EXISTING CONDITIONS

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RAY WILLETT, AIA, LEED AP

707 364-6455 CELL

Scale



SCHEMATIC PERSPECTIVE, PROPOSED

2265 Cleveland Ave., Santa Rosa, CA 95403 Parcel No. 015-481-030

Current Use: Restaurant – Assembly Group A-2 (B if occupancy was under 50)

FRONT: NONE REQUIRED, (* 7.5 ft adjacent to a residential zone or use, or more as required by Design Review; none required elsewhere) SIDE: NONE REQUIRED (* 5 ft adjacent to a residential zone or use, or more as required by Design Review; none required elsewhere)

LOT COVERAGE PROPOSED: 16552 / 3462 = 4.78 or 48%

TABLE 3-4—AUTOMOBILE AND BICYCLE PARKING REQUIREMENTS BY LAND USE TYPE VEHICLE: 1 space for each 250 sf. therefore; 3557/250=14.2

BICYCLE: 1 space per 5000 sf.

PROJECT LOCATION:

Entry Level: 2802 BGSF plus attached 90 SF Service Yard

Second Level: 755 BGSF

Proposed Use: Dispensary – Mercantile Group M

Proposed Gross SF (to exterior walls): 4,217 TOTAL BGSF Entry Level: 2712 BGSF

20-23.040 COMMERCIAL DISTRICT GENERAL DEVELOPMENT STANDARDS. **SETBACKS:** (* = from Table 2.7 - CO, CN, AND CG DISTRICT DEVELOPMENT STANDARDS)

LOT COVERAGE ALLOWED: *85% for retail/service uses other than lodging.

HEIGTH LIMIT ALLOWED: * 45 FT - 25' EXISTING, NO CHANGE PROPOSED

20-34.050 LANDSCAPE STANDARDS

Landscaping plans shall be developed in accordance to SR City Code 20-34.050.

PROVIDE 15 SPACES MINIMUM, 22 PROVIDED SEE SITE PLAN ON SHEET A1.0

PROVIDE 1 SPACES MINIMUM, XX PROVIDED SEE SITE PLAN ON SHEET A1.0

CHAPTER 4: SPECIAL DETAILED REQUIREMENTS ON USE AND OCCUPANCY n/a major impacts as of writing.

CHAPTER 5: GENERAL BUILDING HEIGHTS AND AREAS - ok SPRINKLERS NOT REQUIRED PER 903.2.7.1 EXCEPTION 1. GROUP M AREA DOES NOT EXCEED 12,000 SF. HOWEVER, SPRINKLERS WILL BE REQUIRED FOR ACCESSIBLE EGRESS OF EXISTING STAIRS FROM SECOND FLOOR. SEE CHAPTER 10.

No required separation of occupancies for B, F-1, M, S-1 per TABLE 508.4 CHAPTER 6: TYPES OF CONSTRUCTION - TYPE V-B

SITE ANALYSIS DIAGRAM

2ND LEVEL PROPOSED

ODOR MITIGATION PLAN LTR_G1.1 NEIGHBOORHOOD CONTEXT MAP

LTR_A1.0 PROPOSED SITE PLAN

APPLICABLE CODES

A. California Building Code (CBC)

E. *California Energy Code* F. *California Fire Code* (CFC)

B. California Electrical Code (CEC)

C. California Mechanical Code (CMC) D. California Plumbing Code (CPC)

G. California Existing Building Code (CEBC)

I. California Existing Building Code (CEBC)

N. Santa Rosa City Code (SRCC)

CALIFORNIA BUILDING CODE (CBC)

CHAPTER 3: USE AND OCCUPANCY

J. California Health and Safety Code (H&SC)

H. California Green Building Standards Code (CalGreen)

K. California Business and Professions Code (B&PC)

L. National Fire Protection Association Standards (NFPA)

PROPOSED USE AND OCCUPANCY: Mercantile Group M

M. Medical and Adult Use Cannabis Regulation and Safety Act (MAUCRSA)

CHAPTER 7: FIRE AND SMOKE PROTECTION FEATURES - n/a major impacts as of writing.

