

320 COLLEGE AVENUE APARTMENT
 SANTA ROSA, CALIFORNIA

SITE ANALYSIS AND NEIGHBORHOOD CONTEXT MAP



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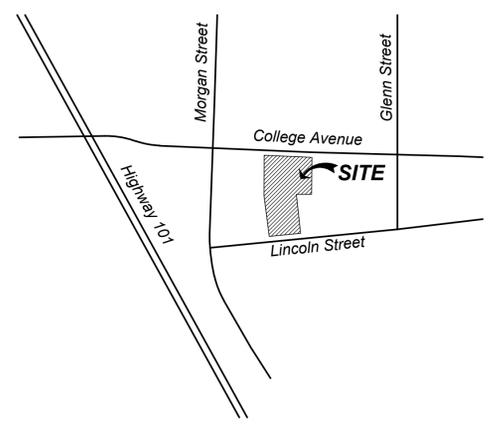
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PROJECT DATA

PROJECT LOCATION: 320 COLLEGE AVENUE, SANTA ROSA
 ASSESSOR PARCEL #: 010-113-035
 ZONING: CD-5-H
 SITE AREA: 0.63 ACRES
 NUMBER OF UNITS: 40 (3 Studio + 22 1-Bedroom + 15 2-Bedroom)
 BUILDING AREA:
 BUILDING "A"
 GROUND FLOOR: 9,780 S.F. (parking & lobby)
 2nd FLOOR: 9,965 S.F.
 3rd FLOOR: 10,025 S.F.
 TOTAL: 29,770 S.F.
 BUILDING "B"
 GROUND FLOOR: 4,001 S.F. (apartments, parking & trash enclosure)
 2nd FLOOR: 4,342 S.F.
 3rd FLOOR: 4,288 S.F.
 4th FLOOR: 4,261 S.F.
 TOTAL: 16,891 S.F.
 PARKING REQUIRED: 40 SPACES (1 SPACE PER UNIT IN 'CD' ZONE)
 PARKING PROVIDED: 42 SPACES - Automobile
 11 SPACES - Bicycle

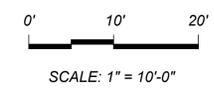
VICINITY MAP



AVENUE 320 APARTMENTS
 320 College Avenue, Santa Rosa, CA

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CONCEPTUAL SITE and FIRST FLOOR PLANS

