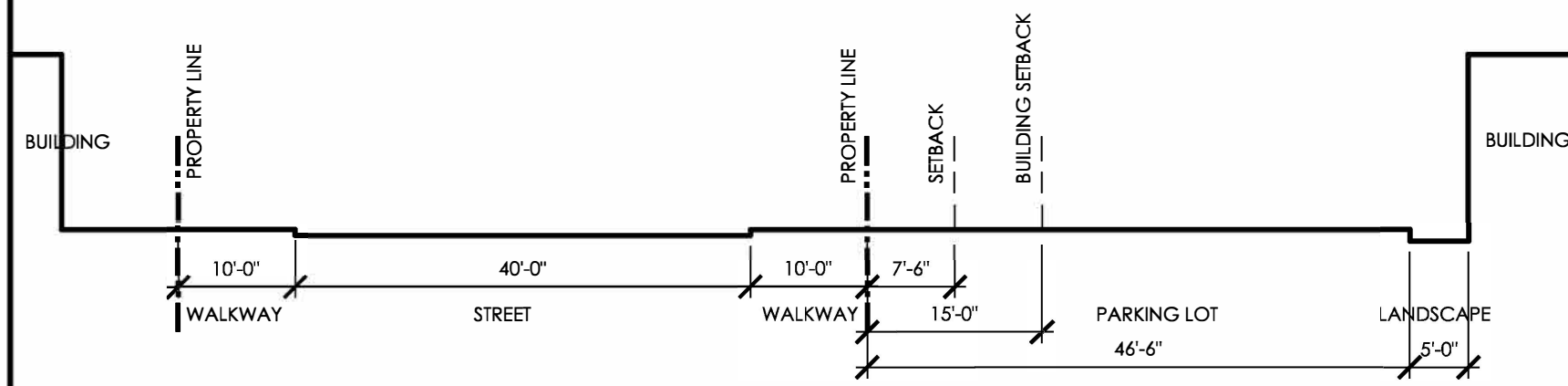


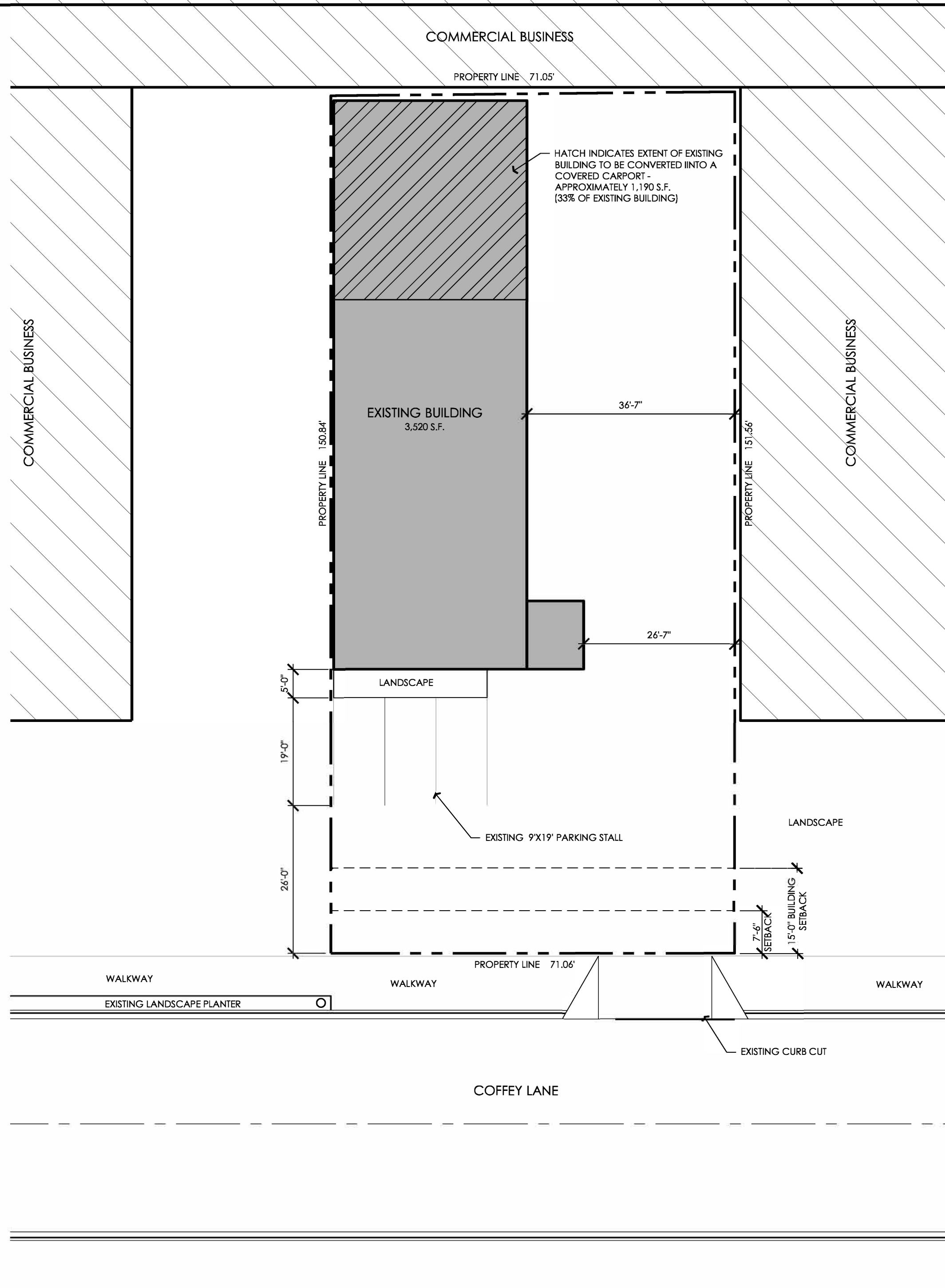
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 JURISDICTION: CITY OF SANTA ROSA
 APN: 015-370-062
 PARCEL AREA: .25 AC (10,890 S.F.)
 ZONE: IG - GENERAL INDUSTRIAL
 EXISTING BUILDING AREA: 3,520 S.F.

EXISTING PARKING
 STANDARD STALL 3



EXISTING ROAD SECTION

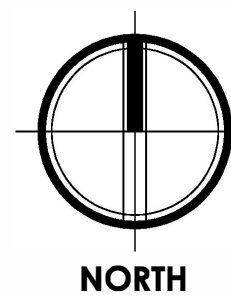
SCALE: 1" = 15'-0"



EXISTING SITE PLAN

SCALE: 1" = 15'-0"

