

PROJECT PARCEL SITE MAP

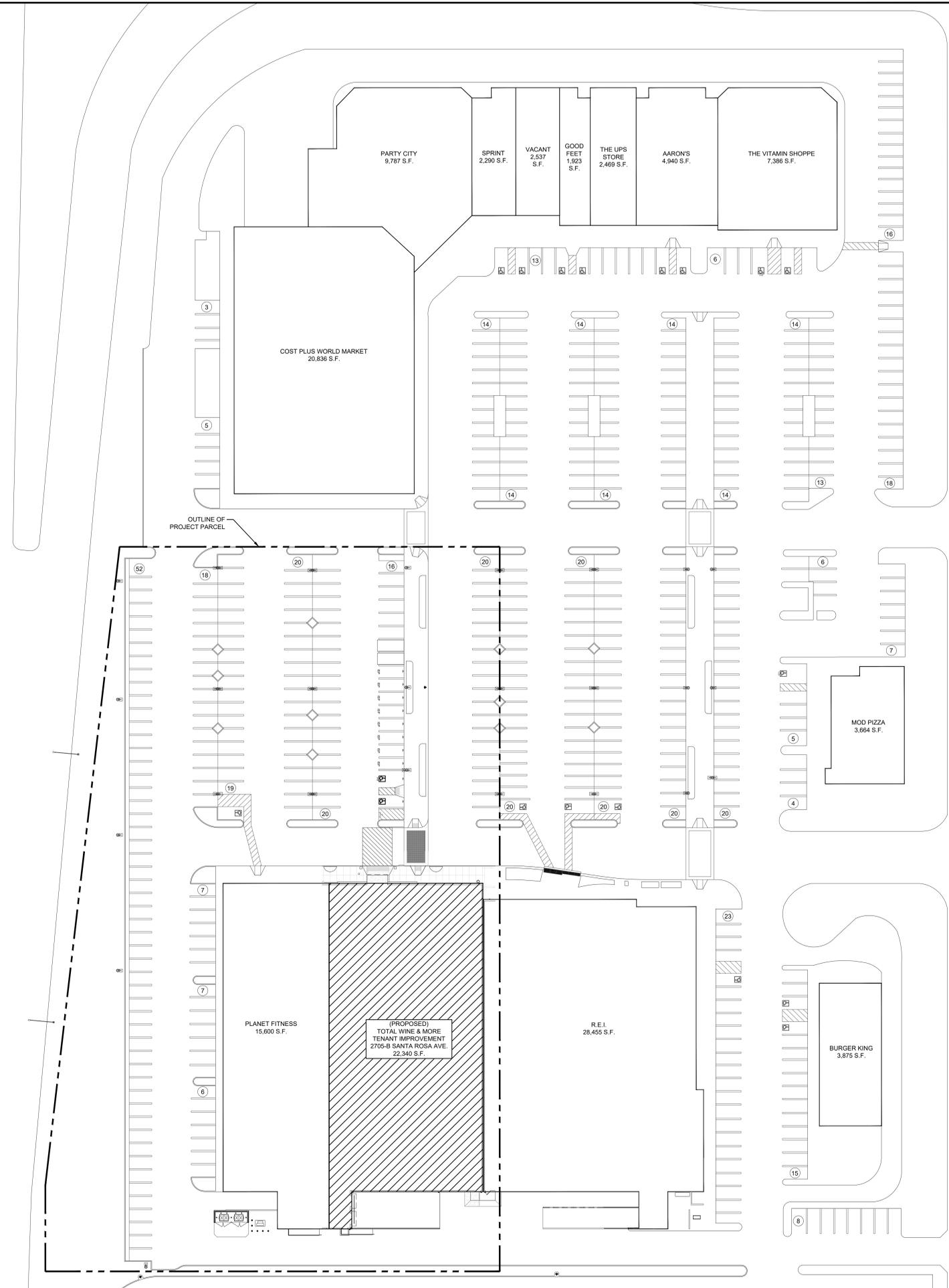


SHOPPING CENTER PARKING ANALYSIS (ZONE: CG - GENERAL COMMERCIAL)

