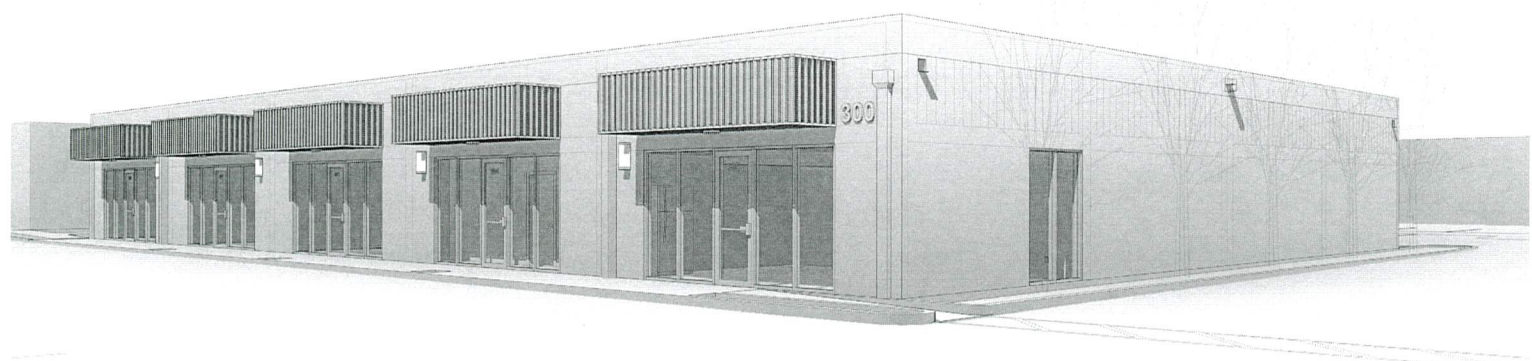


City of Santa Rosa
JUN 21 2018
Planning & Economic
Development Department



SANTA ROSA NKM (T.I.)

468 YOLANDA AVENUE
SANTA ROSA, CALIFORNIA

VICINITY MAP



PROJECT INFORMATION

ADDRESS: 468 YOLANDA AVENUE #305 (S104)
SANTA ROSA, CA 95404
APRIL: 3/30/2018
LOT SIZE: 1.00 ACRES
OCCUPANCY: TERS
STORIES: 1
SPRINKLER: NO
CONST. TYPE: 1

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	+/- 280 SF
EXISTING TENANT AREA (2500)	+/- 3,712 SF
COMBINED SUITES #304 & #305	
(E) OCCUPABLE AREA BY ROOM	(N) AREAS
(R) RETAIL	404 SF
(E) DISTRIBUTION	510 SF
(E) STORAGE	199 SF
(E) STORAGE RM1	254 SF
(E) STO RM1	610 SF
(E) NURSERY RM1	68 SF
(E) STO RM2	68 SF
(E) NURSERY RM2	68 SF
(E) PROCESSING	282 SF
(E) HALL	123 SF
(E) RESTROOM	59 SF
TOTAL (E) OCCUPABLE AREA	+/- 3,214 SF
(N) OCCUPABLE AREA BY ROOM	(N) AREAS
(E) RETAIL	— SF
(E) DISTRIBUTION	— SF
(E) STORAGE	— SF
(E) STORAGE RM1	— SF
(E) STO RM1	— SF
(E) NURSERY RM1	— SF
(E) STO RM2	— SF
(E) NURSERY RM2	— SF
(E) PROCESSING	— SF
(E) HALL	— SF
(E) RESTROOM	— SF

PROJECT DIRECTORY

OWNER / BUILDER	DESIGNER / DRAFTER
SANTA ROSA NKM Contact: Allison Kosta 468 Yolanda Ave #305 Santa Rosa, CA 95404	MARGULIO DESIGN DRAFT Denny Margulio 918 Sunset Drive Healdsburg, CA 95444 (805) 215-9141 denny.margulio@yahoo.com
STRUCTURAL ENGINEER	TITLE 24
Company: _____ Contact: Title: _____ Address: _____ Phone: _____ Email: _____	Company: _____ Contact: Title: _____ Address: _____ Phone: _____ Email: _____

