

**RECEIVED***By E07081 at 6:27 am, Dec 09, 2020*

**Design Review Narrative**  
**West Coast Self Storage**  
**December 1, 2020**

!

<b>SITE ADDRESS</b>	970 Piner Road
<b>APN</b>	015-680-013 (New APN not assigned)
<b>ACREAGE</b>	0.955 acres; 41,382 square feet
<b>GENERAL PLAN</b>	Light Industry, Zoning is IL
<b>APPLICANT / DEVELOPER</b>	West Coast Self Storage Attn: Steve Tangney, Vice President 39 Castledown Road Pleasanton, CA 94566 <a href="mailto:stangney@wcselfstorage.com">stangney@wcselfstorage.com</a>
<b>OWNER</b>	NWB Santa Rosa, LLC 801 2nd Ave, Suite 1300, Seattle, Wa 98104
<b>PROJECT REPRESENTATIVE / CIVIL ENGINEER</b>	Summit Engineering Attn: Demae Rubins 463 Aviation Blvd Suite 200 Santa Rosa CA 95403 <a href="mailto:demae@summit-sr.com">demae@summit-sr.com</a>
<b>ARCHITECT</b>	JACKSON   MAIN Attn: Robin Murphy 311 First Avenue South Seattle, WA 98104 <a href="mailto:Robin.Murphy@jacksonmain.com">Robin.Murphy@jacksonmain.com</a>
<b>LANDSCAPE ARCHITECT</b>	Johnson Rinehart LA Attn: Bill Rinehart 118 English St Petaluma Ca 94952 Bill Rinehart <a href="mailto:bill@johnsonrinehart.com">bill@johnsonrinehart.com</a>

## **EXISTING CONDITIONS AND SETTINGS**

The project area is comprised of a single parcel totaling approximately 41,382 square feet. On July 1, 2020, the parcel was created with the recordation of Parcel Map No. 749. The parcel map served to separate 970 and 990 Piner Road into two separate legal lots of record. A 20-foot reciprocating access easement is on the shared boundary but is not yet supported by a physical driveway approach off Piner.

The site is bordered by Piner to the north, automobile repair services to the east and west, and a drainage channel to the south that is owned by the Sonoma County Water Agency. Parcel Map No. 749 calls out a 50' setback from top of bank of the drainage channel which is reflected on the site plan. The site is relatively flat with minimum elevation change across the property, (less than 2'). Existing improvements include a vacant office building, parking lot and landscaping. Access to the site is obtained by a single existing driveway from Piner at the northeastern corner.

## **HISTORY**

A pre-application meeting was held on October 13<sup>th</sup> with various staff members. Monet Sheikhali was the planner on the call. A follow up call was held on October 15<sup>th</sup> with Ian Hardage to discuss fire requirements in more detail. Modifications to the plan have been incorporated into this submittal based on these comments.

## **PROPOSED SCOPE OF WORK/PROJECT DESCRIPTION**

West Coast Self Storage is an experienced developer and operator of self-storage facilities, with corporate headquarters in Everett, Washington. The company currently operates 74 self-storage facilities on the west coast and company has developed 16 new facilities in the past 10 years, primarily in Seattle, Portland, the Bay Area and Southern California. The company takes pride in developing high quality state of the art facilities with attention to design.

This application request seeks a design review approval of a new self-storage facility to replace the existing legal non-conforming structure and use. The existing structure and supporting parking lot would be demolished and replaced with a new 3-story, approximately 67,500 square foot storage building. A manager's office and toilet rooms would be located on the ground floor near the project entry. A caretaker's unit would not be provided and is no longer typical in modern self storage developments due to advancements with security systems and cameras.

Storage units will be predominantly interior access to storage units. Upstairs units will be accessed from either of two elevators that will be centrally located in a covered

loading/parking bay. The 3-story building will be climate controlled and contain various sizes of storage units. The allocation of storage units is provided on an accompanying sheet in the plan set.

The proposed development would be accessed from the existing driveway at the northeastern corner of the property. The driveway would access 5 parking and 3 loading stalls. The available parking onsite exceeds the parking requirements for self-storage (Sec 20-36.040). (by our calculations we are meeting the zoning reqs)

Parking outside the security gate will primarily serve self-storage customers that are visiting the rental office. 4 stalls are provided outside the gate. The rental office would include a retail sales area for moving related supplies such as boxes, bubble wrap etc. Existing tenants will primarily access their storage unit through the security gate keypad using their assigned PIN number to operate the gate. Once inside the secured area customers would park in the loading bay which has 3 oversized (11' x 30') loading stalls to accommodate rental trucks such as U-Haul trucks and standard parking stalls.

Hours of operation for the facility are typically 9:00am – 5:30pm for the rental office and 7:00am – 7:00pm for existing customers to access through the security gate.

Security at the facility is extensive and will consist of unique PIN code access for the entry gate, hallway entry doors and the elevators. Additionally, the property would include cameras and a digital video recorder which will operate 24 hours per day. Cameras would be spaced throughout the building interior and the exterior including at the entry gate and in the elevators. The PIN code access is also linked to the property management software, so the property manager has a record of who is onsite at any given time.

The building design represents the current philosophy in self-storage, which is primarily multistory interior access with a central covered loading bay and architecturally pleasing features including glass display windows on street facing facades. Display windows have been incorporated into the frontage portion of the building along Piner Road to give architectural interest, variation and reduce massing.

Considerable care has been taken in the design of this project to not only meet the design guidelines but also to present a modern and interesting image along the commercial corridor. The choice of durable materials, including CMU steel and glass, reflects the commercial/industrial nature of the area, while the addition of windows, articulation, and patterns avoids a monotonous facade. Additionally, considerable care has been taken to incorporate the appropriate fire truck access into the project in accordance with comments from the Fire Marshal at the pre-application stage.

## **PUBLIC ART**

Applicant is aware of the requirement for public art and will work with the Art Committee for approval. Currently we are planning to incorporate art into the building design along the Piner Rd frontage.

## **DRAINAGE**

Site drainage including roof drainage will be collected in underground lines and treated in bio-ponds or swales. After treatment, water will discharge into the drainage channel at the rear of the property as allowed.

## **GENERAL PLAN CONSISTENCY**

The property is designated as Light Industry in the General Plan. The Light Industry designation accommodates light industrial, warehousing and heavy commercial uses. Uses appropriate to this land use category include auto repair, bulk or warehoused goods, general warehousing, manufacturing/assembly with minor nuisances, home improvement retail, landscape materials retail, freight or bus terminals, research oriented industrial, accessory offices, and employee-serving commercial uses, and services with large space needs, such as health clubs. Professional office buildings are not permitted. The existing structure and historical office use would not be permitted and would be considered legal non-conforming. However, the proposed self-storage (i.e., general warehousing) would be consistent with the Light Industry General Plan designation.

## **LAND USE ENTITLEMENTS/ZONING COMPLIANCE**

The IL Zoning District indicates that a mini-storage is a permitted use since it does not adjoin a residential district or a parcel with a residential use (the parcel to the south owned by the Sonoma County Water Agency is also within the IL zoning district).

Additionally, personal storage facilities must also comply with Section 20-42-180 of the Santa Rosa Zoning Code, which states:

- A. *Limitations on location. A mini-storage facility shall be approved only on a regional street as designated in the Circulation Element of the General Plan.*
- B. *Development standards. Each mini-storage project shall comply with all of the following standards.*
  - 1. *Setbacks. Each building shall be set back a minimum of 25 feet from an arterial street right-of-way when located in a commercial zoning district, and shall be set back a minimum of 20 feet from all other streets, unless a plotted building*



*setback line would require a greater setback.*

- 2. Landscaping, fencing. Where the site is adjacent to a residential zoning district, a 20-foot landscaped setback shall be provided on the parcel adjacent to the residential district and a 20-foot landscaped front yard shall be provided when within 100 feet of a residential district or across the street from a residential district. Landscaping shall be in addition to any architectural screening-type fence. A fence, when required, shall be solid or semi-solid, and constructed to prevent the passage of debris or light, and constructed of either brick, stone, architectural tile, masonry units, wood, or other similar material (not including woven wire) and shall not be less than five feet nor more than eight feet in height.*
- 3. Manager quarters. A mini-storage project may include residential quarters for a manager or caretaker.*
- 4. Aisle width. Aisle width shall be a minimum of 25 feet between buildings to provide unobstructed circulation.*

Although the Code speaks to outdated self-storage practices when single story projects were the norm, the proposed project would comply with the standards. The project is not in a commercial district, so a larger setback is not warranted. A residential use is not adjoining the property, but the application would incorporate appropriate landscaping and street trees along the frontage to soften and create a harmonious frontage that is compatible with the neighboring properties, which is consistent with the purpose and intent of the Zoning code

Moreover, the proposed project would be located within an existing industrial area consisting of a variety of uses including wholesale/retail uses, cabinet shops and industrial services including automotive repair shops. The physical and operational characteristics of a self-storage facility would result in minimal impacts from traffic due to the low employee density. The proposed development is compatible with adjacent building design.

## **ARCHITECTURE**

The proposed project would have a superior architectural design consisting of a variety of materials and a significant percentage of glass integrated into the design along the street frontage. The building will have a compatible color scheme consisting of gray and blues, which are not high chroma in keeping with the local vernacular and enhancing the visual character of the environment. The design goal is to help define the use of the building, without making it appear to be something it is not. This is accomplished by a point counter point theme. The street façade includes 2 “glass tower” elements that help offset the non-street side of the building.



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# WCSS - SANTA ROSA

970 PINER RD,  
SANTA ROSA, CA 95404  
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DECEMBER 08, 2020

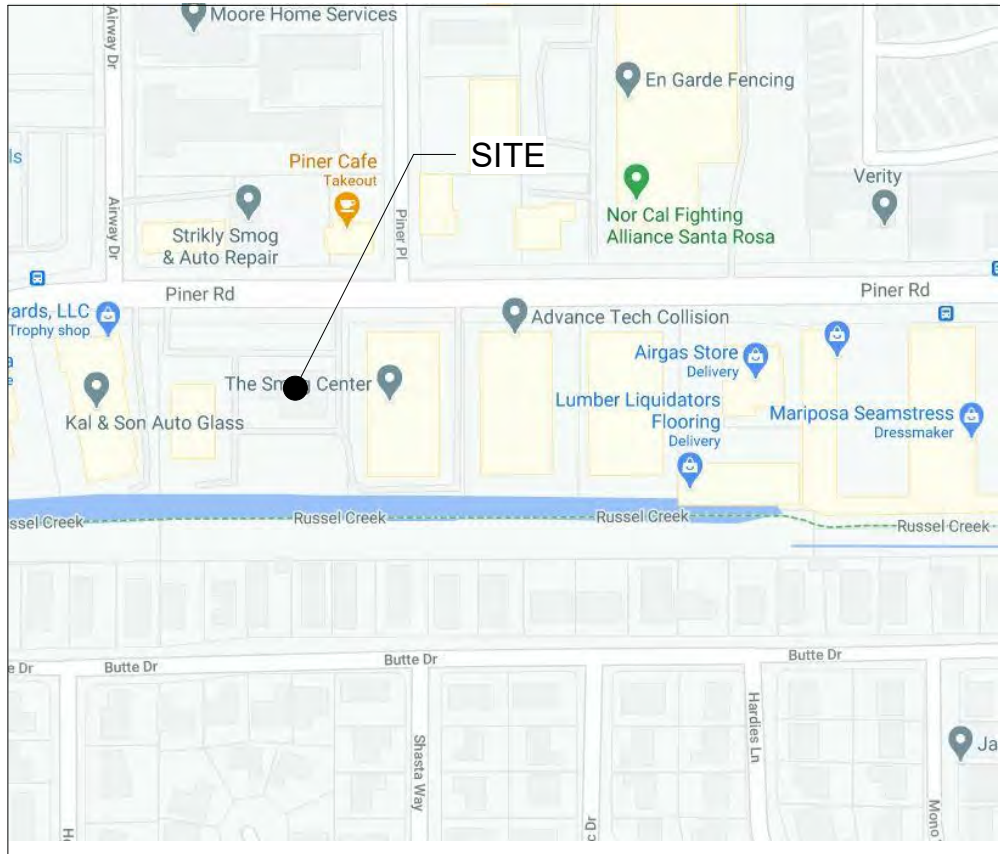
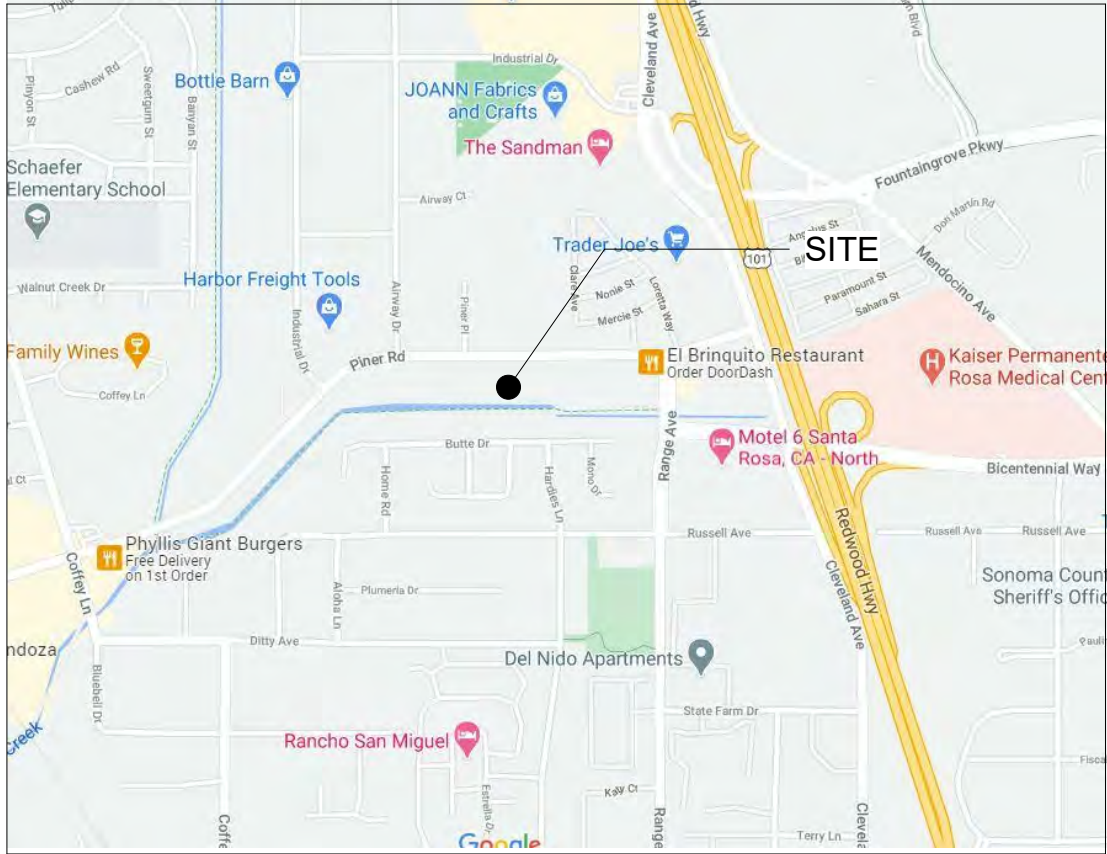
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NOT FOR CONSTRUCTION  
FOR REVIEW ONLY

WEST COAST SELF STORAGE  
GROUP  
808 134TH ST SW, BLDG.B, STE 211  
EVERETT WA, 98204

WCSS - SANTA ROSA  
970 PINER RD,  
SANTA ROSA, CA 95404



### LEGAL DESCRIPTION

LEGAL DESCRIPTION (PER TITLE REPORT)  
REAL PROPERTY IN THE CITY OF SANTA ROSA, COUNTY OF SONOMA, STATE OF CALIFORNIA,  
DESCRIBED AS FOLLOWS:  
LOT 2, AS SHOWN ON CITY OF SANTA ROSA PARCEL MAP NO. 749, FILED ON JULY 1ST, 2020,  
IN BOOK 814 OF PARCEL MAPS AT PAGES 49 TO 53, SONOMA COUNTY RECORDS.  
APN: 015-680-013-000 UNDERLYING. (NEW APN NOT YET ASSESSED)

### SEPARATE SUBMITTALS

?

