

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)

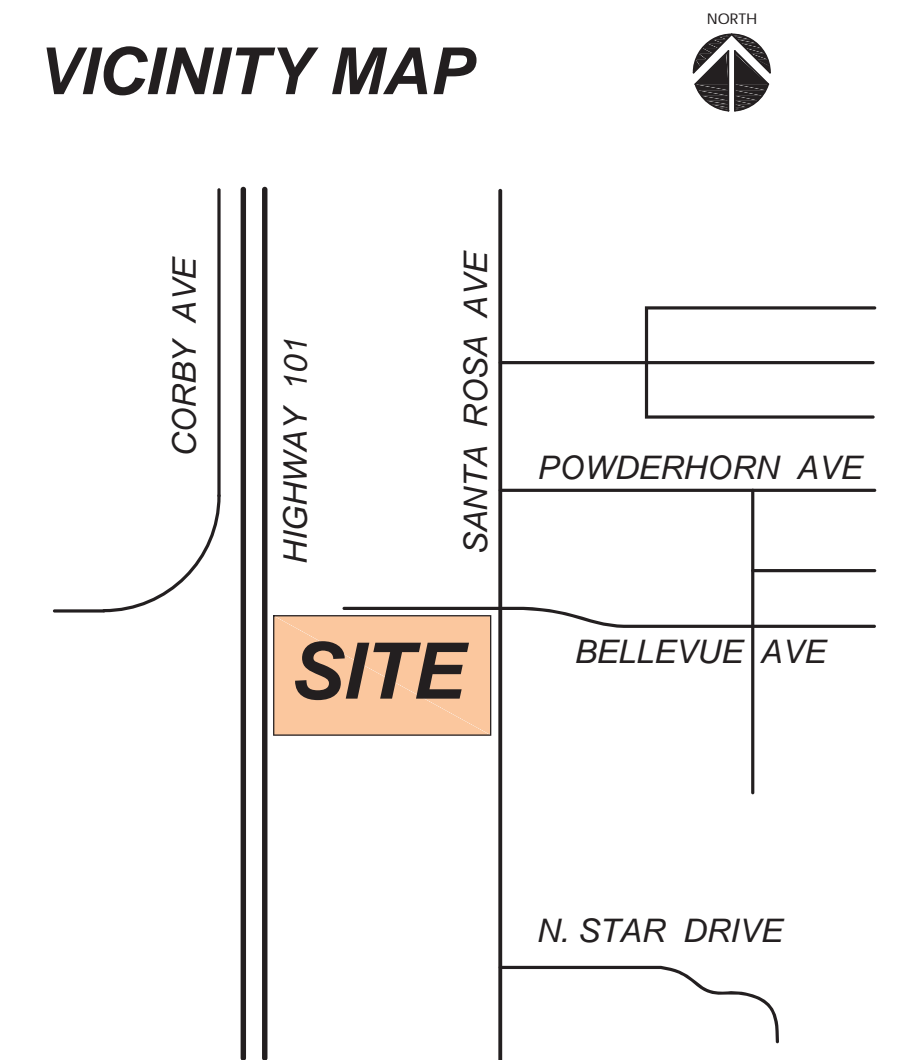
NUMBER OF APARTMENTS: 48 (10 2-BEDRM & 38 1-BEDRM UNITS)

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

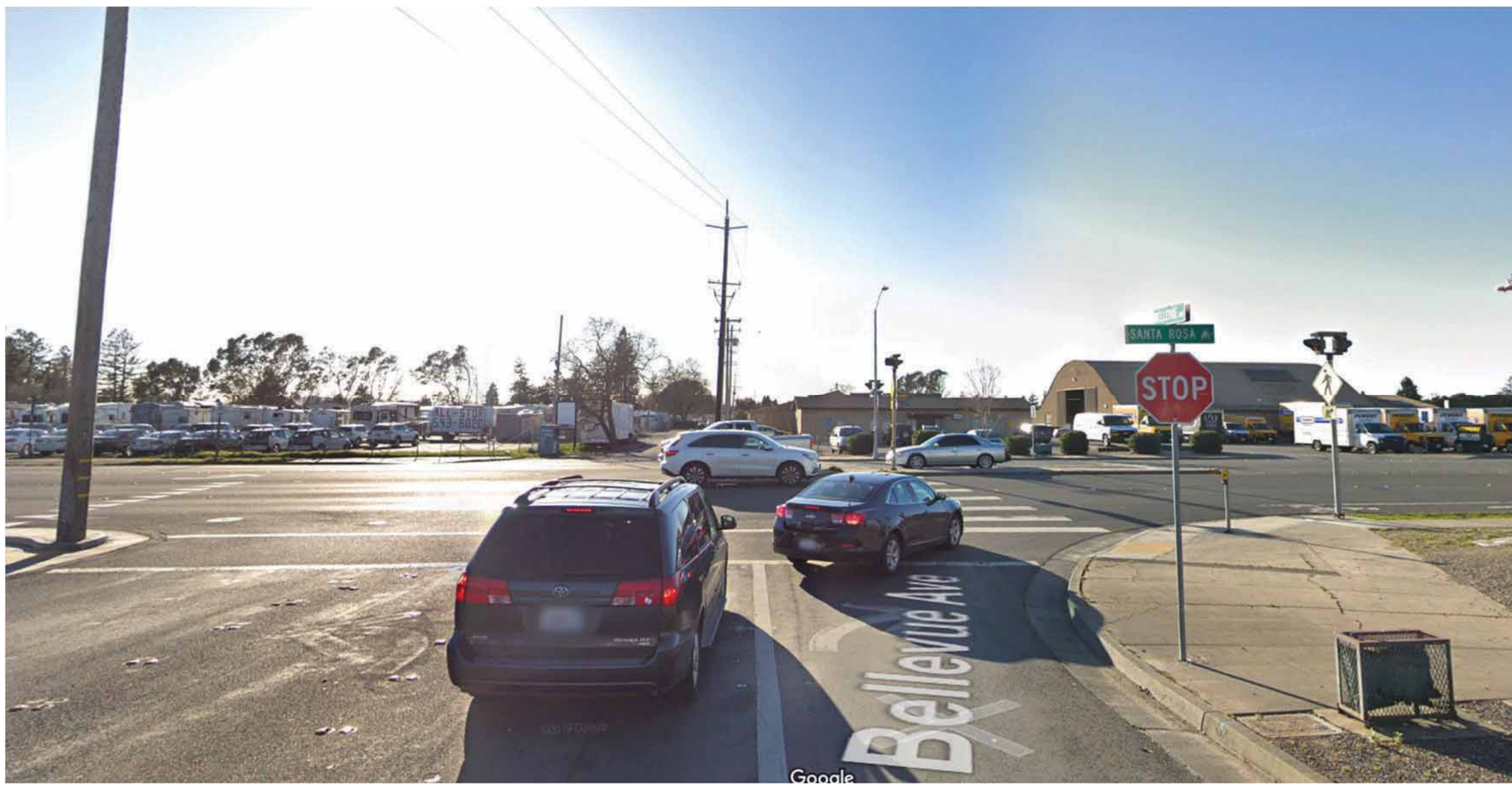
SITE AERIAL

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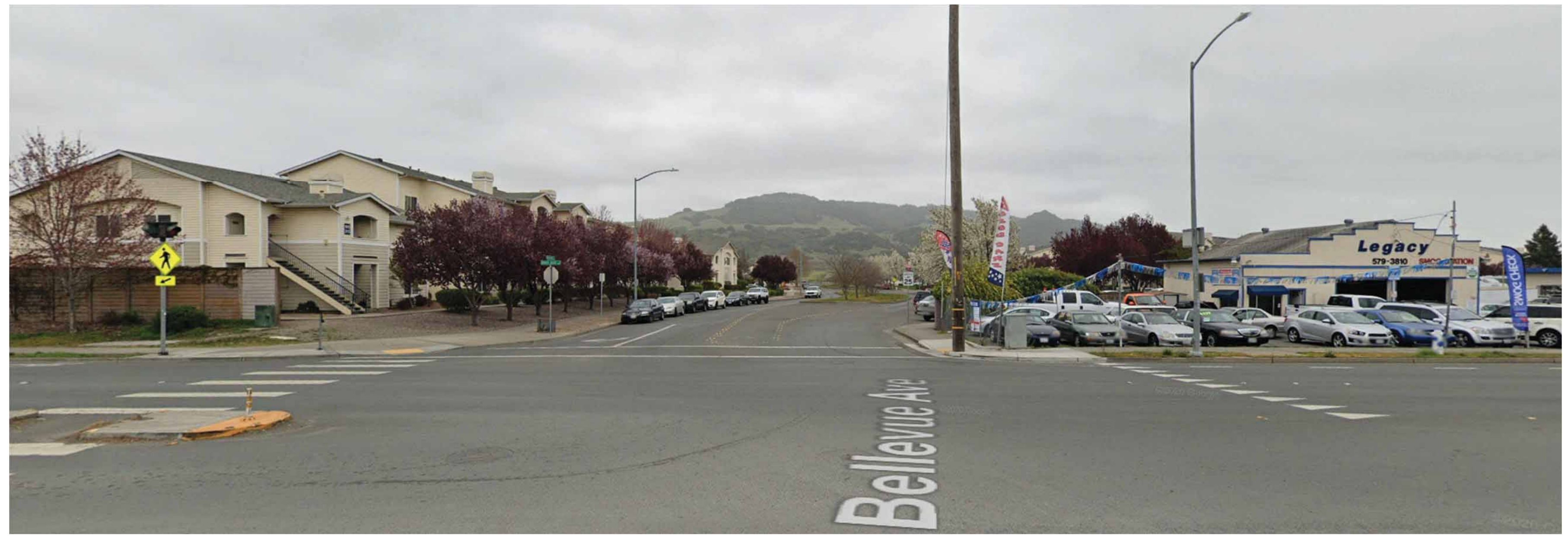
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View west across Bellevue Avenue - Santa Rosa Avenue intersection



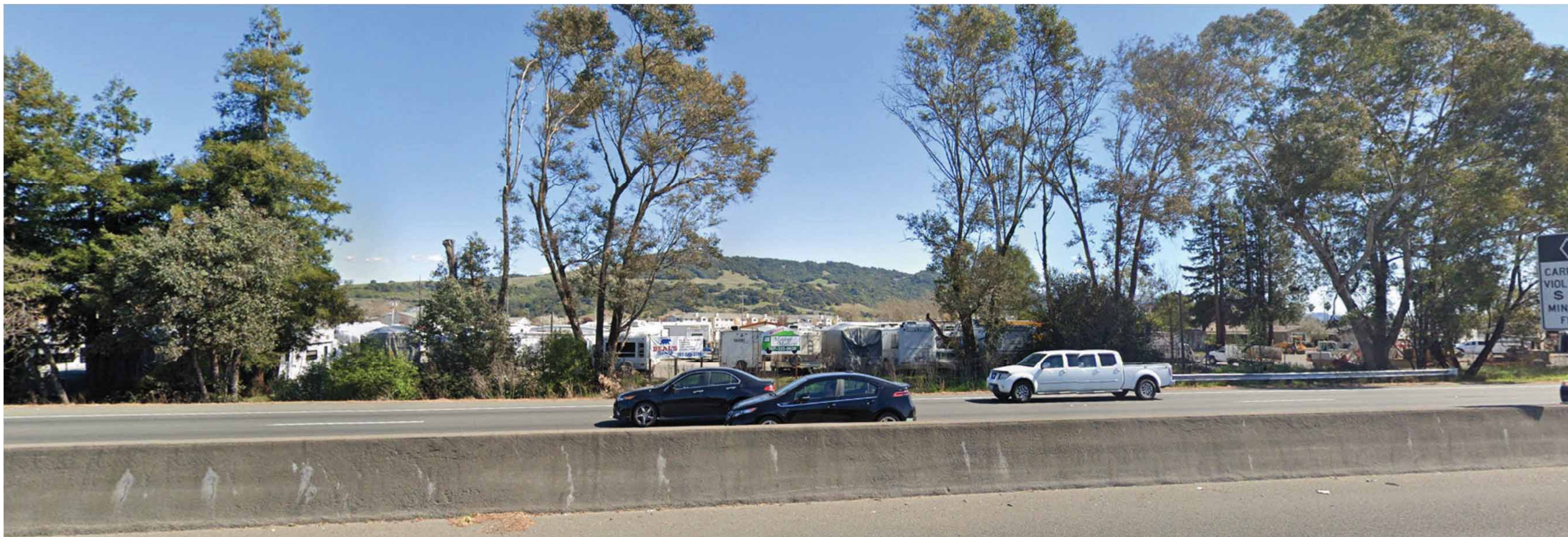
View east across Bellevue Avenue - Santa Rosa Avenue intersection



