

*PROJECT SUMMARY*

*SPONSORED BY:*

**IGH**  
PARTNERS

**SCI**  
OFFICE

*JANUARY 2025*

*300+ Unit  
Apartment Development  
in the heart of downtown Santa Rosa, CA*



*Presentation to:*  
**CITY OF SANTA ROSA**

## OUR VISION

- *Help achieve housing goals of Downtown Station Area Plan*
- *Activate our street frontages to promote pedestrian traffic*
- *Energize downtown businesses*
- *Incorporate parking into our design*
- *Promote “Live green, live downtown”*



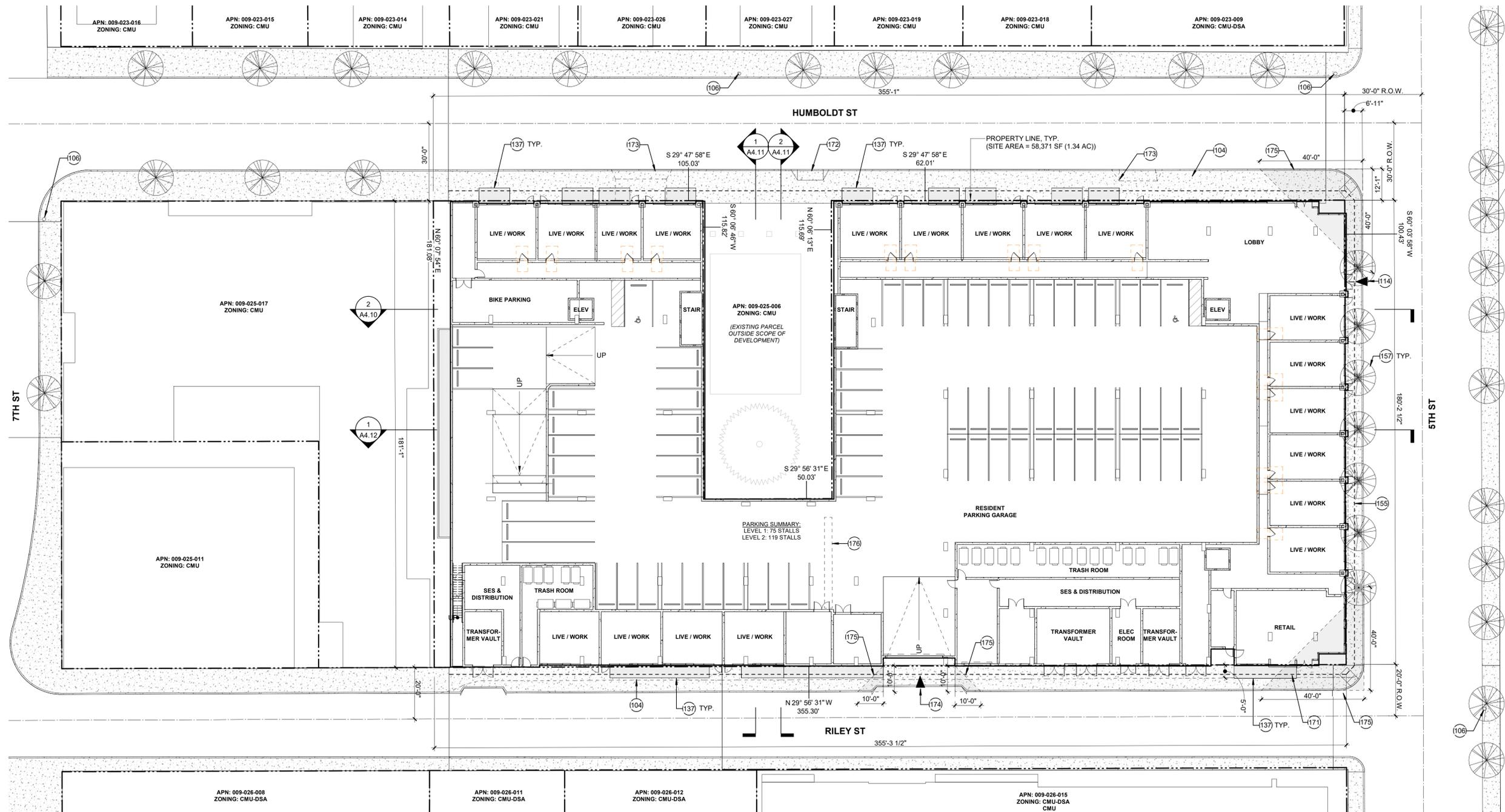
KEY PLAN

**431/425 HUMBOLDT ST**  
SANTA ROSA, CA

**BIRD'S EYE VIEW FROM EAST**

DATE: 1.15.25





VICINITY MAP

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





KEY PLAN

**431/425 HUMBOLDT ST**  
SANTA ROSA, CA

**PERSPECTIVE VIEW FROM 5TH ST & HUMBOLDT ST**

DATE: 1.15.25





KEY PLAN

**431/425 HUMBOLDT ST**  
SANTA ROSA, CA

**RESIDENTIAL LOBBY / BUILDING ENTRY**

DATE: 1.15.25





KEY PLAN

**431/425 HUMBOLDT ST**  
SANTA ROSA, CA

**PERSPECTIVE VIEW FROM 5TH ST & RILEY ST**

DATE: 1.15.25





KEY PLAN

**431/425 HUMBOLDT ST**  
SANTA ROSA, CA

