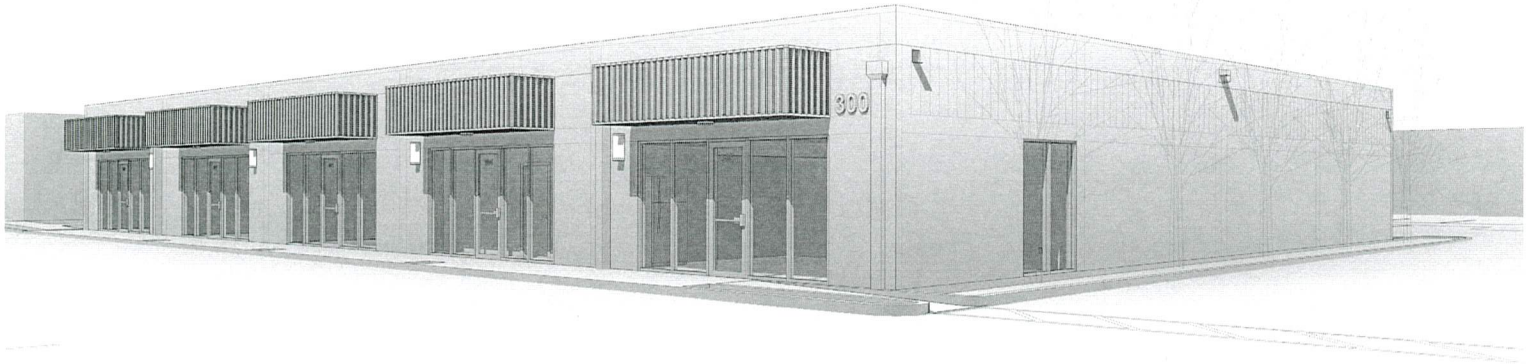
City of Santa Rosa

JUN 21 2018

Planning & Economic Development Department

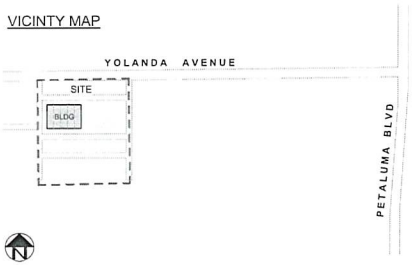


SANTA ROSA NKM (T.I.)

468 YOLANDA AVENUE

SANTA ROSA, CALIFORNIA

VICINITY MAP



AERIAL VIEW FROM THE NORTH WEST.
(IMAGE BY GOOGLE®)

PROJECT INFORMATION

ADDRESS:	468 YOLANDA AVENUE #305(&304) SANTA ROSA, CA 95404
APN:	____-____-____
ZONING:	
LOT SIZE:	3.36 ACRES
OCCUPANCY:	
STORIES:	1 STO.
SPRINKLERED:	NO
CONST. TYPE:	____

PROJECT DESCRIPTION

TENANT IMPROVEMENT OF AN EXISTING INDUSTRIAL BUILDING FOR AGRICULTURAL CULTIVATION

1. (N) HVAC DUCTING W/ (E) MECHANICAL.
2. (N) PLUMBING
3. (N) ELECTRICAL/LIGHTING
4. (N) EMPLOYEE RESTROOM

FUTURE PHASES OF DEVELOPMENT

1. (N) PUBLIC ACCESS RETAIL COUNTER
2. (N) TASTING ROOM

NOTE TO OWNER/BUILDER

FIELD MEASURED DIMENSIONS HAVE A MARGIN OF ERROR. ALL DIMENSIONS SHOULD BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.

BUILDING DATA

EXISTING BUILDING FOOTPRINT	+/-9,260 SF
EXISTING TENANT AREA (2/5/18) (COMBINED SUITES #304 & #305)	**+/- 3,712 SF**

(E) OCCUPIABLE AREA BY ROOM	**(E) AREAS**
(E) RETAIL	404 SF
(E) DISTRIBUTION	519 SF
(E) STORAGE	109 SF
(E) STORAGE	259 SF
(E) NURSERY RM1	670 SF
(E) STO RM1	68 SF
(E) NURSERY RM2	655 SF
(E) STO RM2	68 SF
(E) PROCESSING	280 SF
(E) HALL	123 SF
(E) RESTROOM	59 SF
TOTAL (E) OCCUPIABLE AREA	**+/- 3,214 SF**

