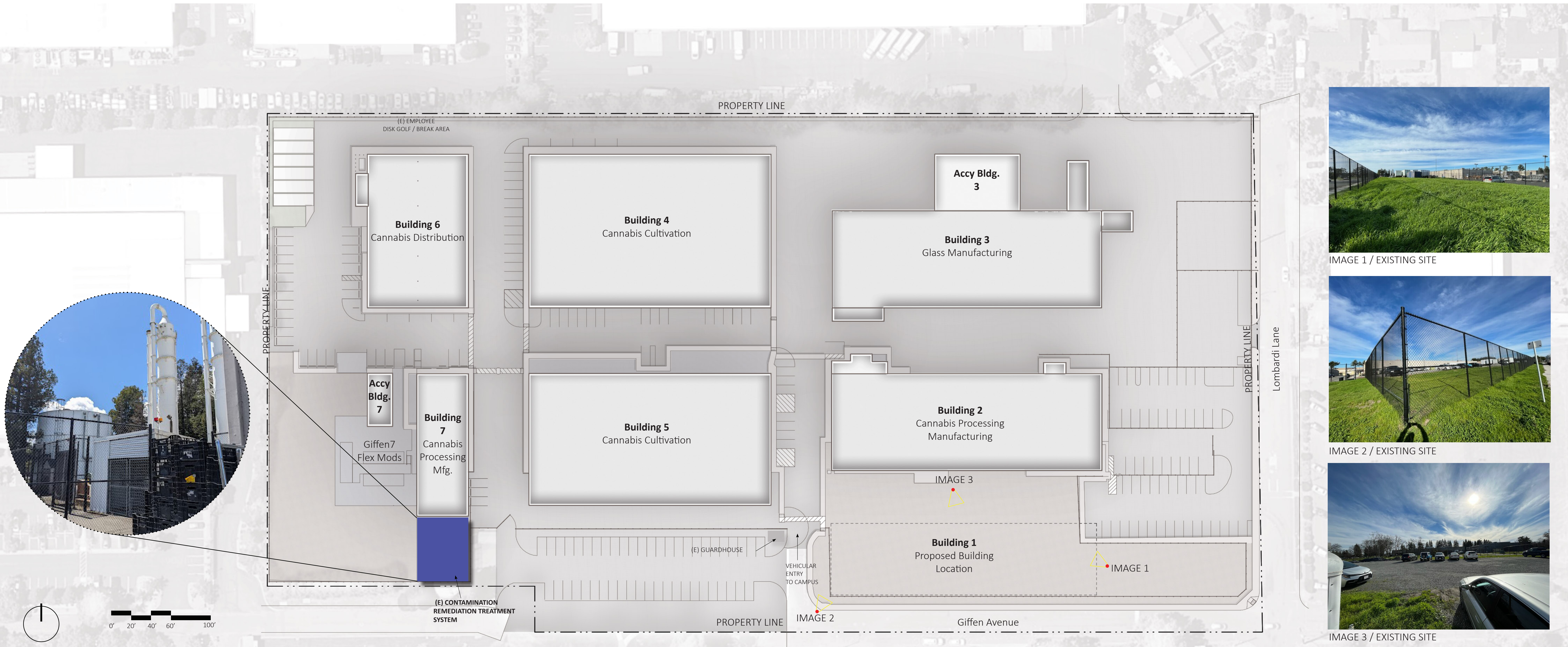


**GIFFEN BUILDING ONE**  
2705 Giffen Avenue, Santa Rosa CA 95407

04.12.23

TNLDB

# Existing | Site Summary



## Site Summary

GIFFEN AVENUE PROPERTIES (EXISTING)	AREA (GSF)	USES
Giffen Building 2	26,783.00	Warehouse
Giffen Building 3	32,554.00	Non-Cannabis
Accy Building 3	7,685.00	
Giffen Building 4	36,467.00	Cannabis Indoor Cultivation
Giffen Building 5	31,202.00	Cannabis Indoor Cultivation
Giffen Building 6	15,688.00	Cannabis Distribution
Giffen Building 7	6,432.00	Cannabis Non-Volatile Manufacturing
Giffen Building 7 Flex Mods	1,440.00	Cannabis Volatile Manufacturing
Accy Building 7	1,157.00	

<b>TOTAL EXISTING BUILDING AREA</b>	<b>159,408 GSF</b>
<b>TOTAL LOT AREA</b>	<b>510,087.60 GSF</b>
<b>EXISTING BUILDING COVERAGE</b>	<b>0.31 %</b>

