

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%

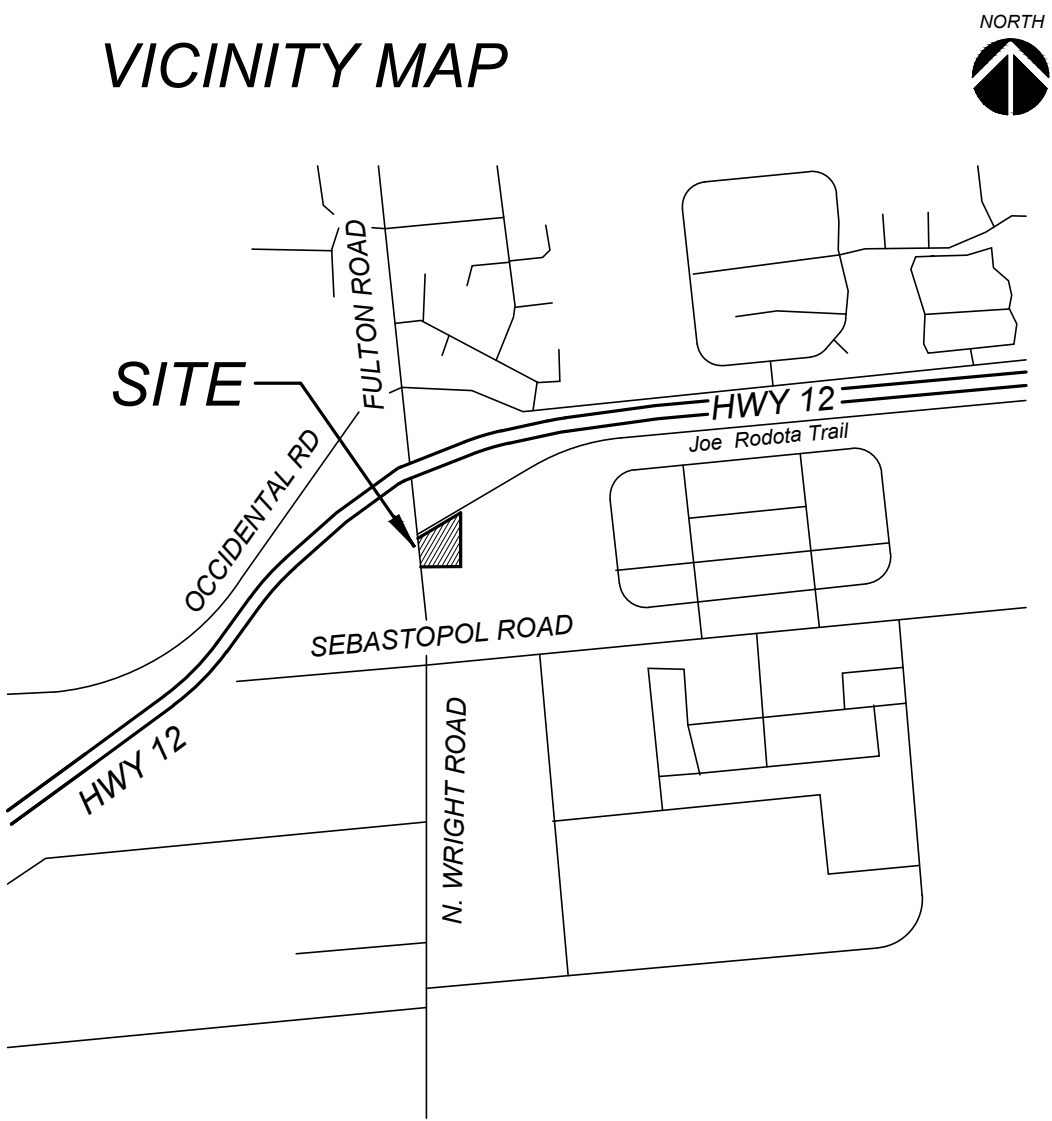
PARKING REQUIRED:
MARKET (Retail at 1:250 S.F.) 13.8
1-BEDROOM APARTMENT 1.5
BUILDING 2 (Retail at 1:250 S.F.) 1.7
17.0

PARKING PROVIDED: 18.0

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

BICYCLE PARKING PROVIDED: 8

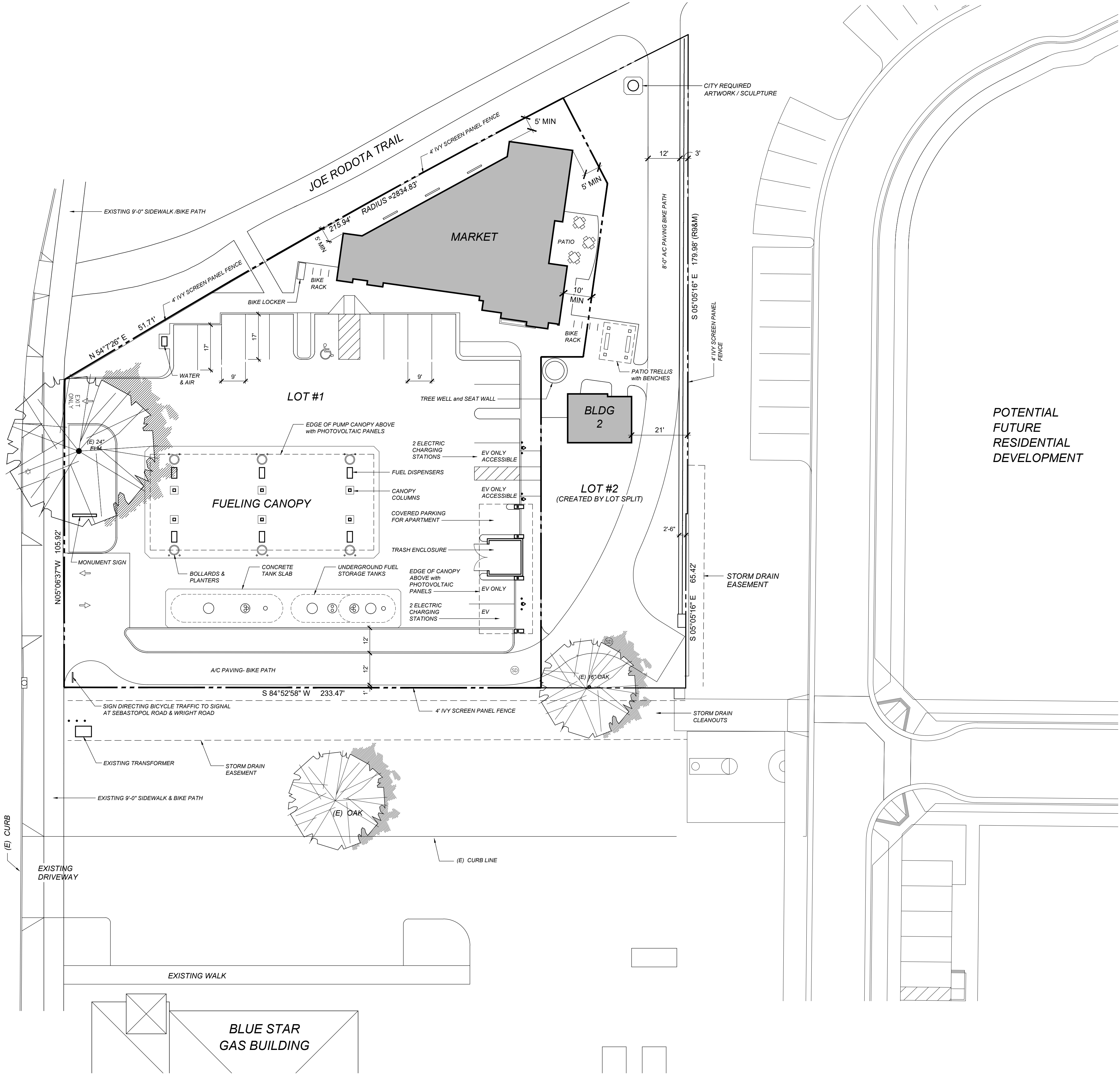
VICINITY MAP



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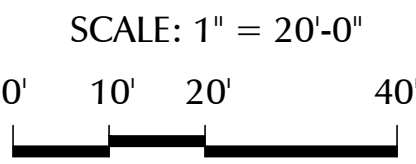
POTENTIAL
FUTURE
RESIDENTIAL
DEVELOPMENT

