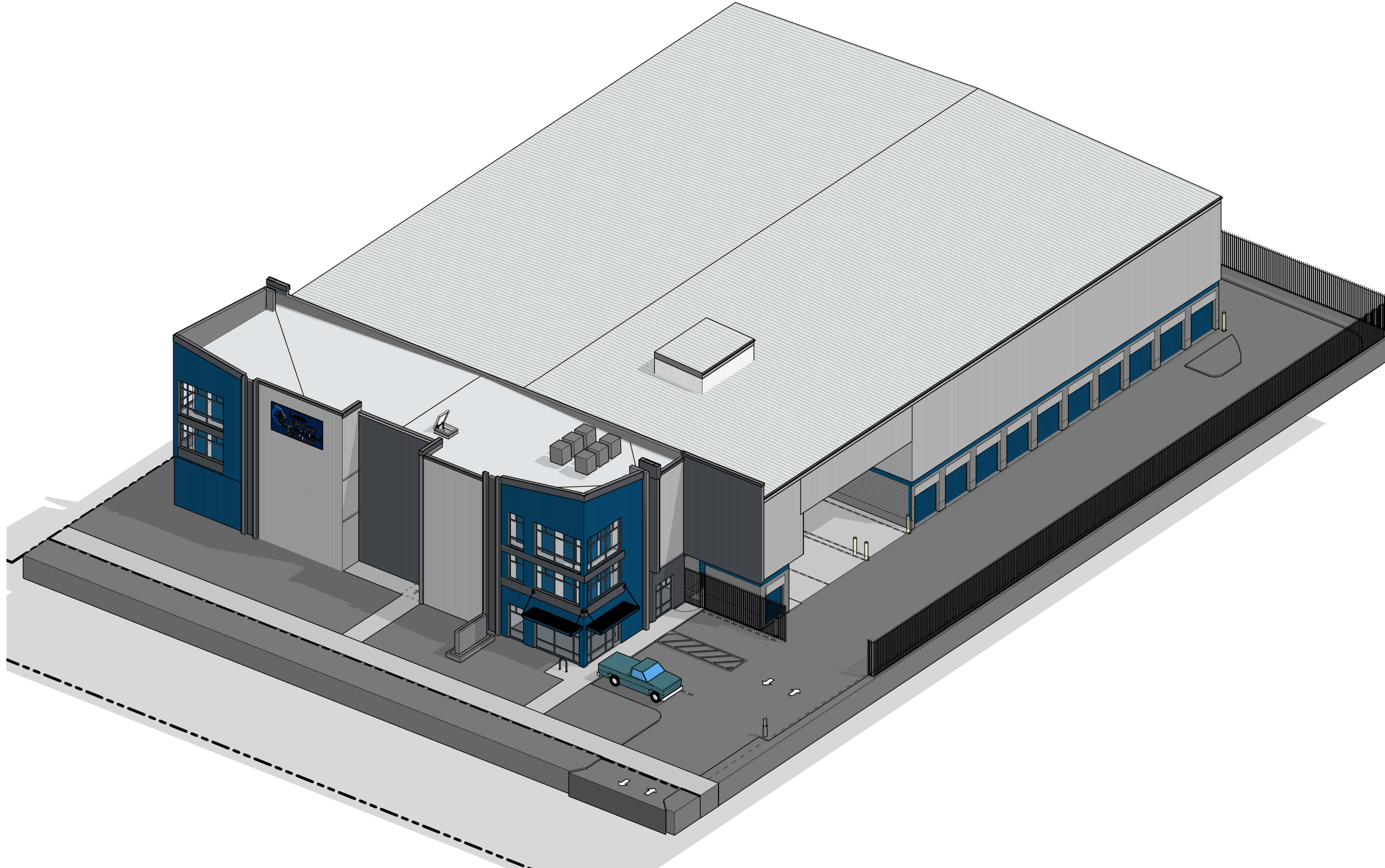


WCSS - SEBASTOPOL RD

2875 SEBASTOPOL RD
SANTA ROSA, CA 95409
DESIGN REVIEW
NOVEMBER 15 2021

City of Santa Rosa
Planning & Economic
Development Department
12/07/2021
RECEIVED



SHEET INDEX

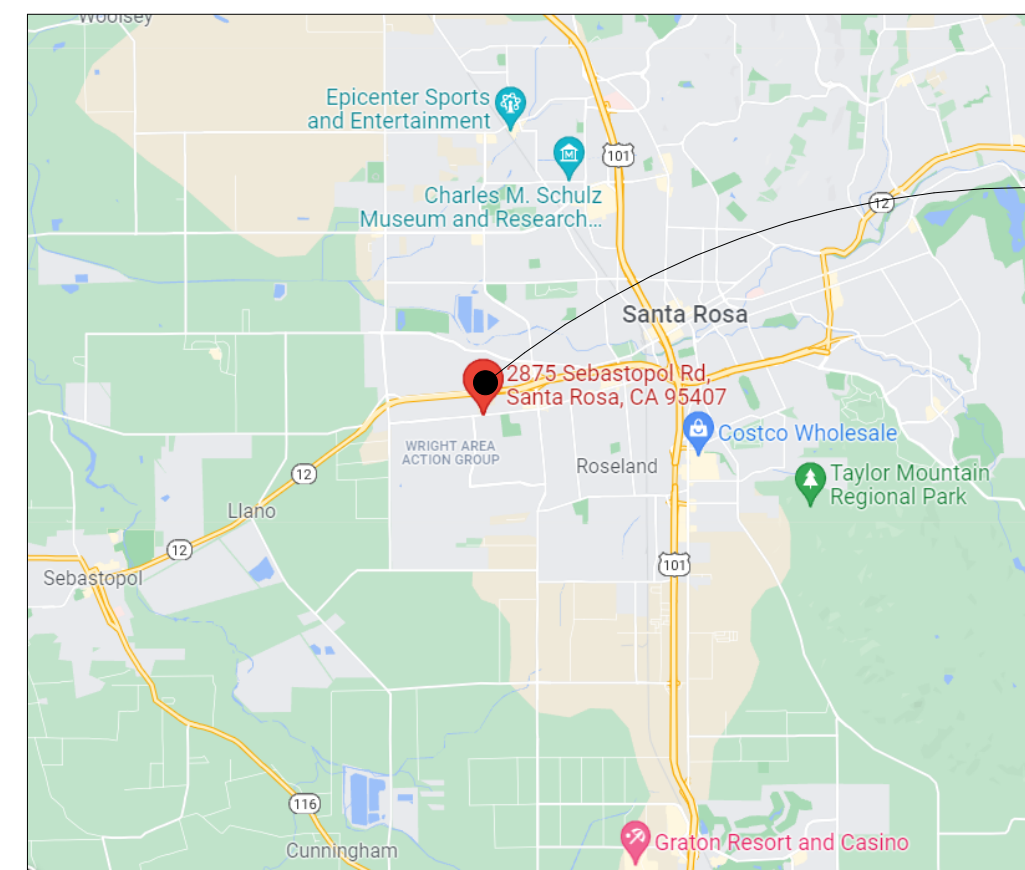
SHEET NO.	SHEET NAME
GO.00	COVER SHEET
CIVIL	
C-2	OVERALL SITE PLAN
C-4	GRADING DRAINAGE PLAN
ARCHITECTURAL	
A1.00	PRELIMINARY LANDSCAPE PLAN
ARCHITECTURAL	
A1.00	SITE PLAN
A2.01	FLOOR PLAN - LEVEL 01
A2.02	FLOOR PLAN - LEVEL 02
A2.03	FLOOR PLAN - LEVEL 03
A2.04	ROOF PLAN
A3.01	EXTERIOR ELEVATIONS
A3.02	EXTERIOR ELEVATIONS
A10.01	PROJECT IMAGERY



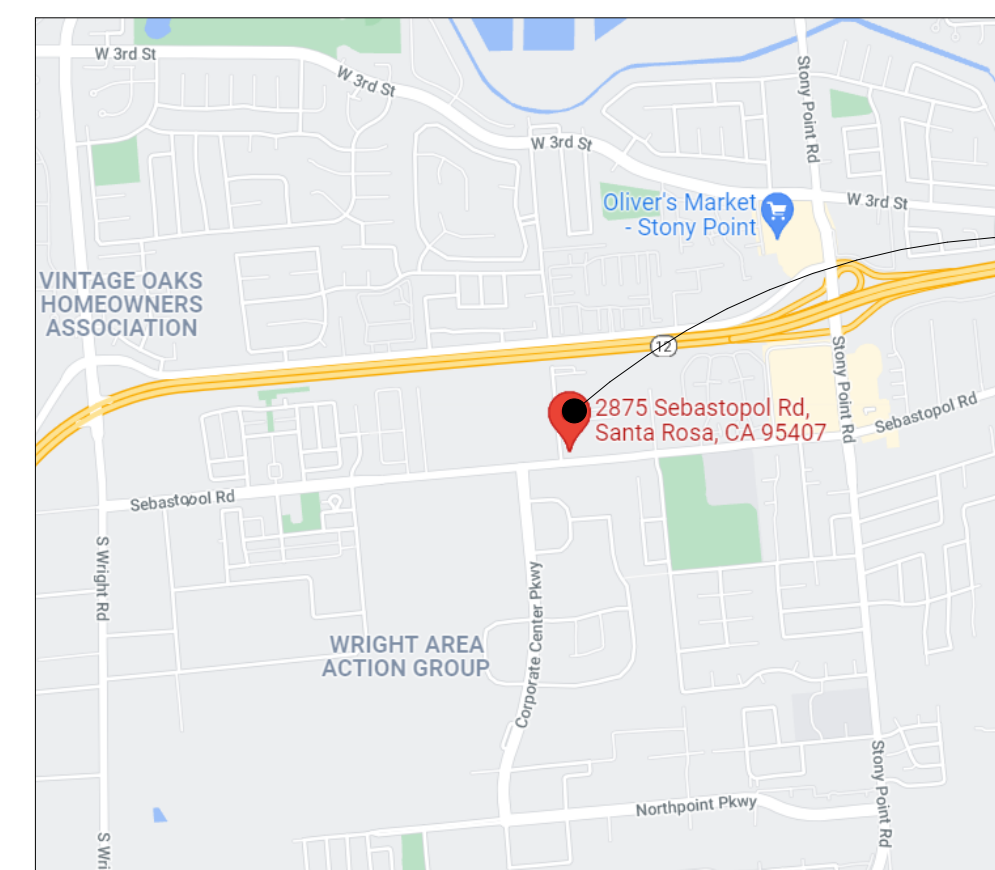
PROGRESS SET -
NOT FOR CONSTRUCTION

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

WCSS - SEBASTOPOL RD
2875 SEBASTOPOL RD
SANTA ROSA, CA 95409



VICINITY MAP
N.T.S.
TRUE NORTH



LOCATION MAP
N.T.S.
TRUE NORTH

LEGAL DESCRIPTION

PARCEL NUMBER : 035-251-037-000

PARCEL ONE:
COMMENCING AT A POINT IN THE CENTER OF THE COUNTY ROAD LEADING FROM SANTA ROSA TO SEBASTOPOL, DISTANT SOUTH 85° 14' WEST, 560 FEET FROM THE SOUTHEASTERLY CORNER OF THE TRACT DESCRIBED IN THE DEED FROM EXCHANGE BANK, A CORPORATION, TO ALFRED POULSEN, DATED AUGUST 10, 1944 AND RECORDED AUGUST 12, 1944 UNDER SERIAL NO. B-80767, SONOMA COUNTY RECORDS; THENCE NORTH 5° 07' WEST, 135 FEET TO THE ACTUAL PLACE OF BEGINNING OF THE LANDS TO BE HEREIN DESCRIBED; THENCE CONTINUING NORTH 5° 07' WEST, 135 FEET; THENCE SOUTH 85° 14' WEST, 117.20 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY LINE OF SAID TRACT; THENCE SOUTH 5° EAST, ALONG THE SAID WESTERLY LINE 135 FEET TO A POINT THAT WILL INTERSECT A LINE EXTENDING SOUTH 85° 14' WEST, FROM THE PLACE OF BEGINNING, THENCE NORTH 85° 14' EAST 117.20 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING HOWEVER, THE PORTION THEREOF LYING WITHIN THE BOUNDARIES OF THE 40-FOOT STRIP, AS CONVEYED TO THE COUNTY OF SONOMA, BY DEED RECORDED DECEMBER 28, 1956 UNDER RECORDER'S SERIAL NO. F-1771, IN BOOK 1491 OF OFFICIAL RECORDS, PAGE 438.

