

# 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

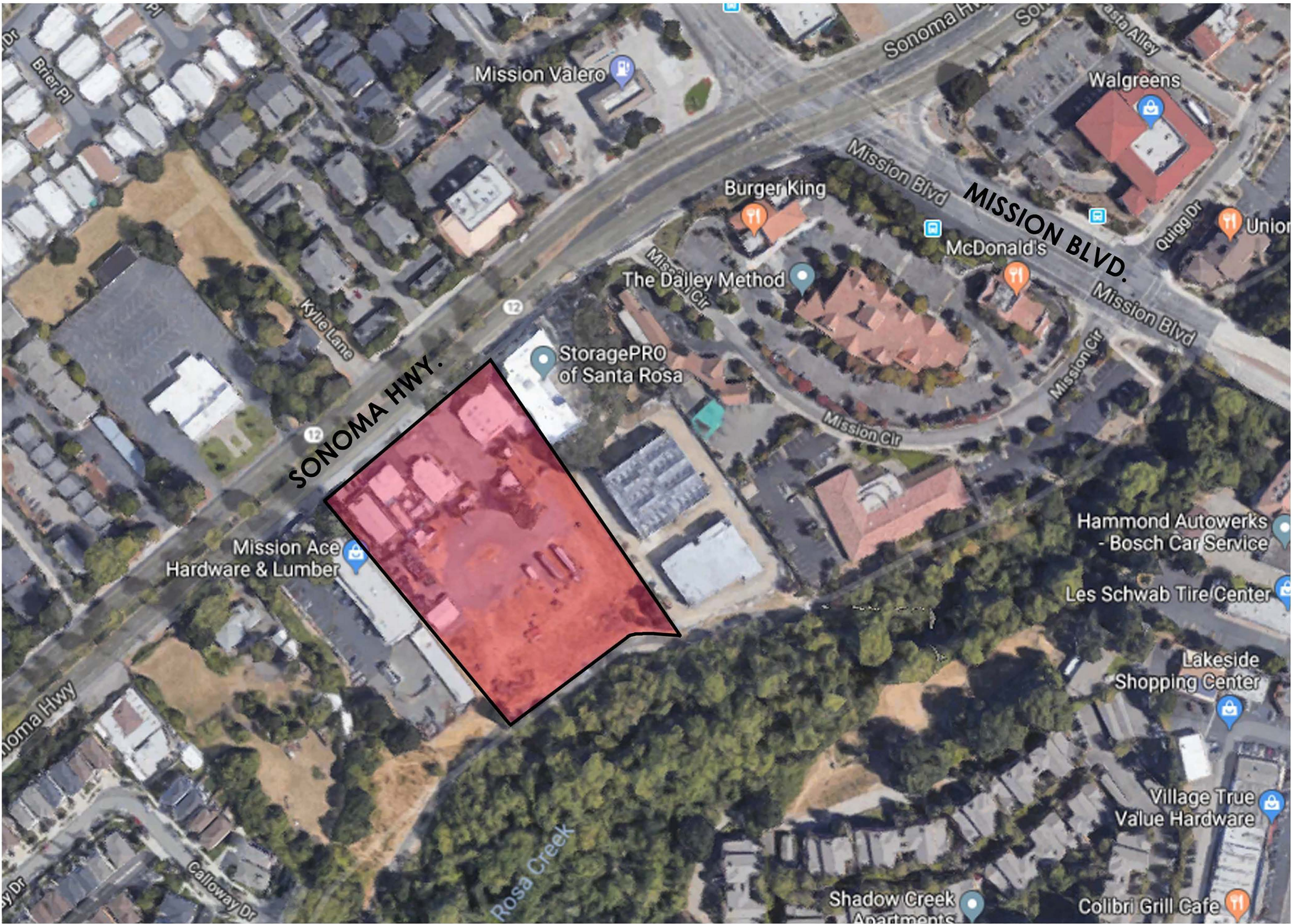
Landscape  
Quadriga  
Christine Talbot  
1212 4th St  
Santa Rosa, CA 95404  
707.508.4483



SITE ANALYSIS MAP &  
NEIGHBORHOOD CONTEXT MAP

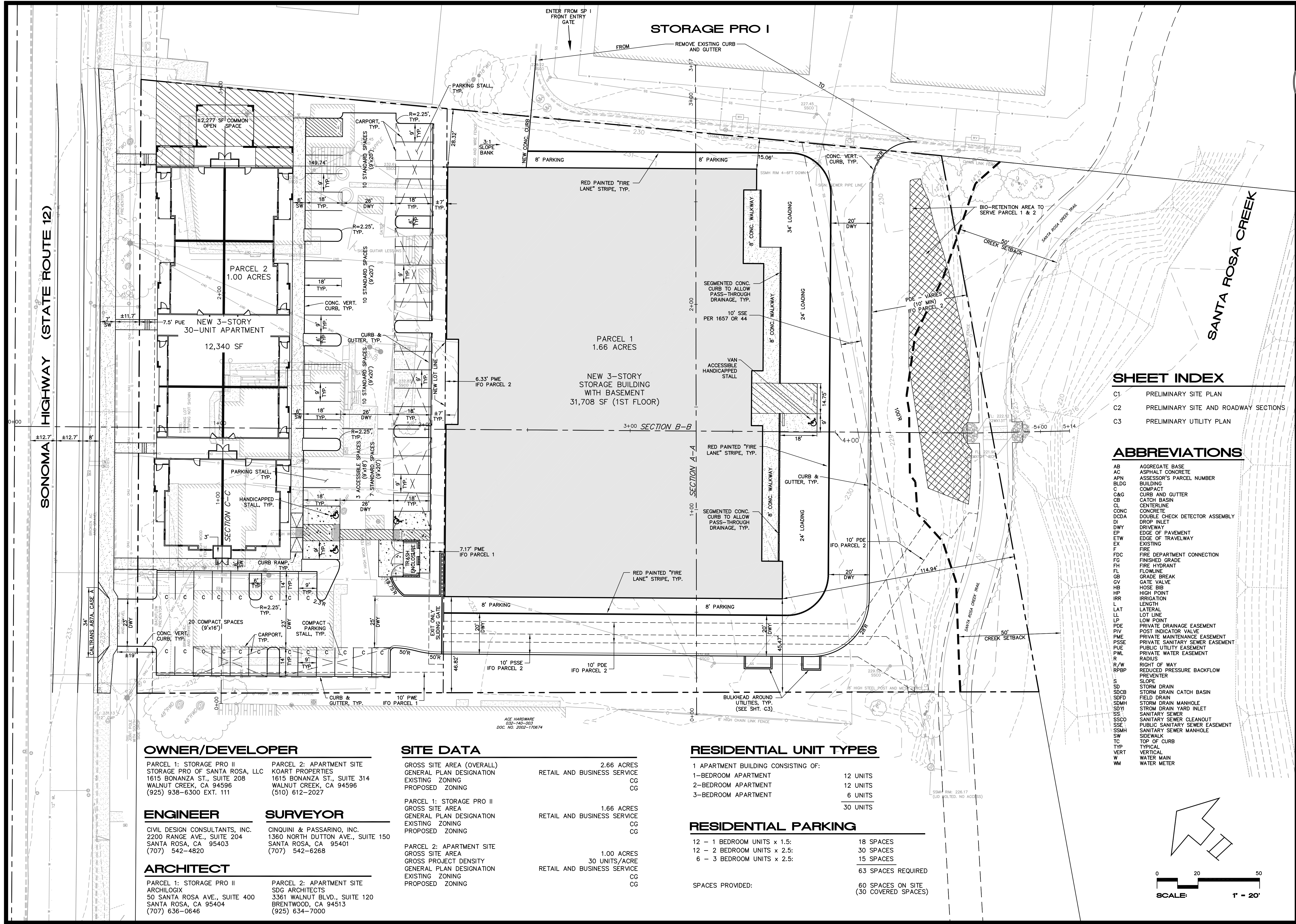


SITE ANALYSIS MAP



NEIGHBORHOOD CONTEXT MAP





**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

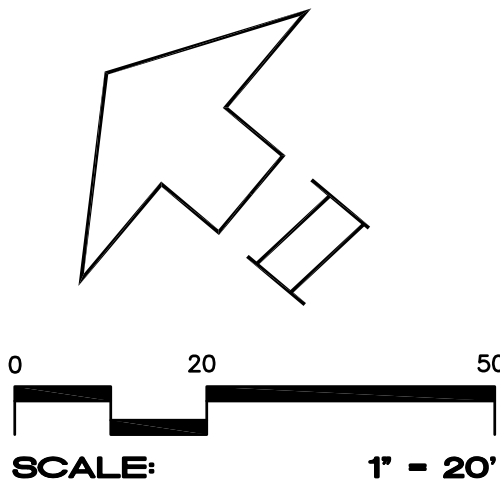
SPACES PROVIDED: 60 SPACES ON SITE (30 COVERED SPACES)

**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  
CDDA 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  
SSCO SANITARY SEWER CLEANOUT  
SSE PUBLIC SANITARY SEWER EASEMENT  
SSMH SANITARY SEWER MANHOLE  
SW SIDEWALK  
TC TOP OF CURB  
TYP TYPICAL  
VERT VERTICAL  
W WATER  
WM WATER METER



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

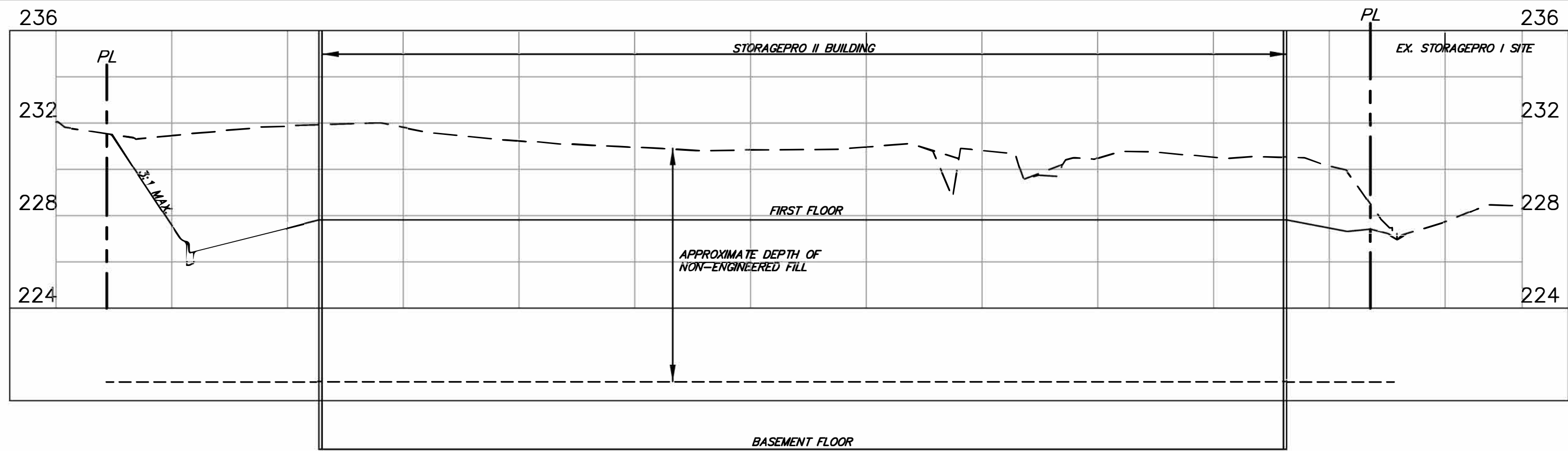
**PRELIMINARY SITE PLAN**  
**STORAGE PRO II**  
4322-4374 SONOMA HIGHWAY  
SANTA ROSA, CALIFORNIA

APRIL 2019

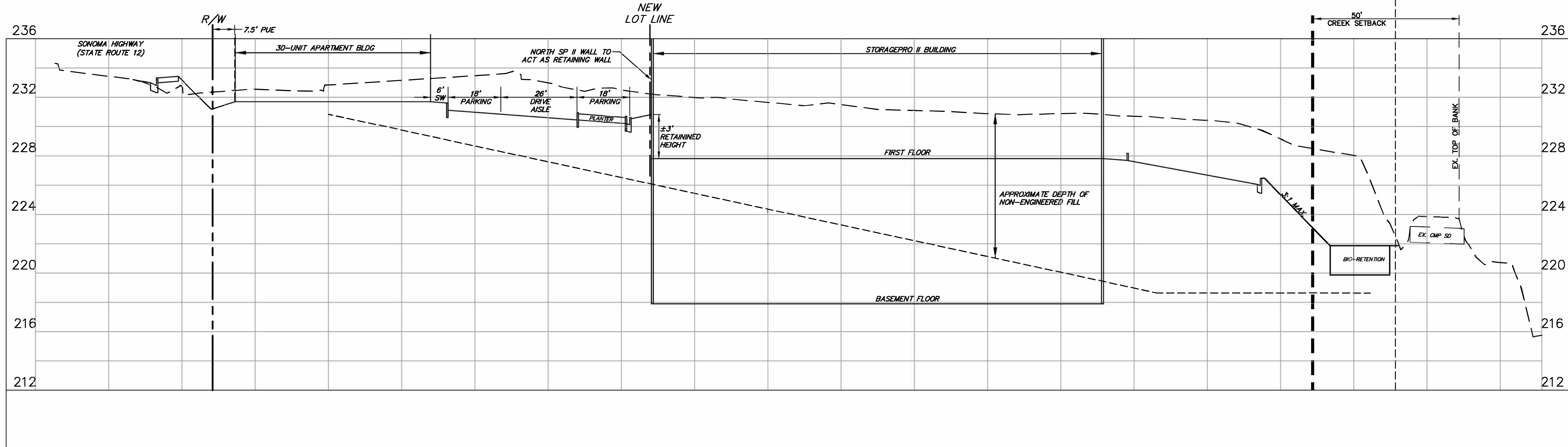
JOB NO. 17-112  
SHEET NO. C1  
OF 3 SHEETS

