

COMMERCIAL BUILDING

N 0° 33' W 101.43'

COLLEGE AVENUE

EXISTING PARKING GARAGE  
(TO BE RE-STRIPED)

MAIN LOBBY

**BUILDING "A"**  
(Adaptive Reuse)

EXISTING PARKING GARAGE  
(TO BE RE-STRIPED)

N 0° 33' W 112.25'

GAS STATION DRIVEWAY

Common patio area -  
see Conceptual  
Landscape Plan

Existing oak tree to  
remain (see Conceptual  
Landscape Plan)

Existing trees to be removed  
(see Conceptual Landscape  
Plan for new trees)

Existing transformer  
to be removed

**BUILDING "B"**  
(New Building)

RESIDENCE

SECOND FLOOR  
over GARAGE

Driveway

End of existing  
concrete fence  
19'-7"

Existing low  
concrete fence  
to be removed

1  
484 S.F.

3  
884 S.F.

2  
578 S.F.

4  
681 S.F.

5  
668 S.F.

5'-6"

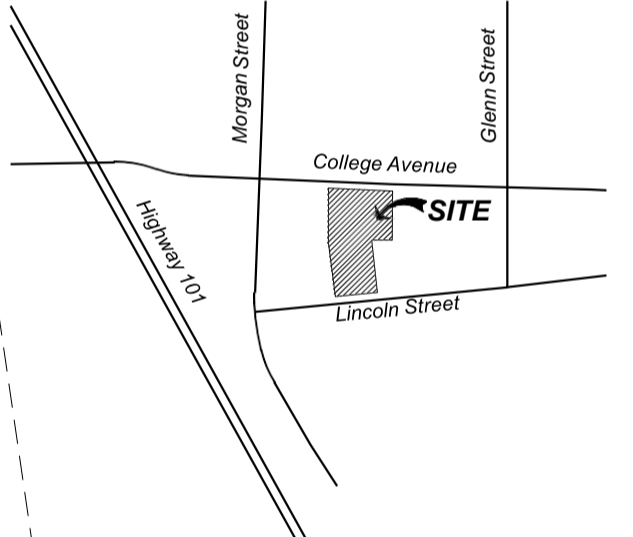
New Water Lateral

New Sewer Lateral

Existing curb cut  
to be removed

LINCOLN STREET

VICINITY MAP



Approx. 1 FC lighting  
level from pole mounted  
fixtures shown dashed

N 81° 15' E 100.00'

Existing curb cut  
to be removed

4'-0" high  
stucco over  
CMU wall

Existing low  
concrete fence  
to be removed

Existing concrete parking lot paving  
to remain shown in colored shading

Existing redwood  
trees to be removed

COMPACT

COMPACT

11

14'-0"

17'-0"

3'-0"

N 8° 45' W 118.99'

Existing concrete  
fence to remain

Driveway

RESIDENCE

Garage

End of existing  
concrete fence

AAL Universe UCM-SKB  
Light Fixture with 12' Pole  
Mounting Height - 3 Locations

4'-0" high  
stucco over  
CMU wall

28'-0"

N 8° 45' W 111.87'

Existing concrete  
fence to remain

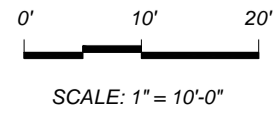
Driveway

RESIDENCE

# AVENUE 320 APARTMENTS

320 College Avenue, Santa Rosa, CA

## CONCEPTUAL SITE and FIRST FLOOR PLANS



SCALE: 1" = 10'-0"



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**TFA**  
ARCHITECTS AIA

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04/09/2021  
TFA #1616

IRRIGATION DESIGN INTENT

ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM WITH WEATHER SENSOR OVERRIDE. SENSOR SHALL BE CAPABLE OF CALCULATING EVAPOTRANSPIRATION AND SHALL ADJUST FOR LOCAL WEATHER. THE ENTIRE IRRIGATION SYSTEM SHALL BE ON AN AUTOMATICALLY CONTROLLED SYSTEM WITH SEPARATE PROGRAMS CAPABLE OF IRRIGATING EACH HYDROZONE INDEPENDENTLY. THE PROPOSED TREE SHALL BE IRRIGATED VIA SEPARATE, DEDICATED BUBBLER CIRCUIT. ALL OTHER LANDSCAPE AREAS SHALL BE IRRIGATED VIA AN IN-LINE DRIP EMITTER IRRIGATION SYSTEM. THE INTENT OF THE LANDSCAPE AND WATER DELIVERY SYSTEMS IS TO MEET ALL ASPECTS OF THE MOST CURRENT CITY OF SANTA ROSA WATER EFFICIENCY LANDSCAPE ORDINANCE (WELO).

TYPICAL PLANT PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE PER WUCOLS IV	COMMENTS
<b>Trees</b>				
<i>Acer buergerianum</i> 'ABTIR'	Street Wise Trident Maple	#24	.6	
<i>Cupressus sempervirens</i> 'Monshel'	Tiny Tower Italian Cypress	#15	.3	
<i>Lagerstroemia indica</i> 'Natchez'	Natchez Crape Myrtle	#24	.3	
<i>Lagerstroemia indica</i> x <i>faueri</i> 'Arapaho'	Arapaho Crape Myrtle	#24	.3	
<i>Pistacia chinensis</i> 'Keith Davey'	Chinese Pistache	#24	.3	
<i>Prunus cerasifera</i> 'Cipriozam'	Crimson Pointe Flowering Plum	#24	.3	
<i>Quercus agrifolia</i>	Coast Live Oak			Existing Tree to Remain
<b>Shrubs</b>				
<i>Lavandula x intermedia</i> 'Phenomenal'	Phenomenal French Lavender	#5	.3	
<i>Loropetalum chinense</i> 'Kurenai'	Dwarf Pink Chinese Fringe-flower	#5	.3	
<i>Loropetalum chinense</i> 'Razzleberry'	Razzleberry Fringe Flower	#5	.3	
<i>Nandina domestica</i> 'Compacta'	Dwarf Heavenly Bamboo	#5	.3	
<i>Pittosporum tobira</i> 'Creme De Mint'	Cream De Mint Dwarf Mock Orange	#5	.3	
<i>Rhaphiolepis indica</i> 'Clara'	Clara Indian Hawthorn	#5	.3	
<i>Sarcococca ruscifolia</i>	Fragrant Sweet Box	#5	.3	
<b>Vines</b>				
<i>Ficus pumila</i>	Creeping Fig	#1	.6	
<i>Rosa banksiae</i> 'Alba Plena'	White Lady Banks Rose	#5	.3	
<b>Perennials</b>				
<i>Aspidistra elatior</i>	Cast Iron Plant	#1	.3	
<b>Groundcover</b>				
<i>Cotoneaster dammeri</i> 'Coral Beauty'			0.3	6" OC Triangular Spacing
<b>Ornamental Grass</b>				
<i>Bouteloua gracilis</i> 'Blonde Ambition'	Blonde Ambition Ornamental Grass	#1	.3	

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CONCEPTUAL LANDSCAPE PLAN

AVENUE 320 APARTMENTS  
320 COLLEGE AVENUE  
SANTA ROSA, CA  
APN #043-134-020

DATE: 3/22/21  
MLA JOB #: 2020-28  
SCALE: 1" = 10'  
DRAWN: DM



CONCEPTUAL LANDSCAPE PLAN  
Scale: 1" = 10'-0"

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WEST LANDSCAPE ELEVATION



LINCOLN STREET

PROPOSED STREET TREE  
UTILITY FRIENDLY TRIDENT MAPLE

SCREENING WALL

SEEDLESS CHINESE PISTACHE,  
TYPICAL OF 2

DWARF HEAVENLY BAMBOO

HOUSE ON ADJACENT  
PROPERTY TO WEST

CRIMSON POINTE  
FLOWERING PLUM,  
TYPICAL OF 3

EXISTING MASONRY  
WALL

CREeping FIG ON WALL

PROPOSED TRASH  
ENCLOSURE

WEST LANDSCAPE ELEVATION  
Scale: 1/4" = 1'-0"

AVENUE 320  
APARTMENTS  
320 COLLEGE AVENUE  
SANTA ROSA, CA

DATE: 3/22/21  
MLA JOB #: 2018-04  
SCALE: 1/4"=1'-0"  
DRAWN: DM



ACER BUERGERIANUM  
'ABTIR'



CUPRESSUS SEMPERVIRENS  
'MONSHEL'



LAGERSTROMIA INDICA  
'NATCHEZ'



PISTACIA CHINENSIS  
'KEITH DAVEY'



PRUNUS CERACIFERA  
'CIPRIOZAM'



LAVANDULA X INTERMEDIA  
'PHENOMENAL'



LOROPETALUM CHINENSE  
'RAZZLEBERRY'



NANDINA DOMESTICA



PITTOSPORUM TOBIRA  
'CREME DE MINT'



RHAPIOLEPIS INDICA 'CLARA'



ROSA 'ALBA PLENA'



SARCOCOCCA  
RUSCIFOLIA



ASPIDISTRA ELATIOR



COTONEASTER DAMMERI 'CORAL BEAUTY'



BOUTELOUA GRACILIS  
'BLONDE AMBITION'



