

STORAGE PRO II

New Multifamily Housing And Self-Storage Facilities

4332-4374 Sonoma Highway



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CITY OF SANTA ROSA SUBMITTAL

Minor Conditional Use Permit and Design Review | 04.26.2019

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

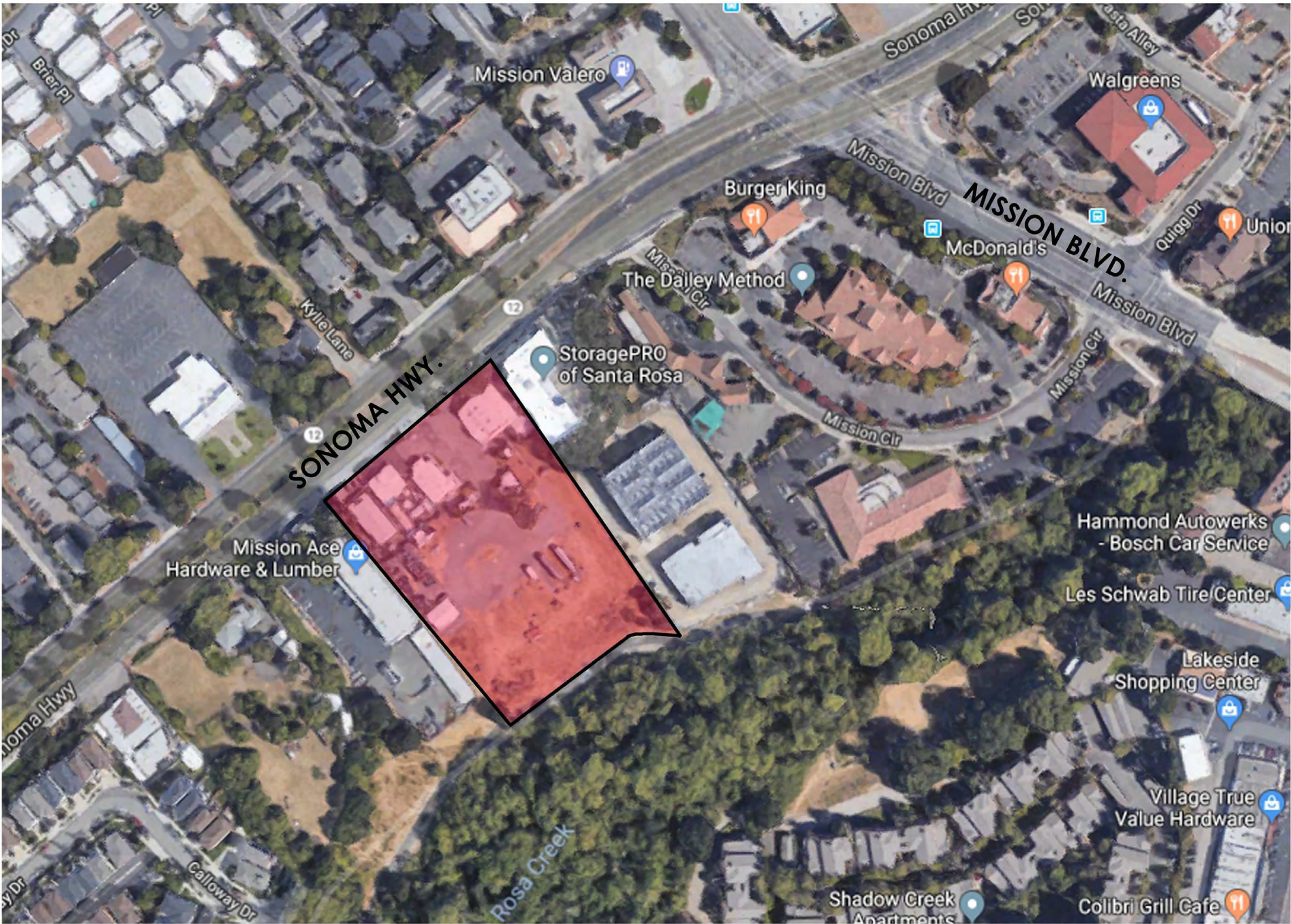
Architect
SDG Architects, Inc
Ralph Strauss
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000

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

SITE ANALYSIS MAP &
NEIGHBORHOOD CONTEXT MAP

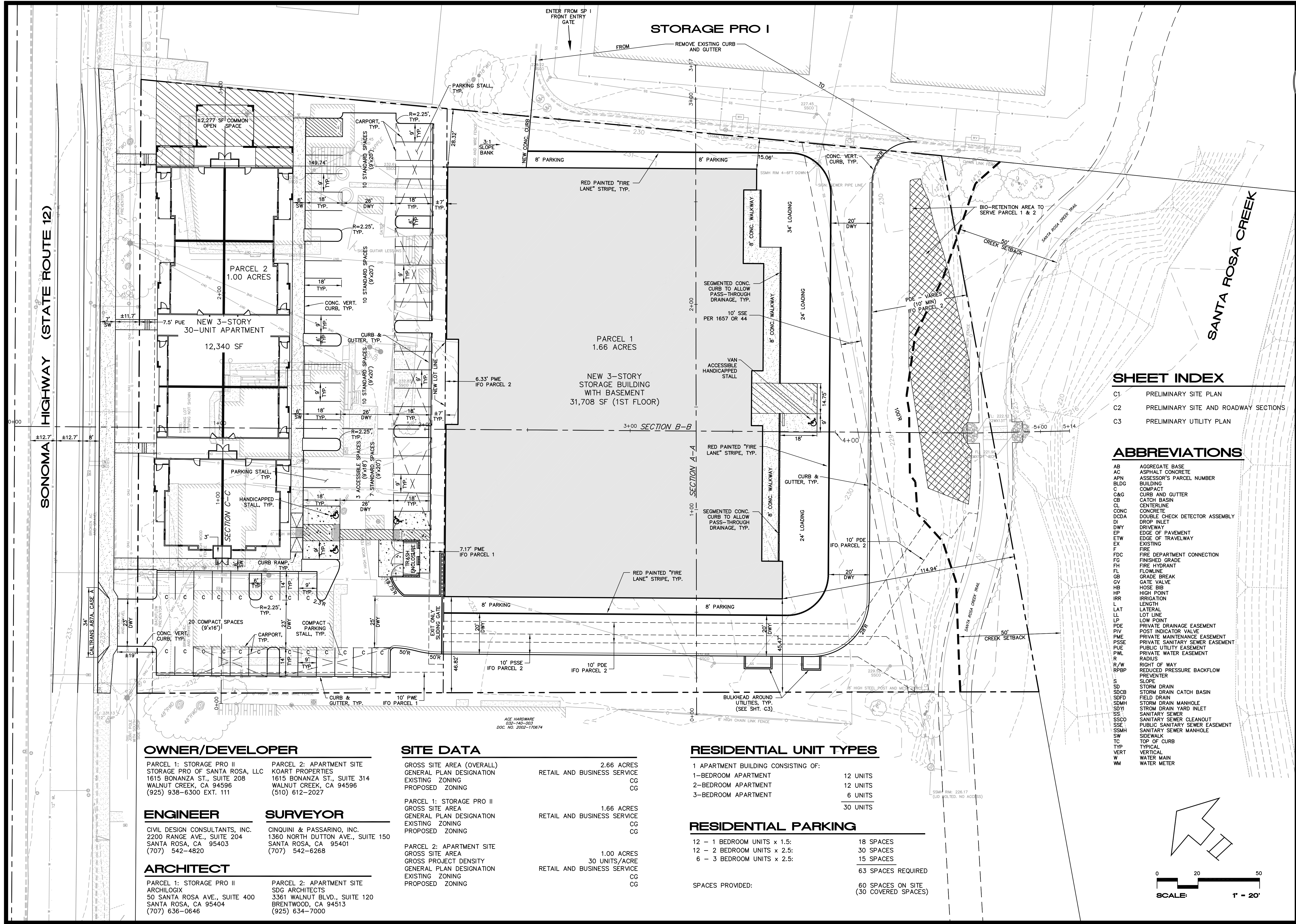


SITE ANALYSIS MAP



NEIGHBORHOOD CONTEXT MAP

S:\3\3\3\PROJ\112\DWG\ENTITLEMENT\PLANS\SP\SITE PLAN.dwg, 4/20/2019 7:28:35 AM



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
KART 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
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

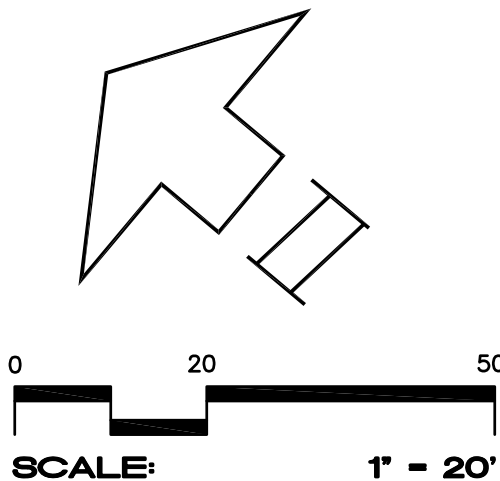
SPACES PROVIDED: 60 SPACES ON SITE (30 COVERED SPACES)

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
DCDA 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
FH FIRE HYDRANT
FL FLOWLINE
GB GRADE BREAK
GV GATE VALVE
HB HOSE BIB
HP HIGH POINT
IRR IRRIGATION
L LENGTH
LAT LATERAL
LL LOT LINE
LP LOW POINT
PDE PRIVATE DRAINAGE EASEMENT
PIV POST INDICATOR VALVE
PME PRIVATE MAINTENANCE EASEMENT
PSSE PRIVATE SANITARY SEWER EASEMENT
PUE PUBLIC UTILITY EASEMENT
PWL PRIVATE WATER EASEMENT
R RADIUS
R/W RIGHT OF WAY
RBP REDUCED PRESSURE BACKFLOW PREVENTER
S SLOPE
SD STORM DRAIN
SDCB STORM DRAIN CATCH BASIN
SDFD FIELD DRAIN
SDMH STORM DRAIN MANHOLE
SDYI STORM DRAIN YARD INLET
SS SANITARY SEWER
SSC SANITARY SEWER CLEANOUT
SSCO PUBLIC SANITARY SEWER EASEMENT
SSMH SANITARY SEWER MANHOLE
SW SIDEWALK
TC TOP OF CURB
TYP TYPICAL
VERT VERTICAL
W WATER
WM WATER METER



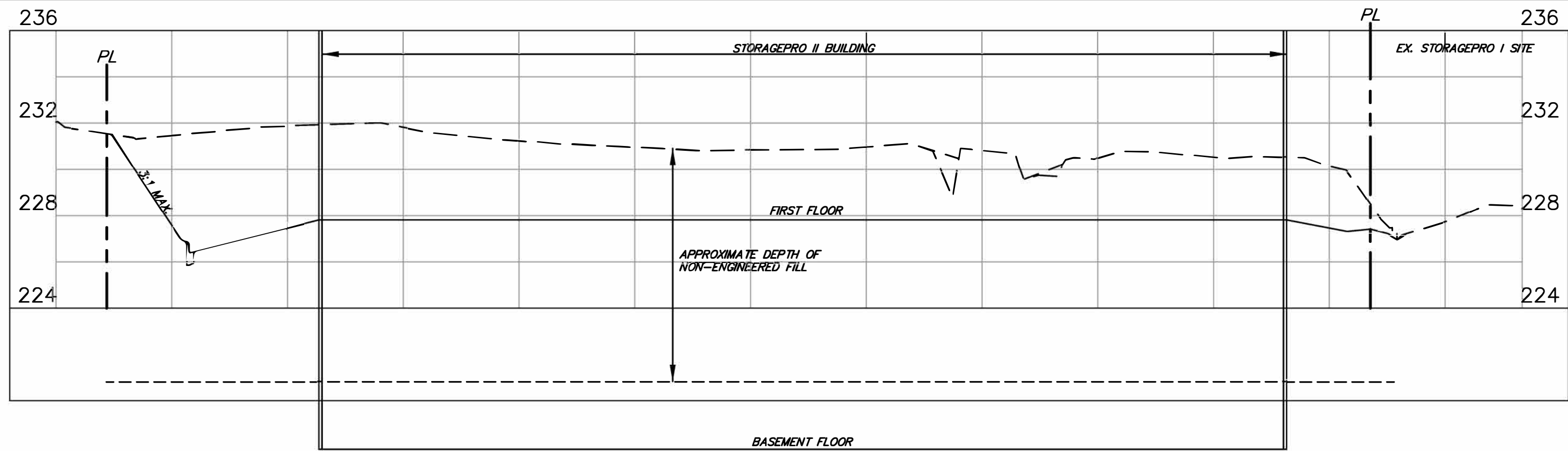
REGISTERED PROFESSIONAL ENGINEER - CIVIL
DENNIS D. DALEY
No. 44511
STATE OF CALIFORNIA
DATE

CIVIL DESIGN CONSULTANTS, INC.
2200 Range Avenue, Suite 204
Santa Rosa, CA 95403
(707) 542-4820

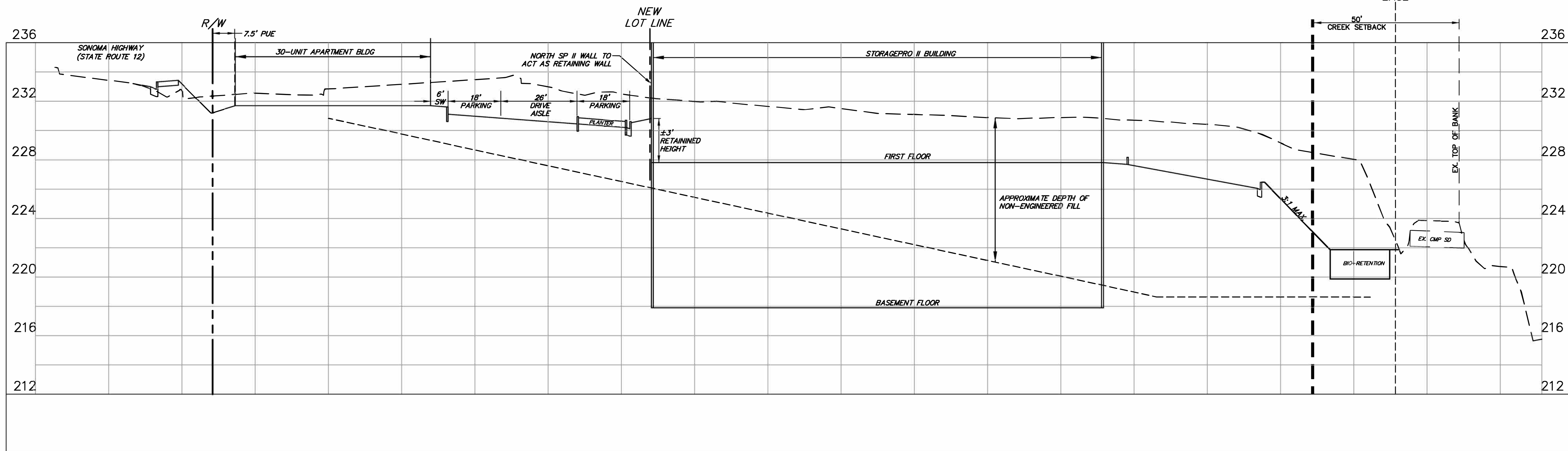
PRELIMINARY SITE PLAN
STORAGE PRO II
4322-4374 SONOMA HIGHWAY
SANTA ROSA, CALIFORNIA

