

SHEET NO: A0.1    JOB NO: 16069    DESIGN FOR: EMERALD ALLIANCE CULTIVATION    2875 SEBASTOPOL ROAD, SANTA ROSA  
 DATE PRINTED:    DATE CHECKED:    DATE: 2-17-17

avila-bunch architects, inc.  
 Merle Avila - architect    Russell W. Bunch - architect  
 5850 Commerce Boulevard, Rohnert Park, California 94928  
 (707) 585-3711    (707) 795-4511  
 FAX: 585-2499

**SHEET INDEX**

**SCHEDULE OF DRAWINGS**

ARCHITECTURAL DRAWINGS (AVILA-BUNCH ARCHITECTS, INC.)

A0.1 COVER SHEET, PROJECT INFORMATION

A1 ARCHITECTURAL SITE PLAN

A2 UPPER & LOWER FLOOR PLAN

A3 ELEVATIONS & ROOF PLAN

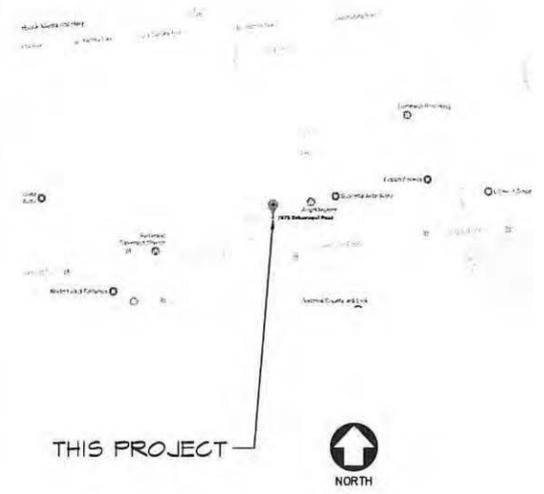
CIVIL DRAWINGS (NORTH COAST ENGINEERING)

C1 CIVIL SITE PLAN

**PROJECT PARTICIPANTS**

<p><b>OWNER</b></p> <p>EMERALD ALLIANCE GROUP          71 ESTELLE AVE, LARKSPUR, CA 94939          CONTACT: KAREN KISSLER          415/ 250-8888</p>	<p><b>ARCHITECT</b></p> <p>AVILA-BUNCH ARCHITECTS, INC.          5850 COMMERCE BLVD., SUITE 100          ROHNERT PARK, CA, 94928          (707) 585-3711, F: (707) 585-2499          CONTACT: MERLE AVILA</p>
<p><b>STRUCTURAL ENGINEER</b></p> <p>THR ENGINEERING          921 RED TAIL ROAD          HEALDSBURG, CA 95448          CONTACT: TED ROSSANSON          707/</p>	<p><b>GEOTECHNICAL ENGINEER</b></p> <p>REESE &amp; ASSOCIATES          154 LYSTRA COURT          SANTA ROSA, CA 95405          CONTACT: JOSEPH M. MAUNEY          707/ 528-3078</p>
<p><b>LANDSCAPE ARCHITECT</b></p> <p>BALGERAK DESIGN          608 BEAVER STREET          SANTA ROSA, CA 95404          (707) 578-8254          CONTACT: GARY BALGERAK</p>	
<p><b>CIVIL ENGINEERING</b></p> <p>NORTH COAST ENGINEERING          2655 KNOLLS DRIVE          SANTA ROSA, CA 95405          (707) 564-8821 PHONE/FAX          (707) 955-1094 CELL          NC_ENGINEERING@SBCGLOBAL.NET          CONTACT: MATTHEW DAMOS</p>	

