

CALIBER COLLISION

3310 INDUSTRIAL DRIVE, SANTA ROSA, CA 95403

VICINITY MAP:



PROJECT DIRECTORY:

PROPERTY OWNER:
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PROJECT ENGINEER:
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FULLERTON, CA 92831
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LICENSE: 21543

BUILDING & PROPERTY DATA:

APN: 015-650-025-000
ZONING: (L) LIGHT INDUSTRIAL
LOT AREA: ± 38,680 S.F.
CONSTRUCTION TYPE: III-B
EXISTING OCCUPANCY: S1
PROPOSED OCCUPANCY: S1, B
EXISTING USE: WAREHOUSE
PROPOSED USE: AUTO BODY & PAINT
BUILDING AREA: 12,000 S.F. (NO CHANGE)
OFFICE AREA (B): 1,016 S.F.
SHOP AREA (S1): 10,984 S.F.
FIRE SPRINKLERS: YES
STORIES: 1
BUILDING HEIGHT: 26'-8"
ALLOWABLE HEIGHT PER CBC 504.3: 75'-0"
ALLOWABLE FLOOR AREA PER 506.2.2 (EQUATION 5-1):
 $A_a = [A_1 + (NS \times I_p)]$
 A_1 OFFICE (B) = 76,000
 A_1 SHOP (S1) = 70,000
 $76,000 + (19,000 \times 0) = 76,000$ S.F.
 $1,016 / 76,000 = .013$
 $70,000 + (17,500 \times 0) = 70,000$ S.F.
 $10,984 / 70,000 = .156$
.013 + .156 = .169 < 1 **ALLOWABLE AREA IS OK.**

CODES IN EFFECT:

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

SCOPE OF WORK:

INTERIOR REMODEL TO CONVERT EXISTING 12,000 WAREHOUSE BUILDING TO AUTO BODY AND PAINT SHOP WITH 1,016 S.F. OF OFFICE AND 10,984 S.F. OF SHOP AREA.

GENERAL NOTES:

- THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND JOB SITE CONDITIONS PRIOR TO BEGINNING OF CONSTRUCTION AND SHALL REPORT ANY DISCREPANCIES IMMEDIATELY TO THE DESIGNER.
- ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDING CODE 2022 EDITION.
- CONTRACTOR SHALL CONFORM TO THE CONSTRUCTION AND DEMOLITION DEBRIS PER LOCAL ORDINANCE.
- CONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS.

SPRAY BOOTH NOTES:

- CONSTRUCTION OF THE SPRAY BOOTH IS REGULATED BY THE CURRENT CALIFORNIA BUILDING CODE, SECTION 416.4 AND THE CURRENT CALIFORNIA FIRE CODE.
"416.4 SPRAY BOOTHS: SPRAY BOOTHS SHALL BE DESIGNED, CONSTRUCTED AND OPERATED IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE."
"2404.3.3 SPRAY BOOTHS: THE DESIGN AND CONSTRUCTION OF SPRAY BOOTHS SHALL BE IN ACCORDANCE WITH SECTIONS 2404.3.3.1 THROUGH 2404.3.3.6, SECTIONS 2404.4 THROUGH 2404.4 AND NFPA 33."
2. A FIRE SUPPRESSION SYSTEM IS REQUIRED FOR THE PROPOSED EQUIPMENT AND SHALL BE UNDER A SEPARATE PERMIT AND SUBMITTAL. FIRE SUPPRESSION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES.
3. FIRE SUPPRESSION SYSTEMS ARE REQUIRED TO BE SUPERVISED BY THE FIRE SPRINKLER MONITORING SYSTEM. PLANS FOR THE MONITORING SYSTEM SHALL BE UNDER A SEPARATE PERMIT AND SUBMITTAL. ALARM AND MONITORING SYSTEM SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES.

PLUMBING FIXTURE SUMMARY:

FIXTURES REQUIRED (BASED ON CPC TABLE 422.1 & TABLE A):

OCCUPANCY B: 1,016 S.F. / 200 ≈ 5
5 / 2 ≈ 3 OCCUPANTS

OCCUPANCY S1: 10,984 S.F. / 5,000 ≈ 2
2 / 2 = 1 OCCUPANT

FIXTURES REQUIRED:

MEN	WOMEN	URINALS	LAV.
1	1	1	2

FIXTURES PROVIDED:

ALL-GENDER	URINALS	LAV.
2	-	2

SHEET INDEX:

NO.	DESCRIPTION	DATE	BY
C1.	COVER SHEET, PROJECT INFO & NOTES		
GN1.	GENERAL NOTES		
GN2.	ACCESSIBILITY NOTES		
A1.	EXISTING SITE PLAN		
A2.	PROPOSED SITE PLAN		
A3.	OVERALL FLOOR PLAN - DEMO		
A4.	OVERALL PROPOSED FLOOR PLAN		
A5.	ENLARGED OFFICE PLAN		
A6.	EXITING & OCCUPANCY PLAN		
A7.	PROPOSED ROOF PLAN		
A8.	PROPOSED ELEVATIONS		
A8.1.	PROPOSED ELEVATIONS COLOR RENDERINGS		
A9.	PROPOSED ELEVATIONS		
A9.1.	PROPOSED ELEVATIONS COLOR RENDERINGS		
A10.	PROPOSED LINE OF SIGHT ELEVATION		
A11.	EXISTING BUILDING FACADE PHOTOS		

CITY OF SANTA ROSA NOTES:

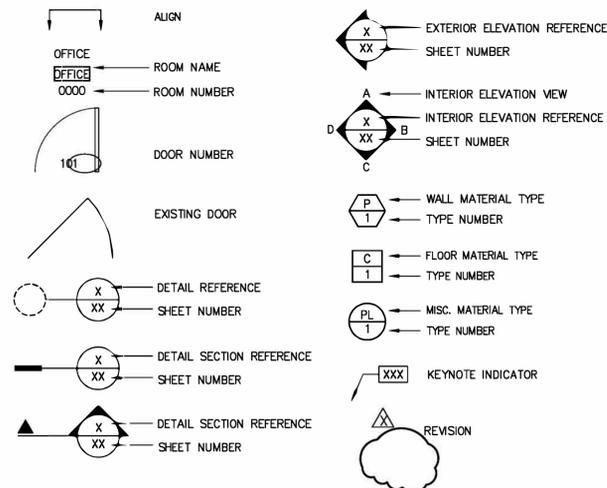
BUILDING DIVISION

- THE PROJECT IS SUBJECT TO STATE AND FEDERAL ACCESSIBILITY CRITERIA. THE BUILDING PERMIT PLANS WILL BE REVIEWED FOR COMPLIANCE WITH STATE CRITERIA. THE APPLICANT'S DESIGN TEAM IS RESPONSIBLE FOR ENSURING COMPLIANCE WITH FEDERAL CRITERIA.
- THE SPRAY BOOTH WILL REQUIRE BAAQMD AND FIRE PERMITS IN ADDITION TO THE BUILDING PERMIT.
- ANY STRUCTURAL MODIFICATIONS WOULD REQUIRE VERIFICATION THAT THE BUILDING COMPLIES WITH CITY CODE CHAPTER 18-48 "EVALUATION AND ABATEMENT OF EXISTING BUILDINGS".
- INSTALLATION OF WELDING AND / OR TORCH CUTTING EQUIPMENT MAY REQUIRE THE INSTALLATION OF ADDITIONAL FIRE PROTECTIVE MEASURES.
- INSTALLATION OF VEHICLE LIFT SYSTEMS WILL REQUIRE PLANS AND STRUCTURAL ATTACHMENT CALCULATIONS (CAN BE PART OF THE TENANT IMPROVEMENT SUBMITTAL OR A SEPARATE BUILDING PERMIT APPLICATION).

FIRE DEPARTMENT

- STORAGE OR USE OF ANY HAZARDOUS MATERIALS AT THE SITE MAY REQUIRE A HAZARDOUS MATERIALS INVENTORY STATEMENT TO BE SUBMITTED TO THE FIRE DEPT. FOR REVIEW VIA THE CALIFORNIA ENVIRONMENTAL REPORTING SYSTEM (CERS). MATERIALS IN EXCESS OF THE PERMITTED AMOUNTS WILL REQUIRE A HAZARDOUS MATERIALS MANAGEMENT PLAN TO BE SUBMITTED TO THE FIRE DEPT. FOR REVIEW AND APPROVAL, AND MAY REQUIRE PAYMENT OF HAZARDOUS MATERIAL USE OR HAZARDOUS WASTE GENERATOR PERMIT FEES.
- PROVIDE A FIRE DEPARTMENT KEY BOX (KNOX BOX) ACCESS TO THE BUILDING AND IF A GATE IS INSTALLED ACROSS THE DRIVEWAY OPTICOM AND KEY-SWITCH/KNOX PAD-LOCK ACCESS THROUGH ELECTRIC/MANUAL GATES WILL BE REQUIRED.
- ANNUAL FIRE DEPARTMENT PERMITS WILL BE REQUIRED FOR SPRAYING/DIPPING, HOT WORK, AND REPAIR GARAGE OPERATIONS.
- THE FOLLOWING ARE A LIST OF DEFERRED PLAN SUBMITTAL ITEMS THAT MAY BE REQUIRED BY THE FIRE DEPARTMENT - ADDITIONAL ITEMS MAY BE CALLED OUT BASED ON FINAL USE OF THE SPACE:
 - FIRE SPRINKLER SYSTEM - IF MODIFICATIONS ARE DONE
 - FIRE ALARM - IF REQUIRED AND/OR MODIFICATIONS TO EXISTING
 - SPRAY BOOTH INSTALLATION

SYMBOLS LEGEND:



ABBREVIATIONS:

A.F.F.	ABOVE FINISH FLOOR	F.D.	FLOOR DRAIN	L.H.	LEFT HAND	SCHED.	SCHEDULE
ALUM.	ALUMINUM	F.E.C.	FIRE EXTINGUISHER CABINET	LT.	LIGHT	S.C.	SOLID CORE
AMP.	AMPERE	F.H.C.	FIRE HOSE CABINET	MAINT.	MAINTENANCE	SECT.	SECTION
AT	AT	FIN.	FINISH	MAT.	MATERIAL	S.F.	SQUARE FEET
BD.	BOARD	FIXT.	FIXTURE	MAX.	MAXIMUM	SHT.	SHEET
BLD'G	BUILDING	FLOUR.	FLUORESCENT	MECH.	MECHANICAL	SIM.	SIMILAR
BLK'G	BLOCKING	F.O.C.	FACE OF COLUMN	MET.	METAL	SPEC.	SPECIFICATION
BOT.	BOTTOM	F.O.X.	FACE OF STUD	MFR.	MANUFACTURER	S.S.	STAINLESS STEEL
CAB.	CABINET	F.O.W.	FACE OF WALL	MIN.	MINIMUM	STL.	STEEL
CLG.	CEILING	F.S.	FLOOR SINK	MISC.	MISCELLANEOUS	STOR.	STORAGE
C	CENTERLINE	FURR.	FURRING	MTC.	MOUNTED	STRUCT.	STRUCTURAL
CLR.	CLEAR	FURN.	FURNISH (ED) FURNITURE	MUL	MULLION	SUSP.	SUSPENDED
COL.	COLUMN	GA.	GAUGE	NO.	NUMBER	SYM.	SYMMETRICAL
CONC.	CONCRETE	GD.	GLASS	N.I.C.	NOT IN CONTRACT	TELE.	TELEPHONE
CONTR.	CONTINUOUS CONTRACTOR	GYP.BD.	GYP.SUM BOARD	N.T.S.	NOT TO SCALE	TEMP.	TEMPERED
DED.	DEDICATED	H.	HIGH	O/	OVER	THICK.	THICK
DET.	DETAIL	H.C.	HOLLOW CORE	O.C.	ON CENTER	T.O.W.	TOP OF WALL
D.F.	DRINKING FOUNTAIN	HDWR.	HARDWARE	OFF.	OFFICE	TYP.	TYPICAL
DIA.	DIAMETER	H.M.	HOLLOW METAL	PLAS. LAM.	PLASTIC LAMINATE	U.L.	UNDERWRITERS LABORATORY
DIAG.	DIAGONAL	HOR.	HORIZONTAL	PL.	PLATE	U.N.O.	UNLESS NOTED OTHERWISE
DIM.	DIMENSION	HR.	HOUR	PLUMB.	PLUMBING	V.	VOLT
DN.	DOWN	HT.	HEIGHT	PLYWD.	PLYWOOD	V.C.T.	VINYL COMPOSITION TILE
DWG.	DRAWING	H.V.A.C.	HEATING, VENTILATION, AIR CONDITIONING	PR.	PAIR	VERT.	VERTICAL
DWR.	DRAWER	INSUL.	INSULATION	PTN.	PARTITION	VEST.	VESTIBULE
EA.	EACH	INT.	INTERIOR	RAD.	RADIUS	V.I.F.	VERIFY IN FIELD
ELECT.	ELECTRICAL	JAN.	JANITOR	REF.	REFERENCE	W/	WITH
ELEV.	ELEVATION	J-BOX	JUNCTION BOX	REFR.	REFRIGERATOR	WC	WALL COVERING
EQ.	EQUAL	LAM.	LAMINATE	REQ'D	REQUIRED	W.C.	WATER CLOSET
EXT.	EXTERIOR	LAM. PLAS.	LAMINATED PLASTIC	R.H.	RIGHT HAND	W.H.	WATER HEATER
EXIST'S	EXISTING	LAV.	LAVATORY	RM.	ROOM	W.P.	WATER PROOF
				R.O.	ROUGH OPENING	W.R.	WATER RESISTANT

