## MAINTENANCE SHOP ADDITION

2375 HARDIES LANE, SANTA ROSA, CA 95403 APN 041-021-084



City of Santa Rosa Planning & Economic **Development Departme** 11/25/2024 RECEIVED

(707) 492-9960

#### COUNTY ASSESSOR'S PARCEL MAP 041 - 02TAX RATE AREA 004-002 2375 HARDIES LANE SANTA ROSA, CA 95403 <u>148</u> 12 APN: 041-021-084 ±1.08 Ac. (79) ± 3.39 Ac. NO'05'W 35.92 \_ F SCALE: 1"=200' (021) MEADOWROCK SUBDIVISION $\bigcirc$ S 88'55' E 919.19 ±3.28 Ac. 10-22-01=80-RL 05-28-04=R/S-RL 83 2.36 Ac. 01-23-08=81-ML 01-19-11=R/S-KB 4.01 Ac. 09-19-11=83 BJ 4.79 Ac. 05-20-19=AddInfo-E 06-27-19=R/S-BC R/S 796/37 ±1.92 Ac. 05-03-22=85-RVW <u>036</u> 49 2.37 Ac. 1.87 Ac. 82 p p S 89°40' E p Parcel Map No. 1427

ASSESSOR'S PARCEL MAP NOT TO SCALE

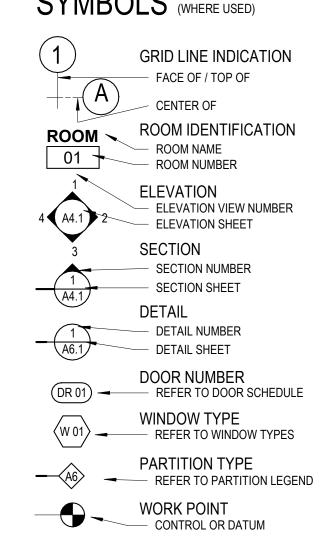
E: This map was prepared for the Sonoma County Assessor for assessment purposes only and d ndicate parcel legality or valid building sites. To verify legal parcel status check with your city or y development or planning division. No liability is assumed for the accuracy of the data delineate

**ABBREVIATIONS** ENCLOSURE EQUIVALENT EACH SIDE SOUTH SEE ARCHITECTURAL CENTERLINE DIAMETER FLOOR LINE SELF ADHERED FLEXIBLE FLASHING SELF ADHERED SHEET MEMBRANE MATERIAL EXPANSION BOLT MAXIMUM MACHINE BOLT MEDICINE CABINET OLID CORE EE CIVIL DRAWINGS FORM DRAIN EXPOSURE EXTERIOR ASPHALT CONCRETE MEMBRANE MANUFACTURER E ELECTRICAL FIRE BELL FURNISHED BY OTHERS AREA DRAIN ADJUSTABLE AGGREGATE ALUMINUM ALTERNATE FLOOR DRAIN FOUNDATION SHEATHING SIMILAR MASONRY OPENING MODULAR SLIDING SEE LANDSCAPE MOISTURE RESISTANT S.M.D. SEE MECHANICAL FH.M.S. AT HEAD MACHINE UMINOUS LDING FIRE HORN FIRE HOSE STATION SQUARE FOOT (FEET FLAT HEAD WOOD ENCH MARK or BEAM STATION STANDARD NOMINAL NOT TO SCALE FLOOR JOIST FLOOR LINE STAINLESS STEEL STORAGE STRUCTURAL **BUILT-UP ROOFING** OUTSIDE DIAMETER OVERFLOW TOP AND BOTTOM OUTSIDE FACE OF FACE OF MASONRY FACE OF STUD FIRE RETARDANT OVAL HEAD WOOD SCREW O.H.W.S. ONGUE AND GROOVE CONSTRUCTION JOINT P.C.F. POUNDS PER CUBIC TOP OF CURB
TOP OF PAVEMENT
TOP OF PLATE
TOP OF WALL
TOILET PAPER DISPENSER PLASTIC LAMINATE ONCRÈTE MASONRY GLASS GLUE LAMINATED PLASTER POUNDS PER LINEAR GROUND GRADE GALVANIZED PLYWOOD PRESSED METAL FRAME COLDWIN COMBINATION COMPOSITION CONCRETE CONNECTION CONSTRUCTION CONTINUOUS CONVECTION OVEN UNFINISHED UNLESS OTHERWISE PAIR PROPERTY POUNDS PER SQUARE GYP.BD. GYPSUM BOARD UR. URINAL VINYL COMPOSITION POUNDS PER SQUARE HEADER HARDWOOD PULL STATION HARDWARE HEIGHT COLD WATER PAPER TOWEL DISPENSER V.I.F. HOLLOW METAL HORIZONTAL PRESSURE TREATED DOUGLAS FIR HIGH POINT HOUR HOLLOW STRUC. STL. PTN. P.T.R. DIAGONAL DIMENSION HEATING RECEPTACLE HEATING, VENTILATION P.V.C. POLYVINYL-CHLORIDE DISPOSAL DIVISION DOWN DOOR OPENING WATER CLOSET & AIR CONDITIONING WOOD WINDOW WASH FOUNTAIN WATER HEATER RADIUS RUBBER BASE REINFORCED CONCRETE PIPI WITHOUT WATER PROOF WATER RESISTANT WELDED WIRE FABRIC JOIST HANGER ROOF HATCH ROUND HEAD METAL KITCHEN 'ANSION JOIN' RH.M.S. CTRICAL VATION GE NAIL ROUND HEAD WOOD RH.W.S.

C.F.C.I.

### SYMBOLS (WHERE USED)

Sonoma County, Calif. (ACAD)



#### PROJECT TEAM

OWNER JEAN SCHULZ 1 SNOOPY PLACE SANTA ROSA, CA 95403 **CONTACT: RANDY PENNINGTON** PHONE:

**GENERAL CONTRACTOR** BCC GENERAL CONTRACTORS, INC. 706 PORTAL STREET, #A **COTATI, CA 94931** CONTACT: DAVID BAKER PHONE: 707-664-1800

STEEL BUILDING DESIGN-BUILDER SOULE BUILDING SYSTEMS 8800 LAKEWOOD DRIVE, #1963 WINDSOR, CA 95492 CONTACT: JOSHUA JOHNSON PHONE: 707-793-9277

**ELECTRICAL DESIGN-BUILDER** O'ROURKE ELECTRIC, INC. 3347 INDUSTRIAL DRIVE, #4 SANTA ROSA, CA 95403 CONTACT: PHONE: 707-528-8539

APPLICABLE CODES

(CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 1)

(CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 3)

(CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 4)

(CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 5)

(CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 6)

(CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 8)

(CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 9)

(CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 10)

(CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 11)

(CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 12)

NPDES PERMIT AND WASTE DISCHARGE REQUIREMENTS NO. CA0025054 AND AMENDMENTS

ASCE/SEI 7-16 MINIMUM DESIGN LOADS FOR BUILDING AND OTHER STRUCTURES W/ SUPPLEMENTS

NFPA 13, 2022 EDITION, INSTALLATION OF AUTOMATIC SPRINKLER SYSTEMS AND CA AMENDMENTS

NFPA 24, 2019 EDITION, INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES

NFPA 111, 2019 EDITION, STORED ELECTRICAL ENERGY EMERGENCY AND STANDBY POWER SYSTEMS

NFPA 72, 2022 EDITION, NATIONAL FIRE ALARM AND SIGNALING CODE AND CA AMENDMENTS

CITY OF SANTA ROSA ADOPTED CODE AMENDMENTS, WHERE APPLICABLE

ACI-318-19 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE

ANSI/AWC SDPWS 2021, SPECIAL DESIGN PROVISIONS FOR WIND & SEISMIC

NFPA 14, 2019 EDITION, INSTALLATION OF STANDPIPE AND HOSE SYSTEMS

NFPA 110, 2019 EDITION, EMERGENCY AND STANDBY POWER SYSTEMS

ADA (AMERICANS WITH DISABILITIES ACT, 1990, REVISED 2010)

ANSI/AWC NDS 2018, NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION

INTERNATIONAL PROPERTY MAINTENANCE CODE, 2021 EDITION

(CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 2, VOLUMES 1 AND 2)

**BUILDING CODES AND STANDARDS** 

2022 CALIFORNIA BUILDING CODE

2022 CALIFORNIA ELECTRICAL CODE

2022 CALIFORNIA MECHANICAL CODE

2022 CALIFORNIA PLUMBING CODE

2022 CALIFORNIA ENERGY CODE

2022 CALIFORNIA FIRE CODE

2022 CALIFORNIA HISTORICAL BUILDING CODE

2022 CALIFORNIA EXISTING BUILDING CODE

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

2022 CALIFORNIA REFERENCED STANDARDS CODE

(REF. CITY CODE SEC. 18-04.015)

NATIONAL CODES AND REFERENCE STANDARDS

AISC MANUAL OF STEEL CONSTRUCTION, 15TH EDITION.

