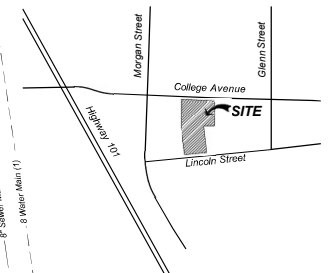




PROJECT DATA

PROJECT LOCATION:	320 COLLEGE AVENUE, SANTA ROSA
ASSESSOR PARCEL #:	010-113-035
ZONING:	CD-S-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"



TIERNEY / FIGUEIREDO
TFA
ARCHITECTS **AIA**

817 Russell Ave., Suite H Santa Rosa, CA 95403 707.576.1857 info@tfaarch.com

1

01/07/2021
TFA ARCH

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 WUCOLS 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.

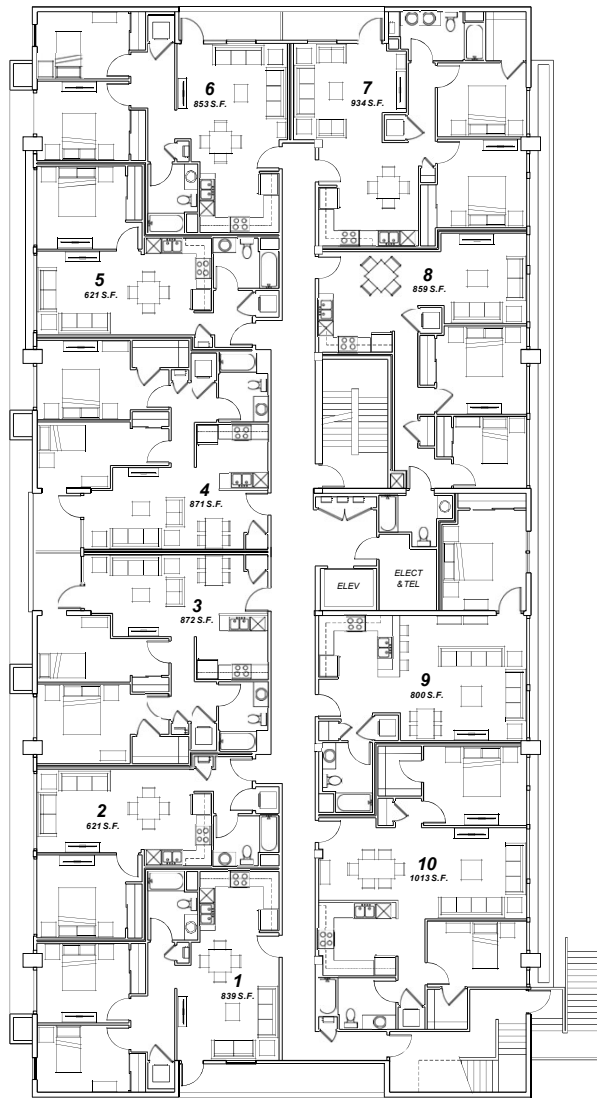
IRRIGATION DESIGN INTENT

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 (WELO).