MUHLENBERGIA DUBIA

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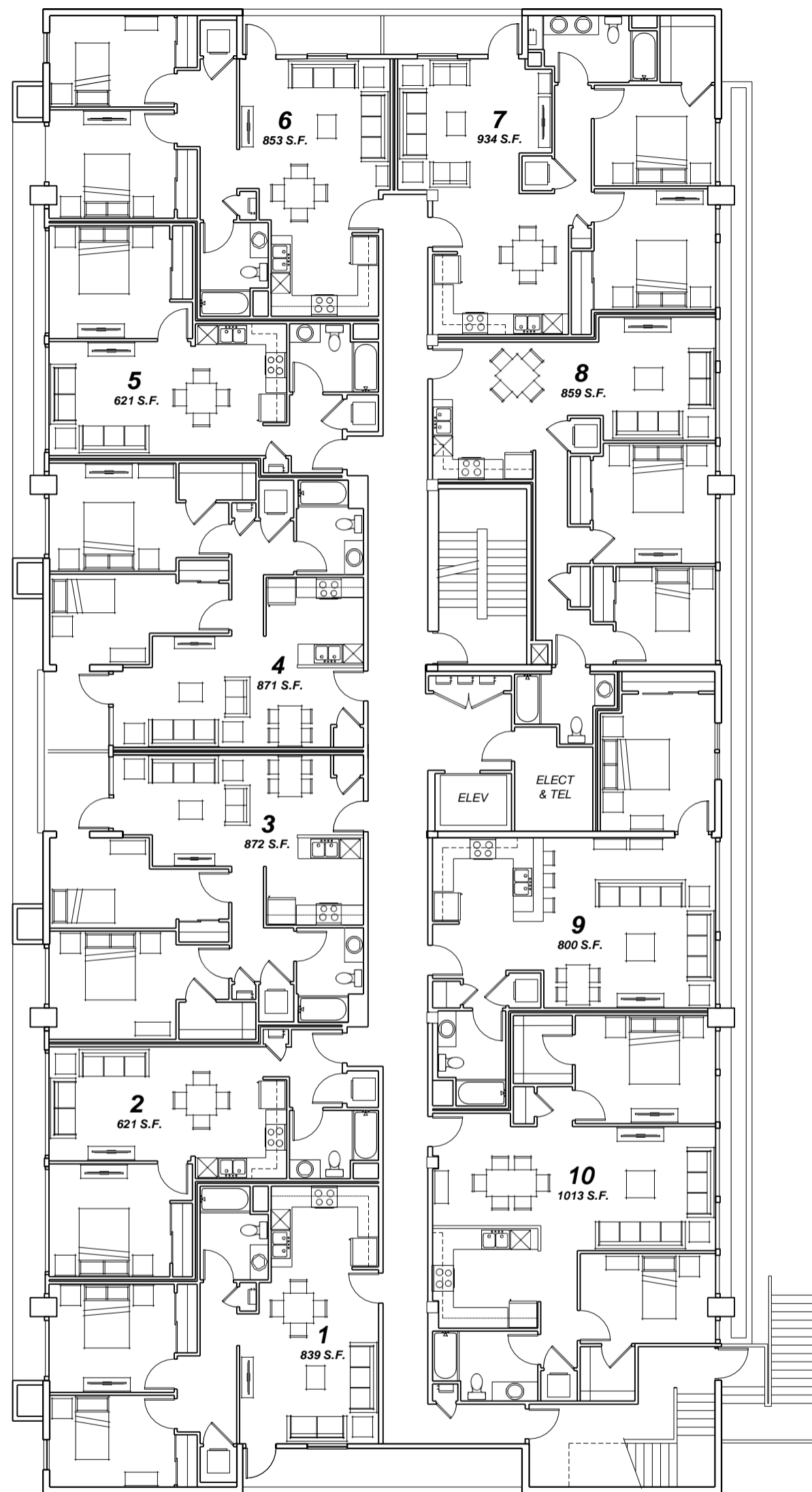
PLANT IMAGES

AVENUE 320  
APARTMENTS  
320 COLLEGE AVENUE  
SANTA ROSA, CA  
APN #0443-134-020

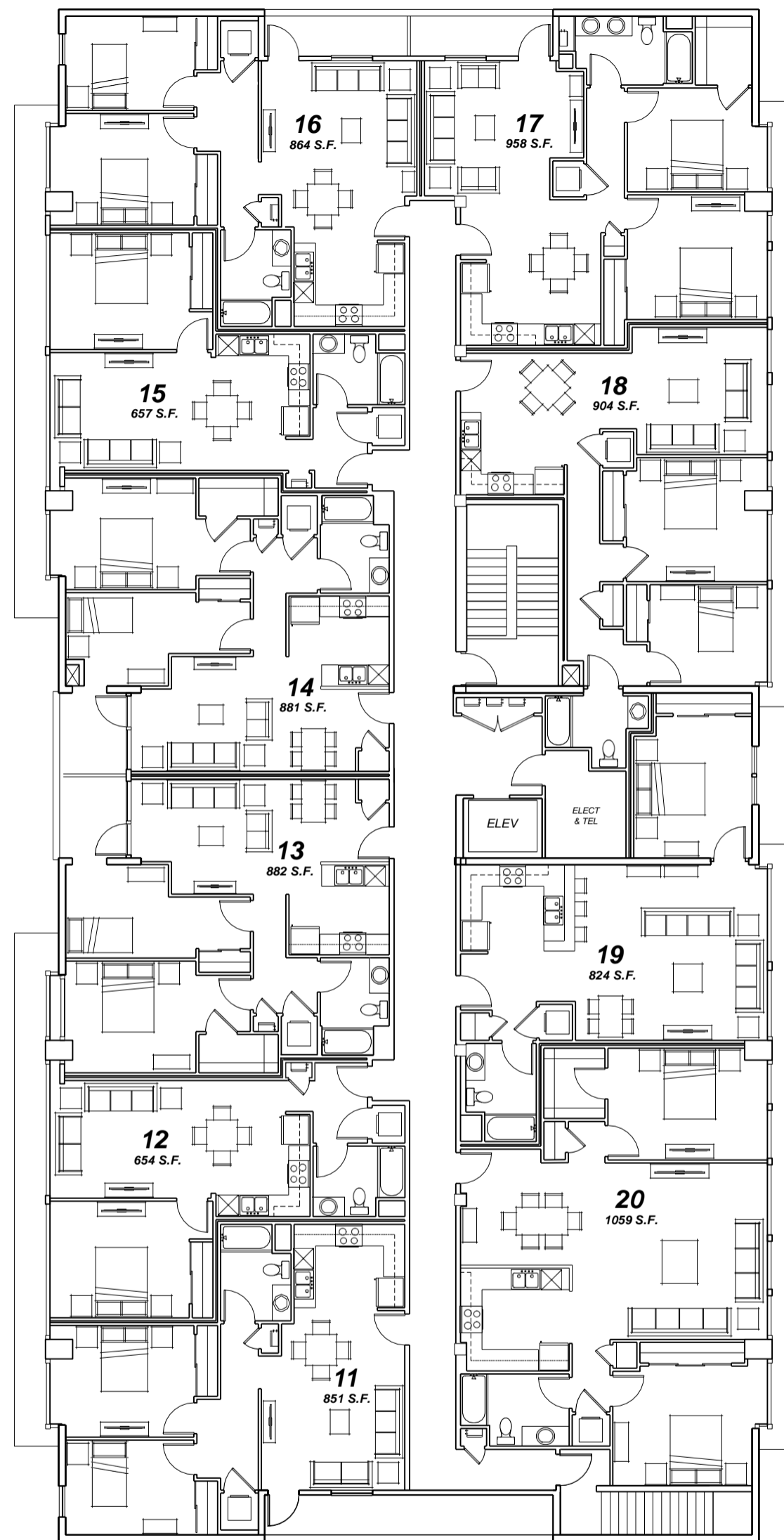
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DRAWN: DM

