

STORAGE PRO II

New Multifamily Housing And Self-Storage Facilities

4332-4374 Sonoma Highway



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CITY OF SANTA ROSA CONCEPT REVIEW | 07.30.2018

Owner/Contractor
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925.938.6300

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Civil Engineer
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Dennis Dalby
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707.542.4820

Architect/Development Consultant
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Mitch Conner
50 Santa Rosa Ave, Suite 400
Santa Rosa, CA 95404
707.636.0646

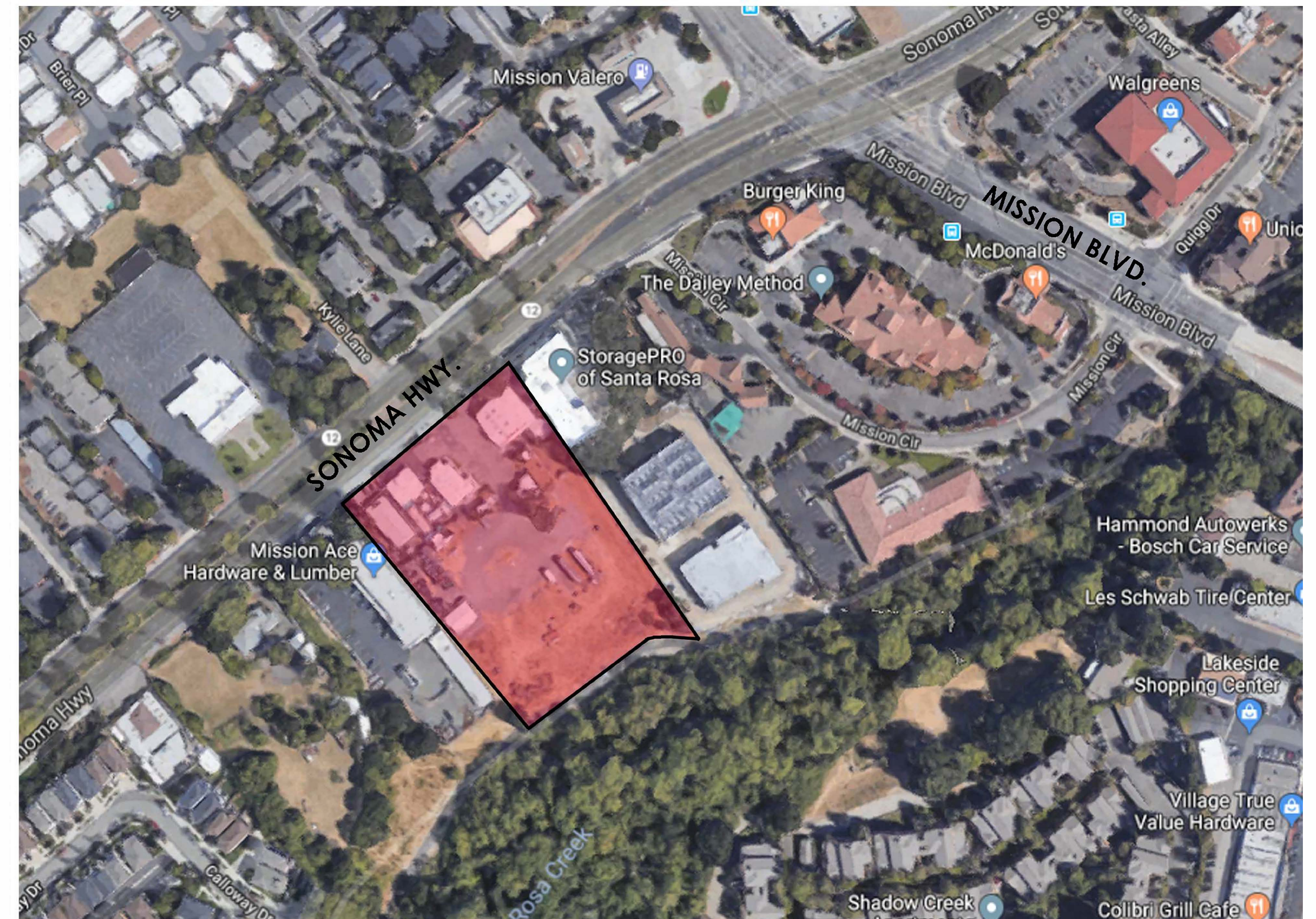
Architect
SDG Architects, Inc
Ralph Strauss
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000

Landscape
Quadriga
Christine Talbot
1212 4th St
Santa Rosa, CA 95404
707.508.4483

