



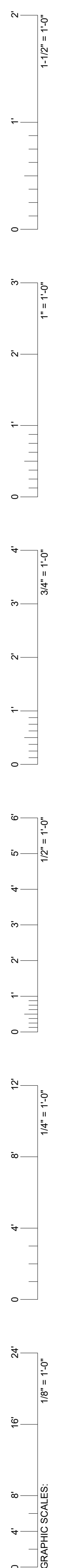
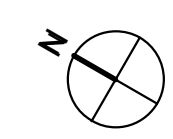
431/425 HUMBOLDT  
A NEW MIXED USE PROJECT FOR IGH PARTNERS

ISSUANCE		
DATE	REV	FOR
12.19.24		PLANNING SUBMITTAL

Drawn	HB
Checked	MB
Job Number	2461
Drawing	NEIGHBORHOOD CONTEXT MAP
Sheet	



SITE ANALYSIS & NEIGHBORHOOD CONTEXT MAP







431/425 HUMBOLDT  
A NEW MIXED USE PROJECT FOR IGH PARTNERS

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Job Number	2461
Drawing	3D VIEWS

Sheet

A1.10

NOTE: 3D IMAGES SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. SEE SHEET A4.15 FOR ADDITIONAL MATERIAL AND COLOR INFORMATION.



1 PERSPECTIVE VIEW - 5TH & HUMBOLDT  
12" = 1'-0"



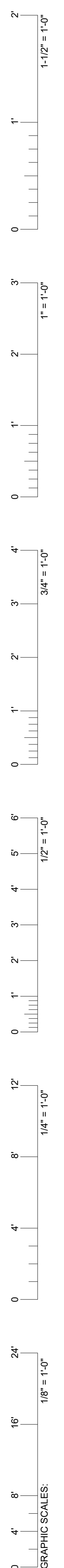
2 PERSPECTIVE VIEW - LOBBY ENTRY (5TH & HUMBOLDT)  
12" = 1'-0"



3 PERSPECTIVE VIEW - 5TH & RILEY  
12" = 1'-0"



4 PERSPECTIVE VIEW - RETAIL SPACE (5TH & RILEY)  
12" = 1'-0"







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Job Number	2461
Drawing	3D VIEWS

Sheet

NOTE: 3D IMAGES SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. SEE SHEET A4.15 FOR ADDITIONAL MATERIAL AND COLOR INFORMATION.



1 PERSPECTIVE VIEW - HUMBOLDT ST  
12" = 1'-0"



2 PERSPECTIVE VIEW - LIVE-WORK  
12" = 1'-0"



3 PERSPECTIVE VIEW - BIRD'S EYE VIEW  
12" = 1'-0"



4 PERSPECTIVE VIEW - COURTYARD  
12" = 1'-0"

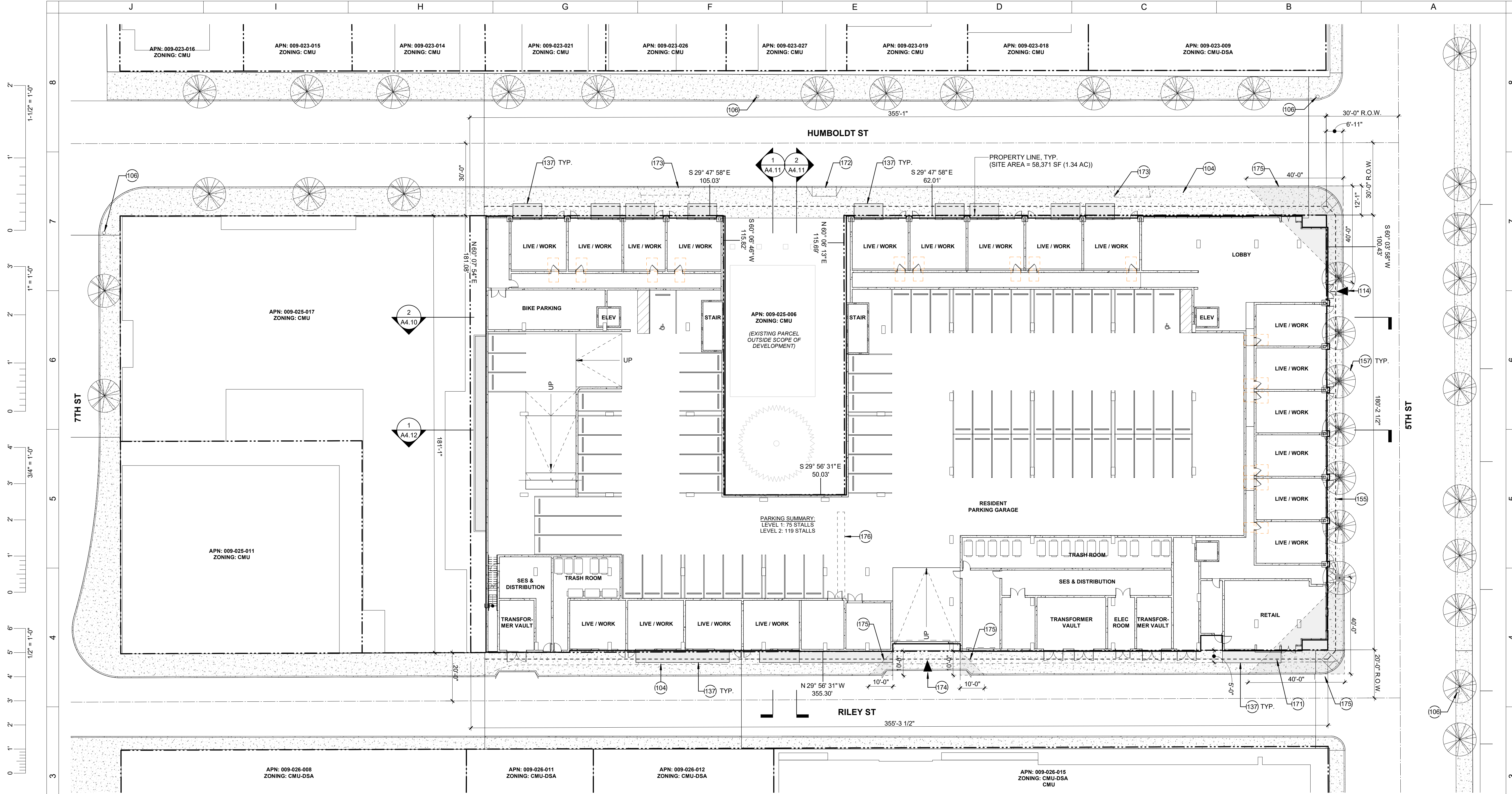
GRAPHIC SCALES: 1" = 1'-0" 1/2" = 1'-0" 3/4" = 1'-0" 1/4" = 1'-0" 1/8" = 1'-0"





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Job Number	2461
Drawing	ARCHITECTURAL SITE PLAN
Sheet	



CONCEPT DESIGN REVIEW - SHEET INDEX	
SHEET NO.	SHEET NAME
L-001	PRELIMINARY LANDSCAPE PLAN
L-002	ENLARGEMENTS
L-003	ENLARGEMENTS
L-004	PLANT AND SITE AMENITIES
A1.00	ARCHITECTURAL SITE PLAN
A1.01	SITE SURVEY
A1.02	NEIGHBORHOOD CONTEXT MAP
A1.03	CONTEXT SITE PHOTOS
A2.01	LEVEL 01 OVERALL FLOOR PLAN
A2.02	LEVEL 02 OVERALL FLOOR PLAN
A2.03	LEVEL 03 OVERALL FLOOR PLAN
A2.04	LEVEL 04 OVERALL FLOOR PLAN
A2.05	LEVEL 05 OVERALL FLOOR PLAN
A2.06	LEVEL 06 OVERALL FLOOR PLAN
A2.07	LEVEL 07 OVERALL FLOOR PLAN
A2.08	ROOF PLAN
A4.01	EXTERIOR ELEVATIONS
A4.02	EXTERIOR ELEVATIONS
A4.10	EXTERIOR ELEVATION

**PROJECT INFO:**

**1. PROJECT DESCRIPTION**  
A NEW MIXED USE RESIDENTIAL APARTMENT BUILDING FEATURING 309 UNITS AND 194 PARKING SPACES WITH ADDITIONAL RESIDENT PARKING LOCATED ONE BLOCK AWAY IN STRUCTURE 3 IS PROPOSED TO BE CONSTRUCTED BETWEEN HUMBOLDT STREET AND RILEY STREET ON THE NORTH SIDE OF 5TH STREET IN DOWNTOWN SANTA ROSA. THE 7 STORY PODIUM WILL INCLUDE A RESIDENTIAL LEASING LOBBY AT THE CORNER OF 5TH AND HUMBOLDT, AND A RETAIL SPACE AT THE CORNER OF 5TH AND RILEY. THE REMAINDER OF 5TH STREET AND HUMBOLDT FRONTAGES WILL INCLUDE LIVE/WORK UNITS WITH TRADITIONAL STOREFRONTS, AWNINGS AND PLANTER BOXES ALONG THE PEDESTRIAN FRONTAGES. RILEY FRONTAGE WILL ALSO INCLUDE 4 LIVE WORK UNITS AND FRONTAGE FOR REQUIRED UTILITY ENTRANCE AND ACCESS TO THE BUILDING, ALONG WITH THE VEHICULAR ENTRANCE TO THE GARAGE STRUCTURE. THE FIRST TWO FLOORS WILL BE NON-COMBUSTIBLE CONSTRUCTION. LEVELS 3-7 WILL BE WOOD FRAME CONSTRUCTION FOR THE MAJORITY OF THE PROJECT'S 309 UNITS. LEVEL 3 WILL INCLUDE AN OPEN AIR RESIDENT AMENITY PLAZA AND A 5TH STREET OVERLOOK TERRACE AT THE CENTERLINE OF THE 5TH STREET FAÇADE. LEVEL 7 WILL INCLUDE A RESIDENT AMENITY SKYDECK ABOVE THE CORNER OF 5TH STREET AND HUMBOLDT.

