TENANT IMPROVEMENTS FOR

PRESBYTERIAN CHURCH NORTH BAY

CONDITIONAL USE PERMIT PLUP-21-0002 04/29/2021

1445 TECHNOLOGY LANE, UNIT A-1

SEE ARCHITECTURAL DRAWINGS

SOLID CORE

SEE CIVIL DRAWINGS

SPECIFICATIONS

SUPERINTENDENT

SHEAR WALL

SYMMETRICAL

SYSTEM

TOWEL BAR

THERMOSTAT **TELEPHONE**

TEMPORARY

THRESHOLD

THROUGH

TOILET

TOP OF

TOPPING

TELEVISION

TOP OF WALL

UNFINSHED

VARIES, VARIABLE VINYL BASE

UTILITY

VERTICAL

VOLUME

VINYL SHEET

WIDTH (DIM)

WITHOUT WAINSCOT

WATER CLOSET

WASHER/DRYER

WIRE GLASS WATER HEATER

WHITE BOARD

WALL MOUNT

WINDOW WHERE OCCURS WATERPROOF WEATHERSTRIP

WEIGHT

WIDE FLANGE (STEEL)

WELDED WIRE FABRIC

WELDED WIRE MESH

WITH

WOOD

VESTIBULE

VERTICAL GRAIN

VERIFY IN FIELD

TYPICAL

TOP OF PAVEMENT

TOILET SEAT COVER DISPENSER

UNDER COUNTER REFRIGERATOR

UNLESS OTHERWISE NOTED

VINYL COMPOSITION TILE

TOILET PAPER DISPENSER

THICK

SUSPEND, SUSPENDED

TONGUE AND GROOVE

SUPT.

SUSP.

SYM.

SYS.

T.&G.

THERM.

T.B.

THK.

THRESH

THRU.

T.O.P.

T.P.D.

T.V.

UNFIN.

U.O.N.

VEST.

VOL.

W.M.

WNDW

W.W.F.

