



**PLANNING RECEIVED**  
DATE: JUNE 21, 2023  
FILE#: PRJ21-034  
PLANNER: M.S.W.



**FIRE DEPT. - DEFERRED SUBMITTALS**

- THE FOLLOWING ITEMS ARE TO BE DEFERRED SUBMITTALS:
1. PRIVATE UNDERGROUND FIRE MAIN
  2. FIRE DEPARTMENT GATES & BARRICADES
  3. FIRE SPRINKLER SYSTEM- SEE AM&M PERMIT #F22-0506
  4. FIRE ALARM
  5. EMERGENCY RESPONDER RADIO SYSTEM (IF REQUIRED)

**BUILDING DEPT. NOTES**

1. BLDG PERMIT PLANS TO SHOW COMPLIANCE W/ MAX. ALLOWABLE FLOOR AREA, BASED ON OCCUPANCY & CONSTRUCTION TYPES.
2. TEMPORARY CONSTRUCTION ACCESS EASEMENTS MAY BE REQUIRED AT NORTH AND EAST SIDE TO FACILITATE WALL CONSTRUCTION.
3. PROJECT TO BE SUBJECT TO BUILDING CODES IN EFFECT AT TIME OF BUILDING PERMIT APPLICATION
4. PROJECT TO BE SUBJECT TO STATE & FEDERAL ACCESSIBILITY REQUIREMENTS INCLUDING CBC CHAPTER 11B AND ADA CRITERIA.

# SITE PLAN

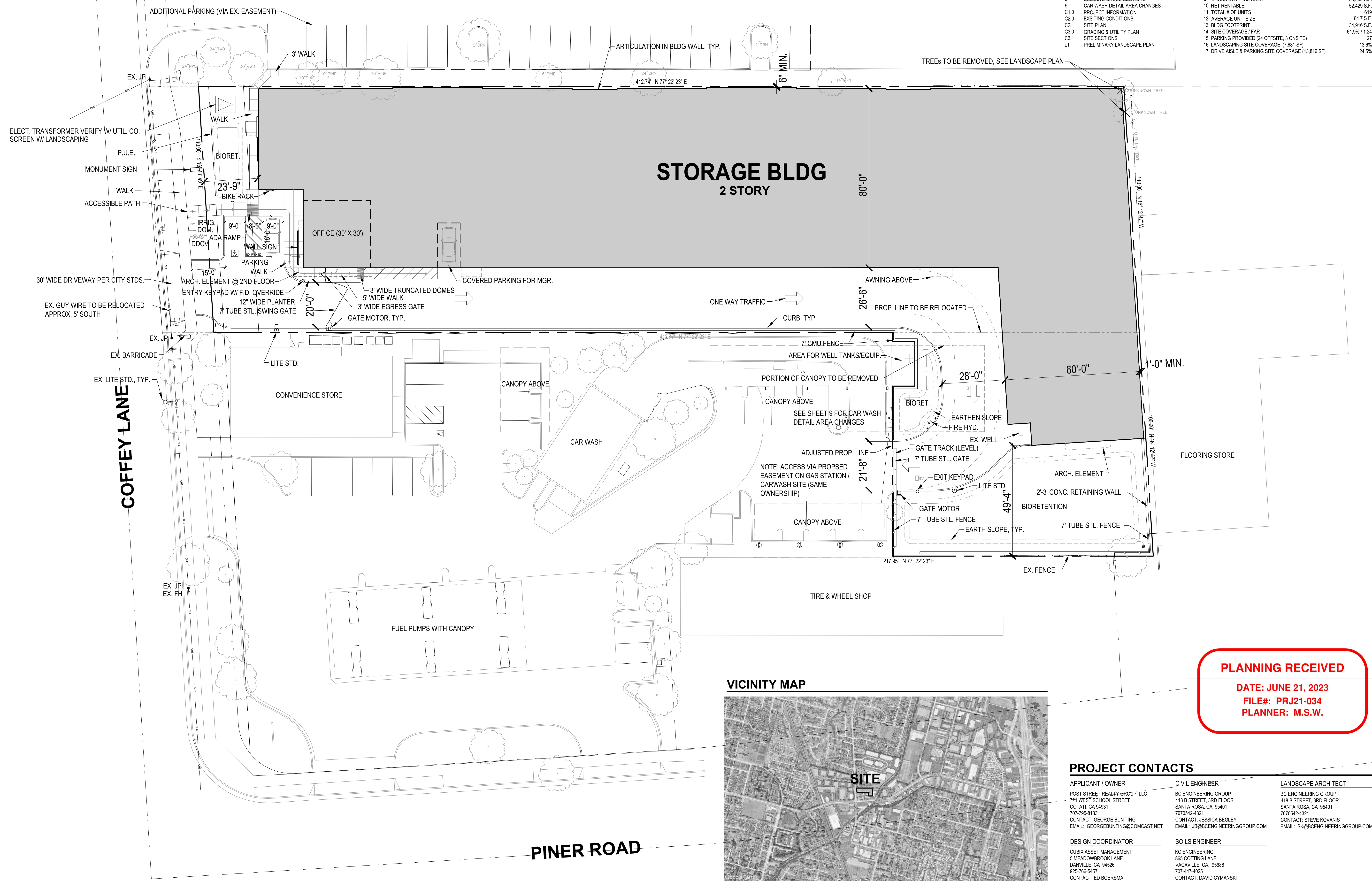
COFFEY PARK STORAGE, SANTA ROSA, CA

**SHEET INDEX**

0	COVER SHEET / RENDERING
1	SITE PLAN
2	FLOOR PLANS
3	ELEVATIONS
4	ROOF PLAN
5	SITE LIGHTING PLAN
6	MISC. DETAILS
7	COLORS & MATERIALS
8	BUILDING CROSS SECTIONS
9	CAR WASH DETAIL AREA CHANGES
C1.0	PROJECT INFORMATION
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C2.1	SITE PLAN
C3.0	GRADING & UTILITY PLAN
C3.1	SITE SECTIONS
L1	PRELIMINARY LANDSCAPE PLAN

**PROJECT DATA**

1.	SITE AREA - EXISTING	(1.10 ACRES) 47,843 S.F.
2.	SITE AREA - AFTER DED. & LOT LINE ADJ.	(1.30 ACRES) 56,413 S.F.
3.	ASSESSOR'S PARCEL #	034-011-027
4.	GENERAL PLAN / ZONING DESIGNATION	LI (LIGHT INDUSTRIAL)
5.	TYPE OF CONSTRUCTION	28
6.	OCCUPANCY TYPE (STORAGE / OFFICE)	S-1(B)
7.	TOTAL BUILDOUT	69,832 S.F.
8.	OFFICE AREA	900 S.F.
9.	GROSS STORAGE AREA	68,932 S.F.
10.	NET RENTABLE	52,429 S.F.
11.	TOTAL # OF UNITS	819
12.	AVERAGE UNIT SIZE	84.7 S.F.
13.	BLDG FOOTPRINT	34,916 S.F.
14.	SITE COVERAGE / FAR	61.9% / 1.24
15.	PARKING PROVIDED (24 OFFSITE, 3 ONSITE)	27
16.	LANDSCAPING SITE COVERAGE (7,681 SF)	13.6%
17.	DRIVE AISLE & PARKING SITE COVERAGE (13,816 SF)	24.5%



**VICINITY MAP**



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**PROJECT CONTACTS**

<b>APPLICANT / OWNER</b> POST STREET REALTY GROUP, LLC 721 WEST SCHOOL STREET COTATI, CA 94931 707-795-8133 CONTACT: GEORGE BUNTING EMAIL: GEORGE@POSTSTREETREALTY.COM	<b>CIVIL ENGINEER</b> BC ENGINEERING GROUP 418 B STREET, 3RD FLOOR SANTA ROSA, CA 95401 707-542-4321 CONTACT: JESSICA BEGLEY EMAIL: JB@BCENGINEERINGGROUP.COM	<b>LANDSCAPE ARCHITECT</b> BC ENGINEERING GROUP 418 B STREET, 3RD FLOOR SANTA ROSA, CA 95401 707-542-4321 CONTACT: STEVE KOVANIS EMAIL: SK@BCENGINEERINGGROUP.COM
<b>DESIGN COORDINATOR</b> CUBIX ASSET MANAGEMENT 5 MEADOWBROOK LANE DANVILLE, CA 94526 925-766-5457 CONTACT: ED BOERSMA EMAIL: ED@CUBIX.COM	<b>SOILS ENGINEER</b> KC ENGINEERING 885 COTTING LANE VACAVILLE, CA 95688 707-447-4025 CONTACT: DAVID CYMANSKI EMAIL: DCYMANSKI@KCENGR.COM	

Revisions	Date



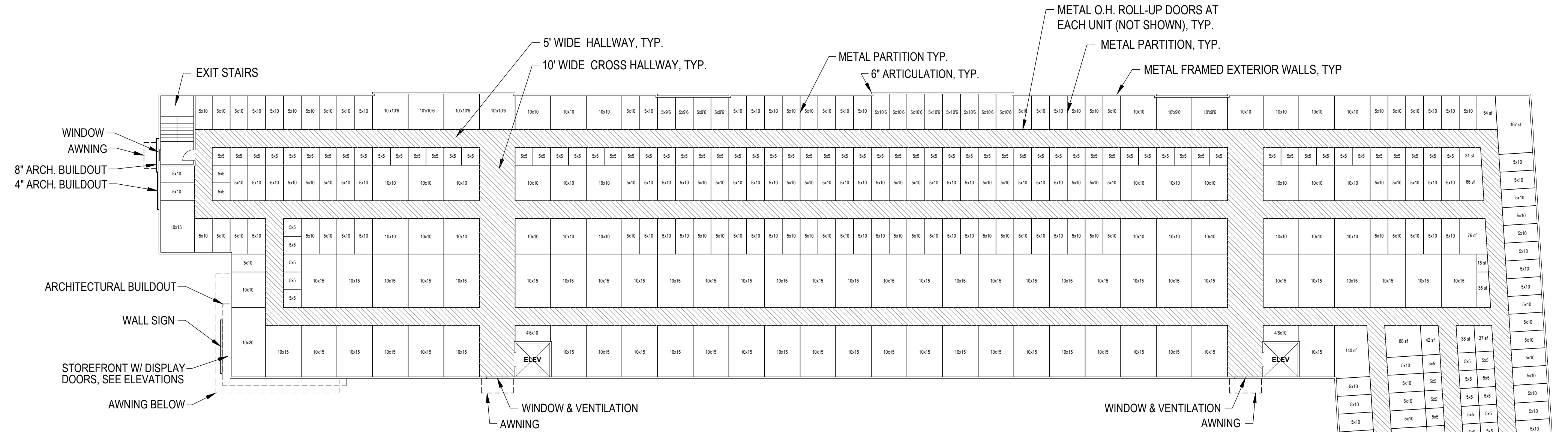
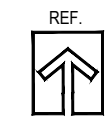
**CUBIX CONSTRUCTION LLC**  
 102 S. STOCKTON AVE.  
 RIPON, CA 95366  
 209-992-1371  
 LICENSE NO. 1061765