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

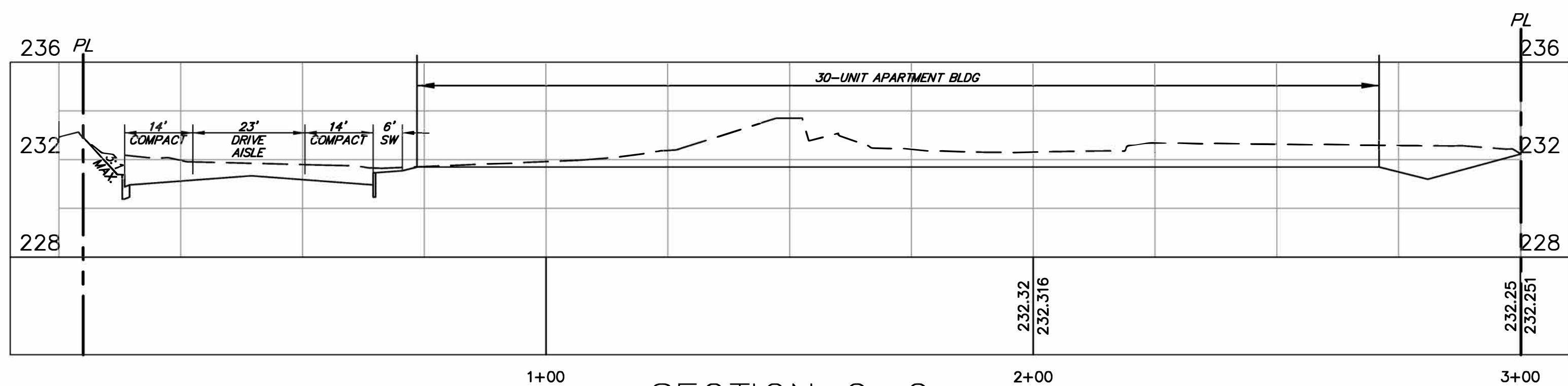




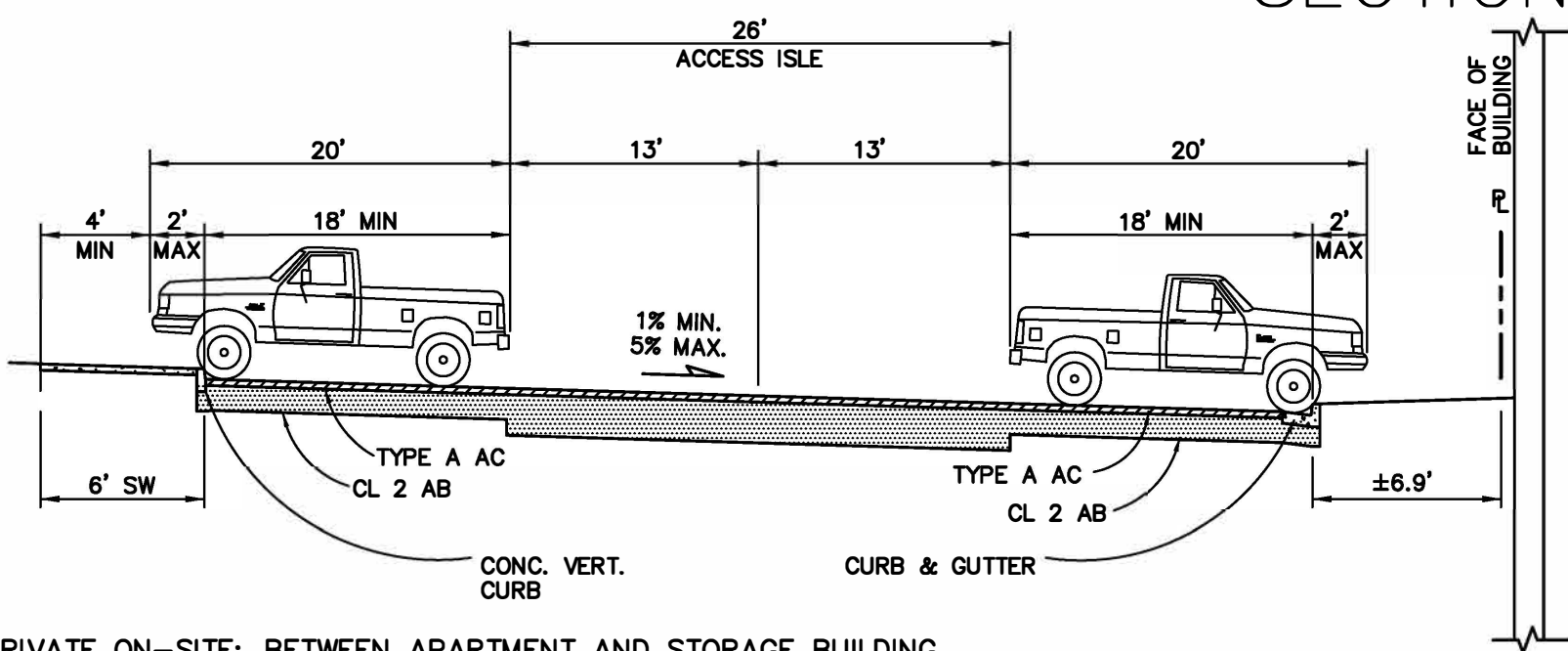
SECTION A-A



SECTION B-B

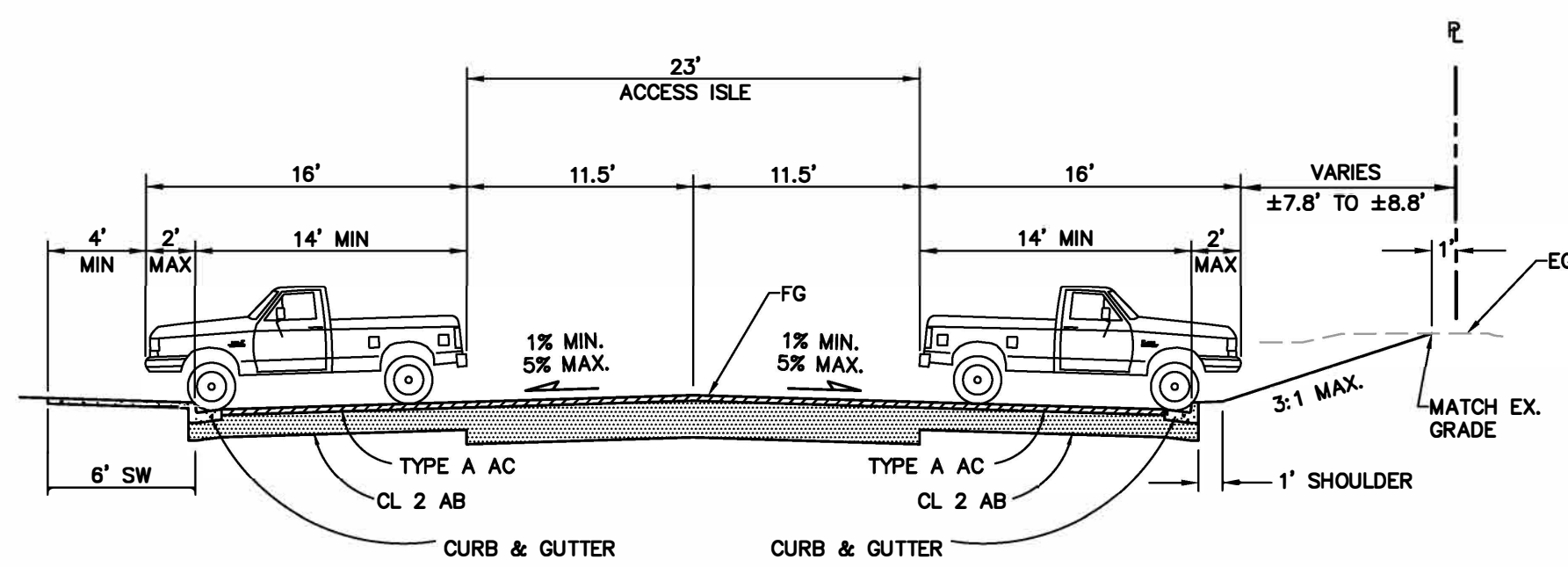


SECTION C-C



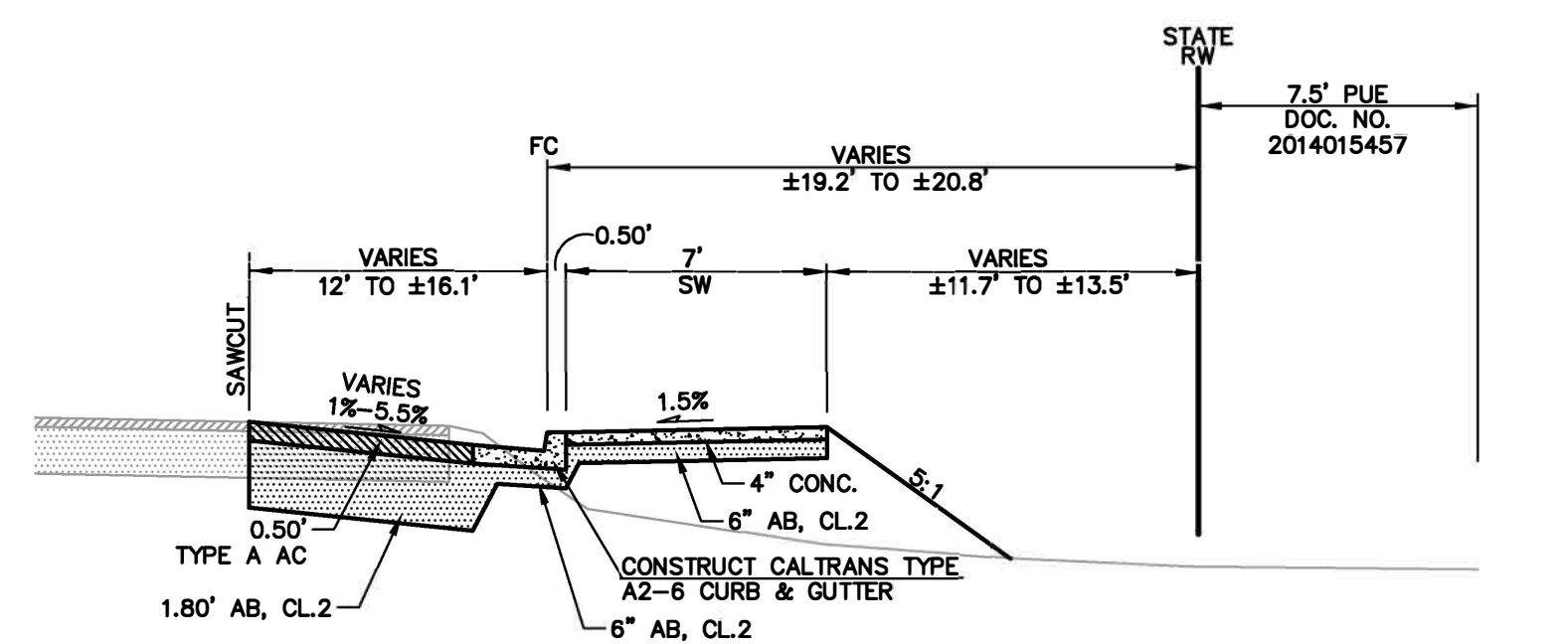
PRIVATE ON-SITE: BETWEEN APARTMENT AND STORAGE BUILDING  
PARKING TYPICAL SECTION

NO SCALE



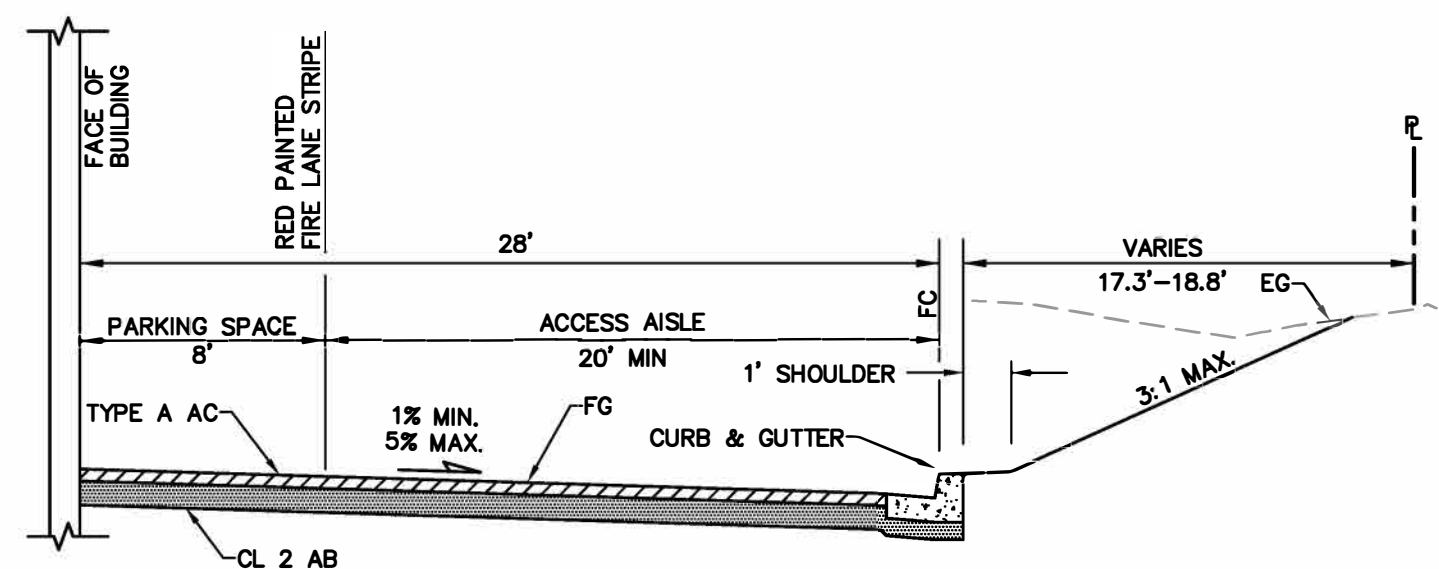
PRIVATE ON-SITE: SOUTHWEST OF APARTMENT BUILDING  
PARKING TYPICAL SECTION

NO SCALE



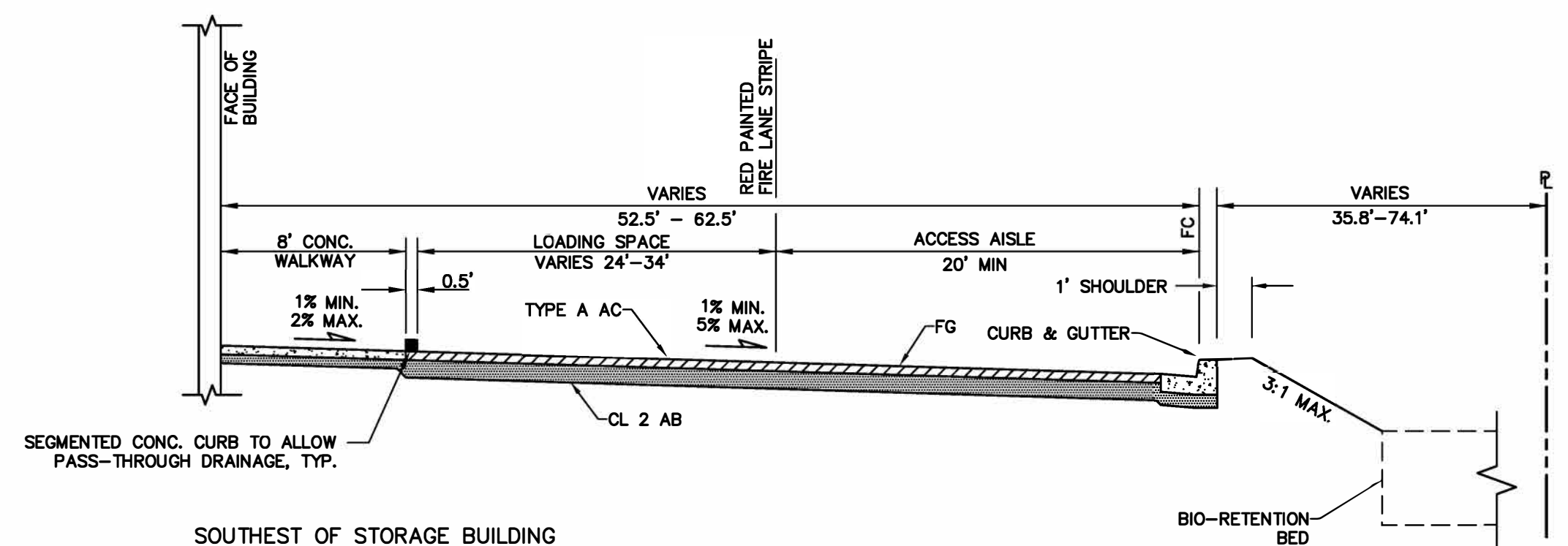
STATE HIGHWAY 12  
ROADWAY TYPICAL SECTION

