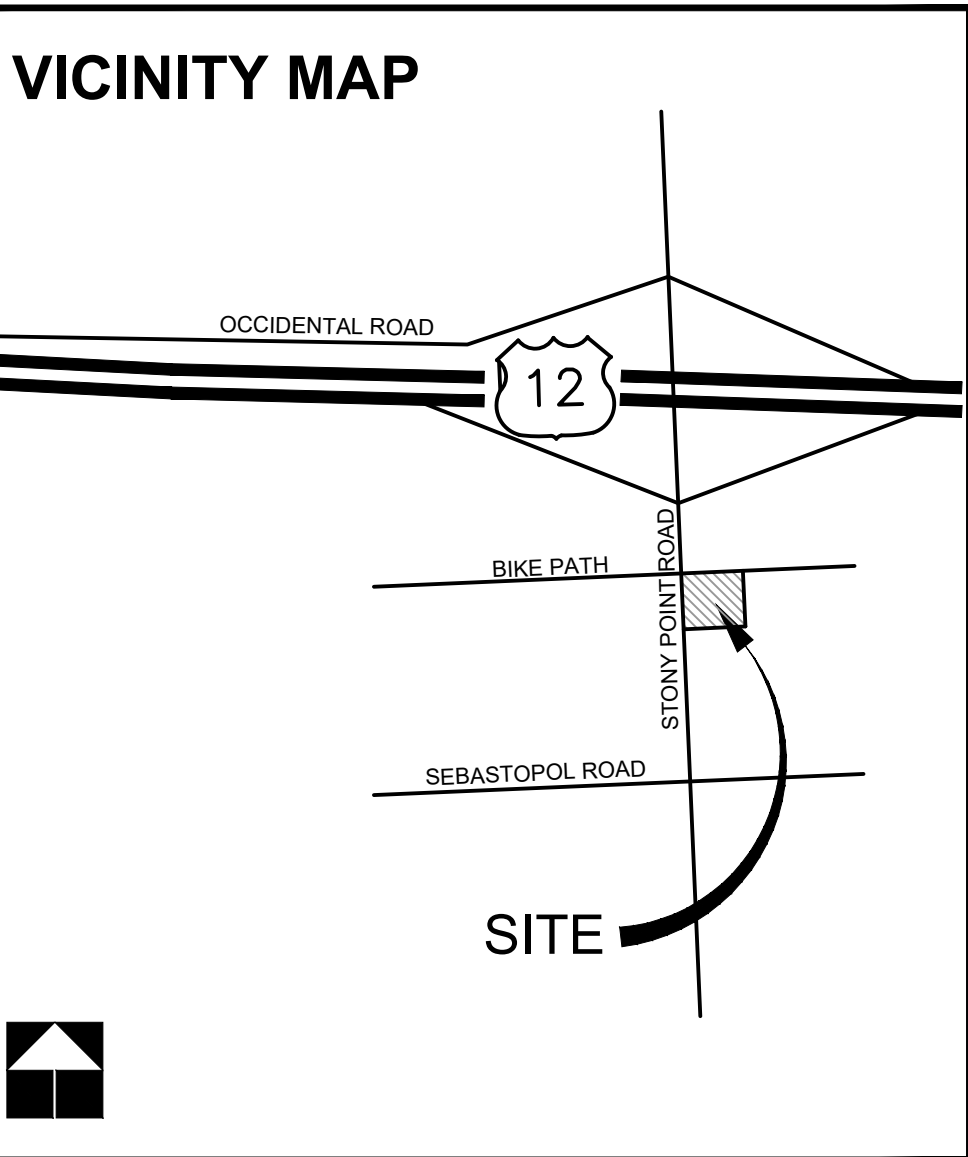


PRELIMINARY DESIGN REVIEW PACKAGE

BEDROSIANS TILE & STONE
WAREHOUSE ADDITION

700 STONY POINT ROAD
SANTA ROSA, CALIFORNIA

May 2, 2019



PROJECT STATISTICS

AP #	:	125-071-06
ZONING	:	CG
SITE AREA	:	2.31 ACRES (100,624 square feet)
EXISTING BUILDING AREA	:	15,000 S.F. (plus 2 - 7,800 s.f. detached storage structures)
BUILDING TYPE	:	II N (non-sprinklered)
ORIGINAL TENANT	:	84 LUMBER (Warehouse and Showroom)
ORIGINAL CONST.	:	1977 (Remodeled in 2014)
EXISTING PARKING	:	29
REQUIRED PARKING	:	46
PROPOSED PARKING	:	47 (2: ACCESSIBLE, 26: VISITOR, 12: EMPLOYEE, 7: LARGE TRUCK)
PROPOSED USE (EXISTING AND ADDITION):		