**COFFEY PARK STORAGE**  
 3282 COFFEY LANE, SANTA ROSA, CA  
**SITE PLAN**

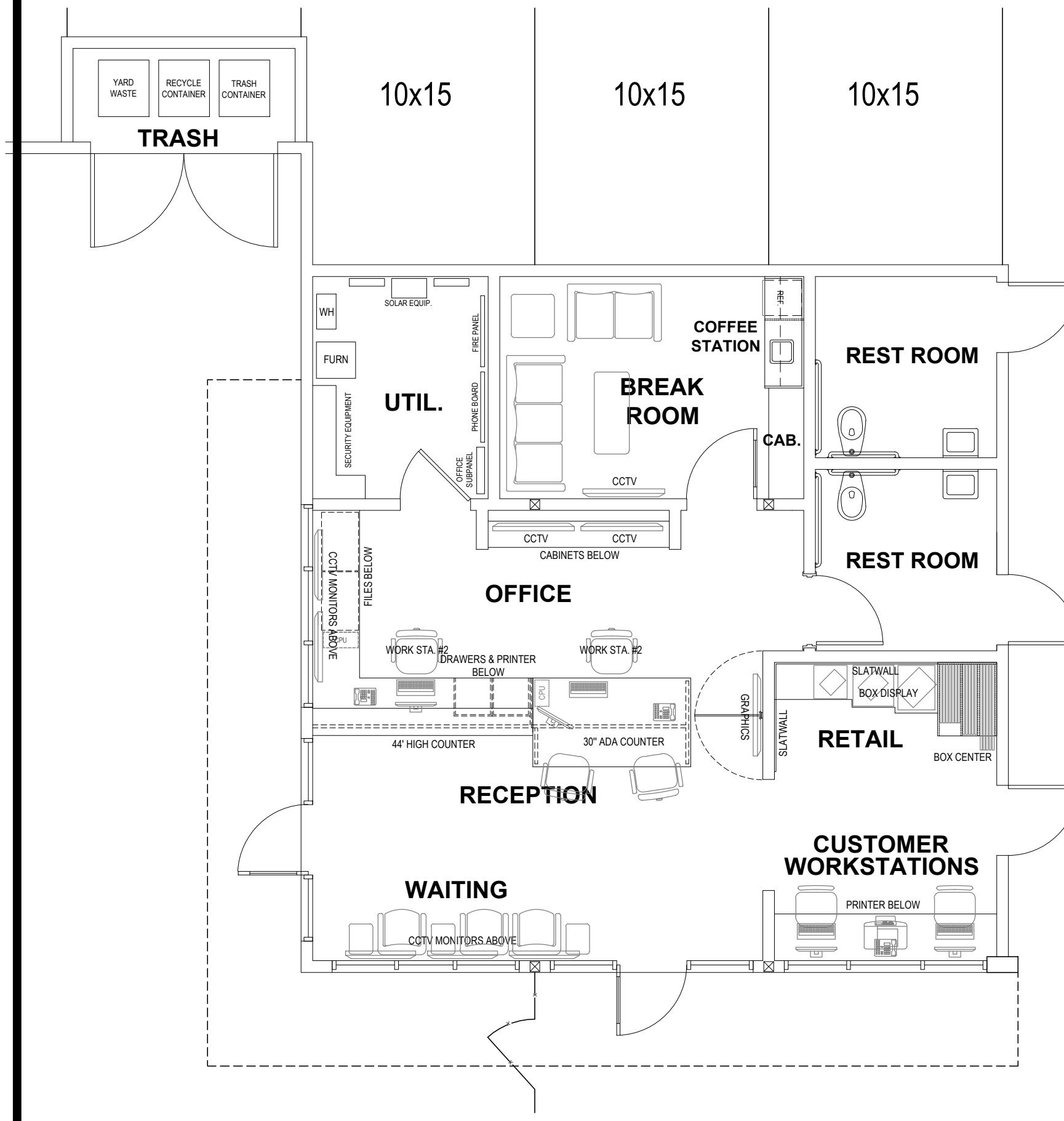
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Planning File Numbers	
Sheet Number	1



# FLOOR PLANS

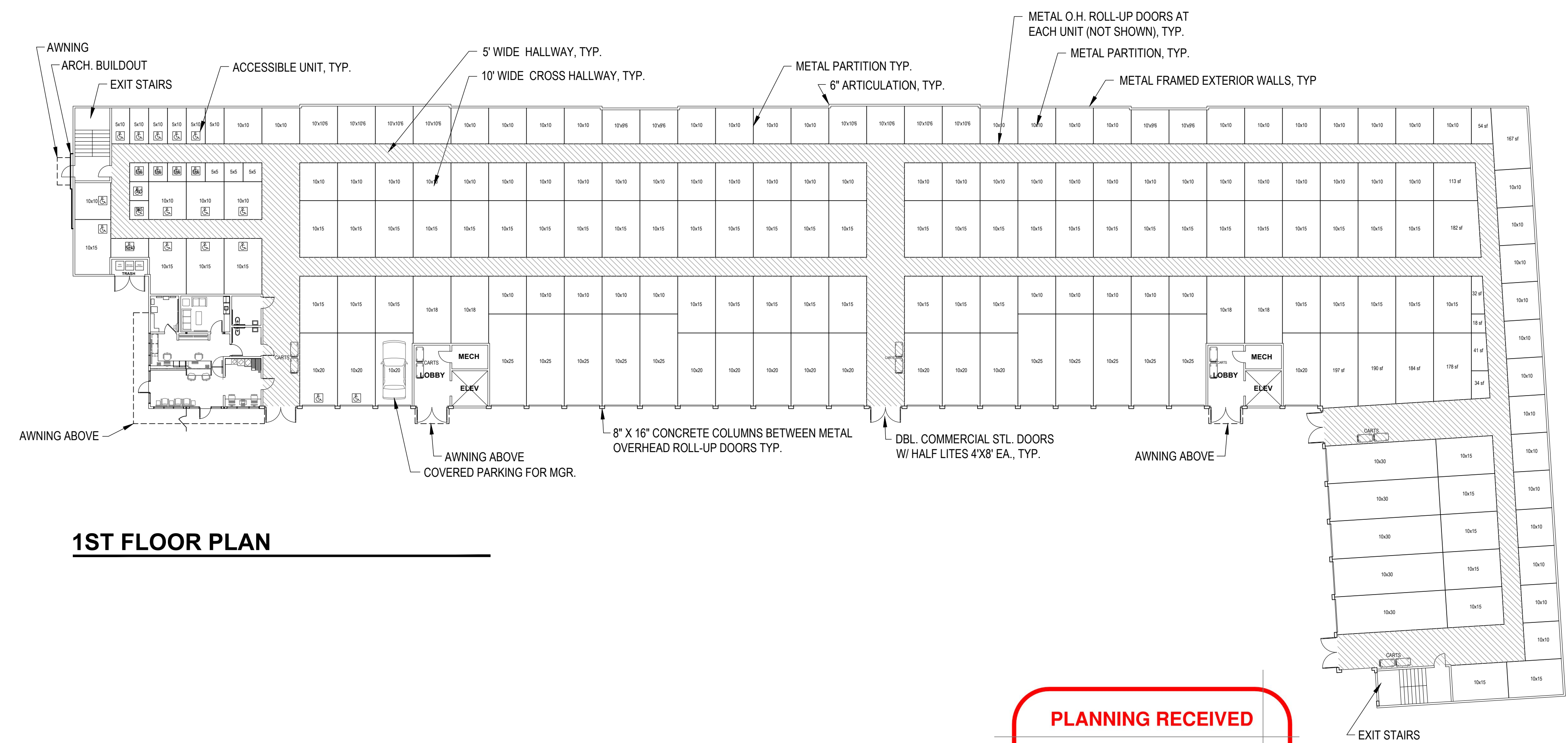


**2ND FLOOR PLAN**



**OFFICE PLAN**

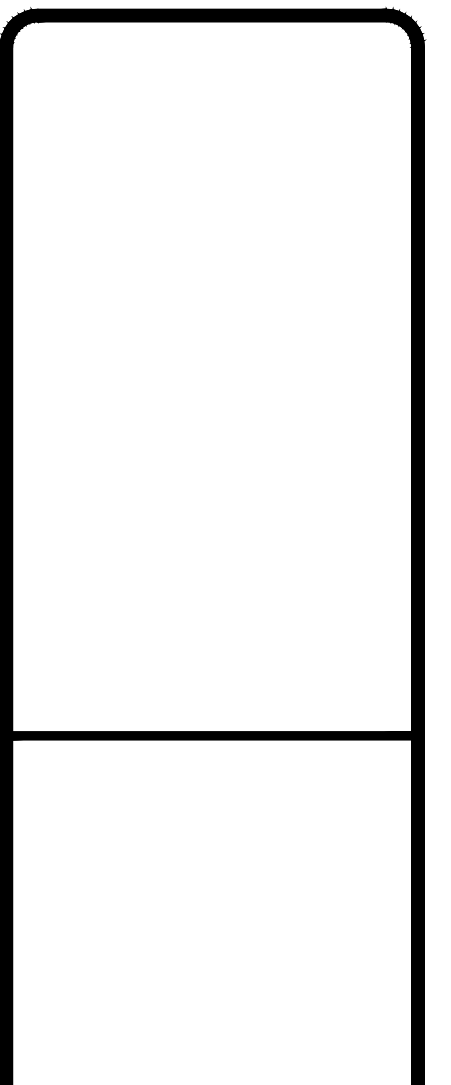
SCALE X 4



**1ST FLOOR PLAN**

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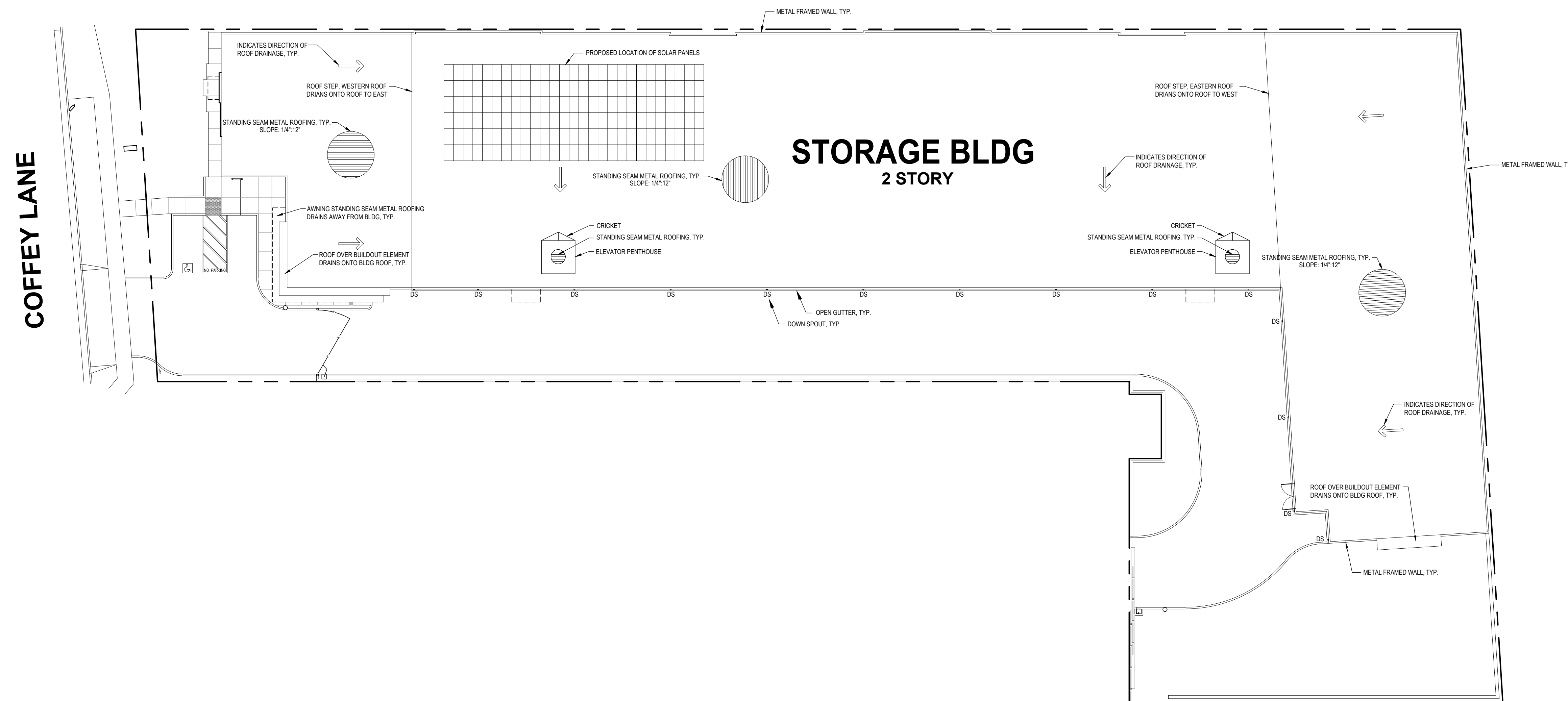
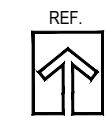
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**COFFEY PARK STORAGE**  
 3282 COFFEY LANE, SANTA ROSA, CA  
**FLOOR PLANS**

Drawn By  
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 Date  
 9/1/22  
 Scale  
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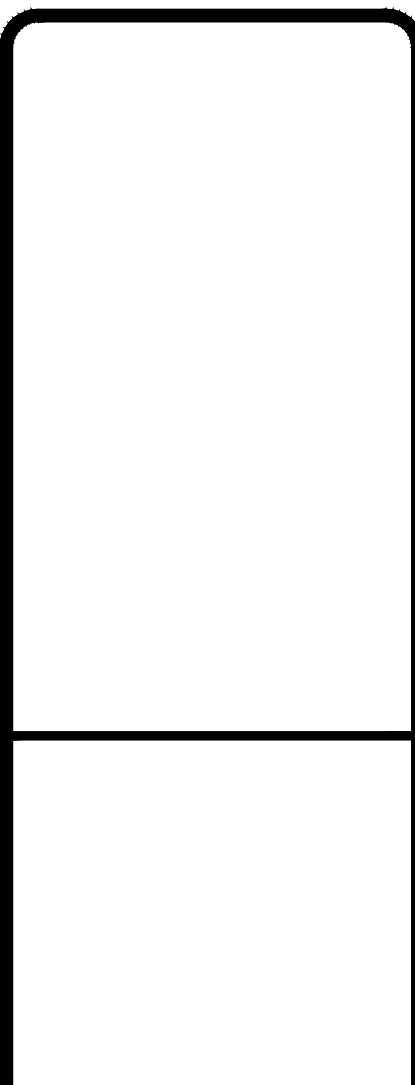
# ROOF PLAN

NOTE: NO ROOFTOP EQUIPMENT PLANNED



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 3282 COFFEY LANE, SANTA ROSA, CA  
**ROOF PLAN**

