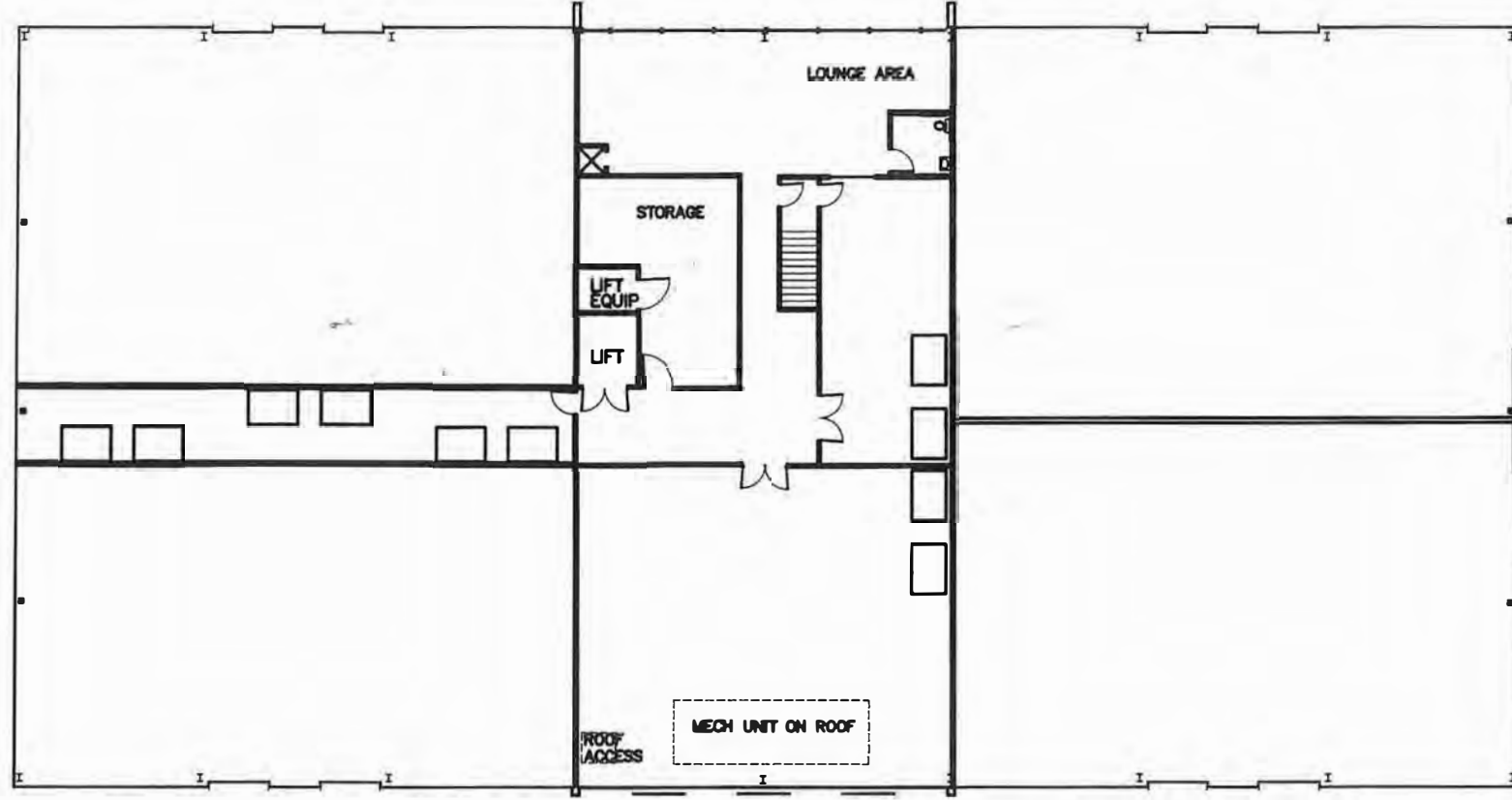
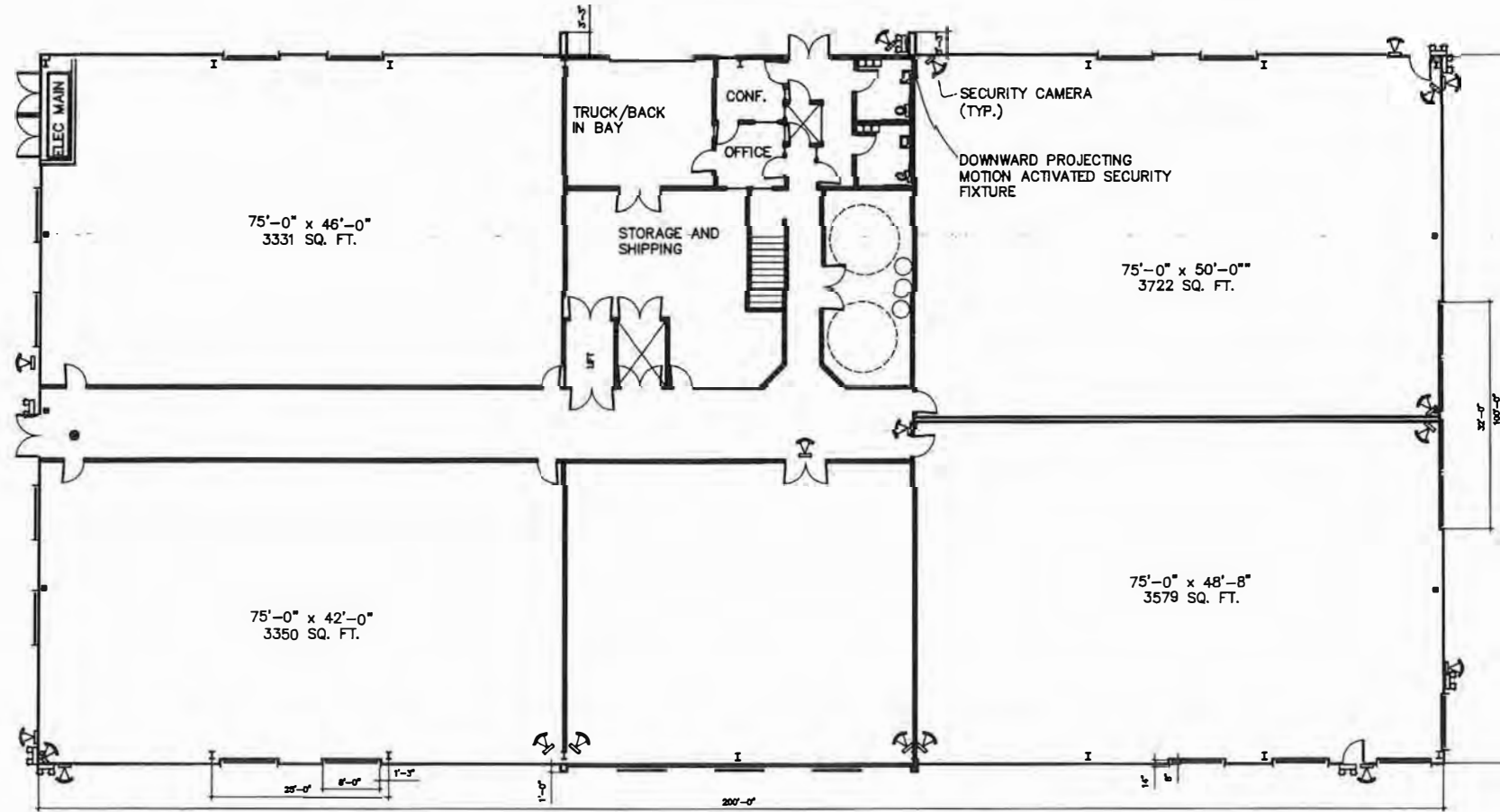


