



APPROXIMATE BOUNDARY LINE
LOT SIZE 10,000 S.F.

SIDEWALK, PUBLIC WAY

10 EXISTING TOTAL PARKING SPACES

EXISTING ADA PARKING SPACE AND VAN ACCESSIBLE STRIPING

MAIN BUILDING ENTRANCE

BICYCLE RACK

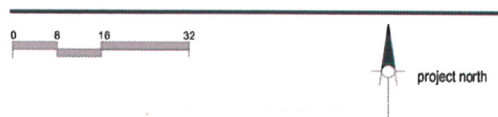
NEW CORTEN PLANTER AT BUILDING FRONT, NATIVE GRASSES, TYPICAL

2074 ARMORY DRIVE PROJECT LOCATION

LOCATION OF EXISTING MONUMENT SIGN TO BE RE-USED, SEE PROPOSED UPGRADE THIS SHEET

EXISTING PLANTER

ADJACENT PROPERTY



Overall Site Plan : Aerial

1 SITE PLAN

1/16" = 1'-0"



BICYCLE RACK : CILINGOR BY MUSLON

TACTILE EXIT SIGNAGE

PER 2016 CBC 1013.4 Tactile Exit Signs

1013.4 Raised Character and Braille Exit Signs. Tactile exit signs shall be required at the following locations:

1. Each grade level exterior exit door that is required to comply with section 1013.1 shall be identified by a tactile sign with the word "EXIT"
2. Each exit door that is required to comply with section 1013.1 and that leads directly to a grade-level exterior exit by means of a stairway or ramp shall be identified by a tactile exit sign with the following words as appropriate: a) "EXIT STAIR DOWN" b) "EXIT RAMP DOWN" c) "EXIT STAIR UP" d) "EXIT RAMP UP"
3. Each exit door that is required to comply with section 1013.1, and that leads directly to a grade-level exterior exit by means of an exit enclosure or an exit passageway shall be identified by a tactile sign with the words "EXIT ROUTE"
4. Each exit access door from an interior room or area to a corridor or hallway that is required to comply with section 1013.1, shall be identified by a tactile exit sign with the words, "EXIT ROUTE"
5. Each exit door through a horizontal exit that is required to comply with section 1013.1, shall be identified by a tactile exit sign with the words "TO EXIT"

PER 2016 CBC 11B-703.4 Installation height and location: Signs with tactile characters shall comply with section 11B-703.4

11B-703.4.1 Height above finish floor or ground: Tactile characters on signs shall be located 48 inches (1219mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest Braille cells and 60 inches (1524mm) above the finish floor or ground surface, measured from the baseline of the highest line of raised characters.

Exceptions:

1. Visual characters indicating elevator car controls shall not be required to comply with Section 11B-703.5.6.
2. Floor-level exit signs complying with Chapter 10, Section 1013.7 shall not be required to comply with Section 11B-703.5.6.
3. Where provided, floor plans providing emergency procedures information in accordance with Title 19 shall not be required to comply with Section 11B-703.5.6.

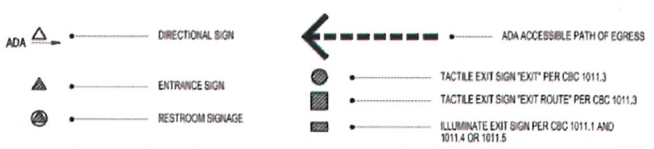
11B-703.5.7 Stroke thickness. Stroke thickness of the uppercase letter "I" shall be 10 percent minimum and 20 percent maximum of the height of the character.

11B-703.5.8 Character spacing. Character spacing shall be measured between the two closest points of adjacent characters, excluding word spaces. Spacing between individual characters shall be 10 percent minimum and 35 percent maximum of character height.

11B-703.5.9 Line spacing. Spacing between the baselines of separate lines of characters within a message shall be 135 percent minimum and 170 percent maximum of the character height.

11B-703.5.10 Format. Text shall be in a horizontal format.

