ALAMEIDA ARCHITECTURE

CONSTRUCTION MANAGEMENT

555 S. MAIN STREET, SUITE 2 SEBASTOPOL, CA 95472 (707) 824-1219 WWW.ALAMEIDA.COM

SIGAL ELECTRIC

CONCEPTUAL PLANS 9/2/2021

PROJECT

1688 ALMAR PARKWAY PROPOSED

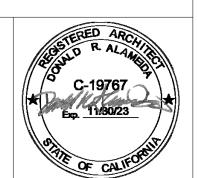
GENERAL NOTES

DRAWING INDEX

- 1. ALL WORK CONFORM TO APPLICABLE CODES, REGULATIONS, LAWS AND ORDINANCES AS REQUIRED AND BY THE CODES AND REGULATIONS LISTED IN THESE CONSTRUCTION DOCUMENTS AND MANUALS..
- 2. VERIFY ALL DIMENSIONS IN THE FIELD. NOTIFY THE ARCHITECT OF ANY DISCREPANCY AND OBTAIN CLARIFICATION BEFORE PROCEEDING WITH THE AFFECTED DATUM POINTS TO START DIMENSION STRING LAYOUT.
- OR PLAN DIMENSIONS SHOWN ARE TO FACE OF FINISH OR TERLINE OF COLUMNS, UNLESS OTHERWISE NOTED. SEE
- ORE BEGINNING WORK AT THE SITE, WHERE POSSIBLE THROUGHOUT THE COURSE OF WORK, INSPECT AND IFY THE LOCATION AND CONDITION OF ITEMS AFFECTED THE WORK UNDER THIS CONTRACT AND REPORT CREPANCIES TO ARCHITECT BEFORE DOING THE WORK ATED TO THAT BEING INSPECTED.
- ARCHITECTURAL DRAWINGS SHOW PRINCIPAL AREAS WHERE RK MUST BE ACCOMPLISHED UNDER THIS CONTRACT. DENTAL WORK MAY ALSO BE NECESSARY IN AREAS NOT WN ON THE ARCHITECTURAL DRAWINGS DUE TO CHANGES ECTING EXISTING MECHANICAL, ELECTRICAL PLUMBING OR ER SYSTEMS. SUCH INCIDENTAL WORK IS ALSO PART OF THIS
- NOT DRILL OR CUT JOISTS, BEAMS, COLUMNS OR ER STRUCTURAL ELEMENTS UNLESS SPECIFICALLY CATED.
- PARE, SUBMIT AND RECIEVE APPROVAL OF SLEEVE AND NING DRAWINGS BEFORE LOCATING SLEEVES AND OPENINGS IN -RATED CONSTRUCTION AND BEFORE CUTTING FIRE-RATED STRUCTION.
- ERE "MATCH EXISTING" IS INDICATED: NEW CONSTRUCTION OF ISHES AS APPROPRIATE TO THE NOTE, SHALL MATCH ADJACENT CONSTRUCTION AND FINISHES.
- 9. FIRE BLOCKING SHALL BE PROVIDED IN ALL CONCEALED **SECTION 708.2.1**

IMPROVEMENTS

1688 ALMAR PARKWAY SANTA ROSA, CA



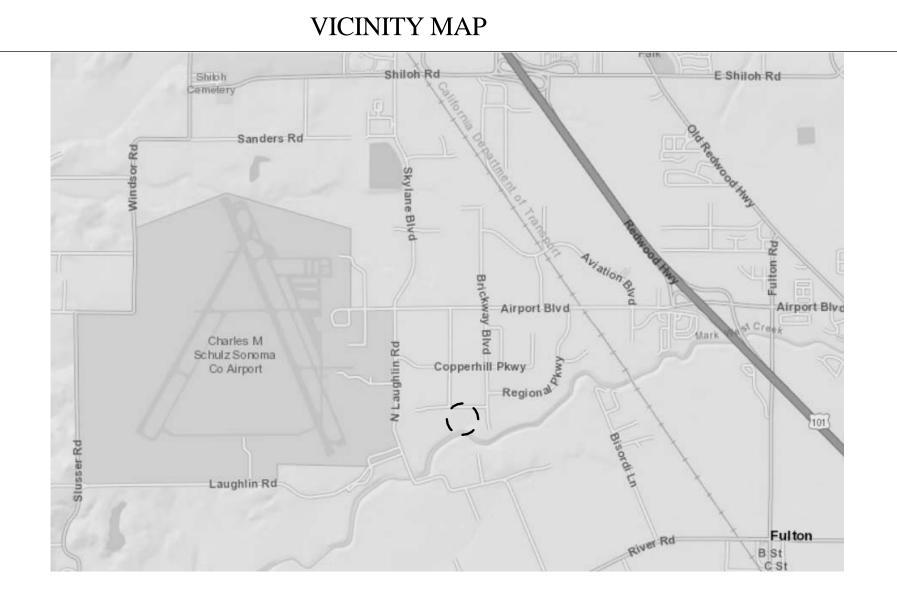
COVER AND STATISTICS

Project number	Project Number
Date	4/10/21
Drawn by	Author
Checked by	Checker

A-0

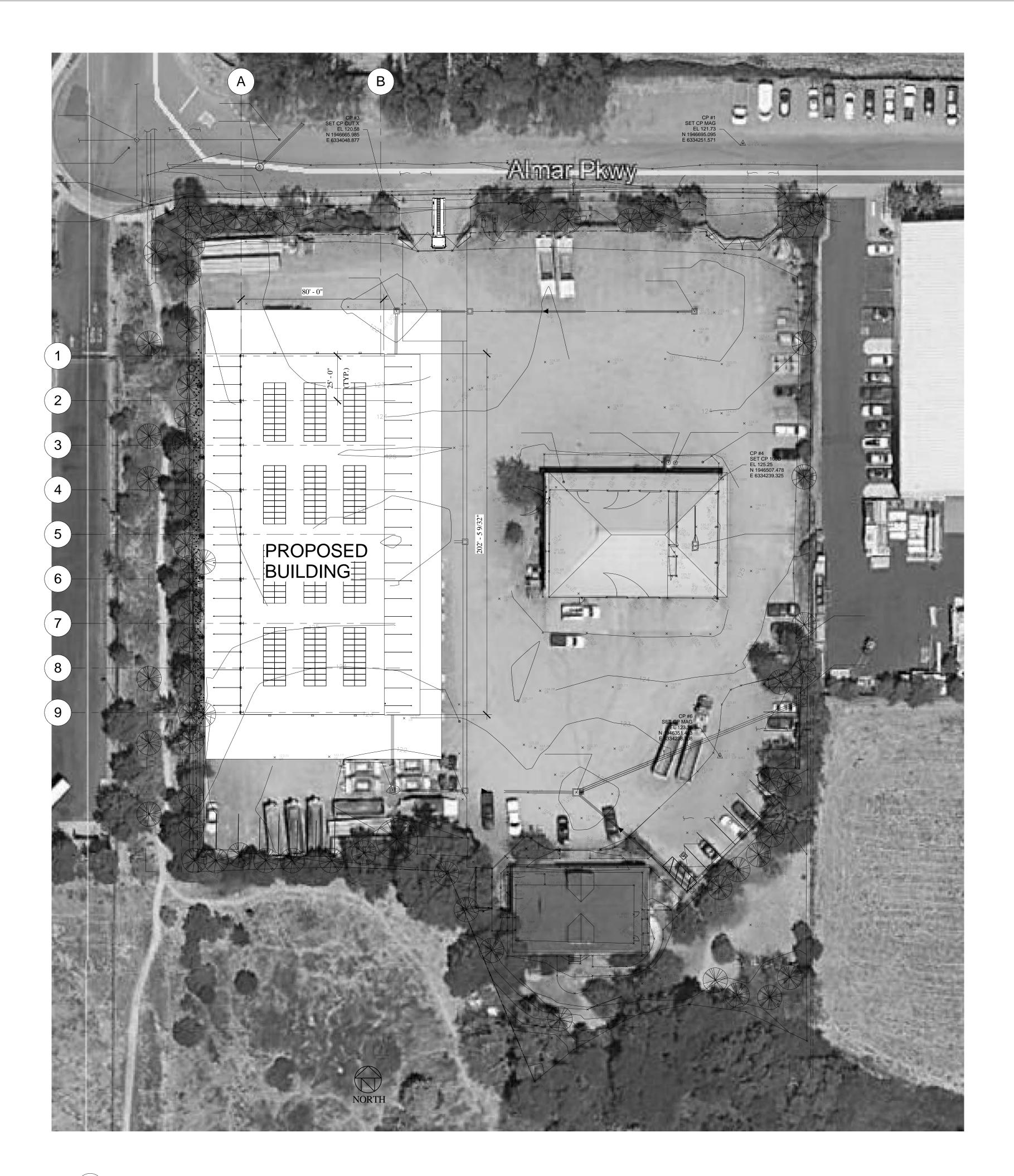
Scale

	Septemai Count	Reswood Empire Flood Bank Office stylettroation	Hilton Garden Inn Schome Coun Airport Stadium (2) Wine Country	WAltcort Toll Balloons
Sonoma County Airport Gate 2 Sonoma Jet Cente noma County Airport	Alestia Authors Alestia Authors Constant Moreova	Cream's Dismantling & Sorac N38°30'33, 12	Mark West	
0.4" W122°48'24	48" W422°47758,56" Le Vott	Recipe Rec	122°47′6.72 ⁴ W122°46′2	10,8"
		CENTRAL CONTRAL		





