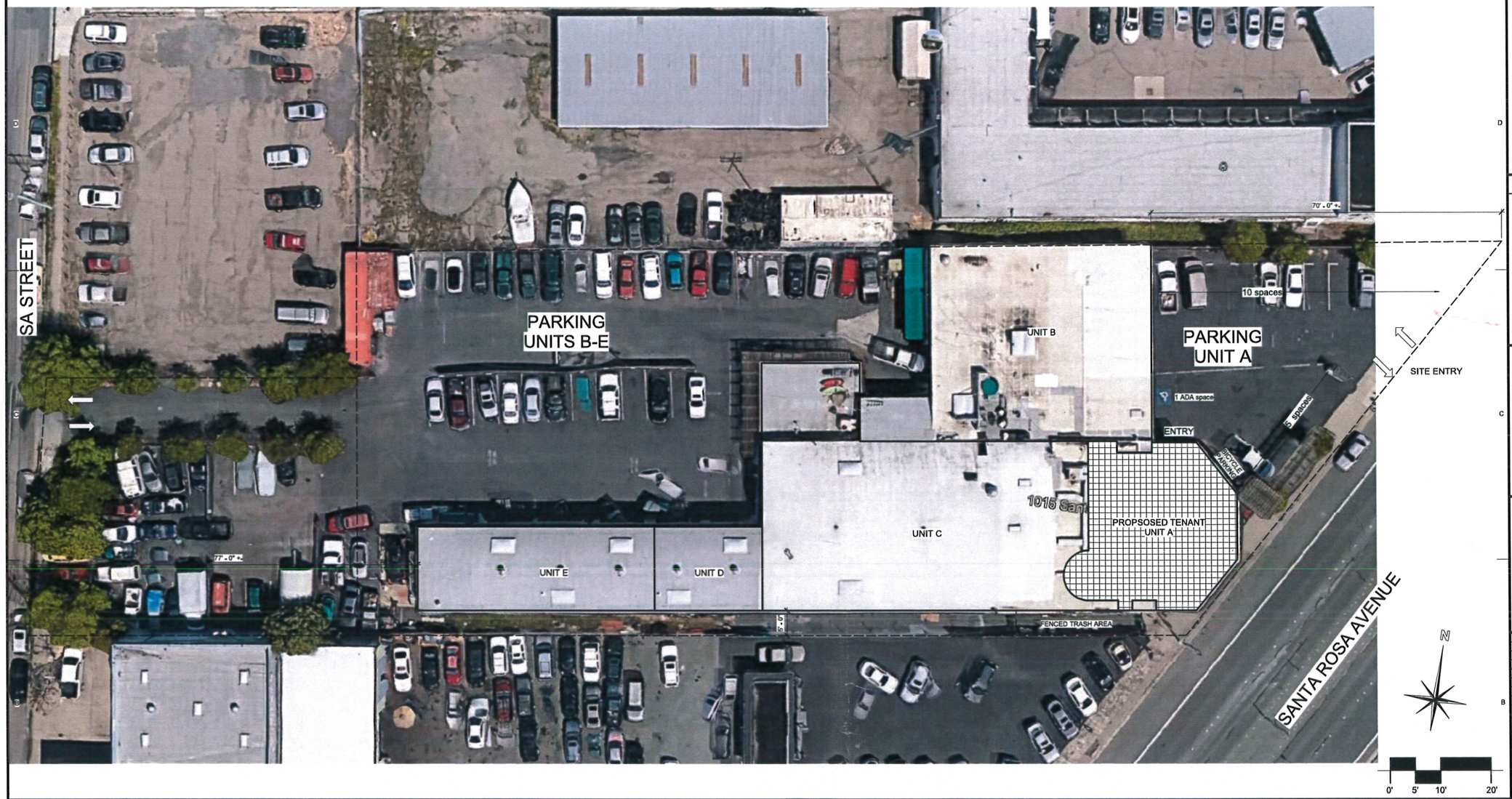


A1 SITE PLAN

1" = 10'-0"

