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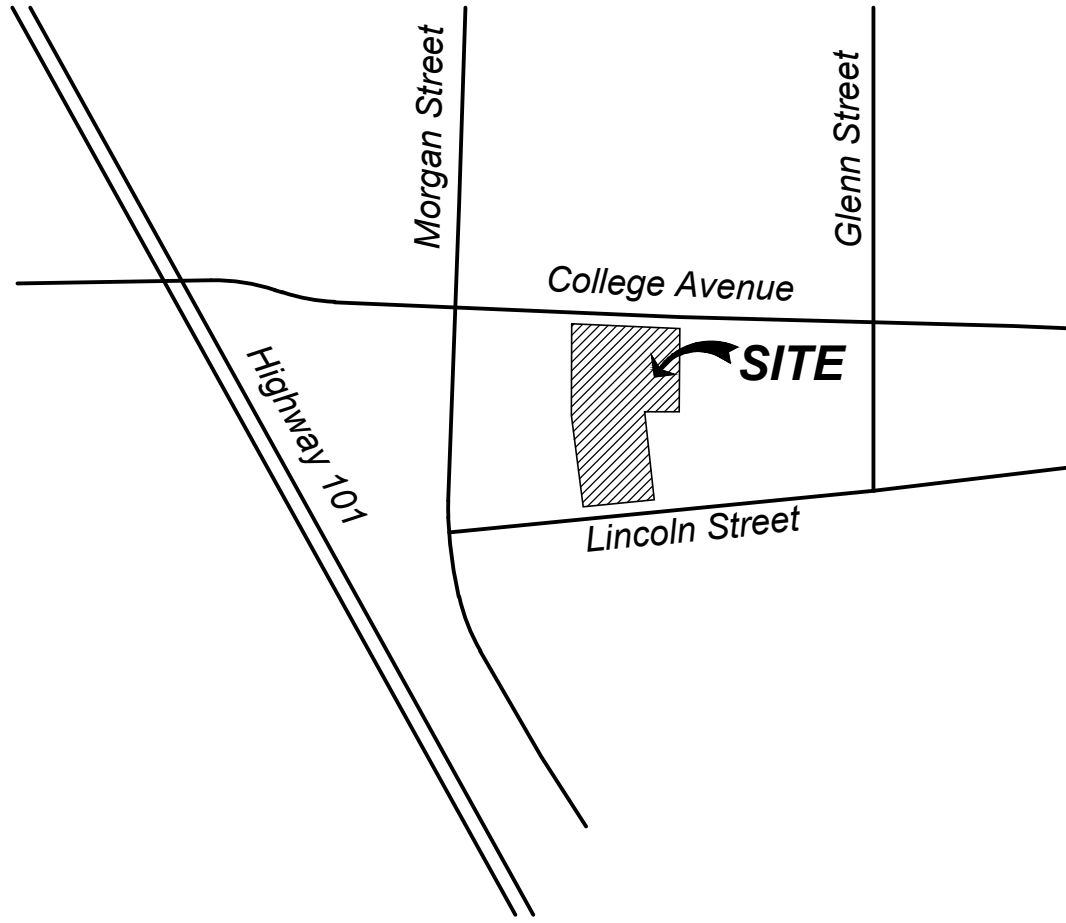




PROJECT DATA

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

VICINTY MAP



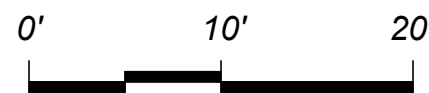
AVENUE 320 APARTMENTS

320 College Avenue, Santa Rosa, CA

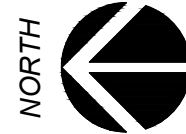
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CONCEPTUAL SITE and  
FIRST FLOOR PLANS



SCALE: 1" = 10'-0"

