

YOLANDA
CONCEPT DESIGN PACKAGE

SANTA ROSA, CA

03.22.2018

PROJECT INFORMATION

GENERAL:

ADDRESS: 325 YOLANDA AVENUE & 2532 SANTA ROSA AVENUE
GENERAL PLAN DESIGNATION: RETAIL & BUSINESS SERVICE
ZONING: CG GENERAL COMMERCIAL

SITE SUMMARY:

TOTAL GROSS SITE AREA (RESIDENTIAL): 8.4 ACRES
RESIDENTIAL DENSITY: 252 UNITS / 8.4 ACRES = 30 UNITS/ACRE
TOTAL GROSS SITE AREA (COMMERCIAL): 1.6 ACRES

PARKING SUMMARY:

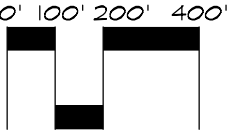
RESIDENTIAL:
PARKING REQUIRED: 133 UNITS OF STUDIO OR 1 BEDROOM X 1.5 SPACES = 199.5 SPACES
119 UNITS OF 2 OR 3 BEDROOMS X 2.5 SPACES = 297.5 SPACES
TOTAL REQUIRED = 497 SPACES
PARKING PROVIDED:
COVERED SPACES: TUCK-UNDER GARAGES = 50 SPACES
CARRIAGE UNIT GARAGES = 24 SPACES
CARPORTS = 182 SPACES
TOTAL COVERED SPACES = 256 SPACES
UNCOVERED SPACES: TANDEM AT TUCK-UNDER GARAGES = 50 SPACES
UNCOVERED = 121 SPACES
TOTAL UNCOVERED SPACES = 171 SPACES
TOTAL SPACES PROVIDED: 427 SPACES

COMMERCIAL:
PARKING REQUIRED: 51 SPACES (1 SPACE PER 75 SF)
PARKING PROVIDED: 66 SPACES
RESIDENTIAL BUILDING SUMMARY:

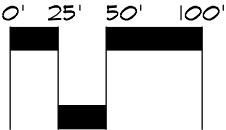
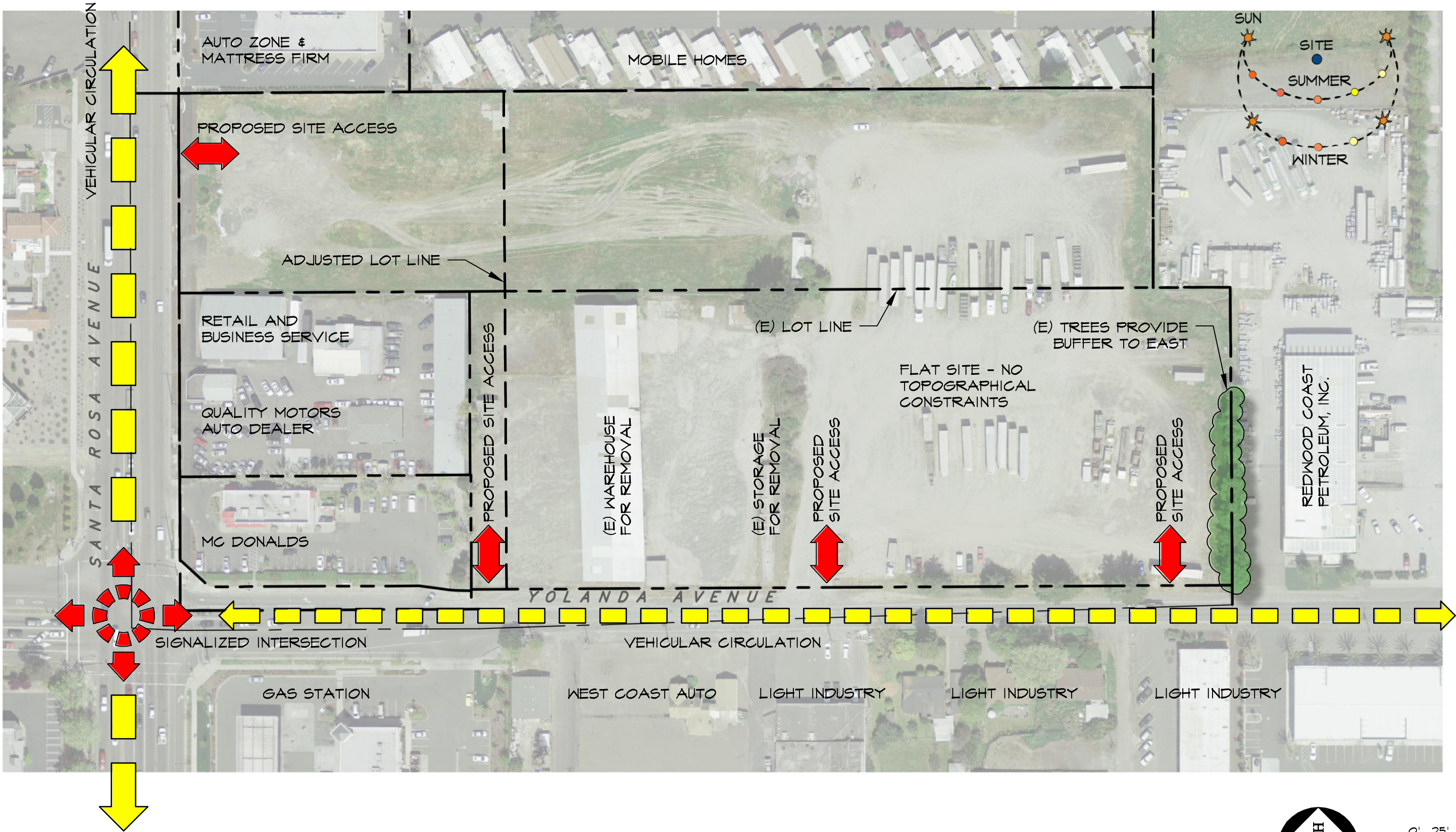
	NUMBER OF BUILDINGS	HEIGHT
BUILDING TYPE A-A	3	3-STORY
BUILDING TYPE B-B	1	3-STORY
BUILDING TYPE C-D	2	3-STORY
BUILDING TYPE B-C (W/TUCK-UNDER PARKING)	5	3-STORY
CARRIAGE UNIT	4	2-STORY
CLUBHOUSE/LEASING & FITNESS	1	1-STORY

Garden Chassis Unit Matrix - Yolanda												
	Chassis A	Chassis B	Chassis C	Chassis D	B-tuck	C-tuck	Carraige		TOTAL CHASSIS 26			
QTY	6	2	2	2	5	5	4					
UNIT TYPE	QTY	QTY	QTY	QTY	QTY	QTY	QTY		TOTAL UNITS	UNIT SQ. FT.	TOTAL UNIT SQ. FT.	# of baths
S1 Studio (#3)	18							7%	18	544	9792	18
A1 1BD/ 1BA (#10)		6		6	15			46%	27	624	16848	27
A2 1BD/ 1BA (#14)	18	6	6		10	10			50	672	33600	50
A3 1BD/ 1BA (#17)				12					12	684	8208	12
A4 1BD+/1BA (#19)	18								18	792	14256	18
Carraige Unit							8		8	762	6096	8
B1 2BD/ 2BA (#24)	18		6	6		25		39%	55	965	53075	110
B2 2BD/ 2BA (new)		6	12		10	15			43	1045	44935	86
C1 3BD/ 2BA (#30)		6			15			8%	21	1223	25683	42
TOTAL UNITS	72	24	24	24	50	50	8	252	TOTAL NET RENTABLE 212493		371	TOTAL BUILDINGS 11
									Average Unit SF 843			

