

City of Santa Rosa
October 18, 2022
**Planning & Economic
 Development Department**



ROSELAND ENTERPRISES, LLC
 460 TIMOTHY ROAD
 SANTA ROSA, CALIFORNIA 95407

DRAWINGS BY:
NATE MURRIN
 SENIOR DESIGNER, AIA
 1506 KONA PLACE
 SANTA ROSA, CA 95403
 707.236.2342

ARCHITECT OF RECORD:
MICHAEL NAPOLITANO
 AIA - AICP - NCARB
 LEED AP (BD+C)
 5198 PARK CLIFF COURT
 RIVERSIDE, CA 92504
 951.231.0181

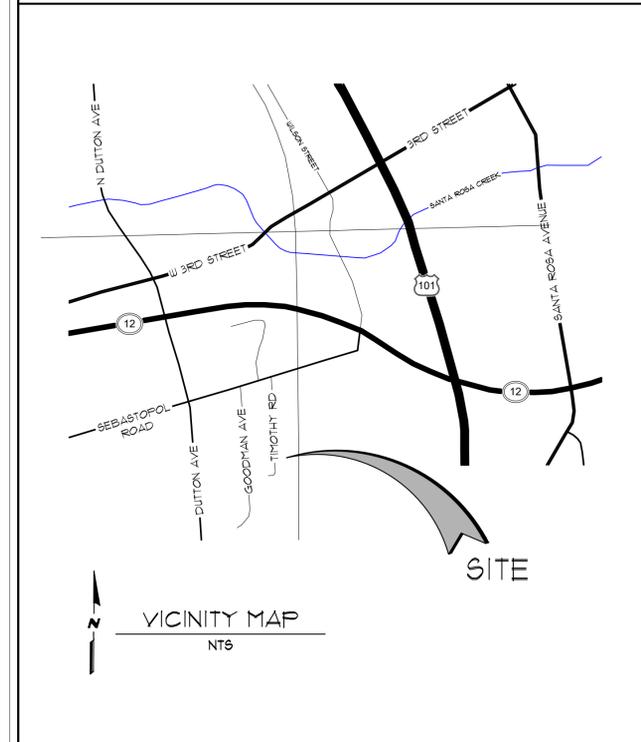
TITLE SHEET

ROSELAND ENTERPRISES, LLC
 460 TIMOTHY ROAD
 SANTA ROSA, CA 95407

PROJECT DATA

APN =	125-181-029
CONSTRUCTION TYPE =	TYPE VB
SPRINKLERS =	FULLY SPRINKLERED
SPRINKLER SYSTEM =	NFFA 13R
OCCUPANCY =	F-1
ZONING DESIGNATION =	IL
PROPERTY SIZE =	61,420 SQ. FT. (1.41 ACRES)
LOT COVERAGE =	24.3%
BUILDING HEIGHT =	21'-1" (28'-0" HEIGHT LIMIT)
PROJECT DESCRIPTION =	TENANT IMPROVEMENT TO RENOVATE AND CONSTRUCT AN ADDITION FOR A CANNABIS CULTIVATION FACILITY
EXISTING BUILDING AREA =	11,520 SQ. FT.
BUILDING ADDITION AREA =	3,429 SQ. FT.
TOTAL FLOOR AREA =	14,949 SQ. FT.
PARKING ANALYSIS	
STANDARD -	20
ADA STANDARD -	1
ADA VAN -	1
ELECTRIC CHARGING -	1
TOTAL PROVIDED -	23
TOTAL REQUIRED -	15
(1/1000 RATIO FOR CANNABIS)	
BIKE PARKING PROVIDED -	4
BIKE PARKING REQUIRED -	1

VICINITY MAP



CONSULTANTS

- OWNER**
 ROSELAND ENTERPRISES
 114 DEL GANADO
 SAN RAFAEL, CA 94903
 (415) 511-9548
- ARCHITECT**
 MICHAEL NAPOLITANO
 5198 PARK CLIFF COURT
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 (951) 231-0181
- SENIOR DESIGNER**
 NATE MURRIN
 1506 KONA PLACE
 SANTA ROSA, CA 95403
 (707) 236-2342
- LANDSCAPE ARCHITECT**
 MANUEL QUINTERO
 3225 MADERA AVENUE
 OAKLAND, CA 94619
 (805) 598-3531

DRAWING INDEX

- ARCHITECTURAL**
- A1 TITLE SHEET
 - A2 ARCHITECTURAL SITE PLAN
 - A3 FLOOR PLAN - EXISTING & DEMOLITION
 - A4 FLOOR PLAN - PROPOSED
 - A5 ELEVATIONS - EXISTING
 - A6 ELEVATIONS - PROPOSED
 - A6.1 EXTERIOR LIGHTING - BUILDING ELEVATIONS
 - A7 BUILDING CROSS SECTION & ROOF PLAN
 - A8 BUILDING COLORS & MATERIALS
 - A9 CROSS CREEK SECTION

CODE ANALYSIS

- A. THE 2019 EDITION OF THE CALIFORNIA BUILDING CODE (CBC)
 - B. THE 2019 EDITION OF THE CALIFORNIA ELECTRICAL CODE (CEC)
 - C. THE 2019 EDITION OF THE CALIFORNIA MECHANICAL CODE (CMC)
 - D. THE 2019 EDITION OF THE CALIFORNIA PLUMBING CODE (CPC)
 - E. THE 2019 EDITION OF THE CALIFORNIA FIRE CODE (CFC)
 - F. THE 2019 EDITION OF THE CALIFORNIA ENERGY CODE
 - G. THE 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
- NOTE: OR CURRENT CODE AT BUILDING DEPARTMENT SUBMITTAL DATE.

JOB NUMBER:
 SCALE:
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 DATE:
 JUNE 2021

REVISIONS:

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A1

Date: Jun 09, 2022 - 1:46pm File: C:\Users\murrin\Documents\Projects\2022\125-181-029_VA - Title & Narrative.dwg User: murrin