### PROJECT DESCRIPTION

DEMOLITION OF EXISTING ONE STORY BUILDING AND CONSTRUCTION A STORAGE  
FACILITY THAT INCLUDES:

A LEASING OFFICE AND RETAIL BUILDING AT THE FORWARD PORTION OF THE  
BUILDING AND A 3-STORY, SEMI-CONDITIONED SELF-STORAGE STRUCTURE.

### DELEGATED DESIGN

THE GENERAL CONTRACTOR SHALL SCHEDULE A FIRESTOPPING MEETING WITH THE  
BUILDING INSPECTOR AND ALL SUBCONTRACTORS THAT WILL BE INSTALLING FIRESTOPPING  
MATERIALS. EACH SUBCONTRACTOR WILL PROVIDE A LIST OF FIRESTOP MATERIALS /  
ASSEMBLIES WHICH WILL BE USED, AND THE LISTING AND APPROVAL INFORMATION (I.E. ICC  
OR OTHER APPROVED REPORT / LISTING NUMBERS). THIS INFORMATION MUST BE  
SUBMITTED TO AND APPROVED BY THE BUILDING INSPECTOR PRIOR TO ANY INSTALLATION.

OWNER	ARCHITECT	GEOTECHNICAL ENGINEER	CIVIL ENGINEER	STRUCTURAL ENGINEER	MECHANICAL ENGINEER	PLUMBING ENGINEER	ELECTRICAL ENGINEER	LANDSCAPE ARCHITECT	CONSULTANT
<b>WEST COAST SELF STORAGE</b> 808 134th St SW Bldg B, Suite 211 Everett, Washington 98204 PHONE: 408-836-4543 EMAIL: stangney@wcselfstorage.com CONTACT: Steve Tangney	<b>JACKSON   MAIN ARCHITECTURE P.S.</b> 311 1ST AVE. S. SEATTLE WA 98104 PHONE: (206) 324 4800 EMAIL: laiz.hitchcock@jacksonmain.com CONTACT: Larz Hitchcock ARCHITECT: Robin Murphy	<b>BAUER ASSOCIATES INC.</b> 6470 Mirabel Rd, PO Box 460 Forestville, WA PHONE: 707 884 2505 EMAIL: ARTHUR@BAURERGEOTECH.COM CONTACT: ARTHUR@BAURERGEOTECH.COM	<b>SUMMIT ENGINEERING</b> 463 AVIATION BLVD STE 200 SANTA ROSA, CALIFORNIA 95403 PHONE: 707 527 0775 EMAIL: MONICA@SUMMIT-SR.COM CONTACT: Monica Shah PE -PM.	<b>HW ENGINEERING</b> 8887 W. FLAMINGO RD SUITE 101 LAS VEGAS, NV PHONE: 702 202 0061 EMAIL: hongyu@hwengineeringusa.com CONTACT: Hongyu Wang - PE, SE	? ? ? PHONE: ? EMAIL: ? CONTACT: ?	? ? ? PHONE: ? EMAIL: ? CONTACT: ?	? ? ? PHONE: ? EMAIL: ? CONTACT: ?	<b>BILL RINEHART</b> 118/ English St Petaluma, CA PHONE: 707 480-6451 EMAIL: bill@johnsonrinehart.com CONTACT: Bill Rinehart ASLA	? ? ? PHONE: ? EMAIL: ? CONTACT: ?

PROJECT NO.: 20143  
PROJECT MGR.: LH  
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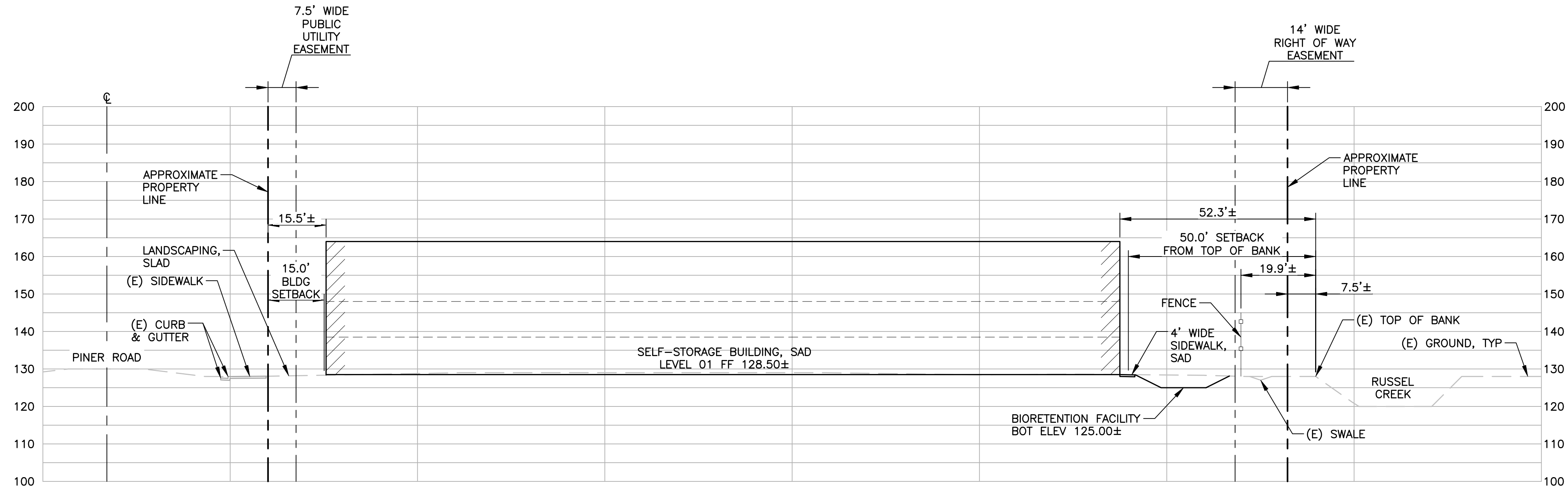
COVER SHEET

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JACKSON | MAIN ARCHITECTURE P.S. © 2020



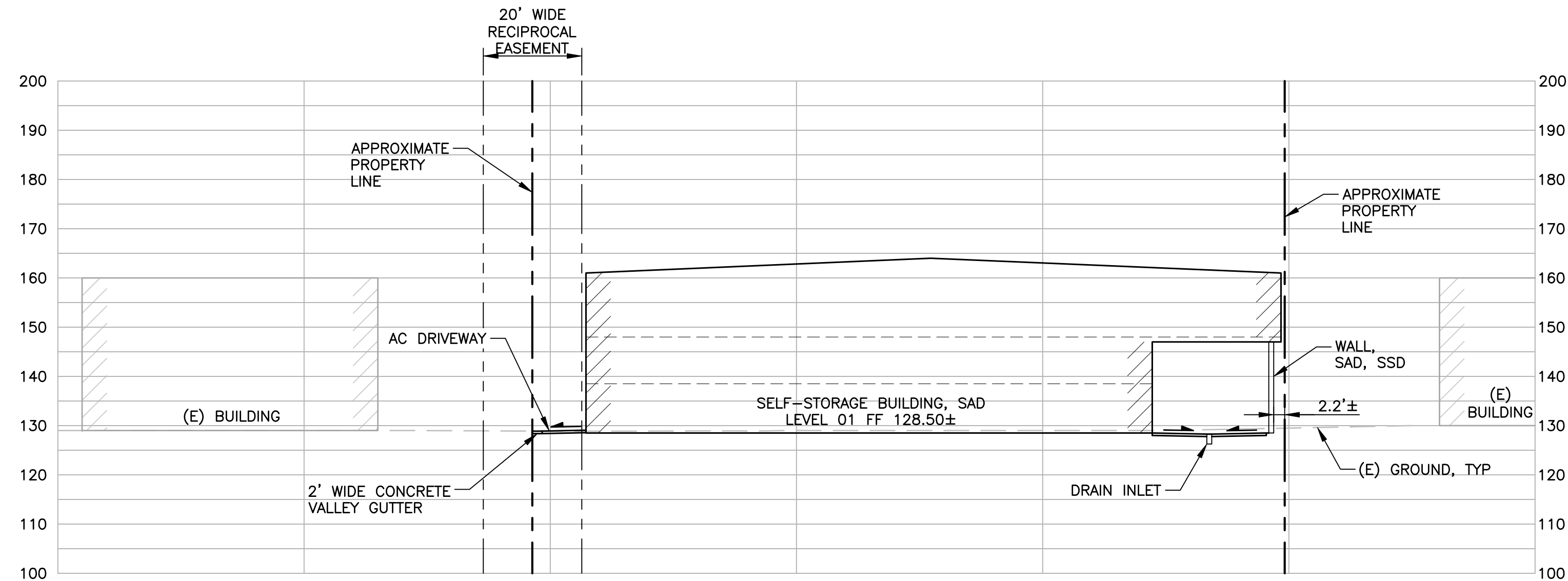
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### SECTION

SCALE: 1"=20' HORIZ  
1"=10' VERT

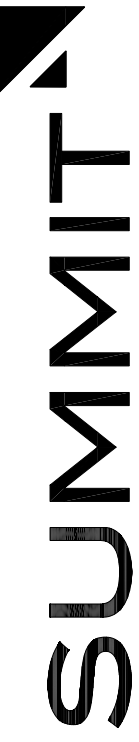
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### SECTION

SCALE: 1"=20' HORIZ  
1"=10' VERT

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Summit Engineering, Inc  
463 Aviation Blvd., Suite 200 • Santa Rosa, CA 95403  
707-527-0775 • www.summit-sr.com

WEST COAST SELF-STORAGE  
970 PINER ROAD  
SANTA ROSA, CA  
APN 015-680-013

DESIGN REVIEW

PRELIMINARY SITE SECTIONS

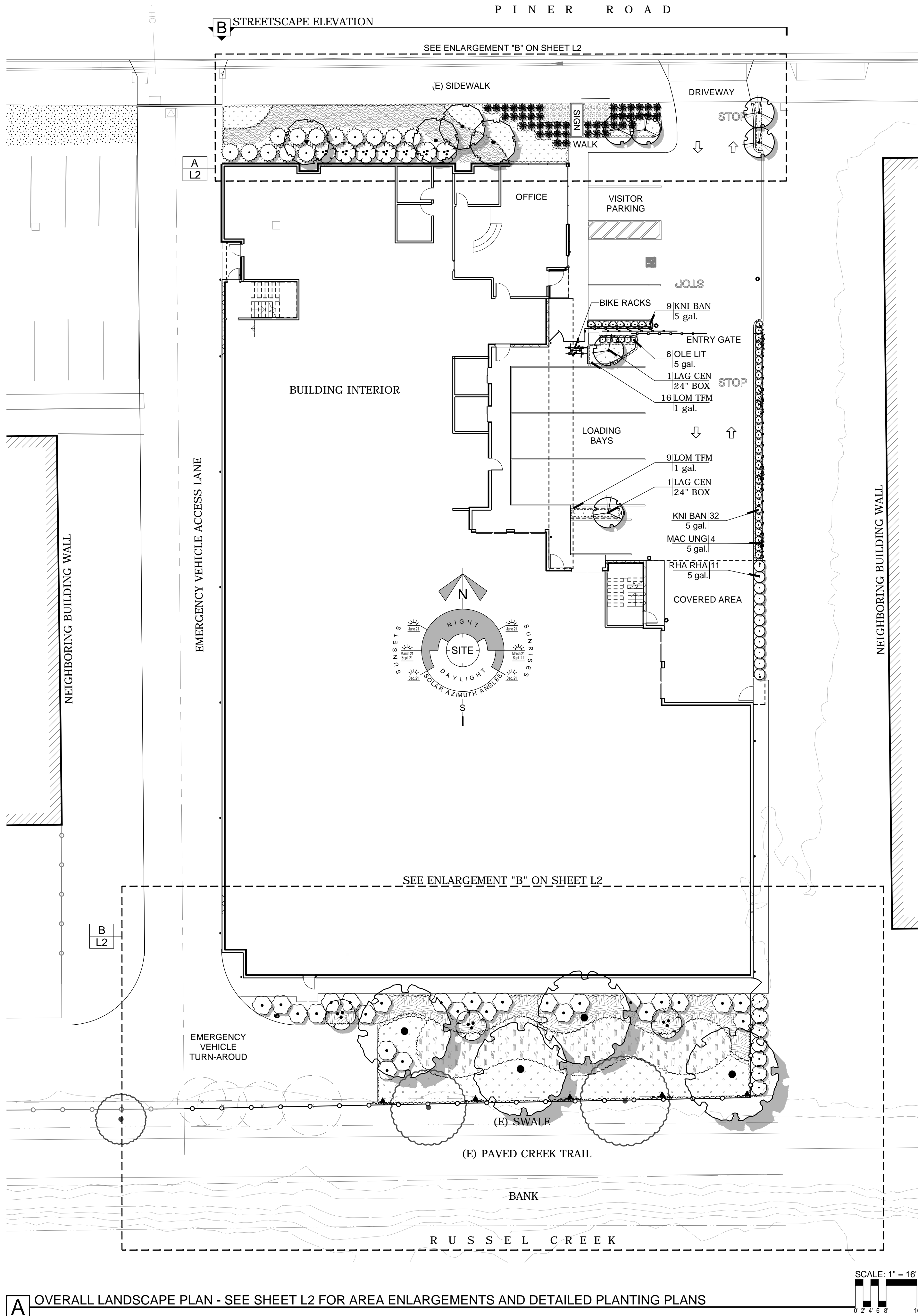
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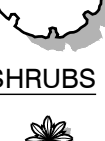



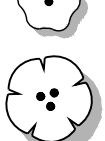
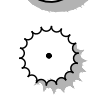




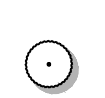


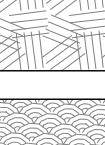
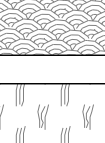
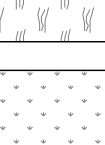
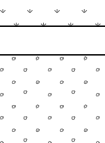

