

GERBER COLLISION & GLASS

209 KENROY LANE
ROSEVILLE, CA, 95678

INDEX OF DRAWINGS

GENERAL	
G1	COVER SHEET
CIVIL	
1	EXISTING CONDITIONS
C1	PRELIMINARY IMPROVEMENT PLAN
ARCHITECTURAL	
A1	EXISTING ARCHITECTURAL SITE PLAN
A2	PROPOSED ARCHITECTURAL SITE PLAN
A3	FLOOR PLANS

PROJECT DATA

APN(S)	LOT 2: 472-160-002-520 LOT 4: 472-160-002-540 LOT 6: 472-160-002-560 LOT 8: 472-160-002-580 LOT 10: 472-160-002-600
PROPERTY SIZE	16,265 SF (0.37 AC)
ZONE	C, COMMERCIAL
GENERAL PLAN	C, COMMERCIAL
USE	COMMERCIAL
TOTAL GROSS BUILDING AREA	3,402 SF
SITE AREA	16,265 SF (0.37 AC)
SITE AREA BREAKDOWN	6,800 SF (E) PAVING (42%); 3,402 SF (E) BUILDING (21%); 4,850 (E) LANDSCAPE (29%); 205 SF (N) LANDSCAPE (1%)
OCCUPANCY GROUP	B / F-1 / M (TASTING ROOM / SPIRIT MNFR / RETAIL SALES)
FIRE SPRINKLER	NOT SPRINKLERED
FLOOR LEVELS	ONE (1)
CONSTRUCTION TYPE	VB
PROJECT DESCRIPTION	THIS PROJECT INCLUDES INTERIOR TENANT IMPROVEMENTS TO THE EXISTING BUILDING AND EXTERIOR PARKING UPGRADES
WALL CONSTRUCTION:	EXTERIOR WALLS: CONCRETE TILTUP PANEL INTERIOR WALLS: GWB O/ METAL STUD
OPENING PROTECTION	NONE



KM Architecture, Inc.
A Full Service Architectural Practice
3420 COACH LN, SUITE 9
CAMERON PARK, CA 95682
(530) 344-4073

GERBER COLLISION AND GLASS

209 KENROY LANE,
ROSEVILLE, CA
95678

CONDITIONAL USE PERMIT

APN(S):
472-160-002-520, 540, 560,
580, 600

PROJECT SCOPE

THIS PROJECT IS FOR A CONDITIONAL USE PERMIT FOR THE INCORPORATION OF TENANT SUITE 10 (LOT 10), AND INCLUDES ACCESSIBILITY UPDATES TO BOTH THE SITE AND TENANT AREAS.

NO LANDSCAPE CHANGES

DEFERRED SUBMITTALS

THE FOLLOWING IS A LIST OF DEFERRED SUBMITTALS THAT WILL BE PREPARED AND SUBMITTED TO THE AHJ BY THE GENERAL CONTRACTOR, DURING CONSTRUCTION

1. NO DEFERRED SUBMITTALS

APPLICABLE CODES

ALL WORK SHALL CONFORM TO THE FOLLOWING CODES:

- 2022 CALIFORNIA BUILDING CODE (CBC)
- 2022 CALIFORNIA MECHANICAL CODE (CMC)
- 2022 CALIFORNIA PLUMBING CODE (CPC)
- 2022 CALIFORNIA ELECTRICAL CODE (CEC)
- 2022 CALIFORNIA ENERGY CODE (CEC T-24)
- 2022 CALIFORNIA FIRE CODE (CFC)
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
- 2022 CALIFORNIA HEALTH AND SAFETY CODE.

NOTES

THIS PROJECT IS SUBJECT TO A CONSTRUCTION WASTE MANAGEMENT PLAN. THIS PLAN MUST BE FINALIZED PRIOR TO OCCUPANCY.

CHANGES FROM THE APPROVED PLANS DURING THE COURSE OF CONSTRUCTION SHALL CAUSE CONSTRUCTION TO BE SUSPENDED UNTIL SUCH TIME AS THE PLANS CAN BE AMENDED BY THE DESIGNER AND SUBMITTED TO THE AHJ FOR REVIEW AND APPROVAL.

A CHEMICAL TOILET IS REQUIRED ON SITE DURING CONSTRUCTION.

CLIMATE ZONE: 12

VICINITY MAP



Drawn By
JOSH MINKEL
Project Architect
KIRK MILLER
Scale
AS NOTED
Date
06/05/2023
Project Number
23110

PRELIMINARY

This drawing is not final, or to be used for construction until the Architect or Engineer's seal and signature appear above.

SHEET TITLE

COVER SHEET

MARK	DESCRIPTION	DATE

SHEET NO.

G1

PROJECT TEAM

APPLICANT

GERBER COLLISION & GLASS
209 KENROY LANE
ROSEVILLE, CA 95678
(913) 685-0375
CONTACT: COLETTE BRUCE
colette@teamsafety.us

PROPERTY OWNER

GERBER COLLISION & GLASS
400 W. GRAND AVE
ELMHURST, IL 60126
(913) 685-0375
CONTACT: COLETTE BRUCE
colette@teamsafety.us

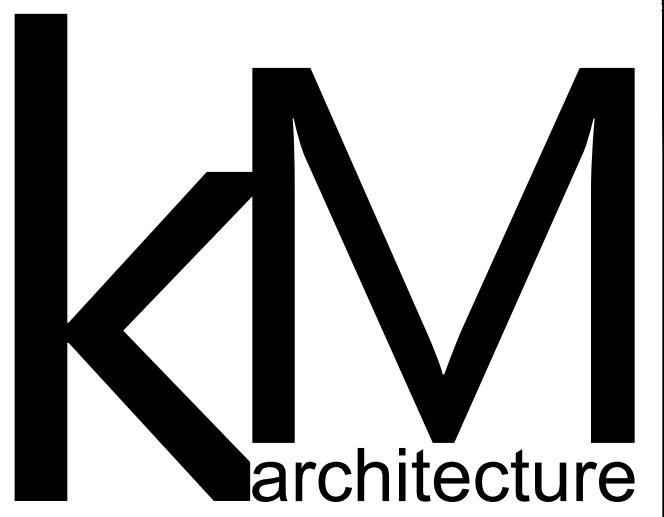
ARCHITECT

KM ARCHITECTURE, INC.
3420 COACH LN
SUITE 9
CAMERON PARK, CA 95682
(530) 344-4073
CONTACT: KIRK MILLER, AIA
kirk@km-arch.com