APRIL 2019

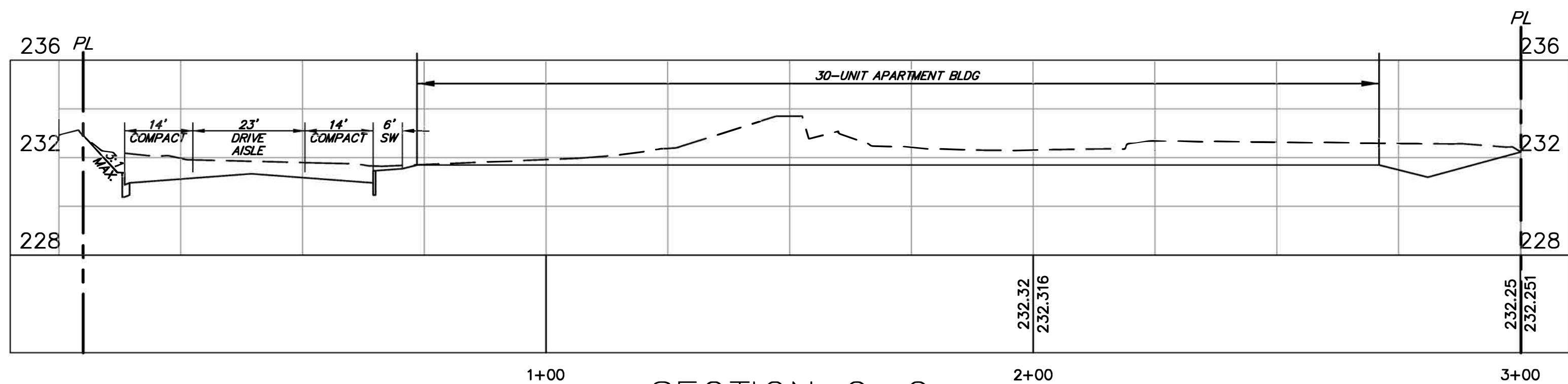
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SHEET NO. C1
OF 3 SHEETS



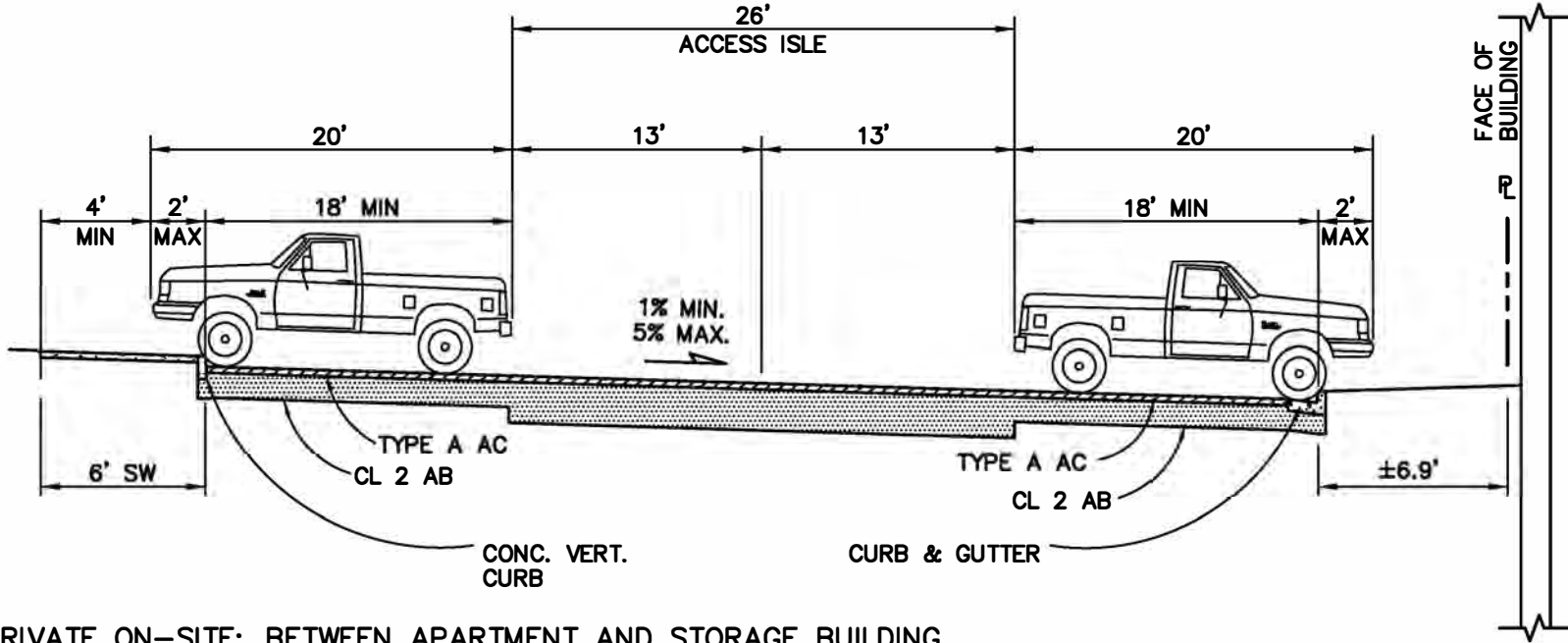
SECTION A-A



SECTION B-B

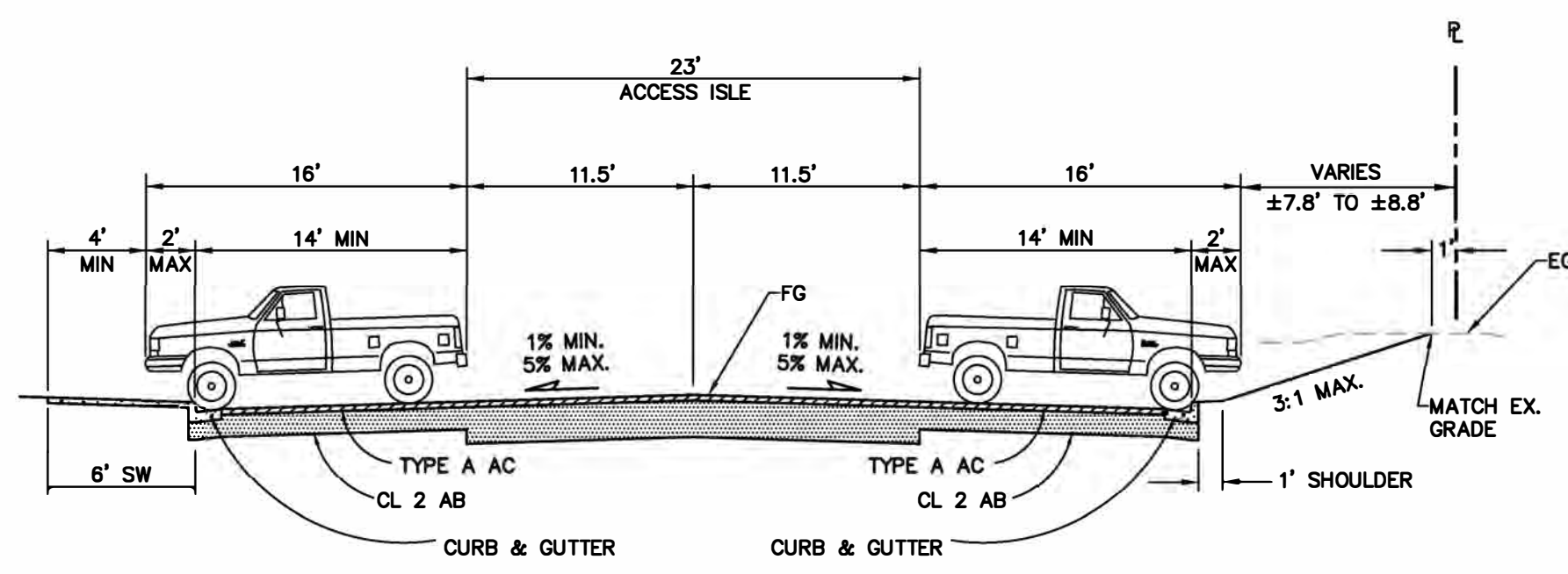


SECTION C-C



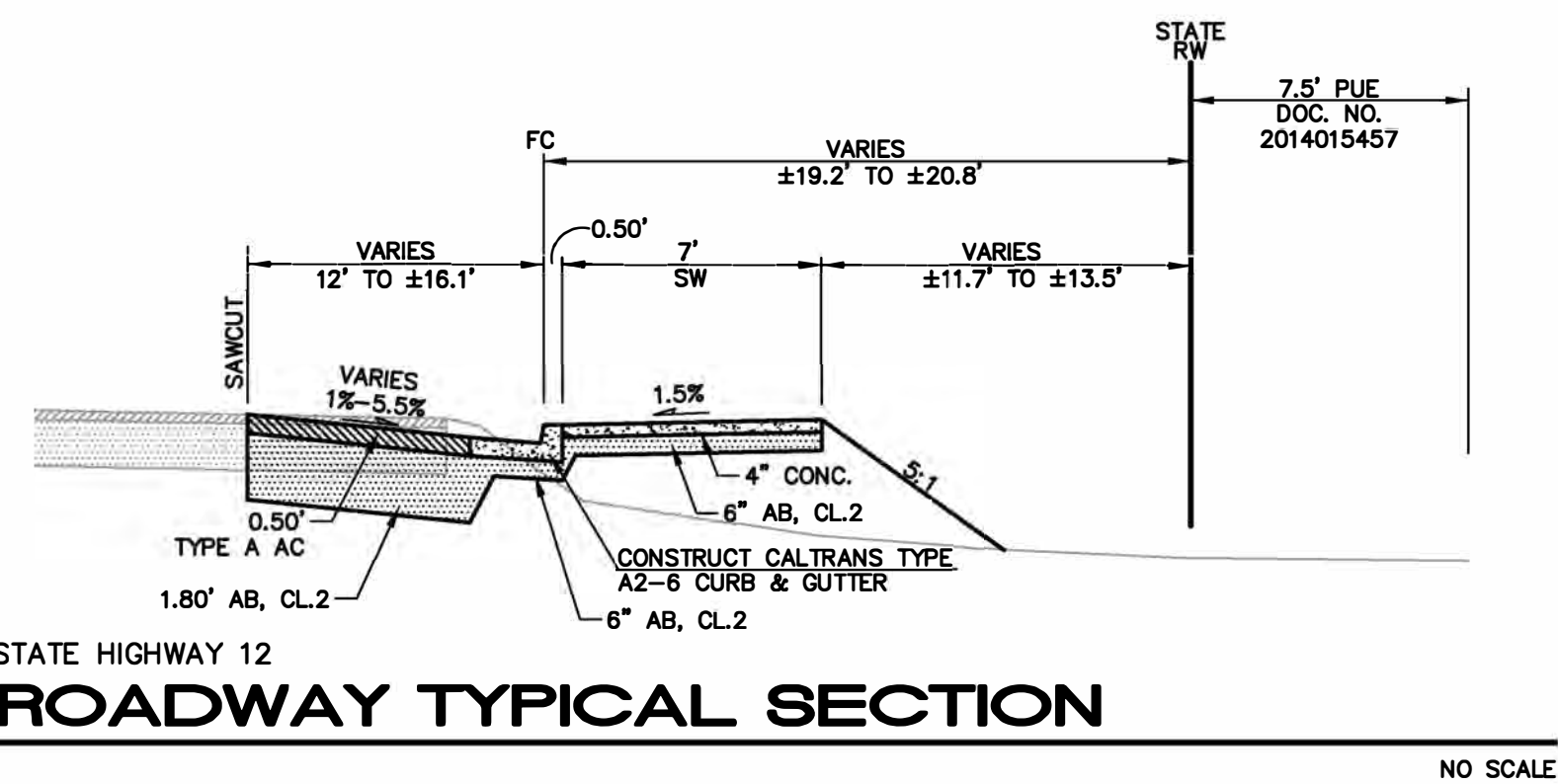
PRIVATE ON-SITE: BETWEEN APARTMENT AND STORAGE BUILDING
PARKING TYPICAL SECTION

NO SCALE



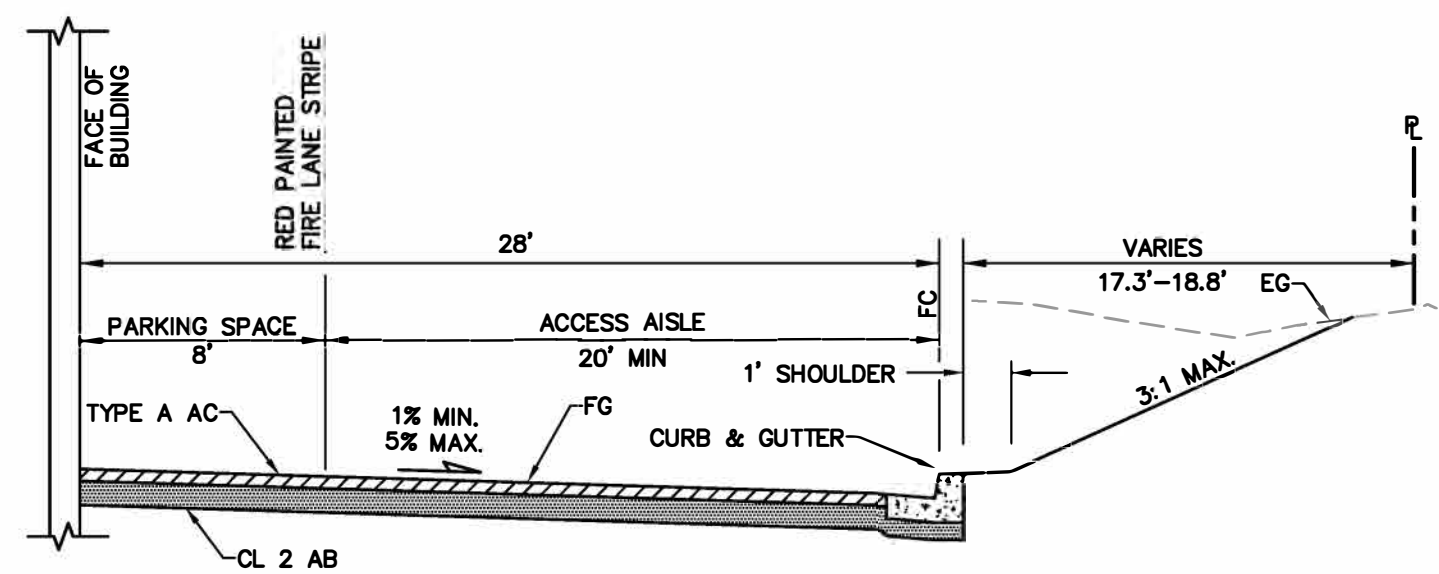
PRIVATE ON-SITE: SOUTHWEST OF APARTMENT BUILDING
PARKING TYPICAL SECTION

NO SCALE



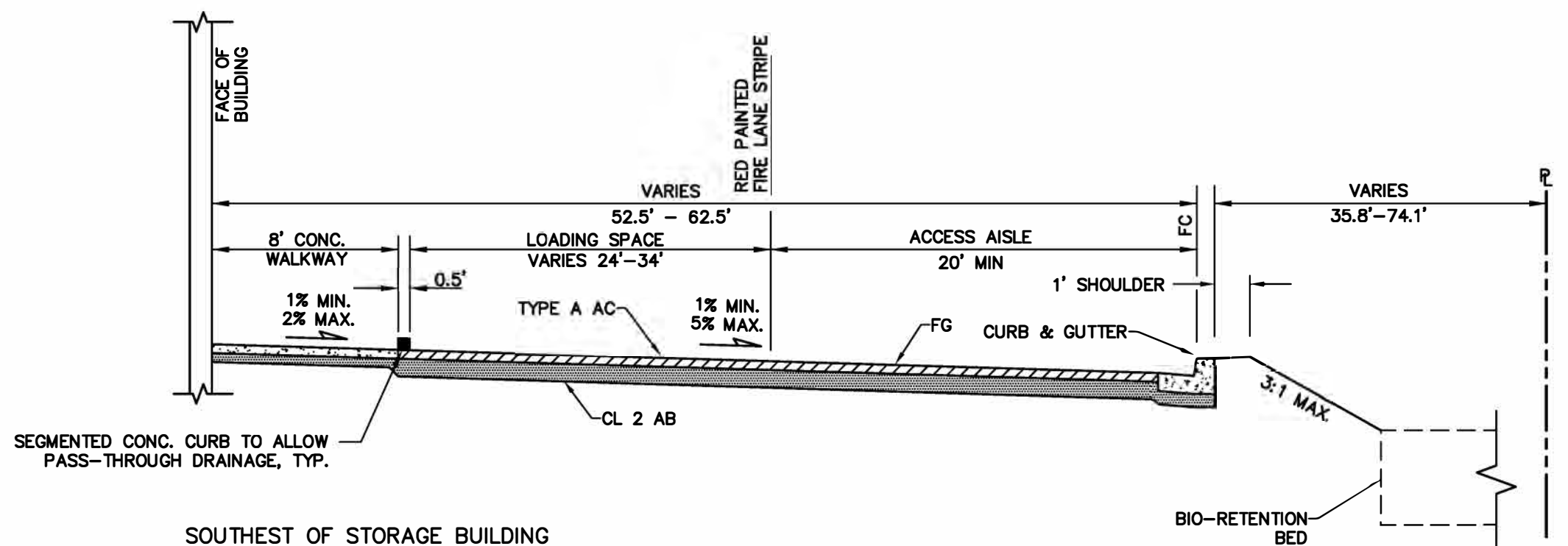
STATE HIGHWAY 12
ROADWAY TYPICAL SECTION

NO SCALE



SOUTHWEST OF STORAGE BUILDING
ACCESS AISLE TYPICAL SECTION

NO SCALE



SOUTHWEST OF STORAGE BUILDING
ACCESS AISLE TYPICAL SECTION

NO SCALE

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PRELIMINARY SITE AND ROADWAY SECTIONS
STORAGE PRO II
4322-4374 SONOMA HIGHWAY
SANTA ROSA, CALIFORNIA

JOB NO.
17-112
SHEET NO.

