AVENUE 320 APARTMENTS
320 College Avenue, Santa Rosa, CA

CONCEPTUAL SITE and FIRST FLOOR PLANS

SCALE: 1" = 10'-0"
AVENUE 320 APARTMENTS
320 College Avenue, Santa Rosa, CA

AERIAL 1
LANDSCAPE DESIGN INTENT

The design intent of this project is to provide an attractive, durable, low-maintenance, and low-water consuming landscape. Plantings shall include a mixture of native, drip-appropriate shrubs and ground cover plantings. Shaders and ground cover plantings shall consist of weeds. Low-water tolerant plants as defined by the 2014 Edition, Prohibit V) Drought tolerant flowering accent trees are proposed at the entry to the vocabulary entries to create interest and character. Large deciduous shade shall be provided canopy shade in the parking lots. Broadleaf, deciduous 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. Sensors shall be capable of calculating evapotranspiration and shall account for local winds. 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 irrigation delivery systems is to meet all aspects of the most current City of Santa Rosa water efficiency landscape ordinance (WELO).

CONCEPT LANDSCAPE PLAN

AVENUE 320 APARTMENTS
320 COLLEGE AVENUE
SANTA ROSA, CALIFORNIA

DATE: 6-24-20
SCALE: 1" = 10'
DRAWN:

L1 SHEET 1 OF 1
AVENUE 320 APARTMENTS
320 College Avenue, Santa Rosa, CA

BUILDING "A"
EXISTING ELEVATIONS

SCALE: 1/8" = 1'-0"
AVENUE 320 APARTMENTS
320 College Avenue, Santa Rosa, CA

New Composition Roofing

AVENUE 320 APARTMENTS
320 College Avenue, Santa Rosa, CA

New Hardie Artisan Fiber-Cement
Fiber-Cement Square Channel Siding

Existing CMU to be Cleaned and Painted

New Hardie Artisan Fiber-Cement
Fiber-Cement Square Channel Siding

New Windows

New Steel Balcony, Railings and Signage

New Hardie Artisan Fiber-Cement
Fiber-Cement Square Channel Siding

Top of New Roof Parapet

Finish Floor

NORTH ELEVATION

WEST ELEVATION

SOUTH ELEVATION

EAST ELEVATION

CONCEPTUAL ELEVATIONS

BUILDING "A"
CONCEPTUAL ELEVATIONS

SCALE: 1" = 1'-0"