City of Santa Rosa
Planning & Economic
Development Department

5/17/2023

RECEIVED

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DESCRIPTION	DATE	BY
M.U.P. SUBMITTAL	05/10/23	RPO
M.U.P. SUBMITTAL	5/16/23	RPO

Prepared By:
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Project For:
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3310 INDUSTRIAL DRIVE
SANTA ROSA, CA 95403

STAMP

SHEET TITLE:
COVER SHEET, PROJECT
INFO & NOTES

DATE: 02/08/23

SCALE: AS NOTED

DRAWN: R. OROZCO

JOB: -

SHEET NO:
C1

ACCESSIBILITY NOTES:

A. APPLICATION AND ADMINISTRATION

- Public accommodations shall maintain in operable working condition those features of facilities and equipment that are required to be accessible to and useable by persons with disabilities. Isolated or temporary interruptions in service or accessibility due to maintenance or repairs shall be permitted. §11B-108

B. BUILDING BLOCKS

FLOOR OR GROUND SURFACES

- Floor and ground surfaces shall be stable, firm, and slip resistant. §11B-302.1
- Carpet or carpet tile shall be securely attached and shall have a firm, cushion cut, or backing or no cushion or pad. Carpet or carpet tile shall have a level loop, textured loop, level pile, or level cut/uncut pile texture. Pile height shall be 1/2 inch maximum. §11B-302.2, Figure 11B-302.2

CHANGES IN LEVEL

- Vertical changes in level for floor or ground surfaces may be 1/4 inch high maximum and without edge treatment. Changes in level greater than 1/4 inch and not exceeding 1/2 inch in height shall be beveled with a slope not steeper than 1:2. §11B-303, Figures 11B-303.1 & 11B-303.3

- Changes in level greater than 1/2 inch in height shall be ramped and shall comply with the requirements of §11B-405 Ramps or 11B-406 Curb Ramps as applicable. §11B-303.2
- Abrupt changes in level exceeding 4 inches in a vertical dimension between walls, sidewalks or other pedestrian ways and adjacent surfaces or features shall be identified by warning curbs at least 6 inches in height above the walk or sidewalk surface or by guards or handrails with a guide rail centered 2 inches minimum and 4 inches maximum above the surface of the walk or sidewalk. These requirements do not apply between a walk or sidewalk and an adjacent street or driveway. §11B-303.5

TURNING SPACE

- Circular turning spaces shall be a space of 60 inches diameter minimum and may include knee and toe clearance complying with 11B-306 Knee and Toe Clearance. §11B-304.3.1
- T-shaped turning spaces shall be a T-shaped space within a 60 inch square minimum with arms and base 36 inches wide minimum. Each arm of the T shall be clear of obstructions 12 inches minimum in each direction and the base shall be clear of obstructions 24 inches minimum. §11B-304.3.2, Figure 11B-304.3.2

KNEE AND TOE CLEARANCE

- For lavatories and built-in dining and work surfaces required to be accessible, toe clearance shall be provided that is 30 inches in width and 9 inches in height above the finish floor or ground for a depth of 19 inches minimum. §11B-306.2.1
- Toe clearance shall extend 19 inches minimum under lavatories for toilet and bathing facilities and 25 inches maximum under other elements. §11B-306.2.2
- In lavatories in toilet and bathing facilities, knee clearance shall be provided that is 30 inches in width for a depth of 11 inches at 9 inches above the finish floor or ground and for a depth of 8 inches at 27 inches above the finish floor or ground increasing to 29 inches high minimum above the finish floor or ground at the front edge of a counter with a built-in lavatory or at the front edge of a wall-mounted lavatory fixture. §11B-306.3.3, Figure 11B-306.3.3
- At dining and work surfaces required to be accessible, knee clearance shall be provided that is 30 inches in width at 27 inches above the finish floor or ground for a depth of at least 19 inches. §11B-306.3

PROTRUDING OBJECTS

- Except for handrails, objects with leading edges more than 27 inches and less than 80 inches above the finish floor or ground shall protrude no more than 4 inches horizontally into the circulation path. Handrails may protrude 4 1/2 inches maximum. §11B-307.2, Figure 11B-307.2
- Freestanding objects mounted on posts or pylons shall overhang circulation paths no more than 12 inches when located from 27 to 80 inches above the finish floor or ground. §11B-307.3(a), Figure 11B-307.3(a)
- Protruding objects shall not reduce the clear width required for accessible routes. §11B-307.5
- Lowest edge of a sign or other obstruction, when mounted between posts or pylons separated with a clear distance greater than 12 inches, shall be less than 27 inches or more than 80 inches above the finish floor or ground. §11B-307.3(b), Figure 11B-307.3(b)
- Vertical clearance shall be at least 80 inches high on circulation paths except at door closers and door stops, which may be 78 inches minimum above the finish floor or ground. §11B-307.4
- Guardsrails or other barriers with a leading edge located 27 inches maximum above the finish floor or ground shall be provided where the vertical clearance on circulation paths is less than 80 inches high. §11B-307.4, Figure 11B-307.4
- Where a guy support is used within either the width of a circulation path or 24 inches minimum outside of a circulation path, a vertical guy brace, sidewalk guy or similar device shall be used to prevent a hazard or an overhead obstruction. §11B-307.4.1, Figure 11B-307.4.1

REACH RANGES

- Electrical controls and switches intended to be used by the occupant of a room or area to control lighting and receptacle outlets, heating and ventilating equipment shall be located within allowable reach ranges. Low reach shall be measured to the bottom of the outlet box and high reach shall be measured to the top of the outlet box. §11B-308.1.1
- Electrical receptacle outlets on branch circuits of 30 amperes or less and communication system receptacles shall be located within allowable reach ranges. Low reach shall be measured to the bottom of the outlet box and high reach shall be measured to the top of the outlet box. §11B-308.1.2
- High forward reach that is unobstructed shall be 48 inches maximum and the low forward reach shall be 15 inches minimum above the finish floor or ground. §11B-308.2.1, Figure 11B-308.2.1
- High forward reach shall be 48 inches maximum where the reach depth is 20 inches or less and 44 inches maximum where the reach depth exceeds 20 inches. High side reach shall not exceed 25 inches in depth. §11B-308.2.2, Figure 11B-308.2.2
- High side reach shall be 48 inches maximum and the low side reach shall be 15 inches minimum above the finish floor where the side reach is unobstructed or the depth of any obstruction does not exceed 10 inches. §11B-308.3.1, Figure 11B-308.3.1
- High side reach shall be 46 inches maximum above the finish floor or ground where the high side reach is over an obstruction more than 10 inches but not more than 24 inches in depth. §11B-308.3.2, Figure 11B-308.3.2
- Obstructions for high side reach shall not exceed 34 inches in height and 24 inches in depth. §11B-308.3.2, Figure 11B-308.3.2
- Obstructed high side reach for the top of washing machines and clothes dryers shall be permitted to be 36 inches maximum above the finish floor. §11B-308.3.2
- Obstructed high side reach for the operable parts of fuel dispensers shall be permitted to be 54 inches maximum measured from the surface of the vehicular way where fuel dispensers are installed on existing curbs. §11B-308.3.2

OPERABLE PARTS

- Operable parts shall be operable with one hand and shall not require light grasping, pinching, or twisting of the wrist. Force required to activate operable parts shall be 5 pounds maximum. §11B-309.4

C. ACCESSIBLE ROUTES

DETECTABLE WARNINGS AND DETECTABLE DIRECTIONAL TEXTURE

- Detectable warning surfaces shall be yellow and approximate FS 33538 of Federal Standard 595C. §11B-705.1.1.3.1
- Detectable warning surfaces shall provide a 70 percent minimum visual contrast with adjacent walking surfaces. Contrast in percent shall be determined by:
Contrast percent = (B1-B2)/B1 x 100 where
B1 = light reflectance value (LRV) of the lighter area and
B2 = light reflectance value (LRV) of the darker area
§11B-705.1.1.3.2 (See exception)

DOORS, DOORWAYS, AND GATES

- Doors, doorways, and gates providing user passage shall be provided in accordance with 11B-206.5 Doors, Doorways, and Gates. §11B-206.5
- Doors, doorways and gates that are part of an accessible route shall comply with 11B-404 Doors, Doorways, and Gates. §11B-404.1
- Door openings shall provide a clear width of 32 inches minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24 inches deep shall provide a clear opening of 36 inches minimum. There shall be no projections into the required clear opening wider than 34 inches above the finish floor or ground. Projections into the clear opening shall be between 34 inches and 80 inches above the finish floor or ground shall not exceed 4 inches. §11B-404.2.3
- Swinging doors and gates shall have maneuvering clearances complying with Table 11B-404.2.4.1. §11B-404.2.4.1
- Doorways less than 36 inches wide without doors or gates, sliding doors, or folding doors shall have maneuvering clearances complying with Table 11B-404.2.4.2. §11B-404.2.4.2
- Maneuvering clearances for forward approach shall be provided when any obstruction within 18 inches of the latch side of an interior doorway, doorway, or within 24 inches of the latch side of an exterior doorway, projects more than 8 inches beyond the face of the door, measured perpendicular to the face of the door or gate. §11B-404.2.4.3
- Thresholds, if provided at doorways, shall be 1/2 inch high maximum, raised thresholds and changes in level at doorways shall comply with 11B-302 Floor or Ground Surfaces and 11B-303 Changes in Level. §11B-404.2.5
- Handrails, pulls, latches, locks, and other operable parts on doors and gates shall comply with 11B-309.4 Operation. Operable parts of such hardware shall be 34 inches minimum and 44 inches maximum above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides. §11B-404.2.7
- The force for pushing or pulling open a door or gate other than fire doors shall be as follows: §11B-404.2.9
a. Interlock hinged doors and gates: 5 pounds maximum.
b. Sliding or folding doors: 5 pounds maximum.
c. Required fire doors: the minimum opening force allowable by the appropriate administrative authority, not to exceed 15 pounds.
d. Exterior hinged doors: 5 pounds maximum.

- Swinging door and gate surfaces within 10 inches of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch of the same plane as the arm and be free of sharp or abrasive edges. Cavities created by added kick plates shall be capped. §11B-404.2.10

RAMPS

- Ramp runs shall have a running slope not steeper than 1:12 (8.33%). §11B-405.2
- Cross slope of ramp runs shall not be steeper than 1:48 (2.083%). §11B-405.3
- Floor or ground surfaces of ramp runs shall comply with 11B-302 Floor or Ground Surfaces. Changes in level other than the running slope and cross slope are not permitted on ramp runs. §11B-405.4
- The clear width of a ramp run shall be 48 inches minimum. §11B-405.5
- The rise for any ramp run shall be 30 inches maximum. §11B-405.6
- Ramps shall have landings at the top and the bottom of each ramp run. §11B-405.7
- Landings shall comply with 11B-302 Floor or Ground Surfaces. Changes in level are not permitted. §11B-405.7.1
- The landing clear width shall be at least as wide as the widest ramp run leading to the landing. §11B-405.7.2
- Top landings shall be 60 inches wide minimum. §11B-405.7.2.1
- The landing clear length shall be 60 inches long minimum. §11B-405.7.3
- Bottom landings shall extend 72 inches minimum in the direction of ramp run. §11B-405.7.3.1
- Ramps that change direction between runs at landings shall have a clear landing 60 inches minimum by 72 inches minimum in the direction of downward travel from the upper ramp run. §11B-405.7.4
- Where doorways are located adjacent to a ramp landing, maneuvering clearances required by 11B-404.2.4 and 11B-404.3.2 shall be provided to the landing area. Doors, when fully open, shall not reduce the required ramp landing width by more than 3 inches. Doors, in any position, shall not reduce the minimum dimension of the ramp landing to less than 42 inches. §11B-405.7.5
- Ramp runs shall have compliant handrails per 11B-505 Handrails. §11B-405.8
- Edge protection complying with 11B-405.9.2 Curb or Barrier shall be provided on each side of ramp runs and at each side of ramp landings. §11B-405.9 (See exceptions)
- A curb or barrier shall be provided that prevents the passage of a 4 inch diameter sphere, where any portion of the sphere is 18 inches above the finish floor or ground surface. To prevent wheel entrapment, the curb or barrier shall provide a continuous and uninterrupted barrier along the length of the ramp. §11B-405.9.2
- Landings subject to wet conditions shall be designed to prevent the accumulation of water. §11B-405.10

