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AR.0.1	Cover Sheet - Abbreviations, Project Contacts Graphic Symbols, Sheet Index, Design Criteria, Vicinity Map
AR.1.0	Site Plan
AR.1.2	Site Lighting Plan
AR.1.3	Fencing Plan, Parking and Circulation Plan
AR.2.0	Existing Elevations
AR.2.1	Building Elevations
AR.2.2	Building Elevations
AR.3.0	Self Storage First Floor Plan
AR.3.1	3D Views
AR.3.2	3D Views
AR.3.3	3D Views
AR.3.4	3D Views
Burrell 1 of 2	Preliminary Grading and Utility Plan
Burrell 2 of 2	Shed Map
L 1 of 2	Preliminary Landscape Plan
L 2 of 2	Preliminary Landscape Plan
Materials 1	Material Board
Materials 2	Material Board
Materials 3	Material Board
Materials 4	Material Board
xAR.1.1	Vicinity Site Plan
xAR.2.2	Roof Plan

4224 Sonoma HWY 12  
Santa Rosa, CA

Currently, the property located at 4224 Hwy 12, Santa Rosa, CA 95409, is under the County of Sonoma jurisdiction. The current zoning for the property is RR B6 20, VOH. We are proposing a rezoning and annexation into the City of Santa Rosa. CG (General Commercial) rezoning would be appropriate as it is designated Retail and Business Service by the General Plan. CG (General Commercial) zoning allows for Multi-family dwelling and Storage-Personal storage facility (mini-storage) with a Minor Conditional Use Permit, and/or Single-family dwelling Attached only with a Conditional Use Permit.

American Recess is proposing the construction of a mixed use project, consisting of 14 units row-house type residential dwellings and a 124,000 SF, 4 story, next generation self storage facility. Detailed analysis and studies will be conducted to determine the best type and configuration of the residential dwellings. Portion of the proposed residential units will all located as affordable housing.

The site contains (1) 2,664 SF single family house constructed in 1948 and (2) 872 SF garages. All existing structures will be demolished. Most of the existing trees and vegetation will be removed and replaced with code compliant landscaping. During the design phase we will strive to preserve as many existing trees as possible.



From a site perspective, the design will follow the natural topography, with respect to the existing trail crossing the property as well as the trees and creek located to the Southeast, which not only preserves, but highlights the natural features of our site and the surrounding areas. The new proposed uses will not create adverse environmental impacts such as smoke, noise, glare, dust, vibrations, fumes, pollution or odor which would be detrimental to or constitute a nuisance to area properties.