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ARCHITECTURAL SITE PLAN
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 460 TIMOTHY ROAD
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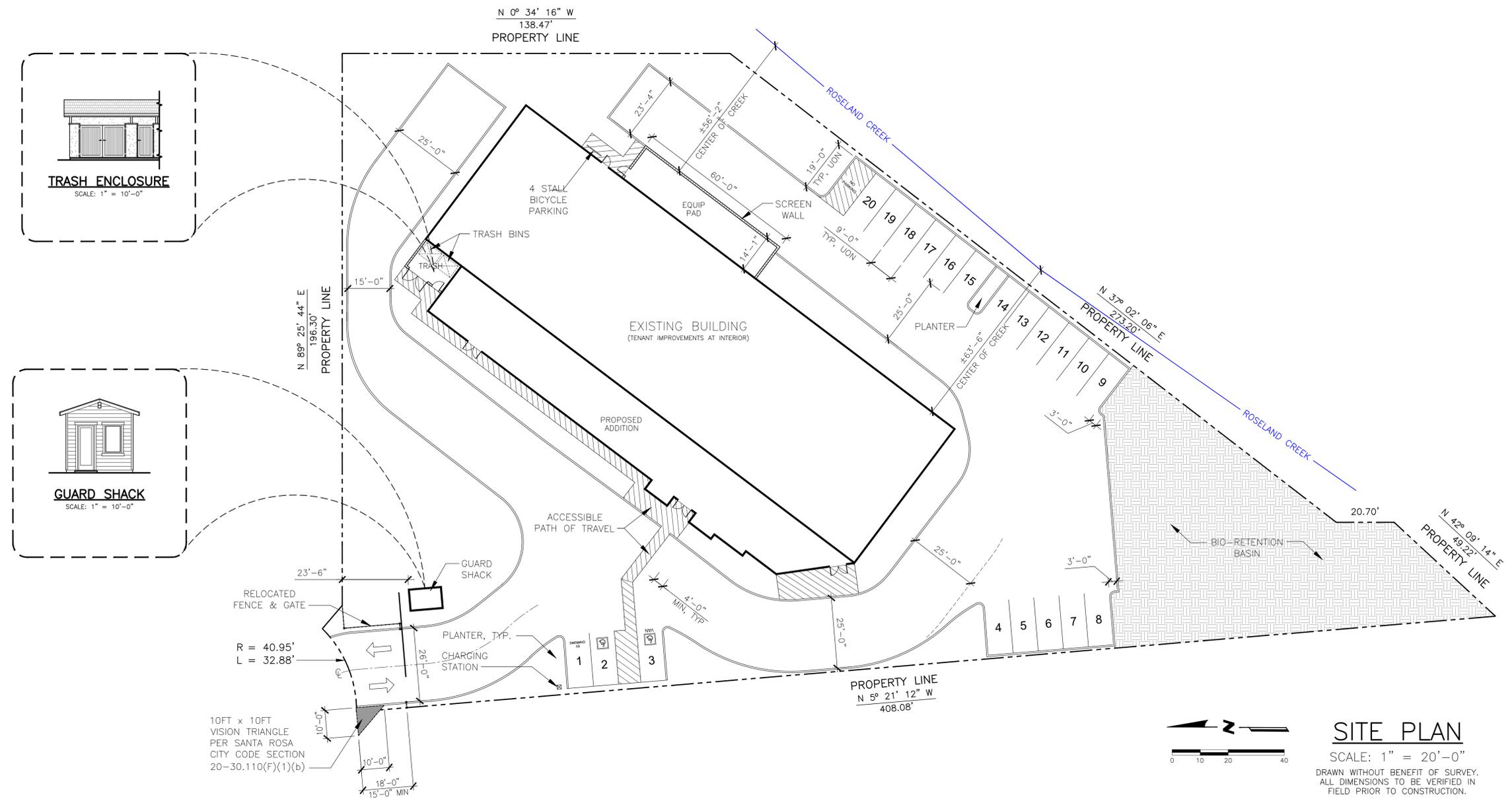
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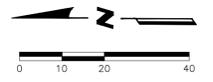
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SITE PLAN

SCALE: 1" = 20'-0"

DRAWN WITHOUT BENEFIT OF SURVEY.
 ALL DIMENSIONS TO BE VERIFIED IN
 FIELD PRIOR TO CONSTRUCTION.



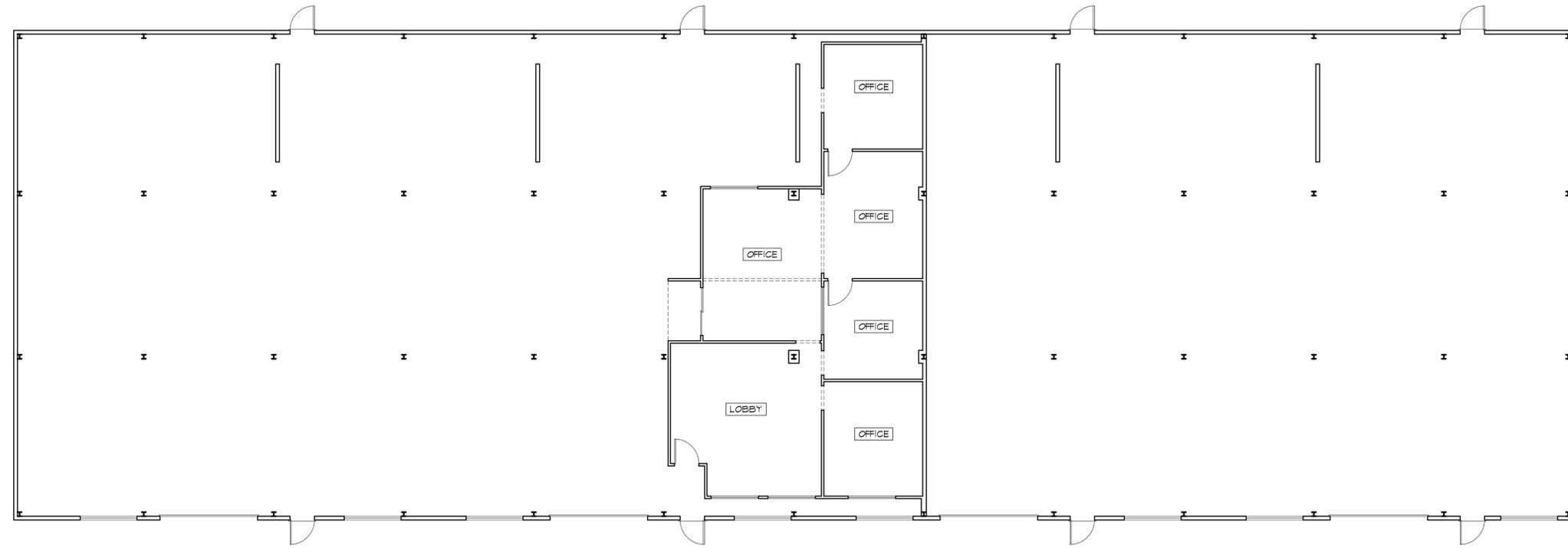
Date: Dec 05, 2022 - 3:18pm Filepath: E:\CAD\2021\460 Timothy rd\A2 - Site Plan.dwg Updated by: nmurrin

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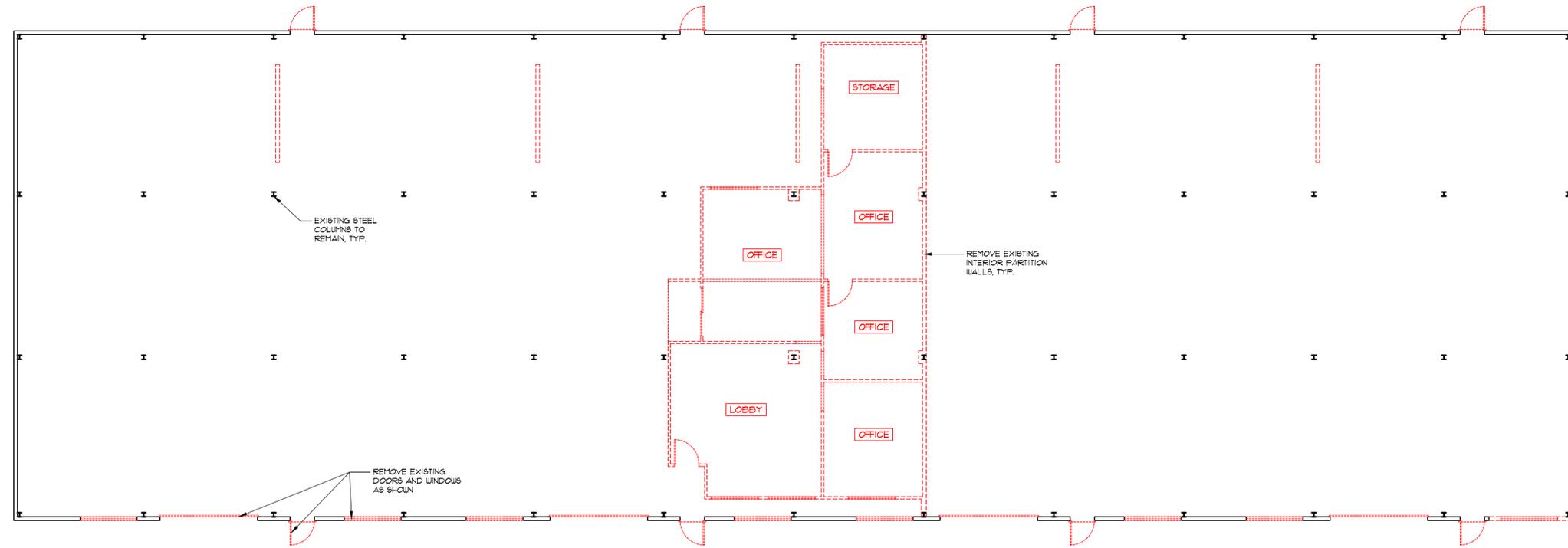