APPLICABLE CODE

CALIFORNIA LAW MANDATES THAT CONSTRUCTION COMPLY WITH THE 2017 EDITION OF THE CALIFORNIA CODE OF REGULATIONS (TITLE 24), 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
A2.1 EXISTING FLOOR PLAN
A2.2 EXISTING CEILING PLAN
A2.3 PROPOSED ROOF PLAN
A2.4 PROPOSED EXTERIOR ELEVATIONS
A2.5 PROPOSED BUILDING SECTIONS
A2.6 PROPOSED BUILDING SECTIONS
A2.7 EXISTING REFLECTED CEILING PLAN
A2.8 ELECTRICAL / LIGHTING PLAN
A2.9 PLUMBING & MECHANICAL PLAN
A10.0 DETAILS

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

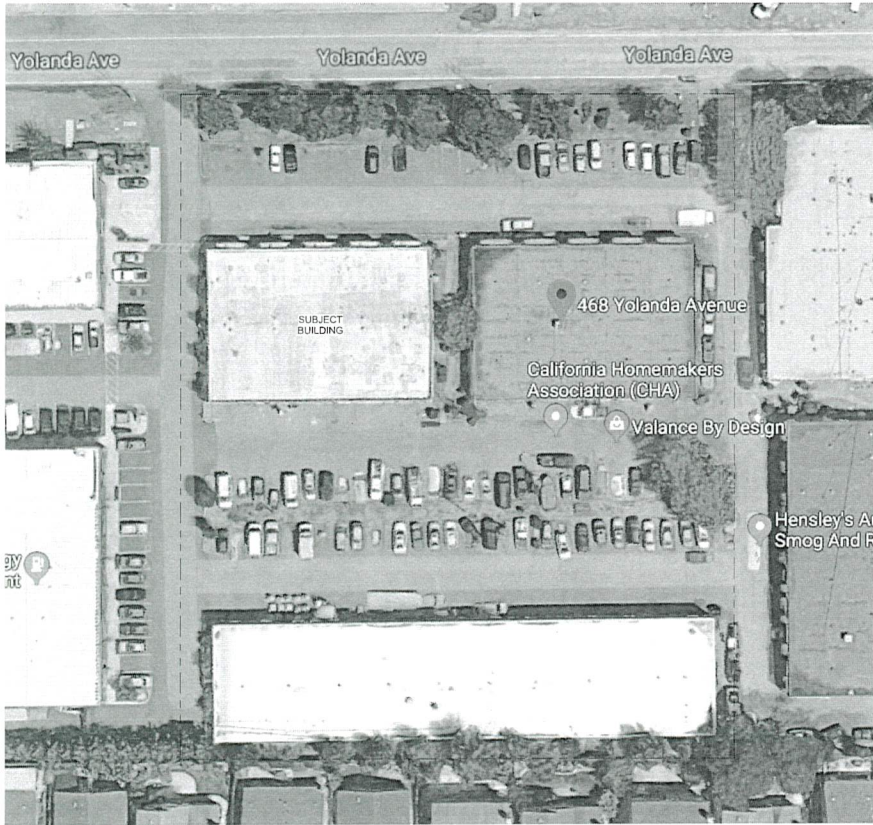
ALLISON KOSTA

PROJECT INFO

(PRELIMINARY - NOT FOR CONSTRUCTION)

SHEET 12" x 1'-0"

