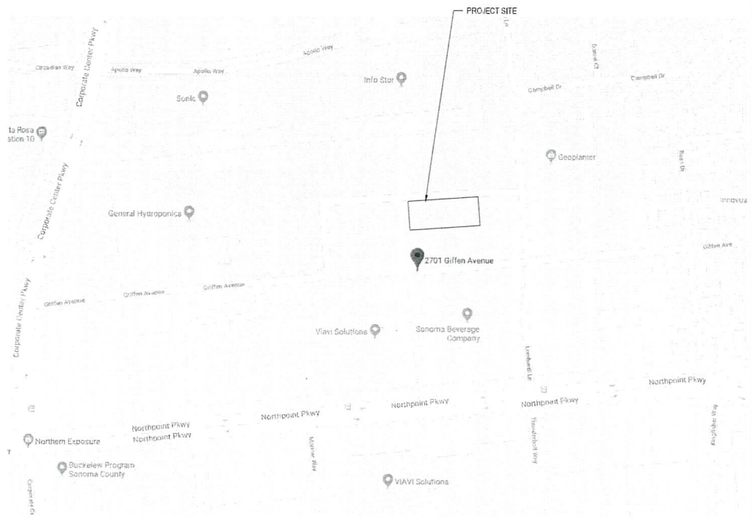
CONDITIONAL USE PERMIT
06.14.19

GIFFEN 2 FLEX MOD

2715 GIFFEN AVE
SANTA ROSA, CA 95407

SITE PLAN



PLAN NORTH

VICINITY MAP

PLAN NORTH

PROJECT DATA

PROJECT NAME:	GIFFEN 2 FLEX MOD
PROJECT ADDRESS:	2715 GIFFEN AVE SANTA ROSA, CA 95407
MAUCRSA:	7(VOLATILE)

CODE ANALYSIS

BUILDING 2 - EXISTING

EXISTING USE:	MANUFACTURING
TOTAL BUILDING AREA/ OCCUPANTS:	24,753 SF/ 254 TOTAL OCCUPANTS
OCCUPANCY TYPE:	F-1, S-1 (MAUCRSA 6)
CONSTRUCTION TYPE	IIIB
NUMBER OF STORIES:	1
FIRE PROTECTION:	SPRINKLERED (ORDINARY GROUP 2, DENSITY IS .20/1500 SQ.FT., PER NFPA 13, 2016 EDITION)
SEPARATION REQUIREMENT:	NO FIRE SEPARATION REQUIRED PER CBC TABLE 508.4
EXTERIOR WALL FIRE RATING REQUIREMENT:	NO FIRE SEPARATION REQUIRED FROM NEIGHBORING BUILDINGS PER CBC TABLE 602.

FLEX MODS

EXISTING USE:	1 NEW BUILDING PROPOSED
PROPOSED USE:	MANUFACTURING
TOTAL BUILDING AREA / OCCUPANTS	440 SF/ 5 TOTAL OCCUPANTS
OCCUPANCY TYPE:	F-1 (MAUCRSA 7)
CONSTRUCTION TYPE	IIB SPRINKLERED
NUMBER OF STORIES:	1
SEPARATION REQUIREMENT:	NO FIRE SEPARATION REQUIRED PER CBC TABLE 508.4
EXTERIOR WALL FIRE RATING REQUIREMENT:	NO FIRE SEPARATION REQUIRED GREATER THAN 10' FROM NEIGHBORING BUILDINGS PER CBC TABLE 602.