C2

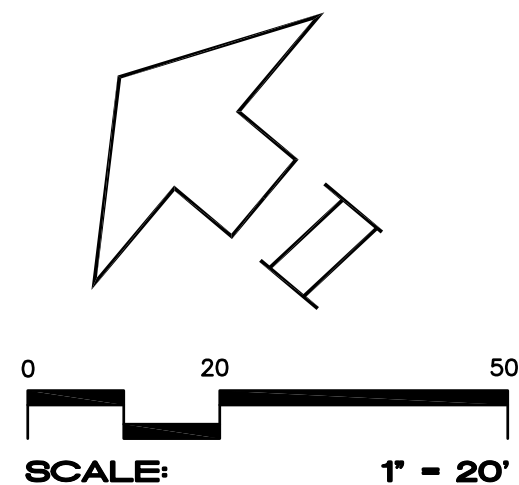
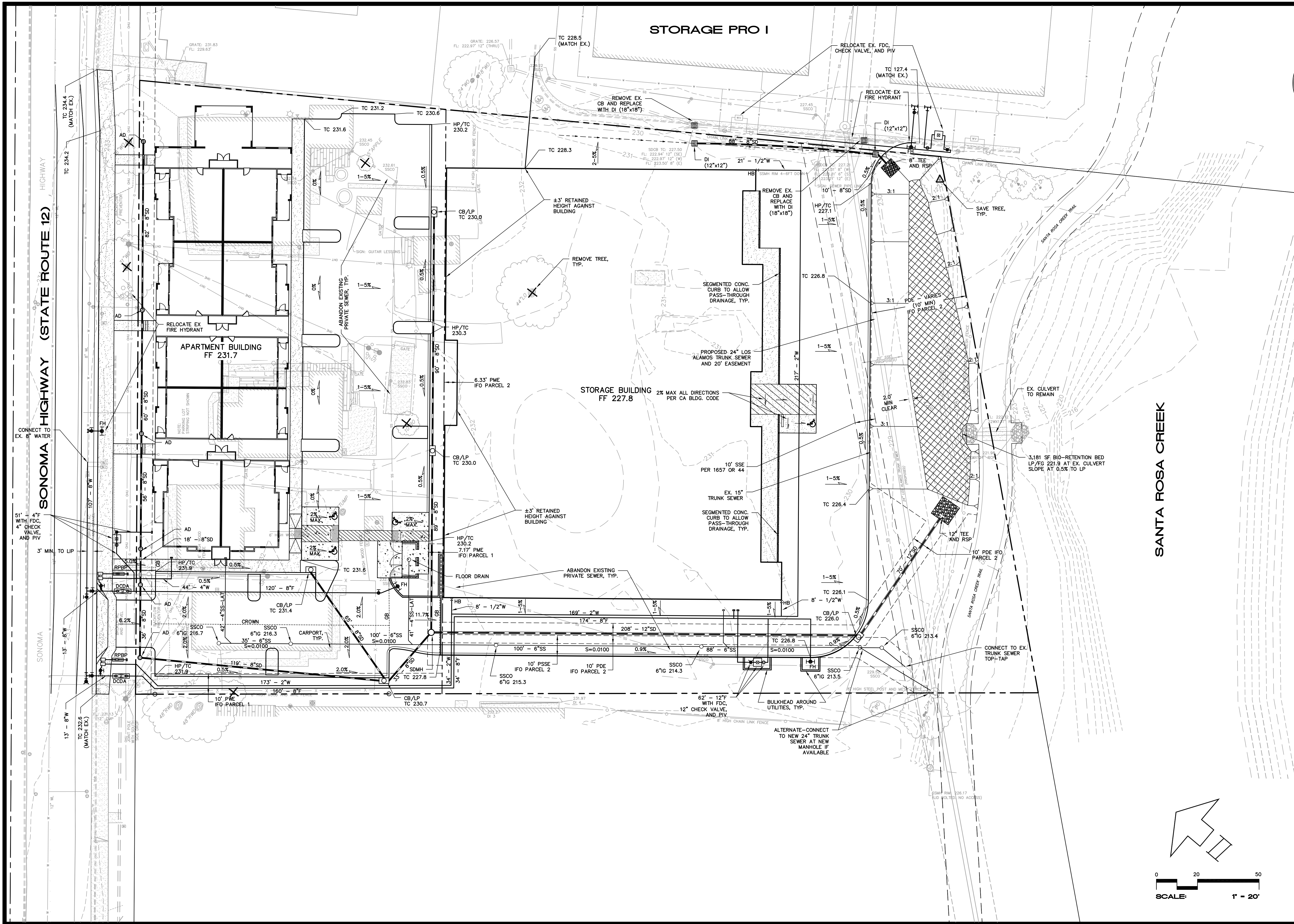
OF 3 SHEETS

APRIL 2018

DATE
DENNIS D. DALBY
PCE 44571
REGISTERED PROFESSIONAL ENGINEER - CIVIL
STATE OF CALIFORNIA
No. 44571
DOC. NO. 2014015457

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PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN

STORAGE PRO I

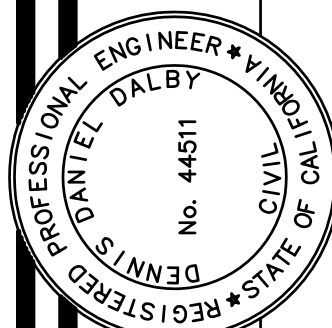
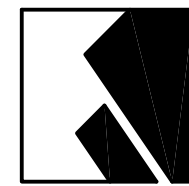
4322-4374 SONOMA HIGHWAY
SANTA ROSA, CALIFORNIA

APN: 032-140-001
APN: 032-010-009, 043, 044

APRIL 2019

CIVIL DESIGN CONSULTANTS, INC.

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



DENNIS D. DALEY
PCE 44511

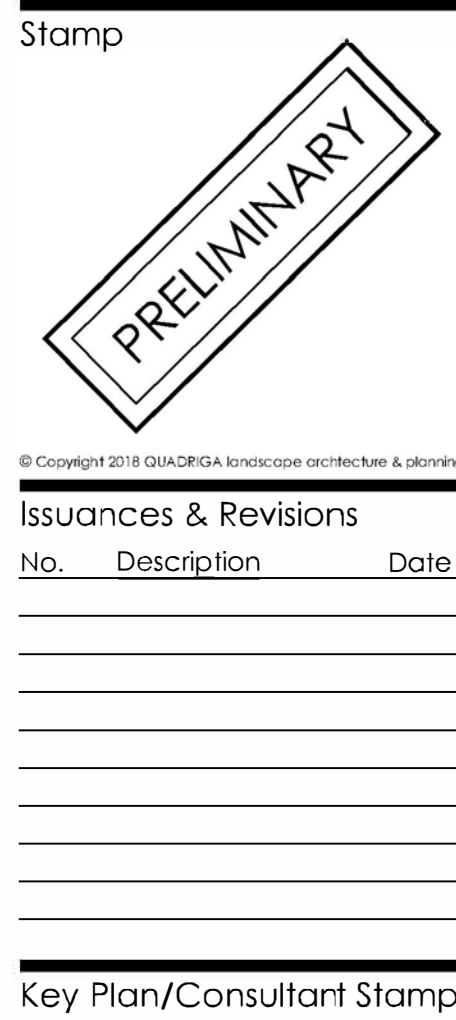
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17-112

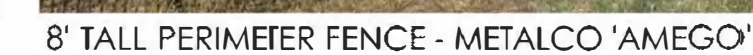
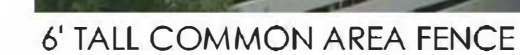
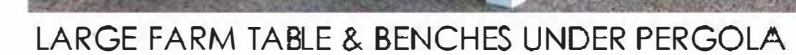
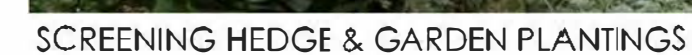
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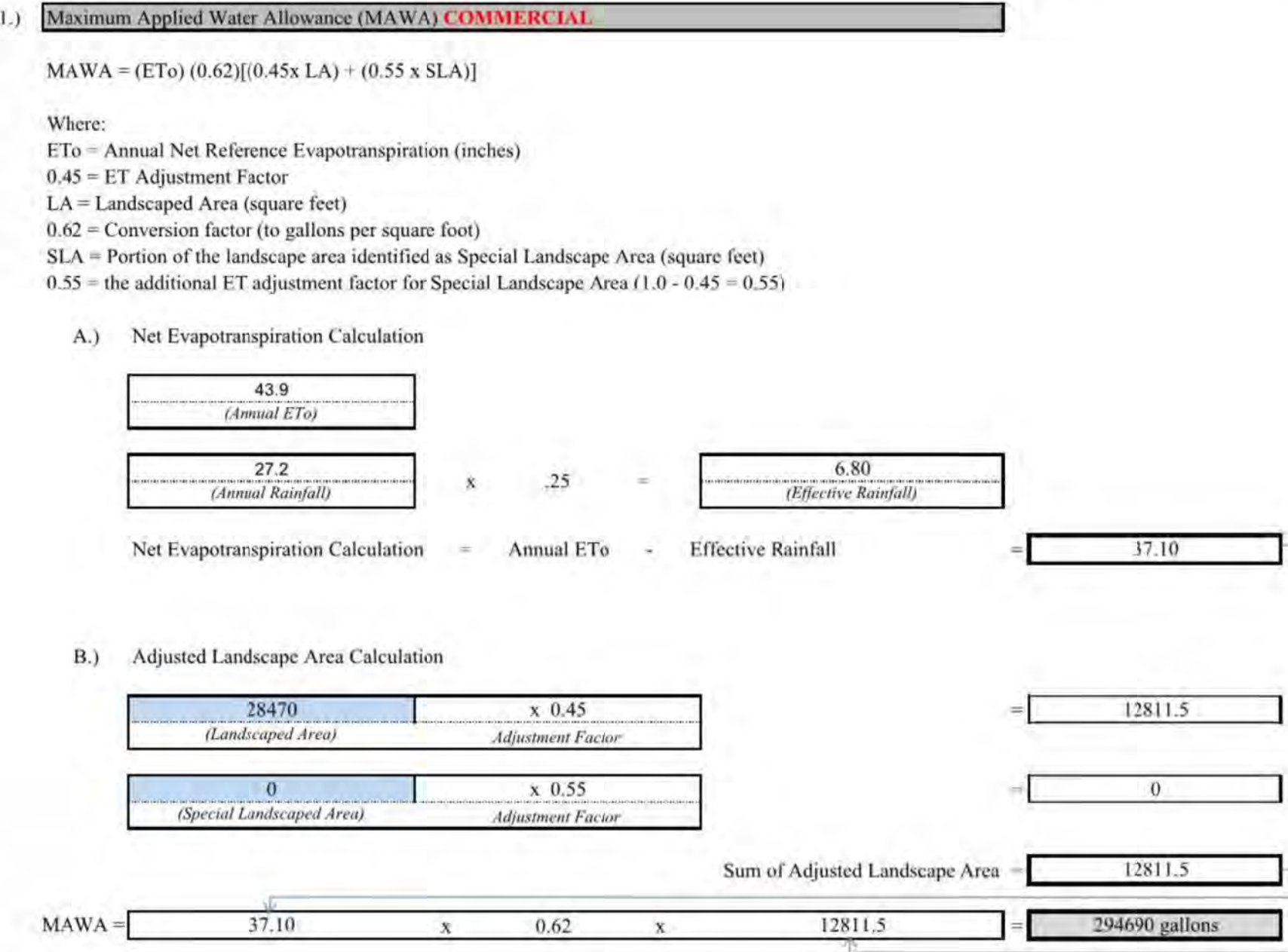
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PRECEDENT IMAGES



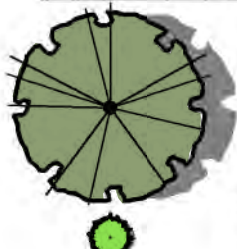
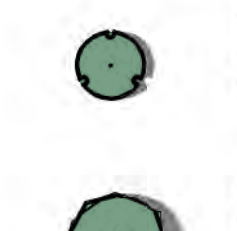
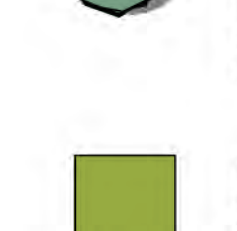
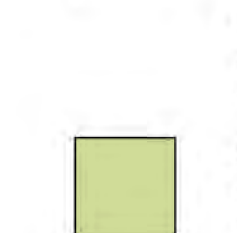
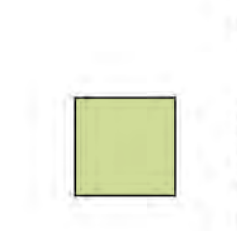
MAWA CALCULATION



STATEMENT OF COMPLIANCE

All irrigation and planting design will comply with the criteria of local and state Water Resources Model Water Efficient Landscape Ordinances and will apply them for the efficient use of water in the landscape design plan.

