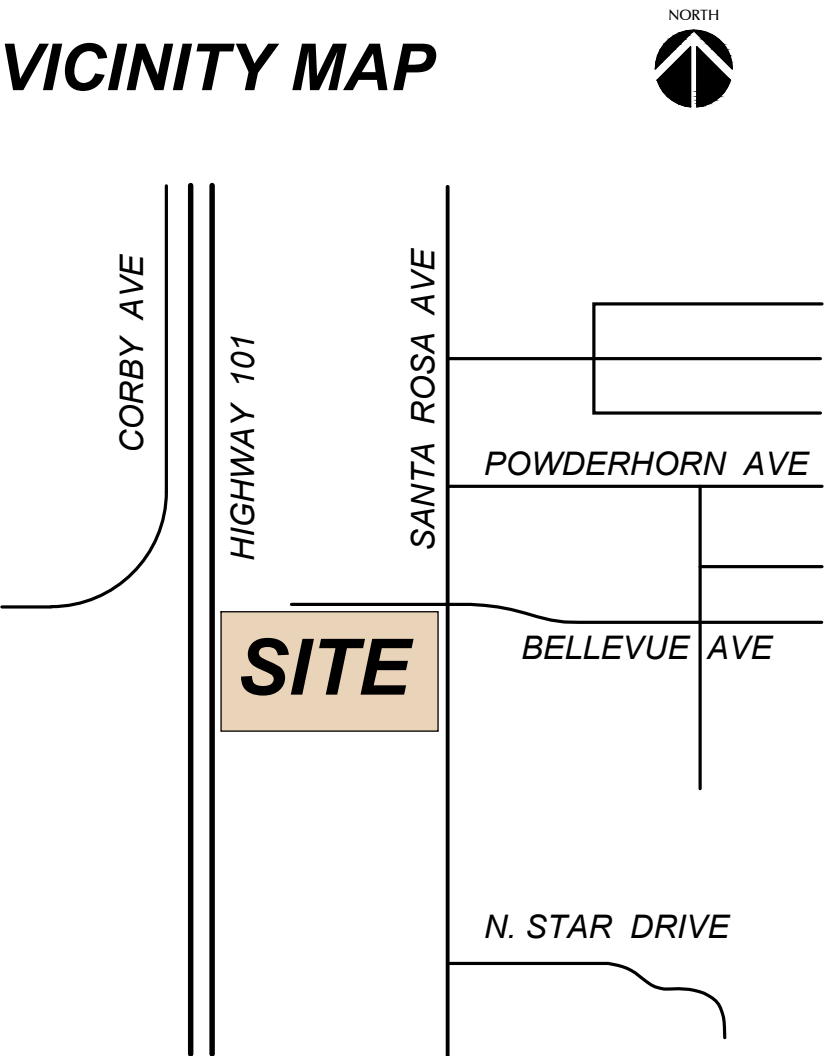


**PROJECT DATA**

|                       |   |
|-----------------------|---|
| PROJECT LOCATION:     | 3111 SANTA ROSA AVE<br>SANTA ROSA, CA 95407                                     |
| ASSESSOR PARCEL #:    | 043-143-018 and 043-143-002   |
| ZONING:               | CG - GENERAL COMMERCIAL<br>(Residential: 30 Units/Acre with Use Permit)         |
| SITE AREA:            | 4.51 ± ACRES GROSS (Entire Site)<br>1.83 ± ACRES GROSS (Residential Site)       |
| SELF-STORAGE:         | APPROX. 40,000 S.F. Buildings and<br>20,000 S.F. of RV Parking                  |
| DENSITY:              | 26 UNITS PER ACRE (Residential)   |
| NUMBER OF APARTMENTS: | 48 (10 2-BEDRM & 38 1-BEDRM UNITS)  |
| PARKING REQUIRED:     | 84 SPACES<br>(1 BDRM UNITS: 1 COVERED + 0.5)<br>(2 BDRM UNITS: 1 COVERED + 1.5) |
| PARKING PROVIDED:     | 84 SPACES   |

**VICINITY MAP**

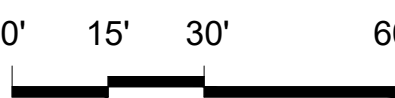


**BELLEVUE & SANTA ROSA AVENUE  
SELF-STORAGE and APARTMENTS**

3111 Santa Rosa Avenue, Santa Rosa, California

**CONCEPTUAL SITE PLAN**

SCALE 1" = 30'



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A-1

08/03/2020  
TFA #1725





| MAWA AND ETWU CALCULATIONS   |        |            |      |                    |          |       |  |  |  |
|--|--------|------------|------|--------------------|----------|-------|--|--|--|
| Maximum Applied Water Allowance (MAWA)                                       |        |            |      |                    |          |       |  |  |  |
| A.) Net Evapotranspiration Calculation                                       |        |            |      |                    |          |       |  |  |  |
| Annual Eto   | 44.33  |            |      |                    |          |       |  |  |  |
| Annual Rainfall  | 29.67  | X          | 0.25 | =                  | 7.42     |       |  |  |  |
| Net Evapotranspiration Calculation = Annual Eto - Effective Rainfall = 36.91 |        |            |      |                    |          |       |  |  |  |
| B.) Adjusted Landscape Area Calculation                                      |        |            |      |                    |          |       |  |  |  |
| Landscape Area   | 19,515 | X          | 0.45 | =                  | 8781.948 |       |  |  |  |
| Special Landscape Area   | 0      | X          | 0.4  | =                  | 0        |       |  |  |  |
| Sum of Adjusted Landscape Area = 8781.95                                     |        |            |      |                    |          |       |  |  |  |
| MAWA = 36.91 X 0.62 X 8,781.95 = 200,981 Gallons                             |        |            |      |                    |          |       |  |  |  |
| Estimated Total Water Use (ETWU)   |        |            |      |                    |          |       |  |  |  |
| A.) Net Evapotranspiration Calculation                                       |        |            |      |                    |          |       |  |  |  |
| Net Evapotranspiration Calculation =   |        | Annual Eto | -    | Effective Rainfall | =        | 36.91 |  |  |  |
| Very Low Water Plant Use SF  |        |            |      |                    |          |       |  |  |  |
| Low Water Plant Use SF   | 0      | X          | 0.10 | =                  | 0.00     |       |  |  |  |
| Moderate Water Plant Use SF  | 15,959 | X          | 0.30 | =                  | 4787.64  |       |  |  |  |
| High Water Plant Use SF  | 3,431  | X          | 0.60 | =                  | 2058.88  |       |  |  |  |
| Sum of Adjusted Landscape Area = 7146.51                                     |        |            |      |                    |          |       |  |  |  |
| ETWU (DRIP) = 36.91 X 0.62 X 6,846.51 / 0.81 = 193,441 Gallons               |        |            |      |                    |          |       |  |  |  |

