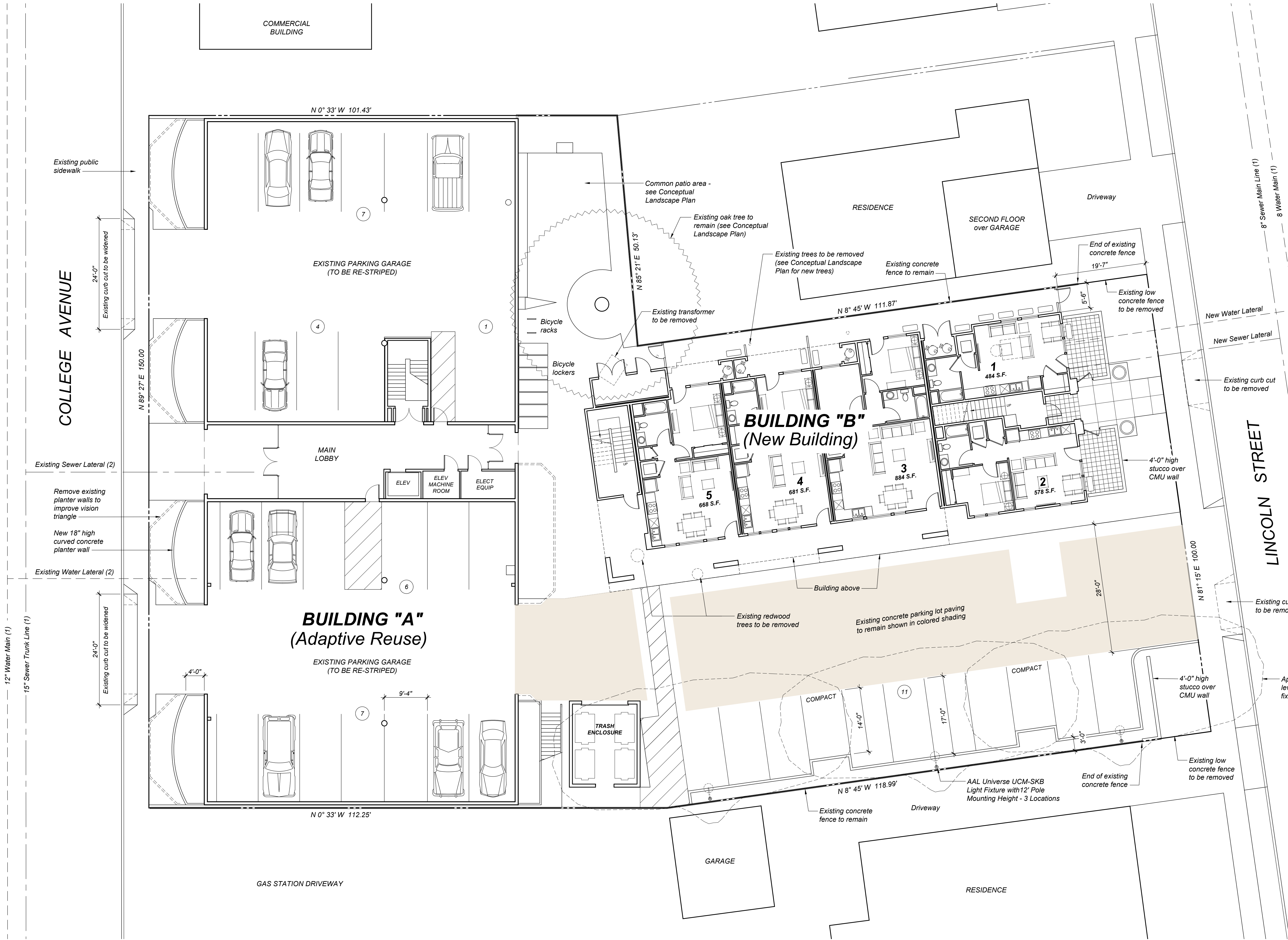


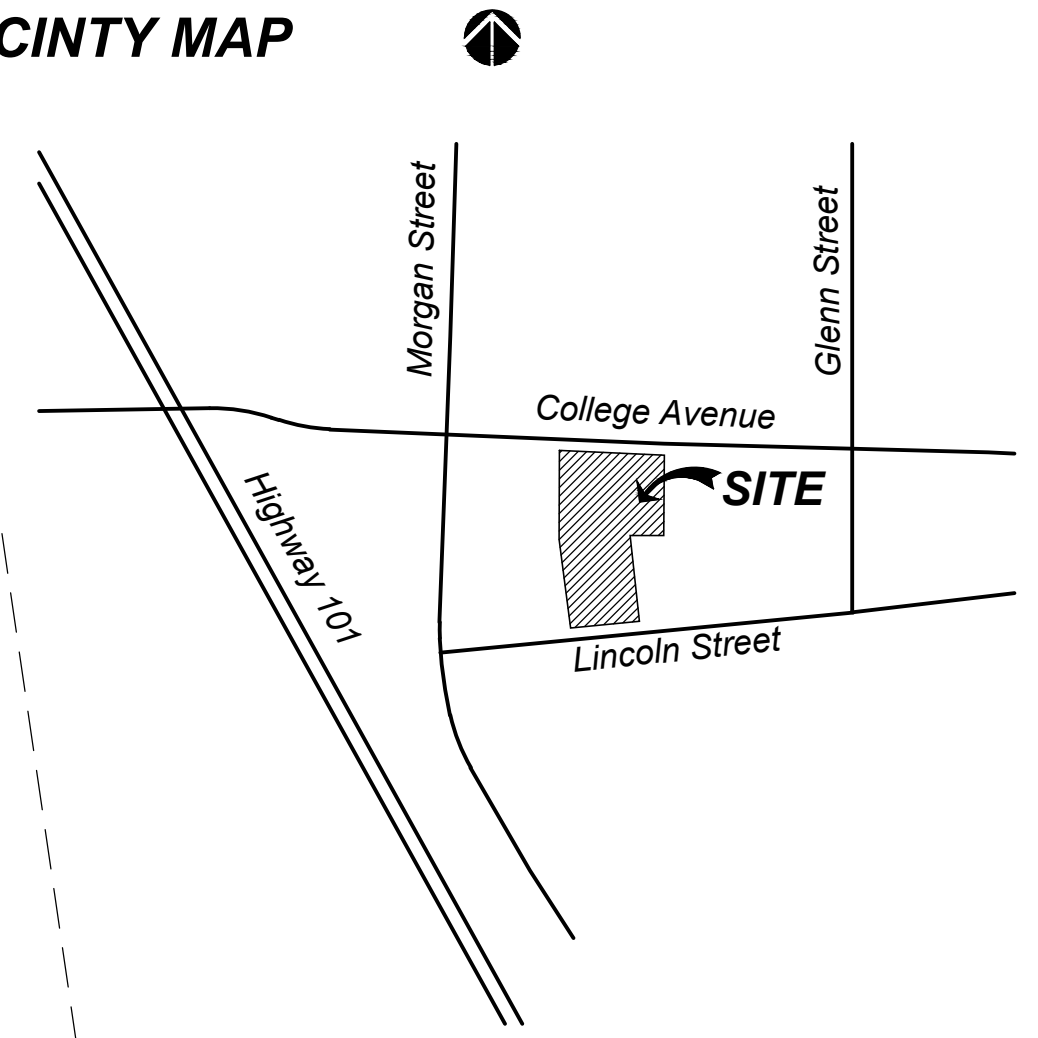


PROJECT DATA

PROJECT LOCATION:	320 COLLEGE AVENUE, SANTA ROSA
ASSESSOR PARCEL #:	010-113-035
ZONING:	CD-5-H
SITE AREA:	0.63 ACRES
NUMBER OF UNITS:	37 (7 Studio + 13 1-Bedroom + 17 2-Bedroom)
BUILDING AREA:	
BUILDING "A"	20 Units
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"	17 Units
GROUND FLOOR:	3,803 S.F. (apartments, lobbies & utility room)
2nd FLOOR:	4,379 S.F.
3rd FLOOR:	3,090 S.F.
TOTAL:	11,272 S.F.
PARKING REQUIRED:	None (per updated Downtown Station Area Specific Plan)
PARKING PROVIDED:	36 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

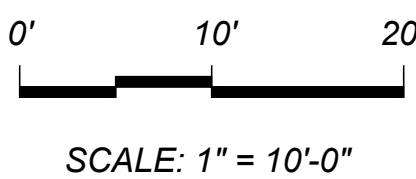
VICINITY MAP



City of Santa Rosa
APR 13 2021
Planning & Economic
Development Department

AVENUE 320 APARTMENTS
320 College Avenue, Santa Rosa, CA

CONCEPTUAL SITE and
FIRST FLOOR PLANS



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04/09/2021
TFA #1616

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 (WELD).