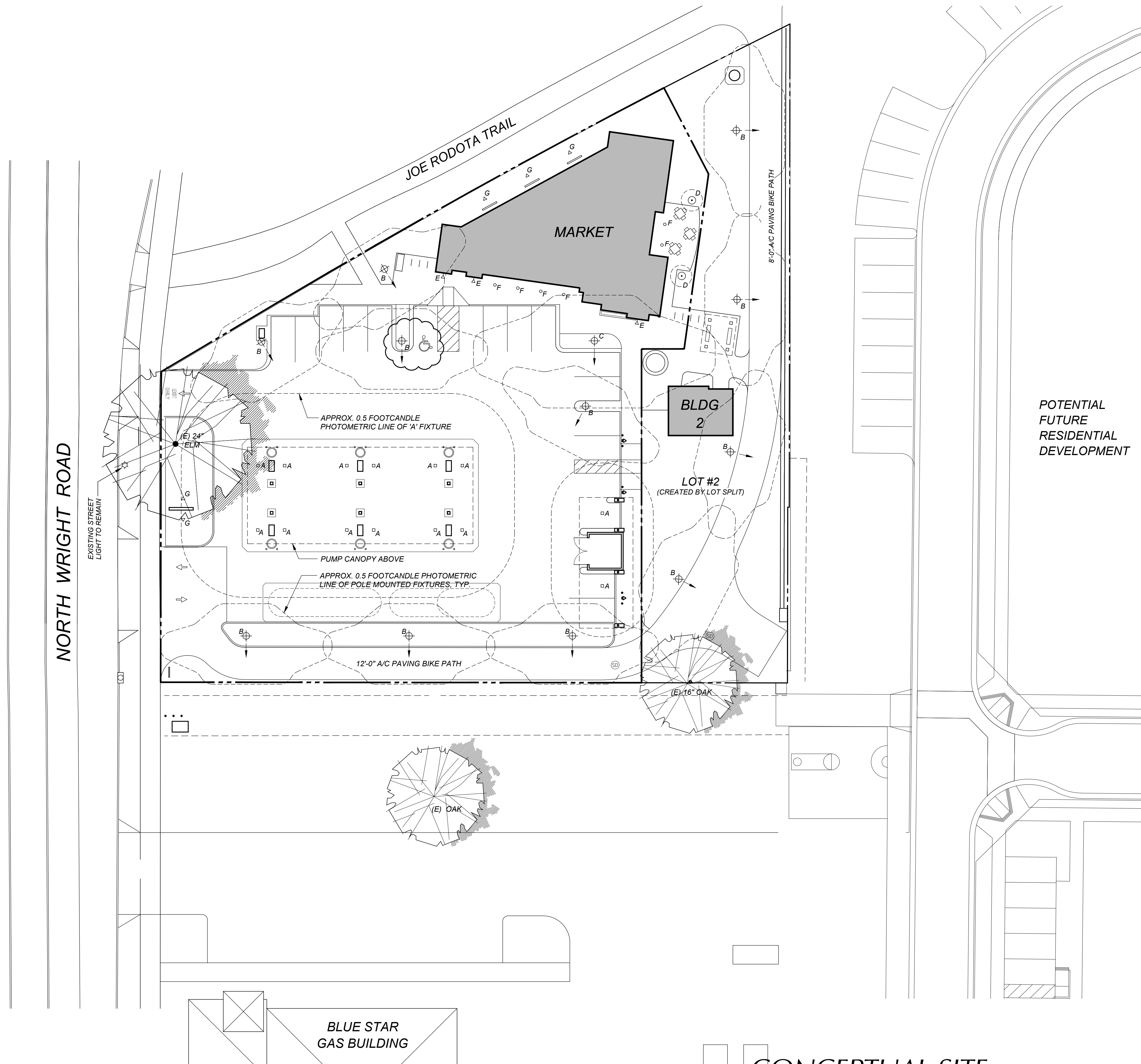
NORTH WRIGHT ROAD



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

DEVELOPMENT PLAN





ELM TREE STATION

RETAIL MARKET and FUEL FACILITY

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CONCEPTUAL SITE LIGHTING PLAN

SCALE: 1" = 20'-0"
0' 10' 20' 40'



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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 RETAIL MARKET and FUEL FACILITY
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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