PARCEL TWO:
BEGINNING AT A POINT IN THE CENTER OF THE COUNTY ROAD LEADING FROM SANTA ROSA TO SEBASTOPOL DISTANT THEREON SOUTH 85° 14' WEST 560 FEET FROM THE SOUTHEASTERLY CORNER OF THE TRACT DESCRIBED IN THE DEED FROM EXCHANGE BANK, A CORPORATION, TO ALFRED POULSEN DATED AUGUST 10, 1944 AND RECORDED AUGUST 12, 1944 IN BOOK 617 OF OFFICIAL RECORDS, PAGE 24 AS SERIAL NO. B-80767; THENCE NORTH 5° 07' WEST, 135 FEET; THENCE SOUTH 85° 14' WEST, 117.20 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY LINE OF SAID TRACT; THENCE SOUTH 5° EAST ALONG THE SAID WESTERLY LINE OF SAID TRACT, 135 FEET TO THE SOUTHWESTERLY CORNER OF SAID TRACT IN THE CENTER LINE OF SAID COUNTY ROAD; THENCE NORTH 85° 14' EAST 117.20 FEET TO THE PLACE OF BEGINNING.

PARCEL THREE:
BEGINNING AT A POINT IN THE CENTER OF THE COUNTY ROAD LEADING FROM SANTA ROSA TO SEBASTOPOL, DISTANT SOUTH 85° 14' WEST 480 FEET FROM THE SOUTHEASTERLY CORNER OF THE TRACT DESCRIBED IN THE DEED FROM THE EXCHANGE BANK, A CORPORATION, TO ALFRED POULSEN, DATED AUGUST 10, 1944 AND RECORDED AUGUST 12, 1944, UNDER RECORDER'S SERIAL NO. B-80767, SONOMA COUNTY RECORDS; THENCE NORTH 5° 07' WEST, 270 FEET; THENCE SOUTH 85° 14' WEST, 80 FEET; THENCE SOUTH 5° 07' EAST, 270 FEET TO A POINT IN THE CENTER OF SAID ROAD; THENCE NORTH 85° 14' EAST, 80 FEET TO THE PLACE OF BEGINNING.

PROJECT DESCRIPTION

CONSTRUCTION OF A 62,000sf, 3-STORY, FULLY CONTAINED, CLIMATE CONTROLLED SELF-STORAGE FACILITY WITH INTEGRAL LEASING OFFICE AND RETAIL AREA ALONG WITH ASSOCIATED SITE IMPROVEMENTS AND LANDSCAPING.

ZONING:

LIGHT INDUSTRIAL (IL) SRMC 20-24.040

OCCUPANCY CLASSIFICATION :

S-1 SELF-STORAGE

CODE INFORMATION:

REFERENCE SHEETS GO.02 CODE ANALYSIS

11/29/2021 3:31:17 PM

OWNER
WEST COAST SELF STORAGE
808 134TH ST SW BLDG B, SUITE 211
EVERETT, WASHINGTON 98204
PHONE: 408 636 4543
EMAIL: stangney@wcselfstorage.com
CONTACT: Steve Tangney

ARCHITECT
JACKSON | MAIN ARCHITECTURE P.S.
311 1ST AVE. S.
SEATTLE WA 98104
PHONE: (206) 324-4800
EMAIL: alex.karanja@jacksonmain.com
CONTACT: Alex Karanja
ARCHITECT: Tim Black

CIVIL ENGINEER
BAUER ASSOCIATES INC.
6470 MIRABLE RD, P O BOX 460
FORESTVILLE, WA 95436
PHONE: 707 884 2505
EMAIL: arthur@bauergetech.com
CONTACT: Arthur H. Graff - Geo Tech Eng

STRUCTURAL ENGINEER
SUMMIT ENGINEERING
463 AVIATION BLVD STE 200
SANTA ROSA, CALIFORNIA 95403
PHONE: 707 527 0775
EMAIL: monica@summit-et.com
CONTACT: Monica Shah PE -PM



PROJECT NO.: 21085
PROJECT MGR.: T.B
DRAWN BY: A.K
CHECKED BY: T.B

COVER SHEET

GO.00

JACKSON | MAIN ARCHITECTURE P.S. © 2021

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UNIT MIX AND ACCESSIBILITY :

NUMBER OF ACCESSIBLE STORAGE UNITS REQUIRED:
PER 2019 CBC TABLE 11B-225.3 : 10, PLUS 2% OF TOTAL NUMBER OF UNITS OVER 200

NUMBER OF ACCESSIBLE STORAGE UNITS PROVIDED:
10 + ((828-200) * 02) = 7.98 UNITS TO BE ACCESSIBLE; 19 ACCESSIBLE UNITS PROVIDED

11B-225.3.1: DISTRIBUTED EVENLY PER UNIT TYPE : 188 = 2.32 OR 2 EACH

TOTAL BUILDING UNIT MIX						
UNIT SIZE	Count	Level	Area	Total Area	Percentage	Mark
5x5	139		25 SF	3,475 SF	22%	UNIT
5x10	154		50 SF	7,700 SF	25%	UNIT
5x15	72		75 SF	5,400 SF	11%	UNIT
7.5x 10	43		75 SF	3,225 SF	7%	UNIT
10x10	111		100 SF	11,100 SF	18%	UNIT
10x15	20		150 SF	3,000 SF	3%	UNIT
10x20	24	LEVEL 01	200 SF	4,800 SF	4%	UNIT
10x30	3	LEVEL 01	300 SF	900 SF	0%	UNIT
C-LSHAPE 5x10	2			102 SF	0%	UNIT
C-LSHAPE 10x15	2		118 SF	235 SF	0%	UNIT
CSTM	56			5,644 SF	9%	UNIT
CSTM 2 (10x17.5)	2	LEVEL 01	175 SF	349 SF	0%	UNIT
	628			45,930 SF		

ZONING INFORMATION

PROJECT NAME	Santa Rosa #2 Sebastopol	Job #: 21085
SITE ADDRESS:	2875 Sebastopol Road	Santa Rosa 95407
OWNER/ APPLICANT:	Steve Tangney	
EMAIL:	stangney@wselfstorage.com	
TELEPHONE:	408. 836-4543	
BUSINESS ADDRESS:	West Coast Self-Storage (WCSS) 808 134th St SW, Bldg B, Ste 211, Everett, WA 98204	
PARCEL NUMBER(S):	035-251-037-000	
LEGAL DESCRIPTION:	Way too long to fit here- reference Kissler Trust Letter	
SECTION, TOWNSHIP & RANGE:	Not Defined: "Within Rancho Llano de Santa Rosa"	
FLOOD PLAIN, TSUNAMI OR OTHER HAZARD AREA:	None	
FINDINGS PER CODE:	Santa Rosa Municipal Code (SRMC)	

DEVELOPMENT AREAS			
TOTAL SITE AREA:	SQUARE FEET	ACRES	
	37,230	0.85	
MAX. ALLOWABLE LOT COVERAGE:	SRMC 20-24.040	85.0%	
LOT COVERAGE:	SQUARE FOOTAGE	PERCENTAGE	
BUILDING FOOTPRINT:	20,300 sf	54.5%	
TOTAL LOT COVERAGE:	20,300 sf	54.5%	
TOTAL LANDSCAPED AREA:	5,524 sf	14.8%	

SITE ZONING				
COMP PLAN DESIGNATION:	Light Industrial (IL) srmc 20-24.040			
OVERLAY(S)/ DESIGN DISTRICT(S):	N/A			
USAGE:	VACANT LAND	PROPOSED USAGE	Self Storage	
FLOOR AREA RATIO (F.A.R.):	MAX ALLOWED :	1.0	=	37,230 MAX. BLDG FOOTPRINT
SRMC 20-24-40	PROPOSED FOOTPRINT:	62,360 sf	=	1.67
MAX HEIGHT/ STORIES:	ALLOWED - PER IBC	70'	4-Stories	Section 504.3 + 504.4
	ALLOWED - ZONING	55'	-	SRMC 20-24-40
	FIRE	30'	-	
	PROVIDED	40'-0	3-Stories	30' AT ACCESS POINT

BUILDING SETBACKS			
	CODE	REQUIRED	PROPOSED
STREET / FRONT YARD	SRMC 20-24-40	SET BY CUP APPROVAL	25'-8"
STREET / SIDE	SRMC 20-24-40	SET BY CUP APPROVAL	28'-11"
SIDE YARD	SRMC 20-24-40	SET BY CUP APPROVAL	10'-1"
REAR YARD	SRMC 20-24-40	SET BY CUP APPROVAL	20'-0"

PARKING SUMMARY			
PARKING AND LOADING AREAS (SRMC2--63.040 TABLE 3-4)			
SELF STORAGE	REQUIRED	PROVIDED	
2 FOR MANAGER/CARE TAKER, 1 TO BE COVERD	0		
5 CUSTOMER STALLS	5	5	
LOADING OVER 20L SF=2	2	2	
TOTAL :	7	7	
GRAND TOTAL ALL PARKING:	7	7	
If not in MC then use IBC 1106.1	ACCESSIBLE PARKING:	1	1
BICYCLE PARKING	REQUIRED	PROVIDED	
SELF STORAGE	0	2	
OTHER BICYCLE REQUIREMENTS:			

STALL SIZES				
Dimensions	Stall Type	Section	Required	PROVIDED
9.0' x 19.0' (w/ 23' Aisle)	STANDARD	SRMC 20-36.070	0	3
8.0' x 18.0'	COMPACT	SRMC 20-36.070	0	1
9.0' x 18.0' (w/ 23' Aisle)	ACCESSIBLE	IBC 1106.1	0	1
DROP OFF/ PICK UP ZONE FOR PASSENGER AND DELIVERY				PROVIDED

BUILDING DATA & OTHER RELEVANT CODES	
CONSTRUCTION TYPE:	VA
NO. OF STORIES:	THREE
OCCUPANCY GROUP(S):	S-1

PROPOSED BUILDING AREAS (GROSS SF)			
USE	OCC.	AREA (sf)	OCCUPANT LOAD
SELF STORAGE S-1	300	62,360	208
TOTAL		62,360	208

BUILDING UTILITY INFORMATION	
POWER SERVICE PROVIDER:	PG&E
WATER SERVICE PROVIDER:	SANTA ROSA WATER
TRASH SERVICE PROVIDER:	NORTH BAY COOPERATION
GAS SERVICE PROVIDER:	PG&E