LEGEND



GENERAL NOTES

1. SLOPE ARROWS INDICATE A GENERAL DIRECTION FOR THE SLOPE OF THE EXISTING PAVEMENT ONLY AND DO NOT MAKE REFERENCE TO SPECIFIC TOPOGRAPHY DESIGNATIONS OR ELEVATIONS.
2. ALL ITEMS SHOWN ARE EXISTING UNLESS OTHERWISE NOTED TO BE "NEW"

City of Santa Rosa

APR 20 2018

Planning & Economic
Development Department

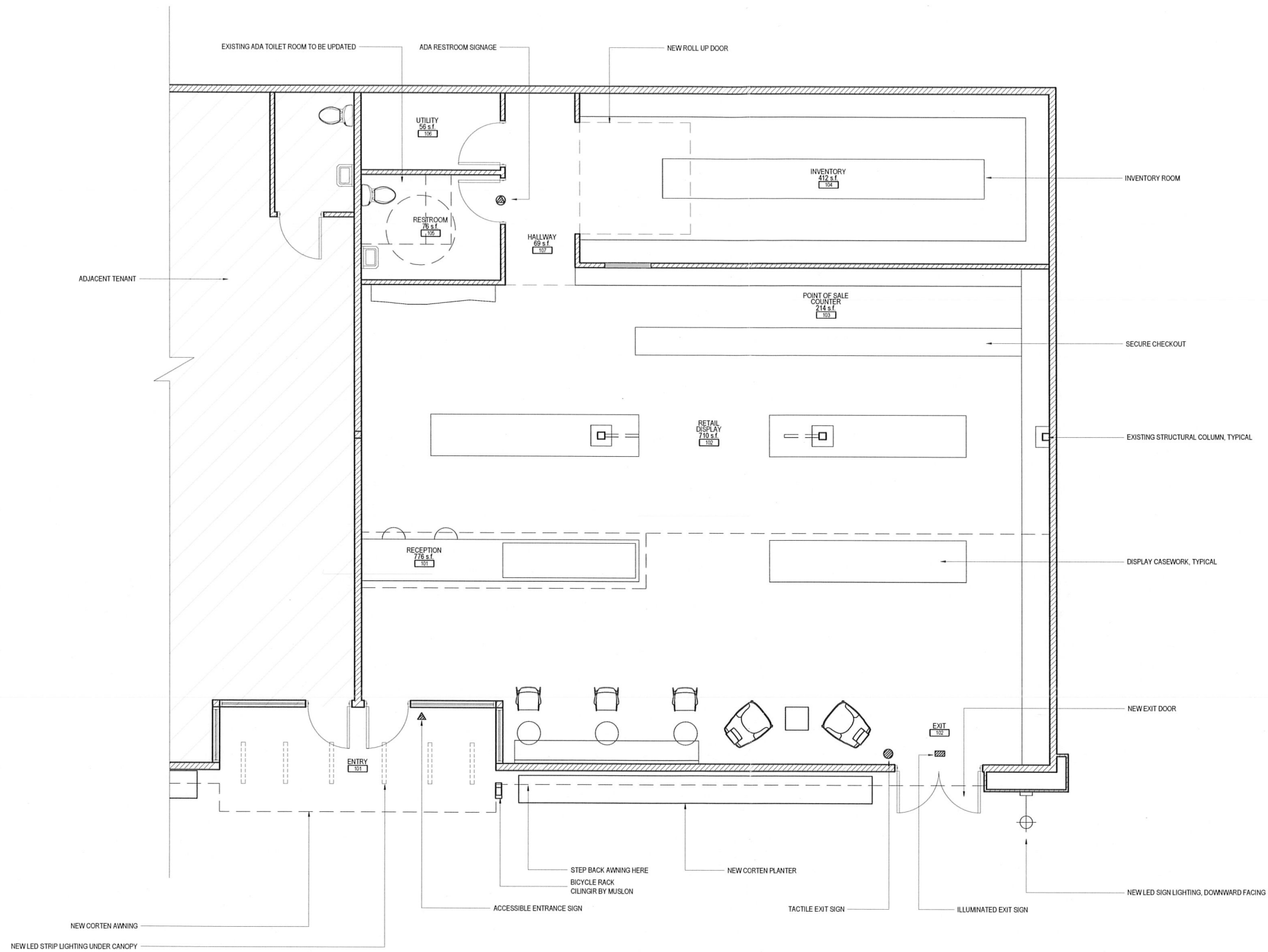
MONUMENT SIGNAGE RESTORATION



- REMOVE EXISTING FIXTURE AND ARM SUPPORT AND INSTALL NEW 13W FIXTURE
- INSTALL 13W GLOBE FIXTURE AT TOP OF POLE
- REPAIR CIRCULAR SIGNAGE SUPPORT AND PAINT "BLACK IRON" COLOR
- NEW LASER CUT CORTEN SIGNAGE PANEL WITH LIGHTED PANEL BEHIND
- REMOVE EXISTING FLOOD LIGHT WITH NEW LED AREA LIGHT, DOWNWARD FACING AT PARKING LOT AREA
- REPLACE EXISTING PANEL WITH LIT BUILDING ADDRESS SIGN

NEW AREA LIGHT

NEW GLOBE LIGHT



GENERAL FLOOR PLAN NOTES

1. CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD
2. CONTRACTOR TO VERIFY INTEGRITY OF EXISTING FRAMING ADJACENT TO AREAS THAT WERE DEMOLISHED FOR THIS REMODEL
3. NEW INSULATION TO BE PROVIDED IN ALL EXTERIOR AND INTERIOR WALLS, ROOF, AND FLOORS.