CHAPTER 9: FIRE PROTECTION FEATURES

CHAPTER 10: MEANS OF EGRESS

A-2 OCCUPANCY AREA: 506/15=33.7 (34)

TOTAL OCCUPANCY LOAD: 71

OCCUPANCY LOAD FACTORS FROM TABLE 1004.1.2 BUSINESS AREAS (B): Accessory storage areas, mech. Equip. rm.: 300 gross MERCANTILE (M): 60 gross Storage, stock, shipping areas

ASSEMBLY (A-2): (Assembly w/o fixed seats, unconcentrated) PRELIMINARY OCCUPANCY LOAD CALCULATION: B OCCUPANCY AREA: 1264/100 = 12.64 (13) STORAGE/MECH/UTIL AREA: 251/300 = (1) M OCCUPANCY AREA: 1339/60 = 22.3 (23)

Sonoma Patient

GROUP C.U.P. APPLICATION DRAFT: APRIL 12, 2018 **DRAWING INDEX**

PRELIMINARY ZONING AND CODE REVIEW

Parcel area: ~16,552 SF Building Area: Existing Gross SF (to exterior walls): 3,557 TOTAL BGSF

Year Built: 1981 Zoning: CN-SA

Proposed "Unenclosed" Addition: 750 SF Second Level: 755 BGSF

CITY OF SANTA ROSA MUNICIPLE CODE

Zoning: CN-SA

REAR: 10 FT. REQUIRED (* 10 ft adjacent to a residential zone or use, or more as required by Design Review; none required elsewhere)

FAR PROPOSED: 16552 / 4217 = 3.9

Chapter 20-36 PARKING AND LOADING STANDARDS:

SPRINKLERS WILL BE REQUIRED FOR ACCESSIBLE EGRESS OF EXISTING STAIRS FROM SECOND FLOOR.

TWO MEANS OF EGRESS REQUIRED TO REDUCE THE CPOE FROM SECOND FLOOR.

CHAPTER 11B: ACCESSIBILITY TO PUBLIC BUILDINGS, PUBLIC ACCOMMODATIONS, COMMERCIAL BUILDINGS AND PUBLIC HOUSEING. The entire facility will be evaluated for accessibility and detailed accessibility will be incorporated into the construction documents.

CHAPTER 13: ENERGY EFFICIENCY - The building and the building's systems will be evaluated and upgrades included in the construction documents.

1 SITE ANALYSIS DIAGRAM / VICINITY MAP
G1.2 1" = 100'-0"

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RAY WILLETT, AIA, LEED AP 707 364-6455 CELL ray@TBEarch.com

