

DESIGN CONCEPT:

THE GOAL OF THE NEW NORTHERN STANDARD BUILDING IS CREATE A DESTINATION DISPENSARY TO ELEVATE BOTH THE IMAGE OF THE CANNABIS INDUSTRY AND OF NORTHERN STANDARD. TO EFFICIENTLY USE MATERIALS AND RESOURCES TO CREATE A BEAUTIFUL, ECONOMICAL AND FULLY FUNCTIONAL MANUFACTURING, WAREHOUSE AND DISPENSARY. THE VISION OF THE COMPANY IS TO PROMOTE HEALTHY AND NATURAL PRODUCTS. THE NEW NORTHERN STANDARD BUILDING WILL USE ITS SITE AND BUILDING TO PROMOTE HEALTHY MANAGEMENT OF RESOURCES. WE ARE INTEGRATING SOLAR ENERGY, HIGH EFFICIENCY ENERGY SAVING SYSTEMS IN THE BUILDING PROGRAM.

SITE:

THE SITE IS ZONED FOR COMMERCIAL AND THE USE IS ALLOWED. THE SITE IS RELATIVELY FLAT AND GIVES AN ECONOMICAL BASE TO BUILD UPON. THERE ARE UTILITIES AT THE FRONT OF THE SITE, HIGH SPEED INTERNET IS AVAILABLE AS WELL. THERE ARE A FEW TREES ON THE SITE.

MERCURY WAY IS A WELL PAVED ROAD WITH EASY ACCESS TO THE 101 AS WELL AS 12. CONNECTIVITY TO VEHICULAR, TRANSIT, BICYCLE AND PEDESTRIAN NETWORKS IS ALL WITHIN EASY REACH OF THE SITE. WE WILL DESIGN TO RESPECT OUR NEIGHBORS AND MINIMIZE TRAFFIC CONGESTION BY PLACING OUR NEW ENTRY A DISTANCE FROM THE NEIGHBORING SITE ENTRIES.

ARCHITECTURE:

THE NEW BUILDING EXPRESSES ITS FUNCTIONS ON ITS FACADE. GENERALLY, THE BUILDING HAS A LIGHT, MODERN, ENERGY EFFICIENT CONCEPT. THE PUBLIC FRONT HAS A GLASSY, HIGH CEILINGED AREA WHERE THE PUBLIC WILL BE INVITED - RETAIL DISPENSARY. THE STAFF LOUNGE HAS A PROMINENT POSITION IN THE FRONT OF THE BUILDING WITH NATURAL LIGHT. THE SIDES WILL BE STACKED MANUFACTURING AND COMMERCIAL KITCHEN. STORAGE AND LOADING ARE IN THE BACK QUADRANT, AWAY FROM PUBLIC ACCESS AND VIEW.

THE BUILDING WILL HAVE HIGH OPERABLE WINDOWS WITH COMMERCIAL GRADE LOCKS FOR NATURAL LIGHT AND VENTILATION AS WELL AS PRIVACY AND SECURITY.

THE BUILDING LIGHTENS ITS BULK WITH SET BACKS, GLASSY PUBLIC FRONT, COLORED METAL PANELS, EFFECTIVE WINDOW PLACEMENT, SHADING DEVICES AND DYNAMIC ROOF SLOPE.

THE BUILDING WILL BE MADE OF INSULATED METAL PANELS, TO MINIMIZE HEAT LOSS/GAIN BOTH IN THE SUMMER AND WINTER. THE PANELS ARE A TIME SAVER IN CONSTRUCTION LABOR AND ARE ENERGY EFFICIENT. THE OVERALL CONSTRUCTION TIME IS SHORTENED BY USING A PRE-MADE PANEL. THE PANEL SYSTEM ALSO ALLOWS FOR MORE COLOR AND DESIGN TO ENLIVEN THE FACADES OF THE BUILDINGS AS WELL AS ARTICULATE THEIR USAGES.

ALL ENTRY POINTS TO THE BUILDING ARE PROTECTED BY A ROOF, SHADING DEVICE AND/OR GATE. THE PATHWAYS WILL BE PLANTED AND LIT TO ENGAGE ALL THE SENSES. WE PLAN TO USE NATIVE, WATER EFFICIENT PLANTING TO HAVE VISUAL AND SENSUAL INTEREST YEAR ROUND. THERE WILL BE SOME EDIBLE PLANTS AND BEAUTIFUL BLOOMS THRU THE SEASONS.

THE LOADING AND TRASH ARE WELL SCREENED AND AT THE BACK OF THE PROPERTY TO MINIMIZE VIEWS FROM THE STREET/PEDESTRIAN WAY. THERE ARE BIKE RACKS FOR EMPLOYEES AND VISITORS. THERE WILL BE EV CAR CHARGING ON SITE. THERE WILL BE A LED LIGHT SCULPTURE ON THE FRONT OF THE BUILDING TO ADD INTEREST TO THE BUILDING IN THE EVENING.

