

STORAGE PRO II

New Multifamily Housing And Self-Storage Facilities
4332-4374 Sonoma Highway

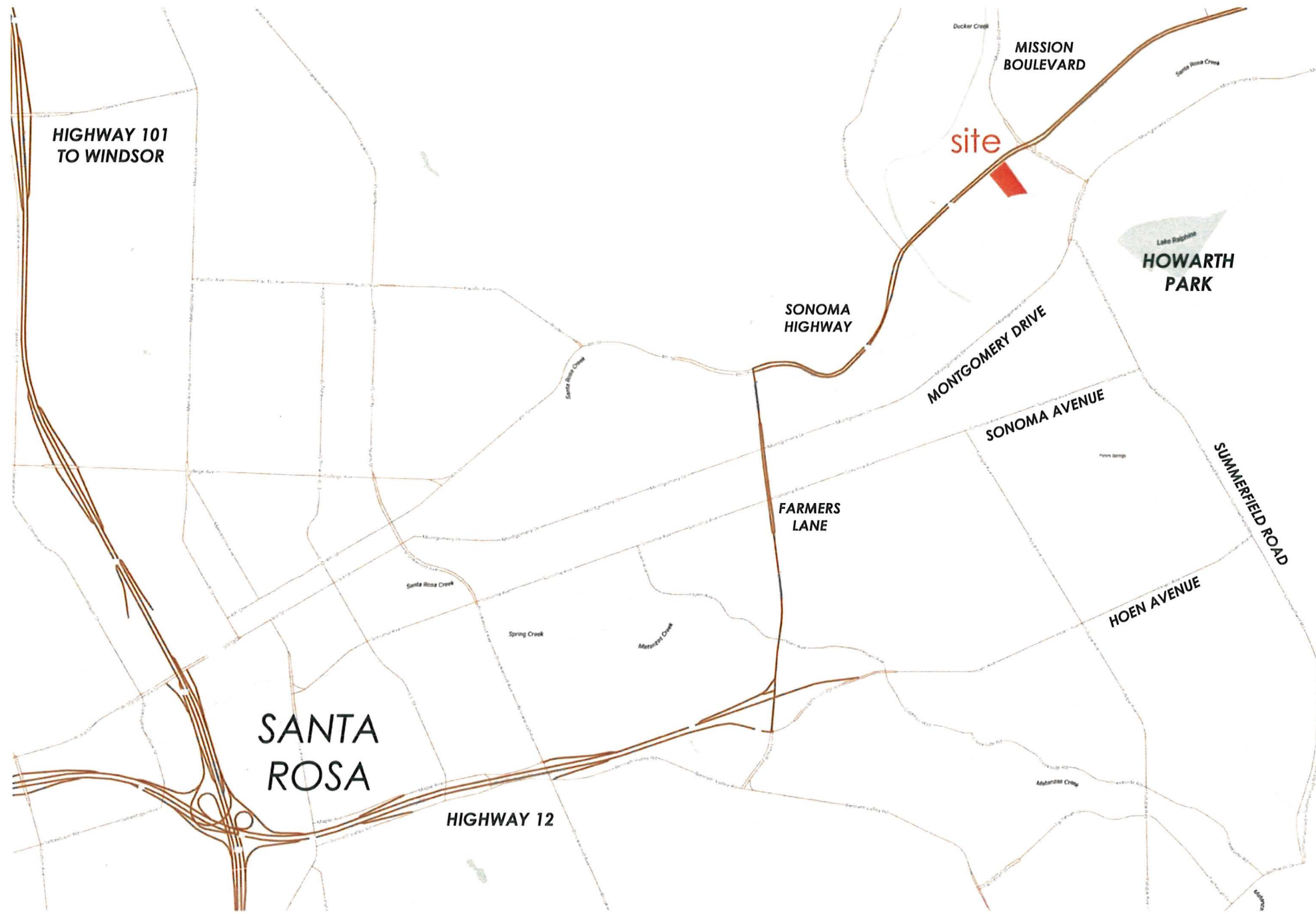


TABLE OF CONTENTS

0		COVER
1		AERIAL & VICINITY
2		(C.1) SITE PLAN
3		(C.2) SITE SECTIONS
4		(C.3) UTILITY PLAN
5		LANDSCAPE PLAN
6		STORAGE PRO FLOOR PLANS
7		STORAGE PRO FLOOR PLANS
8		STORAGE PRO ELEVATIONS
9		HOUSING FLOOR PLANS
10		HOUSING ELEVATIONS

City of Santa Rosa

NOV 13 2018

Planning & Economic
Development Department

CITY OF SANTA ROSA CONCEPT REVIEW | 07.30.2018

Owner/Contractor
Storage Pro
Steve Mirabito
1615 Bonanza Street, Suite 208
PO Box 459 - Walnut Creek CA 94597
925.938.6300

Developer
Koart Residential Inc.
Matt Koart & Peter Hellmann
3875 Hopyard Rd #180
Pleasanton, CA 94588
925.383.5911

Civil Engineer
Civil Design Consultants, Inc.
Dennis Dalby
2200 Range Ave Suite 204
Santa Rosa, CA, 95403
707.542.4820

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

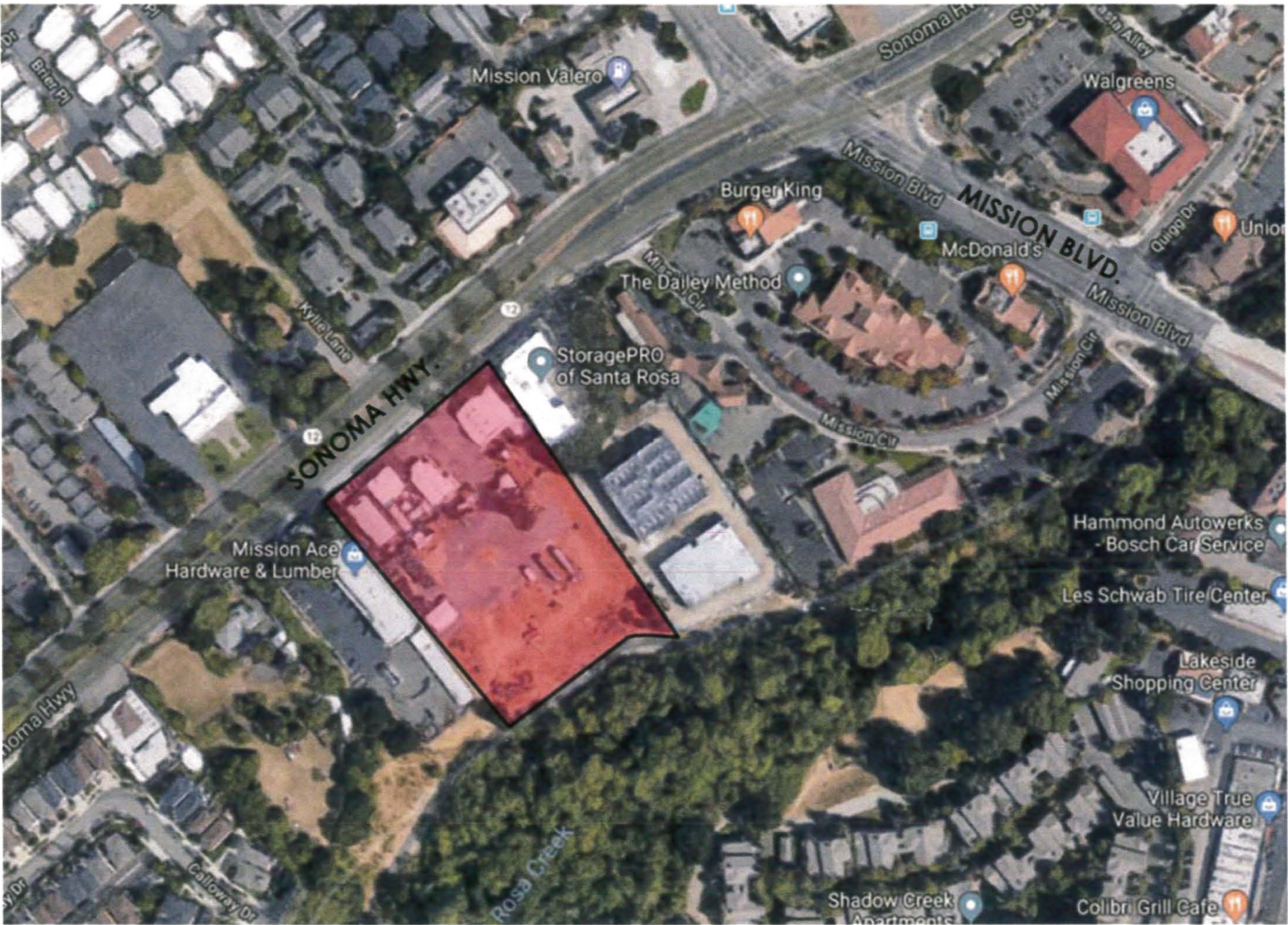
Architect
SDG Architects, Inc
Ralph Strauss
3361 Walnut Blvd, Suite 120
Brentwood, CA 94513
925.634.7000

