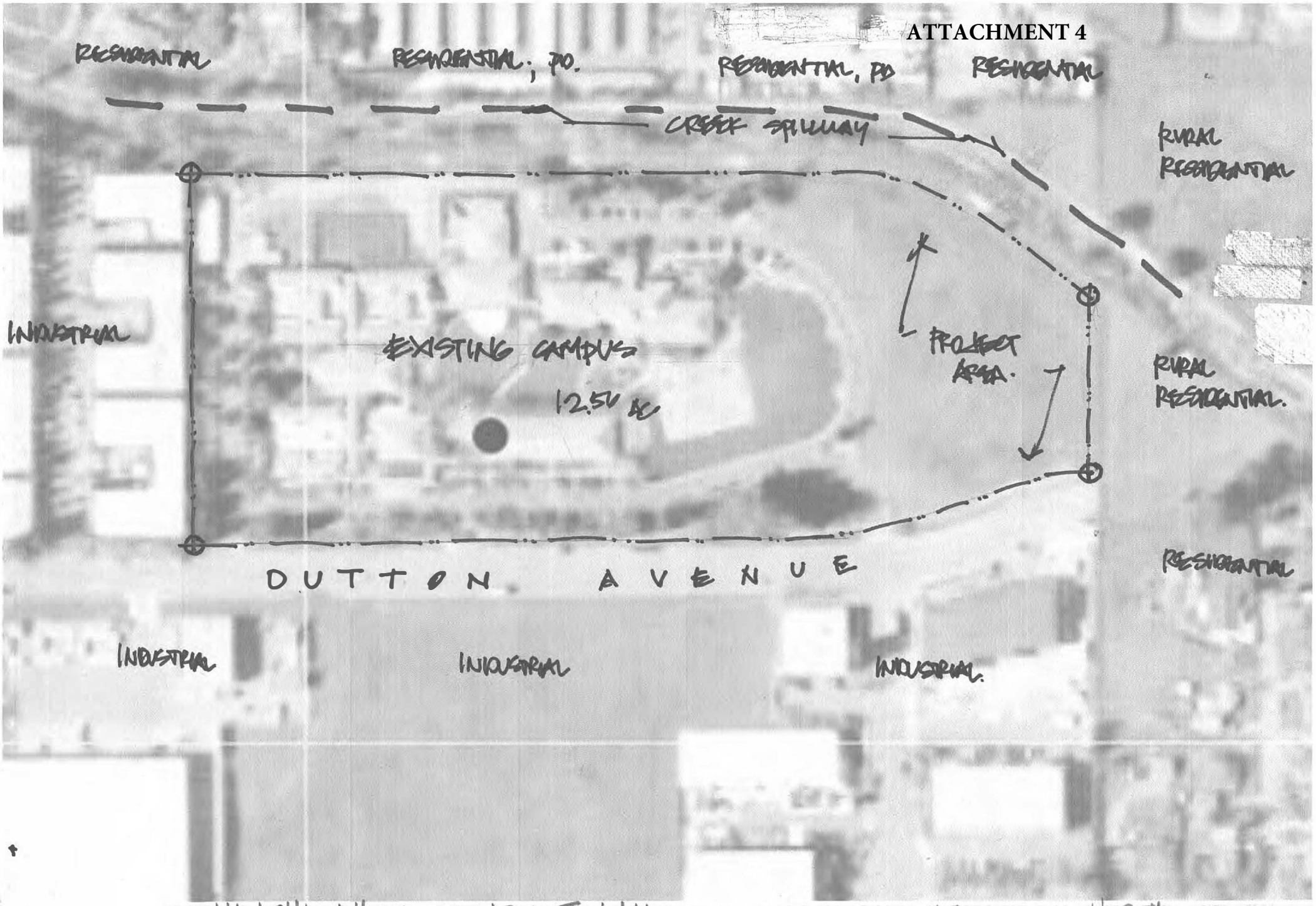
ATTACHMENT 4



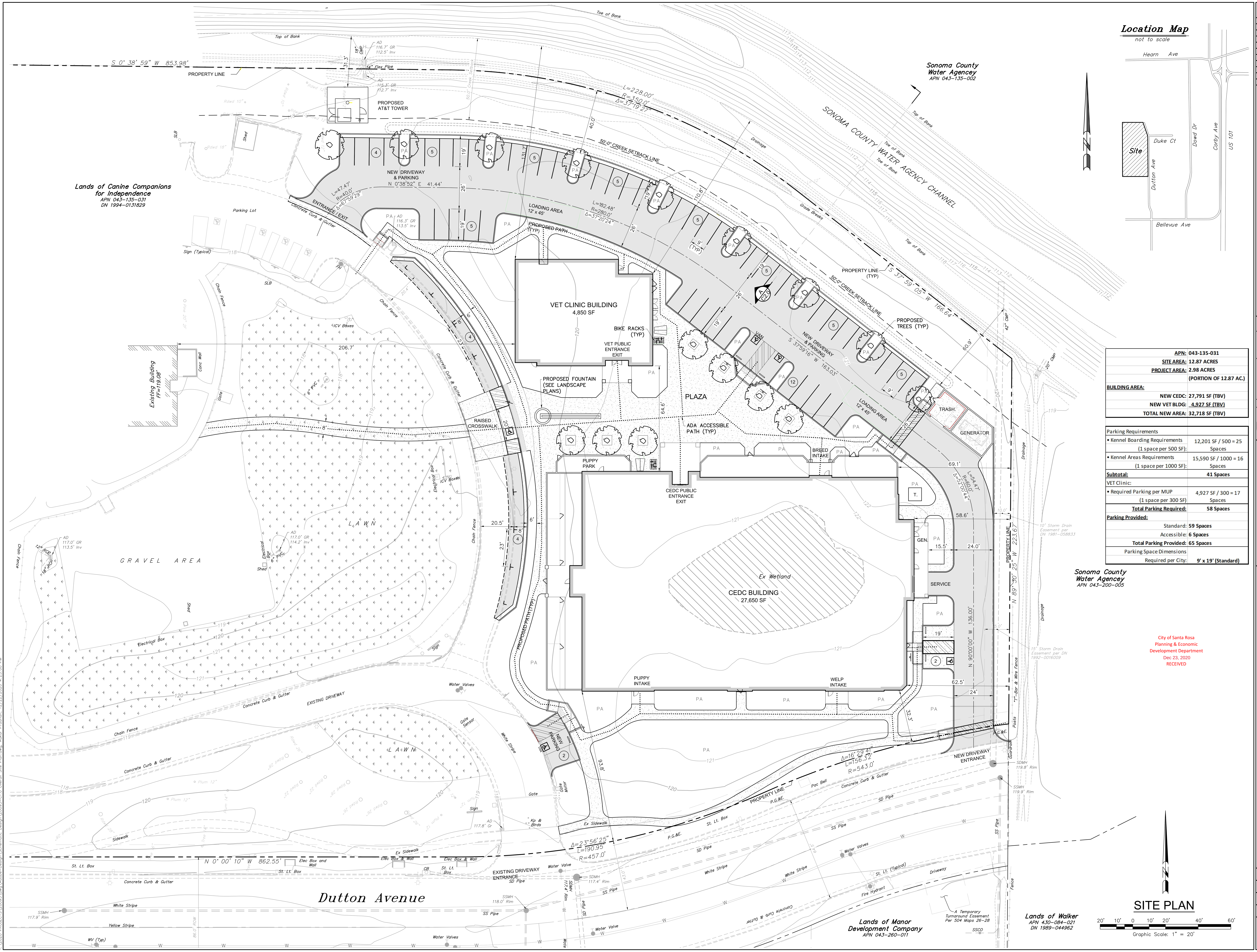
NEIGHBORHOOD CONTEXT MAP

N.T.S.

NORTH

CANINE COMPANIONS FOR INDEPENDENCE CEDC.
2965 DUTTON AVENUE, S.R. 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 (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 (1 space per 300 SF)	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)

NO.	DATE	REVISION

Lafranchi
ARCHITECTURE & DEVELOPMENT
100 E Street, Suite 204
Santa Rosa, California 95404
phone 707.528.2449
fax 707.528.3229
lafranchidevelopment.com

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adobe associates, inc.
civil engineering | land surveying | wastewater
1220 N. Dutton Ave., Santa Rosa, CA 95401
P. (707) 541-2300 F. (707) 541-2301
Website: www.adobeinc.com
"A Service You Can Count On!"