SEE STRUCTURAL DRAWINGS

PETALUMA, CA

ABBREVIATIONS

&	AND	ENCL.	ENCLOSURE	MARB.	MARBLE
A	ANGLE	E.P.	ELECTRICAL PANELBOARD	MAS.	MASONRY
@	AT	EQ.	EQUAL	MAT.	MATERIAL
@ _	CENTERLINE	EQUIP.	EQUIPMENT	MAX.	MAXIMUM
Ø	DIAMETER OR ROUND	EXC.	EXCAVATE(D)	M.B.	MACHINE BOLT
d	PENNY	EXH.	EXHAUST	M.C.	MEDICINE CABINET
±	PLUS OR MINUS	EXP.	EXPOSED	MECH.	MECHANICAL
#	POUND OR NUMBER	EXT.	EXTERIOR	MEMB.	MEMBRANE
		EXTR.	EXTRUDED	MFD.	MANUFACTURED
A.B.	ANCHOR BOLT			MFR.	MANUFACTURER
ABV.	ABOVE	F.A.	FIRE ALARM	MH.	MANHOLE
A.C.	ASPHALT COMPOSITION	FAB.	FABRICATE	MIN.	MINIMUM
ACCS.	ACCESS	F.A.U.	FORCED AIR UNIT	MIR.	MIRROR
ACOUS.	ACOUSTIC	F.B.	FLAT BAR	MISC.	MISCELLANEOUS
ACT.	ACOUSTICAL TILE	F.C.	FURRED CEILING	MLDG.	MOULDING
A.D.	AREA DRAIN ADHESIVE	F.D. FDN.	FLOOR DRAIN	M.O. M.S.	MASONRY OPENING MACHINE SCREW
ADH. ADJ.	ADJUST, ADJUSTABLE	F.E.	FOUNDATION FIRE EXTINGUISHER	MTD.	MOUNTED
ADJ. ADJAC.	ADJOST, ADJOSTABLE ADJACENT	F.E.C.	FIRE EXTINGUISHER CABINET	MTL.	METAL
A.F.F.	ABOVE FINISH FLOOR	F.F.	FINISH FLOOR	MUL.	MULLION
AGGR.	AGGREGATE	F.H.	FIRE HYDRANT	MW.	MICROWAVE OVEN
AL.	ALUMINUM	F.H.C.	FIRE HOSE CABINET	IVIVV.	MIOROVAVE OVEN
ALT.	ALTERNATE	F.H.S.	FLAT HEAD SCREW	(N)	NEW
A.P.	ACCESS PANEL	FIN.	FINISH(ED)	N.	NORTH
APPVD.	APPROVED	FLASH.	FLASHING	NEG.	NEGATIVE
APPROX.	APPROXIMATE	FLEX.	FLEXIBLE	N.I.C.	NOT IN CONTRACT
ARCH.	ARCHITECTURAL	FLR.	FLOOR	NO.	NUMBER
ASPH.	ASPHALT	FLUOR.	FLUORESCENT	N.T.S.	NOT TO SCALE
•		F.O.C.	FACE OF CONCRETE		
BAL.	BALANCING	F.O.F.	FACE OF FINISH	0/	OVER
BARR.	BARRIER	F.O.S.	FACE OF STUD	OBS.	OBSCURE
BATT.	BATTERED	F.O.W.	FACE OF WALL	O.C.	ON CENTER
BD.	BOARD	FP.	FIREPROOF	O.D.	OUTSIDE DIAMETER
BITUM.	BITUMINUS	F.R.T.	FIRE RETARDANT TREATED	OF.D.	OVERFLOW DRAIN
BLDG.	BUILDING	F.S.	FULL SIZE	OFF.	OFFICE
BLK(G).	BLOCK(ING)	FT.	FEET, FOOT	OF.S.	OVERFLOW SCUPPER
BM.	BEAM	FTG.	FOOTING	OPNG.	OPENING
B.M.	BENCH MARK	FURR.	FURRING	OPP.	OPPOSITE
B.O.	BOTTOM OF			O.H.	OPPOSITE HAND
ВОТ.	BOTTOM	GA.	GAUGE	OHD.	OVERHEAD
BSMT.	BASEMENT	GAL.	GALLON	OZ.	OUNCE
B.U.R.	BUILT UP ROOFING	GALV.	GALVANIZED	DADT	DARTITION
O A D	CADINET	G.B.	GRAB BAR	PART.	PARTITION
CAB.	CABACITY	GEN.	GENERAL	P.B.	PANIC BAR PERFORATED
CAP. C.B.	CAPACITY CATCH BASIN	GL. GND.	GLASS GROUND	PERF. PERP.	PERPENDICULAR
C.B. CEM.	CEMENT	GND. GR.	GRADE	PL.	PLATE
CER.	CERAMIC	G.S.M.	GALVANIZED SHEET METAL	P.L.	PROPERTY LINE
CH.	CHANNEL	G.W.B.	GYPSUM WALL BOARD	P.LAM.	PLASTIC LAMINATE
C.J.	CONTROL JOINT	GYP.	GYPSUM	PLAS.	PLASTER
CLG.	CEILING			PLUM.	PLUMBING
CLKG.	CAULKING	H.	HEIGHT (DIM)	PLY.	PLYWOOD
CLO.	CLOSET	H.B.	HOSE BIB	PNL.	PANEL
CLR.	CLEAR	HC.	HANDICAP(PED)	PNT.	PAINT, PAINTED
C.M.U.	CONCRETE MASONRY UNIT	H.C.	HOLLOW CORE	POL.	POLISH, POLISHED
COL.	COLUMN	HD.	HOLDDOWN	PR.	PAIR
CONC.	CONCRETE	H.D.	HEAVY DUTY	PRCST.	PRECAST
COND.	CONDITION, CONDITIONING	HDWD.	HARDWOOD	PREFAB.	` ,
CONN.	CONNECTION	HDWE.	HARDWARE	PRELIM.	PRELIMINARY
CONT.	CONTINUOUS	H.M.	HOLLOW METAL	PROJ.	PROJECT, PROJECTION
CONTR.	CONTRACTOR	HOL.	HOLLOW	PROP.	PROPERTY
CPT.	CARPET	HOR.	HORIZONTAL	P.S.I. P.S.L.	POUNDS PER SQUARE INCH
CORR. C.T.	CORRUGATED CERAMIC TILE	H.P. HR.	HIGH POINT HOUR	P.S.L. PT.	PARALLEL STRAND LUMBER POINT
CTR.	CENTER	HT.	HEIGHT	P.T.	PRESSURE TREATED
CTSK.	COUNTERSINK/SUNK	H.V.A.C.	HEATING, VENTILATION, &	PTD.	PAINTED
J , UIV.	JUSTI ENGINIVOUNI	11.4.7.0.	AIR CONDITIONING	P.T.D.	PAPER TOWEL DISPENSER
DBL.	DOUBLE				L.C. TOWLE DIOI LINOLIC
DEMO.	DEMOLITION	I.D.	INSIDE DIAMETER	Q.T.	QUARRY TILE
DEPT.	DEPARTMENT	IN.	INCH	QTR.	QUARTER
DET.	DETAIL	INFO.	INFORMATION		
D.F.	DOUGLAS FIR	INS.	INSULATION	R.	RISER
	DRINKING FOUNTAIN	INT.	INTERIOR	RAD.	RADIUS
DIA.	DIAMETER	INV.	INVERT	R.A.G.	RETURN AIR GRILLE
DIAG.	DIAGONAL			R.B.	RUBBER BASE
DIM.	DIMENSION	JAN.	JANITOR	R.C.P.	REFLECTED CEILING PLAN
DISP.	DISPENSER	JST.	JOIST	R.D.	ROOF DRAIN
DIV.	DIVISION	JT.	JOINT	RDWD.	REDWOOD
DN.	DOWN	,	1010 01/ C: :=	REF.	REFRIGERATOR
DR.	DOOR	K.O.	KNOCK OUT	REG.	REGISTER
DWG.	DRAWING	KIT.	KITCHEN	REQ'D.	REQUIRED
DWR.	DRAWER	K.P.	KICK PLATE	RESIL.	RESILIENT
(E)	EVICTIMO	1	LENCTH (DIM)	RET.	RETURN
(E) =	EXISTING	L.	LENGTH (DIM)	REV. RFG.	REVISED, REVISION ROOFING
E. EA.	EAST EACH	LAM. LAV.	LAMINATE, LAMINATED LAVATORY	RFG. RM.	ROOM
	EXPANSION BOLT	LAV. LBS.	POUNDS	RIVI. RND.	ROUND
	LO OUTOINE DOLL	LDO.	. 00.100	1 X1 1 LD.	
E.B. E.J.	EXPANSION JOINT	LIN.	LINEAR	R.O.	ROUGH OPENING

LIGHT

LIGHTING

LOUVER

LAMINATED STRAND LUMBER

LAMINATED VENEER LUMBER

LT.

LTG.

L.S.L.

L.V.L.

ELEVATION

ELECTRICAL

ELEVATOR

EMERGENCY

EMER.

RUB.

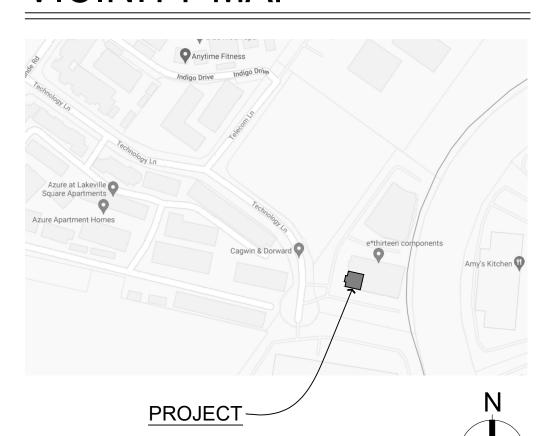
R.W.L.

