

STONY OAKS APARTMENTS

SANTA ROSA, CA

DESIGN REVIEW SUBMITTAL PACKAGE



PROJECT TEAM INFO:

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CIVIL

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PROJECT DESCRIPTION:

The Stony Oaks project will provide 142 units of affordable housing within the City of Santa Rosa. Sited to minimize disruption to an existing oak grove, the project's main access is provided from the dead-end Old Stony Point Road. Pedestrian and vehicular access focuses on the resident amenity spaces in the building which include a large multi-purpose community room, indoor mailboxes, and on-site management offices. Additional amenities include a secure bike storage room, laundry, and multiple flex spaces throughout the building. Fire access is provided around the perimeter of the building with a secondary vehicular entry/exit to Hearn Avenue.

Outdoor amenities are provided for the residents on site. A spacious resident courtyard has been designed adjacent to the western end of the building, which will allow for indoor/outdoor space at the community room. Other programmed and passive areas are provided for the residents at the existing western oak grove, activating this focal point as residents and visitors drive into the site. This passive outdoor space under the existing oak grove canopy will complement two outdoor play areas, providing age appropriate activities for both young children and families. Along the south side of the building, a series of smaller intimate courtyards have been designed, each with its own unique program including children's play areas, quiet workspaces, and outdoor fitness opportunities.

PROJECT INFORMATION:

PARCEL DATA:
ZONING DESIGNATION - R-3-30
GENERAL PLAN LAND USE DESIGNATION - MEDIUM HIGH DENSITY RESIDENTIAL

BASE DENSITY:
30 UNITS/AC (4.39AC) = 132 UNITS (ROUNDED UP PER GOV § 65915(q))

PROPOSED DENSITY:
142 UNITS (7% DENSITY INCREASE)

REQUESTED DENSITY BONUS CONCESSIONS:
1. BUILDING HEIGHT INCREASE

PARKING REDUCTION PER AB 2345 (AMENDS GOV § 65915)
REFER TO THE CALCULATION ON SHEET A1.4 FOR PARKING CALCULATIONS

VICINITY MAP:

PROJECT LOCATION



TITLE SHEET



LOCATIONS:

1. PEAR BLOSSOM PARK
2. BELLEVUE MARKETPLACE
3. BELLEVUE RANCH PARK
4. ELSIE ALLEN HIGH SCHOOL
5. SOUTHWEST COMMUNITY PARK
6. MEADOW VIEW ELEMENTARY SCHOOL

LEGEND:

-  RETAIL/FOOD
-  PARK/PUBLIC OPEN SPACE
-  INSTITUTION/EDUCATION

**NEIGHBORHOOD
CONTEXT MAP**

N.T.S.

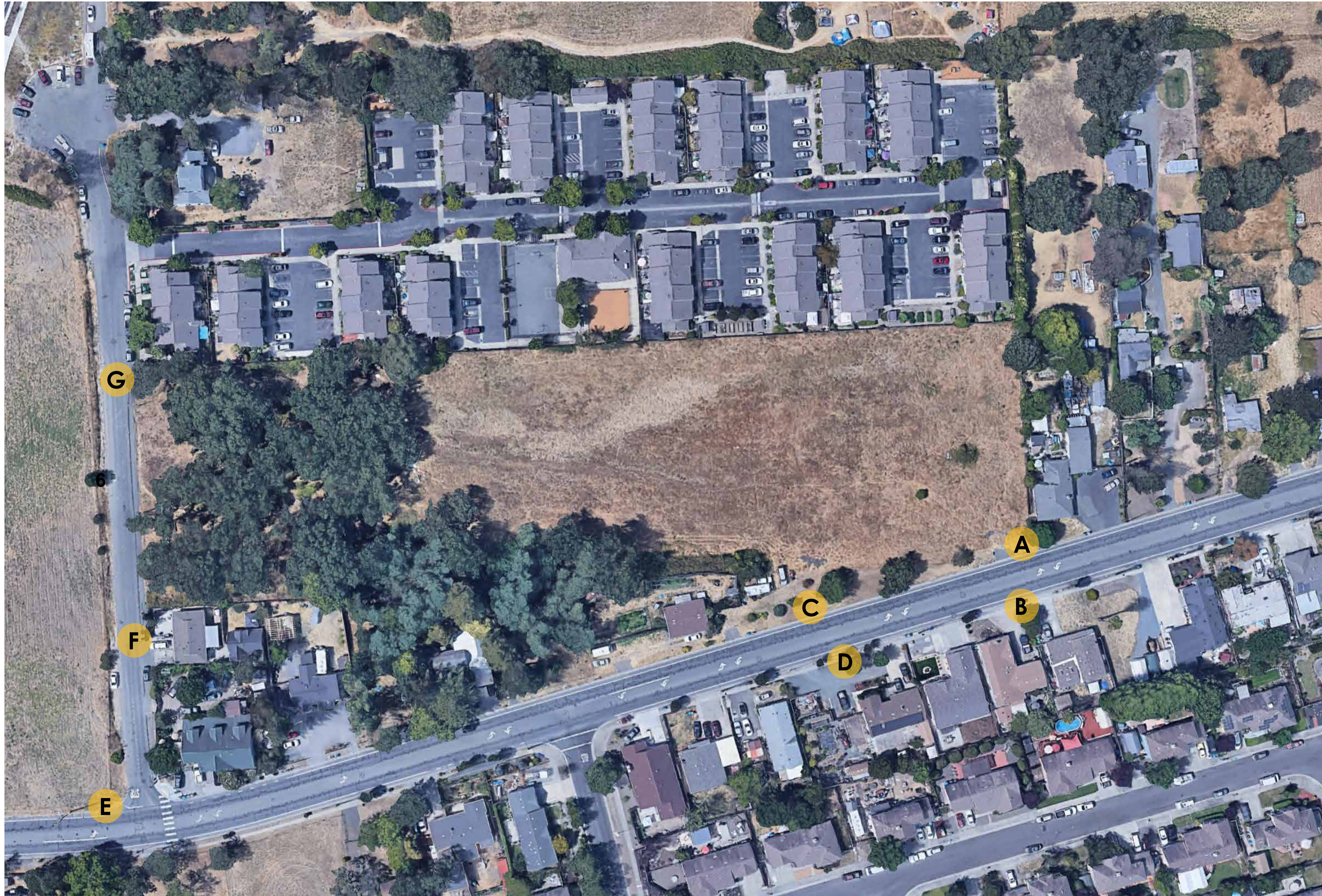
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A1.2



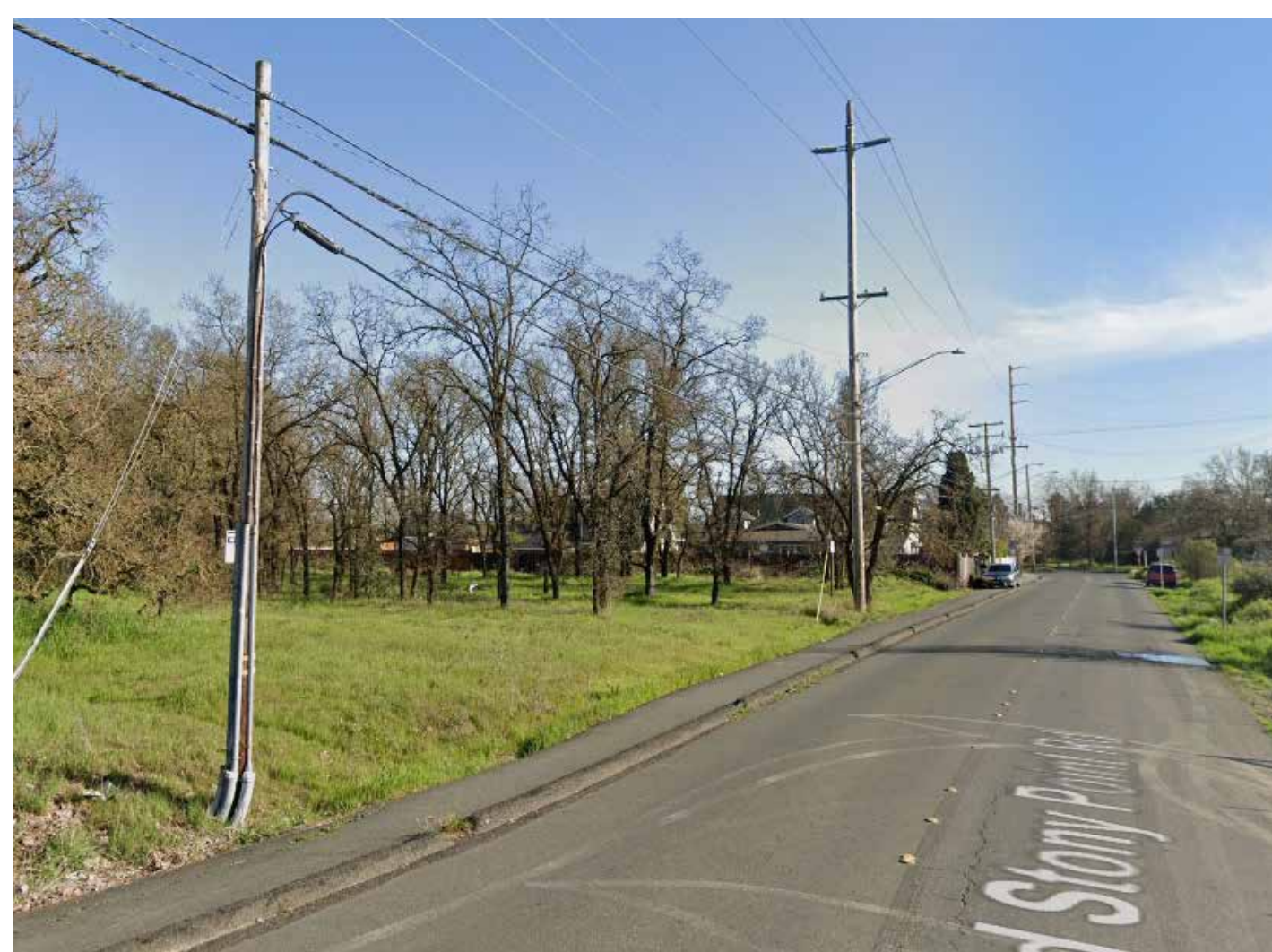
A SOUTHEAST CORNER OF SITE



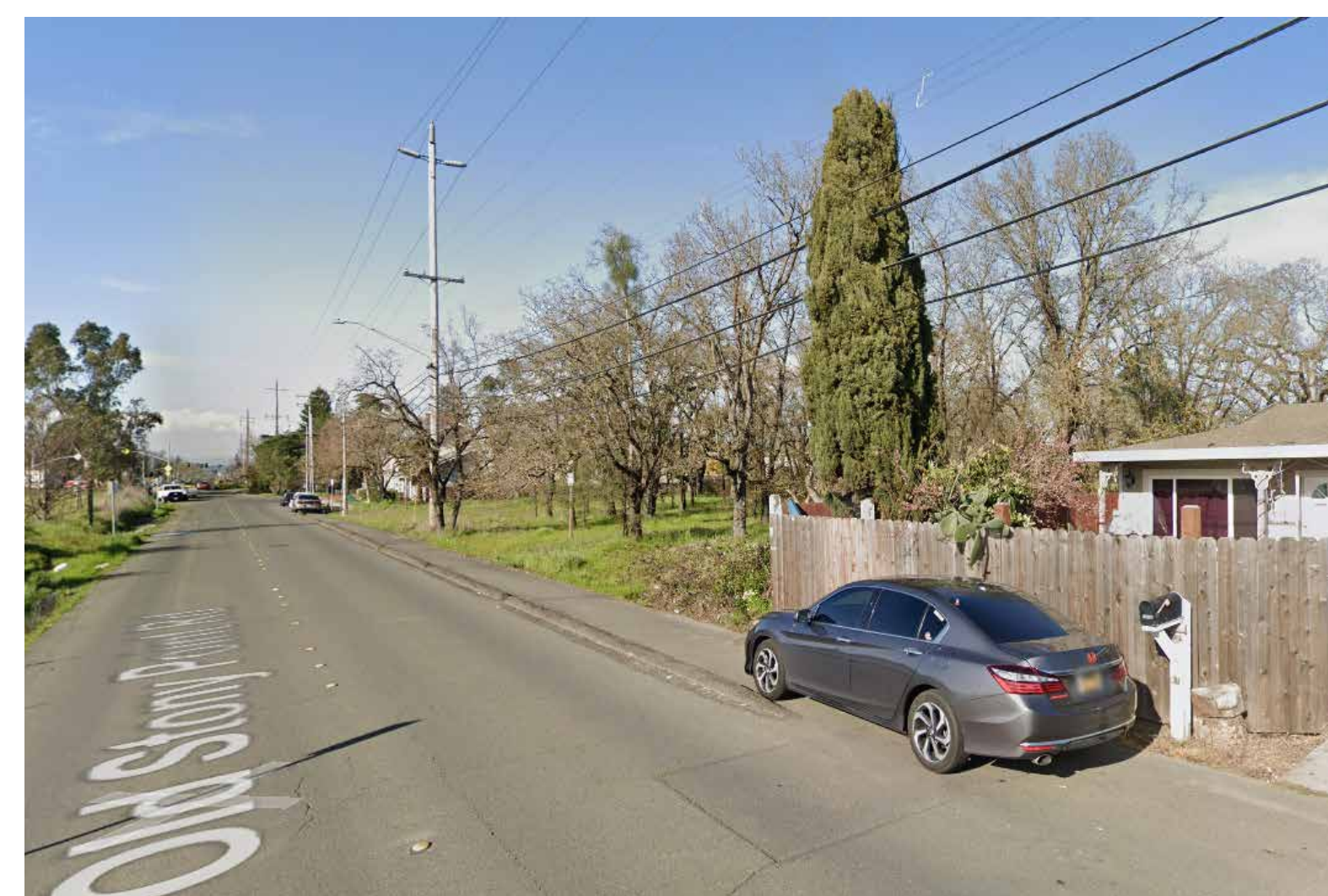
B PROPERTIES ACROSS SOUTHEAST CORNER OF SITE