TNLDDB  
Giffen Building One

# Existing | Campus Images



Key Plan



**IMAGE 4 /** EXISTING BUILDING



**IMAGE 8 /** EXISTING BUILDING



**IMAGE 12 /** EXISTING BUILDING 4



**IMAGE 5 /** EXISTING BUILDING



**IMAGE 9 /** EXISTING BUILDING



**IMAGE 13 /** EXISTING BUILDING



**IMAGE 6 /** EXISTING BUILDING



**IMAGE 10 /** EXISTING BUILDINGS 4, 5, AND 7



**IMAGE 14 /** EXISTING BUILDING 2



**IMAGE 7 /** EXISTING BUILDING



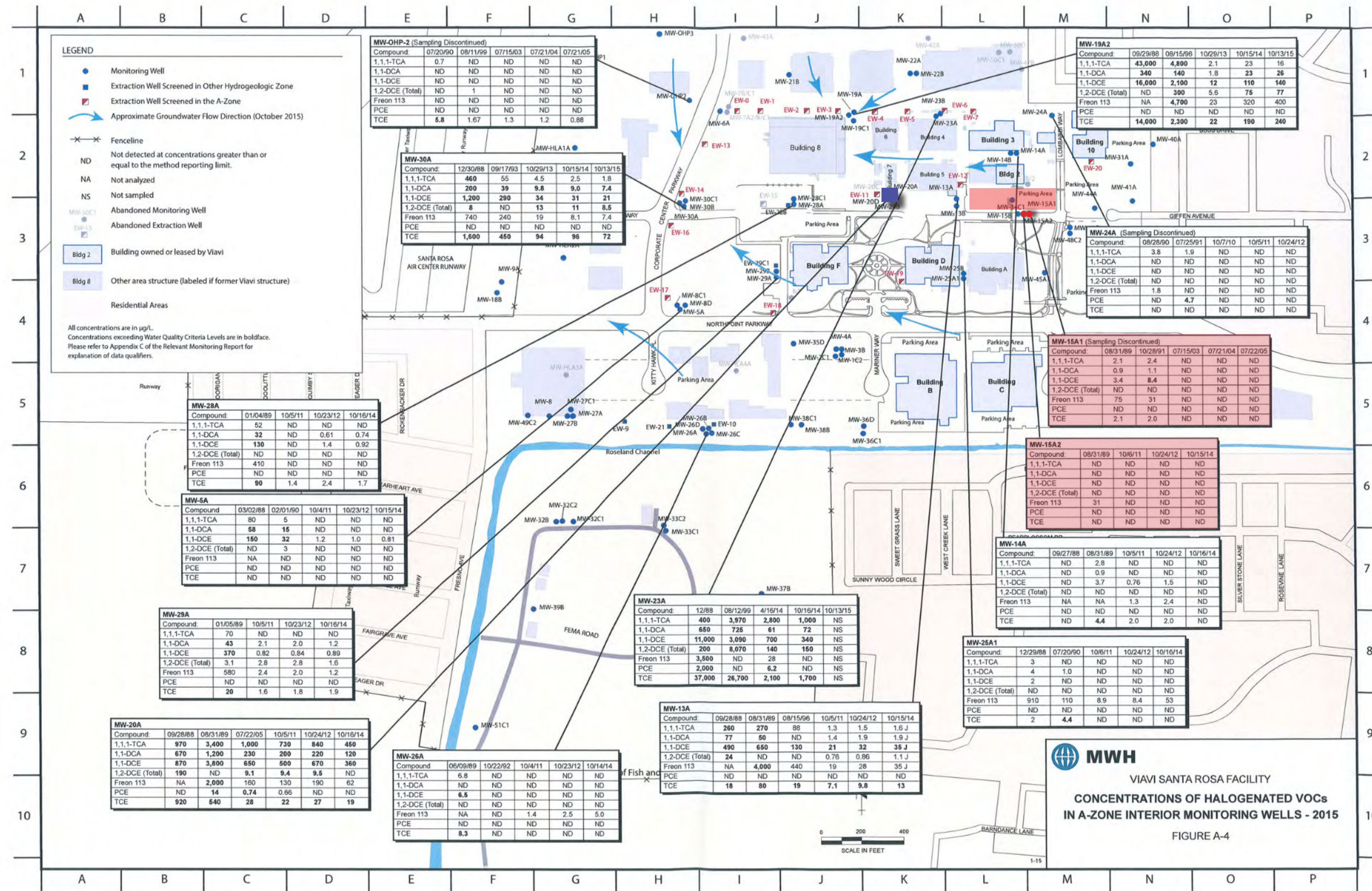
**IMAGE 11 /** EXISTING EMPLOYEE DISK GOLF AND BREAK AREA



**IMAGE 15 /** VIAVI CAMPUS

TNLDB  
Giffen Building One

# Existing | Site Contamination Summary

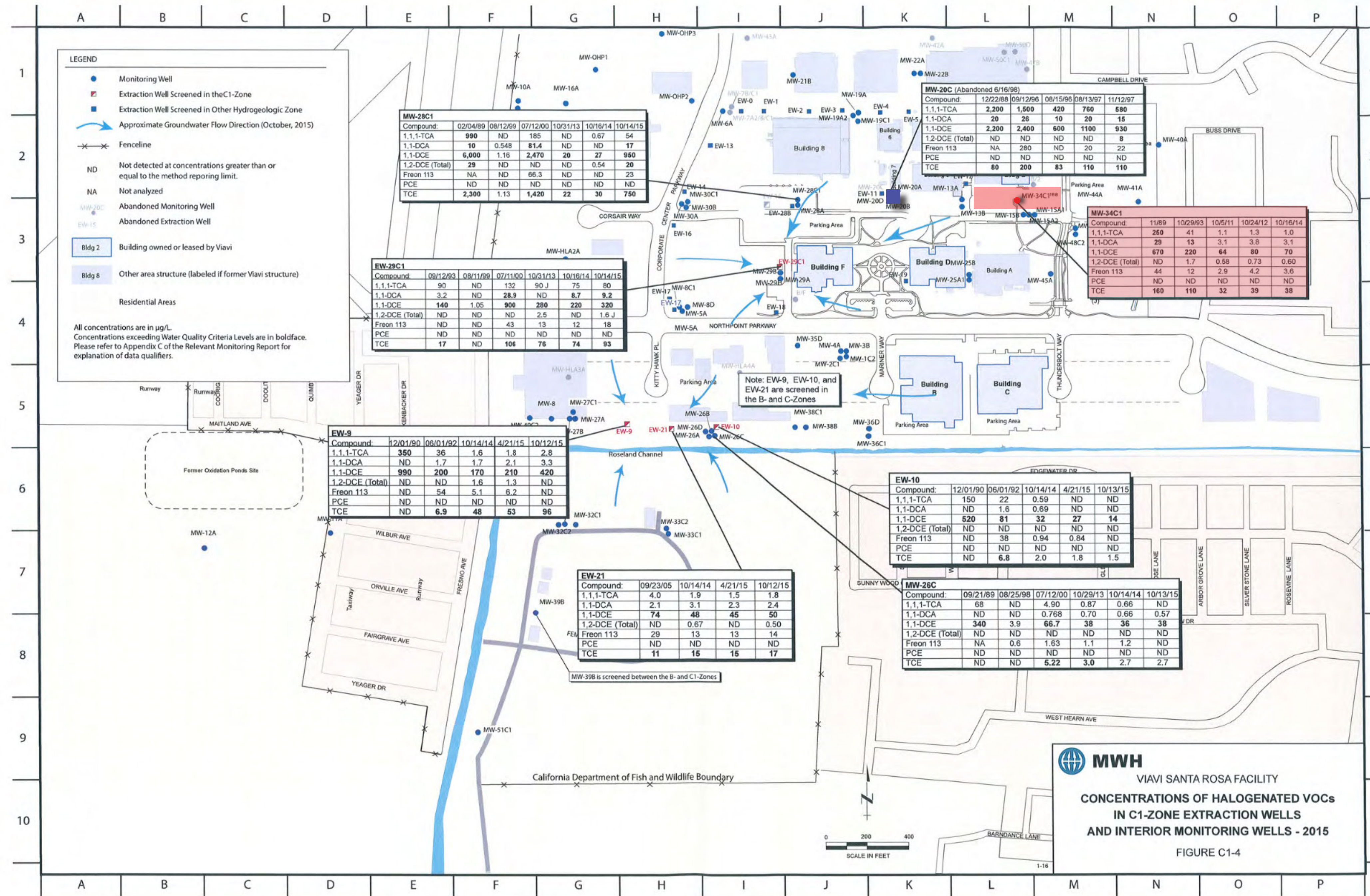


**Reference**  
 Page 24 of RT Environmental Services Memorandum, MWH Monitoring Report : VOCs over WQCLs at Monitoring Well MW-15A1 and MW-15A2 at APN: 010-450-008

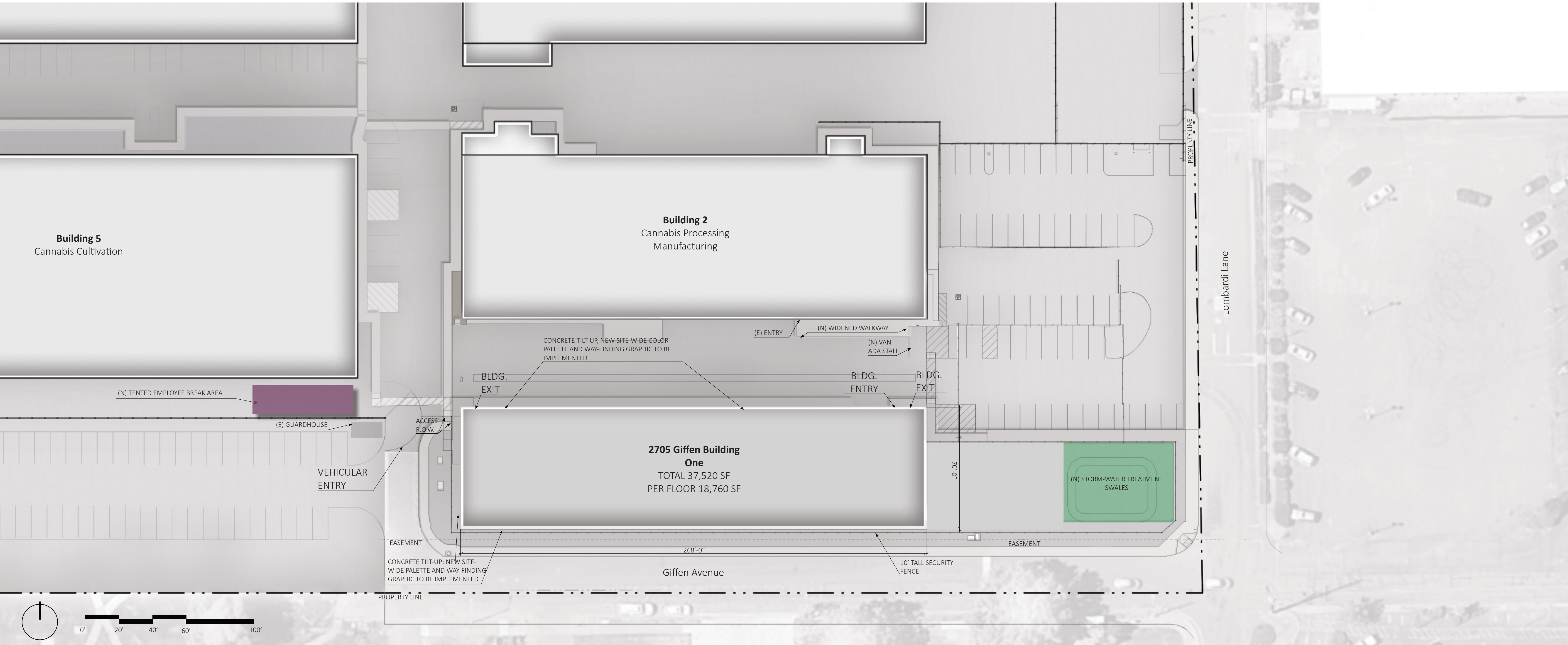
**Legend**

- Proposed site
- Monitoring well
- Contamination Remediation Treatment System

# Existing | Site Contamination Summary



# Proposed | Site Summary



## Site Summary

### Project Data

<b>PROPOSED USE:</b>	WAREHOUSE	<b>LAND USE:</b>	LIGHT MFG. & INDUSTRIAL
<b>OCCUPANCY TYPE:</b>	S	<b>LOT ACRES:</b>	11.71 AC
<b>CONSTRUCTION TYPE:</b>	IIIB	<b>GENERAL PLAN:</b>	GENERAL INDUSTRY
<b>TOTAL BLDG FLOOR AREA:</b>	37,520 SF	<b>HEIGHT LIMIT:</b>	55'
<b>APN:</b>	010-450-008		
<b>NUMBER OF STORIES:</b>	2		
<b>PROPOSED MAX HEIGHT:</b>	36' TO TOP OF PARAPET		
<b>PROPOSED USES:</b>	WAREHOUSE		

