

# TENANT IMPROVEMENTS

## BEAR FLAG SUPPLY, INC.

### 950 PINER RD, SANTA ROSA, CA 95403

**S/A**  
**SCHWARTZ**  
**ARCHITECTURE**  
 1653 FINLAW ST.  
 SANTA ROSA, CA 95404  
 TEL: 707.478.4949

### ABBREVIATIONS

@	AT	LAM	LAMINATE
AB	ANCHOR BOLT	LB	POUND
ACC	ACCESSIBLE	LBS	POUNDS
ACT	ACOUSTICAL CEILING TILE	POUND(S)	POUND(S)
ADJ	ADJACENT, ADJUSTABLE	#	LIGHT
ADD	AUTOMATIC DOOR OPENER		
AFF	ABOVE FINISHED FLOOR	MACH	MACHINE
ALT	ALTERNATIVE	MAX	MAXIMUM
ALUM	ALUMINUM	MB	MACHINE BOLT
AP	ACCESS PANEL	MECH	MECHANICAL
APPROX	APPROXIMATE	MET	METAL
ARCH	ARCHITECTURAL	MFR	MANUFACTURER
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	MIN	MINIMUM
		MIR	MIRROR
		MISC	MISCELLANEOUS
		MTD	MOUNTED
BD	BOARD	(N)	NEW
BLDG	BUILDING	N/A	NOT APPLICABLE
BOT	BOTTOM	NIC	NOT IN CONTRACT
CAB	CABINET	NO., #	NUMBER
CANT	CANTILEVERED	NTS	NOT TO SCALE
CAP	CAPACITY		
CBG	CALIFORNIA BUILDING CODE	OC	ON CENTER
CFGI	CONTRACTOR-FURNISHED, CONTRACTOR-INSTALLED	OD	OUTSIDE DIAMETER
CFOI	CONTRACTOR-FURNISHED, OWNER-INSTALLED	OFCI	OWNER-FURNISHED, CONTRACTOR-INSTALLED
CL	CENTER LINE	OFI	OWNER-FURNISHED, OWNER-INSTALLED
CLG	CEILING	OH	OPPOSITE HAND
CLR	CLEAR	OPNG	OPENING
CONTR	COUNTER	OPP	OPPOSITE
COL	COLUMN	PA	PROJECT AUTHORIZATION
CONC	CONCRETE	PARTN	PARTITION
CONN	CONNECTION	PLAM	PLASTIC LAMINATE
CONT	CONTINUOUS	PLF	POUNDS PER LINEAR FOOT
CPT	CARPET	PLGB	PLUMBING
CUP	CENTRAL UTILITY PLANT	POT	PATH OF TRAVEL
CRC	COLD ROLLED CHANNEL	PT	PAINT
CTR	CENTER	PTD	PAPER TOWEL DISPENSER
		QTY	QUANTITY
DBL	DOUBLE	RAD	RADIUS
DEMO	DEMOLISH	RB	RESILIENT BASE, RUBBER BASE
DET	DETAIL	RCP	REFLECTED CEILING PLAN
DF	DRINKING FOUNTAIN	RECP	RECEPTACLE
DH	DOOR HOLDER (MAGNETIC)	REF	REFERENCE
DIA, Ø	DIAMETER	REIN	REINFORCE, REINFORCEMENT
DIM	DIMENSION	REDD	REQUIRED
DN	DOWN	REV	REVISE, REVISION
DWG	DRAWING	RM	ROOM
		RO	ROUGH OPENING
EA	EXISTING	SC	SMOKE COMPARTMENT
ELEV	ELECTRIC	SCHED	SCHEDULE
ELEVATOR	ELEVATOR	SD	SOAP DISPENSER
EMBED	EMBEDMENT, EMBEDDED	SECT	SECTION
EP	ELECTRICAL PANEL	SEOR	STRUCTURAL ENGINEER OF RECORD
EQ	EQUAL	SG, FT.	SQUARE FOOT, SQUARE FEET
EQPT	EQUIPMENT	SHT	SHEET
ESR	EVALUATION SERVICE REPORT	SIM	SIMILAR
EXP	EXHAUST	SM	SHEET METAL
EXT	EXPANSION	SPEC	SPECIFICATIONS
EXTERIOR	EXTERIOR	SPKR	SPEAKER
FD	FLOOR DRAIN	SPR	SPRINKLER
FE	FIRE EXTINGUISHER	SQ	SQUARE
FF	FINISH FLOOR	SSD	SEE STRUCTURAL DRAWINGS
FEC	FIRE EXTINGUISHER CABINET	SST	STAINLESS STEEL
FHS	FLAT HEAD SCREWS	ST	SAINT
FIN	FINISH	STD	STANDARD
FL	FLOOR	STL	STEEL
FO	FACE OF	STR	STORAGE
FP	FIRE PULL STATION	STRUCT	STRUCTURAL
FS	FIRE STROBE		
FT	FOOT OR FEET	TEL	TELEPHONE
		THK	THICK
GA	GAUGE	T/O	TOP OF
GALV	GALVANIZED	TOL	TOLERANCE
GB	GYPSUM BOARD	TYP	TYPICAL
GEN	GENERAL	UC	UNDER CABINET/COUNTER
GFCI	GROUND FAULT CIRCUIT INTERRUPT	UNOT	UNLESS OTHERWISE NOTED
GL	GLASS	UTILITY	UTILITY
GR	GRADE	VCT	VINYL COMPOSITE TILE
GYP	GYPSUM	VER	VERIFY
		VERT	VERTICAL
HMF	HOLLOW METAL FRAME	VF	VERIFY IN FIELD
HNOM	NOMINAL EMBEDMENT DEPTH	VM	VENDING MACHINE
HORIZ	HORIZONTAL	VOC	VOLATILE ORGANIC COMPOUNDS
		W/	WITH
ICC	INTERNATIONAL CODE COUNCIL	W/O	WITHOUT
IN	(INCHES)	WI	WOODWORK INSTITUTE
INSUL	INSULATION	WP	WATERPROOF, WATERPROOFING
INT	INTERIOR	WT	WEIGHT
JT	JOINTS		
KD	KNOCK DOWN		

