

**PROJECT DATA**

PROJECT LOCATION: 3111 SANTA ROSA AVE  
SANTA ROSA, CA 95407

ASSESSOR PARCEL #: 043-143-018 and 043-143-002

ZONING: CG - GENERAL COMMERCIAL  
(Residential: 30 Units/Acre with Use Permit)

SITE AREA: 4.51 ± ACRES GROSS (Entire Site)  
1.83 ± ACRES GROSS (Residential Site)

SELF-STORAGE: 85,494 S.F.

DENSITY: 26 UNITS PER ACRE (Residential)

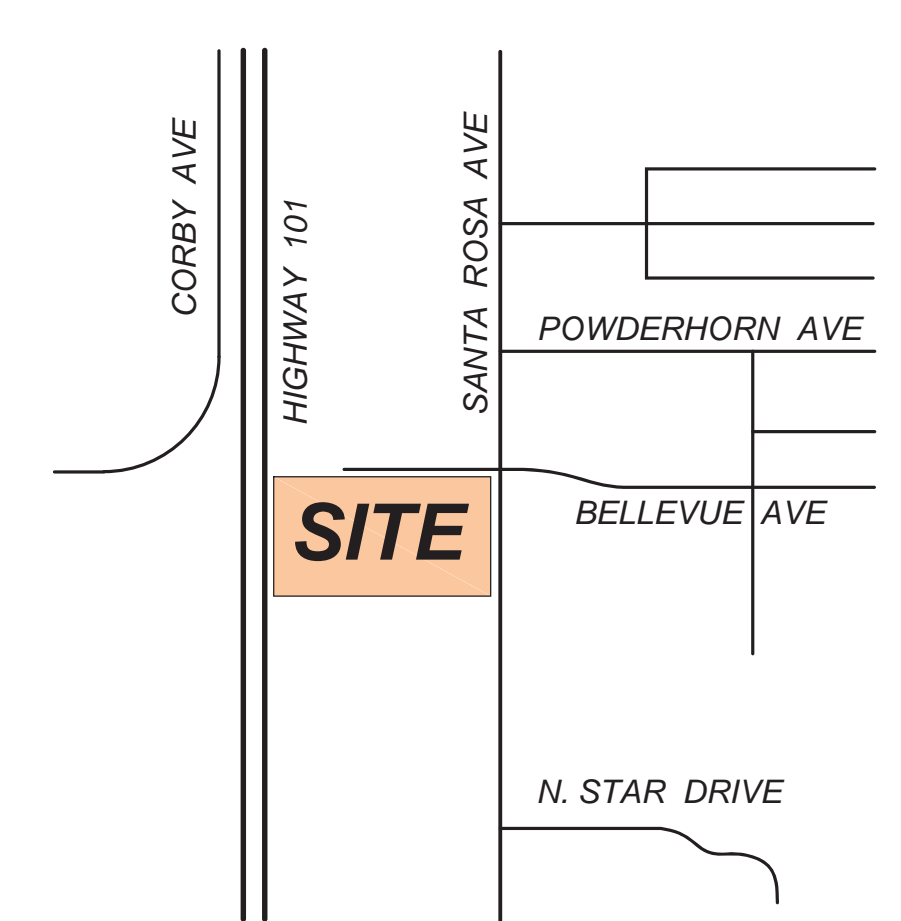
NUMBER OF APARTMENTS: 48 (10 2-BEDRM & 38 1-BEDRM UNITS)

PARKING REQUIRED: 84 SPACES  
(1 BDRM UNITS: 1 COVERED + 0.5)  
(2 BDRM UNITS: 1 COVERED + 1.5)

PARKING PROVIDED: 84 SPACES

BICYCLE PARKING:  
LONG TERM 14  
VISITOR 4

**VICINITY MAP**



**AVENUE 3111 STORAGE  
and APARTMENTS**  
3111 Santa Rosa Avenue, Santa Rosa, California

**CONCEPTUAL SITE PLAN**

SCALE 1" = 30'  
0' 15' 30' 60'



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Avenue 3111 Storage & Apartments

## SITE AERIAL

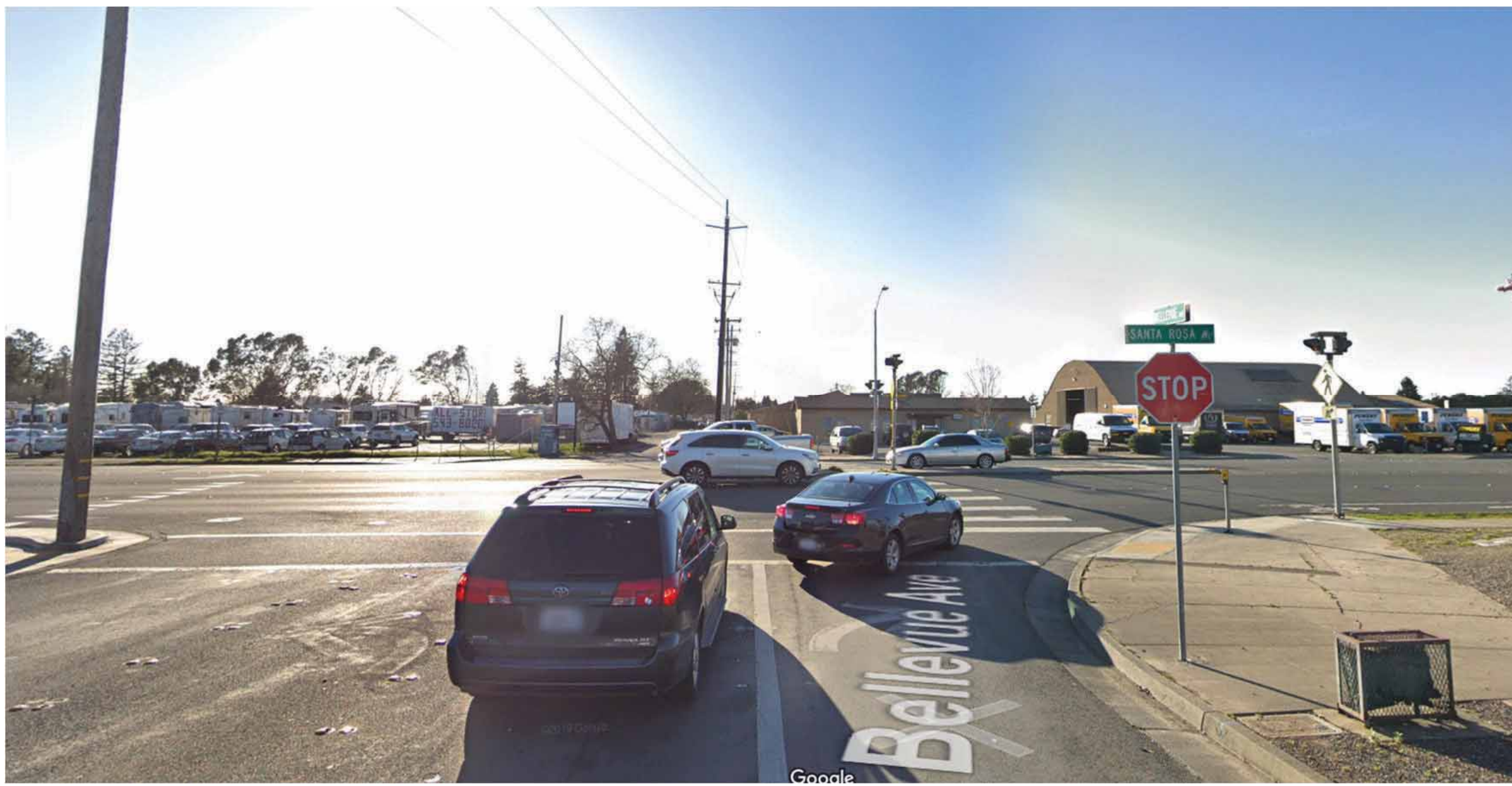
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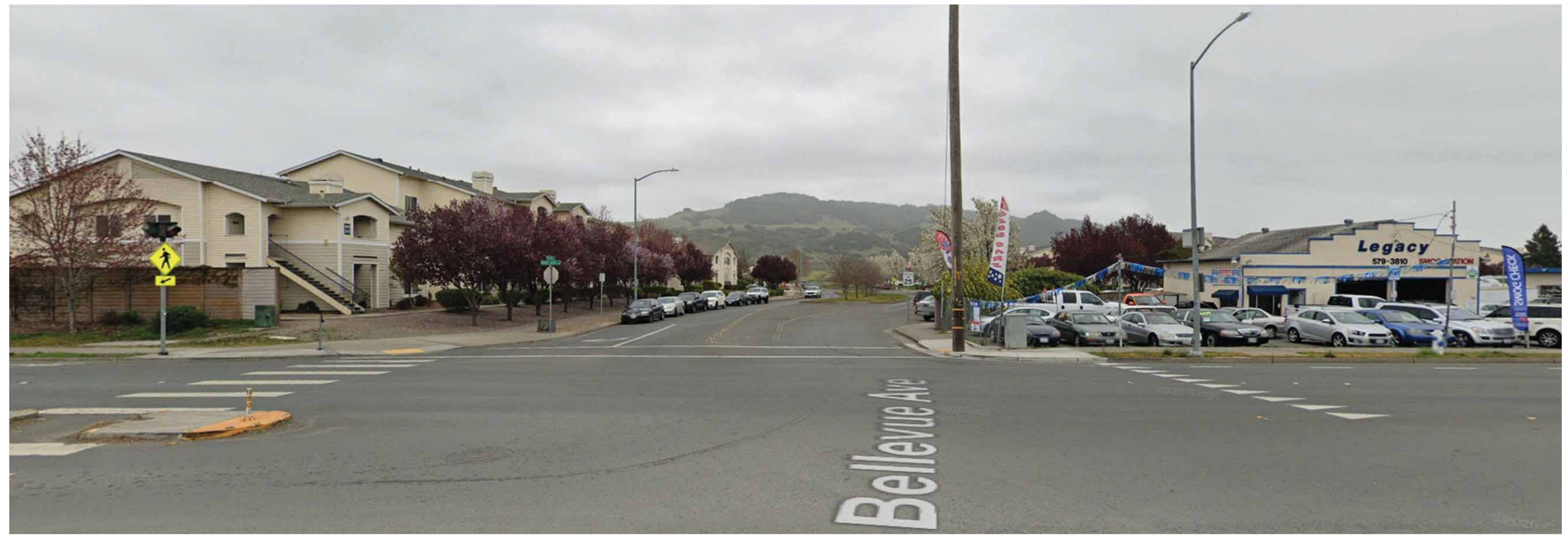
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View west across Bellevue Avenue - Santa Rosa Avenue intersection