**RETAIL SPACE AT 5TH ST AND RILEY ST**

DATE: 1.15.25





KEY PLAN

**431/425 HUMBOLDT ST**  
SANTA ROSA, CA

**LIVE/WORK UNITS ALONG HUMBOLDT ST**

DATE: 1.15.25





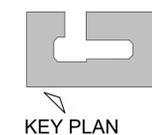
KEY PLAN

**431/425 HUMBOLDT ST**  
SANTA ROSA, CA

**LIVE / WORK UNITS ALONG HUMBOLDT ST**

DATE: 1.15.25





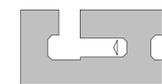
KEY PLAN

**431/425 HUMBOLDT ST**  
SANTA ROSA, CA

**LIVE / WORK UNITS ALONG RILEY ST**

DATE: 1.15.25





KEY PLAN

**431/425 HUMBOLDT ST**  
SANTA ROSA, CA

**COMMUNAL RESIDENT TERRACE**

DATE: 1.15.25



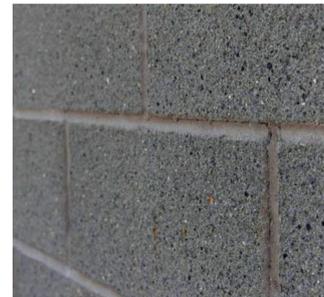
A. STUCCO



B. BRICK



C. CMU



D. FIBER CEMENT BOARD



E. CLEAR GLAZING IN DARK ALUMINUM STOREFRONT



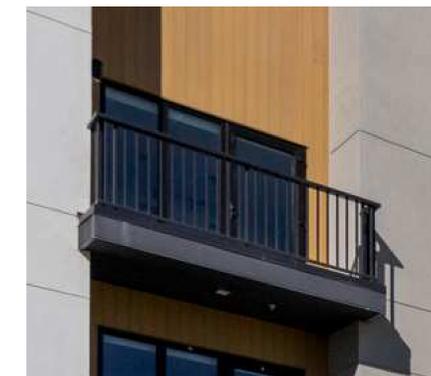
F. GLAZED OPENING



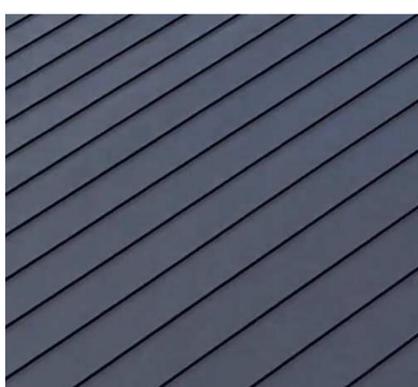
G. CIP CONCRETE



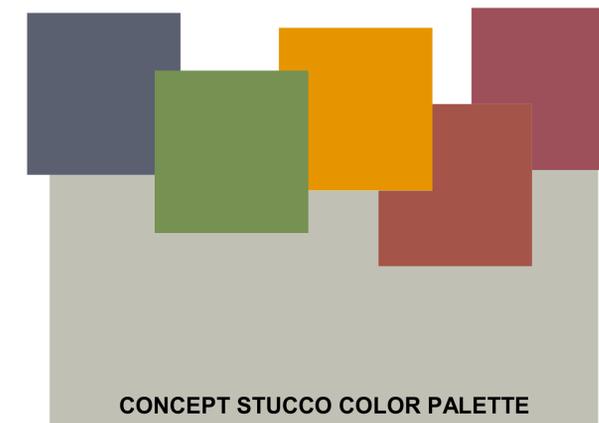
H. BALCONY RAILINGS



J. STANDING SEAM - SUNSHADES & CLUBHOUSE ROOF



K. ROLL UP GARAGE GATE



CONCEPT STUCCO COLOR PALETTE



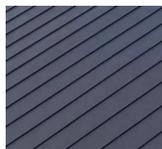
2 5TH STREET ELEVATION  
1/16" = 1'-0"

