

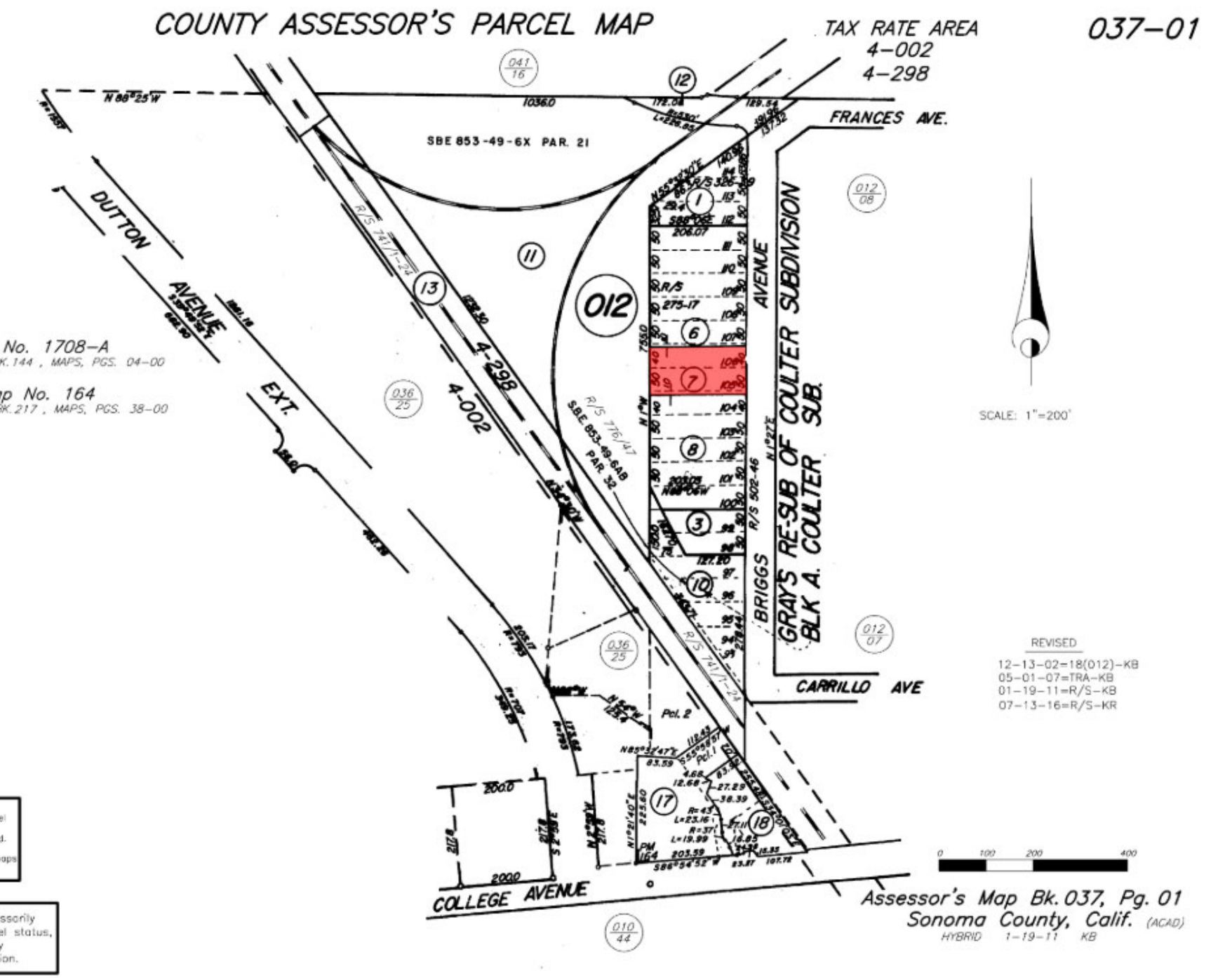
ZONING LEGEND

IL - LIGHT INDUSTRIAL
 BP - BUSINESS PARK

