

Cover Sheet

Anvil Development, LLC

Skilled Nursing Facility

Santa Rosa, CA

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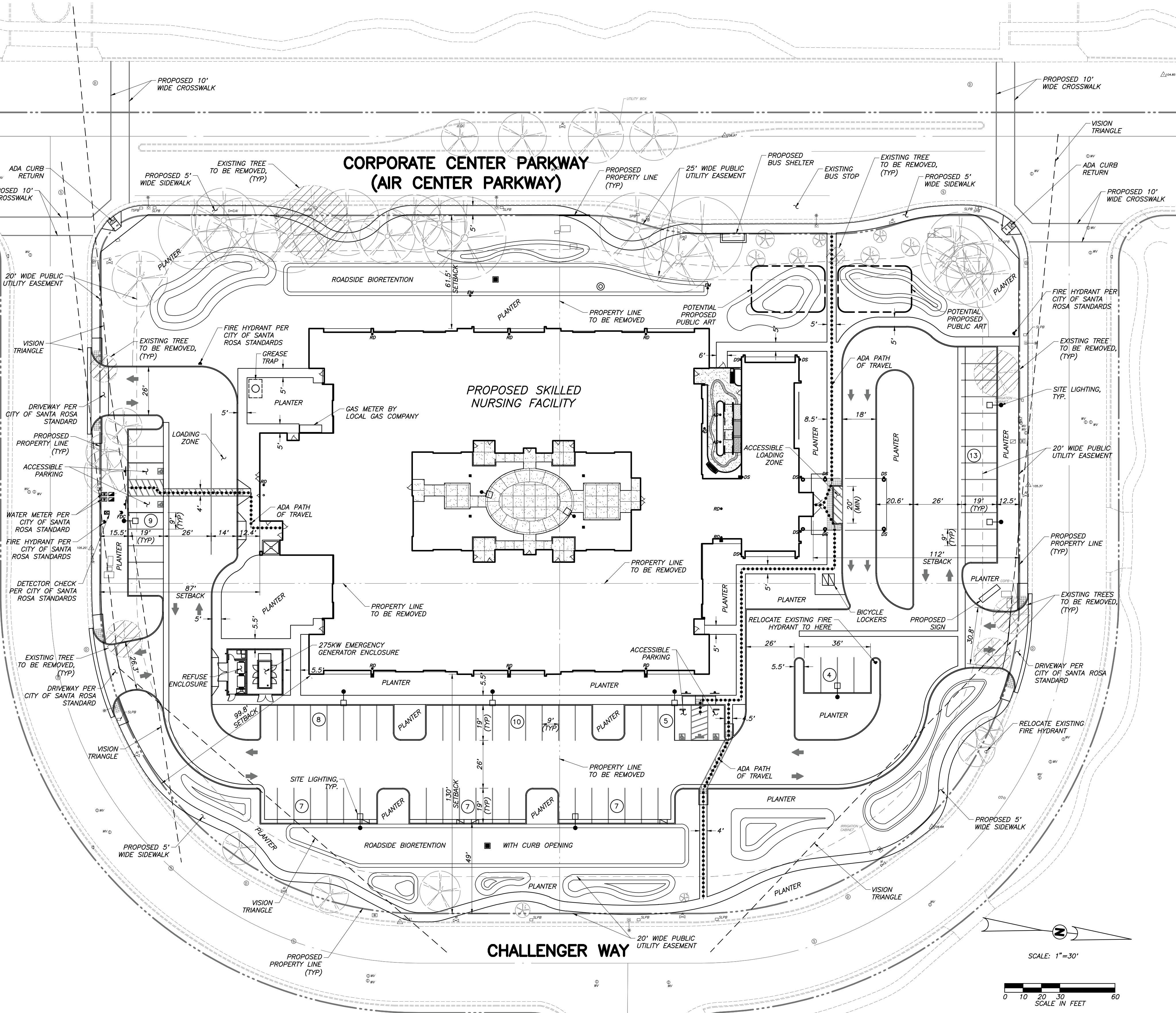
Applicant
Anvil Development, LLC

Sheet Index

- 1 Cover Sheet
- 2 Site Plan & Vicinity Map
- 3 Grading & Utility Plan
- 4 Landscape Site Plan
- 5 Photometric Site Plan
- 6 Floor Plan
- 7 Elevations
- 8 Elevations - Utility Yard
- 9 Perspectives . California Contemporary
- 10 Site Photos



Site Plan & Vicinity Map



SITE DATA:

ZONE:	BP (BUSINESS PARK)
GROSS ACREAGE:	4.02 (175,222 SF)
NET ACREAGE:	4.02 (175,222 SF)
BUILDING SIZE:	37,241 SF
F.A.R.:	2.1
LOT COVERAGE:	21%
PARKING SPACES (REQUIRED):	DETERMINED BY MUP
PARKING SPACES (PROVIDED):	70 STALLS (4 ACCESSIBLE)
BICYCLE SPACES (REQUIRED):	2 SHORT TERM, 1 LONG TERM
BICYCLE SPACES (PROVIDED):	4 LONG TERM

