

386 YOLANDA AVE, "C"
SANTA ROSA, CA

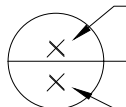


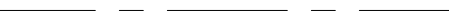


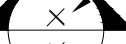





PROJECT SCOPE

THE SITE IS LOCATED OFF OF YOLANDA AVENUE AND IS APPROXIMATELY 0.83 ACRES AND IS ZONED LIGHT INDUSTRIAL. THE PROPERTY IS SITUATED AS A FLAG LOT WITH TWO EXISTING LIGHT INDUSTRIAL COMMERCIAL BUILDINGS AND IS ACCESSIBLE BY A PRIVATE DRIVEWAY WHICH IS ACCESSED DIRECTLY FROM YOLANDA AVENUE. THE TWO EXISTING INDUSTRIAL BUILDINGS ON THE PROPERTY FRONT EACH OTHER AND ARE SITUATED BEHIND TWO EXISTING VACANT RESIDENCES WITH A SECURITY CHAIN LINK FENCE AND GATE. ACCESS IS RESTRICTED TO UNAUTHORIZED ACCESS DURING NON-BUSINESS HOURS. THE PROPERTY IS ALREADY OCCUPIED BY THREE CANNABIS RELATED BUSINESSES INCLUDING TWO CANNABIS MANUFACTURING BUSINESSES AND ONE CANNABIS DISTRIBUTION BUSINESS.

THE SCOPE OF WORK FOR THE MINOR USE PERMIT IS LIMITED TO THE BUILDING 586 YOLANDA AVENUE, SUITE 1C AND ALL WORK WILL BE LIMITED TO THE INTERIOR OF THE SPACE. THE EXISTING PARKING LOT IMPROVEMENTS ARE UNDER A SEPARATE PERMIT B14-0722 WITH THE CITY OF SANTA ROSA. THE PROPERTY OWNER IS ALSO IN THE PROCESS OF IMPROVEMENTS TO THE ELECTRICAL SERVICES TO THE PROPERTY AND IMPROVEMENTS TO THE CHAIN-LINK FENCINGS AND GATE ARE NOT WITHIN THE SCOPE OF WORK OF THIS USE PERMIT APPLICATION.

THE USE OF THE SPACE WILL BE FOR A TYPE II DISTRIBUTION FACILITY, FOR STORAGE OF RETAIL CANNABIS PRODUCTS AND INDOOR SECURITY OF DELIVERY VEHICLES TRAVELING FROM OUR MANUFACTURING FACILITIES IN SOUTHERN CALIFORNIA IN ROUTE TO RETAIL STORES IN THE NORTHERN CALIFORNIA AREA. IMPROVEMENTS TO THE SPACE WILL BE LIMITED TO REMODELING OF THE EXISTING UNI-SEX RESTROOM TO MEET ACCESSIBILITY REQUIREMENTS UNDER CHAPTER 18 OF THE 2019 CALIFORNIA BUILDING CODE. ODOR MITIGATION IMPROVEMENTS PER THE REQUIREMENTS OF THE CITY OF SANTA ROSA AS DESCRIBED BY THE ODOR MITIGATION DESIGN REQUIREMENTS PER 15000 INC. NEW INTERIOR WAREHOUSE LIGHTING AND REPAIR/REPLACEMENT OF THE STOREFRONT DOOR.

TYP. DRAWING SYMBOLS

	DETAIL # _____		HIDDEN LINE
	DWG. SHT. # _____		CENTER LINE
	ELEVATION # _____		PHANTOM LINE
	DWG. SHT. # _____		BREAK OR CUT LINE
	ELEVATION KEY		SECTION LETTER
	DWG. SHT. # _____		SECTION KEY

CALGREEN NOTES

5.2-1.1 SCOPE: BUILDING SHALL MEET OR EXCEED THE REQUIREMENTS OF THE CALIFORNIA ENERGY CODE.

5.408.1 CONSTRUCTION WASTE MANAGEMENT, RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65% OF THE NONHAZARDOUS CONSTRUCTION WASTE IN ACCORDANCE WITH SECTION 5.408.1.1, 5.408.1.2 OR 5.408.1.3; OR MEET A LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE, WHICHEVER IS MORE STRINGENT.

5.408.1.3 DOCUMENTATION. DOCUMENTATION SHALL BE PROVIDED TO THE ENFORCING AGENCY WHICH DEMONSTRATES COMPLIANCE WITH SECTION 5.408.1.1, ITEMS 1 THROUGH 4. THE WASTE MANAGEMENT PLAN SHALL BE UPDATED AS NECESSARY AND SHALL BE ACCESSIBLE DURING CONSTRUCTION FOR EXAMINATION BY THE ENFORCING AGENCY. (SUPPORT DOCUMENTATION REQUIRED PRIOR TO PERMIT ISSUANCE)

5.408.2 UNIVERSAL WASTE. [A] ADDITIONS AND ALTERATIONS TO A BUILDING OR TENANT SPACE THAT MEET THE SCOPING PROVISIONS IN SECTION 5013 FOR NONRESIDENTIAL ADDITIONS OR ALTERATIONS, SHALL REQUIRE THAT UNIVERSAL WASTE ITEMS SUCH AS FLUORESCENT LAMPS AND BALLASTS AND MERCURY CONTAINING THERMOSTATS AS WELL AS OTHER CALIFORNIA PROHIBITED UNIVERSAL WASTE MATERIALS ARE IDENTIFIED OF PROPERLY AND ARE DIVERTED FROM LANDFILLS. A LIST OF PROHIBITED UNIVERSAL WASTE MATERIALS SHALL BE INCLUDED IN THE CONSTRUCTION DOCUMENTS.

