

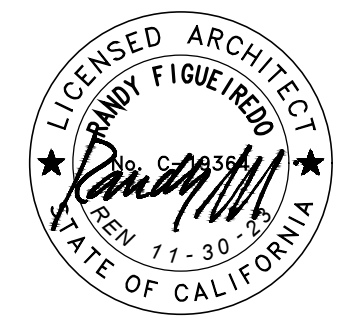
Date: Apr 23, 2025 - 7:33pm File Name: S:\2025_Burbank Avenue Apartments - Schellinger\CD\Latest\2025_0_X_SITE PLAN.dwg Updated by: Randy

CONSTR ADMIN REVS
ASI-05_TRASH ENCL_2024-03-00
PR-XX

Received April 24, 2025
Planning and Economic Development

REV	DATE / MEMO	BY
1	PLAN CHECK 1 07/26/2023	KRE
2	PLAN COORDINATION 07/26/2023	KRE
	PLAN CHECK 2 10/31/2023	KRE
4	CONSTRUCTION SET 11/17/2023	KRE
9	CA - RFI-10/ASI-02 12/19/2023	KRE
	CA - ASI-03 01-22-2024	KRE
7	PERMIT REV. 1 02/26/2024	KRE
	PERMIT REV 2 8/15/2024	KRE
9	PERMIT REV 3 2/26/2025	KRE

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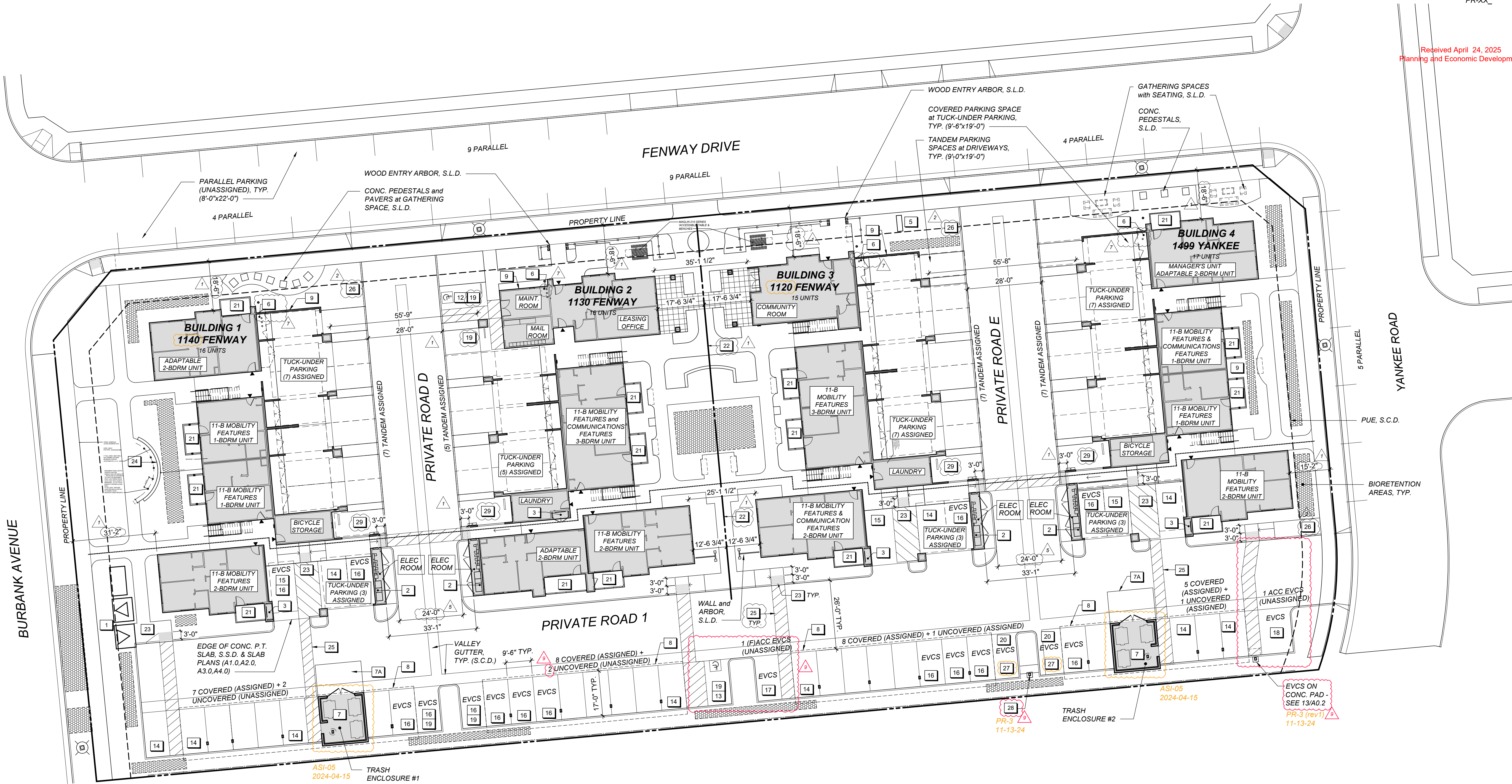


