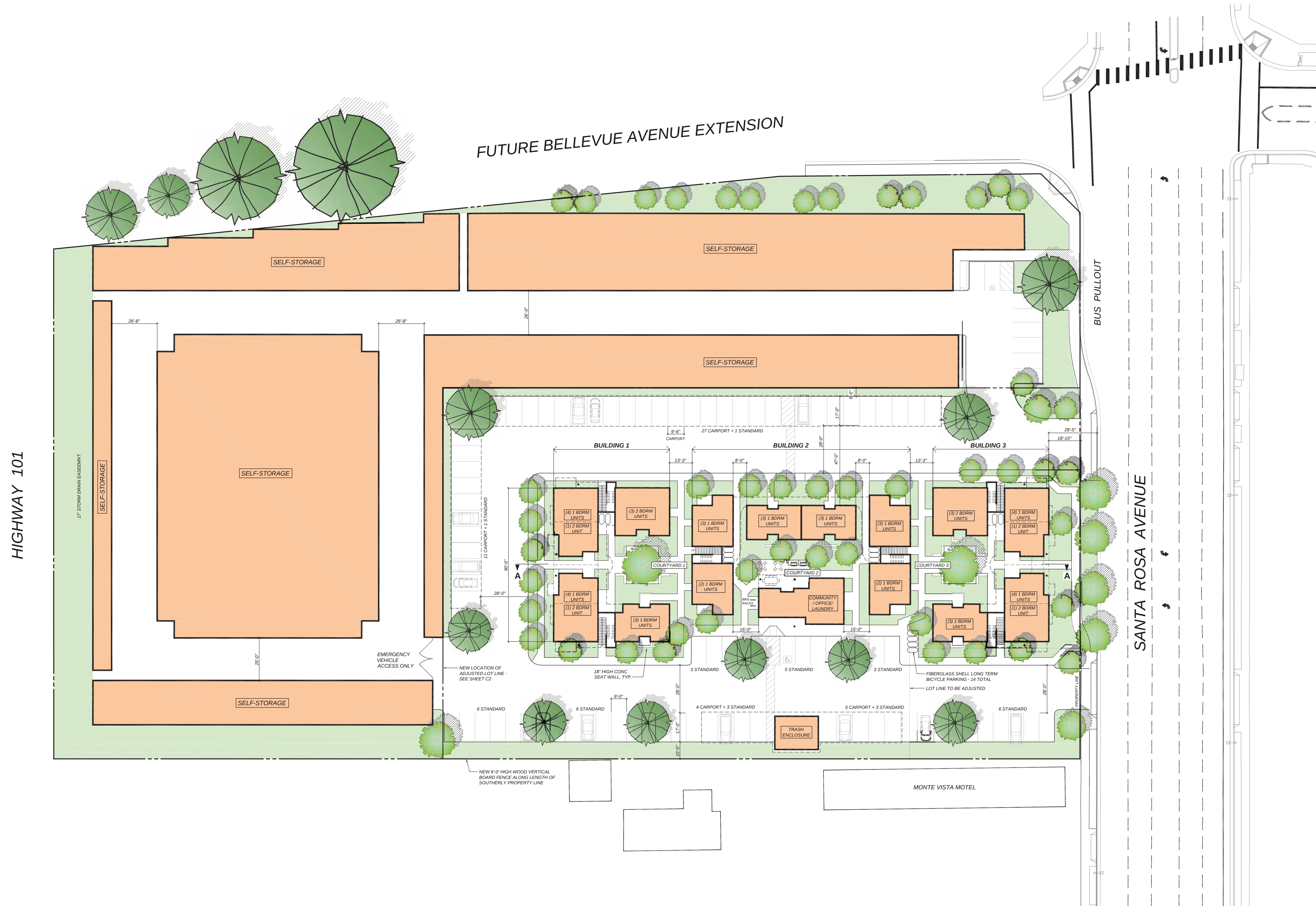
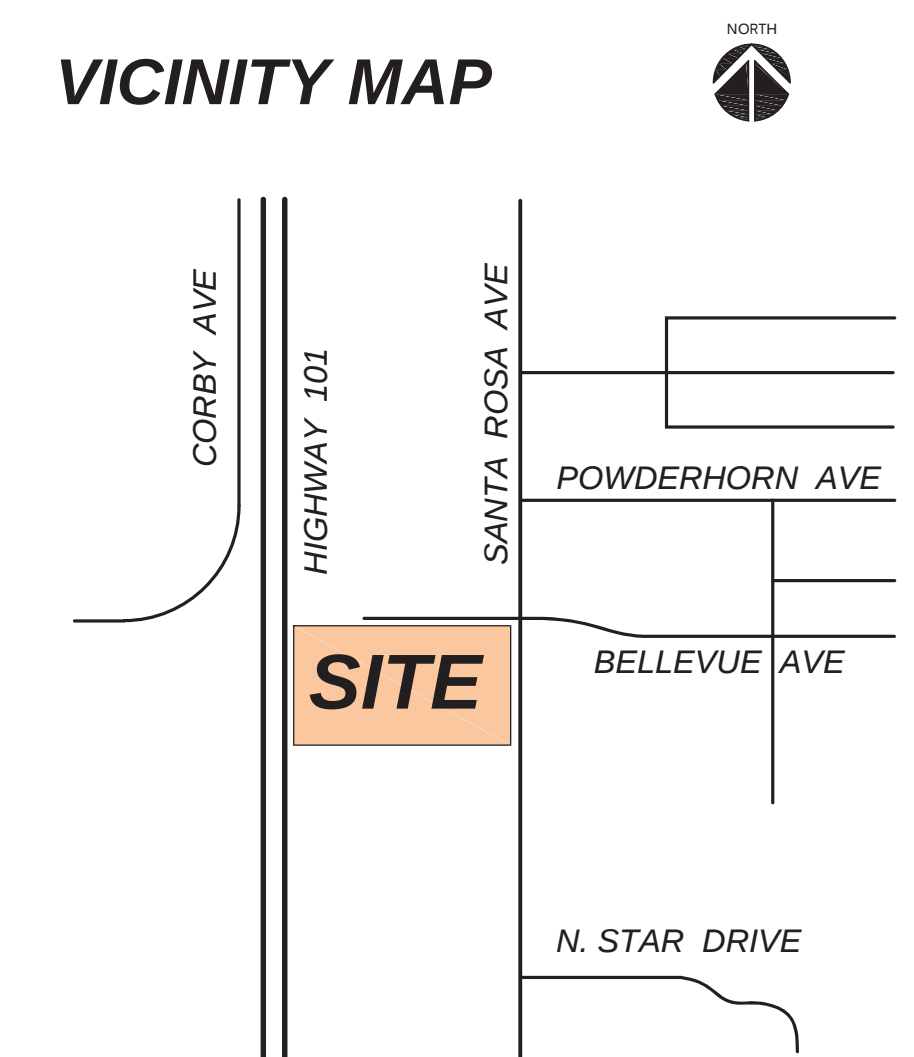




PROJECT DATA

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'



TIERNEY / FIGUEIREDO
TFA
ARCHITECTS AIA

817 Russell Ave., Suite H Santa Rosa, CA 95403 707.576.1557 info@tfarch.com

A-1

2021
1725



Avenue 3111 Storage & Apartments

SITE AERIAL

TIERNEY / FIGUEIREDO

TFA

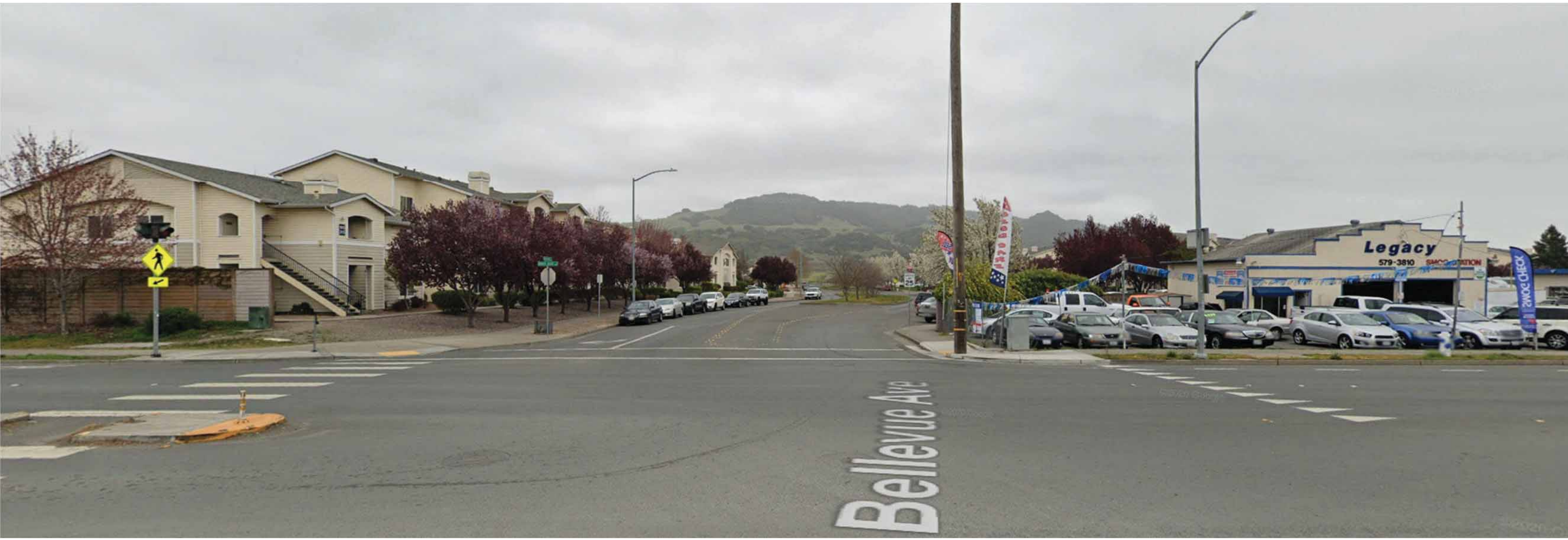
ARCHITECTS

AIA

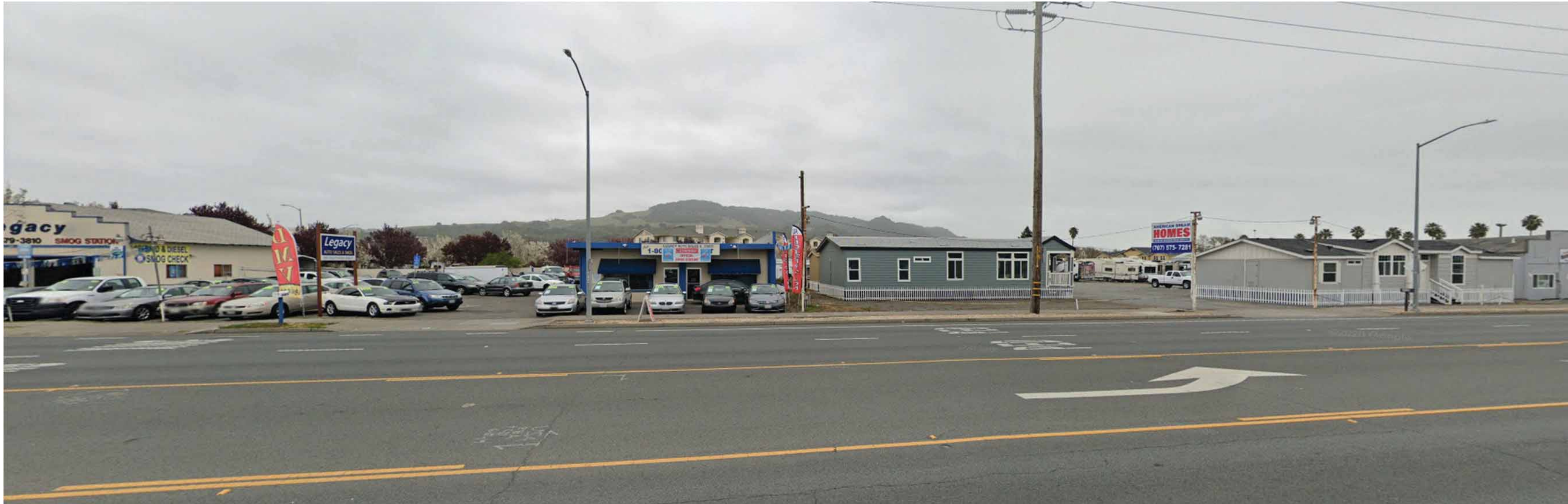
817 Russell Avenue, Suite H Santa Rosa, CA 95403
(707) 576-1557 Fax 576-1555 info@tfarch.com