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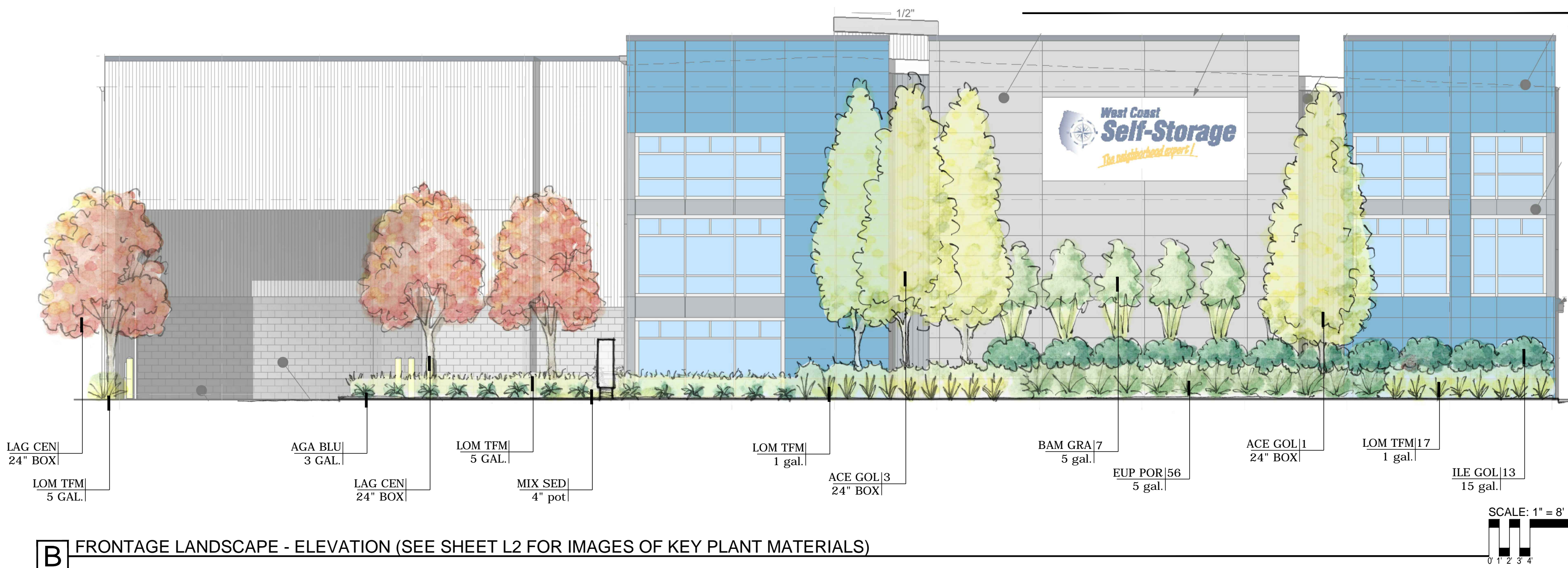
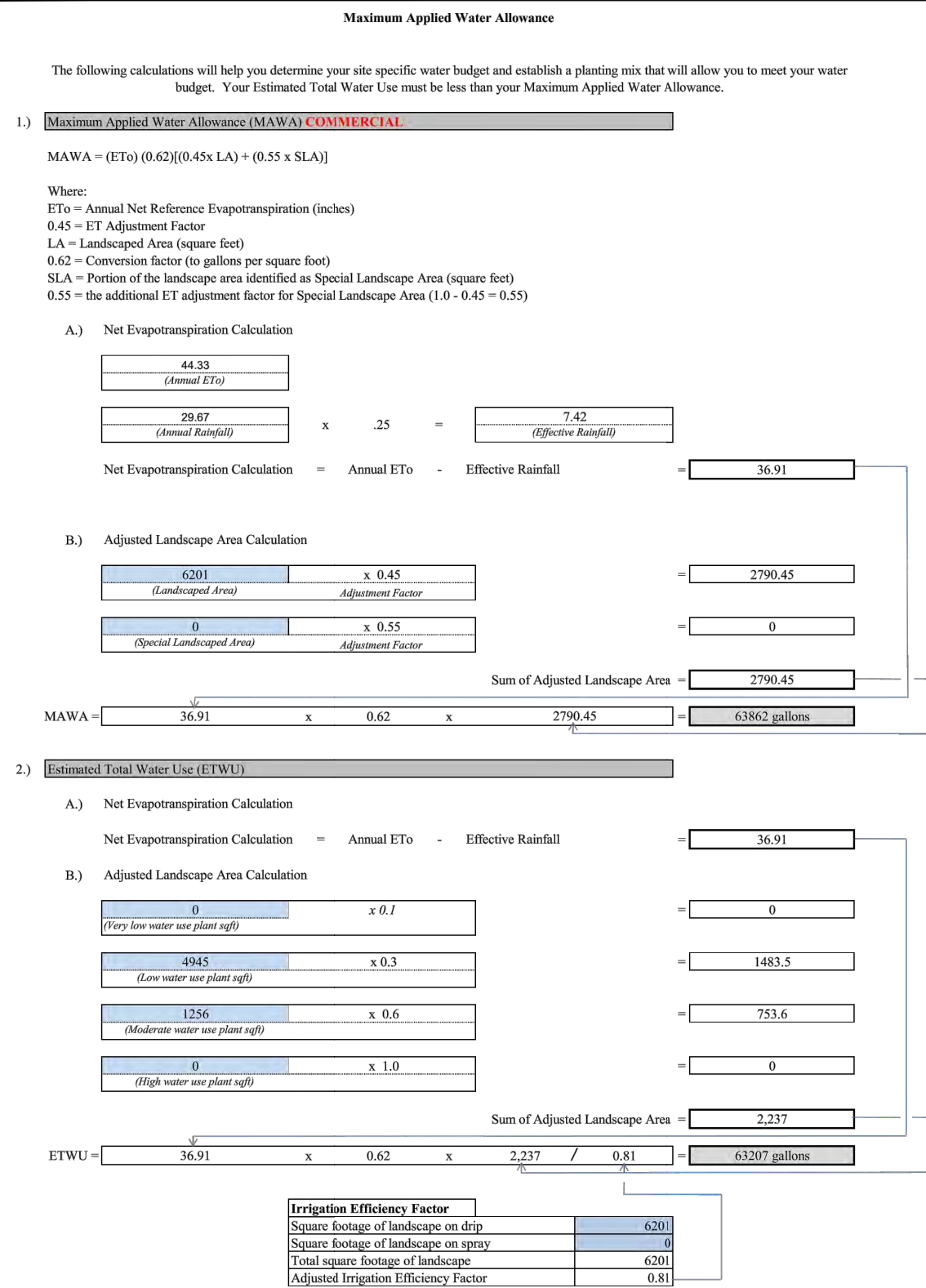
PLANT LEGEND

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
	ACE GOL	ACER RUBRUM `ARMSTRONG GOLD`	GOLDEN ARMSTRONG MAPLE	24" BOX	4	
	LAG CEN	LAGERSTROEMIA INDICA `CENTENNIAL SPIRIT`	COLUMNAR CRAPE MYRTLE	24" BOX	6	
	QUE LOB	QUERCUS LOBATA	VALLEY OAK	24" BOX	4	
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
	AGA BLG	AGAVE X `BLUE GLOW`	BLUE GLOW AGAVE	2 GAL.	45	
	BAM GRA	BAMBUSA TEXTILIS `GRACILIS`	SLENDER WEAVER`S BAMBOO	5 GAL.	7	
	CEA YAN	CEANOTHUS GRISEUS HORIZONTALIS `YANKEE POINT`	YANKEE POINT CARMEL CREEPER	5 GAL.	26	
	CER OCC	CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL.	3	
	ILE GOL	ILEX AQUIFOLIUM `GOLD COAST` TM	GOLD COAST HOLLY	15 GAL.	13	
	KNI BAN	KNIPHOFIA X `BANANA POPSICLE`	BANANA POPSICLE DWARF HOT POKER	5 GAL.	41	
	MAC UNG	MACFADYENA UNGUIS-CATI	YELLOW TRUMPET VINE	5 GAL.	4	
	OLE LIT	OLEA EUROPAEA `LITTLE OLLIE` TM	LITTLE OLLIE OLIVE	5 GAL.	6	
	RHA MOU	RHAMNUS CALIFORNICA `MOUND SAN BRUNO`	CALIFORNIA COFFEEBERRY	5 GAL.	7	
	RHA RHA	RHAMNUS FRANGULA `FINE LINE`	FINE LINE BUCKTHORN	5 GAL.	11	
	ROS CAL	ROSA CALIFORNICA	CALIFORNIA WILD ROSE	5 GAL.	5	
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
	ELY CAN	ELYMUS CONDENSATUS `CANYON PRINCE`	CANYON PRINCE WILD RYE	1 GAL.	30" o.c.	91
	EUP POR	EUPHORBIA CHARACIAS `PORTUGUESE VELVET`	PORTUGUESE VELVET SPURGE	5 GAL.	36" o.c.	56
	JUN PAT	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL.	30" o.c.	138
	LOM TFM	LOMANDRA X `LITTLE LIME`	LITTLE LIME MAT RUSH	1 GAL.	24" o.c.	121
	MUH REV	MUHLENBERGIA REVERCHONII	SEEP MUHLY	1 GAL.	36" o.c.	111
	MIX SED	VARIOUS SEDUMS AND SUCCULENTS	MIXED SEDUMS AND SUCCULENTS	4" POT	12" o.c.	77

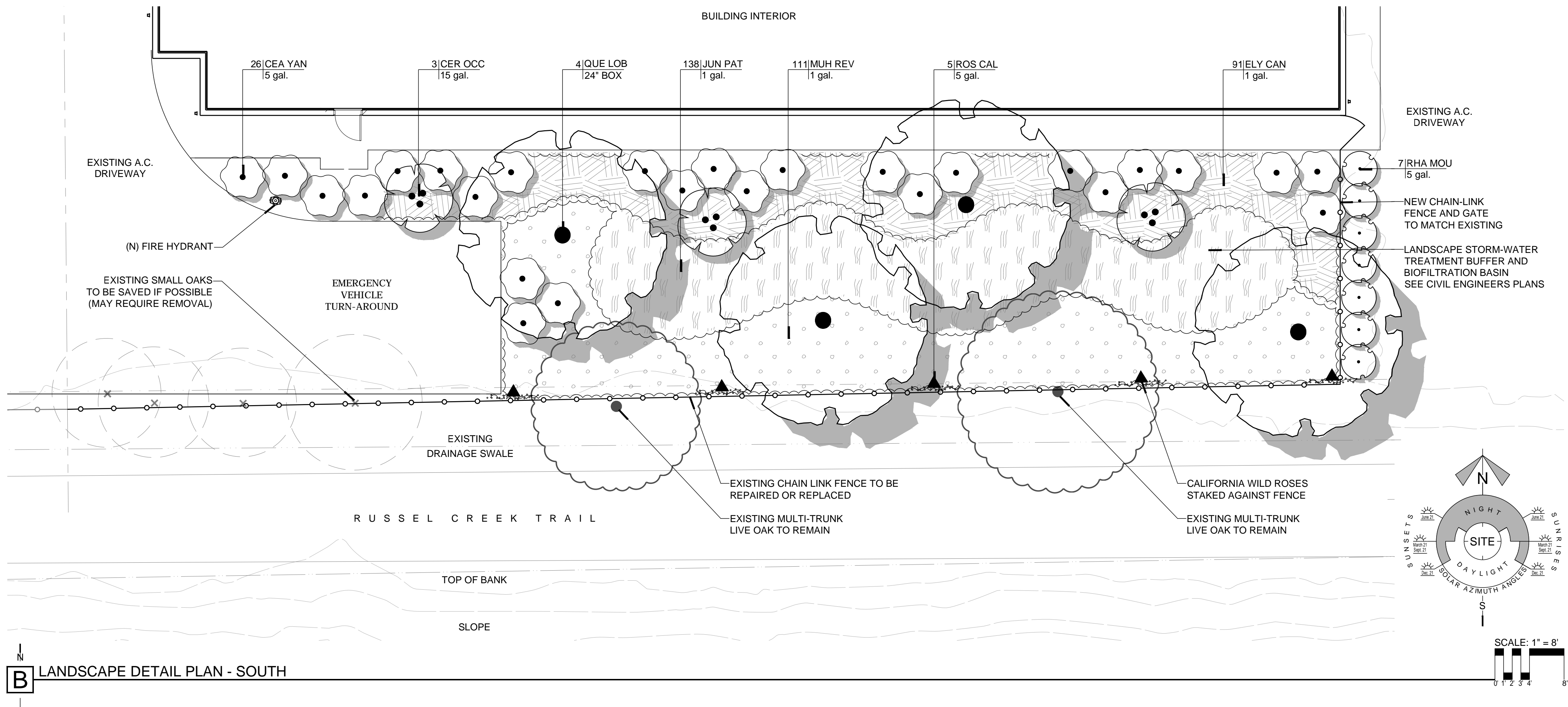
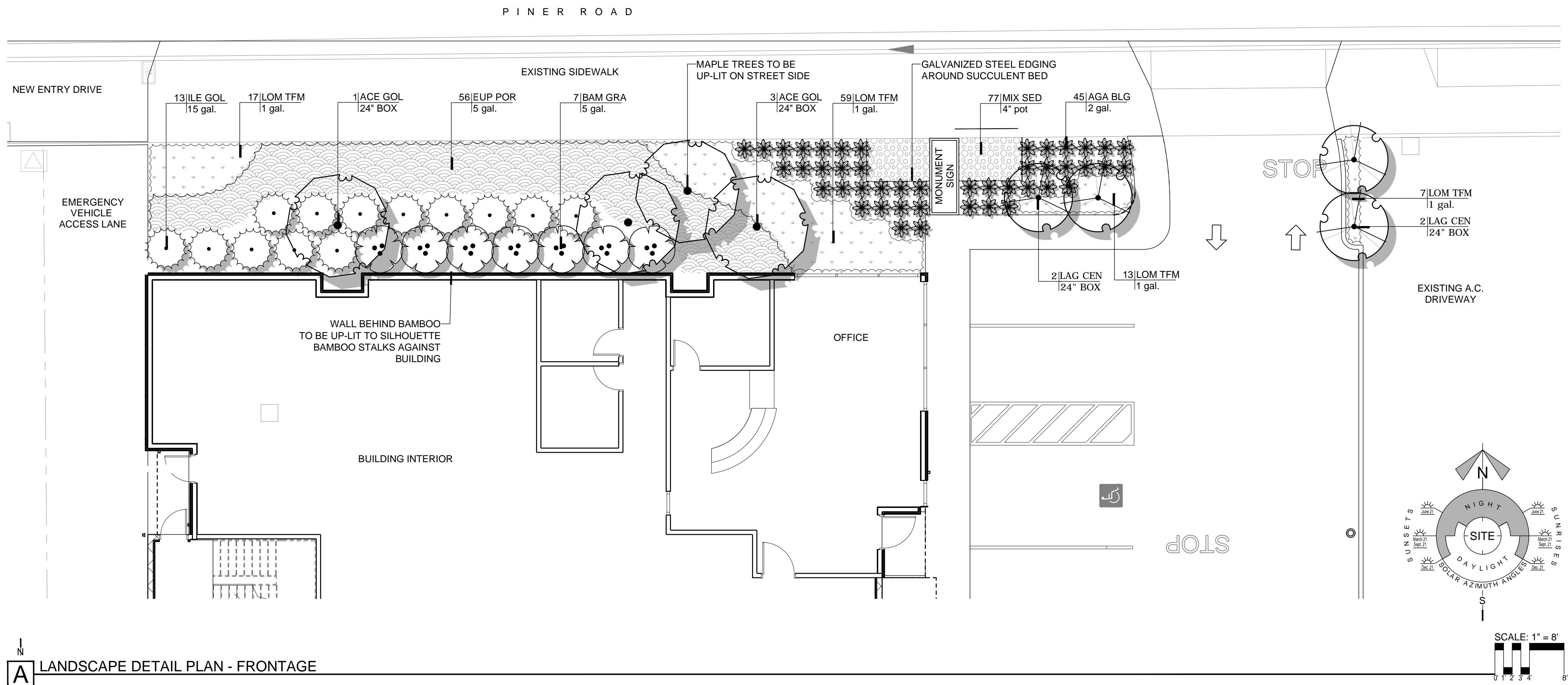
LANDSCAPE GENERAL NOTES

