BAKER AVENUE

COLGAN AVENUE

COMMERCIAL BUILDINGS

MOTEL

BUS STOP

WENDY'S

TRAVEL LODGE

COSTCO

REDWOOD VETERINARY

BEST BUY

BUS STOP

PET STORE

RESIDENTIAL

GAS STATION

TRAILER PARK

WORKWORLD

OFFICE DEPOT

SANTA ROSA MARKETPLACE

HIGHWAY 101

FUTURE HOTEL

SMOTHERS AUTO PARTS

MARSHALLS

SANTA ROSA AVENUE

SPORTS - RETAIL

PAINT & TILE STORES

COMMERCIAL COURT

SCOPE OF PROJECT - EMERALD BLOOMS PROPOSED DISPENSARY

CARL'S JR - QSR

TRADER JOE'S

COMMERCIAL CONDOS

BEVMO

TARGET

COMMERCIAL CONDOS

APPLEBEE'S

KFC - QSR

COMMERCIAL CONDOS

DRUG SHOP LIQUOR

MOTEL

KAWANA SPRINGS ROAD

MOBILE HOME PARK

BUS STOP

RETAIL - CENTER

RETAIL - CENTER

1 AERIAL CONTEXT PHOTO
A1.0   1" = 80'

0 4 8   16

Emerald Blooms - Neighborhood Context

A1.0

PROJECT STATISTICS

SCOPE OF PROJECT	:	TENANT IMPROVEMENT FOR RETAIL (DISPENSARY) AND DELIVERY SERVICE
AP #	:	043-240-001 (#2 &#3)
ZONING	:	GENERAL COMMERCIAL
GENERAL PLAN	:	RETAIL BUSINESS SERVICE
SITE AREA	:	0.05 ACRES (2,216 S.F.) WITH 1.52 ACRES OF COMMON SPACE - 2.41 ACRES TOTAL SITE
EXISTING USE/BUILDING AREA	:	AUTOMOBILE REPAIR/OFFICE
PROPOSED USE/BUILDING AREA	:	CANNABIS DISPENSARY & DELIVERY SERVICE
EXISTING PARKING (FOR UNIT #2)	:	4
REQUIRED PARKING	:	6.64 SPACES (SEE PARKING TABULATION BELOW)
PROPOSED PARKING (FOR UNIT #2)	:	9 ((6 VISITOR (1 HC) + 3 EMPLOYEE (2 IN GARAGE) (SEE PARKING CALCULATION BELOW))
EXISTING PARKING (COMMUNITY)	:	65 (DESIGNATED PARKING TO EACH UNIT AT APPROXIMATELY 2-4 SPACES PER CONDO UNIT) 3 SPACES ARE COMMON HC ACCESSIBLE SPACES
EXISTING LANDSCAPE AREA	:	N/A NO CHANGES TO EXISTING

