

VICINITY MAP
NO SCALE

PROJECT TEAM

OWNER / DEVELOPER:

USA PROPERTIES FUND
3200 DOUGLAS BLVD., SUITE 200
ROSEVILLE, CA 95661

CONTACT: ROYCE PATCH
916.724.3840
RPATCH@USAPROPFUND.COM

ARCHITECT:

LPAS ARCHITECTURE + DESIGN
2484 NATOMAS PARK DRIVE, SUITE 100
SACRAMENTO, CA 95833

CONTACT: CHRIS KELLY
916.443.0335
CKELLY@LPAS.COM

LANDSCAPE ARCHITECT:

INTEGRA PLANNING + LANDSCAPE ARCHITECTURE
5128 DUPONT DRIVE
SANTA ROSA, CA 95409

CONTACT: RIC HENDRICKS
805.441.7537
RIC@INTEGRAPLA.COM

CIVIL ENGINEER:

CIVIL DESIGN CONSULTANTS, INC.,
2200 RANGE AVE, SUITE 204
SANTA ROSA, CA 95403

CONTACT: DENNIS DALBY
707.542.4820
DENNIS@CIVILDESIGNCONSULTANTS.COM

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PROJECT DATA 30/6/2020

SITE AREA 2150 W. COLLEGE AVE, SANTA ROSA, CA

GROSS: 324,957 SF 7.46 ACRES
NET: 249,163 SF 5.72 ACRES

NUMBER OF UNITS: 164 UNITS
DENSITY: 29.4 DU/AC

BUILDINGS A & B UNIT MIX			UNITS	# BLDGS	TOTAL
A1	1 BR + 1BA	622 SF	9 UNITS	2	18
B1	2 BR + 2BA	897 SF	6 UNITS	2	12
B2	2BR + 2BA	963 SF	4 UNITS	2	8
C1	3BR + 2BA	1,141 SF	3 UNITS	2	6
C3	3BR + 2BA	1,240 SF	4 UNITS	2	8
TOTAL			26 UNITS		52 UNITS

BUILDINGS A & B AREAS		
NET RENTABLE AREA	46,454 SF	79.3% EFFICIENCY
AMENITIES	1,628 SF	
UTILITIES	298 SF	
CORRIDORS	9,292 SF	
STAIRS	930	
TOTAL AREA	58,602 SF	

BUILDING C UNIT MIX			# BLDGS	TOTAL
A1	1 BR + 1BA	622 SF	43 UNITS	1 43
A2	1 BR + 1BA	696 SF	3	1 3
B1	2 BR + 2BA	897 SF	38 UNITS	1 38
C1	3 BR + 2BA	1,141 SF	16 UNITS	1 16
C2	3 BR + 2BA	1,123 SF	8 UNITS	1 8
C4	3 BR + 2BA	1,197 SF	4 UNITS	1 4
TOTAL			112 UNITS	112 UNITS

BUILDING C AREAS		
NET RENTABLE AREA	95,177 SF	76.0% EFFICIENCY
AMENITIES	4,960 SF	
MISC./UTILITIES	8,546 SF	
CORRIDORS	13,982 SF	
STAIRS	2,557 SF	
TOTAL AREA	125,222 SF	

PROJECT UNIT MIX		
A1	1 BR + 1BA	622 SF 61 UNITS 37.2%
A2	1 BR + 1BA	696 SF 3 UNITS 1.8%
B1	2 BR + 2BA	897 SF 50 UNITS 30.5%
B2	2 BR + 2BA	963 SF 8 UNITS 4.9%
C1	3 BR + 2BA	1,141 SF 22 UNITS 13.4%
C2	3 BR + 2BA	1,123 SF 8 UNITS 4.9%
C3	3 BR + 2BA	1,240 SF 8 UNITS 4.9%
C4	3 BR + 2BA	1,197 SF 4 UNITS 2.4%
TOTAL 164 UNITS 100.0%		

PROJECT AREAS		
NET RENTABLE AREA	141,631 SF	
AMENITIES	6,588 SF	
MISC./UTILITIES	8,844 SF	
CORRIDORS	23,274 SF	
STAIRS	3,487 SF	
TOTAL AREA	183,824 SF	

PARKING		
PARKING REQUIRED	1.61 STALLS/UNIT (STATE DENISTY BONUS)	
1BR	1.00 PER UNIT=	64 STALLS
2BR	2.00 PER UNIT=	116 STALLS
3BR	2.00 PER UNIT=	84 STALLS
TOTAL REQUIRED		264 STALLS

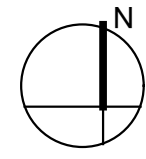
STANDARD	272 STALLS
COVERED	0 STALLS
PARKING PROVIDED	272 STALLS
PARKING RATIO	1.66 STALLS/UNIT

15% EVSE(ELECTRIC VEHICLE SUPPLY EQUIPMENT) REQUIRED PER CALGREEN TIER 1

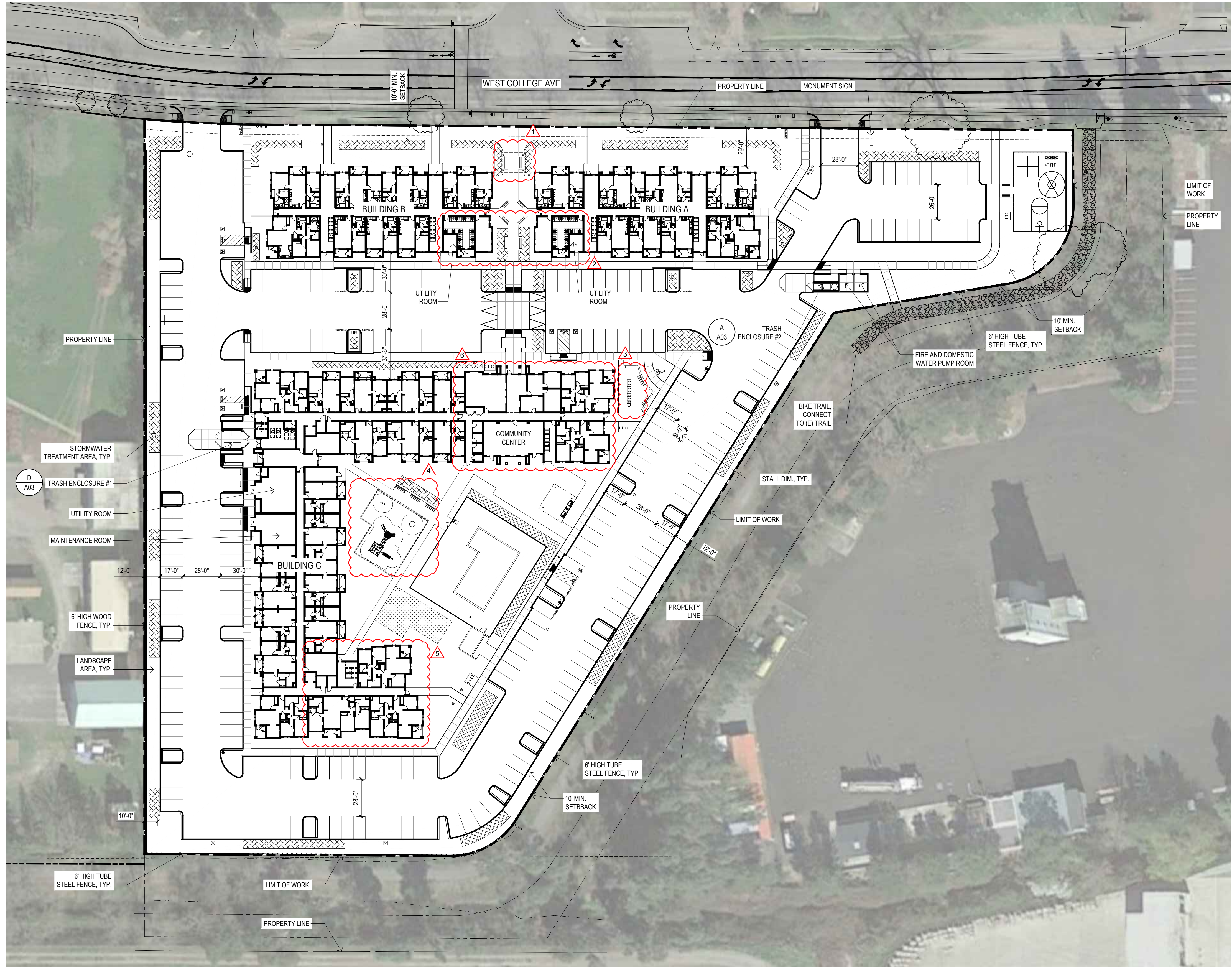
BICYCLE PARKING - CALGREEN TIER 1		
SHORT TERM	0.05 PARKING=	13.6 STALLS
LONG TERM	0.50 PER UNIT=	82 STALLS
TOTAL REQUIRED		96 STALLS

BIKE STALLS PROVIDED	117 STALLS
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0 40 80 120
SCALE: 1" = 40'-0" FT