GENERAL SHEET NOTES

1. BUILDING IS EXISTING WITH INTERIOR TENANT IMPROVEMENTS ONLY
2. NO PROPOSED EXTERNAL MODIFICATIONS OF BUILDING ARE PROPOSED
3. LANDSCAPING WILL BE UPGRADED

PROJECT DATA

APPLICANT: HARVEST OF SANTA ROSA, LLC
627 SOUTH 48TH SREE, #100
TEMPE, AZ 85281

APN: 037-131-011

ZONING: CG (GENERAL COMMERCIAL)

BUILDING AREA:

LOWER FLOOR	18,561 SF
UPPER FLOOR	3,500 SF
TOTAL AREA	22,061 SF

TENANT AREA:

RETAIL	2,790 SF
WAREHOUSE	0 SF
TOTAL AREA	2,790 SF

PARKING REQUIRED:

1 SPACE PER 250 SF (CANNAIS RETAIL)	
2,790 SF / 250	= 12 SPACES
1 SPACE PER 1,000 (WAREHOUSE)	
0 SF / 1,000	= 0 SPACES
TOTAL REQUIRED	= 12 SPACES

PARKING PROVIDED:

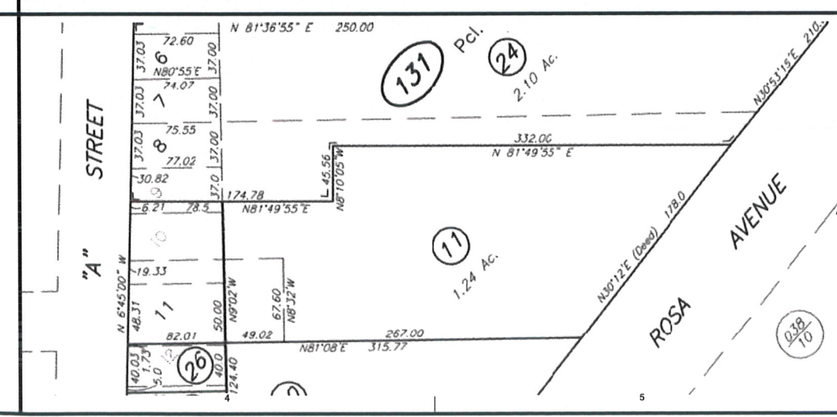
STANDARD	= 15 SPACES
HANDICAP	= 1 SPACE
TOTAL PROVIDED	= 16 SPACES

BICYCLE PARKING PROVIDED: = 1 MINIMUM

BUILDING DATA

UNIT A:	
RETAIL CANABIS	2,790 SF
UNIIT B:	
SANTA ROSA TRANSMISSION	6,000 SF
UNIT C:	
CALLAGY AUTO	7,210 SF
UNIT D:	
HERRERA MUFFLER	1,500 SF
UNIT E:	
G&V AUTO REPAIR	2,400 SF
PRIVATE OFFICE:	
UPPER FLOOR	1,800 SF
COMMAN AREA:	
ELECTRICAL/MECHANICAL	361 SF
TOTAL BUILDING AREA	***22,061 SF***

