

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: 39 (7 Studio + 15 1-Bedroom + 17 2-Bedroom)
 BUILDING AREA:

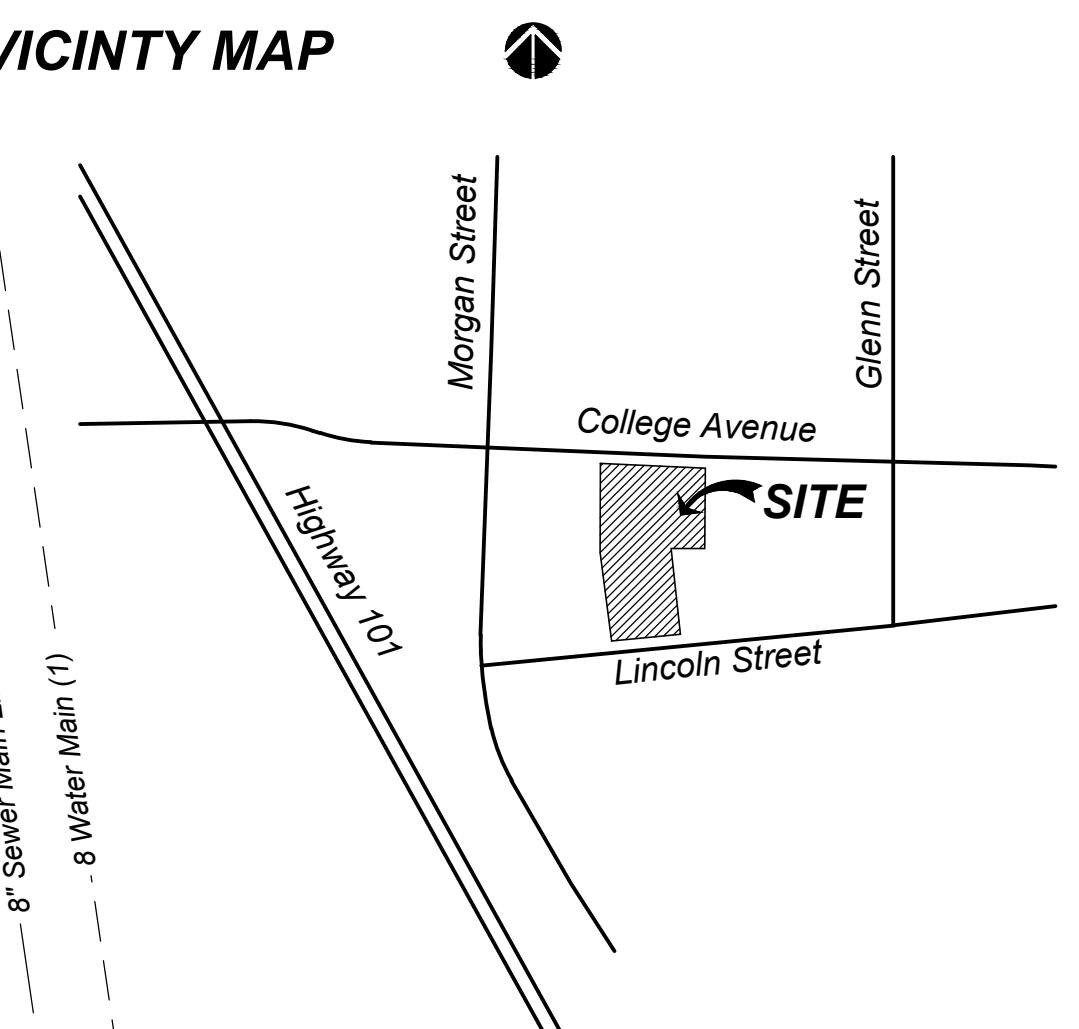
BUILDING "A"
 GROUND FLOOR: 9,780 S.F. (parking & lobby)
 2nd FLOOR: 9,531 S.F.
 3rd FLOOR: 9,788 S.F.
 TOTAL: 29,099 S.F.

BUILDING "B"
 GROUND FLOOR: 1,699 S.F. (apartments, lobbies & utility rooms)
 2nd FLOOR: 4,387 S.F.
 3rd FLOOR: 3,906 S.F.
 4th FLOOR: 3,901 S.F.
 TOTAL: 13,893 S.F.

PARKING REQUIRED: None (per updated Downtown Station Area Specific Plan)

PARKING PROVIDED: 40 SPACES - Automobile
 11 SPACES - Bicycle (4 rack + 7 lockers)

(1) Based on info from City of Santa Rosa Sewer-Water-Storm GIS map
 (2) Verify in field

VICINITY MAP**AVENUE 320 APARTMENTS**

320 College Avenue, Santa Rosa, CA

CONCEPTUAL SITE and FIRST FLOOR PLANS

0' 10' 20'

SCALE: 1" = 10'-0"



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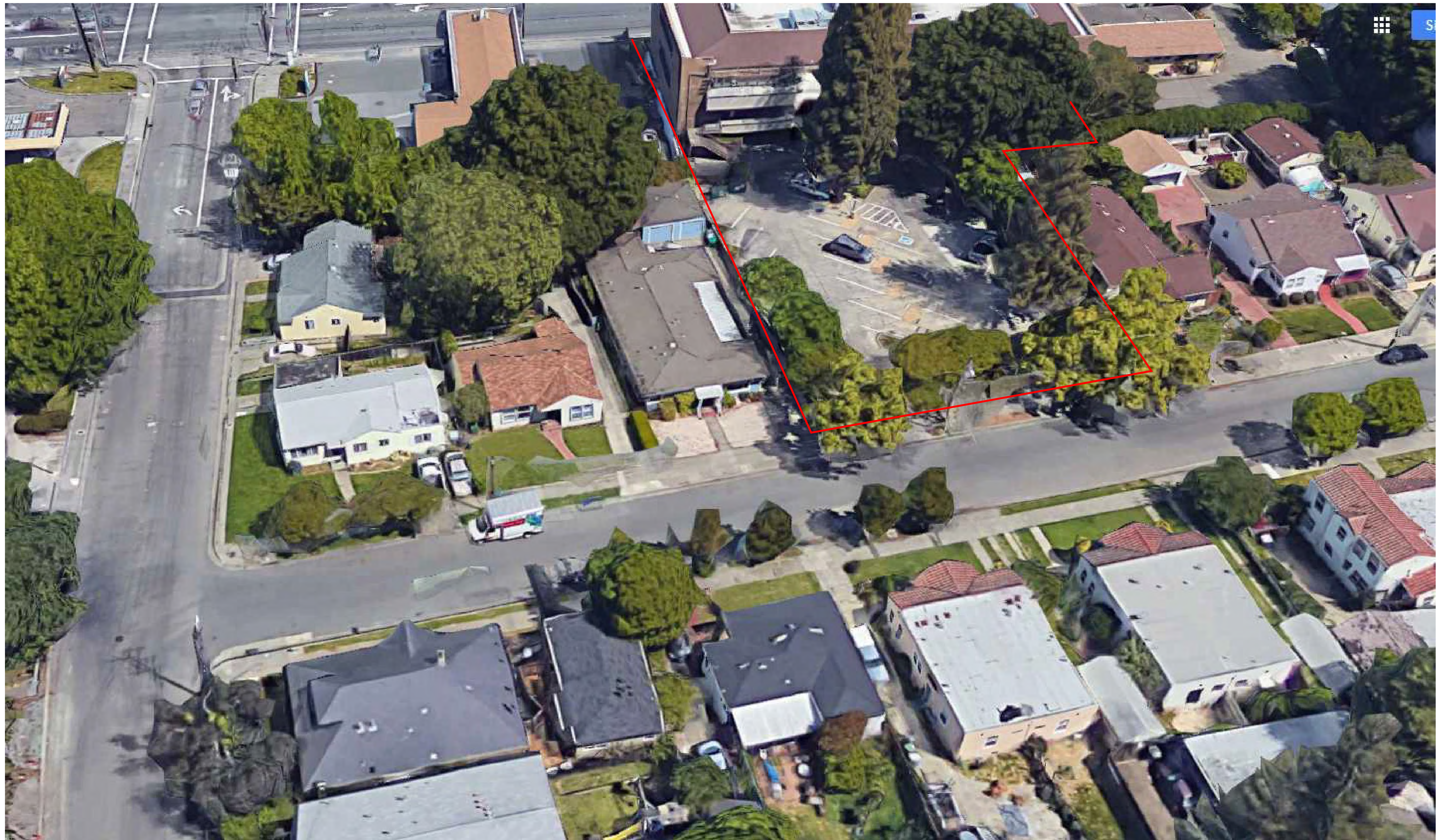
12/10/2020
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AVENUE 320 APARTMENTS
320 College Avenue, Santa Rosa, CA

