

SITE PLAN

SHEET KEYED NOTES

- 6'-0" MASONRY FENCE WALL
- SITE LIGHTING POLE, SEE LEGEND
- SES LOCATION
- ASPHALT PAVING (TYP)
- DOUBLE PEDESTAL EV CHARGING STATION
- 3'-6" HIGH W.I. FENCING

SITE LEGEND

- SP-1 - POLE MOUNTED SITE LIGHT
- SP-3A - POLE MOUNTED SITE LIGHT
- SP-3B - SITE LIGHT
- SP-3C - SITE LIGHT
- ELECTRICAL SERVICE ENTRANCE AND METERS, ELECTRICAL EQUIPMENT
- EXTENDED GROUND LEVEL PATIO
- TRASH ENCLOSURE

UNIT MIX SCHEDULE

UNIT	DESIGN	NRSF	QUANTITY	TOTAL UNIT NRSF	UNIT MIX %
S1	0 BDRM/ 1 BATH	546	18	9828 SF	7%
0 BDRM/ 1 BATH: 18					
A1	1 BDRM/ 1 BATH	626	27	16902 SF	11%
A2	1 BDRM/ 1 BATH	674	50	33700 SF	20%
A3	1 BDRM/ 1 BATH	686	12	8232 SF	5%
A4	1 BDRM/ 1 BATH	796	18	14328 SF	7%
Carriage	1 BDRM/ 1 BATH	783	8	6264 SF	3%
1 BDRM/ 1 BATH: 115					
B1	2 BDRM/ 2 BATH	972	45	43740 SF	18%
B2	2 BDRM/ 2 BATH	1045	53	55385 SF	21%
2 BDRM/ 2 BATH: 98					
C1	3 BDRM/ 2 BATH	1228	21	25788 SF	8%
3 BDRM/ 2 BATH: 21					
PROJECT TOTALS: 252			252	214167 SF	100%

SITE SUMMARY

PROJECT DESCRIPTION:
NEW CONSTRUCTION OF A MULTIFAMILY HOUSING DEVELOPMENT CONSISTING OF (1) COMMUNITY BUILDING, (11) THREE STORY APARTMENT BUILDINGS AND (4) TWO STORY CARRIAGE BUILDINGS. THE MULTIFAMILY BUILDINGS WILL BE R2 OCCUPANCY AND THE CLUBHOUSE WILL BE A MIX OF A & B OCCUPANCIES. THE CONSTRUCTION TYPE OF ALL BUILDINGS ON SITE WILL BE VB WITH A TYPE 13R SPRINKLER SYSTEM THROUGHOUT ALL RESIDENTIAL BUILDINGS.

ASSESSOR'S PARCEL NUMBER (S):
044-041-010, 044-070-002

PROJECT ADDRESS:
325 YOLANDA AVENUE
SANTA ROSA, CA 95404

MUNICIPAL CODE:
SANTA ROSA CITY CODE

SITE AREA:
8.4 ACRES GROSS - GROSS LOT AREA IS THE TOTAL AREA INCLUDED WITHIN THE LOT LINES OF A LOT, EXCLUSIVE OF ADJACENT DEDICATED STREET RIGHTS OF WAY

EXISTING USE:
VACANT / INDUSTRIAL

ADJACENT STREET FRONTAGES:
YOLANDA AVENUE

ADJACENT BUILDINGS/PROPERTIES:
RESIDENTIAL NORTH OF SITE
COMMERCIAL WEST OF SITE

CURRENT ZONING:
CG (GENERAL COMMERCIAL)

ZONING REQUIREMENTS

SETBACKS REQUIRED:
FRONT & SIDES - NONE
REAR - 10' SETBACK ADJACENT TO RESIDENTIAL

DENSITY ALLOWED (UNITS/ ACRE):
30 D.U./ ACRE

DENSITY PROVIDED (UNITS/ ACRE):
252 D.U./ 8.4 ACRES = 30 D.U./ACRE

LOT COVERAGE ALLOWED:
100%

BUILDING HEIGHT ALLOWED:
55'-0" MAX.

BICYCLE PARKING REQUIREMENTS

BICYCLE PARKING REQUIREMENTS:
1 SPACE PER 4 UNITS IF UNITS DO NOT HAVE A PRIVATE GARAGE OR PRIVATE STORAGE SPACE FOR BIKE STORAGE. UP TO 15 PERCENT OF BICYCLE PARKING SPACES MAY BE PROVIDED AS SHORT-TERM FACILITIES TO ACCOMMODATE VISITORS.

252 D.U. (-69 PRIVATE GARAGES) = 183 X 25 SPACES = 46 TOTAL SPACES REQUIRED
46 SPACES X .15 = 6 SPACES SHORT-TERM (2' X 6' SPACE)
40 SPACES LONG-TERM

PARKING REQUIREMENTS

PARKING COUNT REQUIRED:
1.5 STALLS PER 0-1 BEDROOMS: 133 D.U. X 1.5 STALLS = 199.5
2.5 STALLS PER 2-3 BEDROOMS: 119 D.U. X 2.5 STALLS = 297.5
TOTAL REQUIRED STALLS: 497 TOTAL STALLS

STANDARD UNCOVERED STALL MIN. DIM. : 9'-0" X 19'-0" (2'-0" OVERHANG ALLOWED 20-36.070 E.c.)
STANDARD COVERED STALL MIN. DIM. : 9'-6" X 19'-0" (2'-0" OVERHANG ALLOWED 20-36.070 E.c.)

PARKING PROVIDED

STALL TYPE	QUANTITY
CARPORT	180
CARPORT (ACCESSIBLE)	4
GARAGE	22
GARAGE (ACCESSIBLE)	1
SURFACE	87
SURFACE (ACCESSIBLE VAN)	1
SURFACE (ACCESSIBLE)	7
TANDEM	50
TUCK-UNDER	46
TUCK-UNDER (ACCESSIBLE)	2
400	
TOTAL PROJECT PARKING:	400



1 SITE PLAN
SCALE: 1" = 40'-0"