AERIAL VIEW & CONTEXT MAP

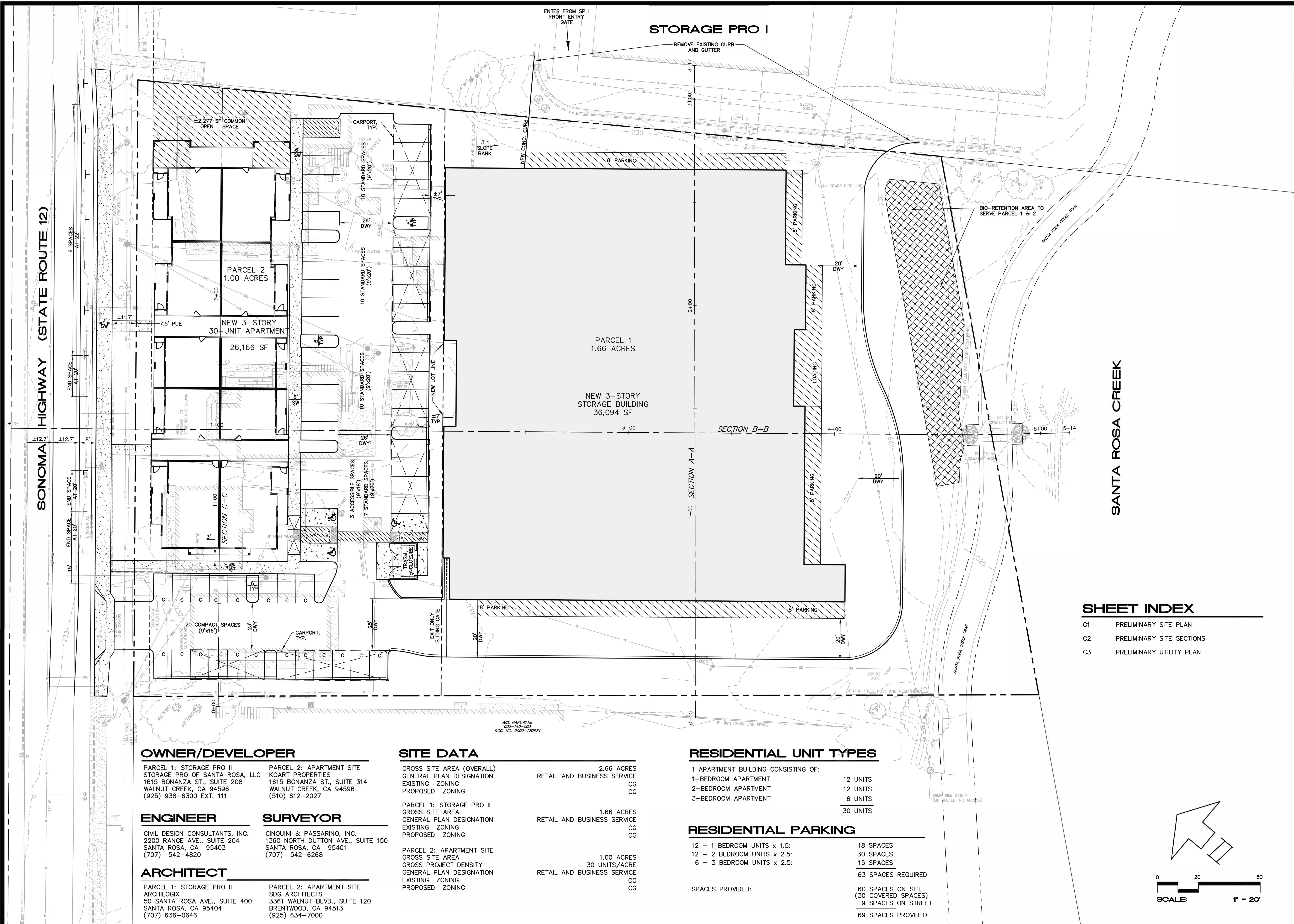


AERIAL VIEW



CONTEXT MAP

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OWNER/DEVELOPER

PARCEL 1: STORAGE PRO II
STORAGE PRO OF SANTA ROSA, LLC
1615 BONANZA ST., SUITE 208
WALNUT CREEK, CA 94596
(925) 938-6300 EXT. 111

PARCEL 2: APARTMENT SITE
KOART PROPERTIES
1615 BONANZA ST., SUITE 314
WALNUT CREEK, CA 94596
(510) 612-2027

ENGINEER

CIVIL DESIGN CONSULTANTS, INC.
2200 RANGE AVE., SUITE 204
SANTA ROSA, CA 95403
(707) 542-4820

SURVEYOR

CINQUINI & PASSARINO, INC.
1360 NORTH DUTTON AVE., SUITE 120
SANTA ROSA, CA 95401
(707) 542-6268

ARCHITECT

PARCEL 1: STORAGE PRO II
ARCHILOIGX
50 SANTA ROSA AVE., SUITE 400
SANTA ROSA, CA 95404
(707) 636-0646

PARCEL 2: APARTMENT SITE
SDG ARCHITECTS
3361 WALNUT BLVD., SUITE 120
BRENTWOOD, CA 94513
(925) 634-7000

SITE DATA

GROSS SITE AREA (OVERALL) 2.66 ACRES
GENERAL PLAN DESIGNATION RETAIL AND BUSINESS SERVICE
EXISTING ZONING CG
PROPOSED ZONING CG

PARCEL 1: STORAGE PRO II
GROSS SITE AREA 1.66 ACRES
GENERAL PLAN DESIGNATION RETAIL AND BUSINESS SERVICE
EXISTING ZONING CG
PROPOSED ZONING CG

PARCEL 2: APARTMENT SITE
GROSS SITE AREA 1.00 ACRES
GROSS PROJECT DENSITY 30 UNITS/ACRE
GENERAL PLAN DESIGNATION RETAIL AND BUSINESS SERVICE
EXISTING ZONING CG
PROPOSED ZONING CG

RESIDENTIAL UNIT TYPES

1 APARTMENT BUILDING CONSISTING OF:
1-BEDROOM APARTMENT 12 UNITS
2-BEDROOM APARTMENT 12 UNITS
3-BEDROOM APARTMENT 6 UNITS
30 UNITS

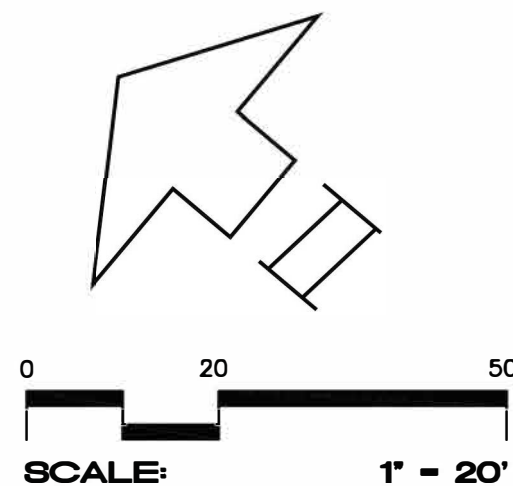
RESIDENTIAL PARKING

12 - 1 BEDROOM UNITS x 1.5: 18 SPACES
12 - 2 BEDROOM UNITS x 2.5: 30 SPACES
6 - 3 BEDROOM UNITS x 2.5: 15 SPACES
63 SPACES REQUIRED
60 SPACES ON SITE
(30 COVERED SPACES)
9 SPACES ON STREET
69 SPACES PROVIDED

SPACES PROVIDED:

SHEET INDEX

C1 PRELIMINARY SITE PLAN
C2 PRELIMINARY SITE SECTIONS
C3 PRELIMINARY UTILITY PLAN



PRELIMINARY SITE PLAN

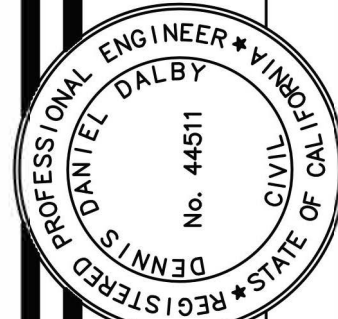
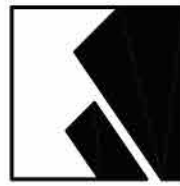
STORAGE PRO II

4322-4374 SONOMA HIGHWAY
SANTA ROSA, CALIFORNIA

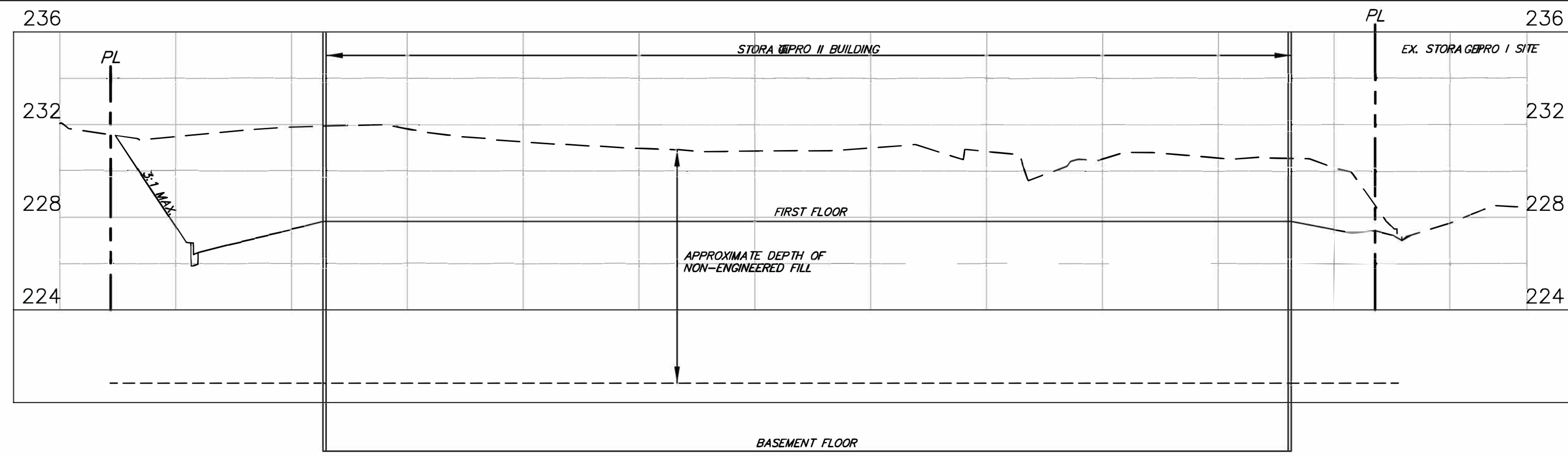
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APN: 032-010-008, 043, 044

CIVIL DESIGN CONSULTANTS, INC.