**VICINITY MAP**



# EMERALD ALLIANCE CULTIVATION

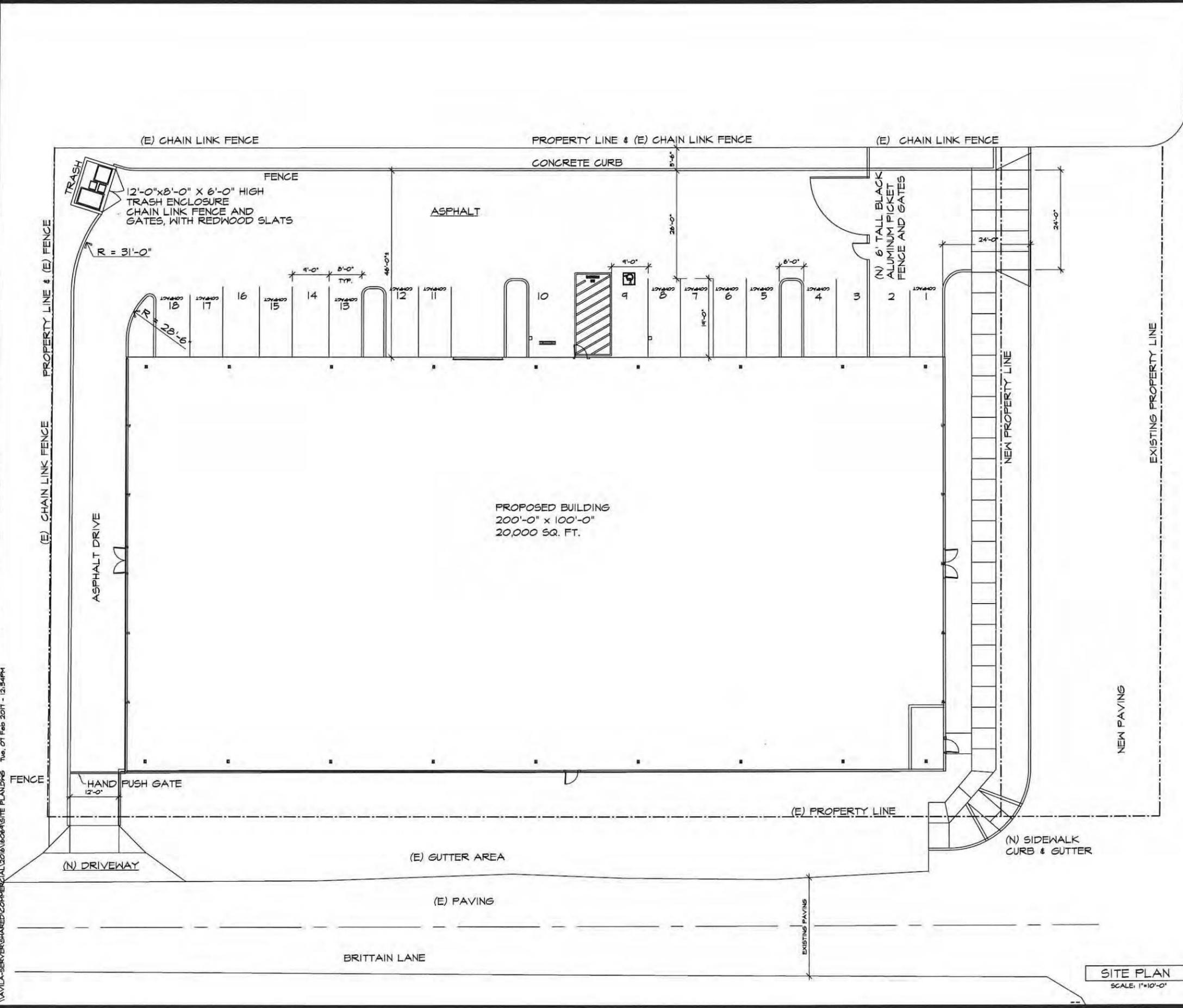
2875 SEBASTOPOL ROAD, SANTA ROSA



CITY OF SANTA ROSA  
 Santa Rosa, CA  
 FEB 09 2017  
 COMMUNITY DEVELOPMENT  
 DEPARTMENT