AERIAL 1



AVENUE 320 APARTMENTS
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AERIAL 2



Lincoln East Bound



317 & 315 Lincoln - Duplex



343 & 345 Lincoln St



331 Lincoln St

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**NEIGHBORHOOD
 PHOTOS 1**

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301 & 307 Lincoln St



301 Lincoln St



406 Klute St - Apartment complex



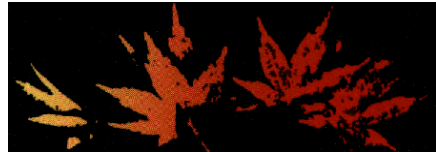
Klute St - Eastbound North side of street

AVENUE 320 APARTMENTS
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**NEIGHBORHOOD
PHOTOS 2**

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CONCEPT LANDSCAPE
PLAN

AVENUE 320
APARTMENTS
320 COLLEGE AVENUE
SANTA ROSA, CALIFORNIA

DATE: 6/26/20
MLA JOB #: 2020-00
SCALE: 1" = 10'
DRAWN:

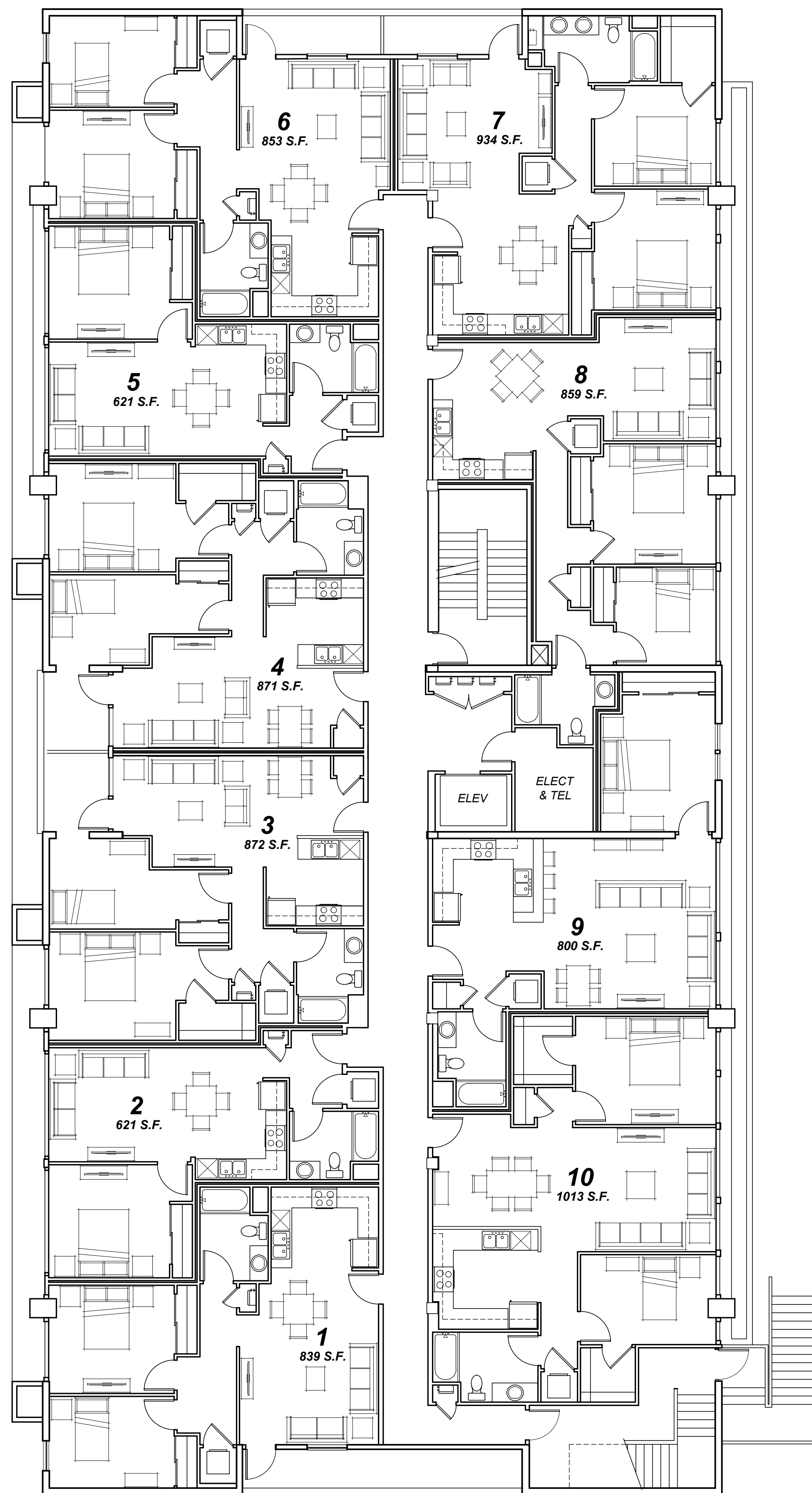
LANDSCAPE DESIGN INTENT

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 NUCOLS 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.