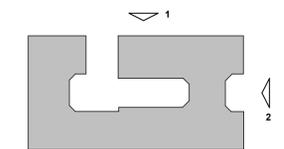


1 HUMBOLDT ST ELEVATION  
1/16" = 1'-0"



MATERIAL LEGEND

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



KEY PLAN



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

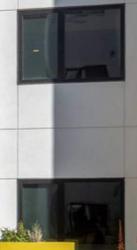
- K. ROLL UP GARAGE GATE


- 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

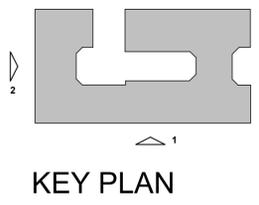

- C. CMU

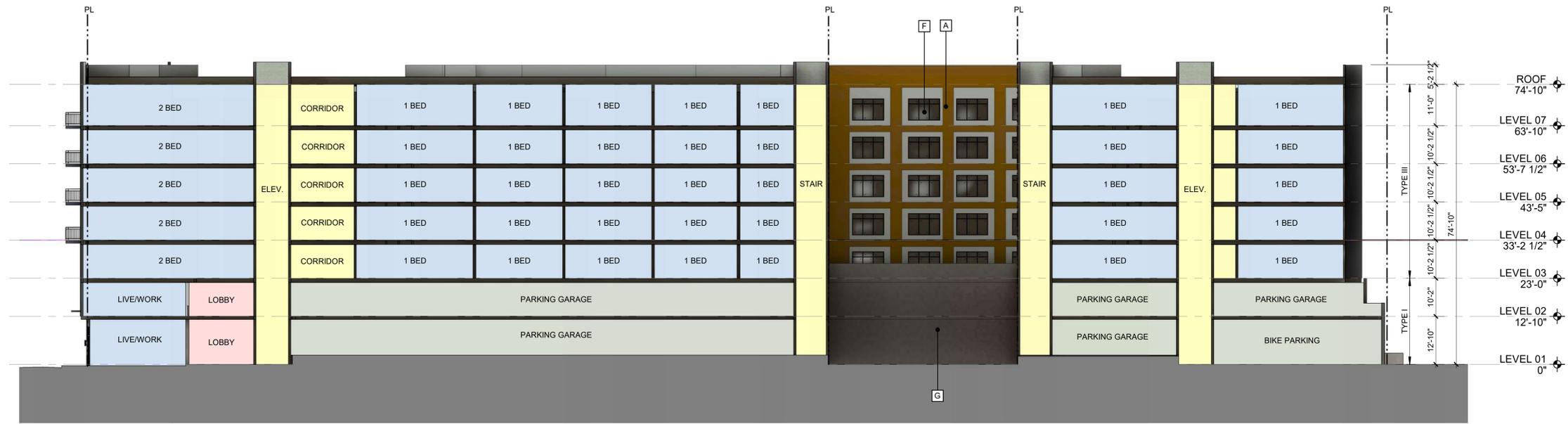

- B. BRICK


- A. STUCCO

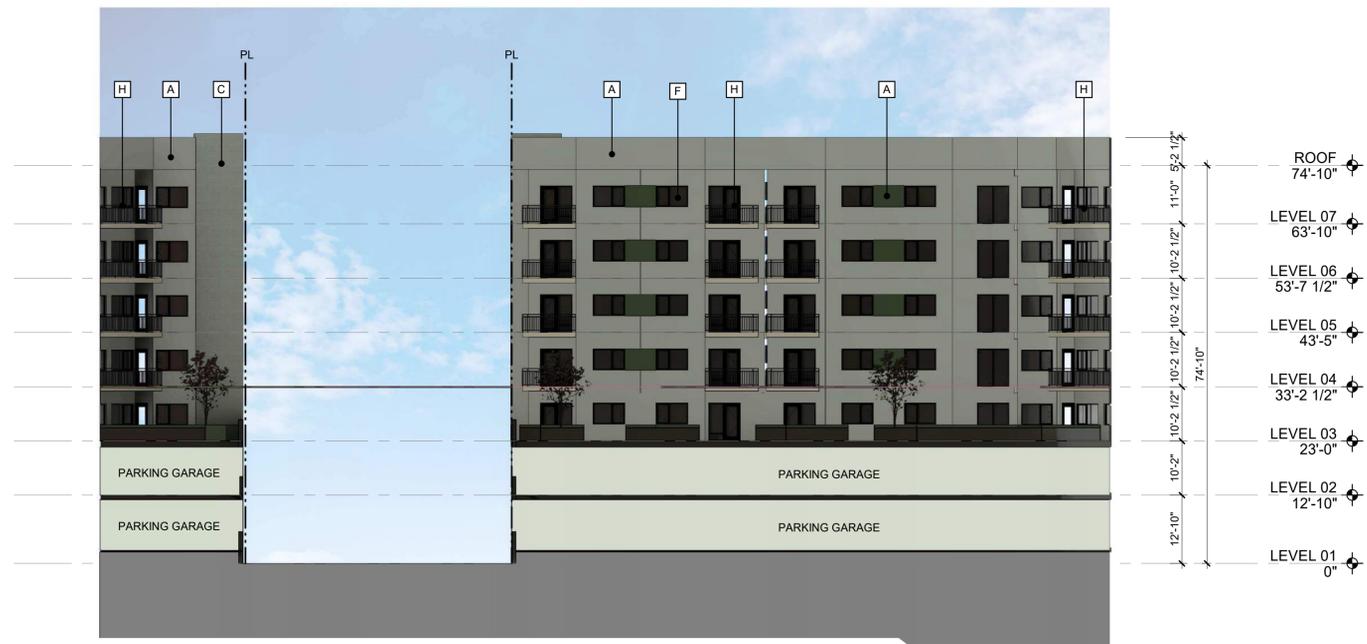

- CONCEPT STUCCO COLOR PALETTE





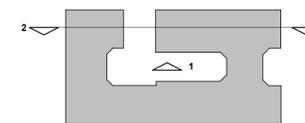
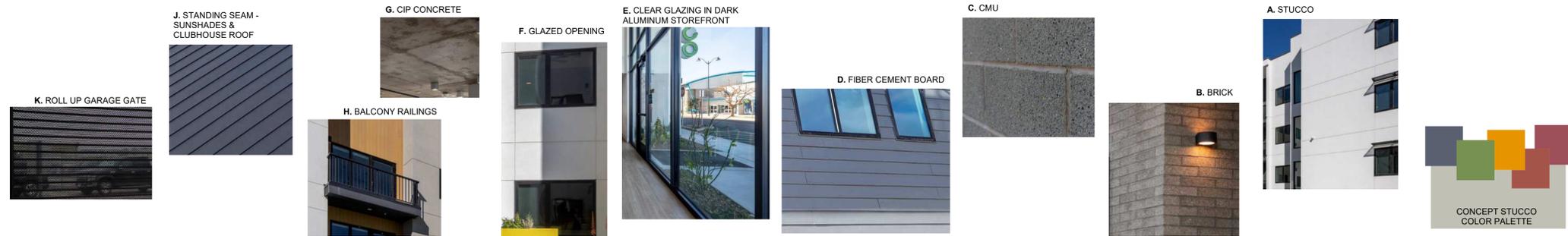


