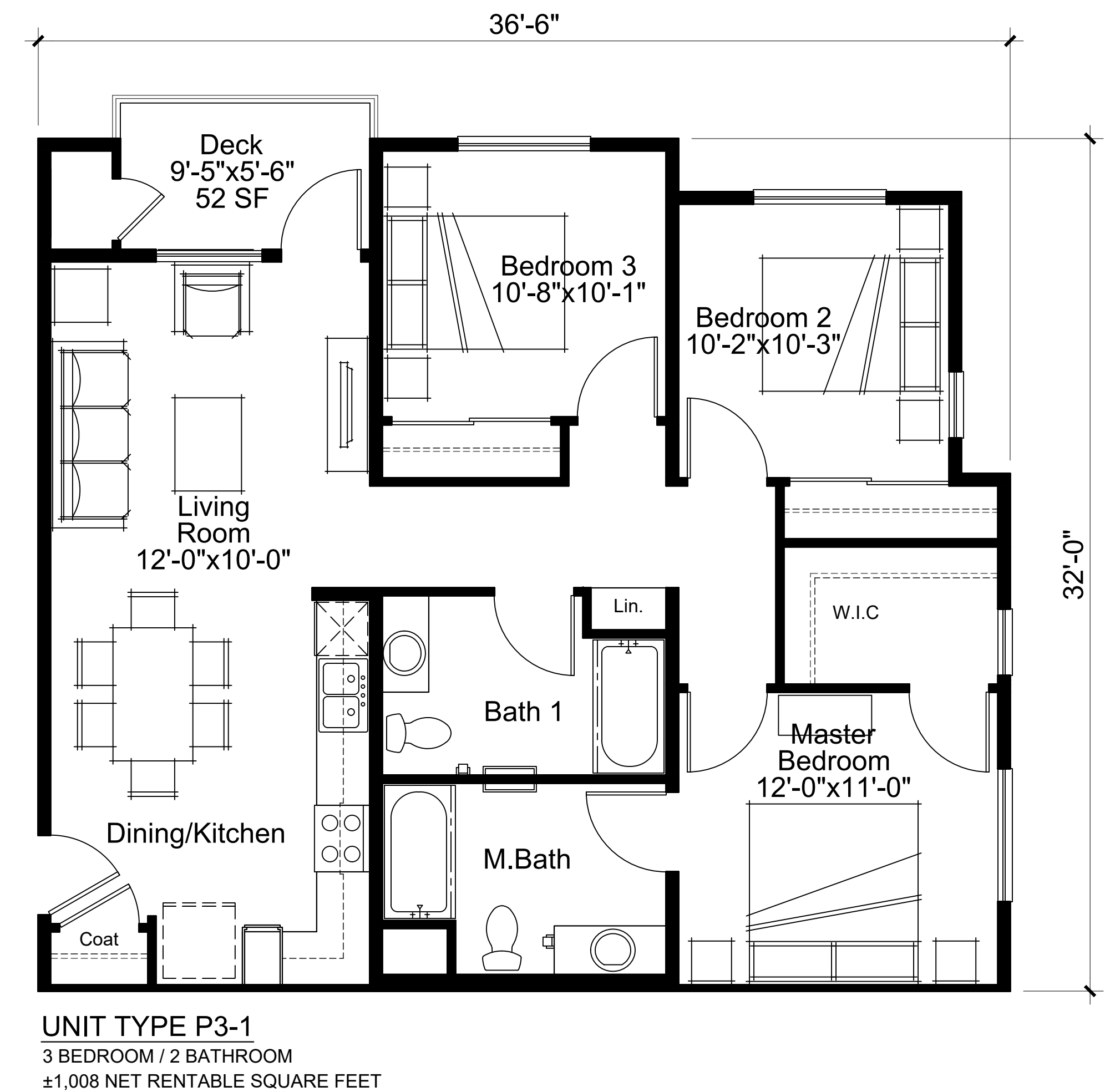
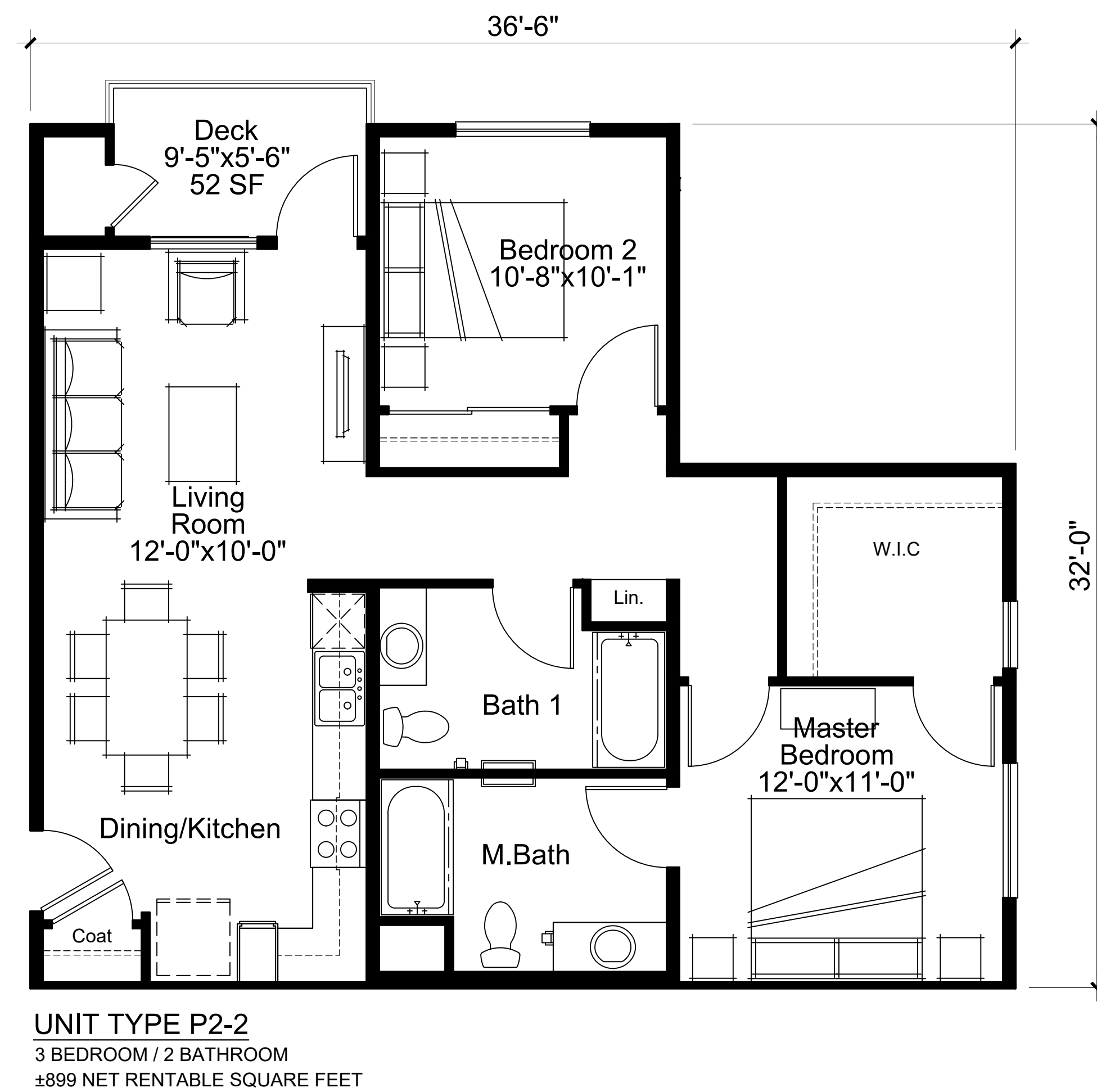
A3.4