PARKING TABULATION

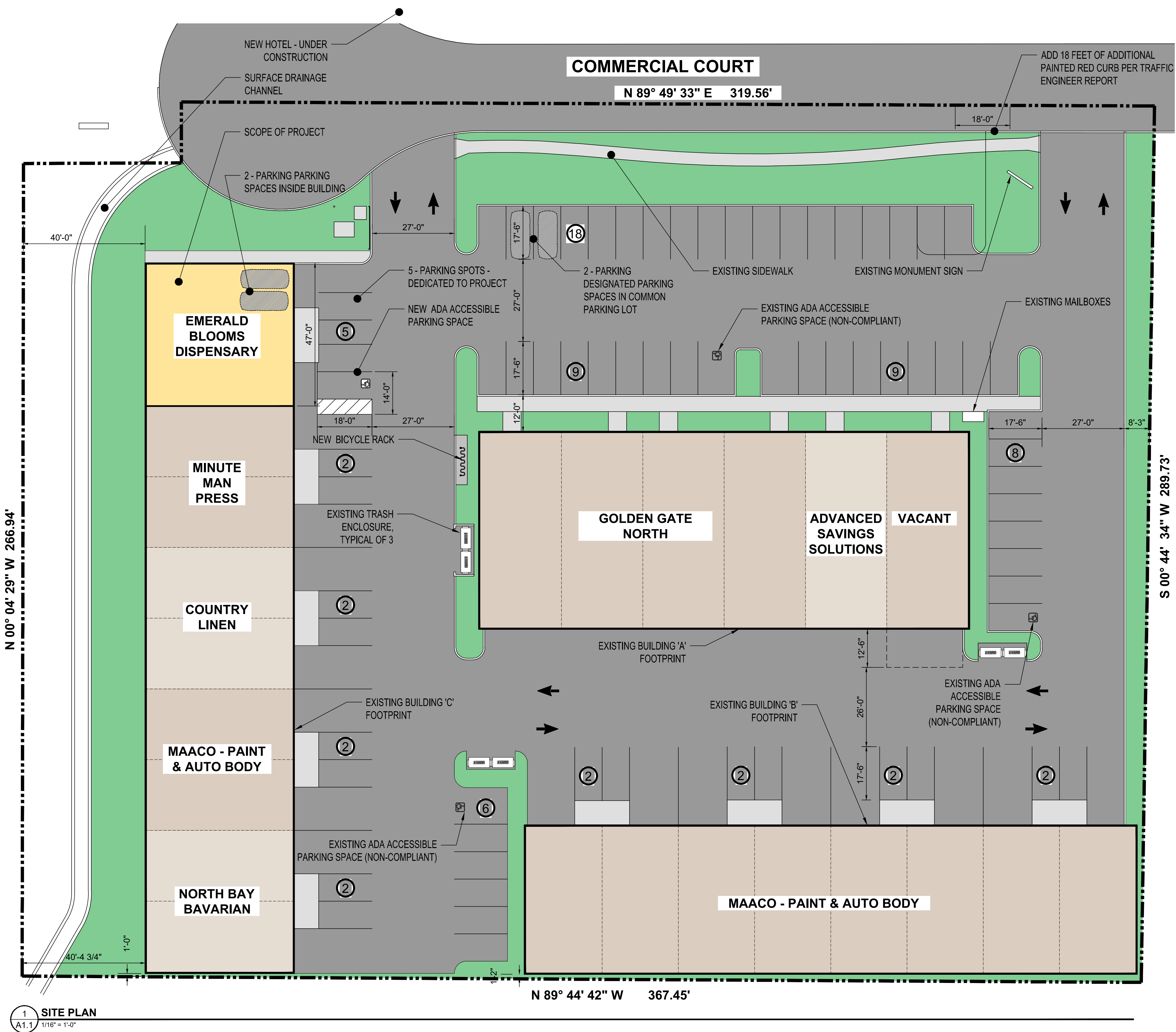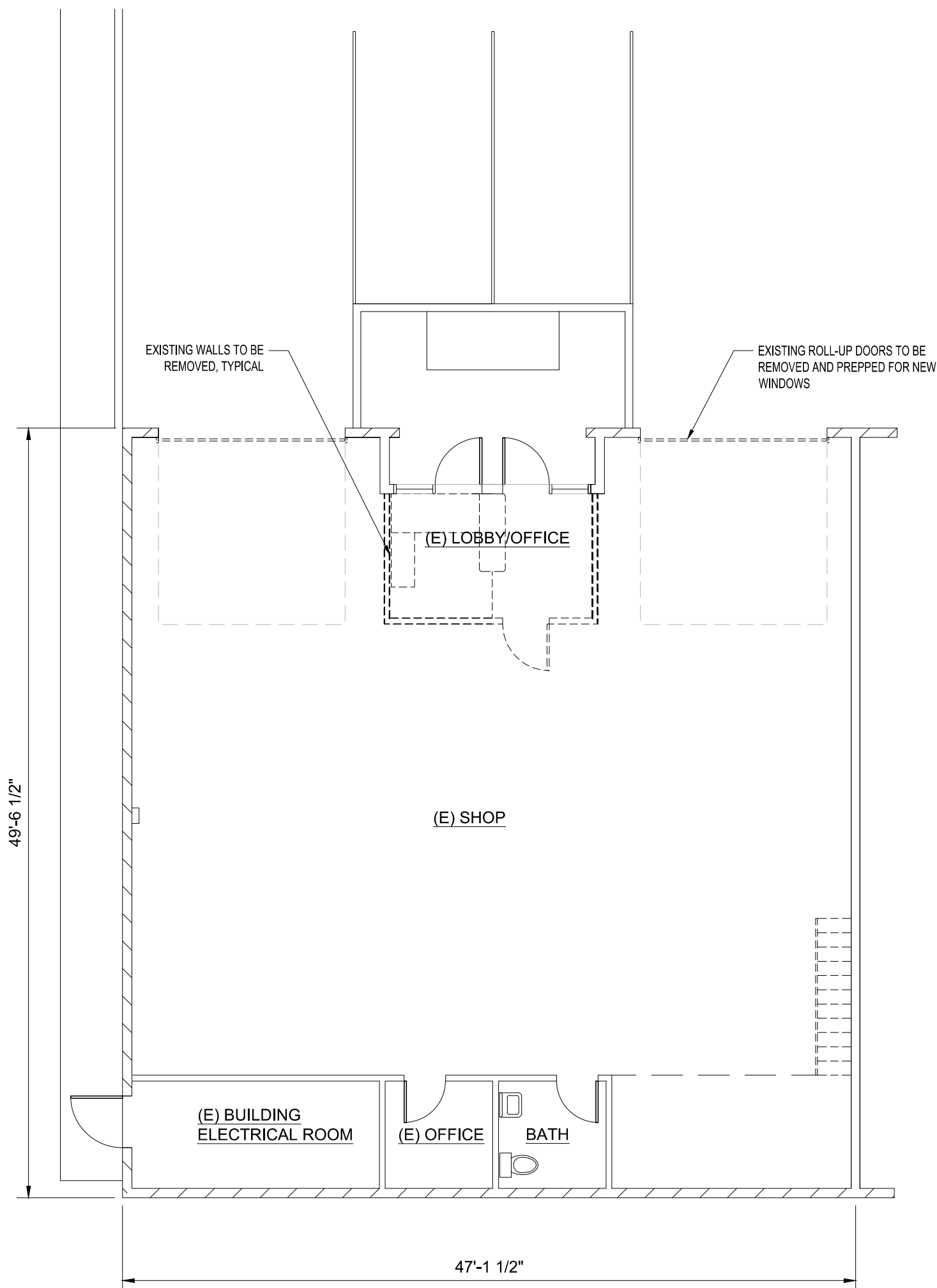| NAME/USE	AREA	BUSINESS ACTIVITY	PARKING RATIO	PARKING SPACES	BIKE RATIO	BIKE SPACES
DISPENSARY (RETAIL):	806 SF	TYPE 10	1:250	3.22	1:5000	0.2
DISPENSARY (SUPPORT AREAS: OFFICE, RR, STORAGE):	1,410 SF	TYPE 10	1:250	5.64	1:5000	0.3
TOTAL SQUARE FOOTAGE	2,216 SF		PARKING REQUIRED:	8.86		0.5
			25% PARKING REDUCTION:	-2.22		
			TOTAL PARKING REQUIRED:	6.64		0.5

