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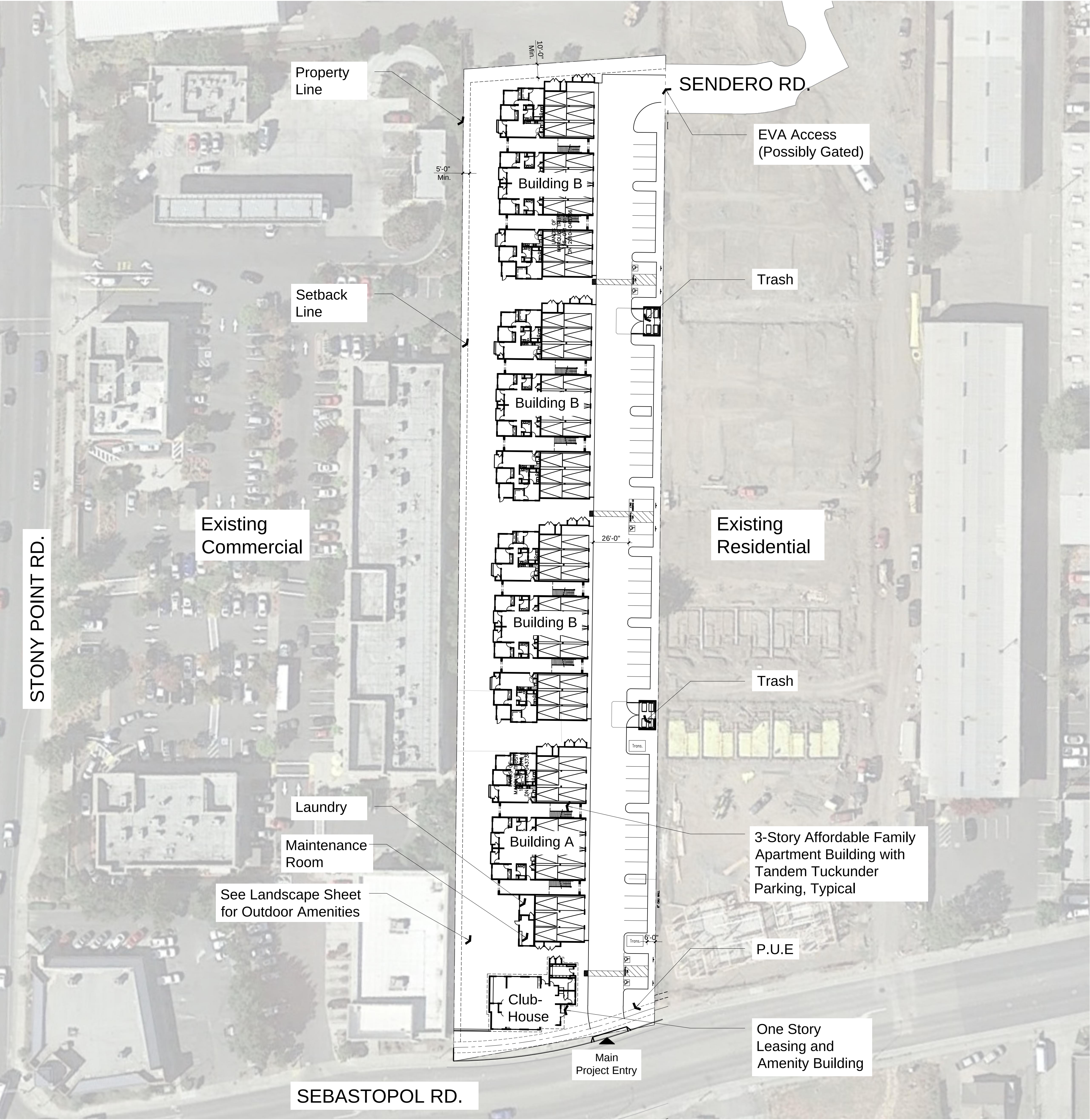
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ACME FAMILY APARTMENTS
SANTA ROSA, CALIFORNIA # 2019-0375

MINOR DESIGN REVIEW
MARCH 26, 2021

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

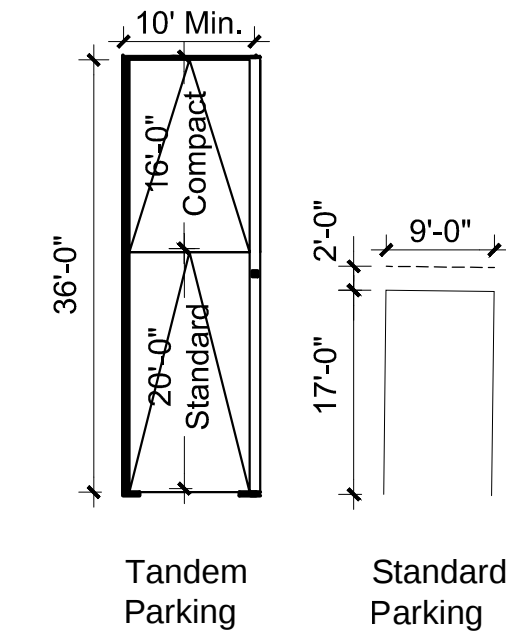
Unit Summary		
1Bd	(31%)	=24 units
2Bd	(34%)	=26 units
3Bd	(35%)	=27 units
Total		±77 units

Parking Required (Per State Density Bonus)	
1Bd	24 x 1 = 24
2Bd	26 x 2 = 52
3Bd	27 x 2 = 54
Total	130 Spaces

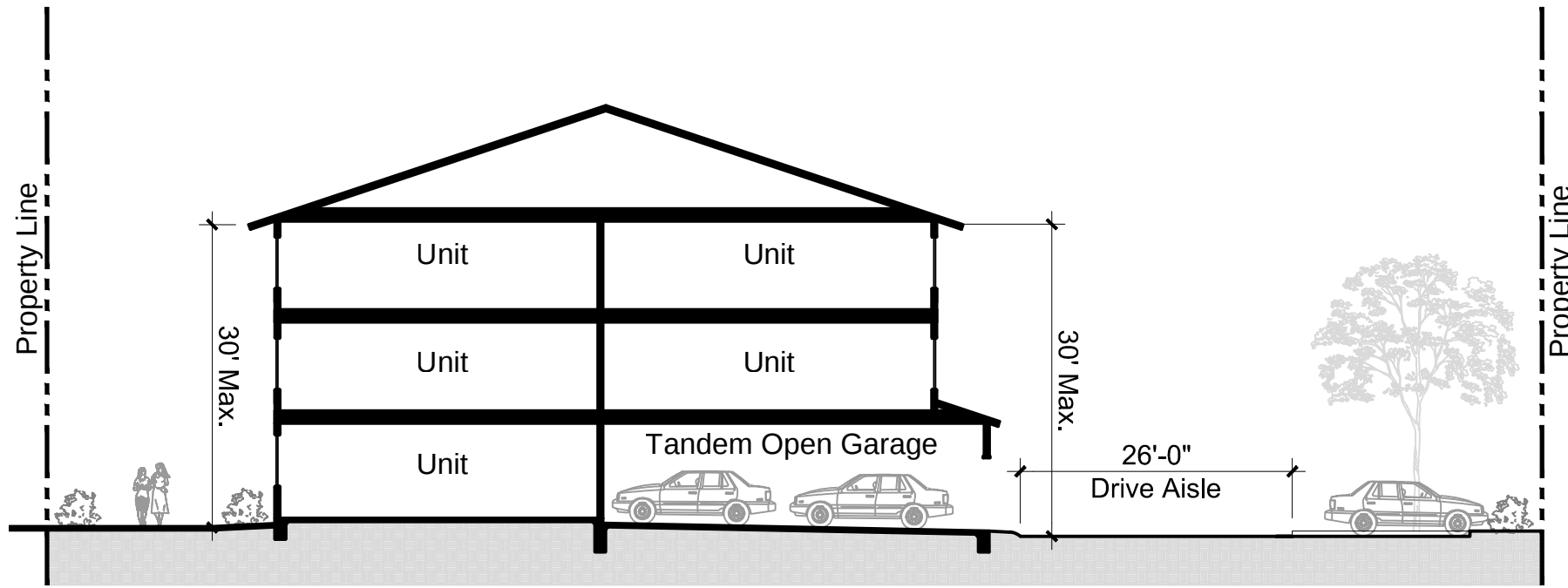
Parking Provided	
Tandem Open Garage Parking:	80 Spaces*
Open Parking:	50 Spaces
Total Parking Provided:	130 Spaces (1.68 spaces/unit)

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 1/16"=1'-0"



Typical Cross Section | Scale 1/16"=1'-0"