ADDRESS	TENANT	USE CATEGORY	SQUARE FOOTAGE	PARKING RATIO (VEHICLE)	PARKING RATIO (BICYCLE)	ADA PARKING REQUIRED
2705-B SANTA ROSA AVE.	(PROPOSED) TOTAL WINE	RETAIL	22,340	SHOPPING CENTER 1/250 SF	SHOPPING CENTER 1/5,000 SF	2% TOTAL PROVIDED PARKING
2705-A SANTA ROSA AVE.	PLANET FITNESS	COMMERCIAL FITNESS CLUB	15,600			
2715 SANTA ROSA AVE.	REI	RETAIL	28,455			
2695 SANTA ROSA AVE.	MOD PIZZA	RESTAURANT	3,664			
2663 SANTA ROSA AVE.	BURGER KING	RESTAURANT	3,875			
2685 SANTA ROSA AVE.	COST PLUS WORLD MKT	RETAIL	20,836			
2675 SANTA ROSA AVE.	PARTY CITY	RETAIL	9,787			
2673 SANTA ROSA AVE.	SPRINT	RETAIL	2,290			
2671 SANTA ROSA AVE.	VACANT	RETAIL	2,537			
2669 SANTA ROSA AVE.	GOOD FEET	RETAIL	1,923			
2665 SANTA ROSA AVE.	THE UPS STORE	PERSONAL SERVICES	2,469			
2663 SANTA ROSA AVE.	AARON'S FURNITURE	RETAIL	4,940			
2661 SANTA ROSA AVE.	THE VITAMIN SHOPPE	RETAIL	7,386			
TOTAL SF OF SHOPPING CENTER			126,102	126,102 / 250	126,102 / 5,000	
TOTAL REQUIRED PARKING				504	25	11
TOTAL PROVIDED PARKING				525	13	18
COMPLIANT				YES; 21 SURPLUS	NO; 12 DEFICIENT	YES

PARCEL PARKING ANALYSIS (ZONE: CG - GENERAL COMMERCIAL)

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2705-B SANTA ROSA AVE.	(PROPOSED) TOTAL WINE	RETAIL	22,340	SHOPPING CENTER 1/250 SF	SHOPPING CENTER 1/5,000 SF	2% TOTAL PROVIDED PARKING
2705-A SANTA ROSA AVE.	PLANET FITNESS	COMMERCIAL FITNESS CLUB	15,600			
TOTAL SF OF PROJECT PARCEL			37,940	37,940 / 250	37,940 / 5,000	
TOTAL REQUIRED PARKING				152	8	3
TOTAL PROVIDED PARKING				185	13	3
COMPLIANT				YES; 33 SURPLUS	YES	YES



NO.	DESCRIPTION	DATE
1	MINOR USE PERMIT	08/12/22

PARTITION TYPES

PT 1	EXTERIOR DEMISING WALL: EXISTING MASONRY WALL TO ROOF DECK.	PT 9	*X* - ON SIDE OF WALL TYPE INDICATED TO INSTALL BATT INSULATION IN WALL. INSTALL INSULATION TO ABOVE FINISHED CEILING IN INTERIOR WALLS AND TO ROOF DECK ON EXTERIOR WALLS.
PT 2	TENANT DEMISING WALL: EXISTING METAL STUDS AND GWB TO DECK. PATCH AND REPAIR AS REQUIRED.	PT 10	PARTITION WALL: 6" (20 GA) METAL STUDS @ 16" OC WITH ONE LAYER 5/8" GWB EXPOSED SIDE TO 10'-0" AFF.
PT 3	PARTITION WALL: 6" (20 GA) METAL STUDS @ 16" OC WITH ONE LAYER 5/8" GWB EACH SIDE TO ROOF DECK. PROVIDE WATER RESISTANT GWB ON WET WALLS ONLY.	PT 11	INFILL PARTITION: 6" (20 GA) METAL STUDS @ 12" OC WITH ONE LAYER 5/8" GWB EA SIDE. ALIGN EXISTING ADJACENT SURFACES.
PT 4	PARTITION WALL: EXISTING METAL STUDS AND GWB TO DECK. PATCH AND REPAIR AS REQUIRED.	PT 12	PARTITION WALL: 3 5/8" (20 GA) METAL STUDS @ 16" OC WITH ONE LAYER 5/8" GWB EACH EXPOSED SIDE TO 11'-0" AFF.
PT 5	PARTITION WALL: EXISTING METAL STUDS AND GWB TO FINISHED CEILING. PATCH AND REPAIR AS REQUIRED.	PT 13	PARTITION WALL: 3 5/8" (20 GA) METAL STUDS @ 16" OC WITH ONE LAYER 1/2" FIRE TREATED PLYWOOD TO 11'-0" AFF.
PT 6	PARTITION WALL: 6" (20 GA) METAL STUDS @ 16" OC WITH ONE LAYER 5/8" GWB EACH SIDE TO ROOF DECK.	PT 14	PARTITION WALL: 6" (20 GA) METAL STUDS @ 16" OC WITH ONE LAYER 1/2" FIRE TREATED PLYWOOD ON EXTERIOR OF HUMIDOR AND ONE LAYER 5/8" WATER RESISTANT GWB ON INTERIOR TO 11'-0" AFF.
PT 7	PARTITION WALL: 3 5/8" (20 GA) METAL STUDS @ 16" OC WITH ONE LAYER 5/8" GWB EACH EXPOSED SIDE TO 10'-0" AFF. PROVIDE WATER RESISTANT GWB ON WET WALLS ONLY.	PT 15	PARTITION WALL: 6" (20 GA) METAL STUDS @ 16" OC WITH ONE LAYER 5/8" WATER RESISTANT GWB TO 10'-0" AFF.
PT 8	PARTITION WALL: 6" (20 GA) METAL STUDS @ 16" OC WITH ONE LAYER 5/8" GWB EACH EXPOSED SIDE TO 10'-0" AFF. PROVIDE WATER RESISTANT GWB ON INTERIOR OF HUMIDOR.	PT 16	PARTITION WALL: 3 5/8" (20 GA) METAL STUDS @ 16" OC WITH ONE LAYER 5/8" GWB EACH SIDE TO ROOF DECK. PROVIDE WATER RESISTANT GWB ON WET WALLS ONLY.
		PT 17	PARTITION WALL: PROVIDE 3-5/8" (20 GA) METAL STUDS WITH ONE LAYER GWB ON EXPOSED SIDE TO FINISHED CEILING ABOVE.
		PT 18	PARTITION WALL: PROVIDE 3-5/8" (20 GA) METAL STUDS WITH ONE LAYER 1/2" FT PLYWOOD SHEATHING TO 12'-0" AFF.