2 E/W BUILDING SECTION 1  
1/16" = 1'-0"



1 EAST CTYD ELEV  
1/16" = 1'-0"

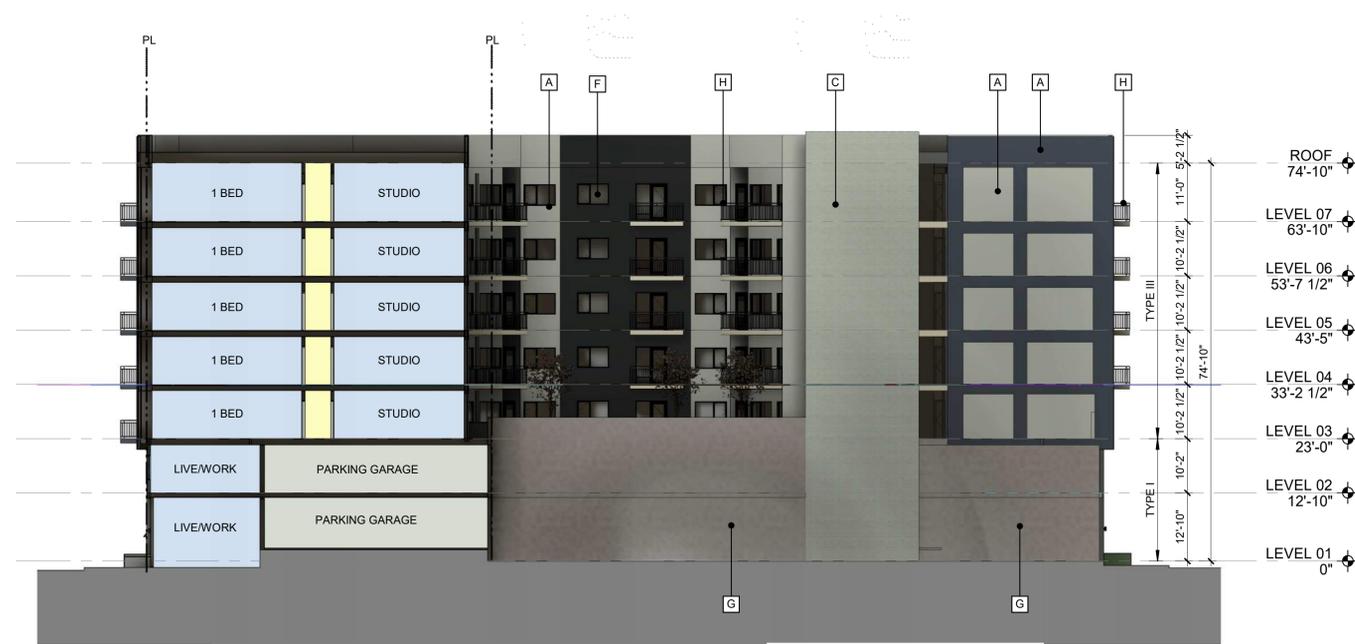
MATERIAL LEGEND



KEY PLAN



2 N/S BUILDING SECTION 2  
1/16" = 1'-0"  
0' 8' 16' 32'

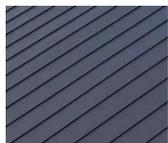


1 N/S BUILDING SECTION 1  
1/16" = 1'-0"  
0' 8' 16' 32'

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

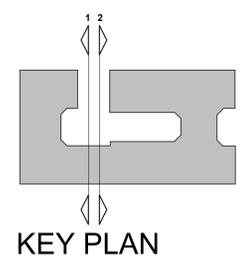

- C. CMU


- B. BRICK


- A. STUCCO


- CONCEPT STUCCO COLOR PALETTE

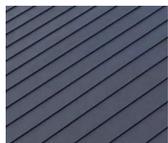


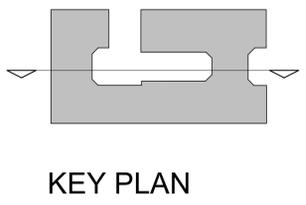




① E/W BUILDING SECTION 2  
 1/16" = 1'-0"  
 0' 8' 16' 32'

**MATERIAL LEGEND**

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



CONCEPTUAL DESIGN NOTES

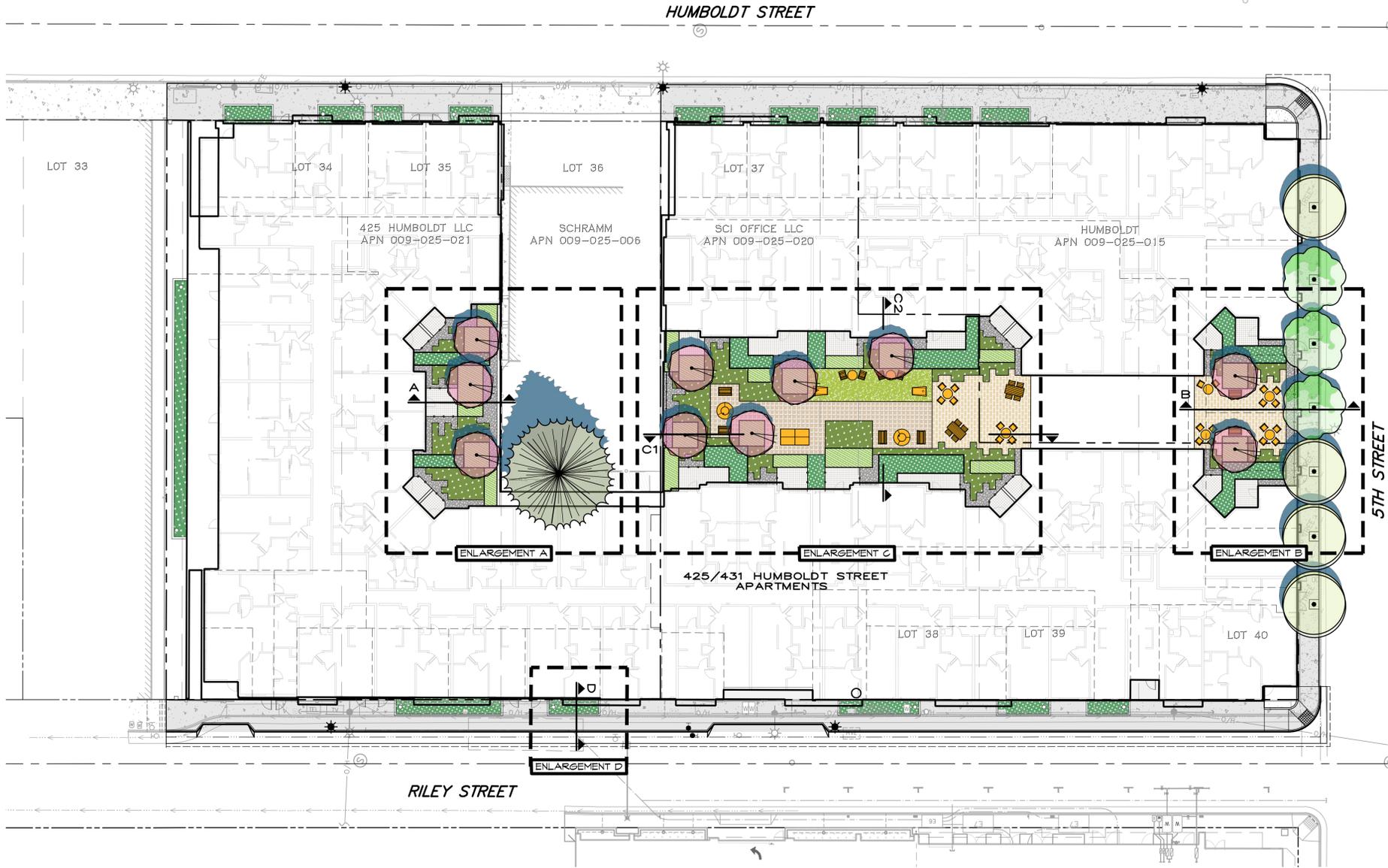
1. ALL UN-PAVED AREAS AND LANDSCAPE AREAS, EXCEPT GROUNDCOVER AREAS, SHALL BE TOP-DRESSED WITH A MINIMUM 3" LAYER OF ORGANIC MULCH.
2. ALL TREES PLANTED WITHIN 4' OF BUILDINGS, WALL, CURBS, OR PAVEMENTS SHALL BE INSTALLED WITH ROOT BARRIERS.
3. ALL TREES SHALL BE PLANTED FROM MINIMUM 15 GALLON CONTAINERS.
4. LANDSCAPE SHALL COMPLY WITH THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE.
5. A MINIMUM OF ONE FOOT DEPTH OF NON-MECHANICALLY COMPACTED SOIL SHALL BE AVAILABLE FOR WATER ABSORPTION AND ROOT GROWTH IN PLANTED AREAS. RIP AND / OR ROTOTILL AS NEEDED.