L1.3

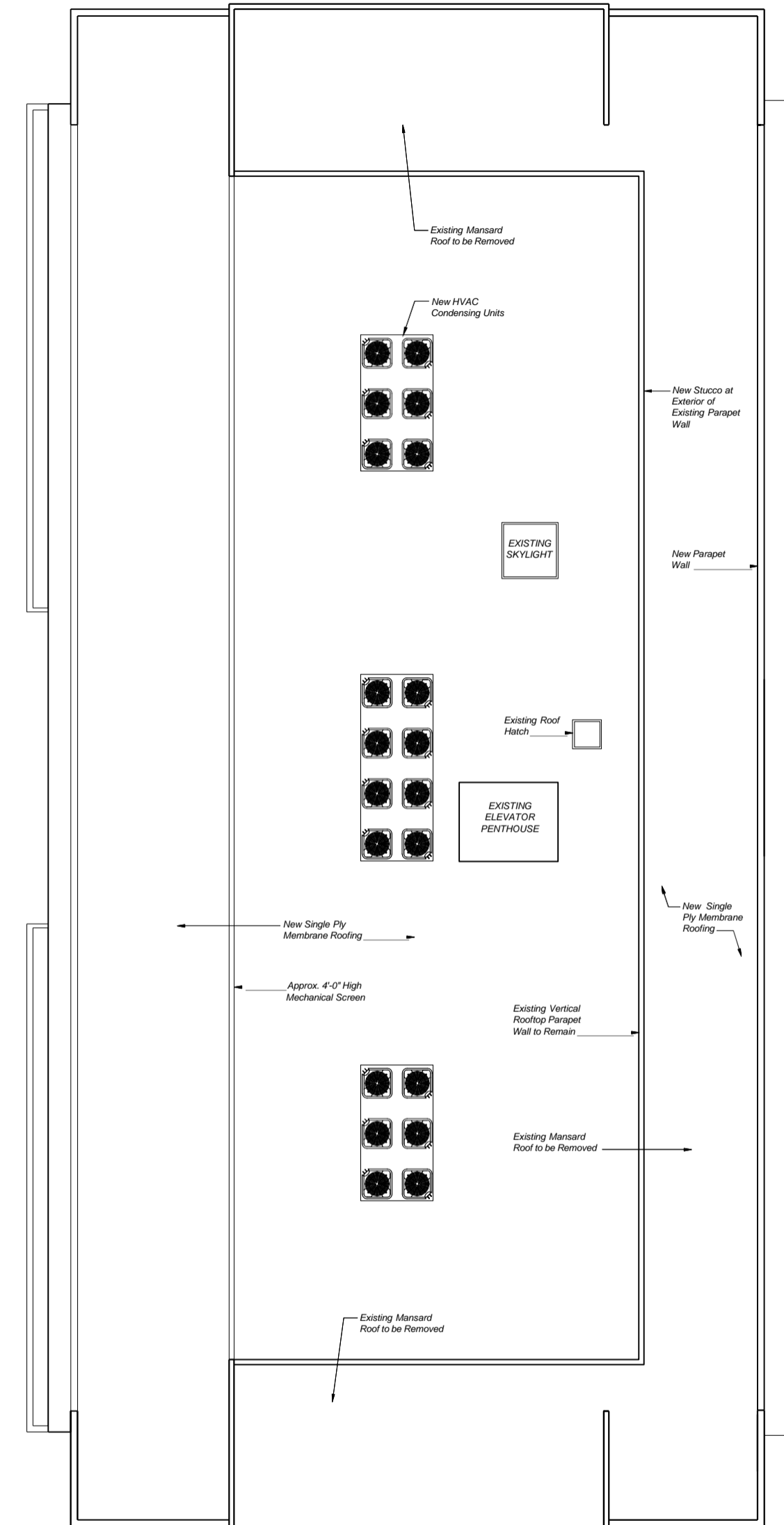
SHEET L1.3 OF 3



SECOND FLOOR



THIRD FLOOR



ROOF PLAN

**AVENUE 320 APARTMENTS**  
320 College Avenue, Santa Rosa, CA

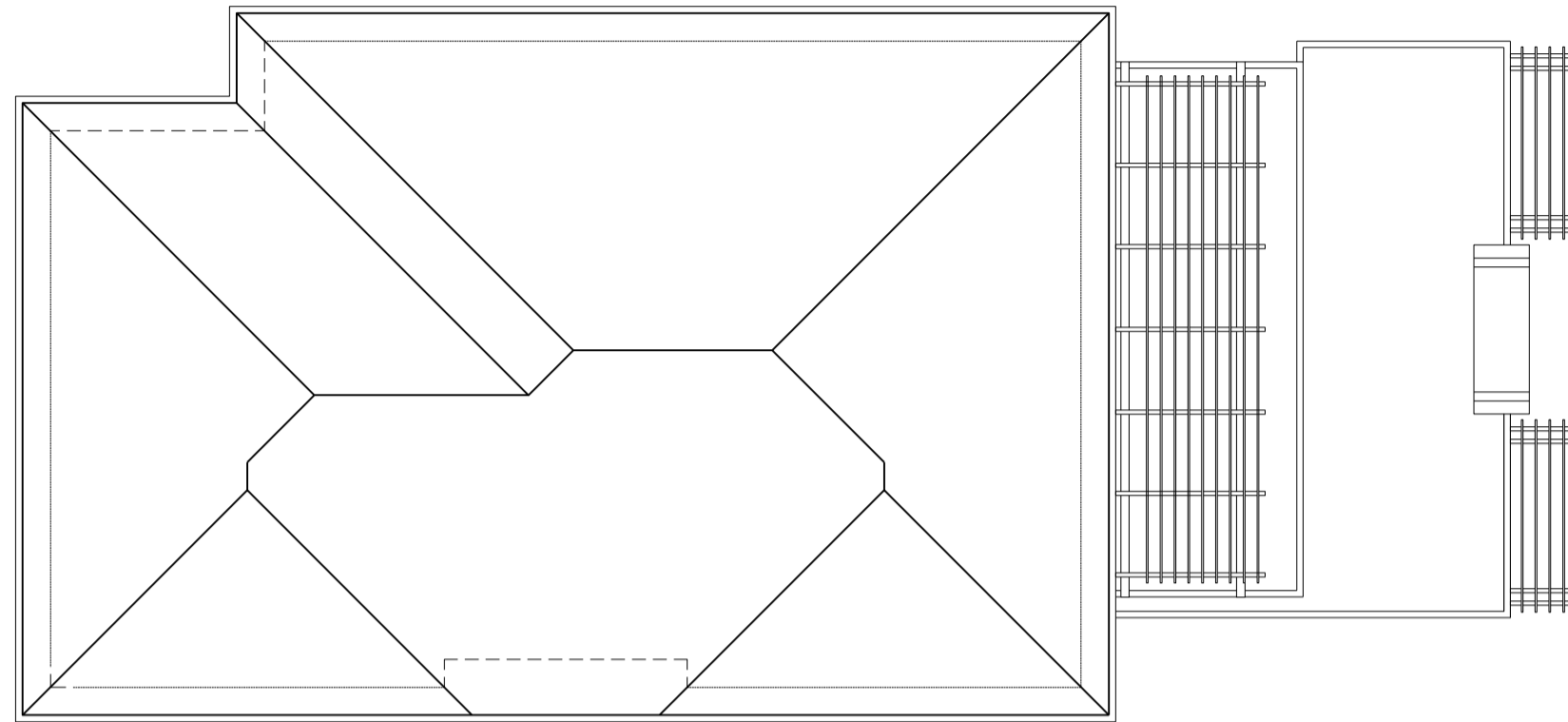
**ADAPTIVE REUSE OF EXISTING BUILDING "A"**  
**CONCEPTUAL SECOND FLOOR, THIRD FLOOR and ROOF PLANS**

0' 8' 16'