View east across Bellevue Avenue - Santa Rosa Avenue intersection



View west from site



View toward motel south of site on Santa Rosa Avenue



View to east of site from south Highway 101

## Avenue 3111 Storage & Apartments

# SITE PHOTOS

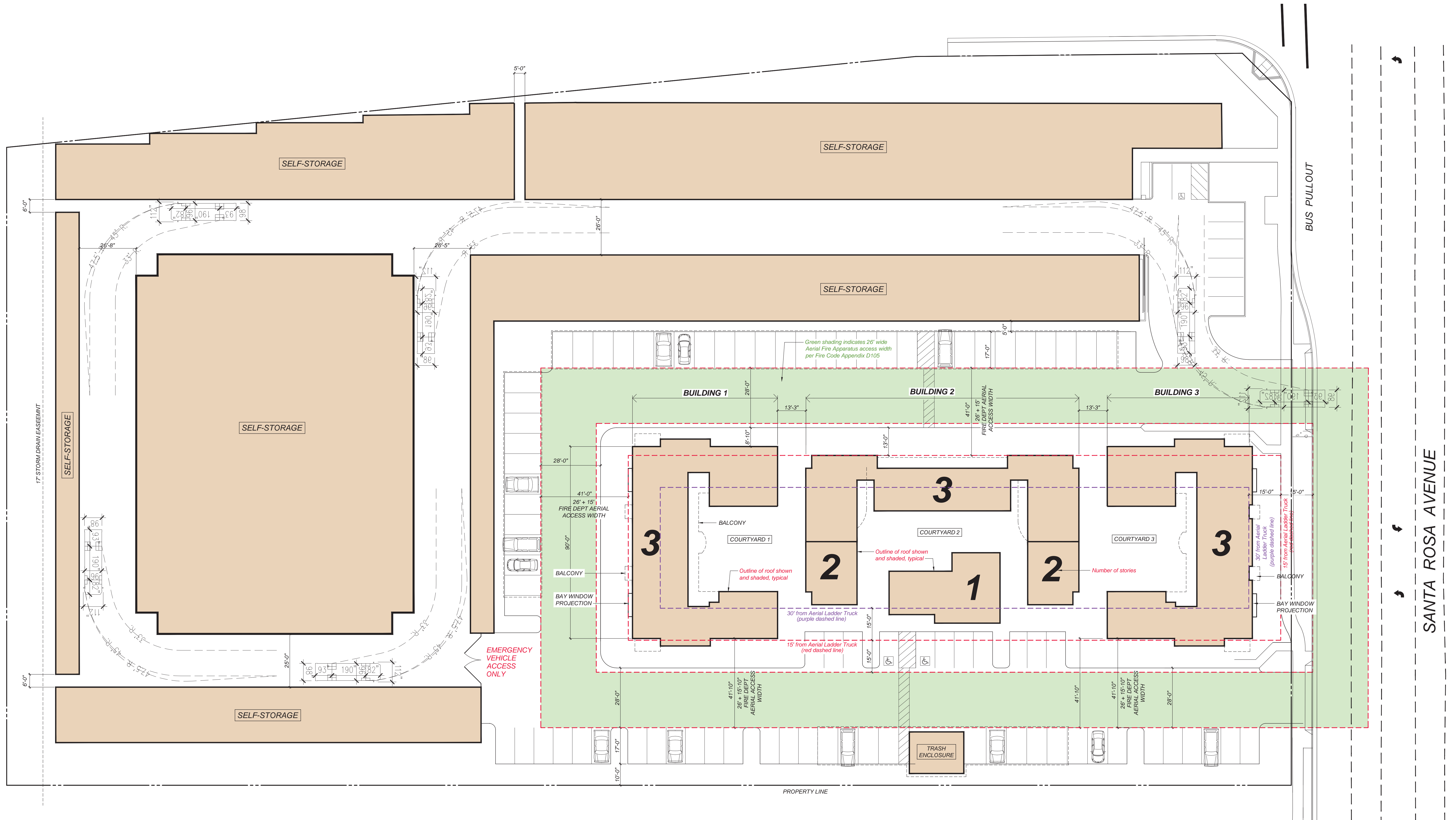
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**AVENUE 3111 STORAGE  
and APARTMENTS**

3111 Santa Rosa Avenue, Santa Rosa, California

**CONCEPTUAL SITE PLAN with  
PROPOSED FIRE DEPT ACCESS**

SCALE 1" = 20'

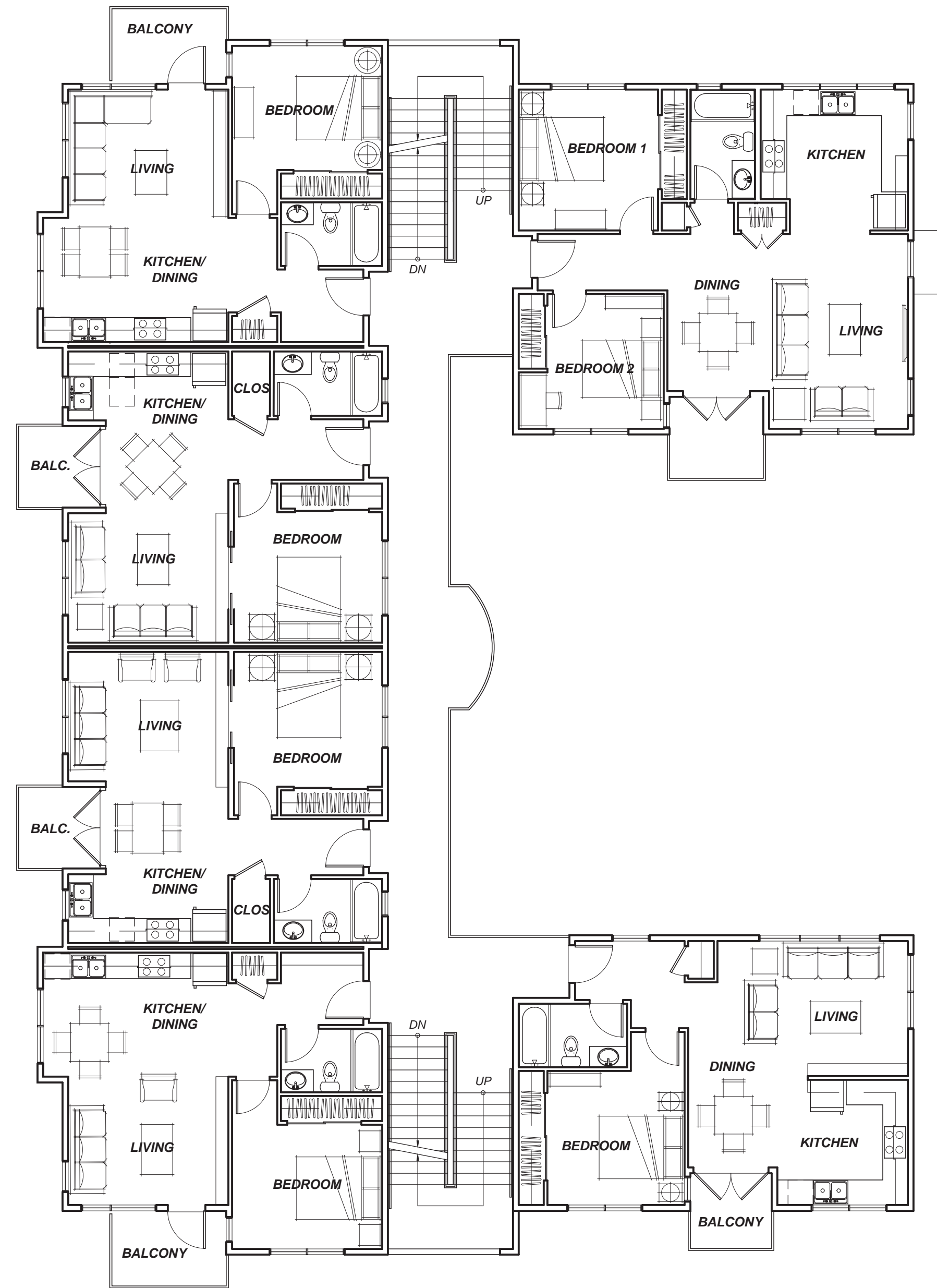


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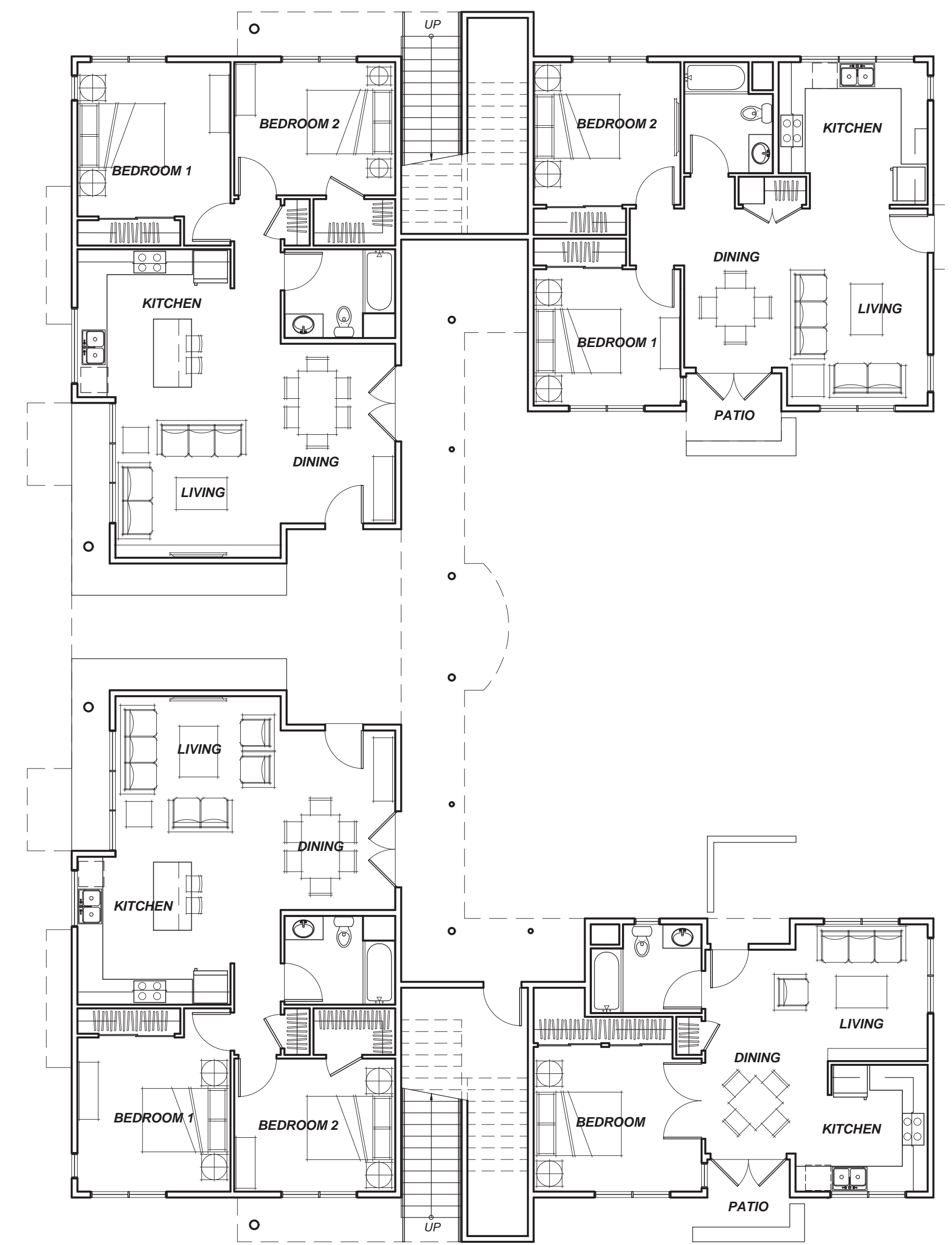
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09202021  
TFA #1725



**BUILDING 1**  
**SECOND FLOOR PLAN**  
*Third floor plan similar*



**BUILDING 1**  
**FIRST FLOOR PLAN**

**AVENUE 3111 STORAGE  
 and APARTMENTS**

*3111 Santa Rosa Avenue, Santa Rosa, California*

**BUILDING 1  
 CONCEPTUAL FLOOR PLANS**



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**BUILDING 2  
SECOND FLOOR PLAN**  
Third floor plan similar