IRRIGATION STATEMENT

1. ALL PLANTINGS SHALL BE IRRIGATED BY AN AUTOMATIC, WATER CONSERVING IRRIGATION SYSTEM, DESIGNED AND INSTALLED TO MEET THE REQUIREMENTS OF THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE.
2. IRRIGATION SYSTEM SHALL BE DIVIDED INTO DISTINCT "HYDROZONES" BASED ON PLANT WATER USE REQUIREMENTS, SOLAR EXPOSURES, AND APPLICATION TYPE.
3. TREES IRRIGATION SHALL BE CONTROLLED BY A DEDICATED VALVE, SEPARATE FROM SHRUBS AND GROUND COVERS.
4. TREES SHALL BE IRRIGATED WITH POINT-SOURCE, BUBBLER DISTRIBUTION DEVICES.
5. SHRUBS AND GROUND COVER PLANTINGS SHALL BE IRRIGATED BY POINT-SOURCE, DRIP DISTRIBUTION DEVICES.

SITE LEGEND

SYMBOL	CODE	DESCRIPTION	QTY
[Pattern]	1	CONCRETE PAVING	7,219 SF
[Pattern]	2	PEDESTAL PAVERS - PATIOS	1,306 SF
[Pattern]	3	PEDESTAL PAVERS - SQUARE	871 SF
[Pattern]	4	PEDESTAL PAVERS - PLANK	1,291 SF
[Pattern]	5	ARTIFICIAL TURF	404 SF
[Pattern]	6	MAINTENANCE BANDS - DECORATIVE GRAVEL	1,066 SF
[Pattern]	7	GUARDRAIL - PATIO	179 LF
[Pattern]	8	GUARDRAIL - PODIUM EDGE	89 LF
[Pattern]	9	BIOFILTRATION PLANTERS - 36" HEIGHT	2,659 SF
[Pattern]	10	SEDUMS AND GRASSES - 6-12" HEIGHT	1,502 SF
[Pattern]	11	RAISED PLANTERS - 36" HEIGHT	1,235 SF
[Symbol]	12	TREE GRATES - 3'x3'	7
[Symbol]		SEATING - LOUNGE CHAIRS, ETC.	
[Symbol]		DINING TABLE WITH CHAIRS	
[Symbol]		FIRE PIT - PROPANE WITH ELECTRIC STARTER AND EMERGENCY SHUT-OFF	
[Symbol]		TABLES - DINING AND CASUAL HEIGHT	
[Symbol]		GAMING EQUIPMENT - TABLE TENNIS, CORNHOLE	



TREE PALETTE

PLANT SYMBOLS NOT TO SCALE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	MAX SPACING	WATER USE	CA NATIVE
<b>EXISTING TREES</b>					
[Symbol]	(E) STREET TREE	VARIES			
[Symbol]	(E) REDWOOD	36" DIA			
<b>COURTYARD TREES</b>					
[Symbol]	ACER PALMATUM / JAPANESE MAPLE	24" BOX	PER PLAN	MODERATE	-
[Symbol]	MAGNOLIA 'JURMAGI' / BLACK TULIP™	24" BOX	PER PLAN	MODERATE	-
[Symbol]	MAGNOLIA				
<b>STREET TREES</b>					
[Symbol]	ACER RUBRUM, TO MATCH EX	24" BOX	15' O.C.	LOW	-

UNDERSTORY PLANT PALETTE

BOTANICAL / COMMON NAME	SIZE	MAX SPACING	WATER USE	CA NATIVE
<b>SHRUBS</b>				
ACACIA COGNATA 'ACCOGOI' / LITTLE RIVER WATTLE	5 GAL.	6' O.C.	LOW	-
ANEMONE HUPEHENSIS / JAPANESE ANEMONE	1 GAL.	2' O.C.	MODERATE	-
ASPARAGUS DENSIFLORUS 'MYERS' / ASPARAGUS FERN	1 GAL.	4' O.C.	MODERATE	-
ASPIDISTRA ELATIOR / CAST IRON PLANT	1 GAL.	2' O.C.	LOW	-
CLIVIA MINIATA 'MONTA' / FLAMEO BUSH LILY	1 GAL.	3' O.C.	MODERATE	-
HELLEBORUS 'PACIFIC FROST' / HELLEBORE	1 GAL.	2' O.C.	LOW	-
IRIS DOUGLASIANA / DOUGLAS IRIS	1 GAL.	2' O.C.	LOW	YES
LOROPETALUM 'PEACK' / FRINGE FLOWER	5 GAL.	5' O.C.	LOW	-
NEPHROLEPIS CORDIFOLIA / SWORD FERN	1 GAL.	3' O.C.	MODERATE	-
RIBES SPP. / CURRANT	5 GAL.	5' O.C.	LOW	YES
RUMOHRA ADIANTIFORMIS / LEATHER LEAF FERN	1 GAL.	3' O.C.	MODERATE	-
SALVIA SPATHACEA / HUMMINGBIRD SAGE	5 GAL.	4' O.C.	LOW	YES
WOODWARDIA FIMBRIATA / GIANT CHAIN FERN	5 GAL.	4' O.C.	MODERATE	YES
<b>GRASSES AND PERENNIALS</b>				
CAREX TUMULIGOLA / FOOTHILL SEDGE	1 GAL.	2' O.C.	LOW	YES
HAKONECHLOA MACRA 'AUREOLA' / FOREST GRASS	1 GAL.	3' O.C.	MODERATE	-
JUNCUS EFFUSUS SPIRALIS / CORKSCREW RUSH	1 GAL.	1.5' O.C.	MODERATE	YES
JUNCUS PATENS / CALIFORNIA GRAY RUSH	1 GAL.	2' O.C.	LOW	YES
LOMANDRA LONGIFOLIA 'BREEZE' / BREEZE+ MAT RUSH	1 GAL.	3' O.C.	LOW	-
<b>SUCCULENTS AND SEDUMS</b>				
AGAVE ATTENUATA 'NOVA' / NOVA FOXTAIL AGAVE	5 GAL.	4' O.C.	LOW	-
AGAVE X 'BLUE GLOW' / BLUE GLOW AGAVE	1 GAL.	3' O.C.	VERY LOW	-
DUDLEYA BRITTONII / GIANT CHALK DUDLEYA	1 GAL.	18' O.C.	LOW	YES
BULBINE FRUTESCENS 'ORANGE' / ORANGE BULBINE	1 GAL.	3' O.C.	LOW	-
CAREX TUMULIGOLA / FOOTHILL SEDGE	1 GAL.	2' O.C.	LOW	YES
SEDUM REFLEXUM 'BLUE SPRUCE' / BLUE STONECROP	1 GAL.	2' O.C.	LOW	-