(N) OCCUPIABLE AREA BY ROOM	**(N) AREAS**
(E) RETAIL	_____ SF
(E) DISTRIBUTION	_____ SF
(E) STORAGE	_____ SF
(E) STORAGE	_____ SF
(E) NURSERY RM1	_____ SF
(E) STO RM1	_____ SF
(E) NURSERY RM2	_____ SF
(E) STO RM2	_____ SF
(E) PROCESSING	_____ SF
(E) HALL	_____ SF
(E) RESTROOM	_____ SF

PROJECT DIRECTORY

OWNER / BUILDER

SANTA ROSA NKM
Contact: Allison Kosta
468 Yolanda Ave #305
Santa Rosa, CA 95404

DESIGNER / DRAFTER

MARGUGLIO DESIGN DRAFT
Danny Margiuglio
919 Sunset Drive
Healdsburg, CA 95448
(805) 215-9141
dannymarguglio@yahoo.com

STRUCTURAL ENGINEER

Company_____
Contact, Title_____
Address_____
Phone_____
Email_____

TITLE 24

Company_____
Contact, Title_____
Address_____
Phone_____
Email_____

APPLICABLE CODE

CALIFORNIA LAW MANDATES THAT CONSTRUCTION COMPLY WITH **THE 2017 EDITION OF THE CALIFORNIA CODE OF REGULATIONS (TITLE24)**, WHICH ADOPTS THE FOLLOWING MODEL CODES

2017 INTERNATIONAL RESIDENTIAL CODE
2017 INTERNATIONAL BUILDING CODE
2017 UNIFORM PLUMBING CODE
2017 UNIFORM MECHANICAL CODE
2017 NATIONAL ELECTRICAL CODE

SHEET INDEX

ARCHITECTURAL

A0.1	PROJECT INFO
A0.2	GENERAL NOTES, ABBREVIATIONS, AND SYMBOL LEGENDS
A1.0	EXISTING SITE/ROOF PLAN, AERIAL & SITE SECTION
A1.1	EXISTING FLOOR PLAN
A1.2	EXISTING REFLECTED CEILING PLAN
A1.3	EXISTING ROOF PLAN
A1.4	EXISTING EXTERIOR ELEVATIONS
A1.5	EXISTING BUILDING SECTIONS
A1.6	EXISTING BUILDING SECTIONS
A2.0	PROPOSED SITE / FLOOR PLAN
A2.2	DEMOLITION PLAN
A3.1	PROPOSED FLOOR PLAN
A3.3	PROPOSED ROOF PLAN
A4.0	PROPOSED EXTERIOR ELEVATIONS
A4.1	PROPOSED EXTERIOR ELEVATIONS
A5.0	PROPOSED BUILDING SECTIONS
A5.1	PROPOSED BUILDING SECTIONS
A5.2	PROPOSED BUILDING SECTIONS
A6.0	PROPOSED REFLECTED CEILING PLAN
A7.0	ELECTRICAL / LIGHTING PLAN
A8.0	PLUMBING & MECHANICAL PLAN
A10.0	DETAILS

Marguglio Design Draft
Designer
dannymarguglio@yahoo.com
(805) 215-9141

SANTA ROSA NKM (T.I.)
468 YOLANDA AVENUE #305, CA 95404
ALLISON KOSTA

(PRELIMINARY - NOT FOR CONSTRUCTION)

PROJECT INFO

SCALE 12" = 1'-0"