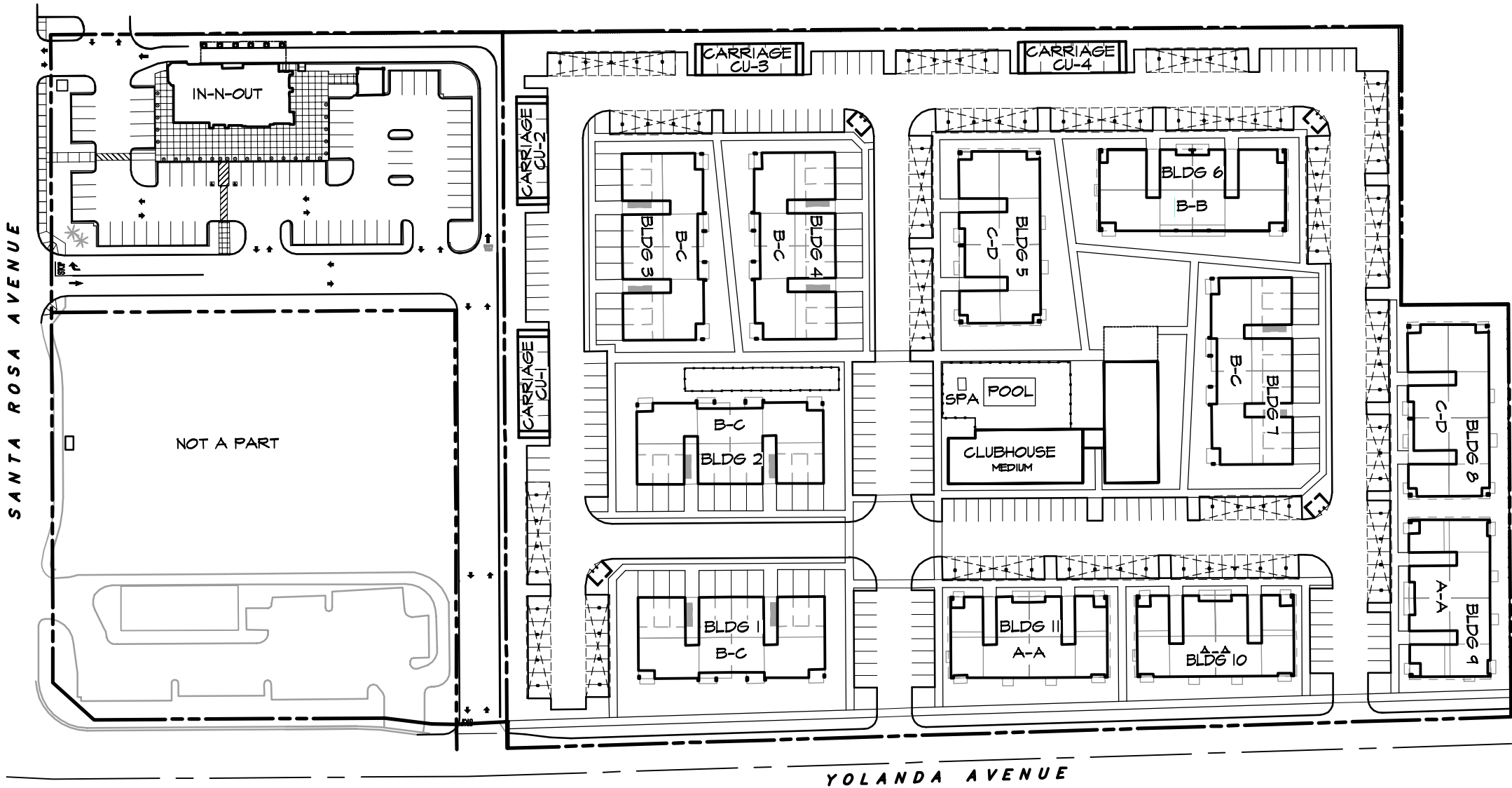
NEIGHBORHOOD CONTEXT



SITE ANALYSIS

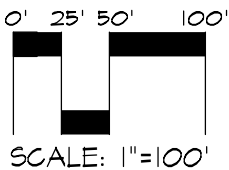


SITE PLAN

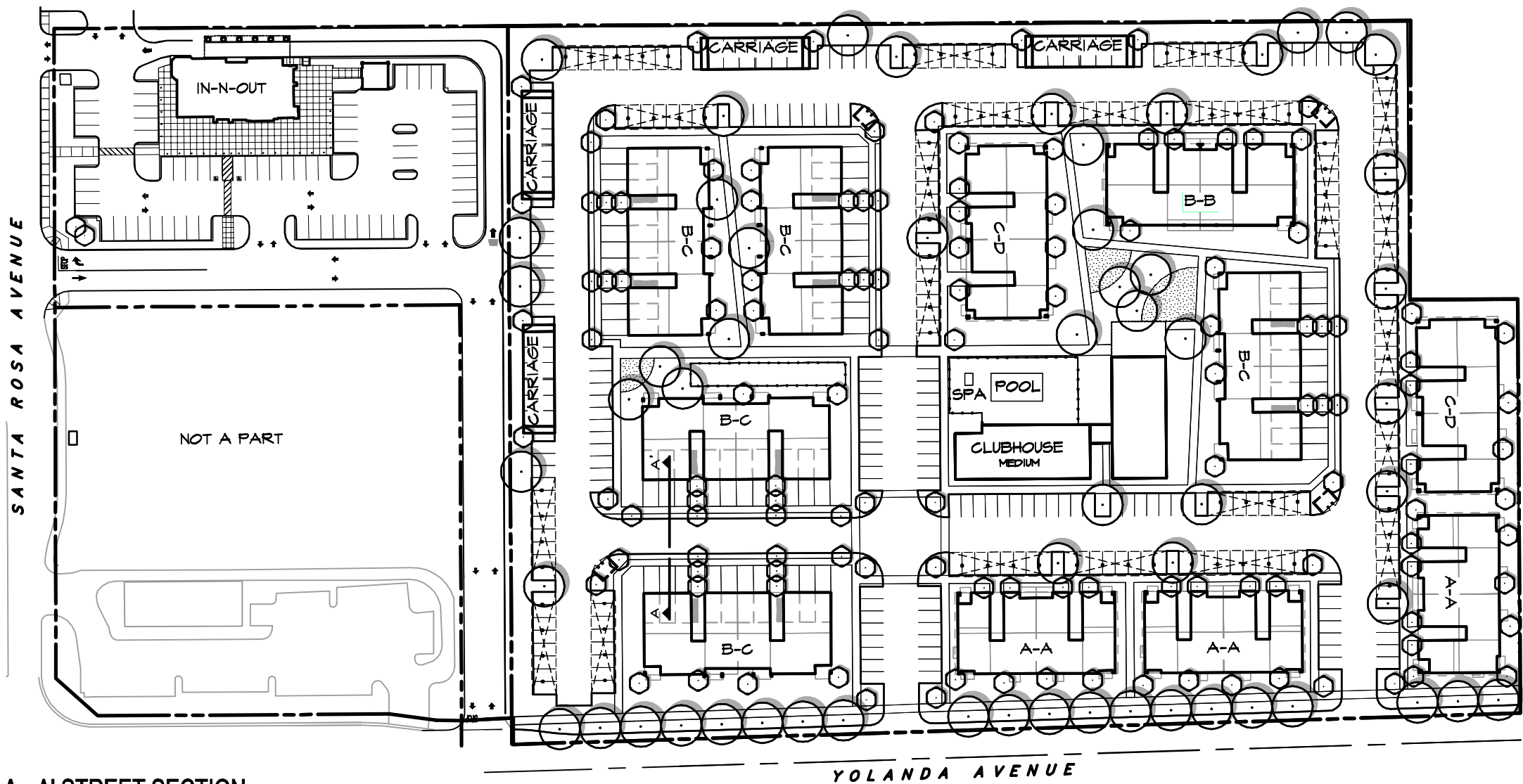


LEGEND

- FENCING
- TRASH ENCLOSURE
- CARPORT

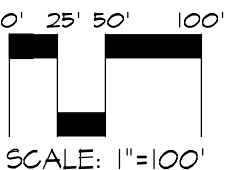