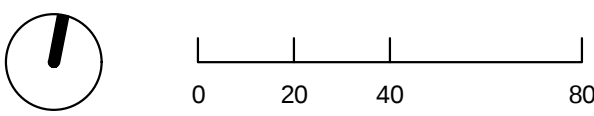


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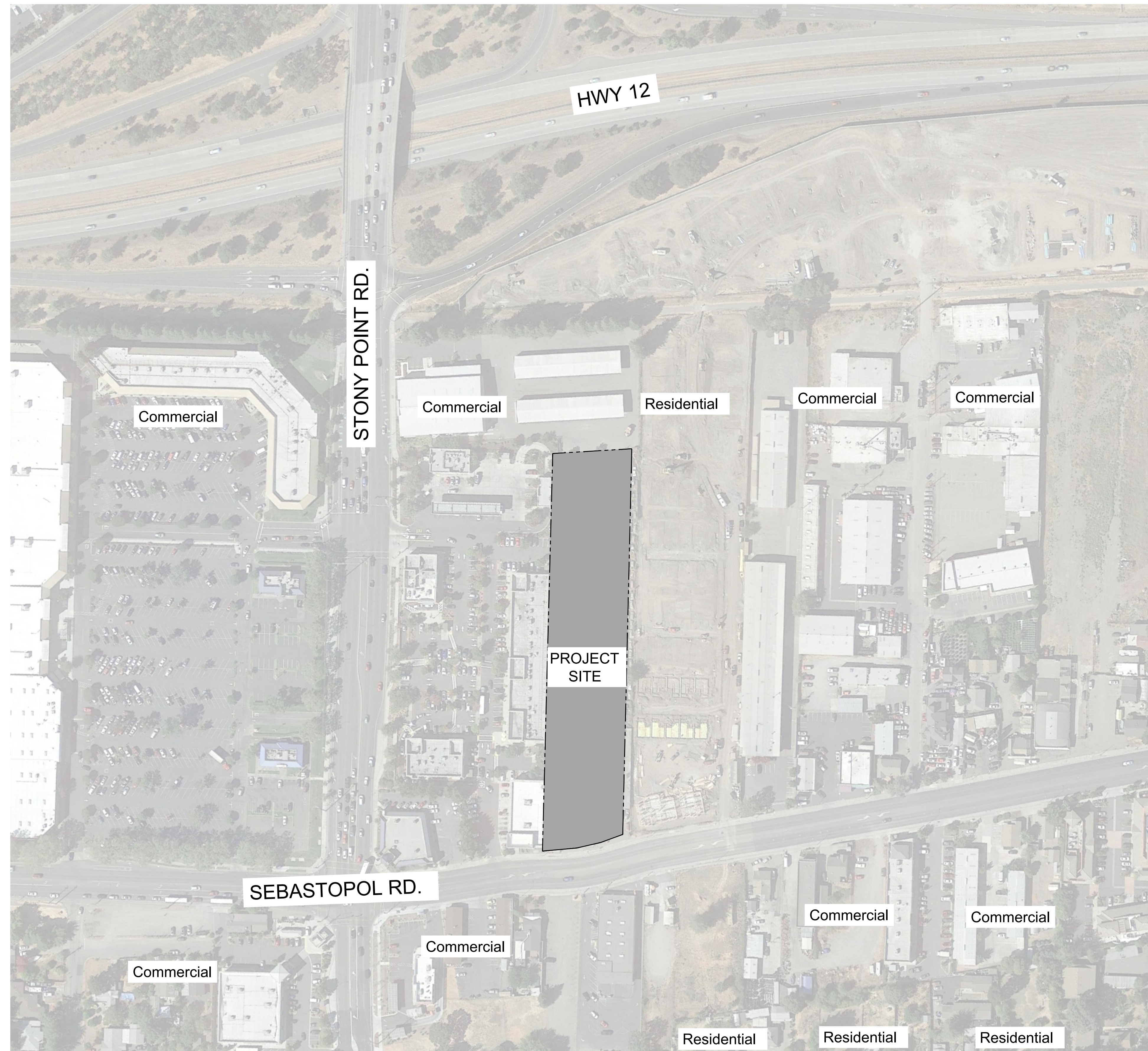
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SITE PLAN
DENSITY STUDY

A1.0

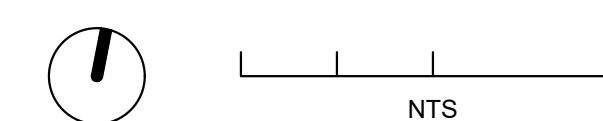


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CONTEXT MAP
SITE ANALYSIS DIAGRAM

A1.1



1



2



3



4



5



6



7



8



9



10

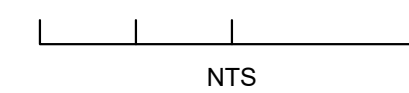
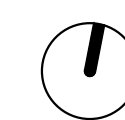


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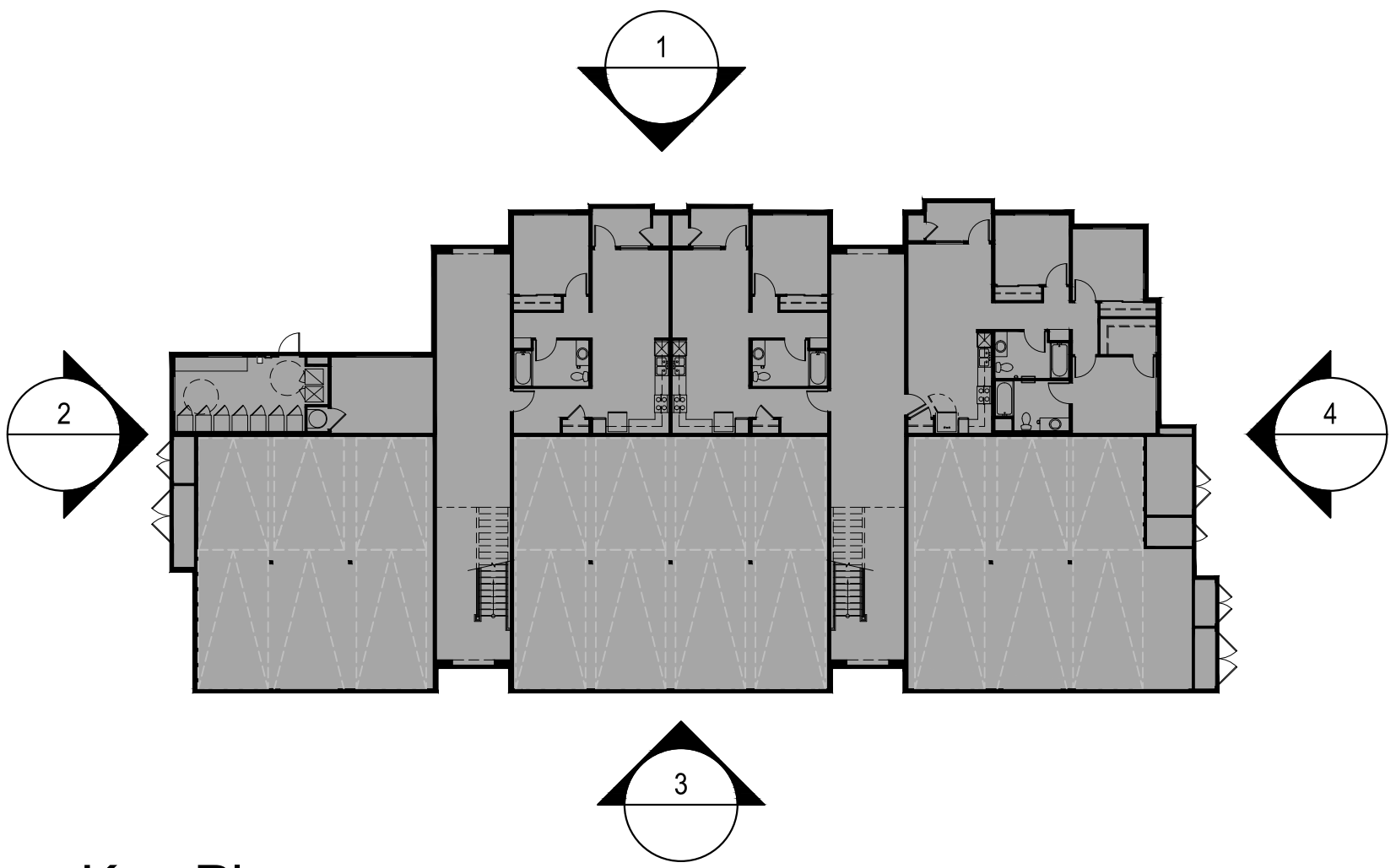


SITE PHOTOGRAPHS

A1.2



1. Front Elevation



Key Plan
N.T.S.

