

1 LOCATION MAP
N.T.S.



2 VICINITY MAP
N.T.S.

PROJECT INFORMATION:
 A.P.N. 148-041-049 & 148-050-027
 GENERAL PLAN: RETAIL & BUSINESS SERVICES
 LAND USE: LIGHT MANUFACTURING & WAREHOUSING
 ZONING: CG - GENERAL COMMERCIAL
 BLDG. S.F.: 19,237 S.F. GROSS
 TENANT SUITE - MAIN LEVEL S.F.: 13,650 S.F. GROSS
 UPPER LEVEL S.F.: 5,587 S.F. GROSS
 FIRE SPRINKLERED: YES
 OCCUPANCY: F-1
 CONSTRUCTION TYPE: VB

City of Santa Rosa
 SEP 30 2019
 Planning & Economic
 Development Department

DRAWING INDEX	
Sheet Number	Sheet Name

CUP1	MAPS
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CUP3	LAND USE MAP
CUP4	SITE ANALYSIS MAP
CUP5	NEW FIRST FLOOR PLAN
CUP6	NEW SECOND FLOOR PLAN
CUP7	ELEVATION PHOTOS

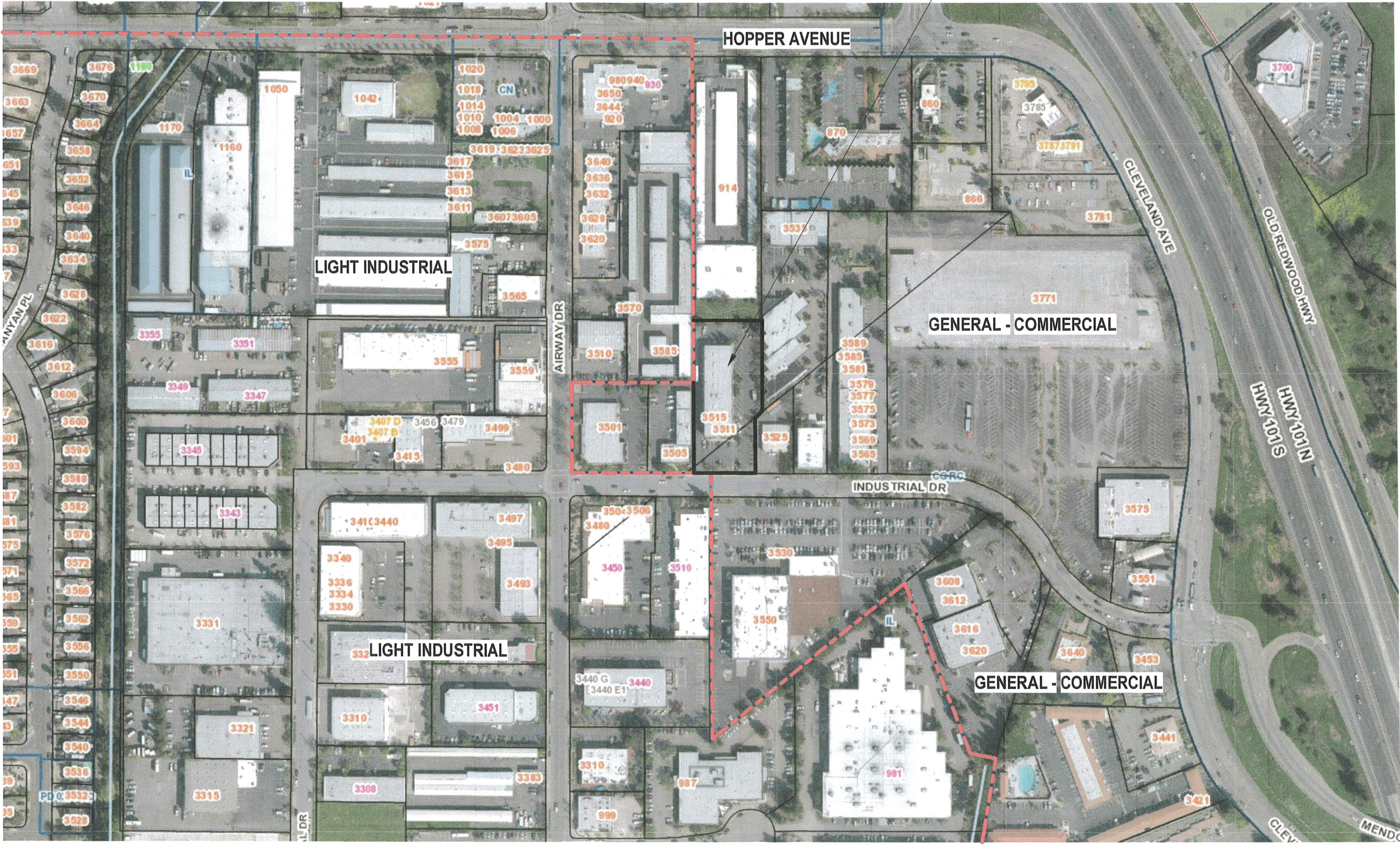
HENDERSON ARCHITECT
 P.O. BOX 14874
 SANTA ROSA CA, 95402
 P: 707-237-5240
 F: 707-237-2523

3515 INDUSTRIAL CUP
 3515 INDUSTRIAL DRIVE
 SANTA ROSA, CA 95403

09.20.2019

CUP1
 MAPS

PROJECT LOCATION: CONVERT FROM GENERAL - COMMERCIAL TO LIGHT INDUSTRIAL ZONING



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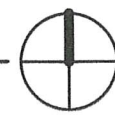
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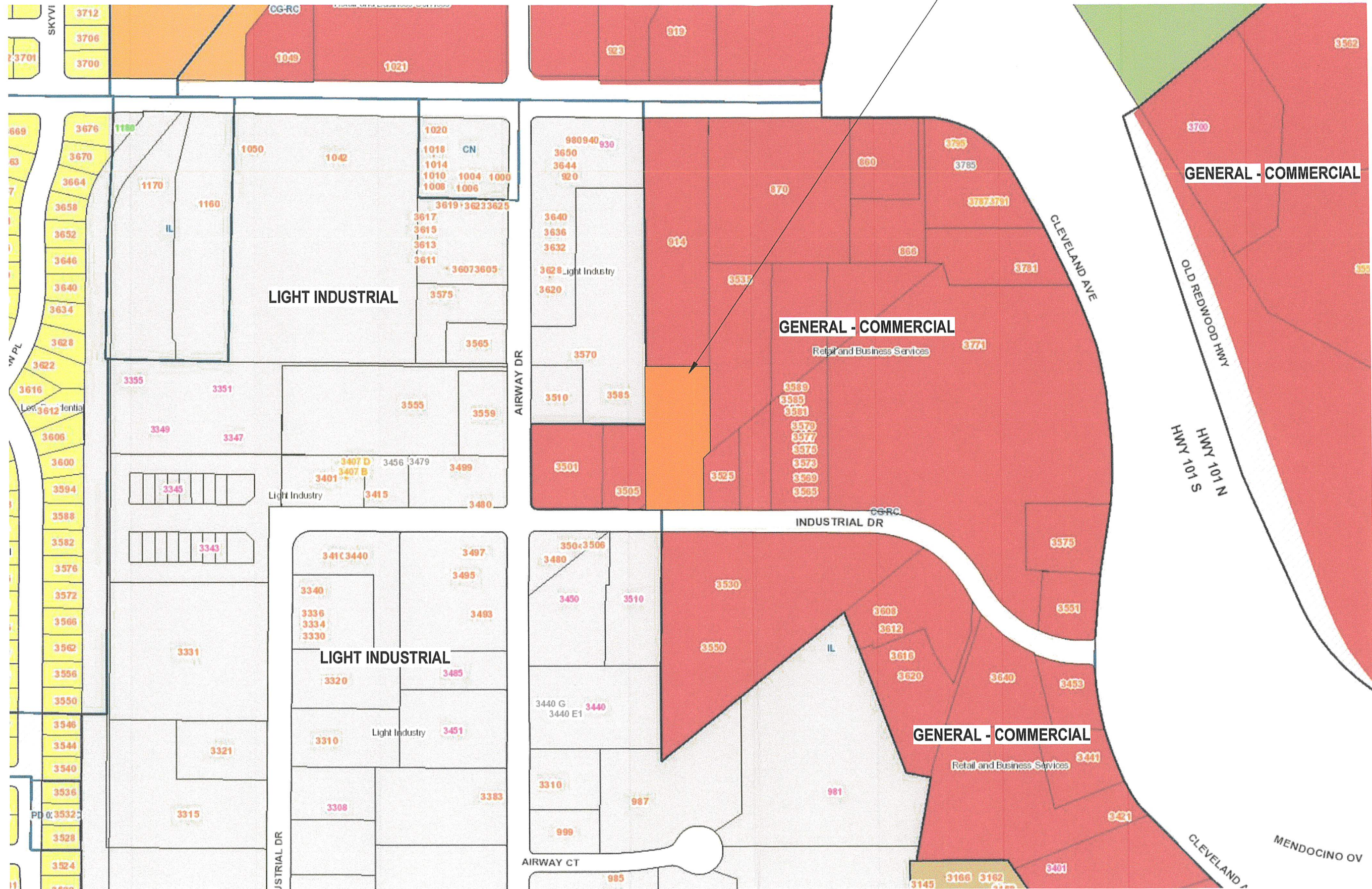
AERIAL NEIGHBORHOOD CONTEXT MAP

6" = 1'-0"



CUP2
AERIAL
NEIGHBORHOOD
CONTEXT
MAP

PROJECT LOCATION: CONVERT FROM GENERAL - COMMERCIAL TO LIGHT INDUSTRIAL ZONING



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CUP3
LAND USE
MAP

1

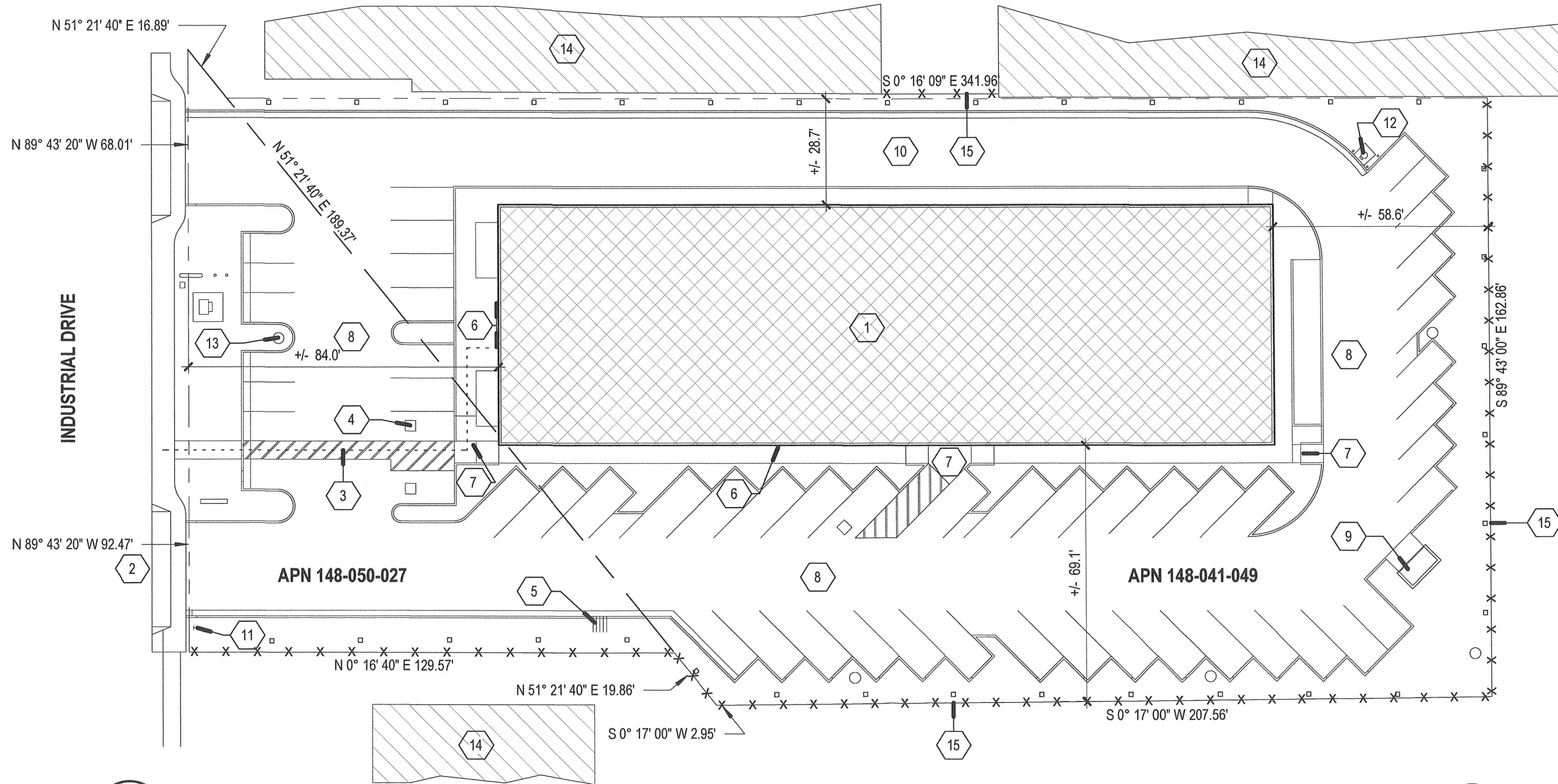
LAND USE MAP

6" = 1'-0"



LEGEND - KEYNOTES	
KEY	NOTE
1	(E) 13,560 S.F. BUILDING FOOTPRINT
2	(E) ENTRY APRON TYP. OF TWO.
3	(E) ADA PATH OF TRAVEL TO PUBLIC RIGHT OF WAY.
4	(E) ADA VAN PARKING & SIGNAGE. TYP. 3 LOCATIONS
5	(N) BIKE RACK
6	(E) ACCESSIBLE ENTRANCE LOCATION

LEGEND - KEYNOTES	
KEY	NOTE
7	(E) ADA RAMP LOCATIONS
8	(E) PARKING LAYOUT
9	(E) TRASH ENCLOSURE
10	(E) FIRE ACCESS LANE
11	(E) UNAUTHORIZED PARKING SIGNAGE
12	(E) FIRE HYDRANT W/ PROTECTIVE BOLLARDS
13	(E) POLE MOUNTED LIGHT FIXTURES TYP. OF 4
14	(E) BUILDING ON ADJACENT PARCEL
15	(E) CHAINLINK FENCE



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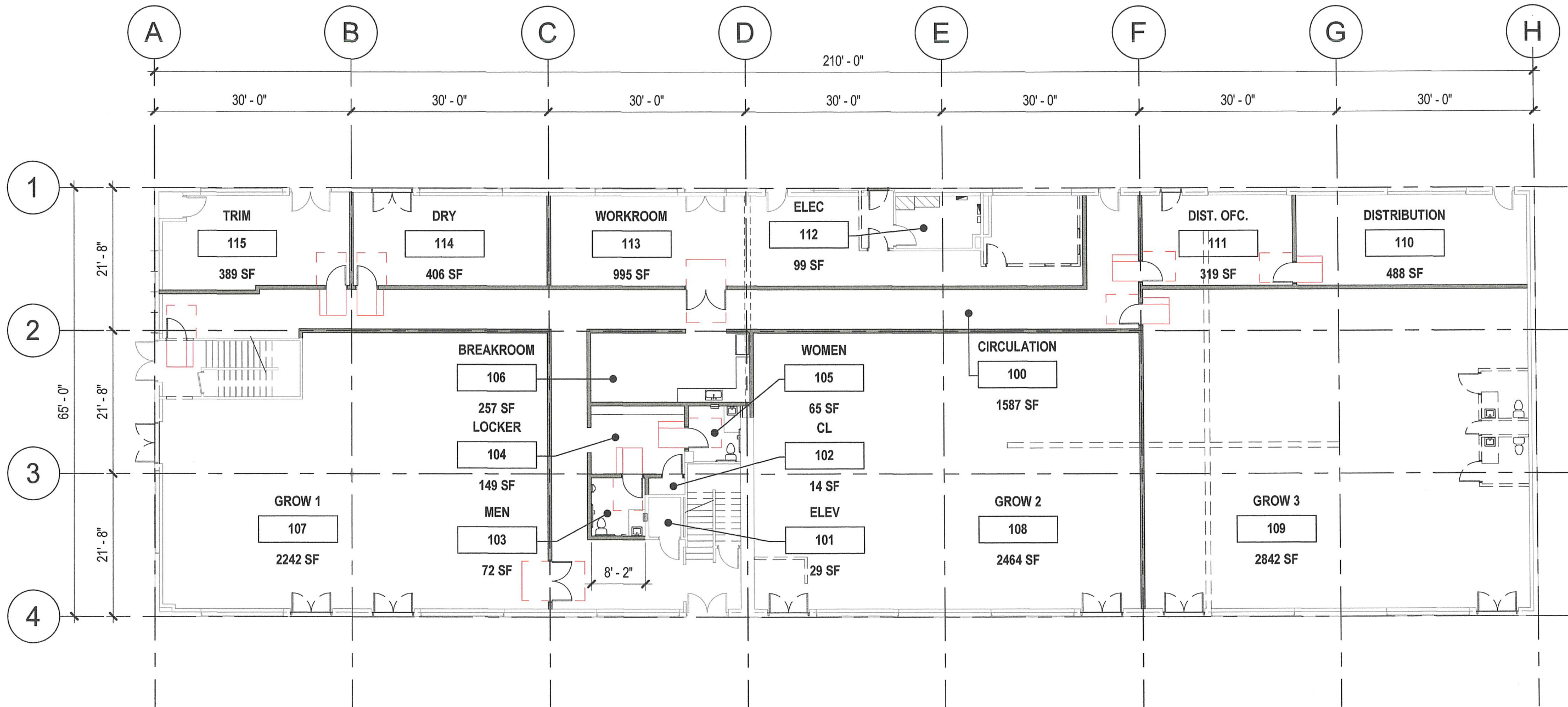
CUP4
SITE
ANALYSIS
MAP

1

SITE ANALYSIS MAP

1" = 30'-0"





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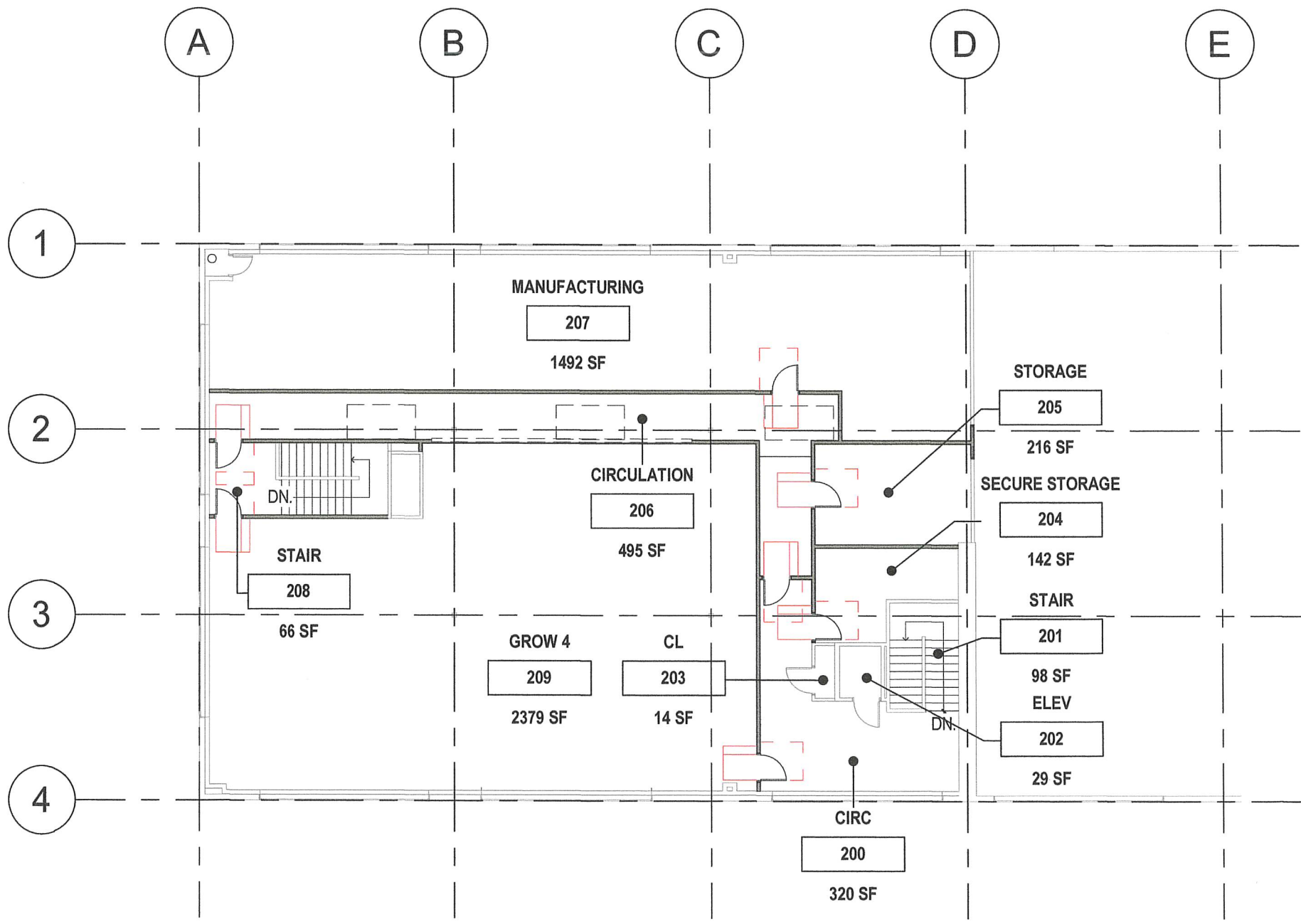
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1 **NEW FIRST FLOOR PLAN**
 1/16" = 1'-0"



CUP5
NEW FIRST
FLOOR
PLAN



USABLE SQUARE FOOTAGE

ROOM NUMBER	ROOM NAME	AREA
100	CIRCULATION	1587 SF
101	ELEV	29 SF
102	CL	14 SF
103	MEN	72 SF
104	LOCKER	149 SF
105	WOMEN	65 SF
106	BREAKROOM	257 SF
107	GROW 1	2242 SF
108	GROW 2	2464 SF
109	GROW 3	2842 SF
110	DISTRIBUTION	488 SF
111	DIST. OFC.	319 SF
112	ELEC	99 SF
113	WORKROOM	995 SF
114	DRY	406 SF
115	TRIM	389 SF
200	CIRC	320 SF
201	STAIR	98 SF
202	ELEV	29 SF
203	CL	14 SF
204	SECURE STORAGE	142 SF
205	STORAGE	216 SF
206	CIRCULATION	495 SF
207	MANUFACTURING	1492 SF
208	STAIR	66 SF
209	GROW 4	2379 SF

2 NEW SECOND FLOOR PLAN
1/16" = 1'-0"





5



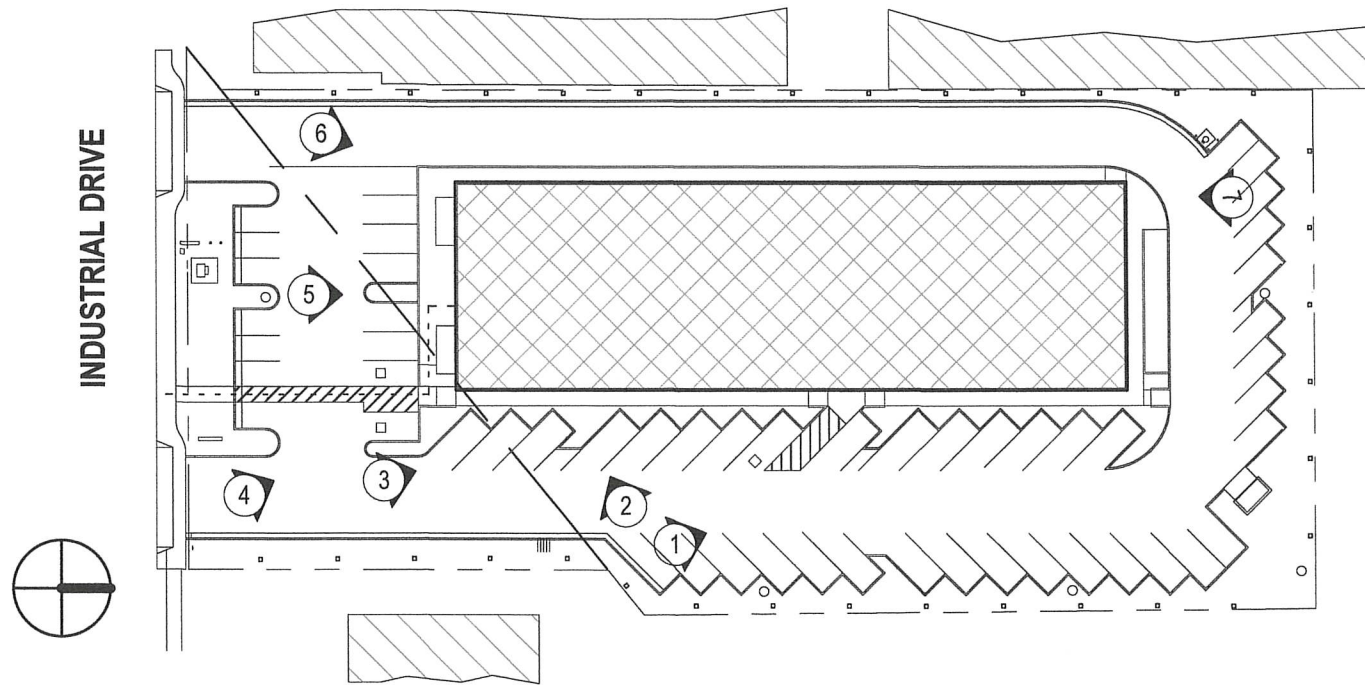
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2



1

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CUP7
 ELEVATION
 PHOTOS