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

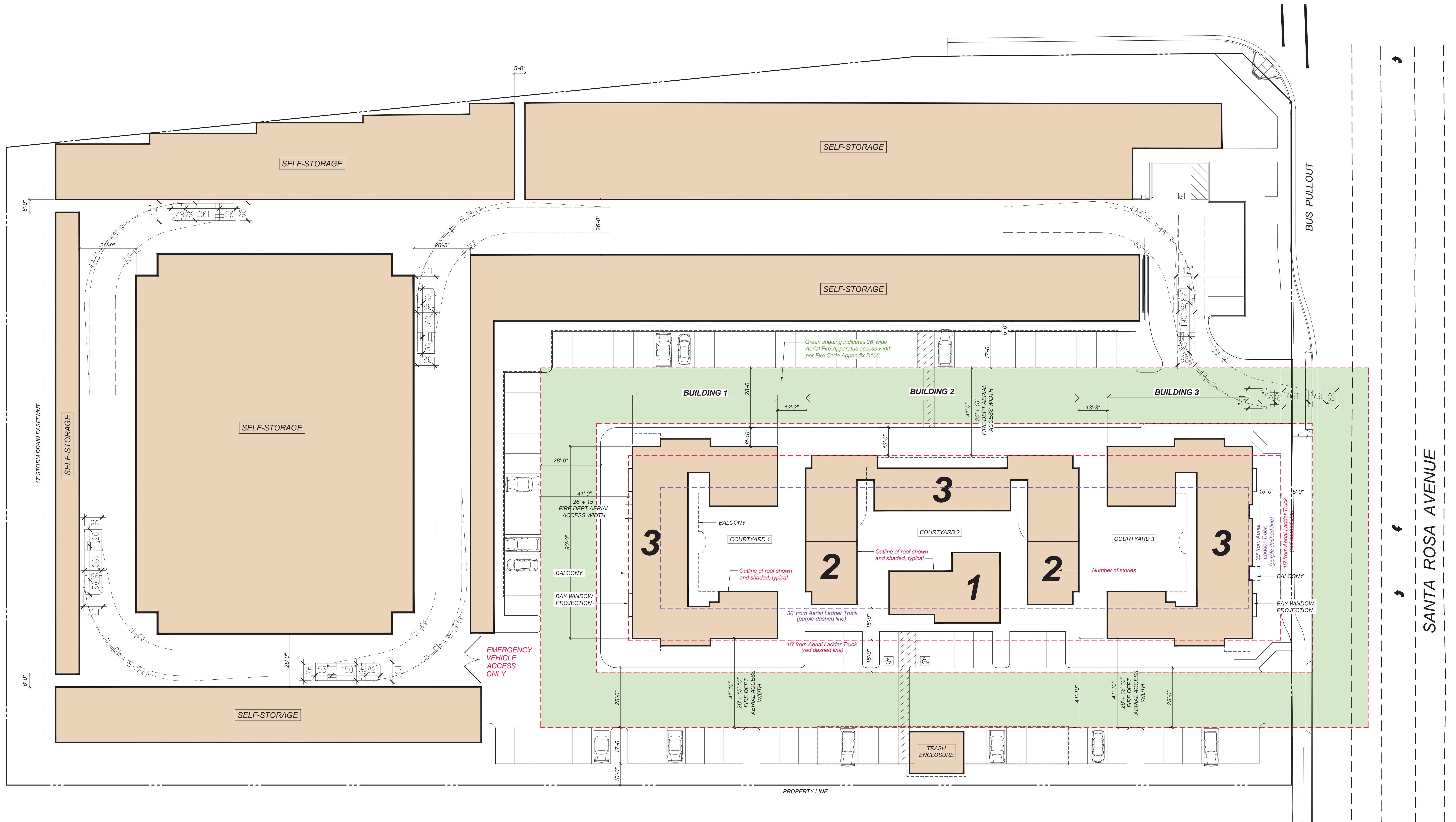
SITE PHOTOS

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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'

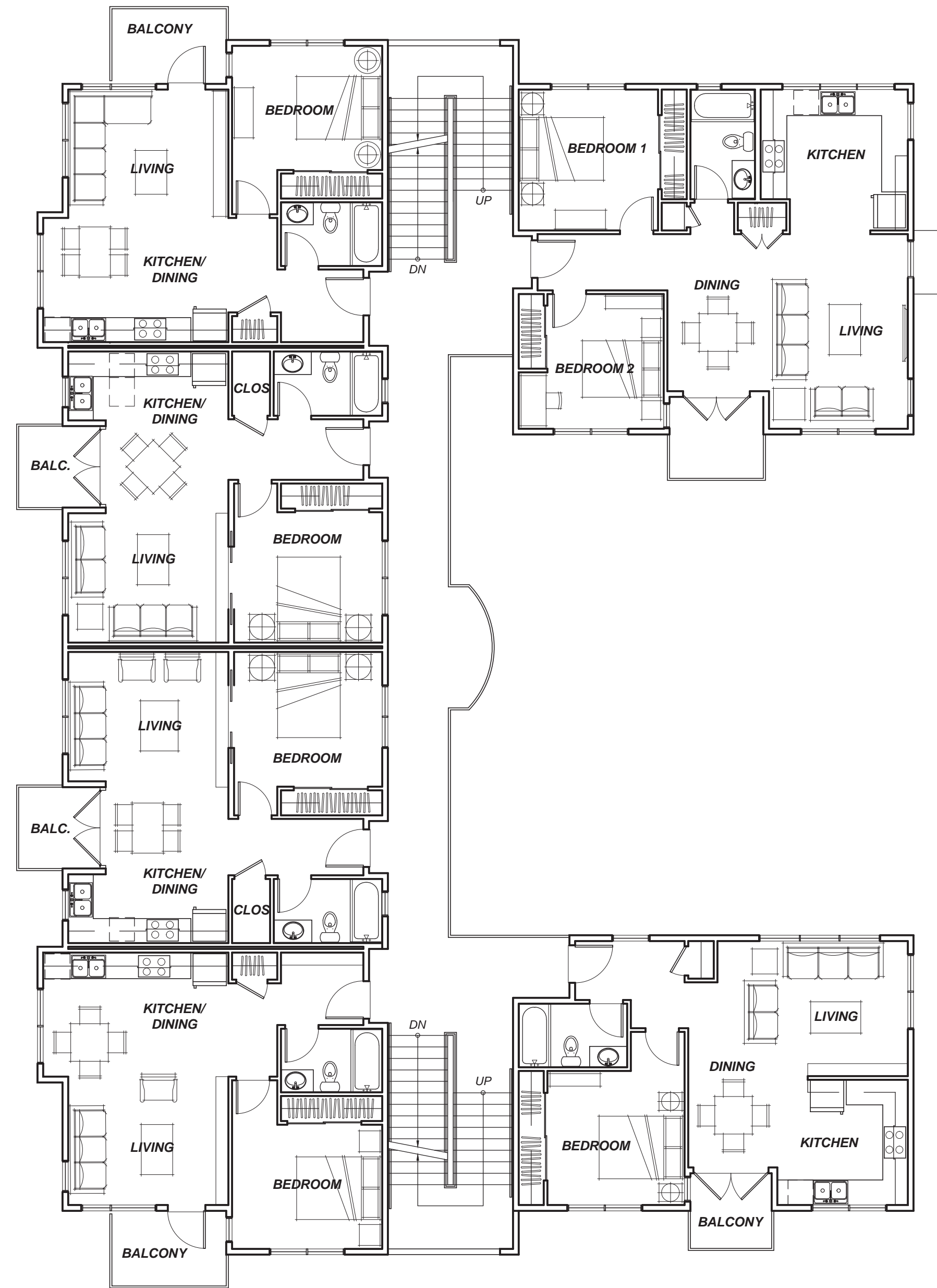


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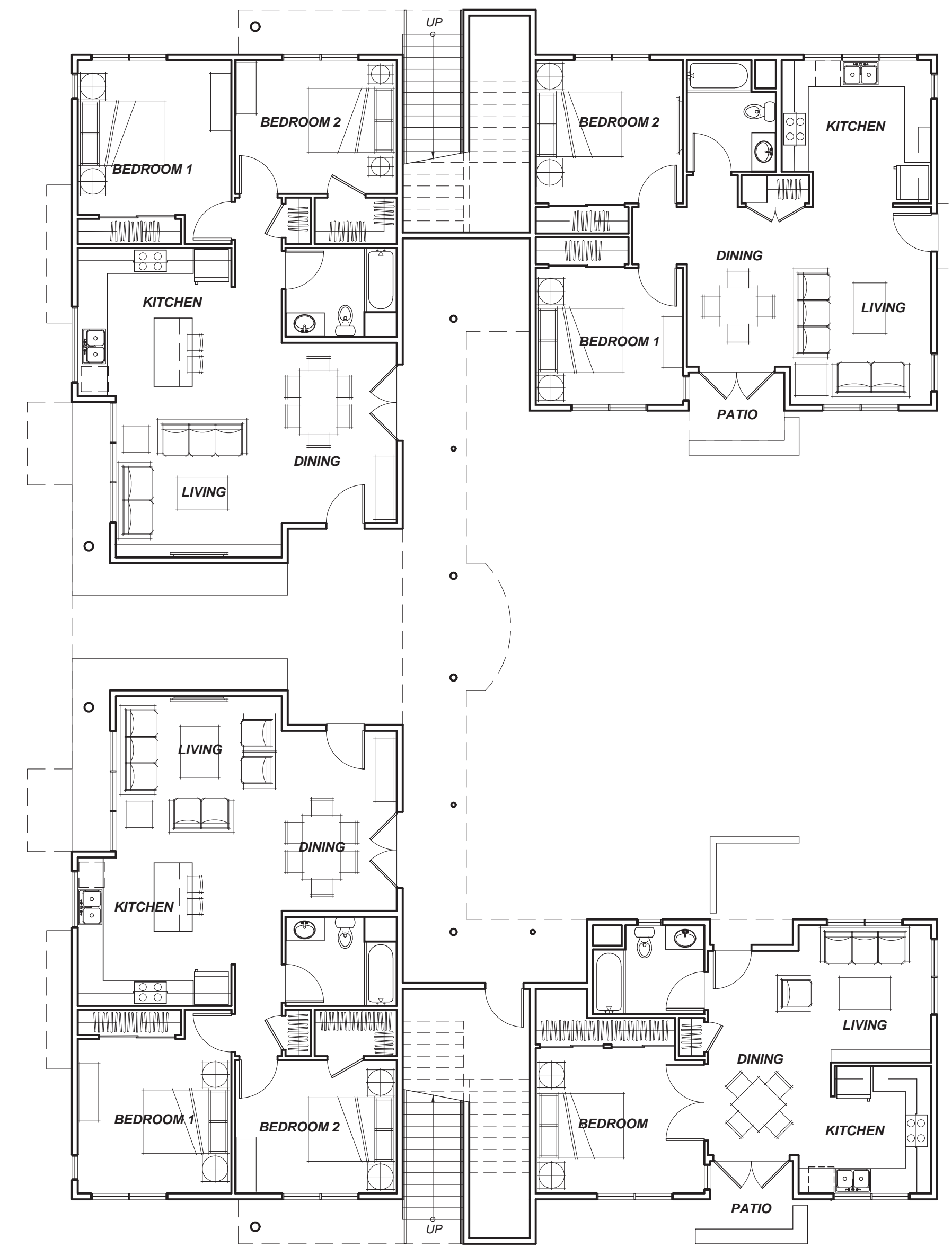
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09/20/2021
TFA #1725



**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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09/20/2021
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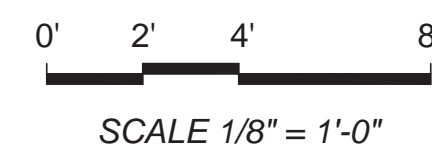
BUILDING 2
SECOND FLOOR PLAN
 Third floor plan similar