W:\AVILA-SERVER\SHARED\COMMERCIAL\13016\16069\COVER.DWG    P1, 06 Jun 2017 - 8:27AM

\\AVILA-SERVER\SHARES\COMMERCIAL\2016\16069\SITE PLANNING - 12.14.16.dwg Tue, 07 Feb 2017 - 12:34PM

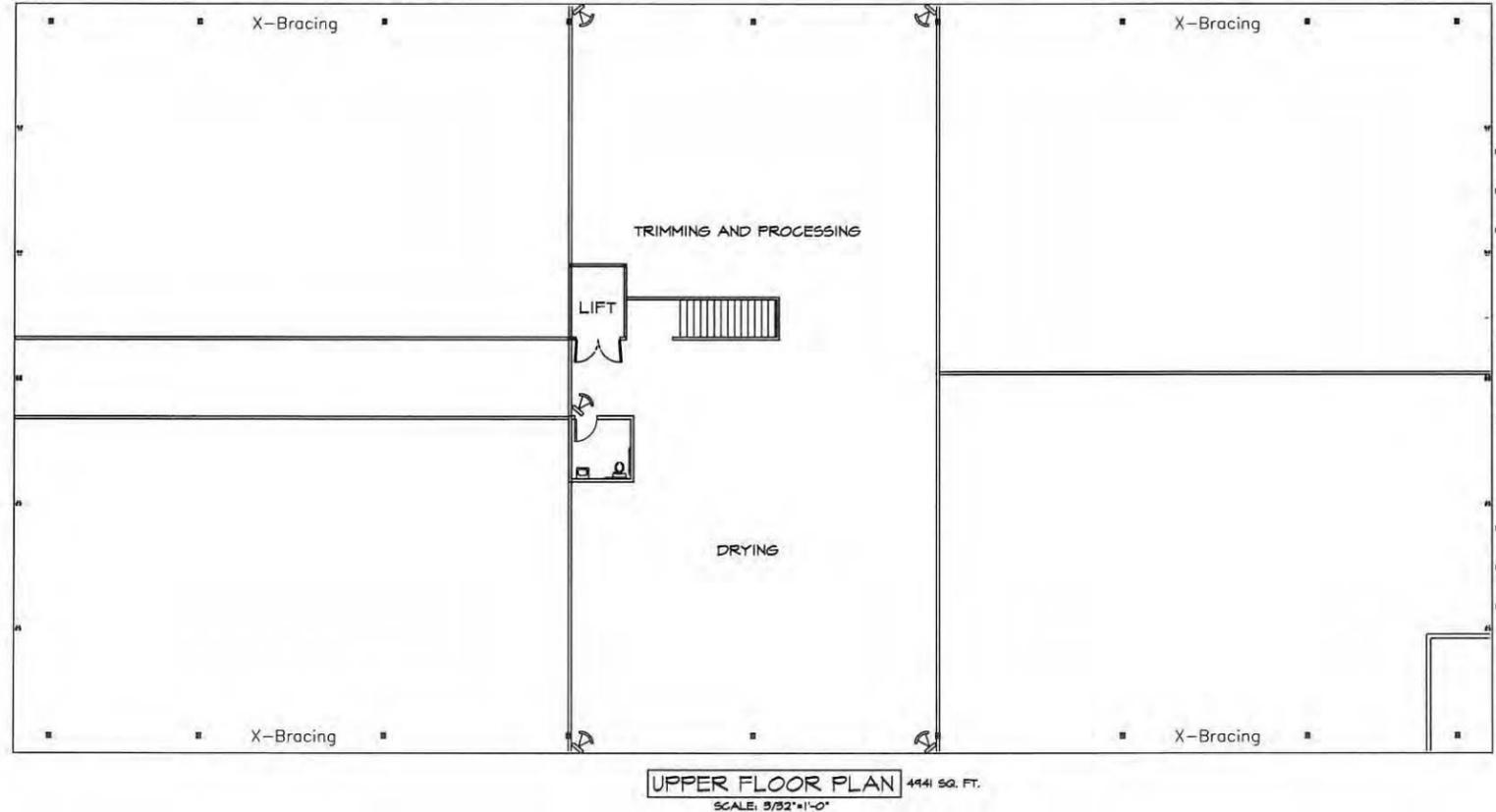
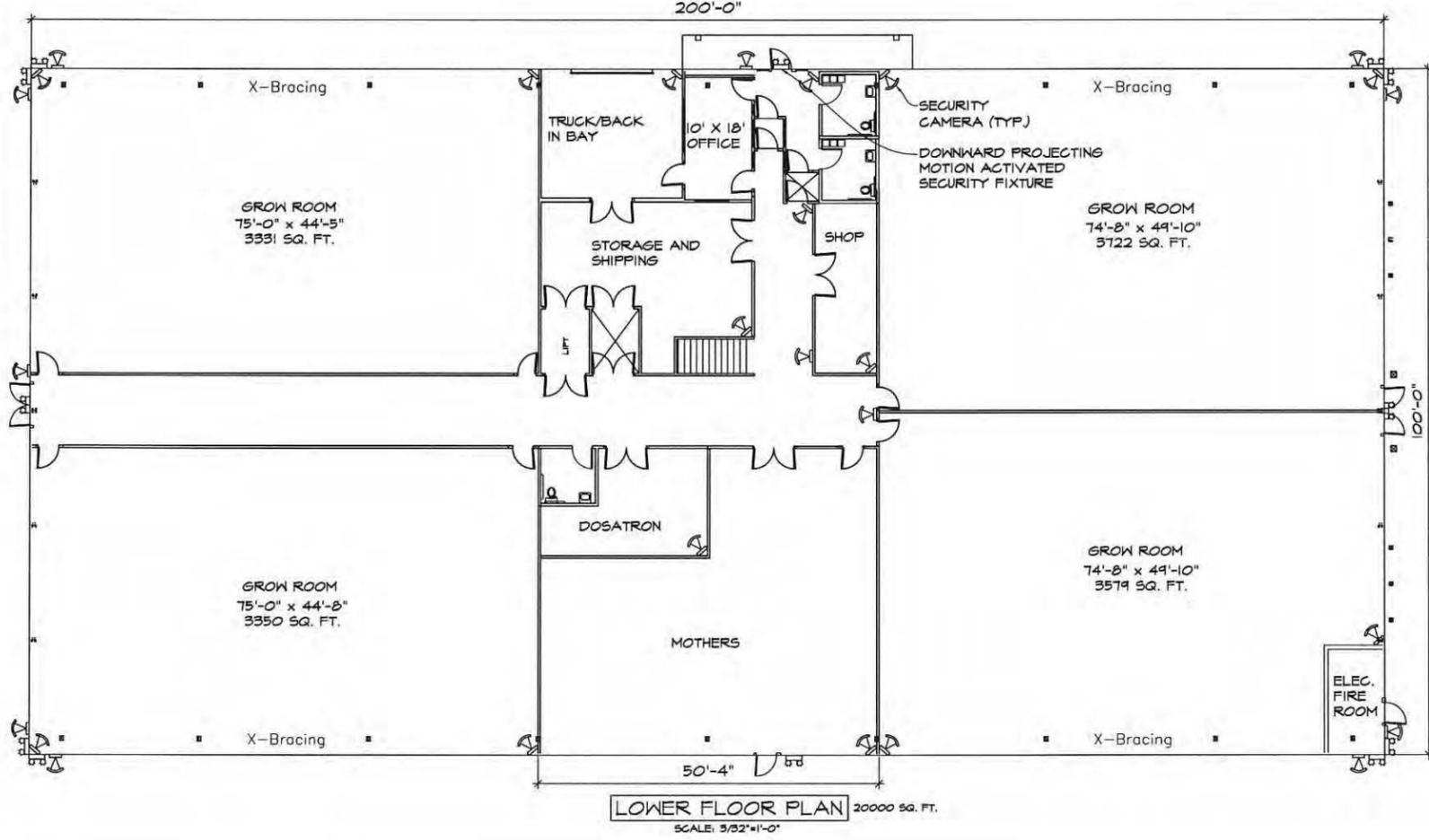


