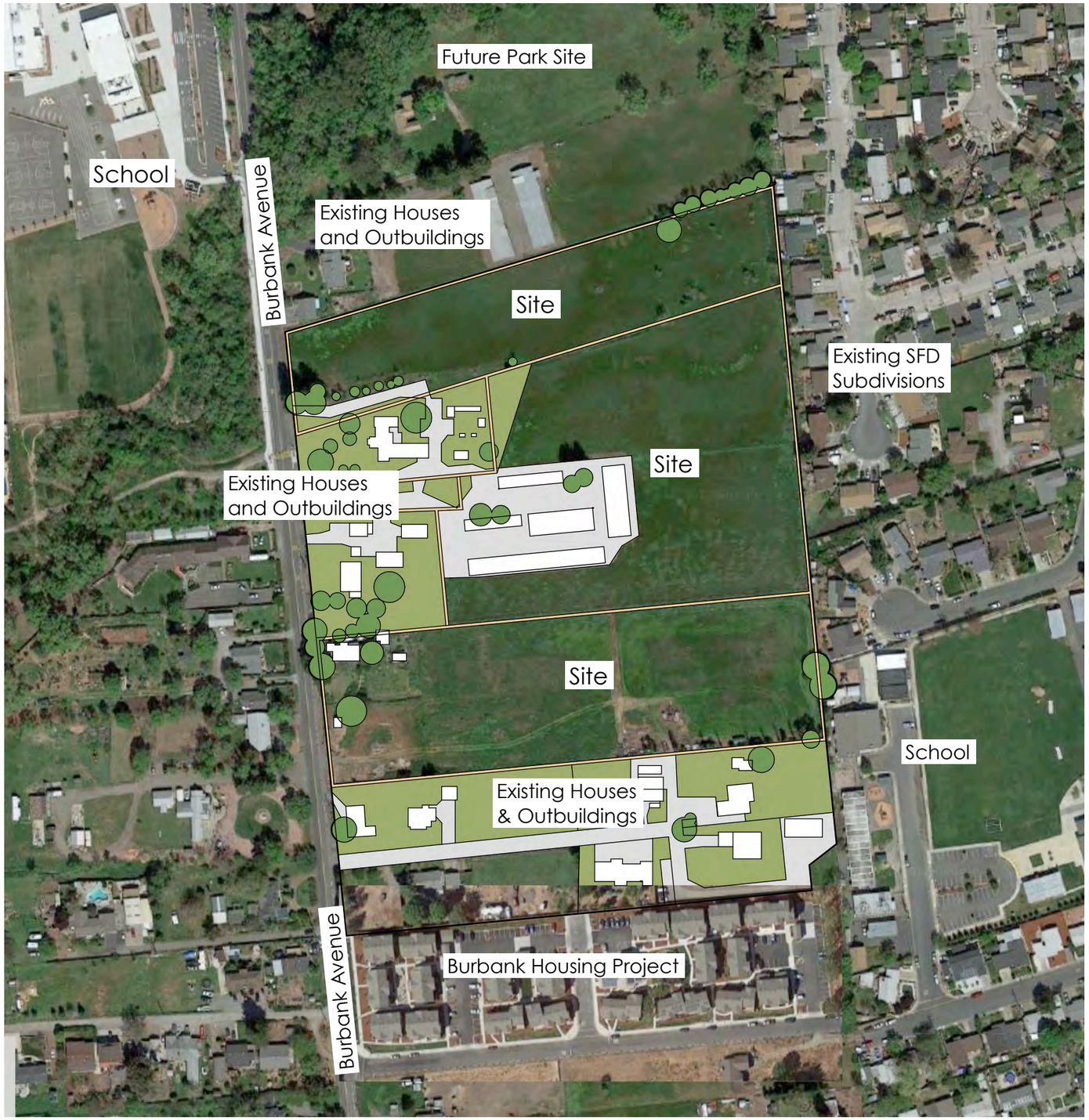
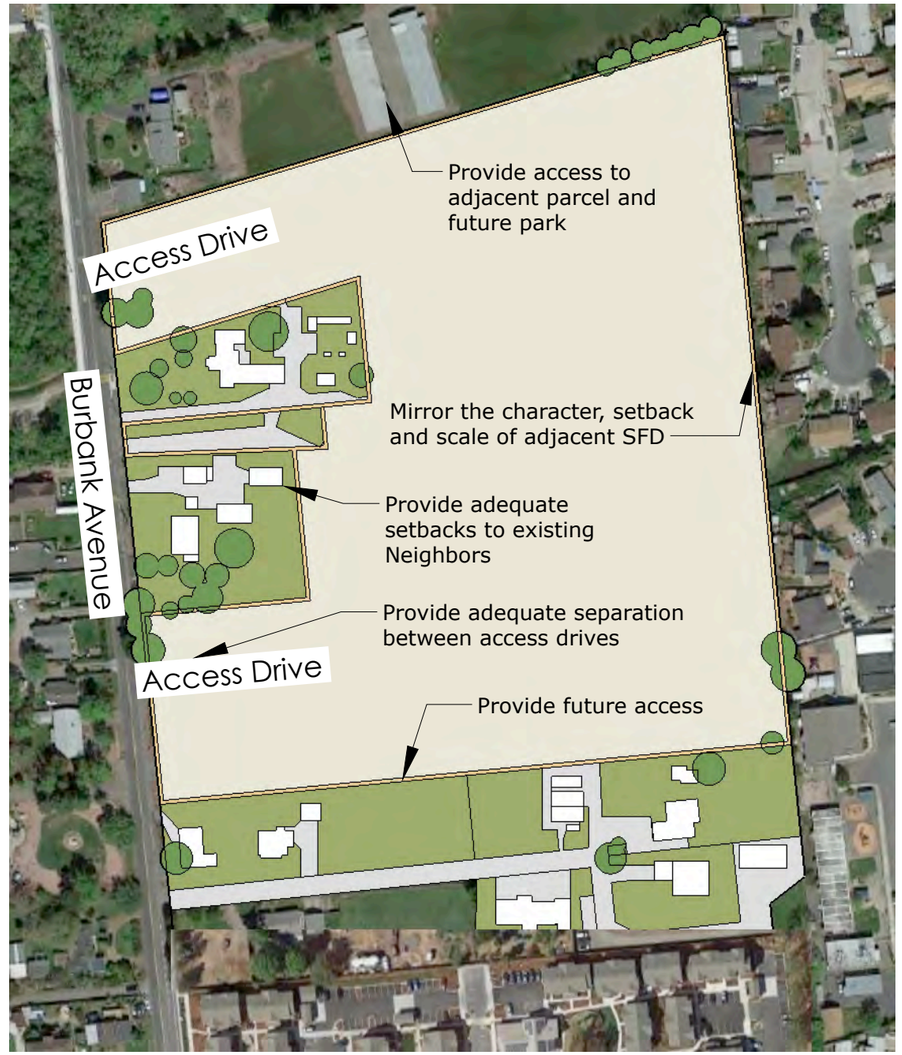




The site consists of the merger of four parcels that wrap two other parcels containing single family detached houses with assorted out buildings. Together the parcels form a roughly "U" shaped site with an overall area of 14.6 acres. The City's General Plan zoning for the Roseland area is Medium Low 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.

