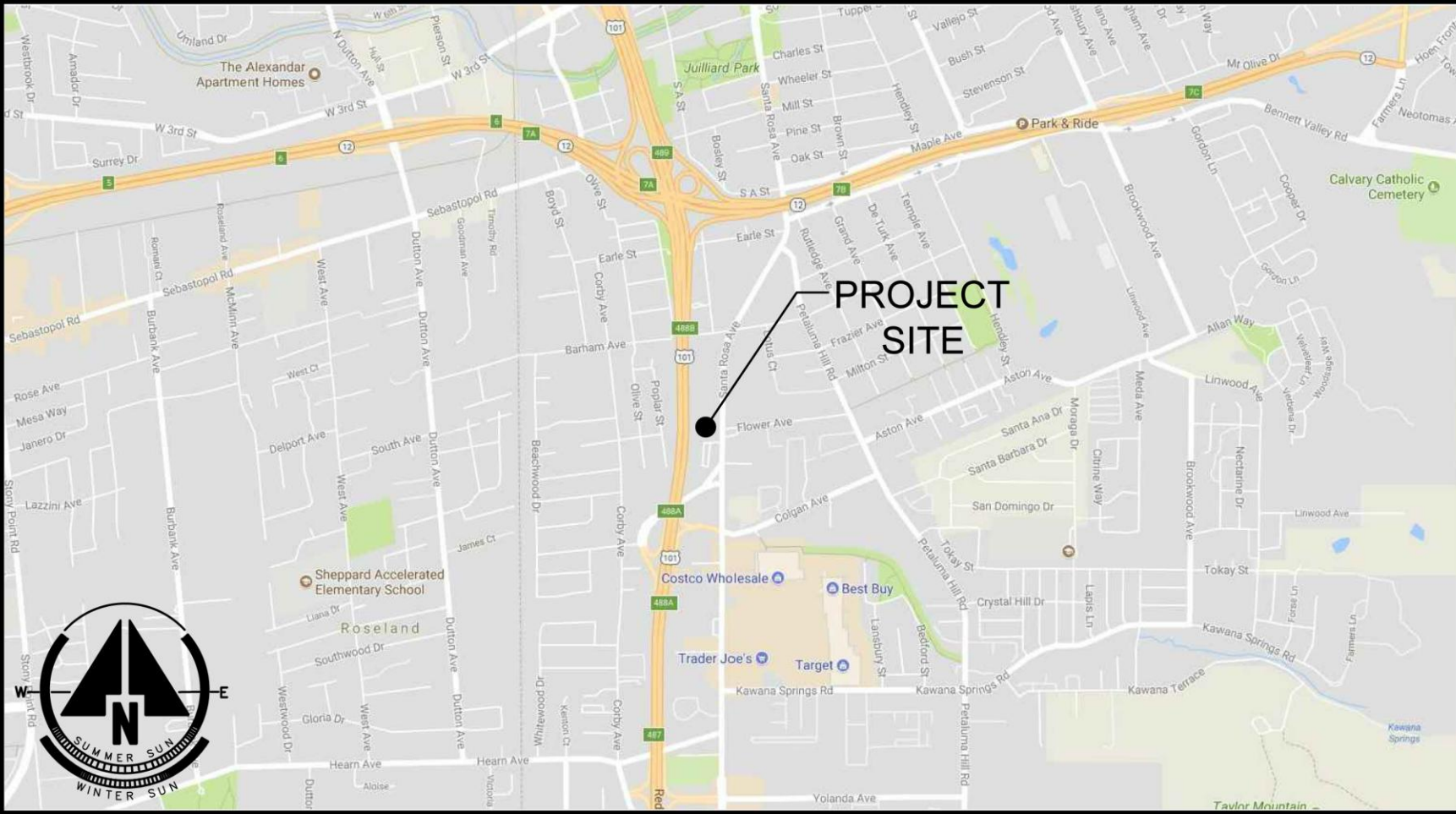


# RETAIL DEVELOPMENT

1385 SANTA ROSA AVE.  
SANTA ROSA, CA 95404



## VICINITY MAP



## OWNER

BLACKPOINT PROPERTIES, LLC  
20 GALLI DRIVE, SUITE D  
NOVATO, CA 94949  
TEL: (415) 497-1431

## ARCHITECT

TWA ARCHITECTS  
920 FIRST STREET, SUITE 202  
BENICIA, CA 94510  
TEL: (707) 747-1231

## DRAWING INDEX

- |        |  |
|--------|--|
| DR - 1 | COVER SHEET                                |
| DR - 2 | NEIGHBORHOOD CONTEXT MAP                   |
| DR - 3 | SITE ANALYSIS MAP                          |
| DR - 4 | SITE PLAN                                  |
| DR - 5 | FLOOR PLAN & ELEVATIONS                    |
| DR - 6 | BUILDING & WALL SECTIONS                   |
| DR - 7 | PRELIMINARY LANDSCAPE PLAN (L-1)           |
| DR - 8 | PRELIMINARY GRADING & DRAINAGE PLAN (C1.0) |
| CB - 1 | COLOR BOARD                                |

## SUBMITTED TO

CITY OF SANTA ROSA  
PLANNING & ECONOMIC DEVELOPMENT  
100 SANTA ROSA AVENUE, ROOM 3  
SANTA ROSA, CA 95404  
TEL: (707) 543-3200

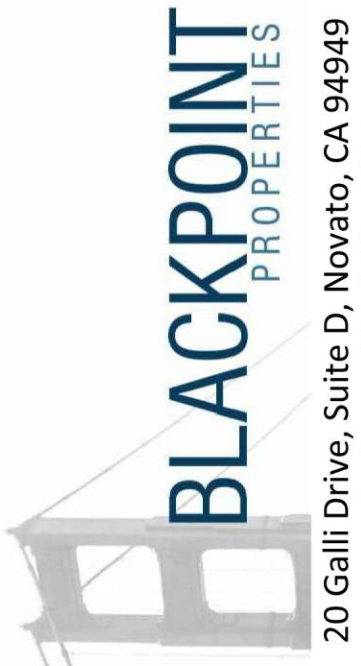
## SUBMITTED FOR

CONCEPT DESIGN REVIEW  
NOVEMBER 2017



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Benicia, CA 94510  
Tel: (707) 747-1231  
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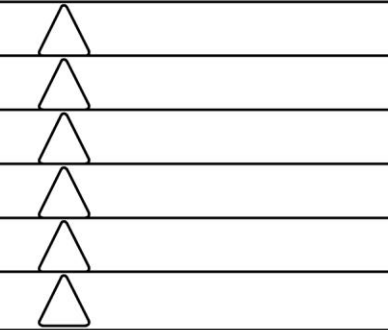
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Telephone: (415) 497-1431