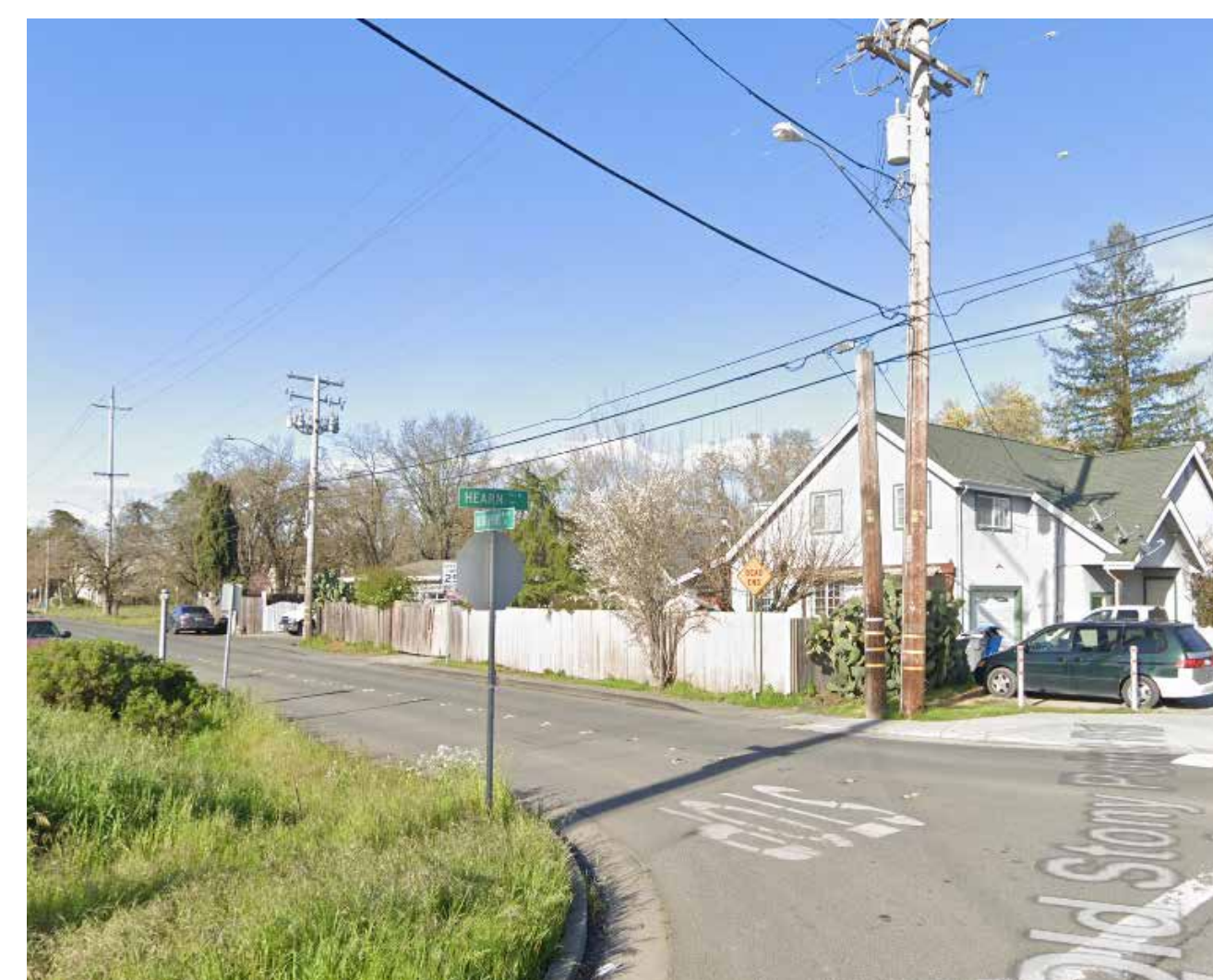
C SOUTH PERIMETER OF SITE



G NORTHWEST CORNER OF SITE



F SOUTHWEST CORNER OF SITE



E PROPERTY AT SOUTHWEST CORNER



D PROPERTIES ACROSS SOUTH PERIMETER OF SITE

SITE PHOTOS

N.T.S.

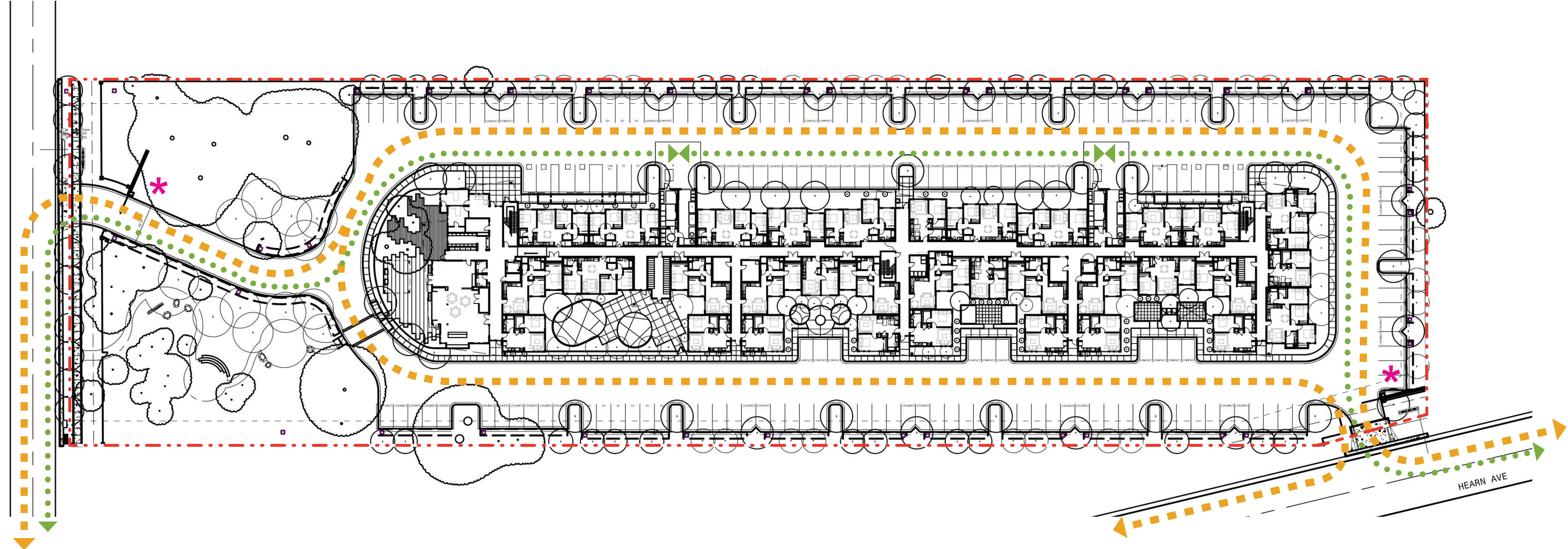
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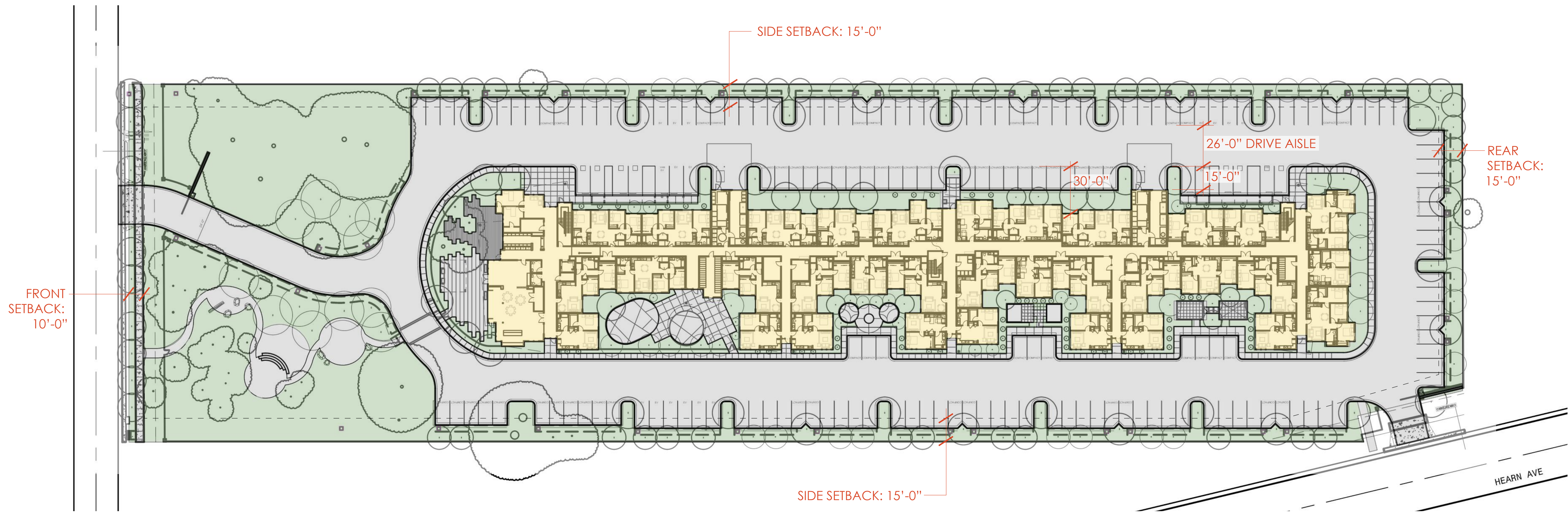
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A1.3



FIRE & TRASH ACCESS DIAGRAM



BUILDING COVERAGE & OPEN SPACE DIAGRAM

PROJECT DATA SUMMARY:

PROJECT NAME:		Stony Oaks Apartments		
LOCATION:		Santa Rosa, CA		
PROJECT NUMBER:		1318.014		
CLIENT:		Stony Oaks, L.P.		
CONSTRUCTION TYPE:		Type VA		
GENERAL:				
APN:		121-551-016		
ZONING DESIGNATION:		R-3-30		
GENERAL PLAN LAND USE:		Med-High Density Residential		
ACREAGE:		Acres	Square Feet	
TOTAL:		4.39	191,167	
GROSS SITE AREAS (SF)				
BUILDING COVERAGE:		39,474		
LANDSCAPE:		52,229		
HARDSCAPE:		99,464		
TOTAL:		191,167		
MAX BUILDING HEIGHT:		45'		
PROPOSED BUILDING HEIGHT:		Not to exceed 50'		
GROSS BUILDING AREA TOTALS (SF)				
RESIDENTIAL:		112,473		
COMMON / AMENITY:		6,332		
CIRCULATION:		25,298		
UTILITY:		4,949		
TOTAL:		149,052		
GROSS BUILDING AREAS PER FLOOR (SF)				
GROUND LEVEL:				
RESIDENTIAL:		26,405		
COMMON / AMENITY:		3,744		
CIRCULATION:		6,989		
UTILITY:		2,336		
TOTAL:		39,474		
SECOND LEVEL:				
RESIDENTIAL:		30,893		
COMMON / AMENITY:		898		
CIRCULATION:		6,451		
UTILITY:		871		
TOTAL:		39,113		
THIRD LEVEL:				
RESIDENTIAL:		29,440		
COMMON / AMENITY:		845		
CIRCULATION:		6,398		
UTILITY:		871		
TOTAL:		37,554		
FOURTH LEVEL:				
RESIDENTIAL:		25,735		
COMMON / AMENITY:		845		
CIRCULATION:		5,460		
UTILITY:		871		
TOTAL:		32,911		
UNIT MIX:				
1-BD:		56		
2-BD:		48		
3-BD:		38		
TOTAL:		142		
PARKING REQUIRED (SPACES) PER AB 2345				
	Ratio	# of units	Total	
1-BD:	1	56	56	
2-BD:	1.5	48	72	
3-BD:	1.5	38	57	
TOTAL:		185		
PARKING PROVIDED (SPACES)				
STANDARD STALLS:		127		
COMPACT STALLS:		58		
TOTAL:		185		
BICYCLE PARKING REQUIRED (SPACES)				
	Ratio	# of units	Total	
LONG TERM:	0.25	142	36	
SHORT TERM:	N/A			
TOTAL:		36		
BICYCLE PARKING PROVIDED (SPACES)				
LONG TERM:		41		
SHORT TERM:		18		
TOTAL:		59		

