

# TENANT IMPROVEMENTS

## SPARC / RPC

1061 NORTH DUTTON AVENUE  
SANTA ROSA, CA 95401

**S/A**  
**SCHWARTZ**  
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### ABBREVIATIONS

@	AT	LAM	LAMINATE
AB	ANCHOR BOLT	LB	POUND
ACC	ACCESSIBLE	LBS	POUNDS
ACT	ACOUSTICAL CEILING TILE	#	POUND(S)
ADJ	ADJACENT, ADJUSTABLE	LT	LIGHT
ADO	AUTOMATIC DOOR OPENER		
AFF	ABOVE FINISHED FLOOR	MACH	MACHINE
ALT	ALTERNATIVE	MAX	MAXIMUM
ALUM	ALUMINUM	MB	MACHINE BOLT
AP	ACCESS PANEL	MECH	MECHANICAL
APPROX	APPROXIMATE	NET	METAL
ARCH	ARCHITECTURAL	MFR	MANUFACTURER
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	MIN	MINIMUM
		MIR	MIRROR
		MISC	MISCELLANEOUS
		MTD	MOUNTED
BD	BOARD		
BLDG	BUILDING	(N)	NEW
BOT	BOTTOM	N/A	NOT APPLICABLE
		NIC	NOT IN CONTRACT
CAB	CABINET	NO, #	NUMBER
CANT	CANTILEVERED	NTS	NOT TO SCALE
CAP	CAPACITY		
CBC	CALIFORNIA BUILDING CODE		
CFCI	CONTRACTOR-FURNISHED, CONTRACTOR-INSTALLED		
CFOI	CONTRACTOR-FURNISHED, OWNER-INSTALLED	OC	ON CENTER
CL	CENTER LINE	OD	OUTSIDE DIAMETER
CLG	CEILING	OFCI	OWNER-FURNISHED, CONTRACTOR-INSTALLED
CLR	CLEAR	OFDI	OWNER-FURNISHED, OWNER-INSTALLED
CNTR	COUNTER	OH	OPPOSITE HAND
COL	COLUMN	OPNG	OPENING
CONC	CONCRETE	OPP	OPPOSITE
CONN	CONNECTION		
CONT	CONTINUOUS	PA	PROJECT AUTHORIZATION
CPT	CARPET	PARTN	PARTITION
CUP	CENTRAL UTILITY PLANT	PLAM	PLASTIC LAMINATE
CRC	COLD ROLLED CHANNEL	PLF	POUNDS PER LINEAR FOOT
CTR	CENTER	PLBG	PLUMBING
		POT	PATH OF TRAVEL
		PT	PAINT
		PTD	PAPER TOWEL DISPENSER
		QTY	QUANTITY
DBL	DOUBLE	RAD	RADIUS
DEMO	DEMOLISH	RB	RESILIENT BASE, RUBBER BASE
DET	DETAIL	RCP	REFLECTED CEILING PLAN
DF	DRINKING FOUNTAIN	RECEPT	RECEPTACLE
DH	DOOR HOLDER (MAGNETIC)	REF	REFERENCE
DIA, Ø	DIAMETER	REINF	REINFORCE, REINFORCEMENT
DIM	DIMENSION	REQD	REQUIRED
DN	DOWN	REV	REVISE, REVISION
DWG	DRAWING	RM	ROOM
		RO	ROUGH OPENING
(E)	EXISTING	SC	SMOKE COMPARTMENT
EA	EACH	SCHED	SCHEDULE
ELEC	ELECTRIC	SD	SOAP DISPENSER
ELEV	ELEVATOR	SECT	SECTION
EMBED	EMBEDMENT, EMBEDDED	SEOR	STRUCTURAL ENGINEER OF RECORD
EP	ELECTRICAL PANEL	SQ. FT.	SQUARE FOOT, SQUARE FEET
EQ	EQUAL	SHT	SHEET
EQPT	EQUIPMENT	SIM	SIMILAR
ESR	EVALUATION SERVICE REPORT	SM	SHEET METAL
EXH	EXHAUST	SPEC	SPECIFICATIONS
EXP	EXPANSION	SPKR	SPEAKER
EXT	EXTERIOR	SPR	SPRINKLER
		SQ	SQUARE
FD	FLOOR DRAIN	SSD	SEE STRUCTURAL DRAWINGS
FE	FIRE EXTINGUISHER	SST	STAINLESS STEEL
FF	FINISH FLOOR	ST	SAINT
FEC	FIRE EXTINGUISHER CABINET	STD	STANDARD
FHS	FLAT HEAD SCREWS	STL	STEEL
FN	FINISH	STOR	STORAGE
FL	FLOOR	STRUCT	STRUCTURAL
FO	FACE OF		
FP	FIRE PULL STATION	TEL	TELEPHONE
FS	FIRE STROBE	THK	THICK
FT	FOOT OR FEET	T/O	TOP OF
		TOL	TOLERANCE
		TYP	TYPICAL
GA	GAUGE	UC	UNDER CABINET/COUNTER
GALV	GALVANIZED	UN	UNLESS OTHERWISE NOTED
GB	GYPSUM BOARD	UT	UTILITY
GEN	GENERAL		
GFCI	GROUND FAULT CIRCUIT INTERRUPT	VCT	VINYL COMPOSITE TILE
GL	GLASS	VER	VERIFY
GR	GRADE	VERT	VERTICAL
GYP	GYPSUM	VIF	VERIFY IN FIELD
		VM	VENDING MACHINE
		VOC	VOLATILE ORGANIC COMPOUNDS
		W/	WITH
		W/O	WITHOUT
		WI	WOODWORK INSTITUTE
		WP	WATERPROOF, WATERPROOFING
		WT	WEIGHT