City of Santa Rosa
 APR 12 2021
 Planning & Economic
 Development Department



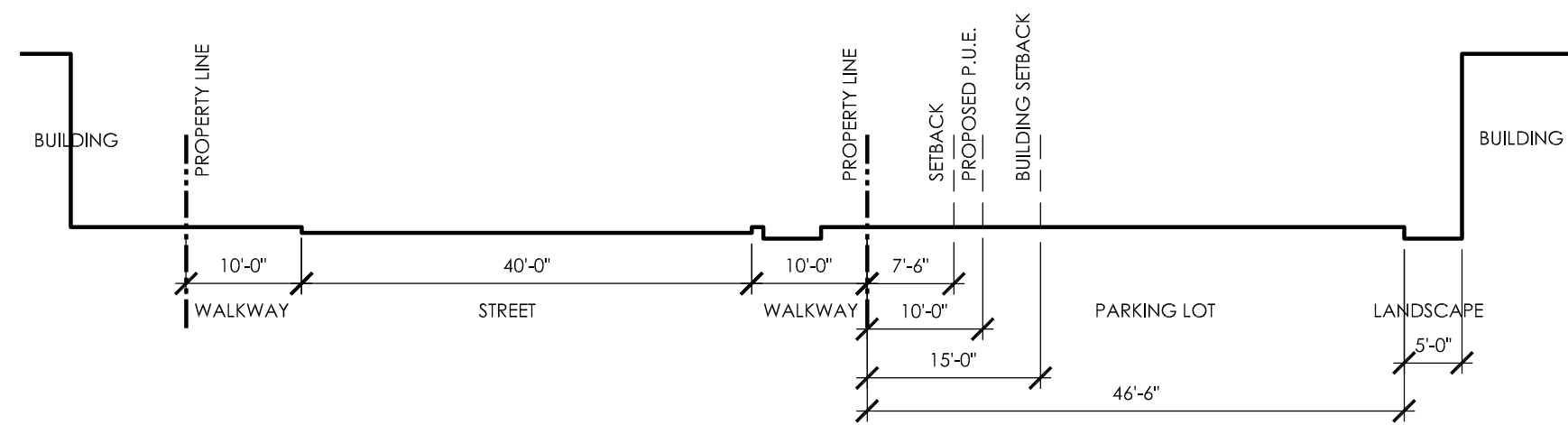
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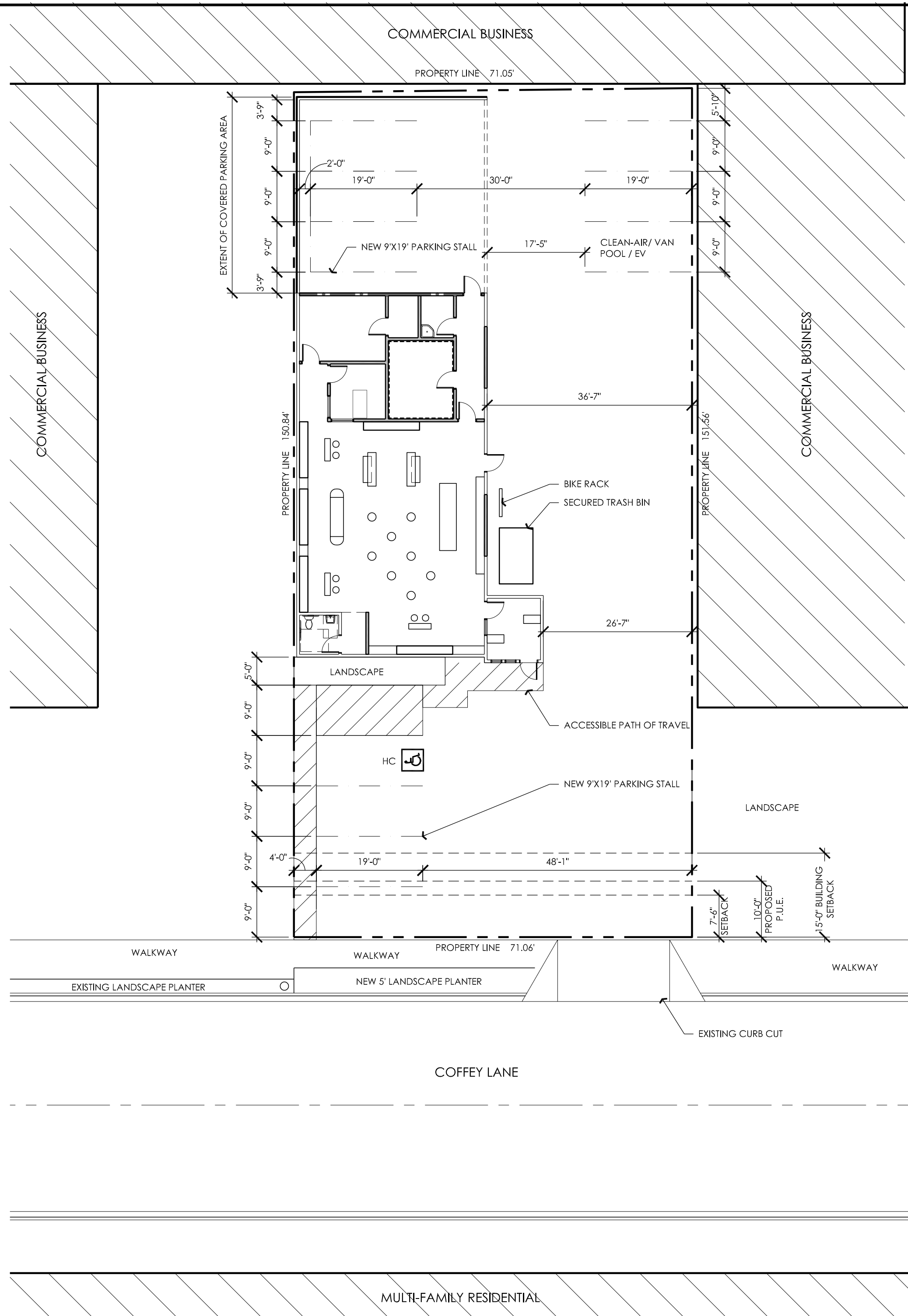
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EXISTING ROAD SECTION

SCALE: 1" = 15'-0"



PROPOSED SITE PLAN

SCALE: 1" = 15'-0"

SITE DATA:
 JURISDICTION: CITY OF SANTA ROSA
 APN: 015-370-062
 PARCEL AREA: .25 AC (10,890 S.F.)
 ZONE: IG - GENERAL INDUSTRIAL
 EXISTING BUILDING AREA: 3,520 S.F.

DISPENSARY 2,500 S.F.
 COVERED PARKING 1,020 S.F.
 BUILDING AREA 3,520 S.F.

PARKING REQUIRED:
 DISPENSARY 2,500 S.F. / 250 = 10 STALLS

PARKING PROVIDED

STANDARD STALL	5
COVERED STALL	3
CLEAN AIR / EV	1
ACCESSIBLE STALLS	1
TOTAL PROVIDED	10 STALLS

NOTE:
 PER MUNICIPAL CODE 20-36.040 C-2

CHANGE IN USE. WHEN A BUILDING'S USE CHANGES TO A NEW USE, FOR EXAMPLE A RETAIL USE TO A RESTAURANT, WITHOUT ENLARGING THE SPACE IN WHICH THE USE IS LOCATED, THERE SHALL BE NO ADDITIONAL PARKING REQUIRED FOR THE NEW USE, EXCEPT THAT THE NEW USE SHALL COMPLY WITH CURRENT ADA STANDARDS FOR PARKING, PROVIDED THAT ANY DEFICIENCY IN PARKING IS NO MORE THAN 10 SPACES, OR A 25 PERCENT OVERALL REDUCTION FROM STANDARD PARKING REQUIREMENTS, WHICHEVER IS GREATER.

IG - GENERAL INDUSTRIAL SETBACKS

MINIMUM SETBACKS REQUIRED. SEE SECTION 20-30.110 FOR SETBACK MEASUREMENT INSTRUCTIONS.

FRONT

7.5 FT ADJACENT TO A RESIDENTIAL ZONE OR USE; SET BY CUP APPROVAL ELSEWHERE (2)

SIDE—INTERIOR (EACH)

5 FT ADJACENT TO A RESIDENTIAL ZONE OR USE; SET BY CUP APPROVAL ELSEWHERE (2)

REAR

10 FT ADJACENT TO A RESIDENTIAL ZONE OR USE; NONE REQUIRED ELSEWHERE.

FIRE DEPARTMENT NOTE:
 PROVIDE ILLUMINATED ADDRESS DIRECTORY AT EACH PROPERTY ENTRANCE

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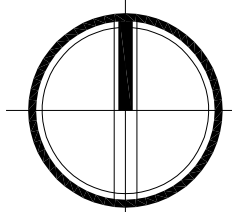
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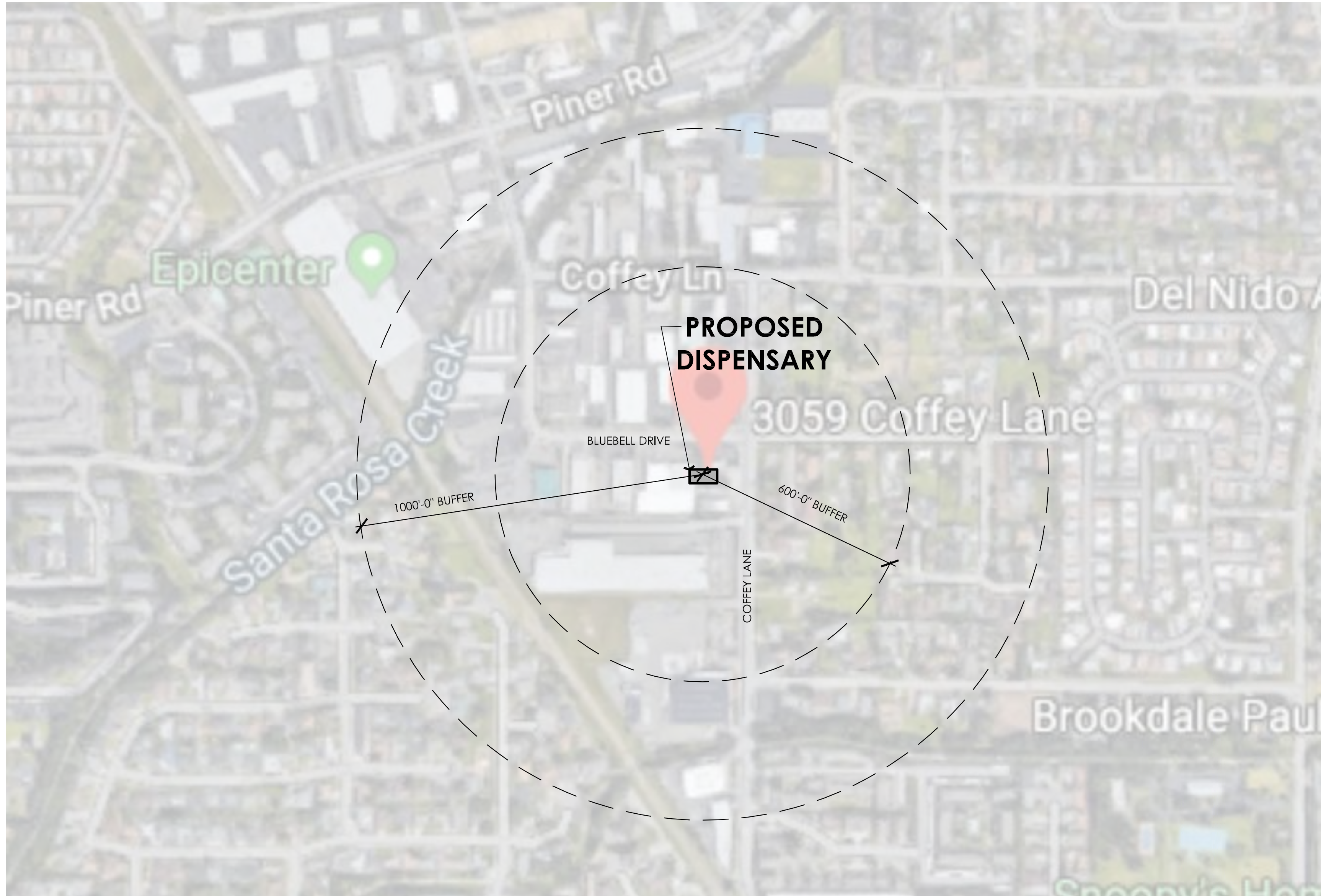
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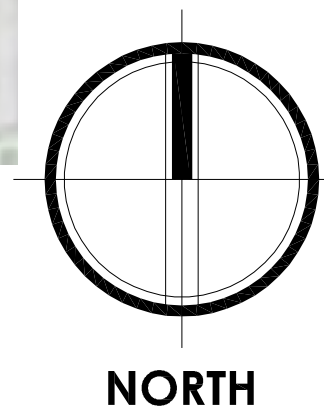
NORTH