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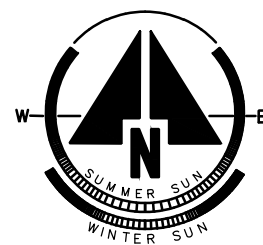
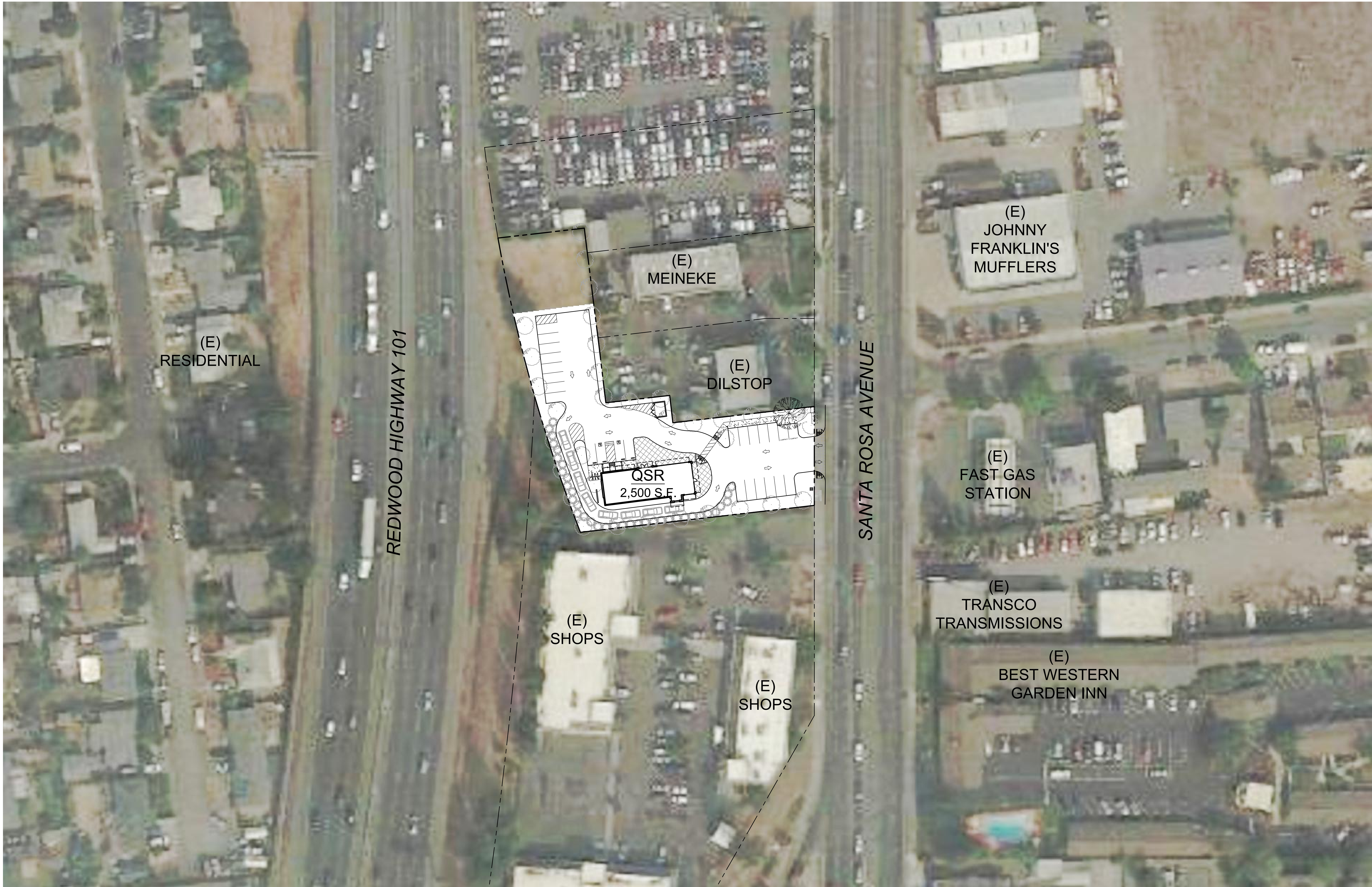
COVER SHEET

**DR - 1**

JOB NO.: BP012



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NEIGHBORHOOD CONTEXT MAP  
SCALE: 1" = 40'-0"



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NEIGHBORHOOD  
CONTEXT MAP

DR - 2

JOB NO.: BP012

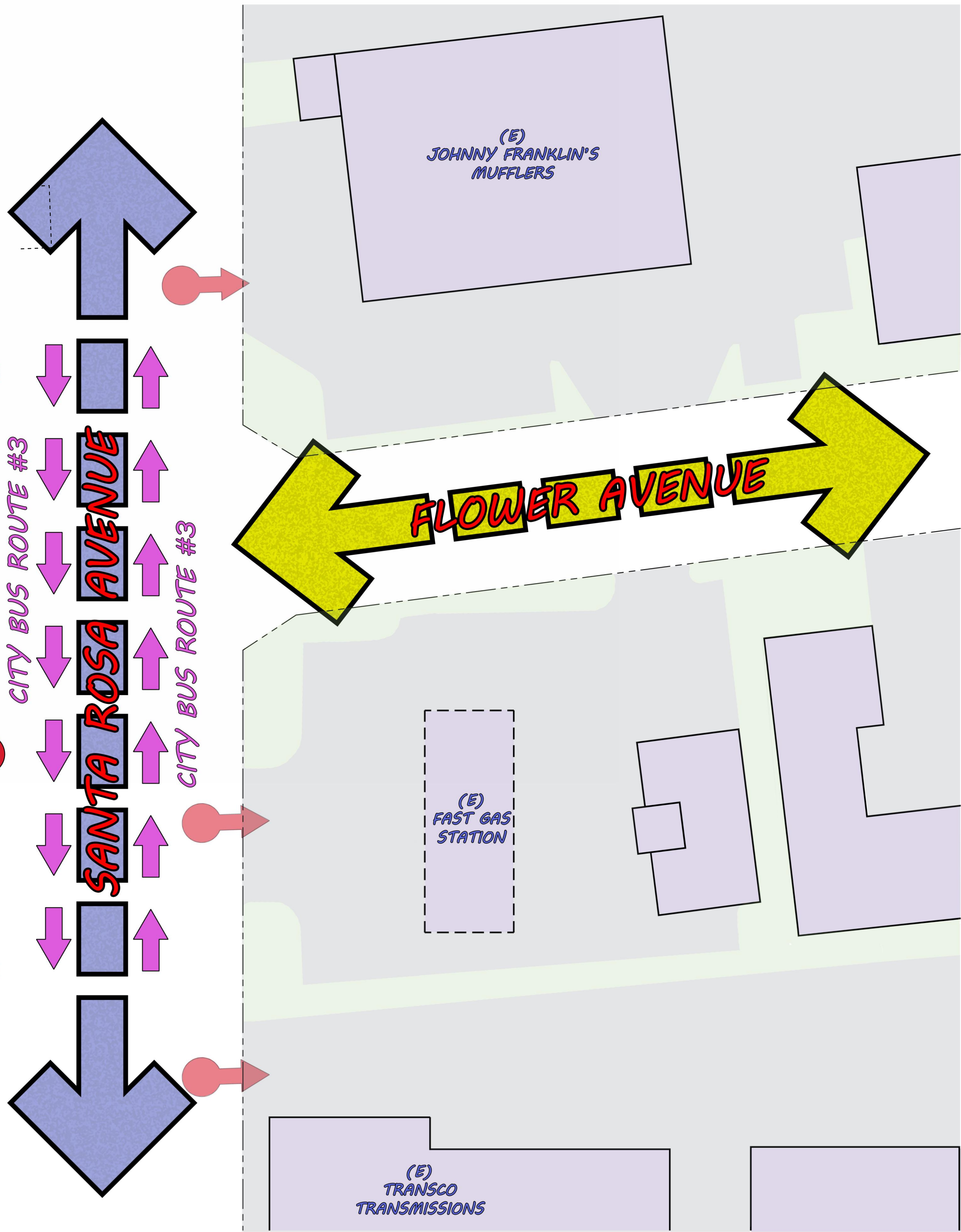
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SITE PLAN  
SCALE: 1" = 20'-0"