**2. LOT COVERAGE**  
54,972 SF / 58,371 SF = 94%  
PER TABLE 2.8 ALLOWS MAX 100%

**3. FAR CALCULATION**  
8.0 ALLOWED (4.0 REQUIRED)  
256,372 SF / 58,371 SF = 4.36 ACTUAL PROPOSED

**4. CURRENT ZONING**  
CMU-DSA

**5. PARKING CALCULATIONS**  
PER ZONING CODE 20-36.040 H, PROJECT IS LOCATED WITHIN 1/2 MILE OF MAJOR TRANSIT STOP. THERE IS NO AUTOMOBILE PARKING REQUIREMENT. SUPPLEMENTAL PARKING MAY BE PROVIDED AT PARKING GARAGE 3 WHICH IS WITHIN 270' OF THE PROPERTY.  
**PROVIDED: 194 TOTAL SPACES**  
170 STANDARD SPACES  
21 TANDEM SPACES  
3 ADA SPACES

**6. CONSTRUCTION TYPE:**  
IIIA - APARTMENTS  
1B - GARAGE  
BUILDING FULLY SPRINKLERED

**7. UNIT MIX PROPOSED**

STUDIO	40 (8%)
1 BEDROOMS	215 (68%)
2 BEDROOMS	54 (24%)
TOTAL	309

**8. CURRENT CODES**  
2019 CALIFORNIA BUILDING CODE  
2019 CALIFORNIA EXISTING BUILDING CODE  
2019 CALIFORNIA MECHANICAL CODE  
2019 CALIFORNIA PLUMBING CODE  
2019 CALIFORNIA ELECTRICAL CODE  
2019 CALIFORNIA FIRE CODE  
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

**PROJECT TEAM:**

<b>OWNER</b> IGH PARTNERS, LLC 171 MAIN ST, SUITE 606 LOS ALTOS, CA 94022 T: 650.814.6242 CONTACT: HAROLD ROBINSON	<b>ARCHITECT</b> CCBG ARCHITECTS, INC. 102 E BUCHANAN STREET PHOENIX, AZ 85004 T: 602.258.2211 CONTACT: MARTIN BALL	<b>CONSTRUCTION MANAGEMENT</b> PARAGON CONSTRUCTION CONSULTING, INC. 1600 DOVE ST, #400 NEWPORT BEACH, CA, 92660 T: 949.222.1032 CONTACT: FADY HAKEEM	<b>CIVIL ENGINEER</b> CARLILE MACY 15 THIRD ST SANTA ROSA, CA 95401 T: 707.542.6451 x1541 CONTACT: MARK HALE	<b>LANDSCAPE ARCHITECT</b> CARLILE MACY 15 THIRD ST SANTA ROSA, CA 95401 T: 707.542.6451 x1541 CONTACT: BRIANA MORRISON	<b>MPE ENGINEER</b> EMERALD CITY ENGINEERS, INC. 21705 HIGHWAY 99 LYNWOOD, WA 98036 T: 425.741.1200 x103 CONTACT: ADAM FRENCH SHAWN DOI
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**SITE PLAN NOTES:**

- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- A VISION TRIANGLE MEASURING 40'X40' AND MAINTAINED TO A HEIGHT OF 36" WILL BE PROVIDED AT STREET INTERSECTIONS.
- A VISION TRIANGLE MEASURING 10'X10' AND MAINTAINED TO A HEIGHT OF 24" WILL BE PROVIDED AT THE DRIVEWAY ENTRANCE TO PARKING GARAGE.
- ALL EXTERIOR LIGHTING SHALL BE LOCATED WITHIN 14 FEET ABOVE GRADE. LIGHTING FIXTURES SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ADJOINING PROPERTIES, AND WILL RESULT IN AN ILLUMINATION LEVEL OF NO MORE THAN ONE FOOTCANDLE ON ANY ADJACENT PROPERTY WITHIN A RESIDENTIAL ZONING DISTRICT.
- OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.
- ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
- ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
- BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
- ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.

**2 SITE PLAN - PROJECT NORTH**  
1" = 20'-0"

SITE - KEYNOTES	
104	NEW CONCRETE FLATWORK
106	EXISTING FIRE HYDRANT
114	BUILDING ENTRY POINT
137	NEW PLANTER. SEE LANDSCAPE PLANS
155	ACCESSIBLE PATH TO PUBLIC WAY, TYP
157	STREET TREE. SEE LANDSCAPE
171	EXISTING CURB, TO BE MOVED
172	EXISTING CURB CUT, TO REMAIN
173	EXISTING CURB CUT, TO BE REMOVED
174	PARKING GARAGE ENTRY
175	VISION TRIANGLE
176	EXISTING NO-BUILD EASEMENT, TO BE VACATED



**VICINITY MAP**





431/425 HUMBOLDT  
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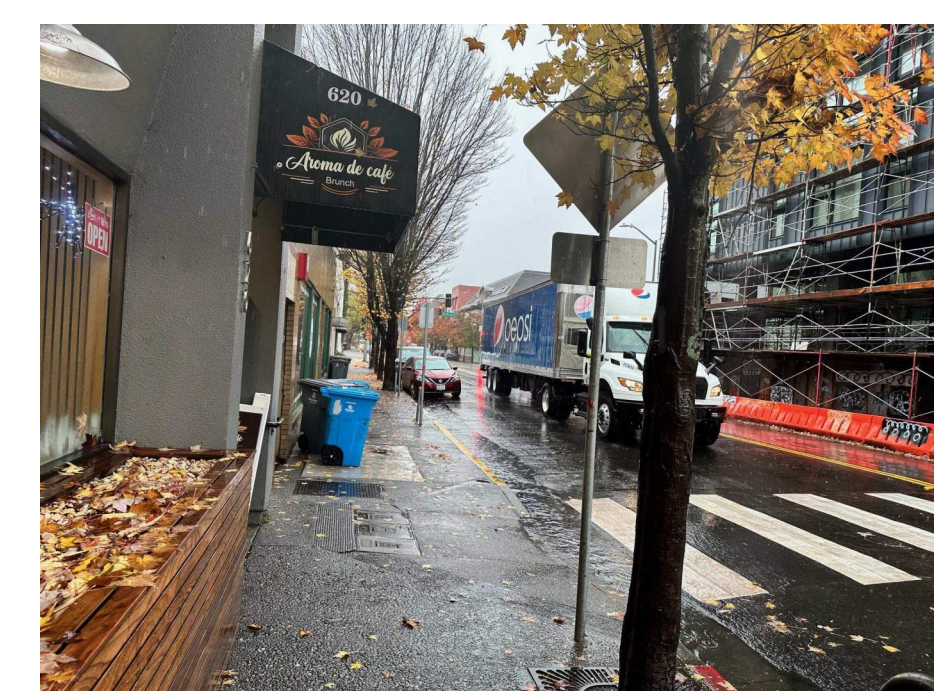
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Job Number  
2461  
Drawing  
CONTEXT SITE  
PHOTOS

Sheet  
A1.03

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GRAPHIC SCALES:  
1" = 1'-0"  
3/4" = 1'-0"  
1/2" = 1'-0"  
1/4" = 1'-0"  
1/8" = 1'-0"



