



ATI-Santa Rosa Tenant Improvements

3242 Airway Drive
Santa Rosa California

PROJECT SHEET INDEX

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DESIGN CONCEPT NARRATIVE

3242 Airway Drive will continue to be a mixed use commercial and light industrial building with warehouse and office spaces located north of Piner Road on Airway Drive. The building will consist of 6,555 sq. ft. of warehouse space and 3,928 sq. ft. 4,671 sq. ft. of new warehouse to be added will have a new ceiling height of 22' making the new roof height 25.5' that's viewable from Airway Drive. Additionally, the interior of the building will undergo a new layout design to suite the needs of ATI's internal business practices, and services to the public.

The architecture is proposed to match the existing esthetic to the original design of the building. The exterior of the building is of typical light industrial design with a complete stucco finish. The existing and proposed design compliments the surrounding buildings of similar use. The intent is to adopt the same architectural design as the building exists today with some deviations. Some windows are to be removed and a new loading entrance is proposed for the purposes of the new ware house. (See Plans).

City of Santa Rosa
Planning & Economic
Development Department
Aug 26, 2021
RECEIVED

PROJECT DIRECTORY

PLANS BY:
 JR STRUCTURAL ENGINEERING, INC.
 3942 VALLEY AVE., SUITE K
 PLEASANTON, CA 94566
 Contact: John R. Ehler
 Phone: 925.469.8000
 Email: john@jrstructural.com

OWNER:
 AMERICAN TECHNOLOGIES, INC
 1205 NORTH MCDOWELL BLVD.
 PETALUMA, CA 94954
 Phone: xxx.xxx.xxxx

GENERAL CONTRACTOR:
 AMERICAN TECHNOLOGIES, INC.
 1205 NORTH MCDOWELL BLVD.
 PETALUMA, CA 94954
 Contact: Mike Martinez
 Phone: 707.241.8340
 License #: 571784

PROJECT INFORMATION

Project Address:	3242 Airway Drive Santa Rosa, CA 95403			
Lot Coverage:	Ground Floor:	Existing:	Proposed:	TOTAL:
	Conditioned			
	- Office space	8,599 sq. ft.	-4,671 sq. ft.	3,928 sq. ft.
	Unconditioned			
	- Warehouse	1,904 sq. ft.	+4,671 sq. ft.	6,555 sq. ft.
	TOTAL:	10,503 sq. ft.	10,483 sq. ft.	10,483 sq. ft.

Project Description:
 The work outlined in these plans is related to proposed tenant improvements for the consideration and recommendations of the City of Santa Rosa Planning Department.

The project includes the following owner requested changes:

1. Remove and reinforce existing exterior walls to raise a portion of the roof to meet tenant needs.
2. Extend existing warehouse into the existing office space.
3. Remove existing windows to strengthen new walls.
4. New interior and exterior finishes.
5. Typical interior remodel work

Construction Type: II-B
Occupancy Group: B
Fire Sprinklers: Yes

CALIFORNIA BUILDING STANDARDS CODE

California Code of Regulations (CCR)
 The official compilation and publication of the regulations adopted, amended or repealed by state agencies. CCR consists of 28 Titles. The 24th Title (Title 24) is The California Building Standards Code.

The California Building Standards Code
 serves as the basis for the design and construction of buildings in California and includes building regulations adopted by the Division of the State Architect (DSA), which govern accessibility for persons with disabilities.
 The code has 12 parts:

- Part 1 - 2019 California Administrative Code
- Part 2 - 2019 California Building Code
- Part 2.5 - 2019 California Residential Code
- Part 3 - 2019 California Electrical Code
- Part 4 - 2019 California Mechanical Code
- Part 5 - 2019 California Plumbing Code
- Part 6 - 2019 California Energy Code
- Part 7 - 2019 Blank
- Part 8 - 2019 California Historical Building Code
- Part 9 - 2019 California Fire Code
- Part 10 - 2019 California Existing Building Code
- Part 11 - 2019 California Green Building Standards Code (Cal Green)
- Part 12 - 2019 California Referenced Standards Code

Parts 8 and 10 are located in the back of Part 2 - volume 2

NOTE FOR CONTRACTOR

Our construction documents have been prepared for use by an experienced contractor who will be responsible for interpretation of the information included in our plans, for coordination of the work between trades, and for completion of the construction phase of the project consistent with the construction documents and generally accepted standards of practice.

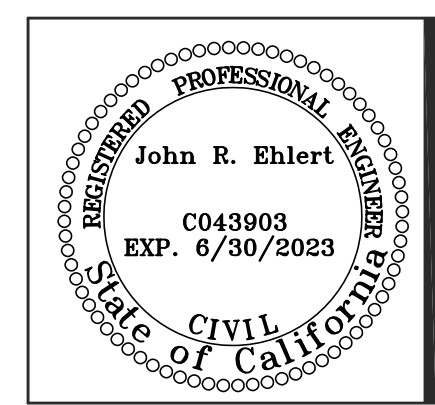
Our construction documents are a "Builders Set" that include necessary information required for general construction and building permit purposes only. The owner and the contractor are responsible for selecting materials, finishes, fixtures, appliances, and similar items for the project and for all aspects of installation and quality control.

