

PROJECT DATA

ADDRESS: 874 NORTH WRIGHT ROAD
APN: 035-063-001
ZONING: PD-0435

LOT SIZE:
LOT #1: Approx. 0.73 ACRES
LOT #2: Approx. 0.25 ACRES

AREA:
MARKET: 3,448 S.F.
APARTMENT: 906 S.F.
BUILDING 2: 432 S.F.

LOT #1 COVERAGE:
(Building, Gas Pump Canopy, Trash Encl/Carport Canopy)
BUILDING: 3,448 S.F.
STAIRS: 59 S.F.
FUELING CANOPY: 3,024 S.F.
TRASH ENCLOSURE/ CARPORT: 973 S.F.
TOTAL AREA LOT # 1: 7,504 S.F.
BUILDING COVERAGE (LOT #1): 23.6%

LOT #2 COVERAGE:
BUILDING 2: 432 S.F.
PATIO TRELLIS: 168 S.F.
TOTAL AREA LOT # 2: 600 S.F.
BUILDING COVERAGE (LOT #2): 5.5%

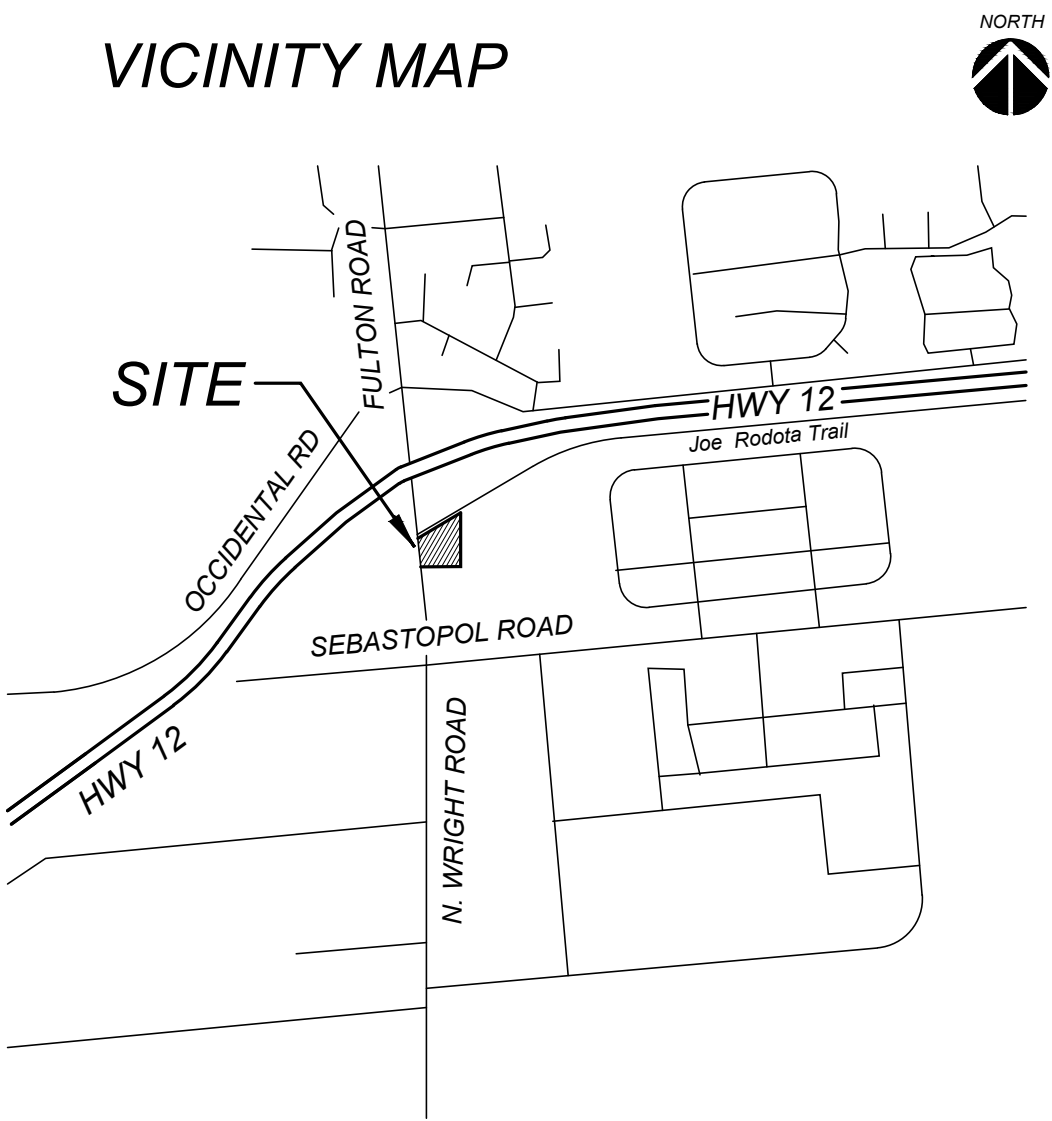
PARKING REQUIRED:
MARKET (Retail at 1:250 S.F.) 13.8
1-BEDROOM APARTMENT 1.5
BUILDING 2 (Retail at 1:250 S.F.) 1.7
17.0