RUBBER

RAIN WATER LEADER

GENERAL NOTES

- 2019 CALIFORNIA BUILDING CODE (CBC) AND OTHER LOCAL, STATE, OR FEDERAL CODES AND ORDINANCES AS THEY APPLY TO THE WORK
- ATTENTION ANY DISCREPANCIES, ERRORS, OR OMISSIONS REQUIRING
- SHALL TAKE PRECEDENCE OVER SCALE OR DIMENSIONS. ALL DIMENSIONS SHOWN ARE TO FACE OF SHEATHING AS OCCURS, STUD, OR CONCRETE CONTRACTOR SHALL NOTIFY THE ARCHITECT IF UNKNOWN UTILITIES.
- JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION INCLUDING CONTRACTOR FAILS TO CLEANUP. THE OWNER MAY DO SO AND THE COST
- 5. CONTRACTOR SHALL CARRY COMPREHENSIVE GENERAL OR COMMERCIAL LOSSES, AND LIABILITIES WHICH MAY RESULT DIRECTLY OR INDIRECTLY FROM THE PERFORMANCE OR NONPERFORMANCE OF THE CONTRACT WHETHER SUCH PERFORMANCE OR NONPERFORMANCE BE BY THE CONTRACTOR OR BY ANY OF THE CONTRACTORS SUBCONTRACTORS OF ANY TIER, AND THEIR EMPLOYEES, AGENTS, OR ASSIGNEES, OR BY ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM, OR BY ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, WITH LIMITS OF NOT LESS THAN ONE MILLION DOLLARS (\$1,000,000) COMBINED SINGLE LIMIT BODILY INJURY AND PROPERTY DAMAGE LIABILITY PER OCCURRENCE, OR CURRENT LIMIT PRESENTLY CARRIED BY THE CONTRACTOR, WHICHEVER IS GREATER.
- 6. THE CONTRACTOR WILL HOLD HARMLESS, INDEMNIFY, AND DEFEND THE OWNER, THE ARCHITECT, AND HIS CONSULTANTS AND EACH OF THEIR OFFICERS, EMPLOYEES, AND AGENTS FROM ANY AND ALL LIABILITY CLAIMS, LOSSES, AND DAMAGES ARISING OR ALLEGED TO ARISE FROM THE PERFORMANCE OF THE WORK DESCRIBED HEREIN, BUT NOT INCLUDING THE SOLE NEGLIGENCE OF THE OWNER, THE ARCHITECT, AND HIS CONSULTANTS, AND EACH OF THEIR OFFICERS, EMPLOYEES, AND AGENTS.
- 7. DUE TO THE NATURE OF PROJECTS INVOLVING EXISTING CONDITIONS. WE RESERVE THE RIGHT TO MODIFY OUR REQUIREMENTS DURING CONSTRUCTION DUE TO FIELD CONDITIONS. THE COSTS FOR MODIFICATION REQUIRED BY OUR OFFICE SHALL BE SOLELY THE RESPONSIBILITY OF THE OWNER AND WE ASSUME NO LIABILITY FOR THESE CONDITIONS OTHER THAN TO PROPERLY ADJUST OUR DETAILS, DESIGNS, AND CALCULATIONS IF WE DEEM THIS TO BE NECESSARY.
- 8. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY UNAUTHORIZED CHANGES TO OR USE OF THESE DRAWINGS. ALL CHANGES TO THE DRAWINGS MUST BE IN WRITING AND APPROVED BY THE ARCHITECT.



PROJECT DATA

PROJECT DESCRIPTION

TENANT IMPROVEMENTS WITH FULL ACCESSIBILITY COMPLIANCE TO INCLUDE: REMOVE EXISTING LOWER LEVEL CONFERENCE ROOM. CONSTRUCT NEW LOWER LEVEL KITCHEN. CONSTRUCT NEW LOWER LEVEL SINGLE OCCUPANT MEN'S REST ROOM.

INSTALL NEW DRINKING FOUNTAIN AND MOP SINK. NO EXTERIOR OR UPPER LEVEL WORK IS PROPOSED IN THIS APPLICATION.

ALL CONSTRUCTION SHALL COMPLY WITH LOCAL JURISDICTIONAL REQUIREMENTS AS APPLICABLE AND THE FOLLOWING:

- 2019 CALIFORNIA RESIDENTIAL CODE (BASED UPON THE 201 INTERNATIONAL RESIDENTIAL CODE)
- CHAPTERS A4 & A5 AT TIER "I" LEVELS FOR NEW STRUCTURES EXCLUDING

- 2019 CALIFORNIA PLUMBING CODE (BASED UPON THE 2018 UNIFORM
- 2019 CALIFORNIA MECHANICAL CODE (BASED UPON THE 2018 UNIFORM MECHANICAL CODE) 2019 CALIFORNIA FIRE CODE (BASED UPON THE 2018 INTERNATIONAL FIRE

PROPERTY INFORMATION:

SYMBOLS KEY

- VIEW DIRECTION

- SHEET NUMBER

—— VIEW DIRECTION

- DRAWING NUMBER

EXTERIOR ELEVATION

- DRAWING NUMBER

- DRAWING NUMBER

- SHEET NUMBER

INTERIOR ELEVATION

- SHEET NUMBER

- DRAWING NUMBER

- SHEET NUMBER

SHEET NOTE

DOOR NO.

WINDOW NO.

WALL TYPE

REVISION

 $\langle xxx \rangle$

(xxx)

A.P.N. 005-360 ZONING 005-360 CONSTRUCTION TYPE	PCD . II-B . YES . A-3 27 SF
---	--

PROJECT TEAM

c/o JRK Residential Group 11766 Wilshire Blvd., Suite 1500 Los Angeles, CA 90025 **ARCHITECT** Montoya and Associates 352 Jacquelyn Lane Petaluma, CA 94952 t: 707.529.3026 e: slmonty1120@gmail.com

Endave Apartments Property Owner, LLC

PROJECT:

 \Box

TENANT IMPROVEMENT

MONTOYA

352 Jacquelyn Lane

Petaluma, California 94952

tel 707 529 3026

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CONSULTANT(S):

TRINITY PRESBYTERIAN CHURCH

1445 TECHNOLOGY LANE, UNIT A-1 PETALUMA, CALIFORNIA

A.P. No. 005-360-001

SHEET TITLE:

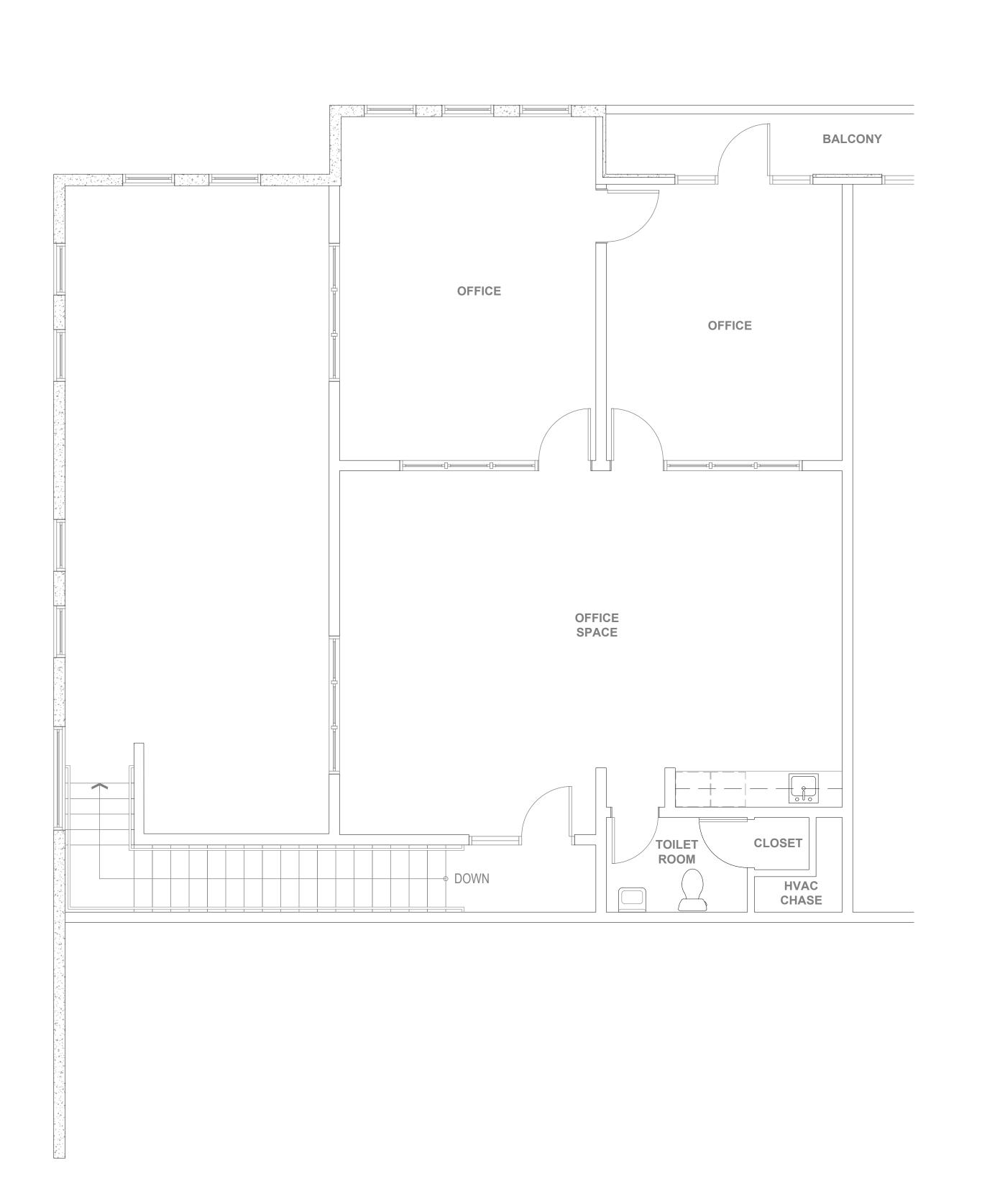
COVER SHEET: PROJECT TEAM DRAWING INDEX PROJECT DATA SYMBOLS KEY **GENERAL NOTES VICINITY MAP ABBREVIATIONS**