MAXIMUM APPLIED WATER ALLOWANCE

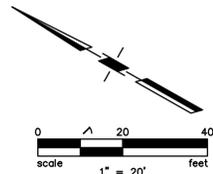
(APPENDIX A)

B.) Adjusted Landscape Area Calculation

6573 (Landscape Area)	x 0.55 (Adjustment Factor)	= 3615.15	
0 (Special Landscaped Area)	x 0.45 (Adjustment Factor)	= 0	
Sum of Adjusted Landscape Area = 3615.15			
MAWA = 39.13	x 0.62	x 3615.15	= 87711 gallons

B.) Adjusted Landscape Area Calculation

0 (Very low water use plant sqft)	x 0.1	= 0	
4110 (Low water use plant sqft)	x 0.3	= 1233	
2463 (Moderate water use plant sqft)	x 0.6	= 1477.8	
0 (High water use plant sqft)	x 1.0	= 0	
Sum of Adjusted Landscape Area = 2,711			
ETWU = 39.13	x 0.62	x 2,711 / 0.81	= 81197 gallons

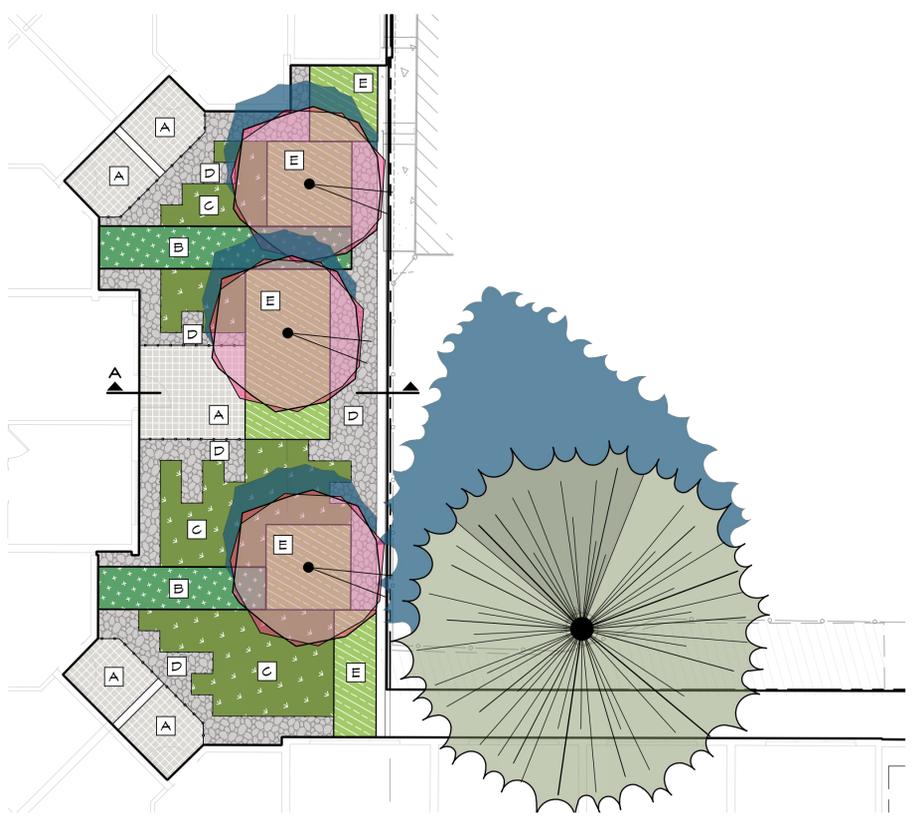


**SITE LEGEND**

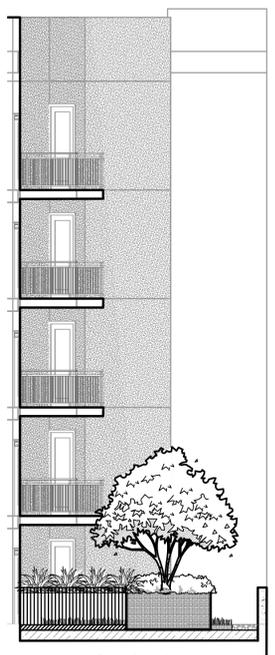
SYMBOL	CODE	DESCRIPTION
[Pattern]	1	CONCRETE PAVING
[Pattern]	2	PEDESTAL PAVERS - PATIOS
[Pattern]	3	PEDESTAL PAVERS - SQUARE
[Pattern]	4	PEDESTAL PAVERS - PLANK
[Pattern]	5	ARTIFICIAL TURF
[Pattern]	6	MAINTENANCE BANDS - DECORATIVE GRAVEL
[Symbol]	7	GUARDRAIL - PATIO
[Symbol]	8	GUARDRAIL - PODIUM EDGE
[Pattern]	9	BIOFILTRATION PLANTERS - 36" HEIGHT
[Pattern]	10	SEDUMS AND GRASSES - 6-12" HEIGHT
[Pattern]	11	RAISED PLANTERS - 36" HEIGHT
[Symbol]	12	TREE GRATES - 3'x3'
[Symbol]		SEATING - LOUNGE CHAIRS, ETC.
[Symbol]		DINING TABLE WITH CHAIRS
[Symbol]		FIRE PIT - PROPANE WITH ELECTRIC STARTER AND EMERGENCY SHUT-OFF
[Symbol]		TABLES - DINING AND CASUAL HEIGHT
[Symbol]		GAMING EQUIPMENT - TABLE TENNIS, CORNHOLE