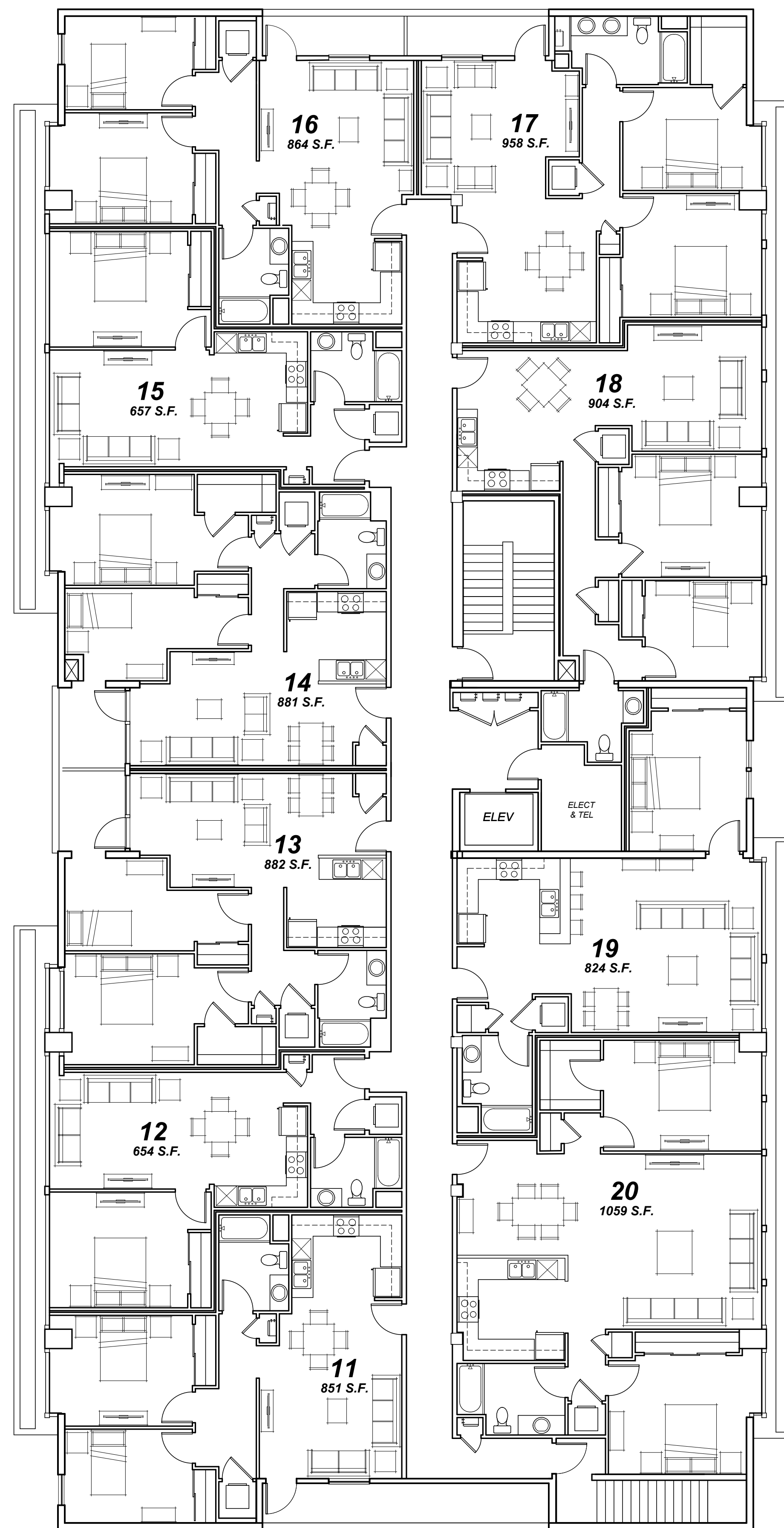
IRRIGATION DESIGN INTENT

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 (WEL0).