**BUILDING 2 and  
COMMUNITY BUILDING  
FIRST FLOOR PLANS**

**AVENUE 3111 STORAGE  
and APARTMENTS**

3111 Santa Rosa Avenue, Santa Rosa, California

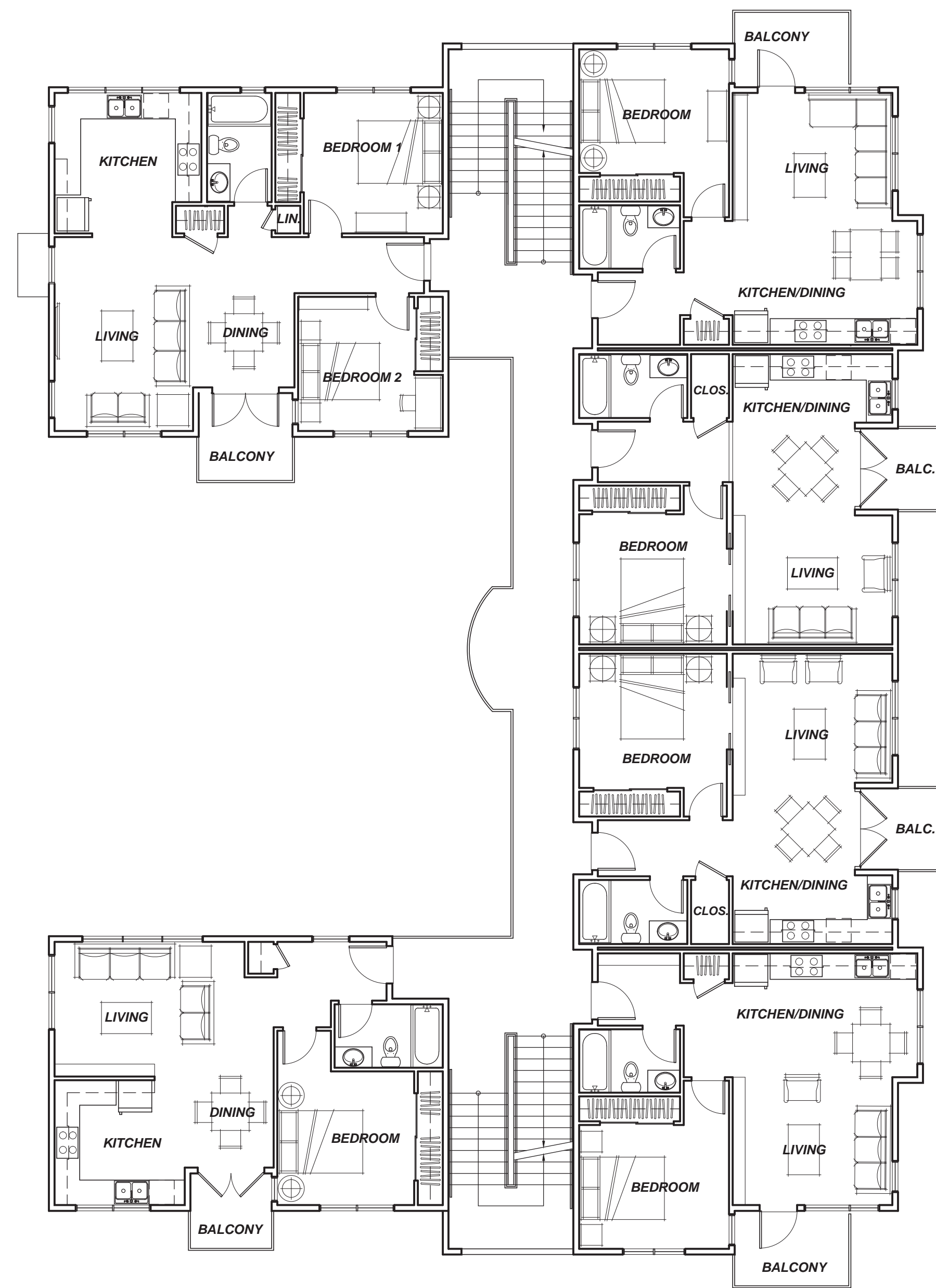
**BUILDING 2 and COMMUNITY BUILDING  
CONCEPTUAL FLOOR PLANS**

0' 2' 4' 8'  
SCALE 1/8" = 1'-0"

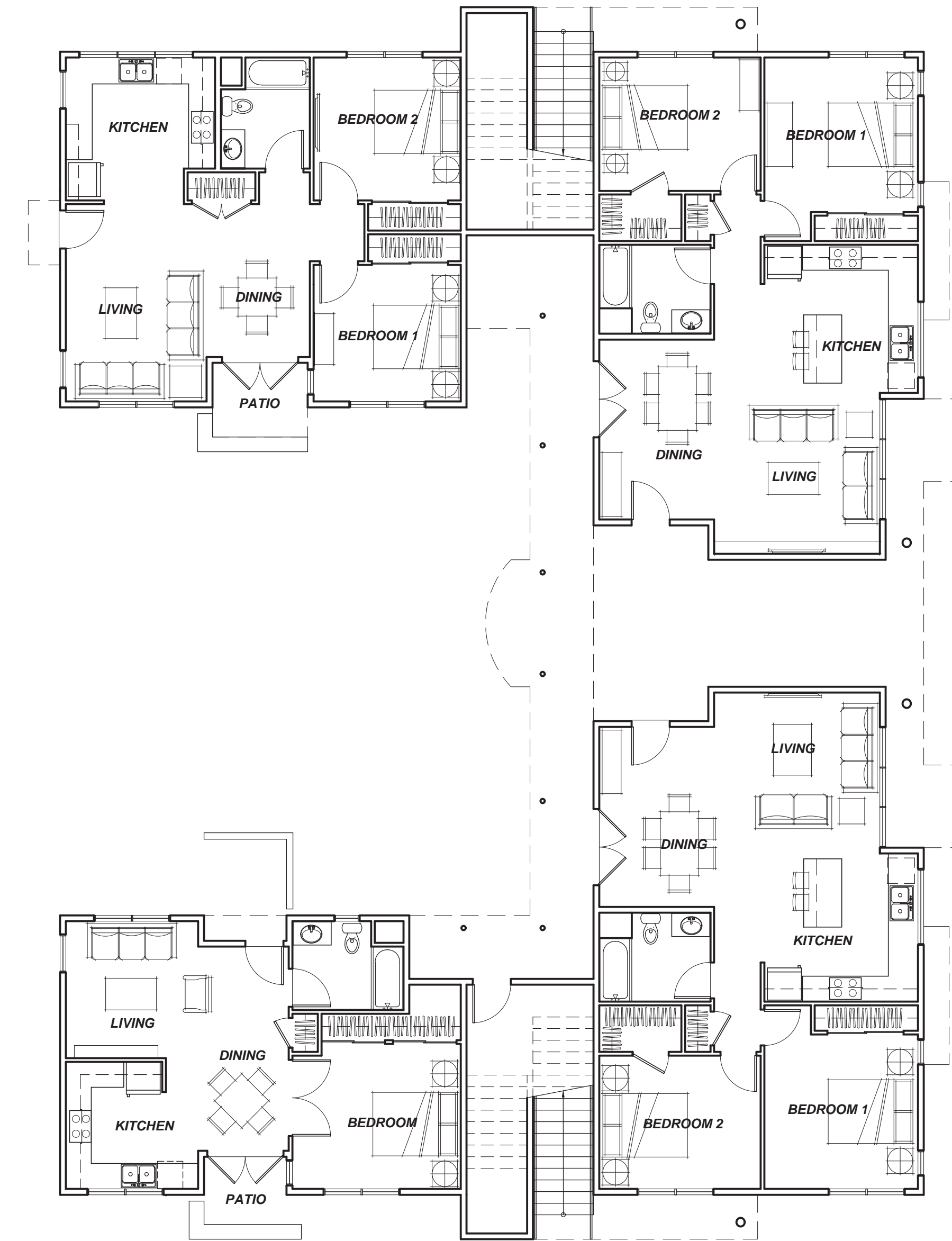


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**BUILDING 3**  
**SECOND FLOOR PLAN**  
*Third floor plan similar*

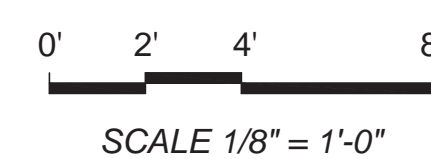


**BUILDING 3**  
**FIRST FLOOR PLAN**

**AVENUE 3111 STORAGE**  
**and APARTMENTS**

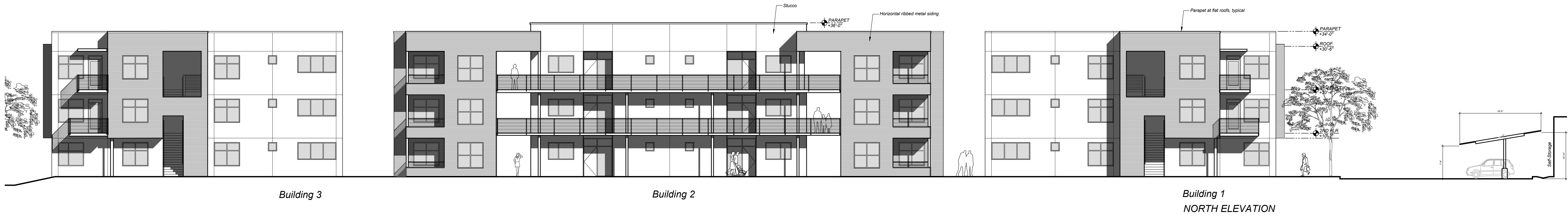
*3111 Santa Rosa Avenue, Santa Rosa, California*

**BUILDING 3**  
**CONCEPTUAL FLOOR PLANS**



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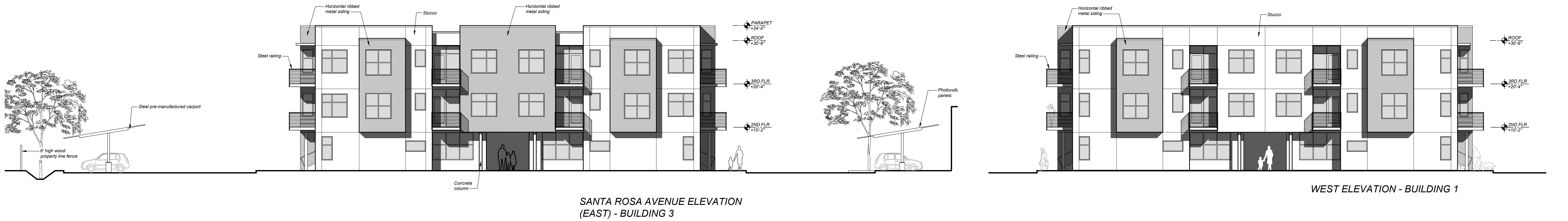
**A-5**



Building 3

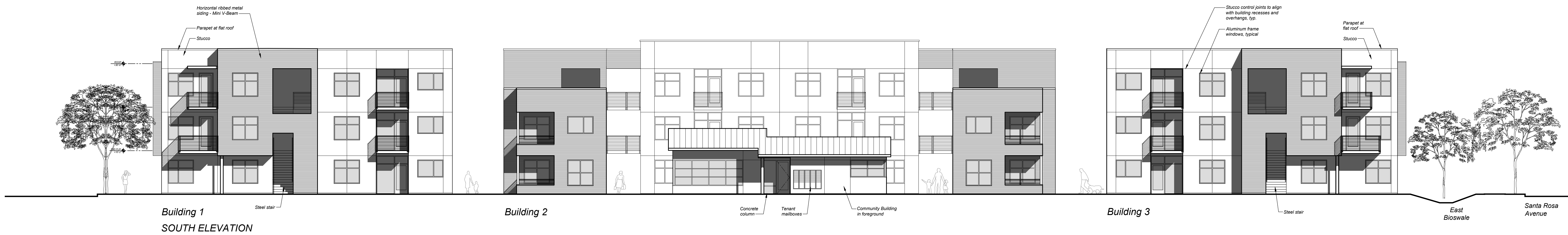
Building 2

Building 1  
NORTH ELEVATION



SANTA ROSA AVENUE ELEVATION  
(EAST) - BUILDING 3

WEST ELEVATION - BUILDING 1



Building 1  
SOUTH ELEVATION

Building 2

Building 3

# AVENUE 3111 STORAGE and APARTMENTS

3111 Santa Rosa Avenue, Santa Rosa, California

## CONCEPTUAL ELEVATIONS

0' 4' 8' 16'  
SCALE 3/32" = 1'-0"