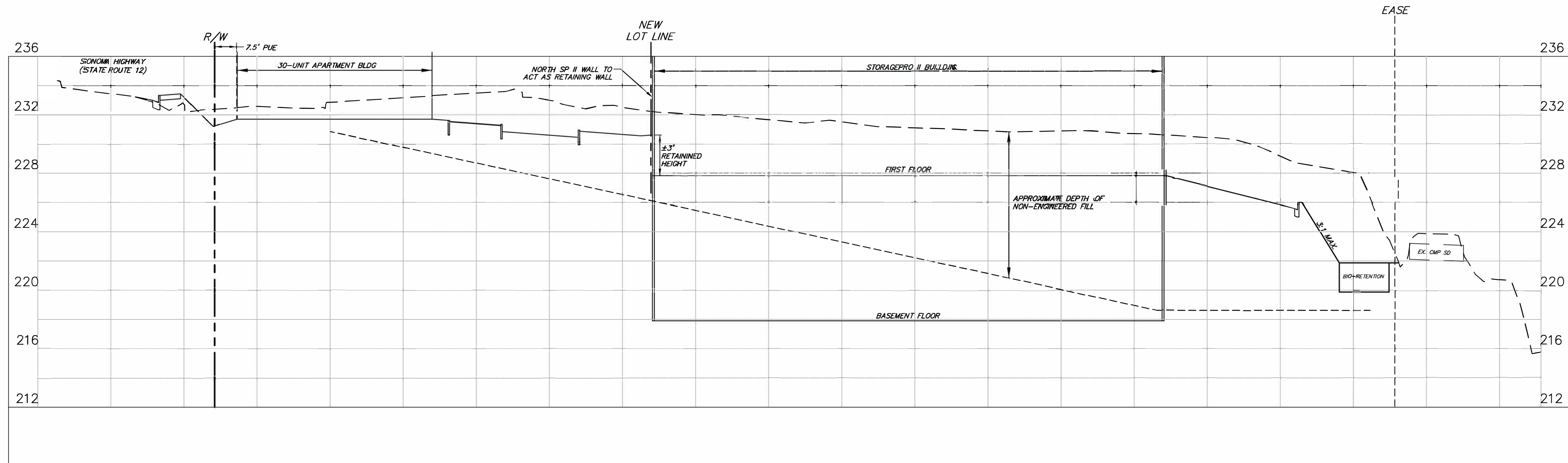
2200 Range Avenue, Suite 204
Santa Rosa, CA 95403
(707) 542-4820



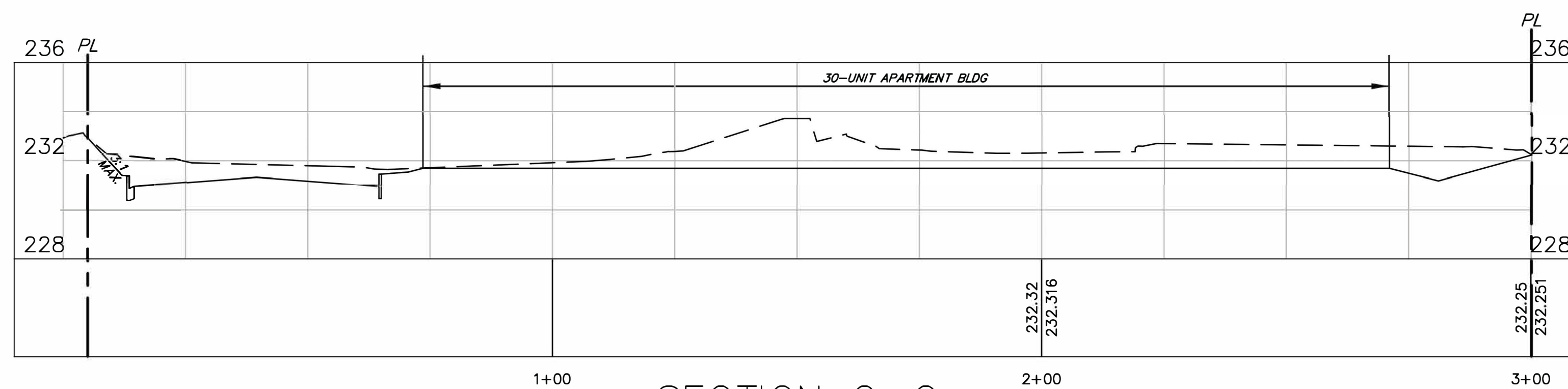
DENNIS D. DALBY
RCE 44511
DATE



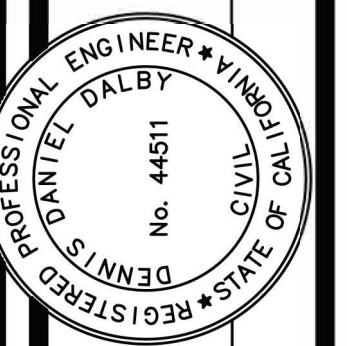
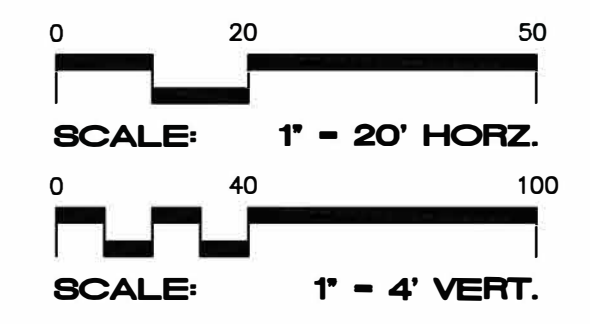
SECTION A-A



SECTION B-B



SECTION C-C



DATE
DENNIS D. DALBY
RCE 44511



CIVIL DESIGN CONSULTANTS, INC.

2000 Range Avenue, Suite 204
San Jose, CA 95128
(707) 542-4820

PRELIMINARY SITE SECTIONS
STORAGE PRO II

4322-4374 SONOMA HIGHWAY
SANTA ROSA, CALIFORNIA

JULY 2018

JOB NO.
17-112

SHEET NO.