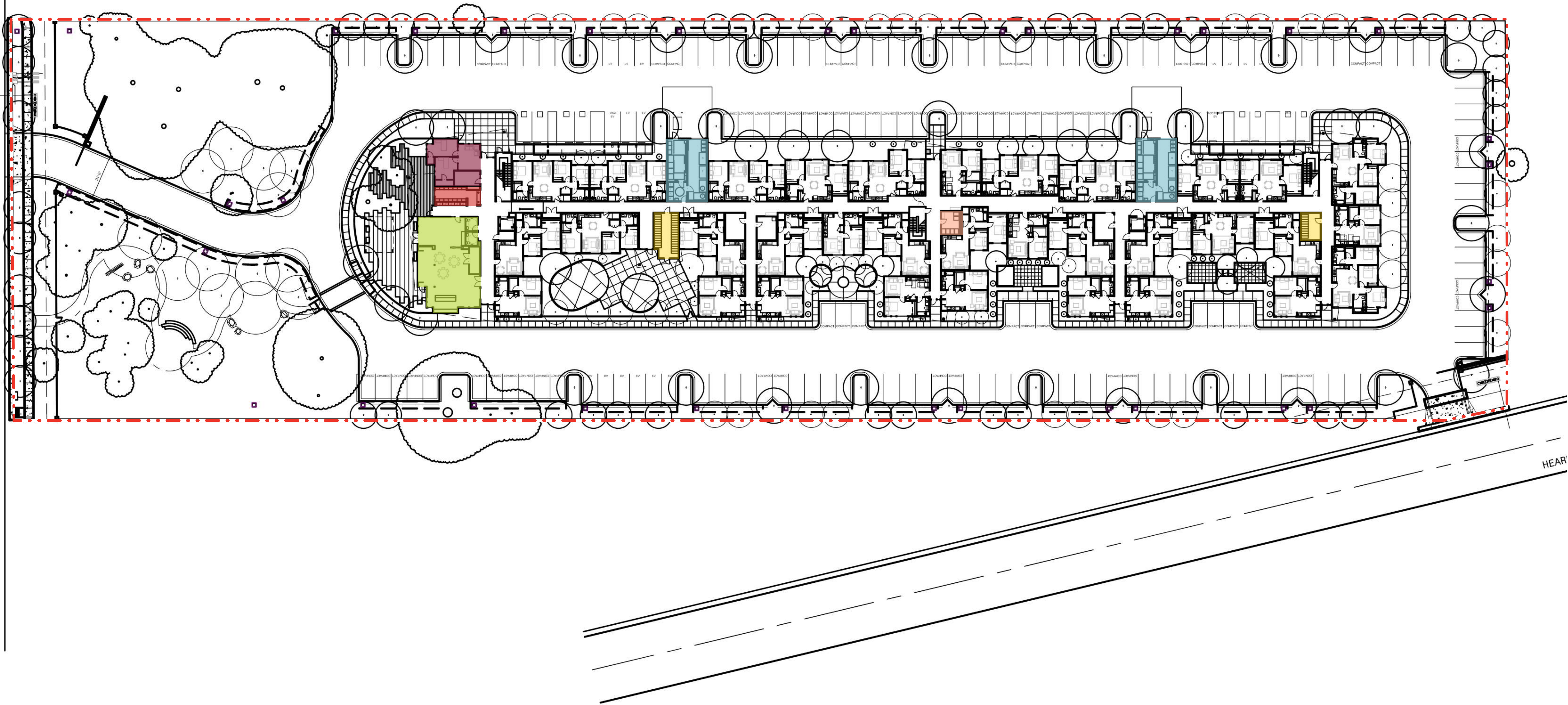
LEGEND:

- PROPERTY LINE
- BUILDING COVERAGE
- HARDSCAPE
- LANDSCAPE
- FIRE ACCESS ROUTE
- TRASH ACCESS ROUTE
- SITE ACCESS GATE

ACCESS DIAGRAMS & BUILDING DATA

N.T.S.

OLD STONY POINT ROAD



LEGEND:

- PROPERTY LINE
- OFFICES & LOBBY
- MAIL AREA
- LAUNDRY ROOM
- BIKE STORAGE
- COMMUNITY ROOM
- TRASH & ELECTRICAL ROOMS

ARCHITECTURAL
SITE PLAN &
AMMENITIES

N.T.S.

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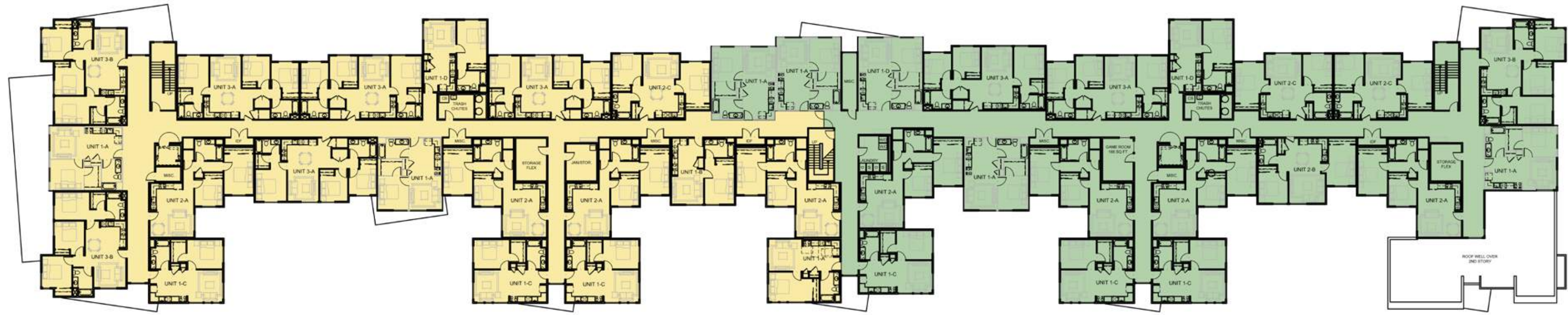
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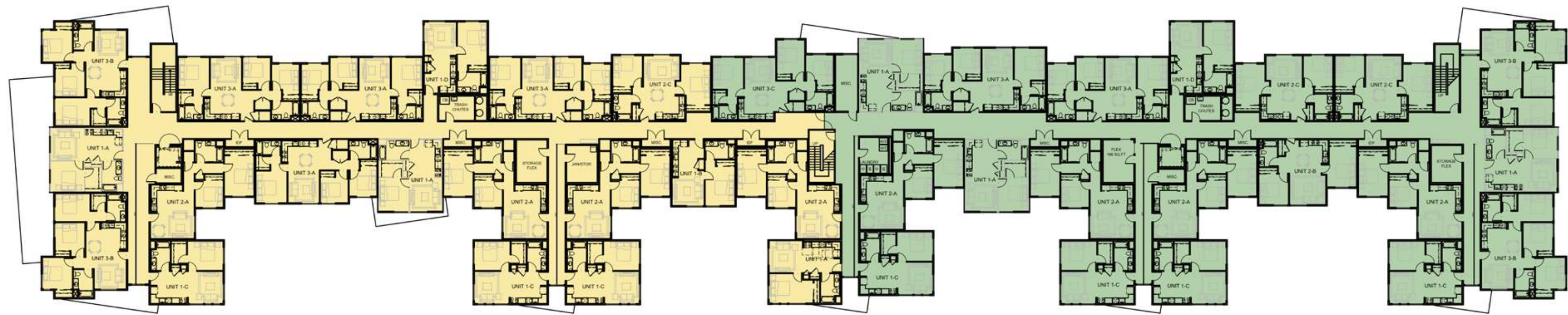
A1.5



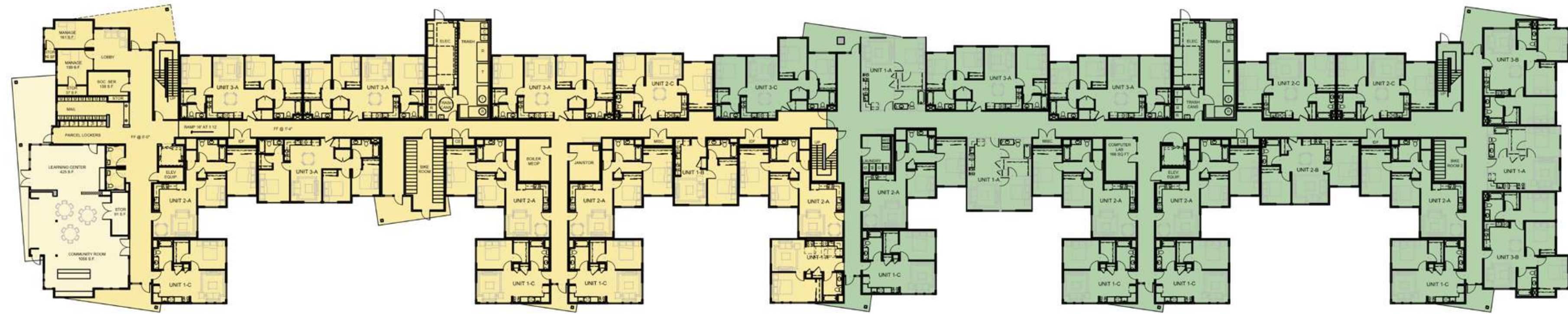
4 FOURTH FLOOR PLAN



3 THIRD FLOOR PLAN



2 SECOND FLOOR PLAN



1 GROUND FLOOR PLAN

ALLOWABLE AREA CALCULATION - MULTISTORY MIXED USE BUILDING - Type VA Construction - BUILDING A

Residential (R2)				Community Room (A3)			
At =	36,000 s.f.	(area from Table 506.2)		At =	34,500 s.f.	(area from Table 506.2)	
NS =	12,000 s.f.	(area from Table 506.2)		NS =	11,500 s.f.	(area from Table 506.2)	
F =	866 ft.	(actual frontage or 0)		F =	119 ft.	(actual frontage or 0)	
P =	866 ft.	(actual perimeter or 1)		P =	119 ft.	(actual perimeter or 1)	
W =	30 ft.	(use 0, 20 to 30)		W =	30 ft.	(use 0, 20 to 30)	
# stories =	4 (R2)	(use 2 to 4)		# stories =	1 (A3)	(use 1 to 3 for # of floors occurs on)	
If =	0.7500			If =	0.7500		
[F/P - 0.25] W/30				[F/P - 0.25] W/30			
Aa =	45,000 s.f.			Aa =	43,125 s.f.		
[At + (NS x If)]				[At + (NS x If)]			
Mixed Use Ratio Building A2				1st Floor	2nd Floor	3rd Floor	4th Floor
Actual Areas (A):				18,301	19,005	19,005	17,062
R2 Residential=				2,171			
A3 Community=							
Floor Total				20,472	19,005	19,005	17,062
Mixed Use							
R2	+	A3	=				
A/Aa	+	A/Aa	=				
1st floor	0.41	0.05	=	0.46			0.46
2nd floor	0.42	0.00	=	0.42			0.42
3rd floor	0.42	0.00	=	0.42			0.42
4th floor	0.38	0.00	=	0.38			0.38
All Floors:				1st Floor	2nd Floor	3rd Floor	4th Floor
				0.46	+	0.42	+
						0.42	+
							0.38
							=
							1.68
							<
							2
							Complies
OK	1.68	<	2	Complies			

ALLOWABLE AREA CALCULATION - MULTISTORY SINGLE OCCUPANCY BUILDING AT GRADE - Type VA Construction - BUILDING B

Residential (R2) 1st-4th Floors				(Using R-2 Type VA construction row on table)			
At =	36,000 s.f.	(area from Table 506.2)					
NS =	12,000 s.f.	(area from Table 506.2)					
Sa =	2						
F =	1,044 ft.	(actual frontage or 0)					
P =	1,044 ft.	(actual perimeter or 1)					
W =	30 ft.	(use 0, 20 to 30)					
# stories =	4 (R2)	(use 2 to 4)					
If =	0.7500						
[F/P - 0.25] W/30							
Aa =	45,000 s.f.						
[At + (NS x If) x Sa]							
BUILDING 2				Actual	Allowable		
First Floor				20,754	<	45,000	complies
Second Floor				20,115	<	45,000	complies
Third Floor				18,551	<	45,000	complies
Fourth Floor				16,494	<	45,000	complies
OK	Total	75,914	<	90,000	complies		

LEGEND:

BUILDING A - A-3 OCCUPANCY

BUILDING A - R-2 OCCUPANCY

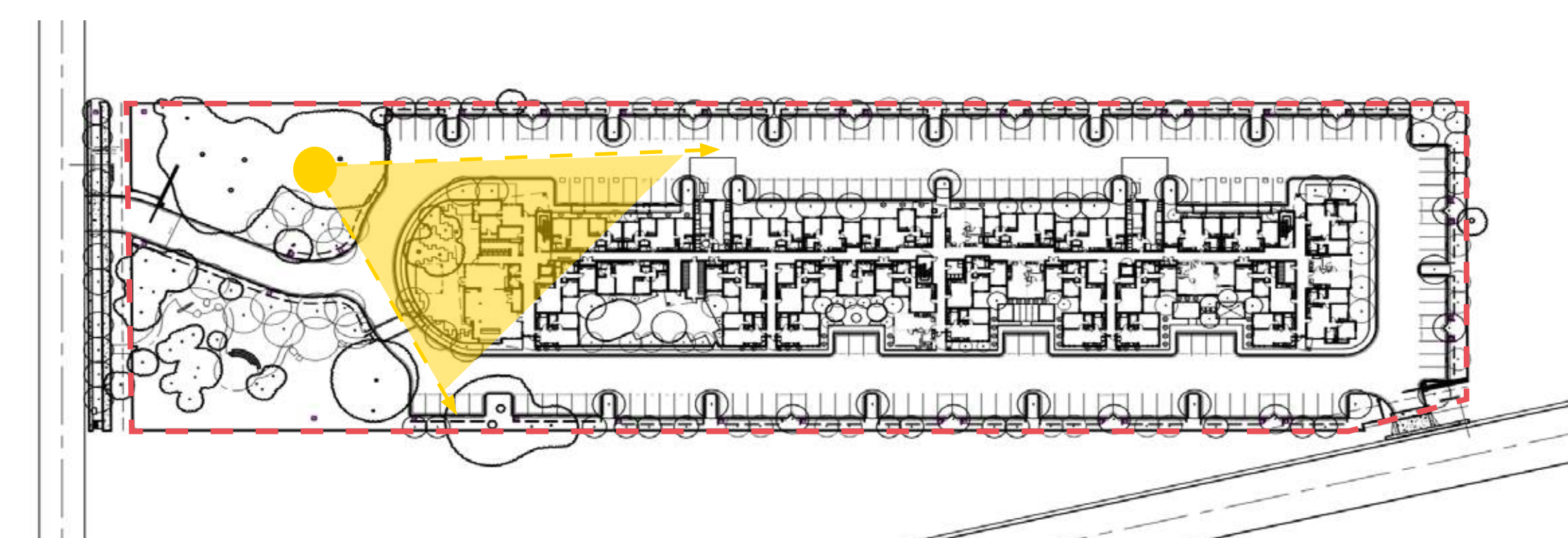
BUILDING B - R-2 OCCUPANCY

ALLOWABLE AREA DIAGRAM

N.T.S.