PROJECT VICINITY MAP



REV	DESCRIPTION	DATE

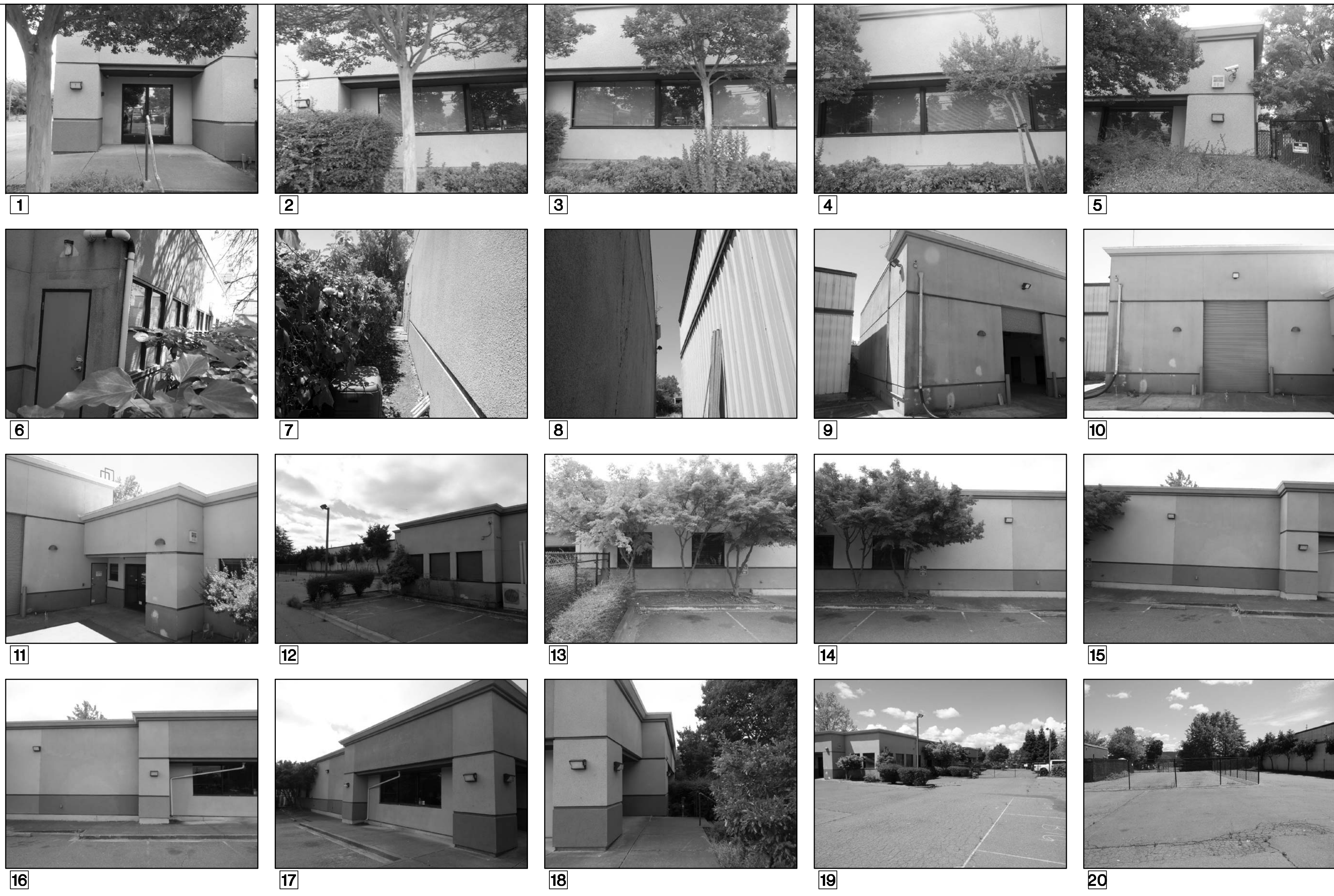
JR Structural Engineering, Inc.
 3942 Valley Ave., Suite K
 Pleasanton, California 94566
 (925) 469-8000
 www.JRStructural.com



ATI-Santa Rosa Tenant Improvements
 3242 Airway Drive
 Santa Rosa, California
 APN: 015-670-051

DATE:	August 2nd, 2021
CAD FILE:	T1.dwg
PROJECT ENGINEER:	John R. Ehler
DRAFTED BY:	CL
JOB NO:	1A1804
SHEET NO:	T1
SHT.	1 OF 9