LEGAL DESCRIPTION:
IN THE CITY OF SANTA ROSA
COUNTY OF SONOMA, STATE OF CALIFORNIA

ACCESSORS PARCEL NO. (APN): 010-450-008
ZONING: LIGHT MANUFTG & INDUSTRIAL

DEFERRED SUBMITTALS:
1. PROCESS EQUIPMENT AND REQUIREMENTS REPORT
2. FIRE SPRINKLER

GOVERNING CODES

PART 2: 2016 CALIFORNIA BUILDING CODE (CBC)
PART 3: 2016 CALIFORNIA ELECTRICAL CODE (CEC)
PART 4: 2016 CALIFORNIA MECHANICAL CODE (CMC)
PART 5: 2016 CALIFORNIA PLUMBING CODE (CPC)
PART 6: 2016 CALIFORNIA ENERGY CODE
PART 9: 2016 CALIFORNIA FIRE CODE (CFC)
PART 11: 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
PART 12: 2016 CALIFORNIA REFERENCE STANDARDS CODE
CALIFORNIA CODE OF REGULATIONS, TITLE 8 (CAL OSHA)

OTHER REGULATIONS
BAY AREA AIR QUALITY MANAGEMENT DISTRICT (BAAQMD)
CITY OF SANTA ROSA ADOPTED CODES, REGULATIONS AND ORDINANCES

SCOPE OF WORK

THE SCOPE OF WORK INCLUDES OBTAINING A CUP FOR THE INSTALLATION OF ONE PRE FABRICATED FLEX MOD UNIT FOR VOLITILE EXTRACTION (MAUCRSA TYPE 7). THERE WILL BE A RAMP AND LANDING TO BE FLUSH WITH THE FLOOR OF THE FLEX MOD UNIT.

PROJECT TEAM

CONTACT
GIFFEN 2

2715 GIFFEN AVE
SANTA ROSA, CA 95407

TEL: 707.322.3527

CONTACT: KATHERINE CLARK
EMAIL: katy@katyclarkrealtor.com

ARCHITECT
DGA planning | architecture | interiors

201 FILBER ST, 3RD FLOOR
SAN FRANCISCO, CA 94133

TEL: 415.477.2770

CONTACT: TROY LEYVA
EMAIL: TLEYVA@DGA-SF.COM

DRAWING INDEX

DRAWING NO.	DRAWING NAME	CONDITIONAL USE PERMIT 06.14.19
	ARCHITECTURAL	
G1001	COVER SHEET	•
G1002	CONTEXT MAPS	•
AS100	OVERALL SITE PLAN -GIFFEN AVENUE PROPERTY (FOR REFERENCE)	•
AS101	SITE PLAN	•
AE100	FLEX MOD FLOOR PLAN (FOR REFERENCE)	•

City of Santa Rosa
JUL 18 2019
Planning & Economic Development Department

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2550 Fifth Avenue, Suite 115, San Diego, CA 92103 619-685-3990
1720 8th Street, Sacramento, CA 95811 916-441-6800

STAMP

LICENSED ARCHITECT
TROY LEYVA
NO. C23107
REN. 3/28/21
STATE OF CALIFORNIA

NO.	DESCRIPTION	DATE
	CONDITONAL USE PERMIT	06.14.19

CLIENT: GIFFEN 2
PROJECT: GIFFEN 2 FLEX MOD
ADDRESS: 2715 GIFFEN AVE, SANTA ROSA, CA 95407
PROJECT NO.: 18275
SCALE:
TITLE: **COVER SHEET**

G1001

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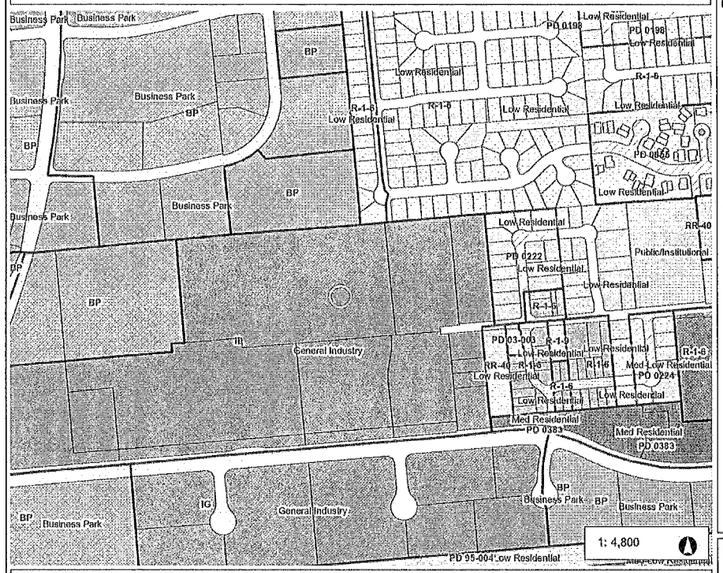
7/15/2019 10:18:48 AM T:\18115_Cannacraft\1-Giffen 2\7-Flex Mod\18329_ Giffen 2 Flex Mod.rvt