### GENERAL NOTES

- GENERAL NOTES APPLY TO ALL DRAWINGS, UNLESS SPECIFICALLY NOTED OTHERWISE.
- WORK SHALL COMPLY WITH THE PROJECT DOCUMENTS AND WITH APPLICABLE LAWS, CODES AND ORDINANCES OF THE GOVERNING AGENCIES HAVING JURISDICTION.
- OBTAIN REQUIRED PERMITS FROM THE AGENCY HAVING JURISDICTION. OWNER WILL PAY FOR REQUIRED PERMITS.
- THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES AND CONSTRUCTION INDICATED AS EXISTING ARE NOT GUARANTEED. EXAMINE THE SITE, INVESTIGATE AND VERIFY THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES AND CONSTRUCTION. COMPARE EXISTING CONDITIONS TO THE PROJECT DOCUMENTS PRIOR TO COMMENCING WORK. IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES AND OBTAIN CLARIFICATION/DECISION PRIOR TO COMMENCING AFFECTED WORK.
- PROTECT EXISTING FACILITIES FROM DAMAGE DUE TO CONSTRUCTION ACTIVITIES. CONTRACTOR IS SOLELY RESPONSIBLE FOR COSTS AND REPAIR OF DAMAGED PROPERTY TO EXISTING CONDITIONS CAUSED BY CONSTRUCTION ACTIVITIES.
- LIMIT THE USE OF PREMISES TO AREAS WITHIN THE CONTRACT LIMITS INDICATED. DO NOT DISTURB PORTIONS OF THE PROJECT SITE BEYOND AREAS WITHIN THE CONTRACT LIMITS.
- ALLOW OWNER OCCUPANCY AND PUBLIC USE OF THE PROJECT SITE. OWNER WILL OCCUPY THE PREMISES DURING THE ENTIRE CONSTRUCTION PERIOD. WITH THE EXCEPTION OF THE AREAS UNDER CONSTRUCTION. COOPERATE WITH THE OWNER DURING CONSTRUCTION TO MINIMIZE CONFLICTS, NOISE, MALODOROUS FUMES AND FACILITATE THE OWNER'S CONTINUOUS USE OF THE FACILITY. PERFORM THE WORK WITHOUT THE INTERFERENCE TO THE OWNER'S OPERATIONS. MAINTAIN EXISTING EXITS AND ACCESS WAYS FREE OF ENCUMBRANCES. DO NOT INTERRUPT EXISTING UTILITIES SERVING OWNER'S FACILITIES WITHOUT PRIOR WRITTEN APPROVAL BY THE OWNER. PROVIDE WRITTEN REQUEST FOR INTERRUPTION 48 HOURS MINIMUM IN ADVANCE OF REQUESTED INTERRUPTION. DELIVER WRITTEN REQUEST TO THE OWNER'S ON-SITE DIRECTOR OF FACILITIES AND OPERATIONS.
- SECURE THE WORK AREA AND PROVIDE SAFETY MEASURES TO PREVENT INJURY TO PERSONS OR DAMAGE TO PROPERTY ON-SITE, OFF-SITE OR DURING CONSTRUCTION. RELATED TO THE WORK. PROVIDE PROTECTION DEVICES, TEMPORARY BARRIERS AND ENCLOSURES AS NECESSARY TO PERFORM THE WORK AND ALLOW OWNER'S USE OF THE FACILITY. COMPLY WITH SAFETY REQUIREMENTS OF THE GOVERNING AGENCIES HAVING JURISDICTION. SAFETY MEASURES ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY. SITE VISIT OBSERVATIONS BY THE DESIGN TEAM MEMBERS OR THE OWNER DO NOT INCLUDE REVIEW OF THE CONTRACTOR'S SAFETY MEASURES.
- DELIVER, STORE AND HANDLE PRODUCTS USING MEANS AND METHODS THAT PREVENT DAMAGE, DETERIORATION AND LOSS, INCLUDING THEFT. COMPLY WITH THE MATERIAL MANUFACTURER'S WRITTEN INSTRUCTIONS FOR HANDLING, STORING AND PROTECTING MATERIALS.
- DO NOT USE PRODUCTS CONTAINING ASBESTOS. WHEN DISCOVERING EXISTING MATERIALS CONTAINING HAZARDOUS MATERIALS, IMMEDIATELY NOTIFY THE OWNER IN WRITING AND OBTAIN DECISION/DIRECTION BEFORE PROCEEDING TO WORK ON THE AFFECTED AREA.
- MAINTAIN PROJECT SITE FREE OF WASTE MATERIALS AND DEBRIS. PROVIDE APPROPRIATE WASTE CONTAINERS AND DISPOSE OF WASTE LEGALLY ACCORDING TO REGULATION OF AUTHORITIES HAVING JURISDICTION. CLEAN DUST, DIRT AND DEBRIS CAUSED BY CONSTRUCTION ACTIVITIES FROM PAVEMENTS ON-SITE AND OFF-SITE AS NECESSARY, BUT NO LESS THAN 1 TIME PER WEEK. COMPLY WITH AGENCIES HAVING JURISDICTION REQUIREMENTS FOR CLEANING OFF-SITE AREAS AFFECTED BY CONSTRUCTION ACTIVITIES.
- IMMEDIATELY REMOVE DEMOLITION MATERIALS FROM SITE. STORAGE OF DEMOLITION MATERIALS ON SITE WILL NOT BE ALLOWED. COMPLY WITH THE GOVERNING AGENCY REQUIREMENTS FOR REMOVAL AND DISPOSAL OF DEMOLITION MATERIALS.
- CONSTRUCTION FIELD ENGINEERING, SURVEYING, LAYOUT AND COORDINATION ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY.
- INSTALL WORK PLUMB, LEVEL, ALIGN AND PLACE ACCURATELY. TEST AND ADJUST. INSTALLED WORK TO FUNCTION PROPERLY. PROTECT INSTALLED WORK FROM DAMAGE PRIOR TO OWNER'S ACCEPTANCE. REPAIR INSTALLED WORK THAT IS DAMAGED PRIOR TO OWNER'S ACCEPTANCE. COST FOR REPAIR OF WORK DAMAGED PRIOR TO OWNER'S ACCEPTANCE IS SOLELY THE CONTRACTOR'S RESPONSIBILITY.
- DO NOT SCALE FROM DRAWINGS.
- DRAWINGS ARE BASED ON DOCUMENTS AND REPORTS OBTAINED FROM THE OWNER. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE OWNER'S DOCUMENTS OR REPORTS PROVIDED.
- PROVIDE PRODUCTS AND MATERIALS SPECIFIED. CONTRACTOR MAY REQUEST SUBSTITUTION OF PRODUCTS AND MATERIALS FOR COMPARABLE QUALITY AND PERFORMANCE. SUBSTITUTION REQUESTS MUST BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND ACCEPTANCE. SUBMIT SUBSTITUTION REQUESTS IN A TIMELY MANNER TO ALLOW ADEQUATE TIME FOR THE ARCHITECT TO REVIEW. ARCHITECT WILL REVIEW NO MORE THAN 1 SUBSTITUTION REQUEST PER PRODUCT MATERIAL. SUBSTITUTIONS SUBMITTED LATE WILL NOT BE REVIEWED BY THE ARCHITECT. INSTEAD, THE ORIGINAL SPECIFIED PRODUCT/MATERIAL WILL BE PROVIDED BY CONTRACTOR. ARCHITECT'S DECISION REGARDING COMPARABLE QUALITY OF REQUESTED SUBSTITUTION IS CONSIDERED FINAL. PROVIDE SPECIFIED PRODUCT/MATERIAL WHEN REQUESTED SUBSTITUTION IS REJECTED BY THE ARCHITECT.
- SHOULD THE CONTRACTOR ENCOUNTER THE PRESENCE, OR POSSIBLE PRESENCE, OF POTENTIALLY HAZARDOUS MATERIALS, THE CONTRACTOR SHALL NOTIFY THE OWNER FOR INSTRUCTIONS PRIOR TO CONTINUING WORK.
- ALL CONDUITS AND PIPING SHALL BE CONCEALED UNLESS OTHERWISE NOTED.
- A FIRE WATCH SHALL BE PROVIDED DURING AND AFTER ANY WELDING OPERATION AS REQUIRED PER CFC 3304. CONTRACTOR SHALL OBTAIN APPROVAL FROM FIELD FIRE MARSHALL PRIOR TO START OF WORK.

### ACCESSIBILITY

- EXISTING SITE AND PATH-OF-TRAVEL TO PROJECT AREA TO BE FULLY ACCESSIBLE TO MAIN ENTRY.
- NEW WORK SHALL BE FULLY ACCESSIBLE.
- REQUIRED ENTRY AND EXIT. SEE CODE COMPLIANCE PLAN.
- ACCESSIBLE TOILET ROOMS
- ACCESSIBLE DOORS, DOOR HARDWARE, LANDINGS, AND CLEAR SPACE.
- ACCESSIBLE CIRCULATION
- ACCESSIBLE LOBBY / COFFEE BAR

### DEFERRED APPROVALS

- FIRE SPRINKLER MODIFICATIONS

### SYMBOLS

**TAGS AND SYMBOLS**

- STRUCTURAL GRID IDENTIFIER
- PARTITION TAG (TYPE)
- DOOR TAG (SEQUENCE)
- WINDOW TAG (TYPE)
- CEILING TAG (TYPE)
- CEILING TAG (TYPE AND HEIGHT)
- LIGHTING FIXTURE TAG (TYPE)
- PLUMBING FIXTURE TAG (TYPE)
- MATERIAL TAG
- SIGNAGE TAG (TYPE)
- EQUIPMENT TAG
- FURNITURE TAG
- PLANTING TAG
- REVISION TAG
- REFERENCE KEYNOTE
- SHEET KEYNOTE
- ACCESSIBLE FEATURE (SEE LEGEND)
- CENTERLINE
- NORTH ARROW

**CASEWORK TAG**

- W.I. MODEL NUMBER
- W.I. GRADE
- HEIGHT (NOMINAL INCHES)
- DEPTH (NOMINAL INCHES)
- WIDTH (NOMINAL INCHES)

**ROOM TAGS**

- ROOM NAME
- ROOM NUMBER
- ROOM AREA (NET)
- ROOM FINISHES
- CEILING FINISH
- WALL FINISH
- WALL BASE
- FLOOR FINISH

**CUMULATIVE OCCUPANT LOAD**

- OCCUPANT LOAD (CBC 1004.1.2)

**EXIT WIDTH SUMMARY**

- REQUIRED EXIT WIDTH PER OCCUPANT (CBC 1005.3)
- OCCUPANT LOAD (CBC 1004.1.2)
- CALCULATED REQUIRED EXIT WIDTH (CBC 1005.3)
- EXIT WIDTH PROVIDED
- PANIC HARDWARE REQUIRED (CBC 1010.1.10)
- GREATEST REQUIRED EXIT WIDTH

**VIEW TITLE**

- VIEW SCALE
- VIEW NUMBER

**VIEW REFERENCES / CALLOUTS**

- SHEET NUMBER
- VIEW NUMBER
- SHEET NUMBER
- VIEW NUMBER
- SHEET NUMBER
- DIRECTION INDICATOR
- VIEW NUMBER
- SHEET NUMBER
- VIEW NUMBER
- SHEET NUMBER