SITE PHOTOS



***** FOR MINOR DESIGN REVIEW ONLY, NOT FOR SUBMITTAL / CONSTRUCTION *****



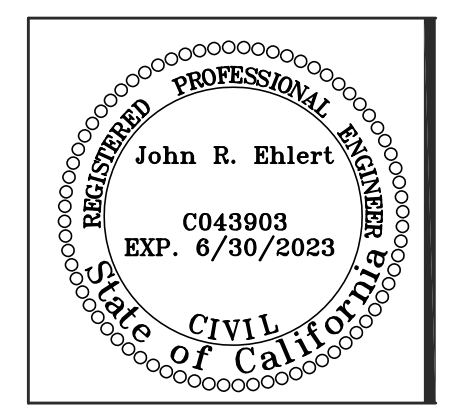
KEYNOTES

Site/property boundary line: - - - -

REV	DESCRIPTION	DATE

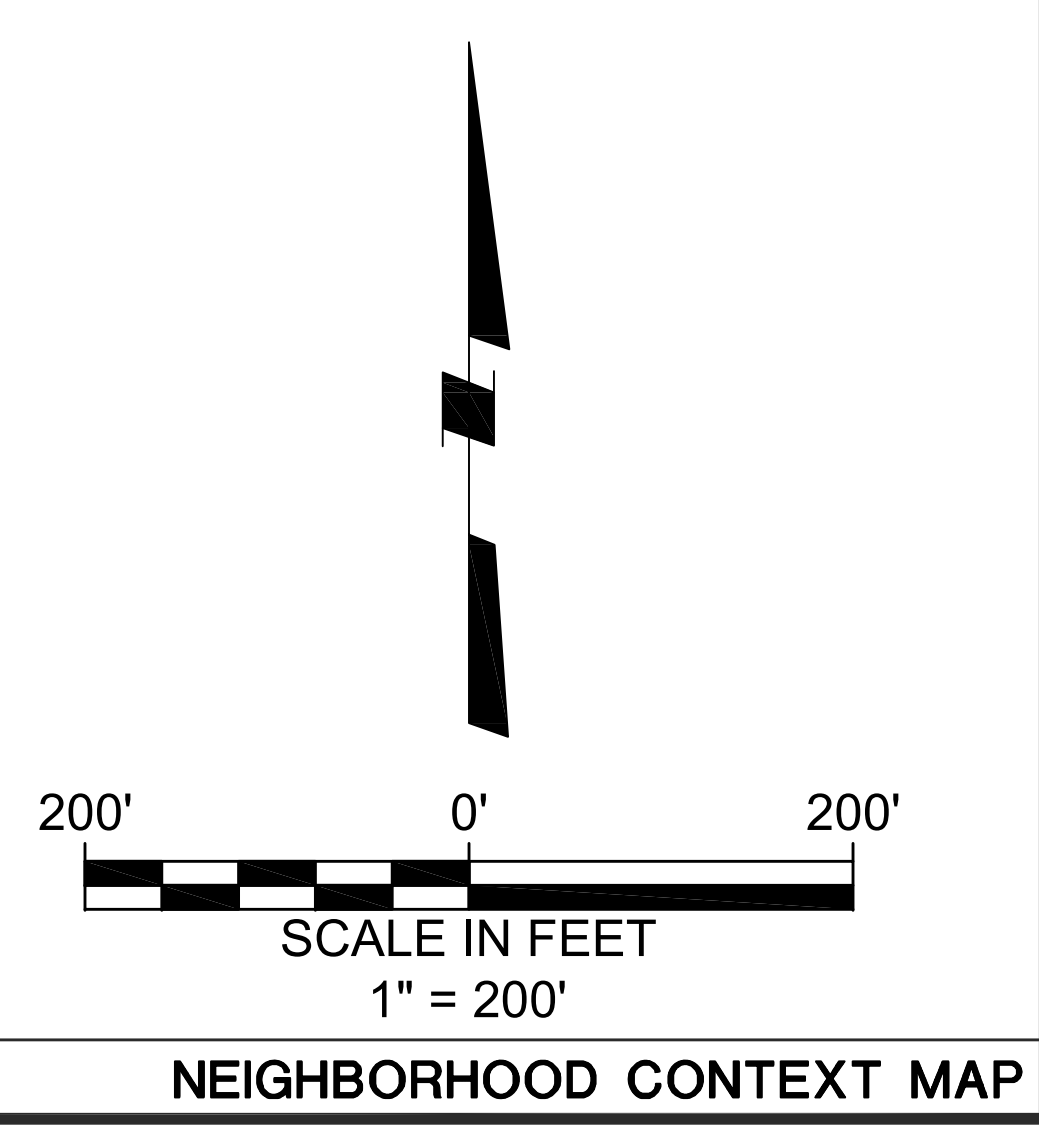
REV	DESCRIPTION	DATE

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SHT.	2 OF 9



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NEIGHBORHOOD CONTEXT MAP



ALL SITE DIMENSIONS ARE APPROXIMATE

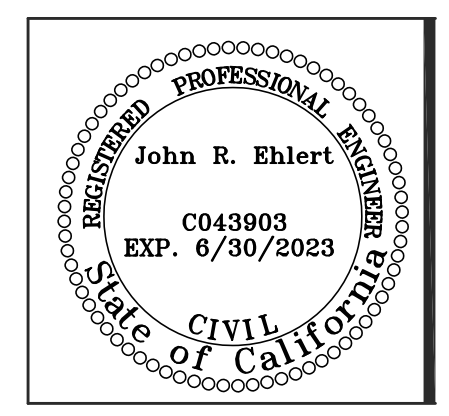
SITE PLAN Scale 1/8" = 1'-0"

KEYNOTES

1 Area of remodel work. []

REV	DESCRIPTION	DATE

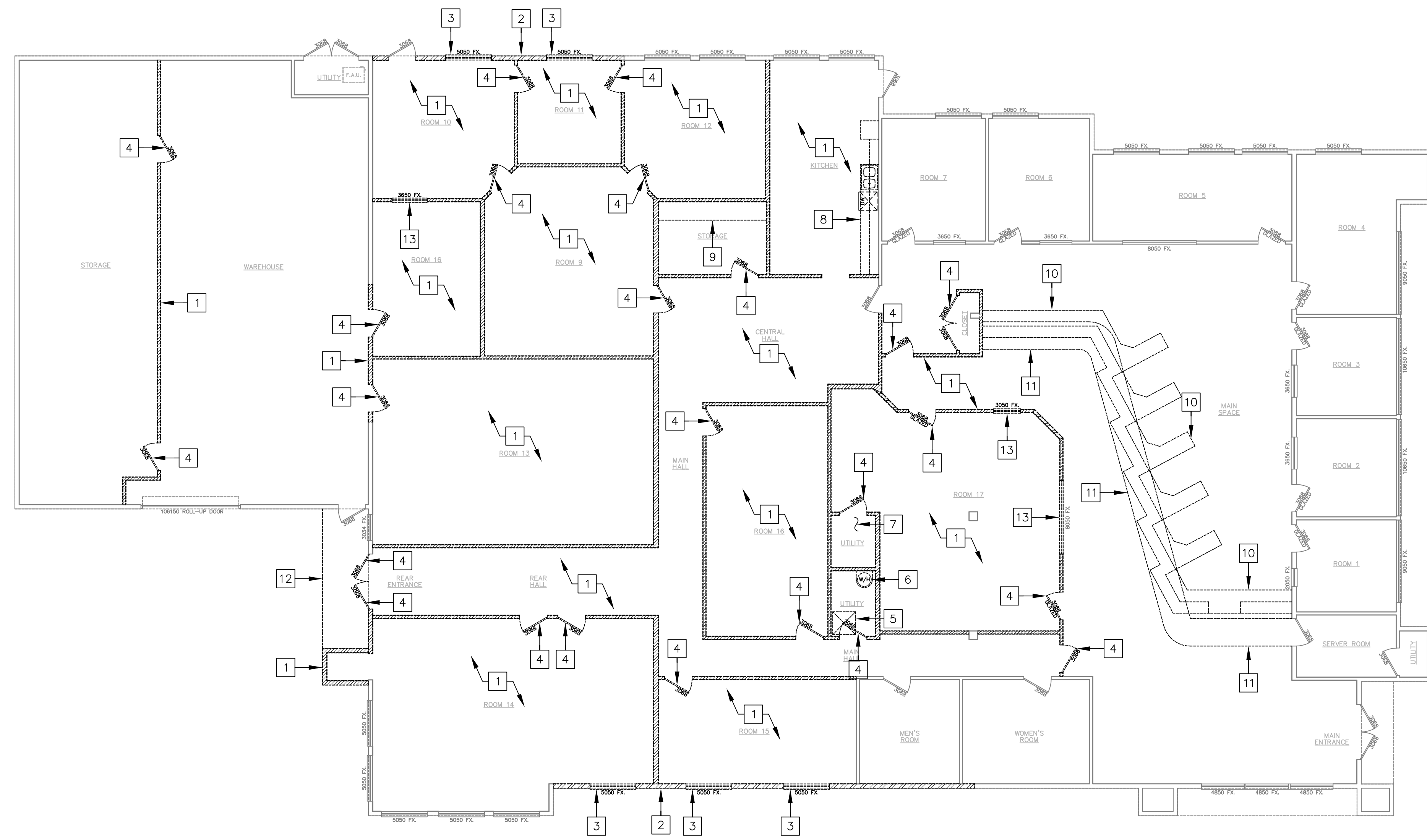
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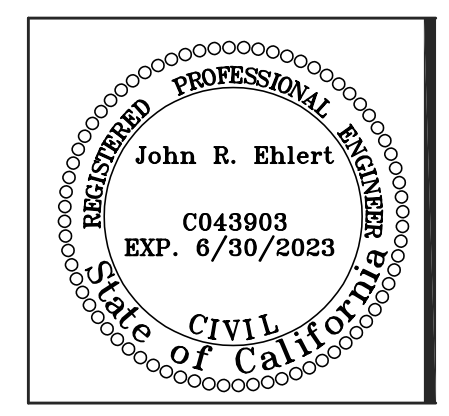
KEYNOTES