KEYPLAN:



**BUILDING
PERSPECTIVE**

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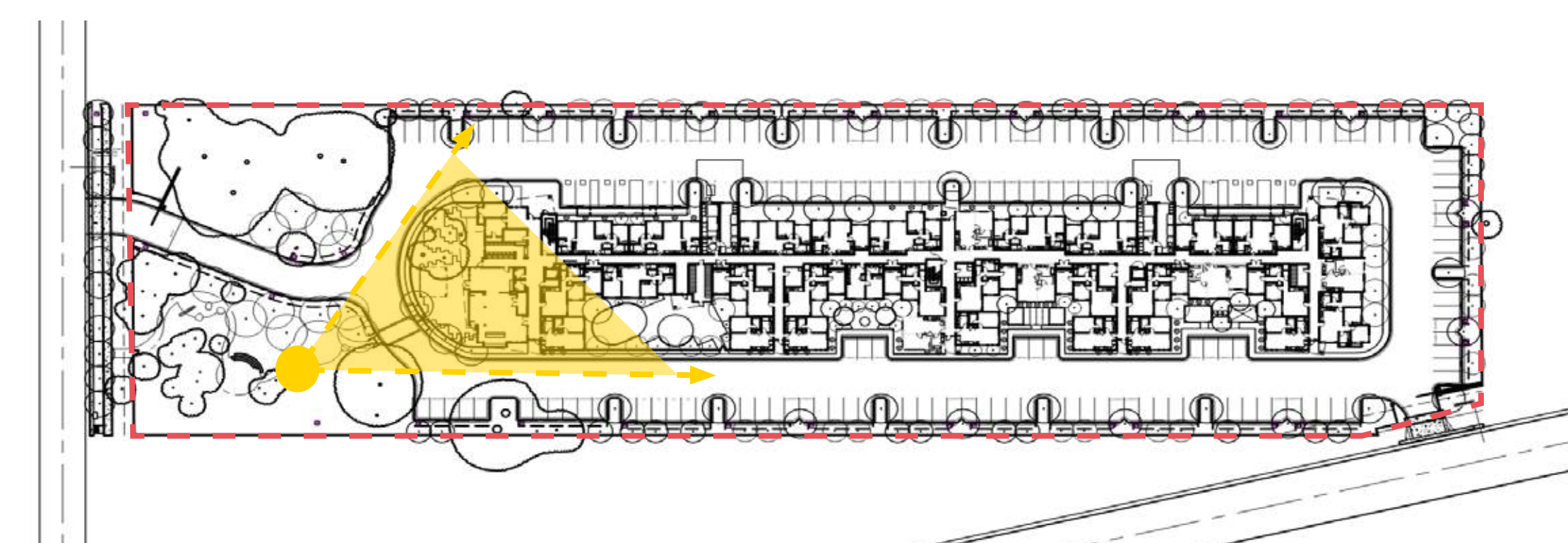


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A2.1



KEYPLAN:



**BUILDING
PERSPECTIVE**

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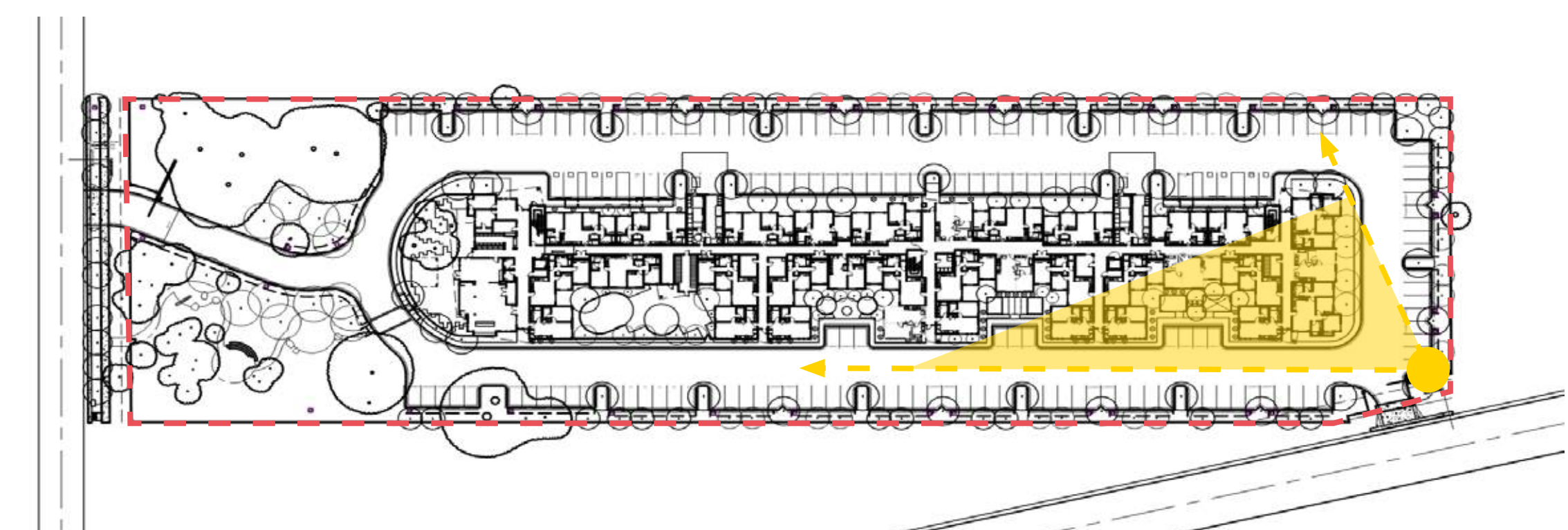


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A2.2



KEYPLAN:



**BUILDING
PERSPECTIVE**

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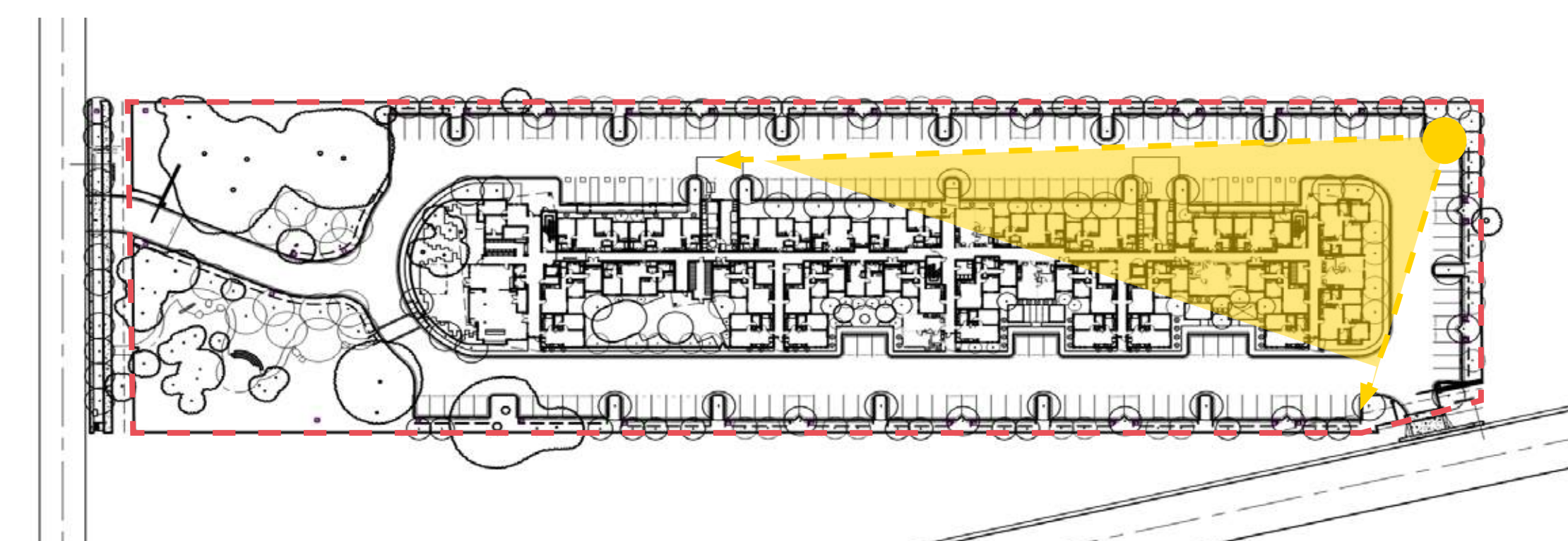


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A2.3



KEYPLAN:



**BUILDING
PERSPECTIVE**

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A2.4



ENLARGED GROUND FLOOR PLAN

SCALE: 3/16"=1'-0"



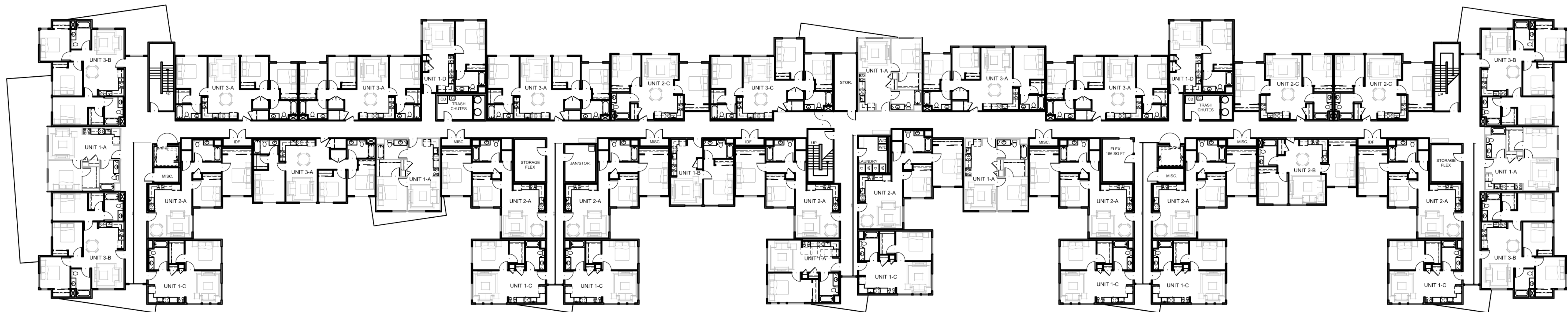
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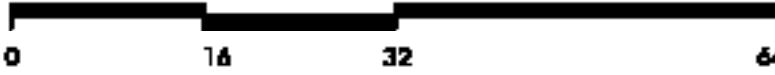
A3.1a



SECOND FLOOR UNIT MIX:	
1-BEDROOM UNITS:	16
2-BEDROOM UNITS:	12
3-BEDROOM UNITS:	11
TOTAL:	39

SECOND FLOOR
PLAN

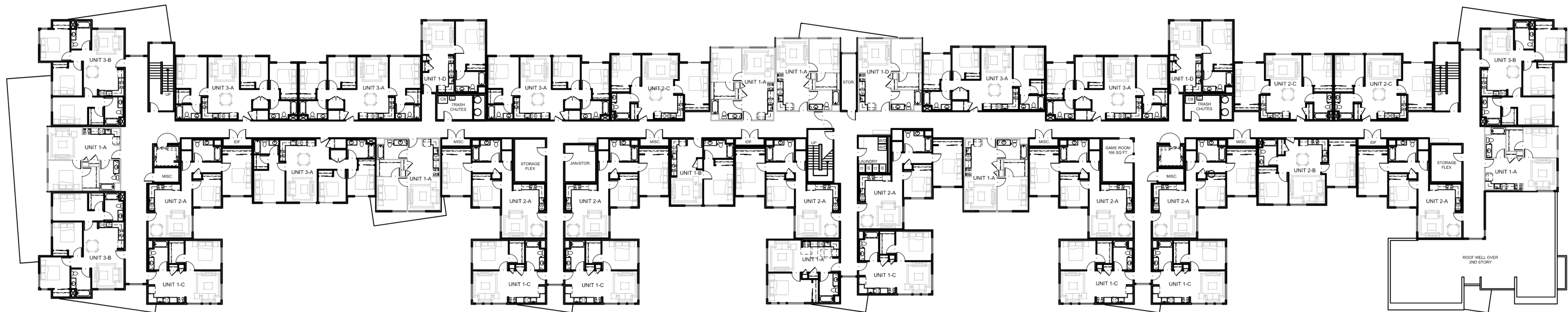
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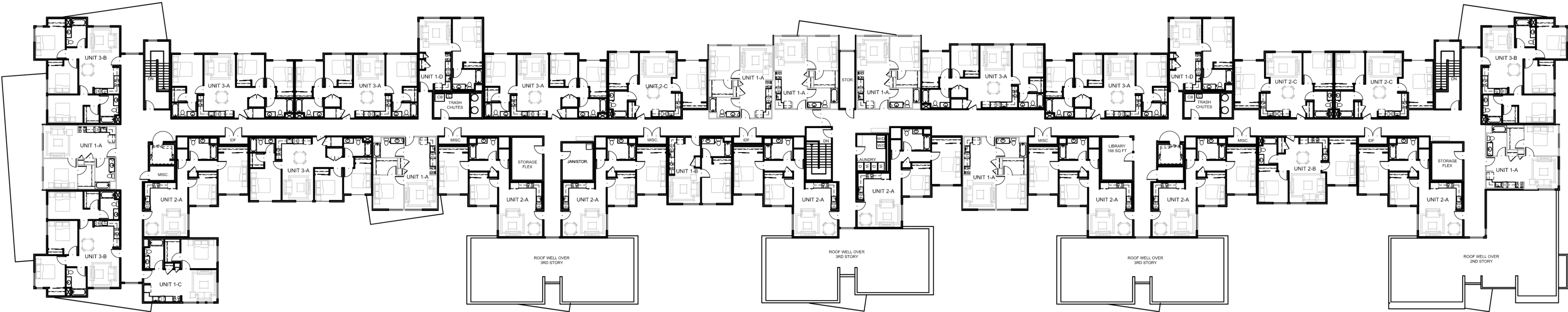