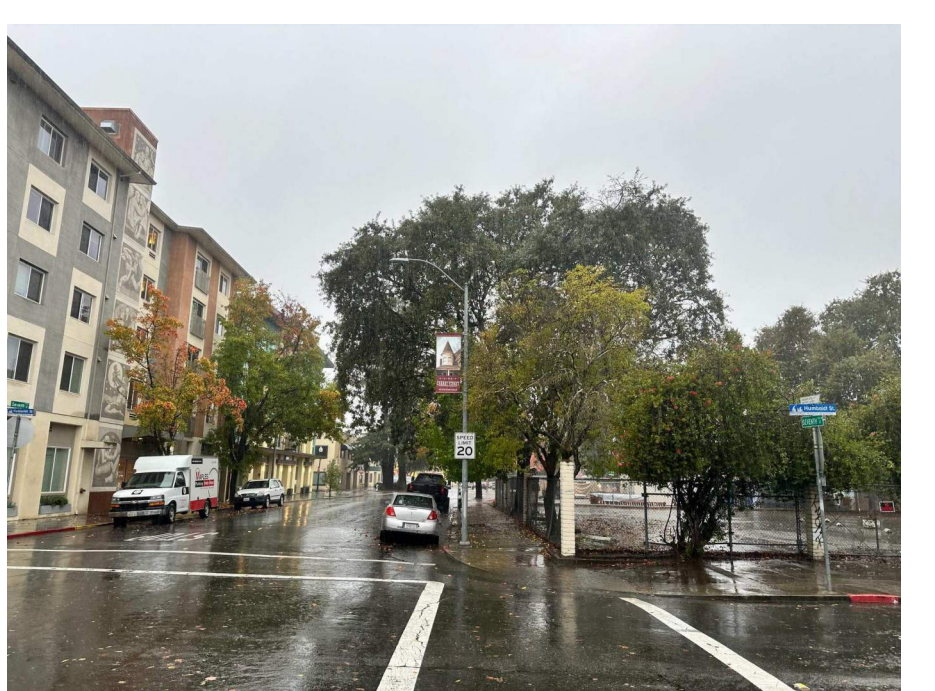
24 WEST



20 WEST



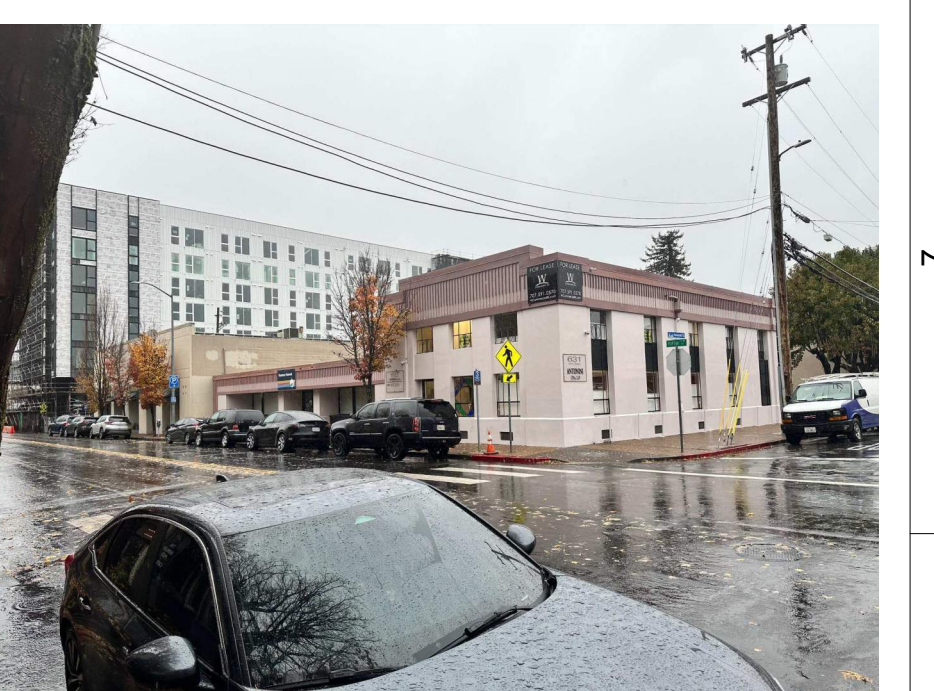
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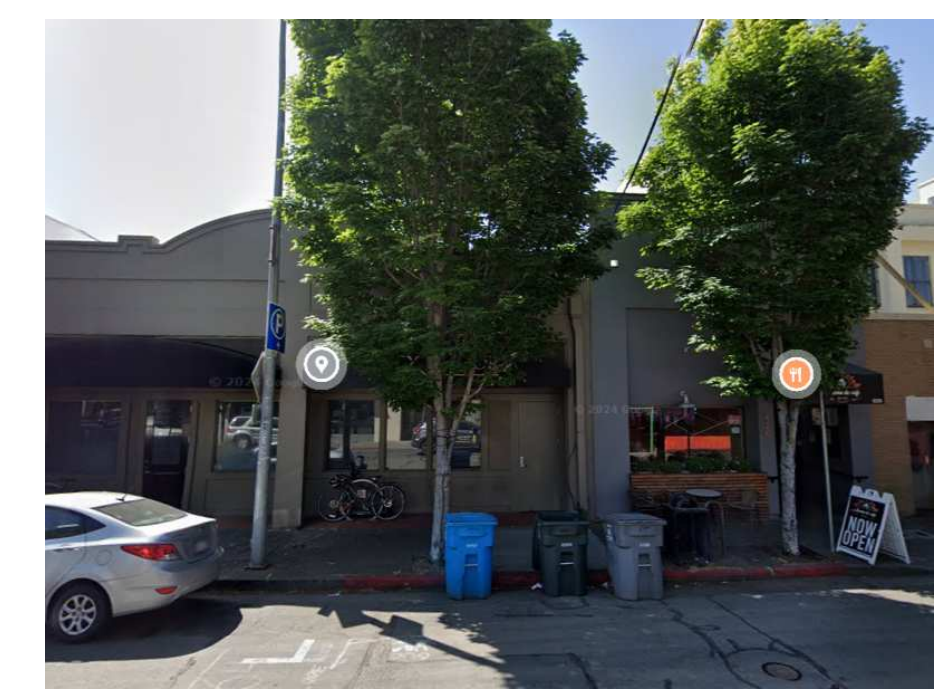
12 WEST



8 WEST



4 WEST



23 SOUTH



19 SOUTH



15 SOUTH



11 SOUTH



7 SOUTH



3 SOUTH



22 EAST



18 EAST



14 EAST



10 EAST



6 EAST



2 EAST



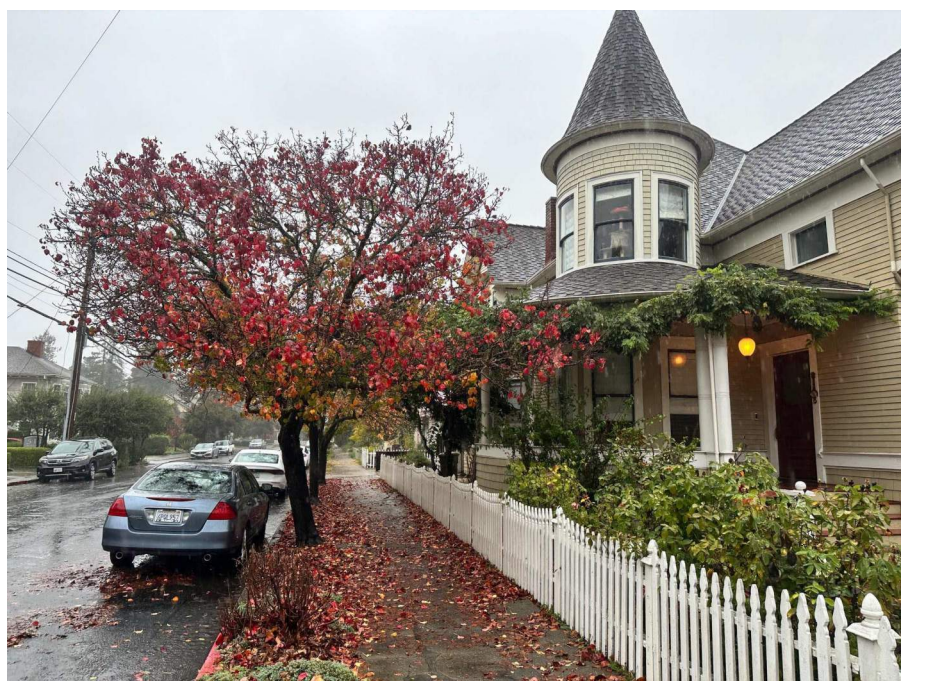
21 NORTH



17 NORTH



13 NORTH



9 NORTH



5 NORTH



1 NORTH

5TH & RILEY

RILEY MIDBLOCK

7TH & RILEY

7TH & HUMBOLDT

HUMBOLDT MIDBLOCK

5TH & HUMBOLDT

J

I

H

G

F

E

D

C

B

A





431/425 HUMBOLDT  
A NEW MIXED USE PROJECT FOR IGH PARTNERS

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A4.02



2 NORTH ELEVATION  
1/16" = 1'-0"  
0' 8' 16' 32'



1 RILEY STREET ELEVATION  
1/16" = 1'-0"  
0' 8' 16' 32'

MATERIAL LEGEND

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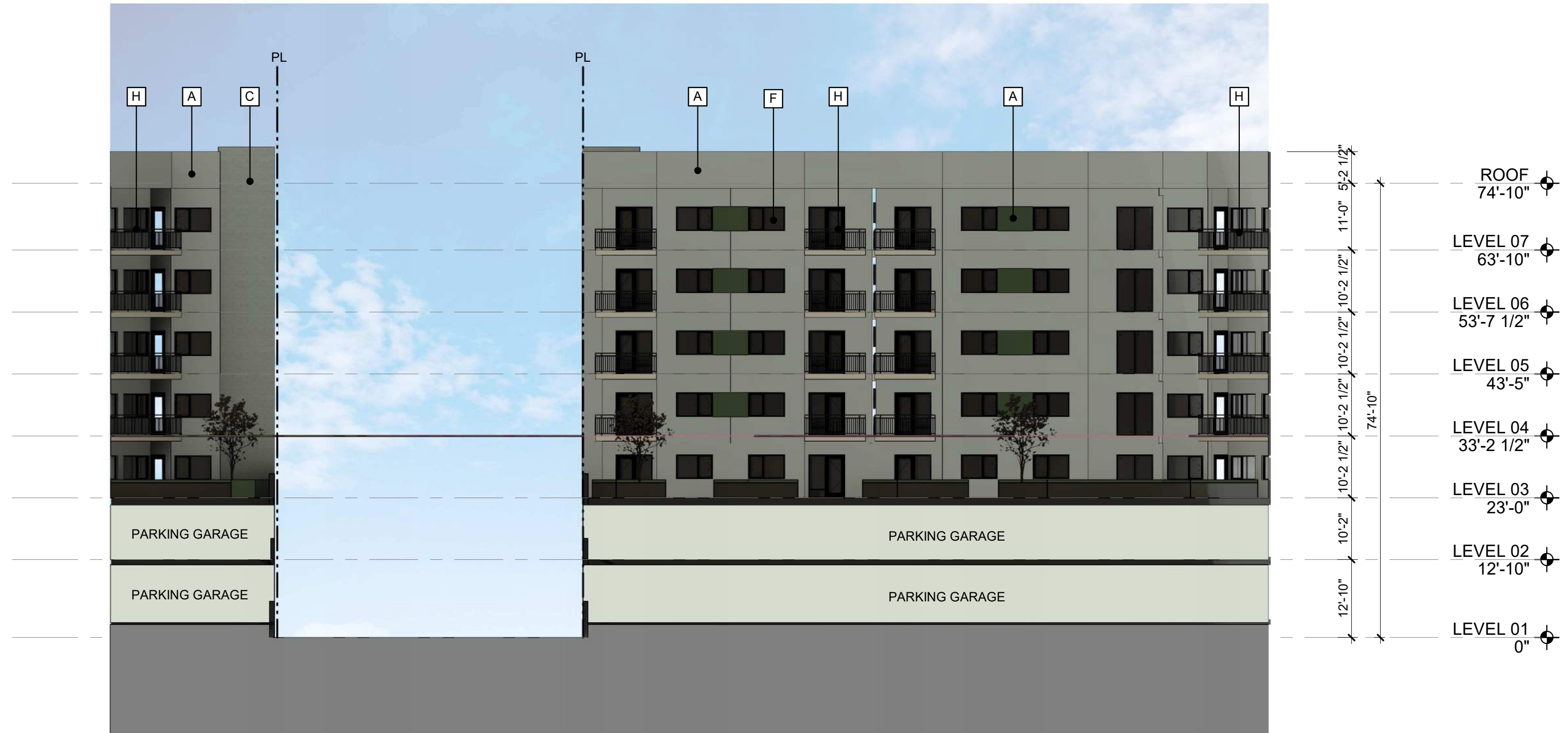
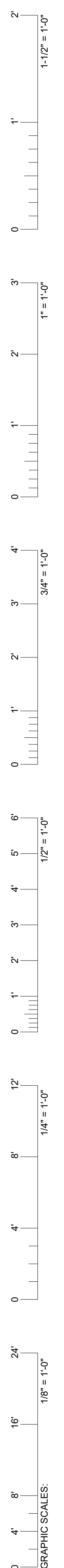
GRAPHIC SCALES:  
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1/4" = 1'-0"  
1/8" = 1'-0"