PARKING PROVIDED: 18.0

BICYCLE PARKING REQUIRED:
MARKET 1
1-BEDROOM APARTMENT 1
BUILDING 2 1
3

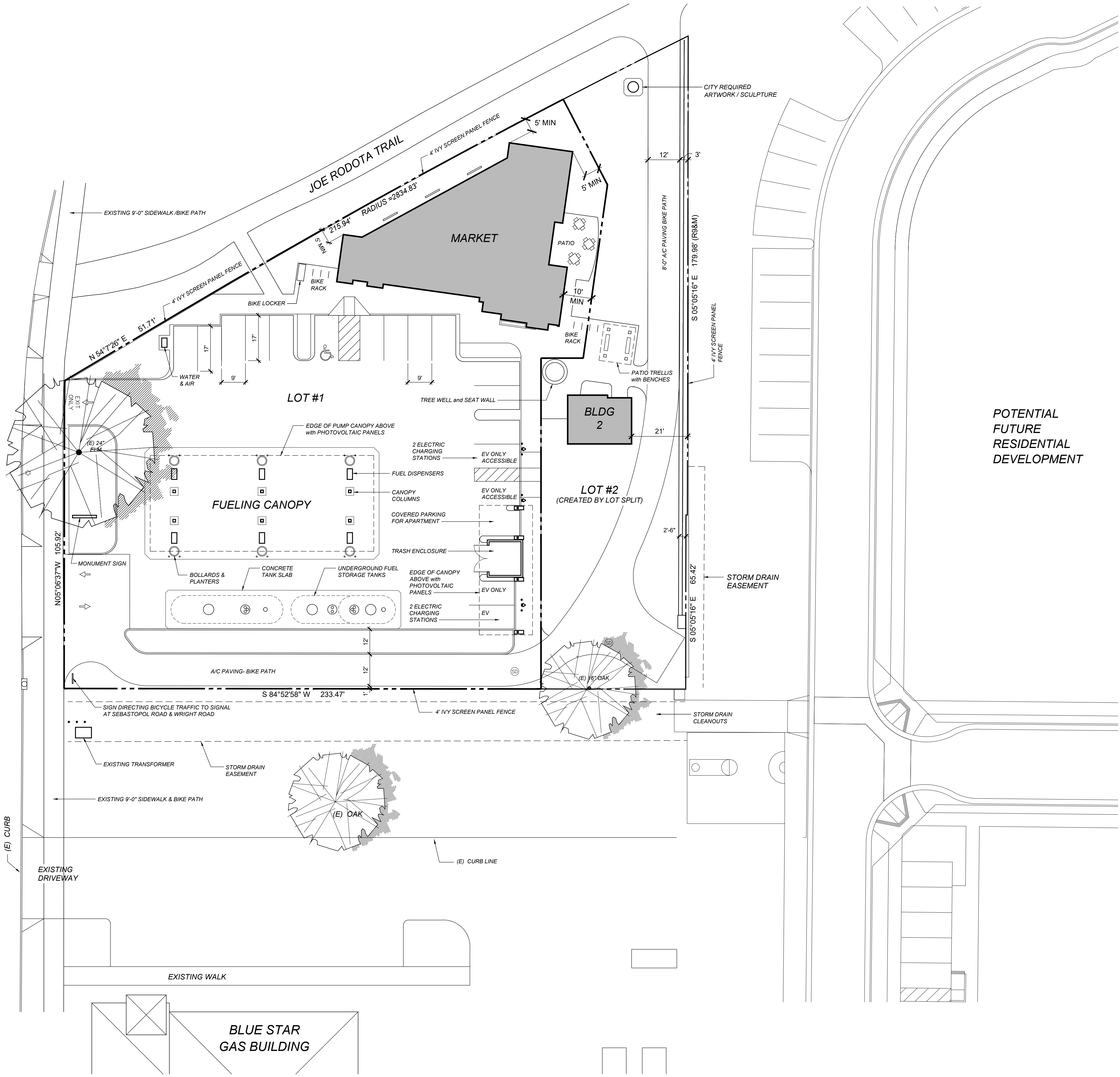
BICYCLE PARKING PROVIDED: 8

VICINITY MAP



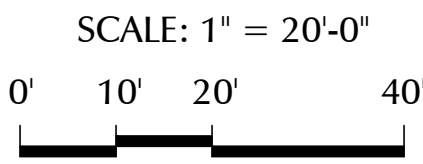
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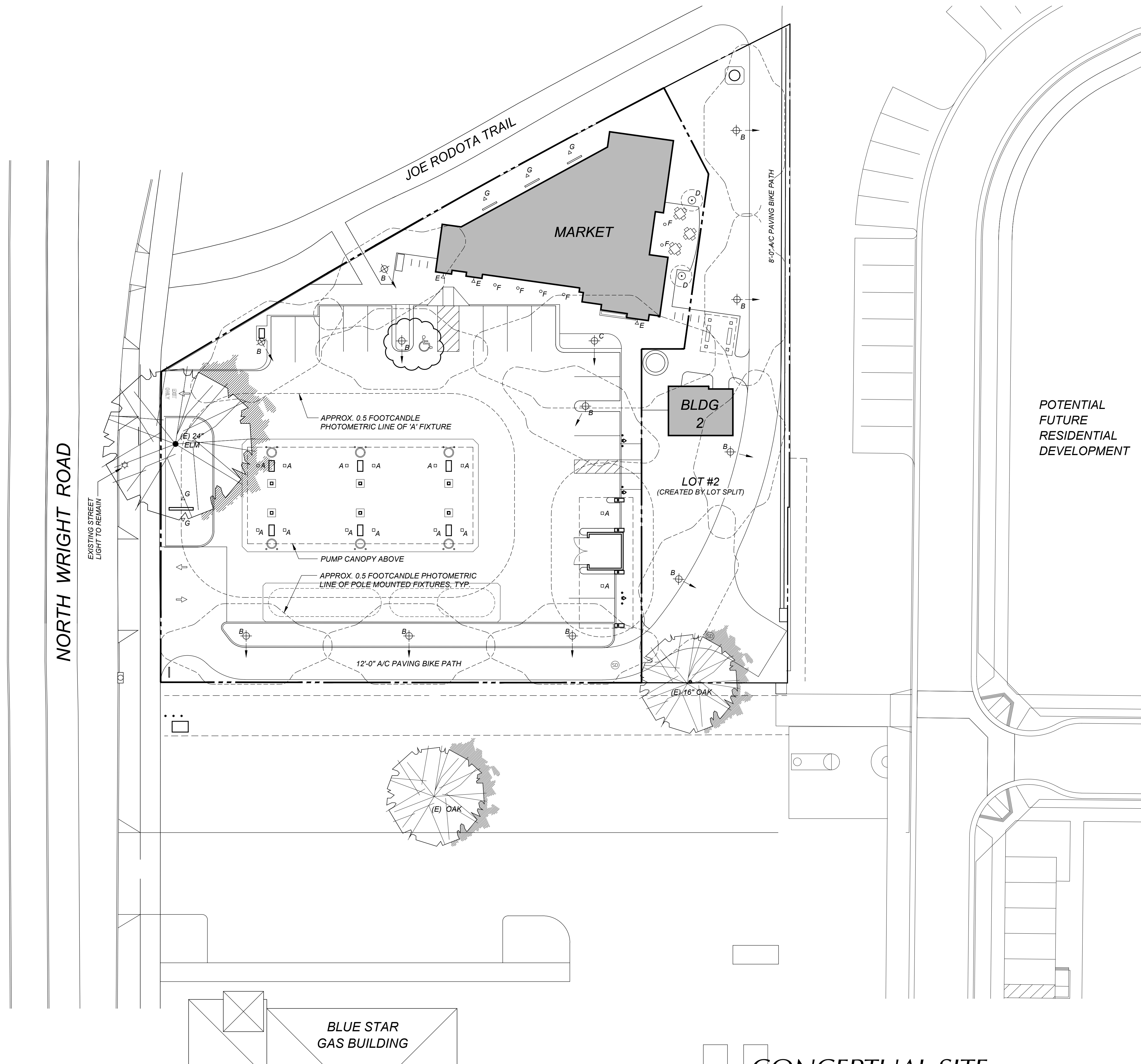
POTENTIAL
FUTURE
RESIDENTIAL
DEVELOPMENT



ELM TREE STATION
RETAIL MARKET and FUEL FACILITY
874 N. Wright Road Santa Rosa, California

DEVELOPMENT PLAN



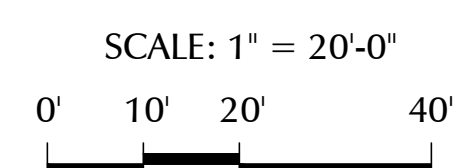


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CONCEPTUAL SITE LIGHTING PLAN



FIXTURE LEGEND

- A** RUUD betaLED THE EDGE CAN-EDG-PS-DM LED CANOPY LIGHT - PETROLEUM SYMMETRIC with 60 LIGHT EMITTING DIODES (LED), FULL CUTOFF and DARK SKY COMPLIANT (MOUNTED UNDER PUMP CANOPY)
- B** LITHONIA OMER0 MRP 150 WATT METAL HALIDE CUT OFF FIXTURE with SR2 REFLECTOR AND 10' POLE
- C** LITHONIA OMER0 MRP 150 WATT METAL HALIDE CUT OFF FIXTURE with SR2 REFLECTOR AND 12' POLE ON A 2' BASE
- D** LITHONIA KBR8-70M-R5-LV-TB-DWH, 42" HIGH x 8" ROUND BOLLARD with 70 WATT METAL HALIDE LAMP
- E** DECORATIVE WALL MOUNTED GOOSE-NECK FIXTURES
- F** RECESSED CAN DOWNLIGHTS UNDER HORIZONTAL SOFFITS
- G** UPLIGHTS IN LANDSCAPING TO ILLUMINATE BUILDING WALLS OR MONUMENT SIGN



B



C



D



E

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*AERIAL MAP with NEIGHBORHOOD
 CONTEXT PHOTOGRAPH LOCATIONS*

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VIEW #1
WEST VIEW at SOUTH OF SITE