PROJECT TEAM

<u>CLIENT/BUSINESS OWNER:</u>	
OWNER:	KAYAUGHN BAGHBEH
ADDRESS:	HAPPY STICKS & WEST COAST FARMS
CITY/STATE:	386 YOLANDA AVENUE, SUITE #C
ZIP CODE:	SANTA ROSA, CALIFORNIA
CONTACT:	95403
PH:	KAYAUGHN
EMAIL:	1.855.TSO.C502
	KAYAUGHNB@EMAIL.COM
<u>ARCHITECT:</u>	
COMPANY NAME:	GRAIKER ARCHITECTS & PLANNERS, INC.
ADDRESS:	9154 BROWNS VALLEY ROAD
CITY, STATE & ZIP:	NAPA, CALIFORNIA 94558
PROJECT MANAGER:	ERIC FORRSTALL
PHONE:	TOT.224.5060
FAX:	TOT.251.5142
EMAIL:	ERIC@CRAIKER.COM
<u>MEP & T24 CONSULTANT:</u>	
COMPANY:	GTC & ASSOCIATES
OWNER:	JOEL LURIE
ADDRESS:	12 TERN CT.
CITY/STATE:	SAN RAFAEL, CA
CONTACT:	JOEL LURIE
PH:	415-455-0191
EMAIL:	joellurie@ctcassociates.biz
<u>ODOR MITIGATION CONSULTANT:</u>	
COMPANY:	15000 INC.
ADDRESS:	2401 CLEVELAND AVE.
CITY/STATE:	SANTA ROSA, CA
ZIP CODE:	95403
CONTACT:	JAY TAKACS
OWNER:	TOT-577-0363
EMAIL:	info@15000Inc.com

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SANTA ROSA, CA

JOB# 2042



City of Santa Rosa
Planning & Economic
Development Department
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<h2 style="margin: 0;">SITE PLAN</h2>																									
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NORTH COAST DISTR., LLC

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JOB# 2042



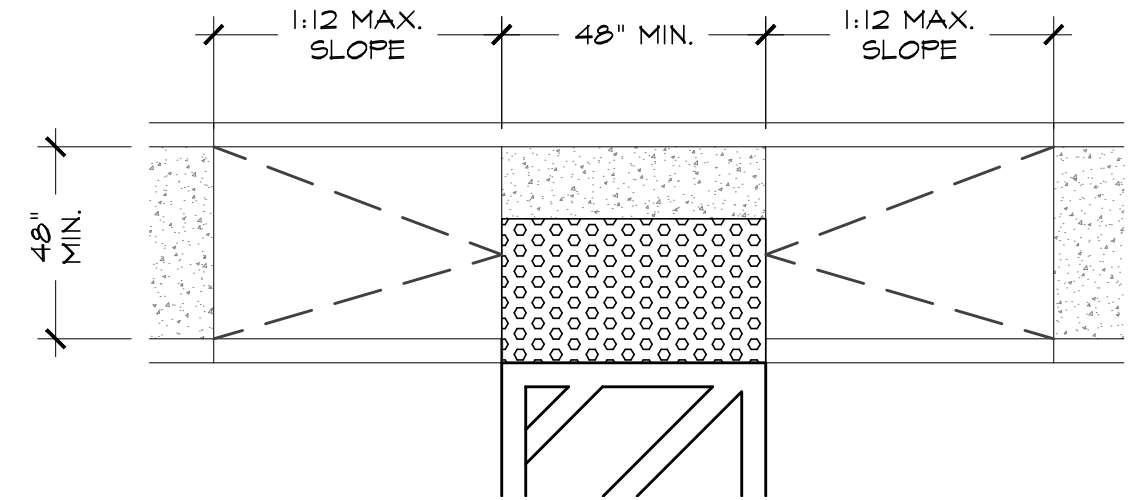
PARKING ACCESSIBILITY STANDARD DETAILS

Revisions	
DATE	DESCRIPTION

Date: 9/25/2020
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11B-406.3.1 SLOPE: THE RUNNING SLOPE OF THE CURB RAMP SEGMENTS SHALL BE IN-LINE WITH THE DIRECTION OF THE SIDEWALK TRAVEL. RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12.

11B-406.3.2 TURNING SPACE: A TURNING SPACE 48" MIN. BY 48" MIN. SHALL BE PROVIDED AT THE BOTTOM OF THE CURB RAMP. THE SLOPE OF THE TURNING SPACE IN ALL DIRECTIONS SHALL BE 1:48 MAX.

11B-406.3.1 LOCATION: CURB RAMPS SHALL BE LOCATED SO THEY DO NOT PROJECT INTO VEHICULAR TRAFFIC LANES, PARKING SPACES OR PARKING ACCESS AISLES.

11B-406.3.2 WIDTH: THE CLEAR WIDTH OF CURB RAMP RUNS, BLENDED TRANSITIONS AND TURNING SPACES SHALL BE 48" MIN.

11B-406.3.3 LANDINGS: LANDINGS SHALL BE PROVIDED AT THE TOPS OF CURB RAMPS AND BLENDED TRANSITIONS. LANDING CLEAR LENGTH SHALL BE 48" MIN. THE LANDING CLEAR WIDTH SHALL BE AT LEAST AS WIDE AS THE CURB RAMP EXCLUDING BLENDED TRANSITION LEADING TO THE LANDING. THE SLOPE OF THE LANDING IN ALL DIRECTIONS SHALL BE 1:48 MIN.

11B-406.3.7 CROSS SLOPE: THE CROSS SLOPE OF CURB RAMPS SHALL BE 1:48 MAX.

TYPICAL PARALLEL CURB RAMP

SCALE: NTS CBC 11B-406.3

TOTAL NUMBER OF EVCS AT A FACILITY	MINIMUM NUMBER (BY TYPE) OF EVCS REQUIRED W/SECTION 11B-812		
	VAN ACCESSIBLE	STANDARD ACCESSIBLE	AMBULATORY
1 TO 4	1	0	0
5 TO 25	1	1	0
26 TO 50	1	1	1
51 TO 75	1	2	2
76 TO 100	1	3	3
101 AND OVER	1, PLUS 1 FOR EACH 500, OR FRACTION THEREOF, OVER 100	3, PLUS 1 FOR EACH 60, OR FRACTION THEREOF, OVER 100	3, PLUS 1 FOR EACH 50, OR FRACTION THEREOF, OVER 100

REFERENCE CALGREEN NON-RESIDENTIAL MANDATORY MEASURES TABLE 5.106.5.3.3. SHALL BE USED TO DETERMINE IF SINGLE OR MULTIPLE CHARGING SPACE REQUIREMENTS.