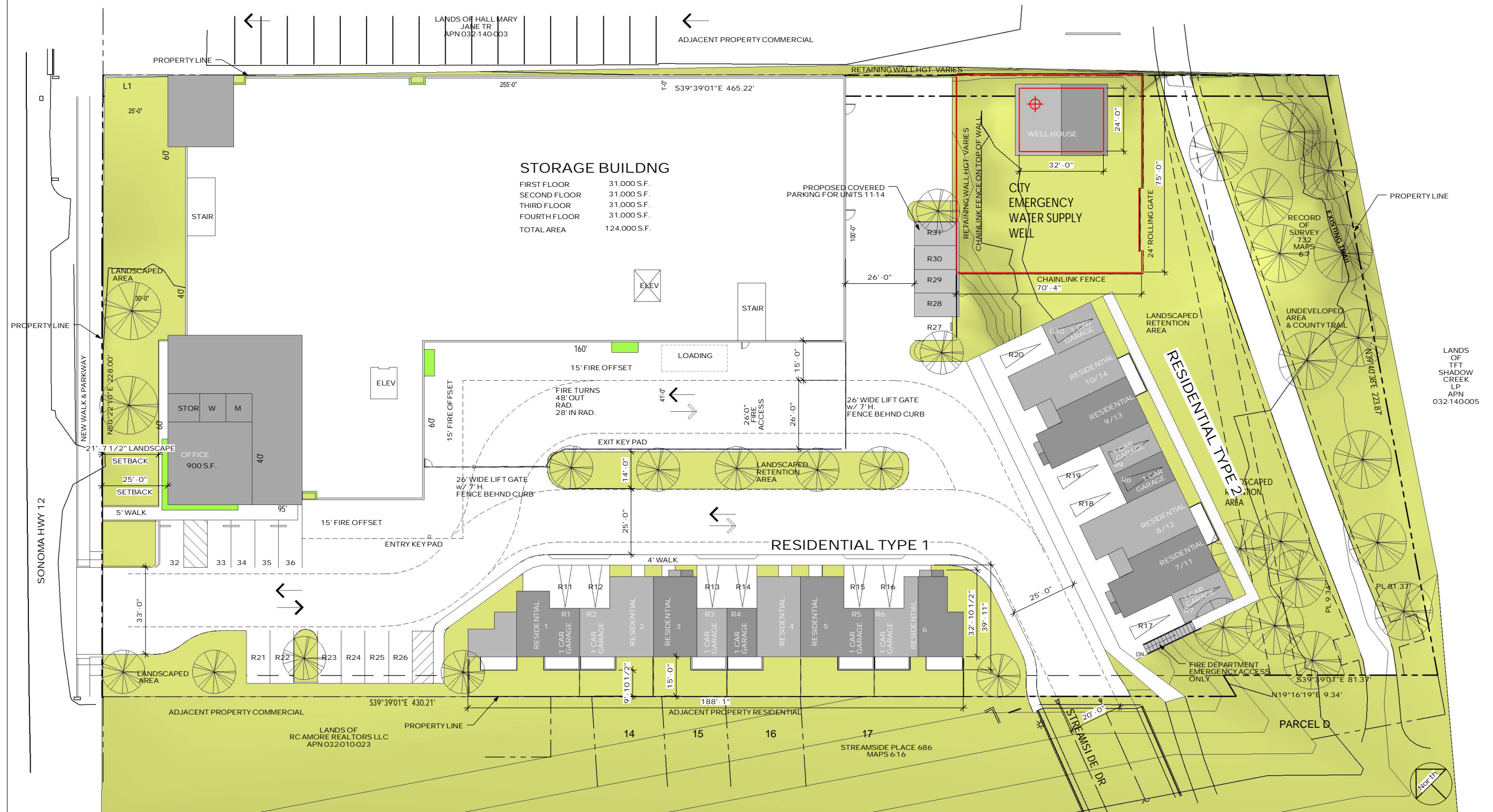
The two sets will share the same access from the main road and guest parking area on the Northwest side along Hwy 12. To provide extra security, the Self Storage Facility will have secured gated entry. Residential units are of a residential character, and privacy between residential units and self-storage facility is achieved and maximized by installing a Landscape strip between the 2 private access driveways.

Self Storage loading areas will be located as far as possible from residential units and will be screened from view from the residential portion of

Site planning and building design will be compatible with and enhance the adjacent and surrounding residential neighborhood in terms of scale, building design, color, exterior materials, roof styles, lighting, landscaping, and signage.

Parcel Description		Parcel Summary	
4224 Sonoma HWY 12		Total Gross Parcel Area	
Santa Rosa, CA 95409		<b>± 116,740SF / ± 2.684AC</b>	
Sonoma County APN 032-010-005		Self Storage Facility	
Proposed Zoning Designation CG		Floor Area Storage 1st Level	31,000 SF
Residential Density		Floor Area Storage 2nd Level	31,000 SF
30 Units Per Acre, Max.		Floor Area Storage 3rd Level	31,000 SF
Lot Coverage Max. 100%		Floor Area Storage 4rd Level	31,000 SF
Parcel Area	116,740 SF	<b>Total Floor Area Storage Building</b>	<b>124,000 SF</b>
Area Covered By Structures	39,767 SF	Residential Multi-family Unit 1	1,573 SF each
Lot Coverage	34.2%	Residential Multi-family Unit 2, 4, 5	1,394 SF each
Proposed Concrete and Asphalt Coverage	40,547 SF	Residential Multi-family Unit 3	1,417 SF each
Area Covered By Structures	39,767 SF	Residential Multi-family Unit 6	1,632 SF each
Native Landscape	23,789 SF	Residential Multi-family Unit 7, 8, 9, 10	1,634 SF each
Proposed Landscape	12,637 SF	Residential Multi-family Unit 11, 12, 13, 14	1,000 SF each
		<b>Total Floor Area Residential (14) units</b>	<b>19,340 SF</b>
		<b>Total Building Area</b>	<b>143,340 SF</b>