**KEY**

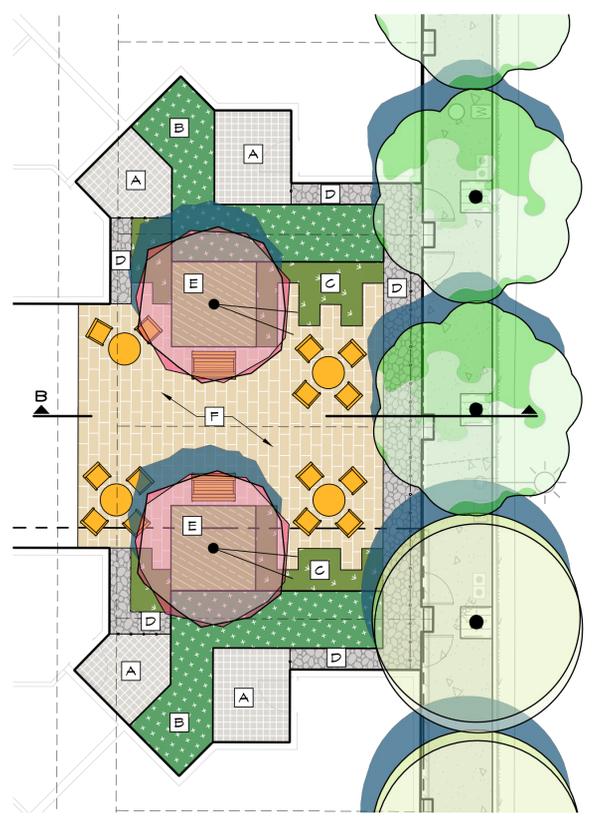
- KEY: DESCRIPTION:
- [A] PRIVATE, FENCED PATIO
  - [B] RAISED BIOFILTRATION FLOW-THROUGH PLANTERS, S.C.D. FOR DETAIL
  - [C] PLANTINGS IN TRAY SYSTEM OR WITH LOW EDGING, MIX OF SHALLOW-ROOTED SEDUMS, GRASSES, AND OTHERS
  - [D] MAINTENANCE BAND IN TRAY SYSTEM OR WITH LOW EDGING
  - [E] RAISED TREE AND UNDERSTORY PLANTERS, EDGING SYSTEM
  - [F] DINING AND SEATING AREA
  - [G] LOUNGE SEATING AREA WITH FIREPIT
  - [H] ARTIFICIAL TURF GAMING AREA WITH CASUAL SEATING
  - [I] PING PONG GAMING AREA



**A: ROOF DECK NORTH**  
1"=20'



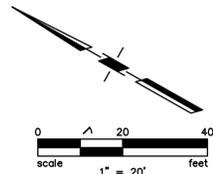
**SECTION A: ROOF DECK NORTH**  
1"=20'



