

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.



Jon Worden Architects
512 Matheson Street
Healdsburg, CA 95448
707-239-9076

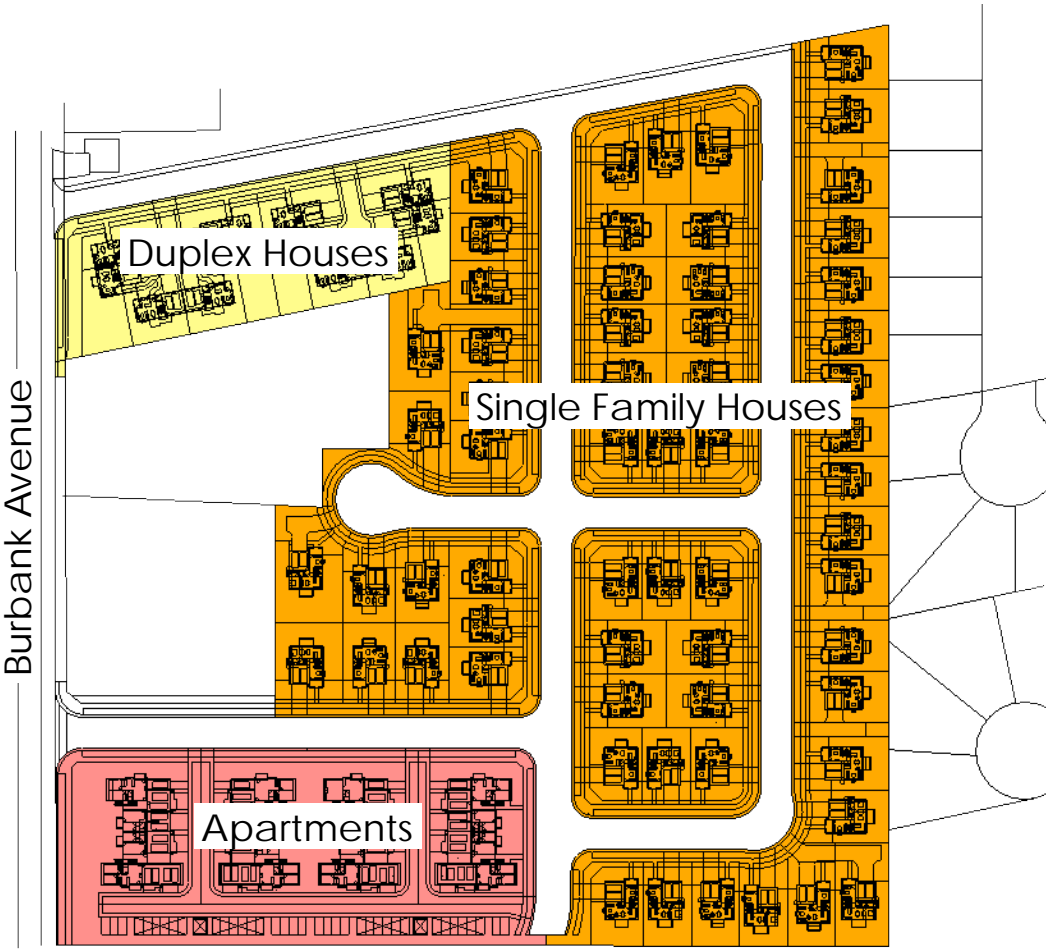
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Burbank Avenue
Concept Study

Site Context
1:200



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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
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Total Dwellings:	138

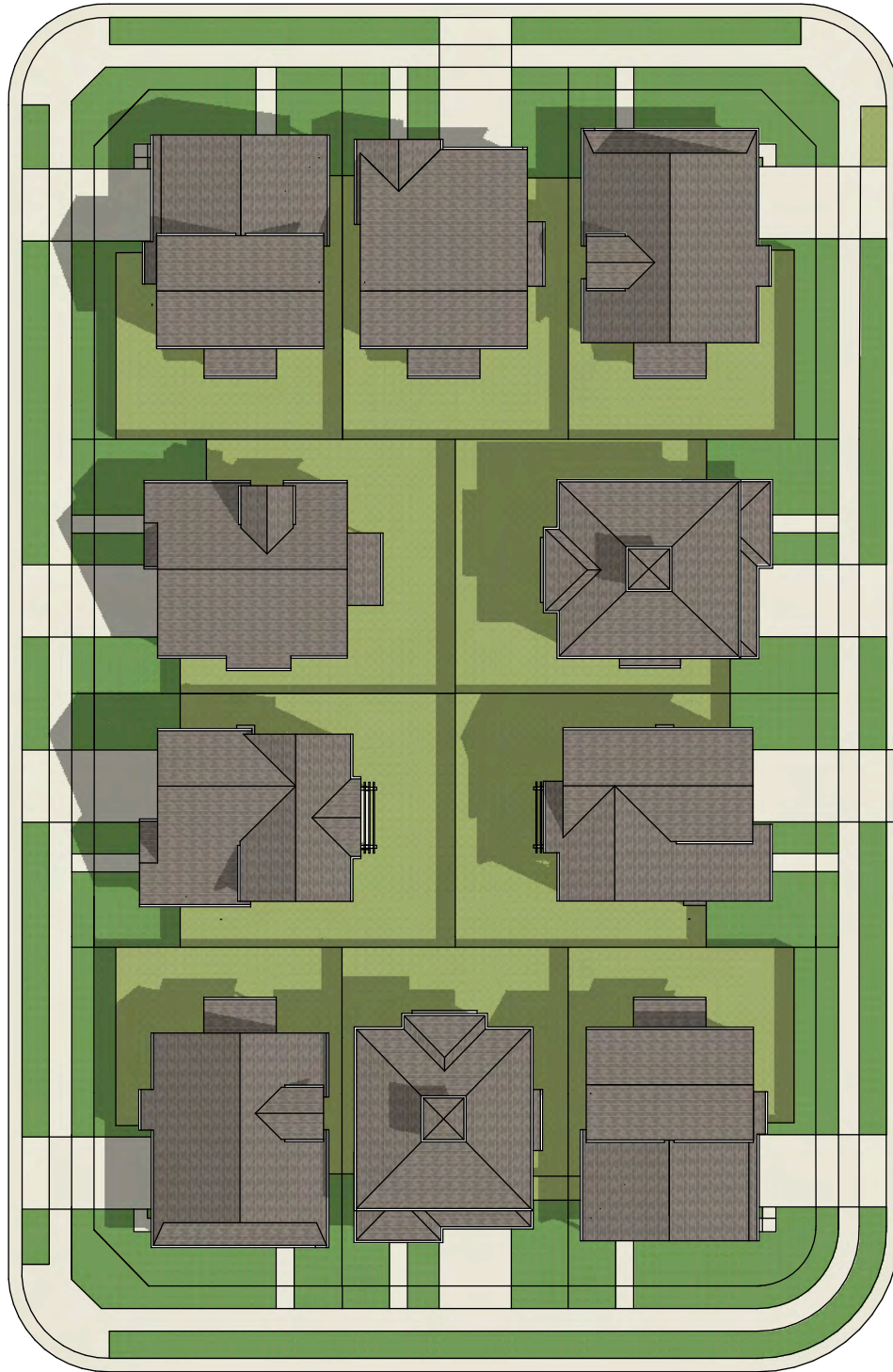


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 Healdsburg, CA 95448
 707-239-9076

