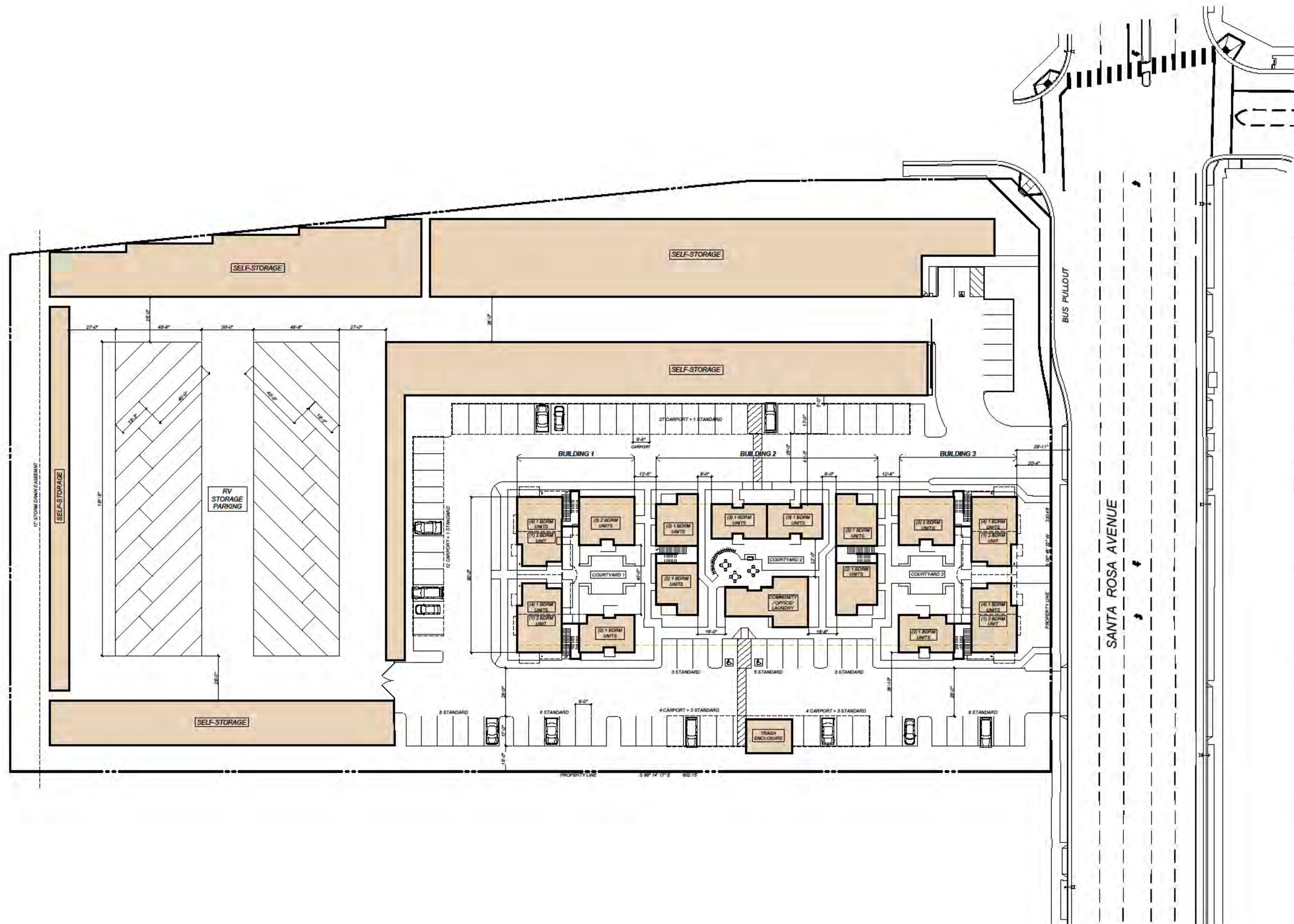
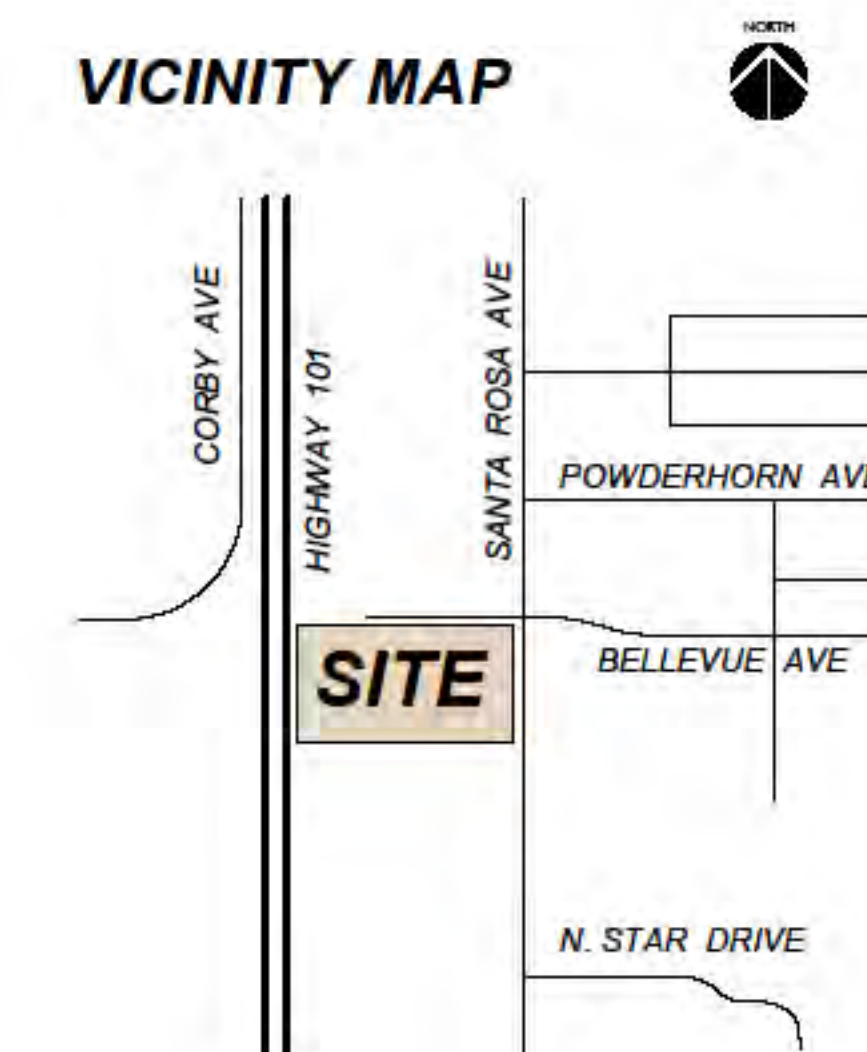




PROJECT DATA

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:	APPROX. 40,000 S.F. Buildings and 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 (1 BDRM UNITS: 1 COVERED + 0.5) (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'

0' 15' 30' 60'