NFPA 10, 2021 EDITION, PORTABLE FIRE EXTINGUISHERS

2022 CALIFORNIA ADMINISTRATIVE CODE

**ARCHITECT** BISBEE ARCHITECTURE + DESIGN 629 FOURTH STREET, #A SANTA ROSA, CA 95404

STRUCTURAL ENGINEER STRUCTURAL DESIGN GROUP 2455 BENNETT VALLEY ROAD, #B119 SANTA ROSA, CA 95404 **CONTACT: BRIAN HARTLEY** PHONE: 707-284-3641

**CONTACT: NATE BISBEE** 

PHONE: 707-492-9960

CALGREEN COMPLIANCE SOLDATA, INC. P.O. BOX 8579 SANTA ROSA, CA 95407 **CONTACT: ADAM TURREY** PHONE: 707-545-4440

CIVIL ENGINEER (OWNER) CARLILE MACY 15 THIRD STREET SANTA ROSA, CA 95401 CONTACT: PETE CRUDO PHONE: 707-542-6451

#### DEFERRED SUBMITTALS (AND SEPARATE PERMITS)

1. FIRE SPRINKLERS (SEPARATE PERMIT BY CONTRACTOR). 2. FIRE ALARM (SEPARATE PERMIT BY CONTRACTOR).

### SUBMITTAL NOTES

SUBMIT TO ARCHITECT PRODUCT AND MATERIAL SAMPLES, COLORS FOR SELECTION AND DATA SHEETS OF THE FOLLOWING ITEMS, U.O.N.

4. DOOR, WINDOW, FRAME AND GLAZING SHOP DRAWINGS & DATA SHEETS.

1. STRUCTURAL SUBMITTALS, S.S.D. 2. STEEL BUILDING SUBMITTALS, SEE PLANS. THERMAL AND ACOUSTICAL INSULATION DATA SHEETS

5. DOOR HARDWARE, COMPLETE DELEGATED DESIGN 6. COUNTERTOP AND BACKSPLASH DATA SHEETS & SAMPLES. 7. CONC. FLOOR FINISHING DATA SHEETS & MOCK-UP.

8. TILE FLOORING AND BASE DATA SHEETS & SAMPLES. 9. PLASTIC PANELING DATA SHEETS & SAMPLES. 10. PAINTED FINISHES DATA SHEETS & BRUSH-OUT SAMPLES. 11. ACCESSIBLE AND ROOM PANEL SIGNAGE SHOP DRAWINGS & SAMPLES.

12. FIRE EXTINGUISHERS AND CABINET DATA SHEETS 13. AUTOMATIC FIRE SUPPRESSION SYSTEM (SEPARATE PERMIT) 14. FIRE ALARM SYSTEM (SEPARATE PERMIT)

15. PLUMBING FIXTURE & EQUIPMENT DATA SHEETS, S.P.D. 16. MECHANICAL HVAC EQUIPMENT DATA SHEETS, S.M.D. 17. ELECTRICAL EQUIP. DATA SHEETS, S.E.D.

18. LIGHT FIXTURES DATA SHEETS & SAMPLES FOR SELECTION, S.E.D.

### SHEET INDEX

G01 TITLE SHEET OVERALL SITE PLAN

SITE / FLOOR PLAN REFLECTED CEILING & ROOF PLANS **EXTERIOR ELEVATIONS** EXISTING CONDITIONS PHOTOS

DESIGN NARRATIVE, EXT. MATERIALS & PROJECT DATA

NOT FOR CONSTRUCTION

> PLANNING SUBMITTAL

### PROJECT NOTES

1. AUTOMATIC FIRE SUPPRESSION SYSTEM SHALL BE DESIGNED, PERMITTED AND INSTALLED BY THE CONTRACTOR PER NFPA 13, 2022 CBC SECT 903 AND 2022 CFC SEC 903. FIRE SPRINKLERS LAYOUT PLANS AND CALCULATIONS SHALL BE A SEPARATE PERMIT SUBMITTAL BY THE CONTRACTOR, INCLUDING SUBMITTAL TO THE ARCHITECT. REF. CBC 903.3.1.1. CONTRACTOR SHALL OBTAIN FIRE SPRINKLER PERMIT PRIOR TO BUILDING PERMIT ISSUANCE.

2. CONTRACTOR SHALL VERIFY (E) CONDITIONS PRIOR TO COMMENCING WORK. ROUTE TO THE EXISTING ACCESSIBLE PARKING AND SITE ARRIVAL

3. THE ARCHITECT SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL OR DISPOSAL OF, OR EXPOSURE OF PERSONS TO, HAZARADOUS MATERIALS OR TOXIC SUBSTANCES IN ANY FORM AT THE PROJECT SITE.

4. THESE DOCUMENTS HAVE BEEN PREPARED WITH INFORMATION PROVIDED BY THE OWNER. THE OWNER IS SOLELY RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED AS THE BASIS OF THE WORK

5. THE MATERIALS AND METHODS OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL COMPLY WITH ALL APPLICABLE INDUSTRY AND PRODUCT MANUFACTURER REQUIREMENTS AND RECOMMENDATIONS FOR STORAGE, INSTALLATION, MAINTENANCE AND PERFORMANCE

6. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT MATERIALS AND SYSTEMS ARE PROVIDED AND INSTALLED IN COMPLIANCE WITH FIRE HAZARD SEVERITY ZONE: WITHIN LRA ALL APPLICABLE BUILDING CODES AND JURISDICTIONAL REQUIREMENTS.

7. OTHER THAN THE ARCHITECTURAL SHEETS, THE DRAWINGS CONTAINED HEREIN HAVE BEEN PREPARED BY OTHERS. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE WORK OF OTHERS.

8. SITE GRADING, FOUNDATION SUPPORT, UTILITY TRENCHING, GEOTECHNICAL DRAINAGE, PERIMETER FOUNDATION DRAINS, AND ANY OTHER RECOMMENDATIONS OF A GEOTECHNICAL ENGINEER SHALL BE PROVIDED PER THE MIN. REQ'MTS. OF A GEOTECHNICAL REPORT.

9. DRAWING DIMENSIONS SHALL HAVE PREFERENCE OVER SCALE. DO NOT SCALE DRAWINGS.

CONSULTANT FROM THE APPROVED GREEN BUILDING SPECIALIST LIST.

10. CALGREEN VERIFICATION SHALL BE PROVIDED BY AN OWNER'S

11. OWNER SHALL PROVIDE CERTIFICATE OF COMPLIANCE FOR WATER CONSERVING PLUMBING FIXTURES, IF REQUIRED.

12. CONTRACTOR SHALL PROVIDE BAY AREA AIR QUALITY NOTIFICATION AND/OR PERMITTING PRIOR TO COMMENCING THE WORK

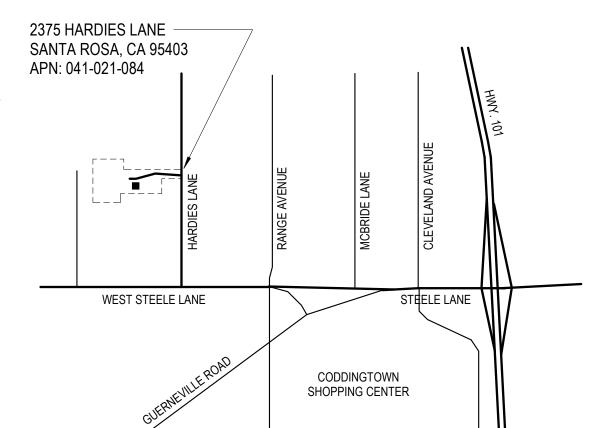
### SUMMARY OF WORK

DESCRIPTION: THE PROPOSED PROJECT IS A MAINTENANCE SHOP WITH GROSS FLOOR AREA OF 1,965 GSF ON 1-STORY, SPRINKLERED. THE SHOP IS FOR EMPLOYEE USE ONLY. IT IS AN ACCESSORY ADDITION TO THE EXISTING ARCHIVES WAREHOUSE AND IS CONNECTED TO BY A NON-COMBUSTIBLE. SPRINKLERED CANOPY ROOF. THE SHOP SUPPORTS EXISTING USES ON THE SITE. A SINGLE-OCCUPANCY ACCESSIBLE RESTROOM IS INCLUDED. NO NEW PARKING IS PROPOSED. THE MAIN ENTRY IS CONNECTED BY ACCESSIBLE