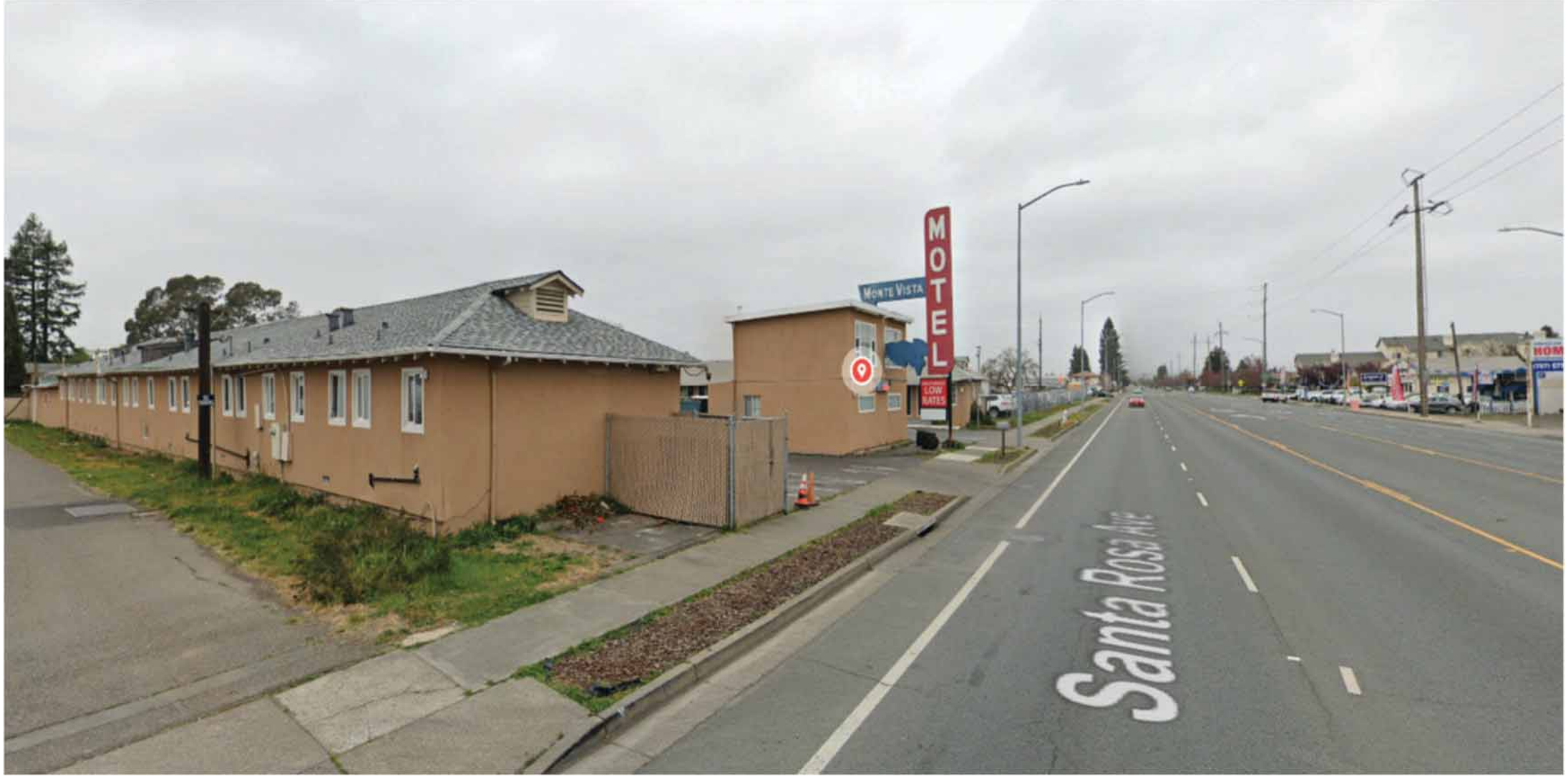
View west across Bellevue Avenue - Santa Rosa Avenue intersection



View east across Bellevue Avenue - Santa Rosa Avenue intersection



View west from site



View toward motel south of site on Santa Rosa Avenue



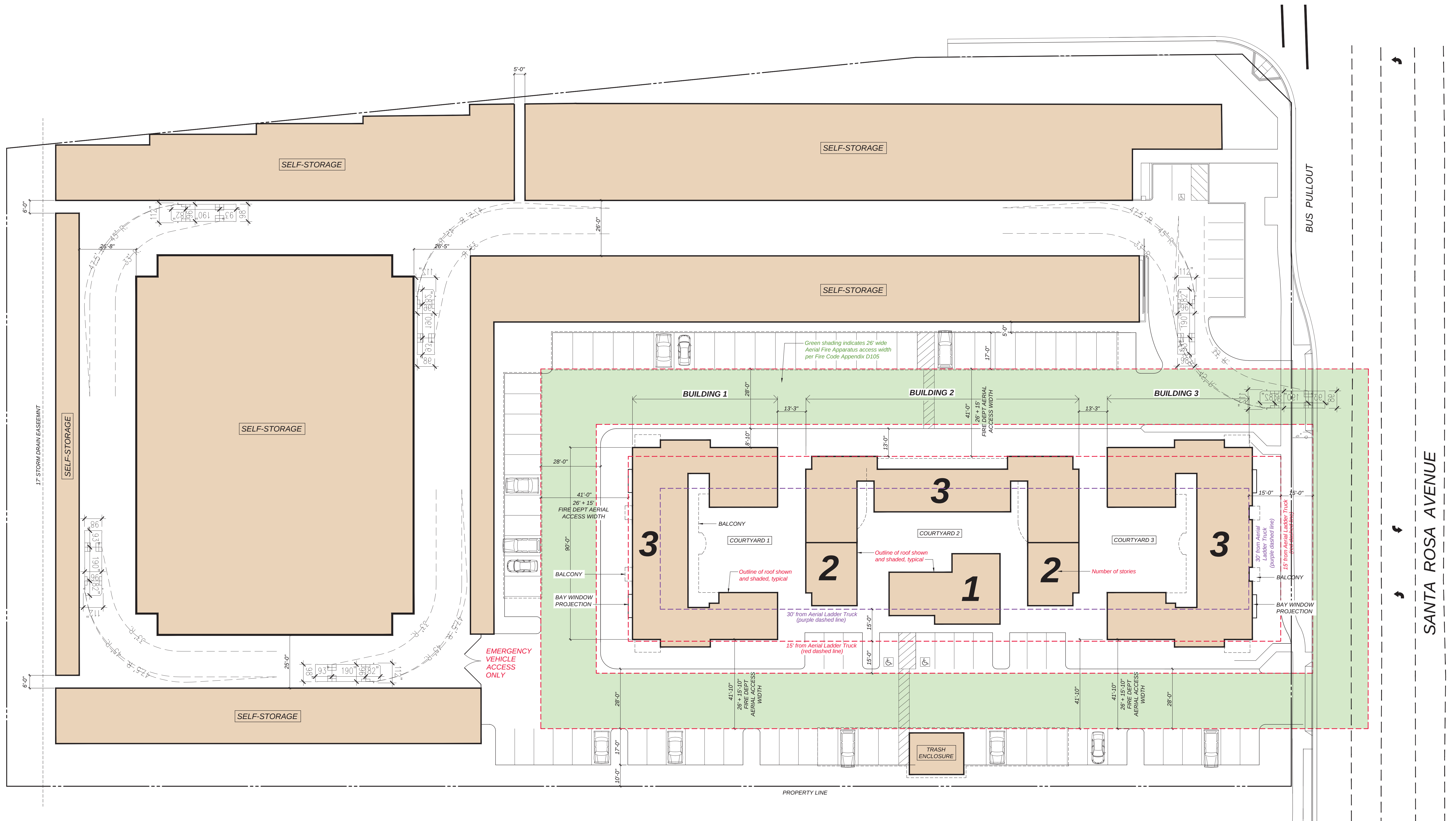
View to east of site from south Highway 101

Avenue 3111 Storage & Apartments

SITE PHOTOS

TIERNEY / FIGUEIREDO
TFA
 ARCHITECTS AIA

817 Russell Avenue, Suite H Santa Rosa, CA 95403
 (707) 576-1557 Fax 576-1555 info@tfarch.com



AVENUE 3111 STORAGE and APARTMENTS

3111 Santa Rosa Avenue, Santa Rosa, California

CONCEPTUAL SITE PLAN with PROPOSED FIRE DEPT ACCESS

SCALE 1" = 20'