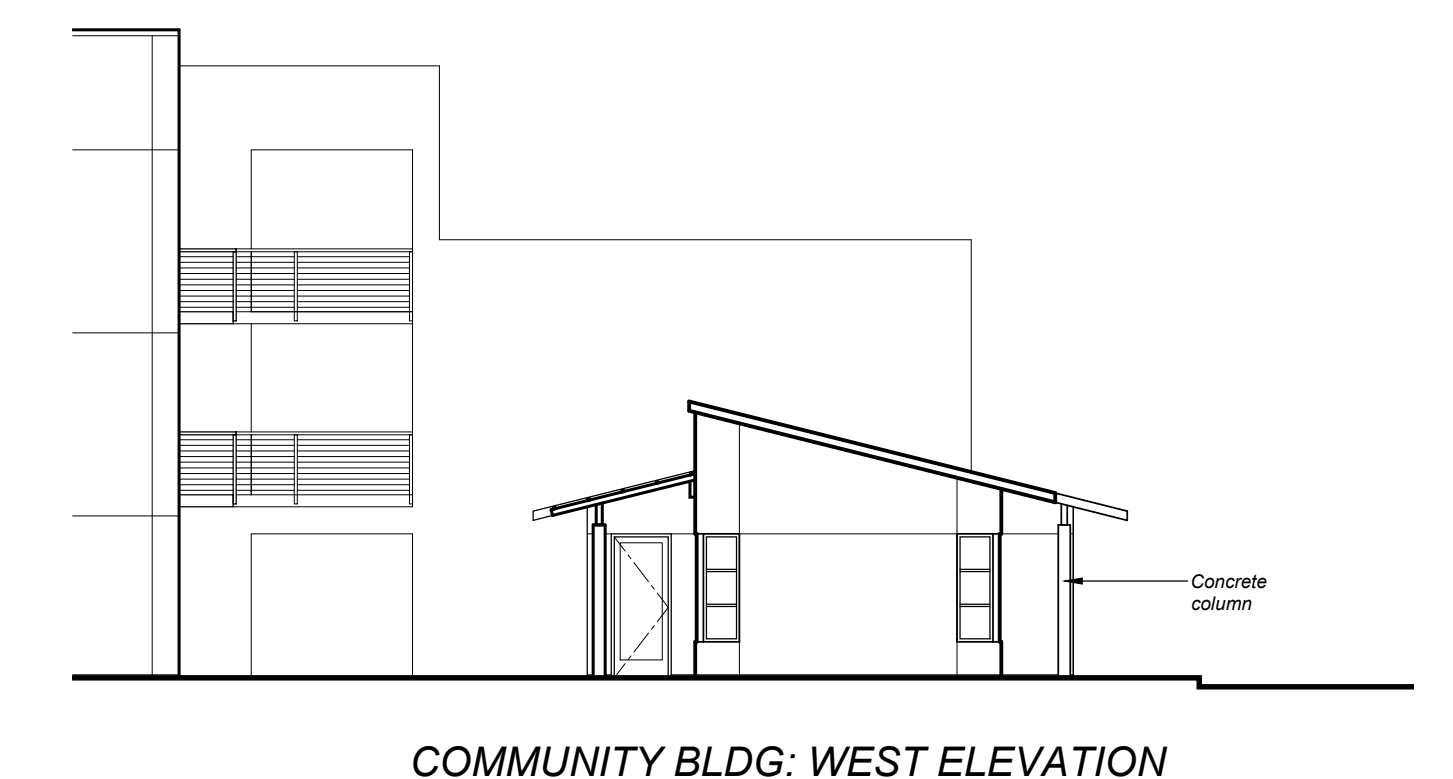
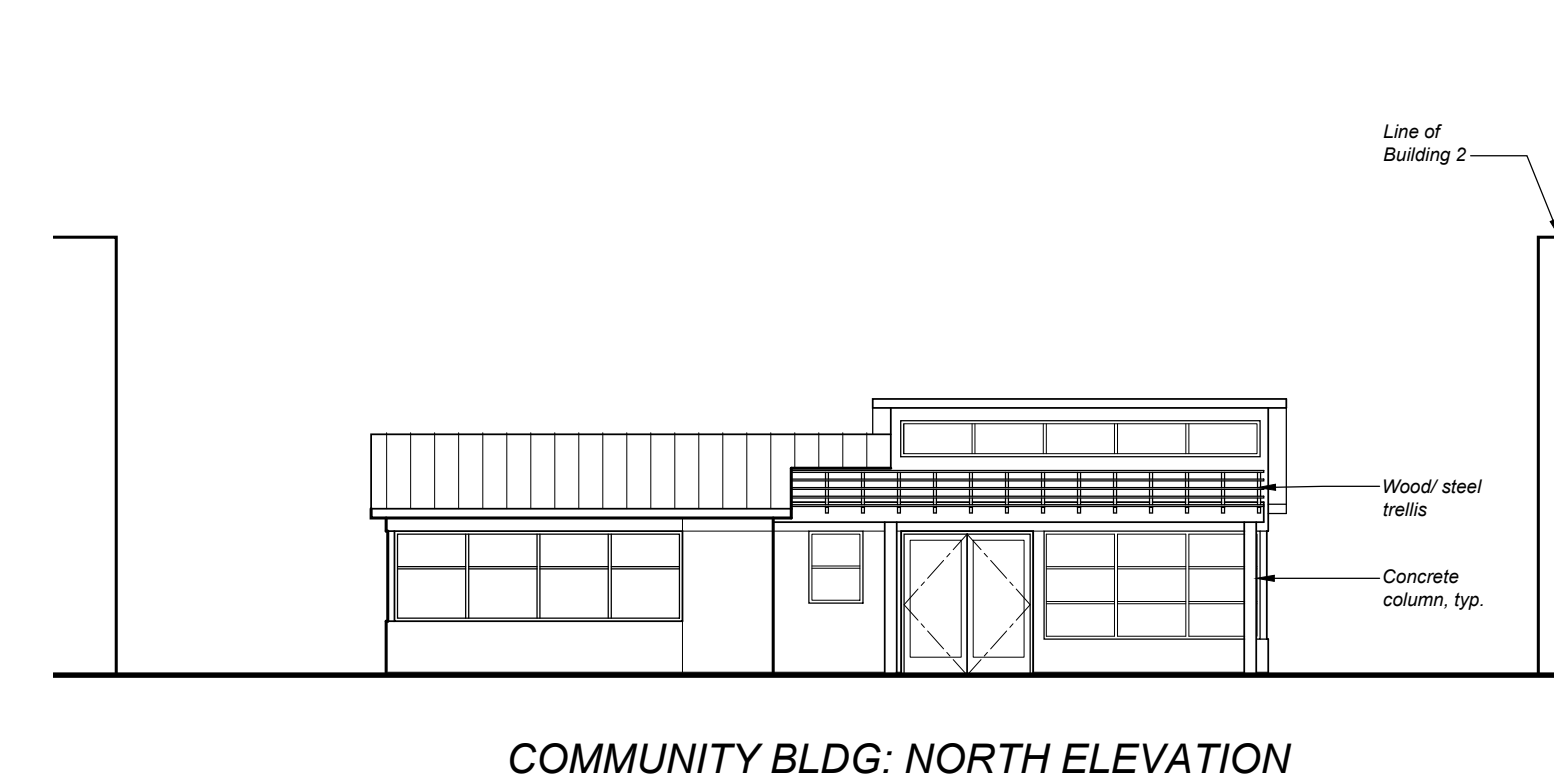
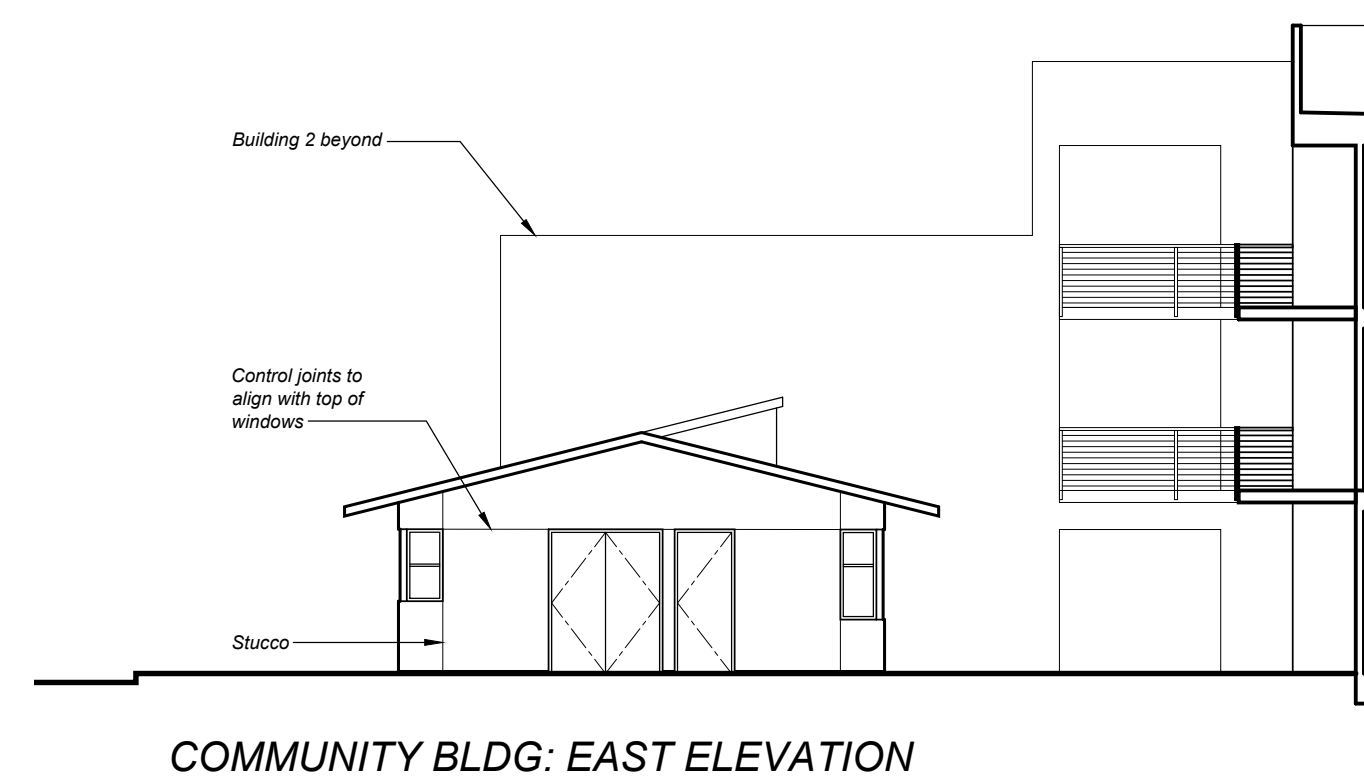
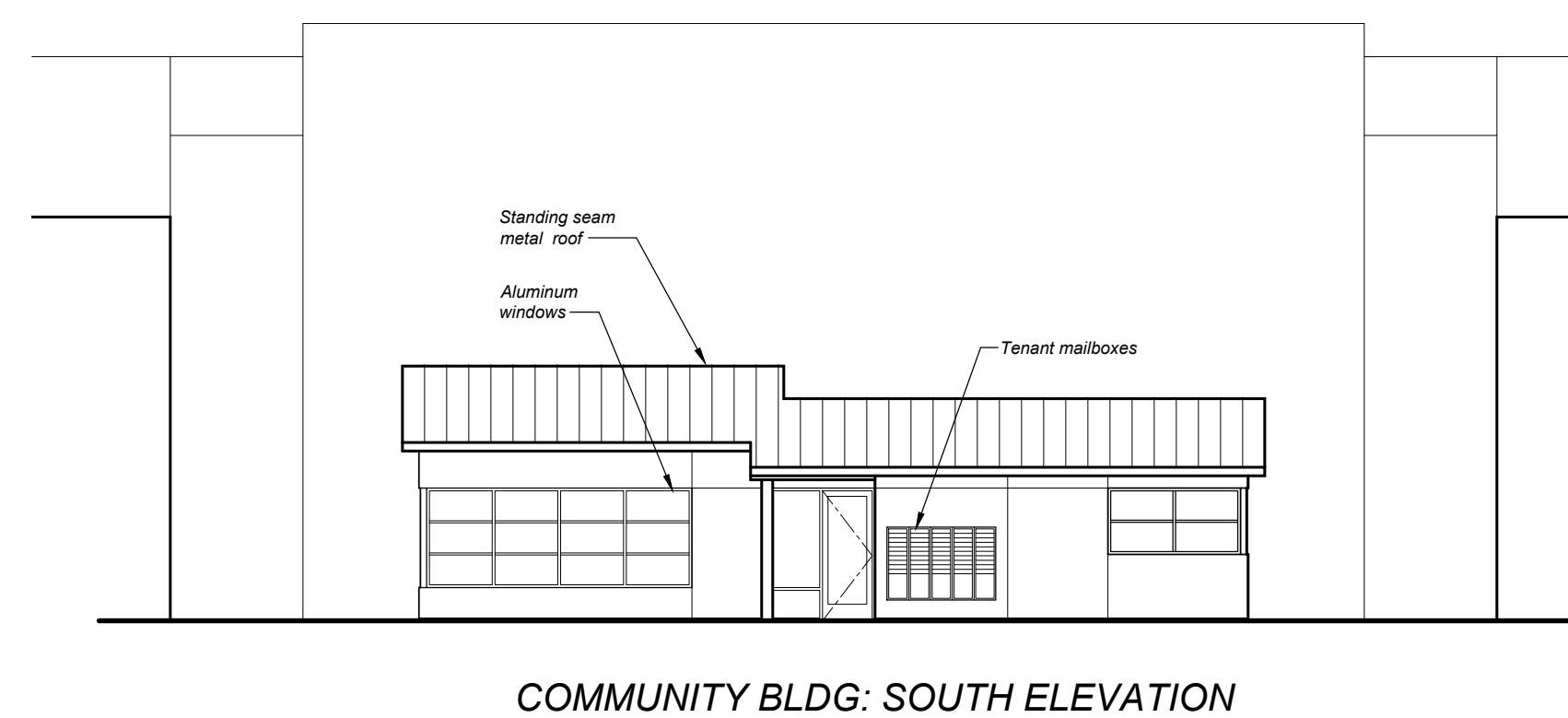
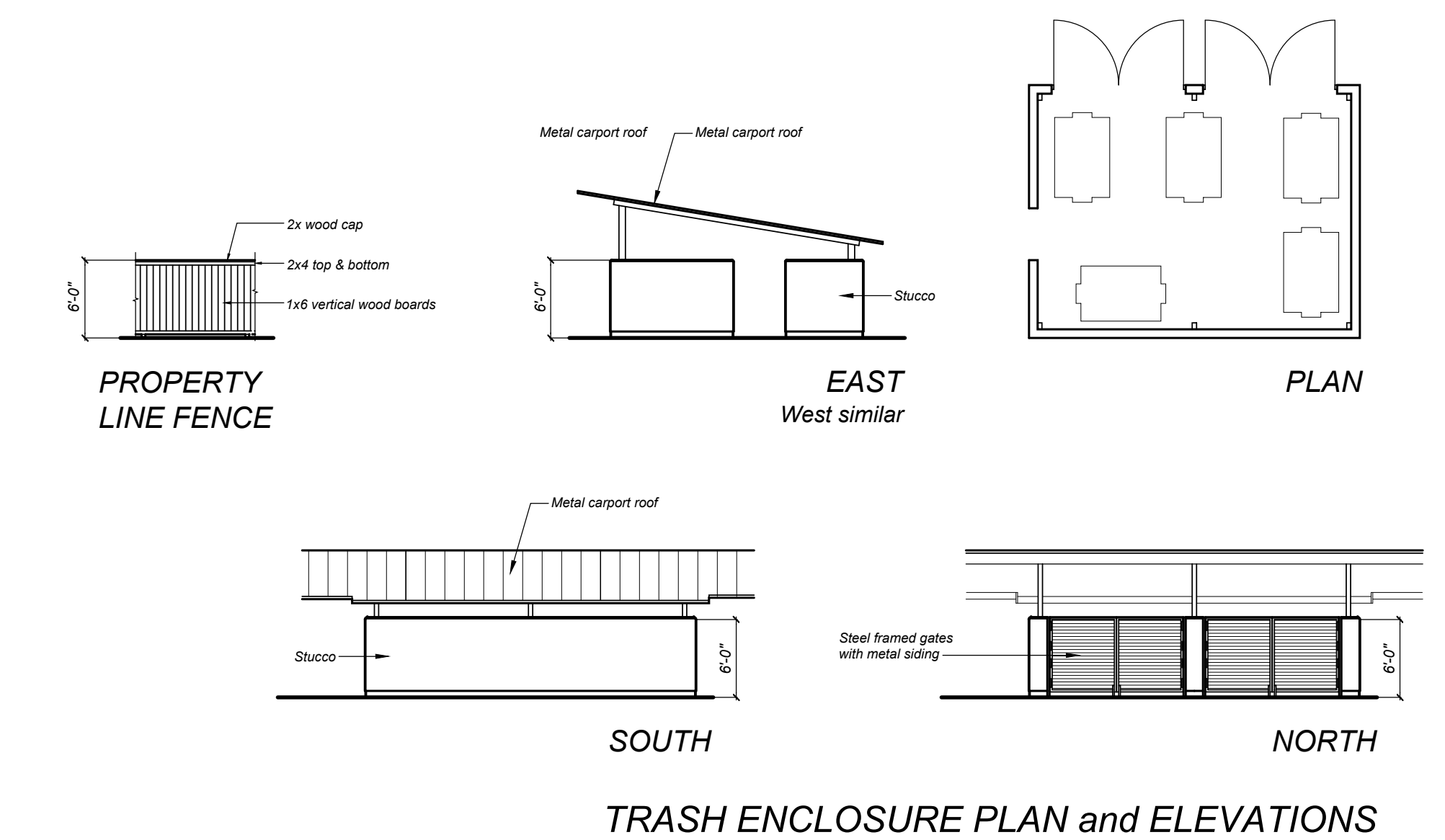