APPLICABLE CODES	DIRECTORY	USE DAT
	OWNER AND CONTRACTOR	3. FLOOR PI CENTERI SYMBOLS
	PROJECT LOCATION	4. BEFORE I AND THR VERIFY T BY THE V DISCREP RELATED
	ARCHITECT ALAMEIDA ARCHITECTURE 555 SOUTH MAIN STREET, SUITE SEBASTOPOL, CALIFORNIA 95472 (707) 824-1219 FAX (707) 824-2670	6. DO NOT I
		7. PREPARE OPENING FIRE-RAT CONSTRU
		8. WHERE FINISHE CONSTR





PLAN REVIEW NARRATIVE

ARCHITECTURAL DESIGN STYLE

THE EXISTING STRUCTURES ON SITE CONSIST OF A SINGLE STORY OFFICE BUILDING CONTEMPORARY MORE IN KEEPING WITH RESIDENTIAL WOOD FRAME STRUCTURES CONSTRUCTED IN THE MID-NINETEEN-NINETIES. MATERIALS ARE HORIZONTAL WOOD LAP SIDING AND ASPHALT SHINGLE ROOFING, THE STRUCTURE IS NOT READILY VISIBLE FROM OUTSIDE THE PROPERTY DUE TO WOVEN WIRE FENCING WITH PRIVACY SLATS THAT SURROUND THE PROPERTY. IT IS VISIBLE FROM THE DRIVEWAY WHEN GATES ARE OPEN. THE OTHER EXISTING STRUCTURE IS A COMMERCIAL VEHICLE SERVICE BUILDING THAT IS CONSTRUCTED WITH INDUSTRIAL METAL BUILDING MATERIALS, LARGE SPAN STEEL MOMENT FRAMES CLAD WITH METAL WALL AND ROOF PANELS. THE SERVICE BUILDING IS VISIBLE FROM THE STREET DUE TO ITS HEIGHT BEING APPROXIMATELY THIRTY FIVE FEET HIGH.

THE PROPOSED NEW STRUCTURE IS THE SAME VERNACULAR AS THE EXISTING SERVICE BUILDING AND THE MAJORITY OF STRUCTURES ON SURROUNDING PROPERTIES, THAT BEING LONG SPAN STEEL MOMENT FRAME CONSTRUCTED BUILDINGS WITH METAL WALL AND ROOF PANELS. THE EXISTING STEEL WALL AND ROOF PANELS ARE MEDIUM GRAY IN COLOR AND THE PROPOSED BUILDING IS INTENDED TO MATCH IN COLOR.

LANDSCAPING AND FENCING

THE EXISTING SITE HAS MTURE LANDSCAPING WITHIN ITS FRONTAGE, REAR AND SIDE YARD SET BACKS. WESTERLY PROPERTY LINE HAS A TWENTY FOOT WIDE LANDSCAPE RESERVE AREA THAT IS GENEROUSLY LANDSCAPED. THIS PROJECT PROPOSES WIDING THE AREA TO THIRTY FEET AND INCORPORATING A LANDSCAPTED BIO-RETENTION AREA TOMANAGE STORM WATER RUN OFF CONSISTENT WITH CONTEMPORARY LOW-IMPACT DESIGN (LID) PRINCIPLES.

TO THE REAR OF THE PROPERTY ADJACENT TO THE SINGLE STORY OFFICE IS A SMALL TURF AREA TO REMAIN. THE MATURE EXISTING LANDSCAPING IS PLANNED TO REMAIN. NEW TREE AND SHRUB PLANTING TO BE WHERE THE WESTERLY LAANDSCAPE RESERVE WILL BE EXPANDED AS A BIO-RETENTION AREA. NEW PLANTING IN THAT AREA WILL BE CONSISTANT WITH BE DROUGHT RESISTANT PLANTING INTENDED TO TOLERATE BEING PART OF A BIORETENTION ZONE.

THE EXISTING LANDSCAPING AND NEW BIODRETENTION AREA FULFILLS THE MINIMUM 20% LANDSCAPE REQUIREMENT RATIO TO PROPERTY AREA.

EXTERIOR LIGHTING

EXTERIOR LIGHTING TO BE PRIMARILY EXTERIOR WALL PACK LIGHTING AROUND THE PERIMETER OF THE NEW BUILDING, EXISTING LIGHTING ON THE EXISTING BUILDINGS AND SOME POLE MOUNTED LIGHTING AT TRAFFIC AND PARKING AREAS. ALL NEW LIGHTING TO BE L.E.D. TYPE LIGHTS.

UTILITIES AND SERVICES

THE SITE CURRENTLY HAS A STORM WATER DRAIN SYSTEM CONSISTING OF FIVE DROP INLETS AND TWO CURB INLETS WITHIN ITS PROPERTY LIMITS. THIS PROJECT IS INTENDED TO REDUCE STORMWATER RUNOFF BY INTRODUCING A LANDSCAPE BIORETENTIONG AREA WEST OF THE PROPOSED BUILDING. ALL ROOF DRAINAGE WILL BE DIRECTED TO THE BIORETENTION AREA.

SOLID WASTE DISPOSAL

THE FORMER BUSINESS ON THE SITE UTILIZED ONE 6 YARD DEBRIS BOX AND ONE 6 YARD RECYCLE BOX. THE PLANNED BUSINESS WILL BE UTIZING SIMILAR SIZED BOXES. THE MAJORITY OF THE WASTE GENERATED BY THE BUSINESS ARE METAL ALLOYS AND CARDBOARD PACKAING EACH RECYCLED. ADJACENT TO THE OFFICE BUILDING IS A TRASH ENCLOSURE AND PLAN ON TO CONTINUE TO USE SAME TRASH ENCLOSURE.

UTILITY CERTIFICATE

THE SITE PRESENTLY HAS ALL ITS UNTILITES IN PLACE AND OPERATIONAL. ADDITIONAL ELECTRICAL SERVICE MAY BE APPLIED FOR WITH P.G.&E., NO INCREASE OR CHANGE OF SERVICES IS ANTICIPATED FOR OTHER LITTLES.

SITE ACCESS AND CIRCULATION IS ANTICPATED TO BE THROUGH THE MAIN GATE AND PREDOMINATLY ALONG THE NORTH AND SOUTH ACCESS BEWTEEN THE EXISTING SERVICE BUILING TO THE EAST AND THE PROPOSED NEW BUILDING TO THE WEST. TRAFFIC VOLUME IS ANTICIPATED TO BE FIVE TO SIX PICKUP SIZE UTILITY TRUCKS AND 1 TO 2 SEMI-TRUCKS PER DAY TO LOADING AREAS AT THE EAST ELEVATION OF THE PROPOSED BUILDING.

PARKING WILL BE LOCATED AT EXISTING LOCATIONS AND ENHANCED WHERE REQUIRED TO MEET CURRENT ADA ACCESSIBILTY AND THE SONOMA COUNTY AIRPORT/INDUSTRIAL AREA SPECIFIC PLAN.

CONSTRAINTS ANALYS

NOISE: THE EXISTING SITE IS A FLAT INDUSTRIAL SITE WITHIN AN INDUSTRIAL PARK ADJACENT TO THE SONOMA COUNTY AIRPORT. DESPITE THOSE CONDITIONS SITE HAS A RELATIVELY LOW AMBIENT NOISE LEVEL. THE ONLY ACTIVITY THAT MAY CONTRIBUTE TO NOISE IS THE OCCASIONAL USE OF ELECTRICAL GENERATOR AT APPROXIMATELY 68 DECIBLES MEASDURED 20 FEET FROM THE GENERATOR.



ALAMEIDA ARCHITECTURE

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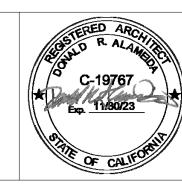
SIGAL ELECTRIC

CONCEPTUAL PLANS 9/2/2021

PROJECT

1688 ALMAR
PARKWAY
PROPOSED
IMPROVEMENTS

1688 ALMAR PARKWAY SANTA ROSA, CA



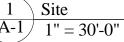
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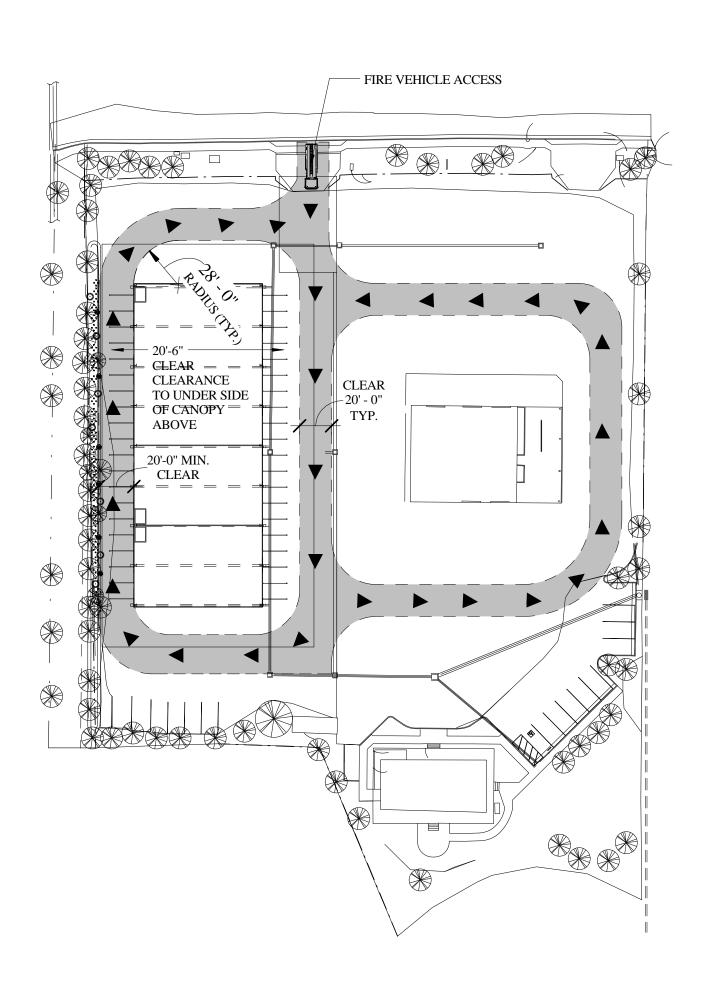
AERIAL VIEW