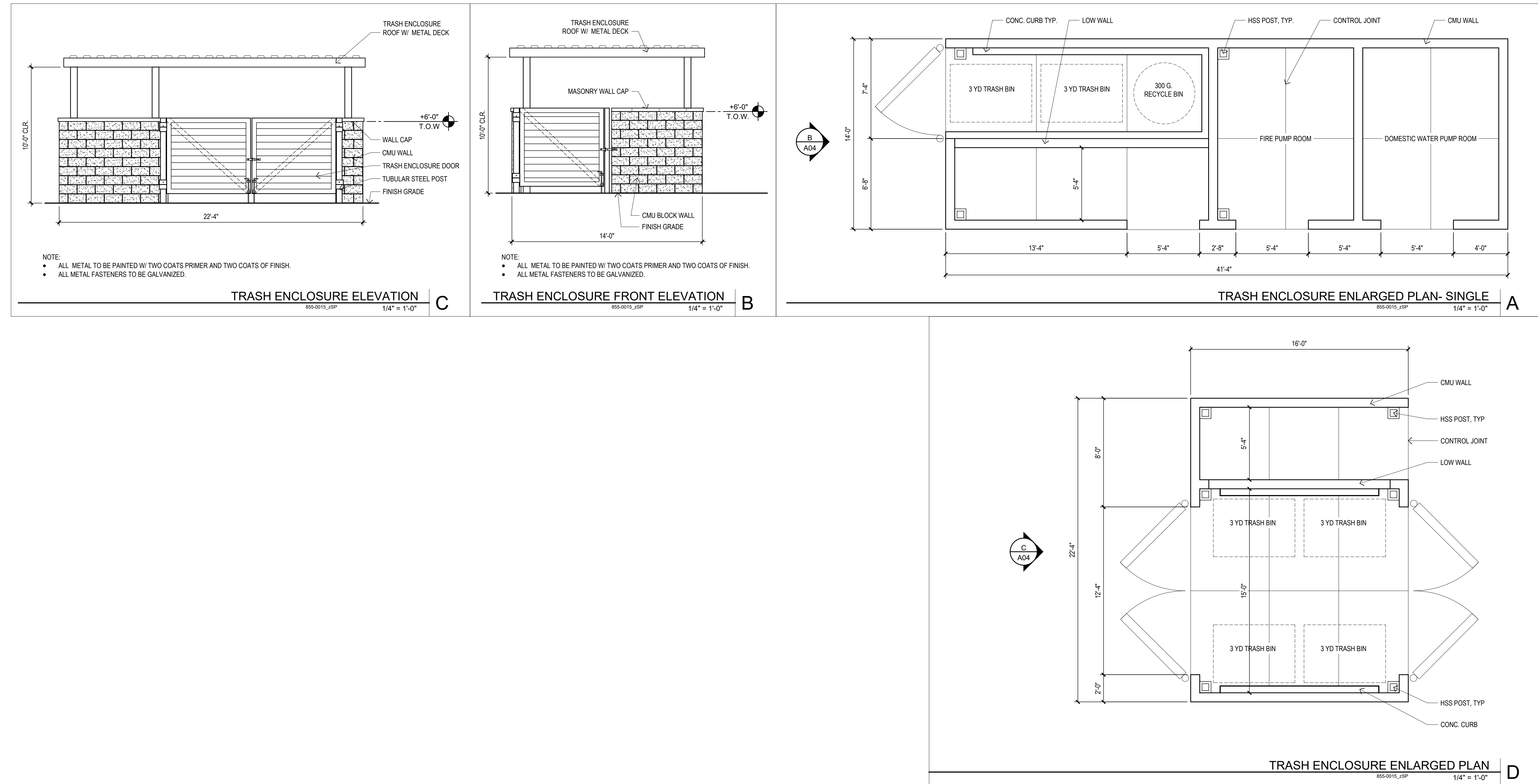


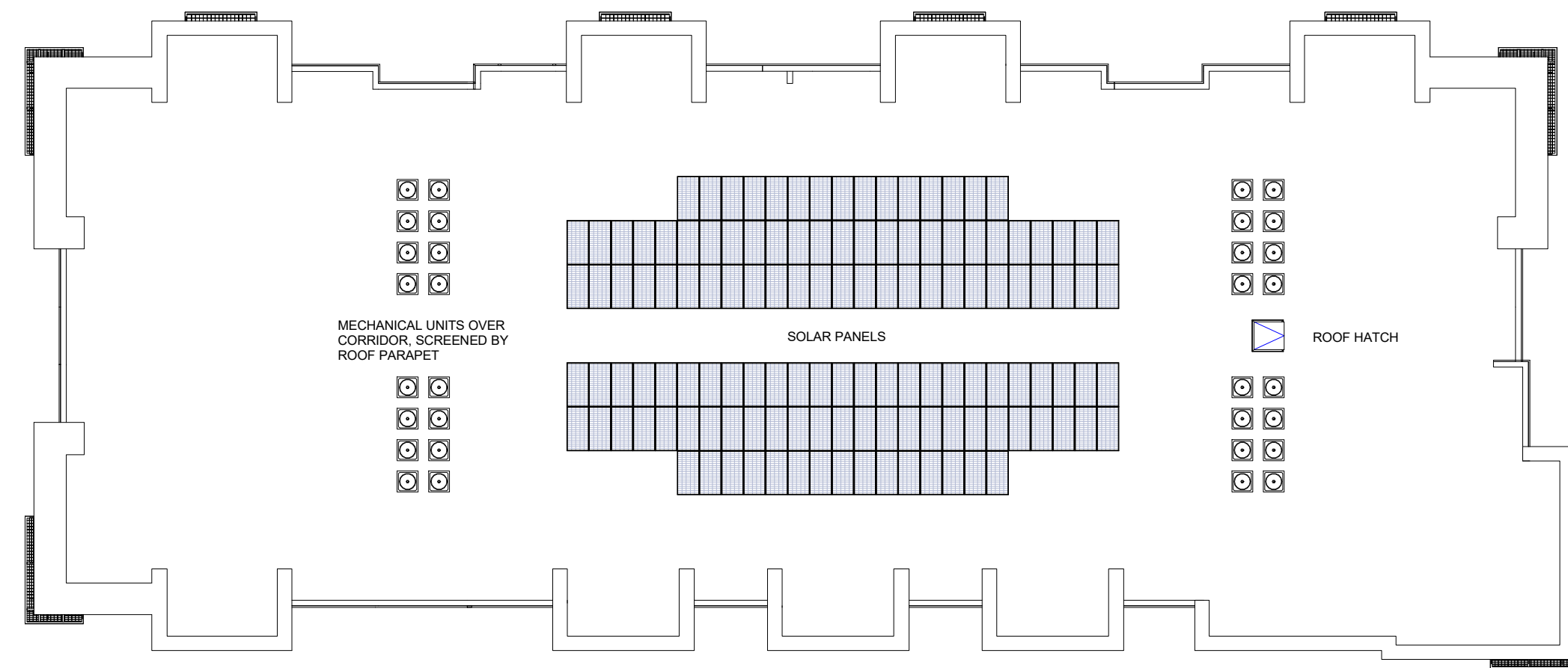
SCALE: 1" = 40'-0"



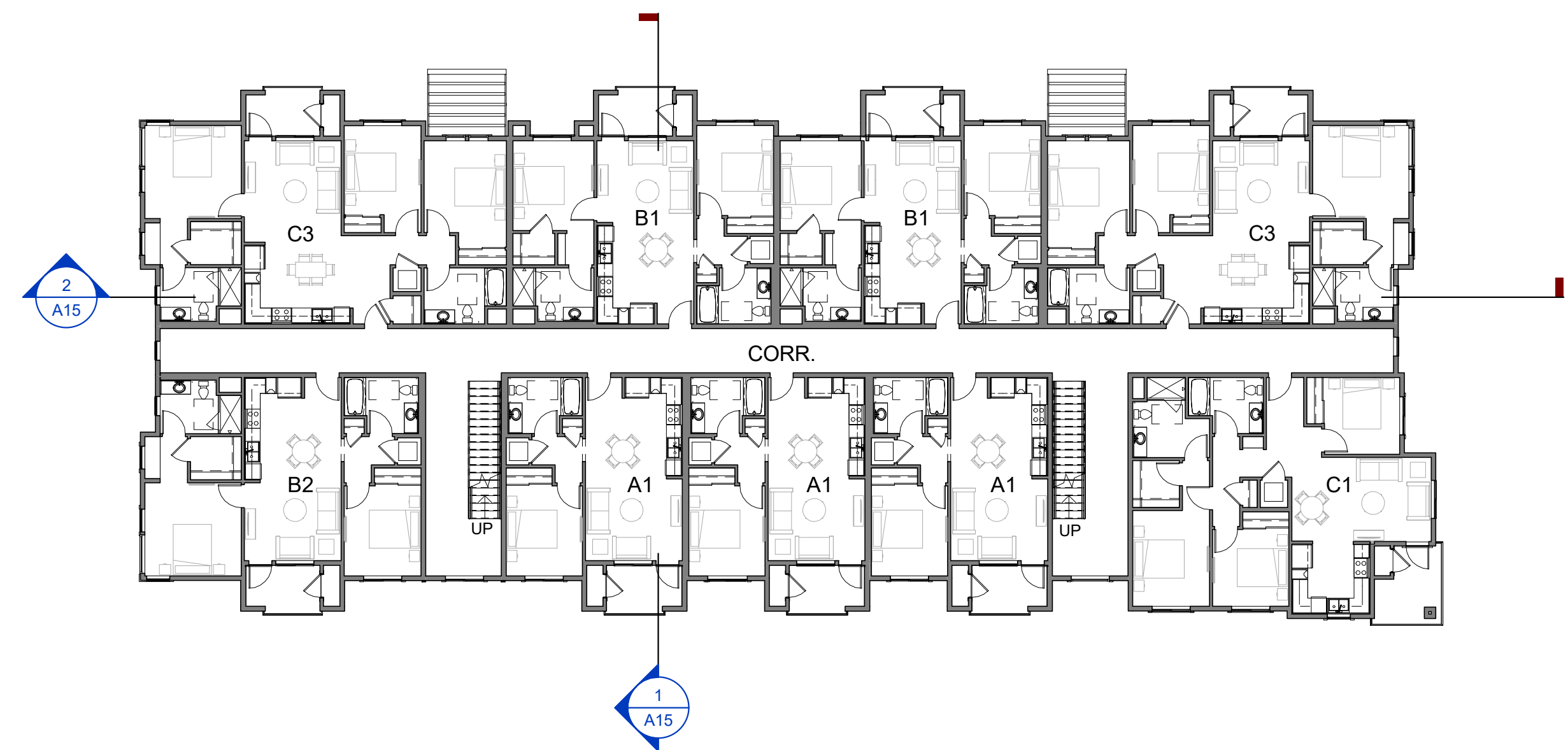
SUMMARY OF SITE PLAN MODIFICATIONS

1. RELOCATED THE ENTRY TRELLIS' IN BETWEEN BUILDINGS A & B TO BE CLOSER TO WEST COLLEGE AVE.
2. THE LONG-TERM BIKE PARKING HAS BEEN RELOCATED WITHIN BUILDINGS A & B ALONG THE MAIN PASEO
3. LOCATED MAIL IN THE PLAZA TO THE EAST OF BUILDING C
4. REFINED THE DESIGN OF THE TOT LOT WITH NEW PLAY EQUIPMENT FOR INCLUSIVE PLAY FOR AGES 2-5 AND 5-12.
5. REVISED THE ENTIRE UNIT MIX TO MEET TCAC AFFORDABLE HOUSING REQUIREMENTS WITH 25% MINIMUM THREE BEDROOM UNITS. ADDED 27 THREE BEDROOMS UNITS AND REDUCED ONE AND TWO BEDROOM UNITS BY 31. THE REVISED UNIT COUNT IS 4 LESS AT 164 TOTAL UNITS.
6. THE RESIDENT LOBBY OF BUILDING C WAS REVISED TO FURTHER DEFINE THE COMMUNITY CENTER AND LEASING AREAS WHILE PROVIDING A CONNECTION TO THE MAIN AMENITY COURTYARD.