**INTERIOR ELEVATION CALLOUT**

- DIRECTION INDICATOR(S)
- VIEW NUMBER(S)
- SHEET NUMBER

**BUILDING ELEVATION CALLOUT**

- DIRECTION INDICATOR
- VIEW NUMBER
- SHEET NUMBER

**BUILDING SECTION CALLOUT**

- DIRECTION INDICATOR
- VIEW NUMBER
- SHEET NUMBER
- SECTION CUT LINE
- SECTION TAIL

**WALL SECTION CALLOUT**

- DIRECTION INDICATOR
- VIEW NUMBER
- SHEET NUMBER
- SECTION CUT LINE
- SECTION TAIL

**DETAIL CALLOUT**

- VIEW NUMBER
- SHEET NUMBER
- DETAIL CUT LINE
- DETAIL TAIL

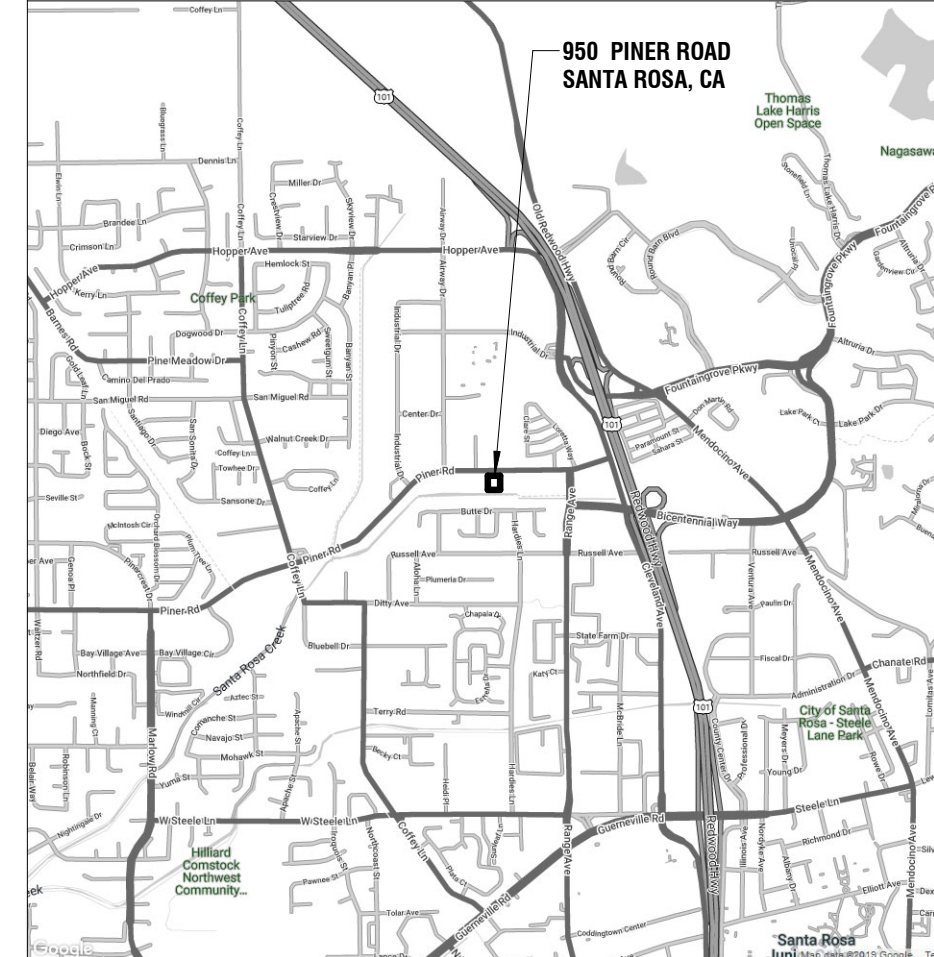
### EXISTING BUILDING DATA

PROJECT LOCATION	950 PINER ROAD SANTA ROSA, CA 95403
ASSESSOR PARCEL NUMBER	015-680-020
LOT SIZE	.87 ACRES (ASSESSOR)
ZONING	IL
OCCUPANCY	B / F-1 / S-1
BUILDING AREA	GROSS: 20,000 SF
PROJECT AREA	GROSS: 10,000 SF + 1,270 SF MEZZANINE = 10,863 SF NET: 9,318 SF + 1,044 SF MEZZANINE = 10,362 SF
EXISTING CONDITIONED AREA	NET: 7,604 SF
NEW CONDITIONED AREA	NET: 9,318 SF + 1,044 SF MEZZANINE = 10,362 SF
UNCONDITIONED AREA	NET: N/A
CONSTRUCTION	III-B
FIRE SPRINKLER	YES
YEAR CONSTRUCTED	1977
NUMBER OF FLOORS	1 + MEZZANINE
FLOOR AREA CHANGE	NO CHANGE TO BUILDING ENVELOPE. INTERIOR MEZZANINE IS NEW.
PARKING	NO CHANGE

### APPLICABLE CODES

- BUILDING CODES AND STANDARDS**
- 2019 CALIFORNIA ADMINISTRATIVE CODE (CAC), CALIFORNIA CODE OF REGULATIONS (CCR) TITLE 24, PART 1
  - 2019 CALIFORNIA BUILDING CODE (CBC), CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 2. BASED ON 2018 INTERNATIONAL BUILDING CODE (IBC).
  - 2019 CALIFORNIA BUILDING CODE (CBC) APPENDIX CHAPTER 1 105.3.
  - 2019 CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 2.5. BASED ON THE 2015 INTERNATIONAL RESIDENTIAL CODE (IRC)
  - 2019 CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 3. BASED ON 2017 NATIONAL ELECTRICAL CODE (NEC)
  - 2019 CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 4. BASED ON 2018 UNIFORM MECHANICAL CODE (UMC).
  - 2019 CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 5. BASED ON 2018 INTERNATIONAL PLUMBING CODE (IPC).
  - 2019 CALIFORNIA ENERGY CODE. CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 6.
  - 2019 CALIFORNIA HISTORICAL BUILDING CODE (CHBC), CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 8.
  - 2019 CALIFORNIA FIRE CODE (CFC) CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 9. BASED ON 2018 INTERNATIONAL FIRE CODE (IFC).
  - 2019 CALIFORNIA EXISTING BUILDING CODE (CEBC), CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 10. BASED ON 2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
  - 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGreen), CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 11.
  - 2019 CALIFORNIA REFERENCED STANDARDS CODE. CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 12.
- NATIONAL REFERENCE STANDARDS**
- NFPA 13, 2019 EDITION, INSTALLATION OF AUTOMATIC SPRINKLER SYSTEMS
  - NFPA 72, 2019 EDITION, NATIONAL FIRE ALARM CODE
  - ADA (AMERICANS WITH DISABILITIES ACT, 1990)

### VICINITY MAP



### SHEET INDEX

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CUP-9	FLOOR PLAN - PROPOSED
TOTAL:	9

### PROJECT DESCRIPTION

**ZONING CLEARANCE APPLICATION NUMBER: XXXX**

THIS PROJECT MODIFIES AN EXISTING WAREHOUSE AND OFFICE SPACE TO CANNABIS CULTIVATION AND DISTRIBUTION FACILITY.

**EXISTING AREA**

- WAREHOUSING = 5,495 NSF
- MERCANTILE = 3,568 NSF
- OFFICE = 129 NSF
- ANCILLARY RESTROOMS, CIRCULATION = 391 NSF
- TOTAL = 9,583 NSF**

**PROPOSED AREA**

- CULTIVATION TYPE 1A
  - 5,307 GSF NEW CULTIVATION
  - 4,992 SF CANOPY AREA (2-TIER ROLLING CULTIVATION RACKS)
- TYPE 6
  - 2,637 GSF NEW TYPE 6 (MANUFACTURING)
- TYPE 11
  - 1,389 GSF NEW DISTRIBUTION
- COMMON AREA
  - 1,747 GSF NEW COMMON AREA
- TOTAL = 11,080 GSF (ROUNDED)**

**PARKING**

**PARKING REQUIREMENT REDUCTION:** SANTA ROSA ZONING CODE

- 20-36.040.C.2 - NUMBER OF REQUIRED SPACES - CHANGE IN USE: 10 SPACES OR 25% REDUCTION, WHICHEVER IS GREATER
- 20-36.050.C.1.a(2) - ADJUSTMENTS TO PARKING REQUIREMENTS - SHARED PARKING FOR NONRESIDENTIAL USE: 25% REDUCTION WHERE DETERMINED TO BE SUFFICIENT FOR SAFE, CONVENIENT, AND EFFICIENT OPERATION OF USE BY REVIEW AUTHORITY