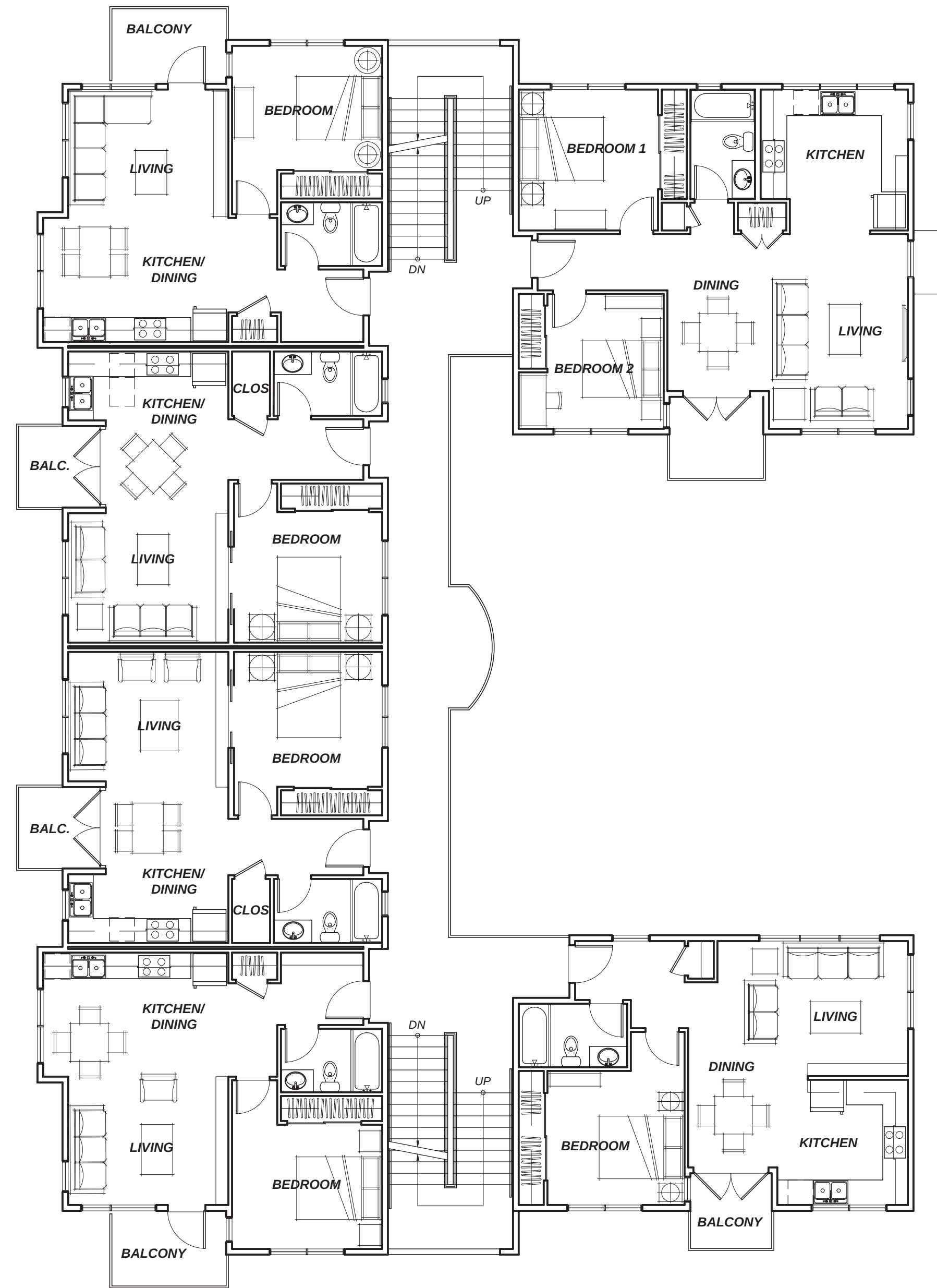
TIERNEY / FIGUEIREDO
TFA
ARCHITECTS AIA

817 Russell Ave., Suite H Santa Rosa, CA 95403 707.576.1557 info@tffarch.com

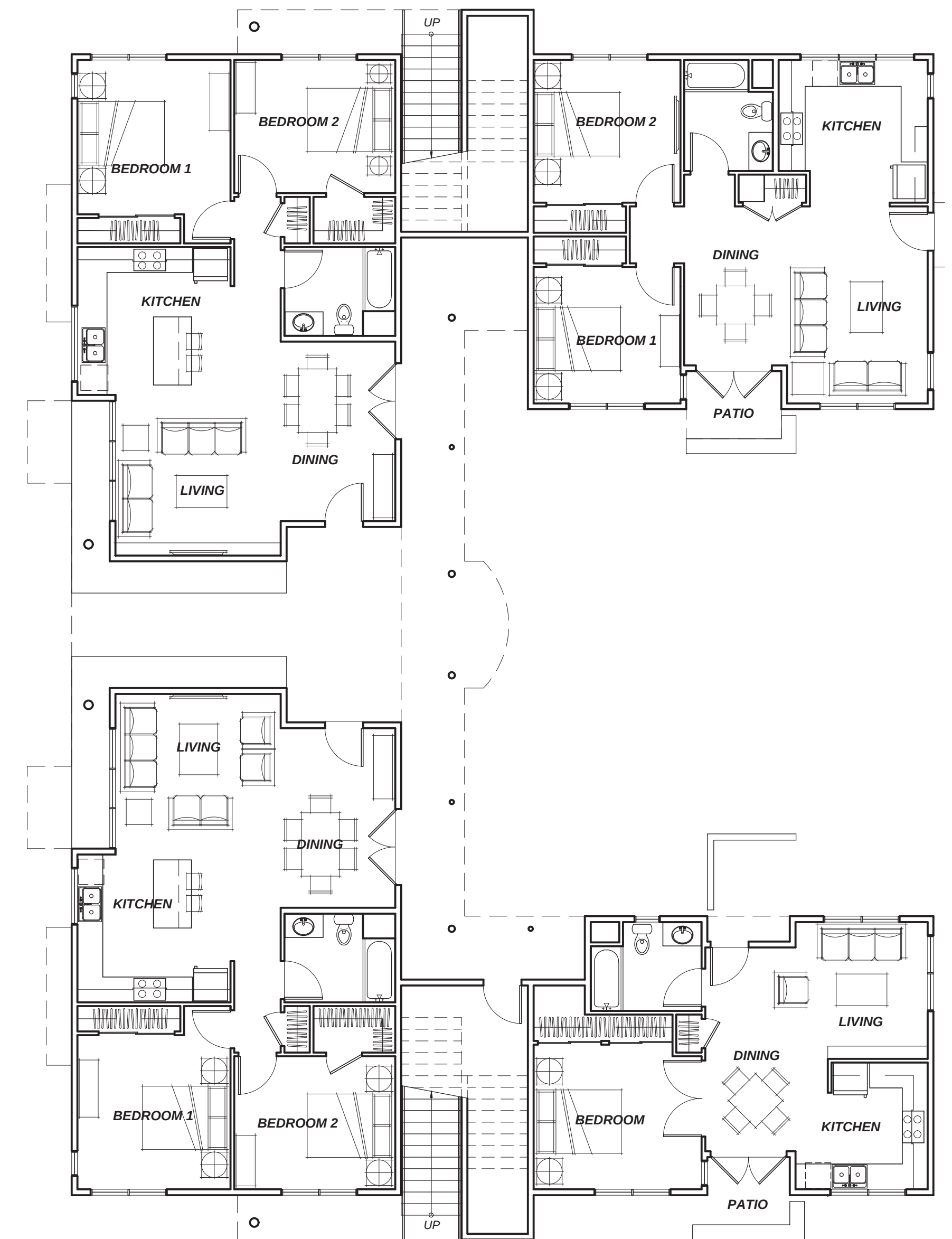
SANTA ROSA AVENUE

A-2

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

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

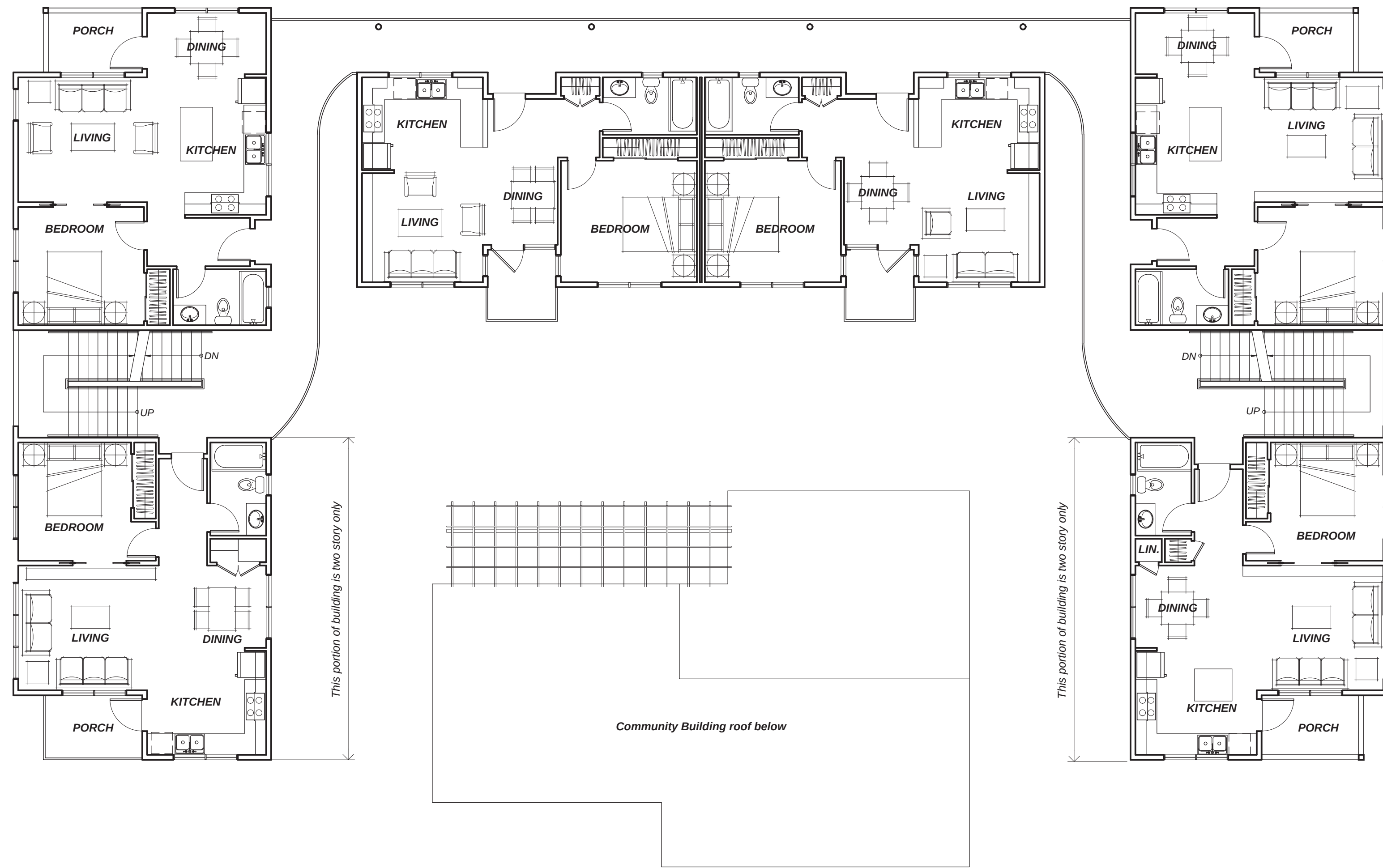


TIERNEY / FIGUEIREDO
TFA
ARCHITECTS **AIA**

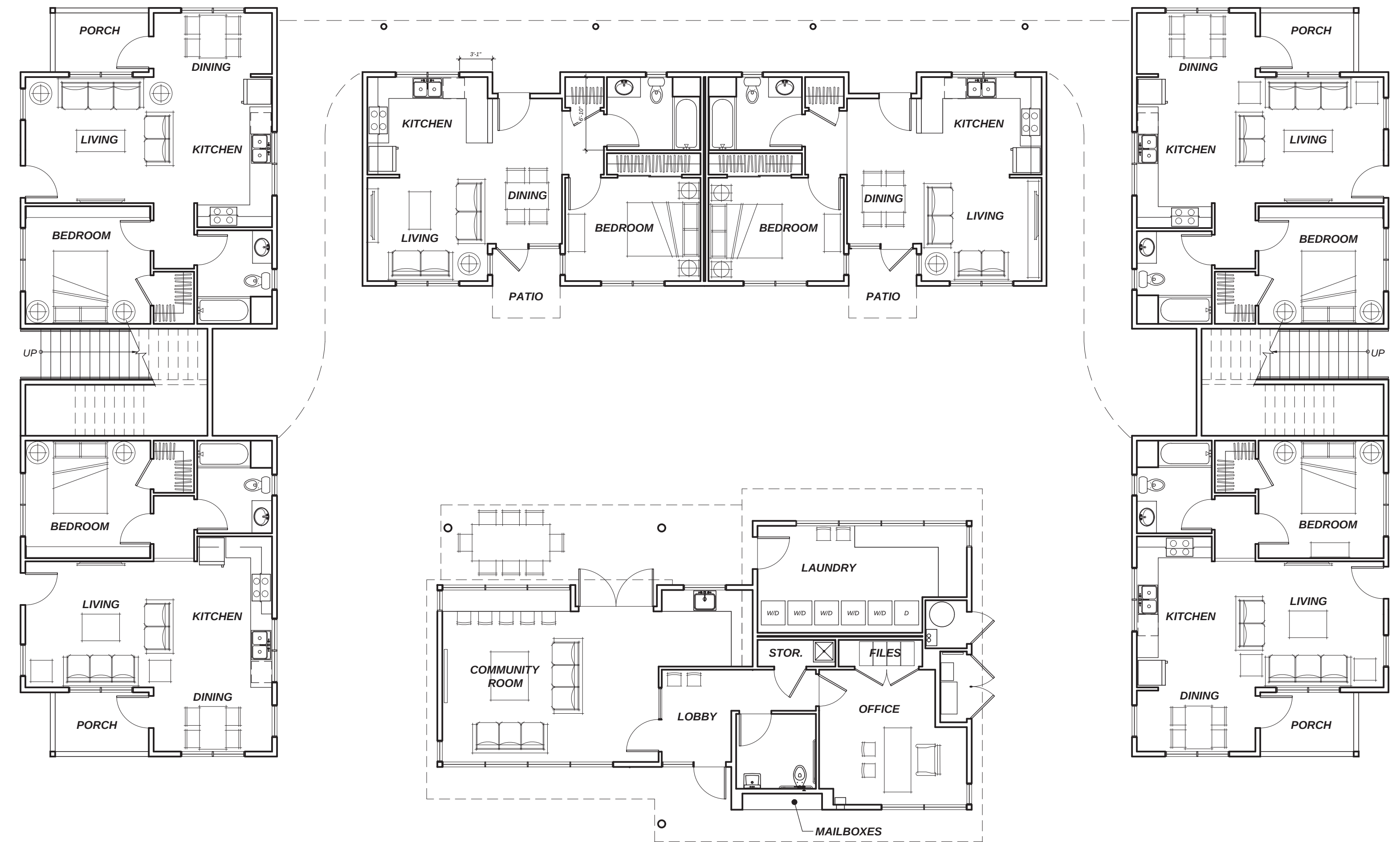
817 Russell Ave., Suite H Santa Rosa, CA 95403 707.576.1557 info@tfarch.com

09/20/2021
 TFA #1725

A-3



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"

