

GB2 MICROBUSINESS

2717 GIFFEN AVE
SANTA ROSA, CA 95407

ISSUED 04.01.22

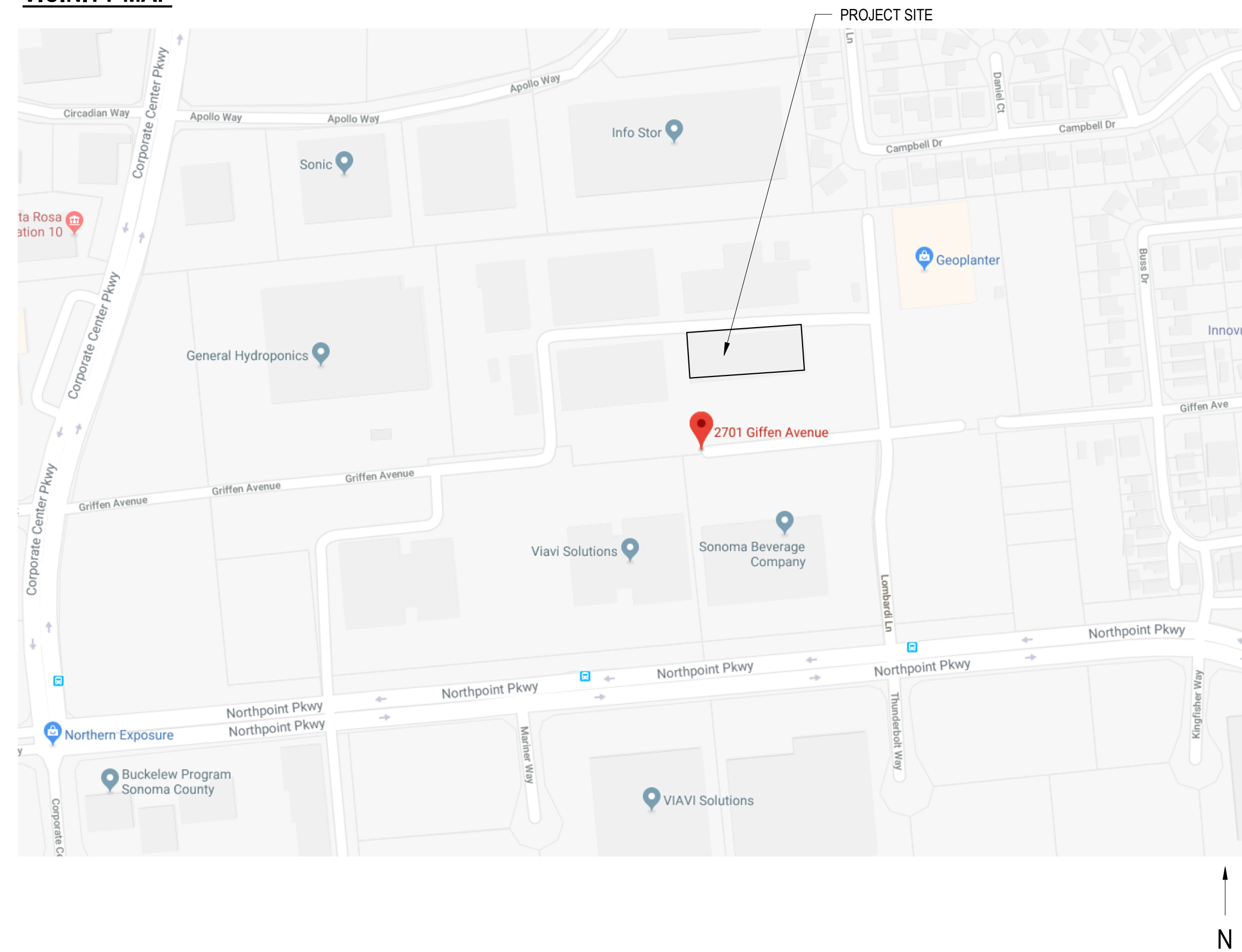
TNLDB

ARCHITECTURE

1640 STOCKTON ST. UNIT 330132
SAN FRANCISCO, CA 94133

O:415.702.0859
www.tnl-db.com

VICINITY MAP



PROJECT SCOPE

SCOPE OF WORK IS TO OBTAIN PLANNING APPROVAL FOR A CANNABIS MICROBUSINESS WITHIN AN EXISTING CANNABIS BUILDING AT 2717 GIFFEN AVE (ALSO KNOWN AS GIFFEN 2 WEST).