2-HOUR AREA SEPERATION WALL
EXISTING FROM TENANT A TO B AND C



CONSULTANTS

SEAL

City of Santa Rosa
APR 20 2018
Planning & Economic Development Department

HARVEST OF SANTA ROSA, LLC

CANNABIS DISPENSARY

1015 Santa Rosa Ave, Suite A
Santa Rosa, CA

No.	Description	Date

DATE:	4/20/18
PROJECT NUMBER:	18-049
PROJECT PHASE:	USE-PERMIT
DRAWN BY:	DAW
CHECKED BY:	KPO

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SHEET TITLE

CONCEPTUAL SITE PLAN

SHEET NUMBER

A1

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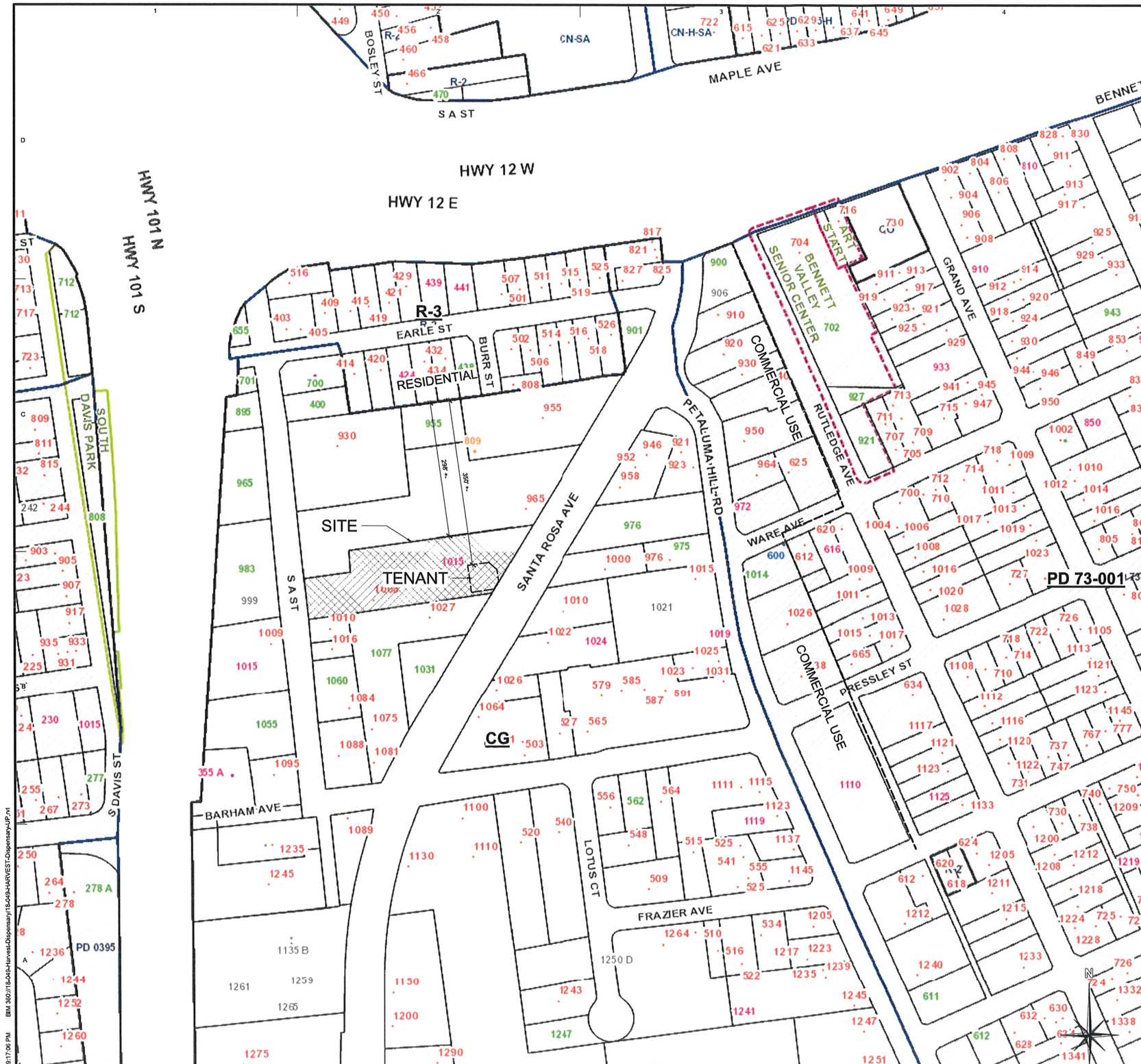
4/19/2018 9:17:03 PM