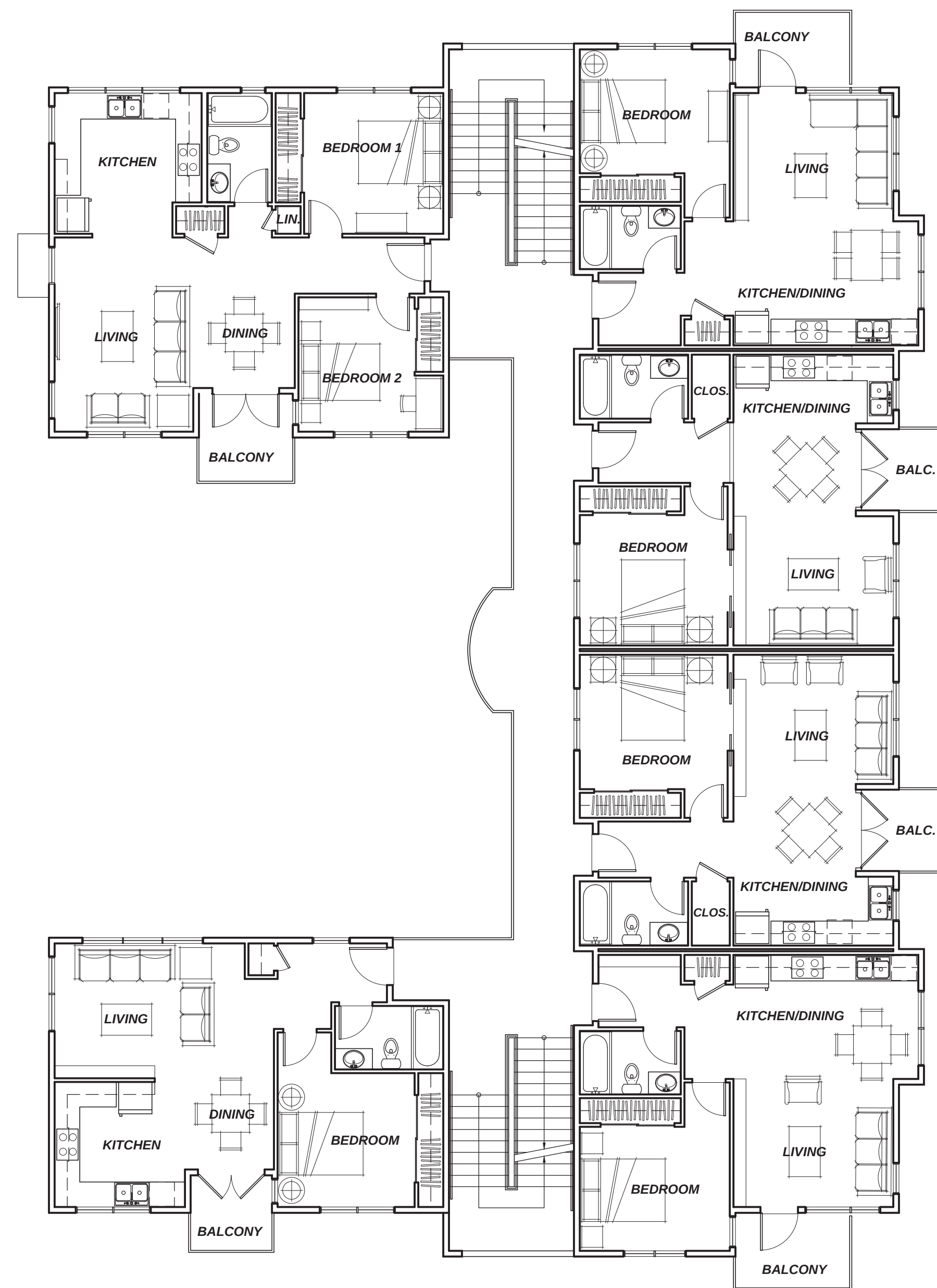


TIERNEY / FIGUEIREDO
TFA
 ARCHITECTS AIA

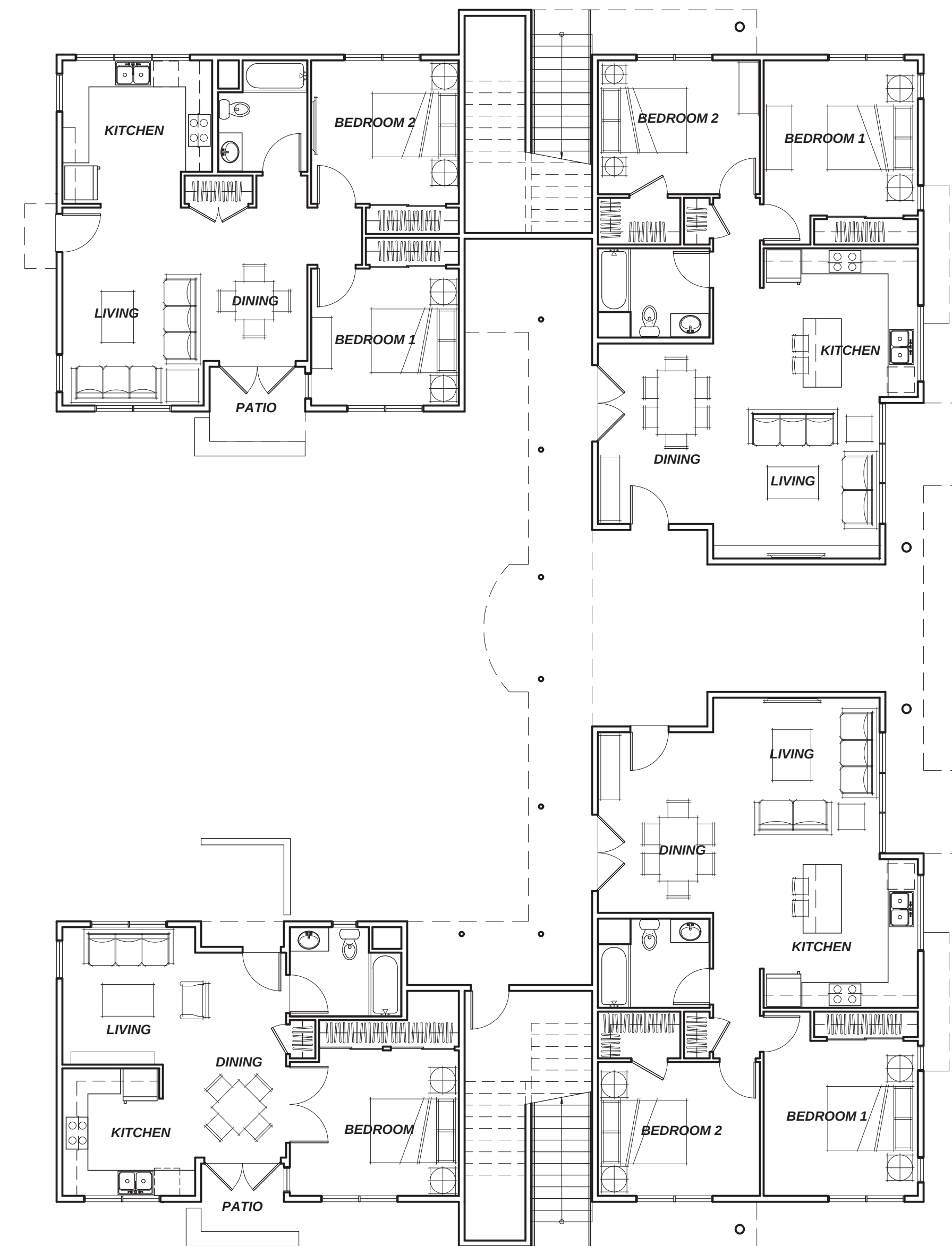
817 Russell Ave., Suite H Santa Rosa, CA 95403 707.576.1557 info@tfarch.com

09/20/2021
 TFA 81725

A-4



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

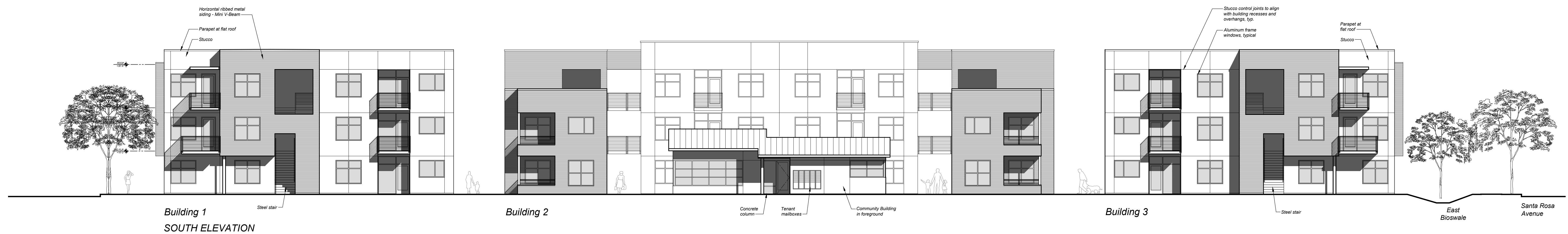
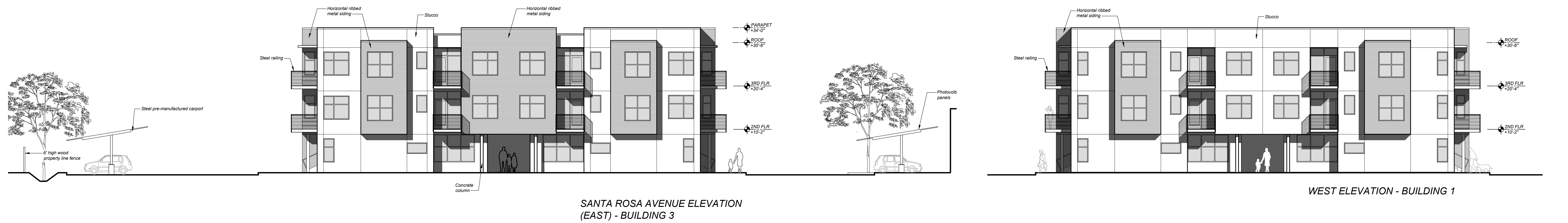
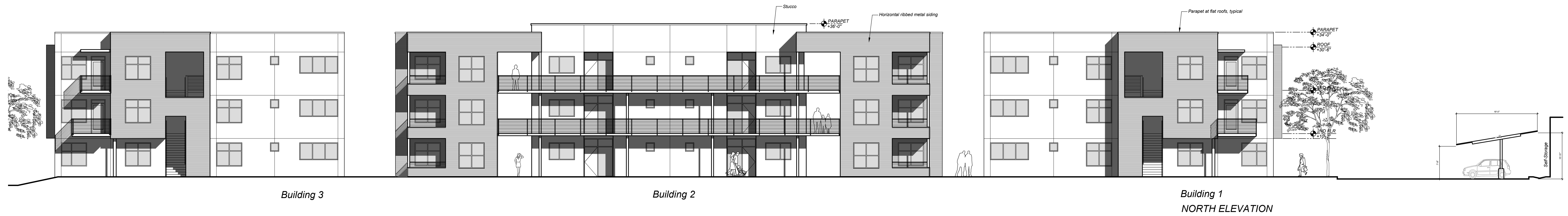
0' 2' 4' 8'
SCALE 1/8" = 1'-0"