C2

OF 3 SHEETS

STATE ROUTE 12

SONOMA HWY

9 On-street Parking Spaces

EX. OFFICE/
STORAGE
(3 STORIES)

EX. STORAGE
(3 STORIES)

EX. STORAGE
(3 STORIES)

From
Breezeway

NEW 3-STORY APARTMENT UNITS

37 Standard Spaces

3 Accessible
Spaces

20 Compact Spaces

NEW STORAGE PRO
PHASE II

EX. HARDWARE STORE

SANTA ROSA
CREEK
TRAIL

LEGEND

- (A) Entry plantings and signage
- (B) 7' wide sidewalk
- (C) Proposed native screening plantings
- (D) Common open space with patio, bbq, seating, and 6' screenwall
- (E) Carport
- (F) Trash enclosure
- (G) Exit only sliding gate
- (H) Thru access and 8' wide parking zones
- (I) Bio-retention for Apartments + Storage

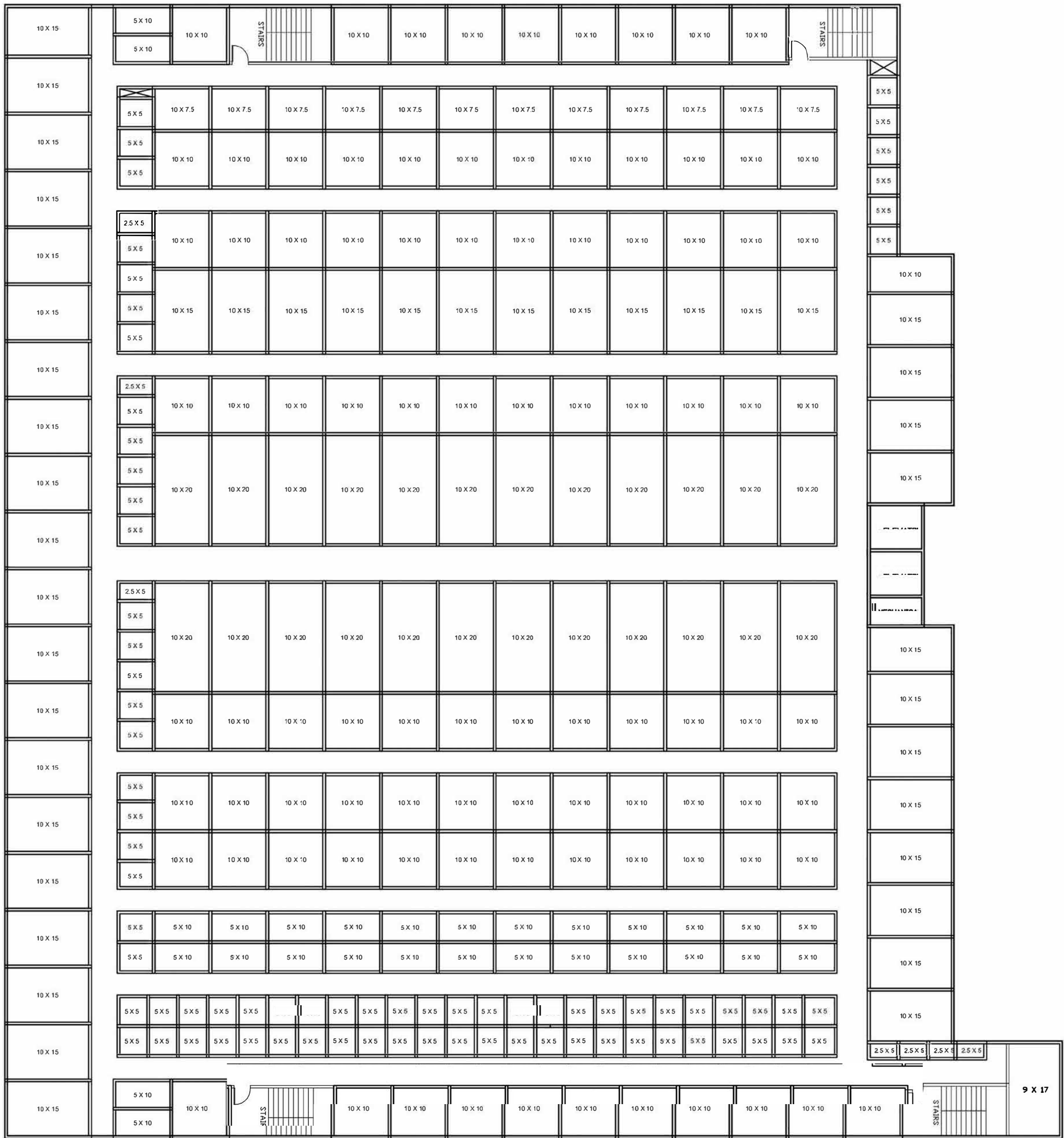
PLANTING LEGEND

- Existing Tree to Remain
- Native Specimen Tree Planting
- Street Tree Planting
- Medium or Columnar Tree Planting
- Screening + Vine Plantings
- Native Understory Tree/Shrub Planting
- Native Landscape Plantings per Santa Rosa Citywide Creek Master Plan Recommendations
- Bio-retention Plantings per City of Santa Rosa Recommendations

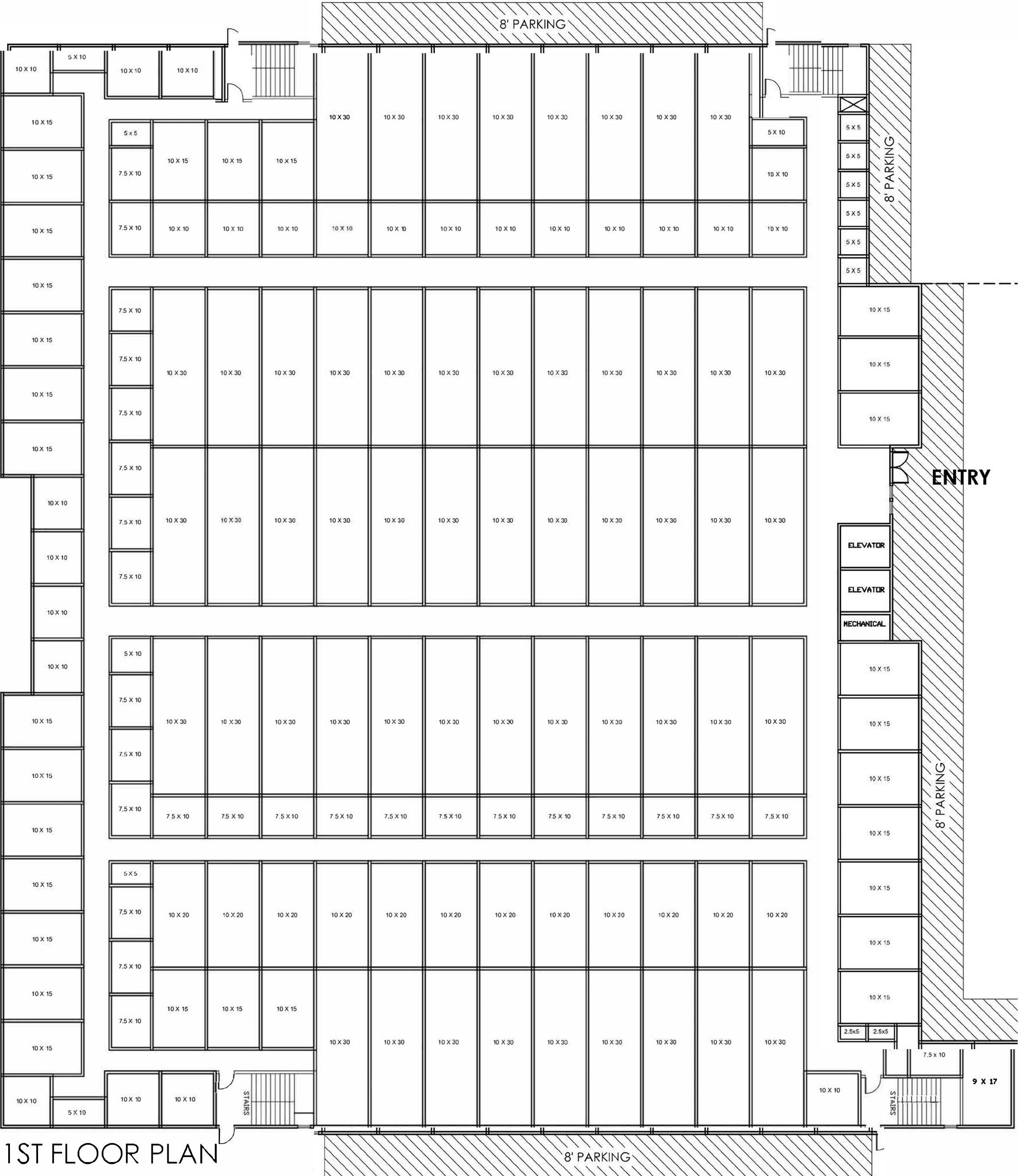
0 10' 20' 40'
SCALE: 1" = 20'