A1 SITE ANALYSIS
1/8" = 1'-0"

GENERAL SHEET NOTES

1. ZONING PER CITY OF SANTA ROSA GIS

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CONSULTANTS

SEAL

HARVEST OF SANTA ROSA, LLC

CANNABIS DISPENSARY

1015 Santa Rosa Ave, Suite A
Santa Rosa, CA

No.	Description	Date

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PROJECT NUMBER:	18-049
PROJECT PHASE:	USE-PERMIT
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SHEET TITLE

SITE ANALYSIS DIAGRAM

SHEET NUMBER

A2

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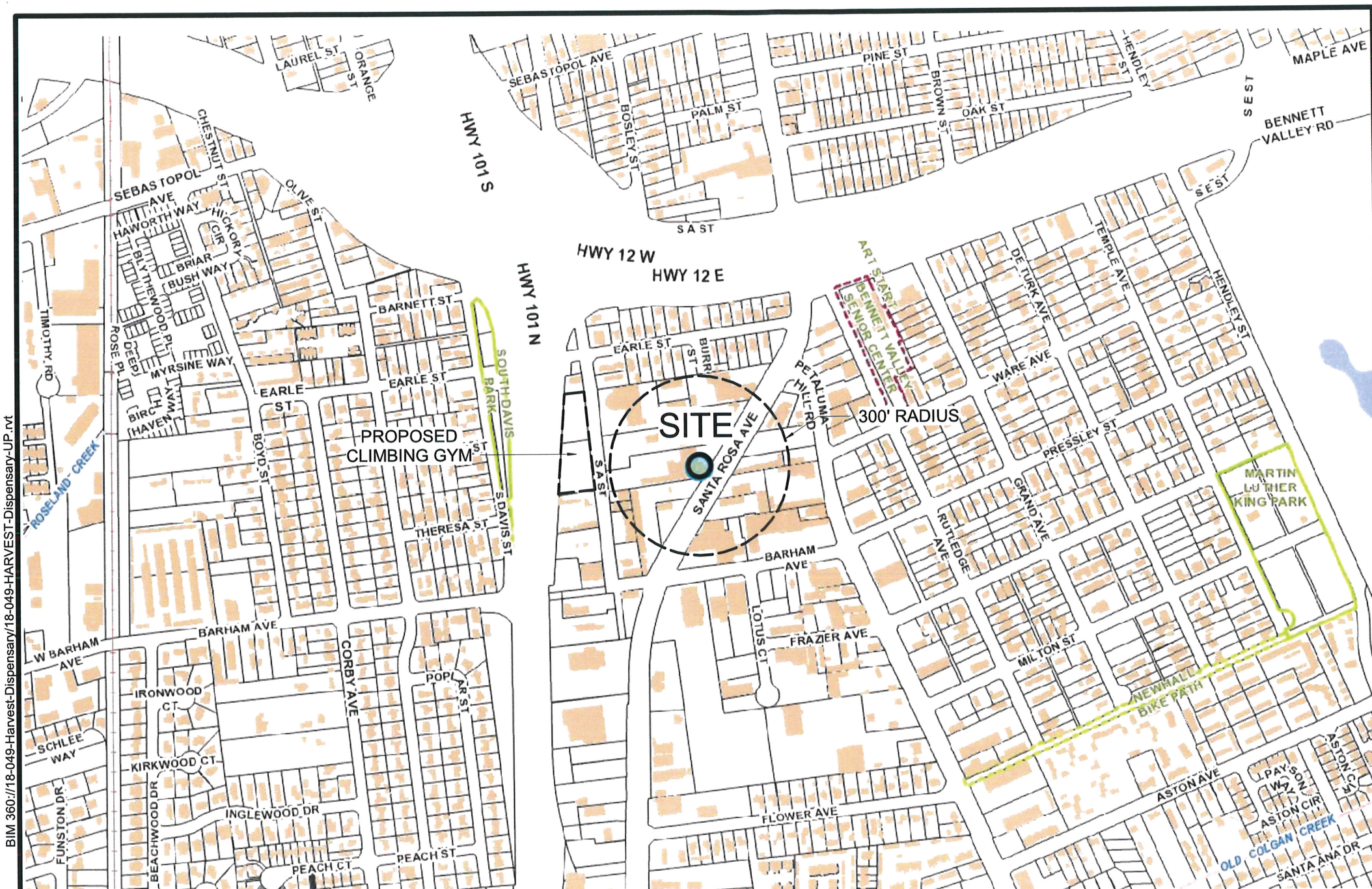