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SITE PLAN
BURBANK AVENUE APARTMENTS
1120, 1130, 1140 FENWAY DRIVE and 1499 YANKEE DRIVE
SANTA ROSA, CA

TFA Project #: 2005
Date: 09/22/2022
Scale: AS SHOWN
Drawn by: KRE
Checked by: RF
CAD File: See left hand margin

Sheet #
A0.1
Total Sheets in Set



SITE PLAN 20'

PARKING REQUIRED: 108 (City of Santa Rosa Zoning Ordinance 20-36.040 Table 3-4 - Multifamily Affordable Housing)
- [(20) 1-Bdrm Units x 1/Unit] + [(26) 2-Bdrm Units x 1/Unit] + [(18) 3-Bdrm Units x 2/Unit] = 108

PARKING PROVIDED: 134 Total (Approved in Design Review)

COVERED SPACES: 63 Total (9'-6"x19') - Including (12) CBC Chapter 11-B Accessible spaces for Tenants (Unmarked)
- 35 Tuck-under (Including (3) 11-B Standard Accessible spaces and (3) 11-B Van Accessible spaces) (Assigned)
- 28 Carport (Including (6) 11-B Standard Accessible spaces (Assigned))

UNCOVERED SPACES: 71 (9' x 19')
- 14 Perpendicular, including
(1) 11-B Standard Accessible spaces & (1) 11-B Van Accessible space
(1) Standard 11-B EVCS Accessible, (1) 11-B Van Accessible EVCS & (4) EVCS (Note: All 6 included in future EVCS listed below)
(1) Standard Office Visitor space (Unassigned)
(4) Motorcycle spaces (Unassigned)
- 31 Parallel On-Street Spaces (Unassigned)
- 26 Tandem spaces at Driveways (Assigned)

FUTURE EVCS: 18 (15% of 103 parking spaces located on 'Building Site' per CGBSC A4.106.8.2 Tier 1 & 11-B 228.3.2.1)
- 1 Visitor 11-B Van Accessible EVCS (uncovered) - **TO BE INSTALLED UNDER THIS PERMIT**
- 1 Visitor 11-B Accessible EVCS (uncovered)
- 2 Visitor EVCS (uncovered, no accessibility) - **(2) TO BE INSTALLED UNDER THIS PERMIT**
- 1 Tenant 11-B Van Accessible EVCS (covered)
- 11 Tenant EVCS (covered, no accessibility)
- 2 Tenant EVCS (uncovered, no accessibility)

11-B ACCESSIBLE PARKING SPACES: 14
(CBC 11B-208.2.3 Residential Facilities requires 1 space per 11-B unit (10) plus 2% of the remaining assigned parking (83 x .02 = 2) plus accessible visitor parking per Table 11B-208.2 (41) unassigned spaces requires 2 accessible spaces)
- 12 Tenant 11-B spaces (10 standard accessible & 2 van accessible)
- 2 Visitor 11-B spaces (1 standard accessible & 1 van accessible)

ASSIGNED PARKING SPACES: 91 (63 covered, 2 uncovered, 26 tandem uncovered)

UNASSIGNED PARKING SPACES: 43 (31 on-street parallel, (3) accessible visitor, (2) standard visitor, (2) standard EVCS, (1) accessible EVCS), 4 motorcycle

PARKING DISTRIBUTION

SITE PLAN NOTES

- ALL WORK IS NEW U.N.O.
- FOR ELECTRIC / LOW VOLTAGE TRENCHING, SEE PG&E / JOINT TRENCH DRAWINGS.
- SEE ELECTRICAL PLANS FOR ELECTRICAL UTILITIES AND LOW VOLTAGE CONNECTIONS.
- SEE LIGHTING PLANS FOR EXTERIOR LIGHTING INFORMATION.
- SEE FIRE SPRINKLER DRAWINGS FOR UNDERGROUND FIRE LINE (DEFERRED SUBMITTAL).
- SEE CIVIL DRAWINGS FOR UNDERGROUND SEWER AND DOMESTIC WATER LINES.
- RAINWATER LEADERS TO CONNECT TO STORMWATER DRAINAGE SYSTEM, S.C.D.
- ALL GROUND FLOOR BUILDING ENTRANCES SHALL BE ACCESSIBLE - WITH LEVEL LANDINGS PER 13/AC.2, S.C.D.
- PROVIDE ACCESSIBLE PATH OF TRAVEL AT ALL NEW WALKS: 2% MAX. CROSS SLOPE & 5% MAX SLOPE IN DIRECTION OF TRAVEL, TYP., S.C.D. FOR GRADE HEIGHTS.
- SEE BUILDING PLANS FOR TACTILE SIGN LOCATIONS.
- FRONTAGE USED FOR ALLOWABLE AREA INCREASES PER CBC 506.2 SHALL BE PERMANENTLY MAINTAINED, SEE SHEET G.2 FOR DIMENSIONS.