NO SCALE



SOUTHWEST OF STORAGE BUILDING  
ACCESS AISLE TYPICAL SECTION

NO SCALE



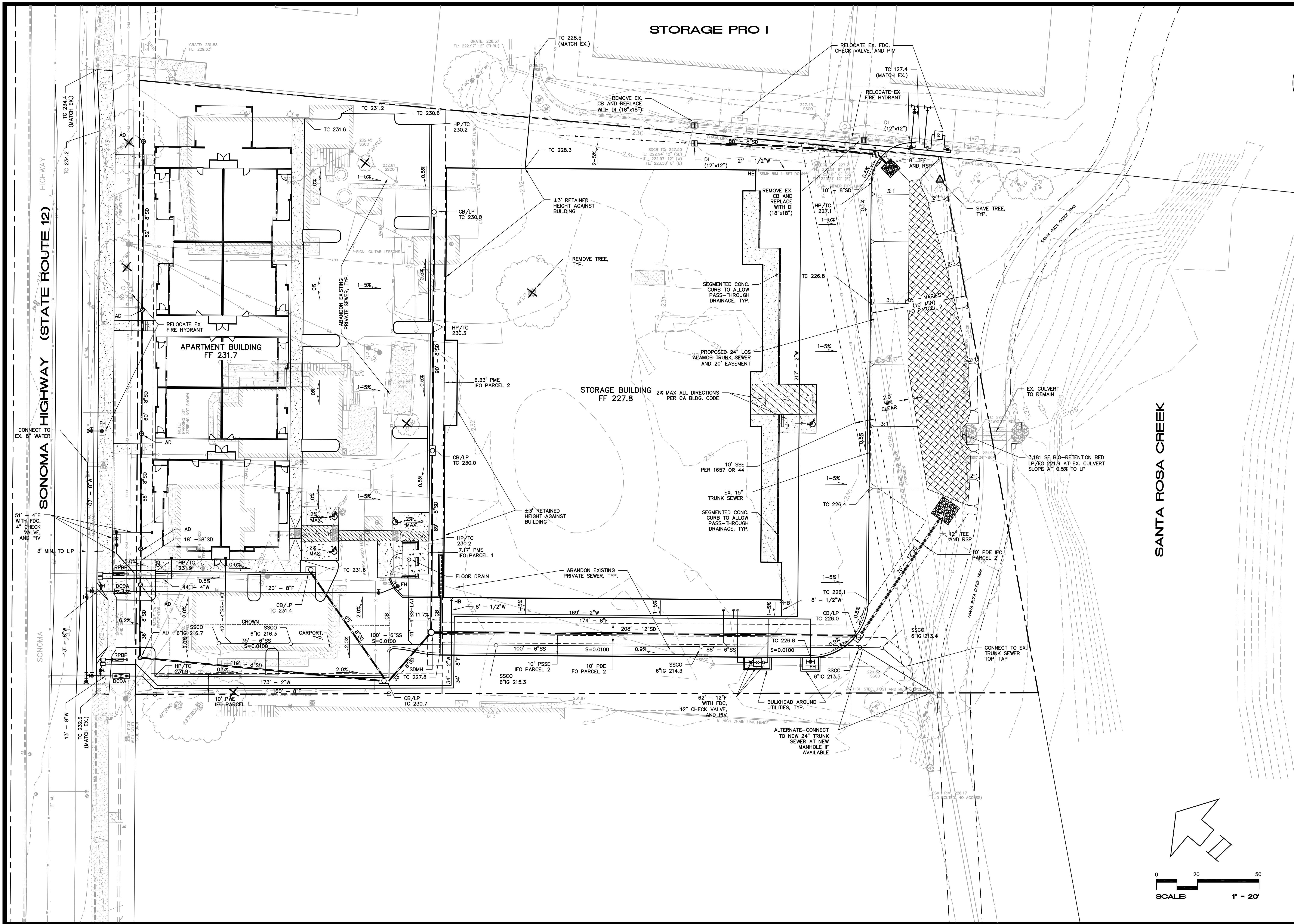
SOUTHWEST OF STORAGE BUILDING  
ACCESS AISLE TYPICAL SECTION

NO SCALE

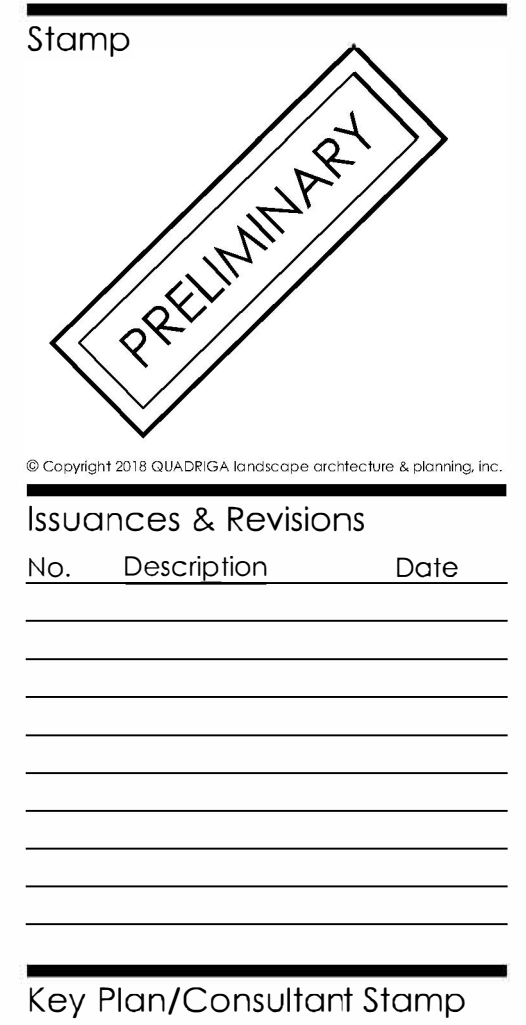




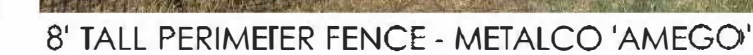
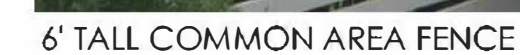
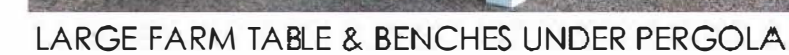
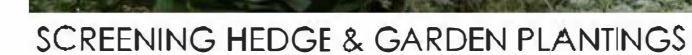
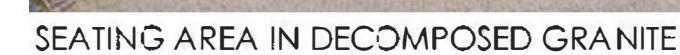
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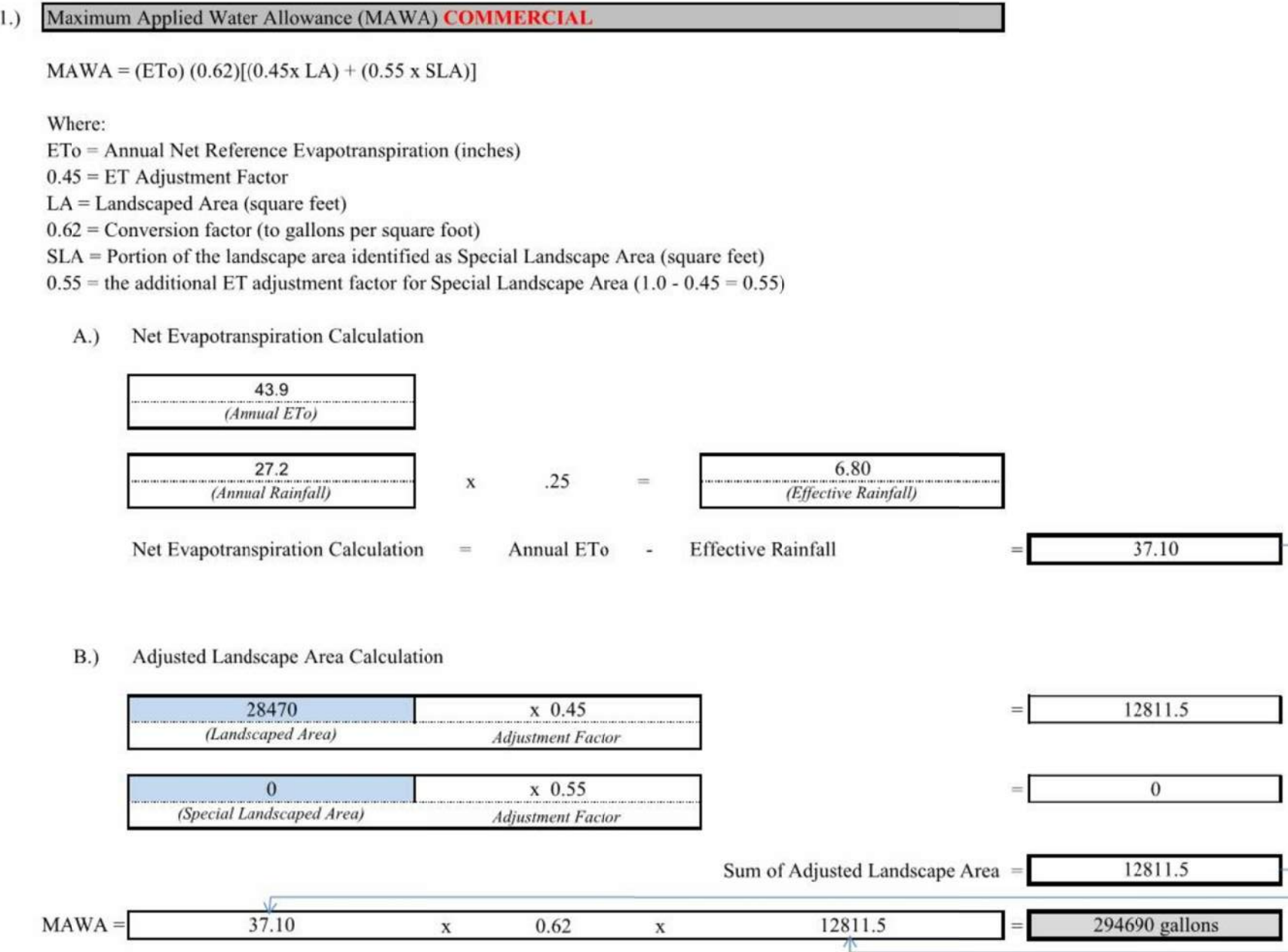


## PRECEDENT IMAGES





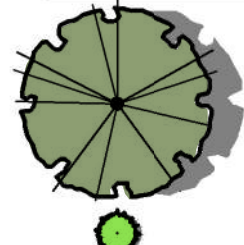
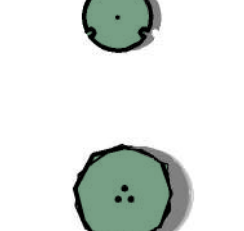
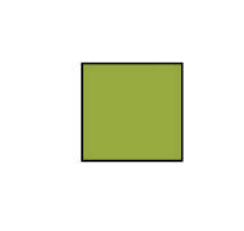
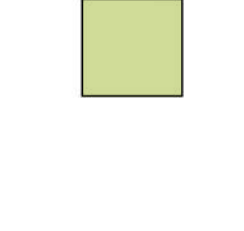
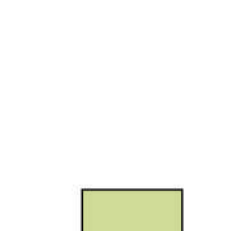
MAWA CALCULATION



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

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

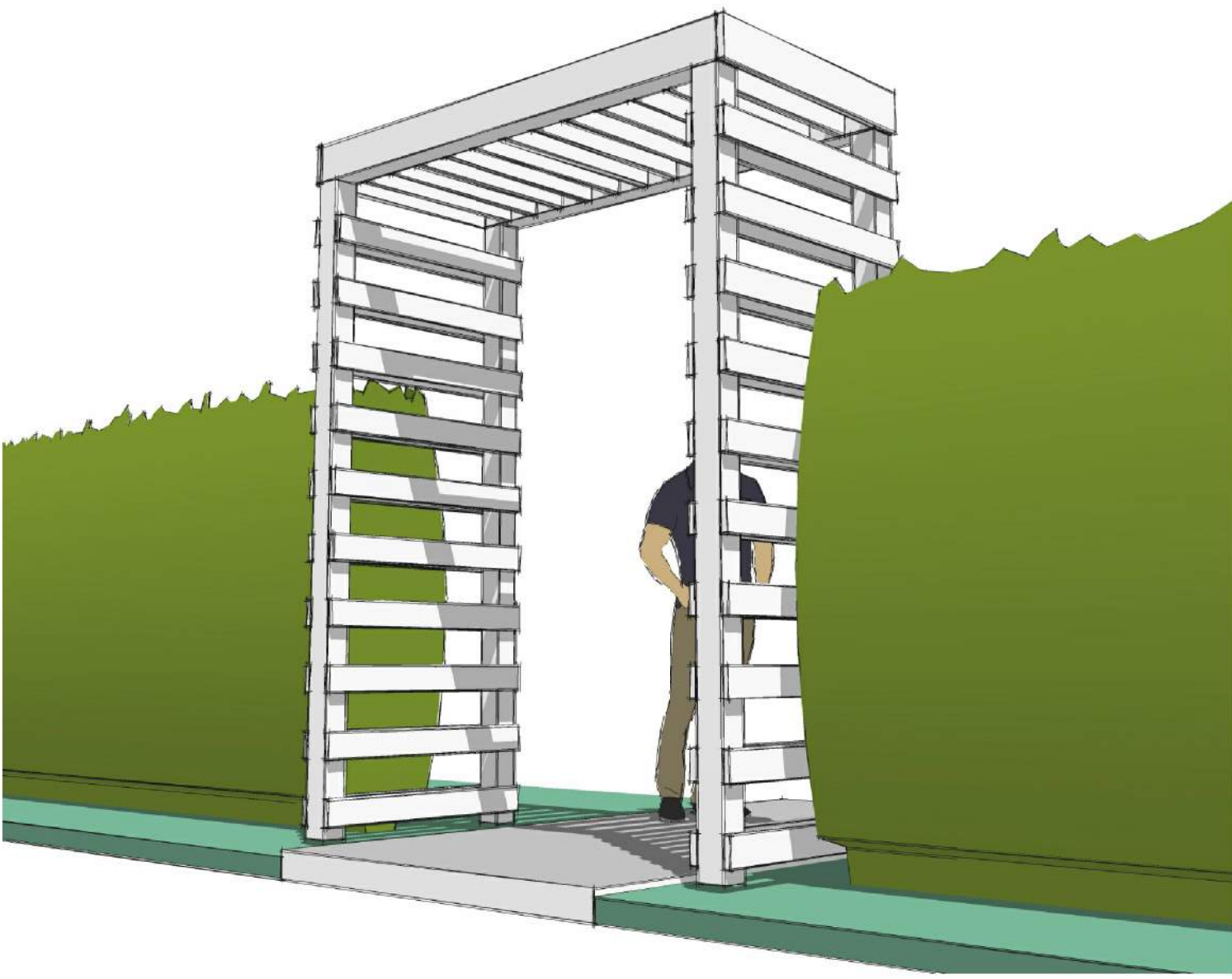


Monardella villosa



Salvia clevelandii 'Allen Chickering'