UNIT TYPE P1-1
1 BEDROOM / 1 BATHROOM
±641 NET RENTABLE SQUARE FEET



UNIT TYPE P2-1
2 BEDROOM / 2 BATHROOM
±806 NET RENTABLE SQUARE FEET



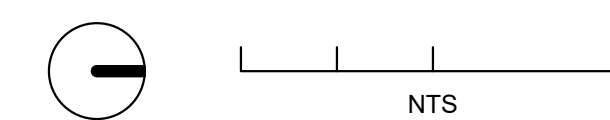


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PERSPECTIVE
AERIAL VIEW OF PROJECT

A6.0

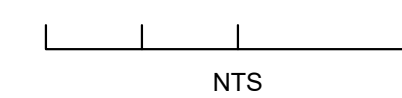
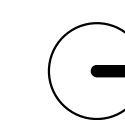


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PERSPECTIVE
VIEW OF 3-STORY WALK-UP

A6.1

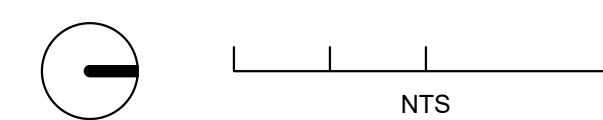


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PERSPECTIVE
VIEW OF PROJECT ENTRY

A6.2





PEDESTRIAN CONNECTIONS TO JOE RODOTA TRAIL

EXISTING MASONRY WALL

TRASH ENCLOSURE



MATCHLINE - SEE SHEET L.2

FENCE

STORMWATER
FILTRATION

EXERCISE STATION
• (4) total

RETAIL