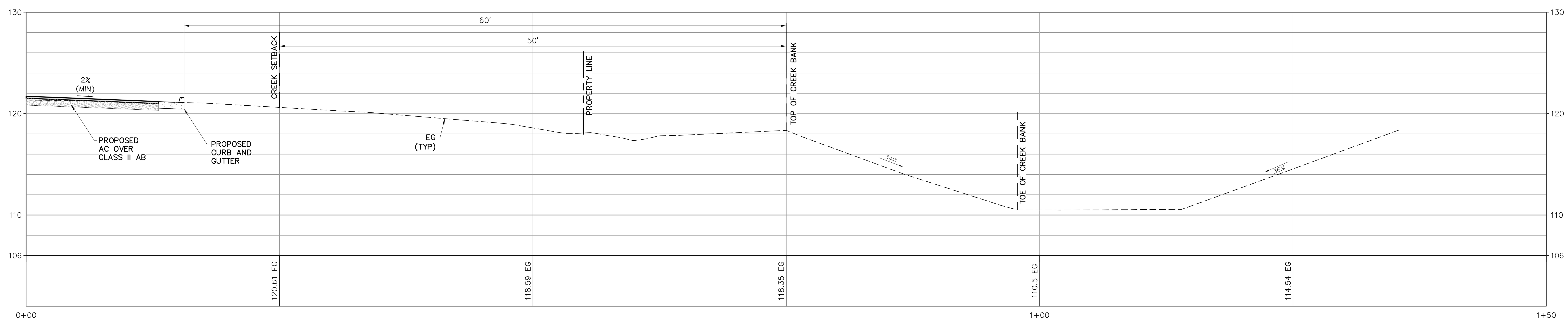
David R. Brown, RCE 41833
My license expires 3/31/2022

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



A TYPICAL CREEK SECTION

5' 2.5' 0 2.5' 5' 10' 15'

Graphic Scale: 1" = 5' H/V

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My license expires 3/31/2022

Canine Companions Expansion
Creek Section
2965 Dutton Avenue
Santa Rosa, California 95407
APN: 043-135-031

Date: December 22, 2020
Scale: AS SHOWN
Job No. AAI - 20093
Sheet C2.0

Concept Design Review

Canine Companions CEDC

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

City of Santa Rosa
Planning & Economic
Development Department
Dec 23, 2020
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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

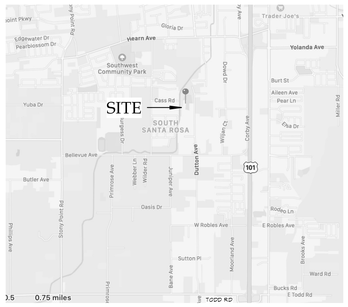
OWNER
Paige Mazzoni, CEO
Canine Companions for Independence, Inc.
2965 Dutton Avenue
Santa Rosa, California 95407
707.577.1700

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



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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