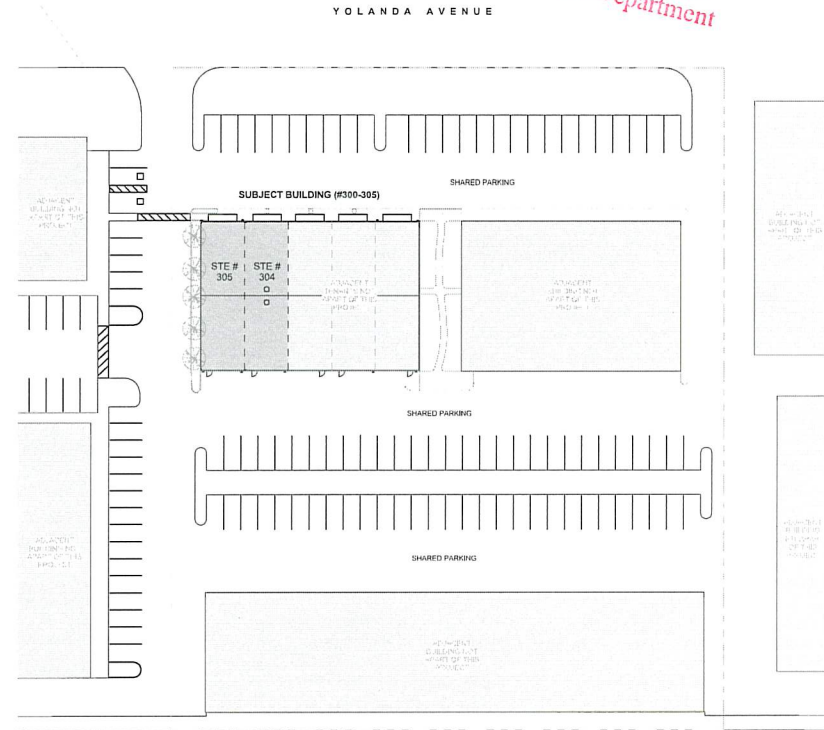
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3/6/2018 1:04:03 PM



EXISTING SATELLITE IMAGE (BY GOOGLE MAPS) 

SCALE: 1" = 30'-0"

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EXISTING SITE / ROOF PLAN 

SCALE: 1" = 30'-0"



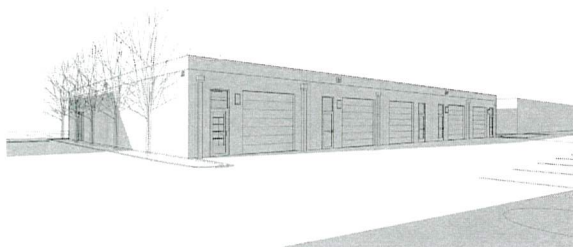
SANTA ROSA NKM (T.I.)
468 YOLANDA AVENUE #305, CA 95404
ALLISON KOSTA

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

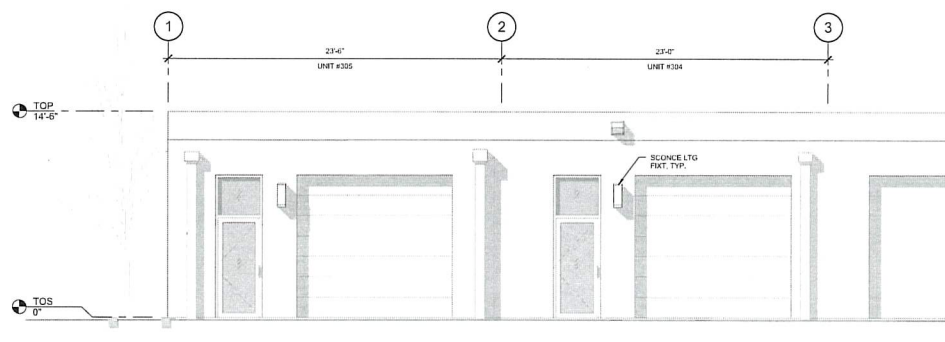
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1" = 30'-0"
A1.0
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3/6/2018
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(E) DOOR SCHEDULE - 1ST FLOOR				
SYMS	Description	WIDTH	HT	Comments
D-101	STOREFRONT 8'	3'-0"	7'-0" 1/2"	
D-102	STOREFRONT 7'	3'-0"	7'-0"	
D-103	ROLLUP GARAGE DOOR	11'-0"	10'-0"	
D-104	STOREFRONT 8'	3'-0"	7'-0" 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"	5'-8"	
D-109	HOLLOW CORE	2'-6"	5'-8"	
D-110	HOLLOW CORE	2'-6"	5'-8"	
D-111	HOLLOW CORE	2'-6"	6'-8"	
D-112	HOLLOW CORE	2'-6"	5'-8"	
D-113	SOLID CORE	3'-0"	5'-8"	
D-114	SOLID CORE	3'-0"	5'-8"	
D-115	SOLID CORE	3'-0"	5'-8"	
D-116	SOLID CORE	3'-0"	5'-8"	