EXISTING FLOOR & DEMOLITION PLANS
 ROSELAND ENTERPRISES, LLC
 460 TIMOTHY ROAD
 SANTA ROSA, CA 95407



EXISTING FLOOR PLAN
 SCALE: 1/8" = 1'-0"

WALL LEGEND:
 ———— + EXISTING WALL
 - - - - - + WALL TO BE REMOVED
 = = = = = + NEW 2X STUD WALL



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

WALL LEGEND:
 ———— + EXISTING WALL
 - - - - - + WALL TO BE REMOVED
 = = = = = + NEW 2X STUD WALL

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 A3

Date: Jun 09, 2022 - 1:46pm File Name: E:\CAD\2021\680 Timothy 680\A3-A4 - Floor Plans.dwg Updated By: nmurrin

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PROPOSED FLOOR PLAN
 ROSELAND ENTERPRISES, LLC
 460 TIMOTHY ROAD
 SANTA ROSA, CA 95407

JOB NUMBER:

SCALE:
 AS SHOWN

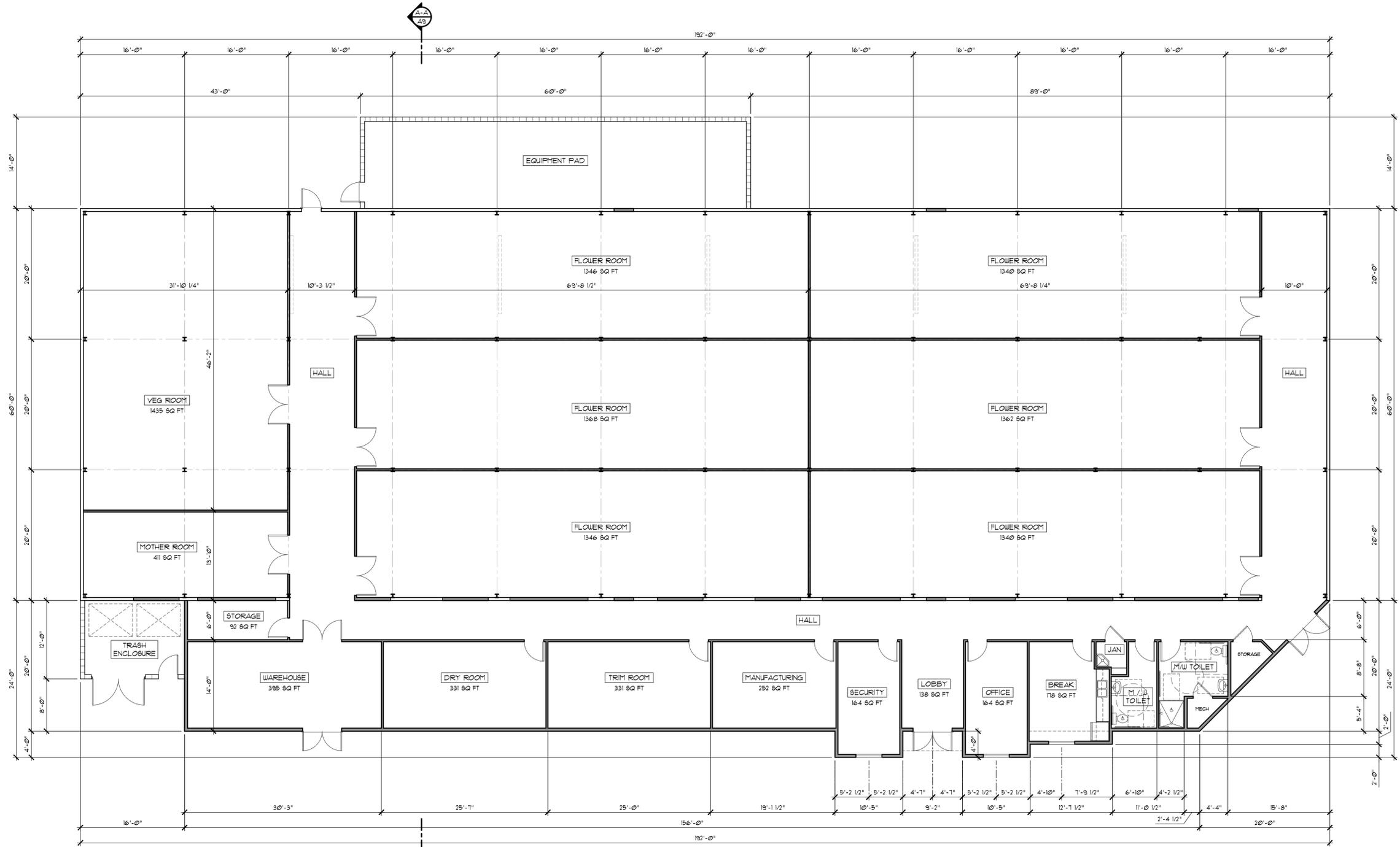
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A4



PROPOSED FLOOR PLAN
 SCALE: 1/8" = 1'-0"

- WALL LEGEND:**
- + EXISTING WALL
 - - - - - + WALL TO BE REMOVED
 - ▬ + NEW 2X STUD WALL

NOTES:

- THIS BUILDING HAS BEEN DESIGNED FOR ROOMS FILLED WITH CARBON DIOXIDE (CO₂) GAS.

