

The site consists of the merger of four parcels that wrap two other parcels containing single family detached houses with assorted out buildings. Together the parcels form a roughly "U" shaped site with an overall area of 14.6 acres. The City's General Plan zoning for the Roseland area is Medium Low Density with a range of 8-13 units per acre. At 14.7 acres, our site requires a density of between 118 and 191 units.



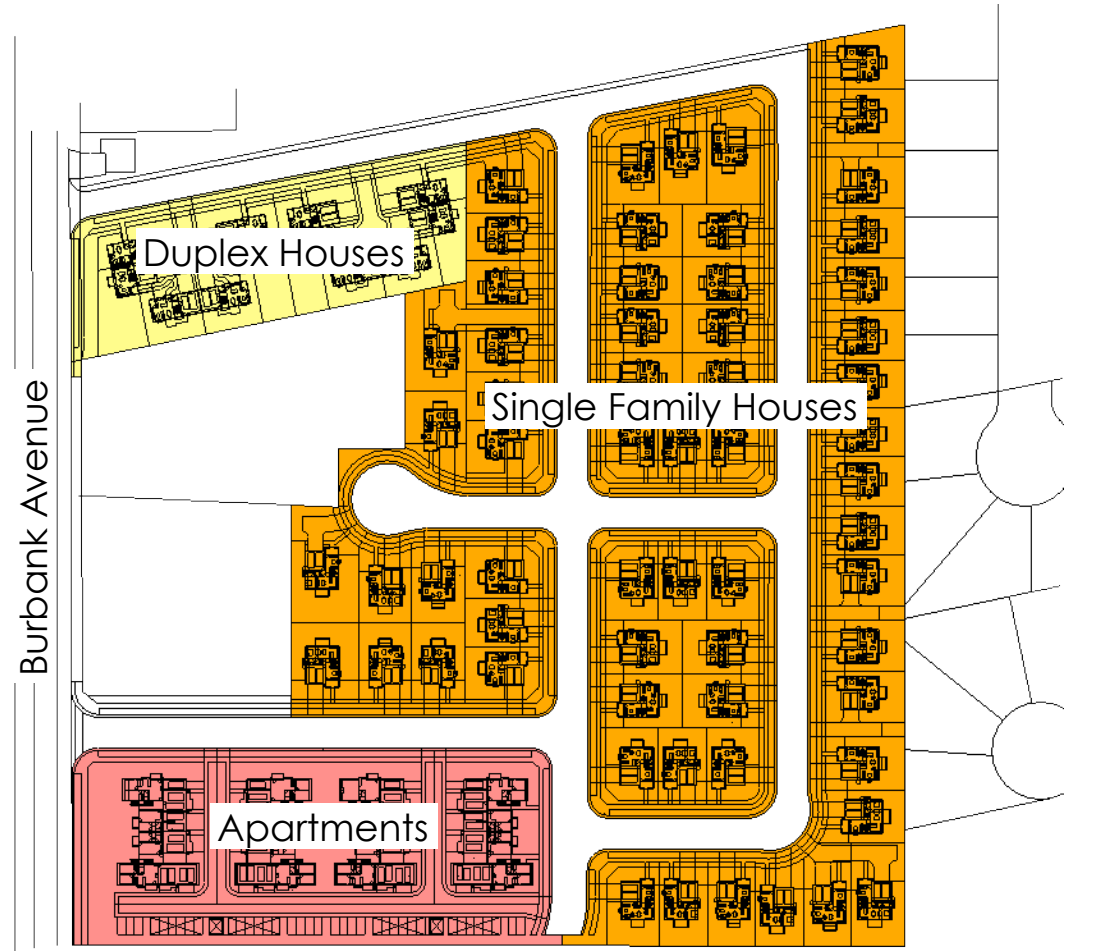
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Schellinger Brothers

Burbank Avenue
Concept Study

Site Context
1:200

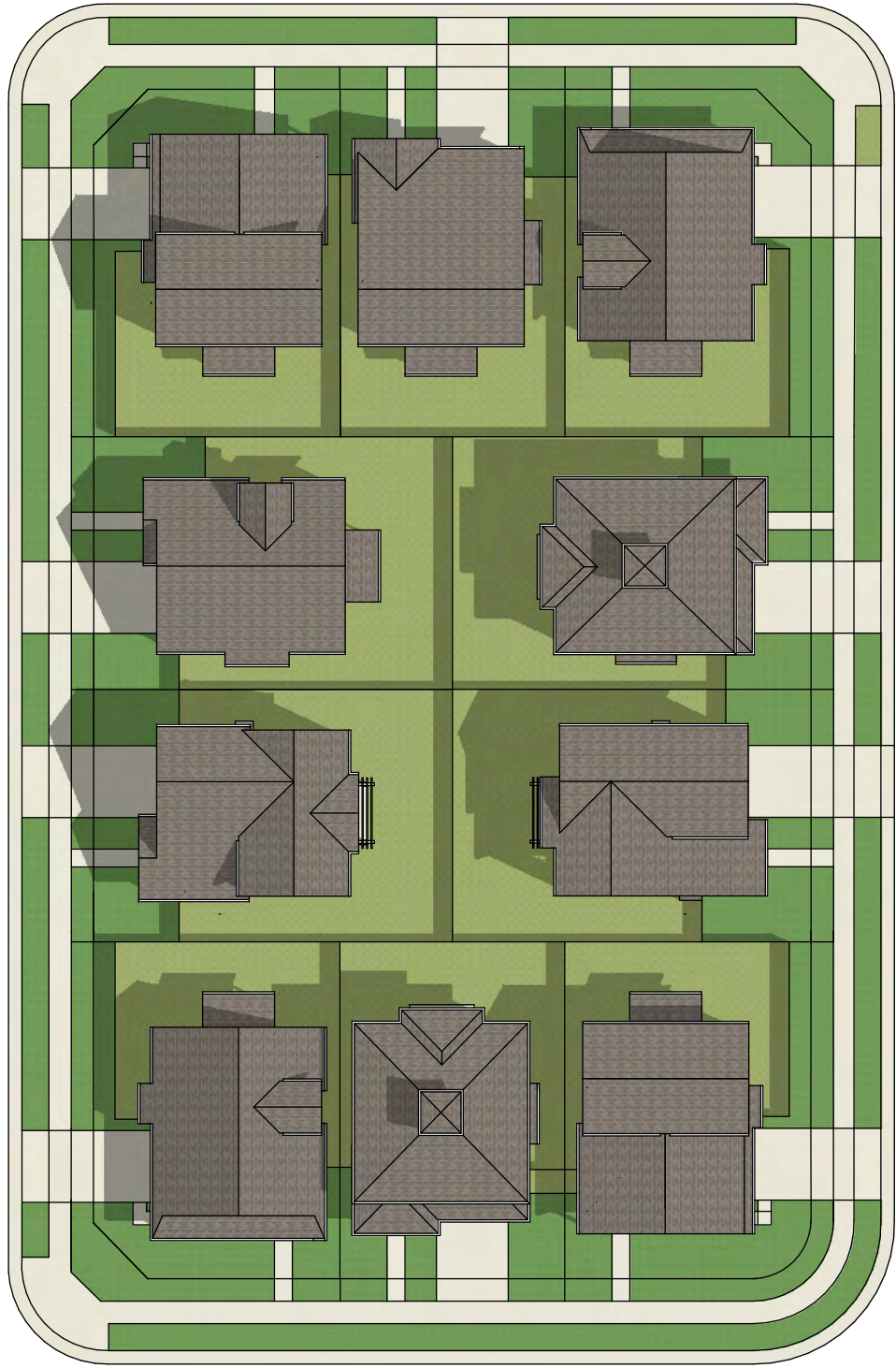
1
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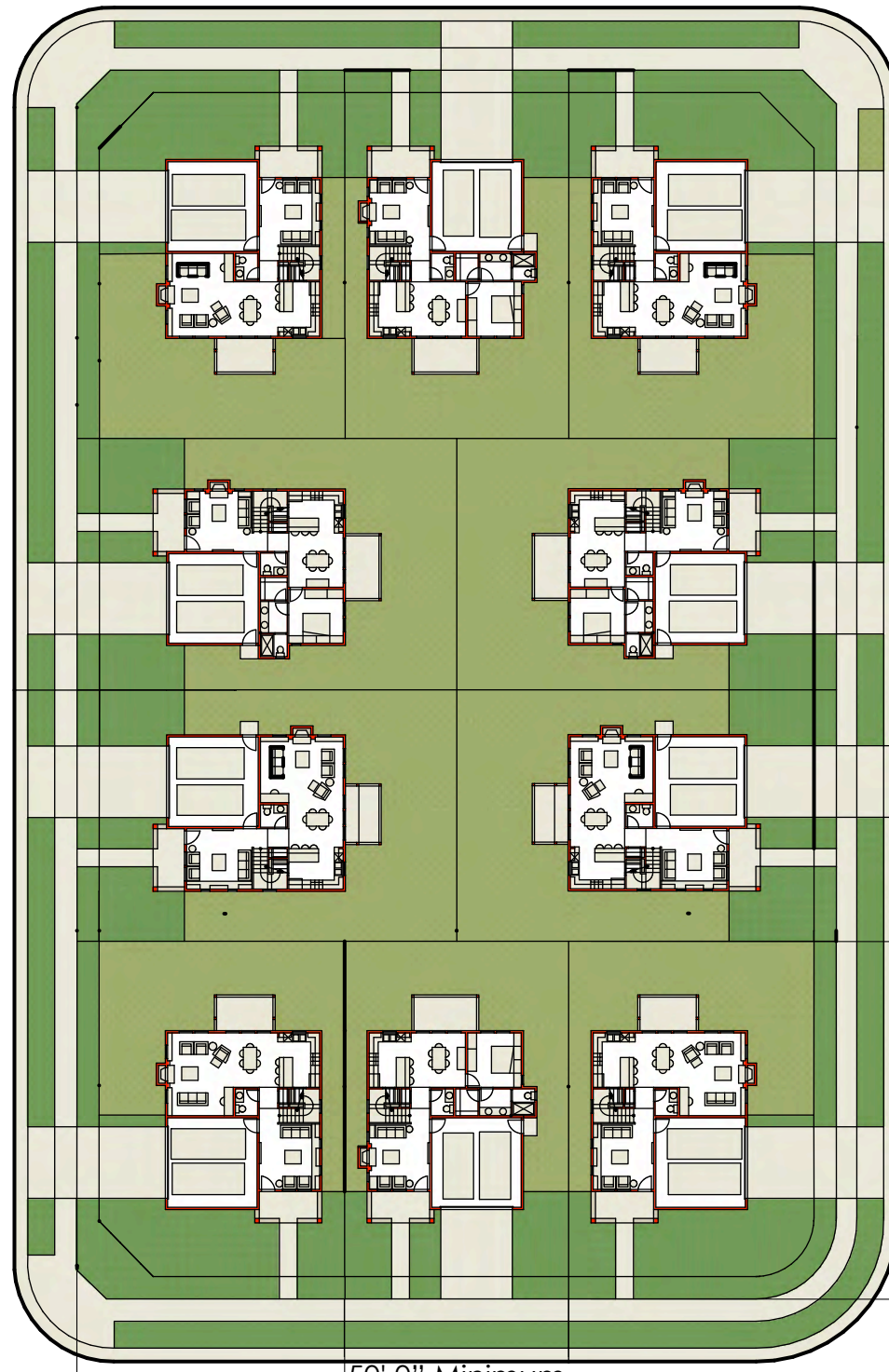
The proposed site plan has two entry roads off Burbank Avenue. An apartment complex is located along the southern entry road, a duplex complex along the northern entry road with the remainder of the site occupied by detached single-family dwellings providing a connection between the two. The internal street system provides for future roadway extensions to the north and south.