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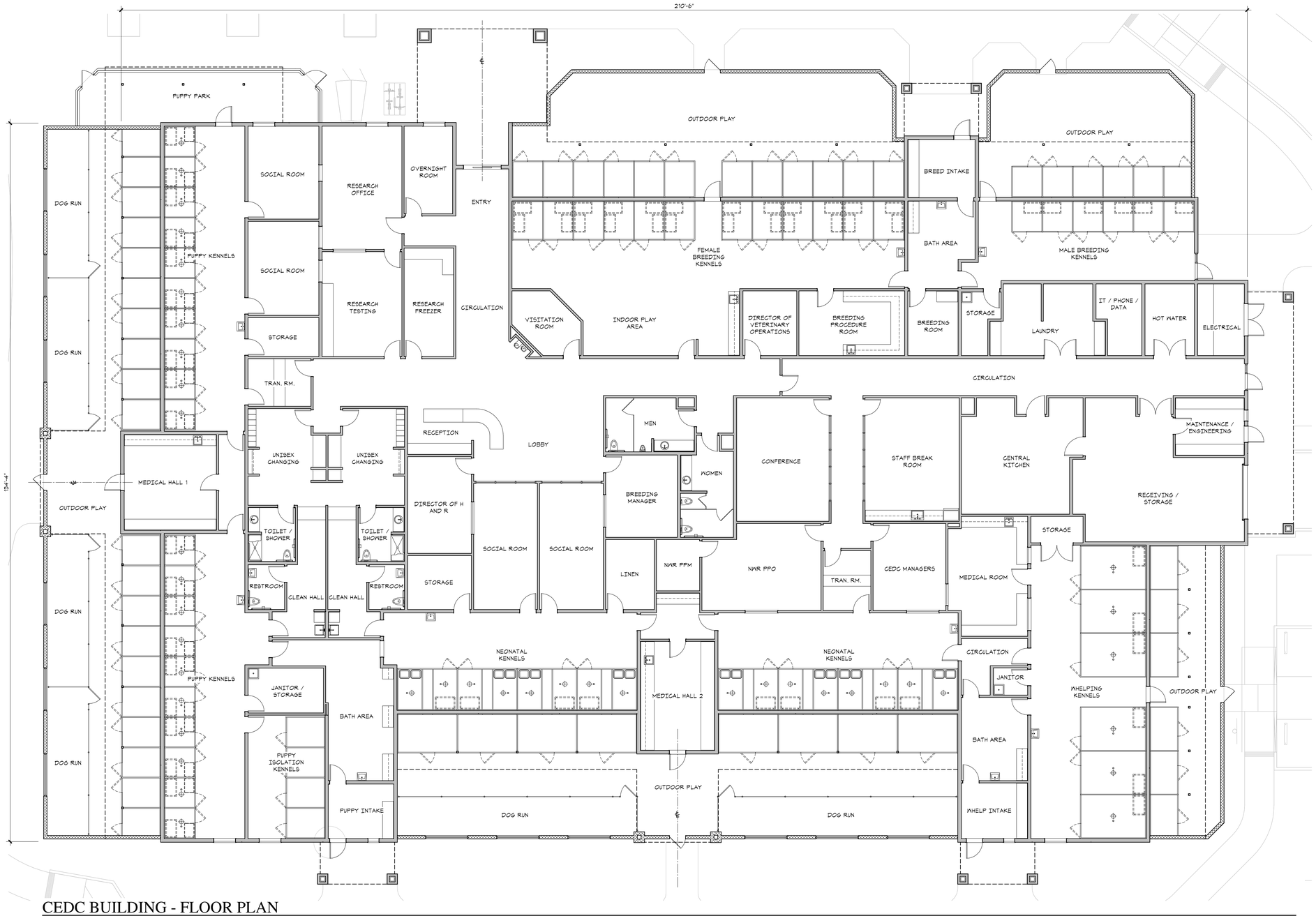

CEDC BUILDING - FLOOR PLAN

1/8" = 1'-0"

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lafranchiarchitecture@gmail.com

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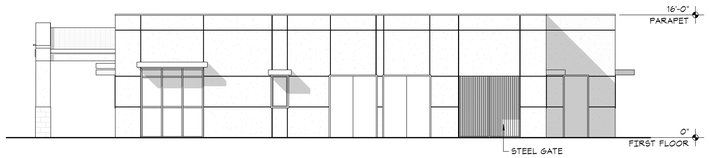
CEDC Building - Floor Plan

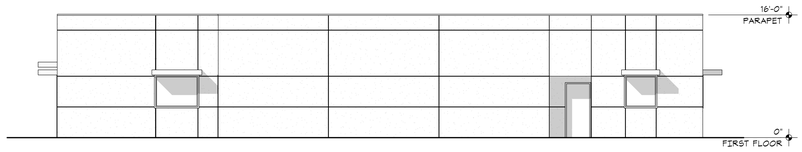
Canine Companions CEDC
2965 Dutton Avenue
Santa Rosa, California 95407
APN 043-135-031

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

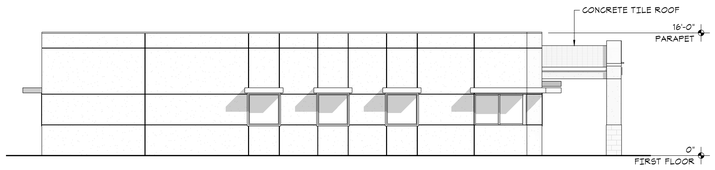
Sheet
A2.1



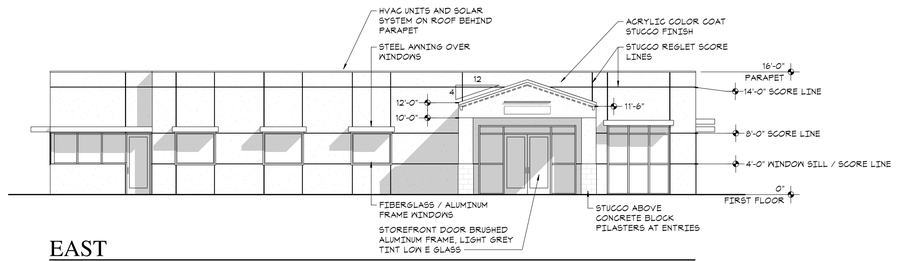
NORTH
1/8" = 1'-0"