| SIZE   | BOTANICAL NAME                       | COMMON NAME                 | REMARKS                            | WATER USE PER WUCOLS IV |
|--------|--------------------------------------|-----------------------------|------------------------------------|-------------------------|
| TREES  |                                      |                             |                                    |                         |
| 24     | ACER PALMATUM 'BLOODGOOD'            | JAPANESE MAPLE              | MULTI-TRUNK                        | M                       |
| 24     | ACER RUBRUM 'ARMSTRONG'              | SCARLET MAPLE               |                                    | M                       |
| 24     | CORNUS X 'VENUS'                     | VENUS DOGWOOD               |                                    | M                       |
| 24     | OLEA EUROPAEA 'SWAN HILL'            | FRUITLESS OLIVE             | MULTI-TRUNK                        | VL                      |
| 24     | PISTACIA CHINENSIS 'KEITH DAVEY'     | CHINESE PISTACHE            |                                    | L                       |
| 15     | QUERCUS LOBATA                       | VALLEY OAK                  | CALIFORNIA NATIVE; TREE MITIGATION | L                       |
| 24     | ULMUS PARVIFOLIA 'DRAKES'            | CHINESE ELM                 |                                    | L                       |
| SHRUBS |                                      |                             |                                    |                         |
| 5      | ABUTILON X HYBRIDUM 'NABOB'          | RED FLOWERING MAPLE         |                                    | M                       |
| 5      | ARCTOSTAPHYLOS D. 'HARMONY'          | HARMONY MANZANITA           |                                    | L                       |
| 1      | ASPIDISTRA ELATOR                    | CAST-IRON PLANT             |                                    | L                       |
| 5      | ASPLENIUM BULBIFERUM                 | MOTHER FERN                 |                                    | M                       |
| 5      | AUCUBA JAPONICA 'VARIEGATA'          | JAPANESE AUCUBA             |                                    | M                       |
| 5      | BERBERIS THUNBERGII 'CRIMSON PYGMY'  | BARBERRY                    |                                    | M                       |
| 5      | CAMELLIA SASANKUA 'WHITE DOVES'      | CAMELLIA                    |                                    | M                       |
| 5      | CLIVIA MINIATA                       | KAFFIR LILY                 |                                    | L                       |
| 5      | DAPHNE ODORA 'MARGINATA'             | WINTER DAPHNE               |                                    | L                       |
| 5      | HYDRANGEA MACROPHYLLA 'MINI PENNY'   | MINI PENNY HYDRANGEA        |                                    | M                       |
| 5      | LAVANDULA INTERMEDIA 'PHENOMENAL'    | LAVENDER                    |                                    | L                       |
| 5      | LOROPETALUM CHINENSE 'YURENAN'       | DWARF CHINESE FRINGE FLOWER | DWARF SPECIES: PURPLE              | L                       |
| 5      | LOROPETALUM CHINENSE 'RUBY'          | CHINESE FRINGE FLOWER       |                                    | L                       |
| 5      | LOROPETALUM CHINENSE 'SHANG-WHITE'   | DWARF CHINESE FRINGE FLOWER | DWARF SPECIES: WHITE               | L                       |
| 5      | NANDINA DOMESTICA 'COMPACTA'         | COMPACT HEAVENLY BAMBOO     |                                    | L                       |
| 5      | PHORMIUM TENAX 'JACK SPRATT'         | NEW ZEALAND FLAX            |                                    | L                       |
| 5      | PITTOSPORUM TOBIRA 'WHEELER'S DWARF' | DWARF MOCK ORANGE           |                                    | L                       |
| 5      | POLYSTICHUM SETOSUM                  | TASSEL FERN                 |                                    | M                       |
| 5      | PRUNUS LAUROCEASUS 'MT. VERNON'      | DWARF ENGLISH LAUREL        |                                    | M                       |
| 5      | RHAPHIOLEPIS INDICA 'CLARA'          | INDIA HAWTHORN              |                                    | L                       |
| 5      | SARCOCOCCA RUSSICIFOLIA              | SWEET BOX                   |                                    | L                       |
| 5      | VIBURNUM DAVIDII                     | NCN                         |                                    | M                       |
| 5      | XYLOSMA CONGESTUM 'COMPACTA'         | NCN                         |                                    | L                       |

| SIZE                  | BOTANICAL NAME                       | COMMON NAME                | REMARKS                              | WATER USE PER WUCOLS IV |
|-----------------------|--------------------------------------|----------------------------|--------------------------------------|-------------------------|
| GROUND COVER          |                                      |                            |                                      |                         |
| 1                     | ARCTOSTAPHYLOS 'PACIFIC MIST'        |                            | 6' O.C. TRI. SPACING                 | L                       |
| 1                     | COTONEASTER 'CORAL BEAUTY'           | COTONEASTER                | 6' O.C. TRI. SPACING                 | L                       |
| 1                     | TRACHELOSPERMUM JASMINOIDES          | STAR JASMINE               | 36" O.C. TRI. SPACING                | M                       |
| PERENNIALS            |                                      |                            |                                      |                         |
| 1                     | ERIGERON KARVINSKIANUS               | SANTA BARBARA DAISY        | BLUE                                 | L                       |
| 1                     | STACHYS BYZANTINA                    | LAMBS EARS                 | 2' O.C. TRI. SPACING                 | L                       |
| 1                     | TULBAGNIA VIOLACEA                   | SOCIETY GARLIC             | 2' O.C. TRI. SPACING                 | L                       |
| LAWN                  |                                      |                            |                                      |                         |
|                       | SOD                                  | RTF DROUGHT RESISTANT TURF | PARK AVENUE TURF                     | M                       |
| GRASSES               |                                      |                            |                                      |                         |
| 1                     | BOULELOUA GRACILIS 'BLONDE AMBITION' | BLONDE AMBITION BLUE GRAMA | 2' OC. TRI. SPACING                  | L                       |
| 1                     | CAREX ELATA 'BOWLES GOLDEN'          | GOLDEN VARIEGATED SEDGE    |                                      | M                       |
| BIOSWALE/BIORETENTION |                                      |                            |                                      |                         |
| SOD                   | BIO-FILTER GRASSES                   | 'BIO-FILTRATION SOD'       | DELTA BLUEGRASS (CALIF NATIVE BLEND) | L                       |
| OTHER                 |                                      |                            |                                      |                         |
|                       | BARK MULCH: RED BARK                 | MEDIUM WALK-ON             | 3" DEPTH: ALL LANDSCAPE AREAS        |                         |
|                       | LINEAR ROOT BARRIER                  | ROOT SOLUTIONS, OR EQUAL   | 24" DEPTH                            |                         |

**LANDSCAPE DESIGN INTENT**

THE DESIGN INTENT OF THIS PROJECT IS TO PROVIDE AN ATTRACTIVE, DURABLE, LOW MAINTENANCE AND LOW WATER CONSUMING LANDSCAPE.