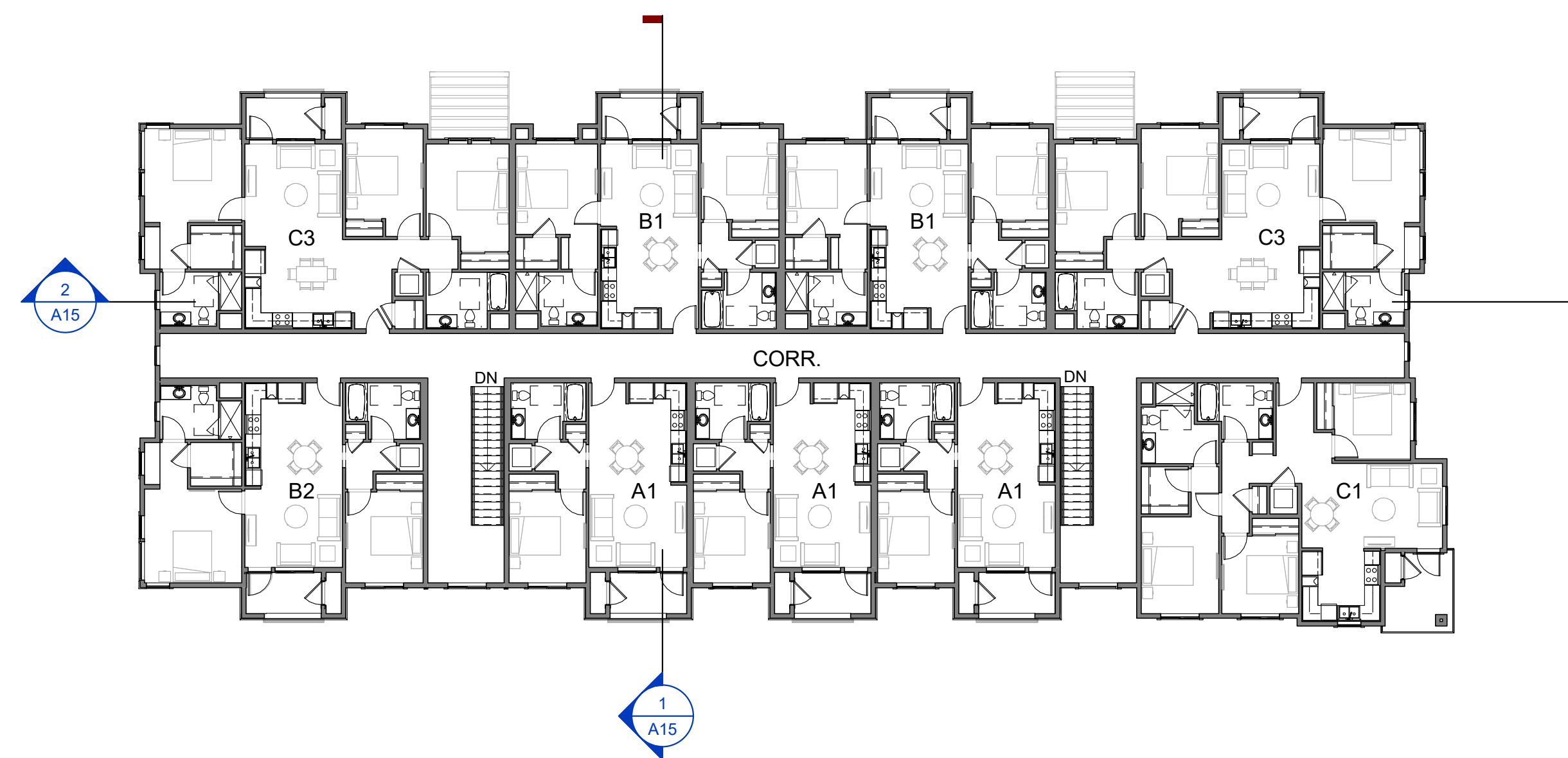




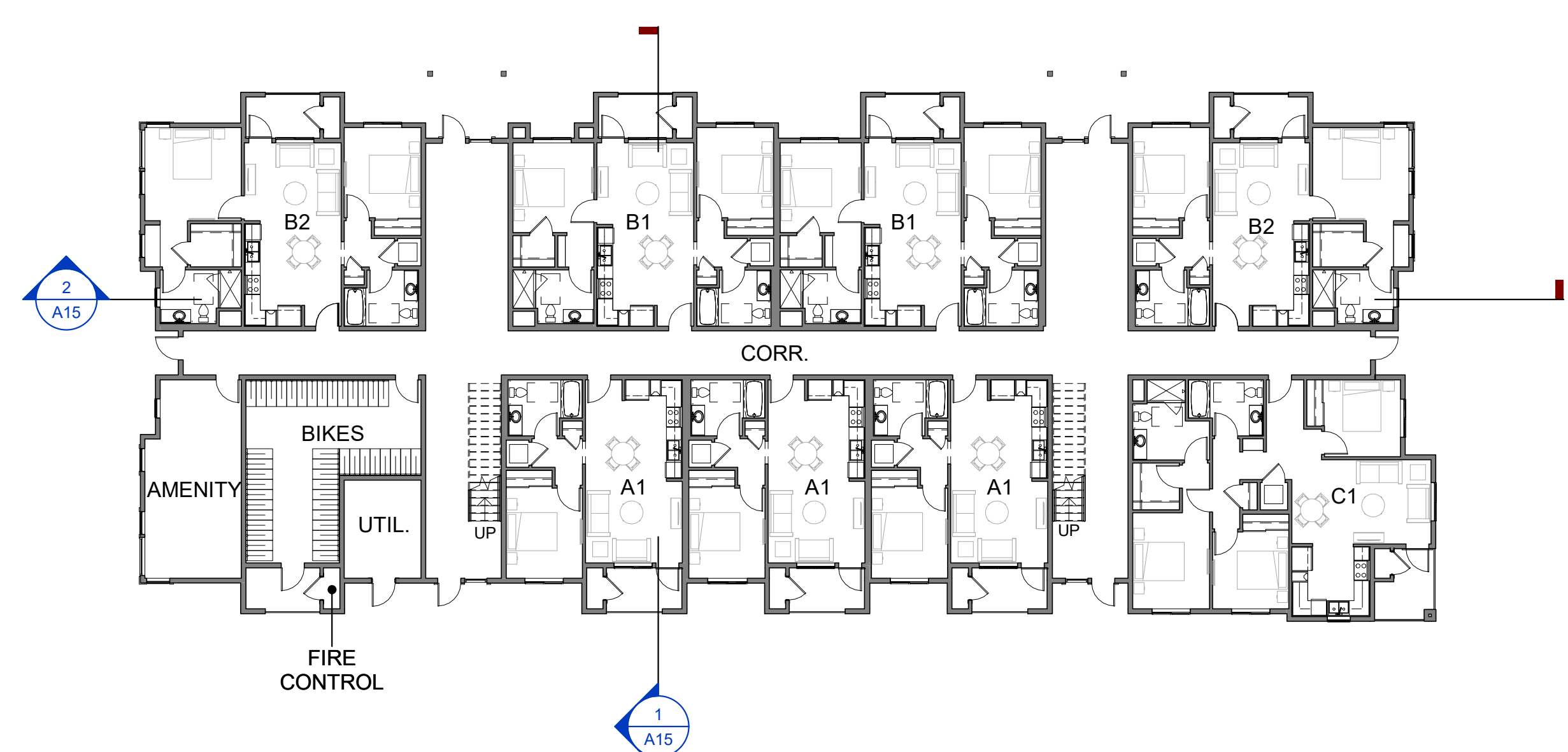
ROOF PLAN BLDG A/B
1/16" = 1'-0" 4



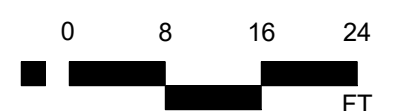
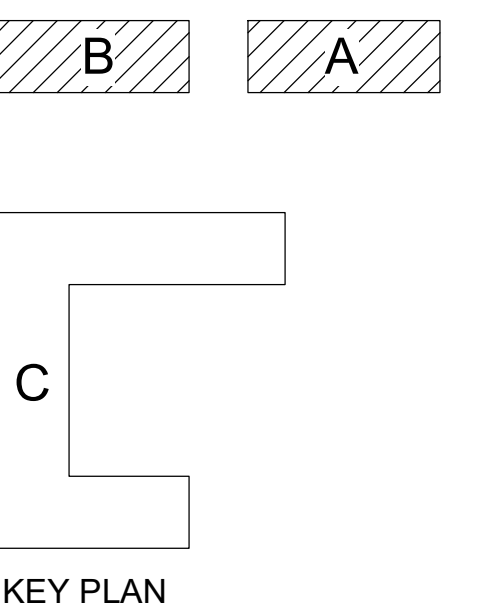
SECOND FLOOR PLAN
1/16" = 1'-0" 2

