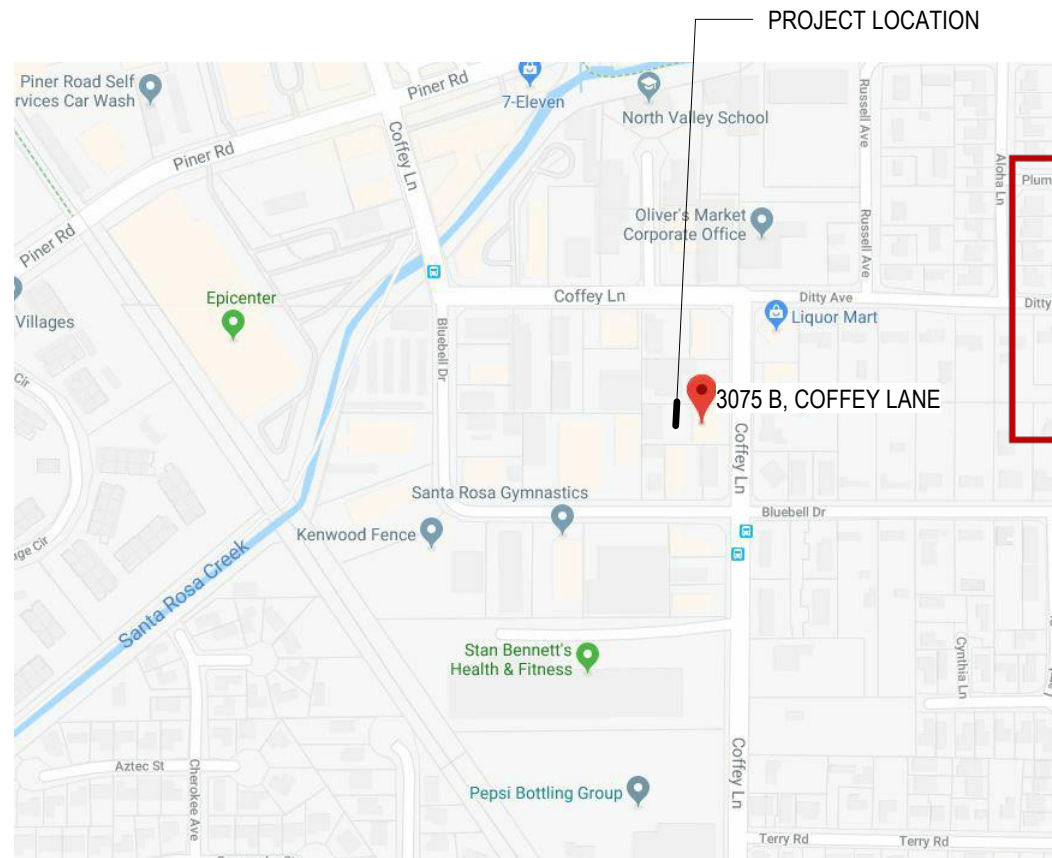
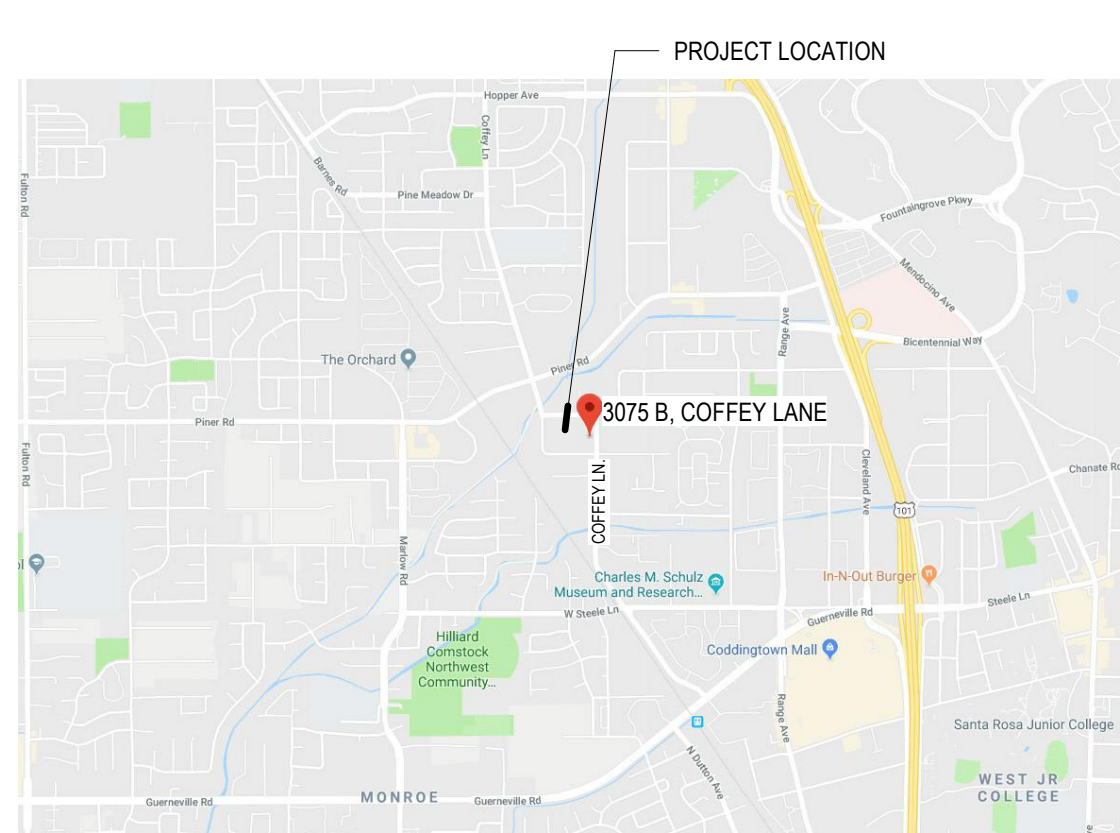