- FLOORS: R-11
- WALLS: R-19
- ROOF: R-30
4. PROVIDE POWER AND/OR GAS TO ALL APPLIANCES, MECHANICAL EQUIPMENT, AND PLUMBING EQUIPMENT AS REQUIRED
5. INSTALL PERMANENTLY WIRED SMOKE DETECTORS WITH BATTERY BACKUP IF NOT CURRENTLY INSTALLED.
6. DIMENSIONS ARE TO F.O. FRAMING UNLESS OTHERWISE NOTED.
7. ALL WINDOWS AND DOORS ARE DIMENSIONED TO THE CENTERLINE OF THE UNIT. SEE SHEET A7.1 FOR UNIT DIMENSIONS.
8. PROVIDE LEVEL FLOOR TRANSITION BETWEEN ANY EXISTING DIS-SIMILAR STRUCTURAL SYSTEMS.
9. GLAZING ADJACENT TO DOORS, WALKING SURFACES, STAIRS, LANDINGS, SHOWERS, AND OR TUBS TO BE SAFETY GLASS OTHER THAN WIRED GLASS.
10. MEANS OF EGRESS WINDOWS HAVE A MAXIMUM SILL HEIGHT ABOVE FINISH FLOOR OF 44" AND A MINIMUM OF 5.7 SQ. FT. OF OPENABLE AREA, WITH 24" NET CLEAR OPENING.
11. ALL PLUMBING FIXTURES ARE NEW.
12. ALL APPLIANCES ARE NEW.
13. ALL EXTERIOR DOORS AND WINDOWS ARE NEW, U.O.N.
14. ALL NEW AND REPAIRED INTERIOR WALL FINISHES TO MATCH EXISTING PLASTER FINISH. WALLS TO BE PAINTED, TYP.
15. CONTRACTOR TO VERIFY ALL ACCESS TO EXISTING CRAWL SPACES AND REPAIR AS NEEDED.



