



EXHIBITS TO ACCOMPANY CONDITIONAL USE PERMIT APPLICATION

DRAFT: FEBRUARY 12, 2017



VIEW FROM NW END OF PARKING LOT

DRAWING INDEX

SHEET	DRAWING
T 0.1	TITLE SHEET AND PROJECT DATA
G 0.1	VICINITY AND SR CITY MAPPING
G 0.2	NEIGHBORHOOD CONTEXT MAP
A 1.0	SITE PLAN
A 1.1	BUILDING PLANS
A 1.2	SPG RETAIL SPACE - ENLARGED PLAN

PROJECT/PARCEL DATA

PROJECT LOCATION:

2425 Cleveland Ave. Suite 175, Santa Rosa, CA 95403

Parcel No. 015-481-026

Current Use: Two Story Office Building

Proposed/Existing Use (Tennant Space only): Dispensary – Mercantile Group M

Parcel area: ~0.63 acres

Building Sqft: 9,822 (City of Santa Rosa)

ActualGross SF (Reported): 9,822* TOTAL BGSF

FIRST LEVEL: 6,920 BGSF (ACTUAL)

SECOND LEVEL: 2,900 BGSF (*VERIFY)

Year Built: 1979

Type of Construction: III-B

General Plan: Office

Zoning: CN-SA

Fault km: 2

Wind Zone: B

Fire District: 11

CITY OF SANTA ROSA MUNICIPAL CODE:

Zoning: CO-SA

CUP required.

BUILDING CODE ANALYSIS:

APPLICABLE CODES, STANDARDS AND REGULATIONS: (PARTIAL LIST)

- California Building Code (CBC)
- California Electrical Code (CEC)
- California Mechanical Code (CMC)
- California Plumbing Code (CPC)
- California Energy Code
- California Fire Code (CFC)
- California Existing Building Code (CEBC)
- California Green Building Standards Code (CalGreen)
- California Health and Safety Code (HS&C)
- California Existing Building Code (CEBC)
- National Fire Protection Association Standards (NFPA)
- Medical Marijuana Regulation and Safety Act (MMRSA)
- Santa Rosa City Code (SRCC)

NOTE: BUILDING AND TENNANT SPACE ARE SHOWN IN EXISTING CONDITION AND NO CHANGES ARE PROPOSED.

THIS SET OF DRAWINGS REPRESENTS THE EXISTING CONDITIONS IN SUFFICIENT DETAIL FOR PLANNING PURPOSES ONLY. THE EXISTING CONDITIONS WERE NOT EVALUATED FOR FIRE/LIFE/SAFETY, EXITING, OR OTHER COMPONENTS OF THE CALIFORNIA CODE OF REGULATIONS, CALIFORNIA BUILDING STANDARDS CODE, OR MUNICIPAL CODES/REGULATIONS.

NO NEW WORK IS SHOWN OR PROPOSED AS OF THE DATE OF THIS SUBMITTAL.