CALGREEN SECTION 5.106.5.2.1 PARKING STALL MARKING: PAINT (IN THE PAINT USED FOR STALL STRIPING) "CLEAN AIR/VANPOOL/EV" SUCH THAT THE LOWER EDGE OF THE LAST WORD ALIGNS WITH THE END OF THE STALL STRIPING AND IS VISIBLE BENEATH THE PARKED VEHICLE

CBC 11B-228.3.1 ELECTRIC VEHICLE CHARGING STATIONS: WHERE ELECTRIC VEHICLE CHARGING STATIONS ARE PROVIDED, EVCS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 11B-228.3

CBC 11B-228.3.1.1 EXISTING FACILITIES: WHERE NEW EVCS ARE ADDED TO A FACILITY WITH EXISTING EVCS, REQUIREMENTS OF SECTION 11B-228.3.1 SHALL APPLY ONLY TO THE NEW EVCS INSTALLED; ALTERATIONS TO EXISTING EVCS SHALL COMPLY WITH SECTION 11B-228.3.

CBC 11B-228.3.1.2 OPERABLE PARTS: WHERE EV CHARGERS ARE PROVIDED, OPERABLE PARTS ON ALL EV CHARGERS SHALL COMPLY WITH 11B-309.4

EVCS FOR PUBLIC USE REQUIREMENTS

SCALE: NTS CBC 11B-228

TOTAL NUMBER OF PARKING SPACES PROVIDED IN A PARKING FACILITY	ACCESSIBLE PARKING SPACES
1 TO 25	1
26 TO 50	2
51 TO 75	3
76 TO 100	4
101 TO 150	5
151 TO 200	6
201 TO 300	7
301 TO 400	8
401 TO 500	9
501 TO 1000	2% OF TOTAL
1001 AND OVER MINIMUM NUMBER OF REQUIRED	20, PLUS (1) FOR EACH 100 OR FRACTION THEREOF, OVER 1000

CBC 11B-208.2 MINIMUM NUMBER: WHERE MORE THAN ONE PARKING FACILITY IS PROVIDED ON A SITE, THE NUMBER OF ACCESSIBLE SPACES PROVIDED ON THE SITE SHALL BE CALCULATED ACCORDING TO THE NUMBER OF SPACES FOR EACH PARKING FACILITY.

CBC 11B-208.2.4 VAN PARKING SPACES: FOR EVERY SIX OR FRACTION OF SIX PARKING SPACES REQUIRED AT LEAST ONE SHALL BE VAN PARKING SPACE COMPLYING WITH SECTION 11B-502.

CBC 11B-208.3.1 LOCATION: ACCESSIBLE PARKING SPACES THAT SERVE A PARTICULAR BUILDING OR FACILITY SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE FROM THE PARKING TO AN ENTRANCE.

CBC 11B-228.3.2 PUBLIC USE OR COMMON USE EVCS: WHERE EVCS ARE PROVIDED FOR PUBLIC USE OR COMMON USE, SHALL BE PROVIDED IN ACCORDANCE WITH 11B-228.3.2.1

FACILITY ACCESS. PARKING REQUIREMENTS

SCALE: NTS CBC 11B-208

UNAUTHORIZED VEHICLES
PARKED IN DESIGNATED
ACCESSIBLE SPACES
NOT DISPLAYING
DISTINGUISHING PLACARDS
OR SPECIAL LICENSE
PLATES ISSUED FOR PERSONS
WITH DISABILITIES WILL BE
TOWED AWAY AT THE
OWNERS EXPENSE
TOWED VEHICLES MAY BE
RECLAIMED AT:
OR BY TELEPHONING:

SIGN SHALL BE POSTED IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO AN OFF-STREET PARKING FACILITY OR IMMEDIATELY ADJACENT TO ON-SITE ACCESSIBLE PARKING AND VISIBLE FROM EACH PARKING SPACE PER CBC 11B-502.8

SIGN SHALL NOT BE LESS THAN 17" WIDE BY 22" HIGH PER CBC 11B-502.8.1

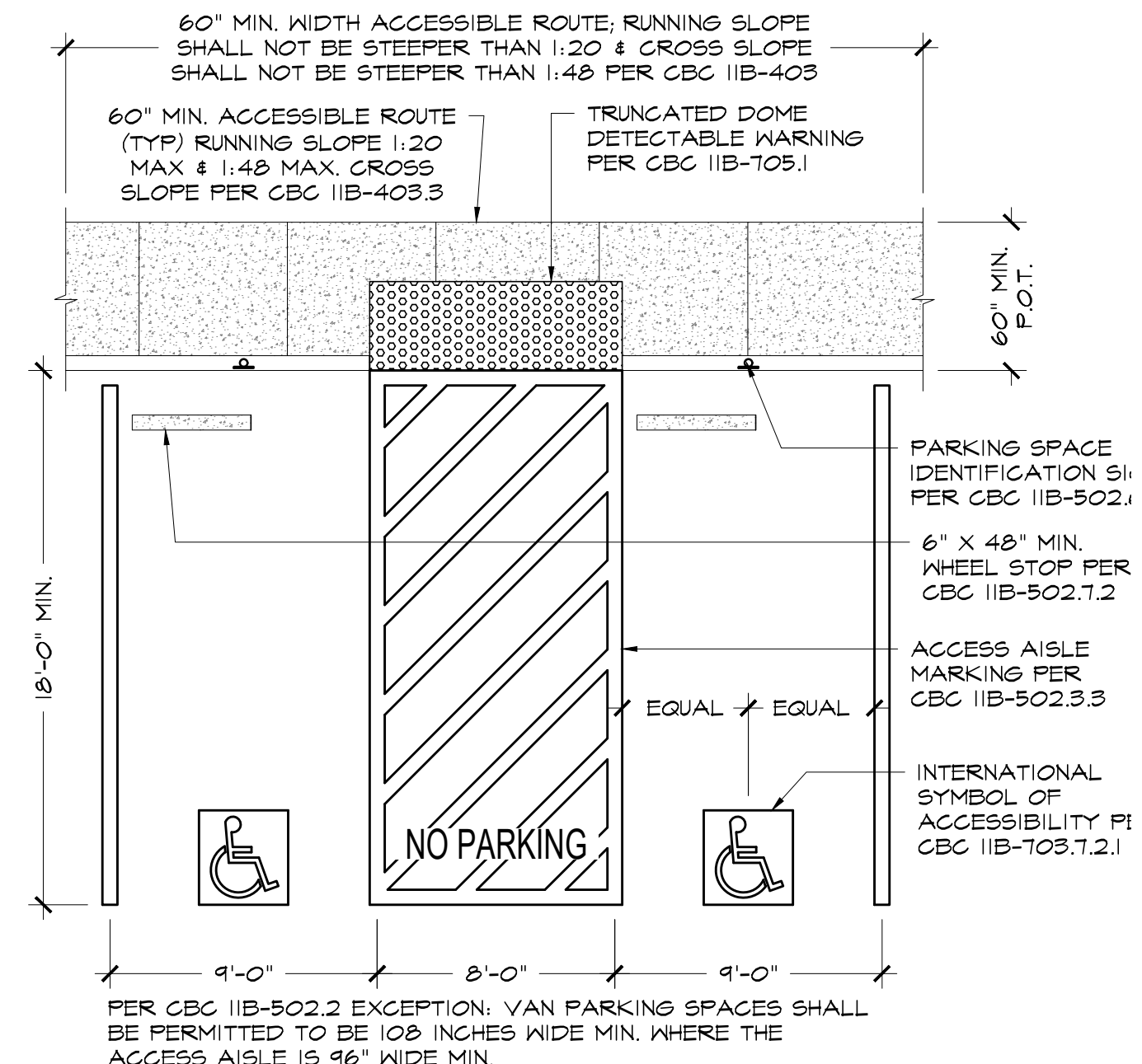
SIGN SHALL CLEARLY STATE IN LETTERS WITH A MIN. 1" FONT; BLANK SPACES SHALL BE FILLED IN WITH APPROPRIATE INFORMATION AS A PERMANENT PART OF THE SIGN PER CBC 11B-502.8.2