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SITE AERIAL

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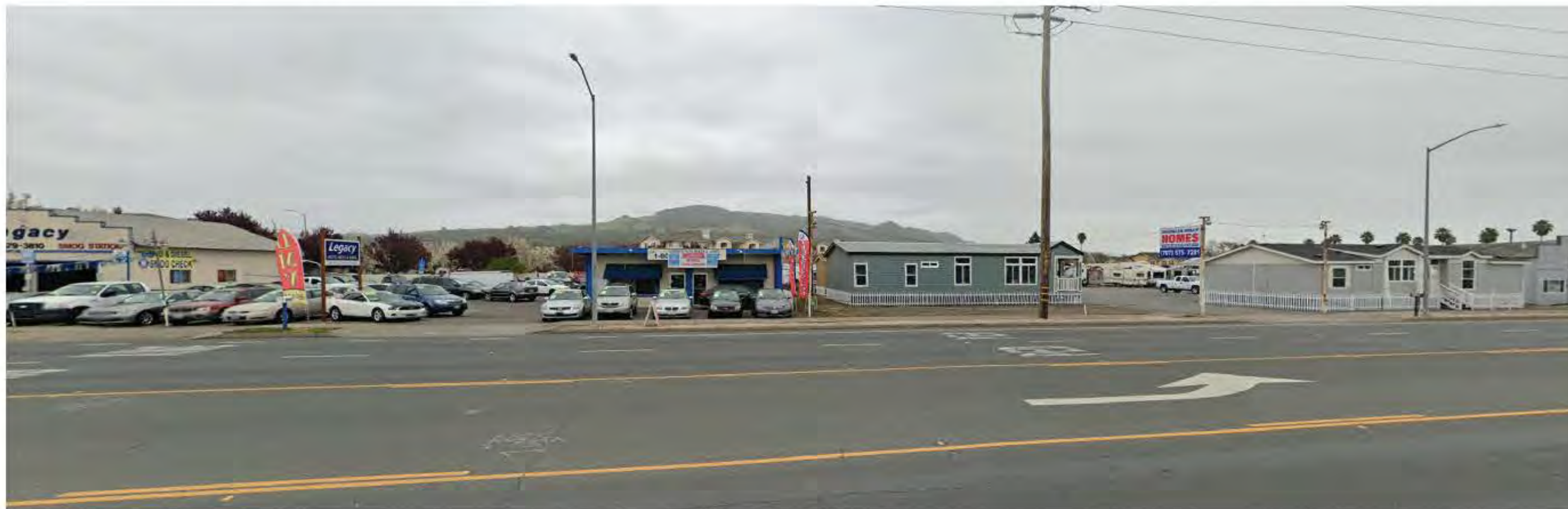
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View west across Bellevue Avenue - Santa Rosa Avenue intersection



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

Bellevue & Santa Rosa Ave Self-Storage & Apartments

SITE PHOTOS

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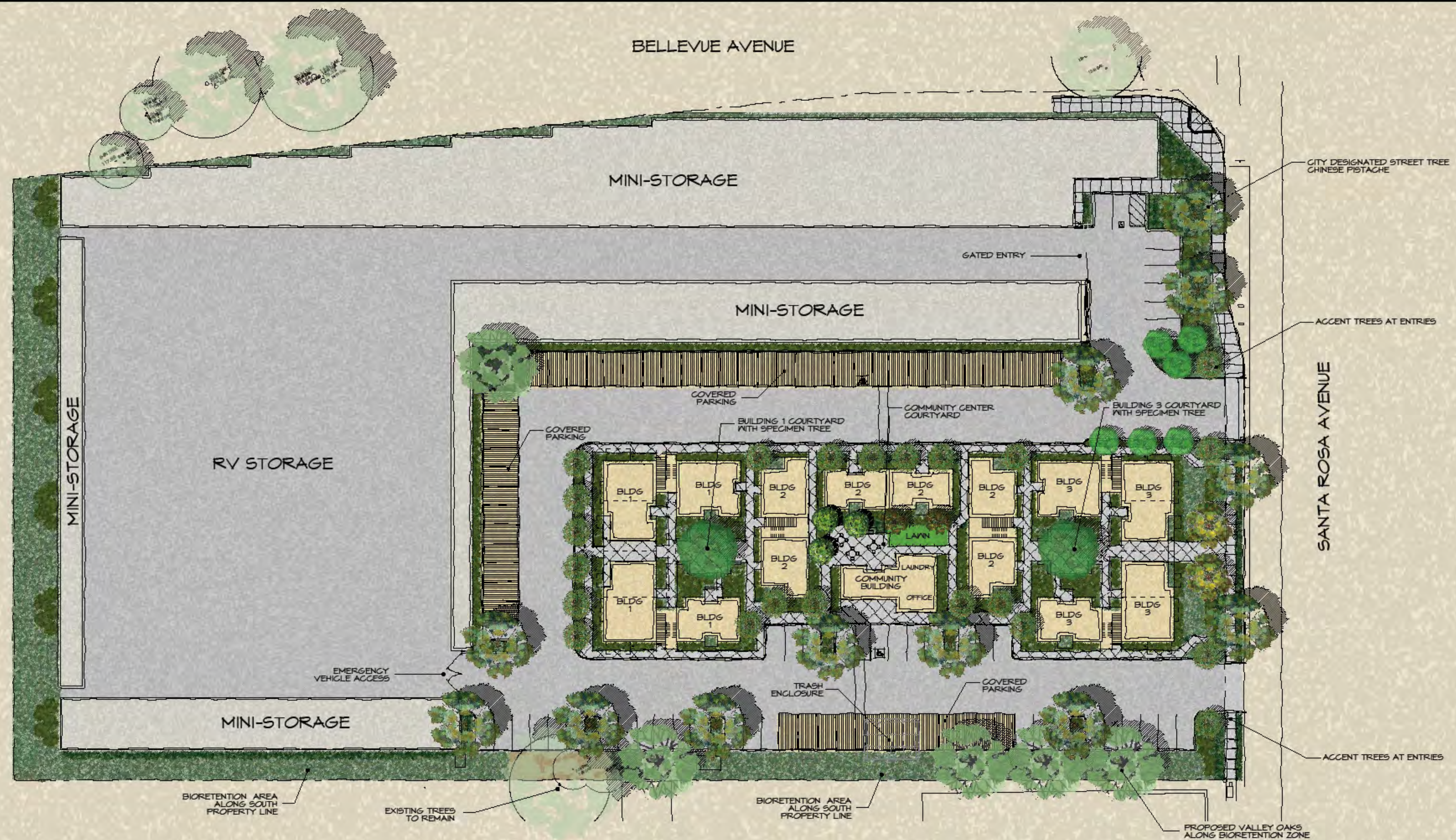
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CONCEPTUAL LANDSCAPE

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



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	0	X	0.10	=	0.00
Low Water Plant Use SF	15,959	X	0.30	=	4787.64
Moderate Water Plant Use SF	3,431	X	0.60	=	2058.88
High Water Plant Use SF	300.00	X	1.00	=	300.00
Sum of Adjusted Landscape Area = 7146.51					
ETWU (DRIP) = 36.91 X 0.62 X 6,846.51 / 0.81 = 193,441 Gallons					

TYPICAL PLANT PALETTE

SIZE	BOTANICAL NAME	COMMON NAME	REMARKS	WATER USE PER WUCOLS IV
TREES				
24	ACER PALMATUM 'BLOODGOOD'	JAPANESE MAPLE	MULTI-TRUNK	M
24	ACER FRAXINUM '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 'ORIMON PYGMY'	BARBERRY		M
5	CAMELLIA SASANKU 'WHITE DOVES'	CAMELLIA		M
5	CLIVIA MINATA	KAFFIR LILY		L
5	DAPHNE GORDON 'MARGINALA'	WINTER DAPHNE		L
5	HYDRANGEA MACROPHYLLA 'MINI PERRY'	MINI PERRY HYDRANGEA		M
5	LAVALDIA INTERMEDIA 'PHENOMENAL'	LAVENDER		L
5	LOROPETALUM CHINENSE 'YURENA'	DWARF CHINESE FRINGE FLOWER	DWARF SPECIES: PURPLE	L
5	LOROPETALUM CHINENSE 'TUBBY'	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 TOBIANA 'WHEELERS DWARF'	DWARF MOCK ORANGE		L
5	POLYSTICHUM SETOSUM	TASSLE FERN		M
5	PRUNUS LAUROCEARUS 'MT. VERNON'	DWARF ENGLISH LAUREL		M
5	RHAPHIOLEPIS INDICA 'CLARA'	INDIA HAWTHORN		L
5	SARCOCOCCA RUSCHFOLIA	SWEET BOX		L
5	VIBURNUM DAVIDII	NON		M
5	XYLOSMA CONGESTUM 'COMPACTA'	NON		L

TYPICAL PLANT PALETTE

SIZE	BOTANICAL NAME	COMMON NAME	REMARKS	WATER USE PER WUCOLS IV
GROUNDCOVER				
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 KARVINKIANUS	SANTA BARBARA DAISY	BLUE	L
1	STACHYS BYZANTINA	LAMB EARS	2" O.C. TRI. SPACING	L
1	TULBAGIA VIOLACEA	SOCIETY GARLIC	2" O.C. TRI. SPACING	L
LAWN				
500		RTF DROUGHT RESISTANT TURF	PARK AVENUE TURF	M
GRASSES				
1	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	2" O.C. TRI. SPACING	L
1	CAREX ELATA 'BOWLES GOLDEN'	GOLDEN VARIEGATED SEDGE		M
BIOSWALE/BIORETENTION				
500	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 SHRUBS 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).