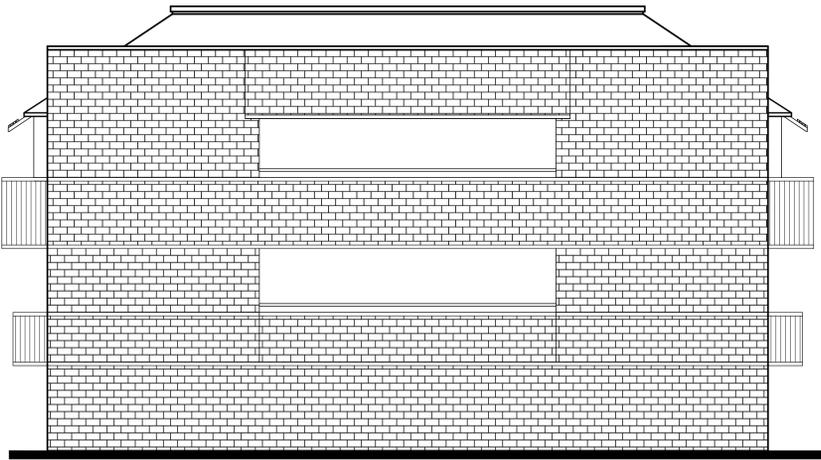


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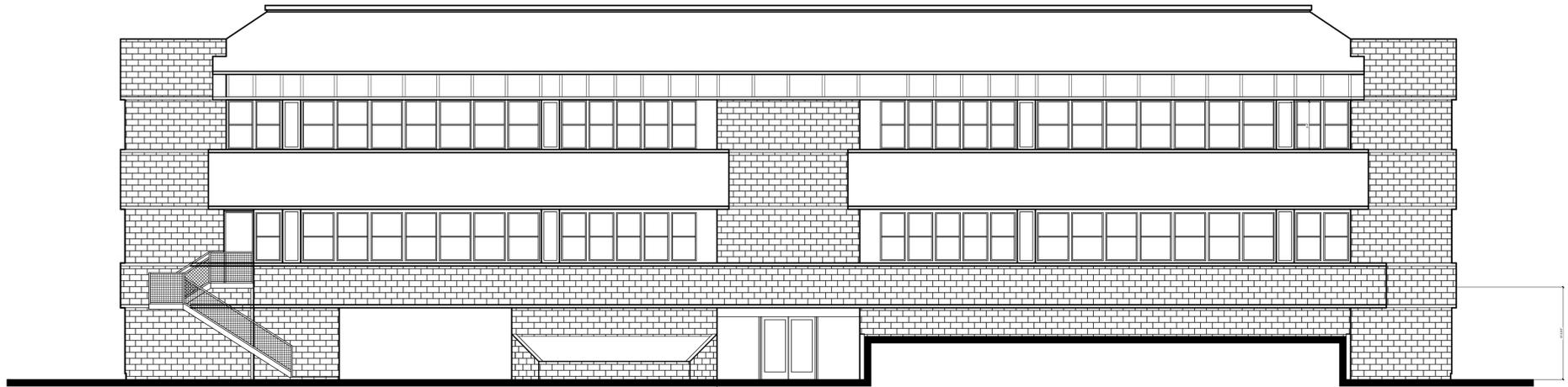
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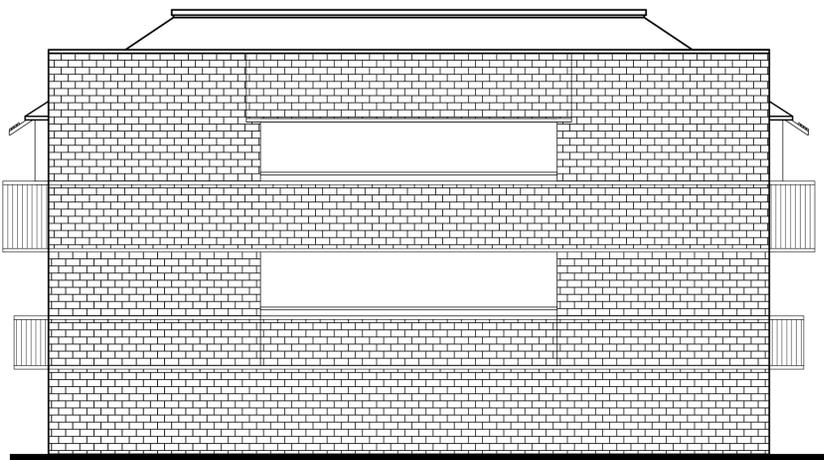
NORTH ELEVATION



EAST ELEVATION

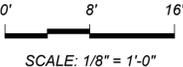


SOUTH ELEVATION



WEST ELEVATION

BUILDING "A"
EXISTING ELEVATIONS



SCALE: 1/8" = 1'-0"

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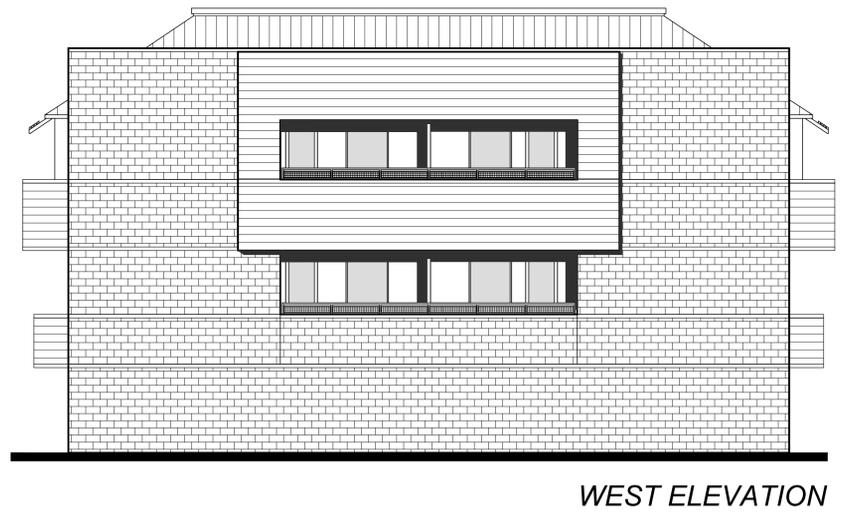
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4E