APN: 041-021-084 ADDRESS: 2375 HARDIES LANE, SANTA ROSA, CA 95403 ZONING (CH. 20-26): PI-SA, SPECIAL PURPOSE DISTRICT GENERAL PLAN LAND USE: PUBLIC INSTITUTIONAL, STATION AREA EXISTING BUILDING OCCUPANCY: STORAGE GROUP S-1 BUILDING OCCUPANCY: UTILITY AND MISC. GROUP U OCCUPANCY TYPE: MAINT, SHOP ACCESSORY TO ARCHIVES STORAGE CONSTRUCTION TYPE: V-B, 1-STORY, SPRINKLERED MAINTENANCE SHOP FLOOR AREA: 1,965 GSF, 1-STORY EXISTING ARCHIVES STORAGE FLOOR AREA: 9,277 GSF, 1-STORY SITE AREA: 3.39 ACRES CA CLIMATE ZONE: 02 SEISMIC CATEGORY: D / E BASIC WIND DESIGN SPEED: 110 MPH, EXPOSURE C

NTS

FLOOD ZONE: NOT IN FEMA FLOOD ZONE



## MAINT. SHOP

2375 HARDIES LANE SANTA ROSA, CA 95403 APN: 041-021-084

DATE

TITLE SHEET

PROJECT NUMBER DRAWN BY

CHECKED BY

24007.00 NOV. 22, 2024

BISBEE ARCHITECTURE+DESIGN

629 Fourth Street, #A Santa Rosa, CA 95404 (707) 492-9960

NOT FOR CONSTRUCTION

> **PLANNING** SUBMITTAL

MAINT. SHOP

2375 HARDIES LANE SANTA ROSA, CA 95403 APN: 041-021-084

X SEE KEYED EXISTING CONDITIONS PHOTOS A91



DATE

PARKING NOTES

NO NEW PARKING.

**EXISTING PARKING SUMMARY:** 9 TOTAL STALLS PROVIDED.

ACCESSIBLE PARKING: 2 ACCESSIBLE VAN STALLS.

**ELECTRICAL VEHICLE CHARGING:** 1 CHARGER AT VAN ACCESSIBLE STALL.

#### SITE PLAN GENERAL NOTES

1. CONTRACTOR SHALL COORDINATE ALL NEW SITE WORK W/ EXISTING UTILITIES. PROTECT EXISTING UTILITIES AND EXISTING TRENCHES IN PLACE. REPAIR AND REPLACE ANY UTILITY LINES, EQUIPMENT OR SERVICE BOXES AT NEW SITE WORK. CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FOR ANY WORK WITHIN THE RIGHT-OF-WAY. ENCROACHMENT PERMIT IS REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE.

2. PROTECT EXISTING TREES IN PLACE DURING CONSTRUCTION, U.O.N.

3. SOIL PREPARATIONS, PAD DESIGN, BASE SECTIONS, FDN. DRAINAGE, FOUNDATION DESIGN, FLATWORK, REINFORCING AND INSTALLATION SHALL MEET THE MIN. REQ'MTS. OF THE GEOTECHNICAL ENGINEER AND STRUCTURAL ENGINEER, S.S.D.

4. MIN. YARD REQUIREMENTS: FRONT, REAR AND SIDE: FRONT: 15 FT., SIDE INT.: 5 FT., REAR: 15 FT.

YARDS/SETBACKS PROVIDED: FRONT: 314'-3" REAR: 329'-3" SIDE - NORTH: 83'-3" SIDE - SOUTH: 33'-0"

5. PROTECT EXISTING DRAINAGE FEATURES IN PLACE DURING CONSTRUCTION. REPAIR AND REPLACE ANY DRAINAGE FEATURES AT NEW SITE WORK, S.C.D.

### SITE PLAN DRAWING NOTES

1 MAINTENANCE SHOP, 1,965 GSF, 1-STORY, TYPE V-B, SPRINKLERED, UNCONDITIONED.

2 (E) ARCHIVES WAREHOUSE, 9,277 GSF, 1-STORY, TYPE V-B, SPRINKLERED.

(E) STUDIO, NO WORK THIS AREA.

4 (E) NEIGHBORING BUILDINGS ON ADJACENT PARCELS.

5 (E) AUTOMATIC VEHICLE GATE.

6 ILLUMINATED ADDRESS SIGNAGE AND KNOX BOX PER FIRE DEPT. REQ'MTS.

7 (E) ACCESSIBLE VAN PARKING STALL AND VAN EV STALL, SERVING AREA OF WORK.

8 (E) ACCESSIBLE PATH OF TRAVEL CONC. WALKWAY TO AREA OF WORK.

9 ACCESSIBLE CONC. WALKWAY TO SHOP ACCESSIBLE MAIN ENTRY, TIE-IN TO (E) CONC. WALKWAY, S.C.D.

10 ASPHALT DRIVE TO OVERHEAD DOOR AT SHOP W/ REMOVABLE BOLLARDS, S.C.D.

11 ACCESSIBLE CONC. PAVING AT SECONDARY SHOP DOOR, TIE-IN TO (E) CONC. WALKWAY, S.C.D.

12 NON-COMBUSTIBLE METAL ROOF COVERING CONNECTING SHOP TO (E) ARCHIVES WAREHOUSE, SPRINKLERED.

(E) ELECTRICAL VAULT, TRANSFORMER, AND UNDERGROUND POWER AND COMMUNICATION LINES, PROTECT IN PLACE.

14 RELOCATE AREA DRAIN AND ADJUST LINE LOCATION, TIE-IN TO (E), S.C.D.

15 RELOCATE IRRIGATION EQUIPMENT.

16 ELECTRICAL SUB-PANEL AT SHOP, VERIFY LOCATION, EXTEND SYSTEM FROM (E) ARCHIVES WAREHOUSE SERVICE, S.E.D.

17 FIRE SPRINKLER LINE OVERHEAD, VERIFY LOCATION, EXTEND SYSTEM FROM (E) ARCHIVES WAREHOUSE SERVICE.

18 GRAVEL APRON, EXTEND AROUND SHOP FROM (E) GRAVEL AREA AROUND (E) ARCHIVES WAREHOUSE, S.C.D.

**OVERALL SITE PLAN** 

DESCRIPTION

PROJECT NUMBER DATE

24007.00 NOV. 22, 2024

DRAWN BY CHECKED BY

1 OVERALL SITE PLAN
1" = 30'-0"

#### CODE COMPLIANCE LEGEND

WIDTH OF EGRESS COMPONENT

 EGRESS WIDTH PER OCCUPANT 100 X 0.2 = 20" CALCULATED EXIT WIDTH: 20" REQUIRED WIDTH: 32" EXIT WIDTH PROVIDED: 43" **CUMULATIVE OCCUPANTS AT THIS** EXIT DOOR - PANIC EXIT DEVICE REQUIRED

#### **EXIT ACCESS**

⊖ - - - - - ⊖ MAX. DIST. TO COMMON PATH OF EGRESS TRAVEL MAX. EXIT ACCESS TRAVEL DISTANCE

#### SEPARATION OF EXITS

— — — OVERALL DIAGONAL DIMENSION OF EA. AREA - - - - - - EXIT SEPARATION DISTANCE PROVIDED

#### FIRE EXTINGUISHERS

FIRE EXTINGUISHER CABINET

#### CODE COMPLIANCE NOTES

- 1. SEE CODE ANALYSIS NOTES AND CODE COMPLIANCE DETAILS FOR ADDITIONAL INFORMATION.
- 2. SEE CALGREEN COMPLIANCE NOTES AND CHECKLIST FOR ADDITIONAL
- 3. NOTE: EXISTING WALKWAYS, PARKING AREAS AND BUILDING ENTRY HAVE BEEN PERMITTED AND INSTALLED UNDER SEPARATE PERMIT UNDER THE
- 4. CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY IN WRITING IF CONDTIONS FOR ACCESSIBILITY VARY FROM THOSE REPRESENTED IN THE
- 5. IF REQUESTED BY FIRE DEPT., MAIN ENTRY ADDRESS NUMERALS OR BUILDING ADDRESS NUMERALS SHALL BE REPLACED TO COMPLY WITH CITY STANDARDS.
- 6. SIGNAGE IDENTIFYING THE LOCATION OF THE FSR ACCESS PANELS SHALL BE PROVIDED AS DIRECTED BY THE FIRE DEPT.
- 7. ALL EXITS ARE TO BE OPERABLE FROM INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE.
- 8. DOOR LANDINGS SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL OF NOT LESS THAN 44 INCHES.