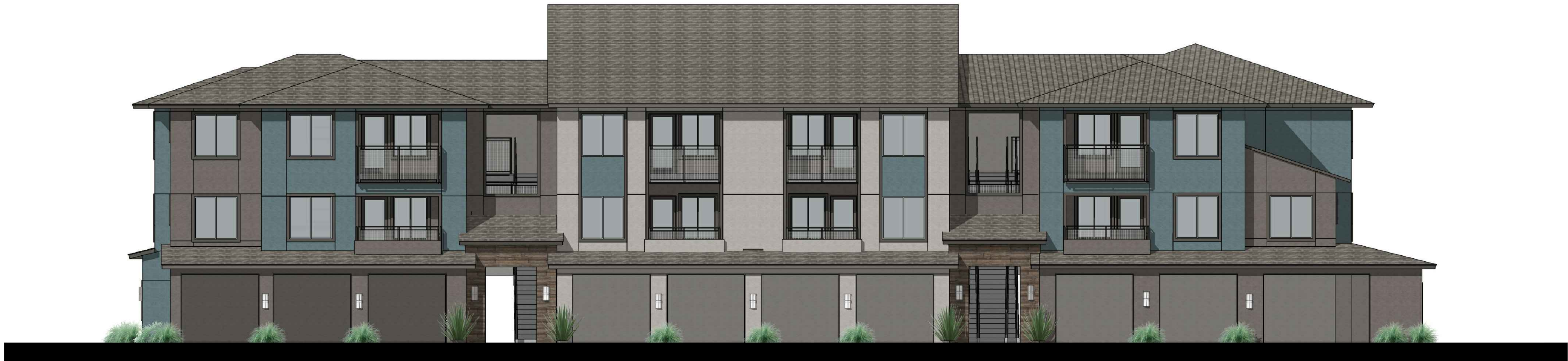


2. Right Elevation



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
 - 11. Storefront
 - 12. Awning



3. Rear Elevation

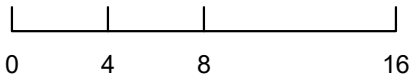


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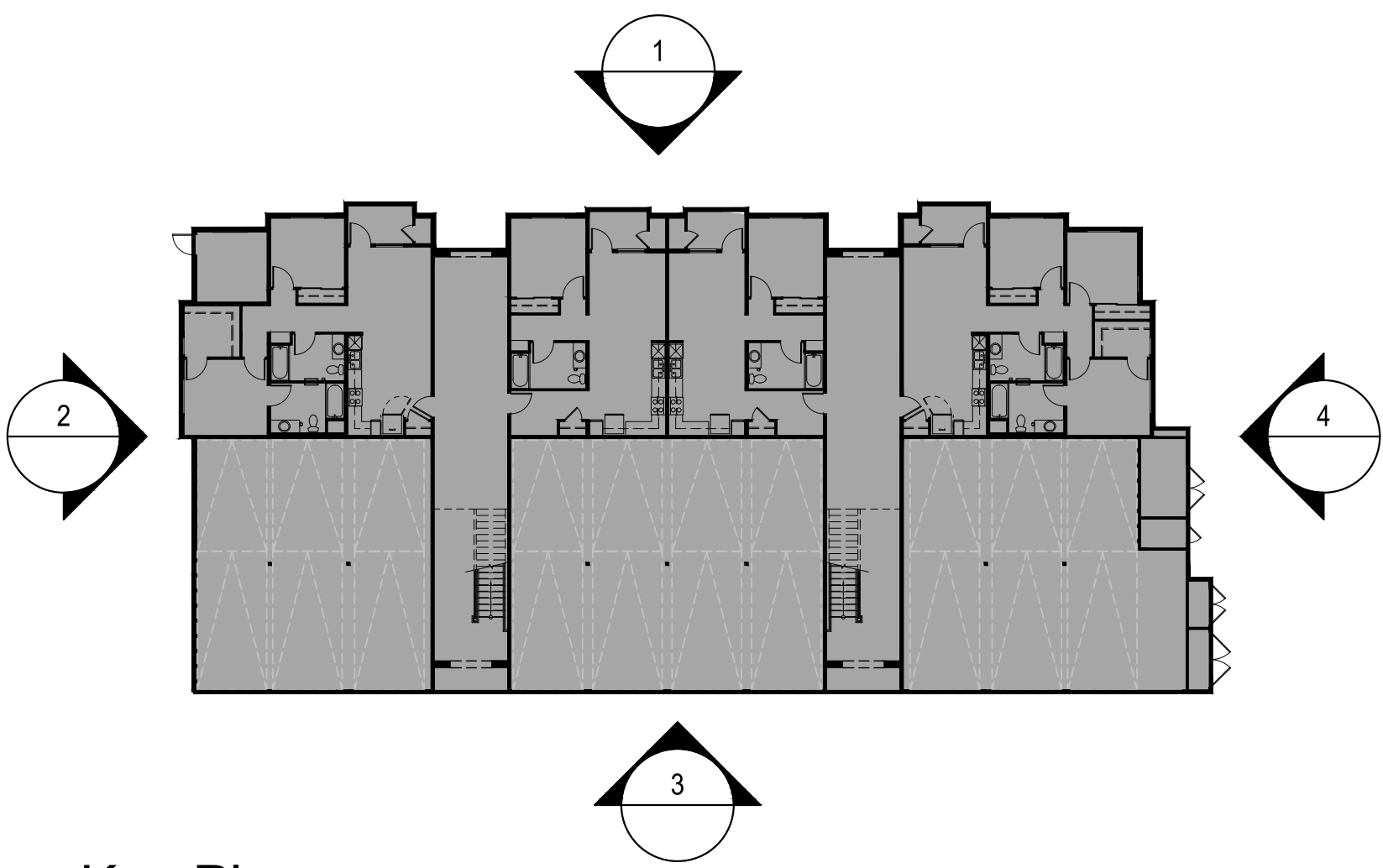


ELEVATIONS
BUILDING A

A2.0



1. Front Elevation



Key Plan
N.T.S.



2. Right Elevation



4. Left Elevation

- 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
 - 11. Storefront
 - 12. Awning



3. Rear Elevation

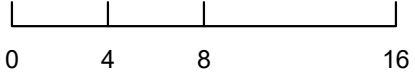


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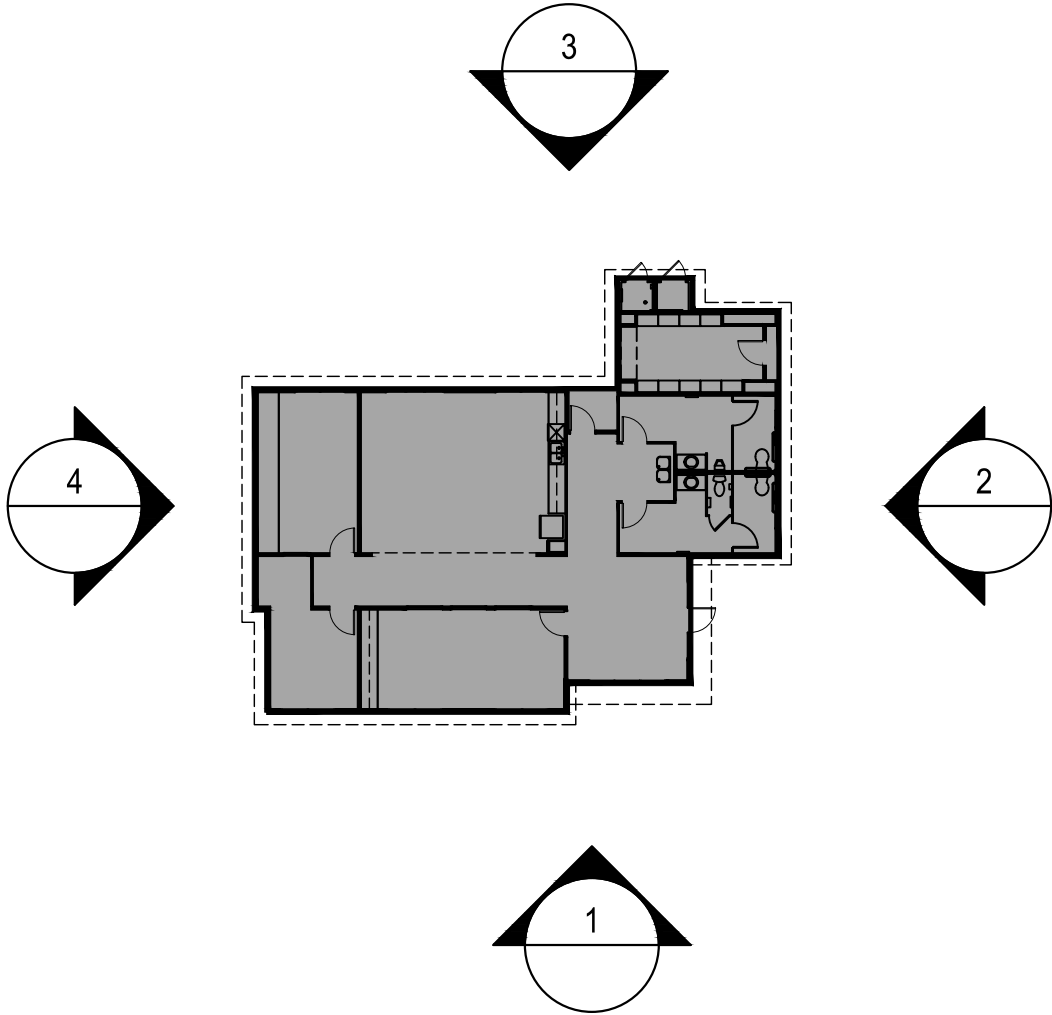
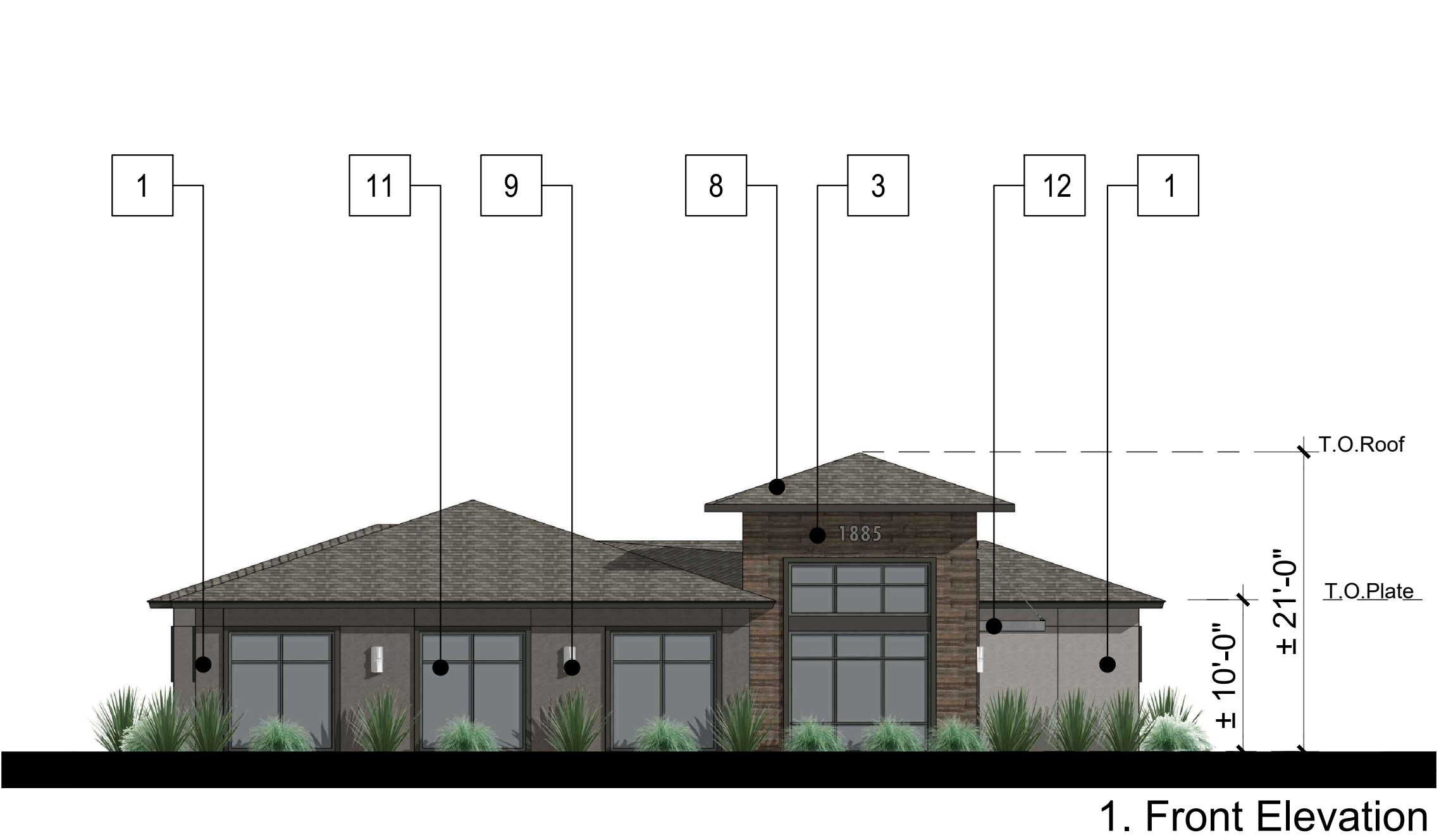
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ELEVATIONS
BUILDING B