North

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

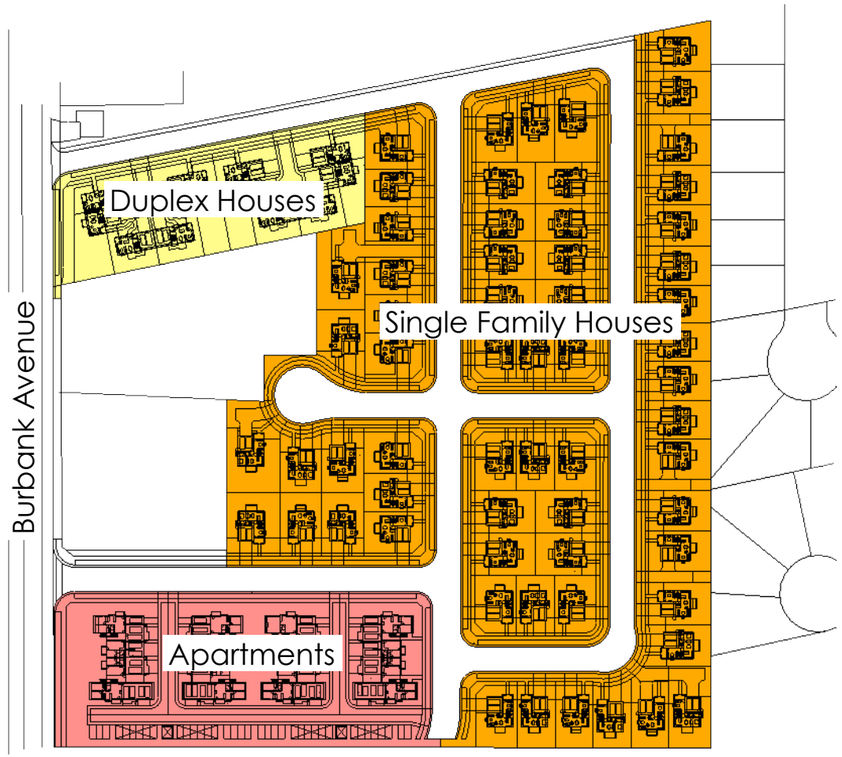
Prepared For
Schellinger Brothers

Burbank Avenue Concept Study

Site Context
1:200

1
2/4/20





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 lfor future roadway extensions to the north and south..

Tabulations	
Single Family Houses:	62
Duplex Houses:	12
Apartments:	64
Total Dwellings:	138

North

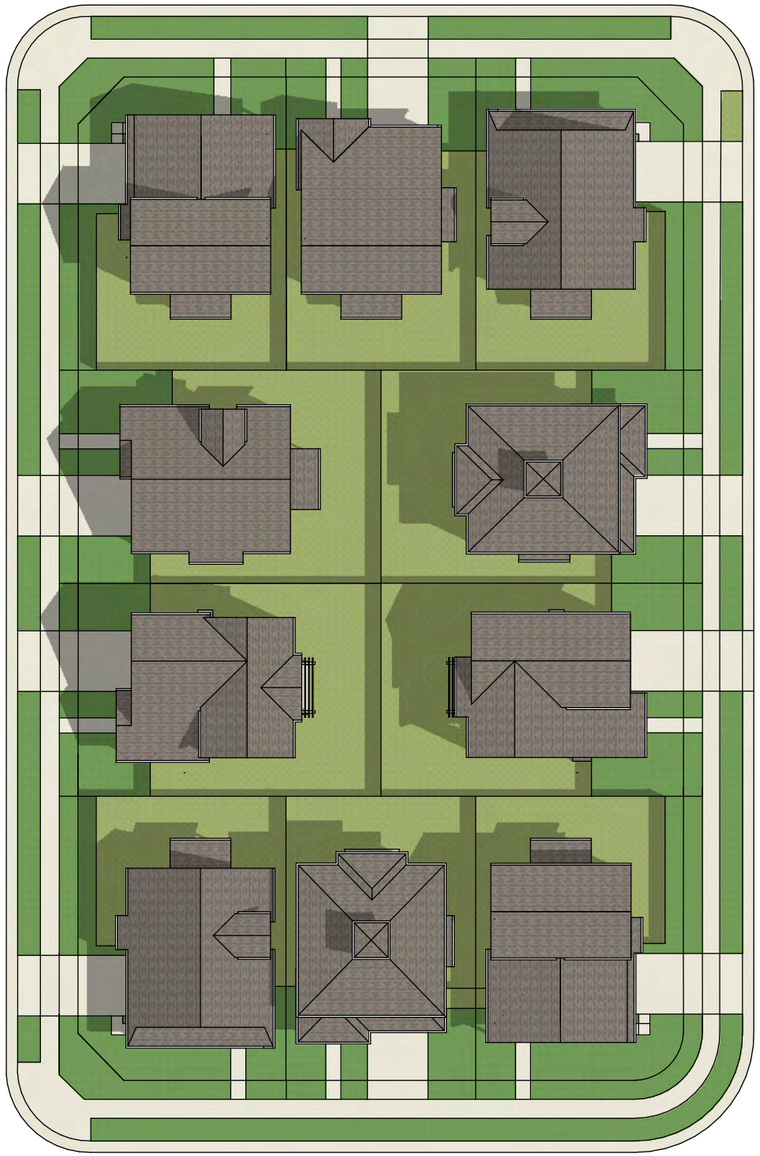
Jon Worden Architects
512 Matheson Street
Healdsburg, CA 95448
707-239-9076