SONOMA PATIENT GROUP
2425 CLEVELAND AVE., SANTA ROSA, CA 95404

City of Santa Rosa

MAY 08 2018

Planning & Economic
Development Department

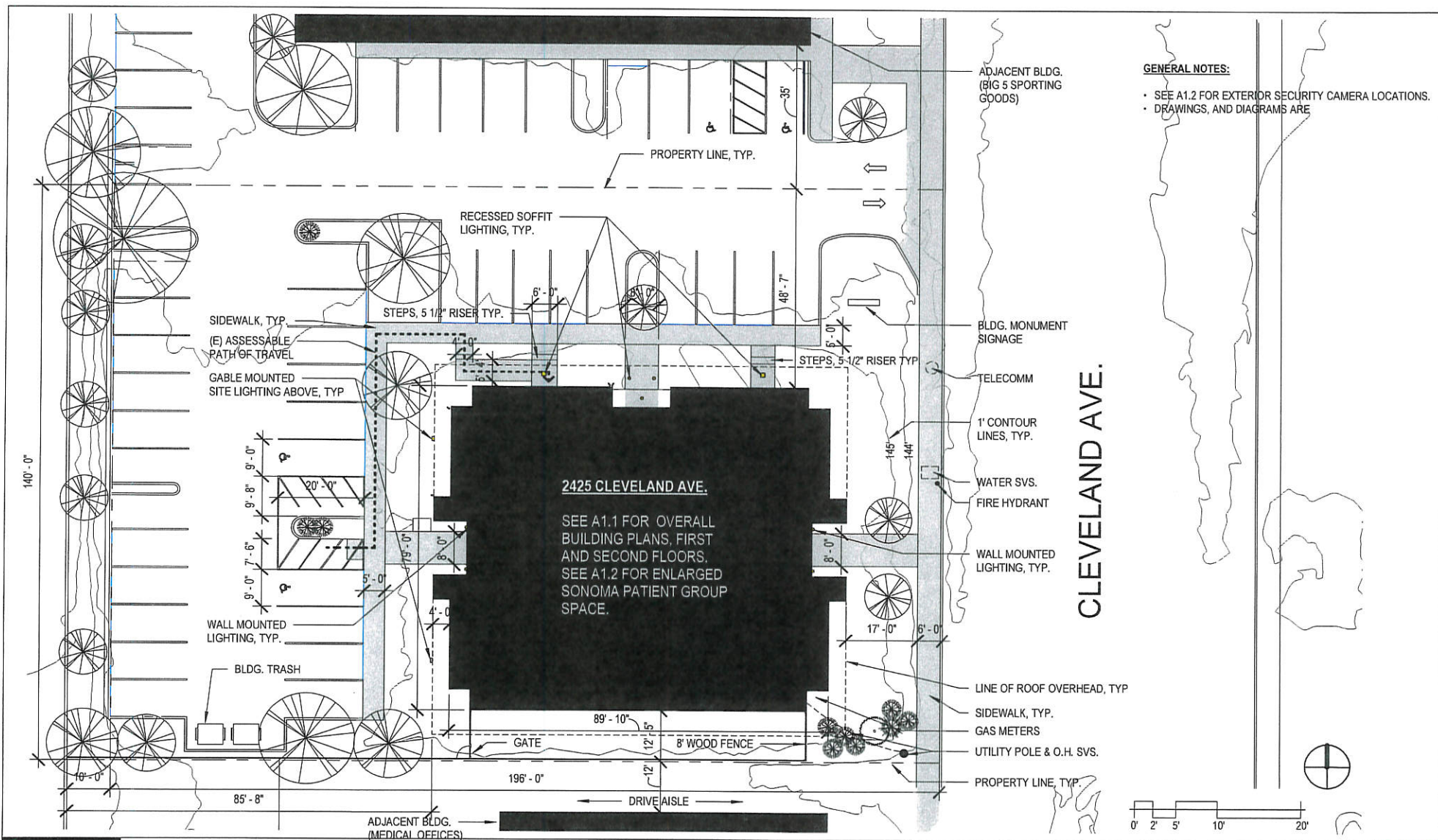
TITLE SHEET AND PROJECT DATA

T 0.1 **TBE**
ORIGINAL IS 11"x17"
© 2018 TBE - ALL RIGHTS RESERVED

Scale

TBE ARCHITECTURE
www.TBEarch.com
707.534.1888

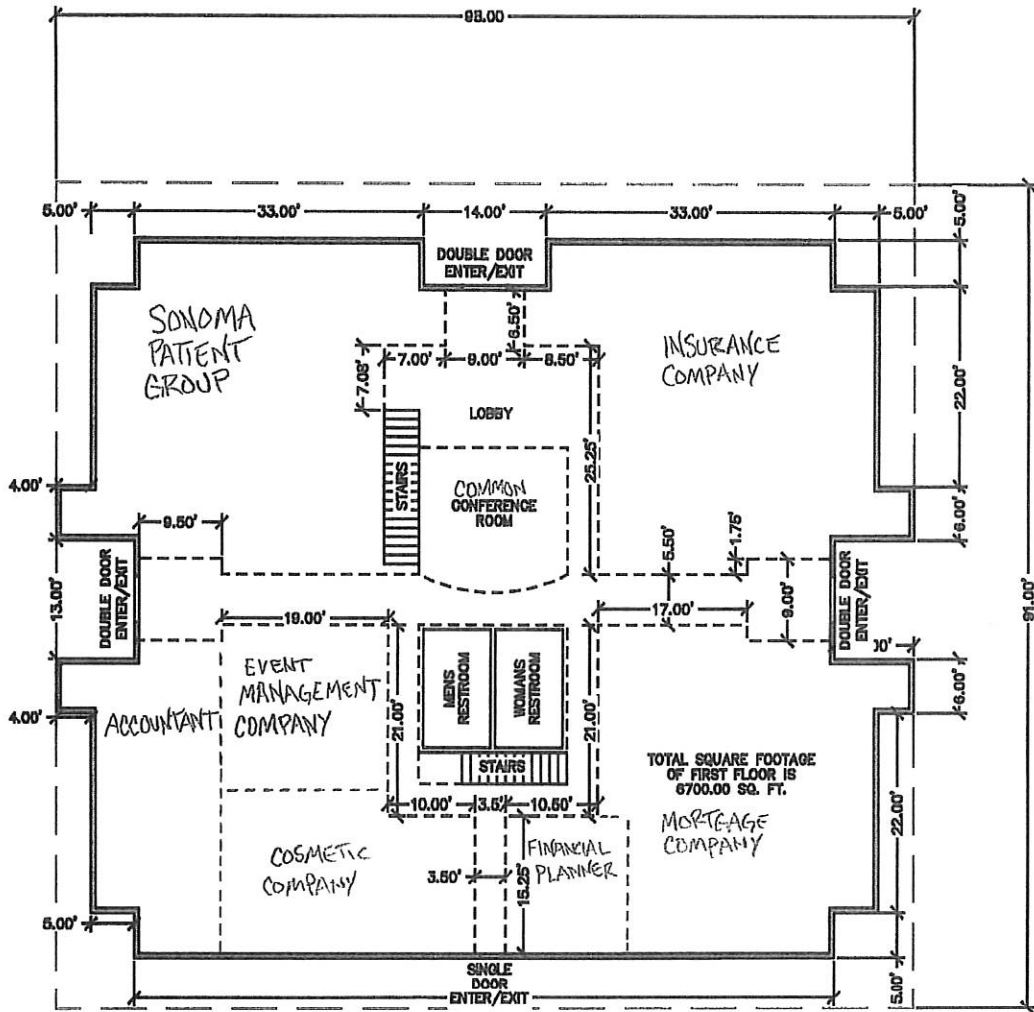
4/20/2018 9:03:59 AM



- GENERAL NOTES:**
- SEE A1.2 FOR EXTERIOR SECURITY CAMERA LOCATIONS.
 - DRAWINGS, AND DIAGRAMS ARE

 SONOMA PATIENT GROUP 2425 CLEVELAND AVE., SANTA ROSA, CA 95404	NOT FOR CONSTRUCTION. THIS SET OF DRAWINGS REPRESENTS THE EXISTING CONDITIONS IN SUFFICIENT DETAIL FOR PLANNING PURPOSES ONLY. D:\17\ArchTBD\Projects\ACTIVE\SPG ENTERTAINMENT CLEVELAND\Drawings\2017_0505_SPG_2425_CLEV_CUP.mxd	SITE PLAN	A 1.0 TBE ORIGINALS 11/11/17 © 2018 TBE - ALL RIGHTS RESERVED
			Scale 3/64" = 1'-0" TBE ARCHITECTURE www.TBEarch.com 307.534.1005

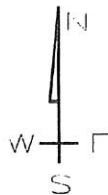
EXHIBIT B



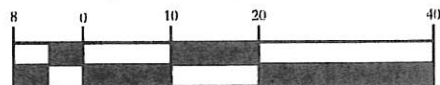
LEGEND

- | | |
|---|----------------------------|
|  | (E) BUILDING OVERHANG/EVE |
|  | (E) EXTERIOR WALL LOCATION |
|  | (E) INTERIOR WALL LOCATION |
| (E) | EXISTING |

NOTE: HALLS ARE 3.5' WIDE (TYP.) UNLESS NOTED



GRAPHIC SCALE



(IN FEET)