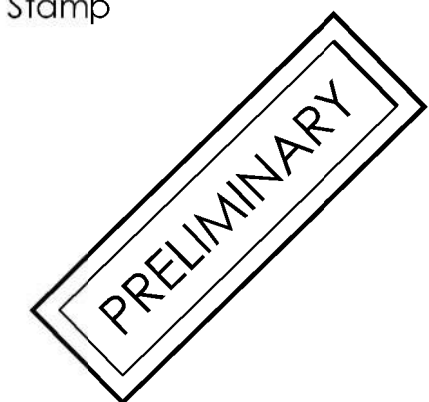
CONCEPTUAL VIEW OF ENTRY PERGOLA AT HWY 12



CONCEPTUAL ELEVATION OF ENTRY PERGOLA AT HWY 12



Stamp



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Issuances & Revisions

| No. | Description | Date |
|-----|-------------|------|
|     |             |      |
|     |             |      |
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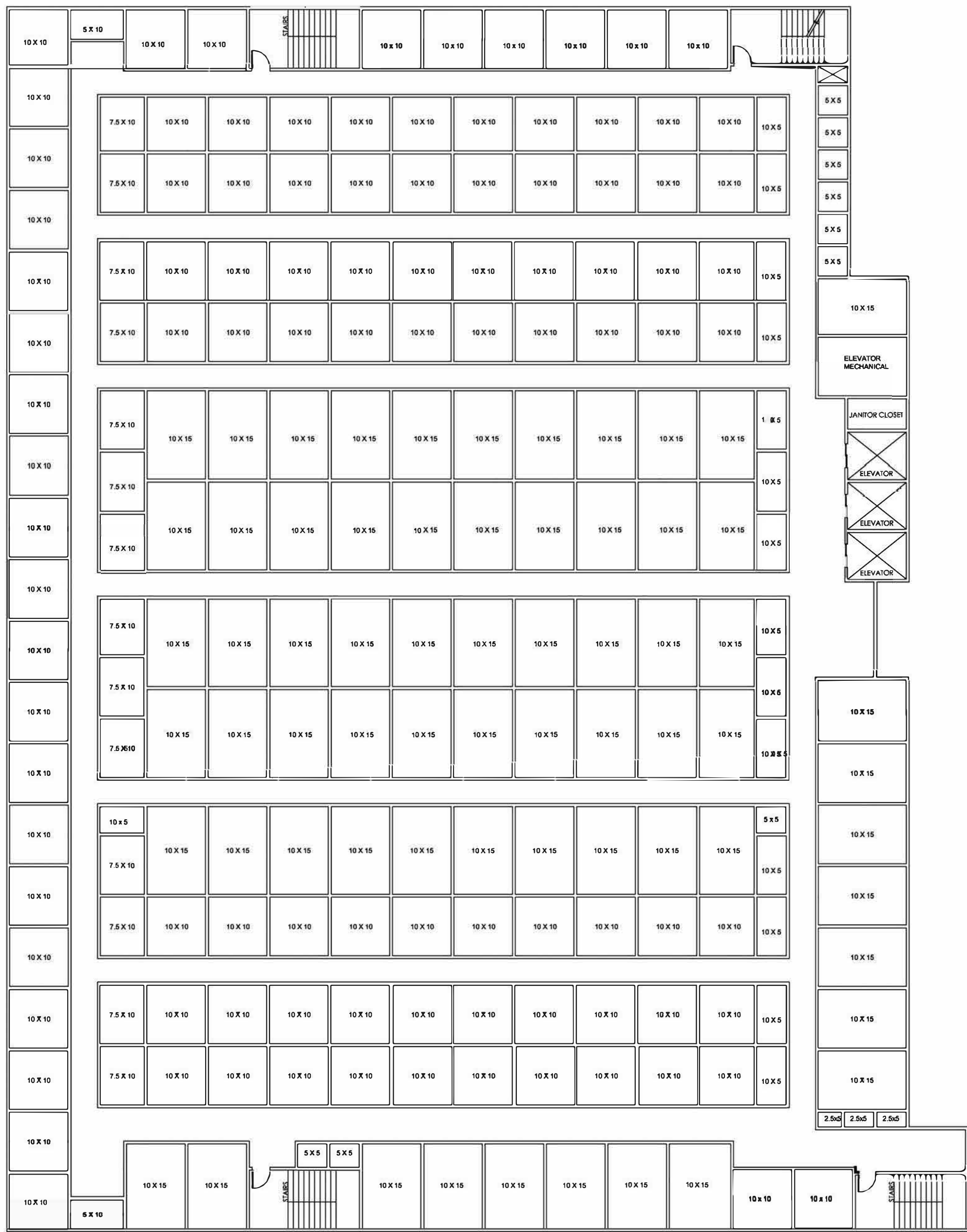
Key Plan/Consultant Stamp

CALCULATIONS & DETAILS

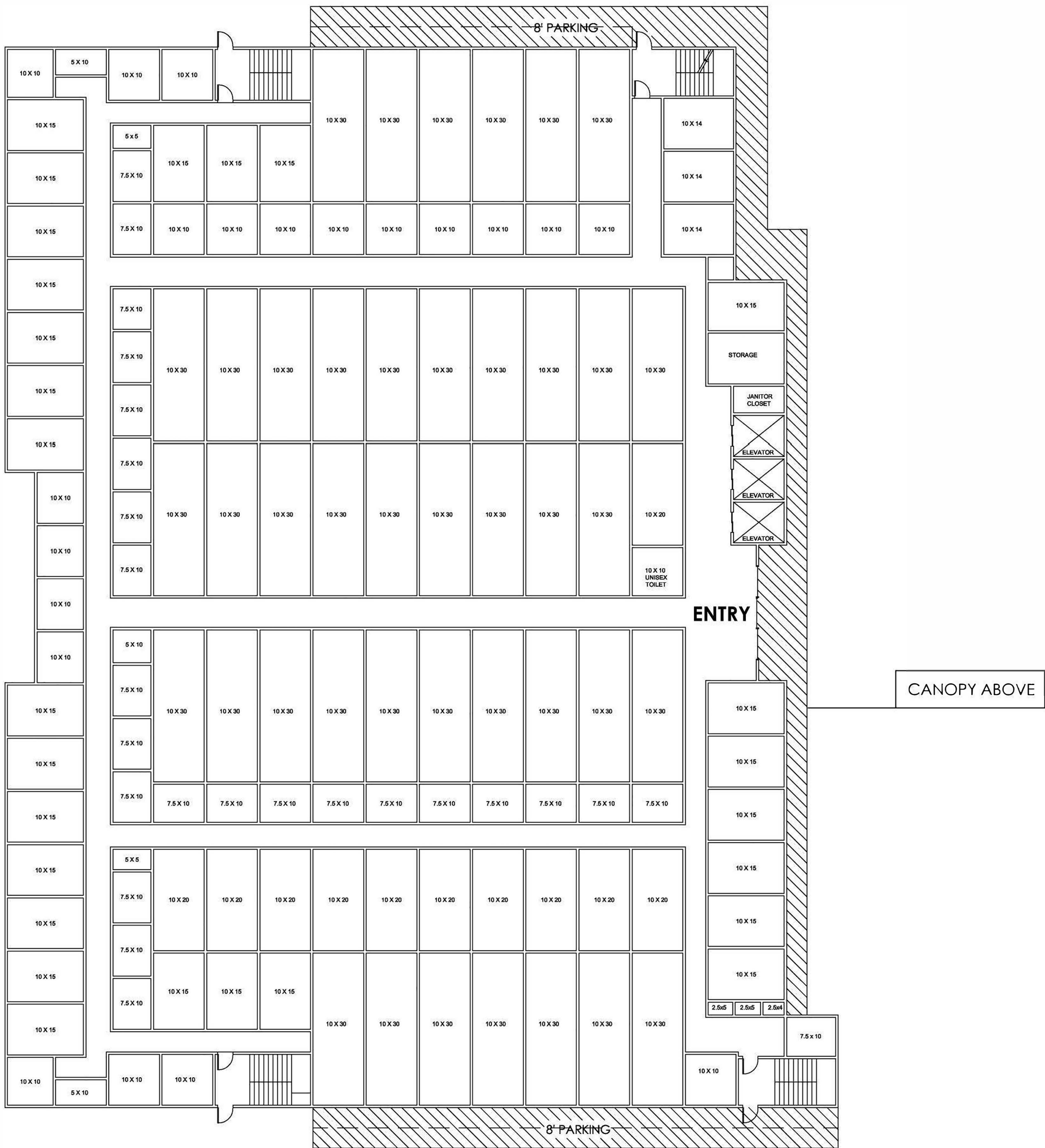
Date: 2019/04/30  
Project Number: 18-1648