**B: ROOF DECK SOUTH**  
1"=20'



**SECTION B: ROOF DECK SOUTH**  
1"=20'



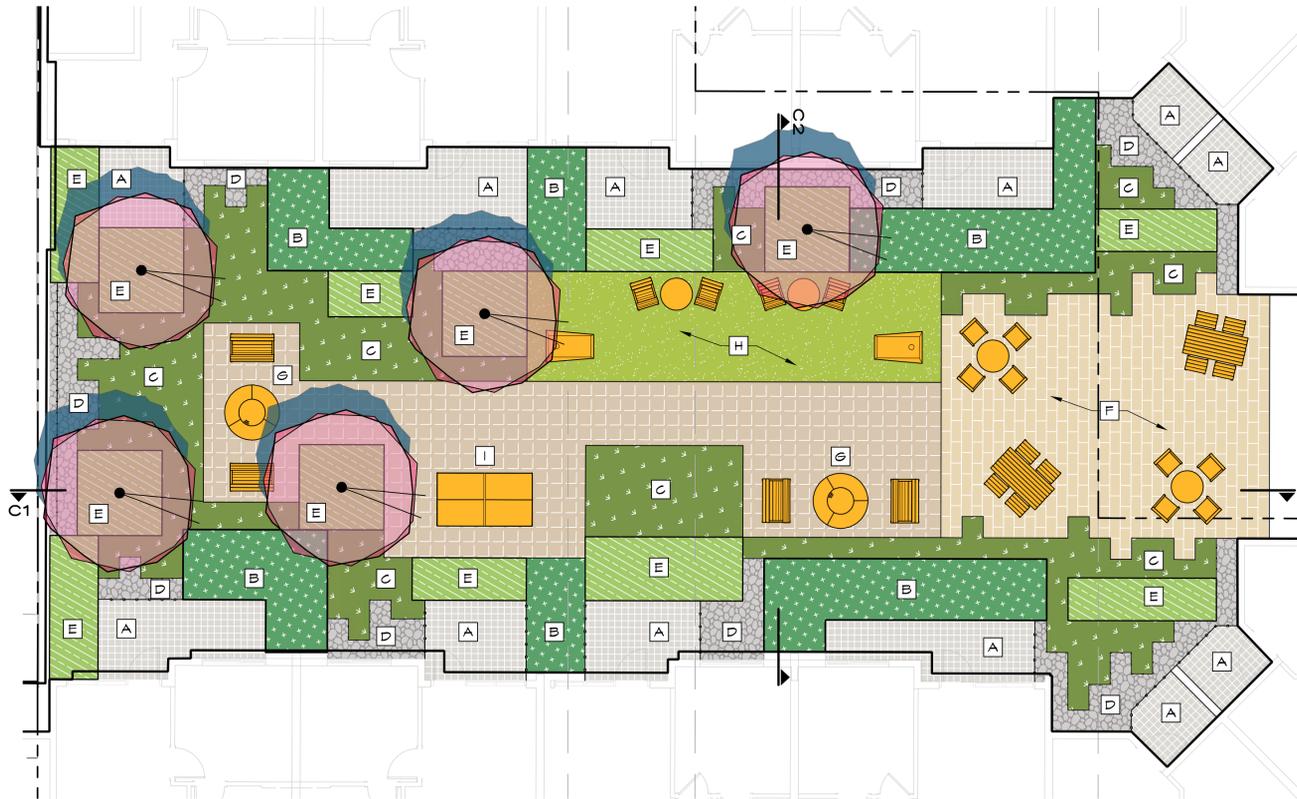
**SITE LEGEND**

SYMBOL	CODE	DESCRIPTION
[Pattern]	1	CONCRETE PAVING
[Pattern]	2	PEDESTAL PAVERS - PATIOS
[Pattern]	3	PEDESTAL PAVERS - SQUARE
[Pattern]	4	PEDESTAL PAVERS - PLANK
[Pattern]	5	ARTIFICIAL TURF
[Pattern]	6	MAINTENANCE BANDS - DECORATIVE GRAVEL
[Symbol]	7	GUARDRAIL - PATIO
[Symbol]	8	GUARDRAIL - PODIUM EDGE
[Pattern]	9	BIOFILTRATION PLANTERS - 36" HEIGHT
[Pattern]	10	SEDUMS AND GRASSES - 6-12" HEIGHT
[Pattern]	11	RAISED PLANTERS - 36" HEIGHT
[Symbol]	12	TREE GRATES - 3'x3'
[Symbol]		SEATING - LOUNGE CHAIRS, ETC.
[Symbol]		DINING TABLE WITH CHAIRS
[Symbol]		FIRE PIT - PROPANE WITH ELECTRIC STARTER AND EMERGENCY SHUT-OFF
[Symbol]		TABLES - DINING AND CASUAL HEIGHT
[Symbol]		GAMING EQUIPMENT - TABLE TENNIS, CORNHOLE

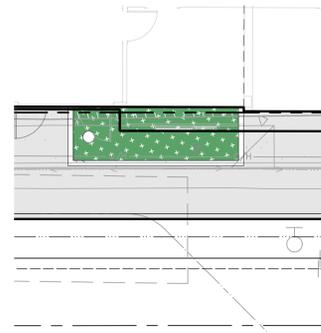
**KEY**

KEY: DESCRIPTION:

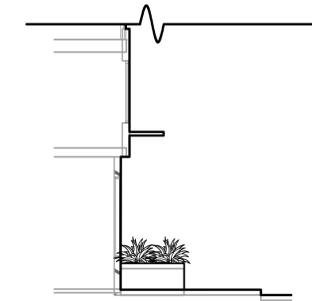
[Symbol]	PRIVATE, FENCED PATIO
[Symbol]	RAISED BIOFILTRATION FLOW-THROUGH PLANTERS, S.C.D. FOR DETAIL
[Symbol]	PLANTINGS IN TRAY SYSTEM OR WITH LOW EDGING, MIX OF SHALLOW-ROOTED SEDUMS, GRASSES, AND OTHERS
[Symbol]	MAINTENANCE BAND IN TRAY SYSTEM OR WITH LOW EDGING
[Symbol]	RAISED TREE AND UNDERSTORY PLANTERS, EDGING SYSTEM
[Symbol]	DINING AND SEATING AREA
[Symbol]	LOUNGE SEATING AREA WITH FIREPIT
[Symbol]	ARTIFICIAL TURF GAMING AREA WITH CASUAL SEATING
[Symbol]	PING PONG GAMING AREA



**C: ROOF DECK MIDDLE**  
1"=8'



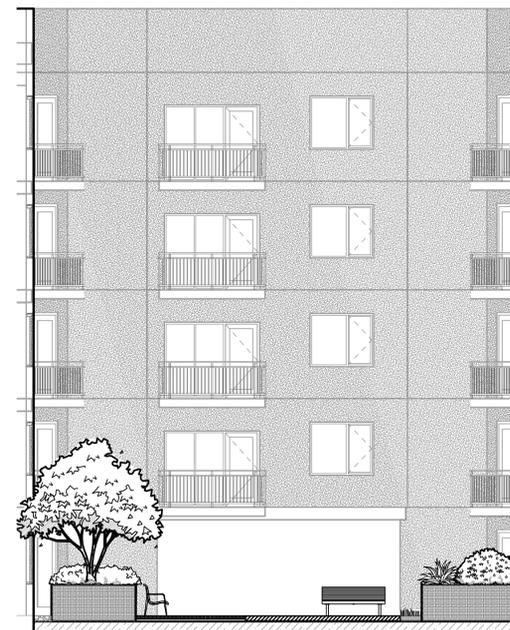
**D: GROUND FLOOR PLANTERS**  
1"=8'



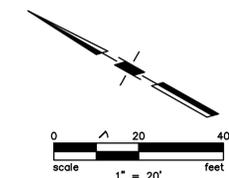
**SECTION D: GROUND FLOOR PLANTERS**  
1"=8'



**SECTION C1: ROOF DECK LOOKING WEST**  
1"=8'



**SECTION C2: ROOF DECK LOOKING SOUTH**  
1"=8'



ISSUANCE  
DATE REV FOR

Drawn  
Checked  
Job Number  
2018024.00  
Drawing  
ENLARGEMENTS

Sheet  
**L-003**

**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



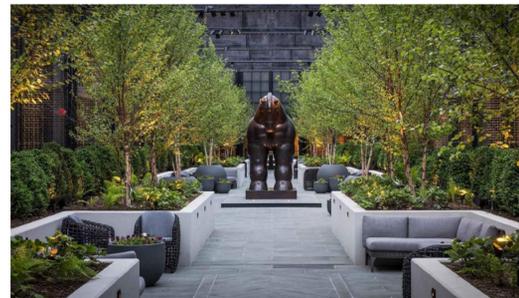
SEATING NOOKS



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