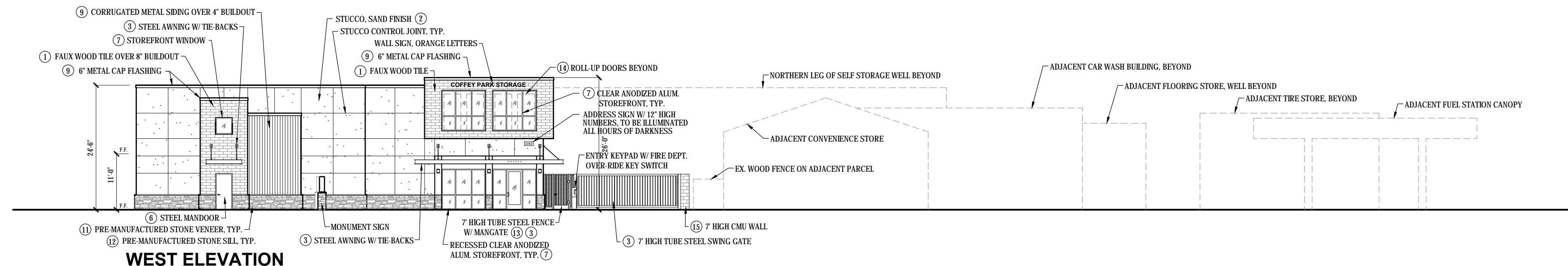
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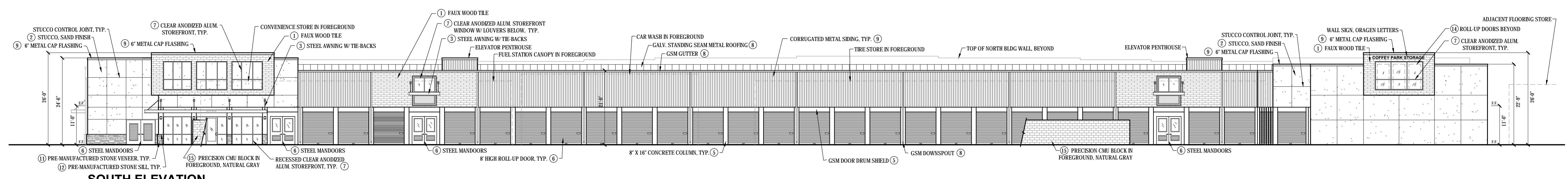
Revisions	Date

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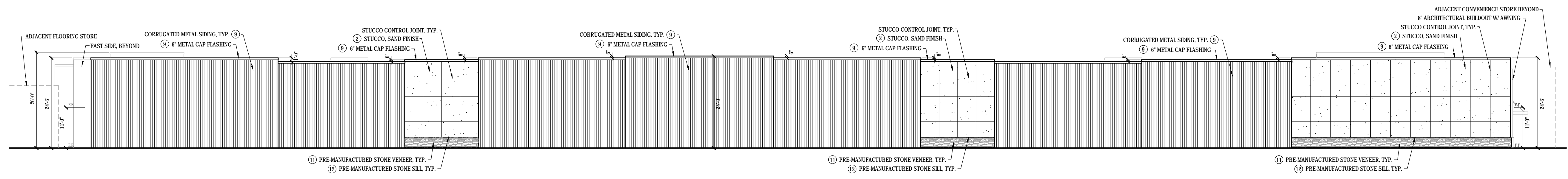
- ① WOOD LOOK TILE - DALTILE FOREST BAY FAWN (8' X 36')
- ② LA HABRA PACIFIC SAND X-97 - LIGHT TAN
- ③ KELLY MOORE 3960-3 CLUBHOUSE - CHARCOAL GRAY
- ④ BENJAMIN MOORE 1552 - RIVER REFLECTIONS
- ⑤ BENJAMIN MOORE 1532 - EQUESTRIAN GRAY
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- ⑦ CLEAR ANODIZED ALUMINUM FRAME, CLEAR GLASS
- ⑧ GALVANIZED SHEET METAL
- ⑨ MRCI PANELS - ASH GRAY
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- ⑪ OWENS CORNING CULTURED STONE FIG SOUTHERN LEDGESTONE CSV-2028\*
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- ⑮ PRECISION CMU BLOCK - NATURAL GRAY



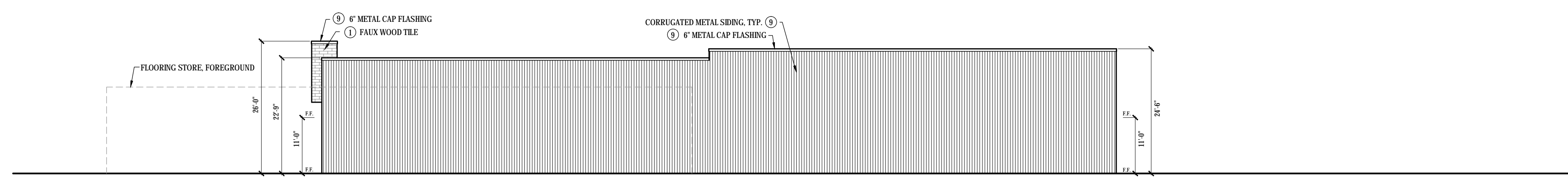
**WEST ELEVATION**



**SOUTH ELEVATION**



**NORTH ELEVATION**



**EAST ELEVATION**

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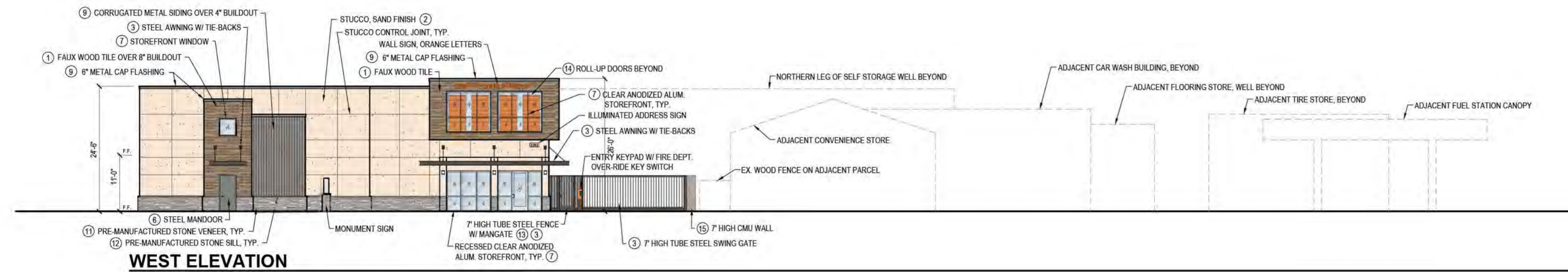
**CUBI CONSTRUCTION LLC**  
 102 S. STOCKTON AVE.  
 RIPON, CA 95366  
 209-992-1371  
 LICENSE NO. 1061765

**COFFEY PARK STORAGE**  
 COFFEY LANE SANTA ROSA CA  
**ELEVATIONS**

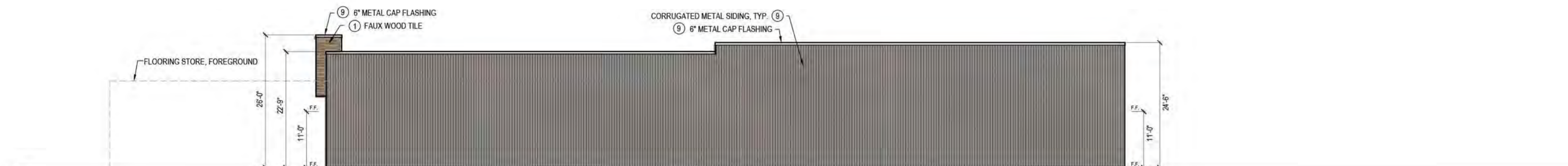
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# COFFEY PARK SELF STORAGE COLOR ELEVATIONS 2-15-23



**WEST ELEVATION**



**EAST ELEVATION**

## LEGEND

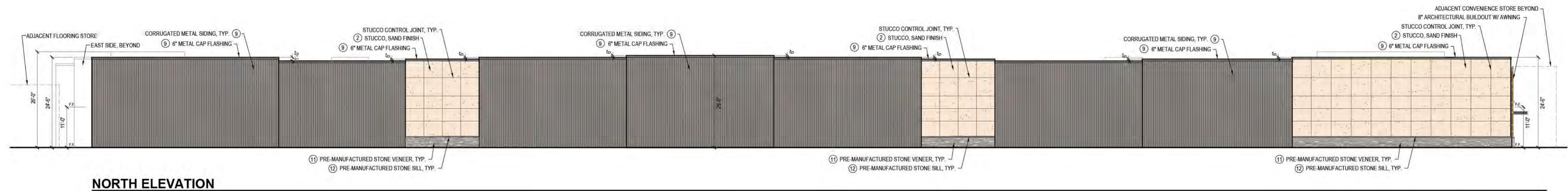
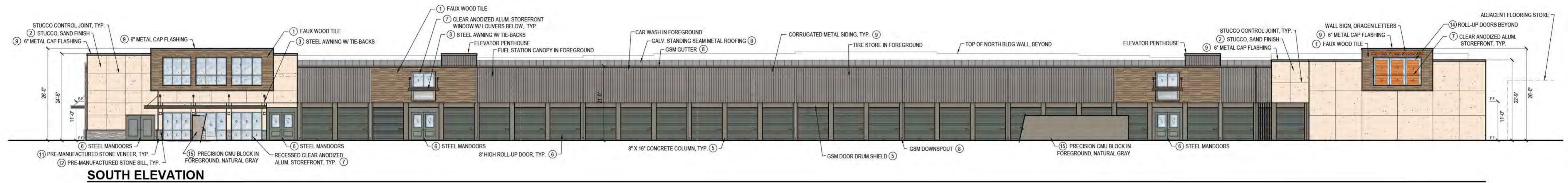
- ① WOOD LOOK TILE - DAL TILE FOREST BAY FAWN (8" X 36")
- ② LA HABRA 'PACIFIC SAND X-97' - LIGHT TAN
- ③ KELLY MOORE '3960-3 CLUBHOUSE' - CHARCOAL GRAY
- ④ BENJAMIN MOORE '1552' - RIVER REFLECTIONS
- ⑤ BENJAMIN MOORE '1553' - EQUESTRIAN GRAY
- ⑥ JANUS INTERNATIONAL - SILHOUETTE GRAY
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- ⑮ PRECISION CMU BLOCK - NATURAL GRAY