### GENERAL NOTES

- GENERAL NOTES APPLY TO ALL DRAWINGS, UNLESS SPECIFICALLY NOTED OTHERWISE.
- WORK SHALL COMPLY WITH THE PROJECT DOCUMENTS AND WITH APPLICABLE LAWS, CODES AND ORDINANCES OF THE GOVERNING AGENCIES HAVING JURISDICTION.
- OBTAIN REQUIRED PERMITS FROM THE AGENCY HAVING JURISDICTION. OWNER WILL PAY FOR REQUIRED PERMITS.
- THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES AND CONSTRUCTION INDICATED AS EXISTING ARE NOT GUARANTEED. EXAMINE THE SITE, INVESTIGATE AND VERIFY THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES AND CONSTRUCTION. COMPARE EXISTING CONDITIONS TO THE PROJECT DOCUMENTS PRIOR TO COMMENCING WORK. IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES AND OBTAIN CLARIFICATION/DECISION PRIOR TO COMMENCING AFFECTED WORK.
- PROTECT EXISTING FACILITIES FROM DAMAGE DUE TO CONSTRUCTION ACTIVITIES. CONTRACTOR IS SOLELY RESPONSIBLE FOR COSTS AND REPAIR OF DAMAGED PROPERTY TO EXISTING CONDITIONS CAUSED BY CONSTRUCTION ACTIVITIES.
- LIMIT THE USE OF PREMISES TO AREAS WITHIN THE CONTRACT LIMITS INDICATED. DO NOT DISTURB PORTIONS OF THE PROJECT SITE BEYOND AREAS WITHIN THE CONTRACT LIMITS.
- ALLOW OWNER OCCUPANCY AND PUBLIC USE OF THE PROJECT SITE. OWNER WILL OCCUPY THE PREMISES DURING THE ENTIRE CONSTRUCTION PERIOD. WITH THE EXCEPTION OF THE AREAS UNDER CONSTRUCTION. COOPERATE WITH THE OWNER DURING CONSTRUCTION TO MINIMIZE CONFLICTS, NOISE, MALODOROUS FUMES AND FACILITATE THE OWNER'S CONTINUOUS USE OF THE FACILITY. PERFORM THE WORK WITHOUT THE INTERFERENCE TO THE OWNER'S OPERATIONS. MAINTAIN EXISTING EXITS AND ACCESS WAYS FREE OF ENCUMBRANCES. DO NOT INTERRUPT EXISTING UTILITIES SERVING OWNER'S FACILITIES WITHOUT PRIOR WRITTEN APPROVAL BY THE OWNER. PROVIDE WRITTEN REQUEST FOR INTERRUPTION 48 HOURS MINIMUM IN ADVANCE OF REQUESTED INTERRUPTION. DELIVER WRITTEN REQUEST TO THE OWNER'S ON-SITE DIRECTOR OF FACILITIES AND OPERATIONS.
- SECURE THE WORK AREA AND PROVIDE SAFETY MEASURES TO PREVENT INJURY TO PERSONS OR DAMAGE TO PROPERTY ON-SITE, OFF-SITE OR DURING CONSTRUCTION RELATED TO THE WORK. PROVIDE PROTECTION DEVICES, TEMPORARY BARRIERS AND ENCLOSURES AS NECESSARY TO PERFORM THE WORK AND ALLOW OWNER'S USE OF THE FACILITY. COMPLY WITH SAFETY REQUIREMENTS OF THE GOVERNING AGENCIES HAVING JURISDICTION. SAFETY MEASURES ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY. SITE VISIT OBSERVATIONS BY THE DESIGN TEAM MEMBERS OR THE OWNER DO NOT INCLUDE REVIEW OF THE CONTRACTOR'S SAFETY MEASURES.
- DELIVER, STORE AND HANDLE PRODUCTS USING MEANS AND METHODS THAT PREVENT DAMAGE, DETERIORATION AND LOSS, INCLUDING THEFT. COMPLY WITH THE MATERIAL MANUFACTURER'S WRITTEN INSTRUCTIONS FOR HANDLING, STORING AND PROTECTING MATERIALS.
- DO NOT USE PRODUCTS CONTAINING ASBESTOS. WHEN DISCOVERING EXISTING MATERIALS CONTAINING HAZARDOUS MATERIALS, IMMEDIATELY NOTIFY THE OWNER IN WRITING AND OBTAIN DECISION/DIRECTION BEFORE PROCEEDING TO WORK ON THE AFFECTED AREA.
- MAINTAIN PROJECT SITE FREE OF WASTE MATERIALS AND DEBRIS. PROVIDE APPROPRIATE WASTE CONTAINERS AND DISPOSE OF WASTE LEGALLY ACCORDING TO REGULATION OF AUTHORITIES HAVING JURISDICTION. CLEAN DUST, DIRT AND DEBRIS CAUSED BY CONSTRUCTION ACTIVITIES FROM PAVEMENTS ON-SITE AND OFF-SITE AS NECESSARY, BUT NO LESS THAN 1 TIME PER WEEK. COMPLY WITH AGENCIES HAVING JURISDICTION REQUIREMENTS FOR CLEANING OFF-SITE AREAS AFFECTED BY CONSTRUCTION ACTIVITIES.
- IMMEDIATELY REMOVE DEMOLITION MATERIALS FROM SITE. STORAGE OF DEMOLITION MATERIALS ON SITE WILL NOT BE ALLOWED. COMPLY WITH THE GOVERNING AGENCY REQUIREMENTS FOR REMOVAL AND DISPOSAL OF DEMOLITION MATERIALS.
- CONSTRUCTION FIELD ENGINEERING, SURVEYING, LAYOUT AND COORDINATION ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY.
- INSTALL WORK PLUMB, LEVEL, ALIGN AND PLACE ACCURATELY. TEST AND ADJUST INSTALLED WORK TO FUNCTION PROPERLY. PROTECT INSTALLED WORK FROM DAMAGE PRIOR TO OWNER'S ACCEPTANCE. REPAIR INSTALLED WORK THAT IS DAMAGED PRIOR TO OWNER'S ACCEPTANCE. COST FOR REPAIR OF WORK DAMAGED PRIOR TO OWNER'S ACCEPTANCE IS SOLELY THE CONTRACTOR'S RESPONSIBILITY.
- DO NOT SCALE FROM DRAWINGS.
- DRAWINGS ARE BASED ON DOCUMENTS AND REPORTS OBTAINED FROM THE OWNER. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE OWNER'S DOCUMENTS OR REPORTS PROVIDED.
- PROVIDE PRODUCTS AND MATERIALS SPECIFIED. CONTRACTOR MAY REQUEST SUBSTITUTION OF PRODUCTS AND MATERIALS FOR COMPARABLE QUALITY AND PERFORMANCE. SUBSTITUTION REQUESTS MUST BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND ACCEPTANCE. SUBMIT SUBSTITUTION REQUESTS IN A TIMELY MANNER TO ALLOW ADEQUATE TIME FOR THE ARCHITECT TO REVIEW. ARCHITECT WILL REVIEW NO MORE THAN 1 SUBSTITUTION REQUEST PER PRODUCT MATERIAL. SUBSTITUTIONS SUBMITTED LATE WILL NOT BE REVIEWED BY THE ARCHITECT. INSTEAD, THE ORIGINAL SPECIFIED PRODUCT/MATERIAL WILL BE PROVIDED BY CONTRACTOR. ARCHITECT'S DECISION REGARDING COMPARABLE QUALITY OF REQUESTED SUBSTITUTION IS CONSIDERED FINAL. PROVIDE SPECIFIED PRODUCT/MATERIAL WHEN REQUESTED SUBSTITUTION IS REJECTED BY THE ARCHITECT.
- SHOULD THE CONTRACTOR ENCOUNTER THE PRESENCE, OR POSSIBLE PRESENCE, OF POTENTIALLY HAZARDOUS MATERIALS, THE CONTRACTOR SHALL NOTIFY THE OWNER FOR INSTRUCTIONS PRIOR TO CONTINUING WORK.
- ALL CONDUITS AND PIPING SHALL BE CONCEALED UNLESS OTHERWISE NOTED.
- A FIRE WATCH SHALL BE PROVIDED DURING AND AFTER ANY WELDING OPERATION AS REQUIRED PER CFC 3304. CONTRACTOR SHALL OBTAIN APPROVAL FROM FIELD FIRE MARSHALL PRIOR TO START OF WORK.