- LANDSCAPE SHALL COMPLY WITH SANTA ROSA'S WATER EFFICIENT LANDSCAPE ORDINANCE (WELO).
- HYDROZONE AREAS ARE SUBJECT TO CHANGE, BUT SHALL NOT CAUSE THE LANDSCAPE TO EXCEED THE "MAXIMUM APPLIED WATER ALLOWANCE" AS SHOWN ON THE "APPENDIX A" SPREADSHEET BELOW.
- ALL UNPAVED AREAS SHALL BE TOP-DRESSED WITH A 3" LAYER OF ORGANIC OR AGGREGATE MULCH.
- ALL PLANTINGS SHALL BE IRRIGATED BY A PERMANENT, AUTOMATIC, WATER CONSERVING IRRIGATION SYSTEM COMPLIANT WITH SANTA ROSA'S WELO.
- SOIL SHALL BE TESTED BY AN APPROVED LABORATORY AND AMENDED AS RECOMMENDED BY THE LAB ANALYSIS
- STREET TREES SHALL BE INSTALLED PER SANTA ROSA STANDARD DETAIL AND "STANDARDS FOR PLANTING OF PARKWAY TREES."
- ALL TREES PLANTED WITHIN 4' OF BUILDINGS, WALL, CURBS OR PAVEMENTS WILL BE INSTALLED WITH ROOT BARRIERS.
- ALL TREES WILL BE PLANTED FROM 24" BOXES (MINIMUM) EXCEPT WHERE NOTED OTHERWISE
- A MINIMUM OF ONE FOOT DEPTH OF NON-MECHANICALLY COMPACTED SOIL SHALL BE AVAILABLE FOR WATER ABSORPTION AND ROOT GROWTH IN PLANTED AREAS.
- SEE CIVIL ENGINEERS DRAWINGS FOR GRADING AND DRAINAGE, AND FOR LOCATIONS AND DESCRIPTIONS OF LANDSCAPE BASED STORMWATER MANAGEMENT BMP'S






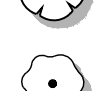

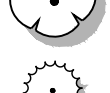
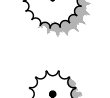



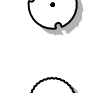
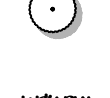



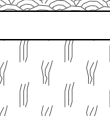
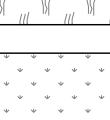
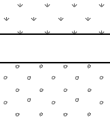
SANTA ROSA WELO - APPENDIX "A"





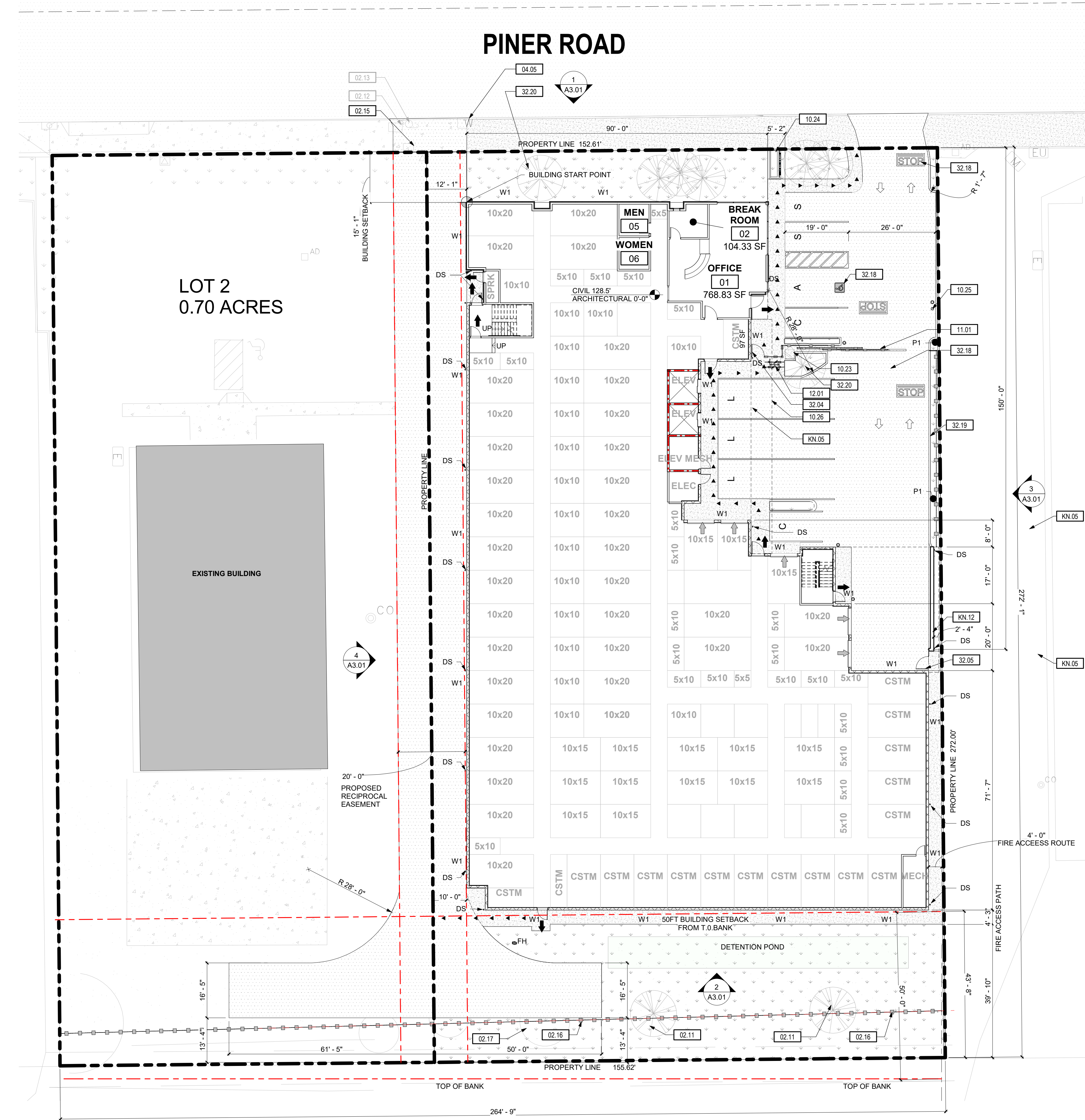


PLANT LEGEND

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
	ACE GOL	ACER RUBRUM 'ARMSTRONG GOLD'	GOLDEN ARMSTRONG MAPLE	24" BOX	4	
	LAG CEN	LAGERSTROEMIA INDICA 'CENTENNIAL SPIRIT'	COLUMNAR CRAPE MYRTLE	24" BOX	6	
	QUE LOB	QUERCUS LOBATA	VALLEY OAK	24" BOX	4	
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
	AGA BLG	AGAVE X 'BLUE GLOW'	BLUE GLOW AGAVE	2 GAL.	45	
	BAM GRA	BAMBUSA TEXTILIS 'GRACILIS'	SLENDER WEAVER'S BAMBOO	5 GAL.	7	
	CEA YAN	CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'	YANKEE POINT CARMEL CREEPER	5 GAL.	26	
	CER OCC	CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL.	3	
	ILE GOL	ILEX AQUIFOLIUM 'GOLD COAST' TM	GOLD COAST HOLLY	15 GAL.	13	
	KNI BAN	KNIPHOFIA X 'BANANA POPSICLE'	BANANA POPSICLE DWARF HOT POKER	5 GAL.	41	
	MAC UNG	MACFADYENA UNGUIS-CATI	YELLOW TRUMPET VINE	5 GAL.	4	
	OLE LIT	OLEA EUROPAEA 'LITTLE OLLIE' TM	LITTLE OLLIE OLIVE	5 GAL.	6	
	RHA MOU	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	CALIFORNIA COFFEEBERRY	5 GAL.	7	
	RHA RHA	RHAMNUS FRANGULA 'FINE LINE'	FINE LINE BUCKTHORN	5 GAL.	11	
	ROS CAL	ROSA CALIFORNICA	CALIFORNIA WILD ROSE	5 GAL.	5	
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
	ELY CAN	ELYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE WILD RYE	1 GAL.	30" o.c.	91
	EUP POR	EUPHORBIA CHARACIAS 'PORTUGUESE VELVET'	PORTUGUESE VELVET SPURGE	5 GAL.	36" o.c.	56
	JUN PAT	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL.	30" o.c.	138
	LOM TFM	LOMANDRA X 'LITTLE LIME'	LITTLE LIME MAT RUSH	1 GAL.	24" o.c.	121
	MUH REV	MUHLENBERGIA REVERCHONII	SEEP MUHLY	1 GAL.	36" o.c.	111
	MIX SED	VARIOUS SEDUMS AND SUCCULENTS	MIXED SEDUMS AND SUCCULENTS	4" POT	12" o.c.	77







**1 SITE PLAN**  
1/16" = 1'-0"  
0' 8' 16' 32' 64'

**SHEET NOTES:**

**AREA CALCULATIONS:**

<b>BUILDING AREA:</b>	<b>ZONING:</b> LIGHT INDUSTRIAL (IL) SRMC
LEVEL 1: 21,704 SF	20-24.040
LEVEL 2: 21,898 SF	
LEVEL 3: 23,878 SF	
<b>TOTAL:</b> 67,480 SF	
<b>LOT AREA:</b> +/- 41,382 SF	
<b>BUILDING COVERAGE:</b> 22,164 SF	
<b>BUILDING LOT COVERAGE:</b> 53.55%	
<b>SETBACKS:</b>	
FRONT: NORTH (15' FT)	
REAR: SOUTH (50FT FROM TOP OF BANK )	
SIDE: EAST ( NO BUILDING SETBACK) BUILDING SET 4FT FROM P.L. WEST (10FT EASEMENT RECIPROCAL EASEMENT)	
<b>REQUIRED PARKING PER (SRMC :20-36.040)</b>	<b>PROPOSED PARKING SIZE PER (SRMC :20-36.070)</b>
5 CUSTOMER	5 CUSTOMER
2 LOADING DOCKS (10x35')	2 (S) STANDARD (9x19')
0 BICYCLE	1 (C) STANDARD (9x16')
	1 ACCESSIBLE VAN (12x19')W/ 5FT-STRIPING
	3 LOADING DOCKS (10x35')
	BICYCLE : 2 PROVIDED.

**SITE PLAN LEGEND**

	PROPERTY LINE
	BUILDING FOOTPRINT
	LANDSCAPING
	ASPHALT
	PROPOSED CONCRETE
	LINE OF BUILDING ABOVE
	FENCE
	EXTERIOR UNITS EXIT ARROWS
	TRAFFIC DIRECTIONAL ARROWS
	BUILDING EGRESS
	EGRESS PATH
	CATCH BASIN - REF. CIVIL
	WATER METER - REF. CIVIL
	FIRE HYDRANT - REF. CIVIL
	DOWNSPOUT
	BOLLARDS - REF. CIVIL
	WALL LIGHTING - REF. ELEVATIONS
	POLE LIGHTING - REF. ELECTRICAL

**KEYNOTES:**

#	NOTE
02.11	EXISTING STREET TREE(S) TO REMAIN; PROVIDE ALL TREE PROTECTION (REF. LANDSCAPE PLANS) PRIOR TO SITE MOBILIZATION AND PER LOCAL REQUIREMENTS
02.12	EXISTING TELECOM BOX TO BE RELOCATED
02.13	EXISTING POWER POLE WITH SERVICE DROP. TO BE RELOCATED.
02.15	EXISTING ELECTRICAL BOX
02.16	EXISTING FENCE TO REMAIN
02.17	EXISTING TREE TO BE REMOVED
04.05	NEW CURB CUT
10.23	CONCRETE PAD FOR GATE CONTROL. REF. MANUFACTURER REQUIREMENTS
10.24	MONUMENTAL SIGNAGE
10.25	KEY PAD. REF. SITE DETAILS
10.26	CANOPY OUTLINE ABOVE
11.01	VEHICULAR ACCESS GATE PER SITE PLAN AND DETAILS; BASIS OF DESIGN: TELESCOPING ROLLING GATE WITH 20'-0" CLEAR OPENING (OR GREATER PER F.D.), MOTOR OPERATOR. KEY-PAD PANEL MOUNTED ON KEY-PAD BOLLARD PER DETAIL. PROVIDE ELECTRICAL CONDUIT RUNS TO MOTOR OPERATOR AND BOLLARD LOCATIONS; REF. ELECTRICAL SITE PLAN
12.01	BICYCLE RACK SYSTEM; REF. LANDSCAPE FOR DETAILS
32.04	CHAIN-LINK PEDESTRIAN GATE. TUBULAR METAL. 36" WIDE EQUIPPED WITH ANSI A117.1 COMPLIANT HARDWARE AND MESH TO PREVENT ENTRY OR ACTUATION FROM EXTERIOR SIDE. MATERIALS AND COLOR TO MATCH CHAIN-LINK FENCINGS. BASIS OF DESIGN: WSDOT STANDARD PLAN L-30.10-02
32.05	NEW X'-X" HIGH STEEL SECURITY FENCING PER PLANS AND DETAILS; FINISH PER EXTERIOR ELEVATIONS
32.18	STRIPING PER CIVIL/TP
32.19	6" CURB ALONG DRIVE ISLE
32.20	TREE. REF. LANDSCAPING PLANS
KN.05	LEVEL 3 ABOVE
KN.12	STRUCTURAL SUPPORT WALL

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**WEST COAST SELF STORAGE GROUP**  
808 134TH ST SW, BLDG.B, STE 211  
EVERETT WA, 98204

**WCSS - SANTA ROSA**  
970 PINER RD.  
SANTA ROSA, CA 95404

DATE	NO.	DESCRIPTION
10/28/2020	0	PRELIMINARY SITE PLAN
11/03/2020	1	REVISED ELEVATIONS
11/03/2020	3	SITE PLAN TO CIVIL
12/08/2020	4	LUP PLAN SET

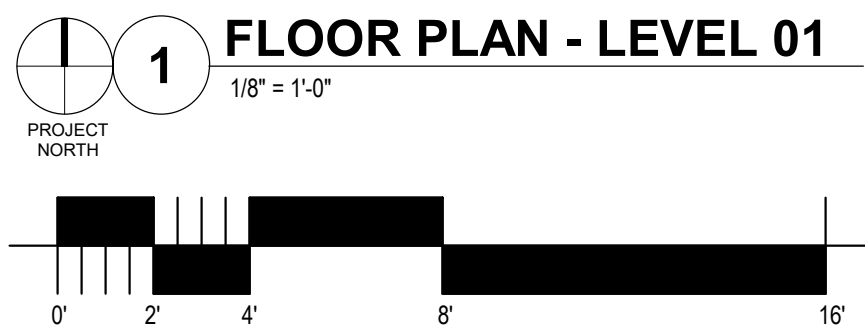
PROJECT NO.: 20143  
PROJECT MGR.: LH  
DRAWN BY: AK  
CHECKED BY: RAM

SITE PLAN  
**A1.00**



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**SHEET NOTES:**

**BUILDING AREA:**  
LEVEL 1 : 21,704 SF  
LEVEL 2 : 21,898 SF  
LEVEL 3 : 23,878 SF  
**TOTAL : 67,480 SF**

UNIT MIX - TOTAL					
Type	Count	Area	Total Area	Percentage	
5x5	65	25.00 SF	1625.00 SF	11%	
5x10	124	50.00 SF	6200.00 SF	21%	
7.5x5	32	37.50 SF	1200.00 SF	6%	
7.5x10	113	75.00 SF	8475.00 SF	20%	
10x10	124	100.00 SF	12400.00 SF	21%	
10x15	24	150.00 SF	3600.00 SF	4%	
10x20	36	200.00 SF	7200.00 SF	6%	
CSTM	61		8013.23 SF	11%	
TOTAL: 579			48713.23 SF		

UNIT MIX - LEVEL 1					
Type	Count	Area	Total Area	Percentage	
5x5	2	25.00 SF	50.00 SF	2%	
5x10	27	50.00 SF	1350.00 SF	22%	
10x10	24	100.00 SF	2400.00 SF	20%	
10x15	15	150.00 SF	2250.00 SF	12%	
10x20	36	200.00 SF	7200.00 SF	30%	
CSTM	18		2832.22 SF	15%	
TOTAL: 122			16082.22 SF		