TYPICAL PLANT PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE PER IUGOLS V	COMMENTS
Trees				
Acer buergerianum 'ABTIR'	Street Wise Trident Maple	#24	.6	
Cupressus sempervirens 'Monshel'	Tiny Tower Italian Cypress	#15	.3	
Lagerstroemia indica 'Natchez'	Natchez Crape Myrtle	#24	.3	
Lagerstroemia indica x faueri 'Arapaho'	Arapaho Grape Myrtle	#24	.3	
Pistacia chinensis 'Keith Davey'	Chinese Pistache	#24	.3	
Prunus cerasifera 'Cipriozam'	Crimson Pointe Flowering Plum	#24	.3	
Quercus agrifolia	Coast Live Oak			Existing Tree to Remain
Shrubs				
Lavandula x intermedia 'Phenomenal'	Phenomenal French Lavender	#5	.3	
Loropetalum chinense 'Kurenai'	Dwarf Pink Chinese Fringe-Flower	#5	.3	
Loropetalum chinense 'Razzeberri'	Razzeberri Fringe Flower	#5	.3	
Nandina domestica 'Compacta'	Dwarf Heavenly Bamboo	#5	.3	
Pittosporum tobira 'Creme De Mint'	Cream De Mint Dwarf Mock Orange	#5	.3	
Raphiolepis indica 'Clara'	Clara Indian Hawthorn	#5	.3	
Sarcococca ruscifolia	Fragrant Sweet Box	#5	.3	
Vines				
Ficus pumila	Creeping Fig	#1	.6	
Rosa banksiae 'Alba Plena'	White Lady Banks Rose	#5	.3	
Perennials				
Aspidistra elatior	Cast Iron Plant	#1	.3	
Groundcover				
Cotoneaster dammeri 'Coral Beauty'			0.3	6' OC Triangular Spacing
Ornamental Grass				
Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Ornamental Grass	#1	.3	

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TEL (707) 833-2288
FAX (707) 833-2288
don@macnairlandscapes.com

CONCEPTUAL
LANDSCAPE PLAN

**AVENUE 320
APARTMENTS**
320 COLLEGE AVENUE
SANTA ROSA, CA
APN #043-134-020

DATE: 3/22/21
MLA JOB #: 2020-28
SCALE: 1" = 10'
DRAWN: DM

L1.1



CONCEPTUAL LANDSCAPE PLAN
Scale: 1" = 10'-0"

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WEST LANDSCAPE
ELEVATION

AVENUE 320
APARTMENTS
320 COLLEGE AVENUE
SANTA ROSA, CA

DATE: 3/22/21
MLA JOB #: 2018-04
SCALE: 1/4" = 1'-0"
DRAWN: DM

L1.2

SHEET L1.2 OF 3



WEST LANDSCAPE ELEVATION
Scale: 1/4" = 1'-0"



ACER BUERGERIANUM
'ABTIR'



CUPRESSUS SEMPERVIRENS
'MONSHEL'



LAGERSTROMIA INDICA
'NATCHEZ'



PISTACIA CHINENSIS
'KEITH DAVEY'



PRUNUS CERACIFERA
'CIPRIOZAM'



LAVANDULA X INTERMEDIA
'PHENOMENAL'



LOROPETALUM CHINENSE
'RAZZLEBERRY'



NANDINA DOMESTICA



PITTOSPORUM TOBIRA
'CREME DE MINT'



RHAPIOLEPIS INDICA 'CLARA'



ROSA 'ALBA PLENA'



SARCOCOCCA
RUSCIFOLIA



ASPIDISTRA ELATIOR



COTONEASTER DAMMERI 'CORAL BEAUTY'



BOUTELOUA GRACILIS
'BLONDE AMBITION'



MUHLENBERGIA DUBIA

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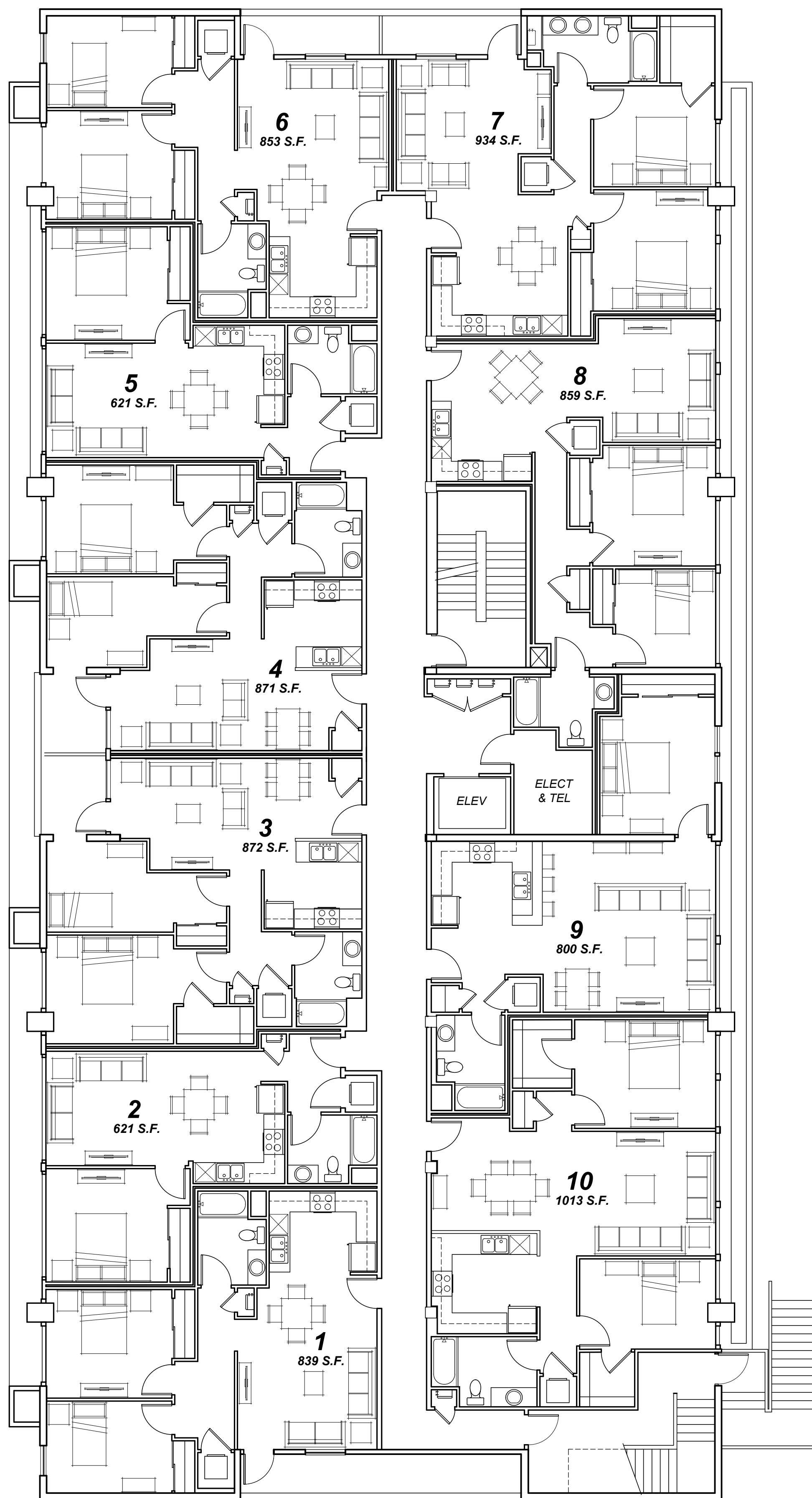


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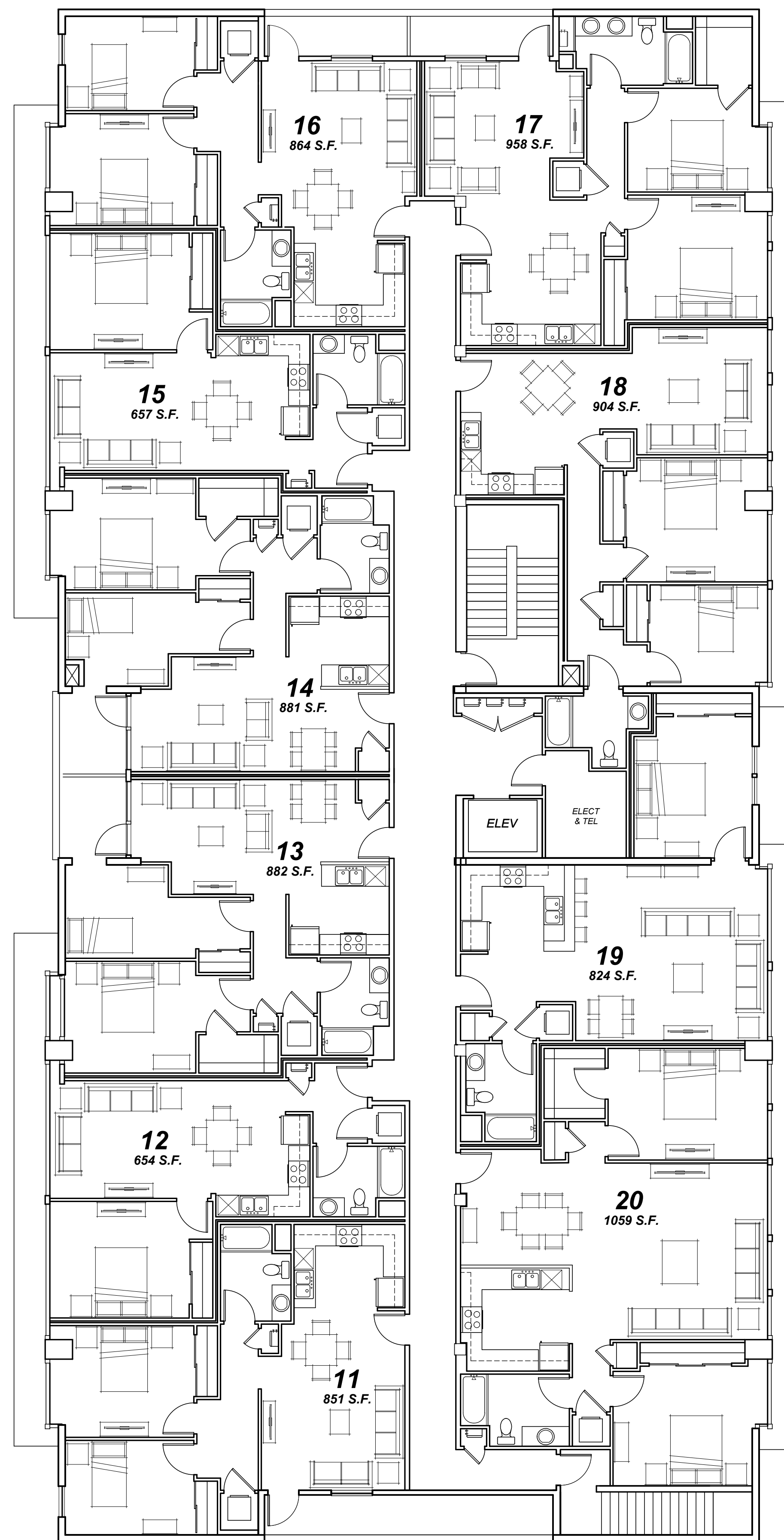
PLANT IMAGES

