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- LANDSCAPE
- CONCEPTUAL LANDSCAPE PLAN



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Integrity Housing
P.O. Box 52078
Irvine, CA 92619-2078

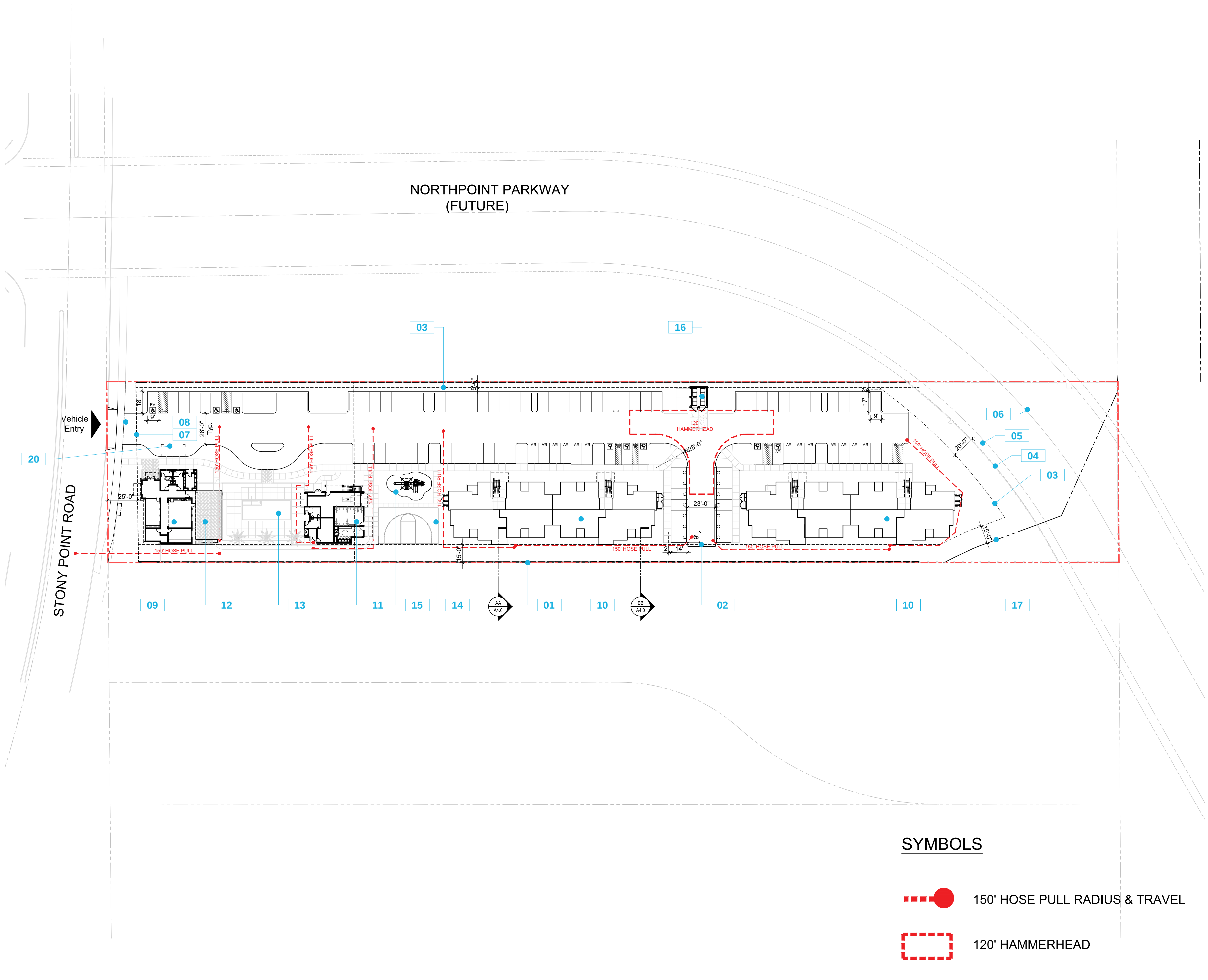


STONY POINT AFFORDABLE
SANTA ROSA, CA # 20200477

MINOR DESIGN REVIEW
MARCH 09, 2021

COVER SHEET
SHEET INDEX

A0.0



PROJECT DATA

Project Address:	Stony Point Road, Santa Rosa, CA 95407
Gross Site Area	2.5 AC (Excludes Easements and NPP RW)
Dwelling Units	50 DU
Density	20.0 DU / AC

Unit Plan	Unit Type	Total	Percent
1 Bedroom	1bd/1ba	12	24%
2 Bedroom	2bd/1ba	24	48%
3 Bedroom	3bd/2ba	14	28%
Totals		50	100%

Leasing/Resident Services	±2,300 sf
Pool Equipment/Restrooms/Laundry/Maint.	±1,900 sf

Parking Summary

Parking Type	Provided Parking
Open Spaces	60
Open Compact Spaces	14
EV Future Spaces	14
Total Provided	88* (1.76 spaces per unit)

(*Note: Excludes parking in front of Leasing/Residential Services)

Parking Required
(Per State Density Bonus: California Government Section 65915)

Unit Type	Req'd Ratio	Req'd Parking
1 Bedroom	1 sp/ DU	12
2 Bedroom	2 sp/DU	48
3 Bedroom	2 sp/DU	28
Total Required		88 (1.76 spaces per unit)

Laundry Summary

Required
1 Washer/Dryer per 10 DU Minimum Required
50 units x 10% = 5 Washer/Dryer Units Required
Provided
5 Washer/Dryers in Laundry Room

