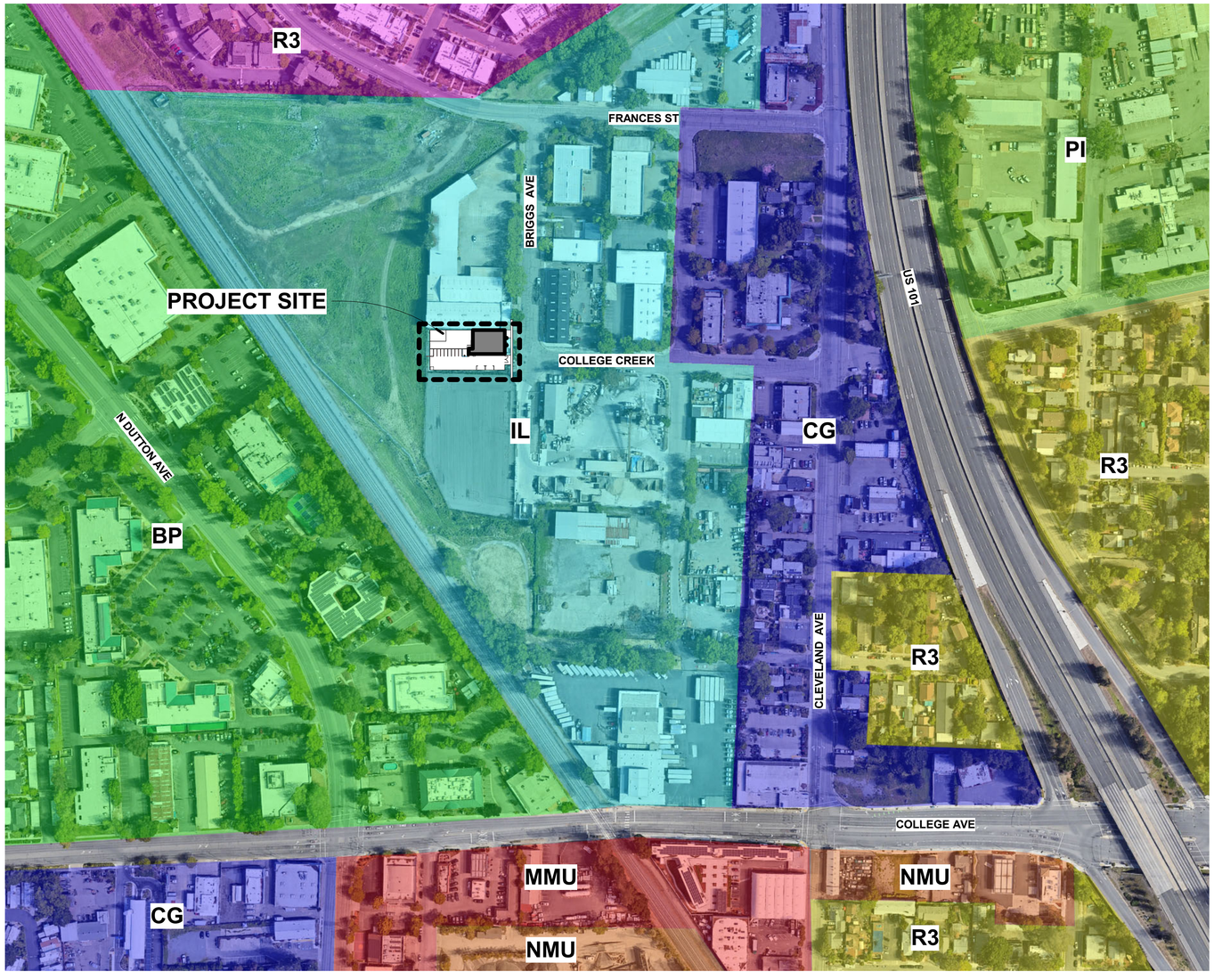
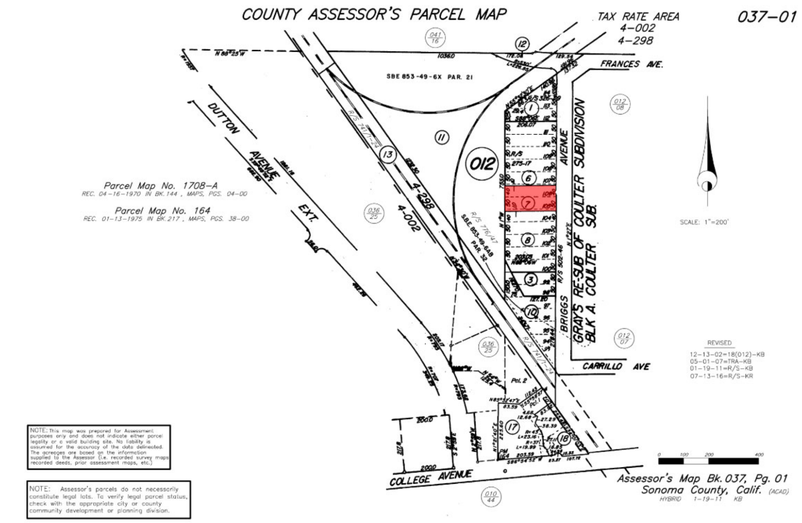
City of Santa Rosa
Planning & Economic
Development Department
03/28/2023
RECEIVED



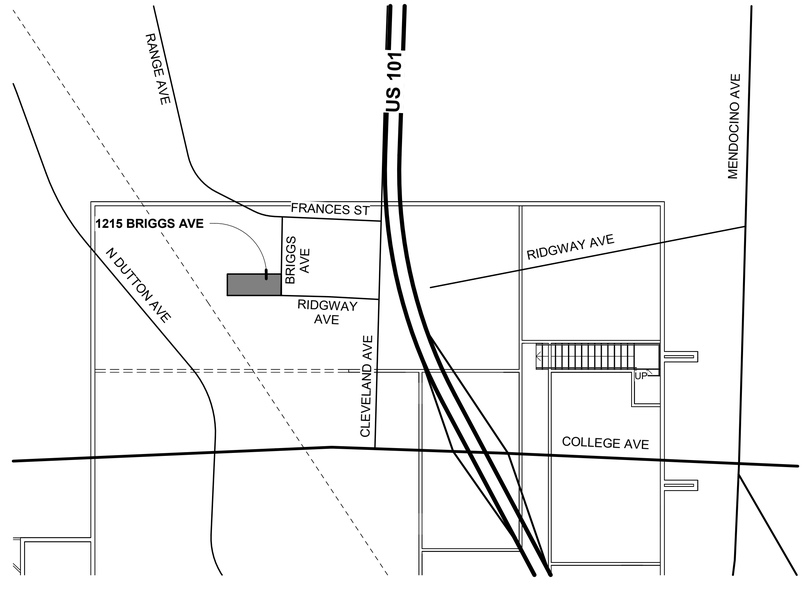
ZONING LEGEND

IL - LIGHT INDUSTRIAL
BP - BUSINESS PARK
CG - GENERAL COMMERCIAL
MMU - MAKER MIXED USE
NMU - NEIGHBORHOOD MIXED USE
R-3 - MULTI-FAMILY RESIDENTIAL

