Proposed Parking

Public Spaces:
- Total
  - Wyngate Drive Parallel Parking: 18 spaces

Private Spaces:
- Total
  - Standard & Compact: 61 spaces
  - Accessible: 6 spaces

Total Spaces:
- Total:
  - 85 spaces
  - 1.7 spaces/DU

VISIONING PHASE
April 4, 2022

Architects + Planning
661.495.3040
ktgy.com

Ridley Ave.

Future Wyngate Drive

Trash Enclosure, Typical

1 Level of Residential Above
1 Level of Common Space
3-Story Walk-up Apartments
Existing Oak Tree

RIDLEY AVE APARTMENTS
SANTA ANA, CA  #2020-0909

SITE PLAN

Legend

1 Building No.
Building Type

0 Dedicated Parking For USPS

Project Data
- Gross Site Area: ± 2.81 Acres
- Unit Count: 50 Units
- Density: 19.2 Units/Acre

Building Summary:
- Total
  - 85 spaces
  - 1.7 spaces/DU

- Plan 1-1
  - 1 bed/1-bath: 539 SF
  - Total: 863 SF

- Plan 2-1
  - 2 beds/1-bath: 736 SF
  - Total: 1216 SF

- Plan 2-2
  - 2 beds/1-bath: 716 SF

- Total
  - 85 spaces
  - 1.7 spaces/DU

Apartment Unit Summary

- Building No. 01 (Leasing):
  - Total: 50 units

Building Area Summary

- Total Rentable
  - 1,083 SF

Rental Area

Ancillary Amenities

Parking Summary:

Required Parking Per CA Density Bonus Law
- Unit Type
  - Total
  - 85 spaces
  - 1.7 spaces/DU

- Proposed Parking
  - Public Spaces: 18 spaces
  - Wyngate Drive Parallel Parking: 18 spaces

- Private Spaces:
  - Total:
    - Standard & Compact: 85 spaces
    - Accessible: 85 spaces

Total Spaces:
- 85 spaces
- 1.7 spaces/DU
**Building Key Plan**

1. Front Elevation
2. Right Elevation
3. Rear Elevation
4. Left Elevation

**Material Legend**
1. Stucco
2. Fiber Cement Board and Batten
3. Stone Veneer
4. Asphalt Composite Shingles
5. Vinyl Window
6. Vertical Metal Picket Railing
7. Metal Canopy
8. Decorative Light Fixture
9. Mechanical Equipment Screen
RIDLEY AVE APARTMENTS
SANTA ROSA, CA

VISIONING PHASE
APRIL 4TH, 2022

Milestone Housing Group
481 N Santa Cruz Ave, Ste. 310
Los Gatos, CA 95030

BUILDING PLANS
LEASING & AMENITIES BUILDING
A3.1

Level 1
- Lobby
- Leasing Offices
- Mail Room
- Men’s Room
- Women’s Room
- Homework Room
- Laundry
- Maintenance

Level 2
- Lobby
- Clubroom
- Leasing
- Offices
- Clubroom
- Laundry
- Maintenance
- Laundry
- Men’s Room
- Women’s Room

Roof Below
RIDLEY AVE APARTMENTS
SANTA ROSA, CA
VISIONING PHASE
APRIL 4TH, 2022

RENDERINGS
AERIAL VIEW OF PROJECT LOOKING EAST
1. FIELD, STUCCO 1  
   SW 7013 - IVORY LACE

2. FIELD, FIBERCEMENT PANEL 1  
   SW 2739 - CHARCOAL BLUE

3. STONE VENEER

4. FASCIA & TRIM  
   SW 7048 - URBANE BRONZE

5. METAL DETAILS  
   SW 7069 - IRON ORE

6. ASPHALT SHINGLES

7. VINYL WINDOW  
   WHITE
SITE AMENITIES
IMAGES ARE CONCEPTUAL IN NATURE.
ACTUAL SITE AMENITIES MAY VARY.

1. SITE FURNISHING - TABLES
IMAGES ARE CONCEPTUAL IN NATURE.
ACTUAL SITE AMENITIES MAY VARY.

2. SITE FURNISHING - BENCHES, TRASH RECEPTACLE & BIKE RACKS
IMAGES ARE CONCEPTUAL IN NATURE.
ACTUAL SITE AMENITIES MAY VARY.

3. TOT-LOT PLAY EQUIPMENT
IMAGES ARE CONCEPTUAL IN NATURE.
ACTUAL PLAY EQUIPMENT MAY VARY.

4. SITE AMENITIES
IMAGES ARE CONCEPTUAL IN NATURE.
ACTUAL SITE AMENITIES MAY VARY.

- PICNIC TABLE - TO BE 6 FT. RECTANGLE TABLE W/COLOR & FINISH TBD (QNTY. OF 2)
- PICNIC TABLE - TO BE 3.5 FT. ROUND TABLE W/COLOR & FINISH TBD (QNTY. OF 5)
- GAME TABLE - TO BE 3.5 FT. SQ. TABLE W/COLOR & FINISH TBD (QNTY. OF 2)
- BENCHES - TO BE 6 FT. W/COLOR & FINISH TBD (QNTY. OF 8)
- FIREPIT - TBD W/COLOR & FINISH TBD (QNTY. OF 1)
- TRASH RECEPTACLES - TBD W/COLOR TBD (QNTY. OF 6)
- BICYCLE RACK - TBD W/COLOR TBD (QNTY. OF 14 RACKS/28 BIKES)
BIO-RETENTION AREA, SEE CIVIL DRAWINGS, TYP.

TREE, TYP.

PROPERTY LINE,

Santa Rosa, CA
Ridley Ave. Apartments
Preliminary Planting Plan

PLANTING LEGEND

- Japanese Maple
- Multi Trunk
- Single Trunk

LARGE SHRUBS (3' TO 4.5' O.C.)

- Acanthus
- Common Yarrow

MEDIUM SHRUBS (1' TO 2.5' O.C.)

- Ageratum
- Bowles Mallow

SMALL SHRUBS (2' TO 3' O.C.)

- Adenophora
- Atriplex

TALL PLANTS

- Abutilon
- Ageratum

WATERPLANTS

- Aquatic Grasses
- Atriplex

PLANTED SOD

- Buffalo Grass
- Tall Fescue

PLANTING SITES

- Ageratum
- Bowles Mallow

DATE:

PROJECT NUMBER:

21-057.01
4/5/2022
Preliminary Tree Mitigation Plan
Conceptual Landscape Plan
Ridley Ave. Apartments
Milestone Housing Group, Los Gatos, CA

PRELIMINARY TREE PRESERVATION & MITIGATION LEGEND

TREES TO REMAIN - SEE ARBORIST REPORT
TREES TO BE REMOVED - SEE ARBORIST REPORT

PRELIMINARY TREE MITIGATION:
NUMBER OF TREES TO REMAIN: 7 (ON-SITE) INCLUDING 5 HERITAGE/ 138 TOTAL DBH
NUMBER OF TREES TO BE REMOVED: 2 (ON-SITE) w/ 37 DBH & 16 (HERITAGE) w/30 DBH = 18 TREES w/37 TOTAL DBH

TREE REPLACEMENT VALUES:
(5 GAL. TREE = 3 DBH
21' BOX TREE = 5 - 15 GALLON TREES OR 8 DBH
HERITAGE TREE = 2 TREES FOR EACH 6" DBH & 2 50 DBH = 2 TO TREES (ON-SITE)

NUMBER OF NEW TREES TO BE PLANTED: 83 MIN. (ON-SITE)
15 - 5 GAL. TREES = 75 DBH
33 - HERITAGE TREES OR APPROVED EQUAL = 210 DBH

TOTAL TREES = 249 TOTAL DBH REPLACEMENT VALUE

NOTE
TREES LAYED OUT PER INITIAL SURVEY AND SUPPLEMENTED WITH AERIAL IMAGES.

1. TREE CANOPIES TAKEN FROM INITIAL SURVEY AND SUPPLEMENTED WITH AERIAL IMAGES.