



Updated Minor Use Permit Application for Medical and Adult Use Cannabis Cultivation

Middle Relief Partners, Inc.
1805 Empire Industrial
April 30, 2018 Update

Applicant: Middle Relief Partners, Inc.

Property Owner: Sonoma Link, LLC

Address: 1805 Empire Industrial Court, Santa Rosa, CA 95403

APN: 015-680-013

Zoning: PD0173

General Plan: Light Industry

Existing Building Size: 8,825 square feet

New Proposed Building Size: 9,473 square feet

Lot Size: 0.44 acres

INTRODUCTION

Middle Relief Partners, Inc., the Applicant, proposes to occupy the building located at 1805 Empire Industrial Court and obtain a Minor Use Permit for medical and adult-use indoor cannabis cultivation of approximately 4,628 square feet of canopy (calculated using actual cultivation area to be used rather than square footage of rooms to be cultivated in). The existing building is currently 8,825 square feet and was formerly occupied and utilized by Econoline Signs, Inc., which had a retail component.

Applicant intends to modify the interior of the building per the "Building Changes" section below. Post modification, the building will have a total gross square footage of 9,473 square feet. This proposal has no retail component. This is a center lot along Empire Industrial Court, between Coffey Lane to the east and the railroad tracks to the west.

PLOT PLANS OF CULTIVATION CENTER

Previously submitted items include the following:

- Vicinity Map
- Location Map
- Neighborhood Context Map
- Proposed Site Plan
- Proposed Floor Plans (Updated First Floor Plan Submitted 4/30/18)
- Proposed and Existing Elevation Drawings/Photos

MINOR USE PERMIT

The application for a minor use permit was signed by the landowner and previously submitted. Applicant understands that the approval of Middle Relief Partners' permit shall in no way permit any activity contrary to the City of Santa Rosa's laws or regulations, or any activity which is in violation of California law or regulations.

DISCLOSURE FORM

The Disclosure Form was previously submitted

ENVIRONMENTAL ASSESSMENT

The Environmental review was previously submitted. The project qualifies for a Categorical Exemption-enhanced.

STORMWATER DETERMINATION

The Stormwater Determination Worksheet was previously submitted. The project qualifies for an Exemption.

NEIGHBORHOOD MEETING

Middle Relief Partners' site is located within 300 feet of residential uses.

ZONING AND SCHOOLS

The building is Zoned PD0173, with Light Industrial General Plan designation, one of the designated zoning districts where this use is allowed. The existing building's last use was for Econoline Signs, Inc., which had an office and manufacturing use.

In an email from Clare Hartman to Rogoway Law Group on November 3, 2016, she indicated that Planned Development parcels of Light Industrial land use designations (like the subject parcel) are eligible for cannabis uses. The email referenced above was previously submitted. In the project's pre-application meeting, a suggestion was made that Middle Relief Partners consider re-zoning the property to IL-Light Industrial. Based on the guidance offered by Ms. Hartman in November, and in consideration of the cost and delay associated therewith, the applicant has declined to pursue re-zoning. The property remains eligible for permitting, however, as evidenced by Ms. Hartman's email.

The area around the subject property is industrial, residential and commercial in nature. To the immediate north are residentially-zoned parcels. To the immediate east and west of the subject parcel, and across Empire Industrial Court are industrial zones and uses.

The Subject Building is in the Schaeffer Elementary School District and is more than 600 feet away from the nearest school. The closest school is North Valley School, which is located approximately 1,100 feet to the South East of the subject property.

Since no retail uses are currently proposed for this site, Health and Safety Code Section 11362.768 is not applicable to this project.

BUILDING CHANGES

Applicant will not commence operations at the facility until all applicable building permits are obtained and annual fire permits with inspections are obtained. There will be no exterior changes to the existing building, except for relocation of one window, and the addition of a six-foot security fence. The fence will have a rolling gate at the parking lot entrance. Both the fence and gate are set back twenty-two (22) feet from the nearest corner of the parking drive. New ADA parking and ADA path of travel to the Right of Way is also proposed. An exterior break area is proposed at the front of the building as well.

ROOM AREA SCHEDULE

RM. NUMBER	RM. NAME	RM. AREA	CANOPY AREA	COMMENTS
1	BREAK	165 SF		EMPLOYEE BREAK AND LOCKER ROOM
2	WORKROOM	206 SF		CANNABIS WORKROOM AND TRIM AREA
3	DRY/STORAGE	644 SF		DRYING ROOM FOR CANNABIS AND STORAGE AREA FOR CANNABIS PRODUCT
4	NURSERY GROW	433 SF	200 SF	CULTIVATION ROOM CONTAINING CLONES AND YOUNG VEGETATIVE PLANTS (NON-FLOWERING)
5	CIRC	435 SF		CIRCULATION
6	W	52 SF		RESTROOM
7	M	55 SF		RESTROOM
8	JAN	36 SF		JANITORS CLOSET CONTAINING CLEANING PRODUCTS FOR THE BUILDING
9	CL	11 SF		CLOSET FOR ADMINISTRATIVE STORAGE ITEMS FOR BUILDING
10	CL	11 SF		CLOSET FOR ADMINISTRATIVE STORAGE ITEMS FOR BUILDING
11	CL	11 SF		CLOSET FOR ADMINISTRATIVE STORAGE ITEMS FOR BUILDING
12	STORAGE / SHIPPING	388 SF		SHIPPING, CANNABIS STORAGE, AND FERTILIZER & MATERIAL STORAGE
13	VEG GROW	792 SF	700 SF	CULTIVATION ROOM CONTAINING MORE MATURE VEGETATIVE PLANTS (NON-FLOWERING)
14	FLOWER GROW	1536 SF	1401 SF	CULTIVATION ROOM CONTAINING FLOWERING PLANTS
15	FLOWER GROW	1541 SF	1401 SF	CULTIVATION ROOM CONTAINING FLOWERING PLANTS
16	MECH	180 SF		WATER TANK AND FERTILIZER STORAGE
17	CORRIDOR	442 SF		CIRCULATION
20	CIRC	281 SF		CIRCULATION
21	WORKROOM	198 SF		CANNABIS WORKROOM AND TRIM AREA
22	UNISEX	61 SF		RESTROOM
23	WORKROOM	115 SF		CANNABIS WORKROOM AND TRIM AREA
24	VEG GROW	488 SF	410 SF	CULTIVATION ROOM CONTAINING MORE MATURE VEGETATIVE PLANTS (NON-FLOWERING)
25	FLOWER GROW	594 SF	516 SF	CANNABIS PLANT GROW AREA
26	STOR.	133 SF		STORAGE AREA FOR CANNABIS PRODUCT
27	CL	21 SF		CLOSET FOR ADMINISTRATIVE STORAGE ITEMS FOR BUILDING

The proposed floor plan shows the layout of the interior of the facility along with square footages of the various rooms. Please note that the square footage of each room may be different from the canopy square footage that will be located within each room. A “Room Area Schedule” was previously submitted, and is also included above, to show the breakdown of how each room will be used, the square footage associated with each use, and the total square footages associated with the project.