A3.2



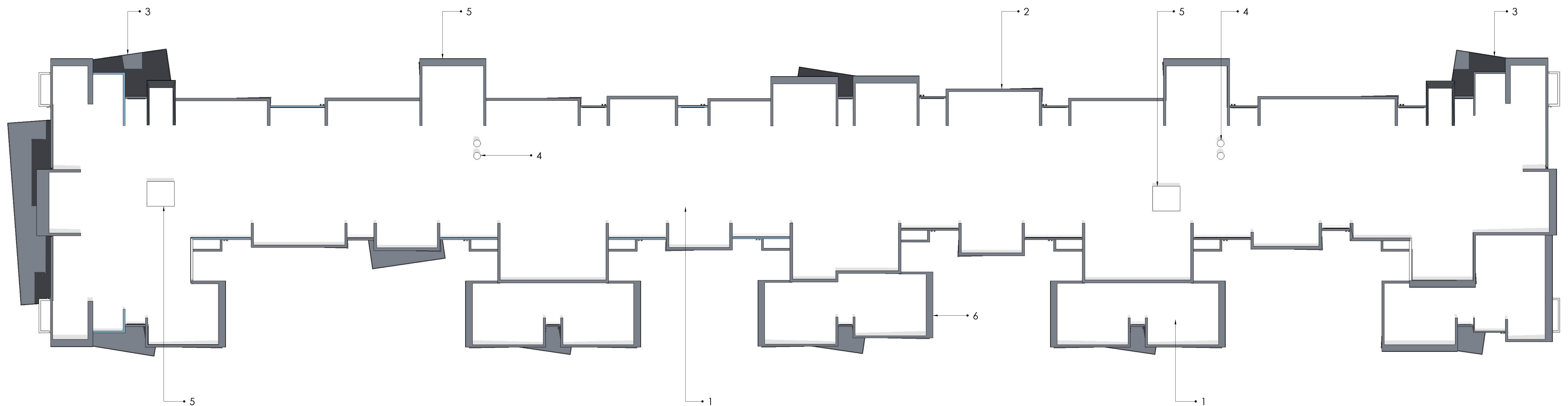
THIRD FLOOR UNIT MIX:	
1-BEDROOM UNITS:	17
2-BEDROOM UNITS:	12
3-BEDROOM UNITS:	9
TOTAL:	38

THIRD FLOOR PLAN



FOURTH FLOOR UNIT MIX:		
1-BEDROOM UNITS		11
2-BEDROOM UNITS		12
3-BEDROOM UNITS		9
TOTAL:		32

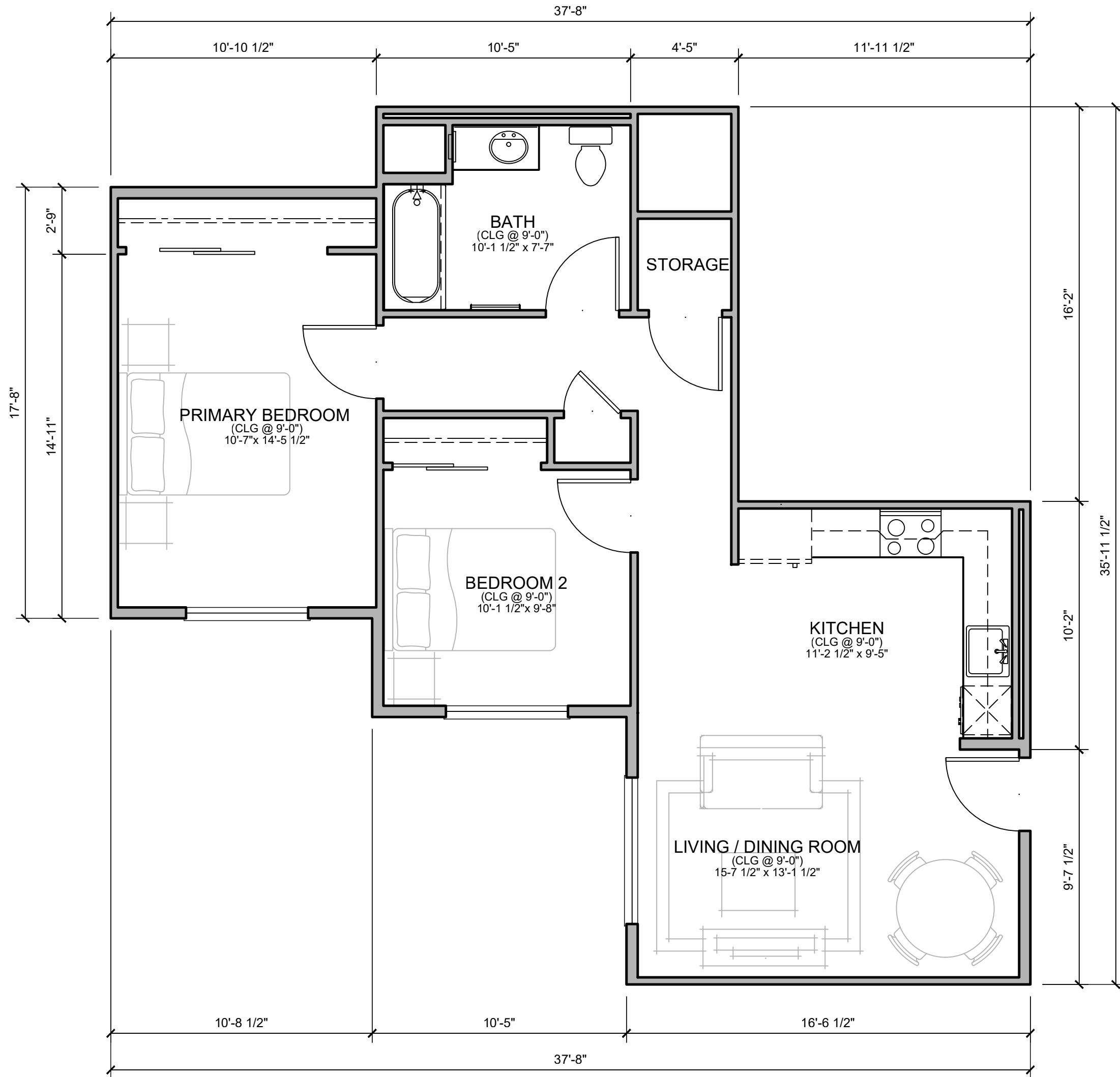
FOURTH FLOOR PLAN



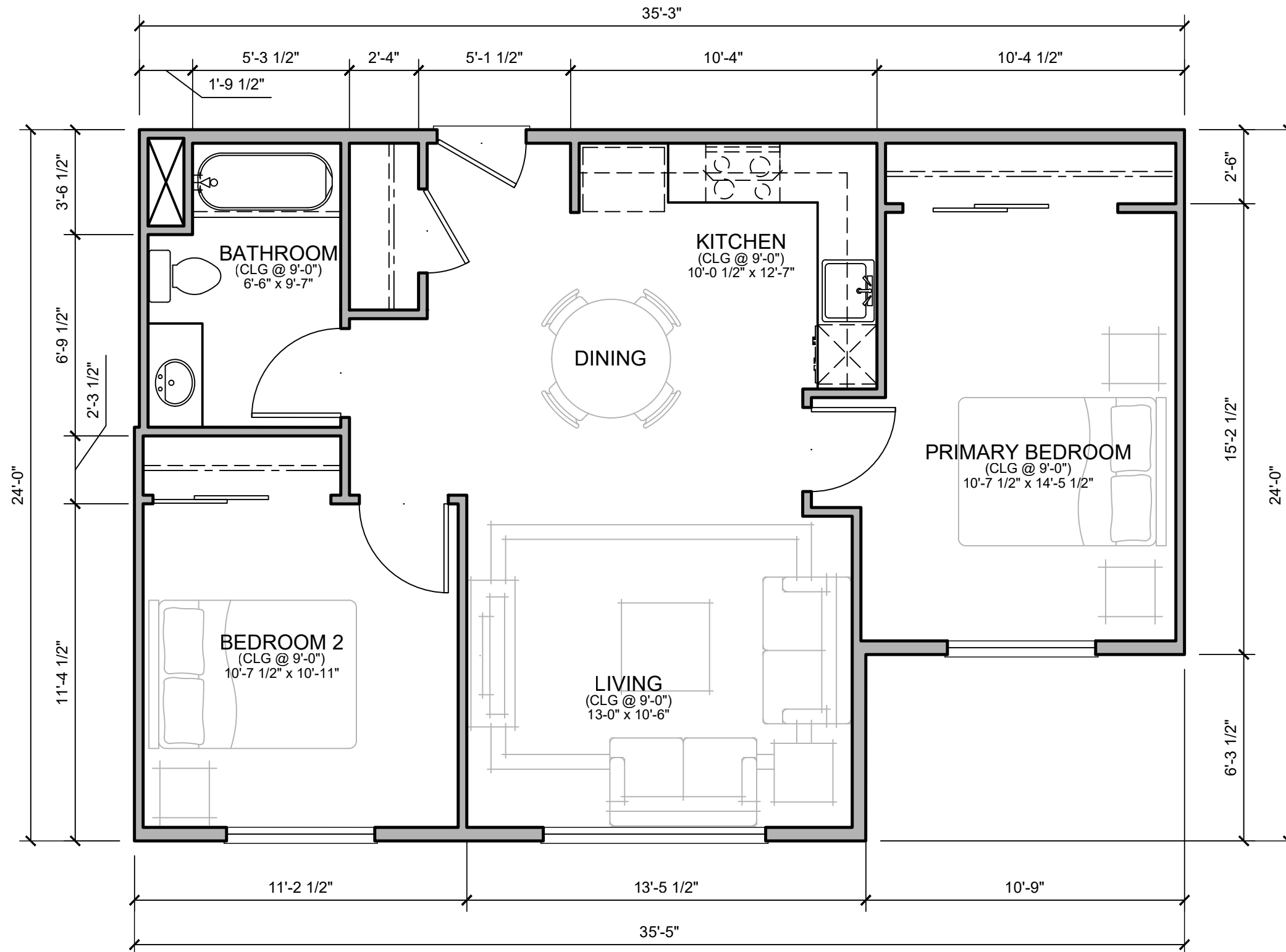
KEYNOTE LEGEND:

1. FLAT ROOF - SLOPE 1/2" PER FOOT MINIMUM TO DRAIN
2. PARAPET WALL WITH METAL CAP, TYP.
3. ENTRY AWNING ROOF
4. TRASH VENT EXHAUST
5. ELEVATOR RUN-OUT
6. EAVE, 2'-0" TYP.
7. RAKE, 4" TYP.