Neighborhood Context - 2715 Giffen Ave

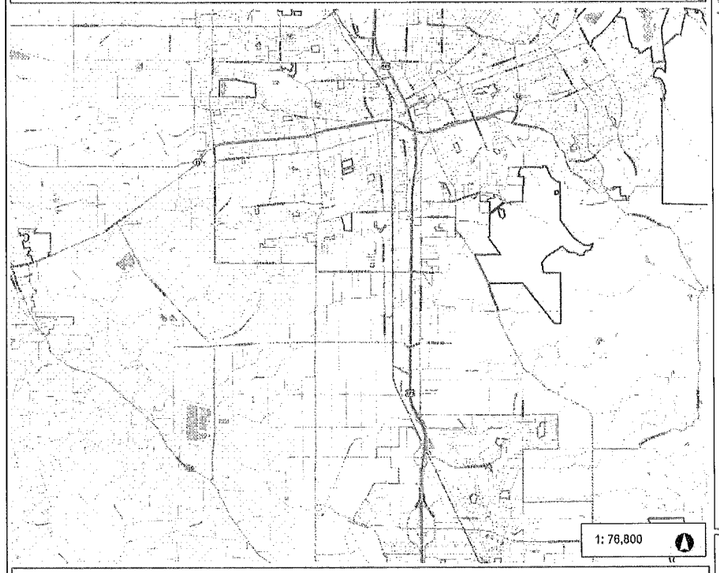


This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Legend
- Dummy Parcels Lines
- Zoning
- Zoning Identifier
  - HILLSIDE
  - HILLSIDE & SMALL LOT
  - SMALL LOT
- General Plan Land Use
  - Country Residential
  - Very Low Density Residential
  - Low Density/Open Space
  - Low Density Residential
  - Medium Low Density Residential
  - Medium Density Residential
  - Medium High Density Residential
  - Mobile Homes
  - Retail and Business Services
  - Retail/Medium Residential Mixed U
  - Retail/High Residential Mixed Use
  - Office/High Residential Mixed Use
  - Office/Med Residential
  - Pub/Inst/Med Residential
  - Lt Ind/Med Residential Mixed Use
  - Office
  - Transit Village Mixed Use
  - Business Park
  - Transit Village Medium
  - Light Industry
  - General Industry
  - Public/Institutional
  - Parks and Recreation
  - Open Space
  - Agriculture
- Existing Land Use
  - Residential - Single Family
  - Residential - Multi Family