CONCEPT LANDSCAPE PLAN

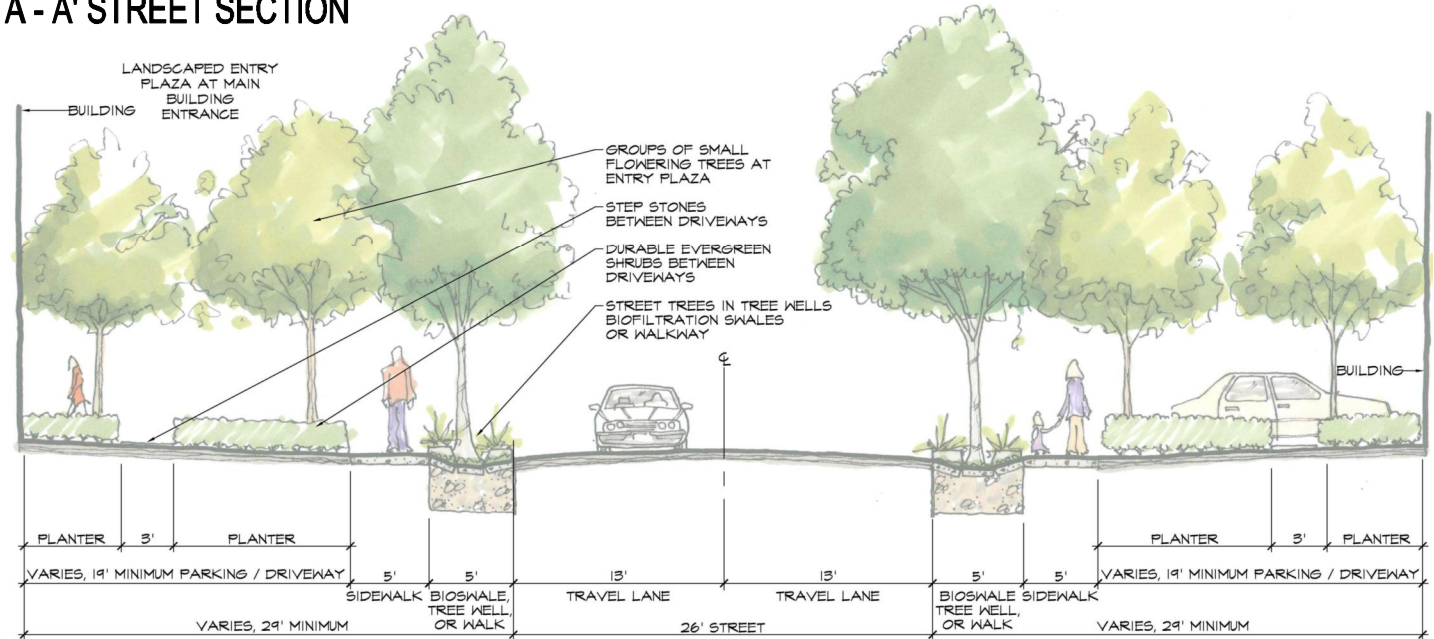


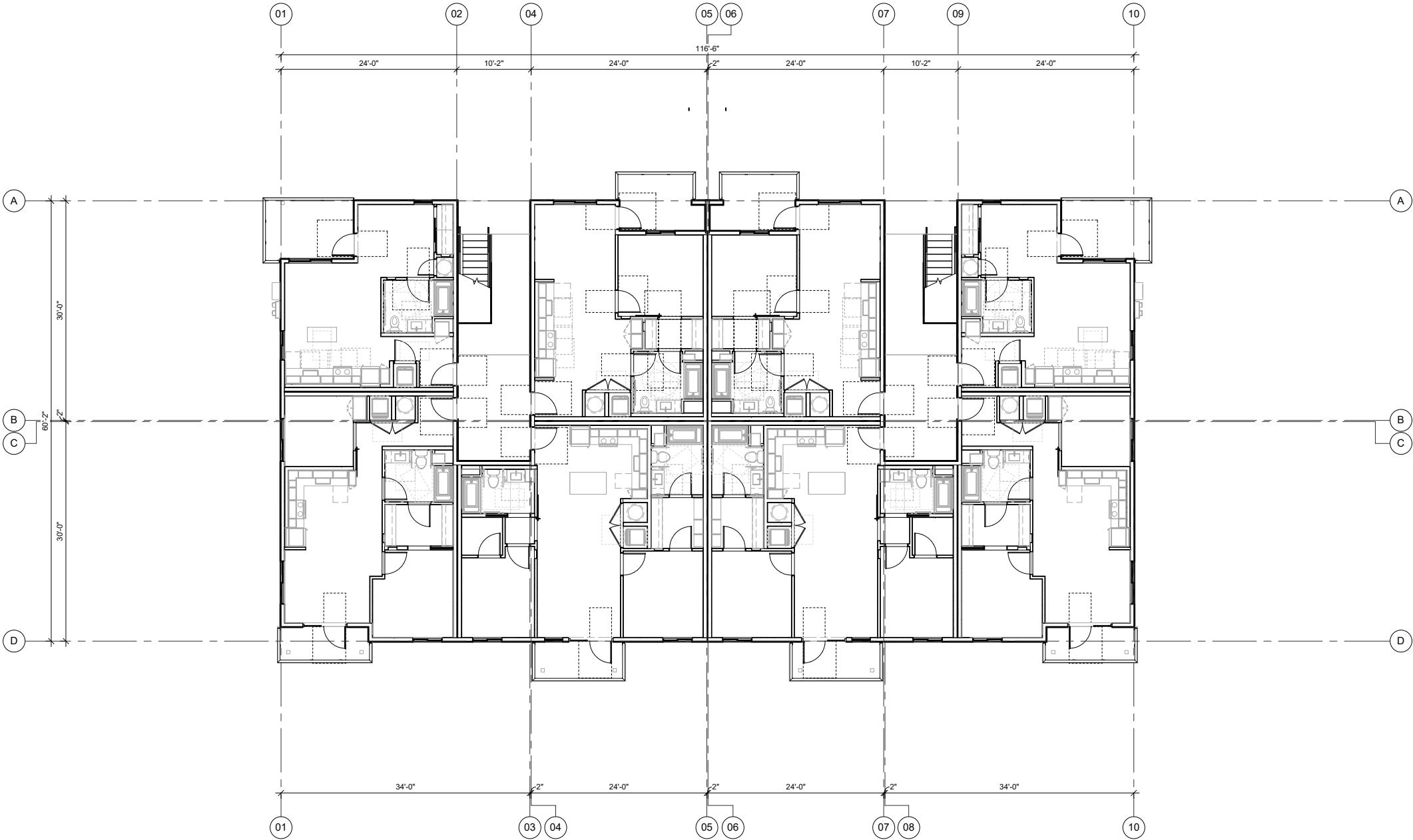
LEGEND

- DECIDUOUS SHADE TREES
- ORNAMENTAL TREES
- TURF AREAS



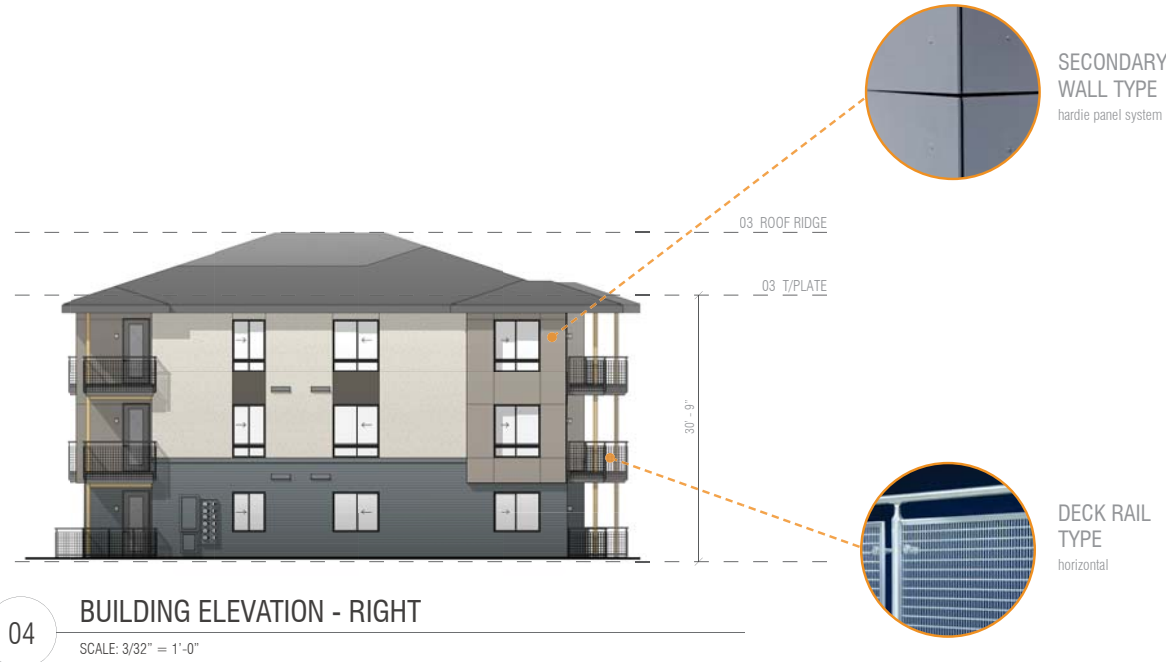
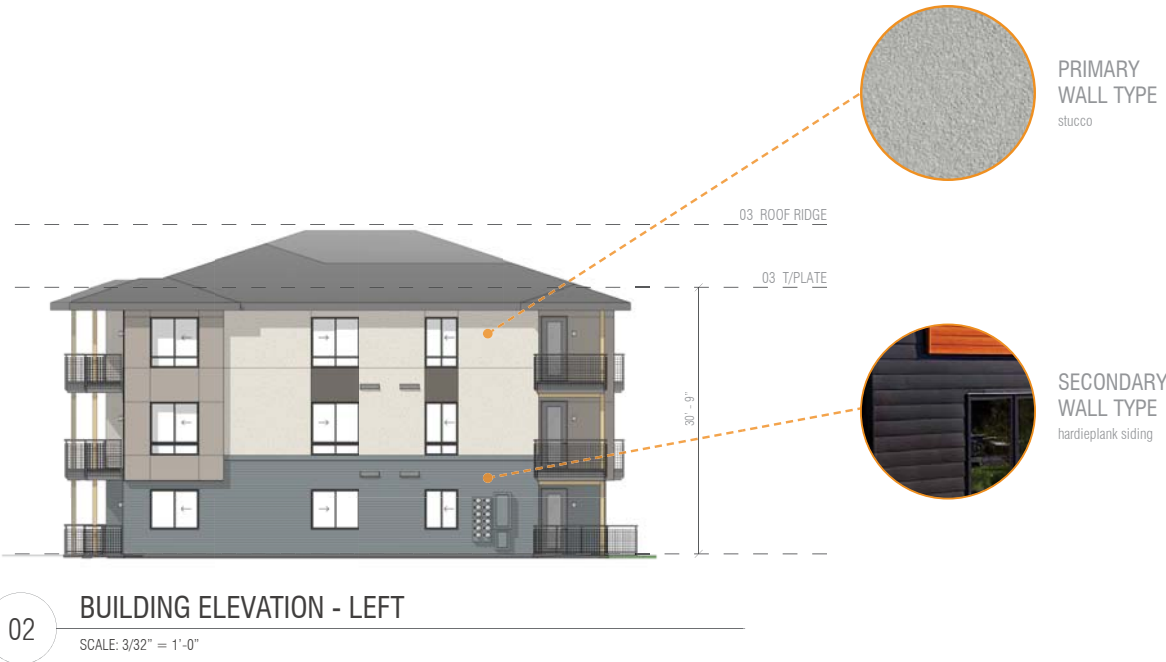
A - A' STREET SECTION