A0.1

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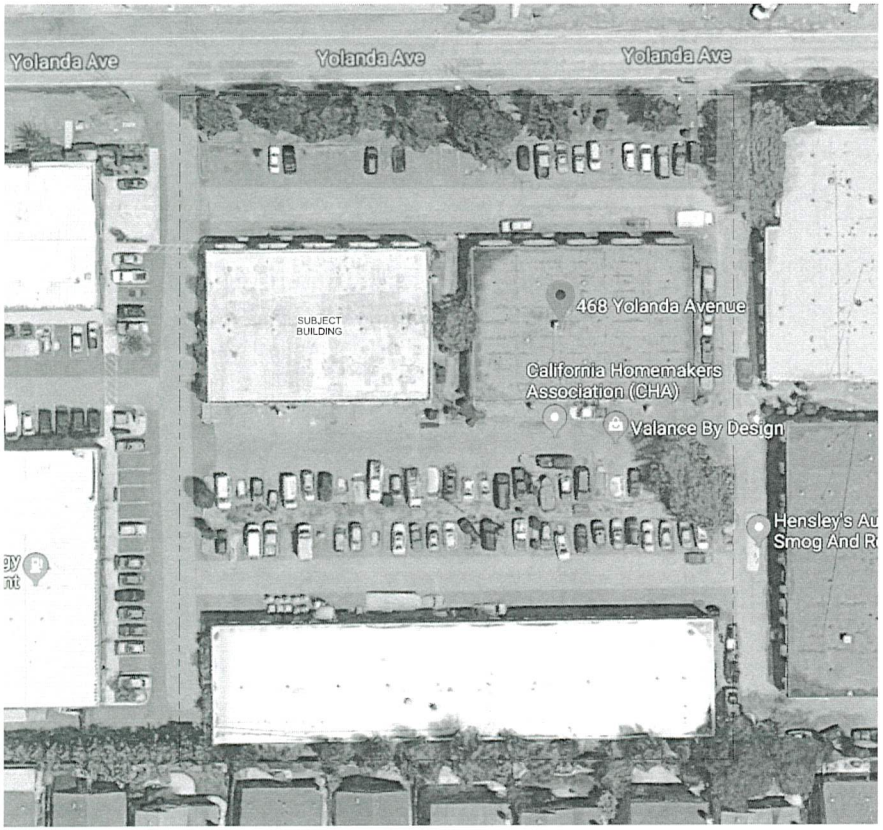

EXISTING SATELLITE IMAGE (BY GOOGLE MAPS)

City of Santa Rosa
JUN 21 2018
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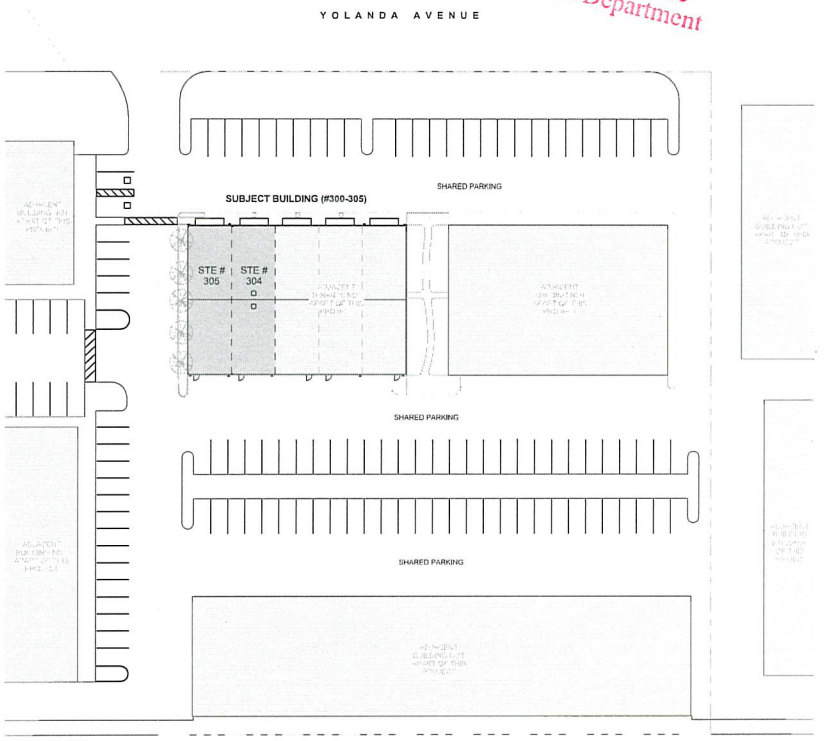

EXISTING SITE / ROOF PLAN

SANTA ROSA NKM (T.I.)
468 YOLANDA AVENUE #305, CA 95404
ALLISON KOSTA

EXISTING SITE/ROOF PLAN, AERIAL & SITE SECTION
(PRELIMINARY - NOT FOR CONSTRUCTION)

SCALE 1" = 30'-0"