SIGN SHALL BE 60" MIN. ABOVE THE FINISH FLOOR OR GROUND SURFACE MEASURED FROM THE BOTTOM OF THE SIGN PER CBC 11B-502.6

EXCEPTION: SIGNS LOCATED WITHIN A CIRCULATION PATH SHALL BE A MINIMUM OF 80" ABOVE THE FINISH FLOOR OR GROUND SURFACE MEASURED TO THE BOTTOM OF THE SIGN.

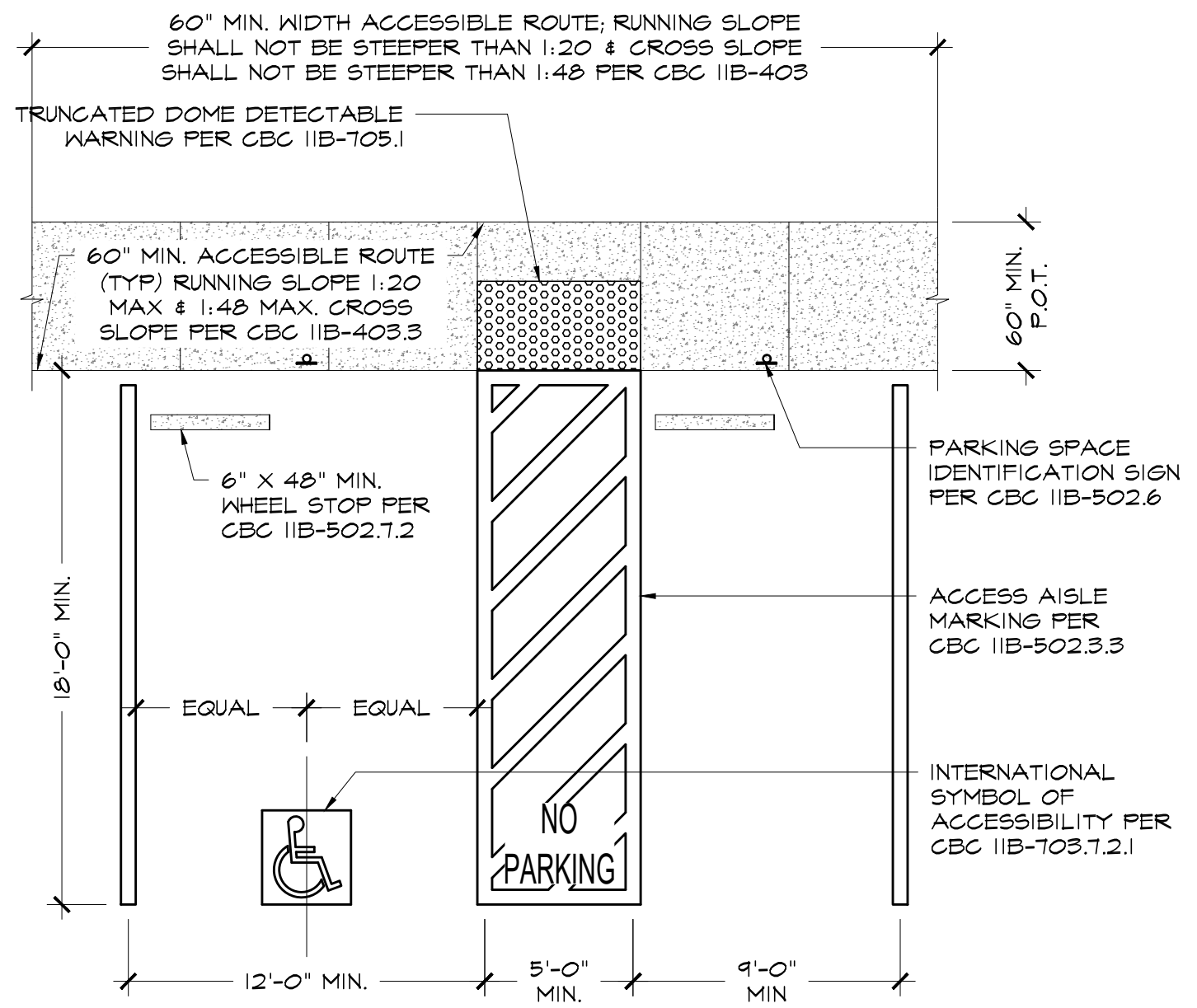