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PROPERTIES  
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Telephone: (415) 497-1431

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SITE ANALYSIS  
MAP

DR - 3

JOB NO.: BP012

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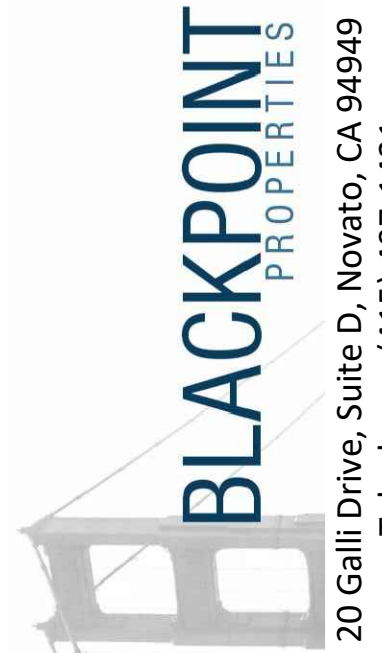


SITE DATA	
APN:	037-171-021, 018 & 019
SITE AREA:	± 30,928 S.F. (± 0.71 AC.)
ZONING:	CG (GENERAL COMMERCIAL)
<u>BUILDING AREA:</u>	
QSR	2,500 S.F.
COVERAGE	5.7 %
<u>PARKING REQUIRED:</u>	
QSR @ 1 SPACE / 100 S.F. (2,500 S.F.)	25 SPACES
<u>PARKING PROVIDED:</u>	
ACCESSIBLE	2 SPACES
COMPACT (9'X16')	2 SPACES
STANDARD (9'X19')	21 SPACES
TOTAL	25 SPACES



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SITE PLAN

DR - 4

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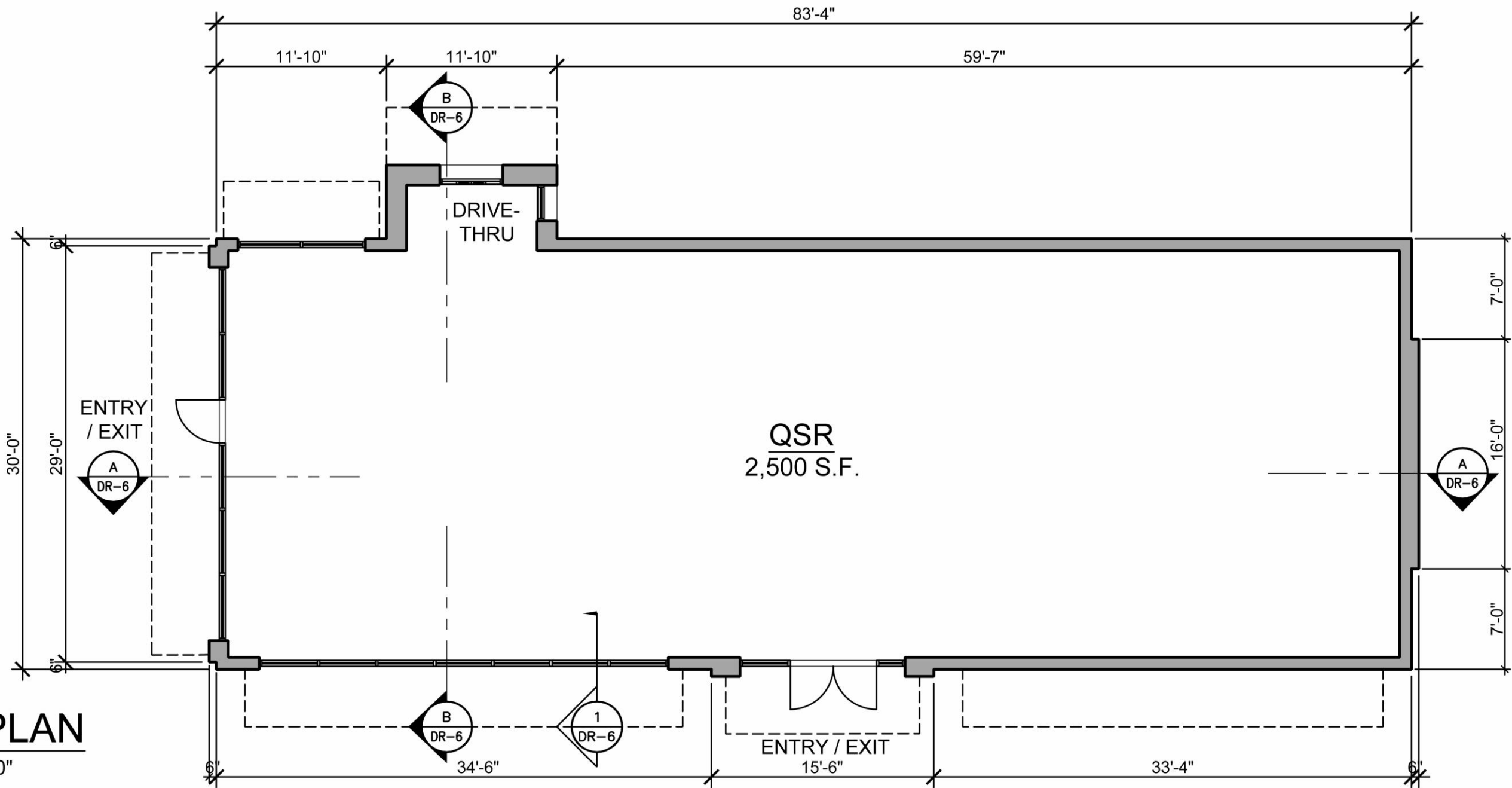
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**FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"



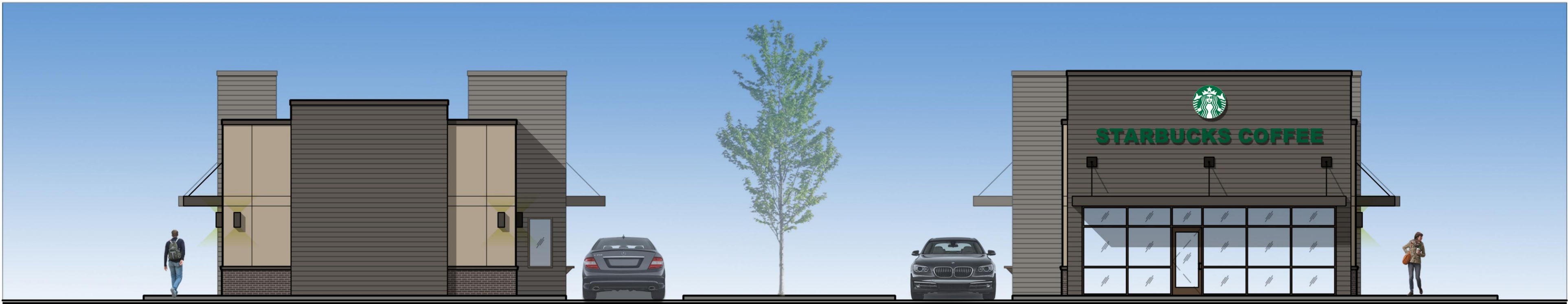
- 23'-0" HIGH PARAPET
- 20'-0" ACCENT WALL
- 18'-0" LOW PARAPET
- 9'-2" STOREFRONT
- 7'-0"
- 3'-0"
- 0'-0" FINISH FLOOR