CIVIL ENGINEER

LODESTAR
PO BOX 681
LINCOLN, CA 95648
(707) 368-9668
CONTACT: TAYLOR ELZE, PE, PLS
taylor@lodestarengineer.com

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF KM ARCHITECTURE, INC. AND MAY NOT BE DUPLICATED WITHOUT WRITTEN CONSENT OF KM ARCHITECTURE, INC.



KM Architecture, Inc.
 A Full Service Architectural Practice
 3420 COACH LN, SUITE 9
 CAMERON PARK, CA 95682
 (530) 344-4073

GERBER COLLISION
 AND GLASS

209 KENROY LANE,
 ROSEVILLE, CA
 95678

**CONDITIONAL USE
 PERMIT**

APN(S):
 472-160-002-520, 540, 560,
 580, 600

Drawn By
 JOSH MINKEL
 Project Architect
 KIRK MILLER
 Scale
 AS NOTED
 Date
 06/05/2023
 Project Number
 23110

PRELIMINARY

This drawing is not final, or to be used for construction until the Architect's Engineer's seal and signature appear above.

SHEET TITLE

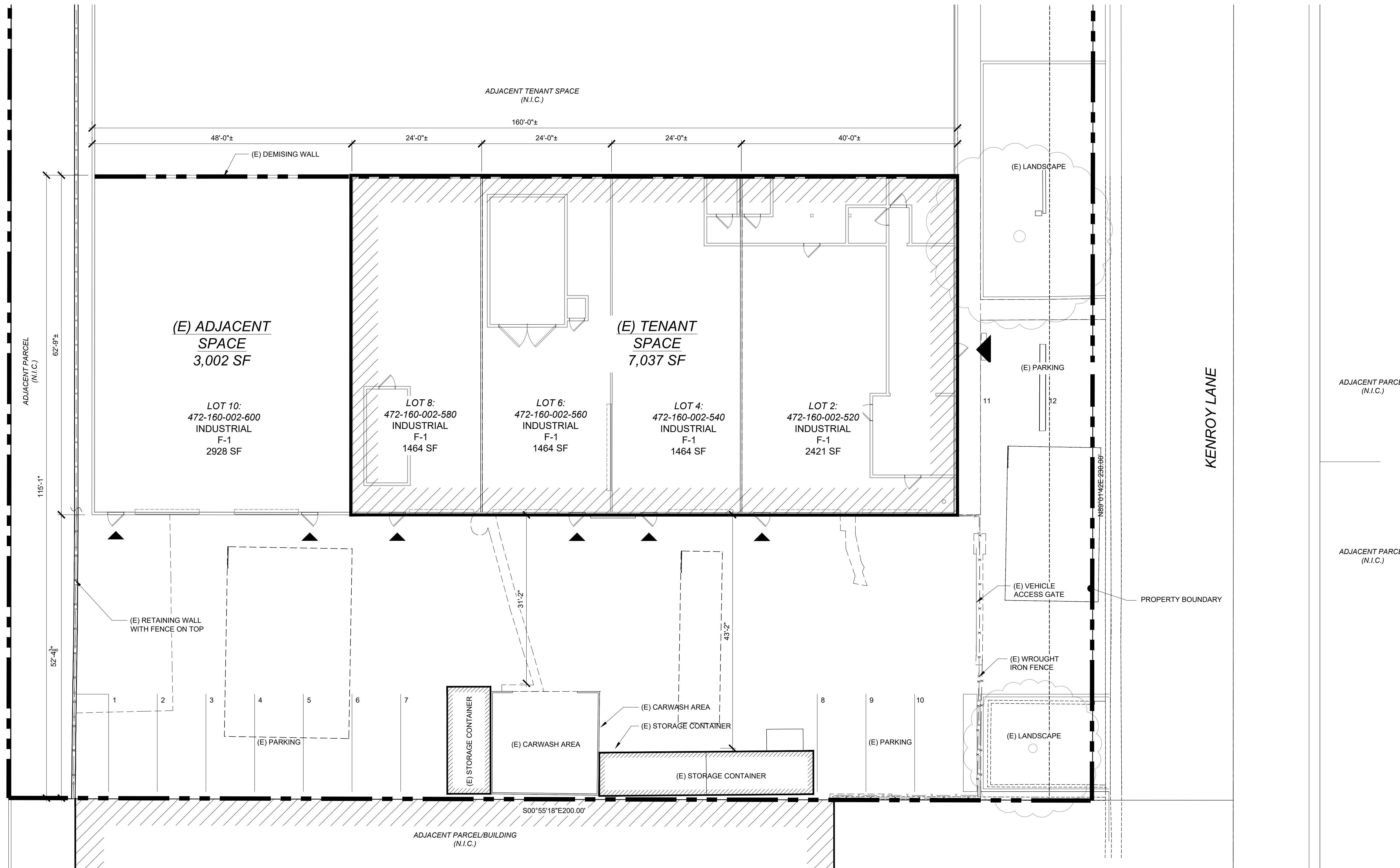
**EXISTING
 ARCHITECTURAL
 SITE PLAN**

MARK	DESCRIPTION	DATE

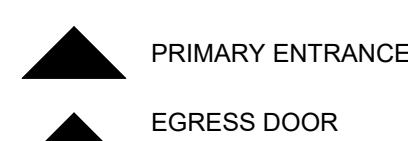
SHEET NO.

