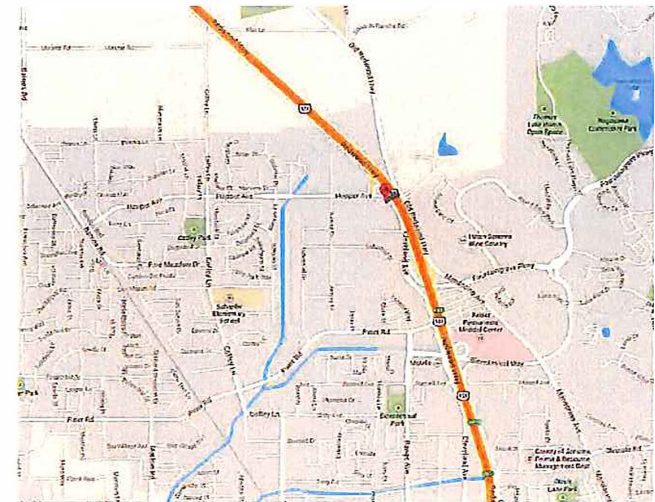
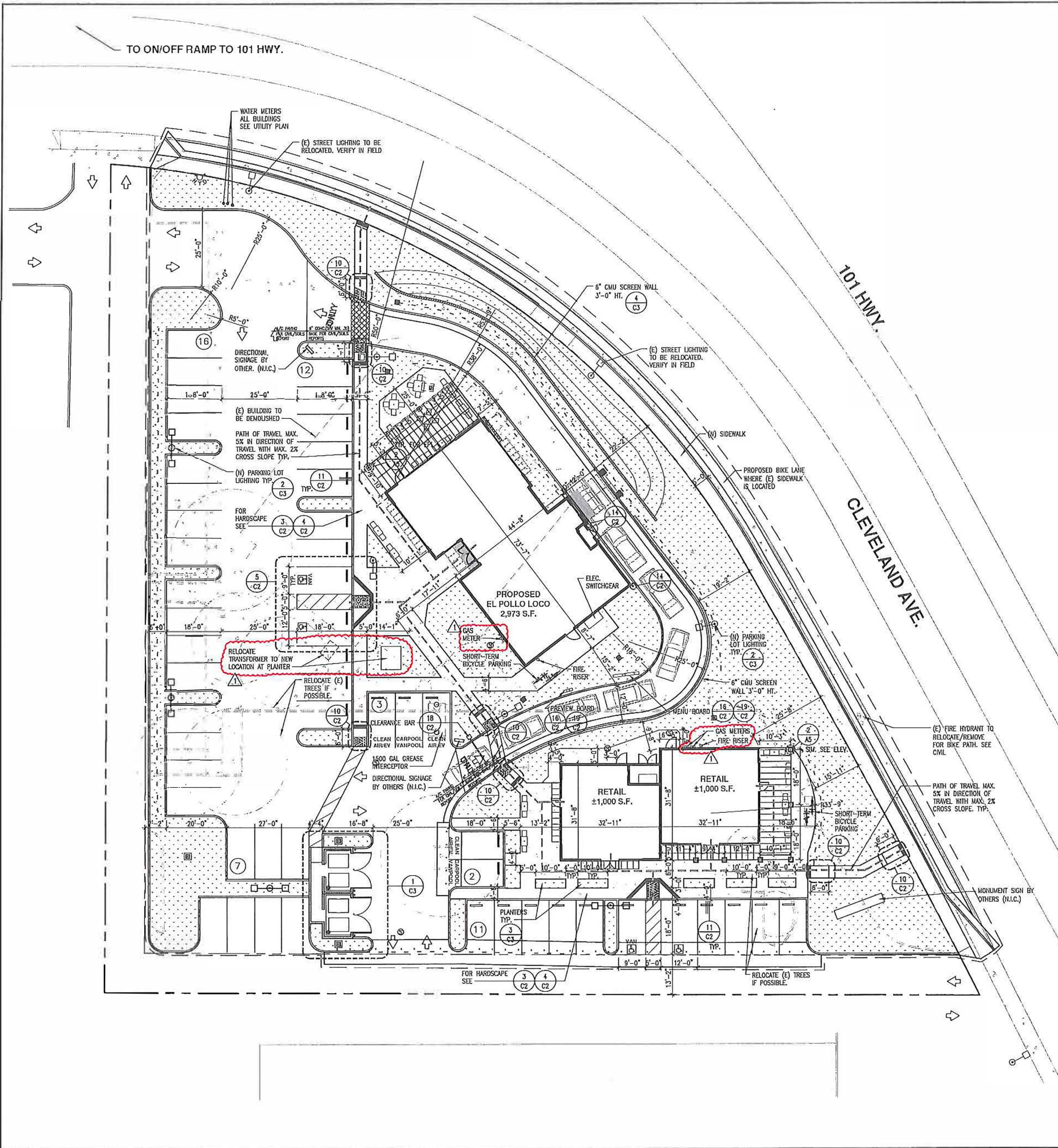




VICINITY MAP
SCALE: N.T.S.