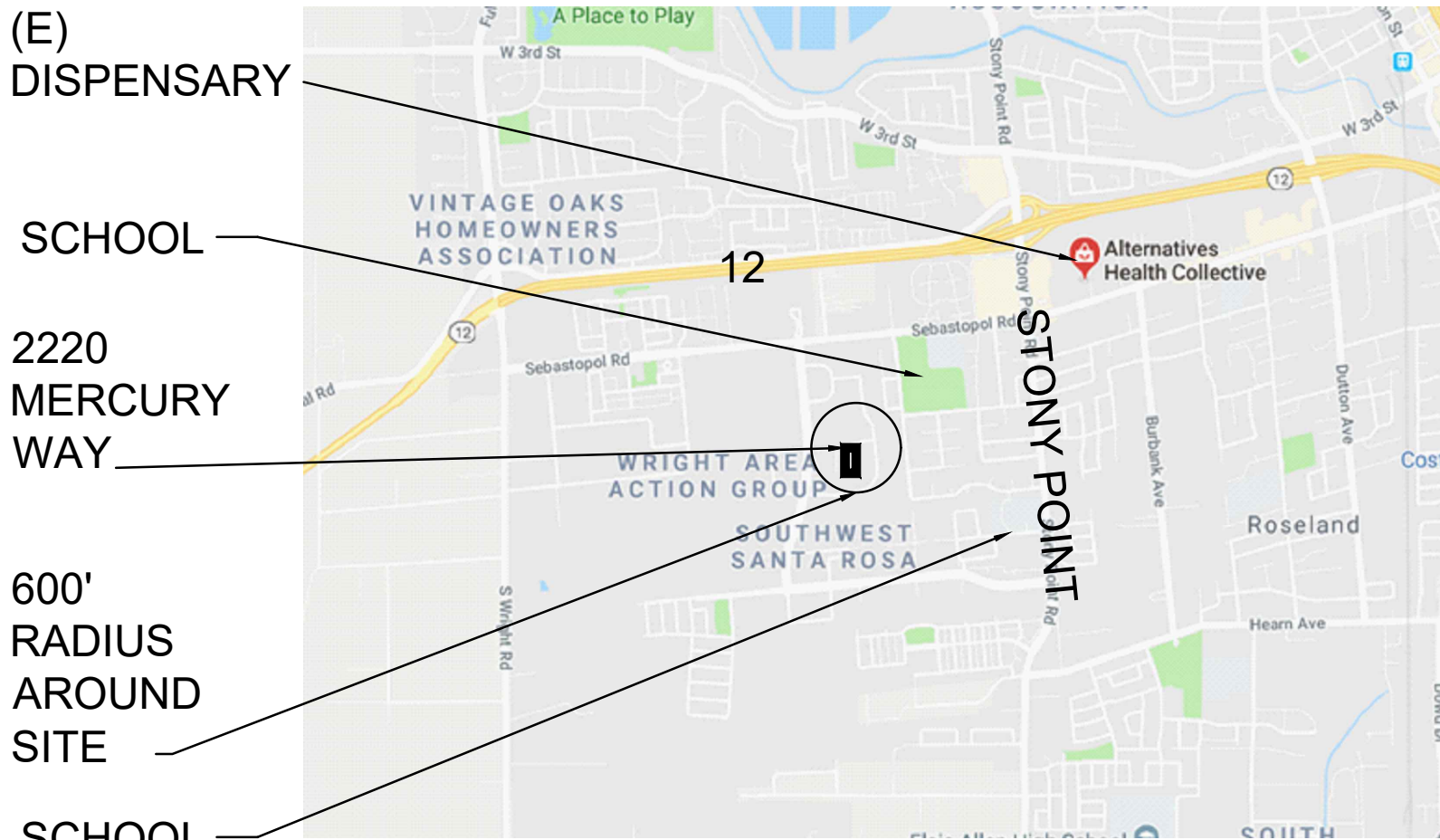
LANDSCAPING

THE SITE HAS BEEN DESIGNED TO PROVIDE FOR BICYCLISTS AND PEDESTRIANS AS WELL AS CARS. BIKE RACKS, IN EXCESS OF SANTA ROSA'S PARKING REQUIREMENT, WILL BE LOCATED AT THE RETAIL ENTRANCE FOR VISITORS, AND AT THE REAR FOR EMPLOYEES. A SHADED WALKWAY WILL CONNECT THE RETAIL ENTRY TO THE NEW PUBLIC SIDEWALK, WHICH MEANDERS THROUGH THE LANDSCAPE.

PLANTINGS WILL BE PREDOMINANTLY "LOW" AND "VERY LOW" WATER USE, REGIONALLY APPROPRIATE SPECIES INCLUDING SEVERAL CALIFORNIA NATIVES, AND SOME WITH EDIBLE BERRIES. THE FRONT OF THE SITE WILL FEATURE A DOUBLE ROW OF SMALL FLOWERING TREES PLANTED IN A MEADOW OF COMPACT ORNAMENTAL GRASSES, CREATING AN ORCHARD-LIKE CHARACTER WHICH EXTENDS INTO THE SITE. SHRUBS OF VARYING FORM, TEXTURE, SIZE AND COLOR ARE USED THROUGHOUT THE SITE TO DEFINE SPACE AND ENHANCE THE CHARACTER OF THE SITE. LANDSCAPE BASED STORMWATER MANAGEMENT BMP'S ARE PLANTED WITH NATIVE GRASSES WHICH ARE CLASSIFIED AS "MODERATE" WATER USE SPECIES, BUT WILL BE HYDROZONED AND IRRIGATED SEPARATELY. THE PARKING AREAS WILL BE SHADED BY BROAD SPREADING DECIDUOUS TREES AND FLOWERING "ORCHARD" TREES. DRIVE AISLES ALONG THE BUILDING WALLS ARE LINED WITH SMALL COLUMNAR FLOWERING DECIDUOUS TREES WHICH WILL PROVIDE SEASONALLY CHANGING FLOWER AND FOLIAGE COLOR TO COMPLEMENT THE ARCHITECTURE.

SITE SOIL WILL BE TESTED AND AMENDED, AS RECOMMENDED BY THE TESTING LABORATORY. A PERMANENT, WATER CONSERVING, AUTOMATIC IRRIGATION SERVICE WILL BE PROVIDED FOR ALL LANDSCAPE PLANTINGS, IN CONFORMANCE WITH SANTA ROSA'S WATER EFFICIENT LANDSCAPE ORDINANCE.

THE EXISTING LAWN AND THREE SMALL CHINESE PISTACHE TREES ALONG THE FRONTAGE WILL BE REMOVED AND REPLACED WITH THE NEW, WATER EFFICIENT LANDSCAPE AND ALLOW FOR THE GRADING OF AN ACCESSIBLE SIDEWALK. THE EXISTING, MATURE ASH TREES ALONG THE EASTERN BOUNDARY OF THE PROJECT (OFF SITE) WILL PROVIDE INITIAL SHADE WHILE NEW TREES ESTABLISH, AND ADD LAYERING TO THE LANDSCAPE.