**AVENUE 320
APARTMENTS**
320 COLLEGE AVENUE
SANTA ROSA, CA
APN #043-134-020

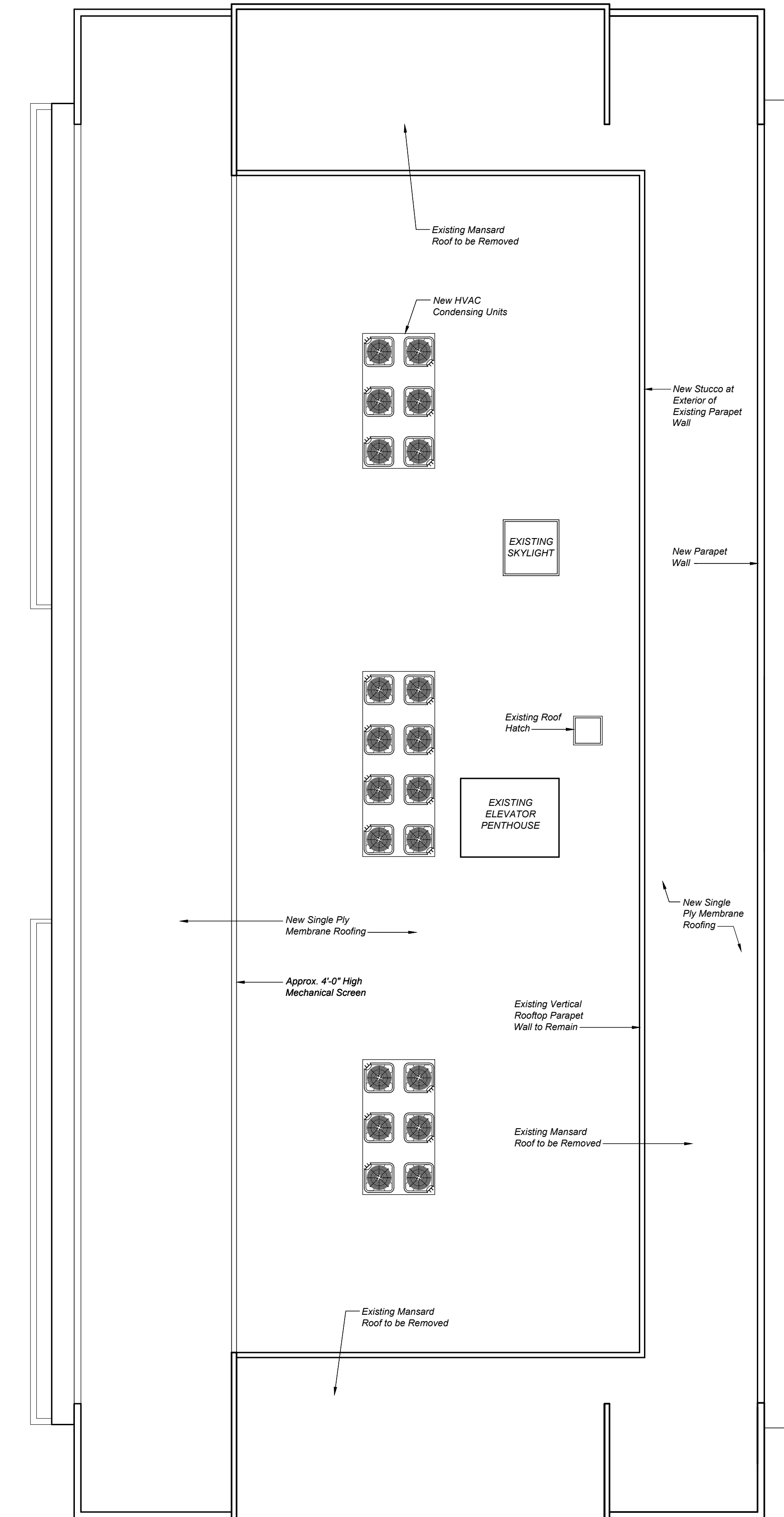
DATE: 3/22/21
MLA JOB #: 2020-28
SCALE: NONE
DRAWN: DM



SECOND FLOOR



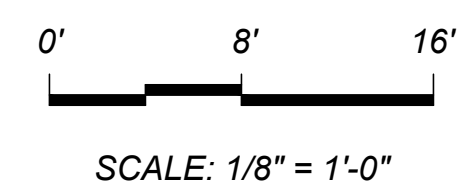
THIRD FLOOR

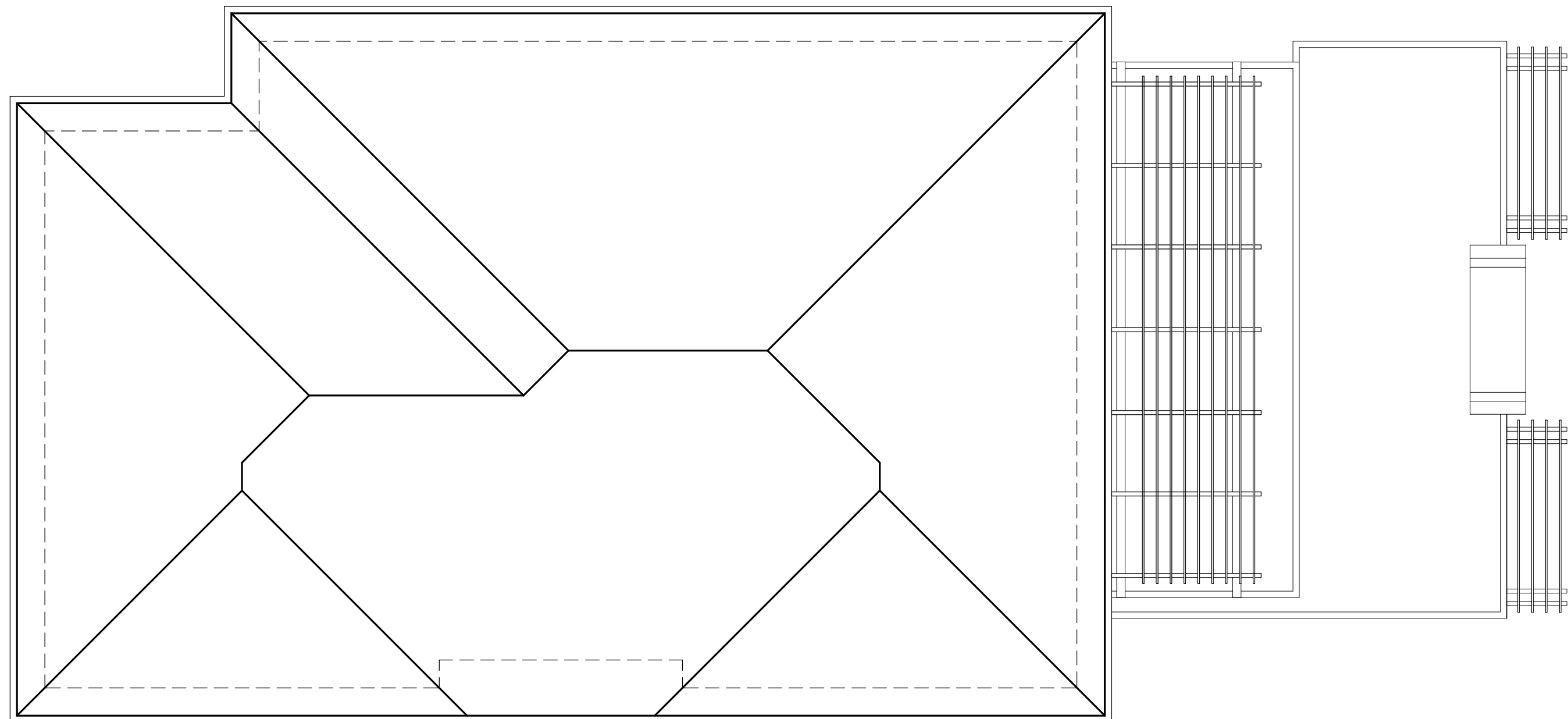


ROOF PLAN

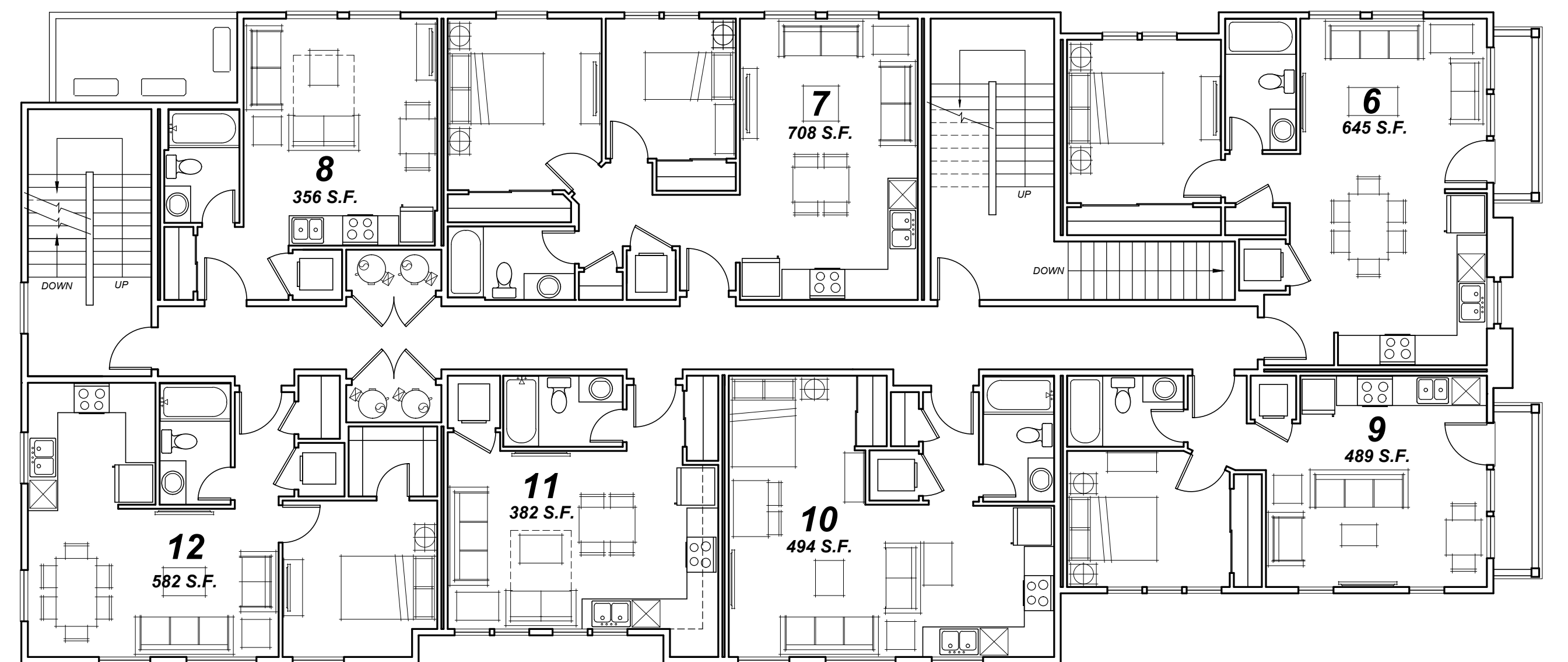
AVENUE 320 APARTMENTS 320 College Avenue, Santa Rosa, CA