**PARKING REQUIRED (SEE CUP-5, CUP-6)**

- EXISTING: 111 REQUIRED (105 STANDARD, 5 ACCESSIBLE, 1 VAN), 6 BICYCLE
- PROPOSED: 105 REQUIRED (99 STANDARD, 4 ACCESSIBLE, 1 VAN), 6 BICYCLE
- PROVIDED: 112 SPACES (108 STANDARD, 5 ACCESSIBLE, 1 VAN), 6 BICYCLE (2 WITH THIS PROJECT)
- PROVIDE (2) SHORT TERM AND (1) LONG TERM BICYCLE PARKING SPACE IN ACCORDANCE WITH SR ZC 20-36.090. SEE 1/CUP-9

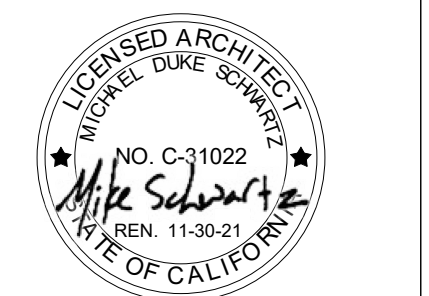
### SUMMARY OF WORK

- SUMMARY**
- INTERIOR REMODEL OF EXISTING OFFICE / WAREHOUSE TENANT AREAS FOR CANNABIS CULTIVATION PROCESSING AND DISTRIBUTION.
  - SECURE STORAGE AREA: 329 SF (SECURE STORAGE / QUARANTINE + COLD STORAGE)
  - IS CO2 TO BE USED: YES
  - HIGH-PILED STORAGE - NO
- OPERATIONAL PERMITS:**
- COMBUSTIBLE FIBERS - CANNABIS
    - QUANTITIES GREATER THAN 100 CU FT EXCEPT FOR AGRICULTURAL STORAGE
  - COMPRESSED GASES - CARBON DIOXIDE
    - IN EXCESS OF 8,000 CUB FT
  - FLAMMABLE AND COMBUSTIBLE LIQUIDS - ETHANOL
    - CLASS I LIQUID IN EXCESS OF 5 GAL INSIDE OR 10 GAL OUTSIDE
  - CALIFORNIA ENVIRONMENTAL REPORTING SYSTEM (CERS)
  - CITY OF SANTA ROSA FIRE DEPARTMENT OPERATIONAL PERMIT
- CANNABIS STATE LICENSE TYPES (ADULT USE 'A' & MEDICINAL 'M')**
- TYPE 1A - SPECIALTY INDOOR CULTIVATION
  - TYPE 6 - NON-VOLATILE MANUFACTURER
  - TYPE 11 - DISTRIBUTOR

### PROJECT TEAM

<b>BUILDING OWNER</b> CHARLES EVANS PO BOX 2345 SANTA ROSA, CA 95405 CONTACT: CHARLES EVANS PHONE: 707.321.7800	<b>PROJECT OWNER</b> BEAR FLAG SUPPLY, INC. 950 PINER ROAD, SUITE A, B, E, F SANTA ROSA, CA 95403 CONTACT: AMOS FLINT PHONE: 707.696.4800
<b>STRUCTURAL ENGINEER</b> MKM & ASSOCIATES 5880 COMMERCE BLVD, STE 105 ROHNERT PARK, CA 94928 CONTACT: JOSH WALLACE PHONE: 707.578-8185	<b>GENERAL CONTRACTOR</b> - - - CONTACT: - PHONE: -
<b>MECHANICAL ENGINEER</b> WARNER MECHANICAL ENGINEERING 200 MONTGOMERY DR, STE D SANTA ROSA, CA 95404 CONTACT: JEFF WARNER PHONE: 707.322.0676	<b>ARCHITECT</b> SCHWARTZ ARCHITECTURE 1653 FINLAW ST. SANTA ROSA, CA 95404 CONTACT: MIKE SCHWARTZ PHONE: 707.478.4949
<b>ELECTRICAL ENGINEER</b> BROKAW DESIGN 6080 DAWN DR ROHNERT PARK, CA 94928 CONTACT: COURTNEY CHUENYANE PHONE: 704.799.6822	

**BEAR FLAG SUPPLY, INC.**  
**TENANT IMPROVEMENTS**  
 950 PINER RD, SANTA ROSA, CA 95403



### Revisions

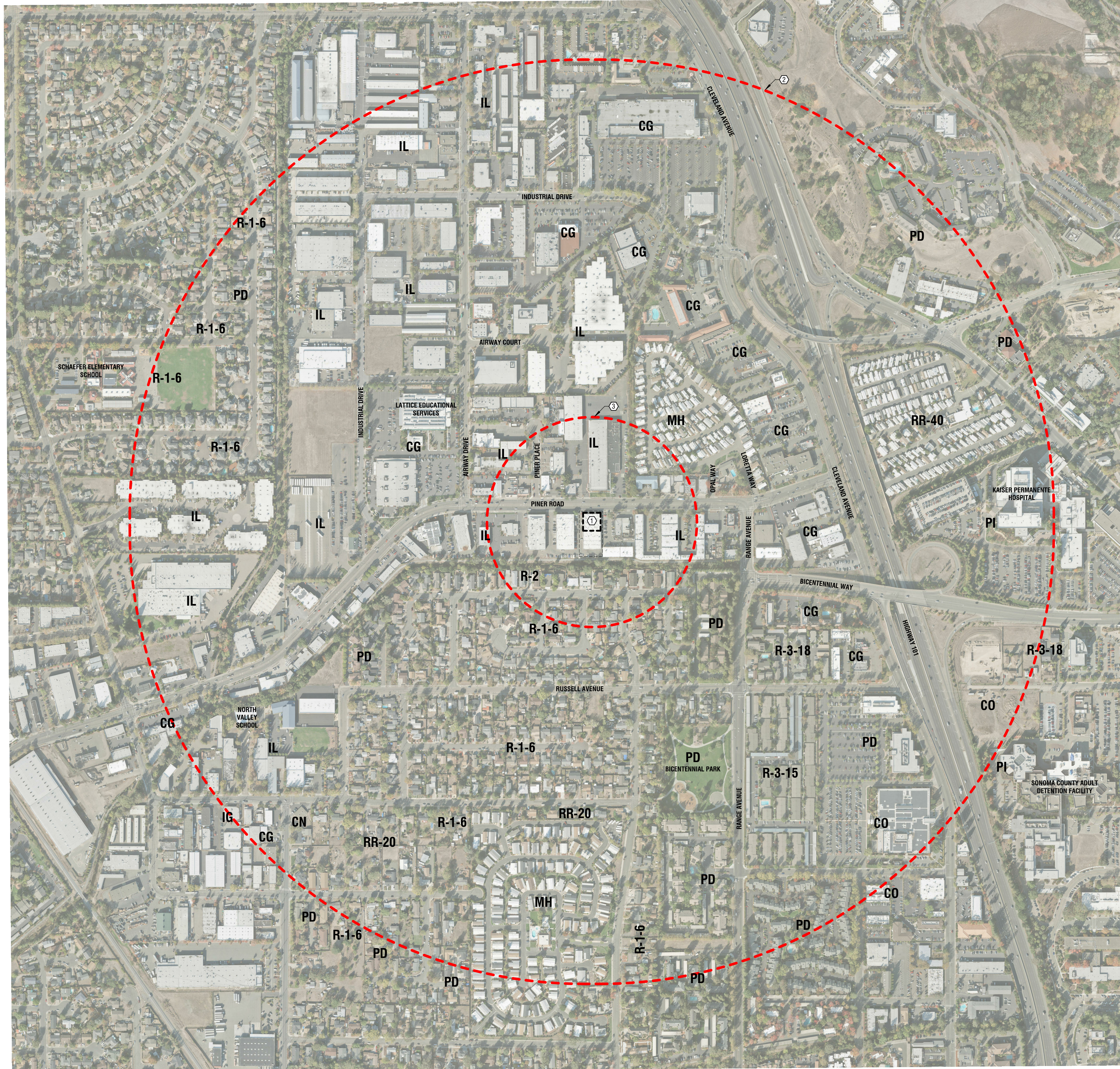
No.	Revisions	Date

### USE PERMIT

### COVER SHEET

Project No.: 19-016  
 Drawn By: S/A  
 Issue Date: 7/10/2021  
 Sheet

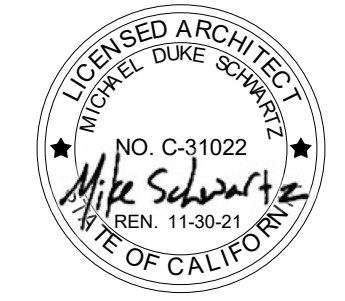
# CUP-1



- SHEET KEYNOTES**
- ① PROJECT SITE
  - ② 1/2 MILE RADIUS FROM PROPERTY LINE
  - ③ 600 FOOT RADIUS FROM PROPERTY LINE

**S/A**  
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Revisions		
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USE PERMIT

