

MINOR USE PERMIT 04.06.23

100 SEBASTOPOL RD., COMMISSARY KITCHEN

100 SEBASTOPOL ROAD
SANTA ROSA CA, 95407

TNLD B

ARCHITECTURE

1640 STOCKTON ST., UNIT 330132
SAN FRANCISCO, CA 94133

O:415.702.0859
www.tnldb.com

MECHANICAL & PLUMBING

15000, INC.
6085 STATE FARM DR. #130
ROHNERT PARK, CA., 94928

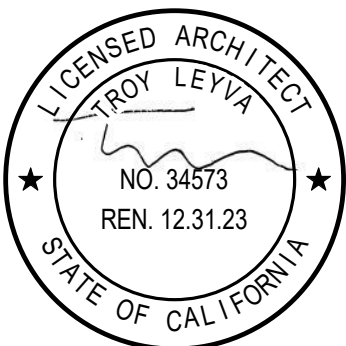
ELECTRICAL

BROKAW DESIGN
6060 DAWN DR.
ROHNERT PARK, CA 94928

NO.	REVISION / ISSUANCE	DATE
	MINOR USE PERMIT	04.06.23
	MINOR USE PERMIT REV1	11.15.23

100 SEBASTAPOL RD,
COMMISSARY
KITCHEN

100 SEBASTOPOL RD SANTA ROSA CA
PROJECT ADDRESS
100 SEBASTOPOL RD
CLIENT
23014
PROJECT NUMBER



SEAL

COVER SHEET

SCALE As indicated

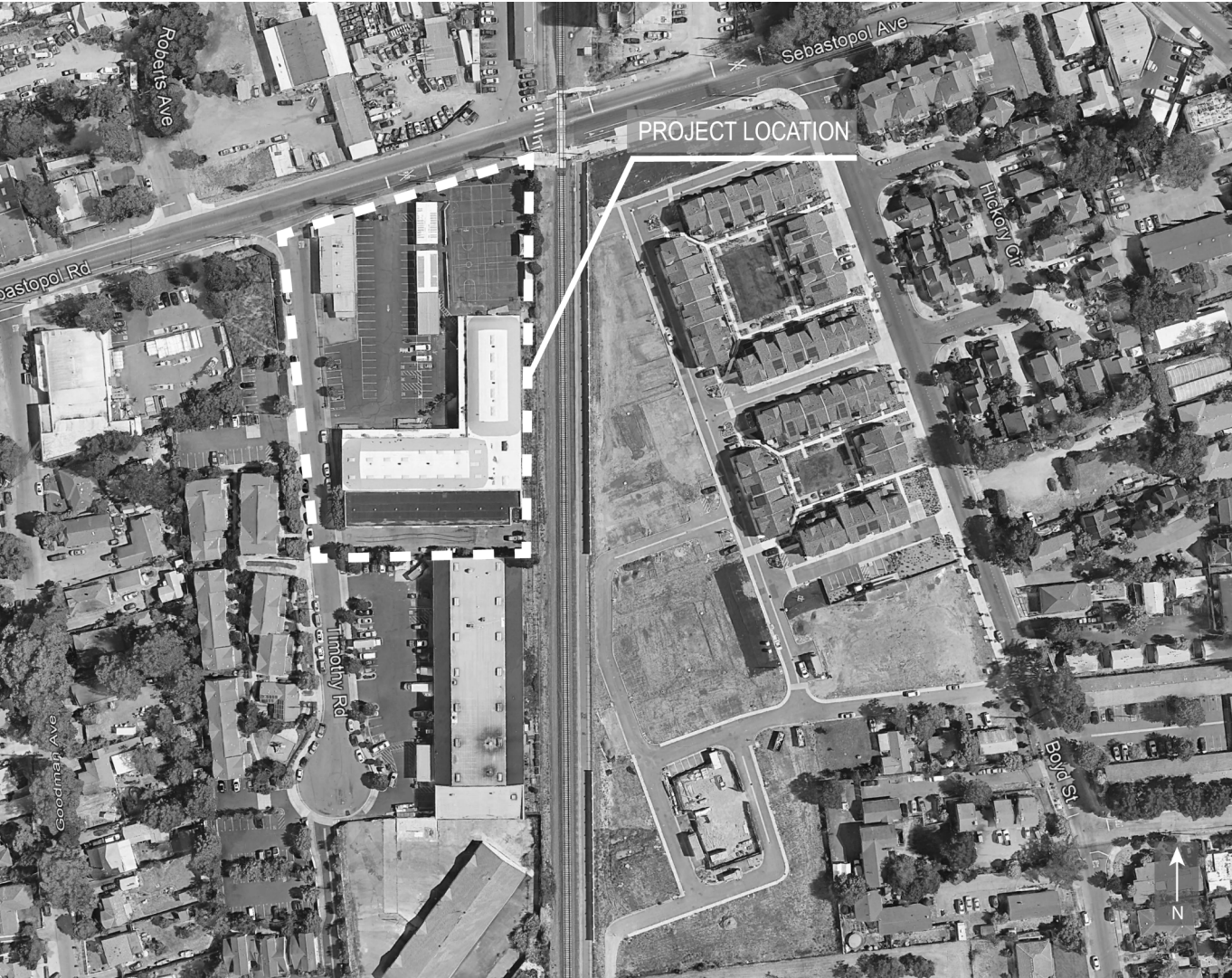
G-000

SYMBOLS AND ABBREVIATIONS

GRID LINE		GRID LINE NUMBER OR LETTER
DETAIL		DETAIL NUMBER SHEET WHERE DETAIL IS DRAWN. SAME DISCIPLINE
SECTION		SECTION NUMBER SHEET WHERE SECTION IS DRAWN. SAME DISCIPLINE
DRAWING REVISION		DELTA SEE REVISION BLOCK ON SAME SHEET FOR DATE AND DESCRIPTION
KEYNOTE		KEYED NOTES SEE DESCRIPTION LIST ON SAME SHEET
NORTH ARROW		PLAN NORTH FILLED LINE INDICATES PLAN NORTH DASHED ARROW INDICATES TRUE NORTH
ELEVATION MARKER		ELEVATION ABOVE DATUM POINT
GRADE ELEVATION		100.00 GRADE ELEVATION IN PLAN