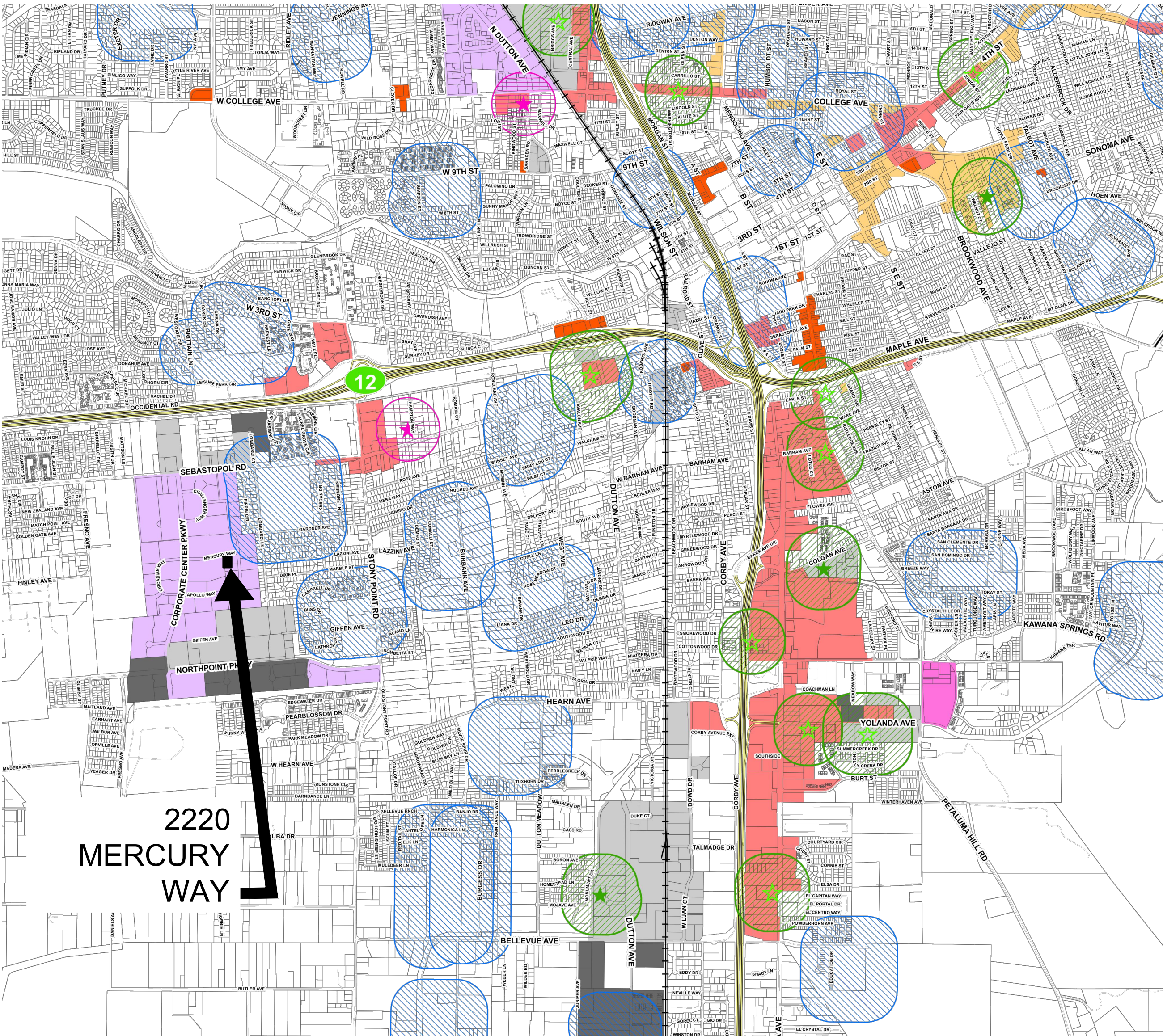


5 VICINITY PLAN: GPS: 38.421414, -122.750029
NTS



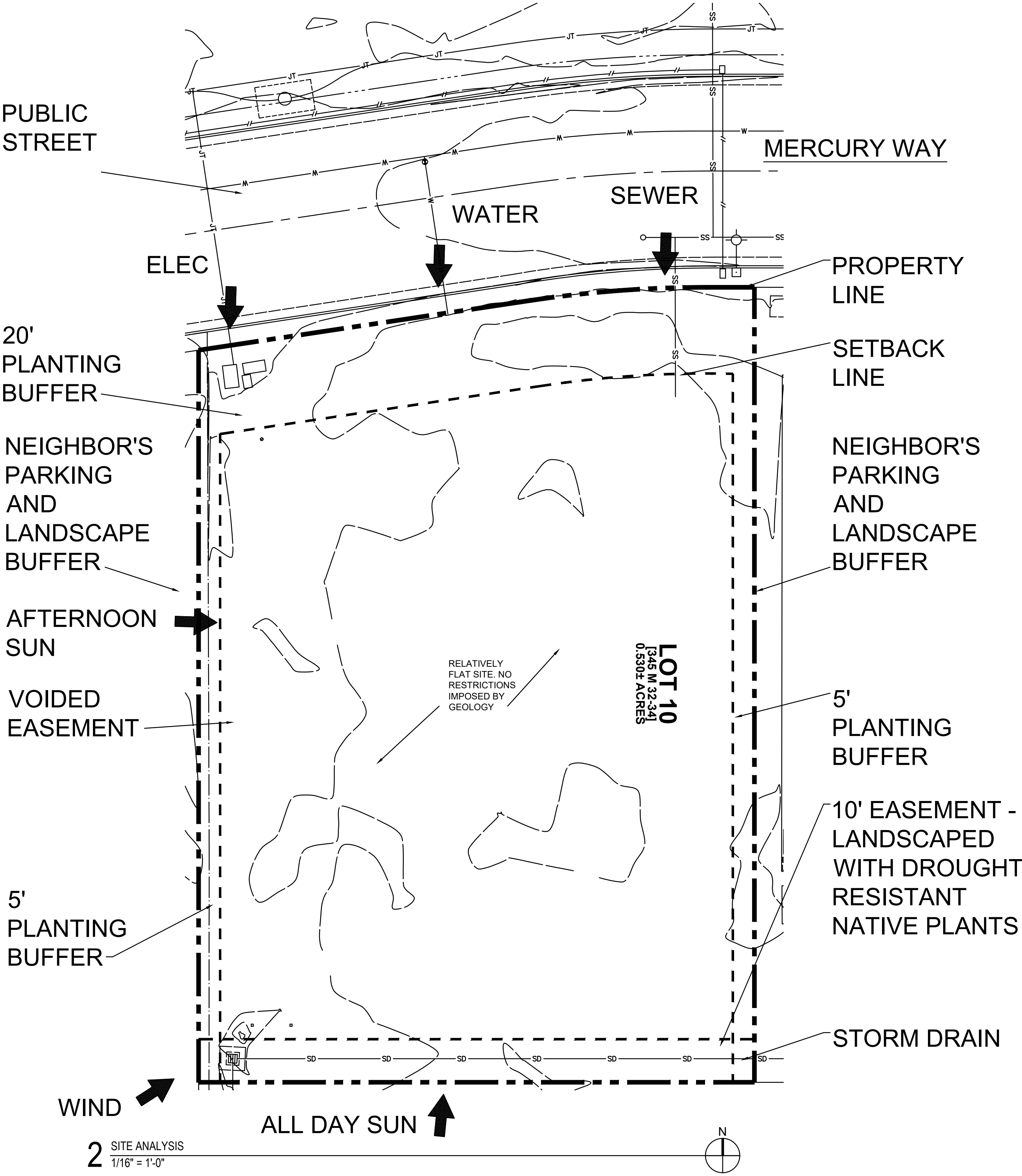
2220 MERCURY LOOKING SOUTH WITH BOTH SITES ON EITHER SIDE