A1.0
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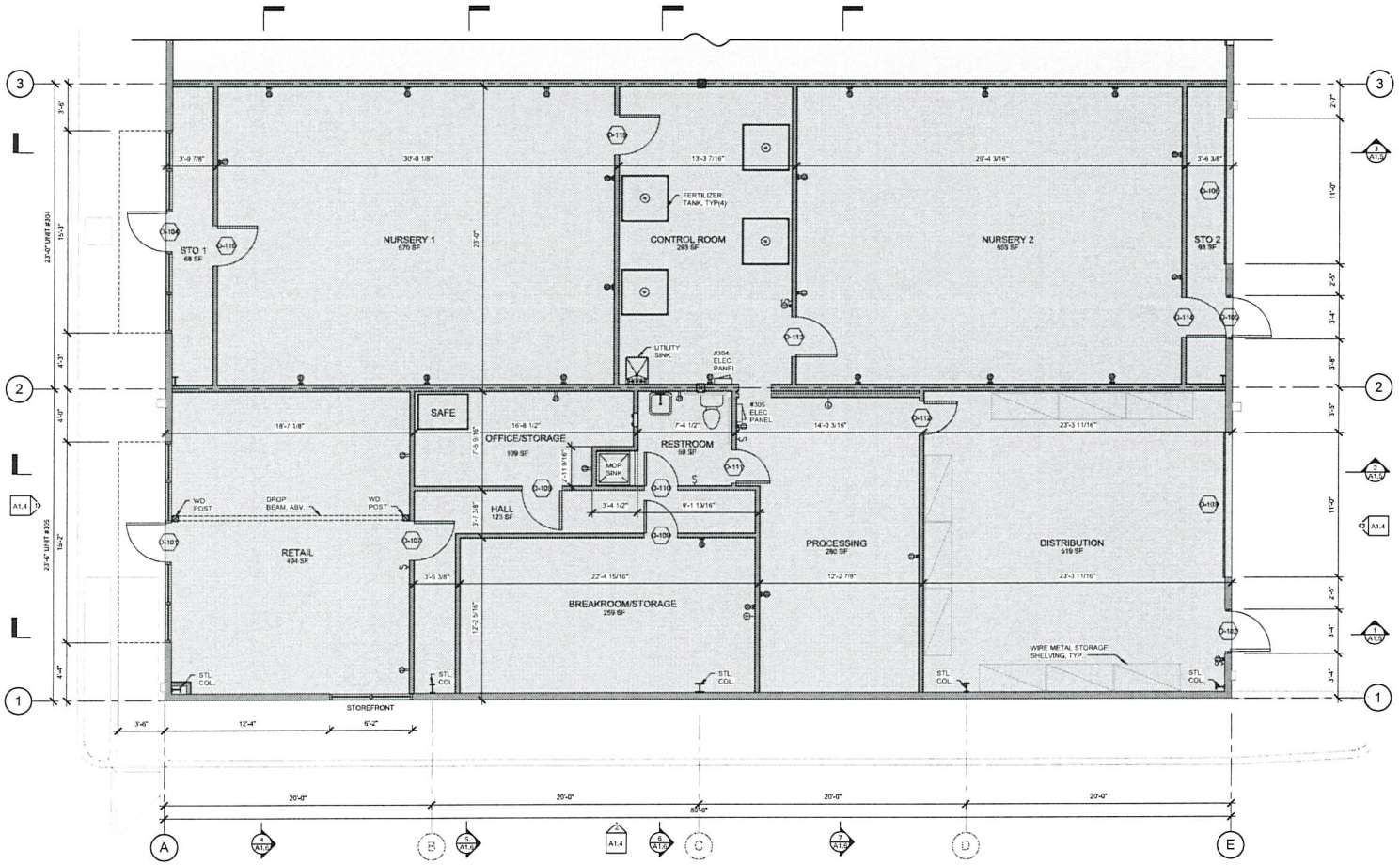

EXISTING 1ST FLOOR PLAN

SCALE: 1/4" = 1'-0"

(E) DOOR SCHEDULE - 1ST FLOOR				
SYMB	Description	WIDTH	HT	Comments
D-101	STOREFRONT 8'	3'-0"	7'-9 1/2"	
D-102	STOREFRONT 7'	3'-0"	7'-0"	
D-103	ROLLUP GARAGE DOOR	11'-0"	10'-0"	
D-104	STOREFRONT 8'	3'-0"	7'-9 1/2"	
D-105	STOREFRONT 7'	3'-0"	7'-0"	
D-106	ROLLUP GARAGE DOOR	11'-0"	10'-0"	
D-107	SOLID CORE	3'-0"	6'-8"	
D-108	SOLID CORE	3'-0"	6'-8"	
D-109	HOLLOW CORE	2'-6"	6'-8"	
D-110	HOLLOW CORE	2'-6"	6'-8"	
D-111	HOLLOW CORE	2'-6"	6'-8"	
D-112	HOLLOW CORE	2'-6"	6'-8"	
D-113	SOLID CORE	3'-0"	6'-8"	
D-114	SOLID CORE	3'-0"	6'-8"	
D-115	SOLID CORE	3'-0"	6'-8"	
D-116	SOLID CORE	3'-0"	6'-8"	

City of Santa Rosa
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Planning & Economic
Development Department

Manuglio Design Draft
dannymanuglio@yahoo.com
(805) 215-9141

SANTA ROSA NKM (T.I.)