& AND @ AT C CENTER LINE D DEGREES d DIAMETER + PLUS / MINUS # POUND NUMBER R PROPERTY LINE	F.H.C. FIRE HOSE CABINET F.F. FINISH FLOOR F.O. FINISHED OPENING F.O.C. FACE OF CONCRETE F.O.E.F.S. FACE OF EIFS F.O.F. FACE OF FINISH F.O.M. FACE OF MASONRY F.O.S. FACE OF STUD F.S. FLOOR SINK F.T.S. FOOTINGS FRP FIBERGLASS REINFORCED FRP PLASTIC FRPP FIREPROOF GA. GAUGE GALV. GALVANIZED G.F.R.C. GLASS FIBER REINFORCED CONC. GRD. GROUND OR GRADE G.S.F. GROSS SQUARE FEET G.V. GATE VALVE G.V.C.B. GATE VALVE IN CONCRETE GYP. GYPSUM HDR. HEADER HWR. HARDWARE H.M. HOLLOW METAL HORIZ. HORIZONTAL H.P. HIGH POINT HR. HOUR H.R.C. HOSE REEL CABINET H.S.B. HIGH STRENGTH BOLT HT. HEIGHT H.T.D. HANDICAP TOWEL DISPENSER HTG. HEATING H.W. HOT WATER H.W.D. HOT WATER DISPENSER I.D. INSIDE DIAMETER INSUL. INSULATION INV. INVERT INT. INTERIOR JAN. JANITOR J.B. JUNCTION BOX J.T. JOINT TRENCH J.T. JOINT K.P. KICKPLATE LAB. LABORATORY LAM. LAMINATE LAV. LAVATORY LB. POUND L.P. LOW POINT L.S.D. LIQUID SOAP DISPENSER MAT. MATERIAL MAX. MAXIMUM M.B. MACHINE BOLT M.B.R. MODIFIED BITUMEN ROOF MECH. MECHANICAL MET. METAL MFR. MANUFACTURER M.H. MANHOLE MIN. MINIMUM M.O. MASONRY OPENING M.S. MACHINE SCREW N.I.C. NOT IN CONTRACT N.S.F. NET SQUARE FEET N.T.S. NOT TO SCALE (N) NEW O.C. ON CENTER O.H. OVERHEAD, OPPOSITE HAND OPNG. OPENING OPP. OPPOSITE O.D. OVERFLOW DRAIN or OUTSIDE DIAMETER P.A. PUBLIC ADDRESS P.B. PANIC BAR P.C.C. PORTLAND CEMENT CONCRETE P.D.F. POWDER DRIVEN FASTENER P.H. PHILLIPS HEAD PL. PLATE PLAS. PLASTER P.LAM. PLASTIC LAMINATE F.I.C. FIRE ALARM F.B. FLAT BAR FBRGL. FIBERGLASS F.D. FLOOR DRAIN F.DN. FOUNDATION F.E. FIRE EXTINGUISHER F.E.C. FIRE EXTINGUISHER CABINET F.H. FIRE HYDRANT OR FLAT HEAD	PLY. PLYWOOD PNL. PANEL POL. POLISHED PORC. PORCELAIN ENAMEL ENAM. PRCST. PRECAST P.S.D. POWDER SOAP DISPENSER PT. POINT P.T.D. PAPER TOWEL DISPENSER P.V.C. POLYVINYL CHLORIDE Q.T. QUARRY TILE R. RISER RA. RETURN AIR RAD. RADIUS R.C.P. REINFORCED CONCRETE PIPE RD. ROUND R.D. ROOF DRAIN REC. RECESSED REIN. REINFORCED(ING) RES. RESILIENT R.H. ROUND HEAD RM. ROOM RO. ROUGH R.O. ROUGH