Approximately 3,077 square feet of the first floor will be dedicated to two growing rooms (*See rooms 14 and 15 on Henderson Architects First Floor Plan*) with approximately 2,802 square feet of canopy between those two rooms. Approximately 1,225 square feet will be dedicated to vegetation and nursery grow rooms (*See rooms 4 and 13 on Henderson Architect’s First Floor Plan*) with approximately 900 square feet of canopy between those two rooms. Approximately 644 square feet will be dedicated to drying (*See room 3 on Henderson Architect’s First Floor Plan*), and 206 square feet to trimming (*See room 2 on Henderson Architect’s First Floor Plan labeled “Workroom”*). The balance of the first-floor space will be for circulation rooms, corridors, mechanical rooms, closets, bathrooms, a breakroom, and other typical office uses. All work will be in conformance with the requirements of the Building Code and other adopted codes and ordinances.

Second floor construction will include demolishing the existing second floor and mezzanines, and replacing them with a new second floor of 2,005 square feet. (*See Henderson Architect’s Second Floor Plan*). Stairs will provide access to the second floor. Approximately 594 square feet will be dedicated to a flower room (*see room 25 on Henderson Architect’s Second Floor Plan*) with 516 square feet of canopy in that room. Approximately 488 square feet will be dedicated to a vegetative grow room (*see room 24 on Henderson Architect’s Second Floor Plan*) with approximately 410 square feet of canopy in that room. A total of approximately 313 square feet will be dedicated to two cannabis workrooms and trimming areas (*see rooms 21 and 23 on Henderson Architect’s Second Floor Plan*). The balance will be dedicated to storage; bathrooms; vault; workroom; and circulation.

PARKING AND LANDSCAPING

Currently, the site accommodates fourteen parking spaces. The revised site plan is modified to comply with the City of Santa Rosa’s Design Guidelines for parking. The revised plan will contain thirteen parking spaces, plus one van accessible space, one motorcycle space, and four bicycle parking spaces. The reduction of parking is to allow for creation of the outdoor break area, ADA path of travel, and the security fence and gate. Landscaping modifications will be limited to that which is required to accomplish the ADA upgrades, as well as that which must be removed to create the outdoor break area.

TRAFFIC

The standard staffing for this operation will be 10 full time employees who will arrive and leave daily for work shifts from the hours of 7:00 AM to 7:00 PM. These employees will be monitoring the garden and keeping the operations going on a day-to-day basis. Additionally, there will be one security guard on location from 7:00 PM to 7:00 AM.

Deliveries to and shipments from the facility will occur once or twice per week. These deliveries and shipments will be by van-sized vehicles, but, occasionally, a freight truck will be necessary.

The project will result in reduced traffic, both from the current operations and from that which would be authorized under full development. Applicant previously submitted a focused traffic report from W-Trans, in which the following findings are reflected:

“Compared to the previous operation of the site, the proposed project would result in a net decrease of 34 daily trips, on average, with three less [sic] trips occurring during the morning peak hour and four less [sic] occurring during the evening peak hour.” (*Focused Traffic Study for the Sonoma Link Project, W-Trans*).

SECURITY

Applicant will provide and install a variety of security devices to ensure that only authorized personnel have access to any location where cannabis is located so that all employees and authorized personnel are safe and secure inside the facility. Scott Toland is the local site contact person who will be responsible for the use and will provide and keep current full contact information to the Santa Rosa Police Department dispatch database as part of the alarm permitting process.

i. Access Controls

All access points from outside of the facility will have both locks and alarms. All perimeter windows and hatches will remain closed and locked with tamper-proof security devices. They will be equipped with

perimeter alarms that will sound if there is any breach of these apparatuses. All points of ingress and egress to the facility will be secured with Building Code compliant commercial-grade, non-residential door locks and window locks. However, all security measures will be designed to ensure emergency access in compliance with the California Fire Code and Santa Rosa Fire Department standards.

All doors will require double security verification to open. This security process means that employees will need an access key/card and an access-code code to enter the facility and gain access to interior rooms. In the event of any theft or loss of cannabis, these devices will also provide a security log of who accessed the doors for any ensuing investigations.

All doors will also be equipped with an alarm that will sound if they are opened without code and/or key or if they are damaged. Arming and disarming the security system will require an access code. Both the entry alarm and surveillance alarm will notify the monitoring service if a failure is detected in the system, which will be corrected as soon as possible. If the failure prevents security systems from operating, the facility will take additional security measures until it is fixed.

Alarm systems can also be triggered if an employee presses either a panic or duress button. These buttons will be installed in strategic locations only accessible to employees. The panic button should be pressed when there is a theft or breach and employees or other individuals inside the facility would not be placed in danger by a loud alarm. The duress button will still notify authorities like a typical alarm, but will not make any sound. These duress buttons will allow employees who are threatened to signal an alarm without escalating the situation.

ii. *Security Surveillance System*

Applicant will provide a comprehensive surveillance system. The perimeter of the building and all interior work areas will be monitored by HD cameras. All cameras will be located strategically throughout the facility and will have resolution to adequately capture images of people and movement throughout the facility. The extensive surveillance system will be run and monitored by an outside agency. Security surveillance video cameras will be installed and maintained in good working order to provide coverage on a twenty-four (24) hour basis of exterior areas and all interior areas where cannabis is cultivated, weighed, packaged, stored, transferred, and otherwise kept. Cameras will remain active at all times and will be capable of operating under any lighting condition. Security video will use standard industry format to support criminal investigations and will be maintained for at least sixty (60) days.

iii. *Electronic Security System*

Applicant will implement a comprehensive electronic security system, including third party monitoring of all surveillance and alarms, intrusion detection electronic alarms, and panic/duress buttons at strategic locations within the facility. The professionally monitored robbery alarm system will be installed and maintained in good working condition. An alarm permit from the Santa Rosa Police Department will be obtained, as required, prior to installing the alarm system. The alarm system will include sensors to detect entry and exit from all secure areas and all windows. Motion detectors will also be implemented for after-hours security. Applicant will keep the name and contact information of the alarm system installation and monitoring company as part of the onsite books and records.