468 YOLANDA AVENUE #305, CA 95404

ALLISON KOSTA

EXISTING FLOOR PLAN

(PRELIMINARY - NOT FOR CONSTRUCTION)

SCALE 1/4" = 1'-0"

A1.1

SHEET OF

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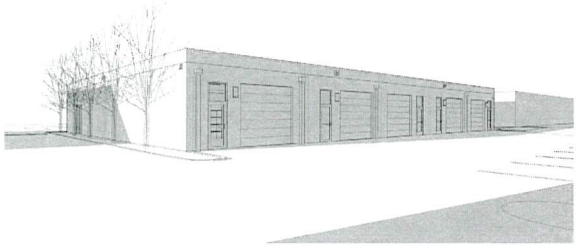
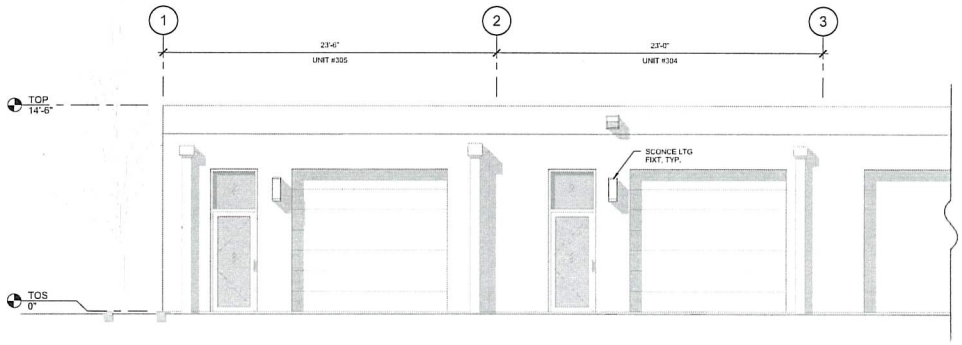
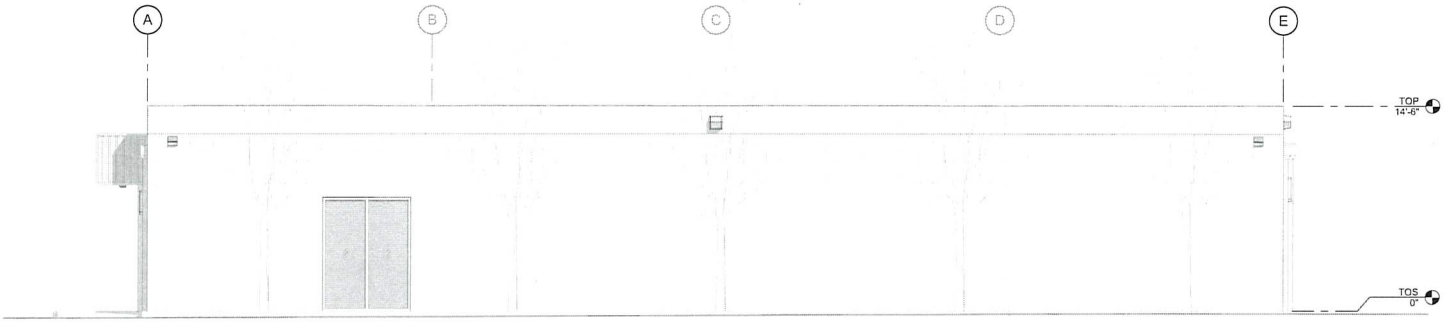




EXISTING SOUTH ELEVATION (REAR) 3

SCALE: 1/4" = 1'-0"



EXISTING WEST ELEVATION (SIDE) 2

SCALE: 1/4" = 1'-0"

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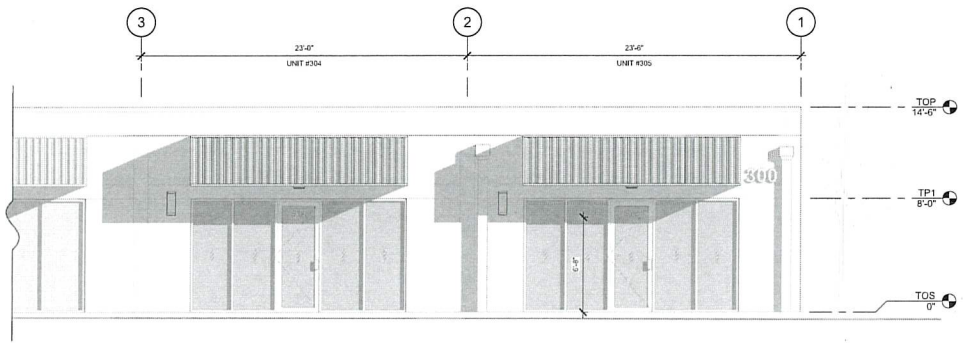