ENVIRONMENTAL	
AHJ GREEN INCENTIVES:	SANTA ROSA CLIMATE ACTION PLAN
HAZARDOUS MATERIALS:	Remediation Part of Contract
PHOTO VOTAICS:	Site Ready Required
ELEC. CAR STALLS:	Site Ready Optional
OTHER:	ITEMS REQUIRED BY SR Climate Action Plan •Provide subsidized transit passes to employees over 50 •Increase diversion of construction waste •Minimize construction equipment idling time to 5 minutes or less •Maintain Construction equipment per manf. Specs •Limit GHG const eqpm emissions by using electrical equipment or alt fuels •Install real time energy monitors •Sidewalks to have high solar reflectance •Comply with City Tree preservation Ordinance •Low water landscapes •Parking Tree Compliance



PROGRESS SET - NOT FOR CONSTRUCTION

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

WCSS - SEBASTOPOL RD
 2875 SEBASTOPOL RD
 SANTA ROSA, CA 95409

DATE	NO.	DESCRIPTION
11/15/2021	3	DESIGN REVIEW



11/29/2021

PROJECT NO.: 21085
 PROJECT MGR.: T.B
 DRAWN BY: A.K
 CHECKED BY: T.B

ZONING INFORMATION

G0.02

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ABBREVIATIONS:

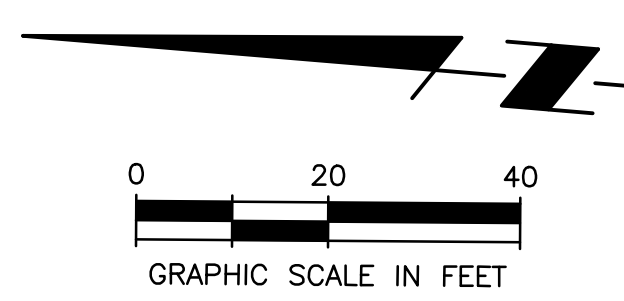
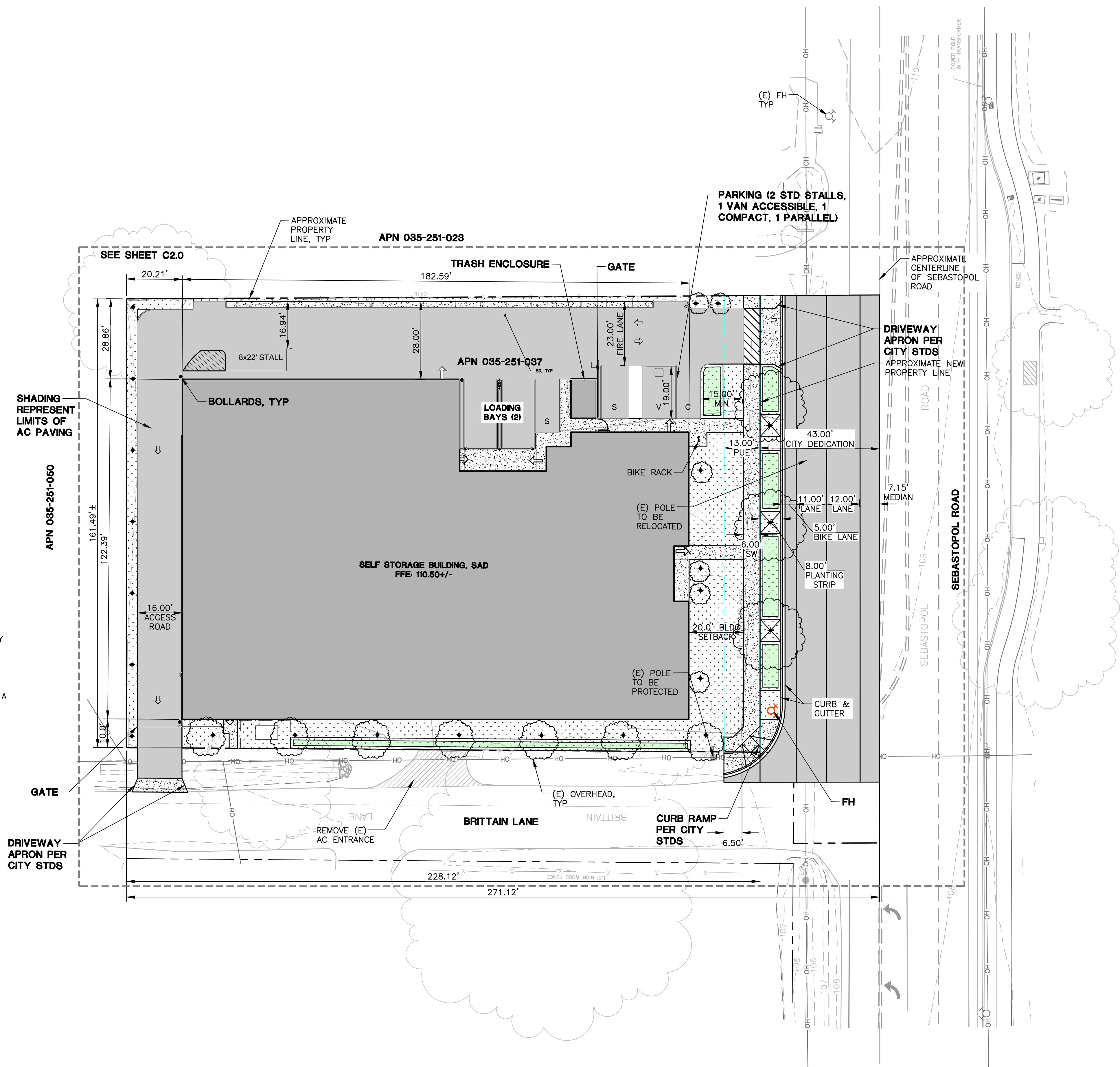
AC ASPHALT CONCRETE	PIP PROTECT IN PLACE
AD AREA DRAIN	PUE PUBLIC UTILITY EASEMENT
APN ASSESSOR'S PARCEL NUMBER	PW PROCESS WASTE
BASMAA BAY AREA STORMWATER MANAGEMENT AGENCIES ASSOCIATION	SAD SEE ARCHITECTURAL DRAWINGS
BFE BASE FLOOD ELEVATION	SB SETBACK
BLDG BLDG	SD STORM DRAIN
BOT BOTTOM	SLAD SEE LANDSCAPE ARCHITECTURAL DRAWINGS
C CENTERLINE	SS SANITARY SEWAGE
CONC CONCRETE	STD STANDARD
DI DRAIN INLET	SW SIDEWALK
DS DOWNSPOUT	TC TOP OF CONCRETE
(E) EXISTING	TD TRENCH DRAIN
FFE FINISH FLOOR ELEVATION	TG TOP OF GRATE
FH FIRE HYDRANT	TOW TOP OF WALL
GB GRADE BREAK	TP TOP OF PAVEMENT
LIDF LOW IMPACT DEVELOPMENT FACILITY	TYP TYPICAL
LL LOWER LEVEL	UL UPPER LEVEL
PD PLANTER DRAIN	

UTILITY LEGEND

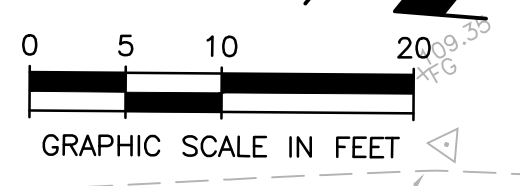
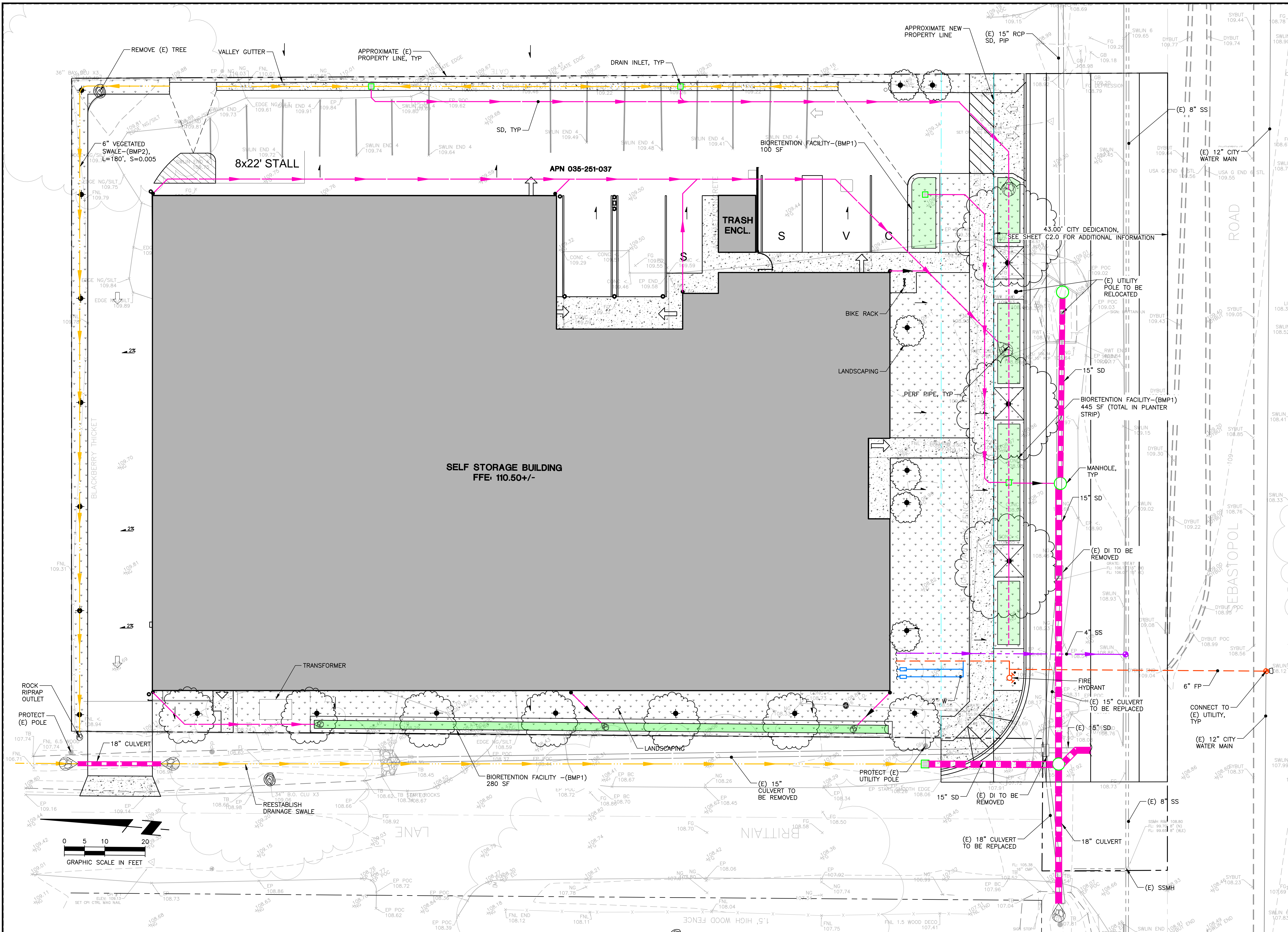
EXISTING		NEW	
(E/ELEC)	ELECTRICAL	(E/ELEC)	ELECTRICAL
(FP)	FIRE PROTECTION	(FP)	FIRE PROTECTION
(G)	GAS	(G)	GAS
(IRR)	IRRIGATION	(IRR)	IRRIGATION
(OH)	OVERHEAD POWERLINE	(OH)	OVERHEAD POWERLINE
(SD)	STORM DRAIN (<10"Ø)	(SD)	STORM DRAIN (<10"Ø)
(SD)	STORM DRAIN (>10"Ø)	(SD)	STORM DRAIN (>10"Ø)
(SS)	SANITARY SEWER (<10"Ø)	(SS)	SANITARY SEWER (<10"Ø)
(SS)	SANITARY SEWER (>10"Ø)	(SS)	SANITARY SEWER (>10"Ø)
(T/TEL)	TELEPHONE LINE	(T/TEL)	TELEPHONE LINE
(W)	WATER LINE	(W)	WATER LINE
	REMOVE OR ABANDON		REMOVE OR ABANDON
	DRAINAGE STRUCTURE		DRAINAGE STRUCTURE
	MANHOLE		MANHOLE
	FH		FH
	PIV, CV, FDC		PIV, CV, FDC
	VALVE		VALVE
	THRUSTBLOCK		THRUSTBLOCK
	HOSE BIBB		HOSE BIBB
	CONNECTION POINT		CONNECTION POINT
	CAP OR PLUG		CAP OR PLUG
	CHECK VALVE		CHECK VALVE
	GATE VALVE		GATE VALVE
	REDUCER/ENLARGER		REDUCER/ENLARGER
	CLEANOUT		CLEANOUT
	DOWNSPOUT		DOWNSPOUT
	RIPRAP ENERGY DISSIPATOR		RIPRAP ENERGY DISSIPATOR