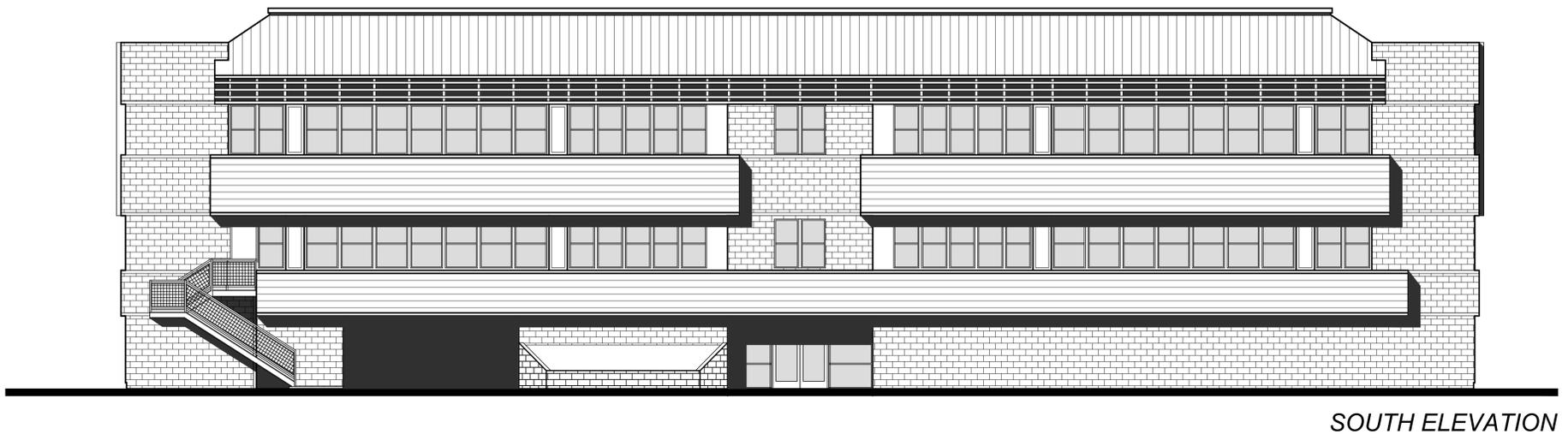
02/19/19
TFA #1616



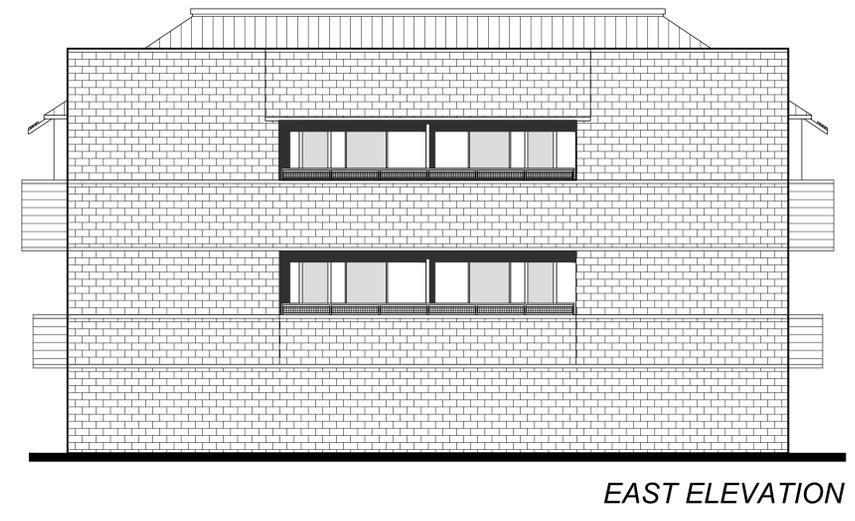
NORTH ELEVATION



WEST ELEVATION

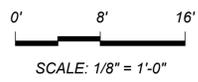


SOUTH ELEVATION



EAST ELEVATION

BUILDING "A"
CONCEPTUAL ELEVATIONS



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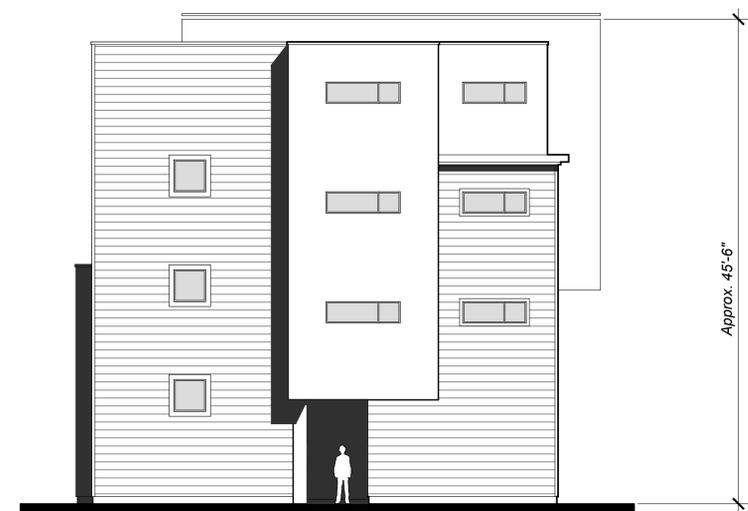
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WEST