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FOR PLAN

SONOMA PATIENT GROUP

> 2265 CLEVELAND AVE., SANTA ROSA, CA

SITE ANALYSIS DIAGRAM

Project number Project Number Checked by

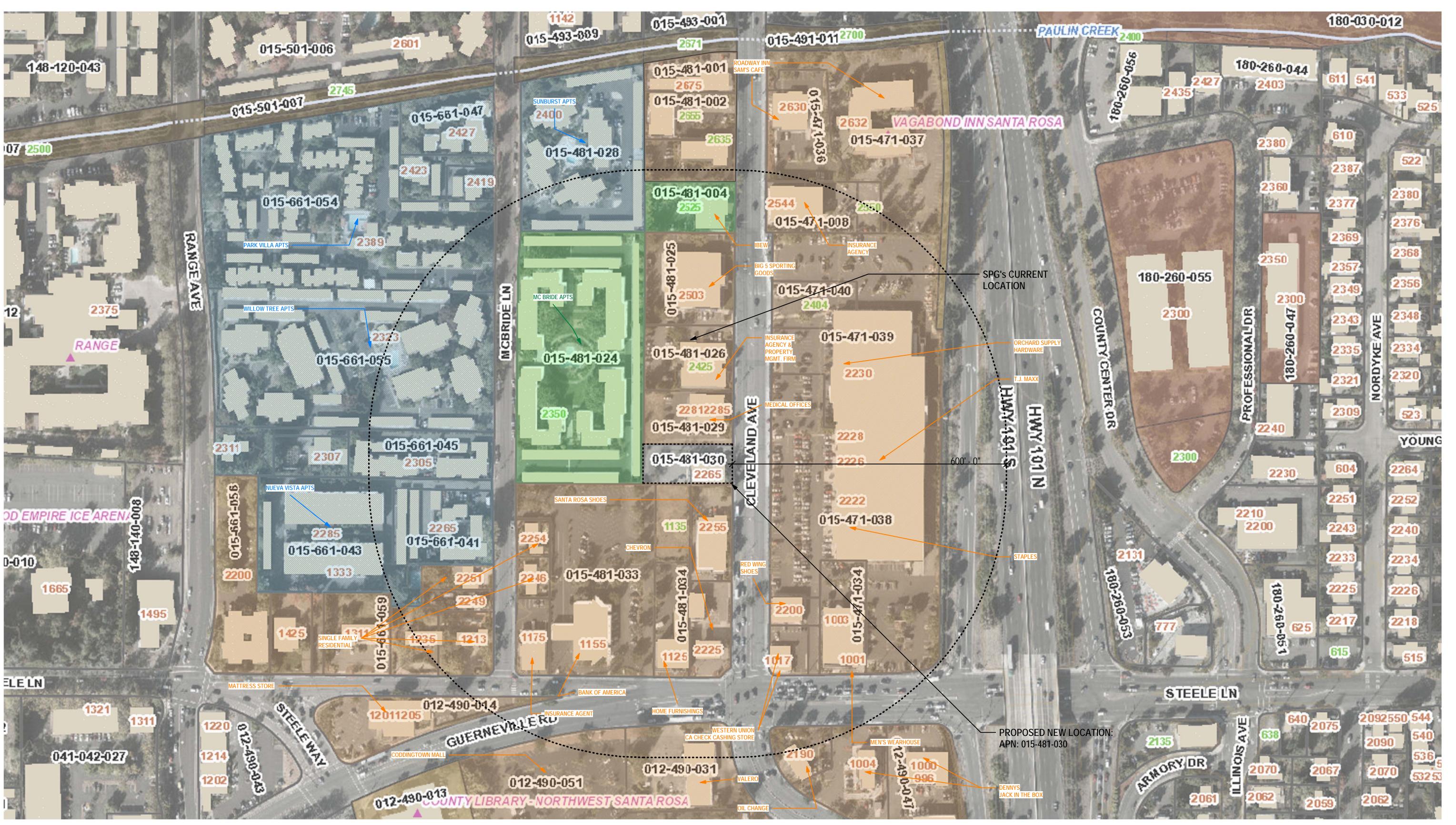
LEGEND:

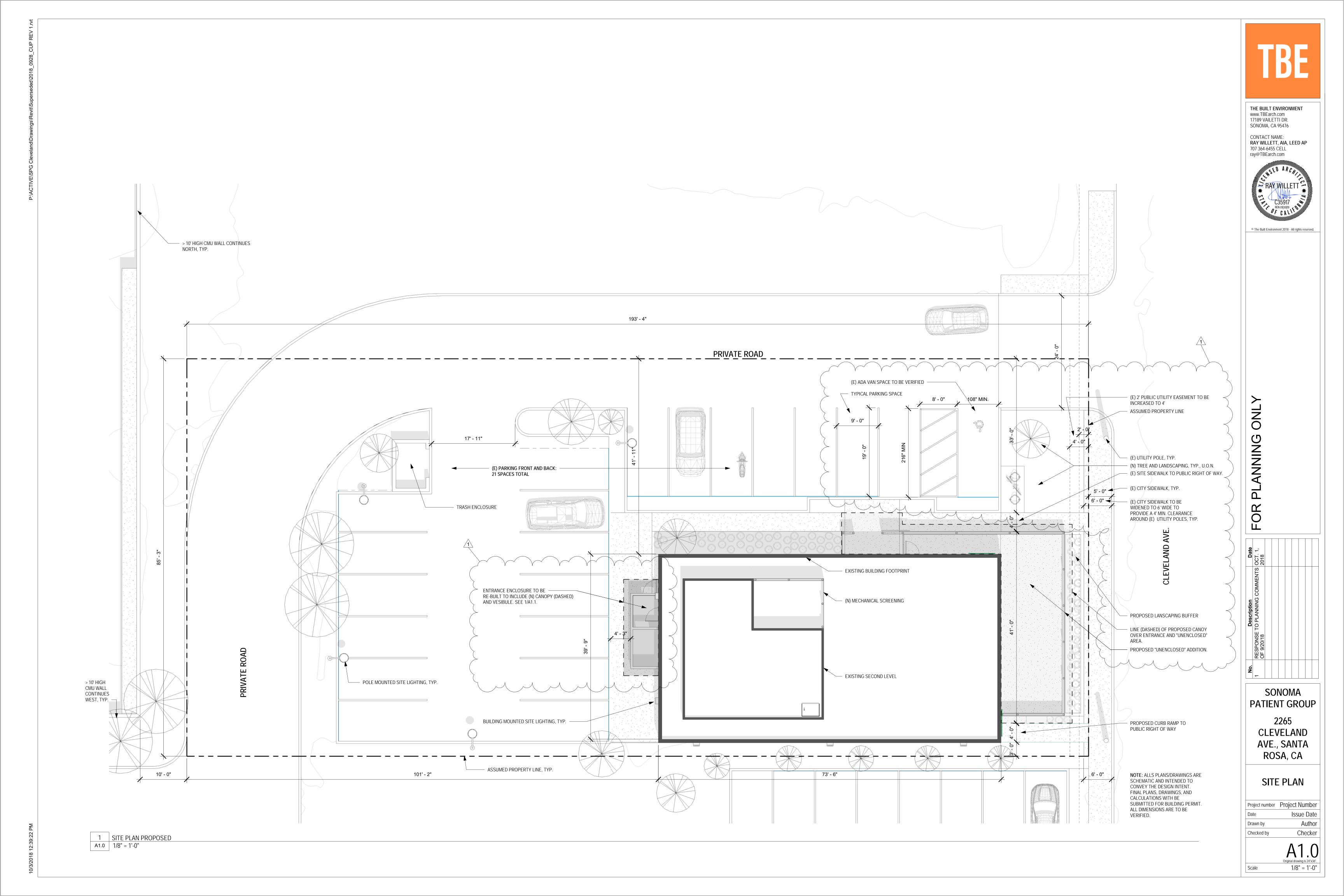
COMMERIAL DISTRICT

RESIDENTIAL DISTRICT

PLANNED DEVELOPMENT

Issue Date Checker G1.2 1" = 100'-0"





Project number Project Number Issue Date Checker

1/4" = 1'-0"

SONOMA

2265 CLEVELAND AVE., SANTA ROSA, CA

2ND LEVEL PROPOSED

Project number Project Number Issue Date Checker

A1.2

Original drawing is 24°x36°.

1/4" = 1'-0"