A1

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF KM ARCHITECTURE, INC. AND MAY NOT BE DUPLICATED WITHOUT WRITTEN CONSENT OF KM ARCHITECTURE, INC.

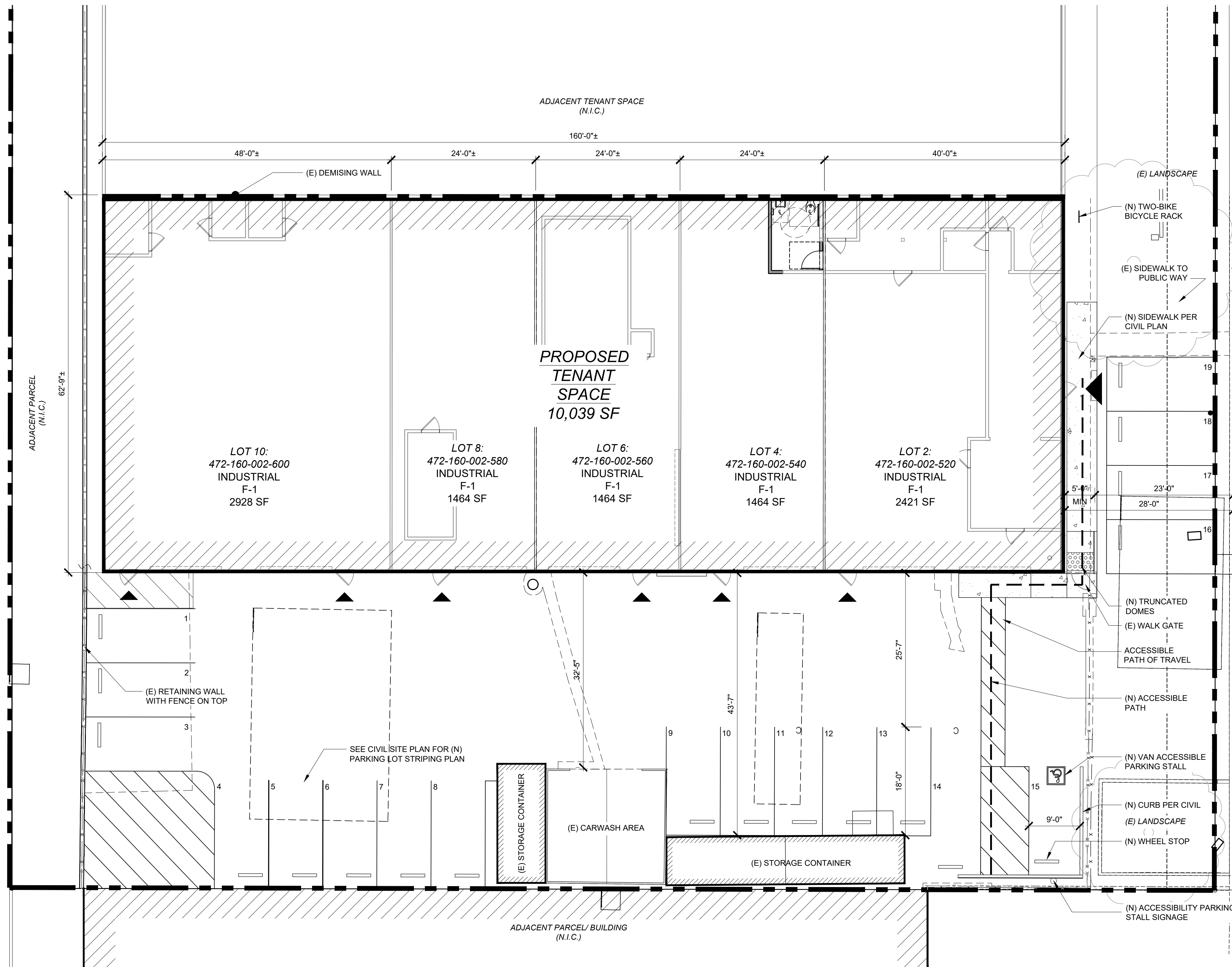


1 EXISTING SITE PLAN
 1:10 = 1'-0"



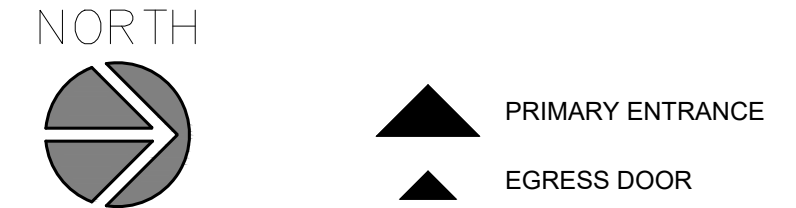
PARKING SUMMARY

REQUIRED PARKING FOR TENANT	25 @ 1/400 FOR 10,039 TOTAL SF
	6 (1 PER BAY)
	0 (NO COMPANY VEHICLES)
	31 (TOTAL REQUIRED SPACES)
EXISTING AVAILABLE PARKING	12 (NONE ACCESSIBLE)
PROPOSED PARKING	19 (18 STANDARD, 1 ACCESSIBLE)
REQUIRED BICYCLE SPACE(S)	(1) CLASS II (SHORT-TERM)
PROVIDED BICYCLE SPACE(S)	(2) CLASS II (SHORT-TERM)



KENROY LANE

1 PROPOSED SITE PLAN
1:10 = 1'-0"



KM Architecture, Inc.
A Full Service Architectural Practice
3420 COACH LN, SUITE 9
CAMERON PARK, CA 95682
(530) 344-4073

GERBER COLLISION
AND GLASS
209 KENROY LANE,
ROSEVILLE, CA
95678

CONDITIONAL USE PERMIT

APN(S):
472-160-002-520, 540, 560,
580, 600

Drawn By
JOSH MINKEL
Project Architect
KIRK MILLER
Scale
AS NOTED
Date
06/05/2023
Project Number
23110