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

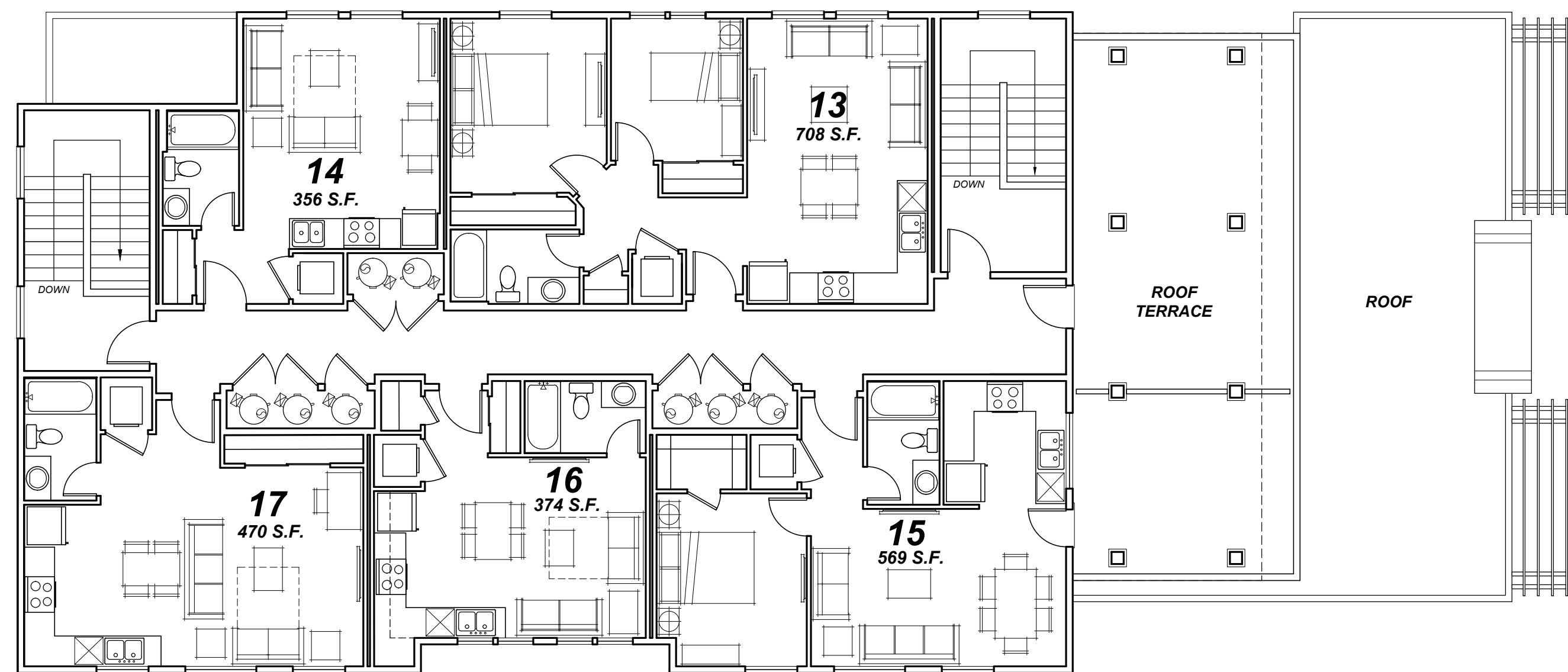




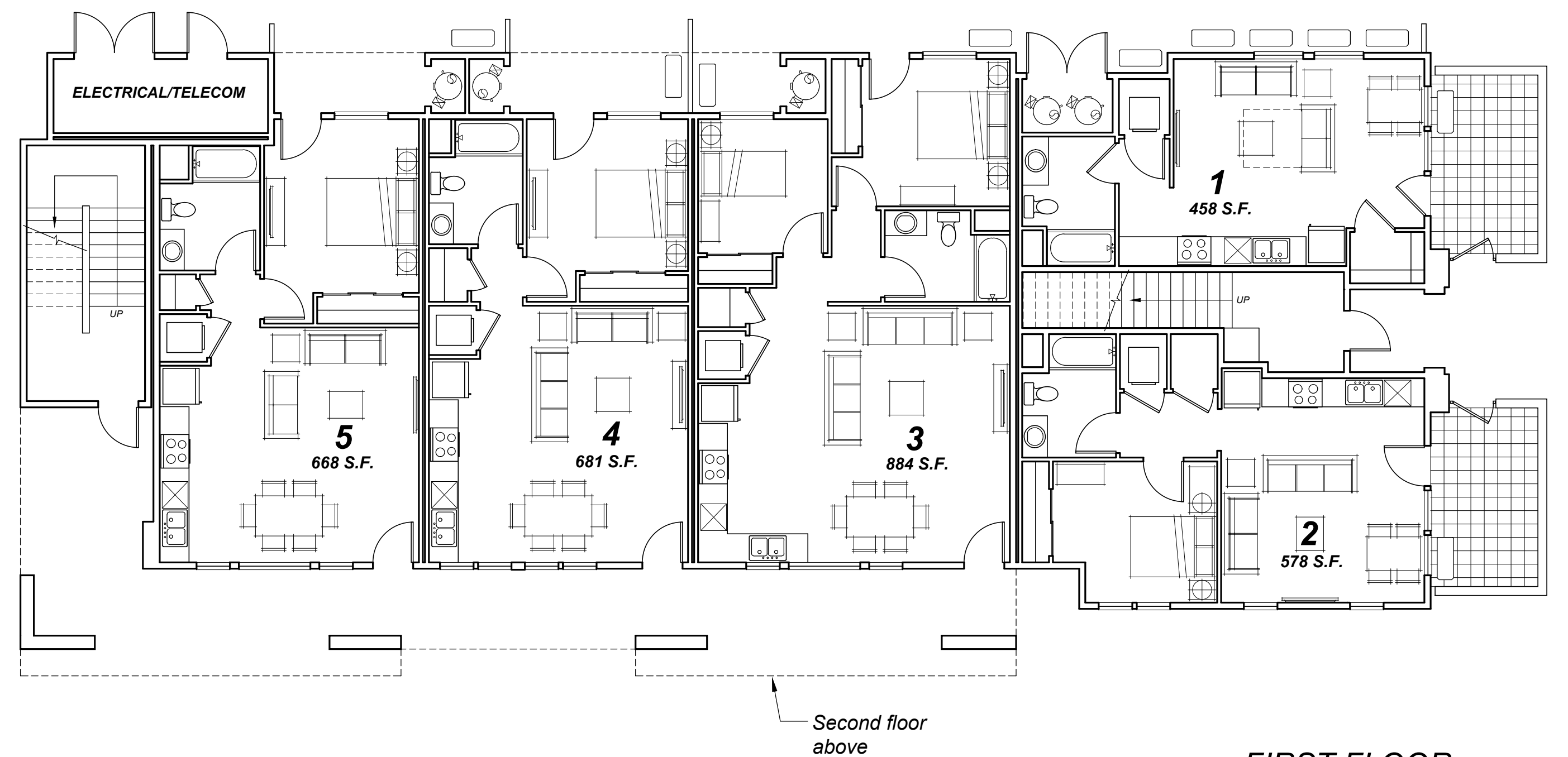
ROOF PLAN



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"