SITE LIGHTING

EXTERIOR LIGHTING IS EXISTING AND NO CHANGES ARE BEING PROPOSED. IF FUTURE LIGHTING IS PROPOSED, THEN NEW LIGHTING SHALL BE INSTALLED WITH BEST MANAGEMENT PRACTICES AND TECHNOLOGIES USED TO REDUCE GLARE, LIGHT POLLUTION AND LIGHT TRESPASS ONTO ADJACENT PROPERTIES. AND SHALL COMPLY WITH SANTA ROSA CITY ORDINANCE 20-46.050(I).
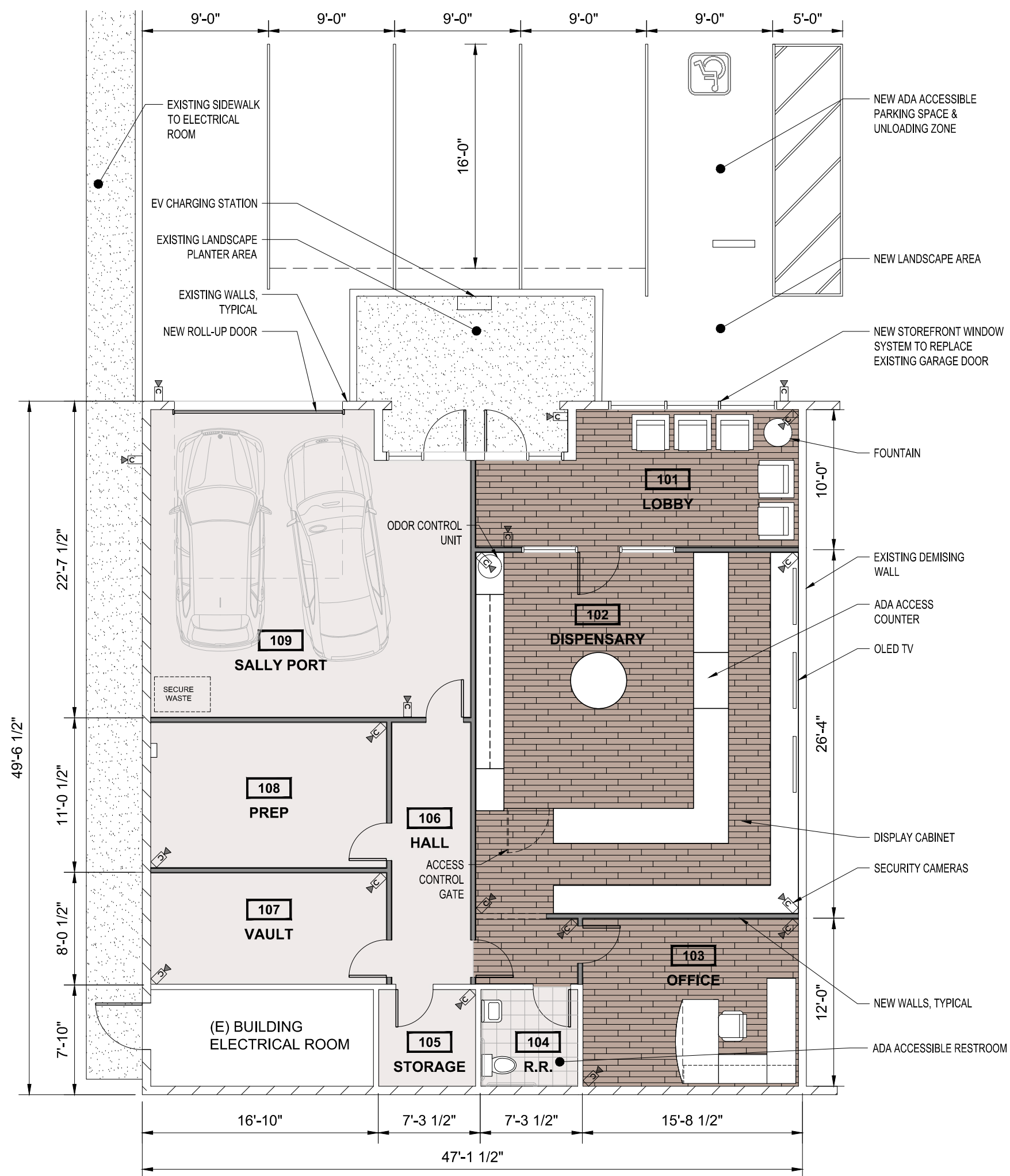
PARKING CALCULATION

	VEHICLE SPACES	BIKE RACKS
CURRENT SPACES PROVIDED:	4 SPACES	0 SPACES
SPACES REQUIRED BY ZONING CODE:	8.86 SPACES (SEE PARKING TABULATION ABOVE)	0.5 SPACES
PARKING REDUCTION:	-2.22 SPACES (SEE PARKING REDUCTION BELOW)	
TOTAL SPACES REQUIRED:	6.64 SPACES	
SPACES PROVIDED:	9 SPACES	5 SPACES + INDOOR

PARKING REDUCTION PER ZONING CODE 20-36.040, C., 2.:

Change in use. When a building's use changes to a new use, for example a retail use to a restaurant, without enlarging the space in which the use is located, there shall be no additional parking required for the new use, except that the new use shall comply with current ADA standards for parking, provided that any deficiency in parking is no more than 10 spaces, or a 25 percent overall reduction from standard parking requirements, whichever is greater.