UNAUTHORIZED VEHICLE PARKING SIGN

SCALE: NTS CBC 11B-502



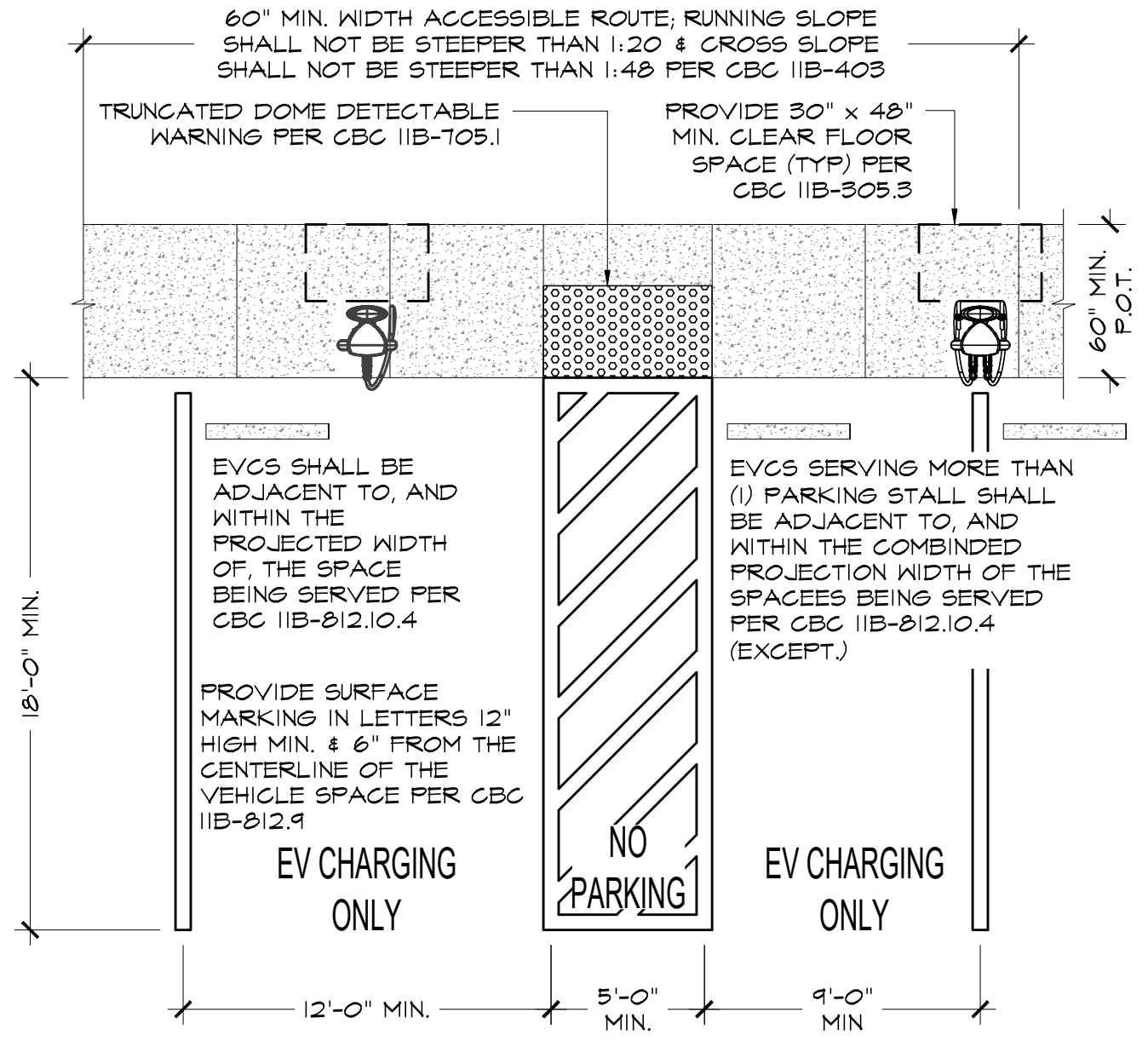
ACCESS. ALTERNATE PARKING STALL

SCALE: NTS CBC 11B-502



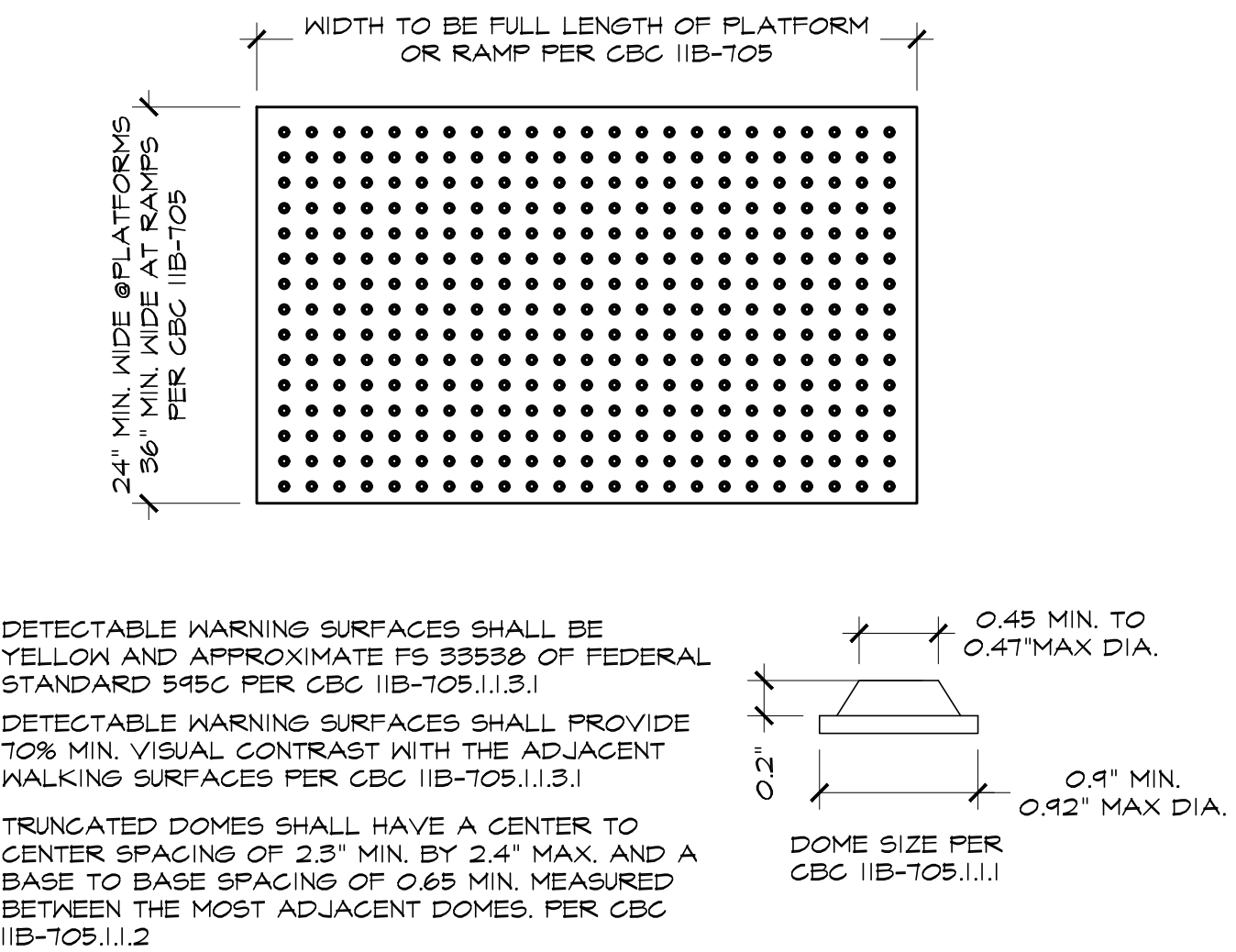
ACCESS. SINGLE PERP. PARKING STALL

SCALE: NTS CBC 11B-502 (W/O RAISED ACCESS. ROUTE)