11/18/19 10:28am 48" PLANNING ARCHITECTURE



BUFFER ZONE PLAN

SCALE: 1" = 300'-0"



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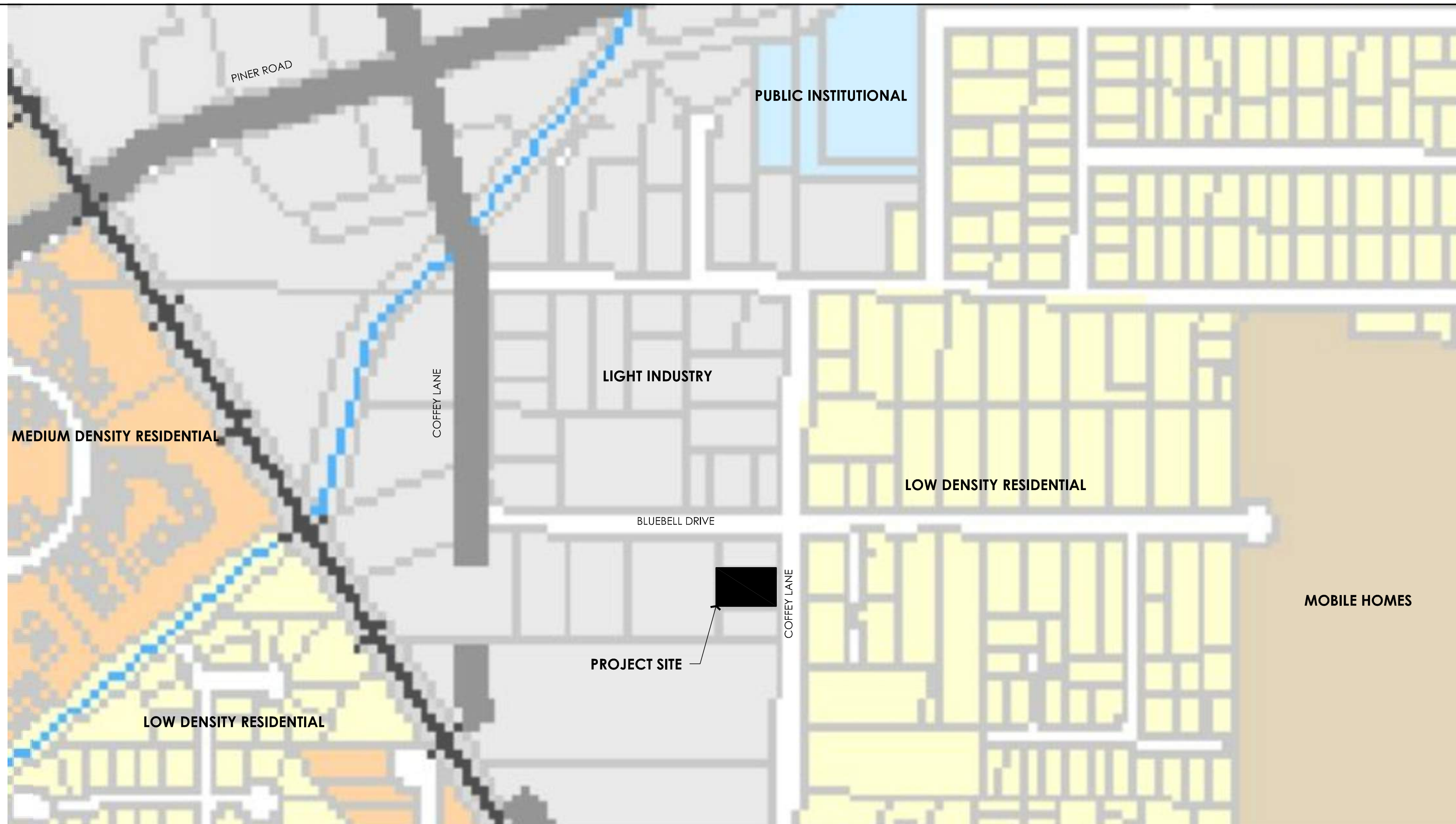
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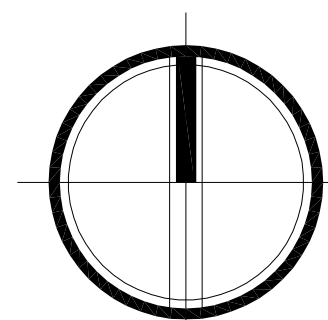
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NEIGHBORHOOD CONTEXT PLAN

SCALE: 1" = 300'-0"



NORTH

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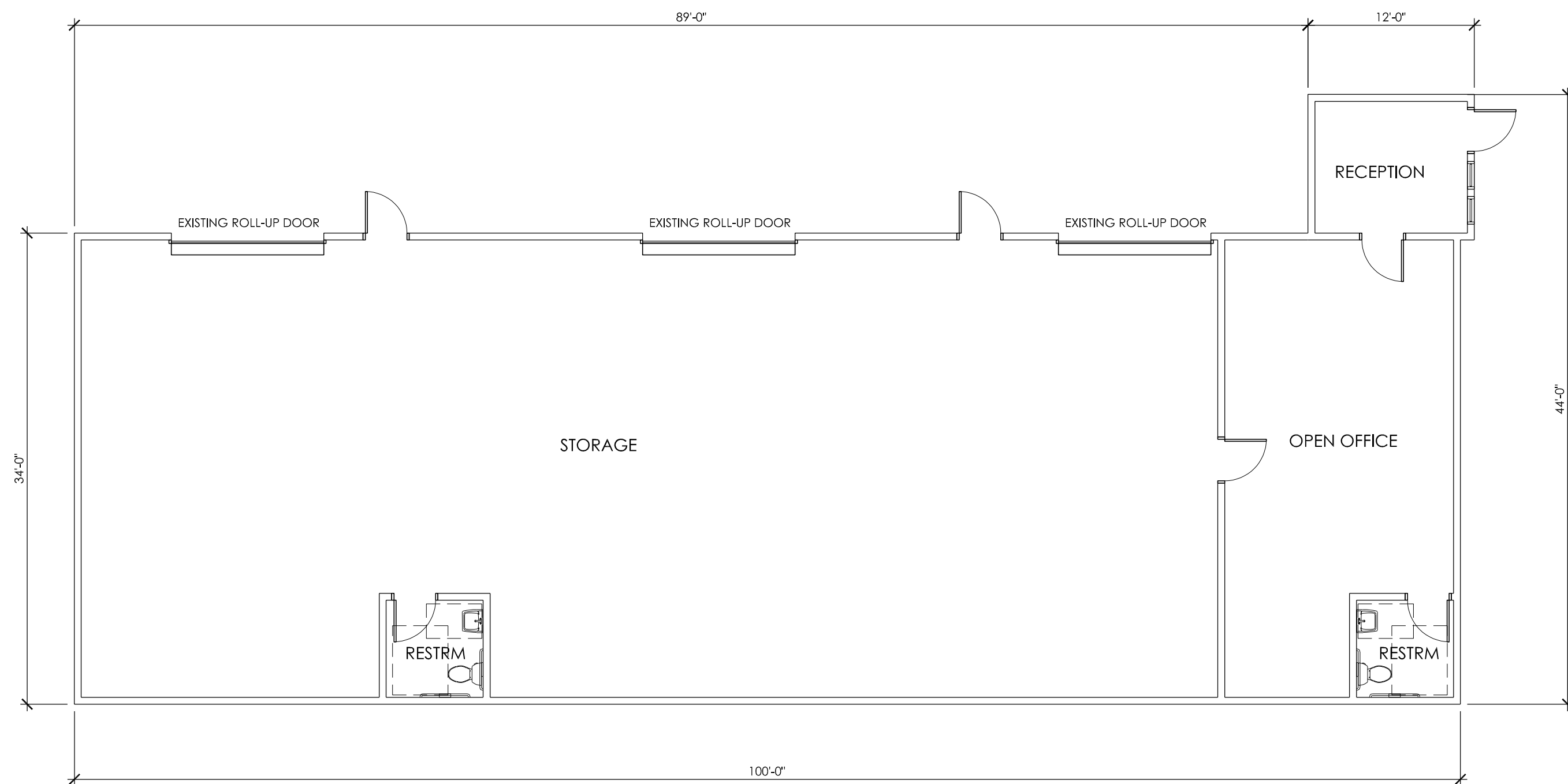
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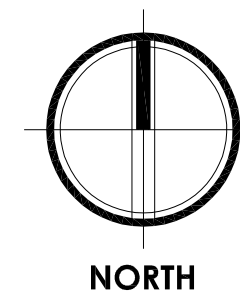
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EXISTING MAIN FLOOR PLAN