BUILDING 2 and
COMMUNITY BUILDING
FIRST FLOOR PLANS

AVENUE 3111 STORAGE
and APARTMENTS

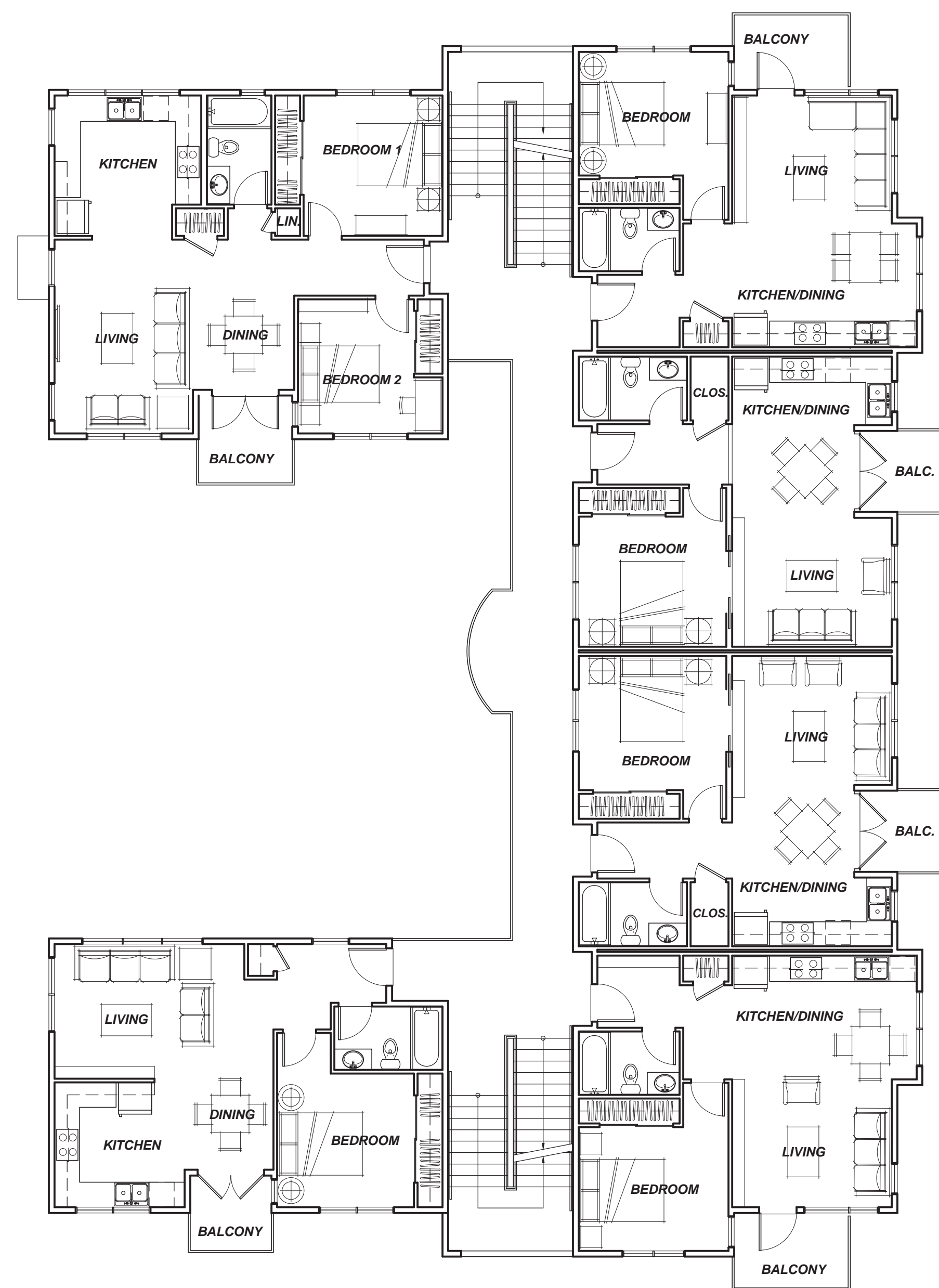
3111 Santa Rosa Avenue, Santa Rosa, California

BUILDING 2 and COMMUNITY BUILDING
CONCEPTUAL FLOOR PLANS

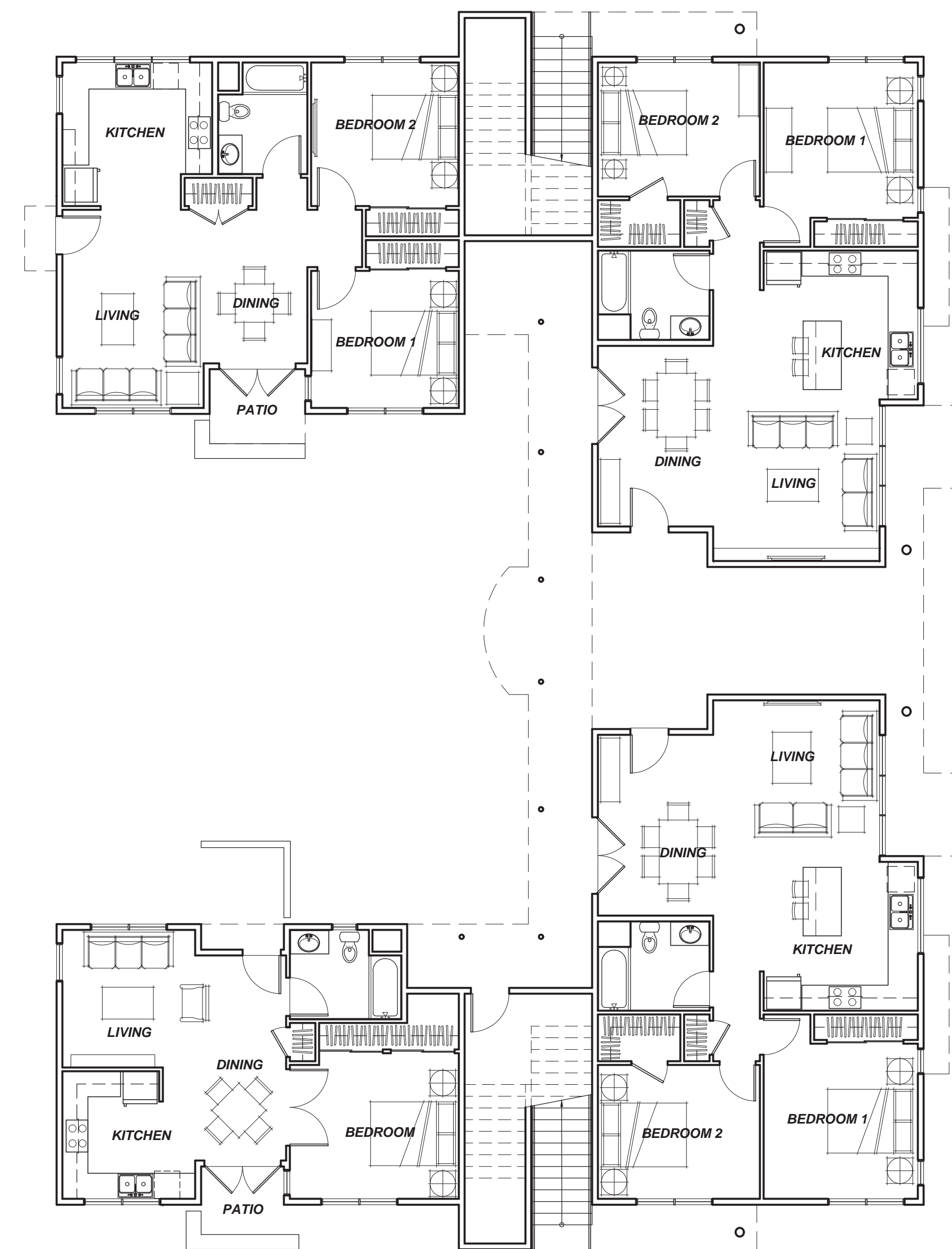


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BUILDING 3
SECOND FLOOR PLAN
Third floor plan similar

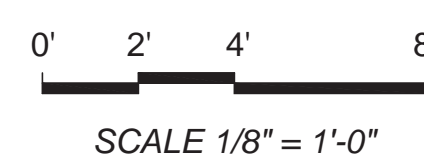


BUILDING 3
FIRST FLOOR PLAN

**AVENUE 3111 STORAGE
 and APARTMENTS**

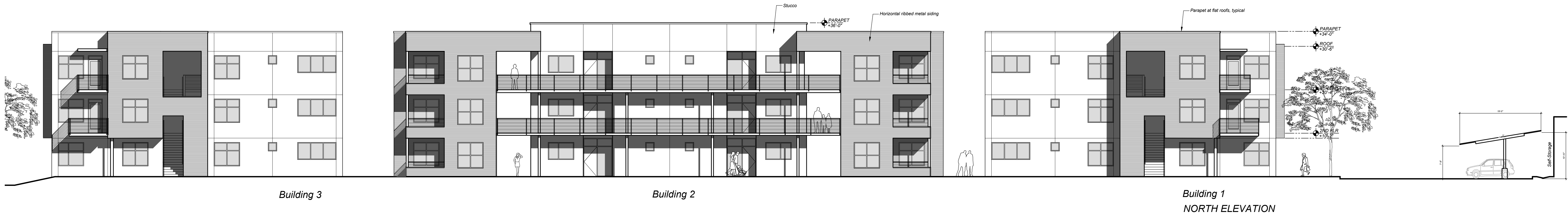
3111 Santa Rosa Avenue, Santa Rosa, California

**BUILDING 3
 CONCEPTUAL FLOOR PLANS**



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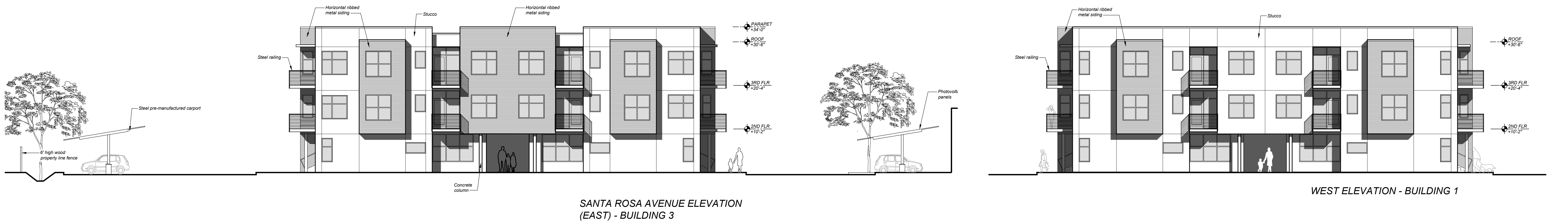
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Building 3

