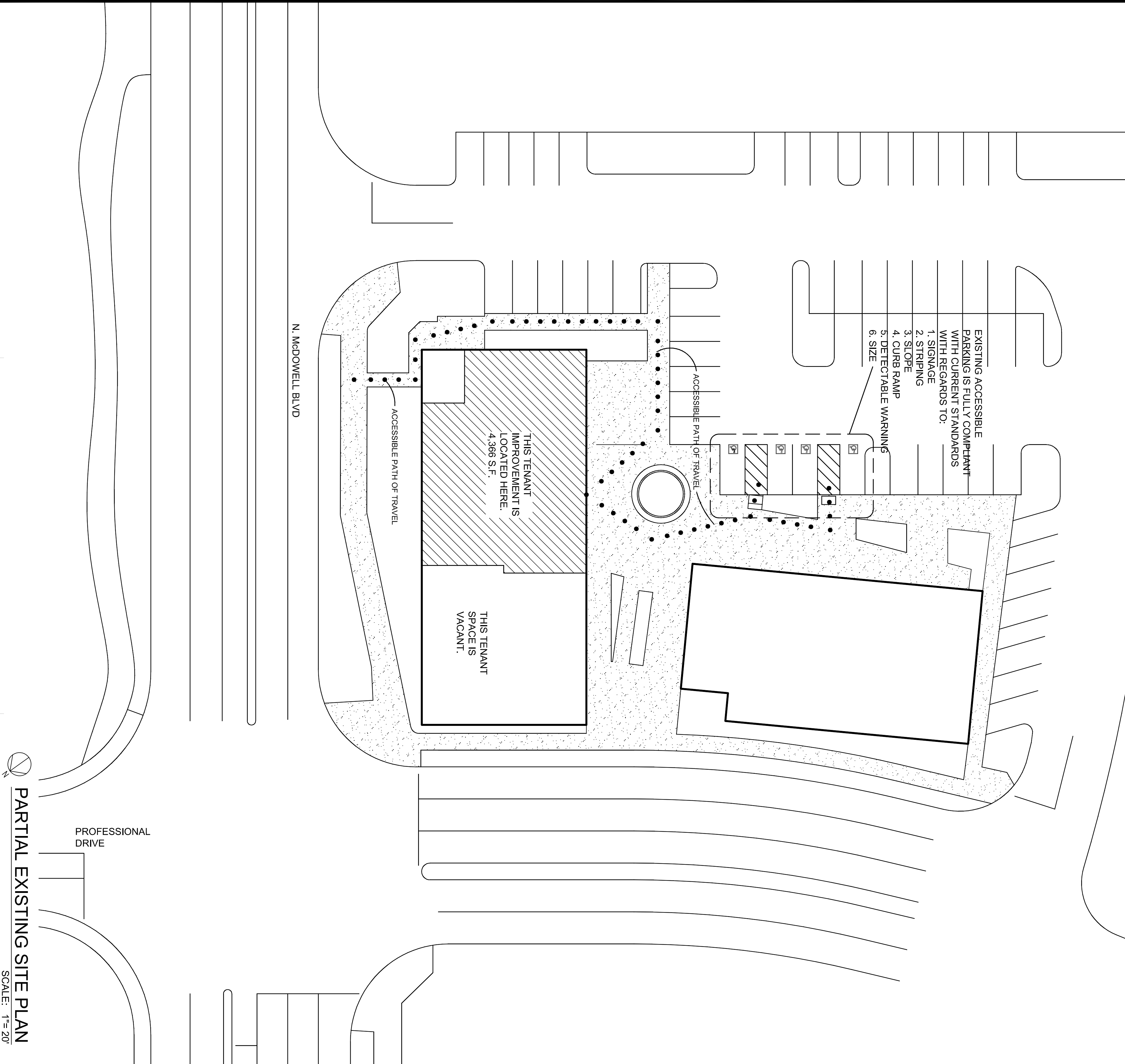


OVERALL PROJECT SUMMARY

SITE AREA:	36.55 AC 1,592,188 SF
ZONING:	MU1B (MIXED-USE 1)
HEIGHT LIMIT:	30' (UPTO 45' w/ SETBACK)
TOTAL BUILDING AREA:	312,614 SF
MAJORS:	189,944 SF
SHOPS:	31,300 SF
PHARMACY:	14,820 SF
GROCERY:	8,100 SF
BANK:	5,000 SF
RESTAURANTS:	6,500 SF
OFFICE:	12,500 SF
FITNESS:	44,450 SF
GARDEN CENTER:	
SHADE STRUCTURE COVERED AREA	9,273 SF
OPEN AREA	9,339 SF
TOTAL	12,772 SF
PARKING REQUIRED:	1,095 STALLS
PARKING PROVIDED:	3,51000 SF 1,288 STALLS
STANDARD STALLS:	1,219
ACCESSIBLE STALLS:	49 (24 REQUIRED)
PREFERRED STALLS:	27 (2%)
(LABELED ON PLAN WITH "P")	
STANDARD STALL SIZE:	9' X 19'
* INDICATES 10' WIDE END STALLS	
aisle width:	26'
bicycle racks required:	111 (10% OF REQUIRED PARKING)
bicycle racks provided:	150
covered:	80 (72% BASED ON REQUIRED RACKS)
uncovered:	70 (63% BASED ON REQUIRED RACKS)
total provided:	150 BICYCLES
employee showers:	4