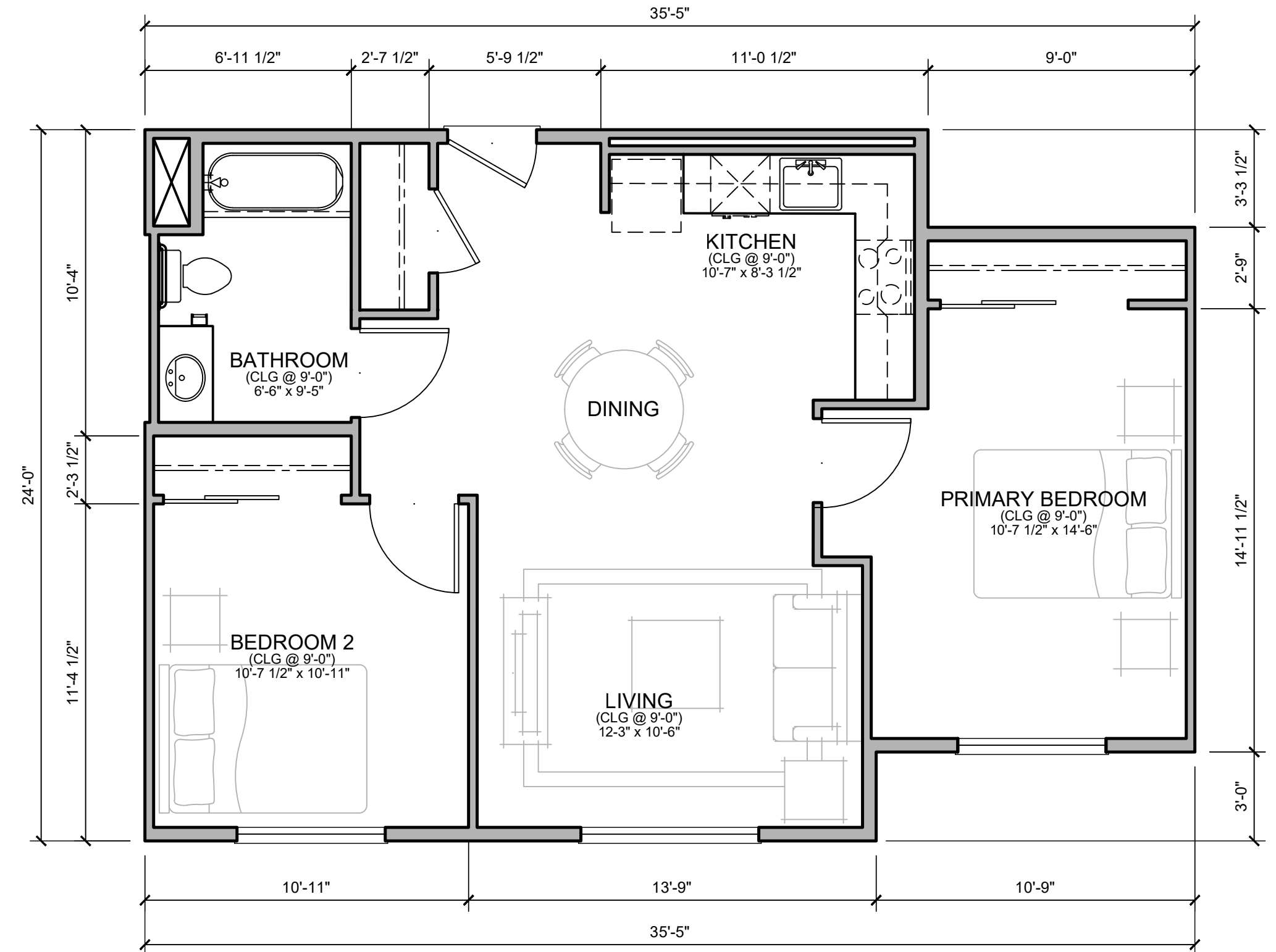
ROOF PLAN



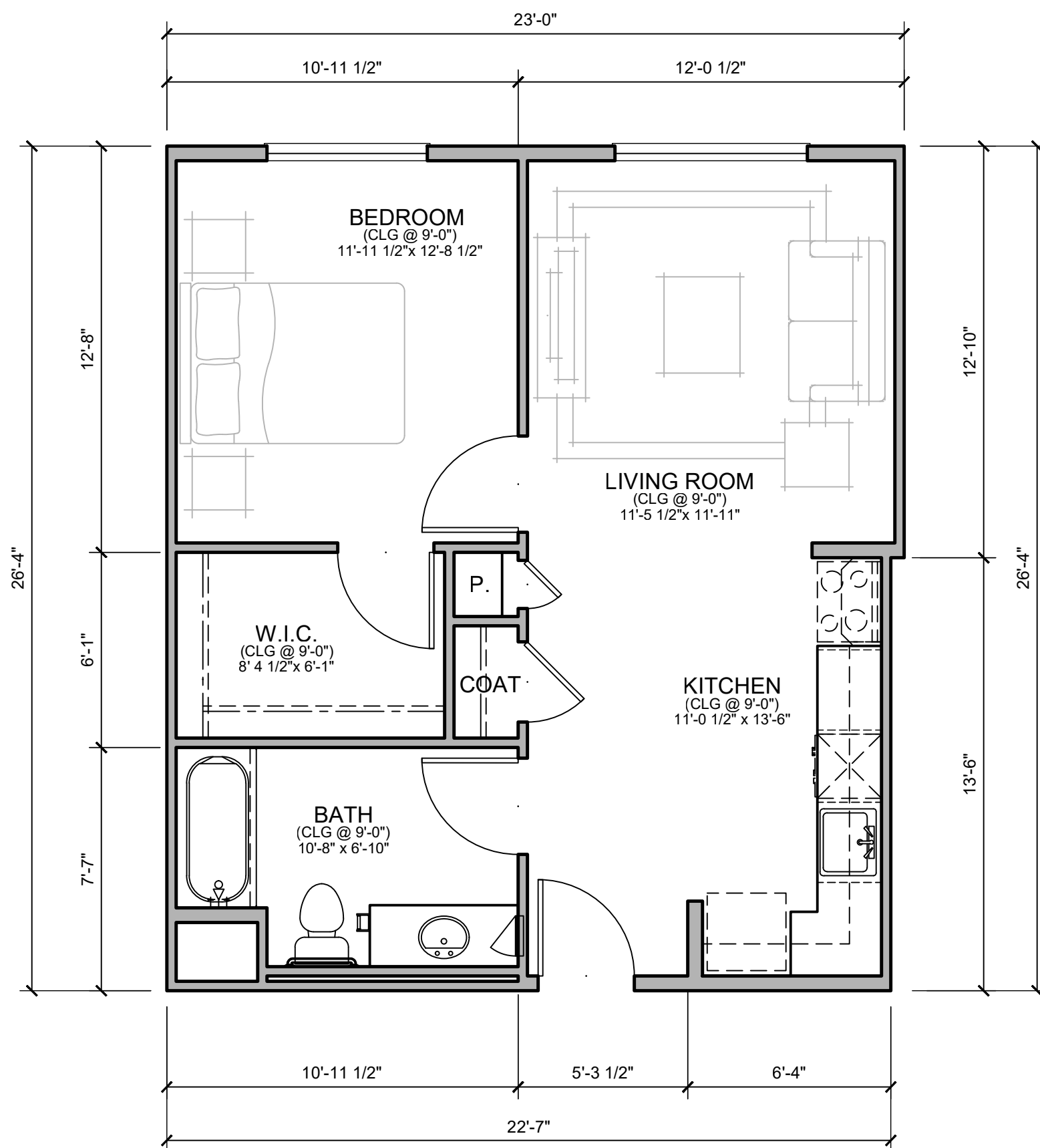
UNIT 2A - 2BED/1 BATH
GROSS SF: 851 SQ. FT.
NET SF: 765 SQ. FT.



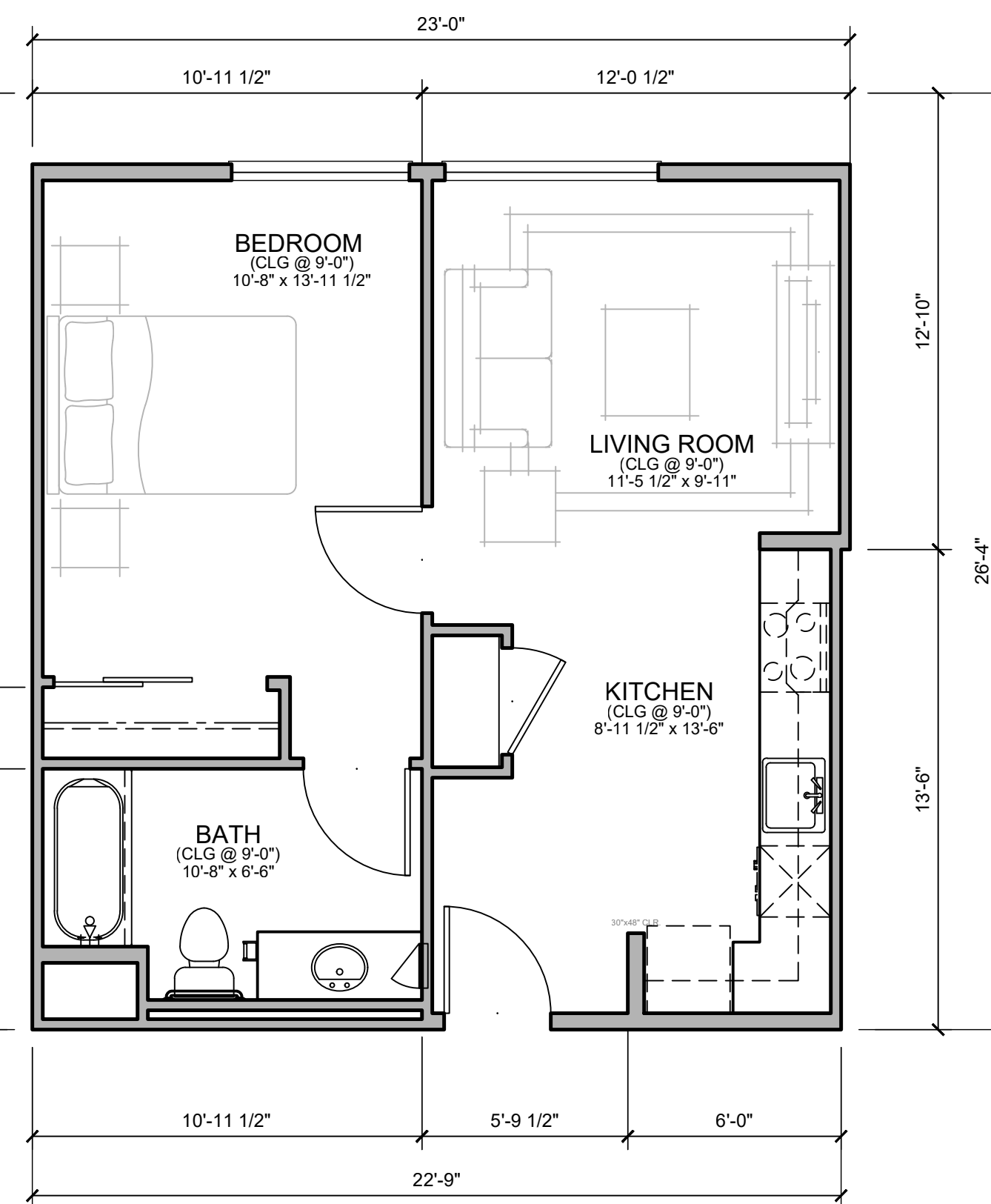
UNIT 2B - 2BED/1 BATH
GROSS SF: 781 SQ. FT.
NET SF: 729 SQ. FT.



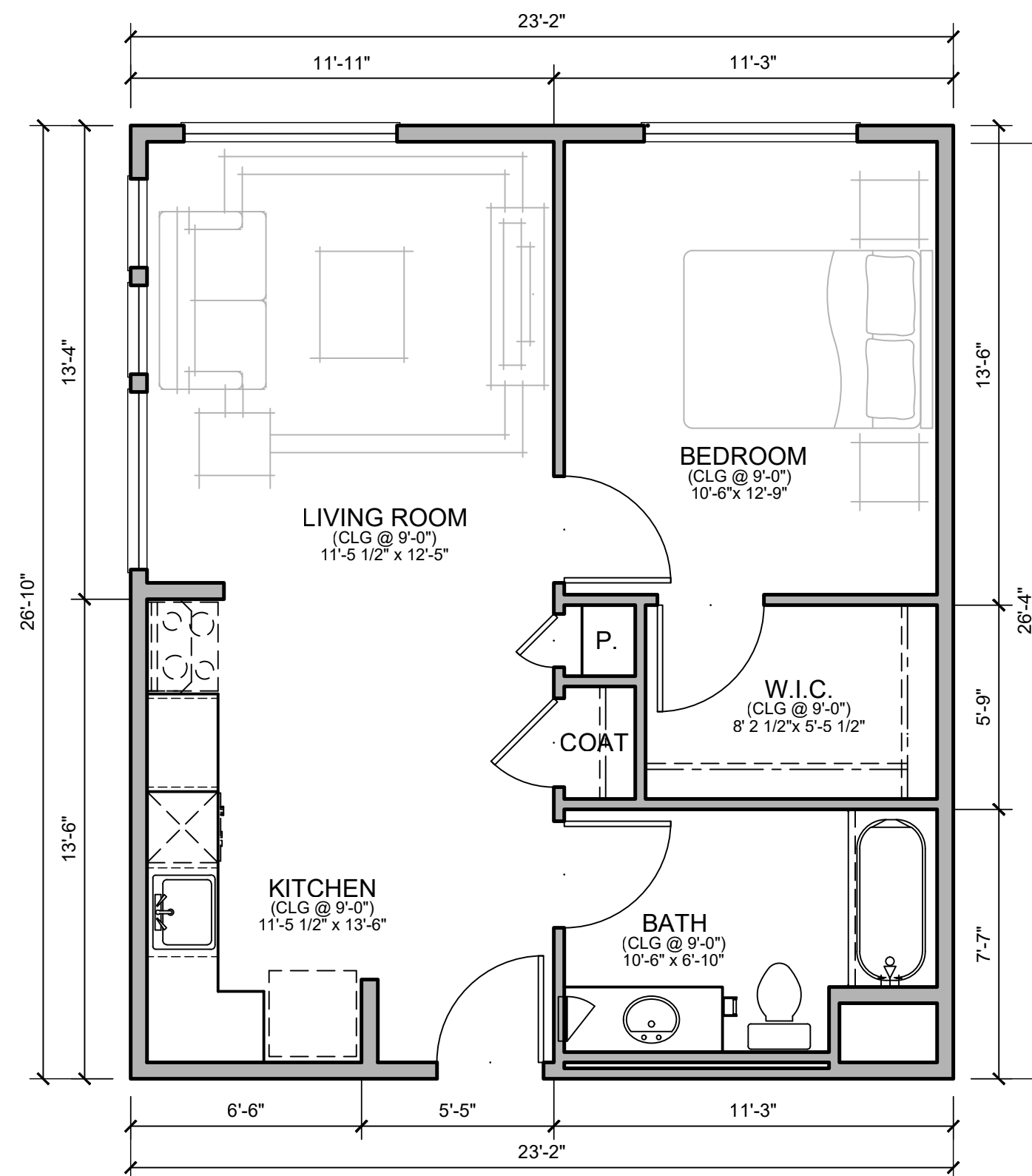
UNIT 2C - 2BED/1 BATH
GROSS SF: 786 SQ. FT.
NET SF: 731 SQ. FT.



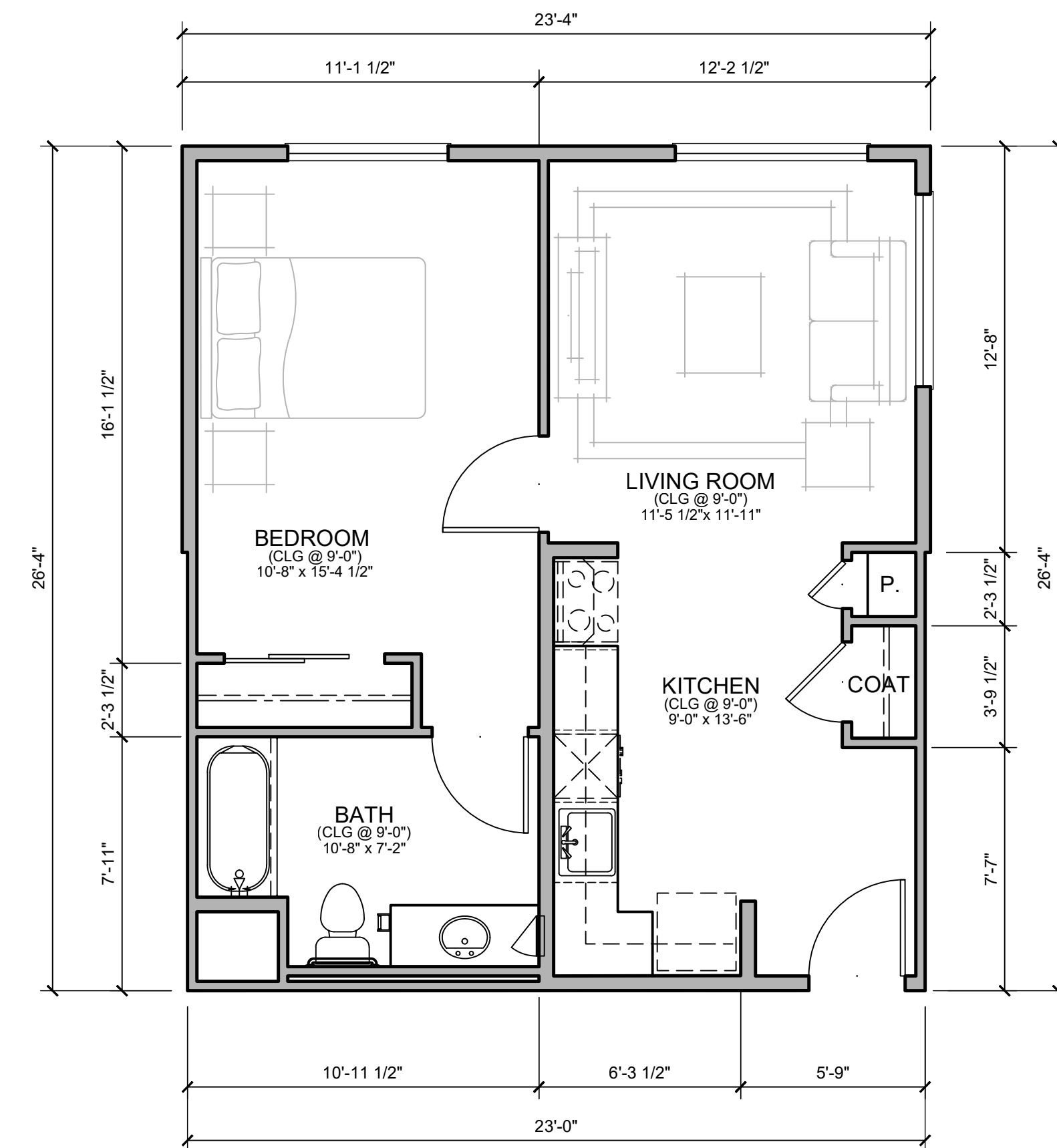
UNIT 1A - 1BED/1 BATH
GROSS SF: 600 SQ. FT.
NET SF: 556 SQ. FT.