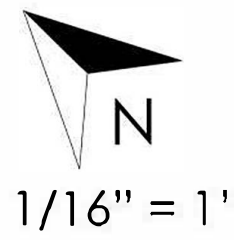
# SELF-STORAGE BUILDING FLOOR PLANS



BASEMENT PLAN

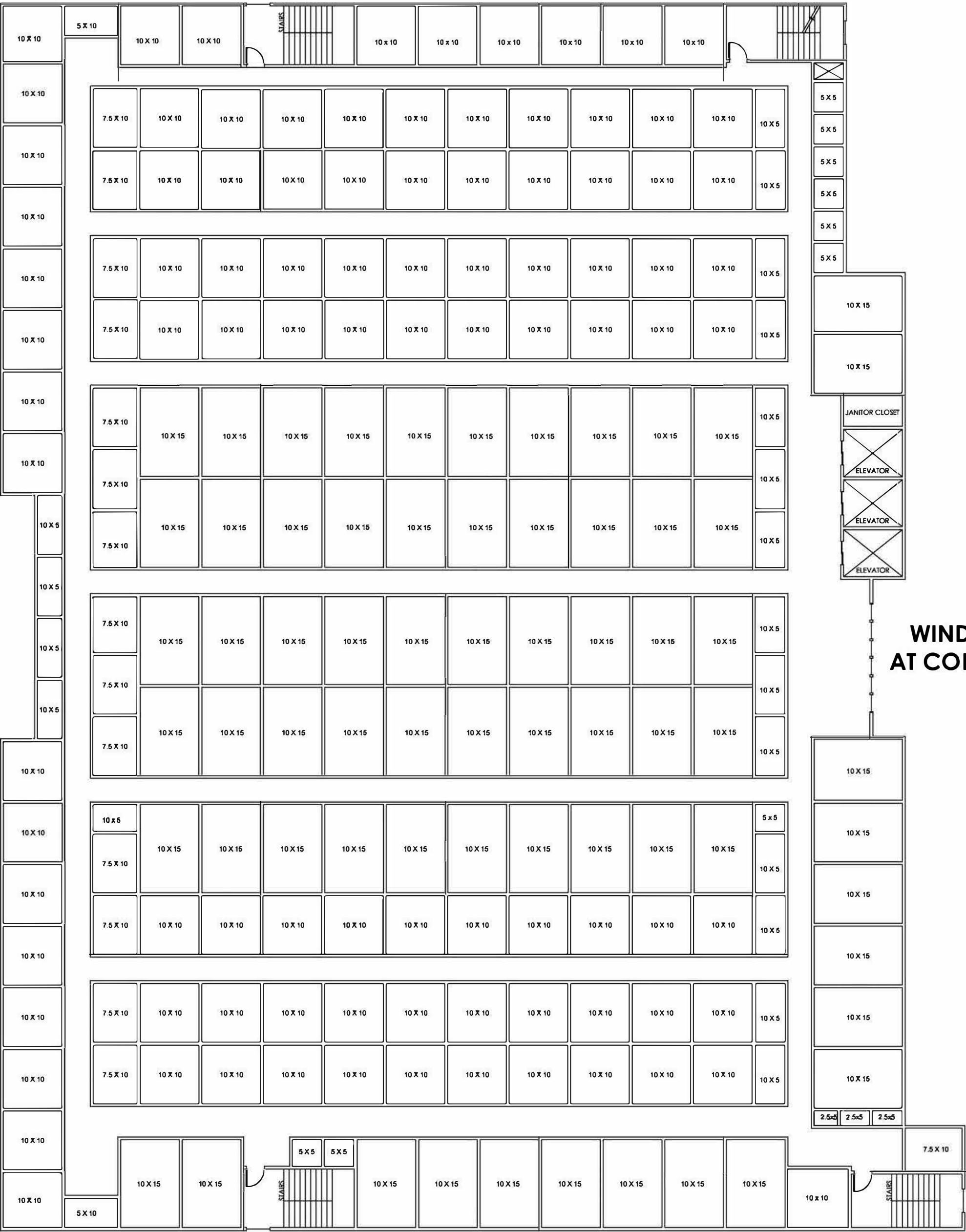


1ST FLOOR PLAN

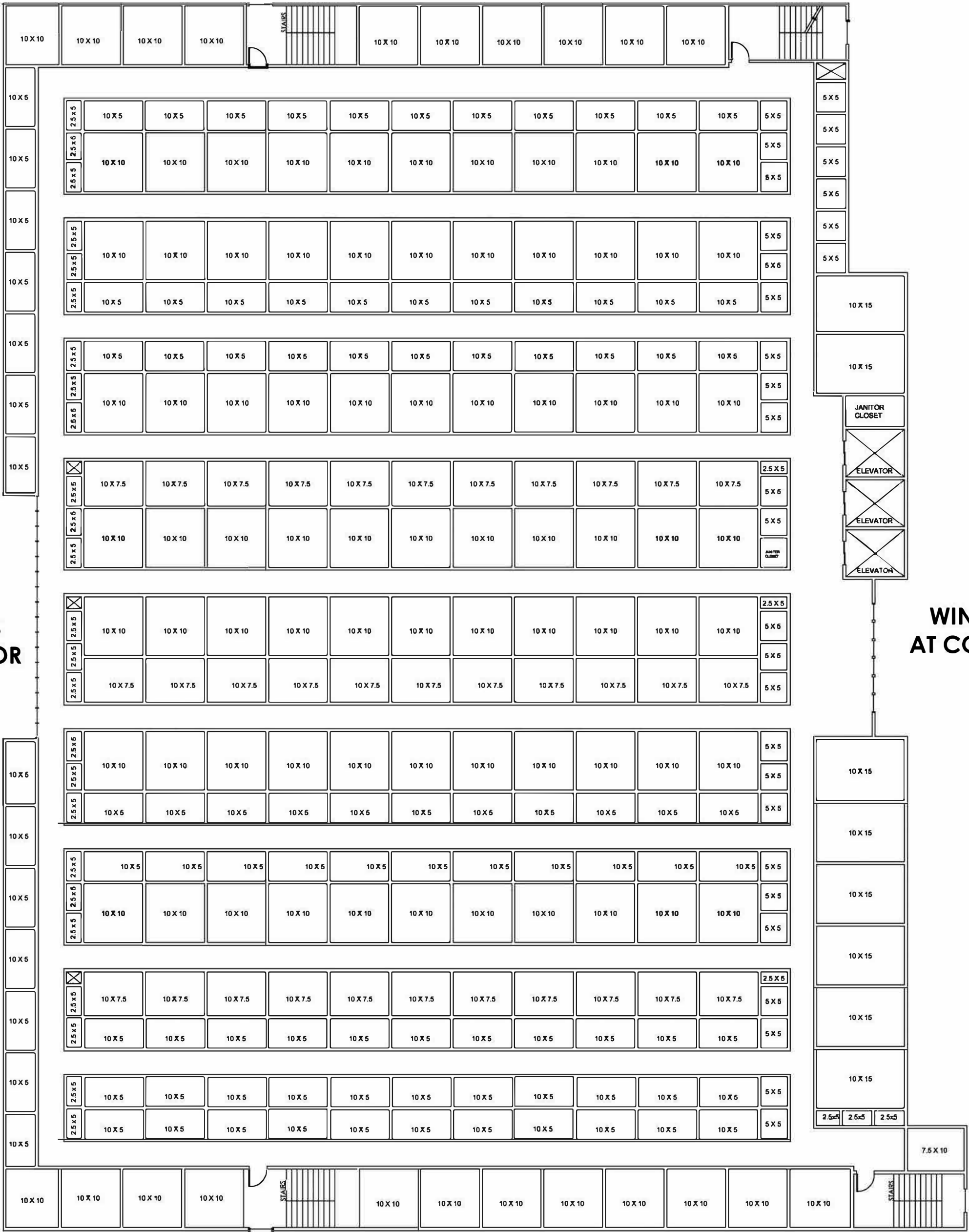




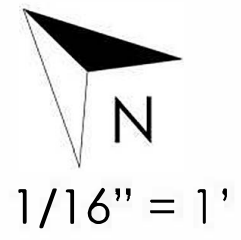
# SELF-STORAGE BUILDING FLOOR PLANS



2ND FLOOR PLAN



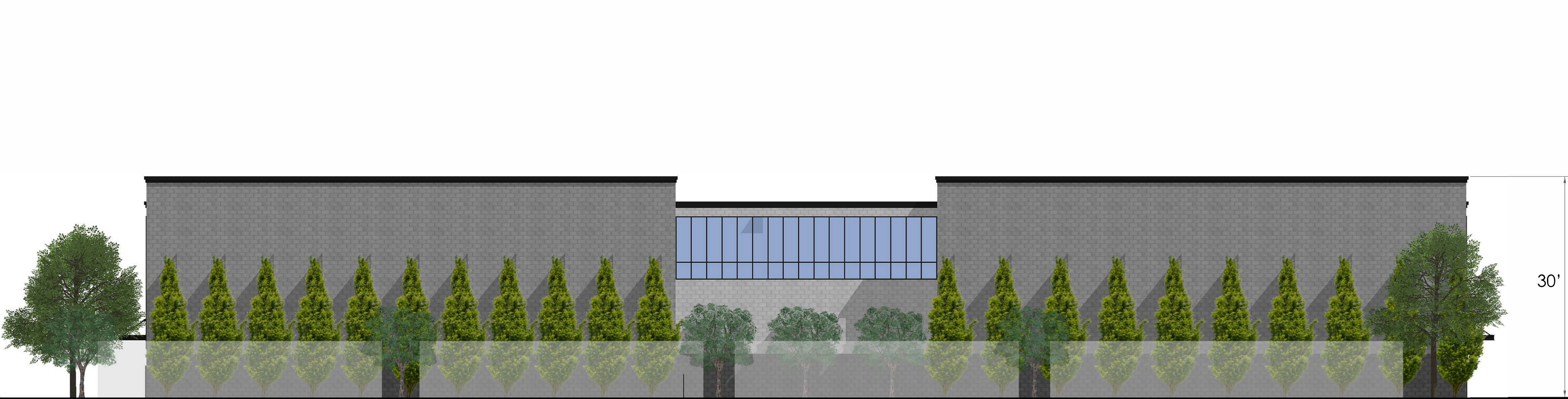
3RD FLOOR PLAN



1/16" = 1'

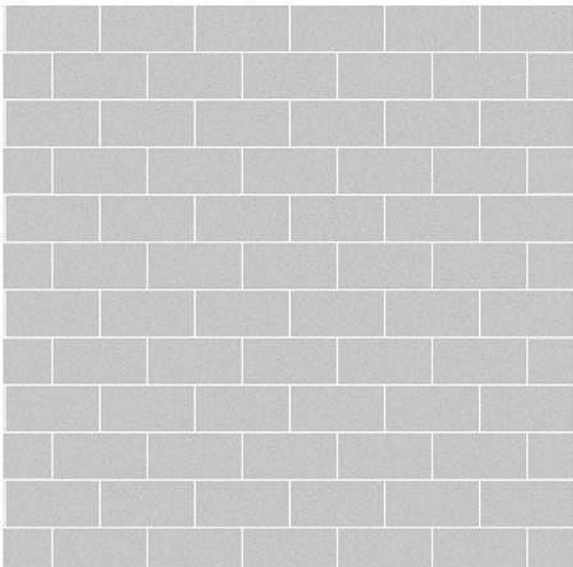


SELF-STORAGE BUILDING  
EXTERIOR ELEVATIONS

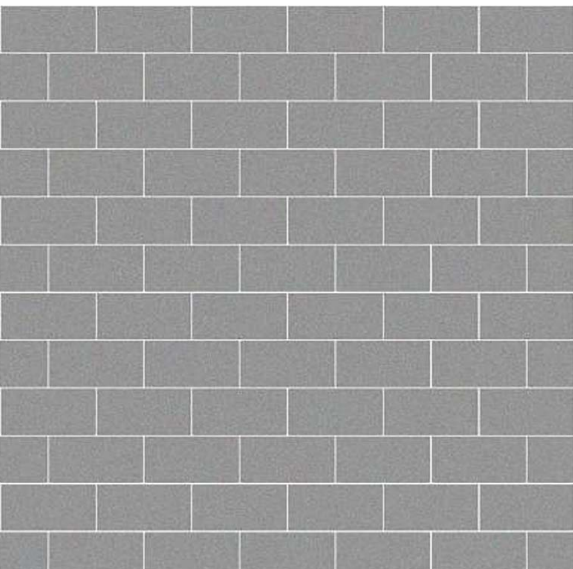


NORTH ELEVATION: 1/8" = 1'

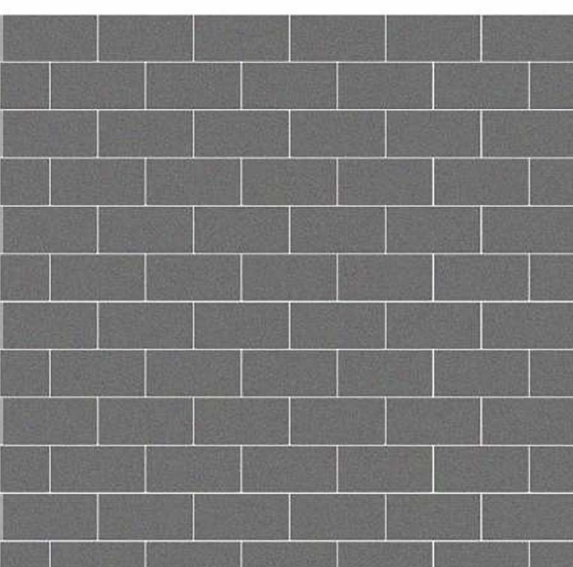
SLIDING GLASS DOOR



1: CALSTONE CMU (LIGHT)



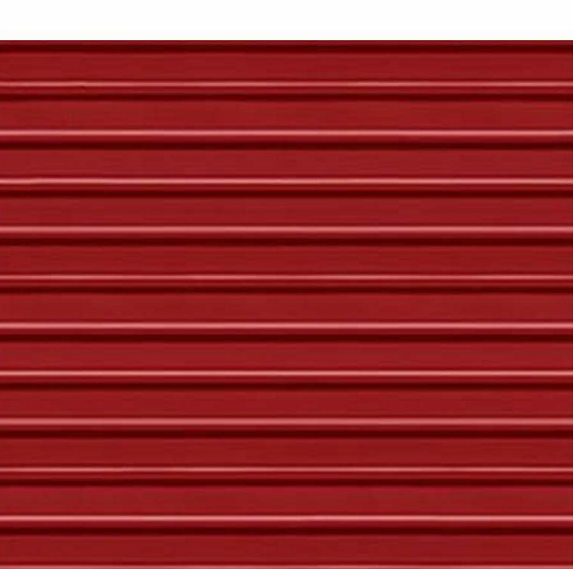
2: CALSTONE CMU



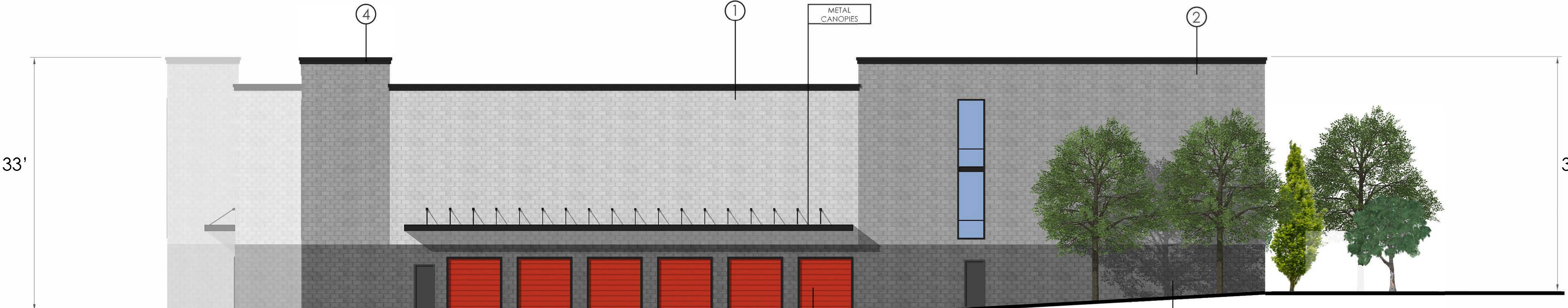
3: CALSTONE CMU (DARK)



4: METAL SIDING (DARK GRAY)



5: ROLL-UP DOOR (STORAGE PRO RED)

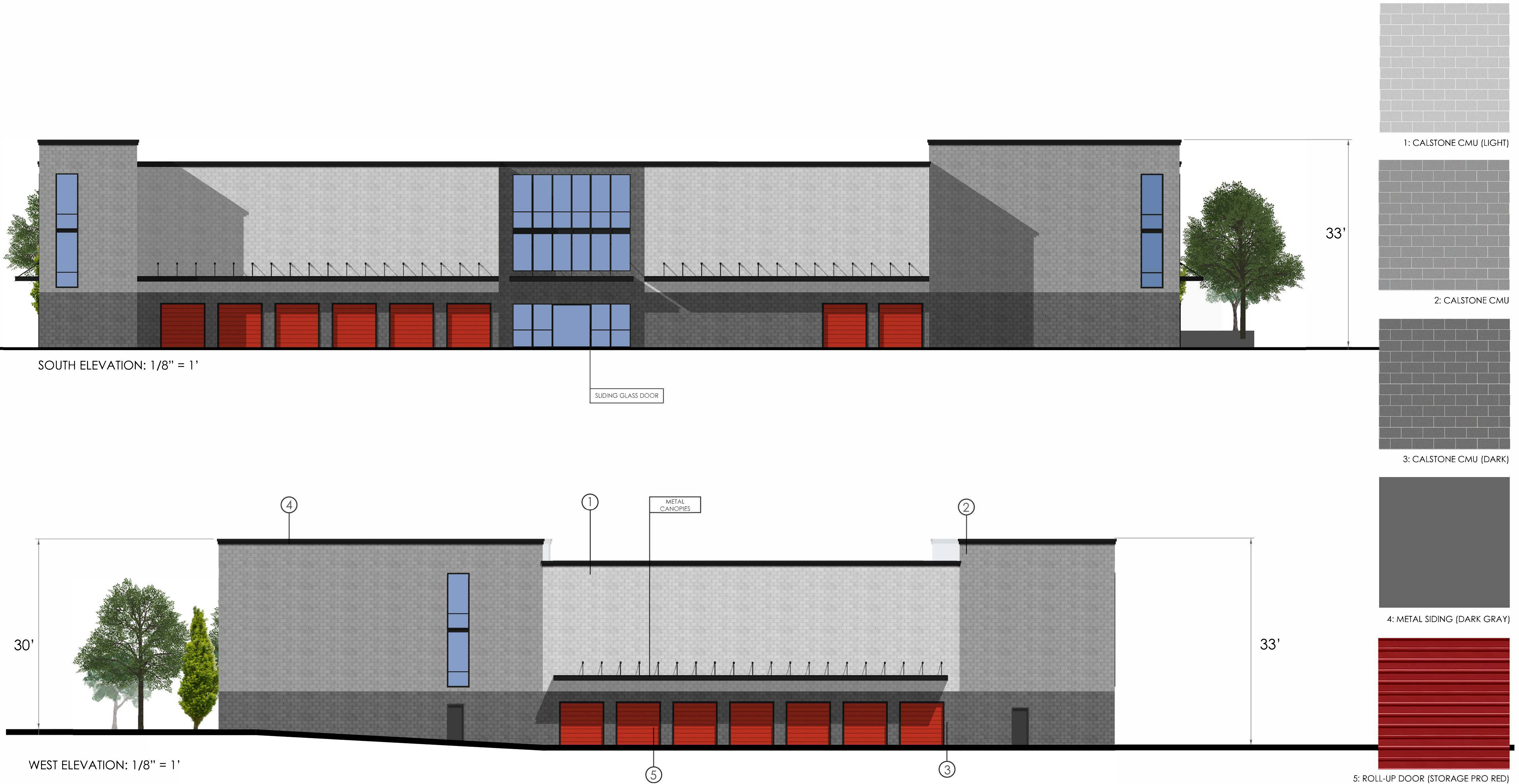


EAST ELEVATION: 1/8" = 1'

METAL CANOPIES



# 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)<br>9 STALLS ON STREET FRONTAGE<br>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<br>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

|                             |
|-----------------------------|
| OWNER                       |
| KOART RESIDENTIAL, INC.     |
| 3875 HOYARD ROAD, SUITE 180 |
| PLEASANTON, CA 94588        |
| PHONE:(925) 467-9900        |
| CONTACT: MATT KOART         |
| ARCHITECT                   |
| SDG ARCHITECTS, INC.        |
| 3361 WALNUT BLVD. SUITE 120 |
| BRENTWOOD, CA 94513         |
| PHONE:(925) 634-7000        |
| CONTACT: RALPH STRAUSS      |
| LANDSCAPE ARCHITECT         |
| QUADRIGA                    |
| 1212 4TH STREET, STUDIO K   |
| SANTA ROSA, CA 95404        |
| PHONE:(707) 646-3561        |
| CONTACT: CHRISTINE TALBOT   |

|                                |
|--------------------------------|
| CIVIL ENGINEER                 |
| CIVIL DESIGN CONSULTANTS, INC. |
| 2200 RANGE AVENUE, SUITE 204   |
| SANTA ROSA, CA 95404           |
| PHONE:(707) 542-4820           |
| CONTACT: DENNIS DALBY          |