SCALE: 1/8" = 1'-0"



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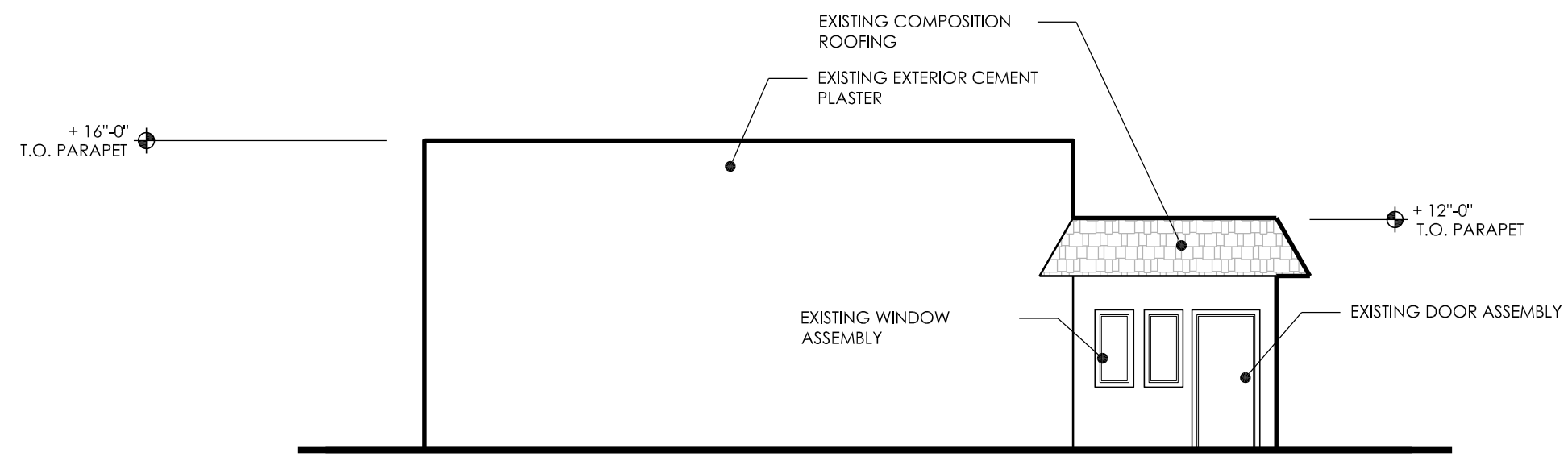
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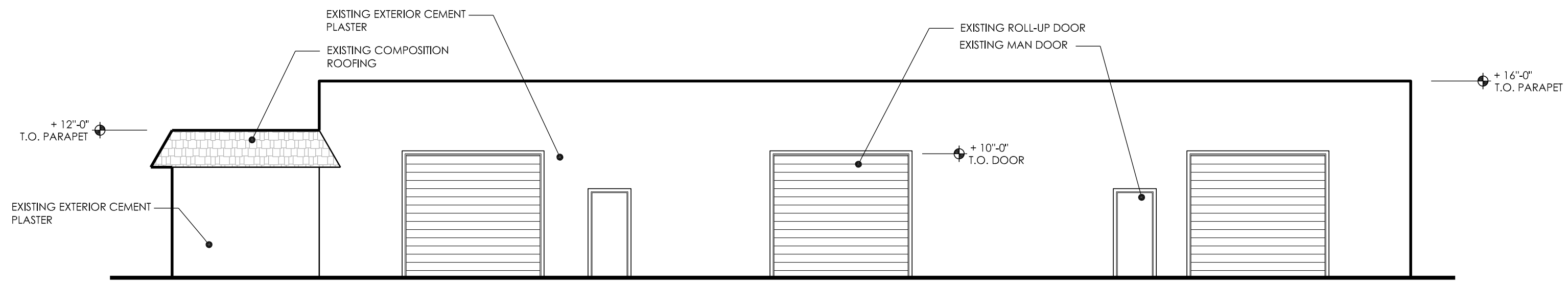
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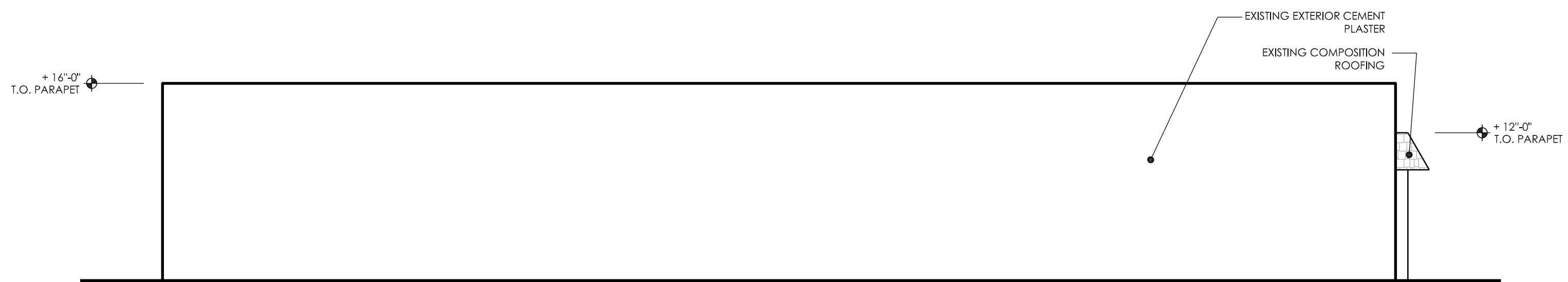
EAST ELEVATION

SCALE: 1/8" = 1'-0"



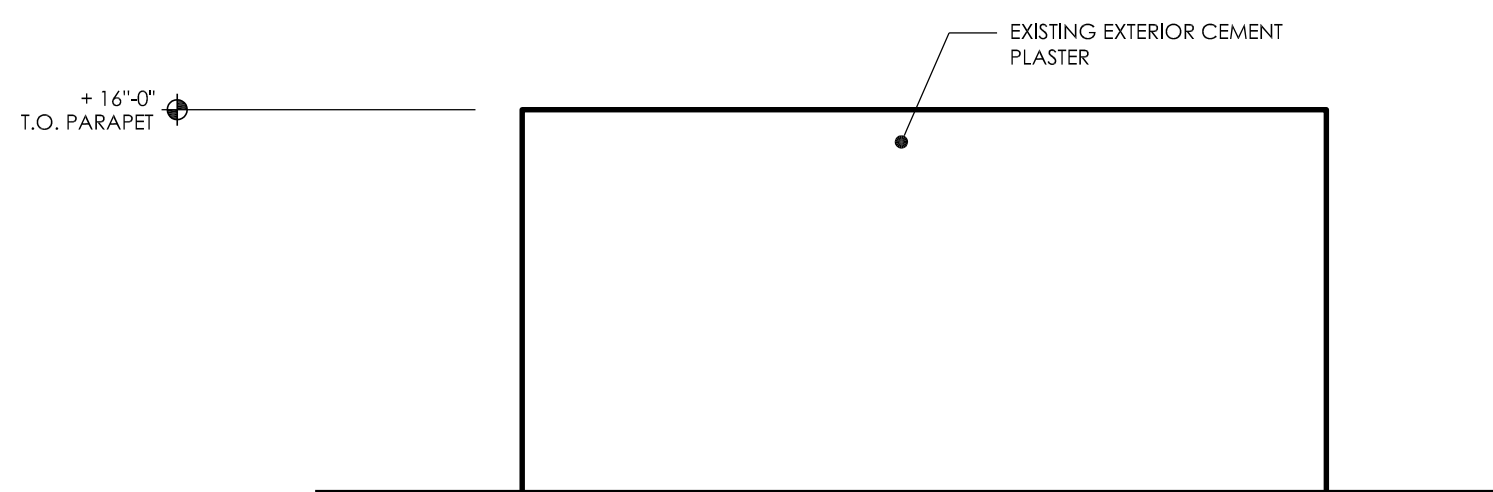
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"