TIERNEY / FIGUEIREDO
TFA
ARCHITECTS **AIA**

817 Russell Ave., Suite H Santa Rosa, CA 95403 707.576.1557 info@tfaarch.com

09/20/2021
TFA #1725



AVENUE 3111 STORAGE and APARTMENTS

3111 Santa Rosa Avenue, Santa Rosa, California

CONCEPTUAL ELEVATIONS

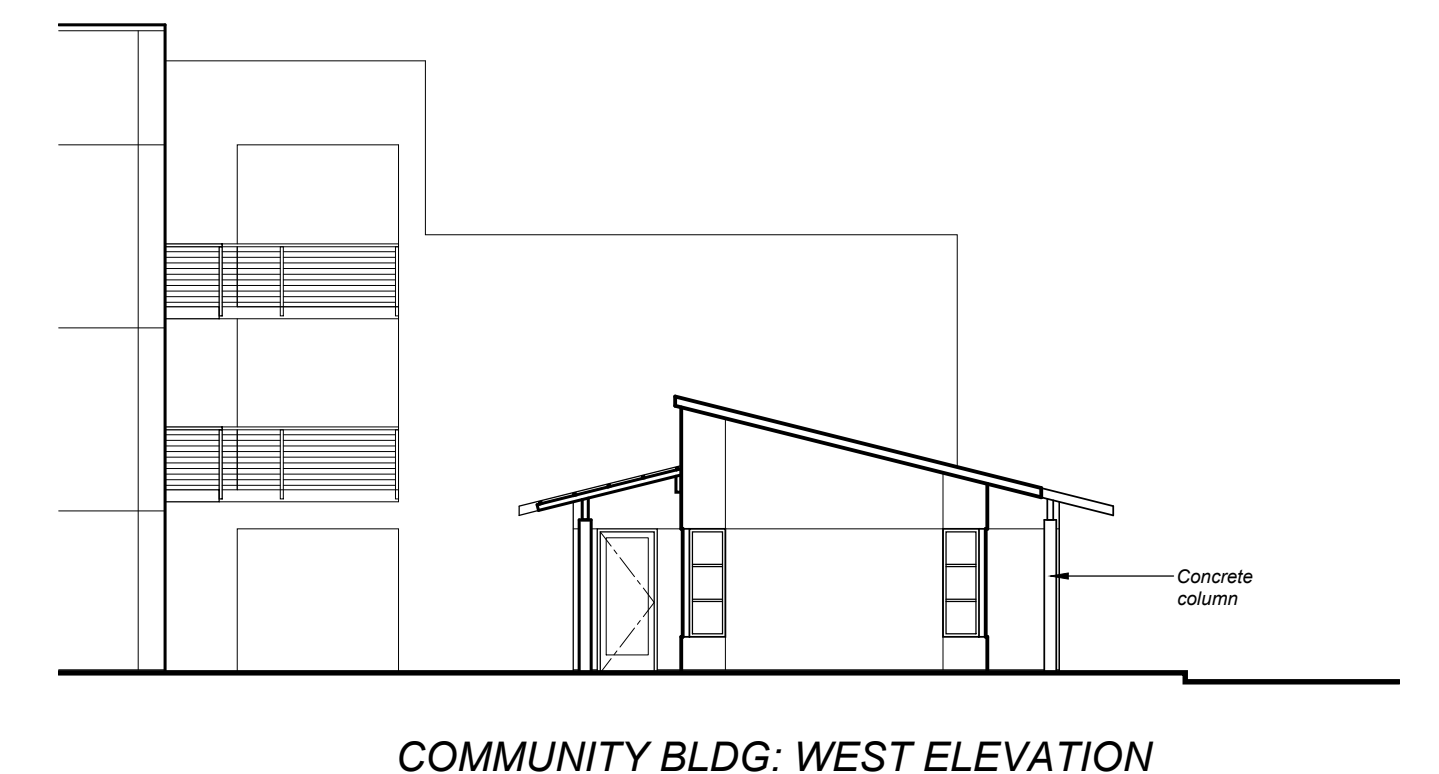
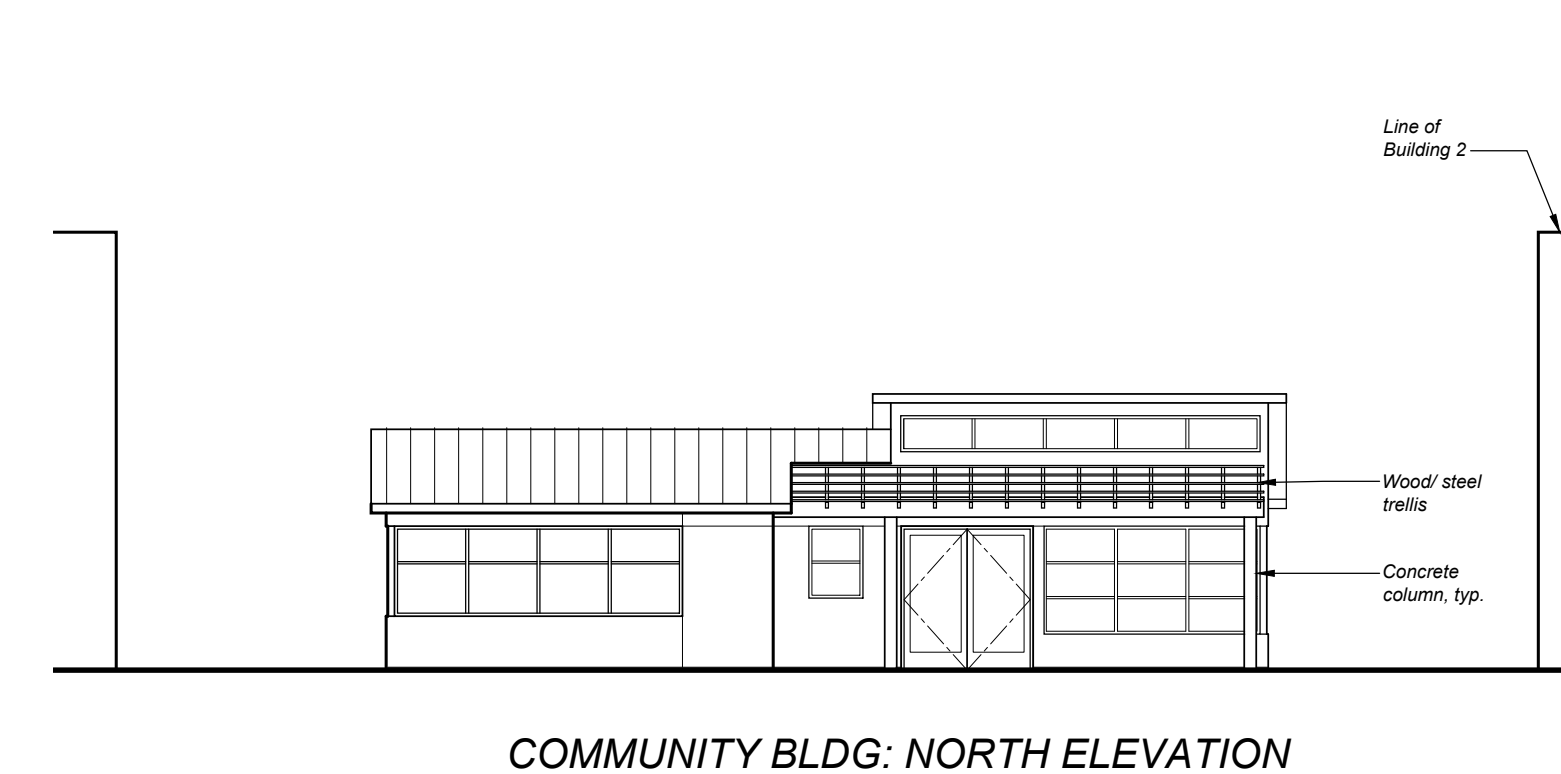
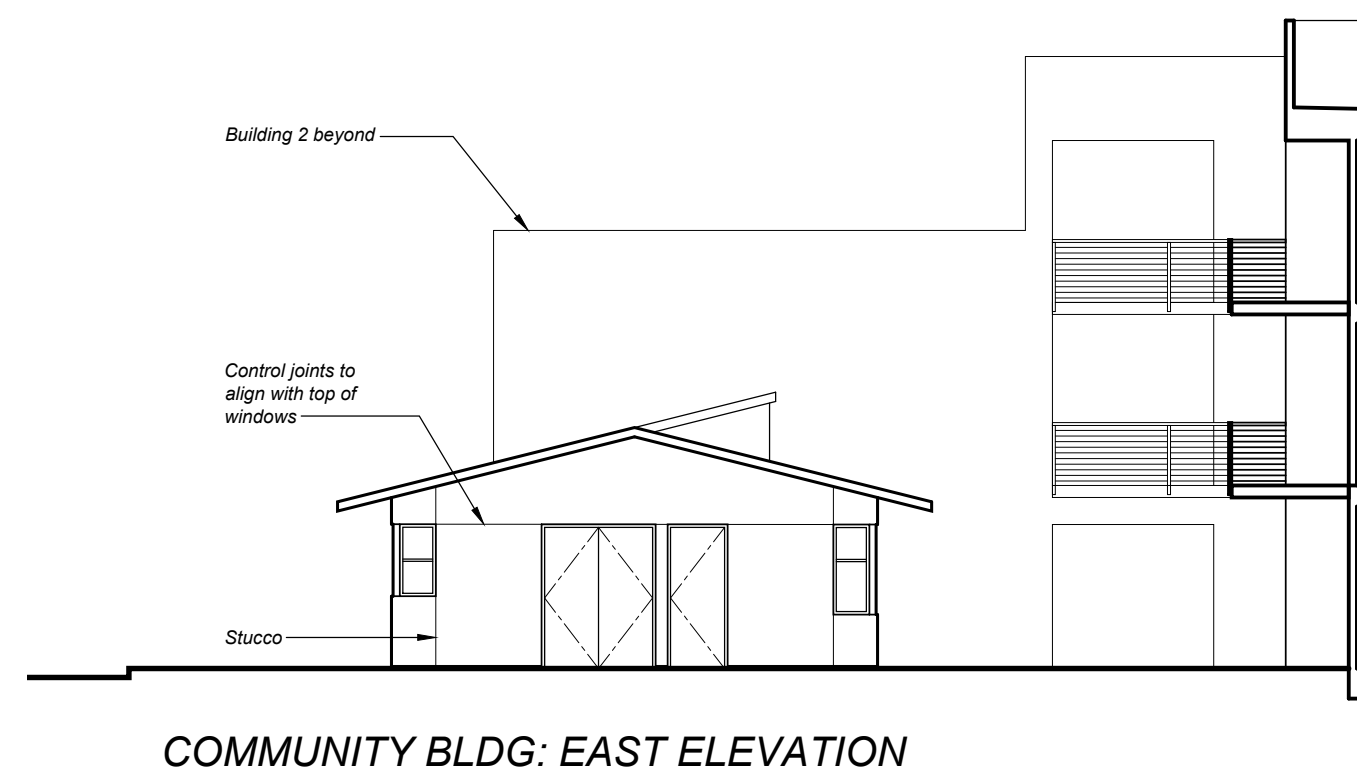
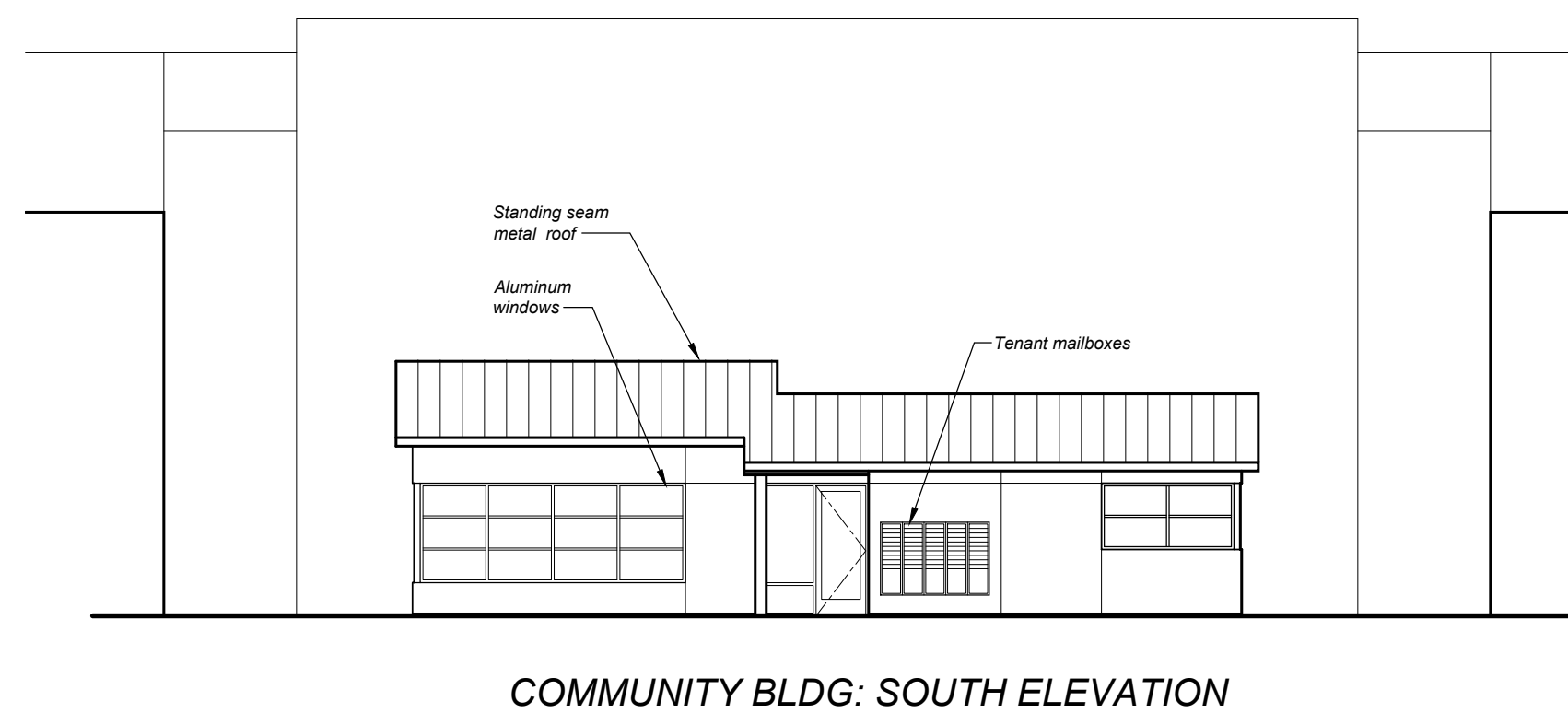
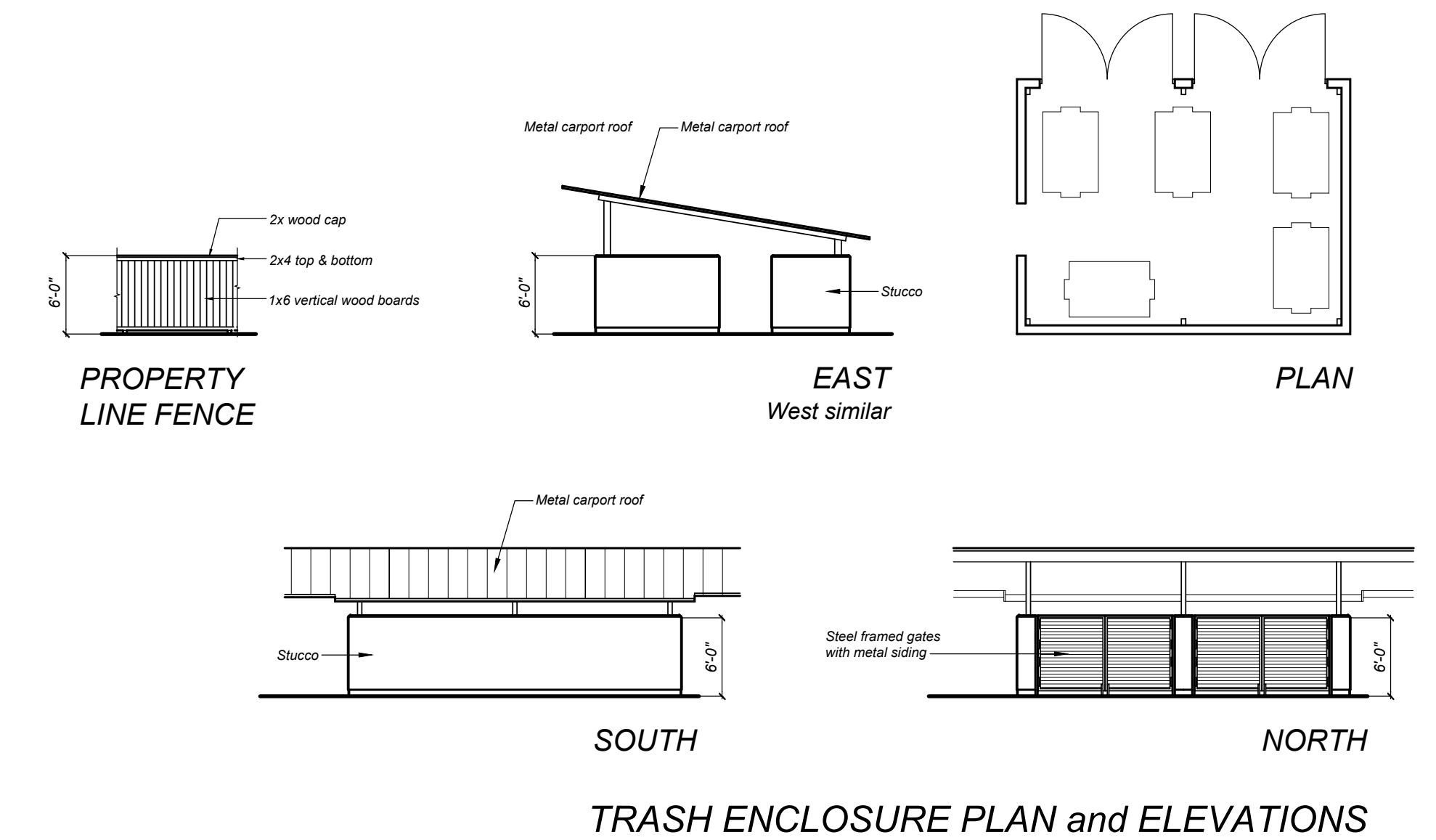
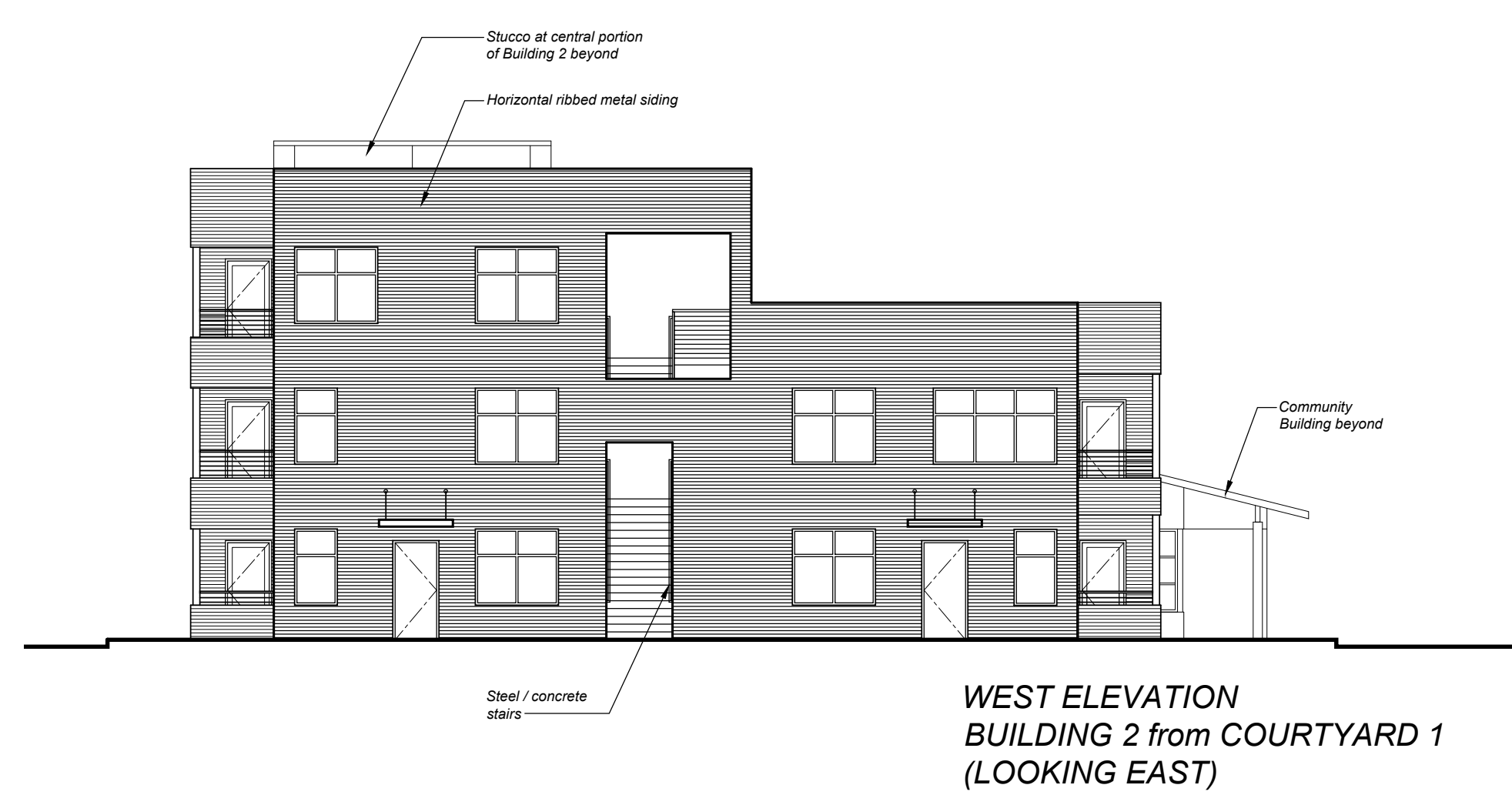
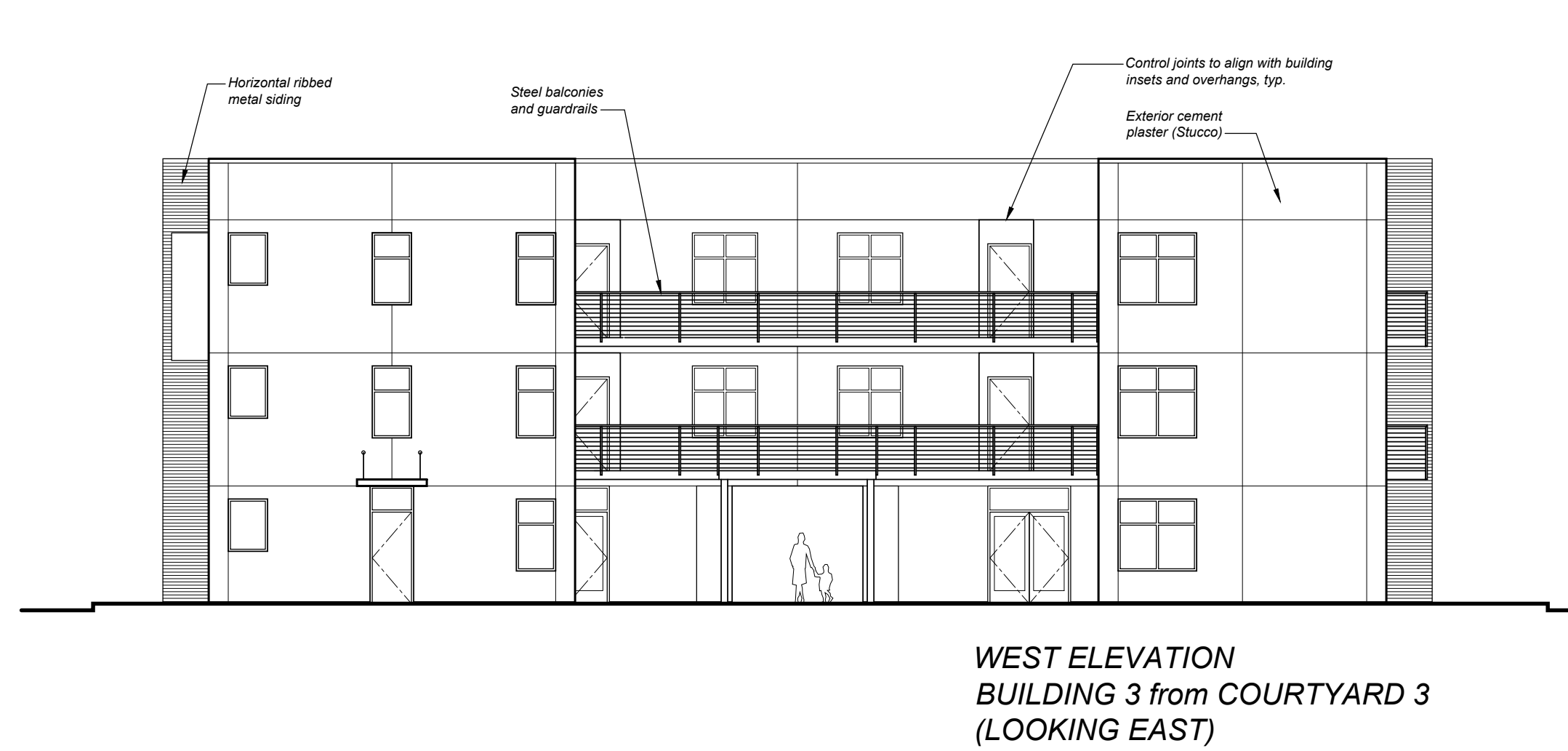
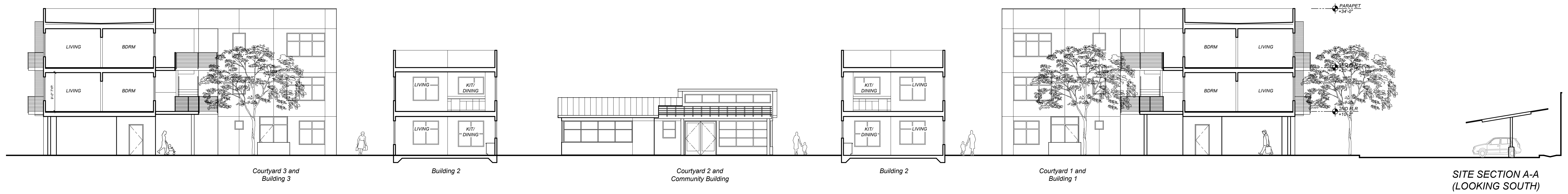
0' 4' 8' 16'
SCALE 3/32" = 1'-0"