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# COFFEY PARK SELF STORAGE COLOR ELEVATIONS 2-15-23



## LEGEND

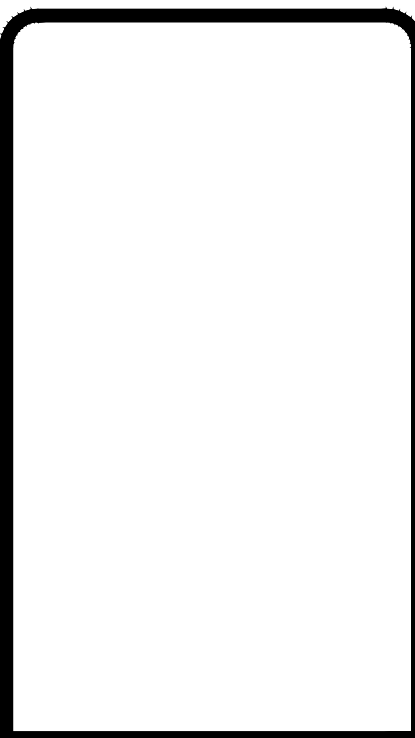
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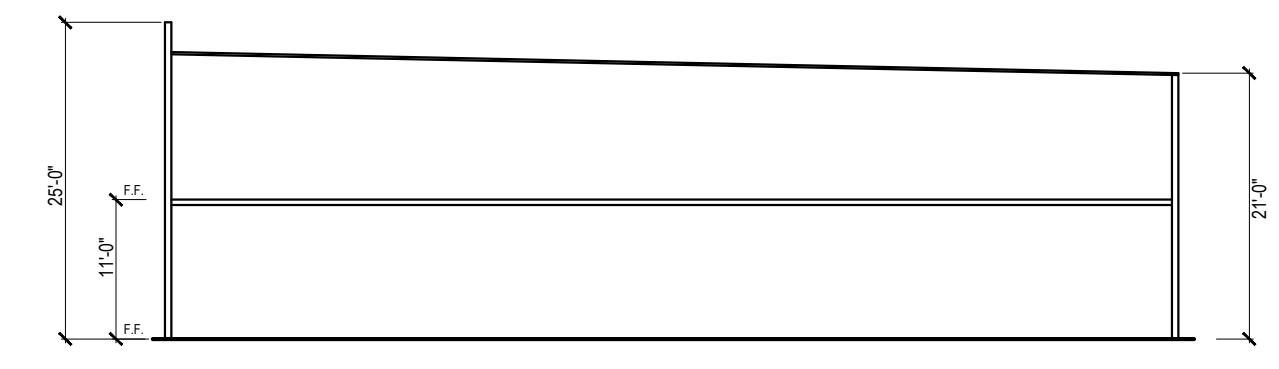
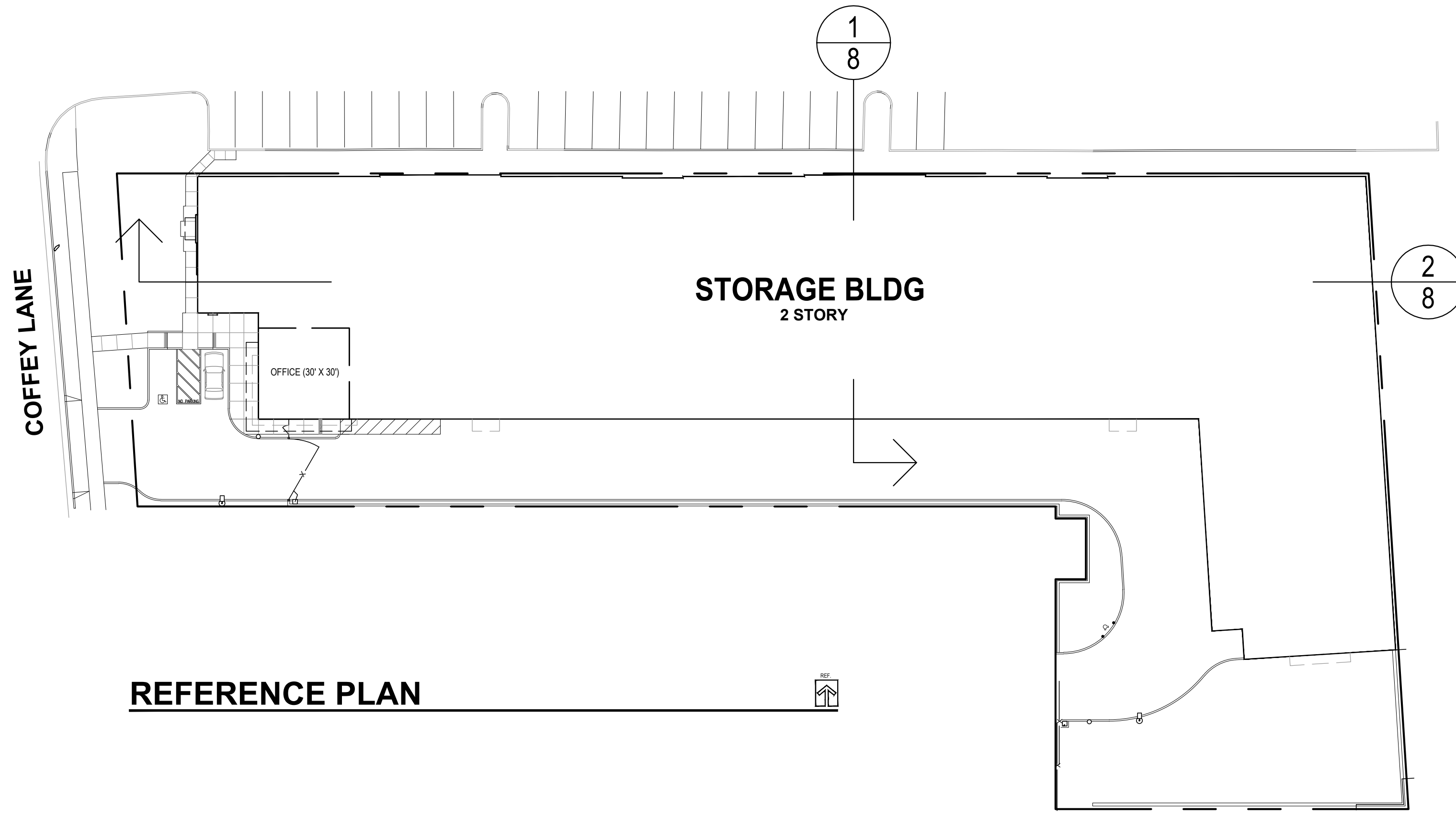
  
**CUBIX CONSTRUCTION LLC**  
 102 S. STOCKTON AVE.  
 RIFON, CA 95366  
 209-992-1371  
 LICENSE NO. 1061765

**COFFEY PARK STORAGE**  
 3282 COFFEY LANE, SANTA ROSA, CA  
**BLDG CROSS SECTIONS**

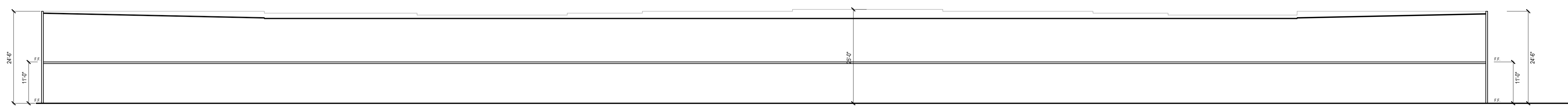
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Date	5/31/22
Scale	N.T.S.
File Name	Elevations2
Planning File Numbers	

Sheet Number

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**8** **CROSS SECTION LOOKING EAST**

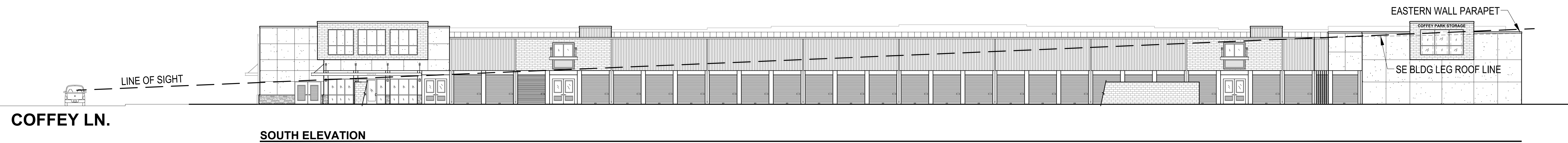


**2**  
**8** **CROSS SECTION LOOKING NORTH**

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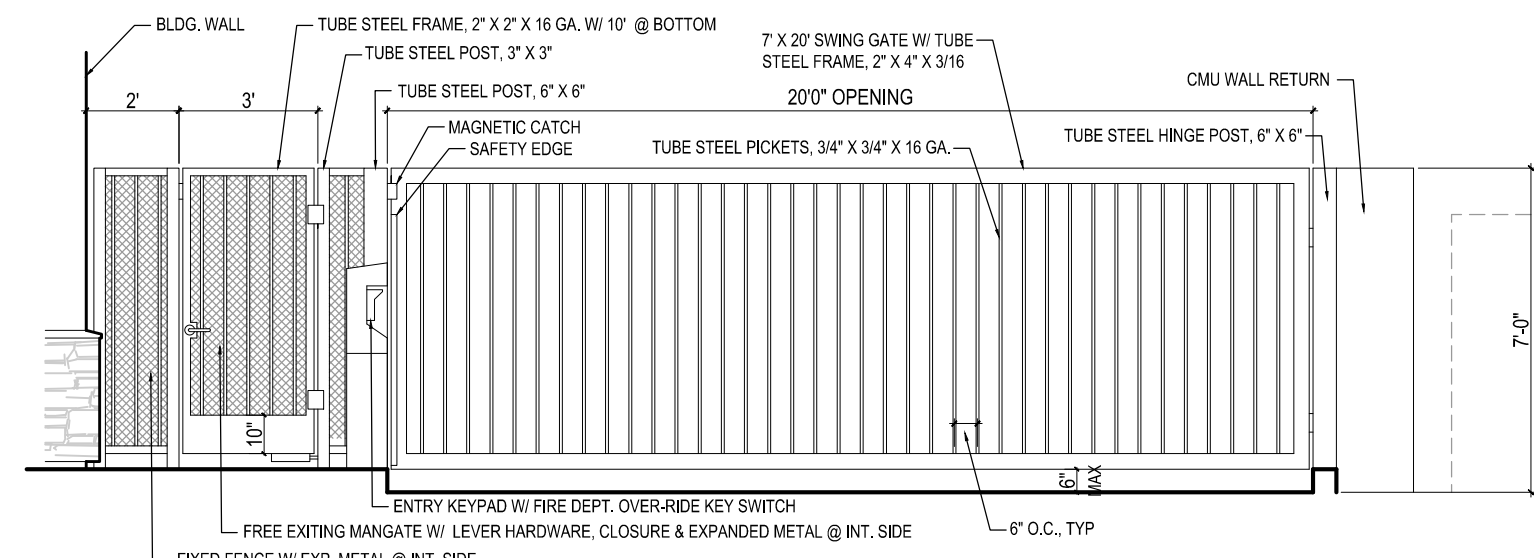


**LINE OF SIGHT FROM COFFEY LANE TO EAST END OF PROPERTY SHOWING NO ROOF OR EASTERN WALL PARAPET VISIBLE FROM COFFEY LANE**

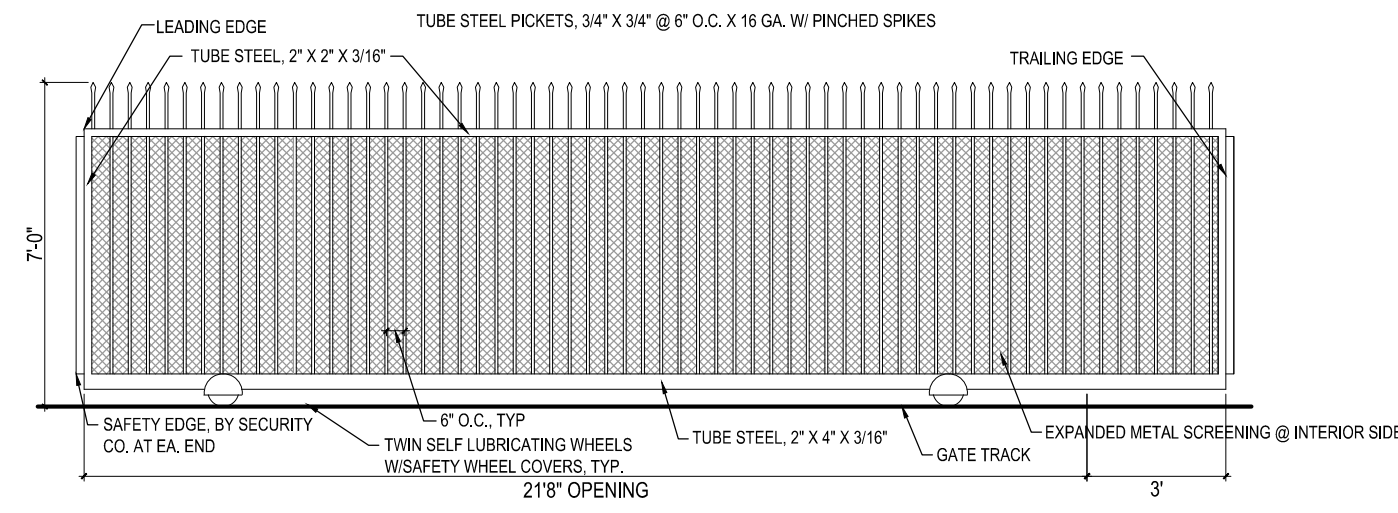


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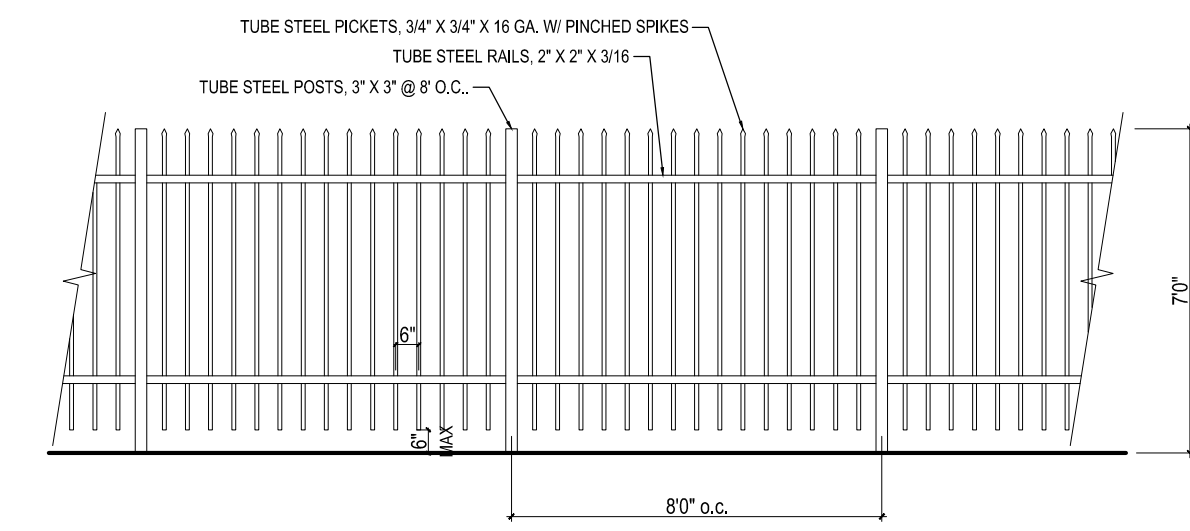