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

A1 NEIGHBORHOOD CONTEXT MAP

SCALE: 1:4,800

SEE SHEET A2-SITE ANALYSIS DIAGRAM FOR DETAIL

A/E ALLIANCE
o'malleywilsonwestphal
DANIEL A. WESTPHAL
Box 2484
Santa Rosa
California 95405
tel 707 636 0828
fax 707 636 0829

SEAL

HARVEST OF SANTA ROSA, LLC

CANNABIS DISPENSARY

1015 Santa Rosa Ave, Suite A
Santa Rosa, CA

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A3

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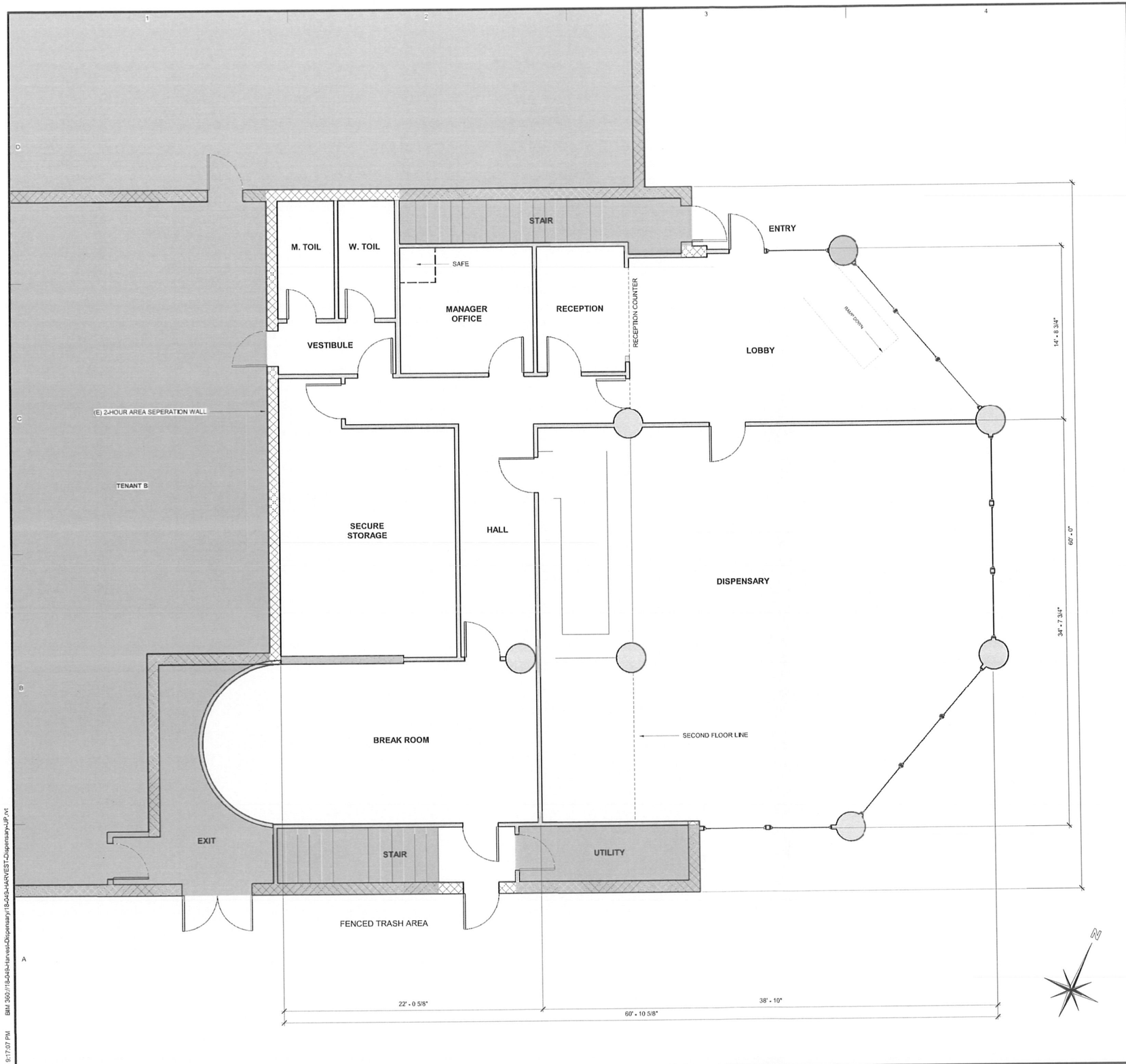

