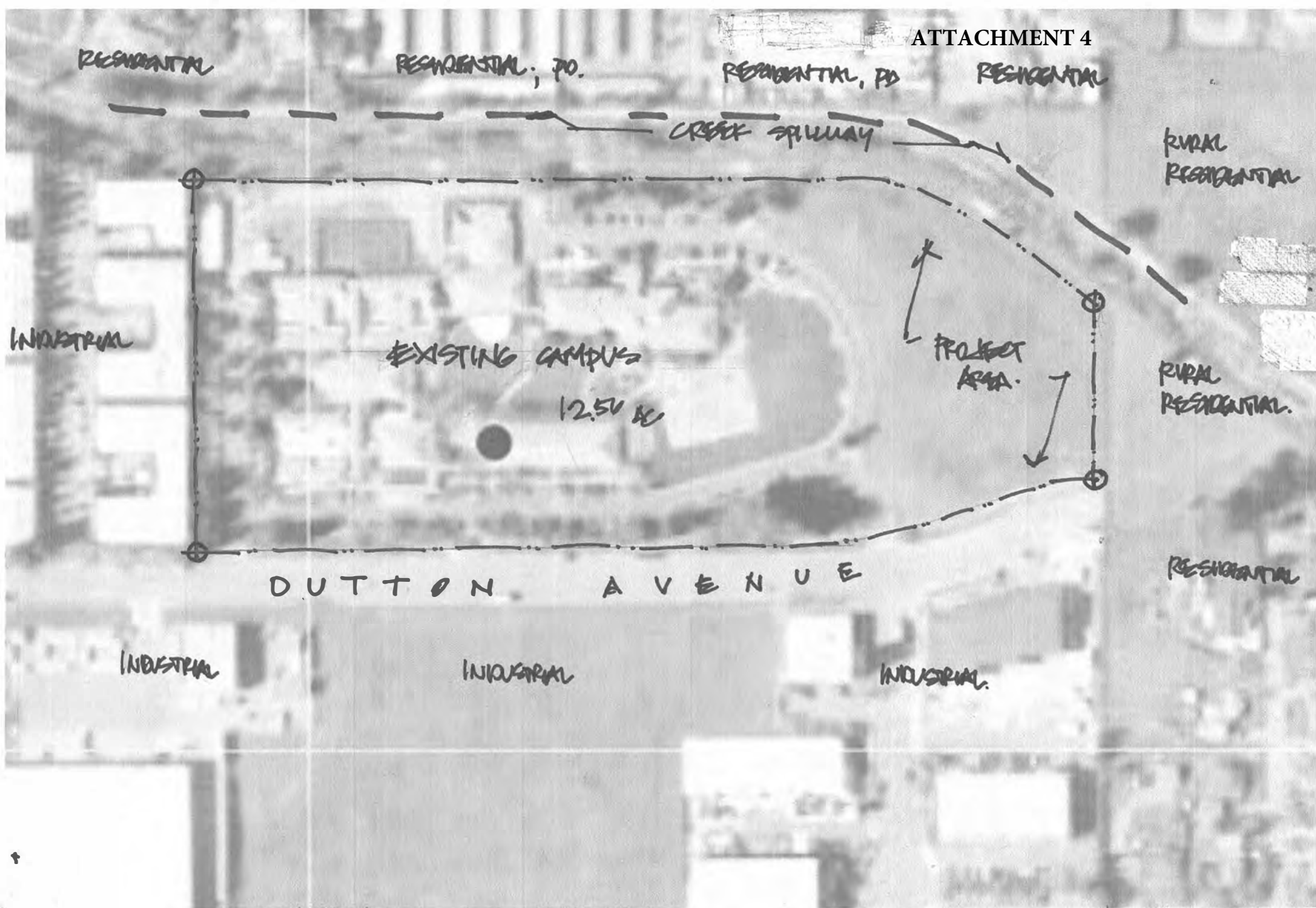




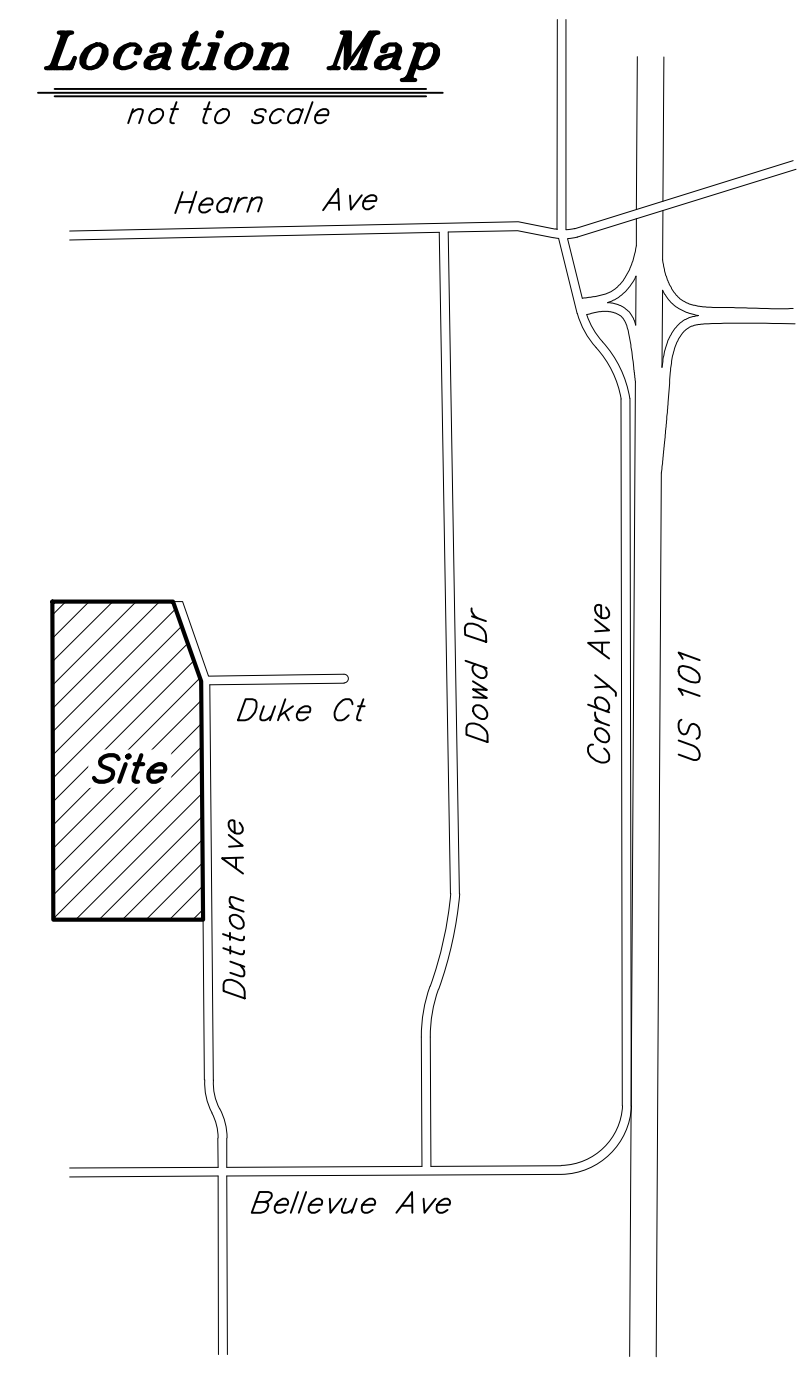
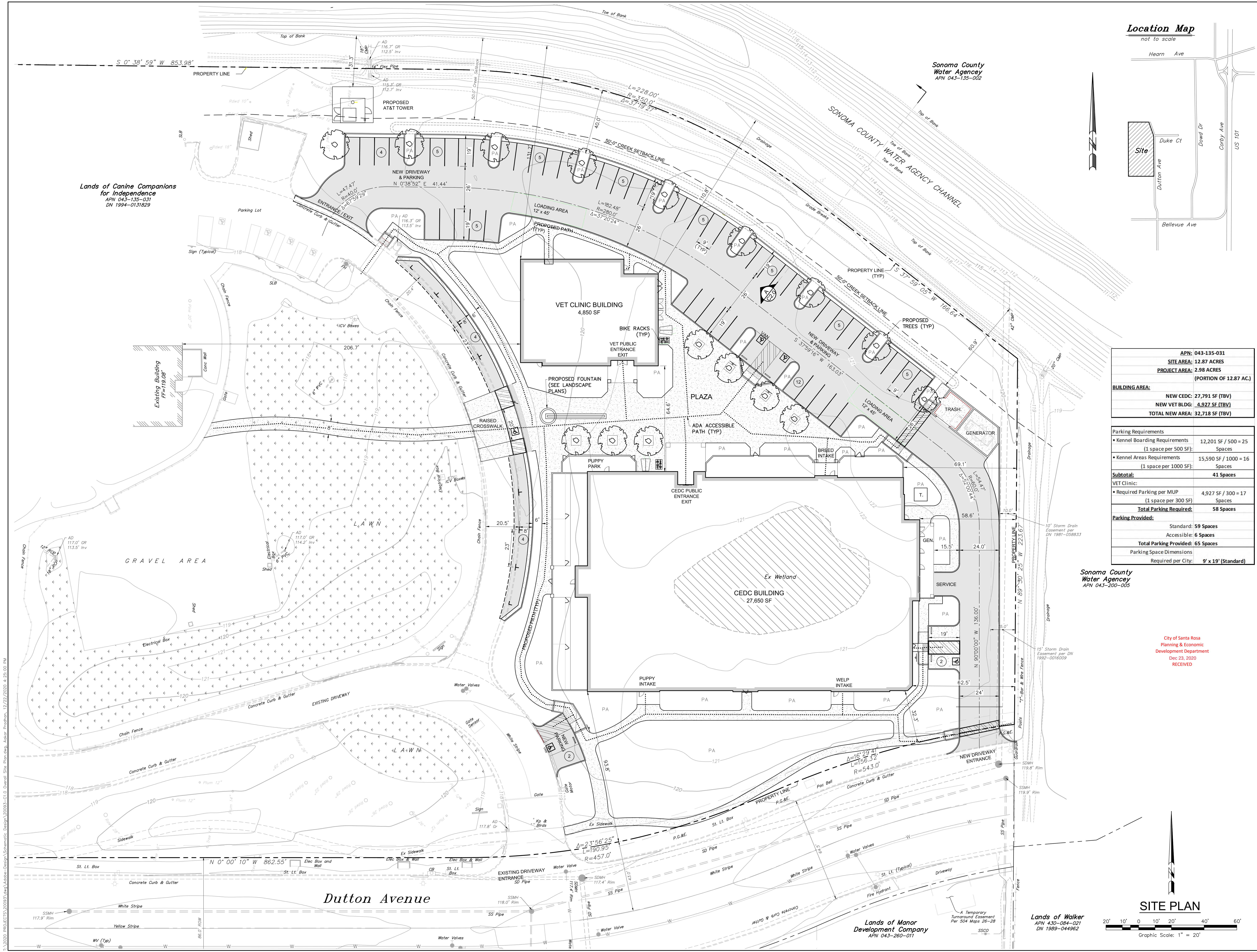
NEIGHBORHOOD CONTEXT MAP

H.T.S.

NORTH 

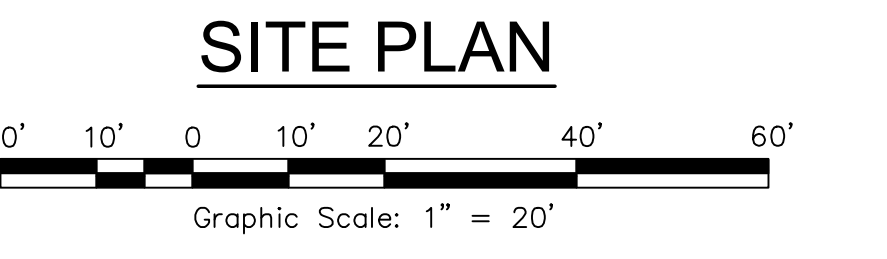
CANINE COMPANIONS FOR INDEPENDENCE CDC.
2965 DUTTON AVENUE, S.P. APN. 043. 135. 021

LAFRANCHI ARCHITECTURE 12.22.20.



APN: 043-135-031	
SITE AREA: 12.87 ACRES	
PROJECT AREA: 2.98 ACRES (PORTION OF 12.87 AC)	
BUILDING AREA:	NEW CEDC: 27,791 SF (TBV)
	NEW VET BLDG: 4,927 SF (TBV)
	TOTAL NEW AREA: 32,718 SF (TBV)
Parking Requirements	
• Kennel Boarding Requirements	12,201 SF / 500 = 25 Spaces
• Kennel Areas Requirements	15,590 SF / 1000 = 16 Spaces
Subtotal:	41 Spaces
VET Clinic:	
• Required Parking per MUP	4,927 SF / 300 = 17 Spaces
Total Parking Required:	58 Spaces
Parking Provided:	
Standard:	59 Spaces
Accessible:	6 Spaces
Total Parking Provided:	65 Spaces
Parking Space Dimensions	
Required per City:	9' x 19' (Standard)

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Santa Rosa, California 95404

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Canine Companions Expansion

Site Plan

2965 Dutton Avenue

Santa Rosa, California 95407

APN: 043-135-031

Date: December 22, 2020

Scale: AS SHOWN

Job No. AAI - 20093

Sheet

C1.0

Concept Design Review

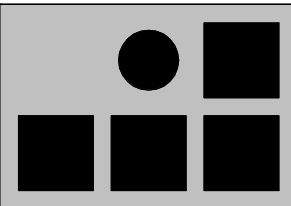
12/22/2024 4:02:01 PM

Canine Companions CEDC

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Concept Design Review

Canine Companions CEDC
2965 Dutton Avenue
Santa Rosa, California 95407
APN 043-135-031

Date 12/22/20

Scale

Job No. 20-22

Sheet
A0.1

PROJECT DATA (DRAFT)

Project Description:	Canine Companions Campus Project
Master Site Area:	547,113 SF (12.56 Acres)
Project Site Area:	129,896 SF (2.98 Acres)
Zoning District:	IL - Light Industrial
General Plan Designation:	Light Industrial
Land Uses:	Medical Service - Veterinary Clinic, Animal Hospital and Kennel, Animal Boarding, not open to the public
Type of Construction:	Type VB
Occupancy Type:	CEDC Building: B Vet Clinic: B
Proposed Use (P or C):	MUP - Minor Conditional Use Permit
BUILDING AREA	
CEDC Building:	21,991 SF
CEDC Exterior Area:	8,972 SF
Vet Clinic:	5,180 SF
Total Building Area:	36,143 SF

FAR

SETBACKS	
Building Setbacks Required:	50' Creek Setback

EASEMENTS	
Required:	10' Storm Drain Easement (per DN 1981-058833) 15' Storm Drain Easement (per DN 1992-0016009)

PARKING	
Parking Requirements	
CEDC Building:	
• Kennel Boarding Requirements (1 space per 500 SF):	12,201 SF / 500 = 25 Spaces
• Kennel Areas Requirements (1 space per 1000 SF):	15,590 SF / 1000 = 16 Spaces

Subtotal: 41 Spaces

VET Clinic:	
• Required Parking per MUP (Assume 1 space per 300 SF)	4,927 SF / 300 = 17 Spaces

Total Parking Required: 58 Spaces

Parking Provided:	
Standard	63 Spaces
Accessible	5 Spaces

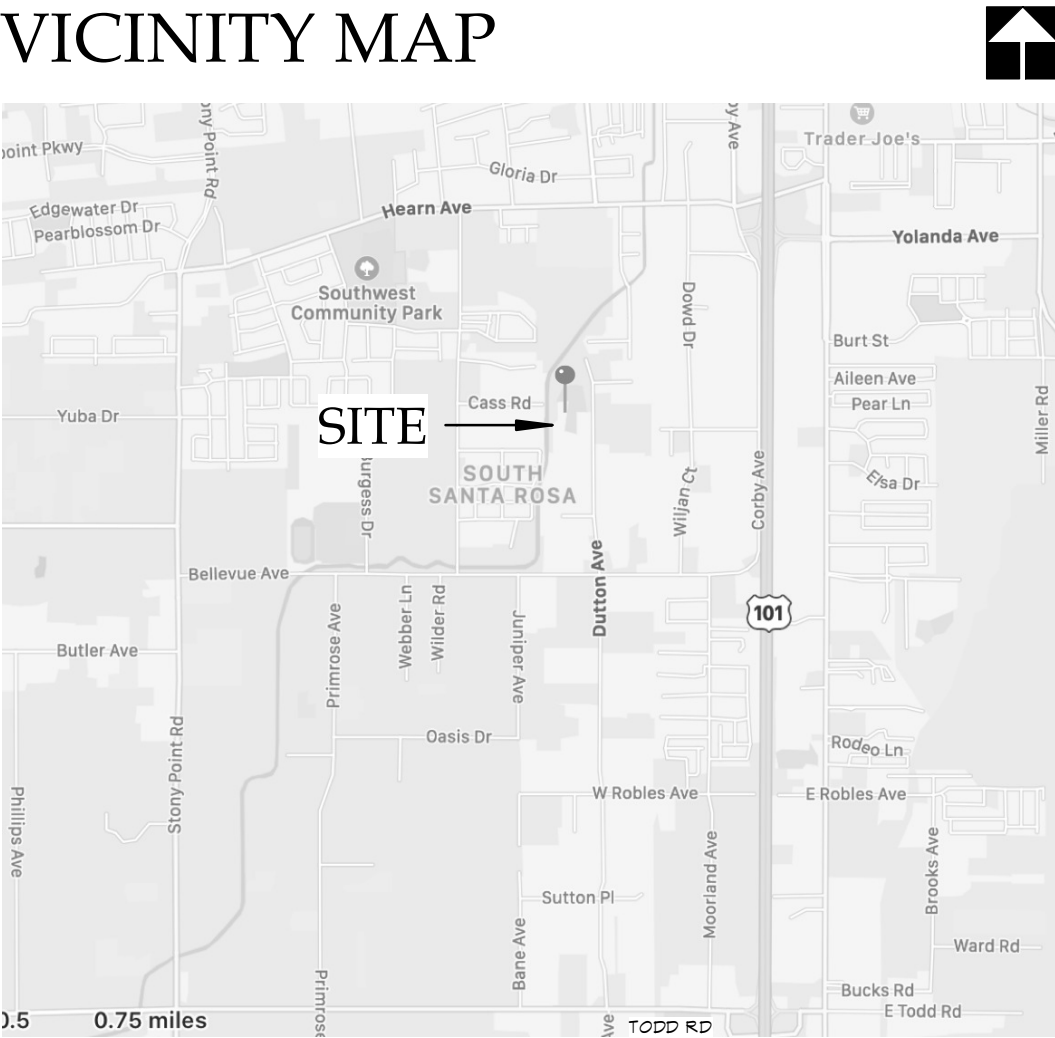
Total Parking Provided: 68 Spaces

Parking Space Dimensions	
Required per City:	9' x 19' (Standard)

DESIGN TEAM

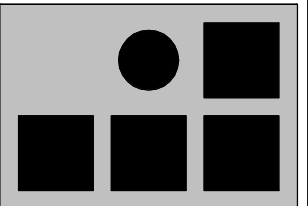
OWNER Paige Mazzoni, CEO Canine Companions for Independence, Inc. 2965 Dutton Avenue Santa Rosa, California 95407 707.577.1700	CIVIL ENGINEER David Brown Adobe Associates, Inc. 1220 N. Dutton Avenue Santa Rosa, California 95401 707.541.2300 dbrown@adobeinc.com
ARCHITECT Ken Lafranchi Lafranchi Architecture & Development 100 E Street, Suite 204 Santa Rosa, California 95405 707.528.2449 ken@lafranchidevelopment.com	LANDSCAPE ARCHITECT Don MacNair MacNair Landscape Architecture P.O. Box 251 Kenwood, California 95452 707.833.2288 don@macnairlandscapes.com

VICINITY MAP



[illegible]

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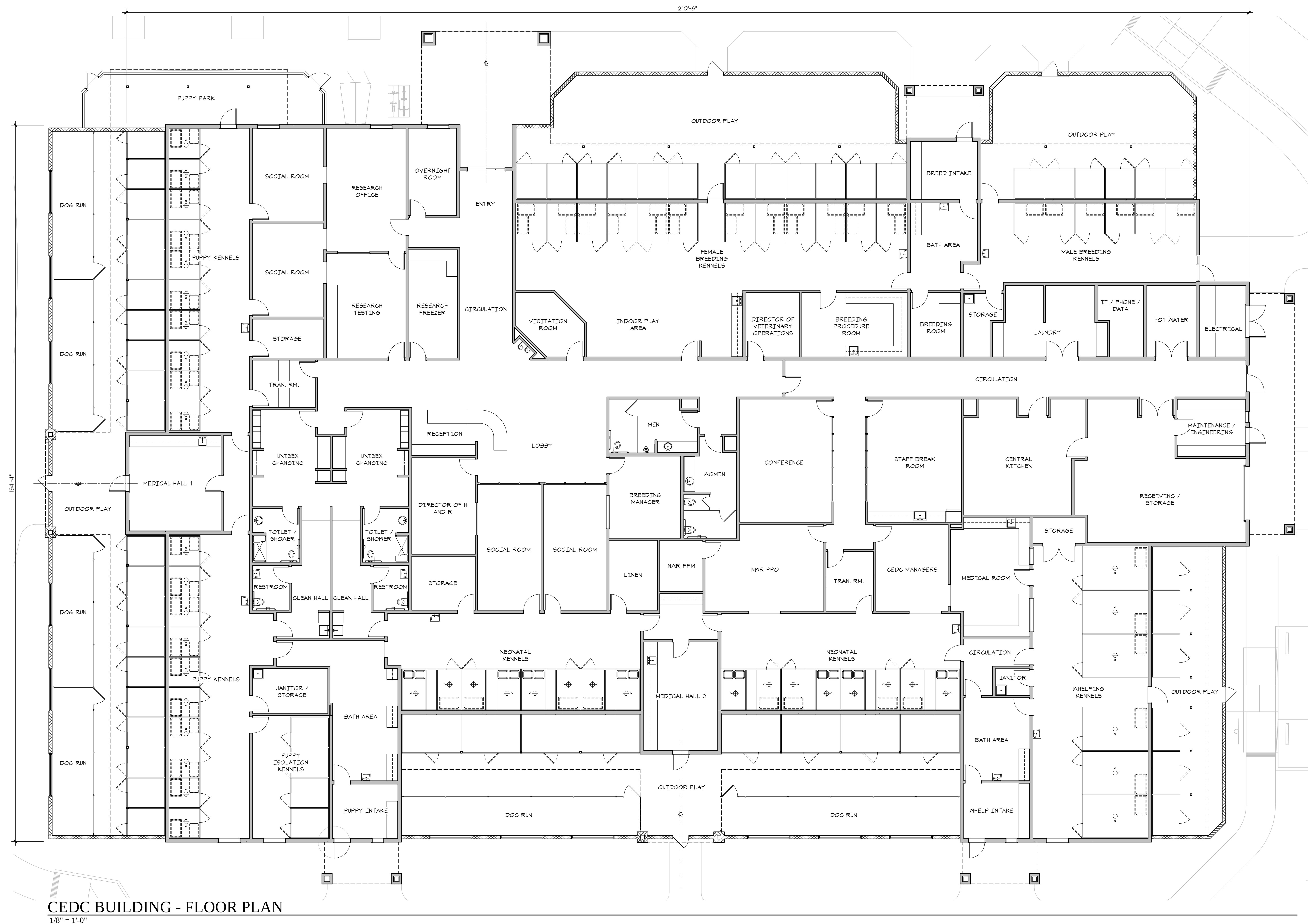
CEDC Building - Floor Plan

Canine Companions CEDC

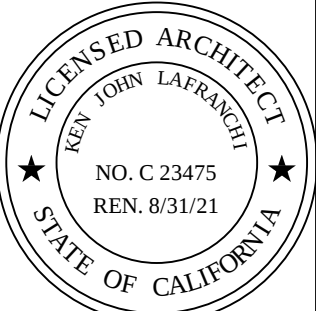
2965 Dutton Avenue
Santa Rosa, California 95407
APN 043-135-031

Date	12/22/20
Scale	1/8" = 1'-0"
Job No.	20-22

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A2.1

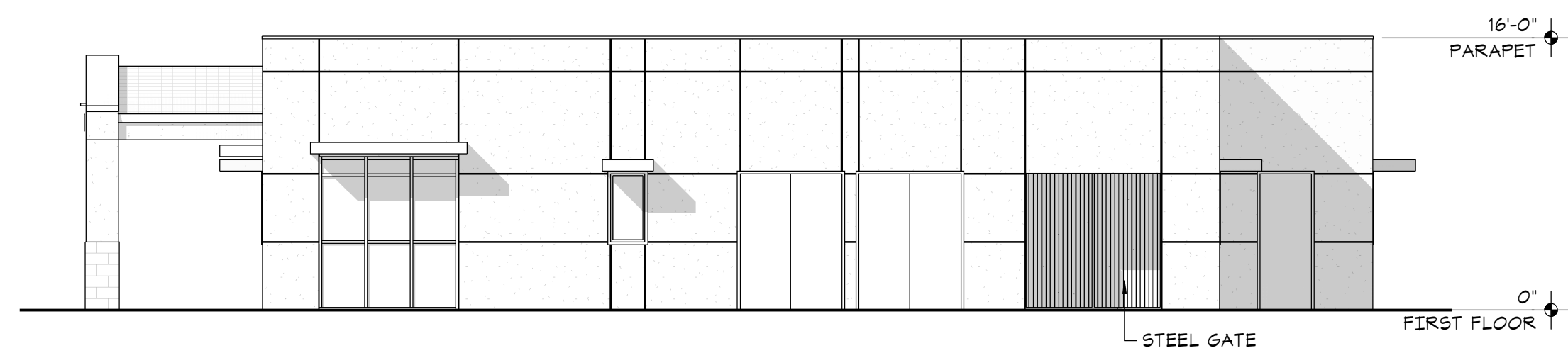


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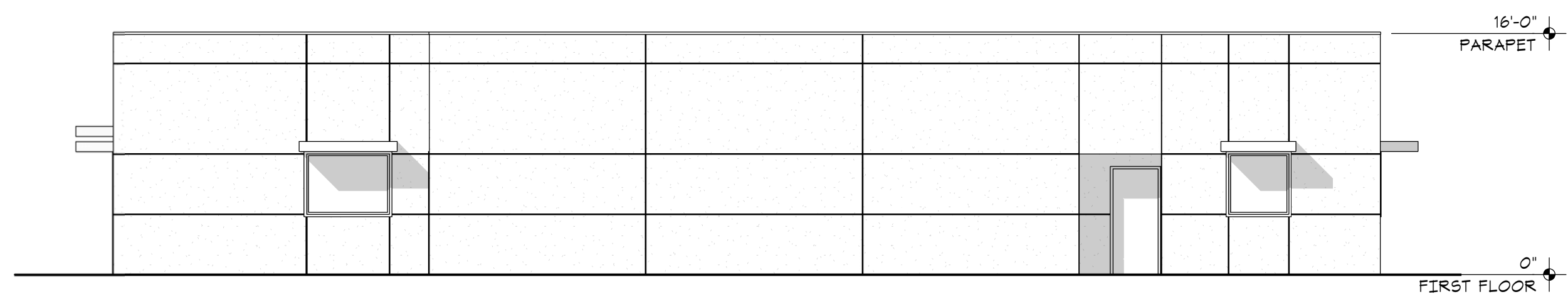


VET Building - Plans & Elevations

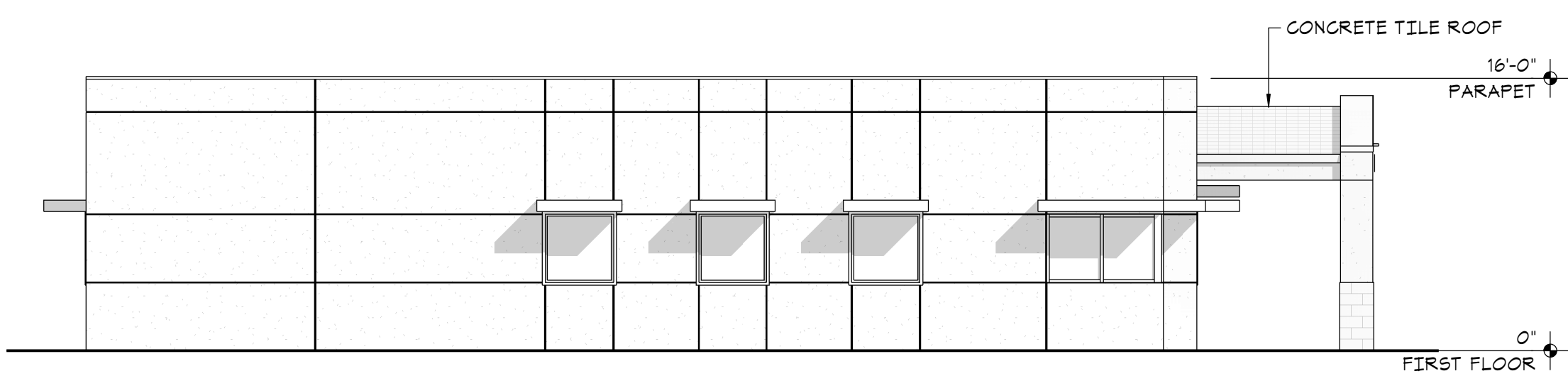
Canine Companions CEDC
2965 Dutton Avenue
Santa Rosa, California 95407
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Sheet
A2.2

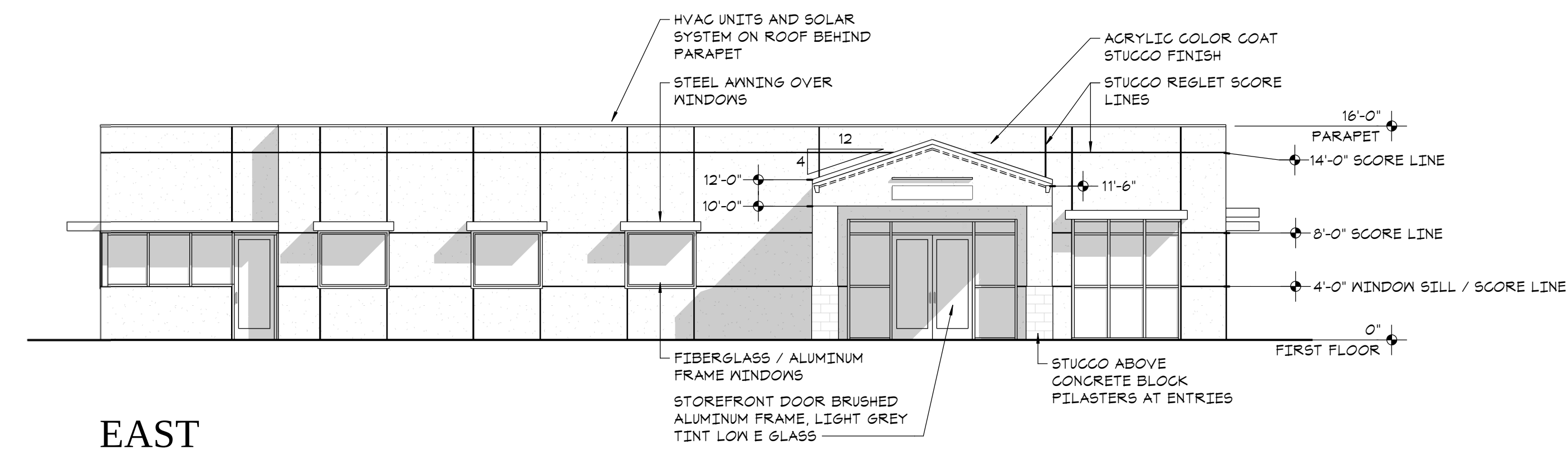
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1/8" = 1'-0"



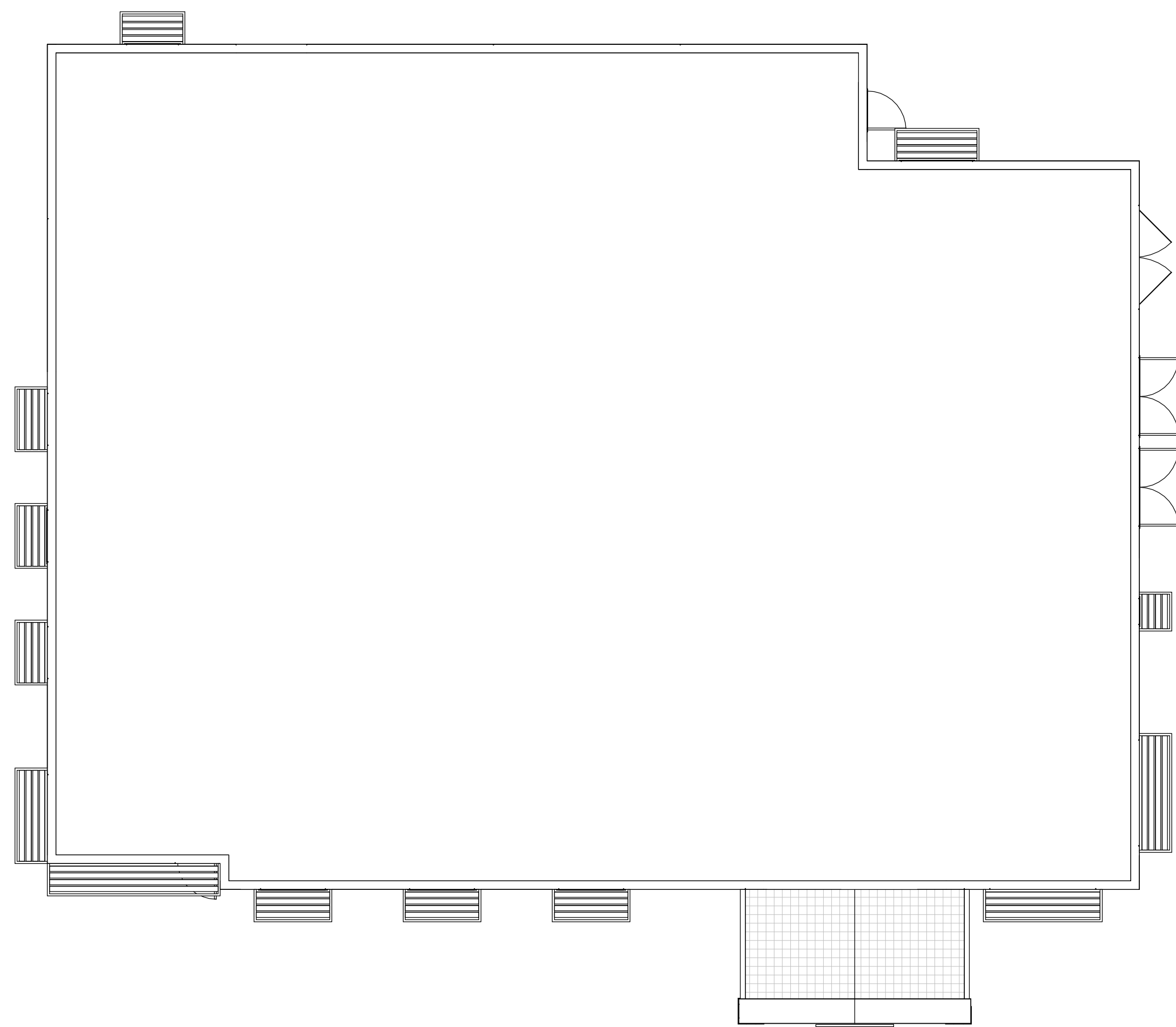
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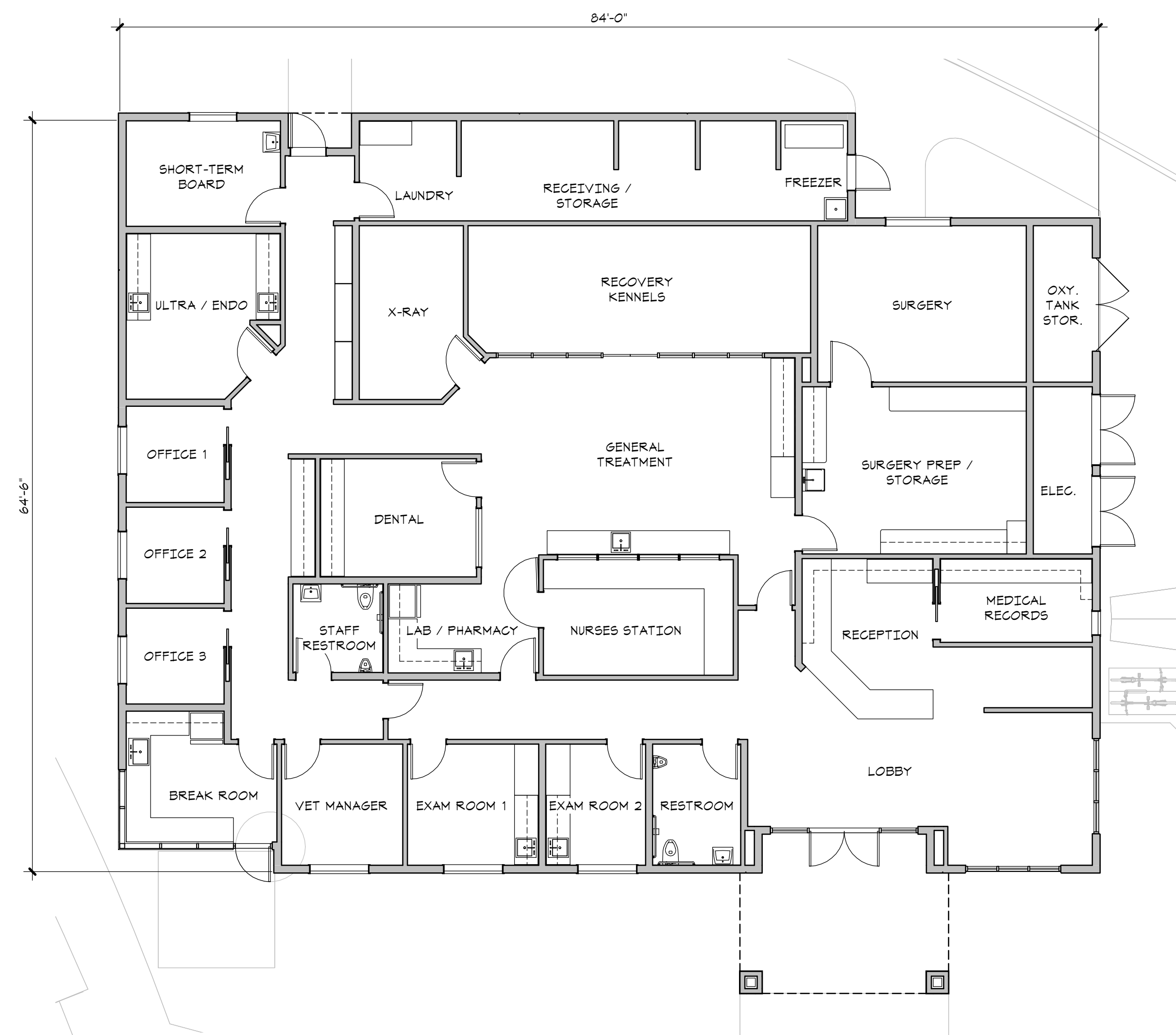
SOUTH
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EAST
1/8" = 1'-0"

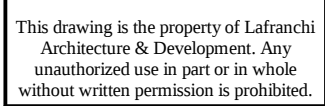


VET BUILDING - ROOF PLAN
1/8" = 1'-0"



VET BUILDING - FLOOR PLAN

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CEDC Building - Exterior Elevations

Canine Companions CEDC
2965 Dutton Avenue
Santa Rosa, California 95407
APN 043-135-031

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Scale	1/8" = 1'-0"
Job No.	20-22

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