### Parking Calculations

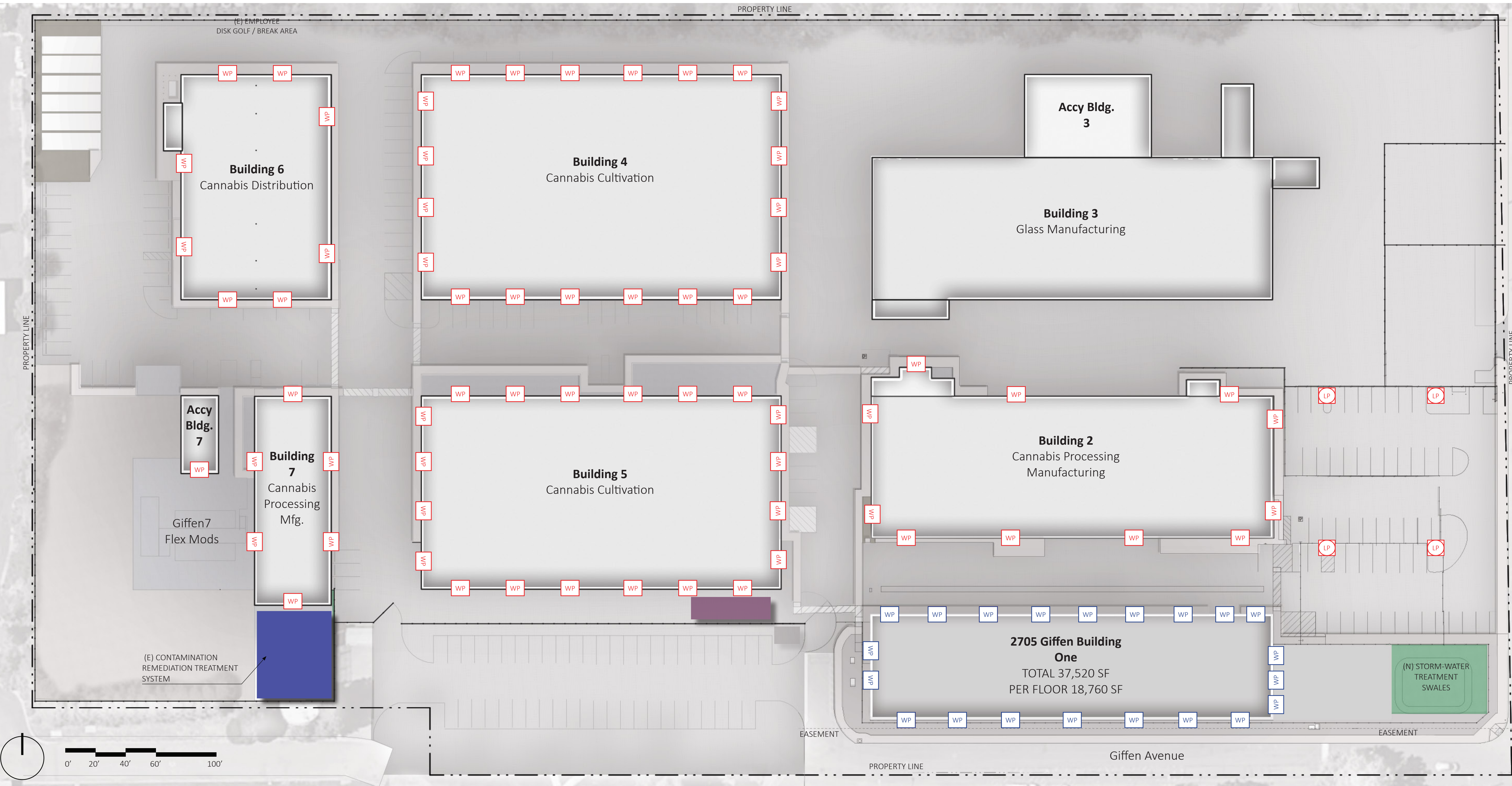
	REQUIRED	PROPOSED
GIFFEN 1 (N)	38	18
GIFFEN 2 (E)	36	34
GIFFEN 4 / 5 (E)	65	104
GIFFEN 6 (E)	15	15
GIFFEN 7 (E)	21	21
	175 (INCLUDES 1 VAN, 5 STANDARD ADA)	198 (INCLUDES 7 VAN, 1 STANDARD ADA)

- NOTE:
- GIFFEN BUILDING ONE AND TWO TO SHARE ADA PARKING BETWEEN SITES
  - PER SANTA ROSA TITLE 24, 1 PARKING SPACE REQUIRED PER 1,000 SF OF WAREHOUSE.
  - PER **CBC TABLE 11B-208.2**, FOR 187 PARKING SPACES IN A FACILITY 6 ADA ARE REQUIRED.

TNLD B  
**Giffen Building One**



# Existing & Proposed | Lighting Plan



LIGHT POLE /



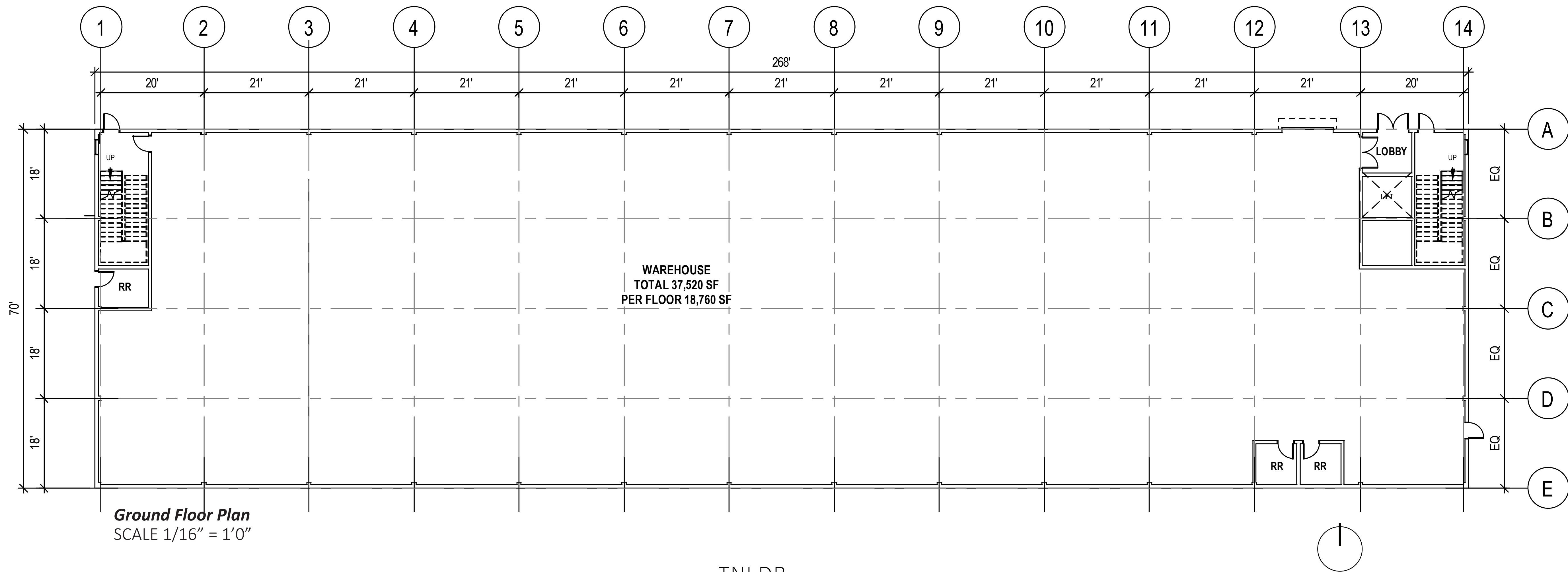
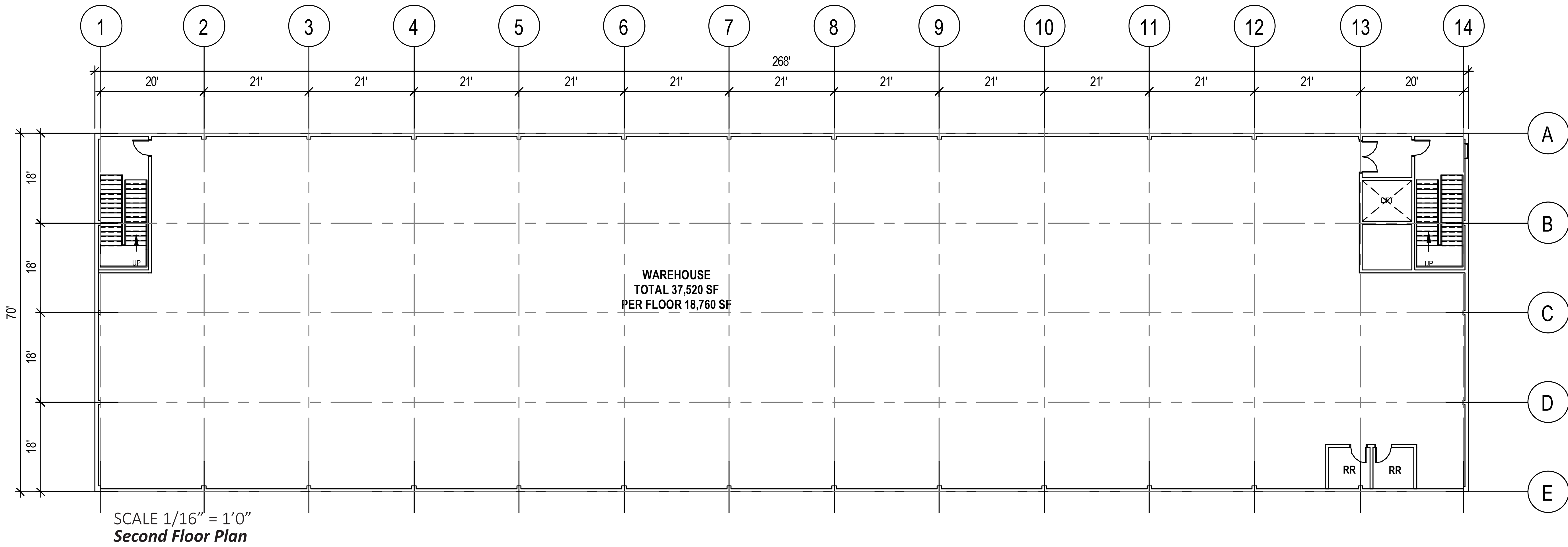
WALL-PACK / 100 W LED