A1 PROPOSED FLOOR PLAN
1/4" = 1'-0"

4/19/2018 9:17:07 PM BIM 360://18-049-Harvest-Dispensary/18-049-HARVEST-Dispensary-UP.rvt

GENERAL SHEET NOTES

1. DIMENSIONS ARE APPROXIMATE

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CONSULTANTS

SEAL

HARVEST OF SANTA ROSA, LLC

CANNABIS DISPENSARY

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Santa Rosa, CA

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PROJECT PHASE:	USE-PERMIT
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SHEET TITLE

CONCEPTUAL TENANT DESIGN

SHEET NUMBER

A4

FRONT ENTRANCE

MONUMENT SIGN

ENTRANCE TO PARKING LOT

A/E ALLIANCE
o'malleywilsonwestphal
DANIEL A. WESTPHAL
Box 2184
Santa Rosa
California 95405
tel 707 636 0828
fax 707 636 0829

SEAL

HARVEST OF SANTA ROSA, LLC

CANNABIS DISPENSARY

1015 Santa Rosa Ave, Suite A
Santa Rosa, CA

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SHEET NUMBER

A5

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EAST ELEVATION SANTA ROSA AVE

NORTH ELEVATION PARKING LOT

LOOKING EAST FROM PARKING LOT TOWARD SANTA ROSA AVE

A/E ALLIANCE
o'malleywilsonwestphal
DANIEL A. WESTPHAL
Box 2484
Santa Rosa
California 95405
tel 707 636 0826
fax 707 636 0829

SEAL

HARVEST OF SANTA ROSA, LLC

CANNABIS DISPENSARY

1015 Santa Rosa Ave, Suite A
Santa Rosa, CA

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REVISION:	