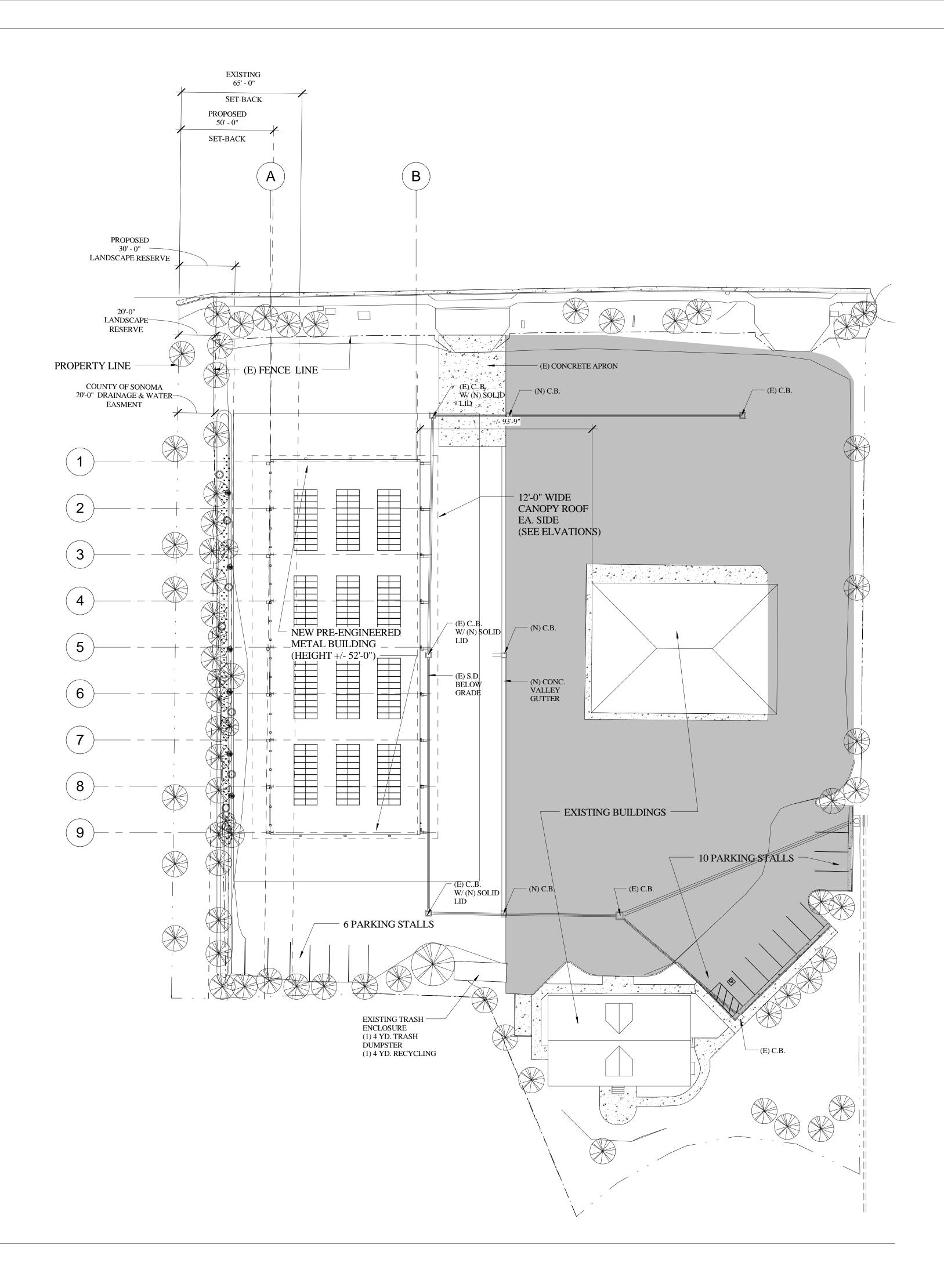
Project number	Project Number
Date	4/10/21
Drawn by	DRA
Checked by	DRA
	_

A-1

1" = 30'-0"







PROJECT MANAGEMENT

ALAMEIDA ARCHITECTURE

CONSTRUCTION MANAGEMENT

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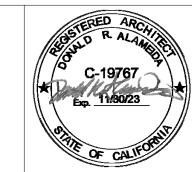
SIGAL ELECTRIC

CONCEPTUAL PLANS 9/2/2021

PROJECT

1688 ALMAR PARKWAY PROPOSED **IMPROVEMENTS**

1688 ALMAR PARKWAY SANTA ROSA, CA

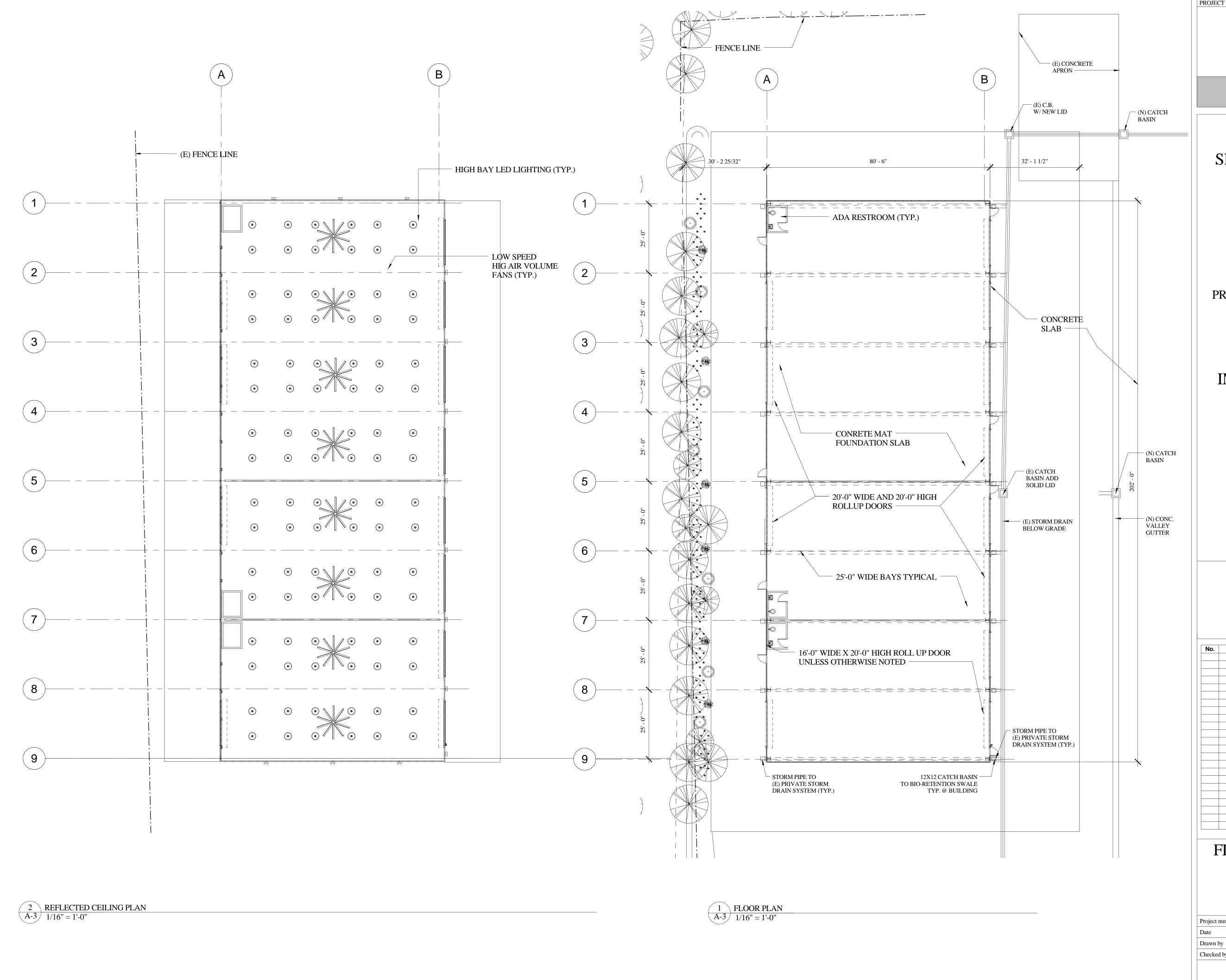


No.	Description	Date

SITE PLAN

Project number	Project Number
Date	4/10/21
Drawn by	DRA
Checked by	DRA

Scale



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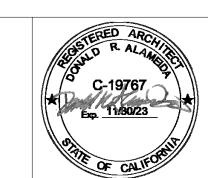
SIGAL ELECTRIC