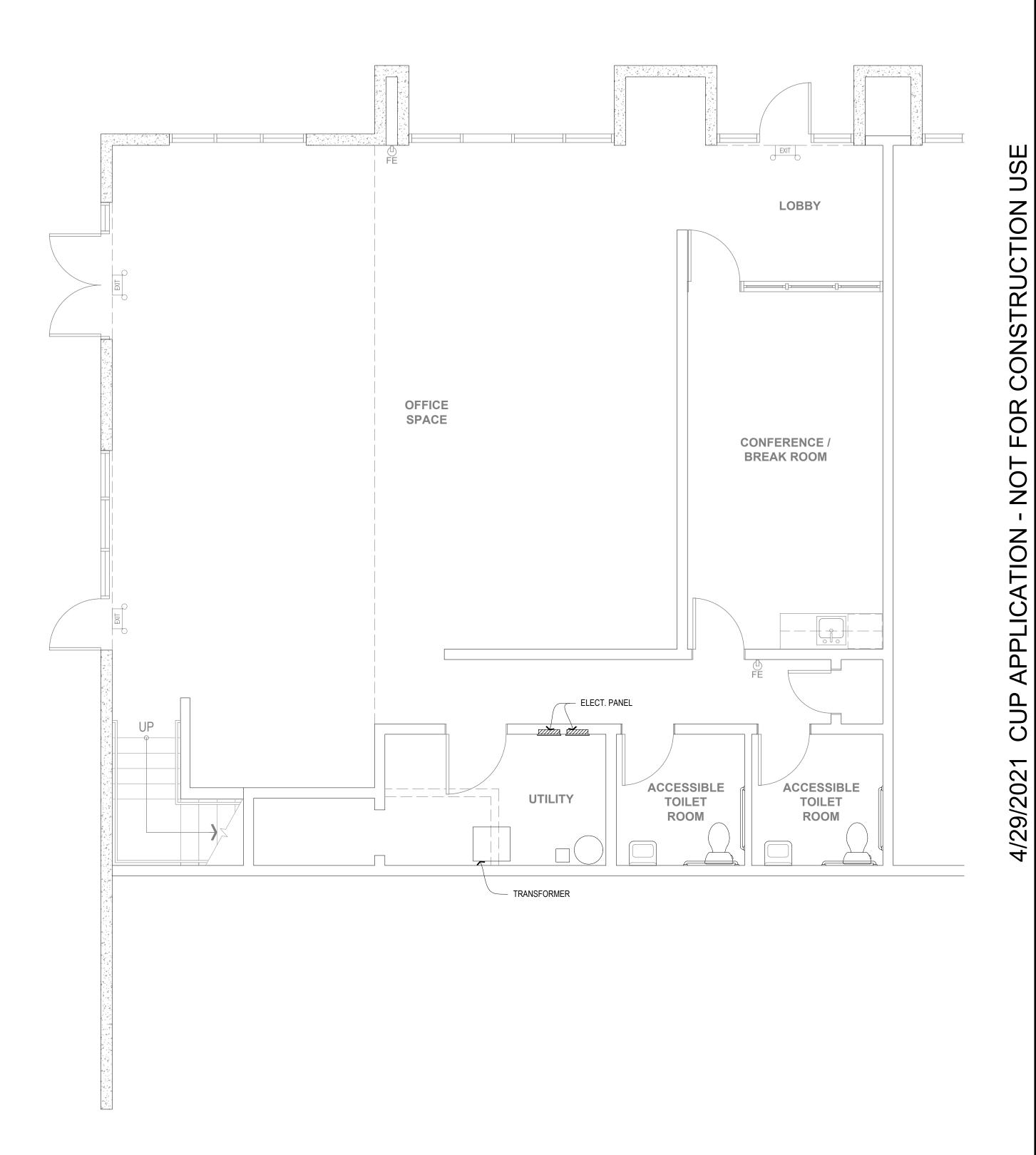
ARCHITECTURAL T0.1 COVER SHEET A2.1 EXISTING FLOOR PLANS A2.1 PROPOSED FLOOR PLANS A2.3 PROPOSED OCCUPANT LOADS **EXITING PLANS**

DRAWING INDEX

REVISIONS:

REV.	BY	DESC	DATE	
DRAWN:		VP/MB	SHEET	
CHECKED:		SLM		_
DATE:		4/29/2021	T0.1	
SCALE:		SHOWN		







352 Jacquelyn Lane
Petaluma, California 94952

tel 707 529 3026



CONSULTANT(S):

PROJECT:

TENANT IMPROVEMENT FOR:

TRINITY PRESBYTERIAN CHURCH

1445 TECHNOLOGY LANE, UNIT A-1 PETALUMA, CALIFORNIA

A.P. No. 005-360-001

SHEET TITLE:

EXISTING FLOOR PLAN -FIRST AND SECOND LEVELS

REVISIONS:

DATE:

SCALE:

JOB NO.:

REV. BY DESCRIPTION DATE

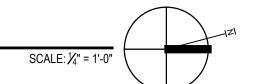
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CHECKED: SLM