#### PLUMBING FIXTURE SUMMARY

2022 CALIFORNIA PLUMBING CODE, CHPT. 4, MIN. PLUMBING FIXTURES

OCC. LOAD FACTOR PER CBC CHPT. 10: WAREHOUSE - ACCESSORY: 500 GROSS

OCC. LOAD CALC:

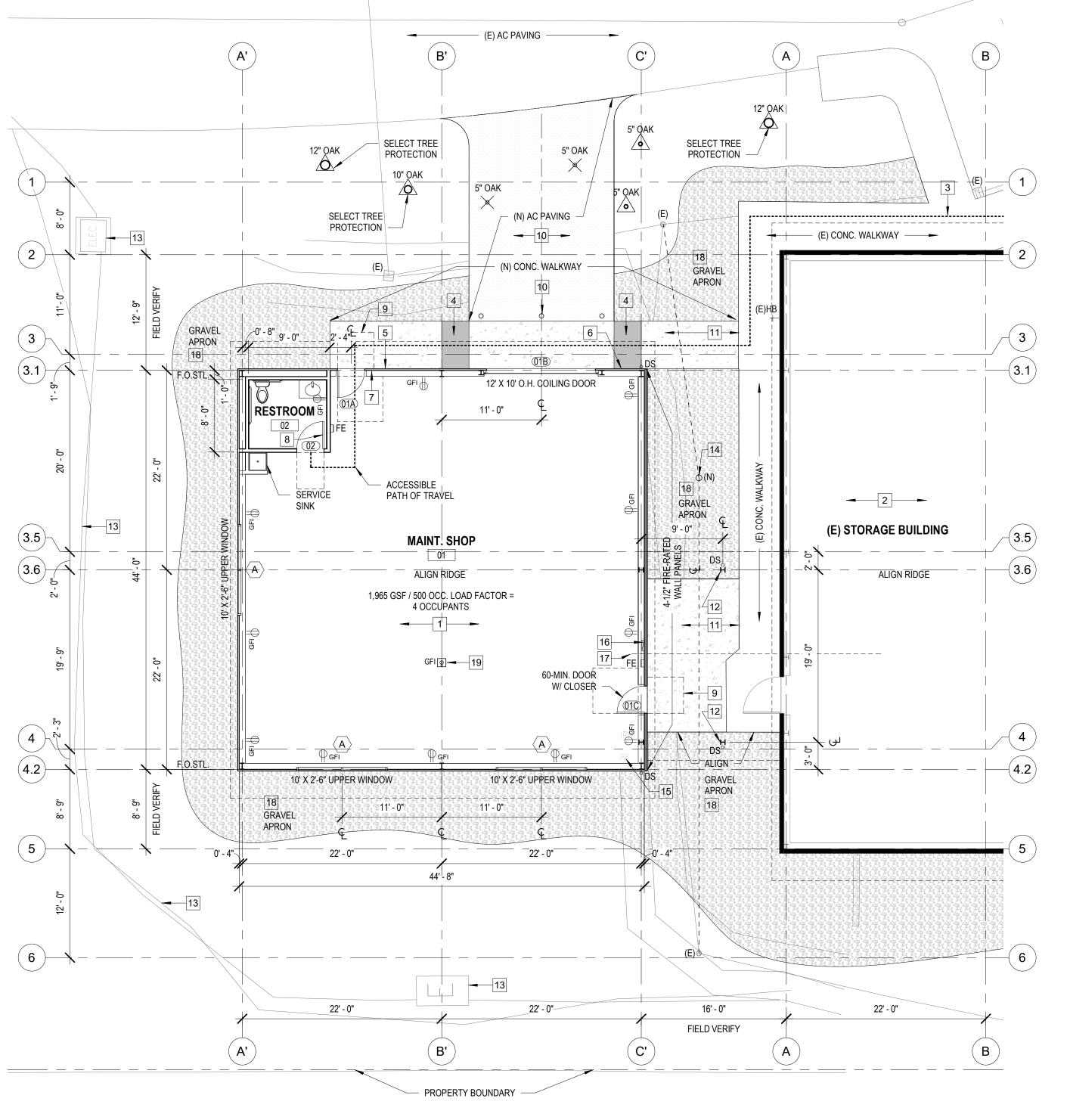
1,965 GSF / 500 = 4 OCCUPANTS

MIN. PLUMBING FACILITIES OFFICE AND STORAGE (CPC 422.2. EXC. 2): SINGLE-USER TOILET FACILITY: 1 REQUIRED, 1 PROVIDED **[OK]** 

DRINKING FOUNTAINS: NOT REQUIRED PER 415.2.

**SERVICE SINKS:** 

1 REQ'D. PER TBL. 422.1, 1 PROVIDED **[OK]** 



#### 1) SITE / FLOOR PLAN 1/8" = 1'-0"

#### **DEMOLITION NOTES**

- 1. PROTECT MATERIALS TO REMAIN IN PLACE DURING DEMOLITION. 2. DRAWING DIMENSIONS ARE APPROXIMATE AND ARE BASED ON
- INFORMATION AVAILABLE, CONTRACTOR SHALL VERIFY (E) CONDITIONS PRIOR TO COMMENCING DEMOLITION.
- 3. THESE DOCUMENTS HAVE BEEN PREPARED WITH INFORMATION PROVIDED BY THE OWNER AND LIMITED EXISTING DOCUMENTATION. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED AS THE BASIS OF THE WORK.
- 4. COORDINATE DELIVERY OF ITEMS TO BE SALVAGED FROM DEMO. VERIFY
- SALVAGE ITEMS WITH OWNER PRIOR TO COMMENCING THE WORK. 5. COORDINATE ALL DEMO WORK W/ EXISTING UTILITIES. CAP AND PROTECT
- EXISTING UTILITIES IN PLACE. 6. COORDINATE ALL DEMO WORK W/ EXISTING STRUCTURAL SYSTEMS AND PROVIDE ALL NECESSARY SHORING. CONSULTATION W/ THE PROJECT STRUCTURAL ENGINEER IS REQ'D. PRIOR TO REMOVAL OF STRUCTURAL ELEMENTS AND PRIOR TO INSTALL OF SHORING.
- 7. THE ARCHITECT SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL OR DISPOSAL OF, OR EXPOSURE OF PERSONS TO, HAZARADOUS MATERIALS OR TOXIC SUBSTANCES IN ANY FORM AT THE PROJECT SITE. NOTIFICATION, TESTING AND VERIFICATION SHALL BE COMPLETED BY THE CONTRACTOR PRIOR TO COMMENCING DEMOLITION WORK.

- 8. THE MATERIALS AND METHODS OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL COMPLY WITH ALL APPLICABLE INDUSTRY AND PRODUCT MANUFACTURER REQUIREMENTS AND RECOMMENDATIONS FOR STORAGE, INSTALLATION, MAINTENANCE AND
- PERFORMANCE. 9. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT MATERIALS AND SYSTEMS ARE PROVIDED AND INSTALLED IN COMPLIANCE WITH ALL APPLICABLE BUILDING CODES AND JURISDICTIONAL
- 10. PROTECT AND MAINTAIN IN OPERATION THE (E) AUTOMATIC FIRE SUPPRESSION AND FIRE ALARM SYSTEMS DURING DEMOLITION. 11. CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FOR ANY WORK
- WITHIN THE RIGHT-OF-WAY. 12. CONTRACTOR SHALL PROVIDE BAY AREA AIR QUALITY NOTIFICATION AND/OR PERMITTING AND DOCUMENTATION AS REQ'D., PRIOR TO
- COMMENCING THE WORK. 13. THE WORK SHALL COMPLY WITH CALGREEN CODE.