**NORTH ELEVATION (FRONT ENTRY)**

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

- 23'-0" HIGH PARAPET
- 20'-0" ACCENT WALL
- 18'-0" LOW PARAPET
- 9'-2" STOREFRONT
- 7'-0"
- 3'-0"
- 0'-0" FINISH FLOOR



**WEST ELEVATION (REDWOOD HWY. 101)**

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

**EAST ELEVATION (PATIO AT SANTA ROSA AVE.)**

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

- 23'-0" HIGH PARAPET
- 20'-0" ACCENT WALL
- 18'-0" LOW PARAPET
- 9'-2" STOREFRONT
- 7'-0"
- 3'-0"
- 0'-0" FINISH FLOOR



**SOUTH ELEVATION (DRIVE-THRU)**

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

**EXTERIOR FINISHES & COLORS**

SYMBOL	MATERIAL	MANUFACTURER/COLOR
P-1	PAINT (BODY)	SHERWIN WILLIAMS SW7038 "TONY TAUPE"
P-2	PAINT (SIDING, CANOPY, COPING)	SHERWIN WILLIAMS SW7020 "BLACK FOX"
BR-1	THIN BRICK VENEER	MUTUAL MATERIALS ARCH'L. SERIES, "EBONY MISSION"
ALU-1	ALUMINUM STOREFRONT SYSTEM	KAWNEER PERMANODIC "DARK BRONZE ANODIZED"

**WALL SIGN**

LOCATION	TYPE	AREA
NORTH ELEVATION WALL SIGN	INDIVIDUAL LETTERS	1'-6" X 24'-0" = 36 S.F.
	ROUND LOGO	3'-4" Ø = 8.7 S.F.
EAST ELEVATION WALL SIGN	INDIVIDUAL LETTERS	1'-6" X 24'-0" = 36 S.F.
	ROUND LOGO	3'-4" Ø = 8.7 S.F.
SOUTH ELEVATION WALL SIGN	ROUND LOGO	3'-4" Ø = 8.7 S.F.
	DRIVE-THRU	11" X 2'-1" = 1.9 S.F.

TOTAL SIGNAGE PROVIDED 100 S.F.

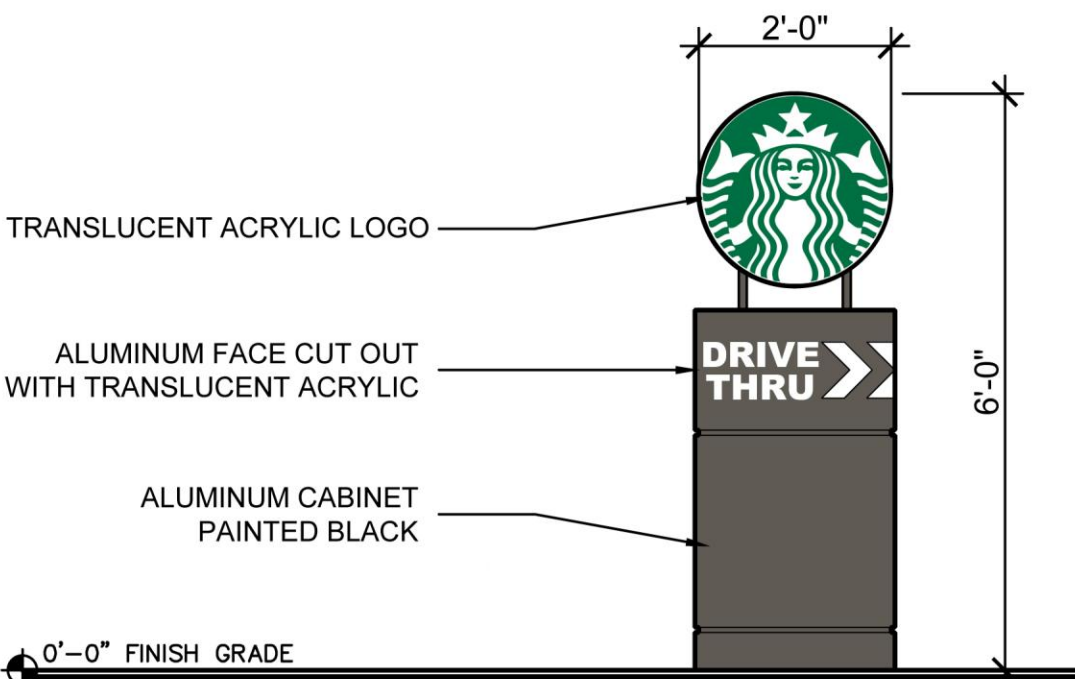
TOTAL SIGNAGE ALLOWED 100 S.F.

20-38.060 ZONING DISTRICT SIGN STANDARDS  
 TABLE 3-10 SIGN STANDARDS FOR COMMERCIAL USES:

**WALL SIGNS:**

- MAXIMUM SIGN HEIGHT AND LOCATION: BELOW EDGE OF ROOF OR TOP OF PARAPET. AT LEAST ONE FOOT BELOW THE TOP OF A PARAPET, AND/OR THE LOWEST POINT OF ANY CORNICE OR ROOF OVERHANG, EXCEPT THAT A SIGN THAT IS DESIGNED INTO A BUILDING ARCHITECTURE, SUCH AS A DORMER INTO A ROOF, MAY BE PERMITTED.
- MAXIMUM NUMBER OF SIGNS ALLOWED PER BUSINESS / TENANT: THREE OF ANY COMBINATION OF ALLOWED SIGN TYPES.
- MAXIMUM SIGN AREA ALLOWED PER BUSINESS / TENANT: ONE (1) SQUARE FEET FOR EACH LINEAR FEET OF PRIMARY BUILDING OR STORE FRONTAGE. FOR BUILDINGS WITH MULTIPLE FRONTAGES, ONE (1) SQUARE FEET FOR EACH LINEAR FEET OF PRIMARY FRONTAGE PLUS 0.5 SQUARE FEET FOR EACH LINEAR FOOT OF SECONDARY FRONTAGE. AT LEAST TEN (10) SQUARE FOOT AND NO MORE THAN ONE HUNDRED (100) SQUARE FOOT ARE ALLOWED FOR EACH BUSINESS.

**MONUMENT SIGN**



ONE MONUMENT SIGN AT THE ENTRANCE PROVIDED, DOUBLE FACED INTERNALLY ILLUMINATED MOUNTED LOGO DISK CABINET AT 3.14 S.F. PER SIDE, 6.28 S.F. BOTH SIDES TOTAL.