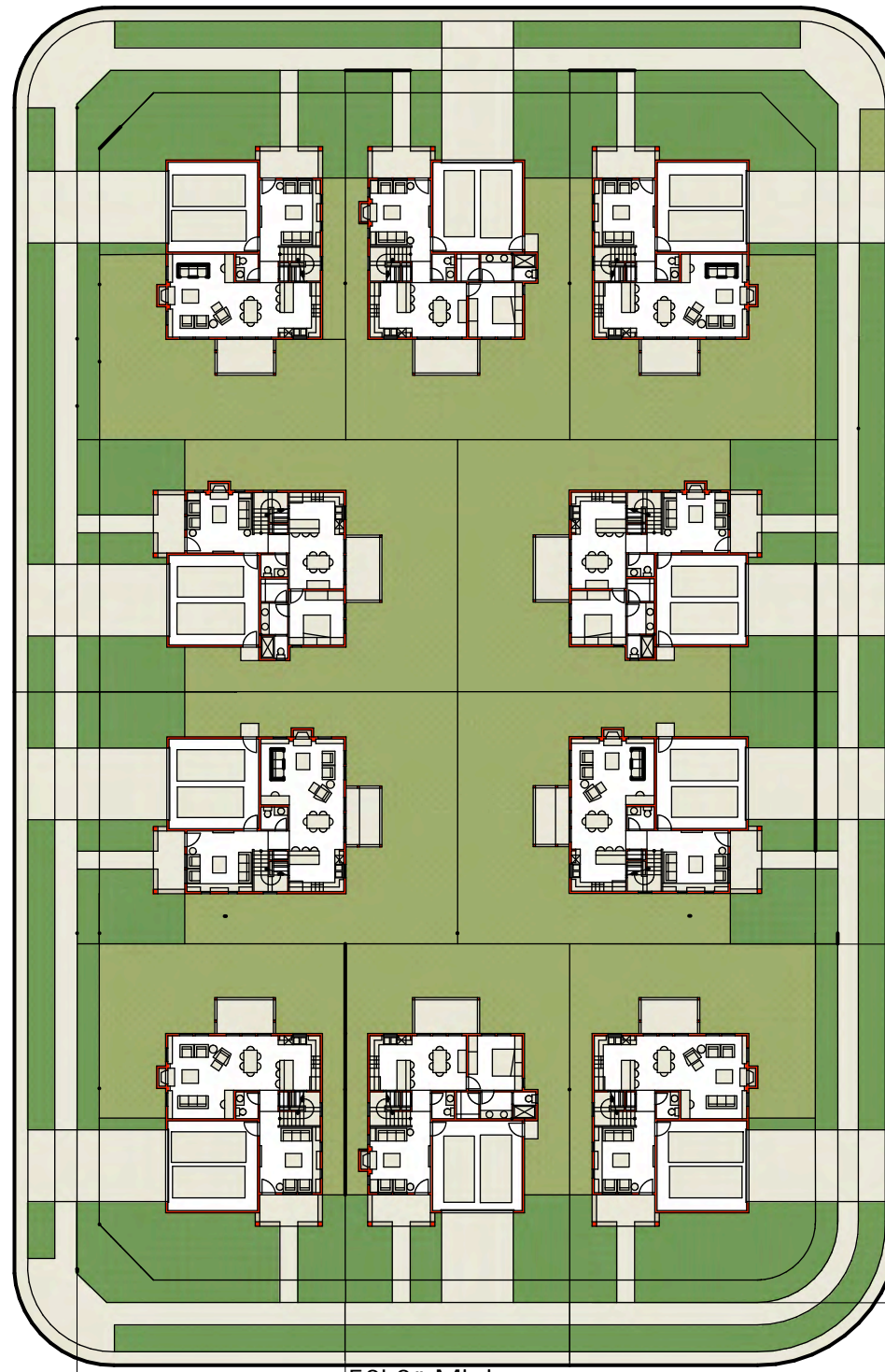
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Site Context
 1:100



Roof Plan Typical Block



Site Plan Typical Block



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.

80' 0" Minimum Lot Depth

60' 0" Corner Lot
50' 0" Minimum Lot Width





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

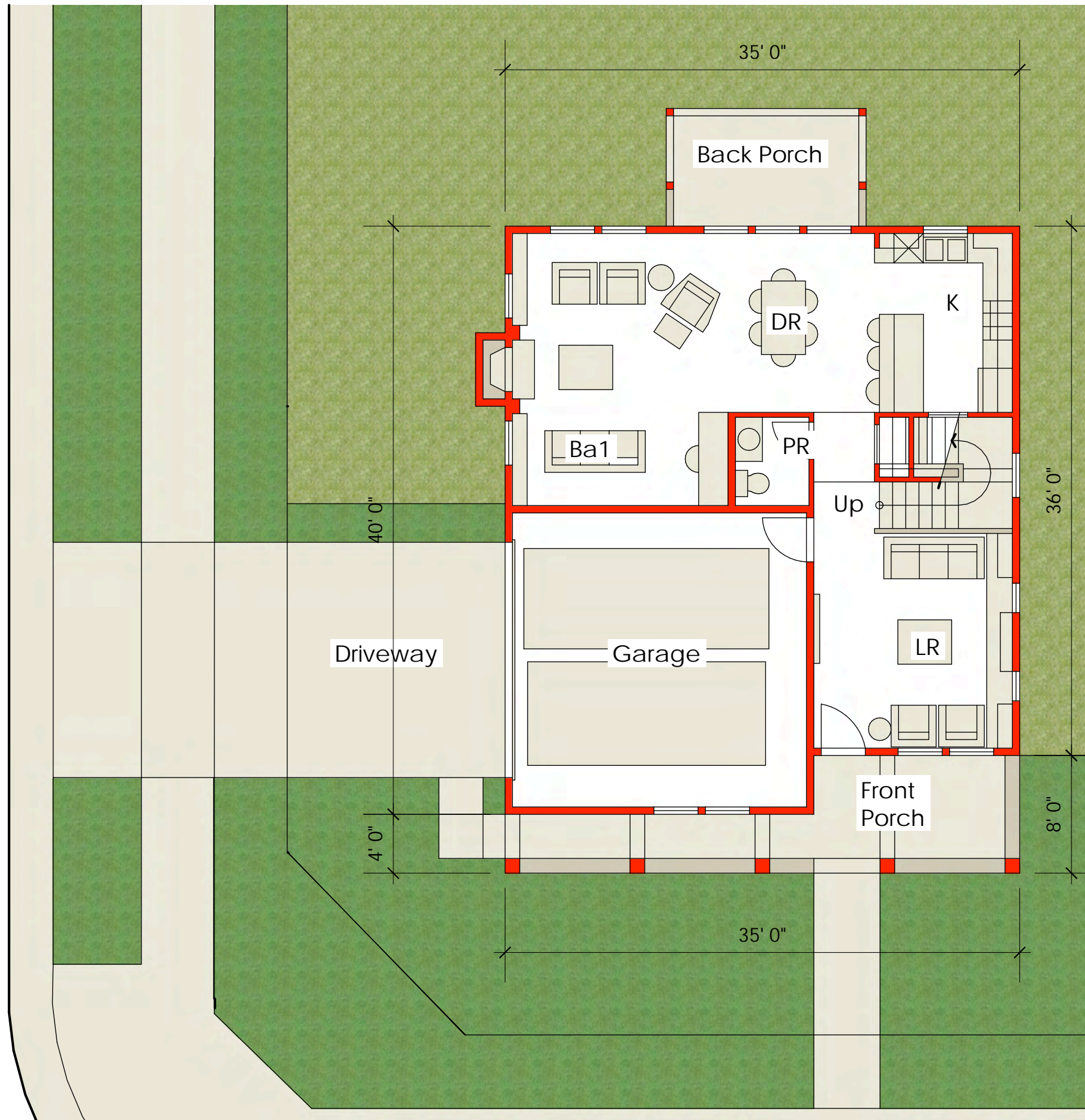


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At some corner houses the garage is entered off the side allowing the porch to extend across the front of the house.