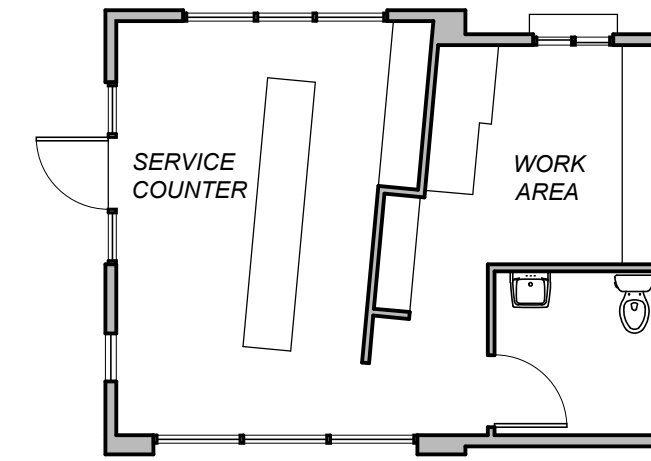


VIEW #6
FROM HIGHWAY 12 / N. WRIGHT ROAD
INTERSECTION TOWARD SITE

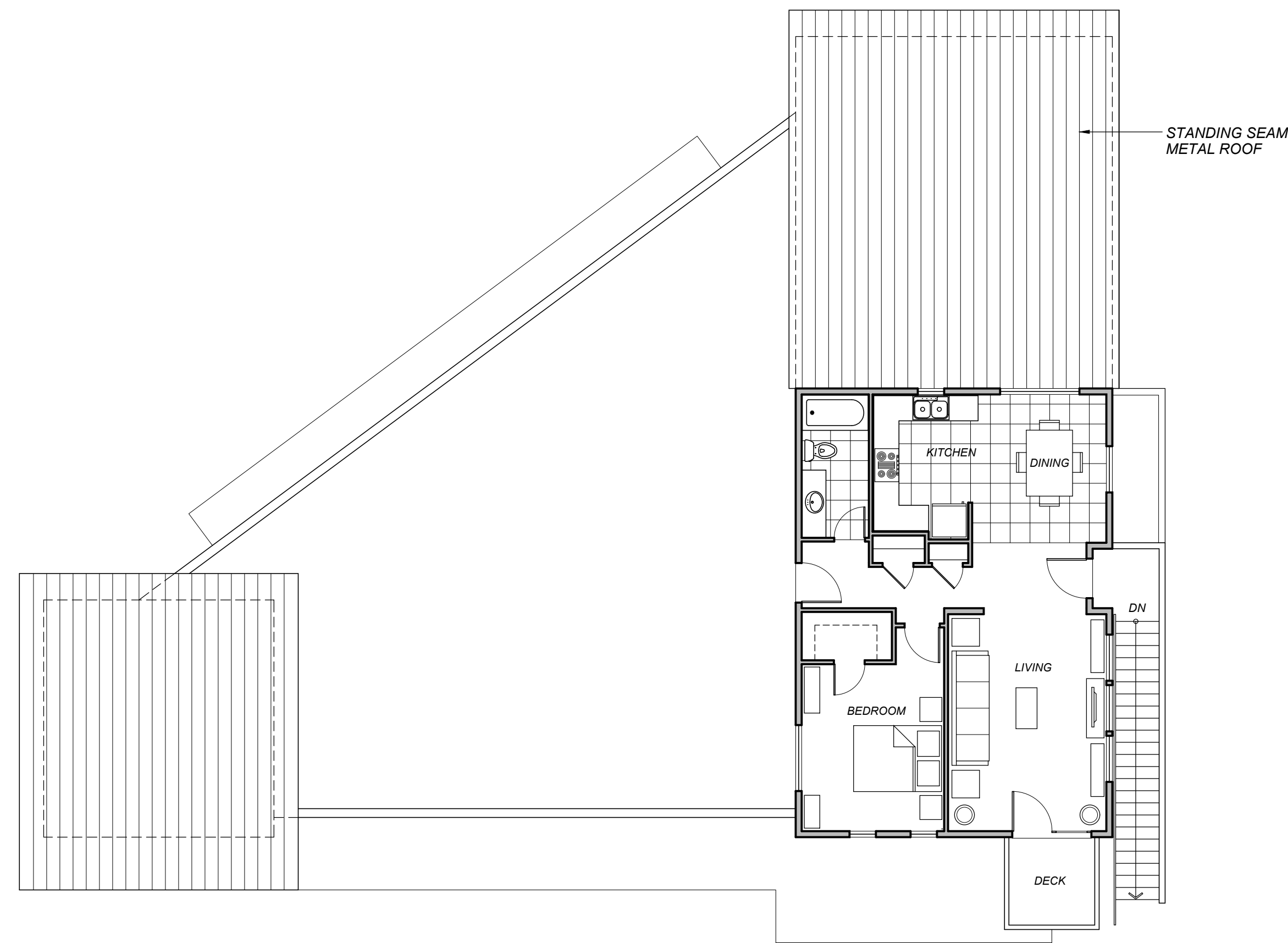
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NEIGHBORHOOD CONTEXT PHOTOGRAPHS

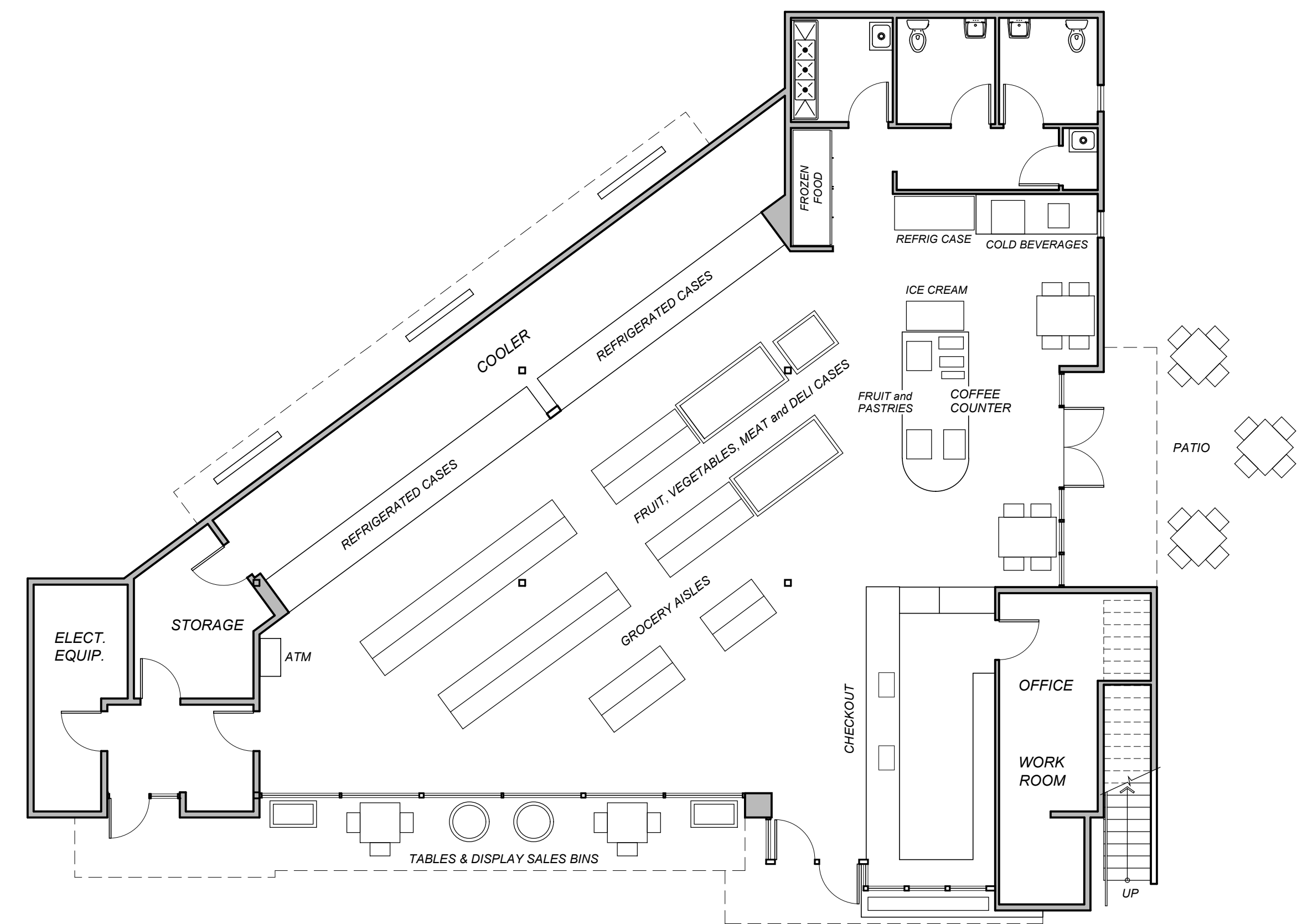
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BUILDING 2
432 Square Feet