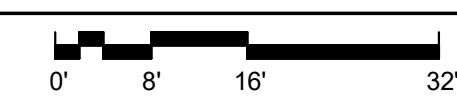
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Job Number	2461
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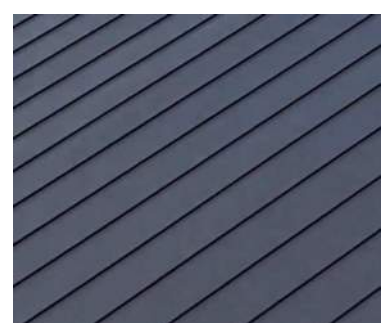


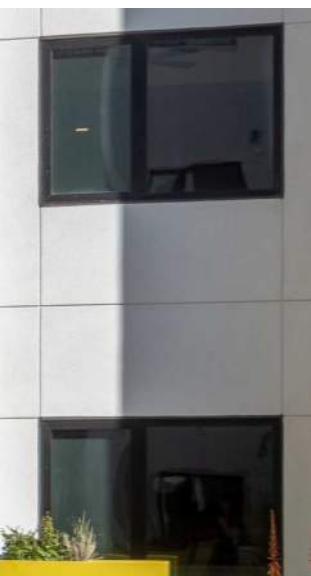






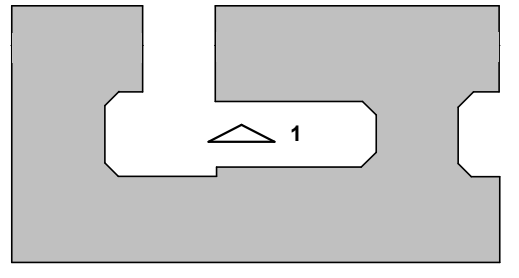


1 EAST CITYD ELEV

1/16" = 1'-0"



MATERIAL LEGEND

 K. ROLL UP GARAGE GATE	 J. STANDING SEAM - SUNSHADES & CLUBHOUSE ROOF	 G. CIP CONCRETE	 H. BALCONY RAILINGS	 F. GLAZED OPENING	 E. CLEAR GLAZING IN DARK ALUMINUM STOREFRONT	 D. FIBER CEMENT BOARD	 C. CMU	 B. BRICK	 A. STUCCO	 CONCEPT STUCCO COLOR PALETTE	 KEY PLAN
---	--	--	--	---	---	--	---	---	--	---	---



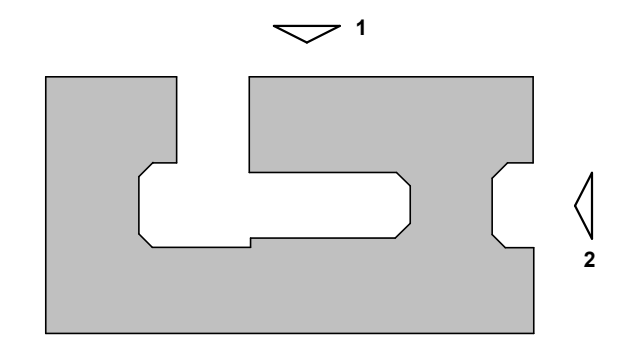
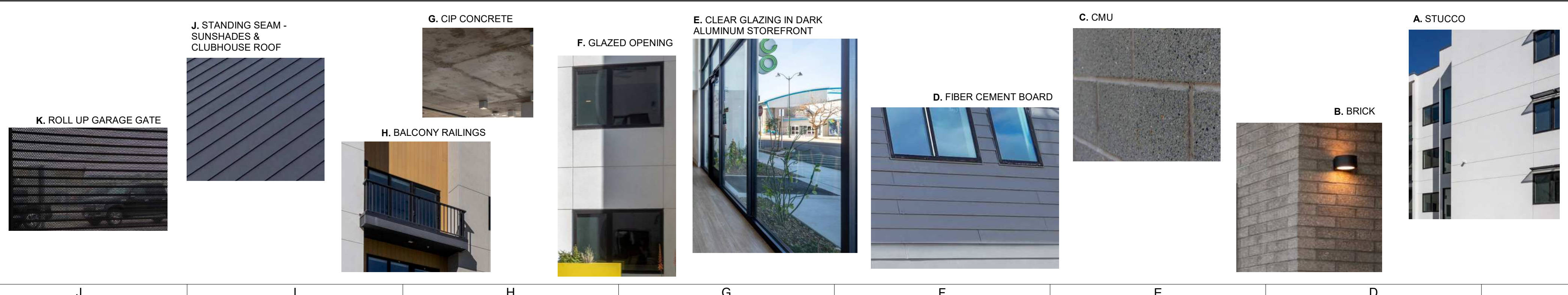


2 5TH STREET ELEVATION  
1/16" = 1'-0"



1 HUMBOLDT ST ELEVATION  
1/16" = 1'-0"

MATERIAL LEGEND



KEY PLAN

GRAPHIC SCALES:  
1" = 1'-0"  
3/4" = 1'-0"  
1/2" = 1'-0"  
1/4" = 1'-0"  
1/8" = 1'-0"



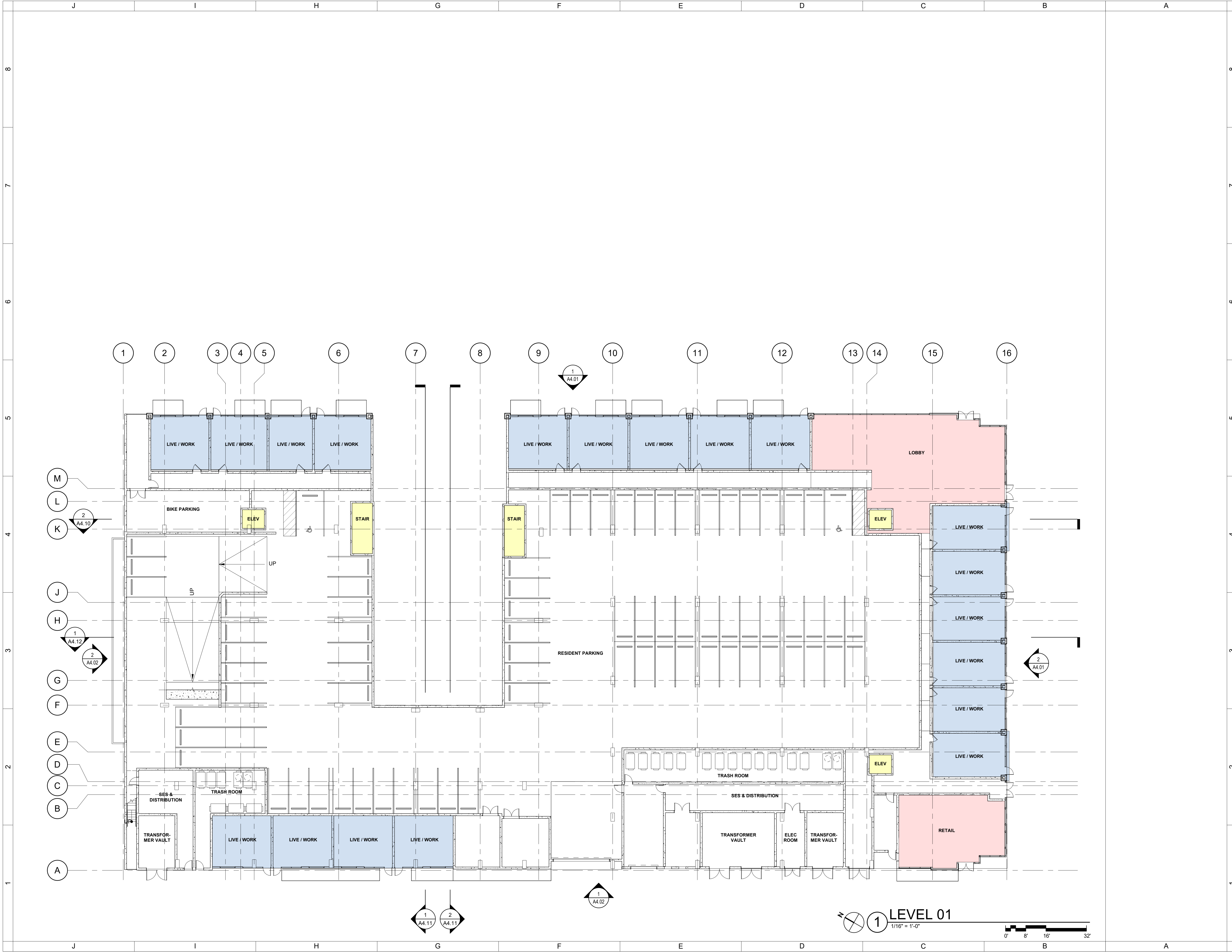
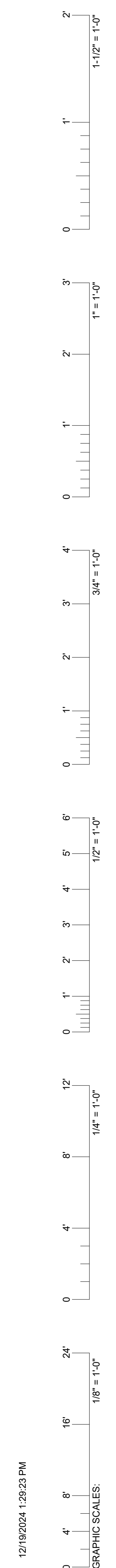


431/425 HUMBOLDT  
A NEW MIXED USE PROJECT FOR IGH PARTNERS

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12.19.24		PLANNING SUBMITTAL

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Job Number	2461
Drawing	LEVEL 01 OVERALL FLOOR PLAN
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**1 LEVEL 01**  
 1/16" = 1'-0"