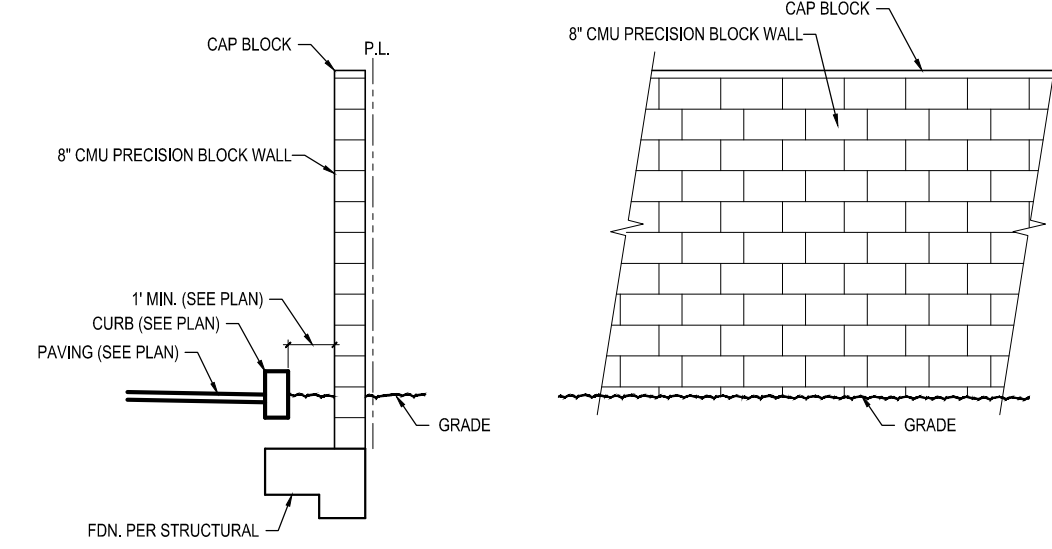
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**ENTRY GATE DETAIL**  
SCALE: 1/4" = 1'-0"



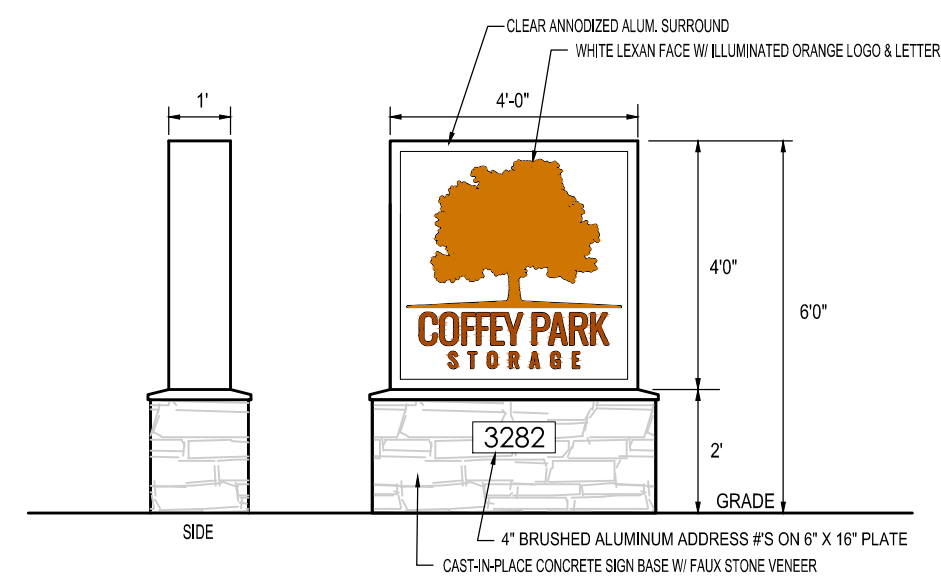
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**EXIT GATE DETAIL**  
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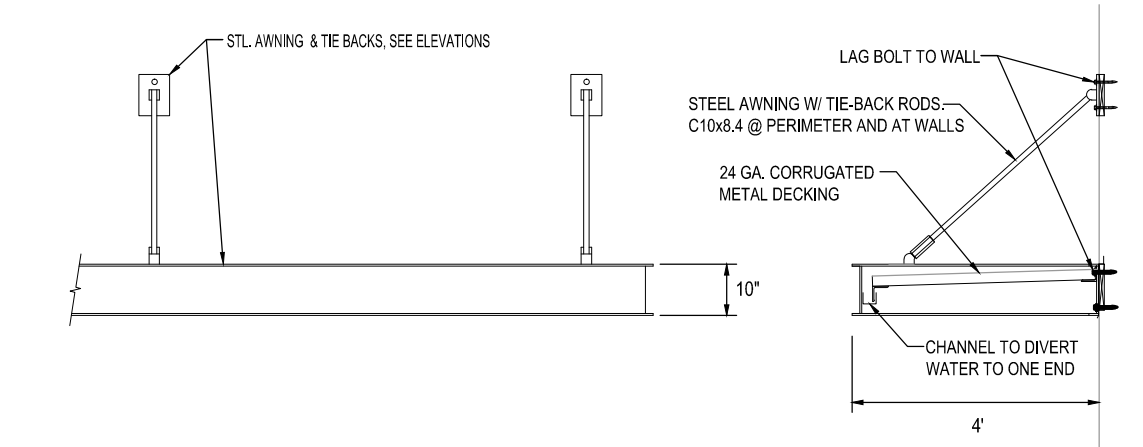
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**7' TUBE STEEL FENCE**  
SCALE: 1/4" = 1'-0"



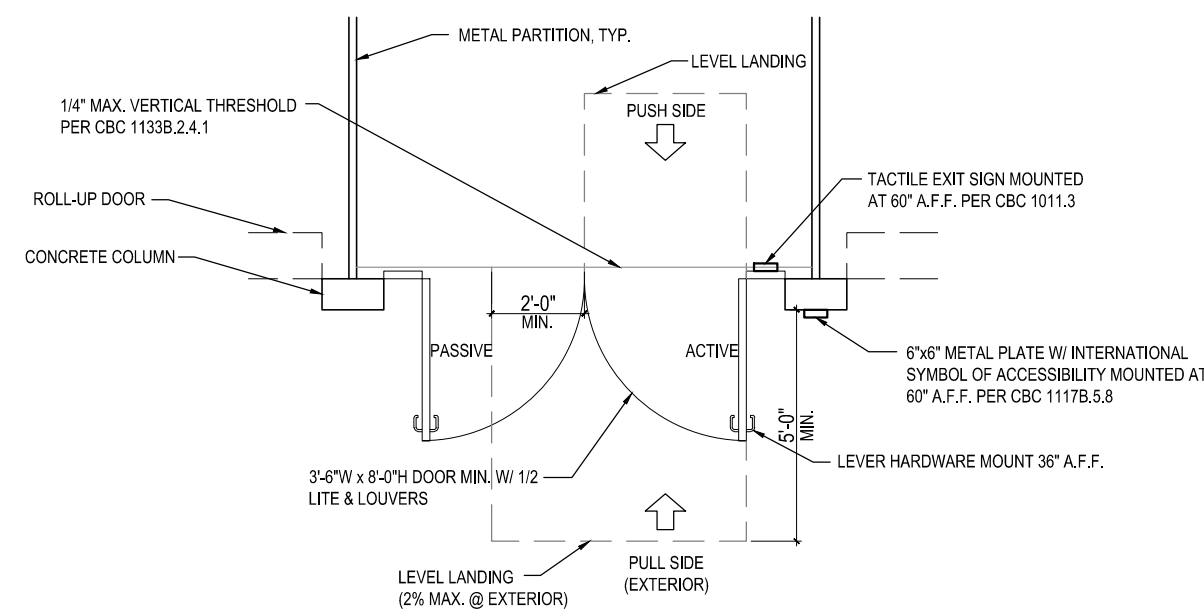
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**CMU FENCE / WALL DETAIL**  
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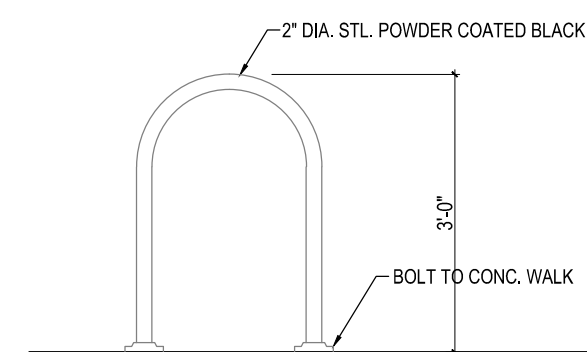
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**MOMUMENT SIGN**  
SCALE: 1/4" = 1'-0"



**6**  
**AWNING**  
SCALE: 1/4" = 1'-0"

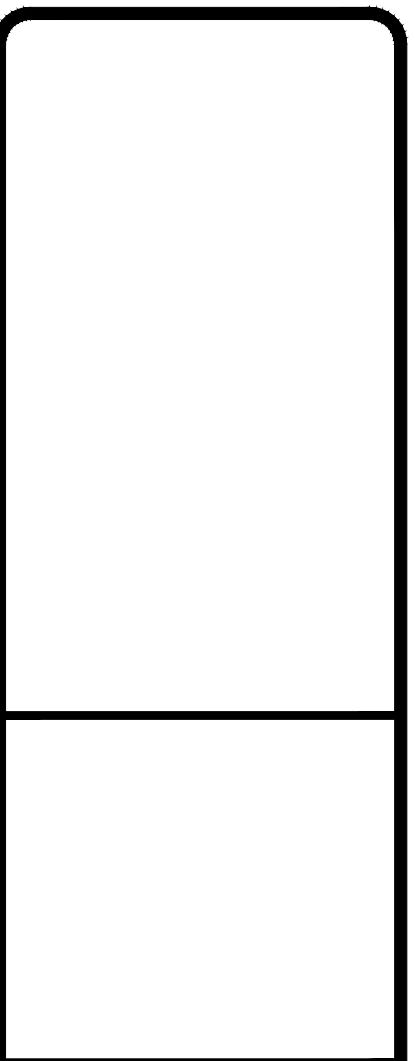


**7**  
**ACCESSIBLE ENTRY/EXIT DOOR**  
SCALE: 1/4" = 1'-0"



**8**  
**BIKE RACK**  
SCALE: 1/2" = 1'-0"

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**COFFEY PARK STORAGE**  
3282 COFFEY LANE, SANTA ROSA, CA  
**MISC. DETAILS**