SOUTH

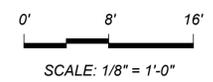


NORTH



EAST

BUILDING "B"
CONCEPTUAL ELEVATIONS



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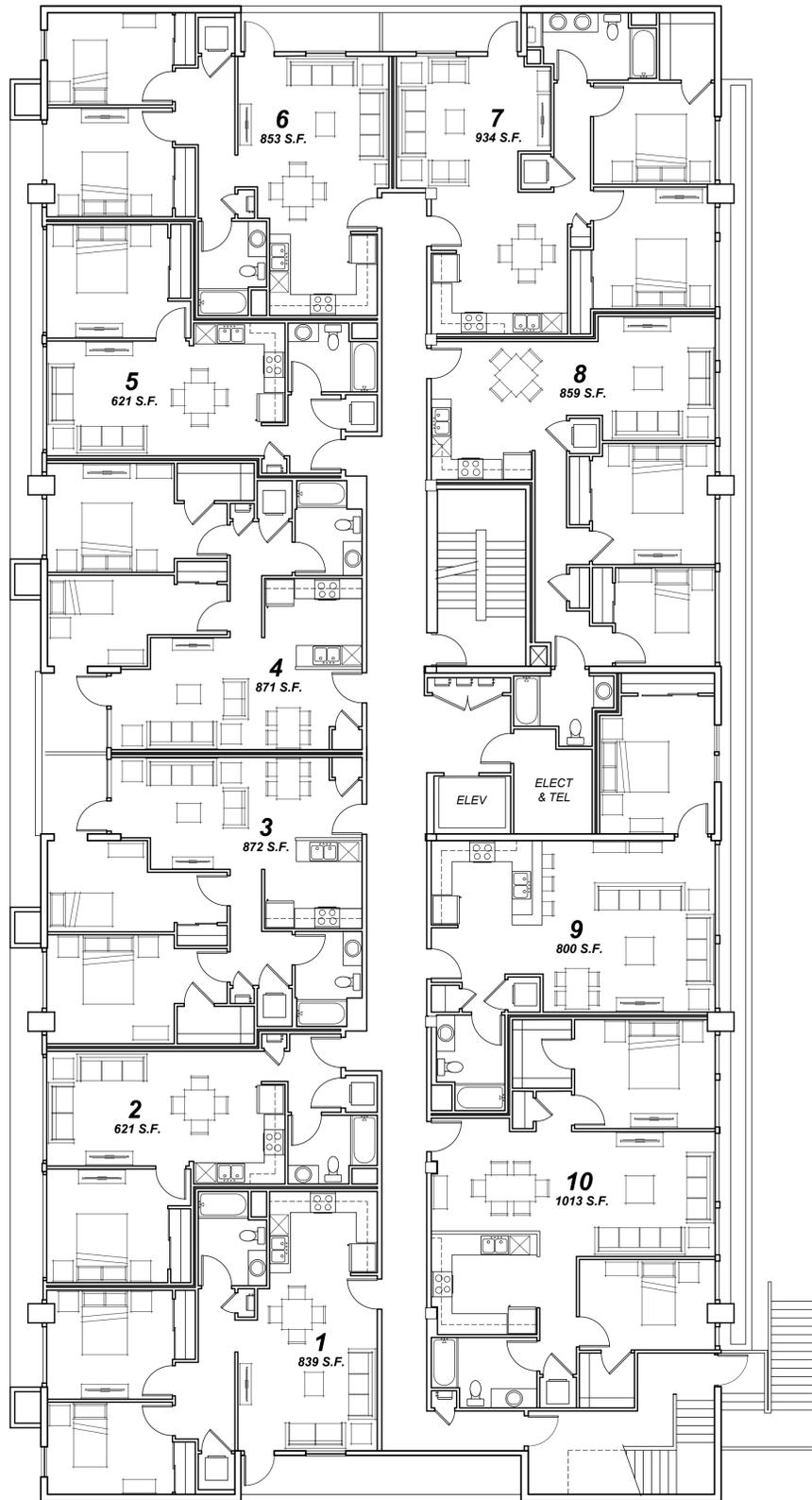
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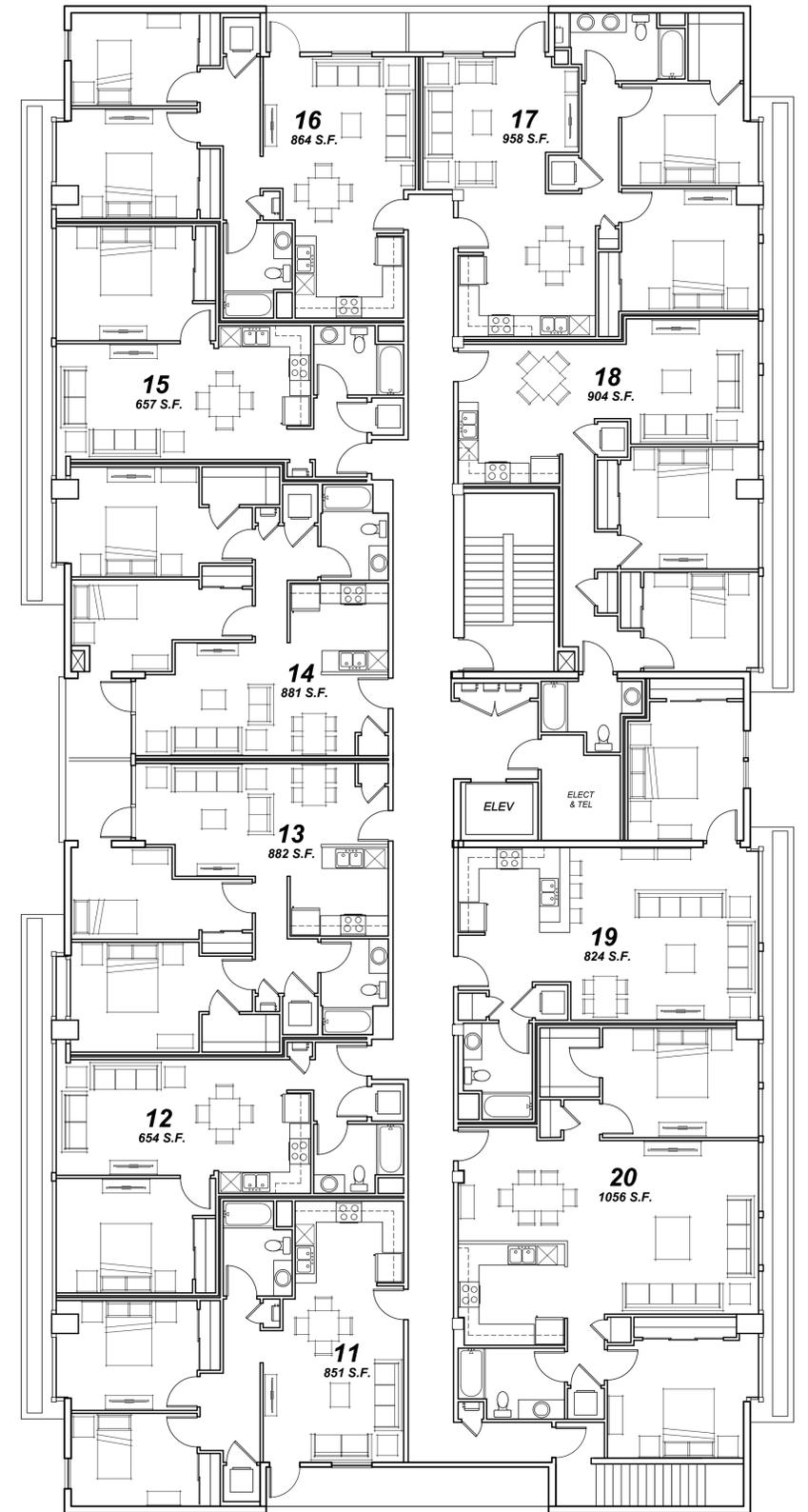