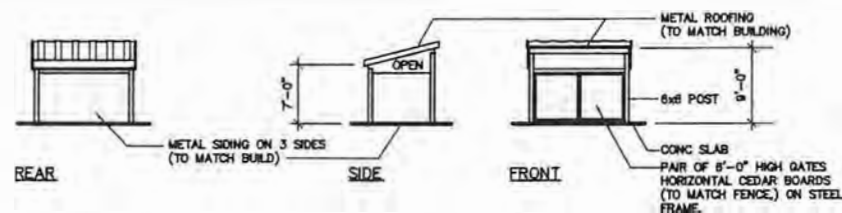
NORTH

Planning & Economic
Development Department

SHEET NO: A1		JOB NO: 16069		DESIGN FOR: NEW BUILDING		CONTRACTOR		DATE PRINTED		DATE CHECKED		NOTES		DATE	
				2875 SEBASTOPOL ROAD, SANTA ROSA										5-17	

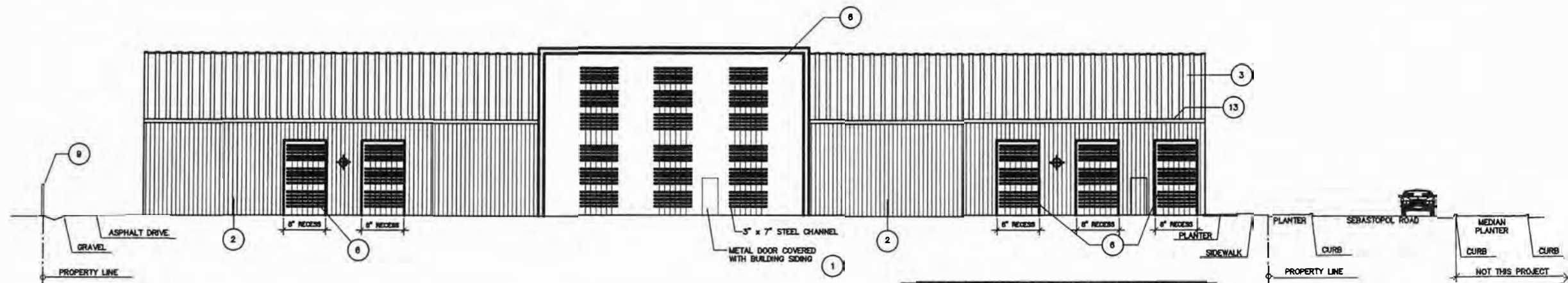


♦ **EXTERIOR LIGHTING:** NSI:WPMFC175MHQ
 FIXTURES SHALL COMPLY WITH SR CITY ORD. CH 20-30
 LIGHTING STANDARDS. ENERGY EFFICIENT METAL HALIDE,
 DOWNWARD FACING, BRONZE, HARD WIRED, DARK SKY
 COMPLIANT, MAX HEIGHT 10', WILL ACCEPT UP TO 400
 WATTS (MIN 1 FOOT CANDLE AT GROUND LEVEL DURING
 DARKNESS) SHIELDED FROM OFF SITE VIEW.

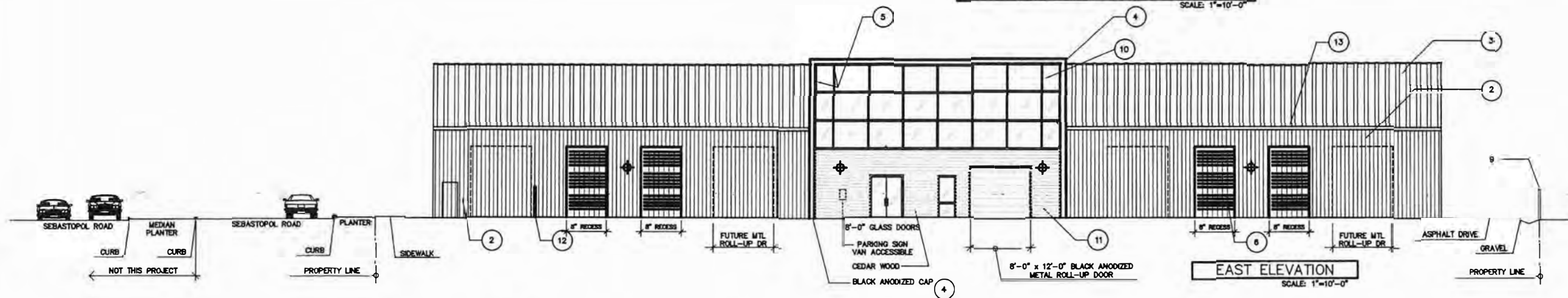


TRASH ENCLOSURE ELEVATIONS
 SCALE: 1"=10'-0"