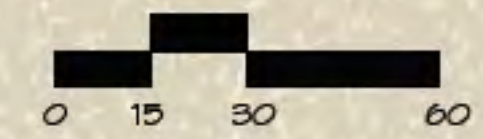
DECIDUOUS, FLOWERING ACCENT TREES ARE PROPOSED AT THE ENTRY TO THE VEHICULAR ENTRIES TO CREATE INTEREST AND CHARACTER. LARGE DECIDUOUS SHADE SHALL PROVIDE CANOPY SHADE IN THE PARKING LOTS. BROADLEAF, DECIDUOUS ACCENT TREES WILL PROVIDE YEAR ROUND INTEREST AND SCREENING FROM ADJACENT PROPERTIES. A SMALL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

IRRIGATION DESIGN INTENT

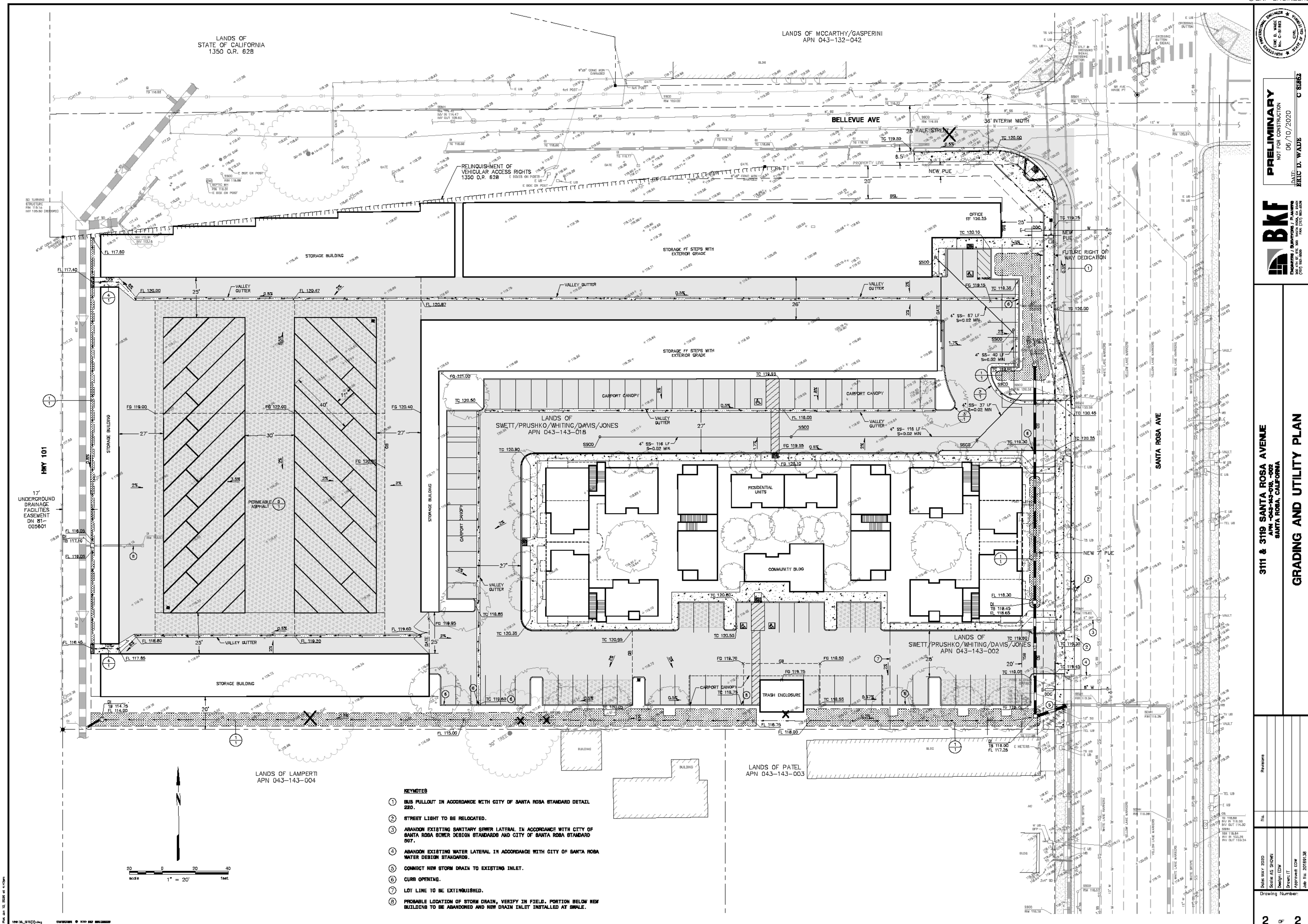
ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM WITH PEATHER SENSOR OVERRIDE. SENSOR SHALL BE CAPABLE OF CALCULATING EVAPOTRANSPIRATION AND SHALL ADJUST FOR LOCAL WEATHER. THE ENTIRE IRRIGATION SYSTEM SHALL BE ON AN AUTOMATICALLY CONTROLLED SYSTEM WITH SEPARATE PROGRAMS CAPABLE OF IRRIGATING EACH HYDROZONE INDEPENDENTLY.