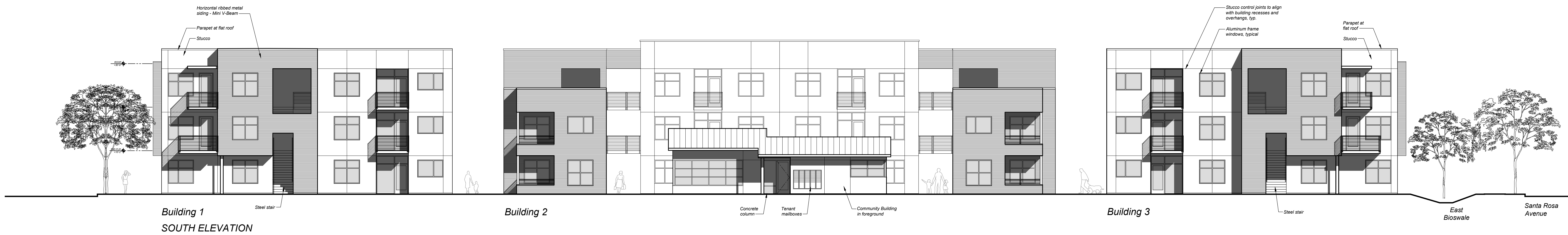
Building 2

Building 1
NORTH ELEVATION



SANTA ROSA AVENUE ELEVATION
(EAST) - BUILDING 3

WEST ELEVATION - BUILDING 1



Building 1
SOUTH ELEVATION

Building 2

Building 3

East Bioswale
Santa Rosa Avenue

AVENUE 3111 STORAGE and APARTMENTS

3111 Santa Rosa Avenue, Santa Rosa, California

CONCEPTUAL ELEVATIONS

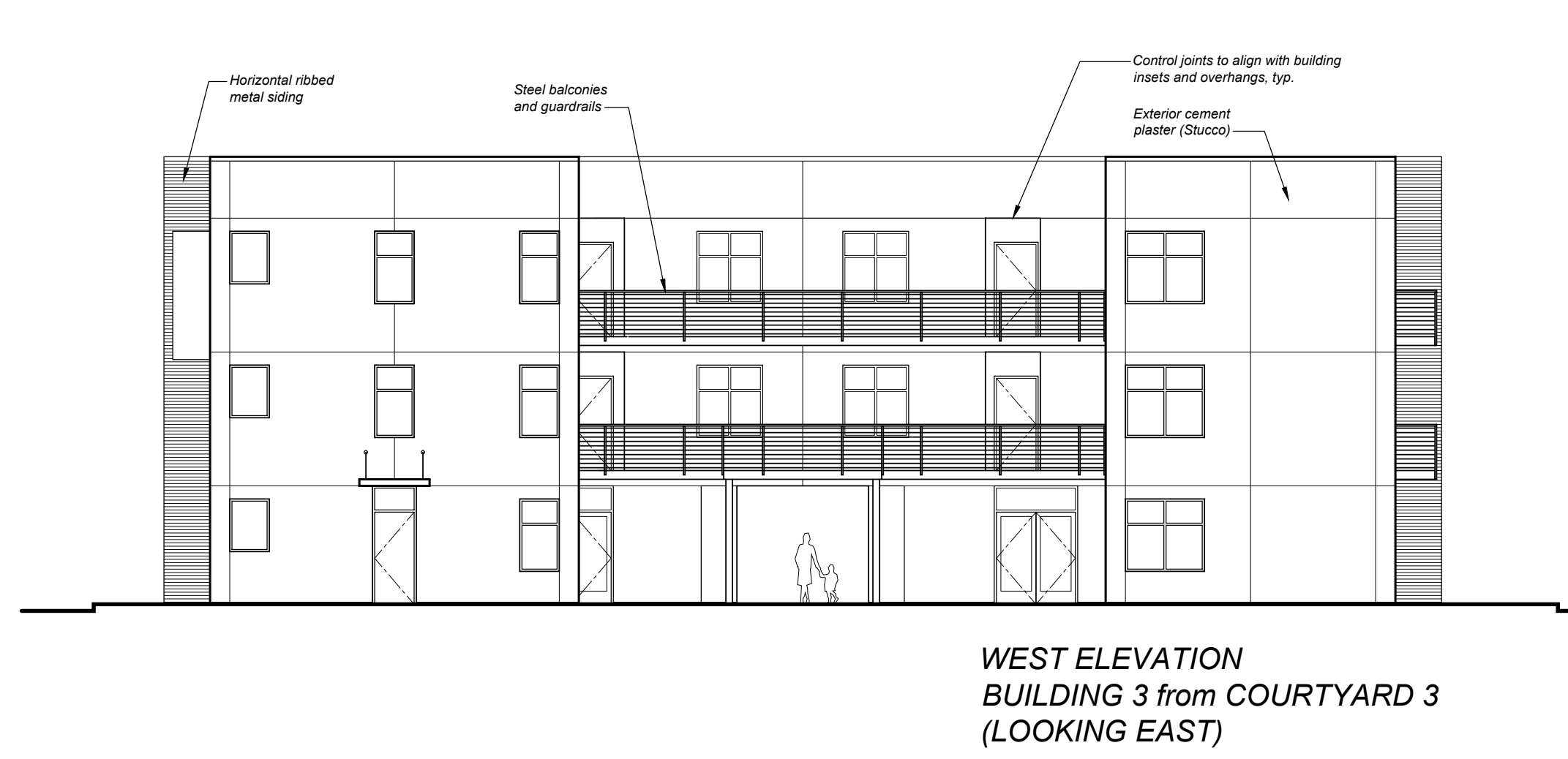
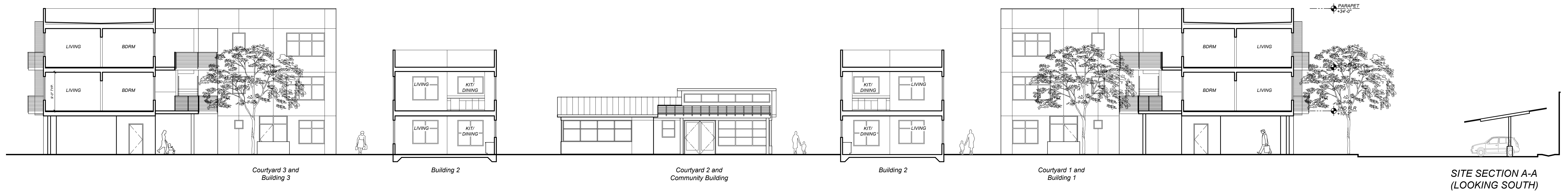
0' 4' 8' 16'
SCALE 3/32" = 1'-0"

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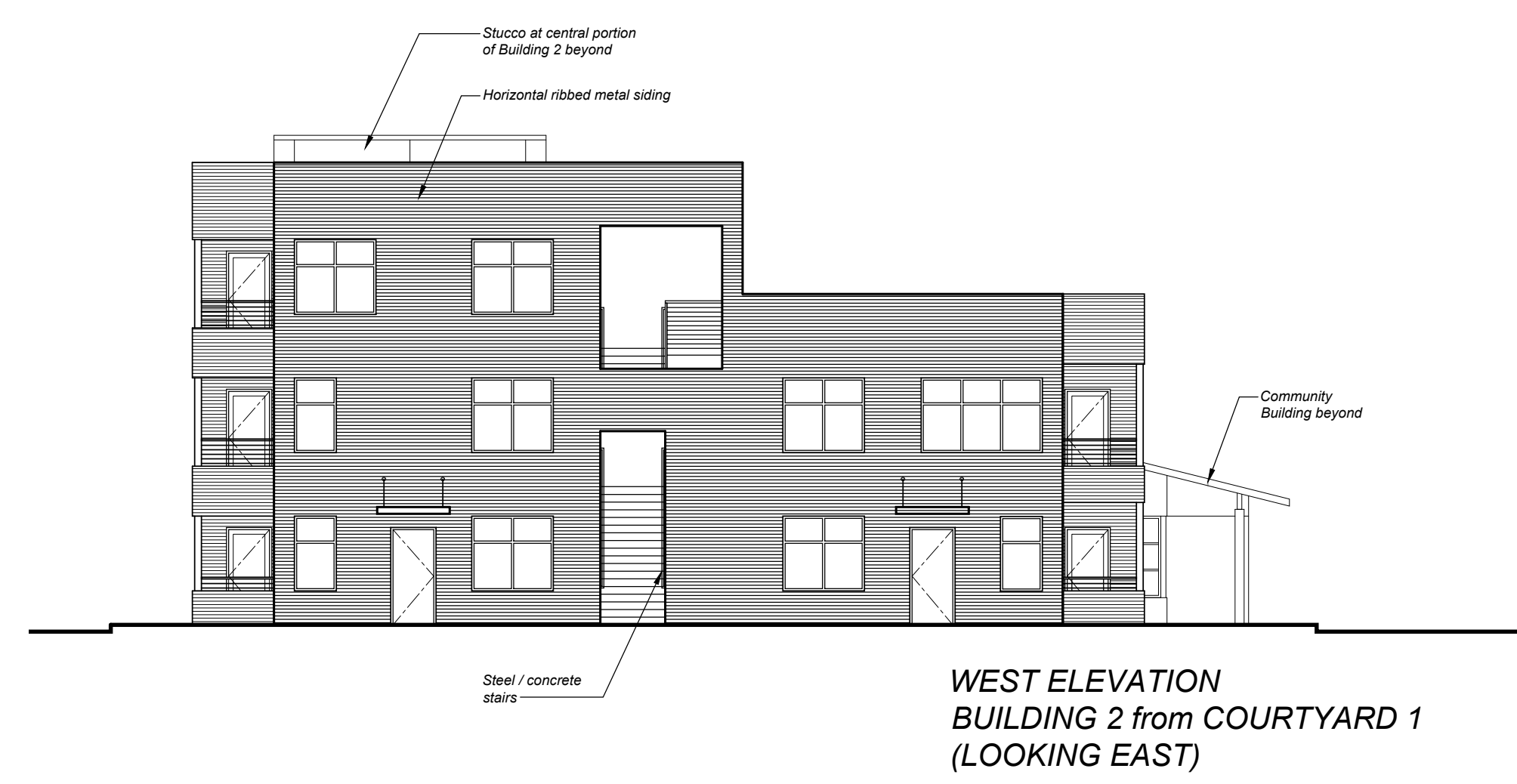
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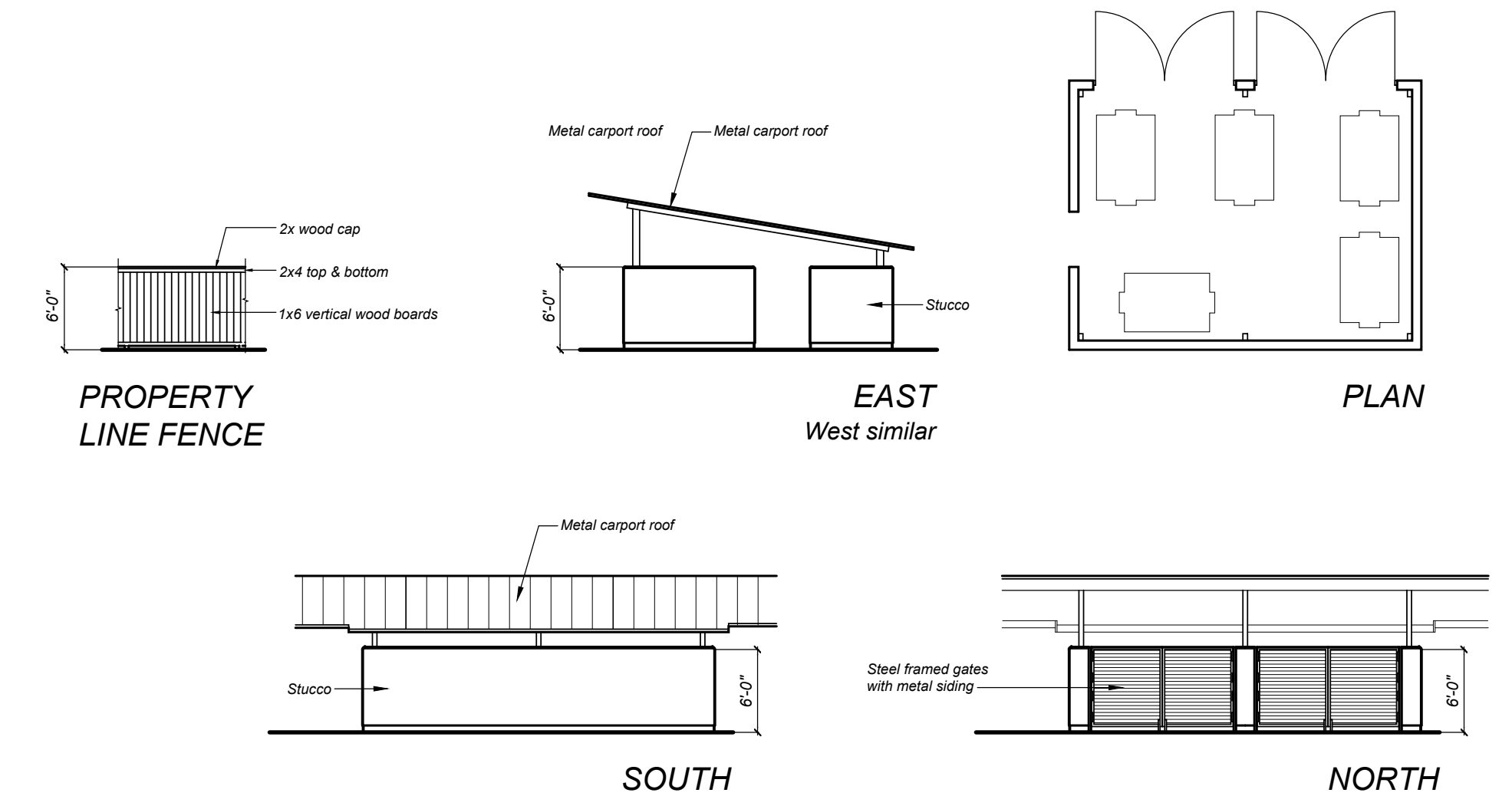
09/20/2021
TFA #1725