CONCEPTUAL PLANS 9/2/2021

PROJECT

1688 ALMAR
PARKWAY
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IMPROVEMENTS

1688 ALMAR PARKWAY SANTA ROSA, CA



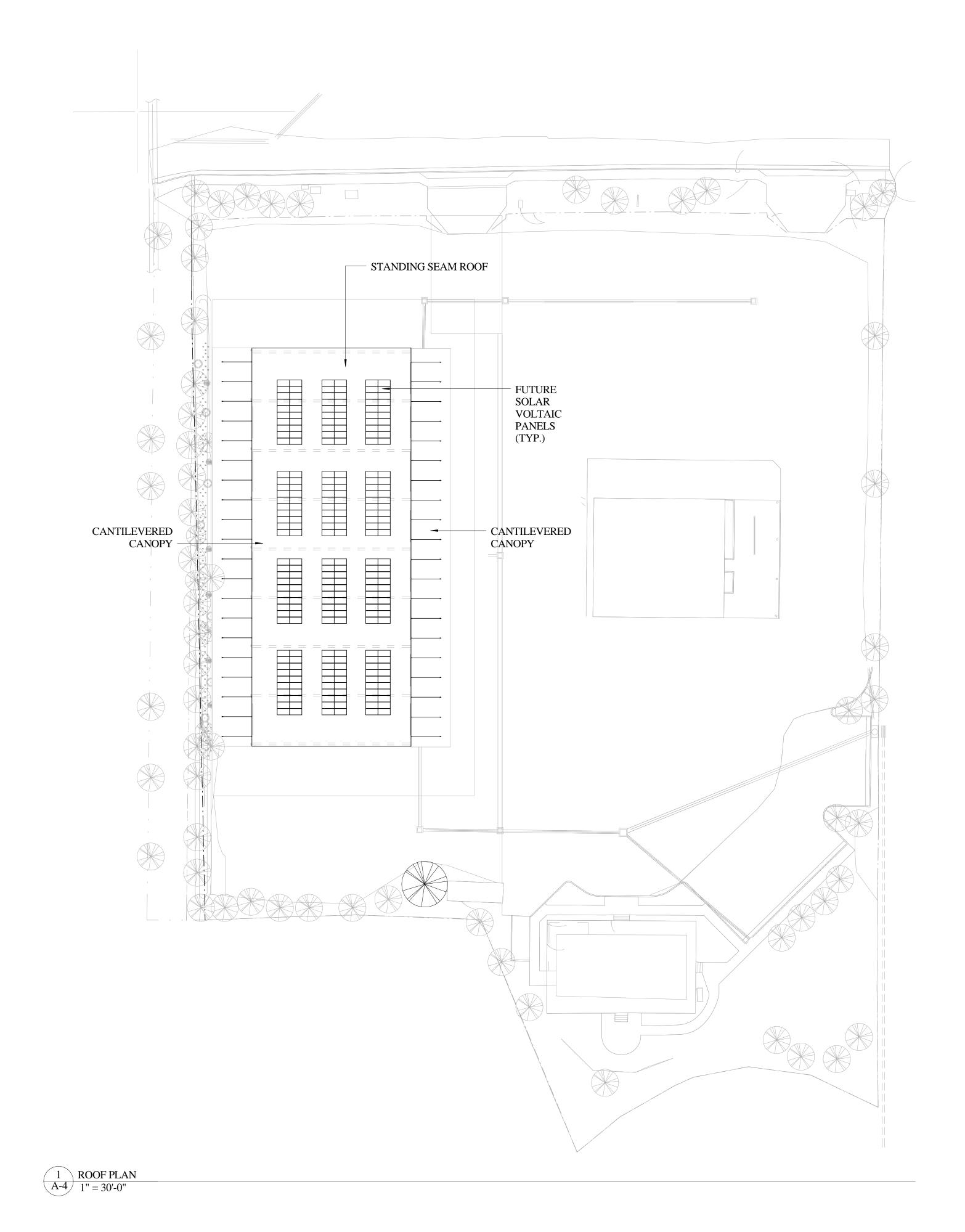
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FLOOR AND RFCP PLAN

Project number	Project Numbe
Date	4/10/2
Drawn by	Autho
Checked by	Checke

A-3

1/16" = 1'-0"



ALAMEIDA ARCHITECTURE

CONSTRUCTION MANAGEMENT

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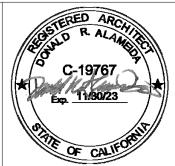
SIGAL ELECTRIC

CONCEPTUAL PLANS 9/2/2021

PROJECT

1688 ALMAR
PARKWAY
PROPOSED
IMPROVEMENTS

1688 ALMAR PARKWAY SANTA ROSA, CA



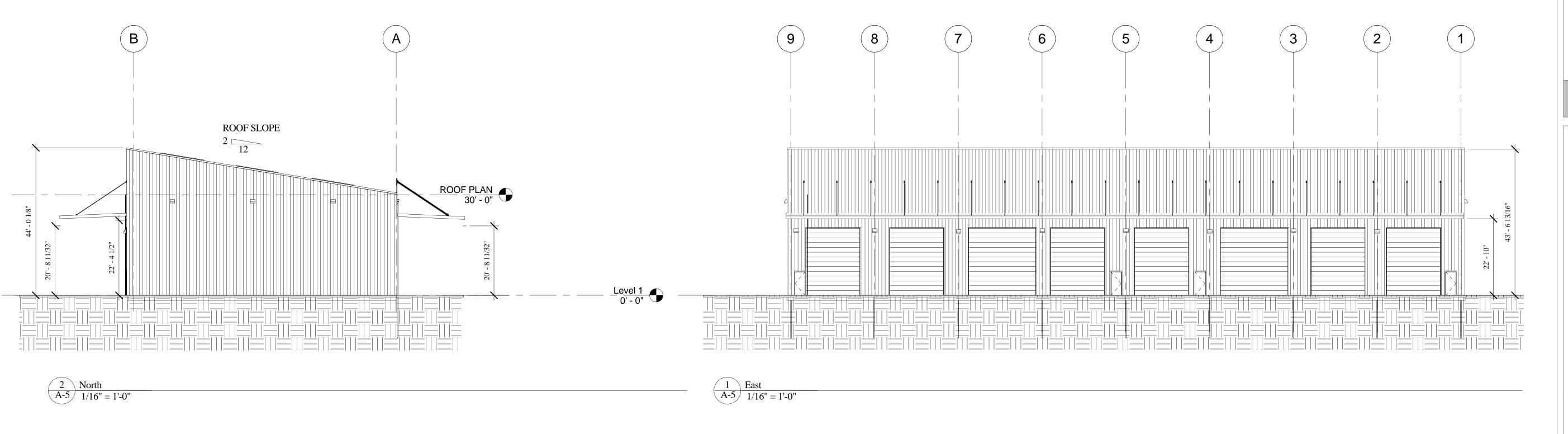
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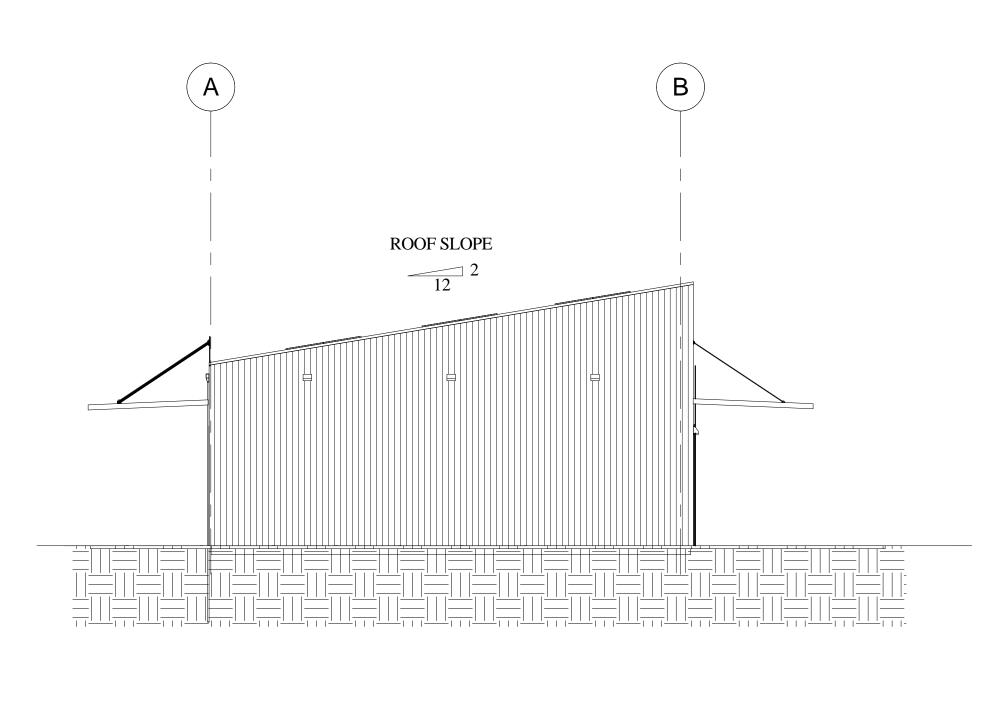
ROOF PLAN