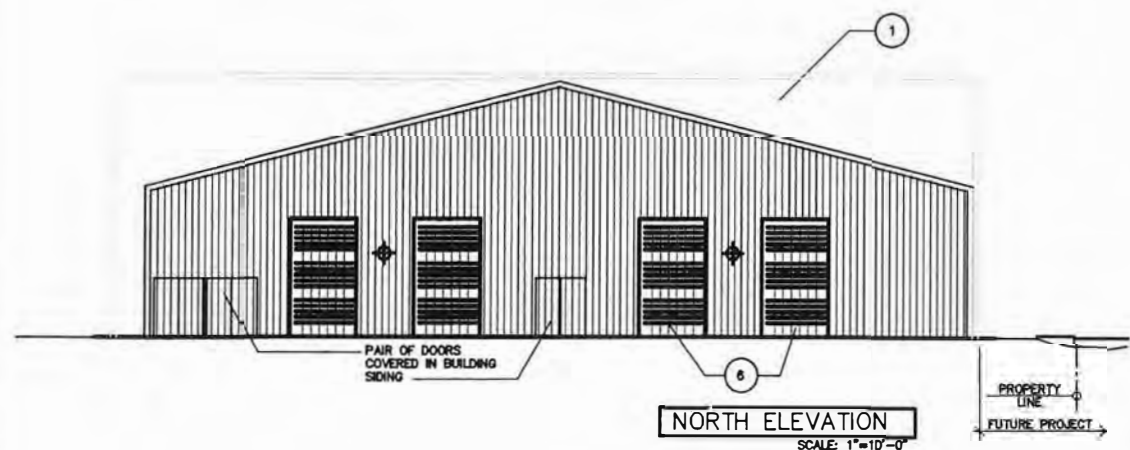
- EXISTING BUILDING MATERIALS**
1. METAL SIDING: MEDIUM GREY
 2. METAL SIDING: CHARCOAL GREY
 3. METAL ROOF: GREY
 4. DARK BRONZE ANODIZED ALUMINUM
 5. HORIZONTAL SEALED CEDAR BOARDS
 6. RAW STEEL SHEETS WITH 3" x 7'-0" C CHANNEL & TRELLIS CABLES @24" o/c
 9. 6'-0" TALL FENCE: HORIZONTAL CEDAR BOARDS
 10. TINTED GLASS: MEDIUM SOLAR BRONZE
 11. OPAQUE SPANDREL GLASS TO MATCH #10
 12. 6'-0" ALUM SECURITY FENCE: BLACK
 13. METAL GUTTER



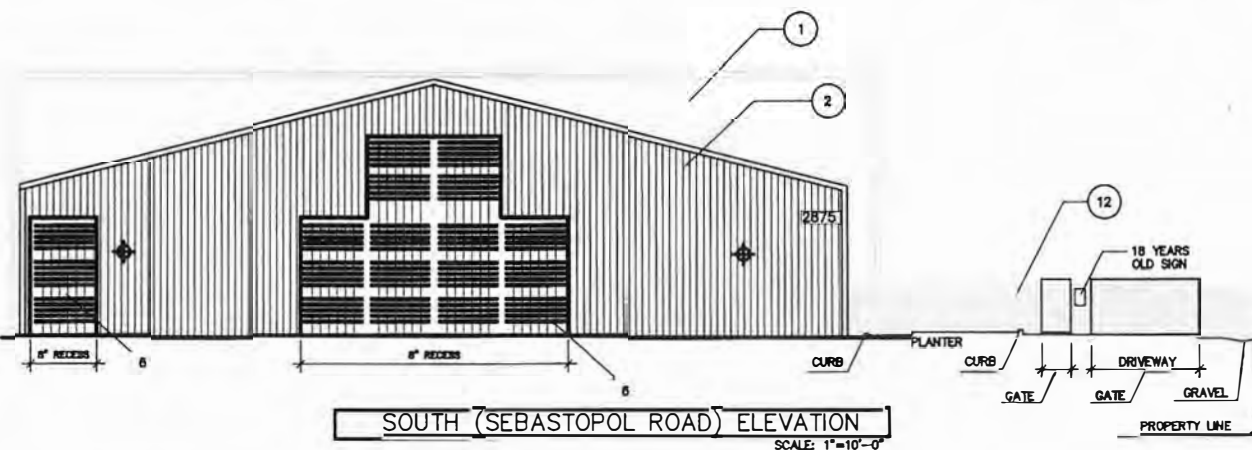
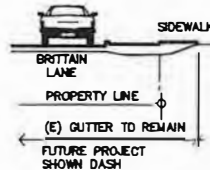
WEST (BRITTA ROAD) ELEVATION
 SCALE: 1"=10'-0"



EAST ELEVATION
 SCALE: 1"=10'-0"