REQUIREMENTS.

#### NEW FLOOR PLAN DRAWING NOTES

- MAINTENANCE SHOP, 1,965 GSF, 1-STORY, TYPE V-B, SPRINKLERED,
- 2 (E) ARCHIVES WAREHOUSE, 9,277 GSF, 1-STORY, TYPE V-B, SPRINKLERED 3 ACCESSIBLE ROUTE CONNECTING SHOP ENTRY TO (E) ACCESSIBLE
- VAN PARKING STALL AND VAN EV STALL, SEE OVERALL SITE PLAN.
- 4 DETECTABLE WARNINGS PER CBC 11B-705.1.

UNCONDITIONED.

- 5 INTERNATIONAL SYMBOL OF ACCESSIBLILITY, ISA SIGN TYPE "A".
- 6 ILLUMINATED ADDRESS SIGNAGE PER FIRE DEPT. REQ'MTS.
- 7 PROVIDE TACTILE EXIT SIGN TYPE "L".
- 8 PROVIDE UNISEX RESTROOM DOOR SIGN TYPE "D".
- 9 ACCESSIBLE LEVEL LANDING AT ENTRY/EXIT DOORS.
- 10 ASPHALT DRIVE TO OVERHEAD DOOR AT SHOP W/ REMOVABLE BOLLARDS, TYP. OF 3, S.C.D.
- 11 ACCESSIBLE CONC. PAVING W/ SLIP RESISTANT FINISH, TIE-IN TO (E) CONC. WALKWAY, S.C.D.. 2% MAX. SLOPE IN ANY DIRECTION, PROVIDE ACCESSIBLE TRANSITIONS, TYP.
- 12 STL. COLUMN AT NON-COMBUSTIBLE METAL ROOF COVERING CONNECTING SHOP TO (E) ARCHIVES WAREHOUSE, SPRINKLERED.
- (E) ELECTRICAL VAULT, TRANSFORMER, AND UNDERGROUND POWER AND COMMUNICATION LINES, PROTECT IN PLACE.
- 14 RELOCATE AREA DRAIN AND ADJUST LINE LOCATION, TIE-IN TO (E), S.C.D.
- 15 RELOCATE IRRIGATION EQUIPMENT, VERIFY NEW LOCATION(S).
- 16 ELECTRICAL SUB-PANEL AT SHOP, VERIFY LOCATION, EXTEND SYSTEM FROM (E) ARCHIVES WAREHOUSE SERVICE, S.E.D.
- 17 FIRE SPRINKLER LINE OVERHEAD, VERIFY LOCATION, EXTEND SYSTEM FROM (E) ARCHIVES WAREHOUSE SERVICE.
- GRAVEL APRON, EXTEND AROUND SHOP FROM (E) GRAVEL AREA AROUND
- 19 FLUSH POWER AND DATA FLOOR BOX, S.E.D., VERIFY LOCATION

(E) ARCHIVES WAREHOUSE, S.C.D., MATCH (E) GRAVEL TYPE.

## BISBEE ARCHITECTURE+DESIGN

Nate Bisbee, AIA 629 Fourth Street, #A Santa Rosa, CA 95404 (707) 492-9960

## NOT FOR CONSTRUCTION

PLANNING SUBMITTAL

### FLOOR PLAN NOTES

- 1. DIMENSIONS ARE TO FACE OF STUD (FOS) U.O.N., FIELD VERIFY. DO NOT
- SCALE DRAWINGS. 2. CONTRACTOR SHALL VERIFY MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEM DESIGN REQ'MTS. PRIOR TO INSTALL. MECHANICAL, ELECTRICAL AND LIGHTING LOCATIONS ARE DIAGRAMMATIC. SYSTEMS INSTALLATION SHALL BE PER MANUF. REQ'MTS. S.M.D. S.P.D., S.E.D.
- 3. FOR ALL (N) MECHANICAL, PLUMBING, ELECTRICAL WORK, PROVIDE ACCESS PANELS AS REQUIRED, TYP. FINISH TO MATCH ADJACENT SURFACE, TYP. COORDINATE ALL DEMO WORK W/ EXISTING UTILITIES. CAP AND PROTECT EXISTING UTILITIES IN PLACE.
- 4. PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, AND BRACING FOR LIGHT FIXTURES, MECH. EQUIPMENT, AND ALL OTHER ITEMS REQUIRED FOR A COMPLETE INSTALLATION.
- 5. COORDINATE LAYOUT OF ALL CONCEALED ABOVE CEILING AND IN-WALL EQUIPMENT, SYSTEMS AND DEVICES PRIOR TO INSTALLATION TO AVOID CONFLICTS / INTERFERENCES AND TO PROVIDE CLEAR ACCESS FOR MAINTENANCE, SERVICE AND REPAIRS.
- 6. TYPICAL NEW INTERIOR PARTITION ASSEMBLY: LT. GA. STL. STUD @ 24" O.C. MIN., SOUND ATTENUATION BATT INSUL., 5/8" TYPE-X GYP. BD. EA. SIDE, U.O.N., SEE DETAILS.
- 7. PROTECT AND MAINTAIN IN OPERATION THE (E) AUTOMATIC FIRE SUPPRESSION AND FIRE ALARM SYSTEMS DURING CONSTRUCTION. 8. AUTOMATIC FIRE SUPPRESSION SYSTEM SHALL BE DESIGNED, PERMITTED, AND INSTALLED BY THE CONTRACTOR PER NFPA 13, 2022 CBC SECT 903 AND 2022 CFC SEC 903. FIRE SPRINKLERS LAYOUT PLANS AND CALCULATIONS SHALL BE A SEPARATE PERMIT SUBMITTAL BY THE CONTRACTOR, INCLUDING SUBMITTAL TO THE ARCHITECT. REF. CBC 903.3.1.1. CONTRACTOR SHALL OBTAIN FIRE SPRINKLER PERMIT PRIOR TO
- BUILDING PERMIT ISSUANCE. 9. FIRE ALARM SYSTEM SHALL BE DESIGNED, PERMITTED, AND INSTALLED BY
- THE CONTRACTOR.
- 10. SEE CODE ANALYSIS FOR ADD'TL. INFO.
- 11. SEE DOOR, WINDOW, AND FINISH SCHEDULES FOR ADDT'L. INFO 12. SEE ENLARGED PLAN AND INT. ELEVATIONS FOR ADDT'L. INFO. 13. APPLIANCES, EQUIPMENT, FURNITURE AND FURNITURE SYSTEMS SHALL
- BE PROVIDED AND INSTALLED BY THE OWNER, U.O.N. 14. PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR-CEILINGS AND ROOF
- CEILINGS SHALL BE PROTECTED AS REQUIRED IN CBC SECS. 714.3 & 714.4 15. RATED WALL PANELS ARE BEING USED VOLUNTARILY AT EAST WALL OF SHOP AND ARE NOT REQUIRED FOR SEPARATION, SEE CODE ANALYSIS.