### Lighting Legend

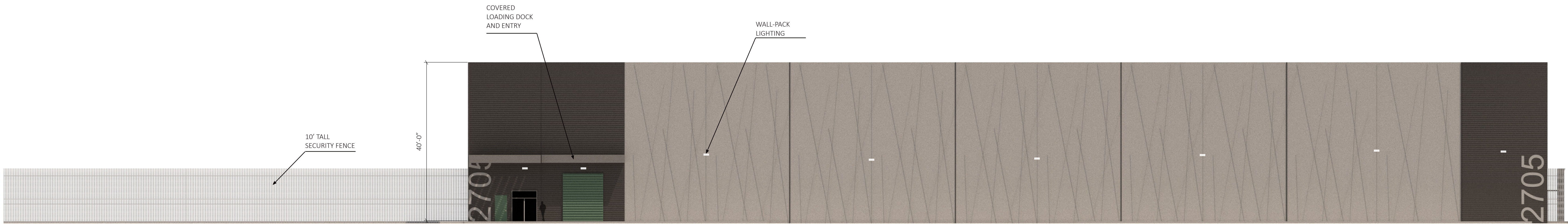
- WP Existing wall-pack
- WP New wall-pack
- LP Existing light pole
- Existing guardhouse
- Existing employee tented break area



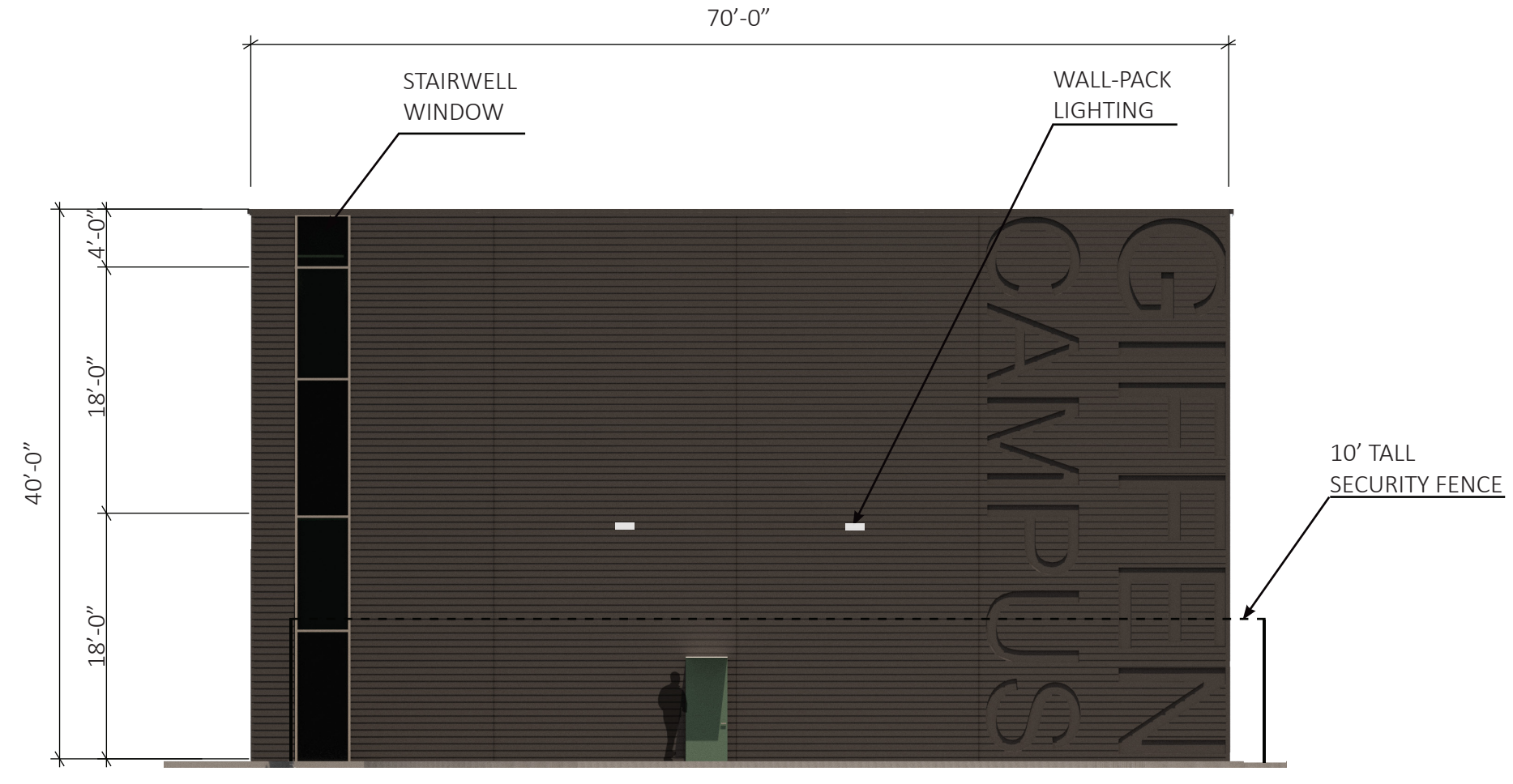
Proposed | Floor Plans



# Proposed | Elevations



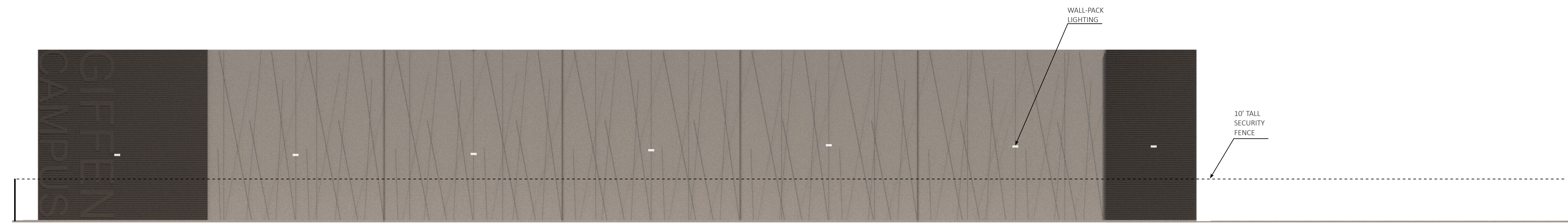
**North Elevation** Main points of entry and loading dock