**SECOND FLOOR
APARTMENT**
806 Square Feet



**FIRST FLOOR
MARKET**
3448 Square Feet

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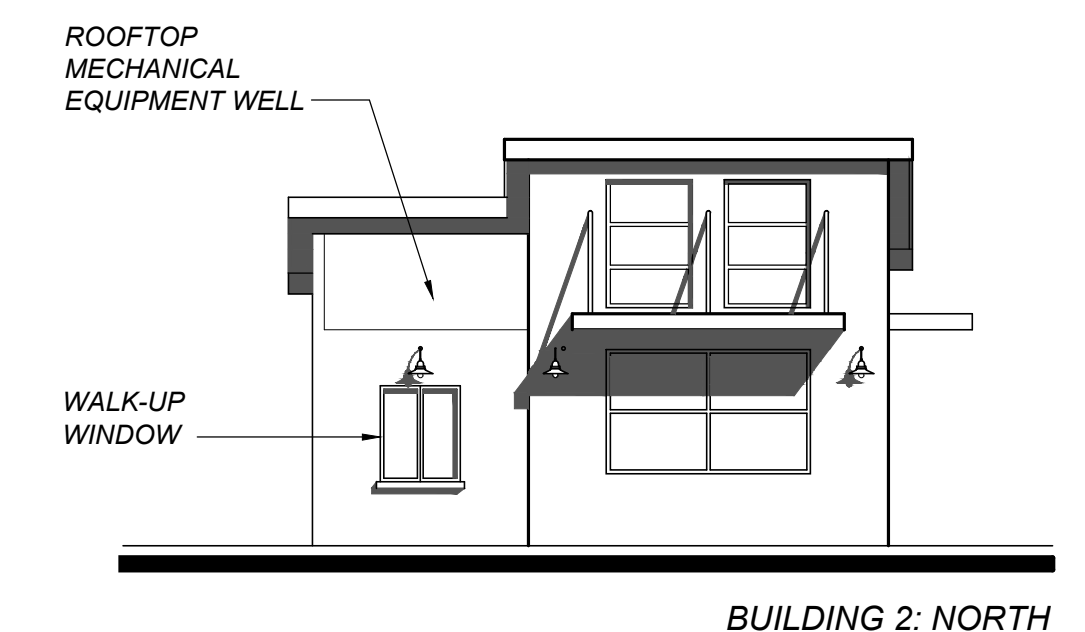