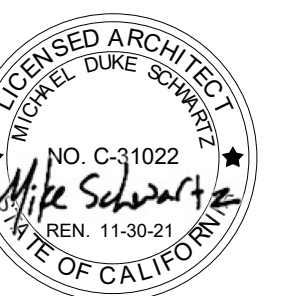
**CONTEXT MAP**  
 Project No.: 19-016  
 Drawn By: S/A  
 Issue Date: 7/10/2021  
 Sheet

**CUP-2**

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**1 CONTEXT MAP**  
 1" = 300'-0"





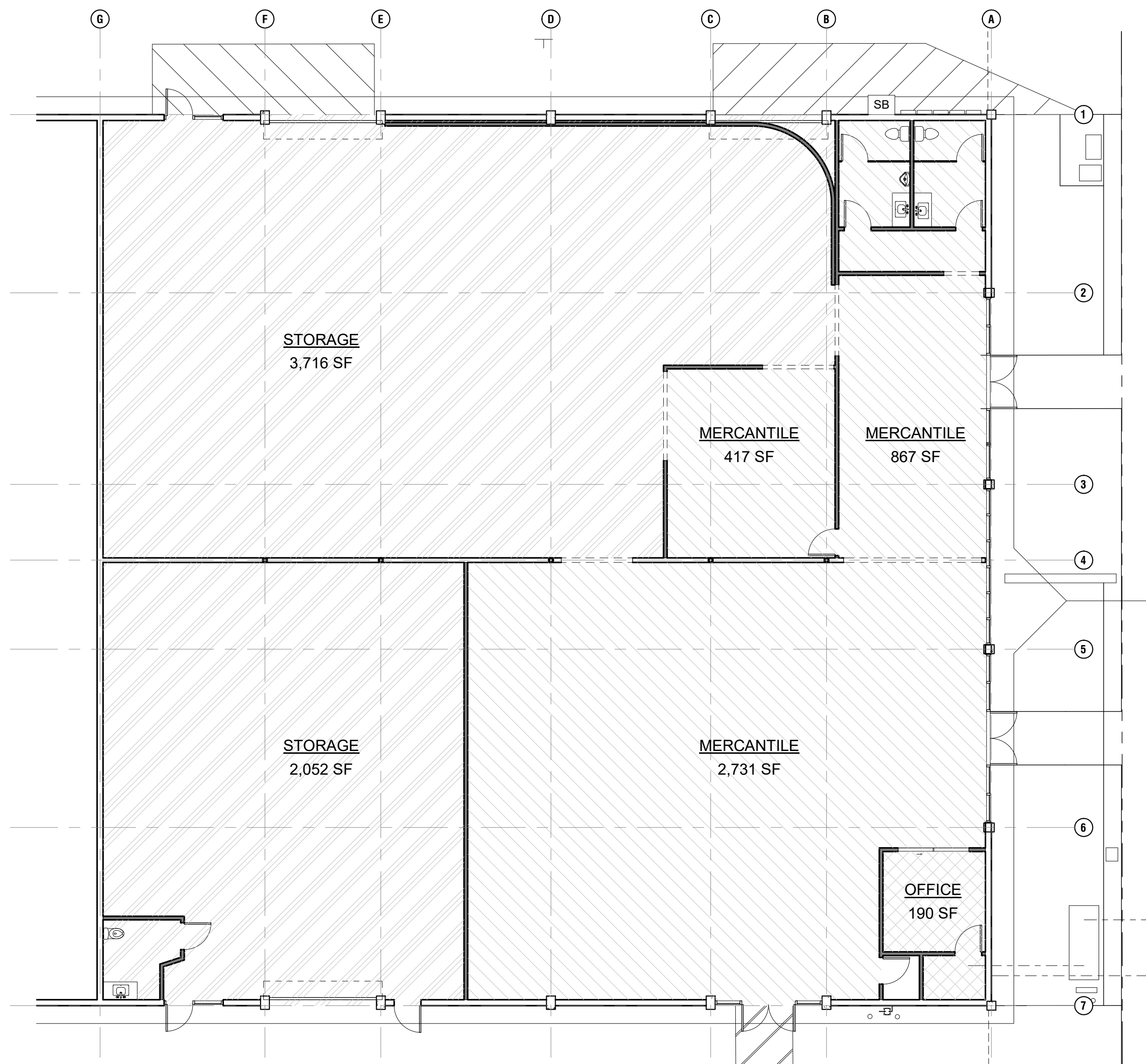
Revisions		
No.	Revisions	Date

USE PERMIT

**AREA PLANS**

Project No.: 19-016  
 Drawn By: S/A  
 Issue Date: 7/10/2021  
 Sheet

**CUP-4**



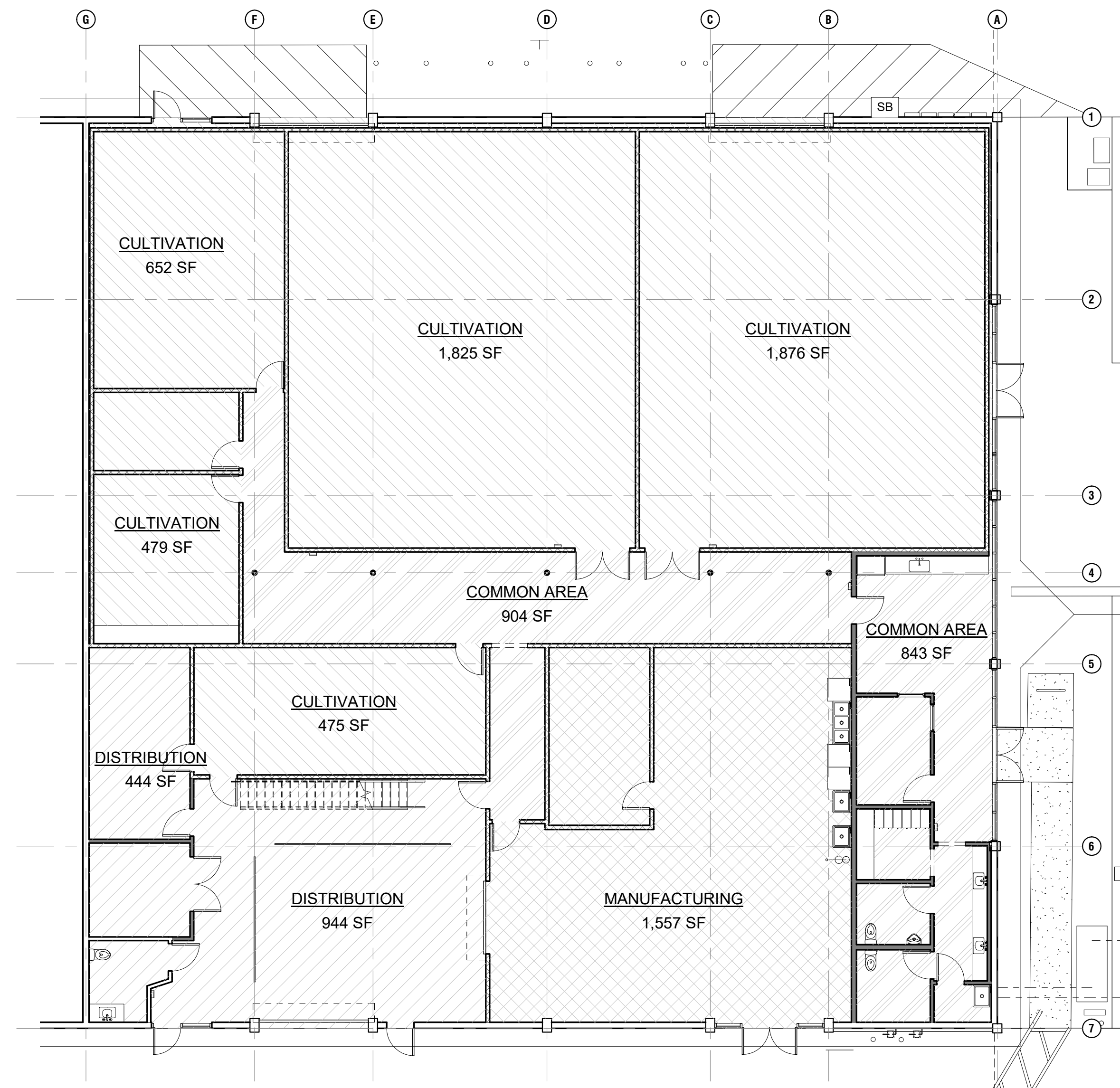
**1 AREA PLAN EXISTING**  
 1" = 10'-0"