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Sheet Number	

**6**

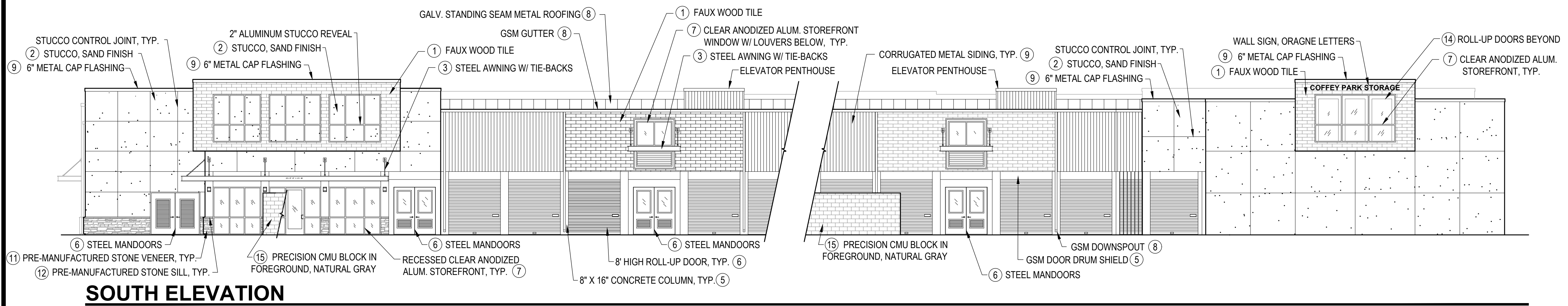


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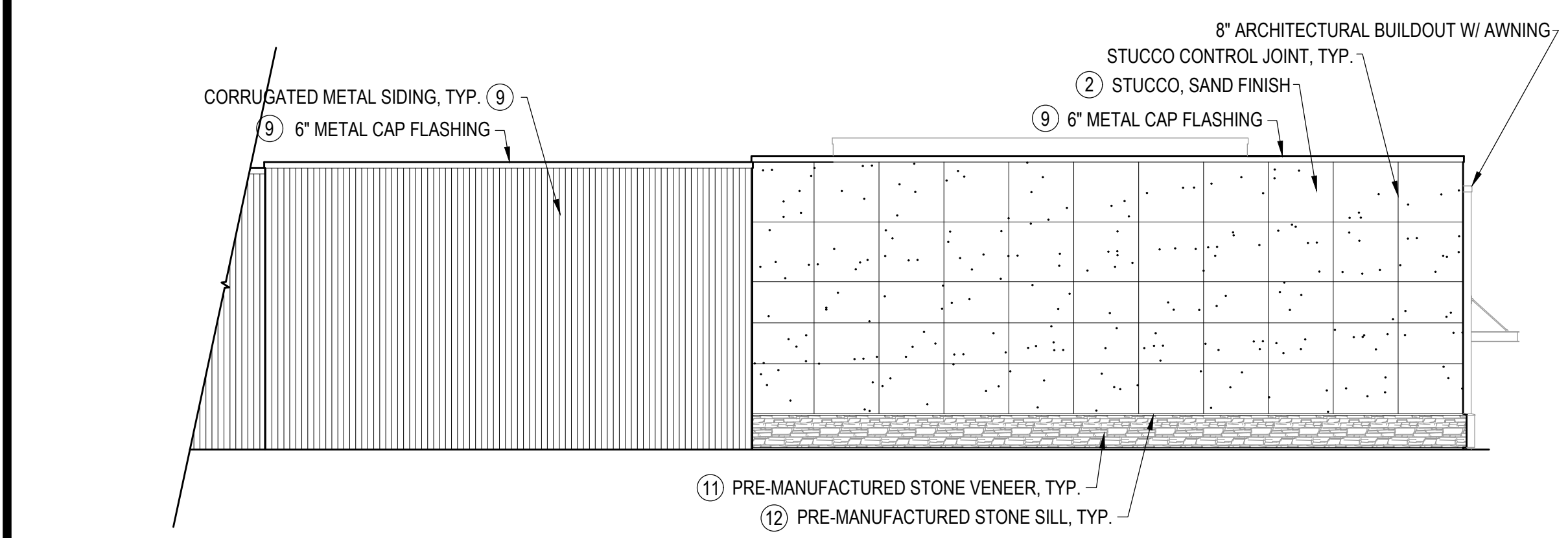
- ① WOOD LOOK TILE - DALTILE FOREST BAY FAWN (8" X 36")
- ② LA HABRA PACIFIC SAND X-97 - LIGHT TAN
- ③ KELLY MOORE '986-3 CLUBHOUSE - CHARCOAL GRAY
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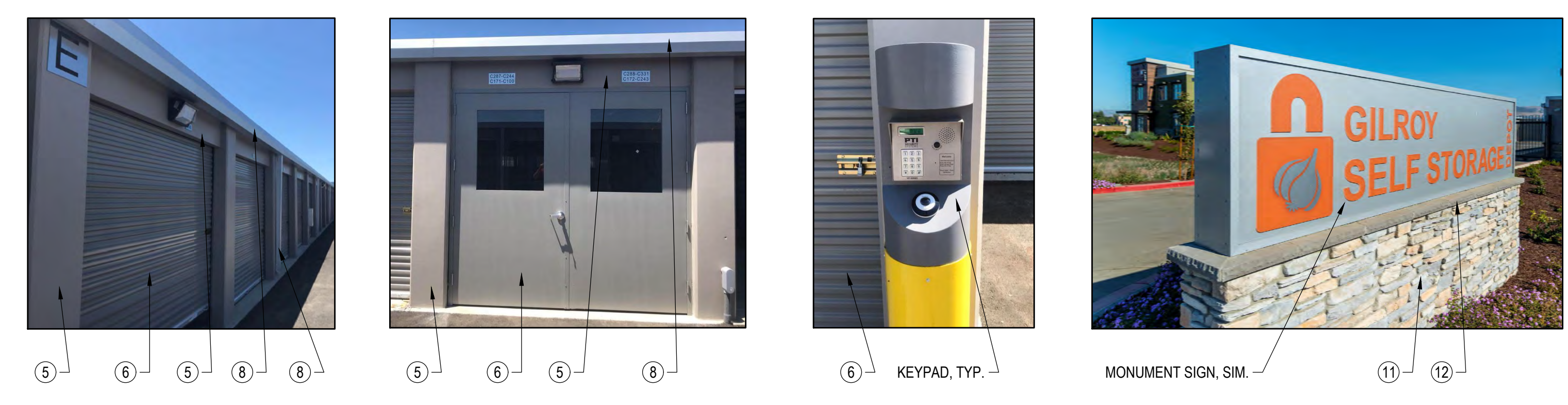


**SOUTH ELEVATION**

**NORTH ELEVATION**



**WEST ELEVATION**



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**COFFEY PARK STORAGE**  
 3282 COFFEY LANE, SANTA ROSA, CA  
**COLORS & MATERIALS**

Drawn By	EJB
Date	5/31/22
Scale	1"=15'
File Name	Color & Materials 5-31-22
Planning File Numbers	
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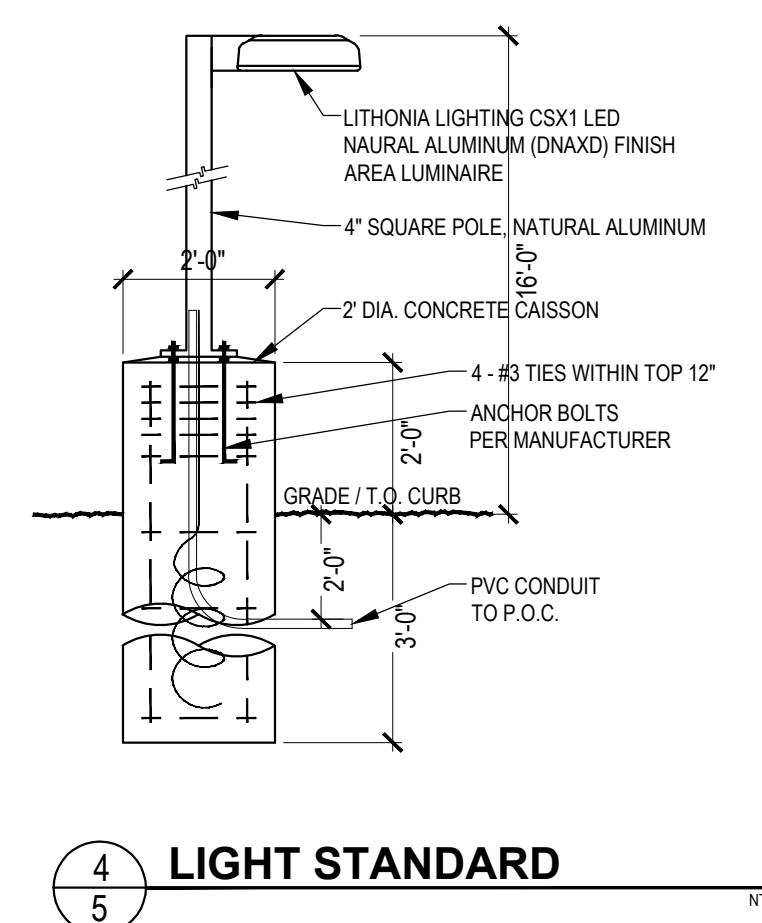
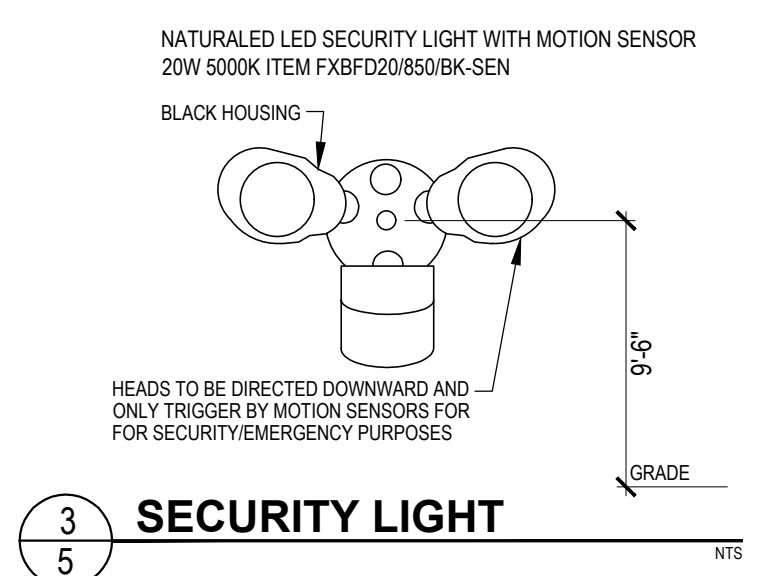
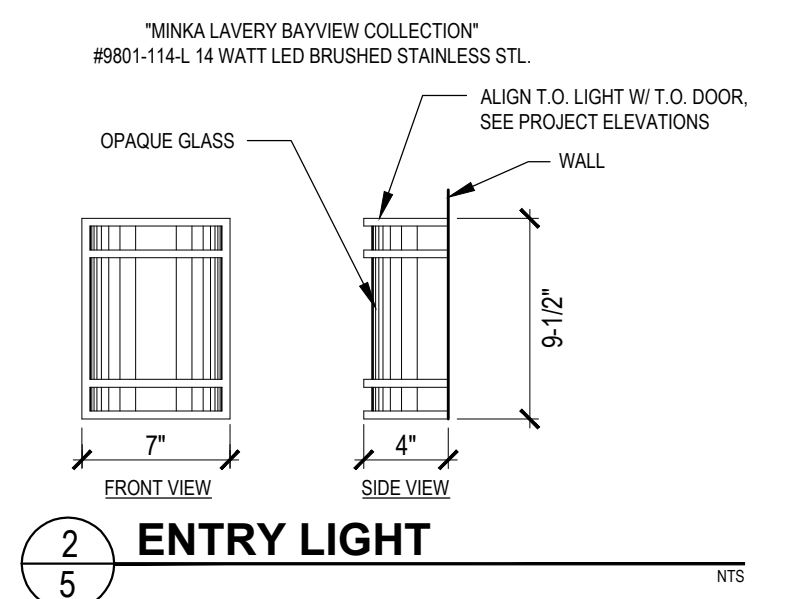
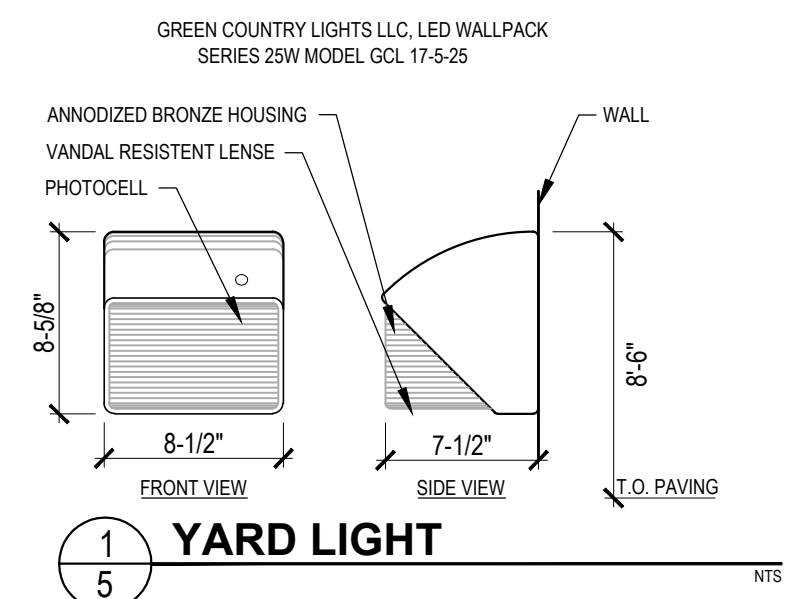