SITE PLAN - ZONING



COUNTY ASSESSOR PARCEL MAP



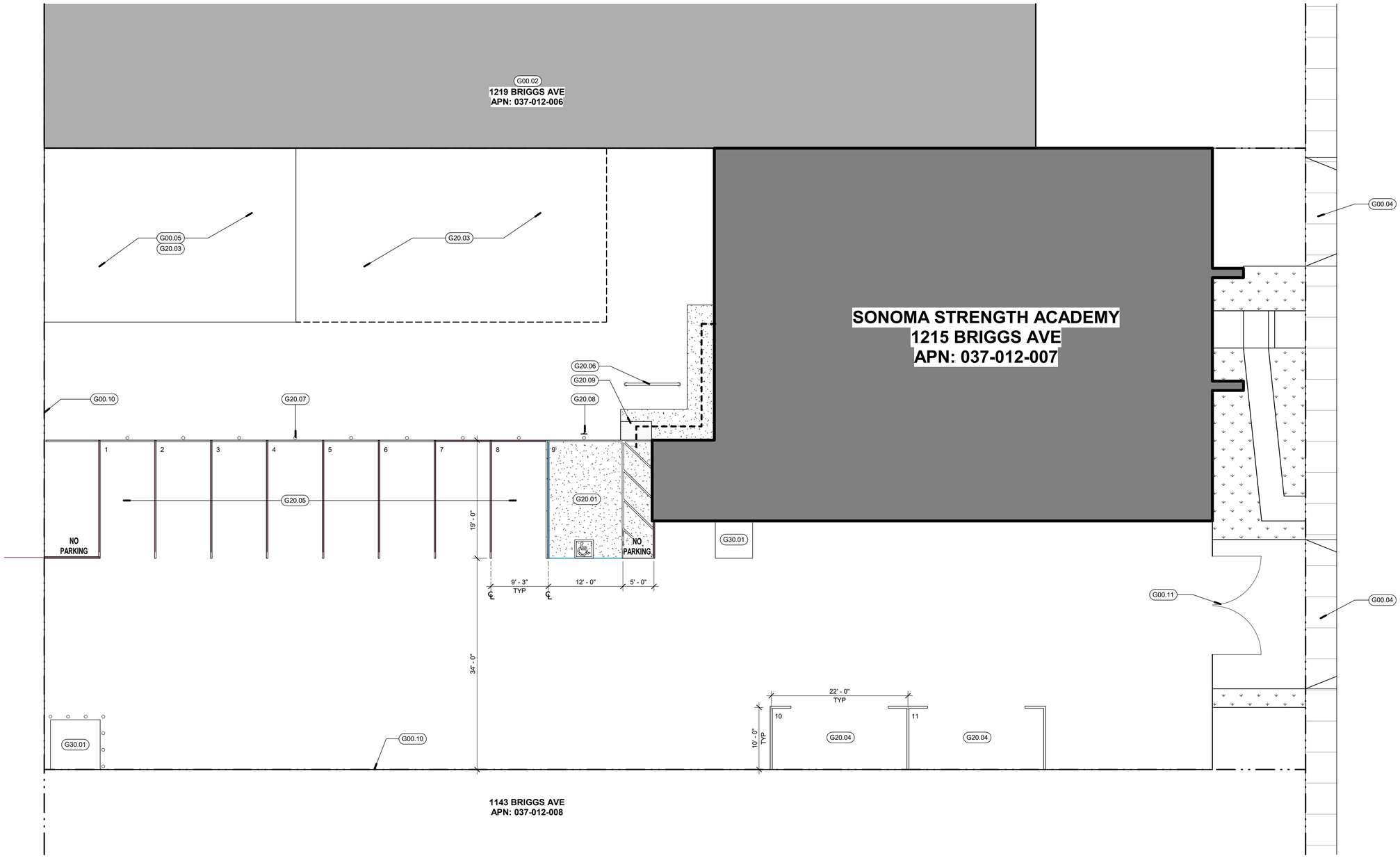
VICINITY MAP

MPM ARCHITECTS

SONOMA STRENGTH ACADEMY
1125 BRIGGS AVE
SANTA ROSA, CA 95401

SONOMA STRENGTH ACADEMY
CROSSFIT PROPERUS

A100
VICINITY MAP
AND ZONING
03.21.2023



1 A101 **SITE PLAN - CONCEPT**
1/8" = 1'-0"

NORTH

	PARKING COUNTS		KEYNOTE LEGEND	
	PER CITY OF SANTA ROSA ZONING CODE 20-36.040 NUMBER OF PARKING SPACES REQUIRED C. EXPANSION OF STRUCTURE, CHANGE OF USE 2. CHANGE IN USE. WHEN A BUILDING'S USE CHANGES TO A NEW USE, FOR EXAMPLE A RETAIL USE TO A RESTAURANT, WITHOUT ENLARGING THE SPACE IN WHICH THE USE IS LOCATED, THERE SHALL BE NO ADDITIONAL PARKING REQUIRED FOR THE NEW USE, EXCEPT THAT THE NEW USE SHALL COMPLY WITH CURRENT ADA STANDARDS FOR PARKING, PROVIDED THAT ANY DEFICIENCY IN PARKING IS NO MORE THAN 10 SPACES, OR A 25 PERCENT OVERALL REDUCTION FROM STANDARD PARKING REQUIREMENTS, WHICHEVER IS GREATER.	11 (E) SPACES REPLACED BY SPACES CONFORMING TO CITY OF SANTA ROSA ZONING CODE. STANDARD STALLS 4 PARALLEL STALLS 6 ACCESSIBLE VAN ACCESSIBLE 1 TOTAL 11 PROVIDED BICYCLE PARKING 1/4000SF = 4900/4000=1.225 2 PROVIDED	G00.02 (E) BUILDING TO REMAIN G00.04 (E) DRIVEWAY TO REMAIN G00.05 (E) CONCRETE PAD TO REMAIN. G00.10 APPROXIMATE PROPERTY LINE G00.11 (E) CHAIN LINK GATE TO REMAIN G20.01 VAN ACCESSIBLE PARKING SPACE PER SANTA ROSA CITY ZONING STANDARDS AND CBC CHAPTER 11B G20.03 FUTURE EXTERIOR EXERCISE STATIONS G20.04 PARALLEL PARKING SPACE PER CITY OF SANTA ROSA ZONING STANDARDS G20.05 STANDARD PARKING SPACE PER CITY OF SANTA ROSA ZONING STANDARDS G20.06 (N) BICYCLE RACK. PROVIDED MINIMUM OF 2 BICYCLE SPACES G20.07 STEEL BOLLARD, TYPICAL AT ALL STANDARD PARKING STALLS G20.08 VAN ACCESSIBLE PARKING SIGN PER CBC 11B-502.6 G20.09 TRUNCATED DOMES PER CBC 11B-705.1 G30.01 (E) PG&E TRANSFORMER PAD TO REMAIN

MPM ARCHITECTS

SONOMA STRENGTH ACADEMY

1125 BRIGGS AVE
SANTA ROSA, CA 95401

SONOMA STRENGTH ACADEMY
CROSSFIT PROPHUS

A101
CONCEPTUAL SITE PLAN
03.21.2023

VIEW FROM SOUTH EAST

BRIGGS AVENUE ELEVATION

VIEW FROM NORTH EAST

VIEW FROM SOUTH WEST

MPM ARCHITECTS

SONOMA STRENGTH ACADEMY

1125 BRIGGS AVE
SANTA ROSA, CA 95401

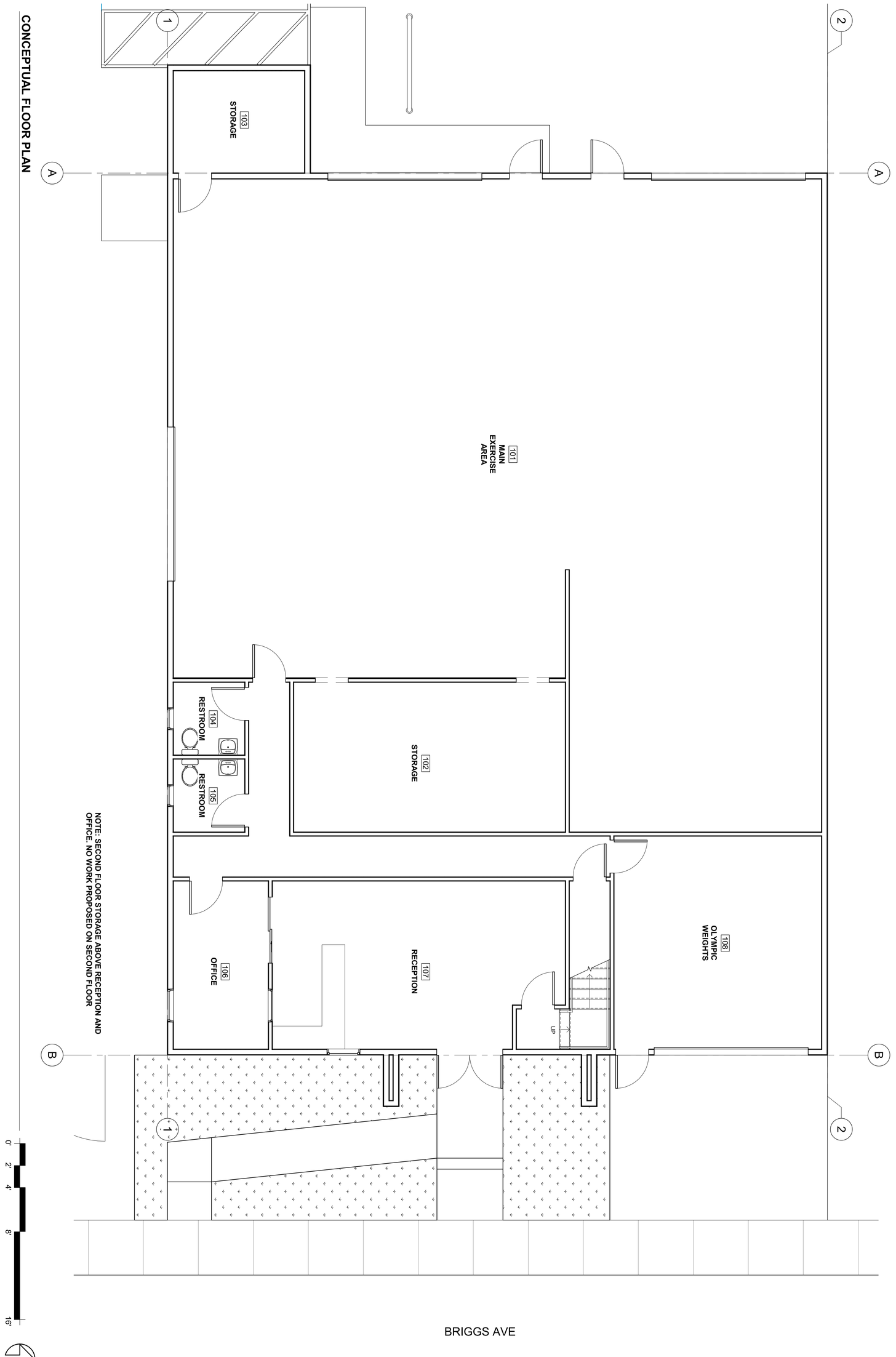
SONOMA STRENGTH ACADEMY
CROSSFIT PROPHUS

A102

EXISTING CONDITIONS

03.21.2023

CONCEPTUAL FLOOR PLAN



A103

CONCEPTUAL FLOOR PLAN

03.21.2023

SONOMA STRENGTH ACADEMY

CROSSFIT PROPRIUS

SONOMA STRENGTH ACADEMY

1125 BRIGGS AVE

SANTA ROSA, CA 95401

MPM ARCHITECTS