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Sonoma Gardens

2074 Armory Drive
Santa Rosa, California 95401

Document
April 02, 2018 : Conditional Approval

Drawn
jw

Project No.
18K03

Drawing
Proposed
Floor Plan

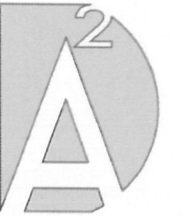
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tg

FLOOR PLAN LEGEND

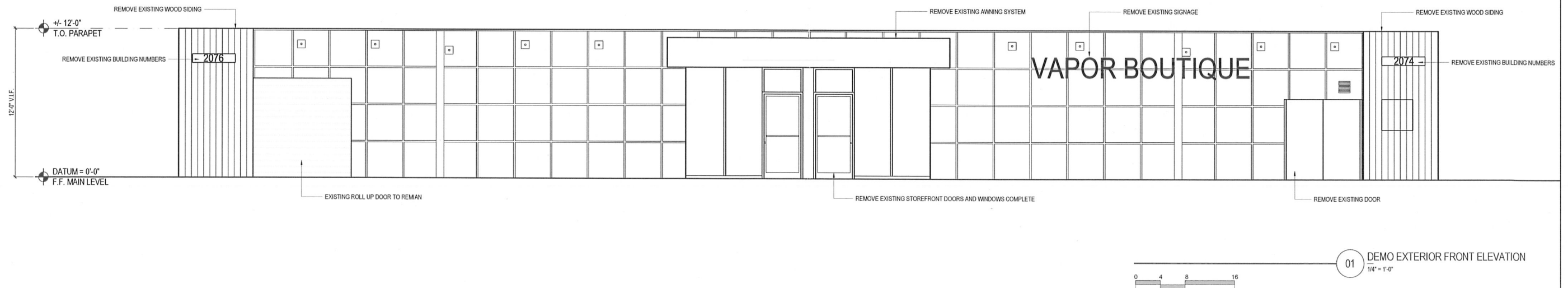
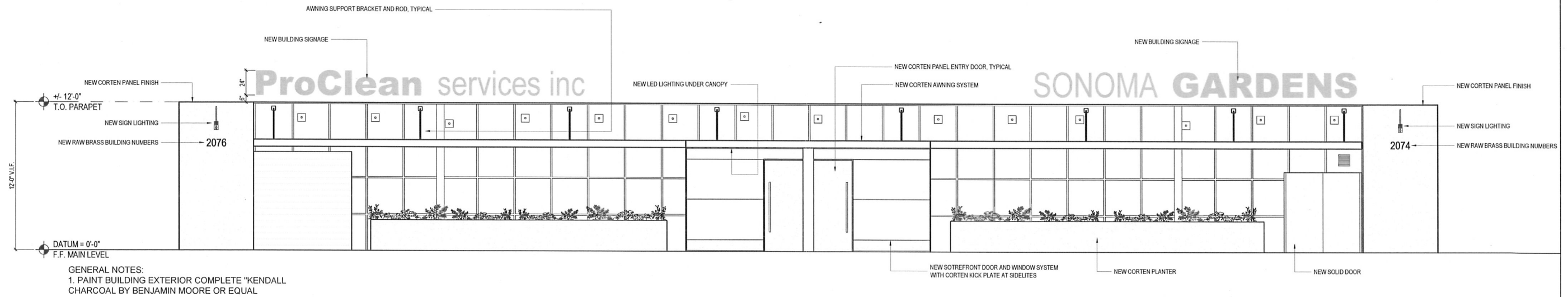
- NEW WOOD FRAMED WALL
- EXISTING WALL TO REMAIN

02 REFLECTED CEILING PLAN
1/4" = 1'-0"

a2.1



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Sonoma Gardens

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Document
April 02, 2018 : Conditional Approval

Drawn
mm

Project No.
18403

Drawing
EXTERIOR ELEVATIONS

Checked
tg

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a3.0



LED Sign Lighting
Over Building
Numbers, Typical



Blue Burned Fir Under Awning



Suspended Corten Awning with
Blue Burned Fir (solid cover)