CONCEPTUAL PLANTING LIST

	LARGE TREE Qty: 24 Quercus lobata / Valley Oak	SIZE 24" box	WATER USE Low
	SCREENING HEDGE Myrica californica / Pacific Wax Myrtle Podocarpus gracilior / Fern Pine Taxus x media 'Hicksii' / Hicks Yew	15 gal 15 gal 15 gal	Medium Medium Medium
	MEDIUM TREE Qty: 18 Celtis australis / European Hackberry Koeleruteria paniculata / Goldenrain Tree Pistacia chinensis / Chinese Pistache	24" box 24" box 24" box	Low Medium Low
	COLUMNAR TREE Qty: 17 Ginkgo biloba 'Fastigiata' / Fastigiate Maidenhair Tree Quercus robur 'Fastigiata' / Pyramidal English Oak	15 gal 15 gal	Medium Medium
	ACCENT TREE Qty: 26 Acer griseum / Paperbark Maple Aesculus californica / California Buckeye Cercidium x 'Desert Museum' / Thornless Palo Verde Cercis occidentalis / Western Redbud Multi-trunk Chionanthus retusus / Chinese Fringe Tree	15 gal 24" box 24" box 15 gal 24" box	Medium Very Low Low Very Low Medium
	BIORETENTION Carex tumulicola / Berkeley Sedge Festuca idahoensis / Idaho Fescue Festuca occidentalis / Western Fescue Grass Festuca rubra 'Molate' / Molate Fescue Juncus buxifolius / Common Toad Rush Juncus patens / California Grey Rush	1 gal 1 gal 1 gal 1 gal 1 gal 1 gal	Low Very Low Low Low Low Low
	SANTA ROSA CREEK & RIPARIAN PLANTINGS Arctostaphylos densiflora 'Howard McMinn' / Howard McMinn Manzanita Arctostaphylos edmundsii 'Carmel Sur' / Carmel Sur Manzanita Arctostaphylos uva-ursi 'Emerald Carpet' / Emerald Carpet Manzanita Ceanothus gloriosus 'Anchor Bay' / Anchor Bay Lilac Ceanothus griseus horizontalis 'Yankee Point' / California Lilac Iris douglasiana 'Pacific Coast Hybrids' / PCH Iris Mahonia aquifolium 'Orange Flame' / Oregon Grape Mahonia repens / Creeping Mahonia Physocarpus capitatus / Pacific Ninebark Salvia leucophylla 'Amethyst Bluff' / Purple Leaf Sage Salvia leucophylla 'Midnight' / Purple Leaf Sage Sisyrinchium bellum 'Merk's White' / Blue Eyed Grass Symphoricarpos albus laevigatus / Common Snowberry	5 gal 1 gal 1 gal 1 gal 1 gal 1 gal 1 gal 1 gal 1 gal 5 gal 1 gal 1 gal 1 gal 1 gal 1 gal 1 gal 1 gal	Low Medium Medium Low Low Low Medium Low Low Low Low Low Low Low Low Low Low
	SITE PLANTINGS (in addition to Santa Rosa Creek Plantings list, above) Lomandra longifolia 'Breeze' / Dwarf Mat Rush Monardella villosa / Coyote Mint Muhlenbergia capillaris 'Regal Mist' TM / Muhly Nandina domestica 'Gulf Stream' / Gulf Stream Heavenly Bamboo Olea europaea 'Monita' / Little Olive Dwarf Olive Salvia clevelandii 'Allen Chickering' / Cleveland Sage Salvia clevelandii 'Winifred Gilman' / Cleveland Sage Sedum x 'Autumn Joy' / Autumn Joy Sedum Sedum x 'Matrona' / Sedum Stipa gigantea / Giant Feather Grass Stipa pulchra / Purple Needlegrass Verbena bonariensis / Purpletop Vervain	1 gal 1 gal 1 gal 1 gal 1 gal 1 gal 1 gal 1 gal 1 gal 1 gal 1 gal 1 gal 1 gal 1 gal 1 gal 1 gal 1 gal	Low Very Low Low Low Low Very Low Low Low Low Low Low Very Low Low Low Low Low

TREE MITIGATION SUMMARY

OAK TREES TO BE REMOVED (per 12/13/2017 and revised 11/17/2018 Tree Preservation and Mitigation Report)
35" Valley Oak
35" Valley Oak
31" Valley Oak
101" TOTAL TRUNK DBH REMOVED

(34) 15-gal Valley Oaks are to be planted for full tree mitigation per City of Santa Rosa Code 17-24.050 Permit Category II: C(1) and C(2)
(22) 24" BOX VALLEY OAK TREES ARE PROPOSED

PLANT IMAGERY



Quercus lobata



Celtis australis



Quercus robur 'Fastigiata'



Physocarpus capitatus



Symphoricarpos albus laevigatus



Monardella villosa



Salvia clevelandii 'Allen Chickering'

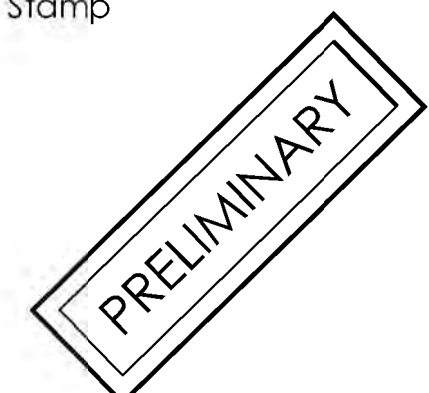
CONCEPTUAL VIEW OF ENTRY PERGOLA AT HWY 12



CONCEPTUAL ELEVATION OF ENTRY PERGOLA AT HWY 12



Stamp



© Copyright 2018 QUADRIGA landscape architecture & planning, inc.

Issuances & Revisions

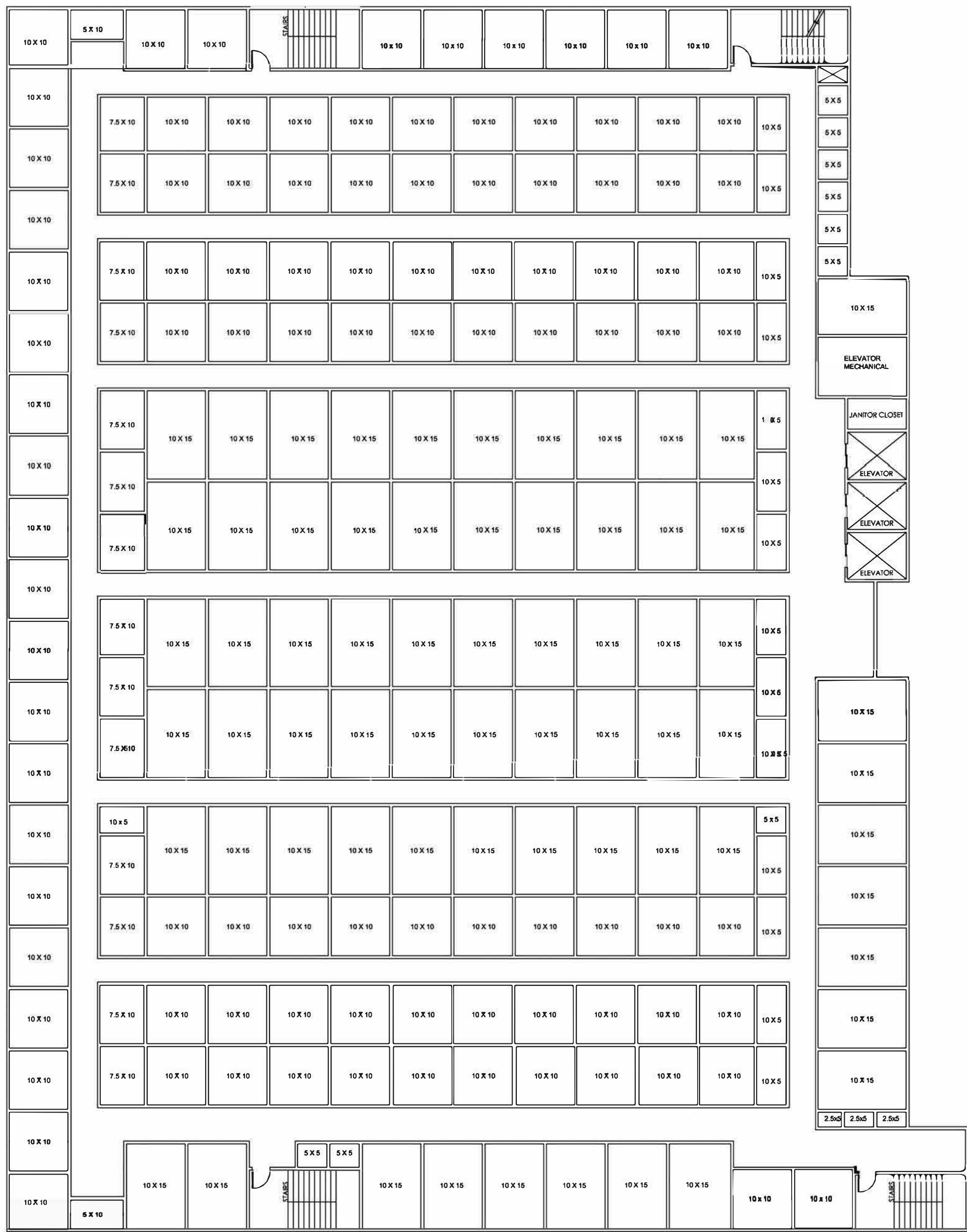
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Key Plan/Consultant Stamp