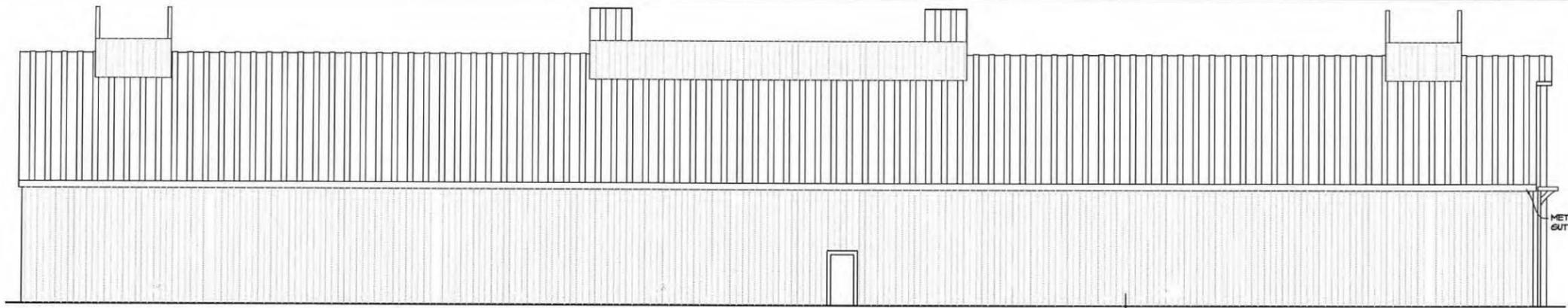
SITE PLAN  
SCALE: 1"=10'-0"