OPENING R.W. RIGHT OF WAY RWD. REDWOOD R.W.L. RAIN WATER LEADER S. SEWER S.C.D. SEAT COVER DISPENSER S.D. STORM DRAIN SECT. SECTION S.F. SQUARE FOOT / FEET SHT. SHEET SHTHG. SHEATHING SHVS. SHELVES SIM. SIMILAR SK. SINK OR SKETCH SQ. SQUARE S.M. SHEET METAL S.M.S. SHEET METAL SCREW S.N.D. SANITARY NAPKIN DISPOSER S.N.V. SANITARY NAPKIN VENDOR S.O.V. SHUT OFF VALVE SPEC. SPECIFICATIONS ST. STEEL STD. STANDARD STL. STEEL STOR. STORAGE STRUCT. STRUCTURAL ST STL. STAINLESS STEEL SUSP. SUSPENDED T.C. TOP OF CURB T.D. TOWEL DISPENSER T.D.D. TOWEL DISPENSER & DISPOSAL TEL. TELEPHONE T & G. TONGUE AND GROOVE T.O.S. TOP OF SLAB T.P. TOP OF PAVEMENT TR. TREAD TYP. TYPICAL T.W. TOP OF WALL U.NF. UNFINISHED U.O.N. UNLESS OTHERWISE NOTED UR. URINAL V.C.P. VITREOUS CLAY PIPE VERT. VERTICAL VEST. VESTIBULE V.G.D.F. VERTICAL GRAIN DOUGLAS FIR W. WATER W/ WITH WAINS. WAINSCOT WD. WOOD W.P. WORK POINT or WATERPROOF W.R. WATER RESISTANT or WASTE RECEPTACLE W.S. WEATHER STRIPPING or WOOD SCREW WT. WEIGHT WW. WINDOW WALL W.W.F. WELDED WIRE FABRIC
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VICINITY PLAN



SCOPE OF WORK

THE SCOPE OF WORK INCLUDES:

NEW 1,600 SF COMMISSARY KITCHEN WITHIN EXISTING VACANT BUILDING.

APPLICABLE CODES

DESIGN AND CONSTRUCTION SHALL CONFORM TO ALL FEDERAL, STATE AND LOCAL BUILDING CODES AND ORDINANCES TO INCLUDE BUT NOT LIMITED TO THE MOST CURRENT VERSION OF THE FOLLOWING DOCUMENTS:

- 2022 CALIFORNIA BUILDING CODE PART 2 OF TITLE 24
- 2022 CALIFORNIA ELECTRIC CODE PART 3 OF TITLE 24
- 2022 CALIFORNIA MECHANICAL CODE PART 4 OF TITLE 24
- 2022 CALIFORNIA PLUMBING CODE PART 5 OF TITLE 24
- 2022 CALIFORNIA ENERGY CODE PART 6 OF TITLE 24
- 2022 CALIFORNIA ELEVATOR CODE PART 7 OF TITLE 24
- 2022 CALIFORNIA FIRE CODE PART 9 OF TITLE 24
- ACCESSIBILITY REGULATIONS AS PRESCRIBED BY THE 2022 CALIFORNIA BUILDING CODE, CHAPTER 11
- AMERICANS WITH DISABILITIES ACT GUIDELINES, AS AMENDED, 28 CFR PART 36 AND 36, CFR 1911.
- ALL CODES AND ORDINANCES ADOPTED BY THE CITY OF SANTA ROSA.
- MEDICINAL AND ADULT USE CANNABIS REGULATION AND SAFETY ACT (MAUCRSA)