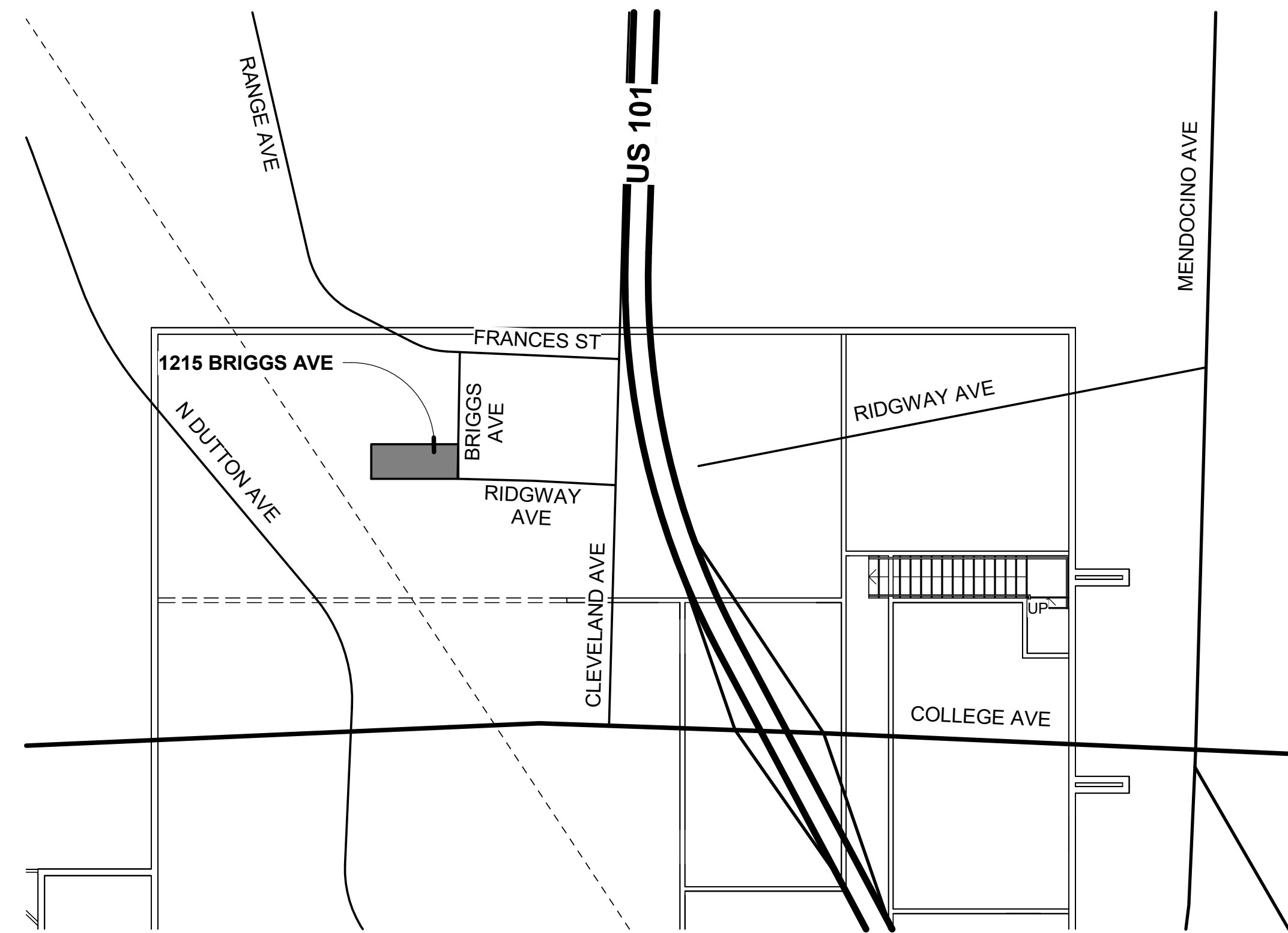
CG - GENERAL COMMERCIAL
 MMU - MAKER MIXED USE