Tabulations	
Single Family Houses:	62
Duplex Houses:	12
Apartments:	64
Total Dwellings:	138





Roof Plan Typical Block



Site Plan Typical Block



80' 0" Minimum Lot Depth

The single family houses have been laid out so that any house will fit on any lot. There are two primary lower level plans; One with a BR suite downstairs and the other with a family room downstairs. The variety in appearance is created by the upper floor with a variety of BR and bathroom combinations beneath an wide range of roof forms.

Each house has a two-car attached garage with a full driveway apron and additional parallel parking on the street for a parking ratio in excess of 5:1. All houses have large front (and back) porches that provide the primary visual feature of the front facades. Garage doors are either held back behind the porches or located around the corner from the front elevation to reduce their visual impact on the streetscape.



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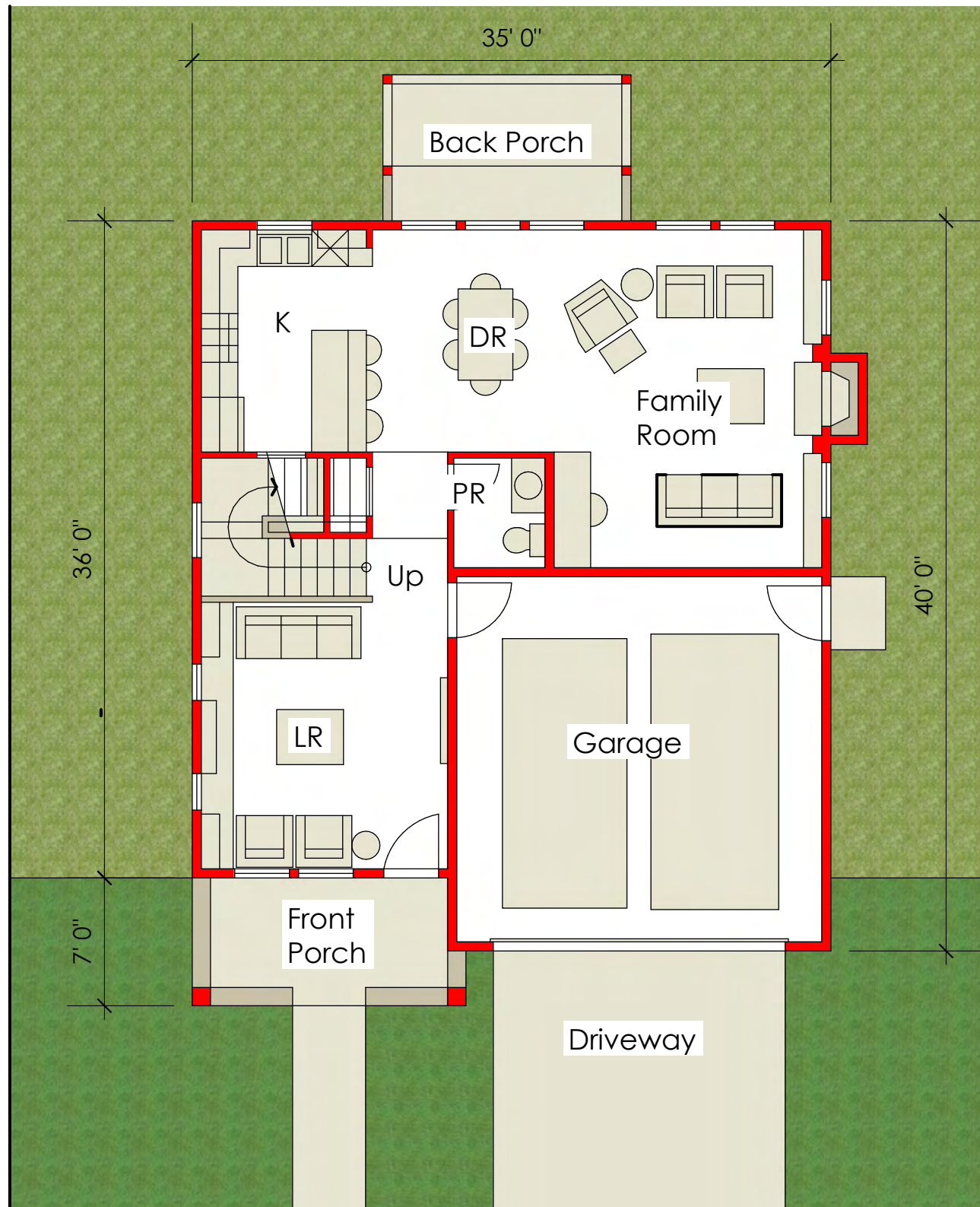
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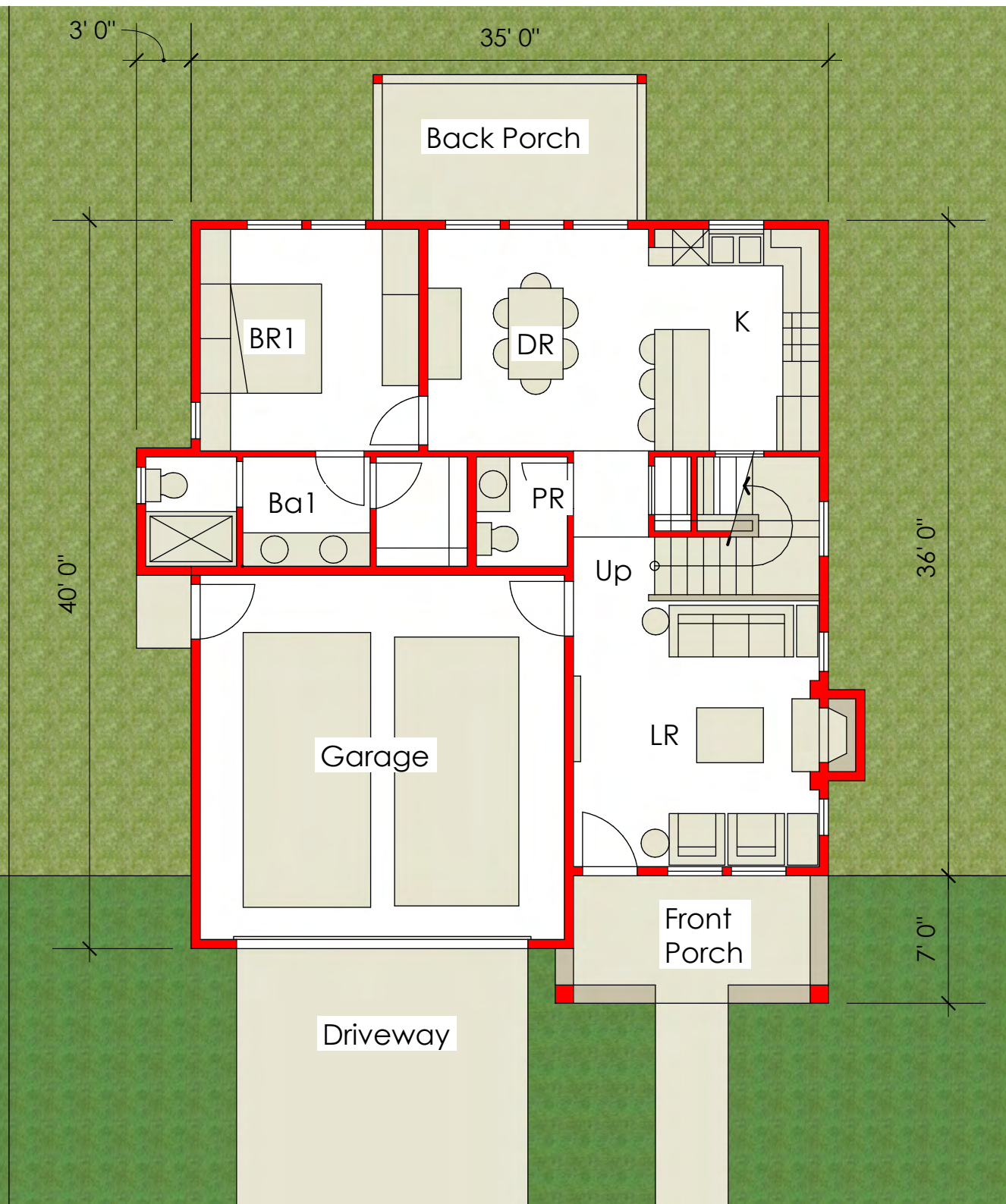
SFD Houses
Site Plan 1:40