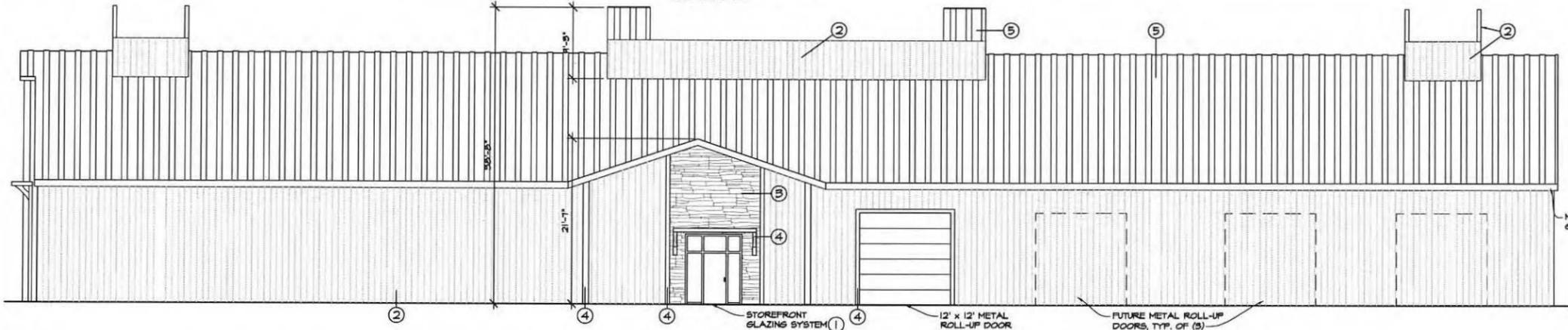
SHEET NO:	JOB NO:	DESIGN FOR:	CONTRACTOR	NOTES	DATE
A1	16069	EMERALD ALLIANCE CULTIVATION 2879 SEBASTOPOL ROAD, SANTA ROSA			2 0 17
avila-bunch architects, inc. Merle Avila - architect Russell W. Bunch - architect 5850 Commerce Boulevard, Rohnert Park, California 94928 (707) 585-3711 (707) 795-4511 FAX 585-2499			DATE PRINTED	DATE CHECKED	