**OPERATIONS LEGEND**

- MERCANTILE
- OFFICE
- STORAGE

**GROSS AREA - EXISTING**

Number	Name	Area
1	STORAGE	2,052 SF
2	STORAGE	3,716 SF
3	MERCANTILE	417 SF
4	MERCANTILE	867 SF
5	MERCANTILE	2,731 SF
		9,784 SF



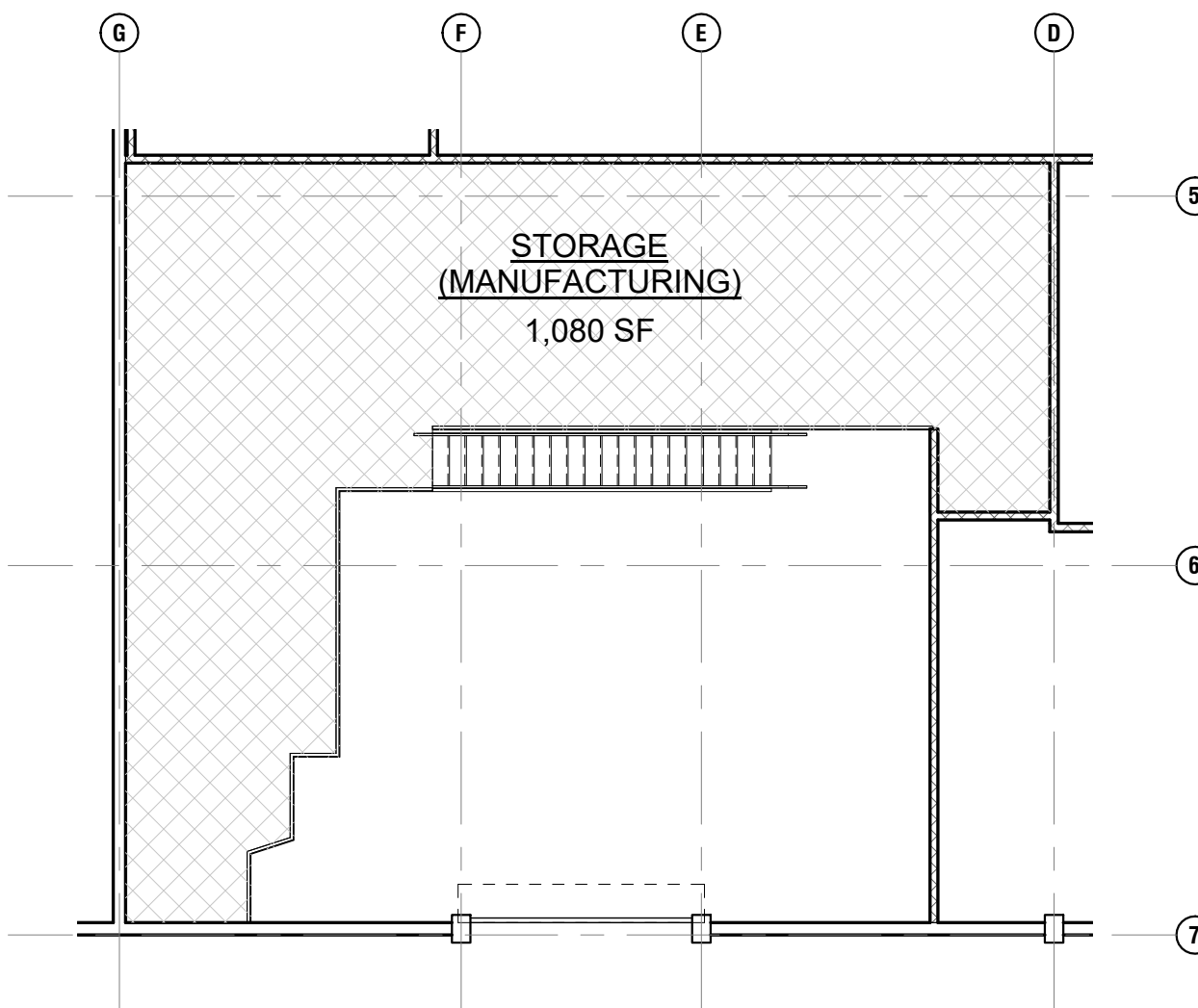
**2 AREA PLAN LEVEL 1 - PROPOSED**  
 1" = 10'-0"

**OPERATIONS LEGEND**

- COMMON AREA
- CULTIVATION
- DISTRIBUTION
- MANUFACTURING

**GROSS AREA LEVEL 1 - PROPOSED**

Number	Name	Area
1	CULTIVATION	1,825 SF
2	COMMON AREA	904 SF
3	COMMON AREA	843 SF
4	CULTIVATION	475 SF
5	CULTIVATION	652 SF
6	CULTIVATION	479 SF
7	CULTIVATION	1,876 SF
8	DISTRIBUTION	944 SF
9	DISTRIBUTION	444 SF
10	MANUFACTURING	1,557 SF
		10,000 SF



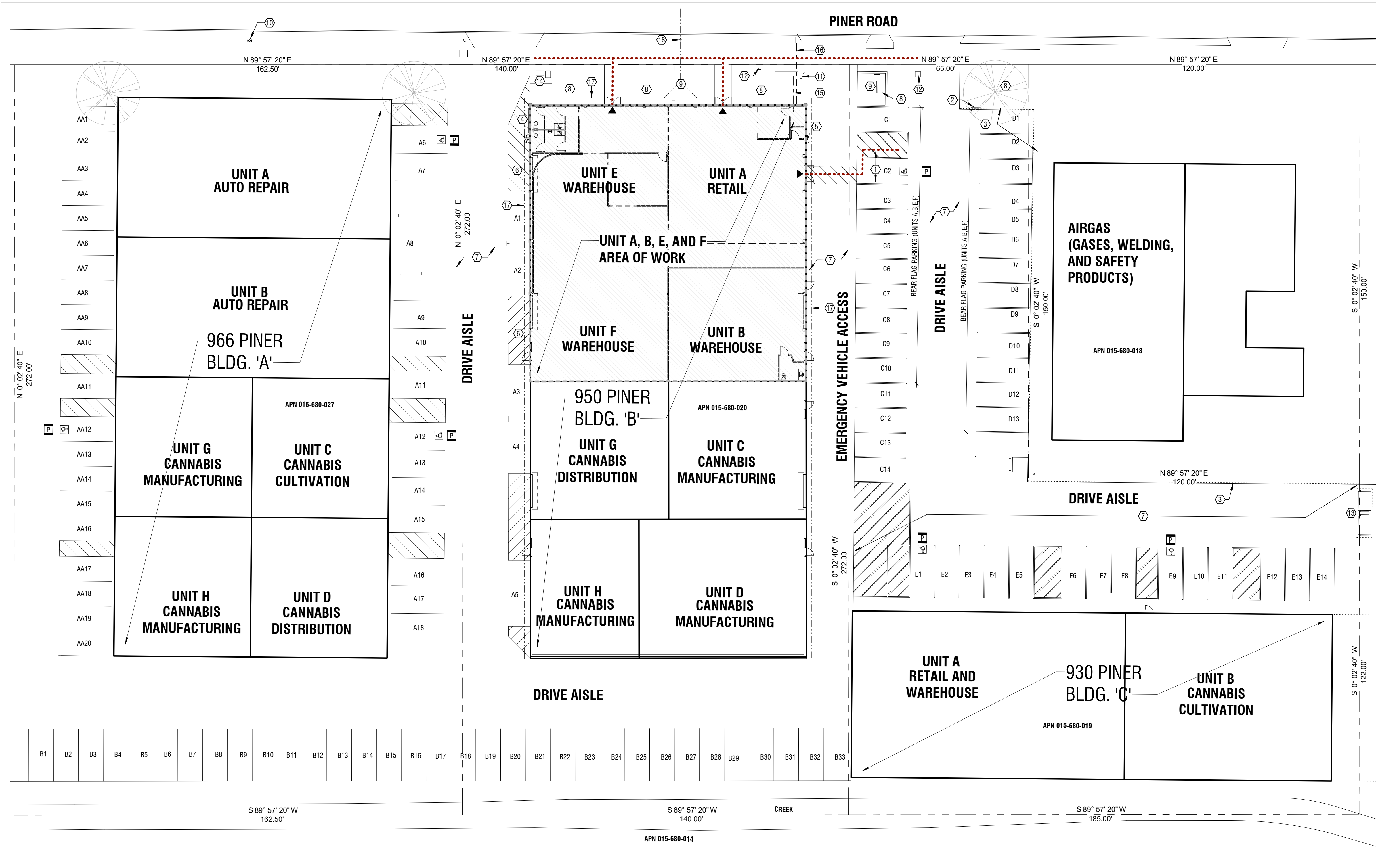
**3 AREA PLAN LEVEL 2 - PROPOSED**  
 1" = 10'-0"