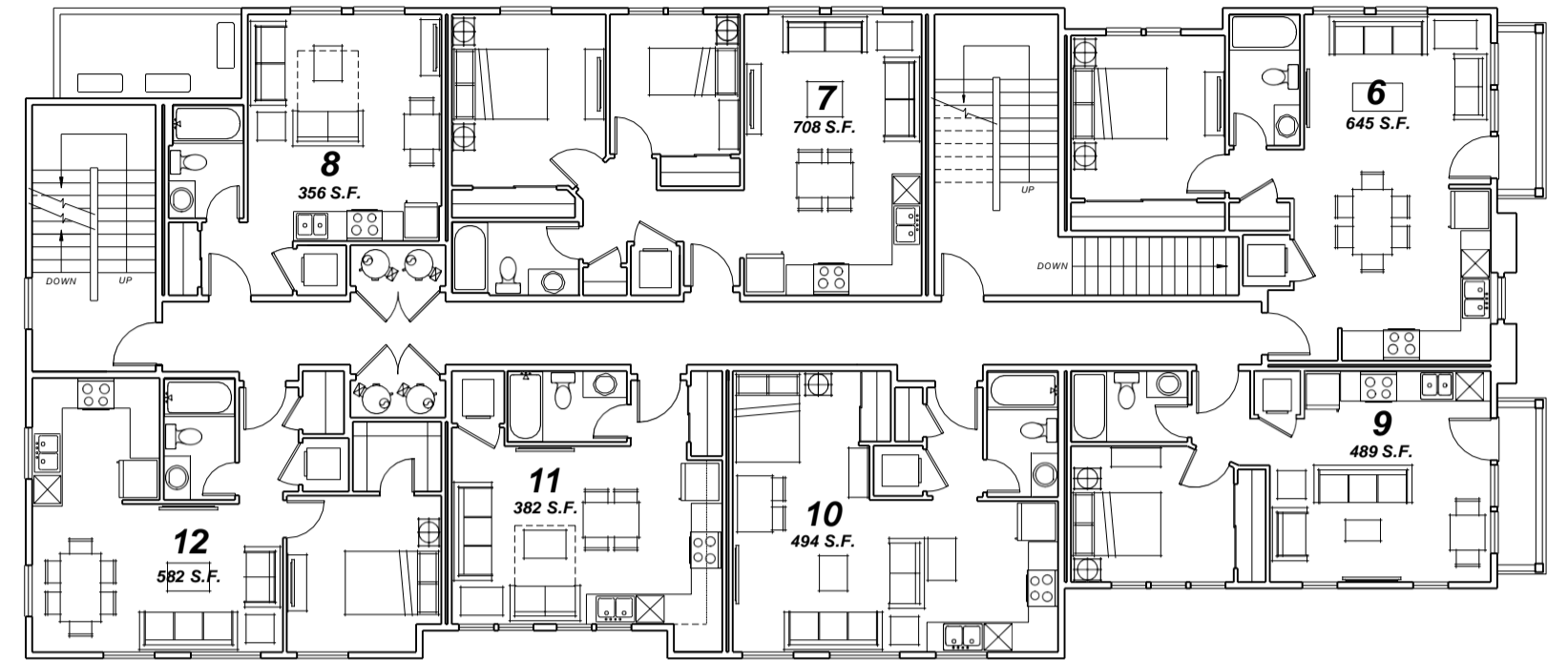
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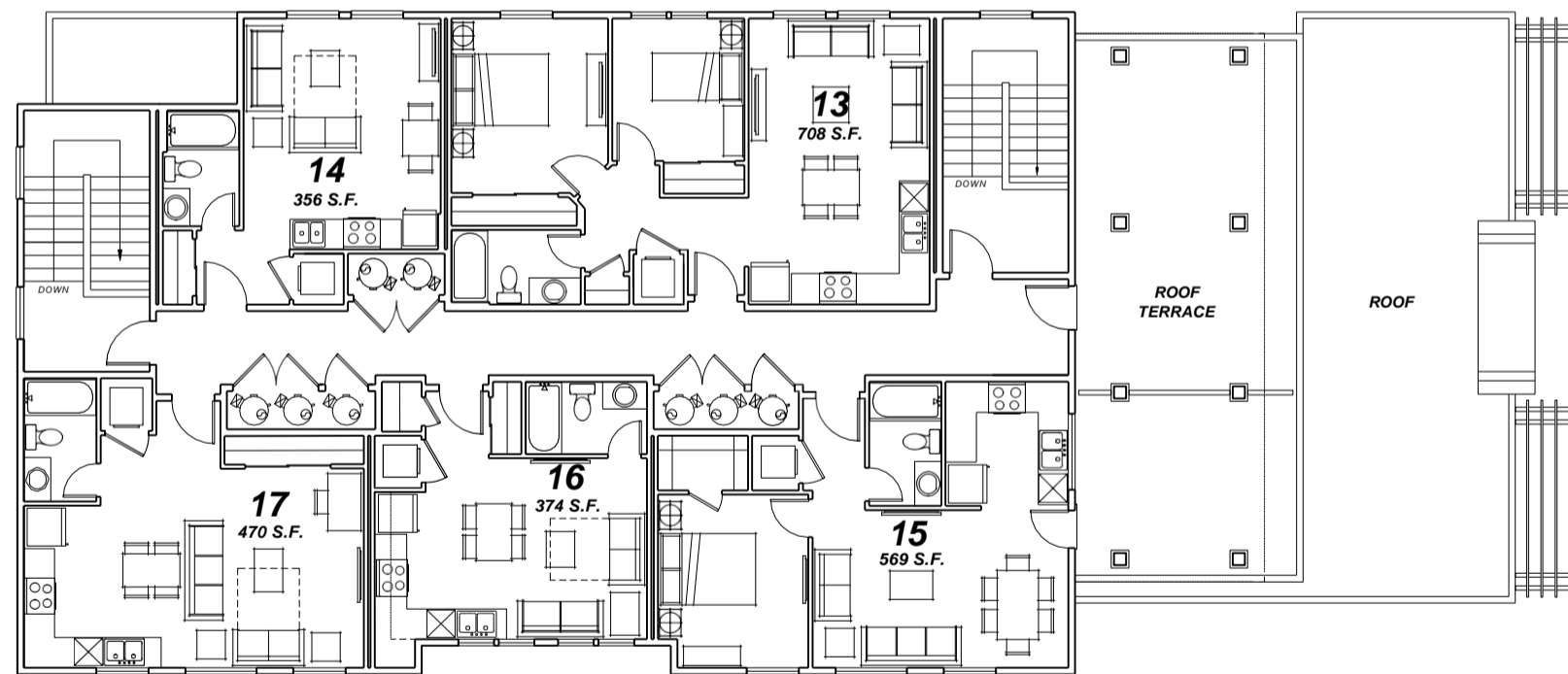
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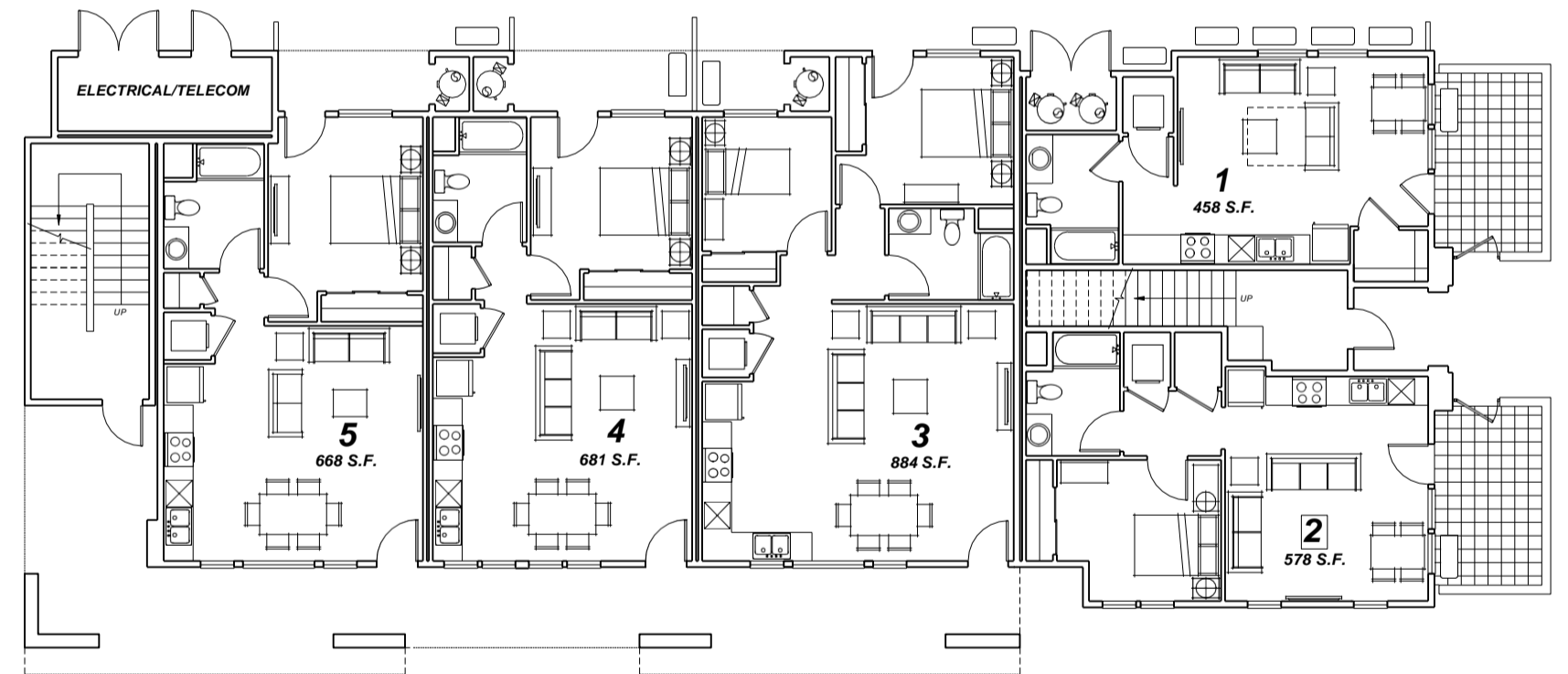
ROOF PLAN



SECOND FLOOR



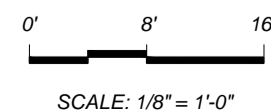
THIRD FLOOR



FIRST FLOOR

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320 College Avenue, Santa Rosa, CA