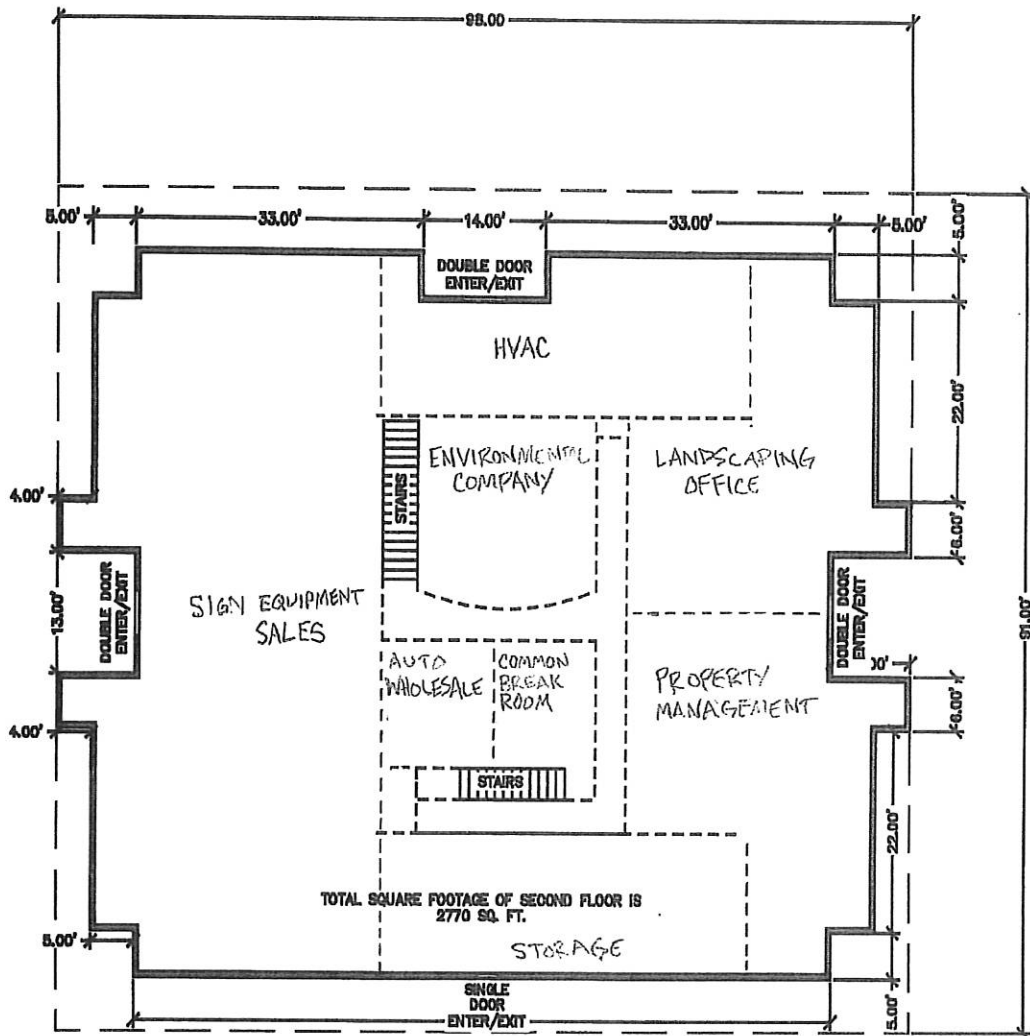
$$1 \text{ inch} = 20 \text{ ft.}$$

SONOMA PATIENT GROUP
BUILDING LAYOUT (FIRST FLOOR)

2425 Cleveland Ave, Suite 175 A.P.N. 015-481-026
Santa Rosa, California, 95404

2425 Cleveland Ave, Suite 175, Santa Rosa, Ca. (707) 526-2800

EXHIBIT C



NOTE: DOORS SHOWN ARE ON FIRST FLOOR. NO EXISTS TO OUTSIDE ON SECOND FLOOR

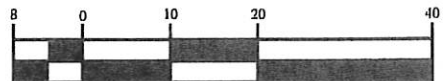
LEGEND

- | | |
|-------|----------------------------|
| _____ | (E) BUILDING OVERHANG/EVE |
| ===== | (E) EXTERIOR WALL LOCATION |
| ----- | (E) INTERIOR WALL LOCATION |
| (E) | EXISTING |

NOTE: HALLS ARE 3.6' WIDE (TYP.) UNLESS NOTED



GRAPHIC SCALE



(IN FEET)

1 inch = 20 ft.