WEST
1/8" = 1'-0"



SOUTH
1/8" = 1'-0"



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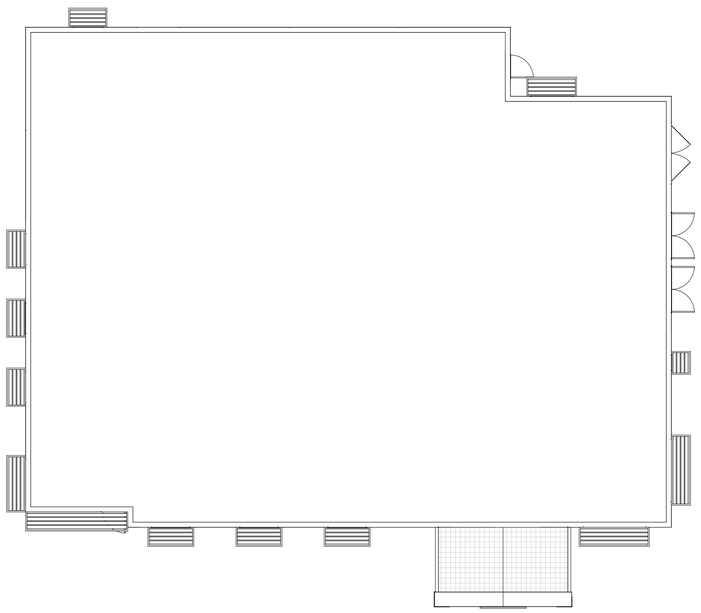

VET BUILDING - ROOF PLAN
1/8" = 1'-0"

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

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lafranchidevelopment.com

LICENSED ARCHITECT
KEN TORY LAFRANCHI
NO. C 23475
REN. 8/31/21
STATE OF CALIFORNIA

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VET Building - Plans & Elevations

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
Sheet	A2.2

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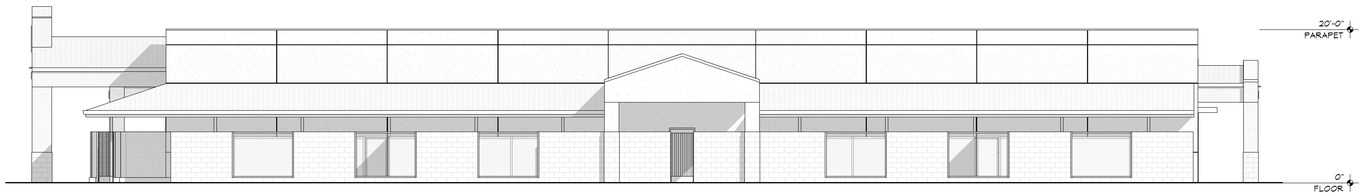

SOUTH
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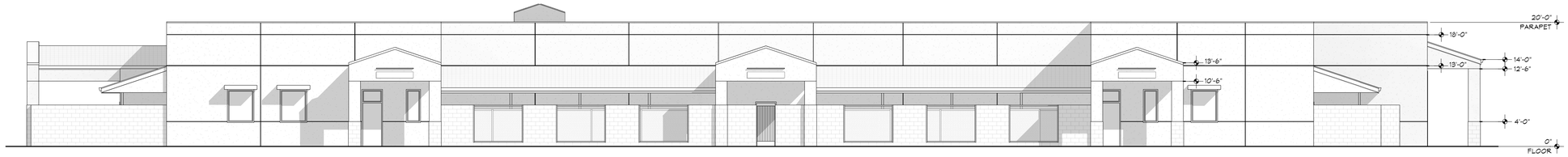