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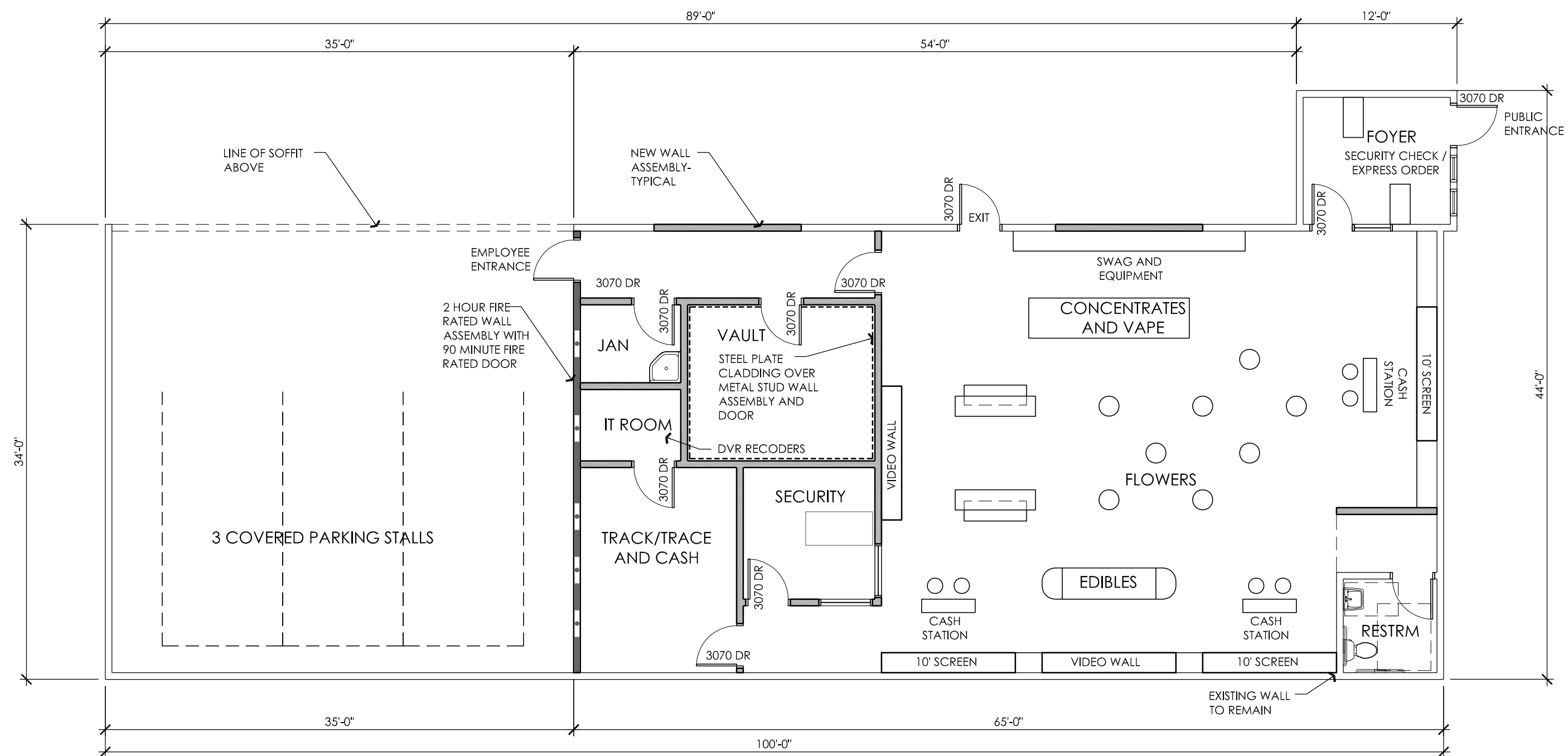
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PROPOSED MAIN FLOOR PLAN

SCALE: 1/8" = 1'-0"

FACILITY, ENVIRONMENTAL AND DESIGN CONSIDERATIONS

1. GREEN BUILDING MEASURES PER THE 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE:

- A. BEST MANAGEMENT PRACTICES - PREVENT THE LOSS OF SOIL THROUGH WIND AND WATER EROSION BY IMPLEMENTING AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENT CONTROL AND GOOD HOUSEKEEPING BMPs.
- B. BICYCLE PARKING - SHORT TERM BICYCLE PARKING WILL BE PROVIDED ON SITE WITH A MINIMUM TWO BIKE CAPACITY RACK.

C. DAYLIGHTING - NATURAL DAYLIGHT WILL BE PROVIDED BY SECURED SKYLIGHTS

D. LIGHT POLLUTION REDUCTION - OUTDOOR LIGHTING SYSTEMS SHALL BE DESIGNED TO COMPLY WITH CAL GREEN SECTION 5.106.8

E. GRADING AND PAVING - SITE GRADING AND DRAINAGE WILL MANAGE ALL SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING BUILDINGS.

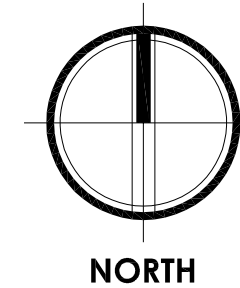
F. INDOOR WATER USE - WATER CONSERVING PLUMBING FIXTURES AND FITTINGS SHALL COMPLY WITH CAL GREEN SECTION 5.303.3

G. CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING WILL BE EMPLOYED PER CAL GREEN SECTION 5.408

H. LOW-VOC FLOORING AND THERMAL INSULATION SHALL BE UTILIZED AS APPLICABLE.

I. ENVIRONMENTAL COMFORT - THE BUILDING WILL BE DESIGNED WITH ACOUSTIC PROPERTIES PER CAL GREEN SECTION 5.507

J. ON-SITE RENEWABLE ENERGY SOURCES SUCH AS SOLAR WILL BE PROVIDED PER CAL GREEN SECTION A5.211



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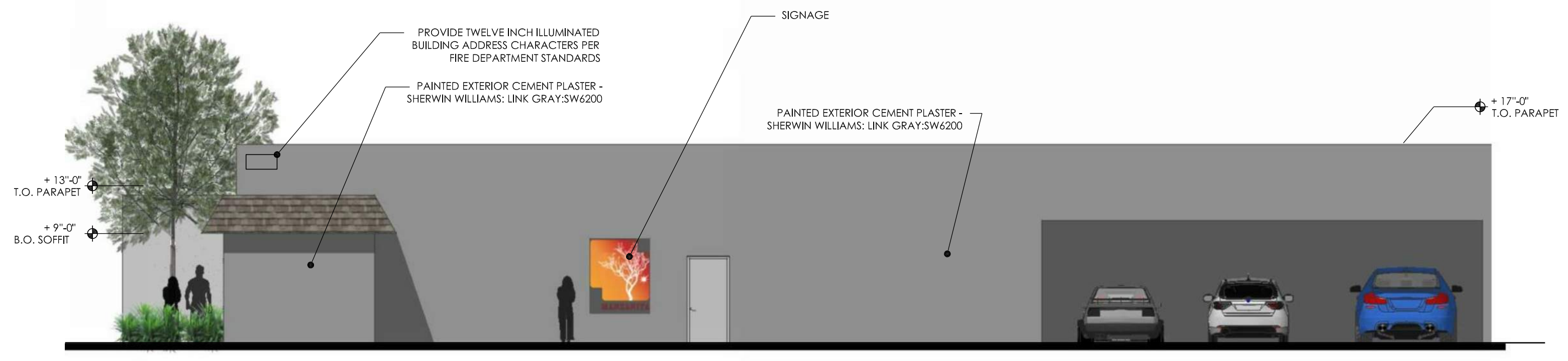
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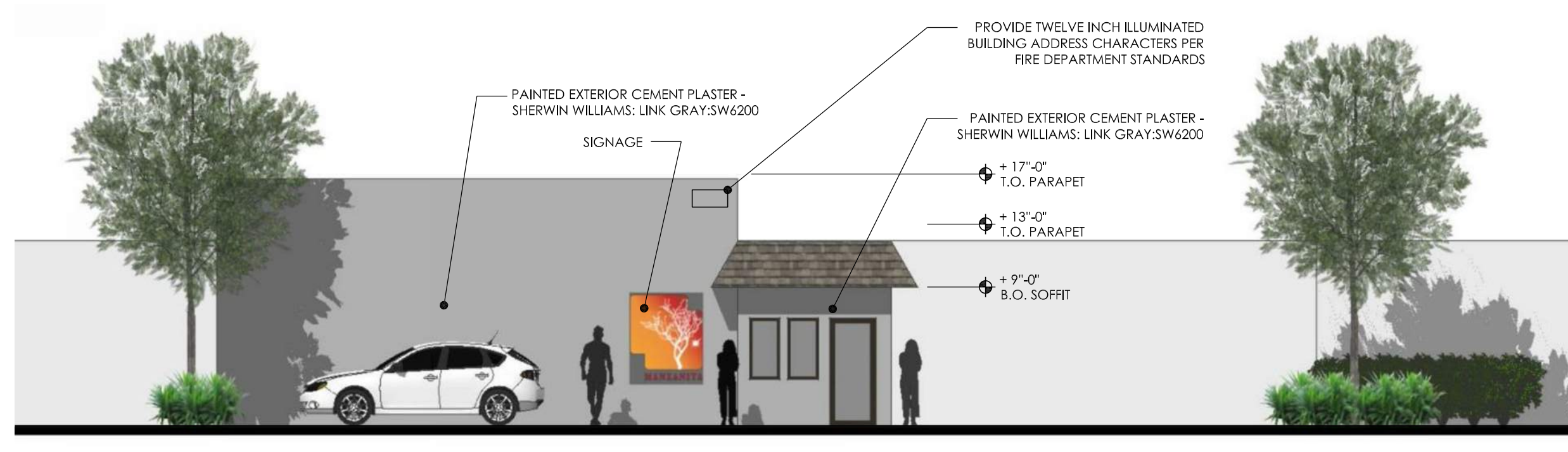
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NORTH ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"