- 1 Remove wall framing in this area in as shown hatched:
- 2 Demo/Reinforce exterior 2x6 wall framing in this location shown hatched:
- 3 Remove window and backfill rough opening to match existing conditions.
- 4 Remove door(s) at this location.
- 5 Remove existing roof access at this location.
- 6 Remove and store existing water heater in utility closet.
- 7 Remove and store existing fire & electrical sub-panels in utility closet.
- 8 Remove existing cabinets/counters and kitchen fixtures at this location.
- 9 Remove existing counter at this location.
- 10 Remove all existing service counter and cubicles at this location.
- 11 Remove existing dropped ceiling feature at this location. Provide 24" T-Bar dropped ceiling tiles to match existing conditions.
- 12 Remove existing awning feature at this location shown dashed.
- 13 Remove existing interior window at this location.

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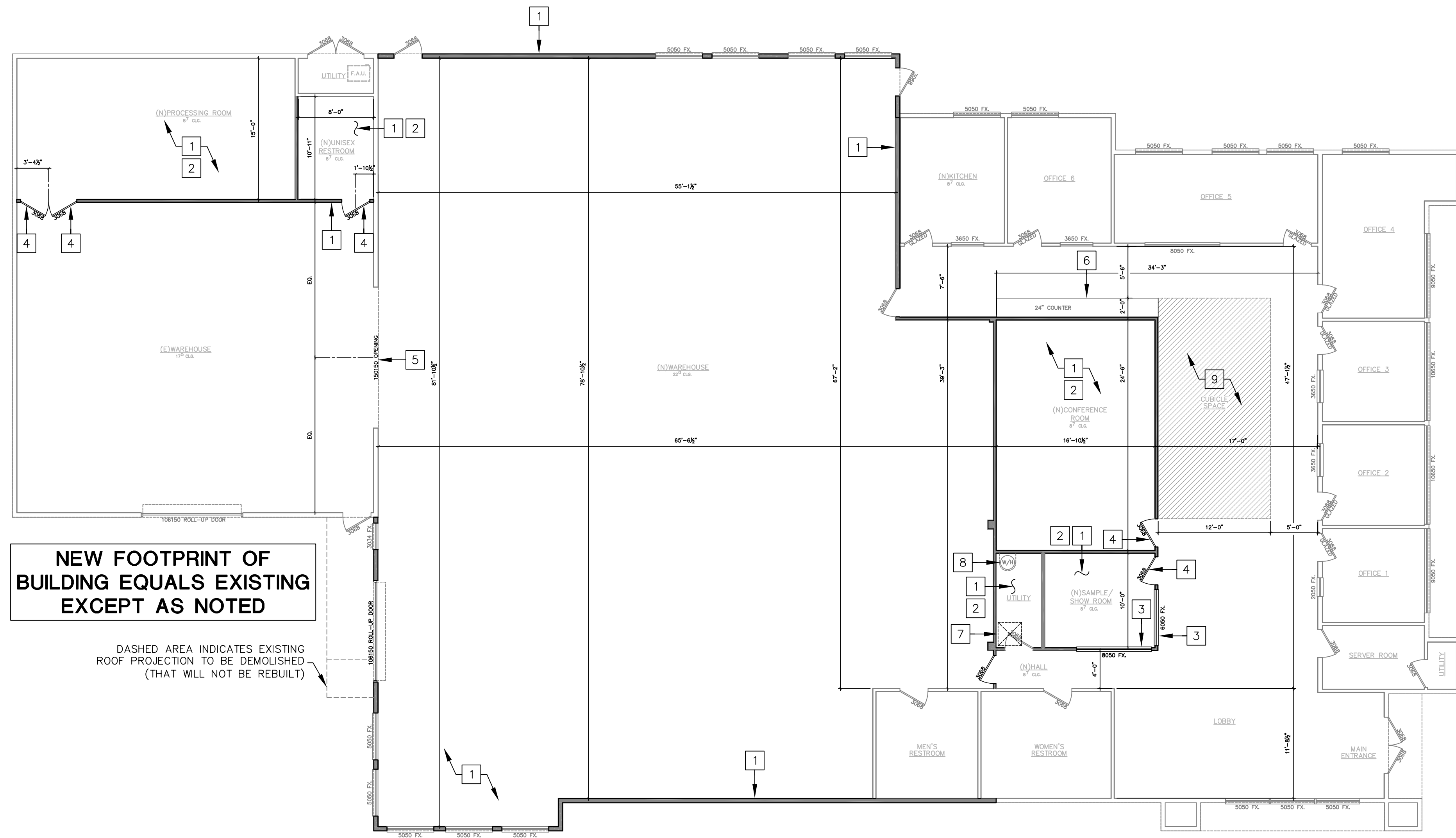


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PROJECT ENGINEER:	John R. Ehler
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SHEET NO:	A2
SHT.	4 OF 9

EXISTING & DEMO PLAN Scale 1/8" = 1'-0"

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KEYNOTES

- 1 New walls shown hatched.
- 2 Provide new interior finishes as needed.
- 3 Provide new interior windows. Types to match existing. See plans for sizes.
- 4 Provide new interior doors. Sizes and types to match existing.
- 5 Provide new 15FT. wide 15FT. tall opening at this location.
- 6 Provide new 24" deep counter at this location.
- 7 Provide new roof access and ladder to match original in new utility closet.
- 8 Reinstall existing water in this location. in new utility closet. Provide 18" high platform and seismic straps.
- 9 Area reserved for cubicle space.

DIMENSIONS SHOWN ARE FINISH DIMENSIONS AND NOT FRAMING DIMENSIONS.