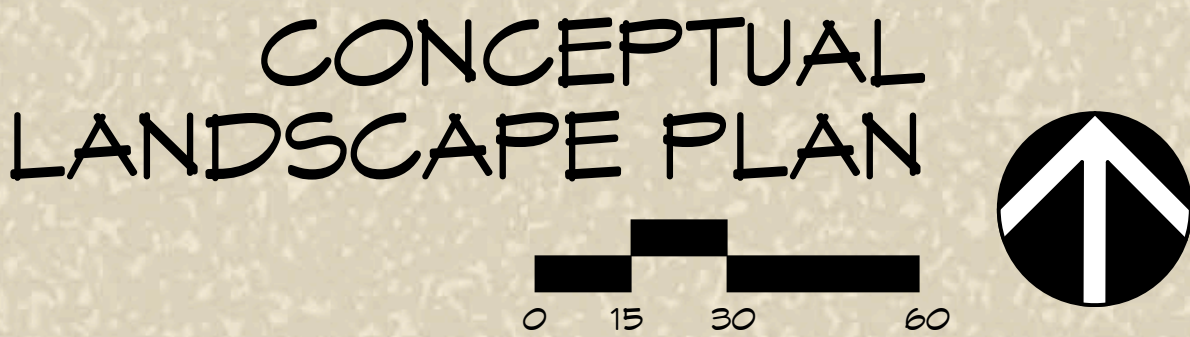
PLANTINGS SHALL INCLUDE A MIXTURE OF HORTICULTURALLY APPROPRIATE SHRUB AND GROUND COVER PLANTINGS. SHRUBS AND GROUND COVER PLANTINGS SHALL CONSIST OF MEDIUM, LOW WATER USE PLANTS (AS DEFINED BY THE 2014 EDITION WUCOLS IV).

DECIDUOUS, FLOWERING ACCENT TREES ARE PROPOSED AT THE ENTRY TO THE VEHICULAR ENTRIES TO CREATE INTEREST AND CHARACTER. LARGE DECIDUOUS SHADE SHALL PROVIDE CANOPY SHADE IN THE PARKING LOTS. BROADLEAF, DECIDUOUS ACCENT TREES WILL PROVIDE YEAR ROUND INTEREST AND SCREENING FROM ADJACENT PROPERTIES. A SMALL RECREATIONAL LAWN IS PLANNED IN THE COMMUNITY BUILDING COURTYARD.

**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).



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REGISTERED LANDSCAPE ARCHITECT

DONALD G. MACNAIR

No. 2800

Exp. 8-31-21

STATE OF CALIFORNIA

MacNair LANDSCAPE ARCHITECTURE

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don@macnairlandscapes.com

CONCEPTUAL LANDSCAPE

BELLEVUE & SANTA ROSA AVENUE  
MINI-STORAGE AND APARTMENTS  
3111 SANTA ROSA AVENUE  
SANTA ROSA, CALIFORNIA

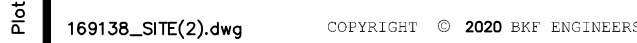
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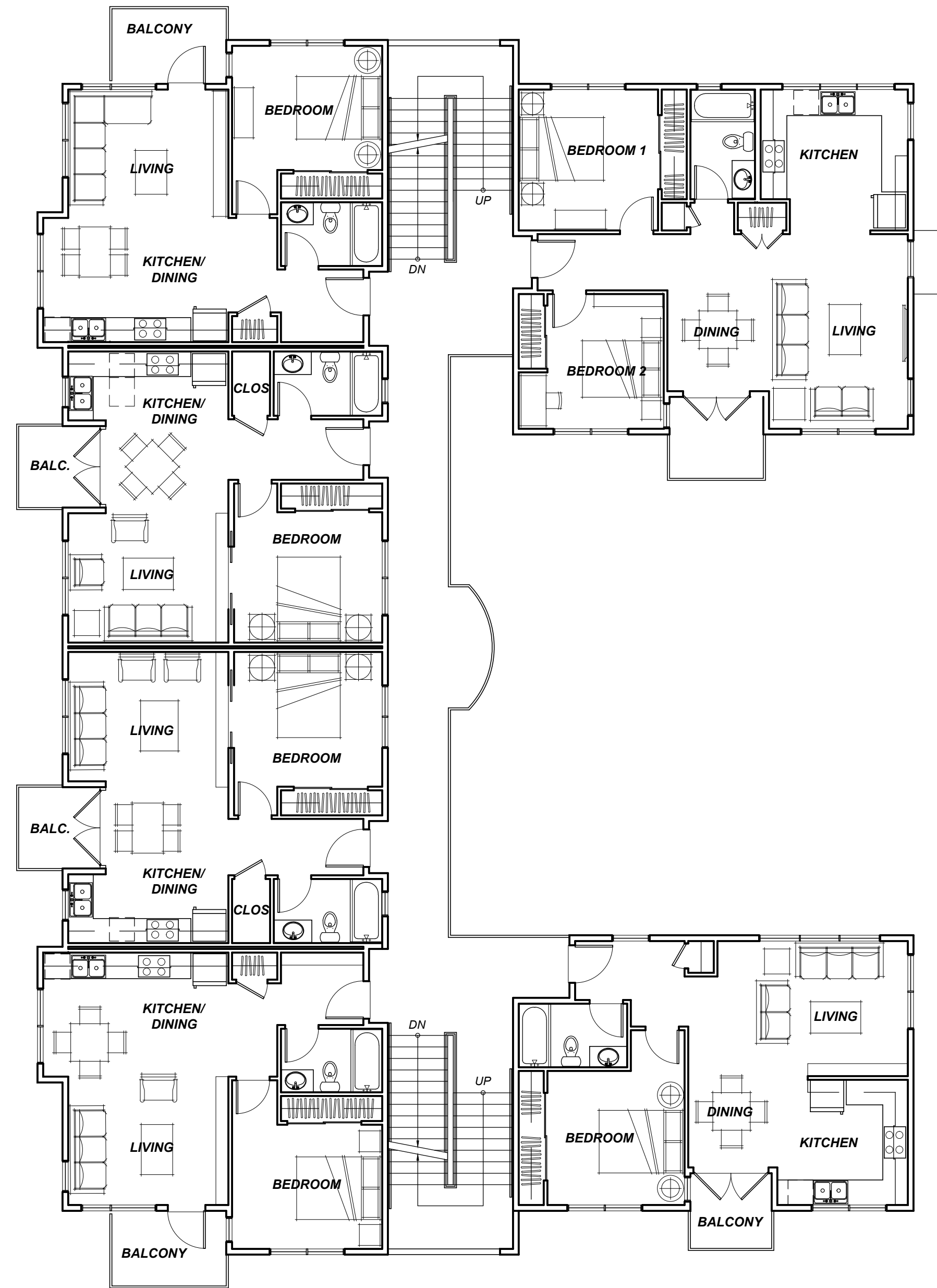
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SHEET 1 OF 1