EAST
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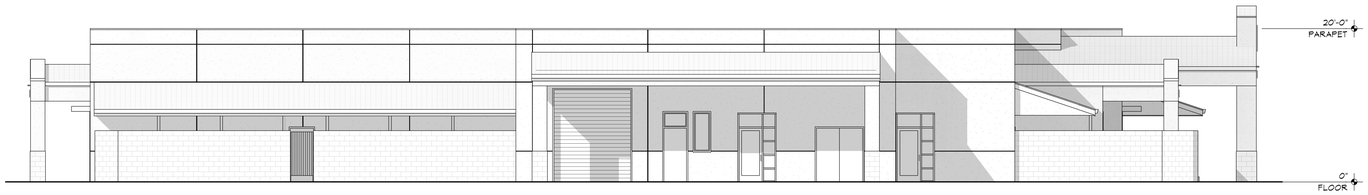
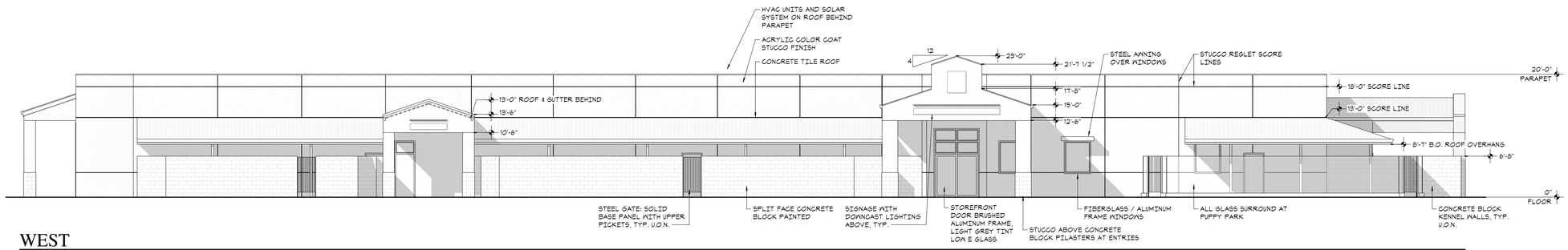


NORTH
1/8" = 1'-0"



WEST
1/8" = 1'-0"

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CEDC Building - Exterior Elevations

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

Sheet
A3.1

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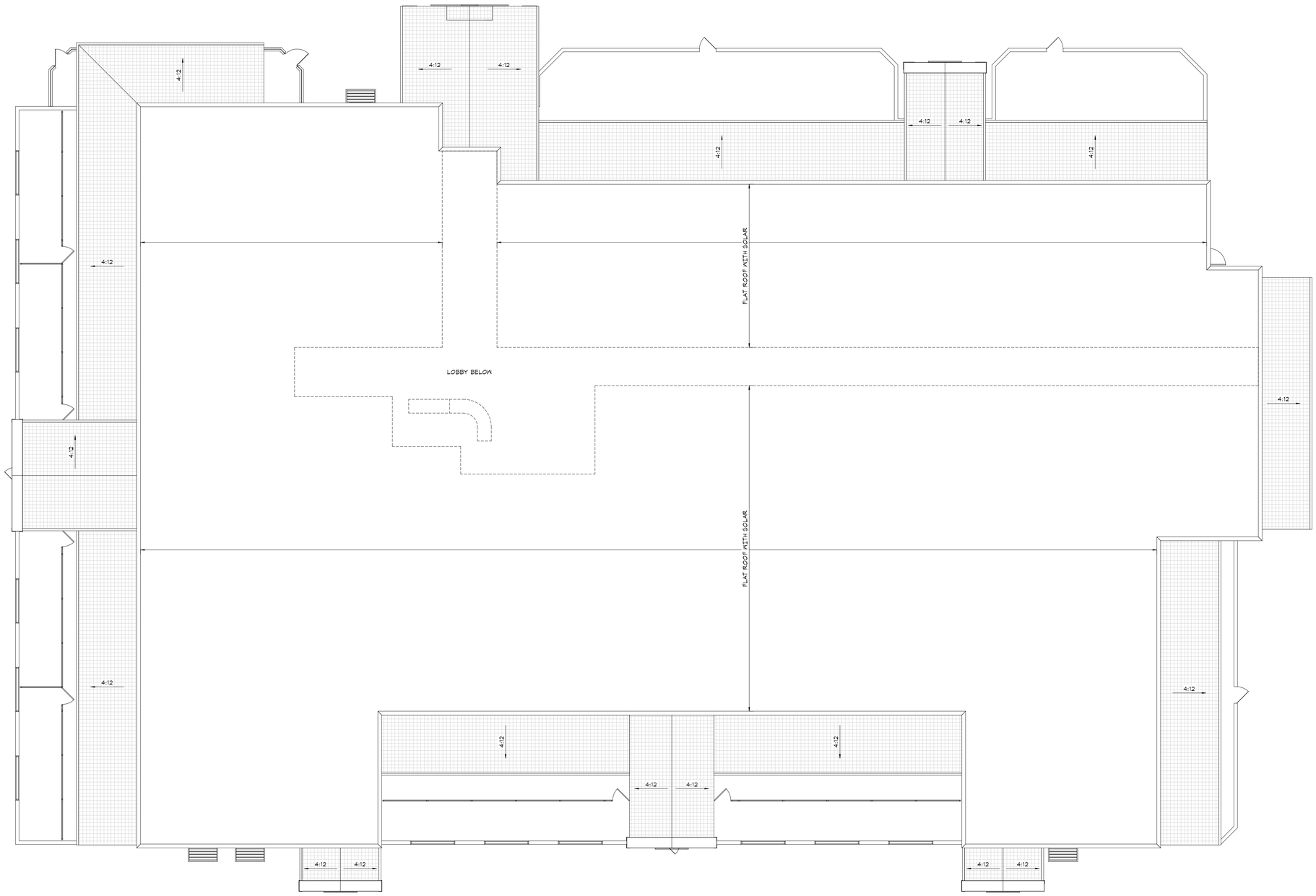