A2.1



- 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
 - 11. Storefront
 - 12. Awning

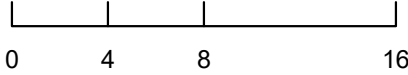


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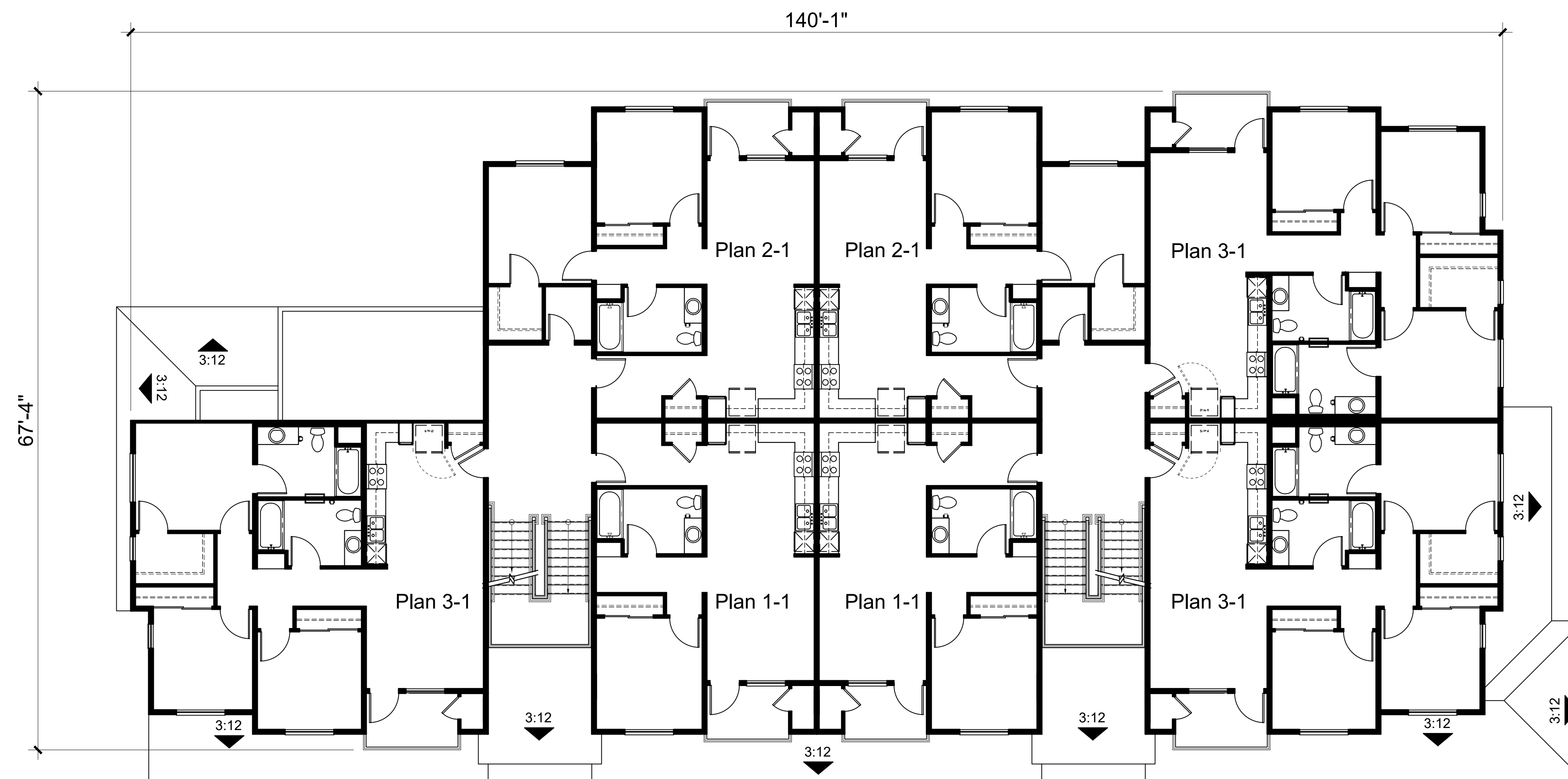
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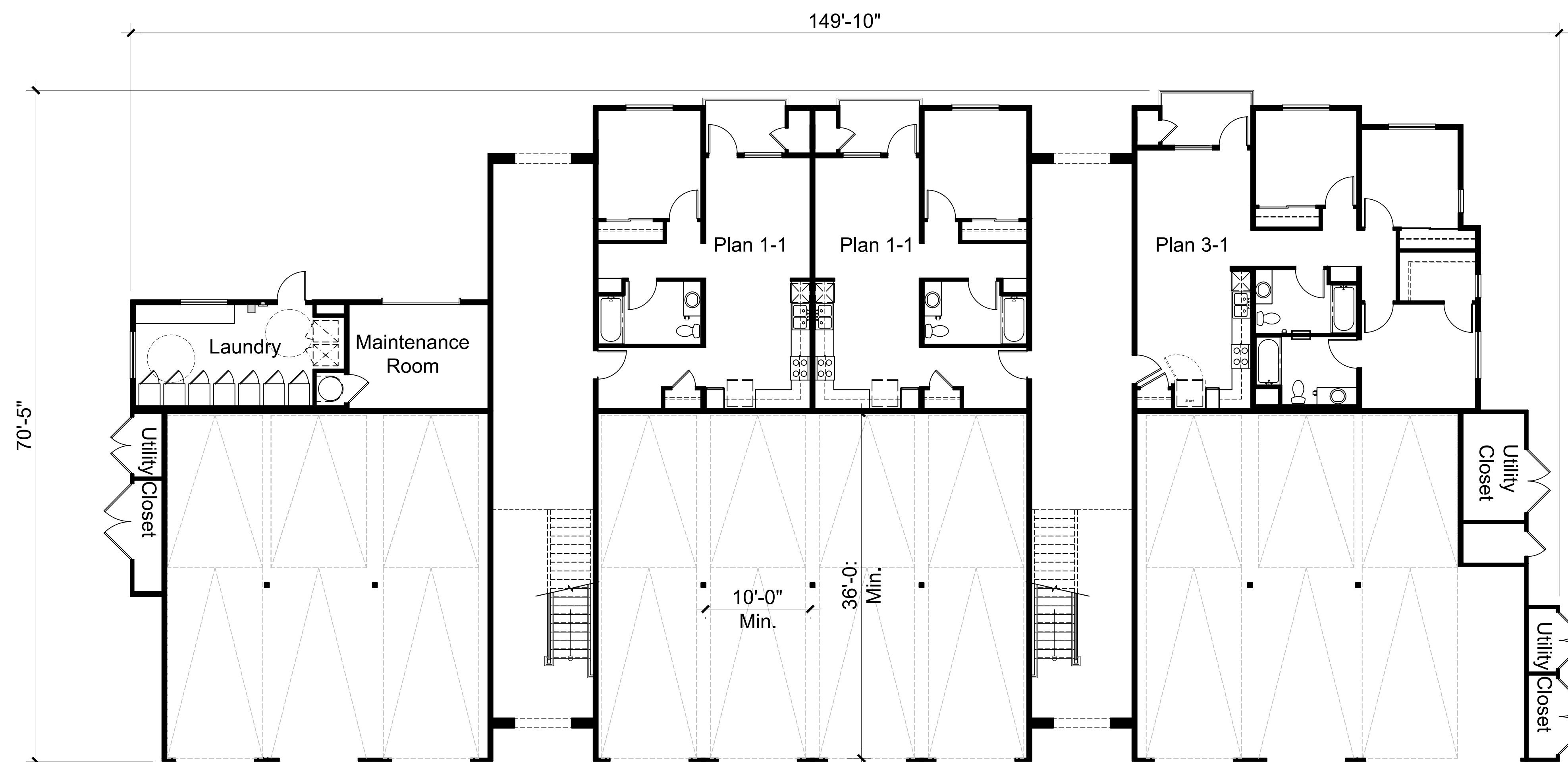