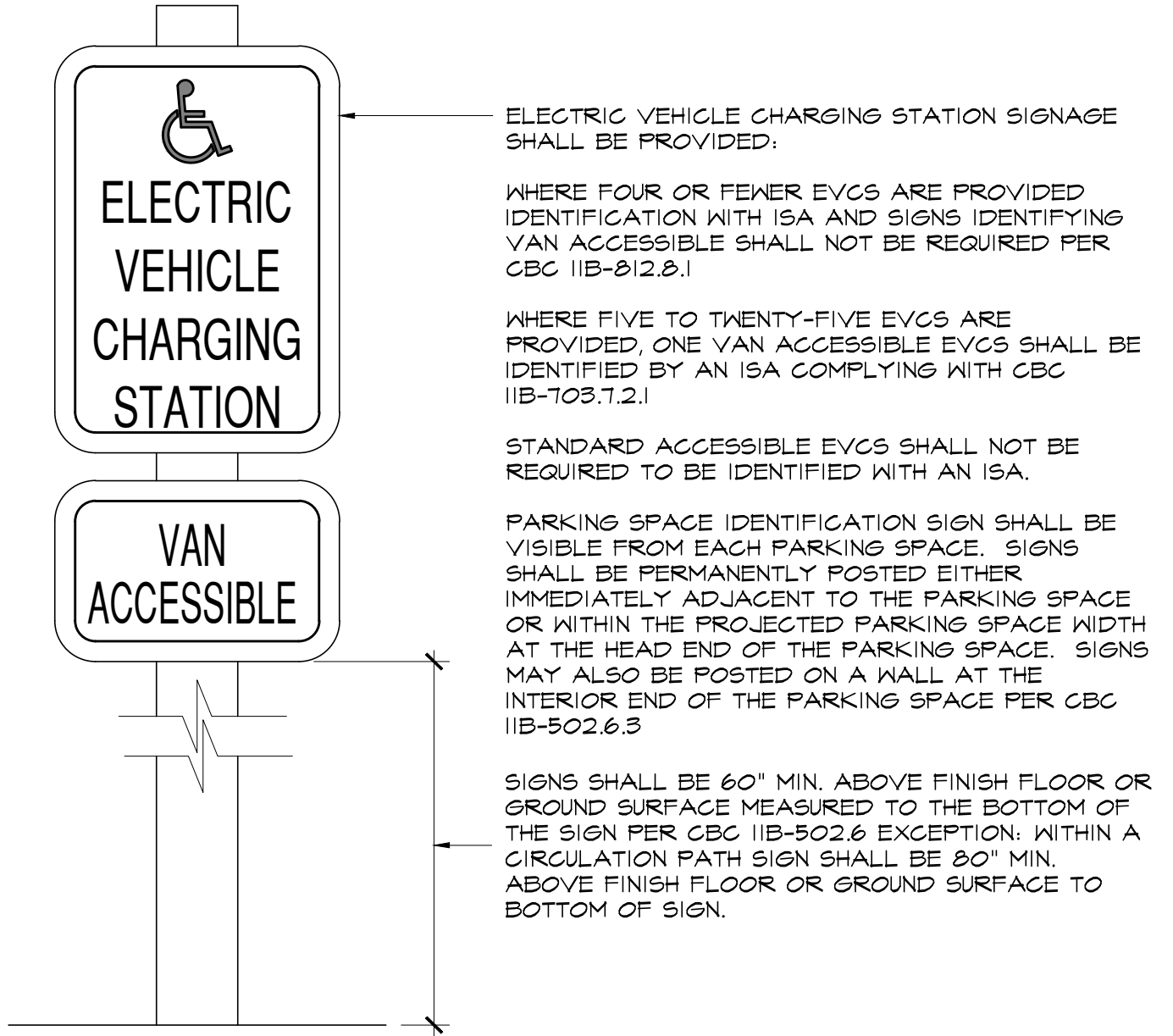
EVCS PARKING STALLS

SCALE: NTS CBC 11B-812



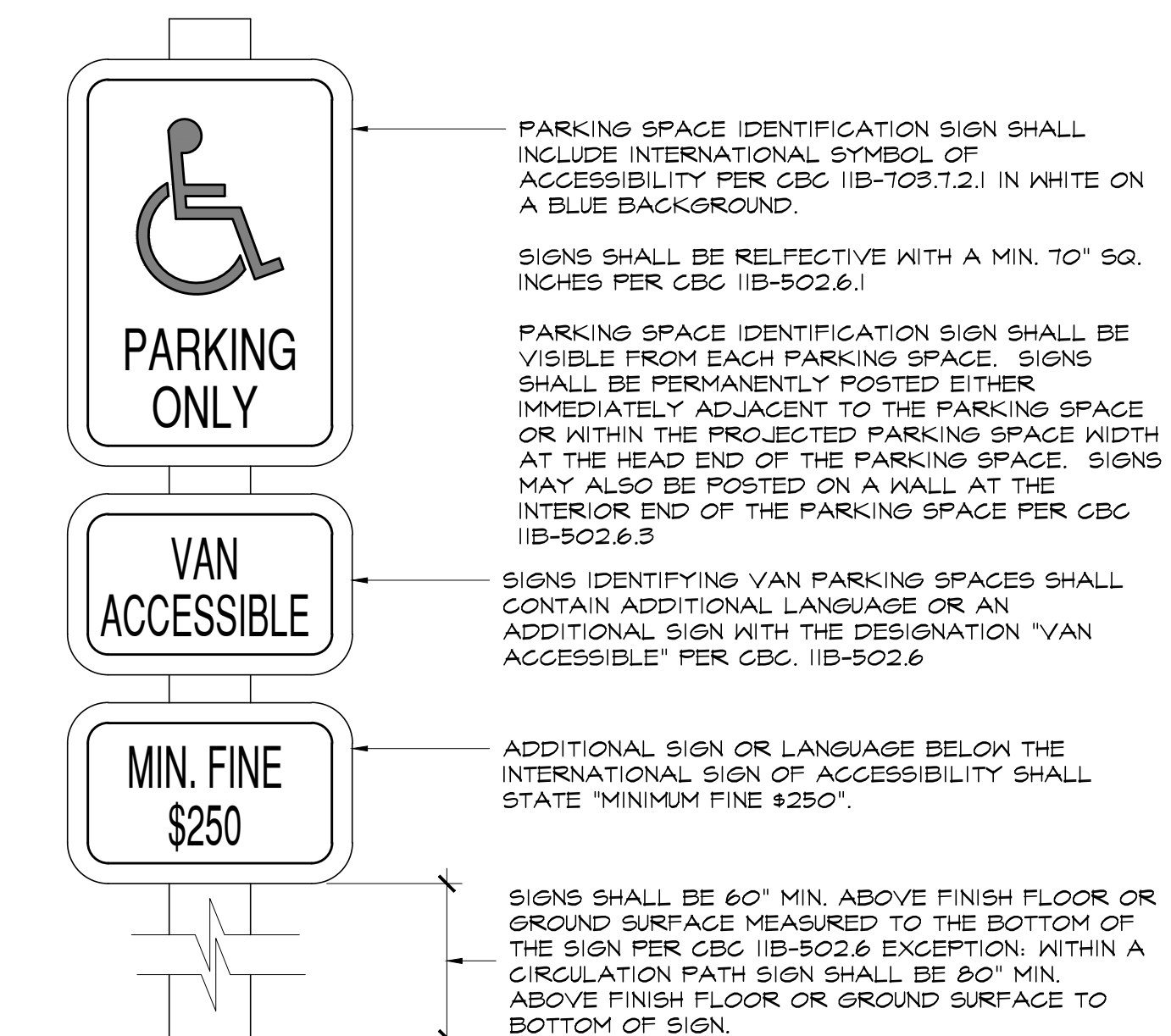
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SCALE: NTS CBC 11B-105