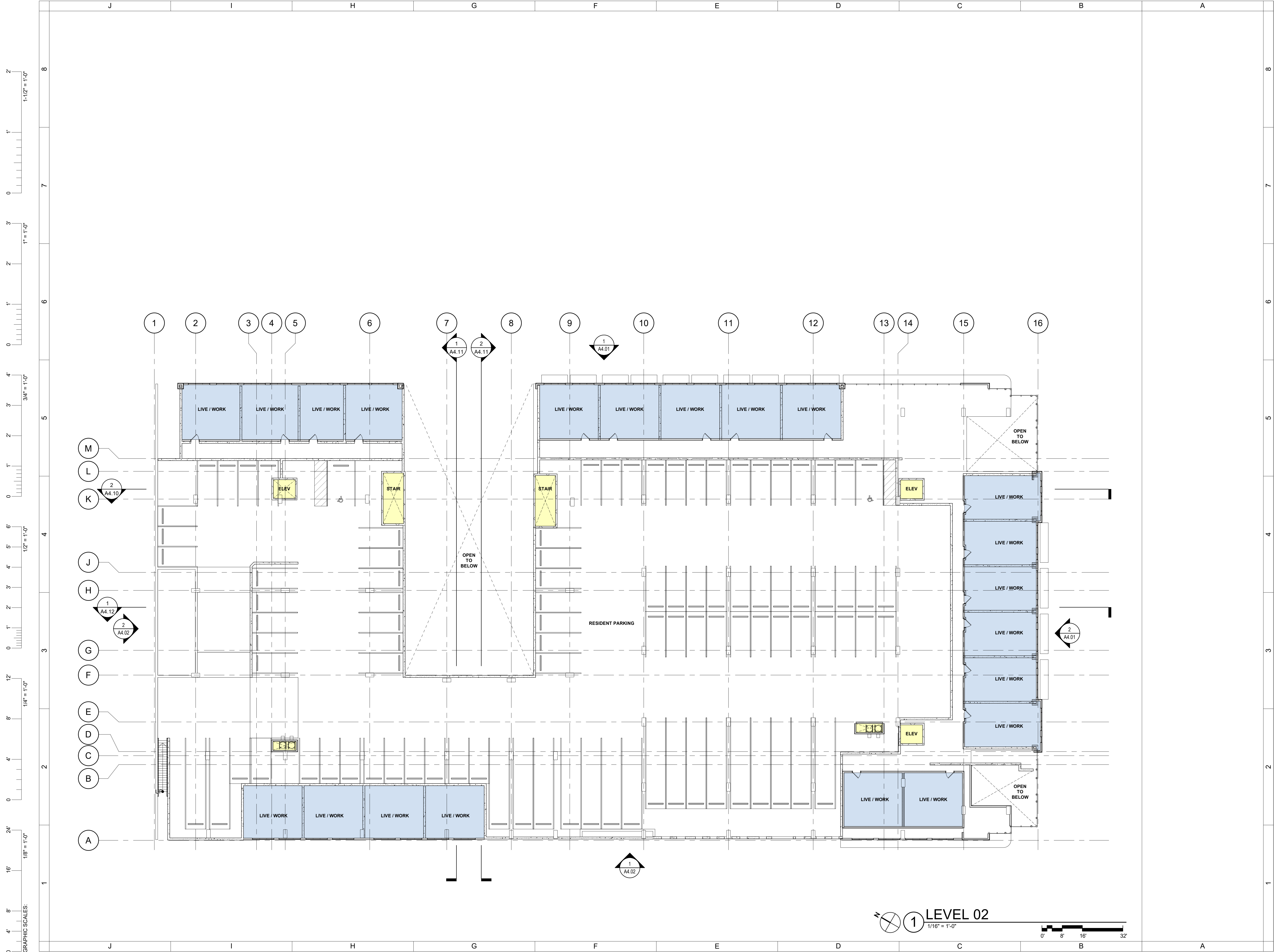
431/425 HUMBOLDT  
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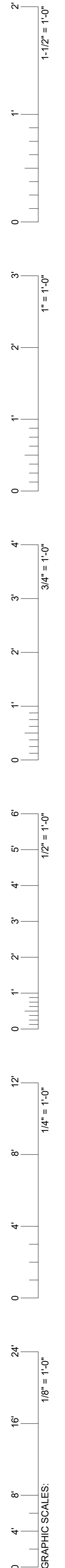
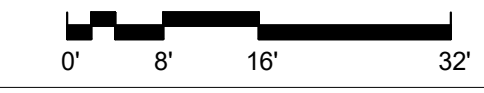
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1 LEVEL 02  
1/16" = 1'-0"







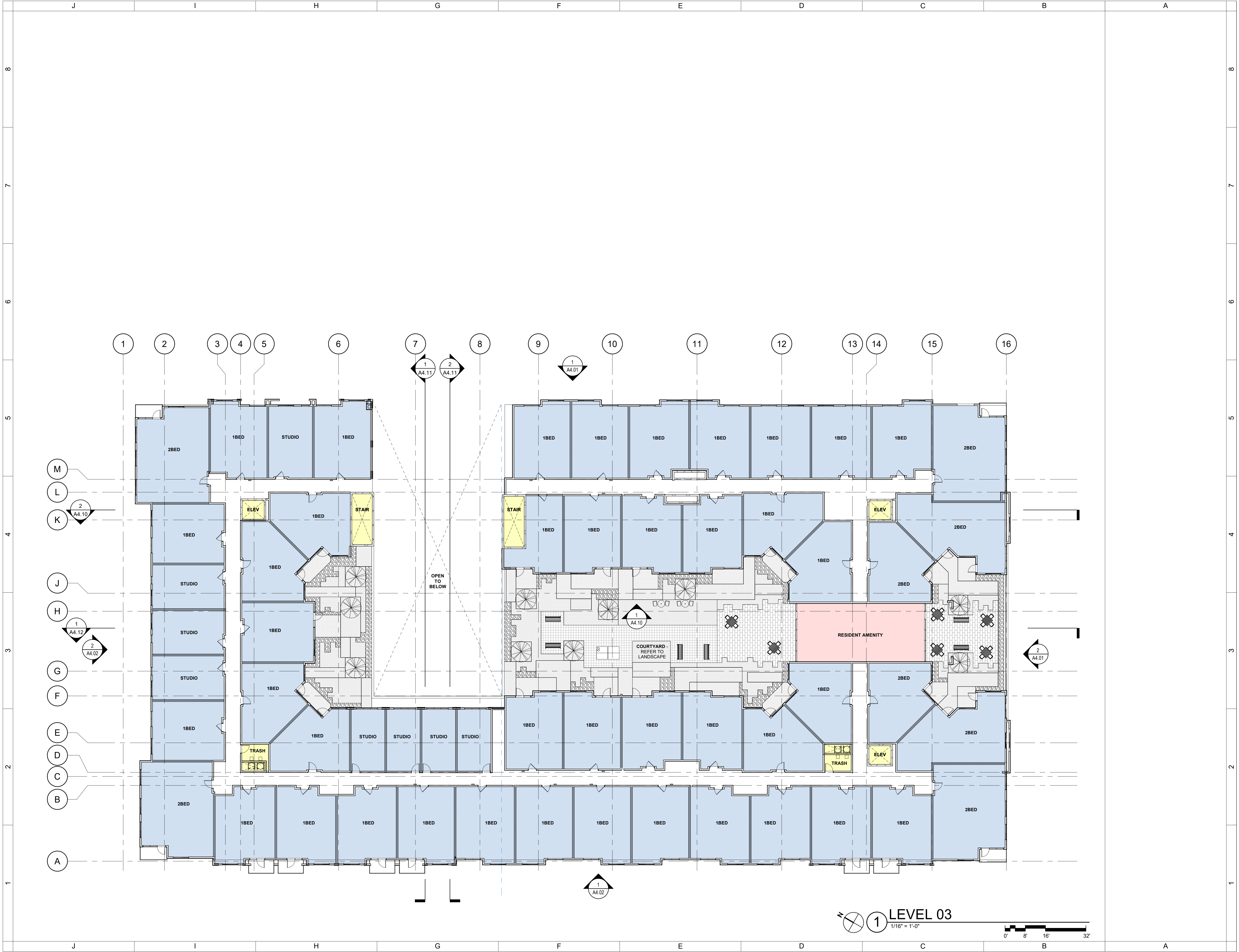
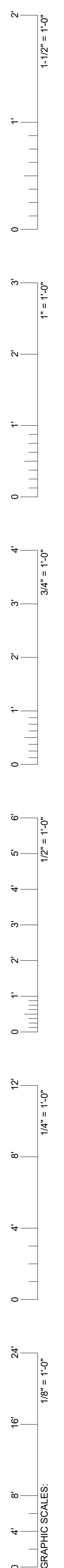
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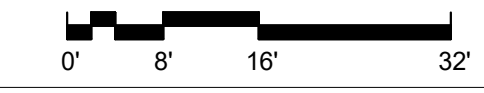
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Drawing  
LEVEL 03 OVERALL  
FLOOR PLAN  
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1 LEVEL 03  
1/16" = 1'-0"