2265 CLEVELAND AVE., SANTA ROSA, CA

ELEVATIONS

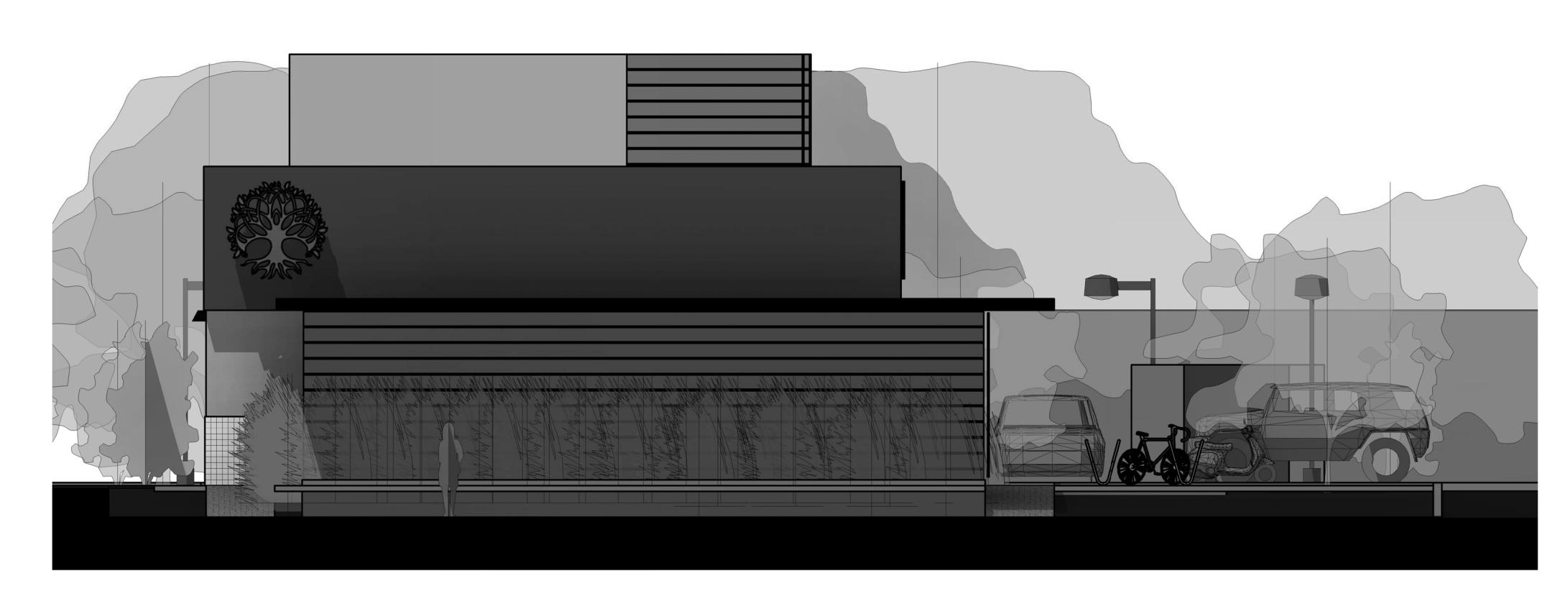
Project number Project Number

A2.0

Original drawing is 24"x36".

1/4" = 1'-0"





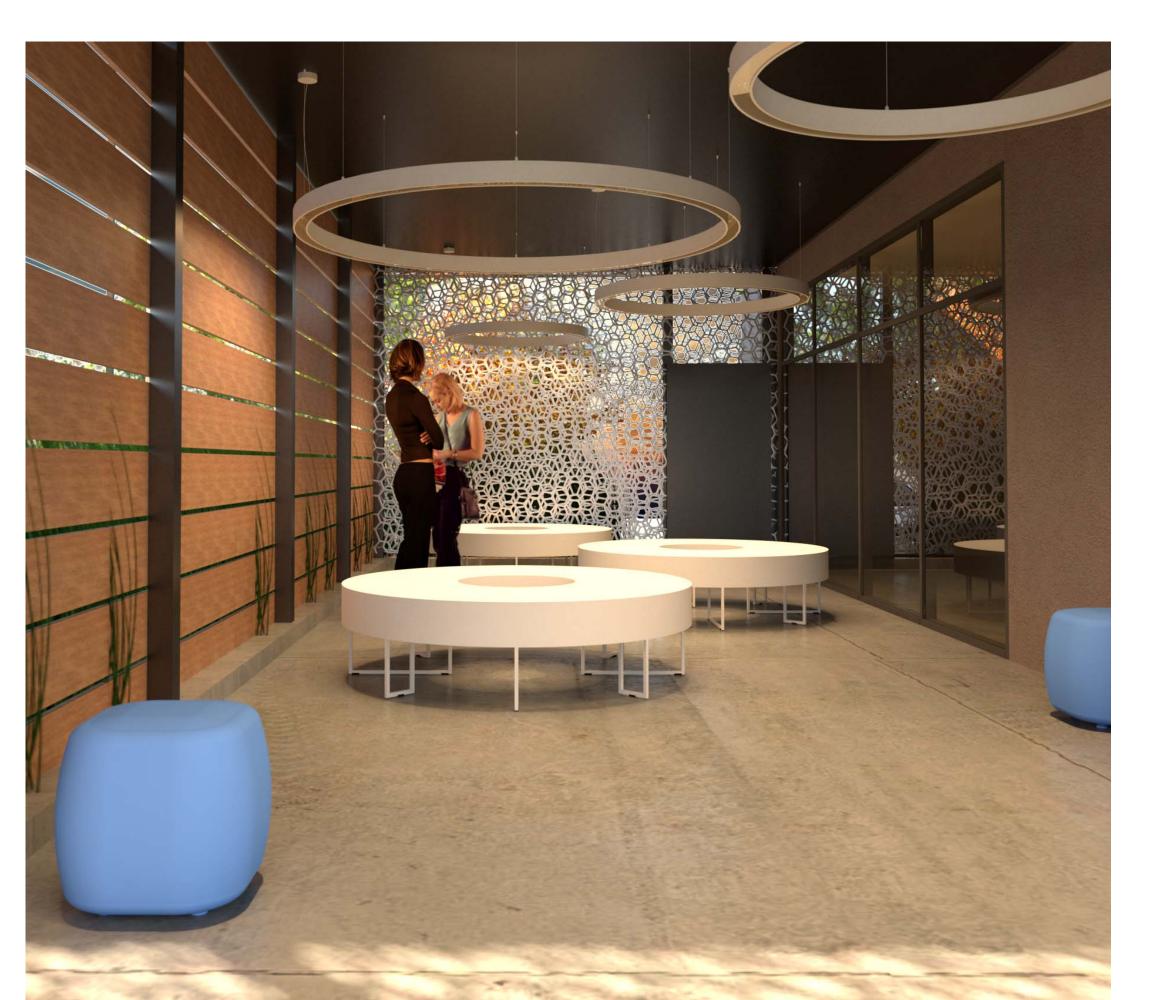
2 EAST A2.0 1/4" = 1'-0"