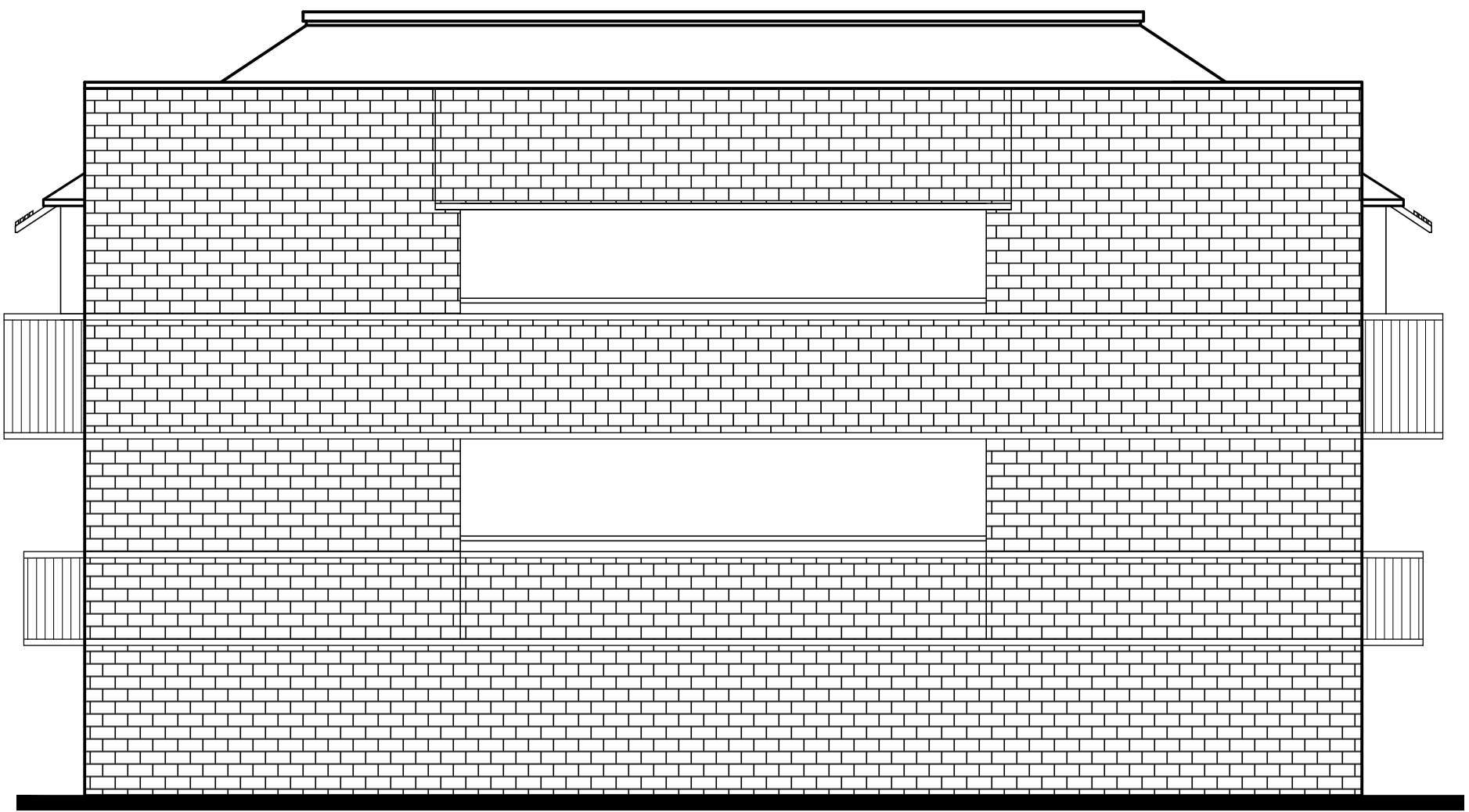


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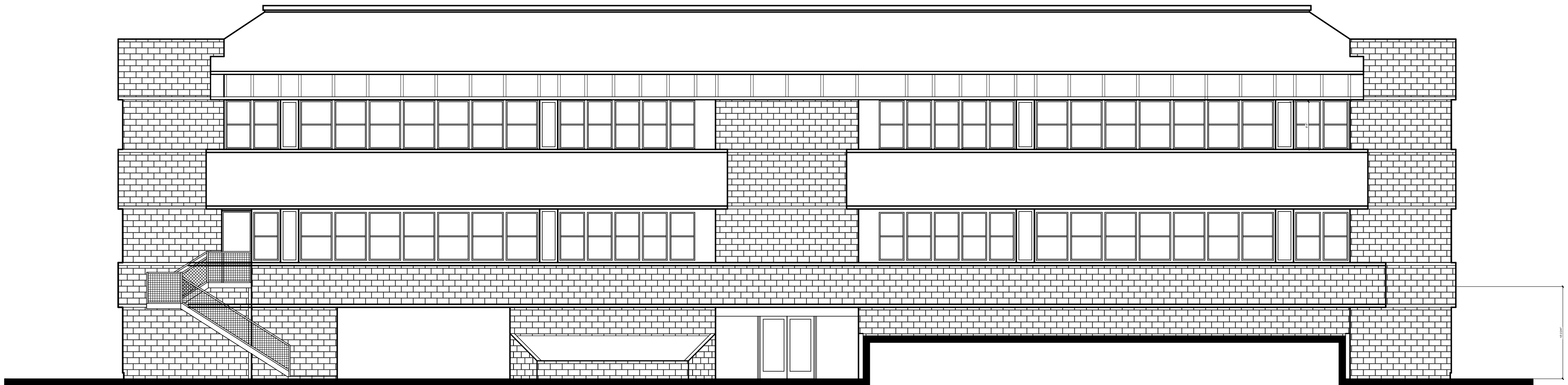
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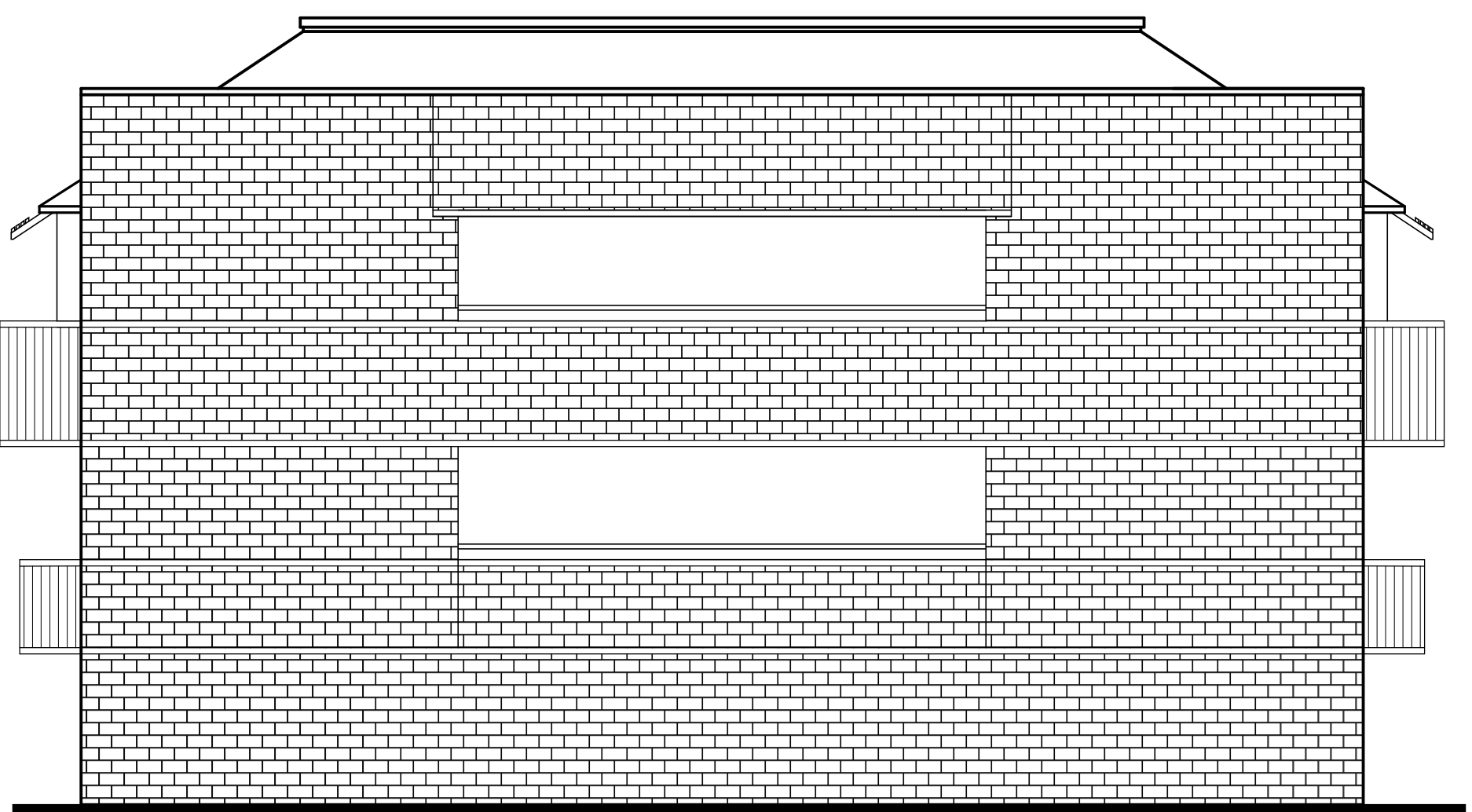
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