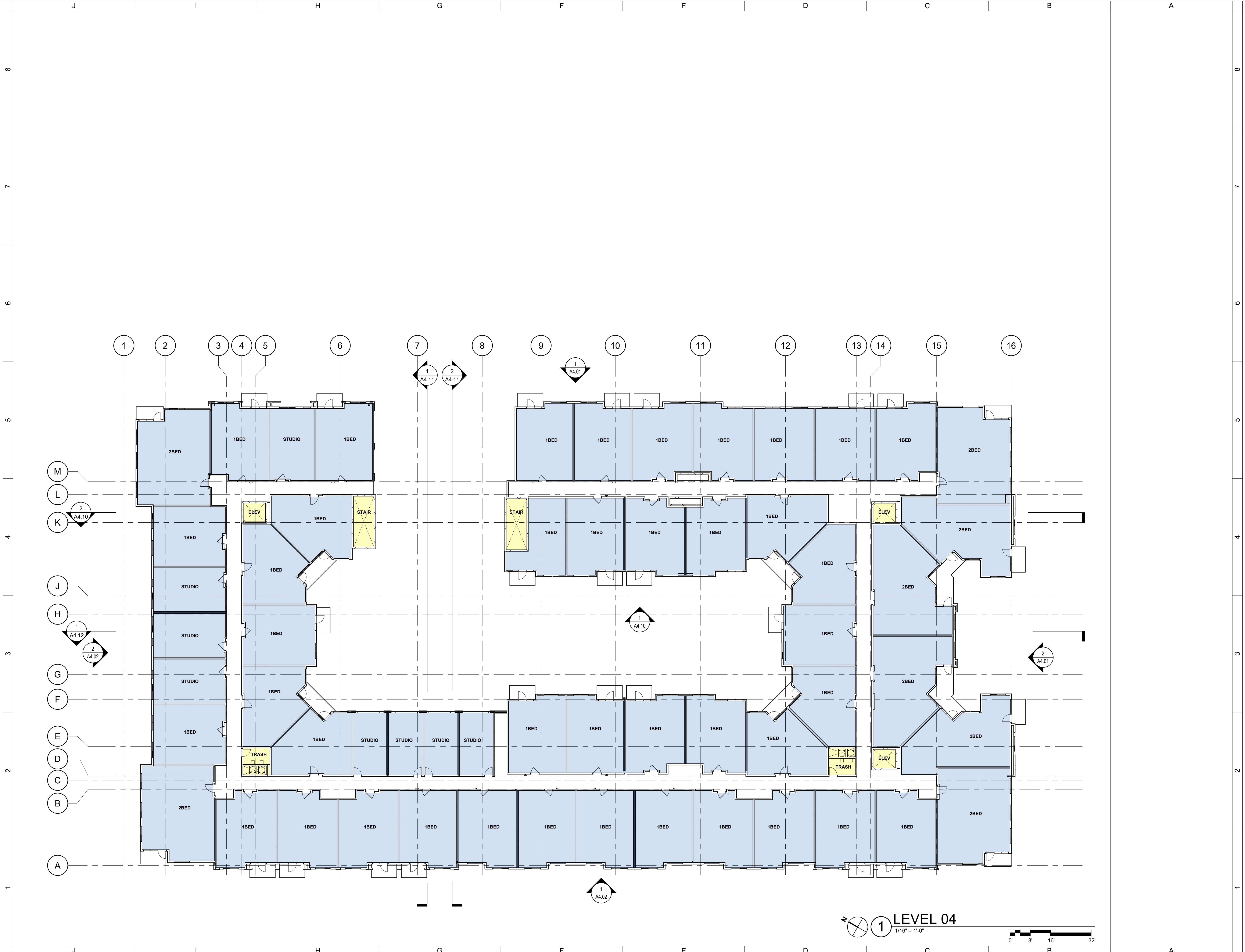
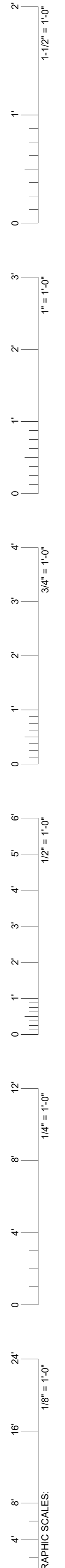
431/425 HUMBOLDT  
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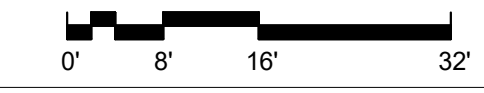
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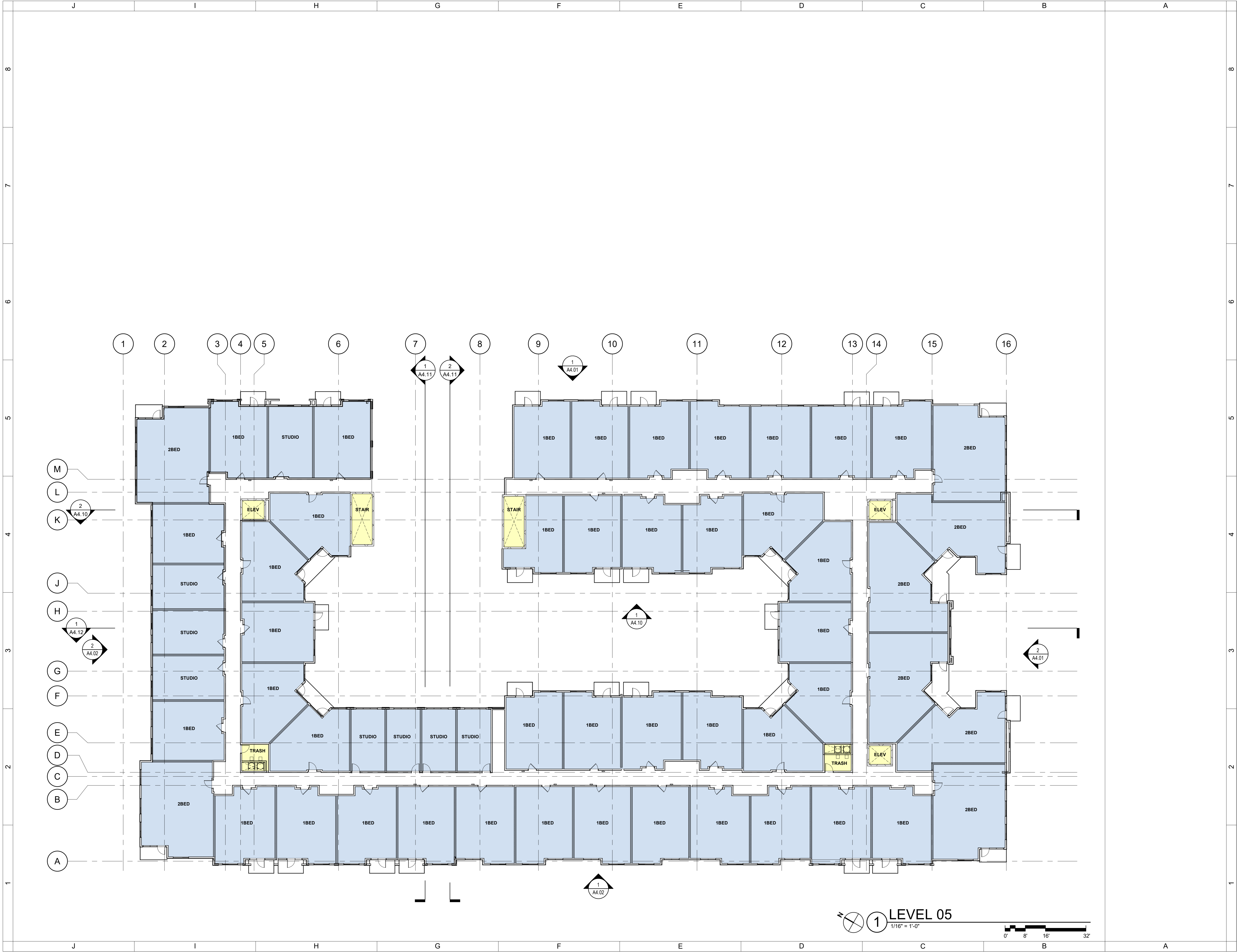
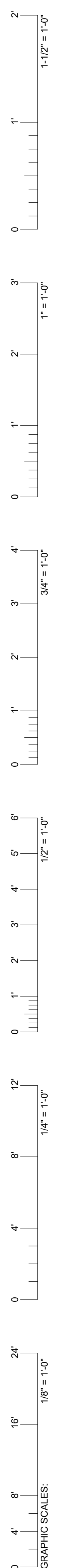
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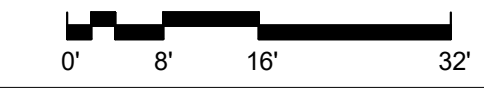
1 LEVEL 04  
1/16" = 1'-0"







1 LEVEL 05  
1/16" = 1'-0"



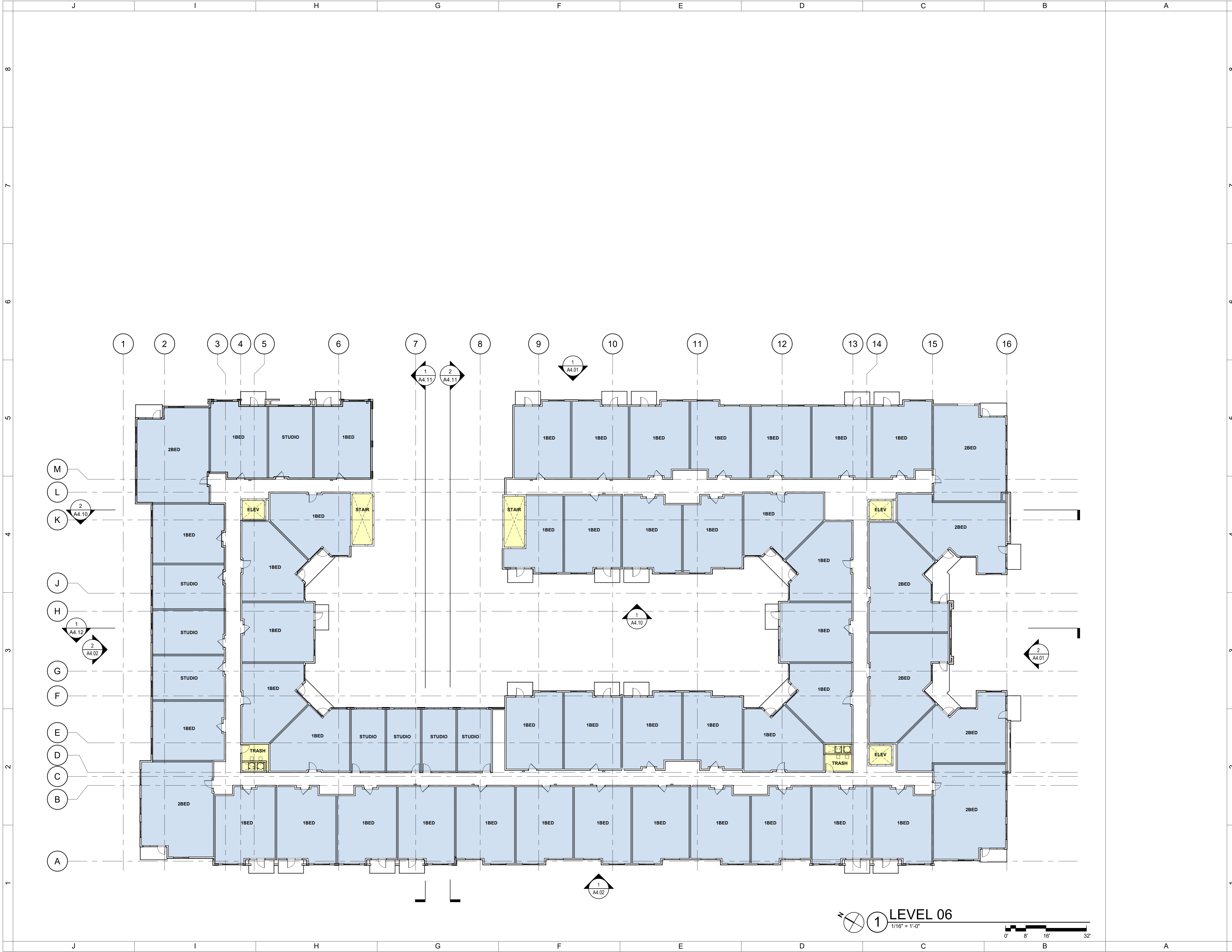
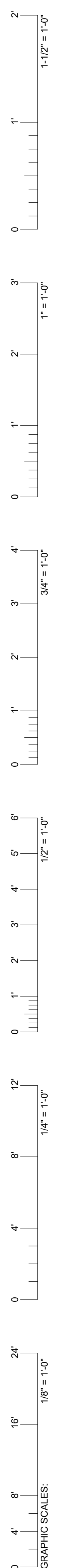
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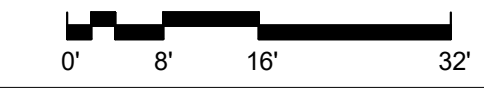
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Job Number	2461
Drawing	LEVEL 05 OVERALL FLOOR PLAN
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A2.05