UNIT 1B - 1BED/1 BATH
GROSS SF: 556 SQ. FT.
NET SF: 513 SQ. FT.



UNIT 1C - 1BED/1 BATH
GROSS SF: 622 SQ. FT.
NET SF: 568 SQ. FT.



UNIT 1D - 1BED/1 BATH
GROSS SF: 610 SQ. FT.
NET SF: 560 SQ. FT.

SQUARE FOOTAGE CALCULATIONS:

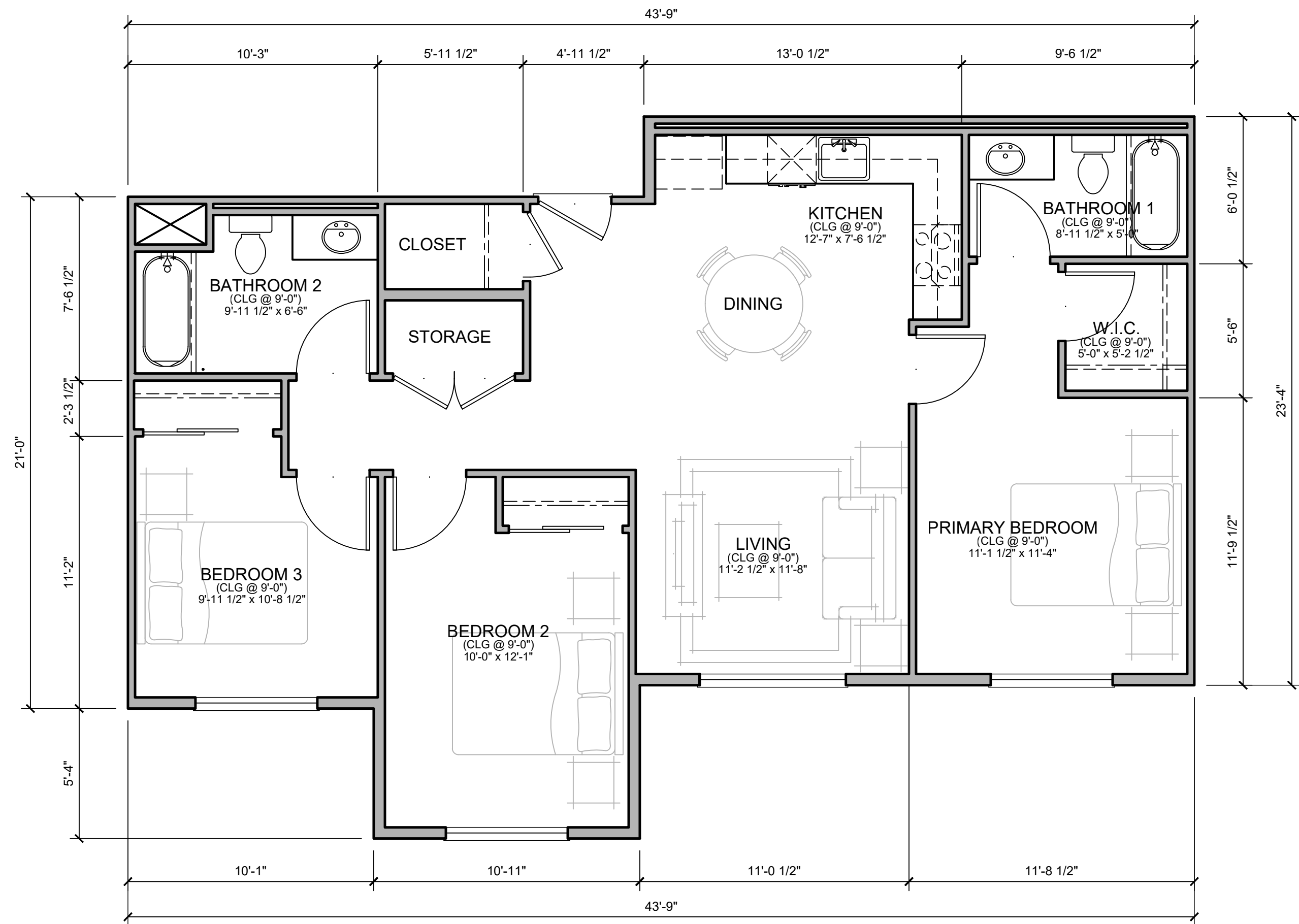
UNIT GROSS SQFT - MEASURED TO THE OUTSIDE FACE OF PERIMETER STUDS.

UNIT NET SQFT - MEASURED TO THE INSIDE FACE OF STUDS. CHASES EXCLUDED.

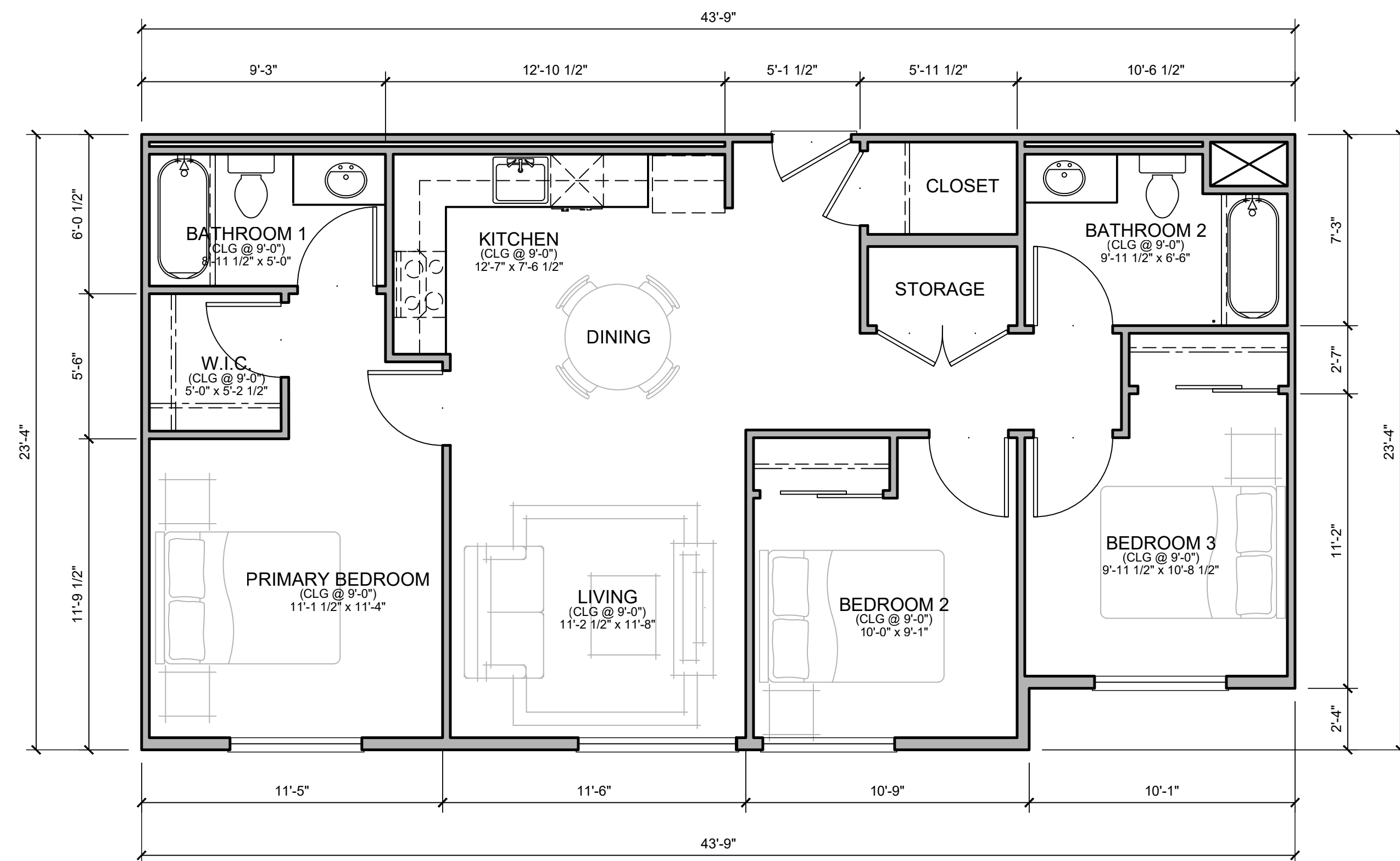
*NOTE: OPENINGS MAY VARY. REFER TO BUILDING PLANS FOR MORE INFORMATION.

UNIT PLANS

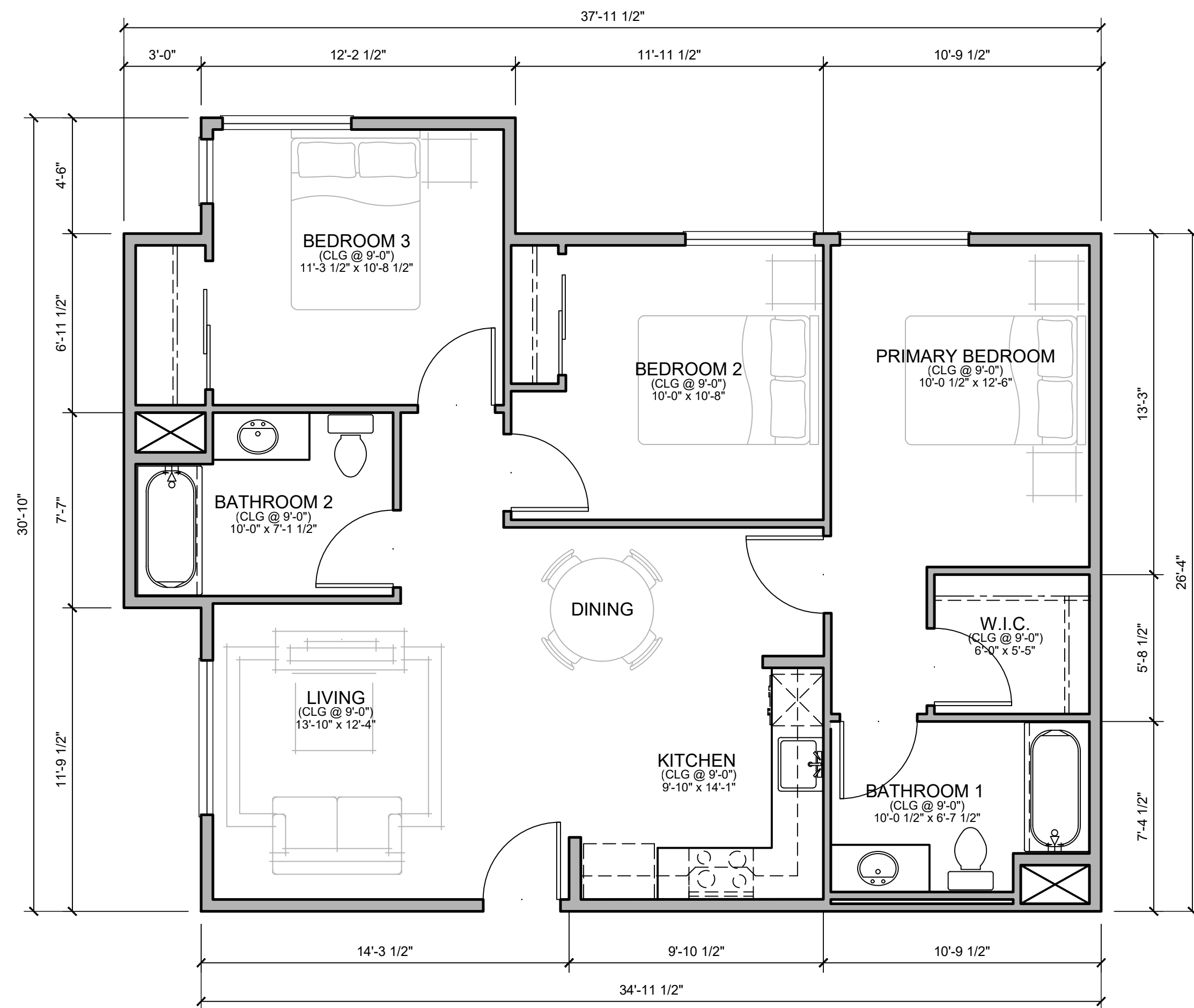




UNIT 3C - 3BED/2 BATH
GROSS SF: 1030 SQ. FT.
NET SF: 958 SQ. FT.



UNIT 3A - 3BED/2 BATH
GROSS SF: 997 SQ. FT.
NET SF: 931 SQ. FT.



UNIT 3B - 3BED/2 BATH
GROSS SF: 1019 SQ. FT.
NET SF: 946 SQ. FT.

