



20 February 2018
Santa Rosa, California



ROSELAND VILLAGE NEIGHBORHOOD CENTER

Programming & Conceptual Architecture

Neighborhood Context Map



Legend:





ILLUSTRATIVE PLAN

ROSELAND VILLAGE / SANTA ROSA, CALIFORNIA / 2 OCTOBER 2017

- LEGEND**
- ① LAWN AREA WITH BERMS
 - ② DINING AREA TREE ALLEE
 - ③ PLAY AREA / TREE GROVE
 - ④ SHADED PLAZA
 - ⑤ PLANTER SEAT WALLS / ROAD BUFFER
 - ⑥ FOOD TRUCK & OPEN AIR MARKET



① LAWN AREA WITH BERMS



② DINING AREA TREE ALLEE



③ TREE GROVE

RELEVANT IMAGERY



VERSATILE PLAY ELEMENTS



PLAY AREA W/ INTERACTIVE ART



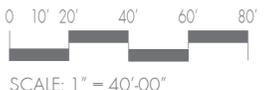
UNIVERSAL PLAY SPACES



④ SHADED PLAZA



⑤ PLANTER SEAT WALLS

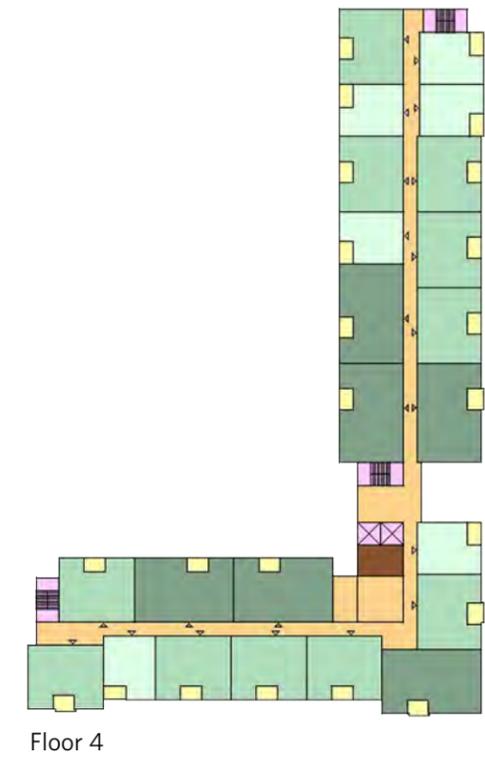
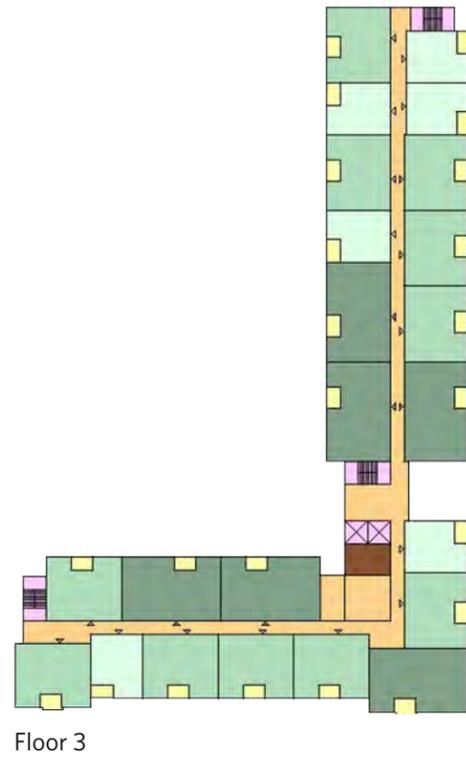
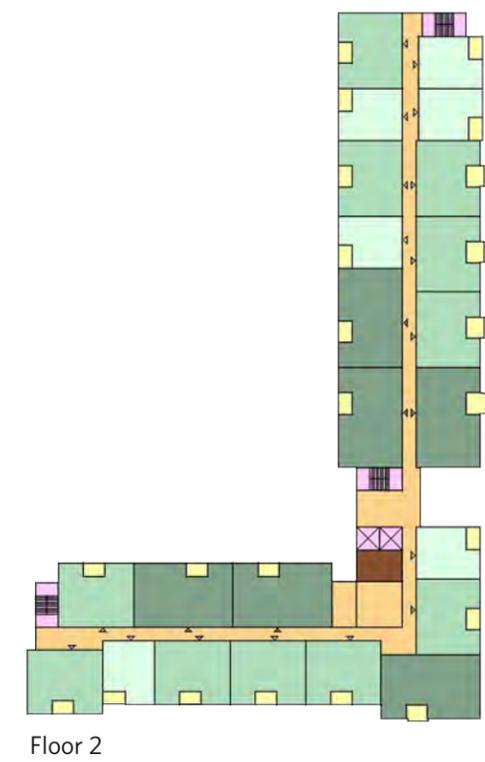
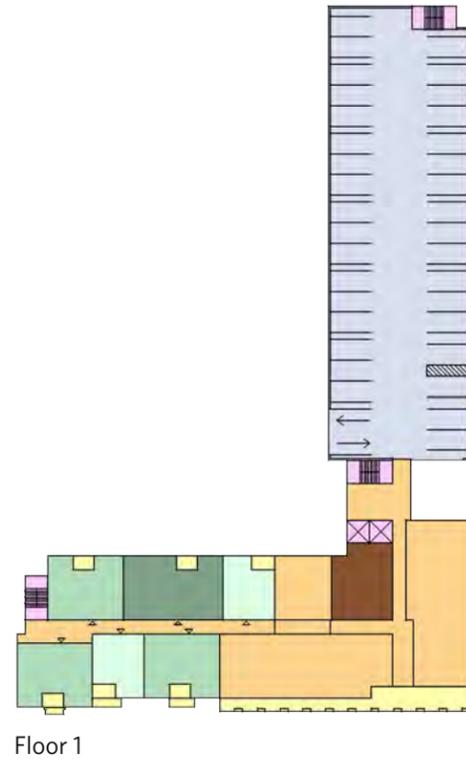




