

ASTON WAY DEVELOPMENT
PROJECT SUMMARY
April 24, 2018
AXIA Architects

Project Name	Aston Way Development
Location	532, 538, 544 Aston Way
Area	Approximately 0.9391 acres
Current Zoning	R-3-30
Current General Plan Designation	Medium High Density Residential
Total Allowable Units	28 Units based on R-3-30 (1 Unit/ 1450 SF of Site)
Total Proposed Units	28 Units
Required Setbacks	Front – 10 feet Rear – 0 feet abutting an R-3 zone Side – 0 feet abutting an R-3 zone The proposed project meets these criteria
Typical Site Coverage	40% Actual 75% Allowable
Maximum Height	45 feet Allowable, 30 feet as designed
Garbage Collection	Trash enclosure positioned at south property line on the interior of the drive aisle
Project Vision Statement	This multi-family residential project is designed as an infill project with close proximity to downtown and local amenities. The scale of the project varies between two and three stories, dropping its mass strategically in locations with strongest visibility to the neighbors across the street. The project engages pedestrian activity along the street with front sidewalks leading to entries and vehicular circulation positioned in the rear. The variety of unit types and sizes, along with storage options, attempt to

complement this existing housing stock in the immediate vicinity. Bicycle parking is provided within lockable storage rooms on site. Local parks and a school playground are within walking distance. The architecture of the project is founded in clean modern lines with variety in materials that acknowledges neighboring buildings and creates interest.

ASTON WAY DEVELOPMENT

UNIT TABULATION - PRELIMINARY PROGRESS SET

AXIA ARCHITECTS 04.24.2018

Note: The following tabulation is based on a conceptual design. Square footage is approximate.
This information is in a preliminary form and will change up or down as the project develops.

% OF MIX	# OF UNITS	BLDG-FLOOR-UNIT or BLDG-UNIT	AMENITIES	PER UNIT SQUARE FOOTAGE	TOTAL SQUARE FOOTAGE
	1	A1	2 Bedroom, 2 Bath	1174	1174
	1	A2	2 Bedroom, 2 Bath	1205	1205
	1	A3	1 Bedroom, 1 Bath	788	788
	1	A4	2 Bedroom, 2 Bath	1195	1195
	1	A5	1 Bedroom, 1 Bath	936	936
	1	A6	1 Bedroom + Office, 2 Bath	982	982
	1	A7	1 Bedroom, 1 Bath	735	735
	1	A8	1 Bedroom, 1 Bath	788	788
	1	A9	2 Bedroom, 2 Bath	1195	1195
	1	A10	1 Bedroom, 1 Bath	936	936
	1	A11	2 Bedroom, 2 Bath	982	982
	1	A12	1 Bedroom, 1 Bath	735	735
	1	B1	2 Bedroom, 2 Bath	1091	1091
	1	B2	2 Bedroom, 2 Bath	1091	1091
	1	B3	2 Bedroom, 2 Bath	1102	1102
	1	B4	1 Bedroom, 1 Bath	899	899
	1	B5	1 Bedroom, 1 Bath	899	899
	1	B6	2 Bedroom, 2 Bath	1102	1102
	1	B7	2 Bedroom, 2 Bath	1067	1067
	1	B8	1 Bedroom, 1 Bath	800	800
	1	B9	1 Bedroom, 1 Bath	800	800
	1	B10	2 Bedroom, 2 Bath	1067	1067
	1	B11	1 Bedroom, 1 Bath	899	899
	1	B12	1 Bedroom, 1 Bath	899	899
	1	B13	3 Bedroom, 2 Bath	1594	1594
	1	B14	2 Bedroom, 1 Bath	1206	1206
	1	B15	2 Bedroom, 1 Bath	1206	1206
	1	B16	3 Bedroom, 2 Bath	1594	1594
100%					

UNITS TOTAL:

TOTAL RESIDENTIAL SQUARE FOOTAGE (Without Terraces and Garages)