SQUARE FOOTAGE CALCULATIONS:

UNIT GROSS SQFT - MEASURED TO THE OUTSIDE FACE OF PERIMETER STUDS.

UNIT NET SQFT - MEASURED TO THE INSIDE FACE OF STUDS. CHASES EXCLUDED.

**NOTE: OPENINGS MAY VARY. REFER TO BUILDING PLANS FOR MORE INFORMATION.*

UNIT PLANS

SCALE: 1/4"=1'-0"



JOB NO. 1318.014

DATE 03.15.2021

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

DAHLIN

A3.7



A NORTH ELEVATION



C SOUTH ELEVATION

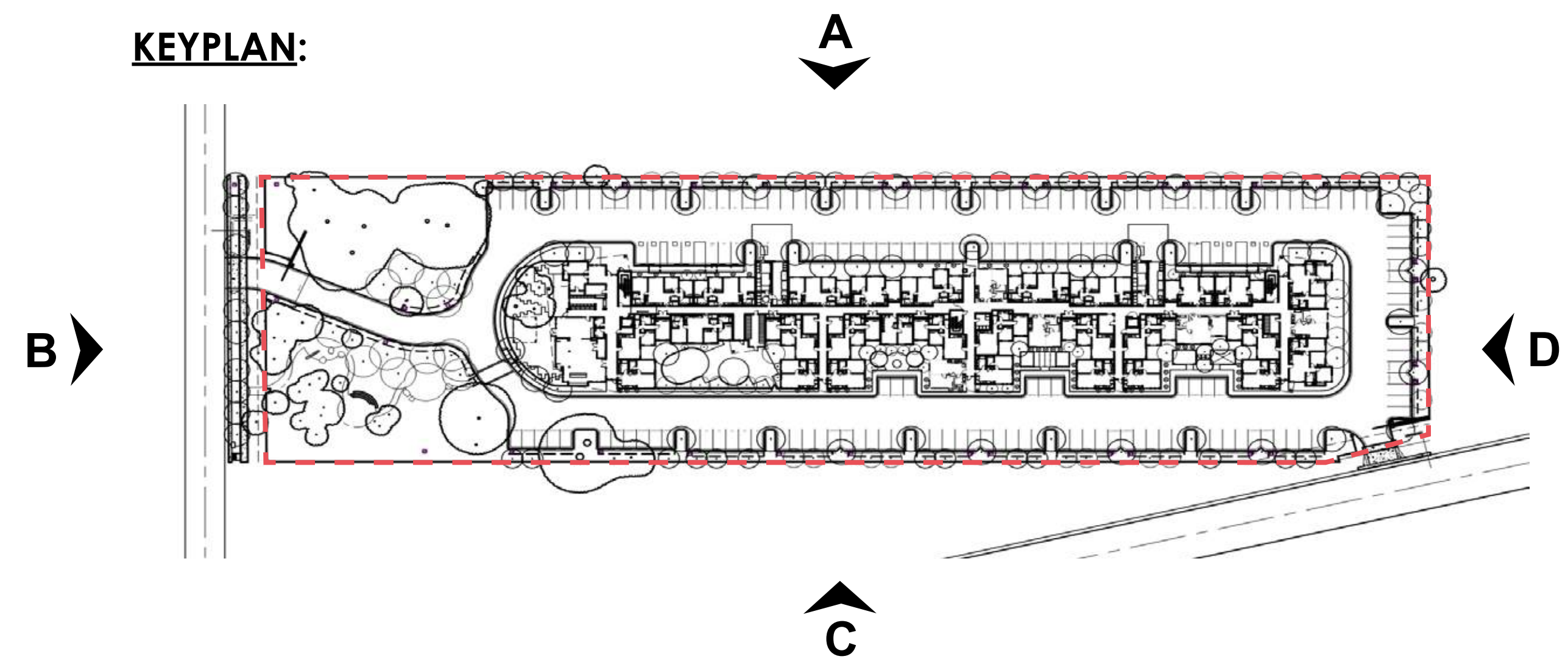


B WEST ELEVATION



D EAST ELEVATION

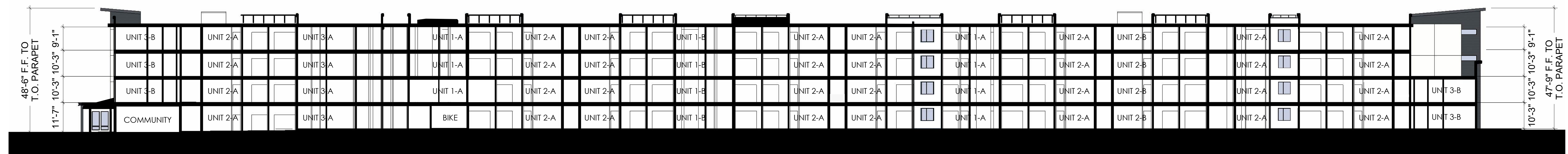
KEYPLAN:



ELEVATION KEYNOTE LEGEND:

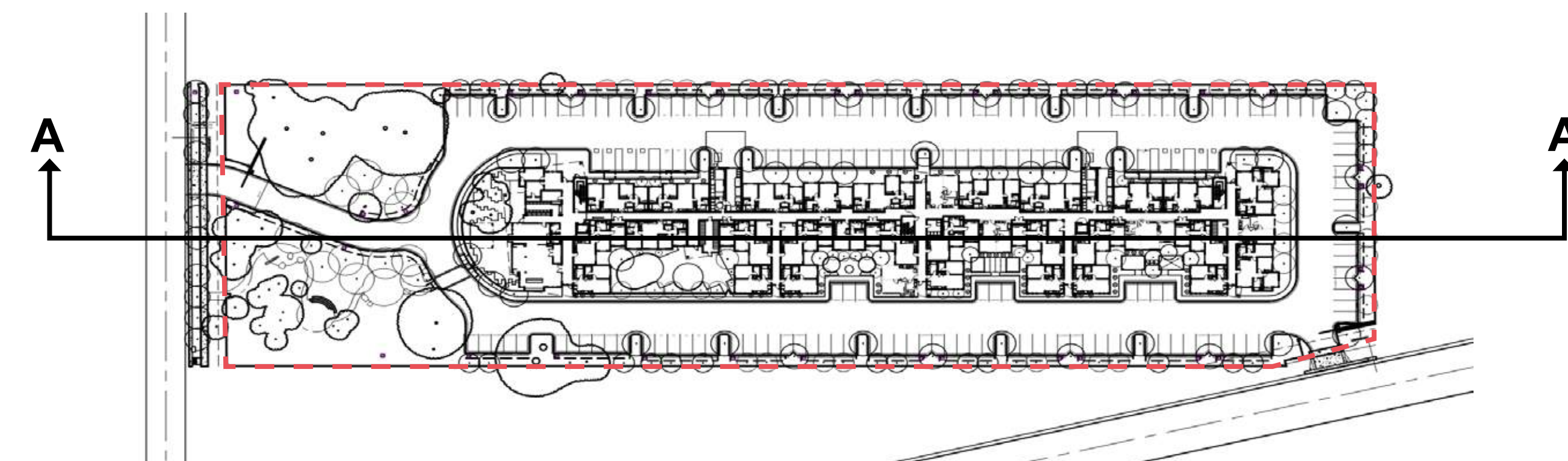
1. METAL PARAPET CAP, TYP.
2. HORIZONTAL SIDING
3. STUCCO WITH CONTROL JOINTS
4. PAINTED FOAM TRIM
5. VINYL FRAME WINDOW, TYP.
6. METAL ROLL-UP DOOR
7. METAL GUARDRAIL
8. TRASH VENT EXHAUST
9. PAINTED ENTRY AWNING
10. PAINTED COLUMN
11. PAINTED DOWNSPOUT

EXTERIOR ELEVATIONS



1 SECTION A-A

KEYPLAN:



SECTION

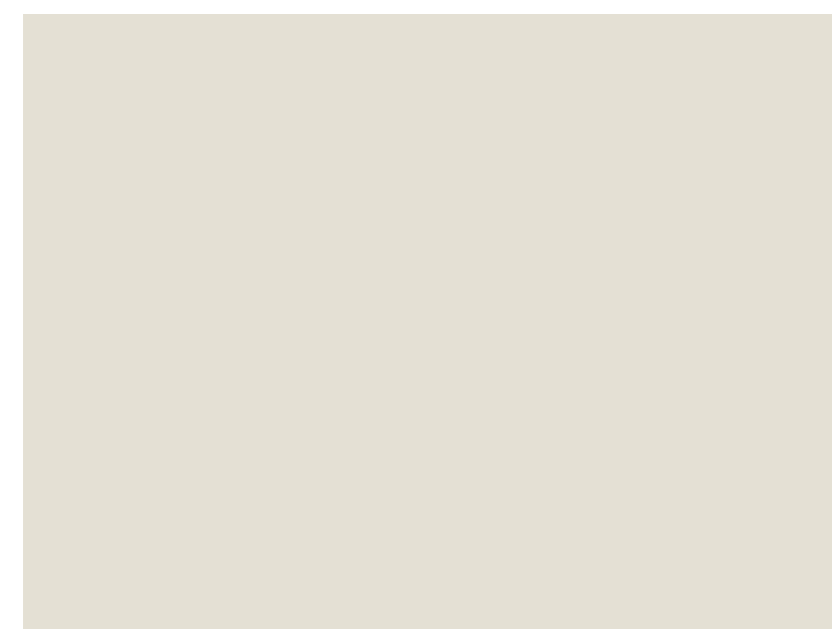
COLORS + MATERIALS



1 BODY COLOR 1
EXTERIOR WALL MATERIAL - STUCCO
Cyberspace SW 7076 by Sherwin Williams
Trim to match where applicable



2 BODY COLOR 2
EXTERIOR WALL MATERIAL - STUCCO
Bunglehouse Blue SW 0048 by Sherwin Williams
Trim to match where applicable



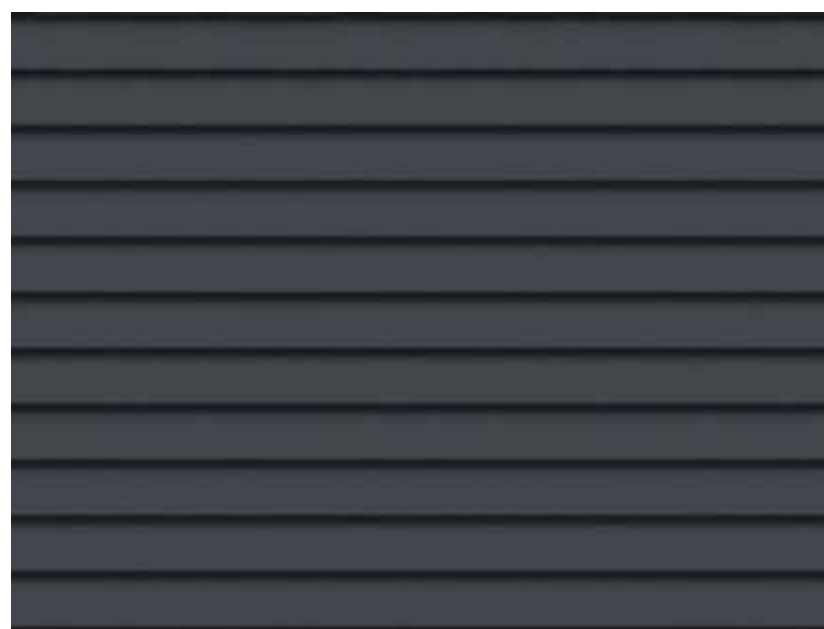
3 BODY COLOR 3
EXTERIOR WALL MATERIAL - STUCCO
Oyster White SW 7637 by Sherwin Williams



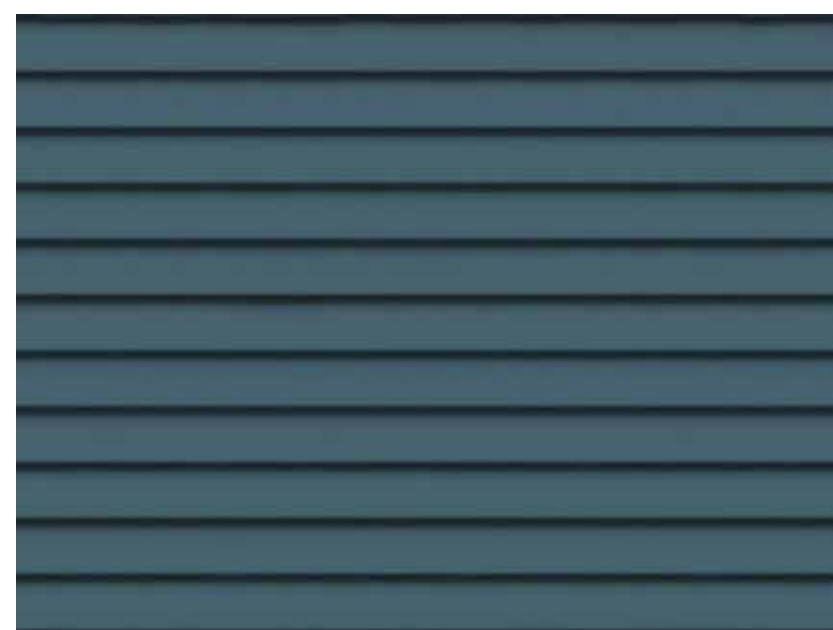
4 BODY COLOR 4
EXTERIOR WALL MATERIAL - SIDING
Eastlake Gold SW 0009 by Sherwin Williams
Trim to match where applicable



5 BODY COLOR 5
EXTERIOR WALL MATERIAL - STUCCO
Gray Matters SW 7066 by Sherwin Williams



6 BODY COLOR 6
EXTERIOR WALL MATERIAL - SIDING
Cyberspace SW 7076 by Sherwin Williams
Trim to match where applicable



7 BODY COLOR 7
EXTERIOR WALL MATERIAL - SIDING
Bunglehouse Blue SW 0048 by Sherwin Williams
Trim to match where applicable



COLORS & MATERIALS

NOTE: Color Samples may vary from their true color with different printers and computer monitors.