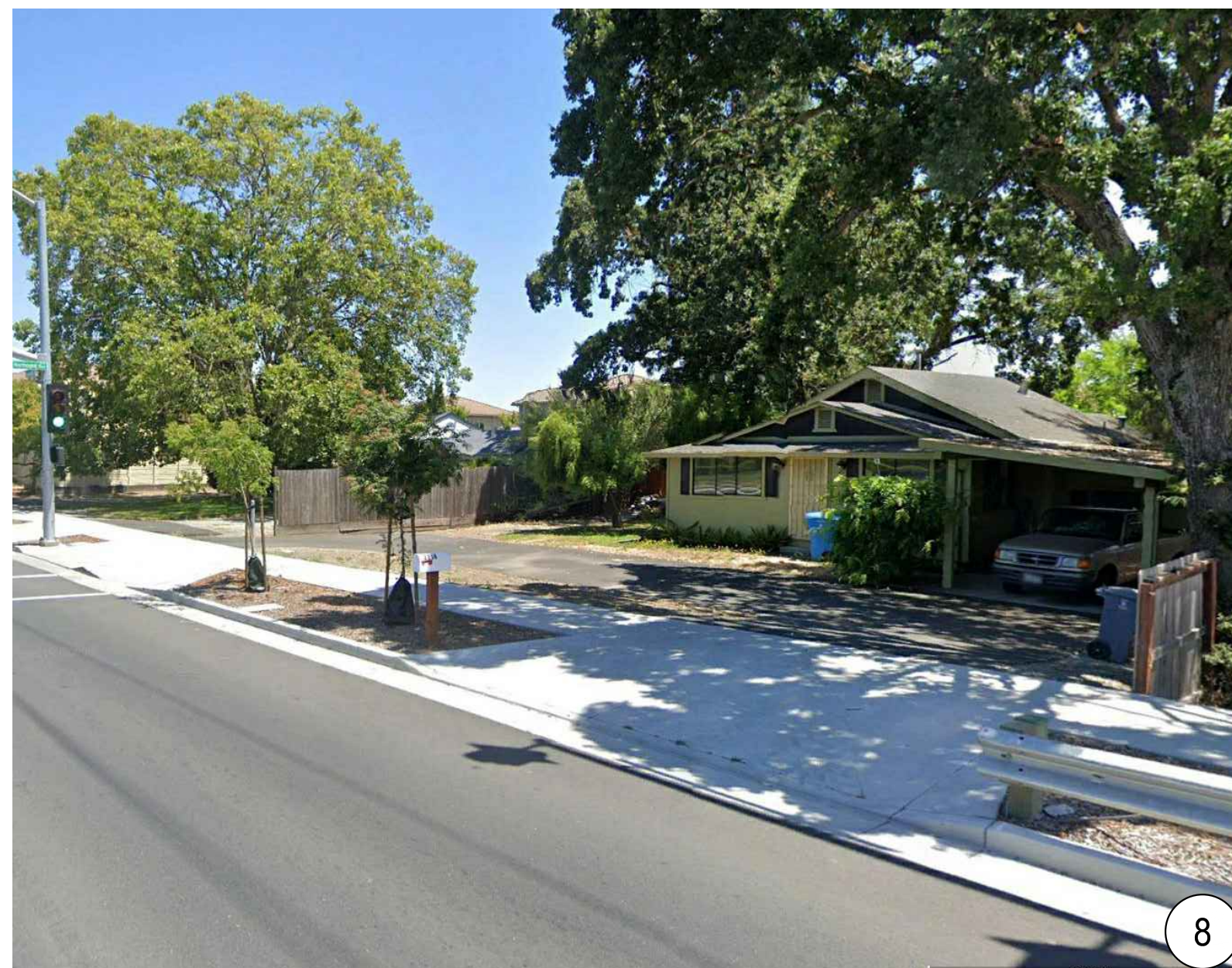
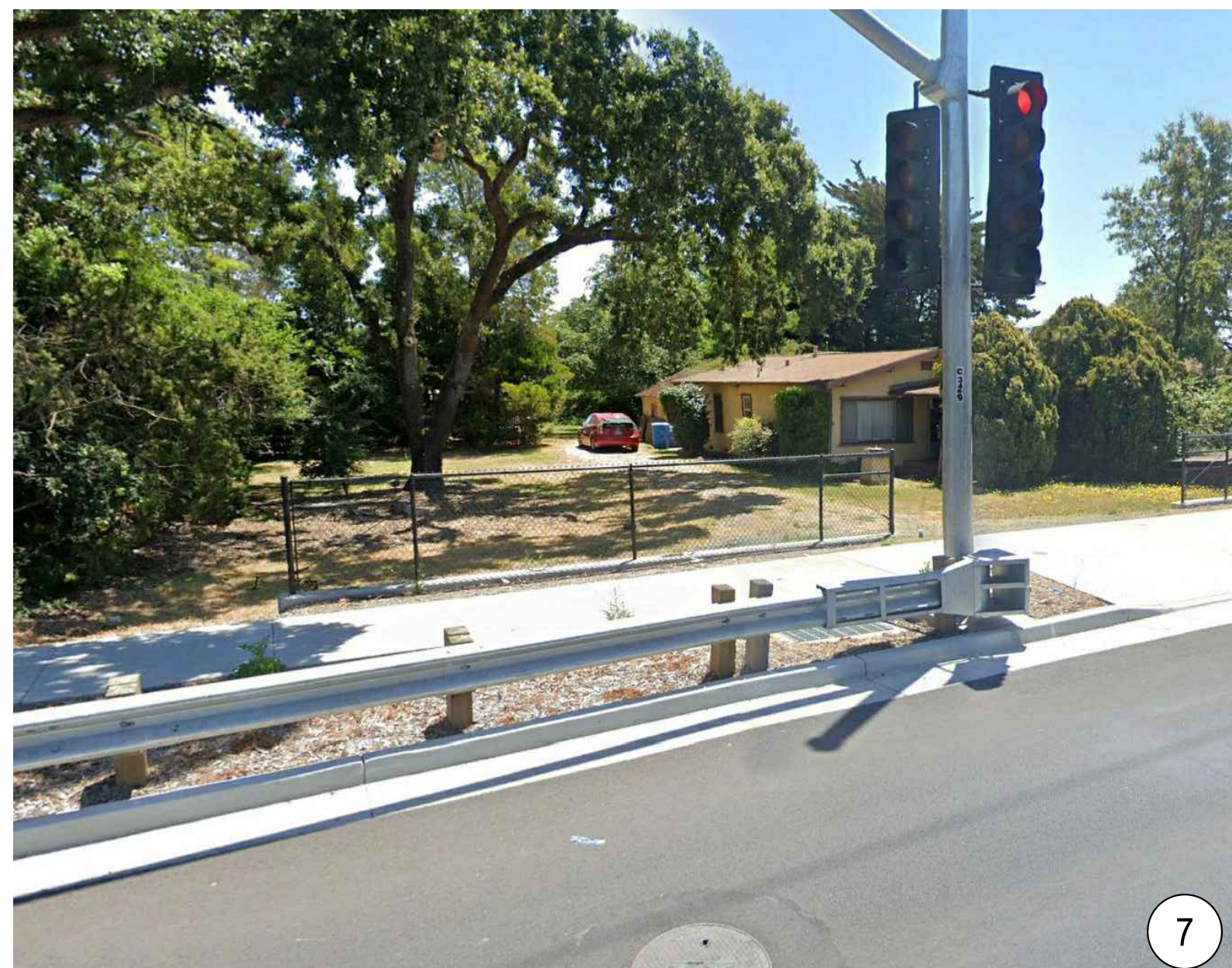
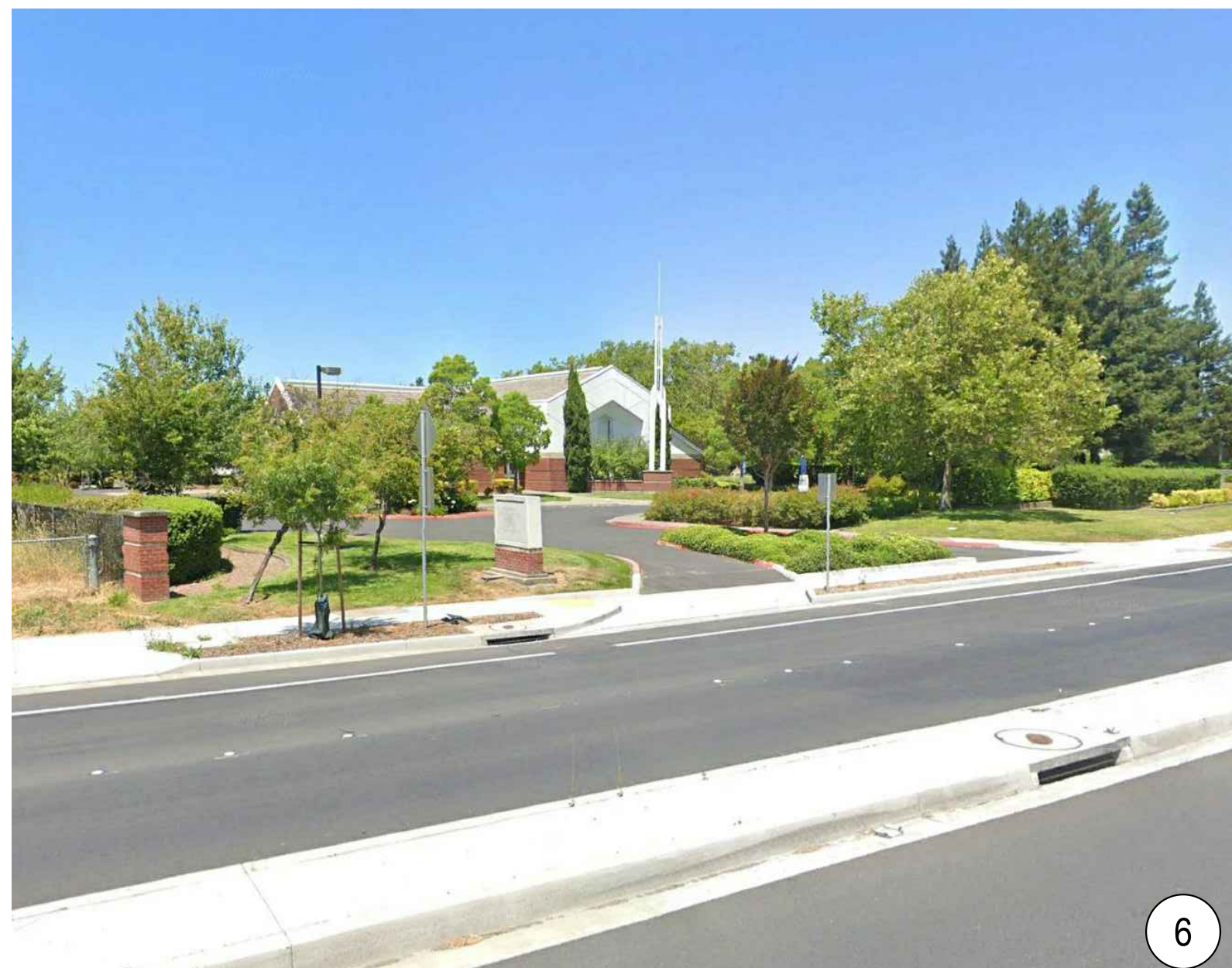
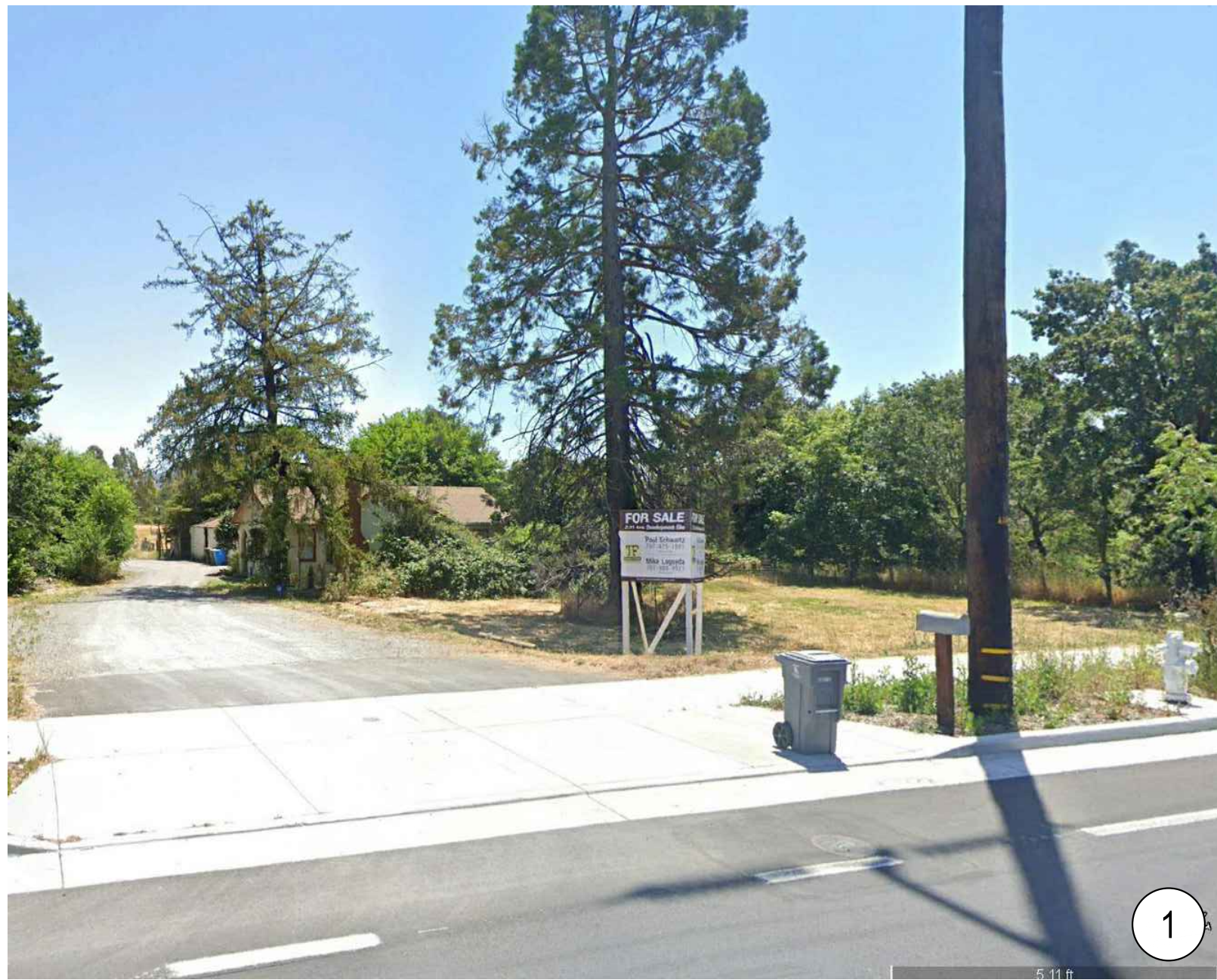
CALLOUT LEGEND

- 01 Property Line
- 02 Creek Setback
- 03 Setback
- 04 Easement
- 05 Sidewalk
- 06 Street Centerline
- 07 Easement (PG&E)
- 08 Easement (CSR)
- 09 Leasing/Residential Services Building C (1-story)
- 10 Building A (3-story; 24 plex)
- 11 Building 'B' (Pool Restrooms & Equipment/Laundry/Bike Room) with (2) Residential Units Above (2-story)
- 12 Patio
- 13 Pool
- 14 Sport Court
- 15 Tot Lot
- 16 Trash Enclosure
- 17 NPP RW
- 18 Call Box/Gate Access
- 19 Vehicular Gate
- 20 USPS Space

SYMBOLS

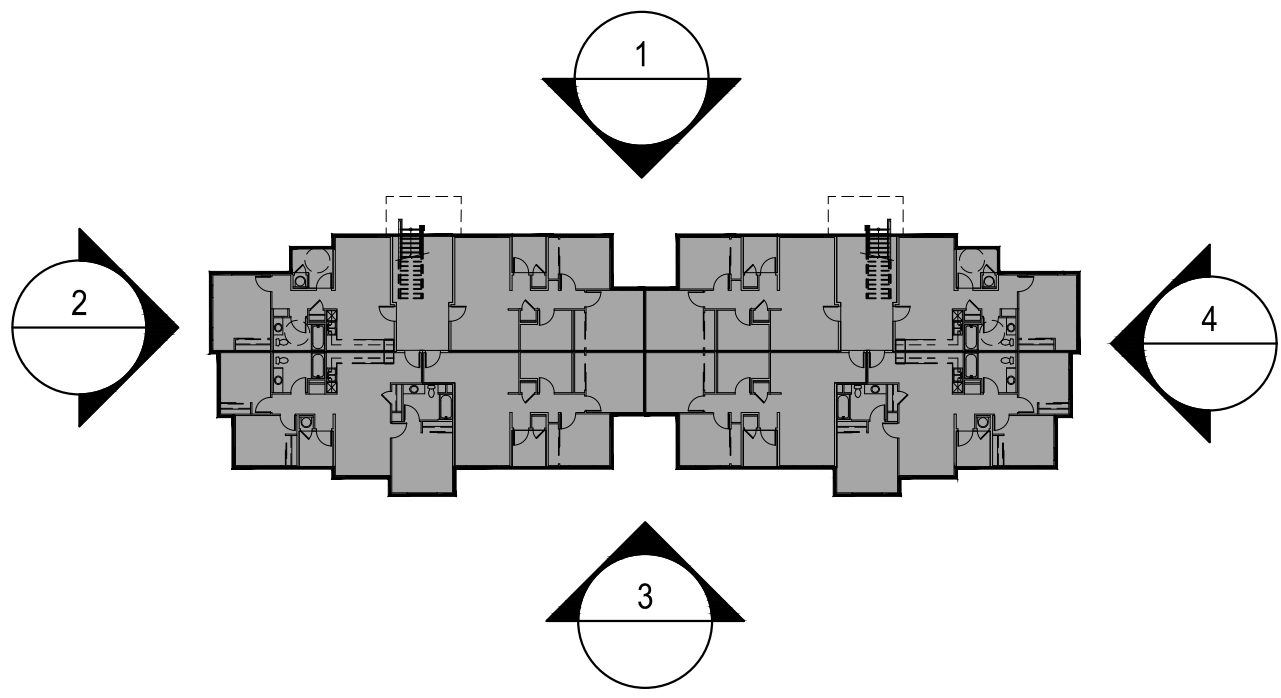
- 150' HOSE PULL RADIUS & TRAVEL
- 120' HAMMERHEAD







1.Front Elevation



Key Plan
N.T.S.