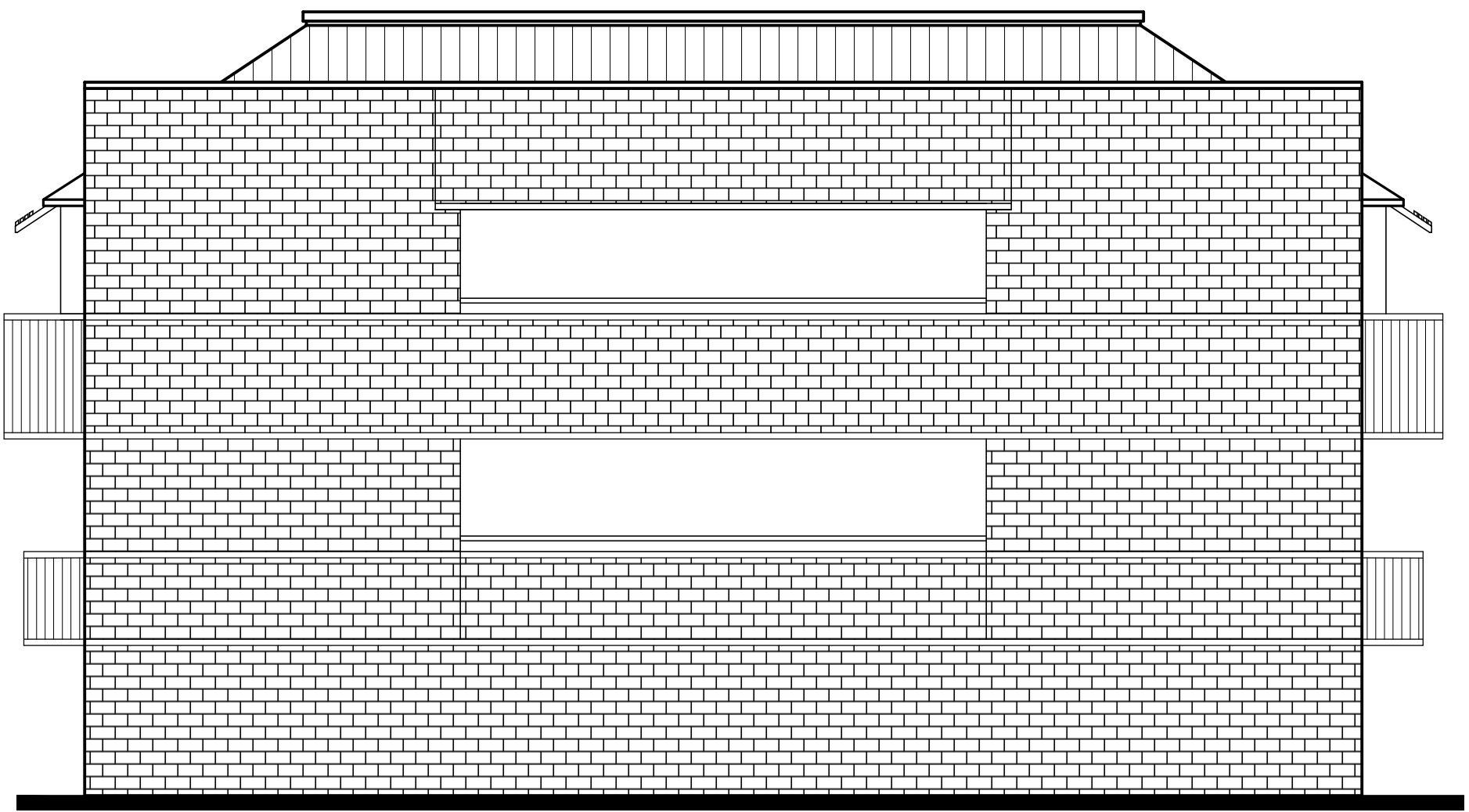
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TFA
ARCHITECTS AIA
817 Russell Ave., Suite H Santa Rosa, CA 95403 707.576.1557 info@tfarch.com

3

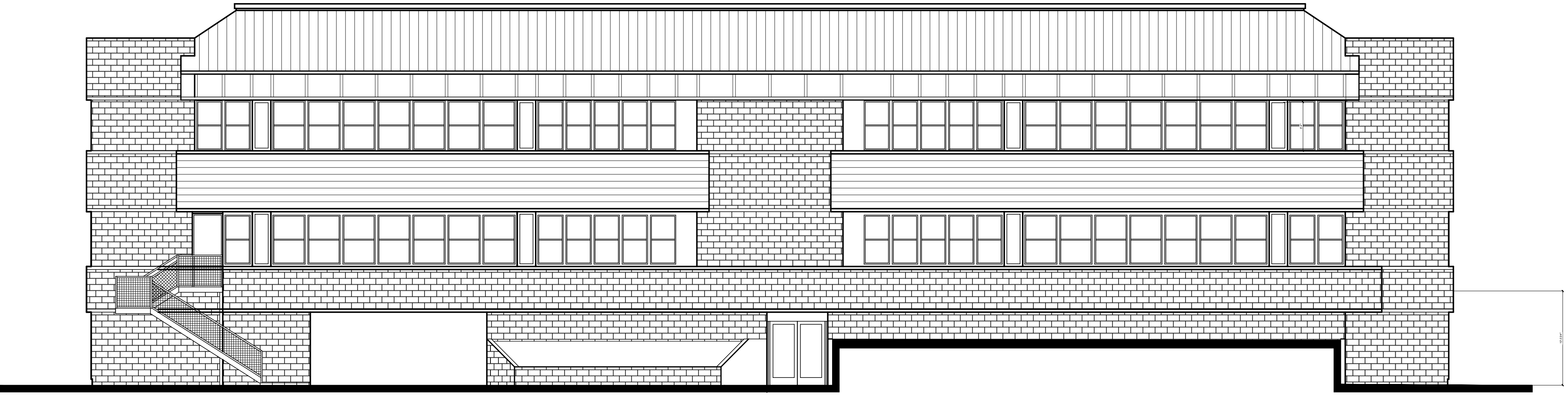
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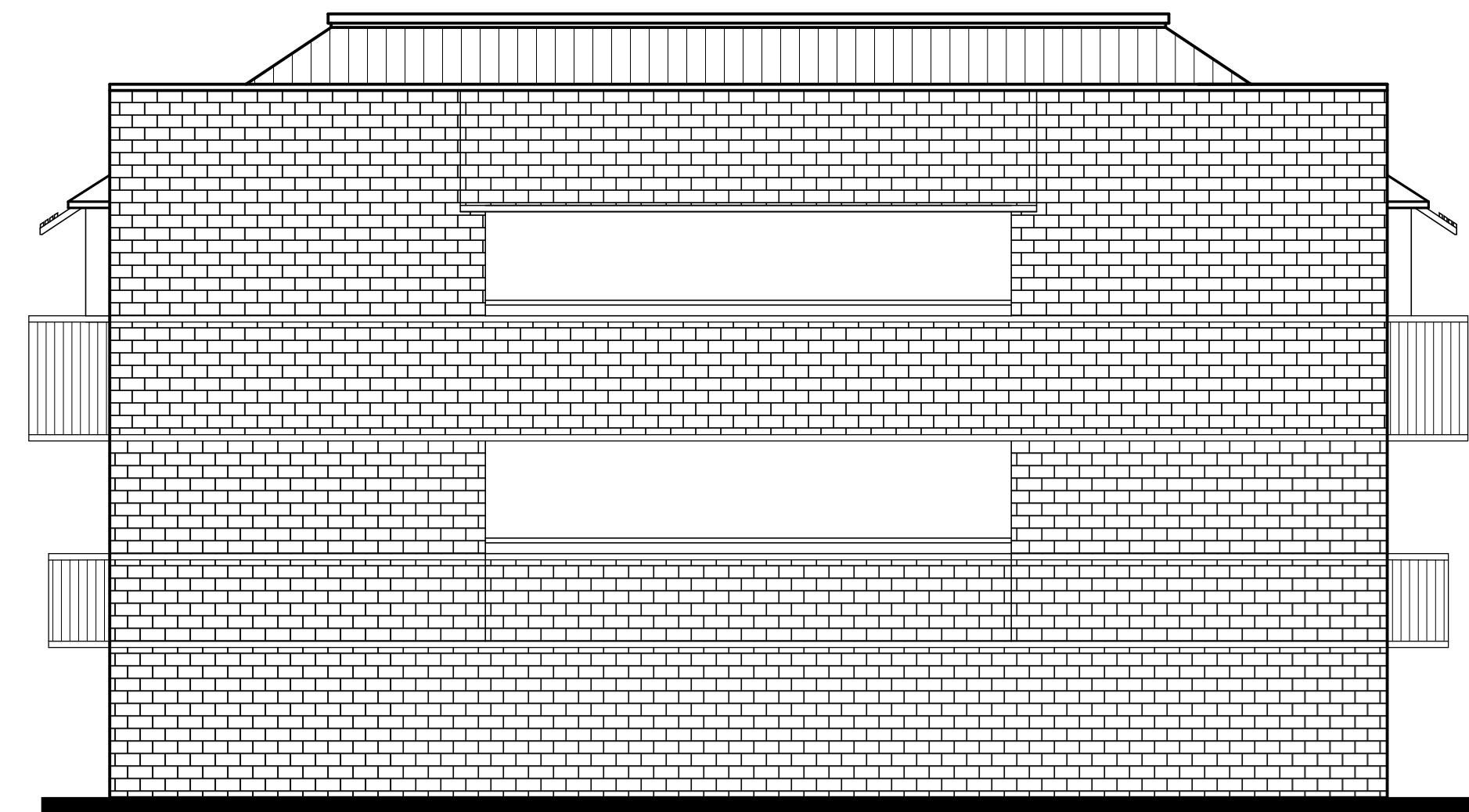
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