**BUILDING "A"**  
**EXISTING ELEVATIONS**

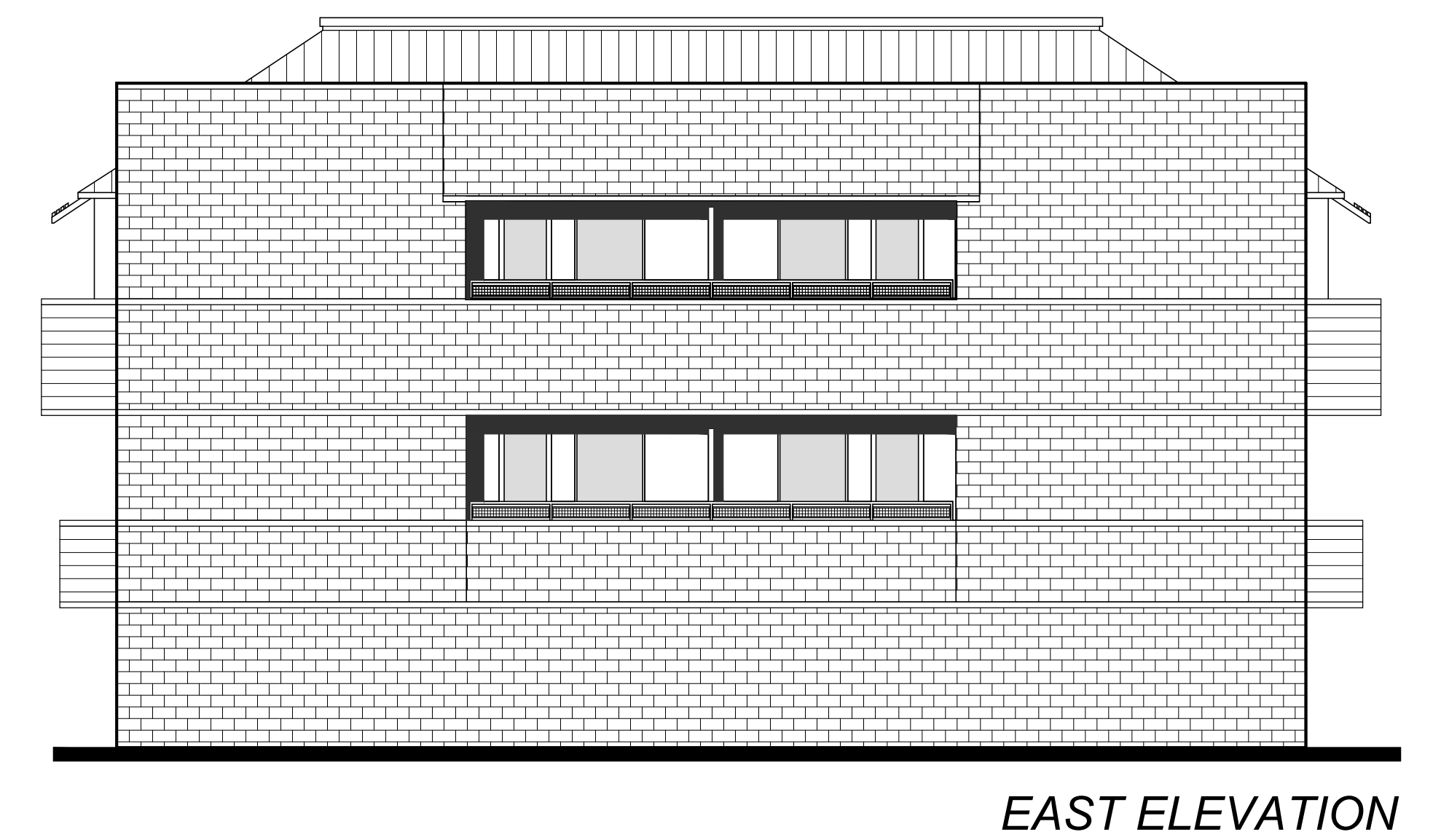