HANDRAILS

- Handrails shall be provided on both sides of stairs and ramps. §11B-505.2
- Handrails shall be continuous within the full length of each stair flight or ramp run. Inside handrails on switchback or dogleg stairs and ramps shall be continuous between flights or runs. §11B-505.3
- Top of gripping surfaces of handrails shall be 34 inches minimum and 38 inches maximum vertically above walking surfaces, stair nosings, and ramp surfaces. Handrails shall be at a consistent height above walking surfaces, stair nosings, and ramp surfaces. §11B-505.4
- Clearance between handrail gripping surfaces and adjacent surfaces shall be 1 1/2 inches minimum. Handrails may be located in a recess if the recess is 3 inches maximum deep and 18 inches minimum clear above the top of the handrail. §11B-505.5
- Handrail gripping surfaces shall be continuous along their length and shall not be obstructed along their tops or sides. The bottoms of handrail gripping surfaces shall not be obstructed for more than 20 percent of their length. Where provided, horizontal projections shall occur 1 1/2 inches minimum below the bottom of the handrail gripping surface. §11B-505.6
- Handrail gripping surfaces with a circular cross section shall have an outside diameter of 1 1/2 inches minimum and 2 inches maximum. §11B-505.7.1
- Handrail gripping surfaces with a non-circular cross section shall have a perimeter dimension of 4 inches minimum and 6 1/2 inches maximum, and a cross-section dimension of 2 1/2 inches maximum. §11B-505.7.2
- Handrail gripping surfaces shall extend beyond and in the same direction of stair flights and ramp runs in accordance with Section 11B-505.10 Handrail Extensions. §11B-505.10
- Ramp handrails shall extend horizontally above the landing for 12 inches minimum beyond the top and bottom of ramp runs. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent ramp run. §11B-505.10.1
- At the top of a stair flight, handrails shall extend horizontally above the landing for 12 inches minimum beginning directly above the first riser nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight. §11B-505.10.2
- At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance equal to one tread rise beyond the last riser nosing. The horizontal extension of a handrail shall be 12 inches long minimum and a height equal to that of the sloping portion of the handrail as measured above the stair nosings. Extension shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight. §11B-505.10.3

STAIRWAYS

- A stair is defined as a change in elevation, consisting of one or more risers. §11B-202
- All steps on a flight of stairs shall have uniform riser heights and uniform tread depths. Risers shall be 4 inches high minimum and 6 inches high maximum. Treads shall be 11 inches deep minimum. Curbs shall not stairways with wider treads are permitted at stairs which are not part of a required means of egress. (See exception) §11B-504.2
- Open risers are not permitted. §11B-504.3 (See exceptions)
- Interior stairs shall have the upper approach and lower tread marked by a stripe providing clear visual contrast. Exterior stairs shall have the upper approach and all treads marked by a stripe providing clear visual contrast. The stripe shall be a minimum of 2 inches wide to a maximum of 4 inches wide placed parallel to, and not more than 1 inch from, the nose of the step or upper approach. The stripe shall extend the full width of the step or upper approach and shall be of material that is at least as slip resistant as the other treads of the stair. A painted stripe shall be acceptable. Grooves shall not be used to satisfy this requirement. §11B-504.4.1
- The radius of curvature at the leading edge of the tread shall be 1/2 inch minimum. Nosings that project beyond risers shall have the underside of the leading edge curved or beveled. Risers shall be permitted to slope under the tread at an angle of 30 degrees maximum from vertical. The permitted projection of the nosing shall extend 1 1/2 inches maximum over the tread below. §11B-504.5 (See exception for existing buildings)
- Stairs shall have handrails complying with Section 11B-505 Handrails. §11B-504.6
- Stair treads and landings subject to wet conditions shall be designed to prevent the accumulation of water. §11B-504.7
- Floor identification signs required by Chapter 10, Section 1022.9 complying with Sections 11B-703.1 Signs General, 11B-703.2 Raised Characters, 11B-703.3 Braille and 11B-703.5 Visual Characters shall be located at the landing of each floor level, placed adjacent to the door or the latch side, in all enclosed stairways in buildings two or more stories in height to identify the floor level. At the exit discharge level, the sign shall include a raised five pointed star located to the left of the identifying floor level. The outside diameter of the star shall be the same as the height of the raised characters. §11B-504.8

CURB RAMPS, BLENDED TRANSITIONS AND ISLANDS

- Perpendicular ramp runs shall have a running slope not steeper than 1:12 (8.33%). §11B-406.2.1
- For perpendicular ramps, where provided, curb ramp flares shall not be steeper than 1:10. §11B-406.2, Figure 11B-406.2.2
- The running slope of the curb ramp segments shall be in line with the direction of sidewalk travel. Ramp runs shall have a running slope not steeper than 1:12 (8.33%). §11B-406.3.1, Figure 11B-406.3.2
- A turning space 48 inches minimum by 48 inches minimum shall be provided at the bottom of the curb ramp. The slope of the turning space in all directions shall be 1:48 maximum (2.083%). §11B-406.3.2
- Blended transition ramps shall have a running slope not steeper than 1:20 (5%). §11B-406.4.1
- Curb ramps and the flared sides of curb ramps shall be located so that they do not project into vehicular traffic lanes, parking spaces, or parking access aisles. Curb ramps at marked crossings shall be wholly contained within the markings, excluding any flared sides. §11B-406.5.1
- The clear width of curb ramp runs (excluding any flared sides), blended transitions, and turning spaces shall be 48 inches minimum. §11B-406.5.2
- Landings shall be provided at the tops of curb ramps and blended transitions (parallel curb ramps shall not be required to comply). The landing clear length shall be 48 inches minimum. The landing clear width shall be at least as wide as the curb ramp, excluding any flared sides, or the blended transition leading to the landing. The slope of the landing in all directions shall be 1:48 (2.083%) maximum. §11B-406.5.3
- Grade breaks at the top and bottom of curb ramps shall be perpendicular to the direction of the ramp run. Grade breaks shall not be permitted on the surface of ramp runs and turning spaces. Surface slopes that meet at grade breaks shall be flush. §11B-406.5.6
- The cross slope of curb ramps and blended transitions shall be 1:48 (2.083%) maximum. §11B-406.5.7
- Counter slopes of adjoining gutters and road surfaces immediately adjacent to and within 24 inches of the curb ramp shall not be steeper than 1:20 (5%). The adjacent surfaces at transitions at curb ramps to walks, gutters, and streets shall be at the same level. §11B-406.5.8
- The bottom of diagonal curb ramps shall have a clear space 48 inches minimum outside active traffic lanes of the roadway. Diagonal curb ramps provided at marked crossings shall provide the 48 inches minimum clear space within the markings. §11B-406.5.9
- Curb ramps and blended transitions shall have detectable warnings complying with 11B-705 Detectable Warnings. §11B-406.5.12
- Raised islands in crossings shall be cut through level with the street or have curb ramps at both sides. The clear width of the accessible route at islands shall be 60 inches wide minimum. Where curb ramps are provided, they shall comply with 11B-406 Curb Ramps, Blended Transitions and Islands. Landings complying with 11B-406.5.3 Landings and the accessible route shall be permitted to overlap. Islands shall have detectable warnings complying with 11B-705 Detectable Warnings and Detectable Directional Texture. §11B-406.6, Figure 11B-406.6

D. GENERAL SITE AND BUILDING ELEMENTS

- Where parking spaces are provided, accessible parking spaces shall be provided in number and kind required per Section 11B-206.8 Parking Spaces. §11B-206.8.1
- Where passenger loading zones, drop-off zones, and/or bus stops are provided, accessible passenger loading zones, drop-off zones, and/or bus stops are required. §11B-215.2
- Where Electric vehicle charging stations (EVCS) are provided, they shall comply with Section 11B-812 as required by Section 11B-228.3.
- EVCS complying with Section 11B-812 that serve a particular building or facility shall be located on an accessible route to an entrance complying with Section 11B-206.4. Where EVCS do not serve a particular building or facility, EVCS complying with Section 11B-812 shall be located on an accessible route to an accessible pedestrian entrance of the EV charging facility.

E. PLUMBING FIXTURES AND FACILITIES

DRINKING FOUNTAINS

- Drinking fountains shall comply with Sections 11B-307 Protruding Objects and 11B-602 General Requirements. §11B-602.1
- Units shall have a clear floor or ground space complying with Section 11B-305 Clear Floor or Ground Space positioned for a forward approach and centered on the unit. Knee and toe clearance complying with Section 11B-306 Knee and Toe Clearance shall be provided. §11B-602.2
- Spout outlets shall be 36 inches maximum above the finish floor or ground. §11B-602.4
- The spout shall be located 15 inches minimum from the vertical support and 5 inches maximum from the front edge of the unit, including burners. §11B-602.5
- The spout shall provide a flow of water 4 inches high minimum and shall be located 5 inches maximum from the front of the unit. The angle of the water stream shall be measured horizontally relative to the front face of the unit. Where spouts are located less than 3 inches from the front of the unit, the angle of the water stream shall be 30 degrees maximum. Where spouts are located between 3 inches and 5 inches maximum from the front of the unit, the angle of the water stream shall be 15 degrees maximum. §11B-602.6
- Spout outlets of drinking fountains for standing persons shall be 38 inches minimum and 43 inches maximum above the finish floor or ground. §11B-602.7
- Wall and post-mounted cantilevered drinking fountains shall be 18 inches minimum and 19 inches maximum in depth. §11B-602.8
- All drinking fountains shall either be located completely within alcoves, positioned completely between wing walls, or otherwise positioned so as not to encroach into pedestrian ways. The protected area within such a drinking fountain is located shall be 32 inches wide minimum and 18 inches deep minimum, and shall extend horizontally at least as far as the drinking fountain and to within 6 inches vertically from the floor or ground surface. §11B-602.9

TOILET AND BATHING ROOM CLEARANCES

- Doors to unisex toilet rooms and unisex bathing rooms shall have privacy latches. §11B-213.2.1
- Mirrors located above the lavatories or countertops shall be installed within the bottom edge of the reflecting surface 40 inches maximum above the finish floor or ground. Mirrors not located above the lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35 inches minimum above the finish floor or ground. §11B-603.3
- Coat hooks shall be located within one of the reach ranges specified in Section 11B-308. Shelves shall be handrails may be located in a recess if the recess is 3 inches maximum deep and 18 inches minimum clear above the top of the handrail. §11B-603.4
- Where towel or sanitary napkin dispensers, waste receptacles, or other accessories are provided in toilet facilities, at least one of each type shall be located on an accessible route. All operable parts, including coin slots, shall be 40 inches maximum above the finish floor. Baby changing stations are not required to comply with Section 11B-603.5 (See exception) §11B-603.5

WATER CLOSERS AND TOILET COMPARTMENTS

- Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with Section 11B-309.4 Operation except they shall be located 44 inches maximum above the floor. Flush controls shall be located on the open side of the water closet except in ambulatory accessible compartments complying with Section 11B-604.8.2 Ambulatory Accessible Compartments. §11B-604.6
- Toilet paper dispensers shall comply with Section 11B-309.4 Operation and shall be 7 inches minimum and 9 inches maximum in height measured to the centerline of the dispenser. The outlet of the dispenser shall be below the grab bar, 19 inches minimum above the finish floor and shall not be located behind the grab bars. Dispensers shall not be of a type that control delivery or that does not allow continuous paper flow. §11B-604.7
- Sanitary napkin dispensers, if provided, shall comply with Section 11B-309.4 and shall be wall mounted and located on the rear wall between the rear wall of the toilet and the toilet paper dispenser, adjacent to the toilet paper dispenser. The disposal unit shall be located below the grab bar with the opening of the disposal unit 19 inches minimum (483 mm) above the finish floor. §11B-604.7.2
- Urinals shall be the stall-type or the wall-hung type with the rim 17 inches maximum above the finish floor or ground. Urinals shall be 12 1/2 inches deep minimum measured from the outer face of the urinal rim to the back of the fixture. §11B-605.2
- Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with Section 11B-309 Operable Parts except that the flush control shall be mounted at a maximum height of 44 inches above the finish floor. §11B-605.4

- For lavatories and sinks, a clear floor space complying with Section 11B-305 Clear Floor or Ground Surfaces, positioned for a forward approach, and knee and toe clearance complying with Section 11B-306 Knee and Toe Clearance shall be provided. §11B-606.2
- Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches maximum above the finish floor or ground. §11B-606.3

SIGNS RELATED TO TOILETS AND BATHING FACILITIES

- Entrances leading to toilet rooms and bathing rooms complying with 11B-603 Toilet and Bathing Rooms shall be identified by a geometric symbol complying with 11B-703.2.6 Toilet and Bathing Room Geometric Symbols. Where existing toilet rooms or bathing rooms do not comply with 11B-603 Toilet and Bathing Rooms, the toilet rooms or bathing rooms complying with 11B-603 Toilet and Bathing Rooms shall be identified by the International Symbol of Accessibility complying with 11B-703.2.1 ISA. Where existing toilet rooms or bathing rooms are permitted to use exceptions to 11B-703.2.1 ISA, the toilet rooms or bathing facilities complying with 11B-603 Toilet and Bathing Rooms shall be identified by the International Symbol of Accessibility complying with 11B-703.2.1 ISA unless all toilet rooms and bathing facilities complying with 11B-603 Toilet and Bathing Rooms. Existing buildings that have been remedied to provide accessible toilet rooms or bathing rooms for public use that comply with these building standards shall have the location of and the directions to these rooms posted in or near the building lobby or entrance on a sign complying with 11B-703.5 Visual Characters, including the International Symbol of Accessibility complying with 11B-703.2.1 ISA. §11B-616.8

- Pictograms shall comply with the following:
a. Pictograms shall have a field height of 6 inches minimum. Characters and Braille shall not be located in the pictogram field. §11B-703.6.1
b. Pictograms and their field shall have a non-glare finish. Pictograms shall contrast with their field with either a light pictogram on a dark field or a dark pictogram on a light field. §11B-703.6.2
c. Pictograms shall have text descriptors located directly below the pictogram field. Text descriptors shall comply with 11B-703.2 Raised Characters, 11B-703.3 Braille and 11B-703.4 Installation Height and Location. §11B-703.6.3
d. The installation height and location of Pictogram signs shall be per §11B-703.4.1.

- Symbols shall comply with the following:
a. Doorways leading to toilet rooms and bathing rooms shall be identified by a geometric symbol complying with 11B-703.2.6 Toilet and Bathing Facilities Geometric Symbols. The symbol shall be mounted at 58 inches minimum and 60 inches maximum above the finish floor or ground surface measured from the centerline of the symbol. Where a door is provided, the symbol shall be mounted within 1 inch of the vertical centerline of the door. §11B-703.2.6 (See exception)
b. A triangle symbol shall be located at entrances to men's toilet and bathing facilities and it shall be identified by an equilateral triangle, 1/2 inch thick with edges 12 inches long and a vertex pointing upward. The triangle symbol shall contrast with the door, either light on a dark background or dark on a light background. §11B-703.2.6.1
c. A circle symbol shall be located at entrances to women's toilet and bathing facilities and it shall be identified by a circle, 1/2 inch thick and 12 inches in diameter. The circle symbol shall contrast with the door, either light on a dark background or dark on a light background. §11B-703.2.6.2
d. A combined circle and triangle symbol shall be located at entrances to unisex toilet and bathing facilities and it shall be identified by a circle, 1/2 inch thick and 12 inches in diameter with a 1/4 inch thick triangle with a vertex pointing upward superimposed on the circle and within the 12-inch diameter. The triangle symbol shall contrast with the door, either light on a dark background or dark on a light background. The circle symbol shall contrast with the door, either light on a dark background or dark on a light background. §11B-703.2.6.3

WASHING MACHINE AND CLOTHES DRYERS

- Washing machines and clothes dryers' operable parts must comply with Section 11B-309 Operable Parts. §11B-611.3
- Top loading machines shall have the door to the laundry compartment located 36 inches maximum above the finish floor. Front loading machines shall have the bottom of the opening of the laundry compartment located 15 inches minimum and 36 inches maximum above the finish floor. §11B-611.4

F. COMMUNICATION ELEMENTS AND FEATURES

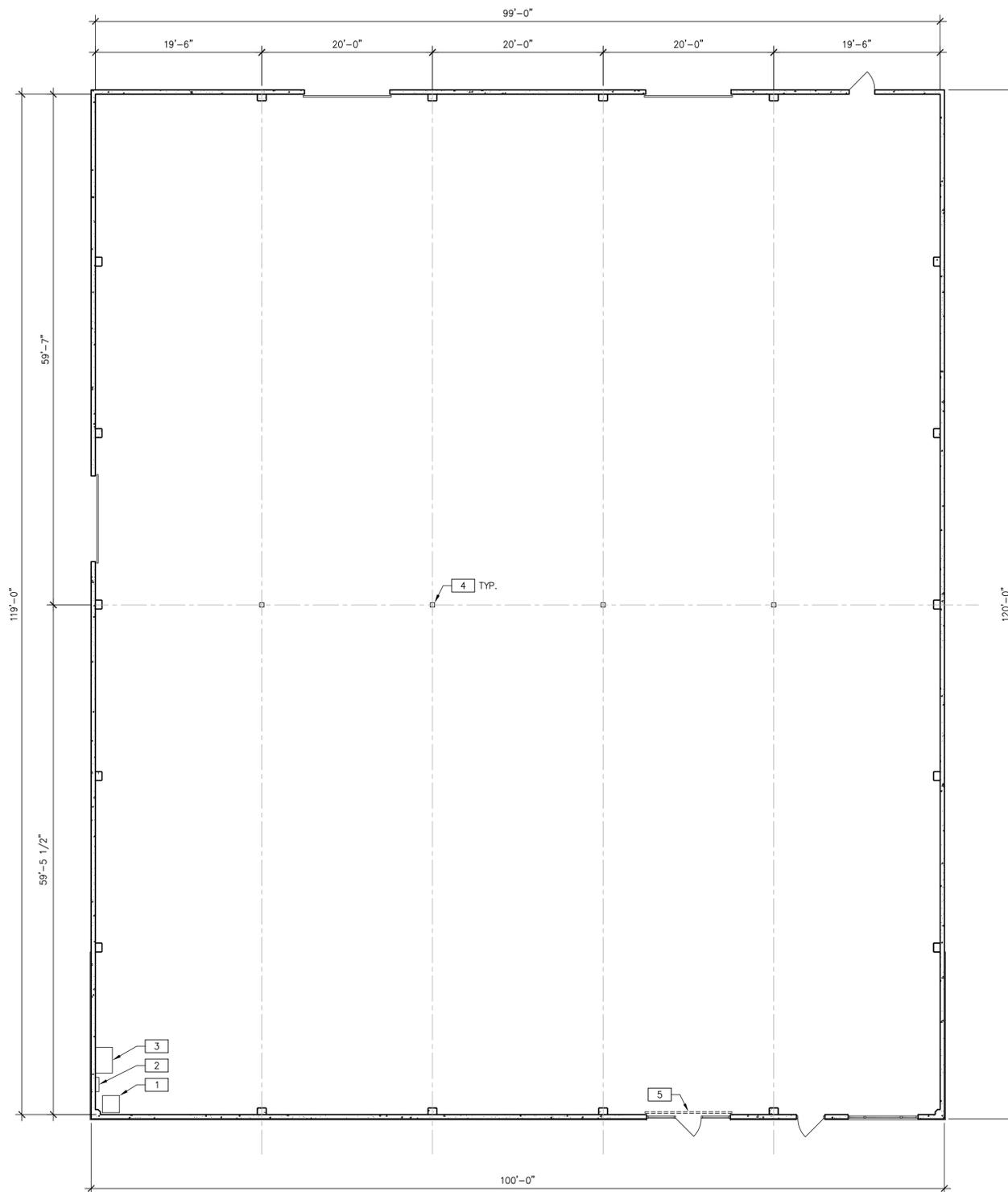
FIRE ALARM SYSTEMS

- Where fire alarm systems and carbon monoxide alarm systems provide audible alarm coverage, alarms shall comply with 11B-215 Fire Alarm Systems. §11B-215.1 (See exception)
- Alarms in public use areas and common use areas shall comply with 702 Chapter 9, Section 907.5.2.3.1. §11B-215.2
- Where employee work areas have audible alarm coverage, the wiring system shall be designed so that visible alarms complying with 702 Chapter 9, Section 907.5.2.3.2 can be integrated into the alarm system. §11B-215.3
- Fire alarm systems shall have permanently installed audible and visible alarms complying with NFPA 72 (1999 or 2002 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1), except that the maximum allowable sound level of audible notification appliances complying with section 4.3.2.1 of NFPA 72 (1999 edition) shall have a sound level no more than 110 dB at the minimum hearing distance from the audible appliance. In addition, alarms in guest rooms required to provide communication features shall comply with sections 4.3 and 4.4 of NFPA 72 (1999 edition) or sections 7.4 and 7.5 of NFPA 72 (2002 edition), and Chapter 9, Sections 907.5.2.1 and 907.5.2.2. §11B-702.1

ASSISTIVE LISTENING SYSTEMS

- Assistive listening systems shall be provided in assembly areas, including conference and meeting rooms, used for the purpose of entertainment, educational or civic gatherings, or similar purposes. §202, §11B-219.2
Note: Assembly areas include, but are not limited to, classrooms, lecture halls, courtrooms, public meeting rooms, public hearing rooms, legislative chambers, motion picture houses, auditoria, theaters, playhouses, dinner theaters, concert halls, centers for the performing arts, amphitheaters, arenas, stadiums, grandstands, or convention centers. §202, §11B-219.2
- Assistive listening system shall provide an amplification system utilizing transmitters, receivers, and coupling devices to bypass the acoustical space between a sound source and a listener by means of induction loop, radio frequency, infrared, or direct-wired equipment. §202
- Where a building contains more than one assembly area under one management, the total number of required receivers may be calculated using the total number of seats in the assembly areas provided that all receivers are usable with all systems. §11B-219.3 (See exception)
- Twenty-five percent minimum of receivers provided for assistive listening systems, but no fewer than two, shall be hearing-aid compatible except when all seats in an assembly area are served by means of an induction loop. §11B-219.3
- When assistive-listening systems are limited to specific areas or seats, such areas or seats shall be within a 50-foot viewing distance of the stage or playing area and shall have a complete view of the stage or playing area. §11B-219.4
- Permanently installed assistive-listening systems are required in areas if (1) they have fixed seating and (2a) they accommodate at least 50 persons or (2b) they have audio-amplification systems, except those used exclusively for paging and/or background music. §11B-219.2, §11B-219.5
- Portable assistive-listening systems may serve more than one conference or meeting rooms if an adequate number of electrical outlets or other supplementary wiring is provided and permanently installed systems are not required. §11B-219.5
- Receivers required for use with an assistive listening system shall include a 1/8 inch standard mono jack. §11B-706.2
- Receivers required to be hearing aid compatible shall interface with telecoils in hearing aids through the provision of neck loops. §11B-706.3
- Assistive listening systems shall be capable of providing a sound pressure level from 110 - 118 dB with a dynamic range on the volume control of 50 dB. §11B-706.4
- Signal-to-noise ratio for internally generated noise in assistive listening systems shall be 18 dB minimum. §11B-706.5
- Peak clipping shall not exceed 18 dB of clipping relative to the peaks of speech. §11B-706.6

TWO-WAY COMMUNICATION SYSTEMS



WALL LEGEND:

— (E) 6" CONC. WALL PANEL

KEYNOTES:

- 1 (E) ELEC. TRANSFORMER.
- 2 (E) ELEC. PANEL.
- 3 (E) SWITCHBOARD.
- 4 (E) 6X6 TUBE STEEL COLUMN.
- 5 (E) ROLL-UP DOOR TO BE KEPT LOCKED IN THE OPEN POSITION.

DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY
MUP - SUBMITTAL	03/10/23	RPO			
MUP - SUBMITTAL	5/16/23	RPO			



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 3310 INDUSTRIAL DRIVE
 SANTA ROSA, CA 95403

STAMP

SHEET TITLE:
 OVERALL FLOOR PLAN - DEMO

DATE: 02/08/23

SCALE: AS NOTED

DRAWN: R. OROZCO

JOB: -

SHEET NO:

A3

OVERALL FLOOR PLAN - DEMO 1
 SCALE: 1/8" = 1'-0"

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DOOR SCHEDULE:

- ALL DOORS WITH LATCH AND LOCK TO HAVE SINGLE ACTION LEVER HARDWARE WHICH RETRACTS BOTH LOCK AND LATCH FROM THE EXIT SIDE WITH A SINGLE OPERATION. CBC 1010.1.9.6. EXCEPTION: AT PRIMARY ENTRANCE/EXIT ONLY, A LOCK MAY BE PROVIDED WITH A SIGN WHICH STATES "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED." CBC 1010.1.9.4.
- EXIT ACCESS DOORS TO SWING IN DIRECTION OF TRAVEL WHEN OCCUPANT LOAD EXCEEDS 50 OCCUPANTS. CBC 1010.1.2.1.
- SEE ADDITIONAL DOOR NOTES ON SHEET G01.

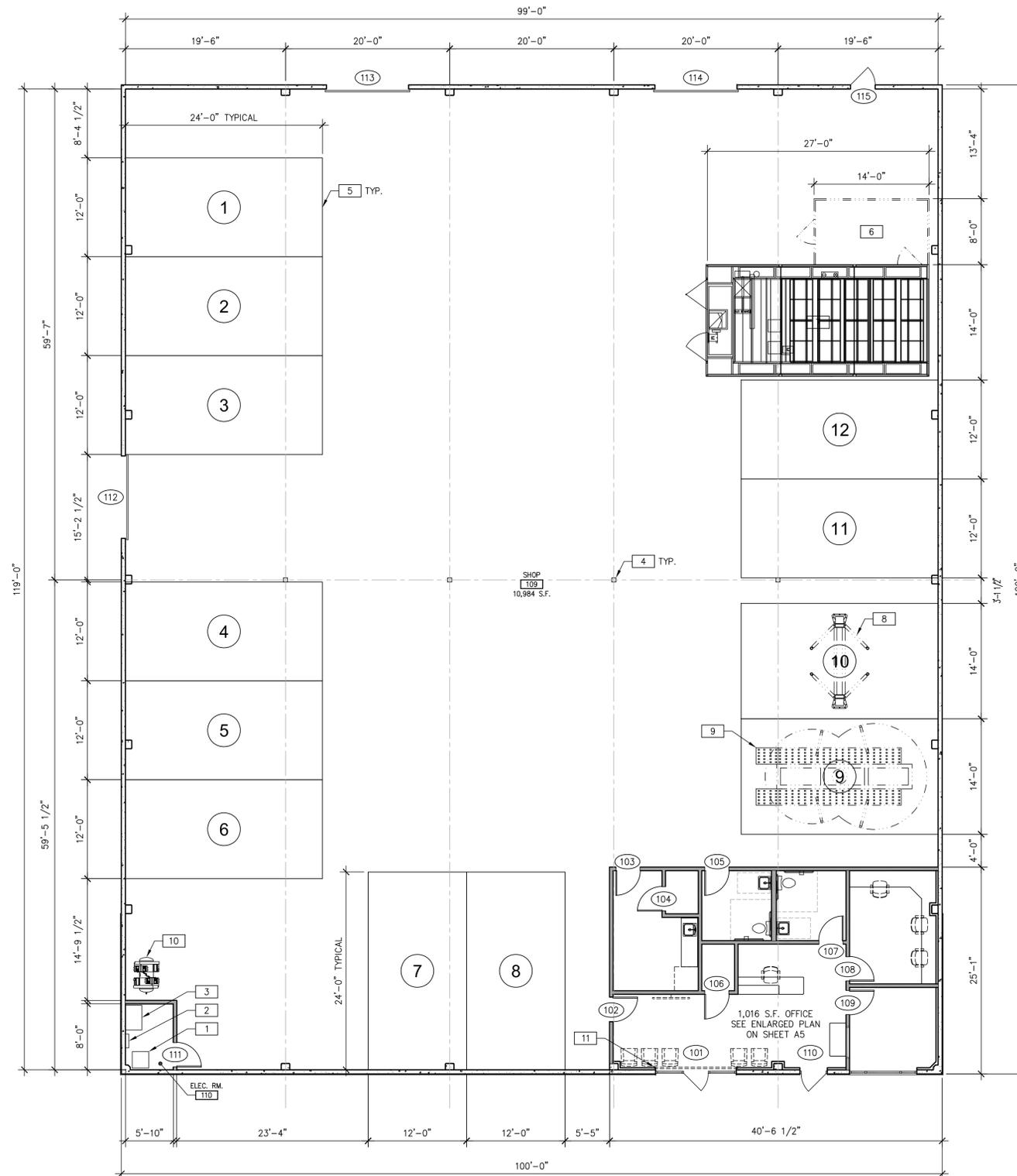
- 101 EXISTING 10'-0" X 15'-0" INSIDE STEEL ROLL-UP DOOR TO REMAIN LOCKED IN OPEN POSITION WITH 3'-0" X 7'-5" STOREFRONT DOOR WITH PUSH/PULL HARD WEAR AND LOCKSET. PROVIDE A SIGN ON OR NEAR DOOR, READING "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED."
- 102 NEW 3'-0" X 6'-8" HOLLOW CORE DOOR WITH LEVER HARDWARE AND LOCKSET.
- 104 NEW 3'-0" X 6'-8" HOLLOW CORE DOOR WITH LEVER HARDWARE AND PRIVACY LOCKSET.
- 105 NEW 3'-0" X 6'-8" HOLLOW CORE DOOR WITH LEVER HARDWARE AND LOCKSET.
- 106 NEW 3'-0" X 6'-8" HOLLOW CORE DOOR WITH LEVER HARDWARE AND LOCKSET. UNDERCUT DOOR WITH 1" GAP.
- 107 NEW 3'-0" X 6'-8" HOLLOW CORE DOOR WITH LEVER HARDWARE AND PRIVACY LOCKSET.
- 108 NEW 3'-0" X 6'-8" HOLLOW CORE DOOR WITH LEVER HARDWARE AND LOCKSET.
- 109 NEW 3'-0" X 6'-8" HOLLOW CORE DOOR WITH LEVER HARDWARE AND LOCKSET.
- 110 EXISTING 3'-0" X 7'-0" STOREFRONT DOOR WITH PUSH/PULL HARD WEAR AND LOCKSET. PROVIDE A SIGN ON OR NEAR DOOR, READING "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED."
- 111 NEW 3'-0" X 6'-8" HOLLOW CORE DOOR WITH LEVER HARDWARE AND LOCKSET.
- 112 EXISTING 10'-0" X 15'-0" STEEL ROLL-UP DOOR.
- 114 EXISTING 10'-0" X 15'-0" STEEL ROLL-UP DOOR.
- 115 EXISTING 3'-0" X 7'-0" HOLLOW METAL DOOR WITH LEVER HARDWARE AND LOCKSET.

WALL LEGEND:

- (E) 6" CONC. WALL PANEL
- (N) METAL STUD WALL

KEYNOTES:

- 1 (E) ELEC. TRANSFORMER.
- 2 (E) ELEC. PANEL.
- 3 (E) SWITCHBOARD.
- 4 (E) 6X6 TUBE STEEL COLUMN.
- 5 (N) STRIPED TECHNICIAN STALL.
- 6 (N) PAINT MIX ROOM.
- 7 (N) SPRAY BOOTH.
- 8 (N) 2-POST LIFT.
- 9 (N) FRAME MACHINE.
- 10 (N) COMPRESSOR.
- 11 (E) ROLL-UP DOOR TO BE KEPT IN LOCKED IN THE OPEN POSITION.



OVERALL PROPOSED FLOOR PLAN

SCALE: 1/8" = 1'-0"

1

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DATE	BY	DESCRIPTION
03/10/23	RPO	M.U.P. SUBMITTAL
5/16/23	RPO	M.U.P. SUBMITTAL

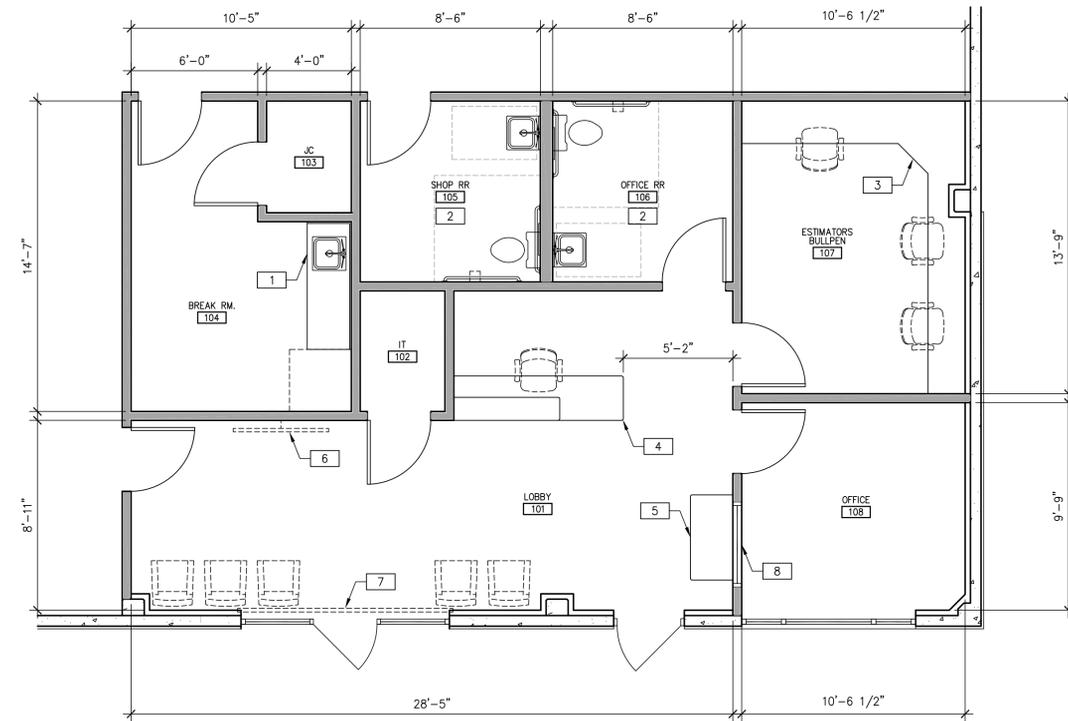
PROJECT FOR:	CALIBER COLLISION 3310 INDUSTRIAL DRIVE SANTA ROSA, CA 95403
PREPARED BY:	RPO DESIGNS, INC. 11662 WEST ST. GARDEN GROVE, CA 92840 CONTACT: RANDY OROZCO TEL: (714) 904-6470 EMAIL: randy@rpodesigns.com
STAMP	
SHEET TITLE:	OVERALL PROPOSED FLOOR PLAN
DATE:	02/08/23
SCALE:	AS NOTED
DRAWN:	R. OROZCO
JOB:	-
SHEET NO:	A4

WALL LEGEND:

-  (E) 6" CONC. WALL PANEL
-  (N) METAL STUD WALL

KEYNOTES:

- 1 (N) BASE CABINET, LAMINATE COUNTERTOP AND SINK.
- 2 (N) RESTROOM WITH ACCESSIBLE PLUMBING FIXTURES AND GRAB BARS.
- 3 (N) LAMINATE COUNTERTOP.
- 4 (N) RECEPTION DESK.
- 5 (N) COFFEE BAR.
- 6 (N) WALL MOUNTED TV.
- 7 (E) ROLL-UP DOOR TO BE KEPT LOCKED IN THE OPEN POSITION.
- 8 (N) 48"x48" WINDOW.



ENLARGED OFFICE PLAN
SCALE: 1/4" = 1'-0"

1

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DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY
MUP - SUBMITTAL	03/10/23	RPO			
MUP - SUBMITTAL	5/16/23	RPO			



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SANTA ROSA, CA 95403

STAMP

SHEET TITLE:
ENLARGED OFFICE PLAN

DATE: 02/08/23
SCALE: AS NOTED
DRAWN: R. OROZCO
JOB: -
SHEET NO:

A5

EGRESS NOTES:

- EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. (1013.3)
- ELECTRICALLY POWERED, SELF-LUMINOUS AND PHOTOLUMINESCENT EXIT SIGNS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 924 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND CHAPTER 27. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. (1013.5)
- EXTERNALLY ILLUMINATED EXIT SIGNS SHALL COMPLY WITH SECTIONS 1013.6.1 THROUGH 1013.6.3. (1013.6)
- EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. TO ENSURE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 90 MINUTES IN CASE OF PRIMARY POWER LOSS, THE SIGN ILLUMINATION MEANS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH CHAPTER 27. GROUP 1-2, CONDITION 2 EXIT SIGN ILLUMINATION SHALL NOT BE PROVIDED BY UNIT EQUIPMENT BATTERIES ONLY. (1013.6.3)
- MEANS OF EGRESS DOORS SHALL MEET THE REQUIREMENT OF THIS SECTION. DOORS SERVING AS MEANS OF EGRESS SYSTEM SHALL MEET THE REQUIREMENTS OF THIS SECTION AND SECTION 1022.2. (1010.1)
 - EGRESS DOORS SHALL BE READILY DISTINGUISHABLE FROM THE ADJACENT CONSTRUCTION AND FINISHES SUCH THAT THE DOORS ARE EASILY RECOGNIZABLE AS DOORS. MIRRORS OR SIMILAR REFLECTING MATERIALS SHALL NOT BE USED ON MEANS OF EGRESS DOORS. MEANS OF EGRESS DOORS SHALL NOT BE CONCEALED BY CURTAINS, DRAPES, DECORATIONS OR SIMILAR MATERIALS.
 - SHALL PROVIDE A MINIMUM CLEAR OPENING WIDTH OF 32 INCHES.
 - THE CLEAR OPENING WIDTH OF THE DOORWAY SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES.
 - THE MAXIMUM WIDTH OF A SWINGING DOOR LEAF SHALL BE 48 INCHES NOMINAL.
 - THE MINIMUM CLEAR OPENING HEIGHT OF DOORS SHALL BE NOT LESS THAN 80 INCHES.
 - EGRESS DOORS SHALL BE OF THE PIVOTED OR SIDE-HINGED SWINGING TYPE.
- EXCEPT AS SPECIFICALLY PERMITTED BY THIS SECTION, EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. (1010.1.9)
- DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES ON DOORS REQUIRED TO BE ACCESSIBLE BY CHAPTER 11A OR 11B SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE. (1010.1.9.1)
- DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FINISHED FLOOR. LOCKS USED ONLY FOR SECURITY PURPOSES AND NOT USED FOR NORMAL OPERATION ARE PERMITTED AT ANY HEIGHT. (1010.1.9.2)
- DOORS, DOORWAYS, AND GATES THAT ARE A PART OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH SECTION 11B-404. (11B-404.1)
- HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON DOORS AND GATES SHALL COMPLY WITH SECTION 11B-309.4. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 INCHES MINIMUM AND 44 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND, WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES. (11B-404.2.7)
- A READILY VISIBLE DURABLE SIGN POSTED ON THE EGRESS SIDE OR ADJACENT TO THE DOOR STATING: "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED." THE SIGN SHALL BE IN LETTERS 1 INCH HIGH ON CONTRASTING BACKGROUND. (1010.1.9.4.2.2)
- WHERE MORE THAN ONE EXIT, OR ACCESS TO MORE THAN ONE EXIT, IS REQUIRED, THE MEANS OF EGRESS SHALL BE CONFIGURED SUCH THAT THE LOSS OF ANY ONE EXIT, OR ACCESS TO ONE EXIT, SHALL NOT REDUCE THE AVAILABLE CAPACITY OR WIDTH TO LESS THAN 50 PERCENT OF THE REQUIRED CAPACITY OR WIDTH. (1005.5)
- THE MEANS OF EGRESS SERVING A ROOM OR SPACE SHALL BE ILLUMINATED AT ALL TIMES THAT THE ROOM OR SPACE IS OCCUPIED. (1008.2)
- THE MEANS OF EGRESS ILLUMINATION SHALL BE NOT LESS THAN 1 FOOTCANDLE (11 LUX) AT THE WALKING SURFACE. (1008.2.1)
- IN THE EVENT OF A POWER SUPPLY FAILURE IN BUILDINGS THAT REQUIRE 2 OR MORE MEANS OF EGRESS, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE ALL OF THE FOLLOWING AREAS (1008.3.2):
 - INTERIOR EXIT ACCESS STAIRWAYS AND RAMPS.
 - INTERIOR AND EXTERIOR EXIT STAIRWAYS AND RAMPS.
 - EXIT PASSAGEWAYS.
 - VESTIBULES AND AREAS ON THE LEVEL OF DISCHARGE USED FOR EXIT DISCHARGE IN ACCORDANCE WITH SECTION 1028.1.
 - EXTERIOR LANDINGS AS REQUIRED BY SECTION 1010.1.6 FOR EXIT DOORWAYS THAT LEAD DIRECTLY TO THE EXIT DISCHARGE.
- THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702.
- EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS NOT LESS THAN AN AVERAGE OF 1 FOOTCANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOTCANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOTCANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOTCANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.