iv. *Security Personnel*

As described in the previously submitted project description, a security guard will be on-site from 7:00pm to 7:00am.

v. *Emergency Procedures*

Applicant will have procedures in place in case of an emergency. Training will be provided to employees in case of break-in, robbery, or burglary, fire, flood, or other natural disaster. If the employees cannot safely leave the building, there will be an emergency kit that contains food, water, and other supplies.

vi. *Emergency Access*

Applicant recognizes that it may be required to have a key box installed in a location approved by the Fire Department in the event that the Fire Code Official determines that access to or within a structure or area is restricted because of secured openings, or that immediate access may be necessary for life-saving or fire-

fighting purposes. In this event, Applicant will install and maintain a box of an approved type that will contain keys to gain necessary access, as required by the Fire Code Official and the California Fire Code.

vii. Product Storage and Waste Management

Many inventory controls and loss documentation procedures will be implemented on-site. All cannabis, cannabis products, and associated waste will be stored in a manner that prevents diversion, theft, loss, hazards, and nuisance within the secure rooms. A web-based inventory control track and trace system will be accessible upon demand to assist the City of Santa Rosa and State of California. All cannabis and cannabis products at the facility will be inventoried into the track and trace system, along with the employee's identification number, date, time, quantity, and any other required data. The system will track plants and products at all times, including immature plants (seeds/clones), vegetative plants, flowering plants, and plant harvest batches.

Applicant also plans to implement additional product tracking protocols. For example, wet weights will be taken of each individual plant as they are grouped into batches, and subsequent weights will be taken throughout the entire processing of the harvested plants. These weights include total dry weight, waste weight (sticks and stems), unfinished (untrimmed) flower weight, trim weight, and finished (trimmed) flower weight for each and every batch and package. Along with weights, the names of the employee processing the product and the supervisor recording the weight will be recorded, as well as the date and time in which the process/weight occurs. Meticulous tracking of weights, dates, times, and names will allow Applicant to identify if any product is missing at any time, who will be held accountable, and when to check the surveillance cameras.

All employees will be trained to report loss or theft immediately to both the company and local and State agencies as required. All products will be stored in a restricted-access area. All products will be accounted for in the inventory system. The storage area is sufficient to maintain the quantities of cannabis proposed for this site.

Applicant will ensure the on-site dumpster is locked at all times. Packaging and cannabis waste will be recycled and composted to the maximum extent possible. Cannabis and cannabis products will only be placed into the dumpster for disposal at such time that these items are rendered completely destroyed. All waste management techniques will ensure cannabis products and associated product waste is stored and secured in a manner that prevents diversion, theft, loss, hazards, and nuisance, in accordance with Section 20-46.050(G) of the City Ordinance.

viii. Employee Security

All employees will submit to and pass a Live Scan Federal Background Check prior to being hired. Hiring practices will focus on the Santa Rosa and Sonoma County employee pool. Employees and managers will receive extensive training on safe industry practices, best management practices, City of Santa Rosa regulations and the requirements of the permits called for under this Use Permit, California regulations and the requirements of any State license subsequently obtained, and Federal Guidelines regarding diversion and protection of minors. Employees will be paid a living wage in order to support the City of Santa Rosa's efforts to create a sustainable jobs base, and contribute to creation of head of household jobs.

OPERATOR QUALIFICATIONS

Applicant proposes a cultivation canopy of approximately 4,628 square feet, including nursery. Cultivation will be overseen by the Chief Production Officer, Mr. Scott Toland. Scott is a Bay Area native and commercial cannabis grower who brings with him four (4) years of experience as master grower and cultivation manager for Good Chemistry, one of the most highly regarded cannabis companies in Colorado. Scott began working with plants nearly twenty (20) years ago while working toward a Bachelor of Sciences degree in Botany from Humboldt State University. After graduating in 2002, Scott moved home to the Bay Area where he began a fifteen (15) year career in the cannabis industry. After nine (9) years managing Plant'It Earth, one of the oldest indoor gardening supply retailers in the country, and one year as a sales representative for Hydrofarm, one of the largest manufacturers and distributors of indoor gardening supplies in the country, Scott was recruited by Good Chemistry to manage a 10,000 square foot cultivation site. During his time spent with Good Chemistry, he not only achieved great success growing some of Colorado's best cannabis, he also tracked plants and product using METRC, guided inspectors (including the Denver Fire Department and the Marijuana Enforcement Division) through the facility, and was an active member of a work group coordinated by the Colorado Department of Public Health and Environment. The group was created to develop pesticide testing protocols and incorporated industry leaders and members of the CDA (Colorado Department of Agriculture).

CULTIVATION

Applicant proposes a cultivation canopy of approximately 4,628 square feet, including nursery. Applicant will be the only operator on-site. Cultivation methods will follow industry-standard protocols for production and quality assurance. Cannabis plants will be grown in above-ground pots, and watered through a drip irrigation system. Runoff will be collected in trays and processed through a reverse osmosis water filtration system for reuse, as described in detail below. On-Site electrical consumption will eventually be supported by the installation of solar panels, pending proper approvals and permitting.

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ODOR MITIGATION AND AIR QUALITY

The cultivation facility at 1805 Empire Industrial Court will maintain adequate odor control measures such that the odors of Cannabis cannot be detected from outside of the building. As required by Section 20-46.050(H) of the City Ordinance, Applicant will have a comprehensive odor mitigation plan. Odor mitigation will be accomplished through the use of carbon filtration systems throughout the facility, to ensure no cannabis odors escape the facility. Applicant recognizes that the City now requires that this odor mitigation plan must be certified by a licensed professional engineer to ensure that all mitigation controls are sufficient to effectively mitigate odors from all odor sources (*City Ordinance Section 20-46.050(H)*). Applicant will obtain this certification prior to operation of the cannabis facility.

Odor mitigation systems will be operational at all times and in all rooms wherein cannabis is present. The facility will be equipped with CAN carbon filtration systems that purify all incoming and outgoing air through virgin charcoal filters. The rooms where cannabis is actively being grown and processed will have several layers of activated carbon filtration. Additionally, all rooms will be equipped with air purifying devices.

A carbon filter is typically a round, hollow device with a membrane that contains activated charcoal (carbon). “Dirty” air passes through the carbon filter and clean, odorless air exits the other side. Carbon filters are the most popular odor control option on the market because they are highly effective, widely available, and low maintenance. Granular Activated Carbon Activated charcoal is so effective because of its high degree of micro-porosity; just one gram of activated carbon has a surface area in excess of 500m² or about one tenth (1/10) the size of an American football field. Carbon filters are low maintenance and with a proper pre-filter, Applicant will only have to change the activated carbon every 12 to 18 months, although this can vary based on variables such as fan speed, hours of use, carbon quality, etc.