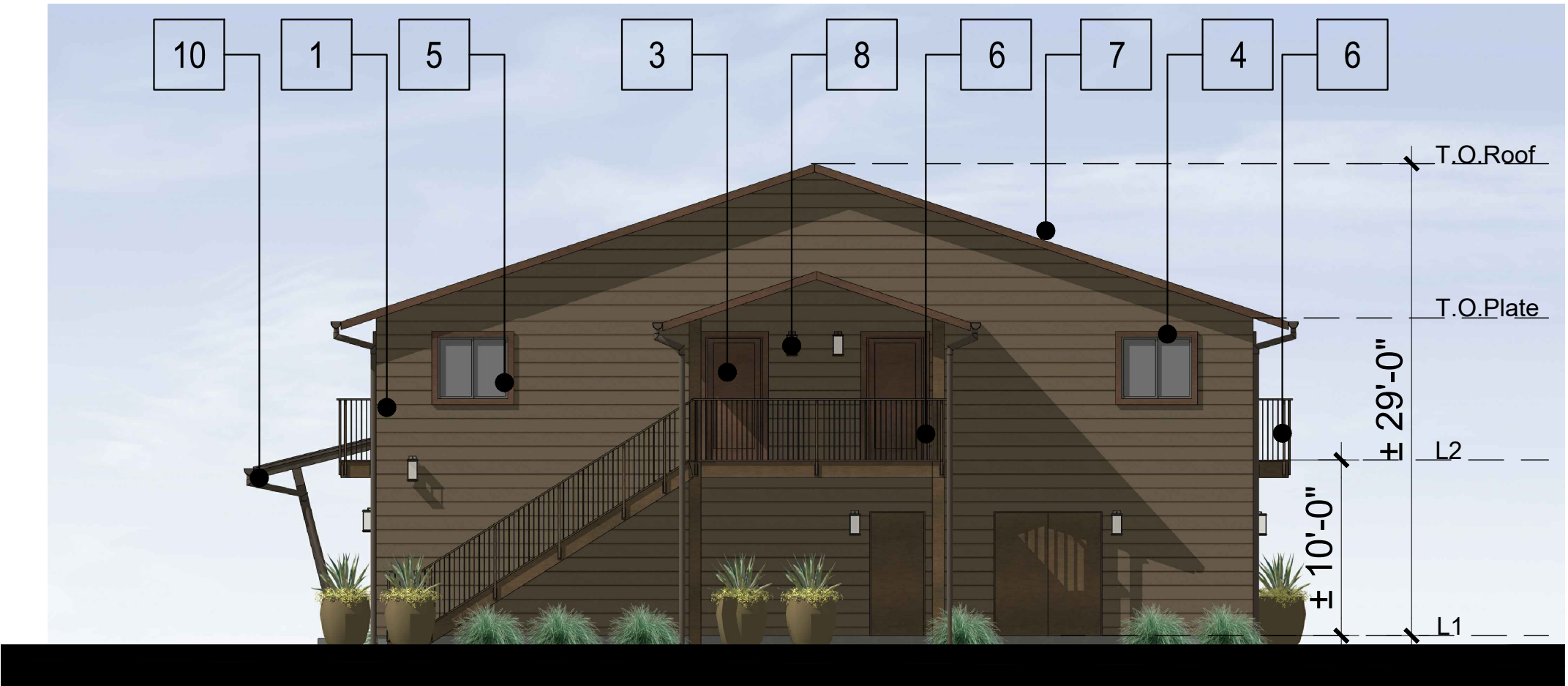
2.Right Elevation



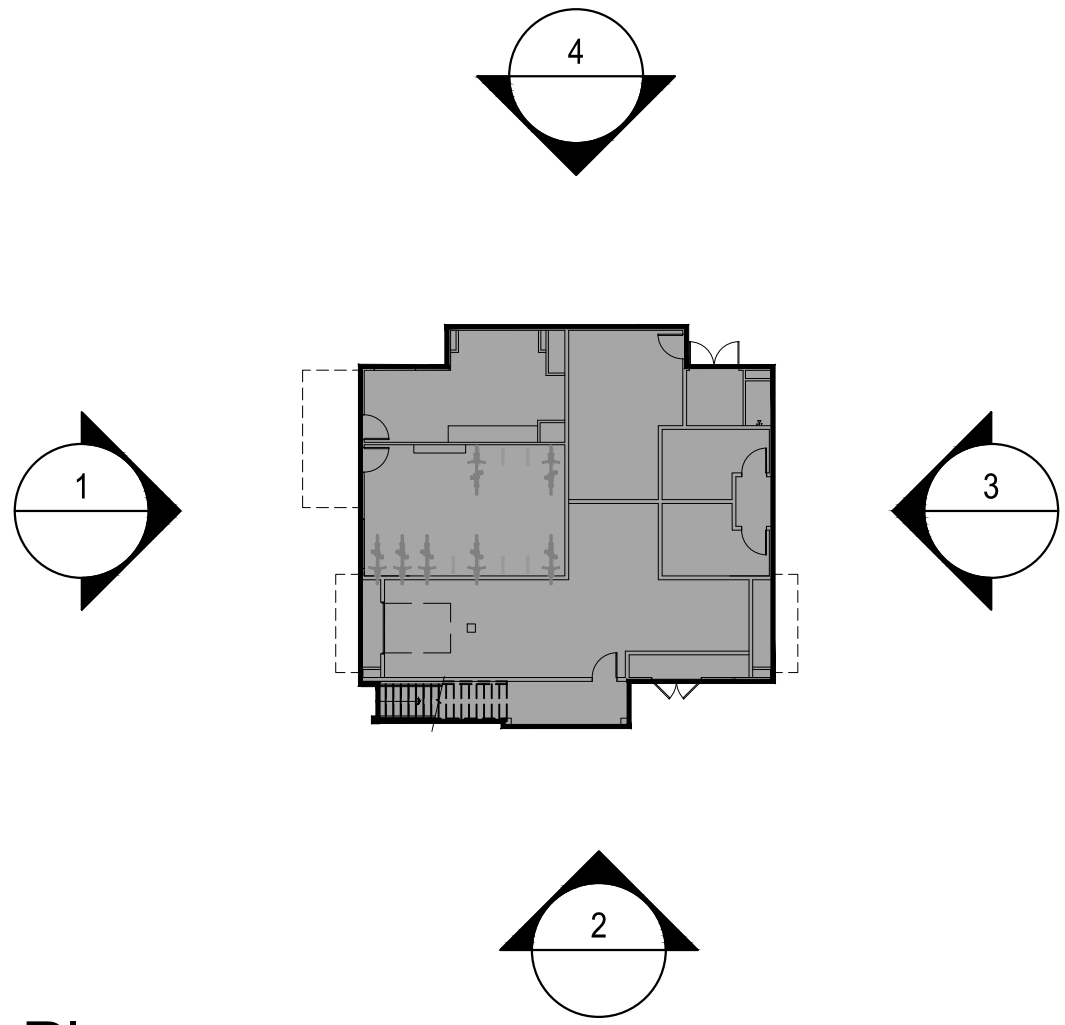
4.Left Elevation

- Material Legend**
- 1. Horizontal Siding
 - 2. Vertical Siding
 - 3. Door
 - 4. Trim
 - 5. Window
 - 6. Metal Railing
 - 7. Roof Tile
 - 8. Light Fixture
 - 9. Down Spouts/ Gutter
 - 10. Metal Awning
 - 11. Storefront
 - 12. Fiber Cement Panel
 - 13. PV Panel
 - 14. Roof Equipment Screening





1. Front Elevation



Key Plan
N.T.S.