1 LEVEL 06  
1/16" = 1'-0"



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A2.06





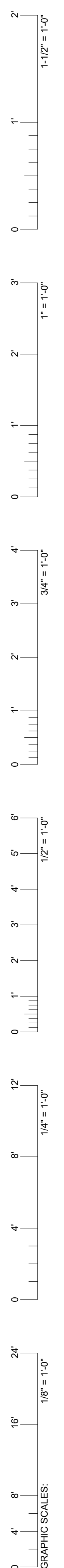
425 HUMBOLDT  
A NEW MIXED USE PROJECT FOR IGH PARTNERS

ISSUANCE		
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Drawing	LEVEL 07 OVERALL FLOOR PLAN
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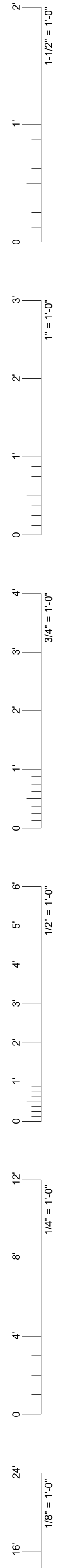
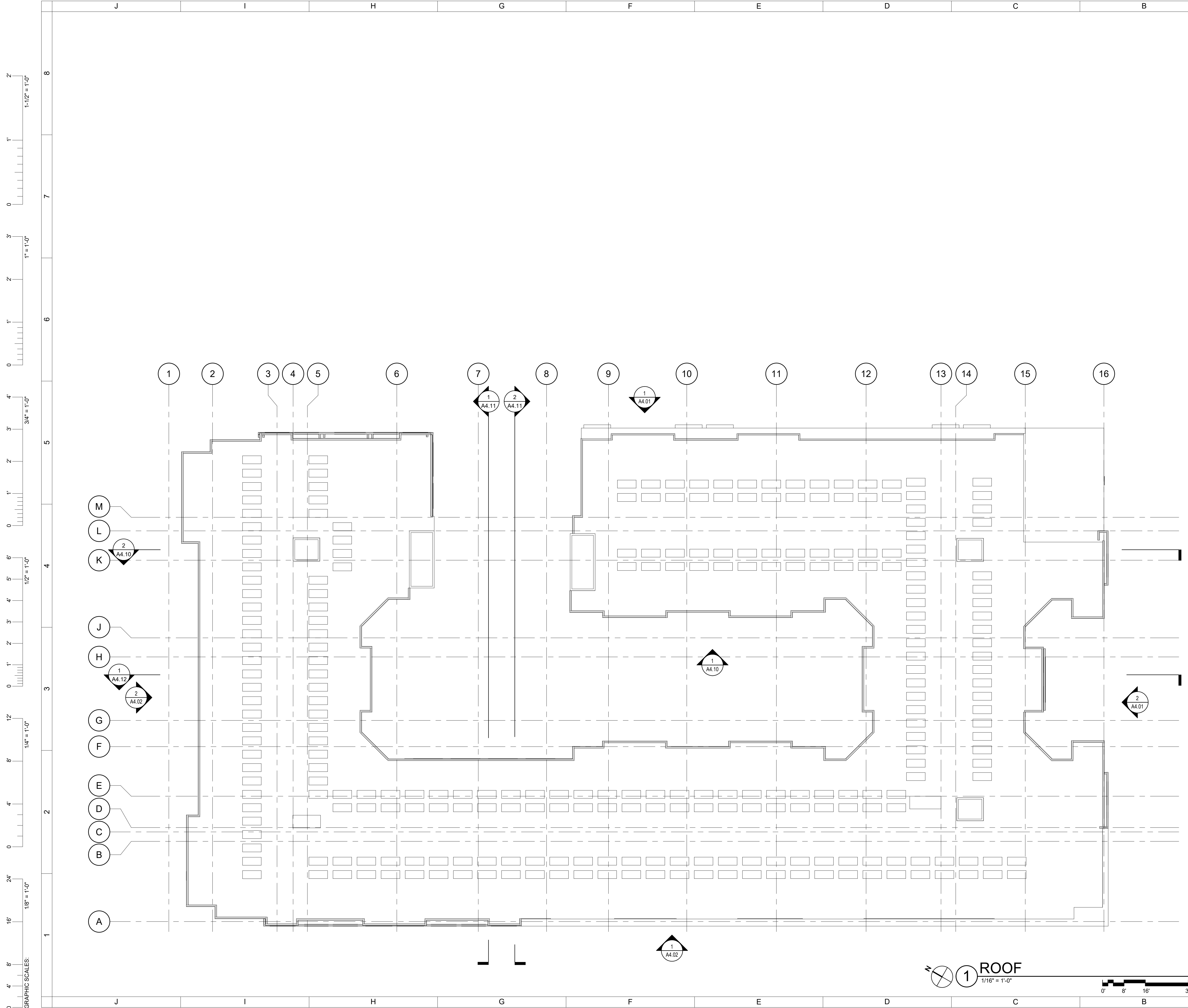
A2.07

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1 LEVEL 07  
1/16" = 1'-0"





**ROOF NOTES**

- 1. USER DEFINE NOTES
- 2. USER DEFINE NOTES



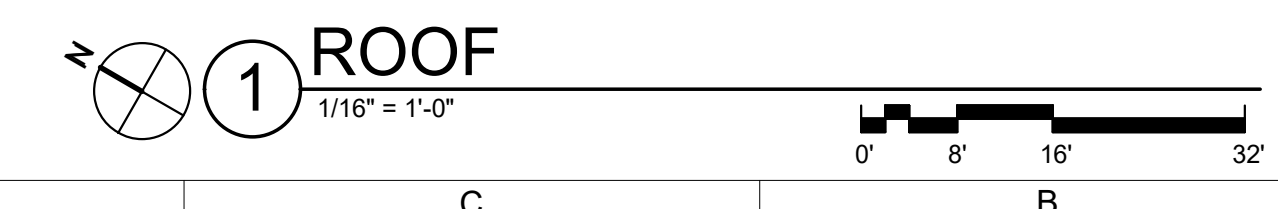
431/425 HUMBOLDT  
 A NEW MIXED USE PROJECT FOR IGH PARTNERS

ISSUANCE		
DATE	REV	FOR
12.19.24		PLANNING SUBMITTAL

Drawn	HB
Checked	MB
Job Number	2461
Drawing	ROOF PLAN

Sheet

**A2.08**

















PLANT PALETTE NOTE: REPRESENTATIVE IMAGES. FINAL PLANTING DESIGN MAY INCLUDE ADDITIONAL PLANTINGS.



ACER PALMATUM / JAPANESE MAPLE



ACER 'SANGO-KAKU' / CORAL BARK MAPLE



LAGERSTROEMIA 'NATCHEZ' / CRAPE MYRTLE



MAGNOLIA 'JURMAG 1' / BLACK TULIP MAGNOLIA



CAREX TUMICOLA / FOOTHILL SEDGE



LOMANDRA PLATINUM BEAUTY' / MAT RUSH



IRIS DOUGLASIANA / PCH CA IRIS



LOROPETALUM 'PEACK' / DWARF FRINGE FLOWER



RIBES SPP. / CURRANT VARIETIES



WOODWARDIA FIMBRIATA / CHAIN FERN

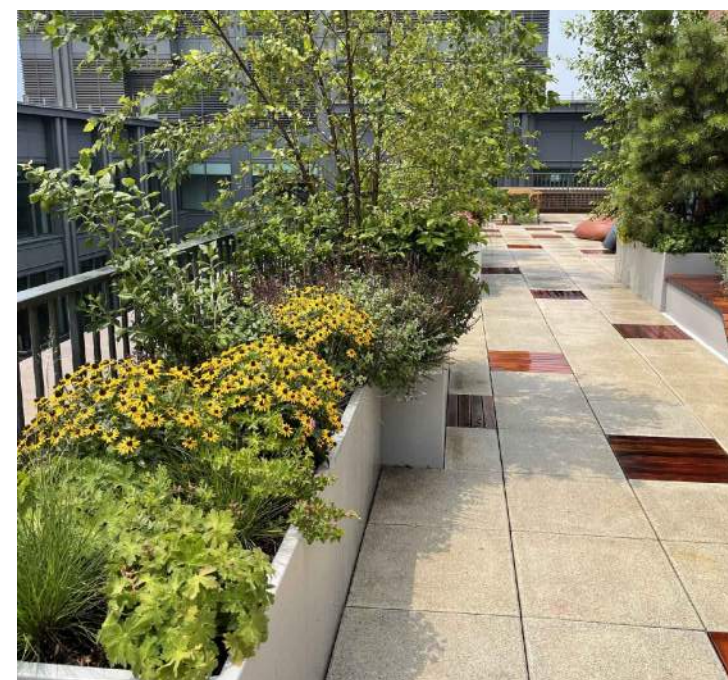


DUDLEYA BRITTONII / CHALK DUDLEYA



BULBINE & SEDUMS SPP.

PLANTERS NOTE: REPRESENTATIVE AND INSPIRATION IMAGES. FINAL MATERIALS T.B.D. WITH DESIGN TEAM.