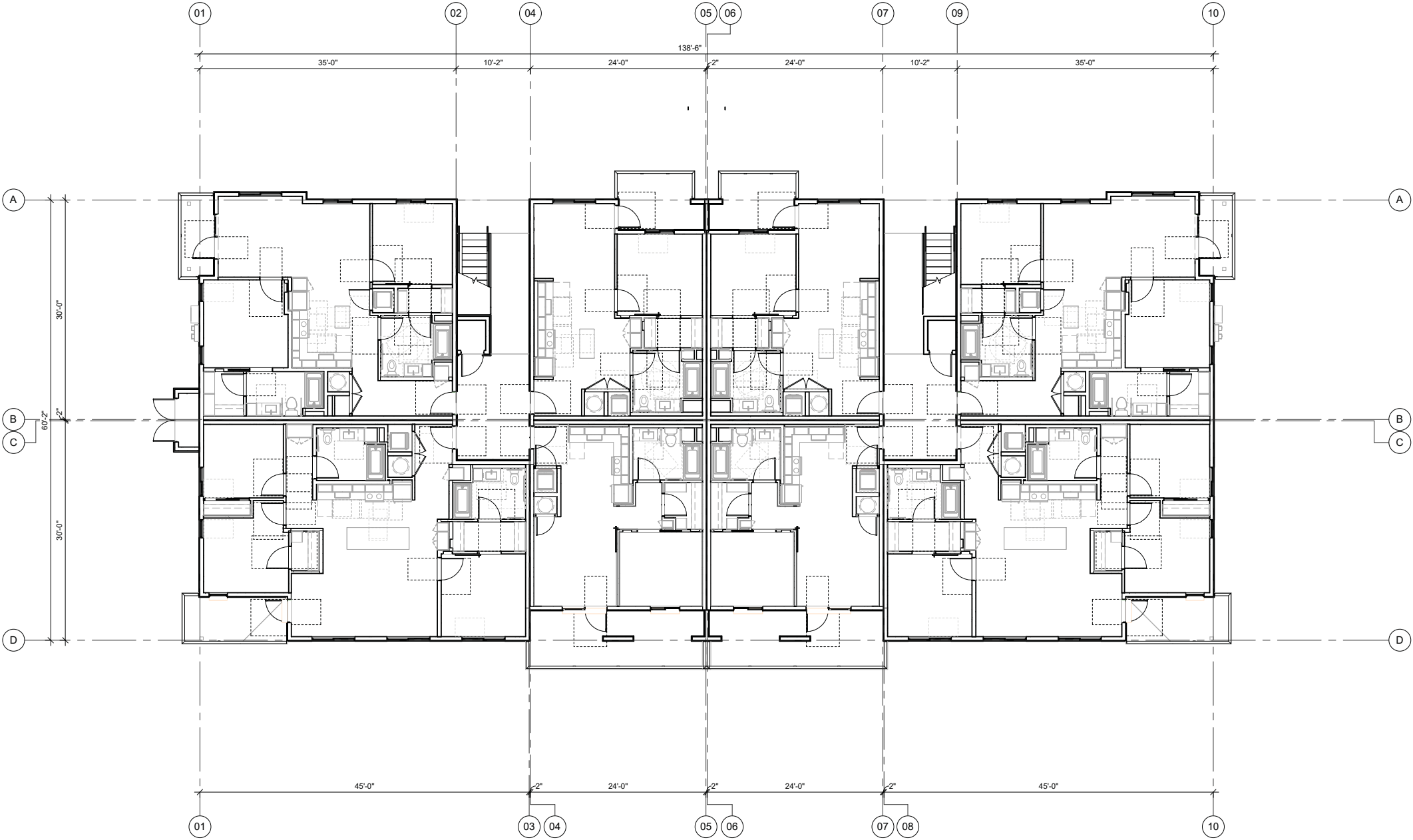




01 LEVEL 01 FLOOR PLAN
SCALE: 1/8" = 1'-0"

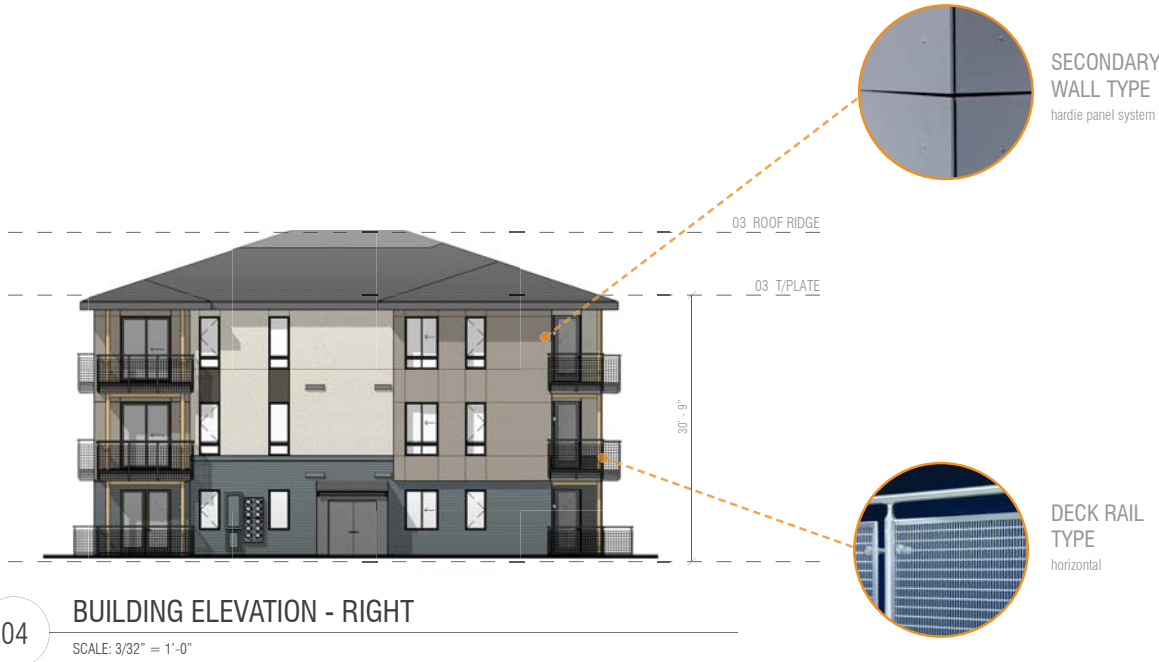
BUILDING TYPE A-A: ELEVATIONS + MATERIALS