Site Plan Labels

NEW HOTEL - UNDER CONSTRUCTION

SURFACE DRAINAGE CHANNEL

SCOPE OF PROJECT

2 - PARKING PARKING SPACES INSIDE BUILDING

COMMERCIAL COURT

N 89° 49' 33" E   319.56'

ADD 18 FEET OF ADDITIONAL PAINTED RED CURB PER TRAFFIC ENGINEER REPORT

18'-0"

5 - PARKING SPOTS - DEDICATED TO PROJECT

NEW ADA ACCESSIBLE PARKING SPACE

2 - PARKING DESIGNATED PARKING SPACES IN COMMON PARKING LOT

EXISTING SIDEWALK

EXISTING MONUMENT SIGN

EXISTING ADA ACCESSIBLE PARKING SPACE (NON-COMPLIANT)

EXISTING MAILBOXES

27'-0"

17'-6"

27'-0"

17'-6"

12'-0"

47'-0"

14'-0"

18'-0"

27'-0"

17'-6"

27'-0"

8'-3"

HIGHWAY 101

40'-0"

EMERALD BLOOMS DISPENSARY

MINUTE MAN PRESS

COUNTRY LINEN

MAACO - PAINT & AUTO BODY

NORTH BAY BAVARIAN

NEW BICYCLE RACK

EXISTING TRASH ENCLOSURE, TYPICAL OF 3

EXISTING BUILDING 'C' FOOTPRINT

EXISTING ADA ACCESSIBLE PARKING SPACE (NON-COMPLIANT)

GOLDEN GATE NORTH

ADVANCED SAVINGS SOLUTIONS

VACANT

EXISTING BUILDING 'A' FOOTPRINT

EXISTING BUILDING 'B' FOOTPRINT

EXISTING ADA ACCESSIBLE PARKING SPACE (NON-COMPLIANT)

MAACO - PAINT & AUTO BODY

EXISTING ADA ACCESSIBLE PARKING SPACE (NON-COMPLIANT)

12'-6"

26'-0"

17'-6"

N 00° 04' 29" W 266.94'

S 00° 44' 34" W 289.73'

40'-4 3/4"

1'-0"

N 89° 44' 42" W   367.45'

① SITE PLAN
A1.1   1/16" = 1'-0"

Emerald Blooms   - Conceptual Site Plan/Site Analysis Map

A1.1

0 8 16 32

112 COMMERCIAL CT SUITE 2 & 3, SANTA ROSA, CA

DATE: APRIL 25, 2019

WIX JOB #: 1808.01

4849 OLD REDWOOD HIGHWAY, SANTA ROSA, CA - (707) 576-7766

W I X ARCHITECTURE

INTERIOR DESIGN • PROJECT MANAGEMENT • MASTER PLANNING

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Emerald Blooms - Conceptual Floor Plan

1 — EXISTING/DEMO
A2.1 — 1/4" = 1'-0"

- EXISTING WALLS TO BE REMOVED, TYPICAL
- EXISTING ROLL-UP DOORS TO BE REMOVED AND PREPPED FOR NEW WINDOWS
- (E) LOBBY/OFFICE
- (E) SHOP
- (E) BUILDING ELECTRICAL ROOM
- (E) OFFICE
- BATH

Dimensions: 49'-6 1/2", 47'-1 1/2"

2 — PROPOSED FLOOR PLAN
A2.1 — 1/4" = 1'-0"

- EXISTING SIDEWALK TO ELECTRICAL ROOM
- NEW ADA ACCESSIBLE PARKING SPACE & UNLOADING ZONE
- EV CHARGING STATION
- EXISTING LANDSCAPE PLANTER AREA
- NEW LANDSCAPE AREA
- EXISTING WALLS, TYPICAL
- NEW ROLL-UP DOOR
- NEW STOREFRONT WINDOW SYSTEM TO REPLACE EXISTING GARAGE DOOR
- FOUNTAIN
- ODOR CONTROL UNIT
- EXISTING DEMISING WALL
- ADA ACCESS COUNTER
- OLED TV
- DISPLAY CABINET
- SECURITY CAMERAS
- NEW WALLS, TYPICAL
- ADA ACCESSIBLE RESTROOM
- SECURE WASTE
- ACCESS CONTROL GATE