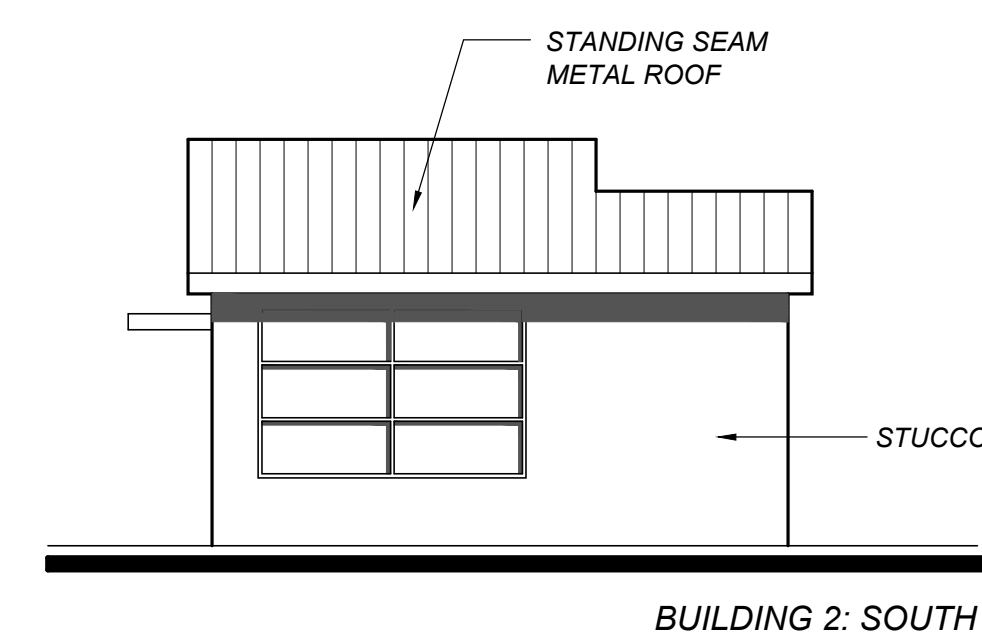
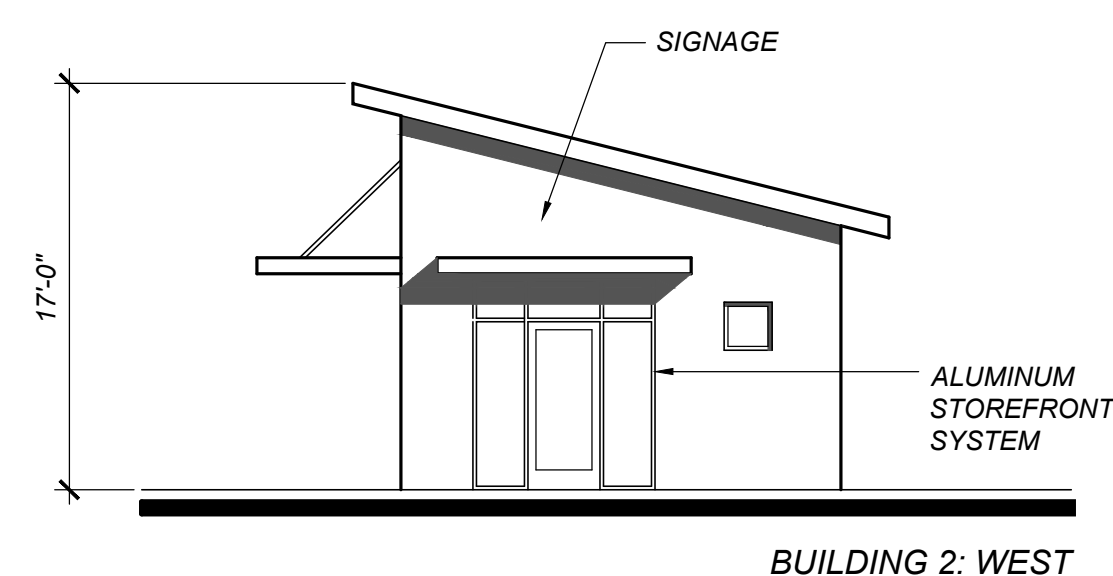
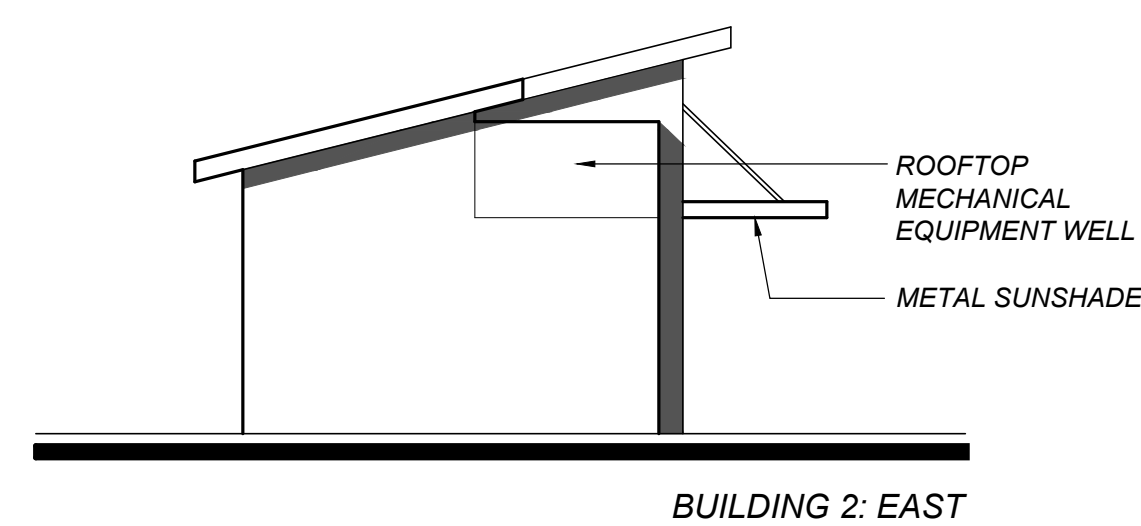
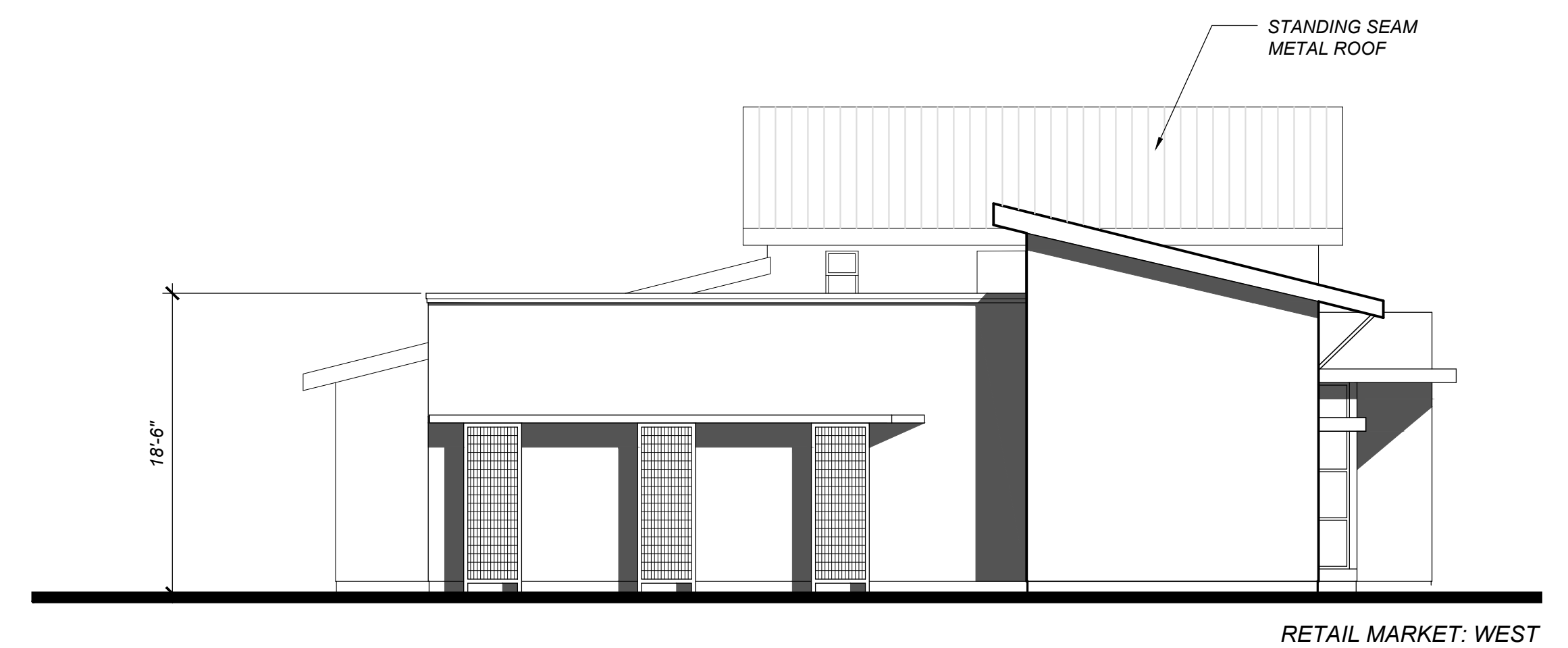