EXISTING NORTH ELEVATION (FRONT) 1

SCALE: 1/4" = 1'-0"

mad Design Draft
Marsusitio
dannymarsusio@yahoo.com
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SANTA ROSA NKM (T.I.)

468 YOLANDA AVENUE #305, CA 95404

ALLISON KOSTA

EXISTING EXTERIOR ELEVATIONS

(PRELIMINARY - NOT FOR CONSTRUCTION)

SCALE 1/4" = 1'-0"

A1.4

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City of Santa Rosa
JUN 21 2018
Planning & Economic
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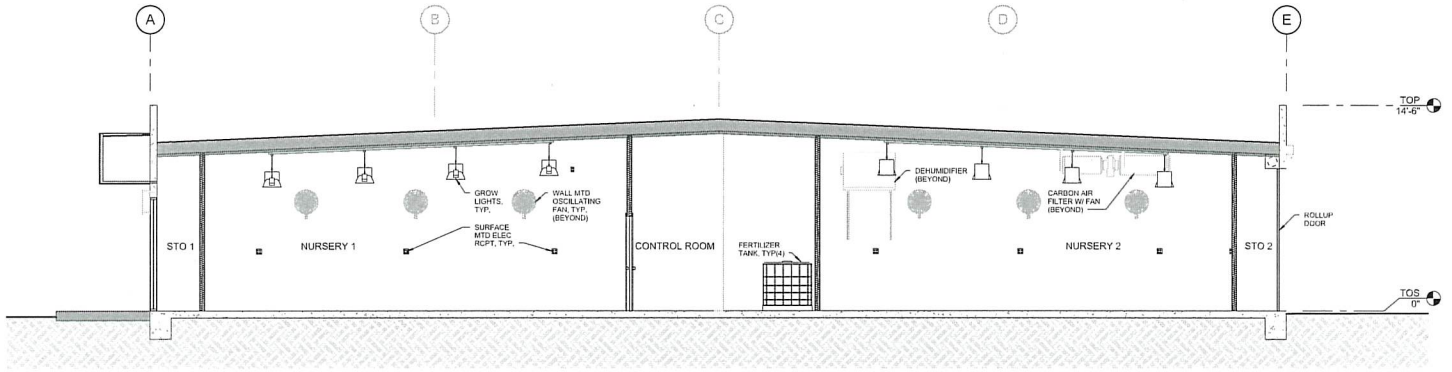

EXISTING BUILDING SECTION / ELEVATION 3
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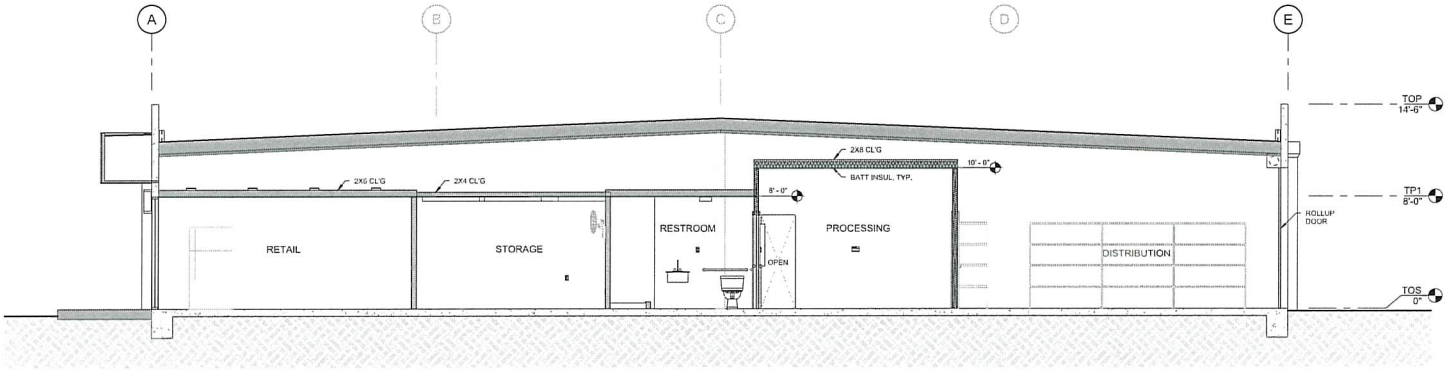