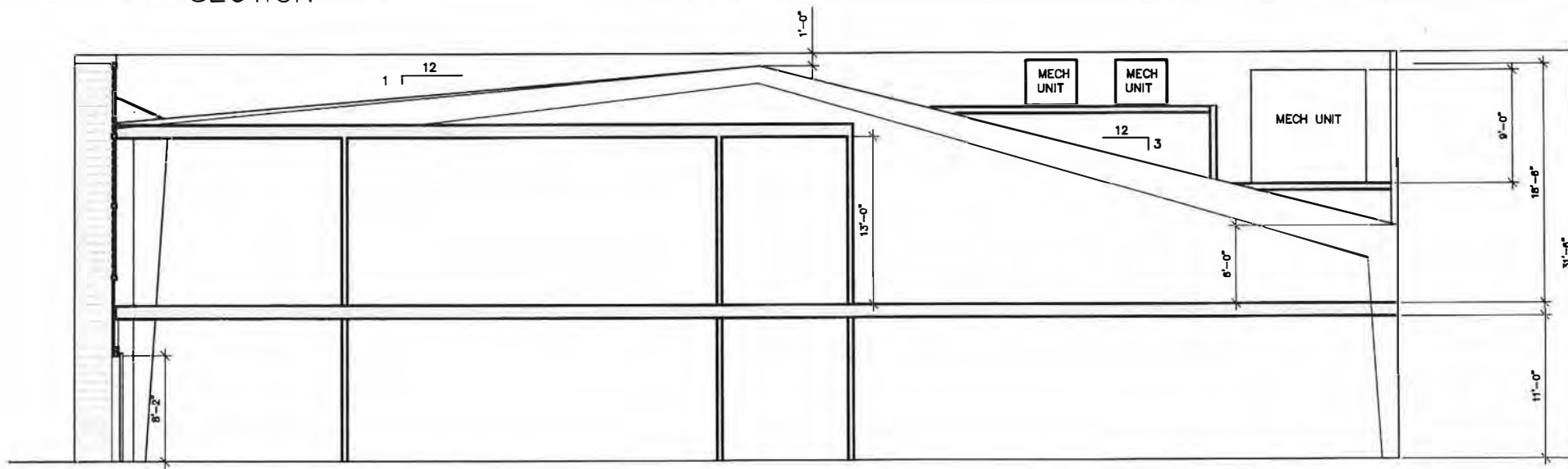
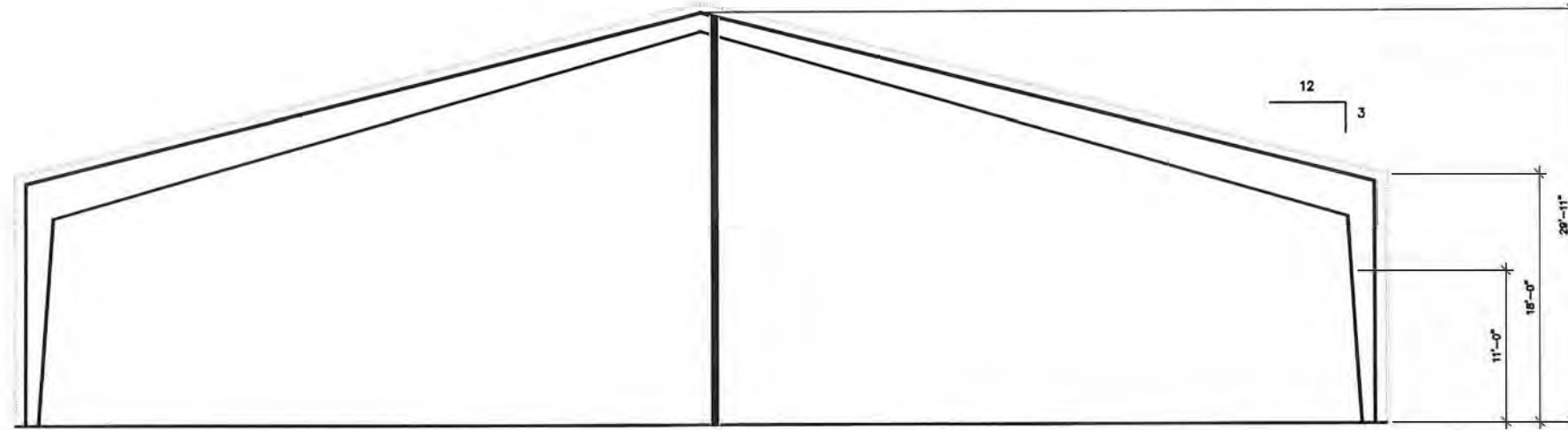
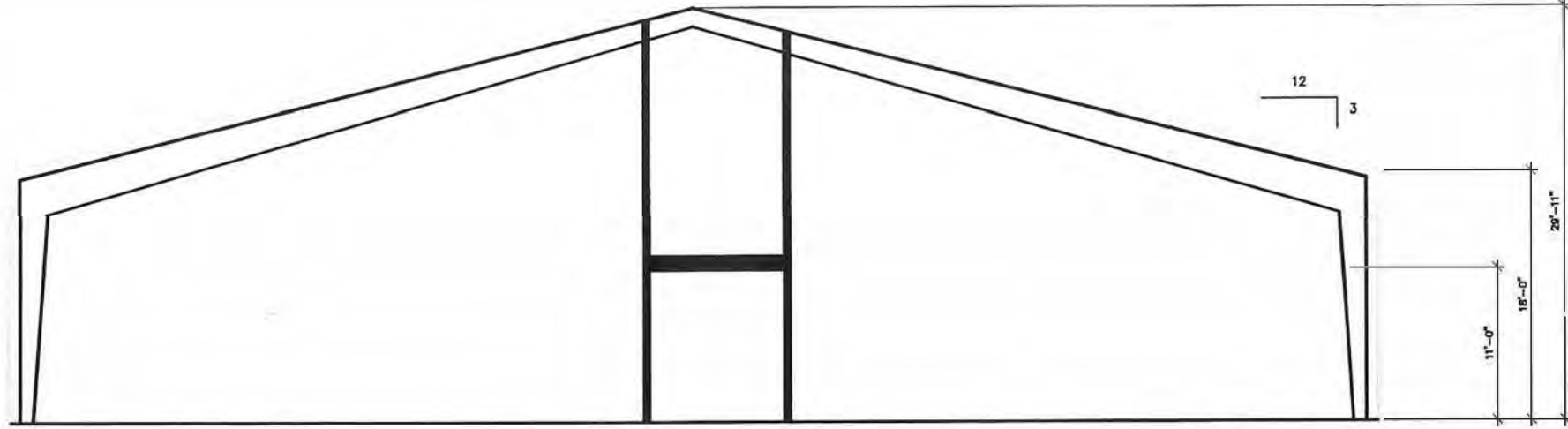
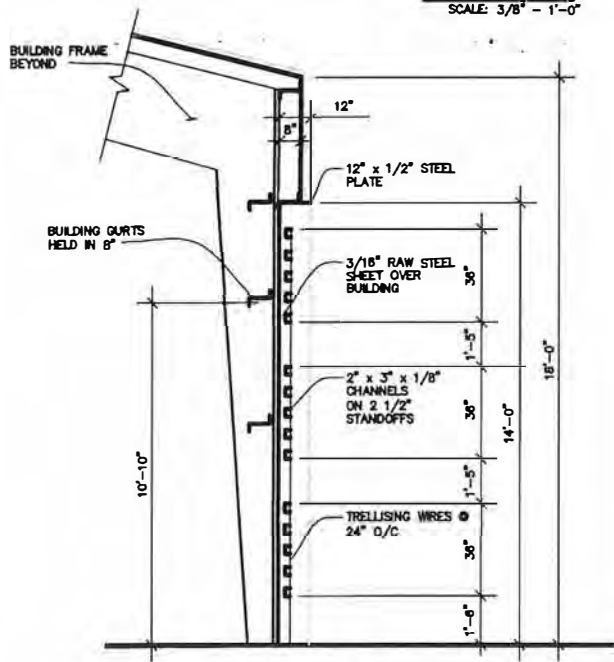
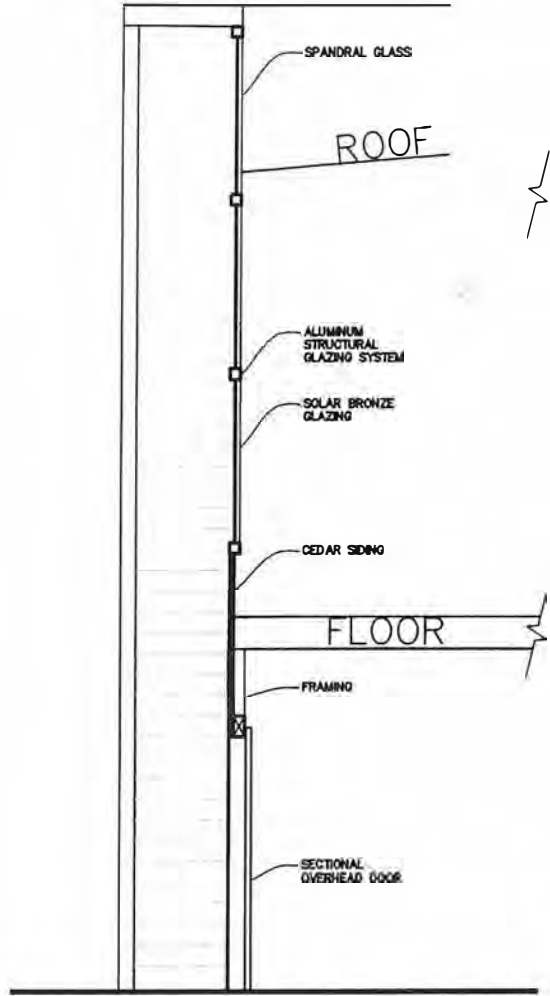
NORTH ELEVATION
 SCALE: 1"=10'-0"