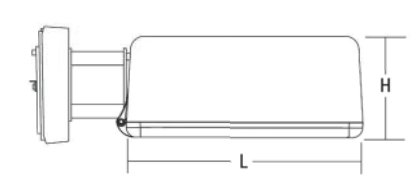


VICINITY MAP
NOT TO SCALE



KAD LED
LED Area Luminaire

Specifications
BP: 1.2 ft (36.6 in)
Length: 17.12 ft (5.22 m)
Width: 17.12 ft (5.22 m)
Height: 7.18 ft (2.19 m)
Weight: 36 lbs (16.4 kg)



Catalog Number
Notes
Type
S1

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

Shipped included	Shipped separately
1. 10' x 17' x 7' luminaire	1. 10' x 17' x 7' luminaire
2. 10' x 17' x 7' luminaire	2. 10' x 17' x 7' luminaire
3. 10' x 17' x 7' luminaire	3. 10' x 17' x 7' luminaire
4. 10' x 17' x 7' luminaire	4. 10' x 17' x 7' luminaire
5. 10' x 17' x 7' luminaire	5. 10' x 17' x 7' luminaire
6. 10' x 17' x 7' luminaire	6. 10' x 17' x 7' luminaire
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8. 10' x 17' x 7' luminaire	8. 10' x 17' x 7' luminaire
9. 10' x 17' x 7' luminaire	9. 10' x 17' x 7' luminaire
10. 10' x 17' x 7' luminaire	10. 10' x 17' x 7' luminaire

Options	Shipped separately	Finish
1. 10' x 17' x 7' luminaire	1. 10' x 17' x 7' luminaire	1. 10' x 17' x 7' luminaire
2. 10' x 17' x 7' luminaire	2. 10' x 17' x 7' luminaire	2. 10' x 17' x 7' luminaire
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Stock configurations are offered for shorter lead times:	Accessories
1. 10' x 17' x 7' luminaire	1. 10' x 17' x 7' luminaire
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FEATURES & SPECIFICATIONS

INTENDED USE — Square straight steel pole for up to 30-foot mounting height.

CONSTRUCTION — 6061-T6 aluminum extrusion, anodized, commercial-quality surface finish with a minimum yield of 55,000 psi (11 gauge), or 50,000 psi (12 gauge). Uniform wall thickness of .1196" or .1197" shall be one-piece with full-length longitudinal high-tensile electric resistance weld. Uniformly square in cross-section with flat sides, small corner radii and excellent torsional qualities. Available shaft widths are 4, 5 and 6 inches.

Anchor bolts fabricated from hot-rolled carbon steel plate conforming to ASTM A36, that meets or exceeds a minimum yield strength of 36,000 psi. Base plate and shaft are concentrically welded top and bottom. Base cover is fabricated to match pole.

A handhole having nominal dimensions of 1' x 1' for 8' shafts. Included is a cover with attachment screws. Top cap provided with all 48" mount and open top 10" pole.

Fasteners are high strength galvanized, zinc-plated or stainless steel.

Finish: Most specify finish.

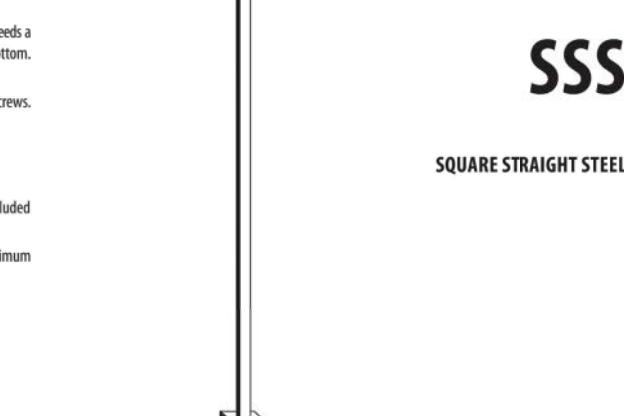
Grounding: Provision located immediately inside handhole rim. Grounding hardware is not included (provided by others).

Anchor bolts: Top portion of anchor bolt is galvanized per ASTM A-153. Made of steel and having a minimum yield strength of 55,000 psi.

Note: Specifications subject to change without notice.

Actual performance may differ as a result of wind speed environment and application.