**PROPOSED BUILDING "B"  
CONCEPTUAL FLOOR PLANS**

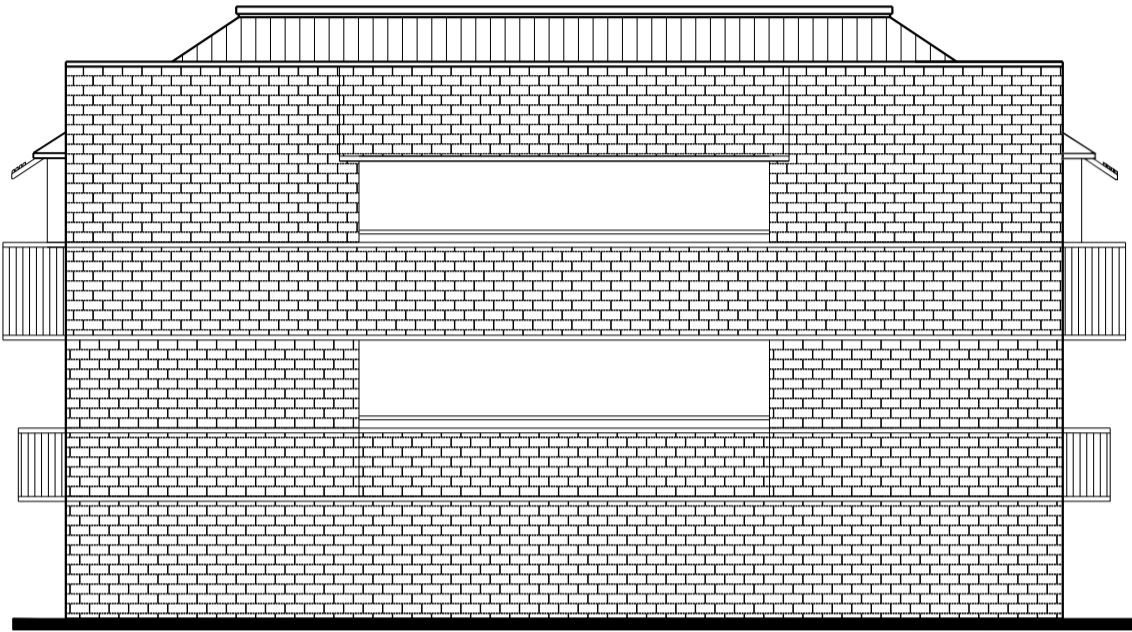


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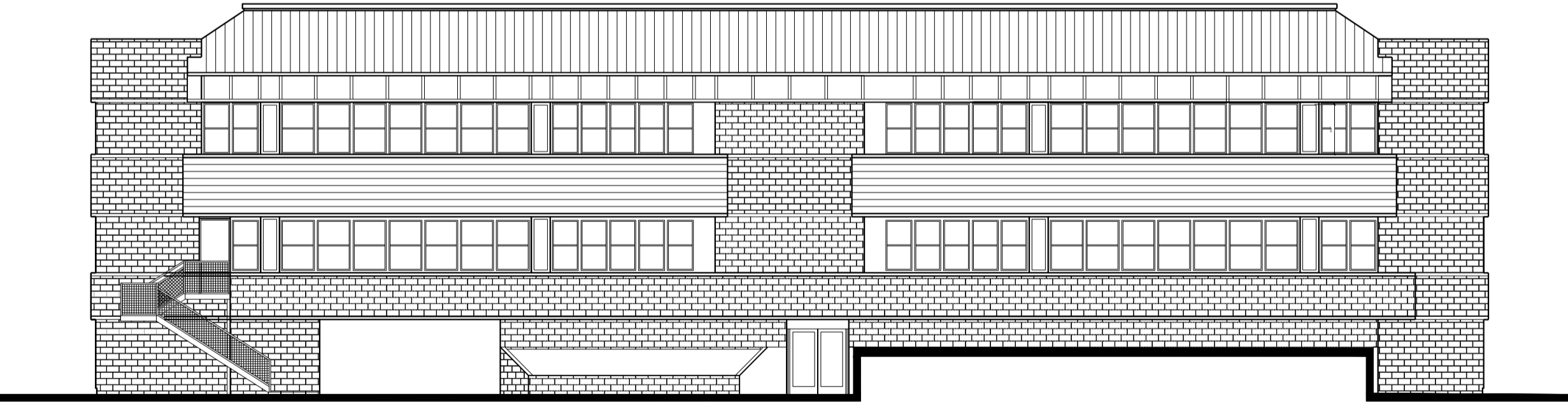
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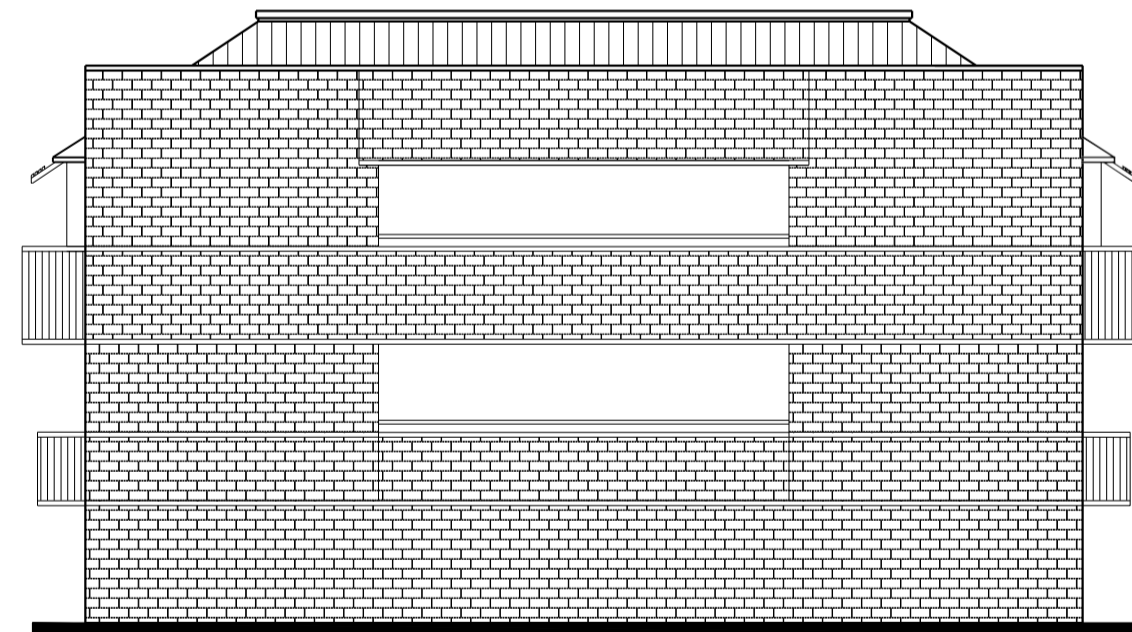
NORTH ELEVATION