NOTES:

- ALL CUTS AND FILL SLOPES SHALL BE PLANTED WITH EROSION RESISTANT VEGETATION UPON COMPLETION OF GRADING OR NO LATER THAN OCTOBER 1ST.
- LOCATIONS OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. CONTRACTOR TO VERIFY SIZE, LOCATION AND DEPTH IN FIELD PRIOR TO CONSTRUCTION.
- SUBGRADE PREPARATION PAVEMENT THICKNESS PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
- MODIFICATIONS TO ANY UTILITIES WITHIN THE CITY RIGHT OF WAY TO BE DONE UNDER A SEPARATE ENCROACHMENT PERMIT.
- SURFACE CONTOURS AND GROUND ELEVATIONS PER SURVEY FROM CINQUINI & PASSARINO DATED JUNE 2021.



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2021-12-03	DESIGN REVIEW



C ACER RUBRUM 'OCTOBER GLORY'
PRESCRIBED BY SANTA ROSA'S STREET TREE MASTER PLAN FOR SEBASTOPOL ROAD, NEAR OVERHEAD UTILITIES



D PRUNUS C. 'KRAUTER VESUVIUS'
PRESCRIBED BY SANTA ROSA'S STREET TREE MASTER PLAN FOR SECONDARY STREET TREES ALONG SEBASTOPOL ROAD



E GINKGO 'FASTIGIATA'



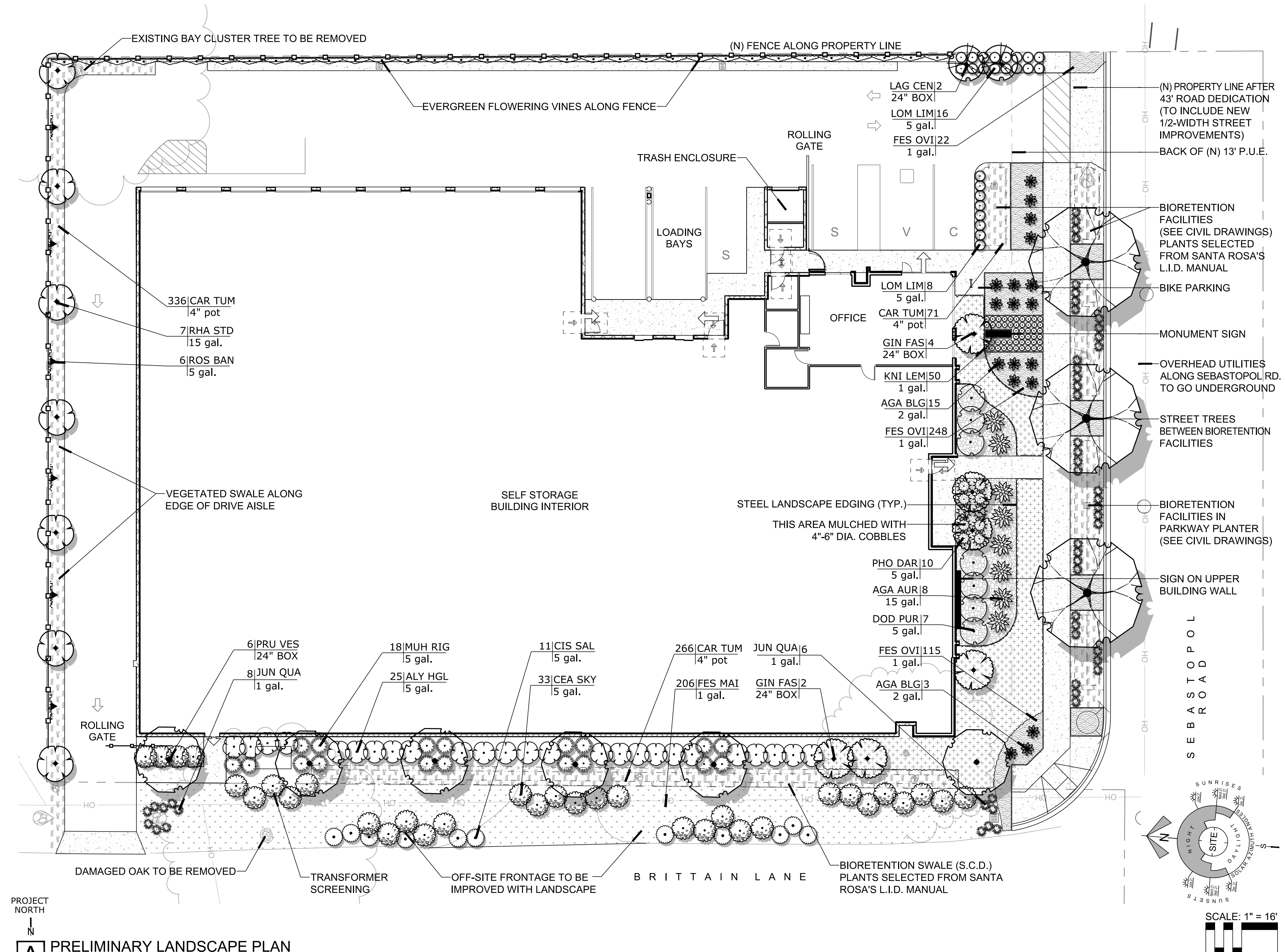
F RHAMNUS ALATERNUS



G LAGERSTROEMIA 'CENTENNIAL SPIRIT'

PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
ACE OCT	ACER R. 'OCTOBER GLORY'	RED MAPLE	24" BOX	3
GIN FAS	GINKGO BILOBA 'FASTIGIATA'	COLUMNAR GINKGO	24" BOX	6
LAG CEN	LAGERSTROEMIA I. 'CENTENNIAL SPIRIT'	COLUMNAR CRAPE MYRTLE	24" BOX	2
PRU VES	PRUNUS C. 'KRAUTER VESUVIUS'	PURPLE-LEAF PLUM	24" BOX	6
RHA STD	RHAMNUS A. 'JOHN EDWARDS'	ITALIAN BUCKTHORN TREE	15 GAL.	7
SHRUBS				
AGA AUR	AGAVE A. 'MEDIOPICTA AUREA'	GOLDEN STRIPED AGAVE	15 GAL.	8
AGA BLG	AGAVE X 'BLUE GLOW'	BLUE GLOW AGAVE	2 GAL.	18
ALY HGL	ALYOGYNE HUEGELII	BLUE HIBISCUS	5 GAL.	25
CEA SKY	CEANOTHUS THYRSIFLORUS 'SKYLARK'	SKYLARK BLUEBLOSSOM	5 GAL.	33
CIS SAL	CISTUS SALVIIFOLIUS	ROCKROSE SAGELEAF	5 GAL.	11
DOD PUR	DODONAEA VISCOSA 'PURPUREA'	PURPLE HOPSEED BUSH	5 GAL.	7
JUN QUA	JUNCUS E. P. 'QUARTZ CREEK'	PACIFIC RUSH	1 GAL.	53
KNI LEM	KNIPHOFIA X 'LEMON POPSICLE'	DWARF HOT POKER	1 GAL.	50
LOM LIM	LOMANDRA X 'LITTLE LIME'	LITTLE LIME MAT RUSH	5 GAL.	24
MUH RIG	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL.	18
PHO DAR	PHORMIUM X 'DARK DELIGHT'	PURPLE FLAX	5 GAL.	10
VINES				
GEL SEM	GELSEMIUM SEMPERVIRENS	JESSAMINE	5 GAL.	34
ROS BAN	ROSA BANKSIAE	LADY BANKS ROSE	5 GAL.	6
GROUND COVERS				
CAR TUM	CAREX TUMULICOLA	FOOTHILL SEDGE	4" @ 18"	1,011
FES MAI	FESTUCA MAIREI	ATLAS FESCUE	1 GAL @ 3"	206
FES OVI	FESTUCA OVINA GLAUCA 'ELIJAH BLUE'	ELIJAH BLUE FESCUE	1 GAL @ 15"	505
LOM TFM	LOMANDRA X 'LITTLE LIME'	DWARF MAT RUSH	1 GAL @ 30"	201



A PRELIMINARY LANDSCAPE PLAN

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.



B FRONTAGE LANDSCAPE ELEVATION

PRELIMINARY LANDSCAPE PLAN - CONCEPT DESIGN REVIEW

WEST COAST SELF STORAGE

2875 SEBASTOPOL ROAD
SANTA ROSA, CA 95409
APN: 035-251-037

DATE	NO.	DESCRIPTION
10/15/2021	1	SITE PLAN - PRELIMINARY DESIGN



PROJECT NO.: 21085
 PROJECT MGR.: T.B.
 DRAWN BY: AK
 CHECKED BY: T.B.