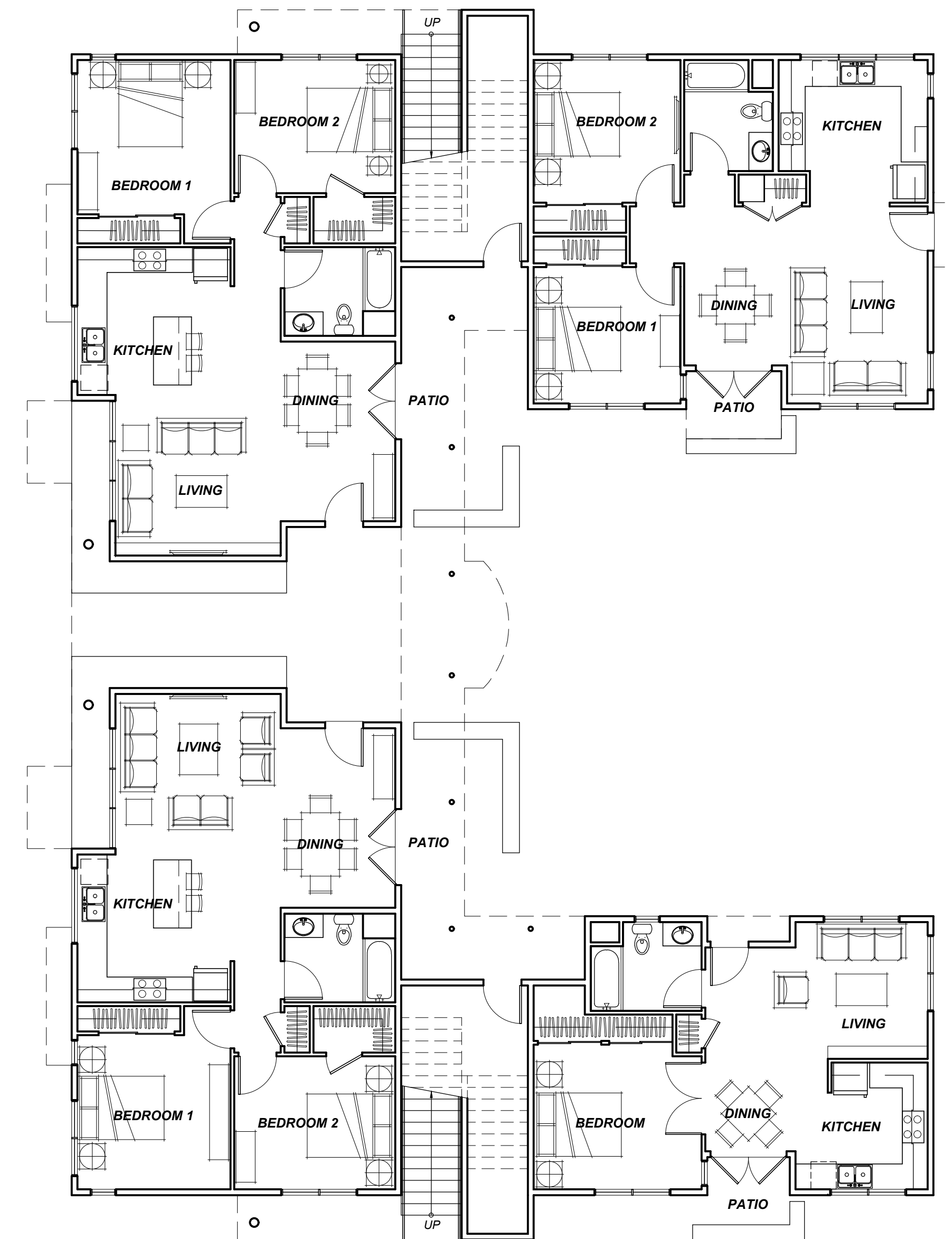








**BUILDING 1  
SECOND FLOOR PLAN**  
*Third floor plan similar*



**BUILDING 1  
FIRST FLOOR PLAN**

# BELLEVUE & SANTA ROSA AVENUE SELF-STORAGE and APARTMENTS

3111 Santa Rosa Avenue, Santa Rosa, California