SOUTH (SEBASTOPOL ROAD) ELEVATION
 SCALE: 1"=10'-0"

\\AVILA-SERVER\SERVER\COMMERCIAL\2016\16069 EMERALD ALLIANCE ELEVATIONS.DWG Wed, 24 May 2017 - 1:48PM

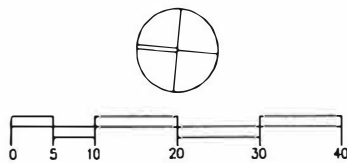
\\AVILA-SERVER\SHARED\COMMERCIAL\2016\16069 EMERALD ALLIANCE\SECTIONS.DWG Wed, 24 May 2017 1:48PM



SHEET NO.	JOB NO.	DESIGN FOR:	CONTRACTOR	DATE PRINTED	DATE CHECKED	NOTES	DATE
A4	16069	NEW BUILDING 2875 SEBASTOPOL ROAD, SANTA ROSA					5.17

avila-bunch architects, i n c.

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



PLANTING NOTES:

1. A MINIMUM OF 8" OF NON-MECHANICALLY COMPACTED SOIL SHALL BE AVAILABLE FOR WATER ABSORPTION AND ROOT GROWTH IN PLANTED AREAS.
2. INCORPORATE COMPOST INTO THE SOIL TO A MINIMUM DEPTH OF 8" AT A RATE OF 6 CUBIC YARDS PER 1000 SQUARE FEET IN ALL PLANTING AREAS . DO NOT TILL THE SOIL UNDER EXISTING TREES DESIGNATED TO REMAIN.
3. ALL PLANTING AREAS SHALL RECEIVE A MINIMUM OF 3" OF MULCH, EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS AND DIRECT SEEDING APPLICATIONS.
4. AFTER THE GRADING OPERATIONS ARE COMPLETE AND PRIOR TO THE BEGINNING THE LANDSCAPE INSTALLATION SOIL SAMPLING SHALL OCCUR AND SAMPLES SENT TO A TESTING LABORATORY FOR ANALYSIS AND RECOMMENDATIONS. THE ANALYSIS SHALL, AT A MINIMUM, INCLUDE: SOIL TEXTURE, INFILTRATION RATE, pH, TOTAL SOLUBLE SALTS, SODIUM LEVEL, AND PERCENT OF ORGANIC MATTER. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION TO THE CITY (WITH THE CERTIFICATE OF COMPLETION) THAT THE RECOMMENDATIONS FROM THE SOIL ANALYSIS HAVE BEEN IMPLEMENTED.

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BALCERAK DESIGN

LANDSCAPE ARCHITECTURE ✶ URBAN FORESTING

608 Beaver Street
Santa Rosa, CA 95404

Phone (707) 573-8234
email: balcerak@sonic.net

PLANTING PLAN

EMERALD ALLIANCE
GROWING FACILITY
2875 SEBASTOPOL
SANTA ROSA,

Date	No.	Revision

Date: 2 / 28 /
 Scale: $\frac{1}{2}'' =$
 Drawn: JC-6
 Job: 1609
 Sheet L-1
 Of Sheets

KEY	SIZE	BOTANICAL NAME	COMMON NAME	REMARKS	WATER USE
		TREES			
PHYC	#15	PLATANUS X HISPANICA 'COLUMBIA'	LONDON PLANE TREE		MEDIUM
QAG	#15	QUERCUS AGRI-FOLIA	COAST LIVE OAK		VERY LOW
ELA	#15	SEARSIA LANCEA	AFRICAN SUMAC	SYN. RHUS LANCEA	LOW
		SHRUBS			
AHM	#5	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	MANZANITA		LOW
CHD	#5	CEANOTHUS GRISEUS 'HEARTS DESIRE'	WILD LILAC		LOW
FK	#5	FORSYTHIA X INTERMEDIA 'KOLGOR'	GOLD FORSYTHIA		LOW
PEC	#5	FRANGULA CALIFORNICA 'EVE CASE'	COFFEEBERRY	SYN. RHAMNUS CALIFORNICA 'EVE CASE'	LOW
PTV	#5	PITTOSPORUM TOBIIRA 'VARIEGATA'	'VARIEGATED TOBIIRA		LOW
XCC	#5	XYLOSMA CONGESTUM 'COMPACTA'	COMPACT XYLOSMA		LOW
		PERENNIALS			
MRI	#1	MUHLENBERGIA RUPESTRIS	DEER GRASS		LOW
		GROUNDCOVERS			
OLF	#1	COTONEASTER DAMMERI 'LOWFAST'	COTONEASTER	6" O.C. TRI. SPACING	LOW
JPA	#1	JUNCEUS PATENS	CALIFORNIA RUSH	2' O.C. TRI. SPACING	LOW
LGP	#1	LEYMUS CONDENSATUS 'CANYON PRINCE'	RYEGRASS	3' O.C. TRI. SPACING	LOW



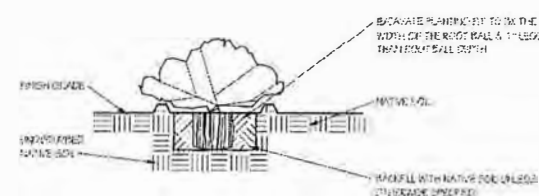
LEGEND, DETAILS,
AND WATER
CALCULATIONS

**EMERALD ALLIANCE
GROWING FACILITY**
2875 SEBASTOPOL ROAD
SANTA ROSA, CALIFORNIA

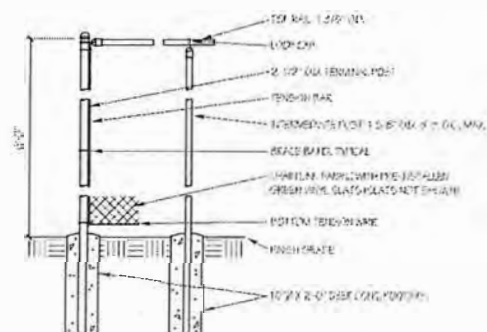
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Date: 1/5/17
Scale: AS NOTED
Drawn: GIB
July 1609
Sheet

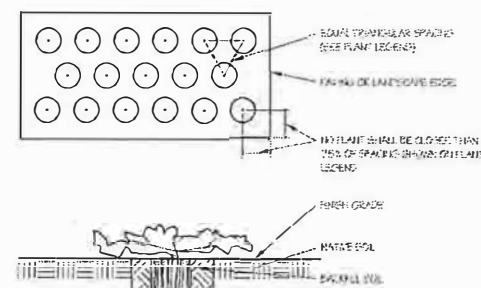
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L-2
Of Sheets