VIEW #2
SOUTHEAST VIEW at SOUTH SIDE OF SITE



VIEW #3
WEST VIEW at NORTH EDGE OF SITE



VIEW #4
NORTHWEST VIEW at
NORTH END OF SITE



VIEW #5
NORTH WRIGHT RD. TOWARD
HIGHWAY 12 at JOE RODOTA TRAIL

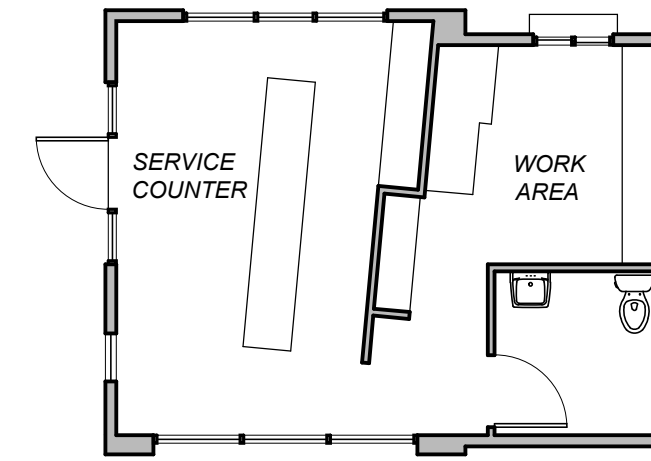


VIEW #6
FROM HIGHWAY 12 / N. WRIGHT ROAD
INTERSECTION TOWARD SITE

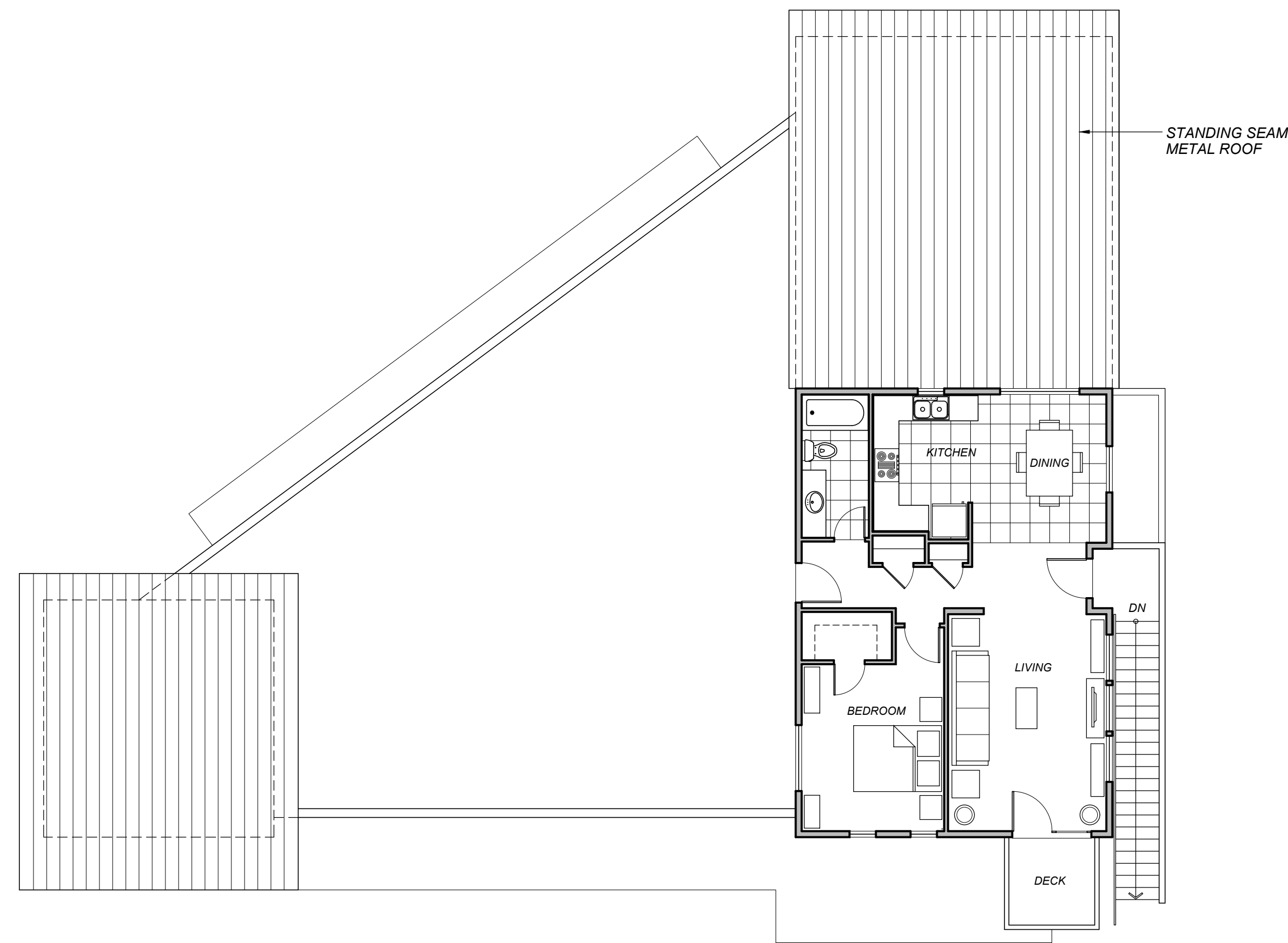
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NEIGHBORHOOD CONTEXT PHOTOGRAPHS

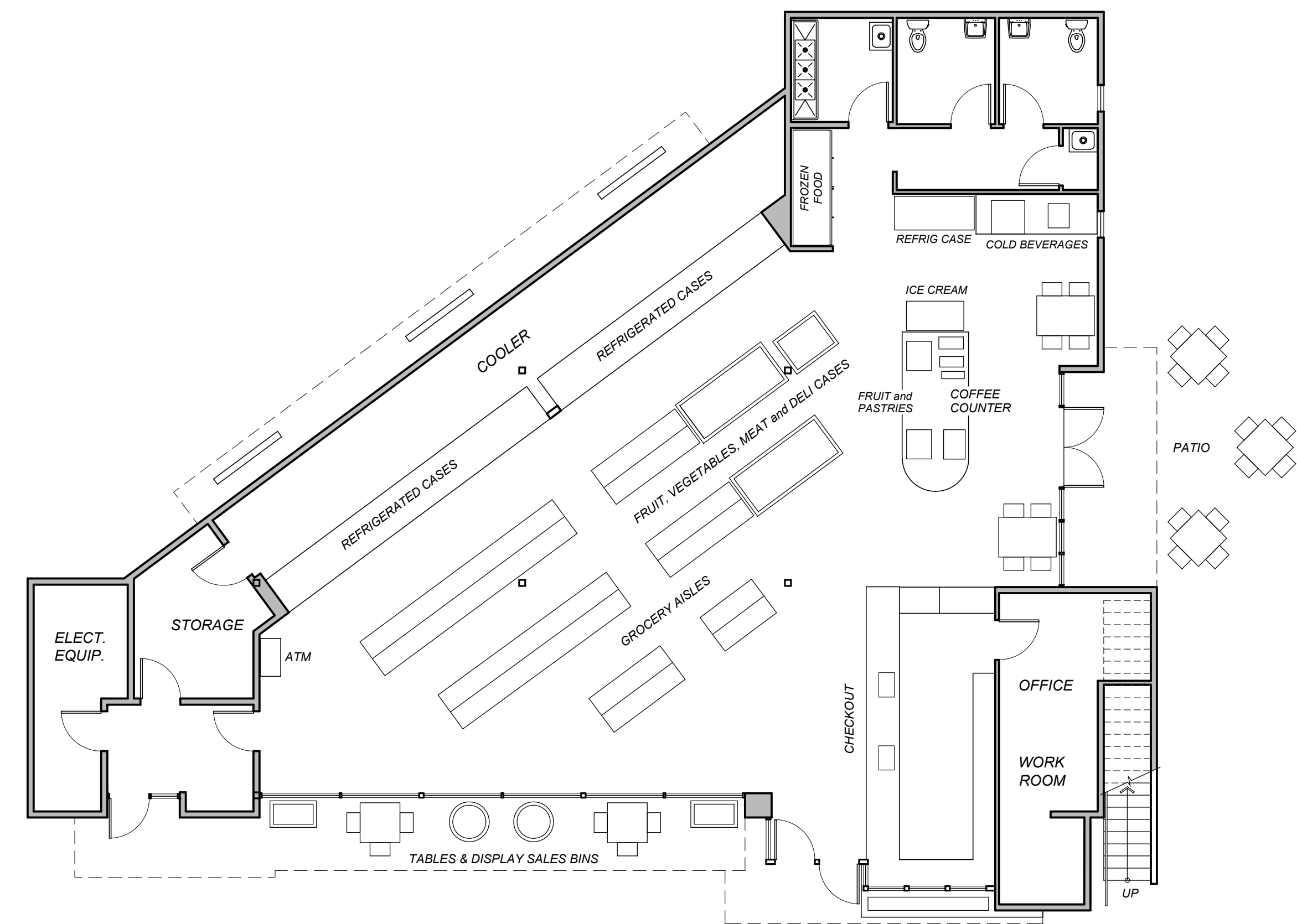
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BUILDING 2
432 Square Feet