CGONT
2017 UDA

Space Designation	Area (GSF)				Total	% of Total
	Floor 1	Floor 2	Floor 3	Floor 4		
Apartment Units	4,915	19,957	19,957	19,957	64,786	61.3%
Common Space	6,857	3,874	3,874	3,874	18,479	17.5%
Limited Common Space (Balconies)	1,420	1,401	1,353	1,336	5,510	5.2%
Vertical Penetrations	793	793	793	793	3,172	3.0%
Building Storage	853	273	273	273	1,672	1.6%
Tuck-Under Parking	12,063	0	0	0	12,063	11.4%
Total	26,901	26,298	26,250	26,233	105,682	100%
Leasable Space (GSF)	4,915	19,957	19,957	19,957	64,786	-
Efficiency	18.3%	75.9%	76.0%	76.1%	61.3%	-

Unit	Unit Count				Total
	Floor 1	Floor 2	Floor 3	Floor 4	
1A	2	6	6	6	20
2A	3	11	11	11	36
3A	1	6	6	6	19
Total	6	23	23	23	75



Building A - Summary



South Elevation



East Elevation



Building A - Conceptual Elevations



North Elevation



West Elevation



Building A - Conceptual Elevations



OSONTUDA
2017



Space Designation	Area (GSF)				Total	% of Total
	Floor 1	Floor 2	Floor 3	Floor 4		
Apartment Units	7,101	18,574	18,574	17,448	61,697	63.4%
Commercial Space	1,080	0	0	0	1,080	1.1%
Common Space	6,344	2,925	2,925	2,920	15,114	15.5%
Limited Common Space (Balconies)	1,335	1,694	1,694	2,708	7,431	7.6%
Vertical Penetrations	587	670	670	670	2,597	2.7%
Leasable Storage	1,656	0	0	0	1,656	1.7%
Building Storage	932	416	416	416	2,180	2.2%
Tuck-Under Parking	5,633	0	0	0	5,633	5.8%
Total	24,668	24,279	24,279	24,162	97,388	100%
<i>Leasable Space (GSF)</i>	<i>9,837</i>	<i>18,574</i>	<i>18,574</i>	<i>17,448</i>	64,433	-
<i>Efficiency</i>	<i>39.9%</i>	<i>76.5%</i>	<i>76.5%</i>	<i>72.2%</i>	66.2%	-

Unit	Unit Count				Total
	Floor 1	Floor 2	Floor 3	Floor 4	
1A	4	10	10	10	34
1A+	0	2	2	2	6
2A	3	7	7	7	24
2A+	0	1	1	0	2
2B	0	1	1	1	3
2C	2	2	2	2	8
2D	0	1	1	1	3
Total	9	24	24	23	80