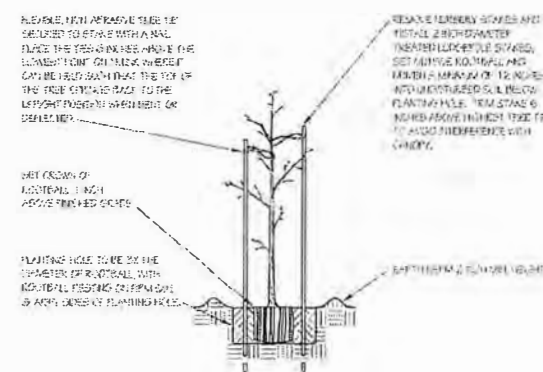
SHRUB PLANTING DETAIL



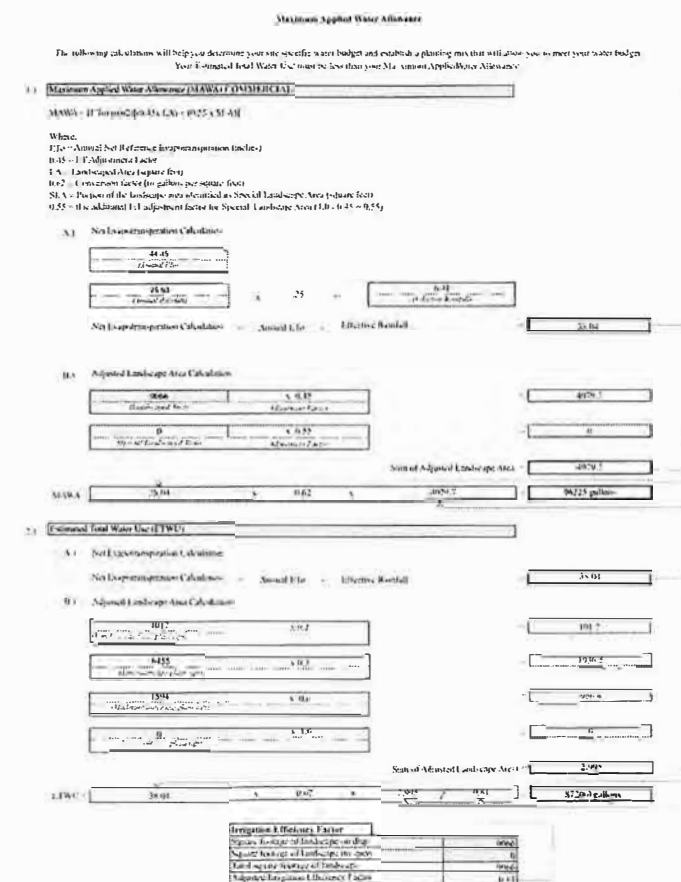
CHAIN LINK FENCE DETAIL



GROUNDCOVER DETAIL



TREE PLANTING DETAIL



BASIS OF BEARING:
CENTERLINE SEBASTOPOL ROAD (S85°16'13"W) LINE OF BEARING BETWEEN MONUMENT
WELLS AT THE INTERSECTIONS OF SEBASTOPOL ROAD & CORPORATE CENTER PARKWAY
AND SEBASTOPOL ROAD & LOMBARDI LANE

BENCHMARK:
ELEVATION: 106.66' DESCRIPTION: SEBASTOPOL RD. AND CORPORATE CENTER PARKWAY;
3" BRASS DISK MARKED "CITY OF SANTA ROSA IN WELL MONUMENT AT CL
INTERSECTION. (COORDINATE MONUMENT G-341)

APPROXIMATE PROPERTY LINE (TYP.)

S05°01'08.00"E
271.58'

(E) AC PRIVATE (TYPICAL)

(E) 18" RCP
(±65')

(E) PCC HEADWALL
BOTH SIDES

INV. 96.25'

(E) UTILITY POLE
TELECOMMUNICATIONS

INV. 96.23'

(E) GRAVEL
(TYPICAL)

(E) PERIMETER FENCE
CHAIN LINK WITH
PRIVACY SLATS

(E) OPEN GROUND WITH
GRASS AND BLACKBERRIES
(TYPICAL)

(E) PCC FLATWORK
(TYPICAL)

(E) 18" RCP
(±55')

INV. 96.20'

(E) DI (PCC)
2' x 3' OPENING

INV. 95.18'

(E) 18" RCP
(±40')

(E) DI (PCC)
3' x 5' VAULT
2' x 3' OPENING

INV. 95.11'

INV. 95.81'

INV. 95.96'

(E) STRIPING
(TYP.)

(E) SS 8" PVC
UP INVERT: 701.17'
DOWN INVERT: 99.75'
UTILITY IP# 2329
PIPE LENGTH: 288'

(E) STREET
LIGHT (TYP.)

(E) 12" AC
WATER MAIN
UTILITY IP# 1301

CL SEBASTOPOL ROAD
SEE BASIS OF
BEARING NOTES
PAGE C-1

(E) CURB &
GUTTER

(E) SS MANHOLE (TYP.)

(E) 18" CMP (±160')

(E) JOINT UTILITIES
POLE (TYP.)

CL BRITTAIN ROAD

(E) 18" CMP
(±68')

(E) AC EDGE (TYP.)

BRITTAIN LANE

E V-DITCH

INV. 96.57'

APPROXIMATE PROPERTY LINE (TYP.)

N04°18'21.00"W
271.36'



SCALE: 1"=10'
(SHEET SIZE: 24" X 36")

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.

NORTH COAST ENGINEERING
CONSULTING
ENGINEERING, CONSTRUCTION MANAGEMENT,
LAND DEVELOPMENT CONSULTANTS
2635 KIDWELL DRIVE, SANTA ROSA, CA 95405
PHONE 707-533-7994 FAX 707-567-8281