**SECOND FLOOR
APARTMENT**
806 Square Feet



**FIRST FLOOR
MARKET**
3448 Square Feet

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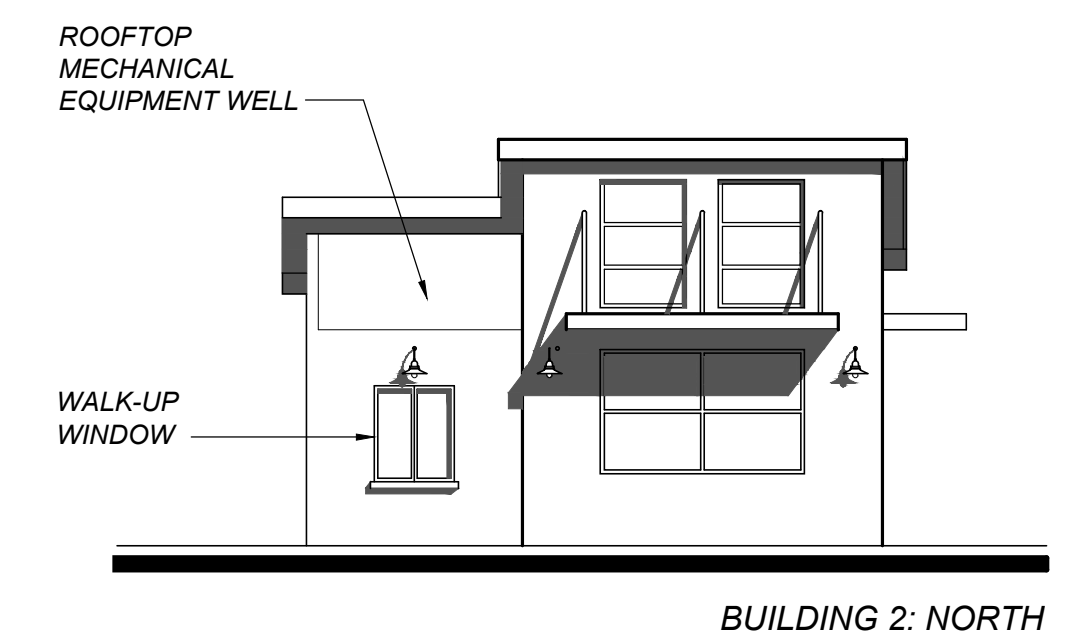