UTILITY- TOTAL				
Type	Count	Area	Total Area	Percentage
ELEC	3		198.13 SF	38%
ELEV	2	100.00 SF	200.00 SF	25%
ELEV MECH	1	100.00 SF	100.00 SF	13%
MECH	1	134.54 SF	134.54 SF	13%
SPRK	1	47.50 SF	47.50 SF	13%
TOTAL: 8			680.16 SF	

ROOMS AREA				
NAME	NUMBER	LEVEL	Area	
OFFICE	01	LEVEL 01	768.83 SF	
BREAK ROOM	02	LEVEL 01	104.33 SF	
MEN	05	LEVEL 01	85.03 SF	
WOMEN	06	LEVEL 01	85.50 SF	

4

**KEYNOTES:**

#	NOTE
KN.05	LEVEL 3 ABOVE
KN.15	



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**WEST COAST SELF STORAGE GROUP**  
808 134TH ST SW, BLDG.B, STE 211  
EVERETT WA, 98204

**WCSS - SANTA ROSA**  
970 PINER RD,  
SANTA ROSA, CA 95404

DATE	NO.	DESCRIPTION
11/25/2020	2	PRELIMINARY UNIT MIX
12/08/2020	4	LUP PLAN SET

PROJECT NO.: 20143  
PROJECT MGR.: DSG  
DRAWN BY: DRW  
CHECKED BY: AOR

FLOOR PLAN - LEVEL 01

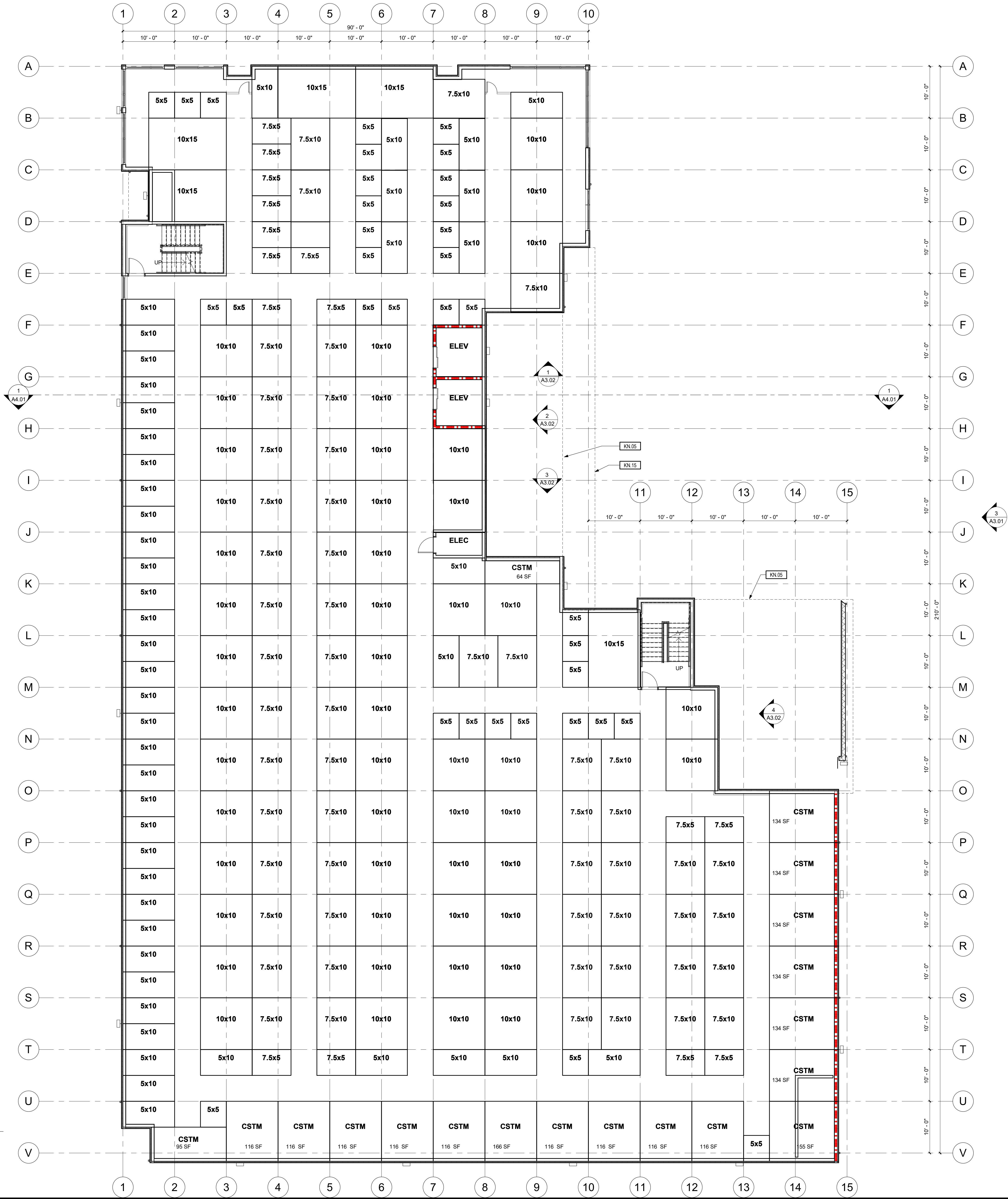
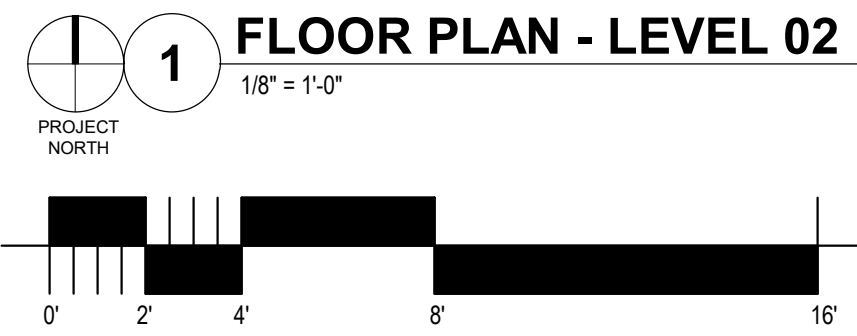
**A2.01**

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**SHEET NOTES:**

**BUILDING AREA:**

LEVEL 1 :	21,704 SF
LEVEL 2 :	21,898 SF
LEVEL 3 :	23,878 SF
<b>TOTAL</b>	<b>67,480 SF</b>

**UNIT MIX - TOTAL**

Type	Count	Area	Total Area	Percentage
5x5	65	25.00 SF	1625.00 SF	11%
5x10	124	50.00 SF	6200.00 SF	21%
7.5x5	32	37.50 SF	1200.00 SF	6%
7.5x10	113	75.00 SF	8475.00 SF	20%
10x10	124	100.00 SF	12400.00 SF	21%
10x15	24	150.00 SF	3600.00 SF	4%
10x20	36	200.00 SF	7200.00 SF	6%
CSTM	61	8913.23 SF	8913.23 SF	11%
<b>TOTAL: 579</b>			<b>48713.23 SF</b>	

**UNIT MIX - LEVEL 2**

Type	Count	Area	Total Area	Percentage
5x5	34	25.00 SF	850.00 SF	15%
5x10	47	50.00 SF	2350.00 SF	21%
7.5x5	16	37.50 SF	600.00 SF	7%
7.5x10	54	75.00 SF	4050.00 SF	24%
10x10	49	100.00 SF	4900.00 SF	22%
10x15	5	150.00 SF	750.00 SF	2%
CSTM	19	2278.92 SF	2278.92 SF	6%
<b>TOTAL: 224</b>			<b>15778.92 SF</b>	

**UTILITY- TOTAL**

Type	Count	Area	Total Area	Percentage
ELEC	3		198.13 SF	38%
ELEV	2	100.00 SF	200.00 SF	25%
ELEV MECH	1	100.00 SF	100.00 SF	13%
MECH	1	134.54 SF	134.54 SF	13%
SPRK	1	47.50 SF	47.50 SF	13%
<b>TOTAL: 8</b>			<b>680.16 SF</b>	

**ROOMS AREA**

NAME	NUMBER	LEVEL	Area
OFFICE	01	LEVEL 01	768.83 SF
BREAK ROOM	02	LEVEL 01	104.33 SF
MEN	05	LEVEL 01	85.03 SF
WOMEN	06	LEVEL 01	85.50 SF
	4		

**KEYNOTES:**

#	NOTE
KN.05	LEVEL 3 ABOVE
KN.15	



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**WEST COAST SELF STORAGE  
GROUP**  
808 134TH ST SW, BLDG.B, STE 211  
EVERETT WA, 98204

**WCSS - SANTA ROSA**  
970 PINER RD.  
SANTA ROSA, CA 95404

DATE	NO.	DESCRIPTION
11/25/2020	2	PRELIMINARY UNIT MIX
12/08/2020	4	LUP PLAN SET

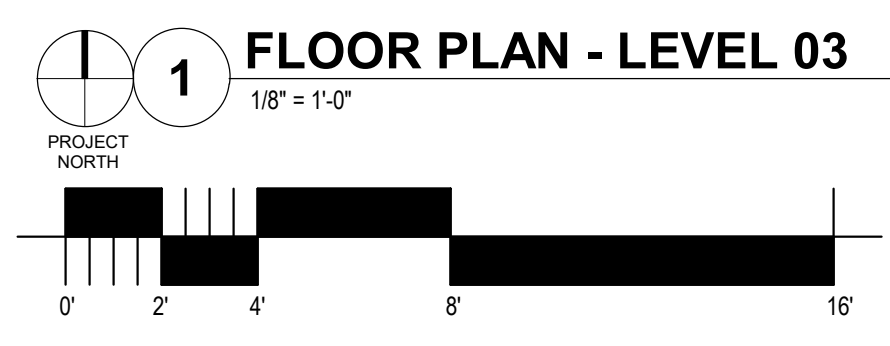
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PROJECT MGR.: DSG  
DRAWN BY: DRW  
CHECKED BY: AOR

FLOOR PLAN - LEVEL 02

**A2.02**

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LEVEL 1 :	21,704 SF
LEVEL 2 :	21,898 SF
LEVEL 3 :	23,878 SF
<b>TOTAL</b>	<b>67,480 SF</b>

UNIT MIX - LEVEL 3				
Type	Count	Area	Total Area	Percentage
5x5	29	25.00 SF	725.00 SF	12%
5x10	50	50.00 SF	2500.00 SF	21%
7.5x5	16	37.50 SF	600.00 SF	7%
7.5x10	59	75.00 SF	4425.00 SF	25%
10x10	51	100.00 SF	5100.00 SF	22%
10x15	4	150.00 SF	600.00 SF	2%
CSTM	24		2902.09 SF	10%
TOTAL: 233			16852.09 SF	

UTILITY- TOTAL				
Type	Count	Area	Total Area	Percentage
ELEC	3		198.13 SF	38%
ELEV	2	100.00 SF	200.00 SF	25%
ELEV MECH	1	100.00 SF	100.00 SF	13%
MECH	1	134.54 SF	134.54 SF	13%
SPRK	1	47.50 SF	47.50 SF	13%
TOTAL: 8			680.16 SF	

ROOMS AREA			
NAME	NUMBER	LEVEL	Area
OFFICE	01	LEVEL 01	768.83 SF
BREAK ROOM	02	LEVEL 01	104.33 SF
MEN	05	LEVEL 01	85.03 SF
WOMEN	06	LEVEL 01	85.50 SF
4			

#	NOTE
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FOR REVIEW ONLY

WEST COAST SELF STORAGE  
GROUP  
808 134TH ST SW, BLDG.B, STE 211  
EVERETT WA, 98204

WCSS - SANTA ROSA  
970 PINER RD,  
SANTA ROSA, CA 95404

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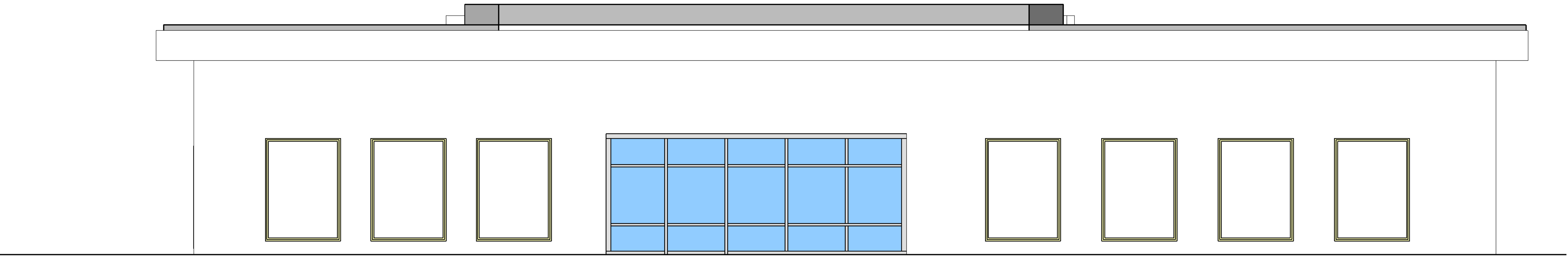
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PROJECT MGR.:	DSG
DRAWN BY:	DRW
CHECKED BY:	AOR