Floor 1



Floor 2



Floor 3

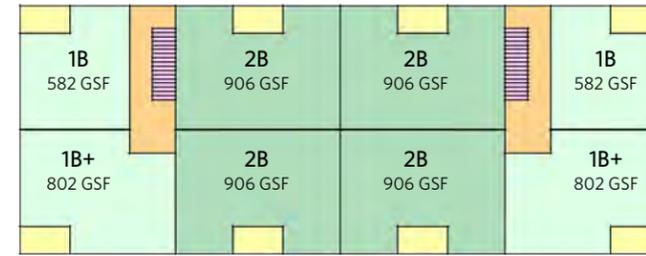


Floor 4

Building B1 - Summary

Space Designation	Area (GSF)				% of Total
	Floor 1	Floor 2	Floor 3	Total	
Apartment Units	2,976	6,392	6,392	15,760	69.5%
Commercial Space	0	0	0	0	0.0%
Common Space	484	484	484	1,452	6.4%
Limited Common Space (Balconies)	264	528	528	1,320	5.8%
Vertical Penetrations	156	156	156	468	2.1%
Leasable Storage	548	0	0	548	2.4%
Building Storage	0	0	0	0	0.0%
Tuck-Under Parking	3,132	0	0	3,132	13.8%
Total	7,560	7,560	7,560	22,680	100%
Leasable Space (GSF)	3,524	6,392	6,392	16,308	-
Efficiency	46.6%	84.6%	84.6%	71.9%	-

Unit	Unit Count				Unit GSF
	Floor 1	Floor 2	Floor 3	Total	
1B	2	2	2	6	582
1B+	0	2	2	4	802
2B	2	4	4	10	906
Total	4	8	8	20	-



Floor 3



Floor 2



Floor 1

Building B2 - Summary

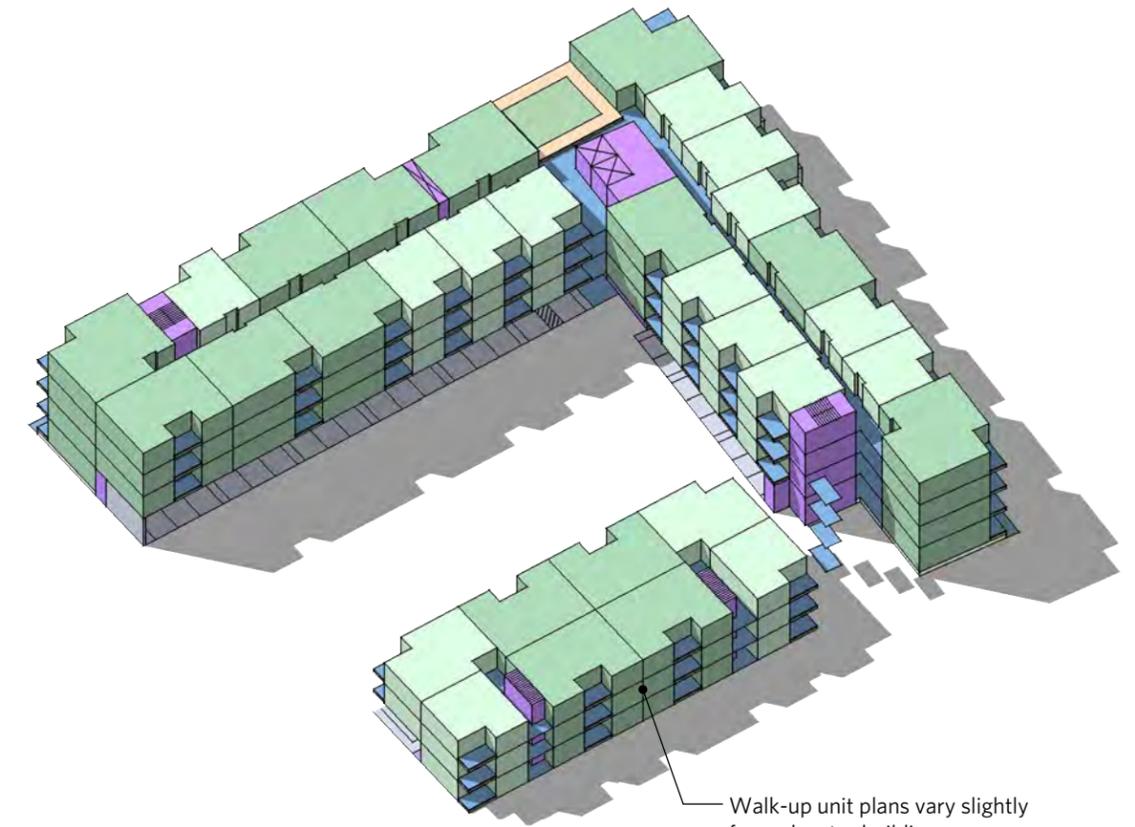


Building B1 Program

Unit 1A (1 BR)	34
Unit 1A+ (1 BR)	6
Unit 2A (2BR)	24
Unit 2A+ (2BR)	2
Unit 2B (2BR)	3
Unit 2C (2BR)	8
Unit 2D (2BR)	3
Total Units	80