3 SITE IMAGES
NTS



2220
MERCURY
WAY

1 NEIGHBORHOOD CONTEXT MAP
NTS



2 SITE ANALYSIS
1/16" = 1'-0"

NORTHERN STANDARD

2220 MERCURY DRIVE, SANTA ROSA 95407

APN 035-490-032

APLOGROUP, INC.

WWW.APLOGROUP.COM

2841 CLEVELAND AVE, SUITE 6, SANTA ROSA, CA
707-241-4844 X700
SHARON@Aplogroup.COM

Project No. 190301
Drawn By SK

DATE: 9/6/2019

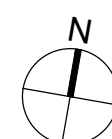
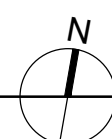
SITE ANALYSIS

Sheet No.

A

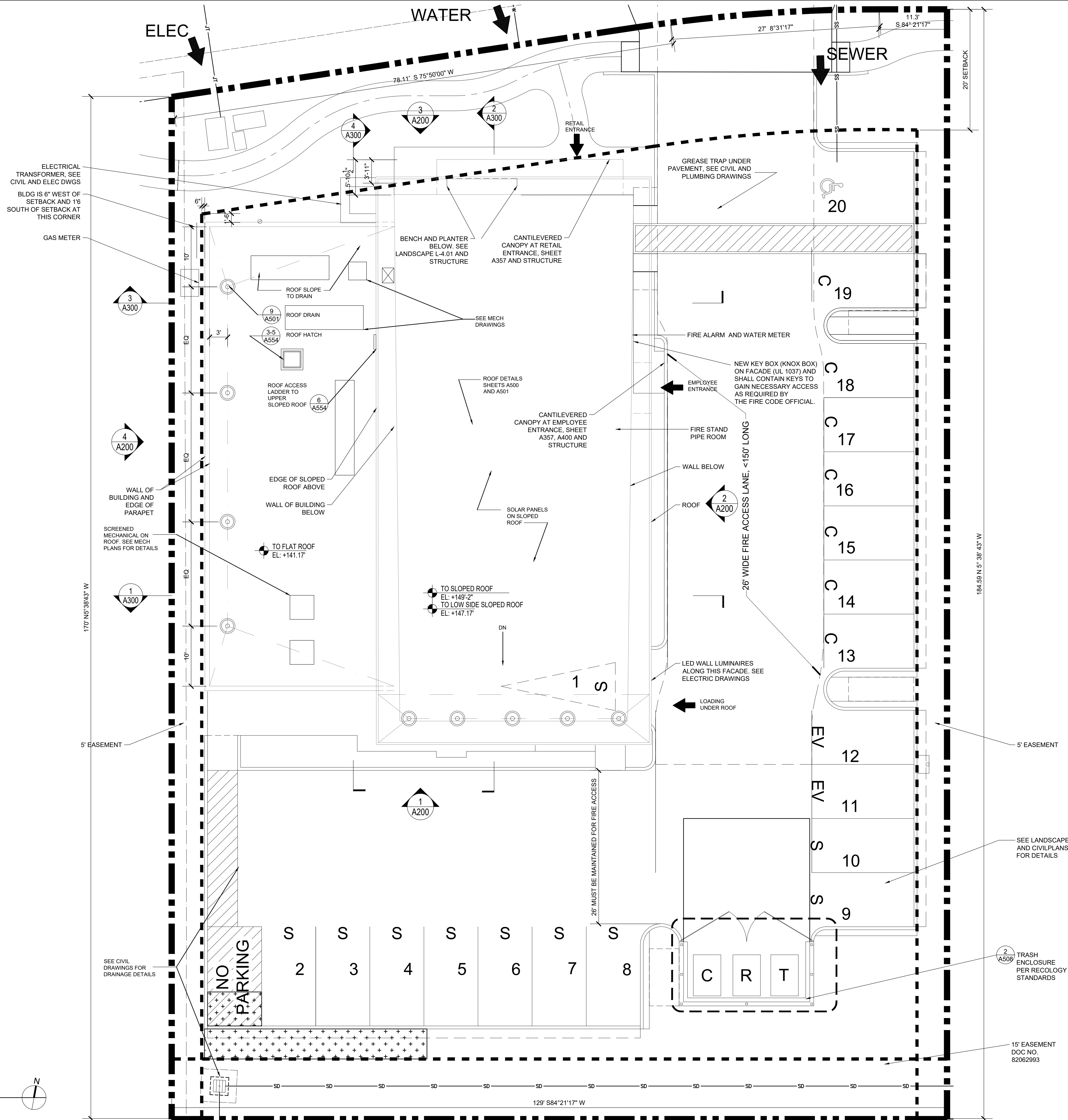
APLOS SITE

1 SITE/ROOF PLAN
1/8" = 1'-0"



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NORTHERN STANDARD

2220 MERCURY WAY, SANTA ROSA 95407

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APLOGROUP, INC.