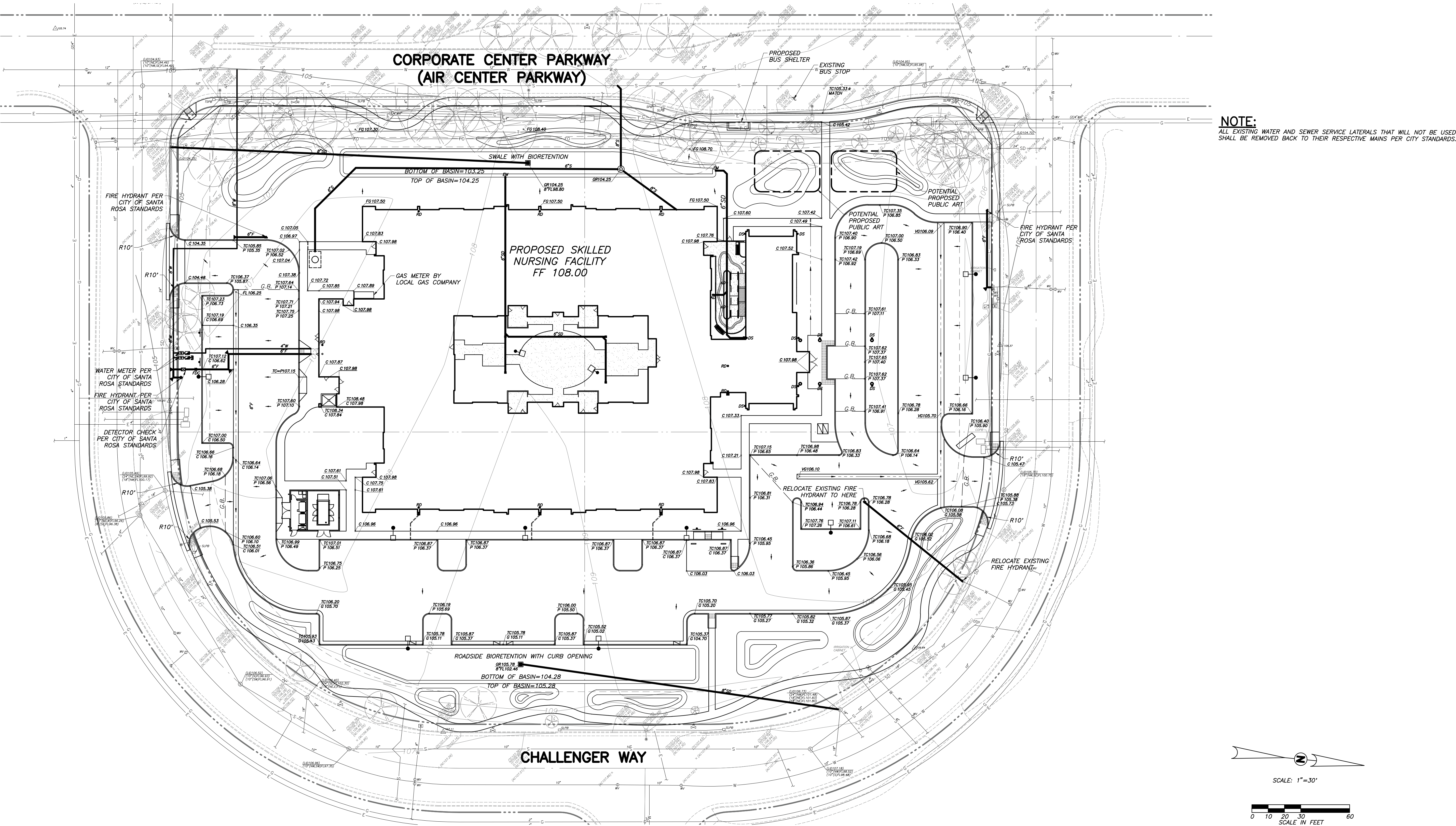
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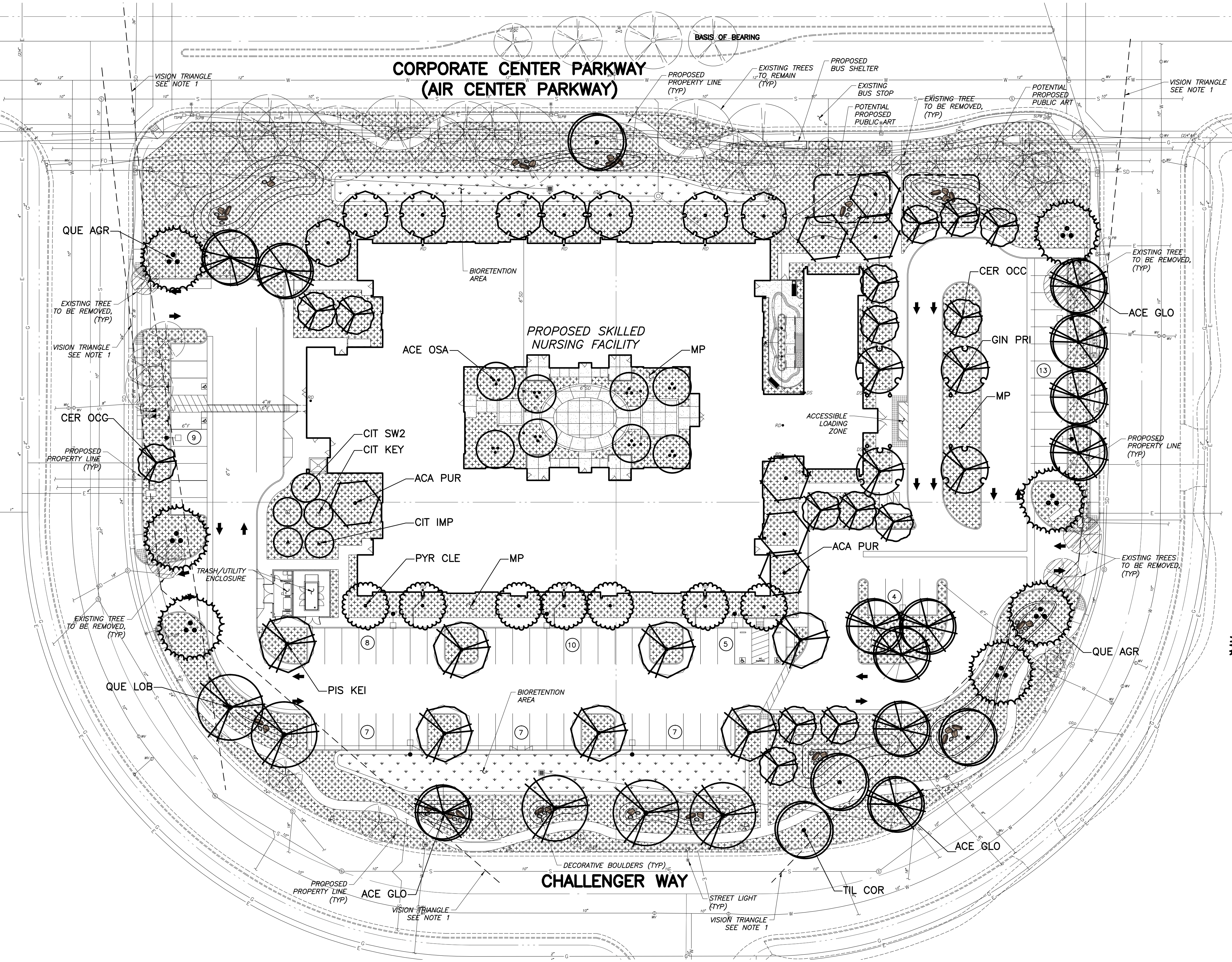
ORDERING INFORMATION	Lead times will vary depending on options selected. Consult with your sales representative.	Example: SSS 2C 5C DM19 DDB
Series	Nominal shaft base	Shipped included
SSS	2C	DM19
SSS	5C	DM19