VARIED GREENERY AND PAVING MATERIALS



TALL PLANTERS WITH TREES



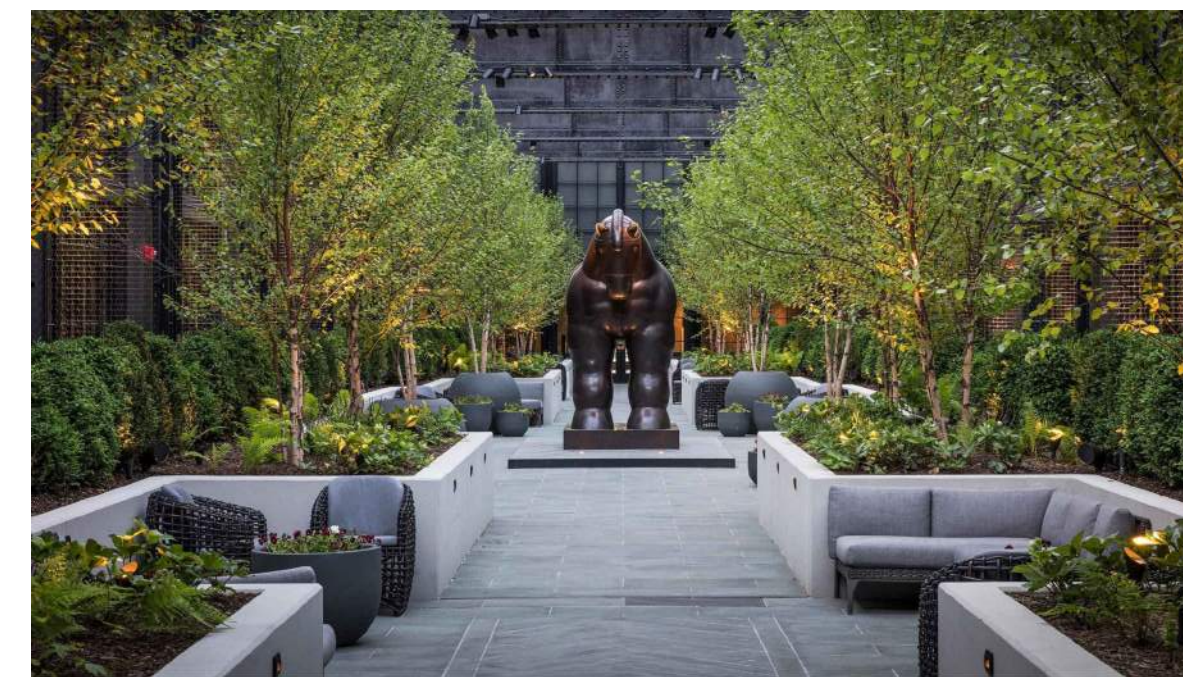
SEATING NOOKS



PLANTER TRAYS



VARIED HEIGHT RAISED PLANTERS.



SEATING NOOKS WITH PAVED INTERIOR

SITE FURNISHINGS NOTE: REPRESENTATIVE AND INSPIRATION IMAGES. FINAL SELECTIONS T.B.D WITH DESIGN TEAM.



LOUNGE CHAIRS, WOOD & STEEL



PICNIC TABLES, WOOD & STEEL



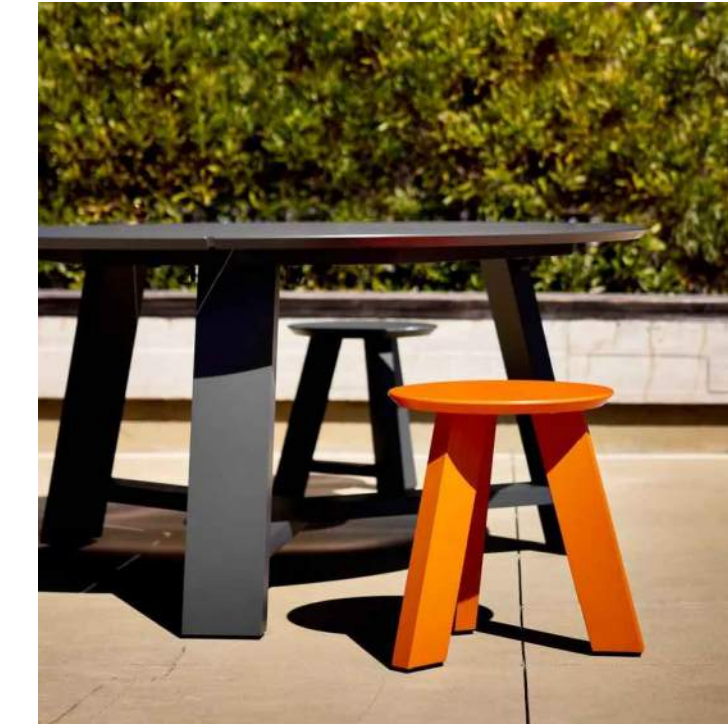
CHAIRS, WOOD & STEEL



FIRE TABLES



ARTIFICIAL TURF GAME AREA

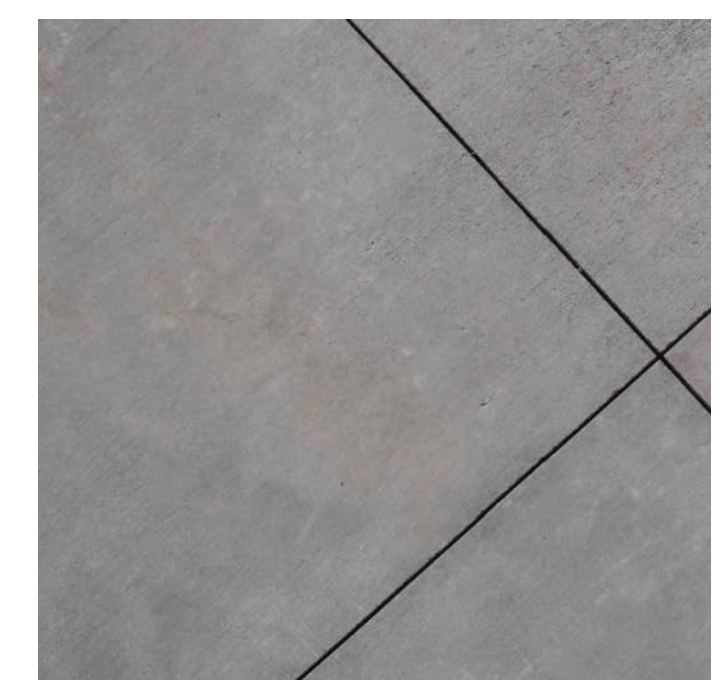


RECYCLED PLASTIC TABLES

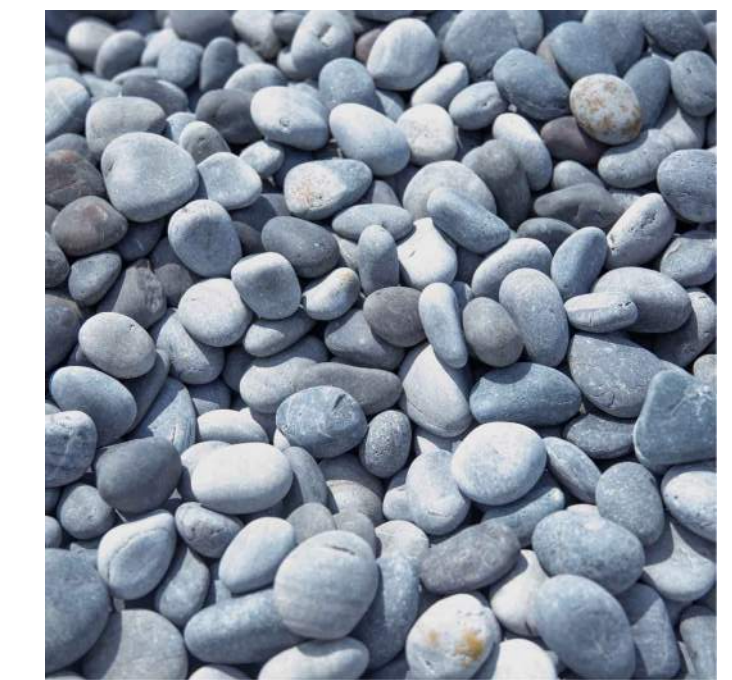


PING PONG TABLES

SITE MATERIALS NOTE: REPRESENTATIVE IMAGES. FINAL SELECTIONS T.B.D. WITH DESIGN TEAM.



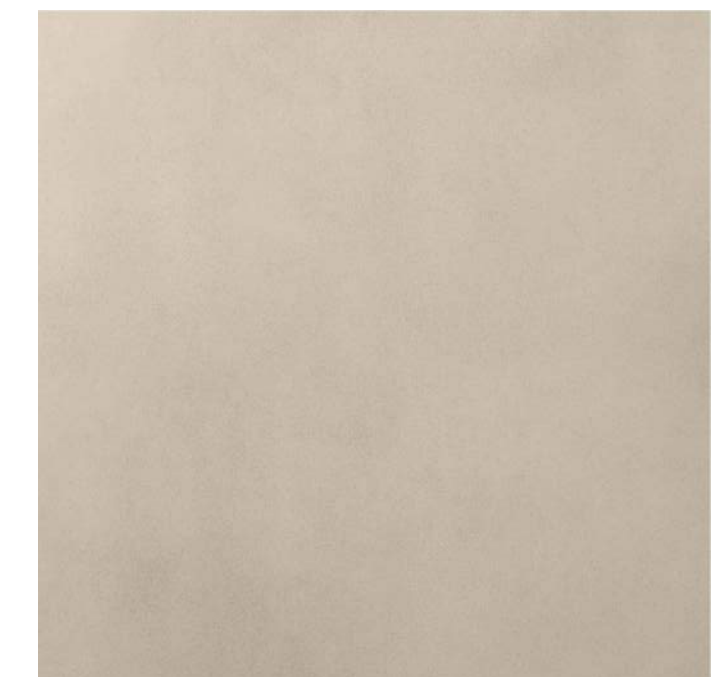
CONCRETE, FLAIN



DECORATIVE GRAVEL



WOOD DECKING PAVERS



CONCRETE PAVERS



PORCELAIN PAVERS