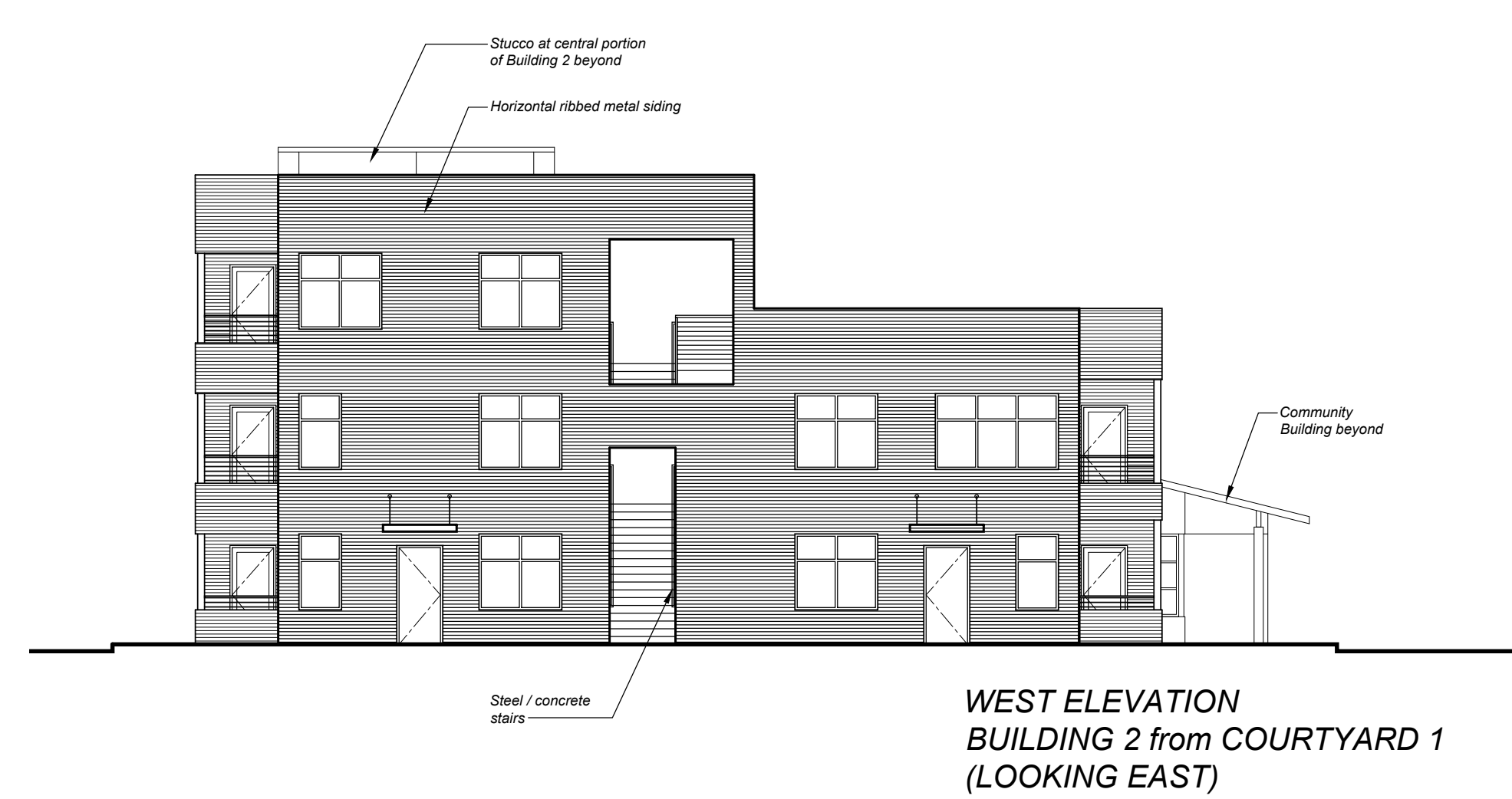
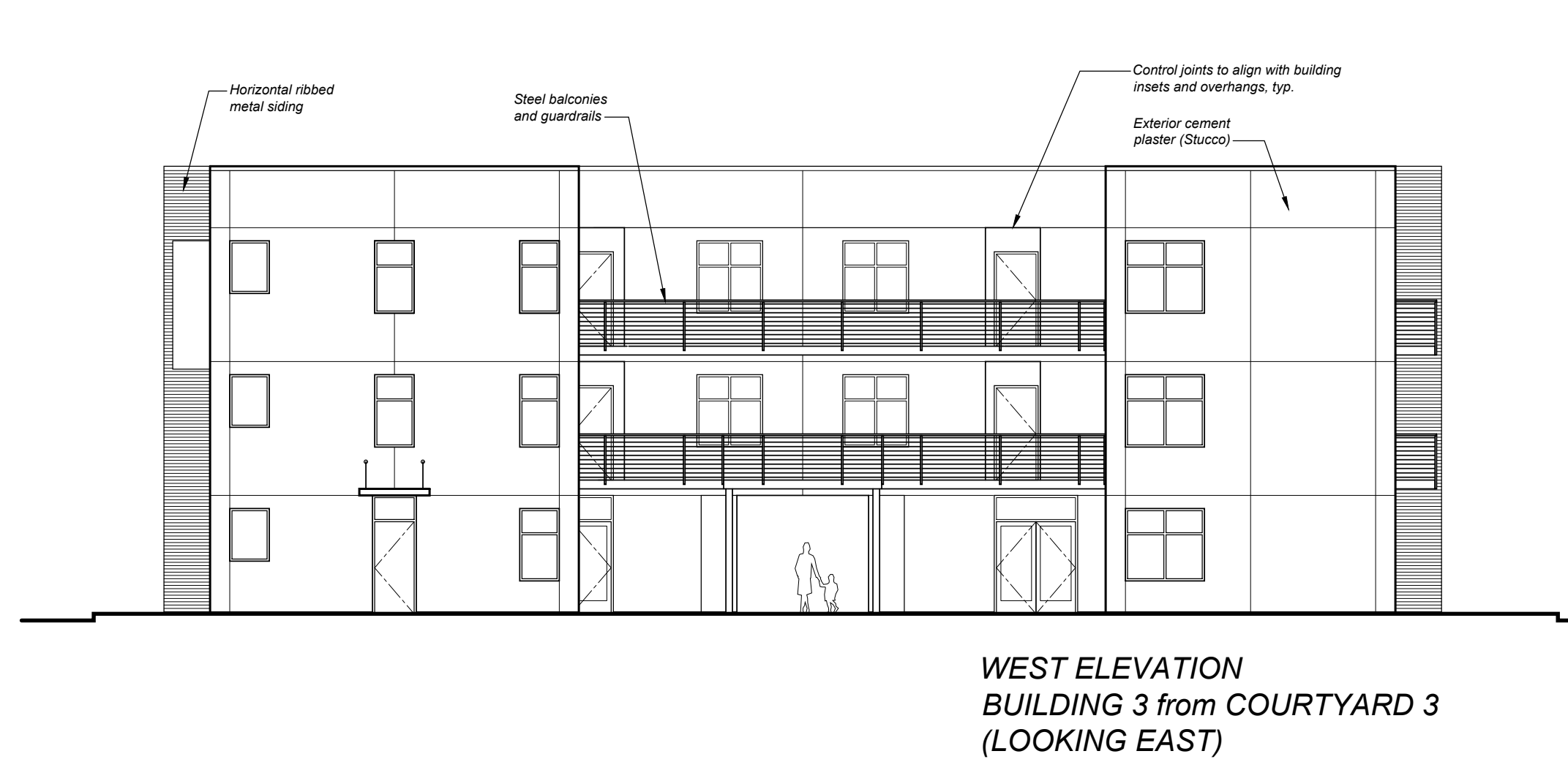
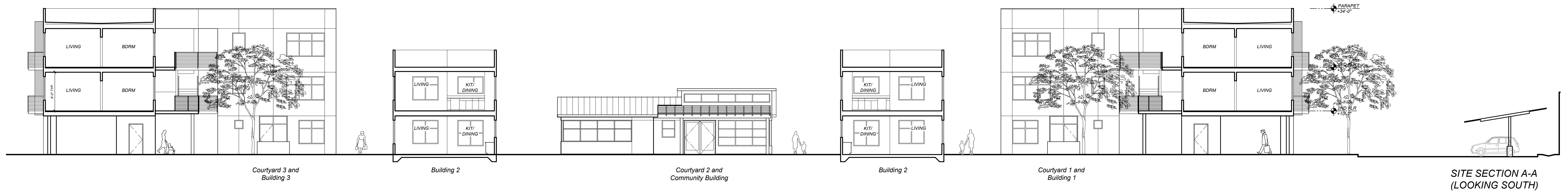
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# AVENUE 3111 STORAGE and APARTMENTS