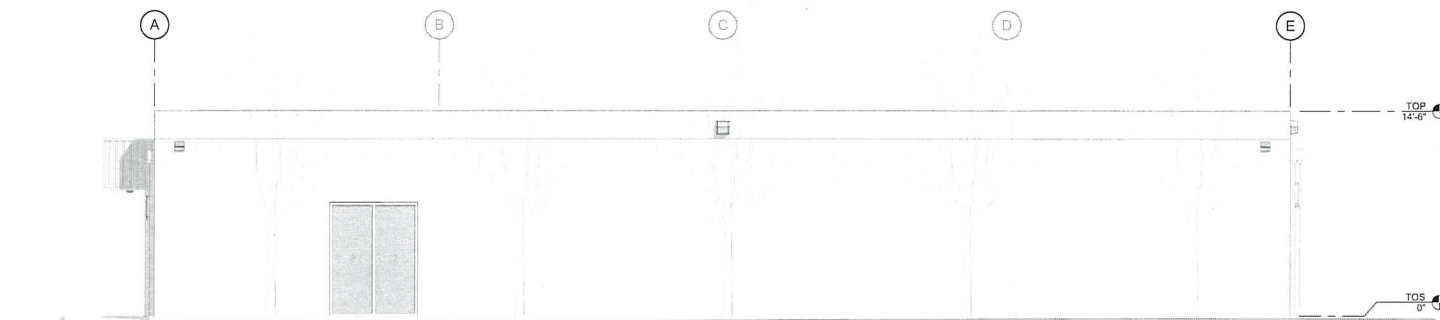
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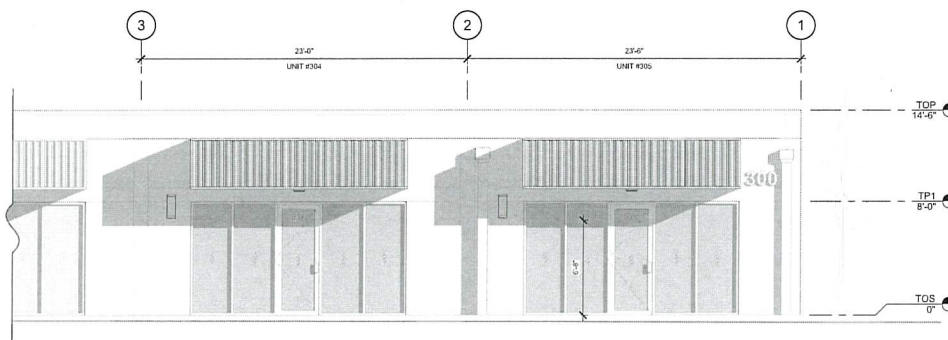
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EXISTING SOUTH ELEVATION (REAR) 3
SCALE: 1/4" = 1'-0"



EXISTING WEST ELEVATION (SIDE) 2
SCALE: 1/4" = 1'-0"



EXISTING NORTH ELEVATION (FRONT) 1
SCALE: 1/4" = 1'-0"

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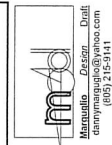
EXISTING EXTERIOR
ELEVATIONS
(PRELIMINARY - NOT FOR CONSTRUCTION)