2. Right Elevation

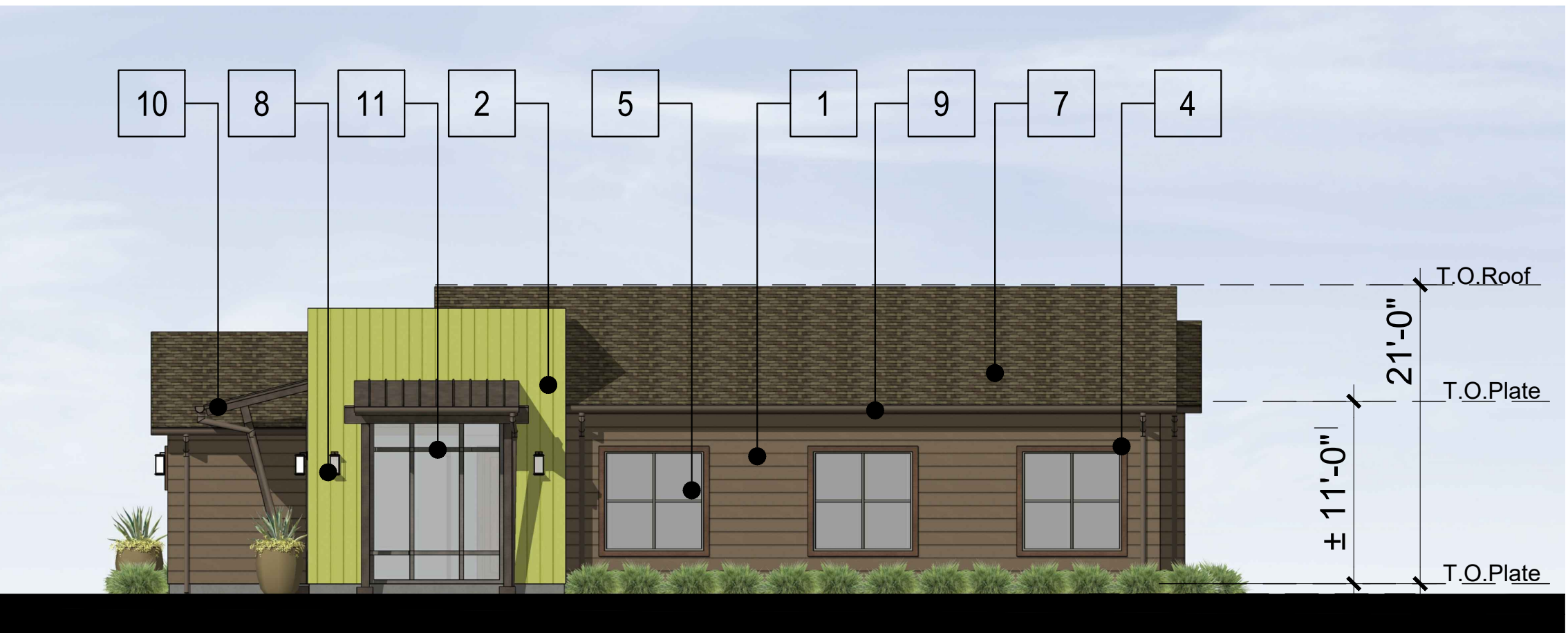


3. Left Elevation

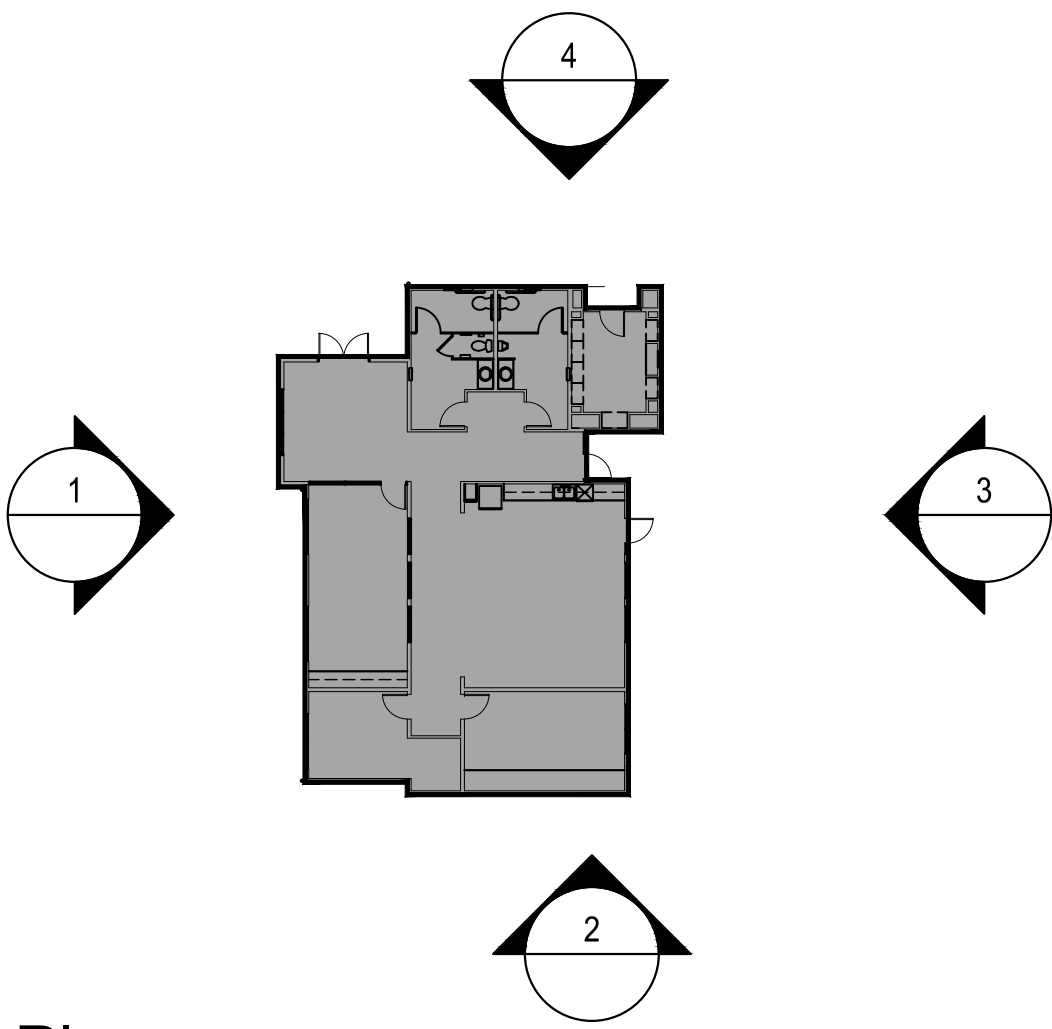
- Material Legend**
- 1. Horizontal Siding
 - 2. Vertical Siding
 - 3. Door
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 - 10. Metal Awning
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 - 13. PV Panel
 - 14. Roof Equipment Screening



4. Rear Elevation



1. Front Elevation



Key Plan
N.T.S.



2. Right Elevation

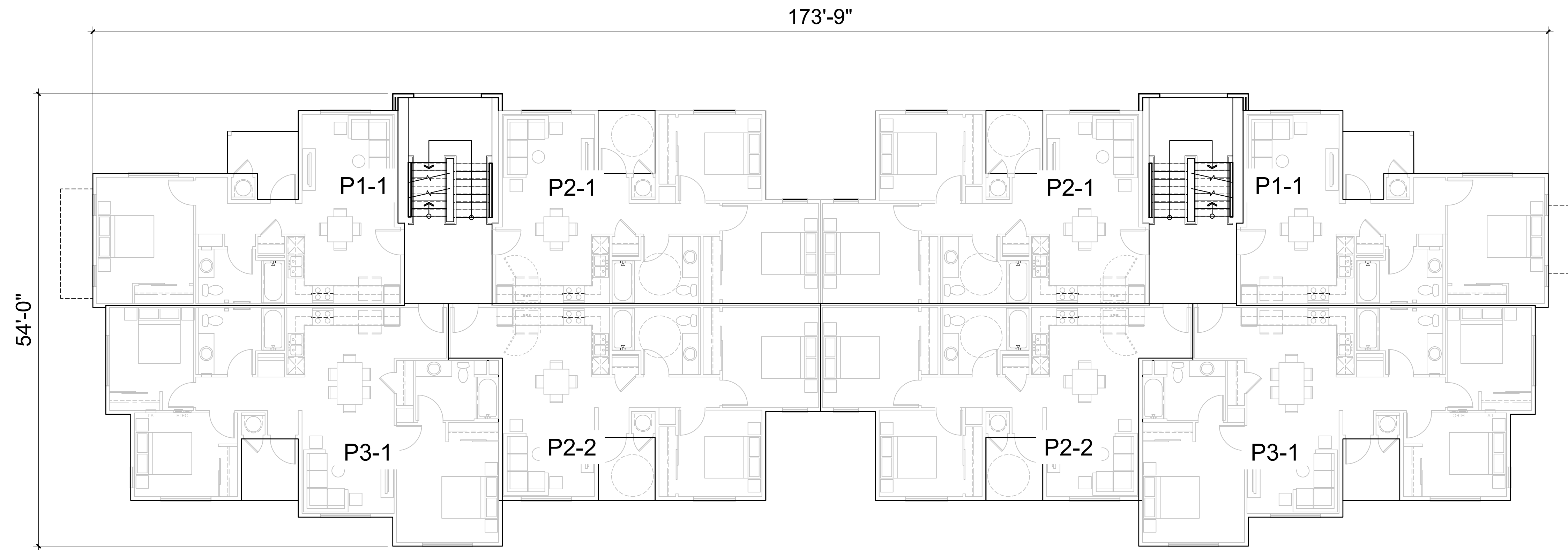


3. Left Elevation

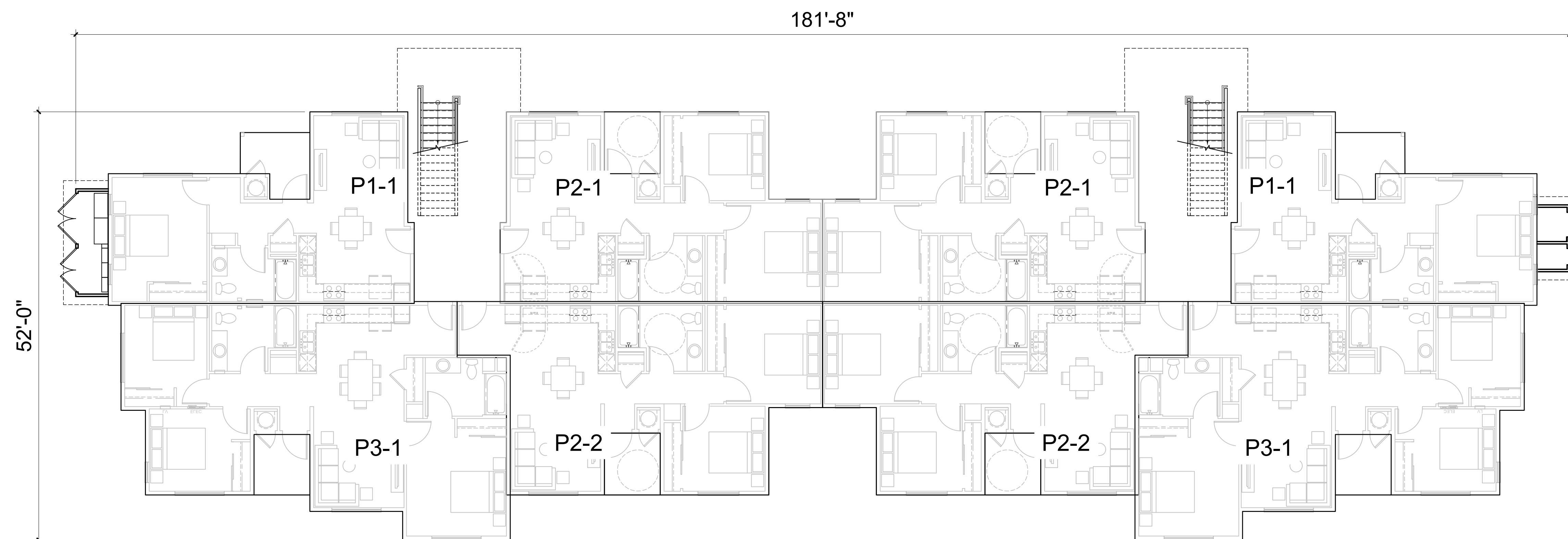
- Material Legend
- 1. Horizontal Siding
 - 2. Vertical Siding
 - 3. Door
 - 4. Trim
 - 5. Window
 - 6. Metal Railing
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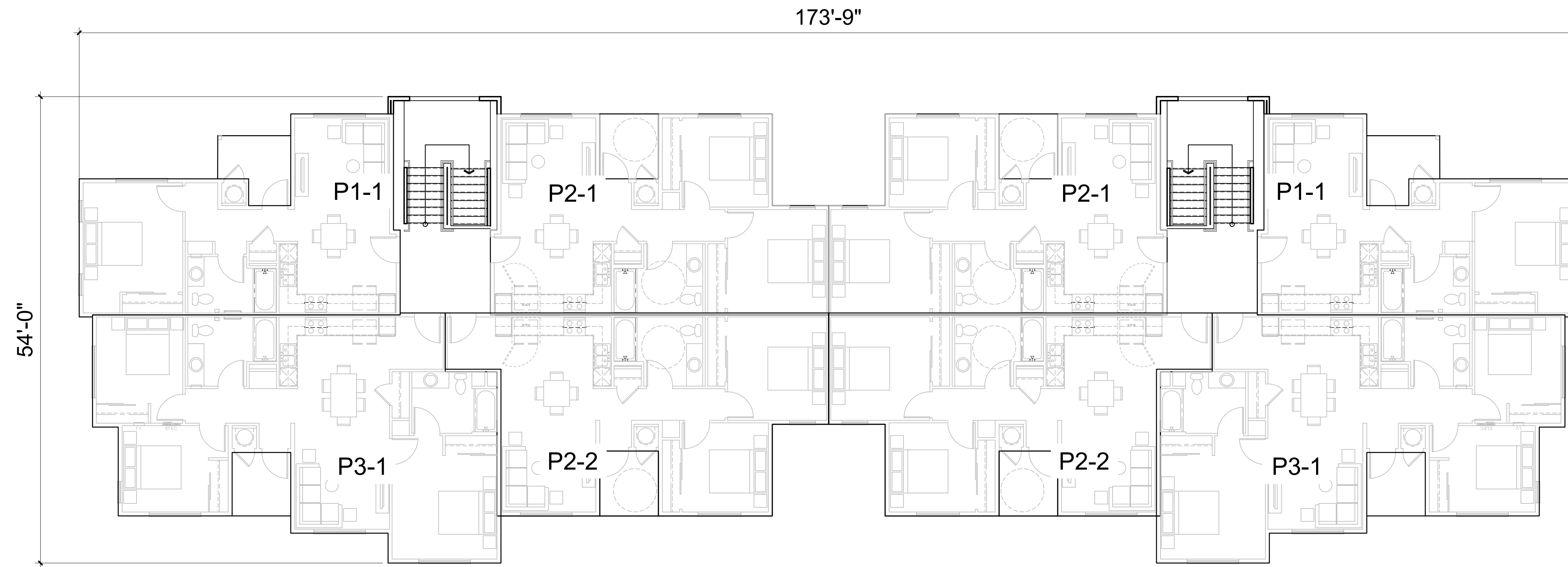
4. Rear Elevation