- SHOWROOM	:	6,000 S.F. (6,000/ 1 space per 300 s.f. = 20 spaces req'd)
- WAREHOUSE	:	9,000 S.F. (9,000/ 1 space per 1,000 s.f. = 9 spaces req'd)
- WAREHOUSE	:	17,000 S.F. (17,000/ 1 space per 1,000 s.f. = 17 spaces req'd)
TOTAL	:	32,000 S.F.

INDEX TO DRAWINGS	
A0.0	- COVER , VICINITY MAP, PROJECT STATISTICS
A0.1	- SITE ANALYSIS/NEIGHBORHOOD CONTEXT MAP
A0.2	- EXISTING SITE PHOTO'S
A1.0	- EXISTING SITE PLAN
A1.1	- PROPOSED SITE PLAN
A2.1	- PROPOSED & EXISTING FLOOR PLAN
A3.1	- PROPOSED & EXISTING EXTERIOR ELEVATIONS
A4.1	- EXTERIOR COLOR BOARD
C1.0	- PRELIMINARY GRADING PLAN
L1.0	- PRELIMINARY LANDSCAPE PLAN

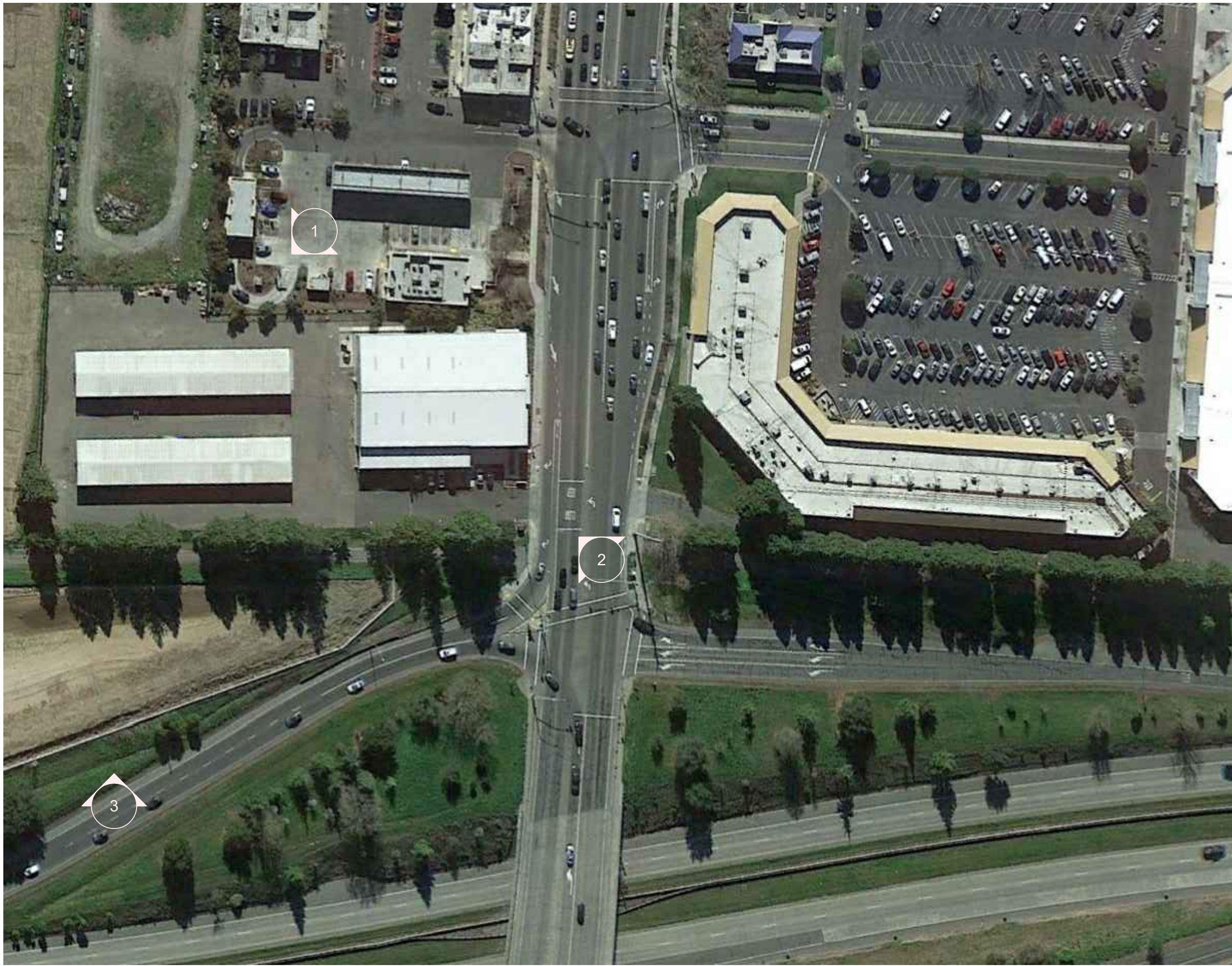
Prepared by:



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Santa Rosa, California 95403
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www.wixaia.com





Aerial - Photo Key Map



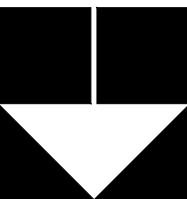
#1 - From Gas Station Looking North East



#3 - From Hwy 12 On-ramp Looking South



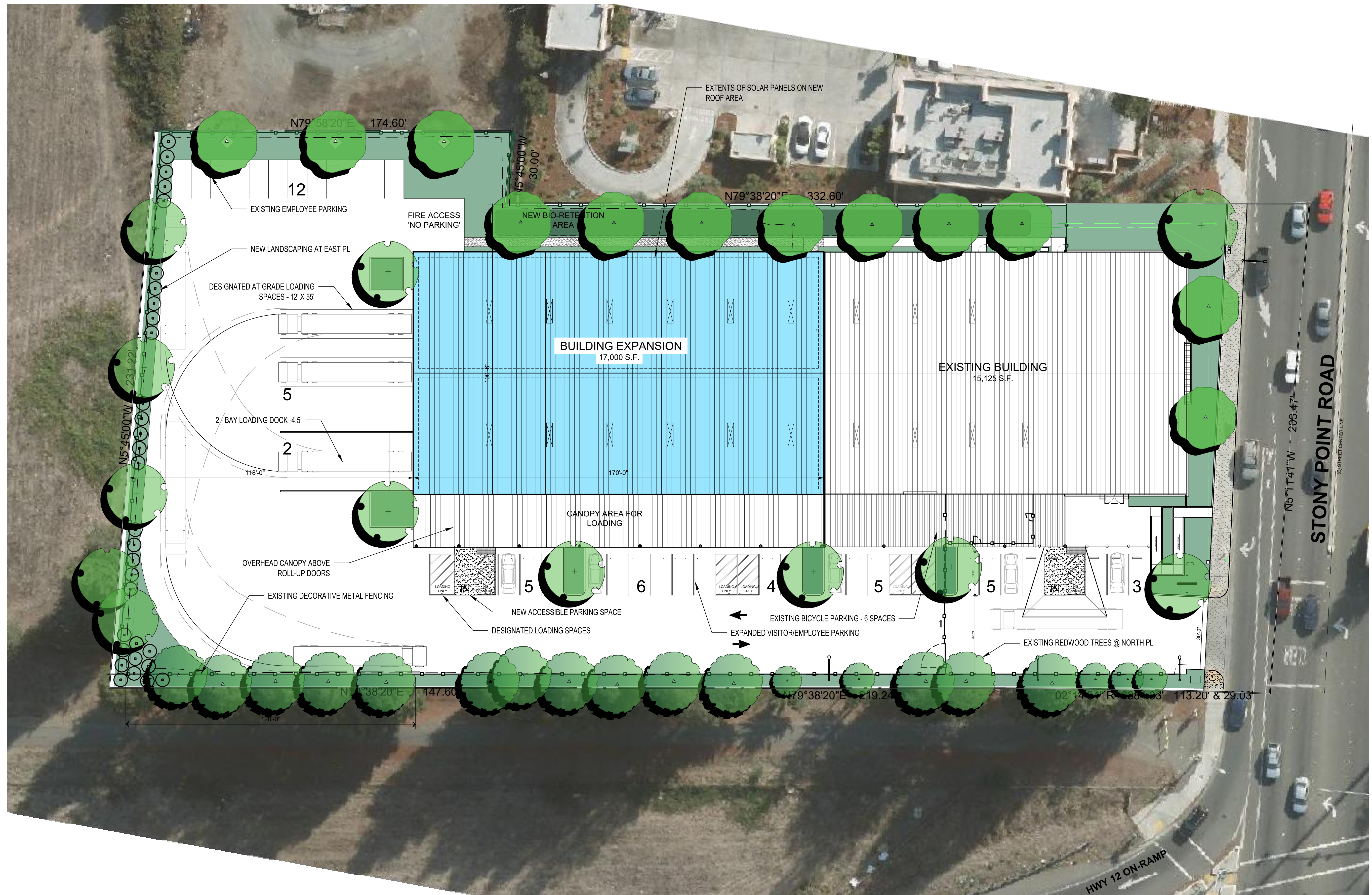
#2 - From Stony Point Road Looking South East



Existing Context Photos



1
A1.0 **EXISTING SITE PLAN**
1/20" = 1'-0"



1 PROPOSED SITE PLAN
A1.1 1/20" = 1'-0"

BEDROSIANS TILE & STONE - SLAB BUILDING EXTENSION

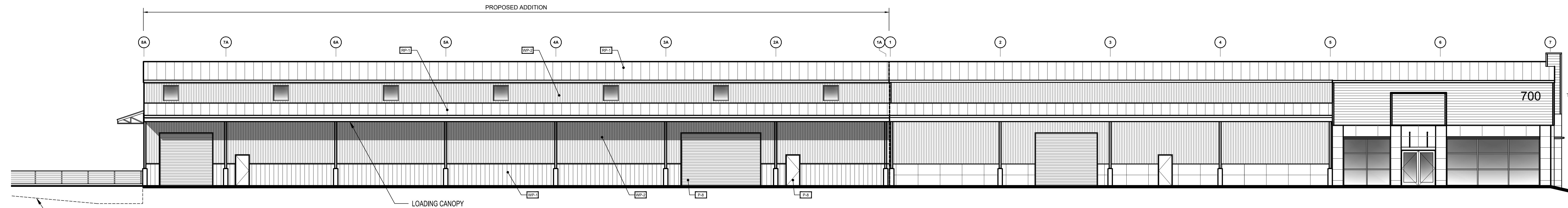
STONY POINT ROAD, SANTA ROSA, CALIFORNIA

DATE: MAY 2, 2019

WIX JOB #: 1200.04

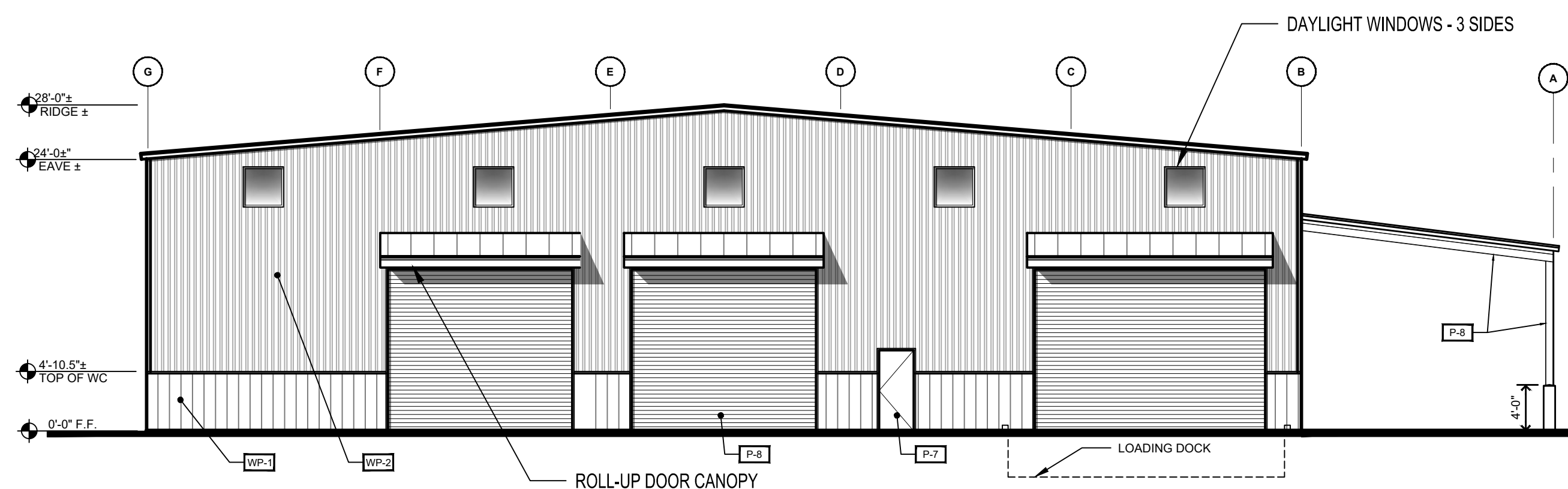
4849 OLD REDWOOD HIGHWAY, SANTA ROSA, CA - (707) 576-7766