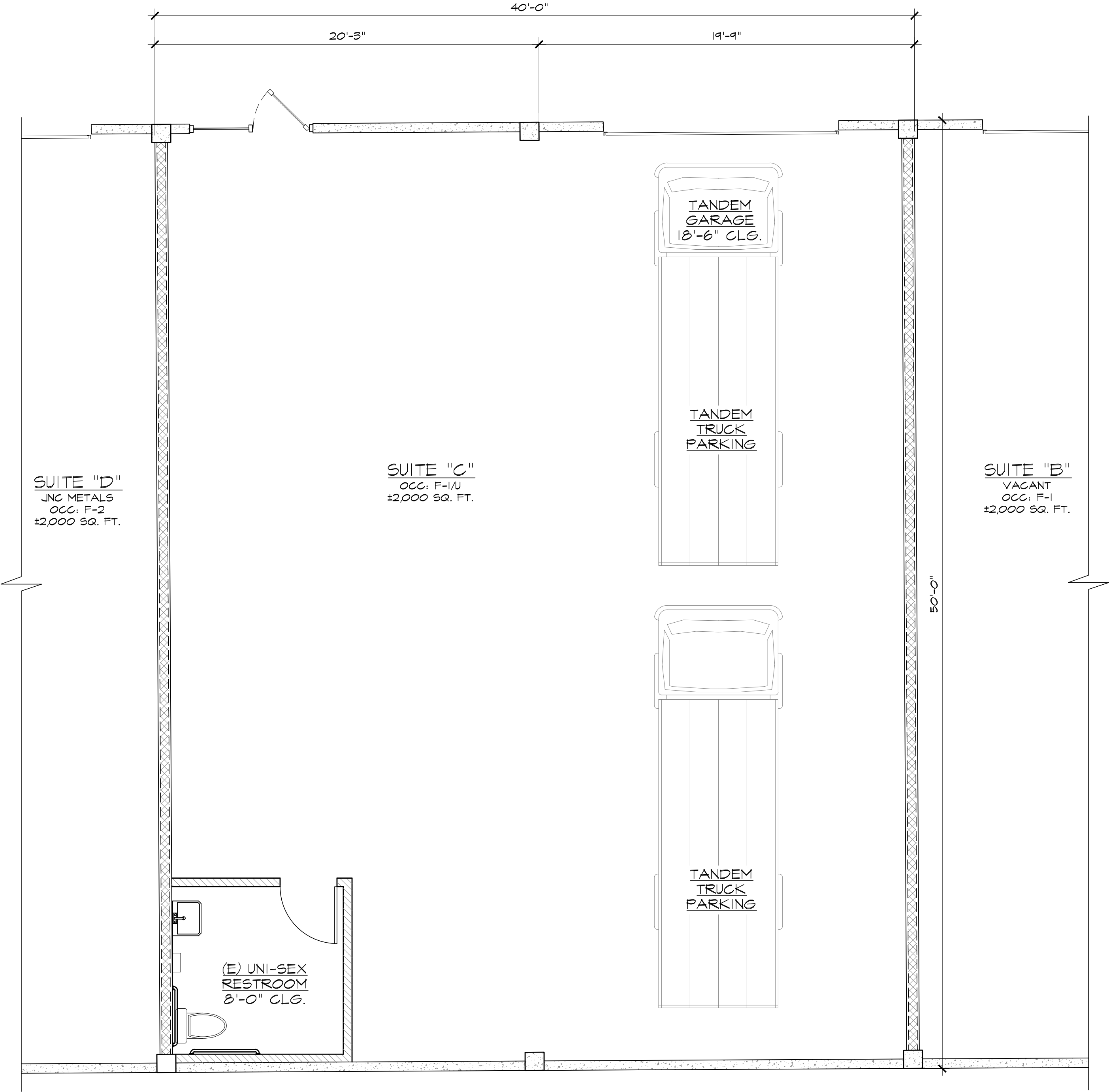
EVCS IDENTIFICATION SIGNAGE

SCALE: NTS CBC 11B-812



PARKING SPACE IDENTIFICATION SIGNAGE

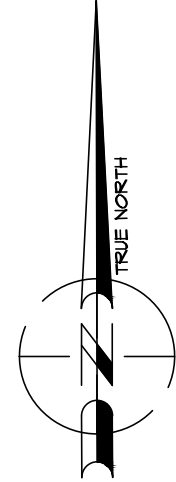
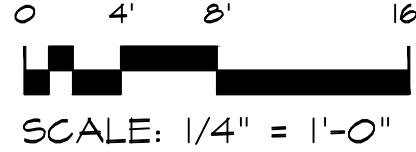
SCALE: NTS CBC 11B-502



SCALE: 1/4" = 1'-0"

WALL LEGEND

- EXISTING 6" CONCRETE WALL
- EXISTING 2X6 WALL DIVIDING WALL
- NEW 2X6 WALL





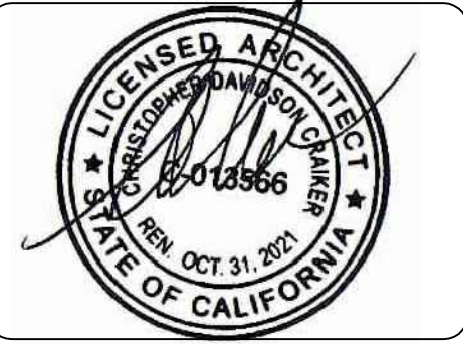
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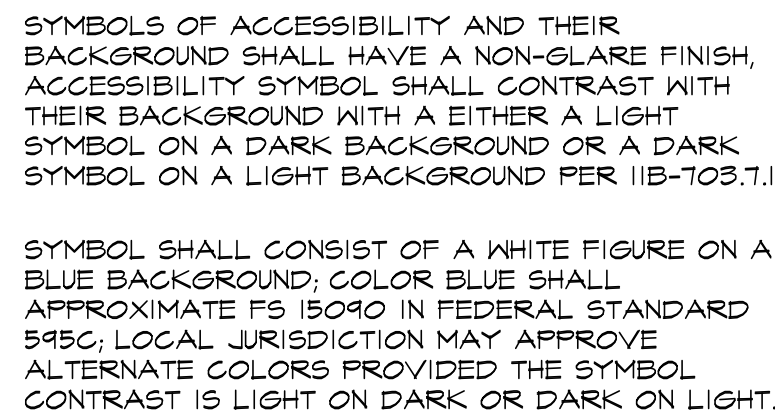
TENANT
IMPROVEMENT
FLOOR PLAN