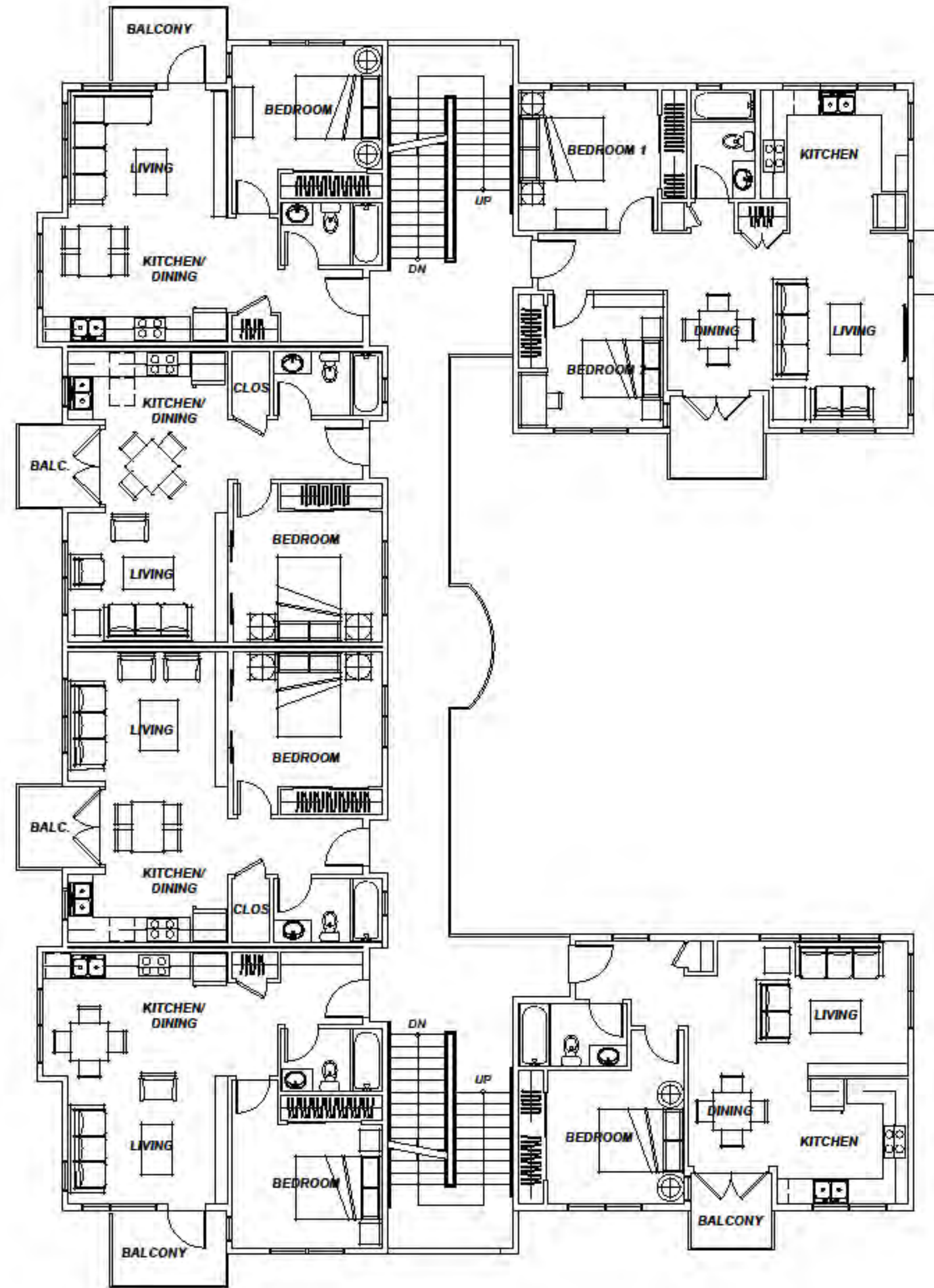
THE PROPOSED TREE SHALL BE IRRIGATED VIA SEPARATE DEDICATED BUBBLER CIRCUIT. ALL OTHER LANDSCAPE AREAS SHALL BE IRRIGATED VIA AN IN-LINE DRIP EMITTER IRRIGATION SYSTEM. THE INTENT OF THE LANDSCAPE AND WATER DELIVERY SYSTEMS IS TO MEET ALL ASPECTS OF THE MOST CURRENT CITY OF SANTA ROSA WATER EFFICIENCY LANDSCAPE ORDINANCE (MELD).

CONCEPTUAL LANDSCAPE PLAN

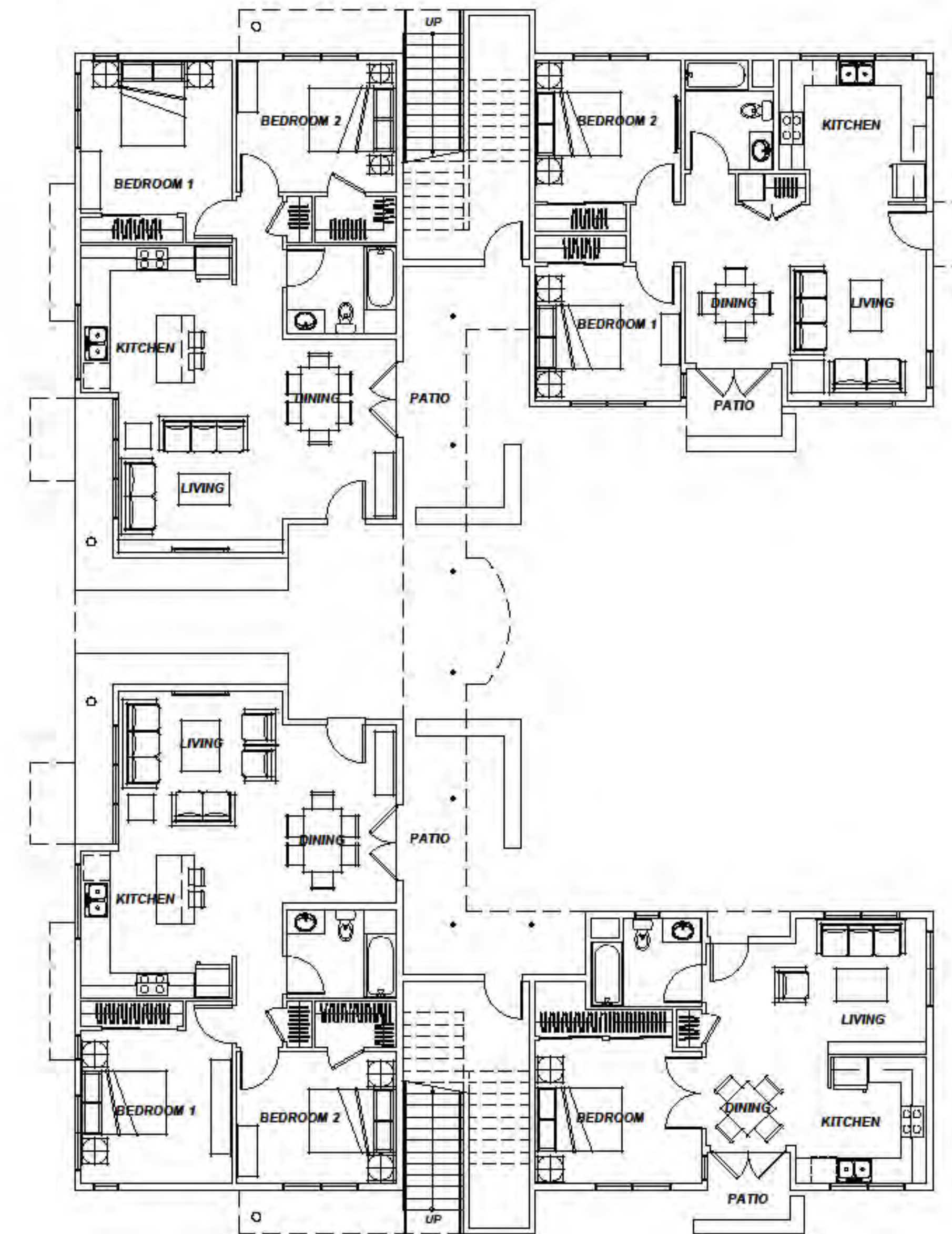


DATE: 3/21/20
JOB: 2020-07
SCALE: 1" = 30'
DRAWN: DM





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"