BUILDING "A"
EXISTING ELEVATIONS

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

AVENUE 320 APARTMENTS

320 College Avenue, Santa Rosa, CA

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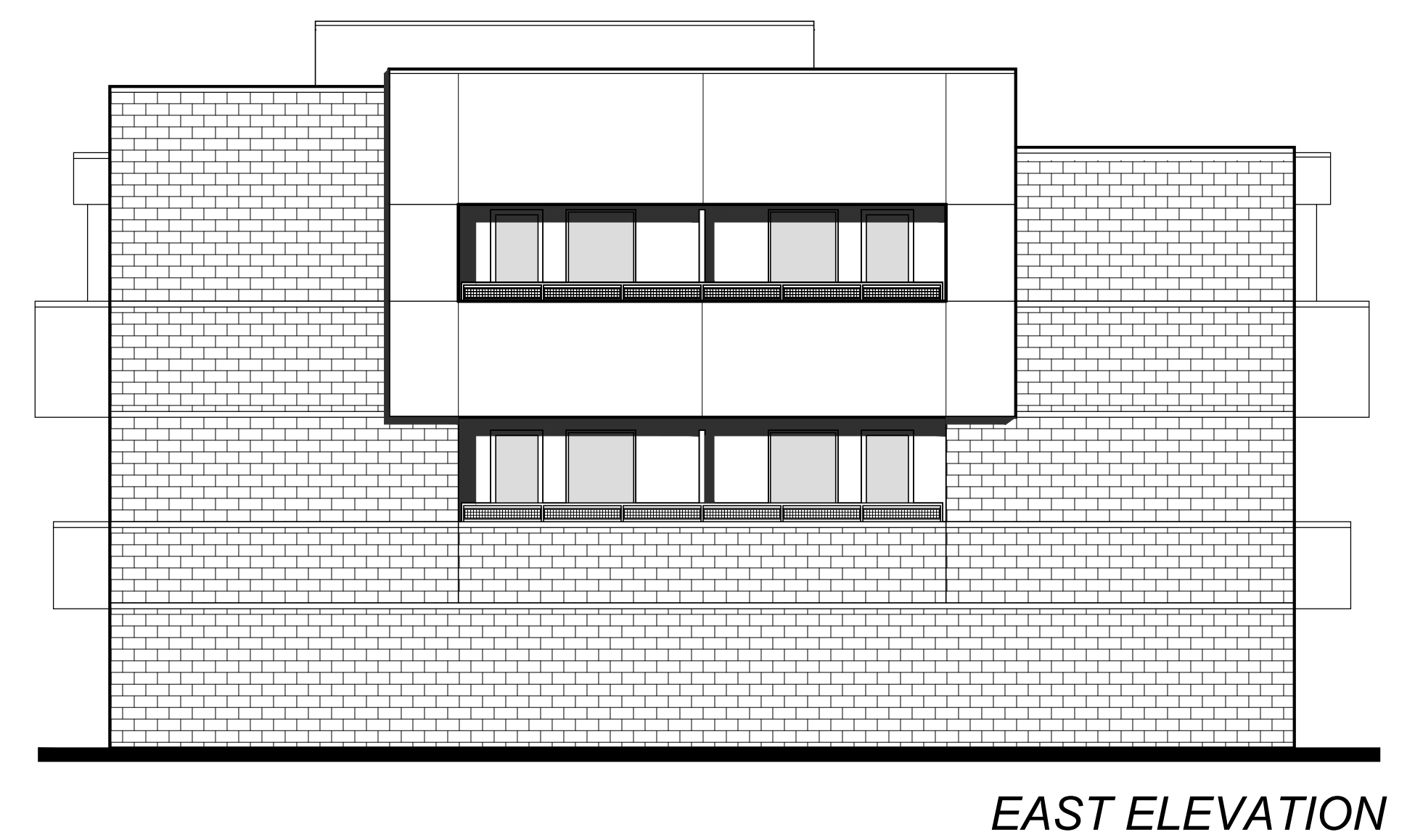
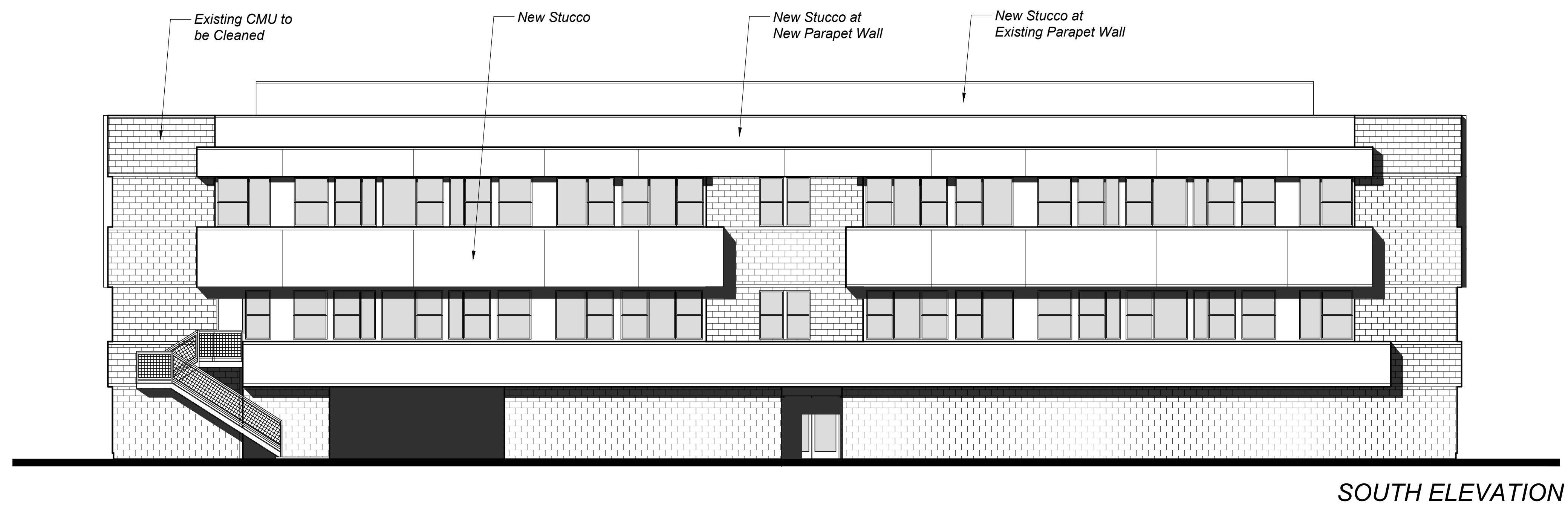
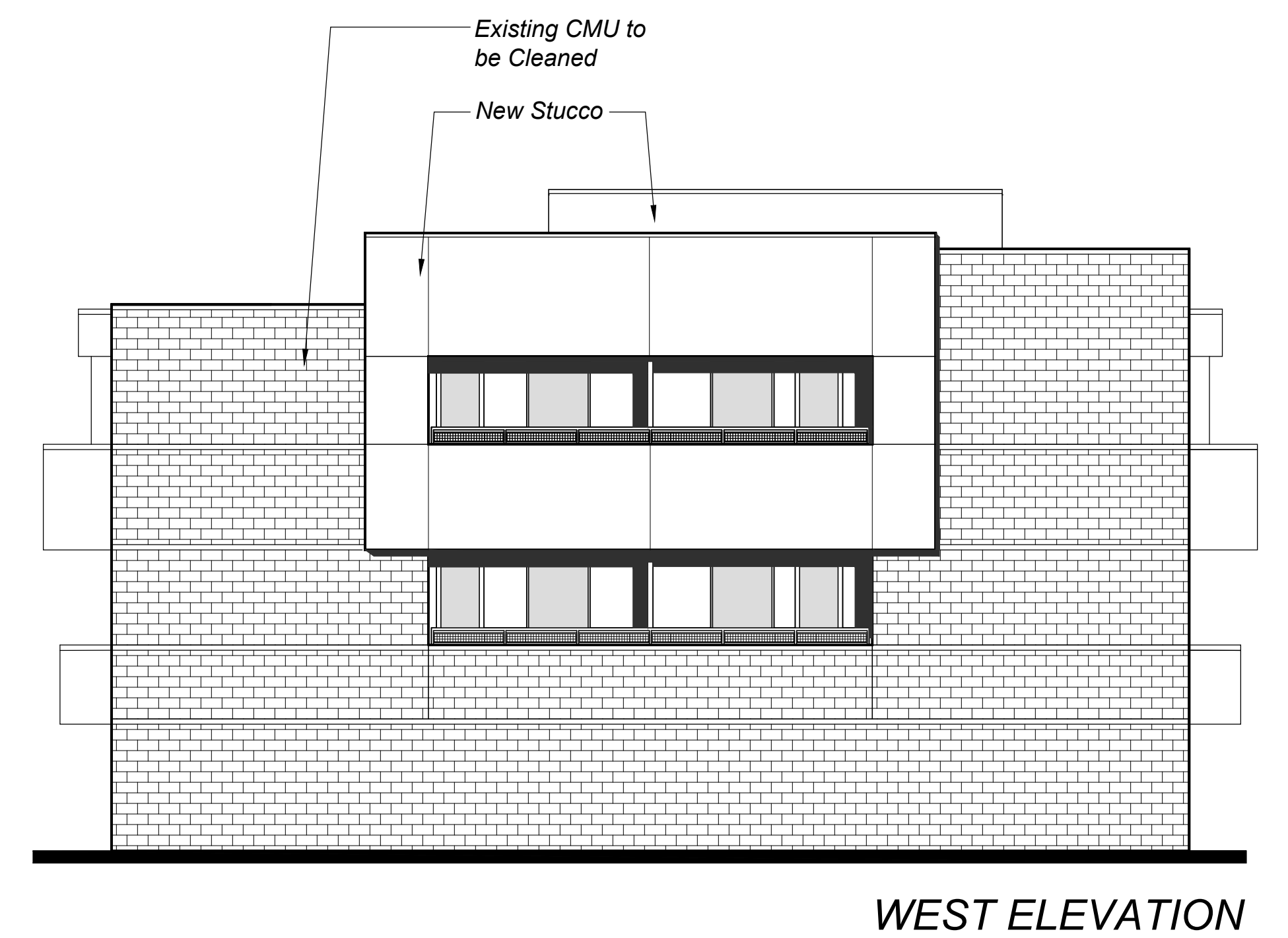
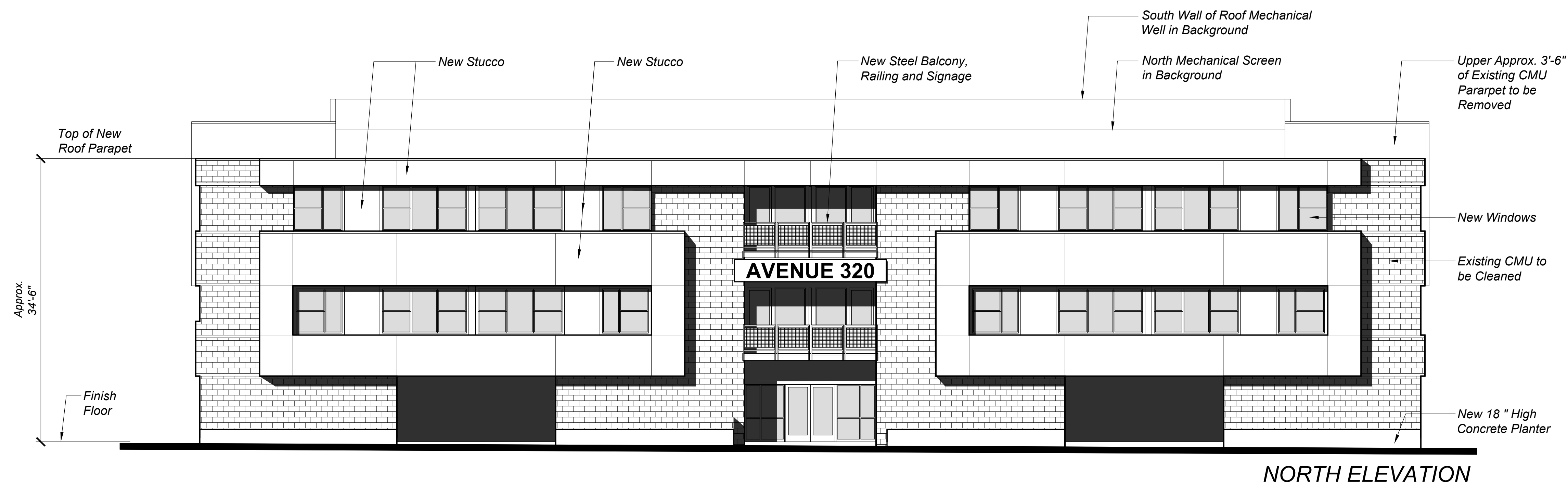
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BUILDING "A" CONCEPTUAL ELEVATIONS