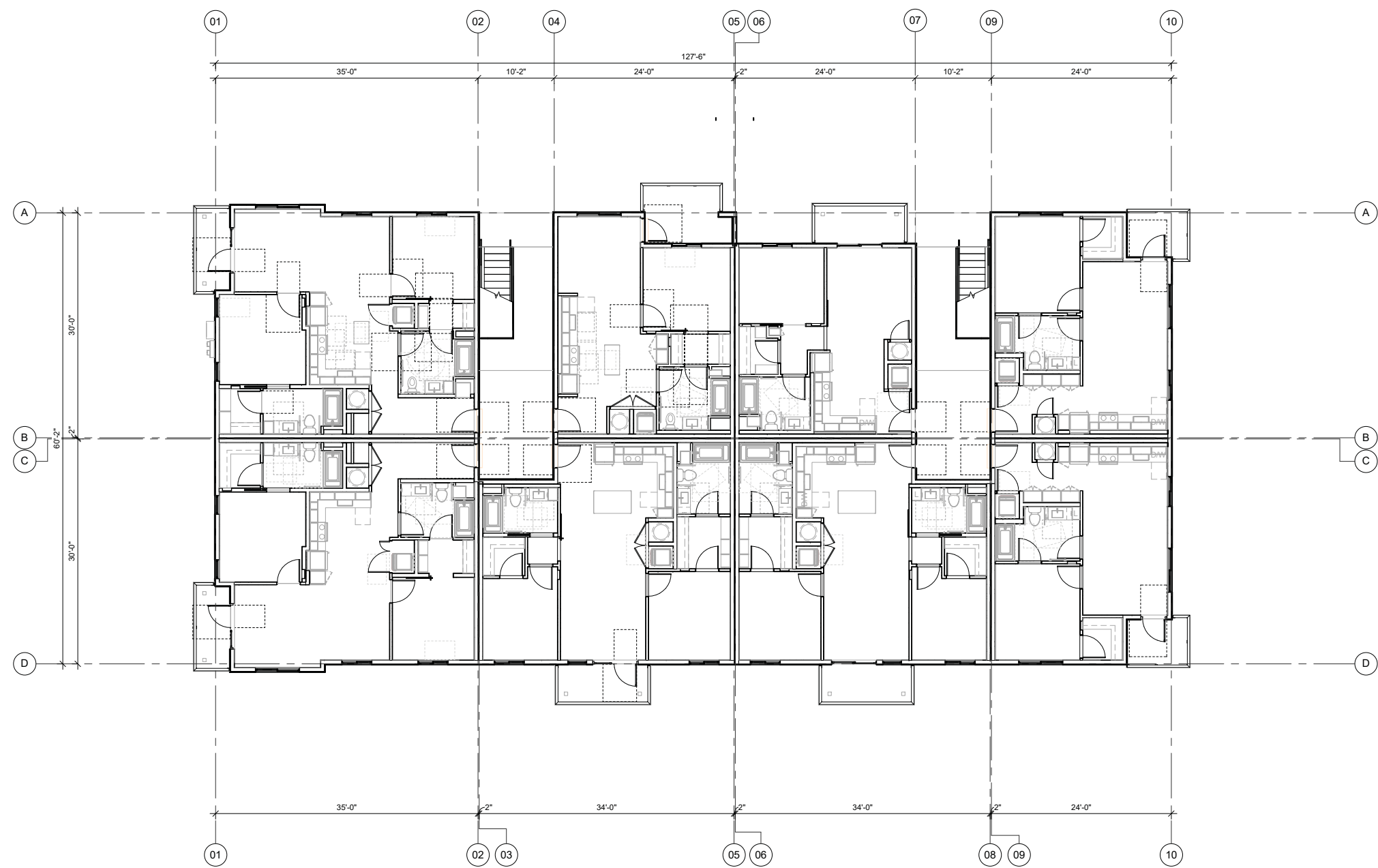




01 LEVEL 01 FLOOR PLAN
SCALE: 1/8" = 1'-0"

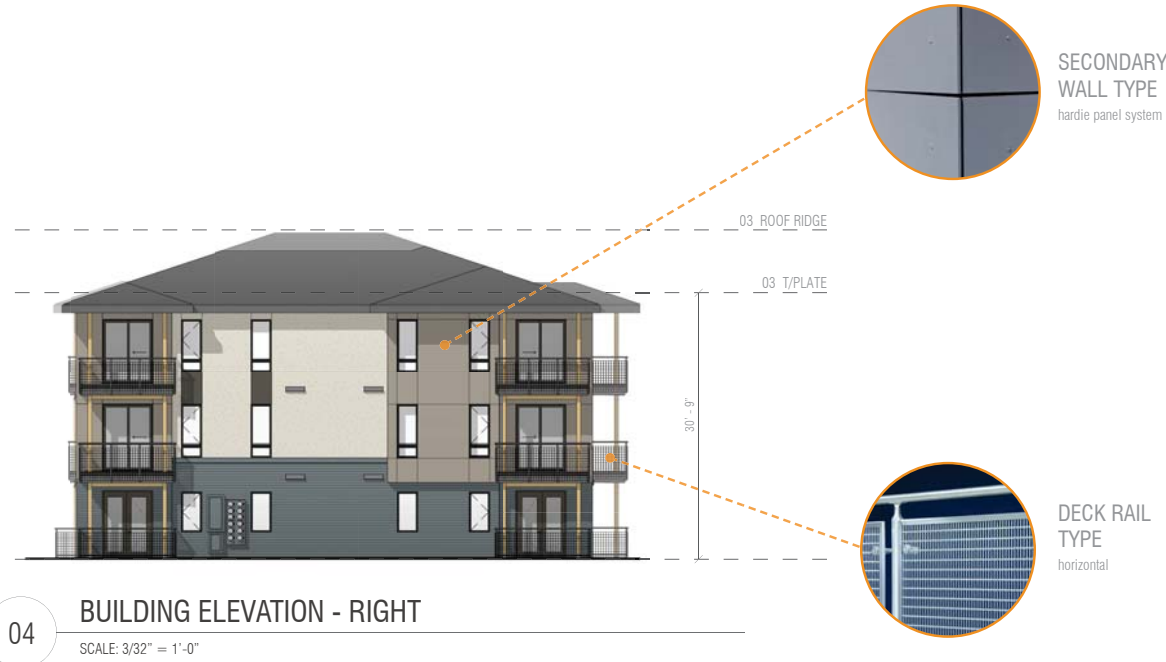
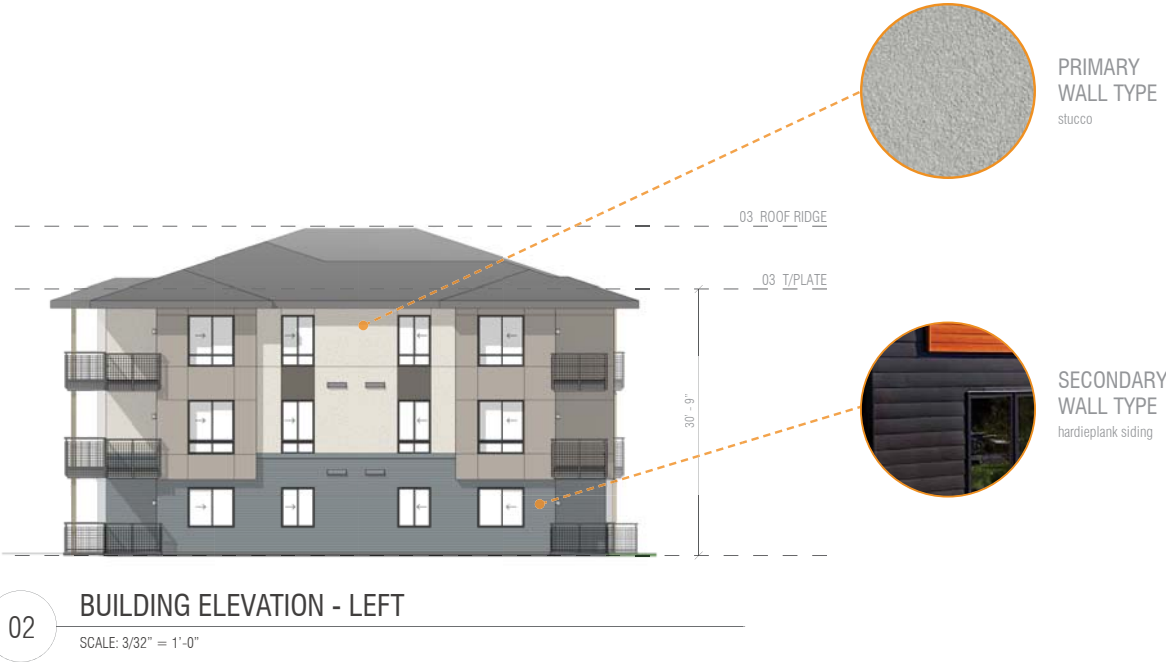
BUILDING TYPE B-B: ELEVATIONS + MATERIALS