**GROSS AREA LEVEL 2 - PROPOSED**

Number	Name	Area
11	STORAGE (MANUFACTURING)	1,080 SF
		1,080 SF

**OPERATIONS LEGEND**

- STORAGE (MANUFACTURING)



**SANTA ROSA ZONING CODE 20-36.040**

NUMBER OF PARKING SPACES REQUIRED  
ACCESSIBLE PARKING IN ACCORDANCE WITH CBC 11B-208, TABLE 11B-208.2

INDUSTRY, MANUFACTURING AND PROCESSING, WHOLESALING LAND USE TYPE	VEHICLE	BICYCLE
INDUSTRIAL & MFR EXCEPT AS BELOW - LESS THAN 50,000 SF	1 SPACE / 350 SF OR AS DETERMINED BY CUP INCLUDE ACCESSORY OFFICE LESS THAN 5% GROSS AREA	1 SPACE / 7,000 SF
INDUSTRIAL & MFR EXCEPT AS BELOW - EQUAL OR GREATER THAN 50,000 SF	1 SPACE / 700 SF OR AS DETERMINED BY CUP INCLUDE ACCESSORY OFFICE LESS THAN 5% GROSS AREA	1 SPACE / 14,000 SF OR AS DETERMINED BY CUP
CANNABIS - CULTIVATION	1 SPACE / 1,000 SF OR AS DETERMINED BY CUP	1 SPACE / 14,000 SF OR AS DETERMINED BY CUP
CANNABIS - DISTRIBUTION	1 SPACE / 1,000 SF OR AS DETERMINED BY CUP INCLUDE ACCESSORY OFFICE LESS THAN 5% GROSS AREA	1 SPACE / 14,000 SF
CANNABIS - MANUFACTURING - LESS THAN 50,000 SF	1 SPACE / 350 SF OR AS DETERMINED BY CUP INCLUDE ACCESSORY OFFICE LESS THAN 5% GROSS AREA	1 SPACE / 7,000 SF OR AS DETERMINED BY CUP
CANNABIS - MANUFACTURING - EQUAL OR GREATER THAN 50,000 SF	1 SPACE / 700 SF OR AS DETERMINED BY CUP INCLUDE ACCESSORY OFFICE LESS THAN 5% GROSS AREA	1 SPACE / 14,000 SF OR AS DETERMINED BY CUP
CANNABIS - TESTING LABORATORY LABORATORY RESEARCH AND DEVELOPMENT	1 SPACE / 300 SF PLUS 1 SPACE EA COMPANY VEHICLE	1 SPACE / 6,000 SF
WAREHOUSE, WHOLESALING, DISTRIBUTION, & STORAGE (NOT MINI-STORAGE)	1 SPACE / 1,000 SF OR AS DETERMINED BY CUP INCLUDE ACCESSORY OFFICE LESS THAN 5% GROSS AREA	1 SPACE / 14,000 SF
<b>RETAIL TRADE</b> LAND USE TYPE	VEHICLE	BICYCLE
CANNABIS - RETAIL (DISPENSARY) & DELIVERY	1 SPACE / 250 SF	1 SPACE / 5,000 SF
<b>SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL</b> LAND USE TYPE	VEHICLE	BICYCLE
ALL BUSINESS, FINANCIAL, AND PROFESSIONAL, EXCEPT AS DETAILED	1 SPACE / 250 SF	1 SPACE / 5,000 SF
<b>SRVICES - GENERAL</b> LAND USE TYPE	VEHICLE	BICYCLE
REPAIR SERVICE - EQUIPMENT, LARGE APPLIANCES, ETC	1 SPACE / 375 SF	1 SPACE / 7,500 SF
VEHICLE SERVICES - MINOR, AND MAJOR REPAIR/BODY WORK	1 SPACE / EACH SERVICE BAY PLUS 1 SPACE / EMPLOYEE	1 SPACE / 4,000 SF

**REQUIRED PARKING**

**PARKING REQUIREMENT REDUCTION:** SANTA ROSA ZONING CODE  
 • 20-36.040 C.2 - NUMBER OF REQUIRED SPACES - CHANGE IN USE: 10 SPACES OR 25% REDUCTION, WHICHEVER IS GREATER  
 • 20-36.050 C.1.a(2) - ADJUSTMENTS TO PARKING REQUIREMENTS - SHARED PARKING FOR NONRESIDENTIAL USE: 25% REDUCTION WHERE DETERMINED TO BE SUFFICIENT FOR SAFE, CONVENIENT, AND EFFICIENT OPERATION OF USE BY REVIEW AUTHORITY

PARKING REQUIRED:	PARKING PROVIDED:
<ul style="list-style-type: none"> <li>111 TOTAL SPACES</li> <li>105 STANDARD SPACES</li> <li>5 ACCESSIBLE SPACES</li> <li>1 VAN ACCESSIBLE SPACES</li> <li>6 BICYCLE SPACES</li> </ul>	<ul style="list-style-type: none"> <li>112 TOTAL SPACES</li> <li>106 STANDARD SPACES</li> <li>5 ACCESSIBLE SPACES</li> <li>1 VAN ACCESSIBLE SPACES</li> <li>0 BICYCLE SPACES</li> </ul>

<b>BLDG 'A', UNIT A, B, E, F</b> • 10,000 SF TOTAL • 10,000 SF <b>AUTO REPAIR</b> • VEHICLE PARKING - (10,000 / 350) = 28.6 • BICYCLE PARKING - (10,000 / 7,500) = 1.3	<b>BLDG 'B', UNITS A, B, E, F (AREA OF WORK)</b> • 10,000 SF TOTAL • 4,232 SF <b>RETAIL</b> • 5,768 SF <b>WAREHOUSE</b> • VEHICLE PARKING - (4,232 / 250) + (5,768 / 1,000) = 22.7 • BICYCLE PARKING - (4,232 / 5,000) + (5,768 / 14,000) = 1.2
<b>BLDG 'A', UNIT C</b> • 2,500 SF TOTAL • 2,500 SF <b>CANNABIS CULTIVATION</b> • VEHICLE PARKING - (2,500 / 1,000) = 2.5 • BICYCLE PARKING - (2,500 / 14,000) = 0.2	<b>BLDG 'B', UNIT C, D, H</b> • 7,500 SF TOTAL • 7,500 SF <b>CANNABIS MANUFACTURING</b> • VEHICLE PARKING - (7,500 / 350) = 21.4 • BICYCLE PARKING - (7,500 / 7,000) = 1
<b>BLDG 'A', UNIT D</b> • 2,500 SF TOTAL • 2,500 SF <b>CANNABIS DISTRIBUTION</b> • VEHICLE PARKING - (2,500 / 1,000) = 2.5 • BICYCLE PARKING - (2,500 / 14,000) = 0.2	<b>BLDG 'B', UNIT G</b> • 2,500 SF TOTAL • 2,500 SF <b>CANNABIS DISTRIBUTION</b> • VEHICLE PARKING - (2,500 / 1,000) = 2.5 • BICYCLE PARKING - (2,500 / 14,000) = 0.2
<b>BLDG 'A', UNIT G</b> • 3,300 SF TOTAL • 3,300 SF <b>CANNABIS MANUFACTURING</b> • VEHICLE PARKING - (3,300 / 350) = 9.4 • BICYCLE PARKING - (3,300 / 7,000) = 0.5	<b>BLDG 'C', UNIT A</b> • 6,000 SF TOTAL (BUILDING OWNER PROVIDED AREA) • 1,200 SF <b>RETAIL</b> • 4,800 SF <b>WAREHOUSE</b> • VEHICLE PARKING - (1,200 / 250) + (4,800 / 1,000) = 9.6 • BICYCLE PARKING - (1,200 / 5,000) + (4,800 / 14,000) = 0.6
<b>BLDG 'A', UNIT H</b> • 2,500 SF TOTAL • 2,500 SF <b>CANNABIS MANUFACTURING</b> • VEHICLE PARKING - (2,500 / 350) = 7.1 • BICYCLE PARKING - (2,500 / 7,000) = 0.4	<b>BLDG 'C', UNIT B</b> • 4,400 SF TOTAL (BUILDING OWNER PROVIDED AREA) • 4,400 SF <b>CANNABIS CULTIVATION AND DISTRIBUTION</b> • VEHICLE PARKING - (4,217 / 1,000) + 183 / 1,000 = 4.4 • BICYCLE PARKING - (4,217 / 14,000) + 183 / 14,000 = 0.3