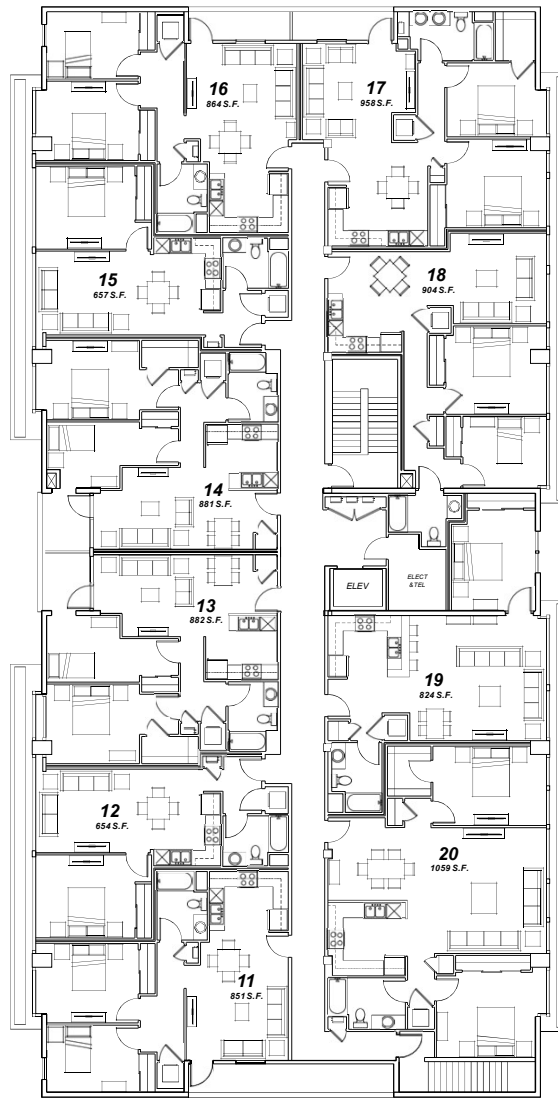


CONCEPT LANDSCAPE PLAN

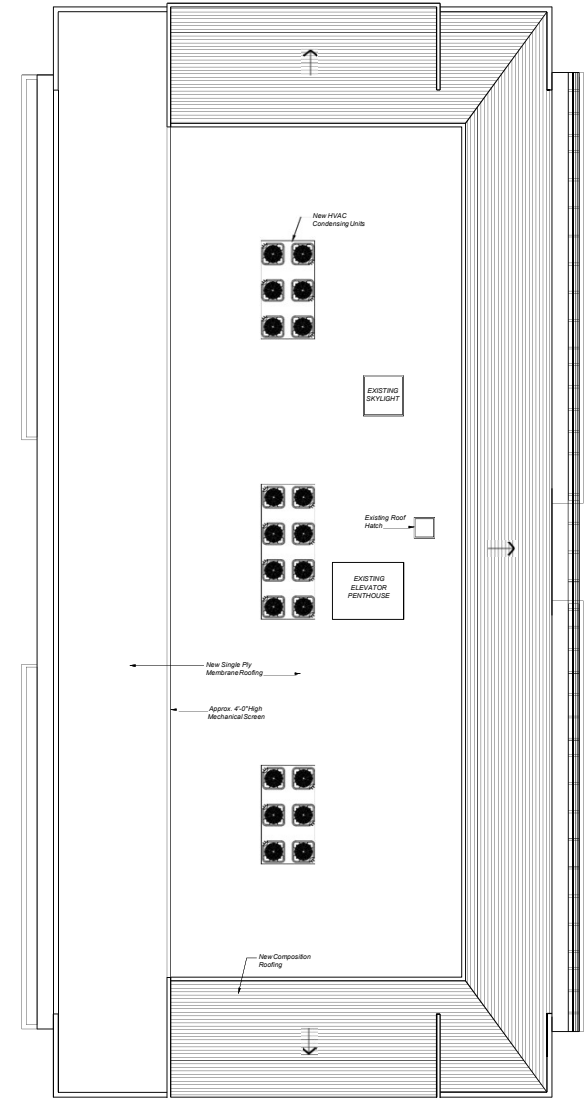
SCALE: 1"=10'-0"



SECOND FLOOR



THIRD FLOOR



ROOF PLAN

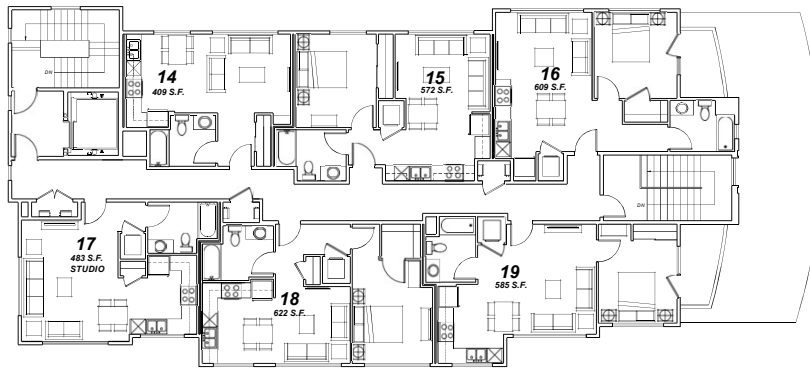
AVENUE 320 APARTMENTS 320 College Avenue, Santa Rosa, CA