28

28,967

28 Multi-Fam

ASTON WAY DEVELOPMENT

REQUIRED PARKING

AXIA ARCHITECTS 04.24.2018

	# OF UNITS	UNIT TYPE	# OF STALLS REQ'D	#/Unit	TOTAL STALLS
RESIDENTIAL					
	1	A1	2.5/Unit	2.5	2.5
	1	A2	2.5/Unit	2.5	2.5
	1	A3	1.5/Unit	1.5	1.5
	1	A4	2.5/Unit	2.5	2.5
	1	A5	1.5/Unit	1.5	1.5
	1	A6	1.5/Unit	1.5	1.5
	1	A7	1.5/Unit	1.5	1.5
	1	A8	1.5/Unit	1.5	1.5
	1	A9	2.5/Unit	2.5	2.5
	1	A10	1.5/Unit	1.5	1.5
	1	A11	2.5/Unit	2.5	2.5
	1	A12	1.5/Unit	1.5	1.5
	1	B1	2.5/Unit	2.5	2.5
	1	B2	2.5/Unit	2.5	2.5
	1	B3	2.5/Unit	2.5	2.5
	1	B4	1.5/Unit	1.5	1.5
	1	B5	1.5/Unit	1.5	1.5
	1	B6	2.5/Unit	2.5	2.5
	1	B7	2.5/Unit	2.5	2.5
	1	B8	1.5/Unit	1.5	1.5
	1	B9	1.5/Unit	1.5	1.5
	1	B10	2.5/Unit	2.5	2.5
	1	B11	1.5/Unit	1.5	1.5
	1	B12	1.5/Unit	1.5	1.5
	1	B13	2.5/Unit	2.5	2.5
	1	B14	2.5/Unit	2.5	2.5
	1	B15	2.5/Unit	2.5	2.5
	1	B16	2.5/Unit	2.5	2.5

Total Required Stalls (covered) 28

Total Required Stalls (uncovered) 29

Total Required Stalls 57

Total Provided Stalls (covered) 31

Total Provided Stalls (uncovered) 26

Total Provided Stalls 57

PRELIMINARY

ASTON WAY DEVELOPMENT

SITE COVERAGE - STRUCTURES & PAVING FOR VEHICLE USE

AXIA ARCHITECTS 04.24.2018

# OF UNITS	BUILDING	AMENITIES	SITE AREA GSF	SITE AREA TOTAL GSF
1	A	Residential	5,730	5,730
1	B	Residential	9,137	9,137
1		Covered Carport	1,139	1,139

TOTAL APPROX. SITE AREA COVERED BY STRUCTURES (GSF)	16,006
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TOTAL GSF AREA OF LOT	40,907
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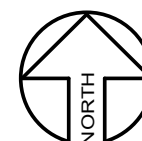
PERCENTAGE OF TOTAL SITE COVERAGE	39.13%
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Notes:

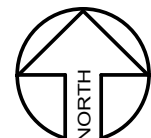
Unit composition and square footage are approximate.

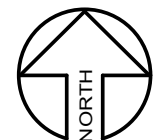
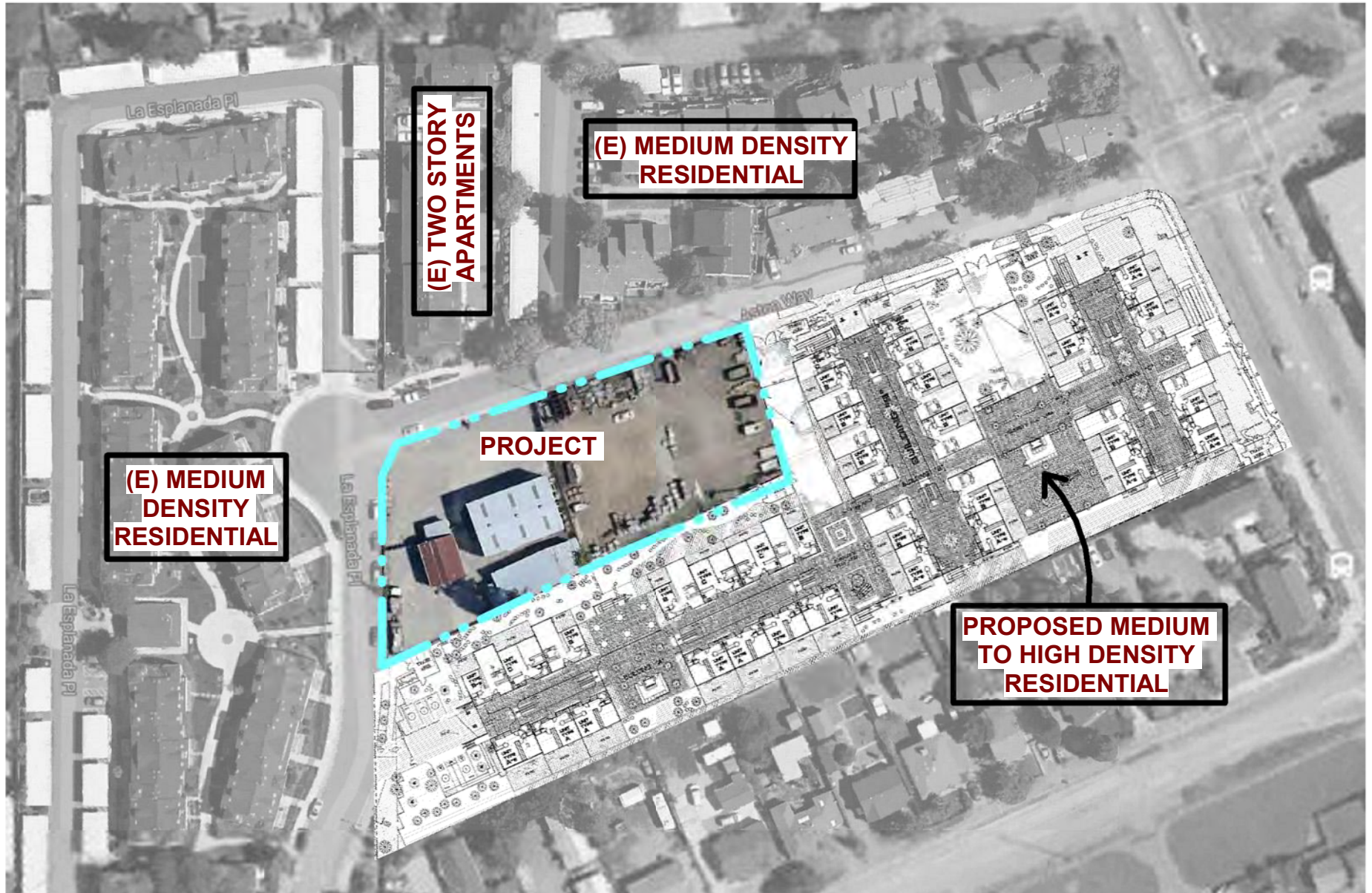
Areas noted are for primary structures including covered parking, trash enclosures, porches & stairs.