Project number	Project Number
Date	4/10/21
Drawn by	Author
Checked by	Checker

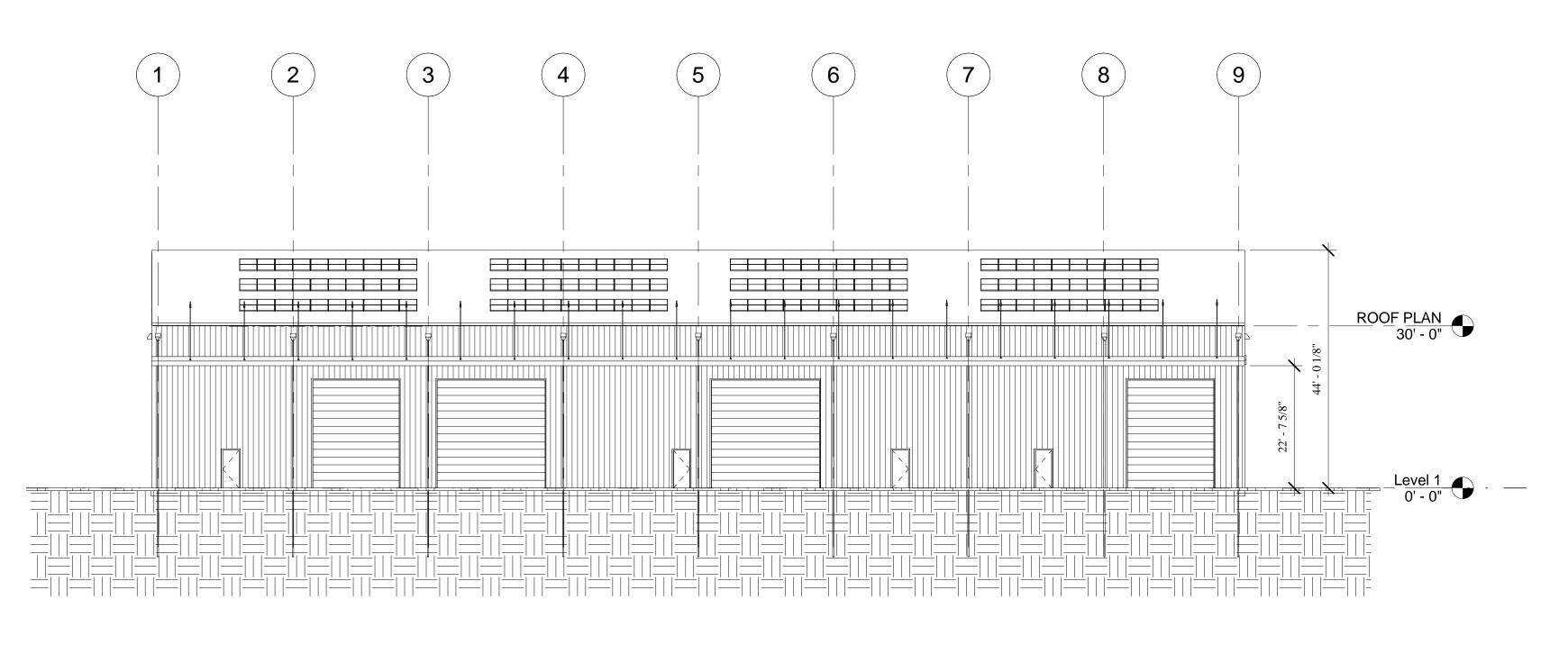
A-4

Scale 1" = 30'-0"









3 West A-5 1/16" = 1'-0"

PROJECT MANAGEMENT

ALAMEIDA ARCHITECTURE

CONSTRUCTION MANAGEMENT

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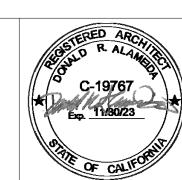
SIGAL ELECTRIC

CONCEPTUAL PLANS 9/2/2021

PROJECT

1688 ALMAR PARKWAY PROPOSED **IMPROVEMENTS**

1688 ALMAR PARKWAY SANTA ROSA, CA



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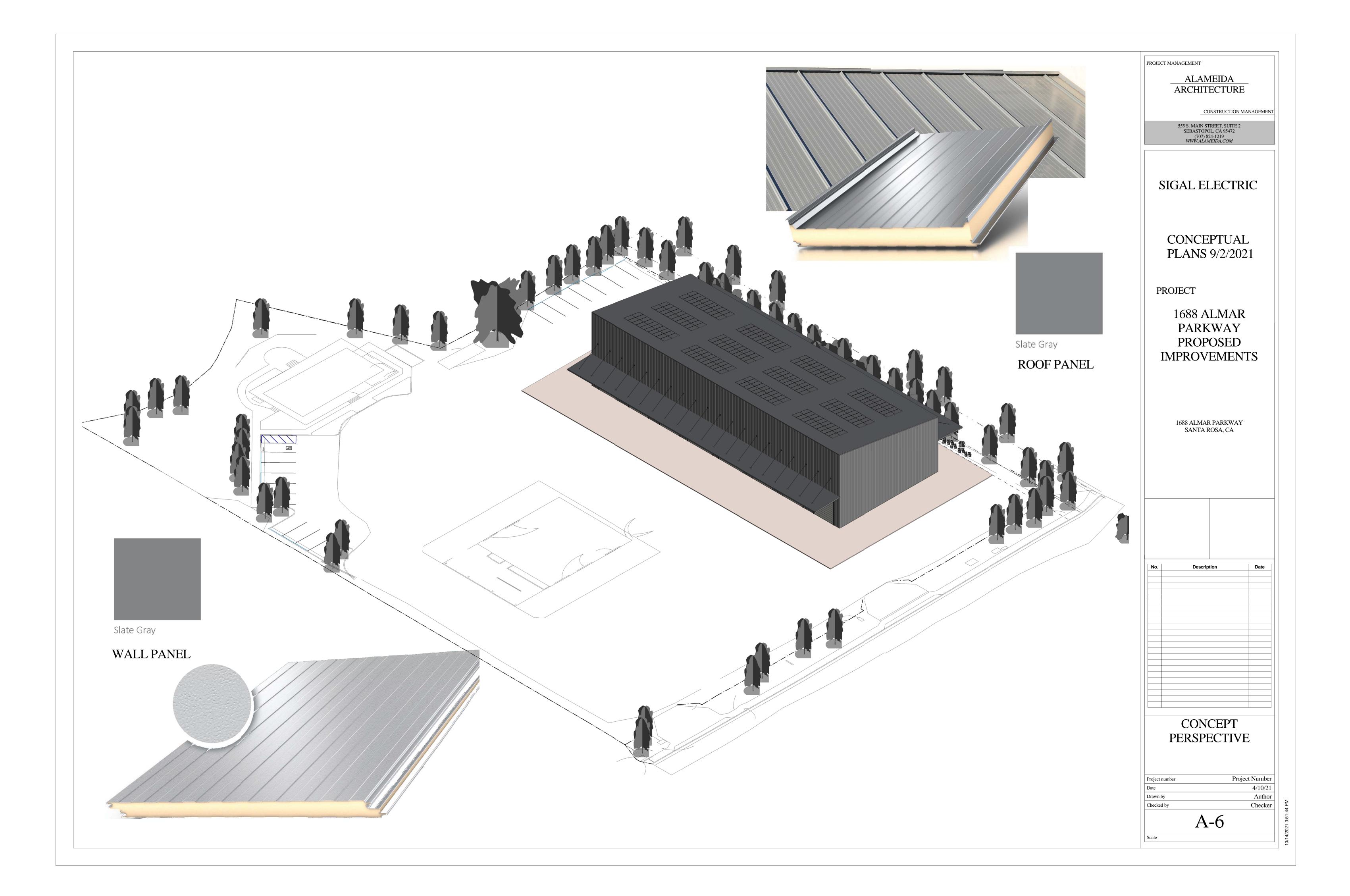
ELEVATIONS