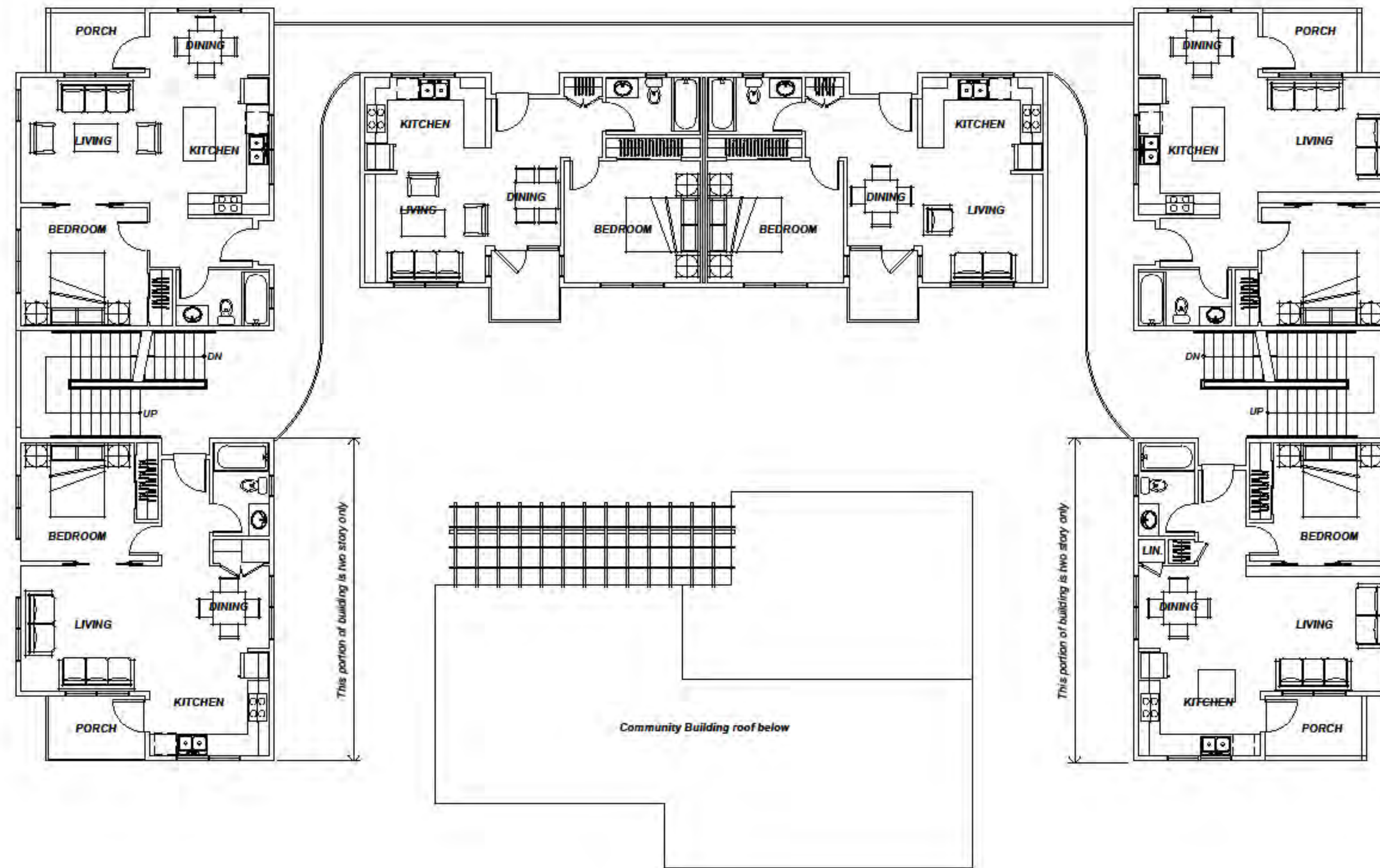


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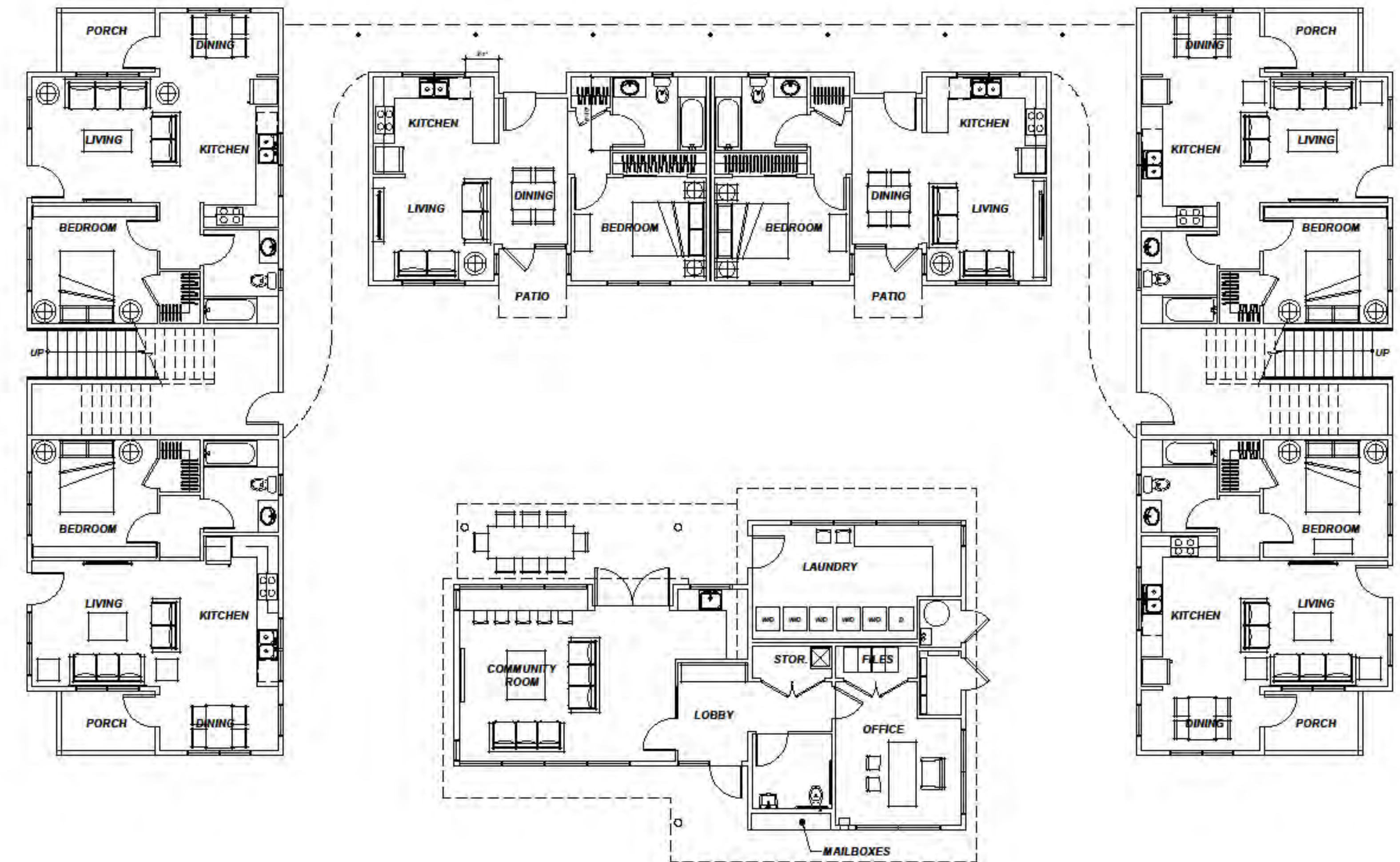
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06/09/2020
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BUILDING 2
SECOND FLOOR PLAN
 Third floor plan similar



BUILDING 2 and
COMMUNITY BUILDING
FIRST FLOOR PLANS

BELLEVUE & SANTA ROSA AVENUE SELF-STORAGE and APARTMENTS

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BUILDING 2 and COMMUNITY BUILDING CONCEPTUAL FLOOR PLANS