## BUILDING 1 CONCEPTUAL FLOOR PLANS

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



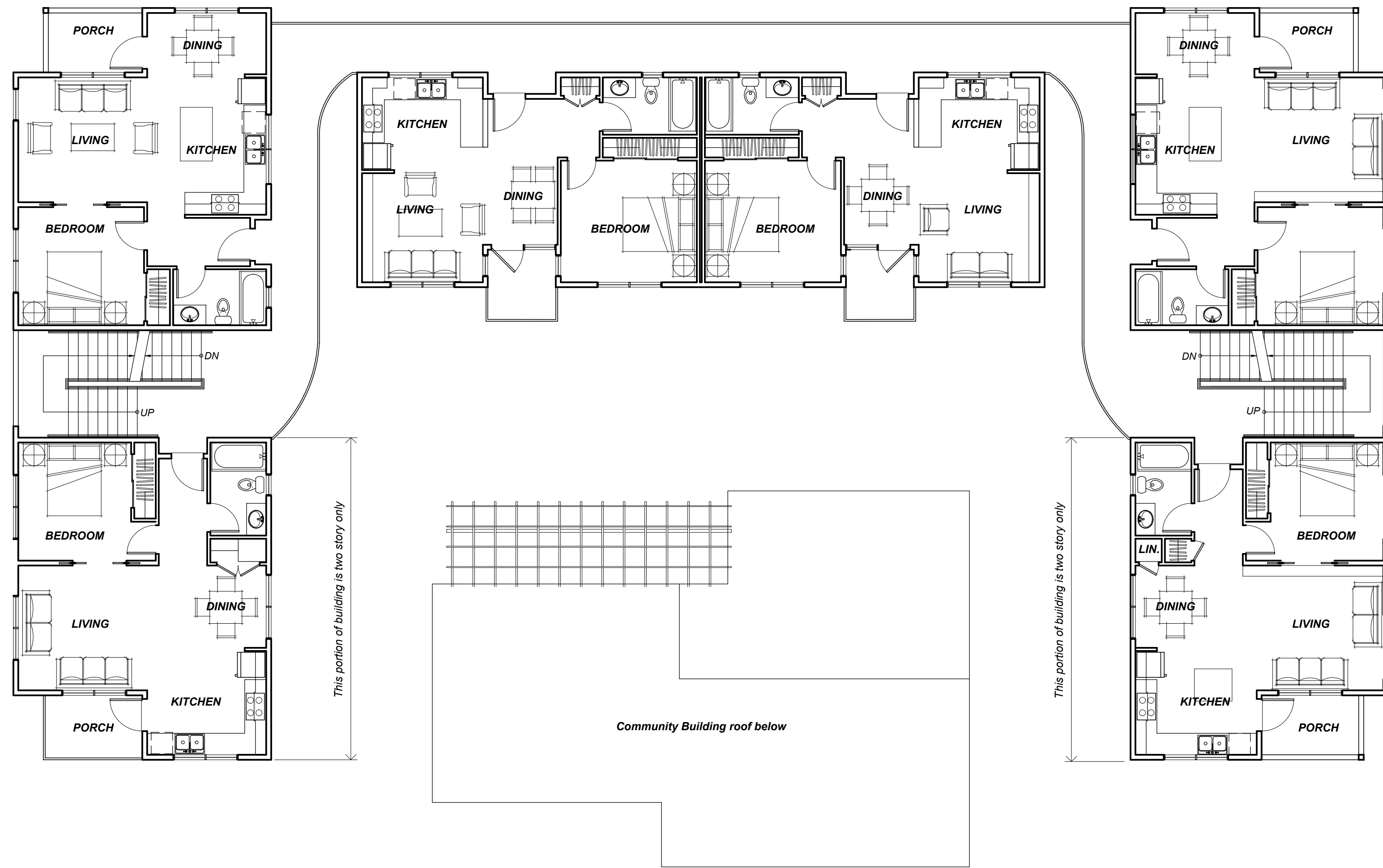
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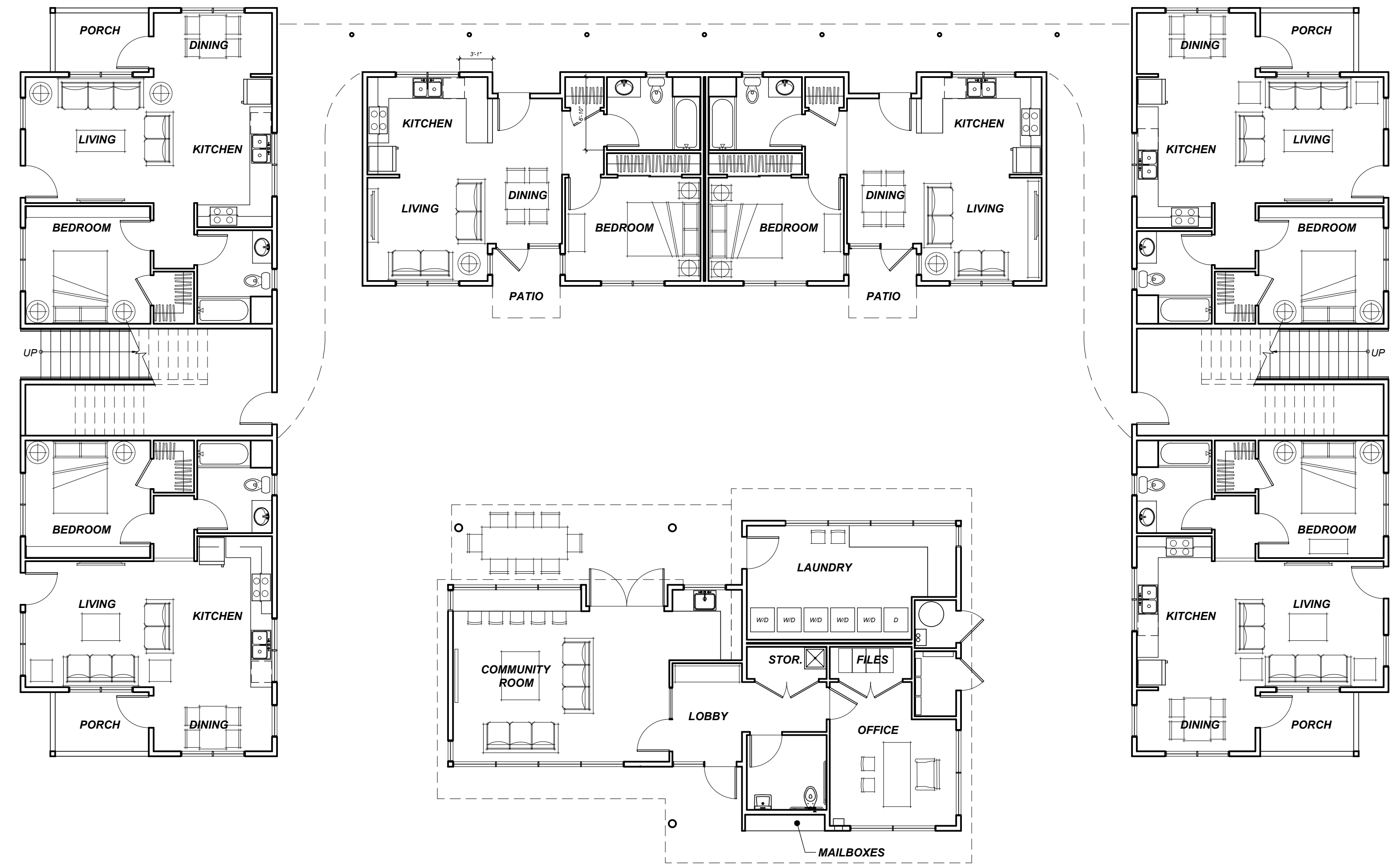
A-2