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PARTIAL EXISTING SITE PLAN
SCALE: 1"=20'

SHEET INDEX

- A0.1 SHEET INDEX, VICINITY MAP, CODE SUMMARY, SCOPE OF WORK, DEFERRED SUBMITTALS, EXISTING SITE PLAN, OVERALL PROJECT SUMMARY
- A0.2 OVERALL SITE PLAN
- A1.1 AERIAL CONTEXT PLAN
- A1.2 FLOOR PLAN
- A2.1 CEILING PLAN
- A2.2 CEILING DETAILS
- A4.1 FINISH SCHEDULE, DOOR SCHEDULE, DETAILS, STUD SCHEDULE, TOILET EXPANDED PLAN AND ELEVATIONS
- A4.2 TYPICAL ACCESSIBILITY INFORMATION
- A6.1 EXTERIOR ELEVATIONS

SCOPE OF WORK

FIRST TIME TENANT IMPROVEMENT FOR A DENTAL OFFICE.

CODE SUMMARY

CODES ENFORCED: 2022: CBC, CMG, CPC, CEC, CFC, CEEC, CGBSC, TITLE 24

OCCUPANCY TYPE: B
DENTAL OFFICE

TENANT USE: V-B, SPRINKLERED

CONSTRUCTION TYPE: 1 STORY

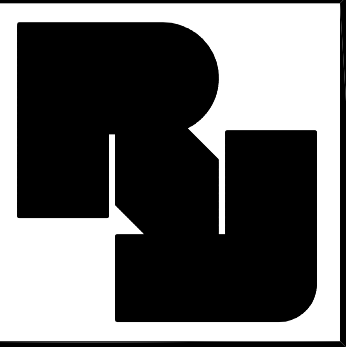
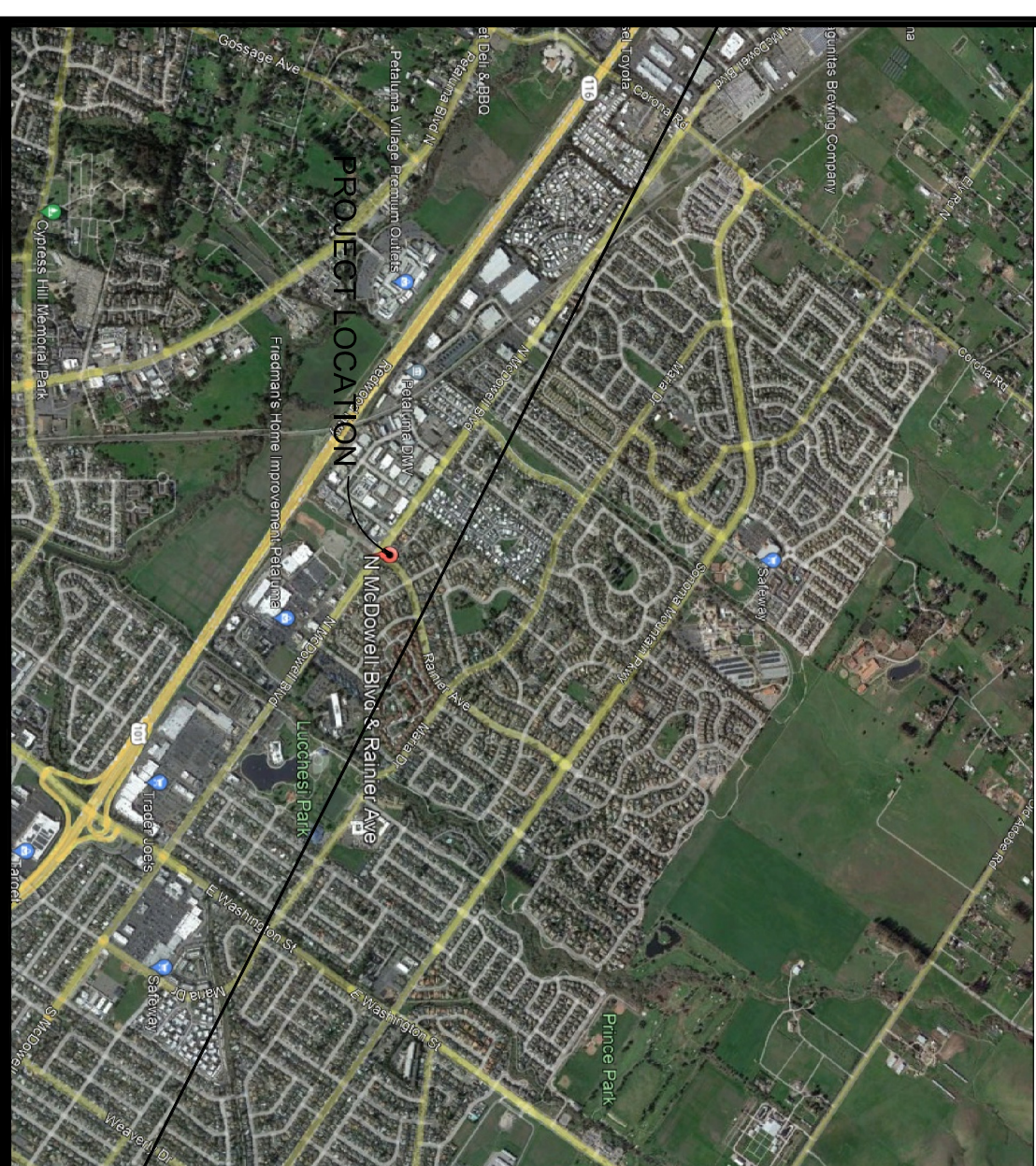
NO. OF STORIES: 1 STORY