FLOOR PLAN - LEVEL 03

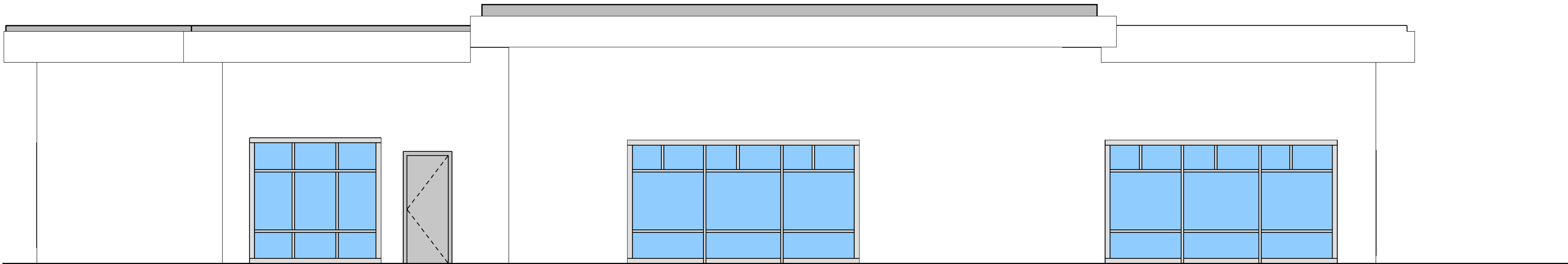
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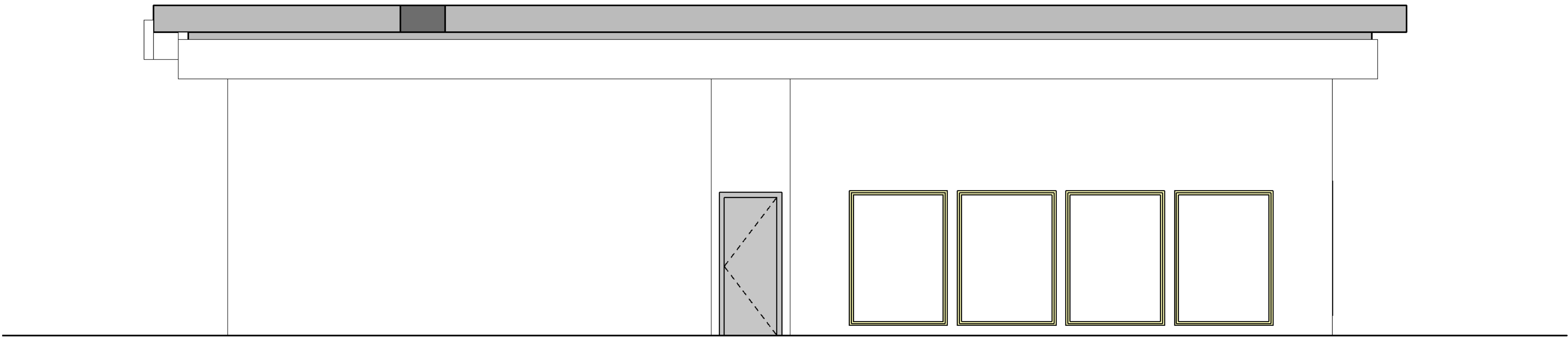
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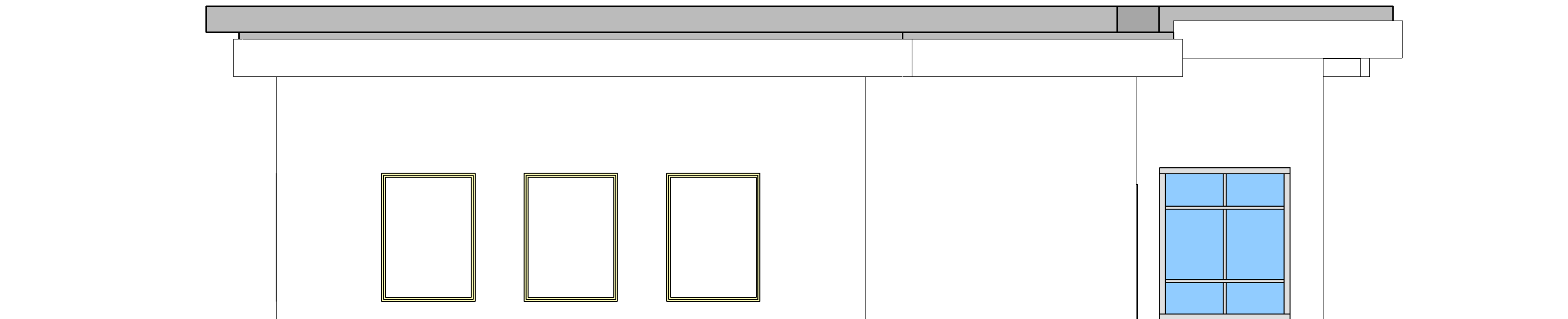
1 EXISTING BUILDING - NORTH ELEVATION  
1/4" = 1'-0"



2 EXISTING BUILDING - SOUTH ELEVATION  
1/4" = 1'-0"



3 EXISTING BUILDING - EAST ELEVATION  
1/4" = 1'-0"



4 EXISTING BUILDING - WEST ELEVATION  
1/4" = 1'-0"

SHEET NOTES:

KEYNOTES:

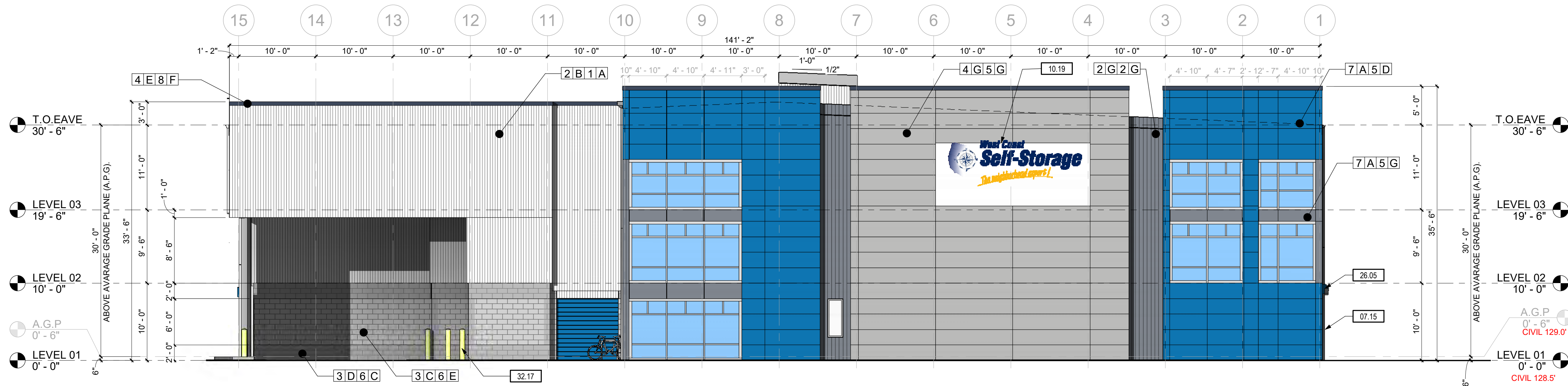
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DATE	NO.	DESCRIPTION
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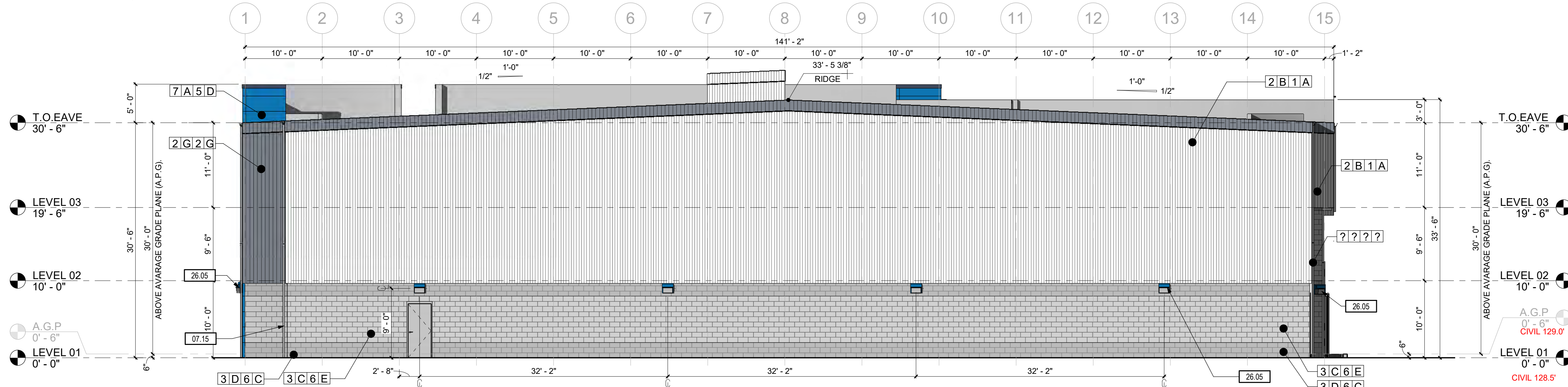


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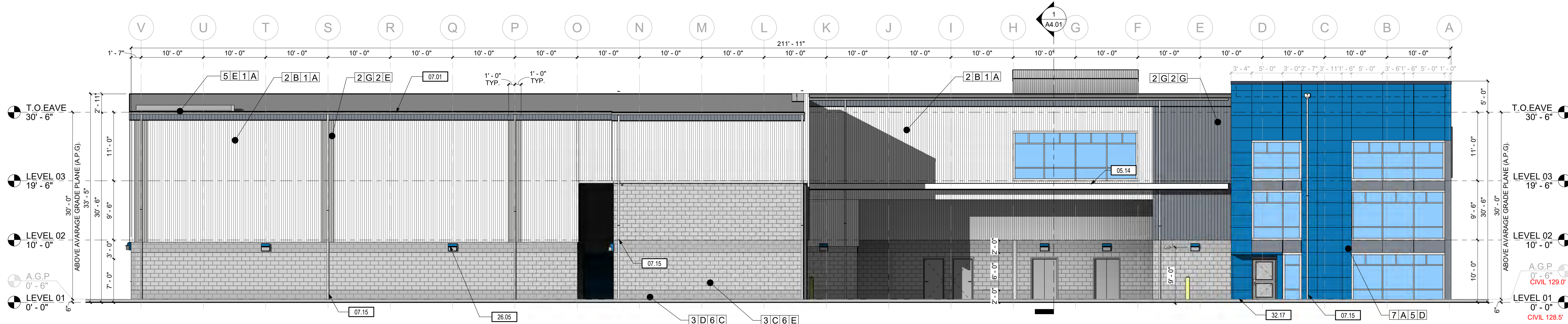
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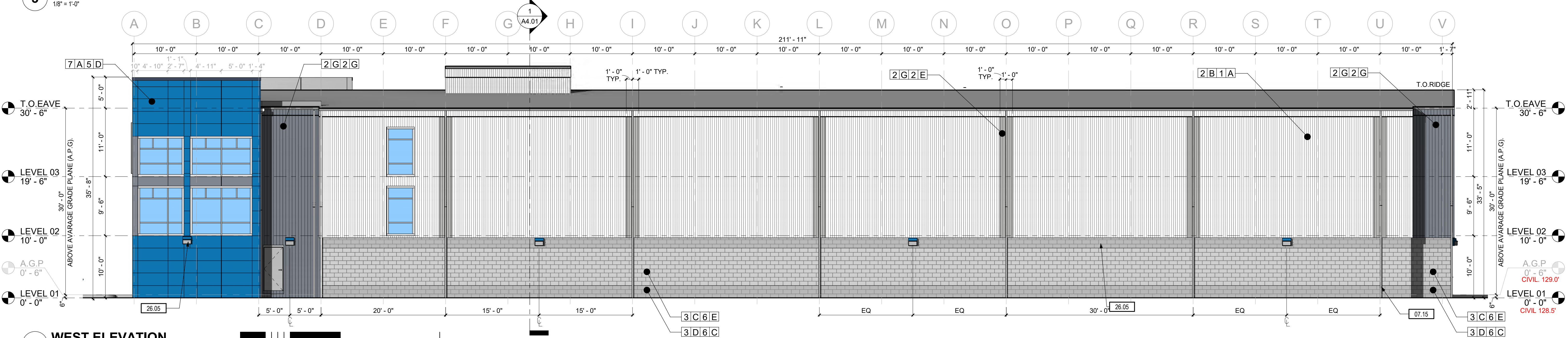
1 NORTH ELEVATION