**West Elevation** Entry to restroom serving guardhouse

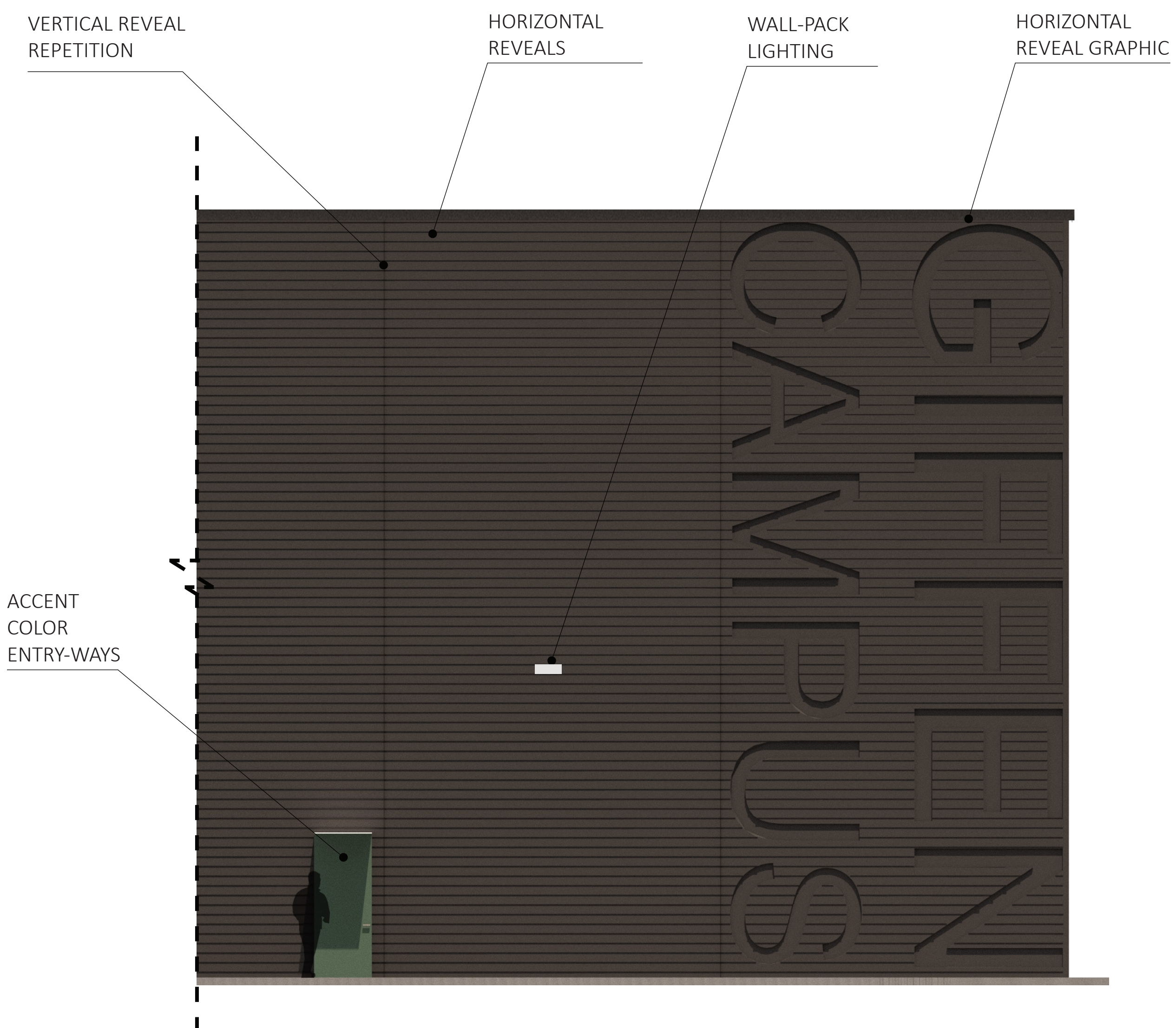


**East Elevation**

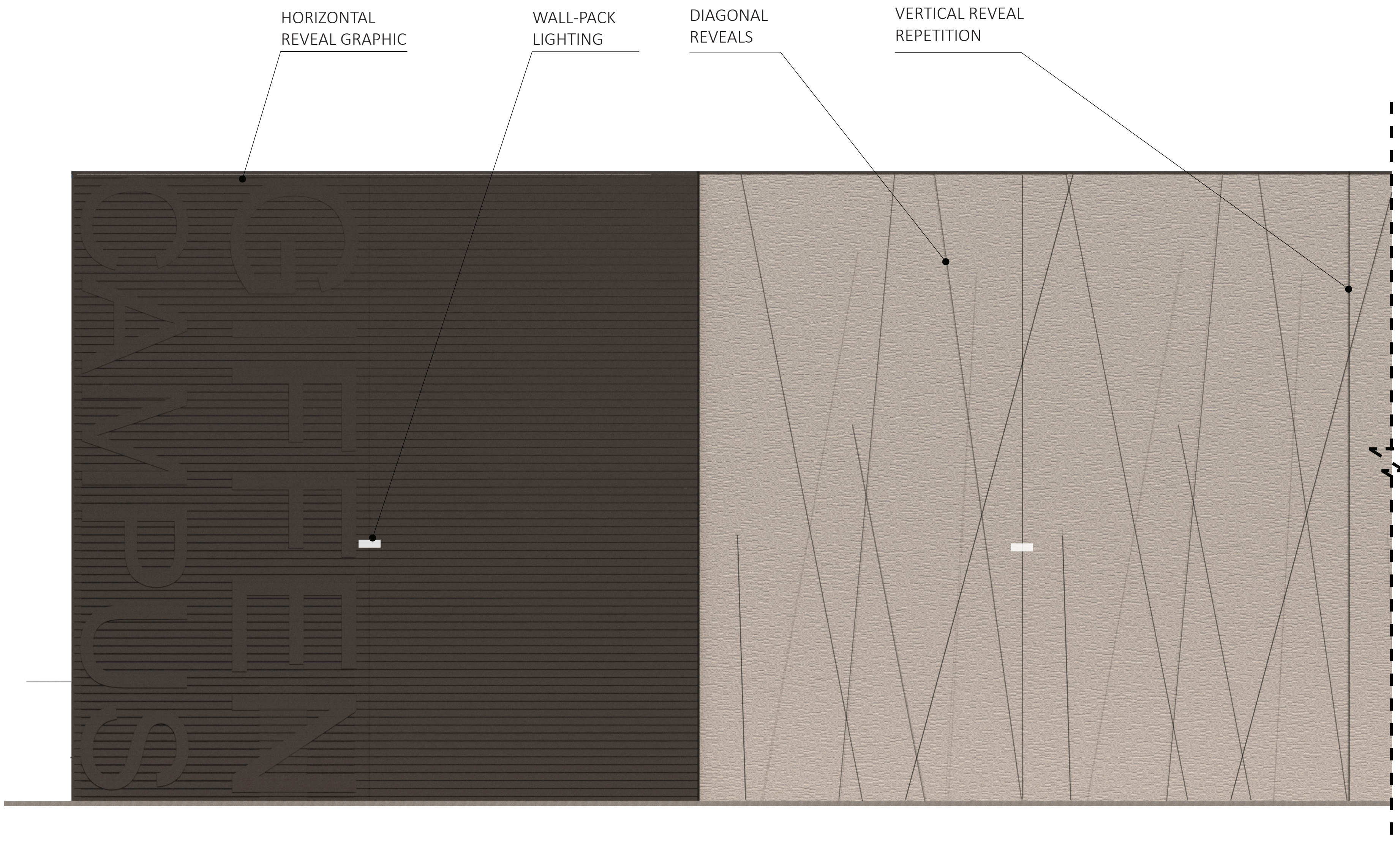


**South Elevation** Diagonal reveals in concrete panels, horizontal reveals creating graphic at corners to announce entry to campus