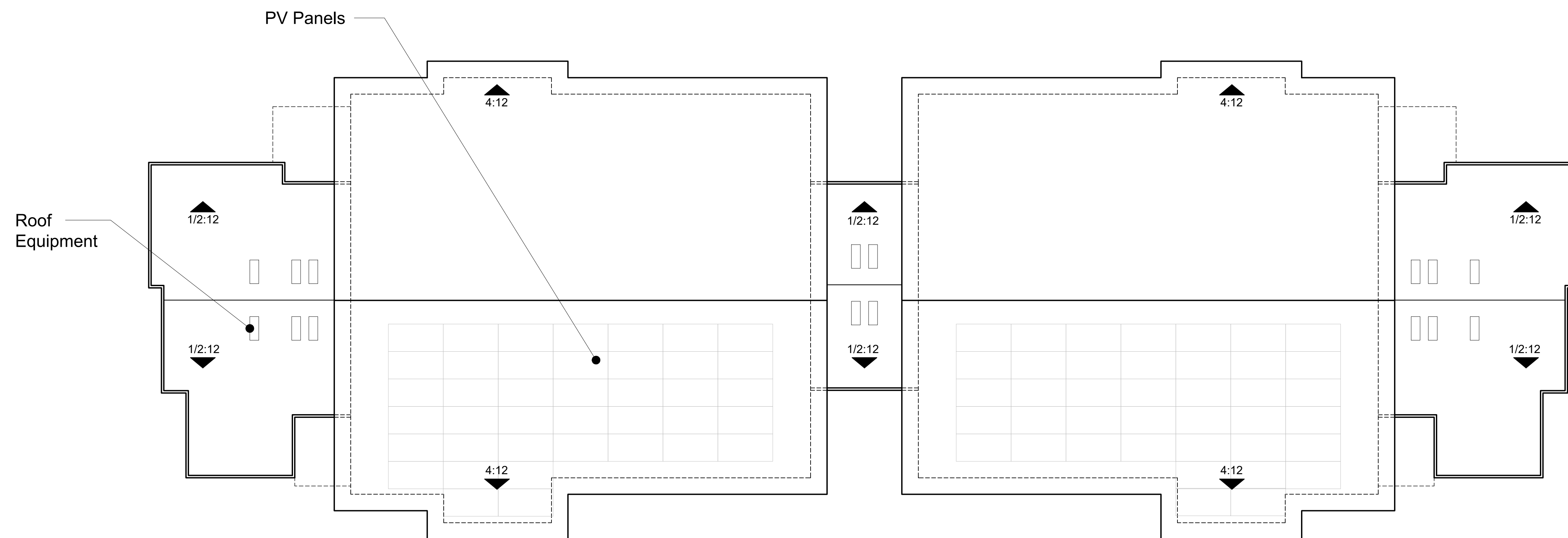
Building Plan - Level 2



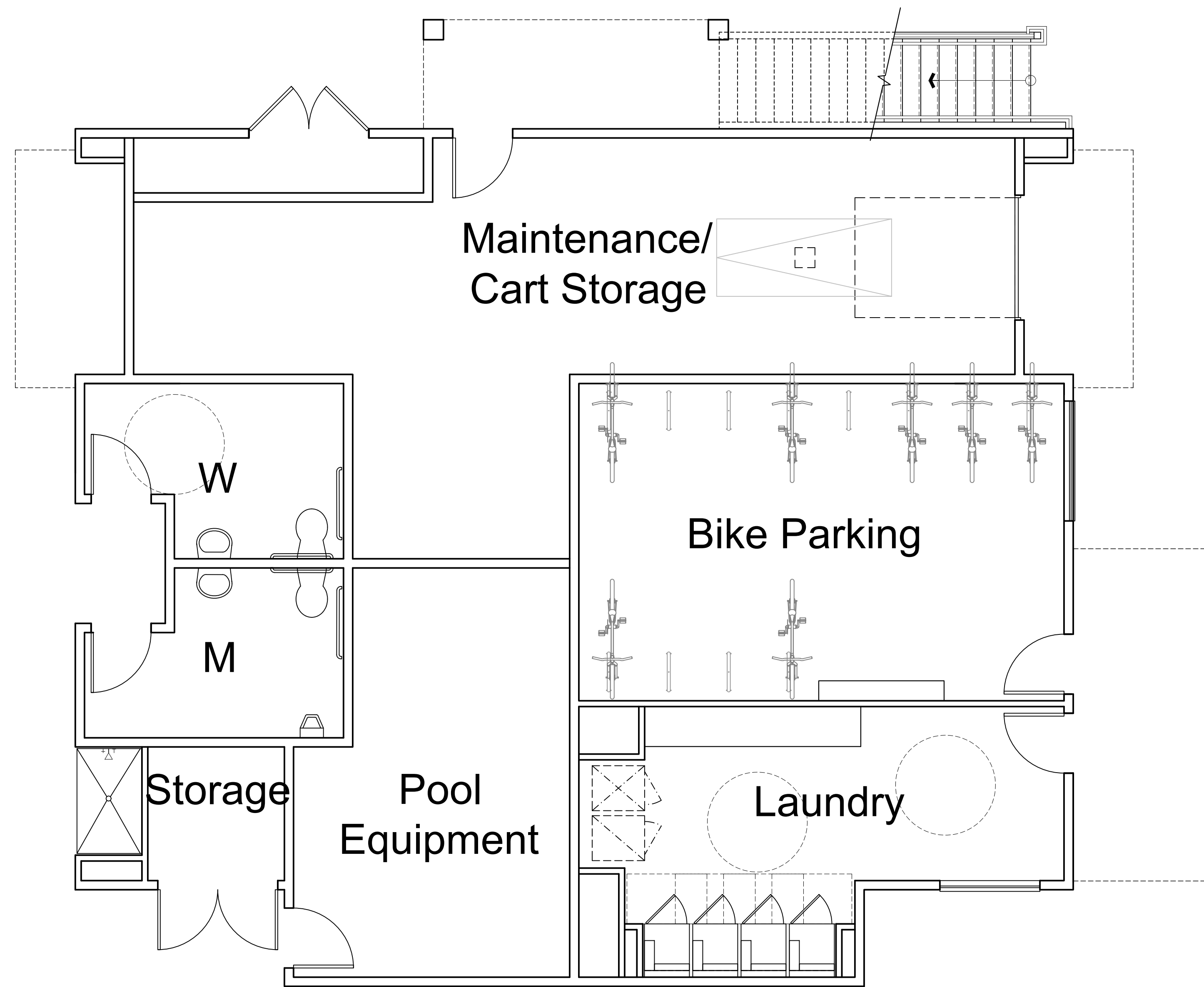
Building Plan - Level 1



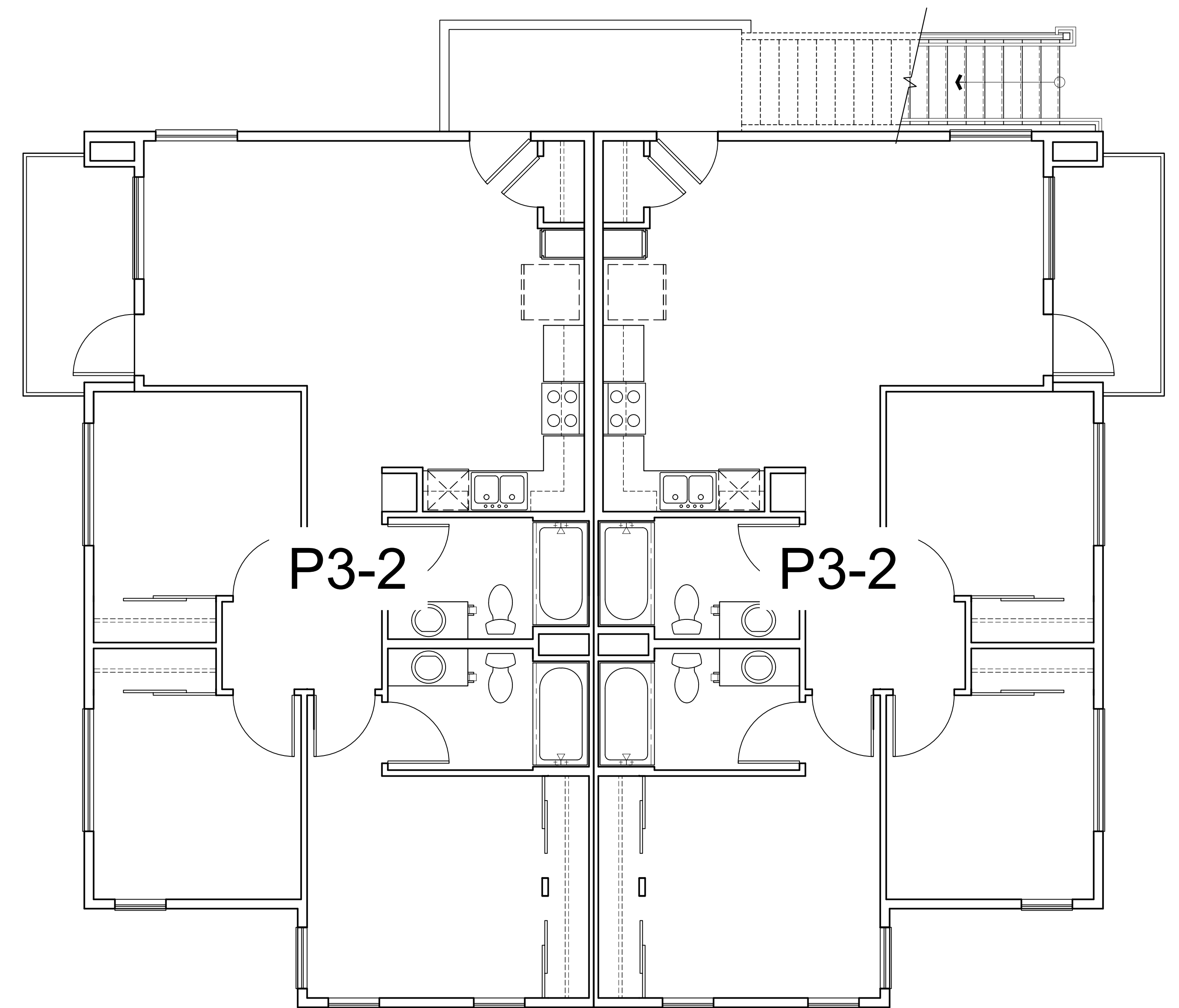
Building Plan - Level 3



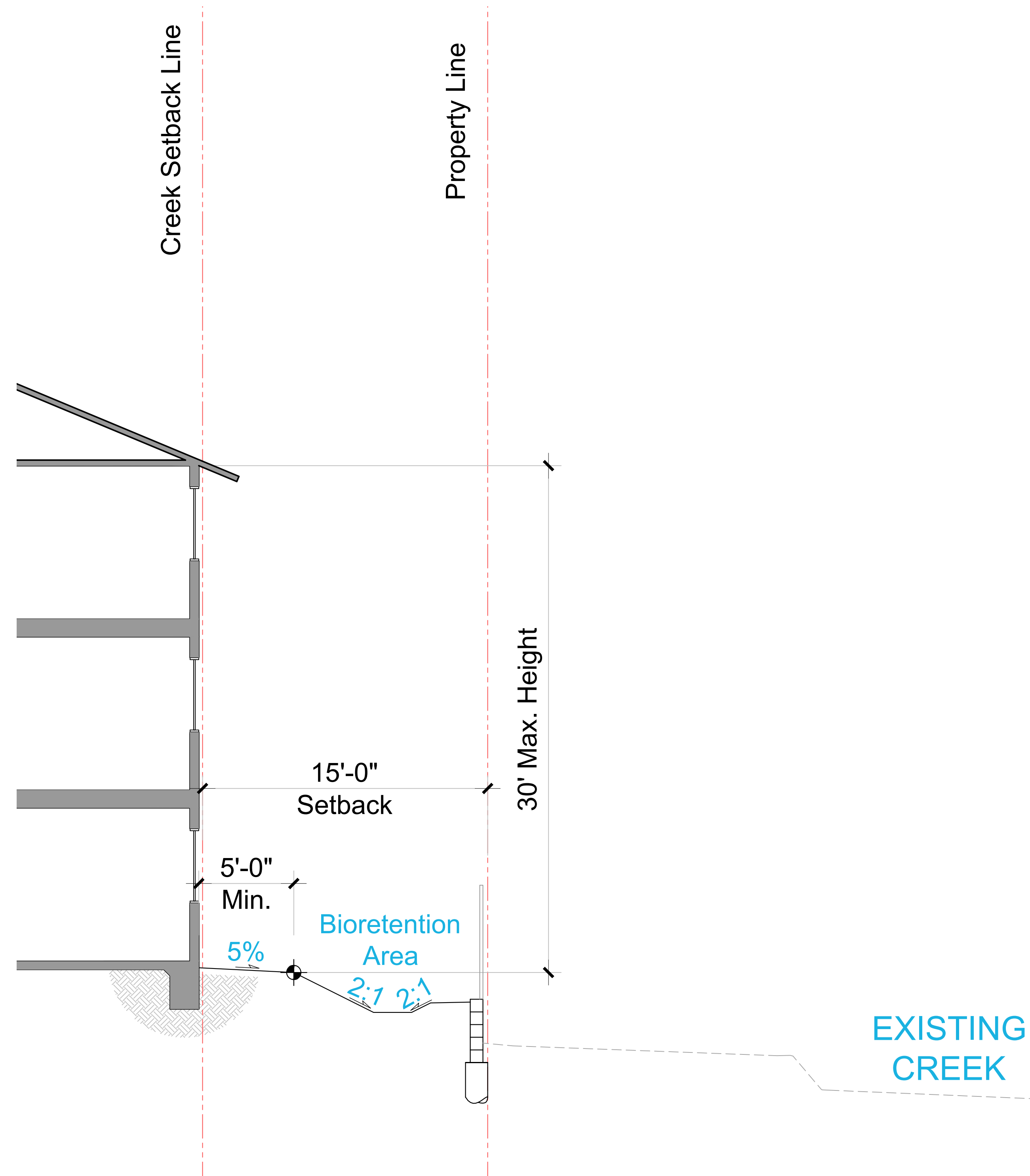
Roof Plan



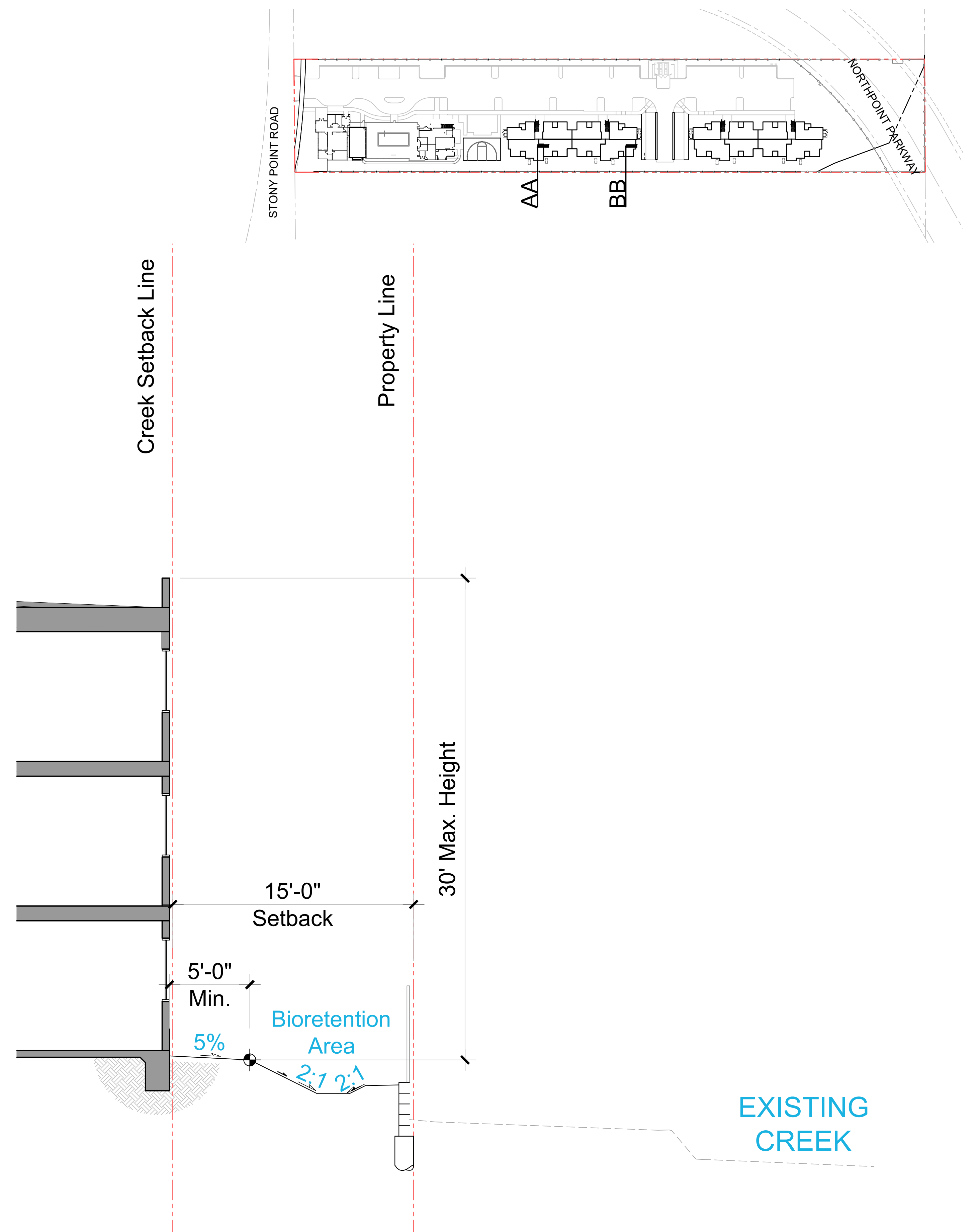
Building 'B' Plan - Level 1
±2,050



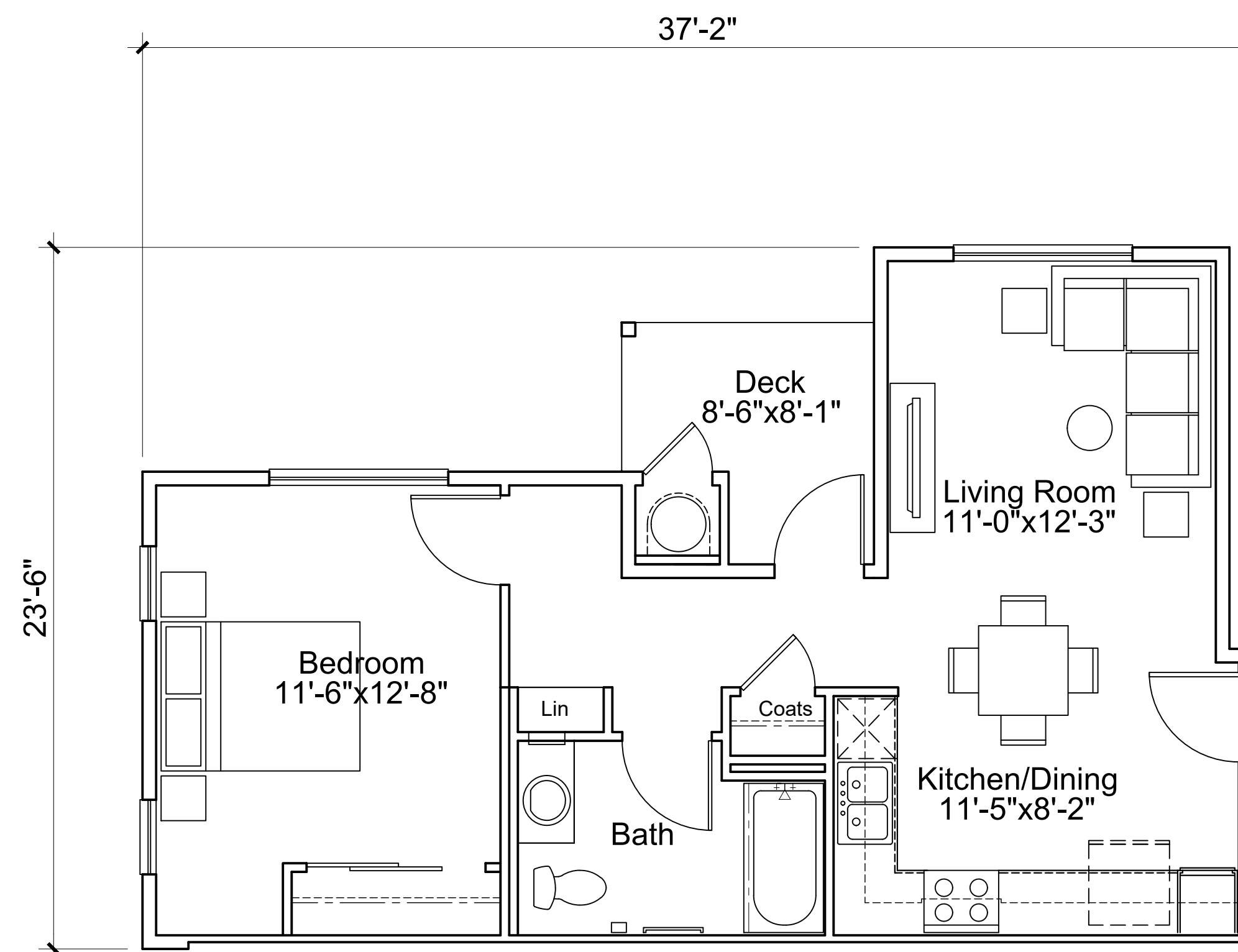
Building 'B' Plan - Level 2
±2,050



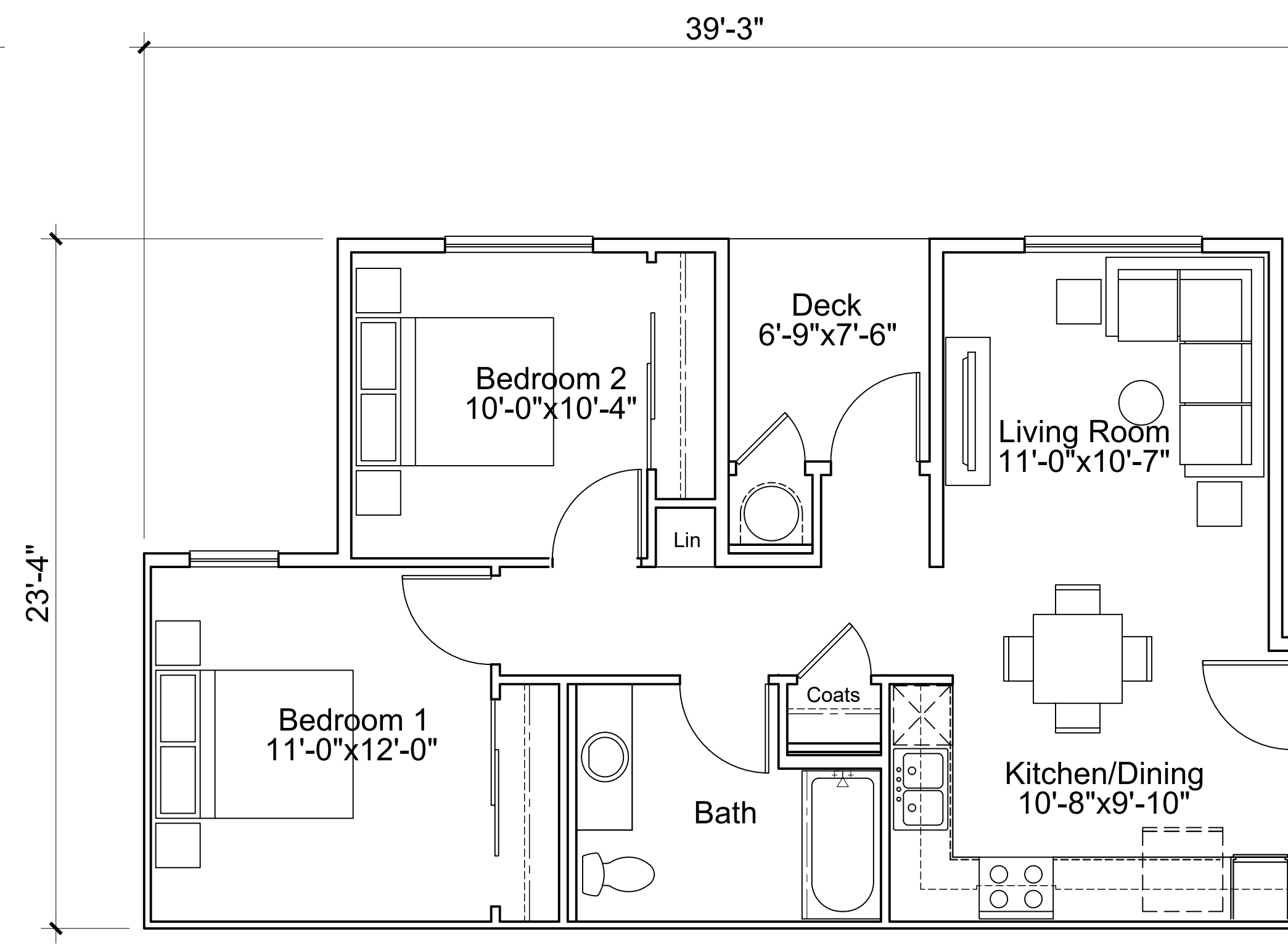
SECTION 'A-A' ROOF DESIGN CONDITION 1