01 LEVEL 01 FLOOR PLAN
SCALE: 1/8" = 1'-0"

BUILDING TYPE C-D: ELEVATIONS + MATERIALS



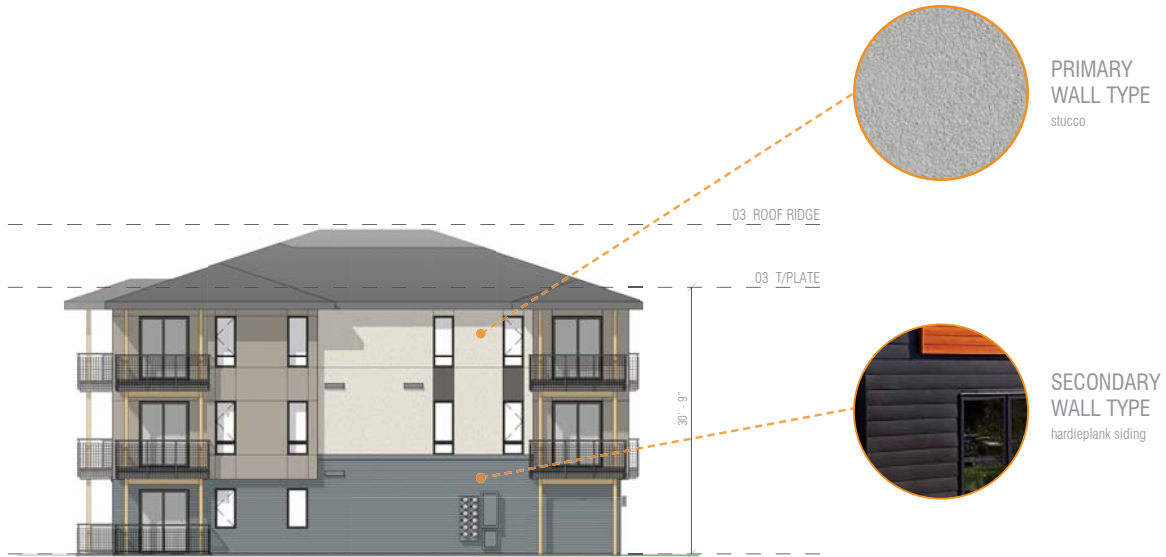


01 LEVEL 01 FLOOR PLAN
SCALE: 1/8" = 1'-0"

BUILDING TYPE B-C TUCK: ELEVATIONS + MATERIALS



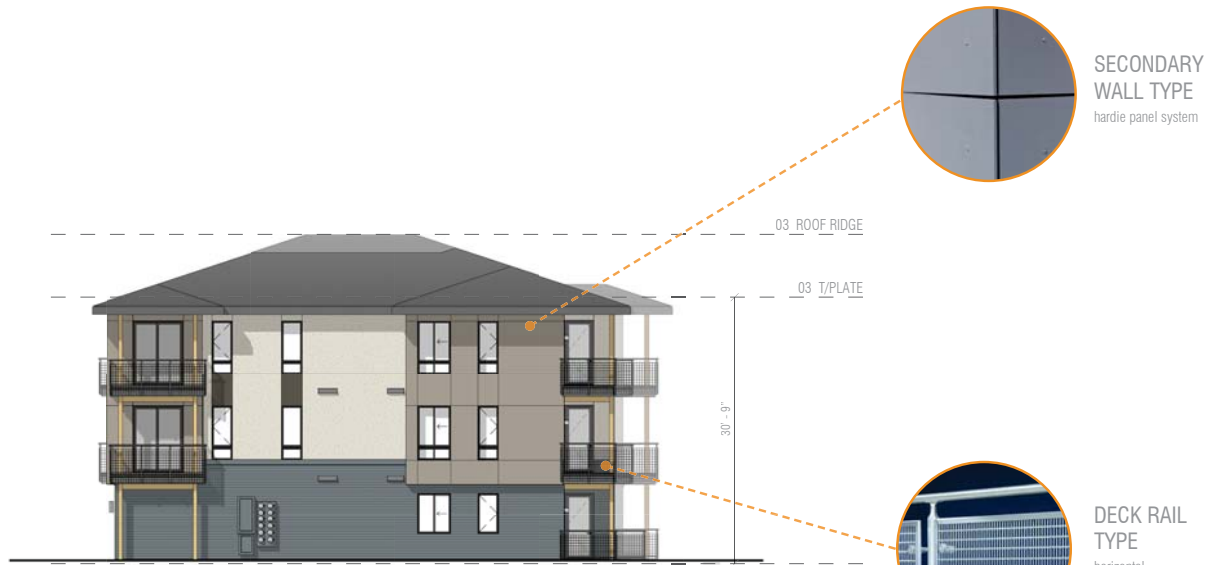
01 BUILDING ELEVATION - FRONT
SCALE: 3/32" = 1'-0"