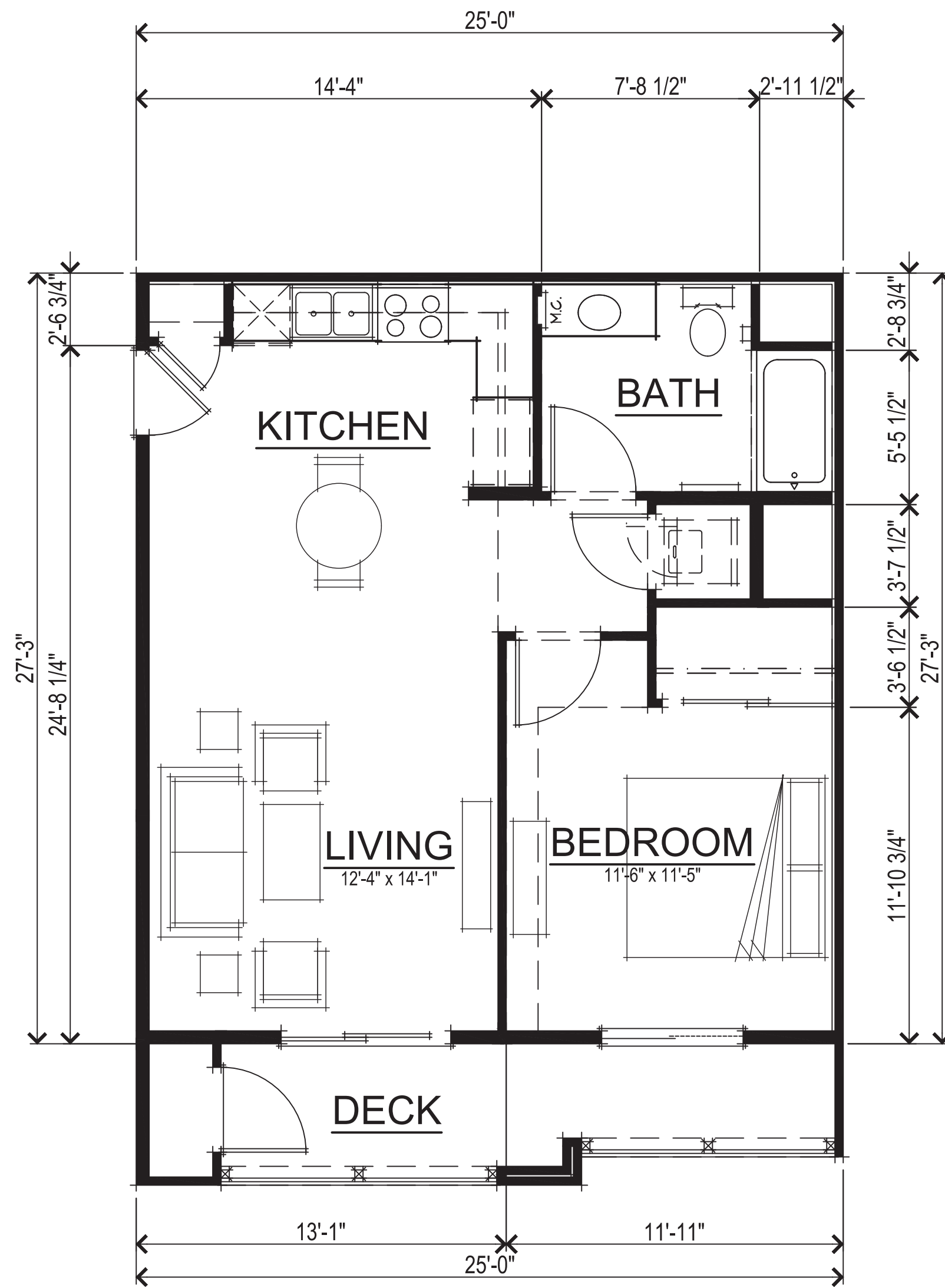
4327 Sonoma Highway  
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April 26, 2019

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3875 Hopyard Road,Suite 180 Pleasanton , CA 94588  
925.467.9900

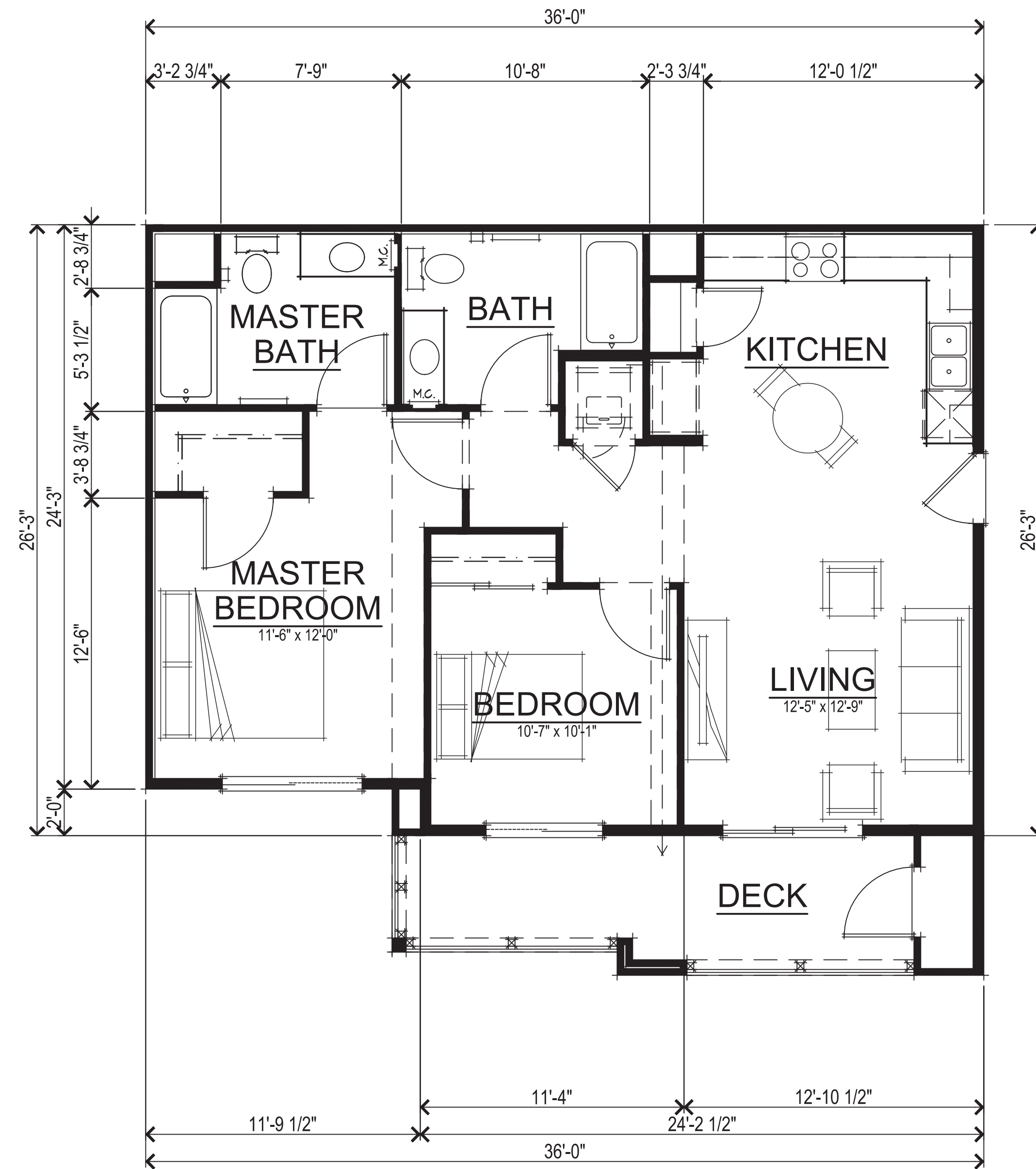
COVER SHEET  
A0





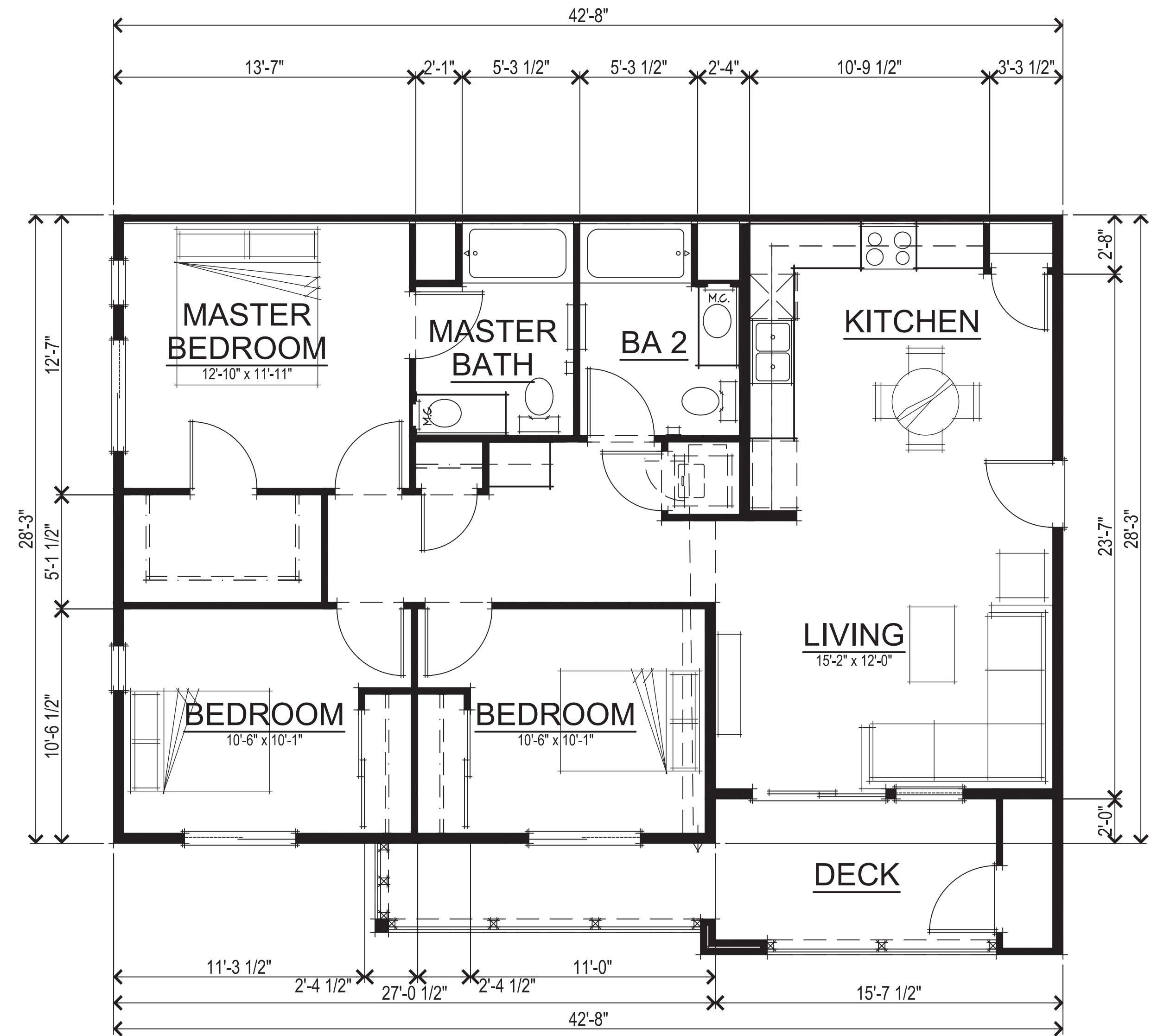
UNIT 1A - FLOOR PLAN

| SQUARE FOOTAGES |             |
|-----------------|-------------|
| UNIT 1A LIVING  | 681 SQ. FT. |



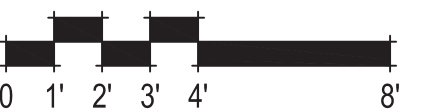
UNIT 2A - FLOOR PLAN

| SQUARE FOOTAGES |             |
|-----------------|-------------|
| UNIT 2A LIVING  | 921 SQ. FT. |



UNIT 3A - FLOOR PLAN

| SQUARE FOOTAGES |              |
|-----------------|--------------|
| UNIT 3A LIVING  | 1174 SQ. FT. |



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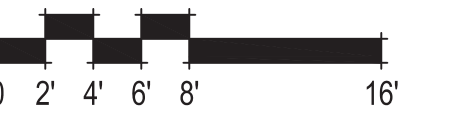
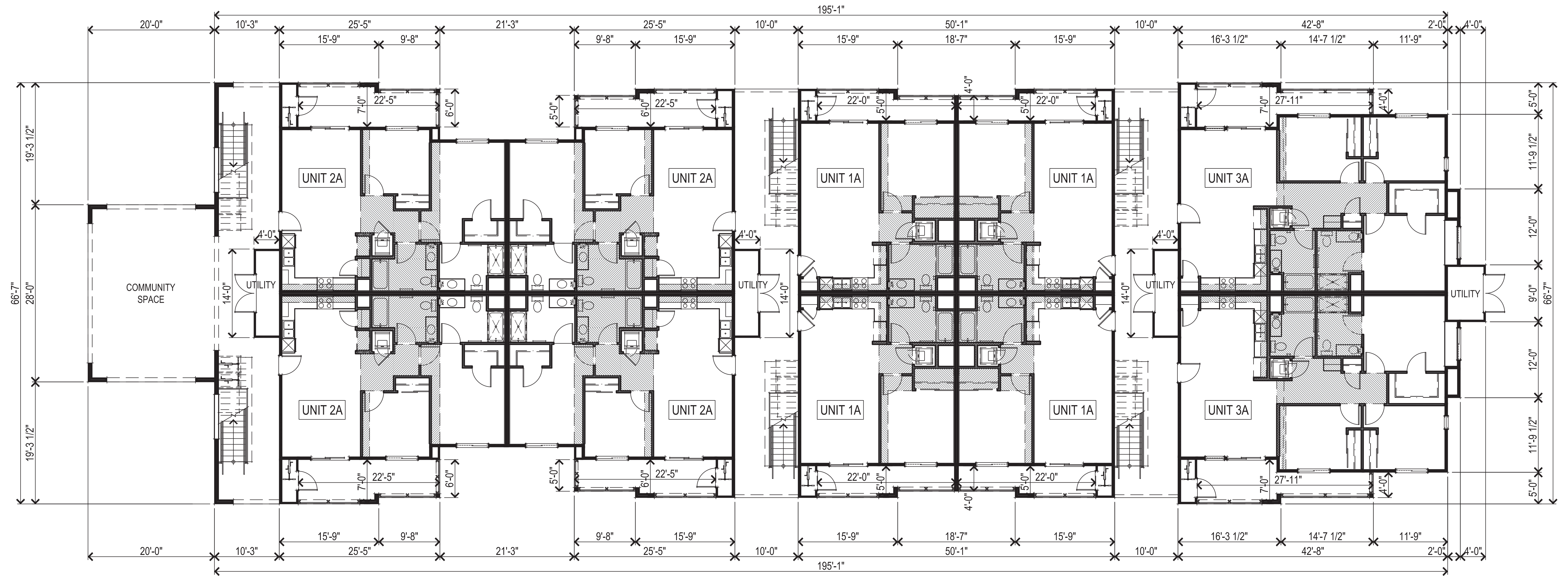
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UNIT FLOOR PLANS  
 A1