SHEET 1 OF 1

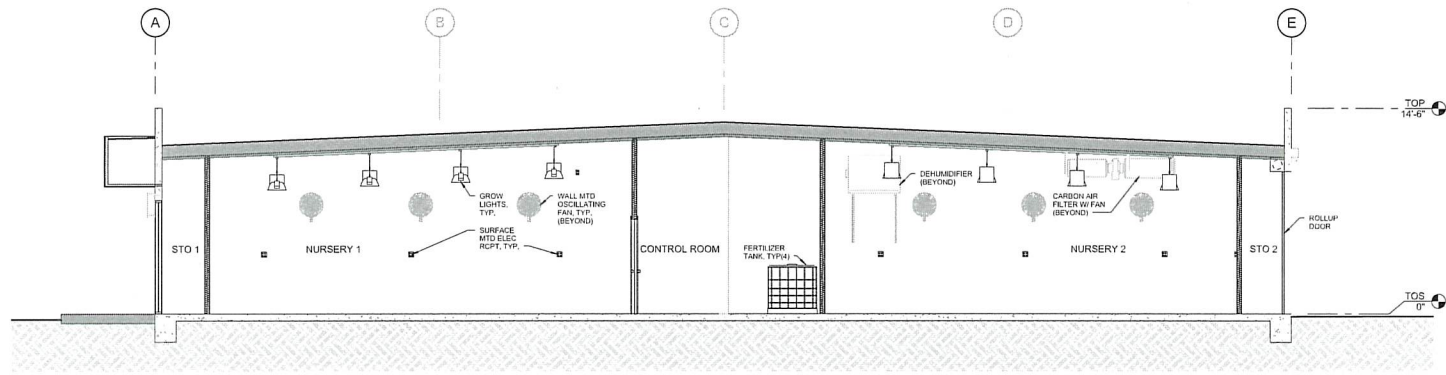
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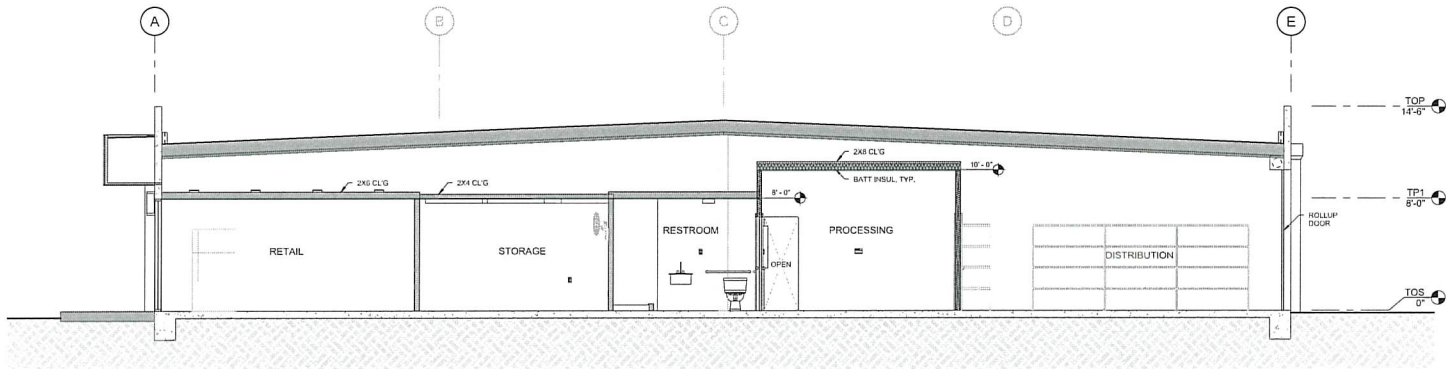
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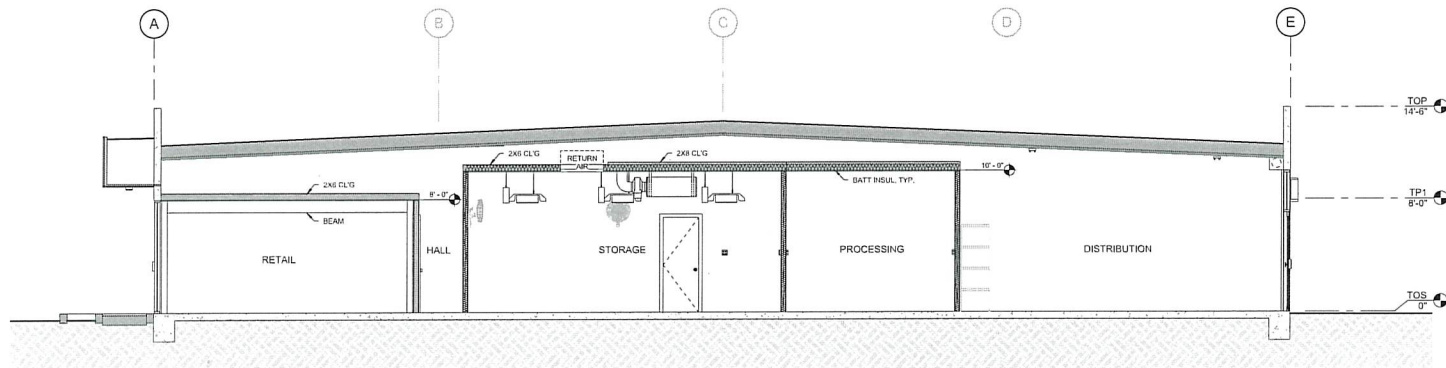
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EXISTING BUILDING SECTION / ELEVATION 3
SCALE: 1/4" = 1'-0"