A1.1

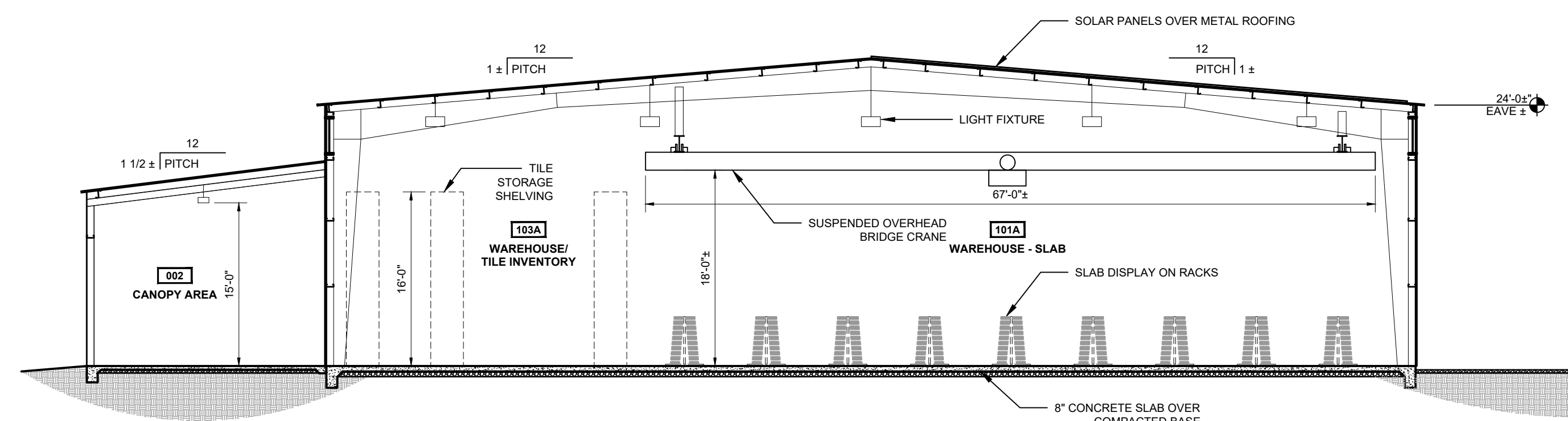


1 NORTH ELEVATION - OPTION 3
A3.1 1/10" = 1'-0"

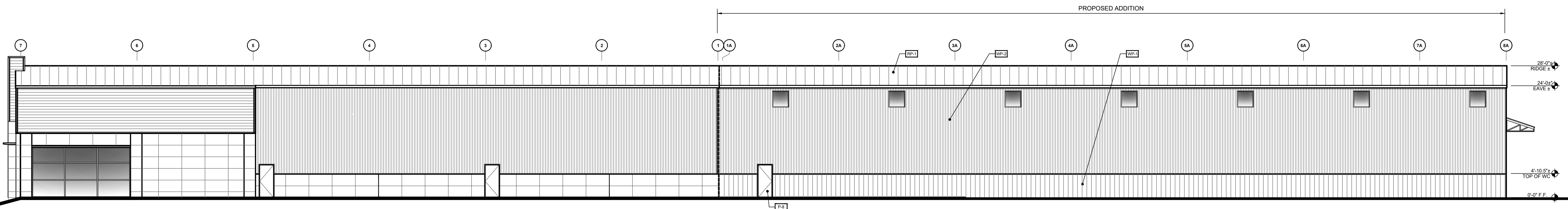
RECESSED LOADING DOCK



2 EAST ELEVATION - OPTION 3
A3.1 1/10" = 1'-0"



4 BUILDING SECTION
A3.1 1/10" = 1'-0"