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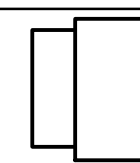
2841 CLEVELAND AVE, SUITE 6, SANTA ROSA, CA
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Project No. 190301

Drawn by SK

Revisions

DATE 6/24/2020



REVISION

ROOF/SITE PLAN

Sheet Title

Sheet No.

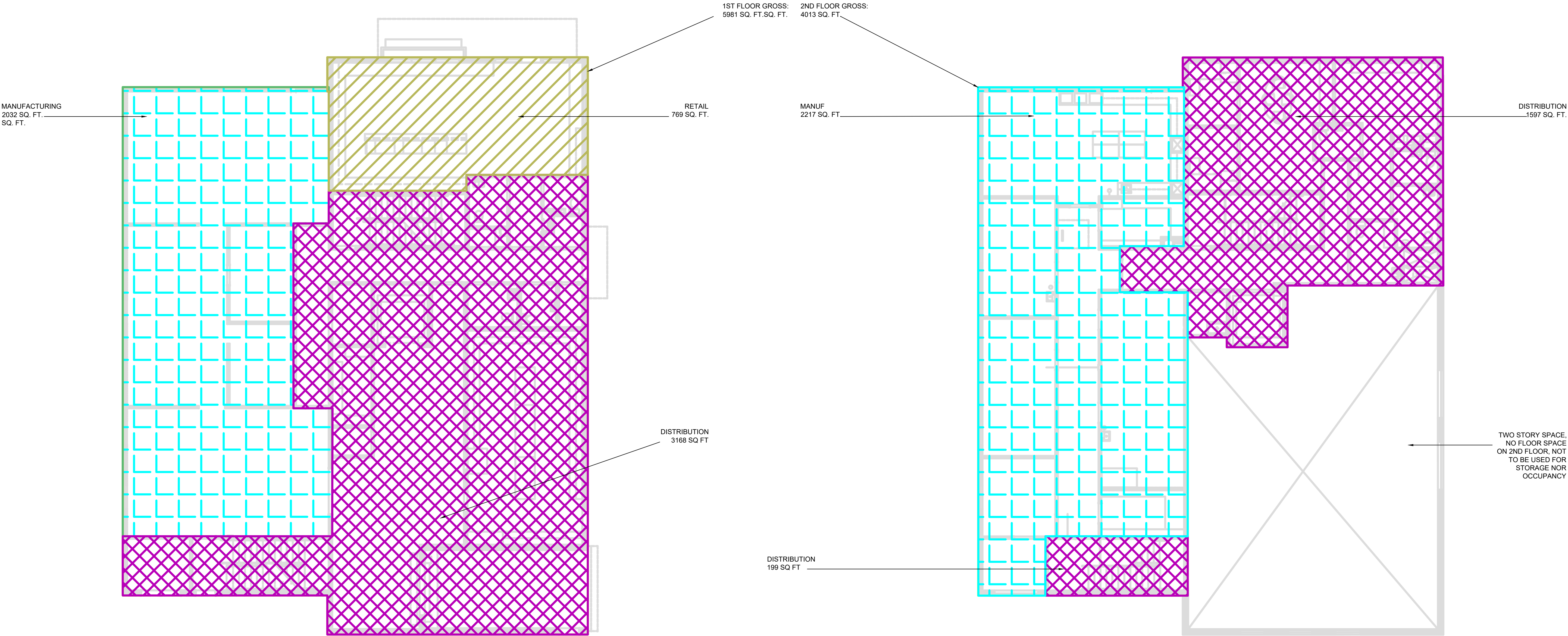
B

MANUFACTURING

RETAIL

DISTRIBUTION

	1ST FL	2ND FL
RETAIL	781	
MANUFACTURING	2032	2217
DISTRIBUTION	3168	1796
TOTAL GSF	5981	4013



1

FIRST FLOOR

1/8" = 1'-0"

1ST FLOOR GROSS: 5981 SQ. FT.

N

2

SECOND FLOOR

1/8" = 1'-0"

2ND FLOOR GROSS: 4013 SQ. FT.

N

ZONING AREA	SUITE	USE
commercial kitchen (F)	3	TYPE 6 - MANUFACTURER 1 (NON-VOLATILE SOLVENTS)
manufacturing (F-1)	5	TYPE 6 - MANUFACTURER 1 (NON-VOLATILE SOLVENTS)
office(grp B)	4	ACCESSORY OFFICE
retail (M)	1	TYPE 10 - RETAILER (SELLING PRODUCTS TO END USERS)
warehouse (S)	2	TYPE 11 - DISTRIBUTOR; SELF DISTRIBUTION; AND TRANSPORT (DISTRIBUTING CANNABIS PRODUCTS BETWEEN PRODUCERS AND RETAILERS)

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Revisions

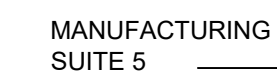
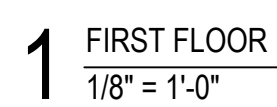
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KEYPLAN