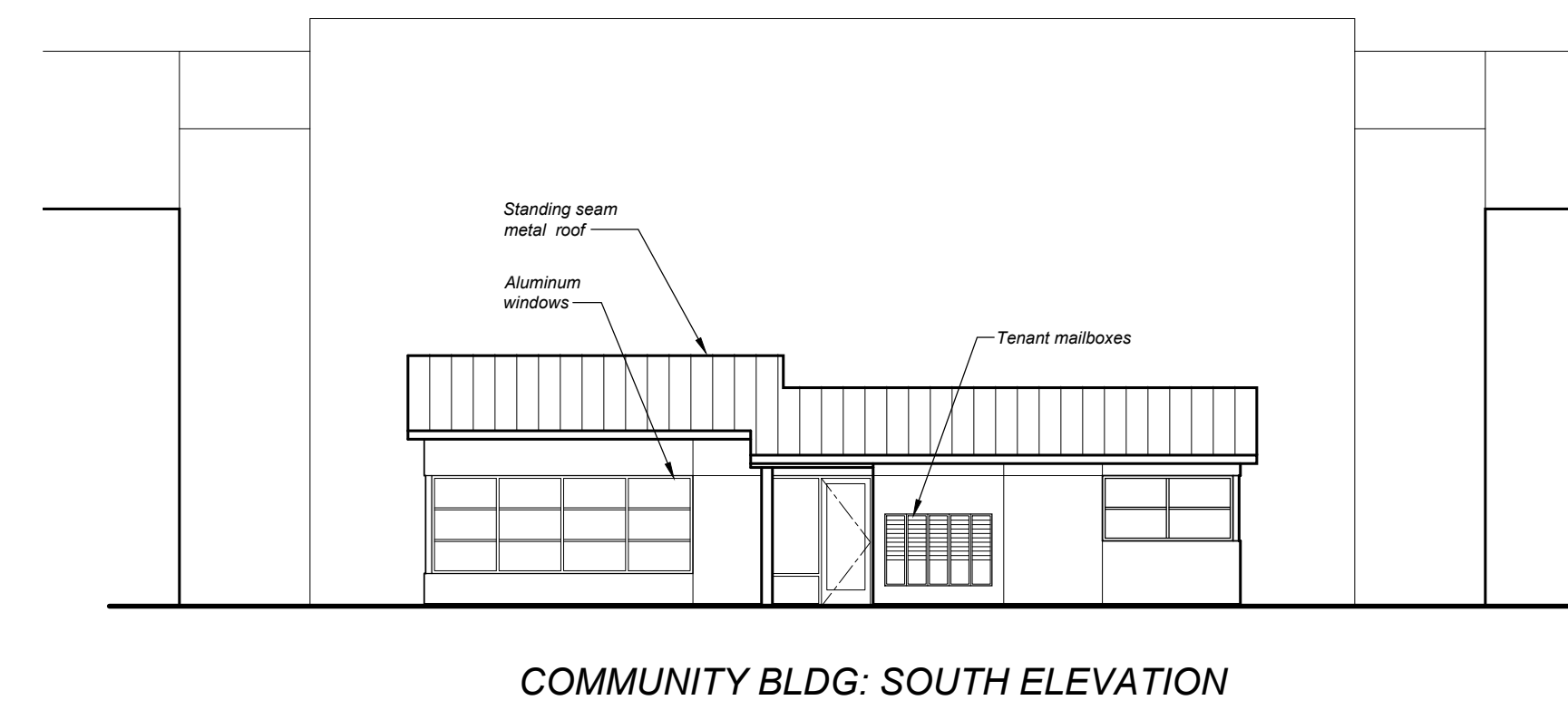
WEST ELEVATION
BUILDING 3 from COURTYARD 3
(LOOKING EAST)



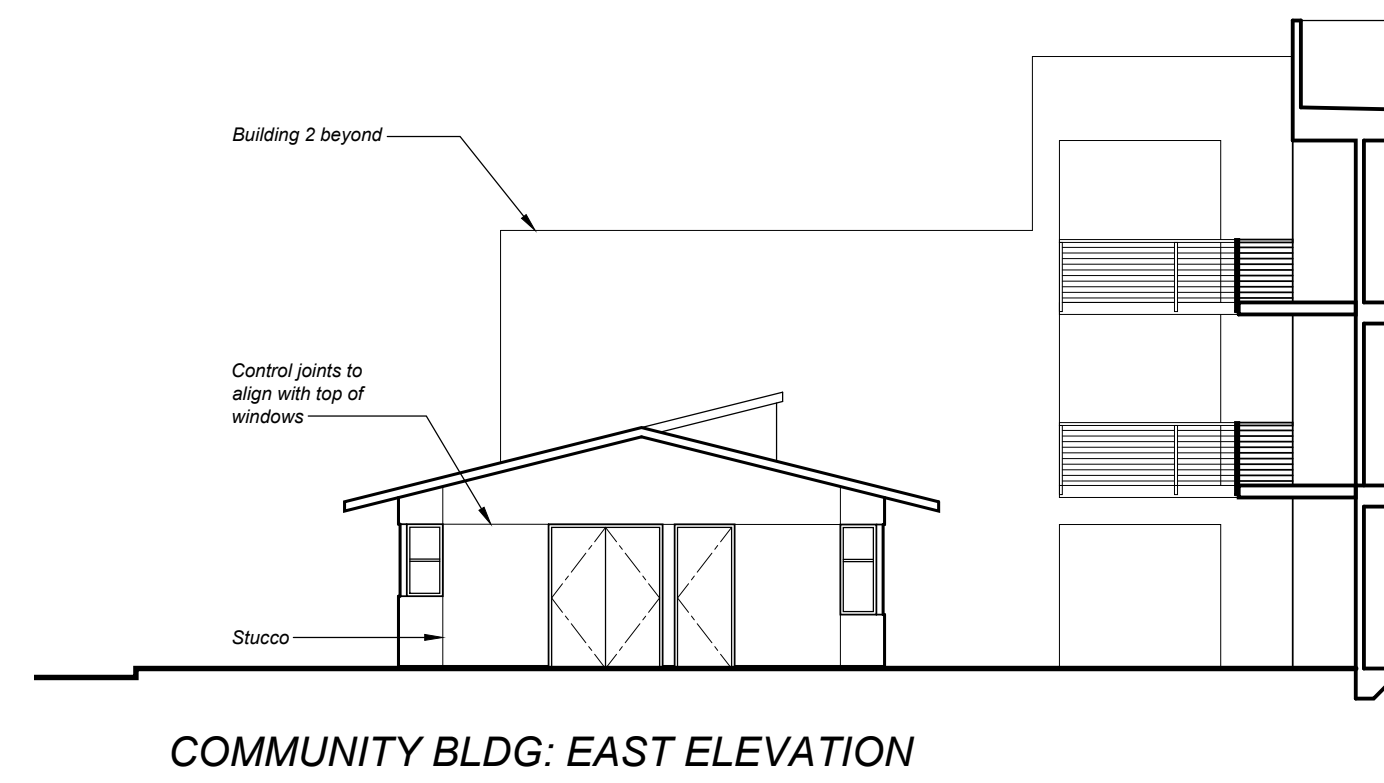
WEST ELEVATION
BUILDING 2 from COURTYARD 1
(LOOKING EAST)