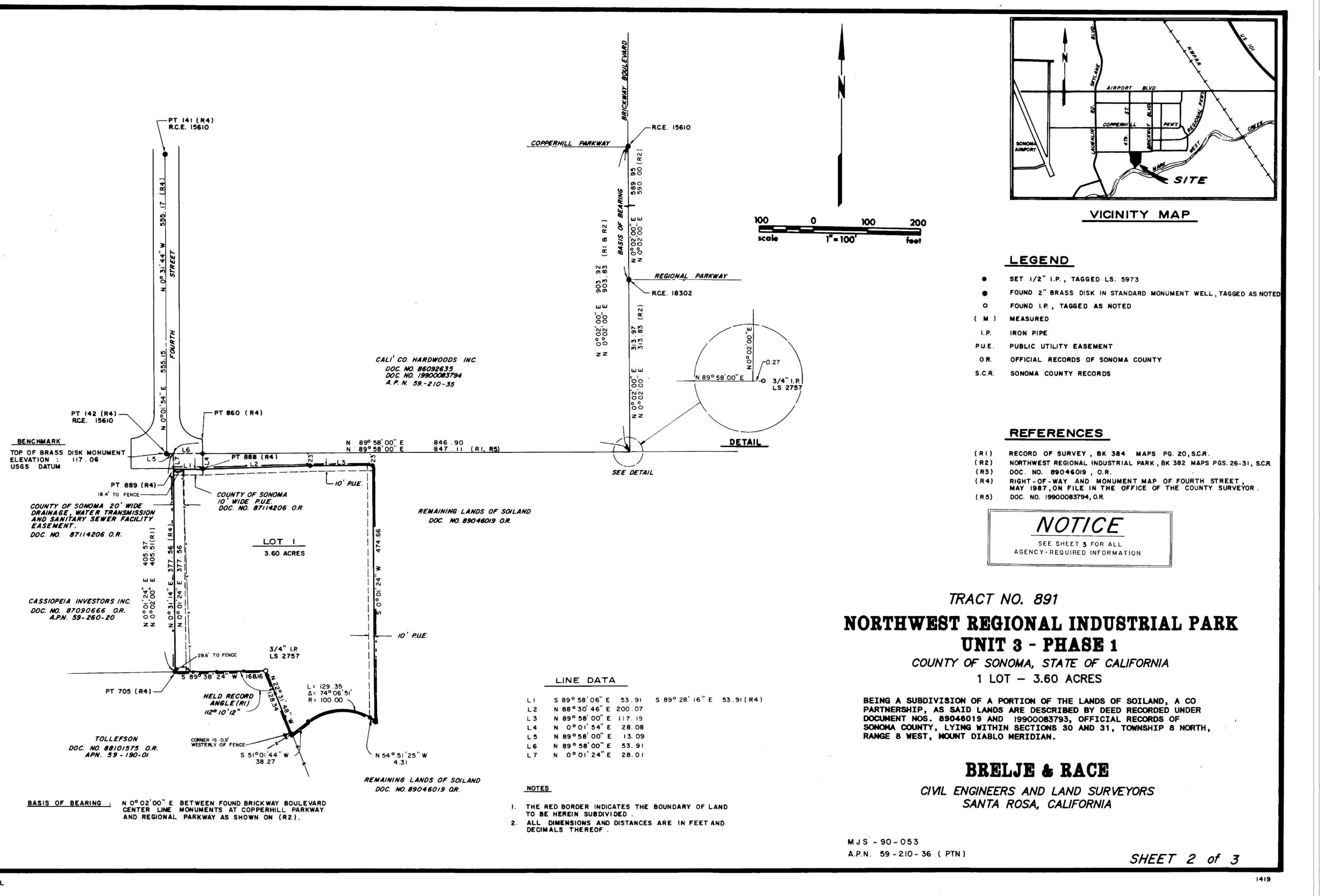
Project Number
4/10/21
Author
Checker

A-5

Scale

1/16" = 1'-0"





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CONSTRUCTION MANAGEMENT

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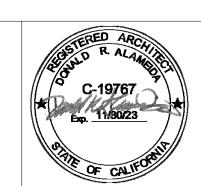
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1688 ALMAR
PARKWAY
PROPOSED
IMPROVEMENTS

1688 ALMAR PARKWAY SANTA ROSA, CA



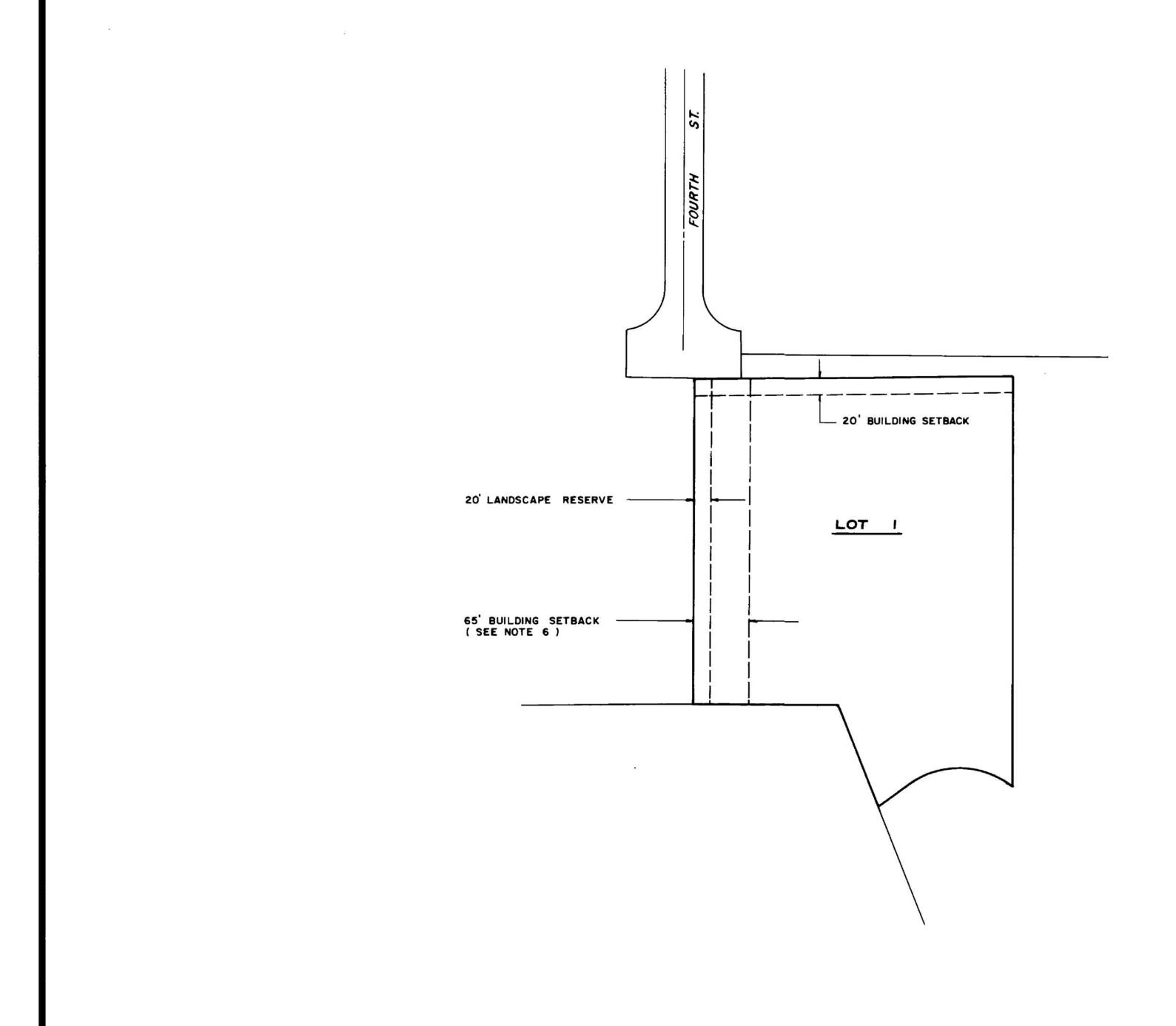
No.	Description	Dat

PARCEL MAP INFORMATION

Project Number
4/10/21
Author
Checker

C-0

Scale



NOTES

- 1. DEVELOPMENT ON ALL LOTS MUST COMPLY WITH MOISE REQUIREMENTS OF TABLE ME-2 OF THE SOMONA COUNTY GENERAL PLAN.
- 2. A MINIMUM TWENTY FOOT LANDSCAPED FRONT YARD SETBACK FROM PUBLIC RIGHT-OF-WAYS IS REQUIRED AT TIME OF DEVELOPMENT ON ALL LOTS.
- 3. ALL APPLICABLE COUNTY DEVELOPMENT FEES SHALL BE PAID PRIOR TO BUILDING PERMIT ISSUANCE.
- 4. IF ARCHAEOLOGICAL INDICATORS OR HUMAN REMAINS ARE UNCOVERED DURING DEVELOPMENT, WORK IS TO BE TEMPORARILY HALTED AND A QUALIFIED ARCHAEOLOGIST AND THE COUNTY PLANNING DEPARTMENT COMSULTED.
- 5. SIDEWALKS SHALL BE REQUIRED AT THE TIME OF DEVELOPMENT OF INDIVIDUAL PARCELS ON THE SOUTH AND WEST SIDE OF ALL NEW STREETS. SIDEWALKS SHALL MEET ALL PUBLIC WORKS STANDARDS AND BE HADE OF CONCRETE CONTINUOUSLY ACROSS DRIVEWAYS.
- 6. THE BUILDING SETBACK ON THE WESTERLY HALF OF LOT 4 MAY BE REDUCED BY THE COUNTY DESIGN REVIEW COMMITTEE IF THE LANDSCAPE RESERVE AREA IS INCREASED TO 30 FEET AND ADEQUATELY LANDSCAPED.
- 7. SITE DRAINAGE AND REVIEW FEES:

DRAINAGE AND GRADING PLANS FOR THE SUBJECT PARCELS HAVE NOT BEEN PREPARED. BEFORE APPROVAL OF BUILDING PERMITS FOR EACH INDIVIDUAL PARCEL, A DRAINAGE PLAN MUST BE SUBMITTED AND APPROVAL OBTAINED FROM THE SONOMA COUNTY WATER AGENCY. A DRAINAGE REVIEW FEE AS ESTABLISHED BY THE BOARD OF DIRECTORS WILL BE DUE AT THAT TIME FOR EACH PARCEL.

TRACT NO. 891

NORTHWEST REGIONAL INDUSTRIAL PARK UNIT 3 - PHASE 1

COUNTY OF SONOMA, STATE OF CALIFORNIA 1 LOT - 3.60 ACRES

BEING A SUBDIVISION OF A PORTION OF THE LANDS OF SOILAND, A CO PARTNERSHIP, AS SAID LANDS ARE DESCRIBED BY DEED RECORDED UNDER DOCUMENT NOS. 89046019 AND 19900083793, OFFICIAL RECORDS OF SONOMA COUNTY, LYING WITHIN SECTIONS 30 AND 31, TOWNSHIP 8 NORTH, RANGE 8 WEST, MOUNT DIABLO MERIDIAN.