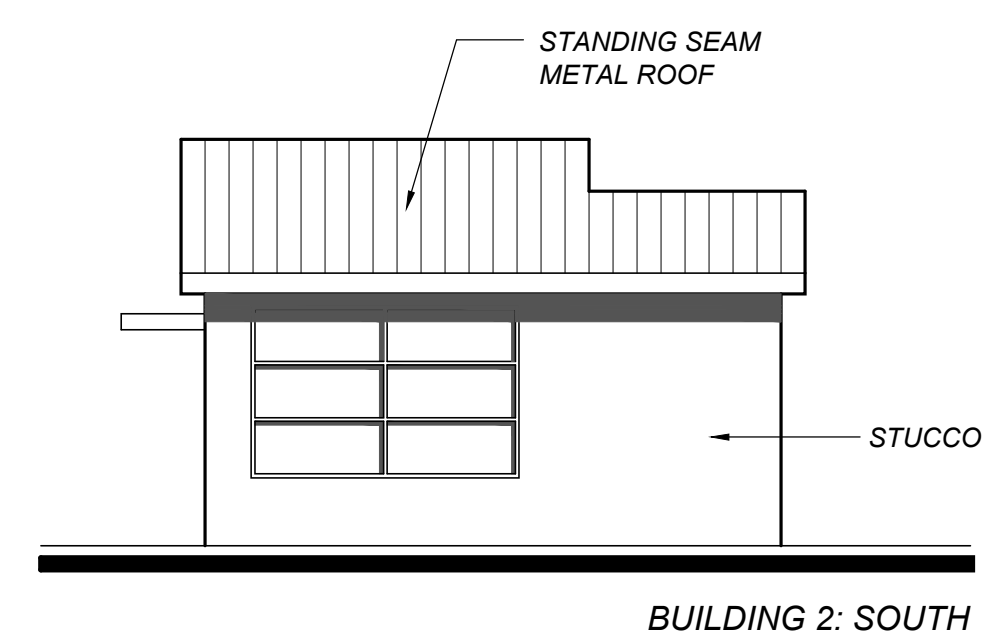
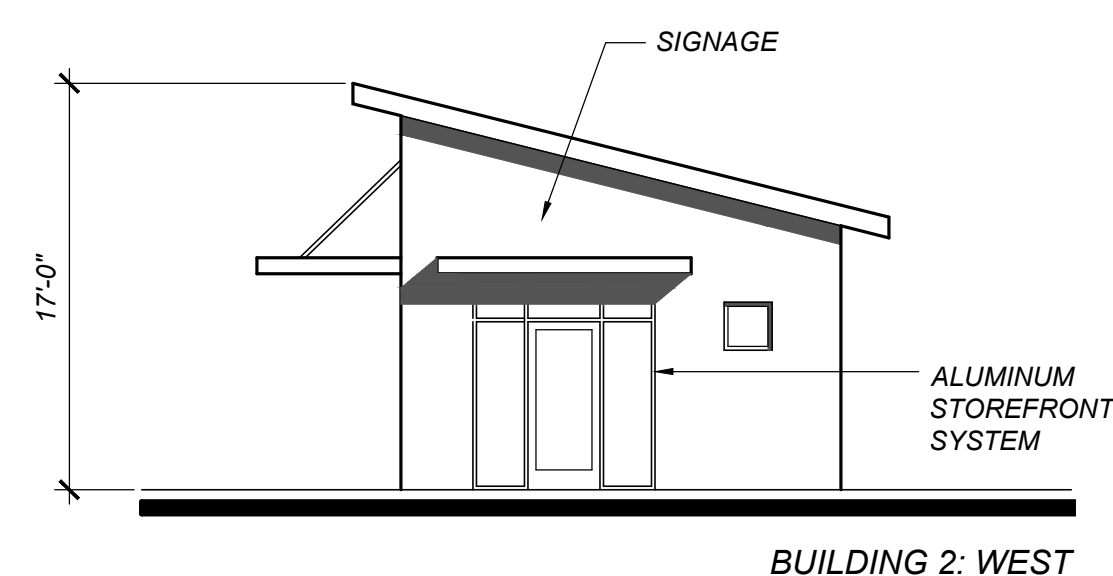
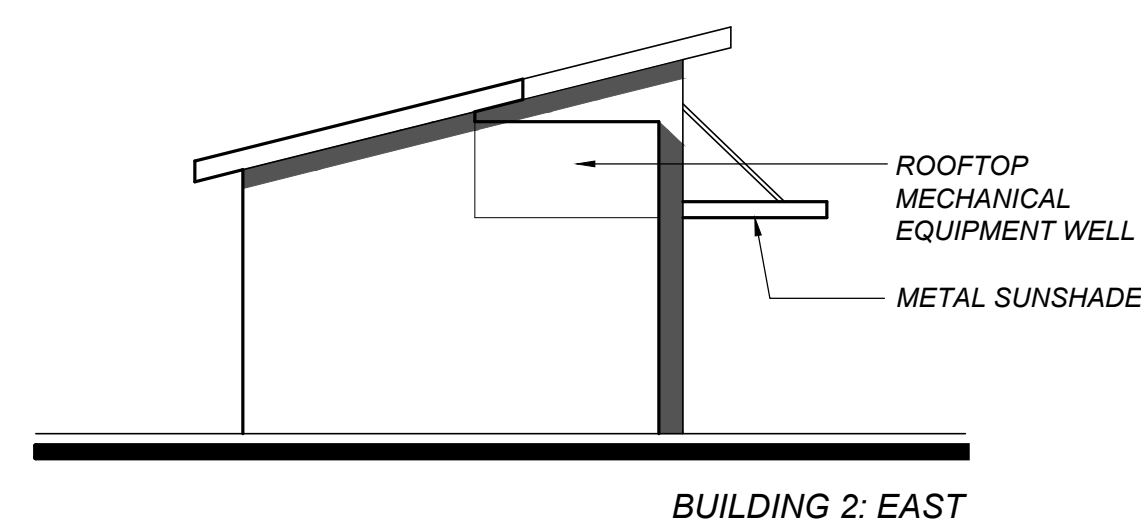
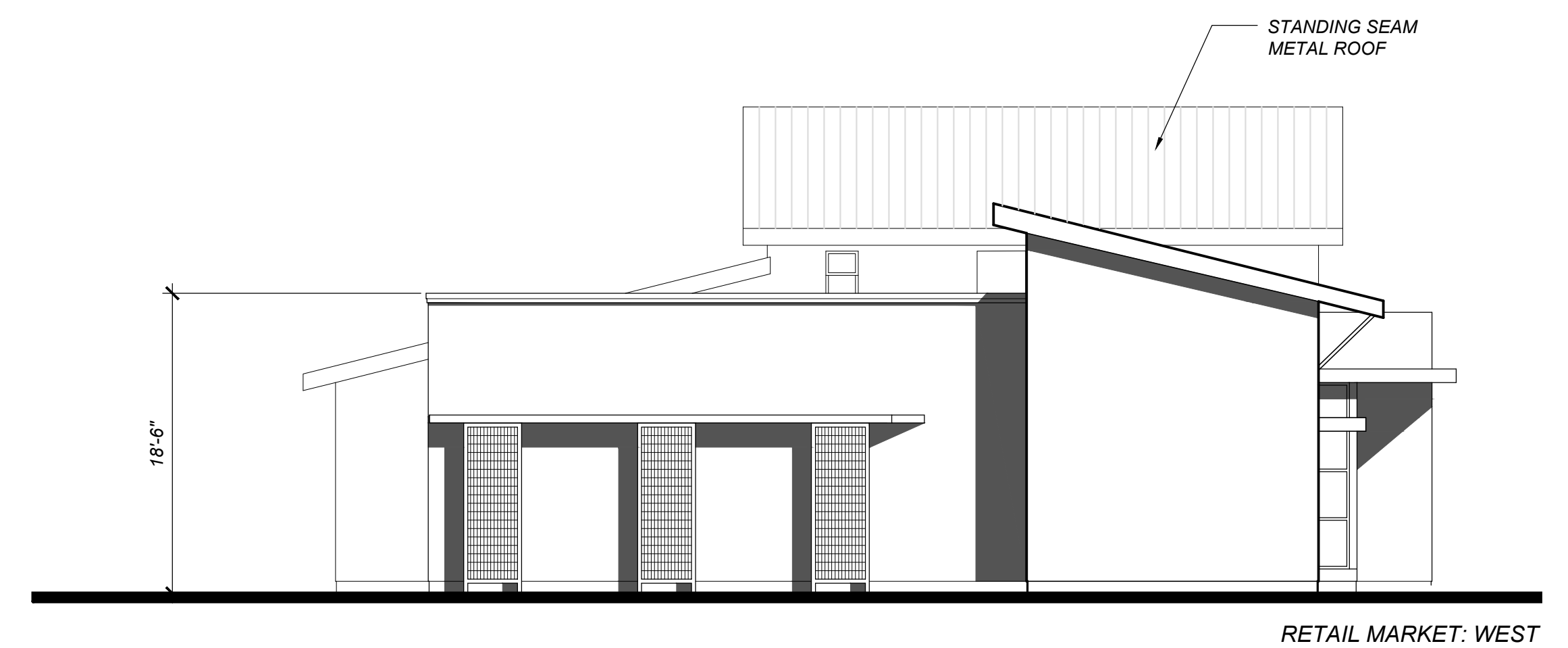