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CONTACT NAME: RAY WILLETT, AIA, LEED AP 707 364-6455 CELL ray@TBEarch.com

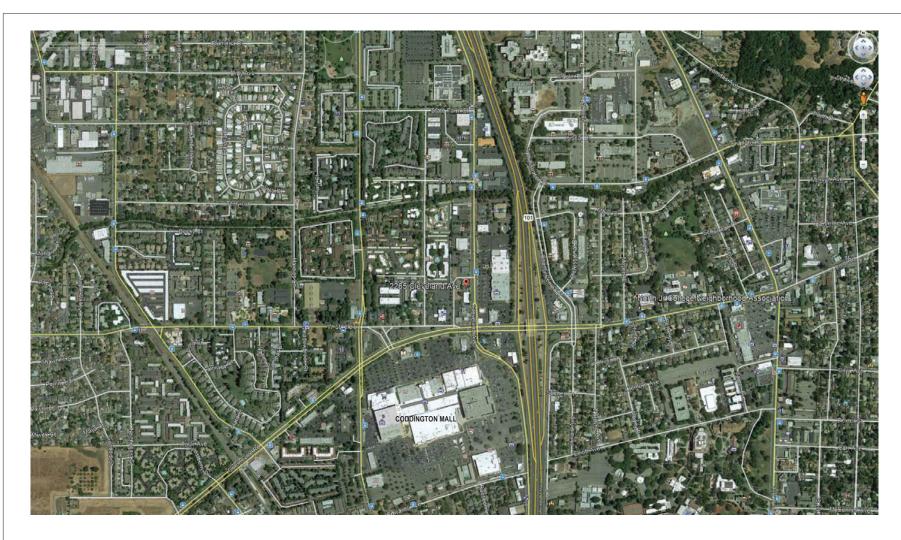


LATE-DAY RENDERED PERSPECTIVE FROM CLEVELAND AVE. MOVING SOUTH



RENDERED PERSPECTIVE LOOKING SOUTH - PROPOSED UNENCLOSED ONSITE CONSUMPTION AREA







SONOMA PATIENT GROUP 2265 CLEVELAND AVE., SANTA ROSA, CA

NEIGHBOORHOOD CONTEXT MAP



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