20-38.060 ZONING DISTRICT SIGN STANDARDS  
 TABLE 3-10 SIGN STANDARDS FOR COMMERCIAL USES:

**FREESTANDING SIGNS:**

- MAXIMUM SIGN HEIGHT AND LOCATION: 7.5 FEET IN HEIGHT; MINIMUM OF 5 FEET BEHIND SIDEWALK OR PROPERTY LINE, WHICHEVER IS GREATER. ADDITIONAL HEIGHT UP TO 9 FEET MAY BE ADDED THROUGH THE MINOR DESIGN REVIEW PROCESS.
- MAXIMUM NUMBER OF SIGNS ALLOWED PER BUSINESS / TENANT: ONLY ONE FREESTANDING SIGN PER STREET ENTRANCE IS ALLOWED. SITES WITH MULTIPLE TENANTS MUST ACCOMMODATE ALL TENANTS ON ONE FREESTANDING SIGN.
- MAXIMUM SIGN AREA ALLOWED PER BUSINESS / TENANT: ONE (1) SQUARE FEET FOR EACH LINEAR FEET OF PRIMARY BUILDING OR STORE FRONTAGE. FOR BUILDINGS WITH MULTIPLE FRONTAGES, ONE (1) SQUARE FEET FOR EACH LINEAR FEET OF PRIMARY FRONTAGE PLUS 0.5 SQUARE FEET FOR EACH LINEAR FOOT OF SECONDARY FRONTAGE. THE TOTAL AREA OF ALL SIGNS ON A SINGLE FRONTAGE SHALL NOT EXCEED THE TOTAL LINEAR FEET IN THAT FRONTAGE.



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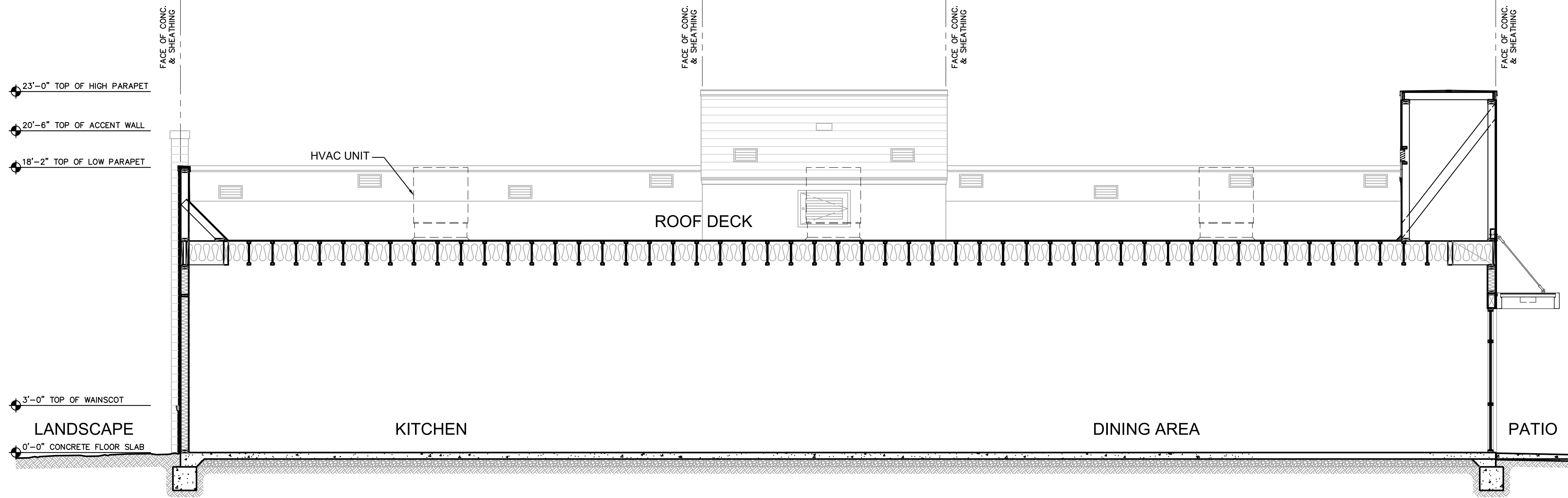
FLOOR PLAN  
 & EXTERIOR  
 ELEVATIONS

**DR - 5**

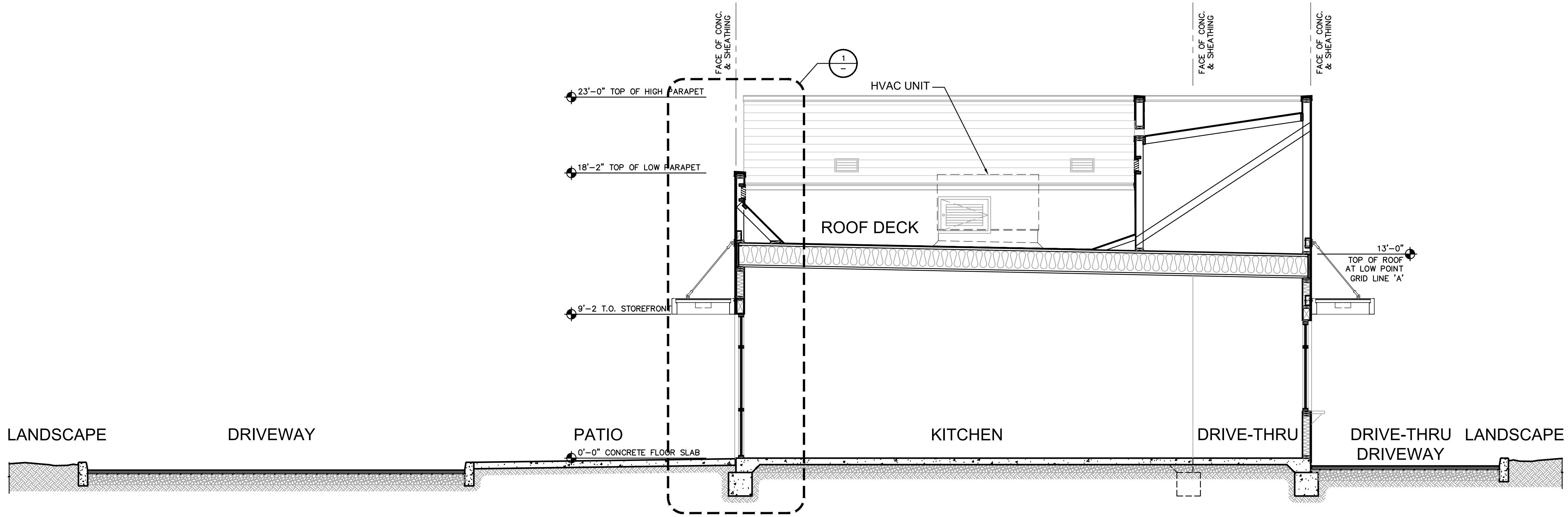
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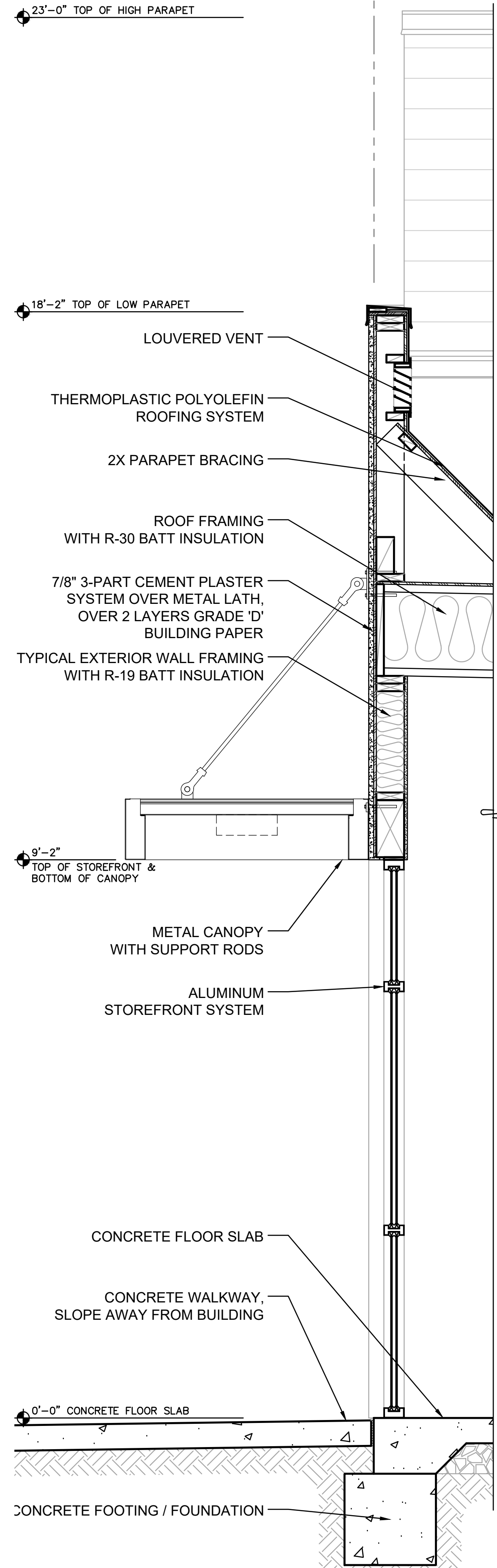
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**A** BUILDING SECTION A  
 SCALE: 1/4" = 1'-0"



