AVENUE 320 APARTMENTS
320 College Avenue, Santa Rosa, CA

CONCEPTUAL SITE and
FIRST FLOOR PLANS

SCALE: 1" = 10'-0"
LANDSCAPE DESIGN INTENT

The design intent of this project is to provide an attractive, durable, low-maintenance, and low-water consuming landscape. The landscape shall include a mixture of horticulturally appropriate shrubs and ground cover plantings. Shrubs and ground cover plantings shall consist of weedy, low-water use plants as defined by the 2014 edition, PGWOLS 1/1. Decorative, flowering accent trees are proposed at the entry to the building entrance to create interest and character. Large decorative shade trees shall provide canopy shade in the parking lots. Broadleaf, decorative accent trees shall provide year-round interest and screening from adjacent properties. Lawns are 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. The system shall be capable of calculating evapotranspiration and shall adjust for local climate. The entire irrigation system shall be on an automatically controlled system with separate programs capable of irrigating each hydrozone independently. The proposed trees shall be irrigated via separate, dedicated bubblers 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).

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New Composition Roofing

AVENUE 320

Existing CMU to be Cleaned and Painted

New Hardie Artisan Fiber-Cement Square Channel Siding

New Windows

New Steel Balcony Railing and Signage

New Hardie Artisan Fiber-Cement Square Channel Siding

34'-6" Finish Floor

Top of New Roof Parapet

New 18" High Concrete Planter

South Wall of Roof Mechanical Well in Background

North Mechanical Screen in Background

North Elevation

West Elevation

South Elevation

East Elevation

BUILDING "A"

CONCEPTUAL ELEVATIONS

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