EXISTING BUILDING SECTION / ELEVATION 2
SCALE: 1/4" = 1'-0"



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



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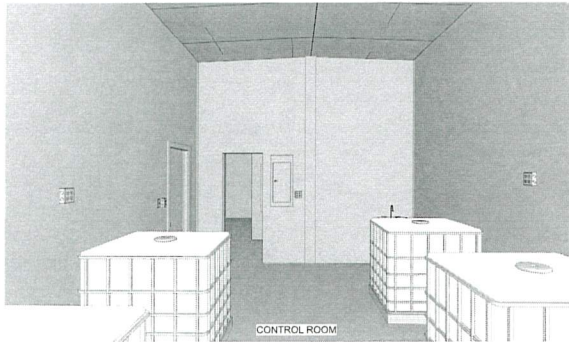
ALLISON KOSTA

EXISTING BUILDING
SECTIONS
(PRELIMINARY - NOT FOR CONSTRUCTION)

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A1.5
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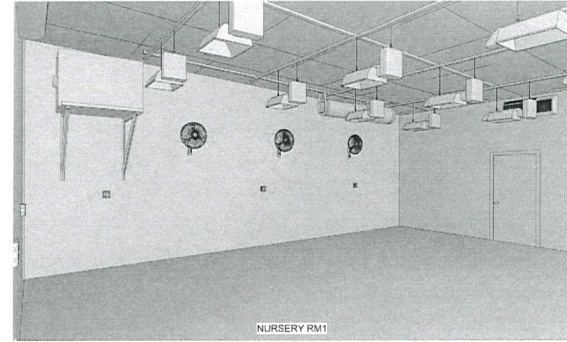