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

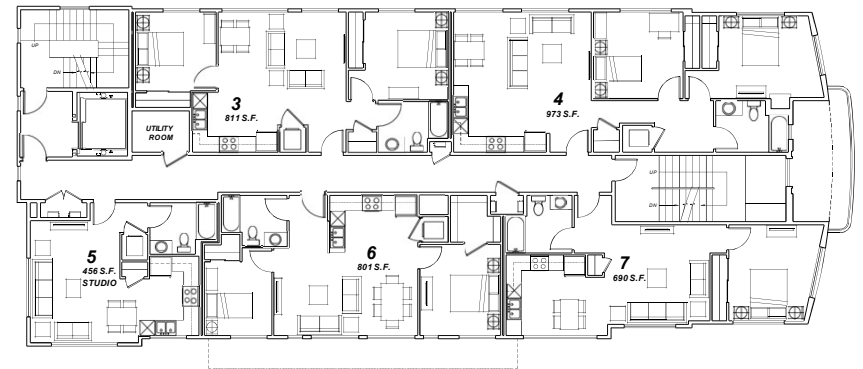
0' 8' 16'
SCALE: 1/8" = 1'-0"



TIERNEY / FIGUEIREDO
TFA
ARCHITECTS **AIA**
817 Russell Ave., Suite H Santa Rosa, CA 95403 707.576.1557 info@tfaarch.com