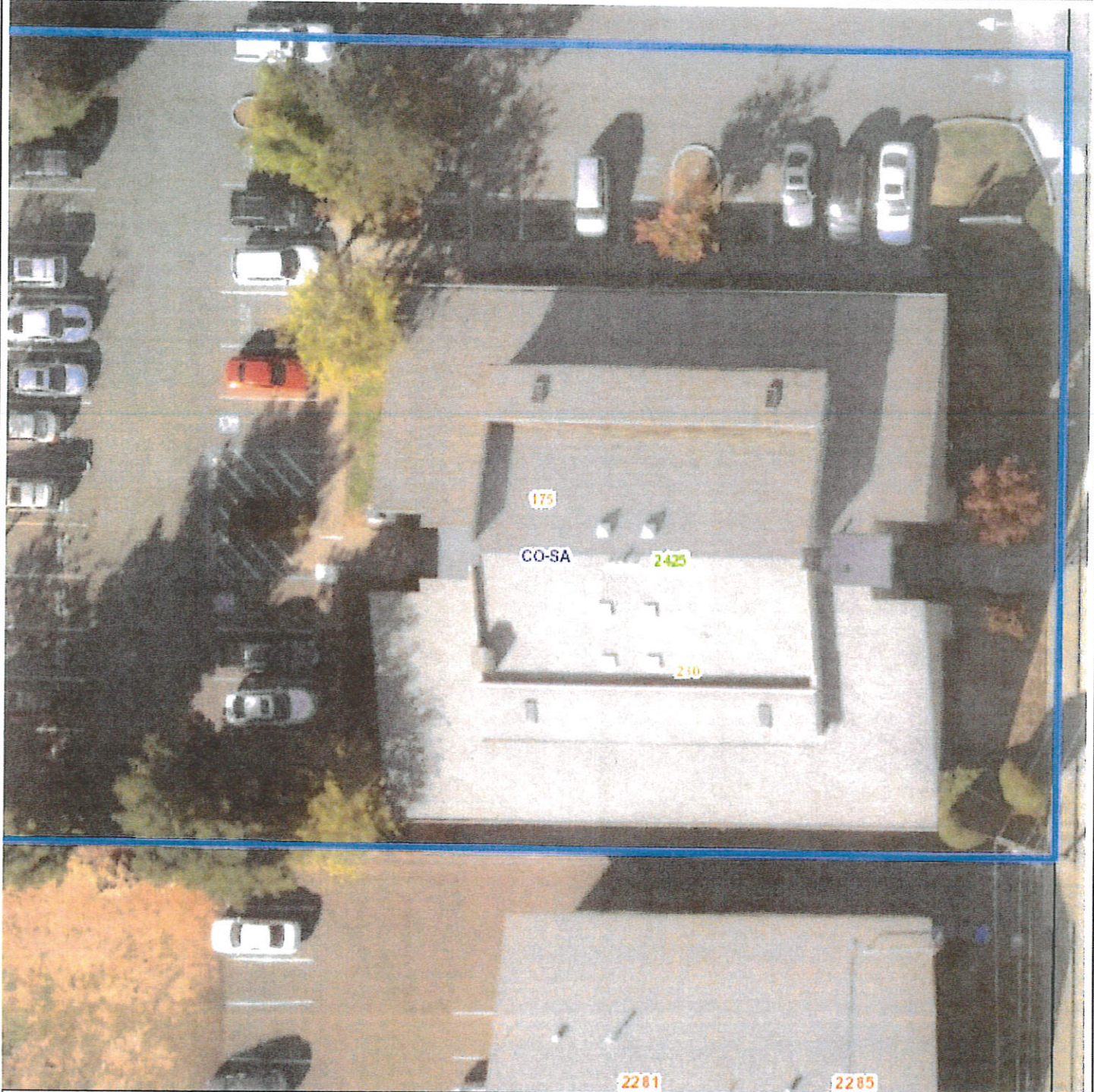
SONOMA PATIENT GROUP

BUILDING LAYOUT (SECOND FLOOR)

2425 Cleveland Ave, Suite 175 A.P.N. 015-481-026
Santa Rosa, California, 95404

2425 Cleveland Ave, Suite 175, Santa Rosa, Ca. (707) 526-2800

0 Miles 0.04



12/6/2017

Scale 1: 300

0 Miles 0.00

Elevations

Southwest



South



Elevations

South



Elevations

East



Northeast



Elevations

Northeast



East



Elevations

Southeast



South