0' 8' 16'

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

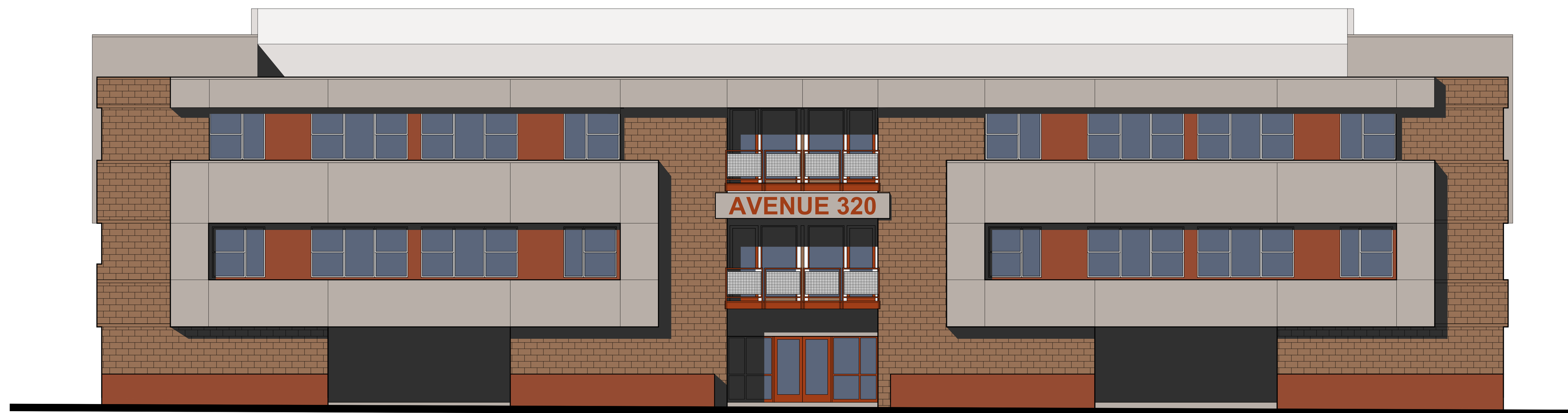
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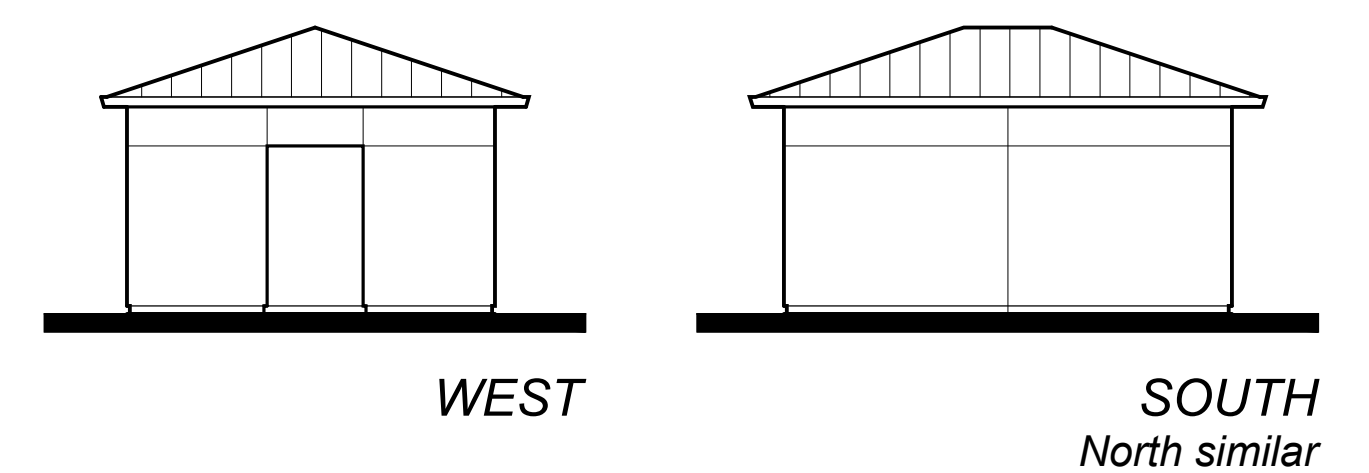
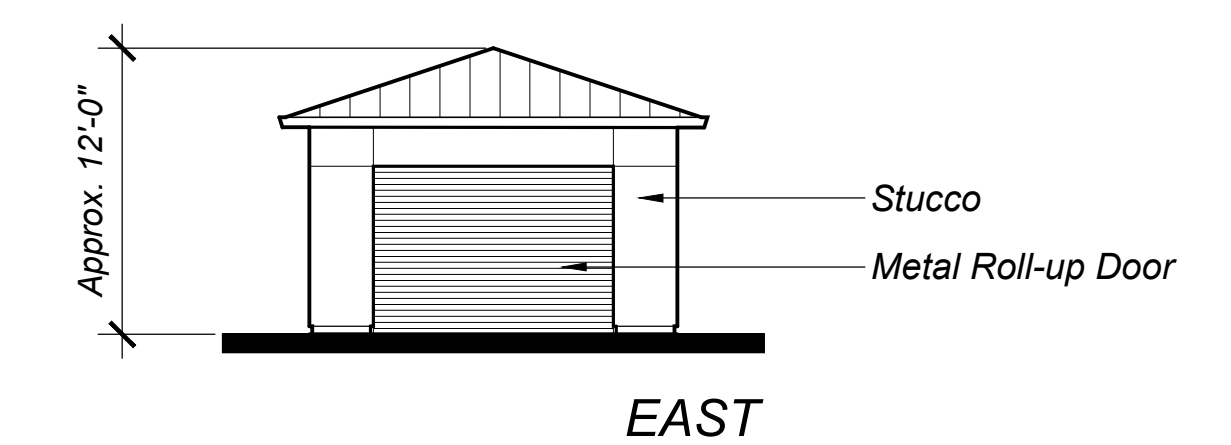
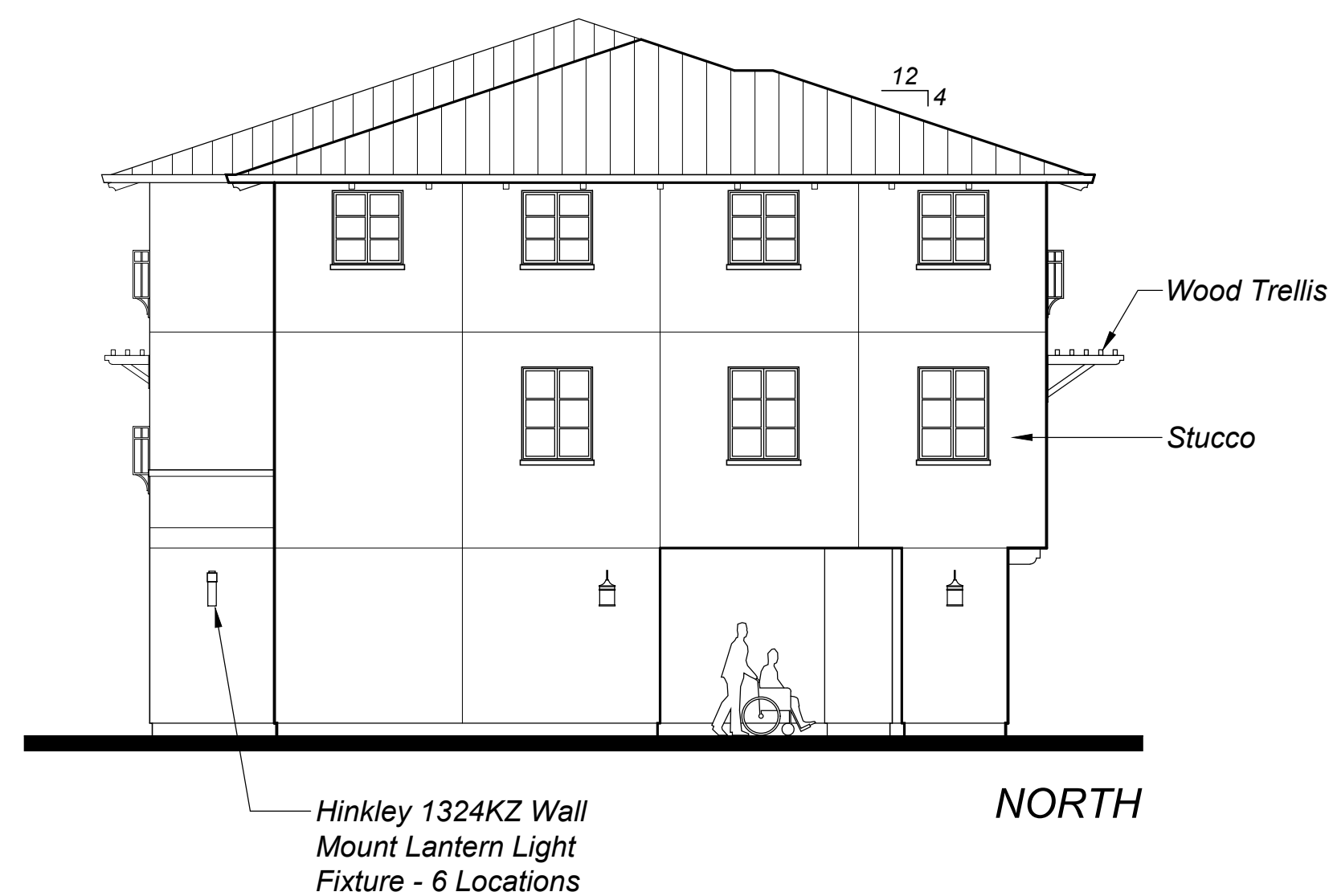