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



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

# **BELLEVUE & SANTA ROSA AVENUE** **SELF-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"

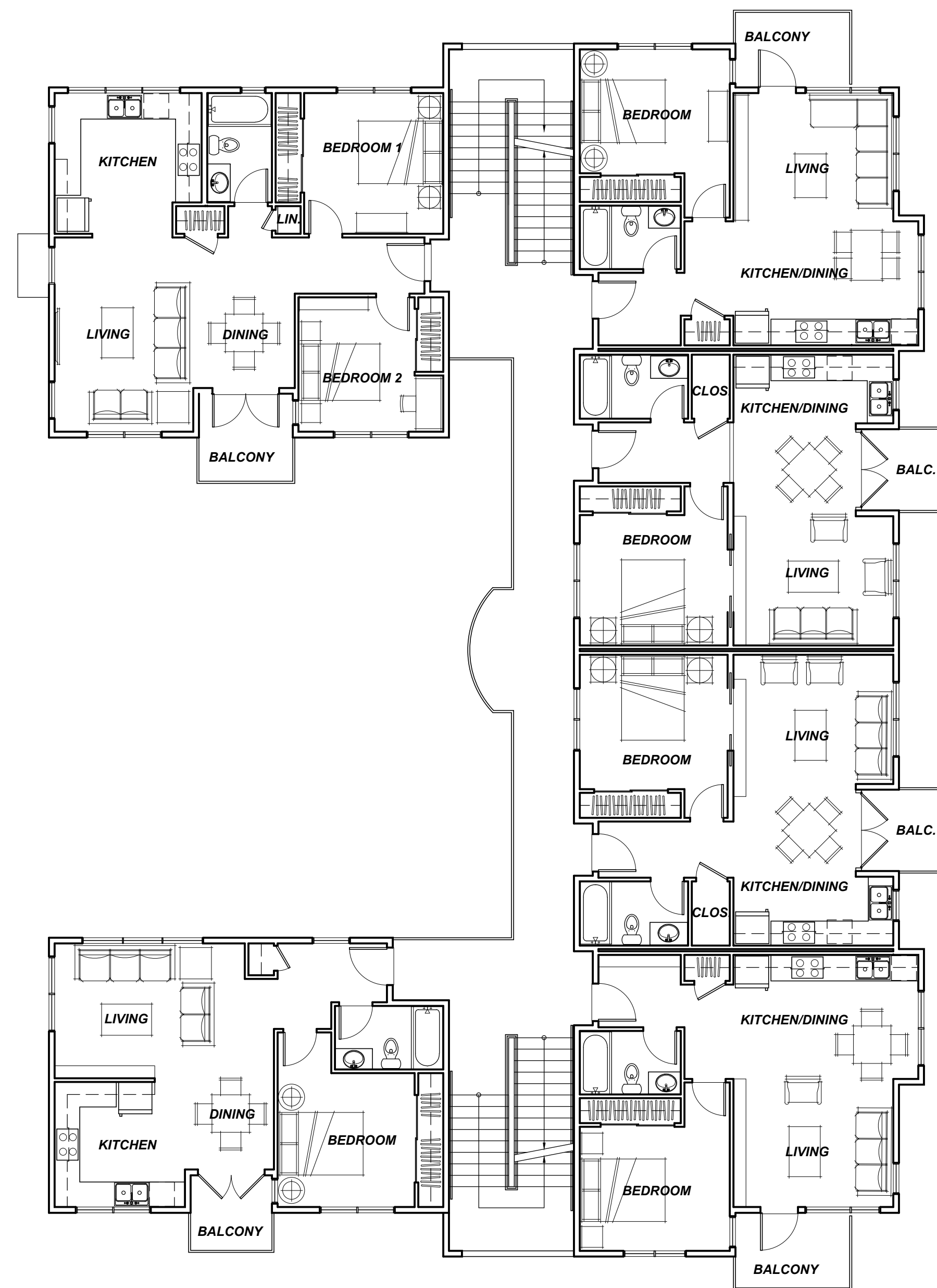


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 ARCHITECTS AIA

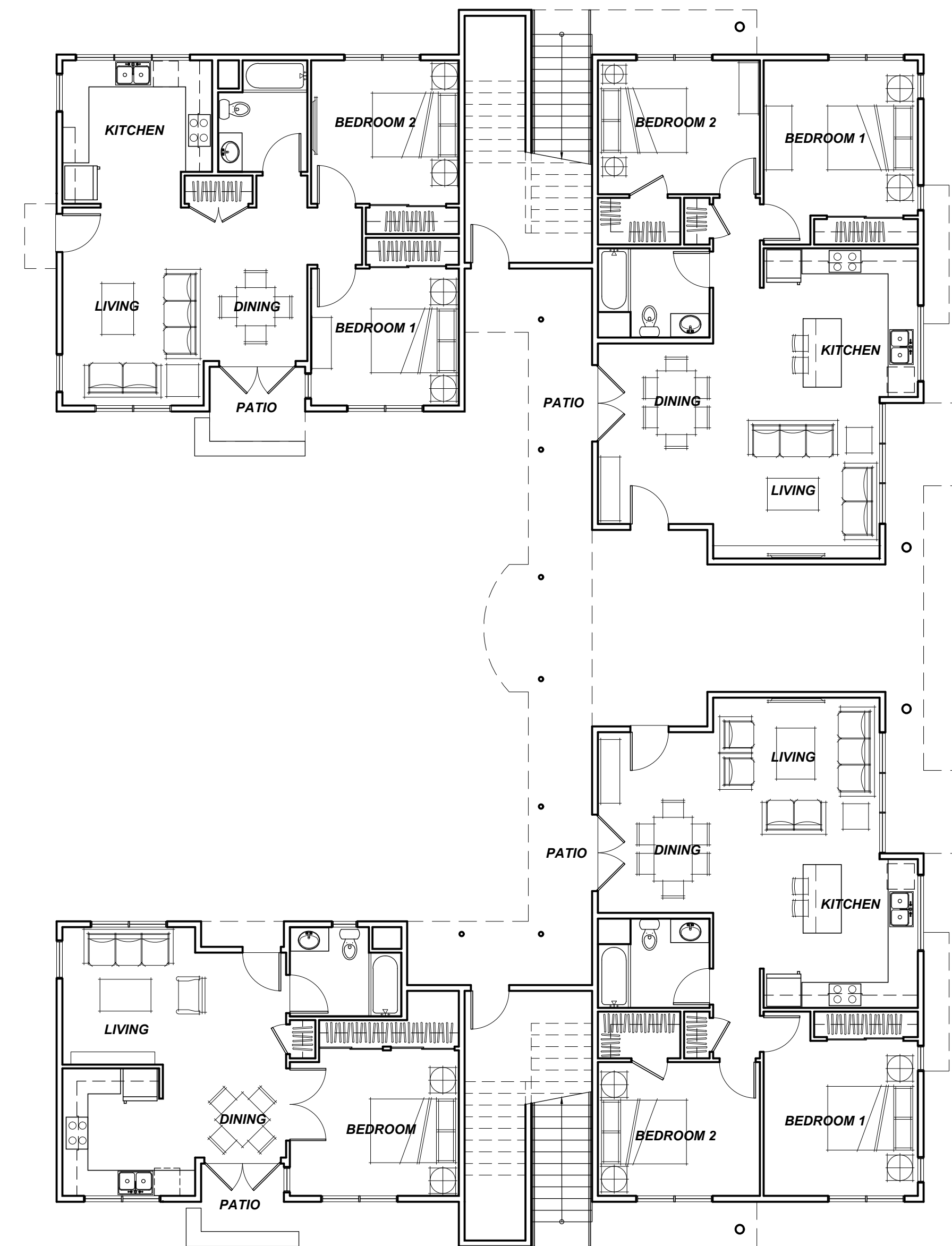
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**A-3**