EXISTING BUILDING SECTION / ELEVATION 2
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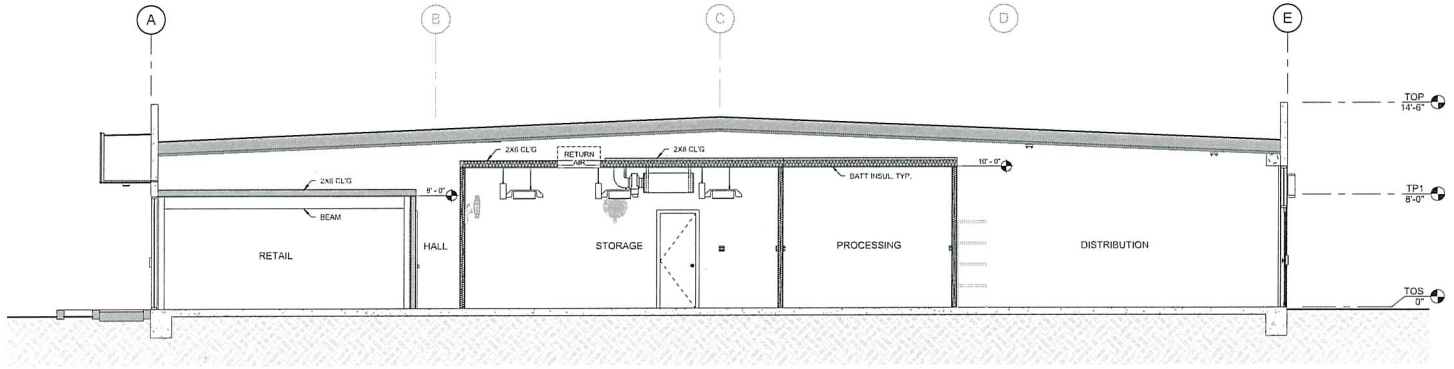

EXISTING BUILDING SECTION / ELEVATION 1
SCALE 1/4" = 1'-0"

Marrualito Design Draft
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SANTA ROSA NKM (T.I.)
468 YOLANDA AVENUE #305, CA 95404
ALLISON KOSTA

EXISTING BUILDING SECTIONS
(PRELIMINARY - NOT FOR CONSTRUCTION)

SCALE 1/4" = 1'-0"

A1.5
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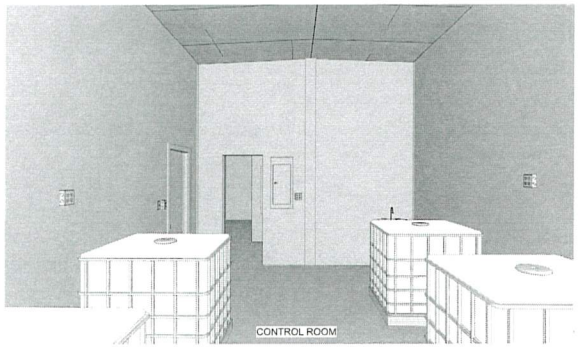

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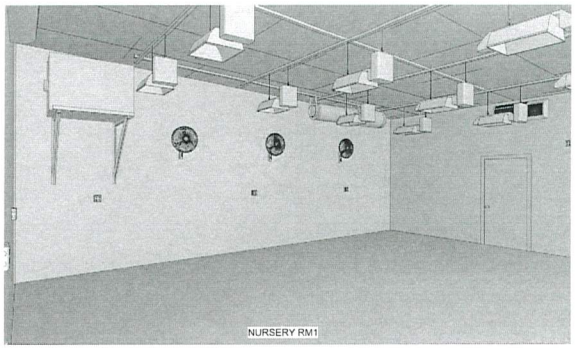