DESCRIPTION OF WORK:
DEMOLISH OF EXISTING TWO STORY BLDG. TO BUILD A NEW 2,973 S.F. ONE STORY EL POLLO LOCO RESTAURANT WITH ±2,000 S.F. (OR TWO ±1,000 S.F.) ONE STORY BLDG. OF RETAIL/FOOD. REVISING PARKING, ADDING LANDSCAPE, PATIOS, AND WALKWAYS FOR OUTDOOR USE.

SITE ANALYSIS

	AREA
PARCEL AREA - 1.25 ACRES	54,360 S.F.
BLDG. - EL POLLO LOCO + RETAIL	4,973 S.F. 9%
LANDSCAPE	14,402 S.F. 26%
HARDSCAPE	5,402 S.F. 9%
ASPHALT - PARKING & DRIVE-THRU (DOES NOT INCLUDE DRIVEWAY EASEMENT)	22,514 S.F. 41%

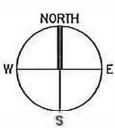
PARKING ANALYSIS

REQUIRED		
EPL	1:75 S.F.	40
RETAIL	1:250 S.F.	8
TOTAL		48
10% FOR CARPOOL/VANPOOL/FUEL-EFFICIENT/LOW-EMITTING		5
PROVIDED		
STANDARD PARKING STALLS		47
ADA PARKING STALLS		4
TOTAL		51
10% FOR CARPOOL/VANPOOL/FUEL-EFFICIENT/LOW-EMITTING		5

OUTDOOR LIGHTING NOTES:
THE PROPOSED PROJECT MUST BE CONSISTENT WITH THE ZONING CODE OUTDOOR LIGHTING STANDARDS (ZONING CODE SEC. 20-20.000). PLEASE PROVIDE A CONCEPTUAL LIGHTING PLAN CONSISTENT WITH THE FOLLOWING REQUIREMENTS:
1. OUTDOOR LIGHTING FIXTURES MAY NOT EXCEED 16 FEET IN HEIGHT.
2. OUTDOOR LIGHTING SHALL USE ENERGY-EFFICIENT FIXTURES/LAMPS SUCH AS HIGH PRESSURE SODIUM, FLUORESCENT OR OTHER LIGHTING TECHNOLOGY OF EQUAL OR GREATER ENERGY EFFICIENCY.
3. LIGHTING FIXTURES SHALL BE SHIELDED OR RECESSED, AND SHALL BE DIRECTED DOWNWARD AND AWAY FROM ADJACENT PROPERTIES AND PUBLIC RIGHTS-OF-WAY, SO THAT NO ON-SITE LIGHT FIXTURE DIRECTLY ILLUMINATES AN AREA OFF THE SITE.
4. NO LIGHTING ON PRIVATE PROPERTY SHALL PRODUCE AN ILLUMINATION LEVEL GREATER THAN ONE FOOT-CANDLE ON ANY PROPERTY WITHIN A RESIDENTIAL ZONING DISTRICT EXCEPT ON THE SITE OF THE LIGHT SOURCE.
NO PERMANENTLY INSTALLED LIGHTING SHALL BLINK, FLASH, OR BE OF UNUSUALLY HIGH INTENSITY OR BRIGHTNESS, AS DETERMINED BY THE DIRECTOR.

RETAIL #1 AND #2
TO BE COMBINED

SITE PLAN
SCALE: 1/16" = 1'-0"



ARMET DAVIS NEWLOVE &
ASSOCIATES, AIA ARCHITECTS
1330 OLYMPIC BLVD.
SANTA MONICA, CALIFORNIA 90404
PH 310 452-5533 FAX 310 450-4742

REV.	DATE	DESCRIPTION
12/22/14	SITE REV. #10	
02/09/15	SITE REV. #11	
04/14/15	SITE REV. #12	
07/07/16	SITE REV. #13 - ERE LAKE	
03/03/17	SITE COORDINATION	
03/20/17	BLDG. DEPT. CORRECTIONS #1	
07/21/17	BULLETIN #1	

FOR
CONSTRUCTION
W/ BULLETIN #1
07/27/17

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND NO PART OF THESE PLANS OR SPECIFICATIONS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ANY VIOLATION OF THESE TERMS SHALL BE CONSIDERED A BREACH OF CONTRACT AND SHALL BE SUBJECT TO LEGAL ACTION.