Options	Shipped separately	Finish
1. 10' x 17' x 7' luminaire	1. 10' x 17' x 7' luminaire	1. 10' x 17' x 7' luminaire
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Grading & Utility Plan



Landscape Plan



PLANTING LEGEND:

TREES		TOTAL PLANTING AREA: 81,952 SF				
	CODE	BOTANICAL NAME	CONT	WATER USE	QTY	
	ACA PUR	ACACIA BAILEYANA 'PURPUREA' Purple-leaf Acacia	24"BOX	L	7	
	ACE OSA	ACER PALMATUM 'OSAKAZUKI' Osakazuki Japanese Maple	24"BOX	M	8	
	ACE GLO	ACER RUBRUM 'OCTOBER GLORY'™ October Glory Maple	24"BOX	M	12	
	ARB MAR	ARBUTUS X 'MARINA' Marina Strawberry Tree	24"BOX	L	8	
	CER OCC	CERCIS OCCIDENTALIS Western Redbud	24"BOX	VL	15	
	CIT KEY	CITRUS X AURANTIFOLIA 'KEY LIME' Key Lime Tree	24"BOX	M	2	
	CIT IMP	CITRUS X LIMON 'IMPROVED MEYER' Meyer Lemon	24"BOX	M	1	
	CIT SW2	CITRUS X SINENSIS Sweet Orange	24"BOX	M	2	
	GIN PRI	GINKGO BILOBA 'PRINCETON SENTRY' Princeton Sentry Ginkgo	24"BOX	M	4	
	PIS KEI	PISTACIA CHINENSIS 'KEITH DAVEY' Keith Davey Chinese Pistache	15 GAL	L	7	
	PYR CLE	PYRUS CALLERYANA 'CLEVELAND SELECT' Cleveland Select Pear	24"BOX	M	7	
	QUE AGR	QUERCUS AGRIFOLIA Coast Live Oak	24"BOX	VL	7	
	QUE LOB	QUERCUS LOBATA Valley Oak	24"BOX	L	5	
	TIL COR	TILIA CORDATA Littleaf Linden	24"BOX	M	4	
	CODE	BOTANICAL NAME	CONT	WATER USE	QTY	
		BIORETENTION AREA	N/A	L	8,527 SF	
	CODE	BOTANICAL NAME	CONT	WATER USE	QTY	
	MP	MIXED PLANTING	N/A	L	73,425 SF	
	CODE				QTY	
		DECORATIVE BOULDERS			60	

LANDSCAPE CALCULATIONS:

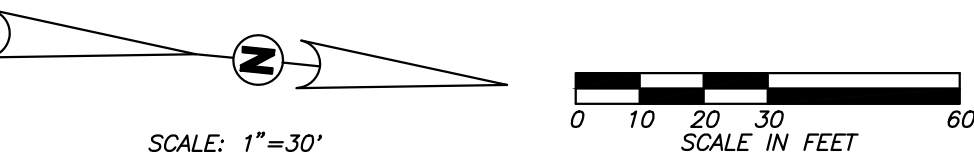
SITE AREA:
175,222 SF AC: 4.02
PROPOSED LANDSCAPE AREA:
81,952 SF (47%)
PARKING STALLS:
20 (4 ACCESSIBLE)
REQUIRED PARKING LOT TREES:
14 TREES (1 TREE PER 5 STALLS)
PROPOSED PARKING LOT TREES:
31 TREES
BUILDING PERIMETER LANDSCAPE:
10,041 SF
SITE PERIMETER LANDSCAPE:
53,738 SF
INTERIOR COURTYARD LANDSCAPE:
3,644 SF
PARKING LANDSCAPE:
11,180 SF
BIORETENTION AREA LANDSCAPE:
3,351 SF

NOTE:

1. WITHIN THE VISION TRIANGLE, NO TREE CANOPY SHALL BE BELOW 8' IN HEIGHT, AND NO SHRUB SHALL BE GREATER THAN 3' IN HEIGHT.

TREE PROTECTION MEASURES:

- IN ORDER TO AVOID AND MINIMIZE DAMAGE TO EXISTING TREES WHICH ARE DESIGNATED FOR PRESERVATION AND NOT PROPOSED FOR DIRECT IMPACT BY PROJECT ACTIVITIES, THE FOLLOWING MEASURES ARE RECOMMENDED DURING CONSTRUCTION:
1. A TREE REMOVAL PERMIT FROM THE CITY OF SANTA ROSA IS REQUIRED TO REMOVAL, ALTERATION, OR RELOCATION OF A "HERITAGE TREE" OR ANY TREE WITH A 4-INCH DIAMETER AT BREAST HEIGHT (DBH) OR GREATER IN ALL ZONING DISTRICTS WHERE DEVELOPMENT IS BEING PROPOSED ON CURRENTLY UNDEVELOPED PROPERTY;
 2. ALL CONSTRUCTION ACTIVITY (GRADING, FILLING, PAVING, LANDSCAPING ETC.) SHALL RESPECT THE ROOT PROTECTION ZONE (RPZ) AROUND ALL TREES WITHIN THE VICINITY OF THE PROJECT AREA THAT ARE SELECTED FOR PRESERVATION. THE RPZ SHOULD BE A DISTANCE OF 1.0 TIMES THE DROPLINE RADIUS MEASURED FROM THE TRUNK OF THE TREE. EXCEPTIONS TO THIS STANDARD COULD BE CONSIDERED ON A CASE-BY-CASE BASIS, PROVIDED THAT A TREE PERMIT IS OBTAINED, AND IT IS DEMONSTRATED THAT AN ENCRoACHMENT INTO THE RPZ WOULD NOT CRITICALLY DAMAGE THE ROOT SYSTEM OR THE HEALTH OF THE TREE, AND IS AUTHORIZED BY AN ISA CERTIFIED ARBORIST OR COMPARABLE SPECIALIST.
 3. TEMPORARY PROTECTIVE FENCING SHALL BE INSTALLED 10 FEET BEYOND THE CANOPY OF EXISTING TREES DESIGNATED FOR PRESERVATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY CONDUCTED WITHIN 25' OF THE TREE CANOPY, OF A TREE DESIGNATED FOR PRESERVATION. THE FENCE SHALL BE CLEARLY MARKED TO PREVENT INADVERTENT ENCRoACHMENT BY HEAVY MACHINERY. SUCH FENCE SHALL REMAIN CONTINUOUSLY IN PLACE FOR THE DURATION OF ALL WORK UNDERTAKEN IN CONNECTION WITH THE DEVELOPMENT.
 4. IF ANY TREES REQUIRE TRIMMING AND/OR ROOT PRUNING TO ACCOMMODATE CONSTRUCTION, THEY SHALL BE PRUNED TO AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 STANDARDS FOR TREE CARE PRACTICES.
 5. AN ISA CERTIFIED ARBORIST OR TREE SPECIALIST SHALL BE RETAINED TO PERFORM ANY NECESSARY PRUNING OF TREES DURING CONSTRUCTION ACTIVITY.
 6. IF GRADING TAKES PLACE WITHIN THE RPZ OF A PRESERVED TREE, ROOTS SHOULD BE EXPOSED USING THE LEAST INJURIOUS METHOD POSSIBLE, AND SELECTIVE ROOT PRUNING IS THE PREFERRED METHOD OF REMOVAL.
 7. ROOTS EXPOSED, AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE COVERED WITH WET BURLAP TO AVOID DESICCATION, AND SHOULD BE BURIED AS SOON AS PRACTICABLE.
 8. CONSTRUCTION MATERIALS OR HEAVY EQUIPMENT SHALL NOT BE STORED WITHIN THE ROOT PROTECTION ZONE OF PRESERVED TREES.
 9. ONLY AN ISA CERTIFIED ARBORIST OR TREE SPECIALIST SHALL MAKE SPECIFIC RECOMMENDATIONS AS TO WHERE ANY EXISTING TREES CAN SAFELY TOLERATE SOME LEVEL OF FILL WITHIN THE DRIP LINE.
 10. TRENCHES WHICH ARE REQUIRED WITHIN THE ROOT PROTECTION ZONE OF EXISTING NATIVE TREES SHALL BE BORED (TUNNELED) UNDER THE ROOT(S) USING AN AUGER OR DRILL, RATHER THAN TRENCHED, TO AVOID ROOT DISTURBANCE.
 11. CONSTRUCTION MATERIALS SHALL BE PROPERLY STORED AWAY FROM EXISTING TREES TO AVOID SPILLAGE OR DAMAGE TO TREES.