REV	DESCRIPTION	DATE

NEW FOOTPRINT OF BUILDING EQUALS EXISTING EXCEPT AS NOTED

DASHED AREA INDICATES EXISTING ROOF PROJECTION TO BE DEMOLISHED (THAT WILL NOT BE REBUILT)

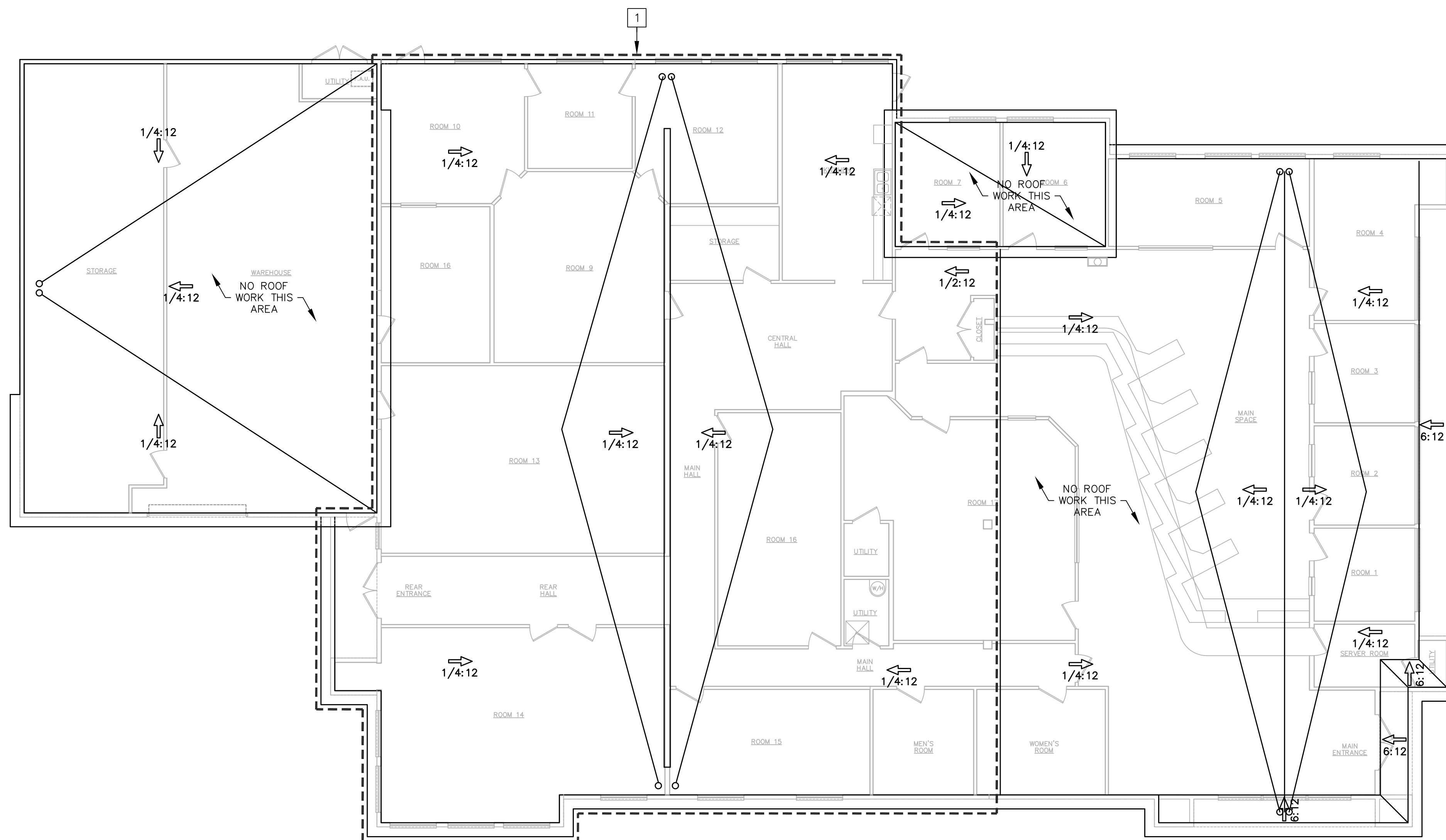
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John R. Ehler
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL
 State of California
 C043903
 EXP. 6/30/2023

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 3242 Airway Drive
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 APN: 015-670-051

DATE:	August 2nd, 2021
CAD FILE:	A3.dwg
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JOB NO:	1A1804
SHEET NO:	A3
SHT.	5 OF 9

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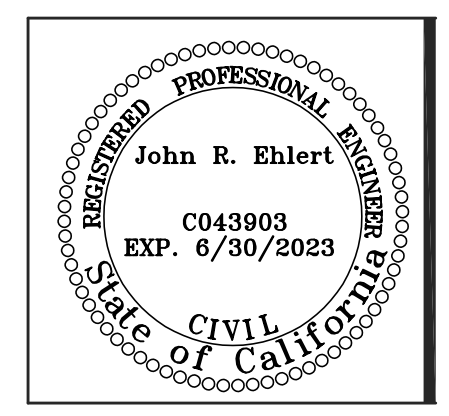