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Lower Level Plan 2
Family Room Downstairs



Lower Level Plan 1
Bedroom Suite Downstairs
922 sf/ Garage 423sf



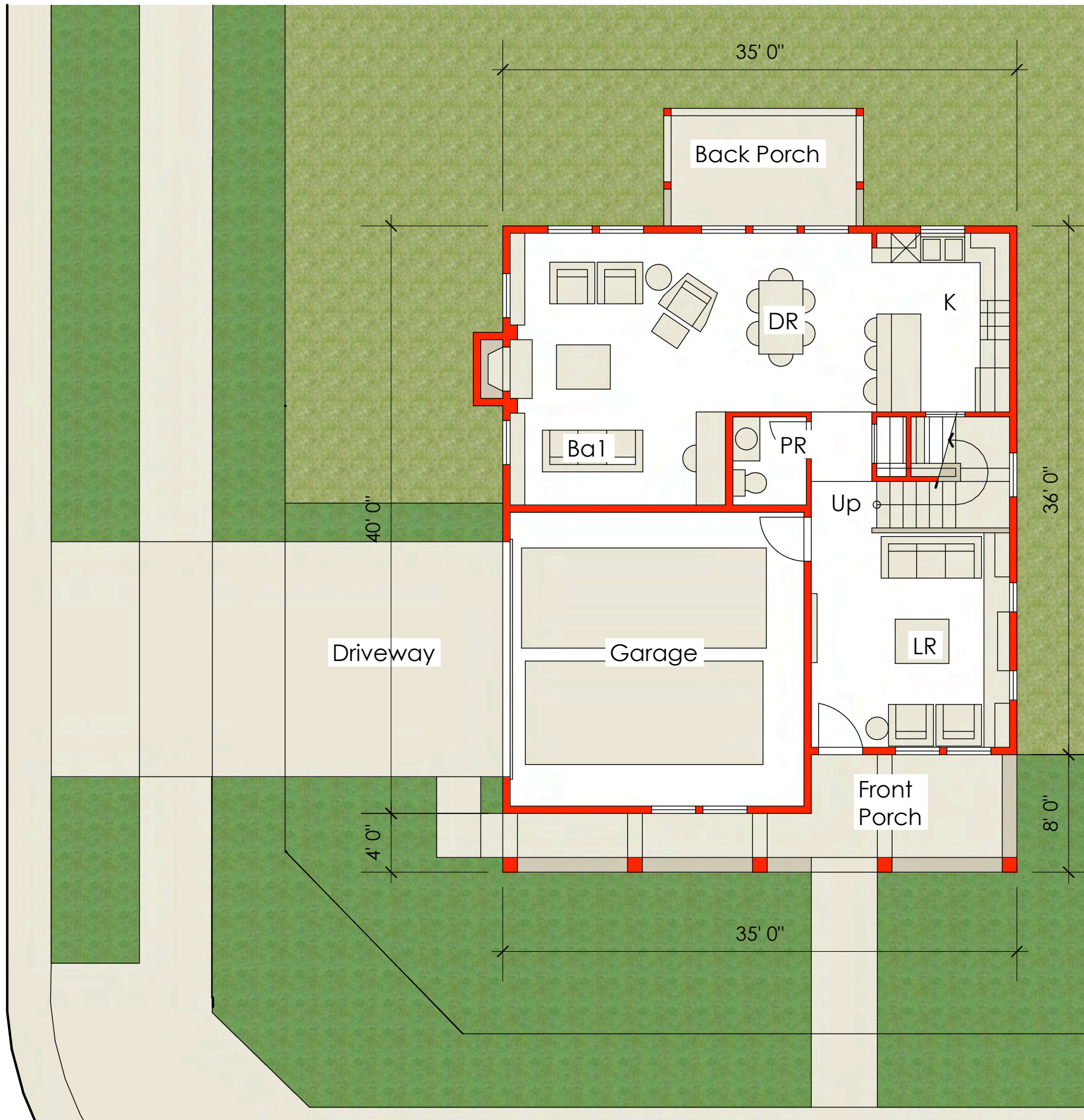
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Lower Level Plans
Standard Houses 1:8

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At some corner houses the garage is entered off the side allowing the porch to extend across the front of the house.



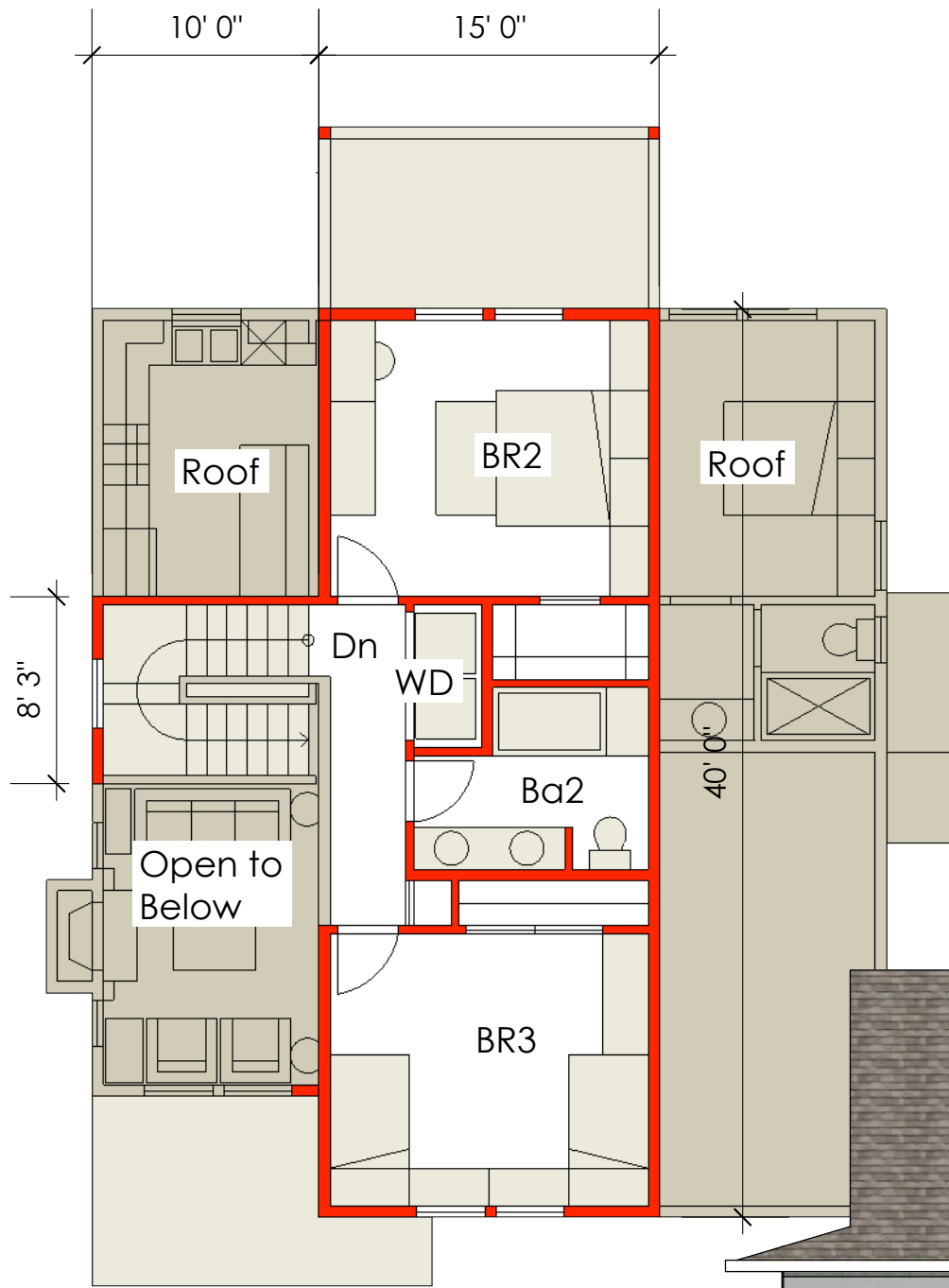
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Lower Level Plans
Corner House 1:8