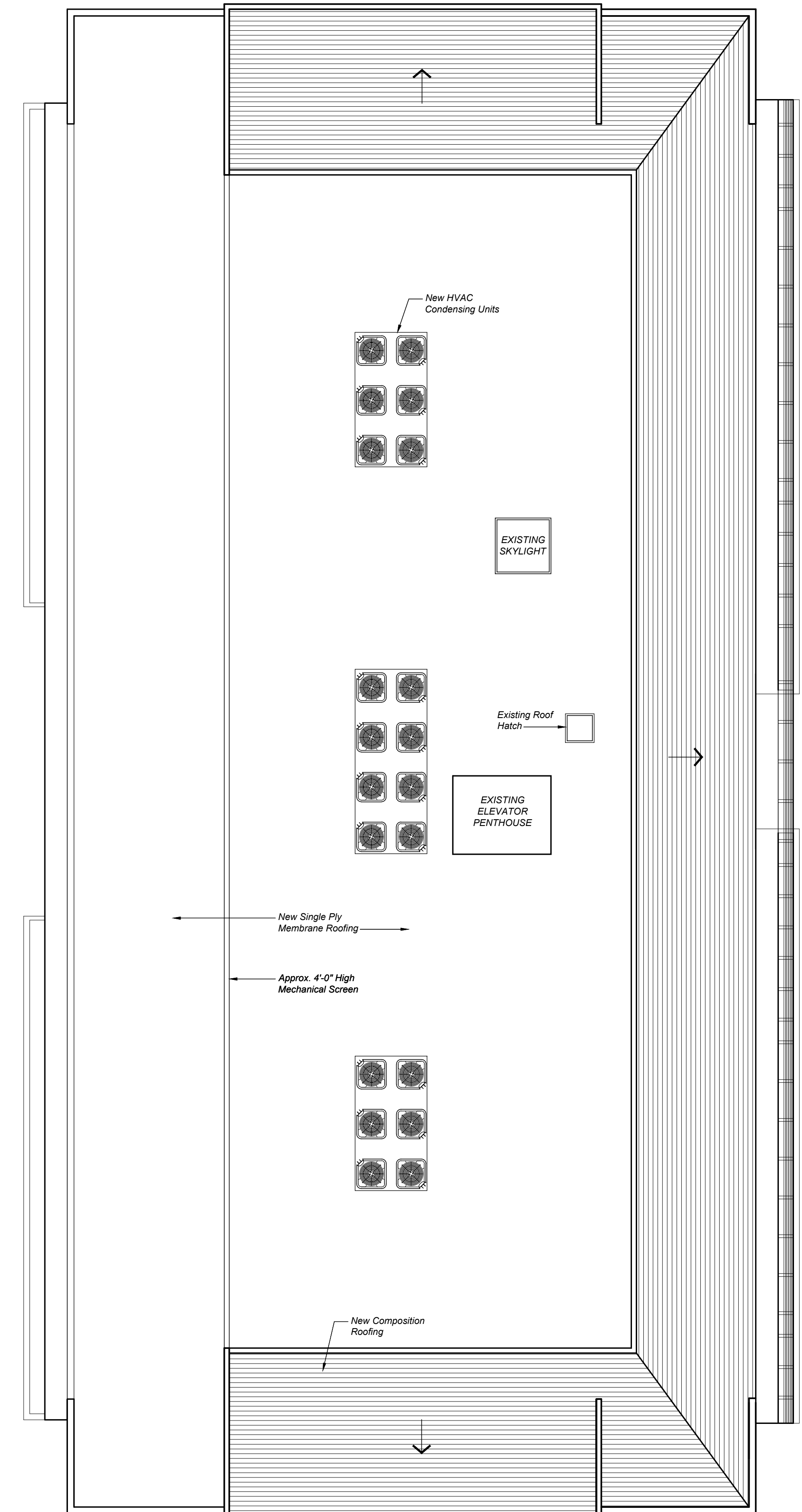




SECOND FLOOR



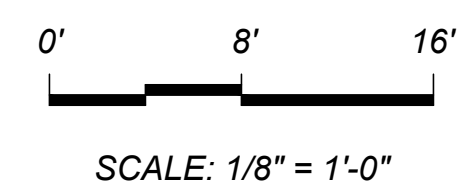
THIRD FLOOR

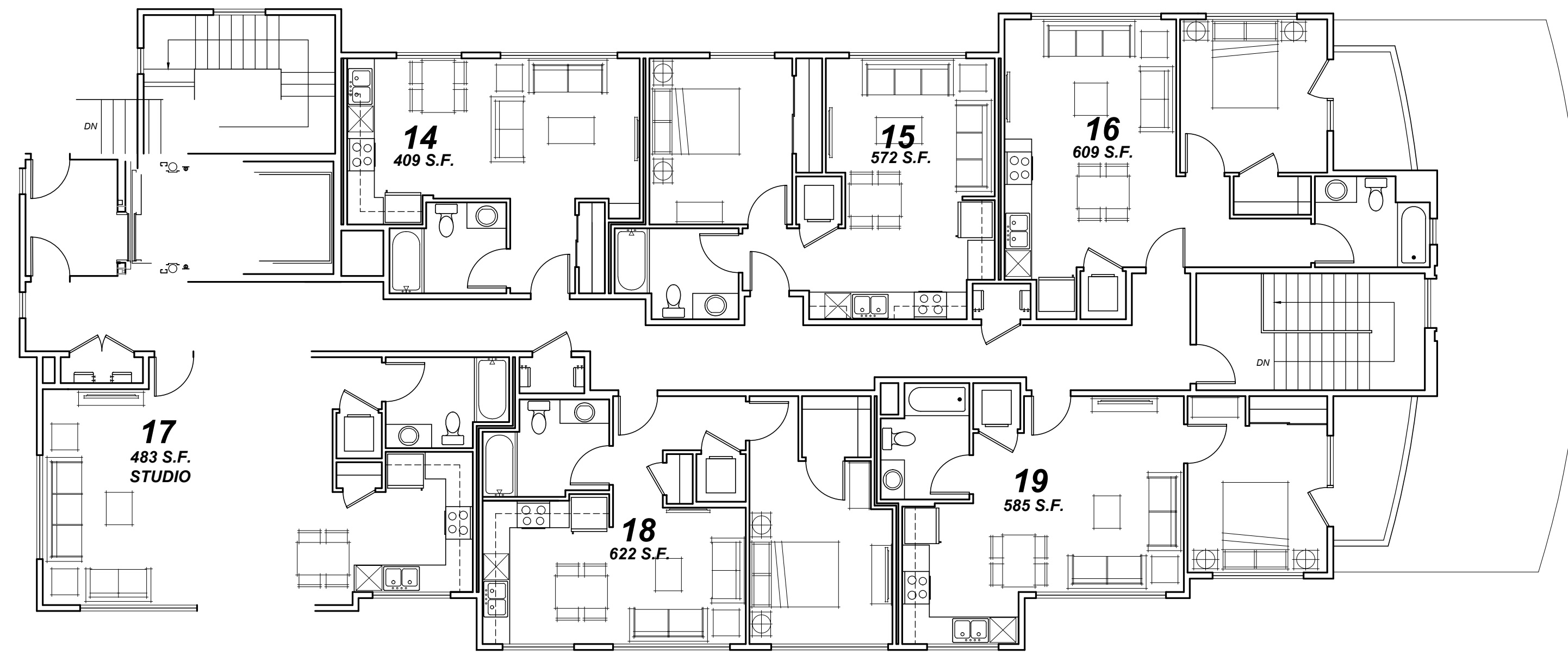


ROOF PLAN

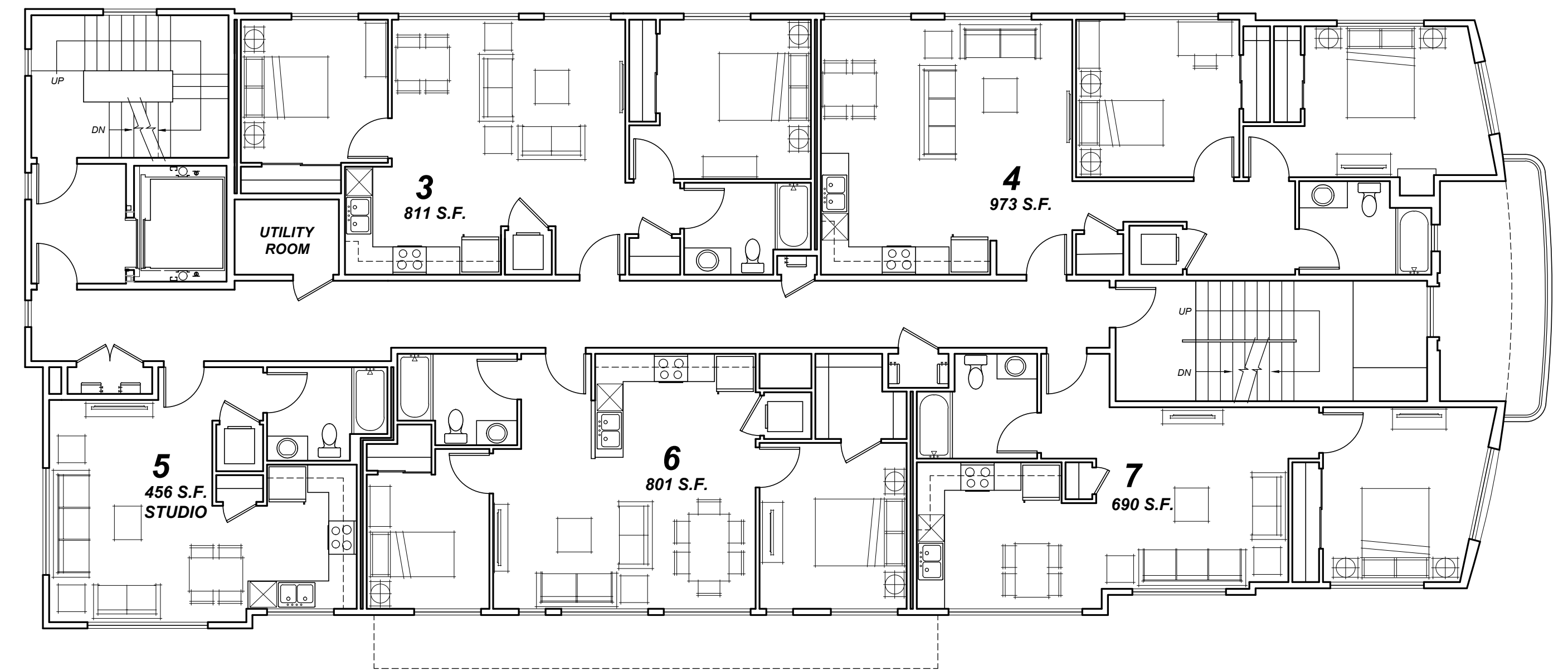
AVENUE 320 APARTMENTS 320 College Avenue, Santa Rosa, CA