3 SOUTH ELEVATION - OPTION 3
A3.1 1/10" = 1'-0"

BEDROSIANS TILE & STONE - SLAB BUILDING EXTENSION



STONY POINT ROAD, SANTA ROSA, CALIFORNIA

DATE: MAY 2, 2019

WIX JOB #: 1200.04

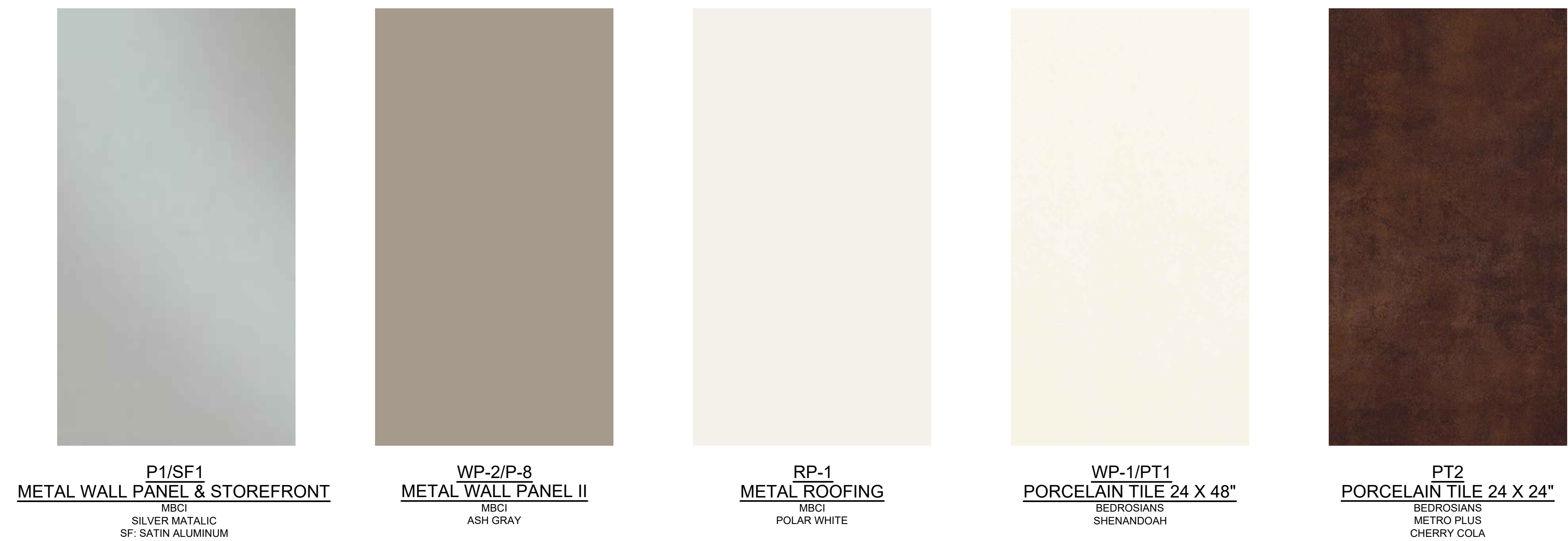
4849 OLD REDWOOD HIGHWAY, SANTA ROSA, CA - (707) 576-7766

A3.1





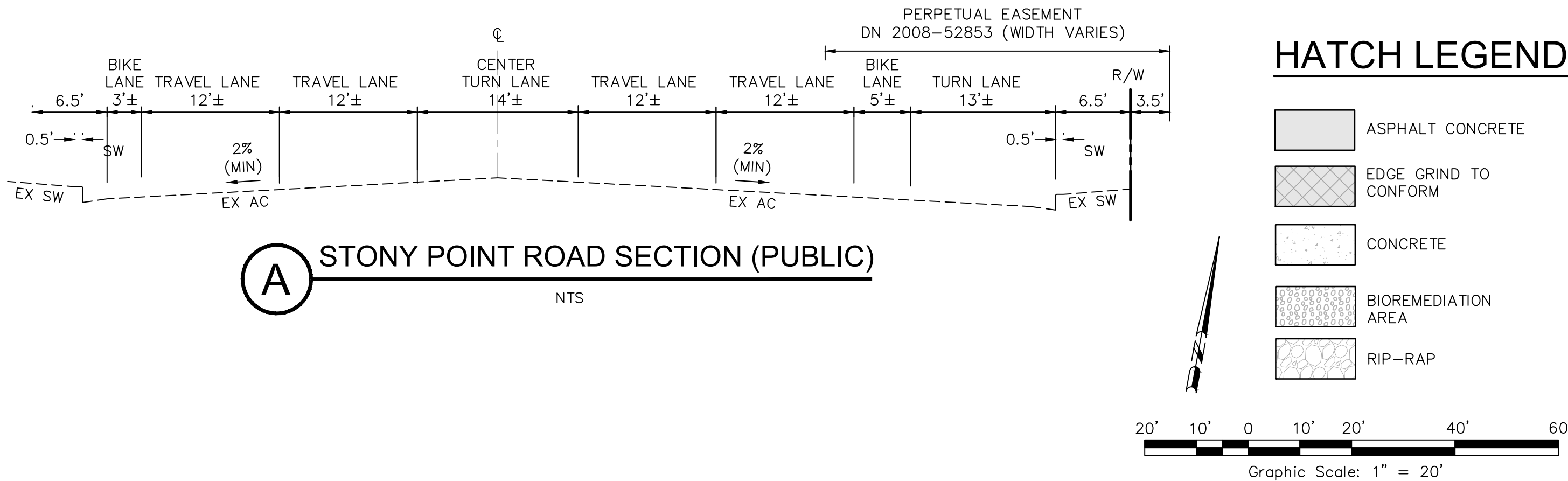
Proposed Northwest Elevation



Proposed Exterior Color Palette - to match existing color approved 9-1-12

①	CONTRACTOR TO VERIFY STRUCTURAL SECTION PRIOR TO CONSTRUCTION.	⑥	TO BE REMOVED PRIOR TO CONSTRUCTION
②	ALL DOWNSPOUTS FOR PROPOSED BUILDING TO BE DIRECTED TO UP-GRADE/BIOSWALE	⑦	ASSUMED SLAB GRADE. SLAB ELEVATION SHALL MATCH EXISTING BUILDING SLAB ELEVATION. CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION.
③	CAPACITY OF EXISTING DOUBLE DETECTOR CHECK VALVE AND PIPING WILL BE EVALUATED DURING FUTURE CONSTRUCTION DOCUMENT PREPARATION	⑧	TIE INTO EXISTING DROP INLET AT THE LOCATION AND ELEVATION SHOWN. CONTRACTOR TO VERIFY IN FIELD AND CONTACT ENGINEER IF ELEVATION DIFFERENT.
④	ADS-FLEXSTORM FULL TRASH CAPTURE INLETS FOR GRATED CATCH BASINS TO BE INSTALLED IN EXISTING STORM DRAIN DROP INLET	⑨	P3-04: ROADSIDE BIORETENTION - CURB OPENING TO BE CONSTRUCTED PER CITY OF SANTA ROSA DETAIL.
⑤	P3-07: VEGETATED SWALE TO BE CONSTRUCTED PER CITY OF SANTA ROSA DETAIL. TO BE PLANTED WITH 6"-TALL BERMUDA GRASS OR EQUIVALENT TO TREAT POTENTIALLY CONTAMINATED WATER FROM LOADING DOCK AREA.		

 ASPHALT CONCRETE
 EDGE GRIND TO CONFORM
 CONCRETE
 BIOREMEDIATION AREA
 RIP-RAP

[illegible]