2 SOUTH ELEVATION



3 EAST ELEVATION



4 WEST ELEVATION

## SHEET NOTES:

## MATERIAL LEGEND

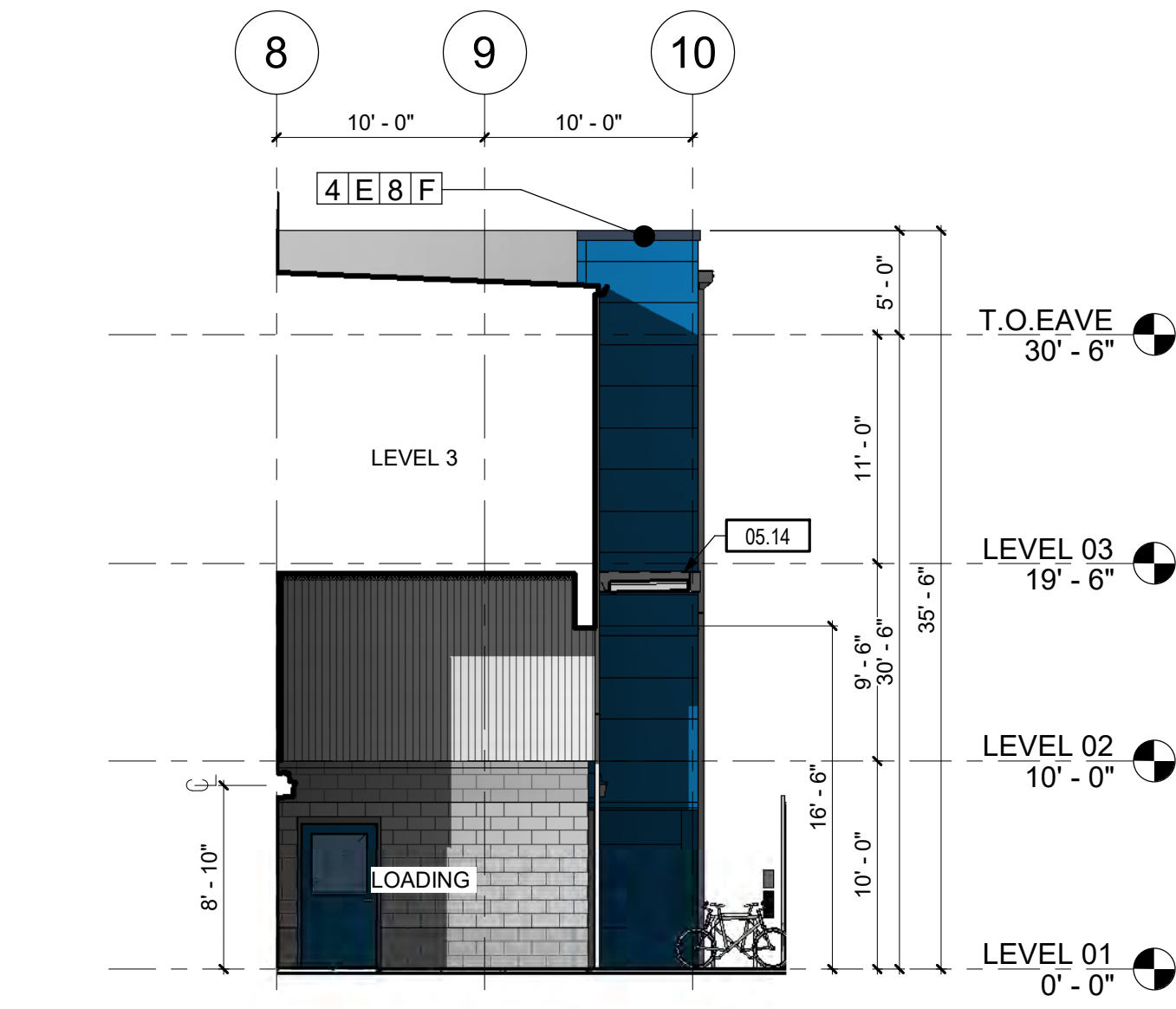
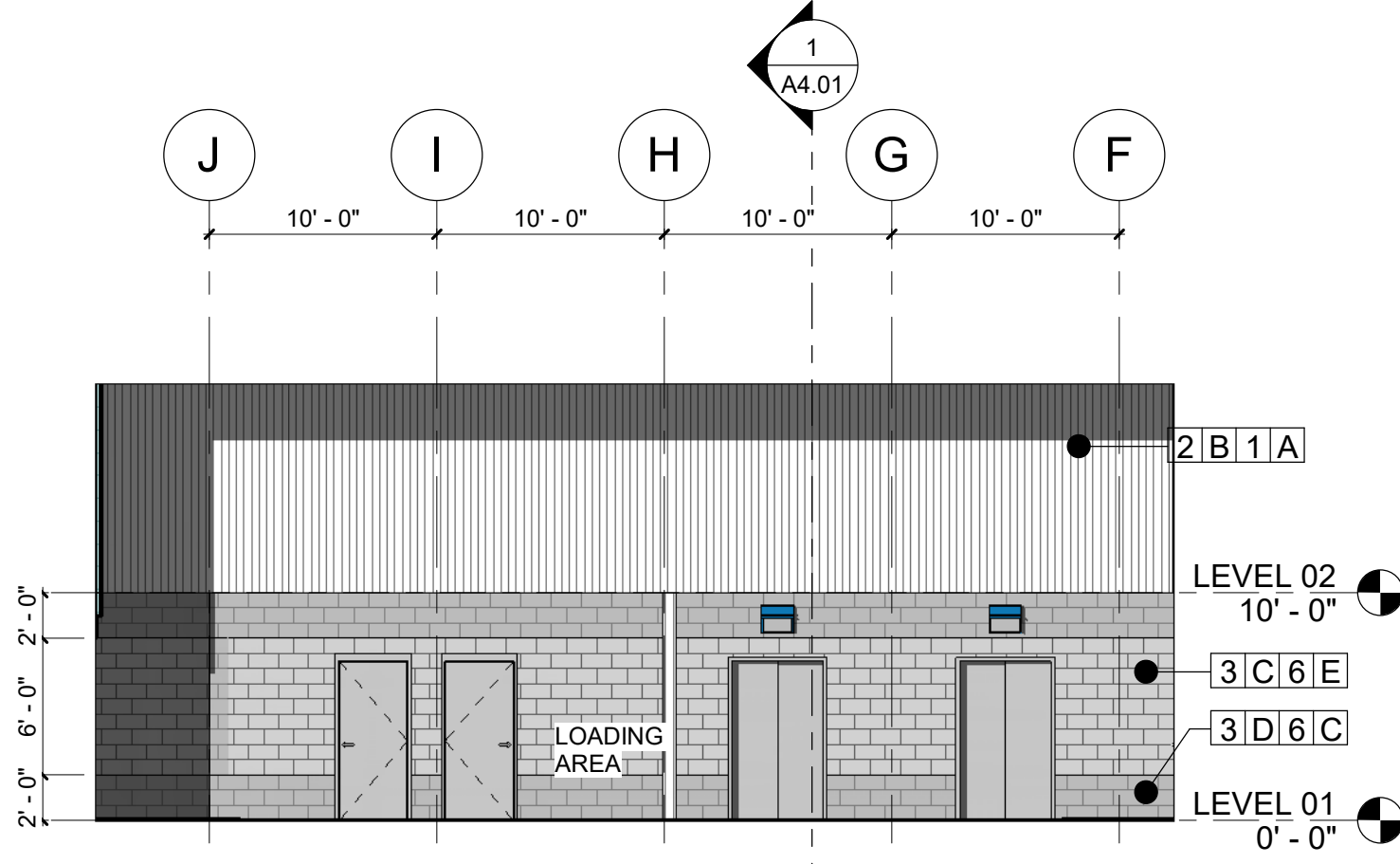
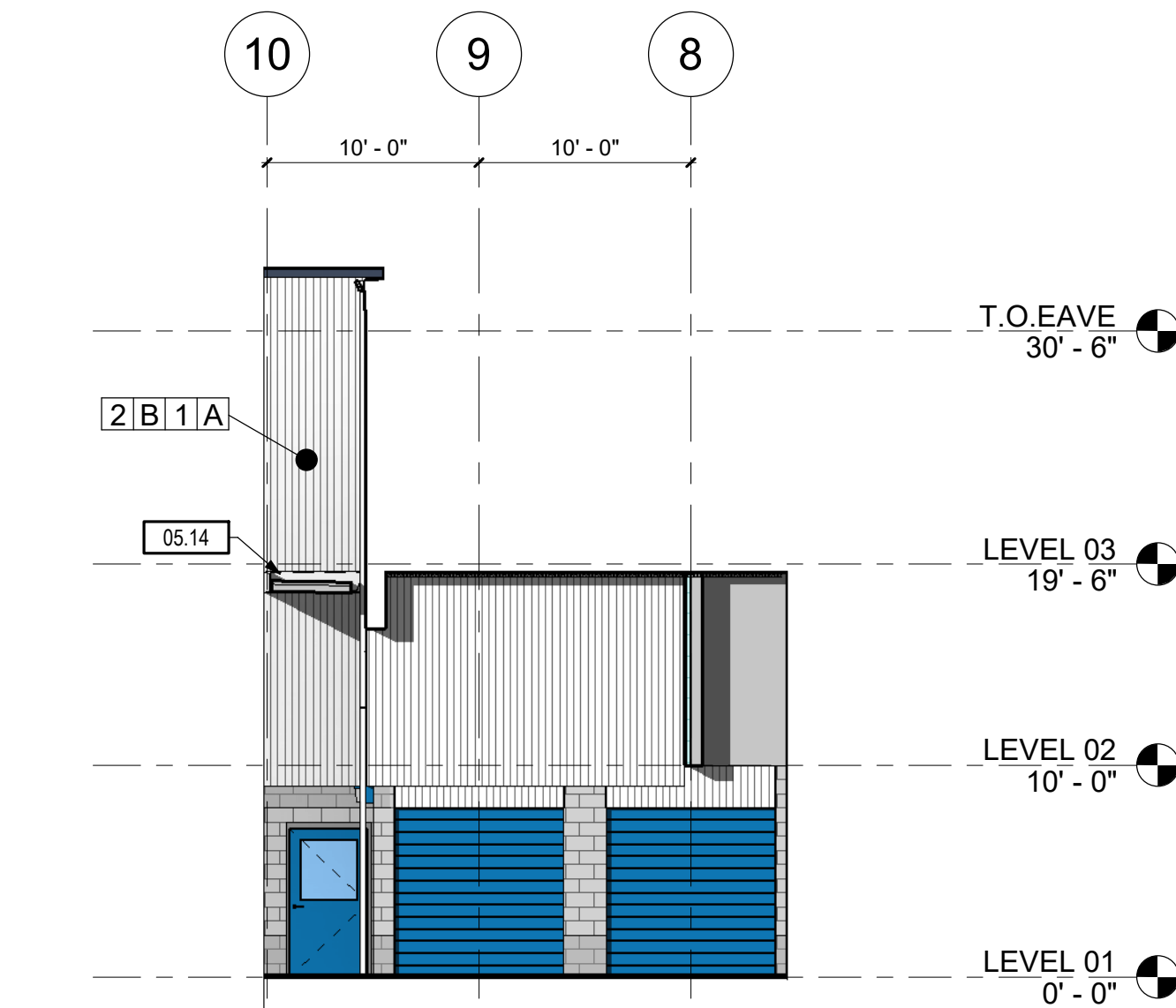
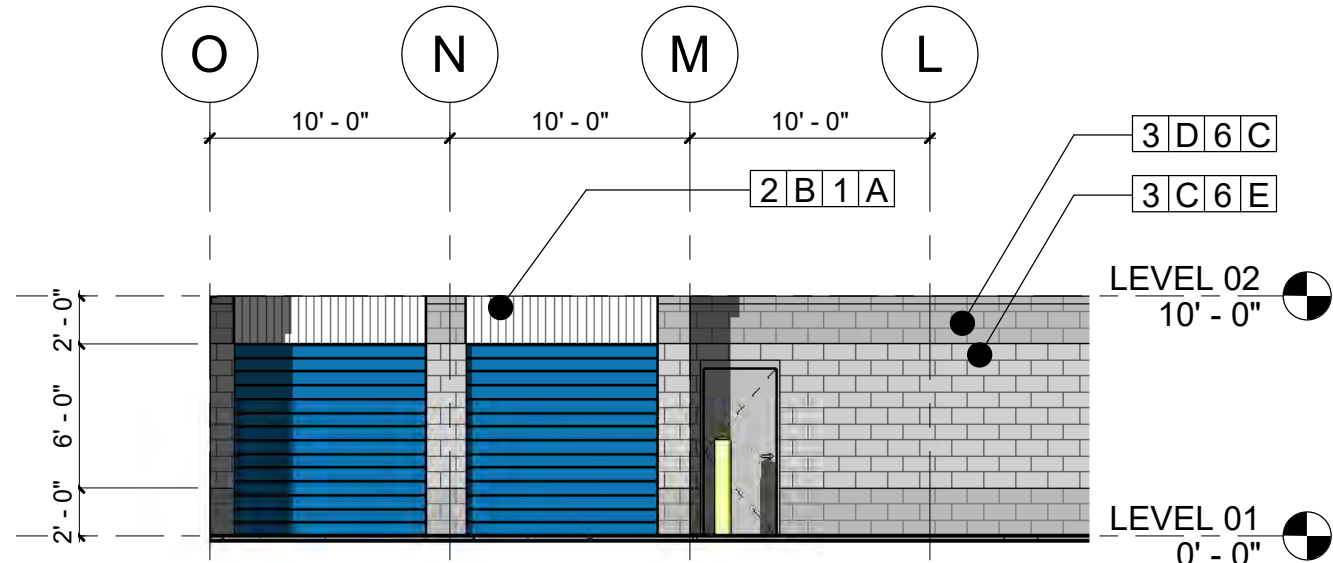
PRODUCT	COLOR	MANUFACTURER	PROFILE
PRODUCTS			PROFILE / TEXTURE
1. HORIZONTAL METAL SIDING			1. SINEWAVE 3/4"
2. VERTICAL METAL SIDING			2. 4" BOX BEAM
3. CONCRETE MASONRY UNITS			3. BOLD RIB
4. METAL PANELS			4. STANDARD CMU
5. STANDING SEAM METAL			5. 2 x 4 SMOOTH PANE -FW-120.0
6. SOFFIT PANEL ON LIGHT GAUGE BOX FRAME			6. SPLIT FACE CMU
7. 12" COVERAGE SMOOTH			7. 12" COVERAGE SMOOTH
8. METAL PANEL			8. METAL PANEL
COLOR			MANUFACTURER
A. SW 6804 DIGNITY BLUE			A. CORRUGATED METALS INC.
B. SW 7071 GRAY SCREEN			B. N/A
C. MM NATURAL			C. MUTUAL MATERIALS
D. MM CHARCOL (SPLITFACE)			D. MBCI
E. MS OLD TOWN GRAY (W25)			E. METAL SALES
F. MS SLATE GRAY (W38)			F. TBD
G. SW WESTCHESTER GRAY			G. SW = SHERWIN WILLIAMS
			MM = MUTUAL MATERIALS
			T = SAFETY GLASS PANE WHERE SYMBOL IS SHOWN
			TBD = TO BE DETERMINED (GC VIF)

## KEYNOTES:

#	NOTE
05.14	AWNING, REF. ENL PLAN, ATTACHEMENT PER. STRUCTURAL
07.01	PRE-FINISHED ALUMINUM DOWNSPOUTS AND GUTTERS PER S.M.A.C.N.A. RECOMMENDATIONS, SIZED PER ROOF DRAINAGE CALCULATIONS. COLOR PER EXTERIOR ELEVATIONS
07.15	4"x3" DOWNSPOUT. PAINT TO MATCH BUILDING
10.19	STORE SIGNAGE, SHOWN FOR REFERENCE ONLY, PER SEPARATE SUBMITTAL
26.05	SITE/EXTERIOR LIGHTING. WALLMOUNT AT 9'-0" AFF. REF. ELECTRICAL
32.17	BOLLARD LOCATED PER PLANS, DETAIL PER CIVIL, TYP.

DATE	NO.	DESCRIPTION
11/11/2020	1	PRELIMINARY ELEVATIONS
12/08/2020	4	LUP PLAN SET





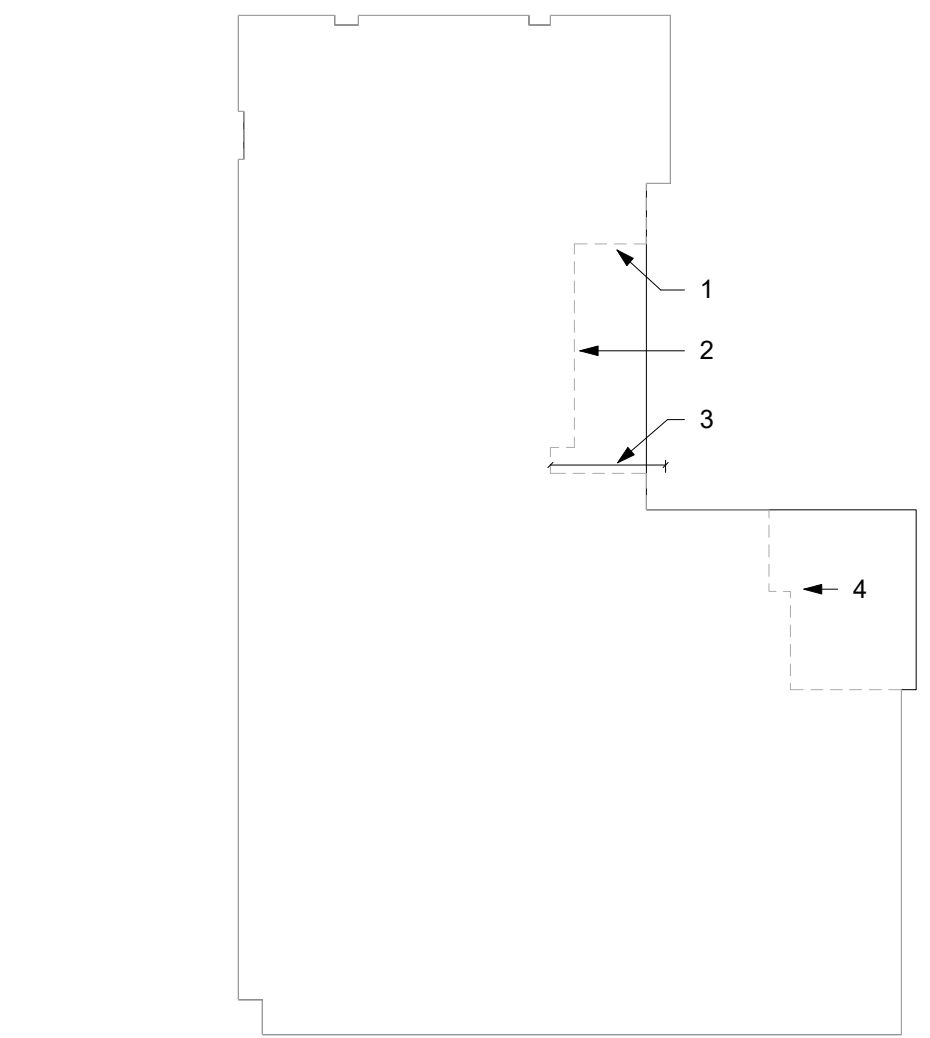
SHEET NOTES:

MATERIAL LEGEND

PRODUCT COLOR	MANUFACTURER PROFILE
PRODUCTS	PROFILE / TEXTURE
1. HORIZONTAL METAL SIDING	1. SINEWAVE 3/4"
2. VERTICAL METAL SIDING	2. 4" BOX BEAM
3. CONCRETE MASONRY UNITS	3. BOLD RIB
4. METAL PANELS	4. STANDARD CMU
5. STANDING SEAM METAL	5. 2 x 4 SMOOTH PANE -FW-120.0
6. SOFFIT PANEL ON LIGHT GAUGE BOX FRAME	6. SPLIT FACE CMU
7. CEMENT BOARD PANEL	7. 12" COVERAGE SMOOTH.
	8. METAL PANEL
COLOR	MANUFACTURER
A. SW 6804 DIGNITY BLUE	A. CORRUGATED METALS INC.
B. SW 7071 GRAY SCREEN	B. N/A
C. MM NATURAL	C. MUTUAL MATERIALS
D. MM CHARCOL (SPLITFACE)	D. MBCI
E. MS OLD TOWN GRAY (W38)	E. METAL SALES
F. MS SLATE GRAY (W38)	F. TBD
G. SW WESTCHESTER GRAY	SW = SHERWIN WILLIAMS
	MM = MUTUAL MATERIALS
	T = SAFETY GLASS PANE WHERE SYMBOL IS SHOWN
	TBD = TO BE DETERMINED (GC VIF)

KEYNOTES:

#	NOTE
05.14	AWNING. REF. ENL.PLAN. ATTACHEMENT PER. STRUCTURAL

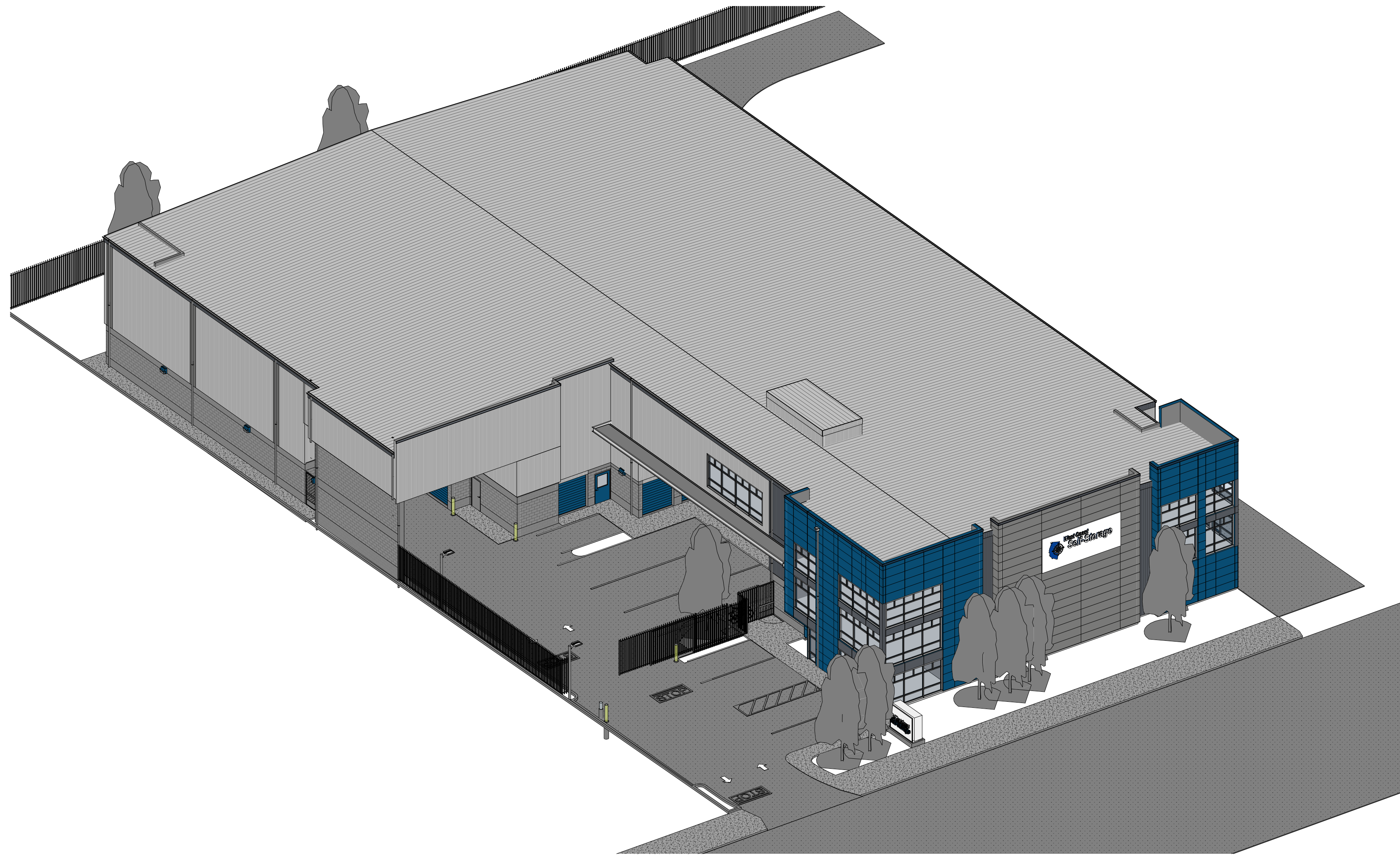


DATE	NO.	DESCRIPTION
11/11/2020	1	PRELIMINARY ELEVATIONS
12/08/2020	4	LUP PLAN SET

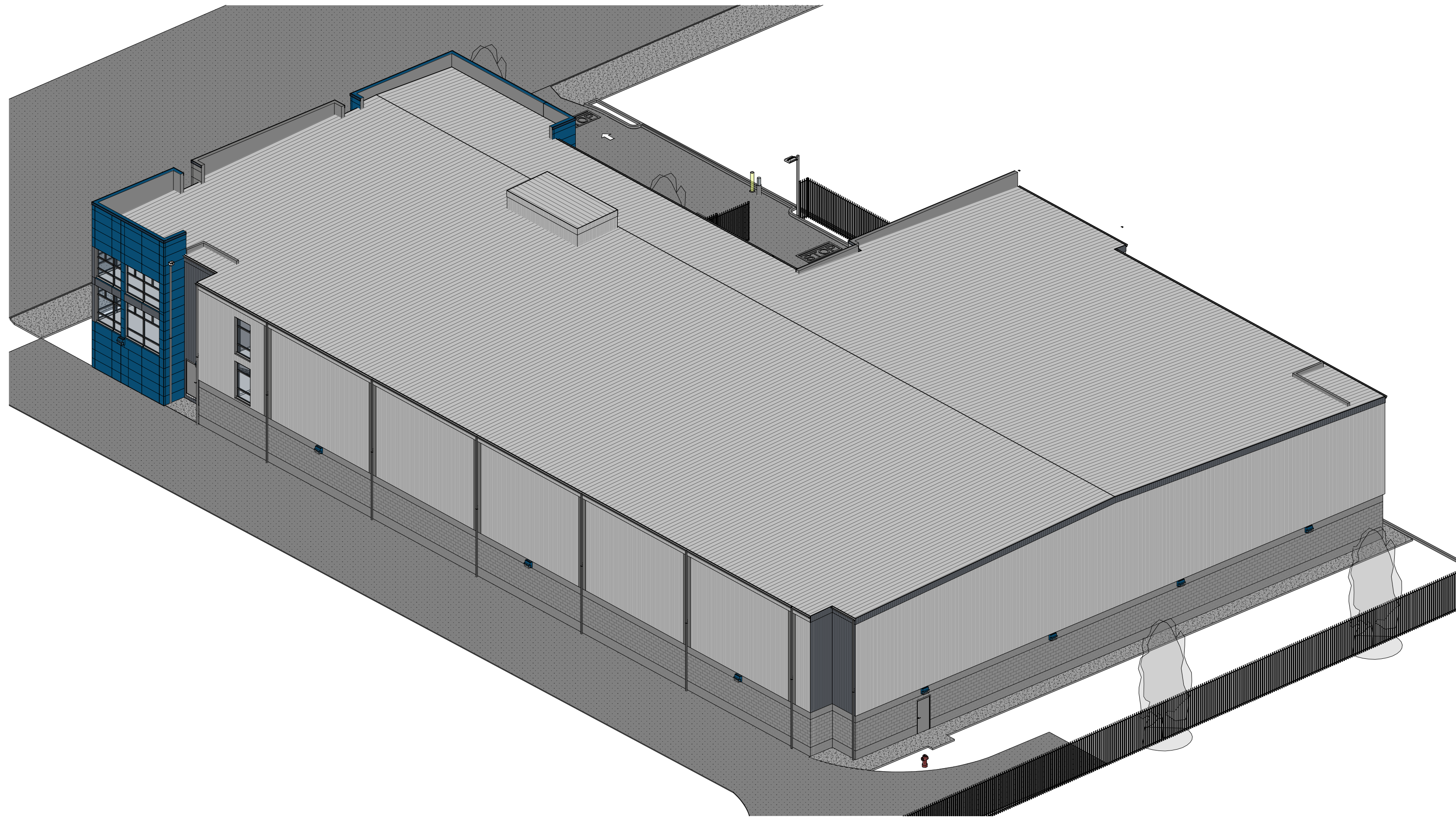




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2 NORTH EAST - AERIAL VIEW



1 SOUTH WEST - AERIAL VIEW



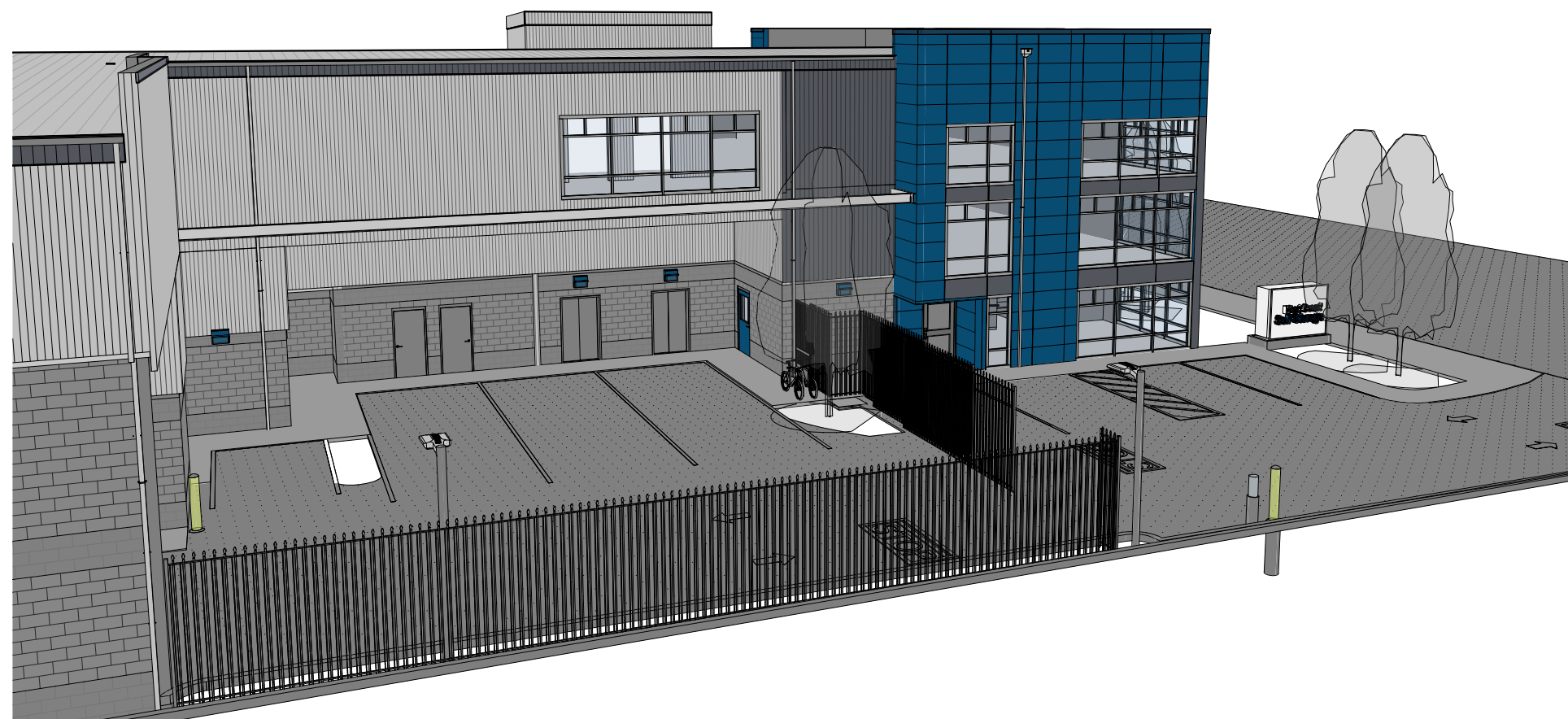
4 NORTH EAST - PERSPECTIVE VIEW



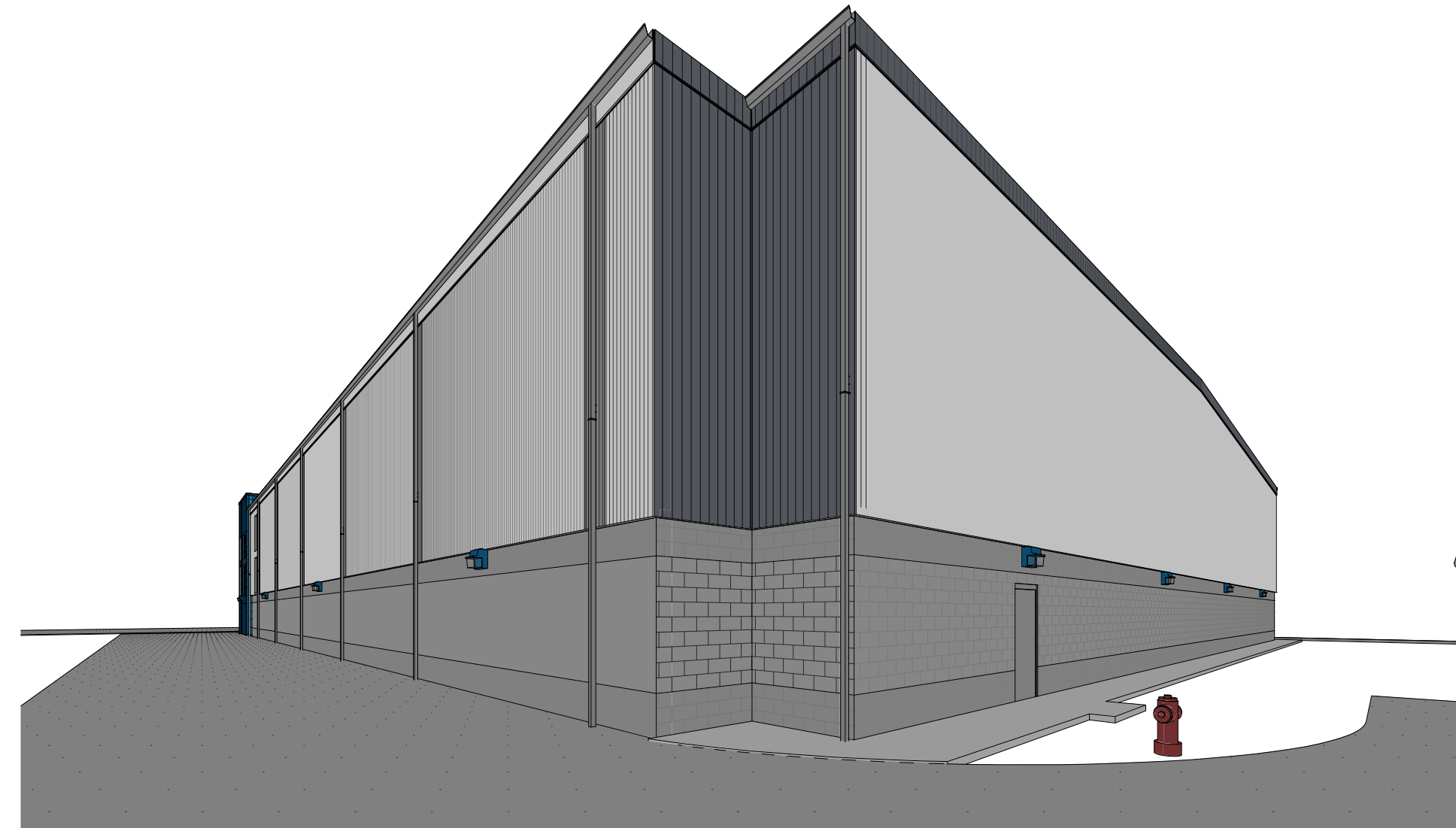
3 NORTH WEST - PERSPECTIVE VIEW



7 LOADING AT GATE



6 LOADING FROM THE EAST



5 SOUTH WEST CORNER AT HUMMER HEAD

DATE	NO.	DESCRIPTION
11/11/2020	1	PRELIMINARY ELEVATIONS
12/08/2020	4	LUP PLAN SET