PRELIMINARY

PROPOSED ARCHITECTURAL SITE PLAN

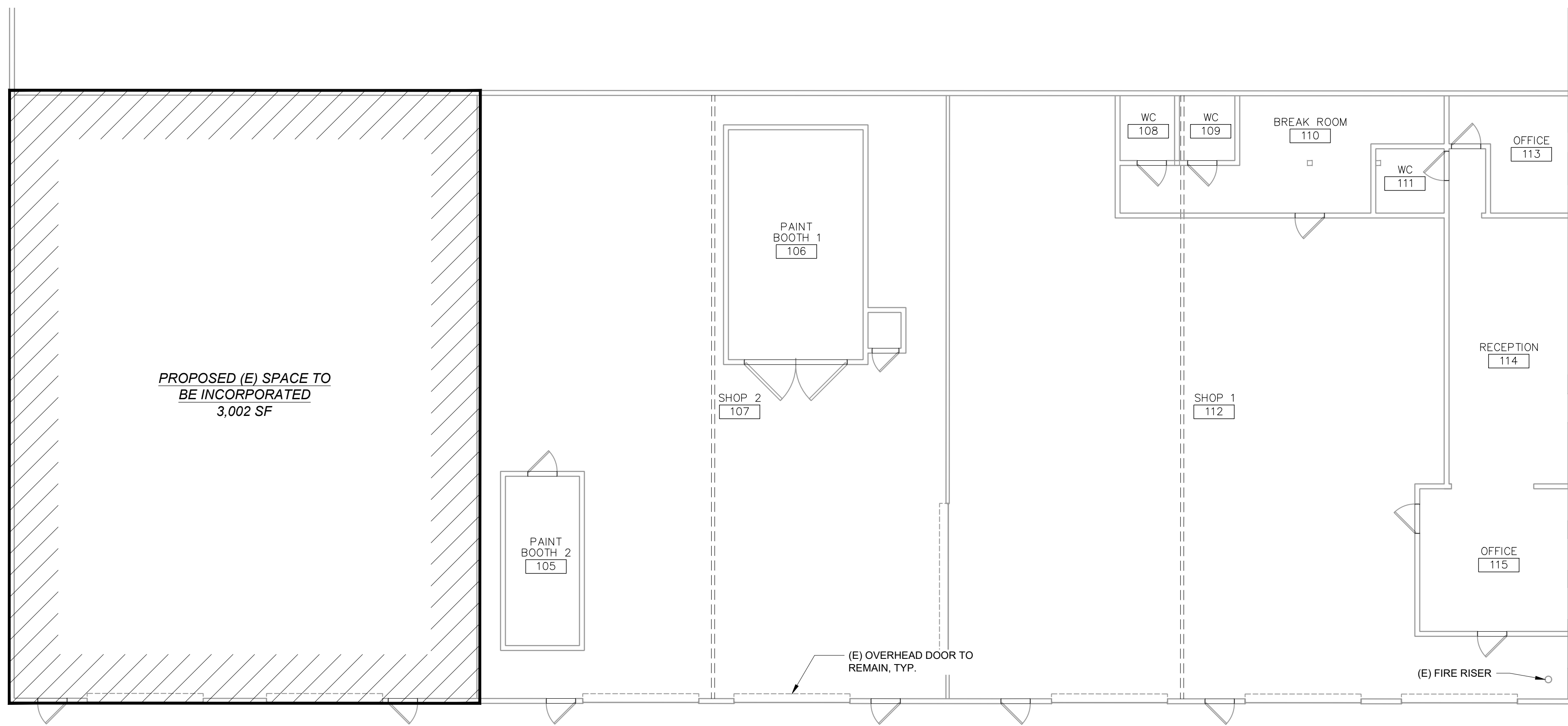
MARK	DESCRIPTION	DATE

SHEET NO.
A2

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF KM ARCHITECTURE, INC. AND MAY NOT BE DUPLICATED WITHOUT WRITTEN CONSENT OF KM ARCHITECTURE, INC.

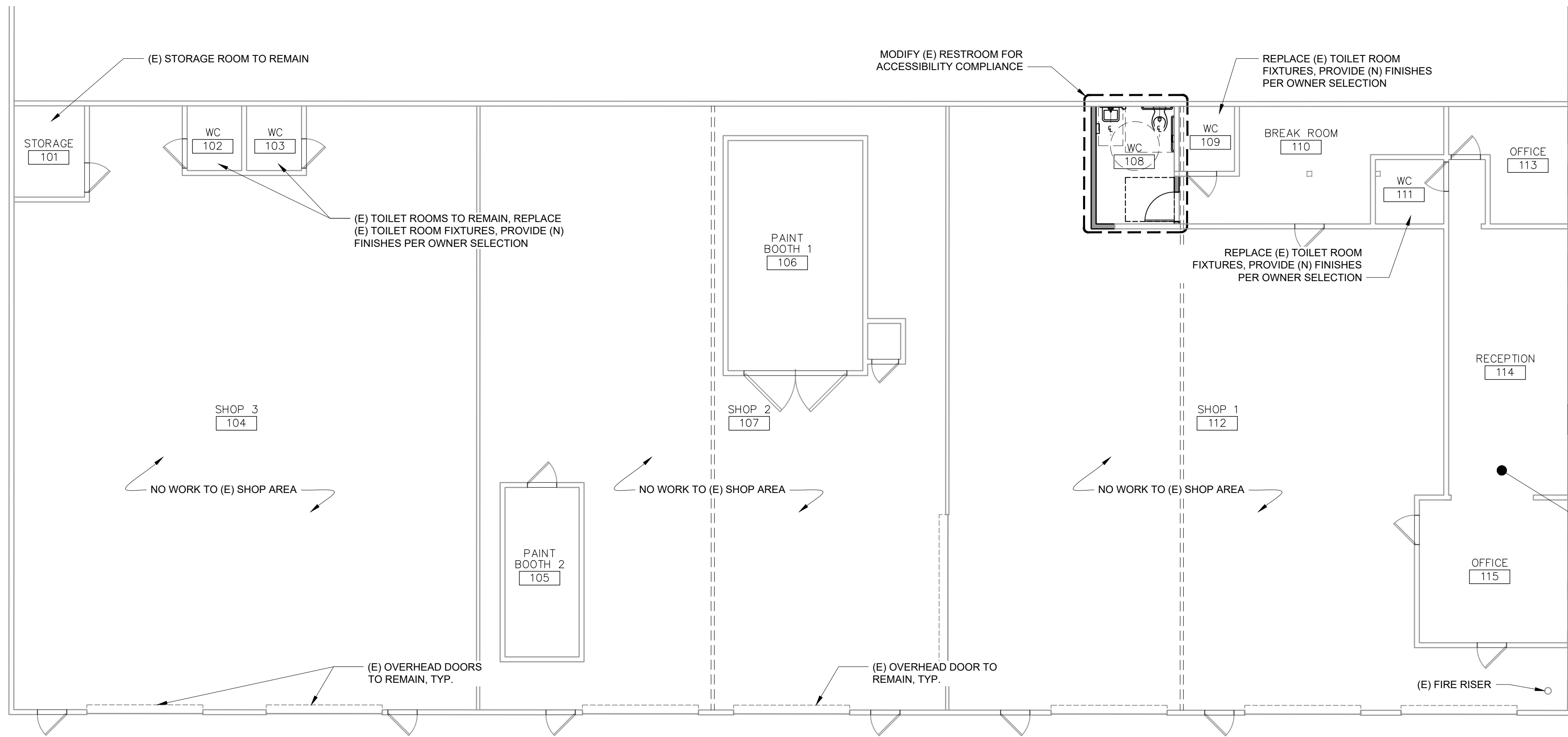
GENERAL NOTES

1. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH SITE CONDITIONS AS THEY MAY AFFECT CARRYING OUT THE WORK AS DESCRIBED IN THESE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO THE START OF WORK, AND SHALL INVESTIGATE, VERIFY, AND BE RESPONSIBLE FOR ALL CONDITIONS OF THE PROJECT. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY CONDITIONS THAT REQUIRE MODIFICATION BEFORE PROCEEDING.
2. DO NOT SCALE DRAWINGS. SHOULD ADDITIONAL DIMENSIONS BE REQUIRED, OR SHOULD DIMENSIONS BE MISSING OR CONFLICTING, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT PRIOR TO PROCEEDING WITH RELATED WORK.
3. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, TOOLS, EQUIPMENT AND NECESSARY FACILITIES, AND PERFORM ALL LABOR AND SERVICES OF EVERY DESCRIPTION AS MAY BE NECESSARY TO COMPLETE THE SCOPE OF WORK DEFINED ON THE DRAWINGS.
4. THE CONTRACTOR SHALL ARRANGE FOR, OBTAIN AND PAY FOR ALL PERMITS, CERTIFICATES, INSPECTIONS, AGENCY APPROVALS, ETC. AND PAY ALL FEES LEVIED BY STATE, LOCAL AND MUNICIPAL AUTHORITIES HAVING JURISDICTION OVER WORK PERFORMED UNDER THIS CONTRACT. PROVIDE COPIES OF ALL REQUIRED PERMITS, CERTIFICATES, INSPECTIONS AND AGENCY APPROVALS TO THE OWNER.
5. FABRICATE AND INSTALL ALL WORK IN STRICT ACCORDANCE WITH THE CBC, ALL APPLICABLE STATE AND LOCAL CODES.
6. ALL CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR THE PROPER PERFORMANCE OF THEIR WORK, COORDINATING WITH OTHER TRADES, MEANS AND METHODS OF CONSTRUCTION, SAFETY AND SECURITY ON SITE.
7. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AS REQUIRED FOR APPROVAL PRIOR TO COMMENCING ANY WORK.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL TRADES AND THE PREVENTION OF CONFLICT AMONG ALL TRADES.
9. CUTTING AND PATCHING SHALL BE PERFORMED BY EACH TRADE AS NECESSARY FOR THE PERFORMANCE AND INSTALLATION OF THEIR WORK. CUTTING AND PATCHING SHALL BE PERFORMED IN A WORKMANLIKE MANNER CONSISTENT WITH INDUSTRY STANDARDS FOR FINISHES AND SUBSTRATES AFFECTED. PATCHING OF EXISTING-TO-REMAIN WORK SHALL BE FINISHED TO MATCH ADJACENT CONSTRUCTION.
10. CONTRACTOR SHALL PROTECT THE FACILITY FROM WEATHER AND MAINTAIN SECURITY DURING ALL CONSTRUCTION WORK.
11. PROTECT EXISTING PROPERTY DURING CONSTRUCTION. REPAIR OR REPLACE, WITHOUT ADDITIONAL CHARGE TO THE OWNER, ANY EXISTING WORK DAMAGED DURING THE COURSE OF CONSTRUCTION.
12. THE WORK SHALL BE COORDINATED WITH THE PROJECT OWNER'S STAFF.
13. UNLESS ITEMS OF MATERIAL, EQUIPMENT OR WORK ARE SPECIFICALLY NOTED TO BE PROVIDED OR FURNISHED BY OTHERS, THEY SHALL BE PROVIDED UNDER THIS CONTRACT.
14. MATERIALS AND COMPONENTS AS SPECIFIED CONSTITUTE A STANDARD OF QUALITY, UNLESS OTHERWISE NOTED. EQUAL SUBSTITUTES WILL BE ACCEPTABLE ONLY WITH WRITTEN PRIOR APPROVAL BY THE ARCHITECT.
15. ALL WORK SHALL BE PERFORMED BY SKILLED WORKERS IN A WORKMANLIKE AND PROFESSIONAL MANNER CONSISTENT WITH INDUSTRY STANDARDS.
16. REQUIRED EXITS, EXISTING STRUCTURAL ELEMENTS, FIRE PROTECTION DEVICES, AND SANITARY SAFEGUARDS SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
17. CONTRACTOR SHALL FURNISH ALL STIFFENERS, BRACINGS, BLOCKING, BACKING PLATES, SUPPORTS, AND/OR FIXINGS AS MAY BE REQUIRED TO COMPLETE THE SCOPE OF WORK DEFINED ON THE DRAWINGS.
18. ALL PAINTING SHALL BE DONE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ADJACENT FINISHES AND CLEANUP.
19. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITY LINES. LOCATIONS SHOWN ARE APPROXIMATE. REPAIR ALL DAMAGE TO UTILITY LINES CAUSED BY CONSTRUCTION OPERATIONS AT NO COST TO THE OWNER.
20. PROVIDE SEALANT AT ALL JOINTS OR CRACKS THAT OCCUR WHERE DISSIMILAR MATERIALS INTERSECT PERPENDICULAR TO EACH OTHER, AND THE INTERSECTION IS EXPOSED TO VIEW, UNLESS INDICATED OTHERWISE ON THE DRAWINGS. ALL SEALANT JOINTS SHALL BE SIZED IN ACCORDANCE WITH THE SEALANT MANUFACTURER'S SPECIFICATIONS.
21. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY BRACING AND SHORING REQUIRED DURING CONSTRUCTION.
22. VERIFY ALL CLEAR OPENINGS FOR LOUVERS, DOORS, AND WINDOW INSTALLATION.
23. ALL SILLS, WINDOW HEADS, AND SHELF ANGLES SHALL HAVE FLASHING EXTENDED TO THE OUTSIDE OF THE WALL WHETHER OR NOT SHOWN ON THE DRAWINGS.