### MAINT. SHOP

2375 HARDIES LANE SANTA ROSA, CA 95403 APN: 041-021-084

DESCRIPTION DATE

SITE / FLOOR PLAN

PROJECT NUMBER

DATE

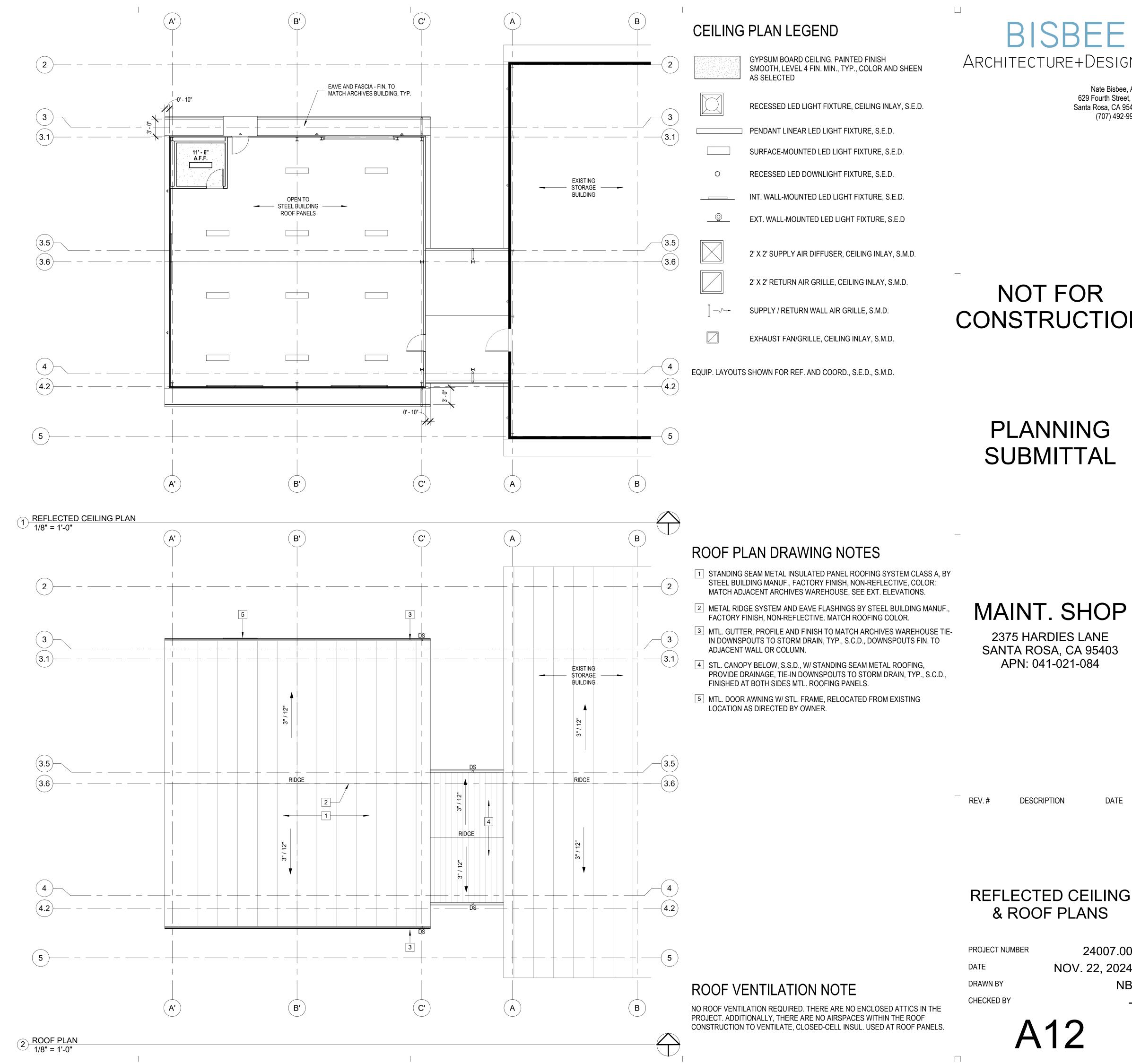
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### **CEILING PLAN NOTES**

- 1. COORDINATE LAYOUT OF ALL CONCEALED ABOVE CEILING EQUIPMENT SYSTEMS AND DEVICES PRIOR TO INSTALLATION TO AVOID CONFLICTS / INTERFERENCES AND TO PROVIDE CLEAR ACCESS FOR MAINTENANCE. SERVICE AND REPAIRS. FIELD VERIFY LOCATIONS AND COORDINATE WITH OTHER EQUIPMENT AND STRUCTURAL ELEMENTS PRIOR TO INSTALL, S.E.D.
- 2. PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, SUPPORT WIRES AND SPLAY BRACING FOR LIGHT FIXTURES, MECH. EQUIPMENT, AND ALL OTHER ITEMS REQUIRED FOR A COMPLETE INSTALLATION.
- 3. LIGHT FIXTURES SHALL BE LED, DIMMING, AND COMPLIANT WITH T-24 ENERGY CODES, TYP., LIGHTING CONTROLS, TESTING AND VERIFICATION SHALL COMPLY WITH LOCAL ORDINANCE, T-24 AND CALGREEN CODE., S.E.D. IF REQ'D., SEE LIGHTING SCHEDULE FOR FIXTURES TYPES, S.E.D. FIXTURES SHALL BE UL LISTED FOR ZERO CLEARANCE INSUL. CONTACT.
- 4. LIGHTING LAYOUTS AND HVAC EQUIP. LAYOUTS ARE DIAGRAMMATIC, PROVIDED FOR COORDINATION, S.E.D.
- 5. FOR ALL (N) MECHANICAL, PLUMBING, ELECTRICAL WORK, PROVIDE ACCESS PANELS AS REQUIRED, TYP. FINISH TO MATCH ADJACENT SURFACE, TYP.
- 6. AUDIO-VISUAL, DATA, AND SECURITY SYSTEMS BY OWNER.
- 7. SEE SCHEDULES FOR ADDT'L INFO.
- 8. PENETRATIONS OF FIRE-RESISTIVE WALLS SHALL BE PROTECTED AS

REQUIRED IN CBC SECS. 714.3 & 714.4.