3111 Santa Rosa Avenue, Santa Rosa, California

# CONCEPTUAL ELEVATIONS and SECTIONS

0' 4' 8' 16'

SCALE 3/32" = 1'-0"

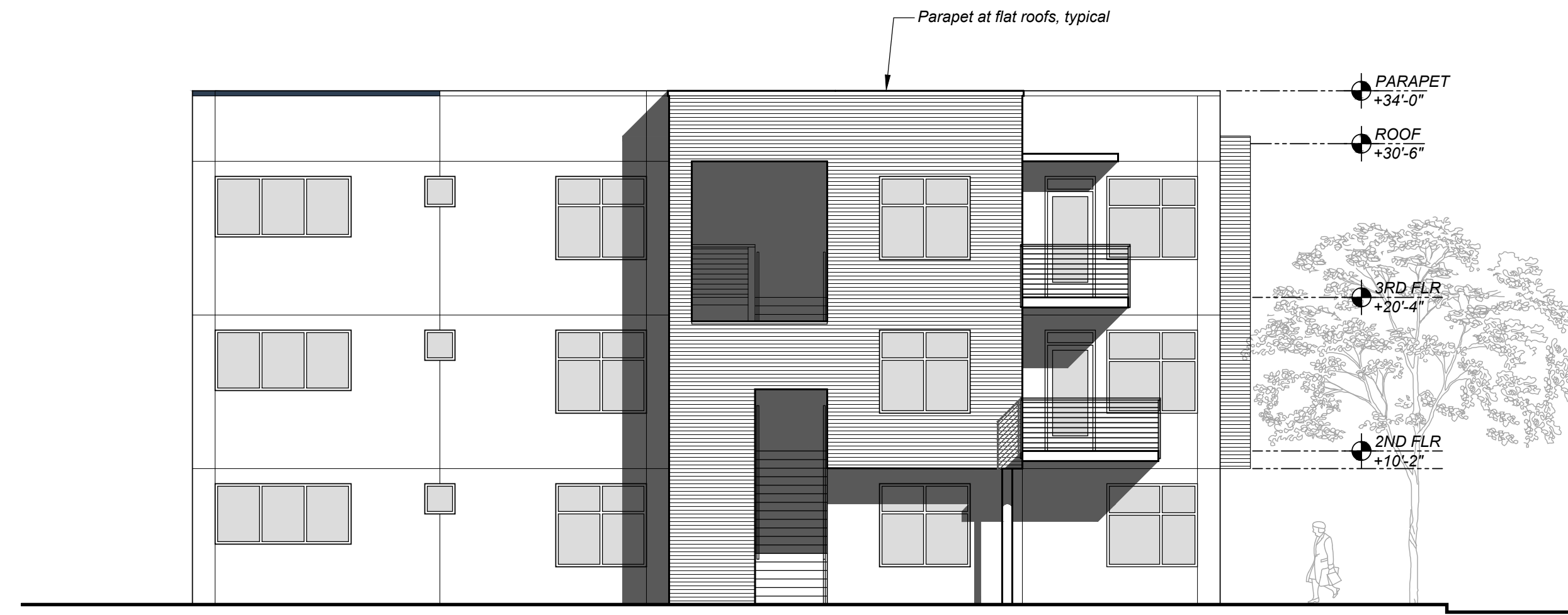
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NORTH ELEVATION



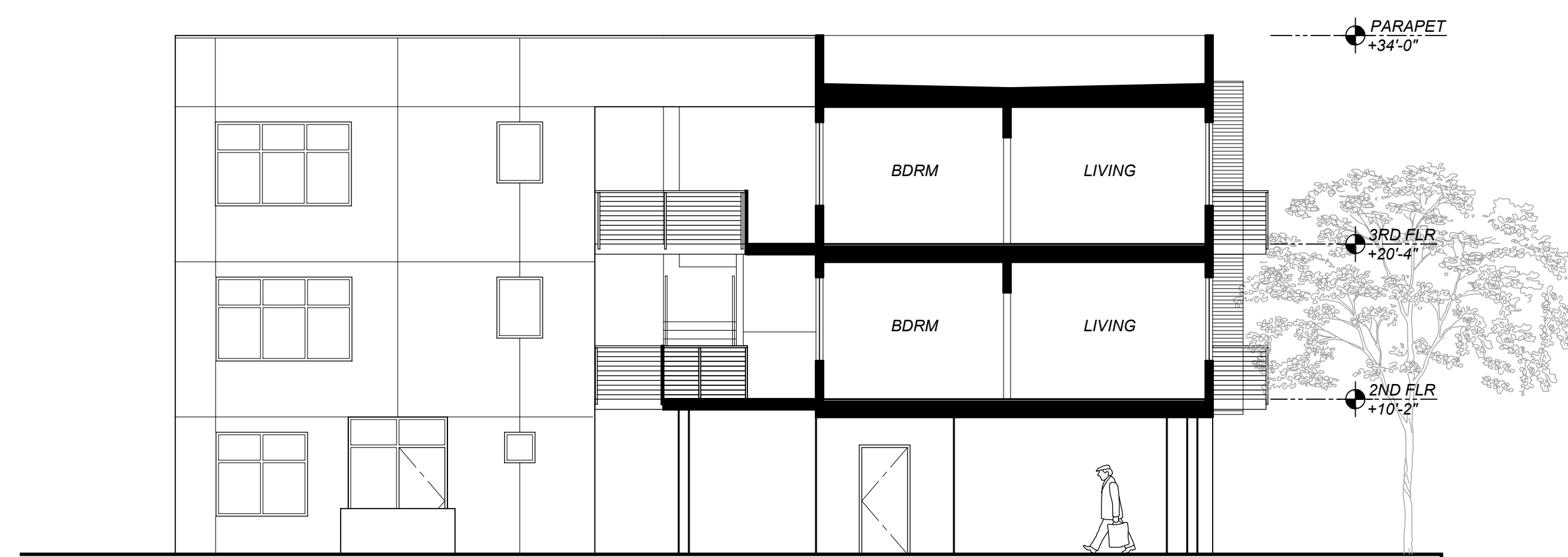
WEST ELEVATION



SOUTH ELEVATION

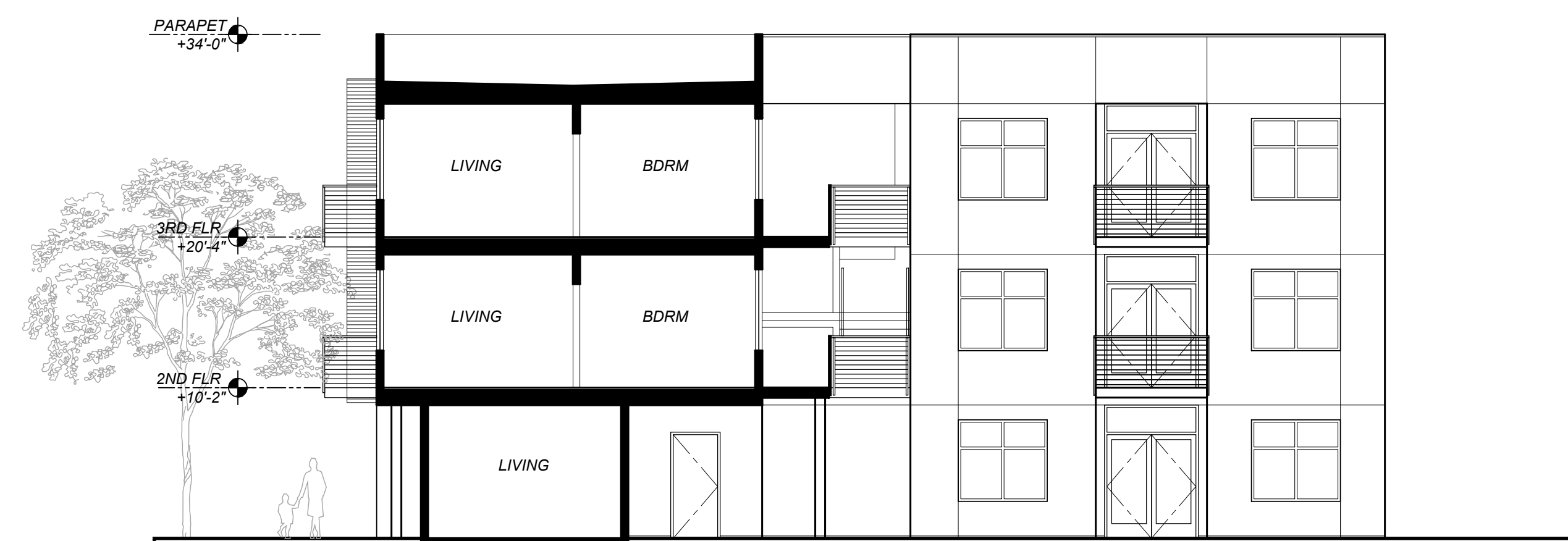


EAST ELEVATION



Courtyard 1 and Building 1

NORTH ELEVATION from COURTYARD 1



SOUTH ELEVATION from COURTYARD 1

# AVENUE 3111 STORAGE and APARTMENTS

3111 Santa Rosa Avenue, Santa Rosa, California

## CONCEPTUAL ELEVATIONS - BUILDING 1

0' 2' 4' 8'  
SCALE 1/8" = 1'-0"