ADAPTIVE REUSE OF EXISTING BUILDING "A" CONCEPTUAL SECOND FLOOR, THIRD FLOOR and ROOF PLANS

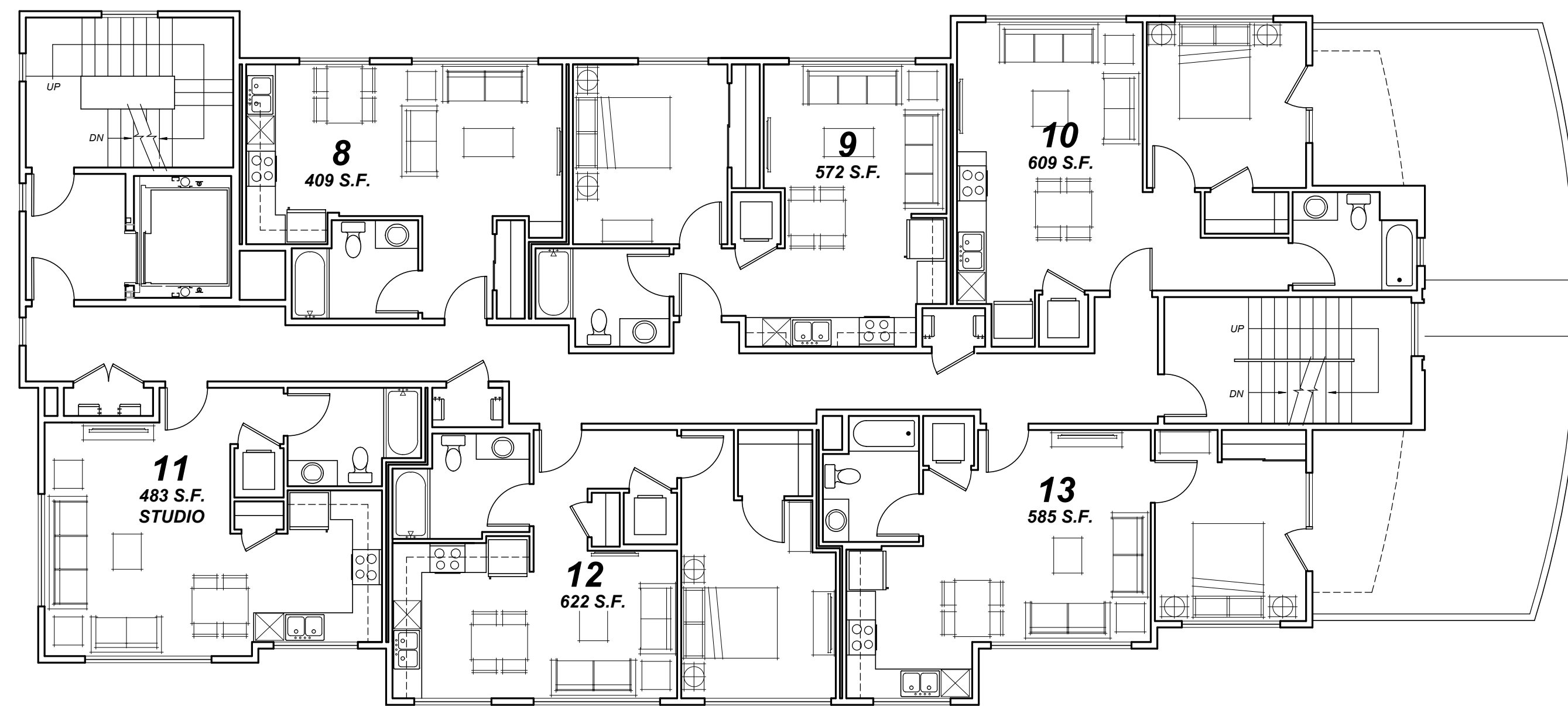




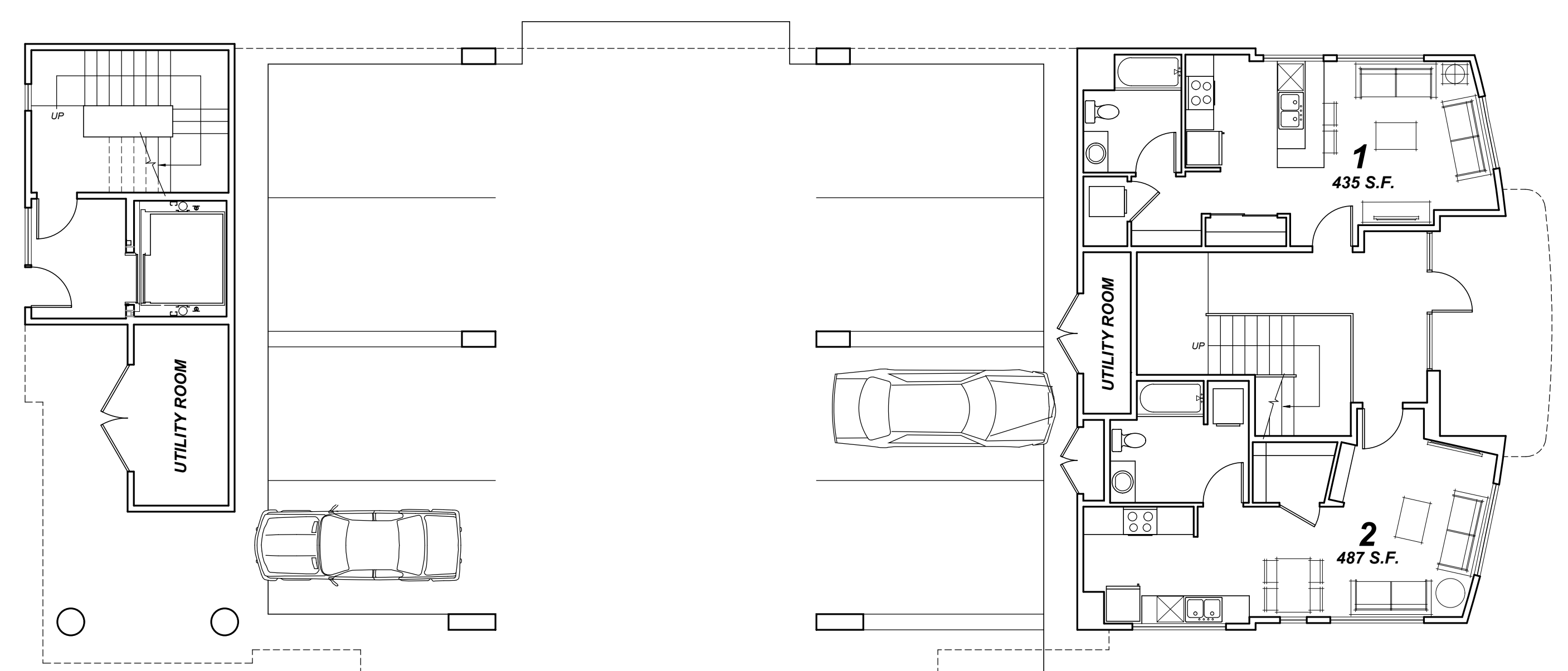
FOURTH FLOOR



SECOND FLOOR



THIRD FLOOR



FIRST FLOOR

AVENUE 320 APARTMENTS

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PROPOSED BUILDING "B" CONCEPTUAL FLOOR PLANS

0' 8' 16'