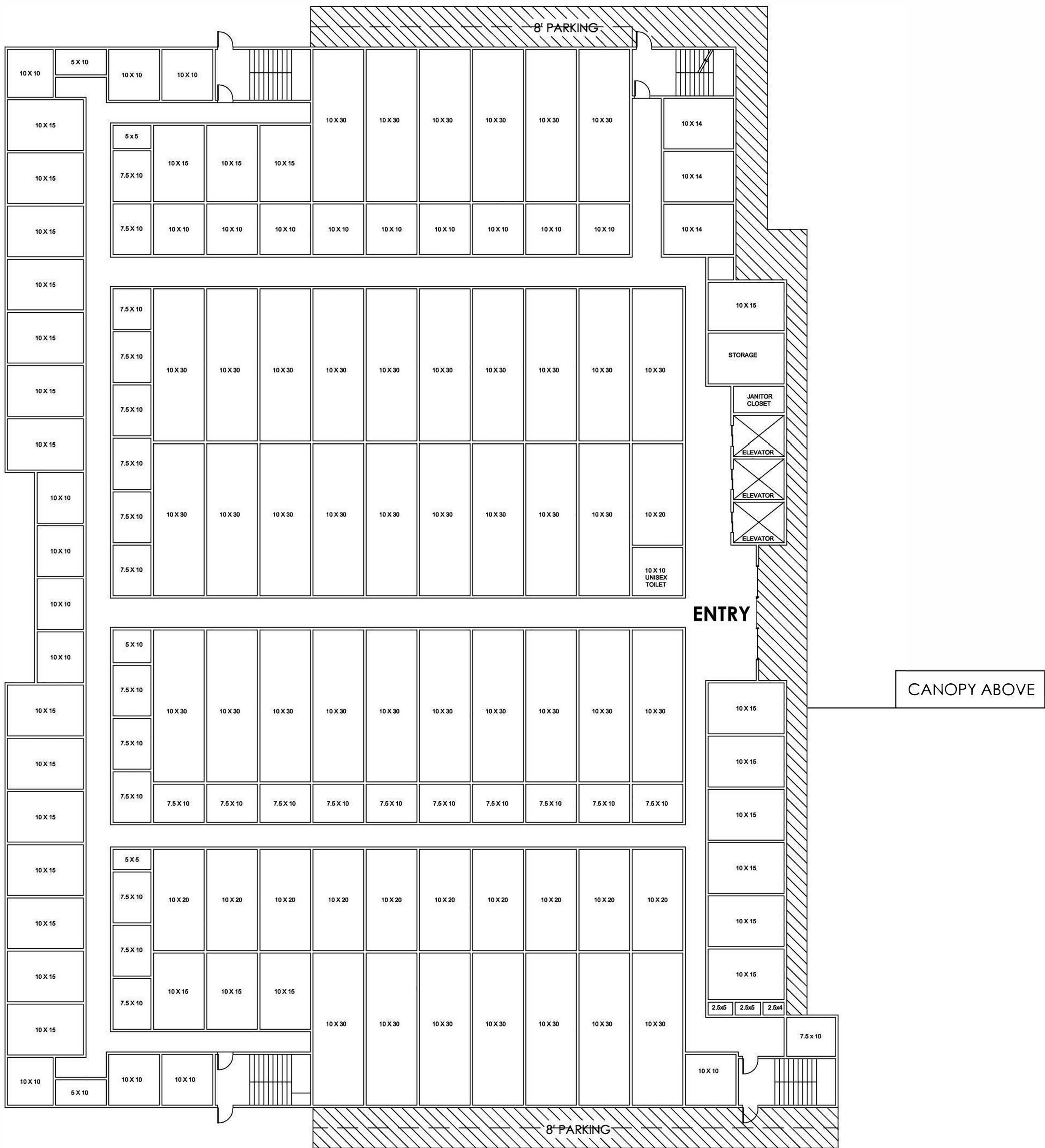
CALCULATIONS & DETAILS

Date: 2019/04/30
Project Number: 18-1648

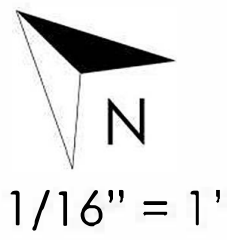
SELF-STORAGE BUILDING FLOOR PLANS



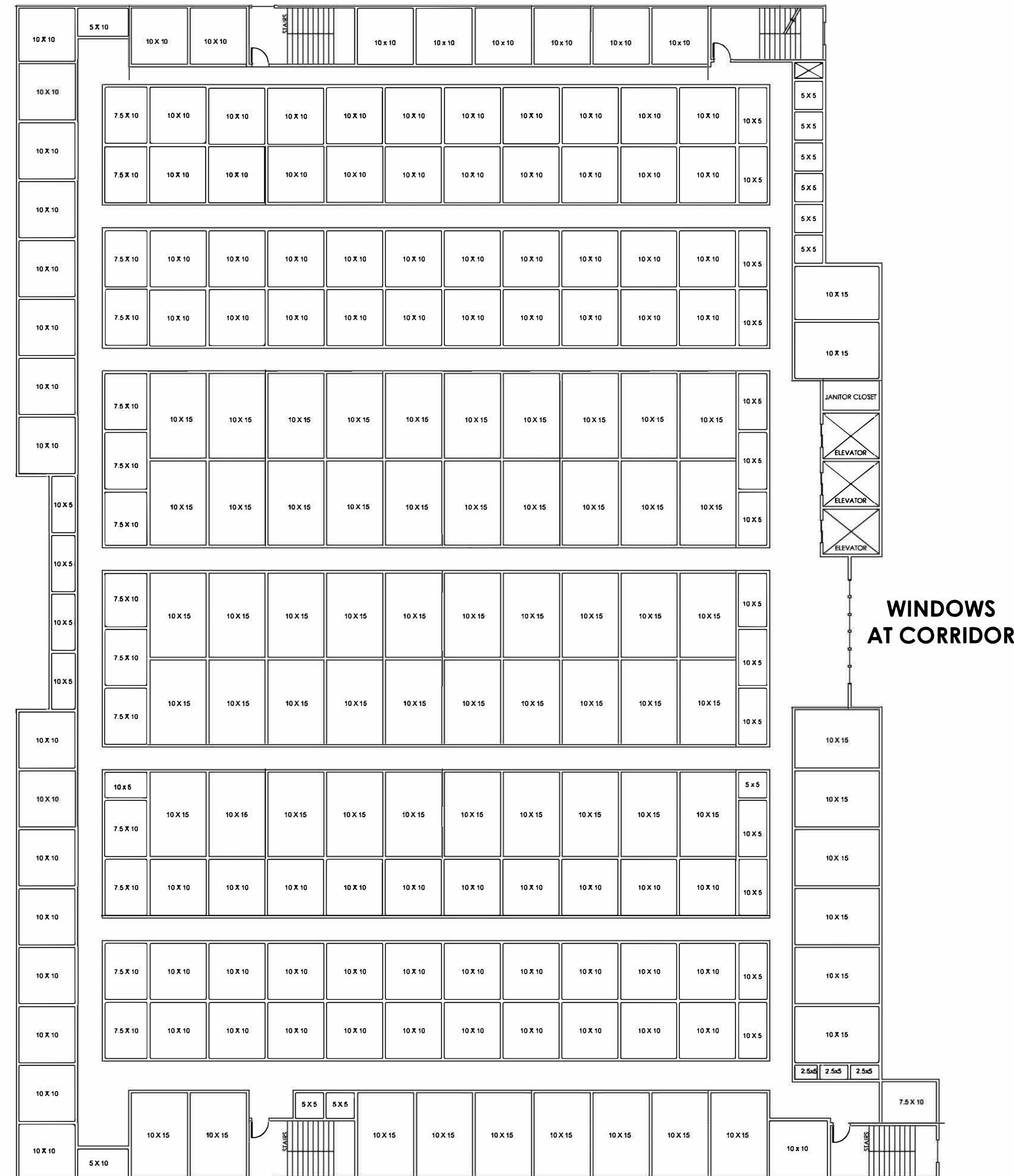
BASEMENT PLAN



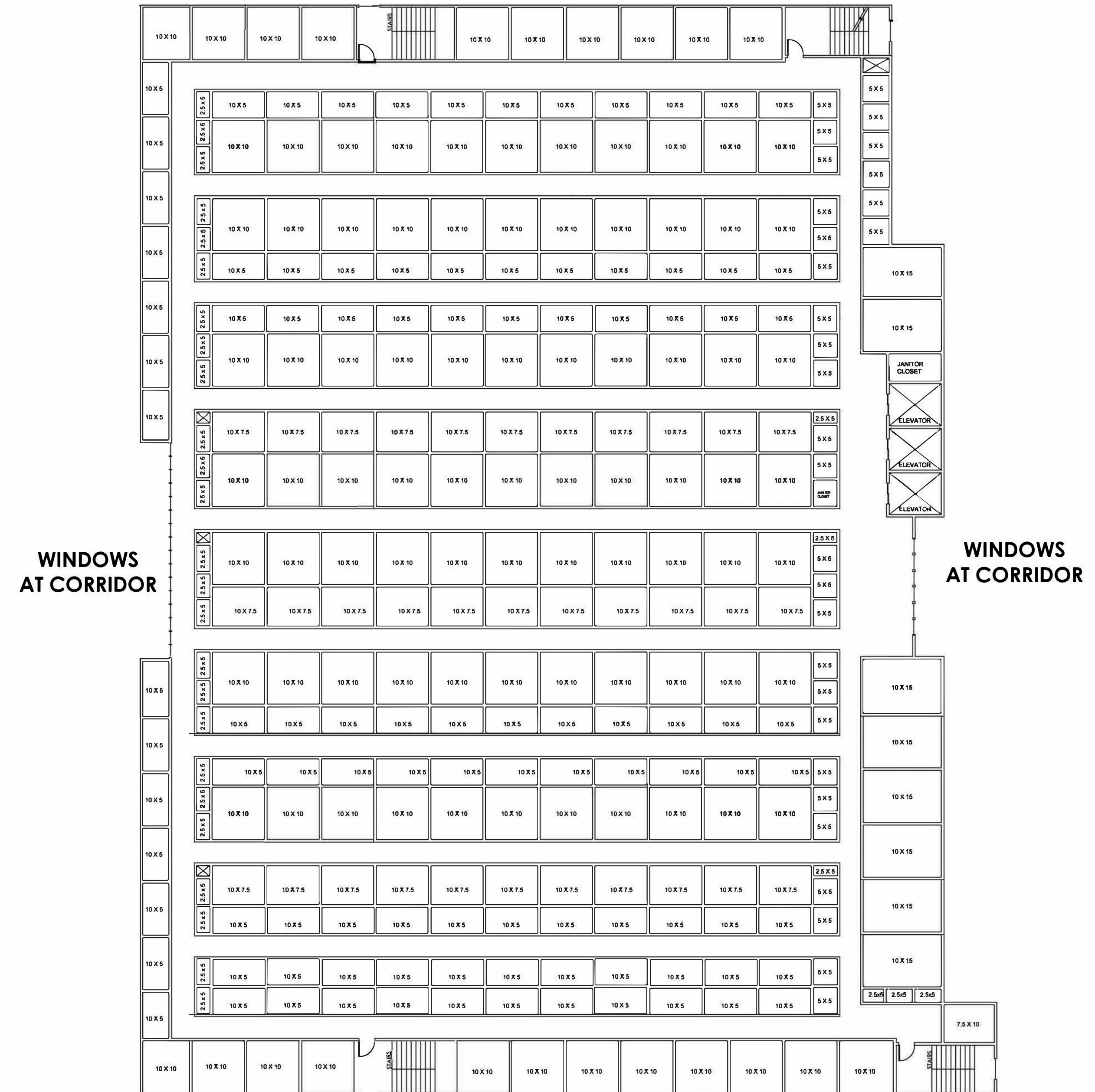
1ST FLOOR PLAN



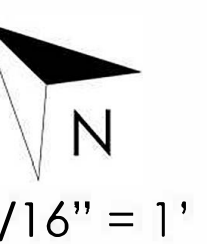
SELF-STORAGE BUILDING FLOOR PLANS



2ND FLOOR PLAN



3RD FLOOR PLAN

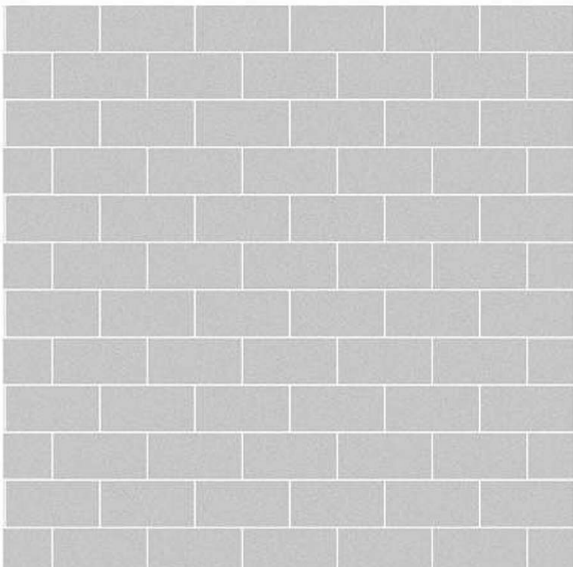


SELF-STORAGE BUILDING
EXTERIOR ELEVATIONS

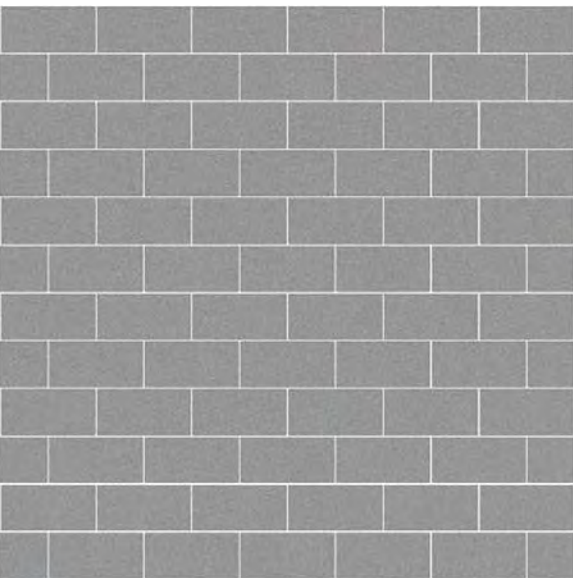


NORTH ELEVATION: 1/8" = 1'

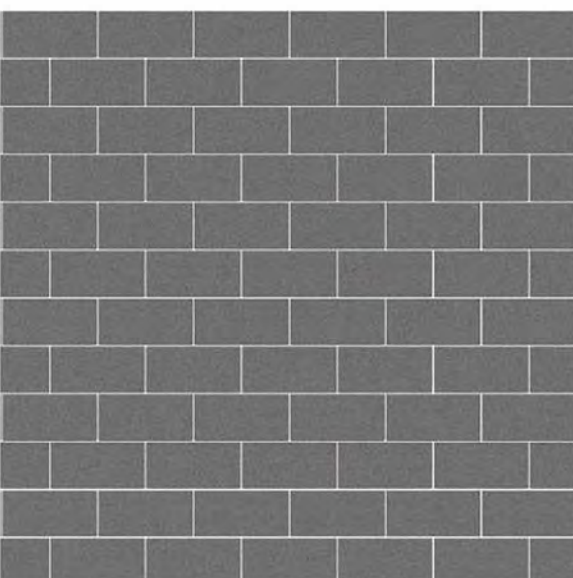
SLIDING GLASS DOOR



1: CALSTONE CMU (LIGHT)



2: CALSTONE CMU



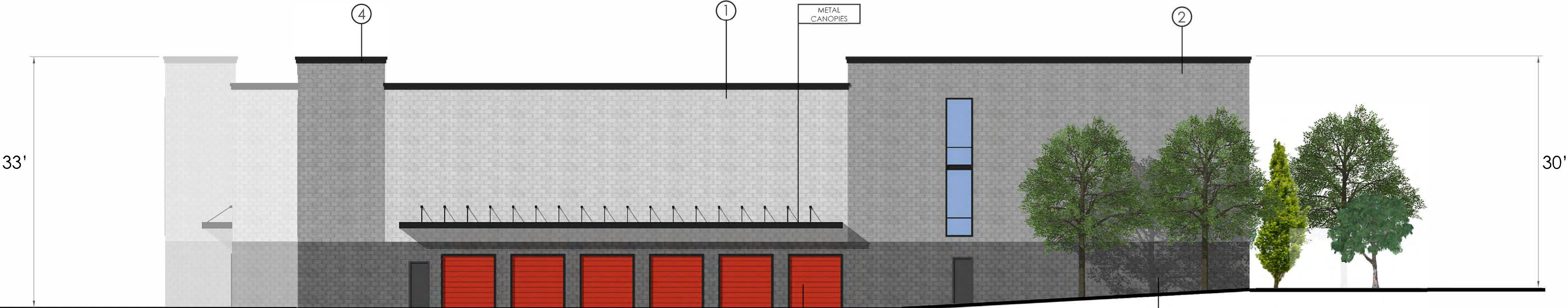
3: CALSTONE CMU (DARK)



4: METAL SIDING (DARK GRAY)



5: ROLL-UP DOOR (STORAGE PRO RED)

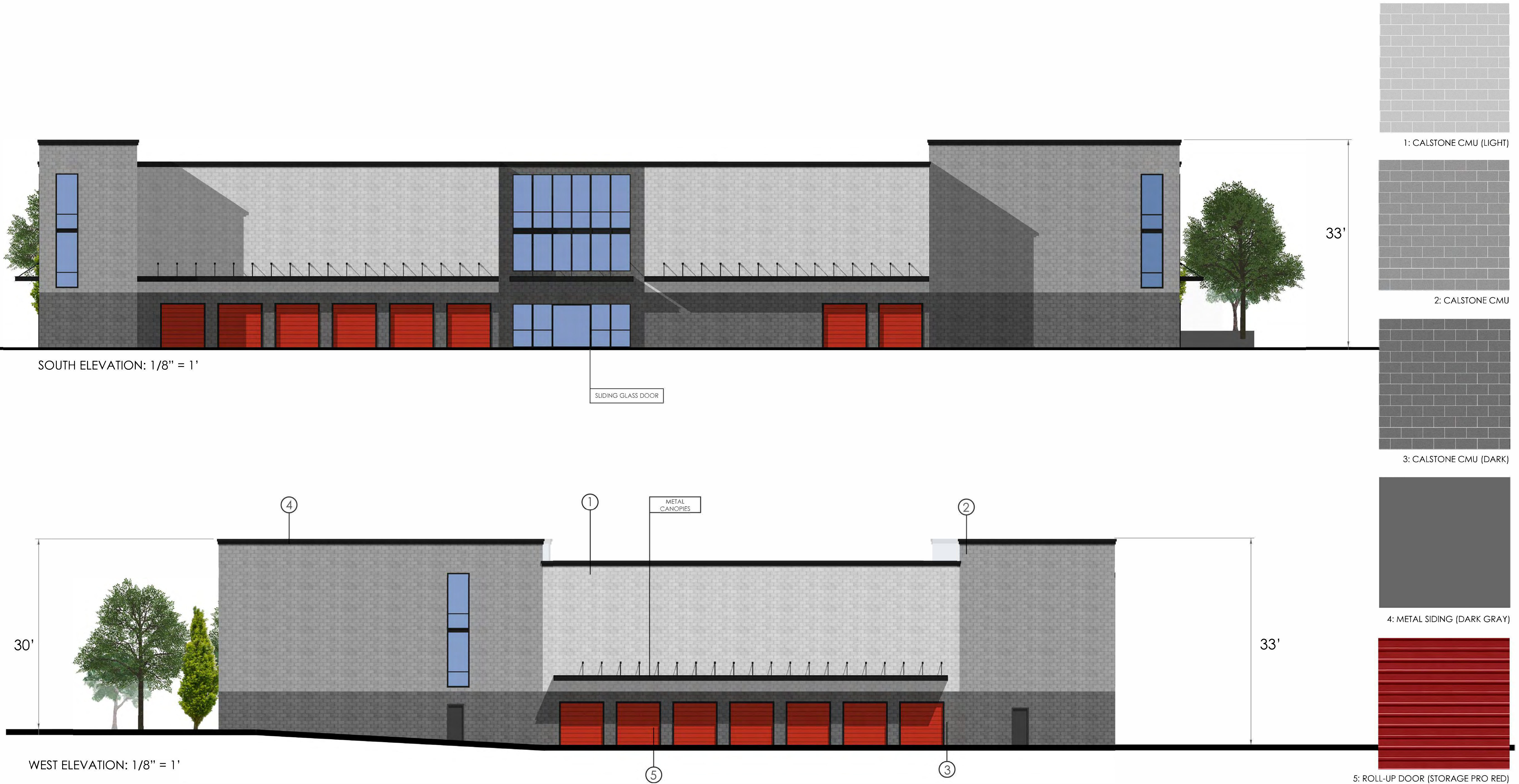


EAST ELEVATION: 1/8" = 1'

⑤

③

SELF-STORAGE BUILDING EXTERIOR ELEVATIONS



4327 SONOMA HIGHWAY

SANTA ROSA, CA

APRIL 26, 2019



SITE INFORMATION :

JURISDICTION :	CITY OF SANTA ROSA
ZONING:	CG
SITE AREA :	1.0 ACRES (43,560 SF)
NUMBER OF UNITS :	30
UNIT TYPE:	APARTMENTS

SETBACKS :

FRONT :	7.5' MIN.
SIDE YARDS :	5' MIN.
REAR :	10' MIN.