**B** BUILDING SECTION B  
 SCALE: 1/4" = 1'-0"



**1** WALL SECTION  
 SCALE: 3/4" = 1'-0"

**TWA**  
 ARCHITECT

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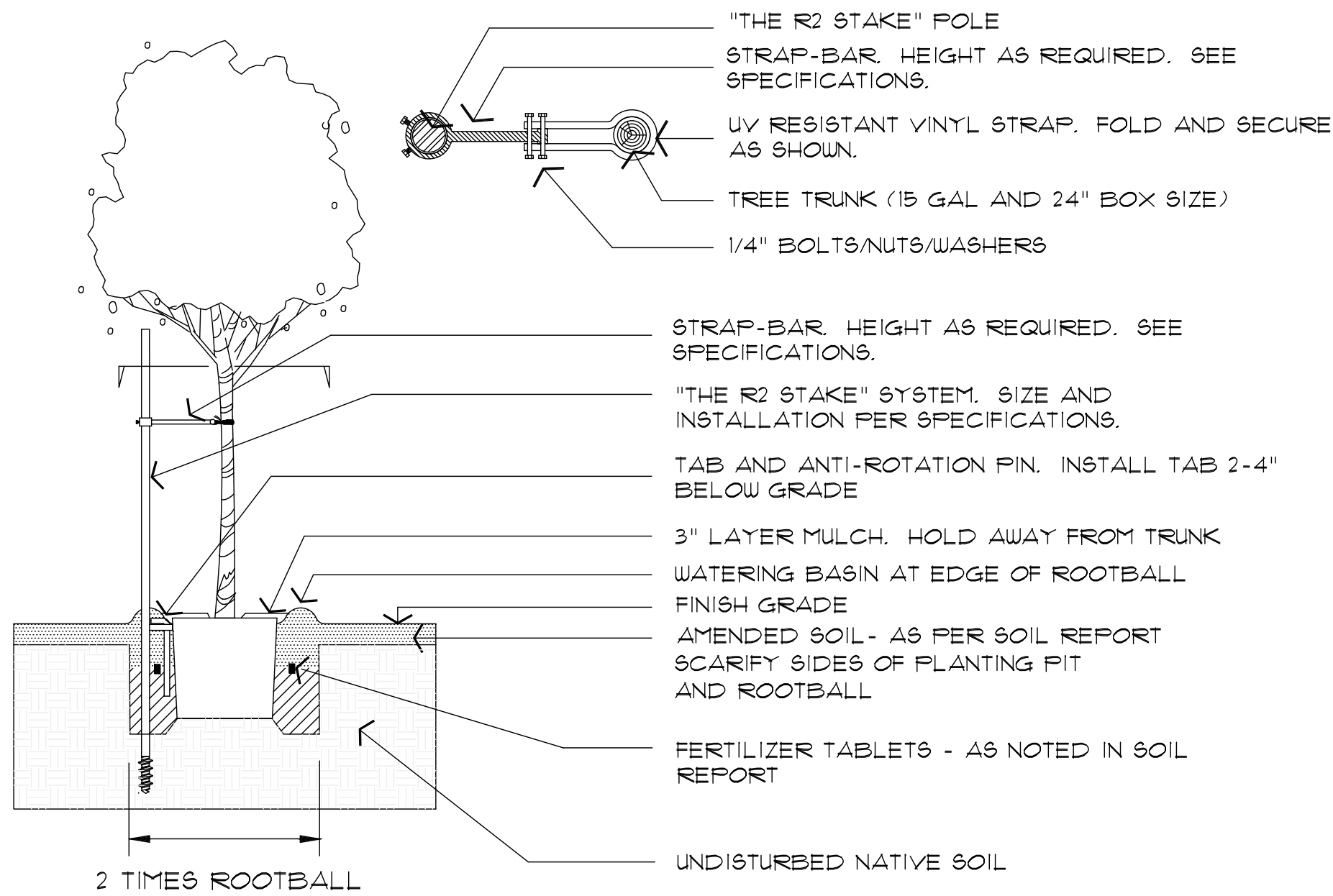
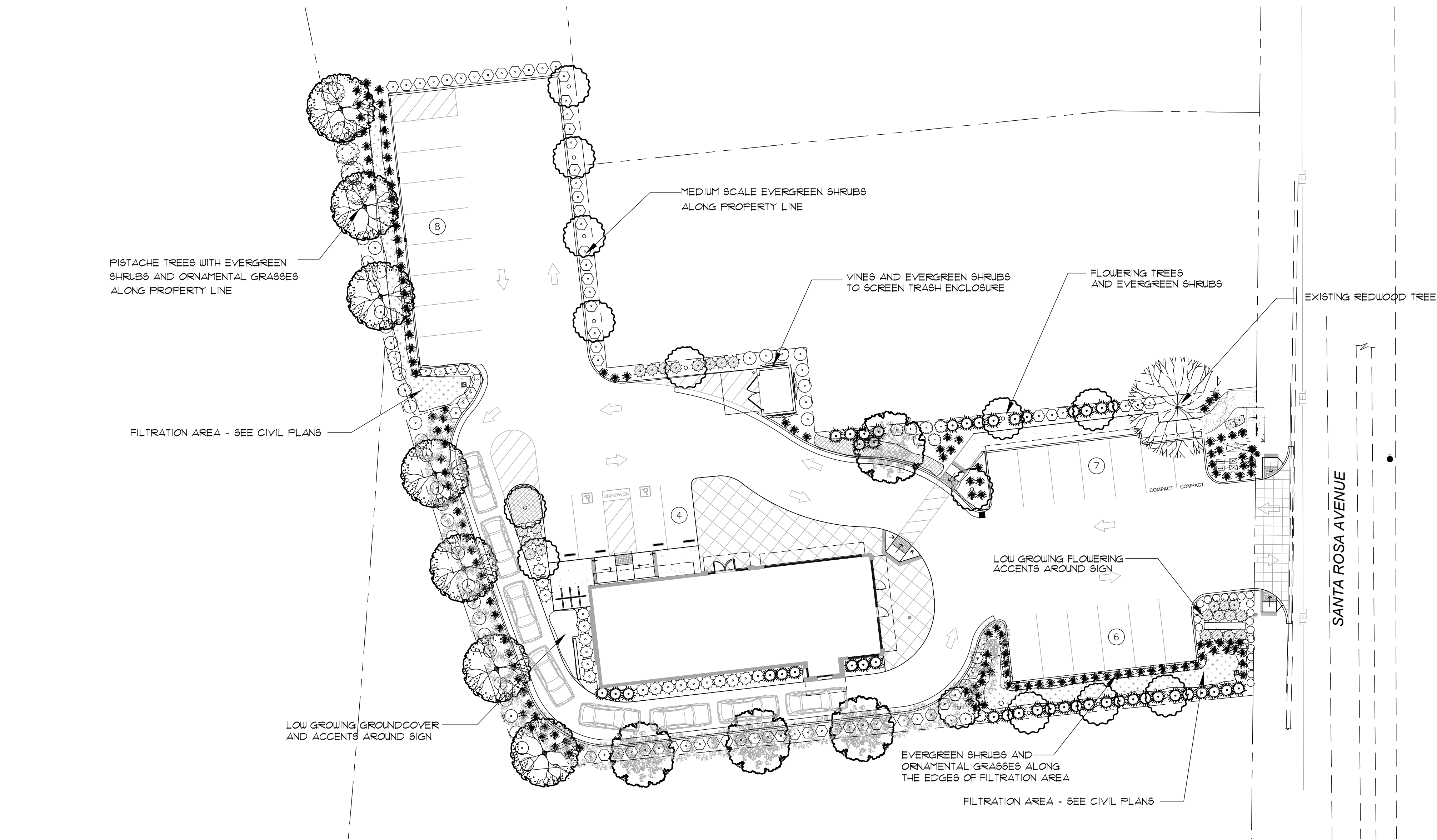
BUILDING &  
 WALL SECTIONS