BRELJE & RACE

CIVIL ENGINEERS AND LAND SURVEYORS SANTA ROSA, CALIFORNIA

MJS-90-053 APN 059-210-36(PTN)

SHEET 3 of 3

1419

PROJECT MANAGEMENT

ALAMEIDA ARCHITECTURE

CONSTRUCTION MANAGEMENT

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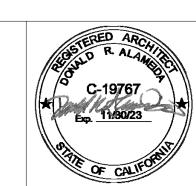
SIGAL ELECTRIC

CONCEPTUAL PLANS 9/2/2021

PROJECT

1688 ALMAR PARKWAY PROPOSED **IMPROVEMENTS**

> 1688 ALMAR PARKWAY SANTA ROSA, CA

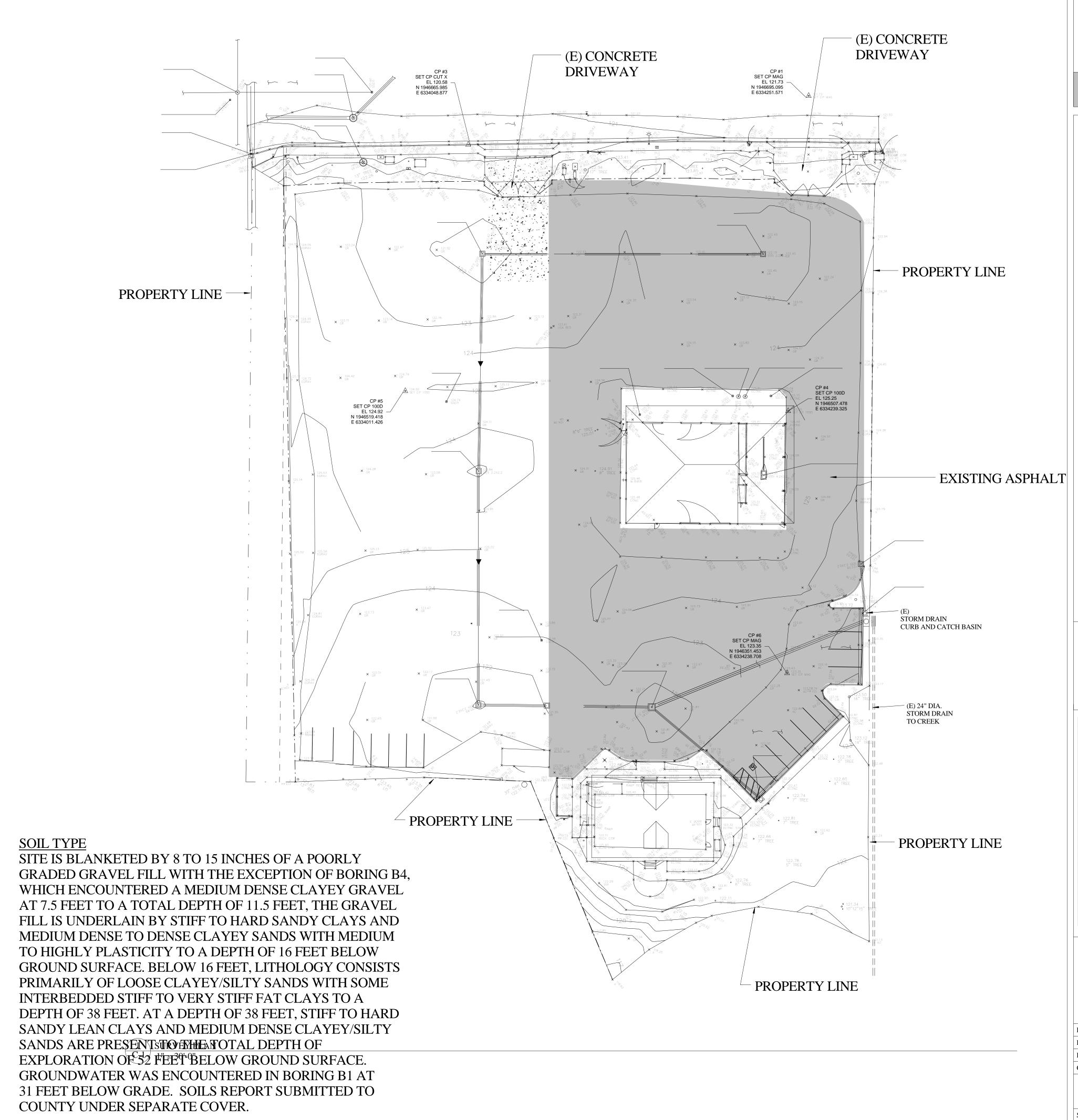


No.	Description	Date

PARCEL MAP **INFORMATION**

Project Number Project number 4/10/21 Author Checker

C-0.1



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CONSTRUCTION MANAGEMENT

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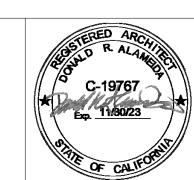
SIGAL ELECTRIC

CONCEPTUAL PLANS 9/2/2021

PROJECT

1688 ALMAR
PARKWAY
PROPOSED
IMPROVEMENTS

1688 ALMAR PARKWAY SANTA ROSA, CA



No.	Description	Date

SURVEY

Project number	Project Number
Date	4/10/21
Drawn by	Author
Checked by	Checker

C-1

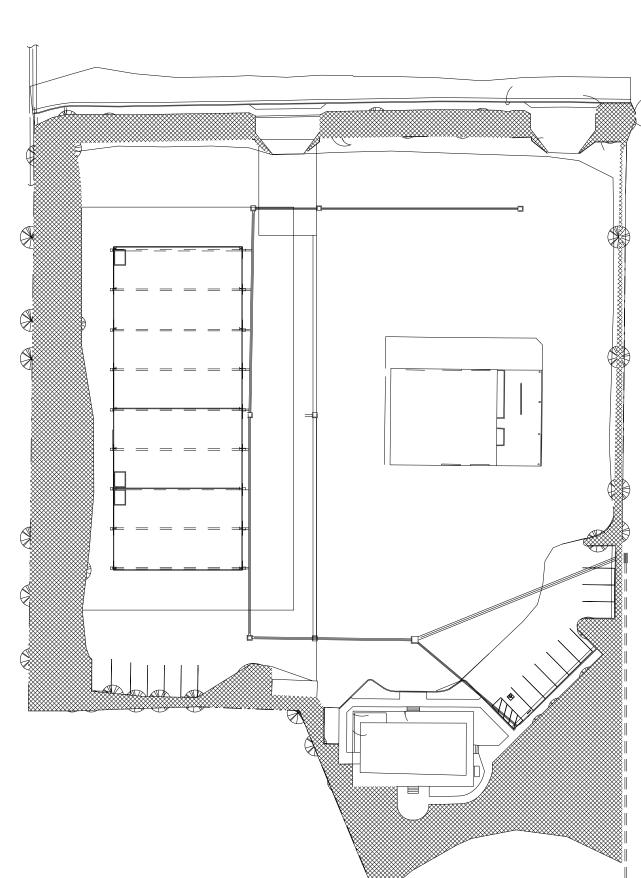
1" = 30'-0"





		PLANT LI	ST			
MARK	BOTANICAL NAME	COMMON NAME	CONTAINER	SPACING	COUNT	BIO-RETENTION PLANT ZONE
	EXISTING TREE	EXISTING	NONE	PER PLAN	3	

	EXISTING TREE	EXISTING	NONE	PER PLAN	3	
GRASSES						
СР	CAREX PRAEGRACILIS	CALIFORNIA FIELD SEDGE	5	30"	130	ZONE A
SHRUB						
СО	CALYCANTHUS OCCIDENTALIS	WESTERN SPICEBUSH	5	PER PLAN	7	ZONE B - MID
	ERYTHRANTHE CARDINALIS	SCARLET MONKEYFLOWER	5	PER PLAN	6	
TREE						
QA	QUERCUS AGRIFOLIA	COAST LIVE OAK	5	PER PLAN	4	ZONE B - HIGH
SL	SALIX LAEVIGATA	RED WILLOW	5	PER PLAN	5	ZONE B -MID