SELF-STORAGE BUILDING FLOOR PLANS

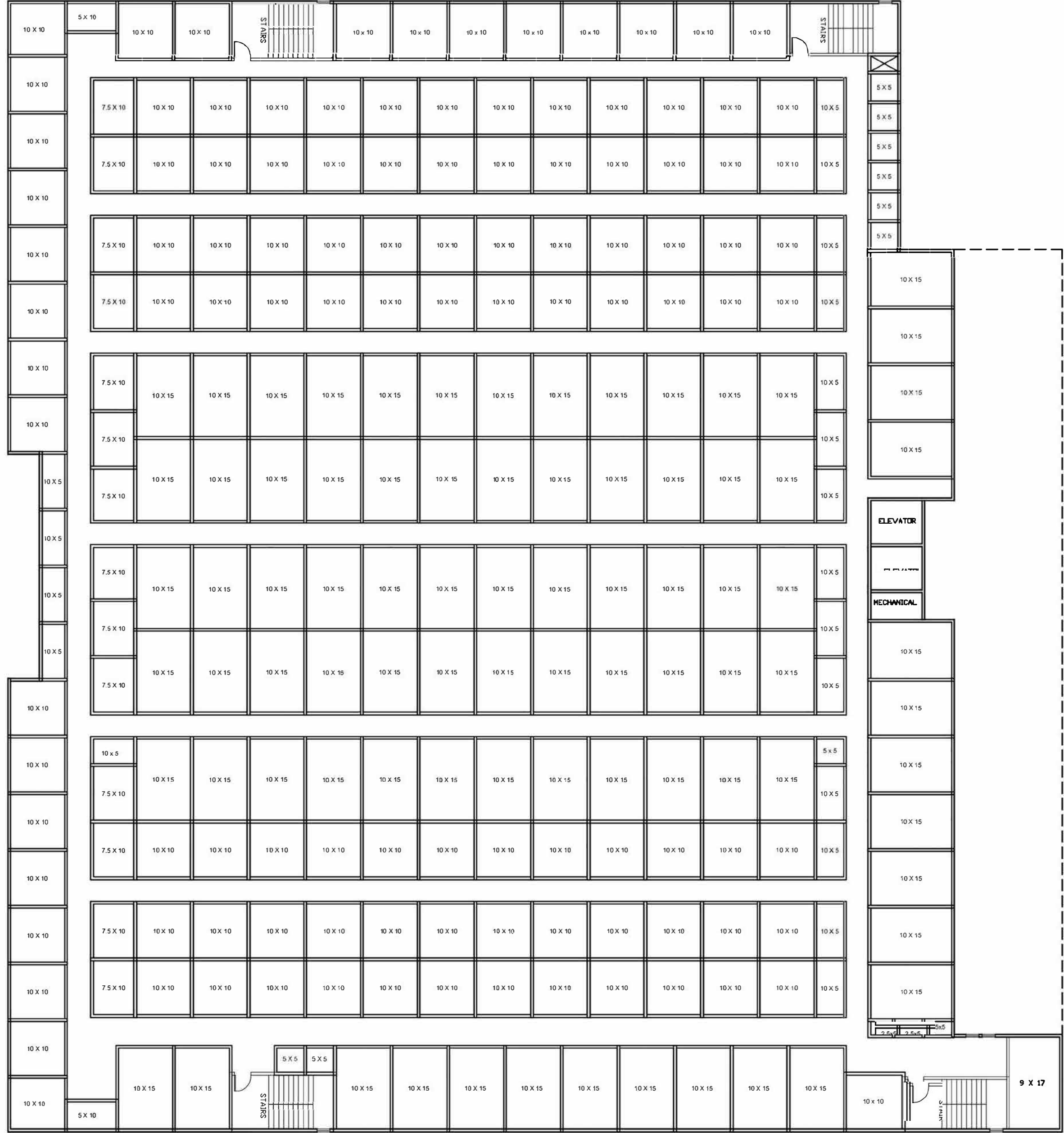


BASEMENT PLAN



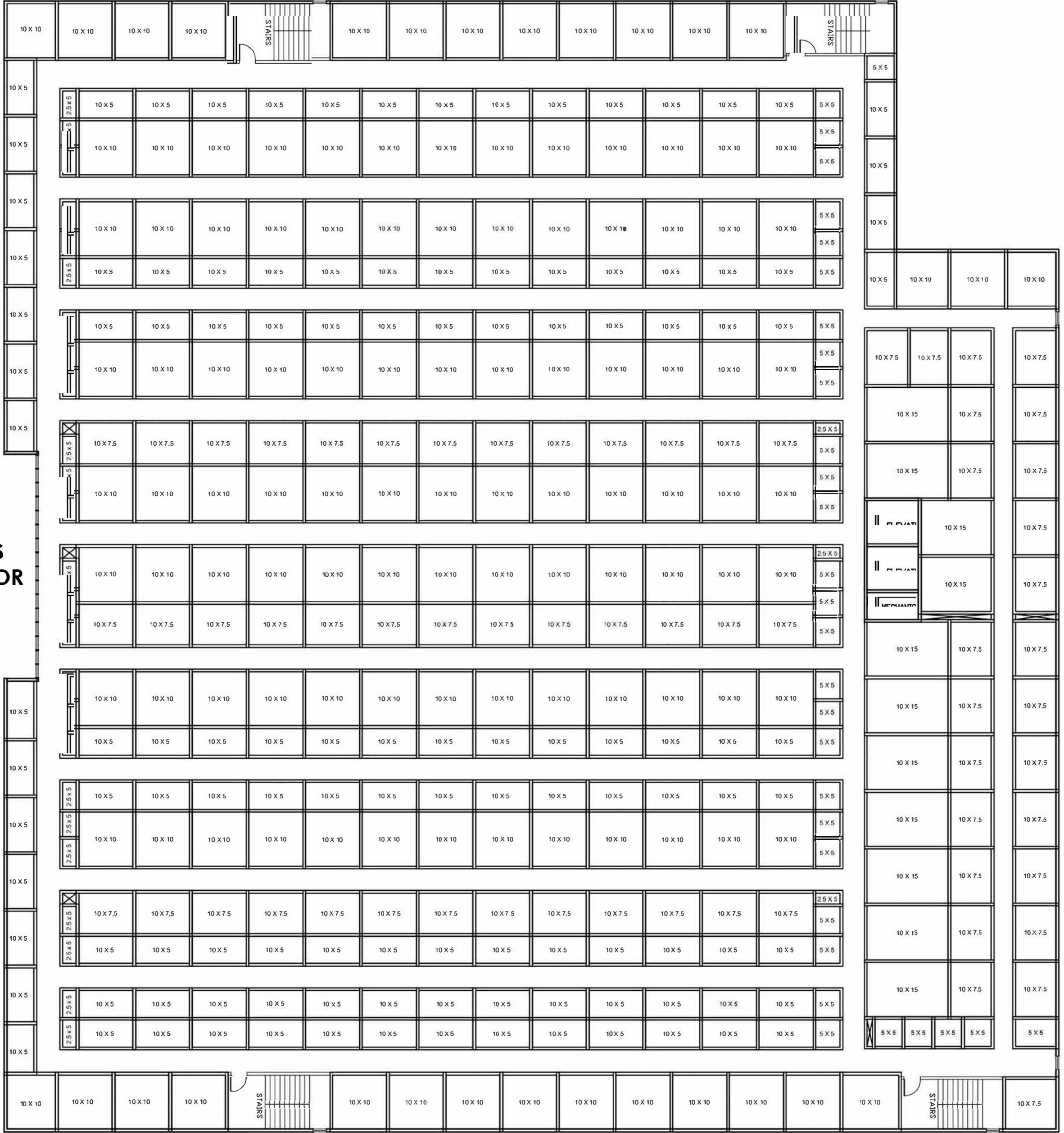
1ST FLOOR PLAN

SELF-STORAGE BUILDING FLOOR PLANS



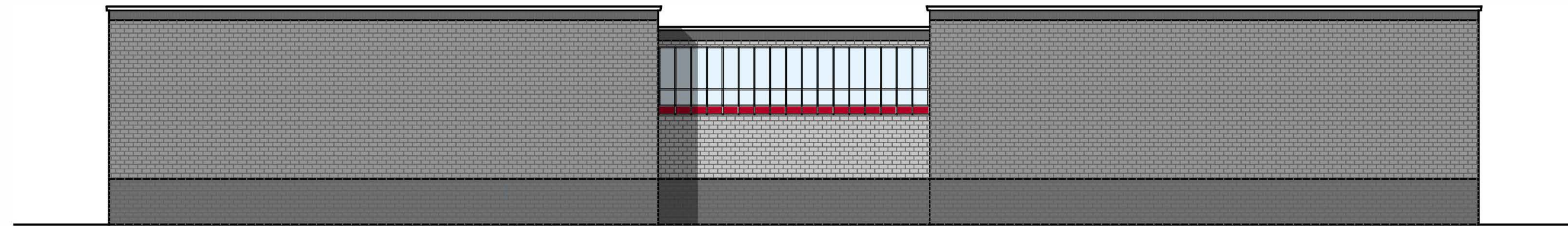
2ND FLOOR PLAN