02 BUILDING ELEVATION - LEFT
SCALE: 3/32" = 1'-0"

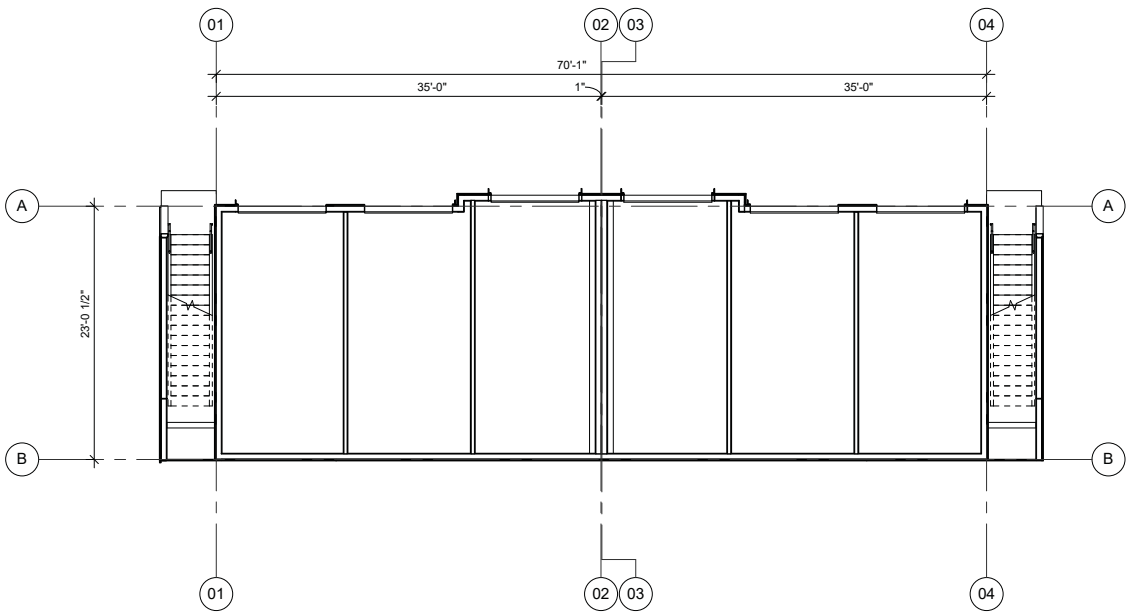


03 BUILDING ELEVATION - REAR
SCALE: 3/32" = 1'-0"

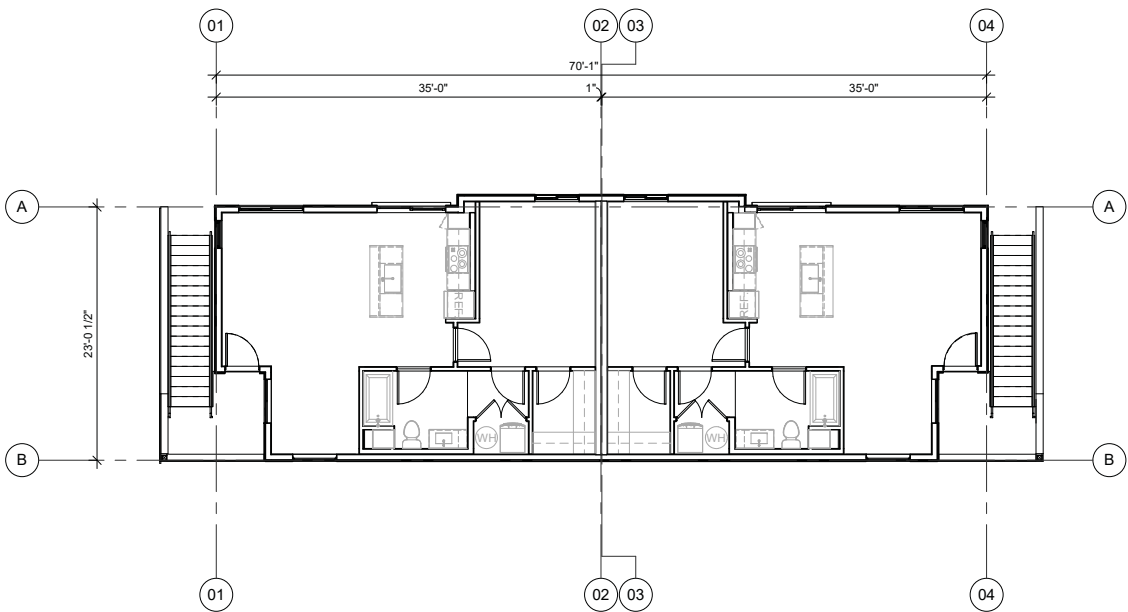


04 BUILDING ELEVATION - RIGHT
SCALE: 3/32" = 1'-0"

CARRIAGE BUILDING: FLOOR PLANS

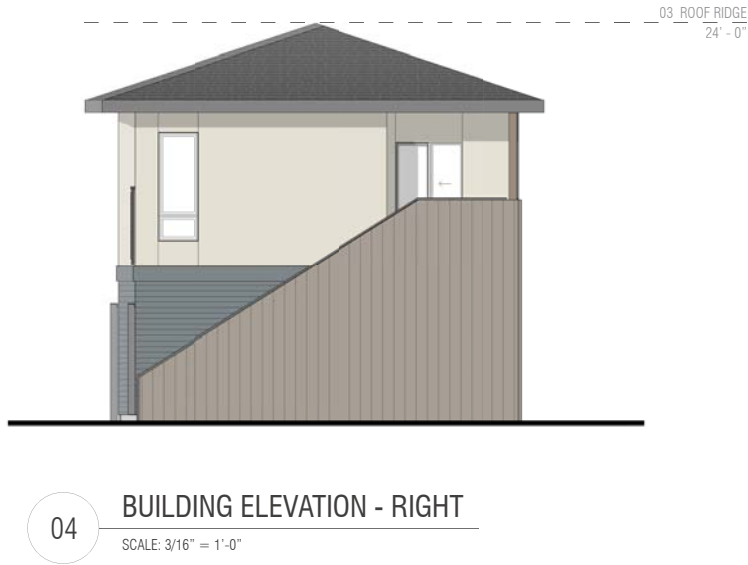
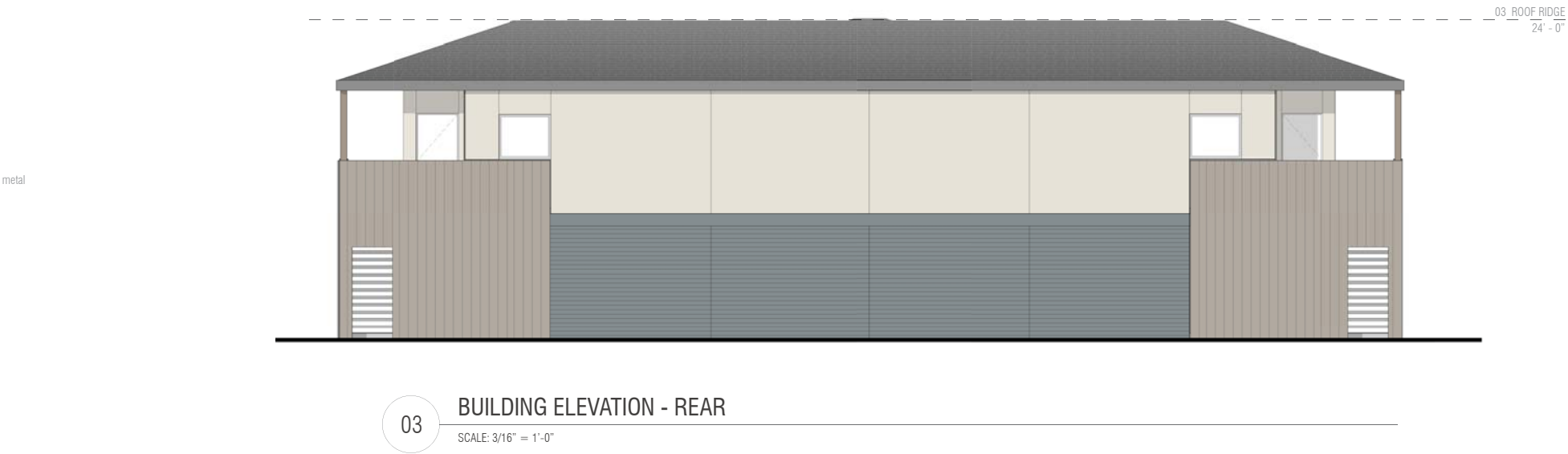
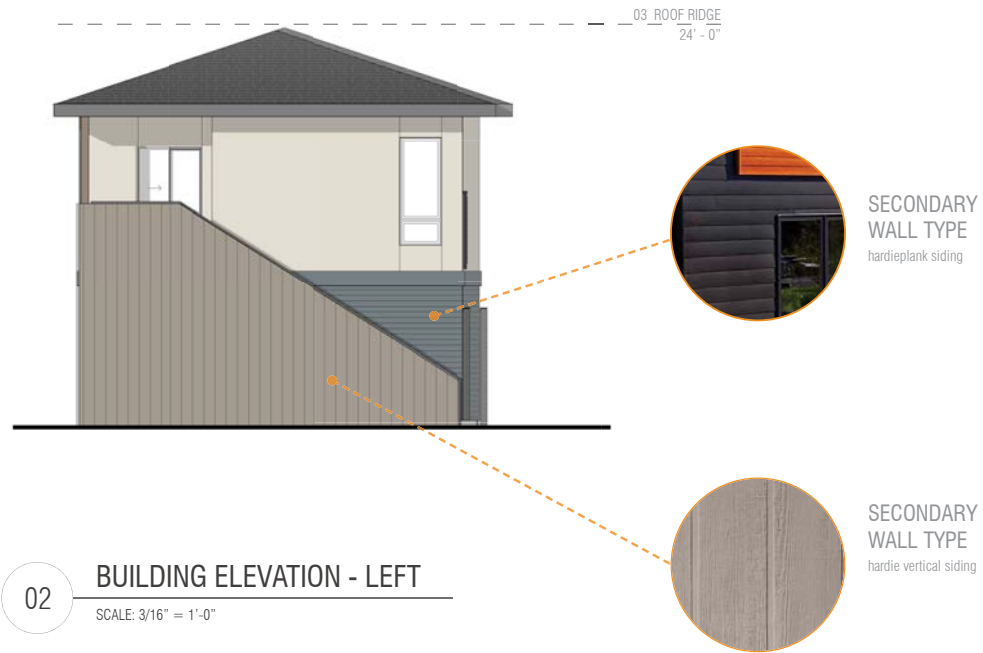
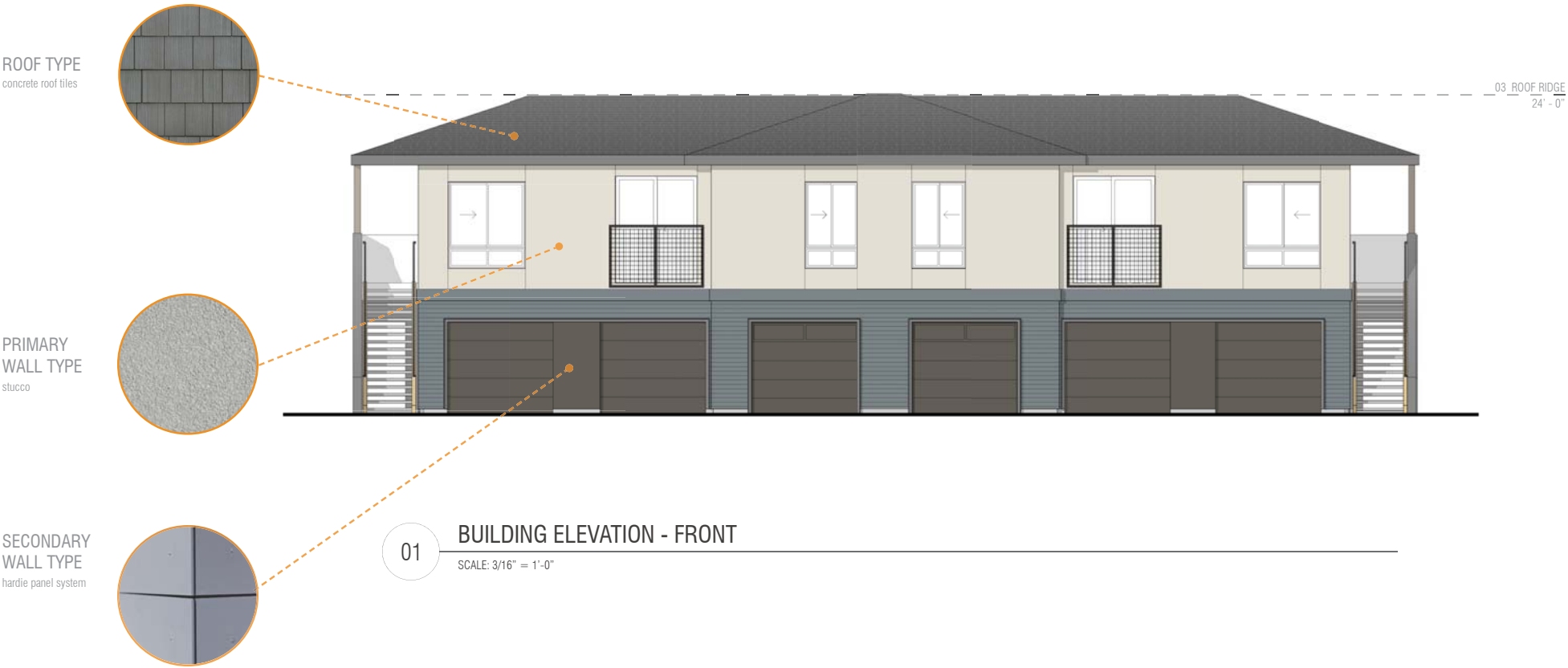