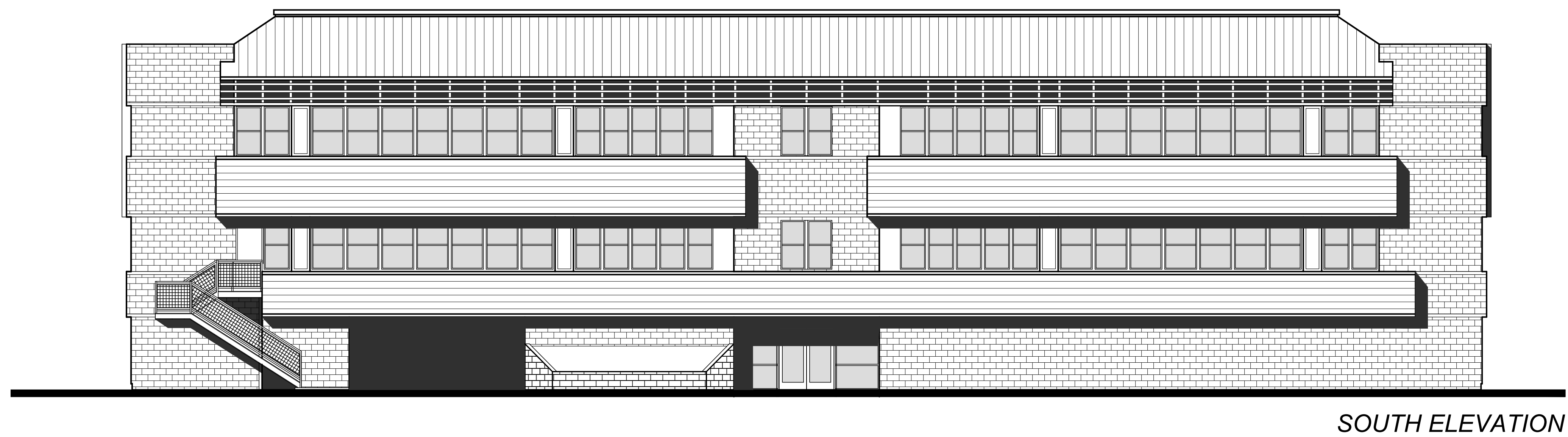
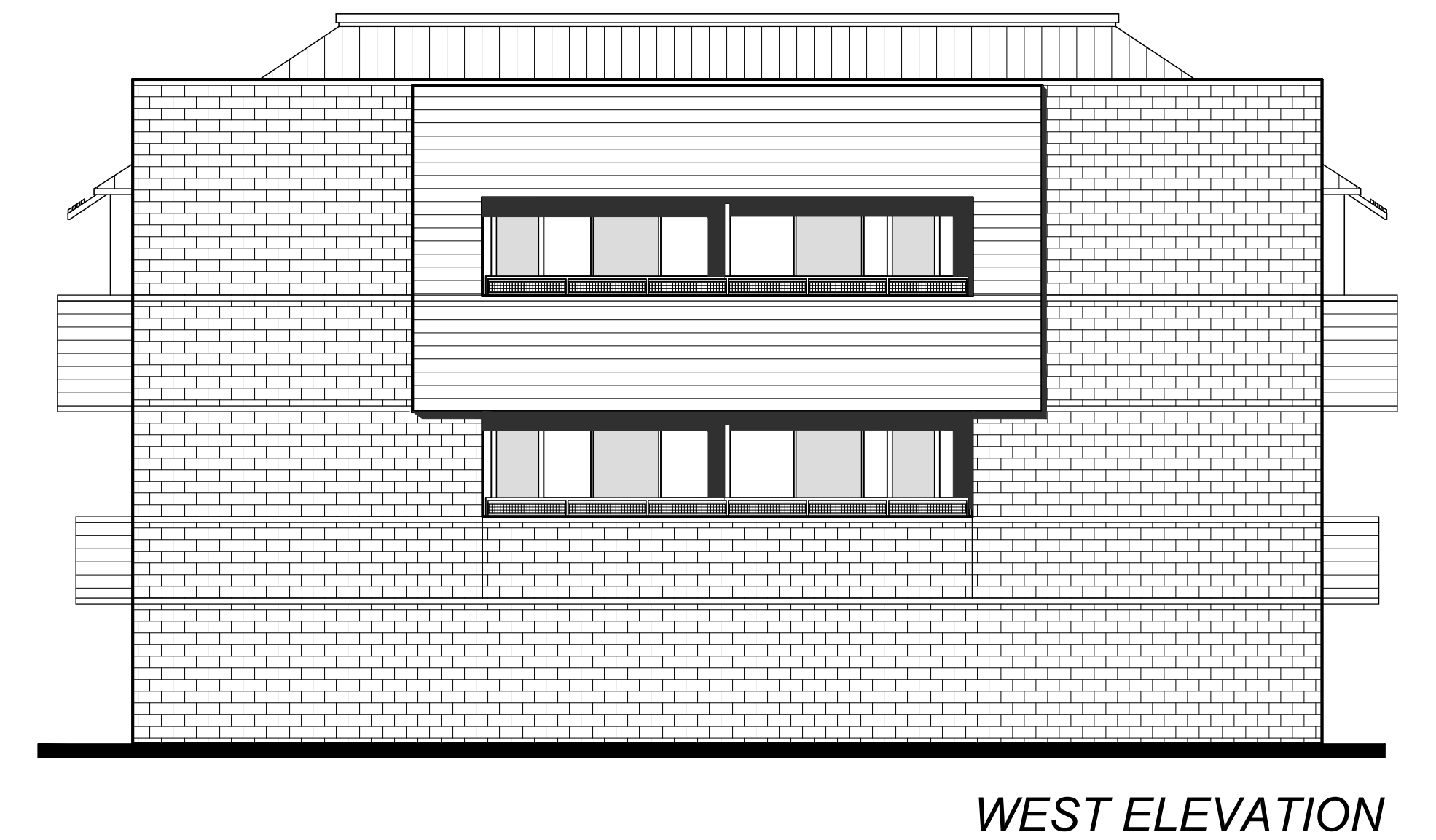
0' 8' 16'  
SCALE: 1/8" = 1'-0"