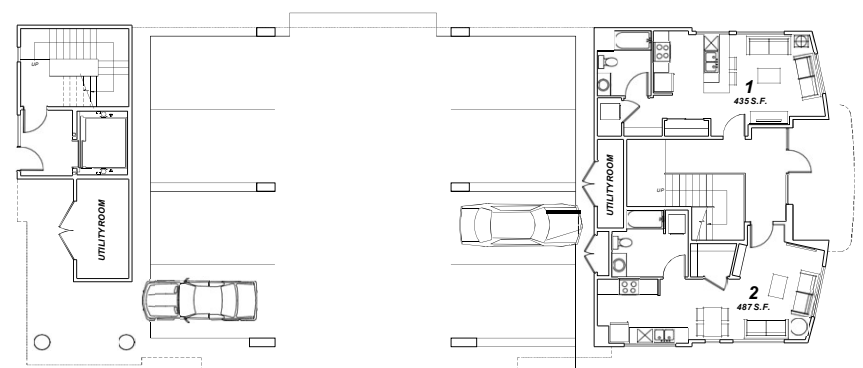
FOURTH FLOOR



SECOND FLOOR



THIRD FLOOR



FIRST FLOOR

AVENUE 320 APARTMENTS

320 College Avenue, Santa Rosa, CA

PROPOSED BUILDING "B" CONCEPTUAL FLOOR PLANS

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

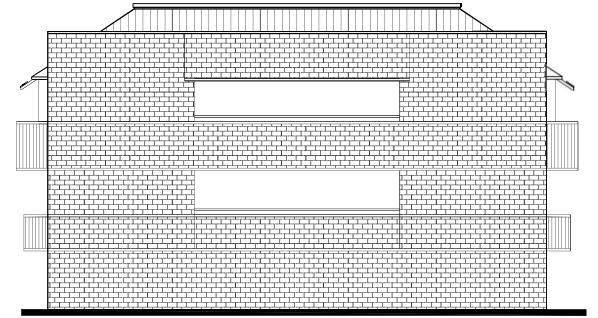


TIERNEY / FIGUEIREDO
TFA
ARCHITECTS AIA

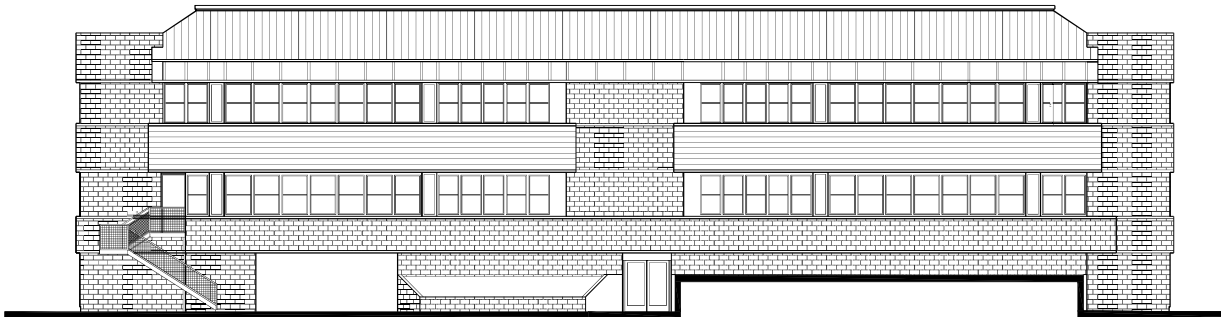
817 Russell Ave., Suite H Santa Rosa, CA 95403 707.576.1857 info@tfaarch.com



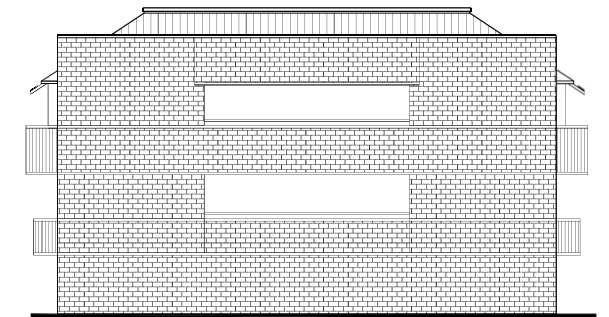
NORTH ELEVATION



EAST ELEVATION

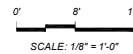


SOUTH ELEVATION



WEST ELEVATION

BUILDING "A"
EXISTING ELEVATIONS



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

AVENUE 320 APARTMENTS

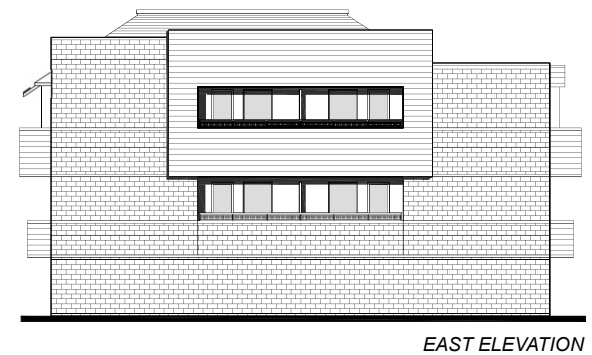
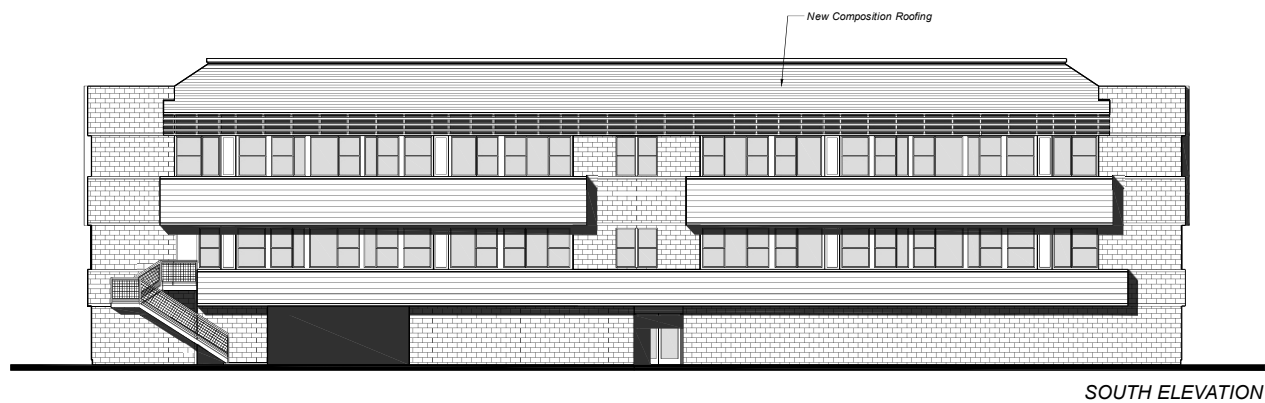
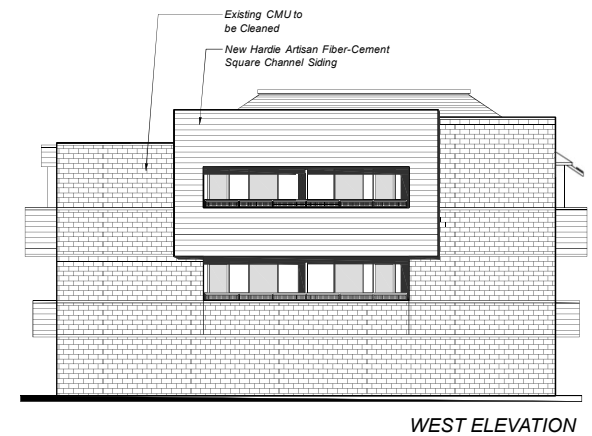
320 College Avenue, Santa Rosa, CA