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1/16" = 1'-0"

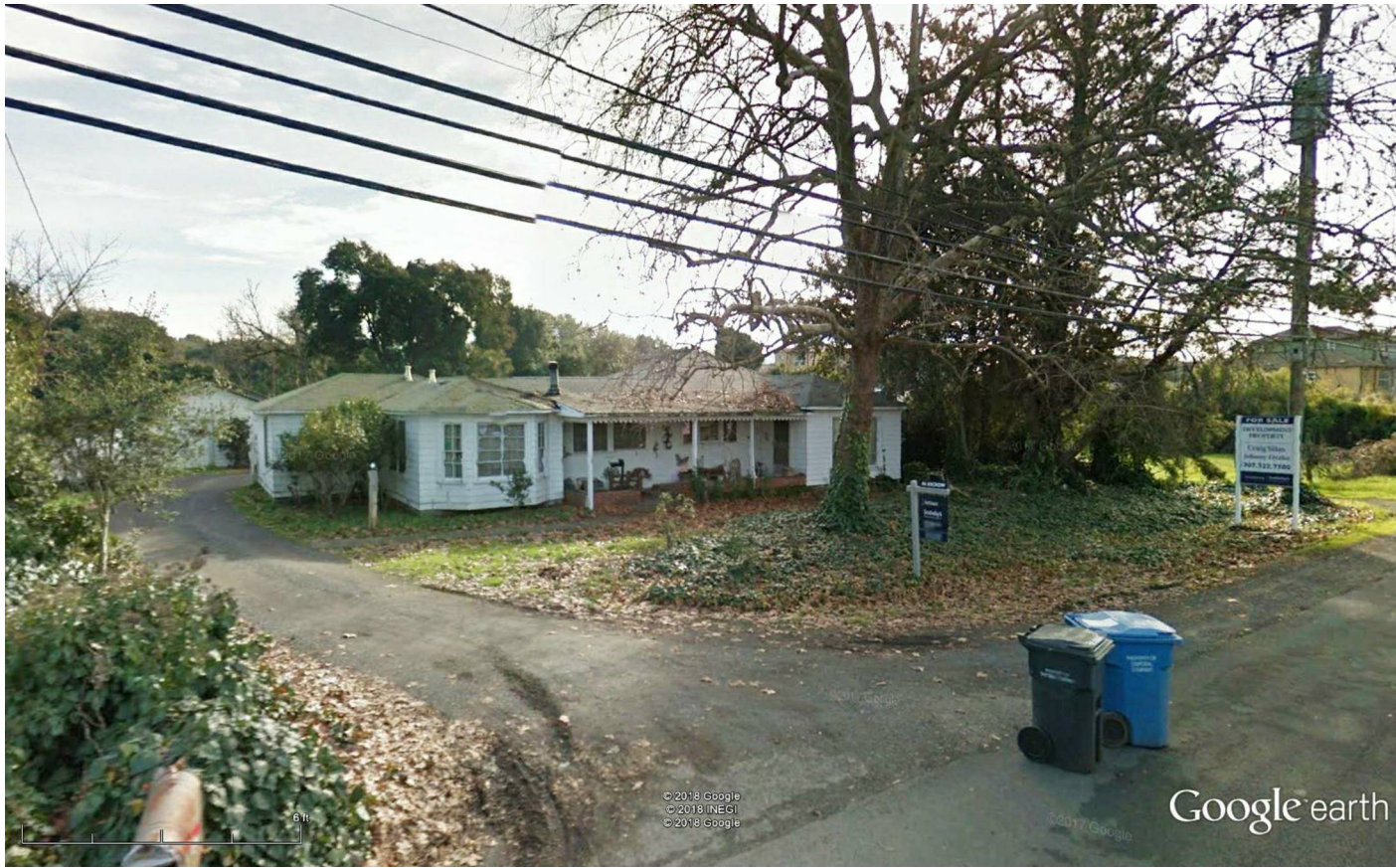
SELF STORAGE and RESIDENTIAL COMPLEX

4224 Hwy 12  
Santa Rosa, CA 95409  
Sonoma County APN 032-010-005


 SHEET CONTENT  
 Site Plan

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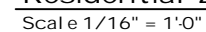
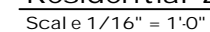
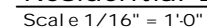
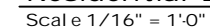
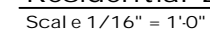
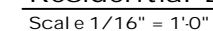
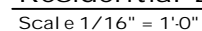
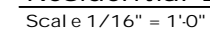
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Existing Elevations