CONTROL ROOM

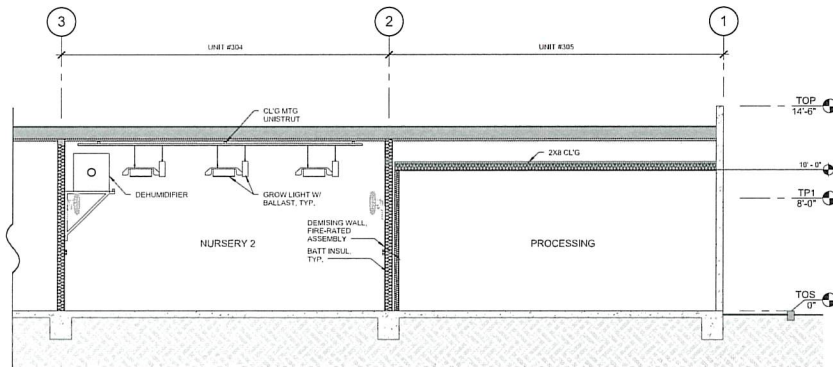
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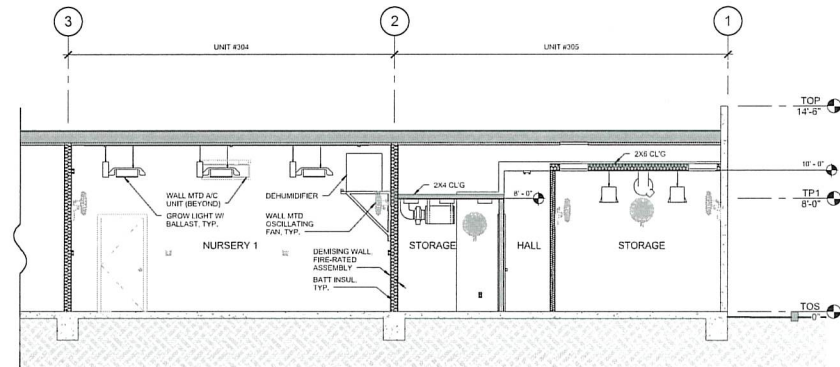


NURSERY RM1



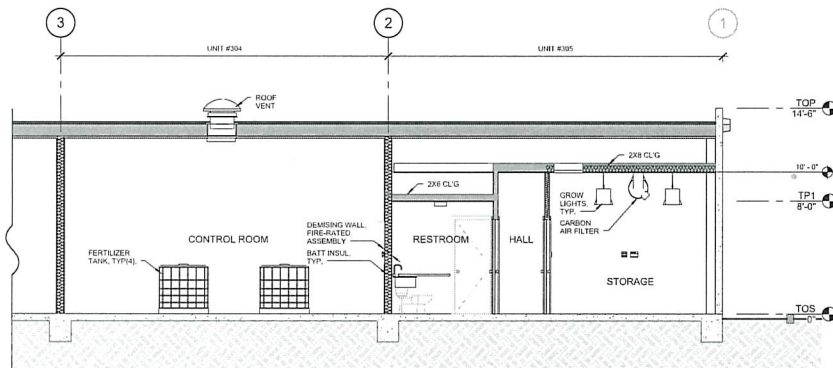
EXISTING BUILDING SECTION / ELEVATION 7

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



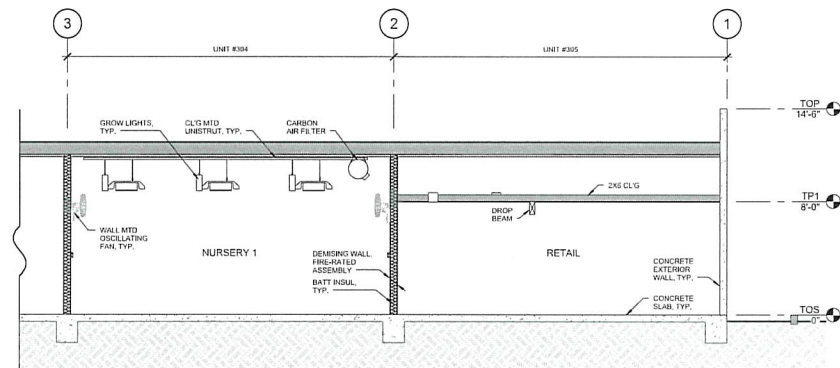
EXISTING BUILDING SECTION / ELEVATION 5

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



EXISTING BUILDING SECTION / ELEVATION 6

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



EXISTING BUILDING SECTION / ELEVATION 4

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