*Example of 10-inch
Max-Fan with Carbon
Filter and Speed Controller*



*Can Fan
Can-Fan Max-Fan Inline Mixed Flow Fan, 14-Inch 1700
Cubic Feet Per Minute*



The carbon filters utilized on-site will filter the air in the facility approximately ten (10) times per hour. This will reduce irritants for employees and neighbors of the facility. Additionally, Applicant will cultivate in several smaller rooms within the facility. This will add an additional layer of odor control, because each small room will have its own carbon filtration and fan systems, as well as insulation to control the spread of odor throughout the facility. Fans within each room at the facility will create air circulation to avoid stagnant areas where odors can collect. Applicant's air filtration system will be properly maintained in accordance with industry standards to ensure appropriate air quality. In addition to the odor mitigation fans and carbon filtration systems, all ventilation air entering the building will pass through HEPA (High Efficiency Particulate Arrestance) filters.

WATER USE, WASTE WATER, AND FILTRATION

Applicant estimates water use to be approximately 2,500 gallons per day. Applicant estimates its cultivation-related effluent to be roughly 100 gallons.

In support of the City's commitment to a sustainable, clean supply of drinking water, and in acknowledgment of the City's zero discharge order imposed by the State Water Board, Applicant will implement a reverse osmosis water filtration system, like those available from HyperLogic, which will limit contaminants, residue, sediment, or nutrients from being discharged into the City's waste water system. Applicant will re-use the treated water, either in cultivation activities or in irrigating the landscaping on the property.

TRASH ENCLOSURE DETAILS

An onsite dumpster is located to the rear of the lot, closest to the northern property line.

LIGHTING

Exterior lighting will be provided for security purposes, in a manner sufficient to provide illumination and clear visibility to all outdoor areas of the premises, including all points of ingress and egress. More specifically, flood lights will be installed on each corner of the building. These flood lights will be stationary, fully shielded, directed away from adjacent properties and public rights of way, and of an intensity compatible with the neighborhood. All exterior lighting will be Building Code compliant and will comply with Section 20-30.080.

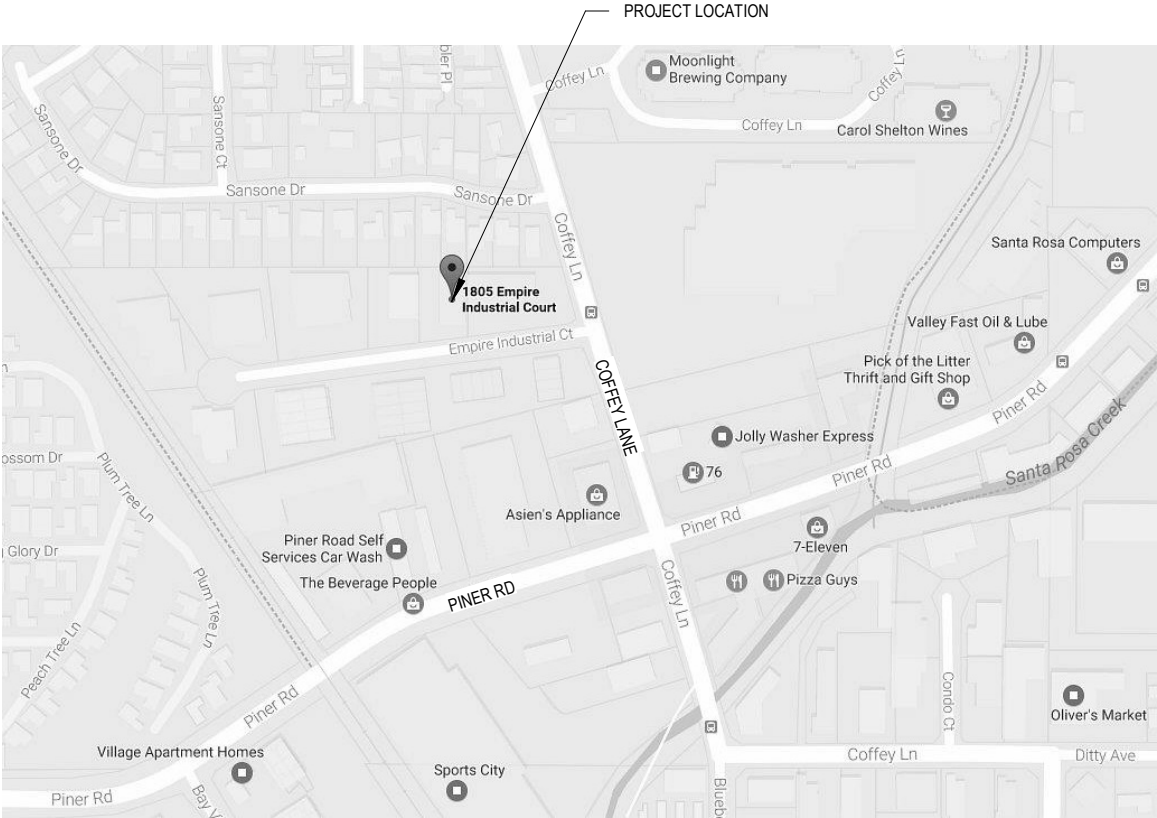
Interior lighting will be fully shielded, including adequate coverings on windows, to confine light and glare to the interior of the structure.

SIZE

The subject facility is sufficient in size to properly store and control the volume of cannabis proposed for production. The facility is also sufficient to provide enough comfortable space for personnel.