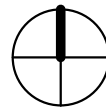


City of Santa Rosa
May 26, 2023
Planning & Economic
Development Department



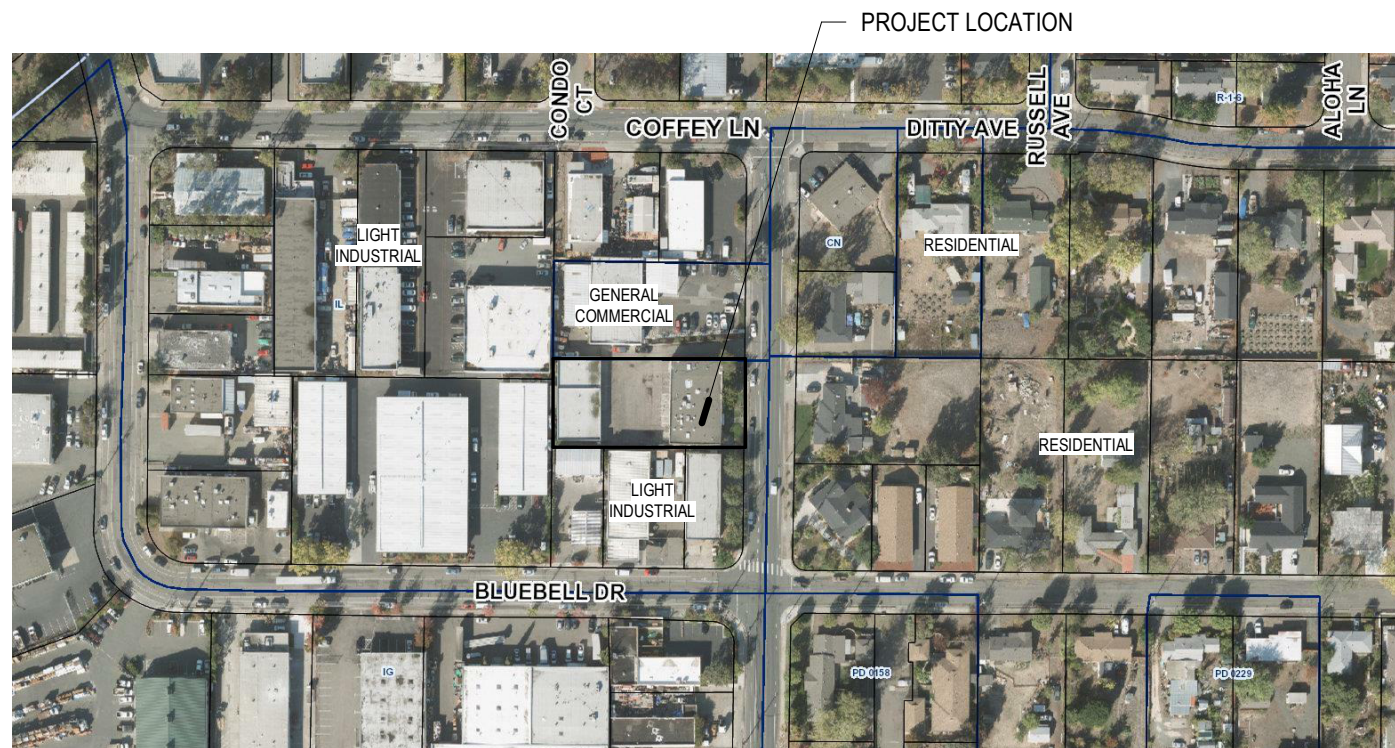
2 LOCATION MAP

N.T.S.



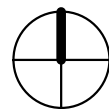
1 VICINITY MAP

N.T.S.



3 NEIGHBORHOOD CONTEXT

N.T.S.



PARKING ANALYSIS:
TOTAL BLDG AREA: 6,070S.F. / 1000 = 7 SPACES TOTAL FOR THE BUILDING
TENANT AREA: 3,033S.F. / 1000 = 4 SPACES FOR THE TEANANT.

TOTAL PARKING PROVIDED: 7 SPACES INCLUDING ONE ADA
THERE ARE TWO LOADING AREAS, ONE FOR EACH TENANT.

DRAWING LIST	
CUP1	8X11 LOCATION MAP
CUP2	8x11 SITE PLAN
CUP3	MAPS
CUP4	SITE PLAN
CUP5	FIRST FLOOR PLAN
CUP6	PHOTOS

JM&IC LLC NURSERY

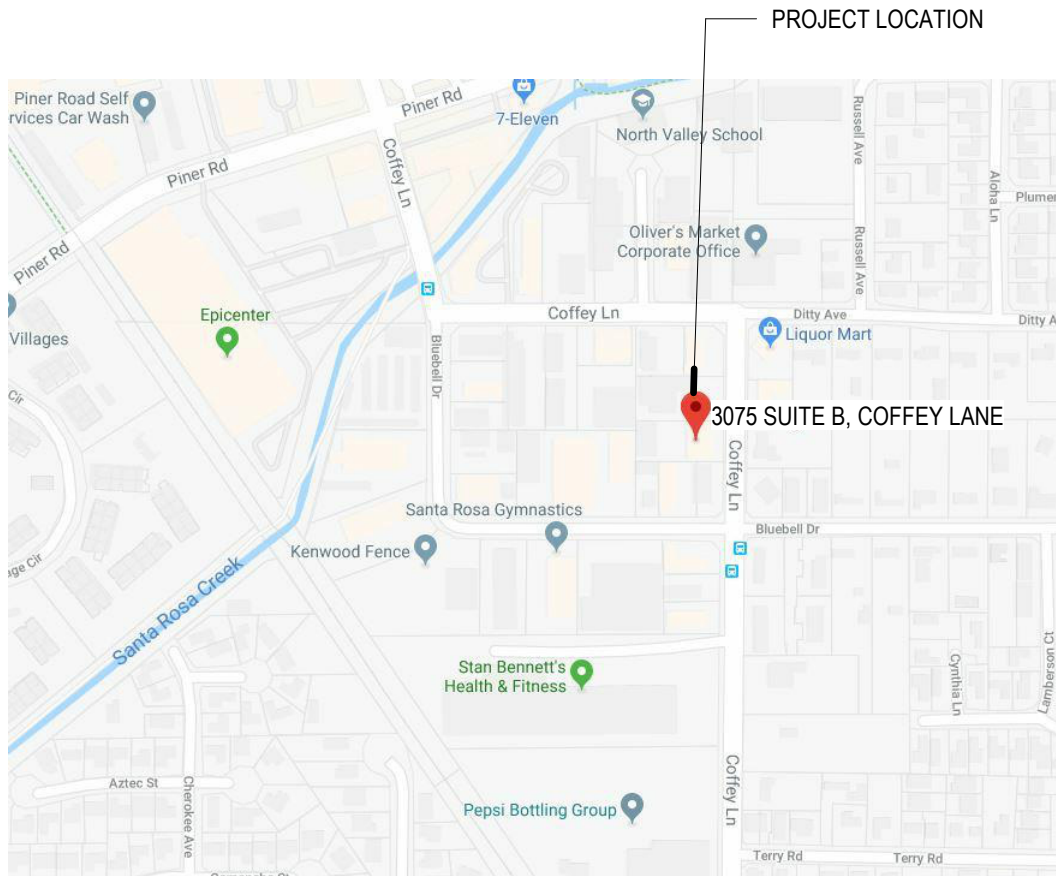
3075 SUITE B COFFEY LANE, SANTA ROSA, CA 95403

HENDERSON ARCHITECT

P.O. BOX 14874
SANTA ROSA CA, 95402

P: 707-237-5240
F: 707-237-2523

CUP3
MAPS



1 8x11 LOCATION MAP

N.T.S.

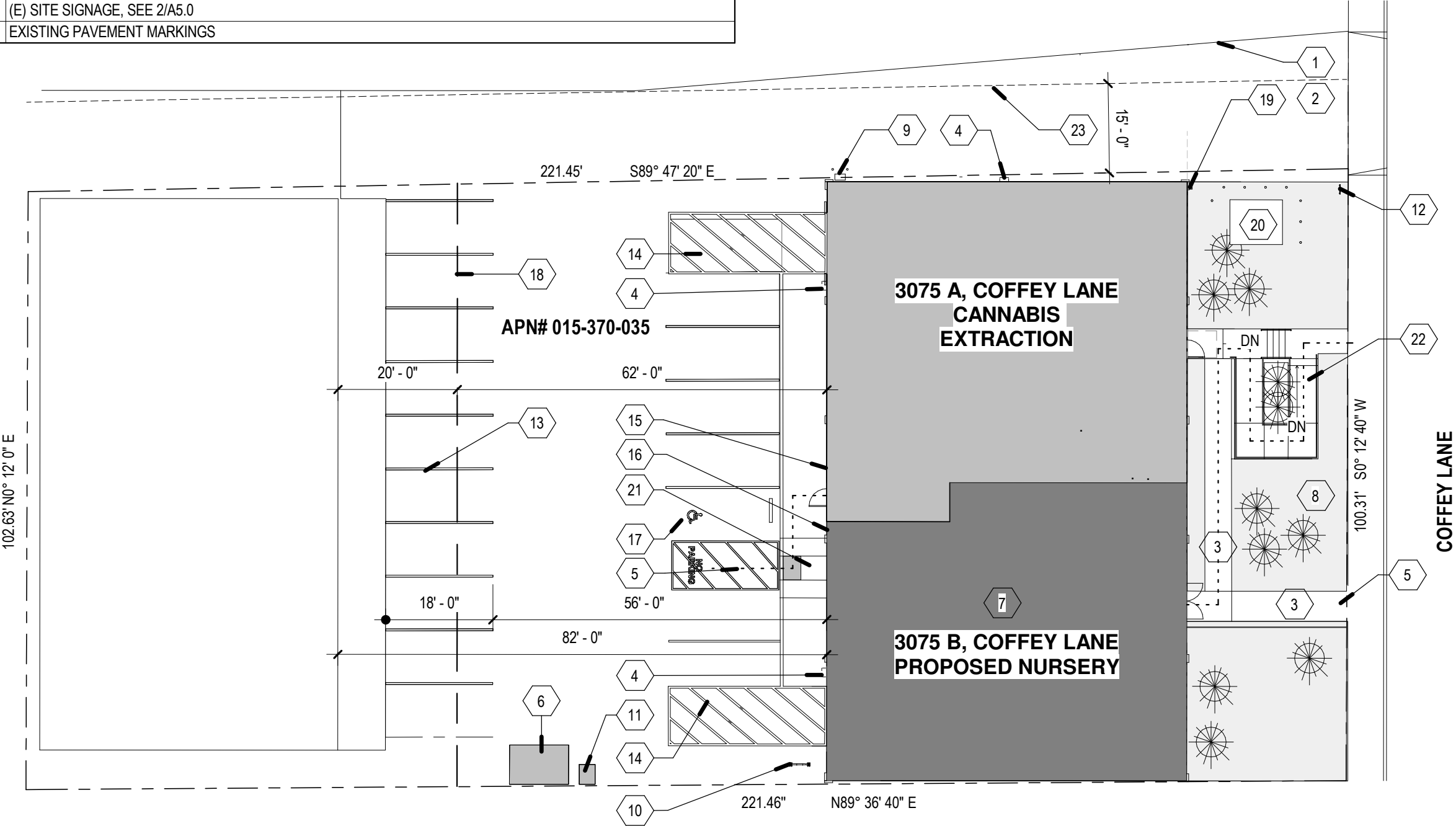
PROJECT #: 2221

JM&IC LLC NURSERY

H A	HENDERSON ARCHITECT Tel 707.237.5240 Fax 707.237.2523 Info@HendersonArchitect.com	ISSUE DATE: 1/20/2023 SHEET NAME: 8X11 LOCATION MAP	NUMBER CUP1
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KEY#	NOTE
1	EXISTING CYCLONE FENCE WITH SCREENING SLATS
2	EXISTING, ACCESSIBLE ENTRY APRON & DRIVE IN RIGHT OF WAY EASEMENT WITH ALL WEATHER SURFACE
3	(E) CONC. WALK
4	EXISTING FULLY SHIELDED, DOWNWARD CASTING WALL MOUNT LIGHTS AT+16'
5	ACCESSIBLE PATH OF TRAVEL TO BUILDING ENTRANCE
6	(E) TRASH ENCLOSURE
7	PROJECT AREA, SEE FLOOR PLAN
8	EXISTING LANDSCAPED AREAS
9	(E) GAS METER & BOLLARDS
10	(E) ULINE H-2892BL 1-LOOP WAVE BIKE RACK (3 BIKE CAPACITY), SEE 3/A5.0
11	ULINE MODEL #H-5656 VERTICAL GAS CYLINDER LOCKER, BY OWNER (CONTRACTOR TO ANCHOR PER MANUFACTURER's SPECS)
12	(E) SITE SIGNAGE, SEE 2/A5.0
13	EXISTING PAVEMENT MARKINGS

KEY#	NOTE
14	(E) PAVEMENT MARKINGS
15	(E) ENTRANCE ISA SIGNAGE TYP. AT ALL ACCESSIBLE DOORS
16	(E) WALL MOUNTED VAN ACCESSIBLE PARKING SIGNAGE, SEE 10/A5.0
17	(E) VAN ACCESSIBLE PARKING & LOADING ZONE STRIPING, SEE 9/A5.0
18	ASSUMED PROPERTY LINE
19	FIRE DEPARTMENT APPROVED KNOX BOX FOR BUILDING. VERIFY LOCATION WITH FIRE MARSHALL
20	(E) TRANSFORMER, CONC. PAD AND BARRIER POST PER PG&E STANDARDS, S.E.D.
21	(E) PARALLEL CURB RAMP
22	(E) ACCESSIBLE RAMP AND STAIRS
23	RECORDED EASEMENT PER RECORD OF SURVEY 825M11. 15 FOOT WIDE ROAD EASEMENT LABELED DRIVEWAY ON RECORD OF SURVEY PER DN 2019-015306.





EAST ELEVATION



NORTH ELEVATION



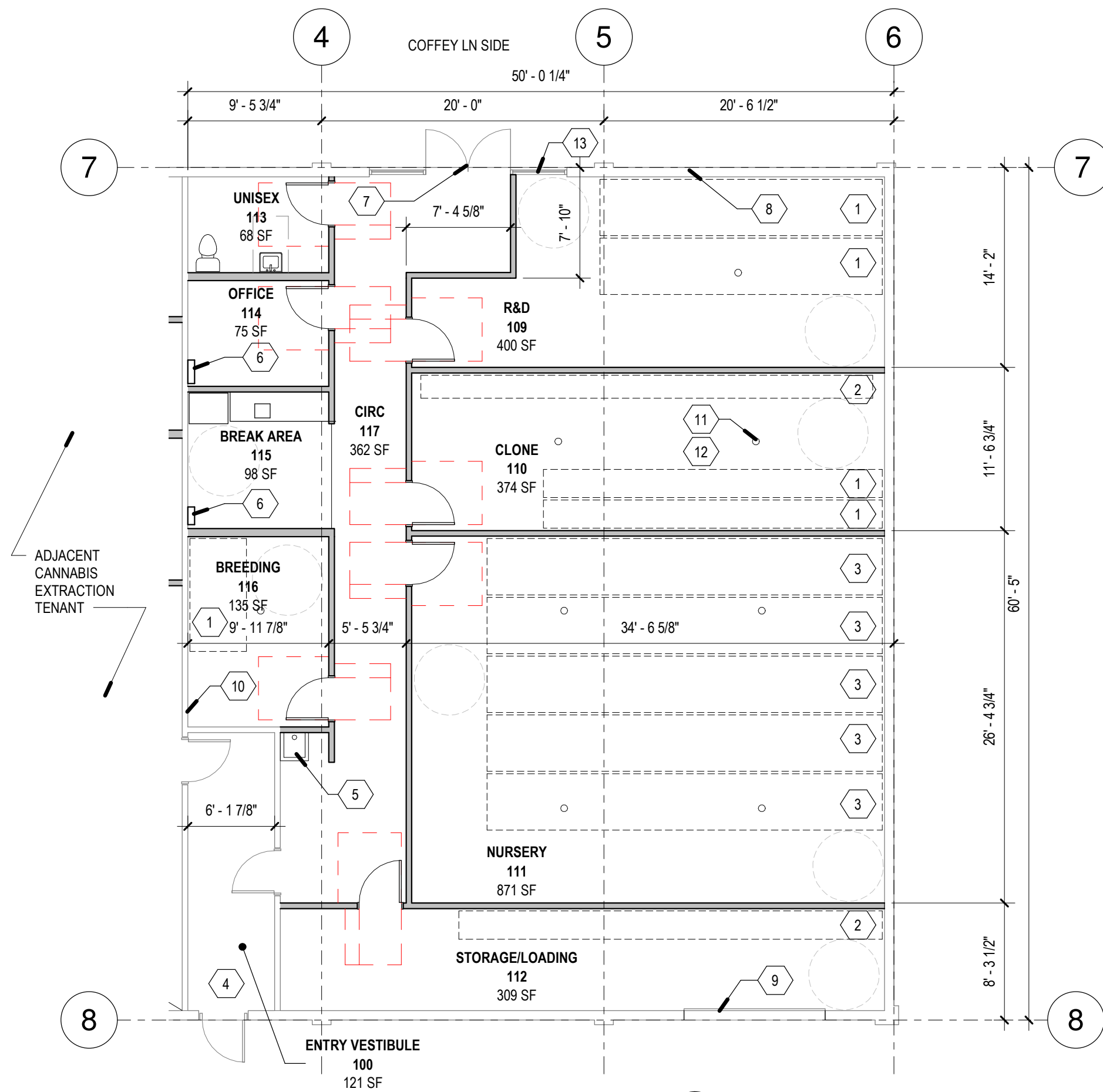
PARTIAL WEST ELEVATION

1 **ELEVATION PHOTOS**
12" = 1'-0"

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CUP6
PHOTOS



KEY#	NOTE
1	(N) ROLLING RACK
2	(N) FIXED RACK
3	(N) STACKING ROLLING RACK
4	(E) EXIT VESTIBULE
5	(N) MOP SINK
6	(E) ELEC PANEL
7	(E) STOREFRONT
8	(E) CONCRETE TILT WALL, TYP.
9	(E) STEEL ROLL UP DOOR
10	(E) ONE HOUR RATED DEMISING WALL
11	(N) FLOOR DRAIN, TYP.
12	NOTE: +/- 16'-6" TO BOTTOM OF ROOF STRUCTURE, TYP.
13	(N) SPANDREL GLAZING

EXISTING WALL TO REMAIN
NEW WALL

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

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CUP5
FIRST
FLOOR
PLAN