Rooms:
- 101 LOBBY
- 102 DISPENSARY
- 103 OFFICE
- 104 R.R.
- 105 STORAGE
- 106 HALL
- 107 VAULT
- 108 PREP
- 109 SALLY PORT
- (E) BUILDING ELECTRICAL ROOM

Dimensions: 9'-0", 9'-0", 9'-0", 9'-0", 9'-0", 5'-0", 16'-0", 10'-0", 22'-7 1/2", 11'-0 1/2", 8'-0 1/2", 7'-10", 26'-4", 12'-0", 49'-6 1/2", 16'-10", 7'-3 1/2", 7'-3 1/2", 15'-8 1/2", 47'-1 1/2"

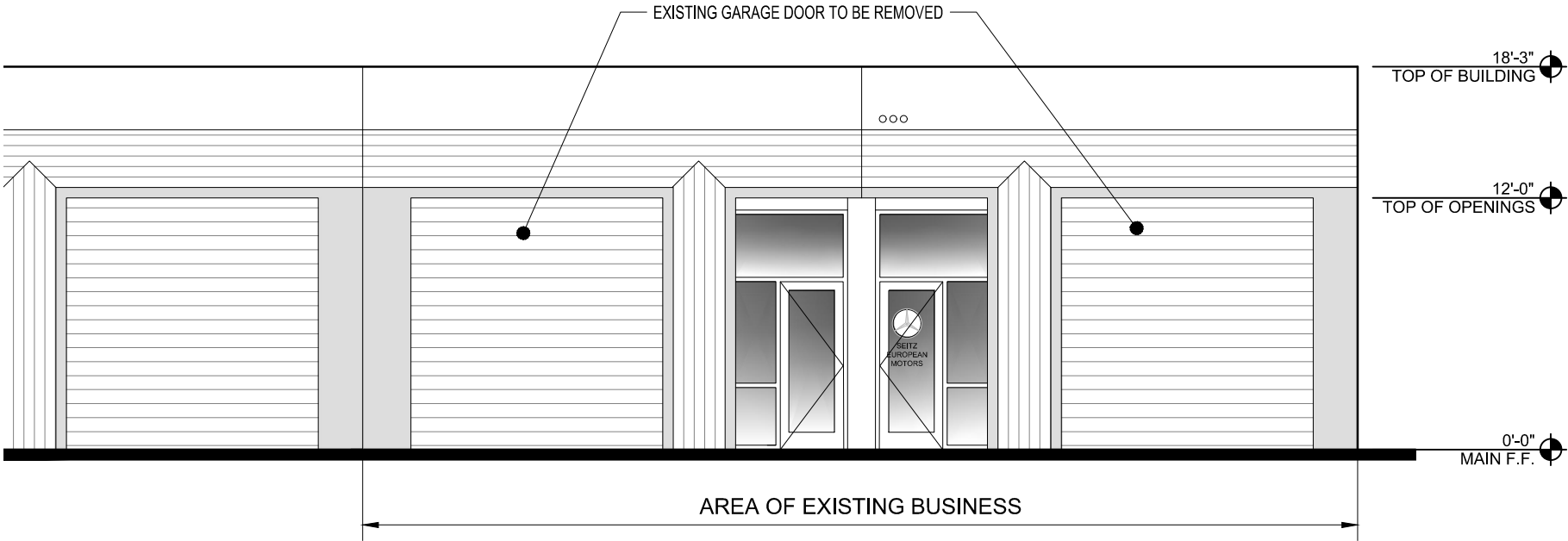112 COMMERCIAL CT SUITE 2 & 3, SANTA ROSA, CA   DATE: APRIL 25, 2019   WIX JOB #: 1808.01   4849 OLD REDWOOD HIGHWAY, SANTA ROSA, CA - (707) 576-7766