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Project Manager

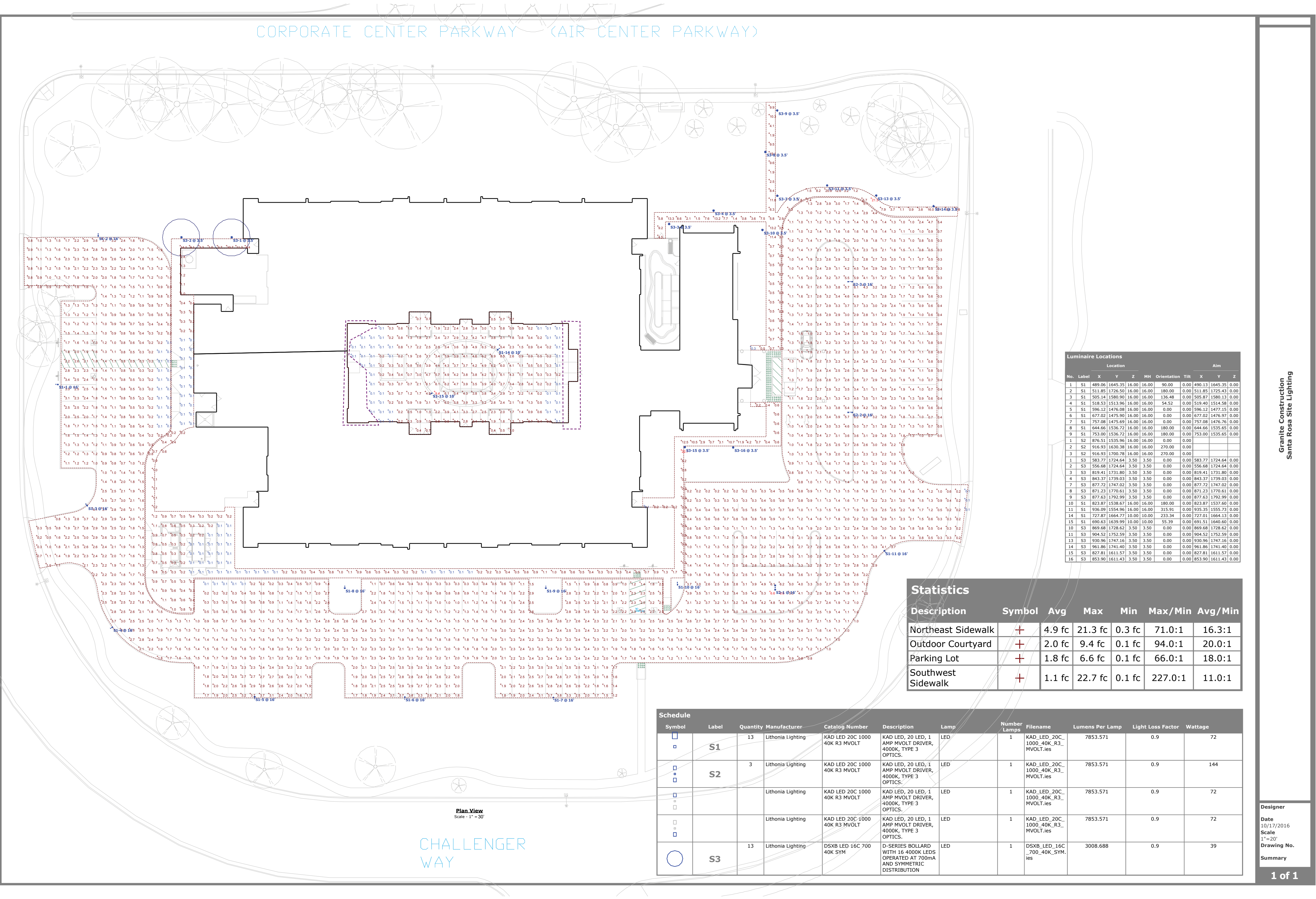
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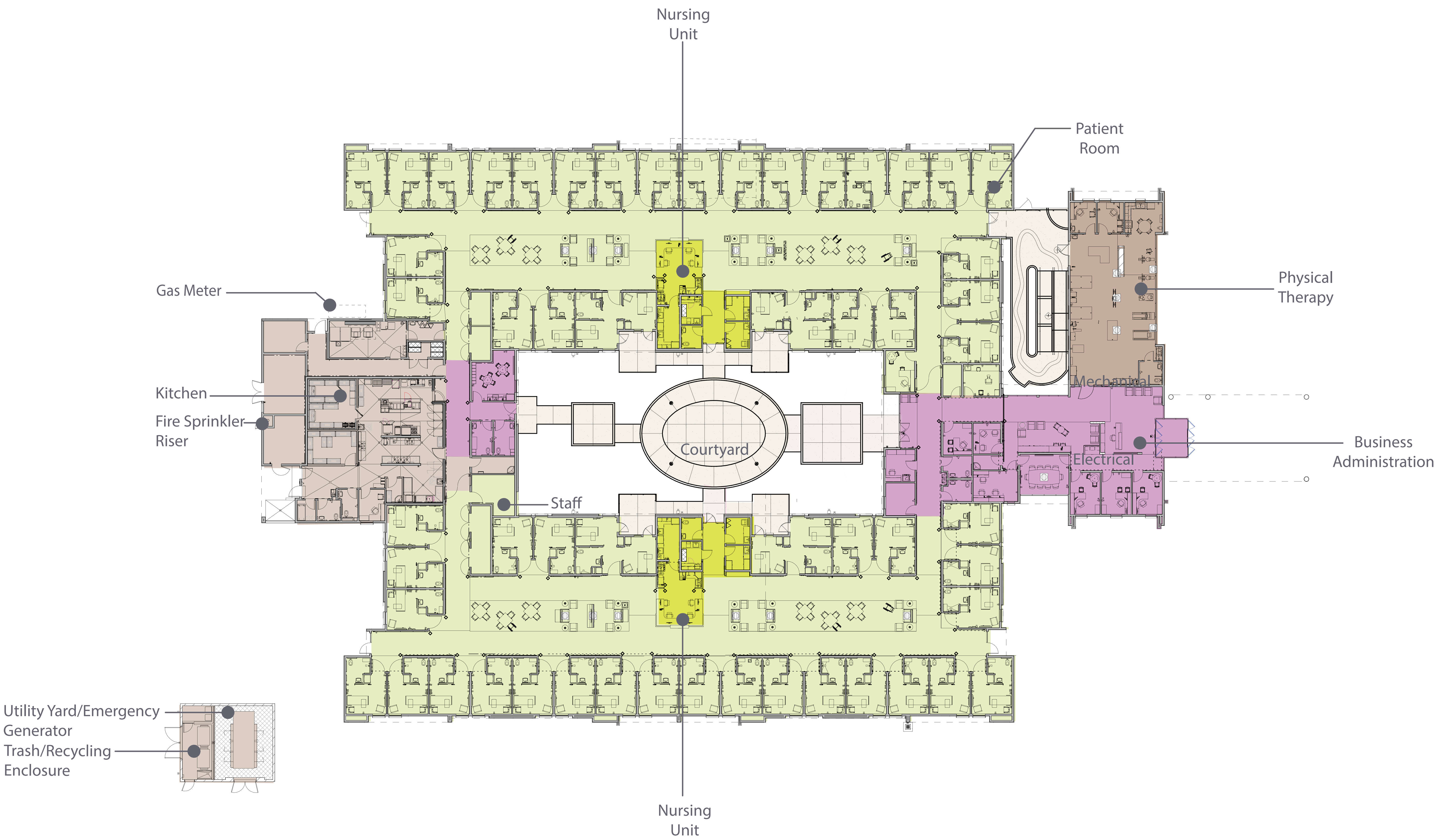
Occupancy: I-2
Assessor's Parcel #: 035-112-023-000, 035-112-024-000,
035-025-000, 035-112-026-000
Address: 2280 Chanllenger Way, Santa Rosa, CA
95407
Zoning: BP: Business Park
Land Use Type: Skilled Nursing - Short Term
Number of Stories: 1 Story (21'H Parapet & 27'H Ridge)