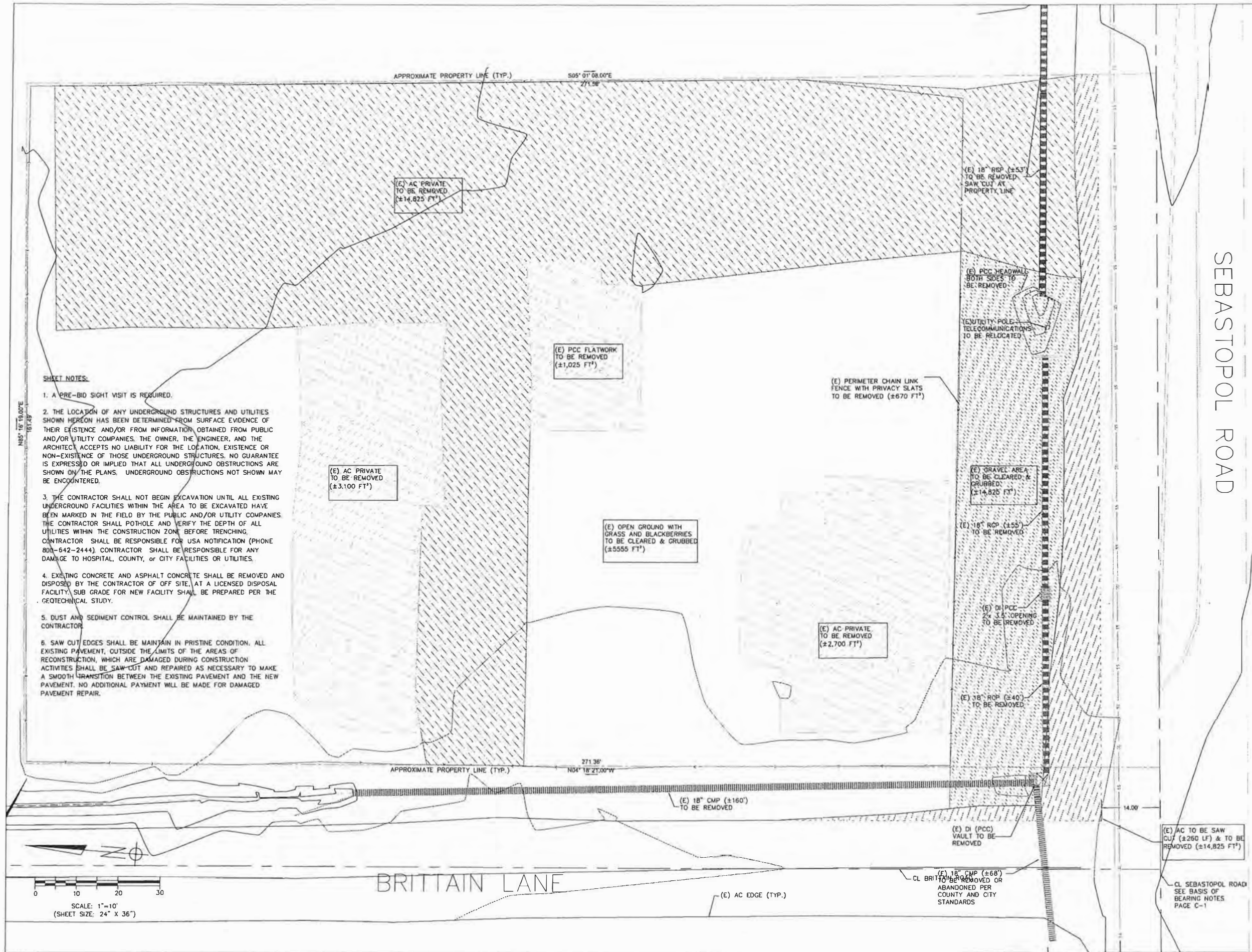
EXISTING SITE PLAN

Date:	05/15/2017	Scale:	AS SHOWN	Designed:	MFD	Check:	MFD	Approved:	MFD
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**COMMERCIAL GRADING &
INFRASTRUCTURE IMPROVEMENTS**
2875 SEBASTOPOL ROAD
SANTA ROSA, CA
APN: 035-251-037

**95%
DRAWING**

Sheet No:	C-1	Sheet:	1 of 6
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Consulting
Planning
Engineering
Construction Management

NORTH COAST ENGINEERING
ENGINEERING
CONSTRUCTION MANAGEMENT
CIVIL
2633 MADULL DRIVE, SANTA ROSA, CA 95405
PHONE: 707-533-7644 FAX: 707-569-9321