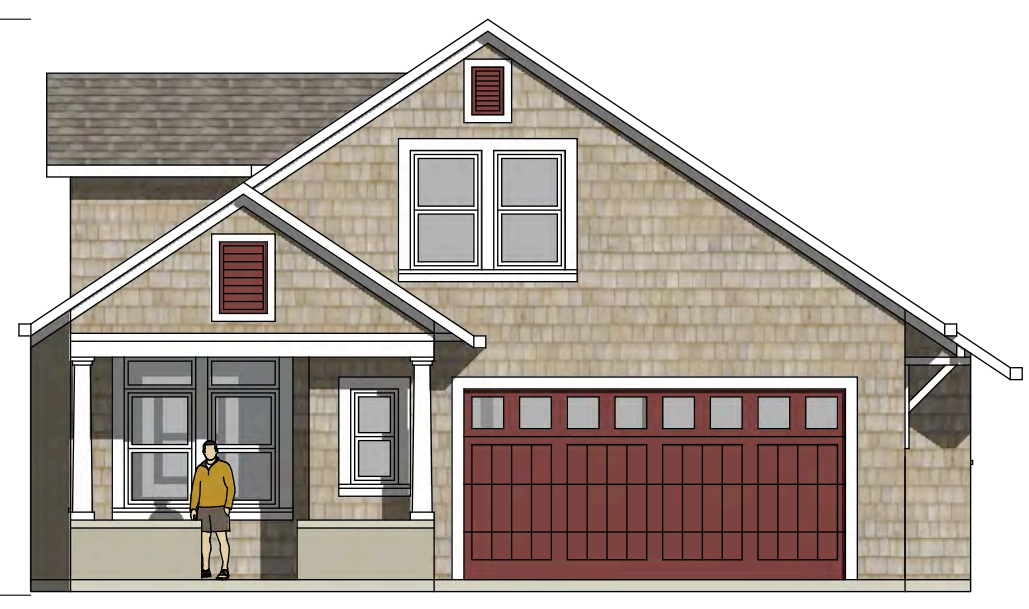
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Upper Level Plan 1
 600sf this level/ 1,521sf total
 2BR/ 1Ba up stairs



Street Elevation/ Side Garage



Street Elevation/ Front Garage



Side Street Elevation/ Side Garage



Back Yard Elevation



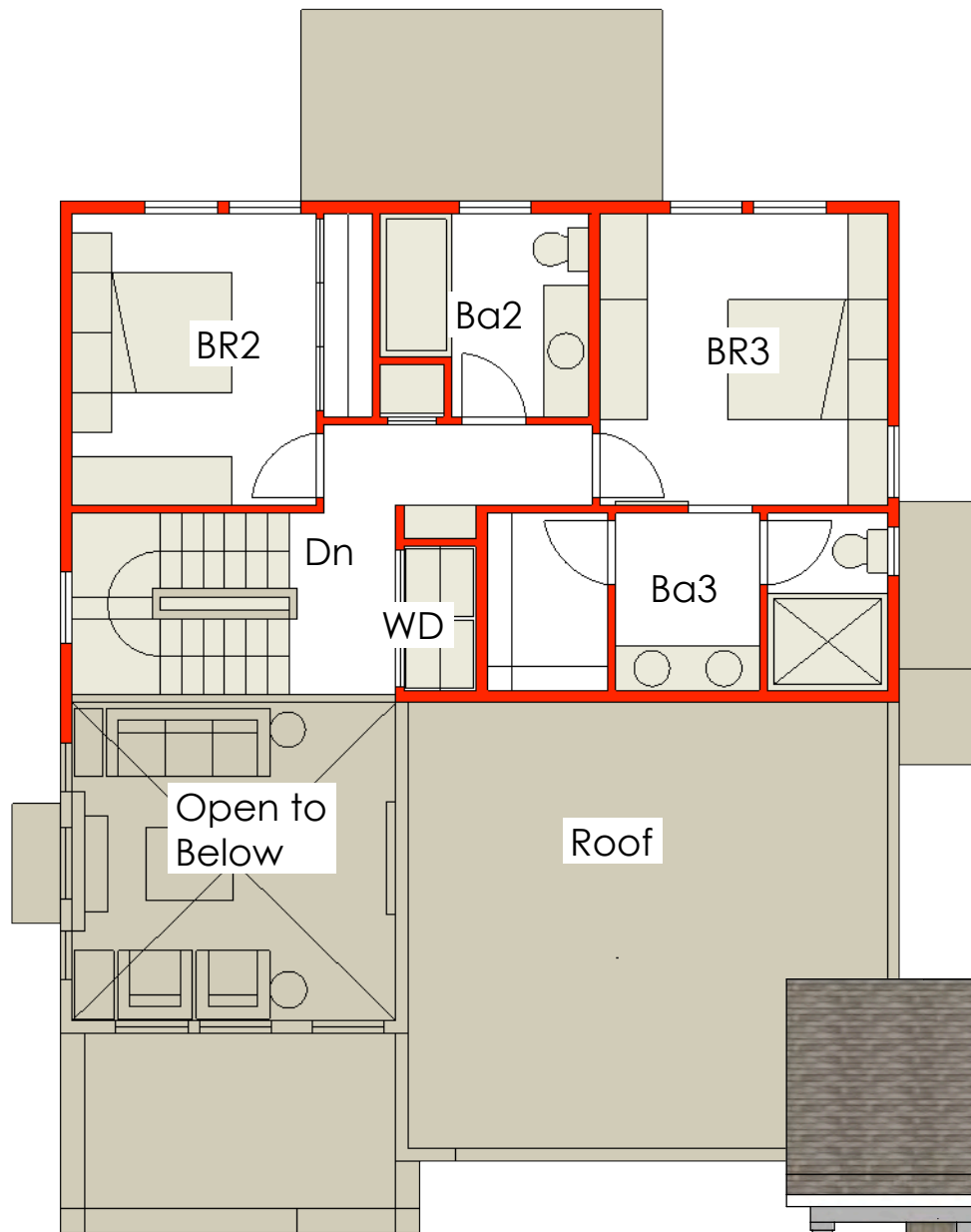
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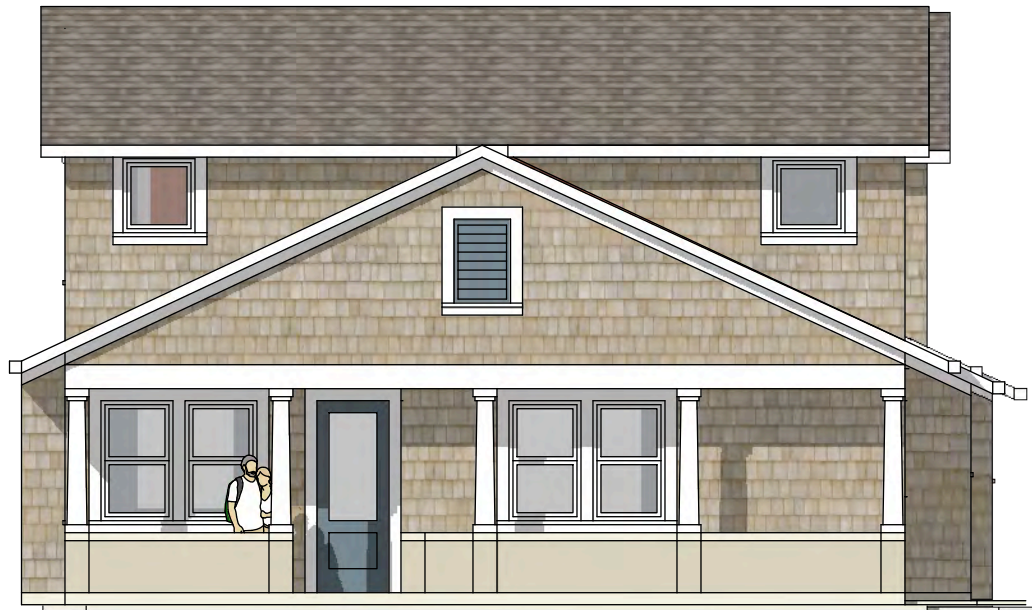
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Upper Level Plan 1
 1:8

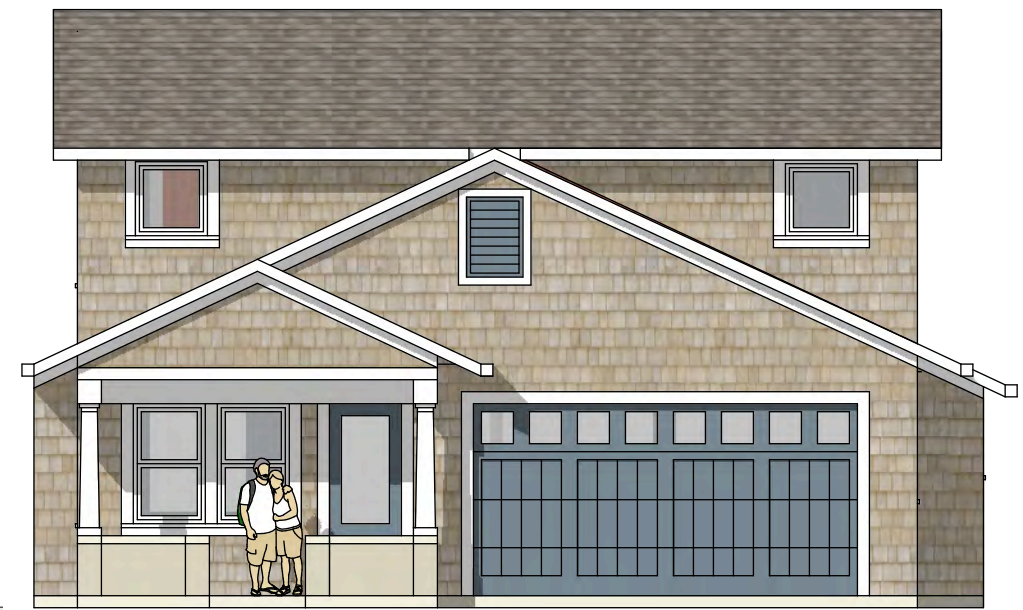
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Upper Level Plan 2
 656sf this level/ 1,577sf total
 2BR/ 2Ba up stairs