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

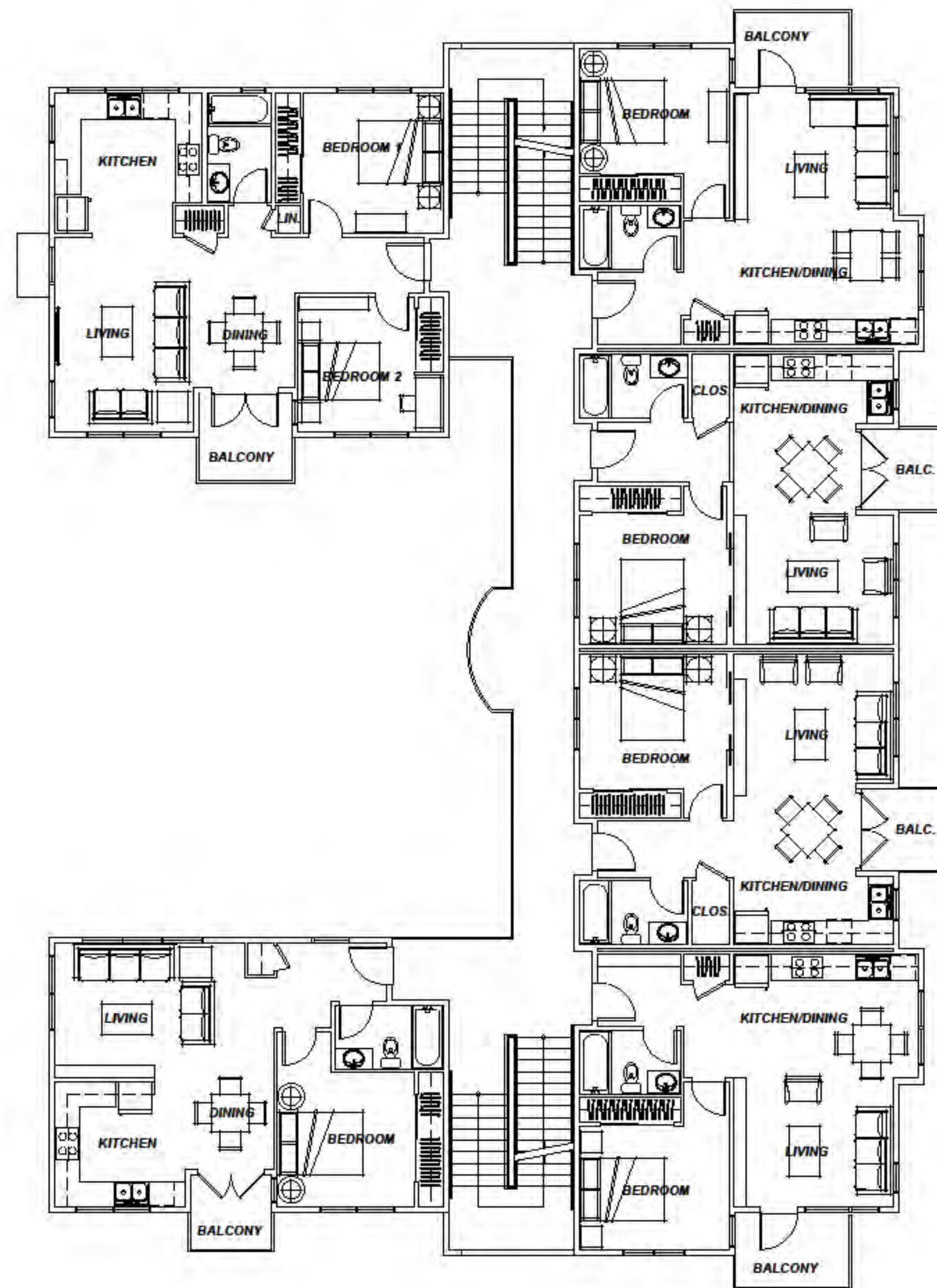


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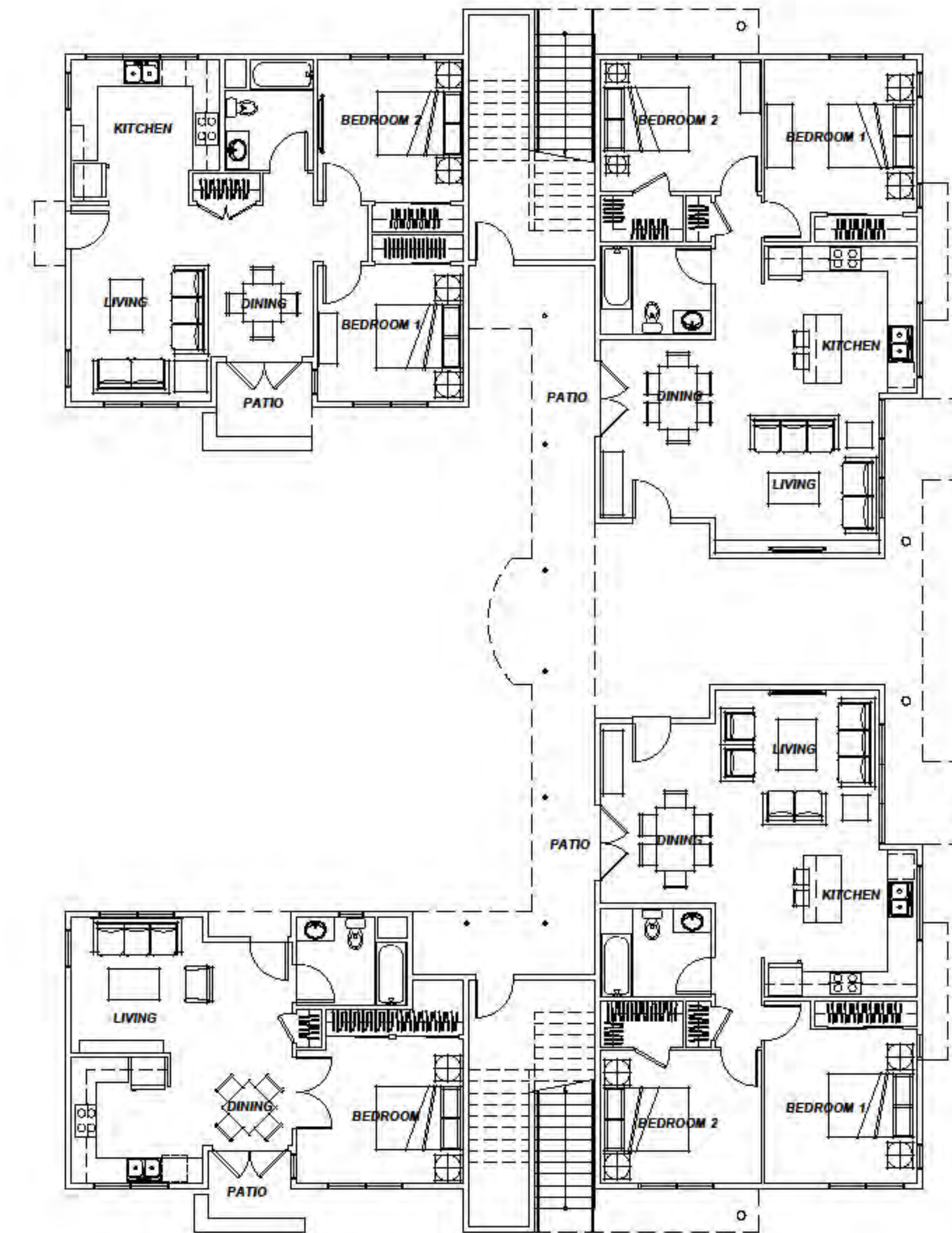
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BUILDING 3
SECOND FLOOR PLAN
Third floor plan similar



BUILDING 3
FIRST FLOOR PLAN

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BUILDING 3 **CONCEPTUAL FLOOR PLANS**

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

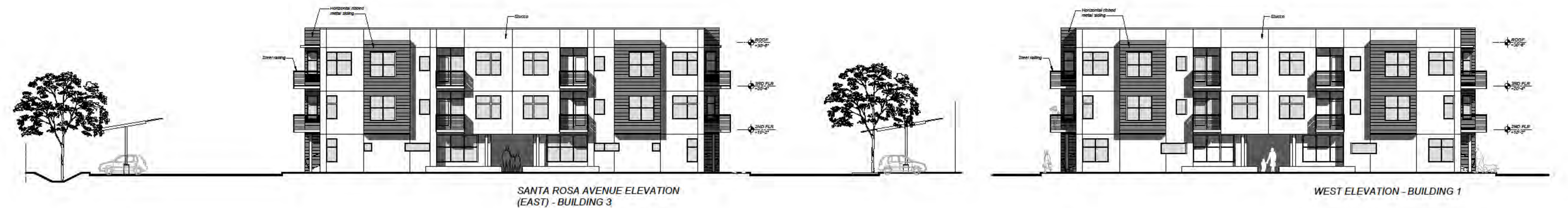


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BELLEVUE & SANTA ROSA AVENUE SELF-STORAGE and APARTMENTS

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CONCEPTUAL ELEVATIONS

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

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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