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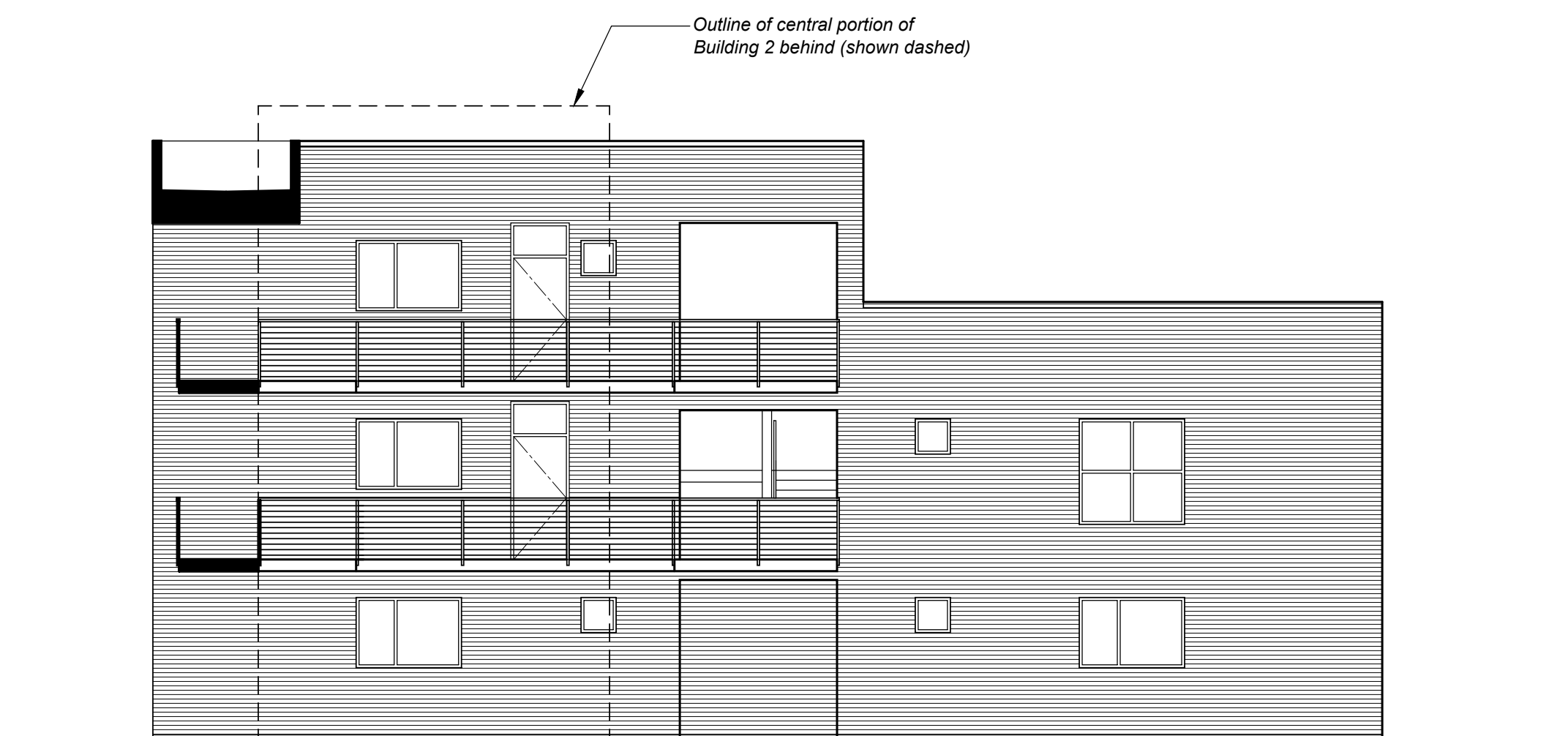
**NORTH ELEVATION**



**WEST ELEVATION from COURTYARD 1  
(EAST ELEVATION from COURTYARD 3 - MIRRORED)**



**SOUTH ELEVATION**



**WEST ELEVATION from COURTYARD 2  
(EAST ELEVATION from COURTYARD 2 - MIRRORED)**

**AVENUE 3111 STORAGE  
and APARTMENTS**

3111 Santa Rosa Avenue, Santa Rosa, California

**CONCEPTUAL ELEVATIONS - BUILDING 2**

0' 2' 4' 8'  
SCALE 1/8" = 1'-0"

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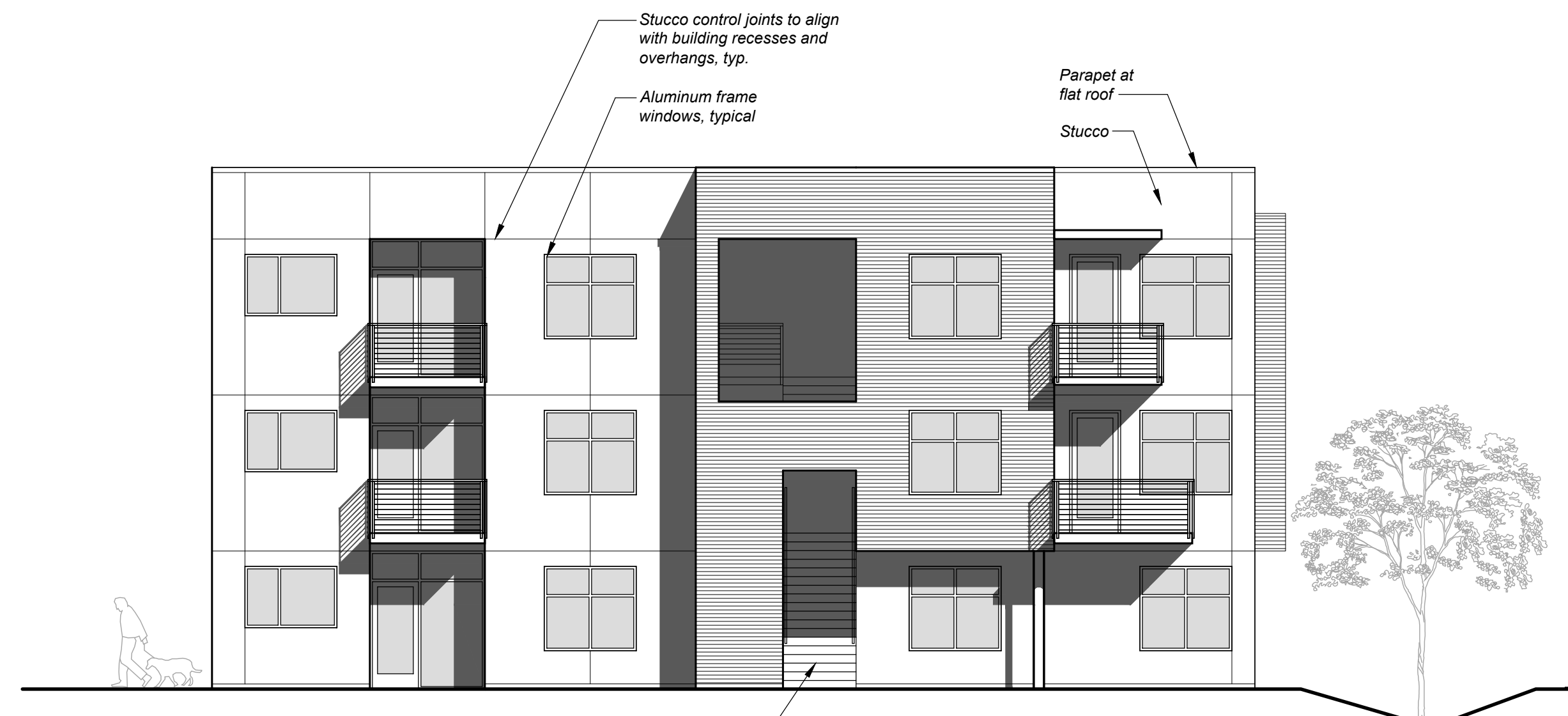




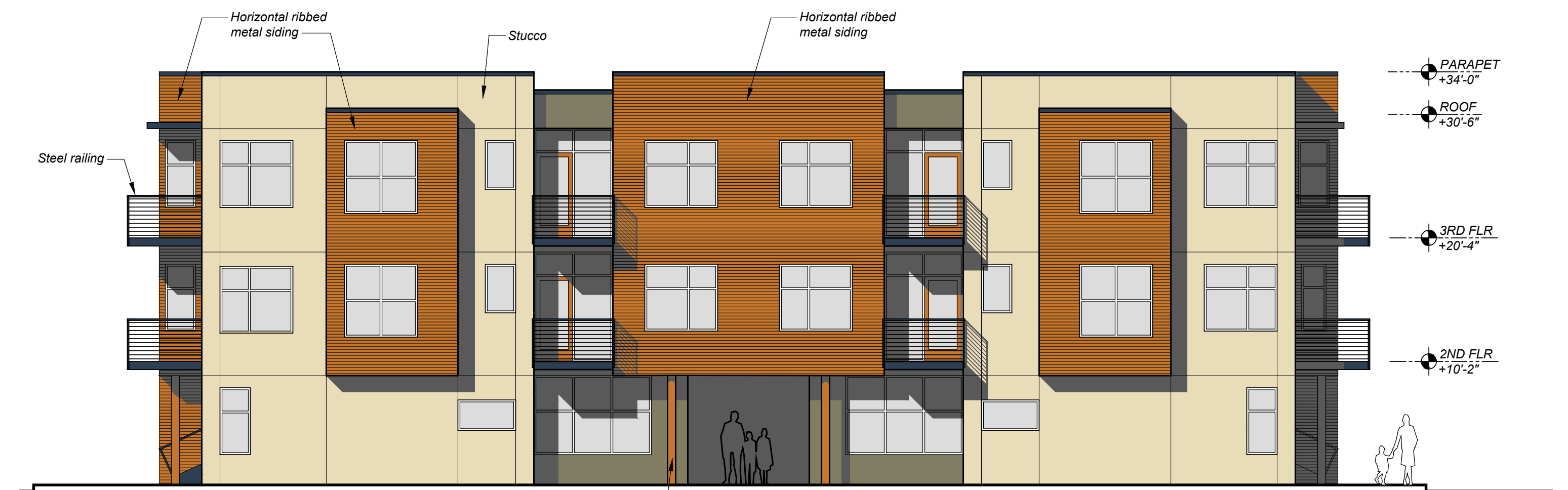
NORTH ELEVATION



WEST ELEVATION



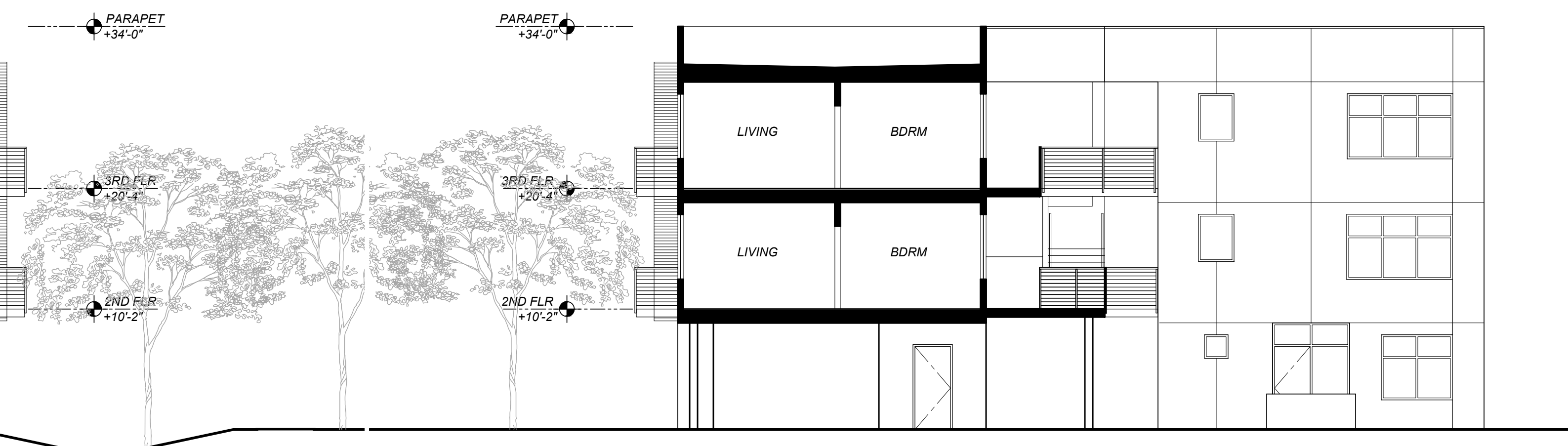
SOUTH ELEVATION



SANTA ROSA AVENUE ELEVATION (EAST)



SOUTH ELEVATION from COURTYARD 3



NORTH ELEVATION from COURTYARD 3

**AVENUE 3111 STORAGE  
and APARTMENTS**

3111 Santa Rosa Avenue, Santa Rosa, California

**CONCEPTUAL ELEVATIONS - BUILDING 3**

0' 2' 4' 8'  
SCALE 1/8" = 1'-0"