ELEVATIONS
RECREATION BUILDING

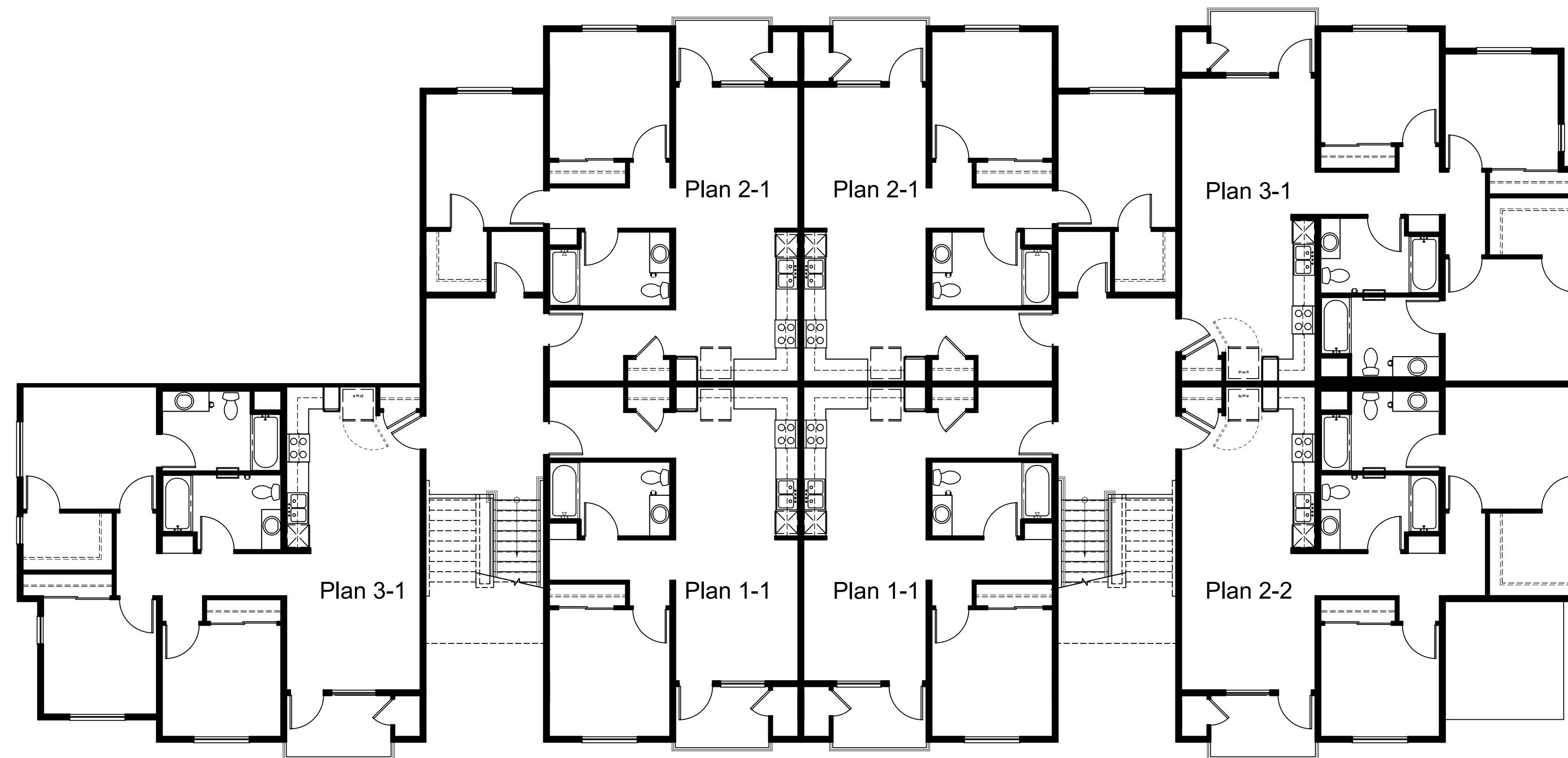
A2.2



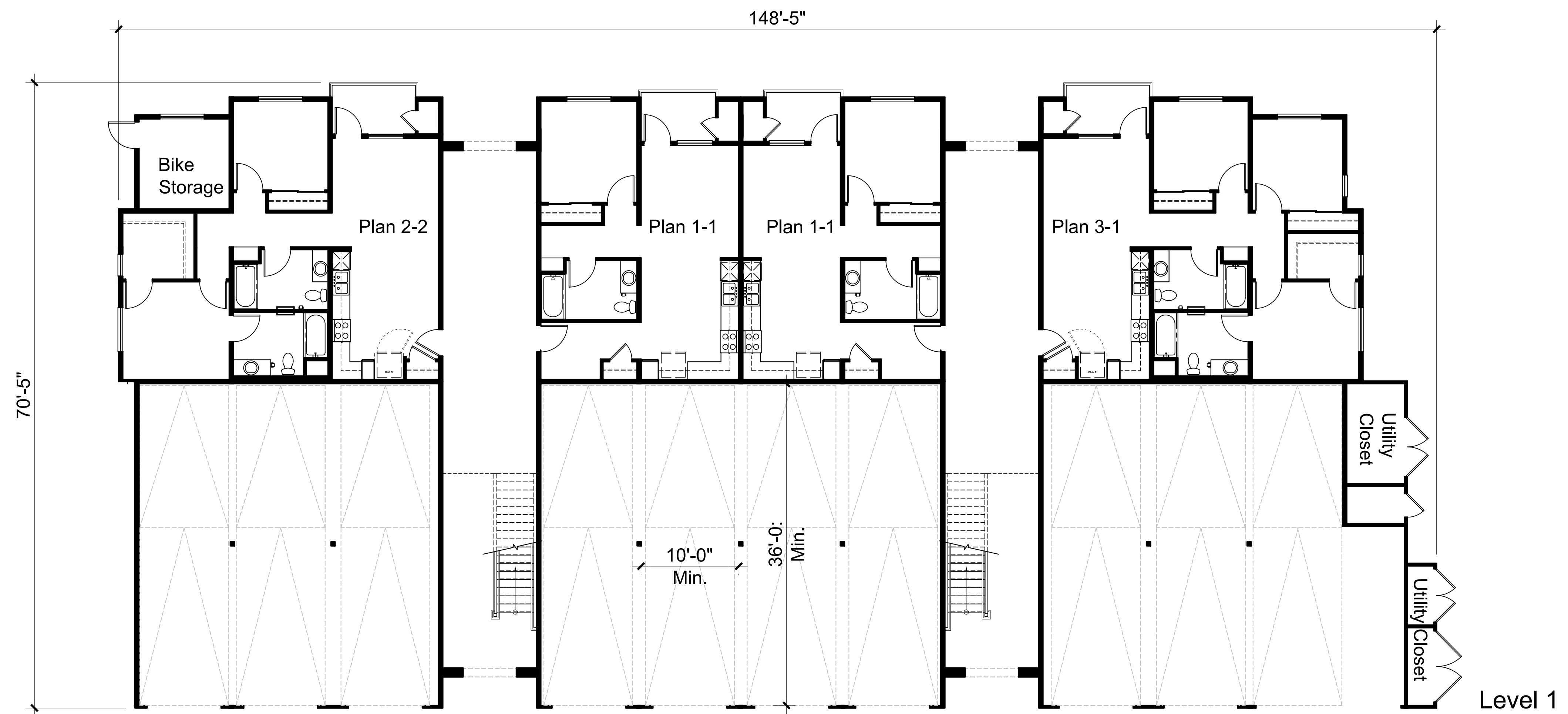
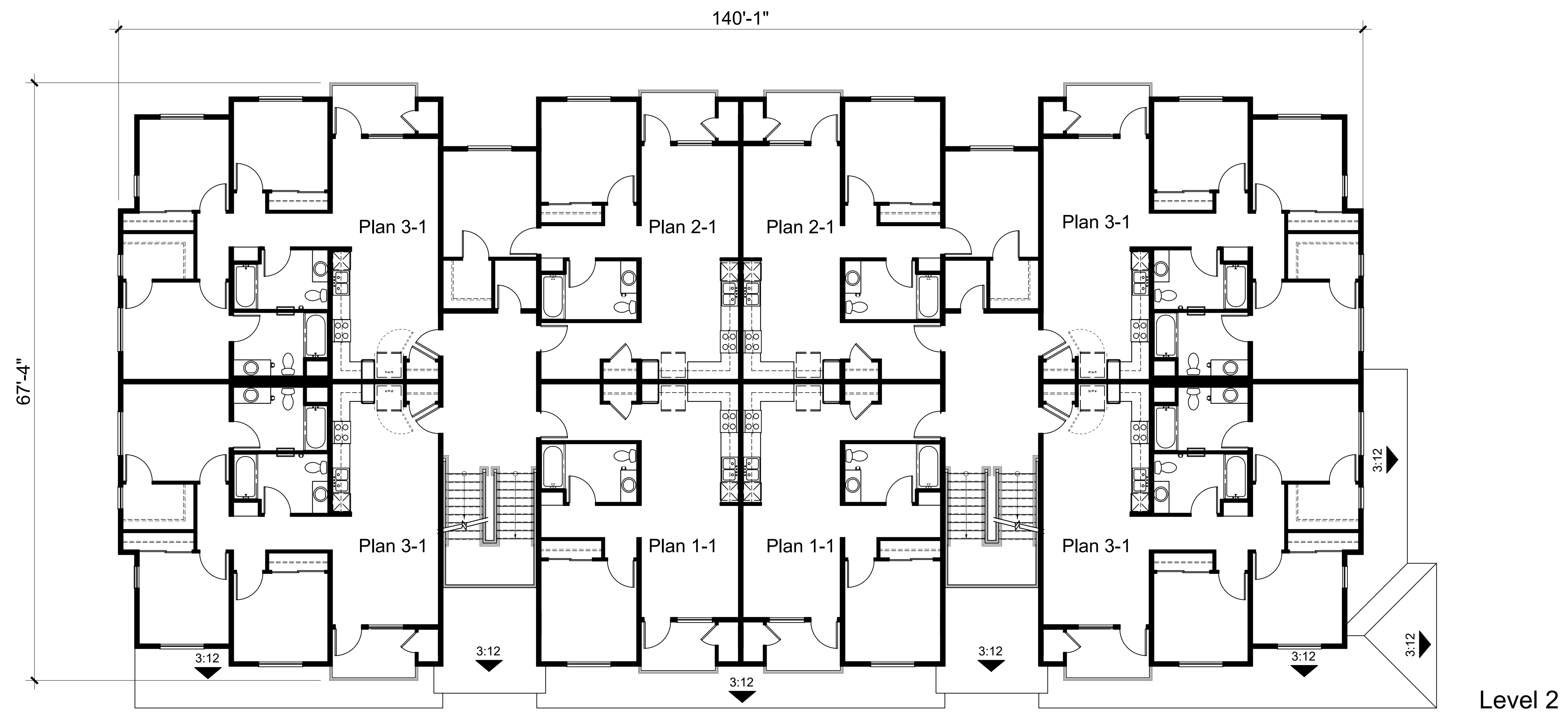
Level 2