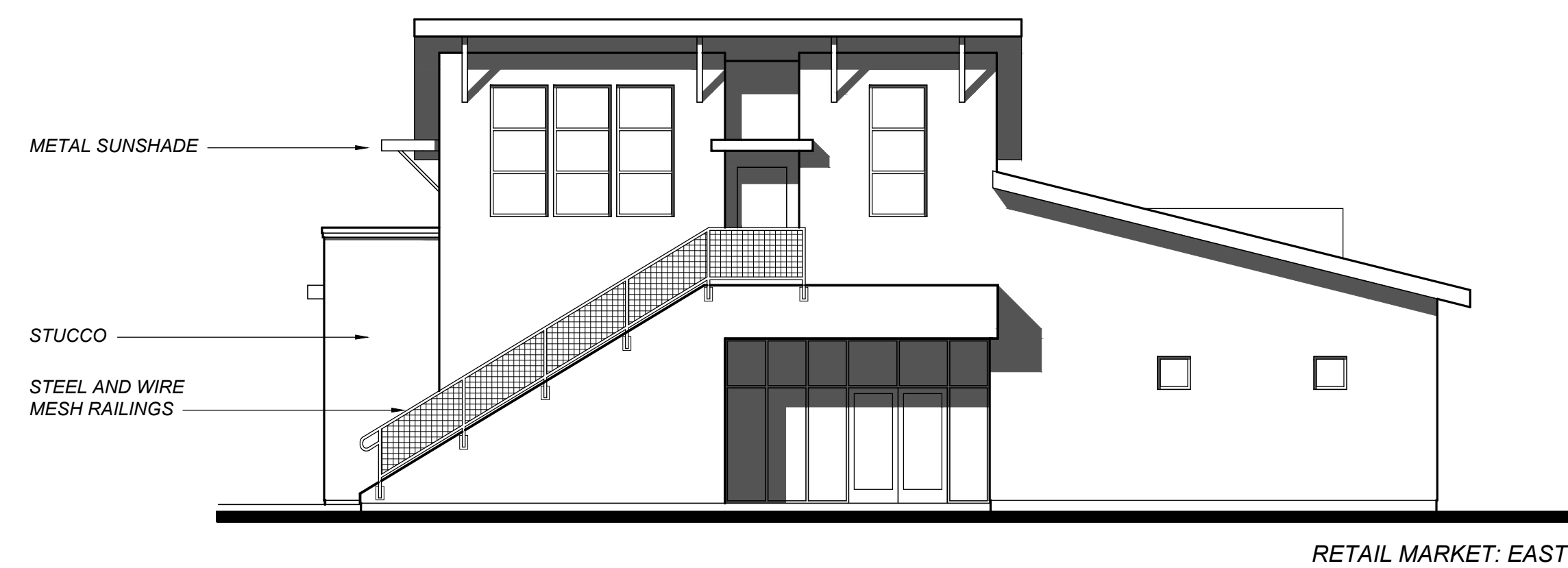
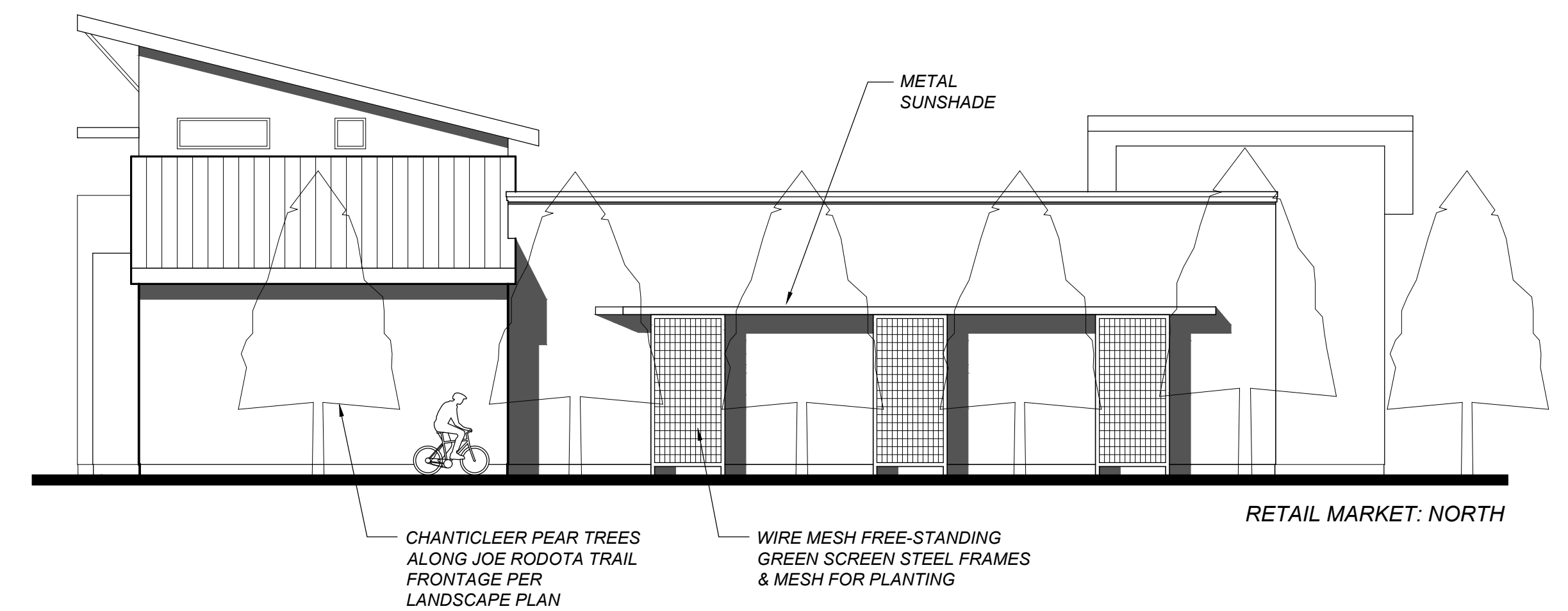
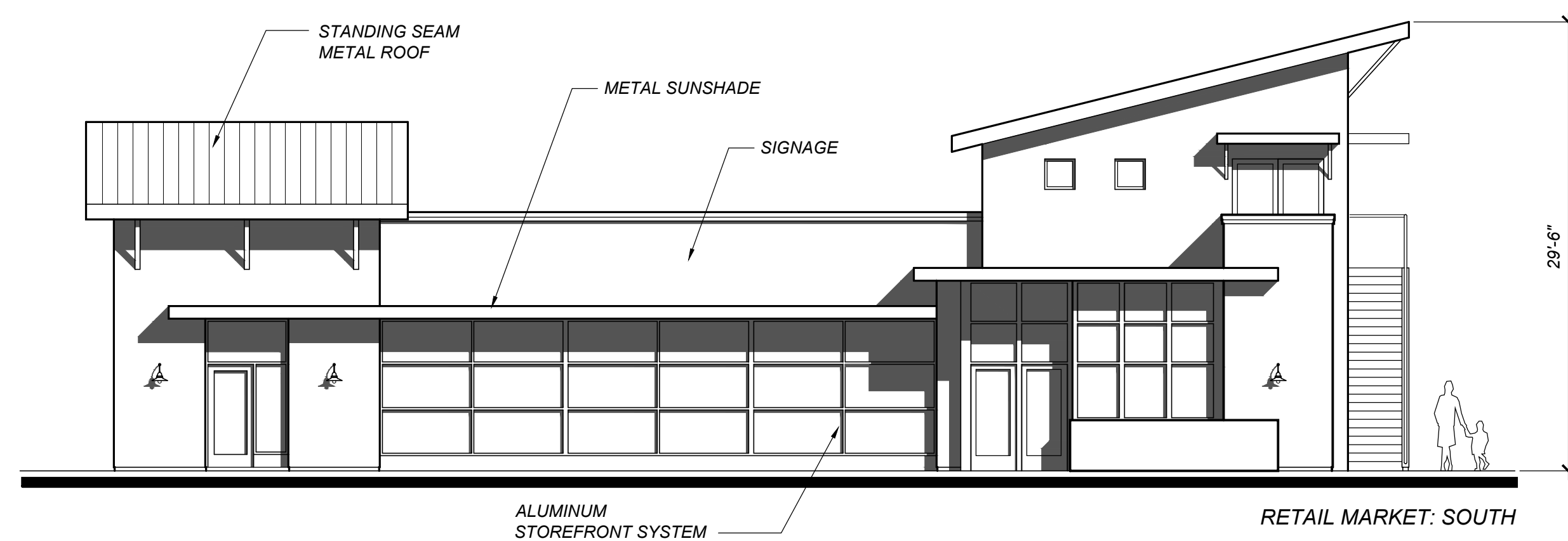
**CONCEPTUAL FLOOR PLANS
RETAIL MARKET and BUILDING 2**