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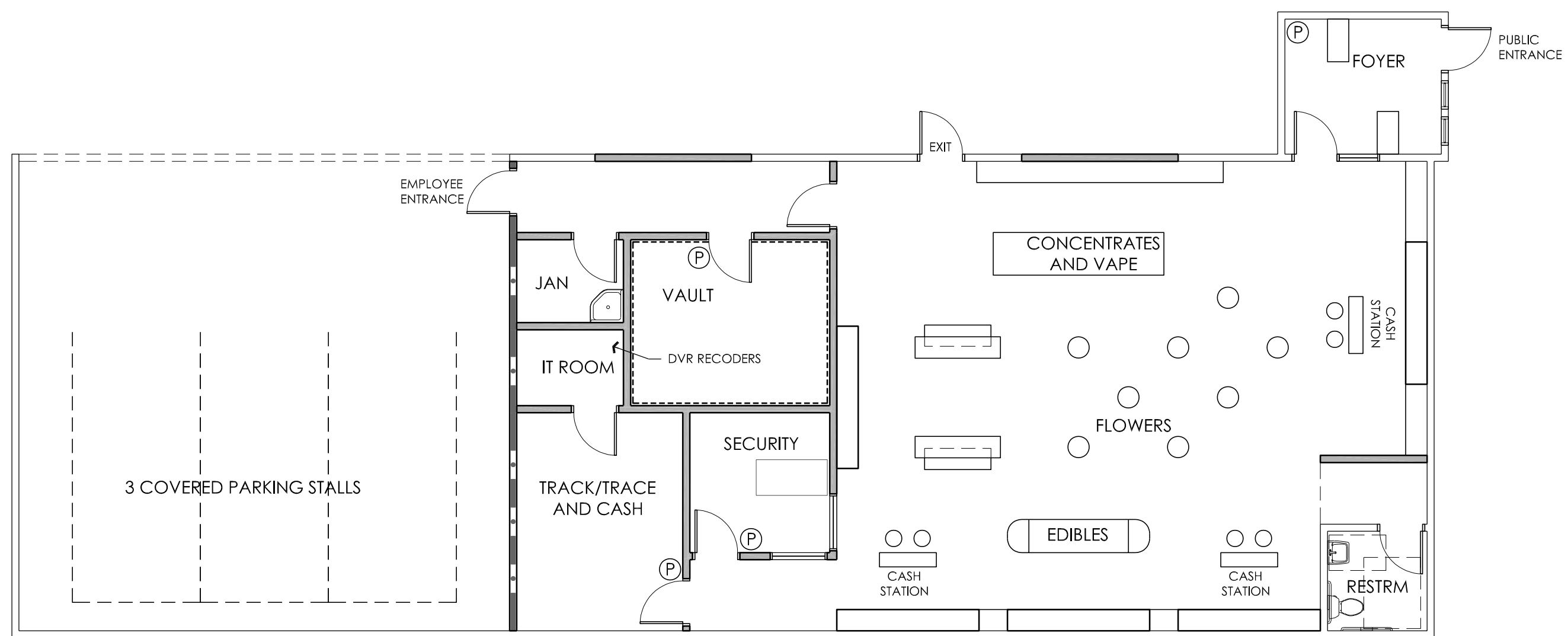
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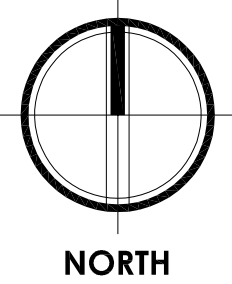
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LEGEND
 (P) PANIC BUTTON

PANIC BUTTON PLAN

SCALE: 1/8" = 1'-0"



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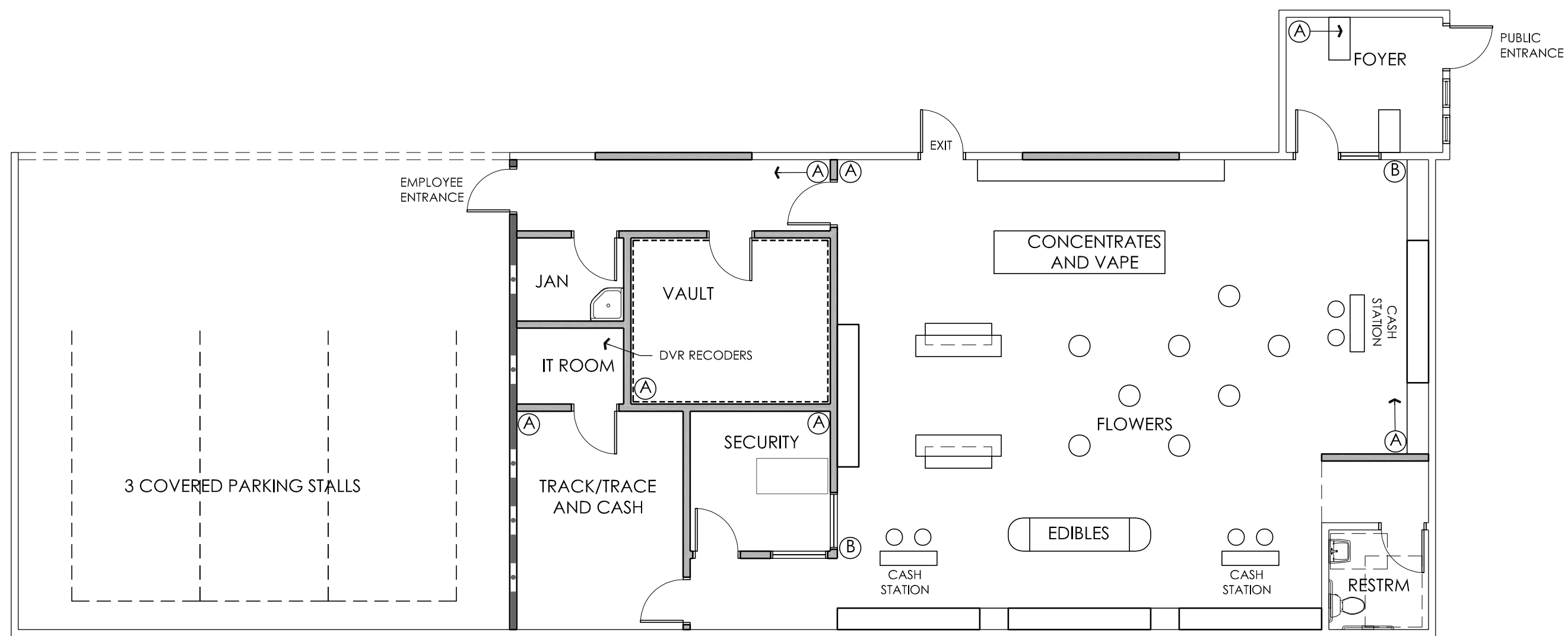
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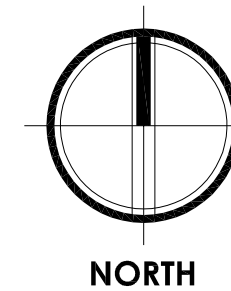
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LEGEND	
(A)	STATIC SECURITY CAMERAS
(B)	PAN AND TILT SECURITY CAMERAS

INTERIOR SECURITY CAMERA

SCALE: 1/8" = 1'-0"