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SECOND FLOOR



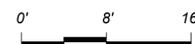
THIRD FLOOR

AVENUE 320 APARTMENTS

320 College Avenue, Santa Rosa, CA

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



SCALE: 1/8" = 1'-0"

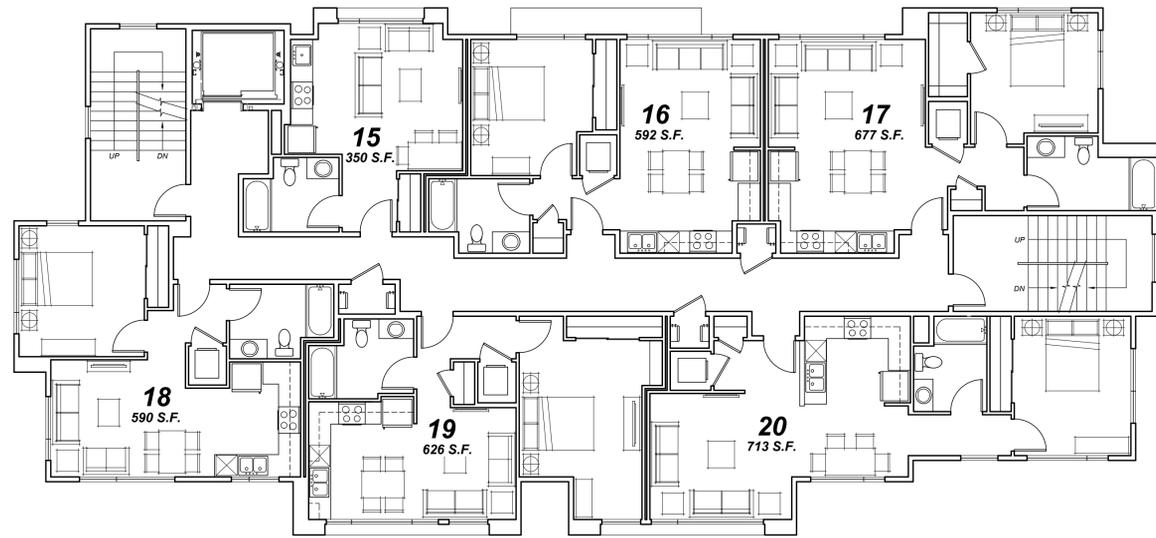


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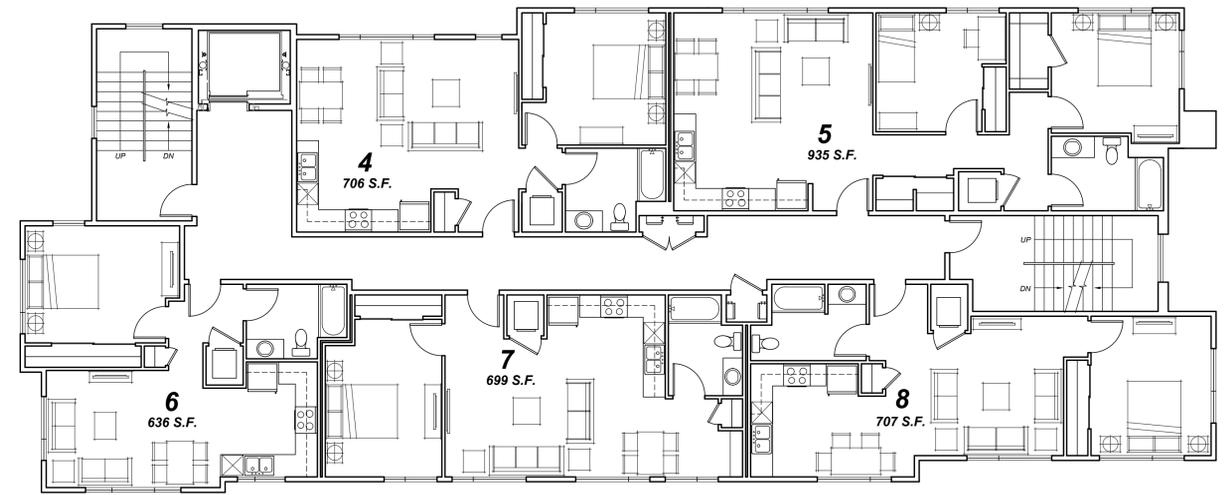
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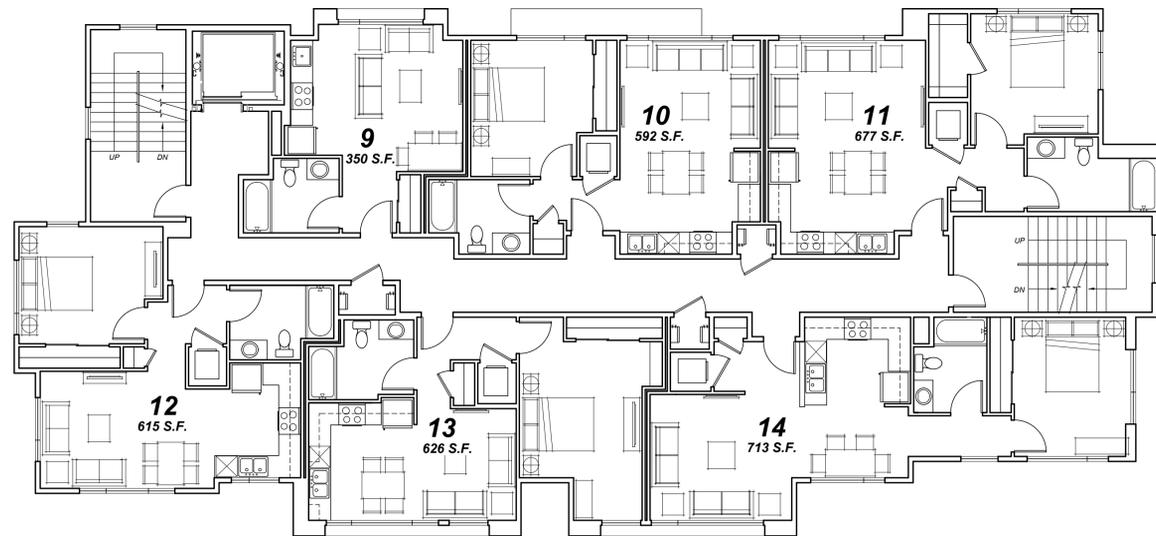
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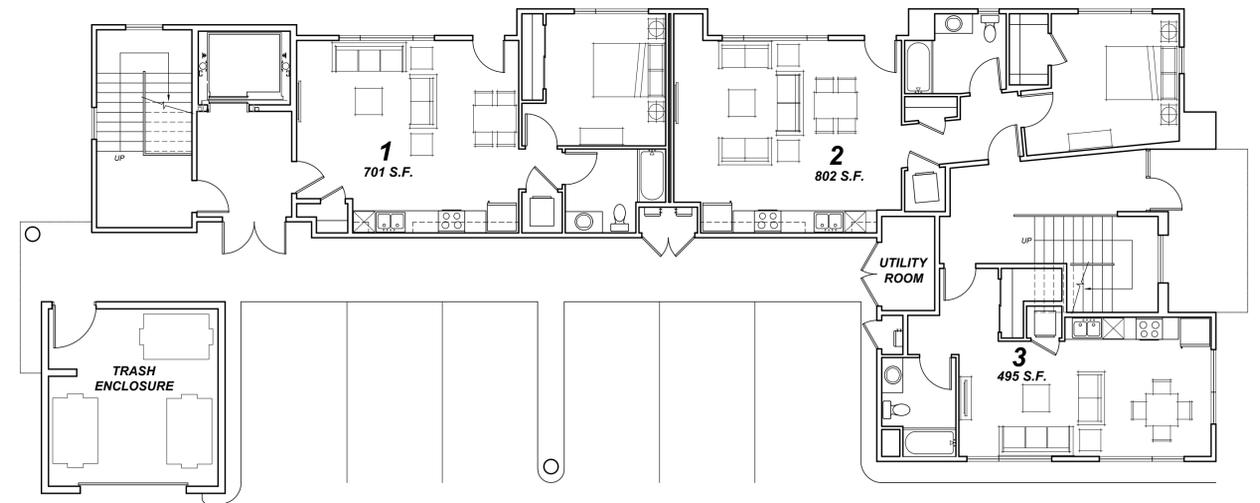
FOURTH FLOOR
4260 S.F.



SECOND FLOOR
4342 S.F.



THIRD FLOOR
4288 S.F.

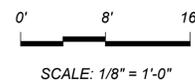


FIRST FLOOR
2695 S.F. Residential
312 S.F. Trash Enclosure

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PROPOSED BUILDING "B"
CONCEPTUAL FLOOR PLANS



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CONCEPTUAL LANDSCAPE PLAN

320 COLLEGE AVENUE
320 COLLEGE AVENUE
SANTA ROSA, CALIFORNIA

LANDSCAPE DESIGN INTENT

THE DESIGN INTENT OF THIS PROJECT IS TO PROVIDE AN ATTRACTIVE, DURABLE, LOW MAINTENANCE AND LOW WATER CONSUMING LANDSCAPE.