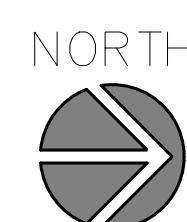


PROPOSED (E) SPACE TO BE INCORPORATED
3,002 SF

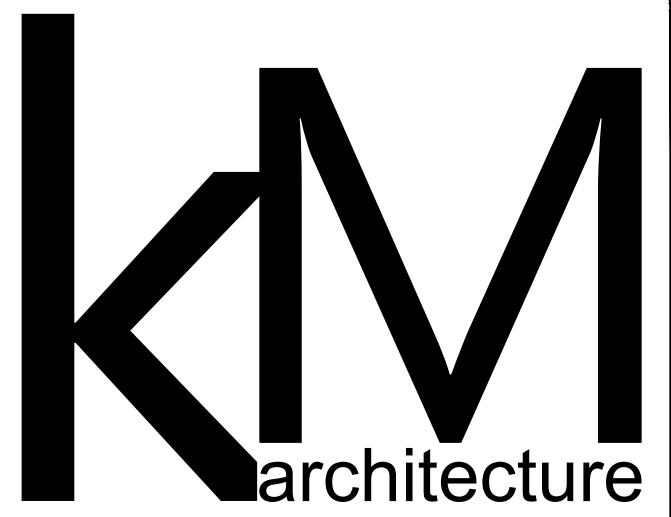
1 EXISTING FLOOR PLAN
1/8" = 1'-0"



2 PROPOSED FLOOR PLAN
1/8" = 1'-0"



ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF KM ARCHITECTURE, INC. AND MAY NOT BE DUPLICATED WITHOUT WRITTEN CONSENT OF KM ARCHITECTURE, INC.



KM Architecture, Inc.
A Full Service Architectural Practice
3420 COACH LN, SUITE 9
CAMERON PARK, CA 95682
(530) 344-4073

GERBER COLLISION
AND GLASS

209 KENROY LANE,
ROSEVILLE, CA
95678

CONDITIONAL USE
PERMIT

APN(S):
472-160-002-520, 540, 560,
580, 600

Drawn By
JOSH MINKEL
Project Architect
KIRK MILLER
Scale
AS NOTED
Date
06/05/2023
Project Number
23110

PRELIMINARY

This drawing is not final or to be used for construction until the Architect's seal and signature appear above.