Notes

Vicinity Map - 2715 Giffen Ave

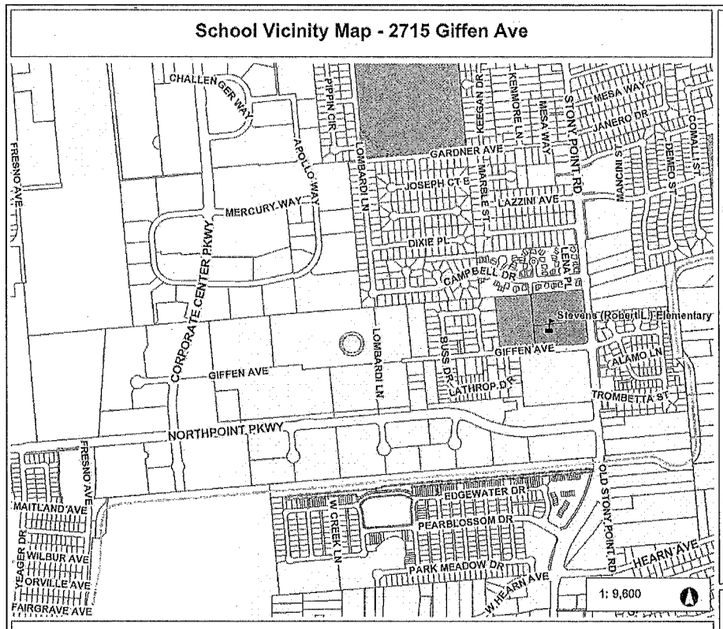


This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Legend
- City Boundary
- Lakes
- Rail Road

Notes

School Vicinity Map - 2715 Giffen Ave



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Legend
- Major (4801-9600)
- Minor (4801-9600)
- Private Schools
  - Preschools
  - Private
- Public Schools
  - Adult
  - High
  - Alternative
  - Middle
  - Elementary
- City Boundary
- Lakes
- Creeks
  - Unknown
  - Surface
  - Subsurface
- Rail Road
- Parks
  - State or Regional Park
  - Community Park
  - Neighborhood Park
  - Trail Park
  - Open Space
  - Special Purpose Park
  - Recreational Center Site
  - Civic Site/ Public Area
  - Beach
  - Historic
- Public School Properties
- Parcels

Notes

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1720 8th Street, Sacramento, CA 95811 916-441-6800

STAMP

LICENSED ARCHITECT
RANDALL DOWLER
NO. C23107
REN. 2/28/21
STATE OF CALIFORNIA

NO.	DESCRIPTION	DATE
	CONDITONAL USE PERMIT	06.14.19

CLIENT: GIFFEN 2

PROJECT: GIFFEN 2 FLEX MOD

ADDRESS: 2715 GIFFEN AVE
SANTA ROSA, CA 95407

PROJECT NO. 18275

SCALE

TITLE

CONTEXT MAPS

GI002

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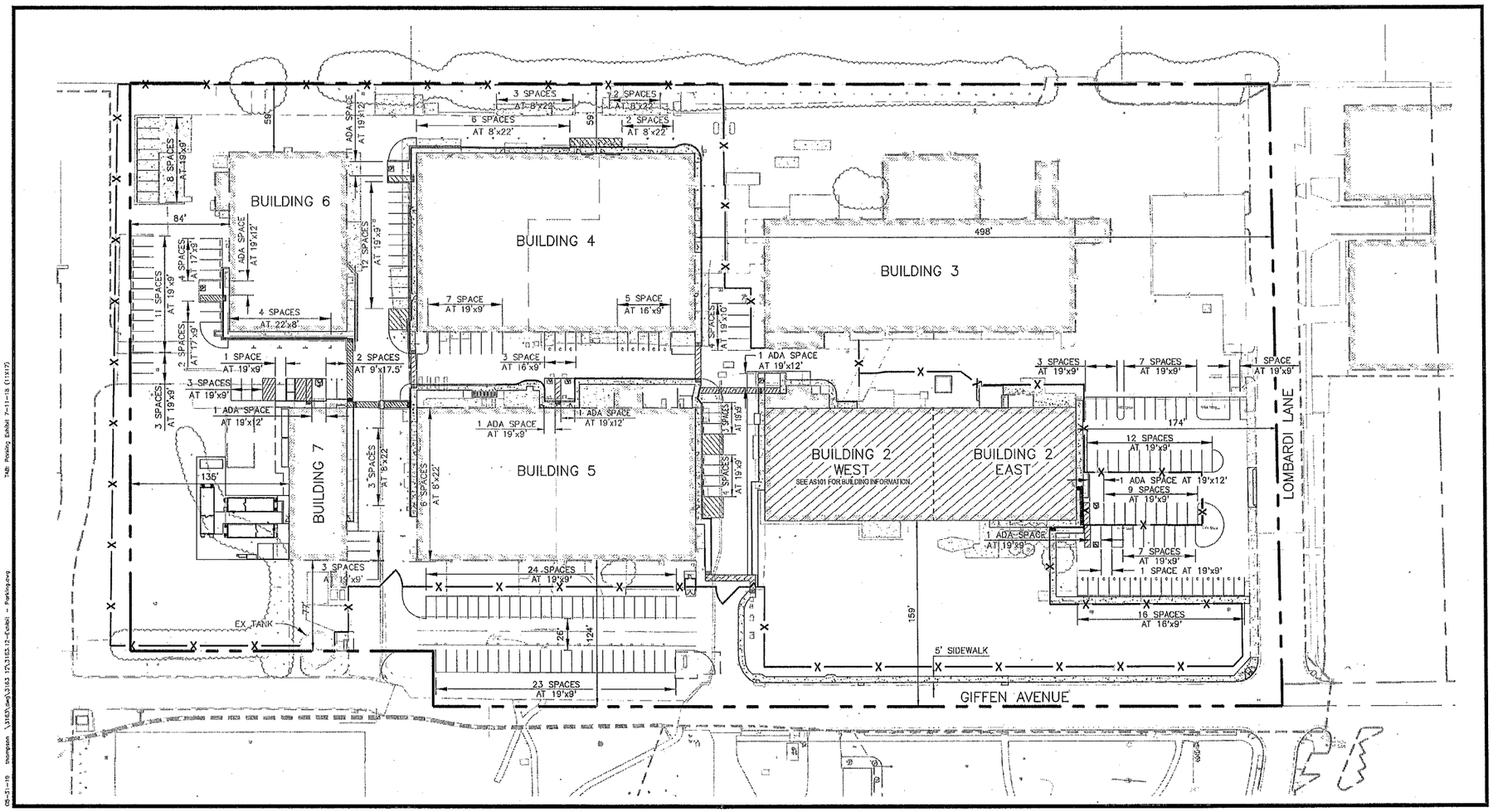