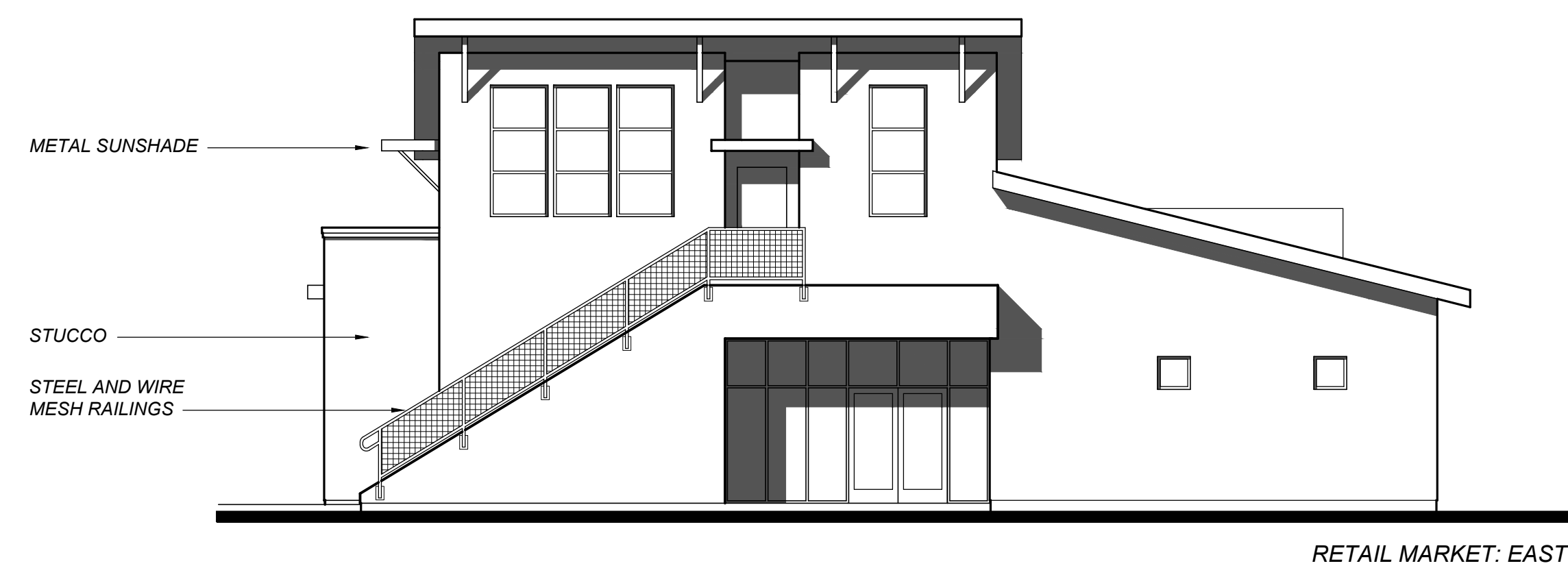
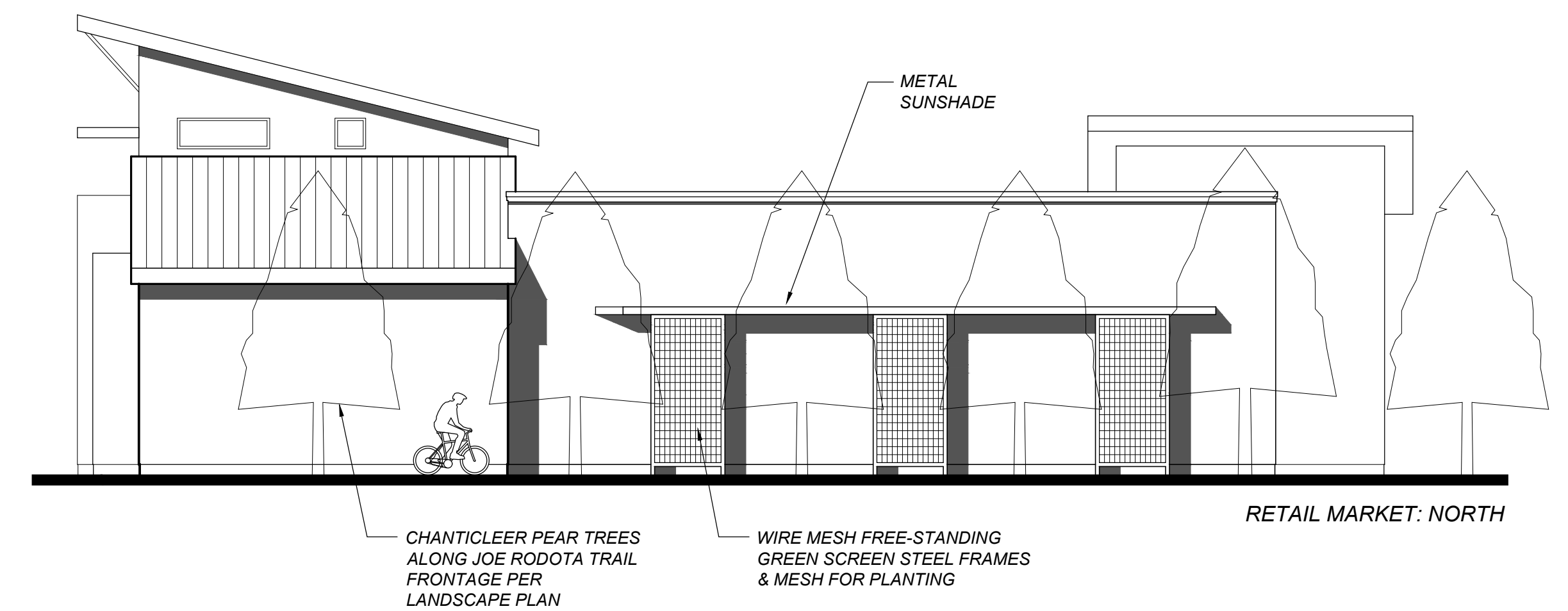
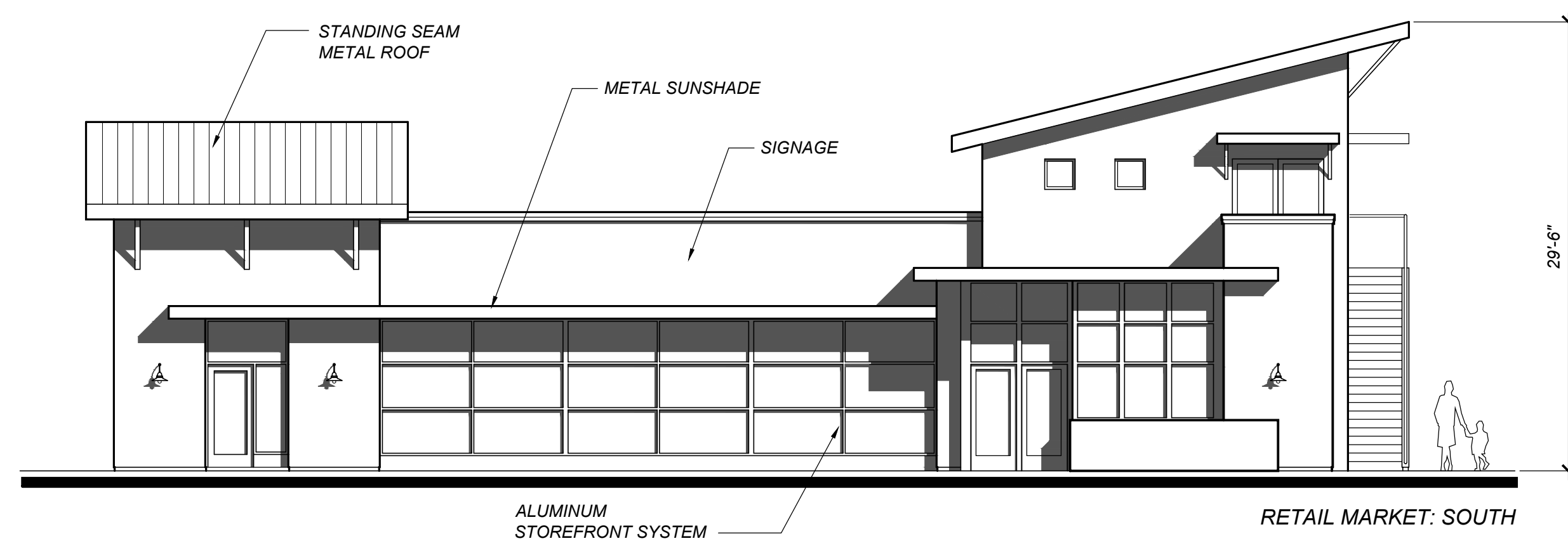
**CONCEPTUAL FLOOR PLANS
RETAIL MARKET and BUILDING 2**