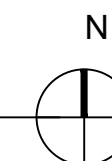
SUITE LAYOUTS

Sheet Title

D



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

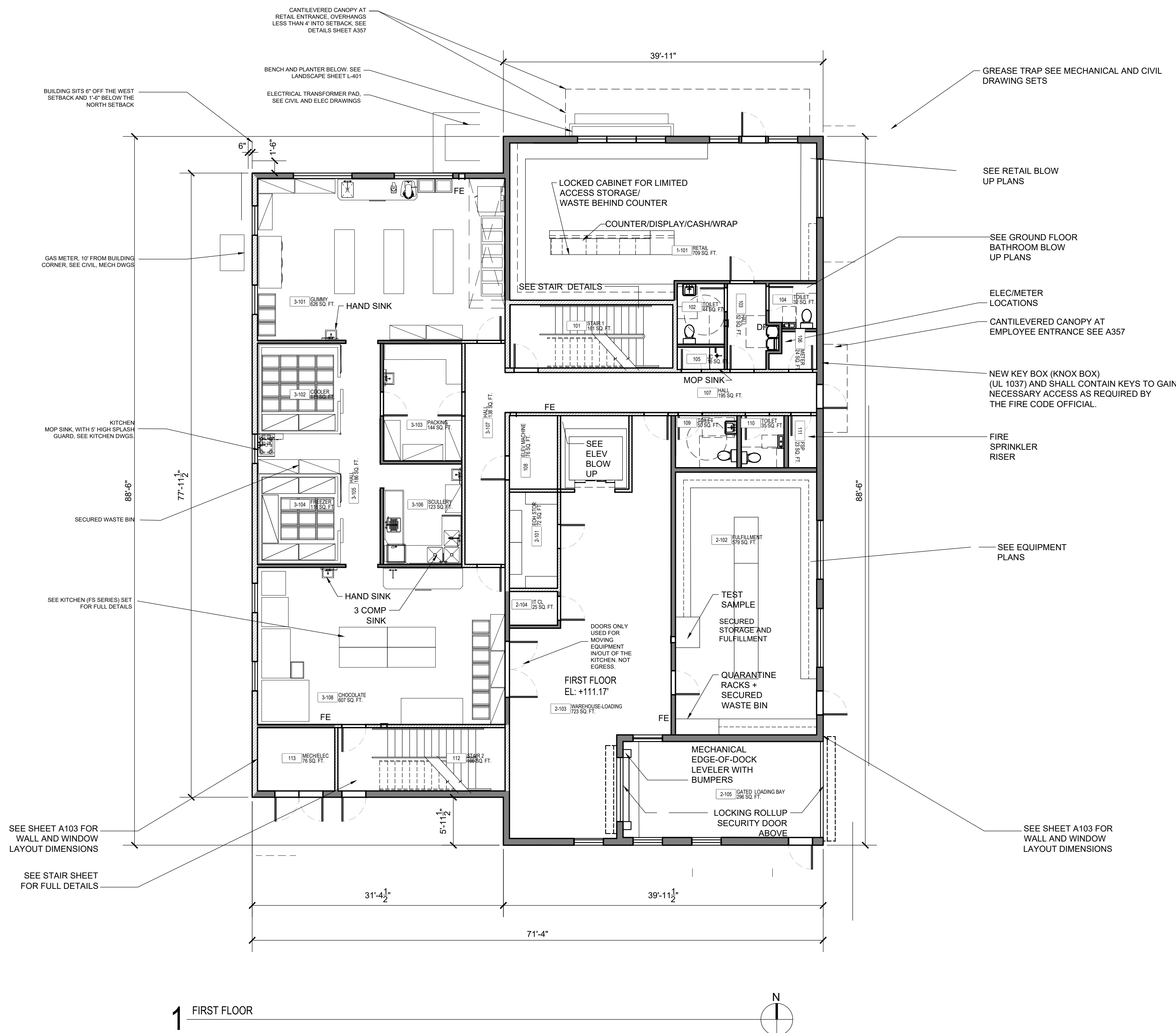


4A:80B:C FIRE EXTINGUISHER, MOUNTED ON
WALL, TOP MAX 5' AFF. PLACED EVERY 50', SEE
DETAIL SHEET A-556

DRINKING FOUNTAIN, SEE DETAILS A257 AND
A252

WINDOW TYPE - SEE SHEET A103, A702

DOOR TYPE - SEE SHEET A103, A700



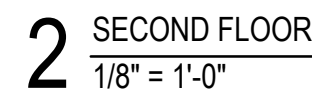
NORTHERN STANDARD
2220 MERCURY WAY, SANTA ROSA 95407
APN 035-490-032

Project No. 190301	Drawn by SK
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KEYPLAN

SECOND FLOOR PLAN

E2





NORTHERN STANDARD

22220 MERCURY WAY, SANTA ROSA 95407

APN 035-490-032

APLOGROUP, INC.

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Project No.	19030
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Drawn by
SH

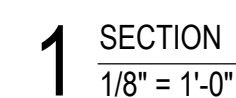
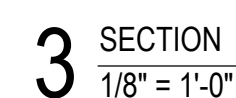
DATE 6/24/2020



BUILDING SECTIONS

1010

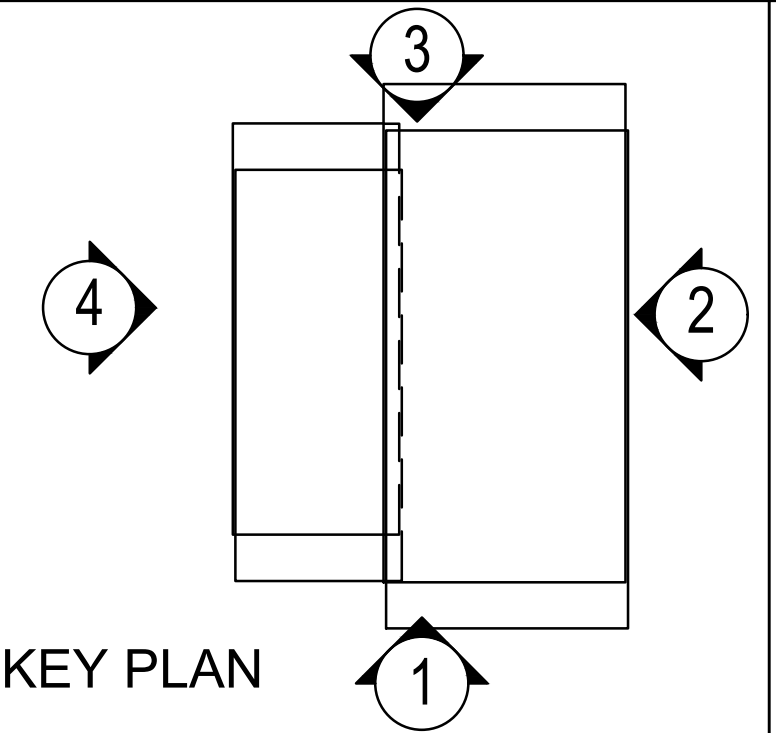
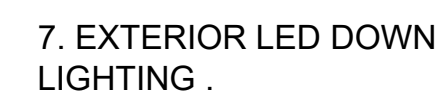
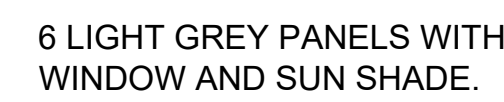
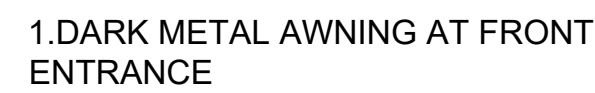
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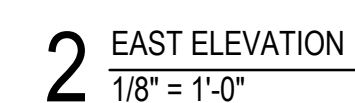
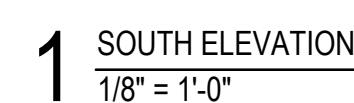
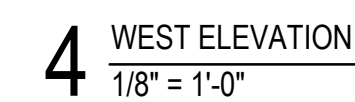
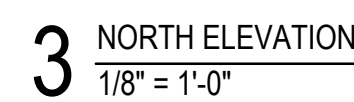
2000 BIDD SECTIONS