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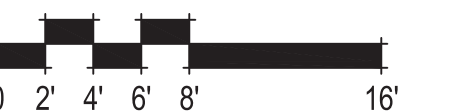
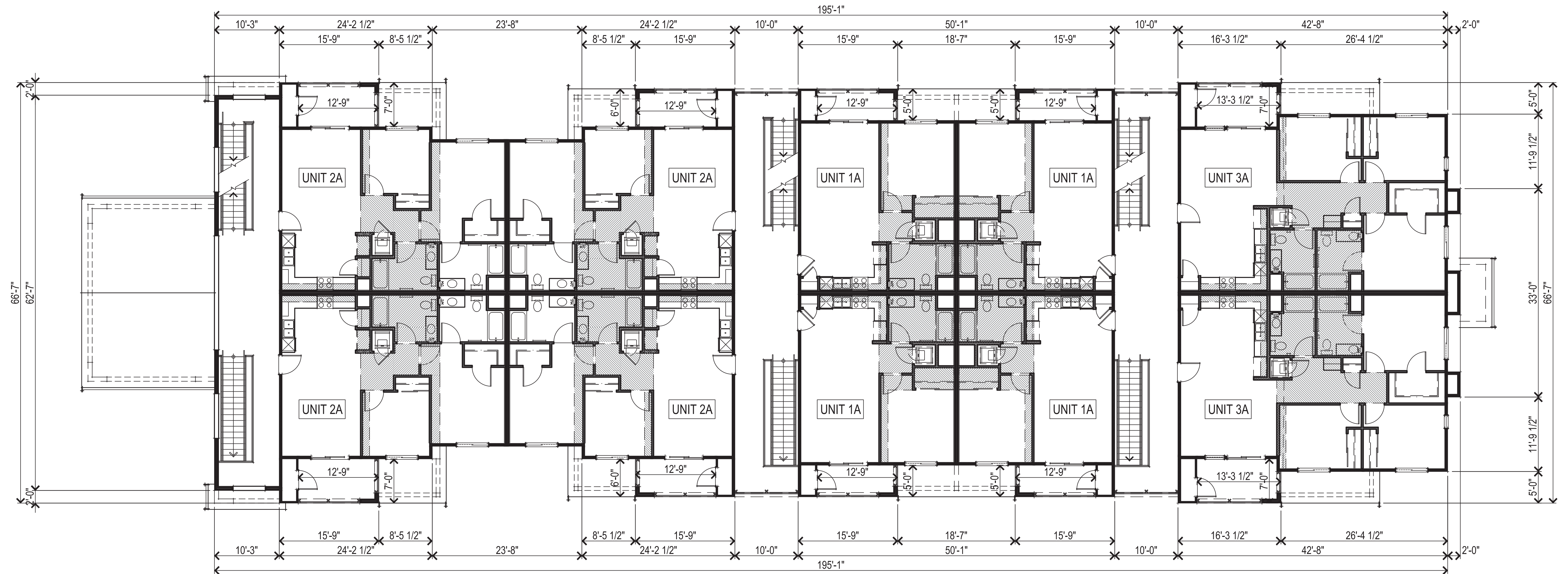
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FIRST FLOOR  
 A2

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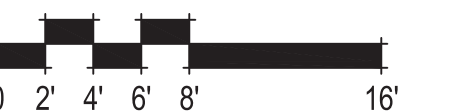
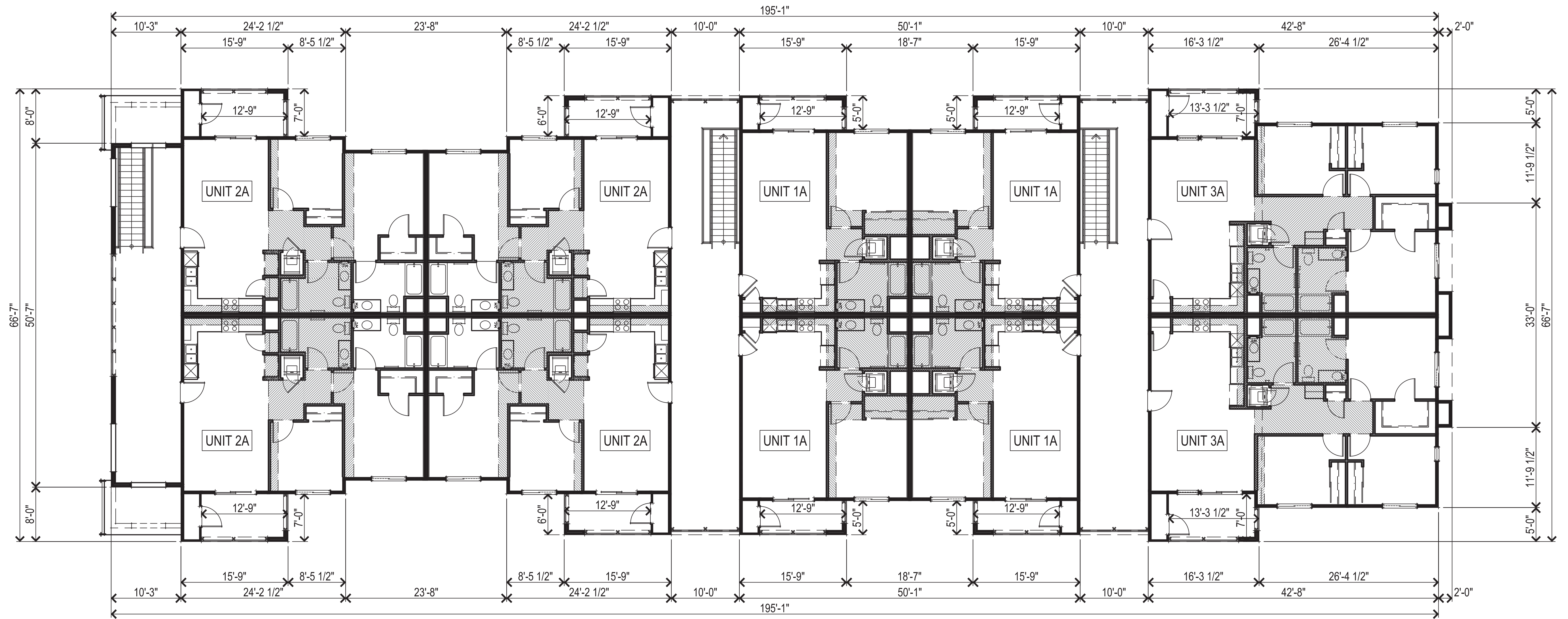
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SECOND FLOOR  
 A3

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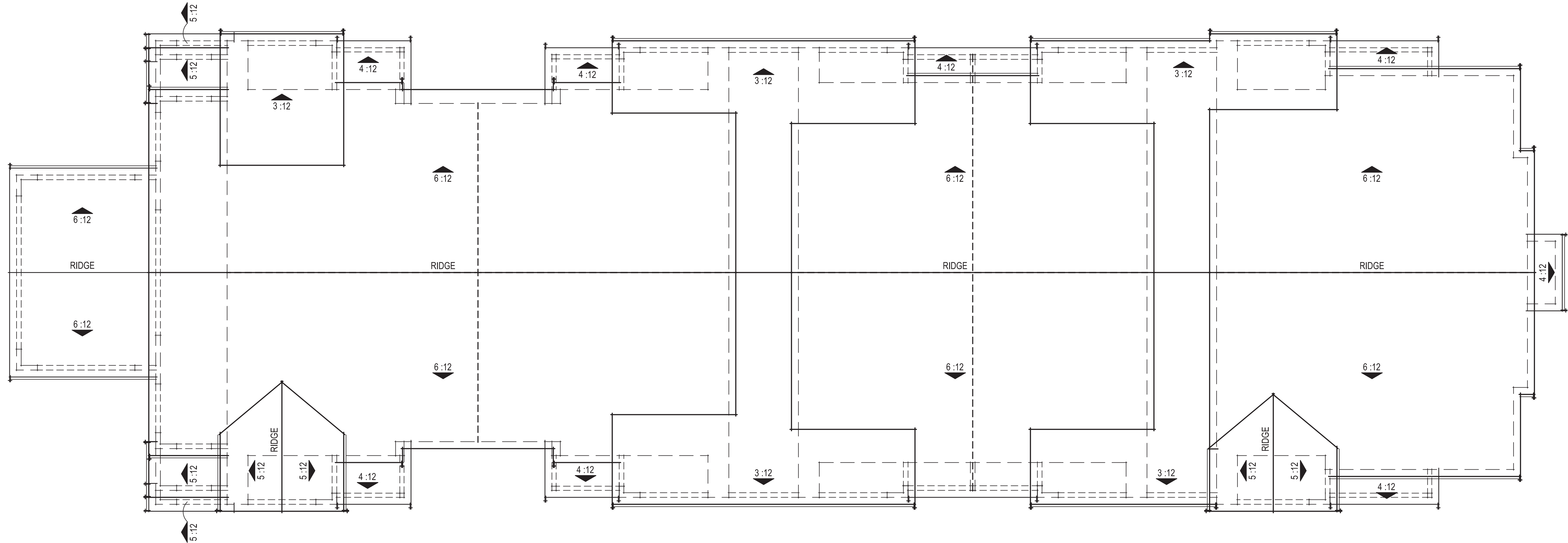
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THIRD FLOOR  
 A4

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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

- EXTERIOR MATERIALS
- BOARD & BATT
  - HORIZONTAL WOOD RAILING
  - WOOD TRELLIS
  - WOOD WINDOW TRIM
  - METAL ROOF
  - ARCHITECTURAL QUALITY COMPOSITION SHINGLE ROOFING

0 2' 4' 6' 8' 16'

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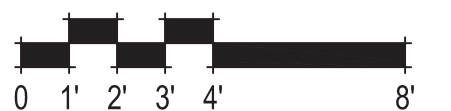
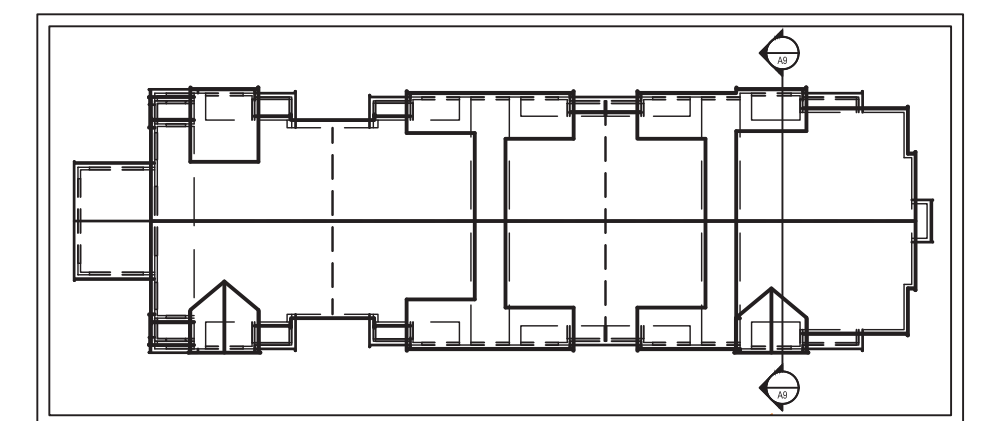
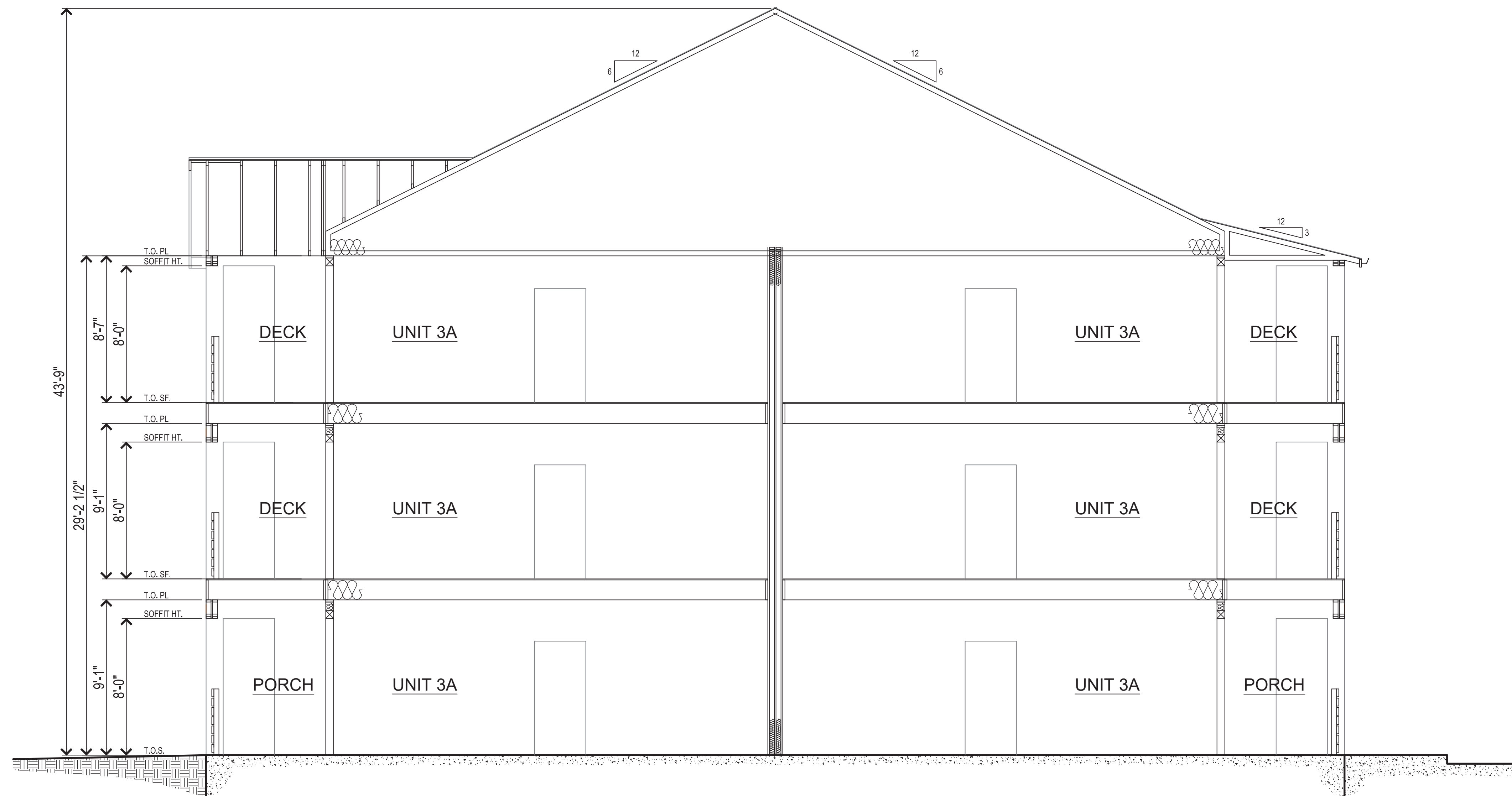
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REAR & LEFT ELEVATIONS  
A7