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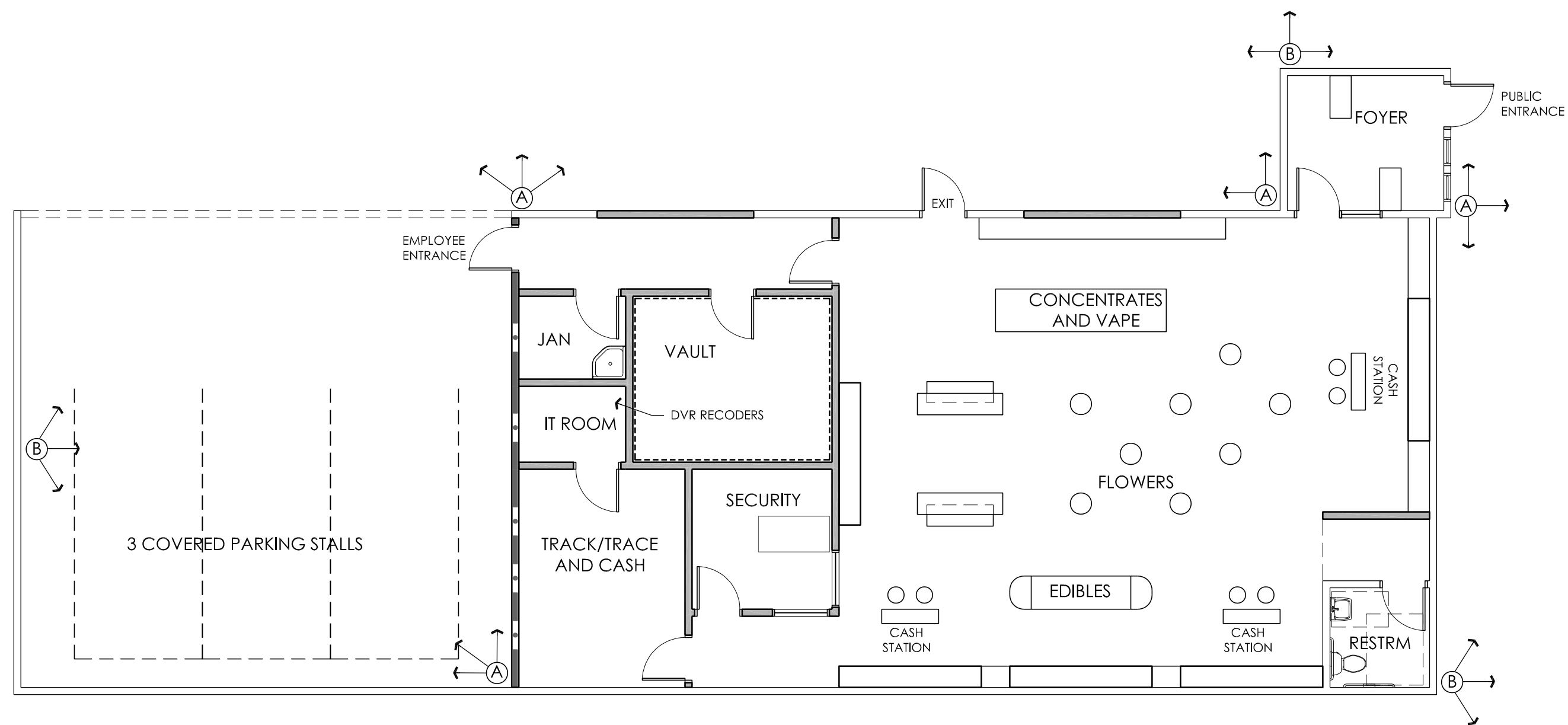
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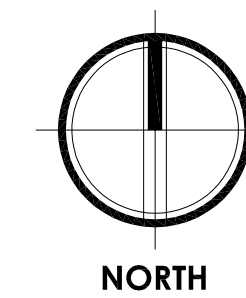
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LEGEND	
(A)	STATIC SECURITY CAMERAS
(B)	PAN AND TILT SECURITY CAMERAS

EXTERIOR SECURITY CAMERA

SCALE: 1/8" = 1'-0"



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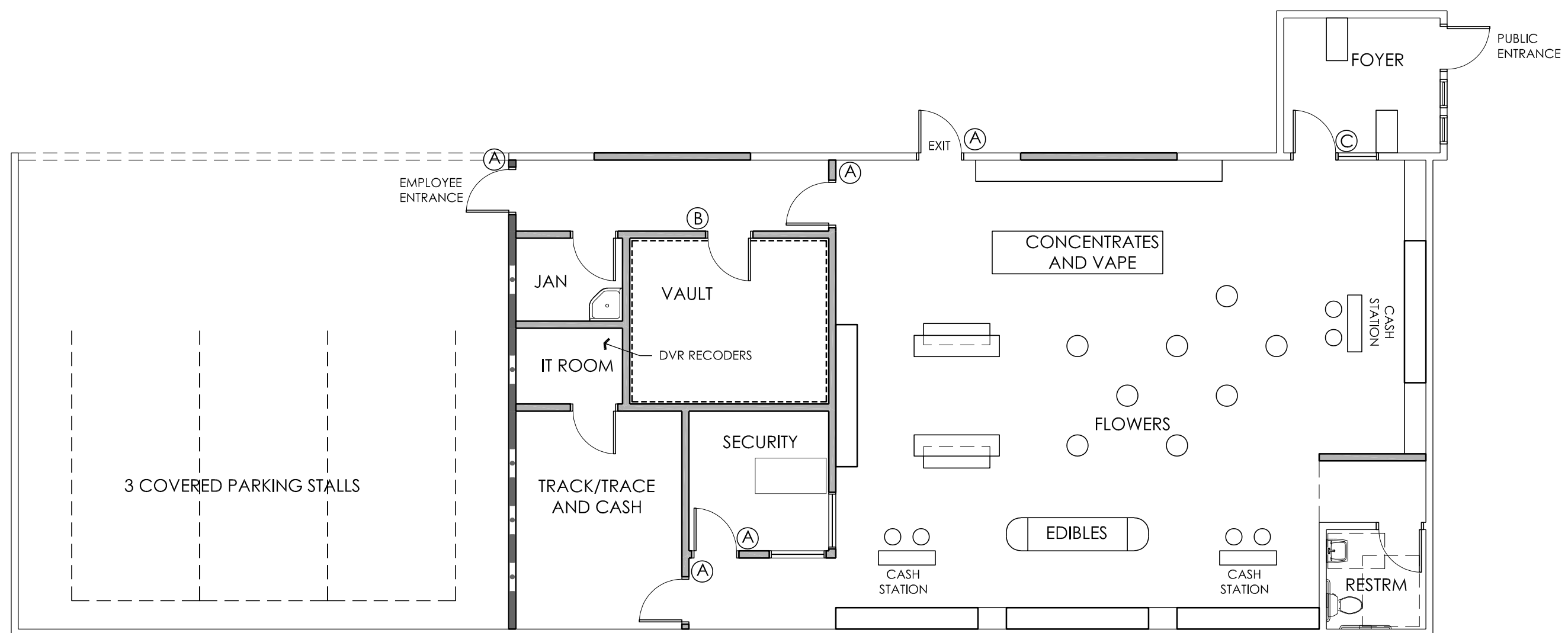
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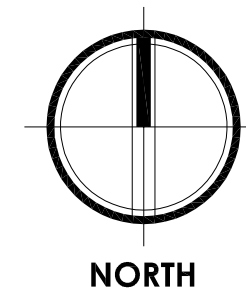
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LEGEND	
(A)	CARD SWIPE ACCESS
(B)	BIOMETRIC ACCESS
(C)	BUZZ ENTRANCE

SECURE ACCESS POINTS

SCALE: 1/8" = 1'-0"