**TABLE 1006.3.2
MINIMUM NUMBER OF EXITS OR
ACCESS TO EXITS PER STORY**

OCCUPANT LOAD PER STORY	MINIMUM NUMBER OF EXITS OR ACCESS TO EXITS FROM STORY
1-500	2
501-1,000	3
MORE THAN 1,000	4

**TABLE 1017.2
EXIT ACCESS TRAVEL DISTANCE**

OCCUPANCY	WITHOUT SPRINKLER SYSTEM (FEET)	WITH SPRINKLER SYSTEM (FEET)
A, E, F-1, M, R, S-1	200	250
R-2.1	NOT PERMITTED	250
B	200	300
F-2, S-2, U	NOT PERMITTED	400
H-1	NOT PERMITTED	75
H-2	NOT PERMITTED	100
H-3	NOT PERMITTED	150
H-4	NOT PERMITTED	175
H-5	NOT PERMITTED	200
I-2, I-2.1, I-3	NOT PERMITTED	200
I-4	150	200
L	NOT PERMITTED	200

WALL LEGEND:

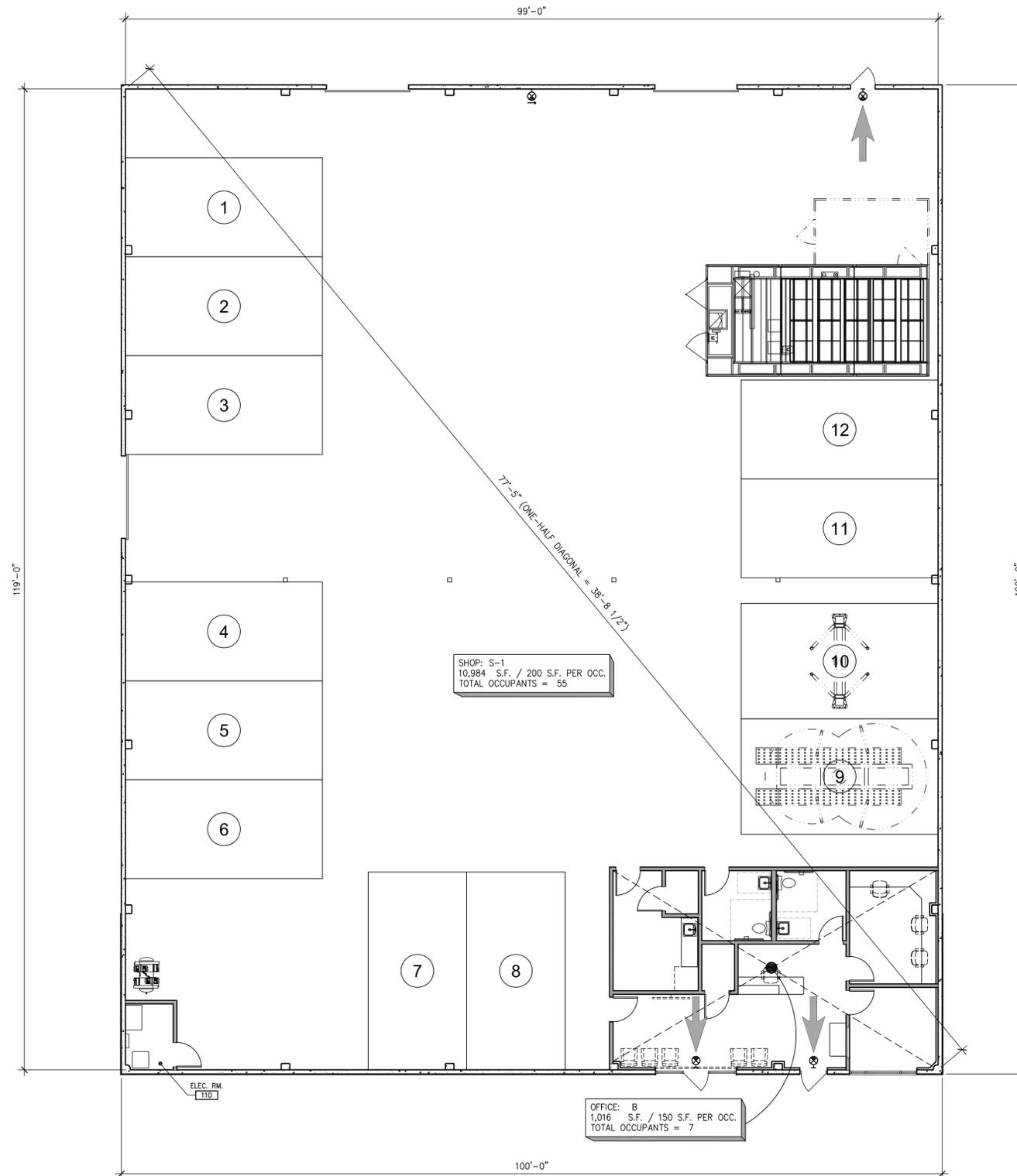
- (E) 6" CONC. WALL PANEL
- (N) METAL STUD WALL

SYMBOLS LEGEND:

- ← INDICATES FULLY ACCESSIBLE EXIT
- ⊗ NEW OR EXISTING WALL-MOUNTED EXIT SIGN W/ BATTERY BACKUP, SHADED QUADRANT INDICATES FACE OF LETTERING
- ⊙ NEW OR EXISTING CEILING-MOUNTED EXIT SIGN W/ BATTERY BACKUP, SHADED QUADRANT INDICATES FACE OF LETTERING

NOTE: EXIT SIGNS SHALL BE SELF-LUMINOUS TYPE OR ELECTRICALLY ILLUMINATED & ENERGIZED FROM SEPERATE CIRCUITS, ONE OF WHICH SHALL BE FROM STORAGE BATTERIES OR AN ON-SITE GENERATOR.

NOTE: ADDITIONAL DIRECTIONAL EXIT SIGNS MAY BE REQUIRED PRIOR TO FINAL INSPECTION AND SUBJECT TO BUILDING INSPECTOR.



EXITING & OCCUPANCY PLAN

SCALE: 1/8" = 1'-0"

1

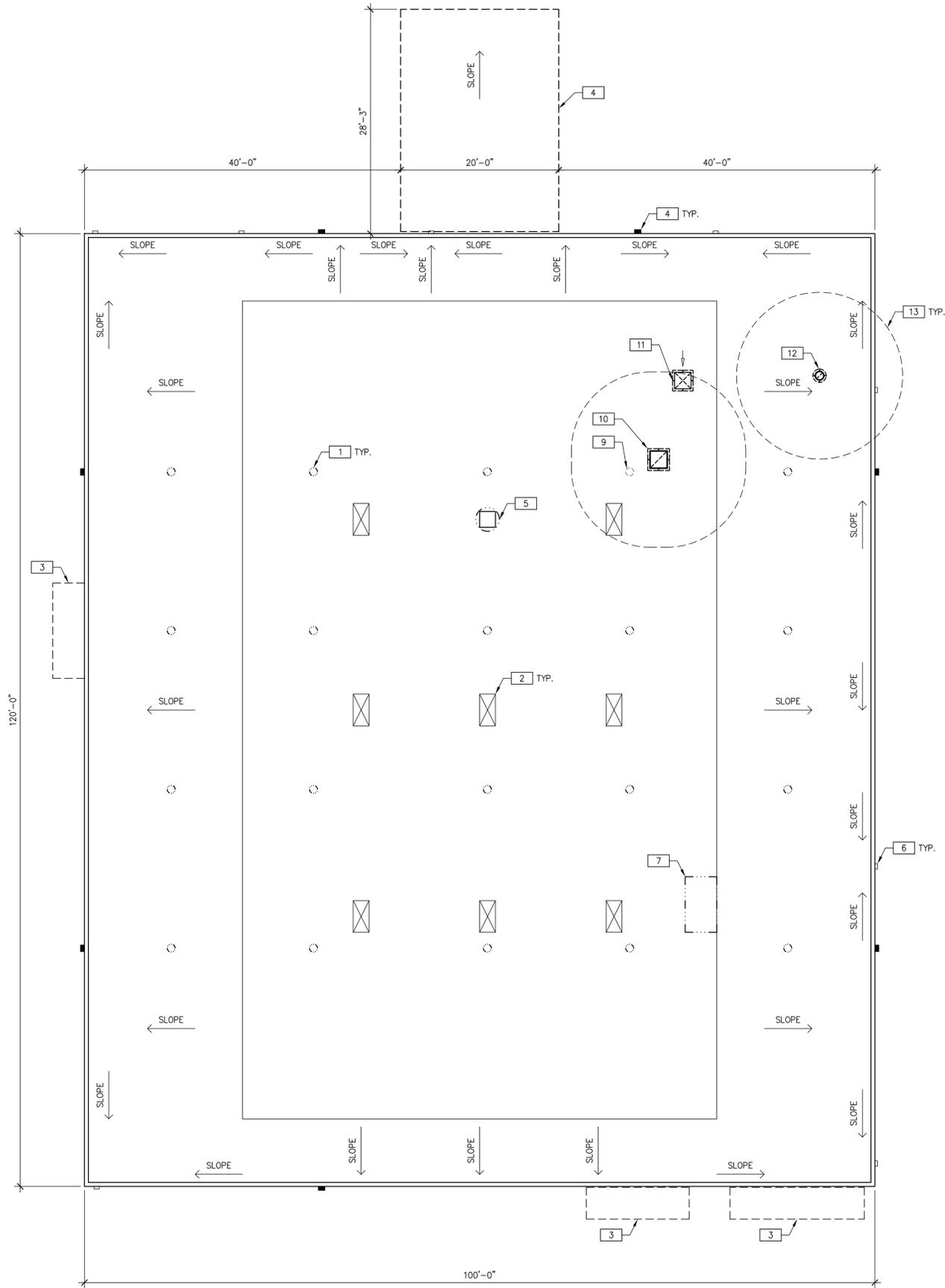
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DESCRIPTION	DATE	BY
M.U.P. SUBMITTAL	03/10/23	RPO
M.U.P. SUBMITTAL	5/16/23	RPO

PROJECT FOR:	STAMP
CALIBER COLLISION 3310 INDUSTRIAL DRIVE SANTA ROSA, CA 95403	
SHEET TITLE: EXITING & OCCUPANCY PLAN	
DATE: 02/08/23	
SCALE: AS NOTED	
DRAWN: R. OROZCO	
JOB: -	
SHEET NO: A6	

Prepared By:
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Project For:
CALIBER COLLISION
3310 INDUSTRIAL DRIVE
SANTA ROSA, CA 95403



KEYNOTES:

- 1 (E) TURBINE VENT.
- 2 (E) SKYLIGHT.
- 3 (E) AWNING.
- 4 (E) WALL MOUNTED LIGHT FIXTURE.
- 5 (E) MECHANICAL VENTILATOR.
- 6 (E) SCUPPER AND DOWNSPOUT.
- 7 (N) 4-TON OR 5-TON HVAC.
- 8 (N) GALV. CORRUGATED METAL PANEL ROOF.
- 9 DEMO TURBINE VENT AND CAP OPENING.
- 10 (N) SPRAY BOOTH EXHAUST DUCT.
- 11 (N) SPRAY BOOTH INTAKE DUCT.
- 12 (N) PAINT MIX ROOM EXHAUST DUCT.
- 13 EXHAUST DUCTS TERMINATE 10' MINIMUM CLEAR FROM ANY OPENINGS INTO THE BUILDING.