**DR - 6**

JOB NO.: BP012

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NOTES:  
TREE STAKE TO BE LOCATED ON PREVAILING WIND SIDE WHEN TREE IS IN LEAF.  
INSTALL TREE'S ROOTBALL 2" ABOVE FINISH GRADE (ROOT FLARE SHALL BE EXPOSED AT GRADE)

TREE PLANTING AND STAKING DETAIL  
CONTACT J. R. PARTNERS @ (888) 333-3030 FOR TREE STAKES

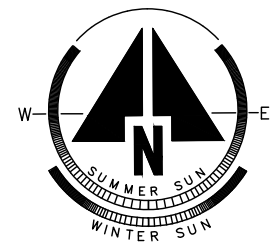
GENERAL LANDSCAPE NOTES

ALL LANDSCAPE AREA SHALL BE WATERED WITH A BURIED, AUTOMATICALLY CONTROLLED IRRIGATION SYSTEM. LOW VOLUME, MPR NOZZLES AND DRIP WILL BE USED WHERE APPROPRIATE FOR WATER CONSERVATION.

ALL LANDSCAPE AREAS SHALL BE COVERED WITH A 3" LAYER OF BARK MULCH TOP DRESSING.

ALL MITIGATION TREES SHALL BE INSTALLED AT A MINIMUM OF 15 GAL. SIZE. ALL SHRUBS SHALL BE INSTALLED AT A 5 GAL. SIZE, EXCEPT ACCENT AND GROUNDCOVER SHRUBS.

CONCEPTUAL PLANT LIST			
SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS WATER USE
TREES			
	CERCIS 'OKLAHOMA'	REDBUD	3 / LOW
	LAGERSTROEMIA HYB.	STANDARD CRAPE MYRTLE	3 / LOW
	PISTACIA CHINENSIS	CHINESE PISTACHE	3 / LOW
	QUERCUS AGRIFOLIA	LIVE OAK	3 / LOW
SHRUBS			
	BERBERIS T. 'ATROPURPUREA'	JAPANESE BARBERRY	3 / LOW
	CALLISTEMON V. 'LITTLE JOHN'	DWARF BOTTLE BRUSH	3 / LOW
	CEANOTHUS T. 'SKYLARK'	WILD LILAC	3 / LOW
	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	3 / LOW
	EUONYMUS J. VARIEGATA	VARIEGATED EUONYMUS	3 / LOW
	GALVEZIA SPECIOSA	ISLAND SNAPDRAGON	3 / LOW
	LAVANDULA SP.	LAVENDER	3 / LOW
	LOMANDRA LONGIFOLIA	MAT RUSH	3 / LOW
	LOROPETALUM C. 'SUZANNE'	LOW GROWING FRINGE FLOWER	3 / LOW
	MACFADYENA UNGUIS-CATI	CATS CLAW	3 / LOW
	NANDINA D. 'LEMON LIME'	LEMON LIME NANDINA	3 / LOW
	NERIUM - PETITE SERIES	DWARF OLEANDER	3 / LOW
	PENNISETUM SP.	FOUNTAIN GRASS	3 / LOW
	PRUNUS C. 'BRIGHT AND TIGHT'	CAROLINA CHERRY	3 / LOW
	ROSA HYB. 'CARPET ROSE'	LANDSCAPE ROSE	3 / LOW
	SALVIA SP.	FLOWERING SAGE	3 / LOW
	TEUCRIUM CHAMAEDRYS	WALL GERMANDER	3 / LOW
	XYLOSMA C. 'COMPACTUM'	SHINY XYLOSMA	3 / LOW
GROUNDCOVER			
	CALAMAGROSTIS FOLIOSA	MENDOCINO REED GRASS	3 / LOW
	FESTUCA 'SISKIYOU BLUE'	WILD RYE GRASS	3 / LOW
	ZAUSCHNERIA CALIFORNICA	CALIFORNIA FUCHSIA	3 / LOW
FILTRATION AREA PLANTING			
	ACHILLEA MILLEFOLIUM	COMMON YARROW	3 / LOW
	CAREX DIVULSA	BERKELEY SEDGE	3 / LOW
	JUNCUS PATENS	CALIFORNIA GRAY RUSH	3 / LOW



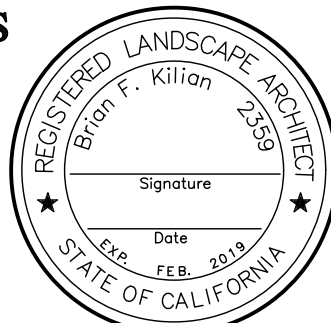
PRELIMINARY LANDSCAPE PLAN  
SCALE: 1" = 20'-0"

LANDSCAPE PLANS COMPLY WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AB1881 AND HAVE APPLIED SUCH CRITERIA FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN. WATER CALCULATIONS SHALL BE PROVIDED WITH THE CONSTRUCTION DOCUMENTS.