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KEY PLAN

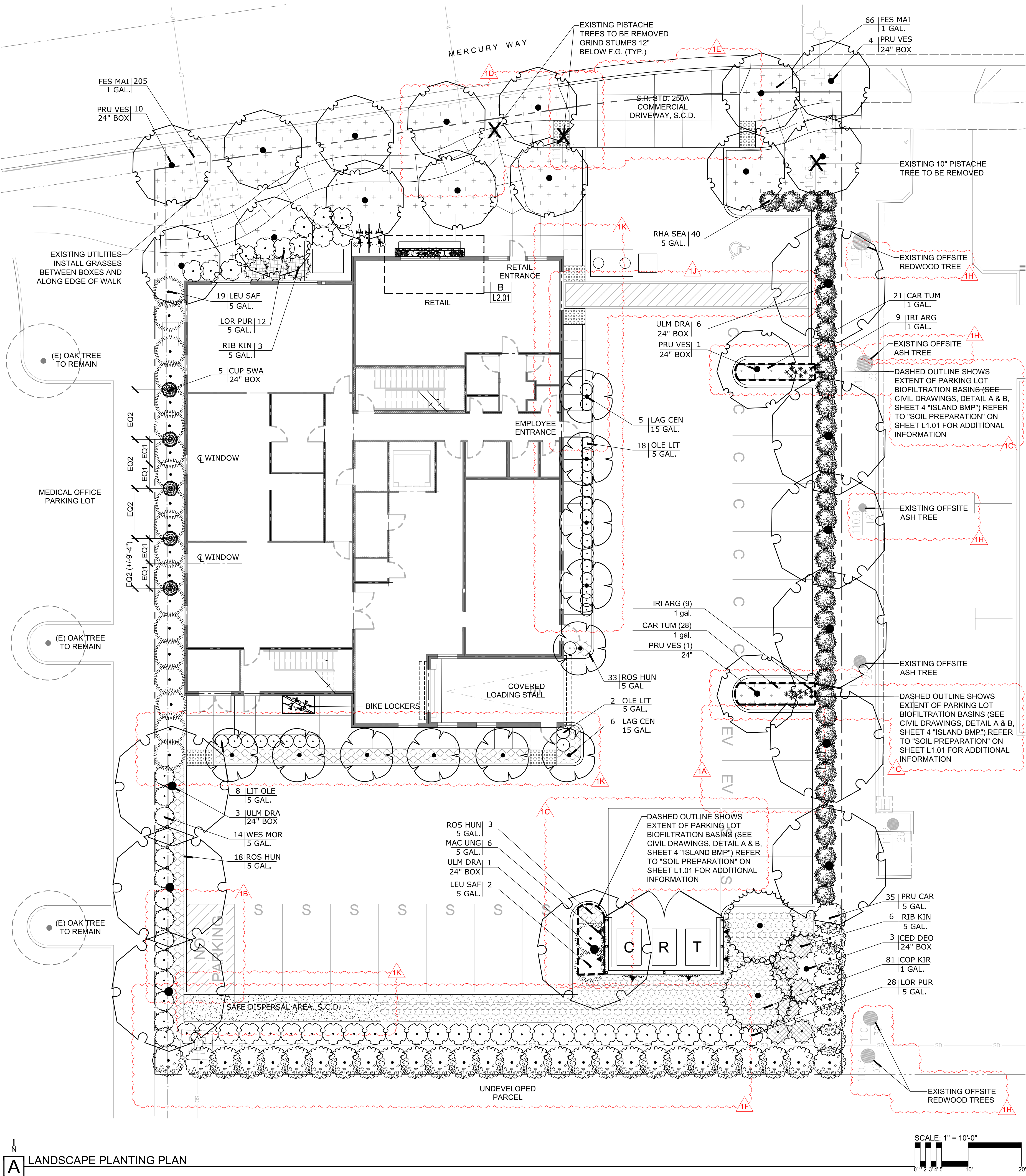


est No.

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WUCOLS
	CED DEO	CEDRUS DEODARA	DEODAR CEDAR	24" BOX	3	L
	CUP SWA	CUPRESSUS S. 'SWANE'S GOLDEN'	SWANE'S GOLDEN CYPRESS	24" BOX	5	L
	LAG CEN	LAGERSTROEMIA INDICA 'CENTENNIAL SPIRIT'	CRAPE MYRTLE	15 GAL.	11	L
	PRU VES	PRUNUS CERASIFERA 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM	24" BOX	16	L
	ULM DRA	ULMUS PARVIFOLIA 'DRAKE'	DRAKE ELM	24" BOX	10	L
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WUCOLS
	ADI XMA	ADIANTUM X MAIRISII	HARDY MAIDENHAIR FERN	1 GAL.	4	M
	EUP POL	EUPHORBIA POLYCHROMA	CUSHION SPURGE	5 GAL.	4	L
	IRI ARG	IRIS PALLIDA 'ARGENTA VARIEGATA'	SWEET IRIS	1 GAL.	18	L
	LEU SAF	LEUCADENDRON X 'SAFARI SUNSET'	CONEBUSH	5 GAL.	21	L
	LOR PUR	LOROPETALUM CHINENSE 'PURPLE DIAMOND'	FRINGE FLOWER	5 GAL.	40	L
	MAC UNG	MACFADYENA UNGUIS-CATI	YELLOW TRUMPET VINE	5 GAL.	6	L
	OLE LIT	OLEA EUROPAEA 'LITTLE OLLIE' TM	LITTLE OLLIE OLIVE	5 GAL.	28	L
	POL CBA	POLYSTICHUM IMBRICANS	DWARF WESTERN SWORD FERN	5 GAL.	3	M
	PRU CAR	PRUNUS CAROLINIANA 'COMPACTA-COLUMN'	UPRIGHT CAROLINA CHERRY	5 GAL.	35	L
	RHA SEA	RHAMNUS CALIFORNICA 'SEAVIEW'	CALIFORNIA COFFEE BERRY	5 GAL.	40	L
	RIB KIN	RIBES SANGUINEUM 'KING EDWARD VII'	RED FLOWERING CURRANT	5 GAL.	9	L
	WES MOR	WESTRINGIA FRUTICOSA 'MORNING LIGHT'	MORNING LIGHT COAST ROSEMARY	5 GAL.	14	L
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WUCOLS
	CAR TUM	CAREX TUMULICOLA	BERKELEY SEDGE	1 GAL.	49	L
	COP KIR	COPROSMA KIRKII 'VARIEGATA'	CREEPING MIRROR PLANT	1 GAL.	81	L
	FES MAI	FESTUCA MAIREI	ATLAS FESCUE	1 GAL.	271	L
	ROS HUN	ROSMARINUS O. 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	5 GAL.	54	L