ARCHITECTURE+DESIGN

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CONSTRUCTION

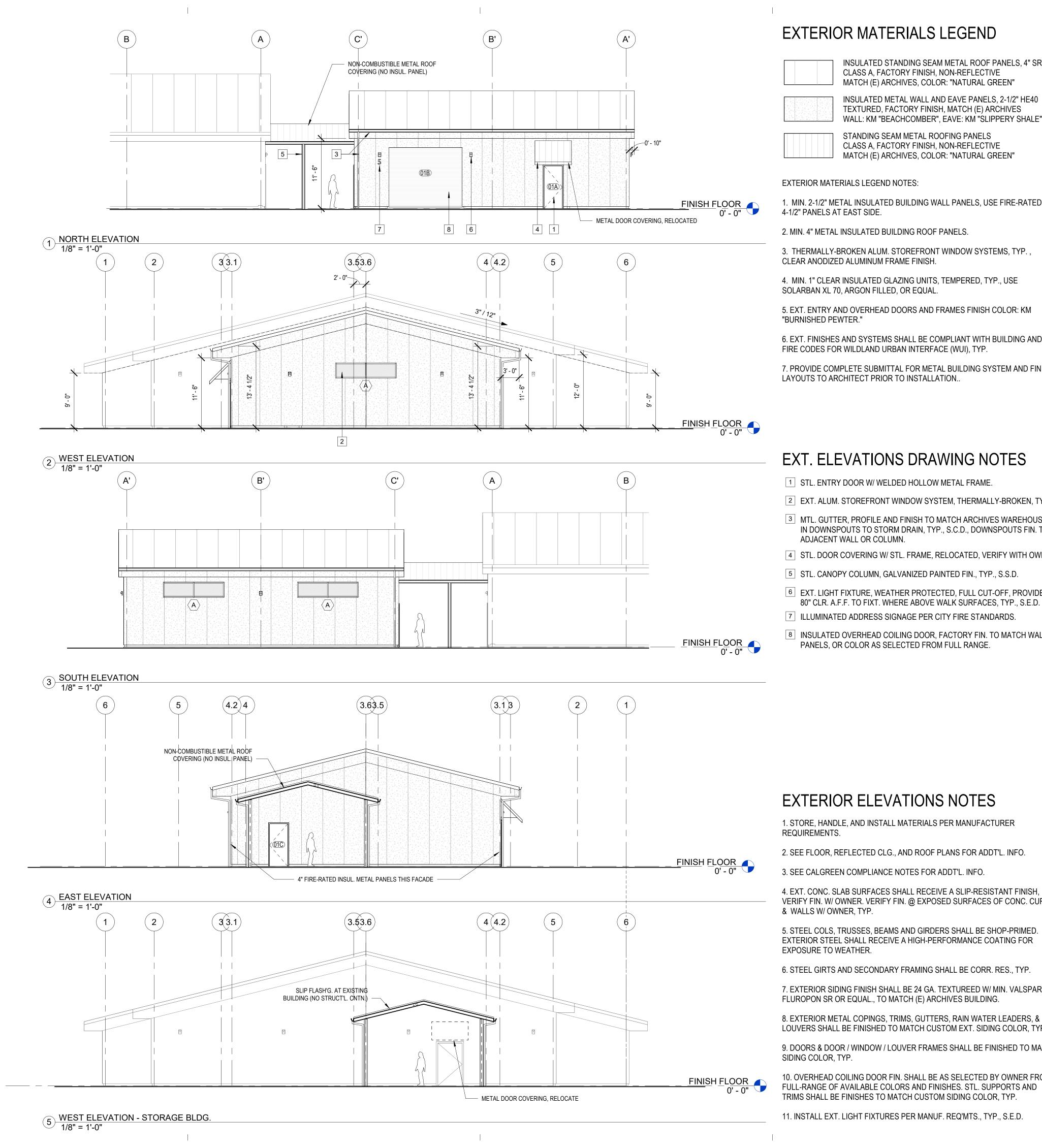
PLANNING SUBMITTAL

### MAINT. SHOP

2375 HARDIES LANE SANTA ROSA, CA 95403

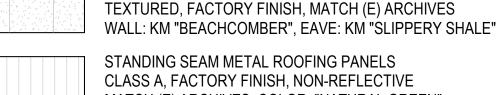
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#### EXTERIOR MATERIALS LEGEND

INSULATED STANDING SEAM METAL ROOF PANELS, 4" SR2 CLASS A, FACTORY FINISH, NON-REFLECTIVE MATCH (E) ARCHIVES, COLOR: "NATURAL GREEN" INSULATED METAL WALL AND EAVE PANELS, 2-1/2" HE40



MATCH (E) ARCHIVES, COLOR: "NATURAL GREEN"

#### **EXTERIOR MATERIALS LEGEND NOTES:**

- 1. MIN. 2-1/2" METAL INSULATED BUILDING WALL PANELS, USE FIRE-RATED 4-1/2" PANELS AT EAST SIDE.
- 2. MIN. 4" METAL INSULATED BUILDING ROOF PANELS.
- 3. THERMALLY-BROKEN ALUM. STOREFRONT WINDOW SYSTEMS, TYP., CLEAR ANODIZED ALUMINUM FRAME FINISH.
- 4. MIN. 1" CLEAR INSULATED GLAZING UNITS, TEMPERED, TYP., USE SOLARBAN XL 70, ARGON FILLED, OR EQUAL
- 5. EXT. ENTRY AND OVERHEAD DOORS AND FRAMES FINISH COLOR: KM "BURNISHED PEWTER."
- FIRE CODES FOR WILDLAND URBAN INTERFACE (WUI), TYP.

#### 7. PROVIDE COMPLETE SUBMITTAL FOR METAL BUILDING SYSTEM AND FINISH LAYOUTS TO ARCHITECT PRIOR TO INSTALLATION..

## NOT FOR CONSTRUCTION

BISBEE

Nate Bisbee, AIA

(707) 492-9960

629 Fourth Street, #A

Santa Rosa, CA 95404

ARCHITECTURE+DESIGN

#### EXT. ELEVATIONS DRAWING NOTES

- 1 STL. ENTRY DOOR W/ WELDED HOLLOW METAL FRAME.
- 2 EXT. ALUM. STOREFRONT WINDOW SYSTEM, THERMALLY-BROKEN, TYP.
- 3 MTL. GUTTER, PROFILE AND FINISH TO MATCH ARCHIVES WAREHOUSE TIE-IN DOWNSPOUTS TO STORM DRAIN, TYP., S.C.D., DOWNSPOUTS FIN. TO
- 4 STL. DOOR COVERING W/ STL. FRAME, RELOCATED, VERIFY WITH OWNER.
- 5 STL. CANOPY COLUMN, GALVANIZED PAINTED FIN., TYP., S.S.D.
- 6 EXT. LIGHT FIXTURE, WEATHER PROTECTED, FULL CUT-OFF, PROVIDE MIN. 80" CLR. A.F.F. TO FIXT. WHERE ABOVE WALK SURFACES, TYP., S.E.D.
- 7 ILLUMINATED ADDRESS SIGNAGE PER CITY FIRE STANDARDS.
- 8 INSULATED OVERHEAD COILING DOOR, FACTORY FIN. TO MATCH WALL PANELS, OR COLOR AS SELECTED FROM FULL RANGE.

## PLANNING SUBMITTAL

### MAINT. SHOP

2375 HARDIES LANE SANTA ROSA, CA 95403 APN: 041-021-084

#### EXTERIOR ELEVATIONS NOTES

- 1. STORE, HANDLE, AND INSTALL MATERIALS PER MANUFACTURER
- 2. SEE FLOOR, REFLECTED CLG., AND ROOF PLANS FOR ADDT'L. INFO.
- 3. SEE CALGREEN COMPLIANCE NOTES FOR ADDT'L. INFO.
- 4. EXT. CONC. SLAB SURFACES SHALL RECEIVE A SLIP-RESISTANT FINISH, VERIFY FIN. W/ OWNER. VERIFY FIN. @ EXPOSED SURFACES OF CONC. CURBS & WALLS W/ OWNER, TYP.
- 5. STEEL COLS, TRUSSES, BEAMS AND GIRDERS SHALL BE SHOP-PRIMED. EXTERIOR STEEL SHALL RECEIVE A HIGH-PERFORMANCE COATING FOR
- 6. STEEL GIRTS AND SECONDARY FRAMING SHALL BE CORR. RES., TYP.
- 7. EXTERIOR SIDING FINISH SHALL BE 24 GA. TEXTUREED W/ MIN. VALSPAR FLUROPON SR OR EQUAL., TO MATCH (E) ARCHIVES BUILDING.
- 8. EXTERIOR METAL COPINGS, TRIMS, GUTTERS, RAIN WATER LEADERS, & LOUVERS SHALL BE FINISHED TO MATCH CUSTOM EXT. SIDING COLOR, TYP.
- 9. DOORS & DOOR / WINDOW / LOUVER FRAMES SHALL BE FINISHED TO MATCH SIDING COLOR, TYP.
- 10. OVERHEAD COILING DOOR FIN. SHALL BE AS SELECTED BY OWNER FROM FULL-RANGE OF AVAILABLE COLORS AND FINISHES. STL. SUPPORTS AND TRIMS SHALL BE FINISHES TO MATCH CUSTOM SIDING COLOR, TYP.
- 11. INSTALL EXT. LIGHT FIXTURES PER MANUF. REQ'MTS., TYP., S.E.D.

### **EXTERIOR ELEVATIONS**

DESCRIPTION

PROJECT NUMBER DATE

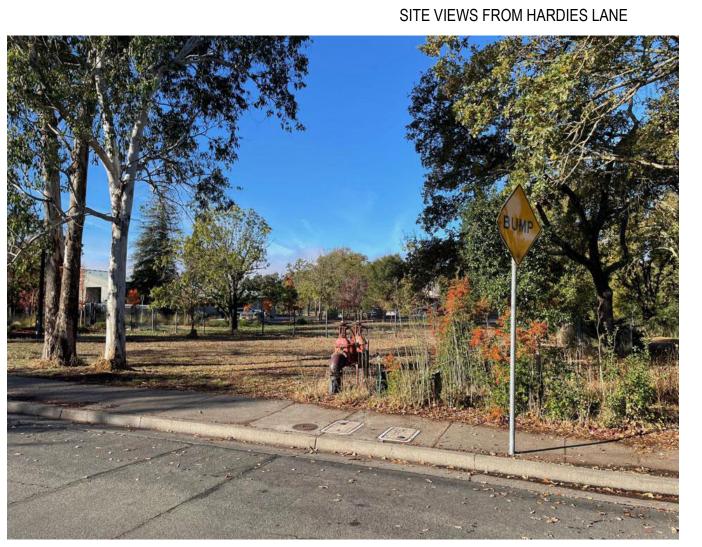
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## BISBEE Architecture+Design

Nate Bisbee, AIA 629 Fourth Street, #A Santa Rosa, CA 95404 (707) 492-9960

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## PLANNING SUBMITTAL

## MAINT. SHOP

2375 HARDIES LANE SANTA ROSA, CA 95403 APN: 041-021-084



PANORAMA VIEW OF SITE ENTRY AT HARDIES LANE "SNOOPY PLACE"