BORRECCO/KILIAN & ASSOCIATES, INC.  
LANDSCAPE ARCHITECTS



1241 Pine Street  
Martinez, California 94553  
Phone: 925/372-5306  
FAX: 925/372-5308



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ARCHITECT

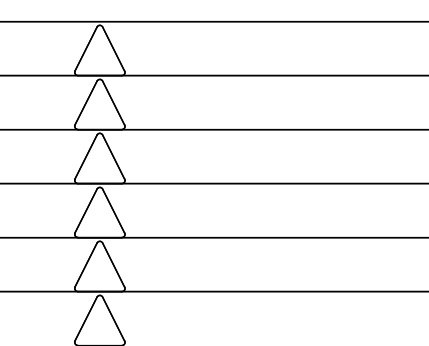
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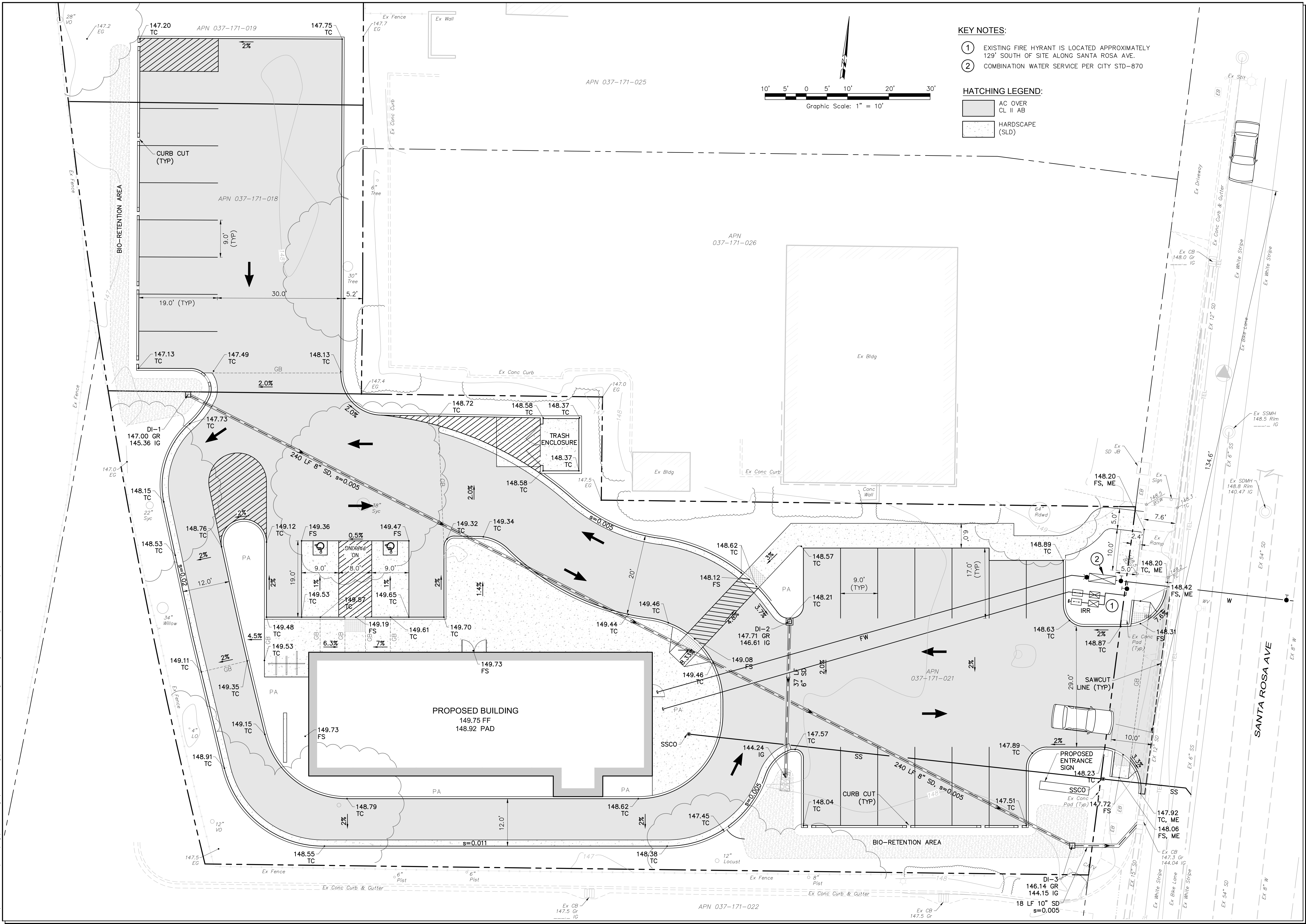
PRELIMINARY  
LANDSCAPE  
PLAN

1 = 1

JOB NO.: BP012



T:\2017 PROJECTS\17215\dwg\Adobe-Design\Prelim Grading & Drainage Plans.dwg, Casey McDonald, 2/15/2018 3:21:08 PM



RETAIL DEVELOPMENT

PRELIMINARY

GRADING & DRAINAGE PLAN

1385 Santa Rosa Avenue

Santa Rosa, California

APN 037-171-18, 19, 21

SCALE: AS NOTED

Date: February 1, 2018

Design by: NAME

Drawn by: AAI

Checked by: PRP

Sheet  
C1.0

1 of 1 Sheets  
Job 17215

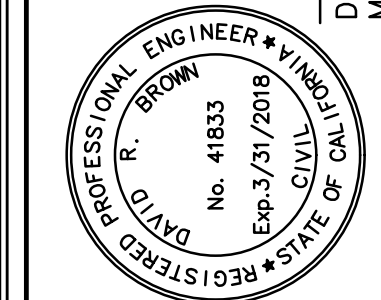
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David R. Brown, ROE 41833

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Revisions

No.	Date	Description	Approved





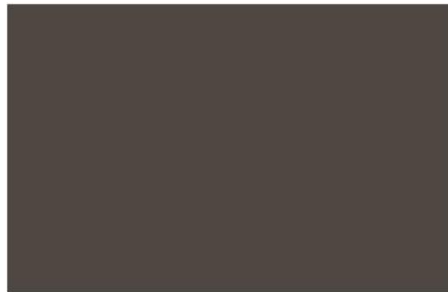
**NORTH ELEVATION (MAIN ENTRY)**

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



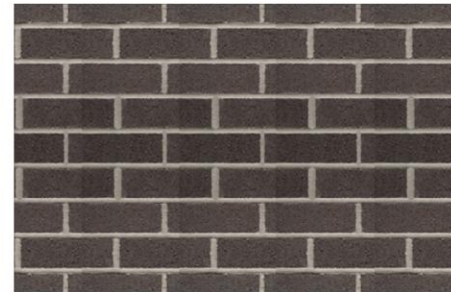
P-1

PAINT  
(BODY)  
SHERWIN WILLIAMS  
SW7038 "TONY TAUPE"



P-2

PAINT  
(CANOPY / SIDING / TRIM / COPING)  
SHERWIN WILLIAMS  
SW7020 "BLACK FOX"



BR-1

THIN BRICK VENEER  
(WAINSCOT)  
MUTUAL MATERIALS  
ARCHITECTURAL SERIES  
"EBONY MISSION"



ALU-1

ALUMINUM STOREFRONT SYSTEM  
KAWNEER PERMANODIC  
"DARK BRONZE ANODIZED"



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[www.blackpoint.com](http://www.blackpoint.com)

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BP012\_C9.01\_11.20.2017

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