CONFIRMATION NOTES:

- BEFORE NEW CONSTRUCTION OF THE TENANT IMPROVEMENT PROJECT BEGINS, THE GC MUST RE-CONFIRM THE DIMENSIONS OF THE EXISTING TO REMAIN PARTITIONS AND COLUMN LOCATIONS. THE GC MUST RE-CONFIRM THE DIMENSIONS OF THE EXISTING TO REMAIN DOOR OPENINGS TO THE EXTERIOR.
- THE GC IS TO FORWARD THIS PLAN WITH THE DIMENSIONS FILLED IN TO THE TWM PROJECT MANAGER AND ARCHITECT OF RECORD WITHIN ONE WEEK OF FINISHING DEMOLITION.

DOOR NOTES:

- DOORS DRAWN AT A 45 DEGREE ANGLE ARE EXISTING TO REMAIN, TYP UNO.
- REACH-IN DOORS AT BEER COOLER AND WINE CELLAR ARE ALWAYS NEW REGARDLESS OF ANGLE SHOWN IN PLAN.
- DOORS DRAWN AT 90 DEGREE ANGLE ARE NEW, REFER TO SHEET A7.0 FOR ADDITIONAL INFORMATION.
- GC TO PROVIDE WALL MOUNTED DOOR BUMPERS THROUGHOUT.

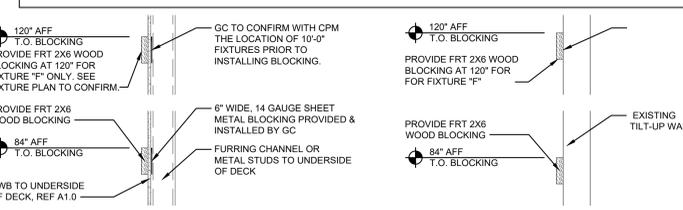
GENERAL NOTES:

- GC SHALL PROVIDE AND INSTALL NEW FIRE EXTINGUISHERS PER INTERNATIONAL BUILDING CODE, AHJ AND FIRE MARSHAL AS PART OF THE TENANT IMPROVEMENT.
- FLOOR AND LANDING AT DOORWAYS SHALL NOT BE MADE MORE THAN 1/4" LOWER THAN THRESHOLD.
- ALL GLASS AND GLAZING SHALL COMPLY WITH INTERNATIONAL BUILDING CODE, AHJ AND APPLICABLE SAFETY REGULATIONS.
- THE GC SHALL VERIFY ALL INTERIOR DIMENSIONS AND NOTIFY THE ARCHITECT OF RECORD OF ANY DISCREPANCIES PRIOR TO INSTALLATION OF ANY NEW CONSTRUCTION OR EQUIPMENT.
- THE GC SHALL REPAIR OR REPLACE ALL FINISHES AND MATERIALS DAMAGED OR EXPOSED DUE TO CONSTRUCTION ACTIVITIES.
- THE GC SHALL REPLACE ANY AND ALL EXISTING EQUIPMENT INTENDED FOR REUSE IF DAMAGED OR DESTROYED DURING CONSTRUCTION.
- SEE MEP SHEETS FOR AREAS OF EQUIPMENT INSTALLATION. THE GC SHALL REPAIR AND FINISH ALL SUCH AREAS TO MATCH EXISTING AFTER COMPLETION OF REQUIRED CITY INSPECTION OF SUCH INSTALLATIONS.
- REFER TO DETAIL 4-A3.0 FOR DIAGONAL PARTITION BRACING INFORMATION.
- REPLACE SEALANT AT ALL EXISTING DOORS, WINDOWS AND FIXTURES TO REMAIN WITH LOW VOC SEALANT IN ACCORDANCE WITH THE AUTHORITY HAVING JURISDICTION.
- PATCH AND REPAIR DRYWALL WHERE COVERED BASE IS MISSING ON ALL EXISTING GYPSUM BOARD WALLS TO REMAIN.
- PROVIDE NEW SEALS AND SWEEPS AT ALL EXTERIOR DOORS THAT ARE EXISTING TO REMAIN.
- INSPECT ALL DOORS AND HARDWARE. CLEAN, PAINT AND REPAIR / REPLACE SUCH THAT THEY ARE IN PROPER WORKING ORDER.
- PROVIDE LOW VOC SEALANT AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION FOR THE NEW FIXTURES, EQUIPMENT, WINDOWS, DOORS AND WALL PANELS.
- THE GC SHALL INSPECT THE ROOF AND RECOMMEND ANY NECESSARY REPAIRS TO TOTAL WINE & MORE TO PROTECT THE INTERIOR FROM WATER DAMAGE AND TO MAINTAIN THE INTEGRITY OF THE ROOF WARRANTY.
- THE AUTHORITY HAVING JURISDICTION REQUIRES SUCCESSFUL COMPLETION OF ALL LIFE SAFETY INSPECTIONS PRIOR TO THE INSTALLATION OF RACKS, SHELVING AND STOCKING OF THE STORE. THE GC SHALL COORDINATE WITH THE AHJ AND TOTAL WINE & MORE TO COMPLETE ALL LIFE SAFETY INSPECTIONS IN A TIMELY MANNER PRIOR TO RACKING AND SHELVING INSTALLATION.
- THE GC SHALL VERIFY THAT ALL EXTERIOR HAND AND GUARD RAILS ARE BETWEEN 34" - 38" IN HEIGHT AND EXTEND BEYOND THE ENDS OF STAIRS OR RAMPS AT LEAST 12". GC TO VERIFY RAIL GRIPS ARE NOT LESS THAN 1-1/4" AND NOT MORE THAN 1-1/2" THICK. GC SHALL INFORM THE ARCHITECT OF RECORD IF HAND AND GUARD RAILS DO NOT MEET THESE REQUIREMENTS.
- THE GC SHALL SECURE THE BUILDING AT ALL TIMES DURING CONSTRUCTION.
- ALL DIMENSIONS ARE FROM STUD TO STUD, UNO.
- WHERE INSTALLING FURRING AND GYPSUM BOARD ON MASONRY WALLS, INSTALL CONTROL JOINTS IN GYPSUM BOARD AT ALL MASONRY CONTROL JOINTS. AT ALL OTHER GYPSUM BOARD WALLS, INSTALL CONTROL JOINTS AT MAXIMUM 30'-0" O.C. AND AT TRANSITIONS BETWEEN HORIZONTAL AND VERTICAL GYPSUM BOARD SHEATHED PLANES, AS WELL AS OPENINGS GREATER THAN 4'-0" IN ANY DIRECTION. THE GC IS ALSO TO INSTALL A VERTICAL SLIP JOINT AT ANY LOCATION WHERE A ROOF SUPPORTED SOFFIT WALL COMES IN CONTACT WITH A WALL THAT IS FLOOR SUPPORTED.
- PATH OF TRAVEL FROM EACH EXIT TO THE PUBLIC WAY SHALL BE ILLUMINATED AT NOT LESS THAN 1 FOOTCANDLE AT THE WALKING SURFACE. SEE ELECTRICAL DRAWINGS.

LEGEND:

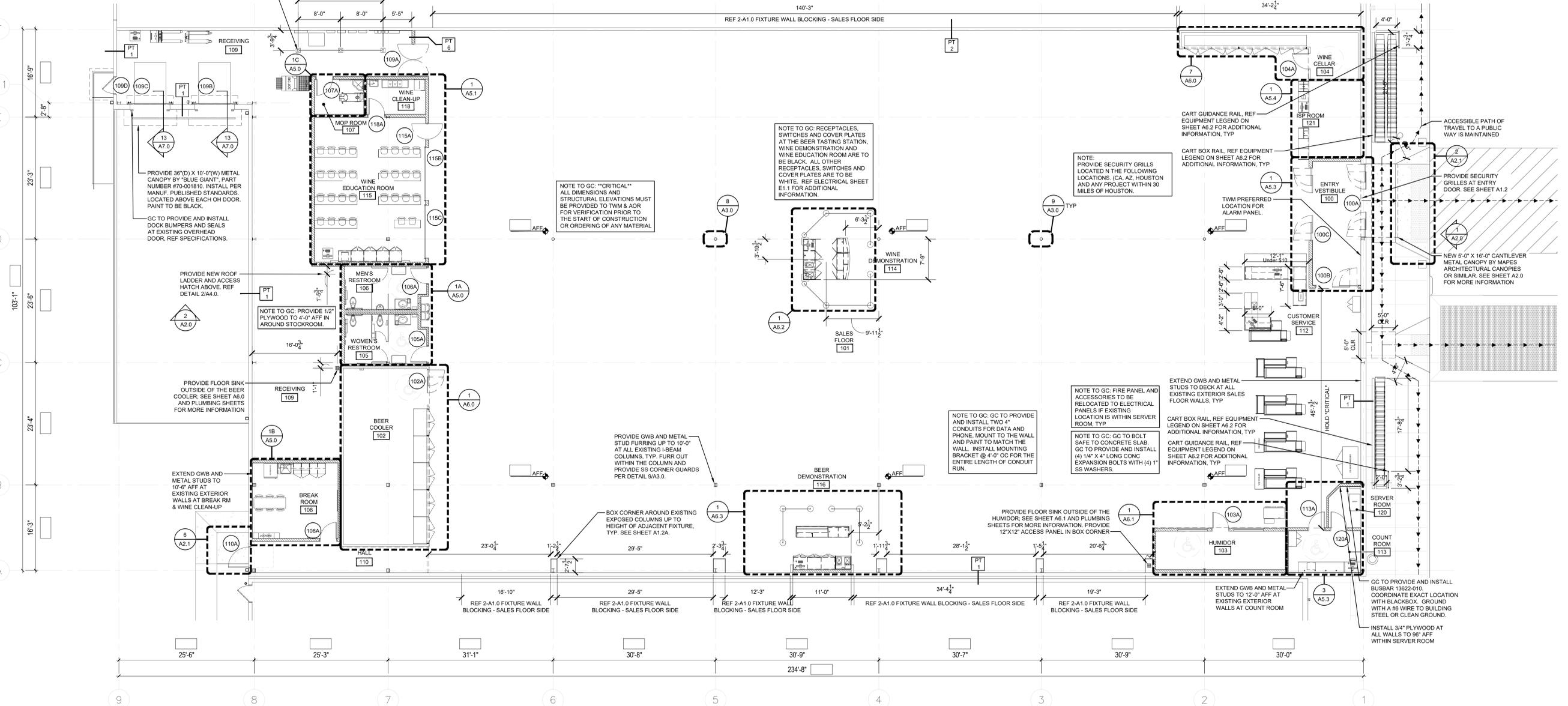


NOTE: GC MUST REMOVE GWB AT EXISTING WALLS TO INSTALL SHEET METAL BLOCKING. GC TO REPAIR WALL TO LIKE NEW CONDITION MATCHING THE EXISTING WALL TYPE. GC TO PROVIDE AND INSTALL PLYWOOD STRIPS ON SALES FLOOR SIDE OF WALL. PLYWOOD STRIPS MUST BE FASTENED TO FURRING CHANNEL / METAL STUDS @ EACH CHANNEL / METAL STUD. THIS DETAIL IS REQUIRED BEHIND ALL RACKING ALONG PERIMETER WALLS EXCEPT FOR TYPE F AND H FIXTURES.



2 FIXTURE WALL BLOCKING DETAIL
 SCALE: NTS

GC TO PROVIDE AND INSTALL (3) 42" HIGH DOUBLE RAIL MOUNTING POSTS, (4) 8 FOOT LONG PROTECTIVE RAIL BARRIERS, (3) BRACKET RAIL KITS, AND (3) CONCRETE MOUNTING KITS. ALL ITEMS TO BE PURCHASED FROM GLOBAL INDUSTRIES, TYP.