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

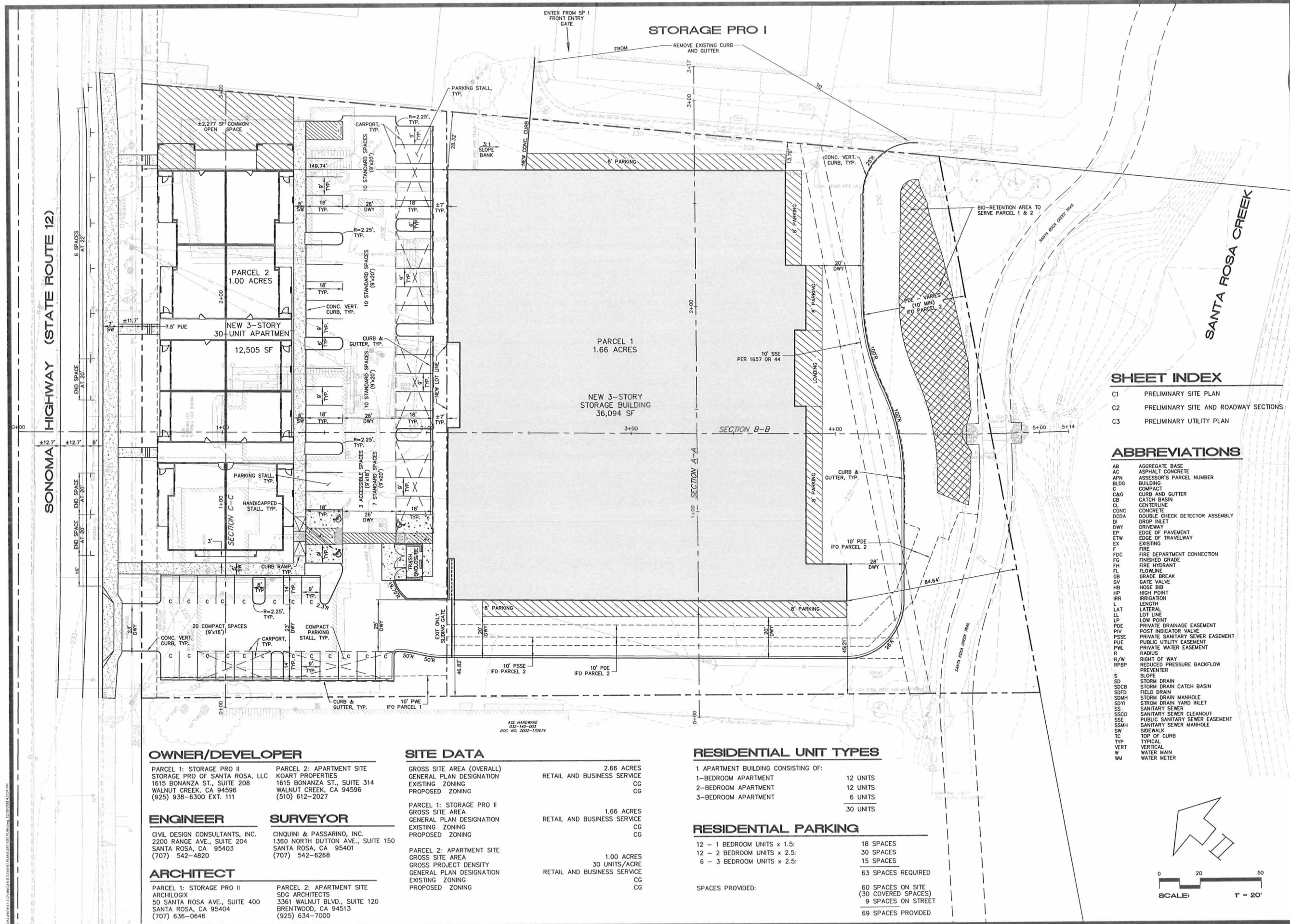
AERIAL VIEW & CONTEXT MAP



AERIAL VIEW



CONTEXT MAP



OWNER/DEVELOPER

PARCEL 1: STORAGE PRO II
STORAGE PRO II, 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 150
SANTA ROSA, CA 95401
(707) 542-6268

ARCHITECT

PARCEL 1: STORAGE PRO II
ARCHIOLOGIX
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
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
TOTAL	30 UNITS

RESIDENTIAL PARKING

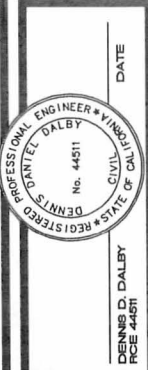
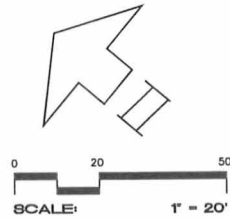
12 - 1 BEDROOM UNITS x 1.5:	18 SPACES
12 - 2 BEDROOM UNITS x 2.5:	30 SPACES
6 - 3 BEDROOM UNITS x 2.5:	15 SPACES
TOTAL REQUIRED	63 SPACES REQUIRED
SPACES PROVIDED:	60 SPACES ON SITE (30 COVERED SPACES)
	9 SPACES ON STREET
	69 SPACES PROVIDED

SHEET INDEX

- C1 PRELIMINARY SITE PLAN
- C2 PRELIMINARY SITE AND ROADWAY SECTIONS
- C3 PRELIMINARY UTILITY PLAN

ABBREVIATIONS

- AB AGGREGATE BASE
- AC ASPHALT CONCRETE
- APN ASSESSOR'S PARCEL NUMBER
- BLDG BUILDING
- C COMPACT
- C&G CURB AND GUTTER
- CB CATCH BASIN
- CL CENTERLINE
- CONC CONCRETE
- CCDA DOUBLE CHECK DETECTOR ASSEMBLY
- DI DROP INLET
- DWY DRIVEWAY
- EP EDGE OF PAVEMENT
- ETW EDGE OF TRAVELWAY
- EX EXISTING
- F FIRE
- FDC FIRE DEPARTMENT CONNECTION
- FG FINISHED GRADE
- PH FIRE HYDRANT
- FL FLOWLINE
- GB GRADE BREAK
- GV GATE VALVE
- HB HOSE BIB
- HP HIGH POINT
- IRR IRRIGATION
- LEN LENGTH
- LAT LATERAL
- LL LOT LINE
- LP LOW POINT
- PDE PRIVATE DRAINAGE EASEMENT
- PIV POST INDICATOR VALVE
- PSSE PRIVATE SANITARY SEWER EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- PWL PRIVATE WATER EASEMENT
- R RADIUS
- R/W RIGHT OF WAY
- RPBP REDUCED PRESSURE BACKFLOW PREVENTER
- S SLOPE
- SD STORM DRAIN
- SDCB STORM DRAIN CATCH BASIN
- SFD FIELD DRAIN
- SDMH STORM DRAIN MANHOLE
- SDYI STORM DRAIN YARD INLET
- SS SANITARY SEWER
- SSCO SANITARY SEWER CLEANOUT
- SSS PUBLIC SANITARY SEWER EASEMENT
- SSMH SANITARY SEWER MANHOLE
- SW SIDEWALK
- TC TOP OF CURB
- TYP TYPICAL
- VERT VERTICAL
- W WATER MAIN
- WM WATER METER



CIVIL DESIGN CONSULTANTS, INC.

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

**PRELIMINARY SITE PLAN
STORAGE PRO II**

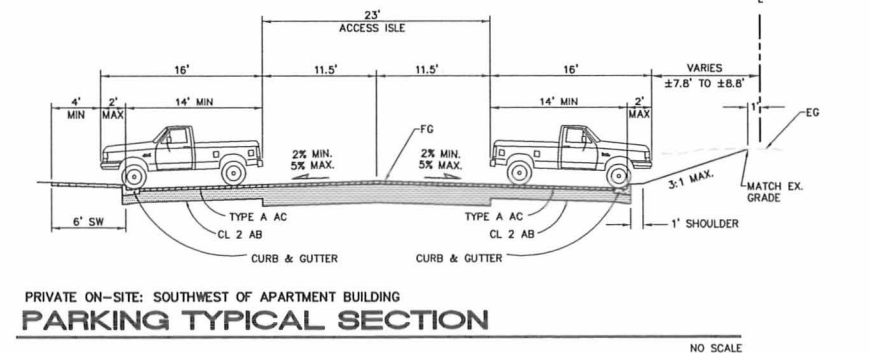
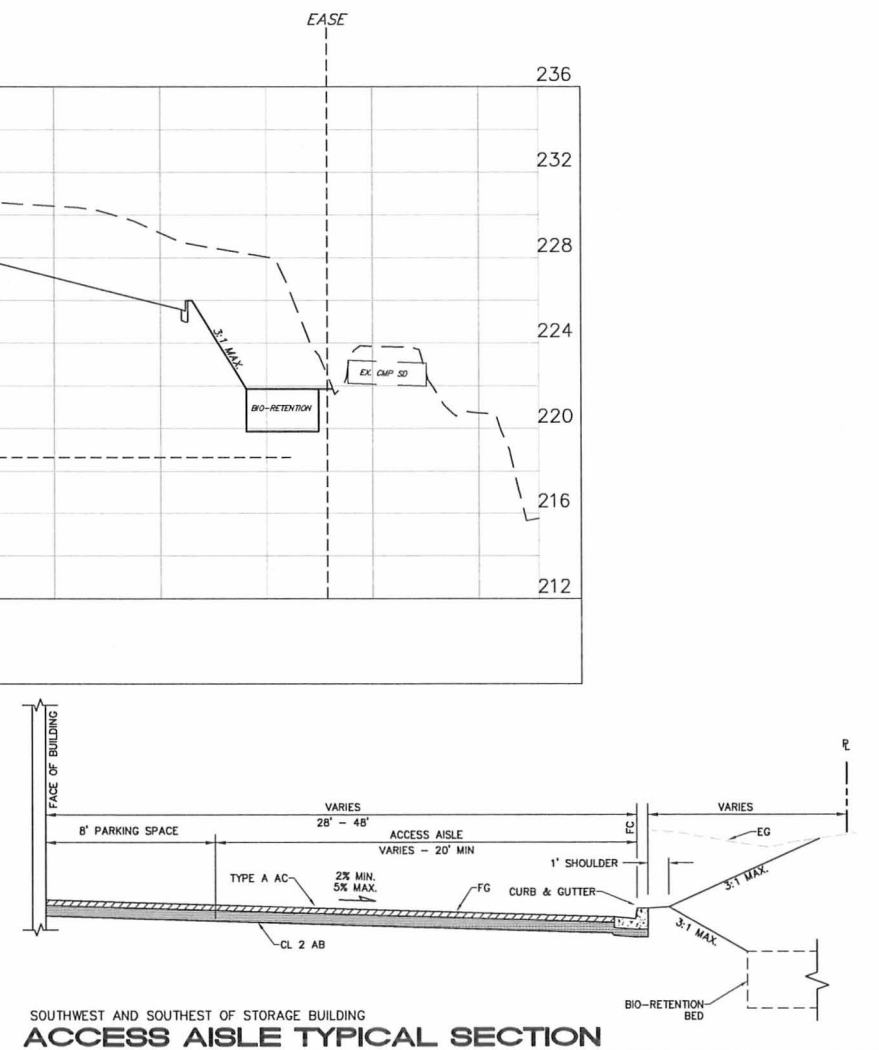
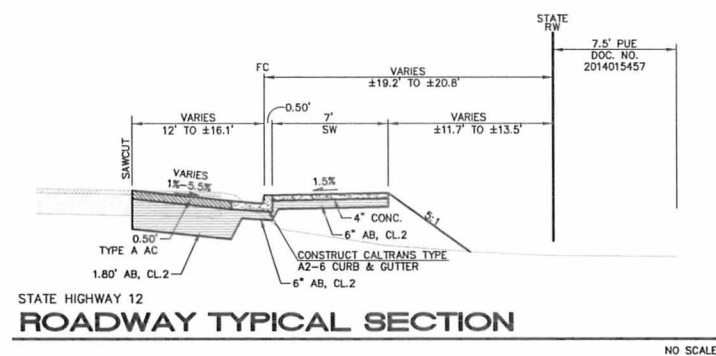
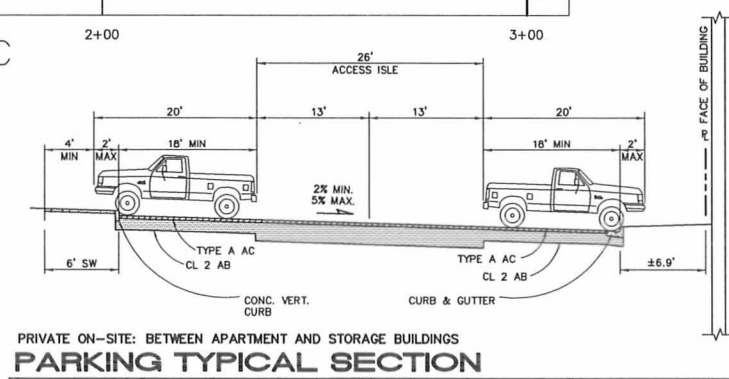
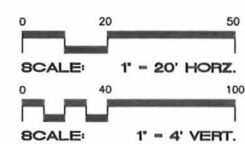
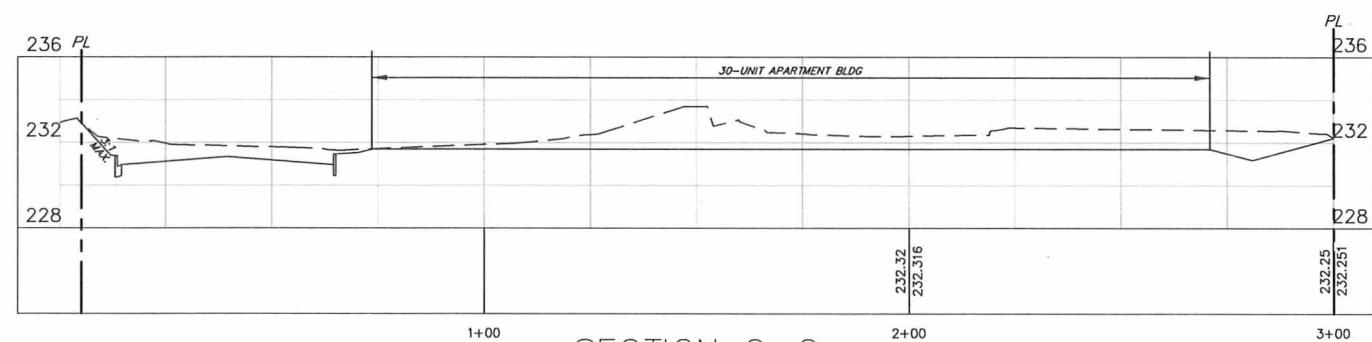
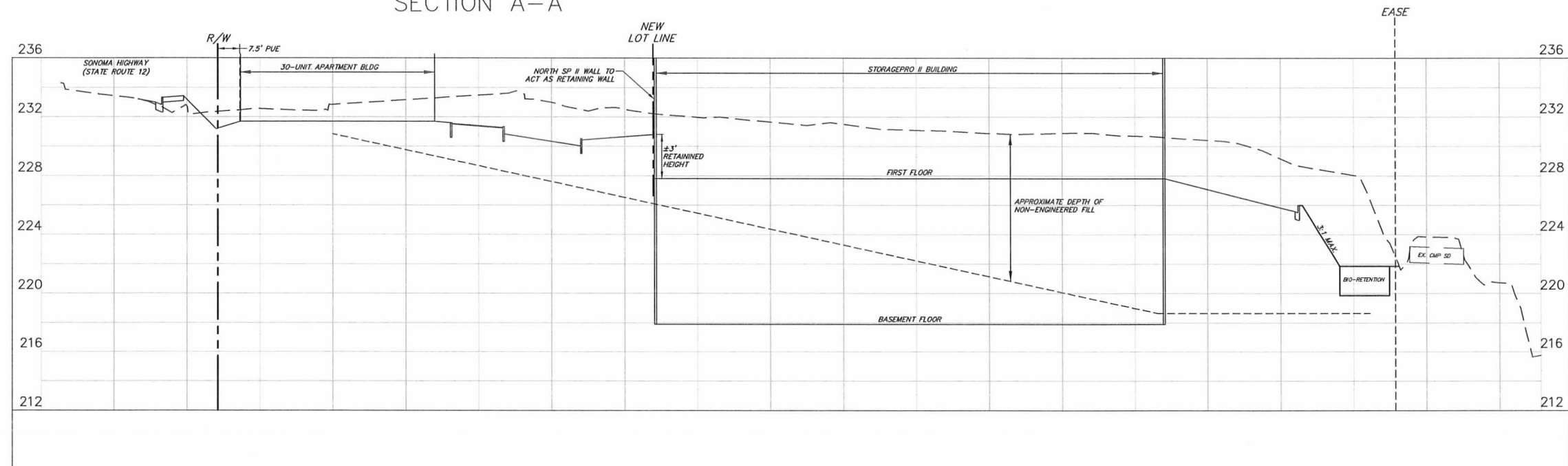
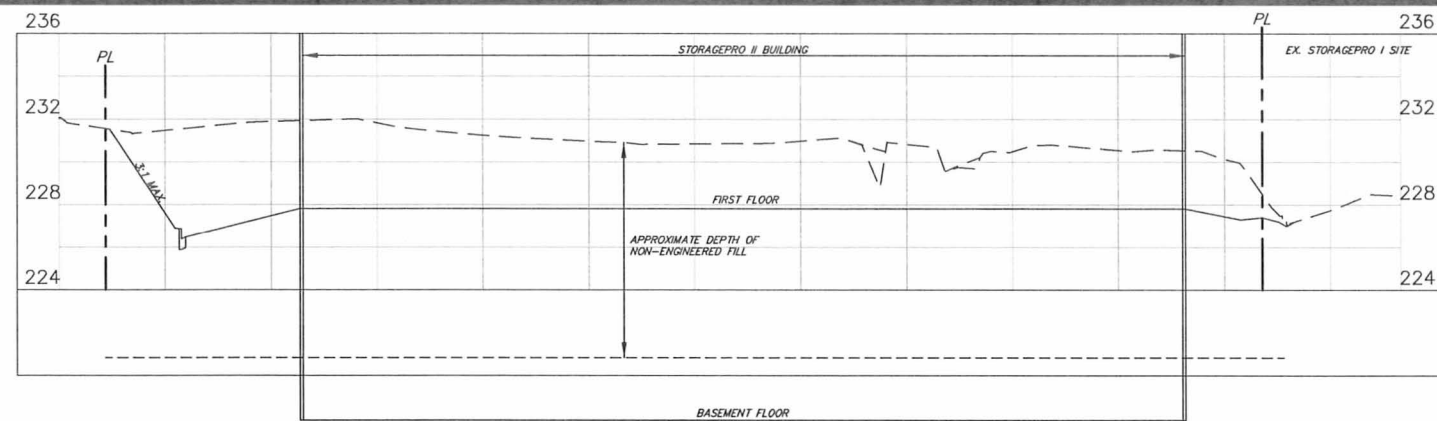
APN: 032-140-001
4822-4874 SONOMA HIGHWAY
SANTA ROSA, CALIFORNIA

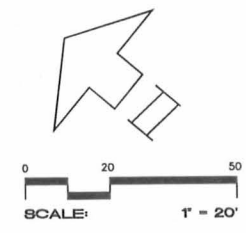
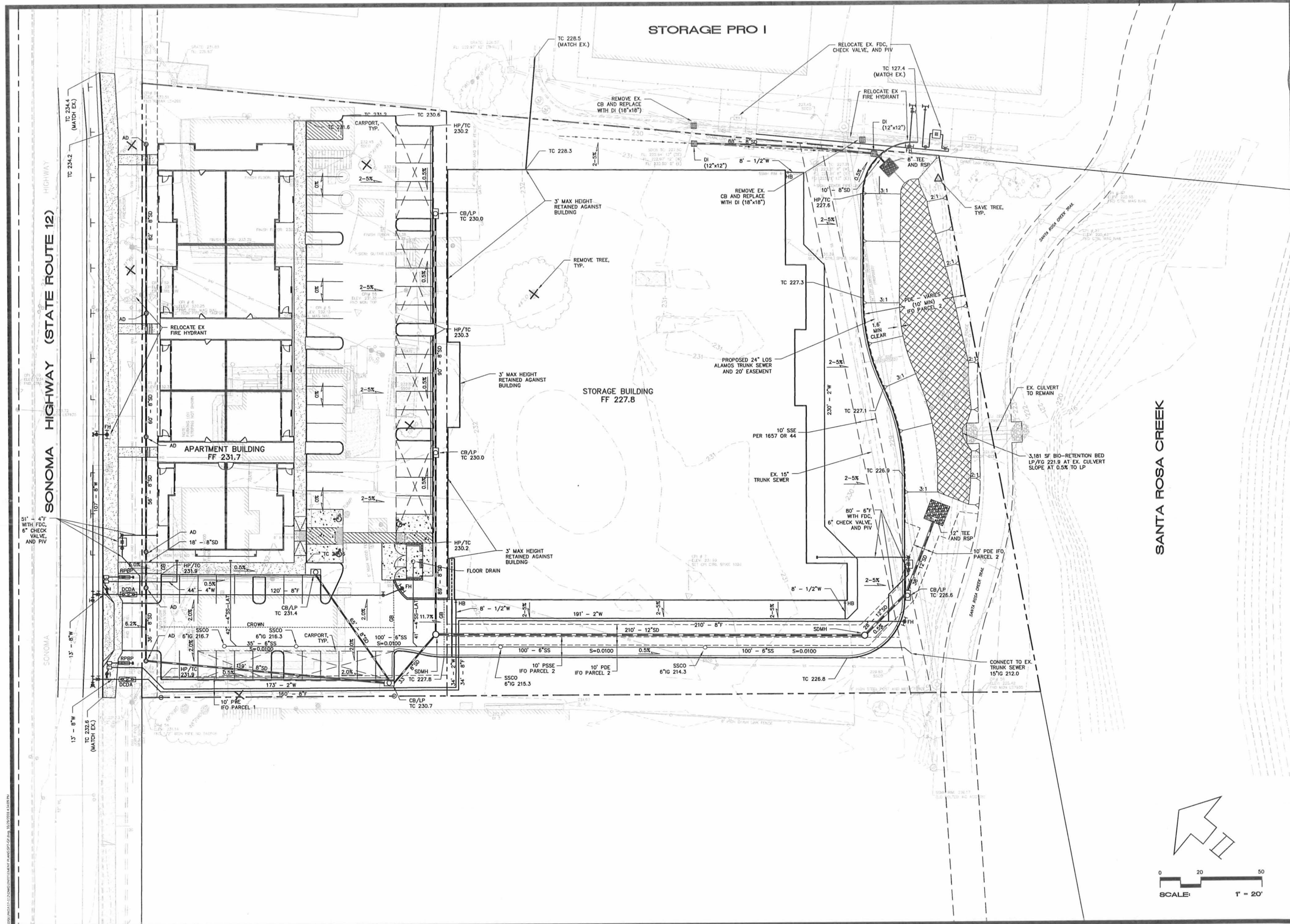
OCTOBER 2018

JOB NO.
17-112

SHEET NO.

C1
OF 3 SHEETS





PROFESSIONAL ENGINEER
DANIEL DALBY
No. 44511
CIVIL
STATE OF CALIFORNIA

DATE

CIVIL DESIGN CONSULTANTS, INC.

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

PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN

STORAGE PRO II

4922-4374 SONOMA HIGHWAY
SANTA ROSA, CALIFORNIA

APN: 032-140-001
APN: 032-010-008, 043, 044

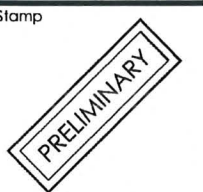
OCTOBER 2018

JOB NO.
17-112

SHEET NO.
C3

OF 3 SHEETS

STORAGE PRO II
New Multifamily Housing and Self-Storage Facilities
4332-4374 Sonoma Hwy (Hwy 12)



© Copyright 2018 by Quadriga, a service company of landscape architecture and planning, inc.

Issuances & Revisions

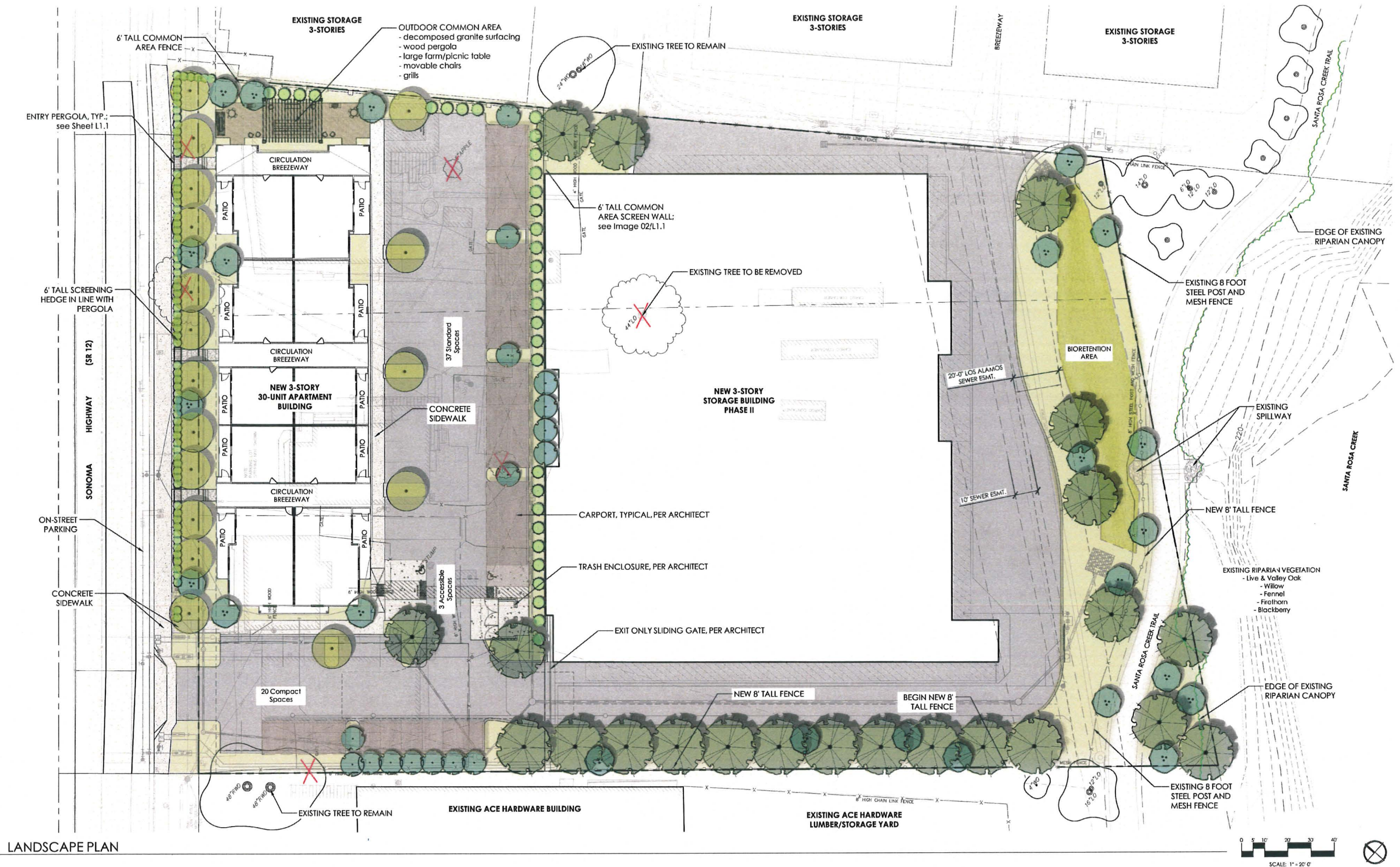
No.	Description	Date

Key Plan/Consultant Stamp

LANDSCAPE PLAN

Date: 2018/11/05
Project Number: 18-1648

L1.0



PRECEDENT IMAGES



SEATING AREA IN DECOMPOSED GRANITE



SCREENING HEDGE & GARDEN PLANTINGS



LARGE FARM TABLE & BENCHES UNDER PERGOLA



6' TALL COMMON AREA FENCE

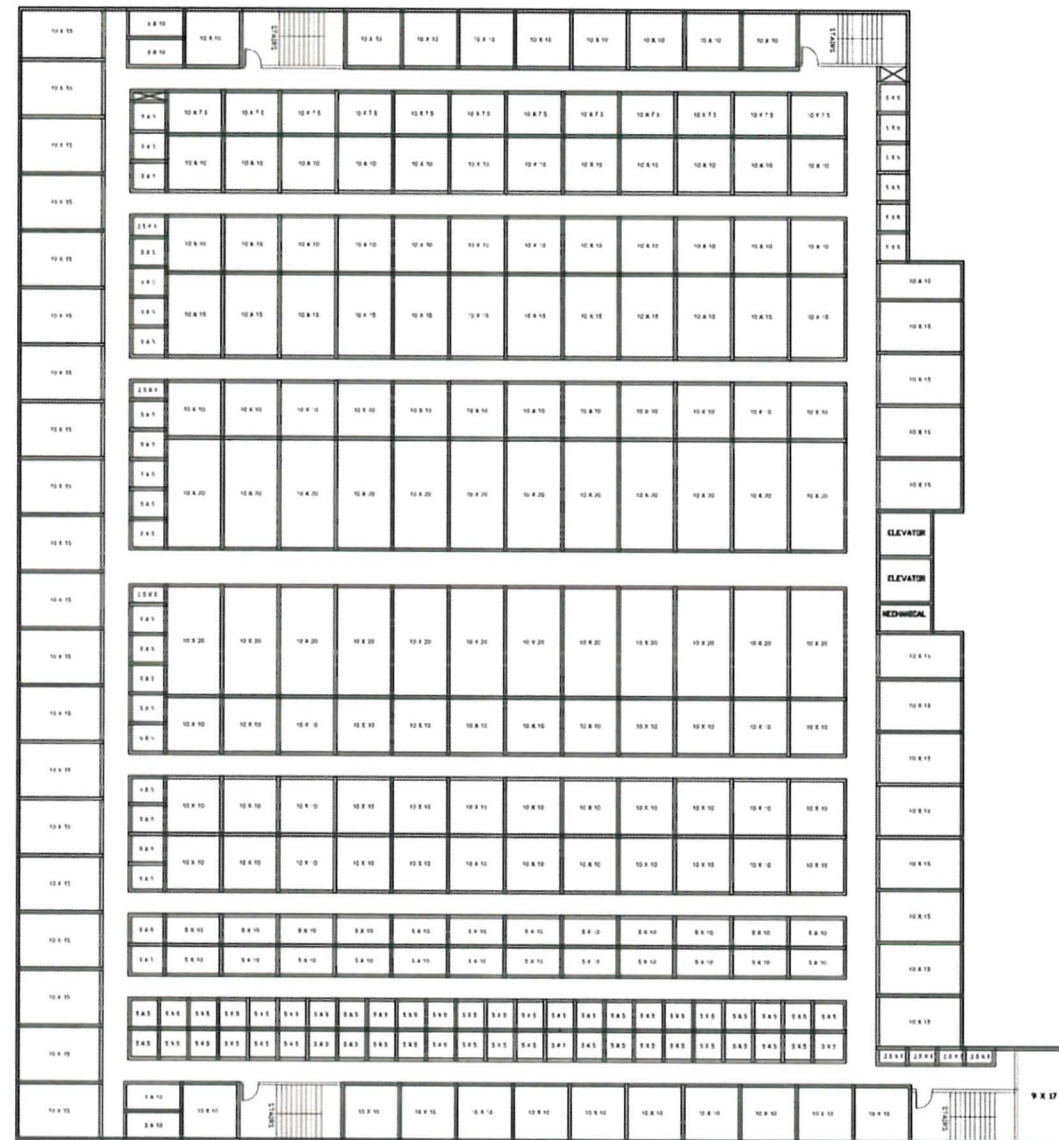


8' TALL FENCE - METALCO 'AMEGO'

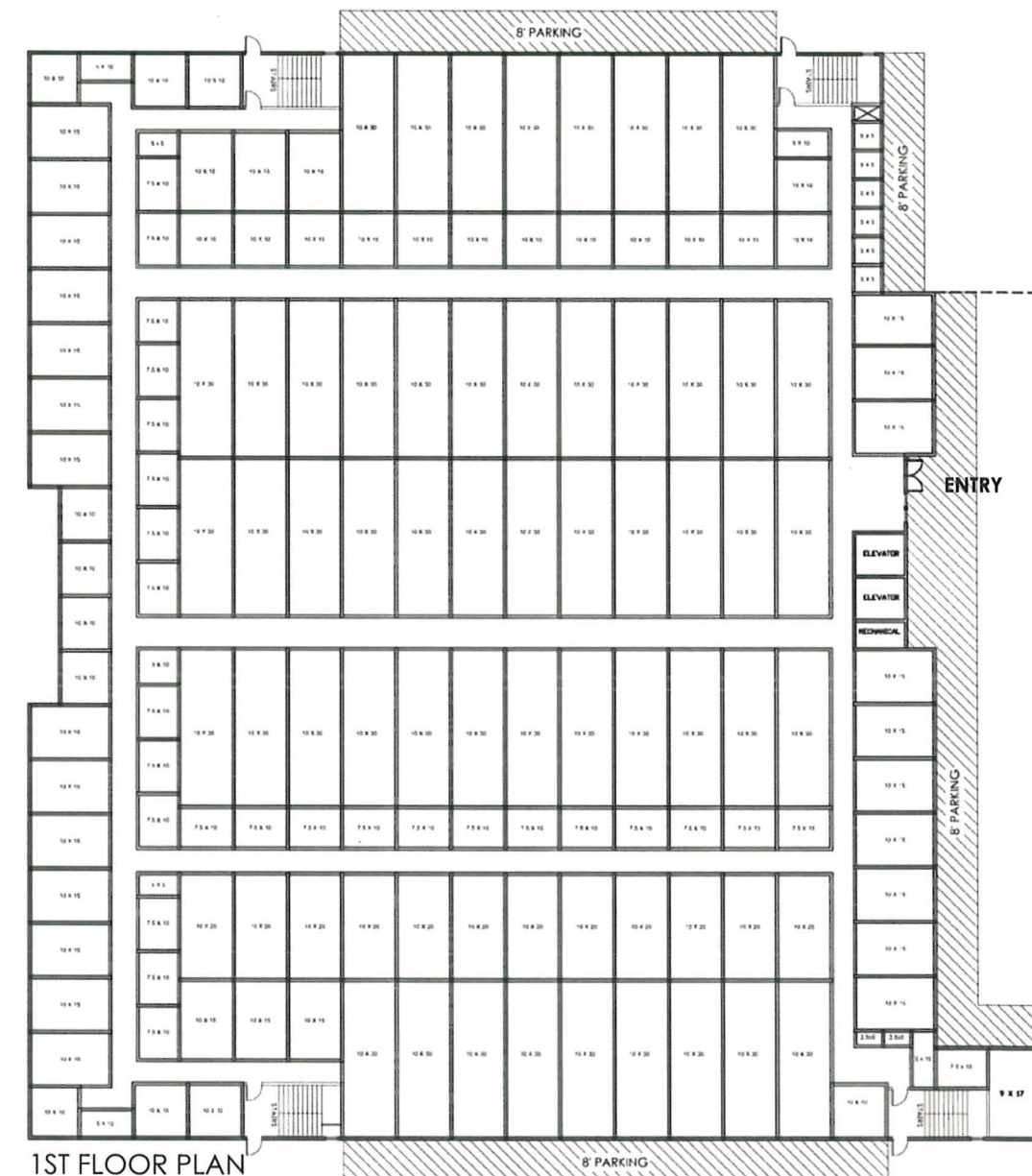


COMMON AREA TABLE & PERGOLA

SELF-STORAGE BUILDING FLOOR PLANS



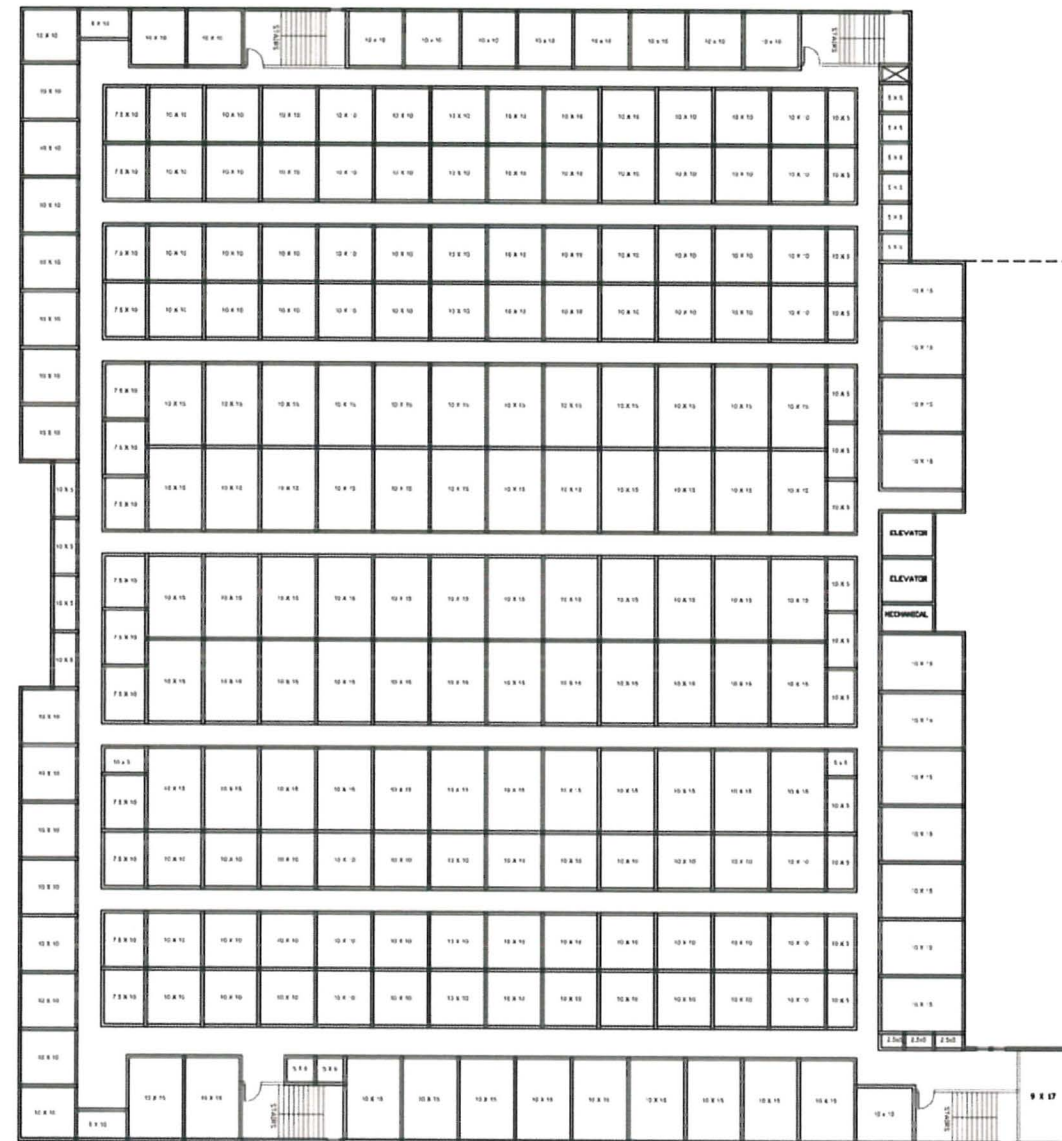
BASEMENT PLAN



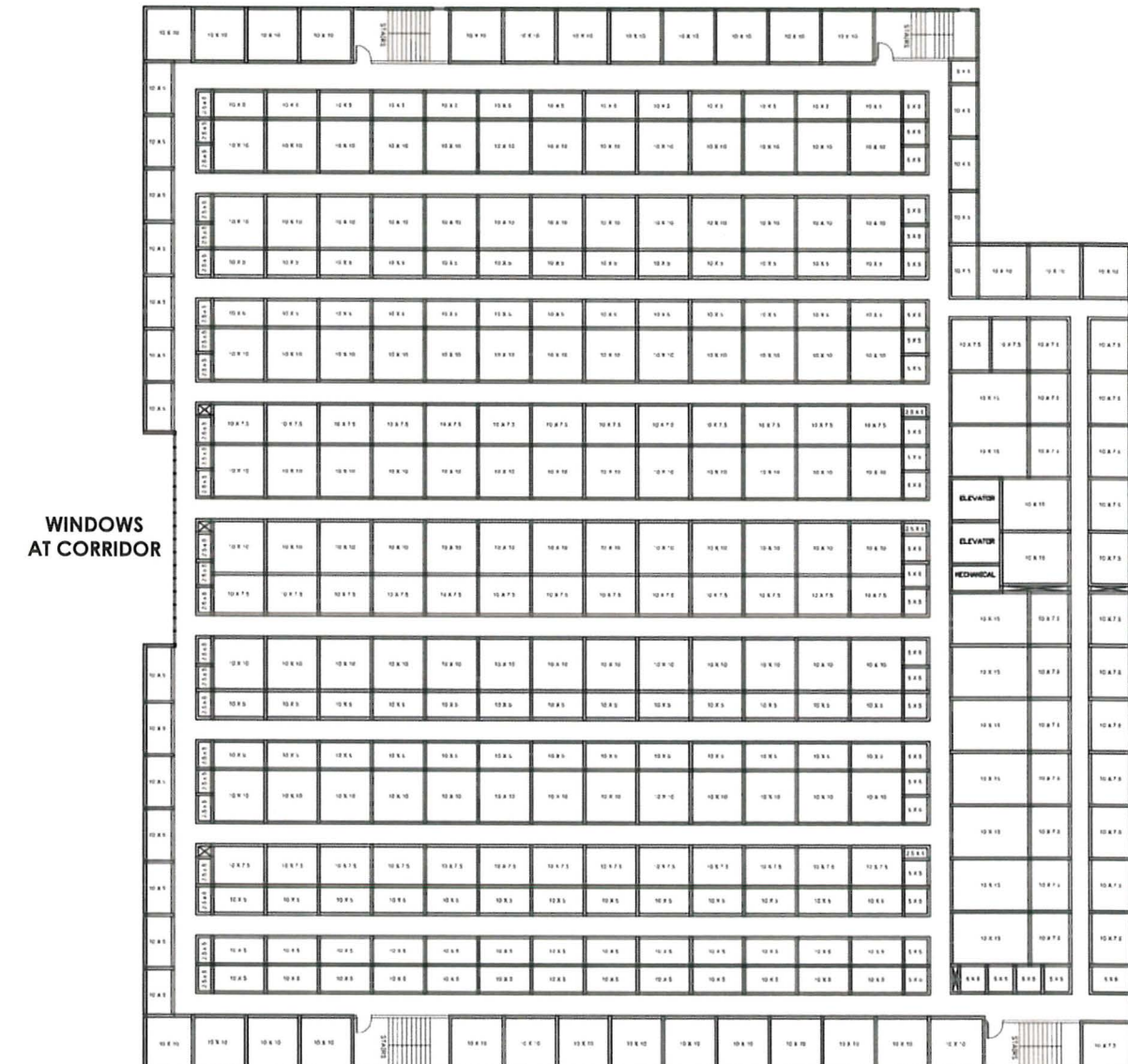
1ST FLOOR PLAN



SELF-STORAGE BUILDING FLOOR PLANS



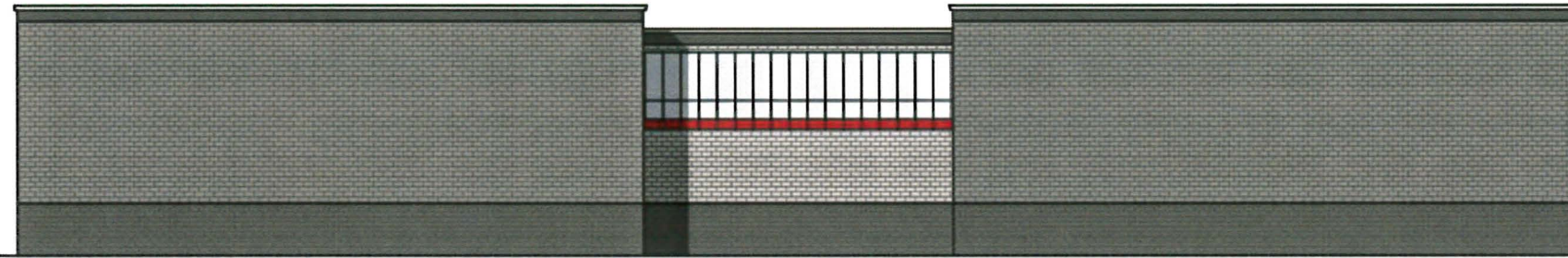
2ND FLOOR PLAN



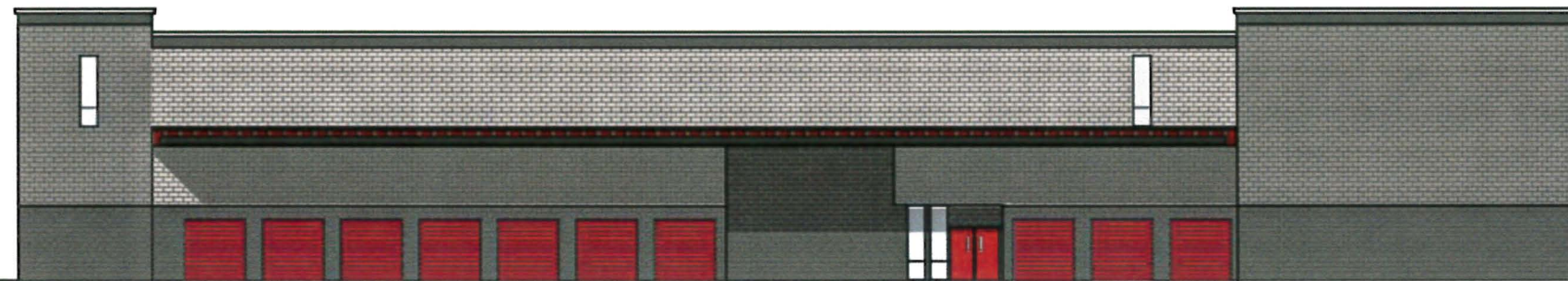
3RD FLOOR PLAN



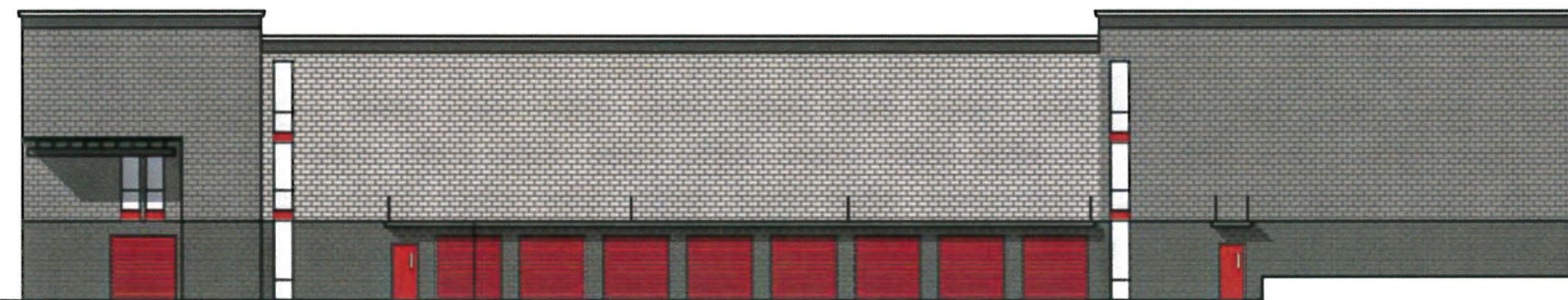
SELF-STORAGE BUILDING EXTERIOR ELEVATIONS



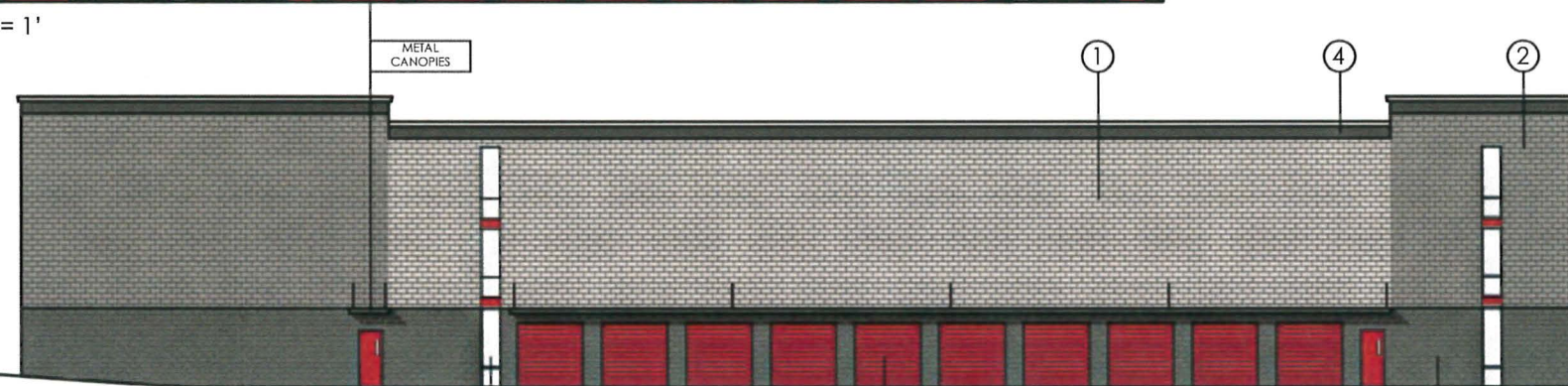
NORTH ELEVATION: 1/16" = 1'



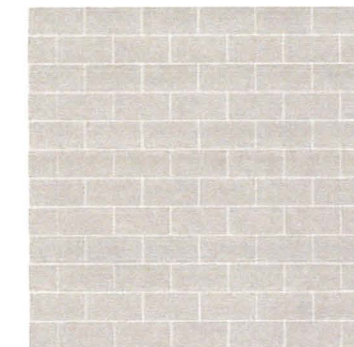
SOUTH ELEVATION: 1/16" = 1'



EAST ELEVATION: 1/16" = 1'



WEST ELEVATION: 1/16" = 1'



1: CALSTONE CMU (LIGHT)



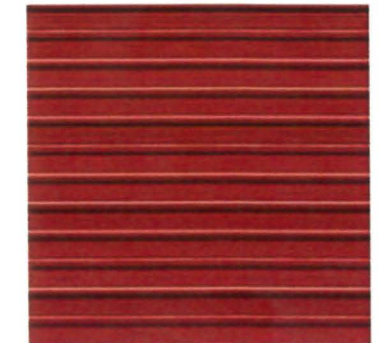
2: CALSTONE CMU