NORTH

80 0

SCALE IN FEET

1" = 80 Ft.

Brelje & Race CONSULTING ENGINEERS

LEGEND

—x— EXISTING AND PROPOSED SECURITY FENCE

PROPOSED USE

PARKING REQUIRED	STD	ADA
BUILDING 2 (WEST)	13	1
BUILDING 2 (EAST)	23	1
BUILDING 4/5	65	3
BUILDING 6	15	1
BUILDING 7	21	1
	137	7

TOTAL PARKING REQUIRED 137+7=144

PARKING PROVIDED	
ACCESSIBLE STALLS	8
STANDARD STALLS	171
COMPACT STALLS	26
TOTAL PARKING PROVIDED	205

PER CBC TABLE 11B-208.2
7 ACCESSIBLE SPACES ARE REQUIRED FOR 205 TOTAL SPACES

GIFFEN AVENUE PROPERTY

OVERALL SITE PLAN

JUNE 5, 2019

FOR REFERENCE

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STAMP

LICENSED ARCHITECT RANDALL DOWNER NO. C23107 REN. 2/28/21 STATE OF CALIFORNIA

NO.	DESCRIPTION	DATE
	CONDITONAL USE PERMIT	06.14.19

CLIENT GIFFEN 2

PROJECT GIFFEN 2 FLEX MOD

ADDRESS 2715 GIFFEN AVE SANTA ROSA, CA 95407

PROJECT NO. 18275

SCALE

TITLE

OVERALL SITE PLAN -GIFFEN AVENUE PROPERTY (FOR REFERENCE)