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



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CONCEPTUAL ELEVATIONS RETAIL MARKET and BUILDING 2

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

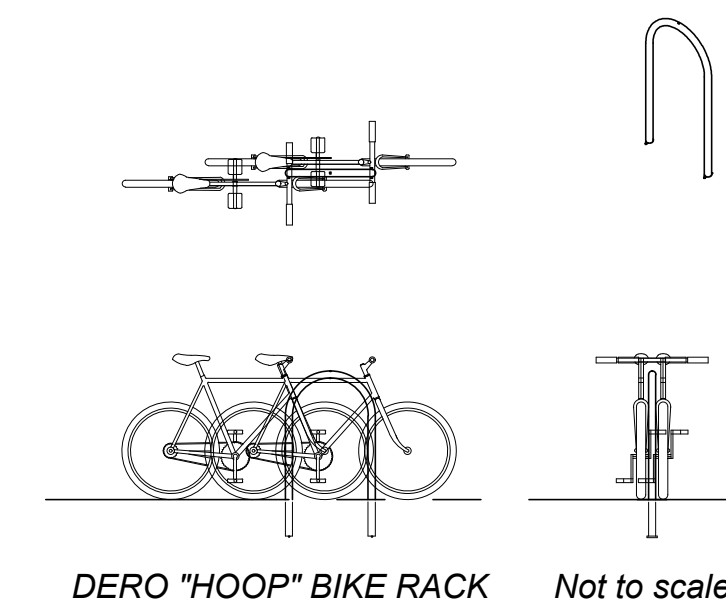
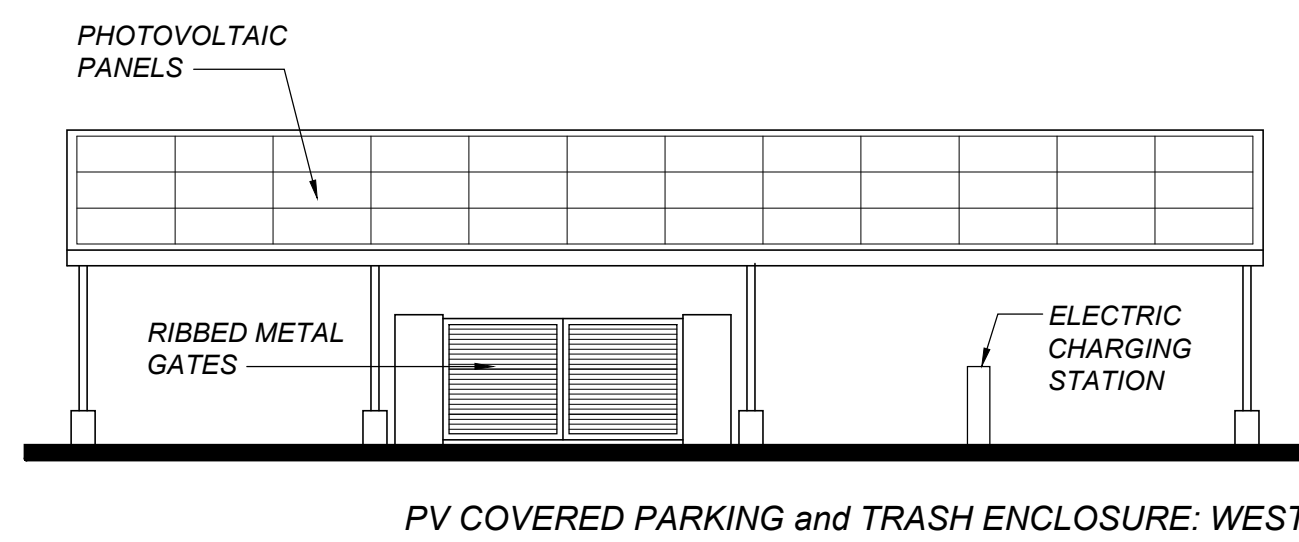
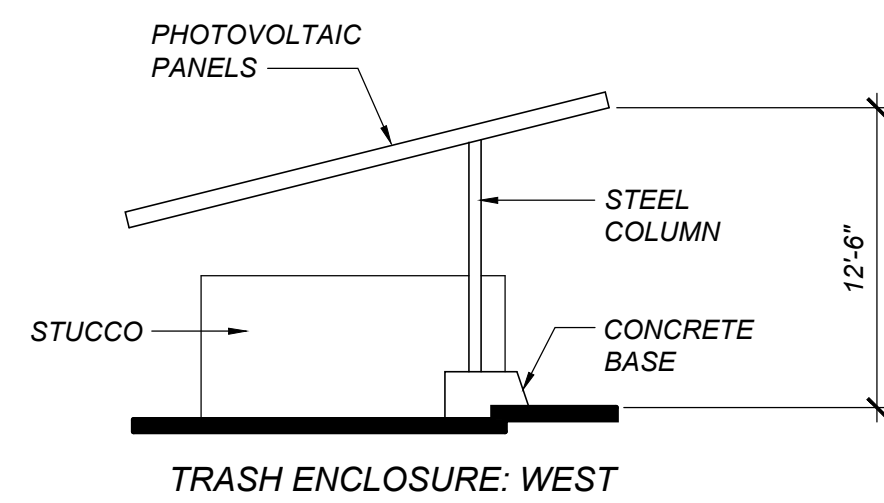
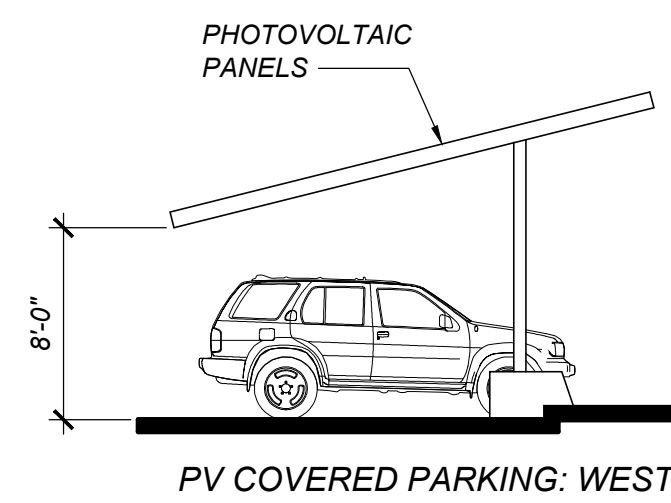
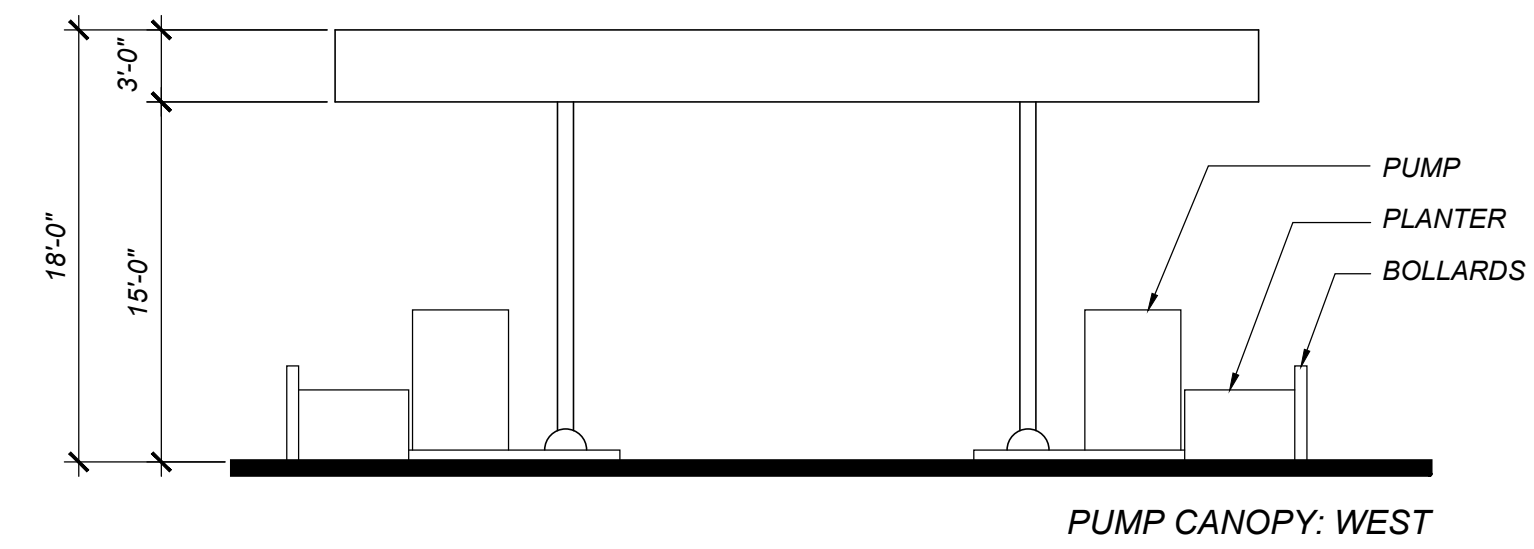
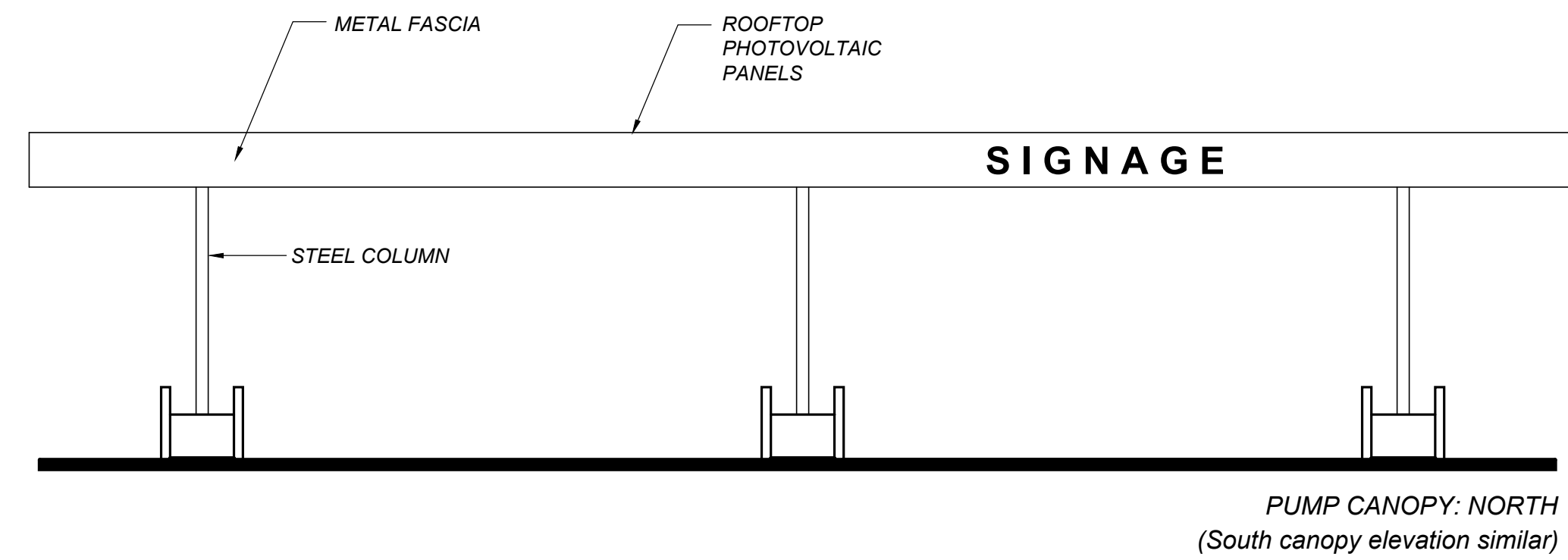
0' 8' 16'