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Building 3

Building 2

NORTH ELEVATION

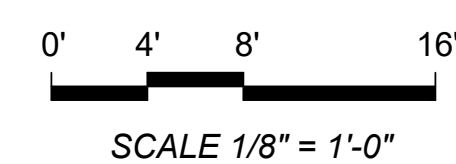


SANTA ROSA AVENUE ELEVATION (EAST) - BUILDING 3

AVENUE 3111 STORAGE  
and APARTMENTS

3111 Santa Rosa Avenue, Santa Rosa, California

CONCEPTUAL COLOR  
ELEVATIONS



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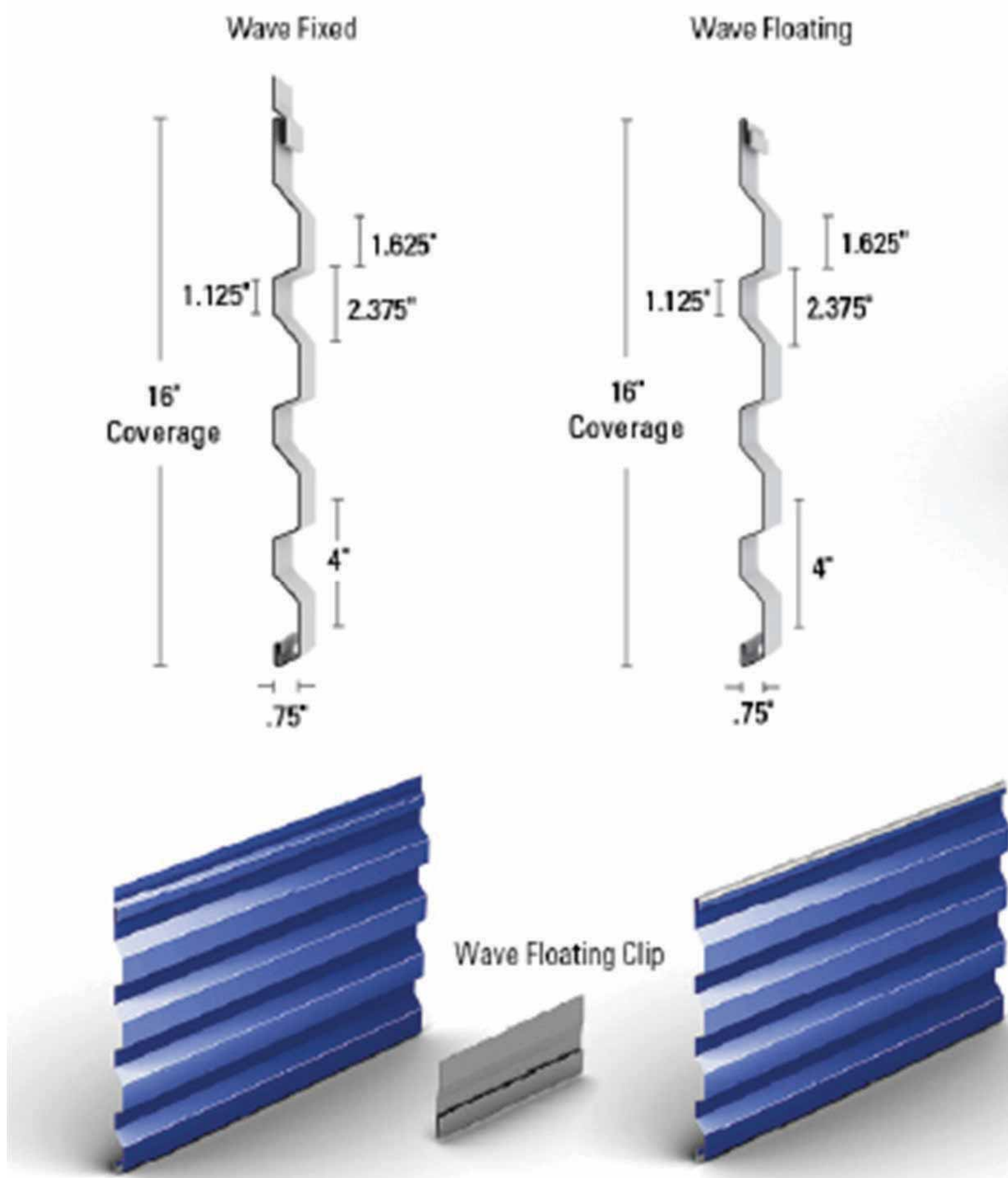
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# Wave

Available in both fixed and floating systems, McElroy Metal's Wave panels are concealed fastener wall panels that can be installed vertically or horizontally over solid substrate or subframing. Wave Fixed is installed with Wave's integral fastening flange which is roll formed into the panel during the manufacturing process and can be utilized for panel lengths of 40' or less. Wave Floating panels utilize separate clips and should be specified for panel lengths of 40' or greater.



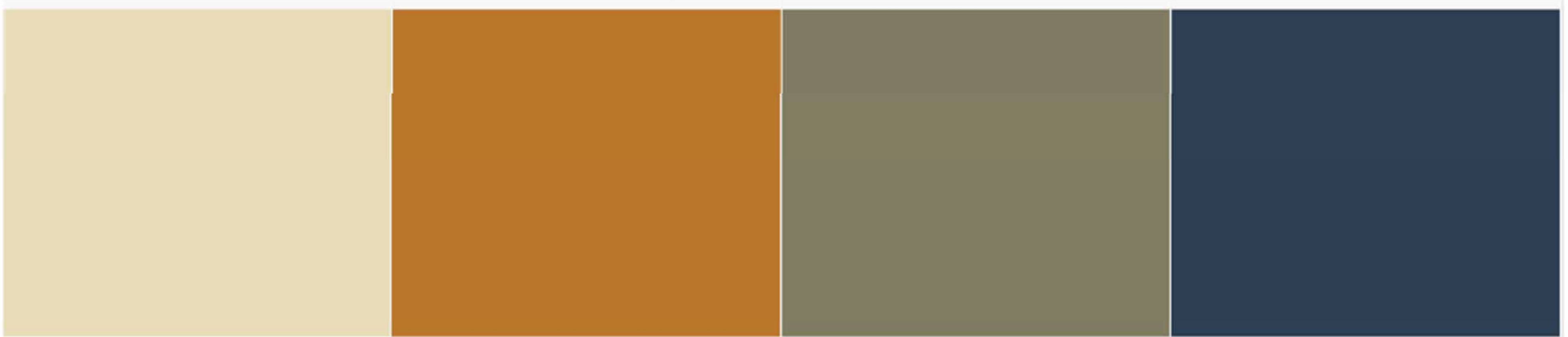
HORIZONTAL RIBBED METAL SIDING



METAL SIDING



STUCCO



RGB: 233, 220, 185

187, 119, 46

129, 125, 98

46, 63, 83

## EXTERIOR COLORS

## CONCEPTUAL COLORS & MATERIALS

# Avenue 3111 Storage and Apartments

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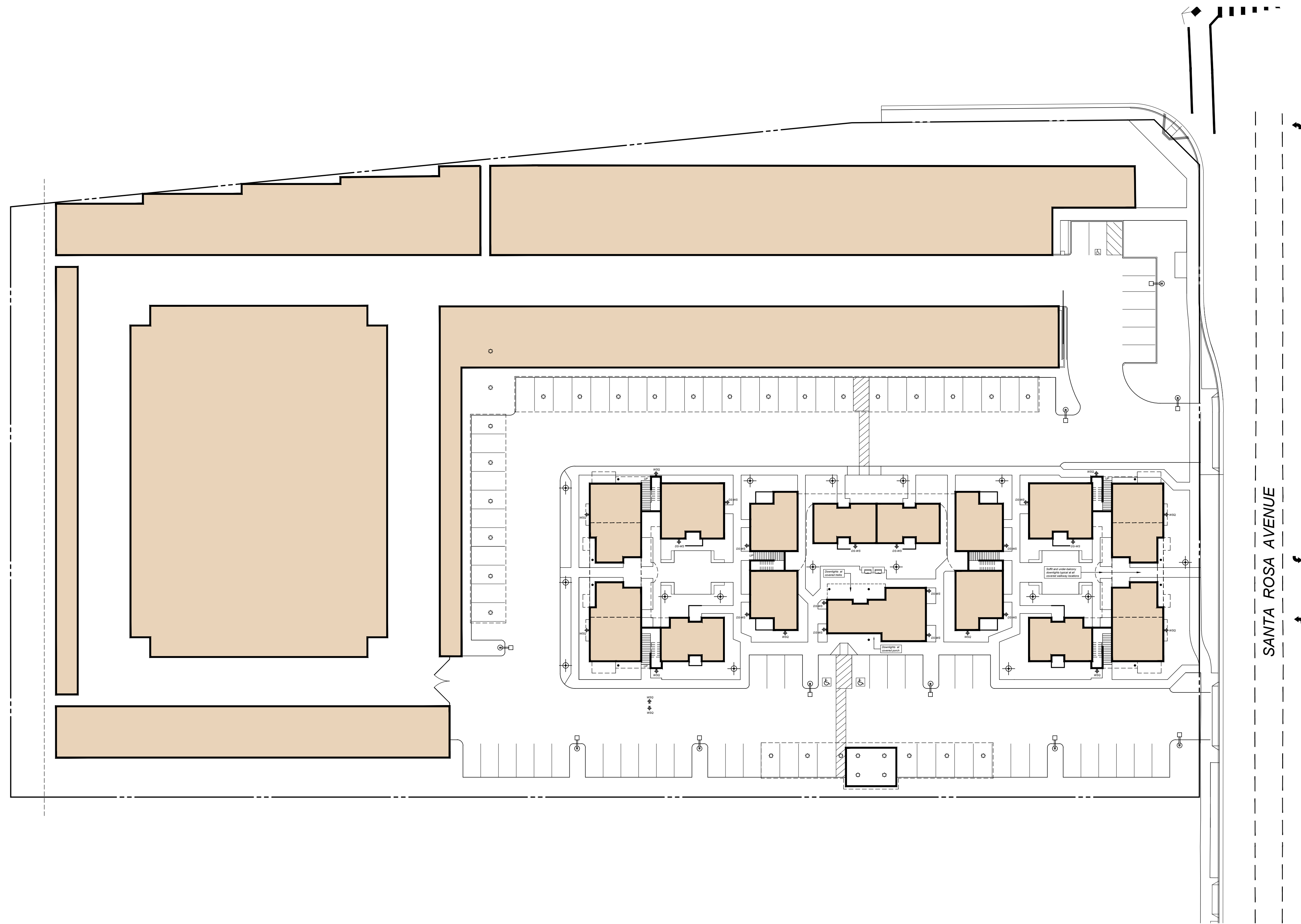
**TFA**

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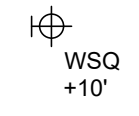
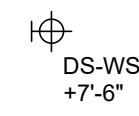
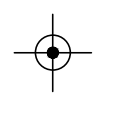
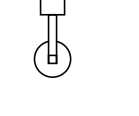
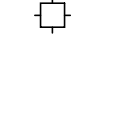
AIA

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**LIGHTING LEGEND**

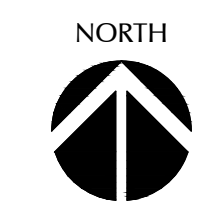
- 
 EXTERIOR WALL MOUNTED DOWNLIGHT:  
 LITHONIA WSQ-LED-2 (COLOR = WHITE) with  
 47 WATT LED LAMP and PHOTOCELL OPERATION.  
 MOUNTING HEIGHT PER SYMBOL NOTATION
- 
 EXTERIOR WALL MOUNTED CYLINDER DOWNLIGHT:  
 WAC DS-WS-06F-A (COLOR = WHITE) with  
 47 WATT LED LAMP and PHOTOCELL OPERATION.  
 MOUNTING HEIGHT PER SYMBOL NOTATION
- 
 AREA LIGHT: RAB ALED 5T52W (COLOR = WHITE)  
 with 52 WATT LED LAMP ON 10'-0" HIGH POLE with  
 PHOTOCELL OPERATION
- 
 PARKING LOT LIGHT STANDARD with SINGLE ARM  
 MOUNT HEAD: RAB ALED2T78NW (COLOR = WHITE)  
 with 78 WATT LED LAMP ON 15'-0" HIGH POLE with  
 PHOTOCELL OPERATION
- 
 SURFACE MOUNTED CARPORT FIXTURE:  
 LUMARK QDCAST1A with 56 WATT LED LAMP  
 MOUNTED ON UNDERSIDE OF CARPORT CANOPY  
 with PHOTOCELL OPERATION

**AVENUE 3111 STORAGE  
and APARTMENTS**

3111 Santa Rosa Avenue, Santa Rosa, California

**CONCEPTUAL  
SITE LIGHTING PLAN**

SCALE 1" = 30'  
 0' 15' 30' 60'



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