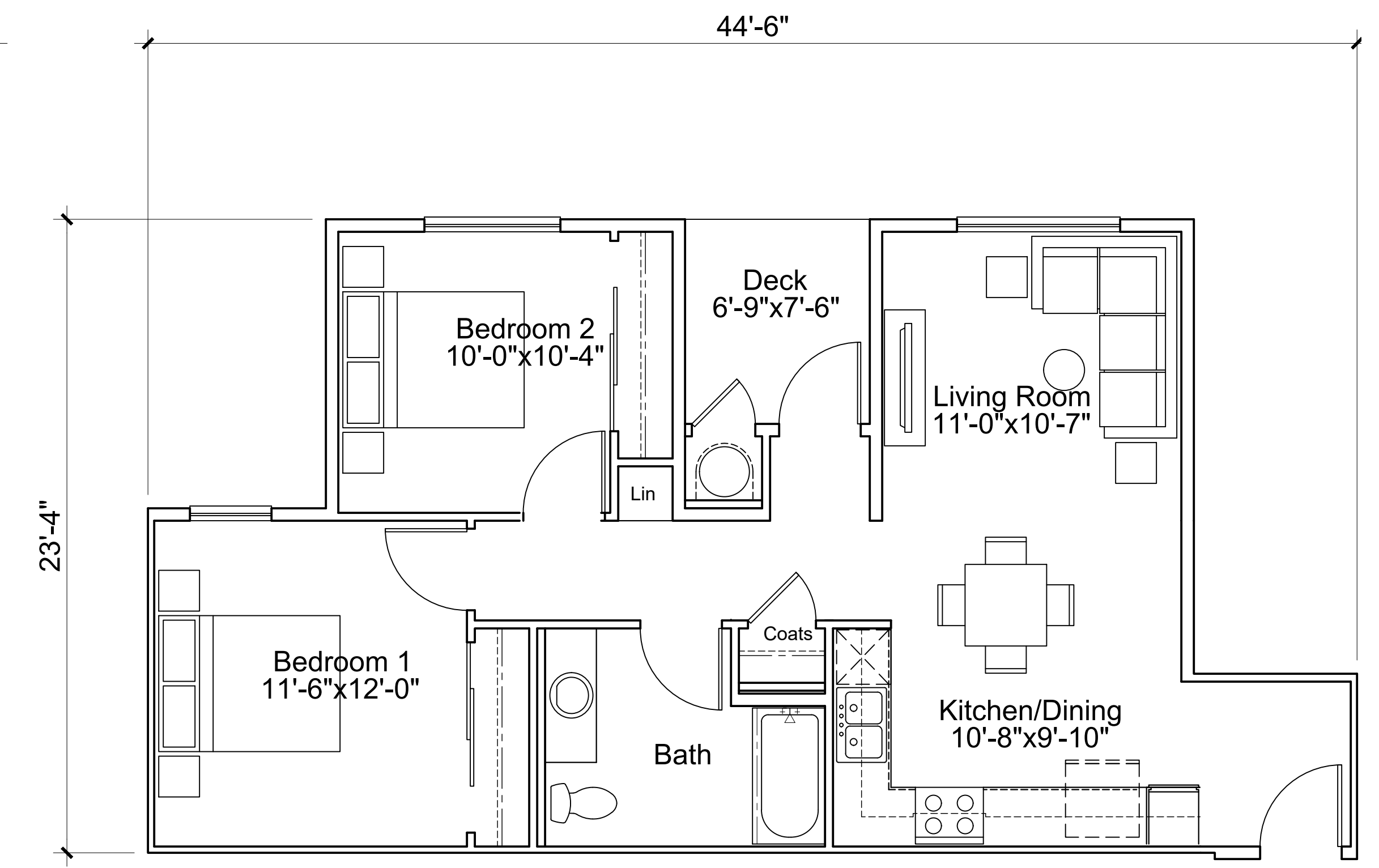
SECTION 'B-B' ROOF DESIGN CONDITION 2



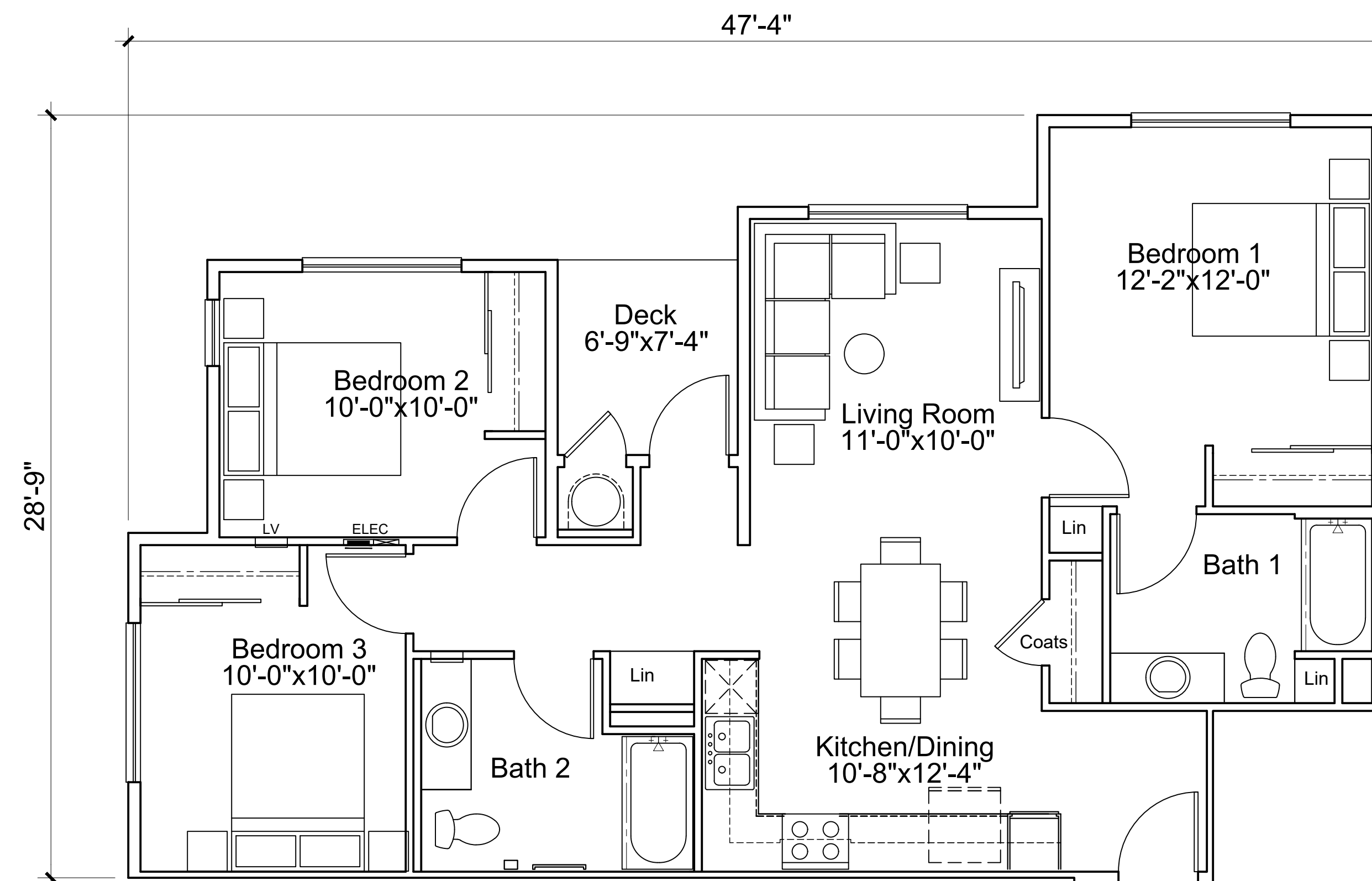
Plan 1-1
1 Bedroom / 1 Bath
598 NSF



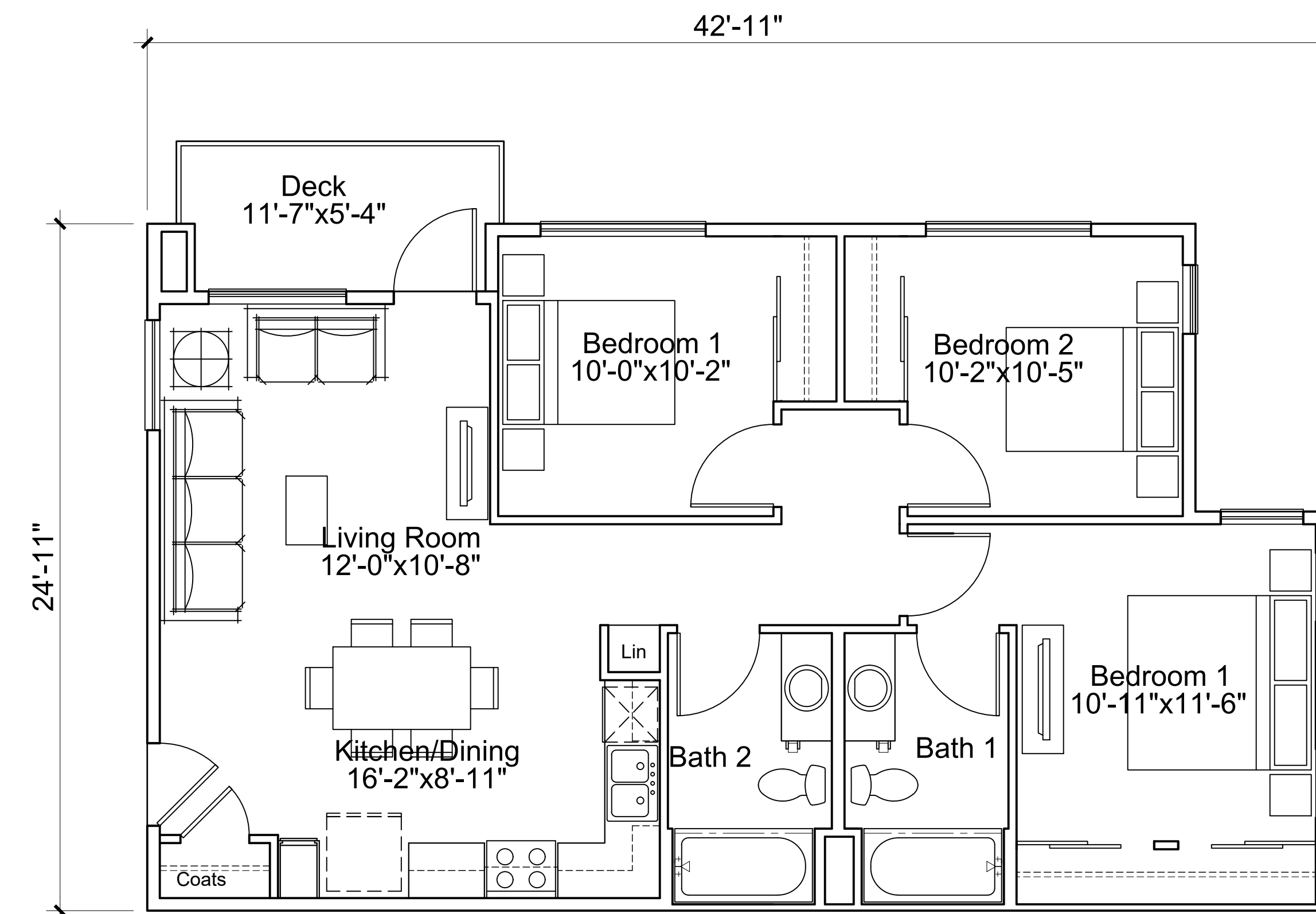
Plan 2-1
2 Bedroom / 1 Bath
720 NSF



Plan 2-2
2 Bedroom / 1 Bath
751 NSF

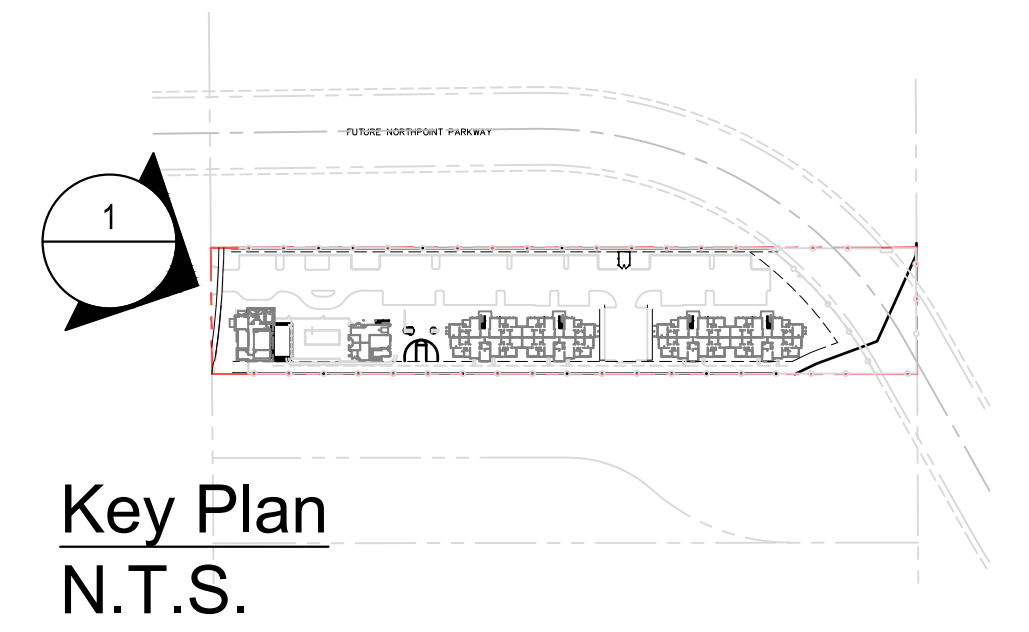


Plan 3-1
3 Bedroom / 2 Bath
1001 NSF



Plan 3-2
3 Bedroom / 2 Bath
930 NSF





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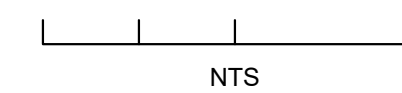