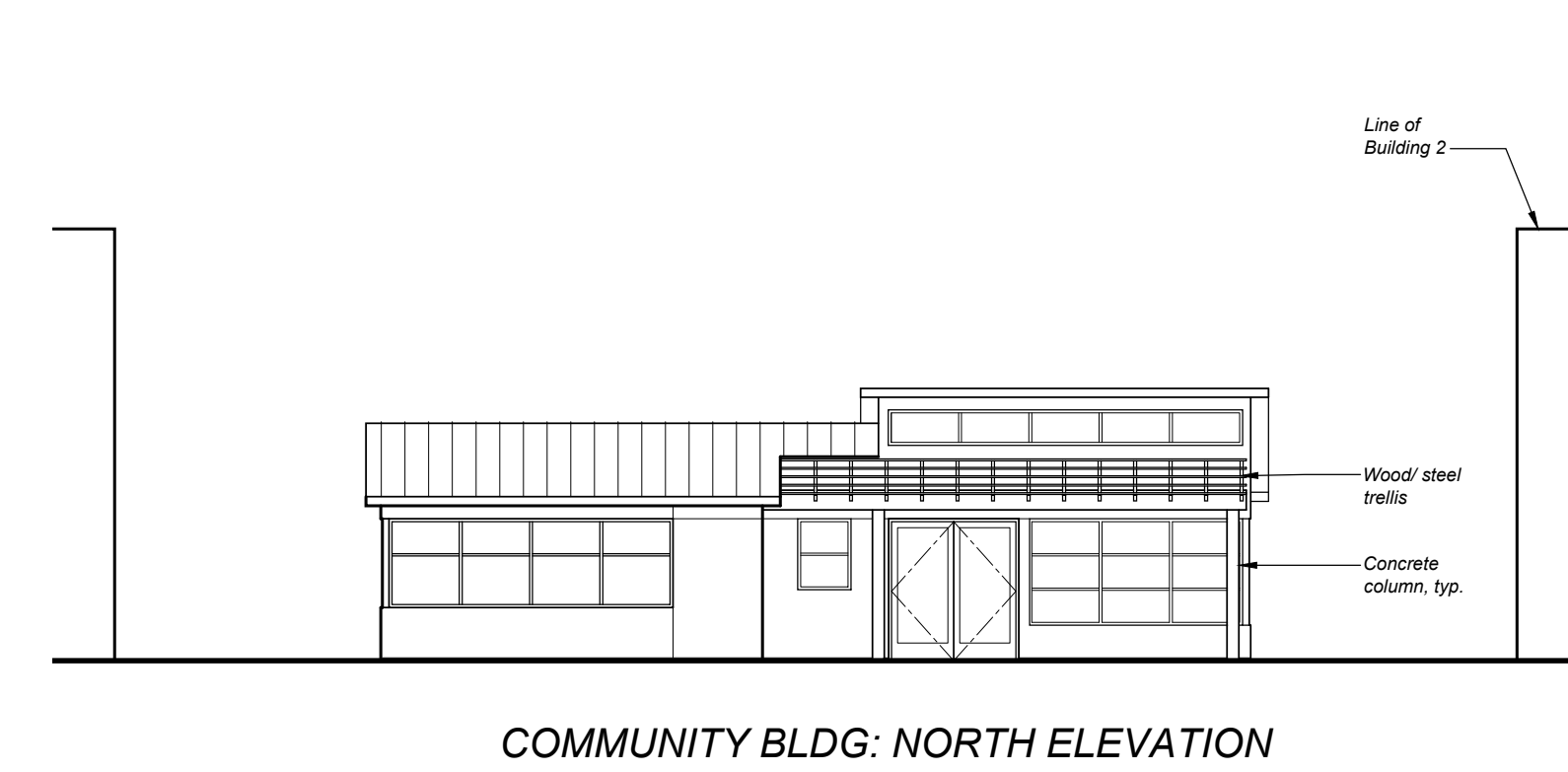
TRASH ENCLOSURE PLAN and ELEVATIONS



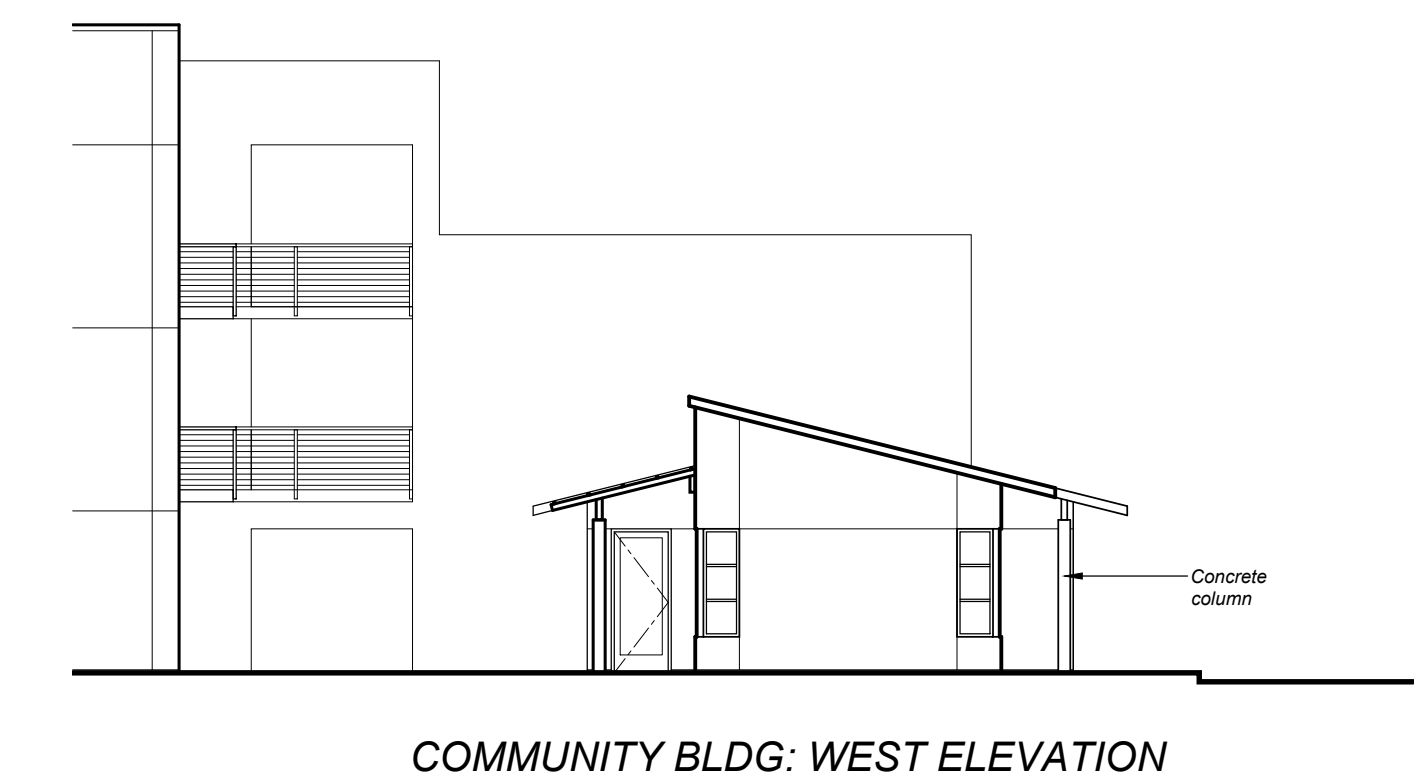
COMMUNITY BLDG: SOUTH ELEVATION



COMMUNITY BLDG: EAST ELEVATION



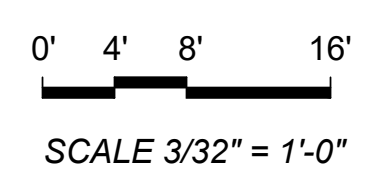
COMMUNITY BLDG: NORTH ELEVATION



COMMUNITY BLDG: WEST ELEVATION

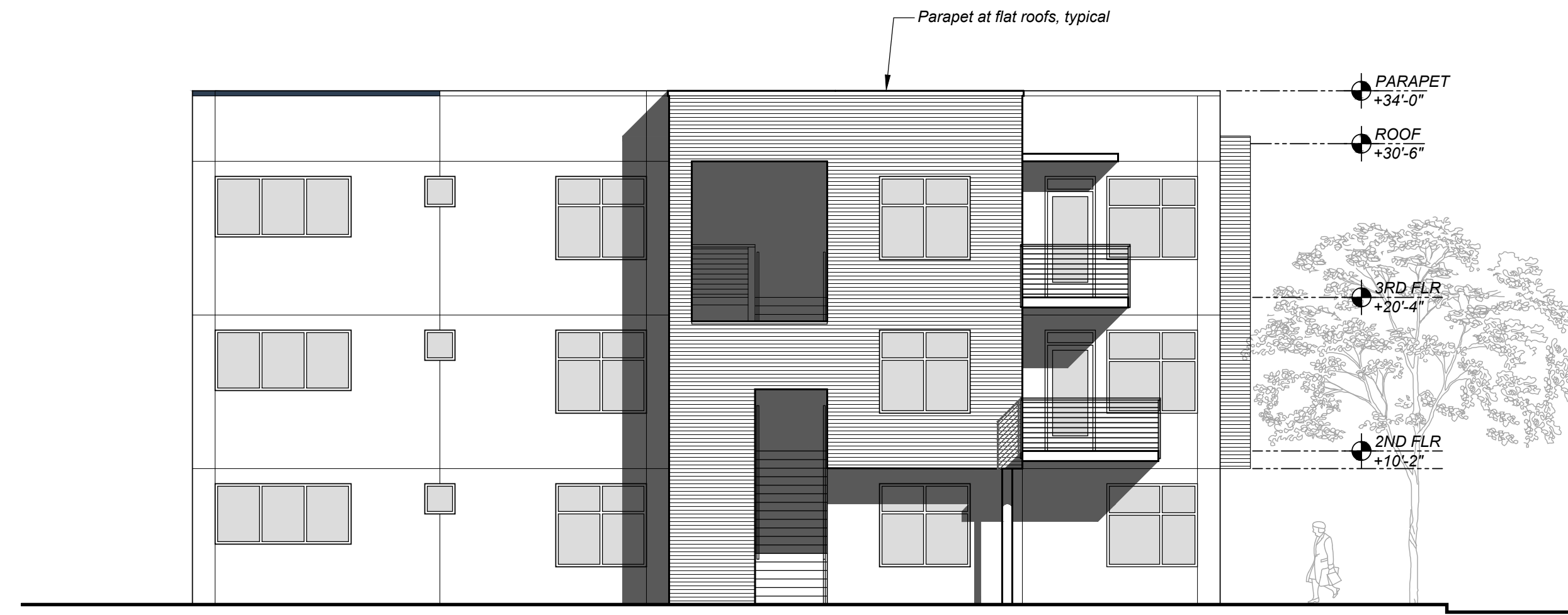
**AVENUE 3111 STORAGE
and APARTMENTS**
3111 Santa Rosa Avenue, Santa Rosa, California