NOISE

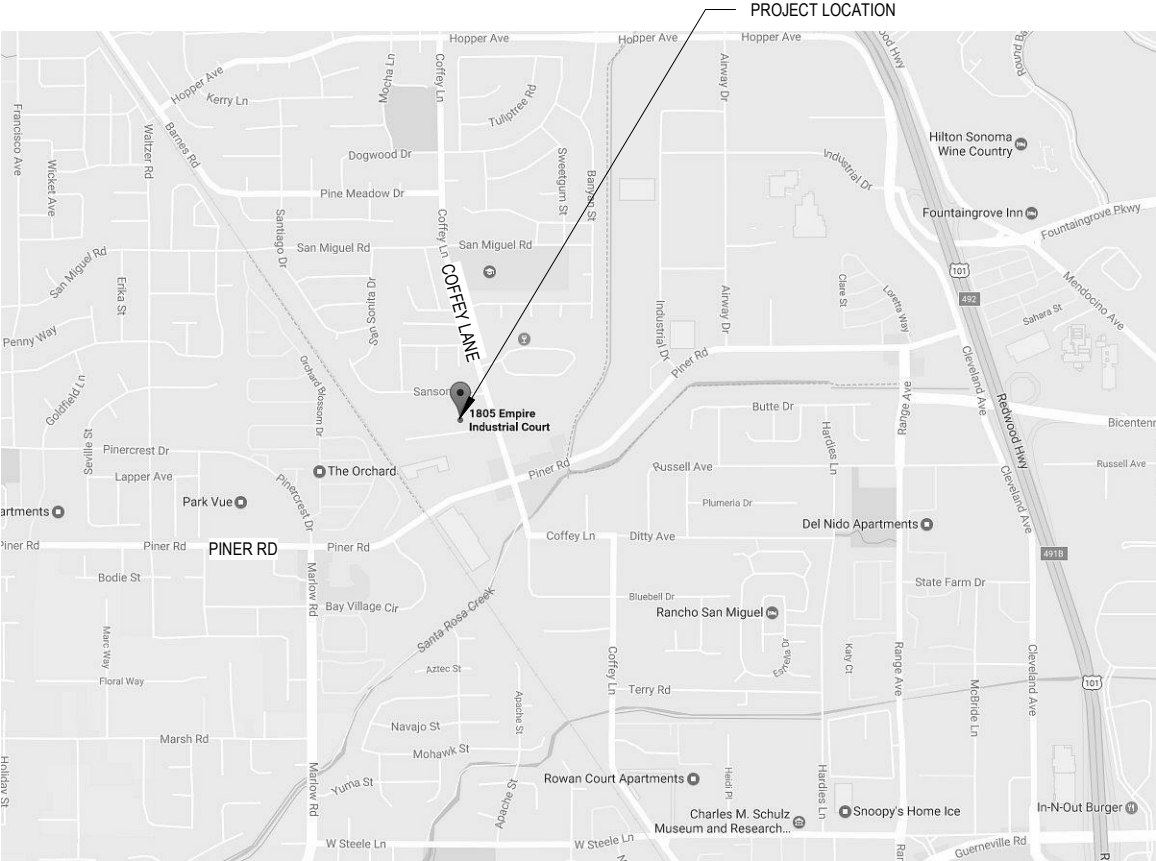
The facility will be an indoor cultivation facility, so minimal noise creation is expected. The use of air conditioning, ventilation, and odor mitigation equipment will comply with Chapter 17-16 (Noise).



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LOCATION MAP

N.T.S.



1

VICINITY MAP

N.T.S.



3

NEIGHBORHOOD CONTEXT

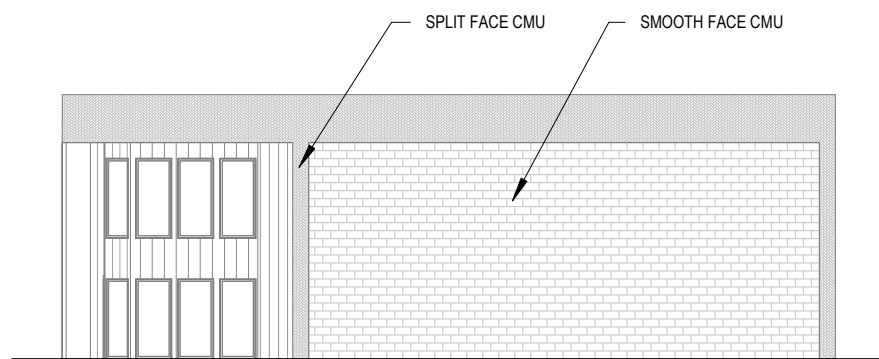
N.T.S.

DRAWING LIST	
CUP1	MAPS
CUP2	SITE PLAN
CUP3	FIRST FLOOR PLAN
CUP4	SECOND FLOOR PLAN
CUP5	ELEVATIONS

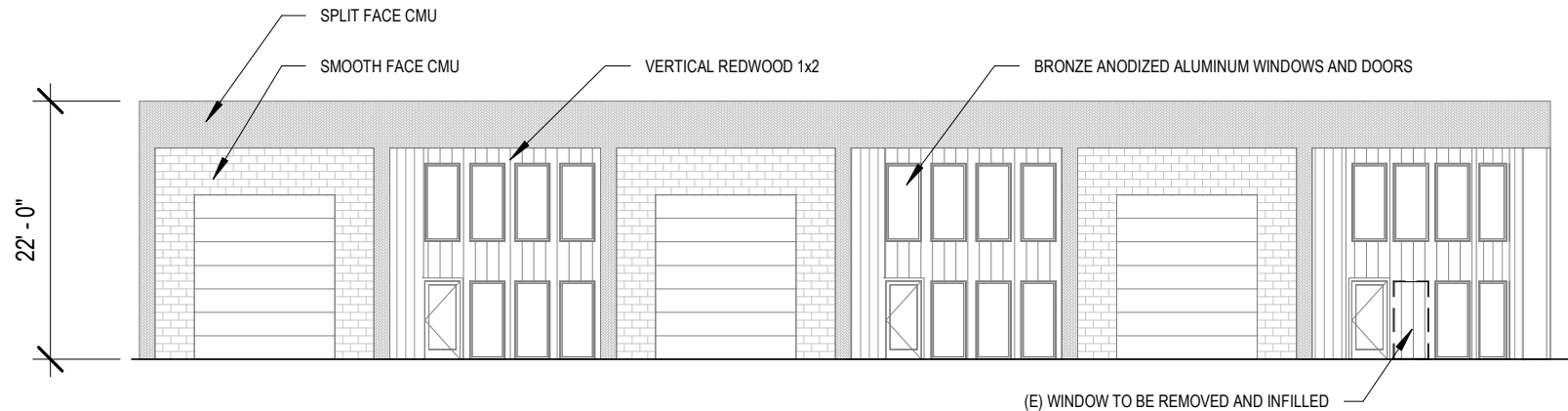
HENDERSON ARCHITECT
P.O. BOX 14874
SANTA ROSA CA, 95402
P: 707-237-5240
F: 707-237-2523