NORTH ELEVATION

AVENUE 320 APARTMENTS
 320 College Avenue, Santa Rosa, CA

BUILDING "A"
 CONCEPTUAL
 COLOR ELEVATION

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TRASH ENCLOSURE

AVENUE 320 APARTMENTS
320 College Avenue, Santa Rosa, CA

BUILDING "B"
CONCEPTUAL ELEVATIONS



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04/09/2021
TFA #1616



SOUTH



EAST



NORTH



WEST

AVENUE 320 APARTMENTS
320 College Avenue, Santa Rosa, CA

BUILDING "B"
COLOR ELEVATIONS

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7A



AVENUE 320 APARTMENTS
320 College Avenue, Santa Rosa, CA

VIEW FROM SOUTHEAST



AVENUE 320 APARTMENTS 320 College Avenue, Santa Rosa, CA

VIEW FROM SOUTHWEST

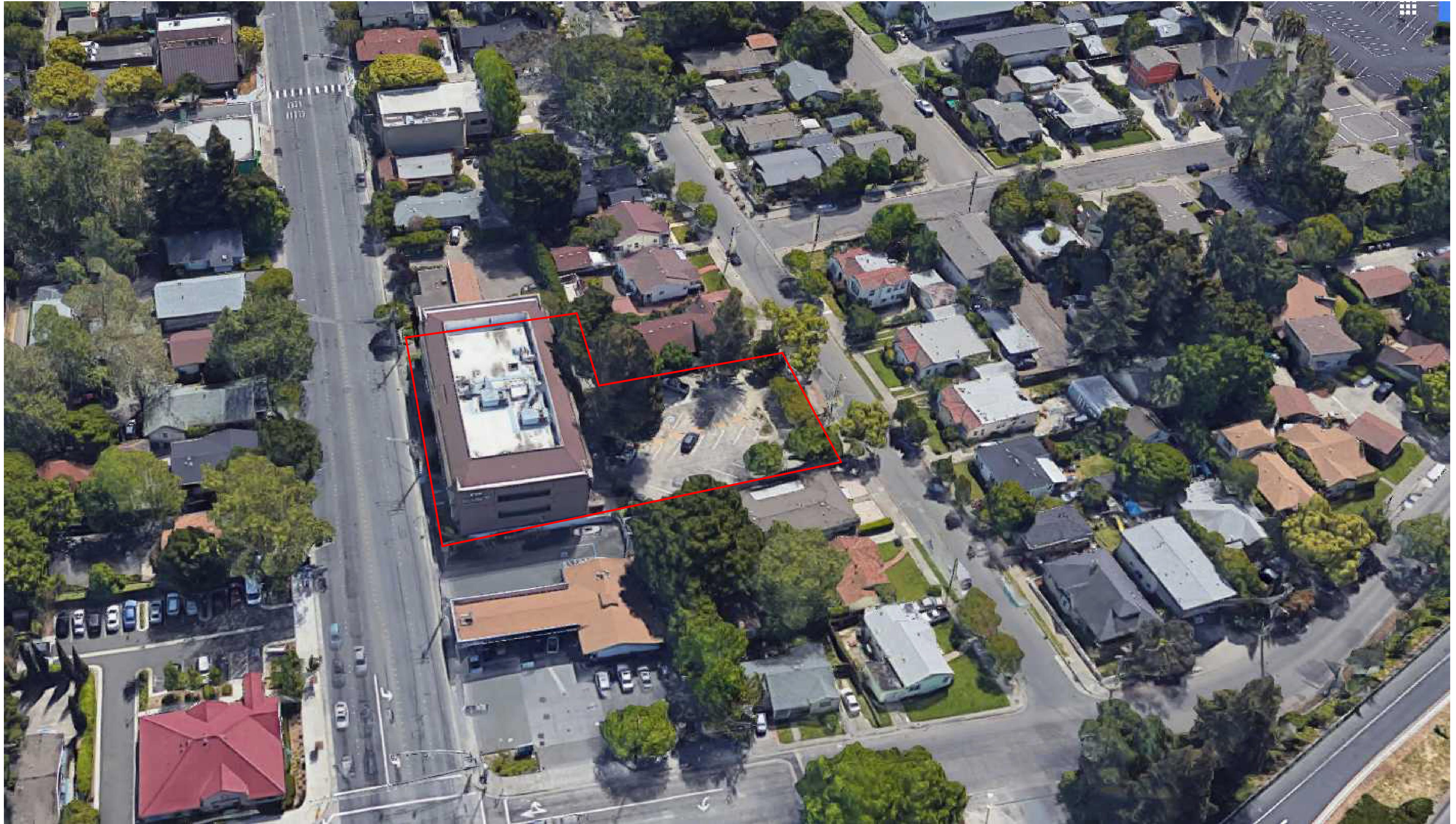
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NORTH

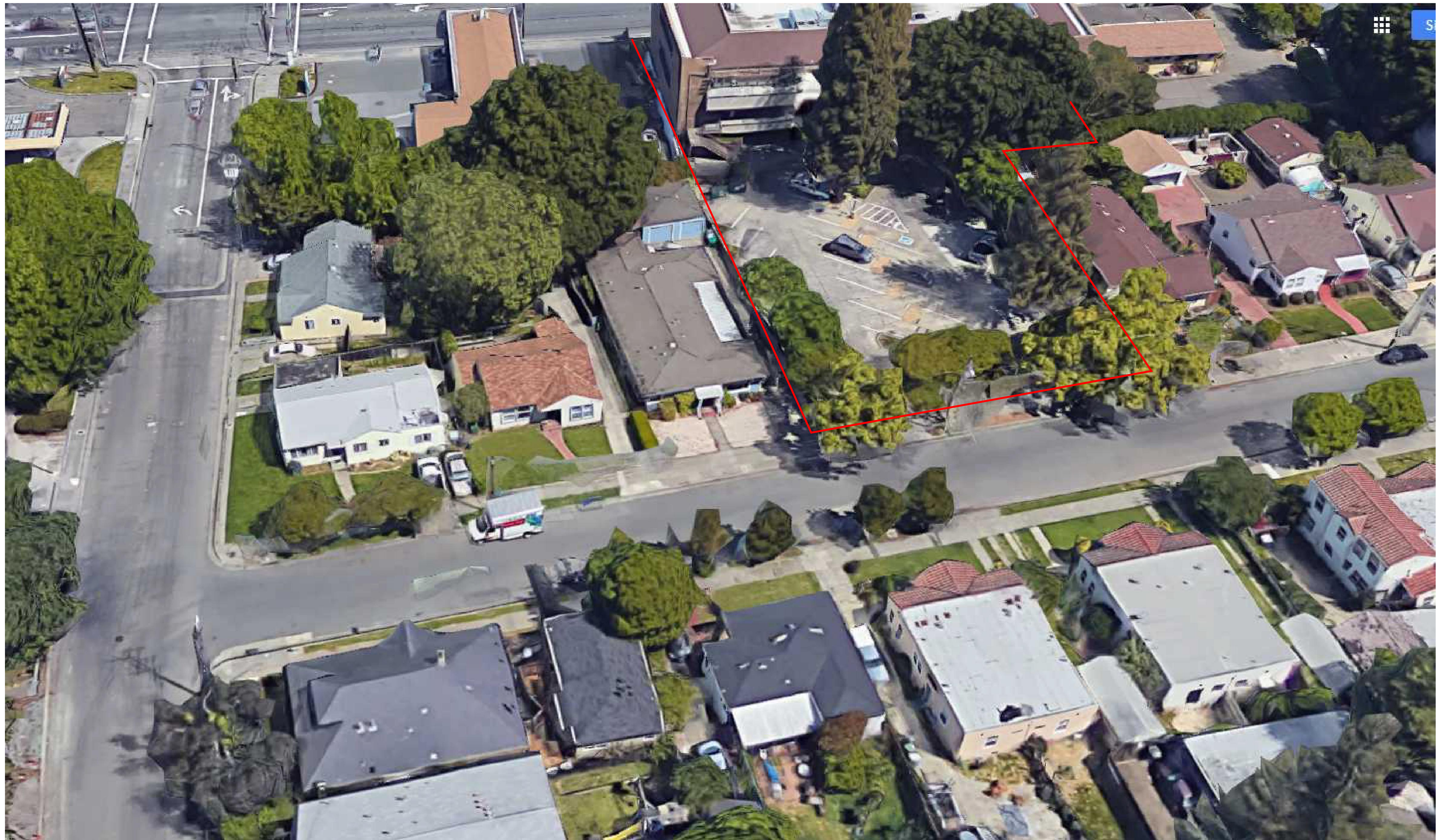
A circular north arrow pointing upwards, with the word "NORTH" written above it.

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AVENUE 320 APARTMENTS
320 College Avenue, Santa Rosa, CA

AERIAL 1



AVENUE 320 APARTMENTS
320 College Avenue, Santa Rosa, CA

AERIAL 2



330 Lincoln Street



324 Lincoln Street



330 Lincoln Street



318 Lincoln Street

AVENUE 320 APARTMENTS
320 College Avenue, Santa Rosa, CA

**NEIGHBORHOOD
PHOTOS 1**

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331 Lincoln Street



919 Washington Street



231 Tenth Street



535 Howard Street - Multifamily

AVENUE 320 APARTMENTS
320 College Avenue, Santa Rosa, CA

*NEIGHBORHOOD
PHOTOS 2*



900 Cherry Street – Triplex



616 B Street - 11 Units



442 8th Street - Mediterranean Style Apartment with 14 Units



823 Washington Street 4-Plex

AVENUE 320 APARTMENTS
320 College Avenue, Santa Rosa, CA

**NEIGHBORHOOD
PHOTOS 3**

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