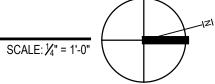
4/29/2021

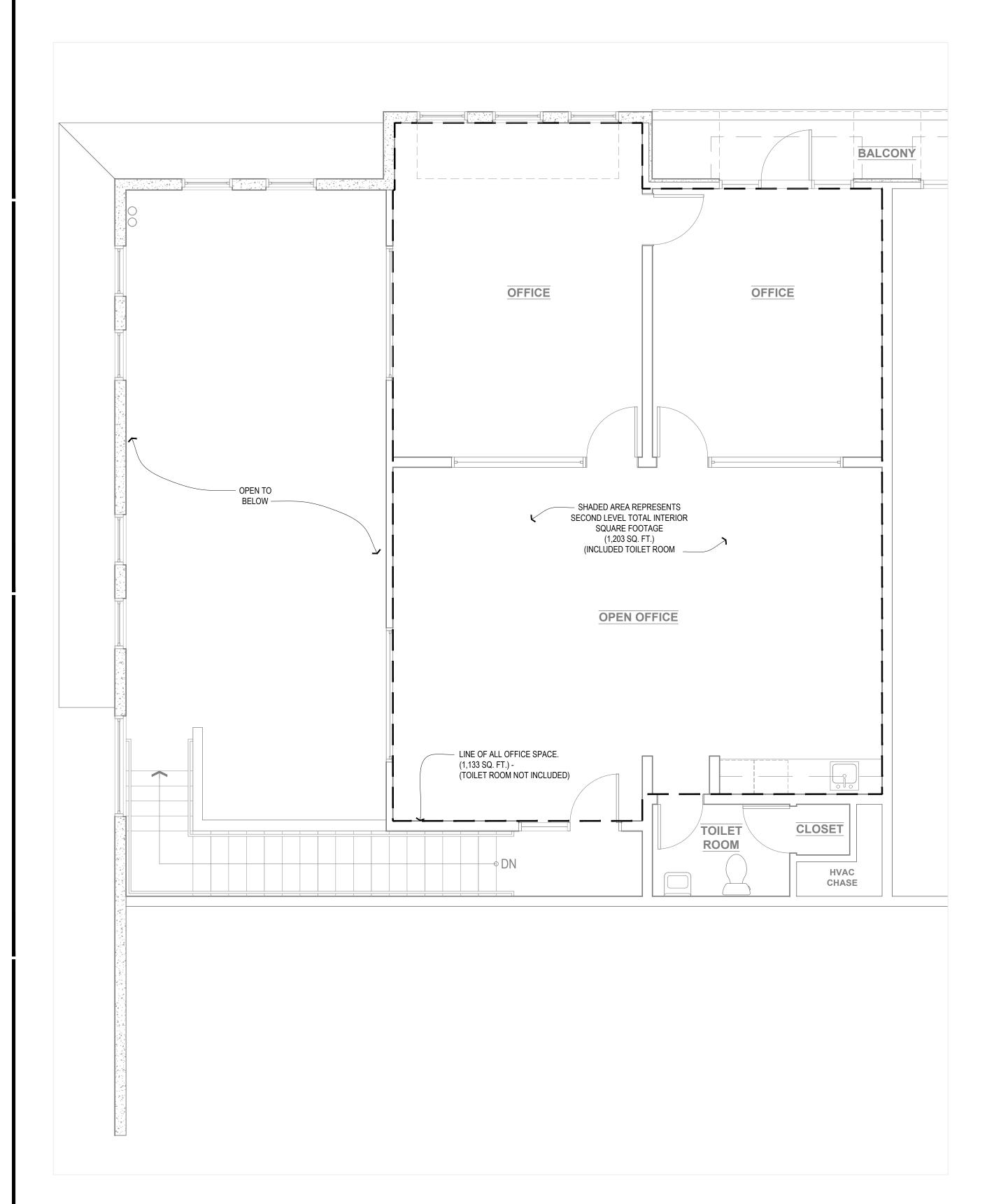
OF 4 SHEETS

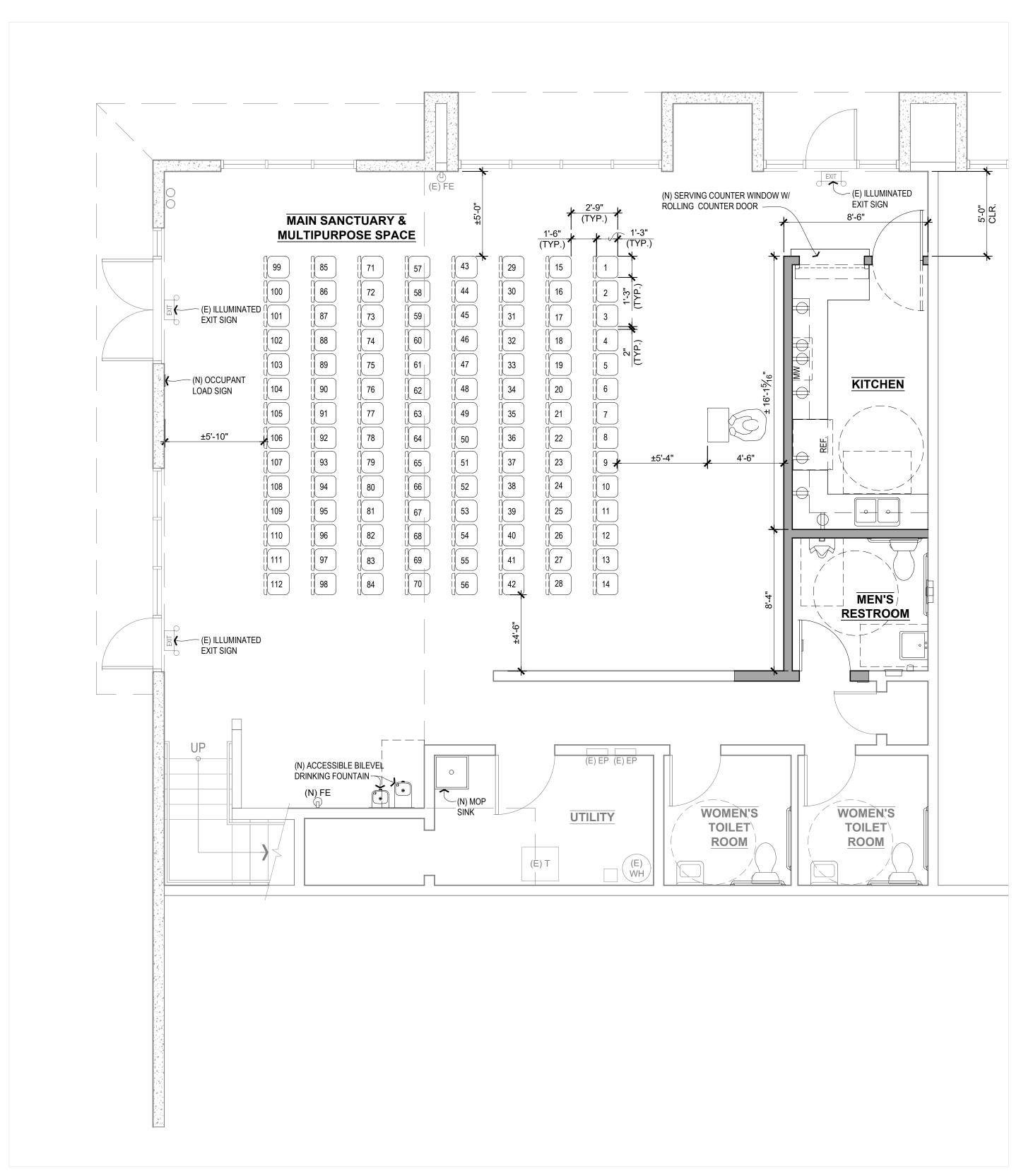
EXISTING FLOOR PLAN - SECOND LEVEL



EXISTING FLOOR PLAN - FIRST LEVEL







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AND ASSOCIATES 352 Jacquelyn Lane Petaluma, California 94952 tel 707 529 3026

CONSULTANT(S):

PROJECT:

TENANT IMPROVEMENT

TRINITY PRESBYTERIAN CHURCH

1445 TECHNOLOGY LANE, UNIT A-1 PETALUMA, CALIFORNIA

SHEET TITLE:

PROPOSED FLOOR PLANS: FIRST AND SECOND LEVELS

REVISIONS: DESCRIPTION DATE VP/MB SHEET DRAWN: CHECKED: DATE: 4/29/2021

SHOWN

OF 4 SHEETS

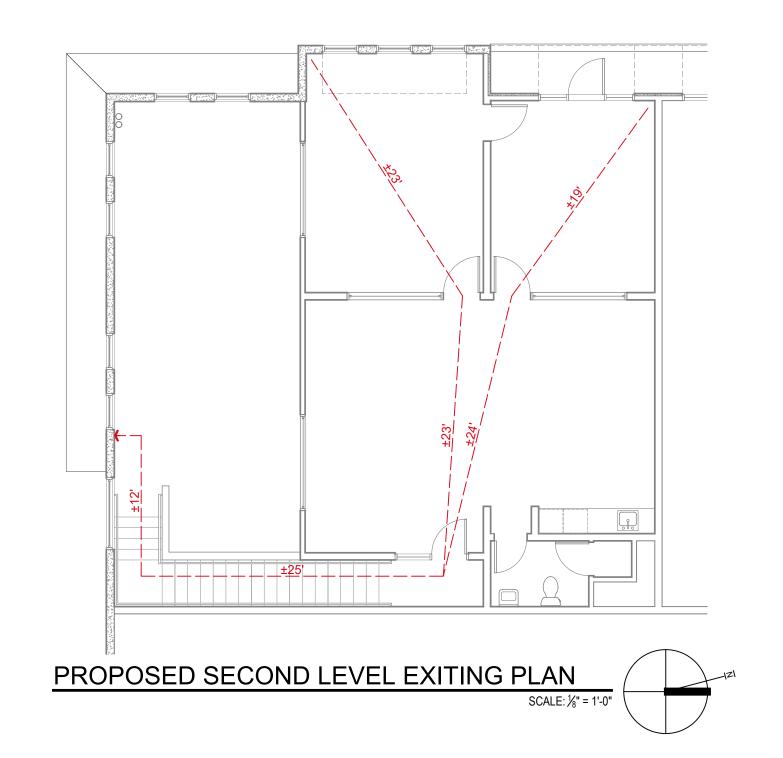
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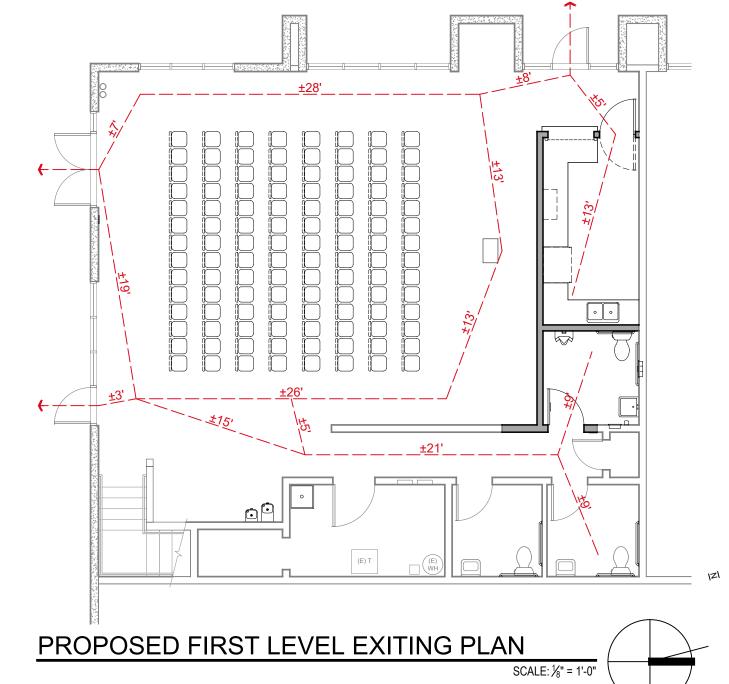
JOB NO.:

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

PROPOSED FLOOR PLAN - FIRST LEVEL

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





ONSTRUCTION PROJECT: **APPLICATION** 1445 TECHNOLOGY LANE, UNIT A-1 SHEET TITLE: 4/29/2021

MONTOYA

AND ASSOCIATES

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TENANT IMPROVEMENT

TRINITY

PRESBYTERIAN

CHURCH

PETALUMA, CALIFORNIA

A.P. No. 005-360-001

PROPOSED

OCCUPANT LOADS

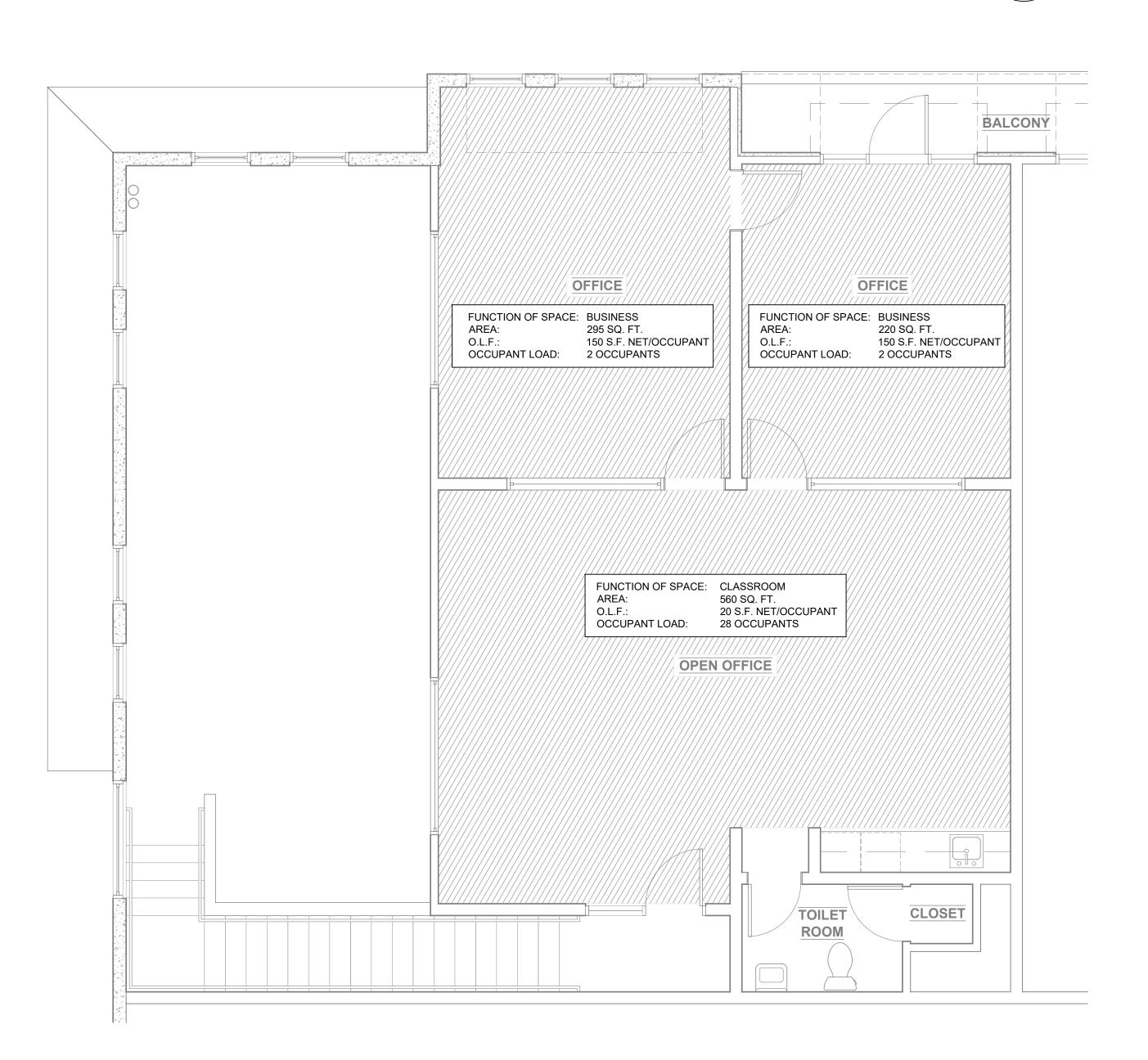
EXITING PLANS

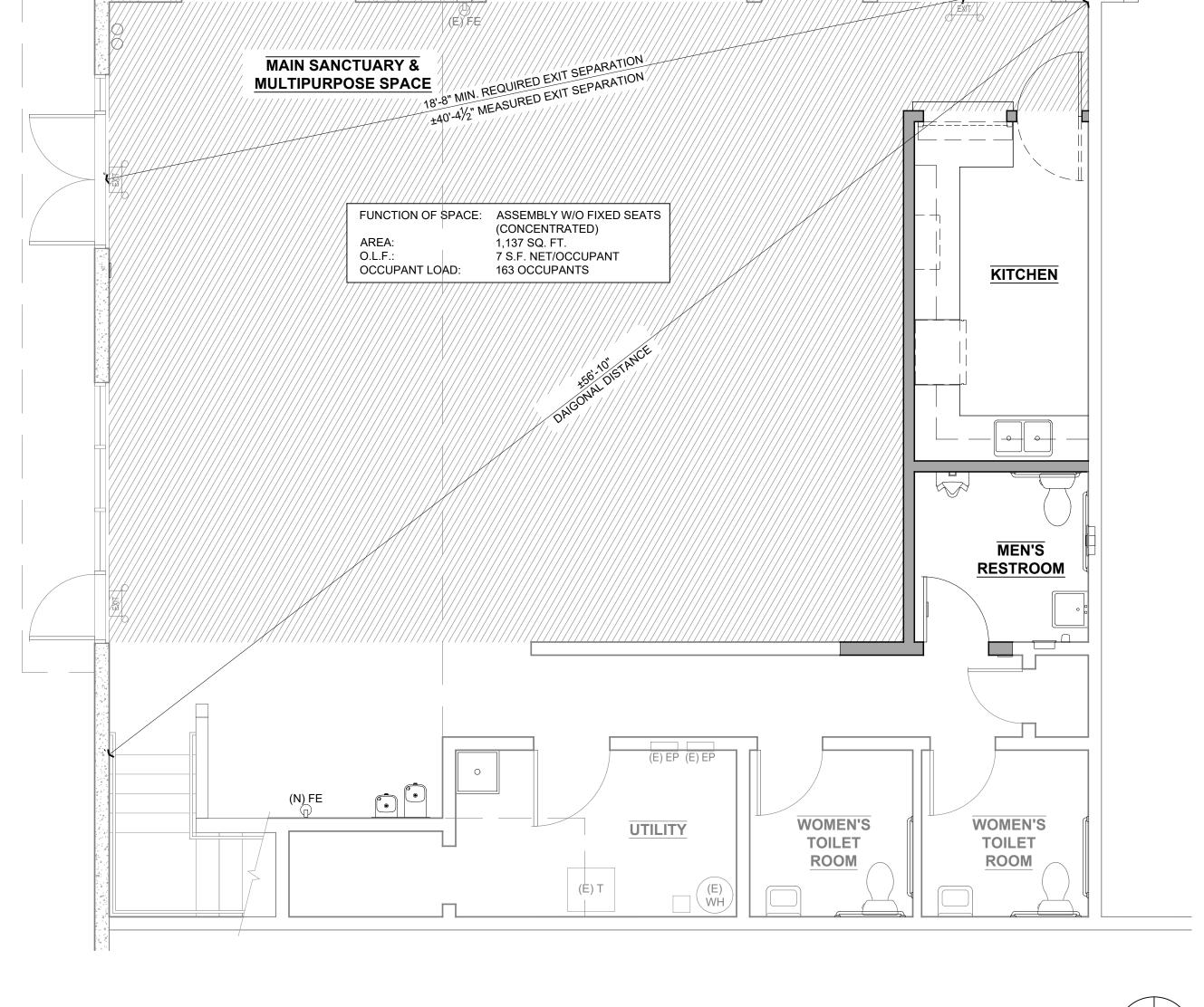
DESCRIPTION

VP/MB SHEET

DATE

CONSULTANT(S):





PROPOSED SECOND LEVEL OCCUPANT LOADS REFERENCE CBC TABLE 1004.5

AERIAL VIEW

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

PROPOSED FIRST LEVEL OCCUPANT LOADS REFERENCE CBC TABLE 1004.5

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

CHECKED: SLM DATE: 4/29/2021 SHOWN SCALE: JOB NO.: OF 4 SHEETS

REVISIONS:

REV. BY

DRAWN: