

C.U.P. PLANS FOR: 2612 SANTA ROSA AVE SANTA ROSA, CA

2016 CBC CODE ANALYSIS

<p>Fire resistance rating requirements for building elements (hours) (CBC Table 601) Building element TYPE VB CONSTRUCTION</p> <p>Primary structural frame - (IE) Per Original Acceptance 0 HR - OK</p> <p>Bearing walls Exterior - (IE) Per Original Acceptance 0 HR - OK Interior - (NI) Metal studs w/ gyp. brd. 0 HR - OK</p> <p>Nonbearing walls & partitions Interior - (NI) & (IE) Metal studs w/ gyp brd. Per Original acceptance 0 HR - OK</p> <p>Floor construction & associated secondary members - (IE) Per Original Acceptance 0 HR - OK</p> <p>Roof construction & associated secondary members - (IE) Per Original Acceptance 0 HR - OK</p> <p>Fire Ratings for Exterior walls based on Fire separation distance (From CBC, Table 602) Per Original acceptance: X < 5' = 2 HR - OK 5' <= X < 10' = 1 HR - OK 10' <= X < 30' = 0 HR - OK X >= 30' = 0 HR - OK</p> <p>Allowable area of Openings: Per CBC 705.8)</p> <p>Proposed Use: Cannabis Dispensary Building Type: Type VB Occupancy Group: M, B & U Fire Sprinklers per CBC 903.2.4 Non-Sprinklered</p> <p>2 hour fire separation required between M, B and U occupancy. - OK 0 hour fire separation required between M and B occupancy. - OK</p> <p>Sa = Number of Stories above grade plane = 1 - OK</p> <p>Table 1004.12 - Occupant Load = 56 TOTAL - OK Unconcentrated Accessory Assembly = 15 S.F. Net / Per Occupant - OK Business Areas = 100 S.F. Gross / Per Occupant - OK Storage / Accessory Spaces = 300 S.F. Gross / Per Occupant - OK Mercantile = 60 S.F. Gross / Per Occupant - OK Shipping/Stock = 300 S.F. Gross / Per Occupant - OK Garage = 200 S.F. Gross / Per Occupant - OK</p> <p>Table 1006.21 - Common Path of Egress Travel M,B,U Occupancies, Non Sprinklered = M of < 30 = 75' maximum - OK B of < 30 = 100' maximum - OK U of < 30 = 100' maximum - OK</p>	<p>Allowable Area Calculations for 1 story building, Type VB Construction, Occupancy Group M, B & U Non-Sprinklered:</p> <p>M OCCUPANCY (Equation 5-1) Aa=A1+(NSxI) Where: Aa = Allowable area (square feet). = 9,000 S.F. - OK</p> <p>B OCCUPANCY (Equation 5-1) Aa=A1+(NSxI) Where: Aa = Allowable area (square feet). = 9,000 S.F. - OK</p> <p>U OCCUPANCY (Equation 5-1) Aa=A1+(NSxI) Where: Aa = Allowable area (square feet). = 5,500 S.F. - OK</p> <p>506.2.3 Allowable building area. The allowable area of the building shall be based on the applicable provisions of Section 506 for the main occupancy of the building. Aggregate accessory occupancies shall not occupy more than 10 percent of the floor area of the story in which they are located and shall not exceed the tabular values for nonsprinklered buildings in Table 506.2 for each such accessory occupancy. 509.2.4 Separation of occupancies. No separation is required between accessory occupancies and the main occupancy.</p> <p>CPC 422.2 3) In business and mercantile occupancies with a total occupant load of 50 or less including customers and employees, one toilet facility, designed for use by no more than one person at a time, shall be permitted for use by both sexes M & B occupancies = 3387/200 = 17 Occupants total - OK based on CPC Chapter 4 Table A</p> <p>Section 1006.21 & Table 1006.21 - Number of Exits in Group M, B and U occupancies with greater than 49 Occupants, two exits shall be provided. - OK</p> <p>1007.1.1 Two exits or exit access doorways. Where two exits, exit access doorways, exit access stairways or ramps, or any combination thereof, are required from any portion of the exit access, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the building or area to be served measured in a straight line between them. - OK</p> <p>Table 1006.21 - Exit & Exit Access Doorways In Group M, B & U occupancies with greater than 49 Occupants, Minimum of two exits shall be provided. - OK</p> <p>Table 1017.2 - Exit Access Travel Distance In Group M, B & U occupancies, Non Sprinklered, the maximum travel distance from the most remote point within a story to an exit discharge shall not exceed B & M 200' U, = 300' - OK</p> <p>Section 1020 - Corridors M, B & U Occupancy Groups, Non Sprinklered, shall have a Corridor fire resistance rating of 1-hour where Occupant load served by corridor is greater than 30. (Table 1020.1) - OK The width of a Dead End corridor shall not be less than 44" (Table 1020.2) - OK The length of a Dead End corridor shall not exceed 20'. (Table 1020.4.2) - OK</p>	<p>Base Allowable Area: 9,000 S.F. Area Increase: 0 Allowable Area: 9,000 S.F.</p> <p>Proposed Building Area: 5152 S.F. - OK Maximum Allowable Stories: (From CBC, Table 504.4) 1 Actual Number of Stories: 1 - OK Maximum Allowable Height: 40' (From CBC, Table 504.3) Actual Height: 26'-4" ± - OK</p> <p>2016 CALIFORNIA BUILDING CODE 2016 CALIFORNIA MECHANICAL CODE 2016 CALIFORNIA PLUMBING CODE 2016 CALIFORNIA ELECTRICAL CODE 2016 CALIFORNIA GREEN BUILDING CODE (CALGREEN) 2016 CALIFORNIA FIRE CODE 2016 STATE OF CALIFORNIA TITLE 24 ENERGY REGULATIONS CURRENT FEDERAL ADA STANDARDS</p>
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#	Revision / Date

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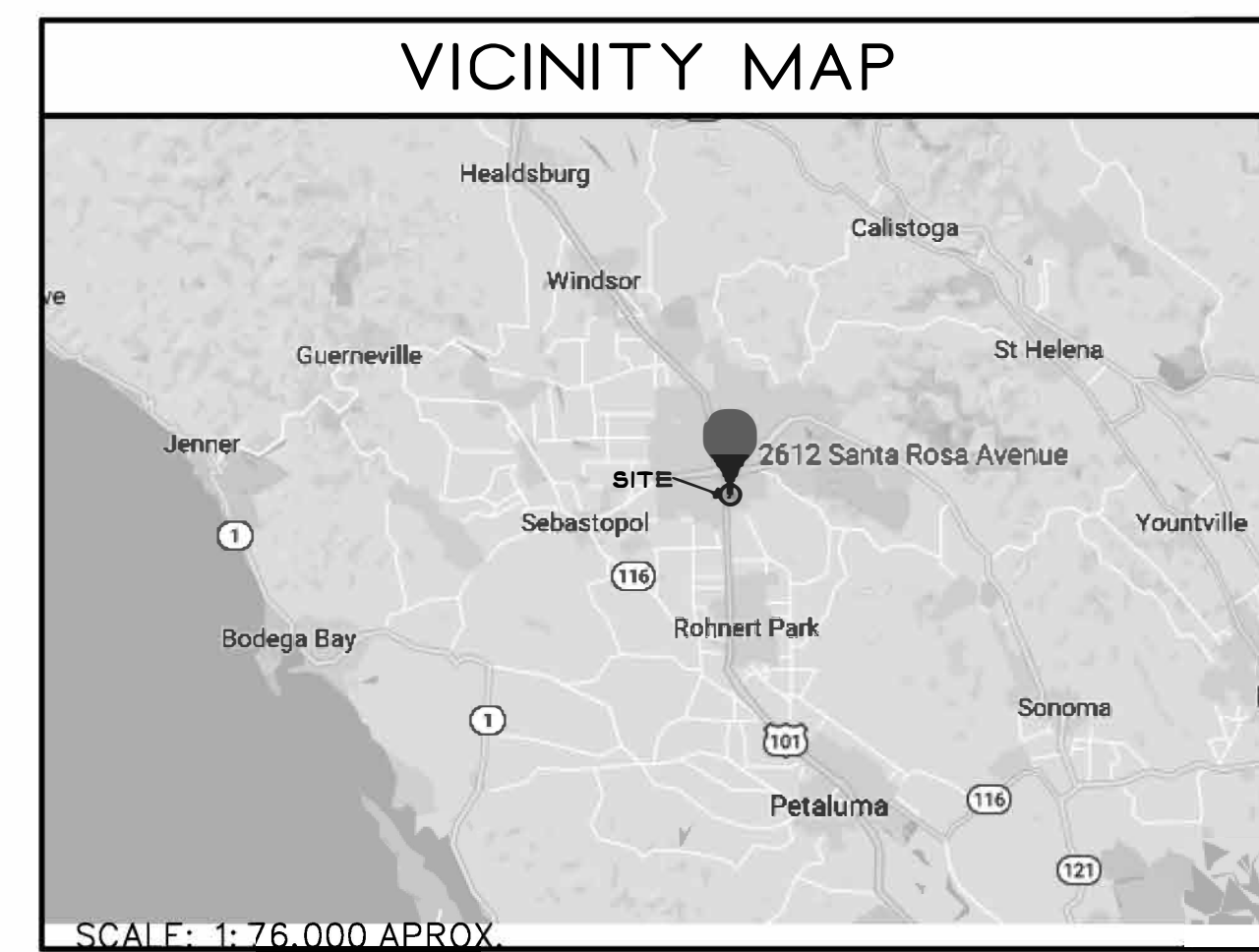
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TENANT IMPROVEMENT PLANS
FOR:
CANNABIS NATION
2612 SANTA ROSA AVE
SANTA ROSA, CA

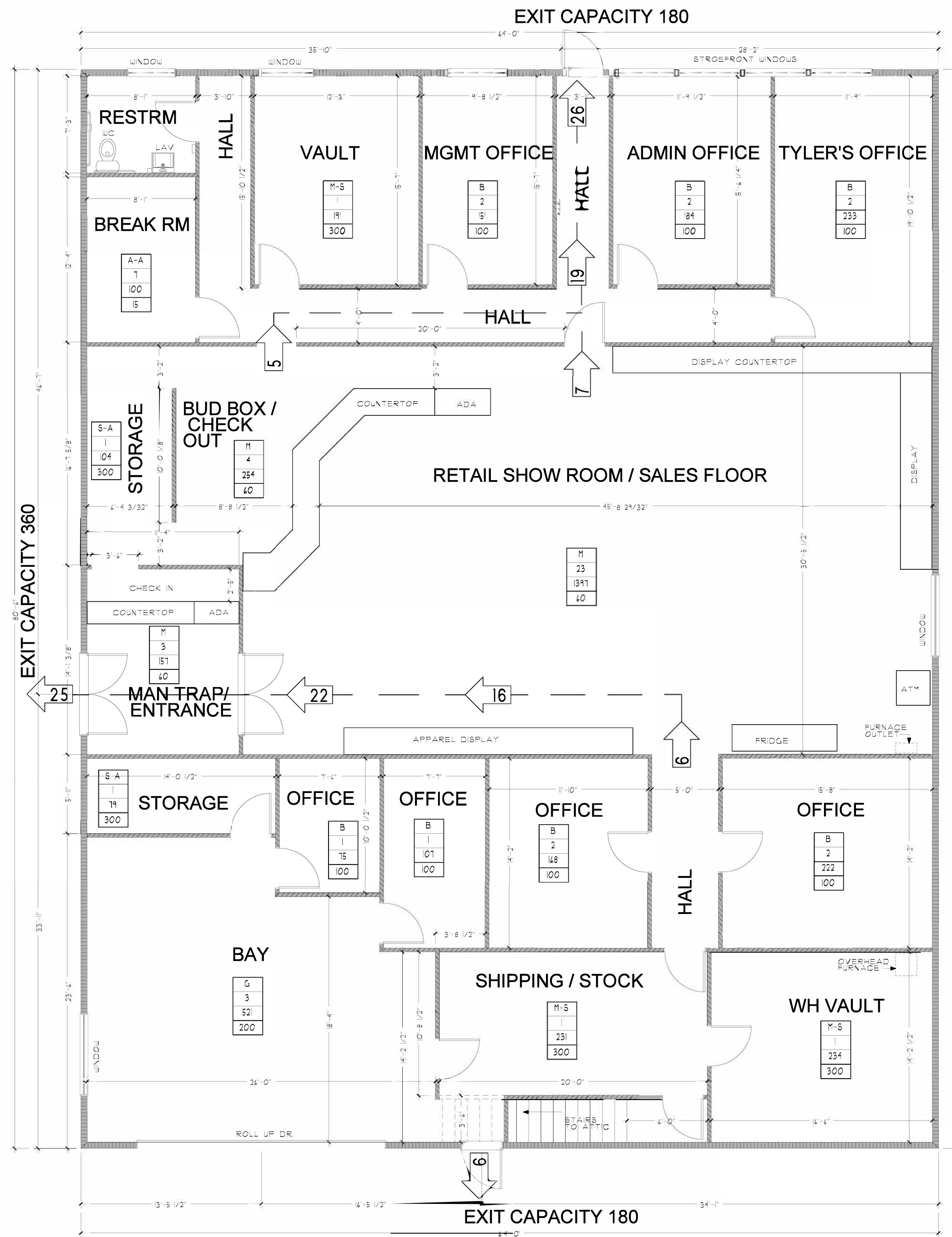
COVER
 Code
 Analysis

DRAWN : JS	CHECKED : JS
DATE : 4/13/2018	
SCALE :	
JOB NO. : 18TC01	
SHEET	
A.01	



SHEET INDEX

A.01). COVER - SITE VICINITY MAP, CODE ANALYSIS	
CIVIL	
C.01). SITE PLAN	
C.01). CONTEXT MAP	
ARCHITECTURAL	
A.02). 1ST FLOOR PLAN - NOTES, DIMENSIONS	
A.03). EXTERIOR BLDG. PHOTOS - DIMENSIONS	



EXITING OCCUPANT LOADS LEGEND

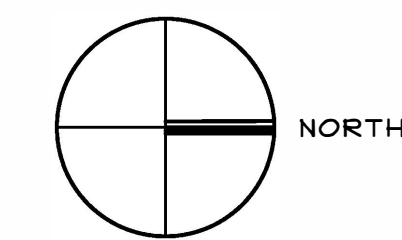
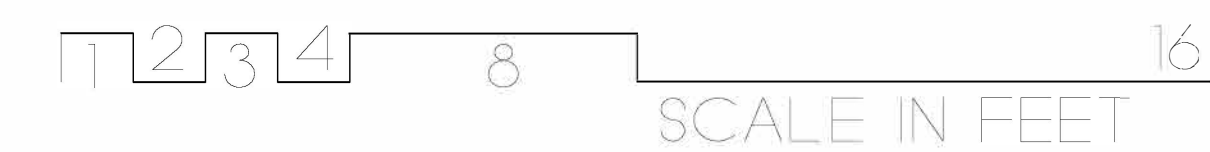
AG	ROOM USE BASED ON CBC 2014 - TABLE 1004.1.1
B	AREA OCCUPANCY LOAD BASED ON CBC 2014 - TABLE 1004.1.1
25/3	AREA SQUARE FOOTAGE
300	LOAD FACTOR BASED ON CBC 2014 - TABLE 1004.1.1

M = MERCANTILE - GROSS SQ. FT.
 M-S = SHIPPING/STOCK - GROSS SQ. FT.
 B = BUSINESS AREAS - GROSS SQ. FT.
 A-A = ASSEMBLY AREAS - ACCESSORY USE (TABLES / CHAIRS-NET)
 S-A = STORAGE, ACCESSORY USE - GROSS SQ. FT.
 G = PARKING GARAGE - GROSS SQ. FT.

EXITING - ROOM / CUMULATIVE OCCUPANT LOAD
 DIRECTION OF EGRESS TRAVEL

TENANT FLOOR PLAN

SCALE: 3/16" = 1'-0"
 GROSS FLOOR AREA=5152 FT2



FLOOR PLAN

SCALE: 3/16" = 1'-0"

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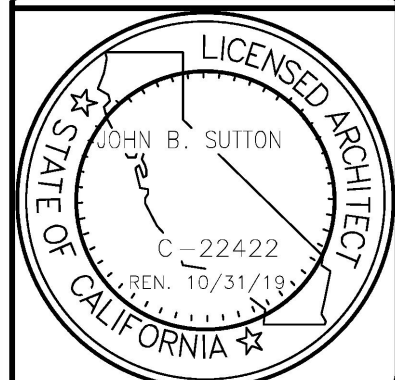
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TENANT IMPROVEMENT PLANS
FOR:
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2612 SANTA ROSA AVE
SANTA ROSA, CA

FLOOR PLAN

DRAWN: JS
CHECKED: JS
DATE: 4/13/2018
SCALE:
JOB NO.: 18TC01

SHEET
A.03



1. Building locations and associated dimensions are approximations based on field observations, photographic imagery and as-built measurements and have not been surveyed by a professional surveyor for accuracy.
2. ADA pathway is shown to be 5ft in width and shall comply with all minimum requirements for running grade, side slope, etc.
3. All 10 existing parking stalls shown are agreed to be for the use of 2612 Santa Rosa Ave., and are planned to remain configured as-is.
4. Per Santa Rosa code section 20-36.100 this project requires 1 temporary loading/unloading zone of 10ft x 30ft.

Per Santa Rosa parking code section 20-36.040 subsection C, all 'change of use' project types are exempt from additional required parking spaces with the exception that the new use comply with current ADA standards for parking; and any deficiency in parking stalls doesn't exceed 10 spaces or a 25% reduction in overall from the code requirements (whichever is greater).

Per Table 3-4 of Section 20-36.040, this project falls under the land use type of 'Retail Trade' with the sub-classification of 'All retail trade uses'. This land use requires 1 parking space for each 250sq.ft. of general floor space. The project building square footage is 5,084sq.ft. which corresponds to 21 spaces (20.6 spaces), and 1 van-accessible ADA stall.

Per Section C of 20-36.040, the project can reduce the required stalls by 25% or 10 spaces (whichever is greater), resulting in 11 regular spaces and 1 van-accessible space required per code.

Site Parking
Existing:
 10 standard stalls
Proposed:
 11 standard stalls
 1 ADA - van accessible
Required:
 11 standard stalls
 1 ADA - van accessible

Project Address
 2612 Santa Rosa Ave.
 Santa Rosa, CA. 95407

Project Zoning
 GC - General Commercial
 Specialty Retail

Building Size
 5,150 sq.ft.

Bike Parking Analysis
Existing:
 0 short/long term
Proposed:
 1 long term
Required:
 1 long term

site plan notes

parking analysis

project information

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Tenant Improvement
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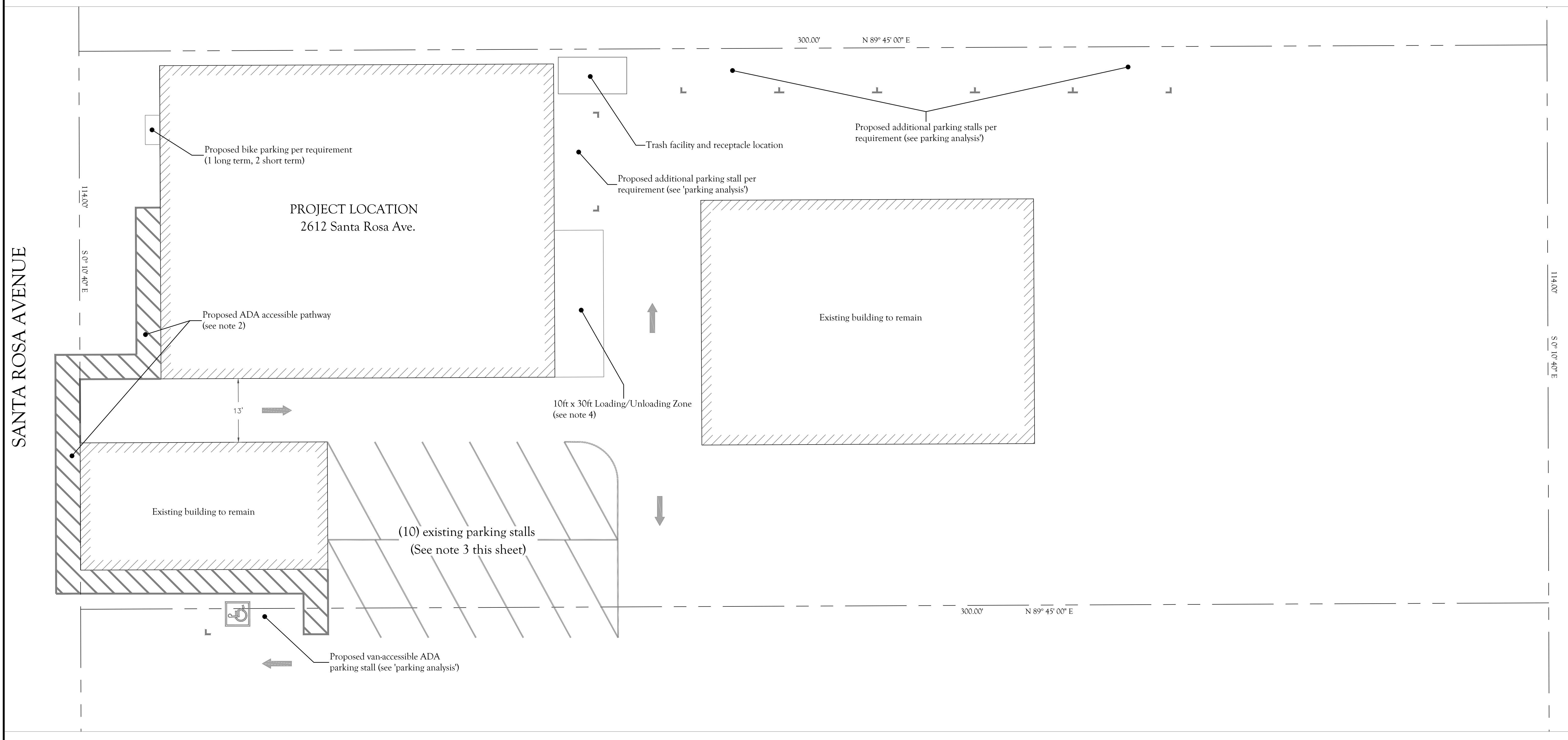
Plot Date
 03 April 2018

Revisions	#	description	date

Sheet Content
 Site Plan

C.01

sheet # 1 of 2 sheet set



Site Map
 Scale: 1" = 10'