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



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CONCEPTUAL ELEVATIONS RETAIL MARKET and BUILDING 2

SCALE: 1/8" = 1'-0"

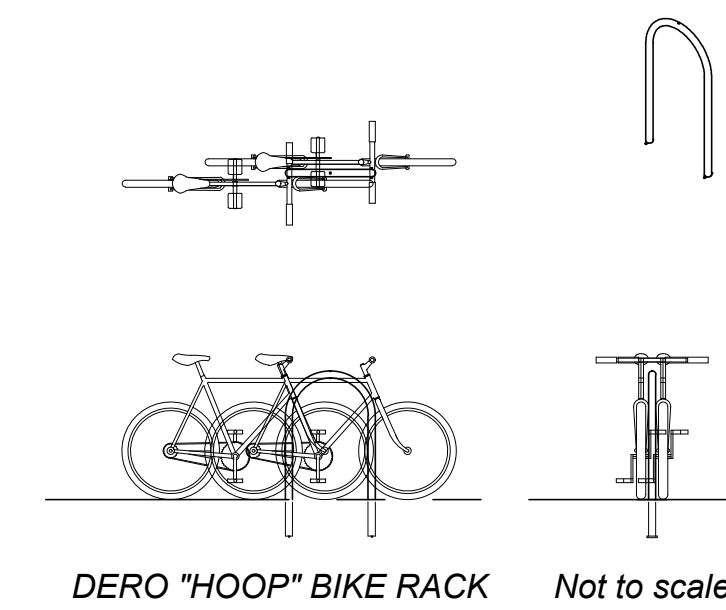
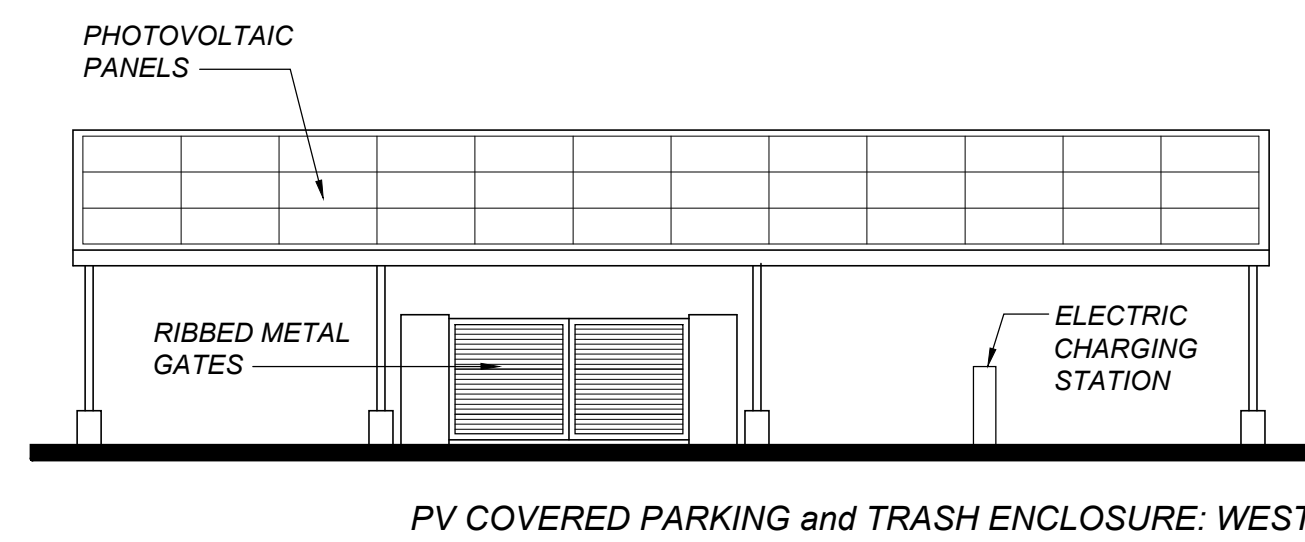
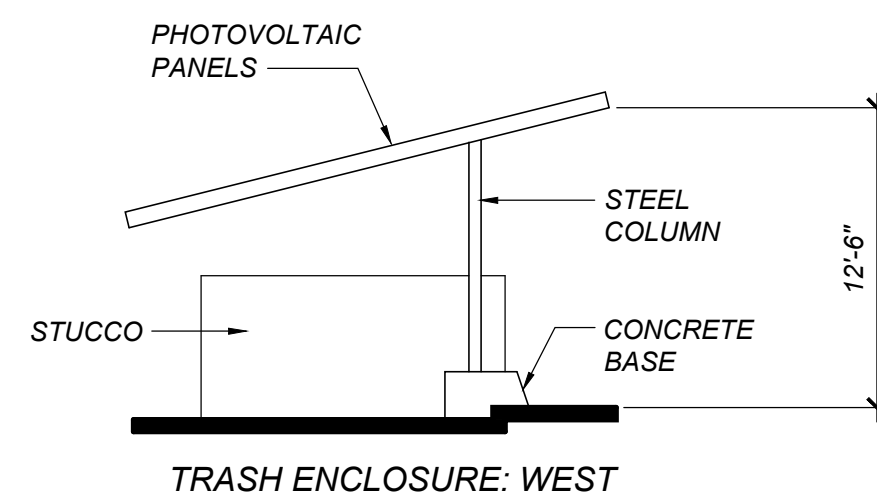
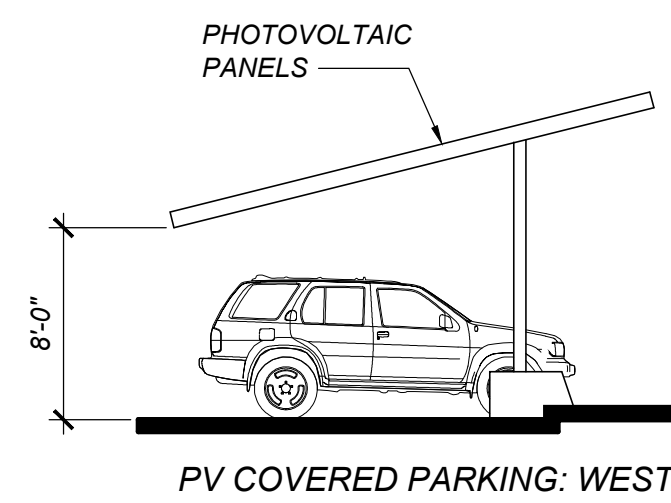
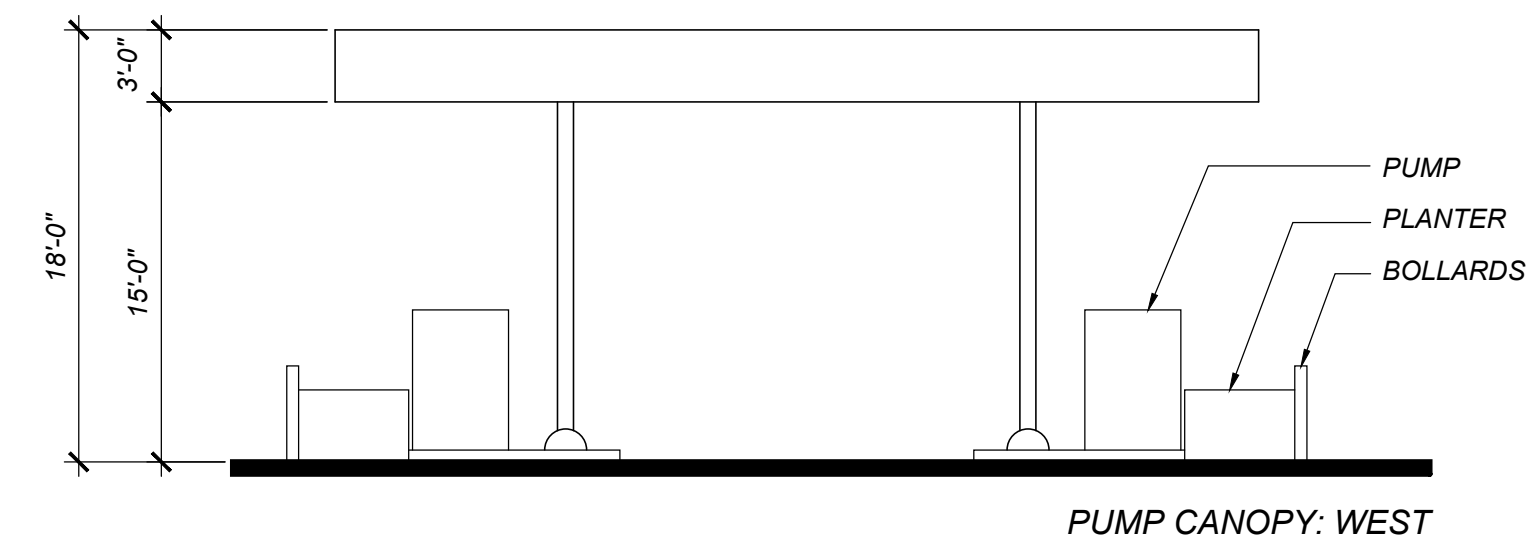
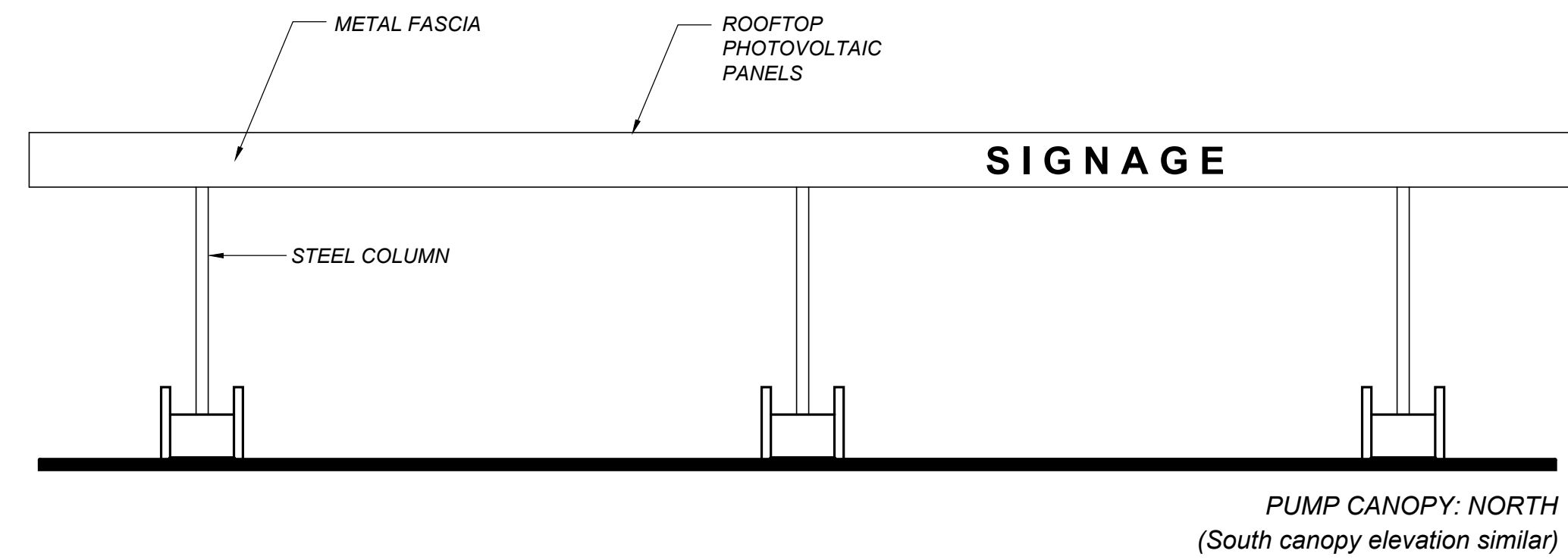
0' 8' 16'

