

REMARKS	DATE
PLANNING SUBMITTAL	04-28-24
	07-22-24

ALL FIELD CHANGES TO APPROVED
SET OF PLANS SHALL BE FIRST
APPROVED BY THE BUILDING
DEPARTMENT. FAILURE
TO PROVIDE CHANGES TO THE
BUILDING DEPARTMENT MAY BE
CAUSE FOR THE DEPARTMENT TO
ISSUE A STOP WORK NOTICE.

FOLDER 701 SUNRISE
DRAWN BY TR / BW / JF
FILE A-201

EXTERIOR FINISH MATERIAL KEY:

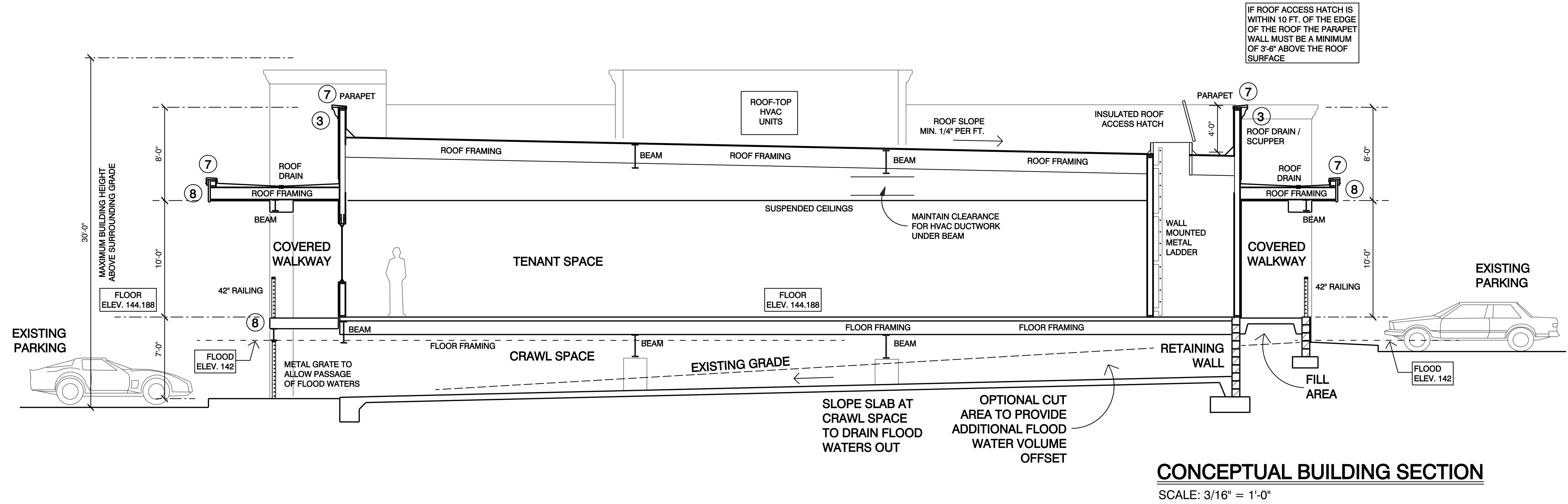
- PNT-1** EXPOSED STEEL BEAM - PAINTED
COLOR: BENJAMIN MOORE 2124-10 - WROUGHT IRON
- HMD-1** EXTERIOR HOLLOW METAL DOOR AND FRAME - PAINTED
COLOR: BENJAMIN MOORE 2124-10 - WROUGHT IRON
- STC-1** DARK STUCCO COLOR
3-COAT STUCCO - SEE DETAILS
FINISH: FINE SAND FLOAT FINISH
COLOR: BENJAMIN MOORE HC-176 BRIARWOOD
- STC-2** LIGHT STUCCO COLOR
3-COAT STUCCO - SEE DETAILS
FINISH: FINE SAND FLOAT FINISH
COLOR: BENJAMIN MOORE HC-176 ANNAPOLIS GRAY
- STN-1** MANUFACTURED STONE VENEER
MFR: CULTURED STONE
PATTERN: PRO-FIT LEDGESTONE
COLOR: SHALE COLOR
- TRM-1** PREFINISHED METAL PARAPET FLASHING / TRIM - SEE DETAILS
TO MATCH DARK STUCCO
COLOR: BENJAMIN MOORE HC-176 BRIARWOOD
- TRM-2** PREFINISHED METAL PARAPET FLASHING / TRIM - SEE DETAILS
TO MATCH LIGHT STUCCO
COLOR: BENJAMIN MOORE HC-176 ANNAPOLIS GRAY
- TRM-3** PAINTED OR PREFINISHED METAL FASCIA / TRIM
- SEE DETAILS
COLOR: BENJAMIN MOORE 2124-10 - WROUGHT IRON
- CAP-1** CAST WALL CAPS AND TRIMS
COLOR TO MATCH LIGHT STUCCO COLOR
COLOR: BENJAMIN MOORE HC-176 ANNAPOLIS GRAY
- RLG-1** PAINTED METAL HANDRAILS
- SEE DETAILS
COLOR: BENJAMIN MOORE 2124-10 - WROUGHT IRON
- RLG-2** PAINTED METAL GRATE WITH ACCESS GATES
- TO ALLOW PASSAGE OF FLOOD WATERS - SEE DETAILS
COLOR: BENJAMIN MOORE 2124-10 - WROUGHT IRON
- STF-1** ALUMINUM STOREFRONT DOORS / WINDOWS
- SEE DETAILS
DARK ANODIZED BRONZE ALUMINUM FINISHES
- DS** PREFINISHED METAL DOWNSPOUT
COLOR: BENJAMIN MOORE 2124-10 - WROUGHT IRON