**CONCEPTUAL ELEVATIONS
and SECTIONS**



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NORTH ELEVATION



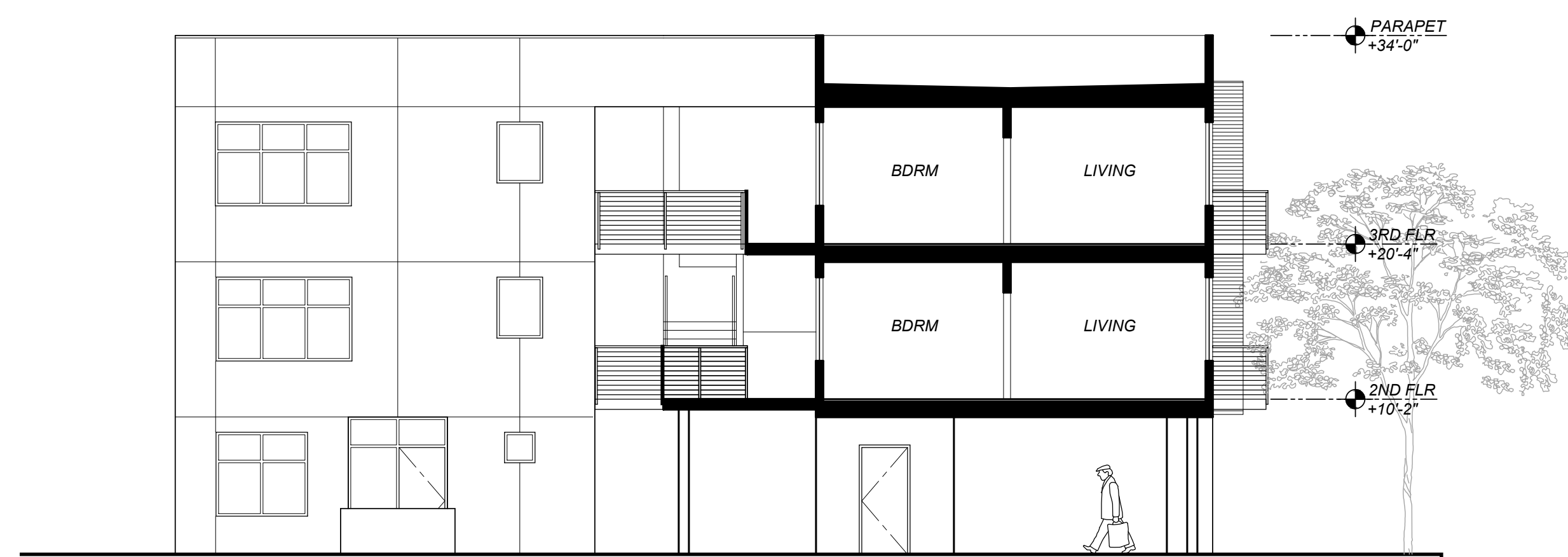
WEST ELEVATION



SOUTH ELEVATION

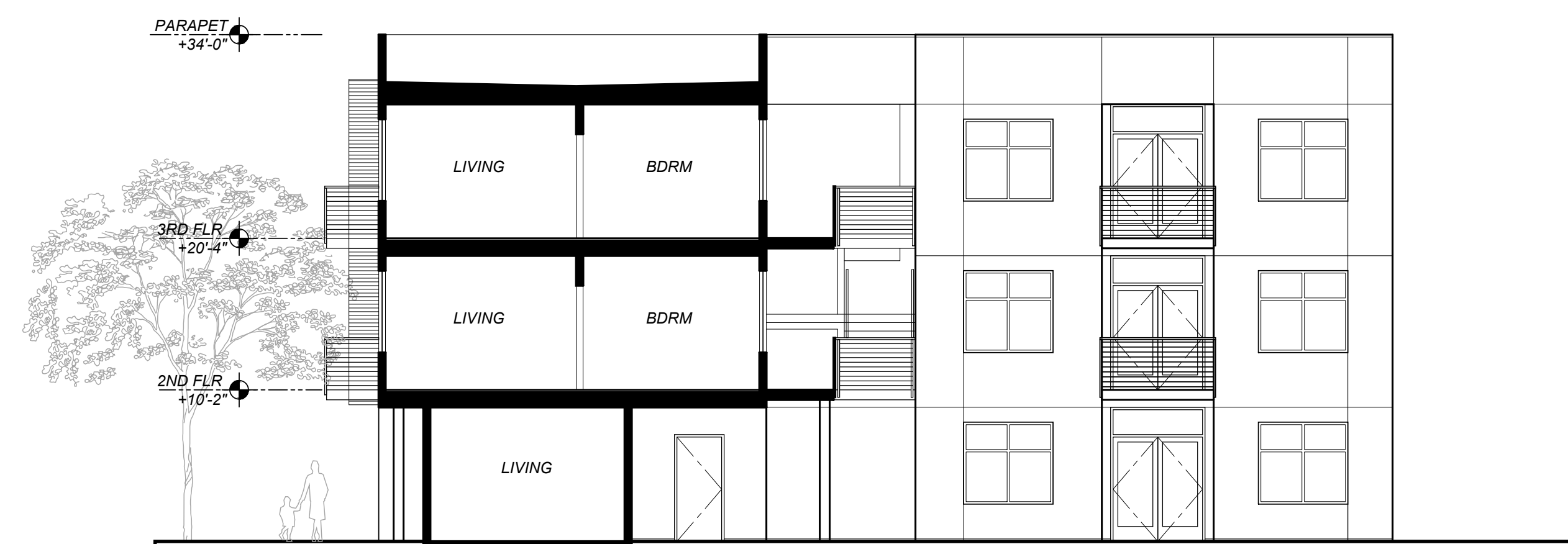


EAST ELEVATION



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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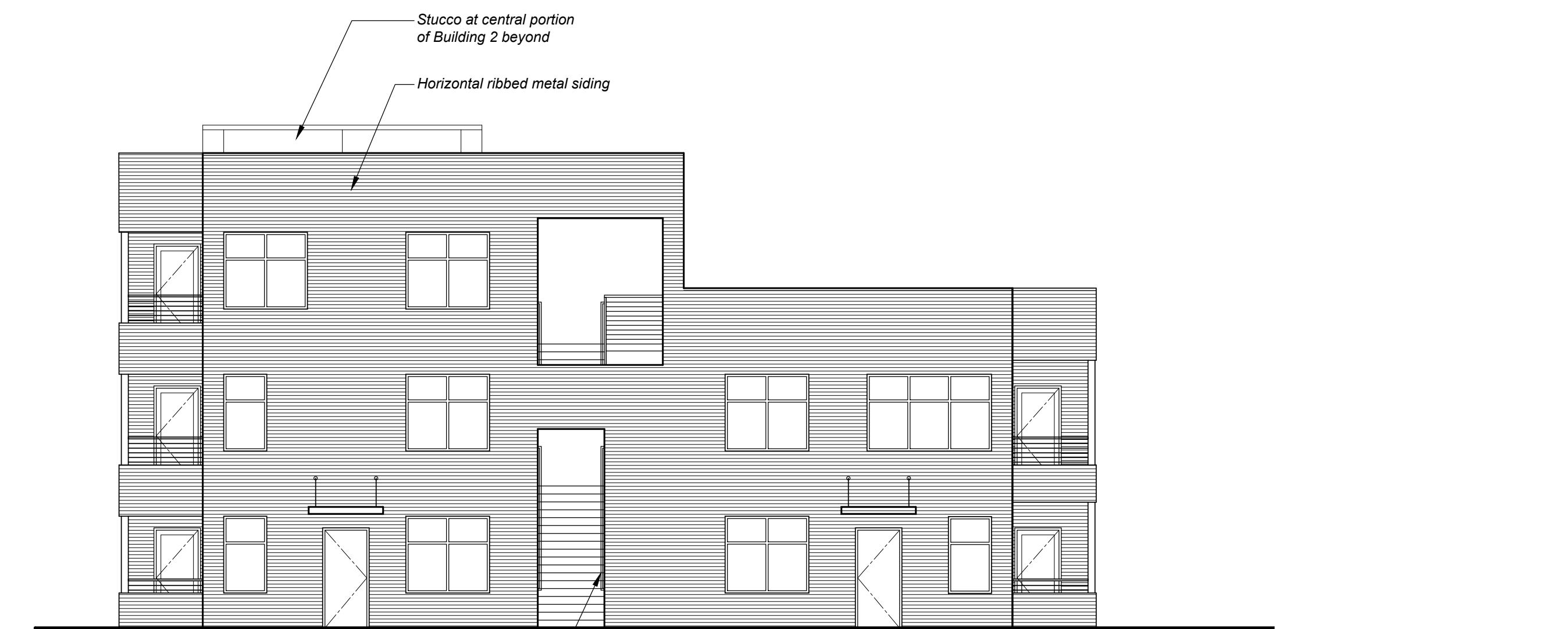
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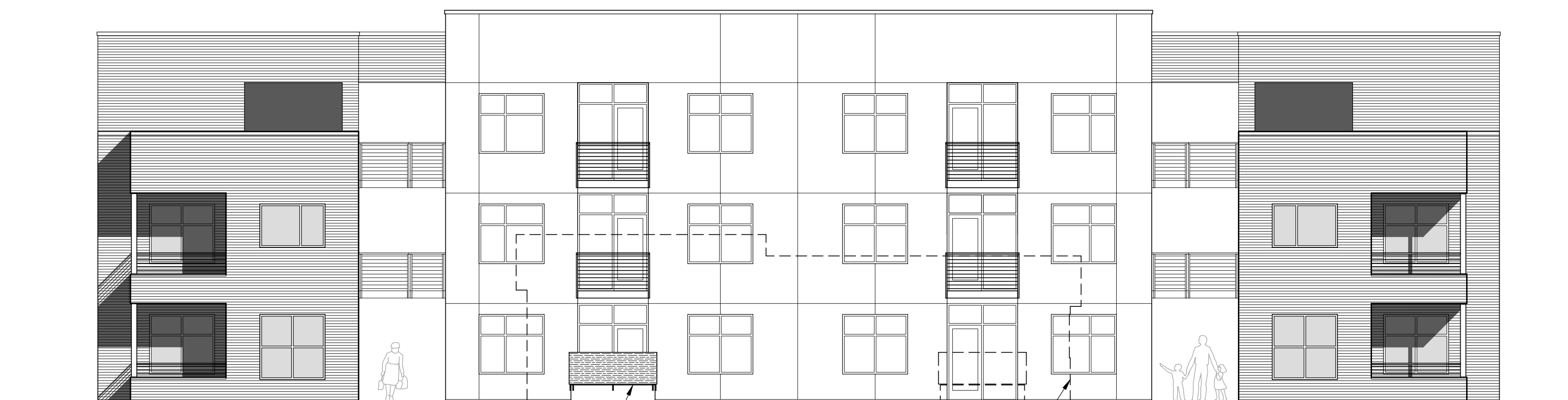
03/07/2022
TFA #1725



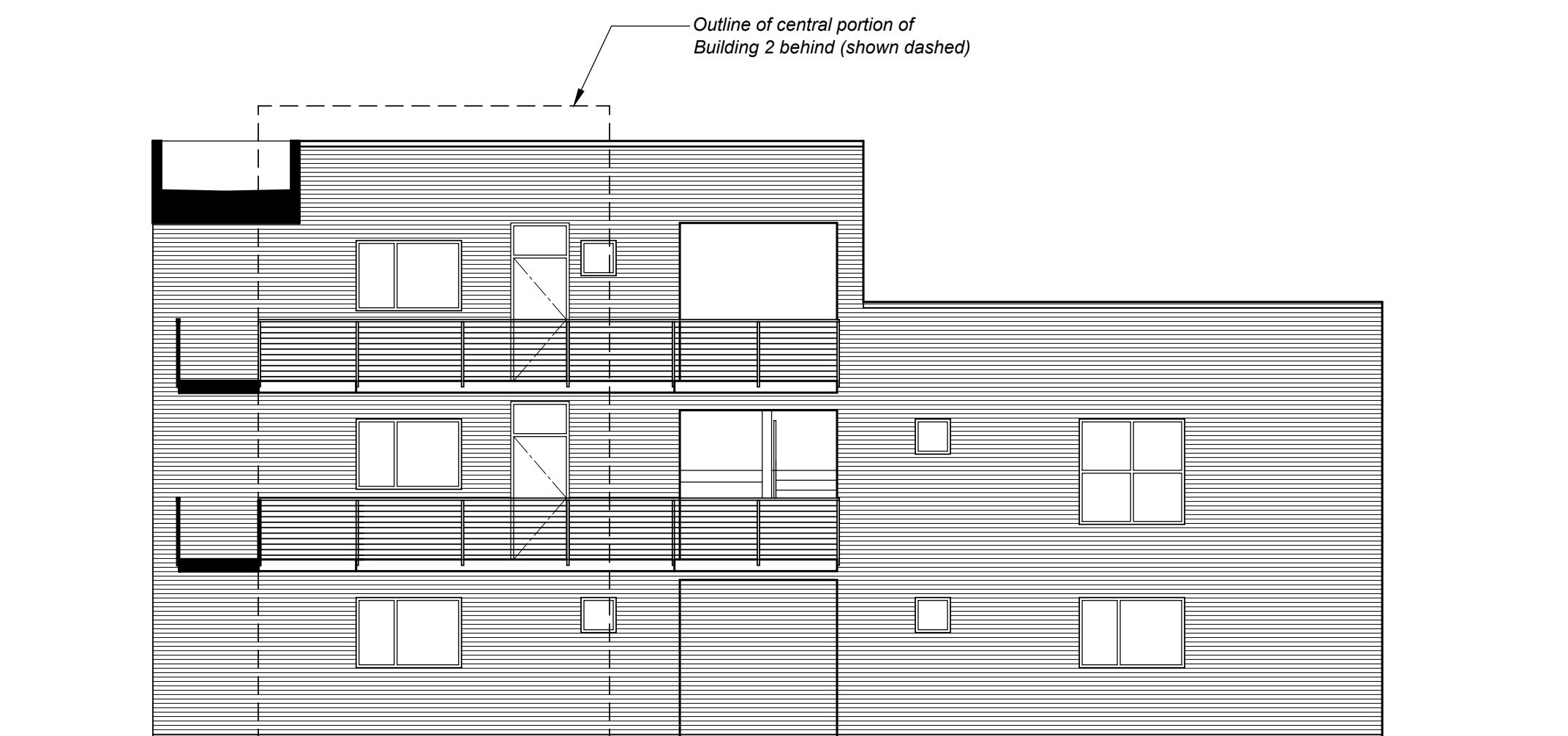
NORTH ELEVATION



**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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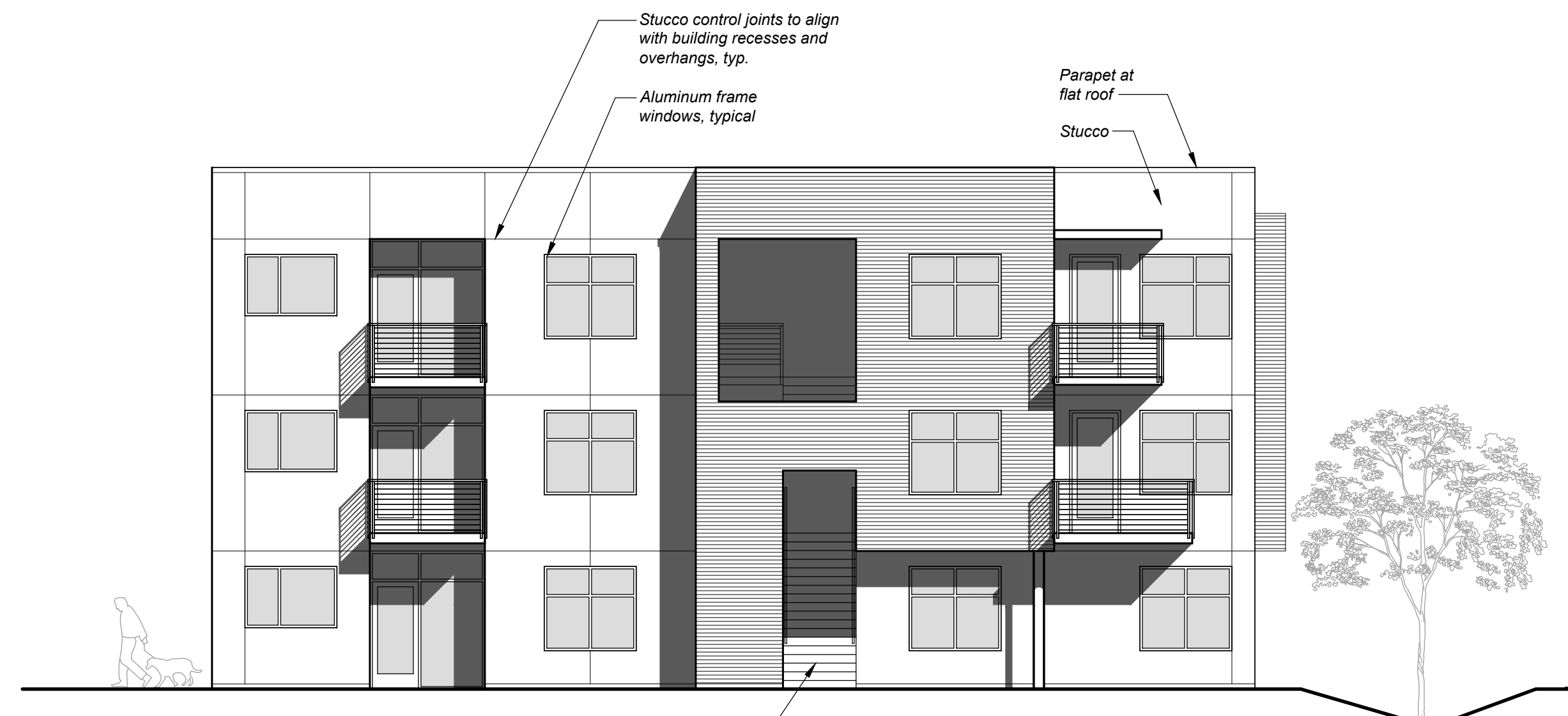
03/07/2022
TFA #1725