Street Elevation/ Side Garage



Street Elevation/ Front Garage



Side Street Elevation/ Side Garage



Street From Alternate Roof



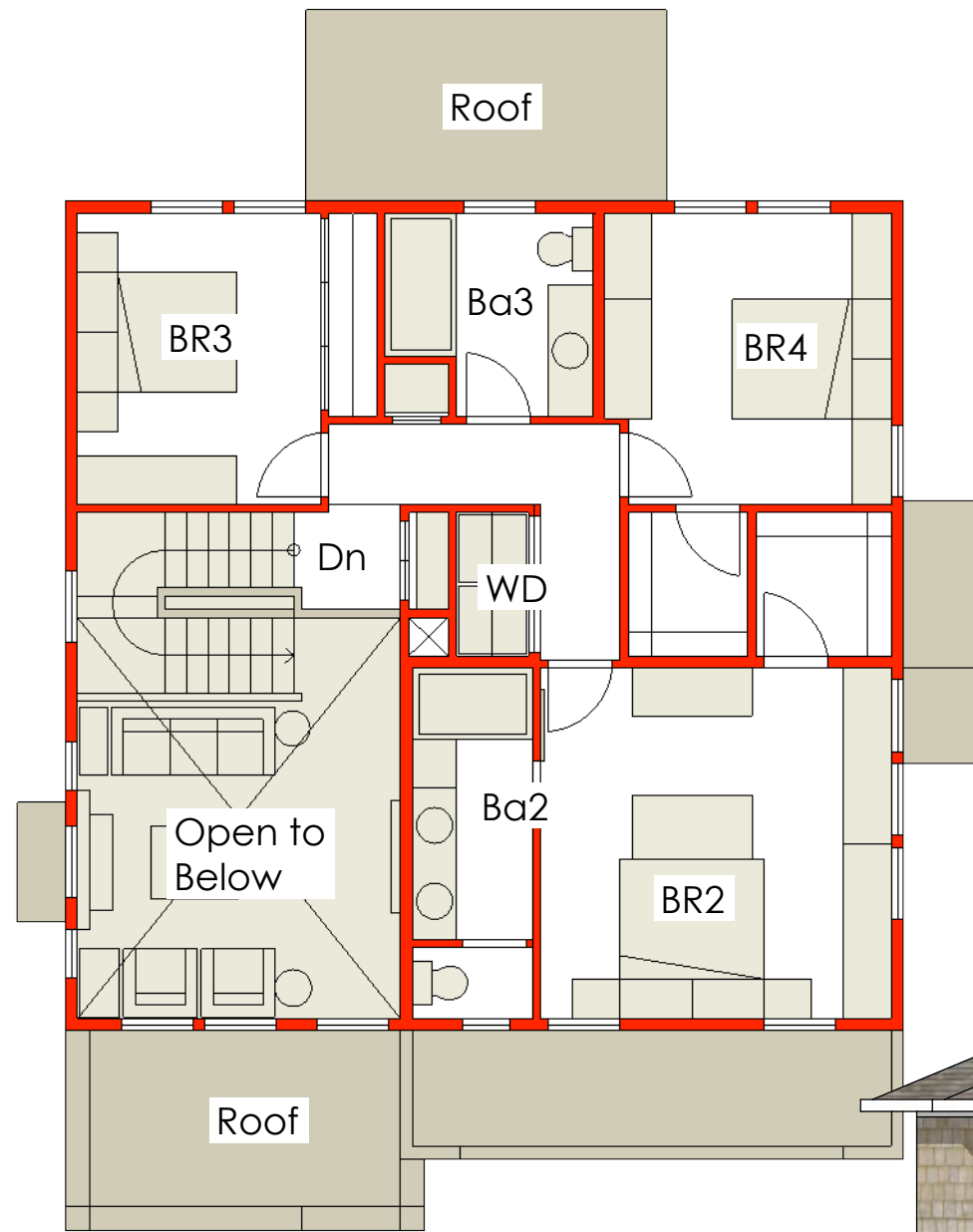
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Upper Level Plan 2
 1:8

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Upper Level Plan 3
 930sf this level/ 1,851sf total
 3BR/ 2Ba up stairs



Street Elevation/ Front Garage



Street Elevation/ Front Garage



Side Street Elevation



Back Yard Elevation



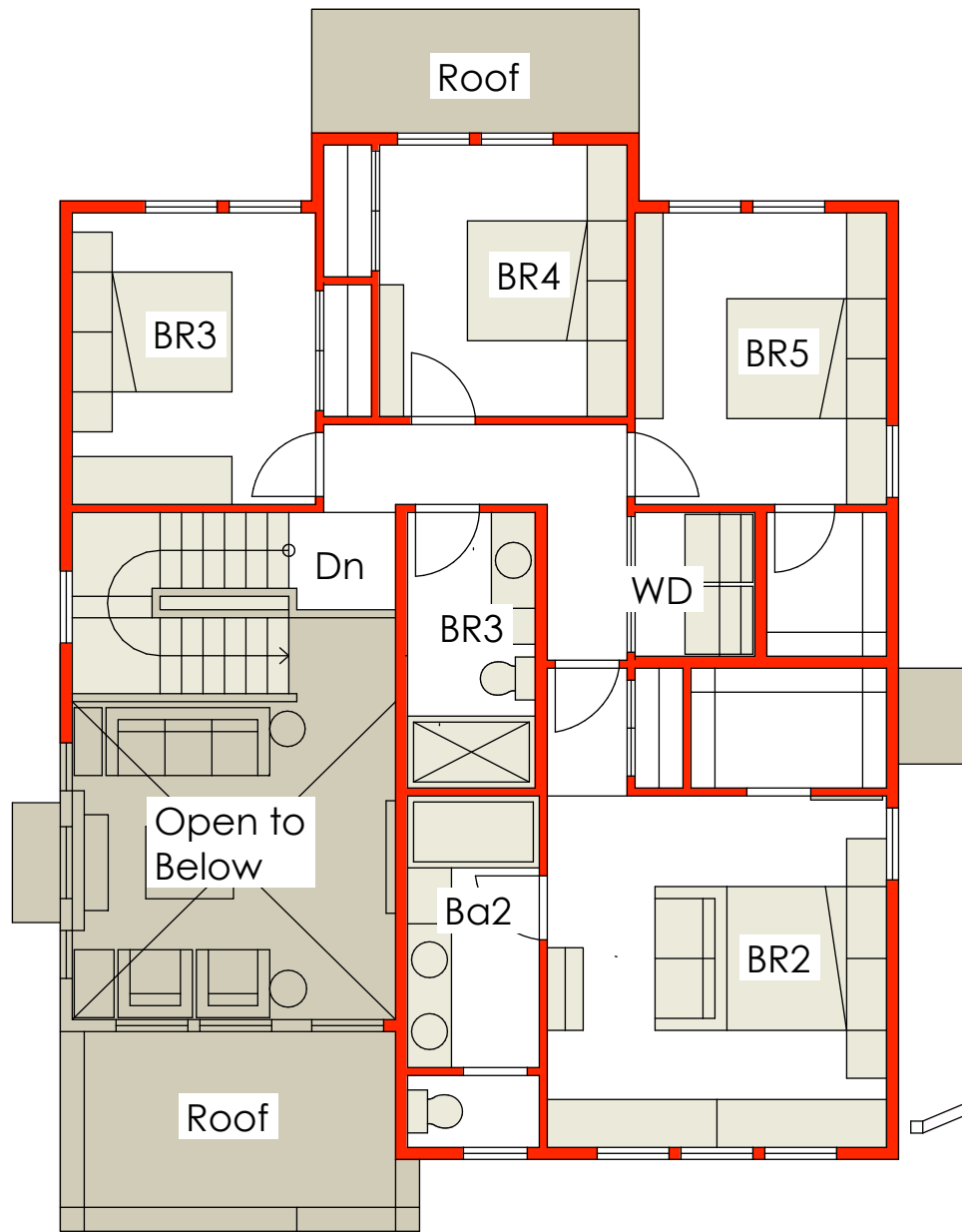
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Upper Level Plan 3
 1:8

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Upper Level Plan 4
 1,080sf this level/ 2,001sf total
 4BR/ 2Ba up stairs



Street Elevation/Alternate Roof



Street Elevation



Side Elevation/ Alternate Roof



Back Yard Elevation



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Upper Level Plan 4
 1:8

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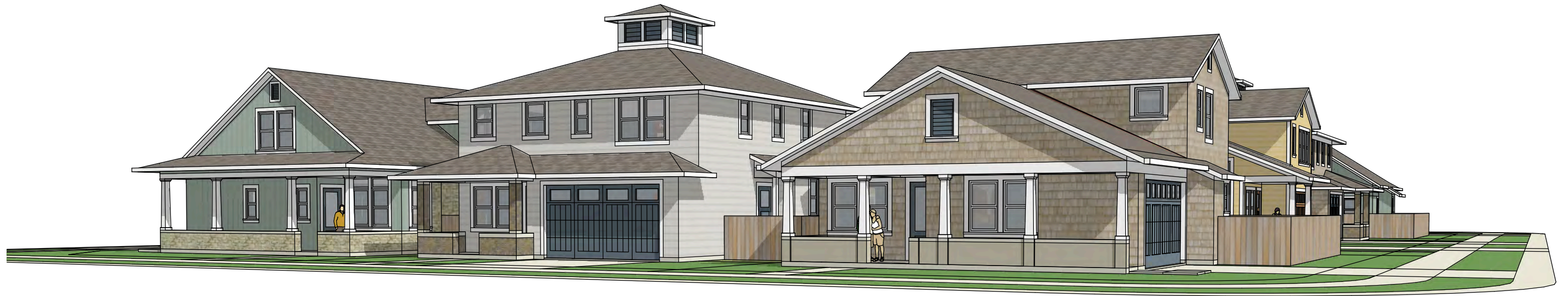
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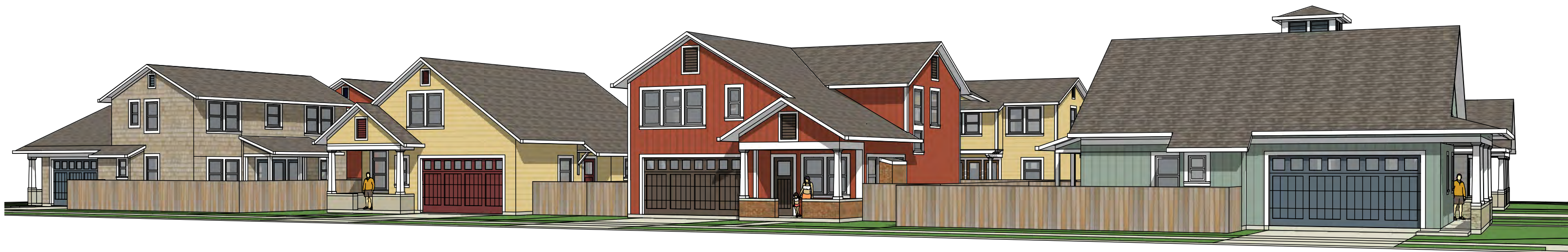
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Model Views
Birdseye of Block

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Street View/ end of Block



Street View/ side of Block



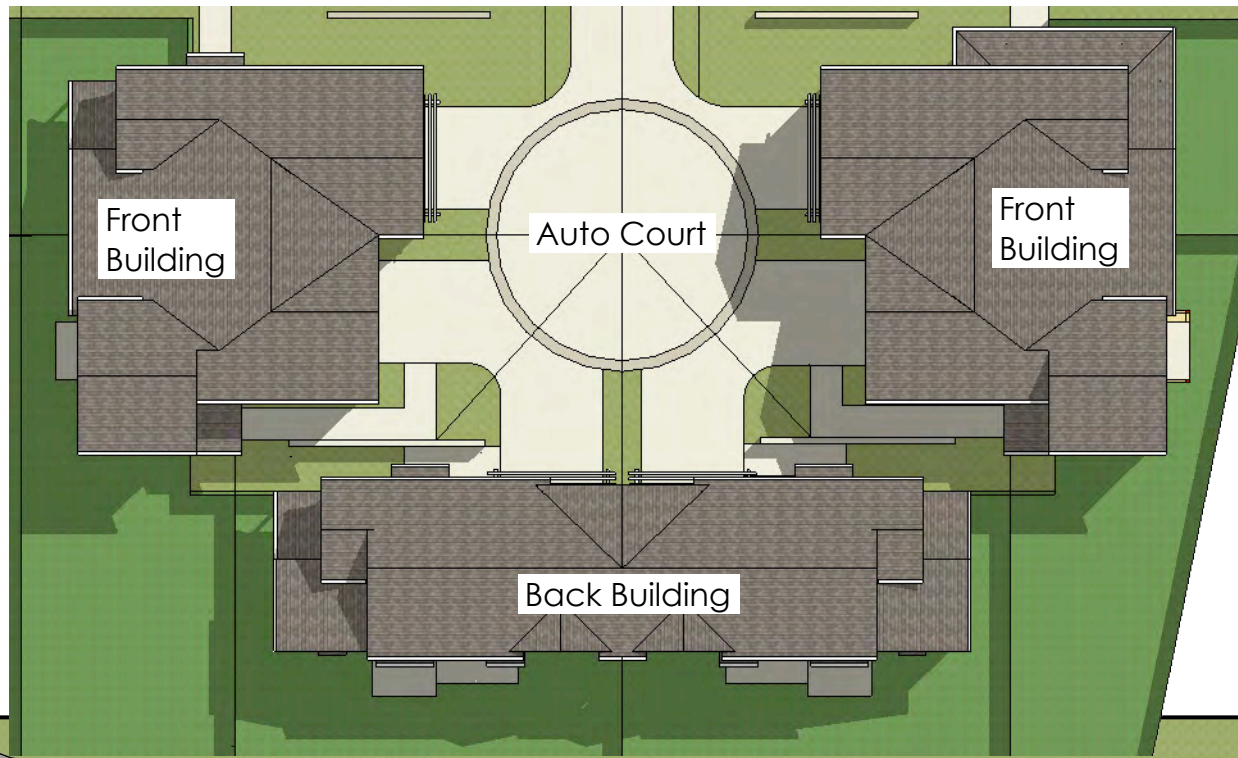
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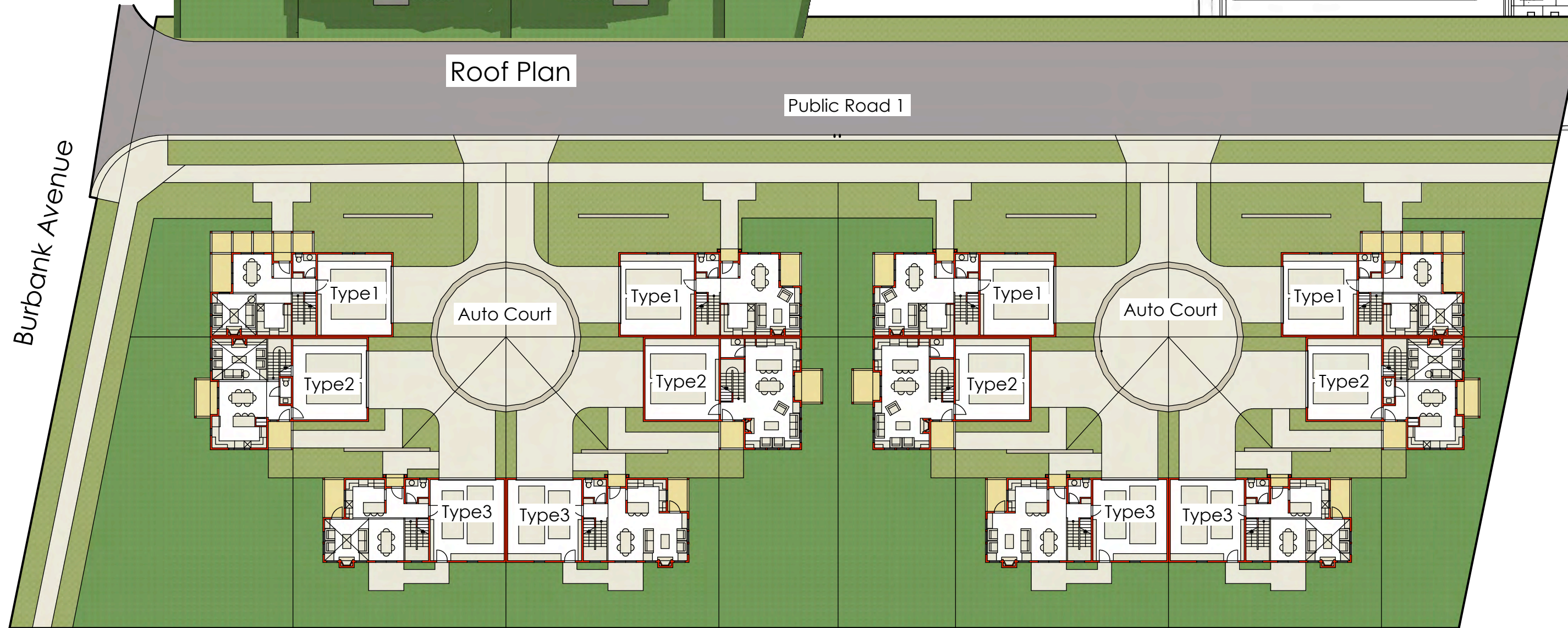
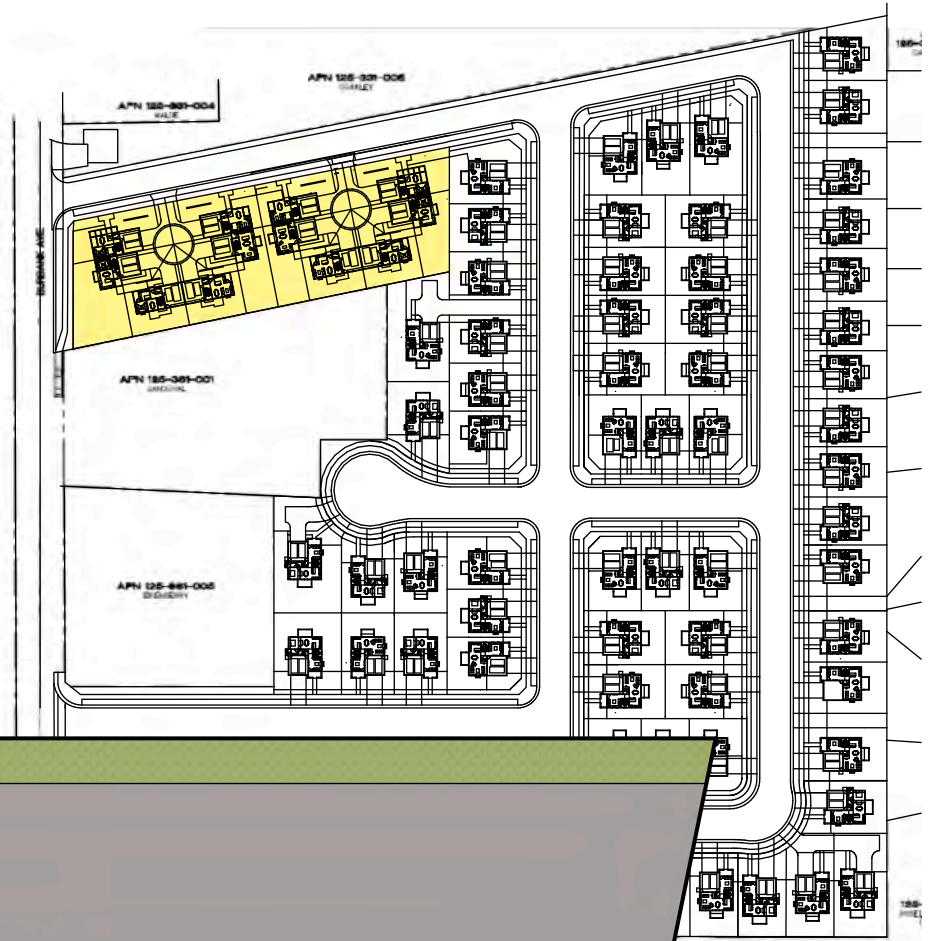
Burbank Avenue
Concept Study

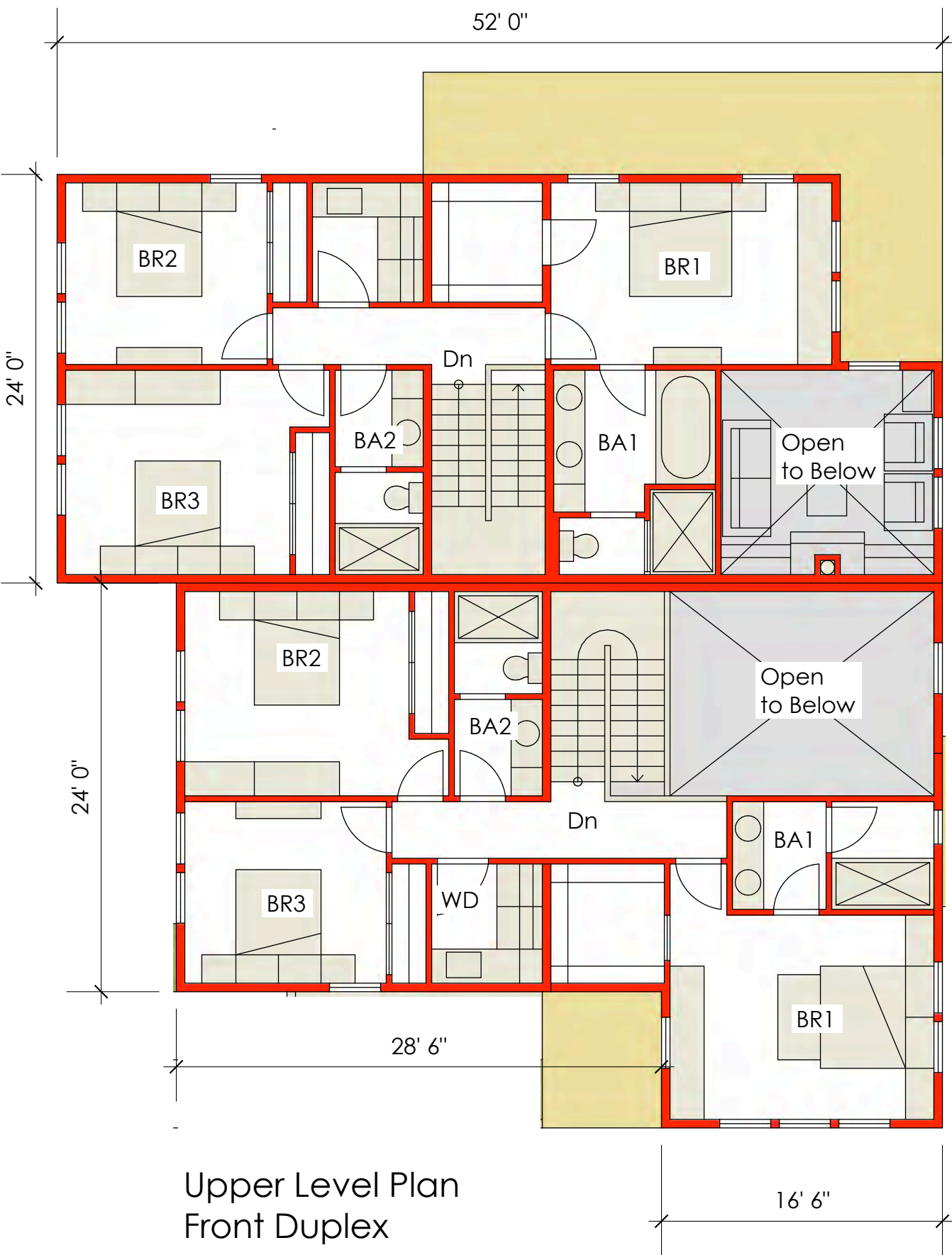
Model Views

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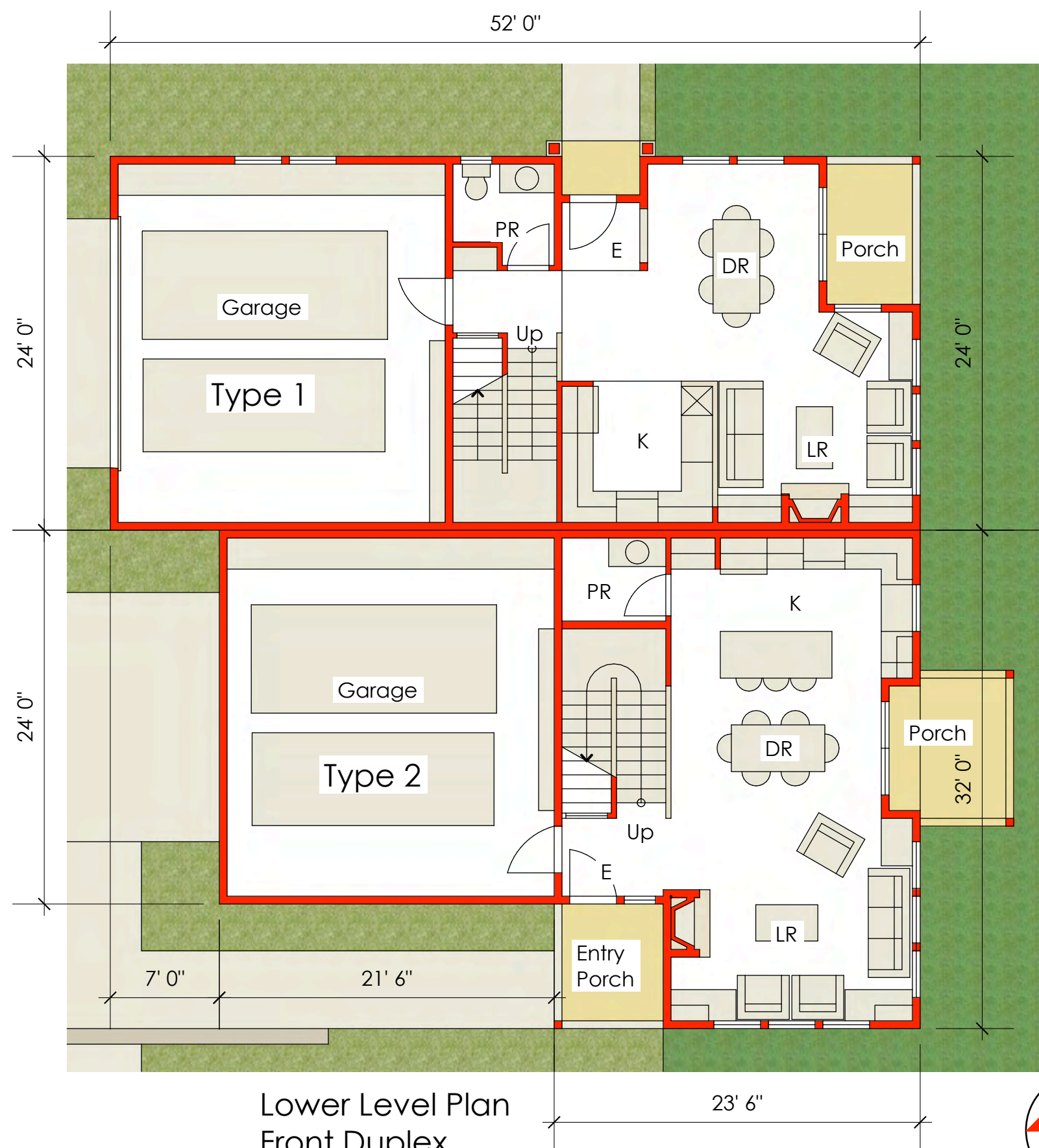


The 12 duplex houses are located along the north side of the north entry drive and are arranged in two clusters around a pair of auto courts. There are two types of duplexes. The four front buildings contain one street fronting house (Type 1) with a wraparound porch and one internal house (Type 2). The two back buildings are comprised of two houses (Type 3) joined at their garages. Each of the duplex houses contains 3 bedrooms and two and one half baths in two stories with a private fenced yard, entry porch and a two car garage with full driveway.