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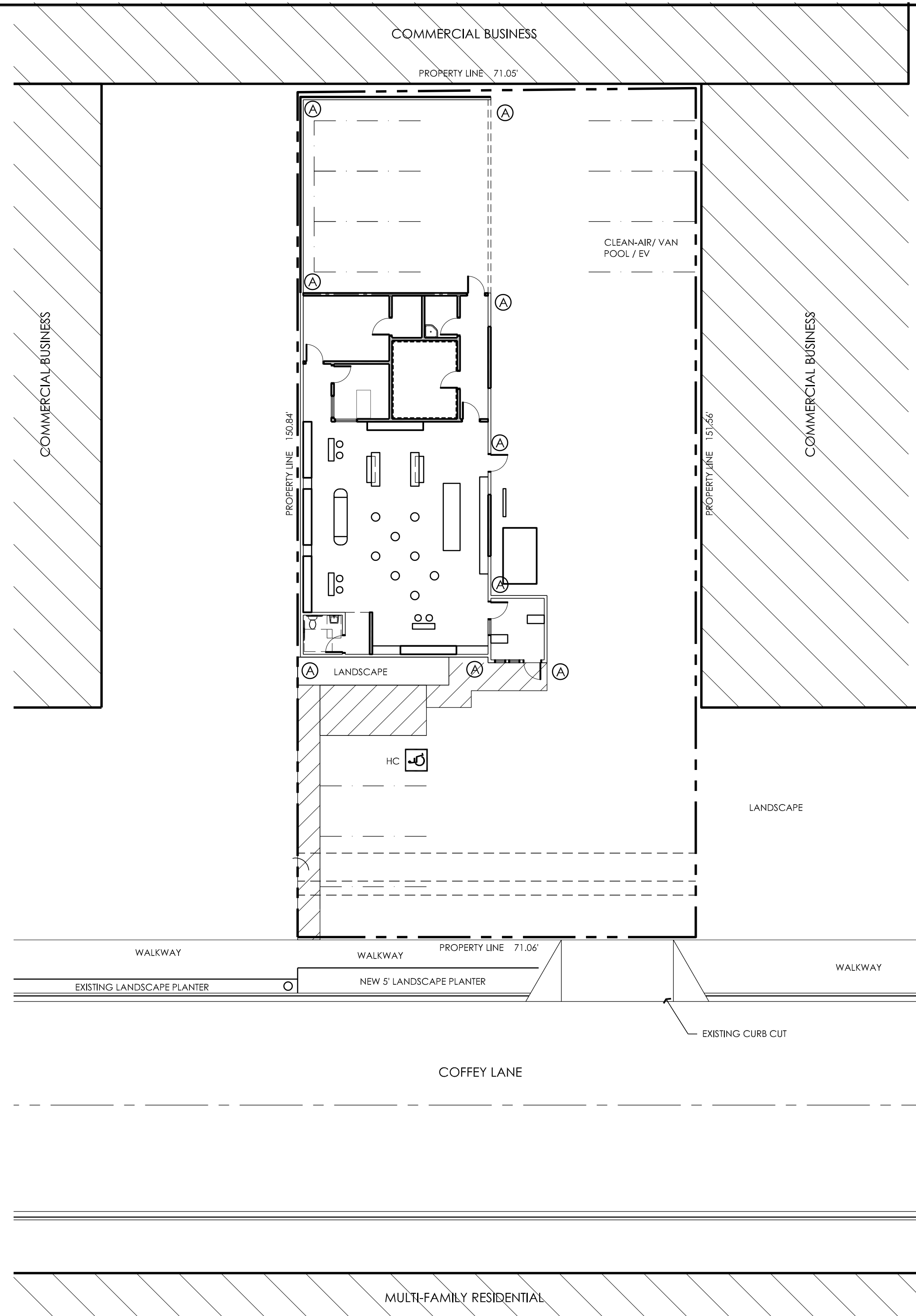
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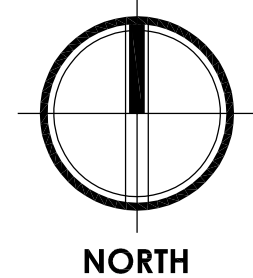
LEGEND

(A) MOTION ACTIVATED SECURITY LIGHTING- FULLY SHIELDED

- LIGHTING NOTES**
1. ALL LIGHTING SHALL COMPLY WITH THE CITY OF SANTA ROSA OUTDOOR LIGHTING GUIDELINES.
 2. ALL NON-ESSENTIAL EXTERIOR COMMERCIAL LIGHTING SHALL BE TURNED OFF AFTER BUSINESS HOURS OR WHEN NOT IN USE.
 3. LIGHTING SHALL BE ON A TIMER OR SENSOR ACTIVATED.
 4. THE MINIMUM INTENSITY OF ILLUMINATION WILL BE USE FOR THE INTENDED PURPOSE.
 5. ENERGY EFFICIENT OUTDOOR LIGHTING WILL BE UTILIZED AS SPECIFIED IN THE CITY OF SANTA ROSA OUTDOOR LIGHTING GUIDELINES.
 6. EXTERIOR LIGHTING SHALL BE "FULL CUT-OFF" TO COMPLY WITH DARK SKY STANDARDS.
 7. LOW VOLTAGE (12 VOLTS OR LESS), LOW WATTAGE ORNAMENTAL LANDSCAPE LIGHTING FIXTURES, AND SOLAR OPERATED LIGHT FIXTURES HAVING SELF-CONTAINED RECHARGEABLE BATTERIES, SHALL NOT EXCEED 100 LUMENS.
 8. PARKING LOT LIGHTING SHALL NOT EXCEED 20 FEET IN HEIGHT.
 9. SIGNS SHOULD BE ILLUMINATED ONLY DURING HOURS OF OPERATION OR UNTIL 11:00 PM WHICHEVER IS LATER. SUCH SIGNS SHOULD PROVIDE AN AUTOMATIC TIMER AND COMPLY WITH THE CITY OF SANTA ROSA OUTDOOR LIGHTING GUIDELINES.

PROPOSED SITE LIGHTING

SCALE: 1" = 15'-0"



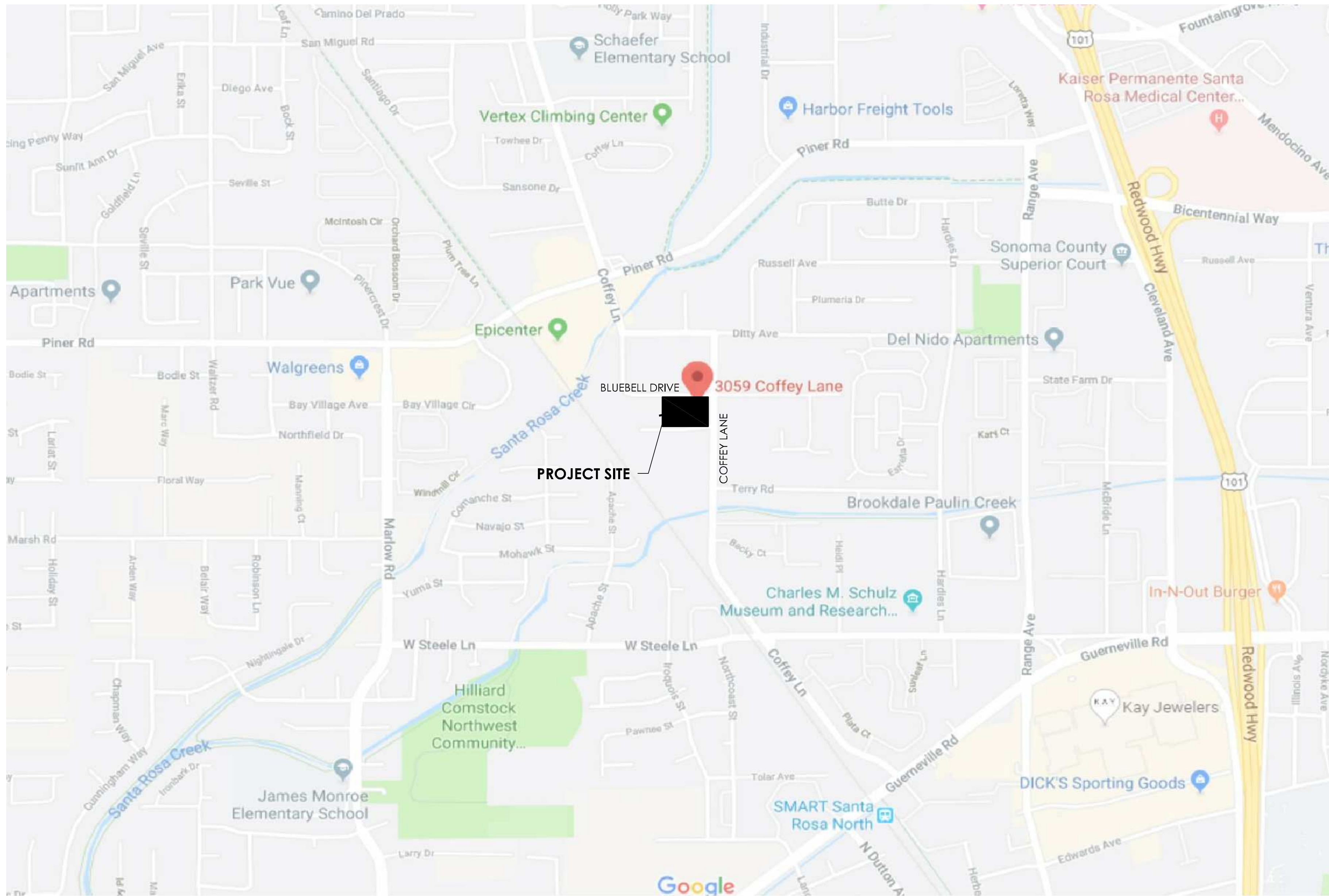
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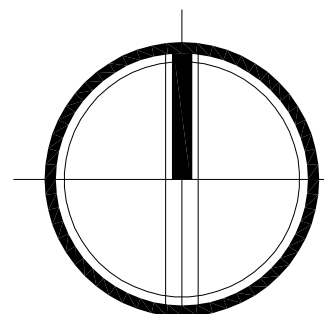
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VICINITY MAP

SCALE: NTS



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