SHEET TITLE

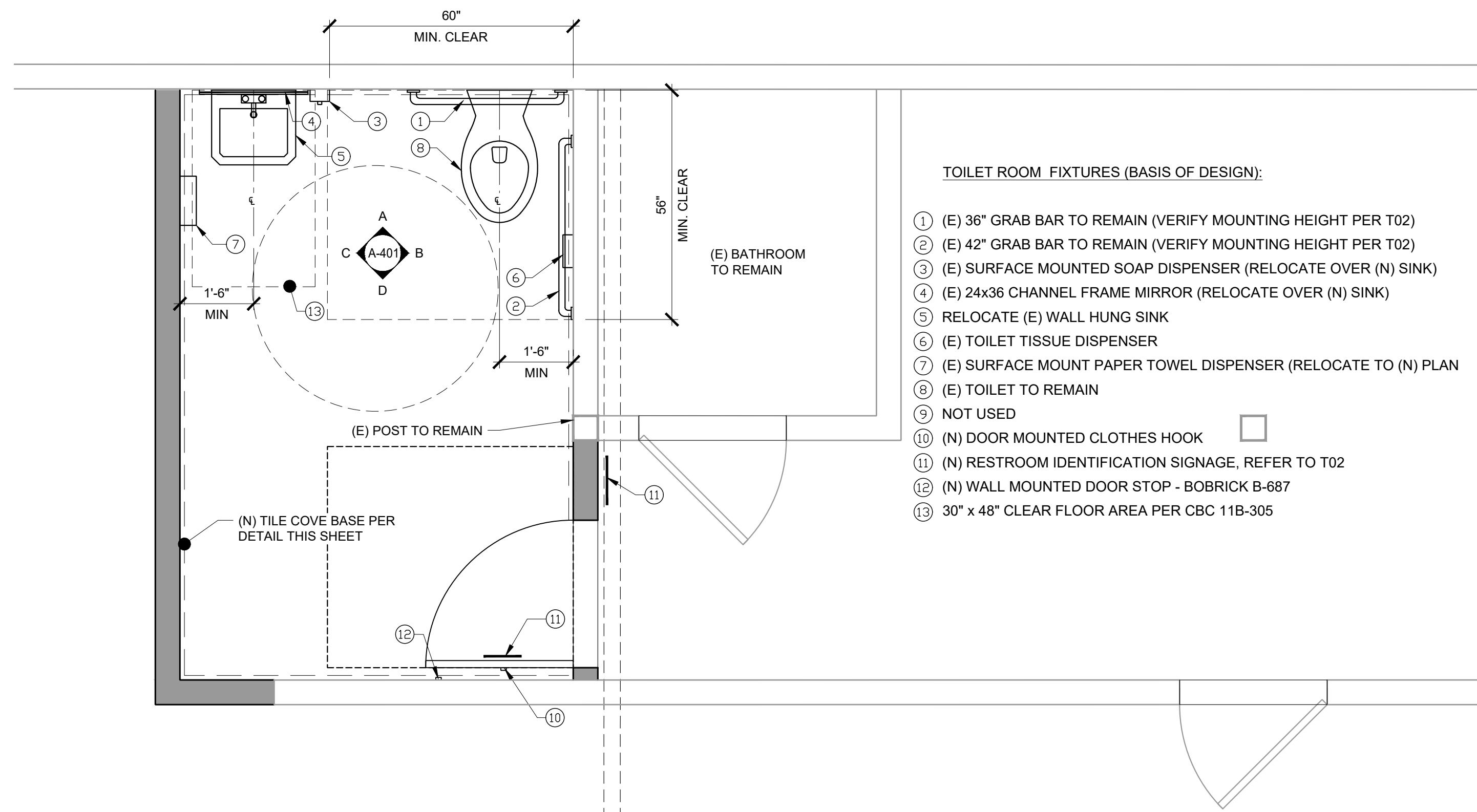
FLOOR PLANS

MARK	DESCRIPTION	DATE

SHEET NO.

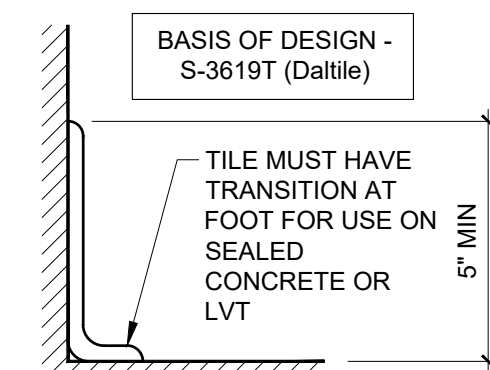
A3

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF KM ARCHITECTURE, INC. AND MAY NOT BE DUPLICATED WITHOUT WRITTEN CONSENT OF KM ARCHITECTURE, INC.



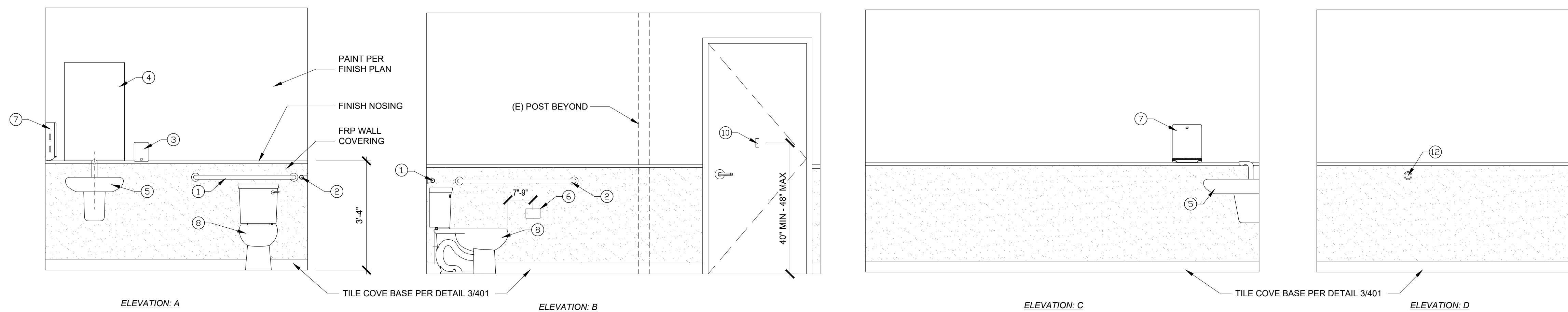
TOILET ROOM FIXTURES (BASIS OF DESIGN):

- ① (E) 36" GRAB BAR TO REMAIN (VERIFY MOUNTING HEIGHT PER T02)
- ② (E) 42" GRAB BAR TO REMAIN (VERIFY MOUNTING HEIGHT PER T02)
- ③ (E) SURFACE MOUNTED SOAP DISPENSER (RELOCATE OVER (N) SINK)
- ④ (E) 24x36 CHANNEL FRAME MIRROR (RELOCATE OVER (N) SINK)
- ⑤ RELOCATE (E) WALL HUNG SINK
- ⑥ (E) TOILET TISSUE DISPENSER
- ⑦ (E) SURFACE MOUNT PAPER TOWEL DISPENSER (RELOCATE TO (N) PLAN)
- ⑧ (E) TOILET TO REMAIN
- ⑨ NOT USED
- ⑩ (N) DOOR MOUNTED CLOTHES HOOK
- ⑪ (N) RESTROOM IDENTIFICATION SIGNAGE, REFER TO T02
- ⑫ (N) WALL MOUNTED DOOR STOP - BOBRICK B-687
- ⑬ 30' x 48" CLEAR FLOOR AREA PER CBC 11B-305