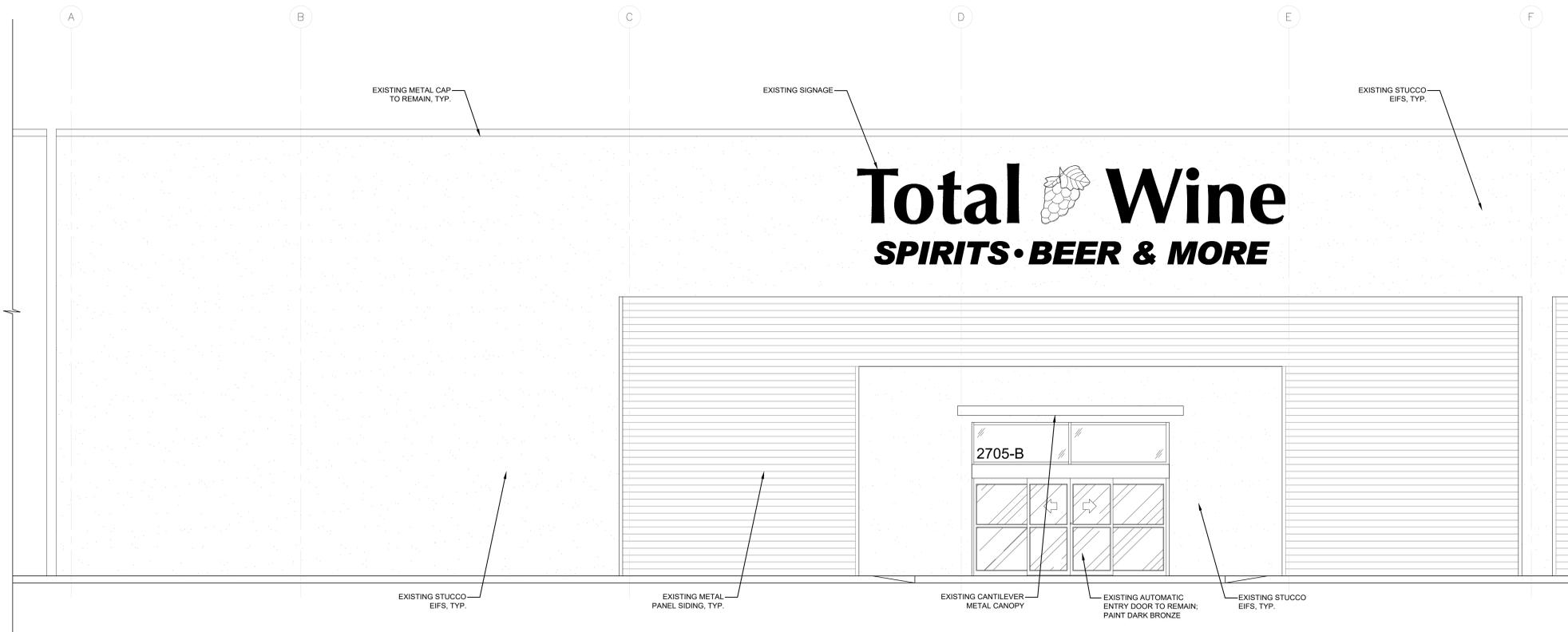
NOTICE TO CONTRACTOR:
 ALL CONTRACTORS PRIOR TO BID SUBMISSION SHALL VISIT PROPOSED WORK SITE AND FIELD VERIFY ALL EXISTING CONDITIONS. ANY CONDITION THAT DIFFERS FROM THAT SHOWN ON THESE PLANS SHALL BE REPORTED TO THE TENANT AND ARCHITECT OF RECORD SO THAT NEW AND REVISED BID DOCUMENTS MAY BE ISSUED. MODIFICATIONS TO THE SCOPE OF WORK, WHICH RESULTS FROM THE CONTRACTORS NEGLIGENCE TO VISIT THE SITE PRIOR TO SUBMITTING A BID SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY. CONTACT AOR AND TENANT OF ANY CONFLICTS IN DOCUMENTS PRIOR TO STARTING WORK.

FIRE NOTE: EXITS, EXIT SIGNS, FIRE ALARM PANELS, HOSE CABINETS, FIRE EXTINGUISHER LOCATIONS, AND STANDPIPE CONNECTORS SHALL NOT BE CONCEALED BY CURTAINS, MIRRORS, OR OTHER DECORATIVE MATERIAL. OPEN FLAMES, FIRE, AND BURNING ON ALL PREMISES IS PROHIBITED EXCEPT AS SPECIFICALLY PERMITTED BY THE CITY OF SANTA ROSA AND CFC 308. STORAGE, DISPENSING, OR USE OF ANY HAZARDOUS MATERIALS SHALL COMPLY WITH CBC SECTION 414 AND CFC REGULATIONS. THE STORAGE AND USE OF HAZARDOUS MATERIALS SHALL BE REVIEWED AND APPROVED BY THE CITY OF SANTA ROSA PRIOR TO SUCH MATERIALS BEING BROUGHT ON SITE.