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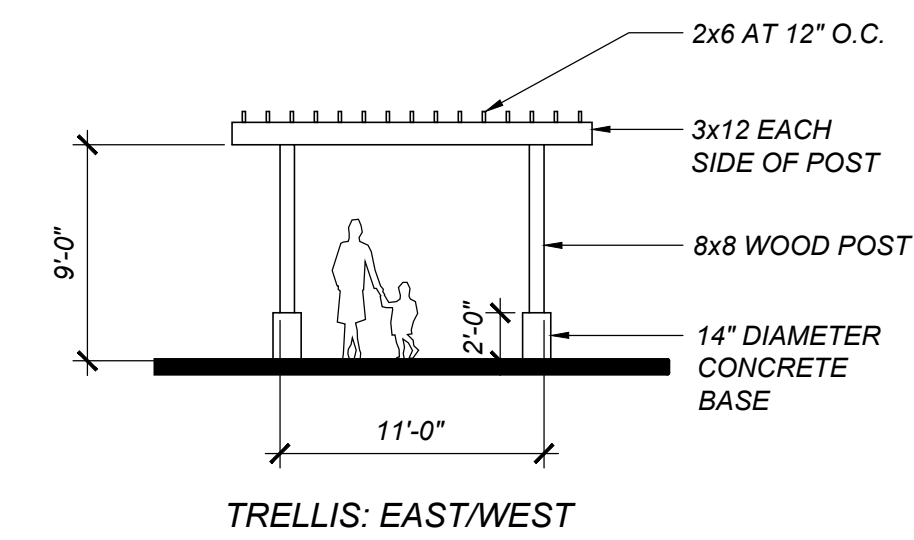
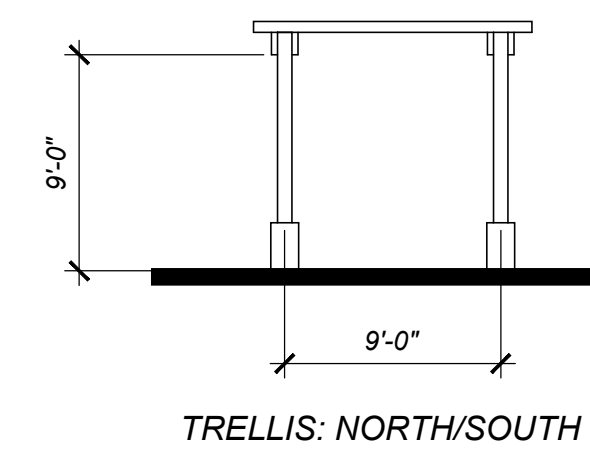
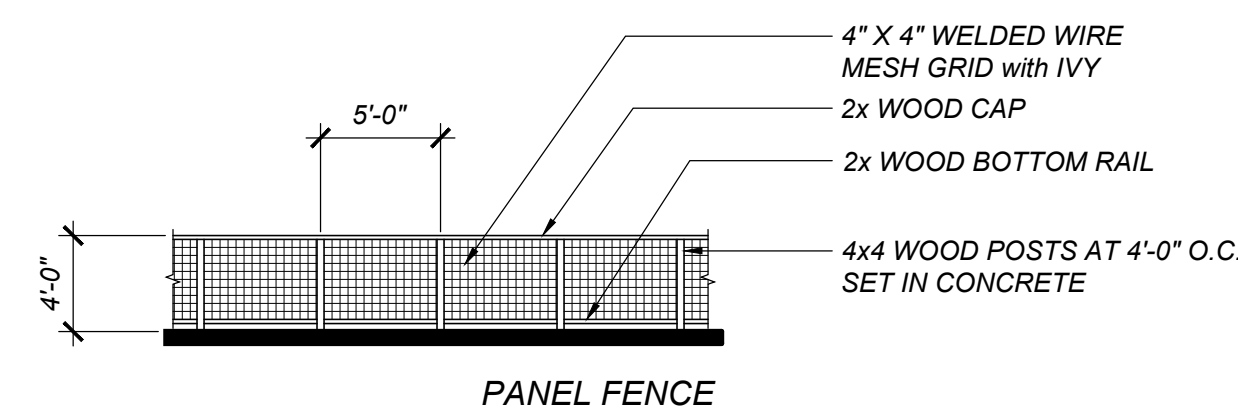
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DERO "HOOP" BIKE RACK Not to scale
DERO FIBERGLASS BIKE LOCKER Not to scale



CONCEPTUAL ELEVATIONS PUMP CANOPY, COVERED PARKING, TRELLIS, and TRASH ENCLOSURE

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

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