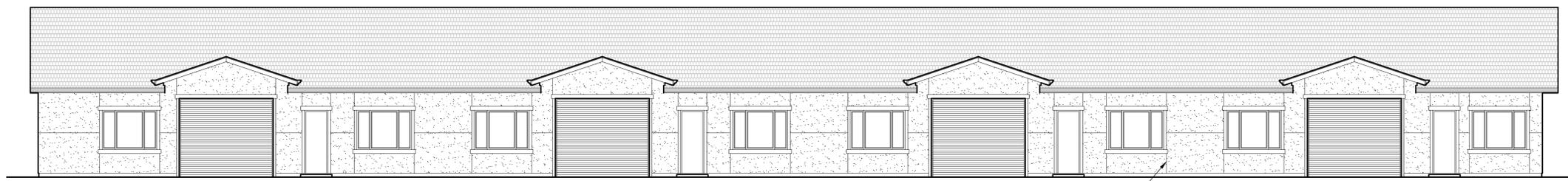
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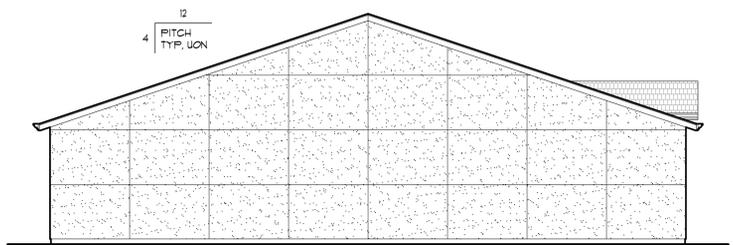
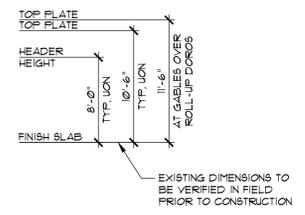


EXISTING EXTERIOR ELEVATIONS
ROSELAND ENTERPRISES, LLC
 460 TIMOTHY ROAD
 SANTA ROSA, CA 95407

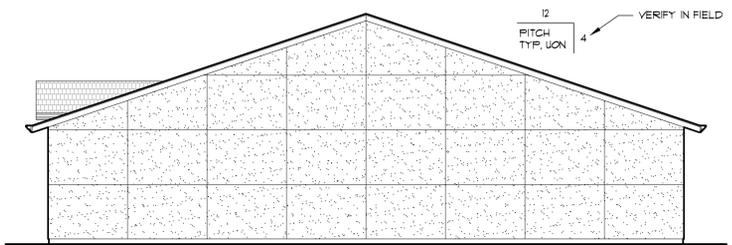


EXISTING FRONT ELEVATION
 EAST ORIENTATION
 SCALE: 1/8" = 1'-0"

LINE OF CONTROL
 JOINT, TYP.

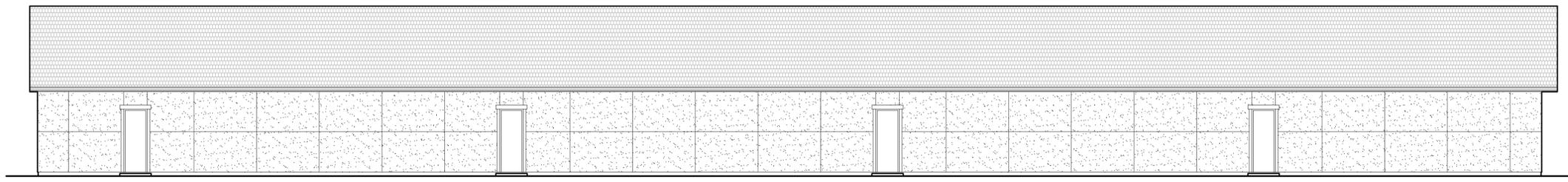


EXISTING LEFT ELEVATION
 SOUTH ORIENTATION
 SCALE: 1/8" = 1'-0"



EXISTING RIGHT ELEVATION
 NORTH ORIENTATION
 SCALE: 1/8" = 1'-0"

VERIFY IN FIELD



EXISTING REAR ELEVATION
 WEST ORIENTATION
 SCALE: 1/8" = 1'-0"

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Date: Jun 09, 2022 - 1:46pm File Name: C:\Users\NateM\OneDrive\Documents\Projects\2021\20210609_2109_VA-A7 - Elevations.dwg, Uploaded by: nmurri

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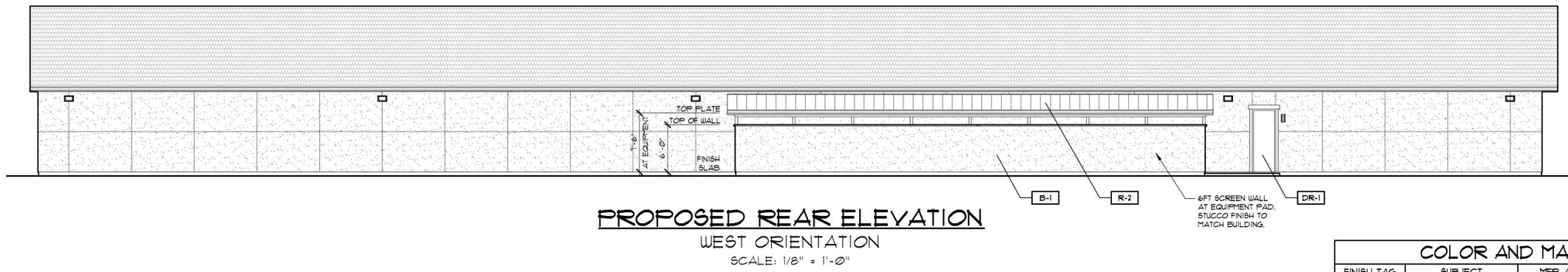
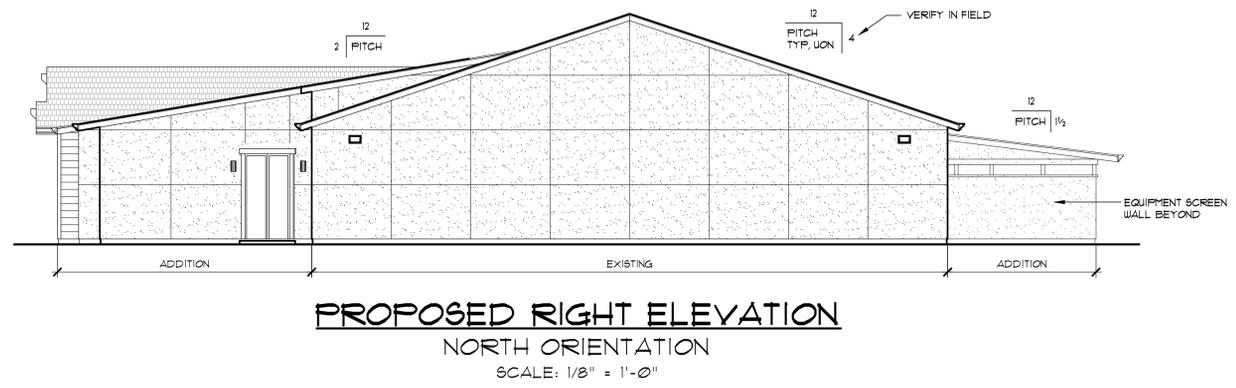
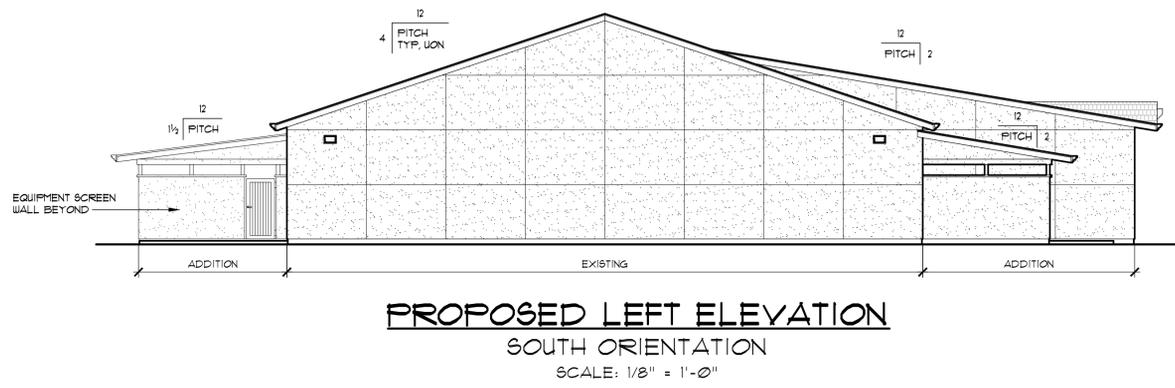
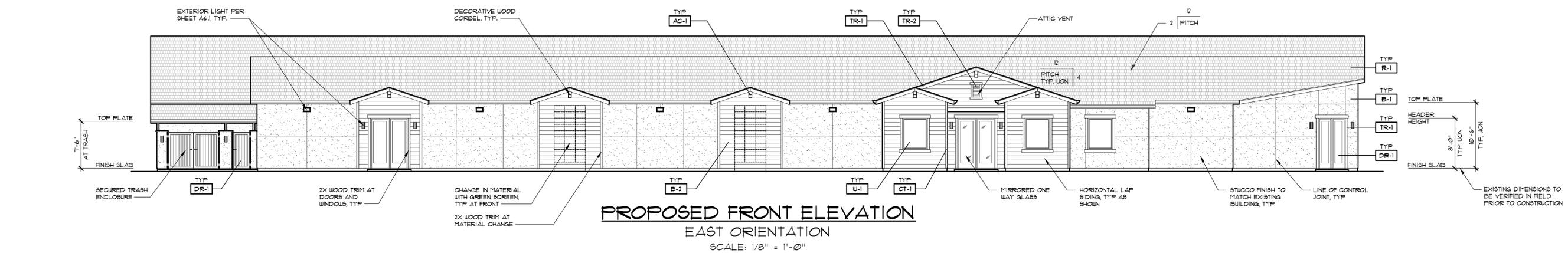