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BUILDING SECTION  
 A8

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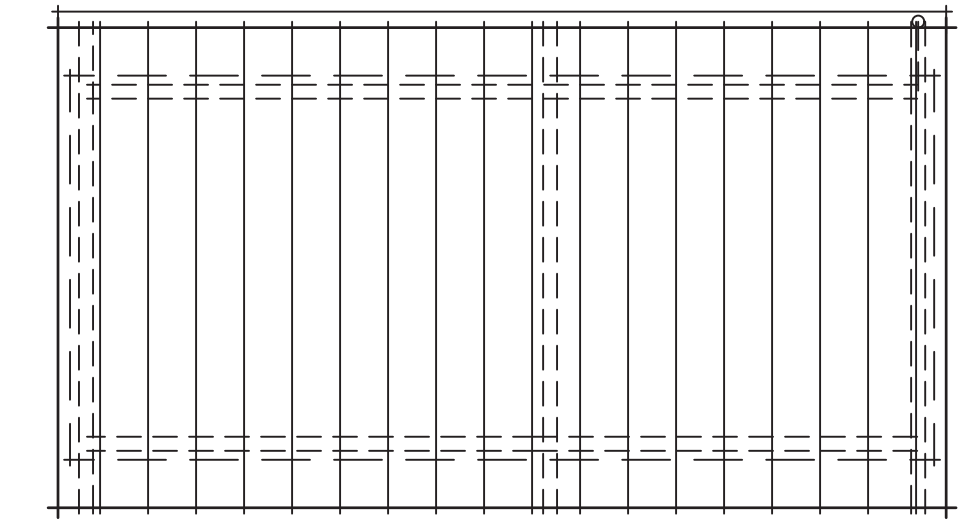
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PROPOSED CARPORT  
A9

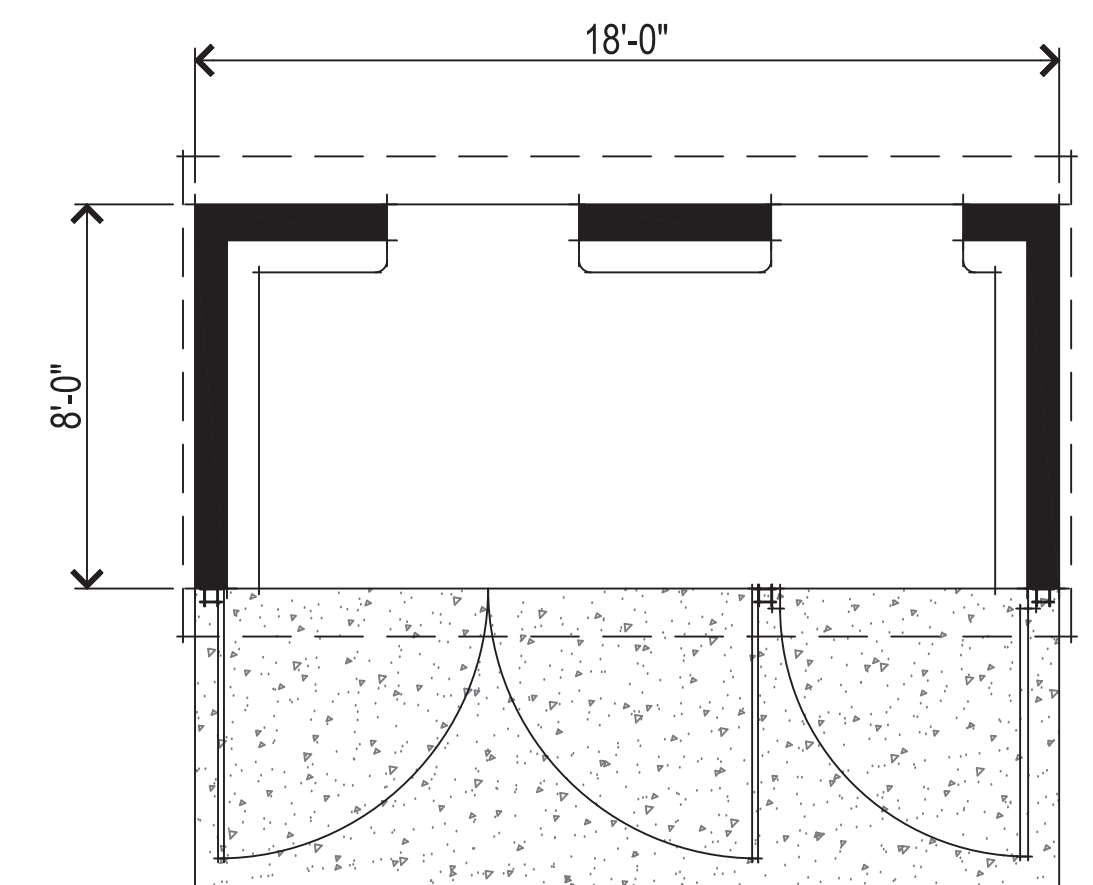
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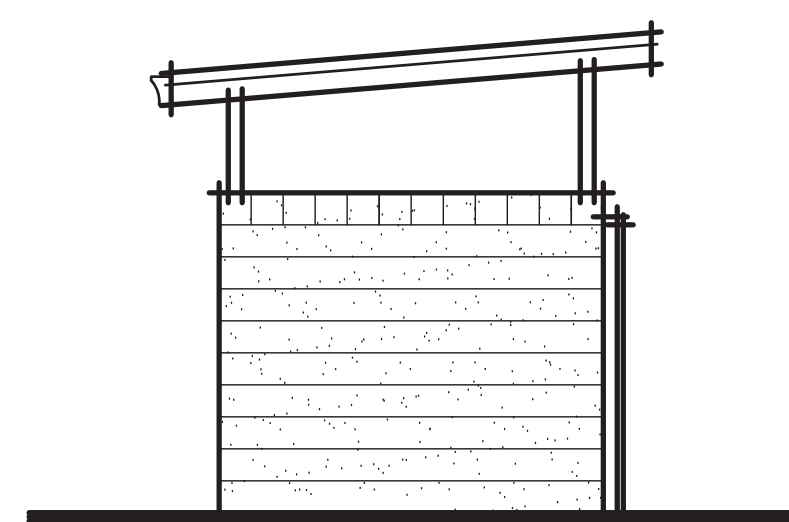




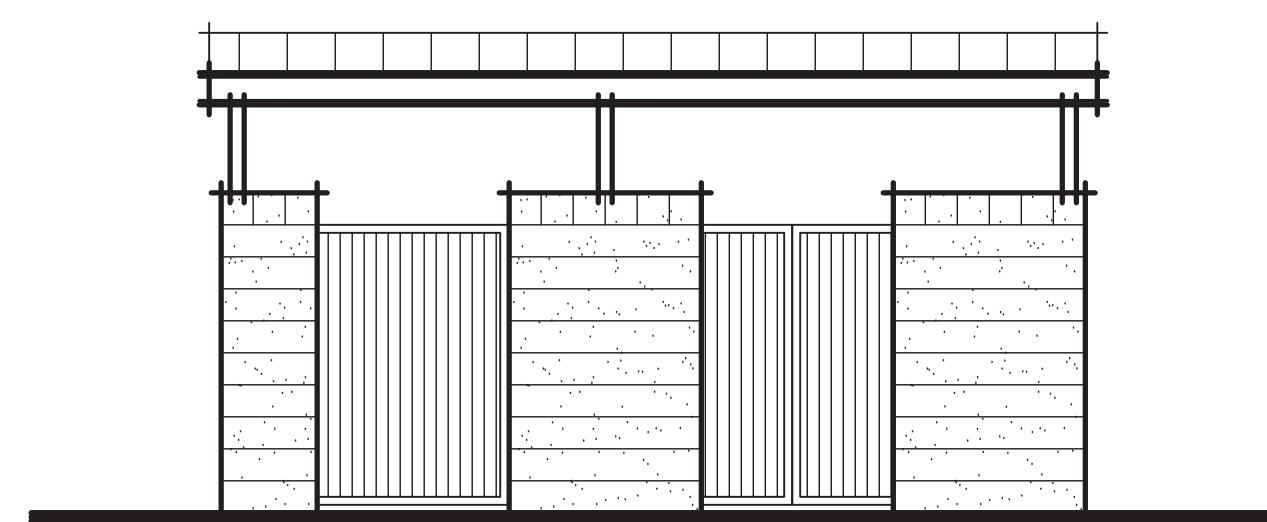
ROOF PLAN



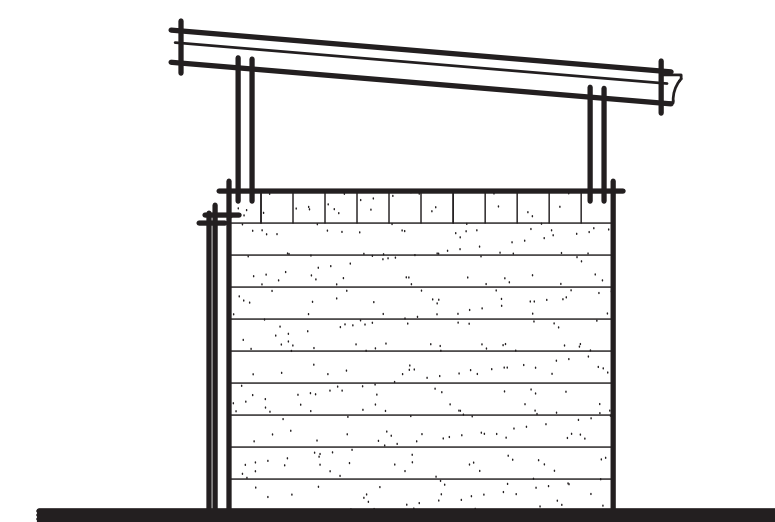
TRASH ENCLOSURE PLAN



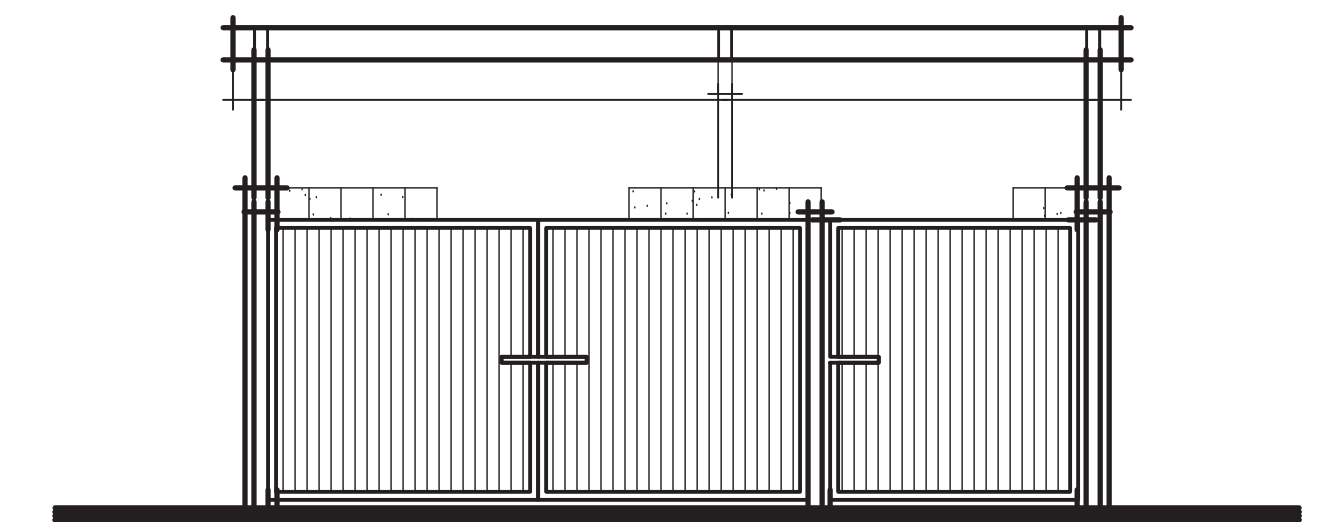
LEFT



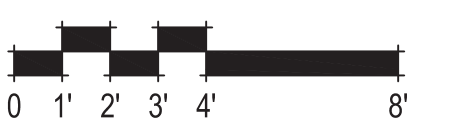
REAR



RIGHT



FRONT



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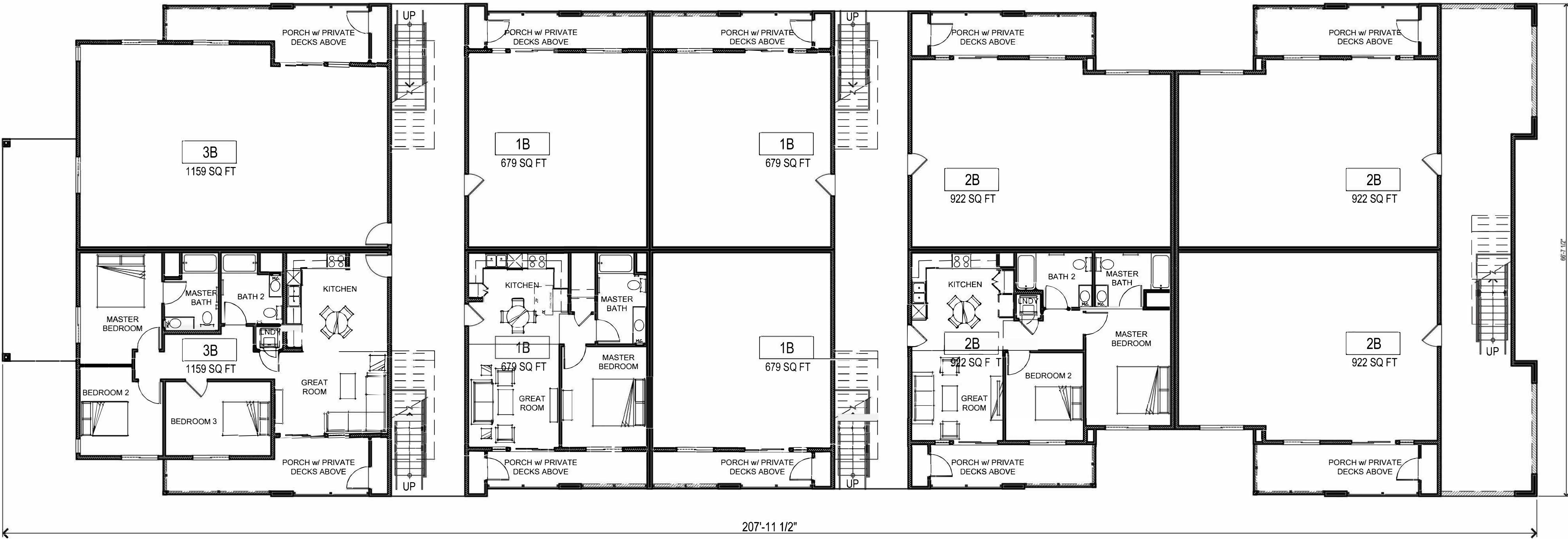
TRASH ENCLOSURE  
A10

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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

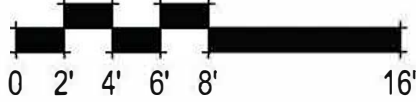
UNITS  
(12) 1 BEDROOM UNITS @ 679 SQ FT: 8,148 SQ FT  
(12) 2 BEDROOM UNITS @ 922 SQ FT: 11,064 SQ FT  
(6) 3 BEDROOM UNITS @ 1,159 SQ FT: 6,954 SQ FT  
TOTAL UNITS: 30  
TOTAL BUILDING SQ FT: 26,166 SQ FT

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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