# SITE LIGHTING PLAN

NOTE: OUTDOOR LIGHTING TO CONFORM TO CITY ZONING CODE SECTION 20.30.080

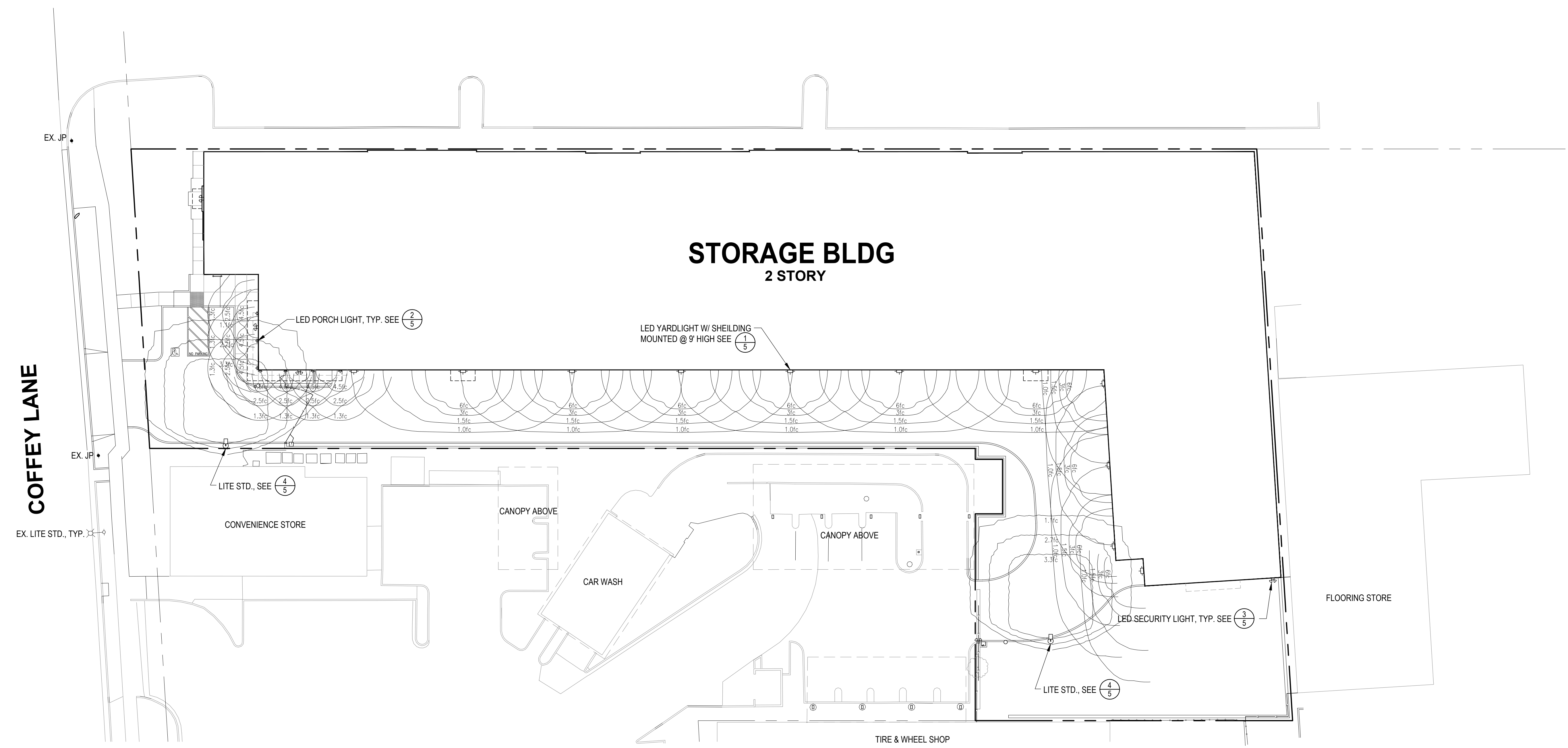
**OUTDOOR LIGHTING COMPLIANCE W/ SECTION 20.30.080**

- A. LIGHT STANDARD MAX HEIGHT 18'. COMPLES. SEE DETAIL 4/5
- B. ENERGY EFFICIENT FIXTURES/LAMPS REQUIRED. YES ALL LED
- C. MIN. 1 FOOT CANDLE AT GROUND LEVEL. YES. SEE PHOTOMETRICS BELOW
- D1. LIGHT SOURCE NOT VISIBLE FROM OFF THE SITE. YES. SEE PHOTOMETRICS AND DETAILS
- D2. CONFINE GLARE AND REFLECTION TO BOUNDARIES OF SITE. YES. SEE PHOTOMETRICS
- E. NO LIGHTING GREATER THAN 1 FOOT CANDLE WITHIN RES. ZONING DIST. YES. NO ADJACENT RES.
- F. NO BLINKING, FLASHING, OR UNUSUALLY HIGH INTENSITY LIGHTING. YES. NONE PLANNED



**LEGEND**

- GREEN COUNTRY LIGHTS LLC WALLPACK SERIES 25W MODEL GCL 17-5-25, SEE **1/5**
- MINKA-LAVERY BAY VIEW ITEM # 9801-144-L 14 WATT BRUSHED STAINLESS STEEL LED, SEE **2/5**
- NATURALED LED SECURITY LIGHT WITH MOTION SENSOR 20W, SEE **3/5**
- LIGHT STD., LITHONIA LIGHTING CSX1 LED NATURAL ALUMINUM **4/5**



**PLANNING RECEIVED**

**DATE: JUNE 21, 2023**  
**FILE#: PRJ21-034**  
**PLANNER: M.S.W.**

Revisions	Date
ADDED OUTDOOR LIGHTING COMPLIANCE NOTES	12/18/21

**CUBIX CONSTRUCTION LLC**  
102 S. STOCKTON AVE.  
RIFON, CA 95366  
209-992-1371  
LICENSE NO. 1061765

**COFFEY PARK STORAGE**  
3282 COFFEY LANE, SANTA ROSA, CA  
**SITE LIGHTING PLAN**

Drawn By	EJB
Date	9/1/22
Scale	1"=20'
File Name	SitePlan2
Planning File Numbers	
Sheet Number	<b>5</b>



Item #: <b>9801-144-L</b>	UPC Code: 747396091006
Product Family Name: <b>Bay View™</b>	Finish: <b>Brushed Stainless Steel</b>
Category: <b>Pocket Lantern</b>	Category Type: <b>Outdoor Lighting</b>
Certification <b>3195125</b>	
Patents	
Notes:	

**City of Santa Rosa**  
**December 22/2021**  
**Planning & Economic**  
**Development Department**



Image File Name:  
9801-144-L--  
1398897951.jpg



## MEASUREMENTS

Width: <b>6.75</b>	Length: <b>9.5</b>	Height: <b>4</b>	Extension: <b>No</b>
Height Adjustable: <b>No</b>	Min Overall Height: <b>7</b>	Max Overall Height: <b>No</b>	Slope: <b>No</b>
Wire Length: <b>7</b>	Chain Length: <b>No</b>	Safety Cable Included: <b>No</b>	Net Weight: <b>4.08</b>
Canopy Width: <b>7.00</b>	Canopy Height: <b>9.50</b>	Canopy Length: <b>4.75</b>	
Backplate Width: <b>7.00</b>	Backplate Height: <b>9.50</b>	Center to Top: <b>4.75</b>	Center to Bottom: <b>4.75</b>

## LAMPING

No. of Bulbs: <b>1</b>	Light Type: <b>L-Ac14-Module</b>			
Max Bulb Wattage: <b>14</b>	Socket: <b>Led</b>			
Dimmable: <b>Yes</b>	Ballast: <b>Yes</b>	Rated Life Hours: <b>30000</b>	Photocell Included: <b>N</b>	Lamps Included: <b>Yes</b>
LED Included: <b>Yes</b>	Color Temp.: <b>2700</b>	CRI: <b>81</b>	Initial Lumens: <b>1200.000</b>	Delivered Lumens: <b>332.890</b>



## SHIPPING

Carton Width: <b>8.750</b>	Carton Height: <b>9.500</b>	Carton Length: <b>11.000</b>
Carton Weight: <b>4.840</b>	Carton Cubit Feet: <b>0.529</b>	Small Package Shippable: <b>Yes</b>
Master Pack Width: <b>8.750</b>	Master Pack Height: <b>9.500</b>	Master Pack Length: <b>11.000</b>
Master Pack Weight: <b>4.840</b>	Master Cubic Feet: <b>0.529</b>	Multi-Pack: <b>1</b>

## SHADE / GLASS

Description: <b>G9801-1</b>	Material: <b>Glass</b>
Part No.:	Quantity:
Width: <b>6.00</b>	Height: <b>9.38</b>
	Length: <b>3.00</b>

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DATE: JUNE 21, 2023  
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PLANNER: M.S.W.

**LED**

LED

Yes



Wet Location

Yes



ETL Intertek

Yes

For additional information, please contact Customer Care: 1-800-221-7977

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# SECURITY WALL LIGHTS



## Product Description

naturaLED® Wall Lights double head bullet with motion sensor. Our security floodlights come in 20-watt to replace your existing incandescent up to 200-watt, saving up to 90% of energy. Super energy efficient and lasts up to 50,000+ hours average life. naturaLED® security lights are ideal solution for security lights, both residential, commercial and many other outdoor applications.



## Features & Benefits

- ▶ Energy Star Qualified
- ▶ UL Wet
- ▶ Up to 80% energy savings
- ▶ Instant on
- ▶ Light weight
- ▶ Contains no mercury or lead
- ▶ 50,000 hrs rated average life

## Specifications

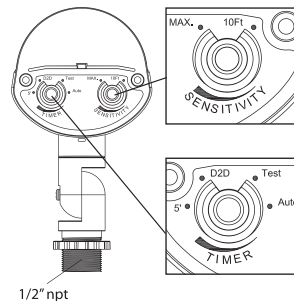
- ▶ Input line voltage: 120V
- ▶ Power Factor: >0.9
- ▶ THD: <20%
- ▶ Beam Angle: Flood
- ▶ Operating temperature: -22°F - 122°F
- ▶ Finish: Black / White

## Applications

- ▶ Security Lighting
- ▶ Accent Lighting
- ▶ Residential Lighting
- ▶ Outdoor Lighting
- ▶ Wall Lighting

## Optional Accessories

- ▶ Motion / Daylight Sensor  
For Security Flood Light  
P10118 SEN-ES-180NX3-2VR/BK



**PLANNING RECEIVED**

**DATE: JUNE 21, 2023**

**FILE#: PRJ21-034**

**PLANNER: M.S.W.**





**Green Country  
Lights LLC**

# Wallpack Series 25W

Specifications



Lifespan  
100,000hrs



Operating Temperature  
-25°C - +60°C



IP65 rating

Model GCL17-5-25

## HOUSING

- Heavy duty die cast aluminum housing w/ powder coated bronze finish
- Shatter and heat resistant borosilicate glass lens
- Corrosion resistant housing and hardware
- Silicone rubber gasket
- 1/2" coin plugs for conduit
- Ingress Protection IP 65

## CERTIFICATIONS



**PHILIPS  
LUMILEDS**



## ELECTRICAL

- Voltage range 100 ~ 277 VAC
- UL, CE, FCC & RoHS Driver

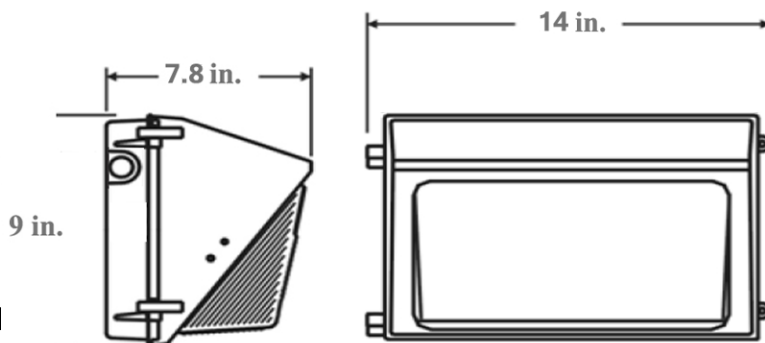
## OPTICAL SYSTEM

- Operational Lifetime: >100,000 hrs
- 10 year warranty
- 3250 Total lumens
- 70 Color Rendering Index (CRI)
- 120° beam angle
- LM-79 report / IES file
- High impact, shatter proof glass lens
- Instant on capability
- High quality heat sinks for temperature control
- Day White 5K color temperature

## MOUNTING

- Template cast for mounting over a 4" recessed box, or used with 1/2" surface conduit

## DIMENSIONS



Weight: 9 lb



**DESIGNLIGHTS**  
CONSORTIUM

PLANNING RECEIVED

DATE: JUNE 21, 2023  
FILE#: PRJ21-034  
PLANNER: M.S.W.





# CSX1 LED LED Area Luminaire



Buy American

Catalog  
Number

Notes

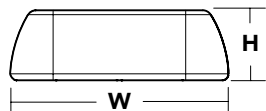
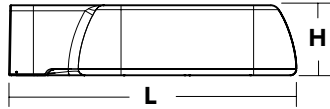
Type

Hit the Tab key or mouse over the page to see all interactive elements.

**CONTOUR**

## Specifications

EPA:	0.7 ft <sup>2</sup> (0.07 m <sup>2</sup> )
Length:	23-1/2" (59.7 cm)
Width:	18-1/2" (46.9 cm)
Height:	5-7/8" (14.9 cm)
Weight (max):	37 lbs (16.8 kg)



## A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL<sup>®</sup> controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability<sup>1</sup>
- This luminaire is part of an A+ Certified solution for ROAM<sup>®2</sup> or XPoint<sup>™</sup> Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background<sup>1</sup>

To learn more about A+, visit [www.acuitybrands.com/aplus](http://www.acuitybrands.com/aplus).

- See ordering tree for details.
- A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: [Link to Roam](#); [Link to DTL DLL](#)



A+ Capable options indicated by this color background.

## Ordering Information

EXAMPLE: CSX1 LED 60C 1000 40K T3M MVOLT SPA DDBXD

CSX1 LED	60C								
Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting	Options	Finish (required)	
CSX1 LED	60C 60 LEDs	700 700 mA 1000 1000 mA (1 A)	40K 4000 K 50K 5000 K	T2M Type II T3M Type III T4M Type IV T5M Type V TFTM Forward throw	MVOLT <sup>1</sup> 120 <sup>1</sup> 208 <sup>1,2</sup> 240 <sup>1,2</sup> 277 <sup>1</sup> 347 480 <sup>2</sup>	<b>Shipped included</b> SPA Square pole mounting RPA Round pole mounting WBA Wall bracket <b>Shipped Separately<sup>3</sup></b> SPUMBA Square pole universal mounting adaptor <sup>3</sup> RPUMBA Round pole universal mounting adaptor <sup>4</sup> KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) <sup>5</sup>	<b>Shipped installed</b> <b>PER</b> NEMA twist-lock receptacle only (no controls) DCR Dimmable and controllable via ROAM <sup>®</sup> (no controls) <sup>6</sup> DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) <sup>7</sup> HS House-side shield <sup>3</sup> SF Single fuse (120, 277, 347V) <sup>8</sup> DF Double fuse (208, 240, 480V) <sup>8</sup> DS Dual switching <sup>9,10</sup> BL30 Bi-level switched dimming, nominal 30% <sup>10,11,12</sup> BL50 Bi-level switched dimming, nominal 50% <sup>10,11,12</sup> <b>Shipped separately<sup>3</sup></b> VG Vandal guard BS Bird-deterrent spikes	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white	

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DATE: JUNE 21, 2023  
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PLANNER: M.S.W.