### SYMBOLS

**TAGS AND SYMBOLS**

- ① S STRUCTURAL GRID IDENTIFIER
- A3 PARTITION TAG (TYPE)
- 204A DOOR TAG (SEQUENCE)
- B8 WINDOW TAG (TYPE)
- A CEILING TAG (TYPE)
- A B-20" CEILING TAG (TYPE AND HEIGHT)
- LA LIGHTING FIXTURE TAG (TYPE)
- WCA PLUMBING FIXTURE TAG (TYPE)
- ? MATERIAL TAG
- G SIGNAGE TAG (TYPE)
- EMT EQUIPMENT TAG
- A52 FURNITURE TAG
- XX PLANTING TAG
- REVISION TAG
- 05 7300 ABC REFERENCE KEYNOTE
- 09 ABC REFERENCE KEYNOTE
- # SHEET KEYNOTE
- XX ACCESSIBLE FEATURE (SEE LEGEND)
- ¢ CENTERLINE
- ⌚ NORTH ARROW

**CASEWORK TAG**

W.I. MODEL NUMBER  
W.I. GRADE  
HEIGHT (NOMINAL INCHES)  
DEPTH (NOMINAL INCHES)  
WIDTH (NOMINAL INCHES)

**ROOM TAGS**

ROOM NAME  
ROOM NUMBER

ROOM NAME  
ROOM NUMBER  
ROOM AREA (NET)

ROOM NAME  
ROOM NUMBER  
ROOM AREA (NET)

ROOM NAME  
ROOM NUMBER  
ROOM AREA (NET)  
ROOM FINISHES

CEILING FINISH  
WALL FINISH  
WALL BASE  
FLOOR FINISH

ROOM NAME  
ROOM NUMBER / OCCUPANCY GROUP  
ROOM AREA (NET)  
OCCUPANT LOAD FACTOR / OCCUPANT LOAD  
(CBC TABLE 1004.1.2)  
OCCUPANT LOAD FACTOR / OCCUPANT LOAD  
(CPC TABLE A)

**CUMULATIVE OCCUPANT LOAD**

← 150 → OCCUPANT LOAD (CBC 1004.1.2)

**EXIT WIDTH SUMMARY**

REQUIRED EXIT WIDTH PER OCCUPANT (CBC 1005.3)  
OCCUPANT LOAD (CBC 1004.1.2)  
CALCULATED REQUIRED EXIT WIDTH (CBC 1005.3)  
EXIT WIDTH PROVIDED  
PANIC HARDWARE REQUIRED (CBC 1010.1.10)  
GREATEST REQUIRED EXIT WIDTH

**VIEW TITLE**

**E4 VIEW NAME**  
1/8" = 1'-0"  
VIEW SCALE  
VIEW NUMBER

**VIEW REFERENCES / CALLOUTS**

A101 → SHEET NUMBER  
VIEW NUMBER  
1/ X101 → SHEET NUMBER  
D8 → VIEW NUMBER  
A101 → SHEET NUMBER  
D8 → VIEW NUMBER  
A101 → SHEET NUMBER  
DIRECTION INDICATOR