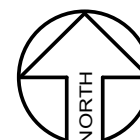
Pavement coverage includes areas for vehicular ingress, egress, outdoor parking & circulation.

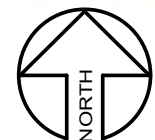
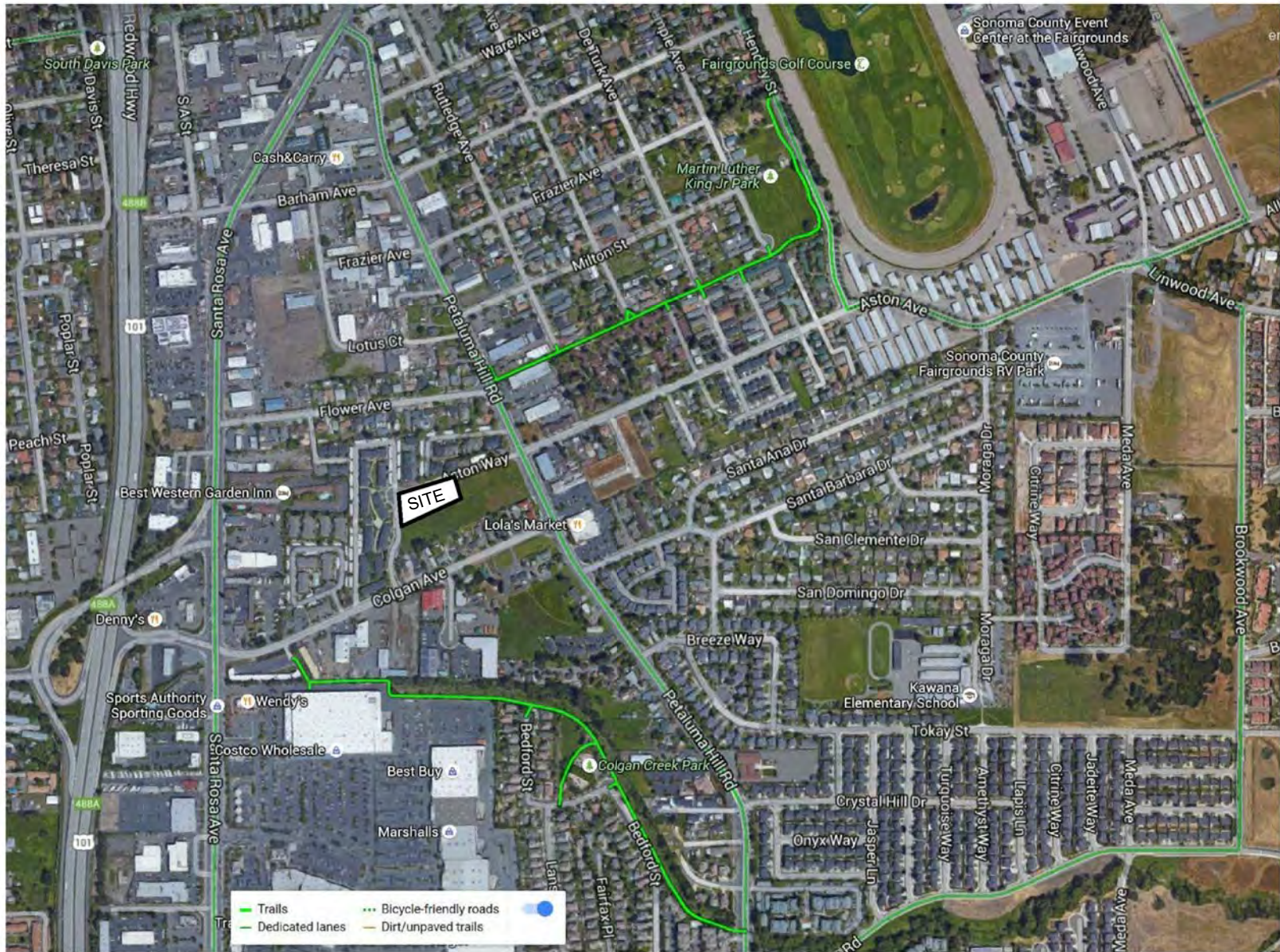