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



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

# BELLEVUE & SANTA ROSA AVENUE SELF-STORAGE and APARTMENTS

3111 Santa Rosa Avenue, Santa Rosa, California

## BUILDING 3 CONCEPTUAL FLOOR PLANS

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

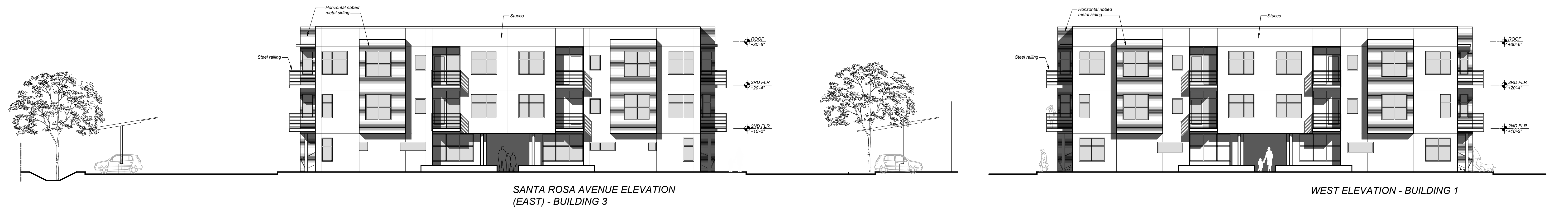
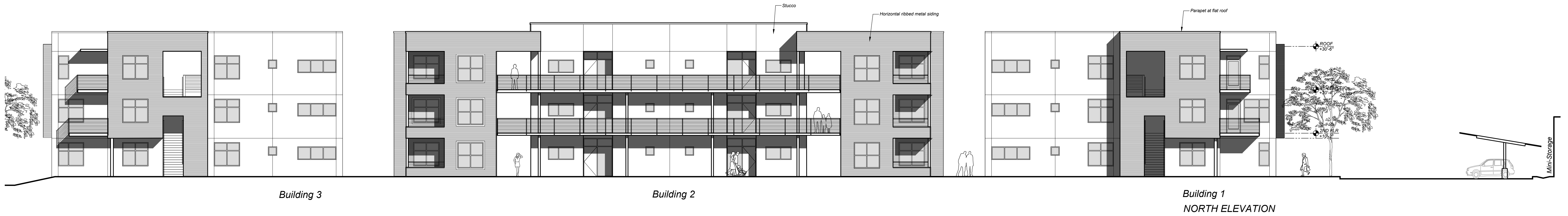


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A-4

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# BELLEVUE & SANTA ROSA AVENUE SELF-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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A-5

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Building 3

Building 2

NORTH ELEVATION



SANTA ROSA AVENUE ELEVATION (EAST) - BUILDING 3

# BELLEVUE & SANTA ROSA AVENUE SELF-STORAGE and APARTMENTS

3111 Santa Rosa Avenue, Santa Rosa, California

## CONCEPTUAL COLOR ELEVATIONS

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

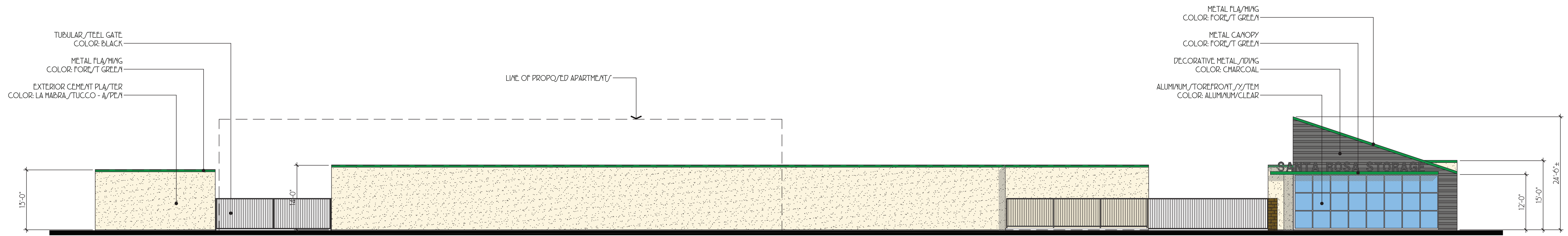
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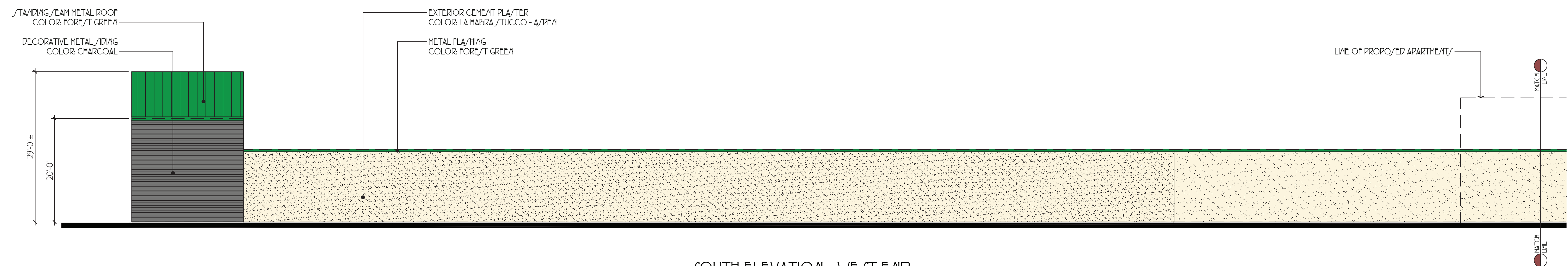
A-6