2 LANDSCAPE RATIO PLAN L-1 1" = 60'-0"

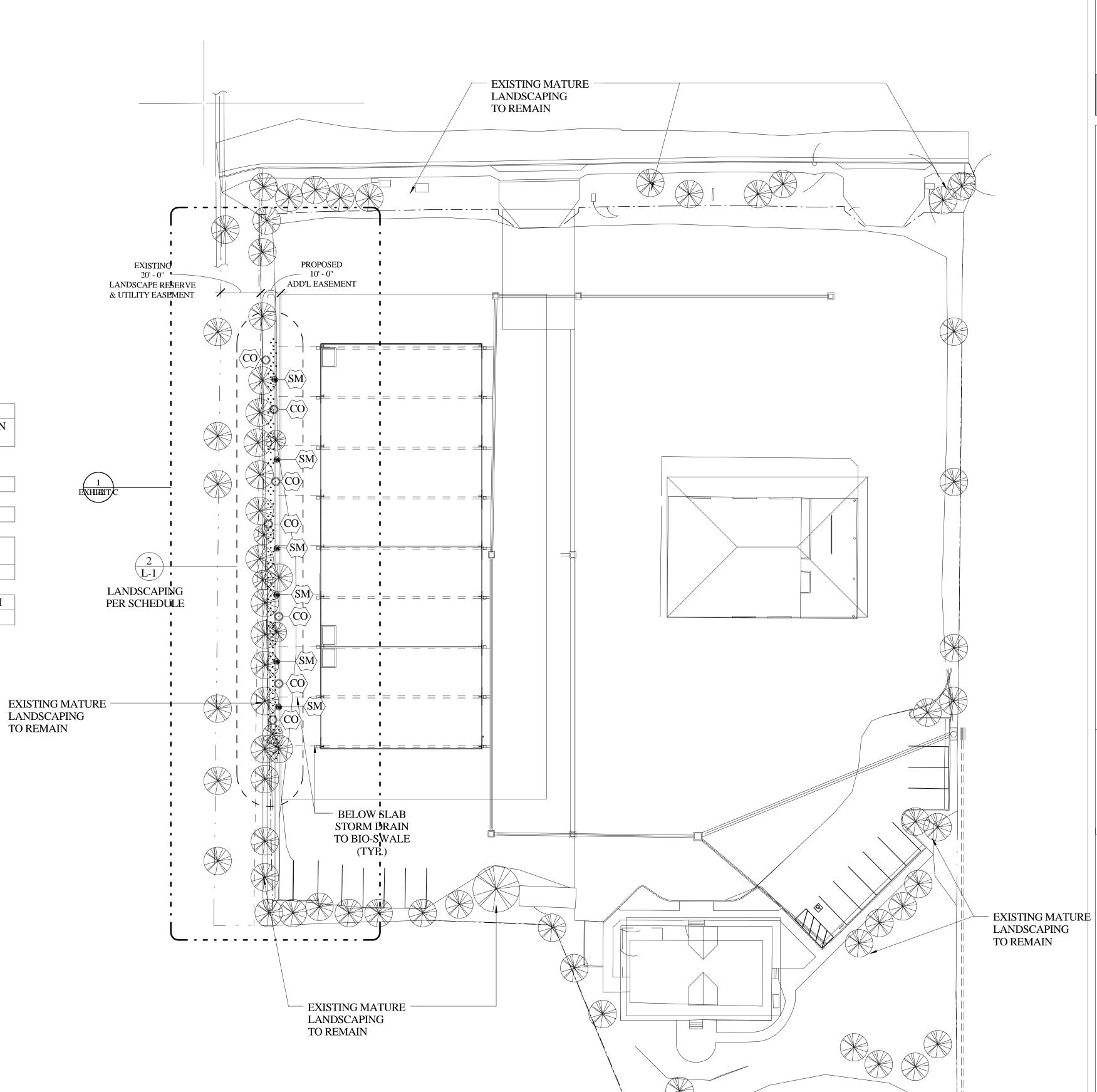
PROPERTY AREA
3.5 ACRES (+/- 152,460 S.F.)
MINIMUM REQUIRED
LANDSCAPE AREA =
152,460 * 0.2 = 30,482

PROPOSED (EXISTING & NEW) LANDSCAPE AREA SHOWN AS

AREA PROVIDED = 31,946.64

LANDSCAPE PLAN PRELIMINARY

1 " = 30'-0"



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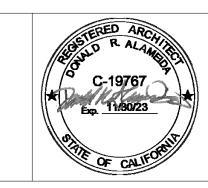
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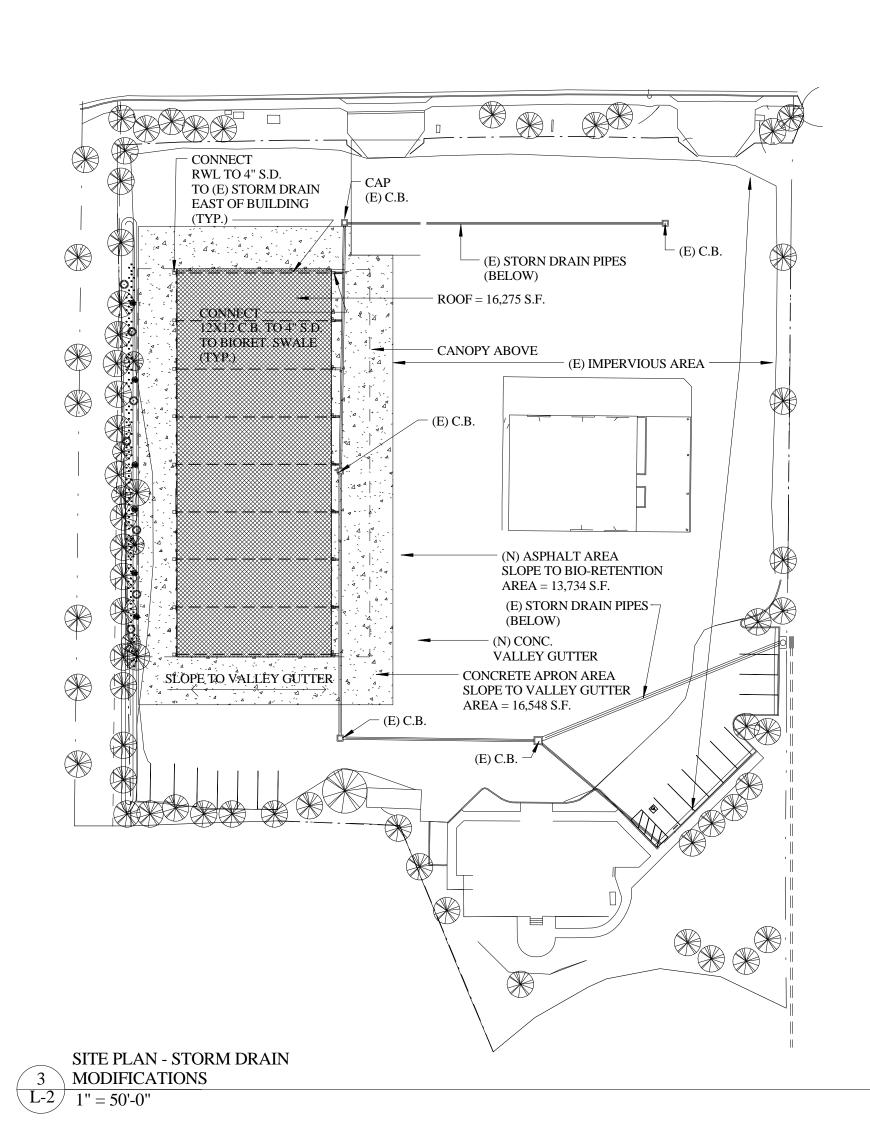
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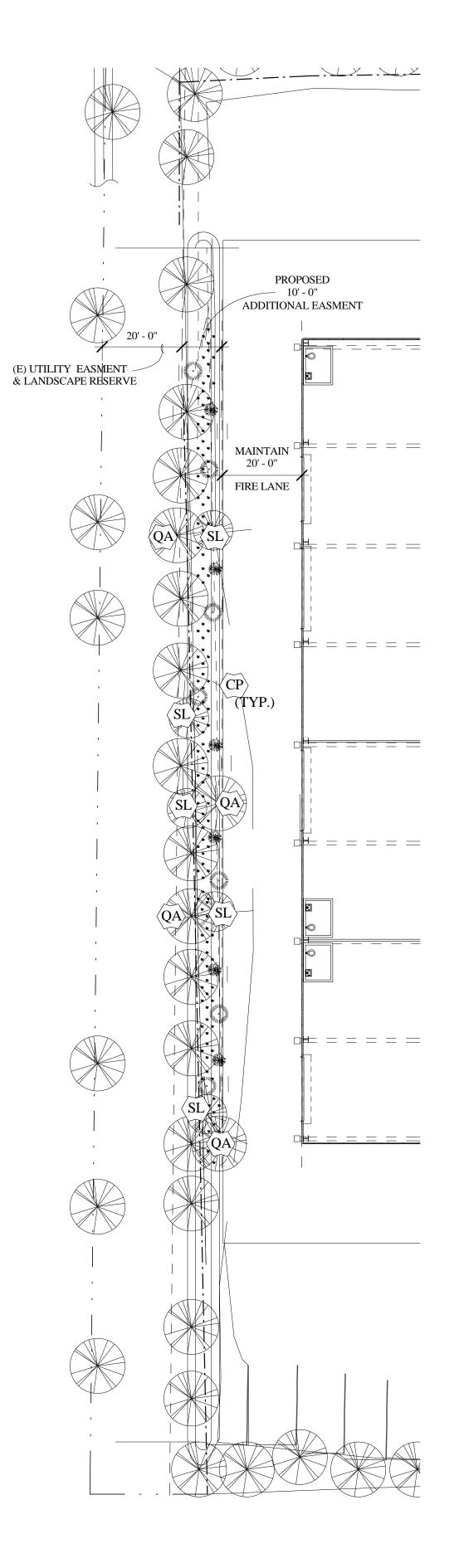
LANDSCAPE PRELIMINARY WITH STORM WATER RETENTION

Project Number Project number 4/10/21 Author Drawn by Checker Checked by L-1

Scale

As indicated





1 BIO-RETENTION LANDSCAPE L-2 1" = 20'-0" PROJECT MANAGEMENT

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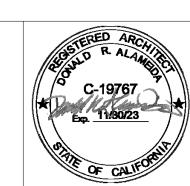
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1688 ALMAR
PARKWAY
PROPOSED
IMPROVEMENTS

1688 ALMAR PARKWAY SANTA ROSA, CA



No.	Description	Date

NEW LANDSCAPE
DETAIL PLAN AND
STORM DRAIN
MODIFICATIONS

Project number	Project Number
Date	4/10/21
Drawn by	Author
Checked by	Checker

L-2

As indicated