01 CARRIAGE BUILDING GROUND LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

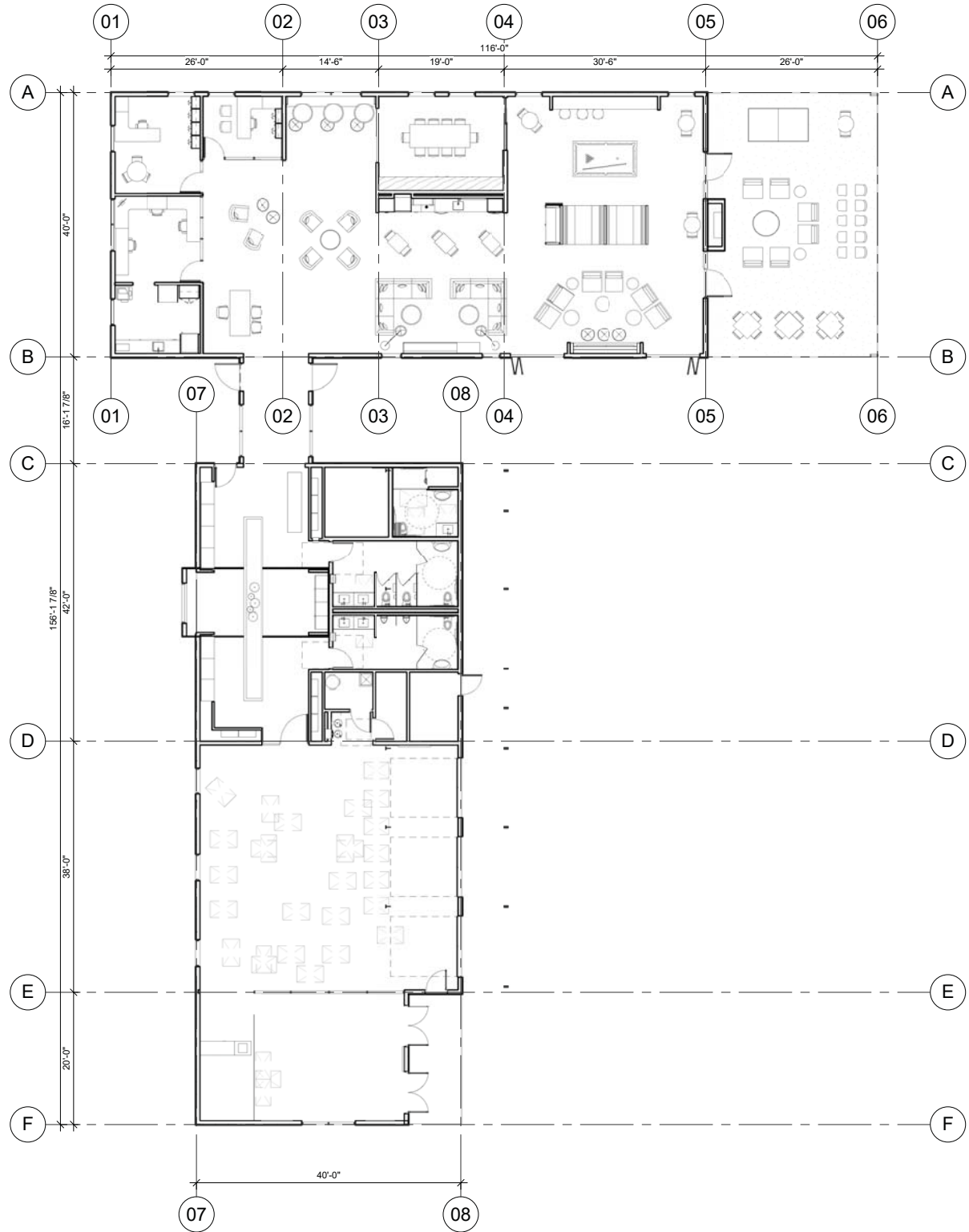


02 CARRIAGE BUILDING SECOND LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

CARRIAGE BUILDING: ELEVATIONS + MATERIALS



CLUBHOUSE: OVERALL FLOOR PLAN



01 LEVEL 01 FLOOR PLAN
SCALE: 3/32" = 1'-0"



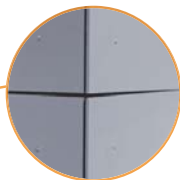
01 BUILDING ELEVATION - FRONT
SCALE: 3/32" = 1'-0"

ROOF TYPE
concrete roof tiles



02 BUILDING ELEVATION - LEFT
SCALE: 3/32" = 1'-0"

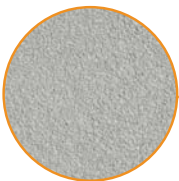
SECONDARY
WALL TYPE
hardie panel system



WINDOW
TYPE
storefront glass



PRIMARY
WALL TYPE
stucco



03 BUILDING ELEVATION - REAR
SCALE: 3/32" = 1'-0"



04 BUILDING ELEVATION - RIGHT
SCALE: 3/32" = 1'-0"

MATERIAL SCHEME

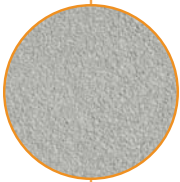
RESIDENTIAL BUILDINGS



ROOF TYPE
concrete roof tiles



WINDOW TYPE
vinyl



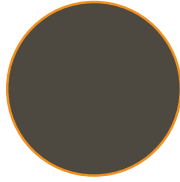
PRIMARY WALL TYPE
stucco



PRIMARY WALL COLOR
sw 7637 /
oyster white



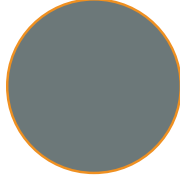
SECONDARY WALL TYPE
hardie panel system



SECONDARY WALL COLOR
sw 7645
thunder grey



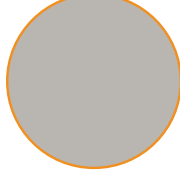
SECONDARY WALL TYPE
hardieplank siding



SECONDARY WALL COLOR
sw 6235 /
foggy day



DECK RAIL TYPE
metal mesh

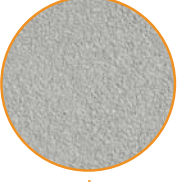


SECONDARY WALL COLOR

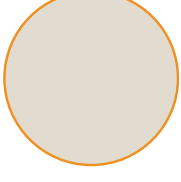
CLUBHOUSE



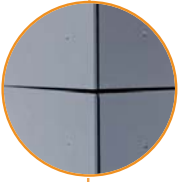
ROOF TYPE
concrete roof tiles



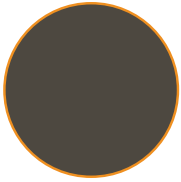
PRIMARY WALL TYPE
stucco



PRIMARY WALL COLOR
sw 7637 /
oyster white



SECONDARY WALL TYPE
hardie panel system



SECONDARY WALL COLOR
sw 7645
thunder grey

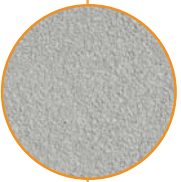


WINDOW TYPE
storefront glass

CARRIAGE BUILDINGS



ROOF TYPE
concrete roof tiles



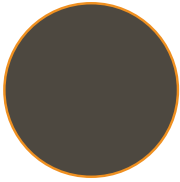
PRIMARY WALL TYPE
stucco



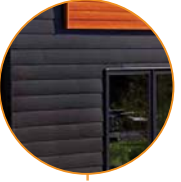
PRIMARY WALL COLOR
sw 7637 /
oyster white



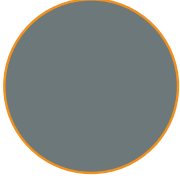
SECONDARY WALL TYPE
hardie panel system



SECONDARY WALL COLOR
sw 7645
thunder grey



SECONDARY WALL TYPE
hardieplank siding



SECONDARY WALL COLOR
sw 6235 /
foggy day

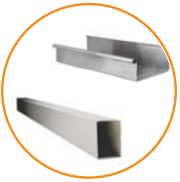


SECONDARY WALL TYPE
hardie vertical siding



WINDOW TYPE
vinyl

ALL BUILDINGS



GUTTERS +
DOWNSPOUTS

IN-N-OUT ELEVATIONS



WEST ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



IN-N-OUT ELEVATIONS



EAST ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