MIDDLE RELEIF PARTNERS CULTIVATION FACILITY
1805 EMPIRE INDUSTRIAL COURT, SANTA ROSA, CA 95403

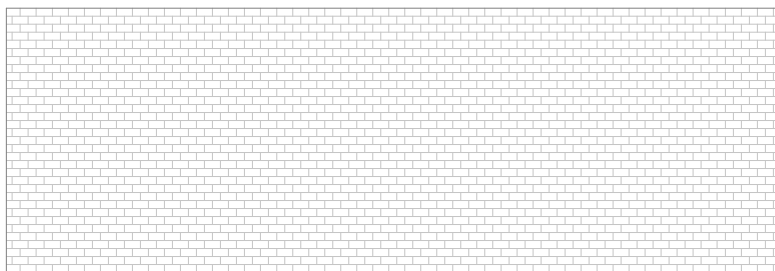
CUP1
MAPS



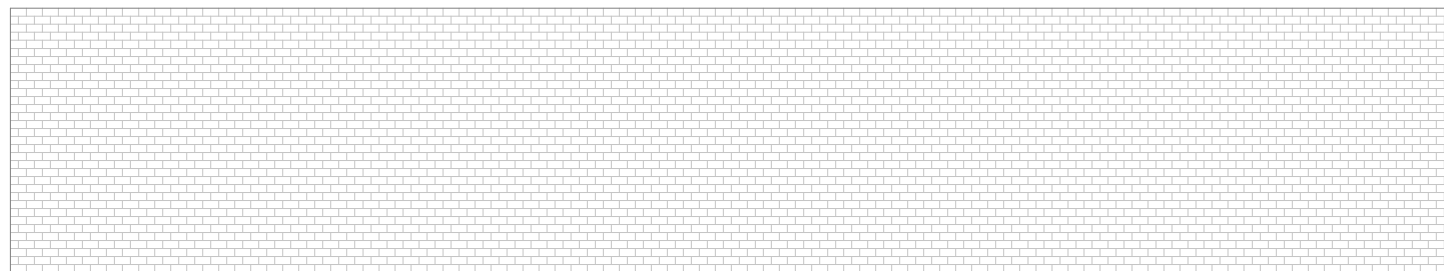
1 SOUTH
1/16" = 1'-0"



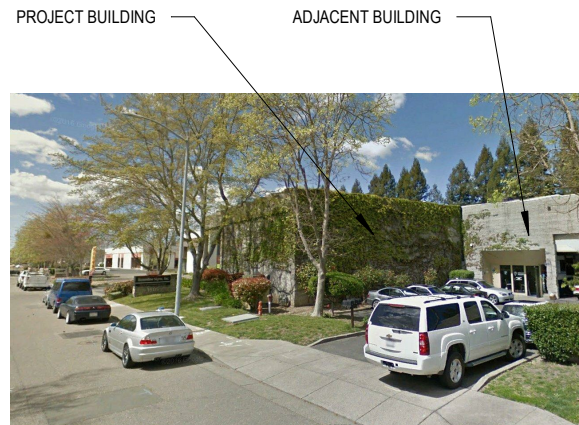
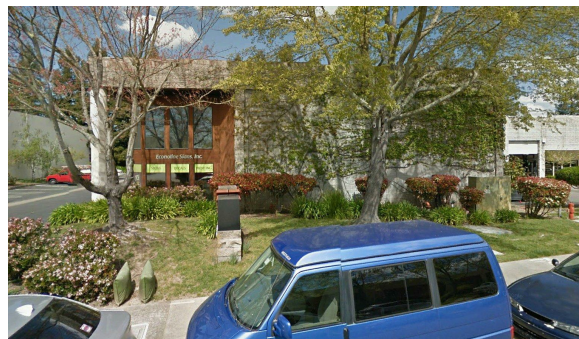
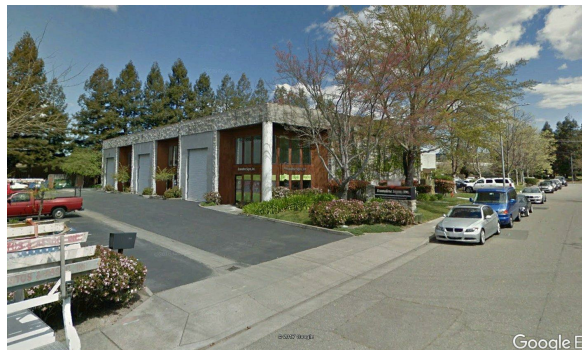
2 WEST
1/16" = 1'-0"



3 NORTH
1/16" = 1'-0"



4 EAST
1/16" = 1'-0"



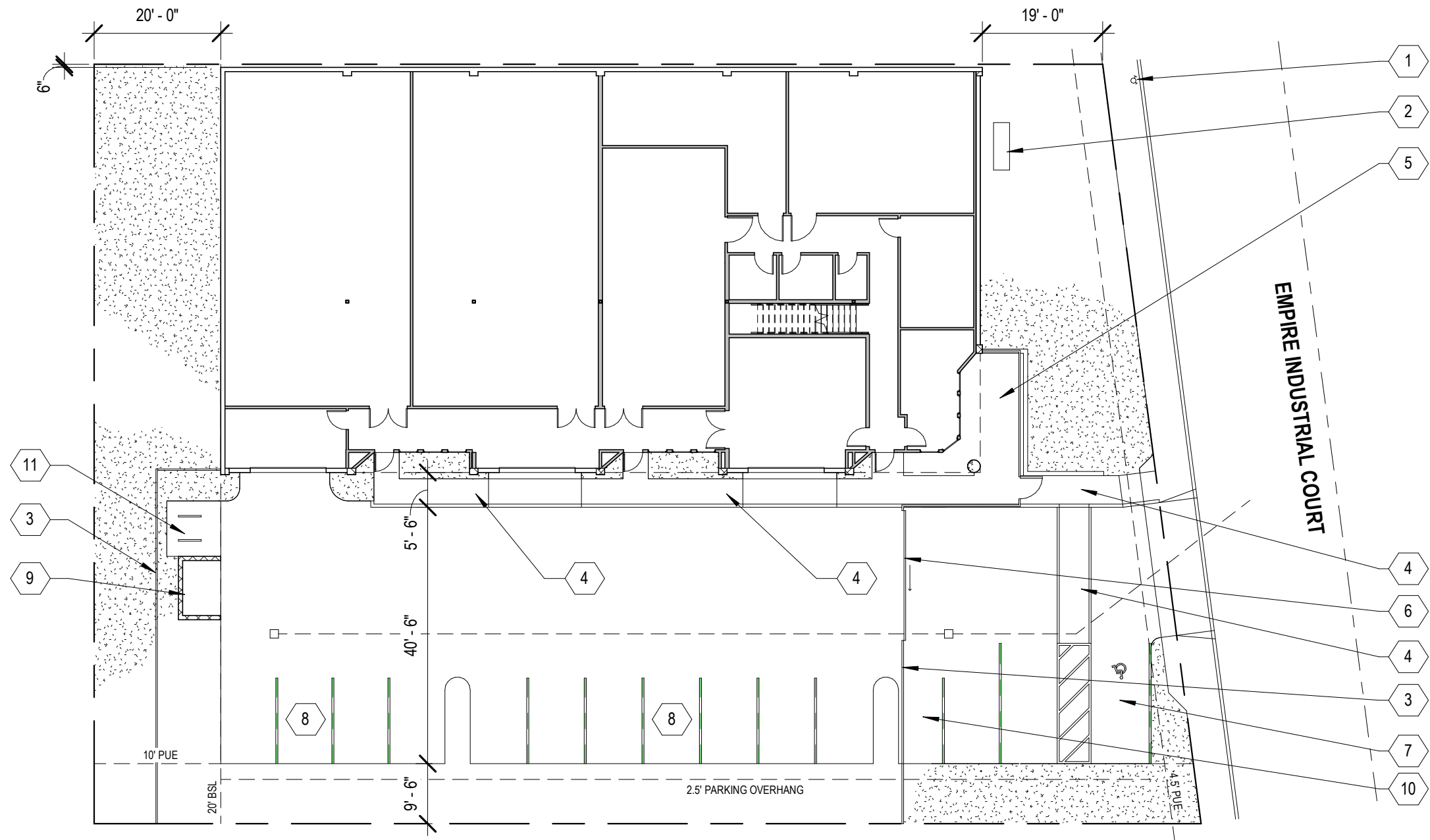
5 PHOTOS
N.T.S.