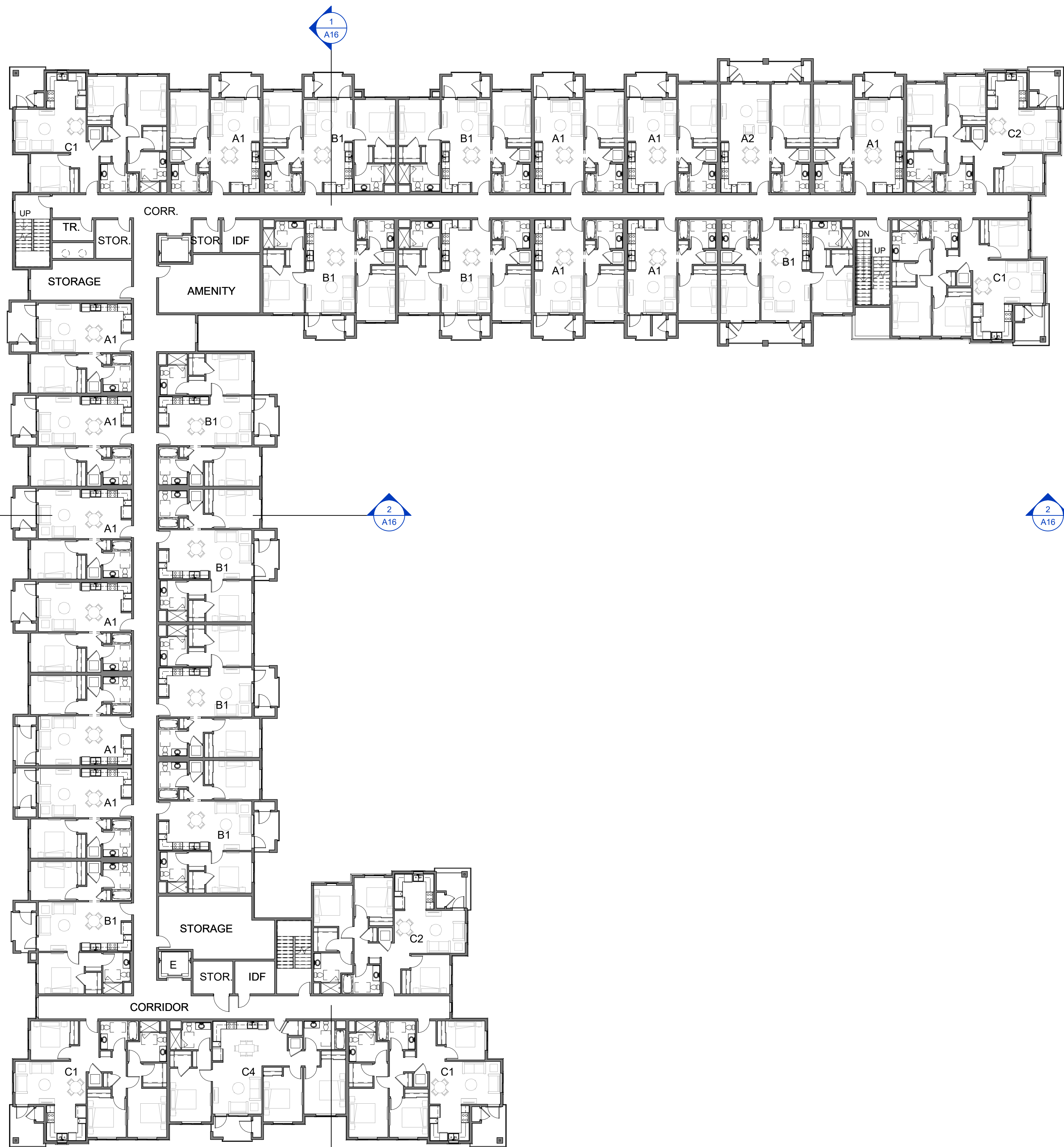


THIRD FLOOR PLAN
1/16" = 1'-0" 3

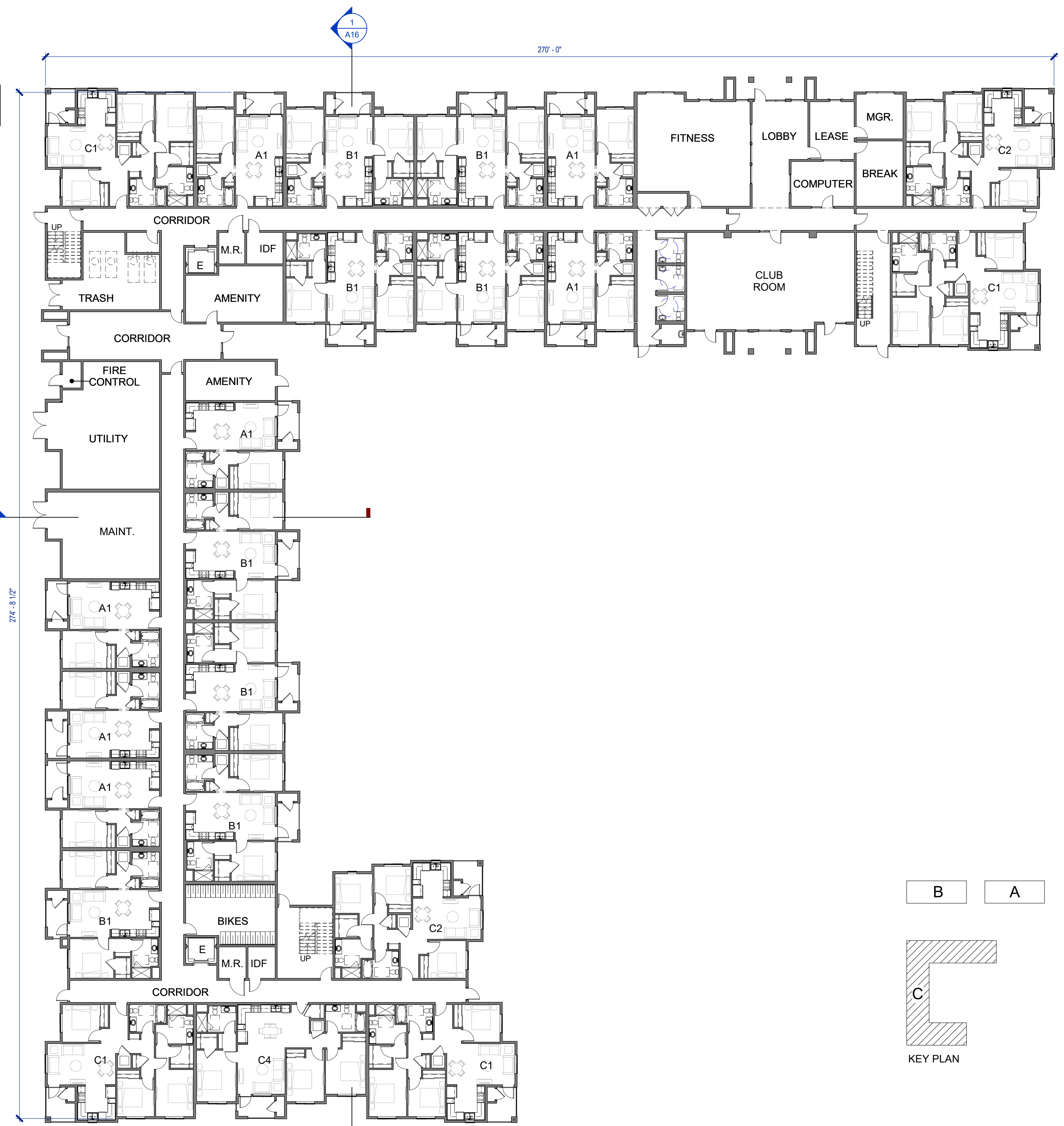


FIRST FLOOR PLAN
1/16" = 1'-0" 1

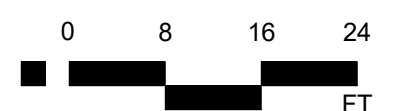
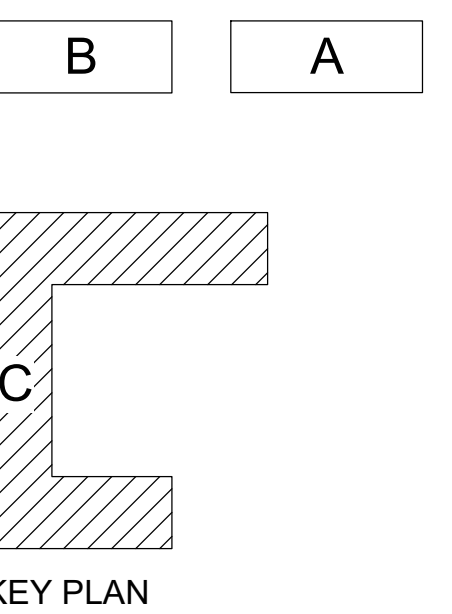




SECOND FLOOR PLAN | 2
1/16" = 1'-0"



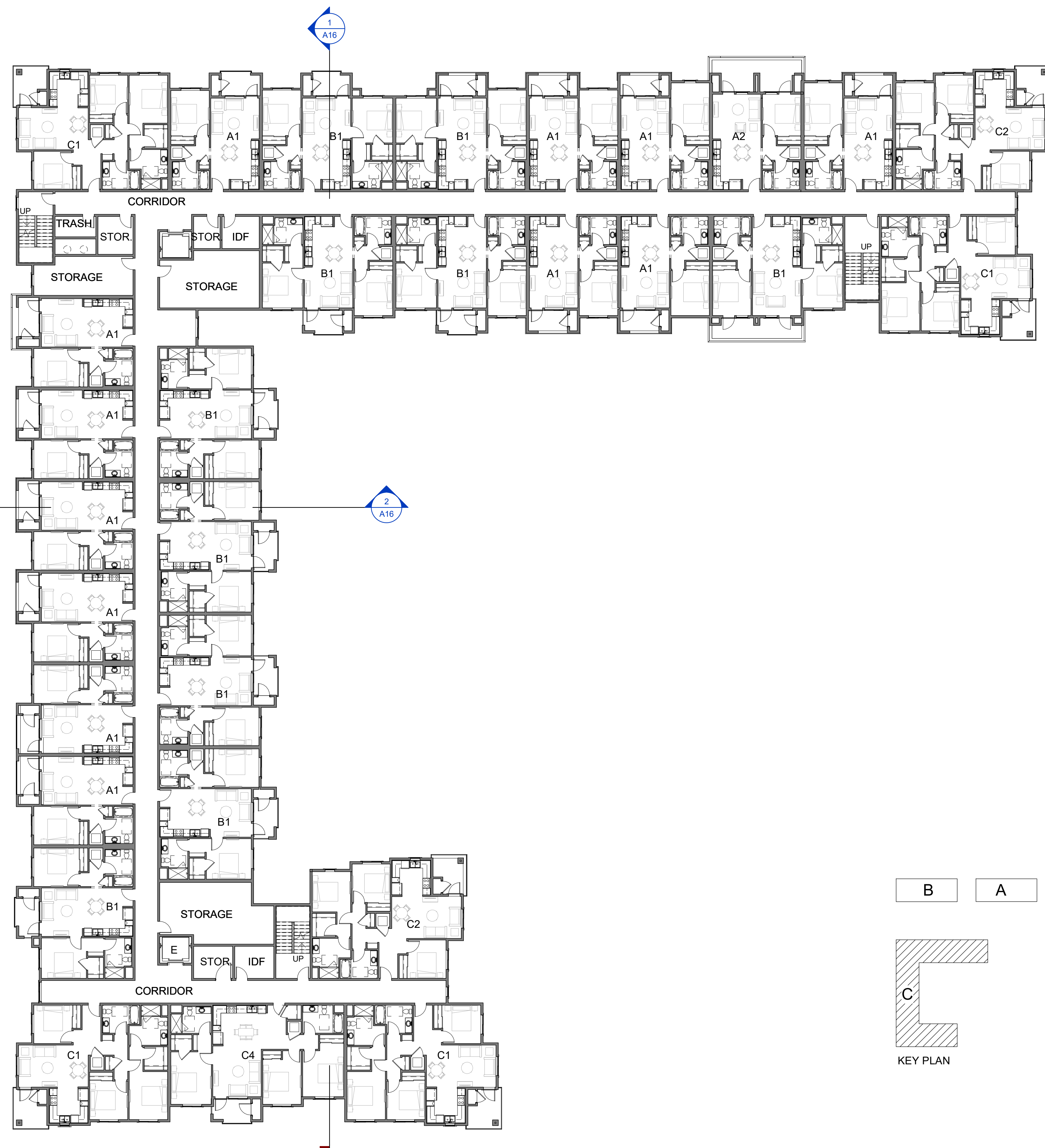
FIRST FLOOR PLAN | 1
1/16" = 1'-0"





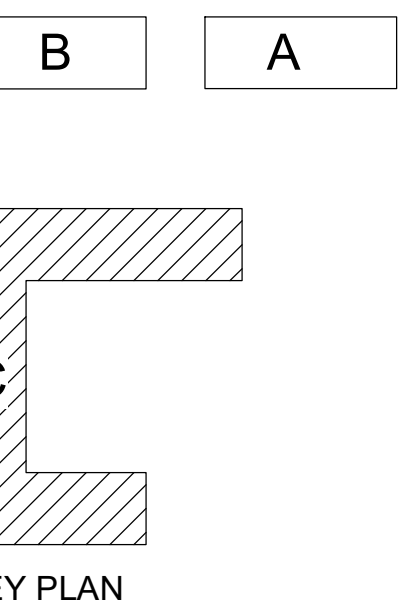
FOURTH FLOOR PLAN
1/16" = 1'-0"