AREA: 4,366 S.F.

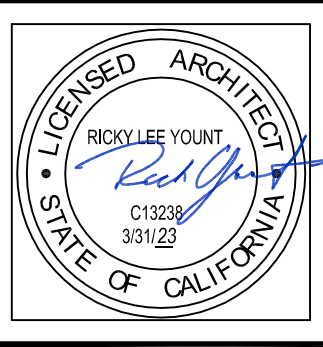
OCCUPANT LOAD: 52 OCCUPANTS (SEE SHT. A1.2)

NOTE: THIS OFFICE PERFORMS GENERAL DENTISTRY, IT IS NOT AN OSHPD-3 CLINIC.

LOCATION MAP SCALE: 1"= 2000'



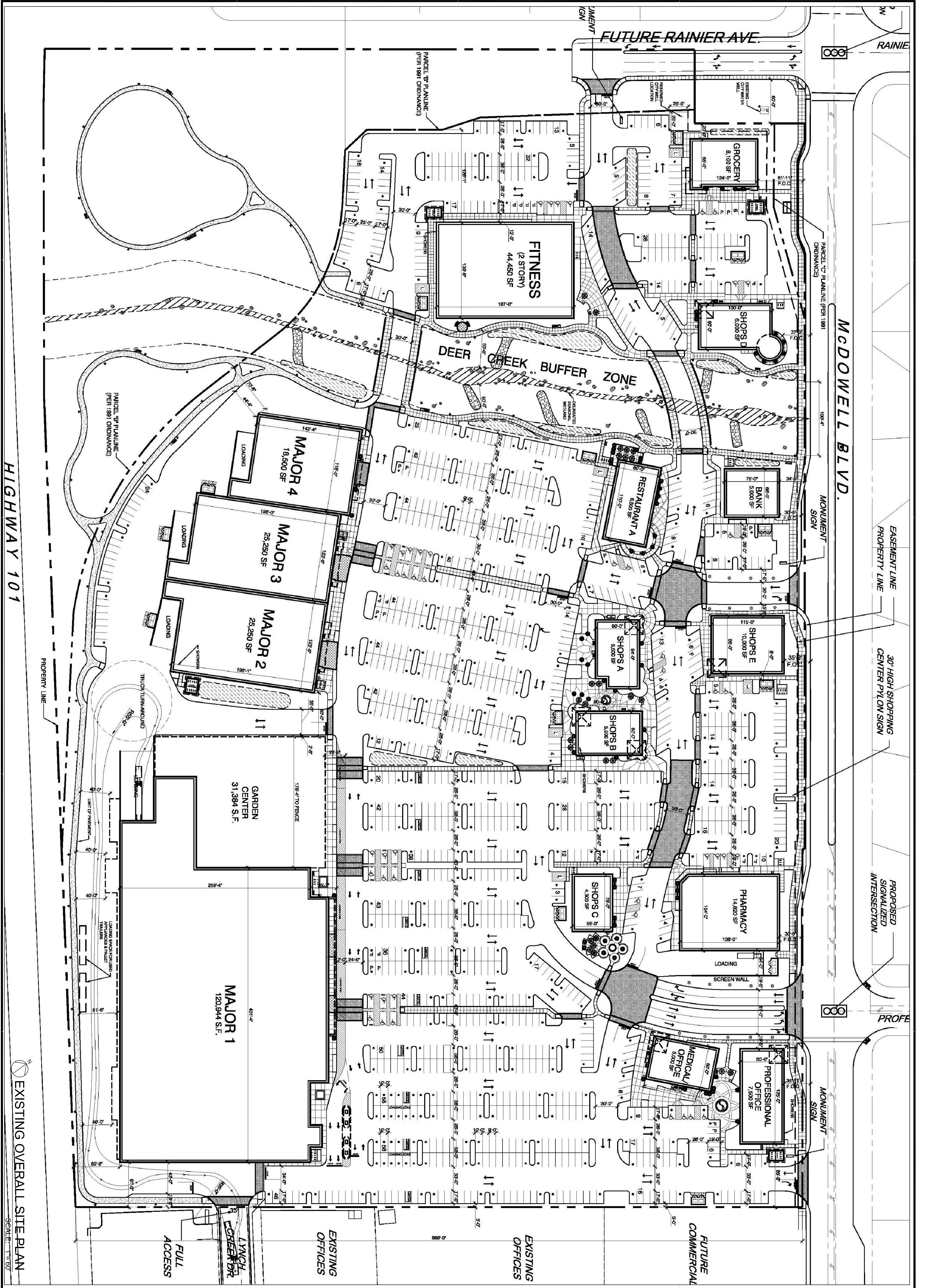
RICKY LEE YOUNT
ARCHITECTURE AND PLANNING
9664 MELROSE AVENUE
ELK GROVE, CA 95624
TELEPHONE (916)686-5432