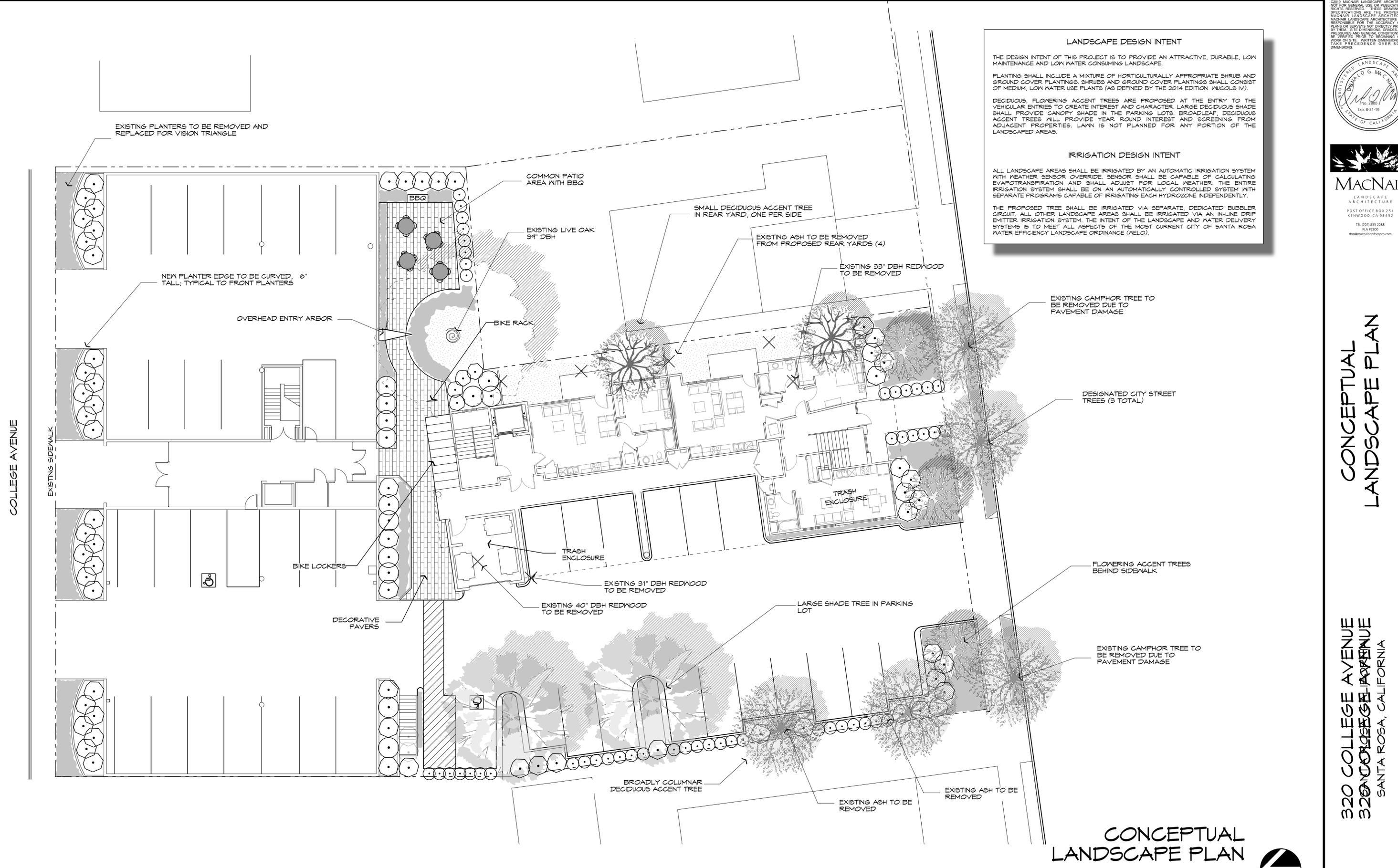
PLANTING SHALL INCLUDE A MIXTURE OF HORTICULTURALLY APPROPRIATE SHRUB AND GROUND COVER PLANTINGS. SHRUBS AND GROUND COVER PLANTINGS SHALL CONSIST OF MEDIUM, LOW WATER USE PLANTS (AS DEFINED BY THE 2014 EDITION WUGOLS IV).

DECIDUOUS, FLOWERING ACCENT TREES ARE PROPOSED AT THE ENTRY TO THE VEHICULAR ENTRIES TO CREATE INTEREST AND CHARACTER. LARGE DECIDUOUS SHADE SHALL PROVIDE CANOPY SHADE IN THE PARKING LOTS. BROADLEAF, DECIDUOUS ACCENT TREES WILL PROVIDE YEAR ROUND INTEREST AND SCREENING FROM ADJACENT PROPERTIES. LAWN IS NOT PLANNED FOR ANY PORTION OF THE LANDSCAPED AREAS.

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 (WELCO).



CONCEPTUAL LANDSCAPE PLAN



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By Andrew Trippel at 4:16 pm, Mar 12, 2019

DATE: 2/5/19
JOB: 2018-04
SCALE: 1" = 10'
DRAWN: DM