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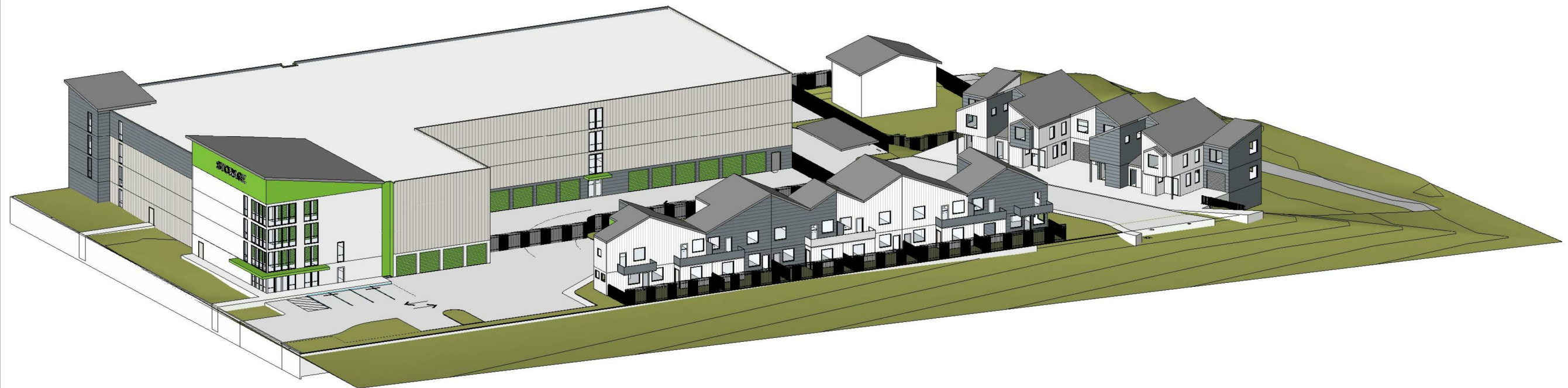
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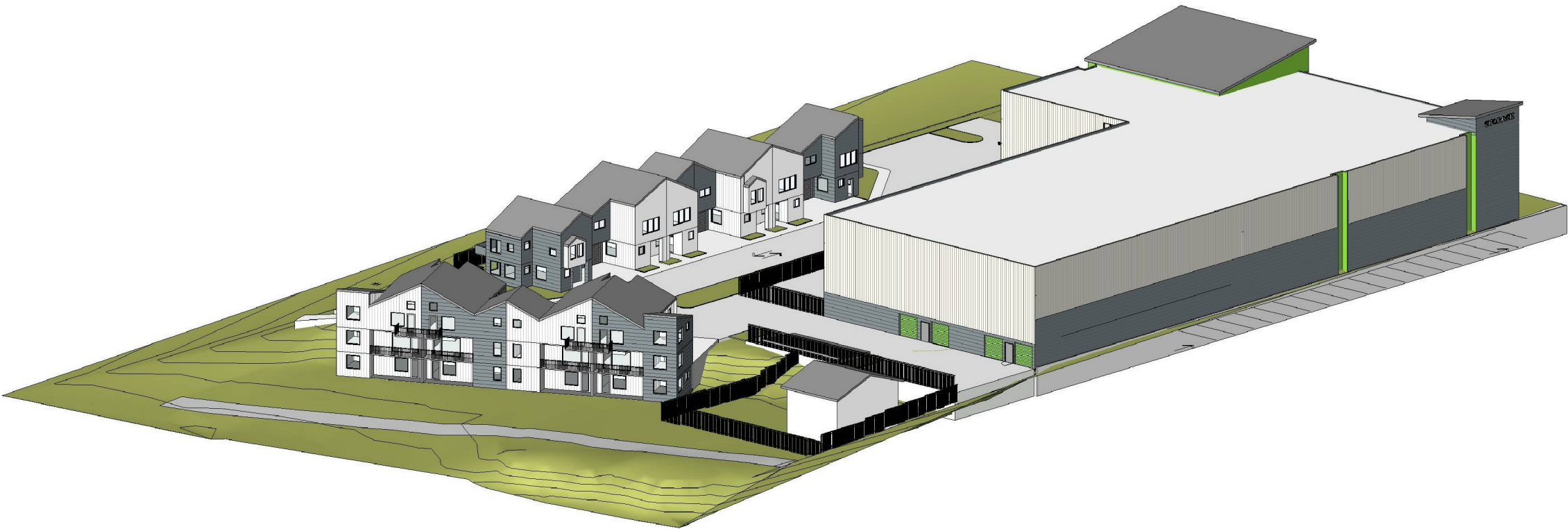
3D View -Bird's Eye View From South West