AS100

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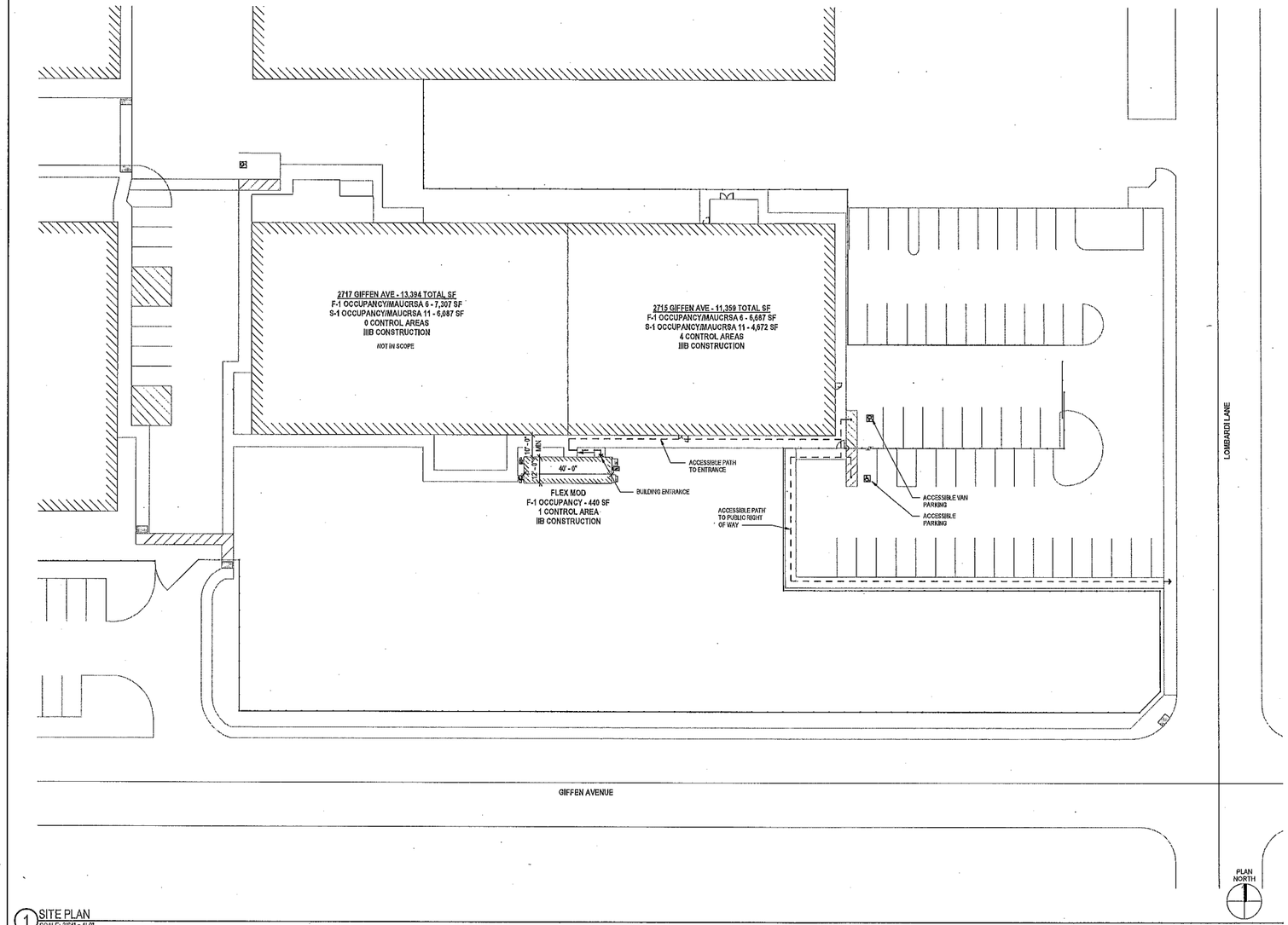
7/19/2019 10:18:47 AM T:\18\18_Caminazzo\01-Giffen 2\7-Plan Mod\18029_ Giffen 2 Flex Mod.rvt
05-31-19 Thompson \\1165\Jobs\3163 172\3163.12-Exhibit - Parking.dwg
TAB: Parking Exhibit 7-11-18 (13X17)



1 SITE PLAN
SCALE: 3/64" = 1'-0"

7/15/2019 10:18:48 AM T:\18115_Cannacraft\1-Giffen 2\7-Flex Mod\18229_Giffen 2 Flex Mod.rvt