EAST ELEVATION

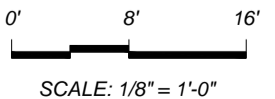


SOUTH ELEVATION



WEST ELEVATION

BUILDING "A"  
EXISTING ELEVATIONS

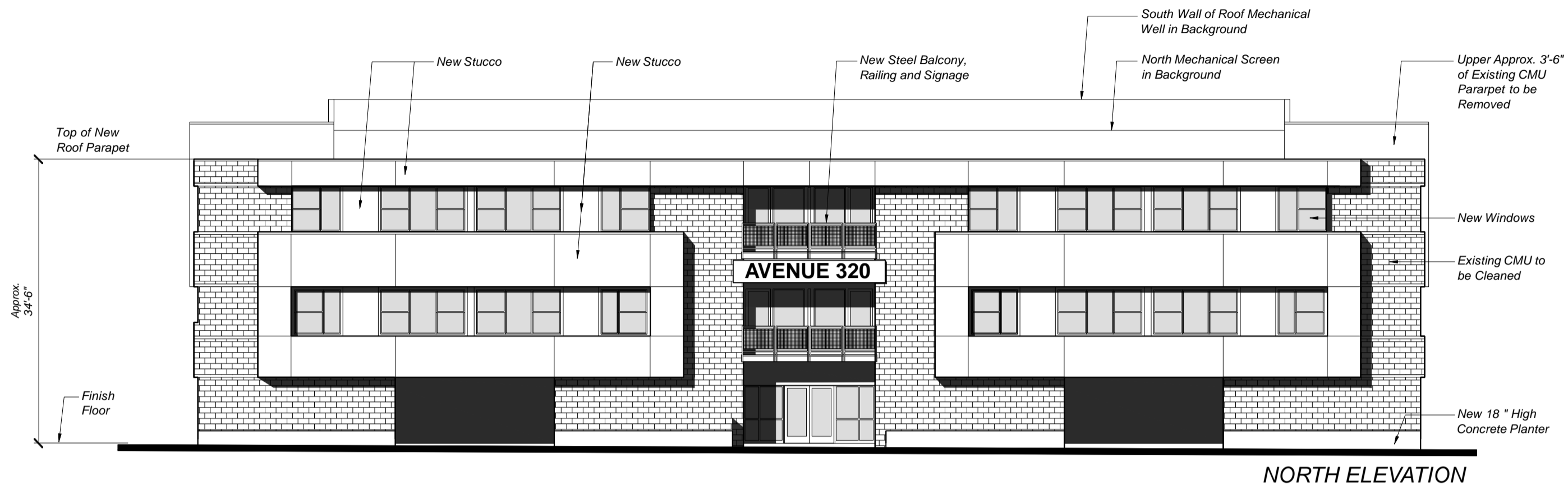


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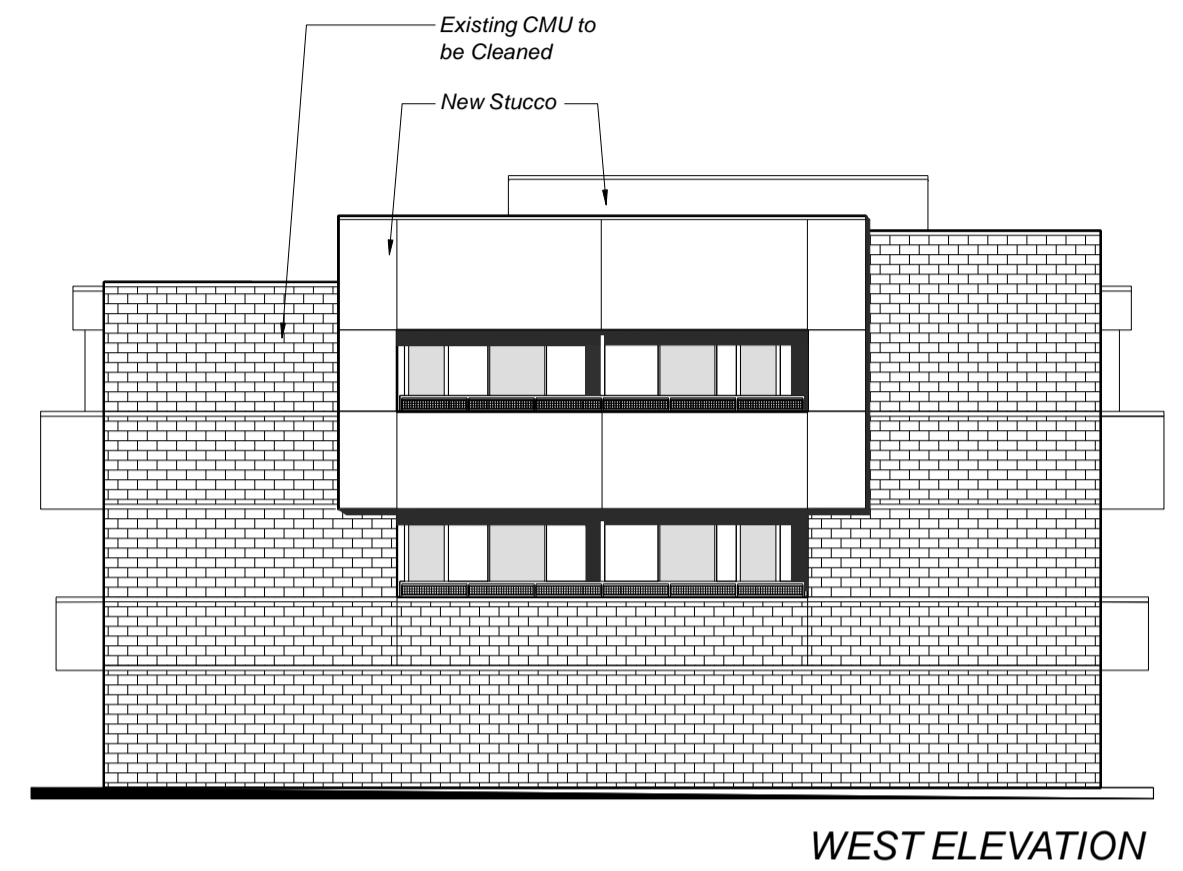
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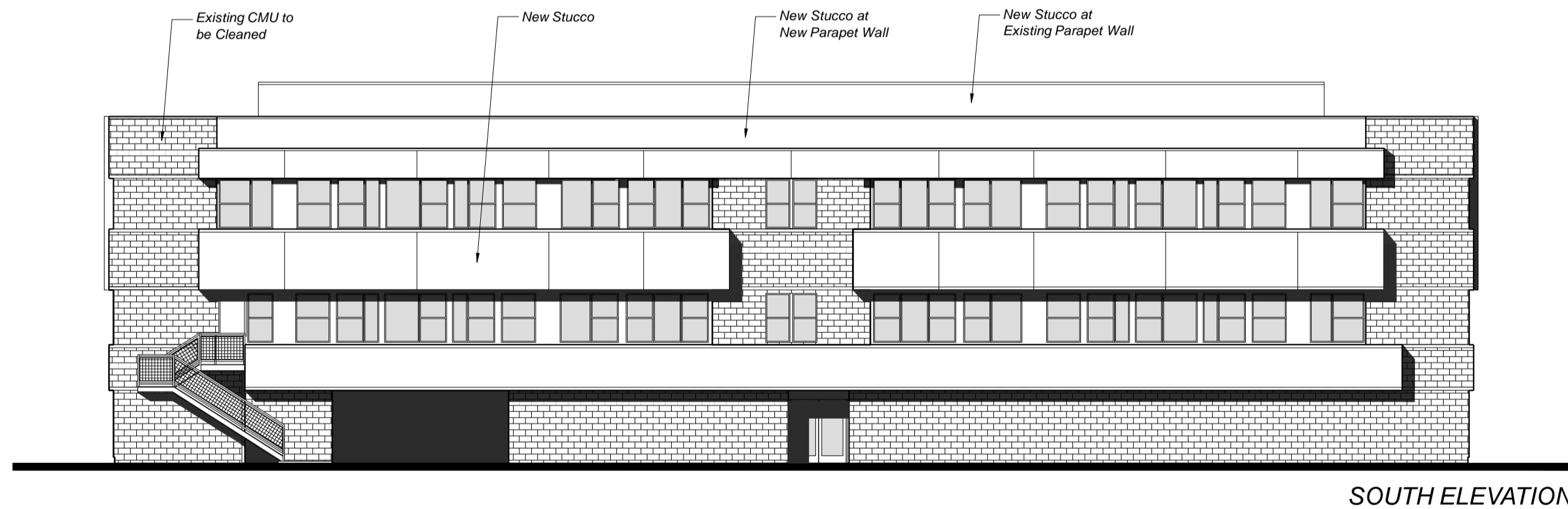
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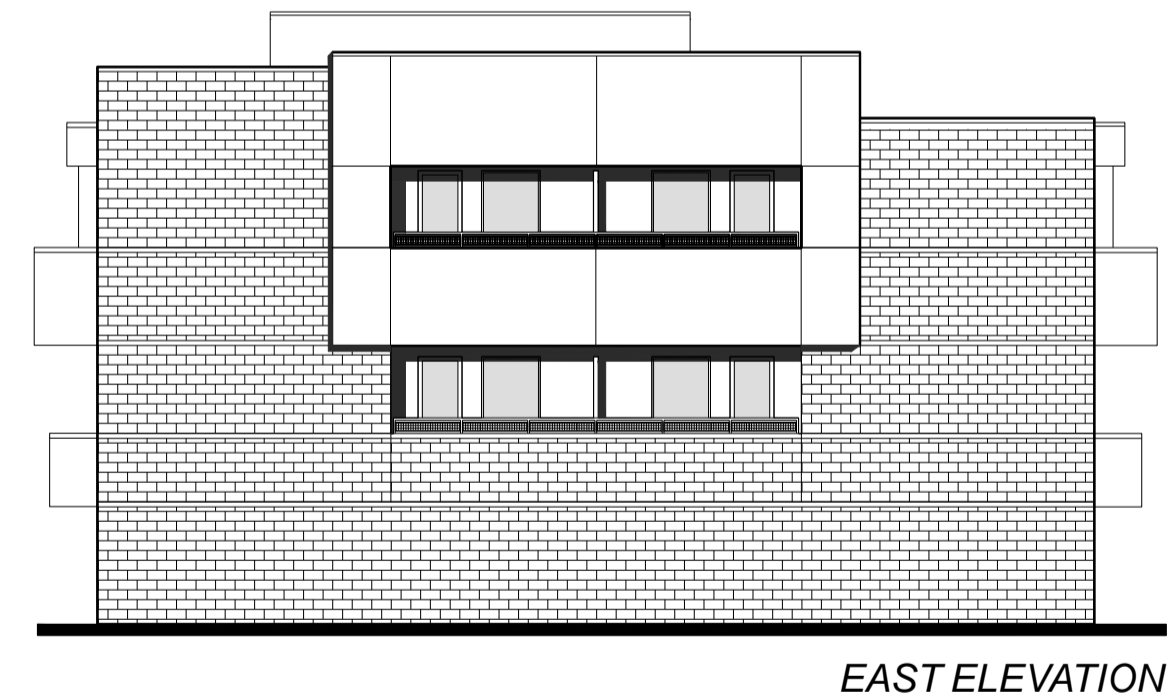
NORTH ELEVATION