KEYNOTES

1 Area of roof framing demo. [Dashed Box]

REV	DESCRIPTION	DATE

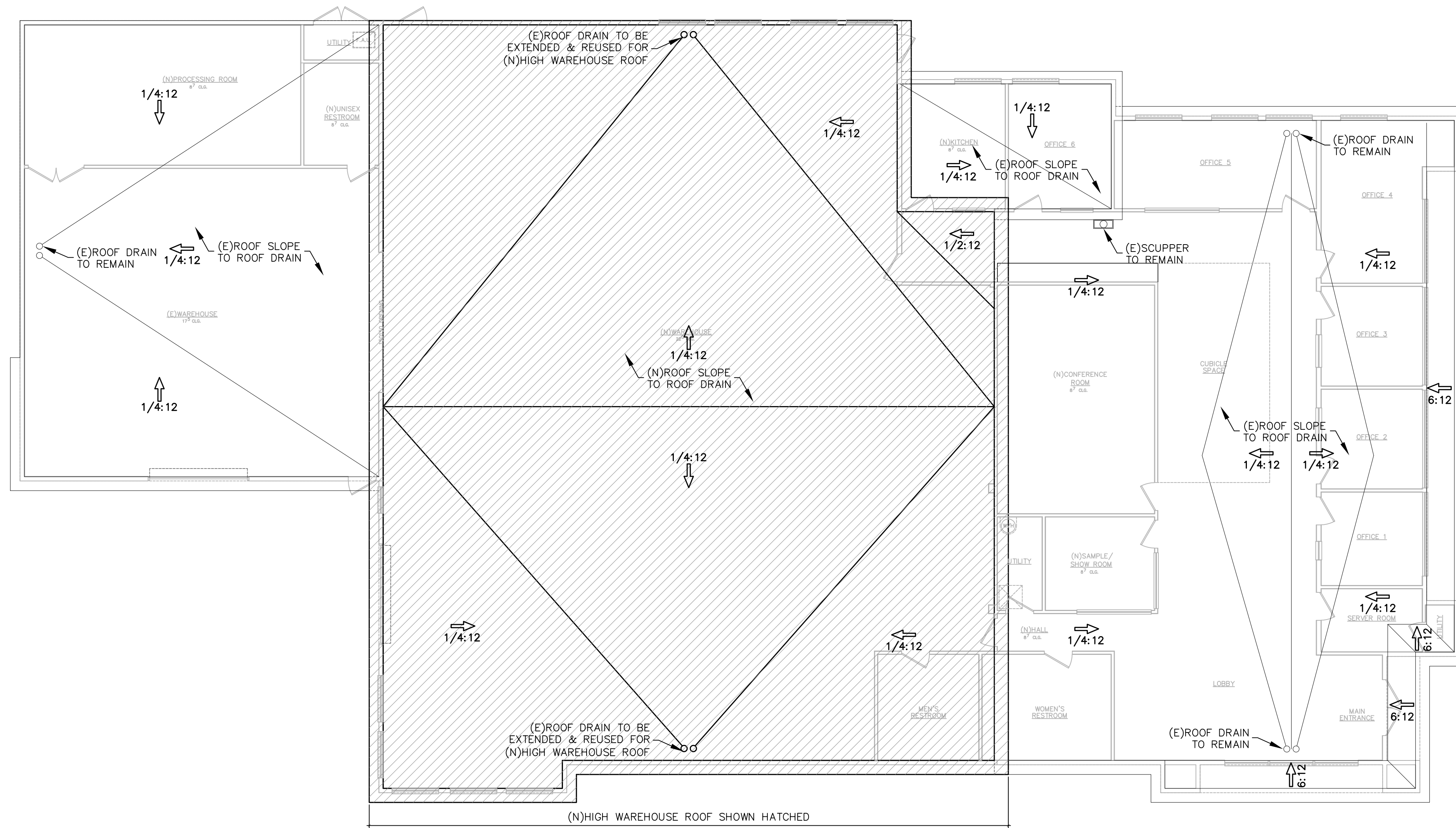
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CAD FILE:	A4.dwg
PROJECT ENGINEER:	John R. Ehlert
DRAFTED BY:	CL
JOB NO:	1A1804
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SHT.	6 OF 9

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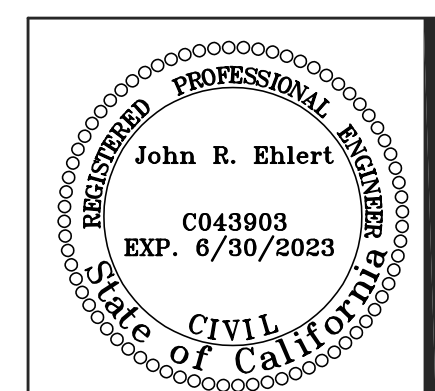


(N)HIGH WAREHOUSE ROOF SHOWN HATCHED

PROPOSED ROOF PLAN Scale 1/8" = 1'-0"

REV	DESCRIPTION	DATE

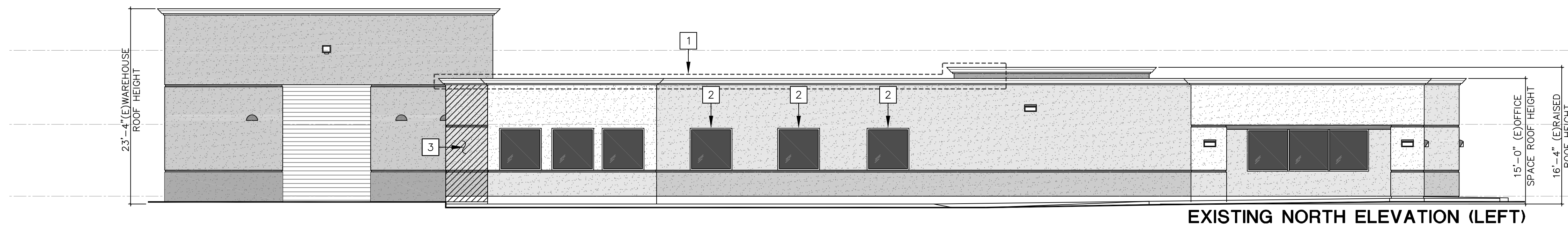
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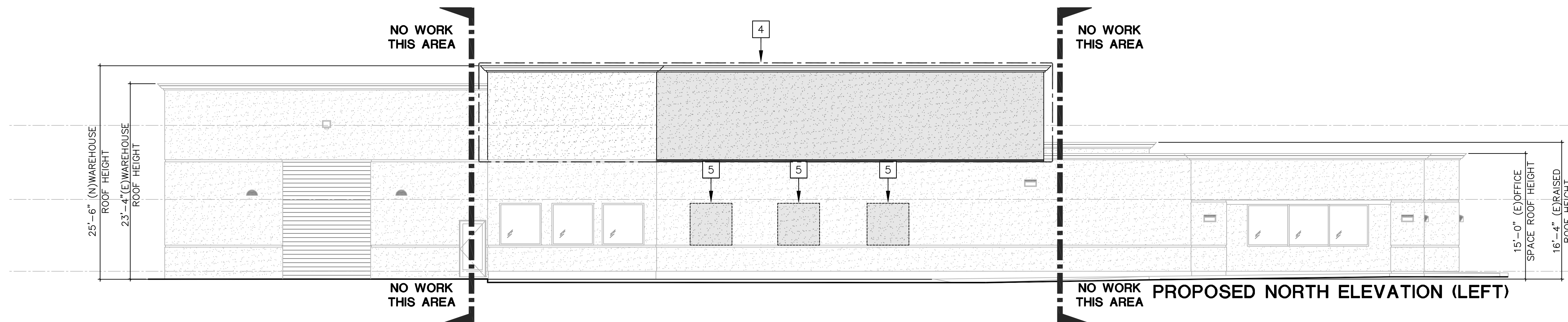
ATI-Santa Rosa Tenant Improvements
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DATE: August 2nd, 2021
 CAD FILE: A5.dwg
 PROJECT ENGINEER: John R. Ehler
 DRAFTED BY: CL
 JOB NO: 1A1804
 SHEET NO: **A5**
 SHT. 7 OF 9