**INTERIOR ELEVATION CALLOUT**

E4 → DIRECTION INDICATOR(S)  
E4 → VIEW NUMBER(S)  
E4 → SHEET NUMBER

**BUILDING ELEVATION CALLOUT**

DIRECTION INDICATOR  
B8 → VIEW NUMBER  
A101 → SHEET NUMBER

**BUILDING SECTION CALLOUT**

DIRECTION INDICATOR  
B8 → VIEW NUMBER  
A101 → SHEET NUMBER  
SECTION CUT LINE  
SECTION TAIL

**WALL SECTION CALLOUT**

DIRECTION INDICATOR  
B8 → VIEW NUMBER  
A101 → SHEET NUMBER  
SECTION CUT LINE  
SECTION TAIL

**DETAIL CALLOUT**

B3 → VIEW NUMBER  
A101 → SHEET NUMBER  
DETAIL CUT LINE  
DETAIL TAIL

### EXISTING BUILDING DATA

PROJECT LOCATION	1061 NORTH DUTTON AVENUE, SANTA ROSA, CA 95401
ASSESSOR PARCEL NUMBER	010-044-012
LOT SIZE	0.80 ACRES
ZONING	CG
OCCUPANCY	B, M, S-1
BUILDING AREA - GROSS	3,604 SF
BUILDING AREA - NET	3,448 SF
PROJECT AREA	3,448 SF
CONSTRUCTION TYPE	V-8
FIRE SPRINKLER	NONE
YEAR CONSTRUCTED	1954
NUMBER OF FLOORS	1
FLOOR AREA CHANGE	NONE
PARKING	NO CHANGE

### SHEET INDEX

ARCHITECTURAL	TITLE SHEET
CUP1	CONTEXT MAP
CUP3	SITE PLAN
CUP4	DEMOLITION AND PROPOSED FLOOR PLAN
CUP5	SITE ANALYSIS
TOTAL: 5	

### APPLICABLE CODES

- BUILDING CODES AND STANDARDS**
- 2016 CALIFORNIA ADMINISTRATIVE CODE (CAC), CALIFORNIA CODE OF REGULATIONS (CCR) TITLE 24, PART 1
- 2016 CALIFORNIA BUILDING CODE (CBC), CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 2. BASED ON 2015 INTERNATIONAL BUILDING CODE (IBC).
- 2016 CALIFORNIA BUILDING CODE (CBC) APPENDIX CHAPTER 1 105.3.
- 2016 CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 2.5. BASED ON THE 2015 INTERNATIONAL RESIDENTIAL CODE (IRC)
- 2016 CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 3. BASED ON 2014 NATIONAL ELECTRICAL CODE (NEC)
- 2016 CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 4. BASED ON 2015 UNIFORM MECHANICAL CODE (UMC).
- 2016 CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 5. BASED ON 2015 INTERNATIONAL PLUMBING CODE (UPC).
- 2016 CALIFORNIA ENERGY CODE, CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 6.
- 2016 CALIFORNIA FIRE CODE (CFC) CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 9. BASED ON 2015 INTERNATIONAL FIRE CODE (IFC).
- 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGreen), CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 11.
- 2016 CALIFORNIA REFERENCED STANDARDS CODE. CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 12.
- NATIONAL REFERENCE STANDARDS**
- NFPA 13, 2016 EDITION, INSTALLATION OF AUTOMATIC SPRINKLER SYSTEMS
- NFPA 72, 2016 EDITION, NATIONAL FIRE ALARM CODE
- ADA (AMERICANS WITH DISABILITIES ACT, 1990)

### SUMMARY OF WORK

- INTERIOR TENANT IMPROVEMENT
- NEW EXTERIOR DOOR
- REQUIRED ACCESSIBILITY UPGRADES

### ACCESSIBILITY

- EXISTING SITE AND PATH-OF-TRAVEL TO PROJECT AREA IS FULLY ACCESSIBLE.
- NEW WORK SHALL BE FULLY ACCESSIBLE.

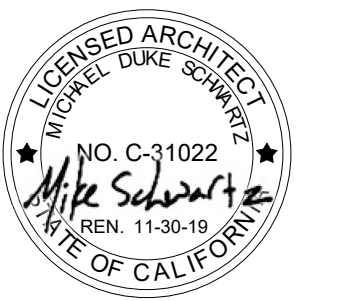
### DEFERRED APPROVALS

- N/A

### PROJECT TEAM

<b>PROPERTY OWNER</b> -	<b>ARCHITECT</b> SCHWARTZ ARCHITECTURE MIKE SCHWARTZ 707.478.4949 MSCHWARTZ.ARCH@GMAIL.COM
<b>CLIENT / TENANT</b> SPARC 6010 COMMERCE BLVD. # 152 ROHNERT PARK, CA 94928 ERICH PEARSON 707.217.0302	<b>MECHANICAL ENGINEER</b> WARNER MECHANICAL ENGINEERING, INC. JEFF WARNER 707.322.0679 JWARNER@WME-CONSULTING.COM
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<b>INTERIORS</b> HIGH ROAD DESIGN STUDIO MEGAN STONE 480.760.1825 MEGAN@HIGHROADSTUDIO.COM	<b>STRUCTURAL ENGINEER</b> MKM & ASSOCIATES 5880 COMMERCE BLVD. # 105 ROHNERT PARK, CA 94928 707.578.8185 x126 JOSH@MKMASSOCIATES.COM

**SPARC / RPC**  
**TENANT IMPROVEMENTS**  
1061 NORTH DUTTON AVENUE  
SANTA ROSA, CA 95401



Revisions		
No.	Revisions	Date

### DEFERRED APPROVALS

- N/A

### PROJECT TEAM

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<b>CONTRACTOR</b> C. MULLINS BUILDING 8065 SPEER RANCH RD. FORESTVILLE, CA 95436 707.293.8374 CHRISMULLINS007@GMAIL.COM	<b>ELECTRICAL ENGINEER</b> BROOKAW DESIGN 6060 DAWN DRIVE ROHNERT PARK, CA 94927 COURTNEY CHUENYANE 707.799.6822
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### TITLE SHEET

Project No.: 17-047  
Drawn By: S/A  
Issue Date: 8/12/19  
Sheet

**CUP1**



① PROJECT SITE  
② 1/2 MILE RADIUS FROM PROPERTY LINE

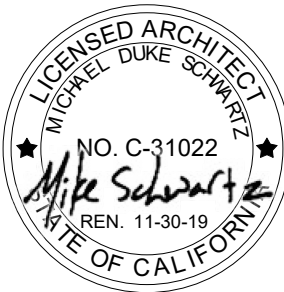
**S/A**

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# SPARC / RPC TENANT IMPROVEMENTS

1061 NORTH DUTTON AVENUE  
SANTA ROSA, CA 95401



## Revisions

No.	Revisions	Date
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## CONTEXT MAP

Project No.: 17-047  
Drawn By: S/A  
Issue Date: 8/12/19

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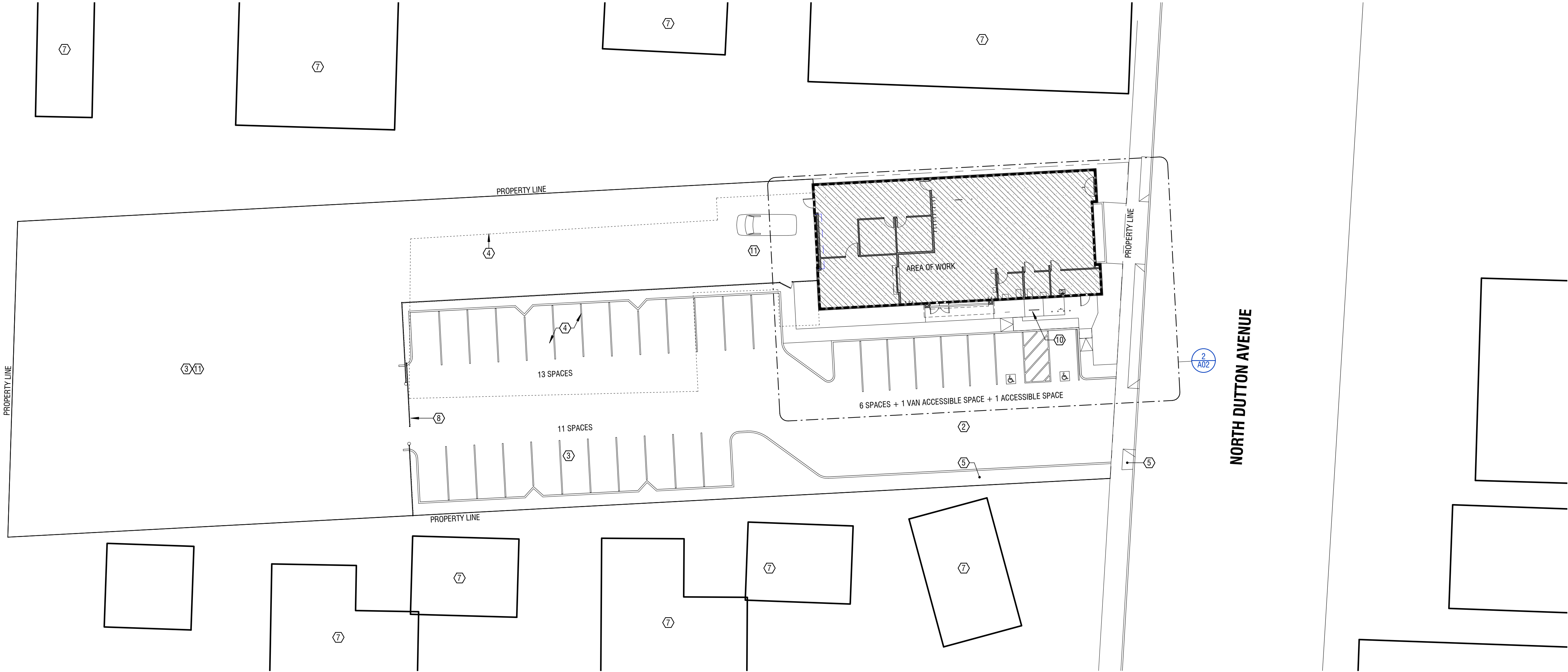
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# CUP2



1 OVERVIEW SITE PLAN

1" = 20'-0"



ACCESS LEGEND

- ACCESSIBLE PARKING SPACE
- ACCESSIBLE PRIMARY ENTRANCE
- ACCESSIBLE ELEVATOR
- ACCESSIBLE TOILET FACILITY
- ACCESSIBLE DRINKING FOUNTAIN
- ACCESSIBLE PUBLIC TELEPHONE
- ACCESSIBLE REQUIRED EXIT
- SIGNAGE: TOW-AWAY
- SIGNAGE: PARKING SPACE, STANDARD
- SIGNAGE: PARKING SPACE, VAN-ACCESSIBLE
- SIGNAGE: ENTRY ISA
- SIGNAGE: DIRECTIONAL ISA
- SIGNAGE: TOILET ROOM GEOMETRIC
- SIGNAGE: TOILET ROOM ID PICTOGRAM
- SIGNAGE: TACTILE ROOM ID
- SIGNAGE: TACTILE EXIT

- ACCESSIBLE PATH OF TRAVEL
- AREA OF WORK

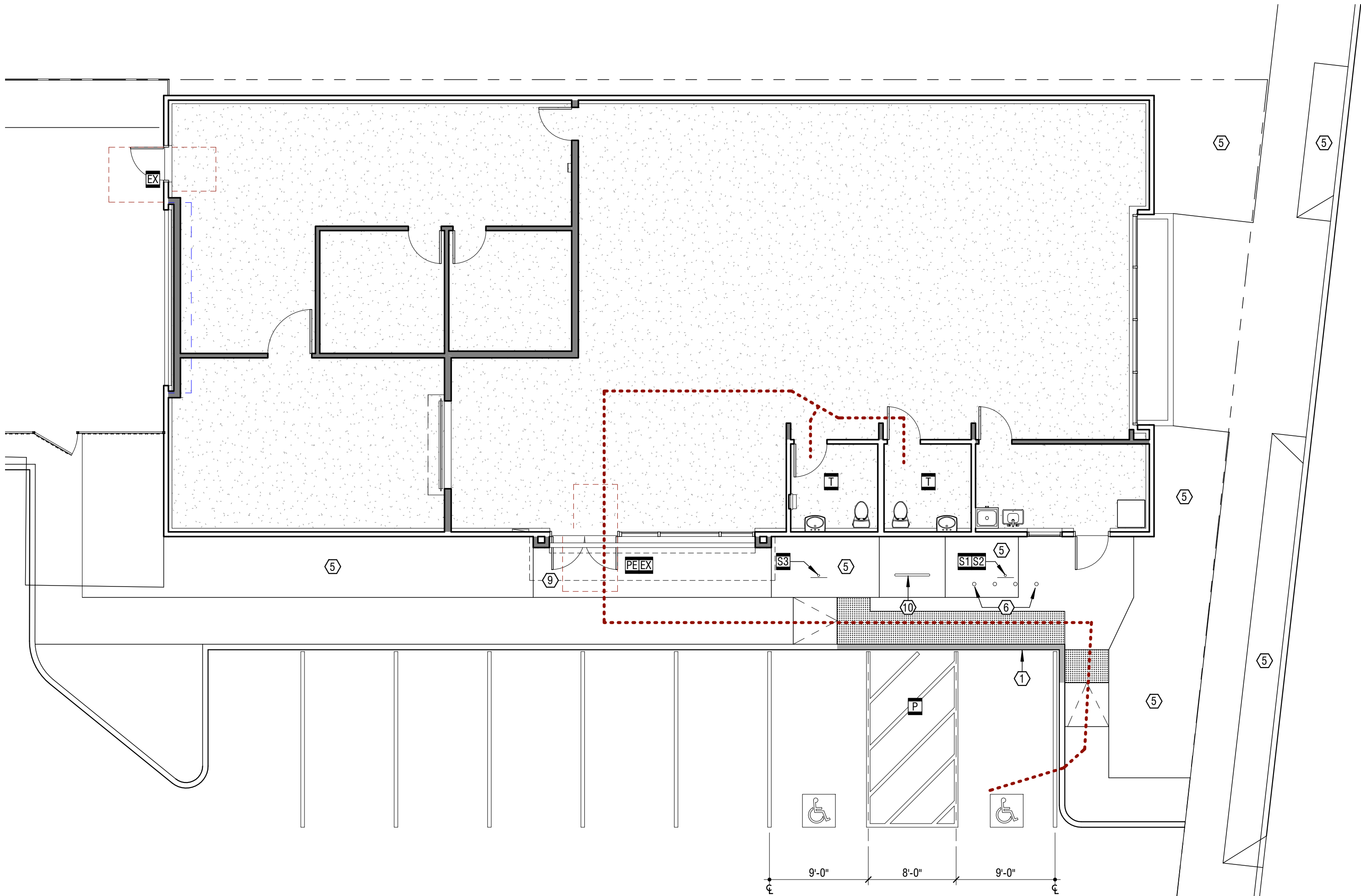
SHEET KEYNOTES

- (E) BLENDED TRANSITION / ZERO CURB (SHADED)
- (E) PARKING LOT / DRIVE AISLE
- (E) GRAVEL LOT
- (E) CONCRETE SURFACE
- (E) PLANTER / LANDSCAPE
- (E) BOLLARD(S)
- (E) BUILDING
- (E) ROLLING SECURITY GATE - EMPLOYEE ACCESS ONLY BEHIND GATE
- (N) BICYCLE RACK AND CONCRETE PAD
- (N) BICYCLE RACK AND CONCRETE PAD
- SECURE DELIVERY AREA

2

2 ENLARGED SITE PLAN

1/8" = 1'-0"



REQUIRED PARKING

- PARKING PROVIDED:**
  - 30 STANDARD SPACES
  - 1 ACCESSIBLE SPACES
  - 1 VAN ACCESSIBLE SPACES
  - 3 BICYCLE SPACES
- PARKING REQUIRED:**
  - 13 STANDARD SPACES
  - 0 ACCESSIBLE SPACES
  - 1 VAN ACCESSIBLE SPACES
  - 1 BICYCLE SPACE

- BUILDING AREA - 3,600 SF
- VEHICLE PARKING - 3,604 / 250 = 14.4 (ROUND DOWN) = 14
- BICYCLE PARKING - 3,604 / 5,000 = 1

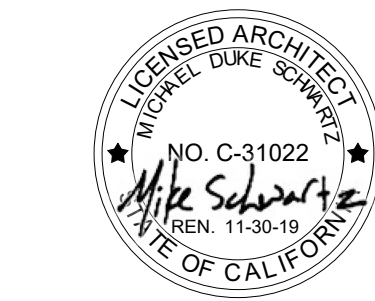
SANTA ROSA ZONING CODE 20-36.040

NUMBER OF PARKING SPACES REQUIRED  
ACCESSIBLE PARKING IN ACCORDANCE WITH CBC 11B-208, TABLE 11B-208.2

INDUSTRY, MANUFACTURING AND PROCESSING, WHOLESALING LAND USE TYPE	VEHICLE		BICYCLE
CANNABIS DISPENSARY - RETAIL AND DELIVERY	1 SPACE / 250 SF		1 SPACE / 5,000 SF
CANNABIS - DISTRIBUTION	1 SPACE / 1,000 SF OR AS DETERMINED BY CUP INCLUDE ACCESSORY OFFICE LESS THAN 5% GROSS AREA		1 SPACE / 14,000 SF
WAREHOUSE, WHOLESALING, DISTRIBUTION, & STORAGE (NOT MINI-STORAGE)	1 SPACE / 1,000 SF OR AS DETERMINED BY CUP INCLUDE ACCESSORY OFFICE LESS THAN 5% GROSS AREA		A SPACE / 14,000 SF
RETAIL TRADE LAND USE TYPE	VEHICLE		BICYCLE
CANNABIS - RETAIL (DISPENSARY) & DELIVERY	1 SPACE / 250 SF		1 SPACE / 5,000 SF
SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL LAND USE TYPE	VEHICLE		BICYCLE
ALL BUSINESS, FINANCIAL, AND PROFESSIONAL, EXCEPT AS DETAILED	1 SPACE / 250 SF		1 SPACE / 5,000 SF

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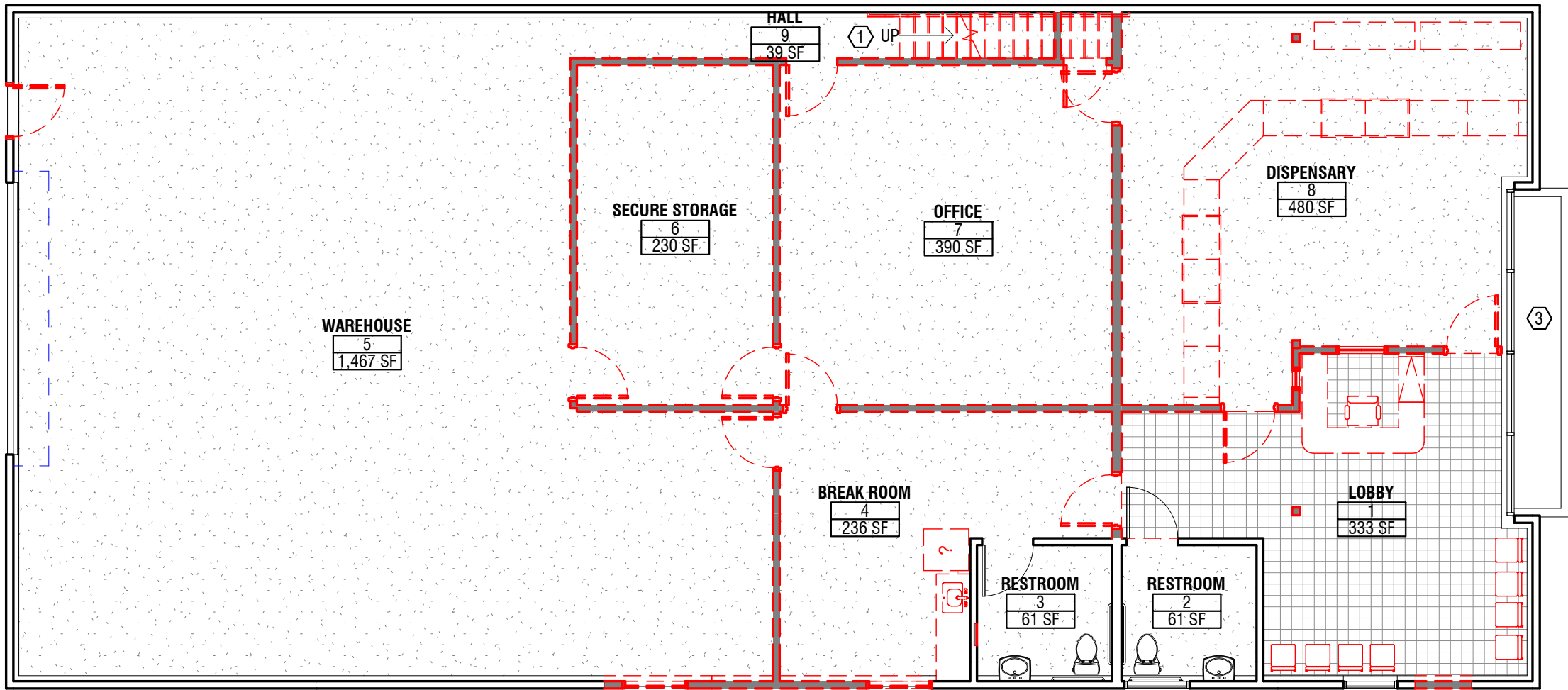


Revisions		
No.	Revisions	Date

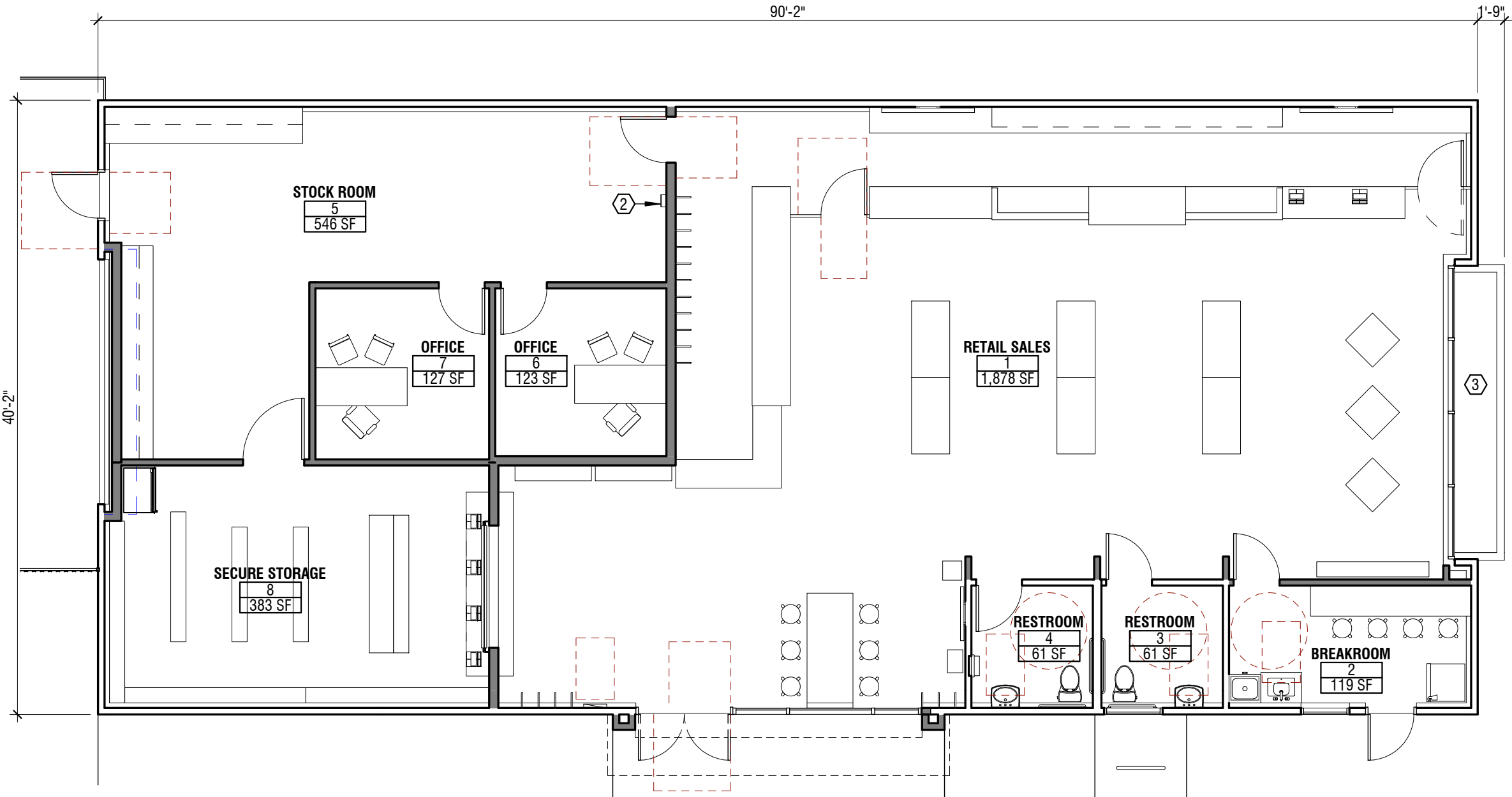
SITE PLAN

Project No.: 17-047  
Drawn By: S/A  
Issue Date: 8/12/19  
Sheet

CUP3



**1 DEMOLITION PLAN**  
1/8" = 1'-0"



**2 FLOOR PLAN**  
1/8" = 1'-0"

**SHEET KEYNOTES**

- ① DEMOLISH MEZZANINE LEVEL
- ② (N) FIRE EXTINGUISHER CABINET, FINAL LOCATION PER FIRE AUTHORITY OFFICIAL
- ③ (E) RAISED PLANTER

**PARTITION LEGEND**

**PARTITION TAG**

PARTITION TYPE  
STUD SIZE

A3

NEW PARTITION  
EXISTING PARTITION TO REMAIN

**STUD SIZES (WOOD)**

#	SIZE	(FURRING, ETC.)
1	3/4"	
2	1-1/2"	
3	2-1/2"	
4	3-1/2"	
6	5-1/2"	
8	7-1/4"	

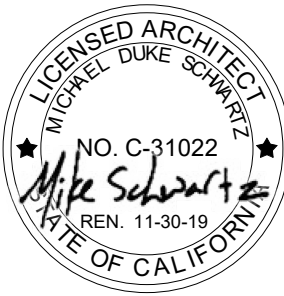
SEE SHEET A61 FOR PARTITION DETAILS

**ROOM SCHEDULE - PROPOSED**

#	NAME	AREA
1	RETAIL SALES	1,878 SF
2	BREAKROOM	119 SF
3	RESTROOM	61 SF
4	RESTROOM	61 SF
5	STOCK ROOM	546 SF
6	OFFICE	123 SF
7	OFFICE	127 SF
8	SECURE STORAGE	383 SF
		3,297 SF

**S/A**  
**SCHWARTZ**  
**ARCHITECTURE**  
1653 FINLAW ST.  
SANTA ROSA, CA 95404  
TEL: 707.478.4949

**SPARC / RPC**  
**TENANT IMPROVEMENTS**  
1061 NORTH DUTTON AVENUE  
SANTA ROSA, CA 95401



Revisions		
No.	Revisions	Date

**DEMOLITION AND PROPOSED FLOOR PLAN**

Project No.: 17-047

Drawn By: S/A

Issue Date: 8/12/19

Sheet

**CUP4**





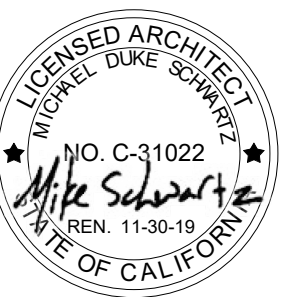
**1 SITE ANALYSIS MAP**  
1" = 50'-0"

**SHEET KEYNOTES**

- ① PROJECT SITE
- ② SITE ENTRY / EXIT

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Revisions		
No.	Revisions	Date

**SITE ANALYSIS**

Project No.: 17-047  
Drawn By: S/A  
Issue Date: 8/12/19  
Sheet

**CUP5**