REVISED COLORS
FOR GREATER
CONTRAST

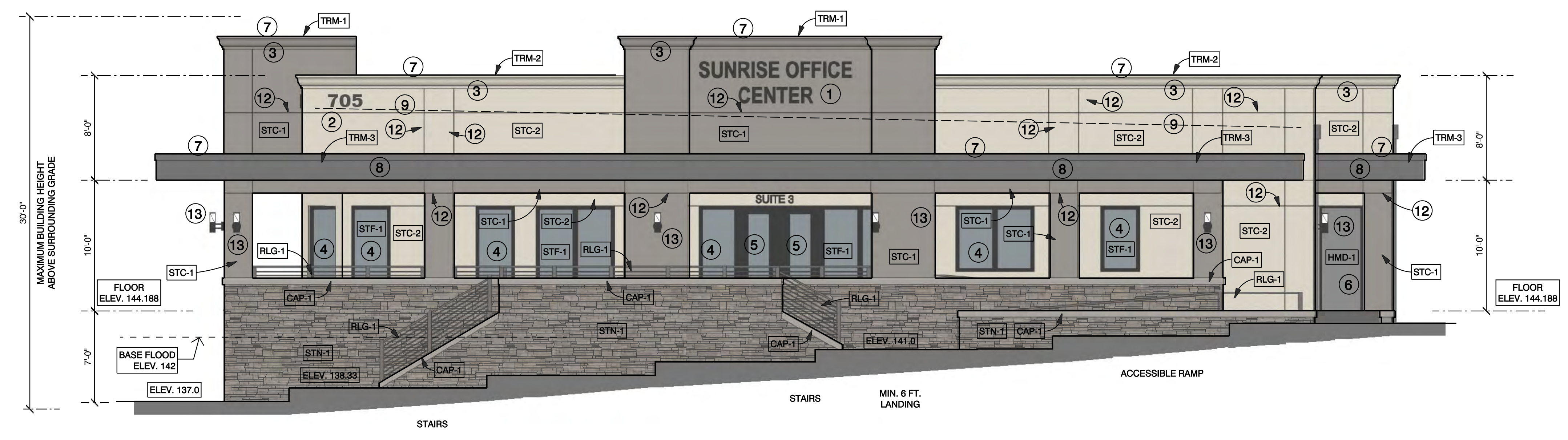
ADDED STONE
VENEER BASE /
ACCENTS

KEY NOTES:

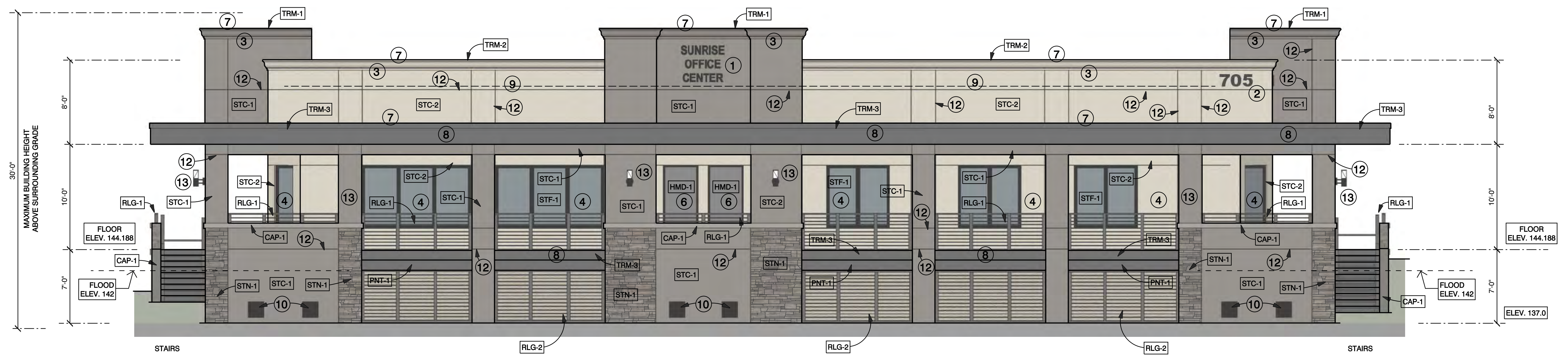
- 1 ILLUMINATED SIGNAGE TO BE DETERMINED
- PROVIDE BLOCKING / BRACING AND ELECTRICAL POWER STUB
- 2 ILLUMINATED ADDRESS NUMBERS
- CONFIRM ADDRESS NUMBER WITH LOCAL OFFICIAL PRIOR TO FABRICATION
- VERIFY FINAL LOCATION WITH FIELD WITH OWNER AND LOCAL OFFICIALS
- 3 FOAM CROWN MOLDING WITH STUCCO FINISHES
- SEE DETAILS
- 4 ALUMINUM STOREFRONT WINDOW / TEMPERED SAFETY GLASS
- SEE SCHEDULE SHEET A-XXX
- 5 ALUMINUM STOREFRONT DOOR / TEMPERED SAFETY GLASS
- SEE SCHEDULE SHEET A-XXX
- 6 INSULATED METAL SERVICE DOOR AND FRAME
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- 7 PRE-FINISHED PARAPET METAL PARAPET COPING
- SEE DETAILS
- 8 PAINTED OR PRE-FINISHED METAL FASCIA
- SEE DETAILS
- 9 ROOF LINE
- 10 SCREENED VENT NON-ENGINEERED DRAINAGE OPENINGS
FULLY ENCLOSED AREAS BELOW THE LOWEST FLOOR THAT ARE SUBJECT TO
FLOODING SHALL BE DESIGNED WITH A MINIMUM OF TWO OPENINGS HAVING
A TOTAL NET AREA OF NOT LESS THAN ONE SQUARE INCH FOR EVERY SQUARE
FOOT OF ENCLOSED AREA SUBJECT TO FLOODING. THE BOTTOM OF ALL
OPENINGS SHALL BE NO HIGHER THAN ONE FOOT ABOVE LOWEST GRADE.
OPENINGS MAY BE EQUIPPED WITH SCREENS, LOUVERS, OR OTHER
COVERINGS OR DEVICES PROVIDED THAT THEY PERMIT THE AUTOMATIC
ENTRY AND EXIT OF FLOOD WATERS.
CONTRACTOR SHALL PROVIDE PRODUCT SPEC SHEETS FOR APPROVAL PRIOR
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- 11 FIRE DEPARTMENT APPROVED KNOX BOX - COORDINATE LOCATION,
MATERIALS AND INSTALLATION WITH LOCAL FIRE DEPARTMENT AND
LOCAL BUILDING OFFICIALS.
- 12 ALUMINUM STUCCO CONTROL JOINT / REVEAL TRIM
- SEE DETAIL X / A-XXX
- 13 WALL MOUNTED LIGHT FIXTURE
- SEE ELECTRICAL PLANS
- 14 SCUPPER BOX / OVERFLOW



CONCEPTUAL BUILDING SECTION
SCALE: 3/16" = 1'-0"



SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



WEST ELEVATION
SCALE: 3/16" = 1'-0"