January 20, 2016
Rev: April 27, 2016
June 23, 2016
September 30, 2016
October 17, 2016
January 6, 2017

Photometric Site Plan



Floor Plan



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Skilled Nursing Facility

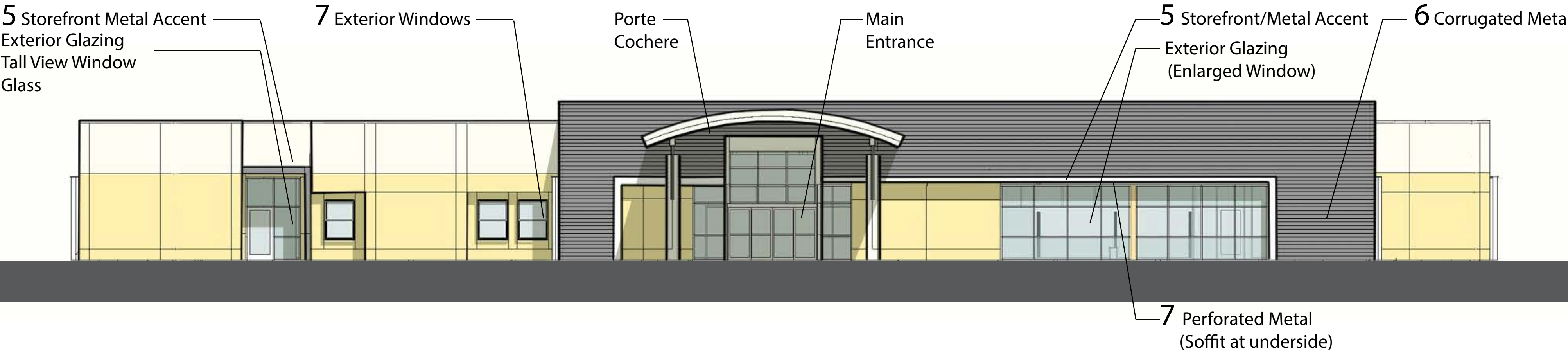
Occupancy: I-2
Assessor's Parcel #: 035-112-023-000, 035-112-024-000,
035-025-000, 035-112-026-000
Address: 2280 Chanllenger Way, Santa Rosa, CA
95407
Zoning: BP: Business Park
Land Use Type: Skilled Nursing - Short Term
Number of Stories: 1 Story (21'H Parapet & 27'H Ridge)