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**AVENUE 320 APARTMENTS**  
320 College Avenue, Santa Rosa, CA

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**4E**  
02/19/19  
TFA #1616



# BUILDING "A" CONCEPTUAL ELEVATIONS

0' 8' 16'  
SCALE: 1/8" = 1'-0"

AVENUE 320 APARTMENTS  
320 College Avenue, Santa Rosa, CA

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4

02/19/19  
TFA #1616

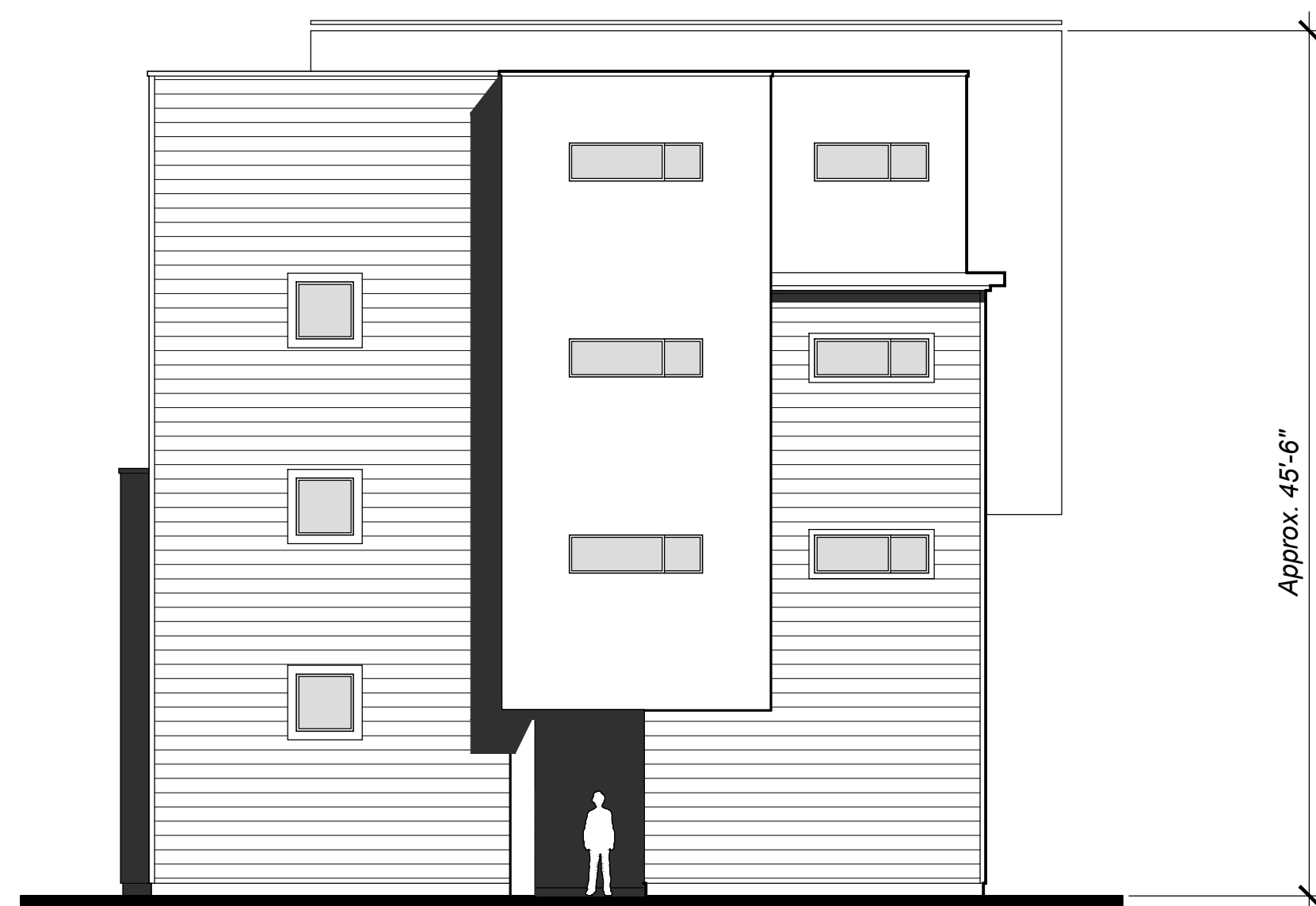




WEST



SOUTH



NORTH



EAST

# BUILDING "B" CONCEPTUAL ELEVATIONS

0' 8' 16'  
SCALE: 1/8" = 1'-0"

AVENUE 320 APARTMENTS  
320 College Avenue, Santa Rosa, CA

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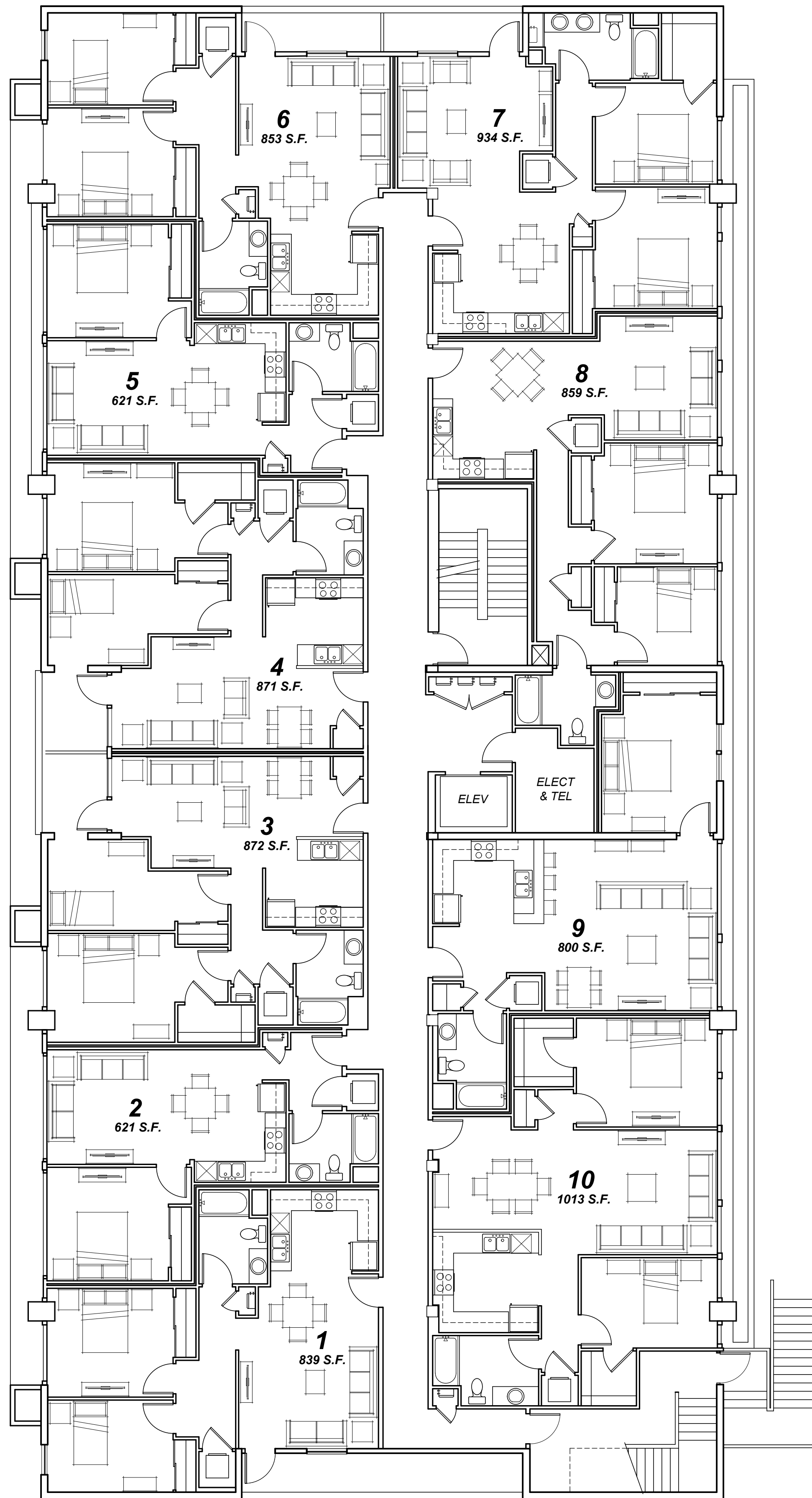
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02/19/2019  
TFA #1616

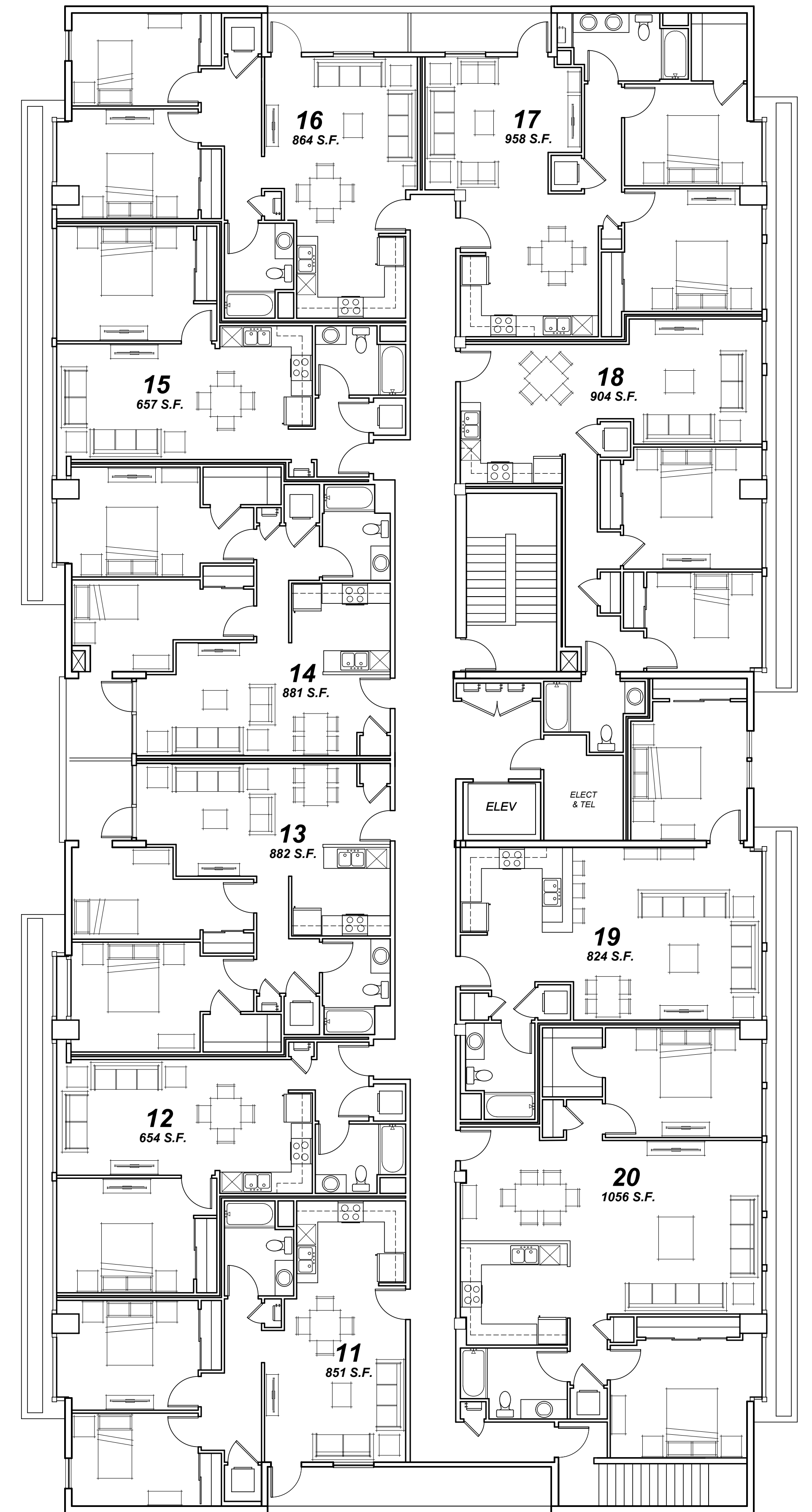








SECOND FLOOR



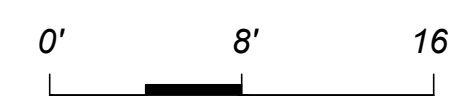
THIRD FLOOR

# 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

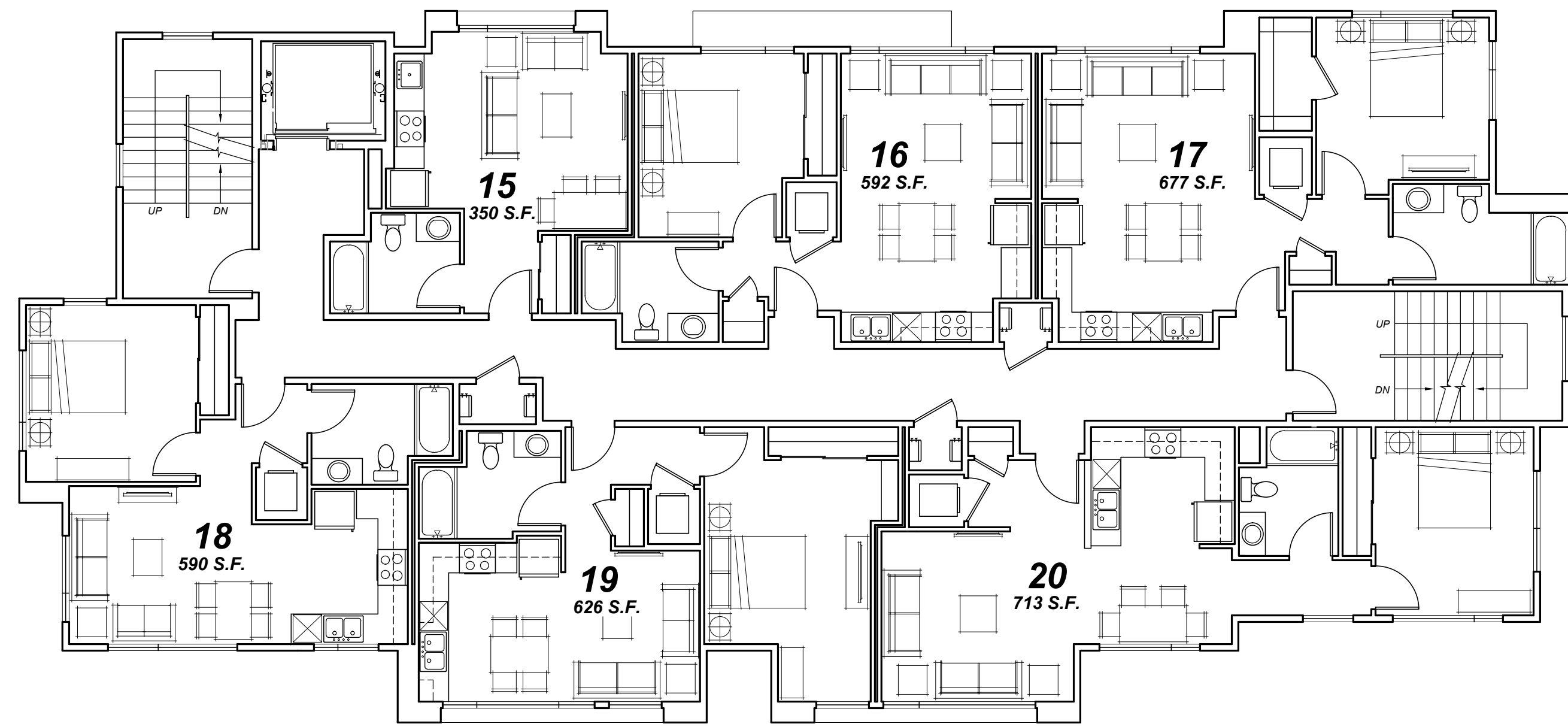


SCALE: 1/8" = 1'-0"

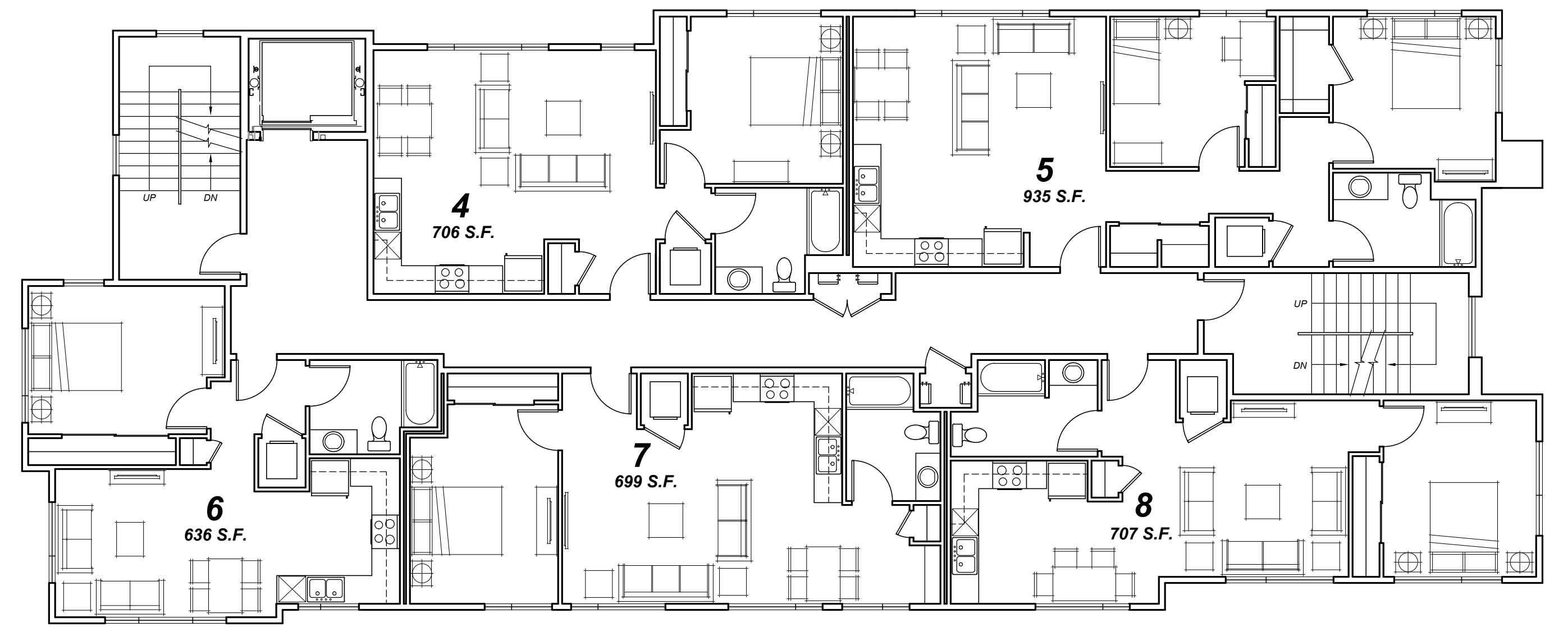


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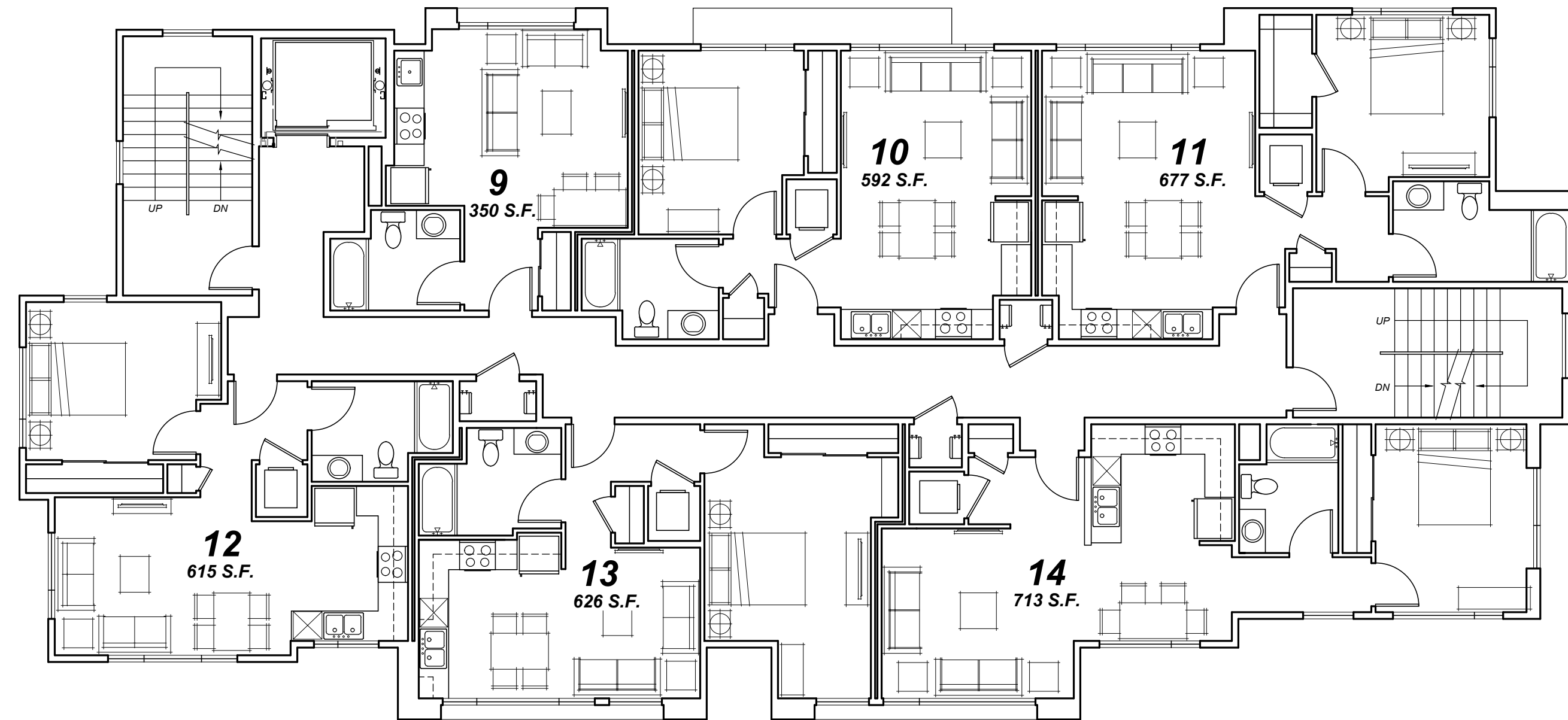
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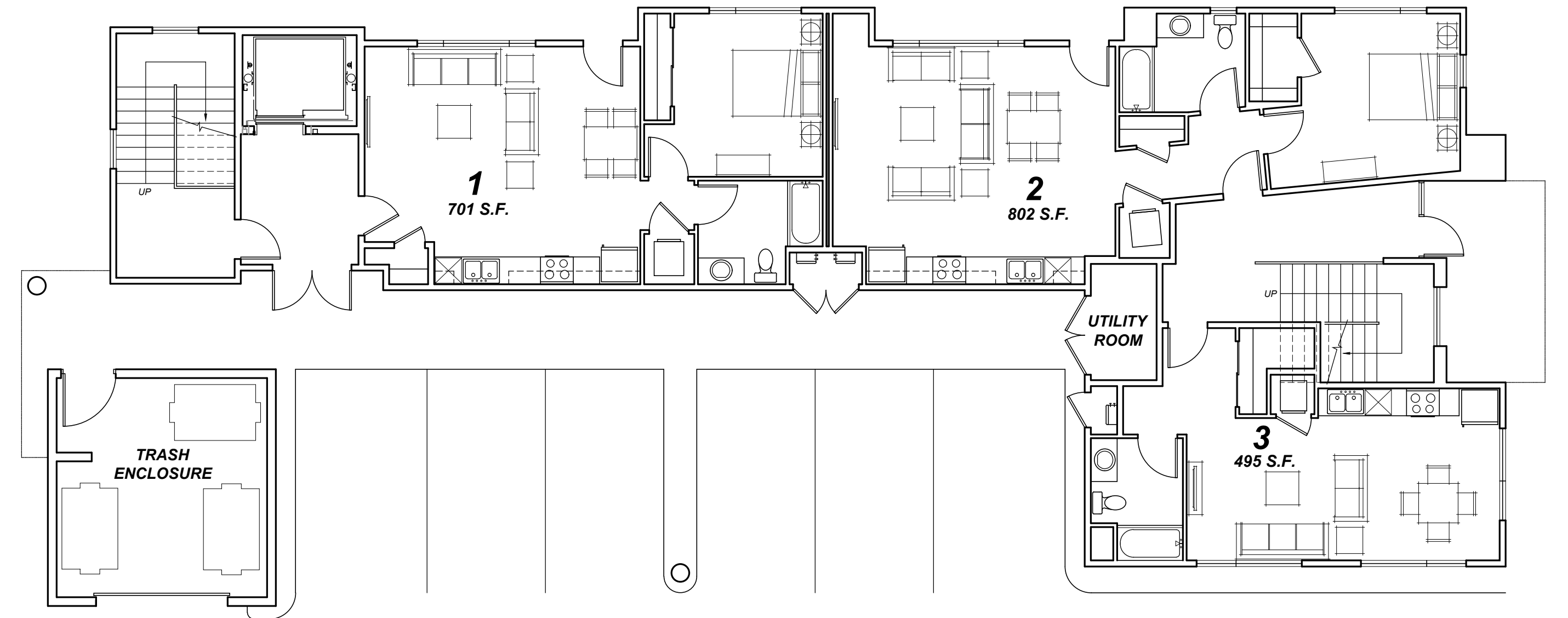
**FOURTH FLOOR**  
4260 S.F.



**SECOND FLOOR**  
4342 S.F.



**THIRD FLOOR**  
4288 S.F.



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

# **AVENUE 320 APARTMENTS** 320 College Avenue, Santa Rosa, CA

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## **PROPOSED BUILDING "B"** **CONCEPTUAL FLOOR PLANS**

0' 8' 16'  
SCALE: 1/8" = 1'-0"



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COLLEGE AVENUE



#### 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 'NUGOLS 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 (MELO).

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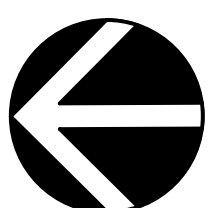
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CONCEPTUAL  
LANDSCAPE PLAN

320 COLLEGE AVENUE  
320 COLLEGE AVENUE  
SANTA ROSA, CALIFORNIA

CONCEPTUAL  
LANDSCAPE PLAN



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

L-1  
SHEET 1 OF 1