COMMERCIAL GRADING &
INFRASTRUCTURE IMPROVEMENTS

2875 SEBASTOPOL ROAD
SANTA ROSA, CA
APN: 035-251-037

DEMOLITION PLAN

95%
DRAWING

Sheet No:
C - 2

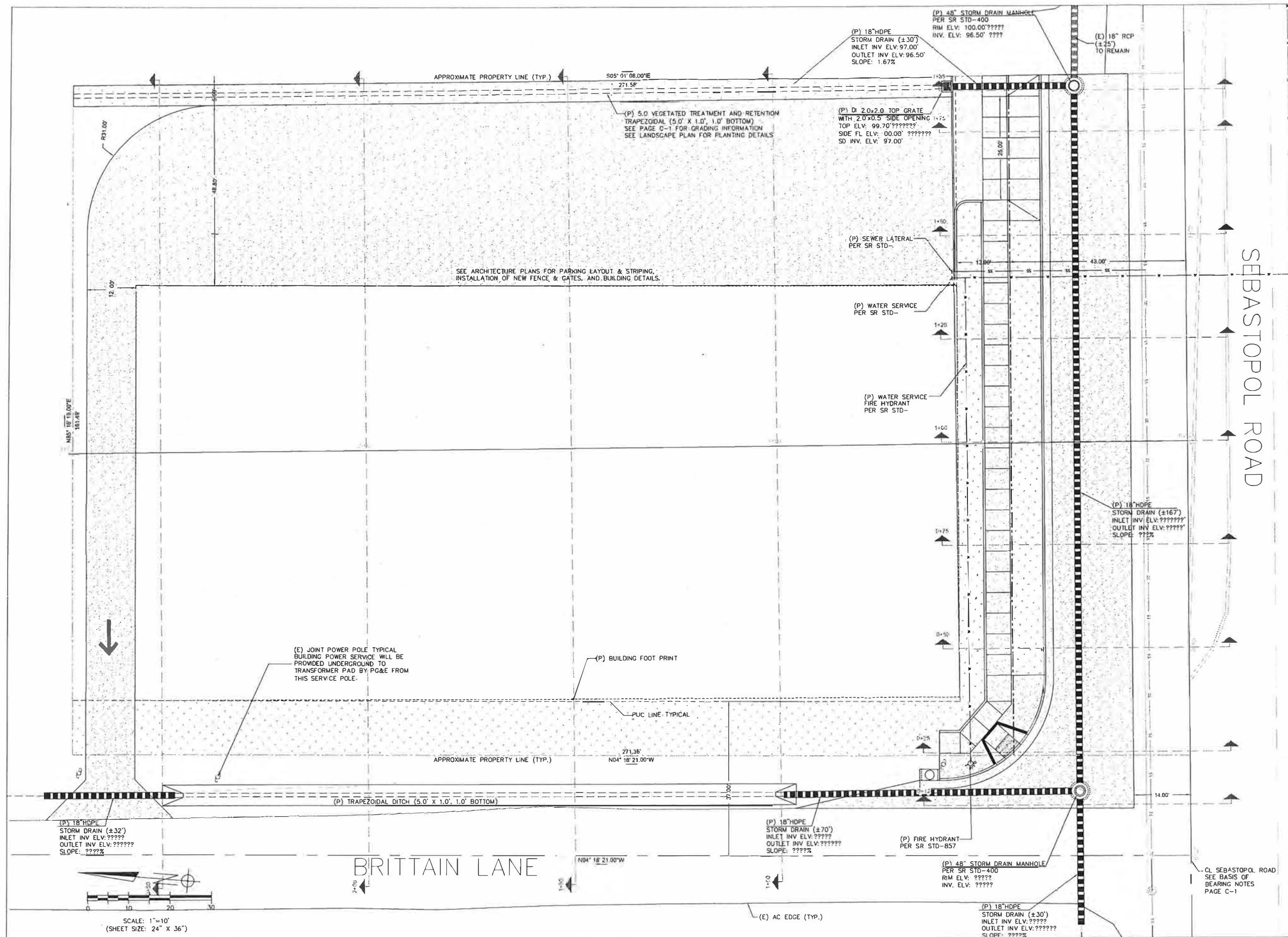
Sheet:
2 OF 6

Date: 03/28/2017

Scale: AS SHOWN

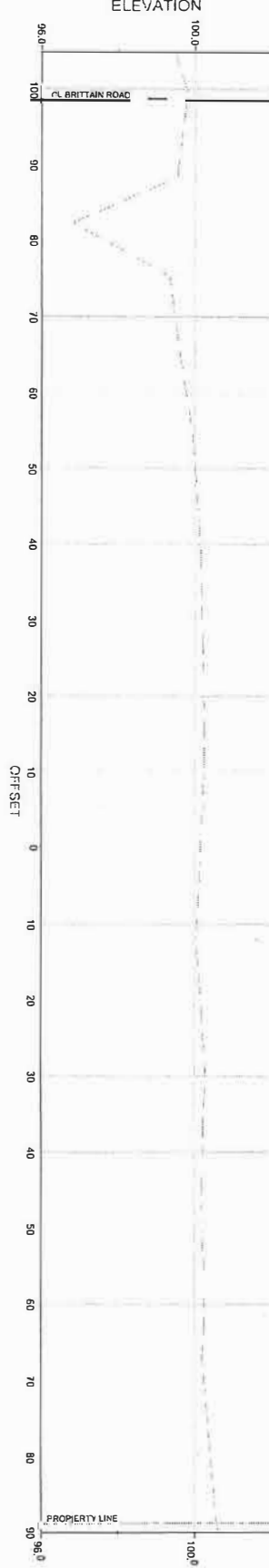
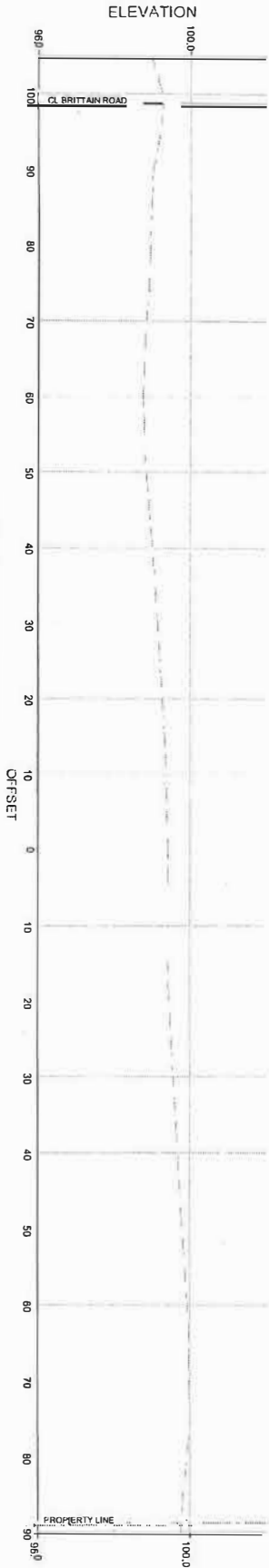
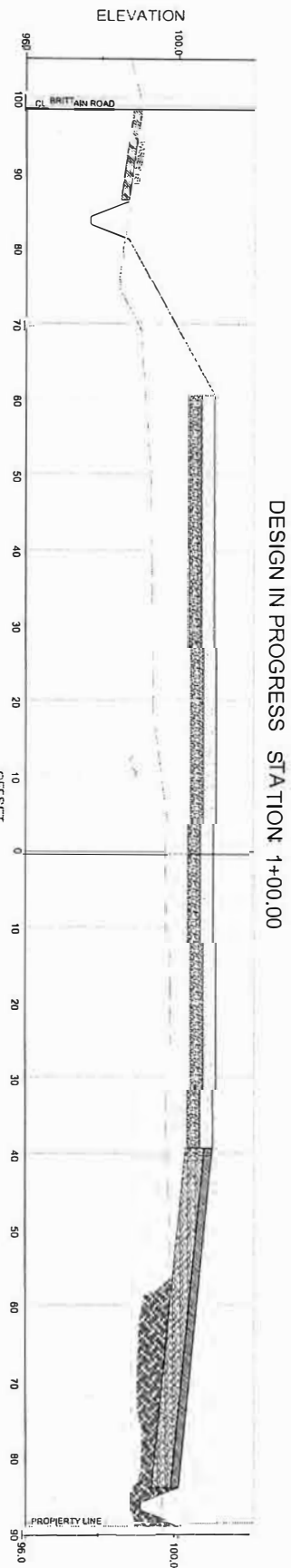
Check: MFD

Approved: MFD



UTILITIES AND DRAINAGE IMPROVEMENT PLAN		COMMERCIAL GRADING & INFRASTRUCTURE IMPROVEMENTS	
NORTH COAST ENGINEERING CONSULTING ENGINEERING CIVIL ENGINEERING 2855 ANGLIS DRIVE, SANTA ROSA, CA 95403 PHONE: 707-535-7894 FAX: 707-535-8351		2875 SEBASTOPOL ROAD SANTA ROSA, CA APN: 035-251-037	
Sheet No. C-4	Sheet 4 OF 6	Date 05/15/2017	Scale AS SHOWN
Designed MFD	Check MFD	Approved MFD	

85%
DRAWING



Consulting
Planning
Engineering
Topo. Survey
Construction
Management

NORTH COAST ENGINEERING
CIVIL ENGINEERING, CONSTRUCTION MANAGEMENT,
& LAND DEVELOPMENT CONSULTANTS
2655 KNOLLS DRIVE, SANTA ROSA, CA 95405
PHONE: 707-953-7094 FAX: 707-569-0321

CROSS SECTIONS BUILDING PAD,
PARKING, & DRAINAGE IMPROVEMENTS

Date: 05/15/2017 Scale: AS SHOWN Designed: MFD Check: MFD Approved: MFD

COMMERCIAL GRADING &
INFRASTRUCTURE IMPROVEMENTS
2875 SEBASTOPOL ROAD
SANTA ROSA, CA
APN: 035-251-037

50%
DRAWING

Sheet No. C-6 Sheet 6 of 6