CODE ANALYSIS

PREVIOUS OCCUPANCY:	E-1, A-3, B
PROPOSED OCCUPANCY:	F-1
CONSTRUCTION TYPE:	TYPE VB
FIRE SPRINKLERS:	FULLY FIRE SPRINKLERED
NUMBER OF STORIES:	1 STORY
FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE PER CBC TABLE 602:	
SEPARATION DISTANCE OF THE SOUTH WALL IS UNDER 5'. PER CBC TABLE 602 THE EXTERIOR WALLS IS REQUIRED TO BE 2 HOURS FOR AN F-1 OCCUPANCY. THE WALL CONFORMS AS EXISTING. THE EXISTING EXTERIOR WALL CONSTRUCTION IS 6" CONCRETE.	
ALLOWABLE AREA	
ALLOWABLE AREA: 34,000 SF ALLOWED < 21,944 SF BUILDING AREA	
ALLOWABLE AREA BASED ON THE MOST RESTRICTIVE USE. F-1 OCCUPANCY IS THE MOST RESTRICTIVE USE FOR THIS PROJECT.	
NON SEPARATED OCCUPANCIES	
PER CBC TABLE 508.4 OCCUPANCIES QUALIFY AS NON SEPARATED OCCUPANCIES	

PROJECT DATA

PROJECT NAME:	100 SEBASTOPOL ROAD, COMMISSARY KITCHEN
PROJECT ADDRESS:	100 SEBASTOPOL ROAD SANTA ROSA, CA 95407
ASSESSOR'S PARCEL NUMBER:	125-181-023
TOTAL EXISTING BUILDING AREA	20,550 GSF (COMMISSARY KITCHEN 300 SF)
TOTAL SITE AREA	1.79ACRES (77,972 SF)
EXISTING CONDITIONS	VACANT
ZONING	IL
EXISTING CONDITIONS	VACANT
PROPOSED USES	COMMISSARY KITCHEN

PROJECT TEAM

CLIENT

100 SEBASTOPOL ROAD LLC.

100 SEBASTOPOL ROAD.
SANTA ROSA, CA 95407

TEL: 707.757.7075

CONTACT: DENNIS HUNTER
EMAIL:DENNIS@CANNACRAFT.COM

ARCHITECT

TNLD B

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MECHANICAL & PLUMBING

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6085 STATE FARM DR. #130
ROHNERT PARK, CALIFORNIA 94928