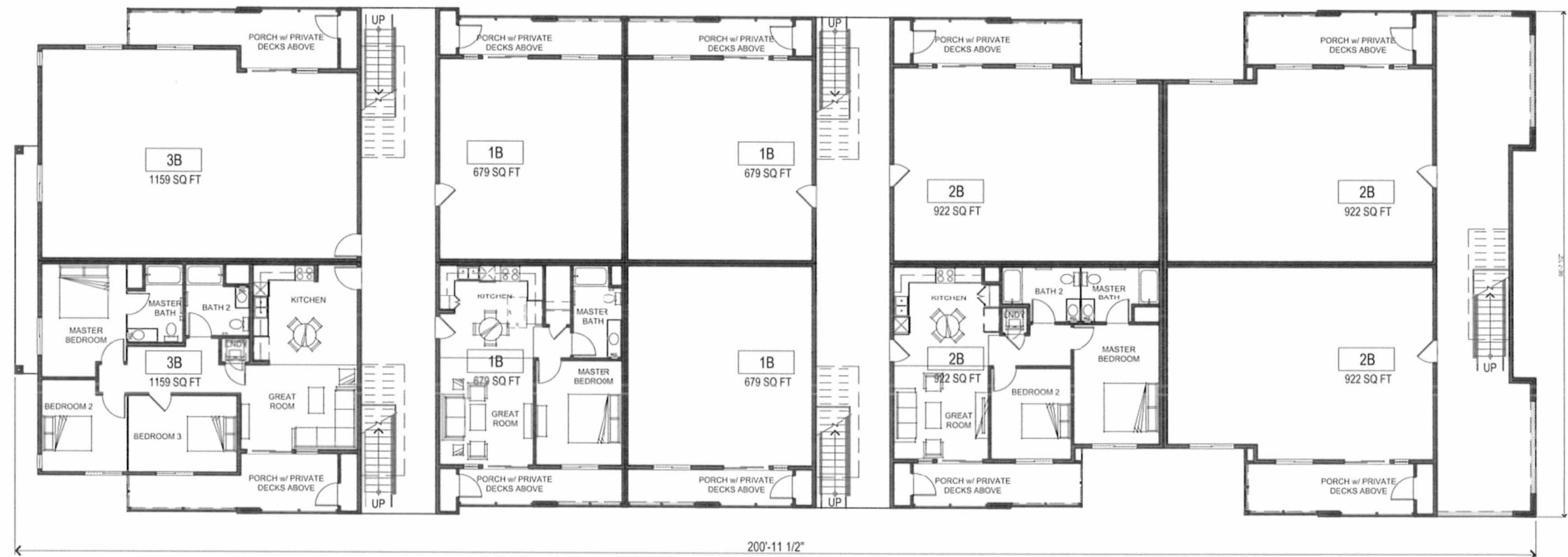
3: CALSTONE CMU (DARK)



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 94596
510.612.2027

3361 Walnut Blvd. Suite 120 Brentwood, CA 94513

925.634.7000

www.strausdesign.com



SDG Architects, Inc.

FLOOR PLAN



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
925.634.7000
www.strausdesign.com



SDG Architects, Inc.