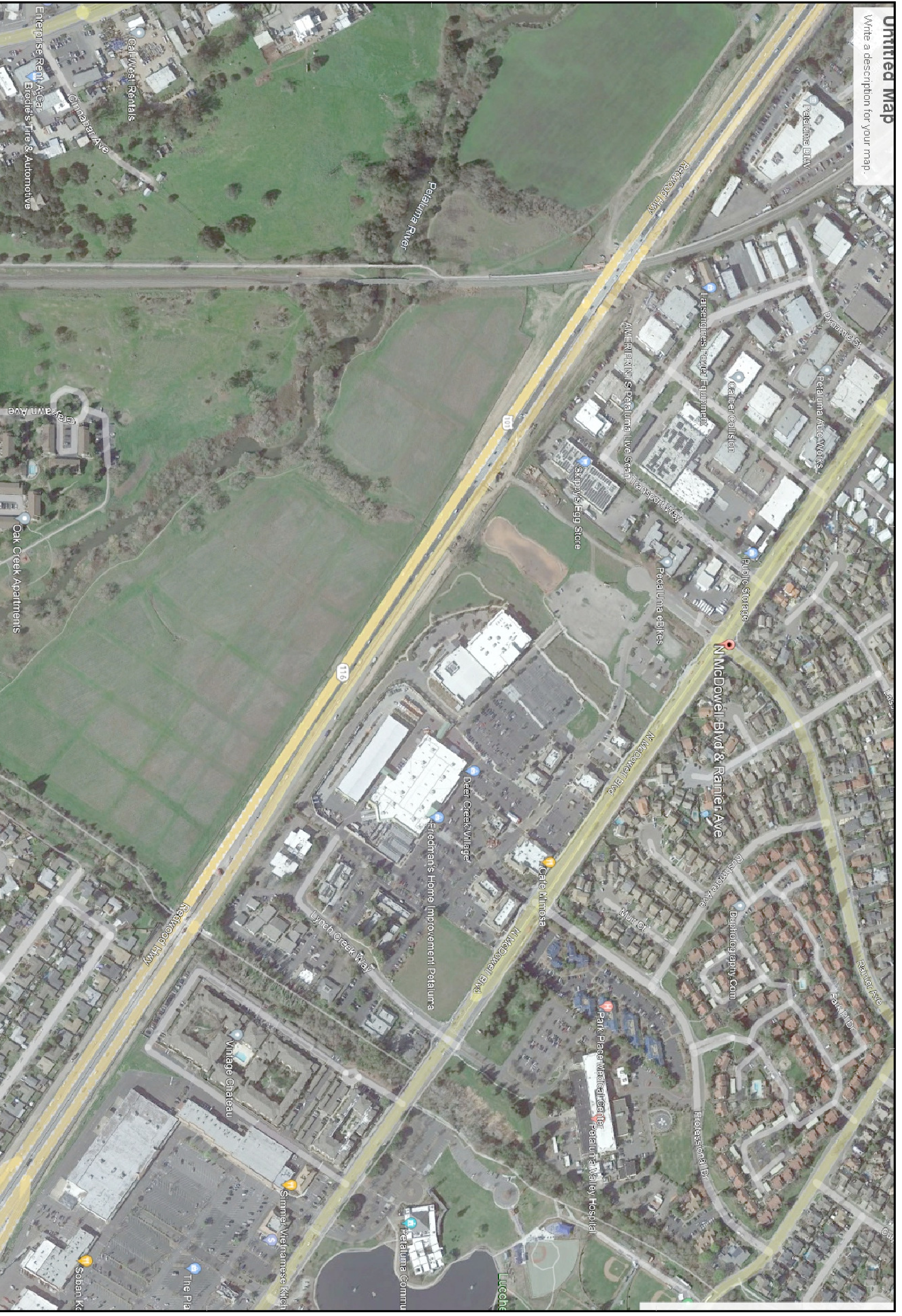
EXISTING SITE PLAN, CODE SUMMARY, VICINITY MAP, SHEET INDEX

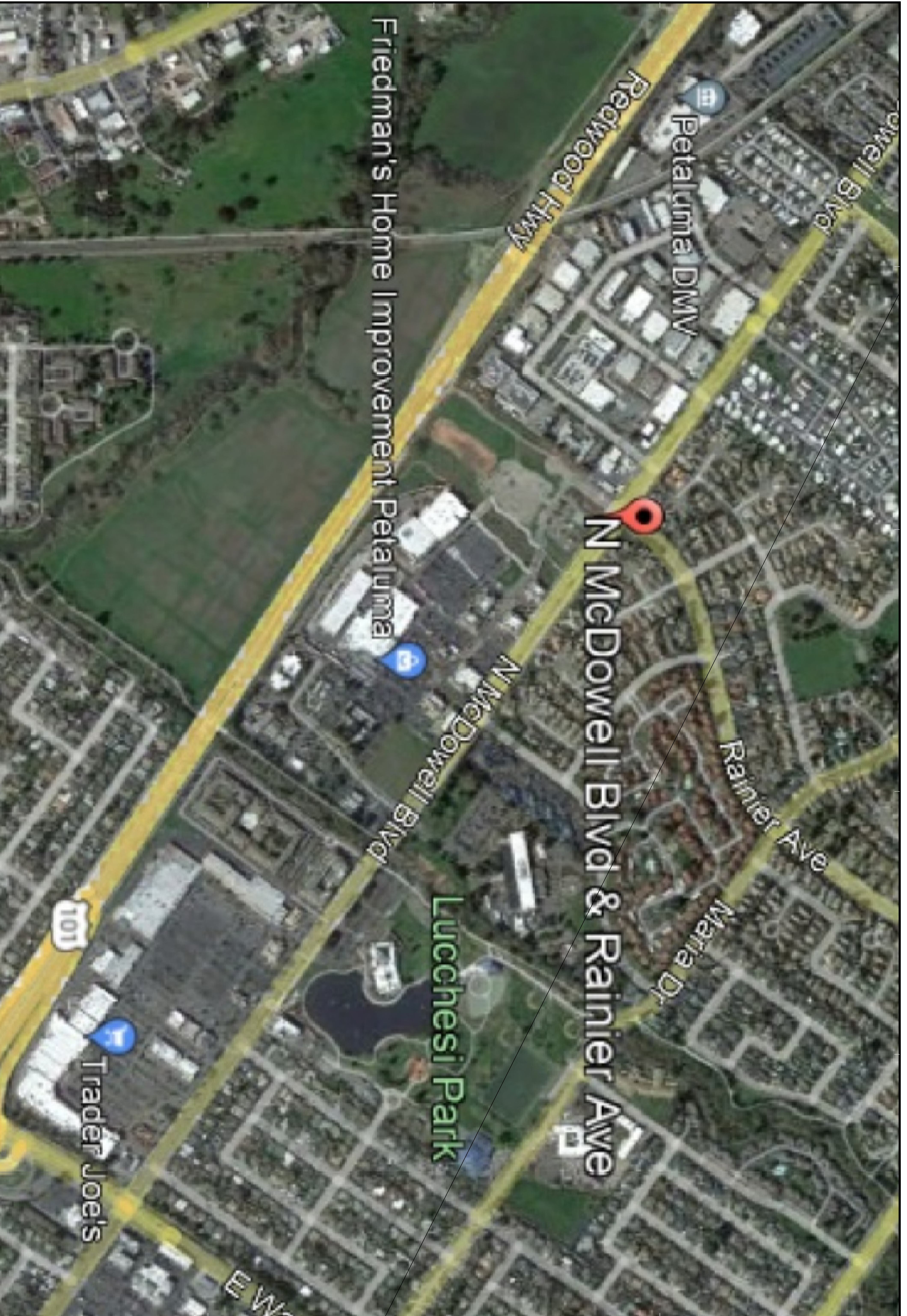
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Petaluma, CA 94954

DATE: _____
SHEET NO. A0.1



Write a description for your map.