NMU - NEIGHBORHOOD MIXED USE
 R-3 - MULTI-FAMILY RESIDENTIAL

SITE PLAN - ZONING



COUNTY ASSESSOR PARCEL MAP



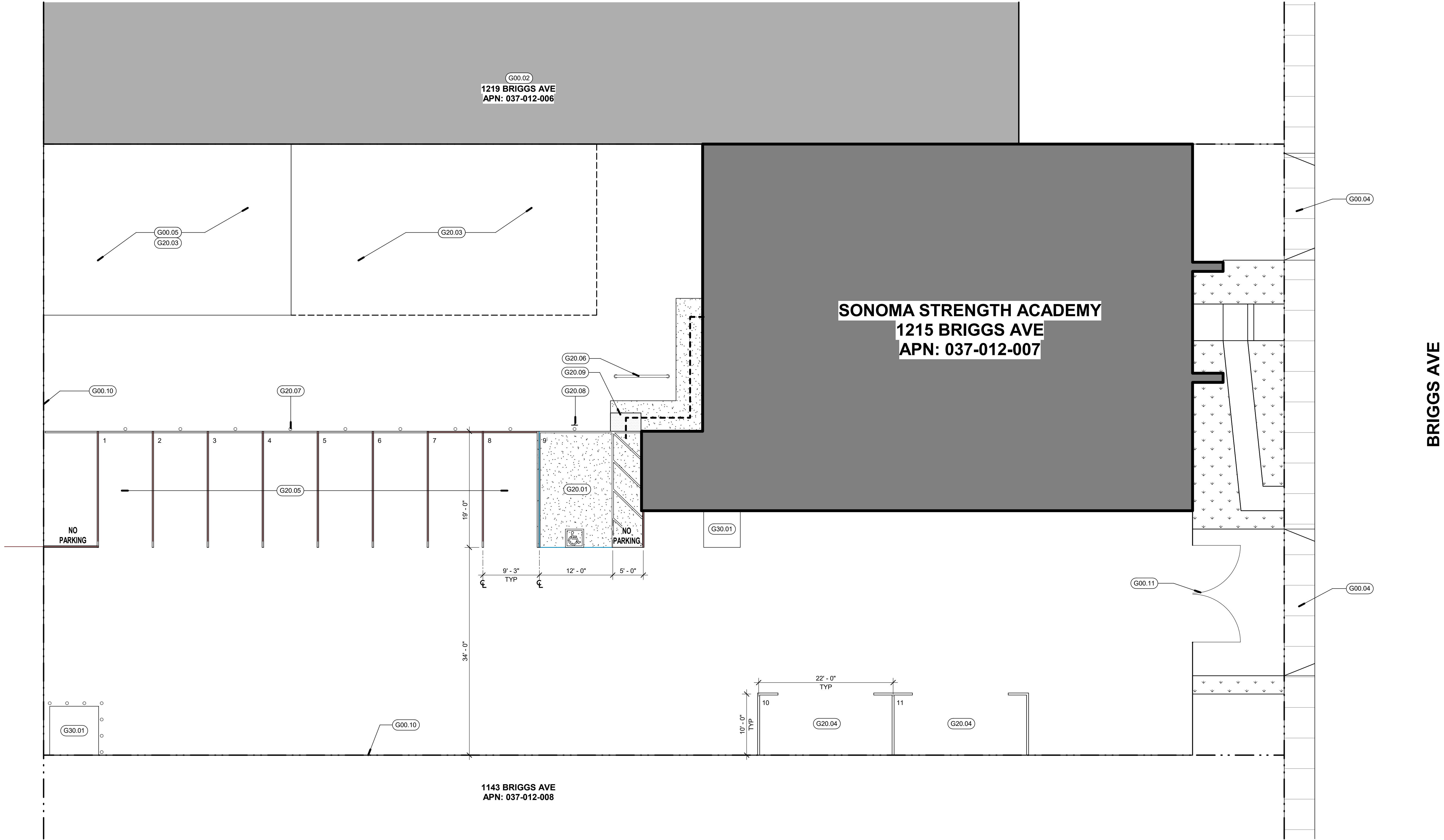
VICINITY MAP



SONOMA STRENGTH ACADEMY

1125 BRIGGS AVE
 SANTA ROSA, CA 95401





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

PARKING COUNTS		KEYNOTE LEGEND
PER CITY OF SANTA ROSA ZONING CODE 20-36.040 NUMBER OF PARKING SPACES REQUIRED	11 (E) SPACES REPLACED BY SPACES CONFORMING TO CITY OF SANTA ROSA ZONING CODE.	G00.02 (E) BUILDING TO REMAIN
C. EXPANSION OF STRUCTURE, CHANGE OF USE	STANDARD STALLS 4	G00.04 (E) DRIVEWAY TO REMAIN
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.	PARALLEL STALLS 6	G00.05 (E) CONCRETE PAD TO REMAIN.
	ACCESSIBLE VAN ACCESSIBLE 1	G00.10 APPROXIMATE PROPERTY LINE
	TOTAL 11 PROVIDED	G00.11 (E) CHAIN LINK GATE TO REMAIN
	BICYCLE PARKING	G20.01 VAN ACCESSIBLE PARKING SPACE PER SANTA ROSA CITY ZONING STANDARDS AND CBC CHAPTER 11B
	1/4000SF = 4900/4000=1.225 2 PROVIDED	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