TIERNEY / FIGUEIREDO
TFA
ARCHITECTS AIA

817 Russell Ave., Suite H Santa Rosa, CA 95403 707.576.1957 info@tfaarch.com

4

01/07/2021
TFA ARCH



AVENUE 320 APARTMENTS 320 College Avenue, Santa Rosa, CA

BUILDING "A" CONCEPTUAL ELEVATIONS

0' 8' 16'

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

TIERNEY / FIGUEIREDO

TFA

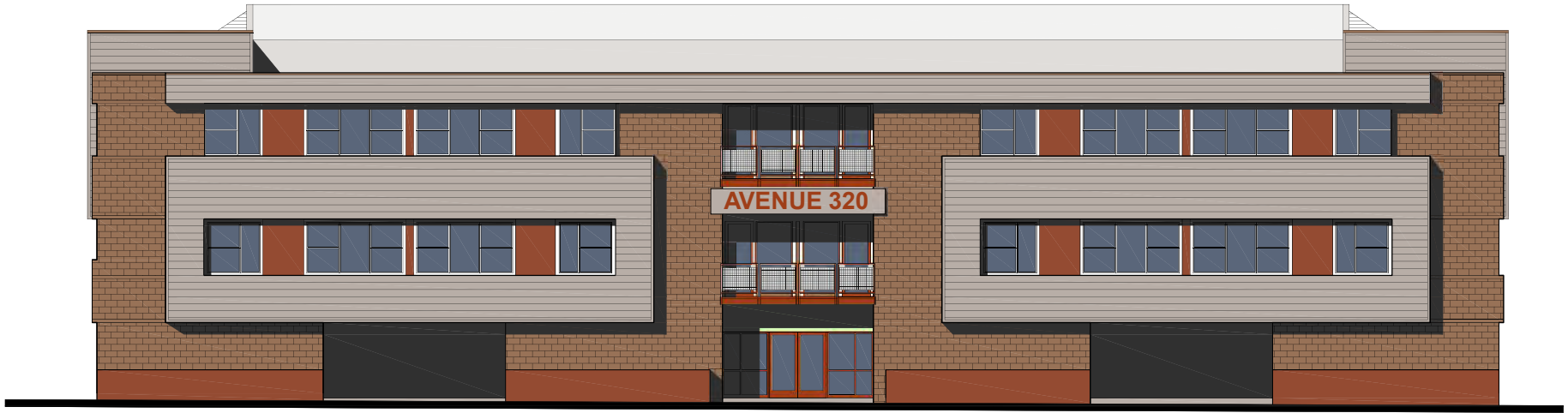
ARCHITECTS AIA

817 Russell Ave., Suite H Santa Rosa, CA 95403 707.576.1957 info@tfaarch.com

5

01/07/2021

TFA 0005