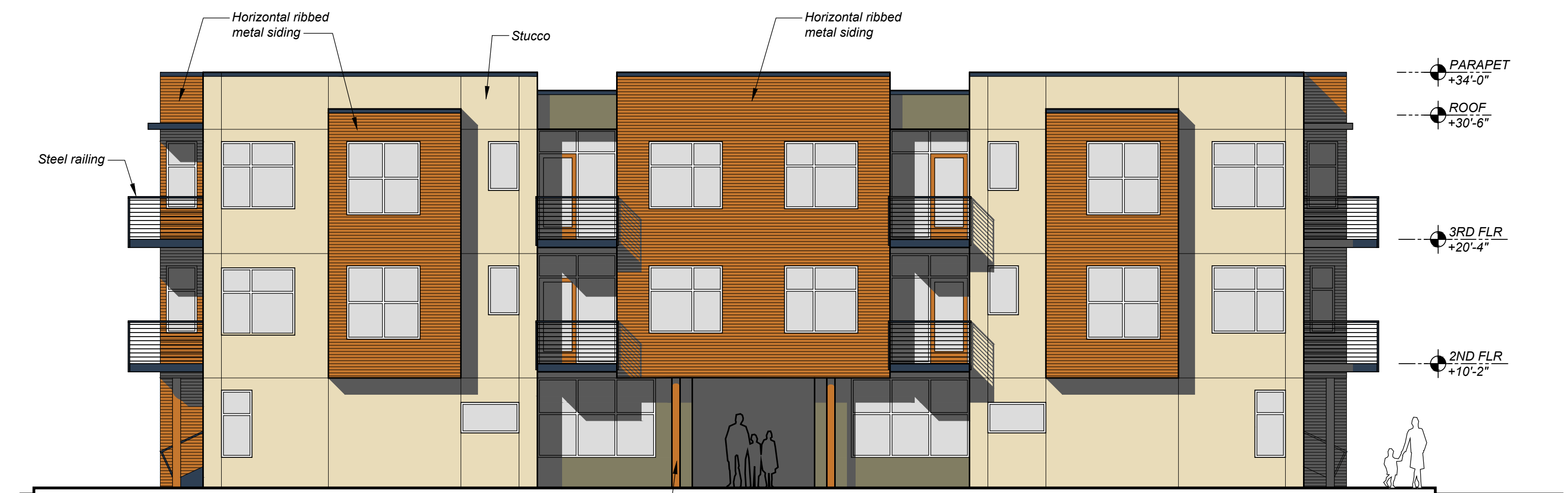
NORTH ELEVATION



WEST ELEVATION



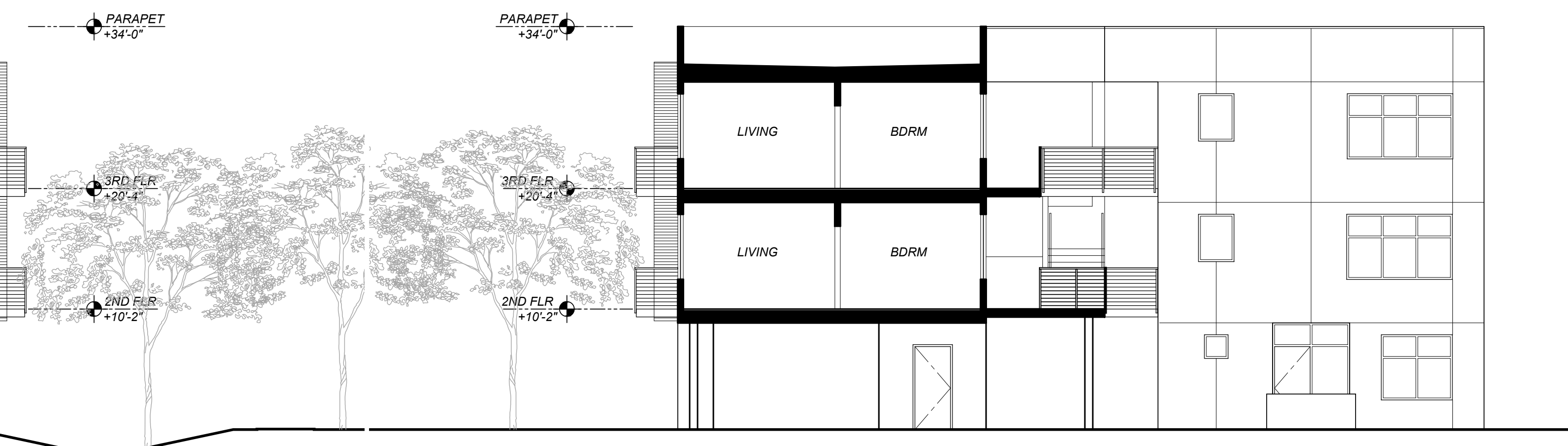
SOUTH ELEVATION



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

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

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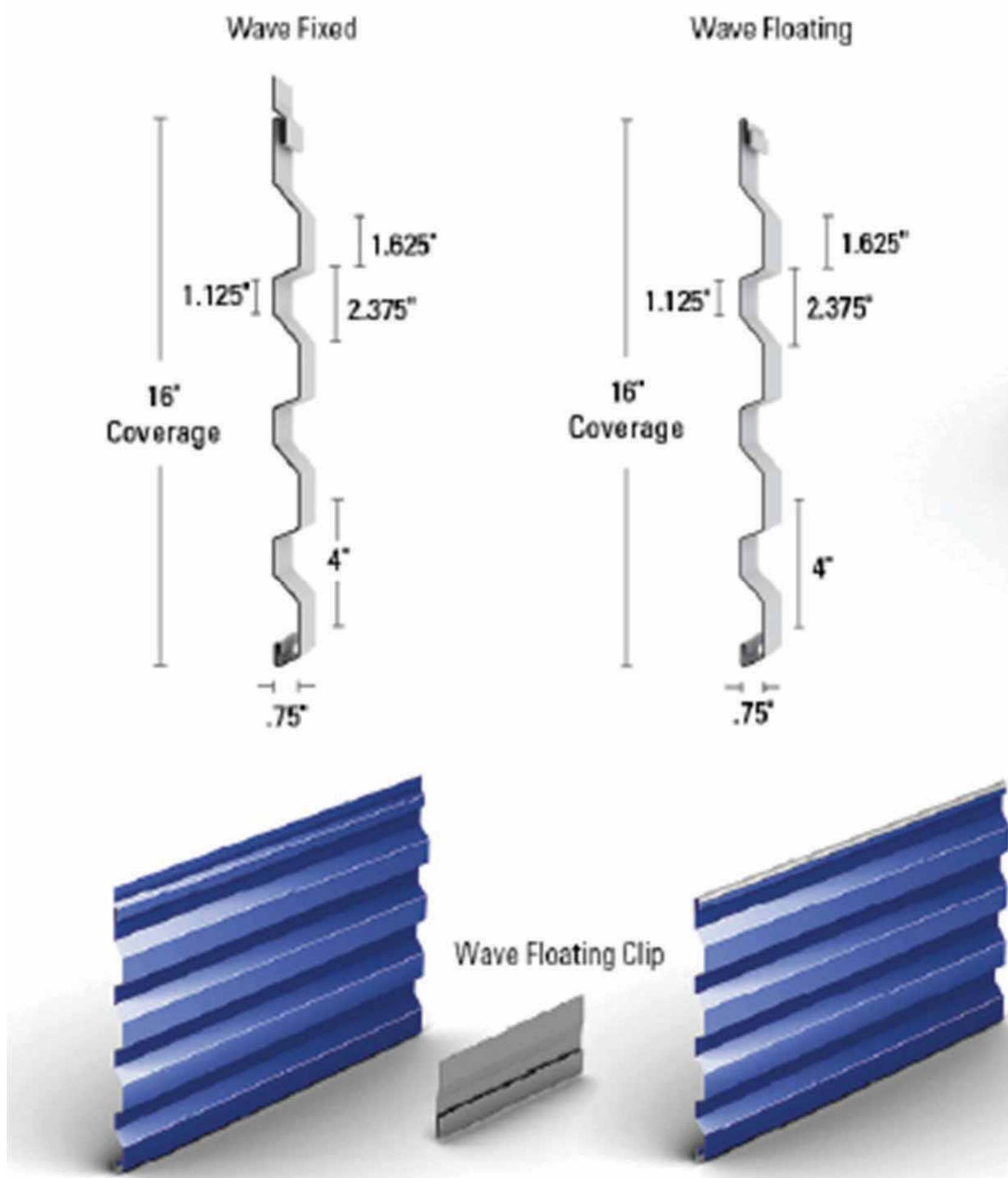
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09/20/2021
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Wave

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.



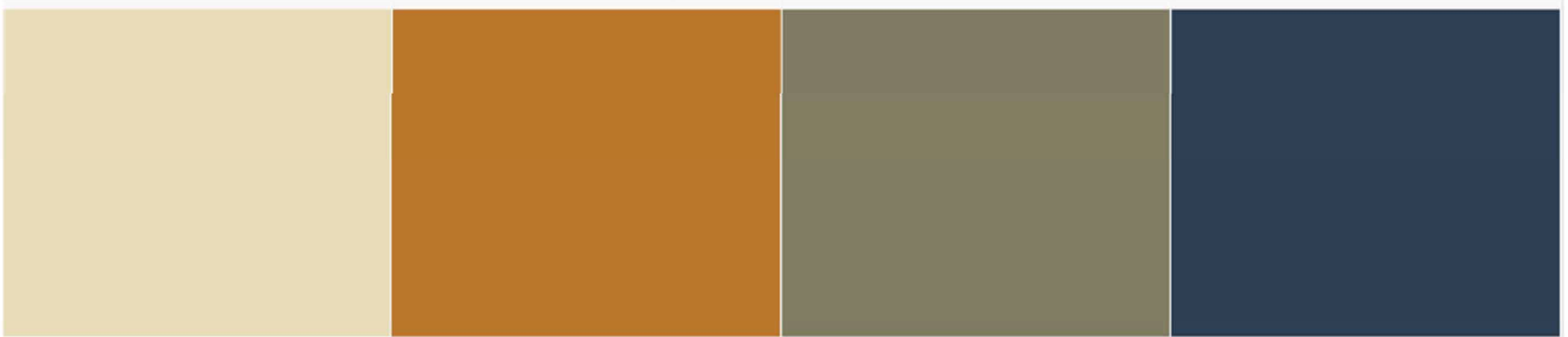
HORIZONTAL RIBBED METAL SIDING



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

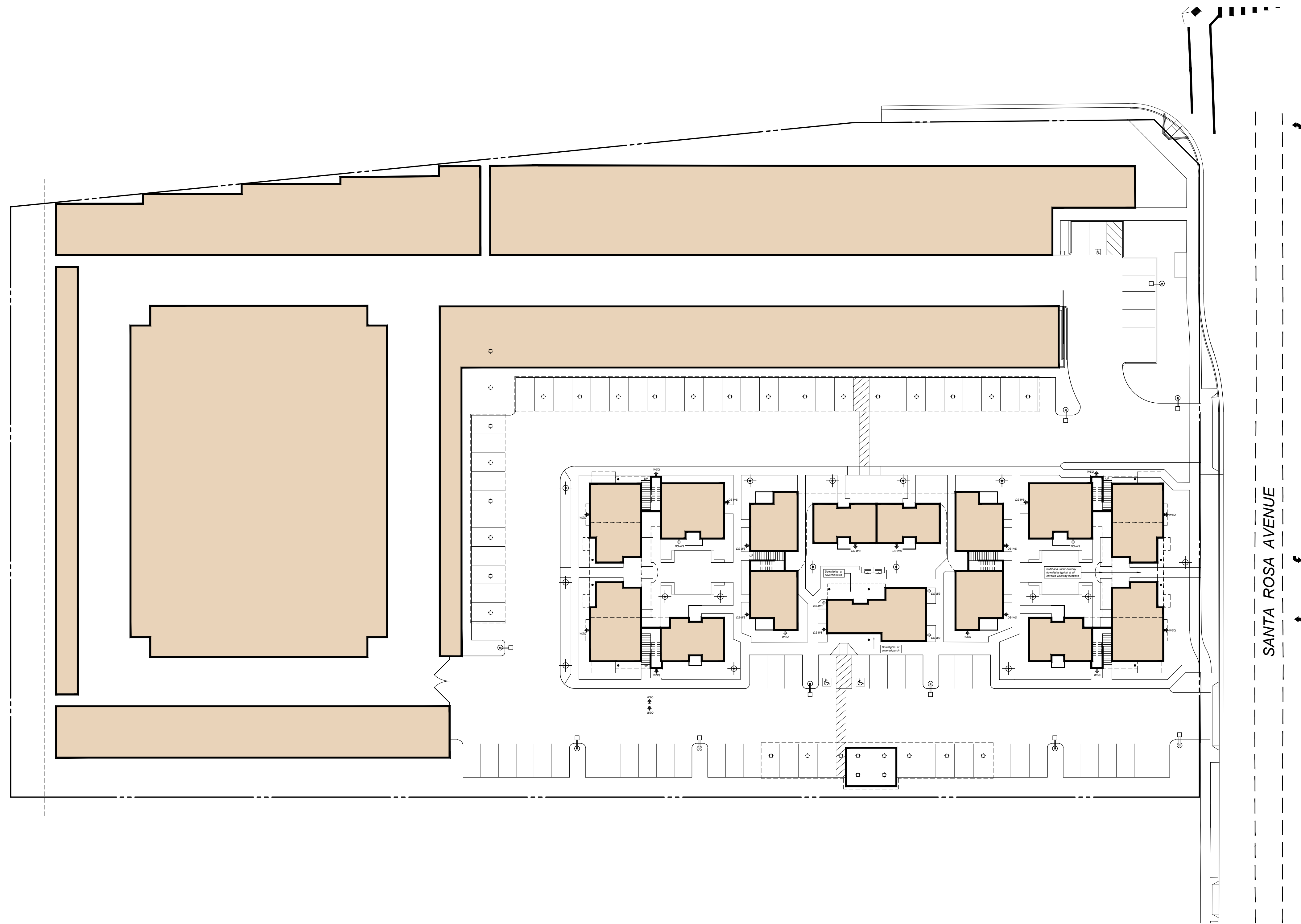
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LITHONIA WSQ-LED-2

RAB ALED2T78NW


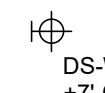
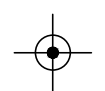
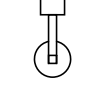
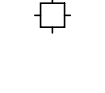


RAB ALED 5T52W



WAC DS-WS-06F-A

LIGHTING LEGEND

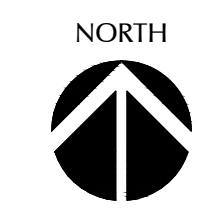
-  EXTERIOR WALL MOUNTED DOWNLIGHT:
LITHONIA WSQ-LED-2 (COLOR = WHITE) with
47 WATT LED LAMP and PHOTOCELL OPERATION.
MOUNTING HEIGHT PER SYMBOL NOTATION
-  EXTERIOR WALL MOUNTED CYLINDER DOWNLIGHT:
WAC DS-WS-06F-A (COLOR = WHITE) with
47 WATT LED LAMP and PHOTOCELL OPERATION.
MOUNTING HEIGHT PER SYMBOL 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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