# Proposed | Elevation Details

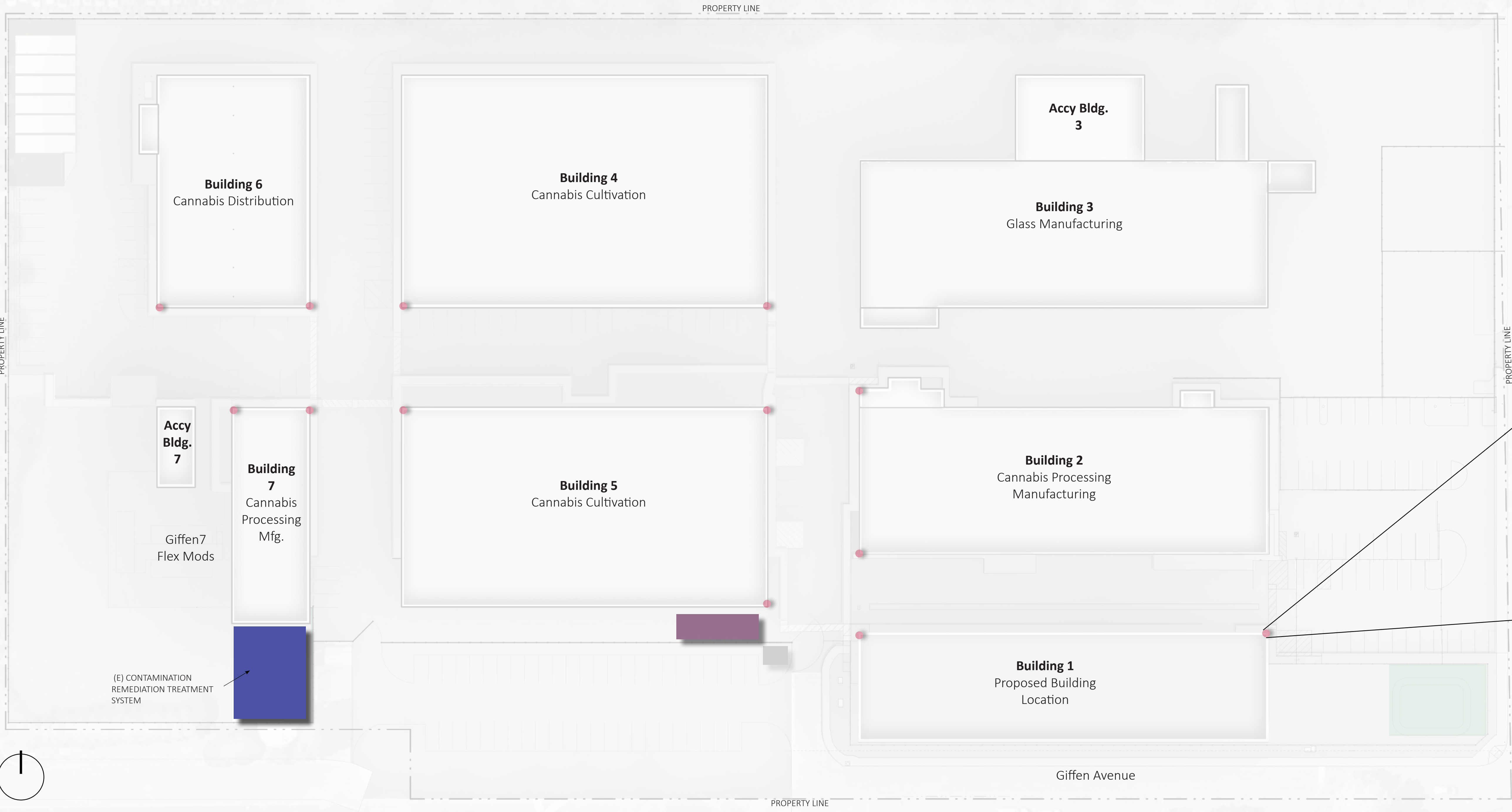


**Detail of West Facade** Horizontal accent reveals and vertical reveals at every 18' to break up length of short facades

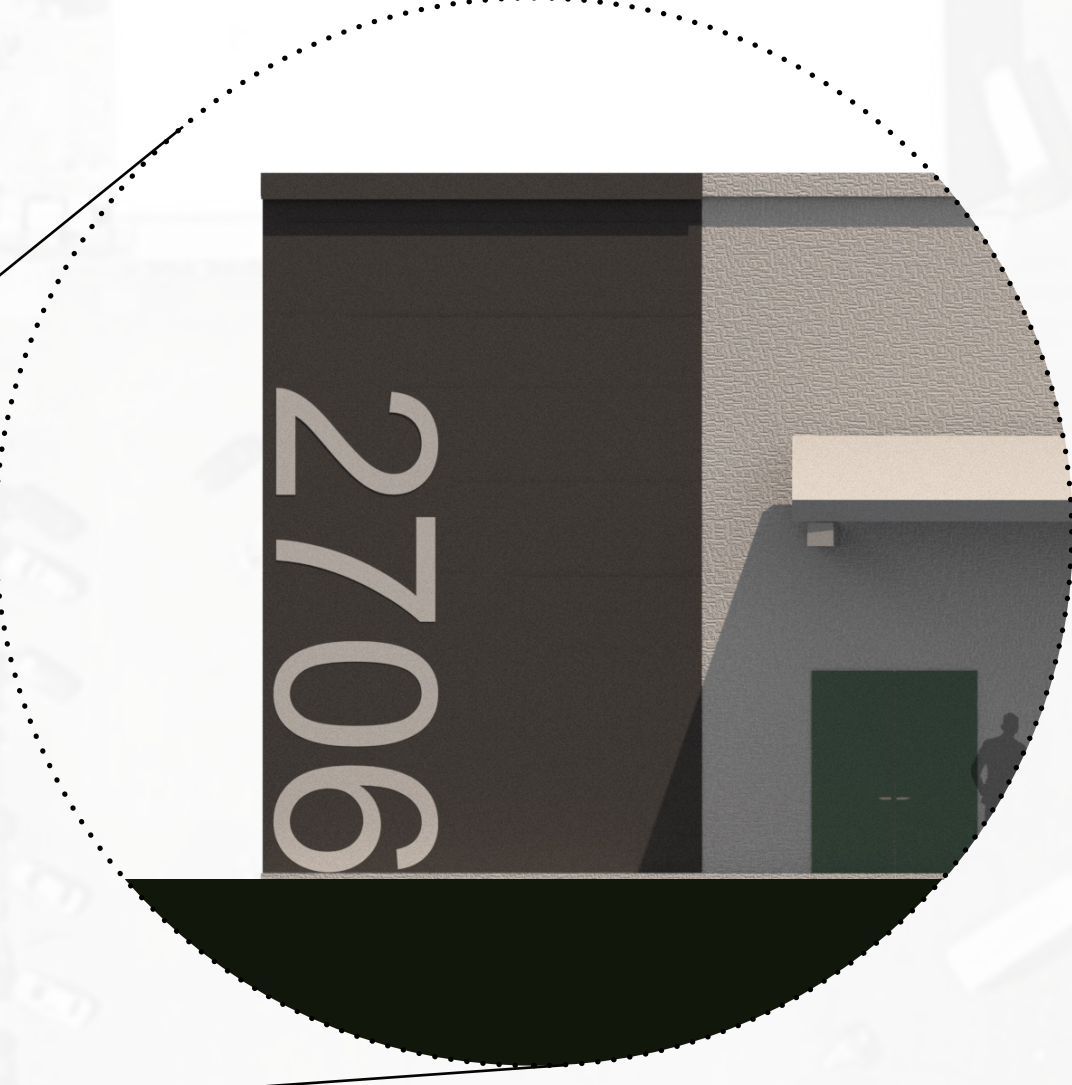


**Detail of South Facade** Reveal graphic announcing entrance to campus, diagonal reveals emulate grass with deep-set vertical reveals every 40' to break up long facades