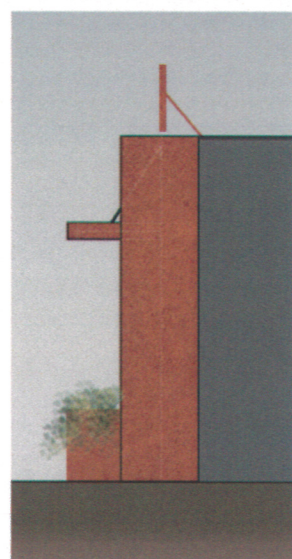
Corten Lettering



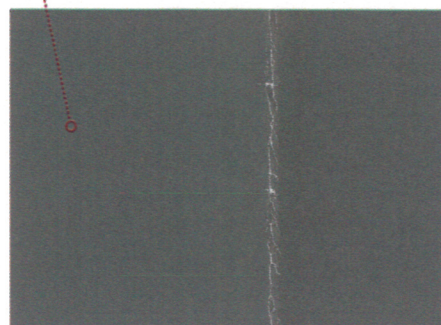
Raw Brass Lettering



WEST ELEVATION



PARTIAL SOUTH ELEVATION



Kendall Charcoal Painted Facade



Raw Brass Lettering



Corten Planter - Native Grasses



Corten panel

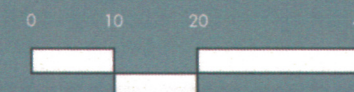
EXTERIOR | MATERIAL PALETTE

scale:

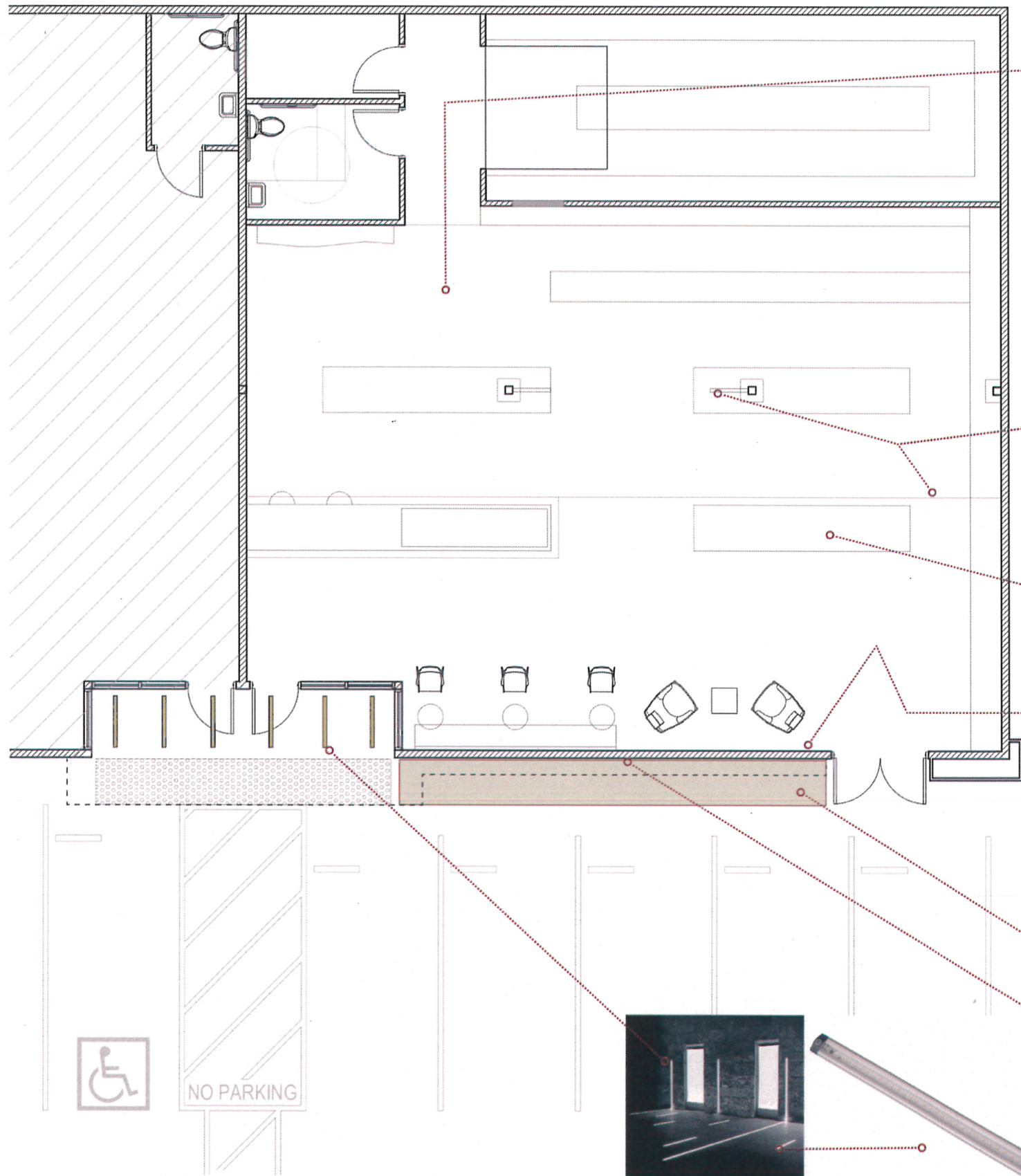
1/4" = 1'-0"