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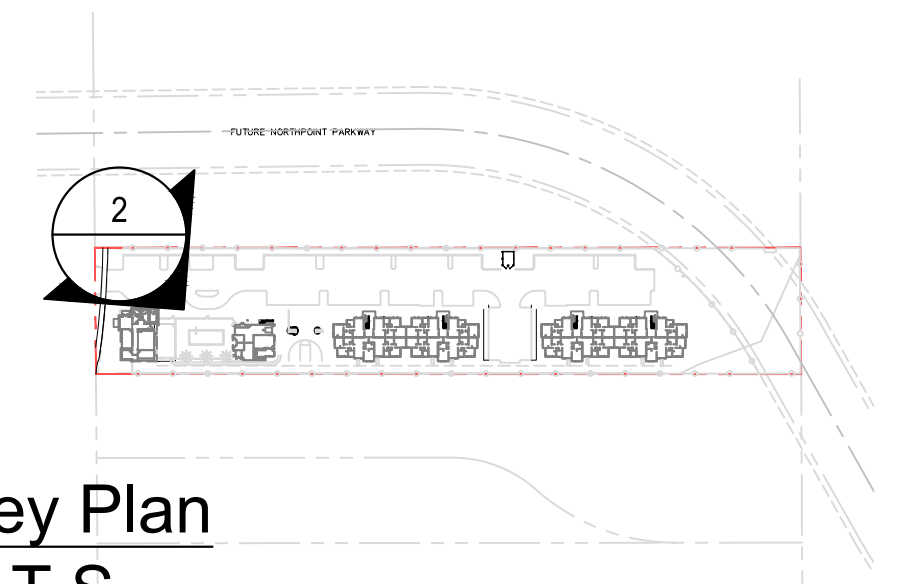
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MARCH 09, 2021



PERSPECTIVE
1. VIEW OF PROJECT ENTRY

A6.1



Key Plan
N.T.S.



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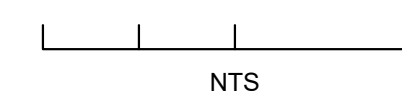


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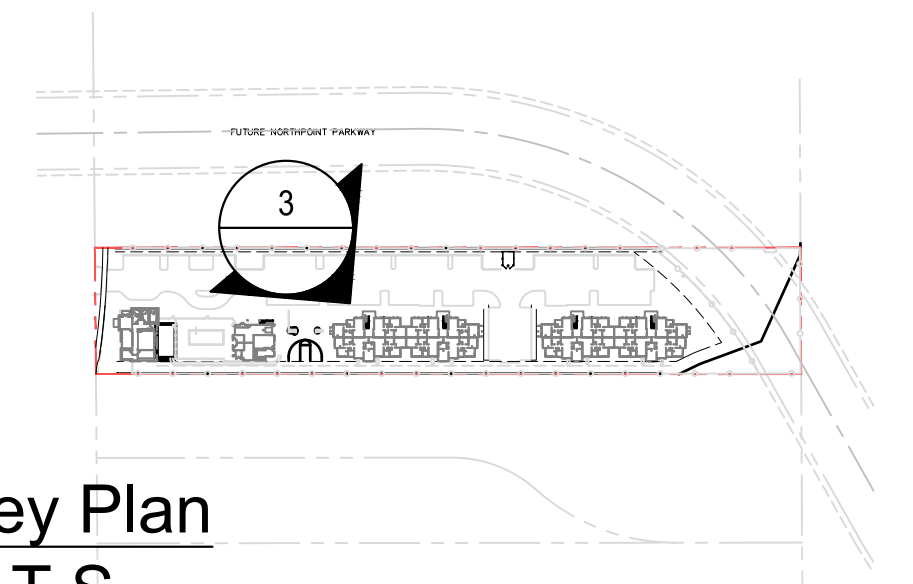
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MARCH 09, 2021



PERSPECTIVE
2. VIEW OF AMENITIES

A6.2



Key Plan