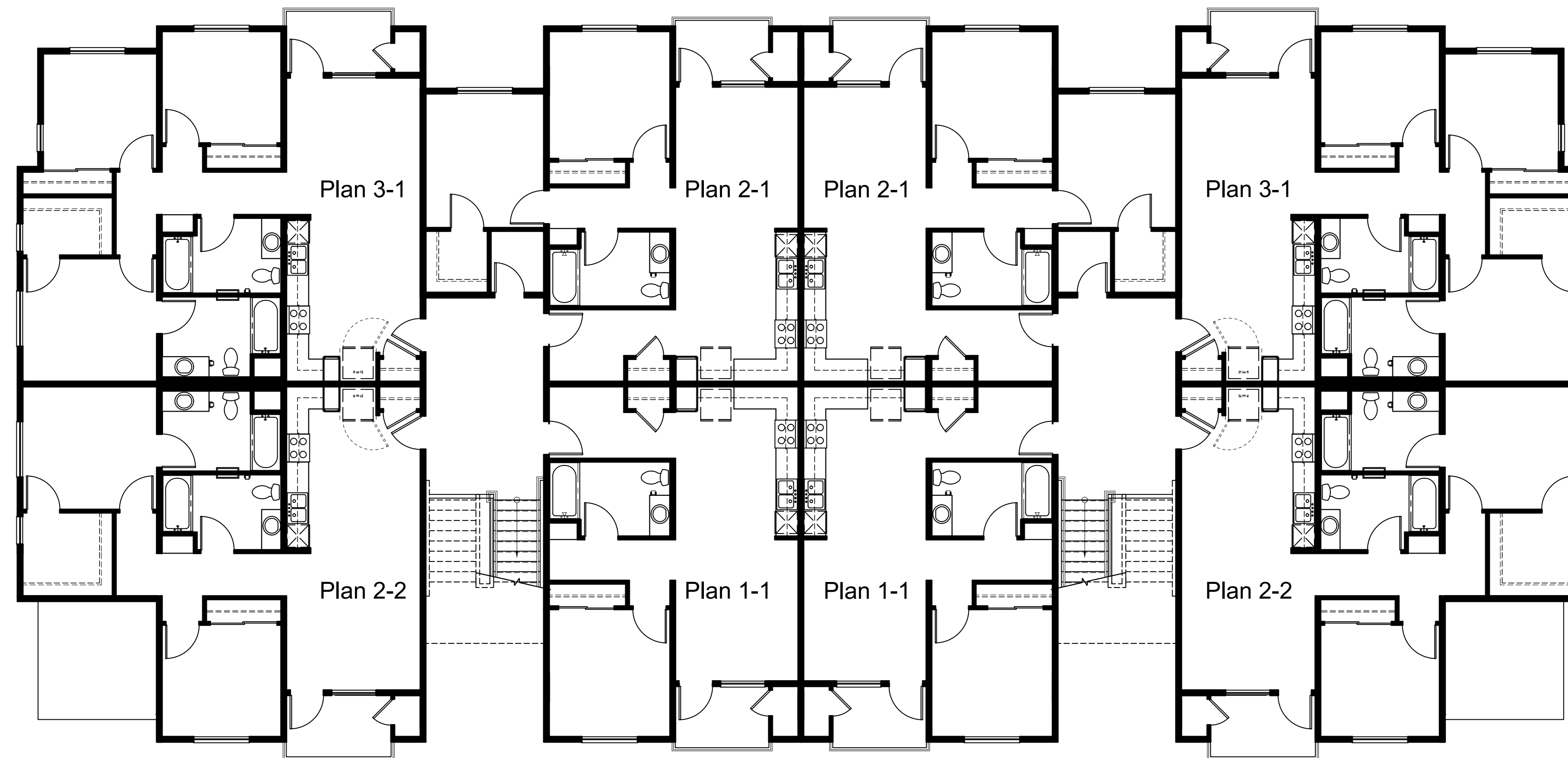


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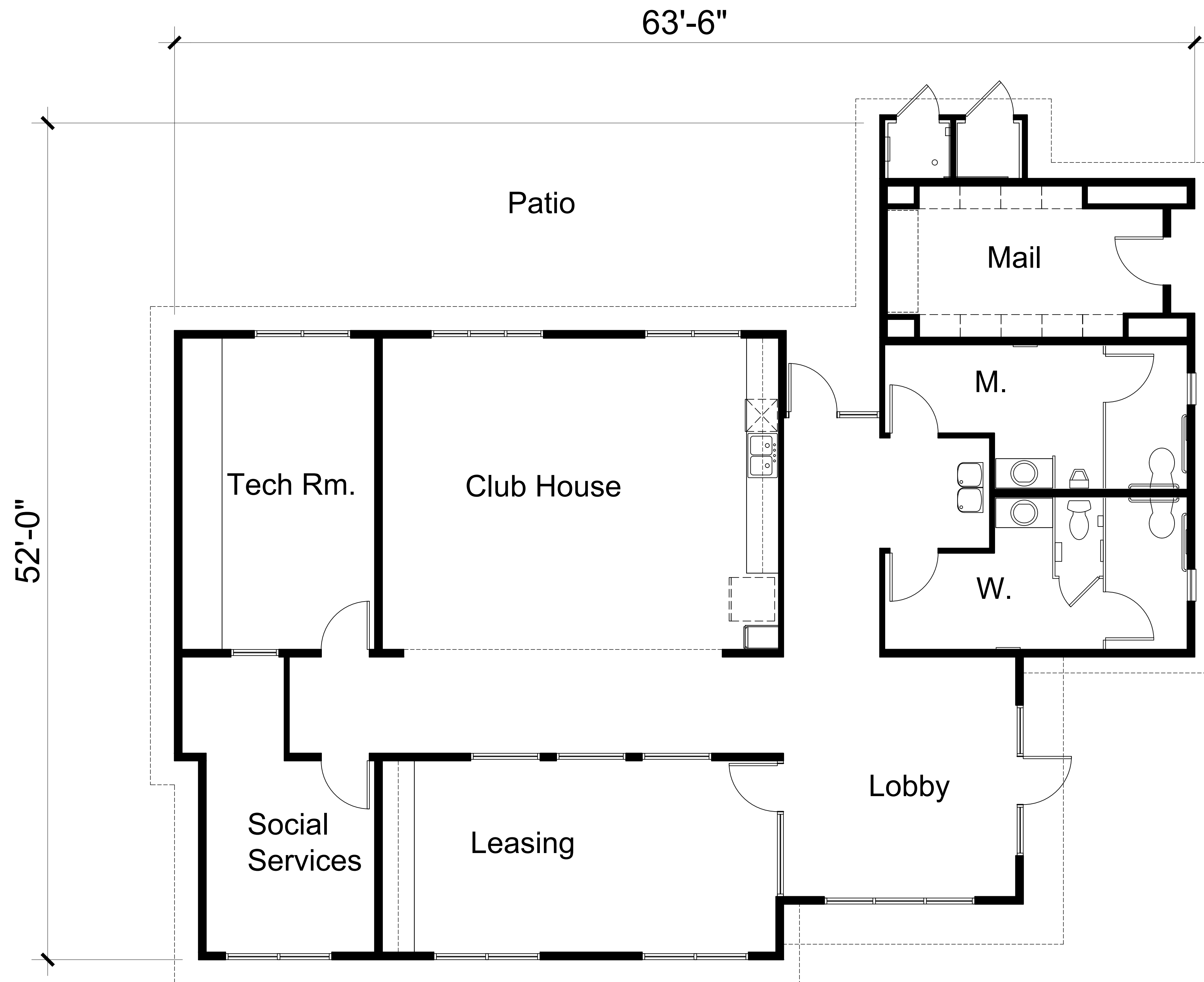


