

Ridley Avenue Family Apartments



Project Description

- Ridley Avenue Family Apartments is a 100% affordable family community.
- Ridley sits on 2.61 acres of undeveloped land in northwest Santa Rosa, which has been a historically underserved area for affordable housing (with the bulk of production being concentrated in the southern areas of Santa Rosa).
- Ridley is close to many amenities that will benefit residents including public transportation, schools, shopping, parks, medical facilities and more.
- Ridley is served by the CityBus Route 15 with stops at the intersection of Guerneville Rd. and Ridley Ave. It is also a ½ mile to the Smart Train Station and a short distance to downtown Santa Rosa.



Sheet Index

Architecture:

- A0.1 Cover Sheet
- A1.0 Site Plan
- A2.1 Building Elevations
- A7.1 Colors & Materials Board

Project Location



Vicinity Map



Architecture + Planning
888.456.5849
kitgy.com

Milestone Housing Group
481 N Santa Cruz Ave, Ste. 310
Los Gatos, CA 95030

RIDLEY AVE APARTMENTS
SANTA ROSA, CA # 2020-0858

VISIONING PHASE
JUNE 16TH, 2021

COVER SHEET
SHEET INDEX

A0.1



Project Data

Gross Site Area	± 2.61 Acres
Unit Count	50 Units
Density	19.2 Units/ Acre

Building Summary:

Unit Mix	Count	Ratio
1 Bedroom/1 Bathroom	18	36.0%
2 Bedrooms/1 Bathroom	18	36.0%
3 Bedrooms/2 Bathrooms	14	28.0%
	50 Units	

Unit Areas	Net Area	Gross Area	Total
Plan 1-1 1-bed/1-bath	539 SF	583 SF	12 units
Plan 1-2 1-bed/1-bath	612 SF	659 SF	06 units
Plan 2-1 2-beds/1-bath	736 SF	786 SF	12 units
Plan 2-2 2-beds/1-bath	718 SF	768 SF	04 units
Plan 2-2A 2-beds/1-bath	758 SF	814 SF	02 units
Plan 3-1 3-beds/2-baths	964 SF	1014 SF	10 units
Plan 3-1A 3-beds/2-baths	1004 SF	1060 SF	04 units
Total			50 units

Apartment Unit Summary	P1-1	P1-2	P2-1	P2-2	P2-2A	P3-1	P3-1A	Total
Building No. 01 (Leasing)	00	00	00	00	00	02	00	02
Building No. 02 (Type A)	06	03	06	02	01	04	02	24
Building No. 03 (Type A)	06	03	06	02	01	04	02	24
	12	06	12	04	02	10	04	50
	24.0%	12.0%	24.0%	8.0%	4.0%	20.0%	8.0%	

Building Area Summary	Rentable			Leas/Amenities		Ancillary		Total Per Bldg
	1st Flr	2nd Flr	3rd Flr	Stairs	Balconies			
Bldg No. 01 (Leasing)	-	2029	-	5000	163	122		7,313
Bldg No. 02 (Type A)	6502	6502	5798	-	1735	1635		22,172
Bldg No. 03 (Type A)	6502	6502	5798	-	1735	1635		22,172
	13004	15032	11596	5000	3633	3392		51,657
	39,632 sf Total Rentable Space			5,000 sf Leas/Amenities	7,025 sf Total Ancillary Space			51,657 sf Total Building Area

Parking Summary:

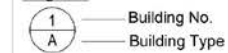
Required Parking Per CA Density Bonus Law

Unit Type	Count	Ratio	Total
1 Bedrooms	18	1.0 Space/ Unit	18 Spaces
2 Bedrooms	18	1.5 Space/ Unit	27 Spaces
3 Bedrooms	14	1.5 Space/ Unit	21 Spaces
			66 spaces
			1.32 spaces/DU

Proposed Parking	Total
Public Spaces:	
Wyngate Drive Parallel Parking	09 spaces

Resident Spaces:	Total
Compact	31 spaces
Accessible	06 spaces
Standard Open	37 spaces
	74 spaces
	1.48 spaces/DU

Legend



Building Label

USPS

Dedicated Parking For USPS

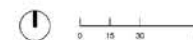


Architecture + Planning
888.456.5849
ktgy.com

Milestone Housing Group
481 N Santa Cruz Ave, Ste. 310
Los Gatos, CA 95030

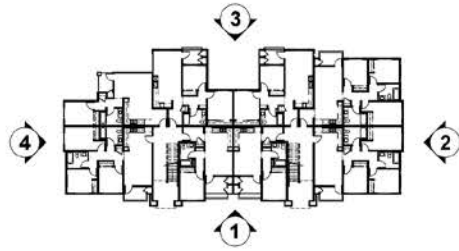
RIDLEY AVE APARTMENTS
SANTA ROSA, CA # 2020-0658

VISIONING PHASE
JUNE 16TH, 2021



SITE PLAN

A1.0



Building Key Plan N.T.S.

Material Legend

1. Stucco
2. Fiber Cement Board and Batten
3. Stone Veneer
4. Asphalt Composite Shingles
5. Vinyl Window
6. Vertical Metal Picket Railing
7. Metal Canopy
8. Decorative Light Fixture
9. Mechanical Equipment Screen



1. FRONT ELEVATION



2. RIGHT ELEVATION



3. REAR ELEVATION



4. LEFT ELEVATION



Architecture + Planning
888.456.5849
ktgy.com

Milestone Housing Group
481 N Santa Cruz Ave, Ste. 310
Los Gatos, CA 95030

RIDLEY AVE APARTMENTS
SANTA ROSA, CA # 2020-0658

VISIONING PHASE
JUNE 16TH, 2021



BUILDING ELEVATIONS
APARTMENT BUILDING

A2.1



1. FIELD, STUCCO 1
SW 7013 - IVORY LACE



2. FIELD, FIBERCEMENT PANEL 1
SW 2739 - CHARCOAL BLUE



3. STONE VENEER



4. FASCIA & TRIM
SW 7048 - URBANE BRONZE



5. METAL DETAILS
SW 7069 - IRON ORE



6. ASPHALT SHINGLES



7. VINYL WINDOW
WHITE