THE EXISTING SUITE INCLUDES CANNABIS PROCESSING AND DISTRIBUTION SPACE. THE EXISTING DISTRIBUTION SPACE IS TO BE CONVERTED TO A CANNABIS TYPE 12 MICROBUSINESS WITH THE ADDITION OF 90 SF OF NURSERY/ CULTIVATION AND 100 SF OF TYPE N INFUSION MANUFACTURING. NO CHANGE IN USE OR SF IS PROPOSED TO THE EXISTING PROCESSING AREA.

NO CHANGES TO THE BUILDING FLOOR PLAN IS PROPOSED. NEW USES PROPOSED IN THIS SCOPE ARE TO BE LOCATED IN EXISTING ROOMS. FLOOR PLAN SHOWN IS DOCUMENTATION OF EXISTING WALLS, DOORS AND WINDOWS.

NO CHANGES TO THE SITE ARE PROPOSED INCLUDING ANY MODIFICATION TO THE SITE ACCESS DRIVES OR PARKING SPACES. ALL DOCUMENTATION OF SITE FEATURES ARE DOCUMENTATION OF WHAT IS CURRENTLY EXISTING.

THE SITE AND BUILDING UNDER THIS SCOPE HAS UNDERGONE A SERIES OF BUILDING CODE UPGRADES UNDER THE FOLLOWING PERMITS:

- BUILDING 2 UPGRADES TO THE ACCESSIBLE DRINKING FOUNTAINS AND RESTROOMS WERE COMPLETED UNDER PERMIT # B18-5715
- BUILDING 2 UPGRADES AND OCCUPANCY WERE COMPLETED UNDER PERMIT # B19-1041
- BUILDING 2 UPGRADES TO THE AUTOMATIC FIRE SPRINKLER SYSTEM WERE COMPLETED UNDER PERMIT #B18-1177
- BUILDING 2 UPGRADES TO THE FIRE ALARM SYSTEM WAS COMPLETE UNDER PERMIT #F19-0100
- SITE UPGRADES WERE COMPLETED UNDER PERMIT #B19-1649, B19-5715
- BUILDING AND SITE ARE FULLY ACCESSIBLE. NO ACCESSIBLE UPGRADES ARE REQUIRED.

PROJECT DATA

PROJECT NAME: GB2 MICROBUSINESS
PROJECT ADDRESS: 2717 GIFFEN AVE
SANTA ROSA, CA 95407
CONSTRUCTION TYPE: IIBB
FIRE PROTECTION: SPRINKLERED (ORDINARY GROUP 2, DENSITY IS .20/1500 SQ.FT. PER NFPA 13, 2016 EDITION)
NUMBER OF STORIES: 1
EXISTING USE: MANUFACTURING
PROPOSED USE: MANUFACTURING (NO CHANGE)
OCCUPANCY: F-1, S-1
MAUCRSA: 1P, 12

TOTAL EXISTING BUILDING AREA	26,783 SF
MAIN BUILDING - GIFFEN 2	25,796 SF
STORAGE ENCLOSURES	987 SF

TENANT AREA BREAKDOWN	
WEST TENANT (UNDER SCOPE)	17,420 SF
EAST TENANT	9,363 SF

LEGAL DESCRIPTION:

IN THE CITY OF SANTA ROSA,
COUNTY OF SONOMA, STATE OF CALIFORNIA

ACCESSORS PARCEL NO. (APN): 035-133-025
ZONING: LIGHT MANUFTG & INDUSTRIAL

DRAWING INDEX

G001 COVER SHEET
A100 SITE PLAN
A101 FLOOR PLAN

GOVERNING CODES

PART 2: 2019 CALIFORNIA BUILDING CODE (CBC)
PART 3: 2019 CALIFORNIA ELECTRICAL CODE (CEC)
PART 4: 2019 CALIFORNIA MECHANICAL CODE (CMC)
PART 5: 2019 CALIFORNIA PLUMBING CODE (CPC)
PART 6: 2019 CALIFORNIA ENERGY CODE
PART 9: 2019 CALIFORNIA FIRE CODE (CFC)
PART 11: 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
PART 12: 2019 CALIFORNIA REFERENCE STANDARDS CODE
CALIFORNIA CODE OF REGULATIONS, TITLE 8 (CAL OSHA)

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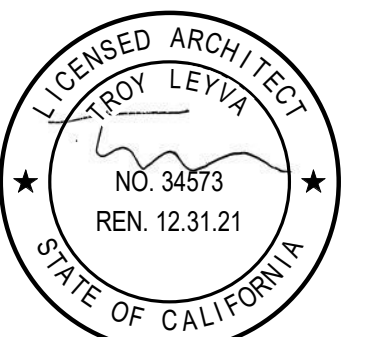
PROJECT ADDRESS