Prepared For
Schellinger Brothers

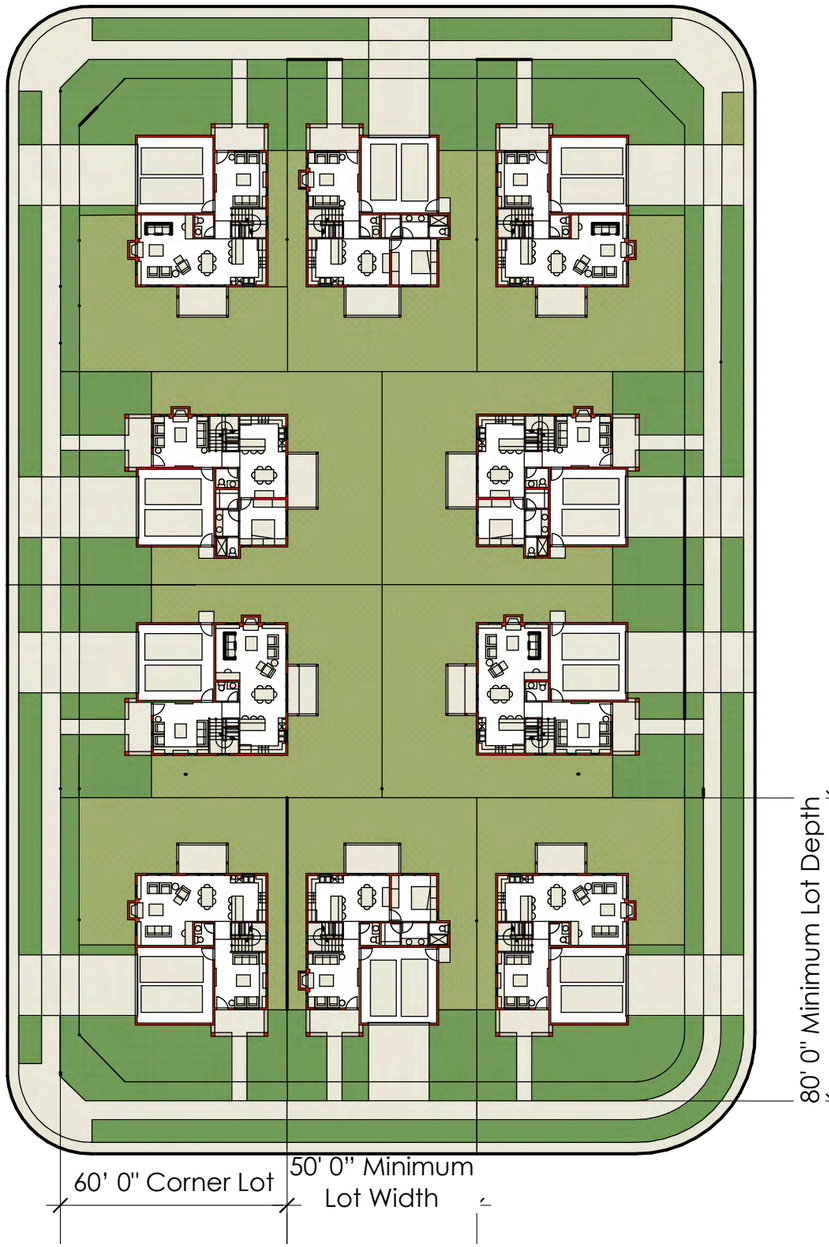
Burbank Avenue Concept Study

Site Context
1:100

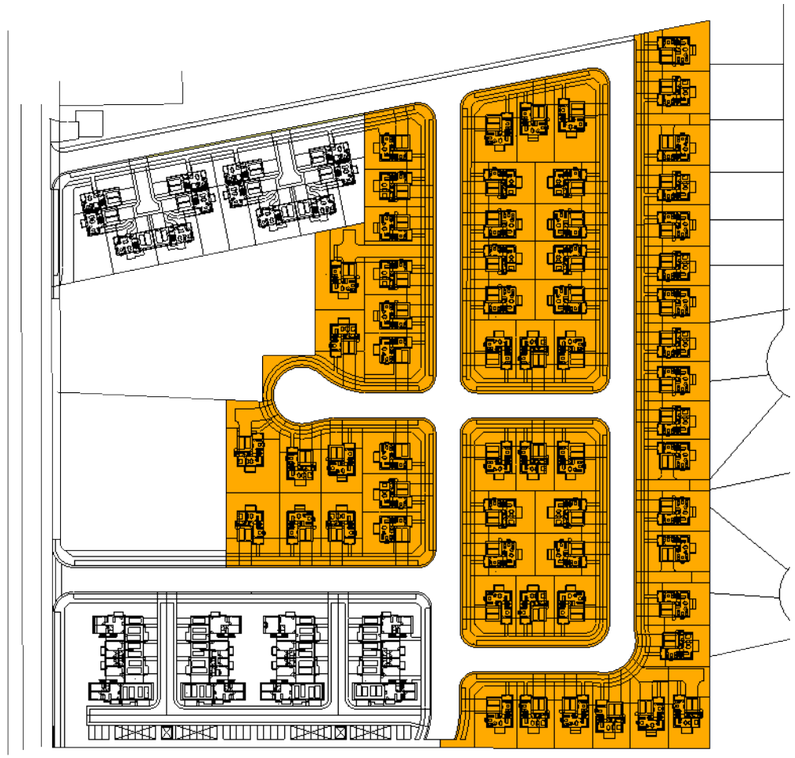
2
2/4/20



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.

North

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

Prepared For
Schellinger Brothers

Burbank Avenue Concept Study

SFD Houses
Site Plan 1:40

3
2/4/20



Lower Level Plan 2
Family Room Downstairs

Lower Level Plan 1
Bedroom Suite Downstairs
922 sf/ Garage 423sf

North

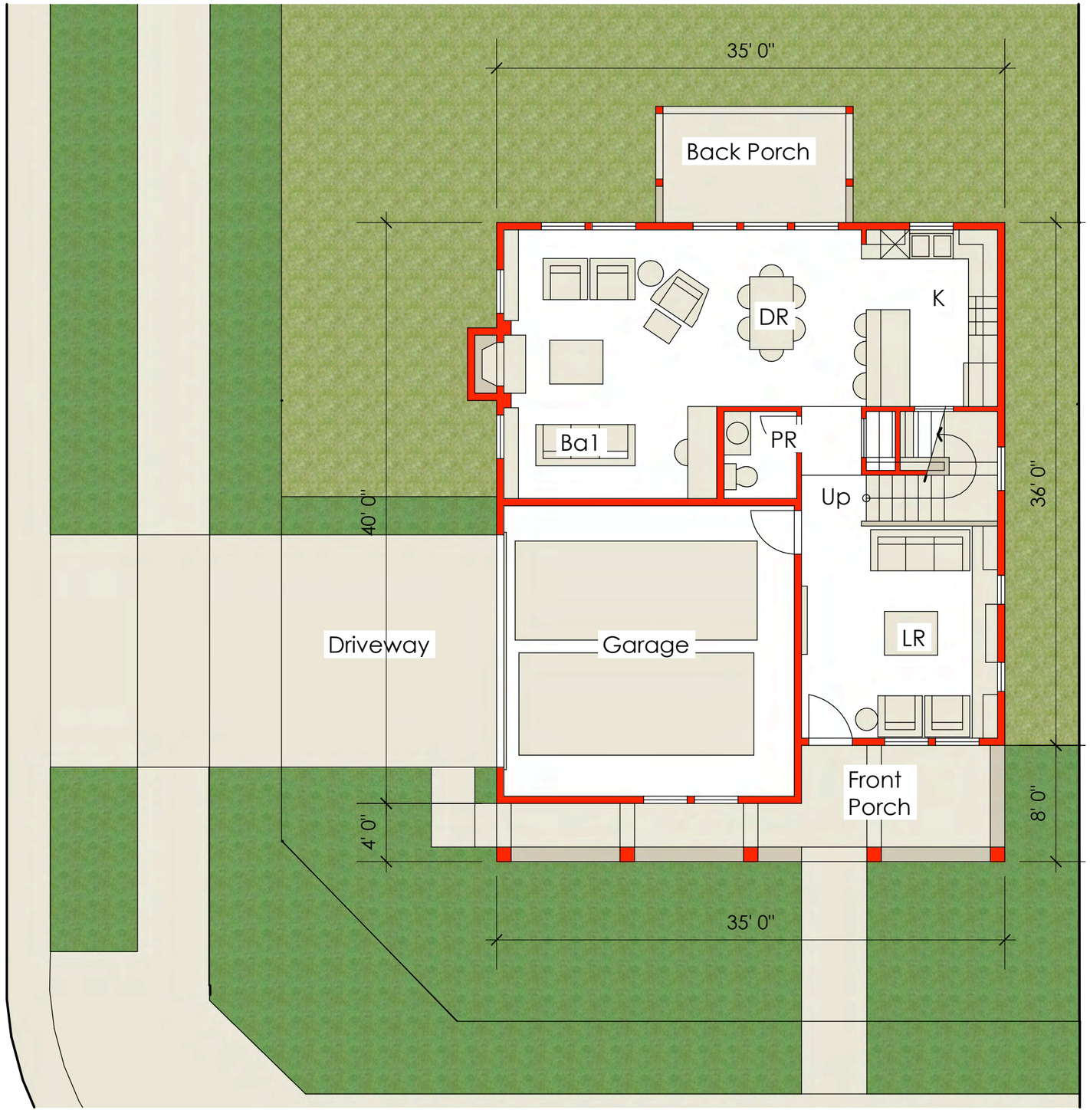
Jon Worden Architects
512 Matheson Street
Healdsburg, CA 95448
707-239-9076

Prepared For
Schellinger Brothers

Burbank Avenue Concept Study

Lower Level Plans
Standard Houses 1:8

4
8/10/19





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

North

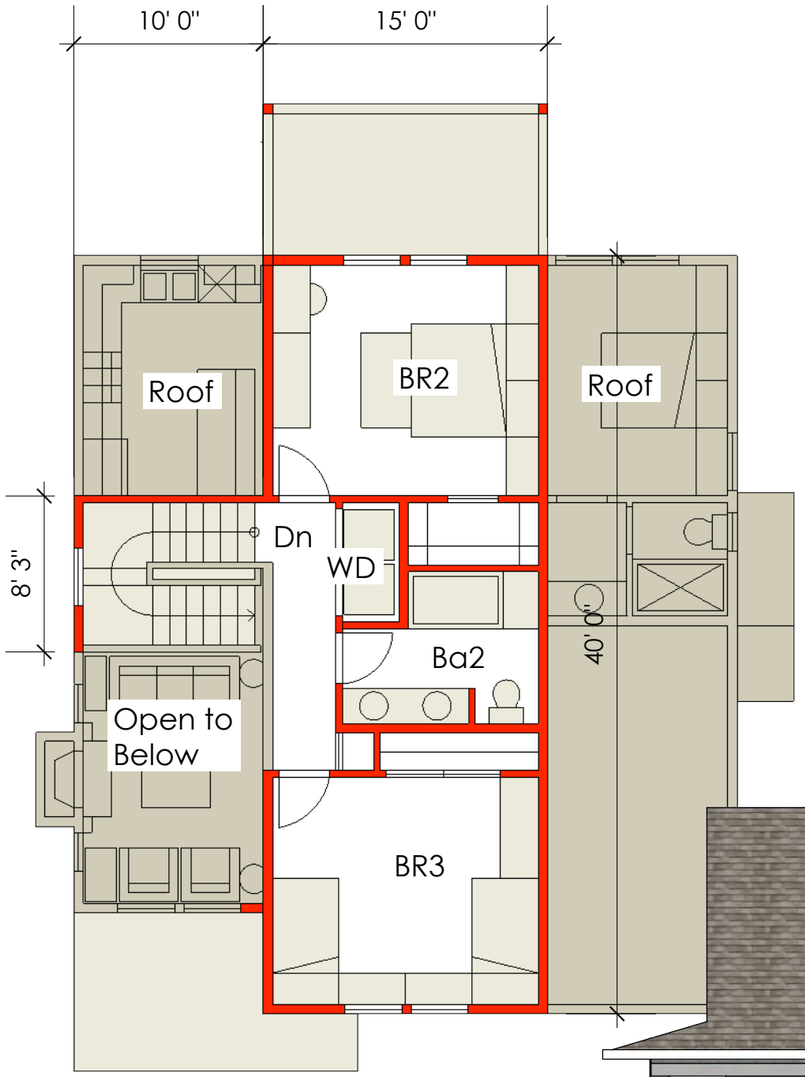
Jon Worden Architects
512 Matheson Street
Healdsburg, CA 95448
707-239-9076

Prepared For
Schellinger Brothers

Burbank Avenue Concept Study

Lower Level Plans
Corner House 1:8

5
8/10/19

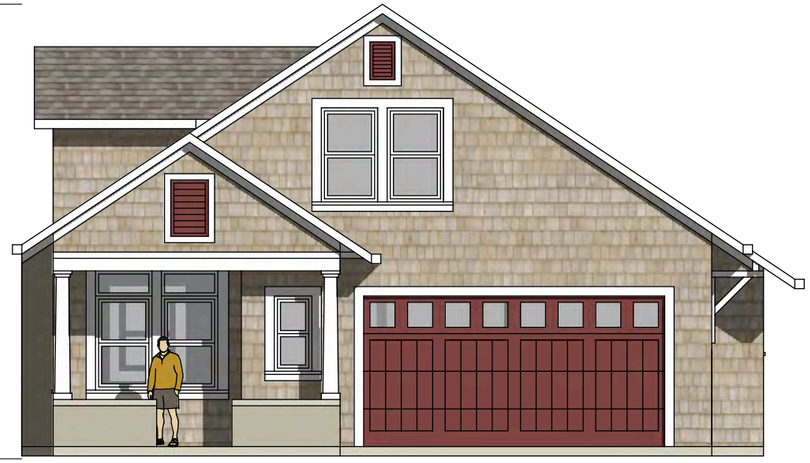


Upper Level Plan 1

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

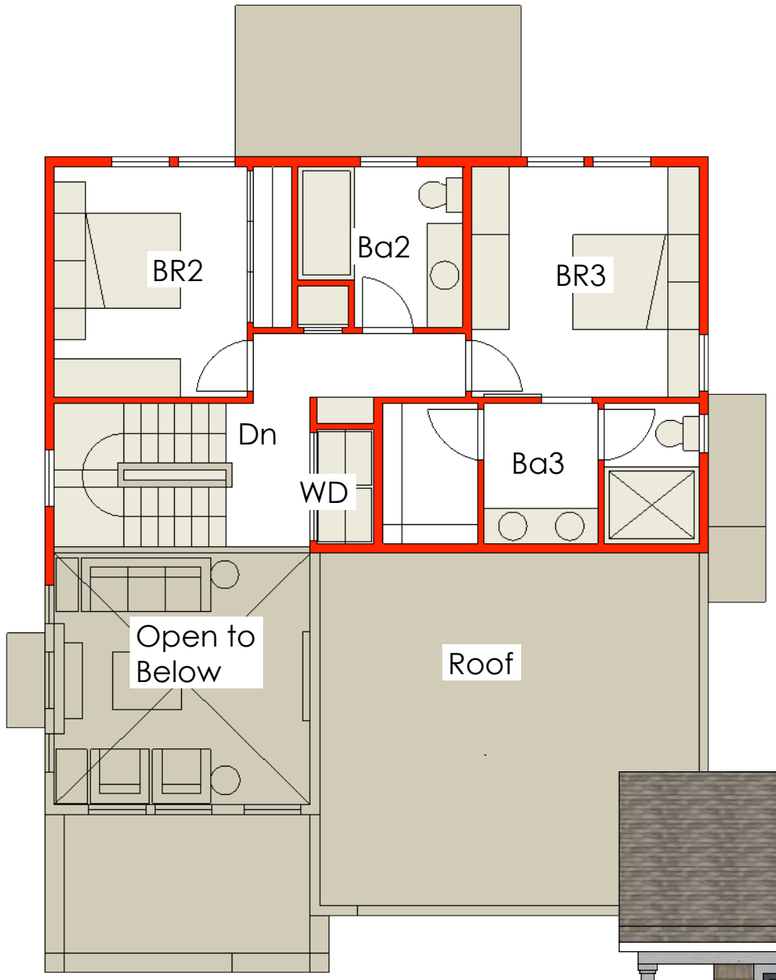
Jon Worden Architects
512 Matheson Street
Healdsburg, CA 95448
707-239-9076

Prepared For
Schellinger Brothers

Burbank Avenue Concept Study

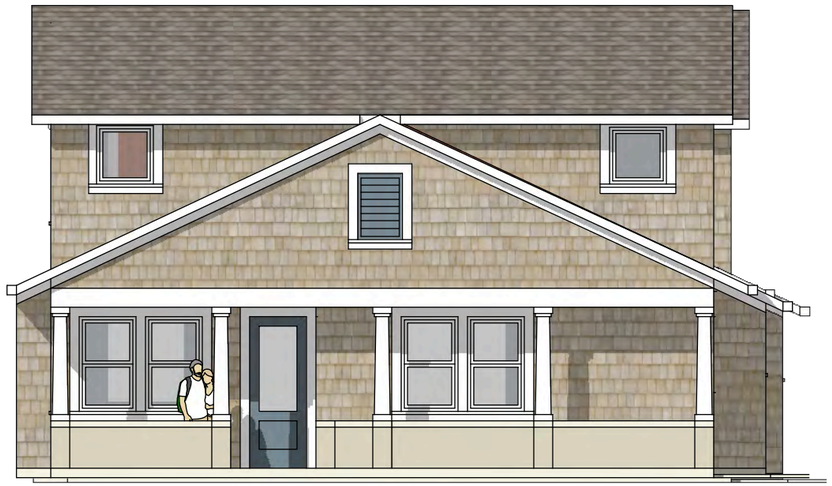
Upper Level Plan 1
1:8

6
8/10/19

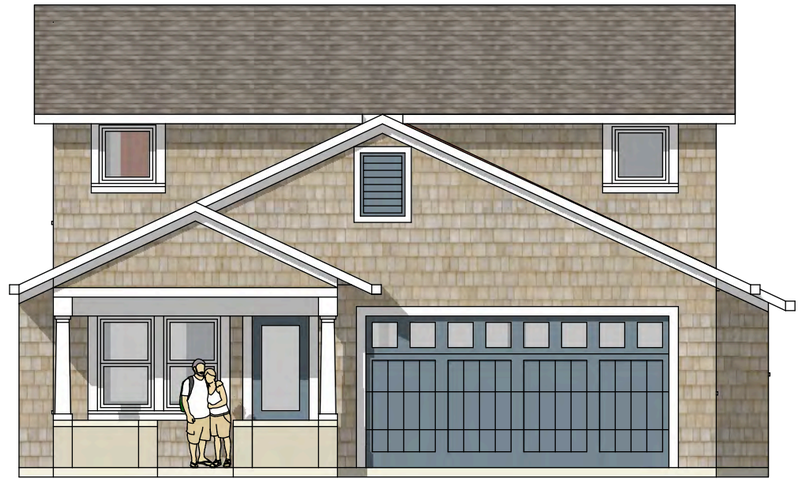


Upper Level Plan 2

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

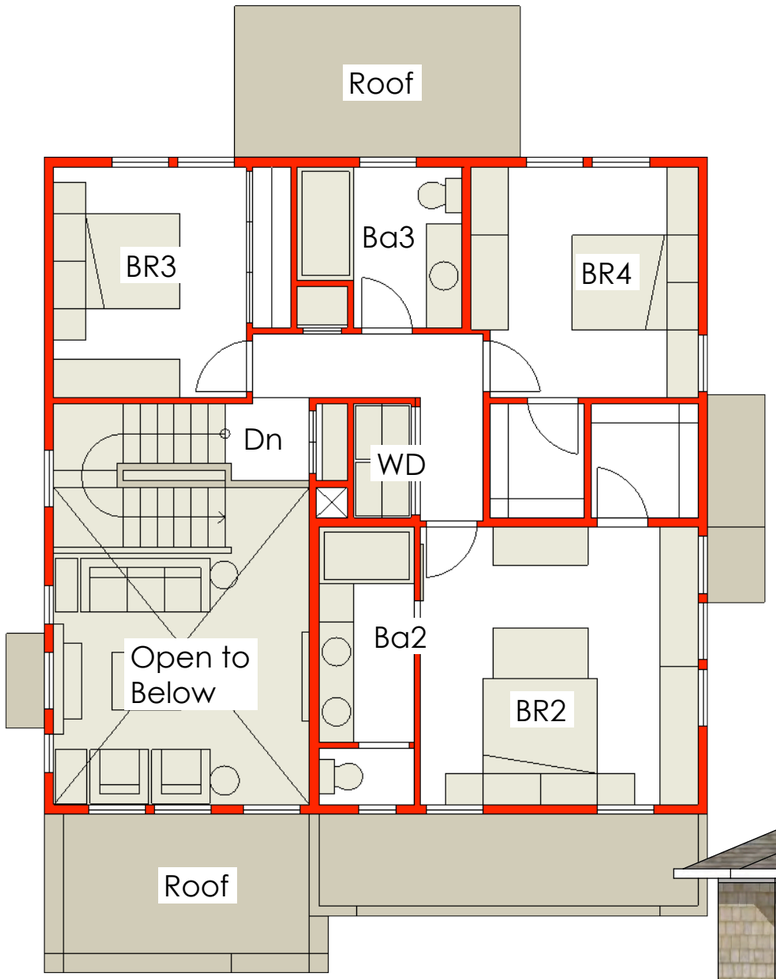
Jon Worden Architects
512 Matheson Street
Healdsburg, CA 95448
707-239-9076

Prepared For
Schellinger Brothers

Burbank Avenue
Concept Study

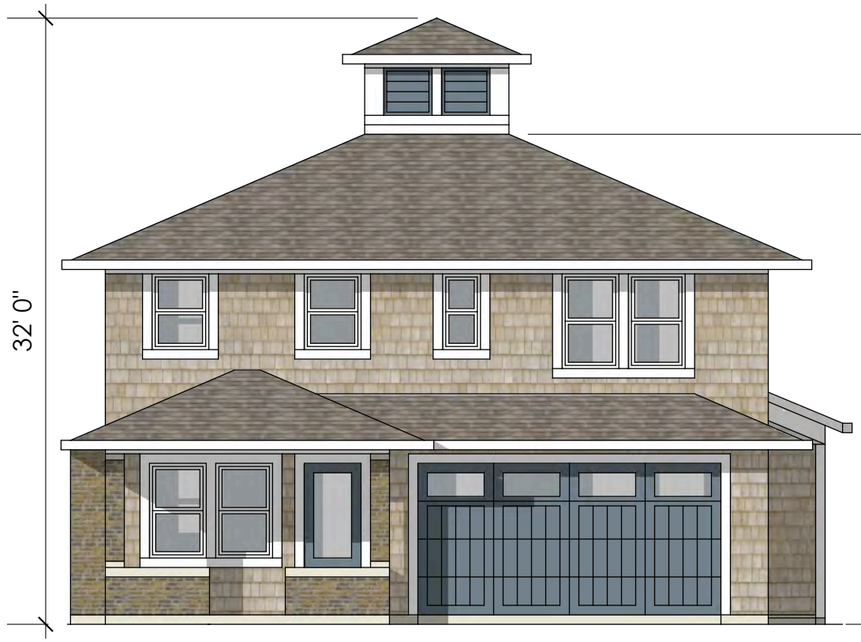
Upper Level Plan 2
1:8

7
8/10/19



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

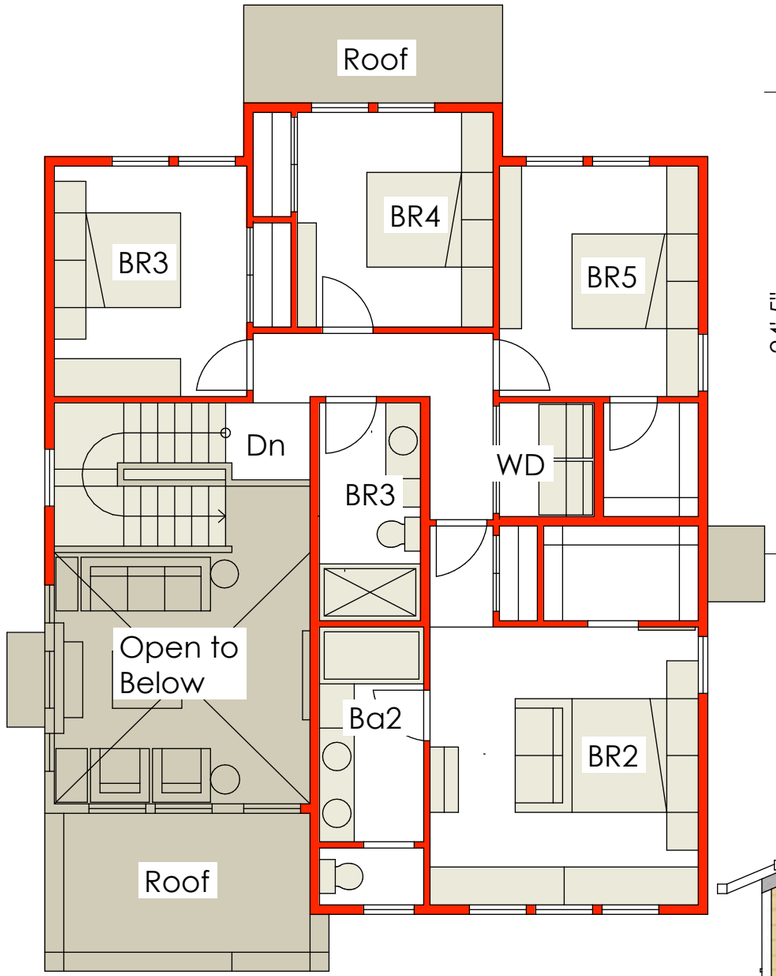
Jon Worden Architects
512 Matheson Street
Healdsburg, CA 95448
707-239-9076

Prepared For
Schellinger Brothers

Burbank Avenue Concept Study

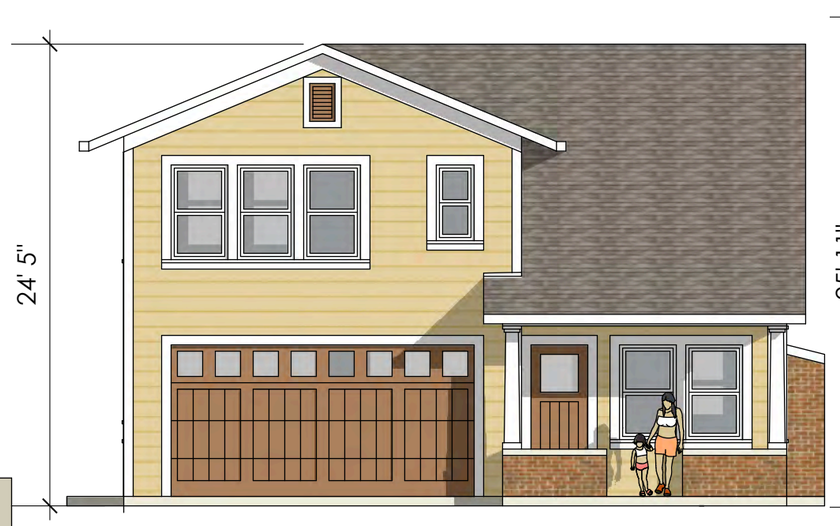
Upper Level Plan 3
1:8

8
8/10/19



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

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

Prepared For
Schellinger Brothers

Burbank Avenue Concept Study

Upper Level Plan 4
1:8

9
8/10/19



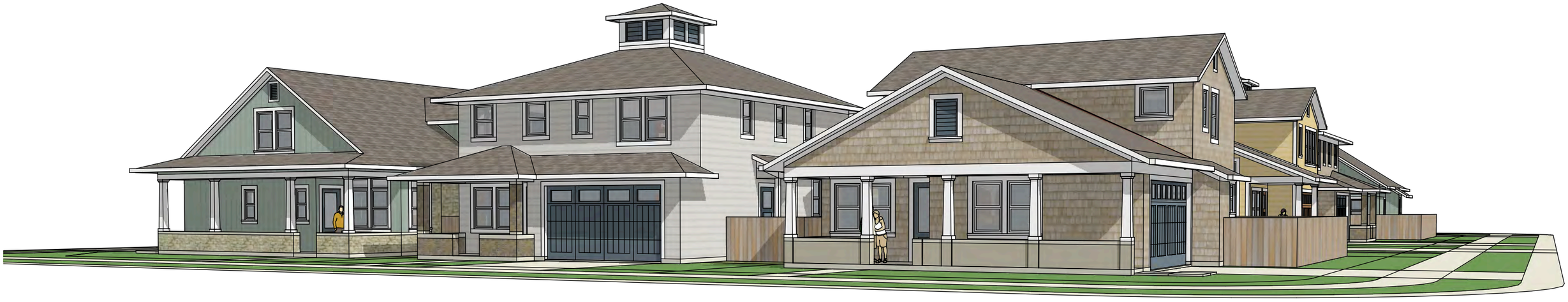
Jon Worden Architects
512 Matheson Street
Healdsburg, CA 95448
707-239-9076

Prepared For
Schellinger Brothers

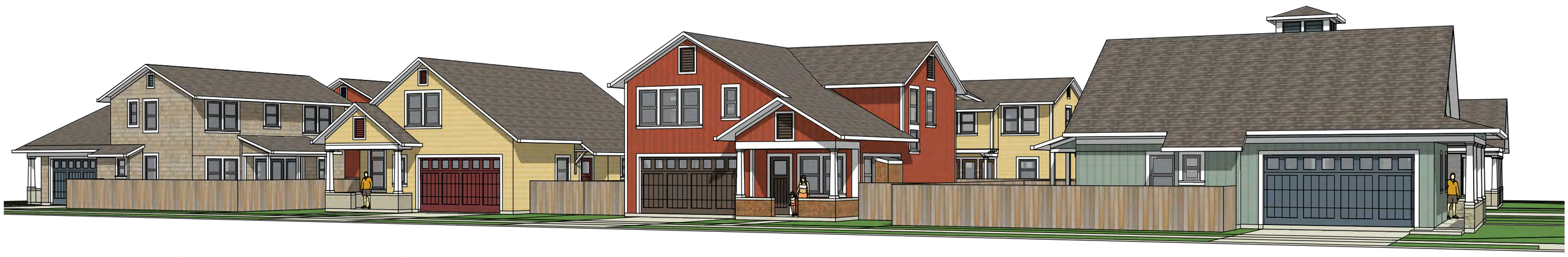
Burbank Avenue Concept Study

Model Views
Birdseye of Block

10
8/10/19



Street View/ end of Block



Street View/ side of Block

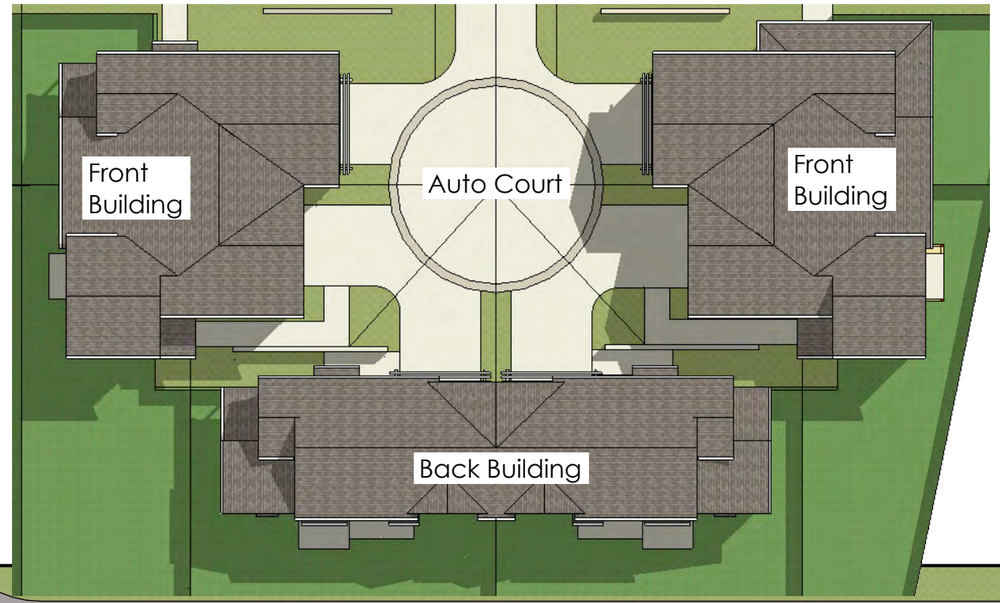
Jon Worden Architects
512 Matheson Street
Healdsburg, CA 95448
707-239-9076

Prepared For
Schellinger Brothers

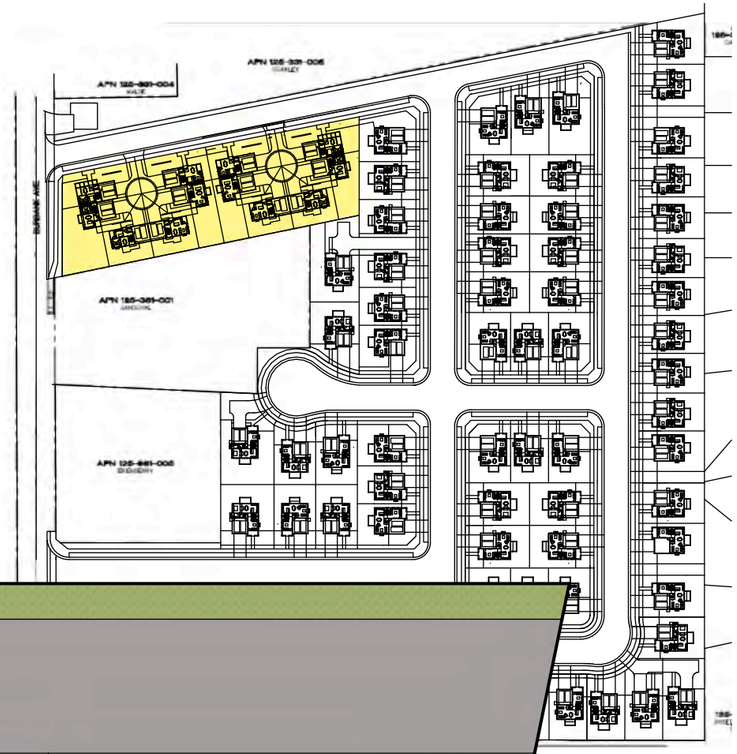
Burbank Avenue Concept Study

Model Views

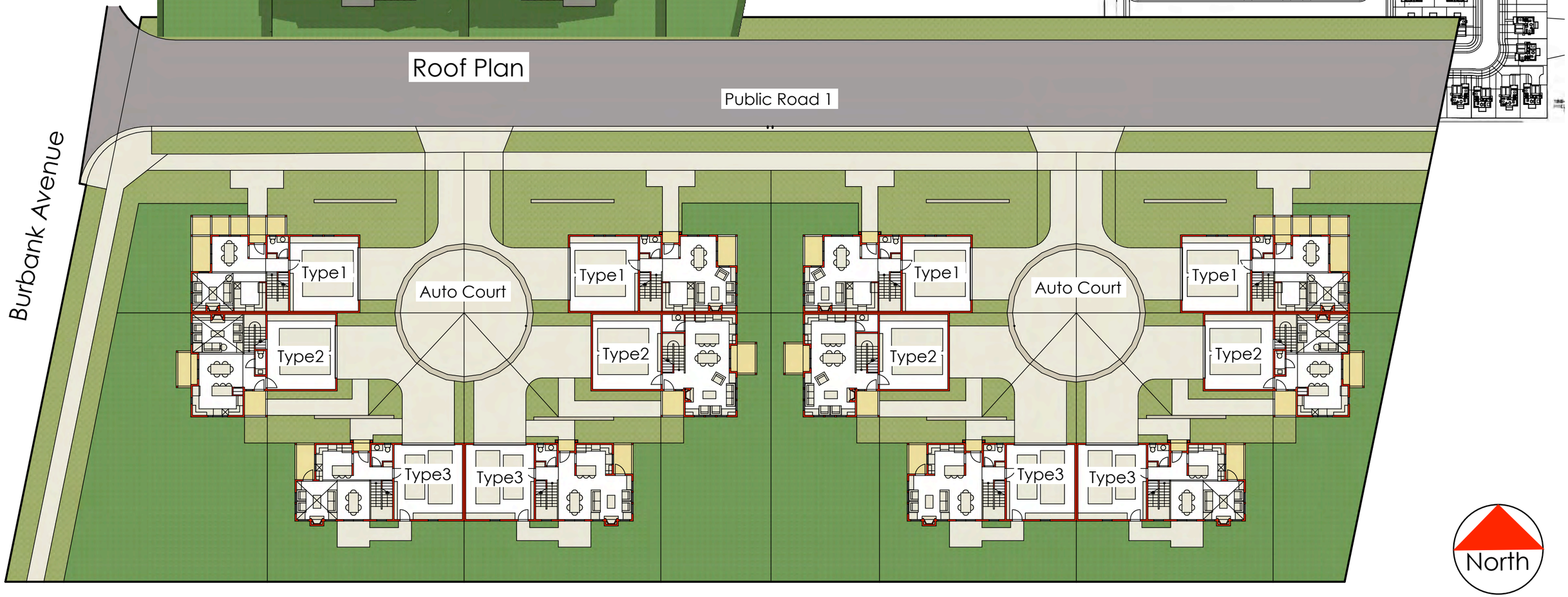
11
8/10/19



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.



Roof Plan



North

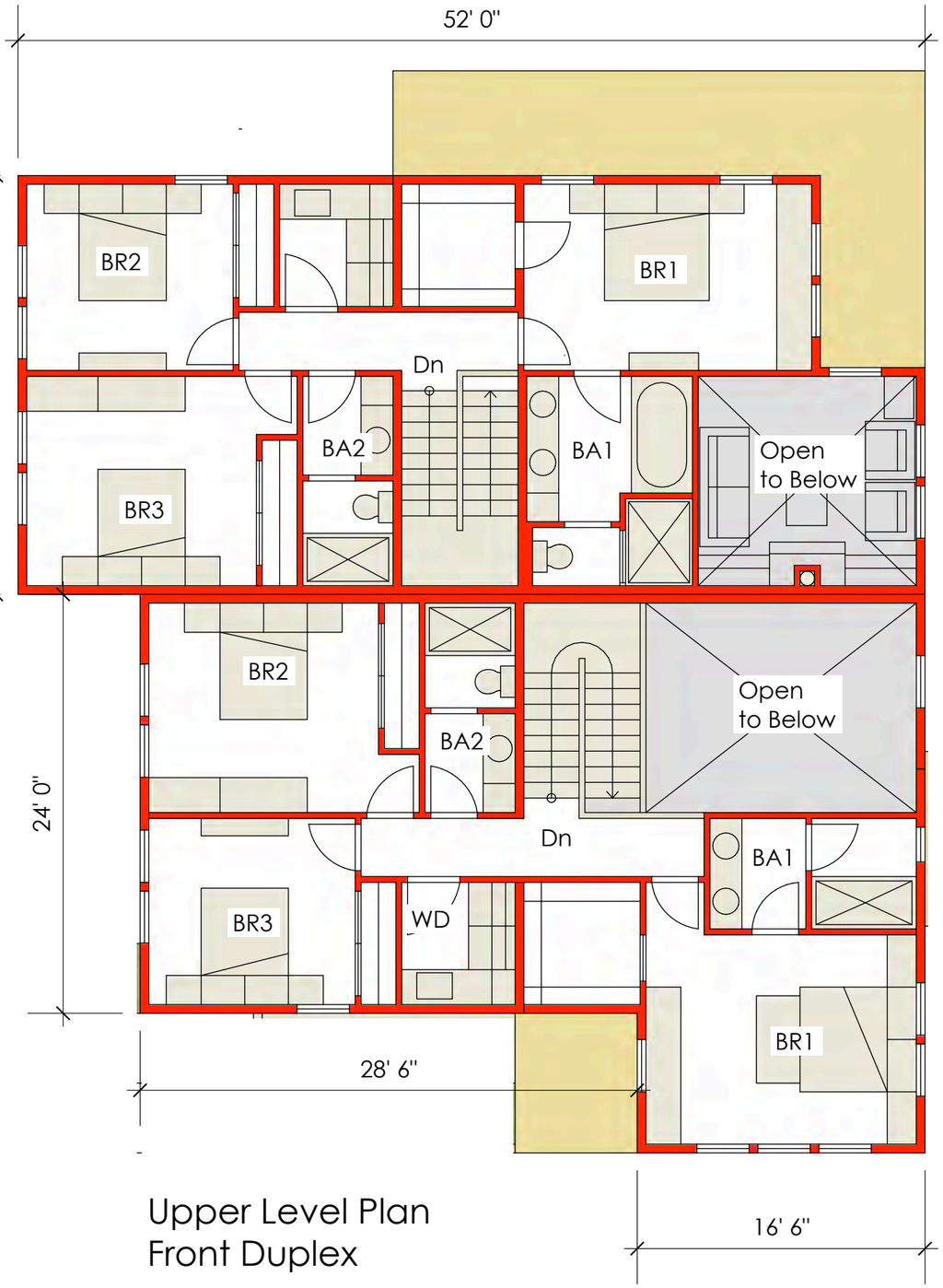
Jon Worden Architects
512 Matheson Street
Healdsburg, CA 95448
707-239-9076

Prepared For
Schellinger Brothers

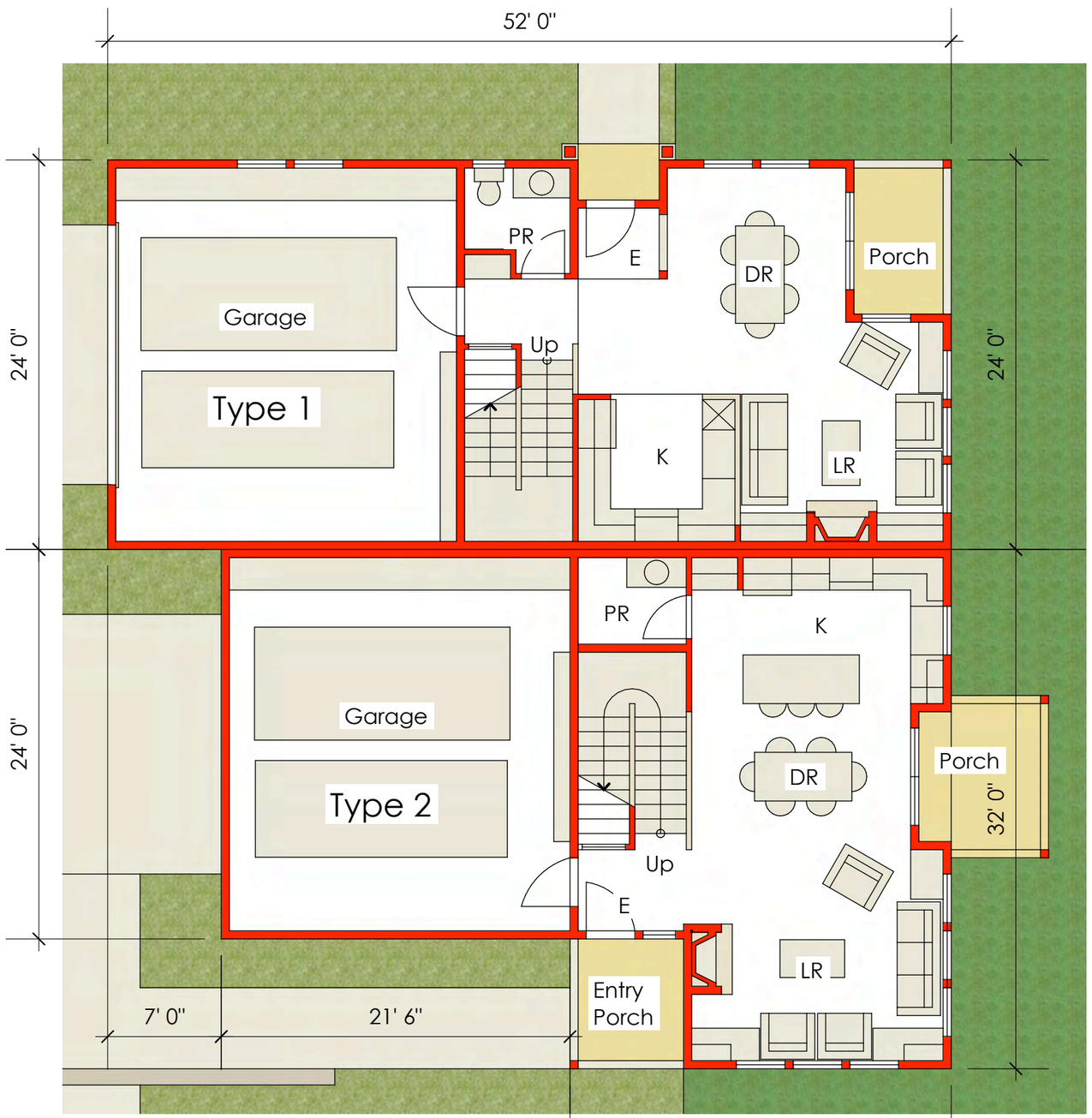
Burbank Avenue Concept Study

Duplex Site Plan
1:30

12
2/4/20



Upper Level Plan
Front Duplex



Lower Level Plan
Front Duplex

North

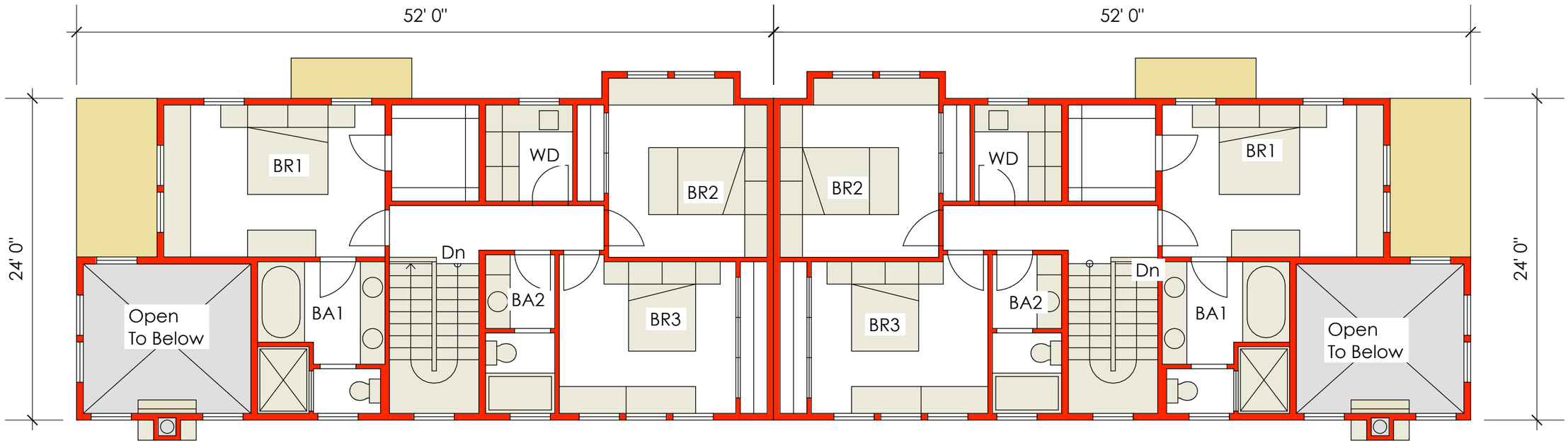
Jon Worden Architects
512 Matheson Street
Healdsburg, CA 95448
707-239-9076

Prepared For
Schellinger Brothers

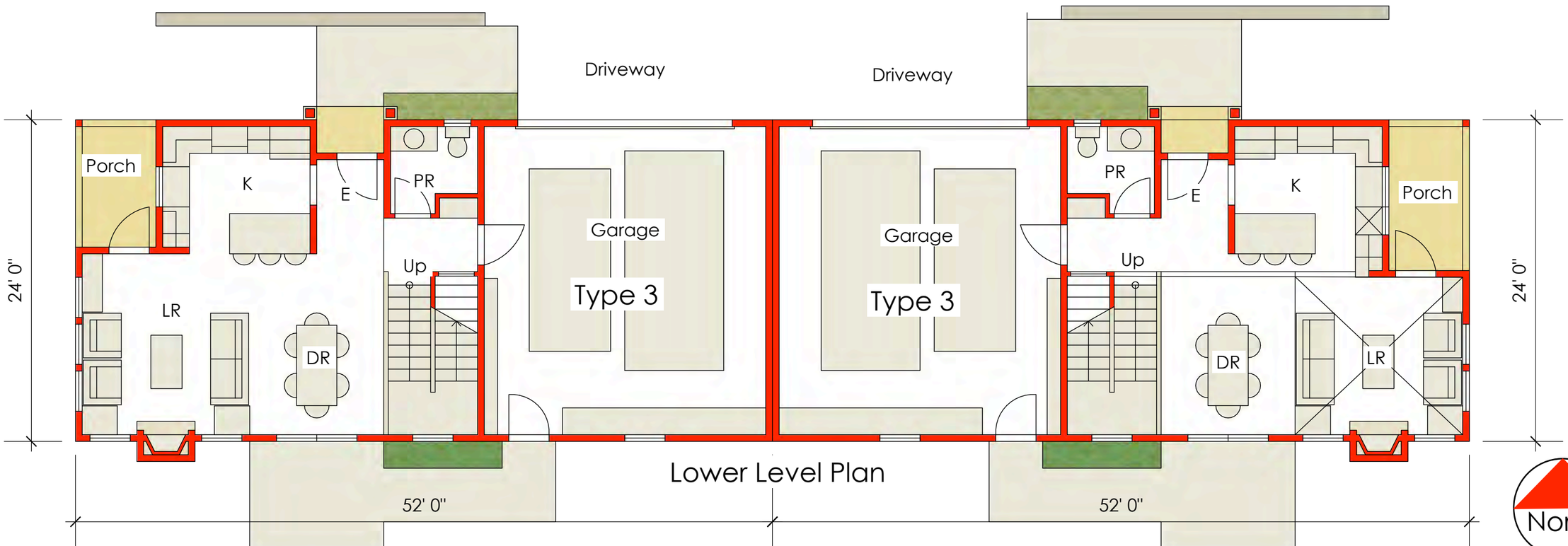
Burbank Avenue Concept Study

Front Duplex
Floor Plans 1:8

13
8/10/19



Upper Level Plan



Lower Level Plan

North

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

Prepared For
Schellinger Brothers

Burbank Avenue Concept Study

Back Duplex
Floor Plans 1:8

14
8/10/19



Street Front Elevation

Back Building in Foreground



Back Yard Elevation

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

Prepared For
Schellinger Brothers

Burbank Avenue Concept Study

Duplex
Elevations 1:8

15
8/10/19



End Elevation



Auto Court Elevation

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

Prepared For

Schellinger Brothers

Burbank Avenue
Concept Study

Duplex
Elevations 1:8



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

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

Prepared For
Schellinger Brothers

Burbank Avenue Concept Study

Duplex Birds Eye
Looking Southwest

17
2/4/20



Street View looking Southwest



Back Yard View looking Northeast

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

Prepared For
Schellinger Brothers

Burbank Avenue Concept Study

Duplex
Model Views

18
2/4/20



Auto Court View Looking Southwest

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

Prepared For
Schellinger Brothers

Burbank Avenue
Concept Study

Duplex
Model Views