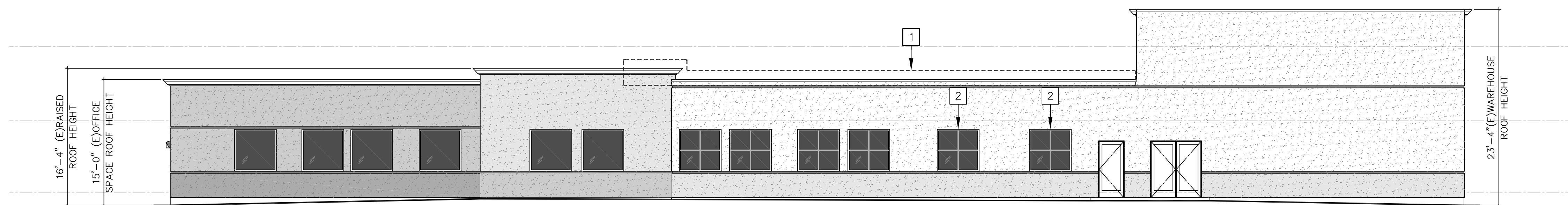
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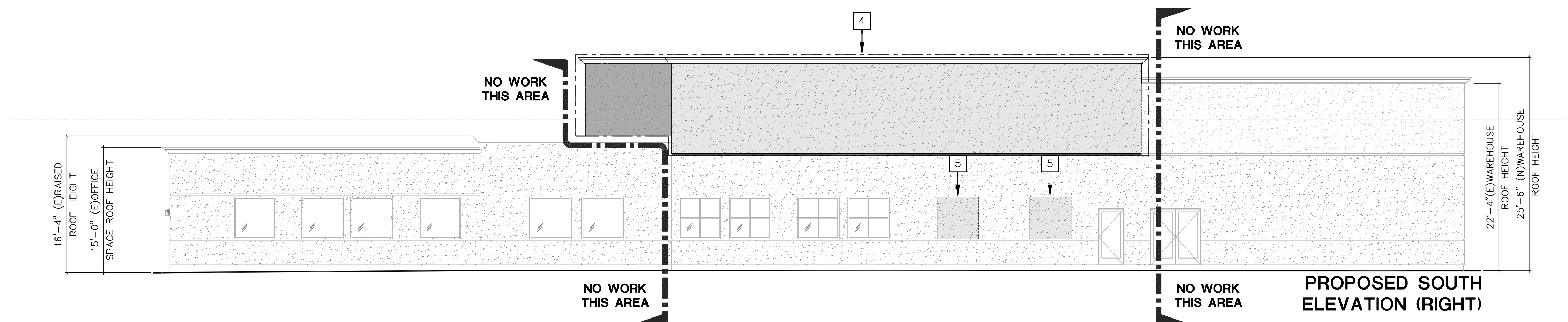
EXISTING NORTH ELEVATION (LEFT)



PROPOSED NORTH ELEVATION (LEFT)



EXISTING SOUTH ELEVATION (RIGHT)



PROPOSED SOUTH ELEVATION (RIGHT)

KEYNOTES

- 1 Remove roof framing and materials from the top plate and above in this area. - - - - -
- 2 Remove window and backfill rough opening to match existing conditions.
- 3 Remove existing awning/pop-out feature at this location shown hatched: [Hatched Box]
- 4 Provide new roof framing, roof materials, wall framing and exterior finishes in the area shown. See Structural Drawings. Exterior finish and paint to match existing conditions.
- 5 Indicates area of backfill framing and new exterior finish. Type and paint to match existing.

ALL WINDOWS AND DOORS SHALL REMAIN U.N.O.

REV	DESCRIPTION	DATE

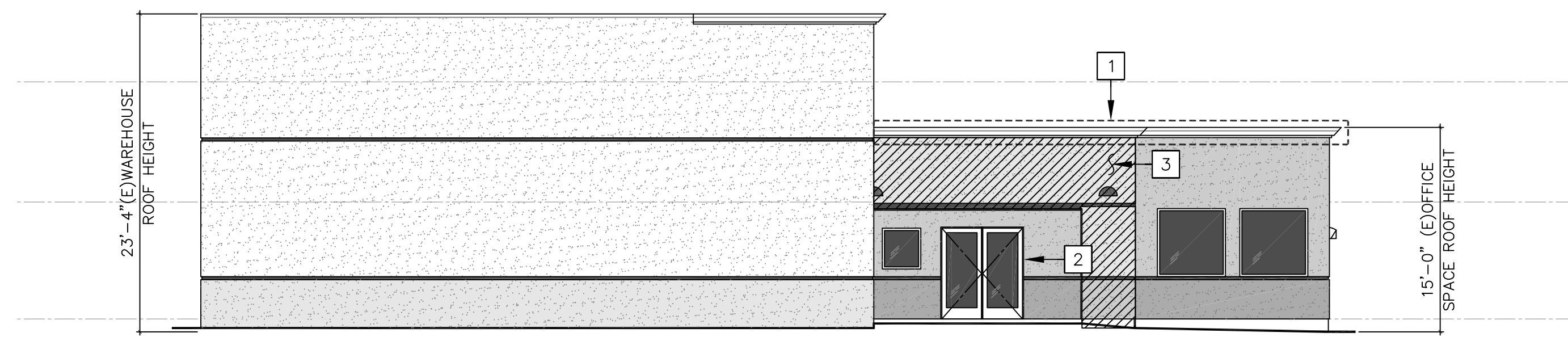
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Professional Engineer Seal for John R. Ehler, State of California, License No. C043903, Exp. 6/30/2023.