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CONCEPTUAL COLOR ELEVATIONS

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

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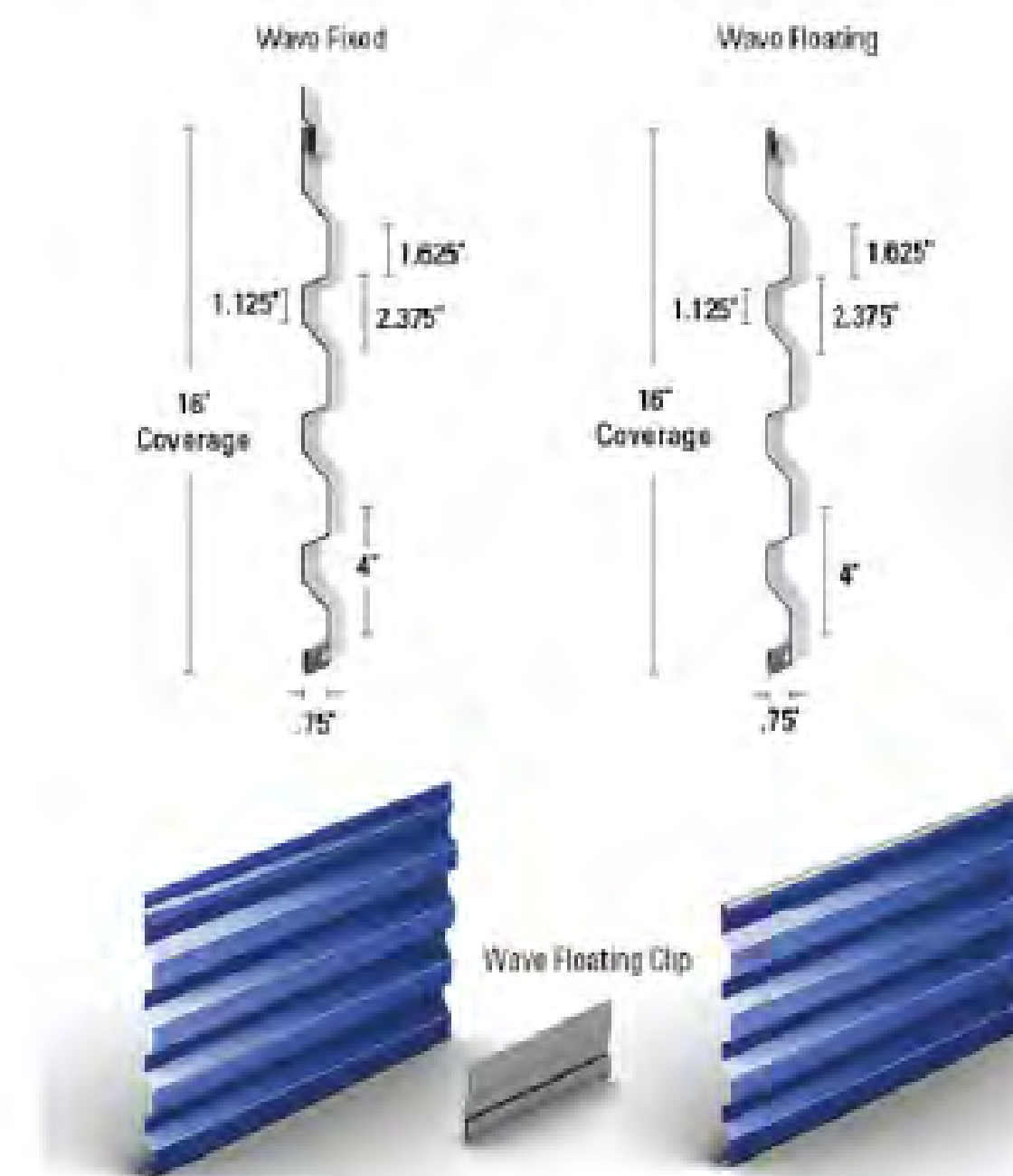
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Wave

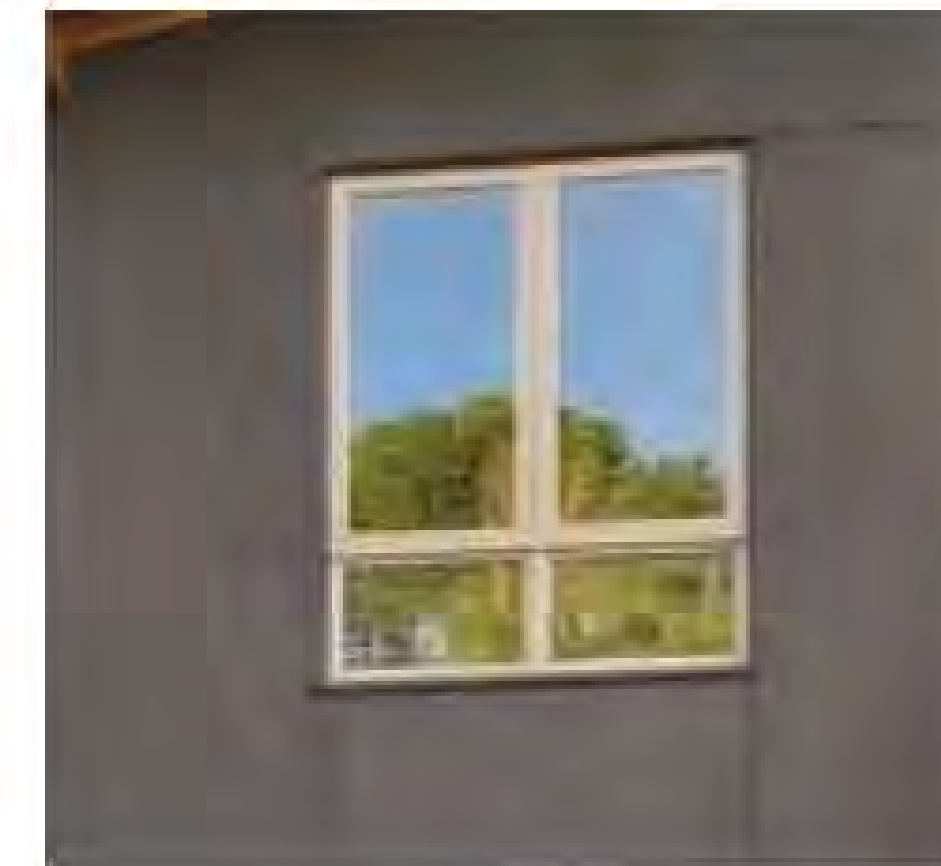
Available in both fixed and floating systems, McElroy Metal's Wave panels are concealed fastener wall panels that can be installed vertically or horizontally over solid substrate or subframing. Wave Fixed is installed with Wave's integral fastening flange which is roll formed into the panel during the 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