WINDOWS
AT CORRIDOR

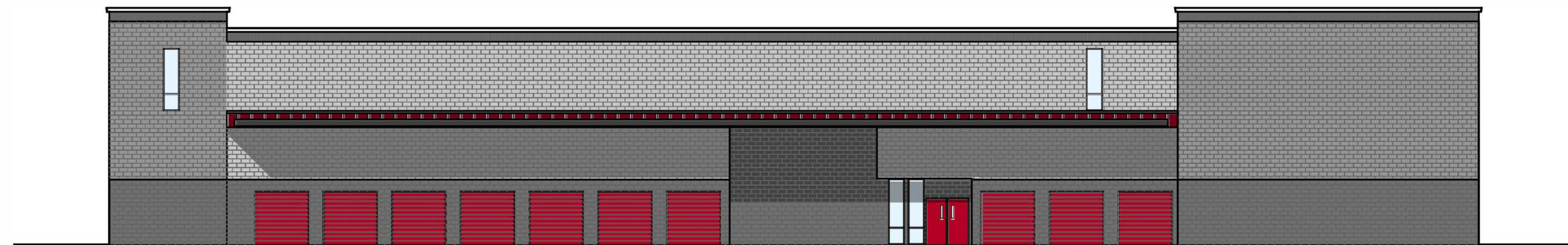


3RD FLOOR PLAN

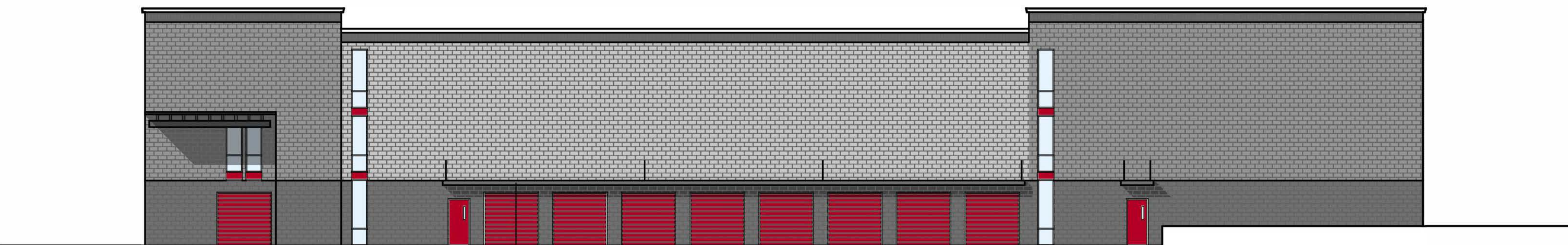
SELF-STORAGE BUILDING EXTERIOR ELEVATIONS



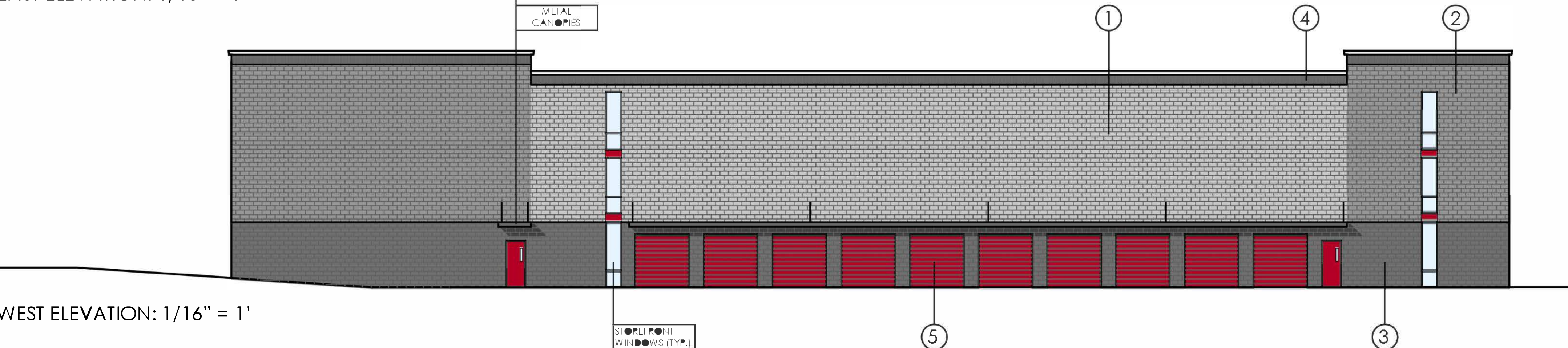
NORTH ELEVATION: 1/16" = 1'