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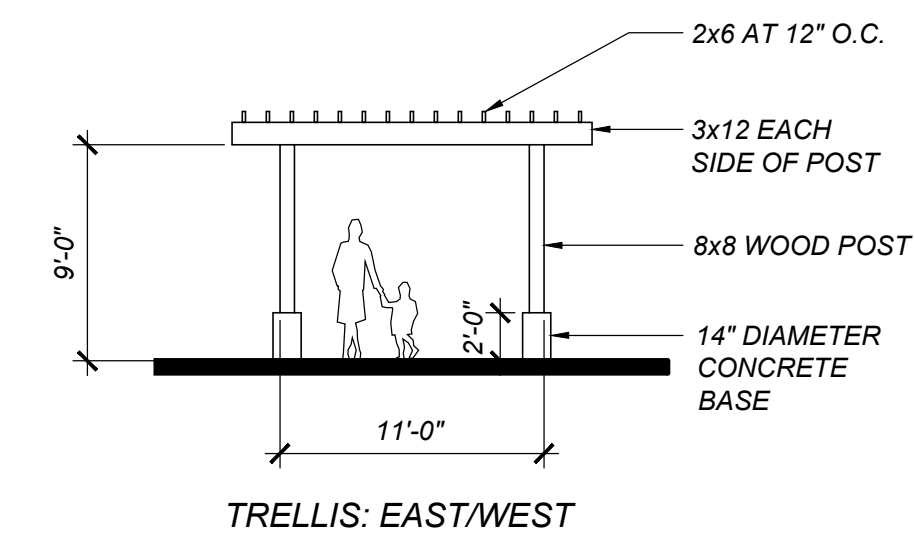
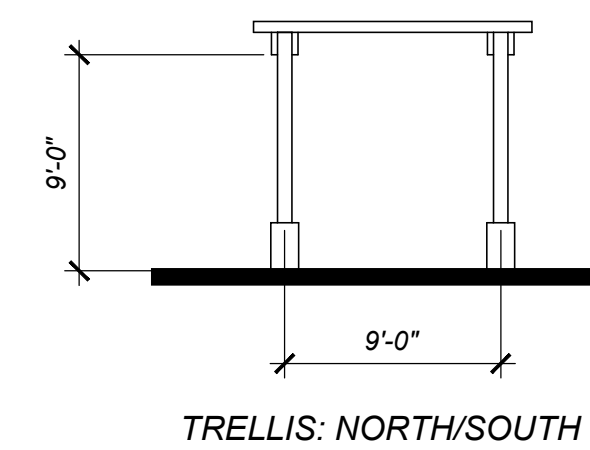
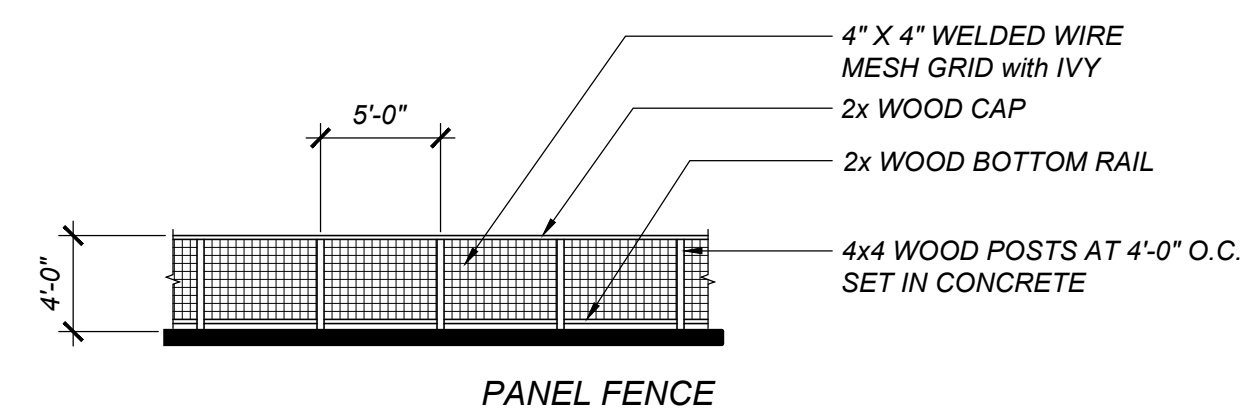
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DERO FIBERGLASS BIKE LOCKER Not to scale



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

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

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