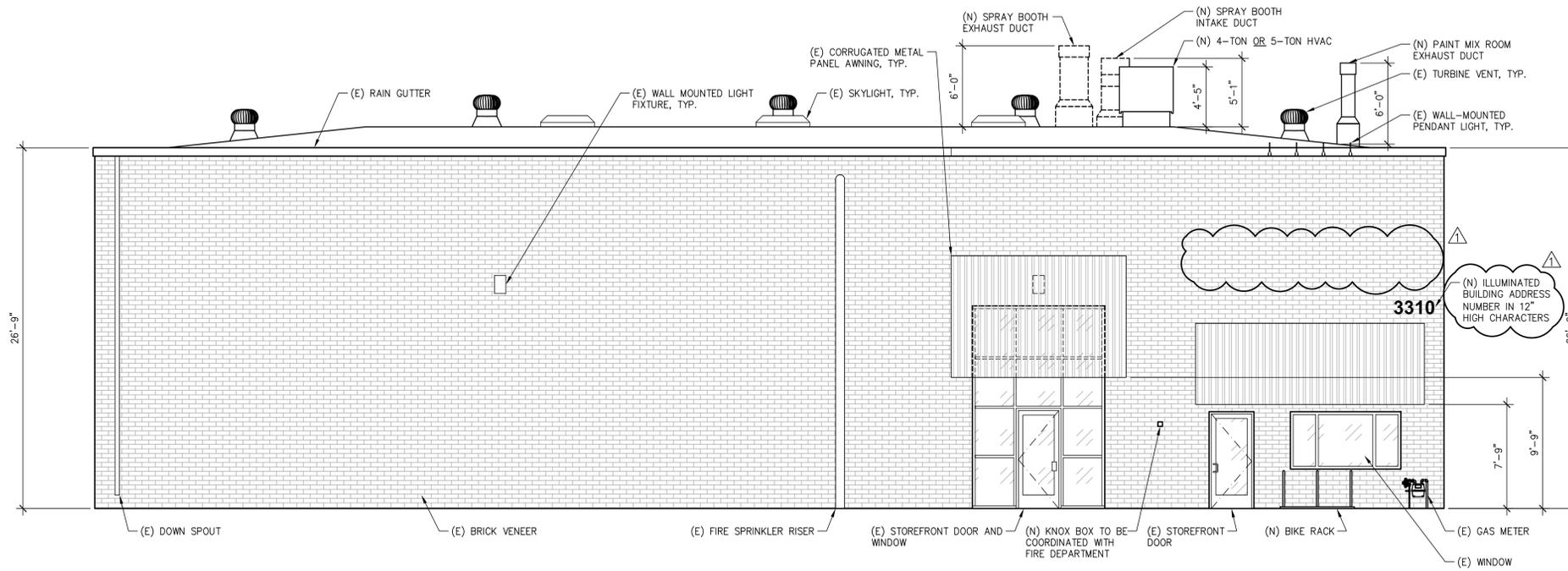
PROPOSED ROOF PLAN

SCALE: 1/8" = 1'-0"

1

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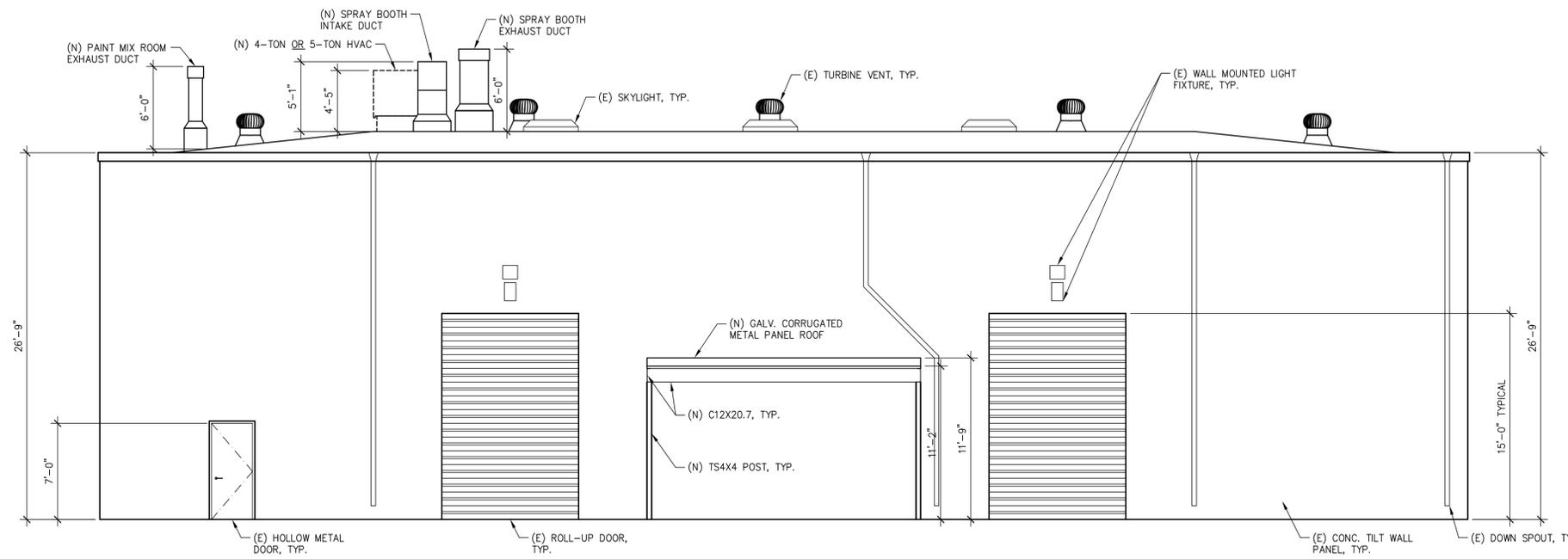
Project For: CALIBER COLLISION 3310 INDUSTRIAL DRIVE SANTA ROSA, CA 95403	Prepared By: RPO DESIGNS, INC. 11662 WEST ST. GARDEN GROVE, CA 92840 CONTACT: RANDY OROZCO TEL: (714) 904-6470 EMAIL: randy@rpo designs.com	DESCRIPTION MUP - SUBMITTAL MUP - SUBMITTAL	DATE 03/10/23 5/16/23	BY RPO RPO	DATE 	BY
STAMP						
SHEET TITLE: PROPOSED ROOF PLAN						
DATE: 02/08/23						
SCALE: AS NOTED						
DRAWN: R. OROZCO						
JOB: -						
SHEET NO:						
A7						



PROPOSED SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

1



PROPOSED NORTH ELEVATION

SCALE: 3/16" = 1'-0"

2

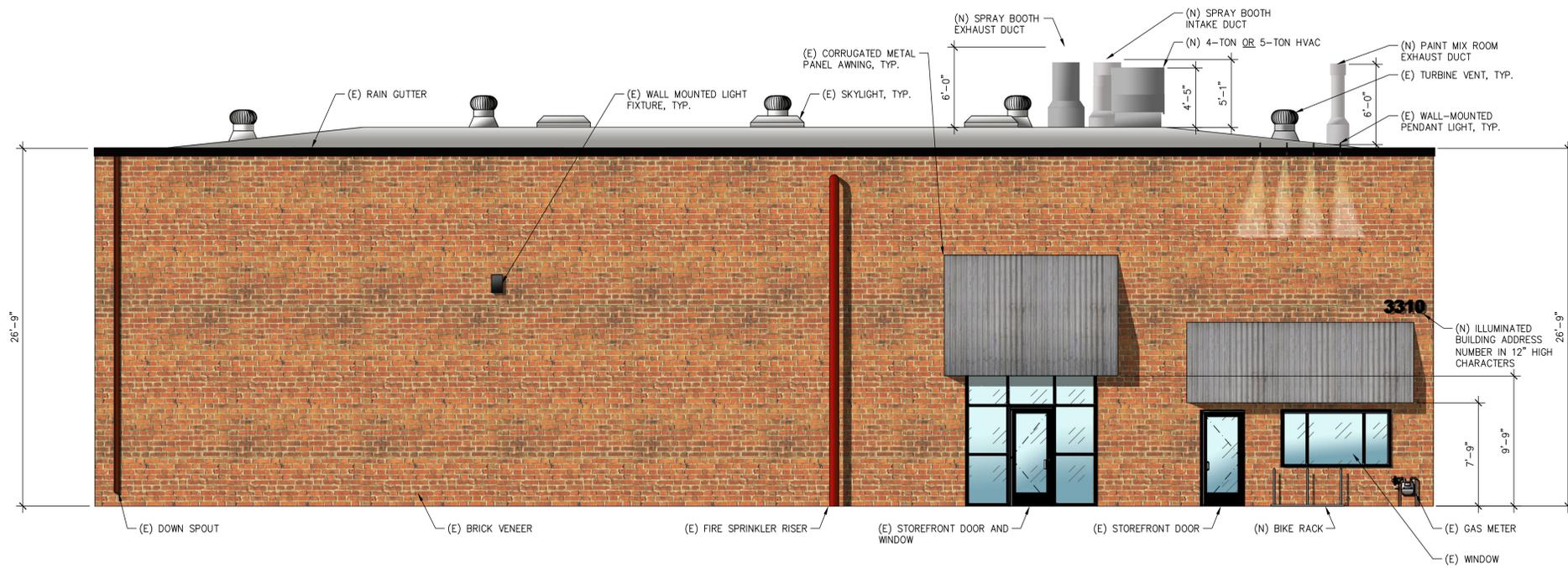
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M.U.P. SUBMITTAL	5/16/23	RPO			

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<p>SHEET TITLE: PROPOSED EXTERIOR ELEVATIONS</p>	<p>DATE: 02/08/23</p>
<p>SCALE: AS NOTED</p>	<p>DRAWN: R. OROZCO</p>
<p>JOB: -</p>	<p>SHEET NO:</p>

A8

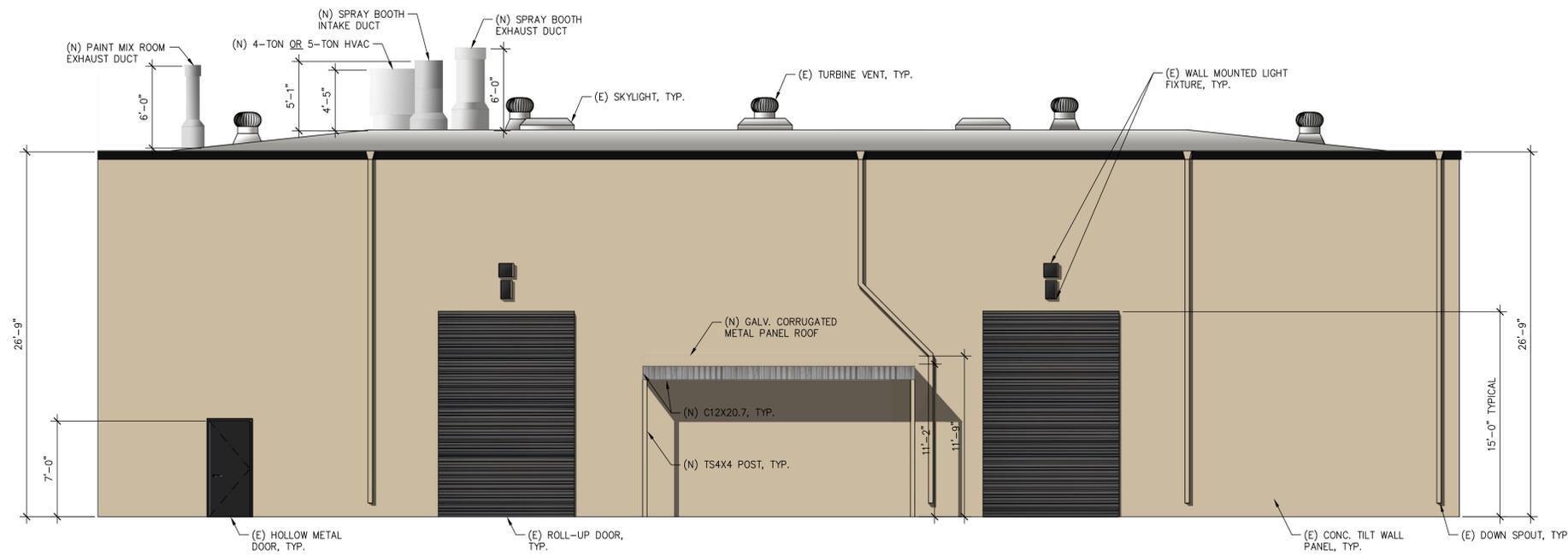
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PROPOSED SOUTH ELEVATION RENDERING