HUMANITY
WELLNESS

LOCATION
3785 - 3791 CLEVELAND AVE
SANTA ROSA, CA, 95403

DATE
10/28/16
JOB NO.
13-3765
DRAWN BY
CW
CHECKED BY
PD/TF

SITE PLAN

C1



NOTE:
SEE C1 DRAWING FOR LOCATION AND
DETAILS OF ACCESSIBLE RAMP AT WALK

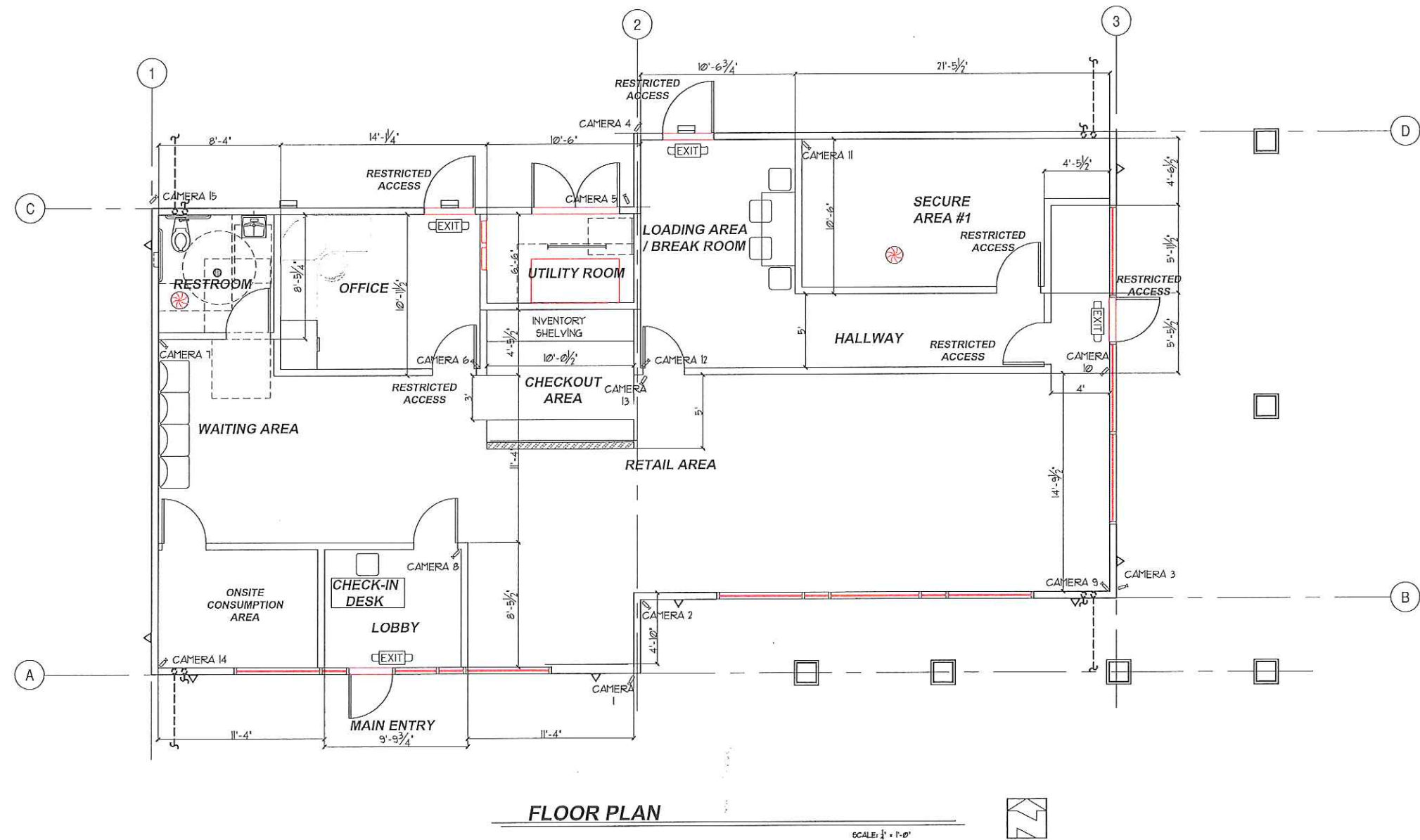
CODE COMPLIANCE

OCCUPANCY : M (RETAIL)
CONSTRUCTION TYPE : V-B
BUILDING AREA : 2,088 S.F. ONE STORY

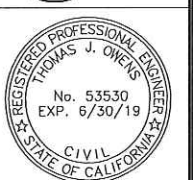
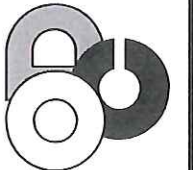
EXIT REQUIREMENTS

SALES AREA = 1231 S.F.
SALES OCCUPANT LOAD = $1231 / 60 = 21$
OFFICE* OCCUPANT LOAD = $424 / 100 = 5$
STORAGE OCCUPANT LOAD = $330 / 300 = 2$
EXIT REQUIRED = 1

*OFFICE AND ANCILLARY ROOMS



OWENS DESIGN CONSULTANTS
P.O. Box 965
Ripon, CA 95366
(209) 522-8031 - fax: (209) 522-4738 - www.odcengr.com



THOMAS J. OWENS
CA R.C.E. 53530
NV R.C.E. 20504
P.L.S. 8262

NEW
TENANT
IMPROVEMENTS
FOR:

3791 Cleveland
Avenue
SANTA ROSA, CA

Revisions:	Date
1	
2	
3	
4	
5	
6	
7	
8	
9	

Title:
FLOOR PLAN
NOTES AND
DETAILS

Drawn By: TJO

Checked By: TJO

Scale: AS NOTED

Job No. 2018002

Date: FEB. 2018

CAD File Name:
2018002FLOORBASE

Sheet No.

A1