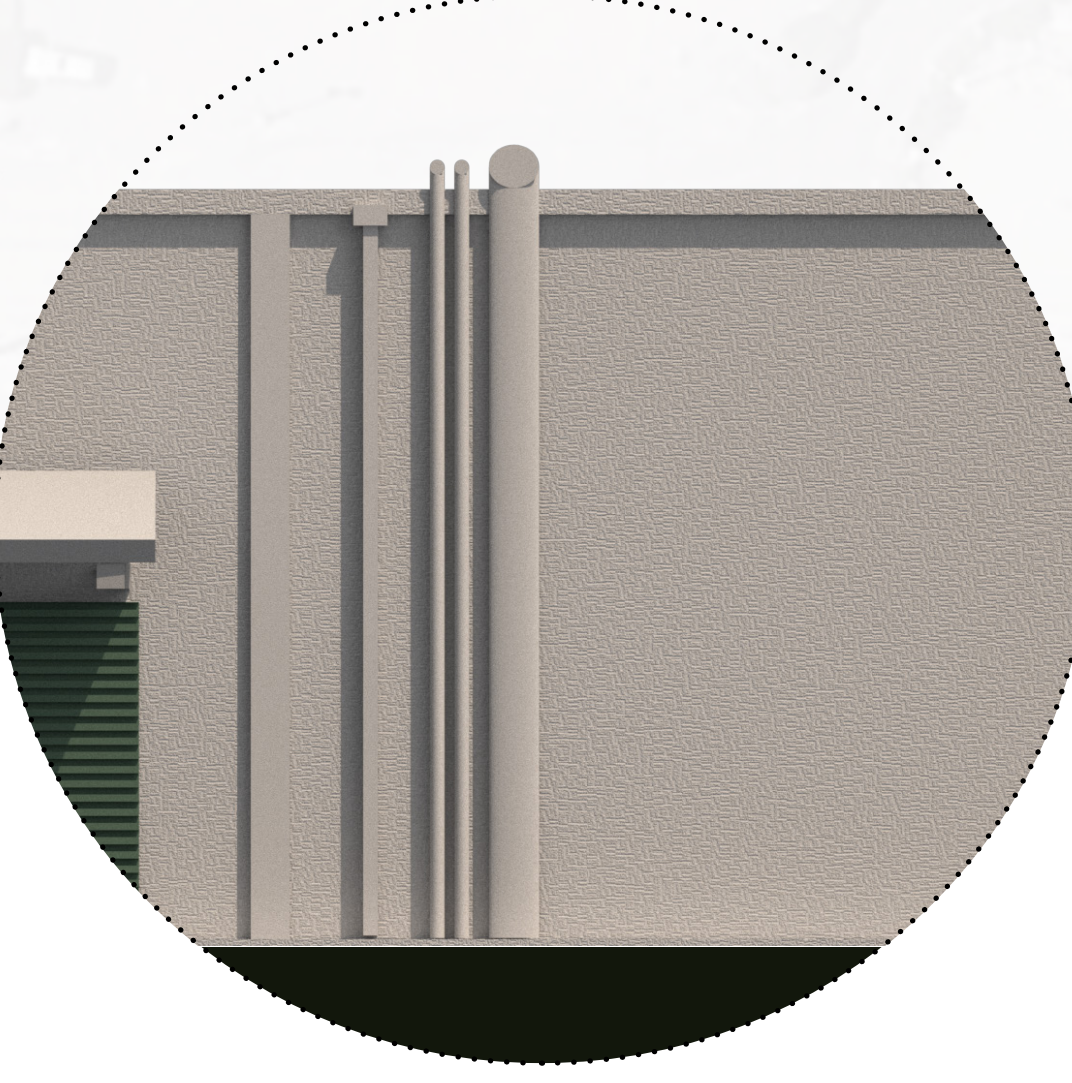
# Proposed | Campus Way-finding and Unified Palette



Green accent for doors and roll-ups  
Green Bayou / 227 Dunn-Edwards



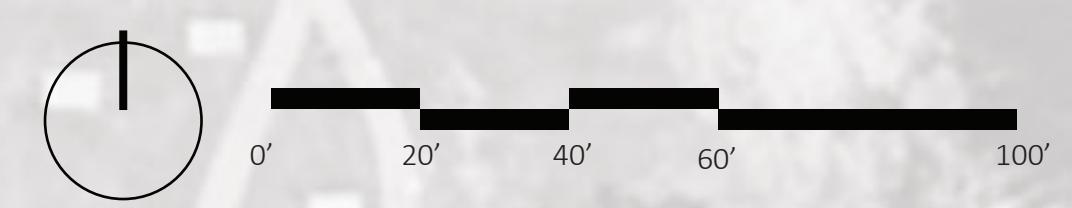
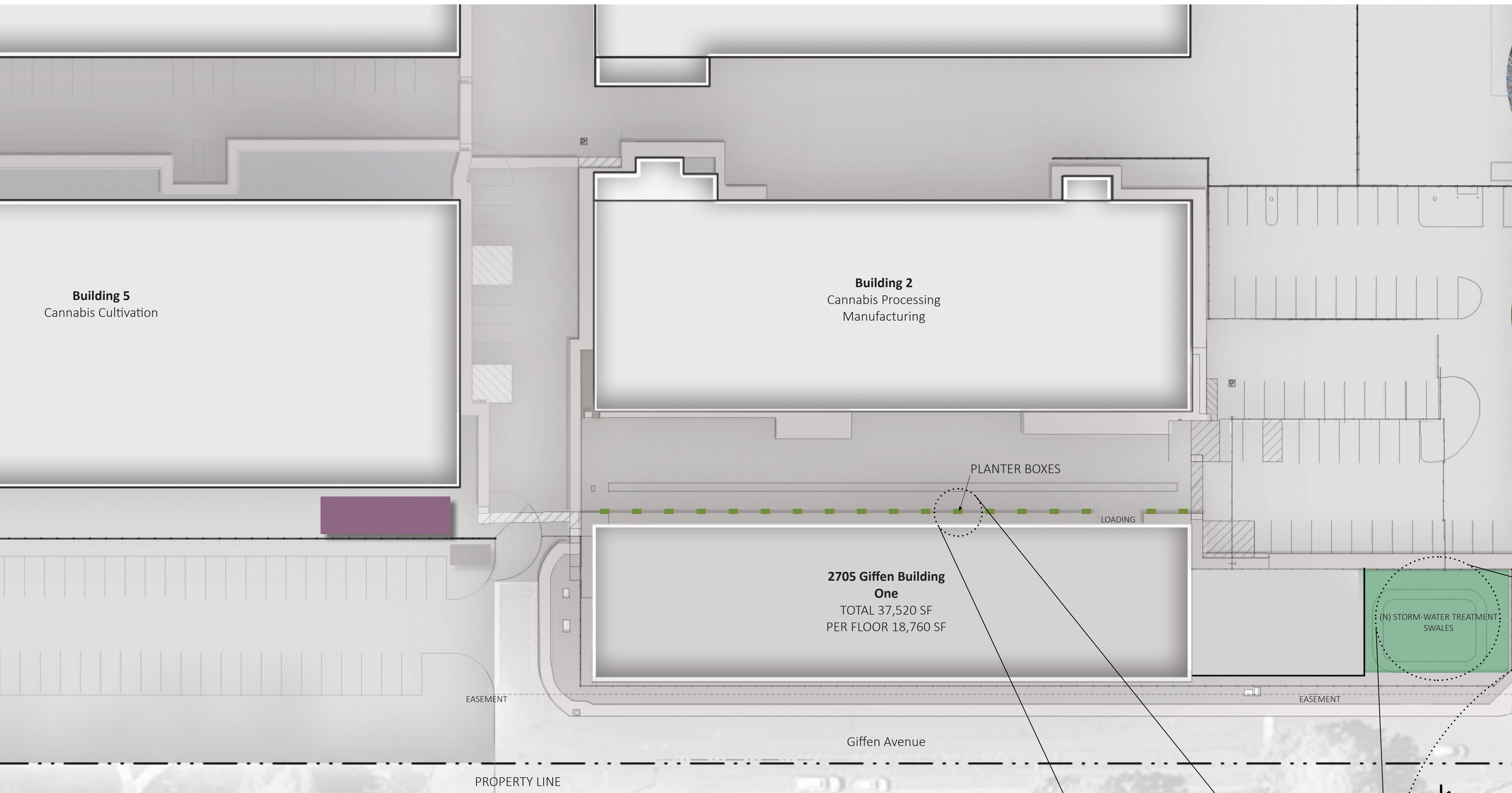
Charcoal accent for corners with address graphic matching wall base color  
Charcoal / 98 Dunn-Edwards