NORTH ELEVATION

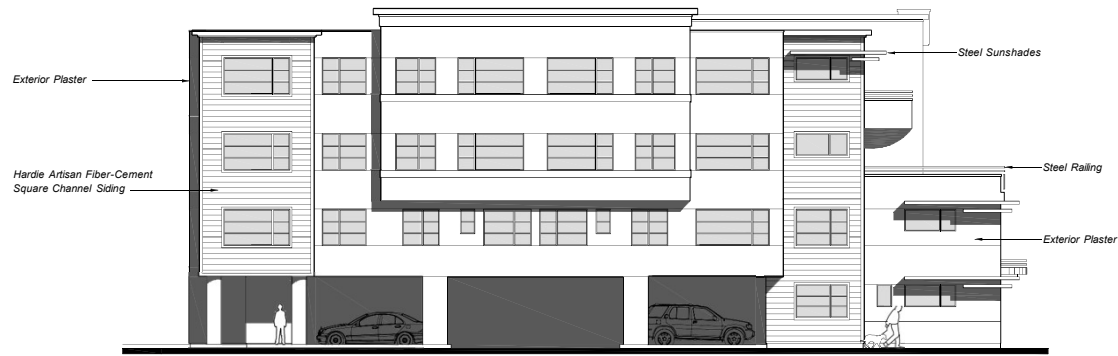
AVENUE 320 APARTMENTS

320 College Avenue, Santa Rosa, CA

BUILDING "A"
CONCEPTUAL
COLOR ELEVATION

TIERNEY / FIGUEIREDO
TFA
ARCHITECTS AIA

817 Russell Ave., Suite H Santa Rosa, CA 95403 707.576.1957 info@tfa-arch.com



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

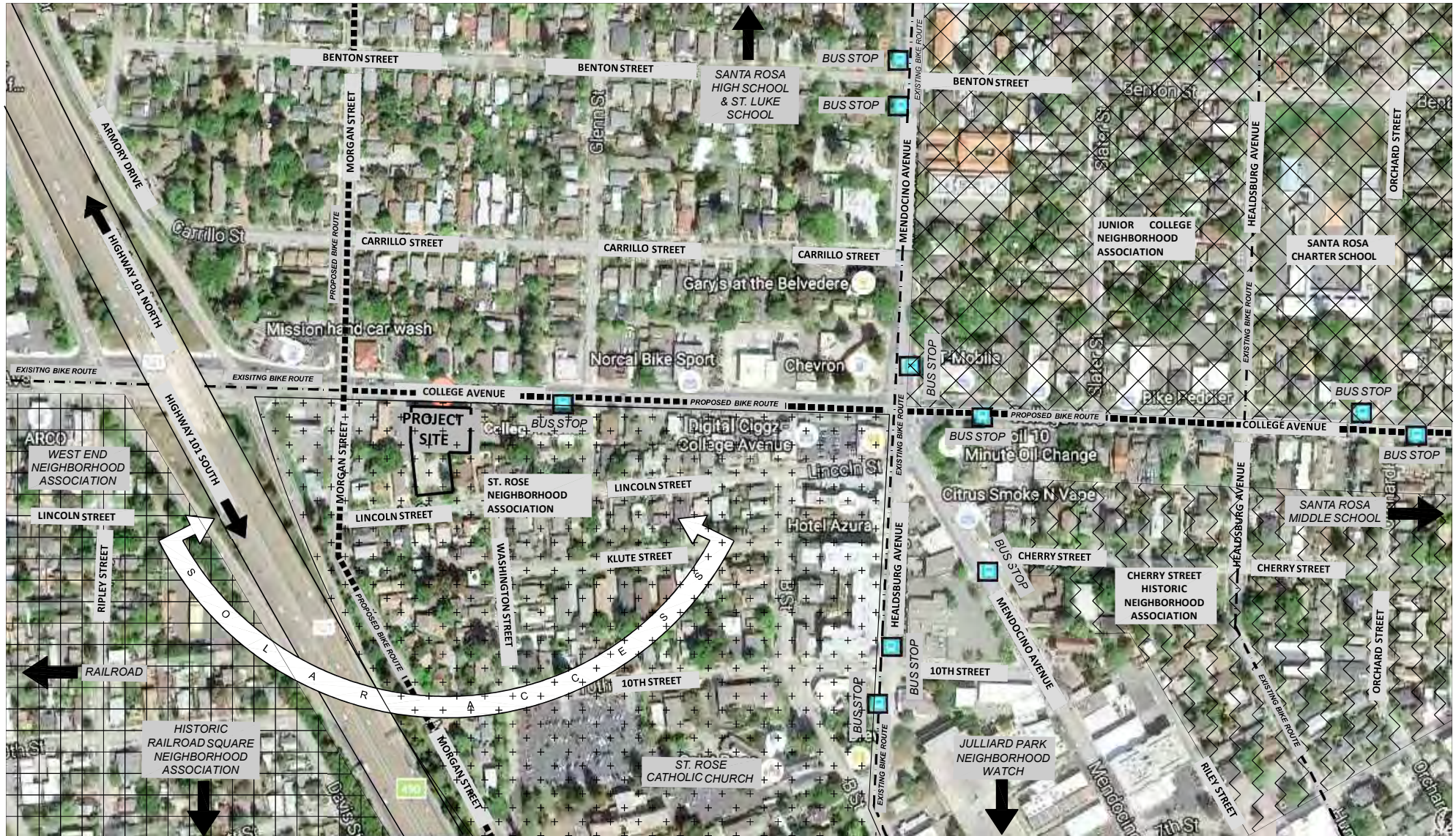
TIERNEY / FIGUEIREDO
TFA
ARCHITECTS AIA
817 Russell Ave., Suite H Santa Rosa, CA 95403 707.576.1557 info@tfaarch.com