SITE PLAN

A1.00

SHEET NOTES:

- A. LIMITS OF WORK ARE DEFINED WITHIN THE PROPERTY LINES AND ADJACENT RIGHT OF WAYS.
- B. SITE CONTROLS ARE EXISTING PROPERTY CORNERS AS IDENTIFIED BY PROPERTY SURVEY.
- C. REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION ON ALL LANDSCAPE FEATURES AND ELEMENTS.
- D. REFER TO CIVIL DRAWINGS FOR SITE GRADING, ASPHALT, SIDEWALK AND UTILITY LOCATIONS.
- E. EXPANSION JOINTS ARE SHOWN ON PLANS. ALL OTHER LINES WITHIN CONCRETE PAVING AREAS ARE TO BE CONTROL JOINTS UNLESS OTHERWISE NOTED. REFER TO CIVIL DRAWINGS.
- F. SIDEWALKS TO MAINTAIN A SLOPE NO GREATER THAN 1:20 IN THE PRIMARY DIRECTION OF TRAVEL AND A SLOPE NO GREATER THAN 1:50 PERPENDICULAR TO THE PRIMARY DIRECTION OF TRAVEL. REFER TO CIVIL DRAWINGS.
- G. SIDEWALKS TO BE MEDIUM BROOM FINISH. CONTROL JOINTS TO BE EVERY 5' U.N.O. CURB TO BE MEDIUM BROOM FINISH, PARALLEL TO GUTTER LINE, UNLESS OTHERWISE NOTED.
- I. GRID LINES CORRESPOND WITH BUILDING FLOOR PLAN GRID LINES.
- J. REFER TO ELECTRICAL DRAWINGS FOR SITE LIGHTING.
- K. ARCHITECT SITE PLAN IS SHOWN FOR REFERENCE ONLY. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR PARAMETERS OF SITE, INCLUDING ROADWORK, LANDSCAPING AND CONTEXTUAL SITE INFORMATION.
- L. REFER TO CIVIL FOR FINISH FLOOR ELEVATIONS (FFE) - THESE CORRESPOND TO ARCHITECTURAL 0'-0"

PROJECT INFORMATION

PARCEL NUMBER:
 035-251-037-000

ZONING:
 LIGHT INDUSTRIAL (IL) SRMC 20-24.040

OCCUPANCY CLASSIFICATION :
 S-1 SELF-STORAGE

LOT COVERAGE:
 SRMC 20-24.040 ALLOWABLE: 85%
 ORIGINAL LOT 43,497gsf
 MODIFIED LOT 37,230gsf Post Dedication Change
 BLDG. FOOTPRINT 20,300 gsf
BUILDING COVERAGE: 55%

BUILDING AREA PER FLOOR:
BUILDING A:
 GROUND FLOOR: 20,300
 SECOND FLOOR: 20,461
 THIRD FLOOR: 21,609
TOTAL GSF 62,360

PARKING:
 SRMC 20-36.040 TABLE 3-4
 MIN. 5 FOR CUSTOMER PARKING REQUIRED

PROVIDED: 5 **3 STANDARD**
 1 COMPACT
 1 VAN ACCESSIBLE

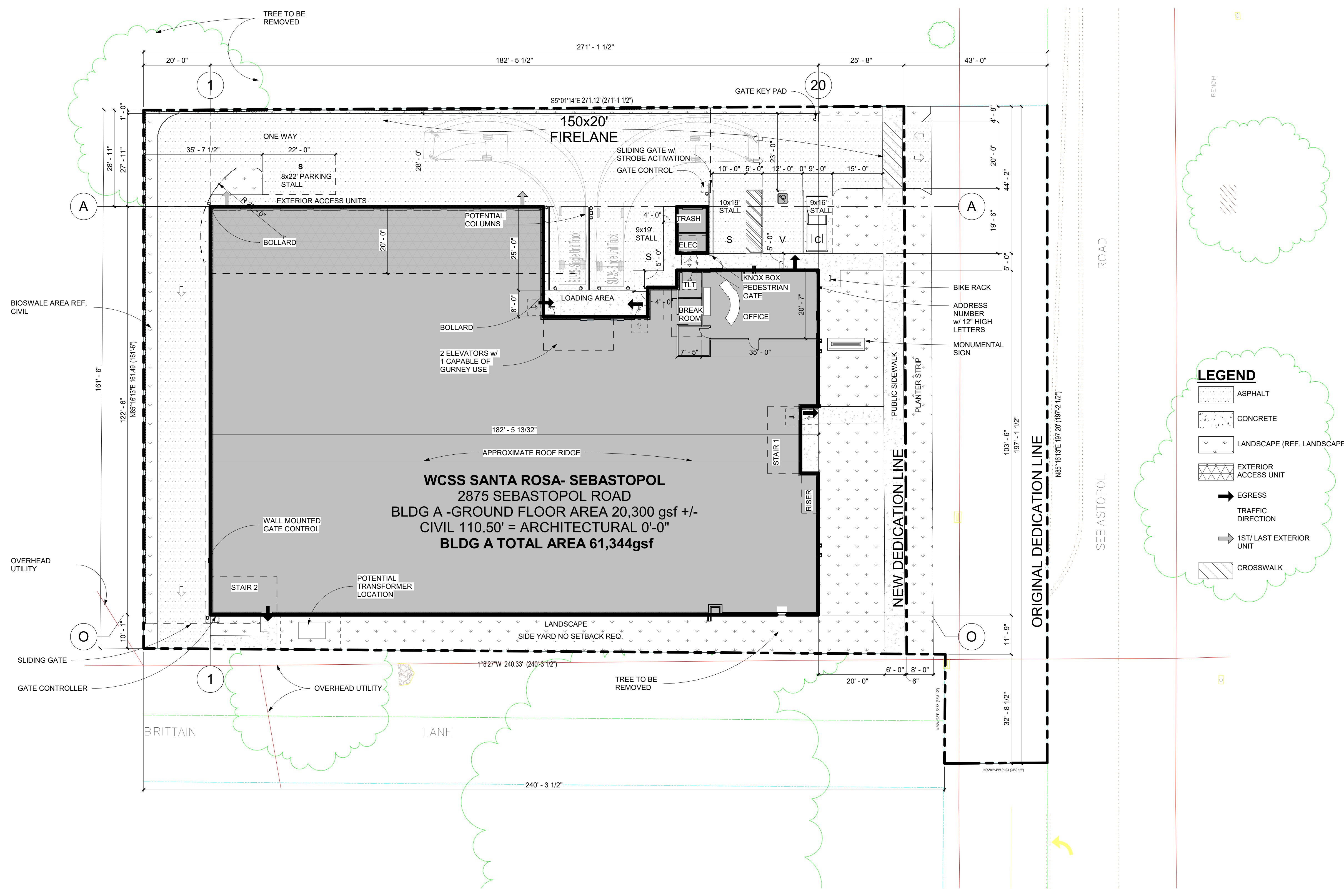
LOADING PROVIDED **2**

BYCYCLE PARKING PROVIDED **2**

PARKING CALCULATIONS

PER SRMC 20-36.040 TABLE 3-4

ITEM	REQUIRED	PROVIDED	SIZE
STANDARD	2-MANAGER, 5 CUSTOMER	1	9x15' 90" BACKUP 23'
		1	10x19' 90" BACKUP 23'
ACCESSIBLE PARKING	1 OF ABOVE	1	8x22' PARALLEL
LOADING 10x45'		2	12x25' 90" BACKUP 23'
		1	12x25' 90" BACKUP 28'
50% MAY BE COMPACT	NA	1	9x16' 90" BACKUP 23'
	7 TOTAL	7 TOTAL	



1 SITE PLAN
 1/16" = 1'-0"
 TRUE NORTH PROJECT NORTH

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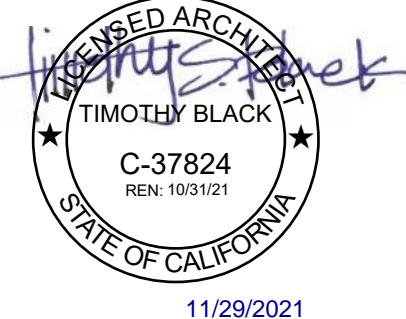


PROGRESS SET - NOT FOR CONSTRUCTION

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

WCSS - SEBASTOPOL RD
2875 SEBASTOPOL RD
SANTA ROSA, CA 95409

DATE	NO.	DESCRIPTION
10/27/2021	2	UNIT MIX



PROJECT NO.: 21085
PROJECT MGR.: T.B
DRAWN BY: A.K
CHECKED BY: T.B

FLOOR PLAN - LEVEL 02

A2.02

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SHEET NOTES:

UNIT MIX - LEVEL 2

Type	Count	Level	Area	Total Area	Percentage	Mark
5x5	59	LEVEL 02	25 SF	1,475 SF	28%	UNIT
5x10	23	LEVEL 02	50 SF	1,150 SF	11%	UNIT
5x15	3	LEVEL 02	75 SF	225 SF	1%	UNIT
7.5x 10	12	LEVEL 02	75 SF	900 SF	6%	UNIT
10x10	77	LEVEL 02	100 SF	7,700 SF	37%	UNIT
10x15	4	LEVEL 02	150 SF	600 SF	2%	UNIT
C-L SHAPE 5x10	1	LEVEL 02	52 SF	52 SF	0%	UNIT
C-L SHAPE 10x15	1	LEVEL 02	118 SF	118 SF	0%	UNIT
CSTM	28	LEVEL 02		2,671 SF	13%	UNIT
TOTAL:	208			14,890 SF		

UTILITY- LEVEL 2

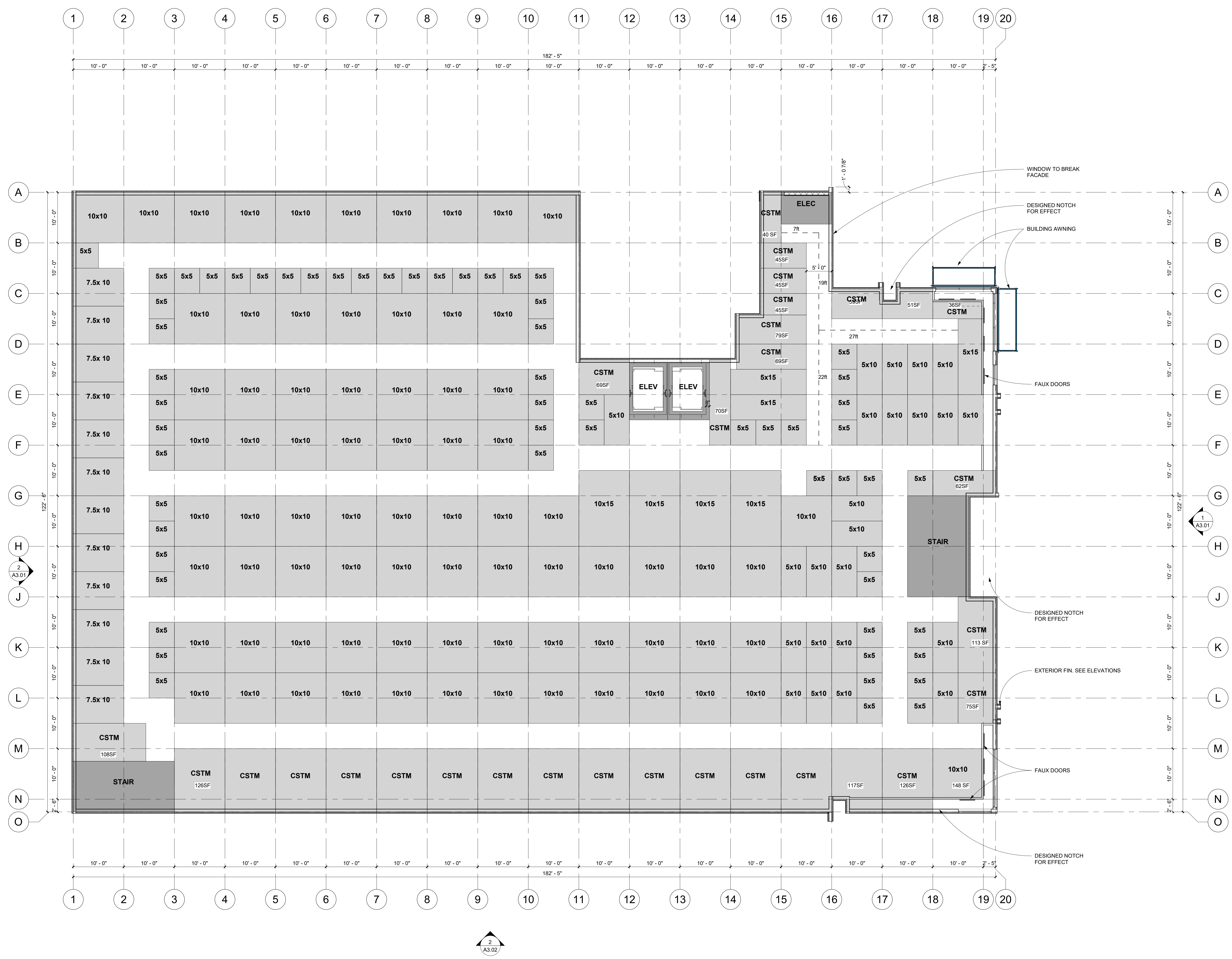
Type	Count	Level	Area	Total Area	Percentage	Mark
ELEC	1	LEVEL 02	63 SF	63 SF	20%	UTILITY
ELEV	2	LEVEL 02	178 SF	178 SF	40%	UTILITY
STAIR	2	LEVEL 02	443 SF	443 SF	40%	UTILITY
TOTAL:	5		684 SF			

TOTAL BUILDING UNIT MIX

UNIT SIZE	Count	Level	Area	Total Area	Percentage	Mark
5x5	139		25 SF	3,475 SF	22%	UNIT
5x10	154		50 SF	7,700 SF	25%	UNIT
5x15	72		75 SF	5,400 SF	11%	UNIT
7.5x 10	43		75 SF	3,225 SF	7%	UNIT
10x10	111		100 SF	11,100 SF	18%	UNIT
10x15	20		150 SF	3,000 SF	3%	UNIT
10x20	24	LEVEL 01	200 SF	4,800 SF	4%	UNIT
10x30	3	LEVEL 01	300 SF	900 SF	0%	UNIT
C-L SHAPE 5x10	2		102 SF	102 SF	0%	UNIT
C-L SHAPE 10x15	2		118 SF	235 SF	0%	UNIT
CSTM	96			5,644 SF	9%	UNIT
CSTM 2 (10x17.5)	2	LEVEL 01	175 SF	349 SF	0%	UNIT

KEYNOTES:

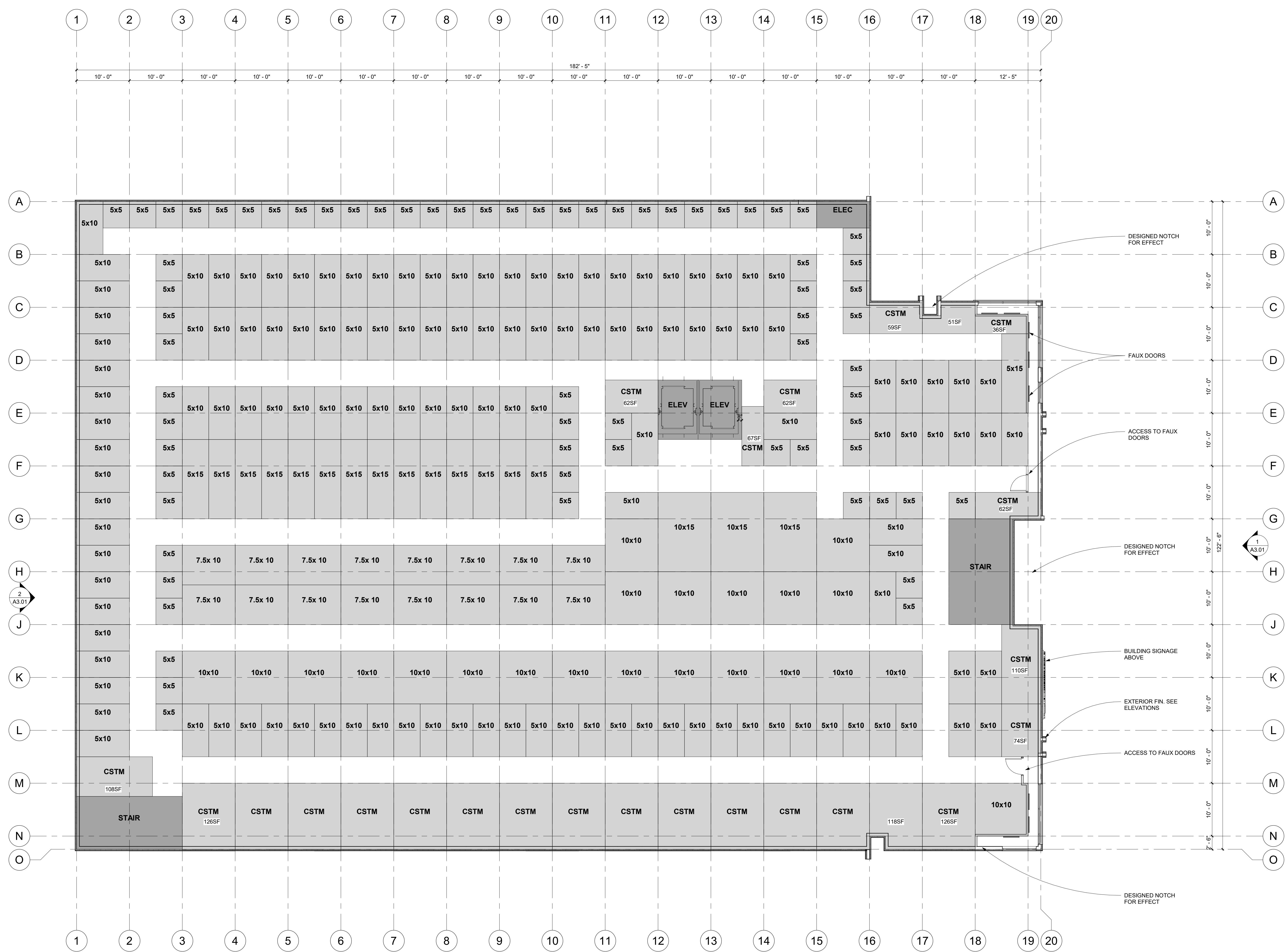
#	NOTE



1 FLOOR PLAN - LEVEL 02
1/8" = 1'-0"

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1 FLOOR PLAN - LEVEL 03
1/8" = 1'-0"

SHEET NOTES:

UNIT MIX - LEVEL 3

Type	Count	Level	Area	Total Area	Percentage	Mark
5x5	69	LEVEL 03	25 SF	1,725 SF	25%	UNIT
5x10	129	LEVEL 03	50 SF	6,450 SF	46%	UNIT
5x15	15	LEVEL 03	75 SF	1,125 SF	8%	UNIT
7.5x 10	16	LEVEL 03	75 SF	1,200 SF	8%	UNIT
10x10	22	LEVEL 03	100 SF	2,200 SF	8%	UNIT
10x15	3	LEVEL 03	150 SF	450 SF	1%	UNIT
C-L-SHAPE 5x10	1	LEVEL 03	50 SF	50 SF	0%	UNIT
C-L-SHAPE 10x15	1	LEVEL 03	118 SF	118 SF	0%	UNIT
CSTM	23	LEVEL 03	2,383 SF	2,383 SF	8%	UNIT
TOTAL:	279			15,701 SF		

UTILITY-LEVEL 3

Type	Count	Level	Area	Total Area	Percentage	Mark
ELEC	1	LEVEL 03	50 SF	50 SF	20%	UTILITY
ELEV	2	LEVEL 03	178 SF	178 SF	40%	UTILITY
STAIR	2	LEVEL 03	443 SF	443 SF	40%	UTILITY
TOTAL:	5			671 SF		

TOTAL BUILDING UNIT MIX

UNIT SIZE	Count	Level	Area	Total Area	Percentage	Mark
5x5	139		25 SF	3,475 SF	22%	UNIT
5x10	154		50 SF	7,700 SF	25%	UNIT
5x15	72		75 SF	5,400 SF	11%	UNIT
7.5x 10	43		75 SF	3,225 SF	7%	UNIT
10x10	111		100 SF	11,100 SF	18%	UNIT
10x15	20		150 SF	3,000 SF	3%	UNIT
10x20	24	LEVEL 01	200 SF	4,800 SF	4%	UNIT
10x30	3	LEVEL 01	300 SF	900 SF	0%	UNIT
C-L-SHAPE 5x10	2		50 SF	102 SF	0%	UNIT
C-L-SHAPE 10x15	2		118 SF	235 SF	0%	UNIT
CSTM	56		5,644 SF	5,644 SF	9%	UNIT
CSTM 2 (10x17.5)	2	LEVEL 01	175 SF	349 SF	0%	UNIT

KEYNOTES:

#	NOTE

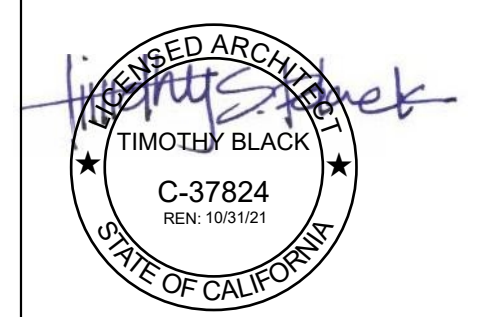


PROGRESS SET - NOT FOR CONSTRUCTION

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

WCSS - SEBASTOPOL RD
2875 SEBASTOPOL RD
SANTA ROSA, CA 95409

DATE	NO.	DESCRIPTION
10/27/2021	2	UNIT MIX



PROJECT NO.: 21085
PROJECT MGR.: T.B.
DRAWN BY: A.K.
CHECKED BY: AOR

FLOOR PLAN - LEVEL 03

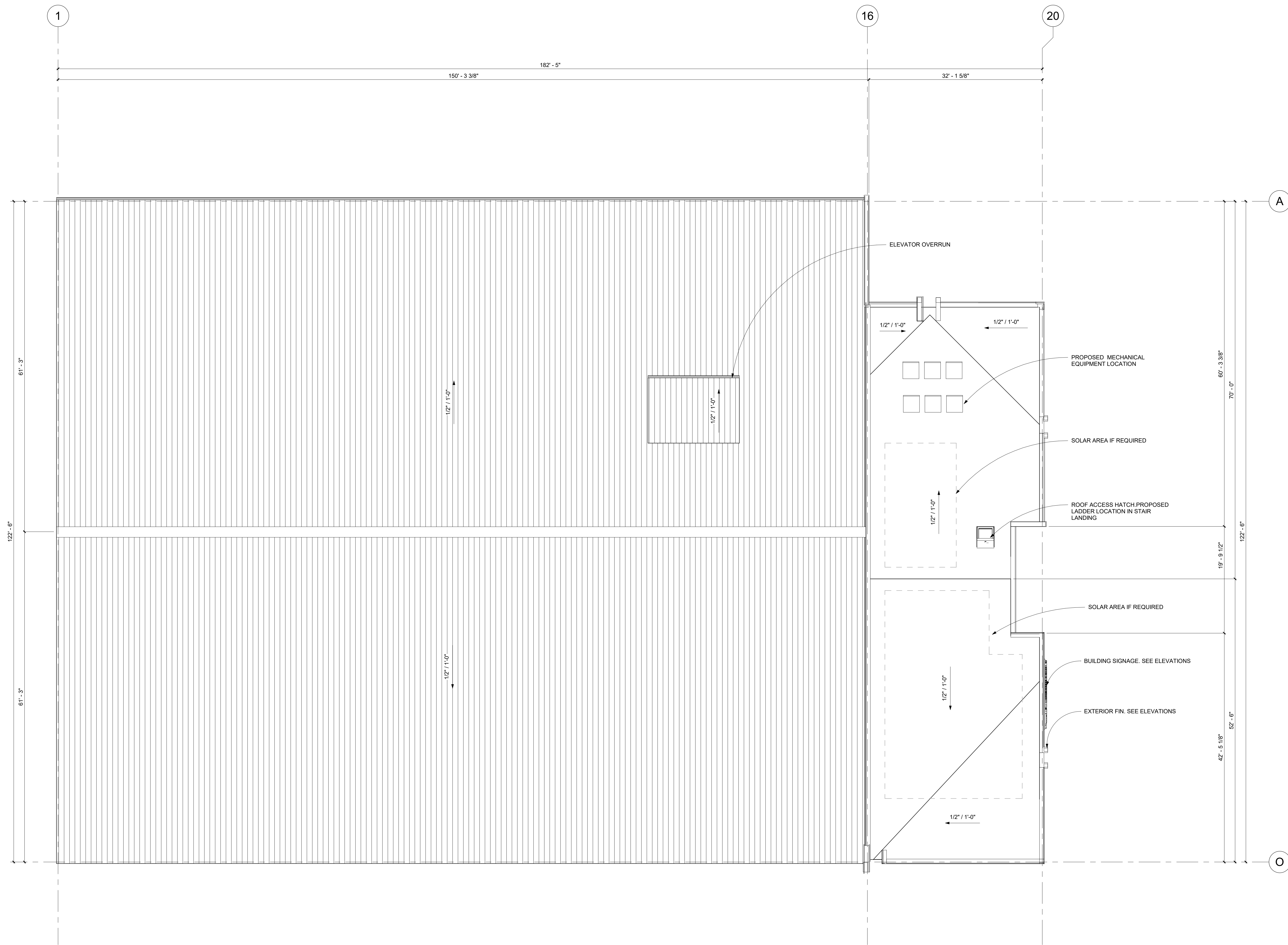
A2.03

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SHEET NOTES:

KEYNOTES:

#	NOTE

1 ROOF PLAN
 TRUE NORTH PROJECT NORTH
 1/8" = 1'-0"



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WEST COAST SELF STORAGE GROUP
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 EVERETT WA, 98204

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 2875 SEBASTOPOL RD
 SANTA ROSA, CA 95409

DATE	NO.	DESCRIPTION

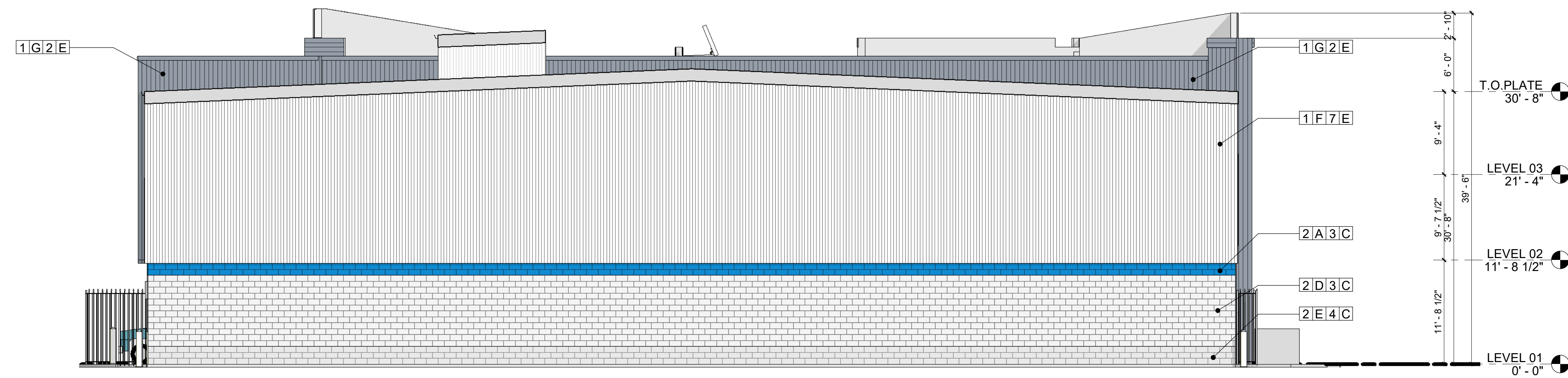


PROJECT NO.: 21085
 PROJECT MGR.: T.B.
 DRAWN BY: A.K.
 CHECKED BY: T.B.

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1 SOUTH ELEVATION. SEBASTOPOL RD
1/8" = 1'-0"



2 NORTH ELEVATION.
1/8" = 1'-0"

SHEET NOTES:



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SEATTLE, WA 98104
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WWW.JACKSONMAIN.COM

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

WCSS - SEBASTOPOL RD
2875 SEBASTOPOL RD
SANTA ROSA, CA 95409

MATERIAL LEGEND:

PRODUCT COLOR	PROFILE	MANUFACTURER
PRODUCTS		
1. VERTICAL METAL SIDING	1. 24ga SNEWAVE 2" PANELS	
2. CONCRETE MASONRY UNITS	2. 24ga 4" BOX RIB PROFILE	
3. METAL PANELS	3. GROUND FACE C.M.U.	
4. STANDING SEAM ROOFING	4. SPLIT FACE C.M.U.	
5. FLASHING	5. SMOOTH PANEL	
6. HORIZONTAL METAL SIDING	6. 12" SMOOTH FACE	
7. K700 SERIES STOREFRONT	7. 24" BOLD RIB	
8. STANDING SEAM ROOF SYSTEM	8. 2x4" MULLION	
9. WAINSCOT	9. ULTRA DECK	
	10. DIAMOND PLATE	
COLOR		
A. REGAL BLUE (OR SIM. FOR CMU)		MANUFACTURER
B. WHITE		A. CORRUGATED METALS INC.
C. SHERWIN WILLIAMS- 2849 WESTCHESTER GRAY		B. JAMES HARDIE
D. NATURAL		C. MUTUAL MATERIALS
E. CHARCOAL		D. MBCI - METAL PRODUCTS
F. OLD TOWN GRAY (COLOR W25)		E. METAL SALES
G. SLATE GRAY (COLOR W28)		F. KAWNEER
H. ANODIZED		
I. SOLAR WHITE		
J. POLISHED ALUMINIUM		

KEYNOTES:

#	NOTE

DATE	NO.	DESCRIPTION



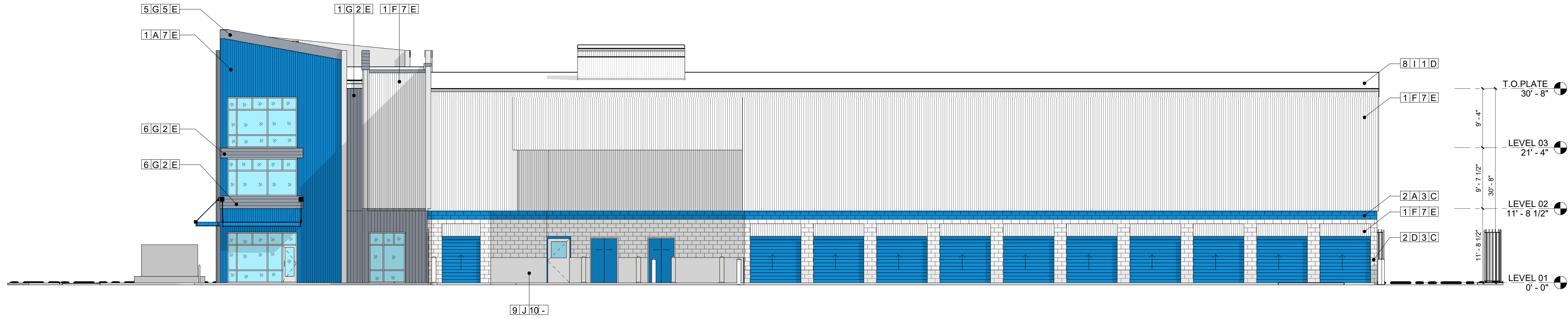
PROJECT NO.: 21085
PROJECT MGR.: T.B
DRAWN BY: A.K
CHECKED BY: T.B

EXTERIOR ELEVATIONS

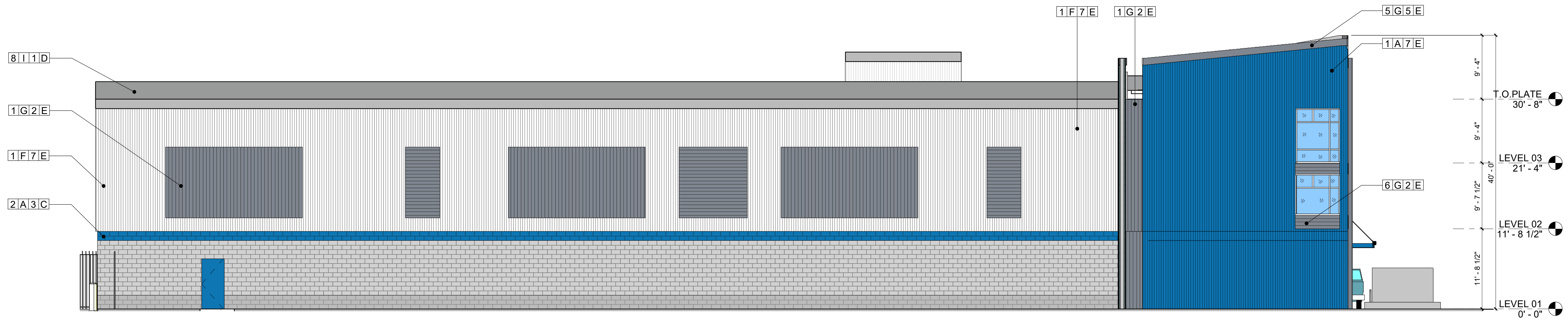
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1 EAST ELEVATION.
1/8" = 1'-0"



2 WEST ELEVATION.
1/8" = 1'-0"

SHEET NOTES:

MATERIAL LEGEND:

PRODUCT COLOR	MANUFACTURER PROFILE
PRODUCTS	PROFILE / TEXTURE
1. VERTICAL METAL SIDING	1. 24ga SNEHWAVE 2" PANELS
2. CONCRETE MASONRY UNITS	2. 24ga 4" BOX RIB PROFILE
3. METAL PANELS	3. GROUND FACE C.M.U.
4. STANDING SEAM ROOFING	4. SPLIT FACE C.M.U.
5. FLASHING	5. SMOOTH PANEL
6. HORIZONTAL METAL SIDING	6. 12" SMOOTH FACE
7. K700 SERIES STOREFRONT	7. 24" BOLD RIB 1
8. STANDING SEAM ROOF SYSTEM	8. 24" MULLION
9. WAINSCOT	9. ULTRA DECK
	10. DIAMOND PLATE
COLOR	MANUFACTURER
A. REGAL BLUE (OR SIM. FOR CMU)	A. CORRUGATED METALS INC.
B. WHITE	B. JAMES HARDIE
C. SHERWIN WILLIAMS- 2849 WESTCHESTER GRAY	C. MUTUAL MATERIALS
D. NATURAL	D. MISC. METAL PRODUCTS
E. CHARCOAL	E. METAL SALES
F. OLD TOWN GRAY (COLOR W25)	F. KAWNEER
G. SLATE GRAY (COLOR W38)	
H. ANODIZED	
I. SOLAR WHITE	
J. POLISHED ALUMINIUM	

KEYNOTES:

#	NOTE



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

WCSS - SEBASTOPOL RD
2875 SEBASTOPOL RD
SANTA ROSA, CA 95409

DATE	NO.	DESCRIPTION



11/29/2021
PROJECT NO.: 21085
PROJECT MGR.: T.B.
DRAWN BY: A.K.
CHECKED BY: T.B.

EXTERIOR ELEVATIONS

A3.02

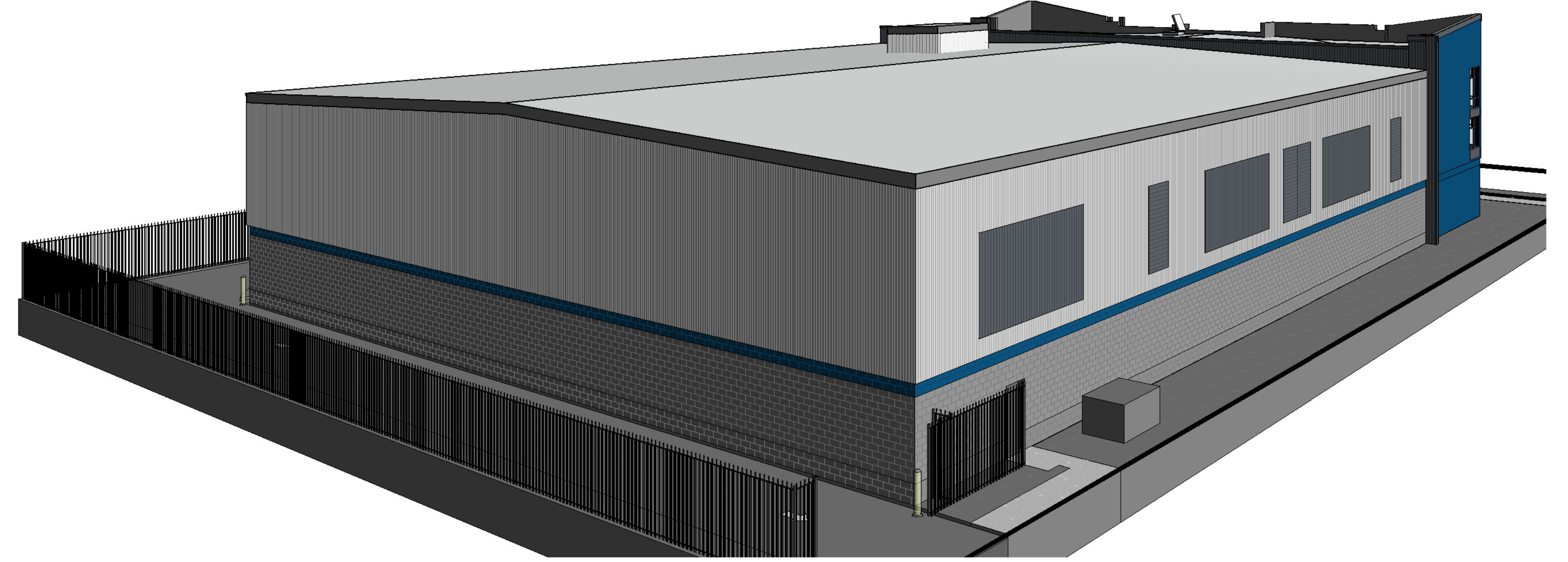
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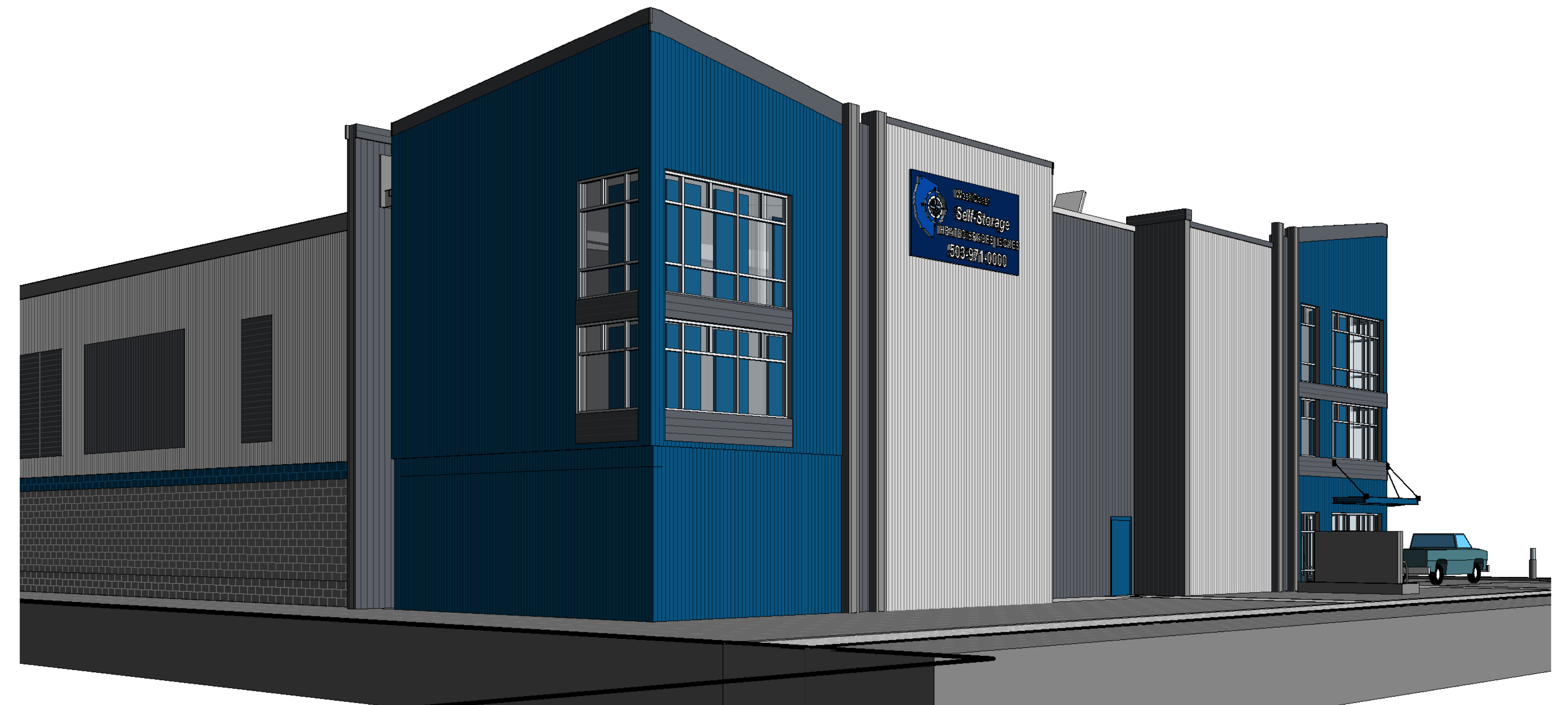
AIERAL VIEW LOOKING NORTH WEST



AIERAL VIEW LOOKING SOUTH EAST



SOUTH EAST CORNER - ENTRY



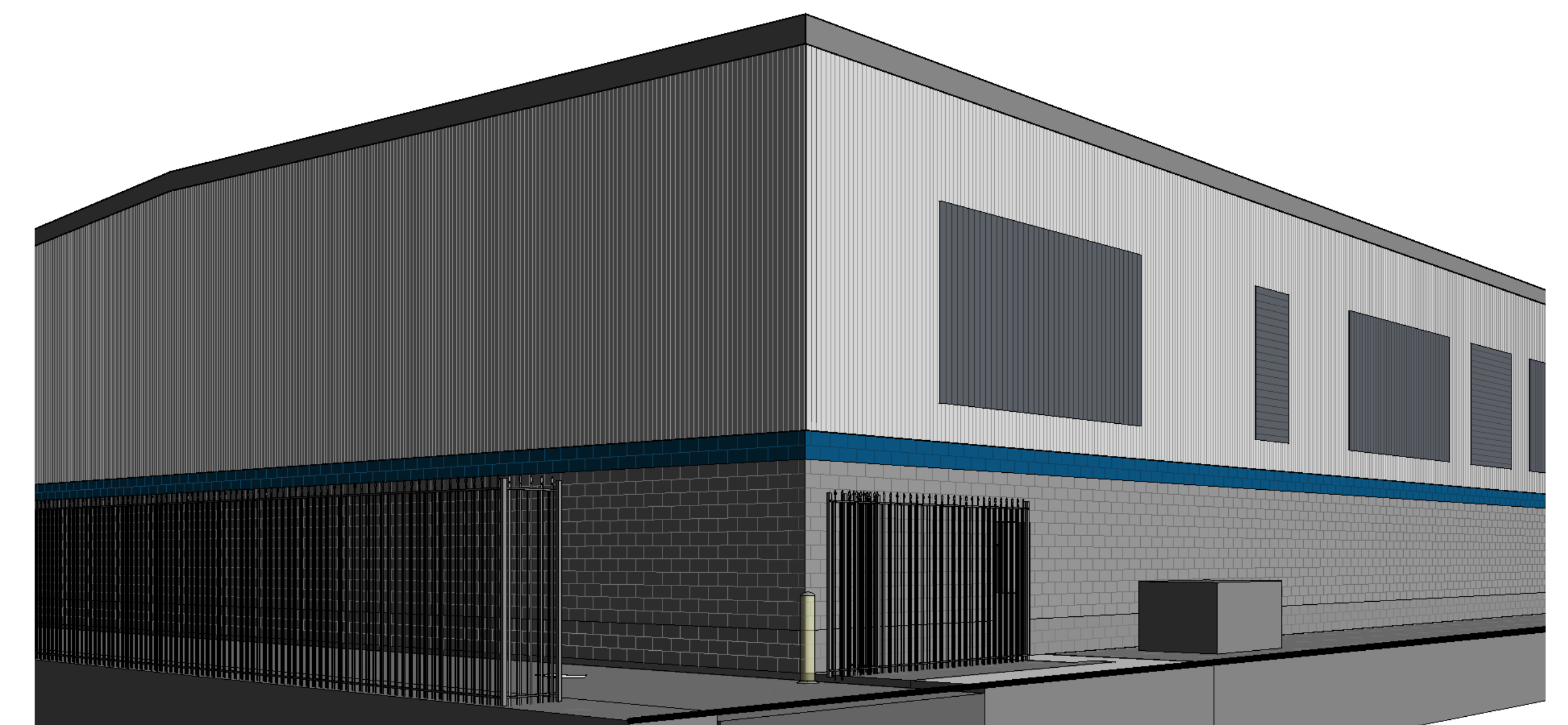
SOUTH WEST CORNER



LOADING BAY



NORTH EAST CORNER



NORTH WEST CORNER

NO.	DATE	DESCRIPTION



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PROJECT MGR.: T.B
DRAWN BY: A.K
CHECKED BY: T.B

PROJECT IMAGERY

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