- TRANSFORMER MOUNTED ON CONC. PAD, SEE ELECTRICAL & JOINT TRENCH DRWGS
- ELECTRICAL SWITCHGEAR, S.E.D. SEE 12/A0.2 FOR DETAIL ELEC RM
- TELEPHONE/ DATA MAIN POINT OF ENTRY, S.E.D.
- REDUCED PRESSURE BACKFLOW PREVENTOR, S.C.D. / S.P.D.
- FIRE DEPARTMENT CONNECTION & DOUBLE DETECTOR CHECK, S.C.D.
- FIRE SPRINKLER RISER and ACCESS PANEL PER FIRE SPRINKLER DESIGN DRAWINGS
- TRASH ENCLOSURE UNDER CARPORT ROOF PER DETAIL 1/A0.2
- CONCRETE APRON at TRASH ENCLOSURE, S.C.D.
- METAL CARPORT PER MANUF. SPECIFICATION (SHOWN DASHED)
- 12" HIGH METAL ADDRESS NUMBERS ILLUMINATED BY A PHOTOCELL-CONTROLLED LIGHT SOURCE, S.E.D. SEE EXTERIOR ELEVATIONS FOR LOCATION.
- WATER METERS, S.C.D.
- RAINWATER LEADER, S.P.D. TO CONNECT TO UNDERGROUND STORMWATER SYSTEM, S.C.D.
- STANDARD ACCESSIBLE PARKING SPACE (UNASSIGNED), S.C.D.
- VAN-ACCESSIBLE PARKING SPACE (UNASSIGNED), S.C.D.
- TENANT-ASSIGNED ACCESSIBLE PARKING SPACE (NO PAVEMENT MARKING OR SIGNAGE BUT ALL SPACE REQMTS)
- TENANT-ASSIGNED VAN-ACCESSIBLE PARKING SPACE (NO PAVEMENT MARKING OR SIGNAGE)
- FUTURE EVCS, S.E.D.
- STANDARD ACCESSIBLE FUTURE EVCS, S.E.D.
- VAN-ACCESSIBLE EVCS WITH SINGLE-HEAD CHARGER, SEE 18 & 13/A0.2 & S.E.D.

- VISITOR PARKING
- TENANT-ASSIGNED UNCOVERED PARKING
- CONCRETE PATIO WITH STEEL/WOOD SCREEN
- IMAGINARY PROPERTY LINE
- ACCESSIBLE CURB RAMP - S.C.D., 5/A0.2, 6/A0.2 and 6B/A0.2
- CONCRETE WALL/MONUMENT SIGN, S.L.D.
- STRIPED ACCESS AISLE, S.C.D.
- DIRECTORY SIGN PER 19/A0.2, VERIFY LOCATIONS & DESIGN WITH OWNER and FIRE DEPARTMENT
- NEW STANDARD EVCS SPACE
- DUAL-HEAD EV CHARGER, S.E.D. & PROVIDE MIN. 3'-0" CLR. WALK IN FRONT OF EV CHARGER, SEE 20 & 14/A0.2
- MOTORCYCLE PARKING SPACE

- BUILDING OUTLINE
- BIORETENTION AREAS, S.L.D. & S.C.D.
- TRANSFORMER ON CONCRETE PAD, SEE JOINT TRENCH DRAWINGS and S.C.D.
- MAIN ACCESSIBLE PATH of TRAVEL THROUGH SITE LINKING BUILDINGS, INTERIOR and EXTERIOR COMMON SPACES, ACCESSIBLE PARKING, and ALL PUBLIC STREETS, S.C.D. FOR CURB RAMP, GRADES, ETC. (ALL SIDEWALKS, WALKS and HARDSCAPE AREAS ARE ACCESSIBLE - SEE G.2 FOR ALL ACCESSIBLE PATHS OF TRAVEL)
- CONCRETE PAVERS, S.L.D.
- CONCRETE WALKS, S.C.D.
- 4'-0" MIN. CLEAR WIDTH
- MAX 5% SLOPE IN DIRECTION OF TRAVEL
- MAX 2% CROSS SLOPE
- GROUND FLOOR BUILDING ENTRANCES - ALL ACCESSIBLE

LEGEND