COVERAGE / OPEN SPACE:

LOT COVERAGE ALLOWED :	100% MAX. (43,560 SF)
LOT COVERAGE PROVIDED:	28% (12,340 / 43,560)
OPEN SPACE PROVIDED:	2,800 SF
PRIVATE OPEN SPACE REQUIRED:	60 SF MIN./ UNIT X 30 UNITS= 1,800 SF REQ'D
PRIVATE OPEN SPACE PROVIDED:	2,788 SF

PARKING ANALYSIS :

(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 STALLS REQUIRED:	63 STALLS
TOTAL STALLS PROVIDED:	60 STALLS (3 ADA) ON SITE (30 COVERED) 9 STALLS ON STREET FRONTAGE 69 STALLS TOTAL

CITY STANDARDS:

MIN. STD. PARKING STALL:	9'-0" x 19'-0"
MIN. COMPACT PARKING STALL:	9'-0" x 16'-0"

BUILDING HEIGHT:

MAX. ROOF HEIGHT :	55'-0"
PROPOSED ROOF HEIGHT:	+/- 43'-9"

BUILDING CODE SUMMARY :

REFERENCE:	2016 CALIFORNIA BUILDING CODE / CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 2.5
OCCUPANCY:	R-2; COMMON 1-HOUR RATED WALL SEPARATION
FIRE SPRINKLER SYSTEM:	NFPA 13
TYPE OF CONSTRUCTION:	VB NON-RATED
ALLOWABLE HEIGHT:	3 STORIES
ACCESSIBILITY:	PER 2016 CBC, CHAPTER 11A

UNIT DATA

UNIT	TOTAL (SF)	BEDROOMS	BATHROOMS
UNIT 1A	681	1	1
UNIT 2A	921	2	2
UNIT 3A	1174	3	2

BUILDING DATA

BUILDING	FIRST FLOOR (SF)	SECOND FLOOR (SF)	THIRD FLOOR (SF)	TOTAL (SF)
BUILDING A	12,340	11,319	11,319	34,978

DRAWING INDEX

COVER SHEET - TITLE SHEET	A0
UNIT FLOOR PLANS	A1
BUILDING - FIRST FLOOR	A2
BUILDING - SECOND FLOOR	A3
BUILDING - THIRD FLOOR	A4
BUILDING ROOF PLAN	A5
FRONT & RIGHT ELEVATIONS	A6
REAR & LEFT ELEVATIONS	A7
BUILDING SECTION	A8
PROPOSED CARPORT	A9
TRASH ENCLOSURE	A10
INITIAL FLOOR PLAN	A11
INITIAL ELEVATIONS	A12

PROJECT DIRECTORY

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April 26, 2019

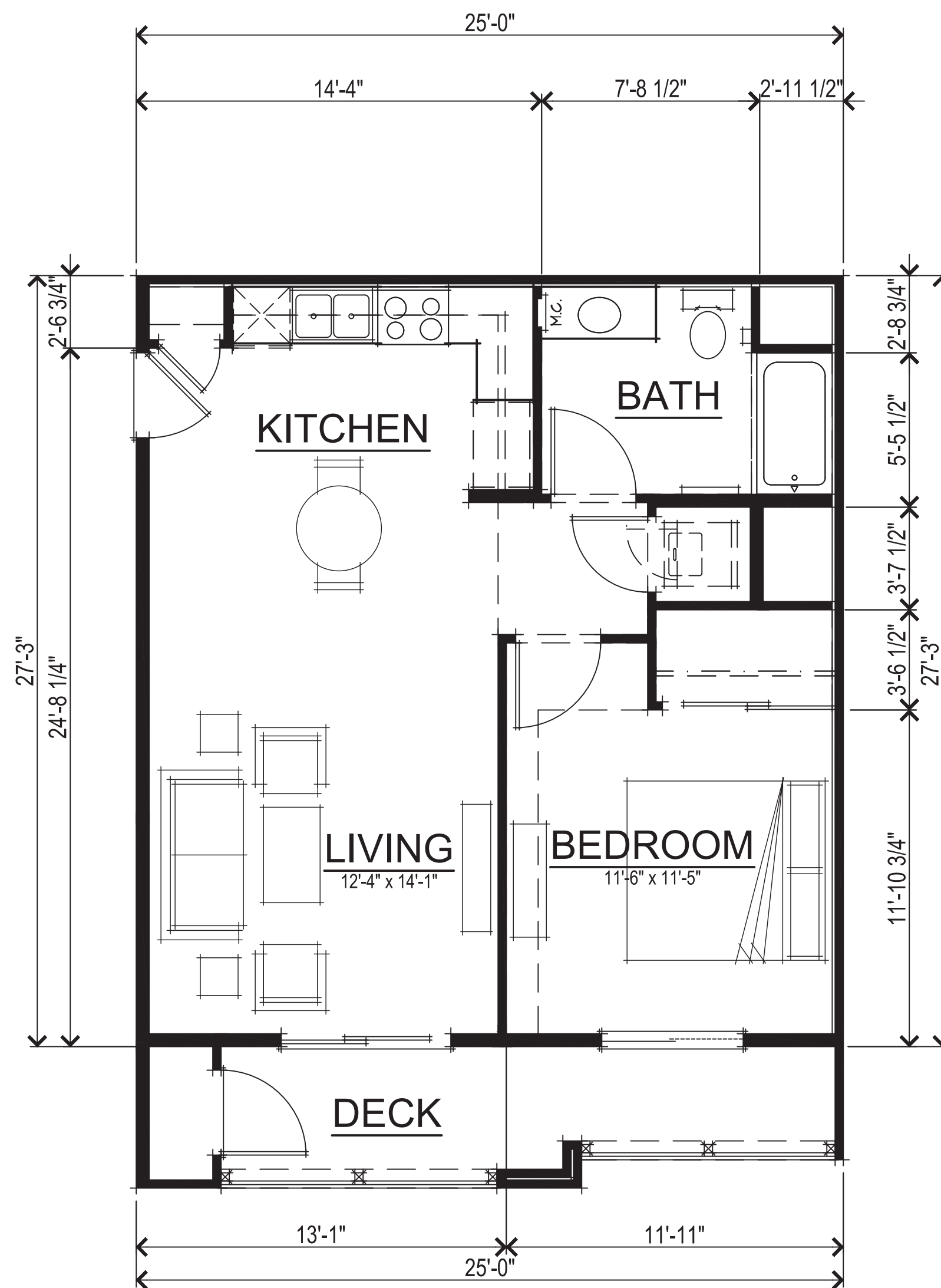
Koart Residential, Inc.

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925.467.9900

COVER SHEET
A0

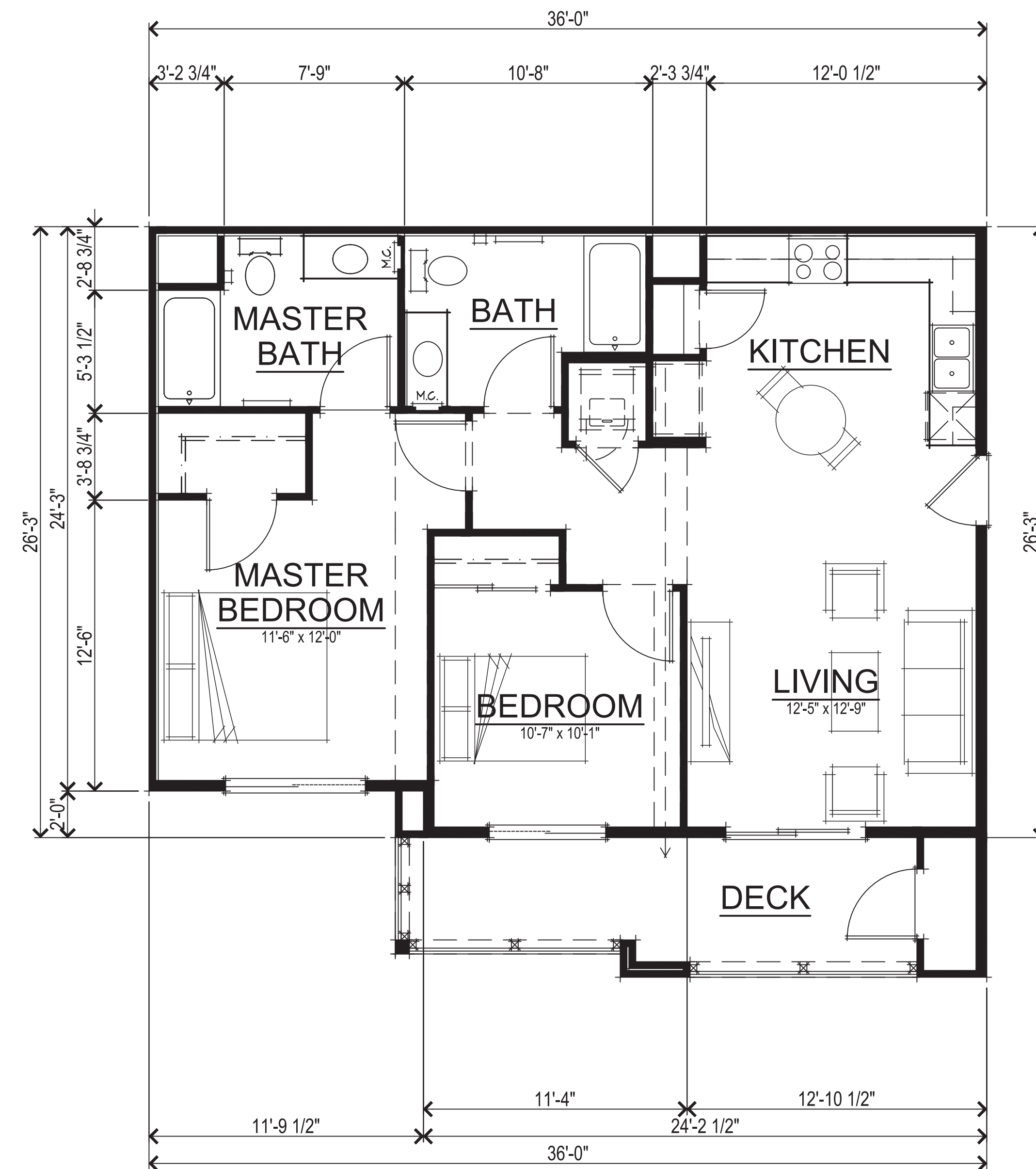
SDG Architects, Inc.
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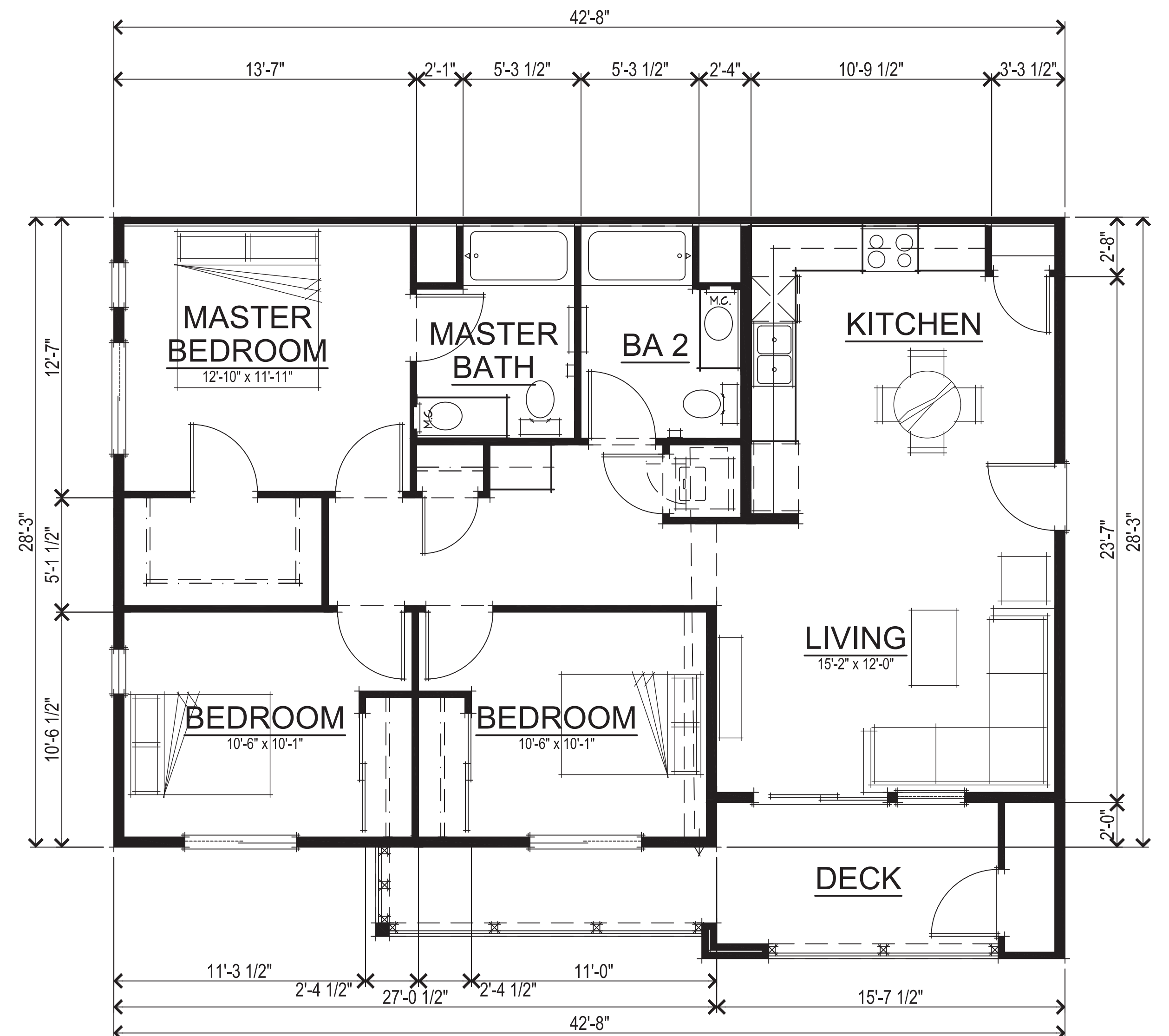
UNIT 1A - FLOOR PLAN

SQUARE FOOTAGES	
UNIT 1A LIVING	681 SQ. FT.



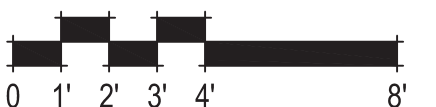
UNIT 2A - FLOOR PLAN

SQUARE FOOTAGES	
UNIT 2A LIVING	921 SQ. FT.



UNIT 3A - FLOOR PLAN

SQUARE FOOTAGES	
UNIT 3A LIVING	1174 SQ. FT.



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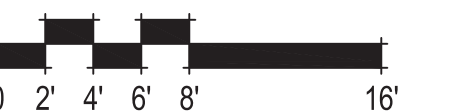
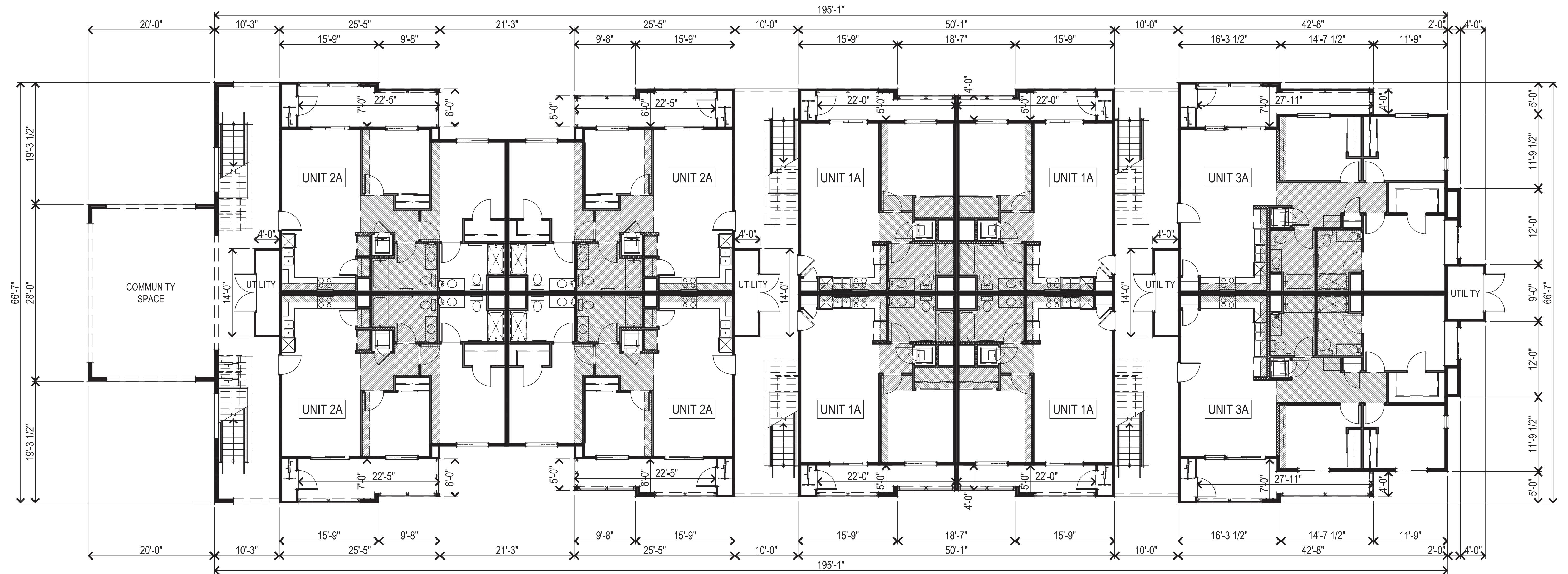
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UNIT FLOOR PLANS
 A1