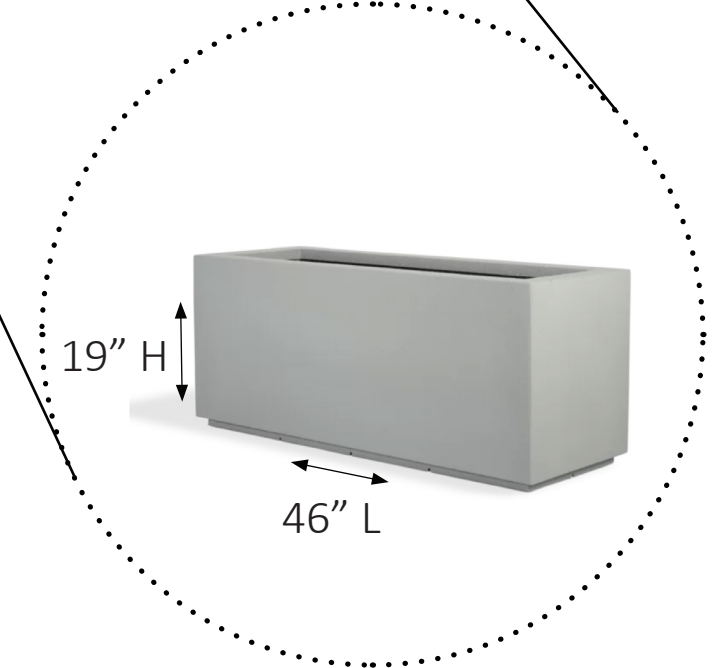
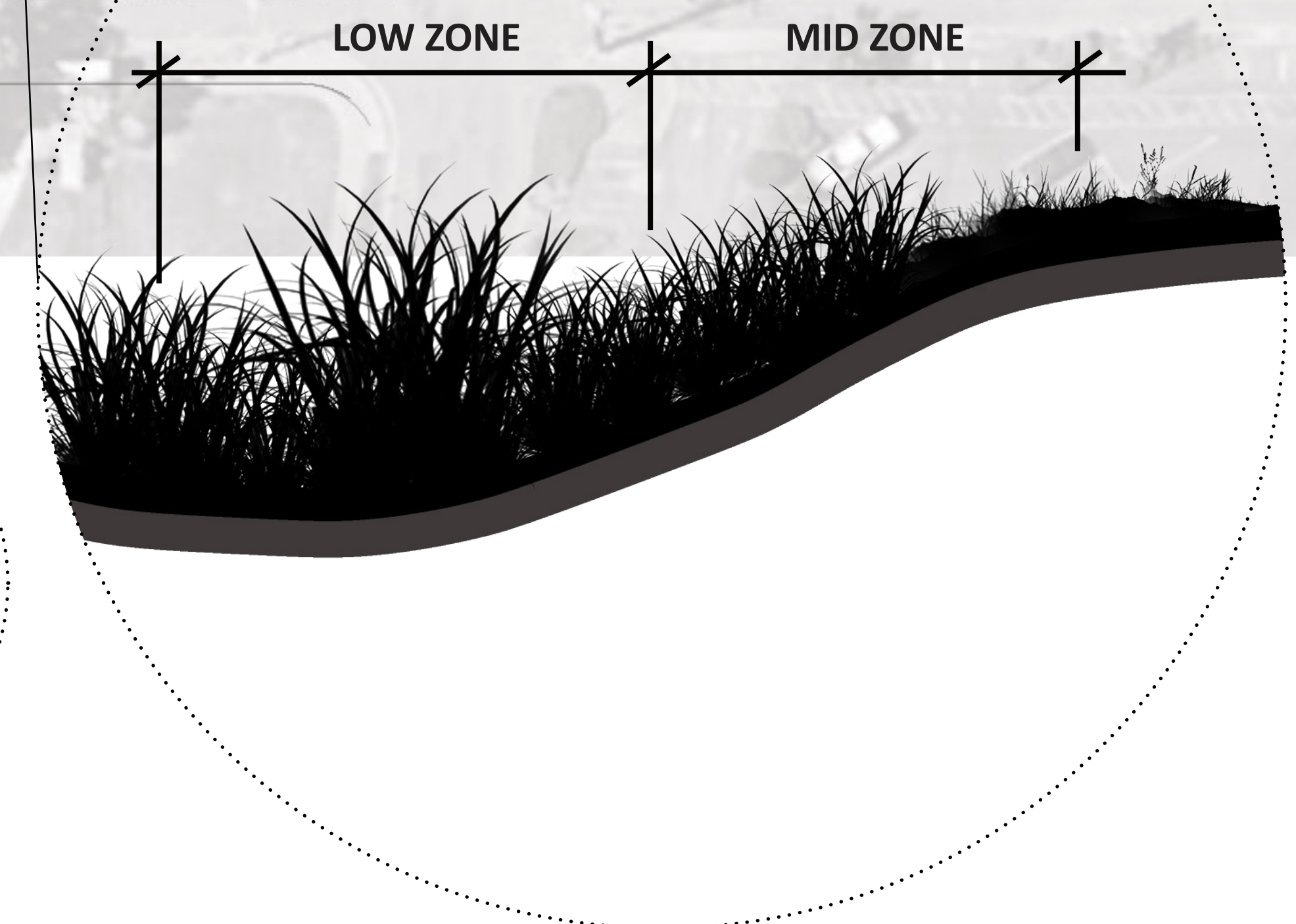
Bone white base color for walls and utilities  
Milk Glass / 2662 Dunn-Edwards

**Campus Way-finding and Unified Palette** Campus site plan showing locations of address graphic. Vignettes show palette strategy to unify look of campus NTS

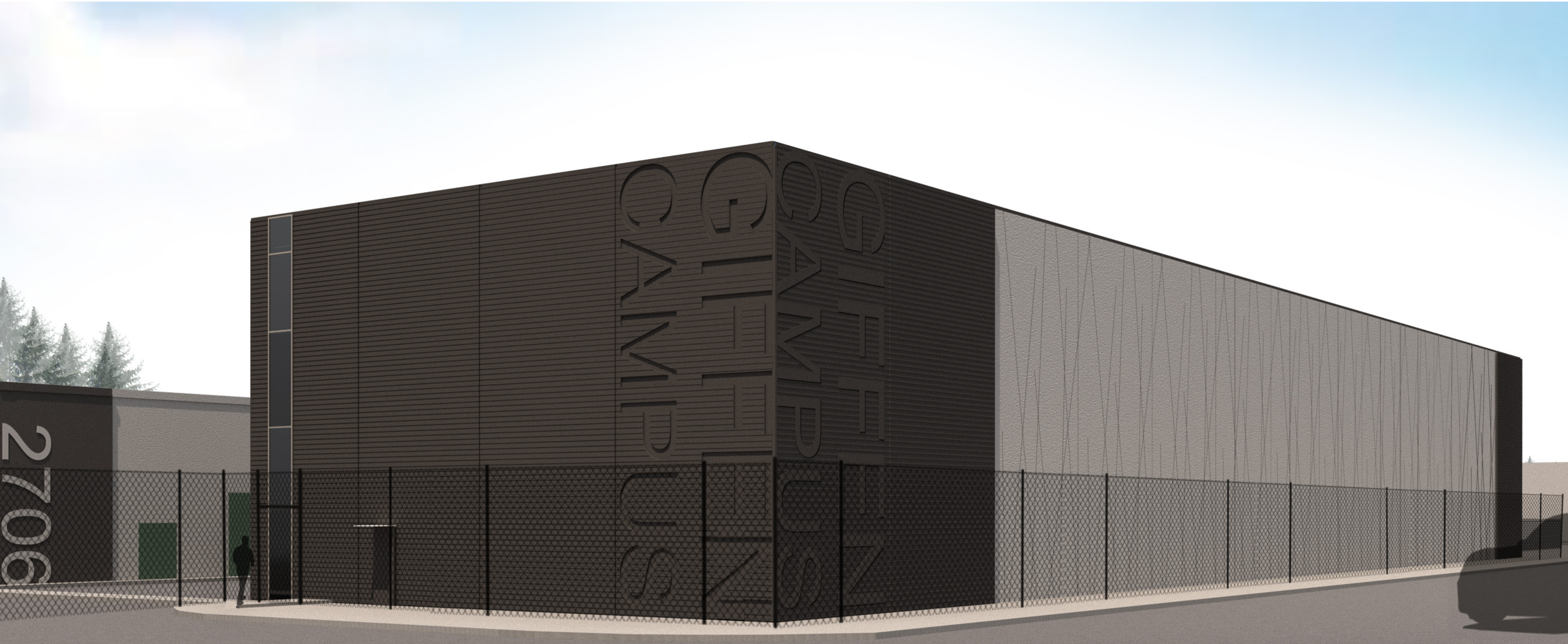
- Legend**
- Locations of building identification graphic
  - Existing guardhouse
  - Existing employee tented break area



**Bioswale Ecology** Define native grasses for low and middle zones of storm-water bioswale  
**Planter Buffer** Planter buffer along rear parking / loading driveway with native non-pollinating grasses



TNLDB  
 Giffen Building One



*View from Giffen Avenue* View looking northeast of proposed Giffen Building One