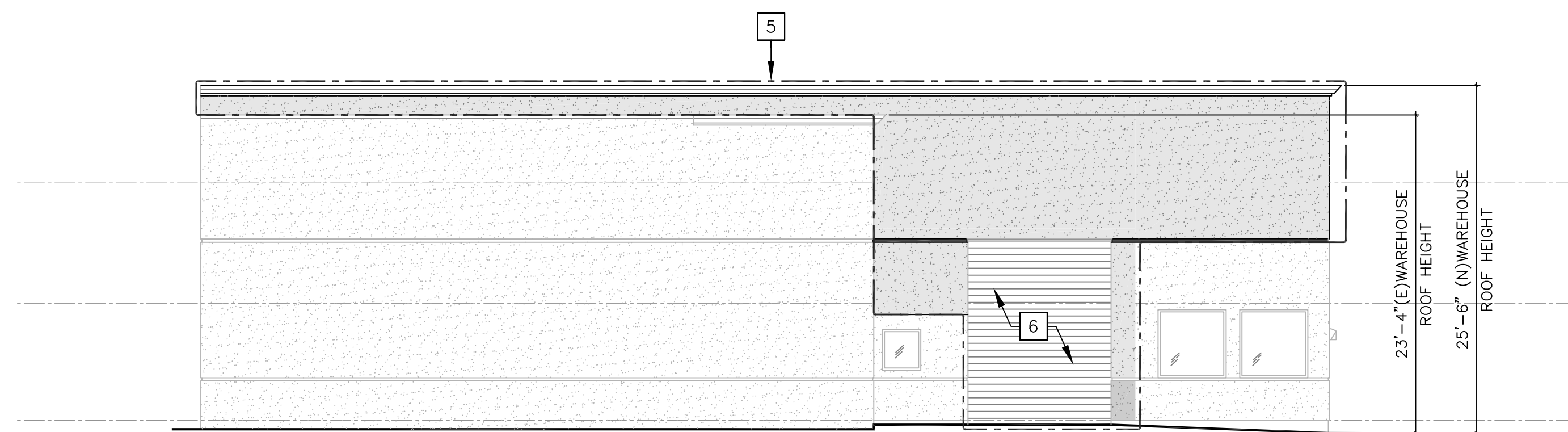
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 SHT. 8 OF 9

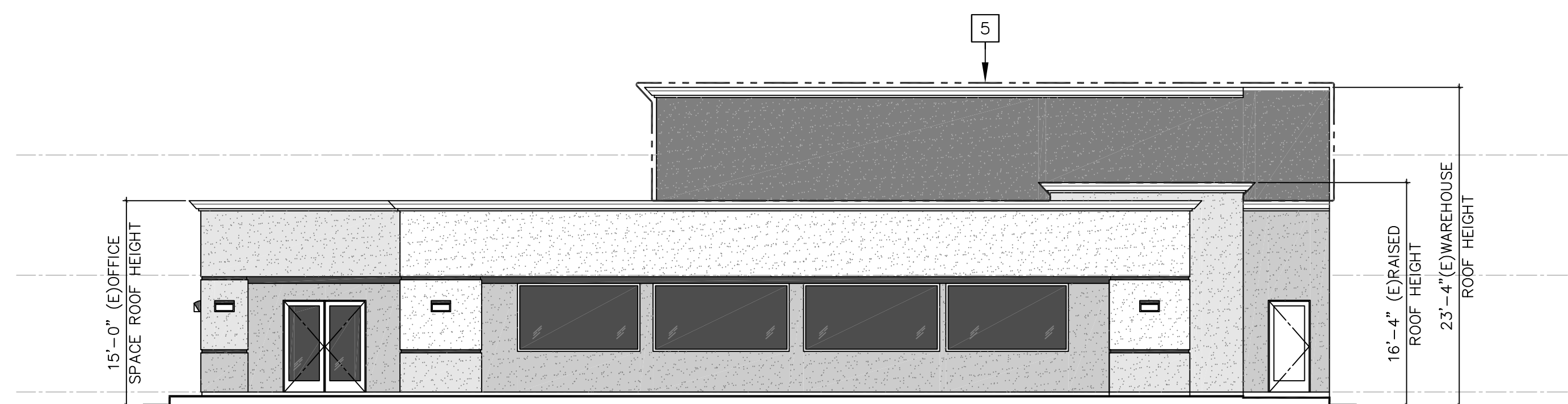
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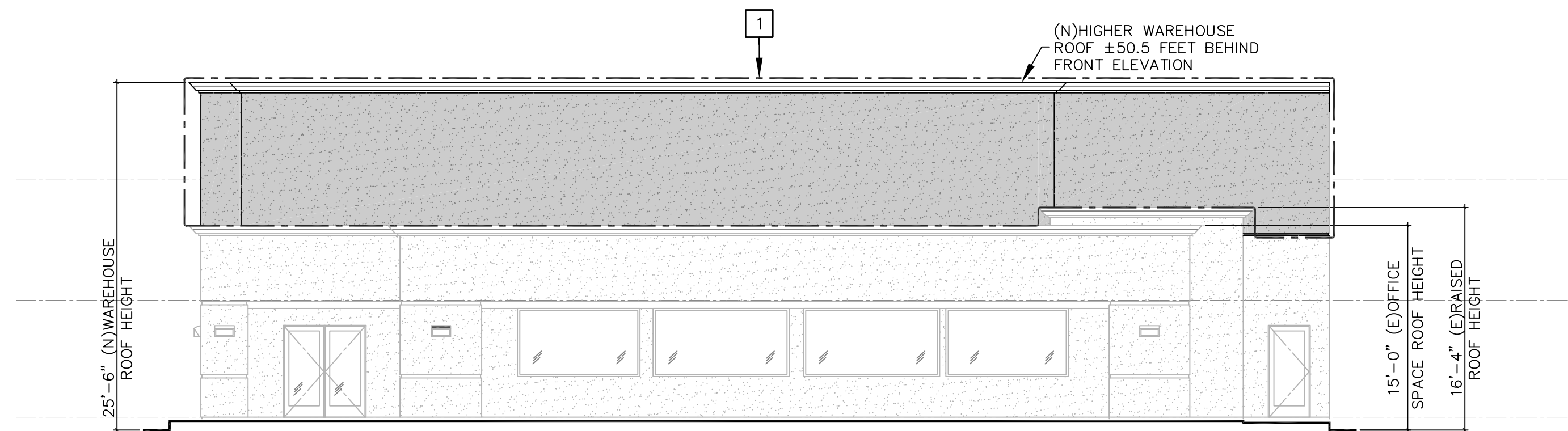
EXISTING EAST ELEVATION (REAR)



PROPOSED EAST ELEVATION (REAR)



EXISTING WEST ELEVATION (FRONT)



PROPOSED WEST ELEVATION (FRONT)

KEYNOTES

- 1 Remove roof framing and materials from the top plate and above in this area. - - - - -
- 2 Remove door at this location.
- 3 Remove existing awning/pop-out feature at this location shown hatched: - - - - -
- 4 Remove exterior finish (stucco), and architectural parapet molding as needed in this area. - - - - -
- 5 Provide new roof framing, roof materials, wall framing and exterior finishes in the area shown. See Structural Drawings. Exterior finish and paint to match existing conditions. - - - - -
- 6 Provide new roll-up door at this location.

ALL WINDOWS AND DOORS SHALL REMAIN U.N.O.

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