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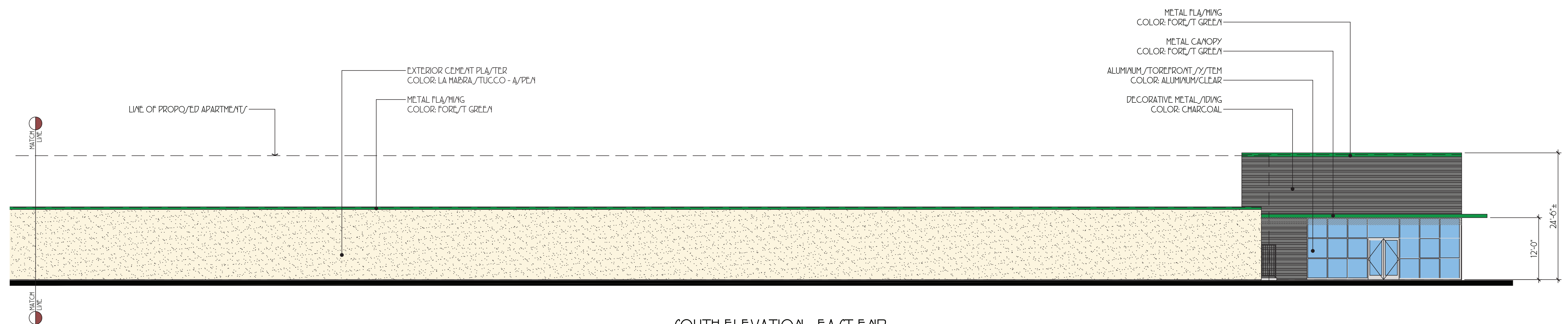




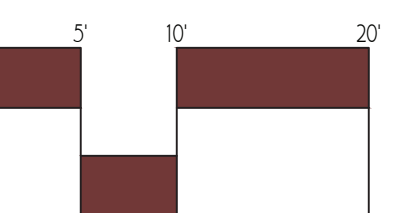
EAST ELEVATION



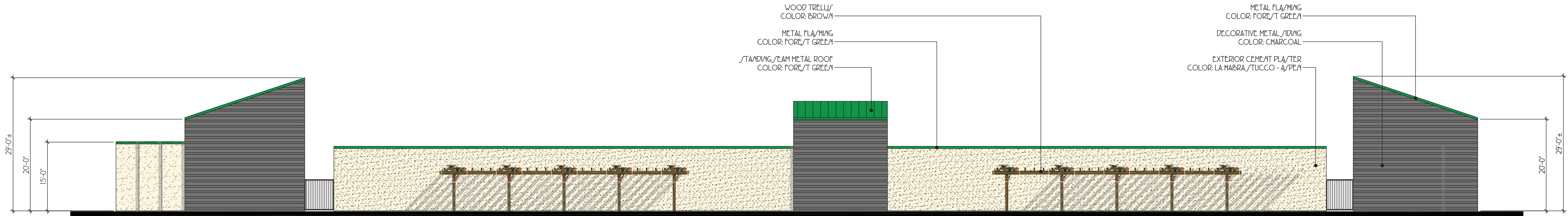
SOUTH ELEVATION - WEST END



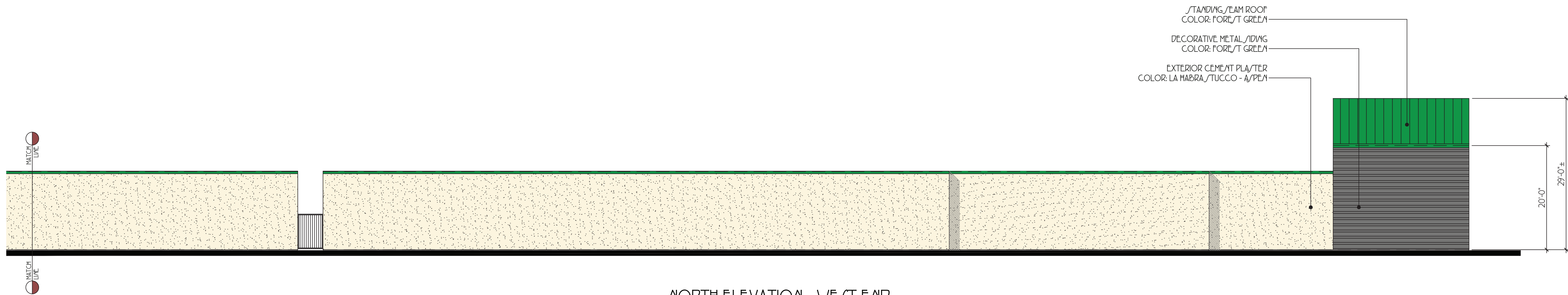
SOUTH ELEVATION - EAST END



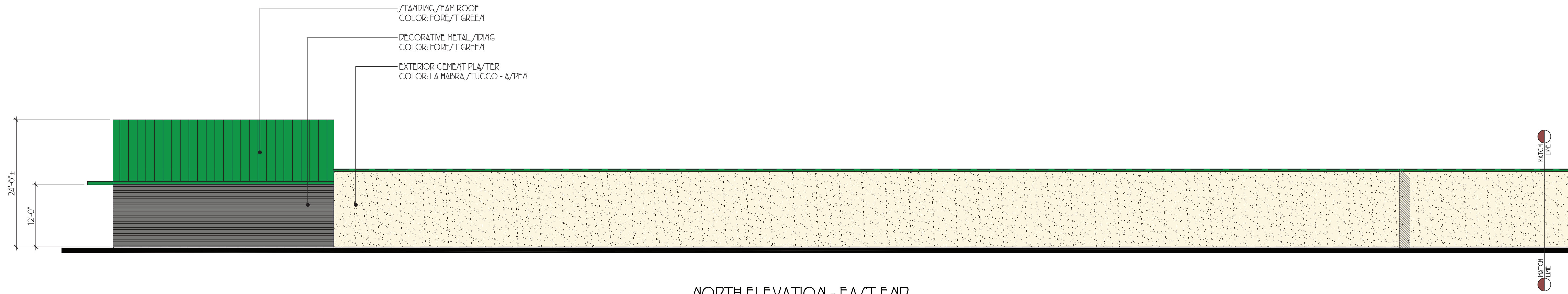




WEST ELEVATION



NORTH ELEVATION - WEST END



NORTH ELEVATION - EAST END