PROPOSED EXTERIOR ELEVATIONS
 ROSELAND ENTERPRISES, LLC
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COLOR AND MATERIAL SCHEDULE			
FINISH TAG	SUBJECT	MFR / MATERIAL	COLOR
R-1	ROOF	"QUEENS CORNING" COMP SHINGLES	TRUDEFINITION - DURATION COOL "SIERRA GRAY"
R-2	ROOF	CUSTOM-BILT METALS OR EQUAL	"OLD TONE GRAY"
B-1	STUCCO	FINISH TO MATCH EXISTING	KELLY MOORE / HL54282 "SALISBURY STONE"
B-2	HORIZONTAL LAP SIDING	"HARDIEPLANK"	KELLY MOORE / HL54288 "WOODSTER SMOKE"
CT-1	CORNER TRIM	WOOD OR EQUAL	KELLY MOORE / HL54282 "SALISBURY STONE"
DR-1	FRONT DOOR & MAIN DOORS	METAL	KELLY MOORE / HL54278 "NOTTINGHAM FOREST"
TR-1	TRIM	GUTTERS, FASCIA, WINDOWS & DOORS	KELLY MOORE / KM4568-5 "TEA CHEST"
TR-2	ATTIC VENTS	TRIMFRAME COLOR	KELLY MOORE / HL54278 "NOTTINGHAM FOREST"
		LOUVER COLOR	KELLY MOORE / HL54282 "SALISBURY STONE"
AC-1	CORBELS, RAFTER TAILS, OUTRIGGERS & BRACES	WOOD OR EQUAL	KELLY MOORE / HL54278 "NOTTINGHAM FOREST"
W-1	WINDOWS	METAL FRAMES	BLACK

Date: Jun 09, 2022 - 1:50pm File Name: E:\CAD\2021\660_Timothy_Roof_Vis-Ar - Elevations.dwg User: nate.murrin

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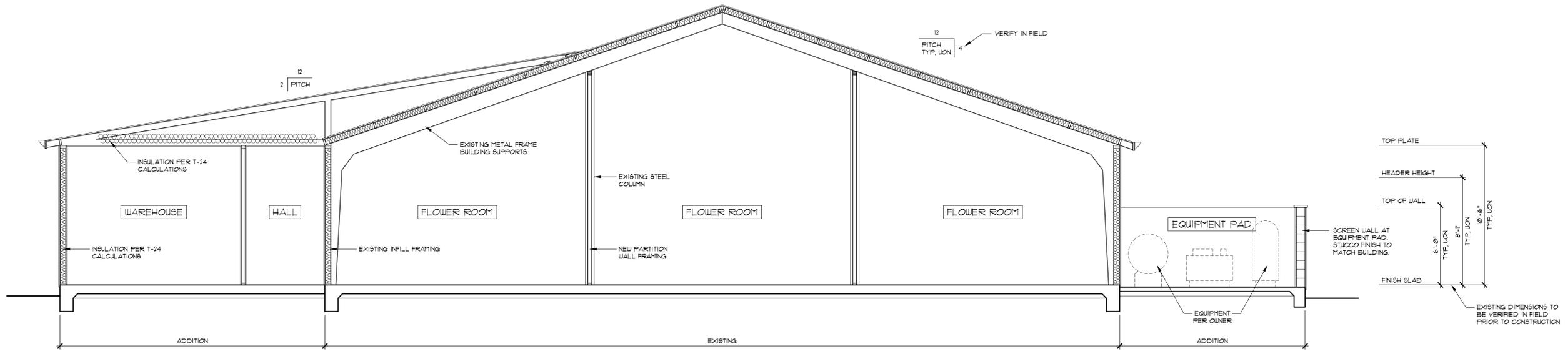


BUILDING SECTION & ROOF PLAN
ROSELAND ENTERPRISES, LLC
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 SANTA ROSA, CA 95407