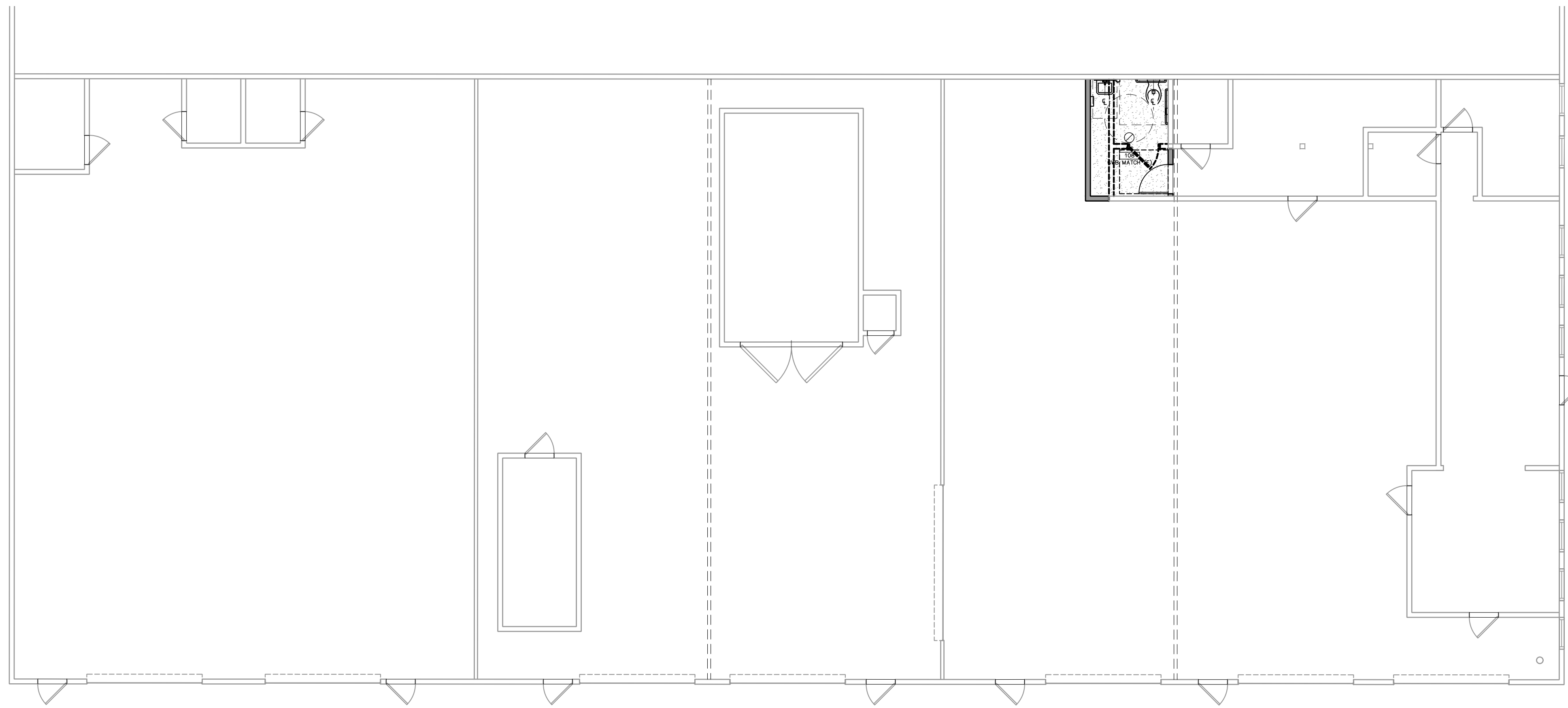


3 TILE COVE BASE
N.T.S.

2 ENLARGED RESTROOM DETAIL
1/2" = 1'-0"

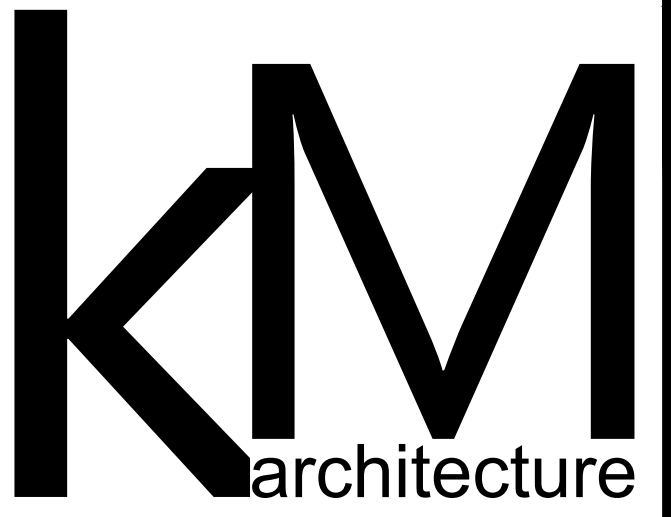


1 BATHROOM ELEVATIONS
1/2" = 1'-0"



1 REFLECTED CEILING PLAN
 1/8" = 1'-0"

NORTH



KM Architecture, Inc.
 A Full Service Architectural Practice

3420 COACH LN, SUITE 9
 CAMERON PARK, CA 95682
 (530) 344-4073

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF KM ARCHITECTURE, INC. AND MAY NOT BE DUPLICATED WITHOUT WRITTEN CONSENT OF KM ARCHITECTURE, INC.

GERBER COLLISION
 AND GLASS

209 KENROY LANE,
 ROSEVILLE, CA
 95678

**CONDITIONAL USE
 PERMIT**

APN(S):
 472-160-002-520, 540, 560,
 580, 600

Drawn By
 JOSH MINKEL
 Project Architect
 KIRK MILLER
 Scale
 AS NOTED
 Date
 06/05/2023
 Project Number
 23110

PRELIMINARY

This drawing is not final, or to be used for construction until the Architect's seal and signature appear above.

SHEET TITLE
**REFLECTED CEILING
 PLAN**

MARK	DESCRIPTION	DATE

SHEET NO.

A-701