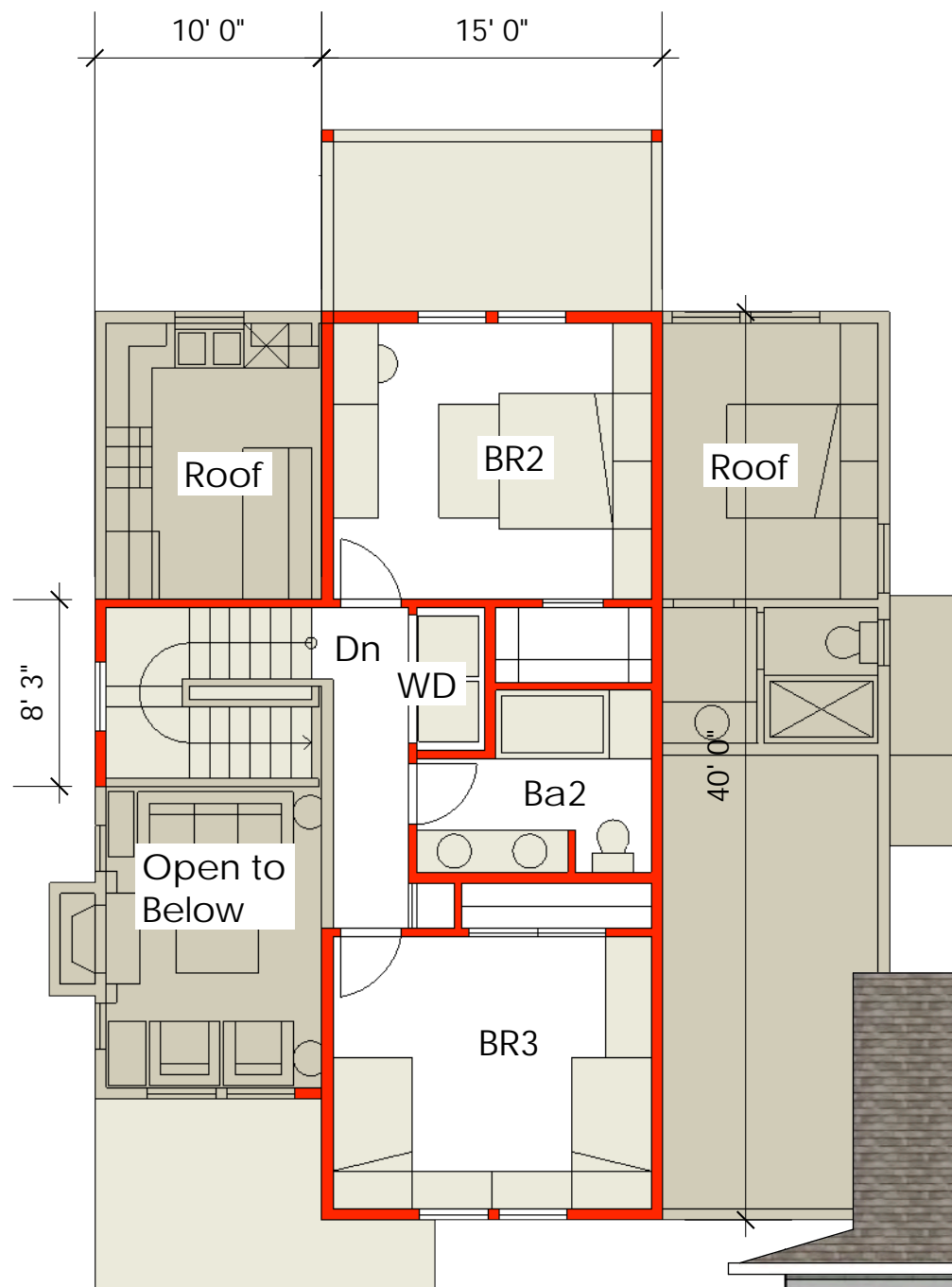


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Lower Level Plans
Corner House 1:8
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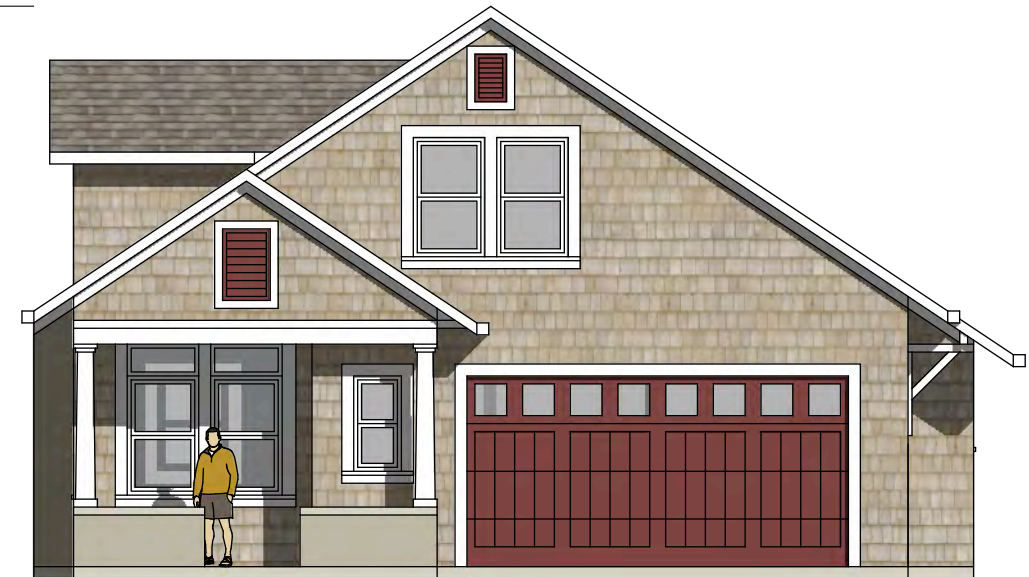


Upper Level Plan 1

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



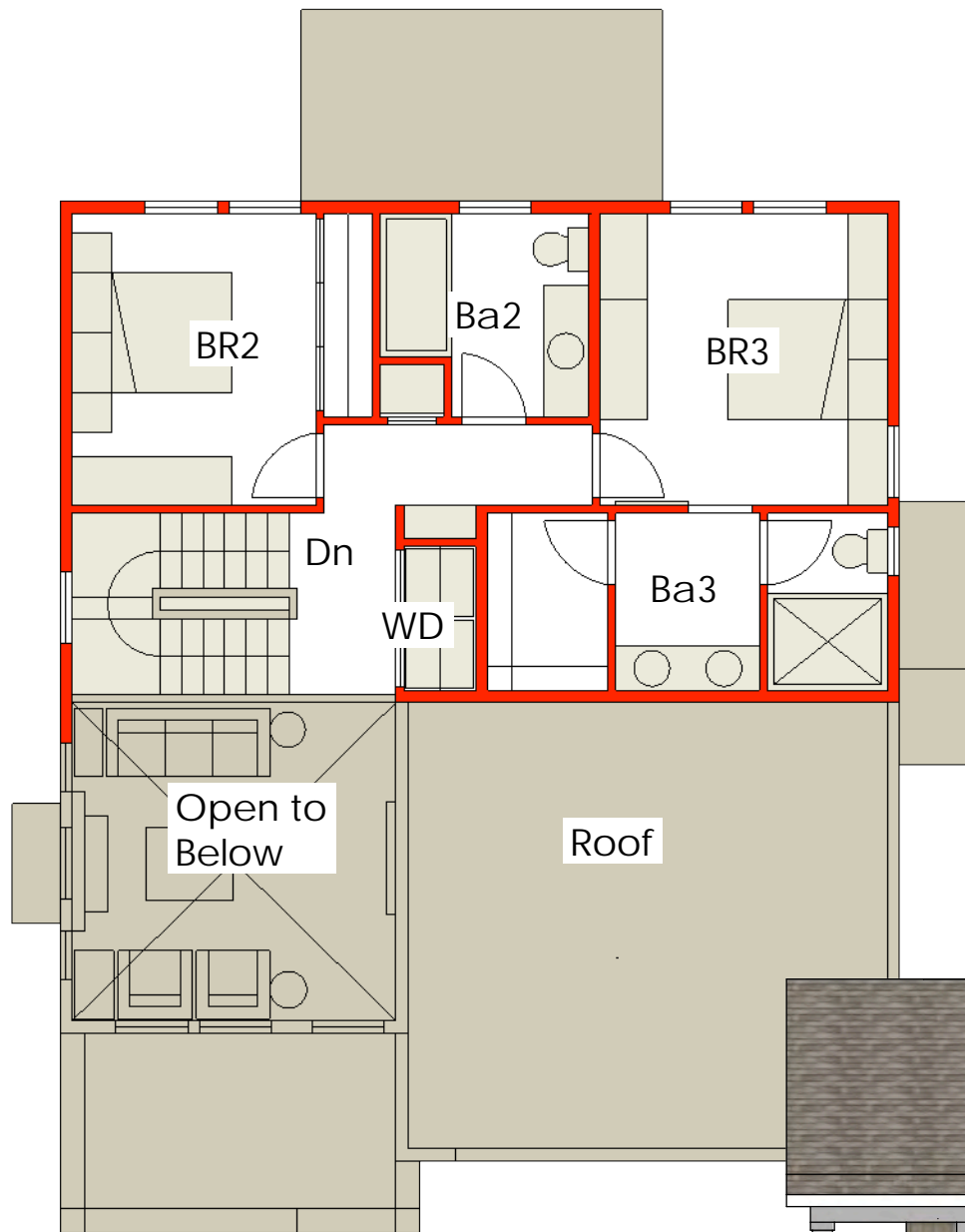
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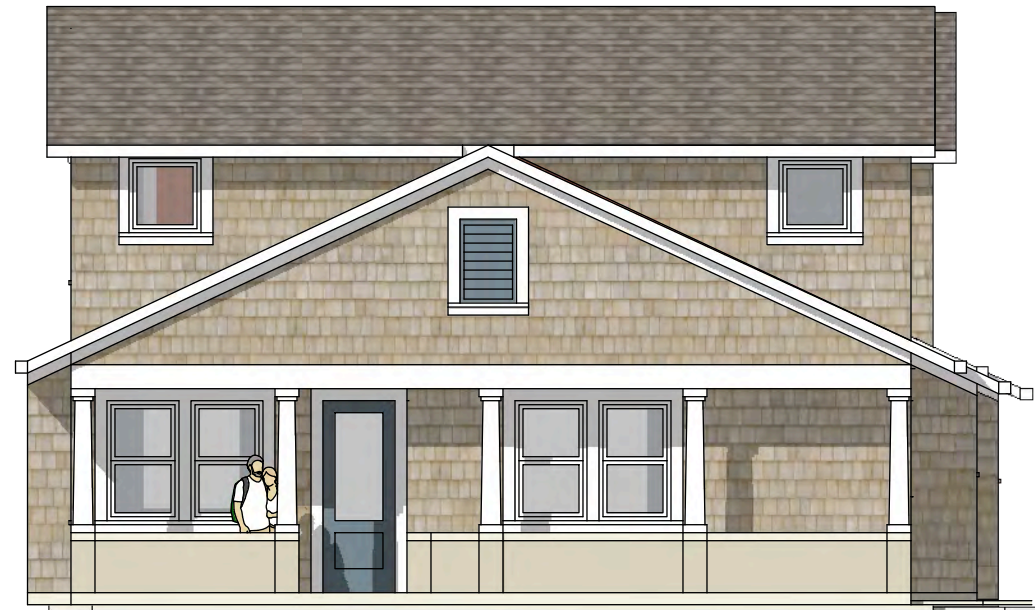
Upper Level Plan 1
1:8

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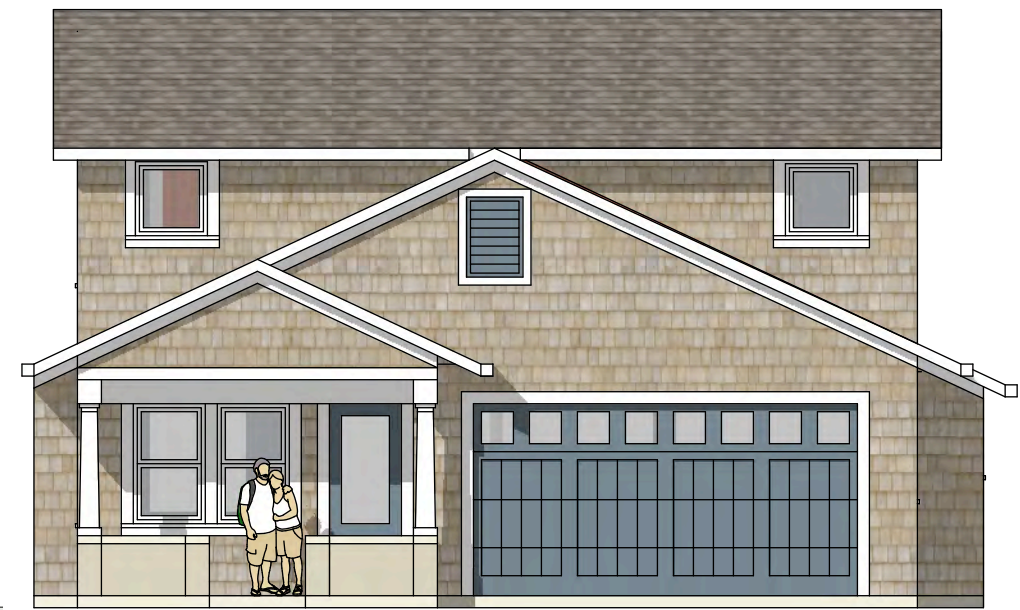


Upper Level Plan 2

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



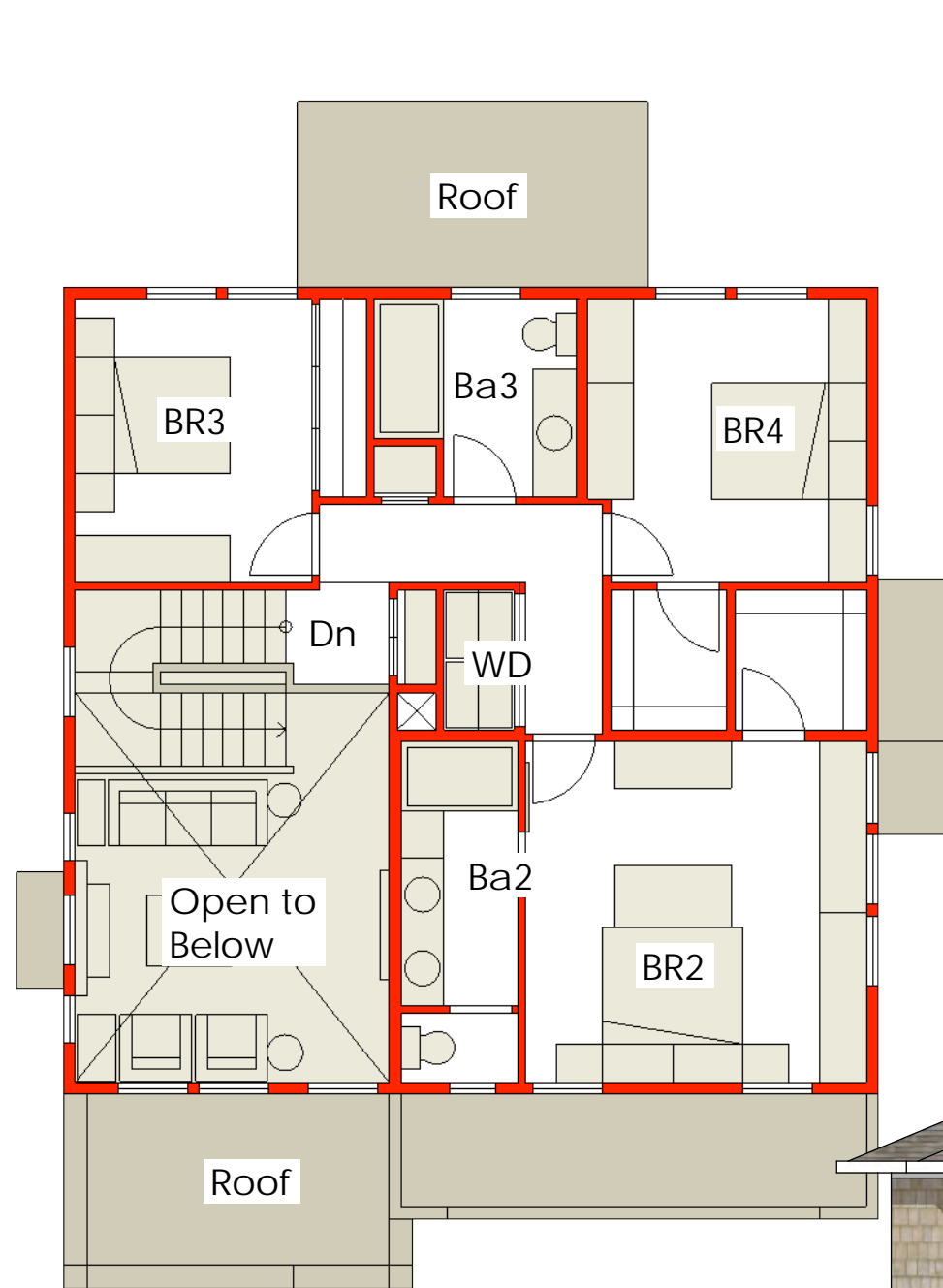
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Upper Level Plan 2
1:8

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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



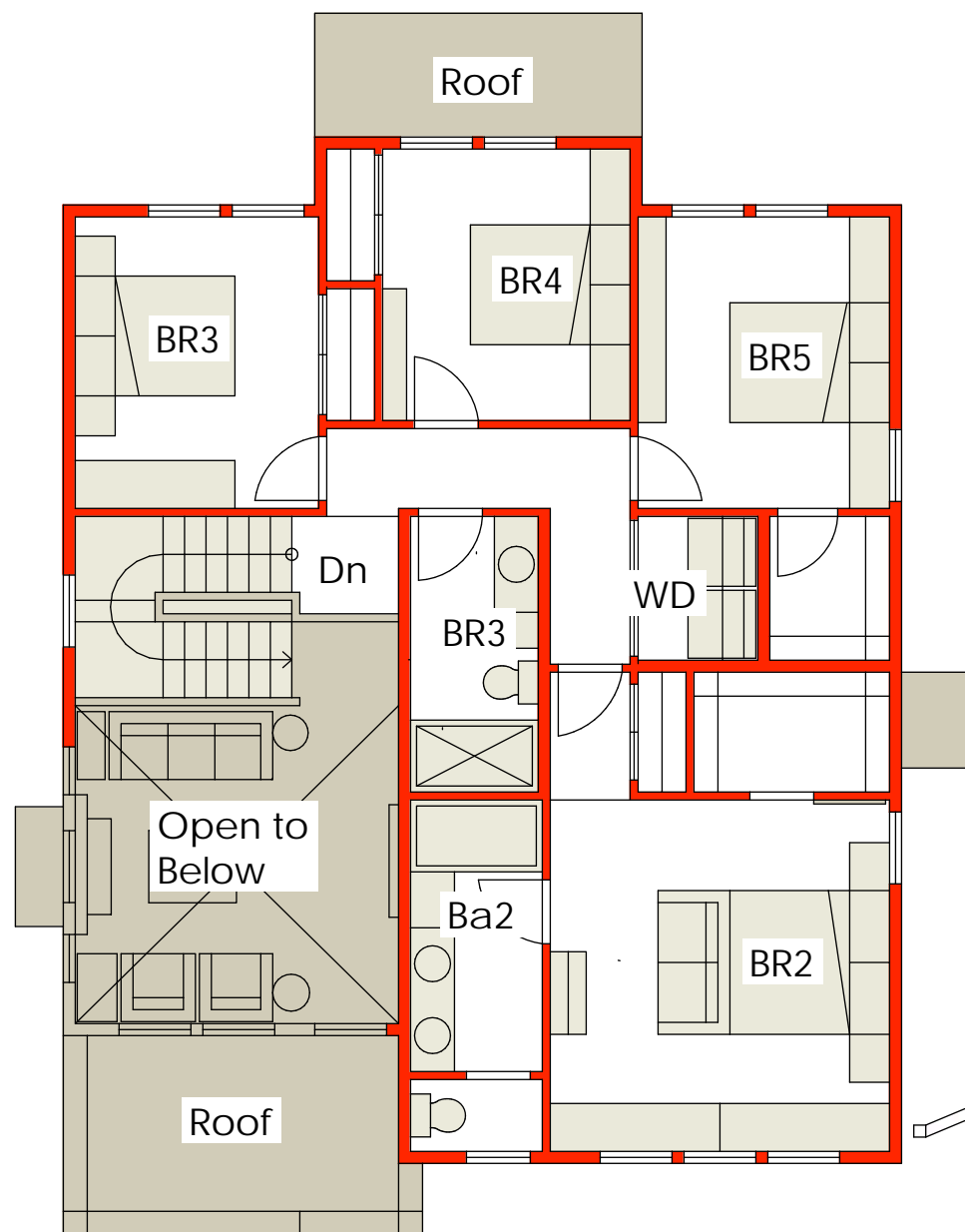
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707-239-9076

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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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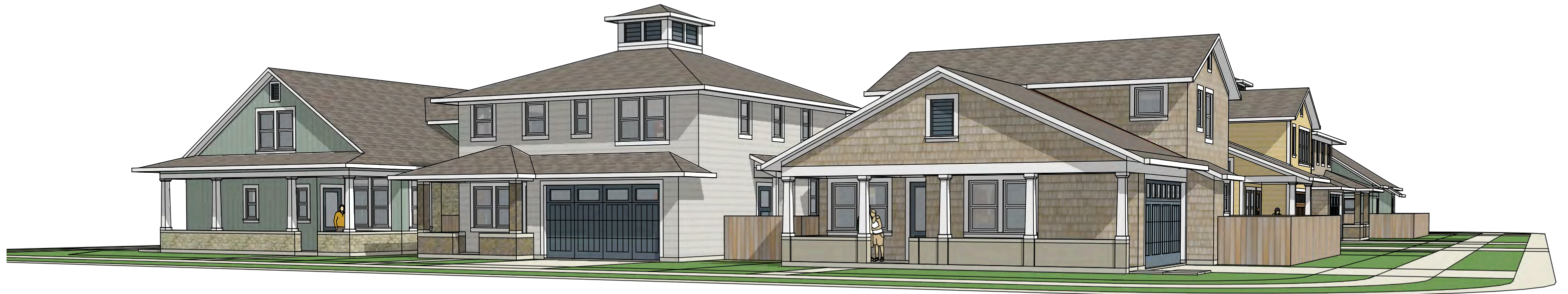
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Model Views
Birdseye of Block

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Street View/ end of Block



Street View/ side of Block



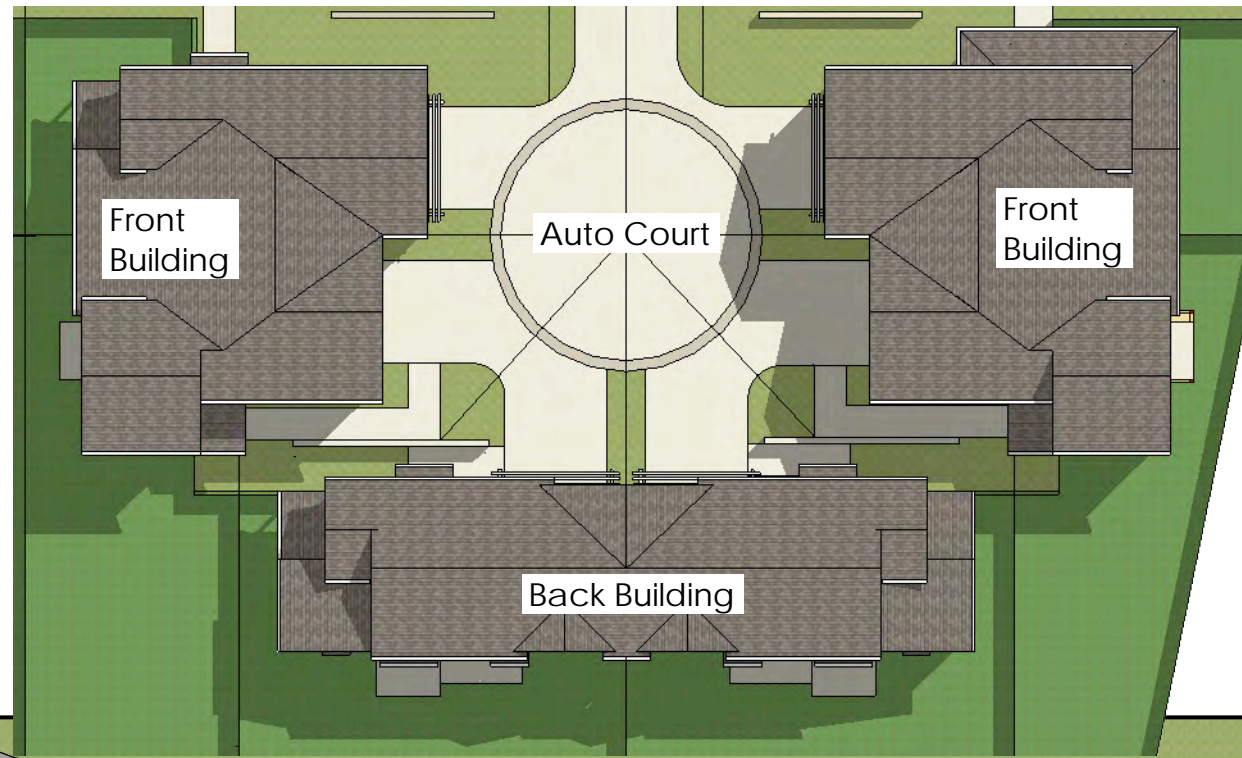
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Healdsburg, CA 95448
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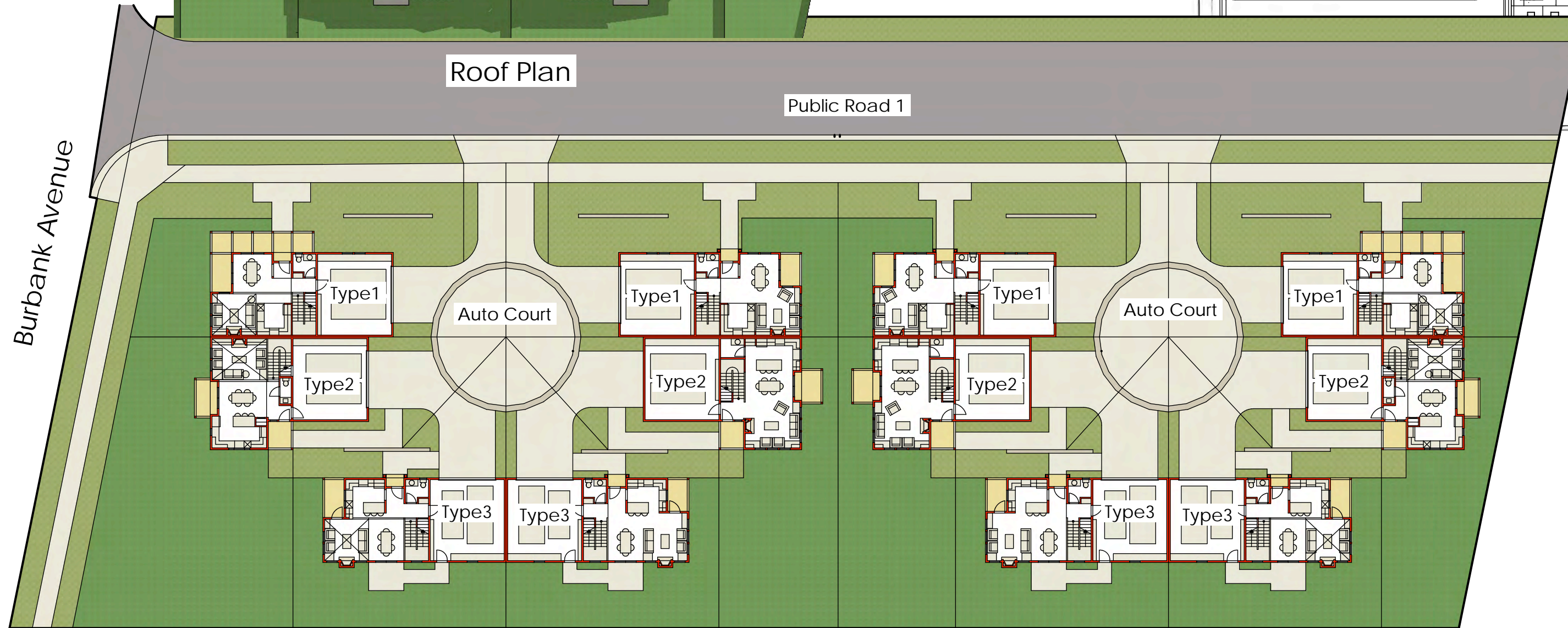
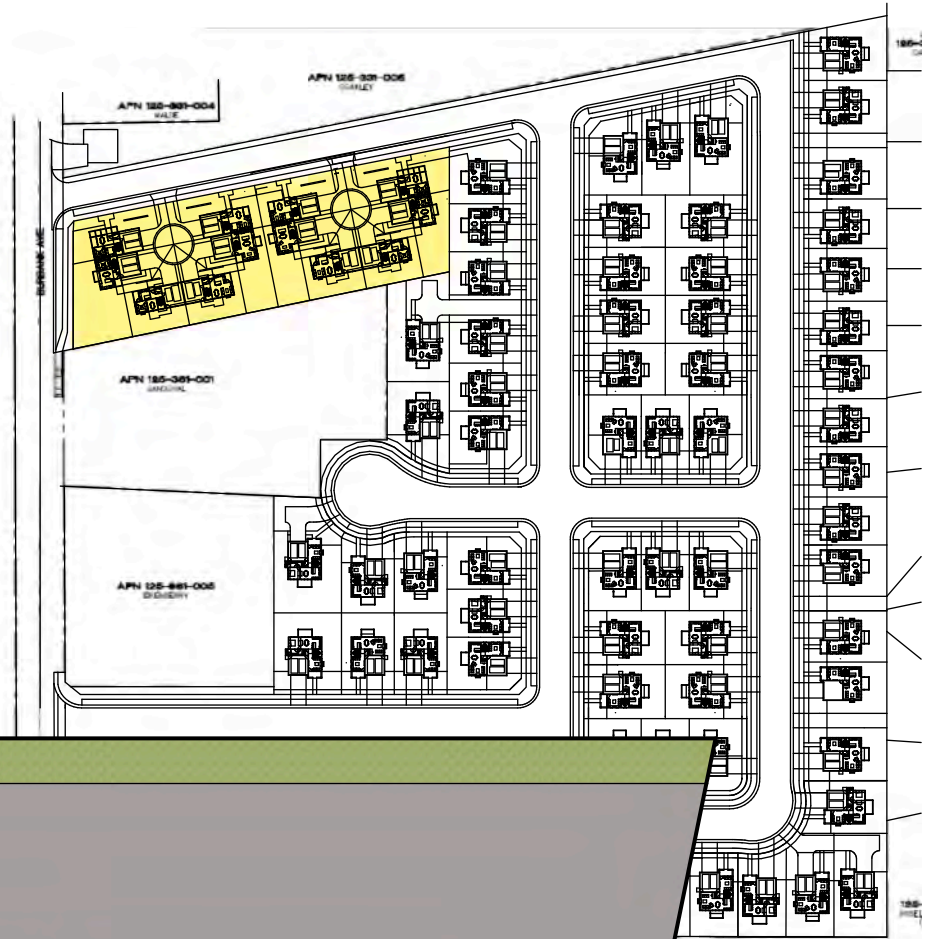
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Concept Study

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.



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Healdsburg, CA 95448
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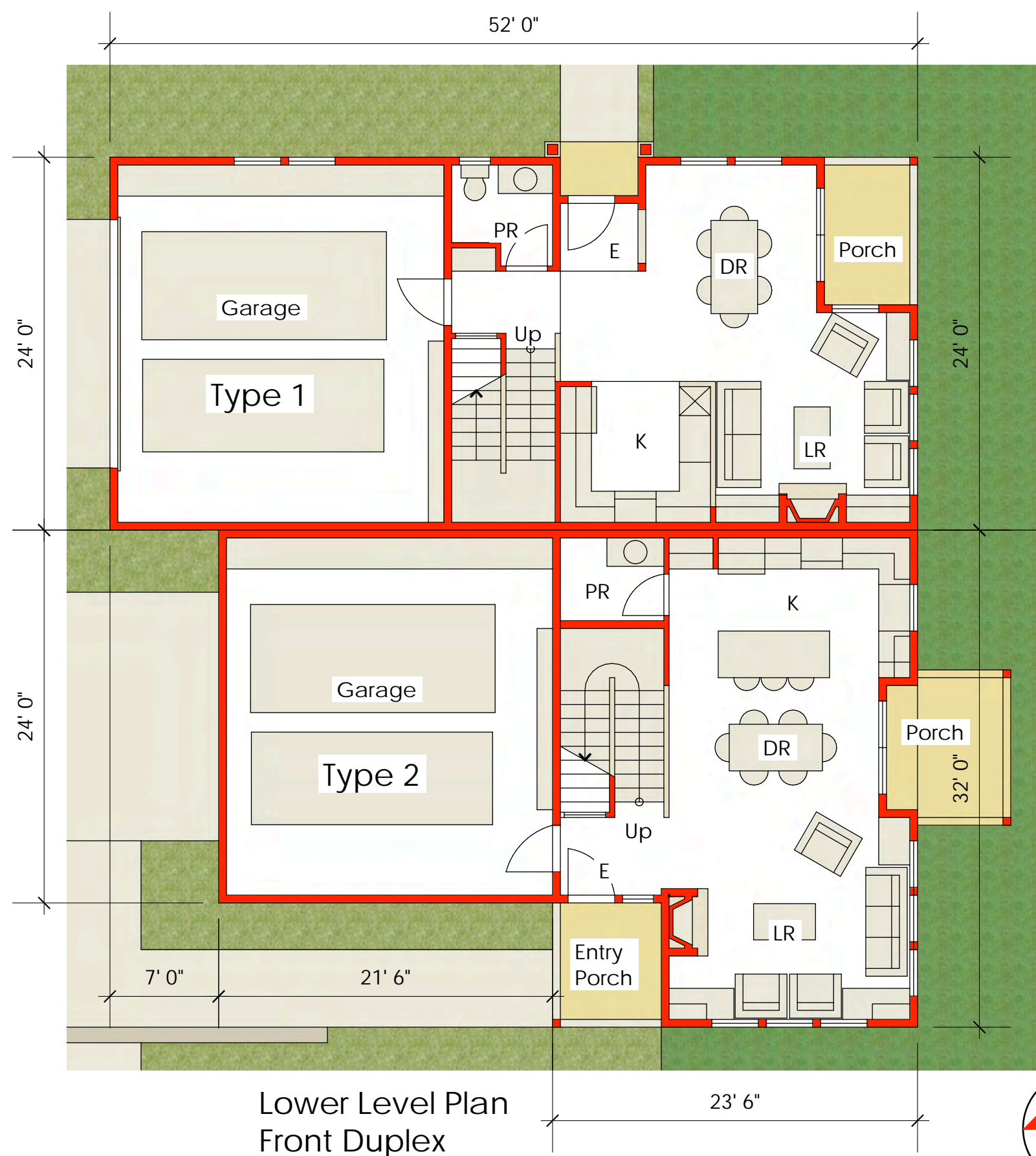
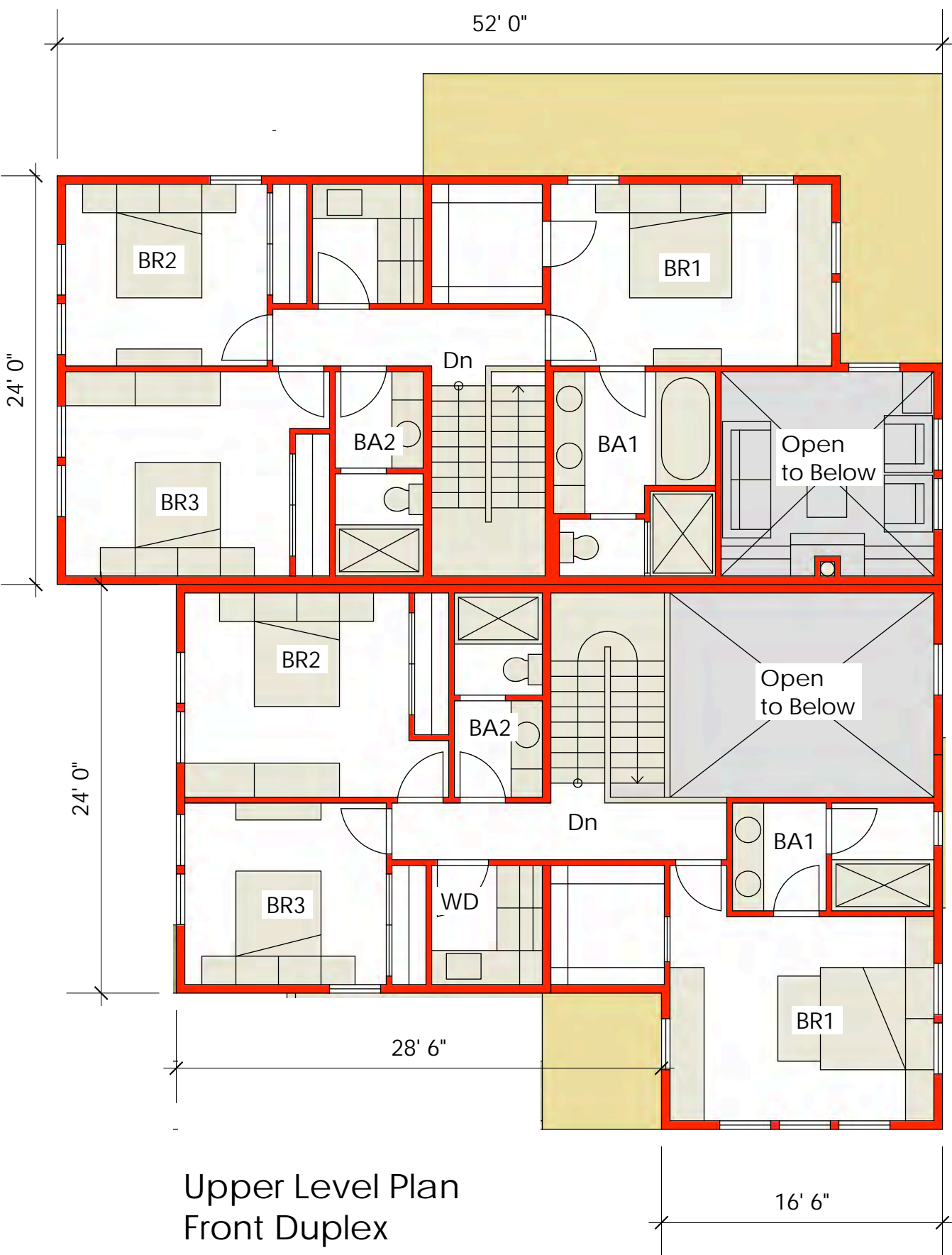
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Duplex Site Plan
1:30



12
2/4/20



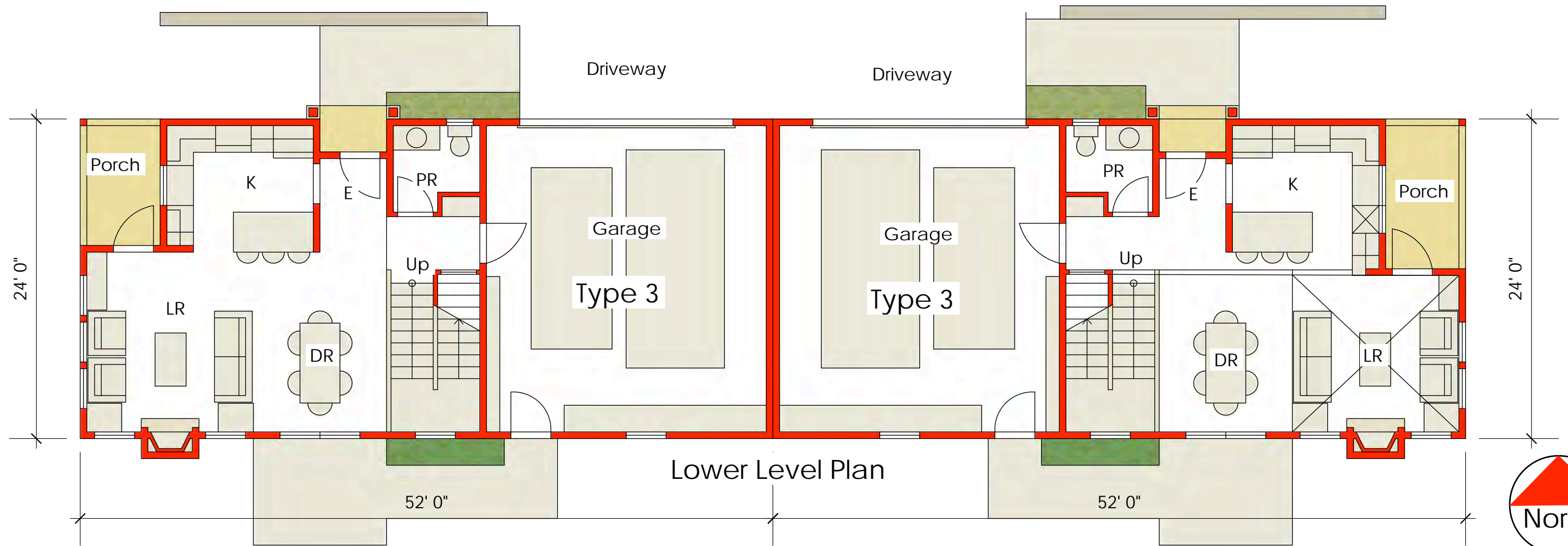
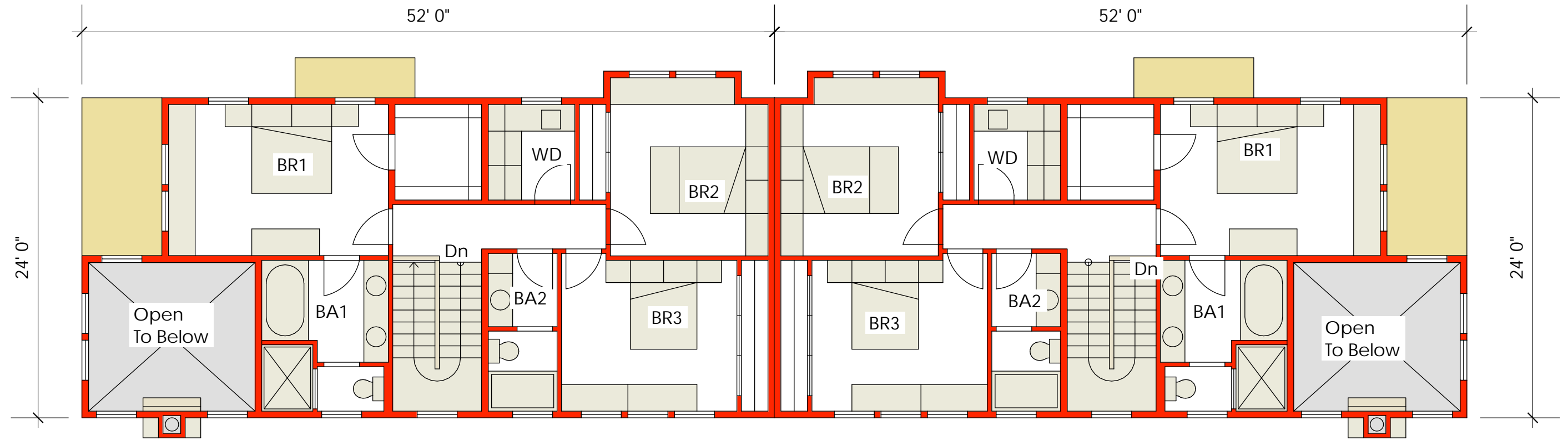
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Front Duplex
Floor Plans 1:8

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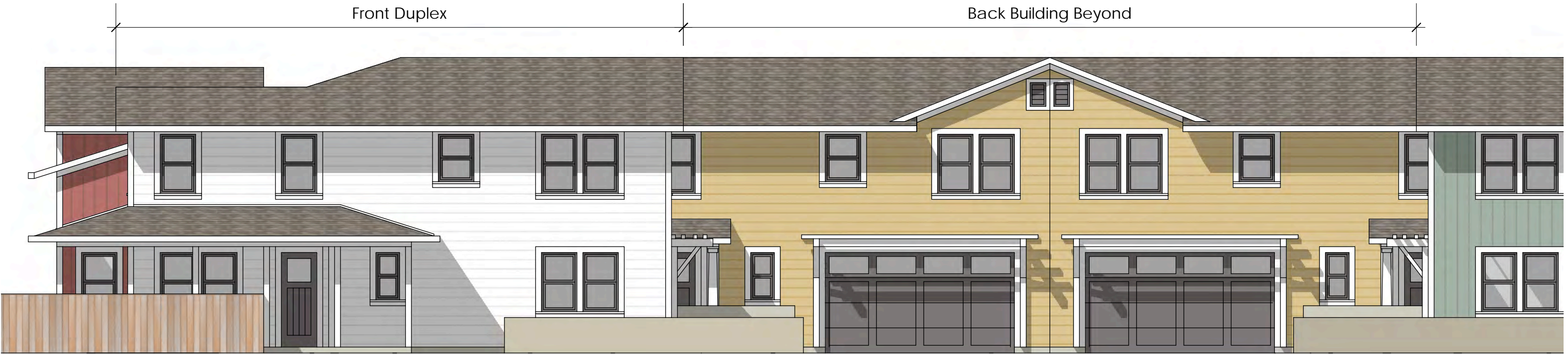
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Concept Study

Back Duplex
Floor Plans 1:8

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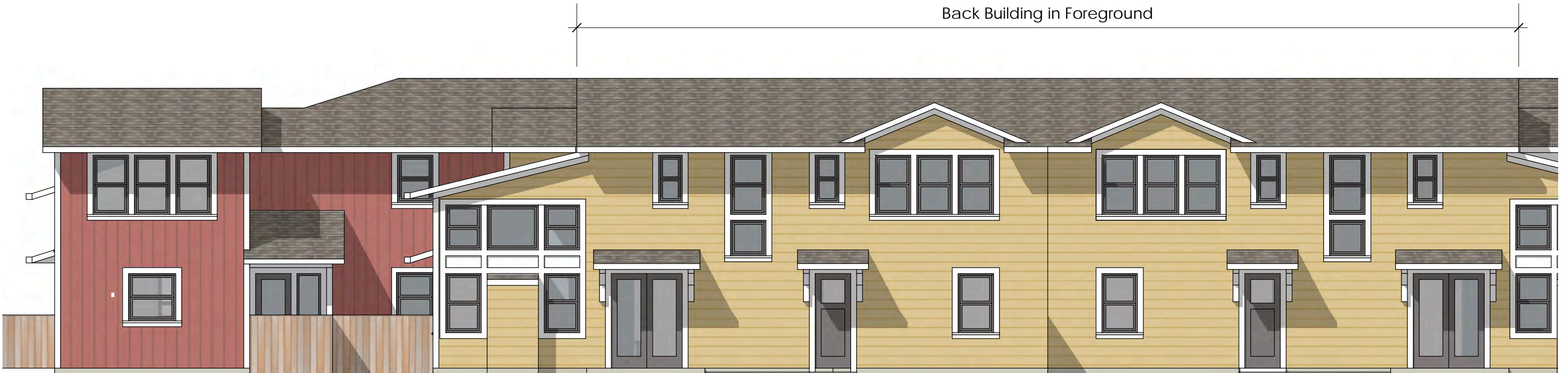
Front Duplex

Back Building Beyond



Street Front Elevation

Back Building in Foreground



One Half Back Building

Back Yard Elevation



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707-239-9076

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Duplex
Elevations 1:8

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Auto Court Elevation



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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



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Duplex
Model Views

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Auto Court View Looking Southwest



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Duplex
Model Views

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