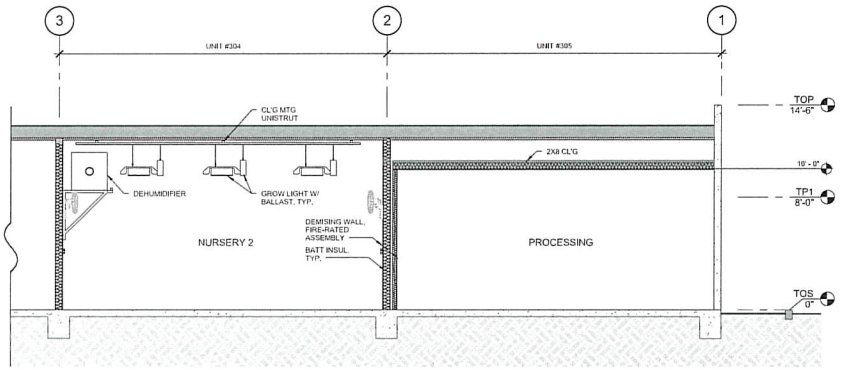

EXISTING BUILDING SECTION / ELEVATION 7
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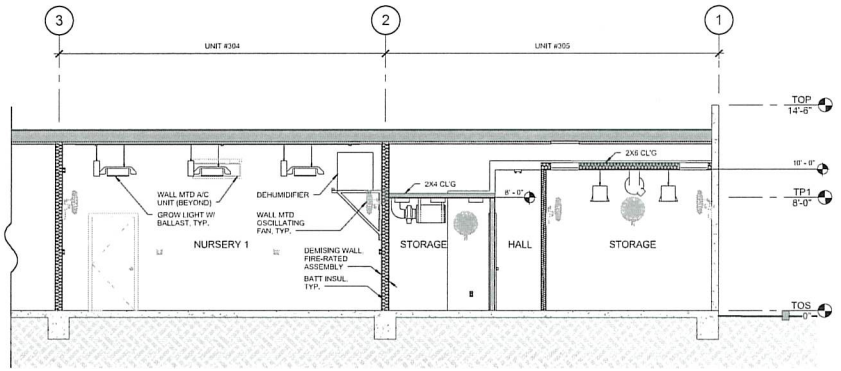

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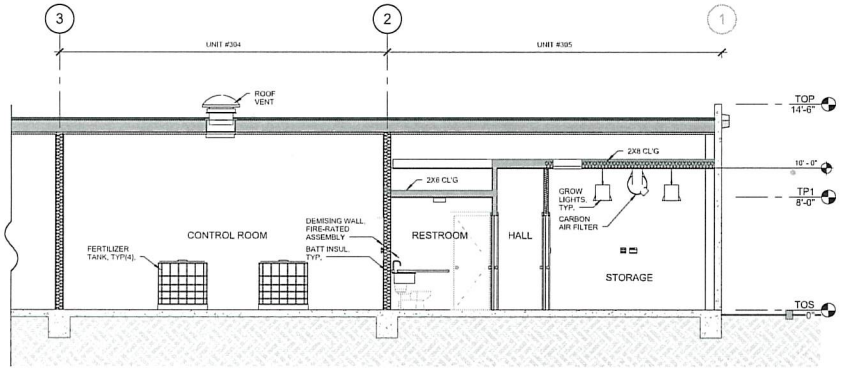

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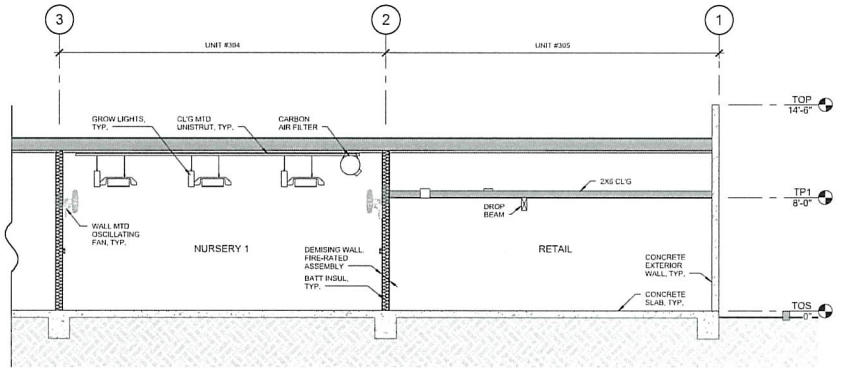

EXISTING BUILDING SECTION / ELEVATION 4
SCALE: 1/4" = 1'-0"

mdl
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SANTA ROSA NKM (T.I.)
468 YOLANDA AVENUE #305, CA 95404
ALLISON KOSTA

EXISTING BUILDING SECTIONS
(PRELIMINARY - NOT FOR CONSTRUCTION)

SCALE 1/4" = 1'-0"

A1.6
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