VIEW FROM SOUTH EAST



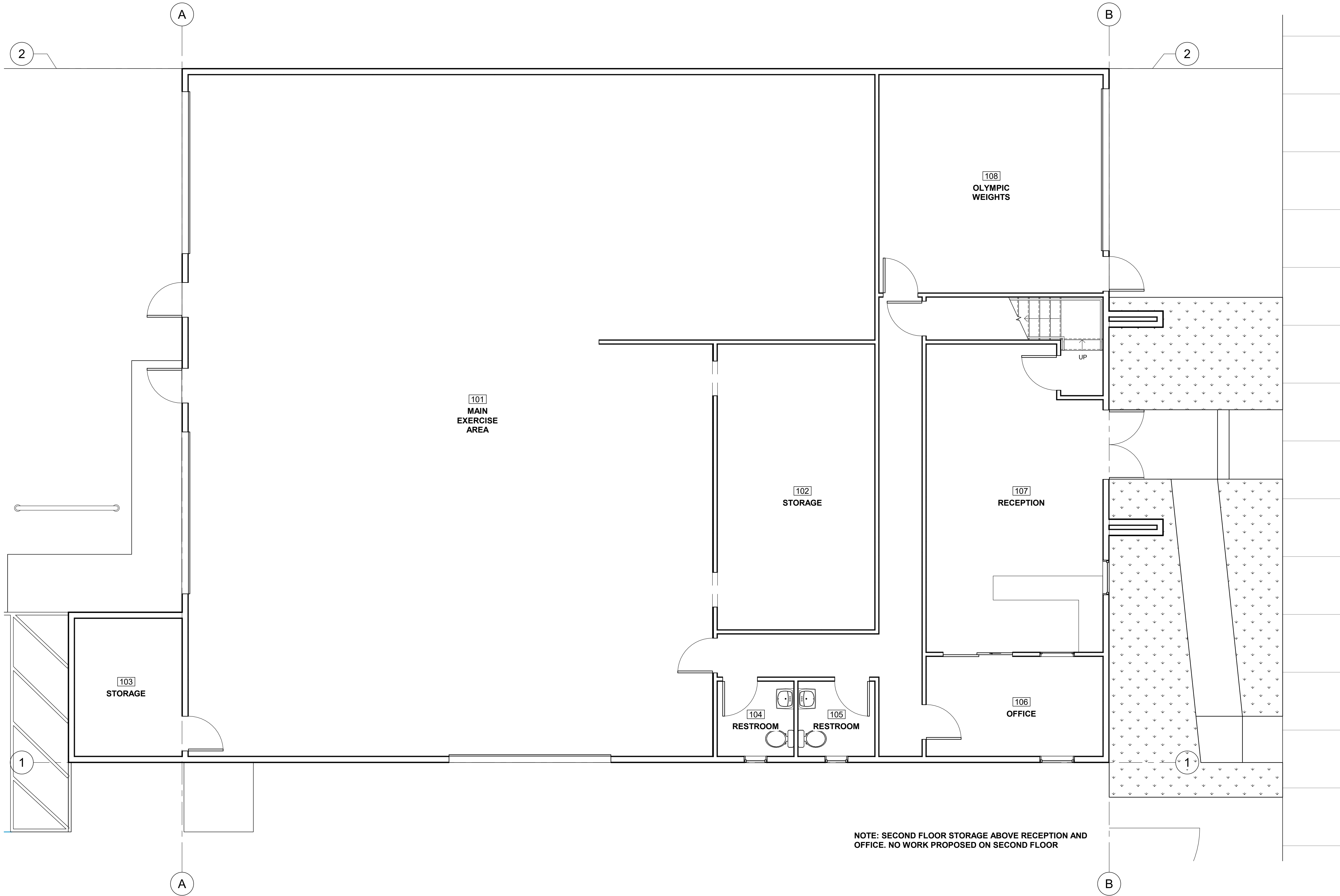
BRIGGS AVENUE ELEVATION



VIEW FROM NORTH EAST



VIEW FROM SOUTH WEST



101
MAIN
EXERCISE
AREA

102
STORAGE

103
STORAGE

104
RESTROOM

105
RESTROOM

107
RECEPTION

106
OFFICE

108
OLYMPIC
WEIGHTS

UP

NOTE: SECOND FLOOR STORAGE ABOVE RECEPTION AND OFFICE. NO WORK PROPOSED ON SECOND FLOOR

BRIGGS AVE

CONCEPTUAL FLOOR PLAN



A103
CONCEPTUAL
FLOOR PLAN
03.21.2023



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