TIERNEY / FIGUEIREDO
TFA
ARCHITECTS AIA

817 Russell Ave., Suite H Santa Rosa, CA 95403 707.576.1557 info@tffarch.com

A-6

09/20/2021
TFA #1725



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"

TIERNEY / FIGUEIREDO
TFA
ARCHITECTS AIA

817 Russell Ave., Suite H Santa Rosa, CA 95403 707.576.1557 info@tfarch.com

A-7

09/20/2021
TFA #1725



NORTH ELEVATION



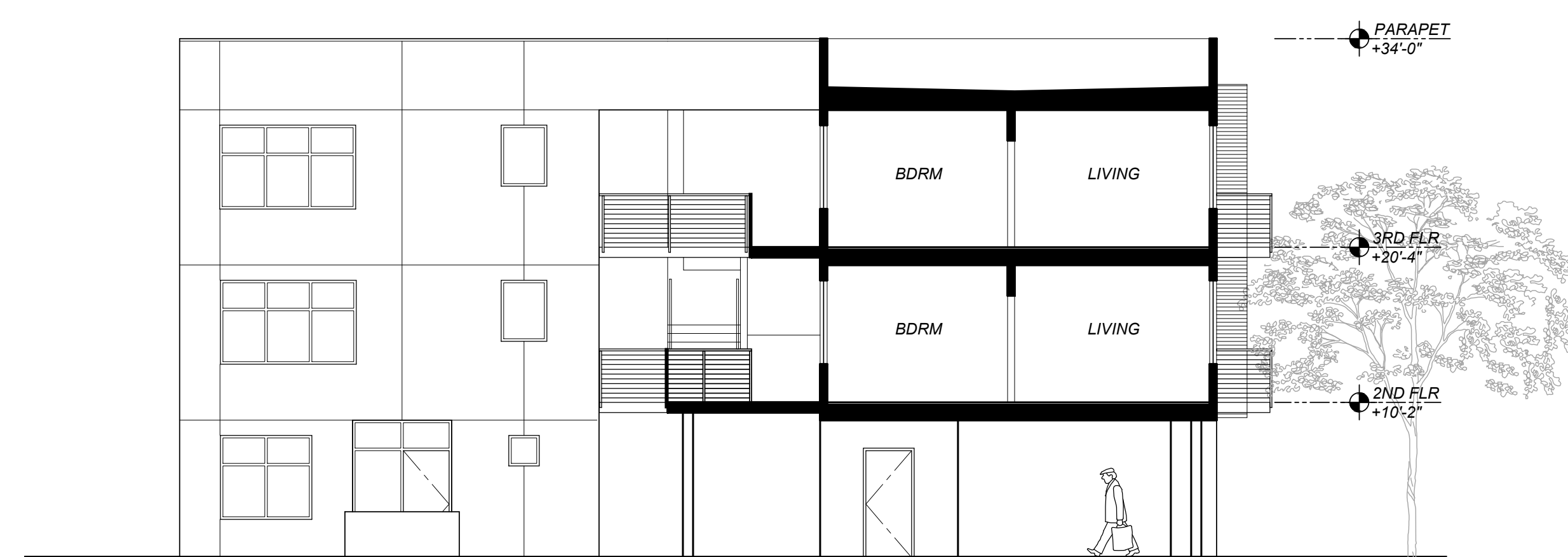
WEST ELEVATION



SOUTH ELEVATION

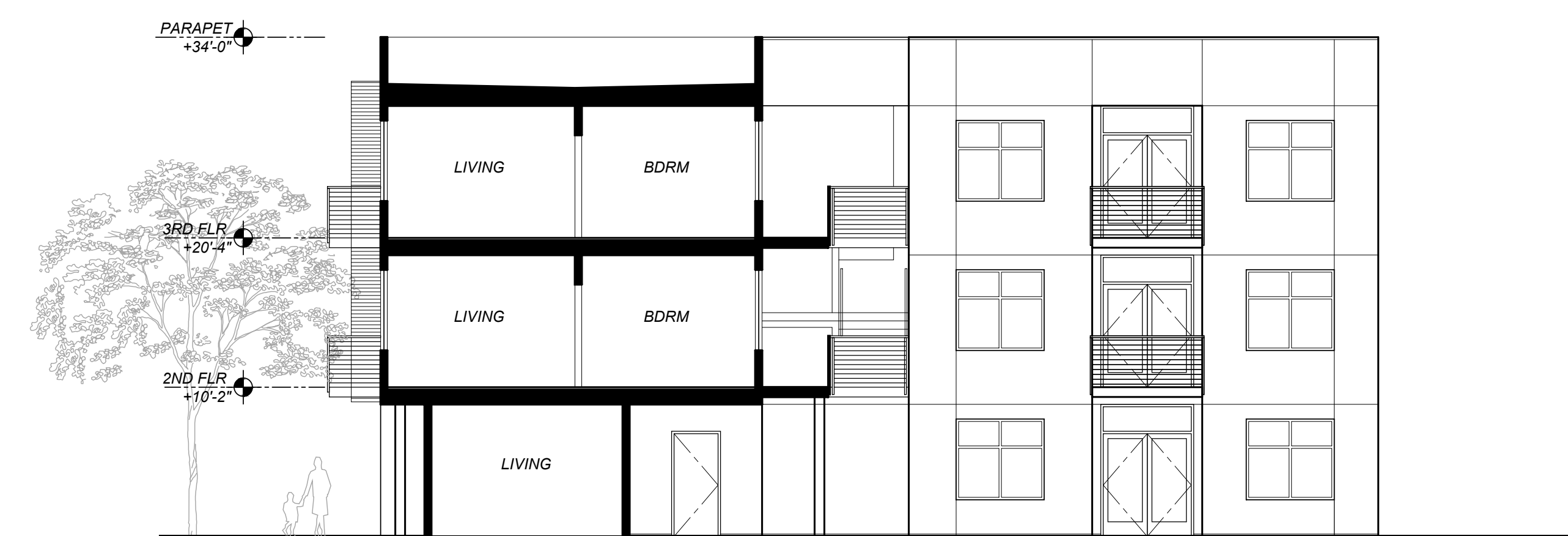


EAST ELEVATION



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"