SCALE: 3/16" = 1'-0"

1



PROPOSED NORTH ELEVATION RENDERING

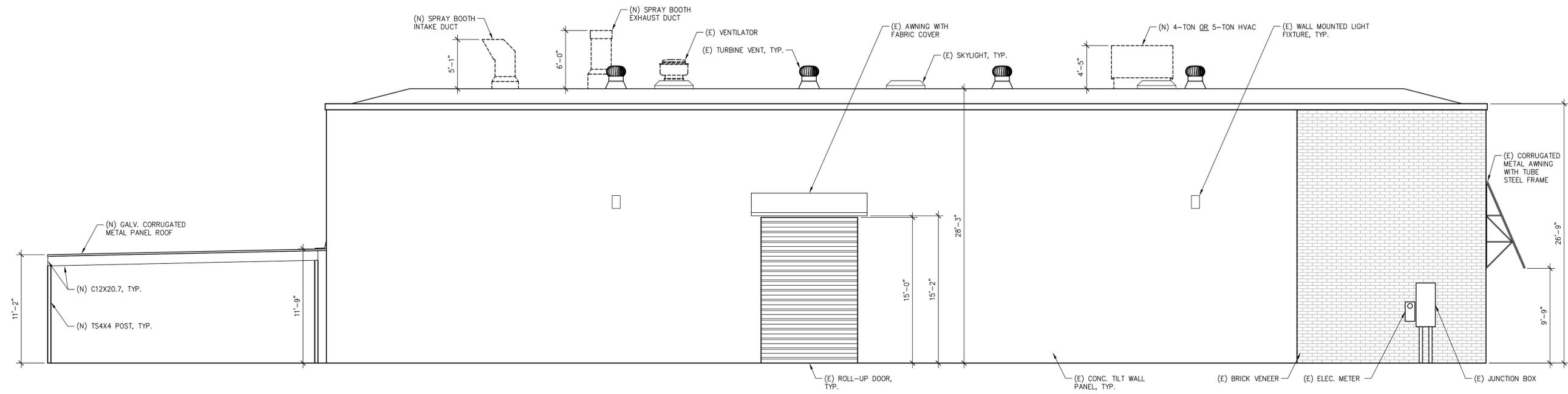
SCALE: 1/4" = 1'-0"

2

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MUP - SUBMITTAL	5/16/23	RPO			

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STAMP	
SHEET TITLE: PROPOSED EXTERIOR ELEVATION RENDERINGS	
DATE: 02/08/23	SCALE: AS NOTED
DRAWN: R. OROZCO	JOB: -
SHEET NO: A8.1	

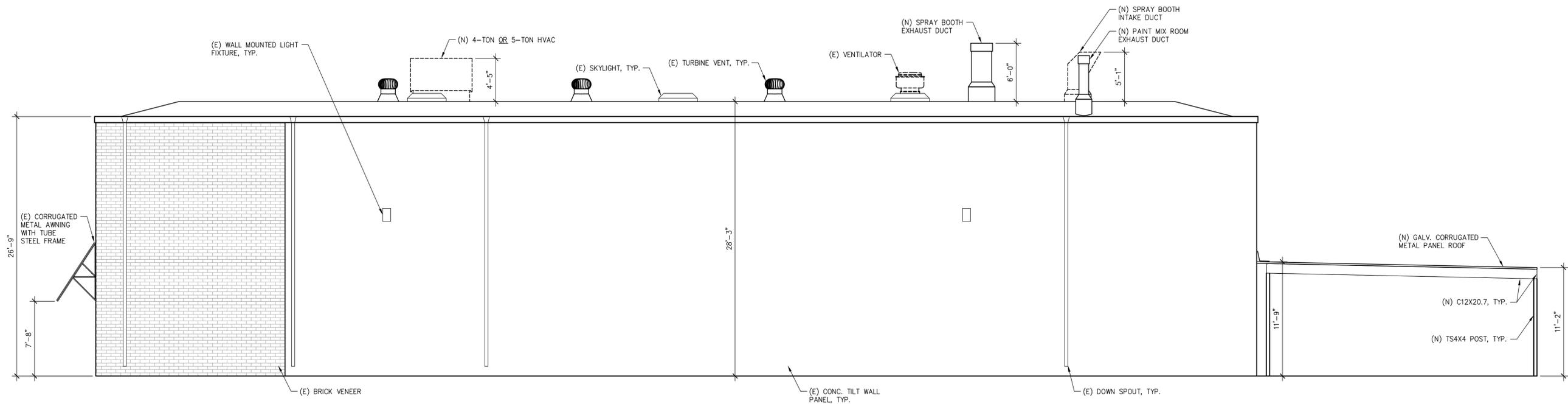
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PROPOSED WEST ELEVATION

SCALE: 3/16" = 1'-0"

1



PROPOSED EAST ELEVATION

SCALE: 3/16" = 1'-0"

2

DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY
M.U.P. SUBMITTAL	03/10/23	RPO			
M.U.P. SUBMITTAL	5/16/23	RPO			

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 SANTA ROSA, CA 95403

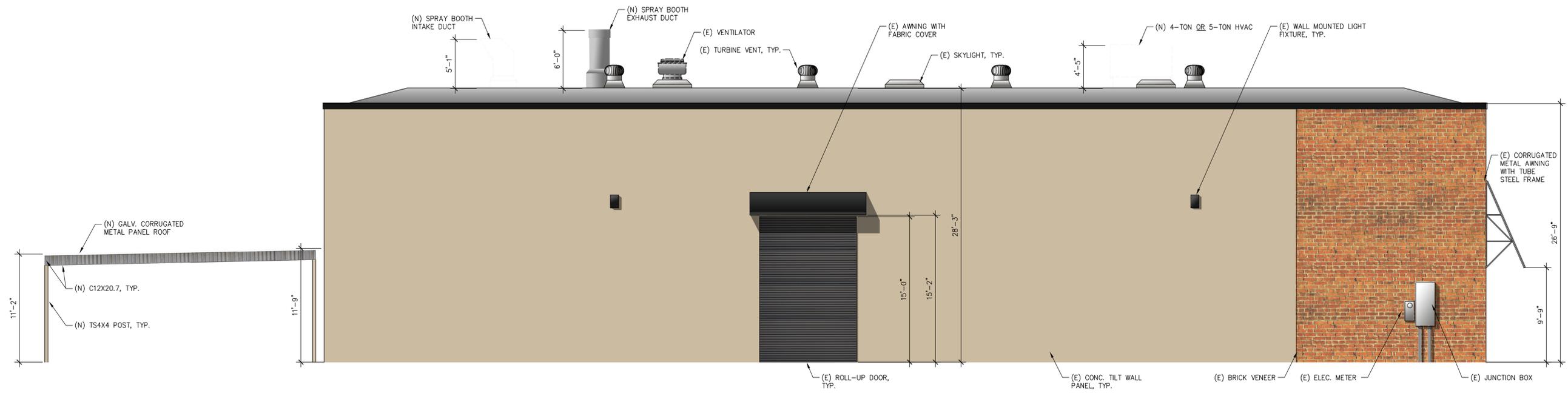
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SHEET TITLE:
 PROPOSED EXTERIOR ELEVATIONS

DATE: 02/08/23
 SCALE: AS NOTED
 DRAWN: R. OROZCO
 JOB: -
 SHEET NO:

A9

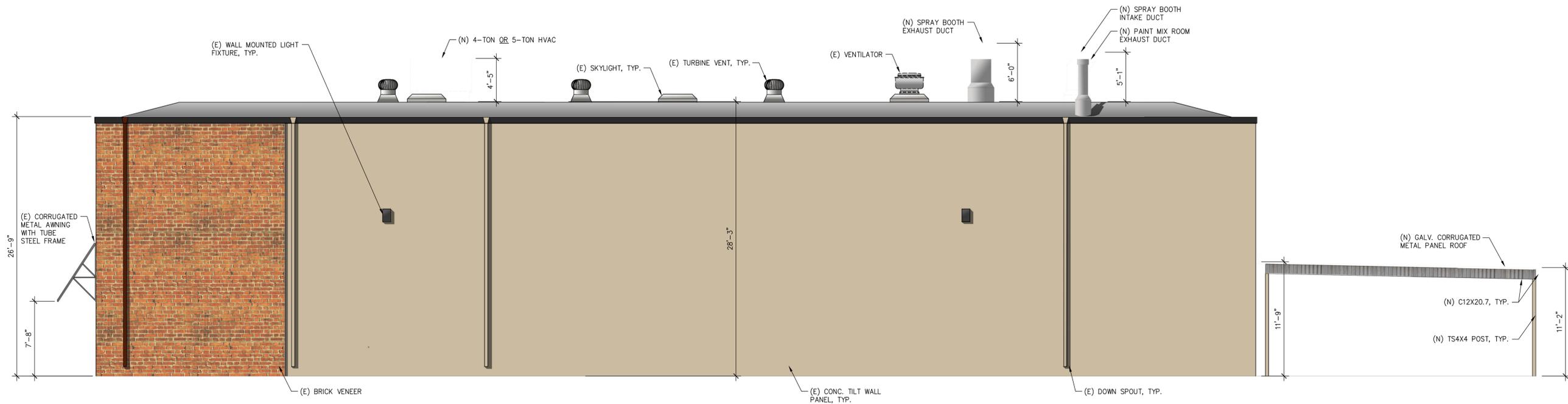
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PROPOSED WEST ELEVATION RENDERING

SCALE: 3/16" = 1'-0"

1



PROPOSED EAST ELEVATION RENDERING

SCALE: 3/16" = 1'-0"

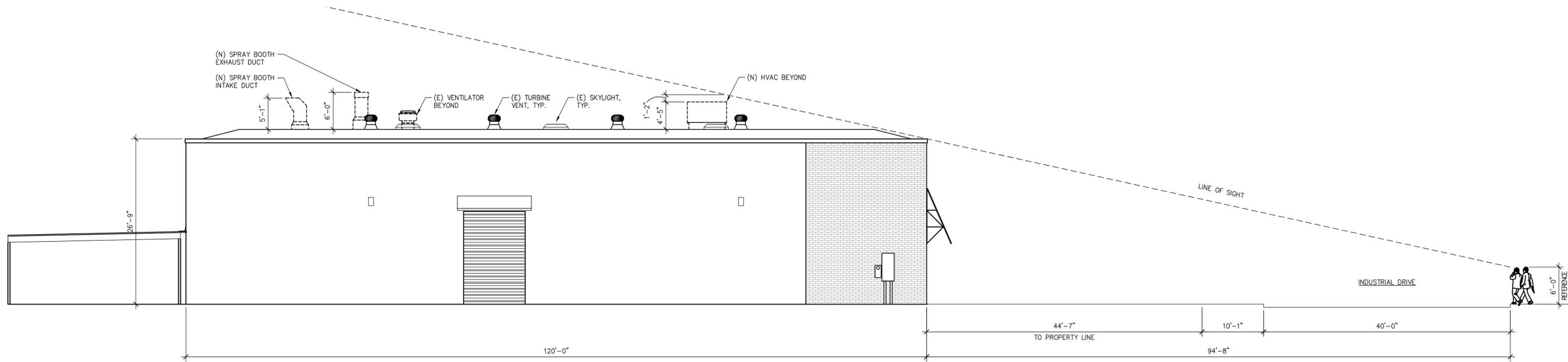
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DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY
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M.U.P. SUBMITTAL	5/16/23	RPO			

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SHEET TITLE: PROPOSED EXTERIOR ELEVATION RENDERINGS
DATE: 02/08/23
SCALE: AS NOTED
DRAWN: R. OROZCO
JOB: -
SHEET NO: A9.1

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LINE OF SIGHT ELEVATION

SCALE: 1/8" = 1'-0"

1

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 SANTA ROSA, CA 95403

STAMP

SHEET TITLE:
 PROPOSED LINE OF SIGHT ELEVATION

DATE: 02/08/23
 SCALE: AS NOTED
 DRAWN: R. OROZCO
 JOB: -

SHEET NO:
A10



EXISTING FACADE - NORTH
SCALE: 3/16" = 1'-0"

2



EXISTING FACADE - SOUTH
SCALE: 3/16" = 1'-0"

1



OVERALL EAST SIDE



GROUND VIEW EAST SIDE



EXISTING FACADE - EAST
SCALE: 3/16" = 1'-0"

4



EXISTING FACADE - WEST
SCALE: 3/16" = 1'-0"

3

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M.U.P. SUBMITTAL	5/16/23	RPO			



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3310 INDUSTRIAL DRIVE
SANTA ROSA, CA 95403

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SHEET TITLE:
EXISTING BUILDING
FACADE PHOTOS

DATE: 02/08/23
SCALE: AS NOTED
DRAWN: R. OROZCO

JOB:
SHEET NO:

A11