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Material Inspiration
March 20, 2018



Raw Brass Lettering



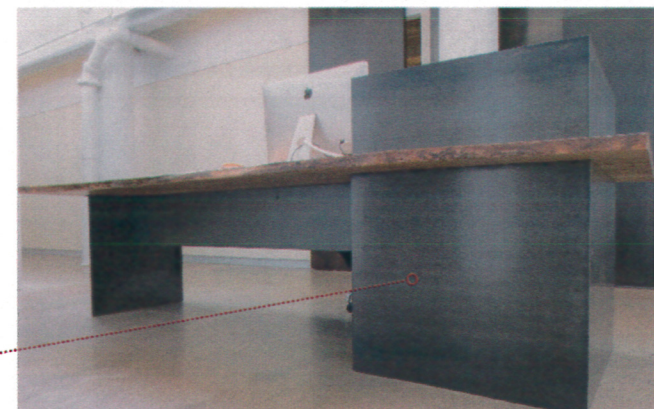
Blackened Steel Soffit Edge
Blackened Steel Singage Flag



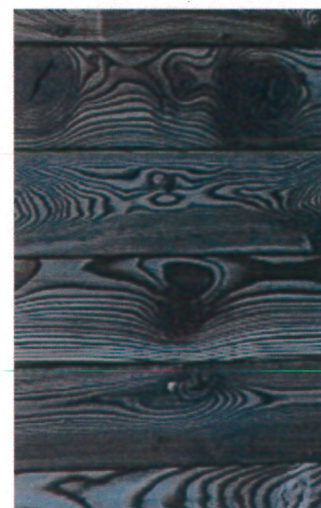
White Oak Ceiling



Striped Concrete Floor



Blackened Steel Display + Wood Top Detailing



Blue Burned Fire Feature Wall

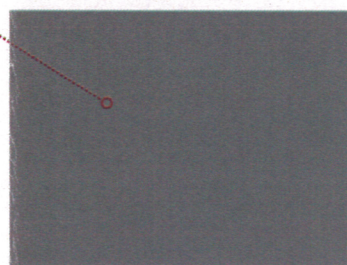


Zinc Planters at Wall +
Blackened Steel Wainscot

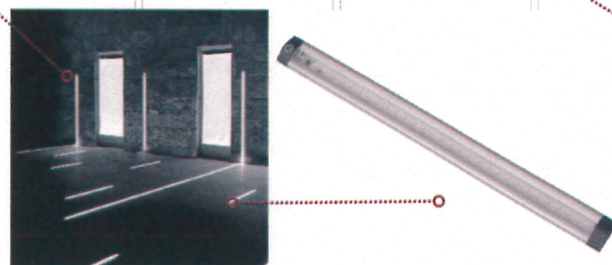


Carrara White Ceiling Soffit

Corten Planter



Kendall Charcoal Exterior Color



LED Strip Light - 4watts / ft. 2 feet Each - Total of 6

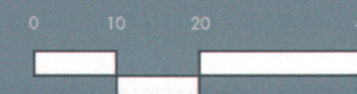
PROPOSED PLAN | MATERIAL PALETTE

scale:

1/4" = 1'-0"



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Material Inspiration

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