3D View -Bird's Eye View from North West

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3D View -Bird's Eye View from North-East



3D View -Bird's Eye View from South East

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3D View -Driving on Hwy12



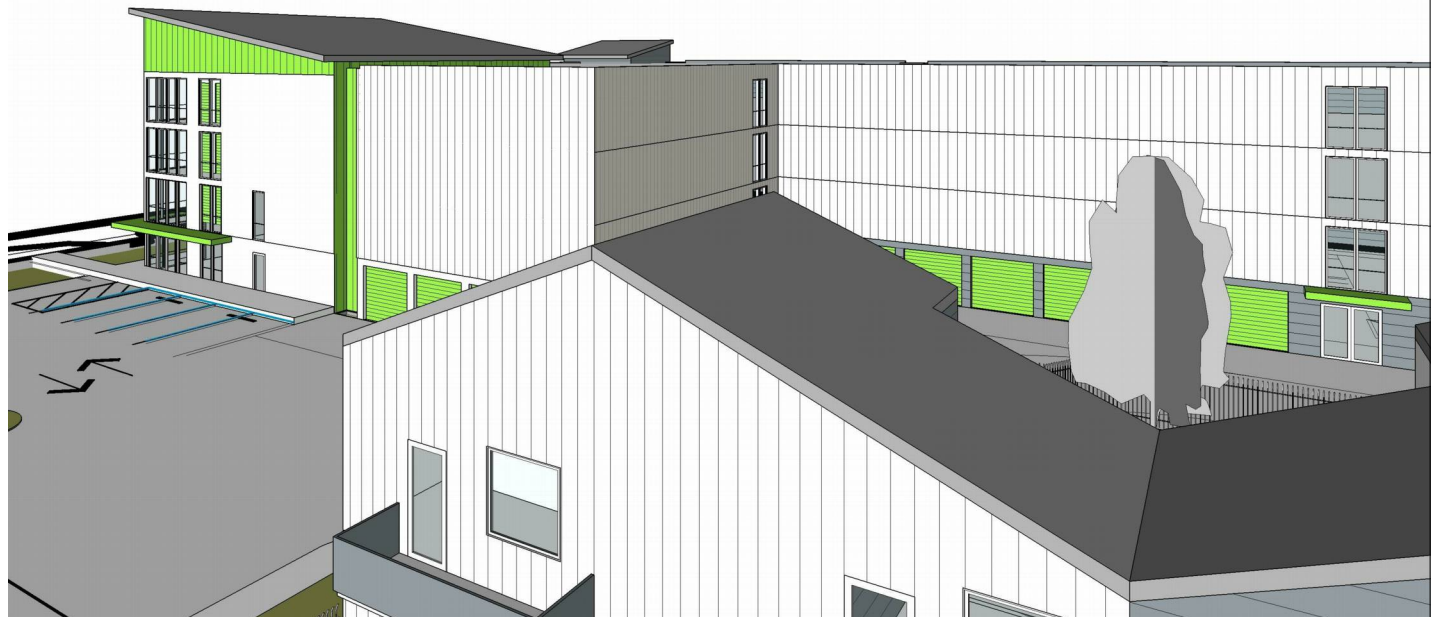
3D View -Driving on HWY 12



3D View -Driving on HWY 12



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**SHEET CONTENT**  
 3D Views

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