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



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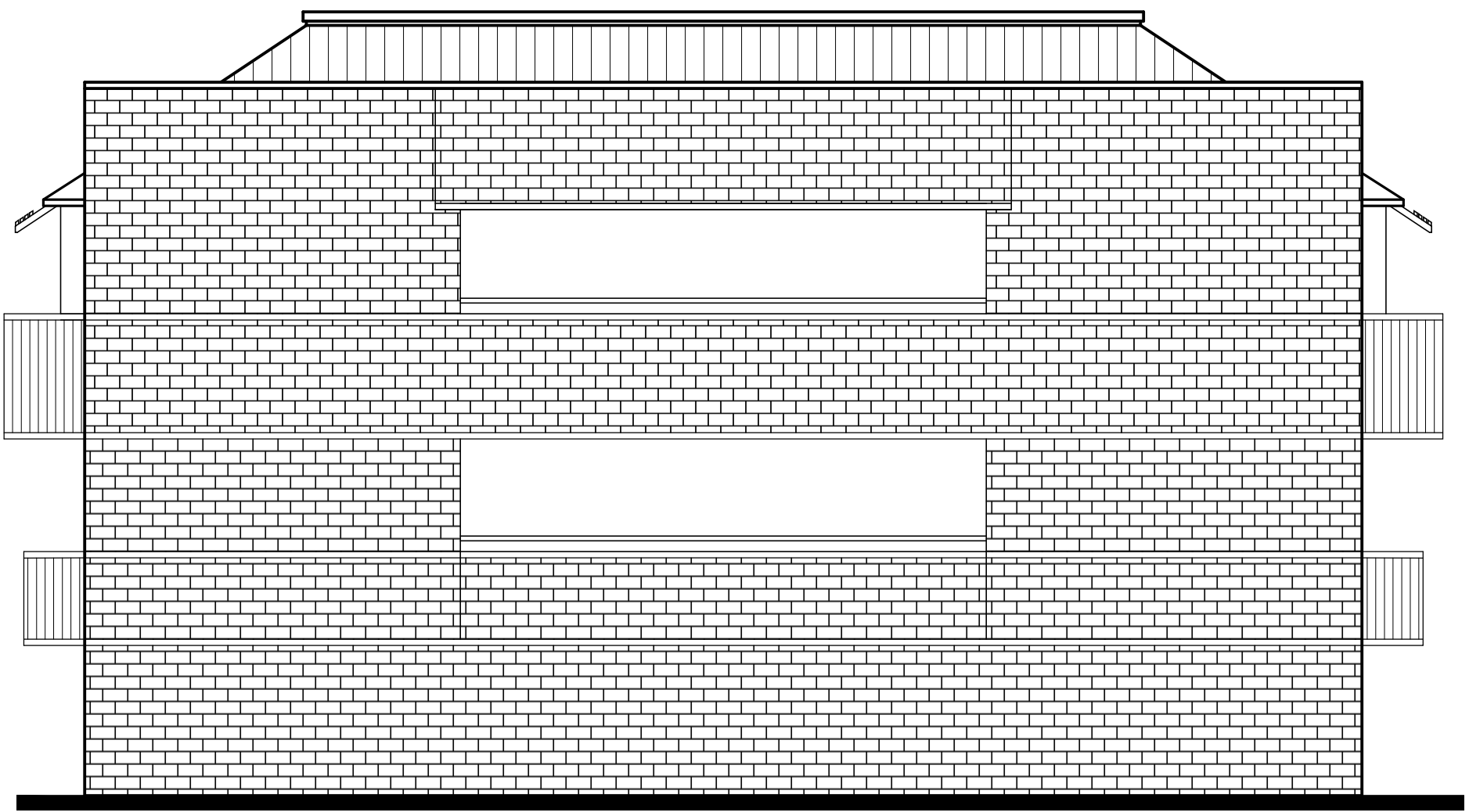
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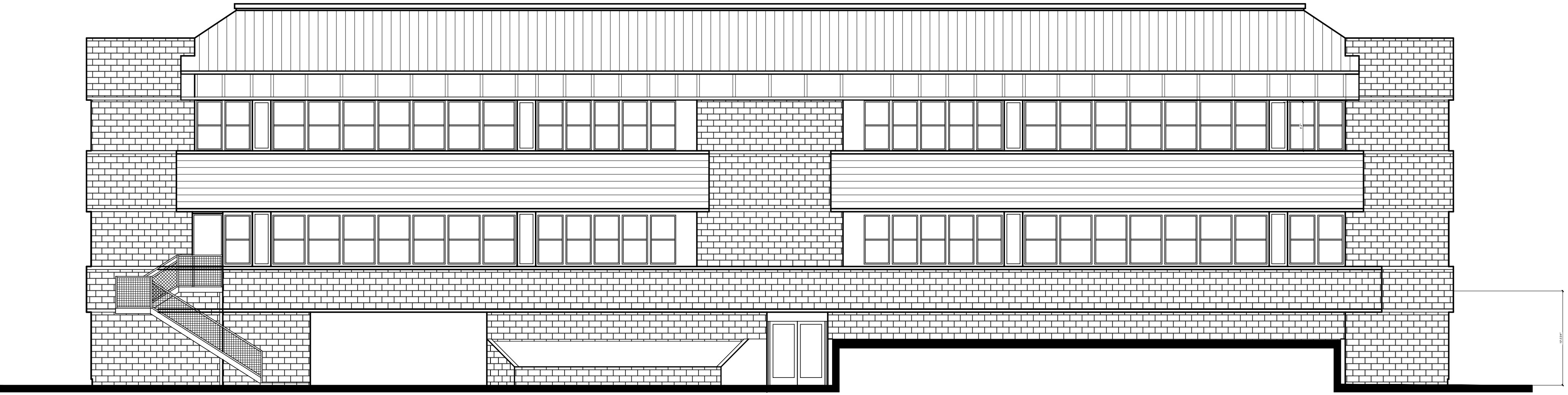
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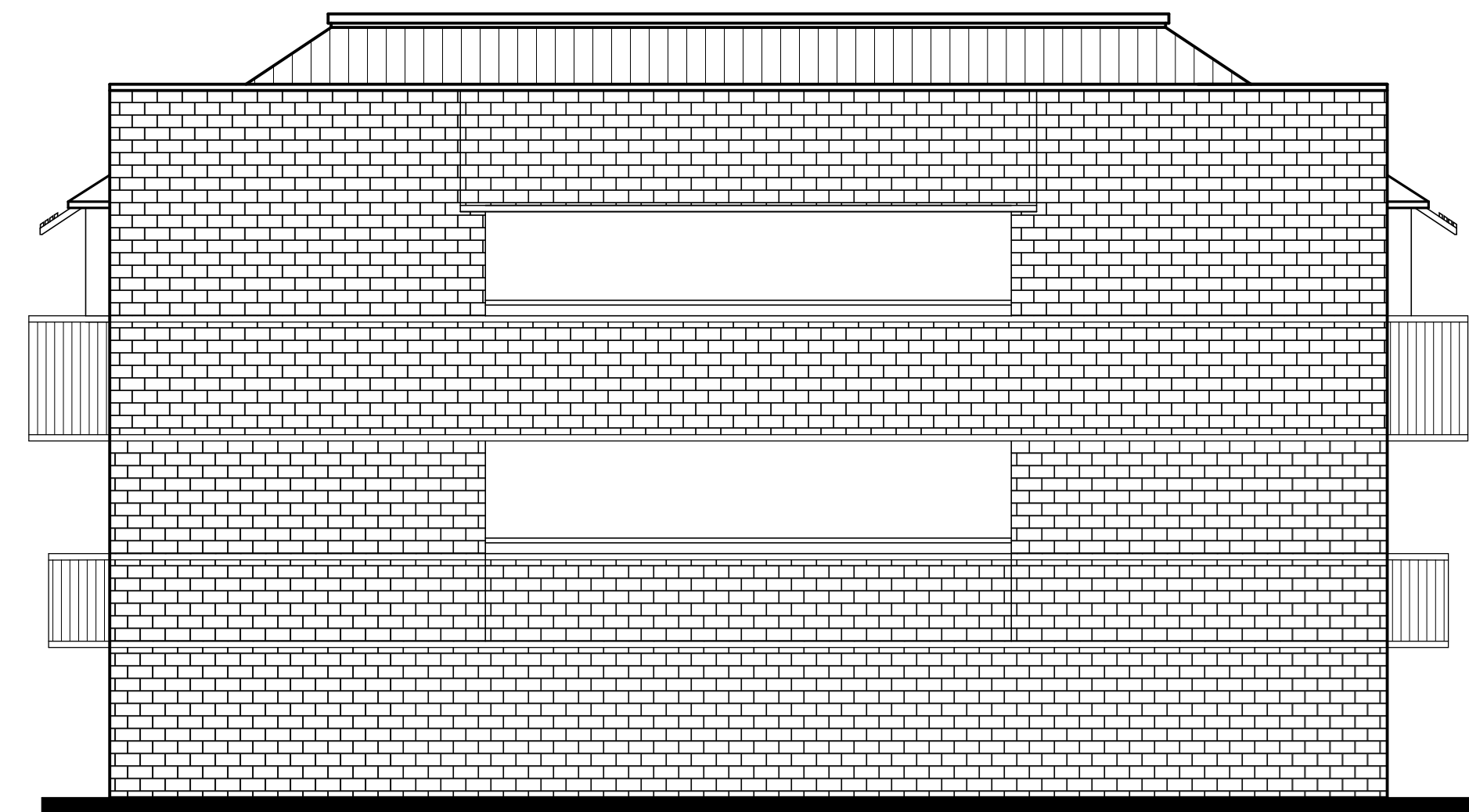
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