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REN. 2/28/21
STATE OF CALIFORNIA

NO.	DESCRIPTION	DATE
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CLIENT: GIFFEN 2

PROJECT: GIFFEN 2 FLEX MOD

ADDRESS: 2715 GIFFEN AVE
SANTA ROSA, CA 95407

PROJECT NO. 18275

SCALE 3/64" = 1'-0"

TITLE

SITE PLAN

AS101

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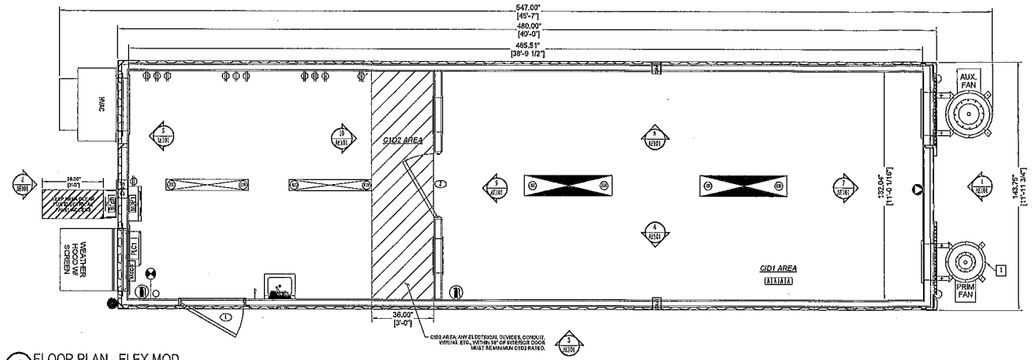
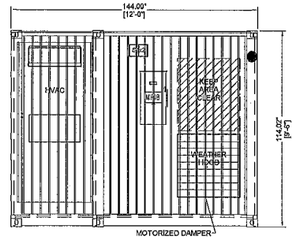
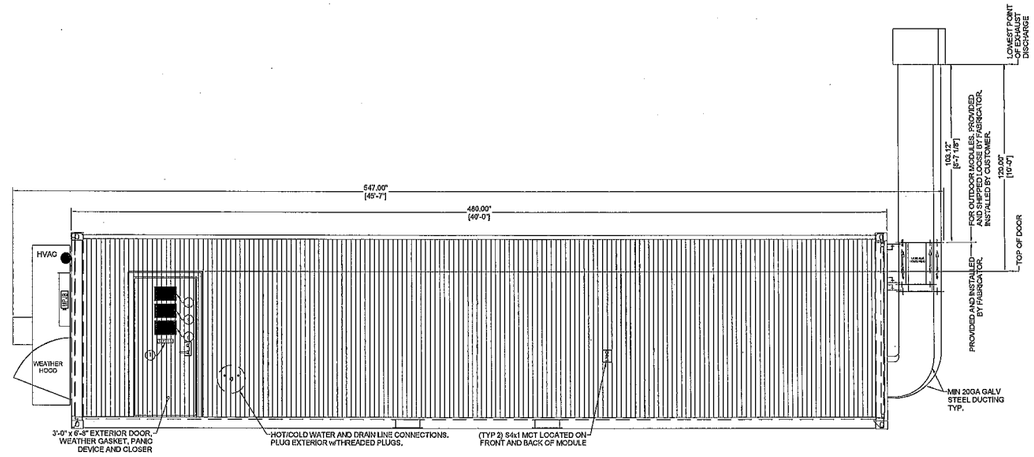


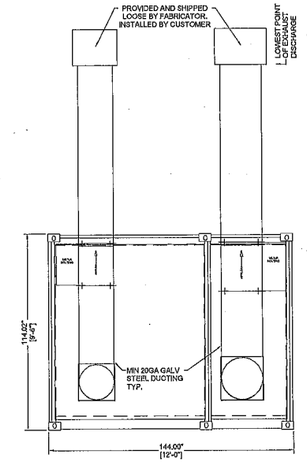
1 FLOOR PLAN - FLEX MOD
SCALE: 3/8" = 1'-0"



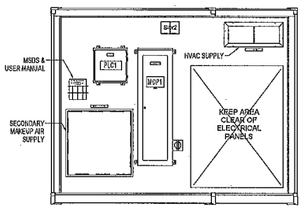
2 EXTERIOR ELEVATION - FLEX MOD WEST ELEVATION
SCALE: 3/8" = 1'-0"



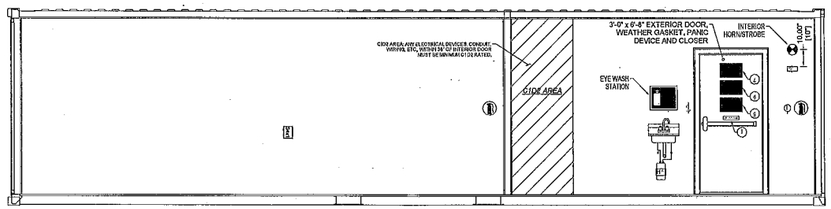
3 EXTERIOR ELEVATION - FLEX MOD SOUTH ELEVATION
SCALE: 3/8" = 1'-0"



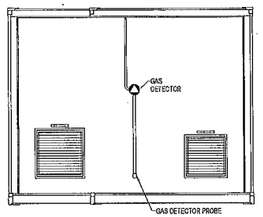
4 EXTERIOR ELEVATION - FLEX MOD EAST ELEVATION
SCALE: 3/8" = 1'-0"



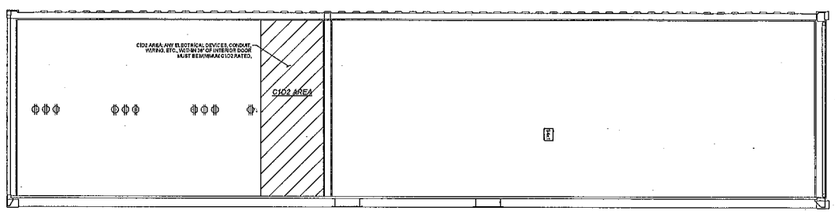
5 INTERIOR ELEVATION - FLEX MOD WEST ELEVATION 1
SCALE: 3/8" = 1'-0"



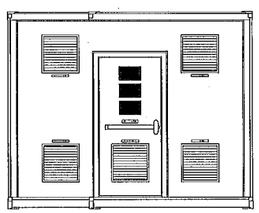
6 INTERIOR ELEVATION - FLEX MOD SOUTH ELEVATION
SCALE: 3/8" = 1'-0"



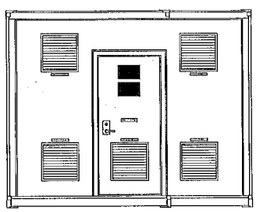
7 INTERIOR ELEVATION - FLEX MOD EAST ELEVATION 1
SCALE: 3/8" = 1'-0"



8 INTERIOR ELEVATION - FLEX MOD NORTH ELEVATION
SCALE: 3/8" = 1'-0"



9 INTERIOR ELEVATION - FLEX MOD EAST ELEVATION 2
SCALE: 3/8" = 1'-0"



10 INTERIOR ELEVATION - FLEX MOD WEST ELEVATION 2
SCALE: 3/8" = 1'-0"

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STAMP

LICENSED ARCHITECT
ANDREA ROSE
NO. C23107
REN. 2/29/21
STATE OF CALIFORNIA

NO.	DESCRIPTION	DATE
	CONDITONAL USE PERMIT	06.14.19

CLIENT GIFFEN 2

PROJECT GIFFEN 2 FLEX MOD

ADDRESS 2715 GIFFEN AVE
SANTA ROSA, CA 95407

PROJECT NO. 18275

SCALE 3/8" = 1'-0"

TITLE

FLEX MOD FLOOR PLAN (FOR REFERENCE)

AE100

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