Friedman's Home Improvement Petaluma

Petaluma DMV

N McDowell Blvd & Rainier Ave

Lucchesi Park

Trader Joe's

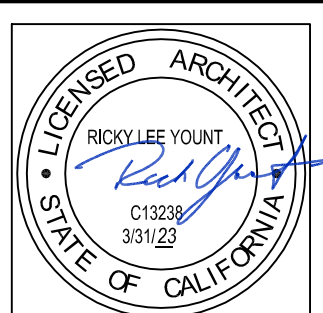
101



VICINITY MAP
SCALE: 1"=200'

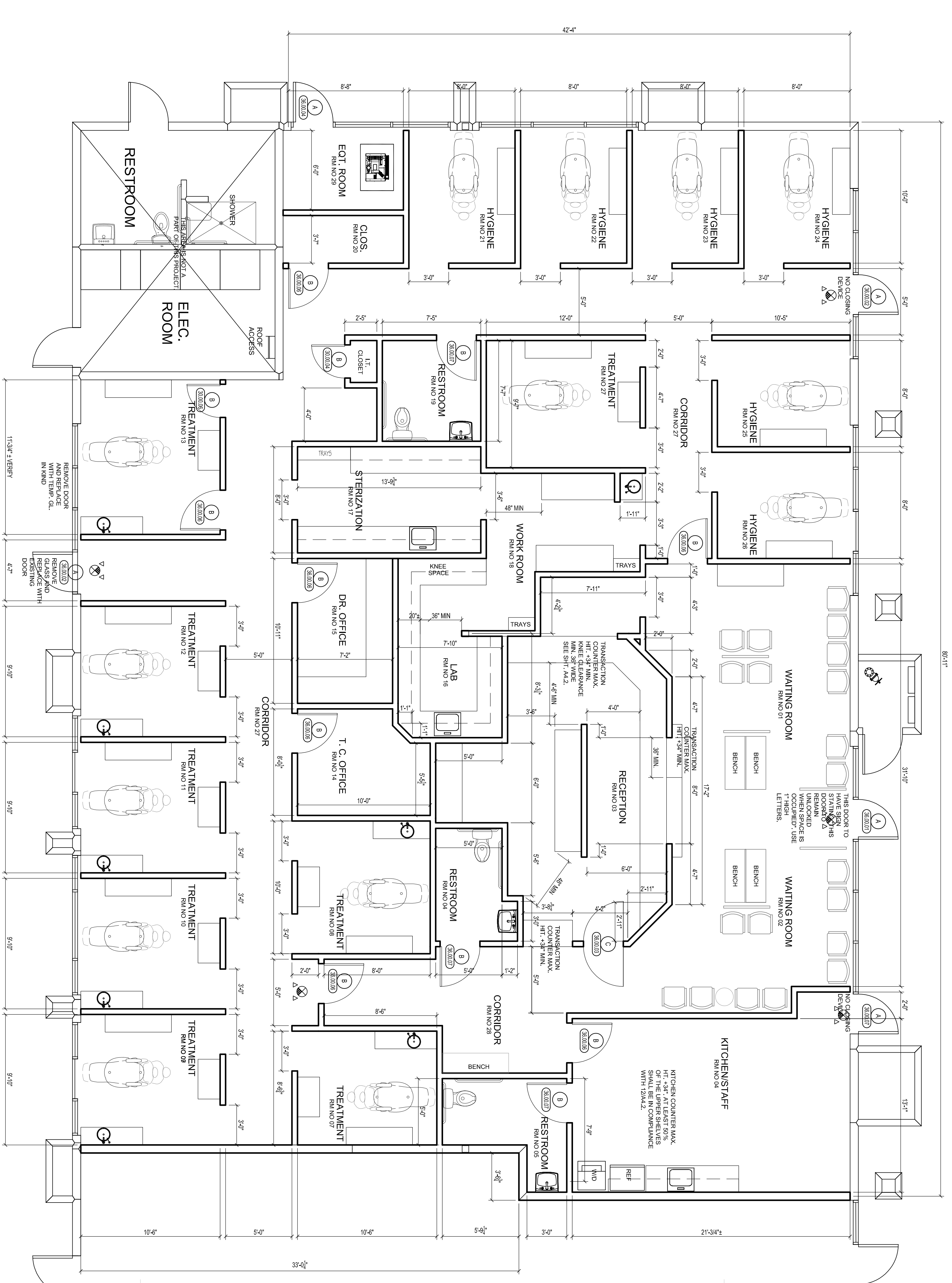
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VICINITY MAP