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A6

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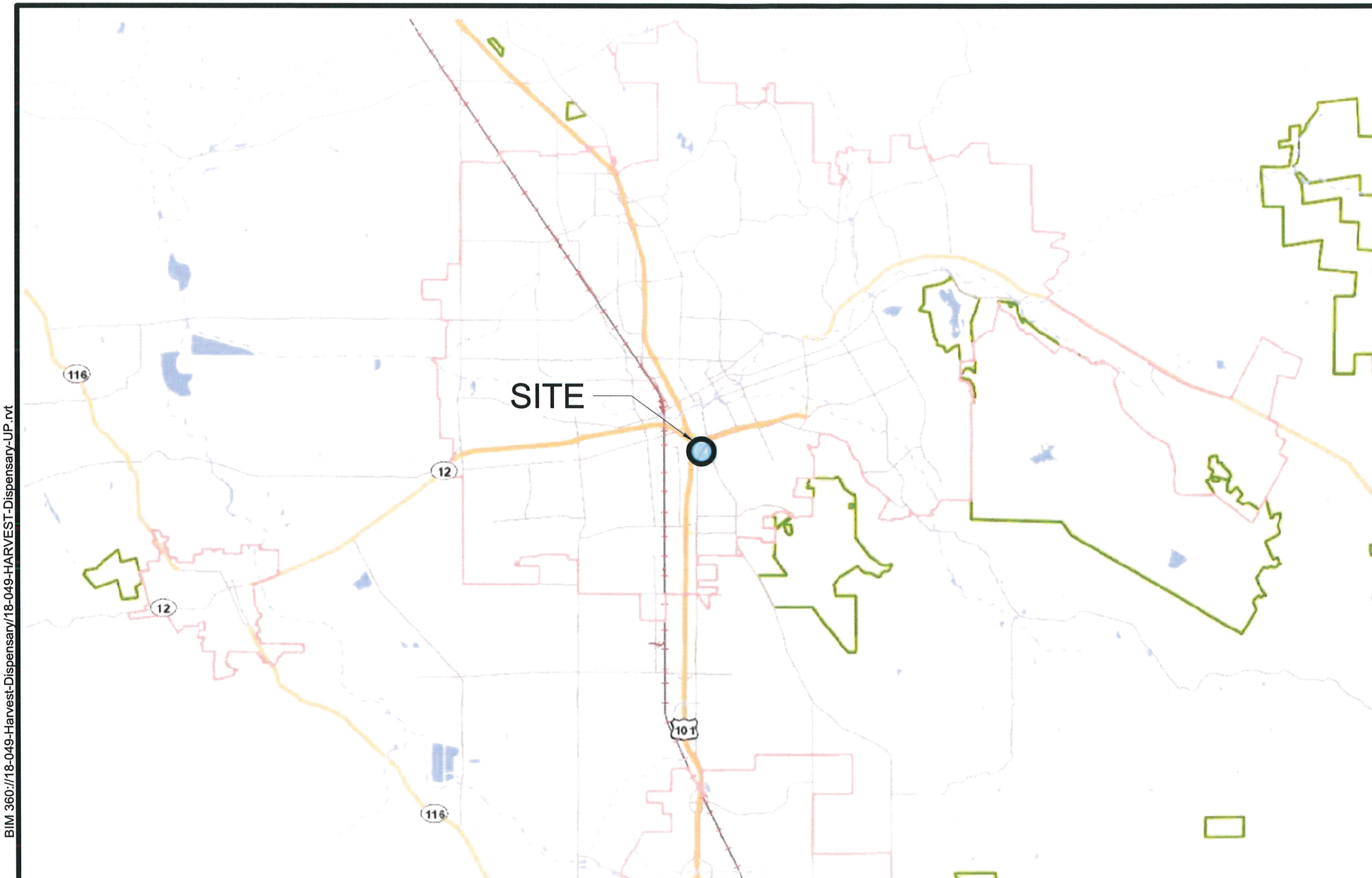

2.4 0 1.21 2.4 Miles

NAD_1983_StatePlane_California_II_FIPS_0402_Feet

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A1 VICINIY MAP

SCALE: 1:76,800

SEE SHEET A8-LOCATION MAP FOR DETAIL

A/E ALLIANCE
o'malleywilsonwestphal
DANIEL A. WESTPHAL
Box 2684
Santa Rosa
California 95405
tel 707 636 0828
fax 707 636 0829

SEAL

HARVEST OF SANTA ROSA, LLC

CANNABIS DISPENSARY

1015 Santa Rosa Ave, Suite A
Santa Rosa, CA

DATE:	4/20/18
PROJ. #:	18-049
PHASE:	USE-PERMIT
DRAWN:	DAW
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A7

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