4



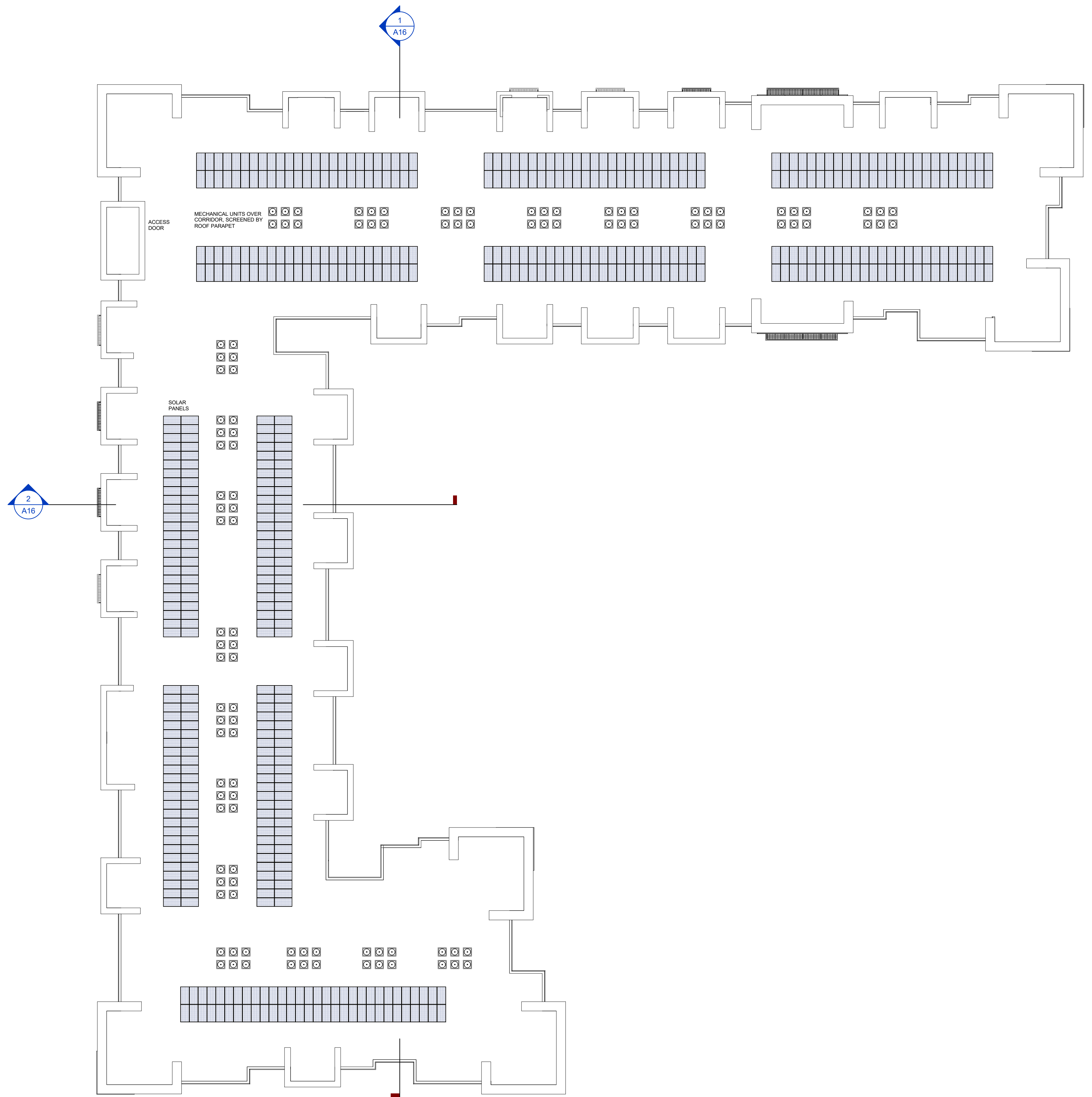
THIRD FLOOR PLAN
1/16" = 1'-0"

3

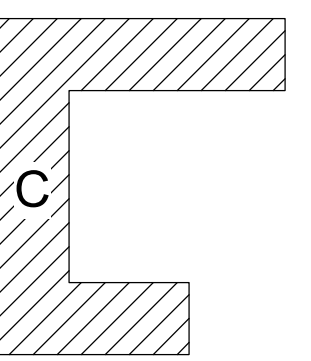


KEY PLAN





B A

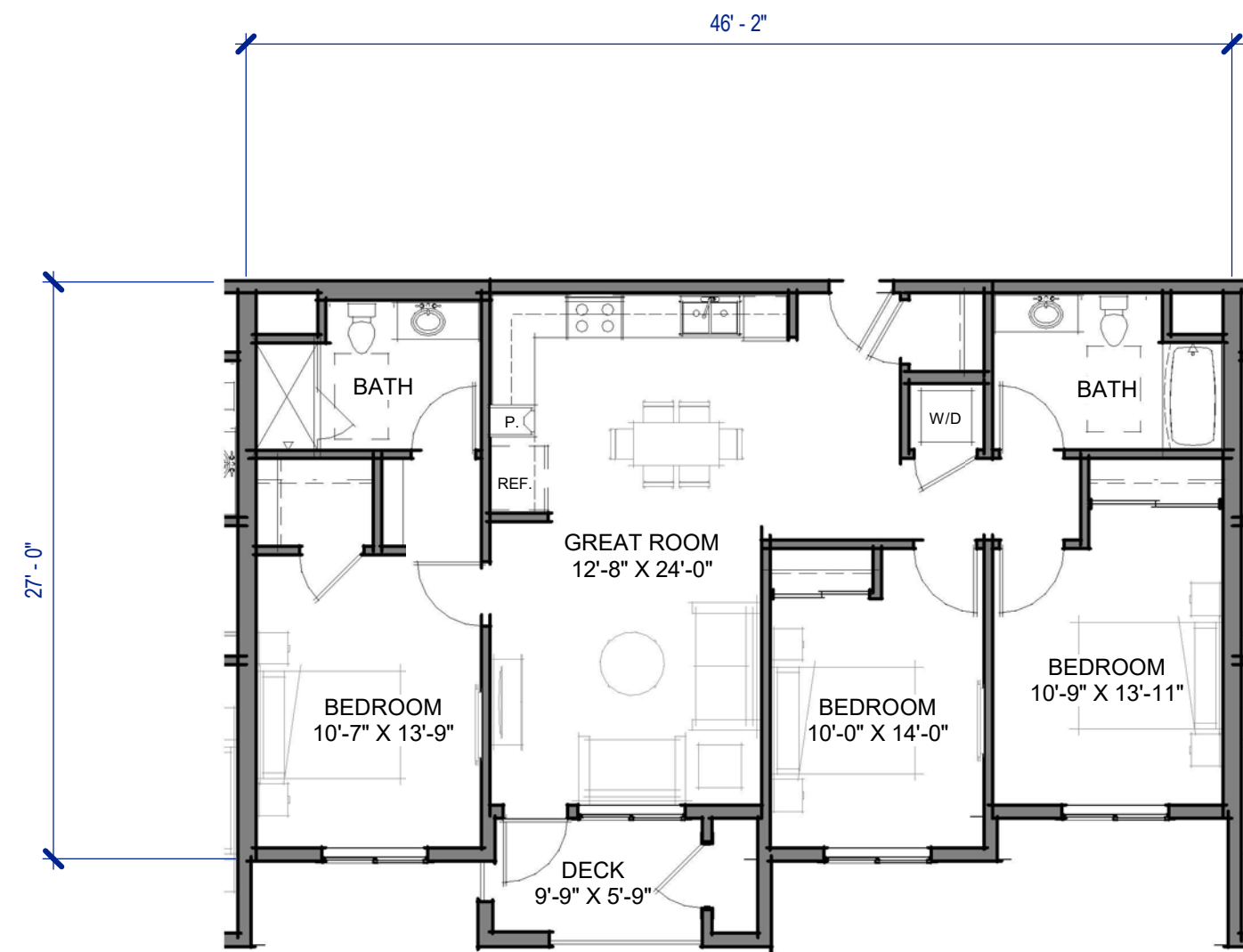


KEY PLAN

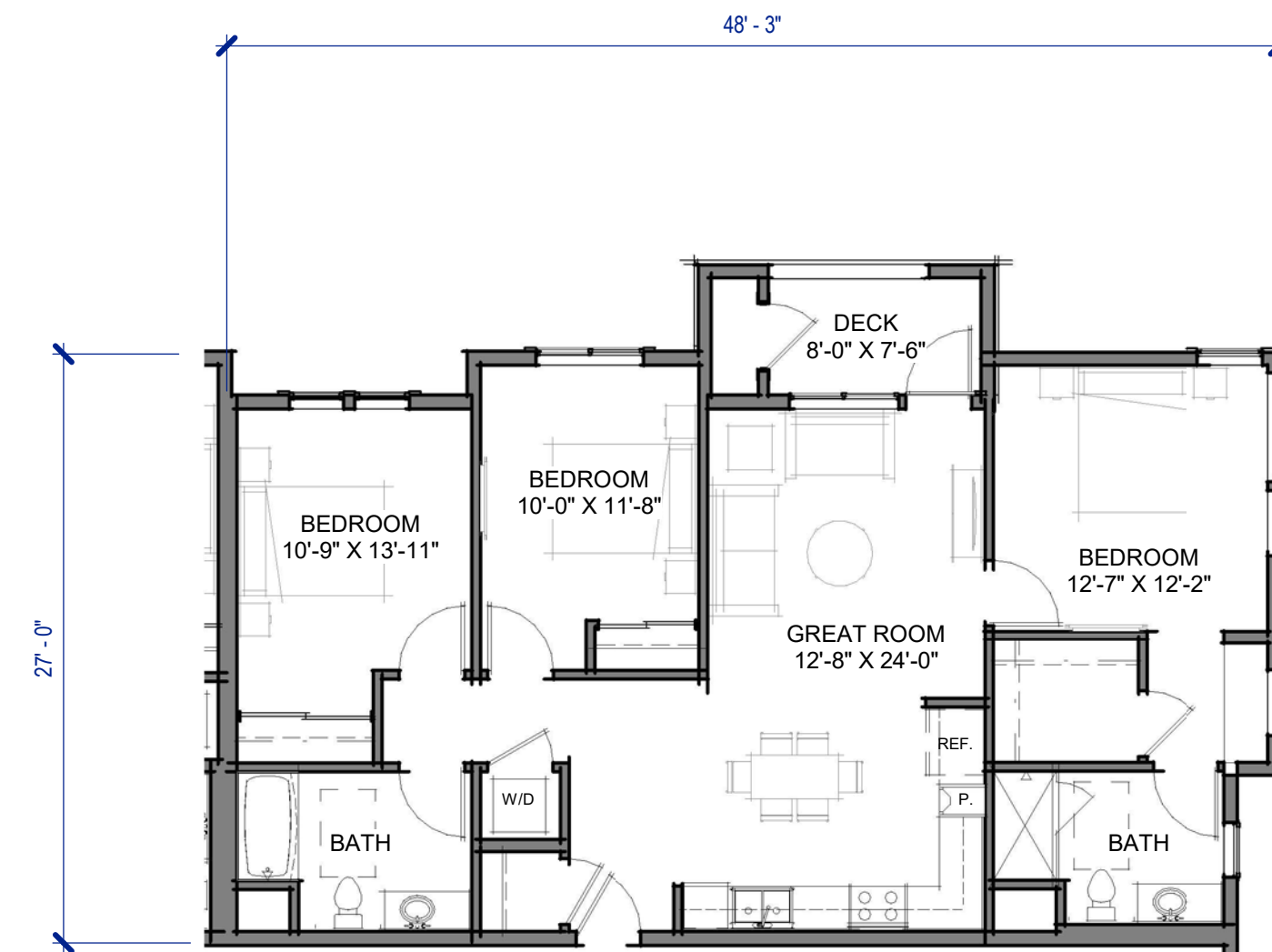
BUILDING C ROOF PLAN
1/16" = 1'-0"

1

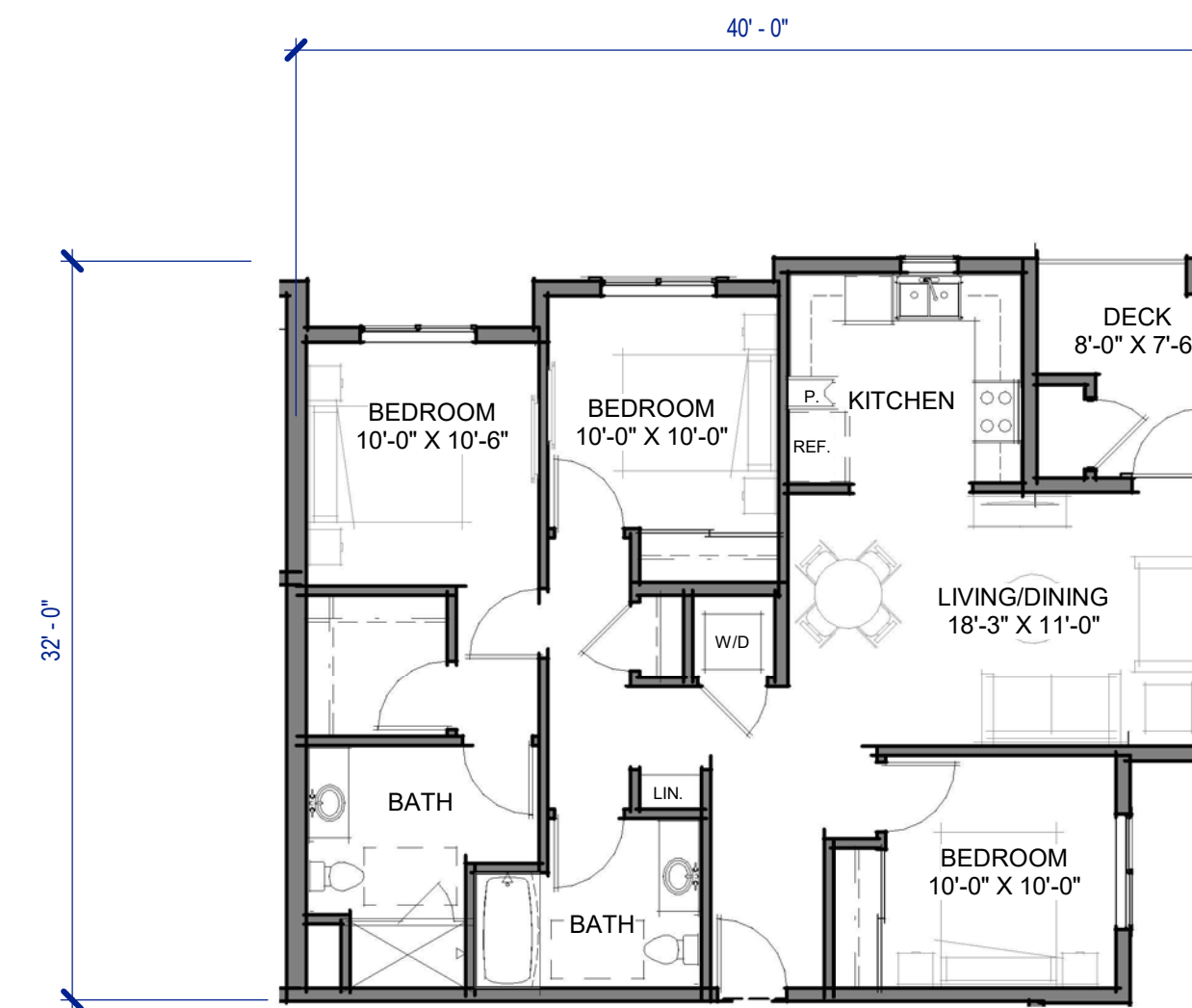




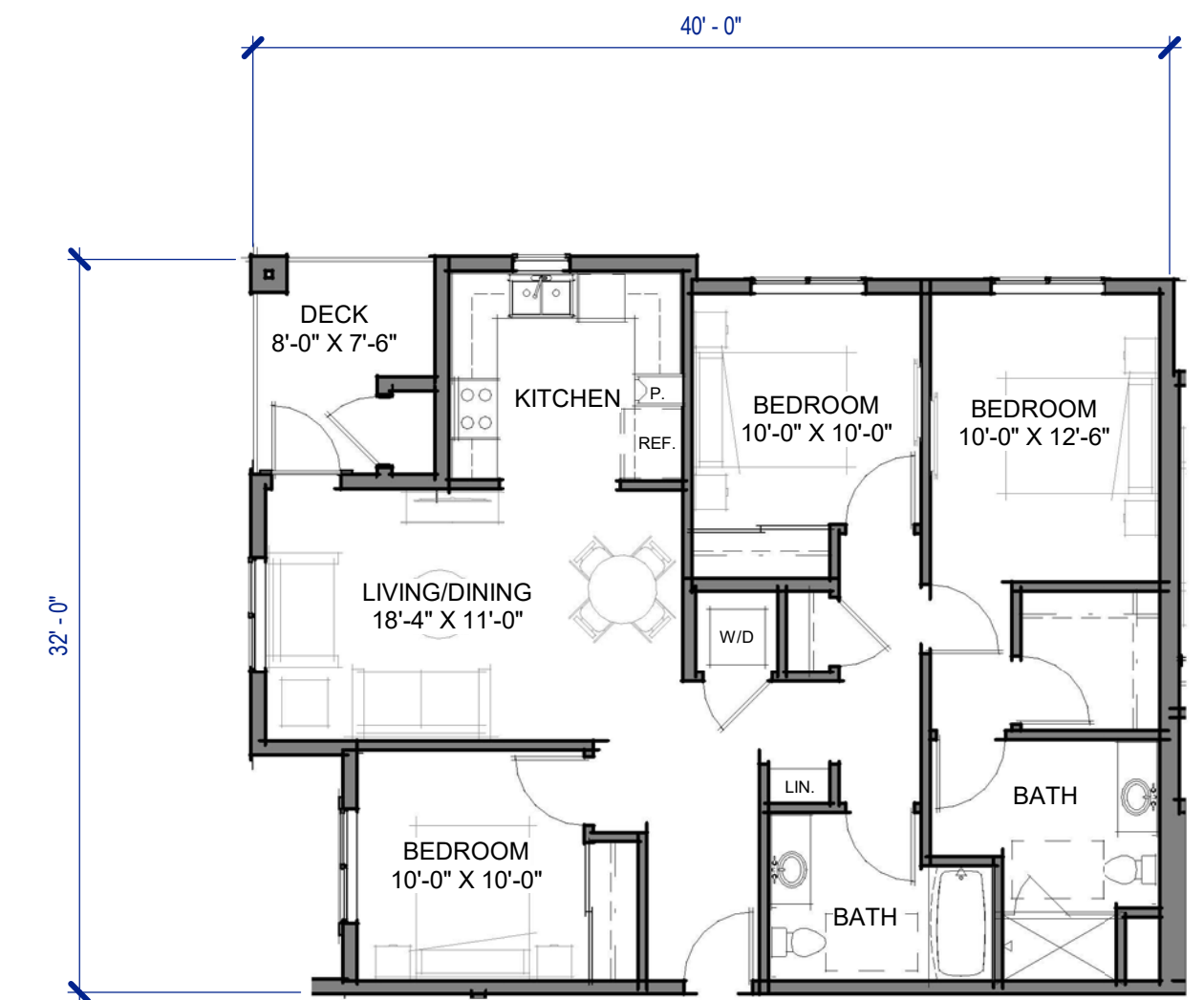
1,197 S.F. UNIT PLAN C4 | C4
1/8" = 1'-0"



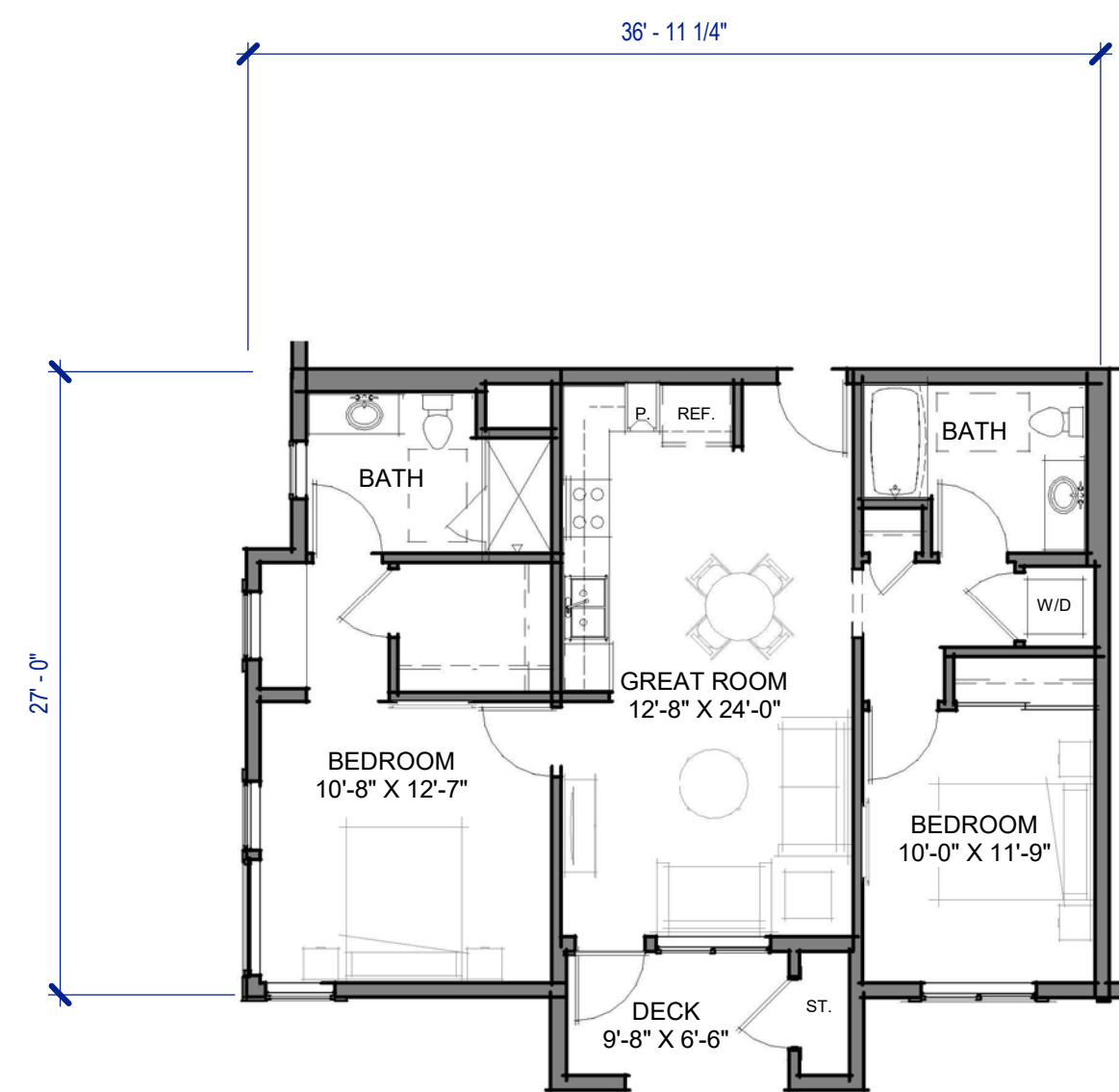
1,240 S.F. UNIT PLAN C3 | 1
1/8" = 1'-0"



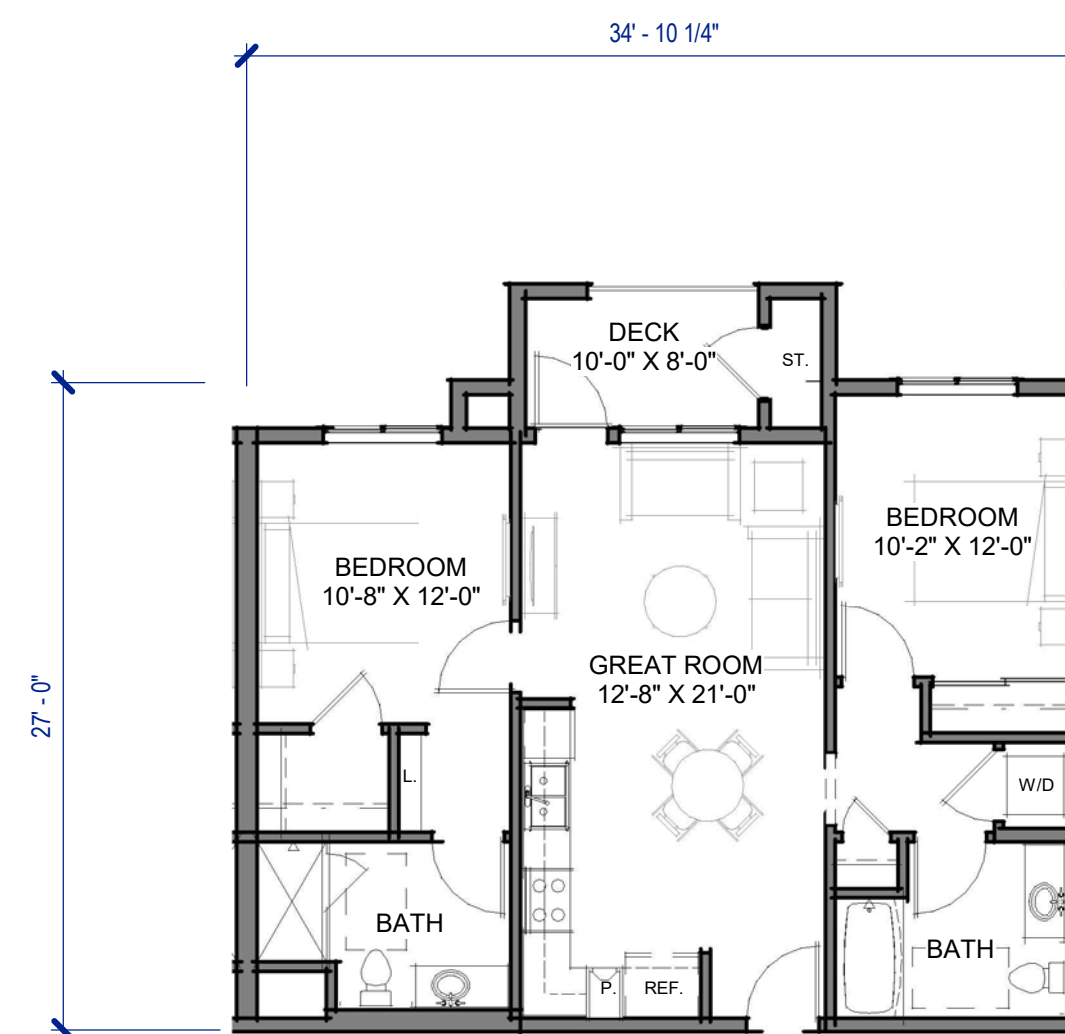
1,123 S.F. UNIT PLAN C2 | C2
1/8" = 1'-0"



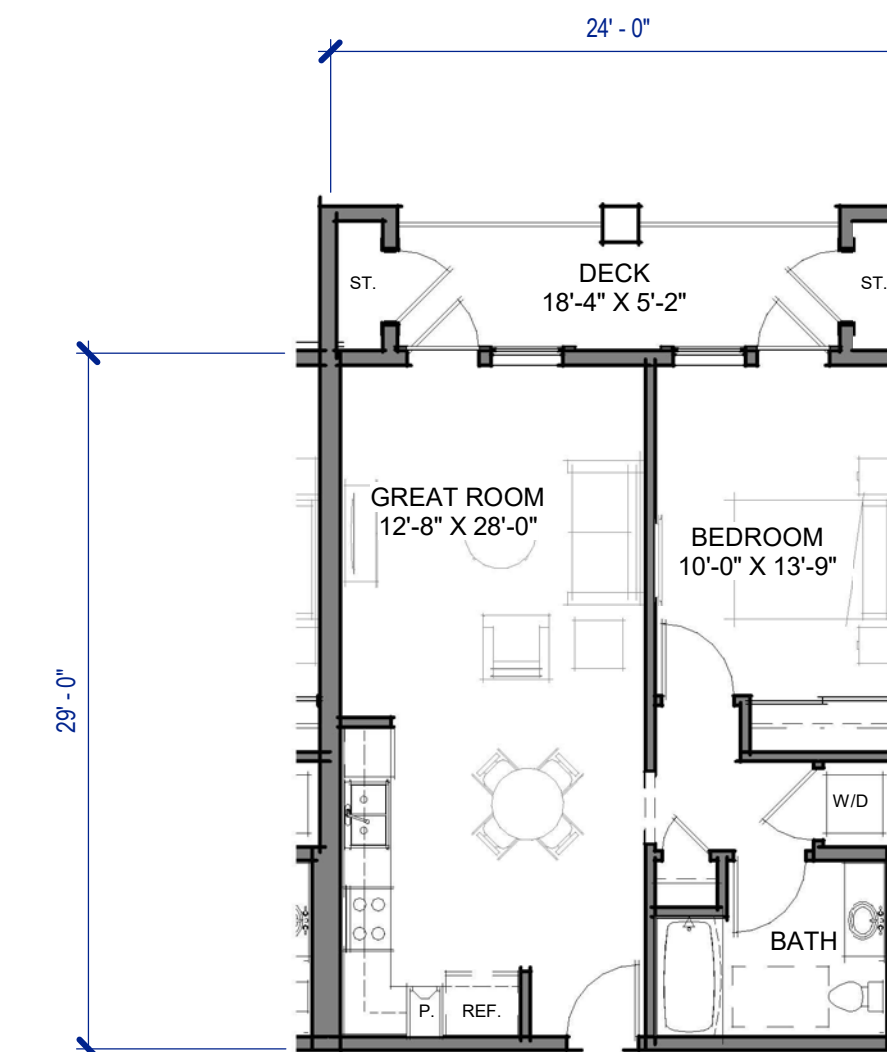
1,141 S.F. UNIT PLAN C1 | C1
1/8" = 1'-0"



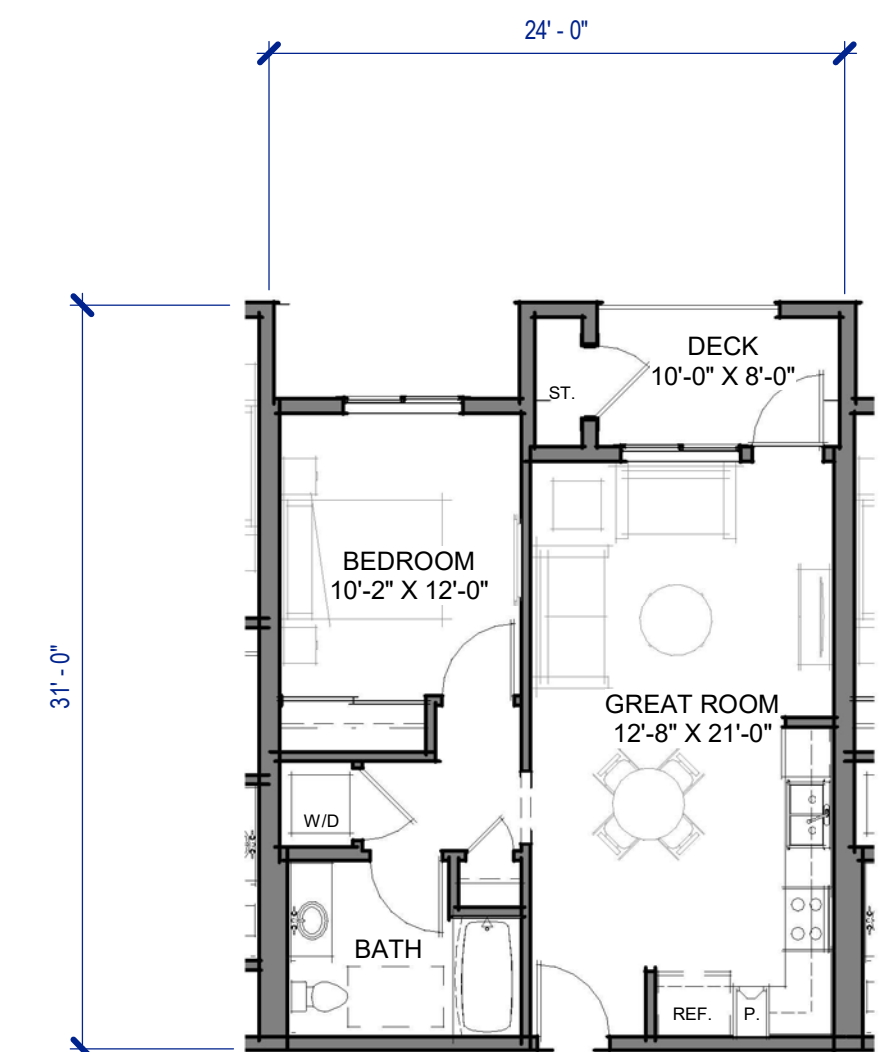
963 S.F. UNIT PLAN B2 | B2
1/8" = 1'-0"



897 S.F. UNIT PLAN B1 | B1
1/8" = 1'-0"



696 S.F. UNIT PLAN B2 | A2
1/8" = 1'-0"



622 S.F. UNIT PLAN A1 | A1
1/8" = 1'-0"

EXTERIOR PAINT LEGEND

- 1 CORNICES + TRIM: SW 7622 HOMGURG GRAY
- 2 BODY STUCCO 1: SW 7622 HOMBURG GRAY
- 3 BOARD + BATTEN: SW 7043 WORLDLY GRAY
- 4 TRIM: SW 6179 ARTICHOKE
- 5 BODY STUCCO 2: SW 7043 WORLDLY GRAY
- 6 ACCENT STUCCO: SW 7660 EARK GREY
- 7 ACCENT STUCCO: SW 6179 ARTICHOKE
- 8 CANOPIES AND RAILS: SW 6258 TRICORN BLACK
- 9 TRELLIS: SW 6258 TRICORN BLACK



WEST ELEVATION | 2
1/16" = 1'-0"



EAST ELEVATION | 4
1/16" = 1'-0"



NORTH ELEVATION | 1
1/16" = 1'-0"



SOUTH ELEVATION | 3
1/16" = 1'-0"

4X8 METAL TRELLIS

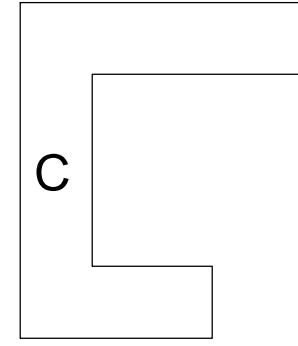
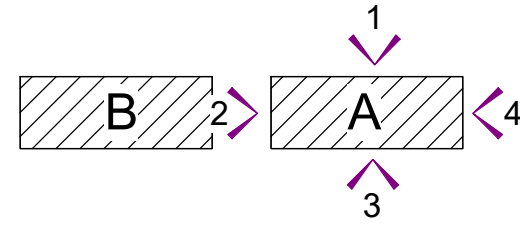
8" X 12" METAL BEAM

8" X 8" METAL COLUMN



TRELLIS PERSPECTIVE

N.T.S.