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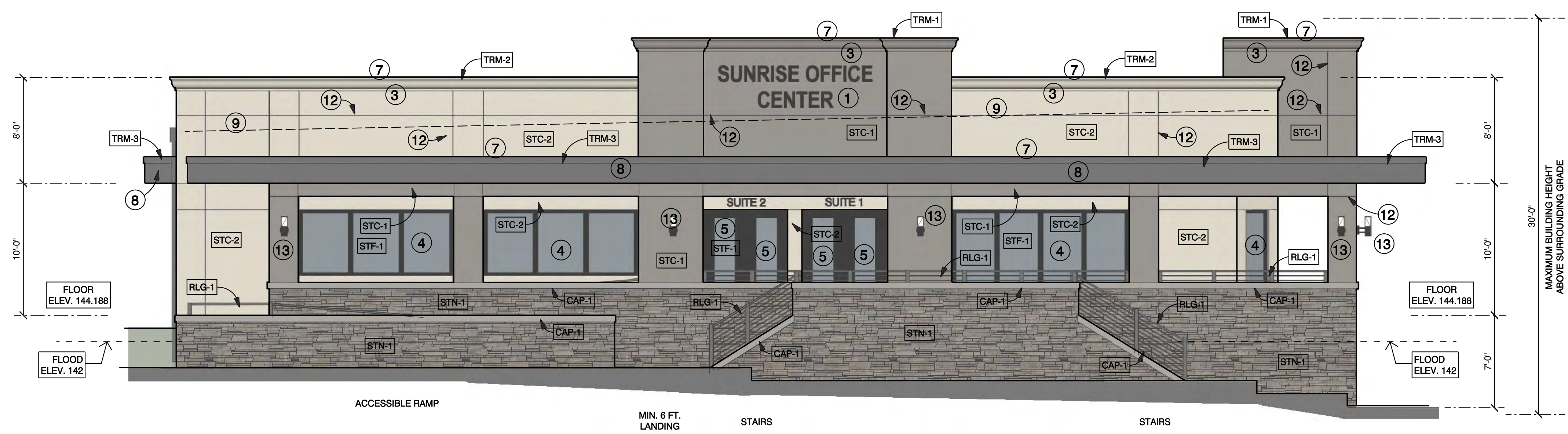
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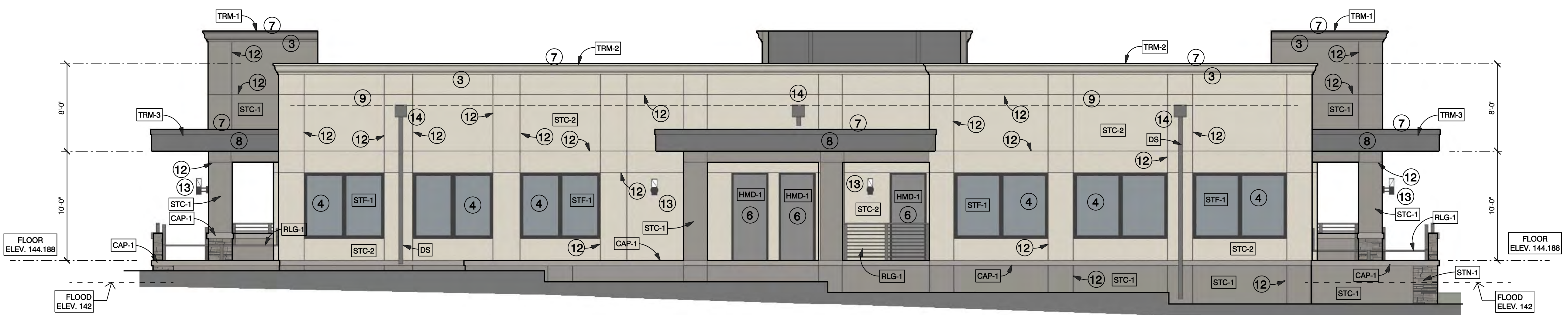
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NORTH ELEVATION
SCALE: 3/16" = 1'-0"



EAST ELEVATION
SCALE: 3/16" = 1'-0"



SUNRISE OFFICE CENTER / SUNRISE FAMILY DENTISTRY
NEW OFFICE BUILDING WITH SUNRISE FAMILY DENTISTRY AT 705 SUNRISE AVE. ROSEVILLE, CA

WRITTEN DIMENSIONS ON THESE DOCUMENTS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB.

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THESE DOCUMENTS SHALL NOT BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF THOMAS ROMAN ARCHITECTURE.

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FOLDER 701 SUNRISE
DRAWN BY TR / BW / JF
FILE A-202



705 SUNRISE AVE.
ROSEVILLE, CA

THOMAS ROMAN
Architecture
TR-Architecture.com

530.205.8750

CONCEPTUAL COLOR STUDY
NOT TO SCALE
DATE: 07-22-24

REVISED COLORS
FOR GREATER
CONTRAST

ADDED STONE
VENEER BASE /
ACCENTS

CULTURED STONE
PRO-FIT LEDGESTONE
SHALE COLOR

Annapolis Gray
HC-176

LIGHT
STUCCO
COLOR

Briarwood
HC-175

DARK
STUCCO
COLOR



STONE
BASE /
ACCENTS

Wrought Iron
2124-10

FACIA, TRIMS,
RALINGS, ETC.



PROPOSED COLORS AND MATERIALS MIMIC
EXISTING ADJACENT APARTMENT BUILDING



REPAINT EXISTING BUILDING
- COLORS TO MATCH THE NEW
BUILDING

PROPOSED NEW BUILDING

COLOR STUDY



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SOUTH ELEVATION



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