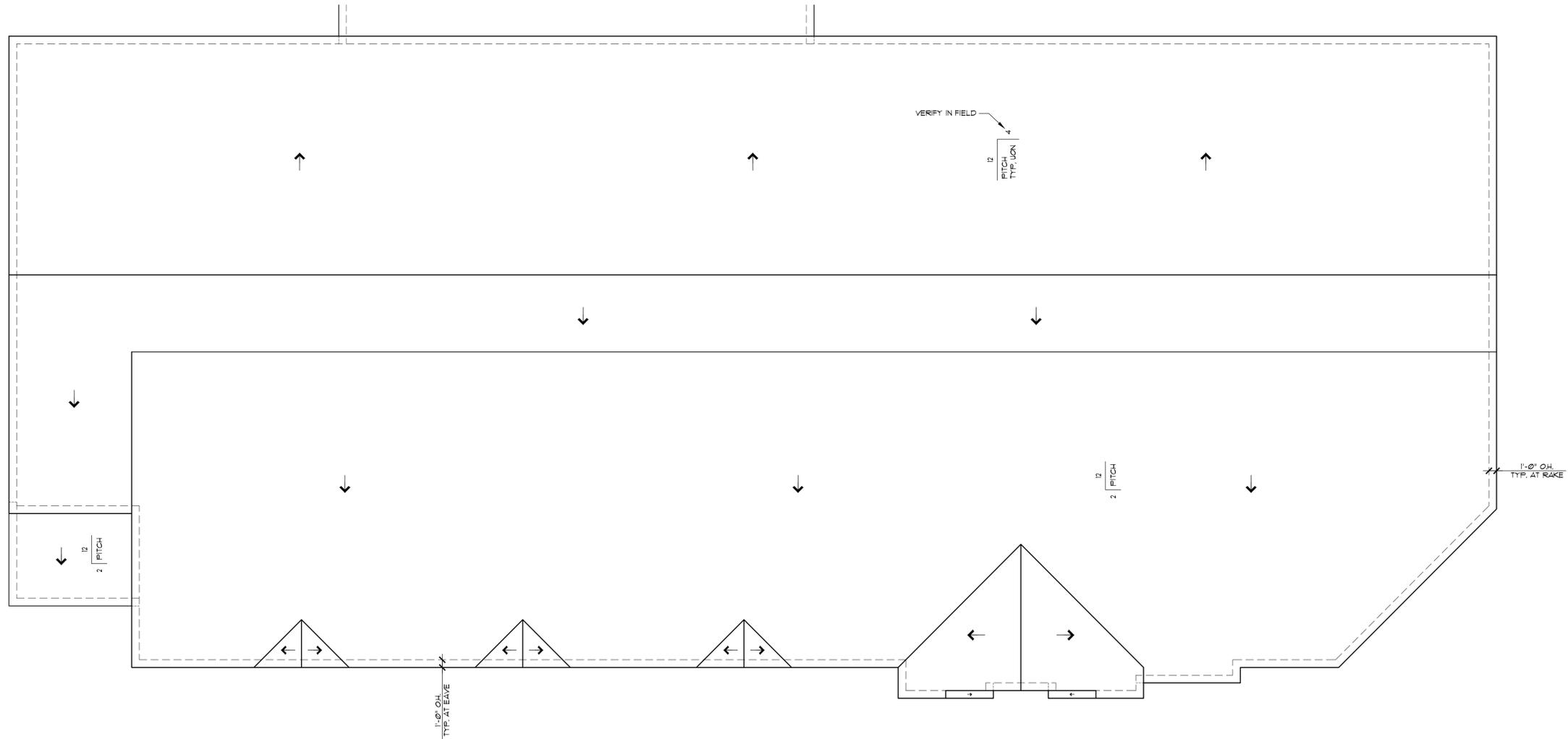
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SECTION A-A
 SCALE: 1/4" = 1'-0"



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

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CROSS CREEK SECTION
 ROSELAND ENTERPRISES, LLC
 460 TIMOTHY ROAD
 SANTA ROSA, CA 95407

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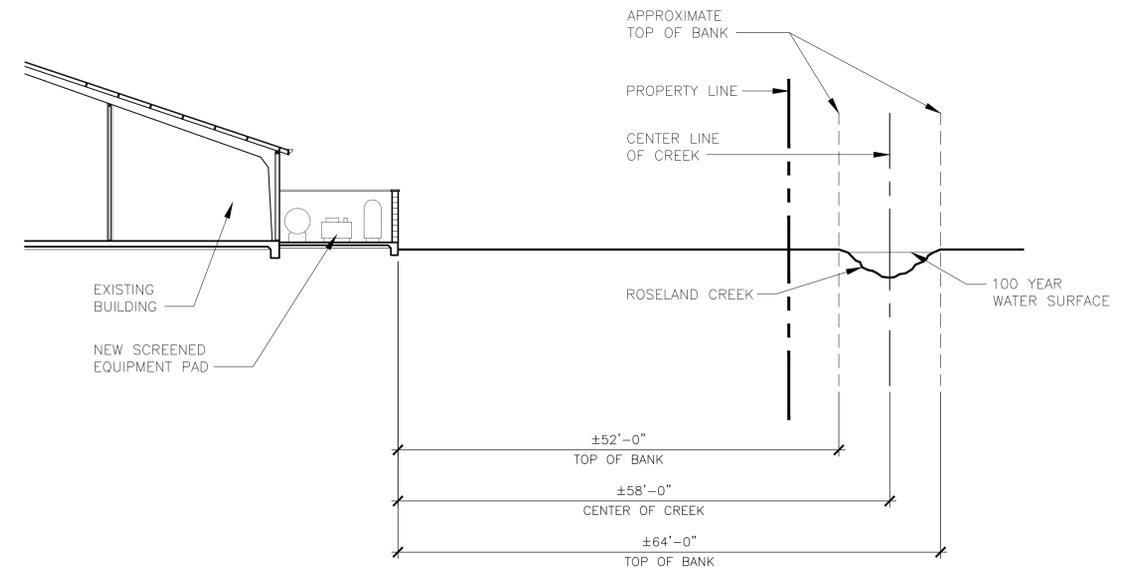
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CROSS CREEK SECTION AERIAL EXHIBIT

SCALE: 1" = 20'-0"
 DRAWN WITHOUT BENEFIT OF SURVEY.
 ALL DIMENSIONS TO BE VERIFIED IN
 FIELD PRIOR TO CONSTRUCTION.



CROSS CREEK SECTION

SCALE: 1" = 20'-0"
 DRAWN WITHOUT BENEFIT OF SURVEY.
 ALL DIMENSIONS TO BE VERIFIED IN
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A.P.N. 037-101-041-000
SONOMA-MARIN AREA RAIL TRANSIT DISTRICT

CONCEPTUAL PLANTING NOTES

PLAN CURRENTLY COMPLIES WITH THE CITY OF SANTA ROSA LANDSCAPING DESIGN GUIDELINES. ALL PLANTING AREAS SHALL RECEIVE A 3" LAYER OF BARK MULCH.

TREES LOCATED WITHIN 5' OF PAVING OR WALLS SHALL BE INSTALLED WITH ROOT BARRIERS. NO TREES HAVE BEEN SHOWN WITHIN 5' OF PAVING OR WALLS.

FOR ADDITIONAL SITE PLAN INFORMATION, PLEASE SEE ARCHITECT'S PLANS

FOR TREE REMOVAL PLAN SEE AR.1 ARBORIST REPORT & DM.1 DEMOLITION PLAN

FOR PLANT IMAGES & TENTATIVE PLANTING LIST, SEE L-2

IRRIGATION WILL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARDS AND REQUIREMENTS, INCLUDING WATER EFFICIENT SYSTEM DESIGN AND THE UPDATED WATER EFFICIENT LANDSCAPE ORDINANCE BY THE DEPARTMENT OF WATER RESOURCES.

GENERAL NOTES

THE PLAN COMPLIES WITH THE CRITERIA OF THE WATER CONSERVATION IN LANDSCAPING ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN

FOR PLANTING LEGEND SEE L-2. PLAN CURRENTLY COMPLIES WITH THE CITY OF SANTA ROSA LANDSCAPING DESIGN GUIDELINES.

NATIVE PLANTS SHALL BE LOCATED IN BIORETENTION AREAS. ALL PLANTING SHALL BE DROUGHT TOLERANT. IN ADDITION OTHER SPECIFIED PLANTS, THAT ARE APPROPRIATELY LOCATED IN SUB-ENVIRONMENTS, THRIVE IN THE CITY OF SANTA ROSA & COMPLY WITH THE BAY AREA WATER SUPPLY & CONSERVATION POLICIES & METHODS.

FOR ADDITIONAL SITE PLAN INFORMATION, PLEASE SEE ARCHITECT'S PLANS.

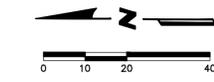
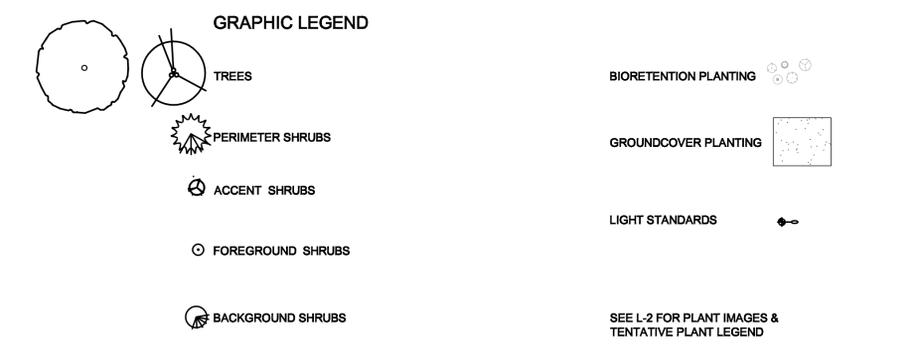
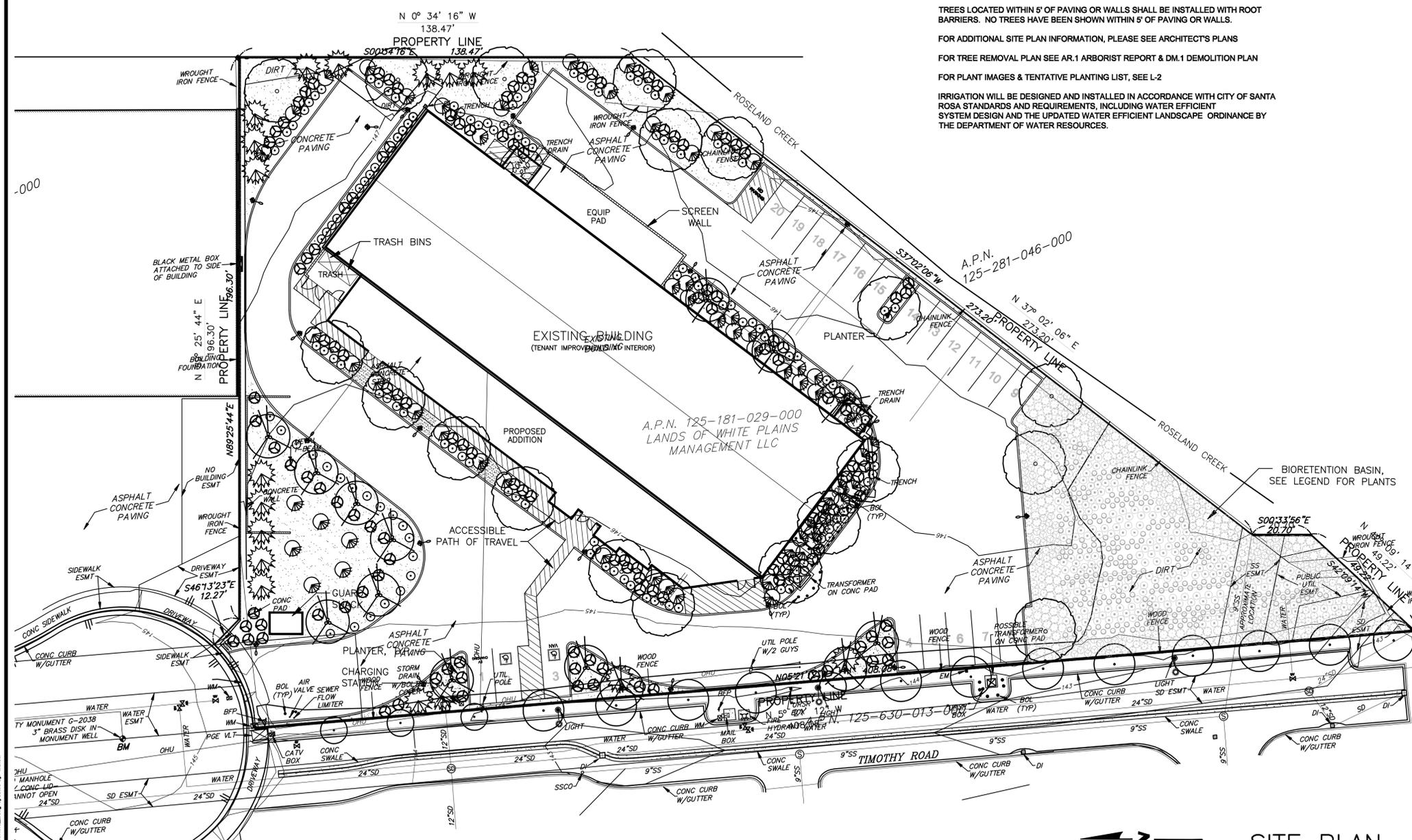
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PLANTING NOTES

1. VERIFY LOCATION OF SUBSURFACE UTILITIES, PIPES AND STRUCTURES. SHOULD UTILITIES OR OTHER WORK NOT SHOWN ON THE PLANS BE FOUND DURING EXCAVATIONS, PROMPTLY NOTIFY OWNER'S REPRESENTATIVE. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE FOR DAMAGE ARISING FROM HIS OPERATIONS SUBSEQUENT TO DISCOVERY OF UTILITIES NOT SHOWN ON PLANS.
2. KEEP PLANTING CLEAN AND FREE FROM ALL CONCRETE, ASPHALTIC WASTE, LUMBER AND OTHER SUCH MATERIALS
3. CLEAR AND GRUB ALL AREAS TO RECEIVE NEW PLANTING AND PREPARE SOIL PER SPECIFICATION.
4. HOLD FINISH GRADE OF ALL AT GRADE PLANTING AREAS 3" BELOW ADJACENT PAVING.
5. ALL LANDSCAPE AREAS NOT COVERED WITH LIVE MATERIAL TO BE COVERED WITH 3" OF MULCH.
6. DO NOT WORK SOIL WHEN WET TO AVOID COMPACTION.
7. NO PLANT SPECIES SUBSTITUTIONS WILL BE ACCEPTED, UNLESS OTHERWISE APPROVED BY THE OWNER'S REPRESENTATIVE. SUBSTITUTIONS WITH SPECIES OF THE SAME GENUS MAY BE ACCEPTABLE, PROVIDED THE VARIETY IS SIMILAR IN GROWTH HABIT, SIZE AND COLOR TO THE COMPLETED FOR PROJECTS WHICH EXCEED THE WATER USE OF SPECIFIED PLANT MATERIALS UNTIL CONFORMANCE WITH THE WATER EFFICIENT LANDSCAPE REQUIREMENTS IS ACHIEVED.
8. CONTRACT GROWN PLANTS AS REQUIRED. CONTACT GROWN PLANTS MUST MEET INDUSTRY STANDARDS FOR SIZE IN ORDER TO BE ACCEPTED.
9. ALL PLANTS AND LAYOUT TO BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION OF PLANTING HOLES
10. NOTIFY OWNER'S REPRESENTATIVE 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT OBSERVATION MEETINGS.
11. PLANT QUANTITIES ARE FOR INFORMATIONAL PURPOSES & CONSTRUCTION DOCUMENT WATER USE CALCULATIONS ONLY, CONTRACTOR TO VERIFY THE QUANTITY AND USE THE GRAPHIC PLANS AS A BASIS FOR QUANTITY OF PLANTS.
12. PROVIDE SOILS REPORTS FOR ALL IMPORTED SOILS, PER SPECIFICATIONS. SUBMIT REPORTS TO OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
13. KEEP ADJACENT STREETS, SIDEWALKS AND OTHER AREAS FREE OF MUD, DIRT OR SIMILAR NUISANCES RESULTING FROM EARTHWORK OPERATIONS
14. REPLACE ANY DAMAGED OR DESTROYED LANDSCAPING TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
15. SEE DETAILS AND SPECIFICATIONS FOR PROCEDURES, MATERIALS AND INSTALLATION REQUIREMENTS.