Upper Level Plan
Front Duplex



Lower Level Plan
Front Duplex



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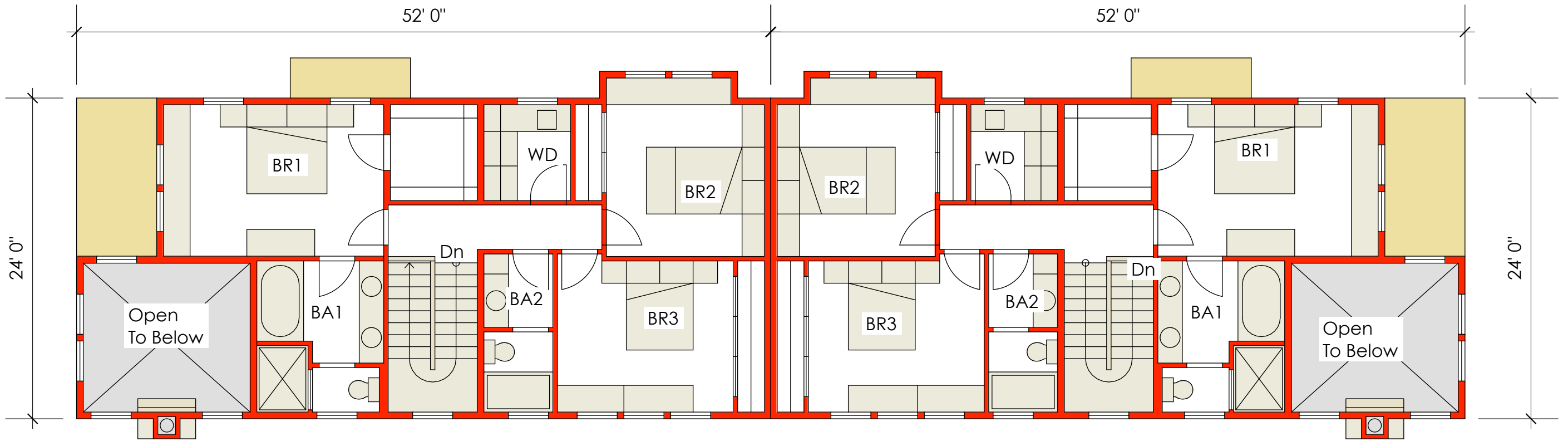
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Concept Study

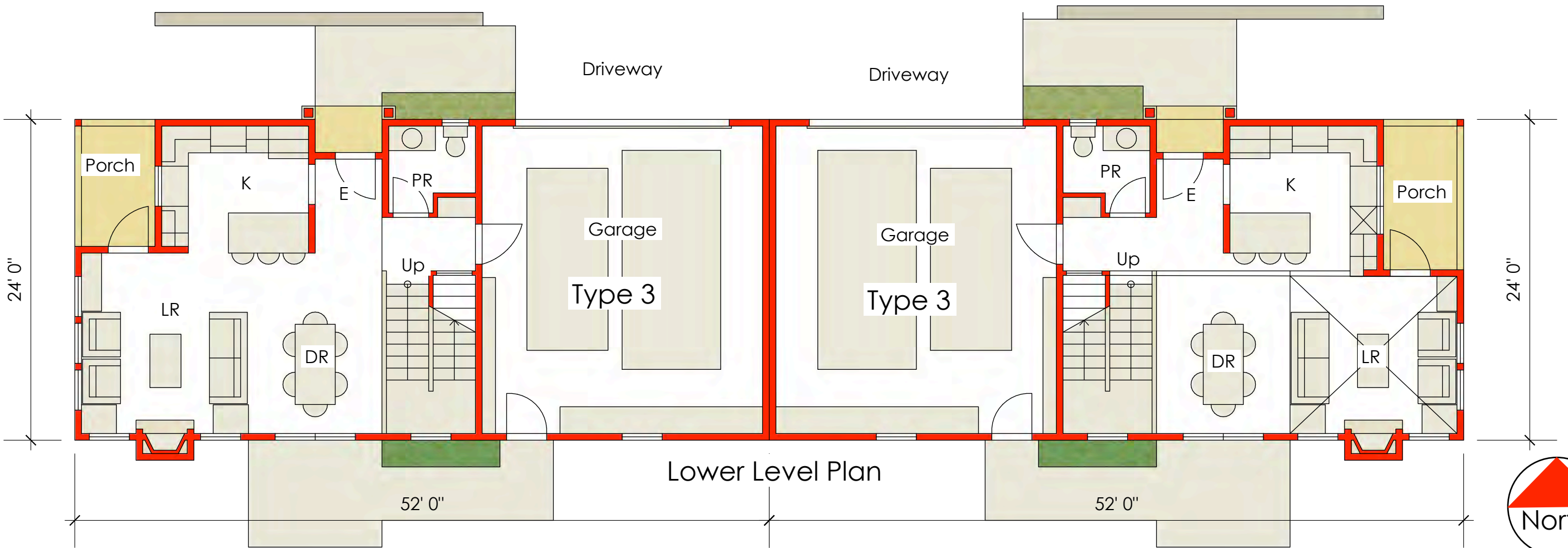
Front Duplex
Floor Plans 1:8



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Upper Level Plan



Lower Level Plan



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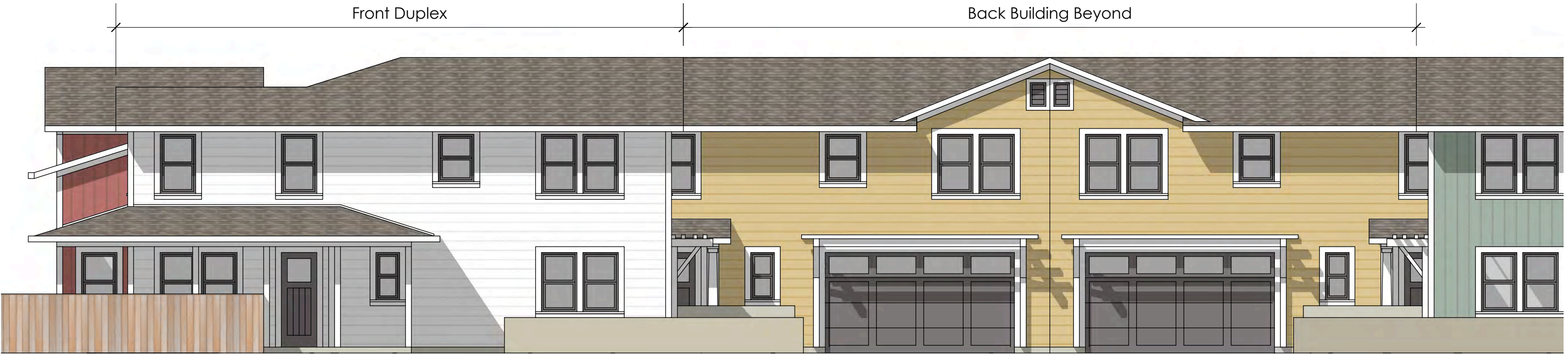
Burbank Avenue
 Concept Study

Back Duplex
 Floor Plans 1:8

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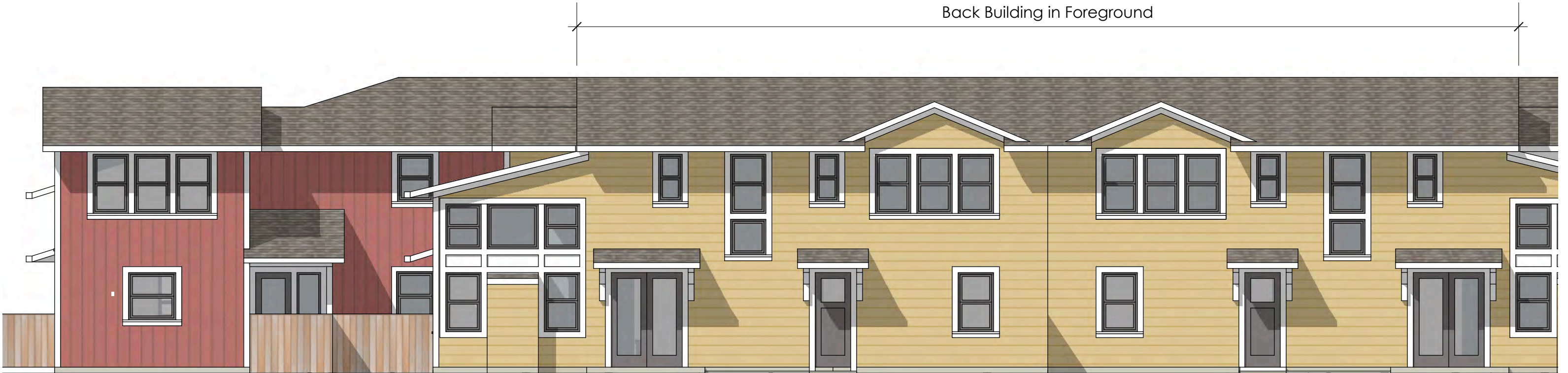
Front Duplex

Back Building Beyond



Street Front Elevation

Back Building in Foreground



One Half Back Building

Back Yard Elevation



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Duplex
 Elevations 1:8

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Auto Court Elevation



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 Concept Study

Duplex
 Elevations 1:8

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Tabulations				
Type	Lower	Garage	Upper	Total
I (Front)	652sf	516sf	940sf	1592sf/ 2108sf w/ Garage
II (Middle)	667sf	516sf	970sf	1637sf/ 2143sf w/ Garage
III (Back)	652sf	516sf	940sf	1592sf/ 2108sf w/ Garage



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Duplex Birds Eye
 Looking Southwest

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Street View looking Southwest



Back Yard View looking Northeast



Auto Court View Looking Southwest



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Duplex
Model Views

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