N.T.S.



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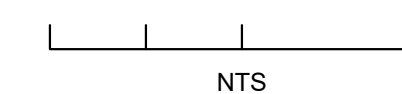


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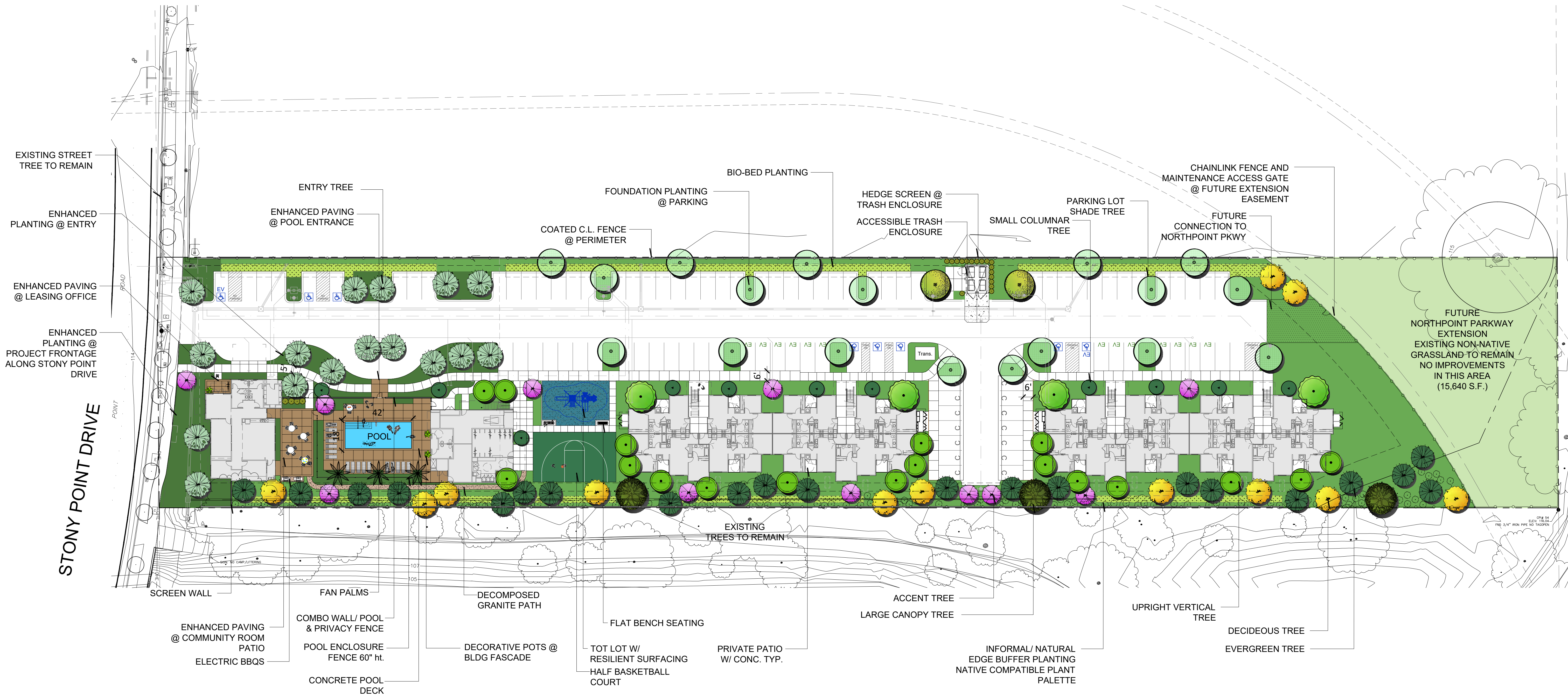
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MINOR DESIGN REVIEW
MARCH 09, 2021



PERSPECTIVE
3. VIEW OF APARTMENT

A6.3



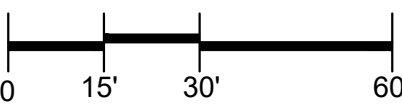
STONY POINT

INTEGRITY HOUSING & PHOENIX DEVELOPMENT

SANTA ROSA, CALIFORNIA

CONCEPTUAL LANDSCAPE PLAN

Scale: 1"=30'-0"



Date: 02/24/21