7

01/07/2021
TFA ARCH







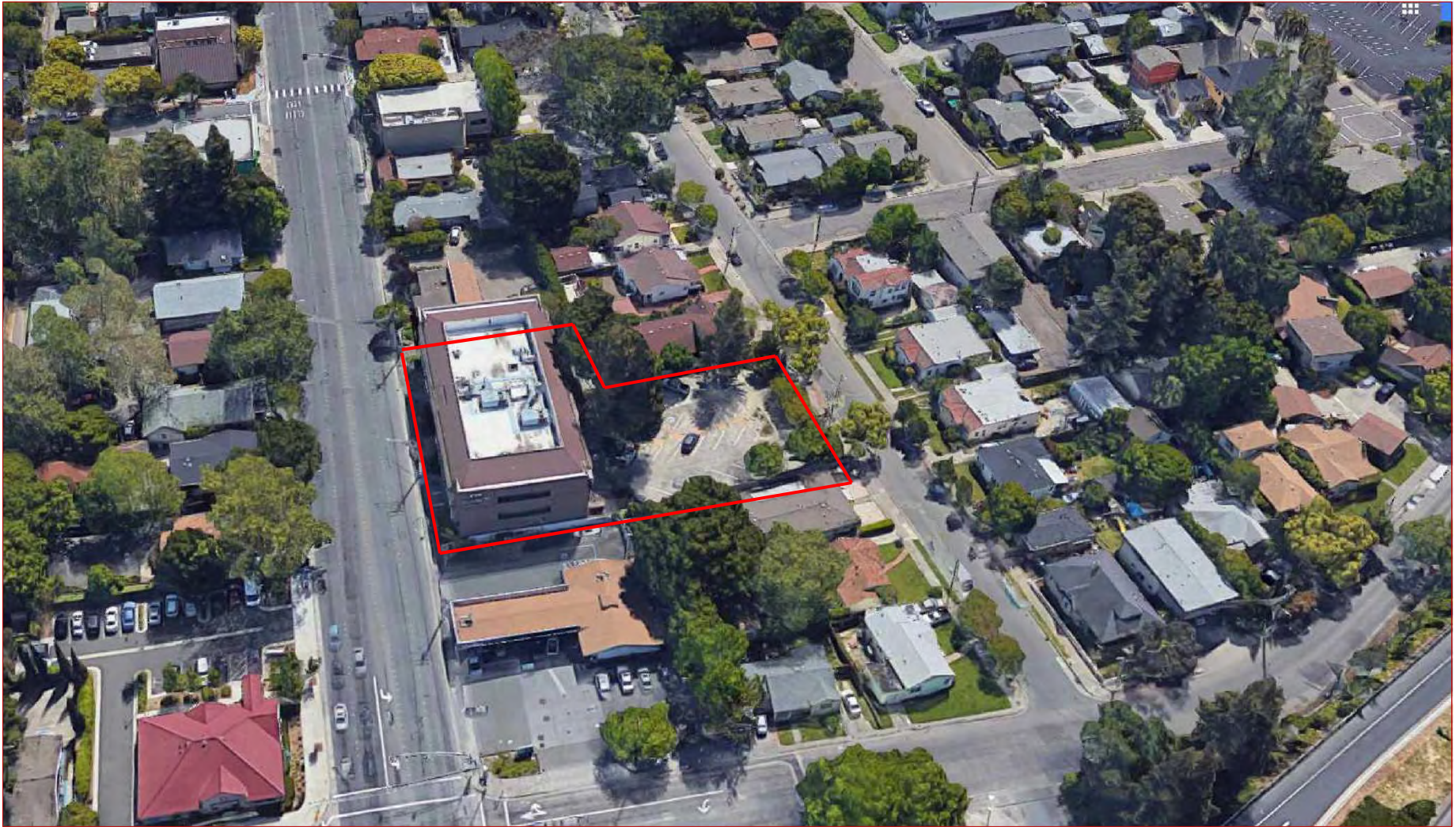
320 COLLEGE AVENUE APARTMENT SANTA ROSA, CALIFORNIA