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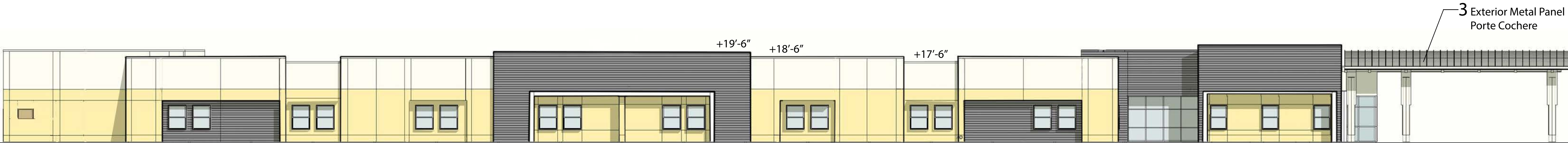
SCALE: 1" = 10'

Exterior Elevations

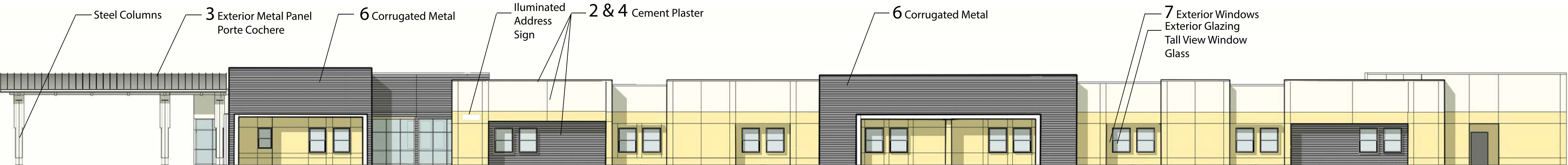
Note: Number in front of Material Callouts
are referencing Exterior Materials Color Board



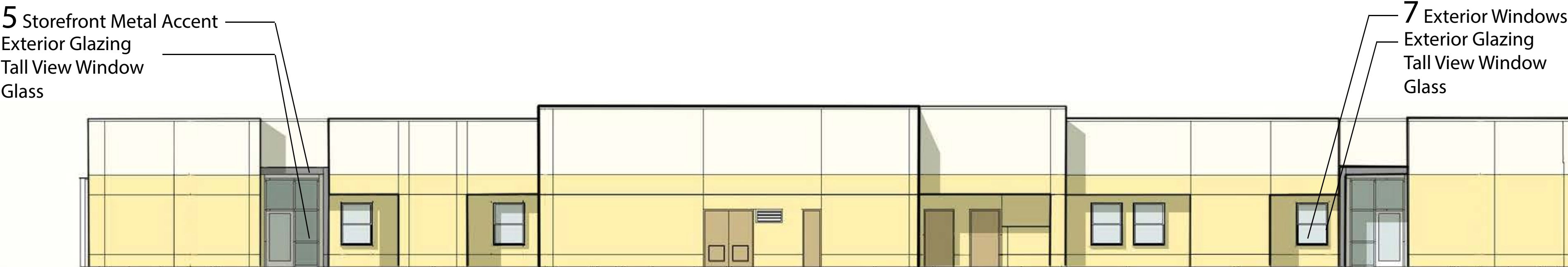
North



East



West



South

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Santa Rosa . Challenger Way

Occupancy: I-2
Assessor's Parcel #: 035-112-023-000, 035-112-024-000,
035-025-000, 035-112-026-000
Address: 2280 Challenger Way, Santa Rosa, CA
95407
Zoning: BP: Business Park
Land Use Type: Skilled Nursing - Short Term
Number of Stories: 1 Story (21'H Parapet & 27'H Ridge)

Skilled Nursing Facility

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California Contemporary
Perspectives

Main Entrance Perspective



Physical Therapy and Patient Wing Perspective

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Occupancy: I-2
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Land Use Type: Skilled Nursing - Short Term
Number of Stories: 1 Story (21'H Parapet & 27'H Ridge)

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Site Photos



Photo Key