A2.1

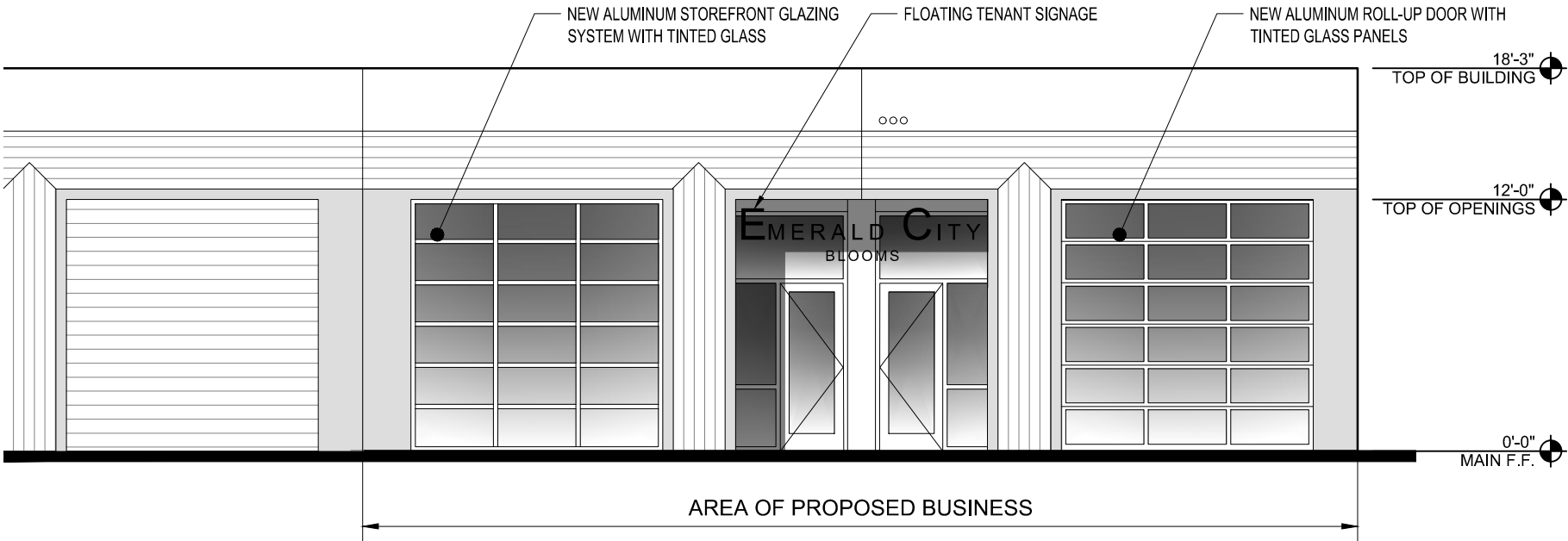EXISTING FRONT ELEVATION - LOOKING NORTHWEST

EXISTING GARAGE DOOR TO BE REMOVED

18'-3"
TOP OF BUILDING

12'-0"
TOP OF OPENINGS

0'-0"
MAIN F.F.

AREA OF EXISTING BUSINESS

1 / A3.1 **EXISTING ELEVATION (PARTIAL)**
1/4" = 1'-0"

EXISTING FRONT ELEVATION - LOOKING WEST

NEW ALUMINUM STOREFRONT GLAZING SYSTEM WITH TINTED GLASS

FLOATING TENANT SIGNAGE

NEW ALUMINUM ROLL-UP DOOR WITH TINTED GLASS PANELS

EMERALD CITY
BLOOMS

18'-3"
TOP OF BUILDING

12'-0"
TOP OF OPENINGS

0'-0"
MAIN F.F.

AREA OF PROPOSED BUSINESS

2 / A3.1 **CONCEPTUAL ELEVATION (PARTIAL)**
1/4" = 1'-0"