6 FENCE IMAGE
N.T.S.

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MIDDLE RELEIF PARTNERS CULTIVATION FACILITY
1805 EMPIRE INDUSTRIAL COURT, SANTA ROSA, CA 95403

CUP5
ELEVATIONS

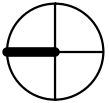


KEYNOTES	
KEY	NOTE
1	(E) FIRE HYDRANT
2	(E) ELECTRICAL SERVICE TO BE UPGRADED
3	(N) 6' METAL PICKET FENCE. SEE PHOTO 6/CUP 5
4	(N) ADA PATH OF TRAVEL
5	(N) OUTDOOR BREAK AREA. (E) LANDSCAPING TO BE REMOVED.
6	20' WIDE SLIDING FENCE GATE
7	(N) ADA VAN PARKING
8	(E) PARKING STRIPING
9	(E) CMU TRASH ENCLOSURE
10	(N) MOTORCYCLE PARKING
11	(N) BICYCLE PARKING

1

SITE PLAN

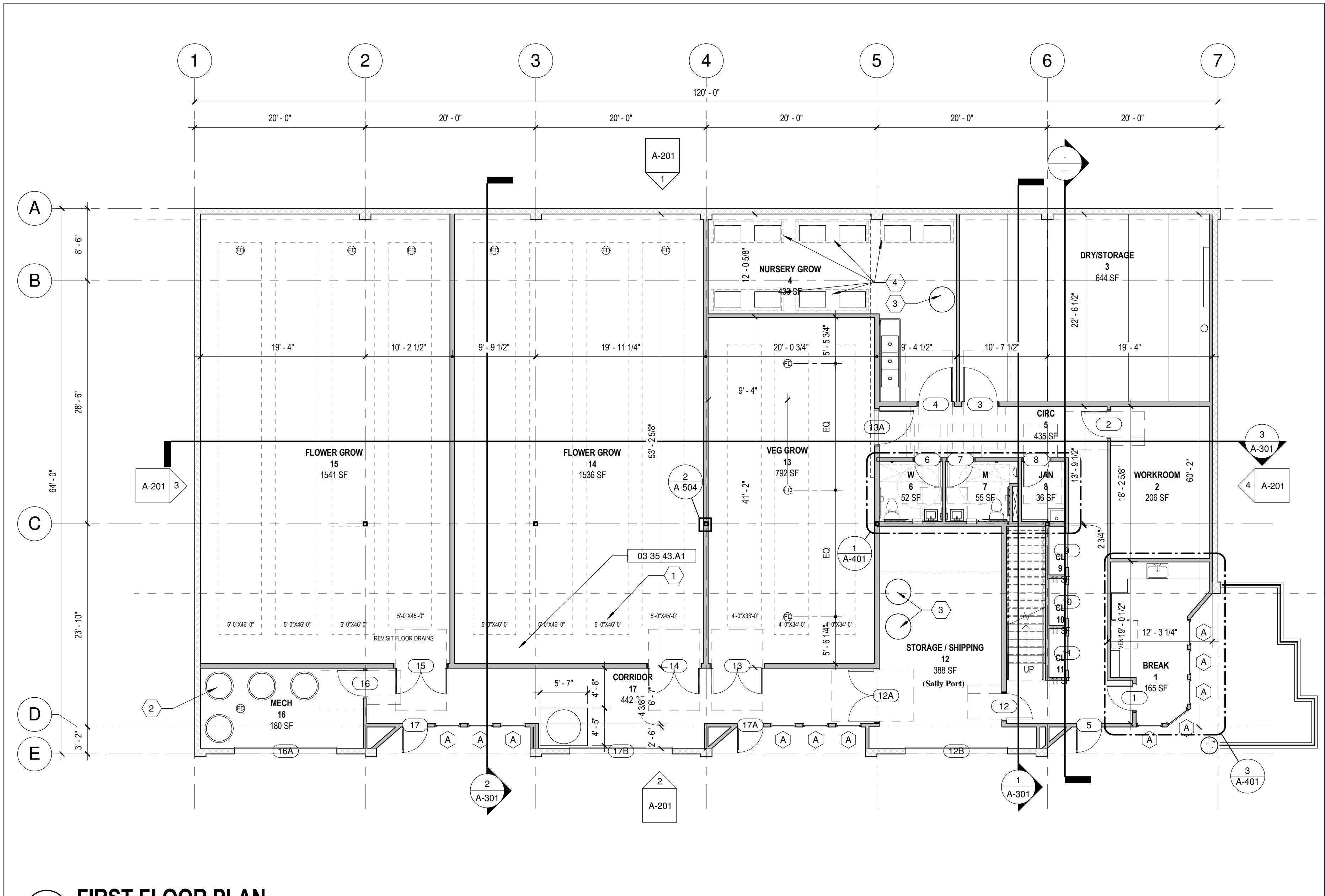
1" = 20'-0"