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NEIGHBORHOOD CONTEXT MAP
N.T.S.

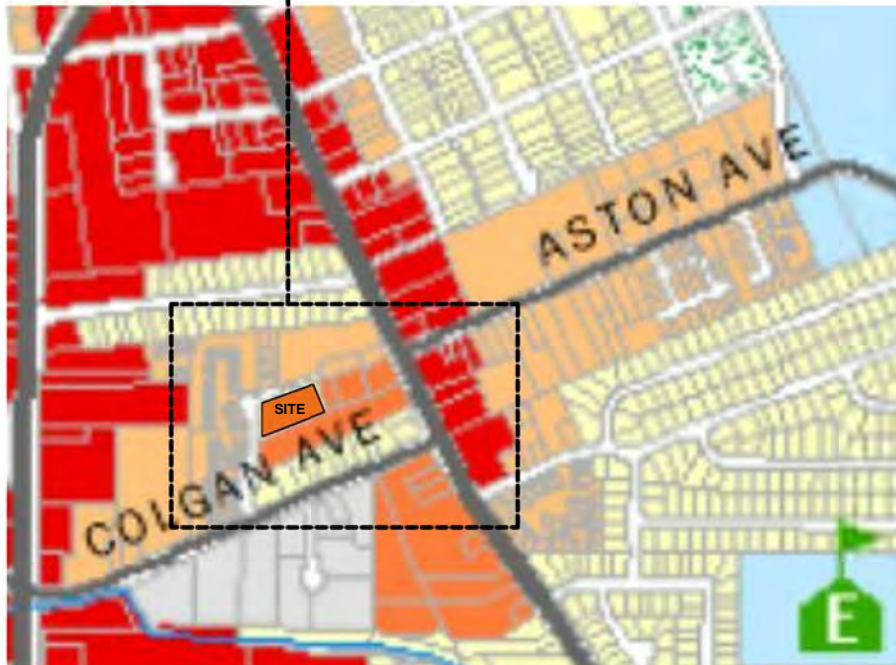
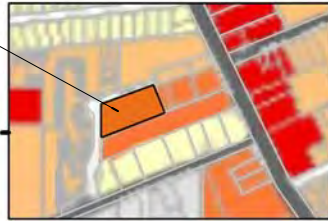


VICINITY MAP
N.T.S.

532, 538 & 544 ASTON WAY

NEIGHBORHOOD CONTEXT AND
VICINITY MAP

532, 538, 544 ASTON WAY
SANTA ROSA, CA 95404



General Plan Land Use Diagram



Notes: 1. Densities are housing units/gross acre.
2. Stripes indicate areas designated for multiple land uses. Single use or a mix of uses is permitted.
3. Areas outside the UGB generally reflect the designations of the Sonoma County General Plan.



532, 538 & 544 ASTON WAY

LAND USE DIAGRAM

AXIA
architects

04.18.17