WEST ELEVATION

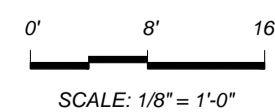


SOUTH ELEVATION



EAST ELEVATION

BUILDING "A"  
CONCEPTUAL ELEVATIONS

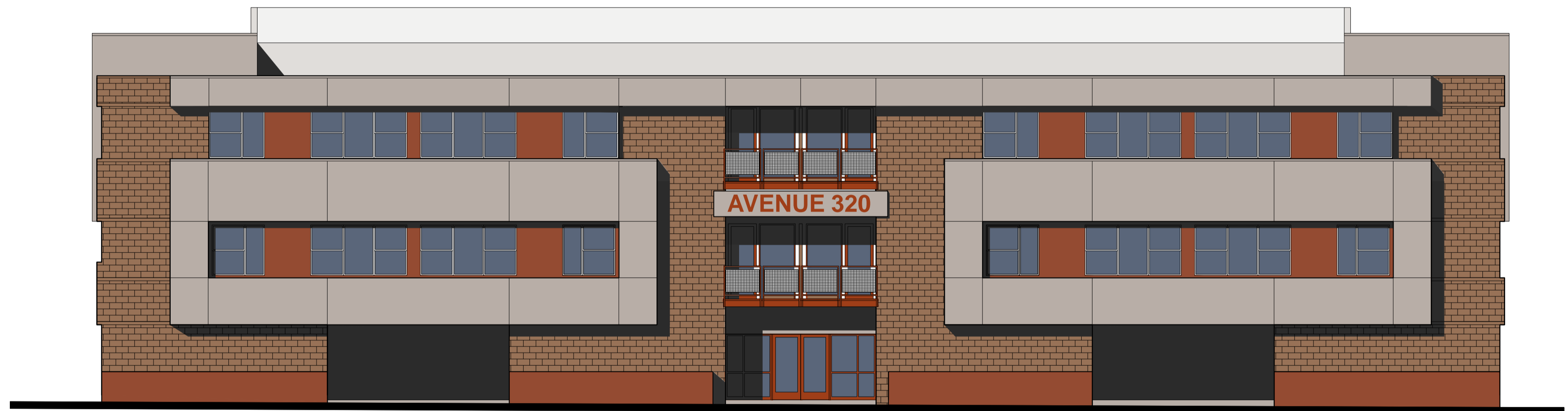


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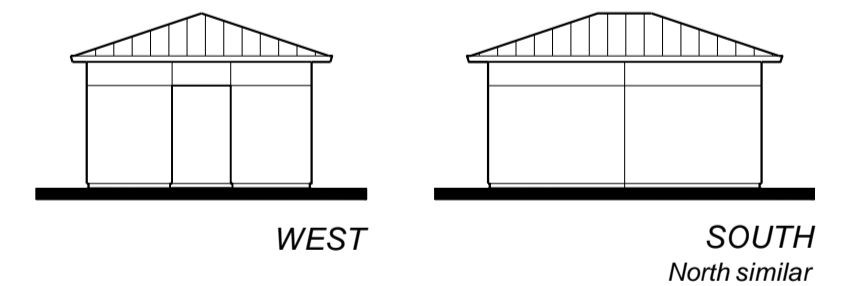
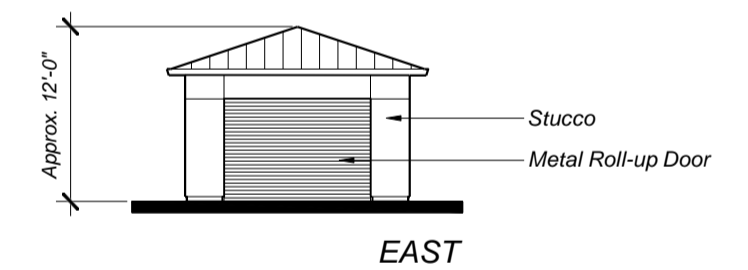
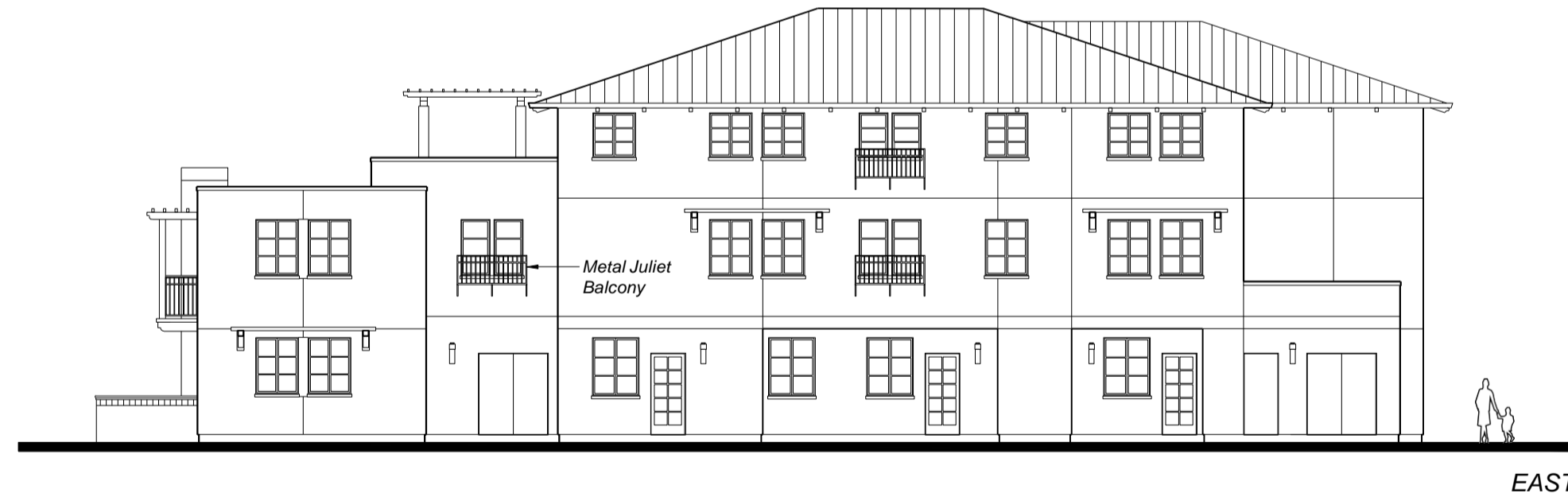
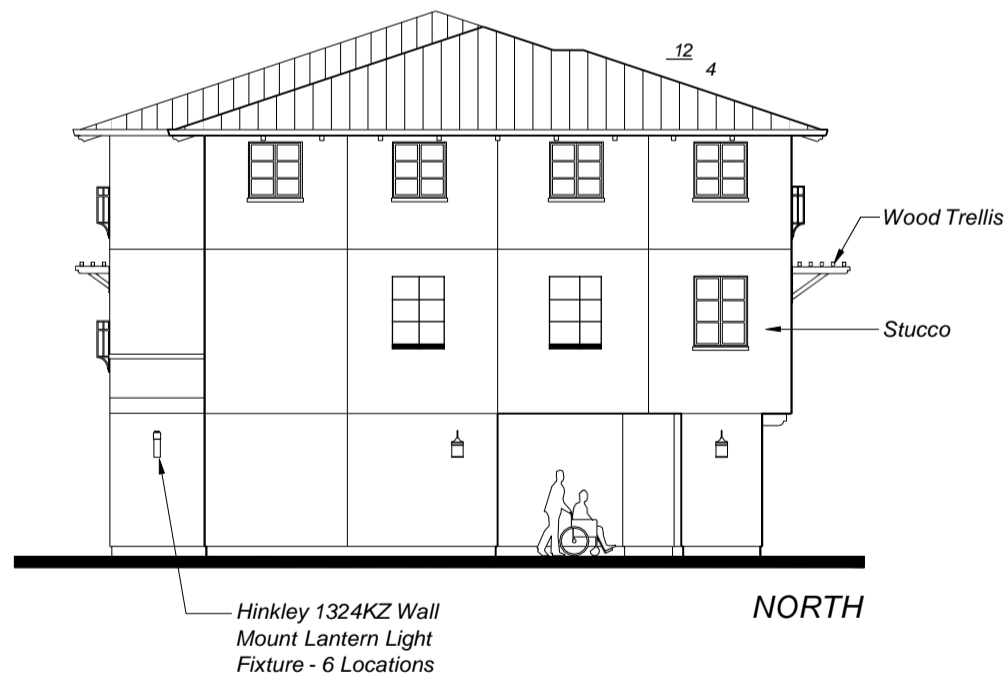
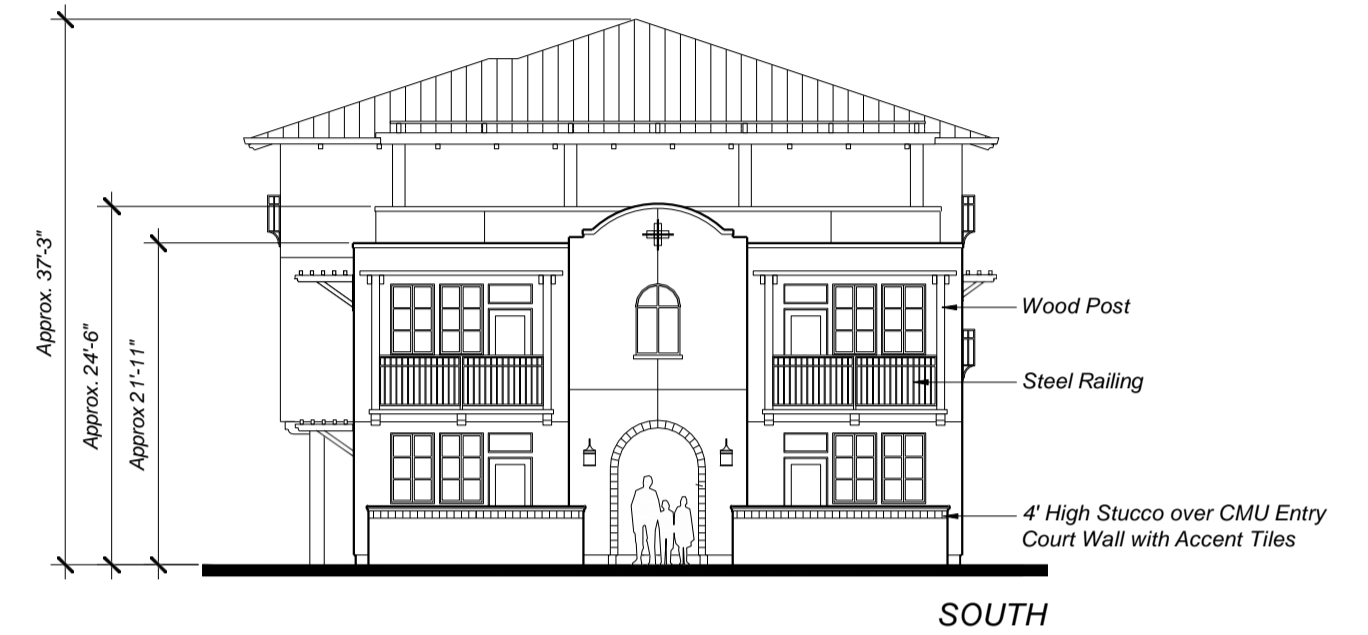
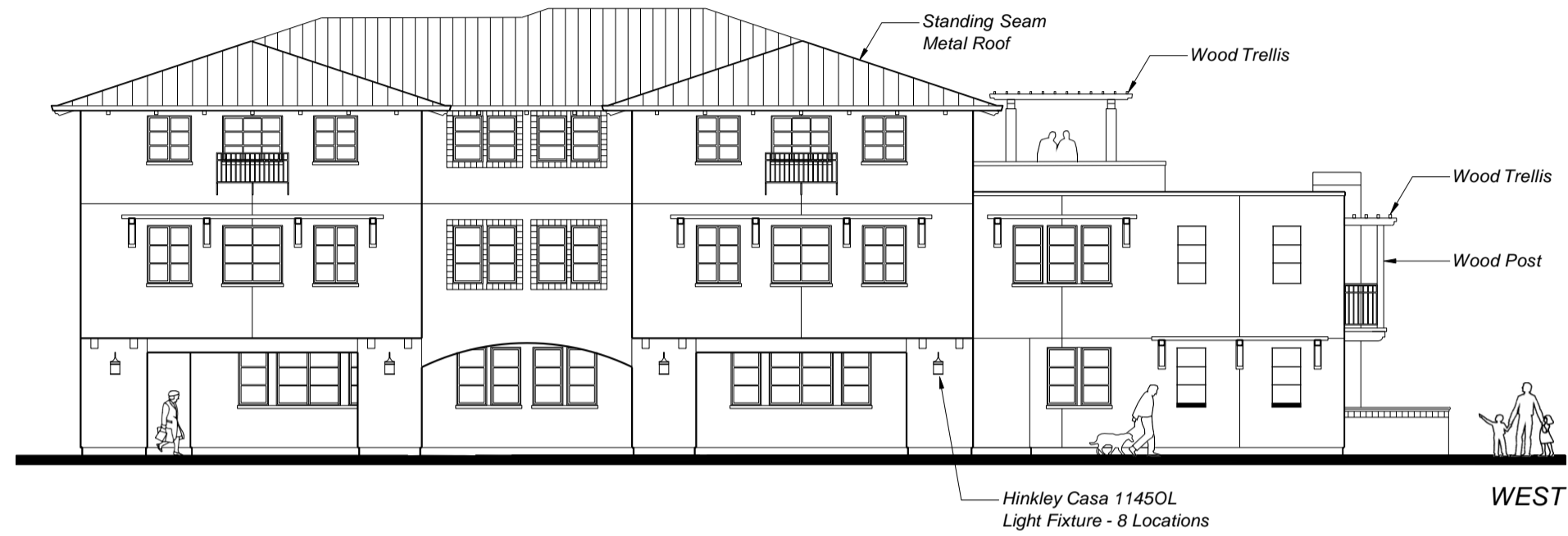
NORTH ELEVATION