MIDDLE RELEIF PARTNERS CULTIVATION FACILITY
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CUP2
SITE PLAN



1 FIRST FLOOR PLAN
1/8" = 1'-0"

REFERENCE KEYNOTES

03 35 43 A1 POLISHED CONCRETE

SHEET KEYNOTES

- O.F.C.I. METAL TABLE W/ SLIDING TOP
- O.F.C.I. WATER TANK - DEN HARTOG INDUSTRIES CB0250-36 ON METAL STAND, S.S.D. FOR ANCHORAGE
- O.F.C.I. WATER TANK - DEN HARTOG INDUSTRIES CB0150-36 ON METAL STAND, S.S.D. FOR ANCHORAGE
- O.F.C.I. DOUBLE SHELF STORAGE RACKING, S.S.D. FOR ANCHORAGE

MIDDLE RELIEF PARTNERS CULTIVATION FACILITY

1805 EMPIRE INDUSTRIAL COURT, SANTA
ROSA, CA 95403

A.P.N.: 015-731-002

REVISION SCHEDULE

NO.	DESC.	DATE
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CLIENT MIDDLE RELIEF
PROJECT # 1704
DRAWN BY JHH
CHECKED BY JHH
ISSUE DATE 09.27.2017

CONSTRUCTION DOCUMENTS

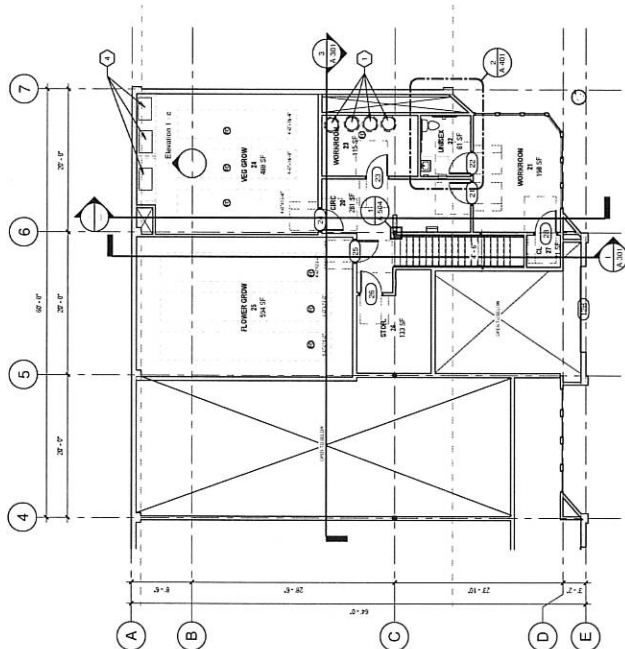
SHEET NAME
FIRST FLOOR PLAN

SHEET NUMBER
A-103

REFERENCE KEYNOTES

SHEET KEYNOTES

1. 8" x 4" WATER TANK - 2000 GALLONS CAPACITY, 1" MIN. THK. S.S. FOR MACHINABLE
2. 8" x 4" DOUBLE SHEET STORAGE RACKING, S.S. FOR MACHINABLE



1 SECOND FLOOR PLAN
1/8" = 1'-0"

H A
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MIDDLE RELIEF PARTNERS
CULTIVATION FACILITY
1805 EMPIRE INDUSTRIAL COURT, SANTA ROSA, CA 95403

A.P.C. 915-721-002

REVISION SCHEDULE	
NO.	DATE
1	10/1/10

CLIENT: MIDDLE RELIEF
PROJECT #: 1704
DRAWN BY: JHH
CHECKED BY: JHH
ISSUE DATE: 09.27.2017

CONSTRUCTION DOCUMENTS

SHEET NAME

SECOND FLOOR PLAN

SHEET NUMBER
A-104

ROOM AREA SCHEDULE				
RM. NUMBER	RM. NAME	RM. AREA	CANOPY AREA	COMMENTS
1	BREAK	165 SF		EMPLOYEE BREAK AND LOCKER ROOM
2	WORKROOM	206 SF		CANNABIS WORKROOM AND TRIM AREA
3	DRY/STORAGE	644 SF		DRYING ROOM FOR CANNABIS AND STORAGE AREA FOR CANNABIS PRODUCT
4	NURSERY GROW	433 SF	200 SF	CULTIVATION ROOM CONTAINING CLONES AND YOUNG VEGETATIVE PLANTS (NON-FLOWERING)
5	CIRC	435 SF		CIRCULATION
6	W	52 SF		RESTROOM
7	M	55 SF		RESTROOM
8	JAN	36 SF		JANITORS CLOSET CONTAINING CLEANING PRODUCTS FOR THE BUILDING
9	CL	11 SF		CLOSET FOR ADMINISTRATIVE STORAGE ITEMS FOR BUILDING
10	CL	11 SF		CLOSET FOR ADMINISTRATIVE STORAGE ITEMS FOR BUILDING
11	CL	11 SF		CLOSET FOR ADMINISTRATIVE STORAGE ITEMS FOR BUILDING
12	STORAGE / SHIPPING	388 SF		SHIPPING, CANNABIS STORAGE, AND FERTILIZER & MATERIAL STORAGE
13	VEG GROW	792 SF	700 SF	CULTIVATION ROOM CONTAINING MORE MATURE VEGETATIVE PLANTS (NON-FLOWERING)
14	FLOWER GROW	1536 SF	1401 SF	CULTIVATION ROOM CONTAINING FLOWERING PLANTS
15	FLOWER GROW	1541 SF	1401 SF	CULTIVATION ROOM CONTAINING FLOWERING PLANTS
16	MECH	180 SF		WATER TANK AND FERTILIZER STORAGE
17	CORRIDOR	442 SF		CIRCULATION
20	CIRC	281 SF		CIRCULATION
21	WORKROOM	198 SF		CANNABIS WORKROOM AND TRIM AREA
22	UNISEX	61 SF		RESTROOM
23	WORKROOM	115 SF		CANNABIS WORKROOM AND TRIM AREA
24	VEG GROW	488 SF	410 SF	CULTIVATION ROOM CONTAINING MORE MATURE VEGETATIVE PLANTS (NON-FLOWERING)
25	FLOWER GROW	594 SF	516 SF	CANNABIS PLANT GROW AREA
26	STOR.	133 SF		STORAGE AREA FOR CANNABIS PRODUCT
27	CL	21 SF		CLOSET FOR ADMINISTRATIVE STORAGE ITEMS FOR BUILDING

PROPOSED GROSS BLDG S.F.

FIRST FLOOR: 7,468
 SECOND FLOOR: 2,005
 TOTAL GROSS: 9,473

EXISTING GROSS BLDG S.F.

FIRST FLOOR: 7,468
 SECOND FLOOR: 1,357
 TOTAL GROSS: 8,825

PROPOSED IS AN ADDITION OF
 648 S.F. AT THE SECOND FLOOR

1805 EMPIRE INDUSTRIAL COURT



HENDERSON ARCHITECT

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