PROPOSED ROOF PLAN
1/8" = 1'-0"

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CEDC Building - Roof Plan

Canine Companions CEDC
2965 Dutton Avenue
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APN 043-135-031

Date	12/22/20
Scale	1/8" = 1'-0"
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Santa Rosa, CA
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MACNAIR
LANDSCAPE ARCHITECTURE
POST OFFICE BOX 251
KENWOOD, CALIFORNIA 95452
TEL (707) 833-2288
ALA #2800
don@macnairlandscapes.com

LANDSCAPE DESIGN INTENT

THE DESIGN INTENT OF THIS PROJECT IS TO PROVIDE AN ATTRACTIVE, DURABLE, LOW MAINTENANCE AND LOW WATER CONSUMING LANDSCAPE WHICH PROVIDES INTEREST AND A DIVERSE LEVEL OF PLANTING SELECTIONS.

PLANTING SHALL INCLUDE A MIXTURE OF HORTICULTURALLY APPROPRIATE TREE, SHRUB AND GROUND COVER PLANTINGS. SHRUBS AND GROUND COVER PLANTINGS SHALL CONSIST OF MEDIUM, LOW WATER USE PLANTS (AS DEFINED BY THE 2014 EDITION WUCOLS IV). THE PLANT PALETTE SHALL CONSIST OF PLANTINGS NON-TOXIC TO DOGS.

STREET TREE SHALL BE CITY APPROVED AND USED AS PARKWAY STRIP TREES. SMALL DECIDUOUS AND EVERGREEN ACCENT TREES ARE PROPOSED FOR THE INTERIOR PLAZA FOR INTEREST AND CHARACTER. LARGE DECIDUOUS SHADE SHALL PROVIDE CANOPY SHADE WITH AN EMPHASIS ON TREES INDIGENOUS TO THE LOCAL ENVIRONMENT.

IRRIGATION DESIGN INTENT

ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM WITH WEATHER SENSOR OVERRIDE. SENSOR SHALL BE CAPABLE OF CALCULATING EVAPOTRANSPIRATION AND SHALL ADJUST FOR LOCAL WEATHER. THE ENTIRE IRRIGATION SYSTEM SHALL BE ON AN AUTOMATICALLY CONTROLLED SYSTEM WITH SEPARATE PROGRAMS CAPABLE OF IRRIGATING EACH HYDROZONE INDEPENDENTLY.

THE PROPOSED TREE SHALL BE IRRIGATED VIA SEPARATE, DEDICATED BUBBLER CIRCUIT. ALL OTHER LANDSCAPE AREAS SHALL BE IRRIGATED VIA AN IN-LINE DRIP EMITTER IRRIGATION SYSTEM. THE INTENT OF THE LANDSCAPE AND WATER DELIVERY SYSTEMS IS TO MEET ALL ASPECTS OF THE MOST CURRENT CITY OF SANTA ROSA WATER EFFICIENCY LANDSCAPE ORDINANCE (WELO).

ILLUSTRATIVE CONCEPT LANDSCAPE
1" = 20'-0"

NO	DATE	REVISION

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ILLUSTRATIVE CONCEPT LANDSCAPE

Canine Companions CEDC
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APN 043-135-031

Date	12/18/20
Scale	1" = 20'-0"
Job No.	20-22
Sheet	L1.0