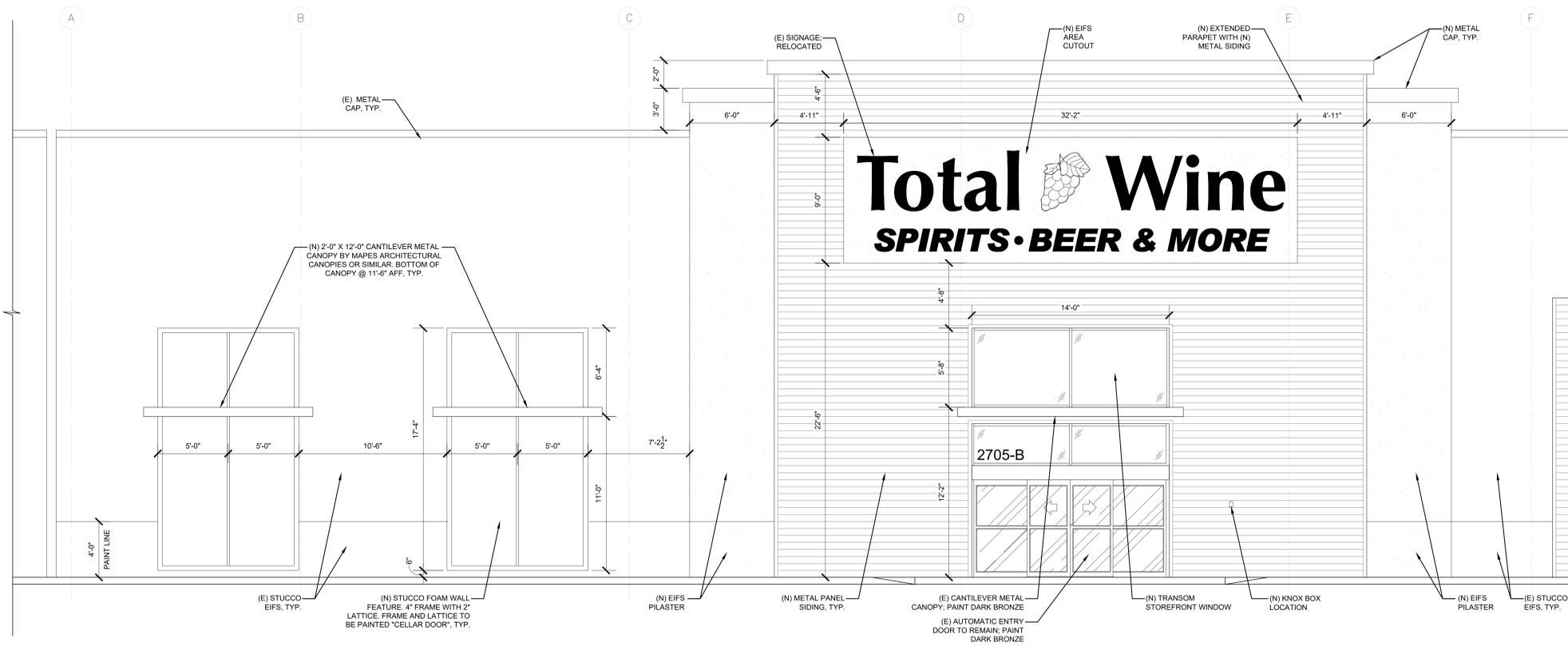
WINE DEMONSTRATION
 WINE DEMONSTRATION IS FOR WINE TASTING ONLY. CUPS ARE SINGLE USE AND WILL BE THROWN AWAY AFTER EACH SAMPLE IS TASTED.

BEER DEMONSTRATION
 BEER DEMONSTRATION IS FOR BEER TASTING ONLY. CUPS ARE SINGLE USE AND WILL BE THROWN AWAY AFTER EACH SAMPLE IS TASTED.

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



2 EXISTING EXTERIOR ELEVATION @ FACADE
SCALE: 1/4" = 1'-0"



1 PROPOSED EXTERIOR ELEVATION @ FACADE
SCALE: 1/4" = 1'-0"

ISSUE BLOCK:

NO.	DESCRIPTION	DATE
1	MINOR USE PERMIT	08/12/22



CHECKED BY: BB
DRAWN BY: NB
PROJECT #: 21207
FILE: A2.0
SHEET NAME

EXTERIOR ELEVATIONS

SHEET NUMBER
A2.0



DUNN EDWARDS
 "ALMOND LATTE"
 DE#6143 - SATIN FINISH



PPG PAINTS
 "AGED COPPER"
 DE DEFT #036 - SATIN FINISH



DUNN EDWARDS
 "CELLAR DOOR"
 DE#157 - SATIN FINISH



SHERWIN WILLIAMS
 "AESTHETIC WHITE"
 SW#7035 - SATIN FINISH

1	PAINT: DUNN EDWARDS "ALMOND LATTE" DE#6143 - SATIN FINISH	4	PAINT: NOT USED.
2	PAINT: PPG PAINTS "AGED COPPER" DE DEFT #036 - SATIN FINISH	5	PAINT: SHERWIN WILLIAMS "AESTHETIC WHITE" SW#7035 - SATIN FINISH
3	PAINT: DUNN EDWARDS "CELLAR DOOR" DE#157 - SATIN FINISH		



1 PROPOSED EXTERIOR ELEVATION @ FACADE
 SCALE: 1/4" = 1'-0"

EXISTING FACADE SHOWN: UPDATED LANDLORD
FACADE UNDER SEPARATE PERMIT B21-6567



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EXISTING FACADE SHOWN: UPDATED LANDLORD
FACADE UNDER SEPARATE PERMIT B21-6567



②

EXISTING SITE SHOWN: UPDATED LANDLORD SITE PLAN
UNDER SEPARATE PERMIT B21-6566



③

EXISTING SITE SHOWN: UPDATED LANDLORD SITE PLAN
UNDER SEPARATE PERMIT B21-6566



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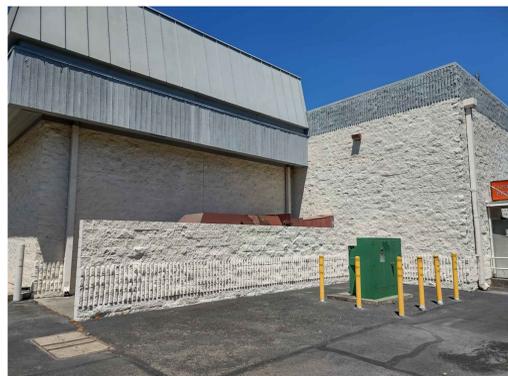
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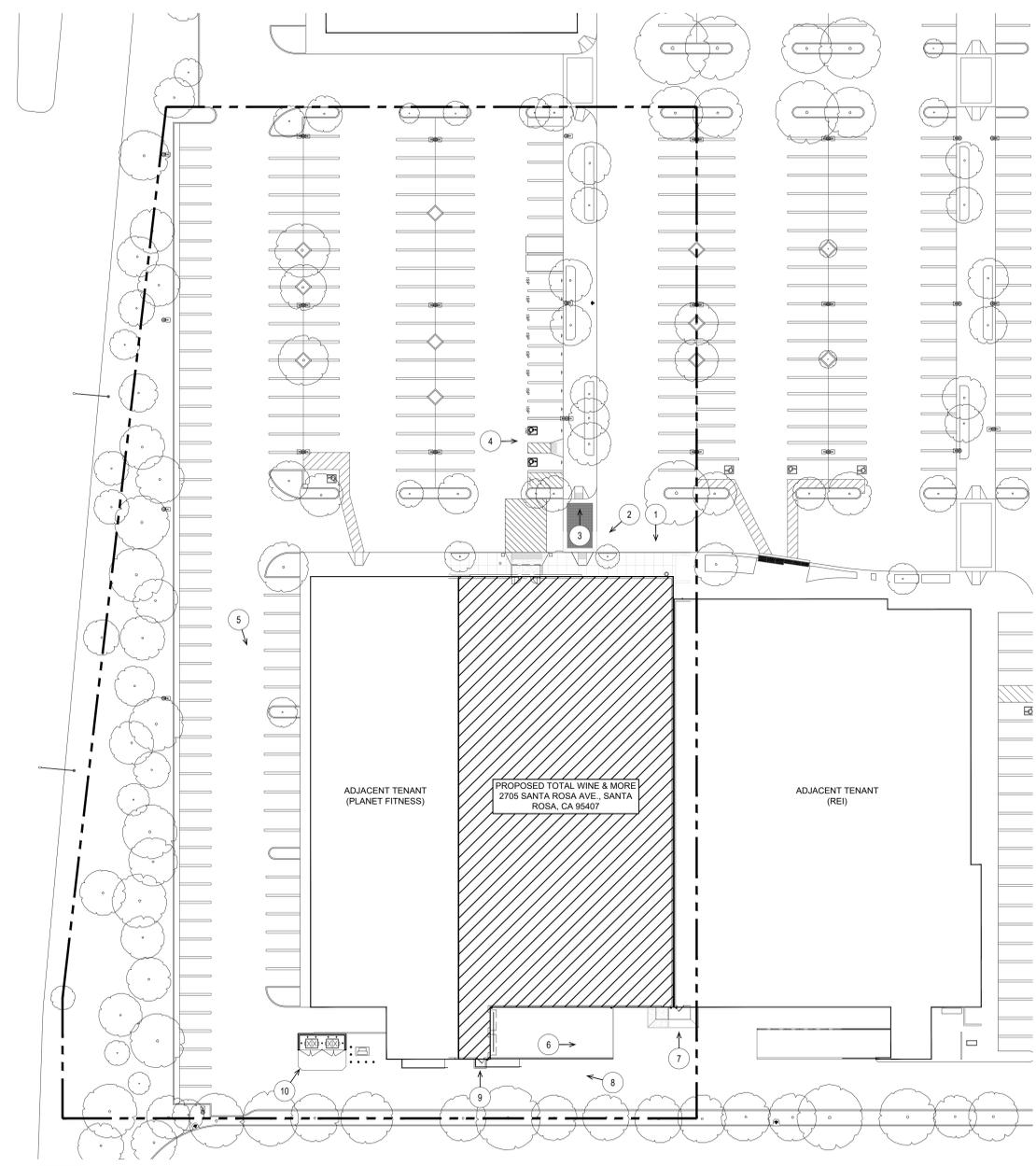
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1 EXIST. CONDITIONS PHOTO KEY PLAN
SCALE: 1/32" = 1'-0"