Level 3

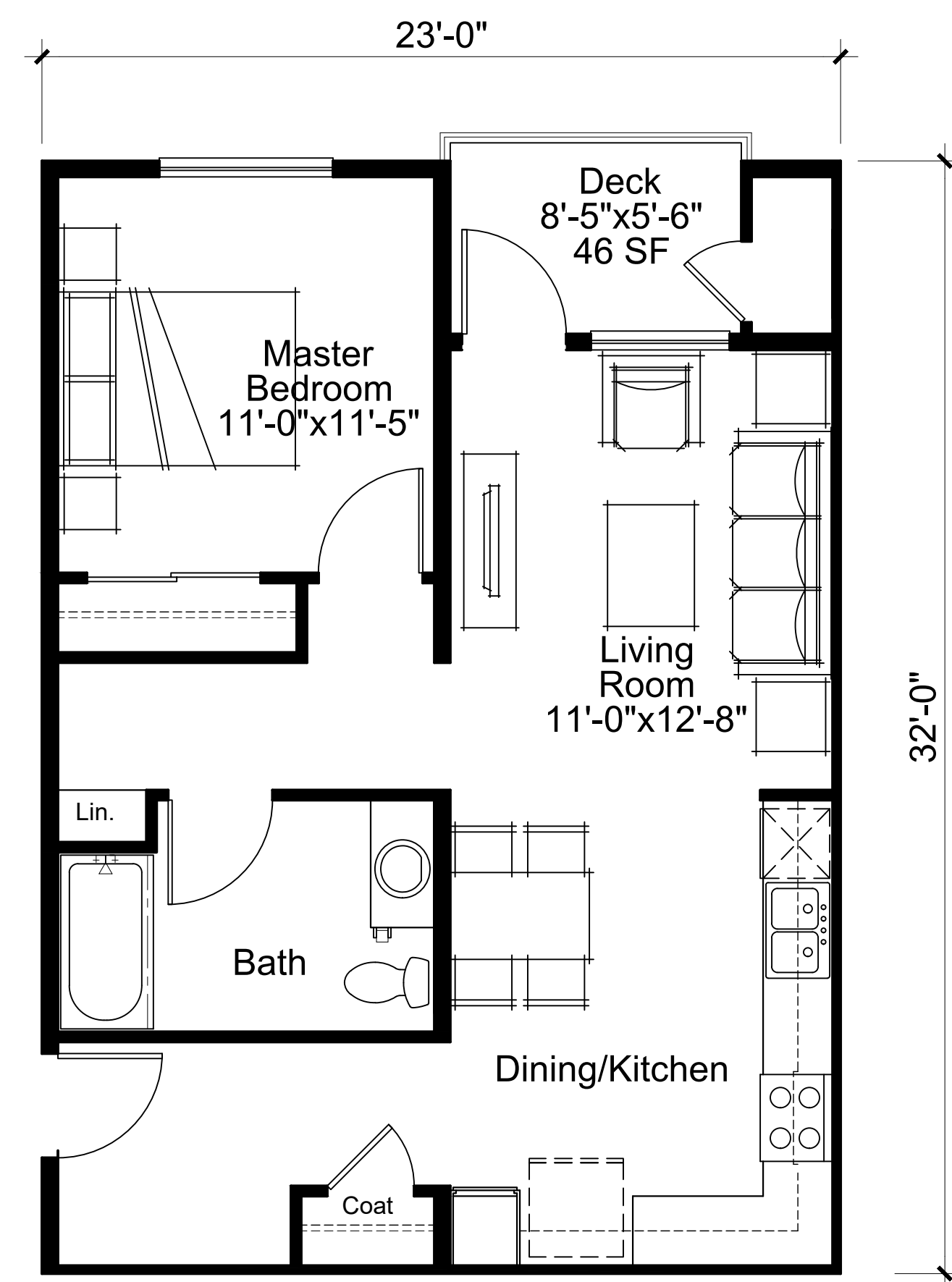




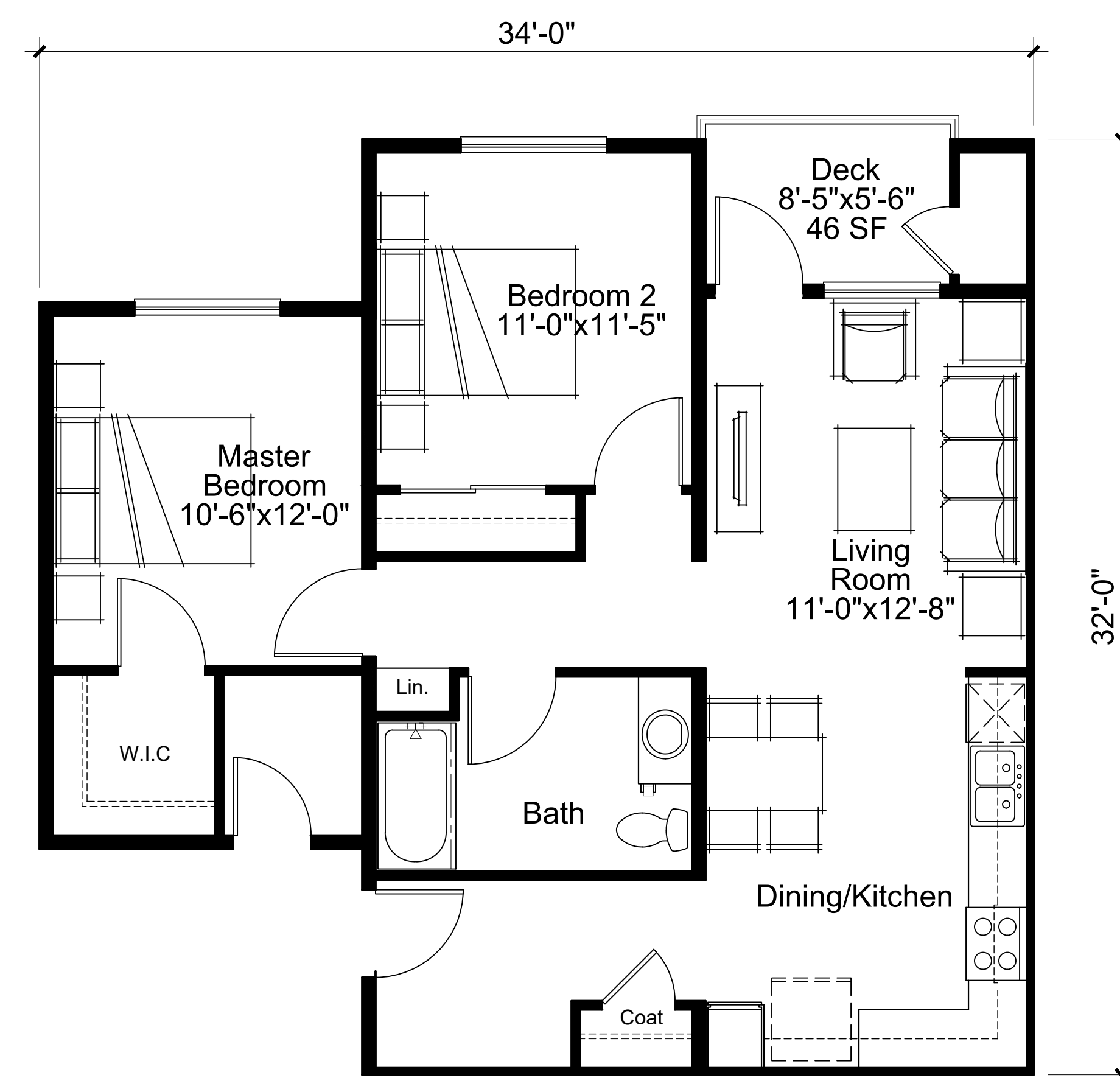
Level 3



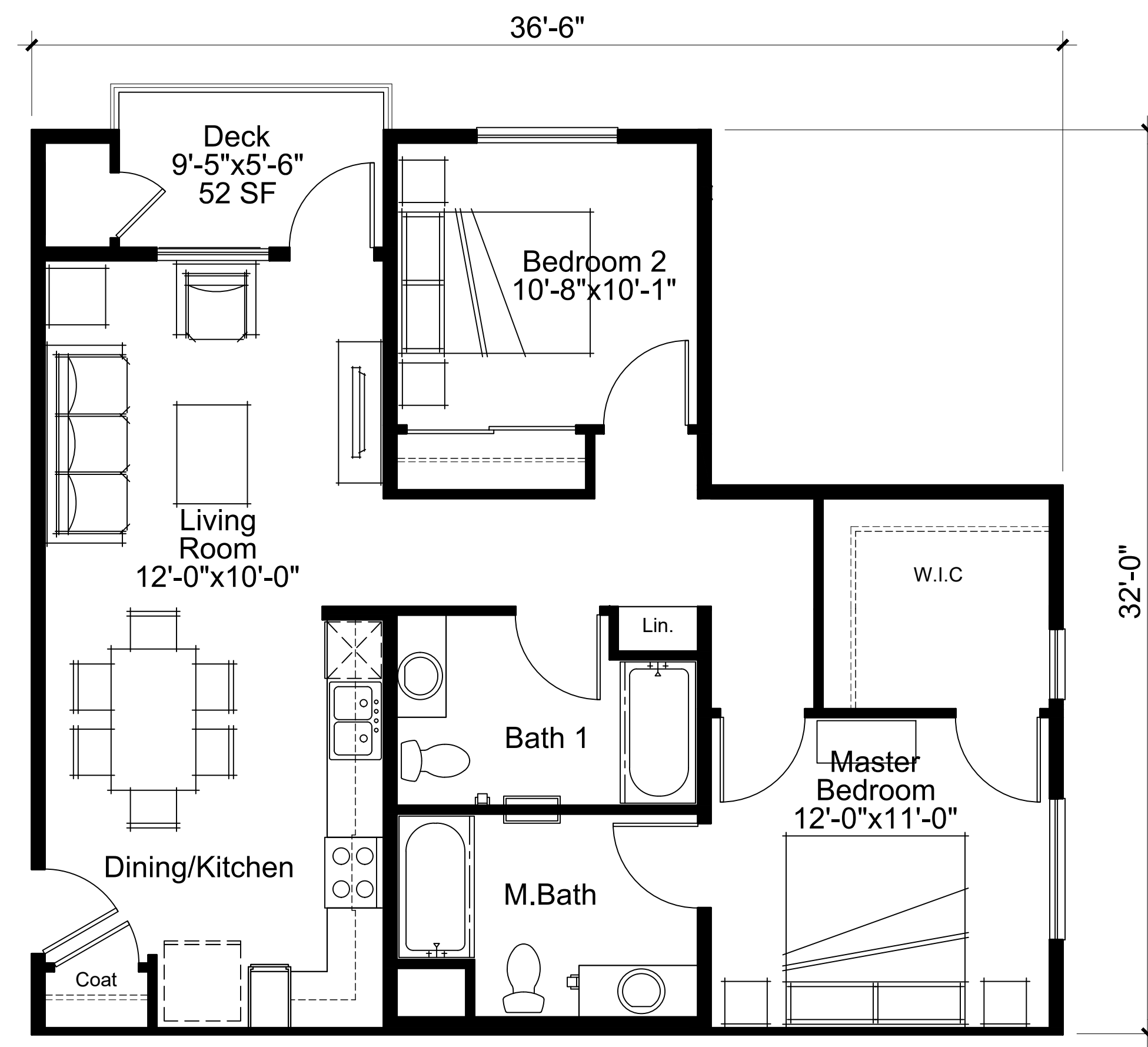
Level 1
Area: ± 2,591 Gross S.F.



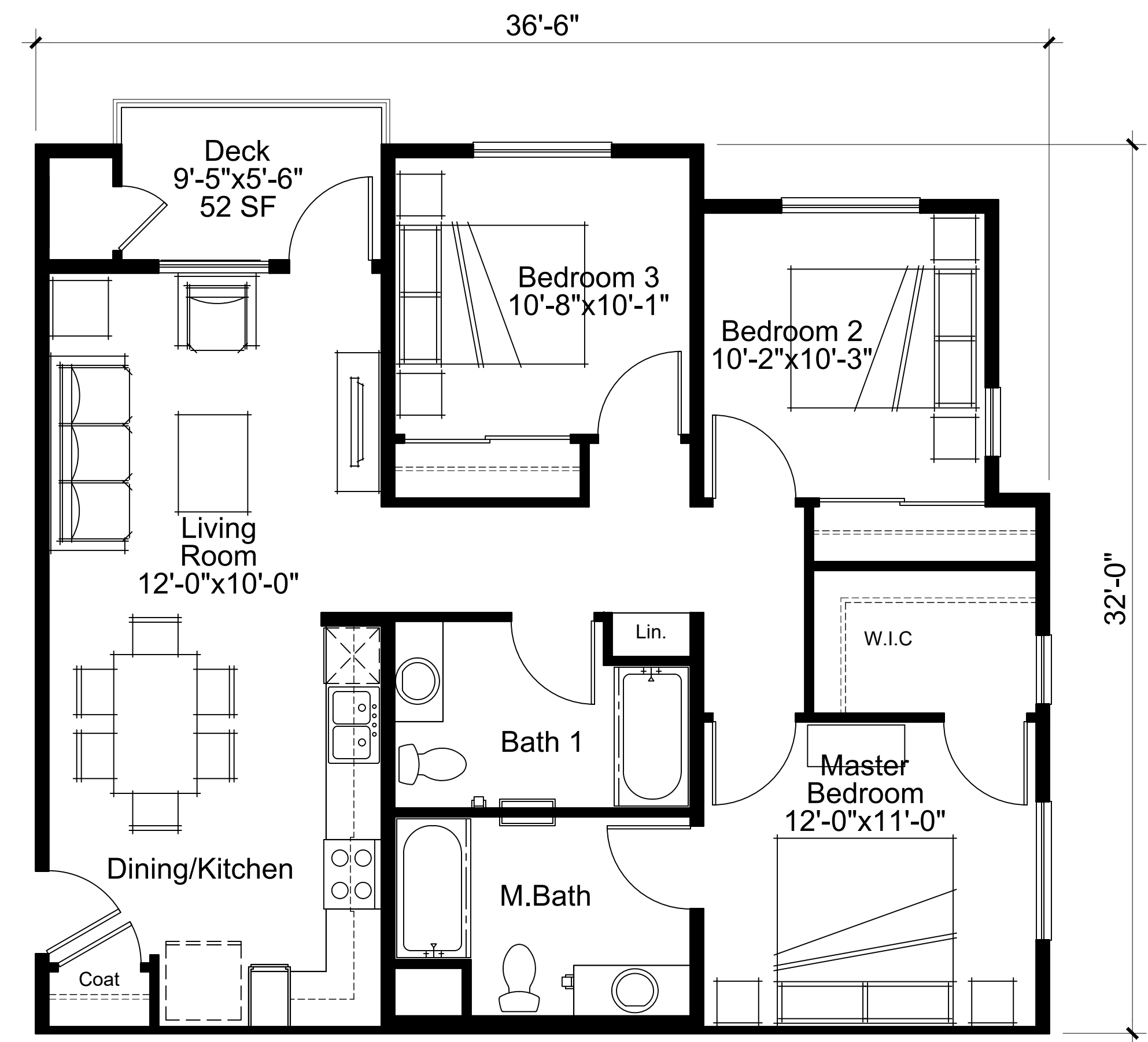
UNIT TYPE P1-1
1 BEDROOM / 1 BATHROOM
±641 NET RENTABLE SQUARE FEET



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



UNIT TYPE P2-2
3 BEDROOM / 2 BATHROOM
±899 NET RENTABLE SQUARE FEET



UNIT TYPE P3-1
3 BEDROOM / 2 BATHROOM
±1,008 NET RENTABLE SQUARE FEET

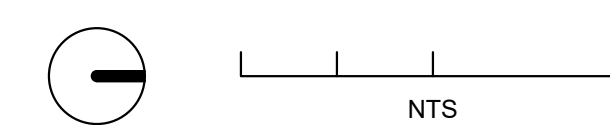


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PERSPECTIVE
AERIAL VIEW OF PROJECT

A6.0

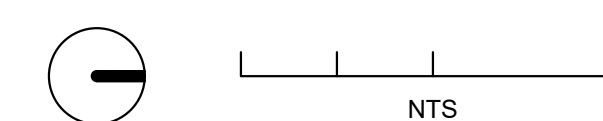


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MARCH 26, 2021



PERSPECTIVE
VIEW OF 3-STORY WALK-UP

A6.1

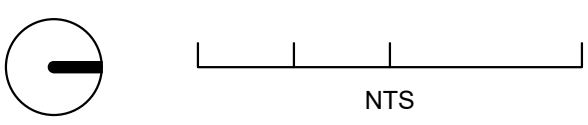


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PERSPECTIVE
 VIEW FROM DRIVE WAY

A6.2

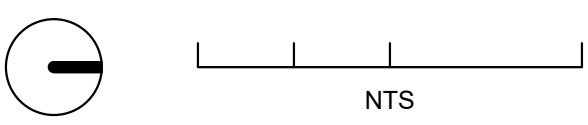


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PERSPECTIVE
 VIEW OF PROJECT ENTRY

A6.3