TIERNEY / FIGUEIREDO
TFA
ARCHITECTS AIA

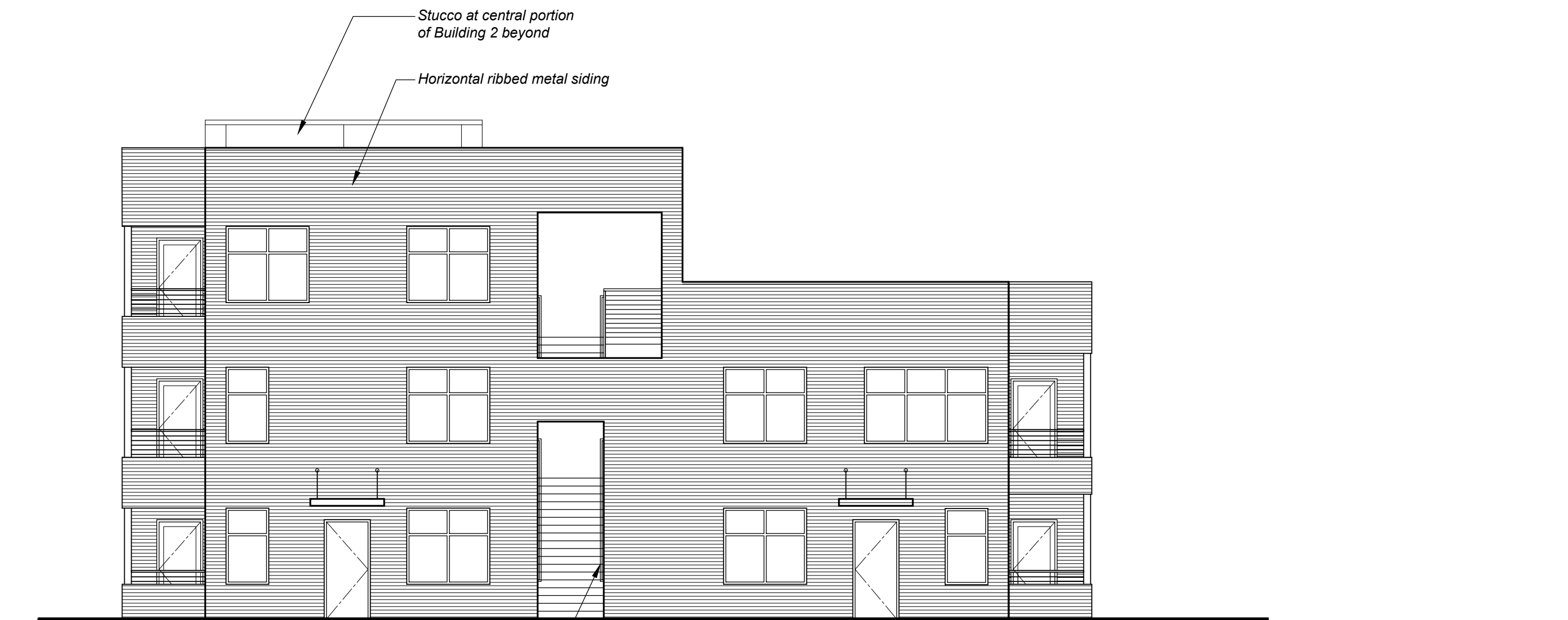
817 Russell Ave., Suite H Santa Rosa, CA 95403 707.576.1557 info@tfarch.com

A-8

03/07/2022
TFA #1725



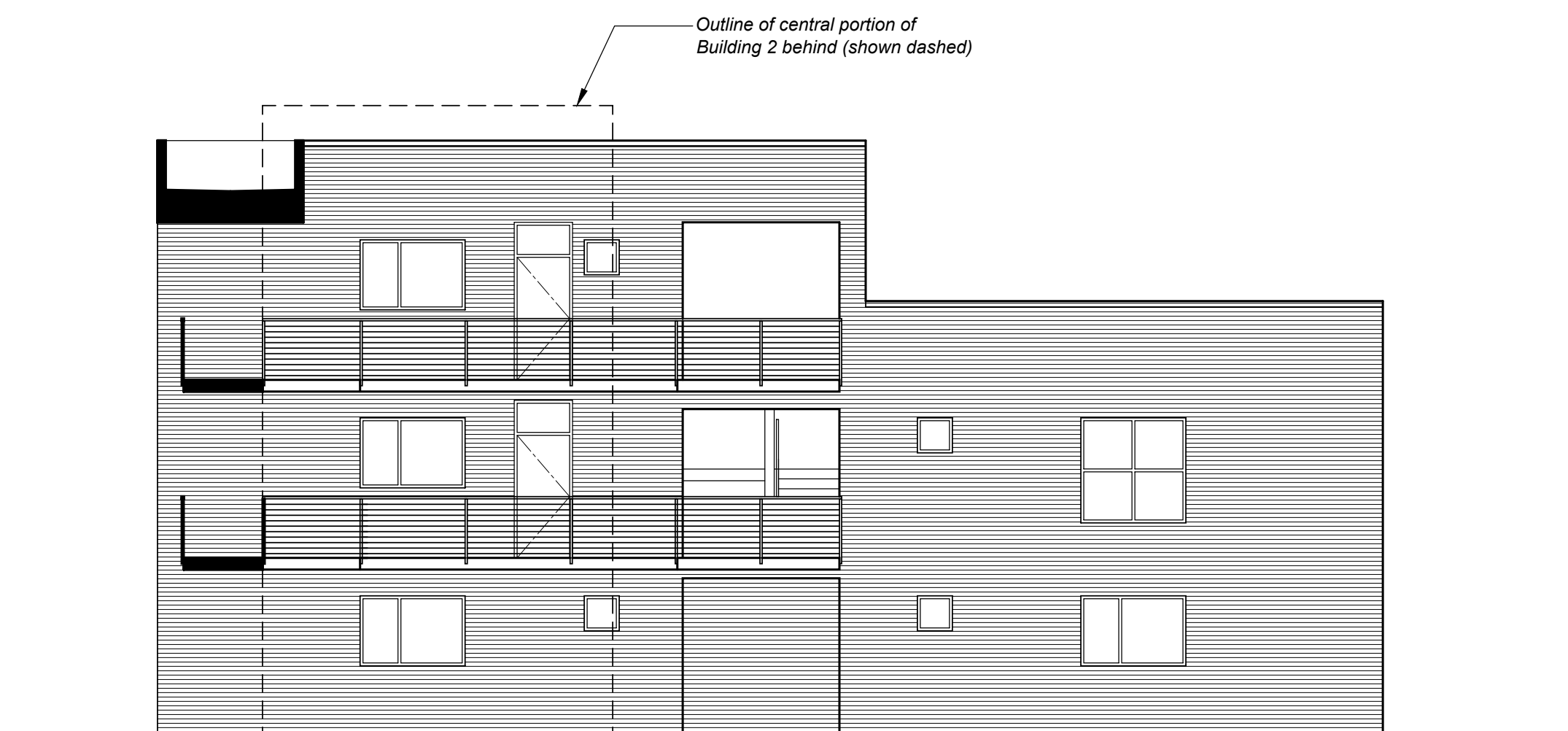
NORTH ELEVATION



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"