\\AVILA-SERVER\SHARED\COMMERCIAL\2016\16069\FLOOR PLANS\F1\_06\_16m\_2017 - 8.27.16M

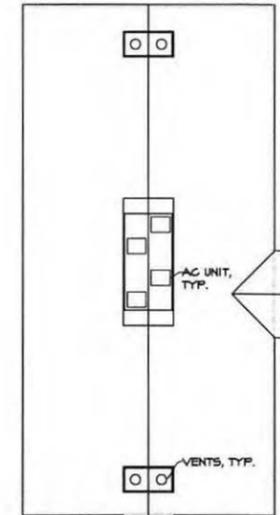




**EAST ELEVATION**  
SCALE: 1/8"=1'-0"

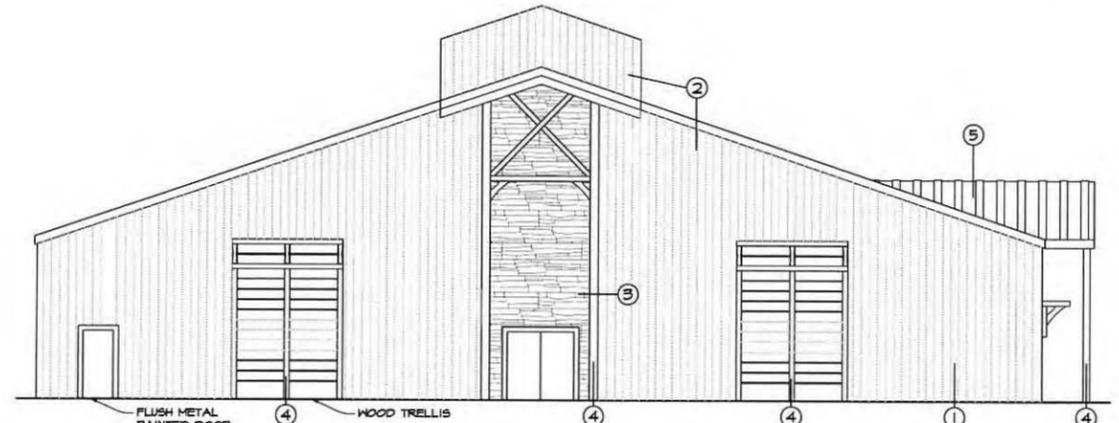


**WEST ELEVATION**  
SCALE: 1/8"=1'-0"

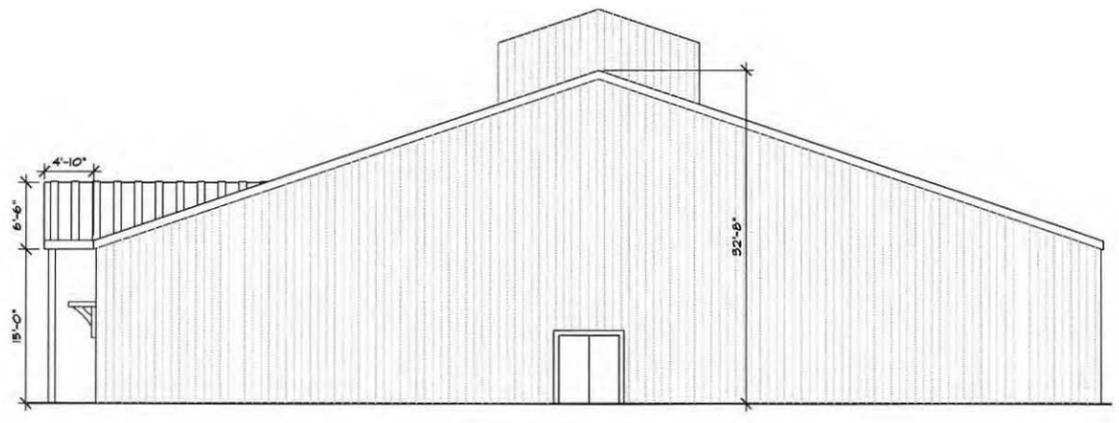


**ROOF PLAN**  
SCALE: 1/16"=1'-0"

- EXISTING BUILDING MATERIALS**
1. ALUMINUM STOREFRONT FRAMING SYSTEM, BLACK ANODIZED FINISH WITH CLEAR GLAZING
  2. HIDDEN FASTENER, CORRUGATED METAL WALL PANELS, DARK GREEN
  3. TERRAZZO, LOST COAST REDWOOD SIDING-HEATHERED
  4. STAINED WOOD TIMBER FRAME ACCENT
  5. HIDDEN FASTENER, CORRUGATED METAL ROOF PANELS, TAN



**NORTH ELEVATION**  
SCALE: 1/8"=1'-0"



**SOUTH ELEVATION**  
SCALE: 1/8"=1'-0"

\\AVILA-SERVER\SHARED\COMMERCIAL\3016\16069\WAREHOUSE-ALL.DWG Plot: 8/30/2011 11:52AM

SHEET NO: **A3**    JOB NO: **16069**    DESIGN FOR: **EMERALD ALLIANCE CULTIVATION**  
 2875 SEBASTOPOL ROAD, SANTA ROSA

DATE PRINTED:    DATE CHECKED:    CONTRACTOR:

DATE: **2-17**    NOTES:

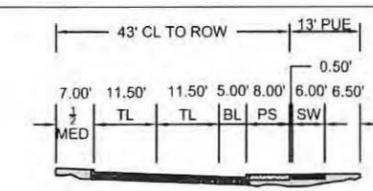
**avila-bunch architects, inc.**  
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 (707) 585-3711    (707) 795-4511  
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(F) 6.0' PLANTER STRIP  
 (F) 8.0' PARKING AREA  
 (F) 10.0' TRAVEL LANE

(F) 0.5' SETBACK  
 (F) 5.0' SIDEWALK  
 7.50'

FOR PROPOSED LANDSCAPE PLAN  
 SEE SHEET L-1  
 5.0' WIDTH FROM NORTH  
 PROPERTY LINE,

(P) SECURE & LOCKED GARBAGE DUMPSTER  
 ENCLOSED IN 6.0' HIGH OBSCURE HURRICANE  
 FENCING



FRONTAGE IMPROVEMENTS NORTH SIDE OF  
 SEBASTOPOL ROAD  
 NO SCALE  
 MED: HALF THE MEDIAN AT THE FUTURE CENTERLINE OF SEBASTOPOL ROAD  
 TL: TRAVEL LANE, TYPICAL OF TWO  
 BL: BIKE LANE  
 PS: PLANTING STRIP  
 SW: SIDEWALK

AS PART OF THE PROPOSED PROJECT, FRONTAGE  
 IMPROVEMENTS WILL NOT BE REQUIRED ALONG BRITAIN  
 LANE. THE EXISTING PROPERTY LINE WILL BE ADJUSTED  
 THROUGH THE DEDICATION PROCESS TO PROVIDE A  
 MINIMUM OF 24' RIGHT OF WAY FROM THE CENTERLINE  
 OF BRITAIN LANE, WITH A 13' PUBLIC UTILITY  
 EASEMENT FOR FUTURE IMPROVEMENTS.