TEL: 707.479.2834

CONTACT: MATTHEW TORRE
EMAIL:MATT@15000INC.COM

ELECTRICAL ENGINEER

BROKAW DESIGN

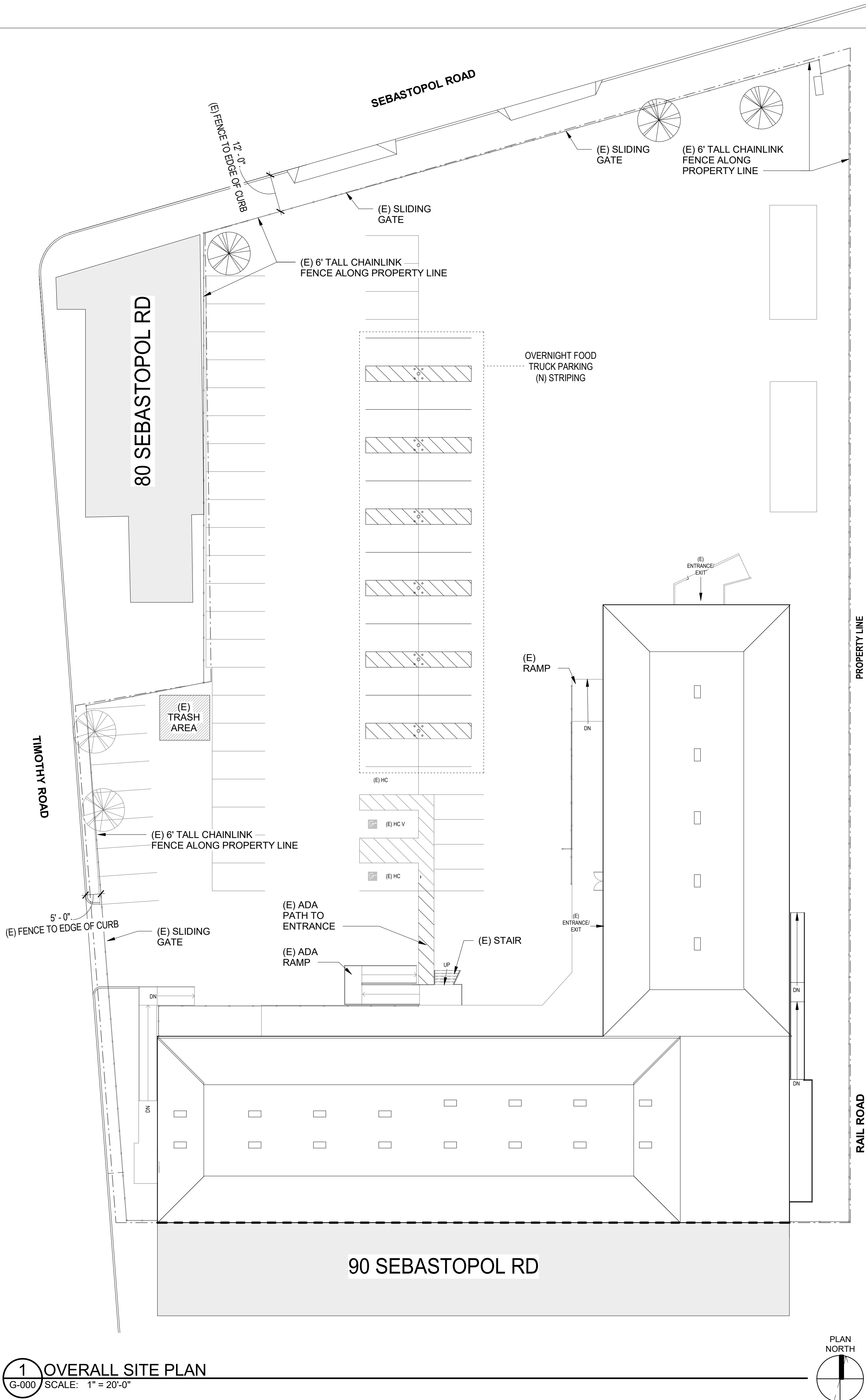
6060 DAWN DR.
ROHNERT PARK, CA 94928

TEL: 707.799.6822

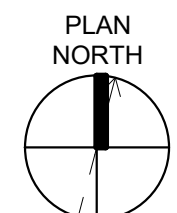
CONTACT: COURTNEY CHUENYANE
EMAIL:COURTNEY.CHUENYANE@BROKAWDESIGN.COM

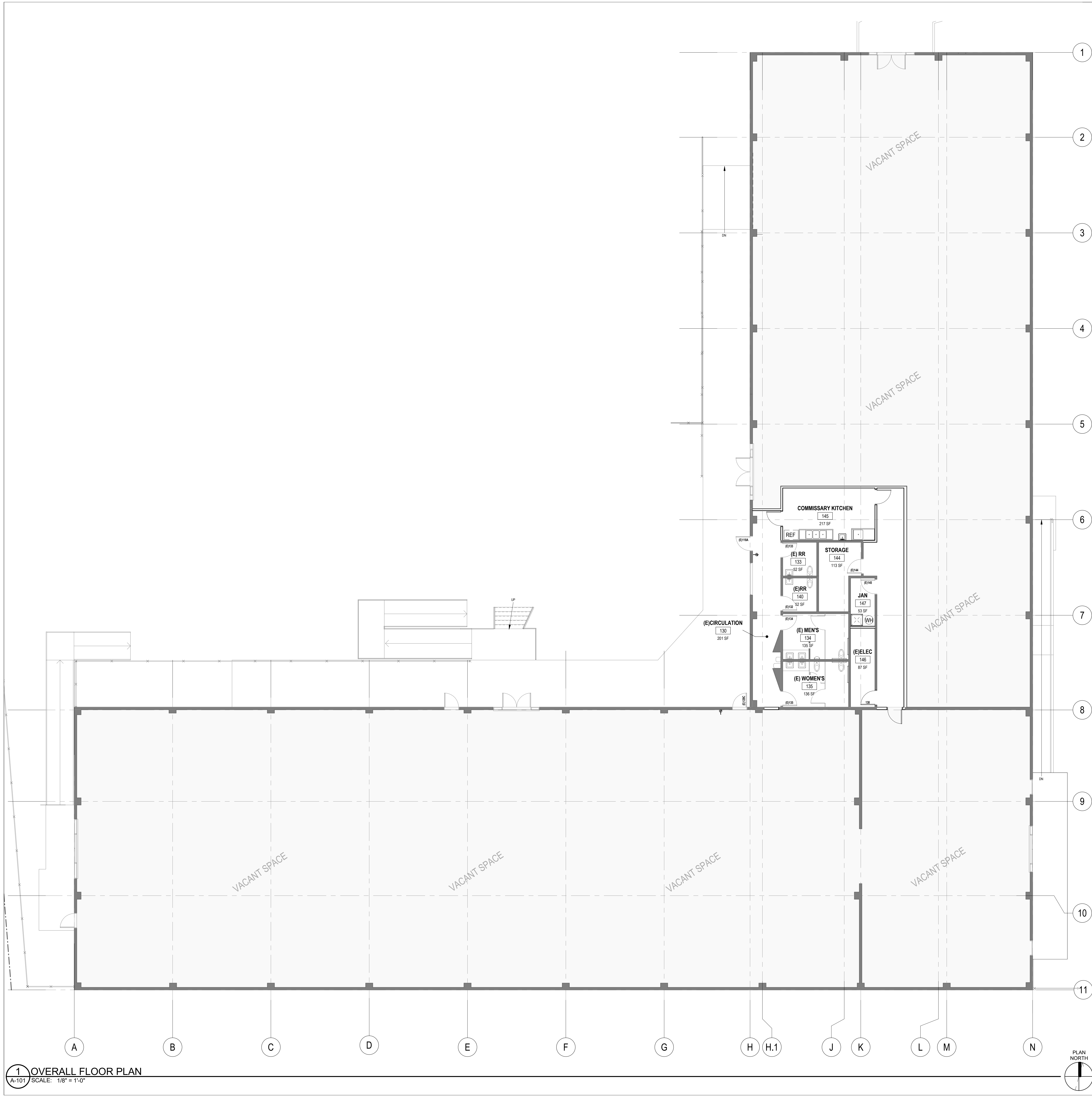
SHEET INDEX

DRAWING NO	DRAWING NAME	ISSUE FOR MINOR USE PERMIT 04.06.23