PLANTING SPECIFICATIONS

16. MULCH AT PLANTING AREAS: 3" LAYER OF FOREST FLOOR MULCH BY AMERICAN SOIL & STONE (WWW.AMERICANSOIL.COM).
17. AT PLANTING BEDS AT GRADE ON THE GROUND LEVEL, INCORPORATE A MINIMUM OF 4 CUBIC YARDS OF COMPOST PER 1,000 SQUARE FEET OF LANDSCAPE AREA TO A DEPTH OF 6" INTO THE SOIL. GREATER AMENDMENT STRATEGY AS RECOMMENDED BY THE SOILS REPORT TAKES PRECEDENCE. ACCEPTABLE COMPOST PRODUCTS INCLUDE:
 - RECOLOGY PREMIUM COMPOST, MADE FROM 100% RECYCLED YARD DEBRIS, MUNICIPAL GREEN MATERIAL FOOD SCRAPS, GREENED TO 1/4" WITH THE U.S. COMPOSTING COUNCIL'S SEAL OF TESTING ASSURANCE FROM RECOLOGY ORGANICS. TEL: (888)764-5785, AS SUPPLIED BY BLOSSOM VALLEY ORGANICS, HTTP://THECOMPOSTSTORE.COM/
 - "WONDERGROW ORGANIC COMPOST", AVAILABLE FROM RECOLOGY GROVER ENVIRONMENTAL PRODUCTS, VERNALIS, CA. TEL: (866) 764-5785.
 - "SUPER HUMUS COMPOST" AVAILABLE FROM BFI ORGANICS, MILPITAS, CA. TEL: (408)945-2836.
18. ORGANIC COMPOST SCREENED 3/8" MINUS.
19. MAINTENANCE PERIOD FOR PLANTS IS 90 DAYS, BEGINNING ON THE DAY PROVISIONAL ACCEPTANCE IS AUTHORIZED BY THE OWNER'S REPRESENTATIVE.



SITE PLAN
SCALE: 1" = 20'-0"

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CONCEPTUAL LANDSCAPE SITE PLAN
ROSELAND ENTERPRISES, LLC
460 TIMOTHY ROAD
SANTA ROSA, CA 95407

JOB NUMBER:
SCALE:
AS SHOWN
DRAWN BY:
M. QUINTERO
DATE:
MAY 2022

REVISIONS:

SHEET NO:
L-1

Date: May 04, 2022 - 4:00pm Filename: C:\Users\mamuel\Documents\Projects\2022\03_460 Timothy Road_Roseland Enterprises - Conceptual Landscaping.dwg User: mamuel

TENTATIVE SCHEMATIC PLANT LIST*

BOTANICAL NAME	COMMON NAME	SIZE
UPRIGHT PERIMETER SHRUBS		
DODONAEA VISCOSA 'PURPUREA'	PURPLE-LEAFED HOP-BUSH	5 GAL
PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN'	KOHUHU	5 GAL
RHAMNUS CALIFORNICA	COFFEEBERRY	5 GAL
TALL SHRUBS		
LEUCADENDRON 'JESTER'	LEUCADENDRON	5 GAL
LEPTOSPERMUM SCOPARIUM 'RUBY GLOW'	NEW ZEALAND TEA TREE ' RUBY GLOW'	5 GAL
GREVILLEA ROSMARINIFOLIA	ROSEMARY GREVILLEA	5 GAL
COTINUS COGGYGRIA	SMOKE BUSH	5 GAL
ACCENT SHRUBS		
MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	5 GAL
CEANOTHUS VARIETIES	CEANOTHUS	5 GAL
RONMEYA COULTERI	MATILLIJA POPPY	5 GAL
PHORMIUM 'MARGARET JONES'	MARGARET JONES FLAX	5 GAL
LOW SHRUBS		
BERBERIS THUNBERGII ATROPURPUREA	CRIMSON PYGMY BARBERRY	5 GAL
LAVENDULA STOECHAS	SPANISH LAVENDER	5 GAL
SALVIA SPATHACEA	HUMMINGBIRD SAGE	5 GAL
EPILOBIUM CANUM	CALIFORNIA FUCHSIA	5 GAL
GROUND COVERS		
ARCTOSTAPHYLLOS HOOKERI	MONTEREY CARPET MANZANITA	1 GAL
MYOPORUM PARVIFOLIUM	PROSTRATE MYOPORUM	1 GAL
CEANOTHUS G. HORIZONTALIS	CARMEL CREEPER CEANOTHUS	1 GAL
GROUND COVERS SHALL BE PLANTED AT 6' OC TRIANGULAR SPACING		
BIOFILTRATION PLANTS		
CAREX PANSA	CAREX PANSA	4" POTS
CAREX BARBARAE	SANTA BARBARA SEDGE	4" POTS
FESTUCA CALIFORNICA	CALIFORNIA FESCUE	4" POTS
FESTUCA IDAHOENSIS	BLUE BUNCH GRASS	4" POTS
JUNCUS BALTICUS	BALTIC RUSH	4" POTS
MUHLENBERGIA RIGENS	DEERGRASS	4" POTS
TREES		
LAGERSTROEMIA INDICA 'NATCHEZ'	CRAPE MYRTLE 'WHITE'	15 GAL
CARPINUS BETULUS 'FASTIGIATA'	UPRIGHT EUROPEAN HORNBEAM	15 GAL
MELALEUCA QUINQUENERVIA	CAJEPUT TREE	15 GAL



LEPTOSPERMUM SCOPARIUM



LEUCADENDRON 'JESTER'



PITTOSPORUM TENUIFOLIUM



DODONAEA VISCOSA



SALVIA STOECHAS



BERBERIS THUNBERGII CRIMSON PYGMY



PHORMIUM 'MARGARET JONES'



CEANOTHUS 'JULIA PHELPS'



JUNCUS BALTICUS



CAREX BARBARAE



ARCTOSTAPHYLOS HOOKERI



CEANOTHUS 'JULIA PHELPS'



FESTUCA CALIFORNICA



FESTUCA IDAHOENSIS



MUHLENBERGIA RIGENS



FESTUCA CALIFORNICA



FESTUCA IDAHOENSIS



MUHLENBERGIA RIGENS

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 Manuel Quintero, Jr.