(P) AC APRON TO CONNECT COMMERCIAL  
 DRIVEWAY TO (E) EDGE OF AC ON BRITAIN  
 LANE PER SR STD-????

(P) P.C.C. COMMERCIAL DRIVEWAY  
 PER SR STD-250A

(E) EDGE OF AC  
 (TYPICAL)

(E) CENTERLINE  
 OF BRITAIN  
 LANE

BRITAIN LANE

APPROXIMATE EXISTING PROPERTY LINE

APPROXIMATE EXISTING PROPERTY LINE

LOT COVERAGE AREA DETAILS	
BUILDING	20,000 FT <sup>2</sup>
DRIVEWAY	3,950 FT <sup>2</sup>
PARKING/MISC.	5,455 FT <sup>2</sup>
LANDSCAPING	3,400 FT <sup>2</sup>
SWAIL	950 FT <sup>2</sup>

**ILLUMINATED ADDRESS NOTE**  
 PROPERTY ADDRESSING PER CURRENT FIRE DEPARTMENT STANDARDS  
 (12" ADDRESS CHARACTER ON BUILDING, VISIBLE FROM SEBASTOPOL  
 ROAD, WITH PHOTOCELL CONTROLLED ILLUMINATION) WILL BE INSTALLED  
 ON THE SOUTH EAST CORNER OF THE BUILDING.

**FRONTAGE IMPROVEMENT LAND DEDICATION NOTE**  
 AS PART OF THE PROPOSED PROJECT, FRONTAGE IMPROVEMENTS WILL  
 BE CONSTRUCTED ALONG SEBASTOPOL ROAD. THE EXISTING PROPERTY  
 LINE WILL BE ADJUSTED THROUGH THE DEDICATION PROCESS TO  
 PROVIDE 43' RIGHT OF WAY FROM THE CENTERLINE OF SEBASTOPOL  
 ROAD, WITH A 13' PUBLIC UTILITY.

(E) JOINT POWER POLE TYPICAL  
 BUILDING POWER SERVICE WILL BE  
 PROVIDED UNDERGROUND TO  
 TRANSFORMER PAD BY PG&E FROM  
 THIS SERVICE POLE.

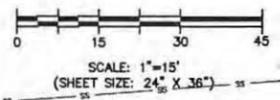
(P) FIRE HYDRANT  
 PER SR STD-857

(P) CURB RAMP  
 PER SR STD-232A

(P) AC SAW CUT

(P) 5.0' STREET CONFORM  
 PER SR STD-208

(E) 18" REINFORCED  
 CONCRETE PIPE (RCP)  
 STORM DRAIN



(P) AC WIDENING TO BE  
 DESIGNED PER CITY TRAFFIC  
 INDEX AND SOIL R-VALUE

(P) CURB & GUTTER  
 PER SR STD-241

(P) SIDEWALK & PLANTER  
 PER SR STD-230E

(P) WATER CONNECTION  
 FOR NEW FIRE  
 HYDRANT

(E) WATER MAIN

(P) WATER SERVICE  
 CONNECTION

(P) WEAKEN PLANES FOR  
 SIDEWALK, CURB & GUTTER,  
 AND DRIVEWAYS  
 PER SR STD-235

(P) P.C.C. COMMERCIAL  
 DRIVEWAY  
 PER SR STD-250A

SEBASTOPOL ROAD

**BOUNDARY NOTE**  
 THE APPROXIMATE LOCATION OF THE PROPERTY LINES, EXISTING EASEMENTS, AND BUILDING SETBACKS  
 WERE DEVELOPED FROM AVAILABLE RECORD DATA ONLY AND DOES NOT REFLECT AN OFFICIAL BOUNDARY  
 SURVEY. THE INFORMATION SHOWN MAY OR MAY NOT BE ACCURATE, DEPENDING ON WHAT RECORD DATA  
 WAS AVAILABLE. THERE IS NO GUARANTEE THAT ALL PROPERTY LINES AND EXISTING EASEMENTS ARE  
 SHOWN. IF A BOUNDARY SURVEY IS REQUESTED OR REQUIRED, A CALIFORNIA LICENSED LAND SURVEYOR  
 SHALL BE RETAINED TO ESTABLISH THE PROPERTY BOUNDARIES AND EASEMENTS.