GB2

CLIENT

20019

PROJECT NUMBER



SEAL

COVER SHEET

SCALE

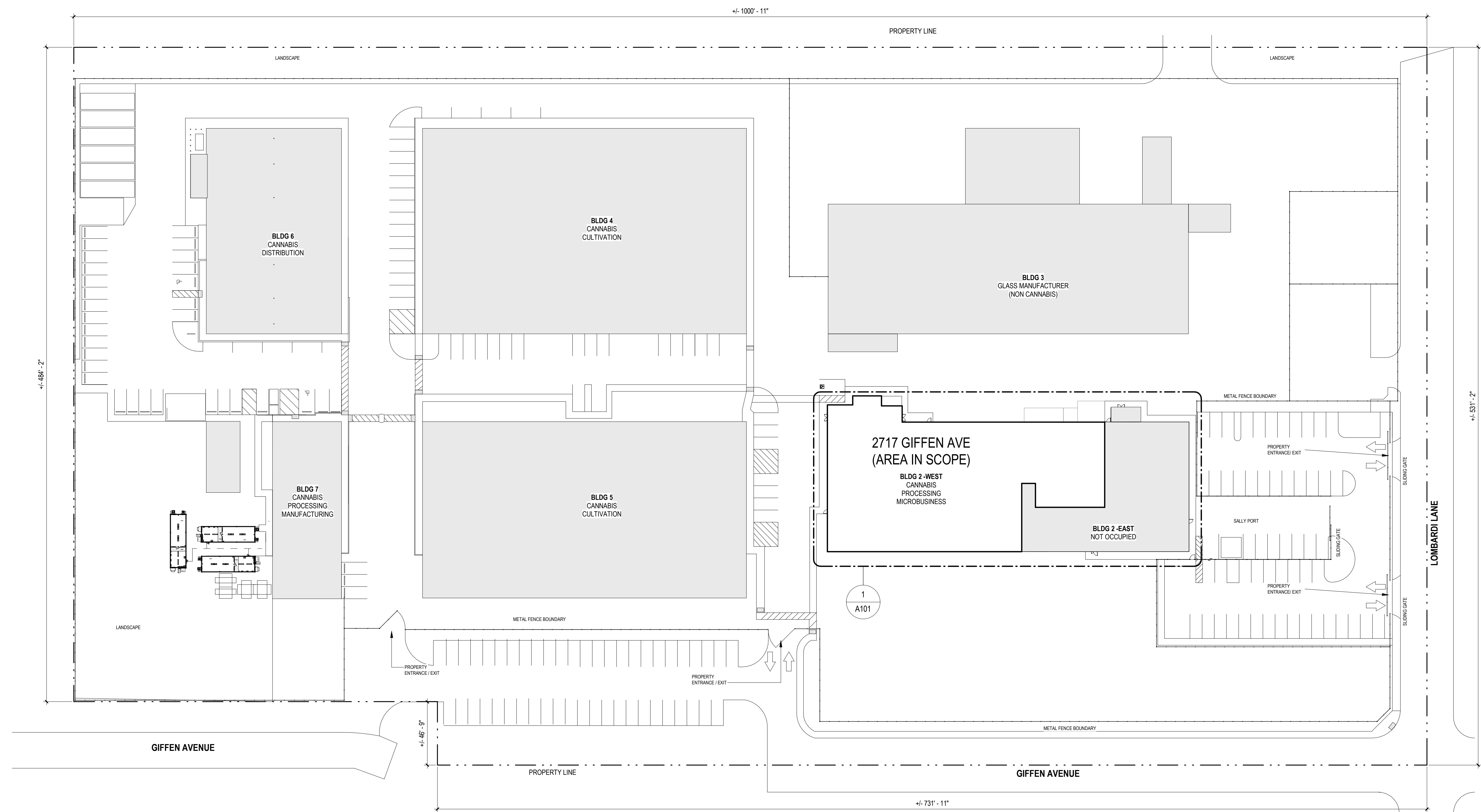
G001

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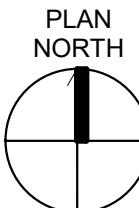
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1 SITE PLAN
A100 SCALE: 1" = 40'-0"

EXISTING GROSS BUILDING AREAS	PARKING	REQUIRED
GIFFEN 2	GIFFEN 2	36
GIFFEN 3	GIFFEN 4/5	65
ACCY BLDG 3	GIFFEN 6	15
GIFFEN 4	GIFFEN 7	21
GIFFEN 5	TOTAL REQ.	137
GIFFEN 6	TOTAL EXISTING	192
GIFFEN 7		
G7 FLEX MODS		
ACCY BLDG 7		
TOTAL GSF		

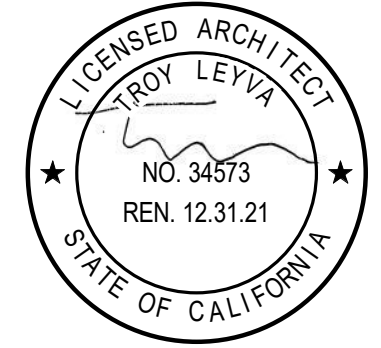
TOTAL LOT AREA 510,087.60 SF
BUILDING COVERAGE 0.31



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GB2 MIRCOCBUSINESS

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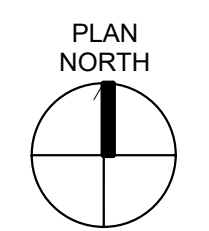
SITE PLAN

SCALE As indicated

A100



1 OVERALL- FLOOR PLAN.
A101 SCALE: 3/32" = 1'-0"



LEGEND

- NOT A PART OF SUITE - 9,363 GSF
- PROCESSOR PREMISE (NO CHANGE IN AREA) - 7,705 GSF
- MIRCROBUSINESS PREMISE - 9,715 GSF
- DISTRIBUTION PREMISE - 9,258 NSF
- NURSERY CULTIVATION - 90 NSF
- MANUFACTURING - 100 NSF

NOTES:

1. AREAS OF INDIVIDUAL ROOMS SHOWN ON THE FLOOR PLAN ARE NET SQUARE FOOTAGE (NSF). THIS DOES NOT INCLUDE THE SF OF INTERIOR/ EXTERIOR WALLS.
2. AREAS NOTED AS GSF OR GROSS SQUARE FOOTAGE INCLUDE THE AREA OF THE INTERIOR AND EXTERIOR WALLS.

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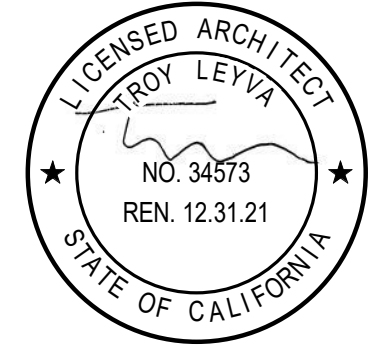
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SEAL

FLOOR PLAN

SCALE As indicated

A101