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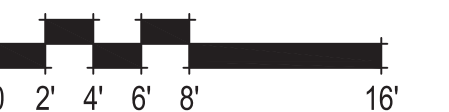
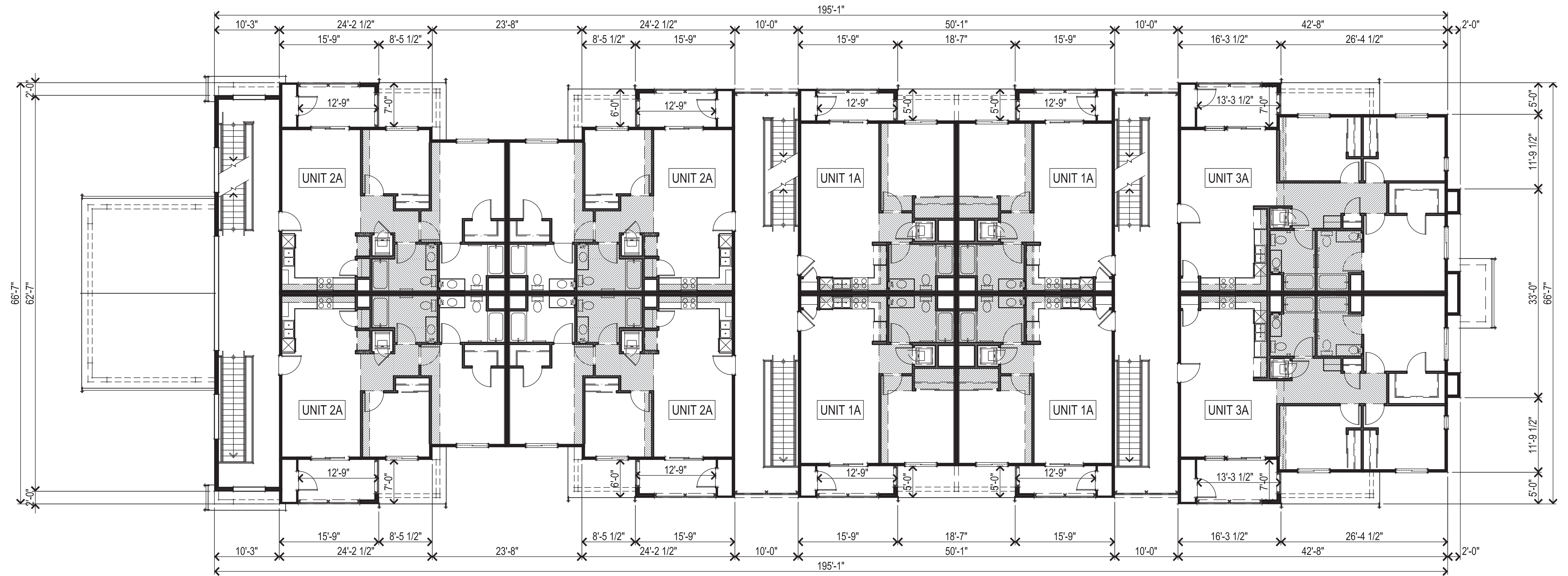
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FIRST FLOOR
 A2

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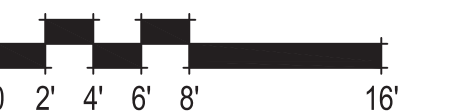
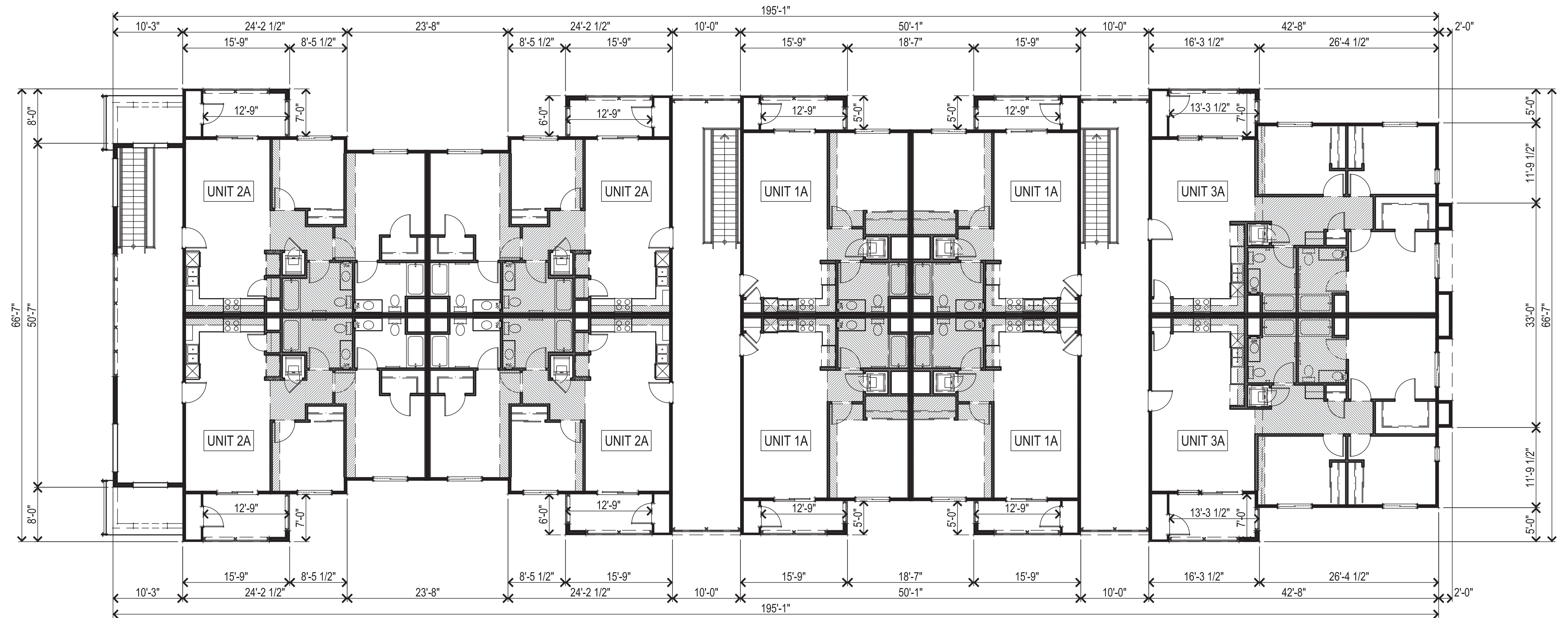
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SECOND FLOOR
 A3

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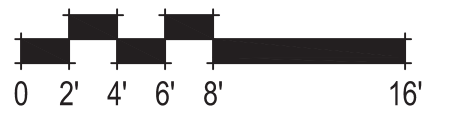
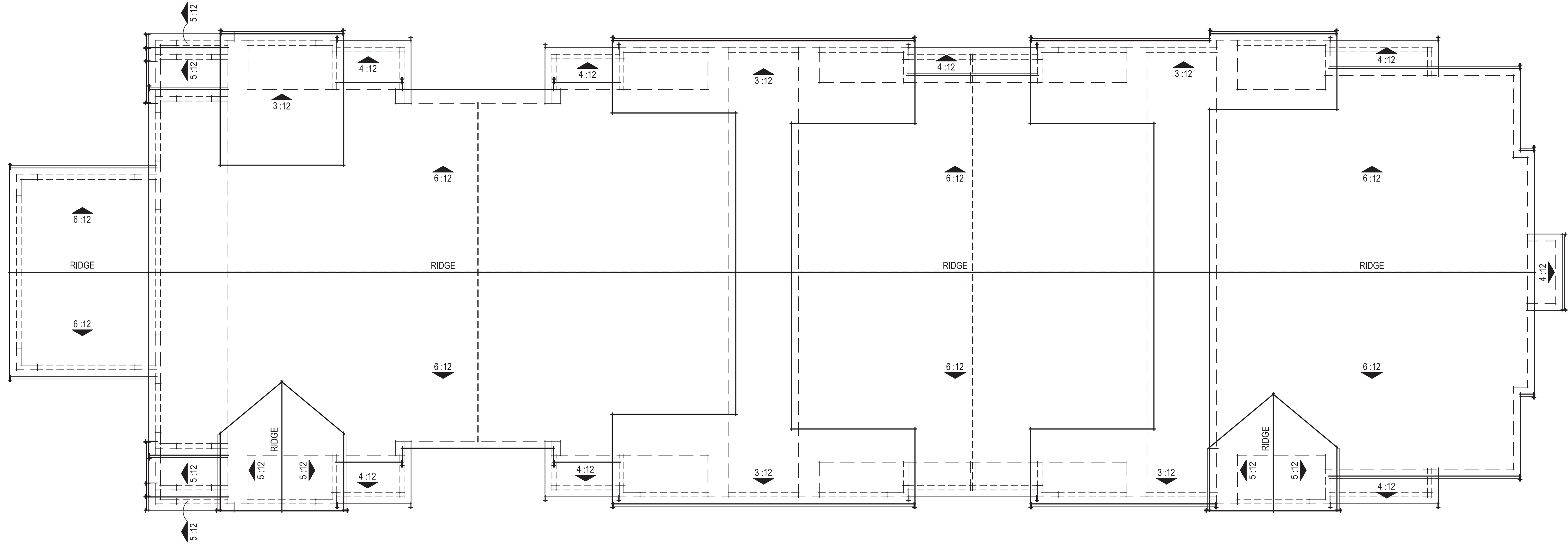
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THIRD FLOOR
 A4

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ROOF PLAN
 A5

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RIGHT ELEVATION



FRONT ELEVATION

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FRONT & RIGHT ELEVATIONS
A6

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LEFT ELEVATION



REAR ELEVATION

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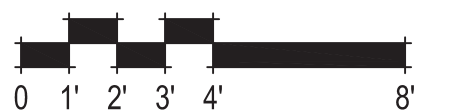
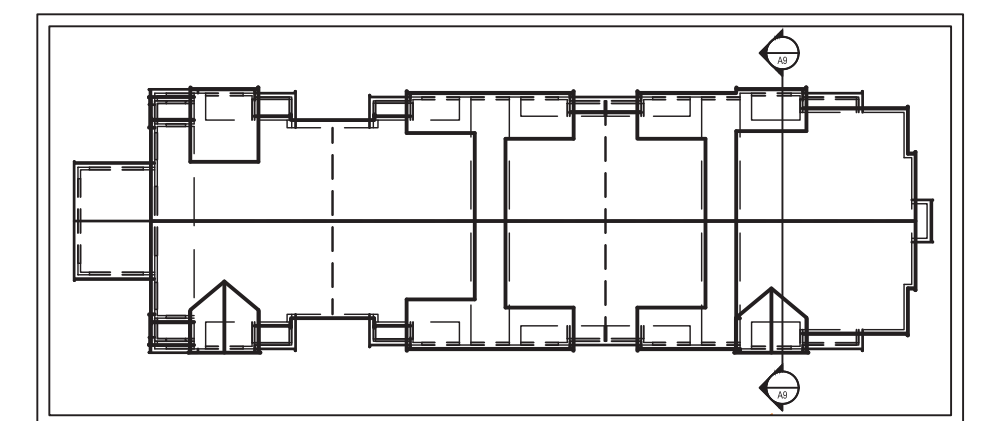
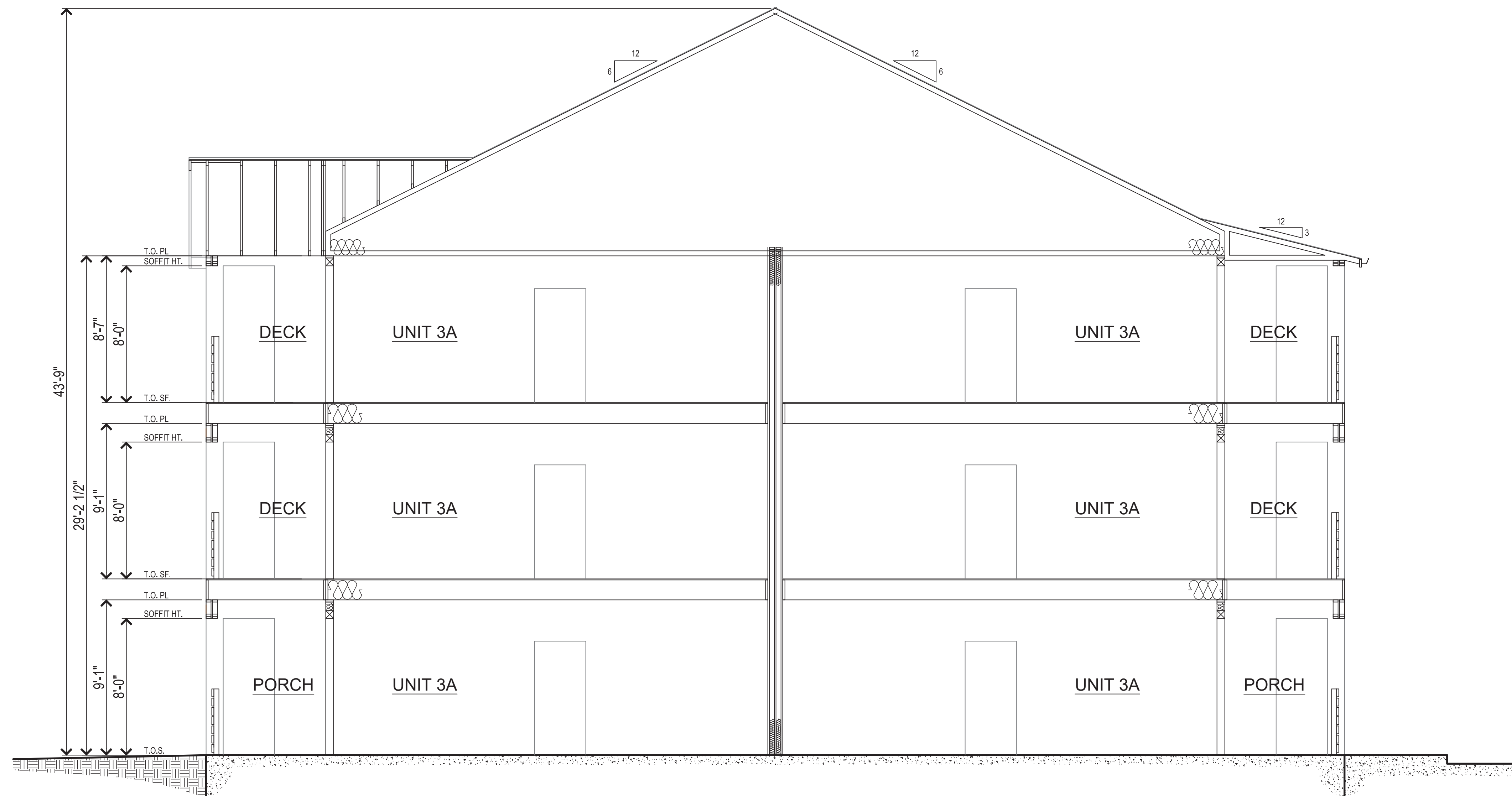
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REAR & LEFT ELEVATIONS
A7