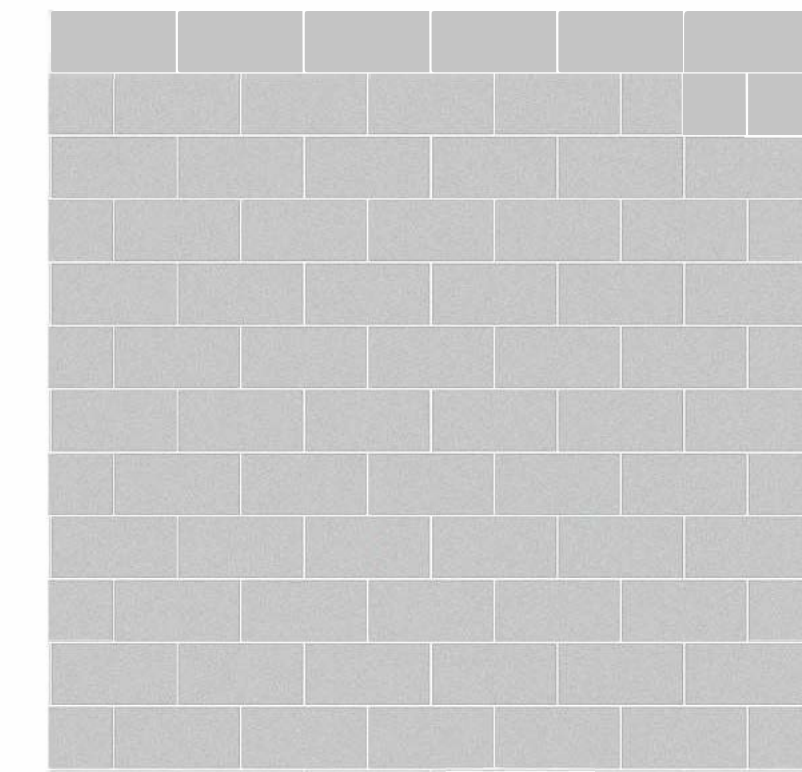
SOUTH ELEVATION: 1/16" = 1'



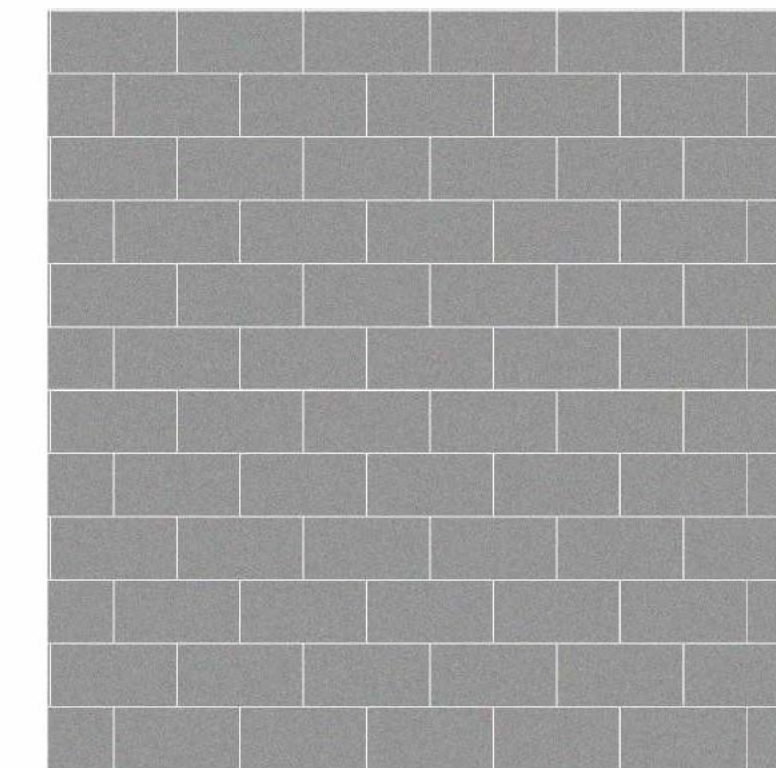
EAST ELEVATION: 1/16" = 1'



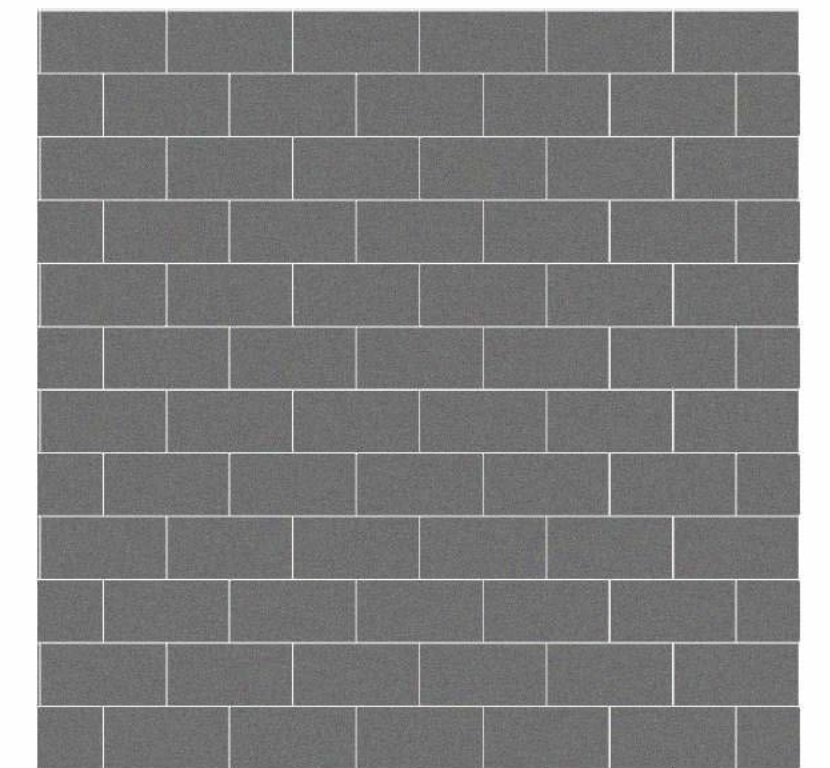
WEST ELEVATION: 1/16" = 1'



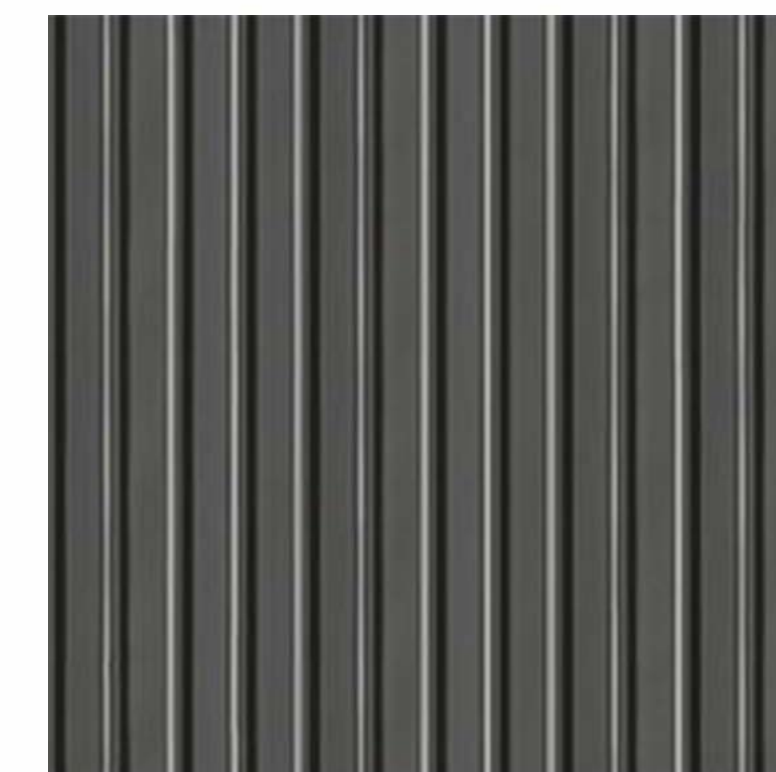
1: CALSTONE CMU (LIGHT)