Architectural plan of the storefront planter enlargement. The plan shows a large rectangular planter area adjacent to a building. A north arrow is located at the bottom left. A scale bar at the bottom right indicates 1 inch equals 4 feet. The planter area is divided into sections labeled (4) ADI XMA (1 gal.), (4) EUP POL (5 gal.), and (3) POL CBA (5 gal.). A bench is located along the top edge of the planter area. The entrance to the building is marked on the right side. A vertical label 'BENCH AND PLANTER' is positioned along the left side of the planter area. The interior of the building is labeled 'INTERIOR OF BUILDING'.

1. INSTALL PLANT MATERIALS AS SHOWN IN THE PLANTING DETAILS.
2. PLANT QUANTITIES ON LEGEND ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE LISTED QUANTITIES, THE PLAN SHALL GOVERN.
3. NURSERY TRAINING STAKES SHALL BE REMOVED FROM ALL TREES AT TIME OF PLANTING. TREES THAT CAN NOT SUPPORT THEMSELVES WHEN STAKED OR GUAYED PER DETAIL, SHALL BE REJECTED.
4. TREES TO BE PLANTED WITHIN 4" OF ANY CURBS, PAVEMENTS, OR WALLS MUST BE INSTALLED WITH ROOT BARRIERS.
5. FERTILIZER TABLETS: ADD 21 GRAM FERTILIZER TABLETS (20-10-5) ANALYSIS TO ALL TREE, SHRUB AND GROUND COVER PLANTINGS AT THE FOLLOWING RATES:
SPECIMEN TREES: 6 TABLETS PER INCH OF CALIPER (DBH)
15 GALLON PLANTS: 6 TABLETS
5 GALLON PLANTS: 4 TABLETS
4 GALLON PLANTS: 2 TABLETS
4 INCH POTS: 1 TABLETS
6. CARE SHALL BE TAKEN TO PROTECT EXISTING OFF-SITE TREES AND ROOTS. TRENCHING AND DIGGING BENEATH EXISTING TREE CANOPIES SHALL BE DONE MANUALLY. DO NOT CUT ROOTS LARGER THAN 2 INCHES IN DIAMETER.
7. HEDGE PLANTINGS SHALL BE EQUALLY SPACED, IN STRAIGHT ROWS.
8. ALL UN-PAVED AREAS SHALL BE TOP-DRESSED WITH A 2" LAYER OF 1/2" MINUS, "WALK-ON" BARK MULCH.
9. TREES WHICH HAVE BEEN "TOPPED" OR CUT ALONG THE LEAD TRUNK WILL BE REJECTED.
10. SUBSTITUTIONS FOR SPECIFIED PLANT MATERIALS ARE NOT ALLOWED WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT. IN THE EVENT THAT A LISTED PLANT CANNOT BE LOCATED, CONTRACTOR SHALL PROVIDE THE LANDSCAPE ARCHITECT WITH CURRENT AVAILABILITY OF THE PLANT THROUGH THE NURSERY. THE NURSERY ARCHITECT WILL SELECT THE MOST APPROPRIATE SUBSTITUTIONS FROM THE LISTS. CONTRACTOR SHALL PROVIDE OWNER'S REPRESENTATIVE WITH ORIGINAL DELIVERY TAGS VERIFYING THAT CORRECT PLANT VARIETIES, MULCH, AND SOIL CONDITIONING MATERIALS HAVE BEEN SUPPLIED.
12. COORDINATE WITH UTILITIES AND IRRIGATION CONTRACTORS SO THAT UTILITIES AND IRRIGATION BOXES DO NOT INTERFERE WITH THE INTENT OF THE LANDSCAPE PLANTING DESIGN. NOTIFY THE L.A. FOR RESOLUTION WHEN CONFLICTS ARISE BETWEEN UTILITIES AND PLANTING LAYOUT.

The logo for Johnson Rinehart Landscape Architecture features the letters 'JRLA' in a large, light gray, sans-serif font. Below this, the words 'JOHNSON RINEHART' and 'LANDSCAPE ARCHITECTURE' are stacked in a smaller, dark green, sans-serif font. The background of the logo is a solid light green color.

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118 ENGLISH STREET
PETALUMA, CA, 94952
JOHNSONRINEHART.COM
Bill @ JohnsonRinehart.com

SEAL:



DATE:	ISSUED FOR:
4/30/20	PERMIT RE-SUBMITTAL
4/30/20	C.U.P. APPLICATION
6/8/20	PERMIT RE-SUBMITTAL

REVISIONS		
NO.:	DATE:	DESCRIPTION:
1	6/8/20	PLAN CHECK COMMENTS

JRLA PROJECT NUMBER:
19107

SCALE:
AS NOTED

SHEET TITLE:
LANDSCAPE
PLANTING PLAN

SHEET:
L-2.01
SHEET NUMBER 2 OF 6 SHEETS