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WALL LEGEND

NEW METAL STUD WALL WITH 1/2" GYPSUM BOARD EACH SIDE

EXISTING WALL

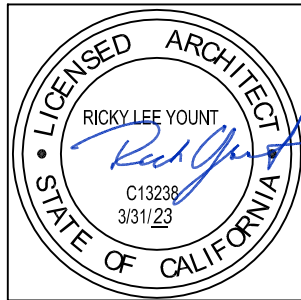
THIS IS N. MCDOWELL BLVD SIDE

FLOOR PLAN
SCALE: 1/4" = 1'

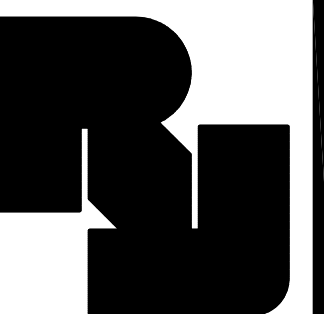
FLOOR PLAN

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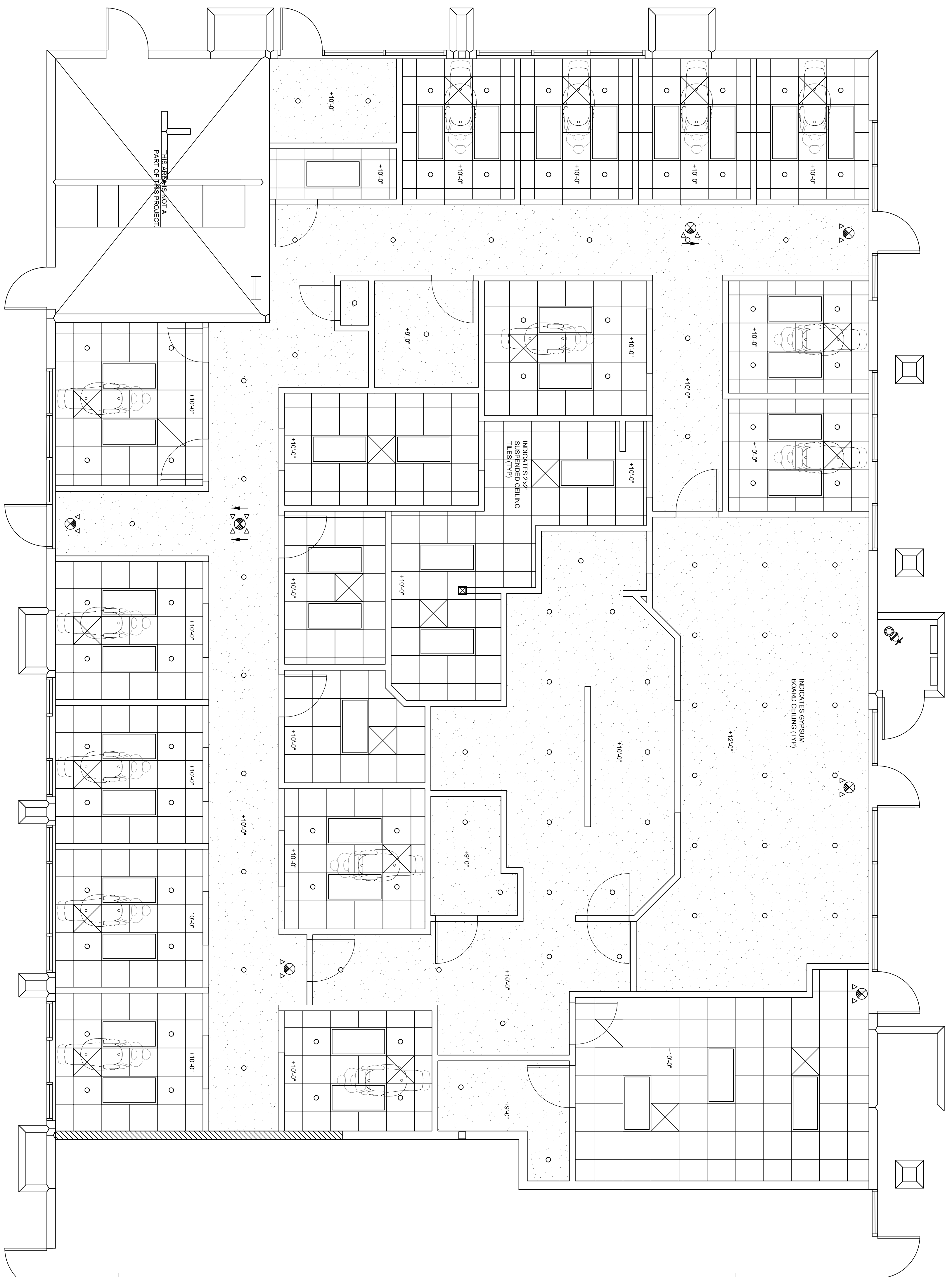