Revisions	
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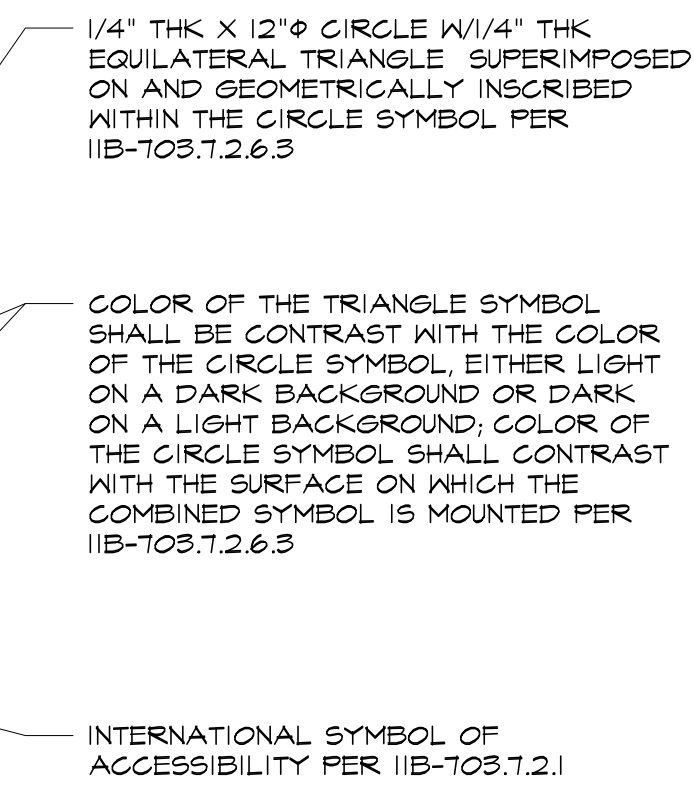
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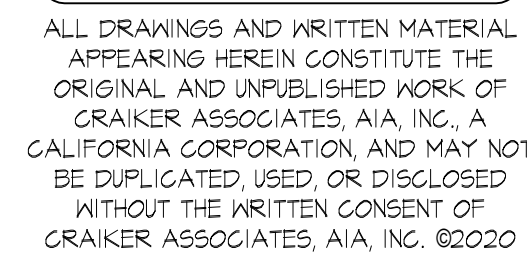
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7 INTERNATIONAL SYMBOL OF ACCESSIBILITY
A2.1 SCALE: 3" = 1'-0" PER IIB-703.7



 SINGLE USER "UNI-SEX" DOOR SIGN
SCALE: 3" = 1'-0"



386 YOLANDA AVE
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SANTA ROSA, CA

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