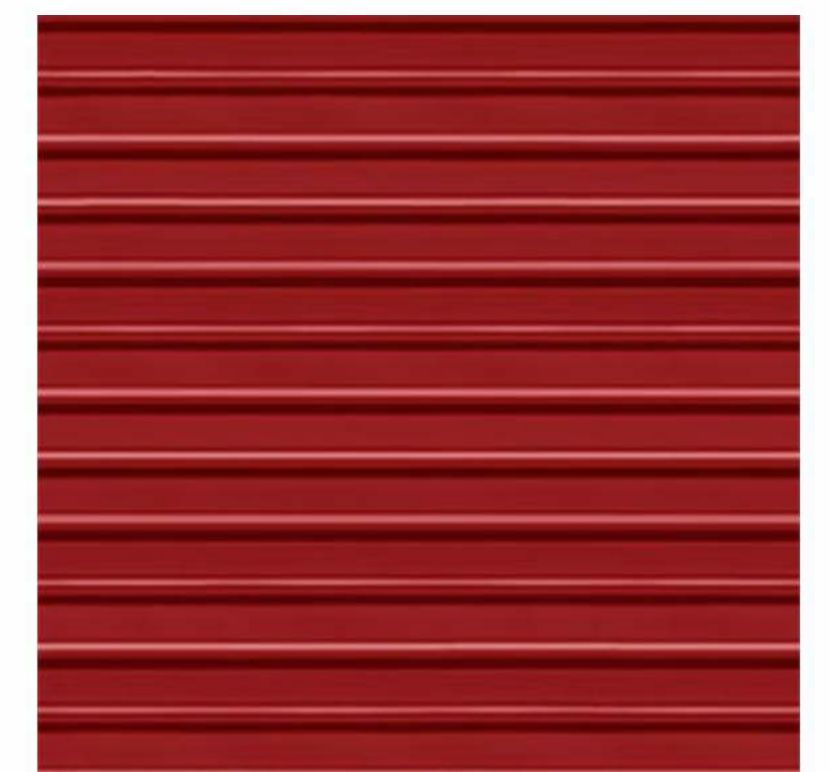
2: CALSTONE CMU



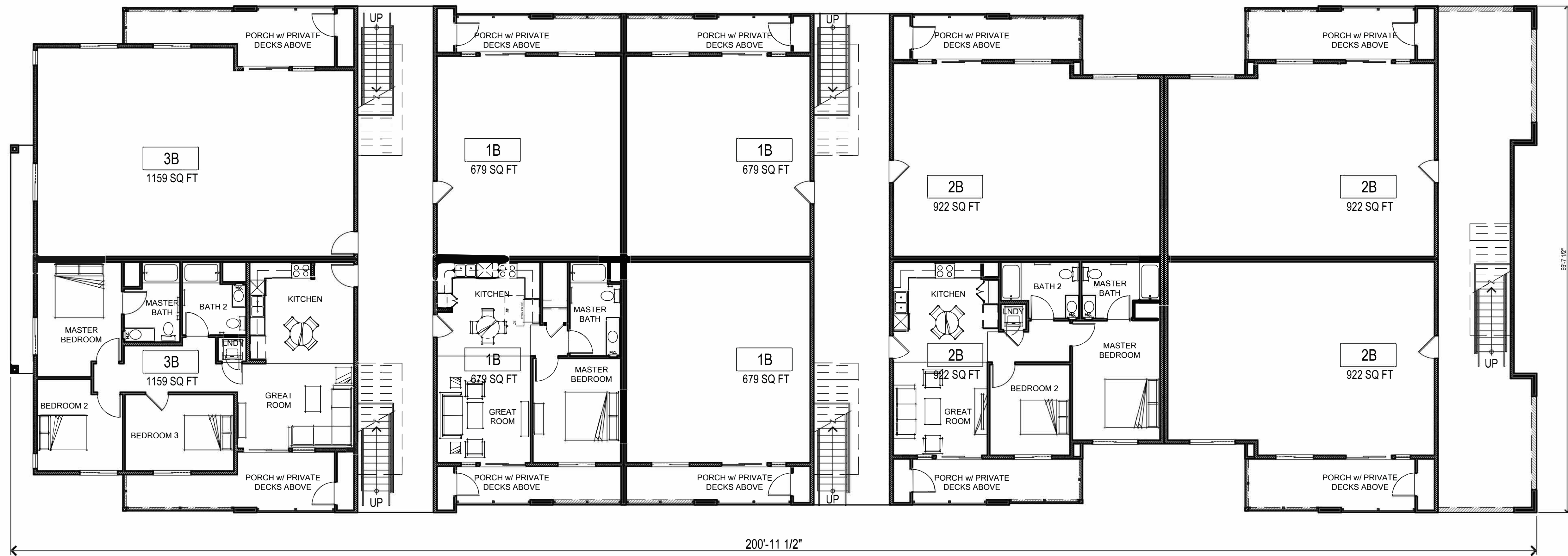
3: CALSTONE CMU (DARK)



4: METAL SIDING (DARK GRAY)



5: ROLL-UP DOOR (STORAGE PRO RED)



PROJECT DESCRIPTION

3 STORY WALK-UP GARDEN APARTMENTS
OCCUPANCY: R2
CONSTRUCTION TYPE: VB

OPEN SPACE

PRIVATE OPEN SPACE @ DECKS
& PORCHES @ 60 SQ FT/ UNIT: 1,800 SQ FT
COMMON OPEN SPACE: 2,800 SQ FT

TABULATIONS

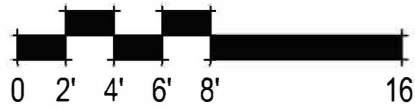
UNITS
(12) 1 BEDROOM UNITS @ 679 SQ FT: 8,148 SQ FT
(12) 2 BEDROOM UNITS @ 922 SQ FT: 11,064 SQ FT
(6) 3 BEDROOM UNITS @ 1,159 SQ FT: 6,954 SQ FT
TOTAL UNITS: 30
TOTAL BUILDING SQ FT: 26,166 SQ FT

PARKING

REQUIRED
(12) 1 BEDROOM UNITS x 1.5: 18 STALLS
(12) 2 BEDROOM UNITS x 2.5: 30 STALLS
(6) 3 BEDROOM UNITS x 2.5: 15 STALLS
TOTAL REQUIRED STALLS: 63 STALLS
TOTAL PROVIDED STALLS: 60 STALLS ON SITE (INCLUDING 30 COVERED SPACES)
9 GUEST STALLS ON STREET FRONTAGE
69 STALLS PROVIDED

FIRST FLOOR PLAN

SECOND & THIRD FLOOR
PLANS SIMILAR



4327 Sonoma Highway
Santa Rosa, CA
July 23, 2018

Koart Residential
1615 Bonanza Street, Suite 314 Walnut Creek, CA 95496
510.612.2027

FLOOR PLAN

3361 Walnut Blvd. Suite 120 Brentwood, CA 94513
925.634.7000
www.strausdesign.com





FRONT ELEVATION



REAR ELEVATION

4327 Sonoma Highway
 Santa Rosa, CA
 July 23, 2018

Koart Properties

1615 Bonanza Street, Suite 314 Walnut Creek, CA 94596
 510.612.2027

CONCEPTUAL ELEVATIONS

3361 Walnut Blvd. Suite 120 Brentwood, CA 94513
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SDG Architects, Inc.