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SHEET NO
A1.1

DATE

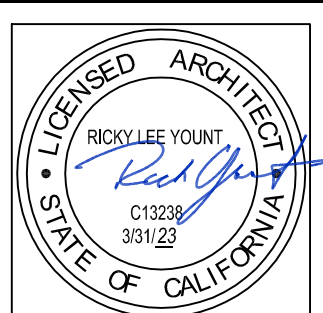


CEILING PLAN
SCALE: 1/4" = 1'

DATE: Jun 27 2023
JUL 20, 2023

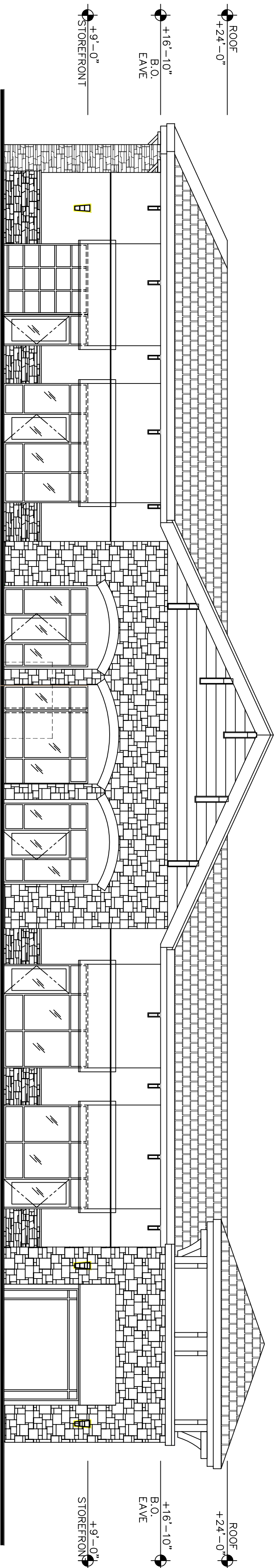
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Ceiling Plan



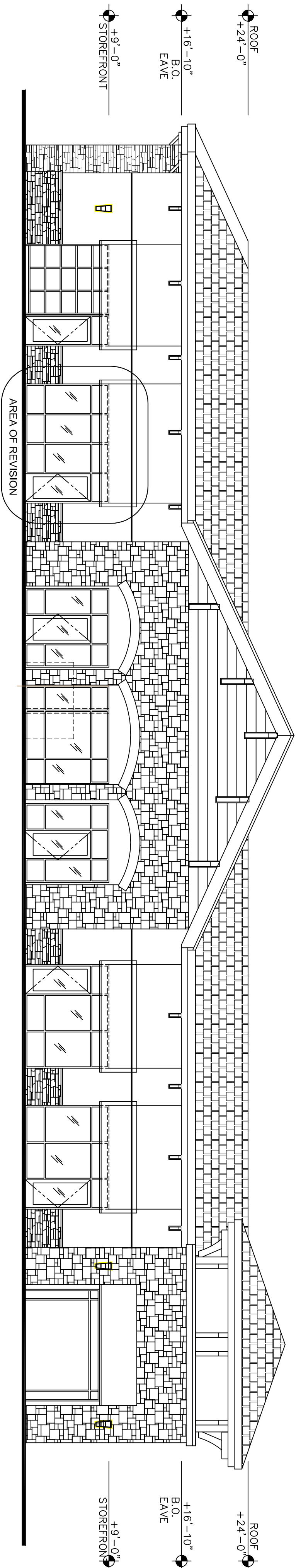
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EXISTING ELEVATION

SCALE: 1/8"=1'-0"

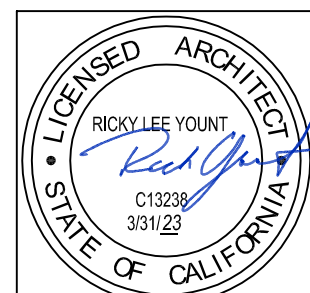


REVISED ELEVATION

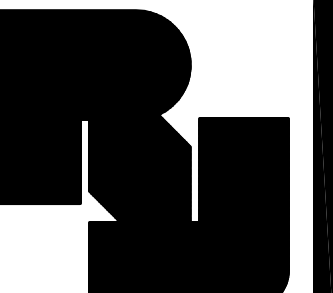
SCALE: 1/8"=1'-0"

EXTERIOR ELEVATIONS

-
-
-



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SHEET NO.
A6.1

DATE
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