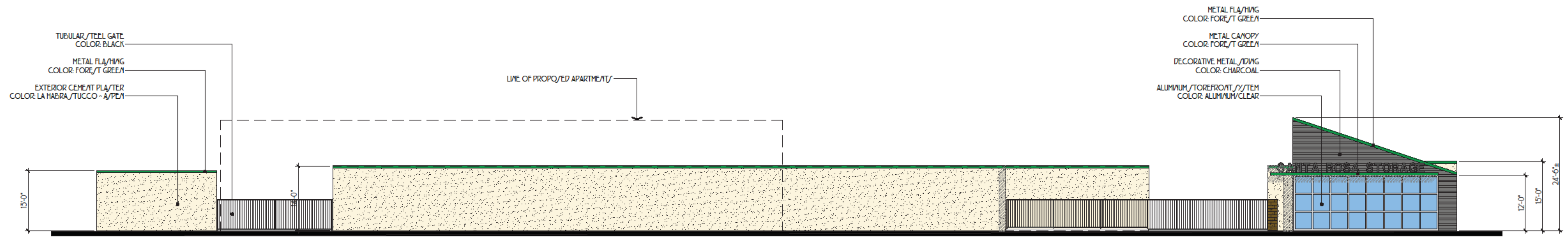
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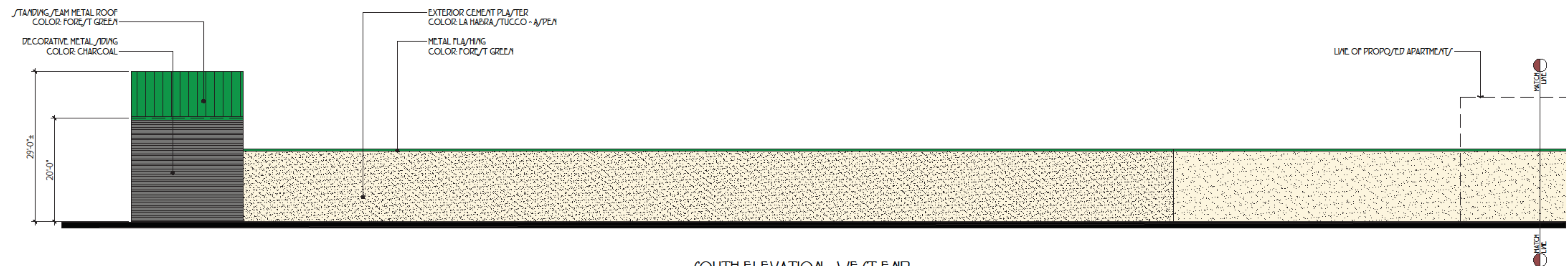
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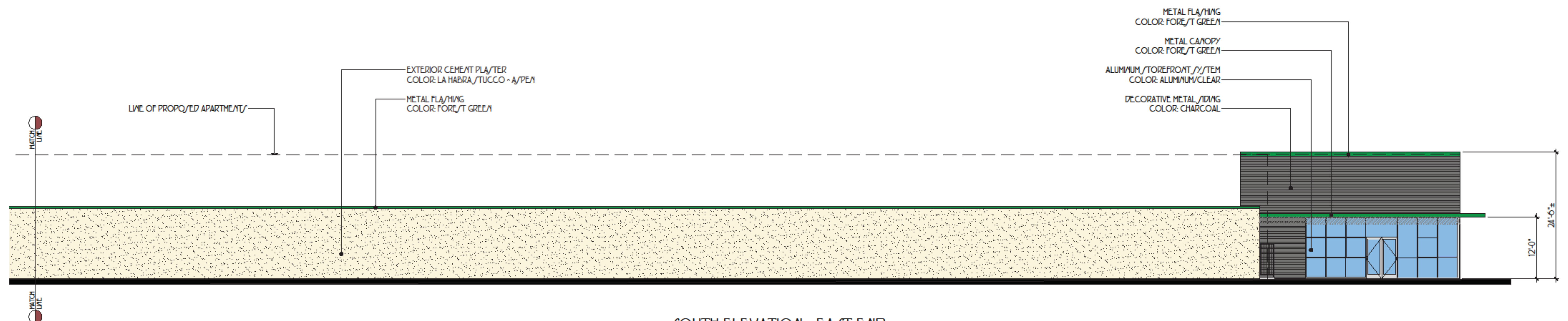
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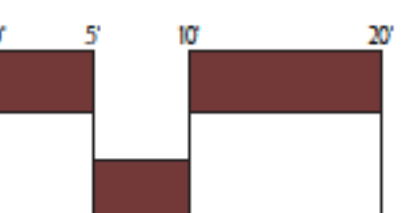
EAST ELEVATION

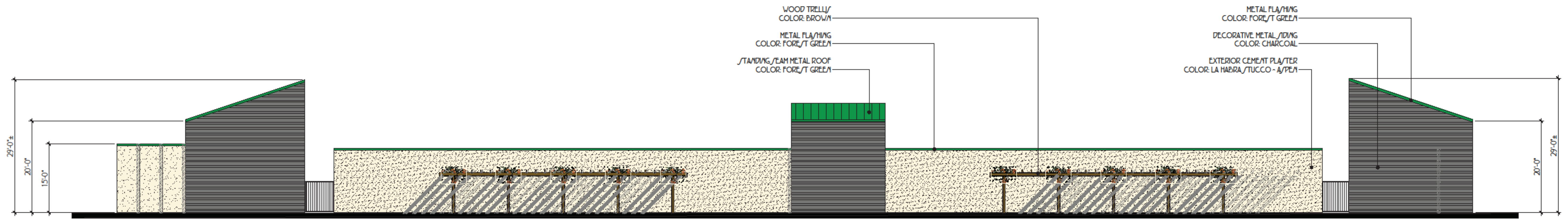


SOUTH ELEVATION - WEST END

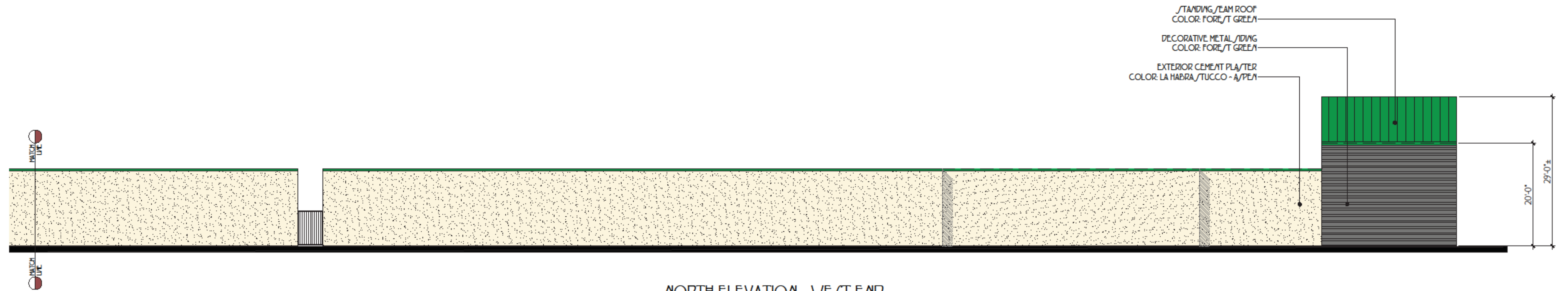


SOUTH ELEVATION - EAST END

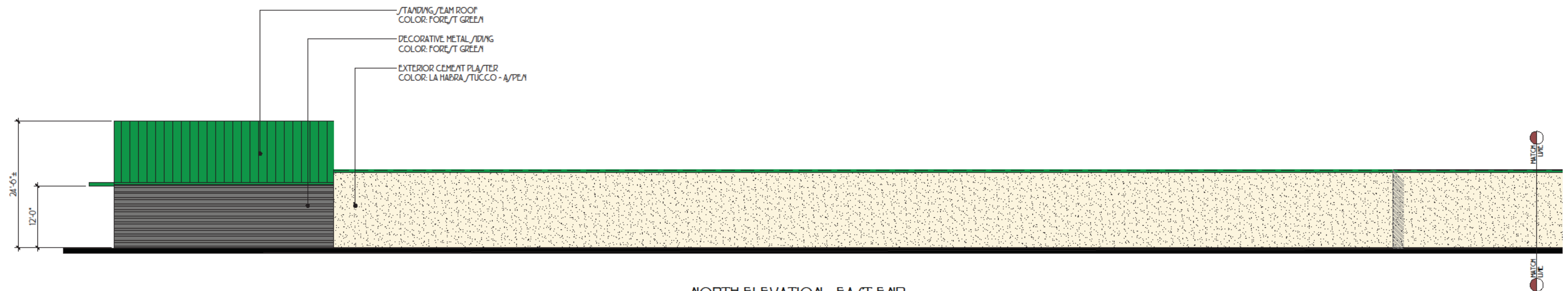




WEST ELEVATION



NORTH ELEVATION - WEST END



NORTH ELEVATION - EAST END