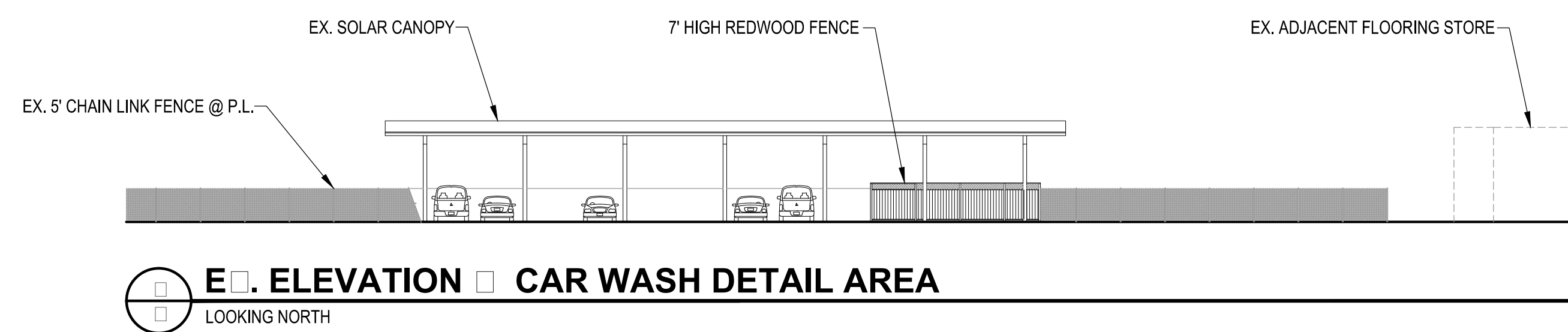


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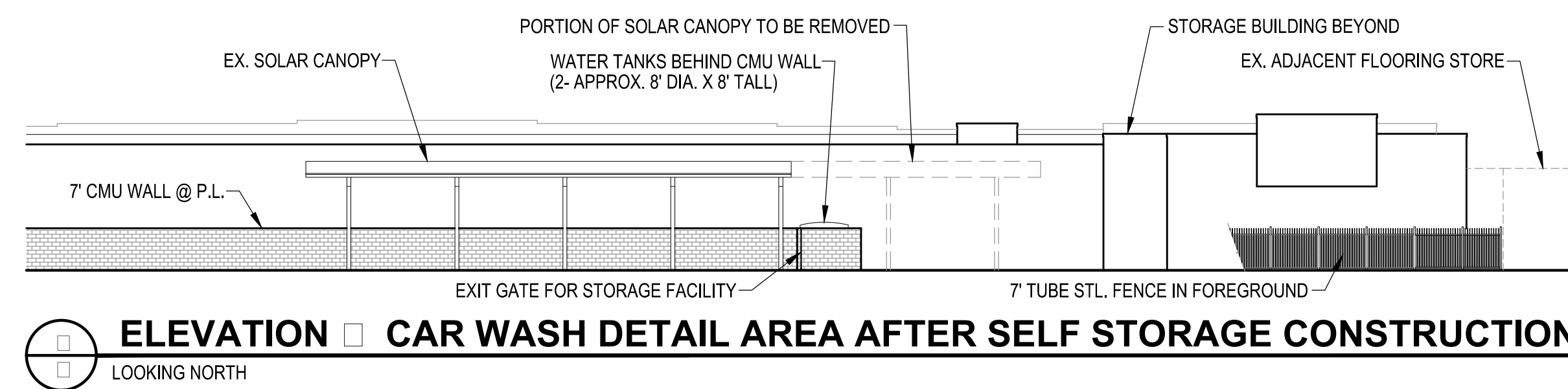
CSX1-LED  
Rev. 03/12/21



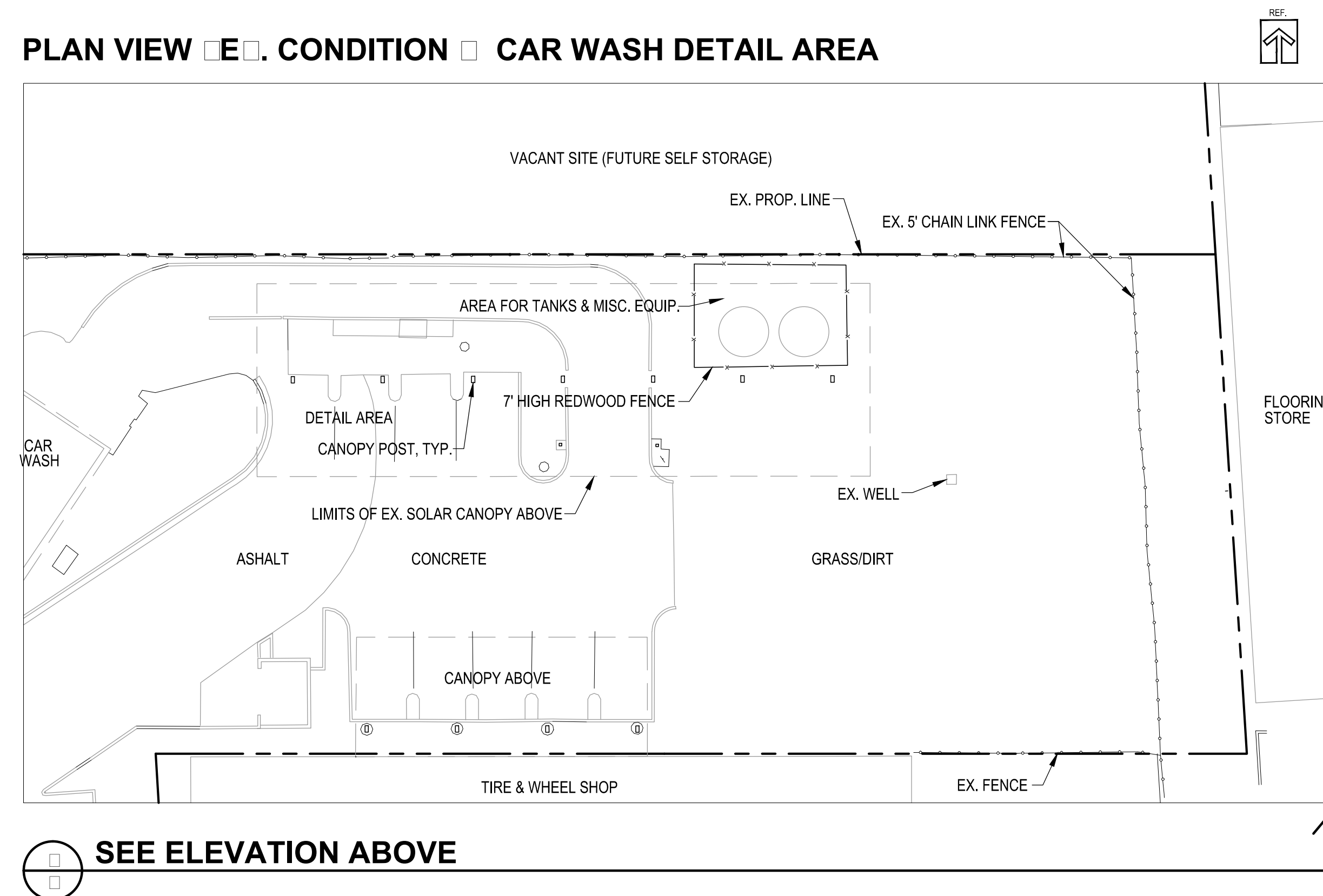
Revisions	Date



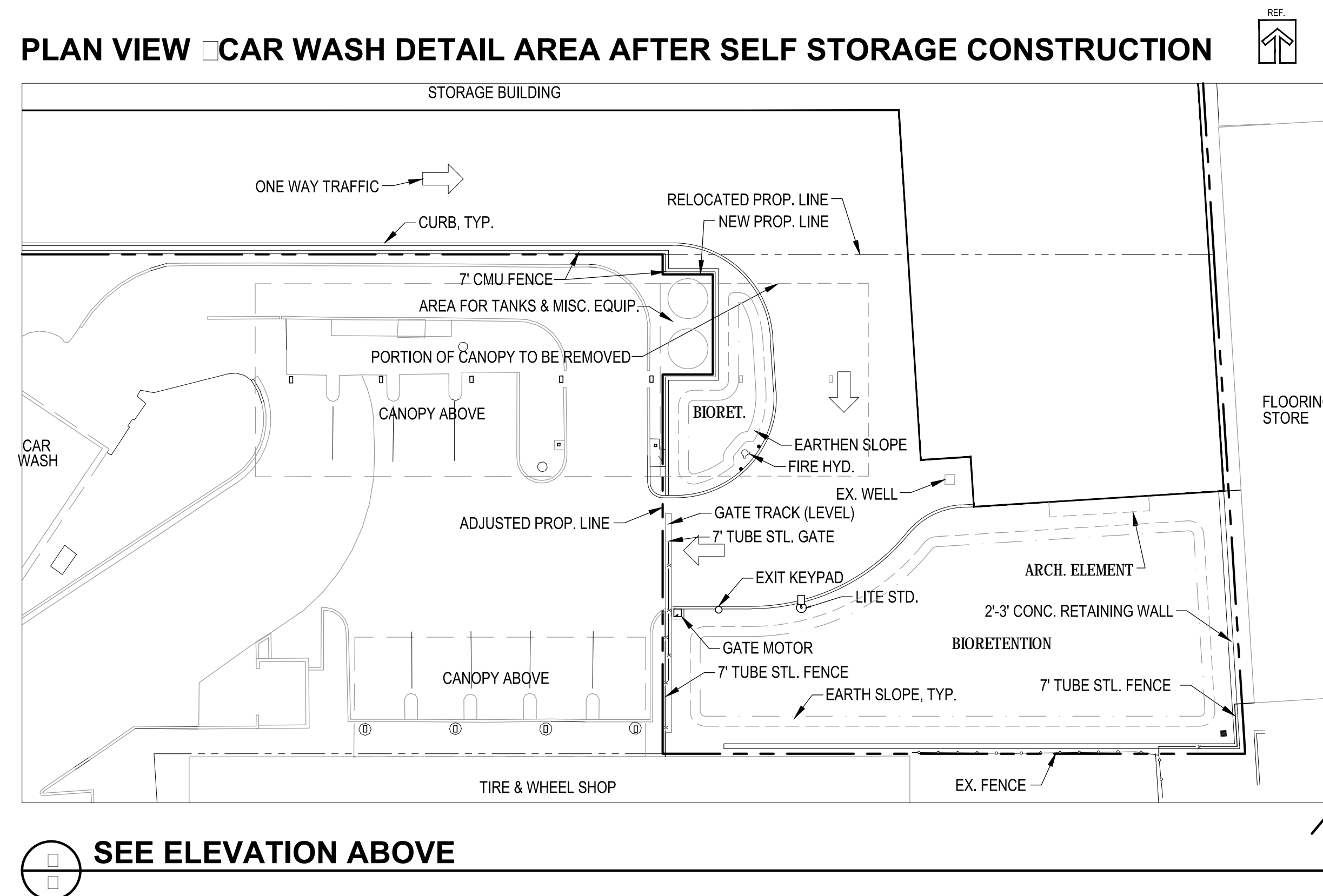
**E. ELEVATION □ CAR WASH DETAIL AREA**  
LOOKING NORTH



**ELEVATION □ CAR WASH DETAIL AREA AFTER SELF STORAGE CONSTRUCTION**  
LOOKING NORTH



**PLAN VIEW □ E. CONDITION □ CAR WASH DETAIL AREA**  
SEE ELEVATION ABOVE



**PLAN VIEW □ CAR WASH DETAIL AREA AFTER SELF STORAGE CONSTRUCTION**  
SEE ELEVATION ABOVE

**PLANNING RECEIVED**  
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FILE#: PRJ21-034  
PLANNER: M.S.W.

**COFFEY PARK STORAGE**  
102 S. STOCKTON AVE.  
RIPON, CA 95366  
209-992-1371

**CUBI CONSTRUCTION LLC**  
LICENSE NO. 1061765

**CAR DETAIL AREA CHANGES**

Drawn By	EJB
Date	6/23/23
Scale	1"=20'
File Name	Elevation2
Planning File Numbers	
Sheet Number	9