Building B2 Program

Unit 1B (1 BR Walk-Up)	6
Unit 1B+ (1 BR Walk-Up)	4
Unit 2B (2 BR Walk-Up)	10
Total Units	20
Surface Parking	95
Covered Parking	36
Total Parking	131



URBAN DESIGN ASSOCIATES

Buildings B1 & B2 - Site Plan



West Elevation



South Elevation



Building B1 – Conceptual Elevations



East Elevation



North Elevation



Building B1 – Conceptual Elevations



North Elevation



East Elevation



Building B2 – Conceptual Elevations: Option A



CSOFT/UCR
2017



South Elevation

West Elevation



North Elevation

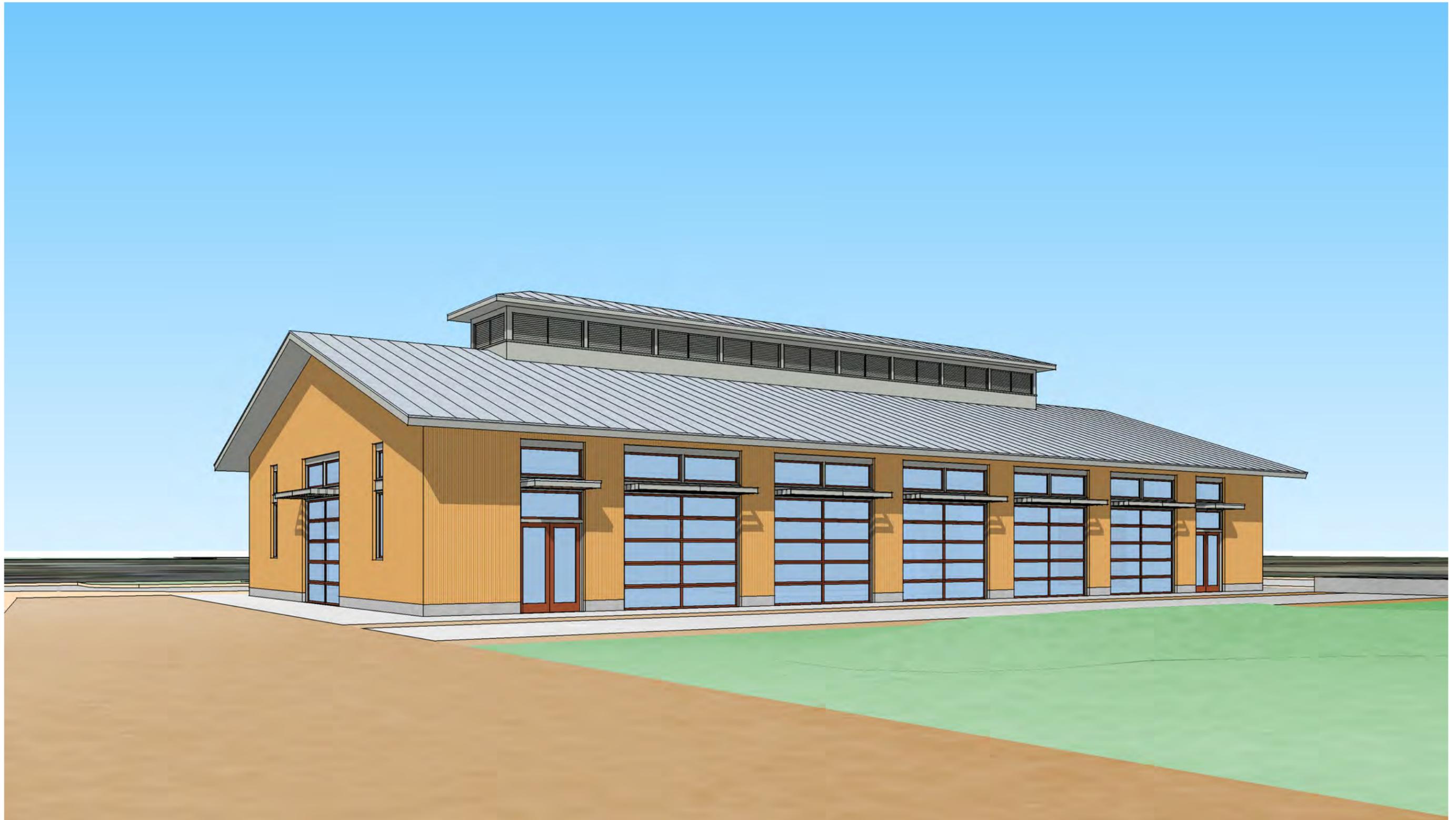
East Elevation



Mercado - Conceptual Elevations



Mercado - East Elevation Perspective



Mercado - West Elevation Perspective





CSO 2017