36" ADA COMPLIANT ENTRANCE  
 DOOR, TYPICAL OF EXTERIOR  
 DOORS AND ALL INTERIOR DOORS  
  
 NO ACCESS SIGN WILL BE  
 INSTALLED ON BUILDING DIRECTLY  
 TO LEFT OF THE ENTRANCE  
 DOOR.

**NOTICE:**  
 NO PERSON UNDER  
 THE AGE OF 18 IS  
 ALLOWED BEYOND  
 THIS POINT

(P) ADA COMPLIANT AUTO PARKING  
 STALL (9.0' X 18.0') AND FRONT  
 ENTRANCE ACCESS ROUTE TO BUILDING.  
 MAXIMUM 2% SLOPE IN ALL DIRECTIONS.  
 1/2" MAXIMUM LIP AT DOOR THRESHOLD.

ACCESSIBLE PARKING SIGN INSTALLED  
 ON BUILDING DIRECTLY TO THE FRONT  
 OF THE PARKING SPACE



(P) AC PARKING  
 STALL DIMENSIONS

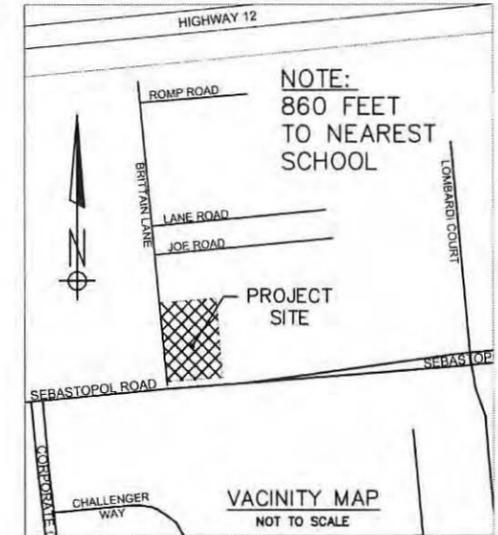
(P) 12.0' AC ONE WAY VEHICLE TRAVEL LANE

(P) 20' MANUAL  
 SEBASTOPOL ROAD  
 GATE ENTRANCE FROM

(E) CHAIN LINK FENCE, WITH PRIVACY SLATS WILL BE REMAIN ALONG THE NORTH AND EAST PROPERTY LINES. THE  
 FENCE ALONG THE SOUTH AND WEST PROPERTY LINES WILL BE RELOCATED. THE RELOCATED FENCE WILL BE  
 CONSTRUCTED FROM THE ADJACENT CORNERS OF THE BUILDING TO THE (P) GATES AND FROM THE GATES TO THE  
 NORTH AND EAST PROPERTY LINES. THIS WILL PROVIDE A CONTINUES ENCLOSURE FOR SECURITY AND ACCESS CONTROL  
 FOR AUTHORIZED PERSONNEL ONLY.

**ILLUMINATED ADDRESS NOTE**  
 PROPERTY ADDRESSING PER CURRENT FIRE DEPARTMENT STANDARDS (12" ADDRESS  
 CHARACTER ON BUILDING, VISIBLE FROM SEBASTOPOL ROAD, WITH PHOTOCELL CONTROLLED  
 ILLUMINATION) WILL BE INSTALLED ON THE SOUTH EAST CORNER OF THE BUILDING.

AS PART OF THE PROPOSED PROJECT, FRONTAGE IMPROVEMENTS WILL BE CONSTRUCTED  
 ALONG SEBASTOPOL ROAD. THE EXISTING PROPERTY LINE WILL BE ADJUSTED THROUGH  
 THE DEDICATION PROCESS TO PROVIDE 43' RIGHT OF WAY FROM THE CENTERLINE OF  
 SEBASTOPOL ROAD, WITH A 13' PUBLIC UTILITY.



NORTH COAST ENGINEERING  
 CONSULTING ENGINEERING  
 CIVIL ENGINEERING  
 8635 KINGS DRIVE, SANTA ROSA, CA 95405  
 PHONE: 707-533-7994 FAX: 707-569-8881

SITE PLAN  
 Designer: MFD  
 Check: MFD  
 Approved: MFD  
 Date: 08/05/2016  
 Scale: AS SHOWN  
 In: 08/05/2016

COMMERCIAL  
 CANNABIS CULTIVATION  
 2875 SEBASTOPOL ROAD  
 SANTA ROSA, CA  
 APN: 035-251-037  
 PROJECT: CONDITIONAL USE PERMIT