GENERAL	COVER SHEET	
ARCHITECTURAL	OVERALL FLOOR PLAN	

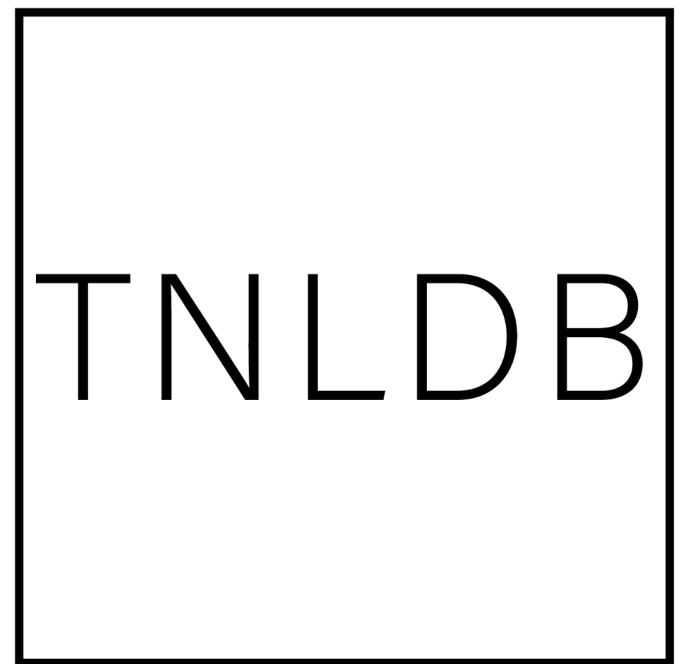


1 OVERALL SITE PLAN
G-000 SCALE: 1" = 20'-0"





1 OVERALL FLOOR PLAN
A-101 SCALE: 1/8" = 1'-0"



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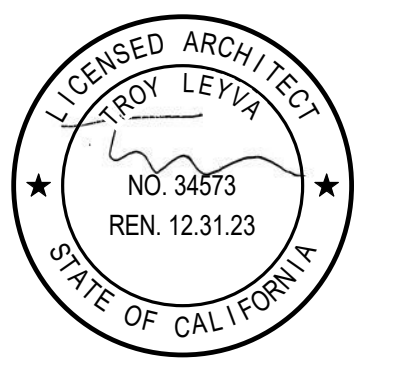
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23014
PROJECT NUMBER



SEAL

OVERALL FLOOR
PLAN

SCALE 1/8" = 1'-0"

A-101