BUILDING "A"
EXISTING ELEVATIONS

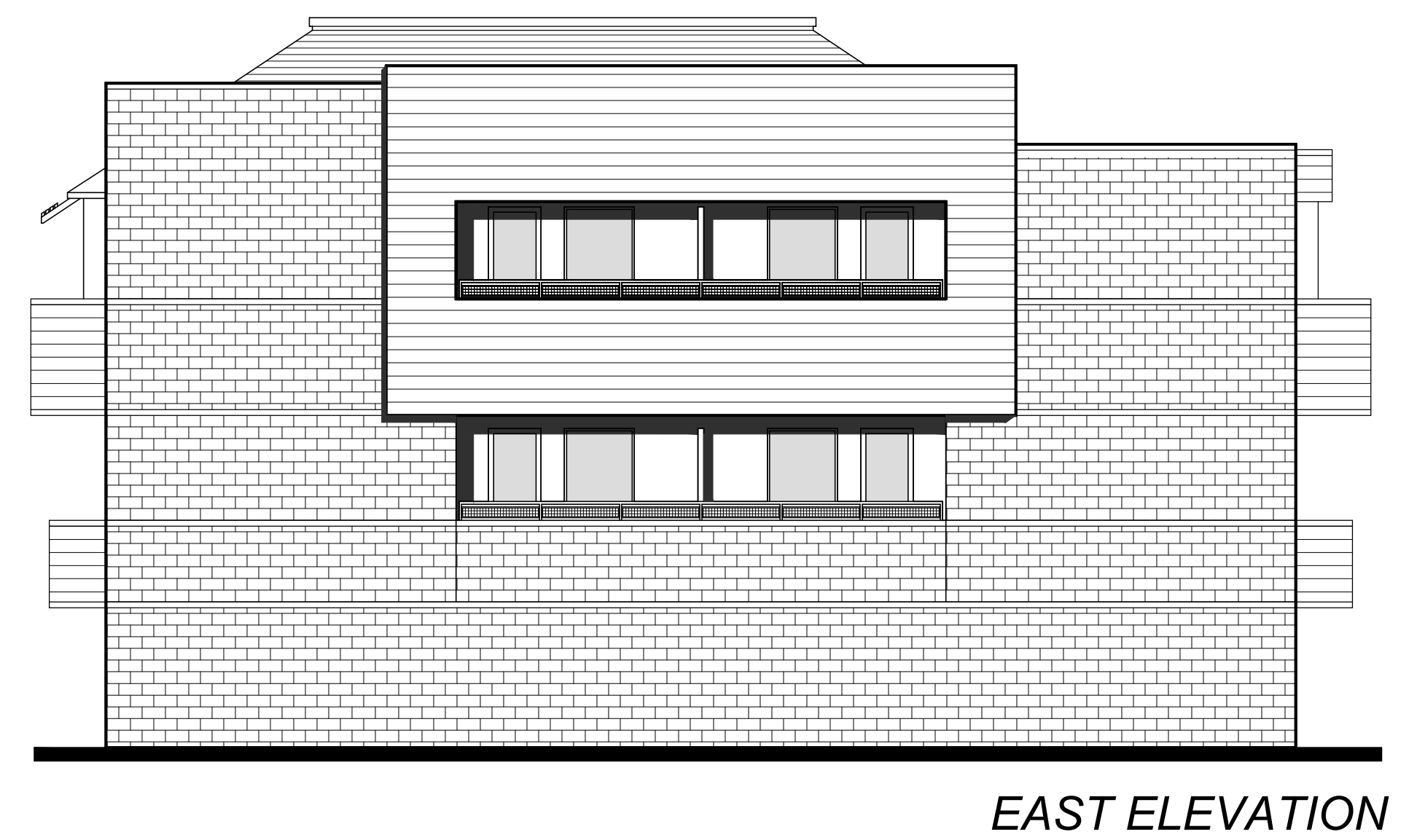
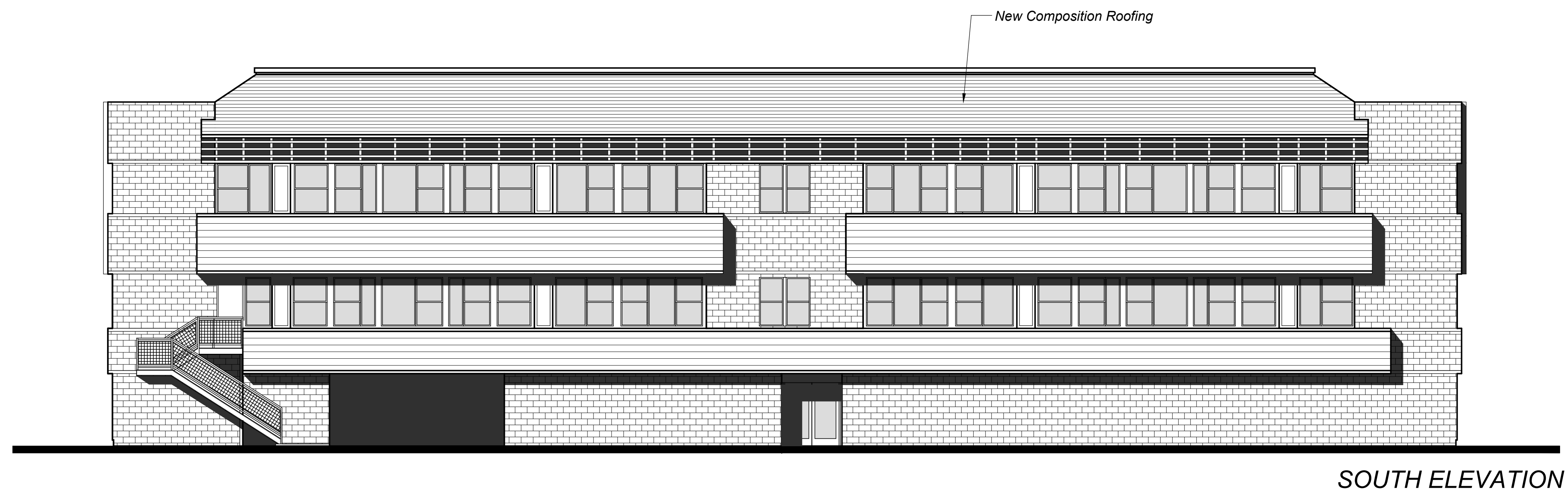
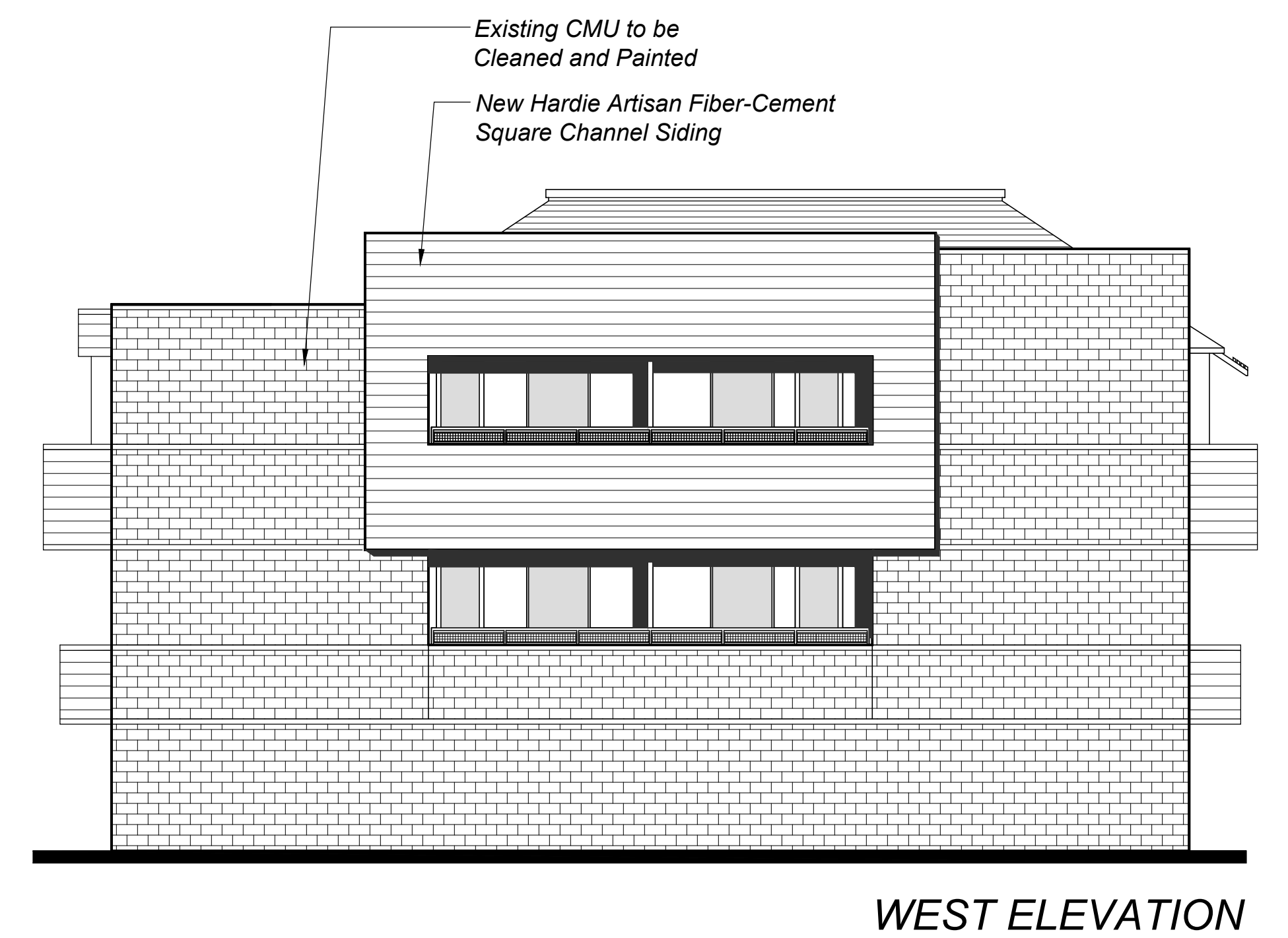
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SCALE: 1/8" = 1'-0"