KEY PLAN



EXTERIOR PAINT LEGEND	
1	CORNICES + TRIM: SW 7622 HOMGURG GRAY
2	BODY STUCCO 1: SW 7622 HOMBURG GRAY
3	BOARD + BATTEN: SW 7043 WORLDLY GRAY
4	TRIM: SW 6179 ARTICHOKE
5	BODY STUCCO 2: SW 7043 WORLDLY GRAY
6	ACCENT STUCCO: SW 7660 EARK GREY
7	ACCENT STUCCO: SW 6179 ARTICHOKE
8	CANOPIES AND RAILS: SW 6258 TRICORN BLACK
9	TRELLIS: SW 6258 TRICORN BLACK



EXTERIOR PAINT LEGEND	
1	CORNICES + TRIM: SW 7622 HOMBURG GRAY
2	BODY STUCCO 1: SW 7622 HOMBURG GRAY
3	BOARD + BATTEN: SW 7043 WORLDLY GRAY
4	TRIM: SW 6179 ARTICHOKE
5	BODY STUCCO 2: SW 7043 WORLDLY GRAY
6	ACCENT STUCCO: SW 7660 EARK GREY
7	ACCENT STUCCO: SW 6179 ARTICHOKE
8	CANOPIES AND RAILS: SW 6258 TRICORN BLACK
9	TRELLIS: SW 6258 TRICORN BLACK



EAST ELEVATION
1/16" = 1'-0"

1



COURTYARD NORTH ELEVATION
1/16" = 1'-0"

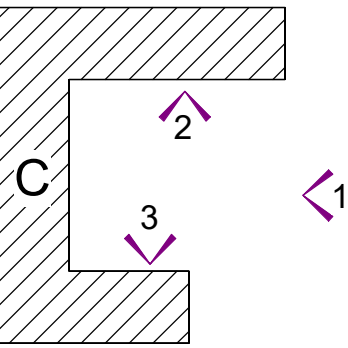
2



COURTYARD SOUTH ELEVATION
1/16" = 1'-0"

3

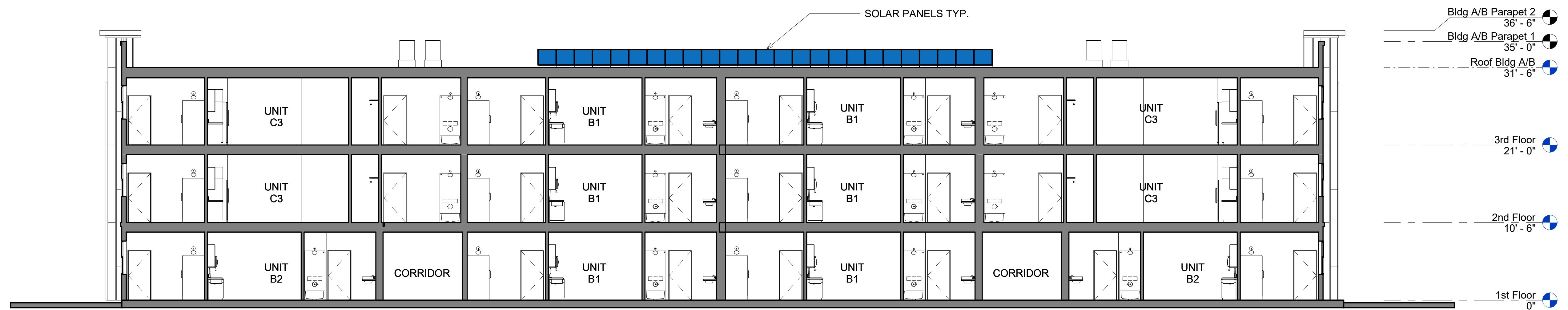
B A



KEY PLAN
0 8 16 24
FT



BUILDINGS A/B - SECTION 1 | 1
1/8" = 1'-0"



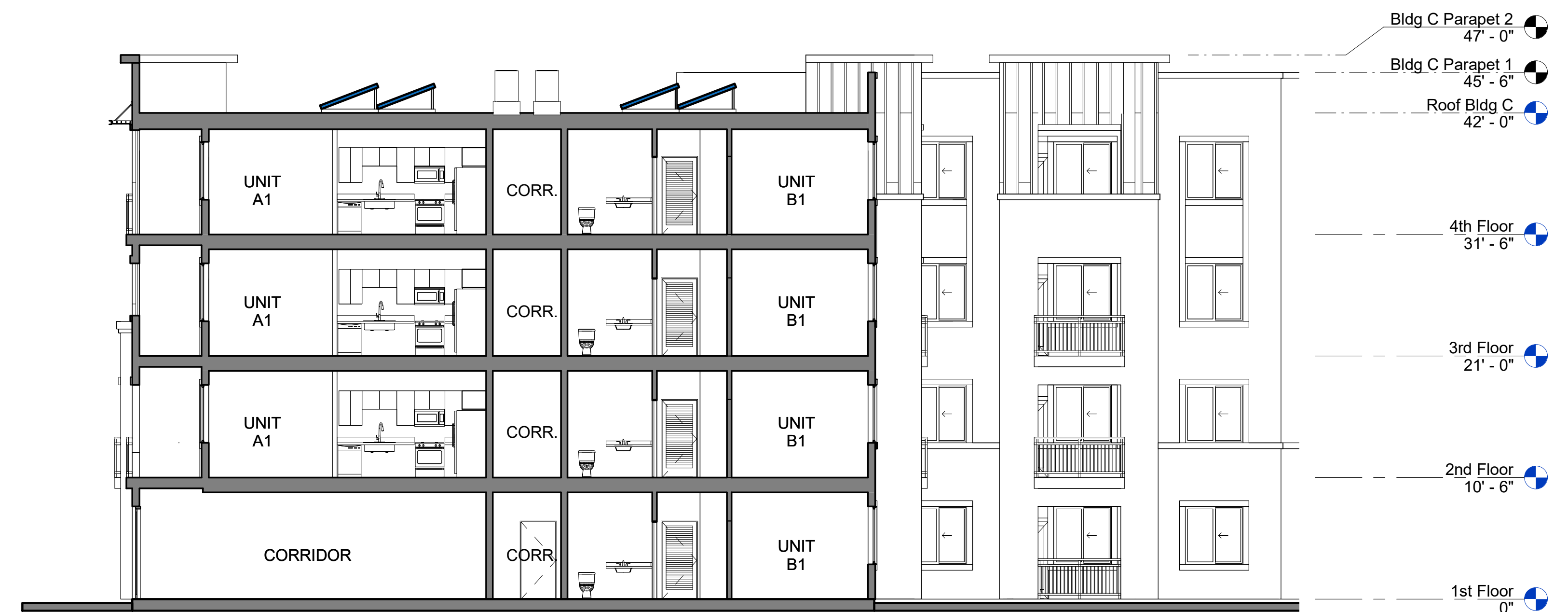
BUILDING A/B - SECTION 2 | 2
1/8" = 1'-0"





BUILDING C SECTION 1
1/8" = 1'-0"

1



BUILDING C SECTION 2
1/8" = 1'-0"

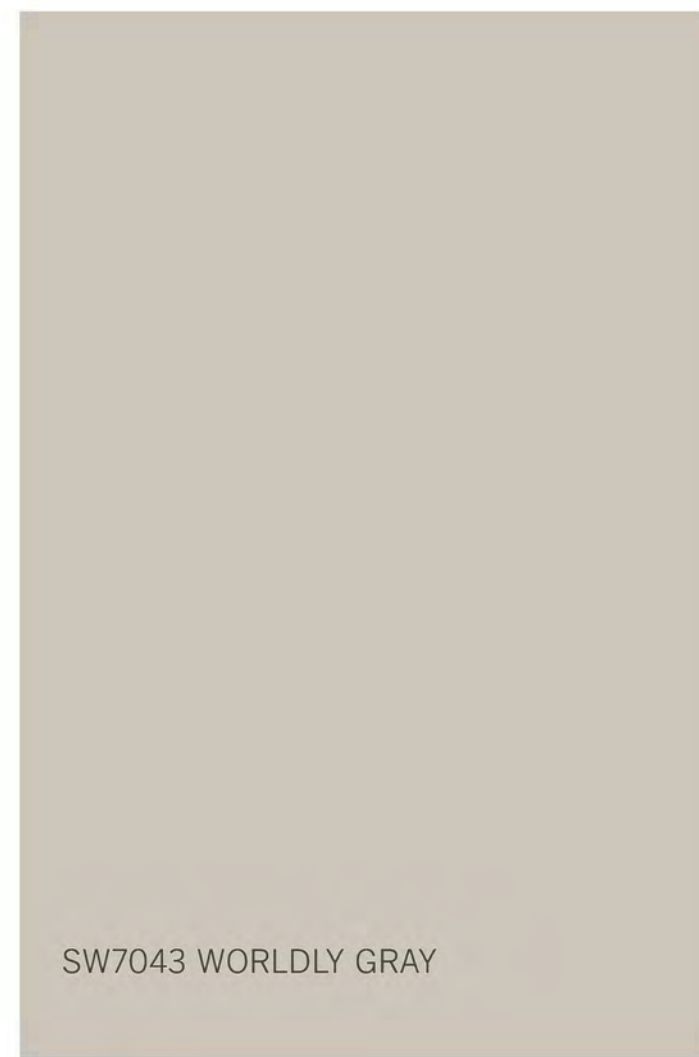
2



STUCCO FINISH



BODY 1 + TRIM



BODY 2



BODY 3



ACCENT



CANOPIES + RAILINGS



HARDIEPANEL VERTICAL SIDING BOARD AND BATTEN



LOUVERED CANOPIES



1X1 TUBE STEEL RAILING