EXISTING

CONDITIONS PHOTOS

PROJECT NUMBER 24007.00

DATE NOV. 22, 2024

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#### EXISTING ARCHIVES WAREHOUSE FINISH VIGNETTE



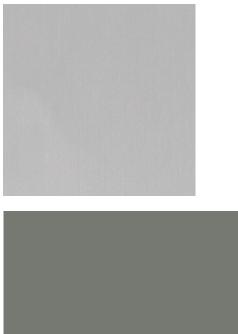


INSULATED METAL ROOF PANELS: "NATURAL GREEN"





EXTERIOR DOORS AND FRAMES COLOR: KM 3846-3 "BURNISHED PEWTER"



**INSULATED METAL EAVE PANELS:** KM 3845-2 "SLIPPERY SHALE"

INSULATED METAL WALL PANELS: KM 3844-2 "BEACHCOMBER"





LITHONIA WEDGE LED WALL-MOUNTED LIGHT FIXTURE FULL CUT-OFF, "DARK BRONZE"





#### **DESIGN NARRATIVE**

THE MAINTENANCE SHOP IS A PRE-ENGINEERED METAL BUILDING WITH GROSS FLOOR AREA OF 1,965 GSF ON 1-STORY WITH AUTOMATIC FIRE SPRINKLERS. THE SHOP IS FOR EMPLOYEE USE ONLY AND IS UNCONDITIONED. IT IS AN ACCESSORY ADDITION TO THE EXISTING ARCHIVES WAREHOUSE AND IS DESIGNED TO BLEND AND APPEAR LIKE A NATURAL EXTENSION OF THE EXISTING BUILDING. THE SHOP FOOTPRINT IS SEPARATED BY ABOUT 15' FROM THE ARCHIVES FOOTPRINT. ADDITIONALLY, IT IS CONNECTED TO THE ARCHIVES WAREHOUSE BY A NON-COMBUSTIBLE, SPRINKLERED CANOPY ROOF. SEE BUILDING PLANS FOR ADDITIONAL INFORMATION.

**LOCATION ON SITE:** 

THE MAINTENANCE SHOP IS LOCATED IN THE MIDDLE OF THE PARCEL, MORE THAN 300' FROM THE FRONT PROPERTY LINE. SIGHT LINES FROM HARDIES LANE MOSTLY OBSCURE THE LOCATION FROM VIEW, SEE EXISTING CONDITIONS PHOTOS FOR REFERENCE. THE SITE ARRIVAL FOR THE SHOP IS SHARED WITH THE ARCHIVES WAREHOUSE AND IS LOCATED ON THE MAIN SHARED DRIVEWAY, ALSO KNOWN AS "SNOOPY LANE." SEE SITE PLANS FOR ADDITIONAL INFORMATION.

THE EXISTING ACCESSIBLE SITE ARRIVAL, ACCESSIBLE PARKING, EV PARKING, AND ACCESSIBLE PATH OF TRAVEL AROUND THE ARCHIVES WAREHOUSE SERVE THE MAINTENANCE SHOP. THE SHOP IS FOR EMPLOYEE USE ONLY AND PROVIDES ACCESSIBLE ENTRY, SINGLE-OCCUPANCY RESTROOM, AND ACCESS TO PLANNED FUNCTIONS. SEE SITE AND BUILDING PLANS FOR ADDITIONAL INFORMATION.

**MATERIALS AND FINISHES:** 

THE MAINTENANCE SHOP FINISH MATERIALS, COLORS, AND DETAILS ARE DESIGNED TO MATCH THE ADJACENT ARCHIVES WAREHOUSE. EXTERIOR FINISHES AND COLORS ARE PROVIDED ON THIS SHEET FOR REFERENCE. SEE EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.

**EXTERIOR LIGHTING:** 

THE FULL CUT-OFF EXTERIOR WALL MOUNTED LED LIGHT FIXTURE IS ALSO IDENTIFIED ON THIS SHEET. THE FIXTURE IS A MATCH TO THE ARCHIVES WAREHOUSE FIXTURE IN TYPE, SIZE, AND COLOR. SEE EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.

TREE PRESERVATION:

THE MAINTENANCE SHOP ASPHALT ACCESS DRIVEWAY IS LOCATED IN THE VICINITY OF TWO 12" OAKS AND ONE 10" OAK. THE 3 OAKS ARE OUTSIDE OF THE AREA OF DRIVEWAY WORK AND ARE IDENTIFIED TO BE PROTECTED. NO TREES PROTECTED BY CITY ORDINANCE ARE AFFECTED BY THE PROJECT. SEE SITE / FLOOR PLAN FOR ADDTIONAL INFORMATION.

## BISBEE ARCHITECTURE+DESIGN

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> PLANNING SUBMITTAL

### PROJECT DATA

PROJECT DESCRIPTION:

THE PROPOSED PROJECT IS A MAINTENANCE SHOP WITH GROSS FLOOR AREA OF 1,965 GSF ON 1-STORY. THE SHOP IS FOR EMPLOYEE USE ONLY. THE SHOP SUPPORTS EXISTING USES ON THE SITE. A SINGLE-OCCUPANCY ACCESSIBLE RESTROOM IS INCLUDED. NO NEW PARKING IS PROPOSED. THE MAIN ENTRY IS CONNECTED BY ACCESSIBLE ROUTE TO THE EXISTING ACCESSIBLE PARKING AND SITE ARRIVAL.

**PROPERTY INFORMATION:** 

APN: 041-021-084 ADDRESS: 2375 HARDIES LANE, SANTA ROSA, CA 95403 CROSS STREET: WEST STEELE LANE

**PLANNING INFORMATION (TITLE 20):** 

ZONING (CH. 20-26): PI-SA, SPECIAL PURPOSE DISTRICT GENERAL PLAN LAND USE: PUBLIC INSTITUTIONAL, STATION AREA LAND USE (TBL. 2-12): STORAGE - ACCESSORY: PERMITTED MIN. SETBACKS (TBL. 2-13): FRONT: 15', SIDE INT.: 5', REAR: 15' SETBACKS PROVIDED: FRONT: 314'-3", SIDE INT. SOUTH: 33'-0" SIDE INT. NORTH: 83'-3", REAR: 329'-3" [OK]

MAX. COVERAGE (TBL. 2-13): 65% MAX. HEIGHT (TBL. 2-13): 35', PROPOSED MAX. HEIGHT AT RIDGE: 19' [OK] PARKING: NO NEW PARKING

**BUILDING INFORMATION** 

APPLICABLE BUILDING CODE: 2022 CBC BUILDING OCCUPANCY: U OCCUPANCY TYPE: MAINT. SHOP ACCESSORY TO ARCHIVES STORAGE CONSTRUCTION TYPE: V-B, 1-STORY, SPRINKLERED NO HIGH-PILE STORAGE

**AREA SUMMARY:** 

MAINTENANCE SHOP FLOOR AREA: 1,965 GSF (U) EXISTING ARCHIVES STORAGE FLOOR AREA: 9,277 GSF (S-1) EXISTING STUDIO FLOOR AREA: 4,107 GSF (B) SITE AREA: 3.39 ACRES (147,668 SF) COVERAGE: 15,349/147,668 = 10.4% **[OK]** 

SEE CODE ANALYSIS FOR ADD'TL. INFORMATION.

**ADDITIONAL INFORMATION:** 

CA CLIMATE ZONE: 02 SEISMIC CATEGORY: D / E BASIC WIND DESIGN SPEED: 110 MPH, EXPOSURE C FLOOD ZONE: NOT IN FEMA FLOOD ZONE FIRE HAZARD SEVERITY ZONE: WITHIN LRA

**DEFERRED APPROVALS:** 

AUTOMATIC FIRE SPINKLER SYSTEM (SEPARATE PERMIT) FIRE ALARM SYSTEM (SEPARATE PERMIT)

### MAINT. SHOP

2375 HARDIES LANE SANTA ROSA, CA 95403 APN: 041-021-084

DESCRIPTION

DATE

DESIGN NARRATIVE, **EXT. MATERIALS &** PROJECT DATA

PROJECT NUMBER

DATE

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