Emerald Blooms - Conceptual Elevation

0 2 4   8

A3.1

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NEW ALUMINUM STOREFRONT GLAZING SYSTEM WITH TINTED GLASS

FLOATING TENANT SIGNAGE

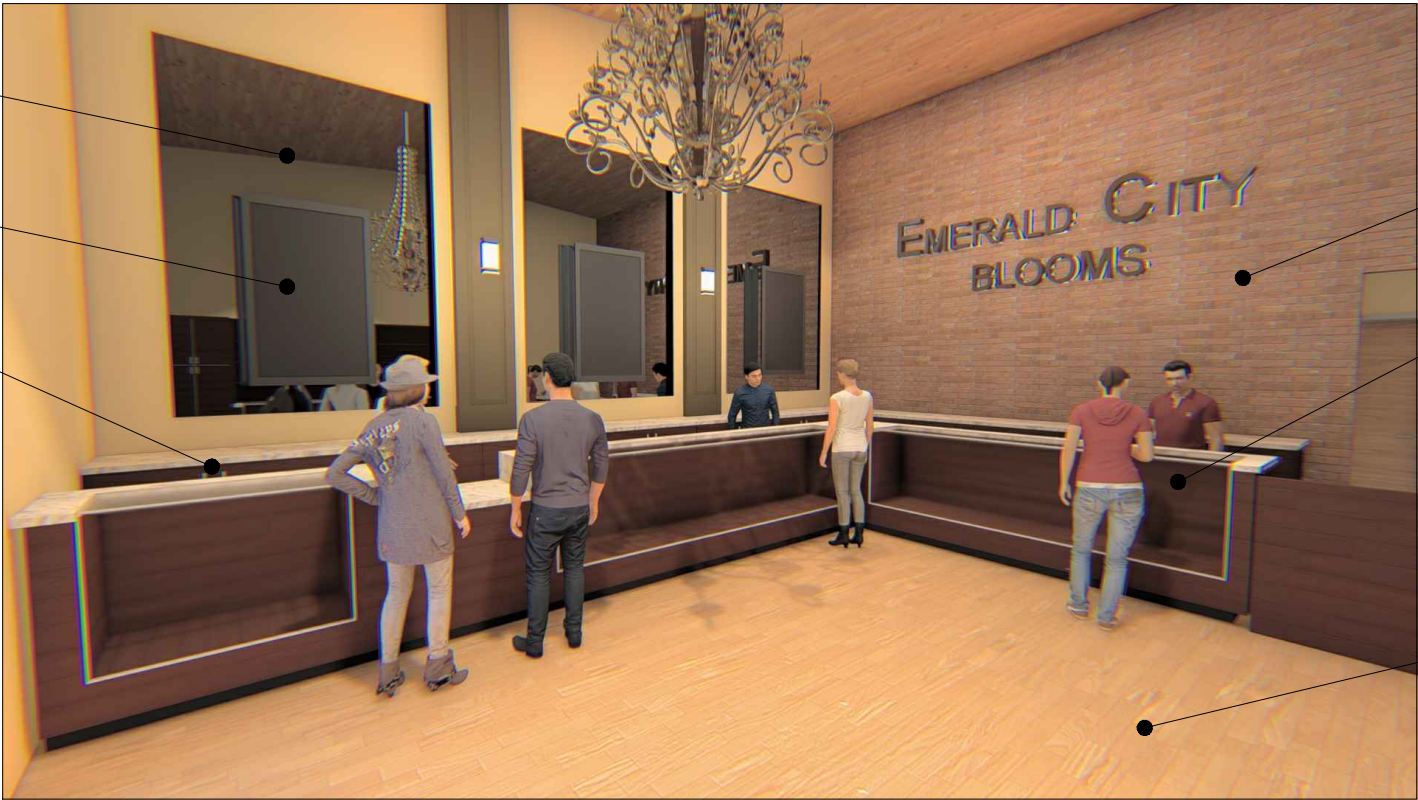NEW ALUMINUM ROLL-UP DOOR WITH TINTED GLASS PANELS

1 **PROPOSED ENTRY RENDERING - LOOKING NORTHWEST**
A3.2 NTS

2 **PROPOSED ENTRY RENDERING - LOOKING SOUTHWEST**
A3.2 NTS

BEVELED WALL MIRRORS

OLED MENU BOARDS

LOCKABLE STORAGE CABINETS

ROCK/BRICK WALL

LOCKABLE GLASS DISPLAY CABINETS

SECURE ENTRY GATE

HARDWOOD FLOOR

3 **PROPOSED DISPENSARY SALES AREA - LOOKING SOUTHWEST**
A3.2 NTS

Emerald Blooms - Conceptual Renderings

A3.2

0 2 4 8

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