TIERNEY / FIGUEIREDO
TFA
ARCHITECTS AIA

817 Russell Ave., Suite H Santa Rosa, CA 95403 707.576.1557 info@tfarch.com

A-9

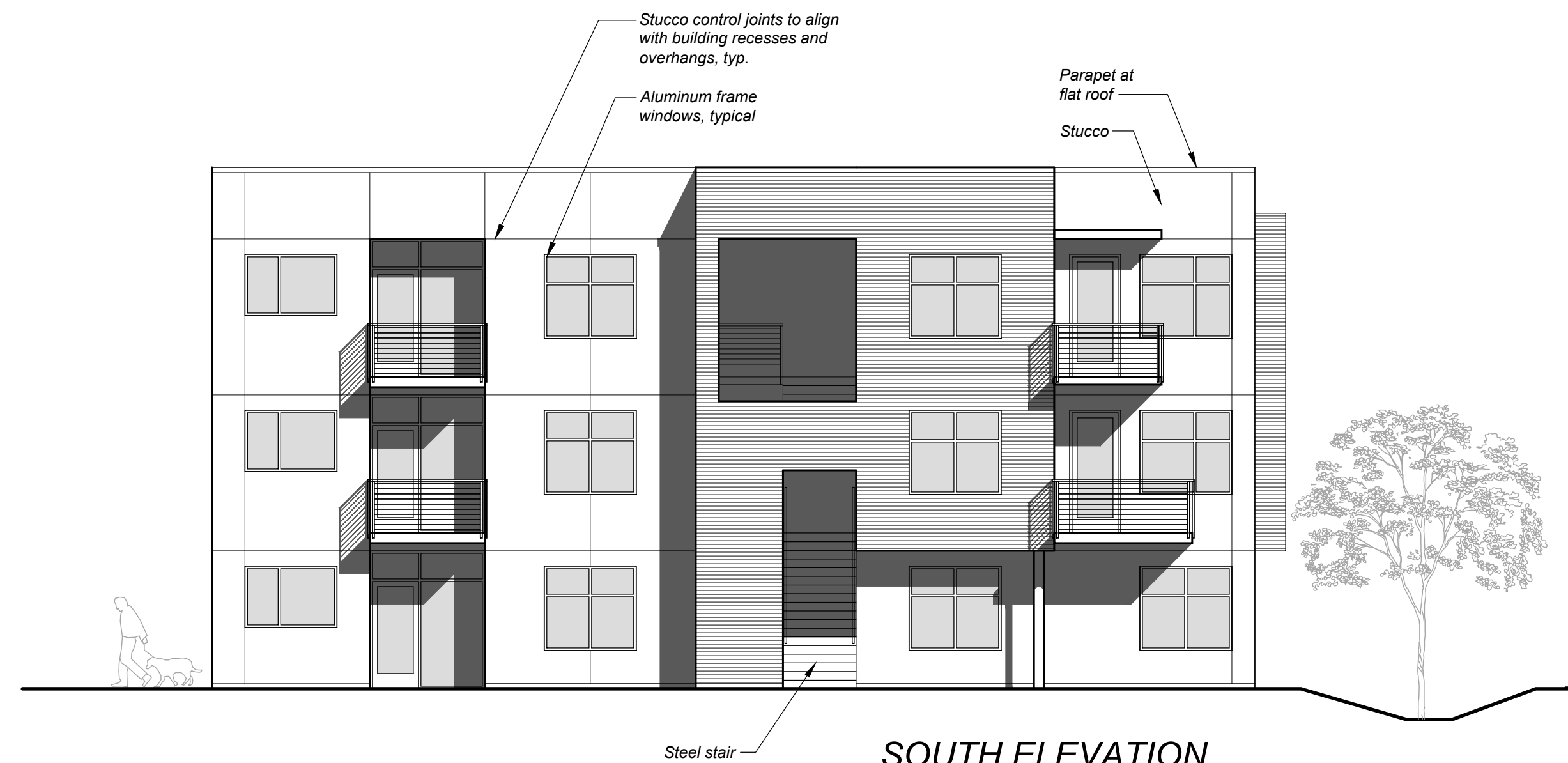
03/07/2022
TFA #1725



NORTH ELEVATION



WEST ELEVATION



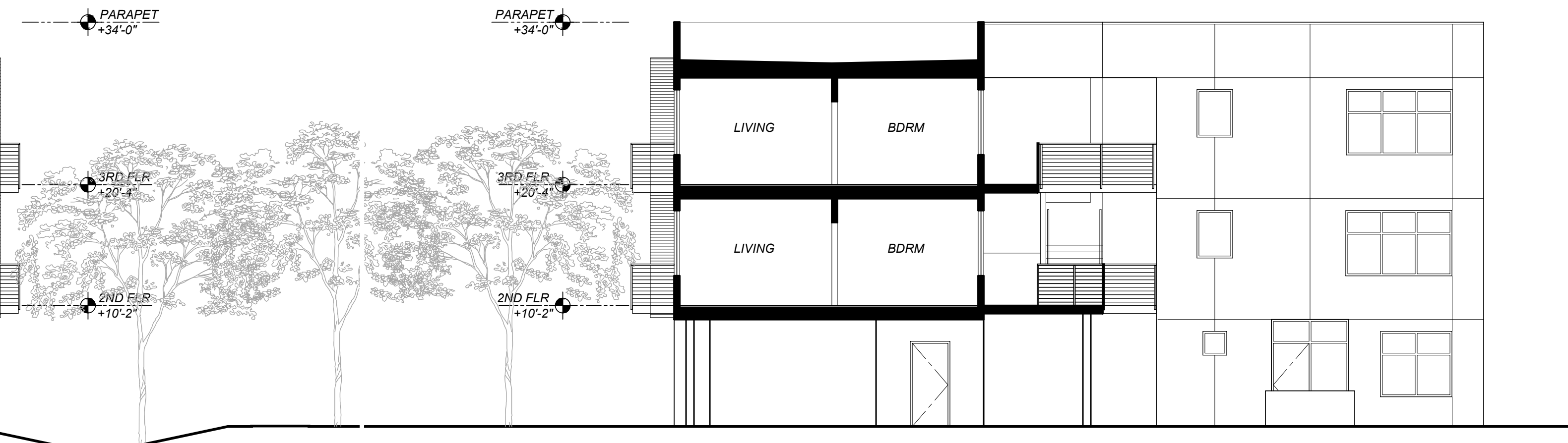
SOUTH ELEVATION



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"

TIERNEY / FIGUEIREDO
TFA
ARCHITECTS AIA

817 Russell Ave., Suite H Santa Rosa, CA 95403 707.576.1557 info@tfarch.com

A-10

03/07/2022
TFA #1725



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"

TIERNEY / FIGUEIREDO
TFA
ARCHITECTS AIA

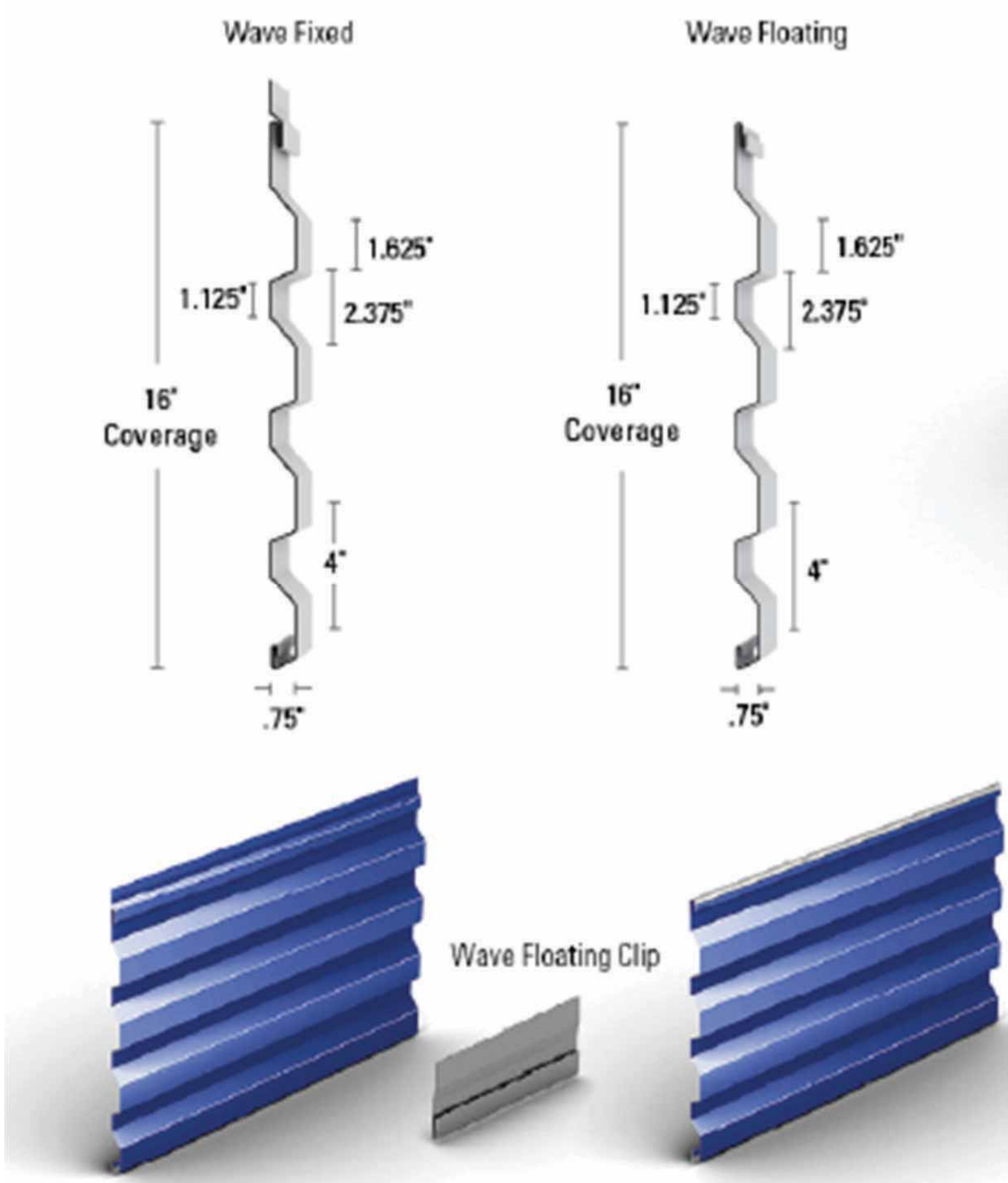
817 Russell Ave., Suite H Santa Rosa, CA 95403 707.576.1557 info@tffarch.com

A-11

09/20/2021
TFA #1725

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.



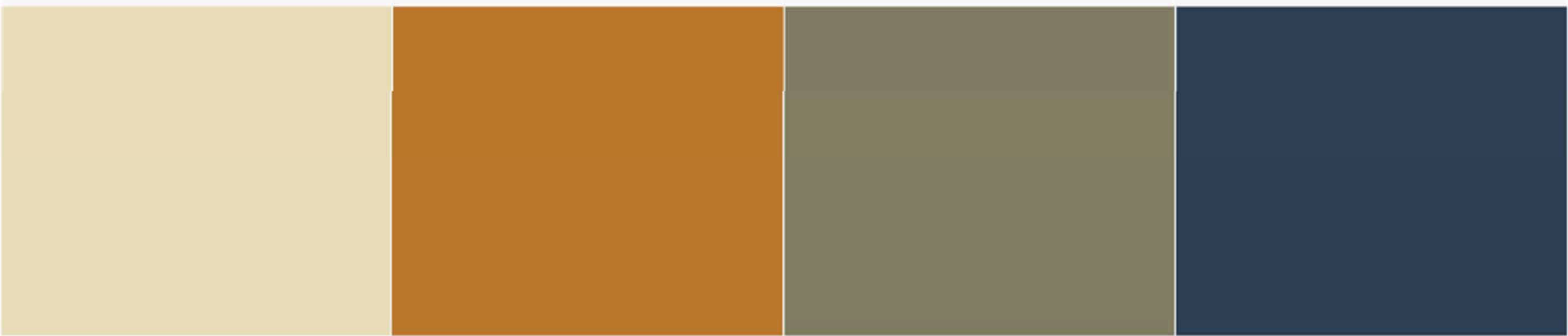
HORIZONTAL RIBBED METAL SIDING



METAL SIDING



STUCCO



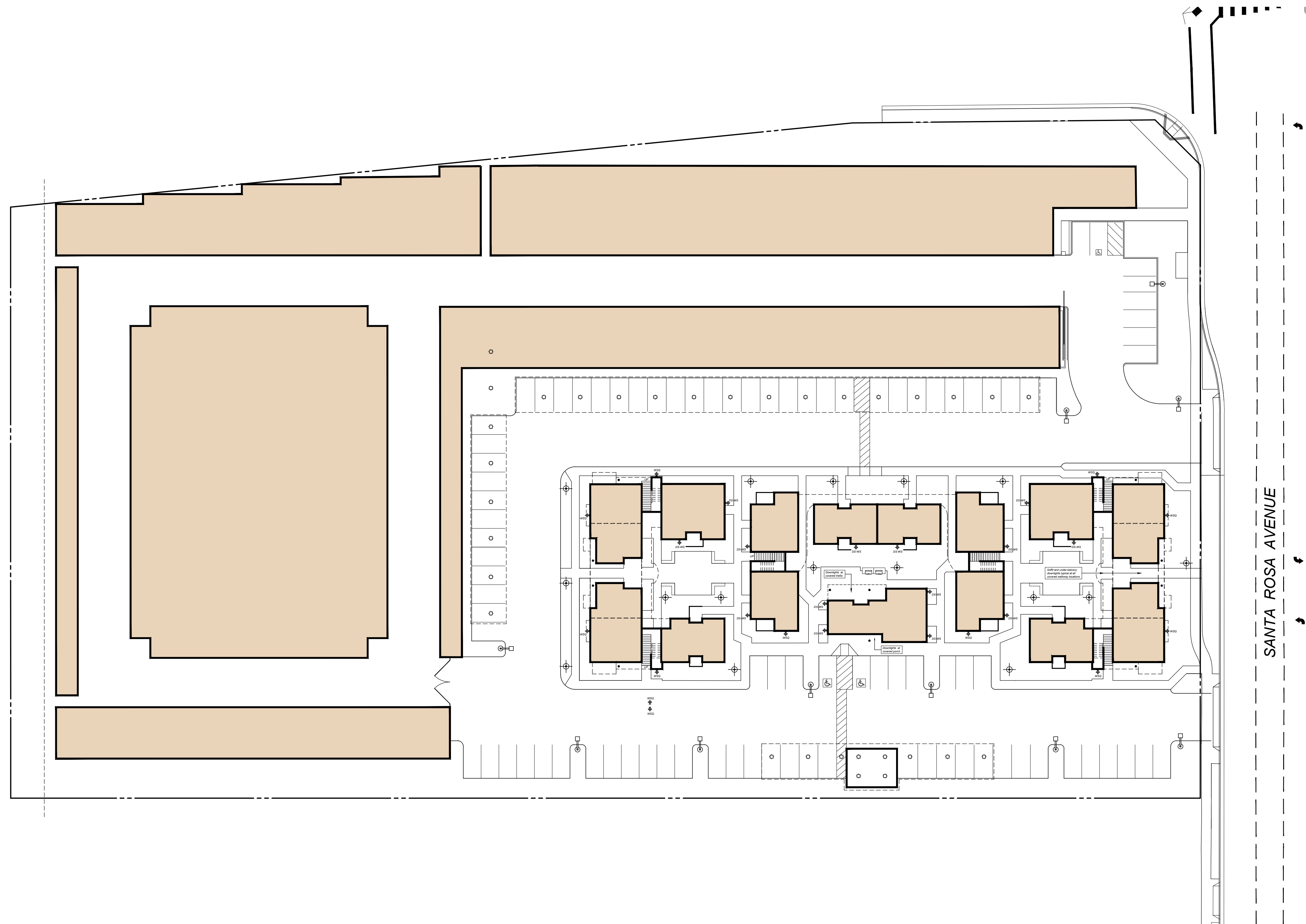
RGB: 233, 220, 185 187, 119, 46 129, 125, 98 46, 63, 83

EXTERIOR COLORS

CONCEPTUAL COLORS & MATERIALS

Avenue 3111 Storage and Apartments

TIERNEY / FIGUEIREDO
TFA
ARCHITECTS AIA
817 Russell Avenue, Suite H Santa Rosa, CA 95403
(707) 576-1557 Fax 576-1555 info@tfarch.com



LITHONIA WSQ-LED-2



RAB ALED2T78NW

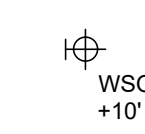


RAB ALED 5T52W

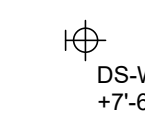


WAC DS-WS-06F-A

LIGHTING LEGEND



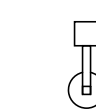
EXTERIOR WALL MOUNTED DOWNLIGHT:
LITHONIA WSQ-LED-2 (COLOR = WHITE) with
47 WATT LED LAMP and PHOTOCELL OPERATION.
MOUNTING HEIGHT PER SYMBOL NOTATION



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'



TIERNEY / FIGUEIREDO
TFA
ARCHITECTS AIA

817 Russell Ave., Suite H Santa Rosa, CA 95403 707.576.1557 info@tfarch.com

A-12

09/20/2021
TFA #1725