**AVENUE 320 APARTMENTS**  
320 College Avenue, Santa Rosa, CA

**BUILDING "A"**  
CONCEPTUAL  
COLOR ELEVATION

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**TRASH ENCLOSURE**

**AVENUE 320 APARTMENTS**  
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**BUILDING "B"  
CONCEPTUAL ELEVATIONS**



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SOUTH



EAST

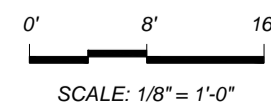


NORTH



WEST

**BUILDING "B"  
COLOR ELEVATIONS**



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**7A**

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**AVENUE 320 APARTMENTS**  
320 College Avenue, Santa Rosa, CA

VIEW FROM SOUTHEAST

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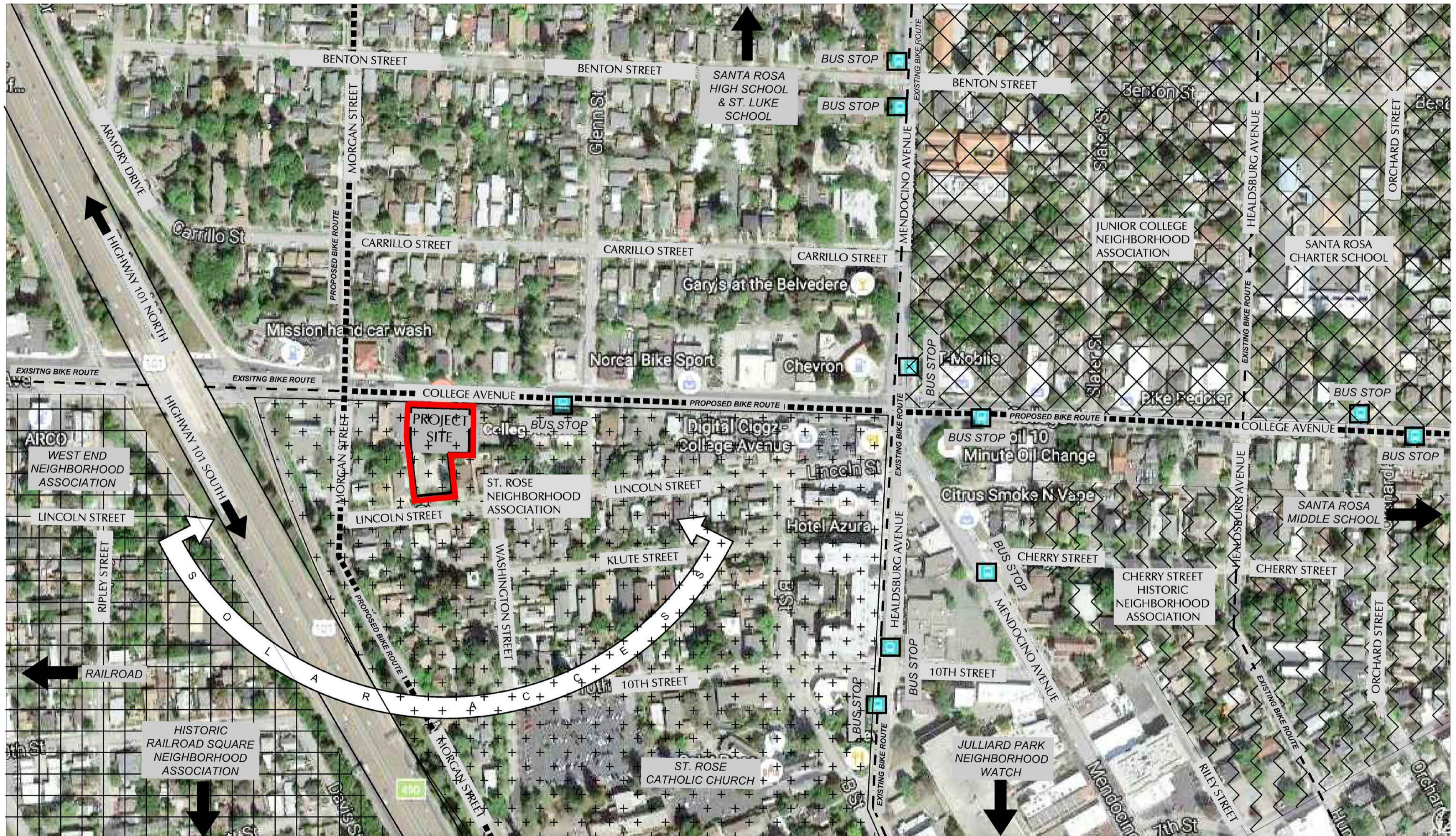
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**AVENUE 320 APARTMENTS**  
320 College Avenue, Santa Rosa, CA

VIEW FROM SOUTHWEST

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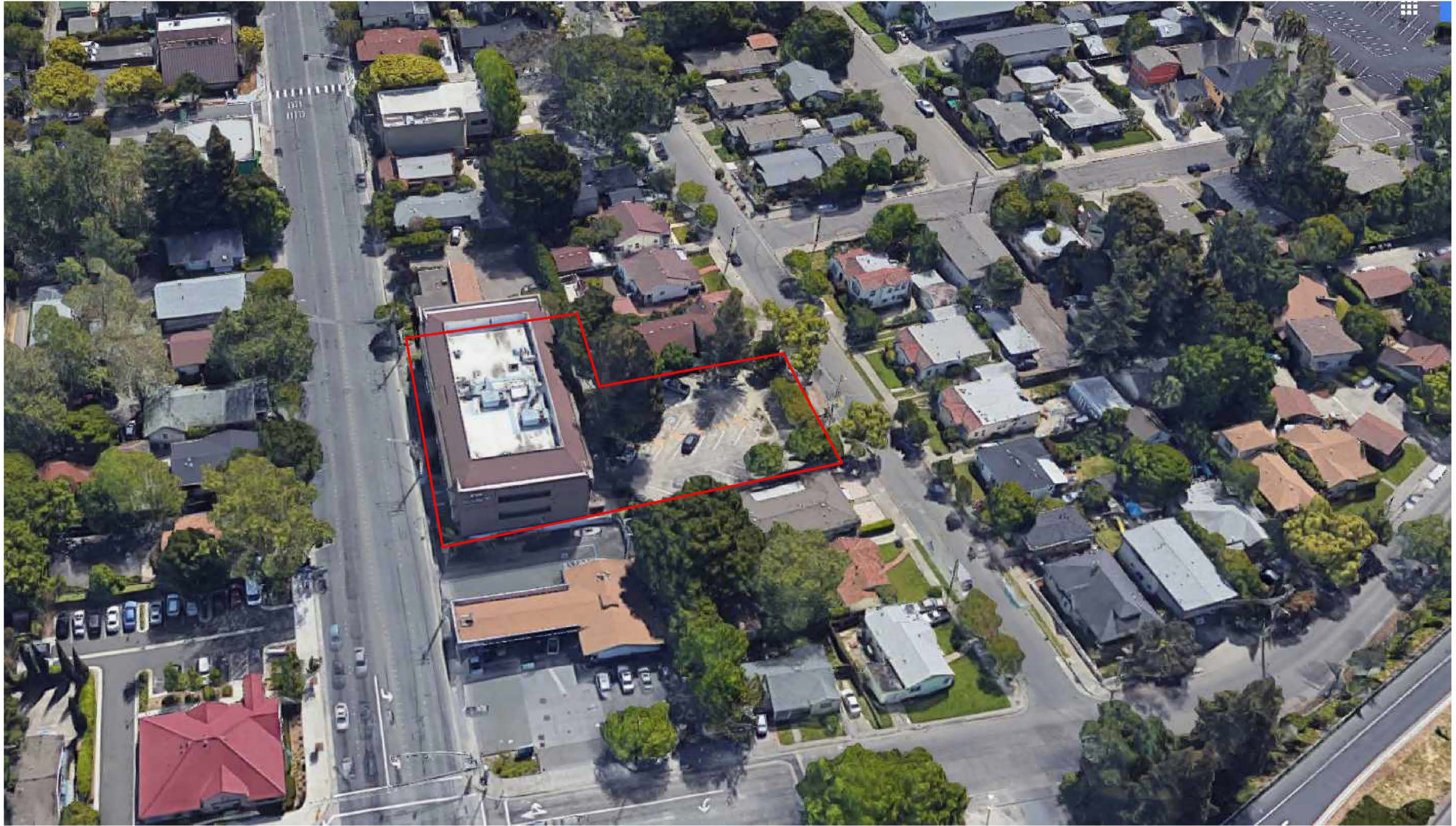
**320 COLLEGE AVENUE APARTMENT**  
 SANTA ROSA, CALIFORNIA

**SITE ANALYSIS AND NEIGHBORHOOD CONTEXT MAP**



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**AVENUE 320 APARTMENTS**  
320 College Avenue, Santa Rosa, CA

**AERIAL 1**



**AVENUE 320 APARTMENTS**  
320 College Avenue, Santa Rosa, CA

**AERIAL 2**

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330 Lincoln Street



324 Lincoln Street



330 Lincoln Street



318 Lincoln Street



331 Lincoln Street



919 Washington Street



231 Tenth Street



535 Howard Street - Multifamily

*AVENUE 320 APARTMENTS*  
320 College Avenue, Santa Rosa, CA

*NEIGHBORHOOD*  
*PHOTOS 2*



900 Cherry Street – Triplex



616 B Street - 11 Units



442 8<sup>th</sup> Street - Mediterranean Style Apartment with 14 Units



823 Washington Street 4-Plex

**AVENUE 320 APARTMENTS**  
320 College Avenue, Santa Rosa, CA

**NEIGHBORHOOD  
PHOTOS 3**

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