SITE ANALYSIS AND NEIGHBORHOOD CONTEXT MAP



TIERNEY / FIGUEIREDO
TFA
 ARCHITECTS AIA

817 Russell Ave., Suite H Santa Rosa, CA 95403 707.576.1557 info@tfaa.com



AVENUE 320 APARTMENTS
320 College Avenue, Santa Rosa, CA

AERIAL 1



AVENUE 320 APARTMENTS
320 College Avenue, Santa Rosa, CA

AERIAL 2



Lincoln East Bound



317 & 315 Lincoln - Duplex



343 & 345 Lincoln St



331 Lincoln St

AVENUE 320 APARTMENTS
320 College Avenue, Santa Rosa, CA

**NEIGHBORHOOD
PHOTOS 1**

TIERNEY / FIGUEIREDO
TFA
ARCHITECTS AIA
817 Russell Ave., Suite H Santa Rosa, CA 95403 707.576.1557 info@tfaeh.com



301 & 307 Lincoln St



301 Lincoln St



406 Klute St - Apartment complex



Klute St - Eastbound North side of street

AVENUE 320 APARTMENTS
320 College Avenue, Santa Rosa, CA

**NEIGHBORHOOD
PHOTOS 2**

TIERNEY / FIGUEIREDO
TFA
ARCHITECTS AIA
817 Russell Ave., Suite H Santa Rosa, CA 95403 707.576.1887 info@tfaarch.com



823 Washington Street 4-Plex



616 B Street - 11 Units



535 Howard Street - Multifamily



527 B Street - Art Deco Office Building

AVENUE 320 APARTMENTS
320 College Avenue, Santa Rosa, CA

**NEIGHBORHOOD
PHOTOS 3**

TIERNEY / FIGUEIREDO
TFA
ARCHITECTS AIA
311 Riverside, Suite 100 Santa Rosa, CA 95401 707.875.1000 info@tfa.com



425 8th Street - Plantation Style Apartment with 14 Units



900 Cherry Street - Triplex



442 8th Street - Mediterranean Style Apartment with 14 Units

AVENUE 320 APARTMENTS
320 College Avenue, Santa Rosa, CA

**NEIGHBORHOOD
PHOTOS 4**

TIERNEY / FIGUEIREDO
TFA
ARCHITECTS AIA
217 Second Ave., Suite 4 Santa Rosa, CA 95407 TEL 539.1387 info@tfa.com