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BUILDING "A" CONCEPTUAL ELEVATIONS

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

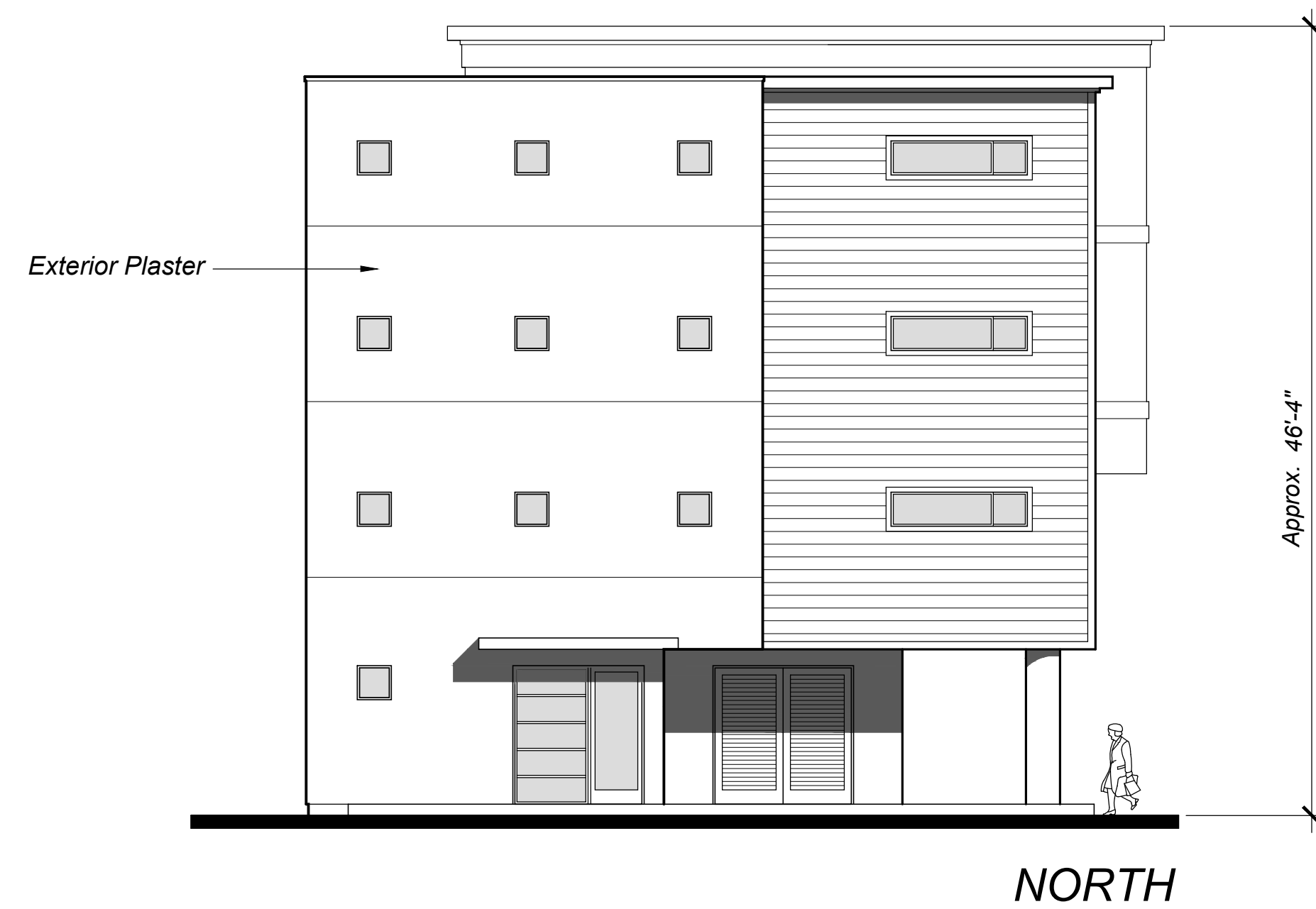
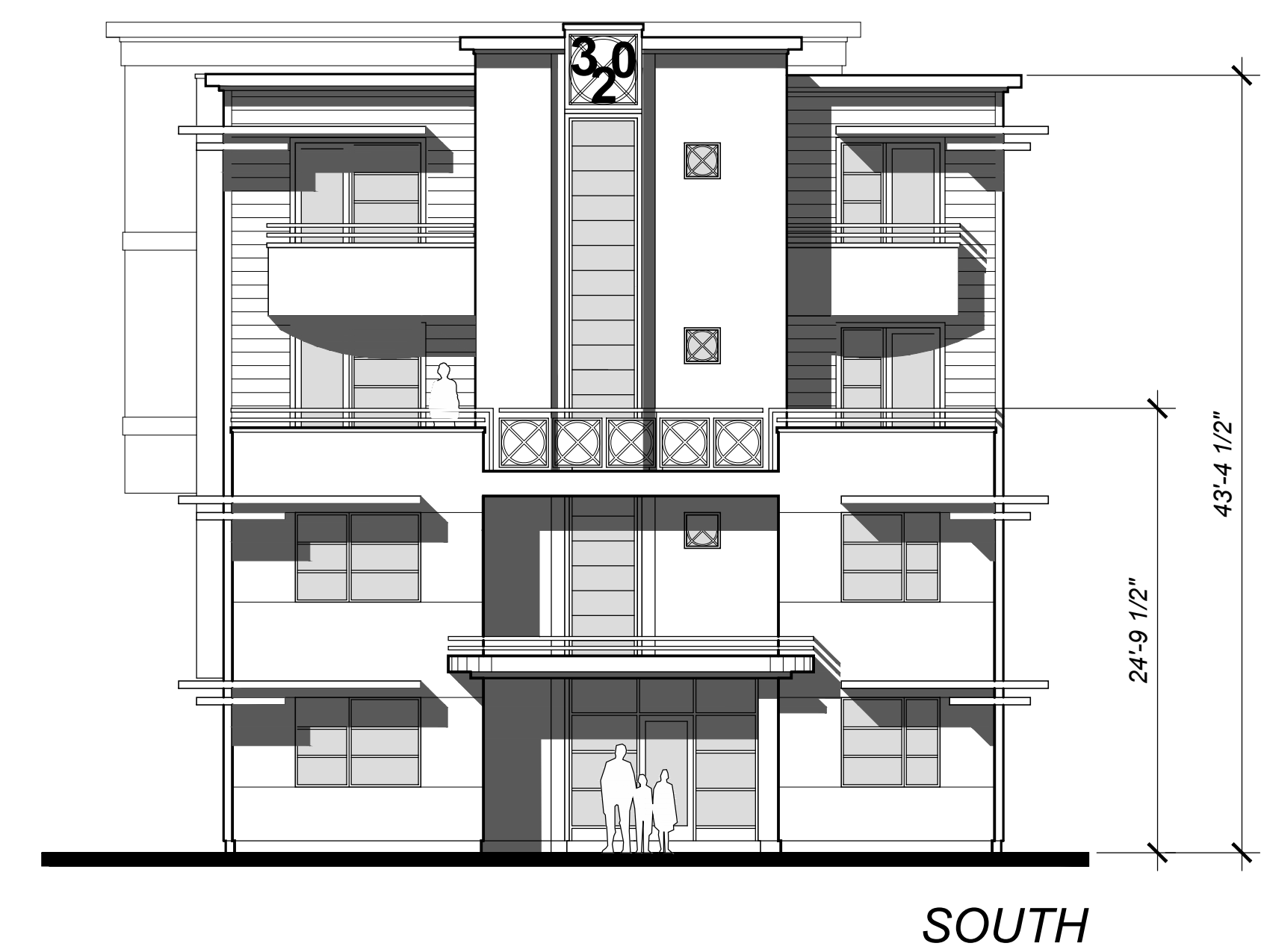
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BUILDING "B" **CONCEPTUAL ELEVATIONS**

0' 8' 16'

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

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