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BUILDING SECTION
 A8

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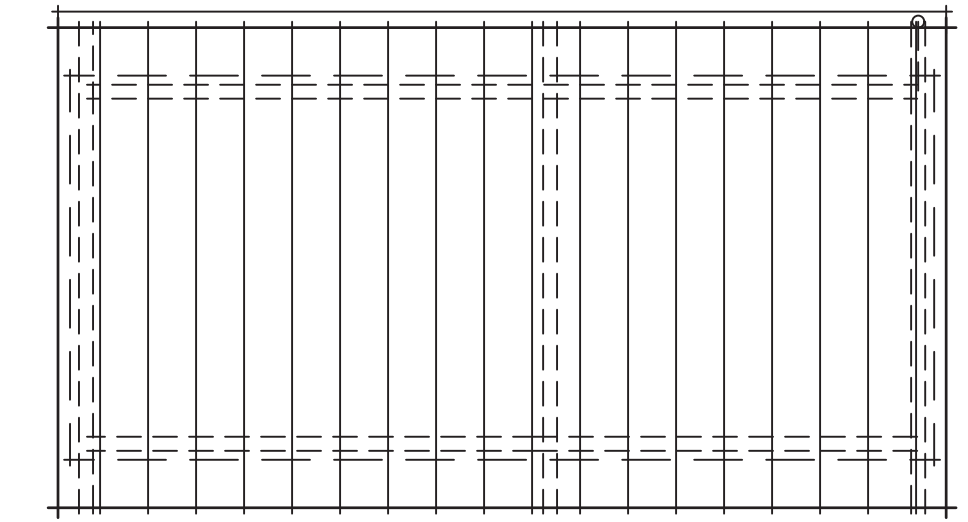
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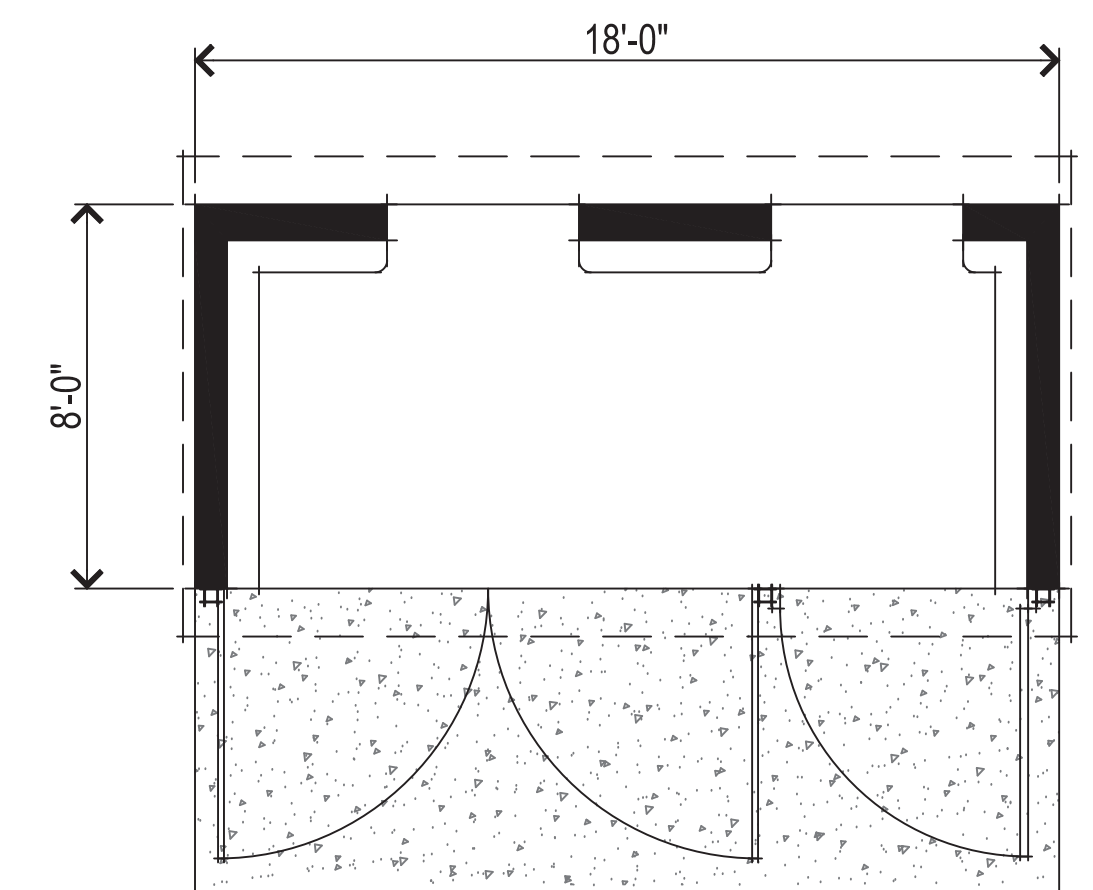
PROPOSED CARPORT
A9

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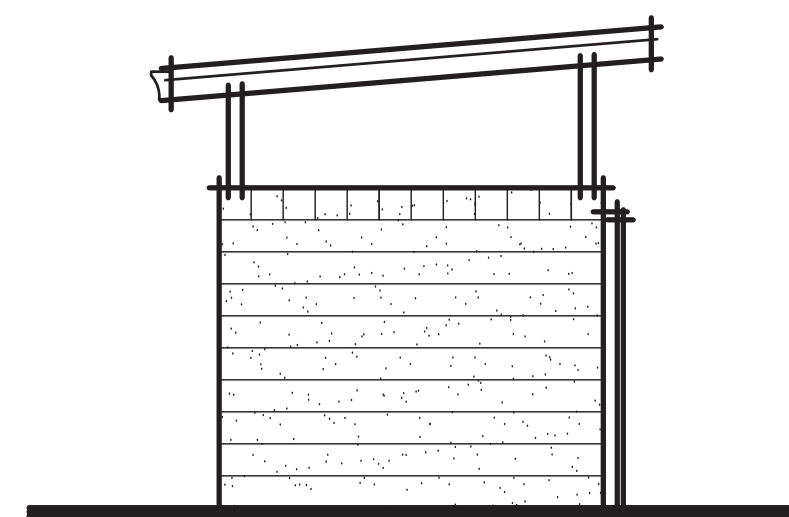




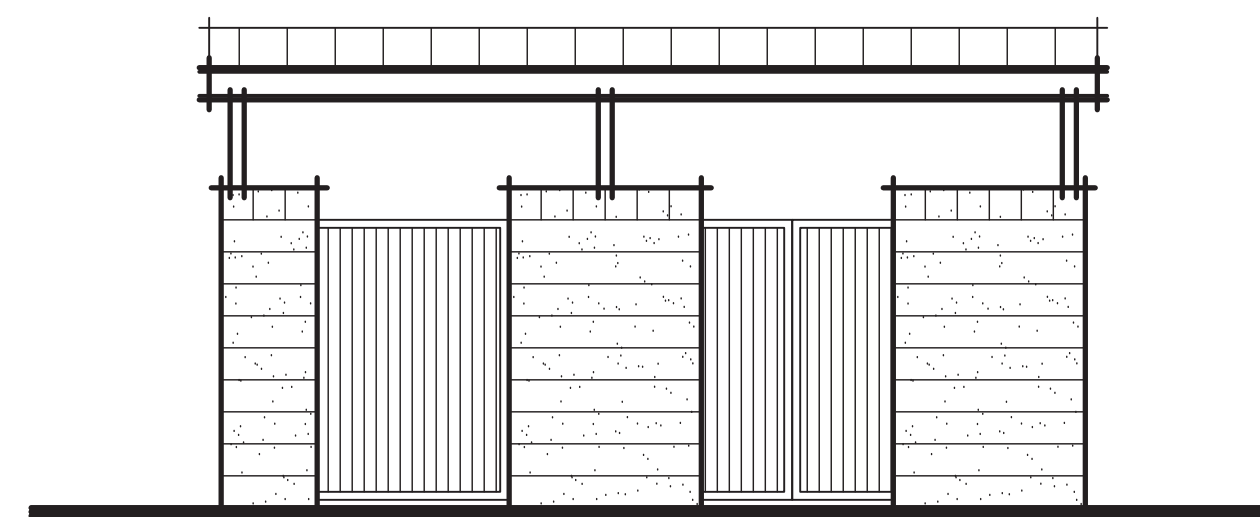
ROOF PLAN



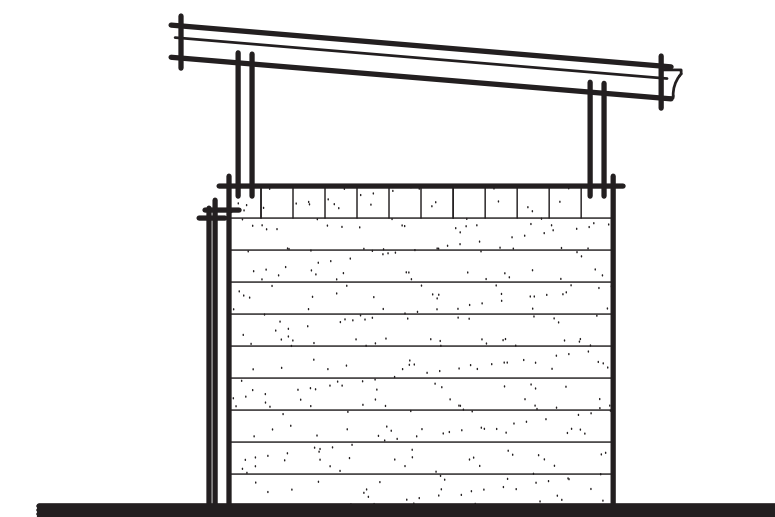
TRASH ENCLOSURE PLAN



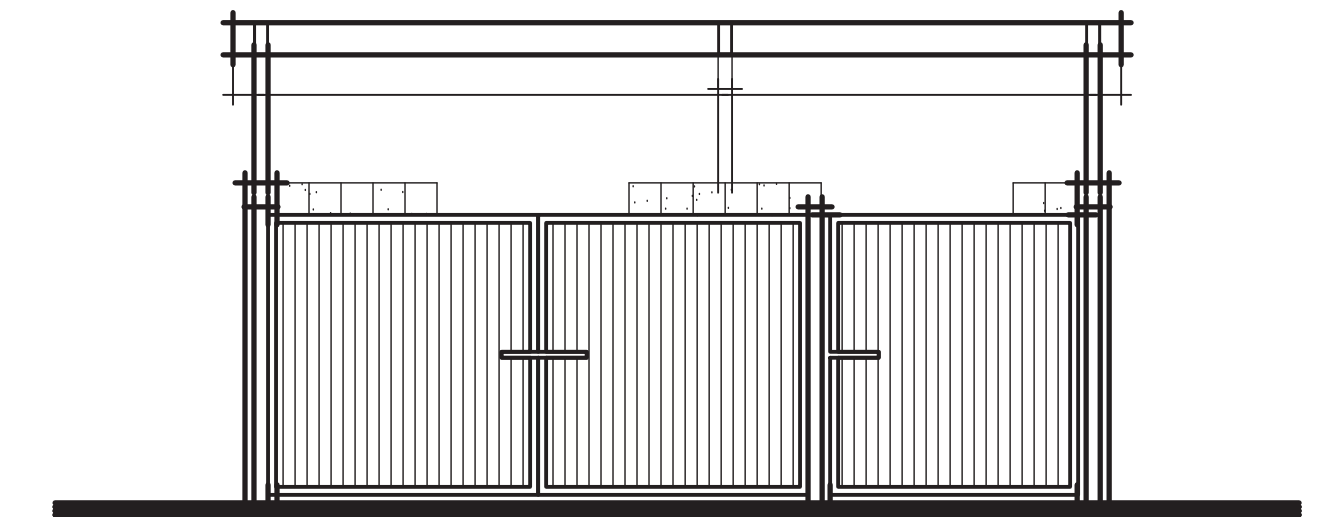
LEFT



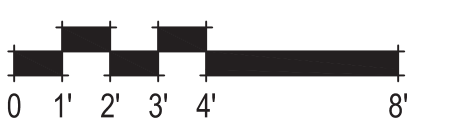
REAR



RIGHT



FRONT



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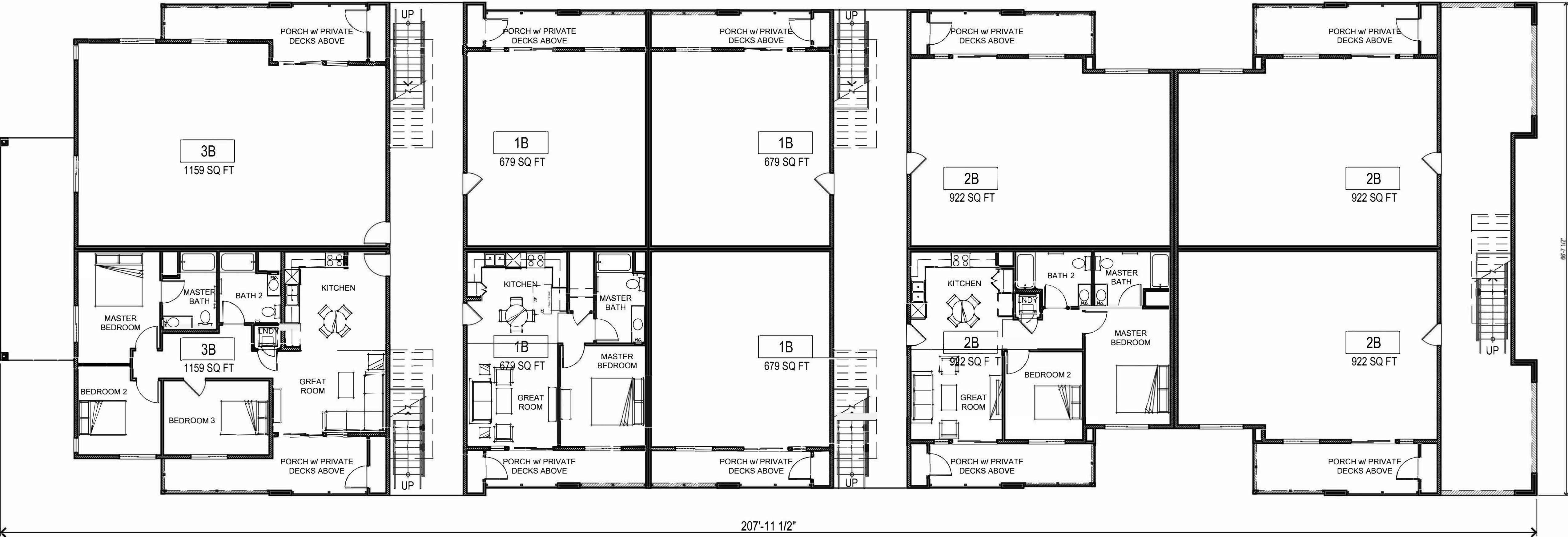
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TRASH ENCLOSURE
A10

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- SUMMARY OF REVISIONS
- 1) REMOVED GABLE TREATMENTS AT INTERIOR DECK AREAS.
 - 2) REMOVED SHED ROOF AT INTERIOR ENTRY.
 - 3) REMOVED TRELLISES AT LOWER LEVEL.
 - 4) ARTICULATED RIGHT AND LEFT ELEVATIONS.
 - 6) ADDED UTILITY CLOSETS.
 - 7) LOWERED TOP PLATE AT THIRD FLOOR.
 - 8) CHANGED MAIN ROOF PITCH TO 6:12.



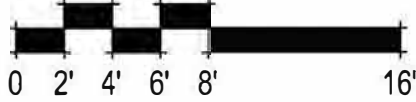
PROJECT DESCRIPTION
3 STORY WALK-UP GARDEN APARTMENTS
OCCUPANCY: R2
CONSTRUCTION TYPE: VB

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:	58 STALLS ON SITE 5 GUEST STALLS ON STREET FRONTAGE 63 STALLS PROVIDED

FIRST FLOOR PLAN
SECOND & THIRD FLOOR
PLANS SIMILAR



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INITIAL FLOOR PLAN
A11

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FRONT ELEVATION



REAR ELEVATION

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INITIAL ELEVATIONS
A12

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COLORS & MATERIALS



DETAILS



FORM & MASSING



- GABLE AND SHED ROOF FORMS
- COMPOSITION SHINGLES AND METAL ACCENT ROOFING
- VERTICAL BOARD & BATTEN SIDING
- POST AND BEAM ACCENT DETAILS
- SQUARE PATTERN WINDOW GRIDS
- ROOF AND TRELLIS FORMS WITH KNEE BRACE SUPPORT
- HORIZONTAL RAILINGS AND PATIO FENCES

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April 26, 2019

Koart Residential

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