**1 SITE PLAN - EXISTING**  
1" = 20'-0"

**ACCESS LEGEND**

- ACCESSIBLE PARKING SPACE
- ACCESSIBLE PRIMARY ENTRANCE
- ACCESSIBLE ELEVATOR
- ACCESSIBLE TOILET FACILITY
- ACCESSIBLE DRINKING FOUNTAIN
- ACCESSIBLE PUBLIC TELEPHONE
- ACCESSIBLE REQUIRED EXIT
- SIGNAGE: TOW-AWAY
- SIGNAGE: PARKING SPACE, STANDARD
- SIGNAGE: PARKING SPACE, VAN-ACCESSIBLE
- SIGNAGE: ENTRY ISA
- SIGNAGE: DIRECTIONAL ISA
- SIGNAGE: TOILET ROOM GEOMETRIC
- SIGNAGE: TOILET ROOM ID PICTOGRAM
- SIGNAGE: TACTILE ROOM ID
- SIGNAGE: TACTILE EXIT
- ACCESSIBLE PATH OF TRAVEL. SEE SITE PLAN - PROPOSED FOR ALTERATIONS
- AREA OF WORK
- ACCESSIBLE ENTRY. SEE SITE PLAN - PROPOSED FOR ALTERATIONS
- LANDSCAPING, LOW-WATER NATIVE SPECIES

**GENERAL SHEET NOTES**

A. EXISTING PAVING, PARKING, LANDSCAPE TO REMAIN, UNON ON SITE PLAN - PROPOSED.

**SHEET KEYNOTES**

- ① EXISTING ACCESSIBLE PARKING STALL AND STRIPING, SEE SITE PLAN - PROPOSED FOR ALTERATIONS
- ② EXISTING TOW-AWAY SIGN, SEE SITE PLAN - PROPOSED FOR ALTERATIONS
- ③ EXISTING CHAIN LINK FENCE, NIC
- ④ EXISTING ELECTRICAL TRANSFORMERS / METERS
- ⑤ EXISTING GAS METERS W/ STL. BOLLARDS, NIC
- ⑥ EXISTING 'NO PARKING' STRIPING, NIC
- ⑦ EXISTING AC PAVING PARKING / DRIVE AISLES, SEE SITE PLAN - PROPOSED FOR ALTERATIONS
- ⑧ EXISTING LANDSCAPE / PLANTER
- ⑨ EXISTING SIGN MARQUEE
- ⑩ EXISTING FIRE HYDRANT
- ⑪ EXISTING IRR. VALVE, NIC
- ⑫ EXISTING DRAIN INLET, NIC
- ⑬ EXISTING TRASH ENCLOSURE, NIC
- ⑭ EXISTING MAILBOXES
- ⑮ EXISTING 6" WATER SERVICE FOR AFSS
- ⑯ EXISTING 1" WATER LINE AND 5/8" METER
- ⑰ EXISTING 6" SEWER LINE
- ⑱ EXISTING SEWER CLEANOUT

**S/A**  
**SCHWARTZ**  
**ARCHITECTURE**  
1653 FINLAW ST.  
SANTA ROSA, CA 95404  
TEL: 707.478.4949

**BEAR FLAG SUPPLY, INC.**  
**TENANT IMPROVEMENTS**  
950 PINER RD., SANTA ROSA, CA 95403



**Revisions**

No.	Revisions	Date

**USE PERMIT**

**SITE PLAN - EXISTING**

Project No.: 19-016  
Drawn By: S/A  
Issue Date: 7/10/2021  
Sheet

**CUP-5**



Revisions		
No.	Revisions	Date

USE PERMIT

**SITE PLAN - PROPOSED**

Project No.: 19-016  
 Drawn By: S/A  
 Issue Date: 7/10/2021  
 Sheet

**CUP-6**

**SANTA ROSA ZONING CODE 20-36.040**

NUMBER OF PARKING SPACES REQUIRED  
 ACCESSIBLE PARKING IN ACCORDANCE WITH CBC 11B-208, TABLE 11B-208.2

INDUSTRY, MANUFACTURING AND PROCESSING, WHOLESALING LAND USE TYPE	VEHICLE	BICYCLE
INDUSTRIAL & MFR EXCEPT AS BELOW - LESS THAN 50,000 SF	1 SPACE / 350 SF OR AS DETERMINED BY CUP INCLUDE ACCESSORY OFFICE LESS THAN 5% GROSS AREA	1 SPACE / 7,000 SF
INDUSTRIAL & MFR EXCEPT AS BELOW - EQUAL OR GREATER THAN 50,000 SF	1 SPACE / 700 SF OR AS DETERMINED BY CUP INCLUDE ACCESSORY OFFICE LESS THAN 5% GROSS AREA	1 SPACE / 14,000 SF OR AS DETERMINED BY CUP
CANNABIS - CULTIVATION	1 SPACE / 1,000 SF OR AS DETERMINED BY CUP	1 SPACE / 14,000 SF OR AS DETERMINED BY CUP
CANNABIS - DISTRIBUTION	1 SPACE / 1,000 SF OR AS DETERMINED BY CUP INCLUDE ACCESSORY OFFICE LESS THAN 5% GROSS AREA	1 SPACE / 14,000 SF
CANNABIS - MANUFACTURING - LESS THAN 50,000 SF	1 SPACE / 350 SF OR AS DETERMINED BY CUP INCLUDE ACCESSORY OFFICE LESS THAN 5% GROSS AREA	1 SPACE / 7,000 SF OR AS DETERMINED BY CUP
CANNABIS - MANUFACTURING - EQUAL OR GREATER THAN 50,000 SF	1 SPACE / 700 SF OR AS DETERMINED BY CUP INCLUDE ACCESSORY OFFICE LESS THAN 5% GROSS AREA	1 SPACE / 14,000 SF OR AS DETERMINED BY CUP
CANNABIS - TESTING LABORATORY RESEARCH AND DEVELOPMENT	1 SPACE / 300 SF PLUS 1 SPACE EA COMPANY VEHICLE	1 SPACE / 6,000 SF
WAREHOUSE, WHOLESALING, DISTRIBUTION, & STORAGE (NOT MINI-STORAGE)	1 SPACE / 1,000 SF OR AS DETERMINED BY CUP INCLUDE ACCESSORY OFFICE LESS THAN 5% GROSS AREA	1 SPACE / 14,000 SF
RETAIL TRADE LAND USE TYPE	VEHICLE	BICYCLE
CANNABIS - RETAIL (DISPENSARY) & DELIVERY	1 SPACE / 250 SF	1 SPACE / 5,000 SF
SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL LAND USE TYPE	VEHICLE	BICYCLE
ALL BUSINESS, FINANCIAL, AND PROFESSIONAL EXCEPT AS DETAILED	1 SPACE / 250 SF	1 SPACE / 5,000 SF
SRVICES - GENERAL LAND USE TYPE	VEHICLE	BICYCLE
REPAIR SERVICE - EQUIPMENT, LARGE APPLIANCES, ETC	1 SPACE / 375 SF	1 SPACE / 7,500 SF
VEHICLE SERVICES - MINOR, AND MAJOR REPAIR/BODY WORK	1 SPACE / EACH SERVICE BAY PLUS 1 SPACE / EMPLOYEE	1 SPACE / 4,000 SF

**REQUIRED PARKING**

**PARKING REQUIREMENT REDUCTION:** SANTA ROSA ZONING CODE 20-36.040 C.2 - NUMBER OF REQUIRED SPACES - CHANGE IN USE: 10 SPACES OR 25% REDUCTION, WHICHEVER IS GREATER  
 20-36.050 C.1.a(2) - ADJUSTMENTS TO PARKING REQUIREMENTS - SHARED PARKING FOR NONRESIDENTIAL USE: 25% REDUCTION WHERE DETERMINED TO BE SUFFICIENT FOR SAFE, CONVENIENT, AND EFFICIENT OPERATION OF USE BY REVIEW AUTHORITY

PARKING REQUIRED:	PARKING PROVIDED:
<ul style="list-style-type: none"> <li>104 TOTAL SPACES</li> <li>99 STANDARD SPACES</li> <li>4 ACCESSIBLE SPACES</li> <li>1 VAN ACCESSIBLE SPACES</li> <li>6 BICYCLE SPACES</li> </ul>	<ul style="list-style-type: none"> <li>112 TOTAL SPACES</li> <li>106 STANDARD SPACES</li> <li>5 ACCESSIBLE SPACES</li> <li>1 VAN ACCESSIBLE SPACES</li> <li>6 BICYCLE SPACES (2 AS PART OF THIS PROJECT)</li> </ul>

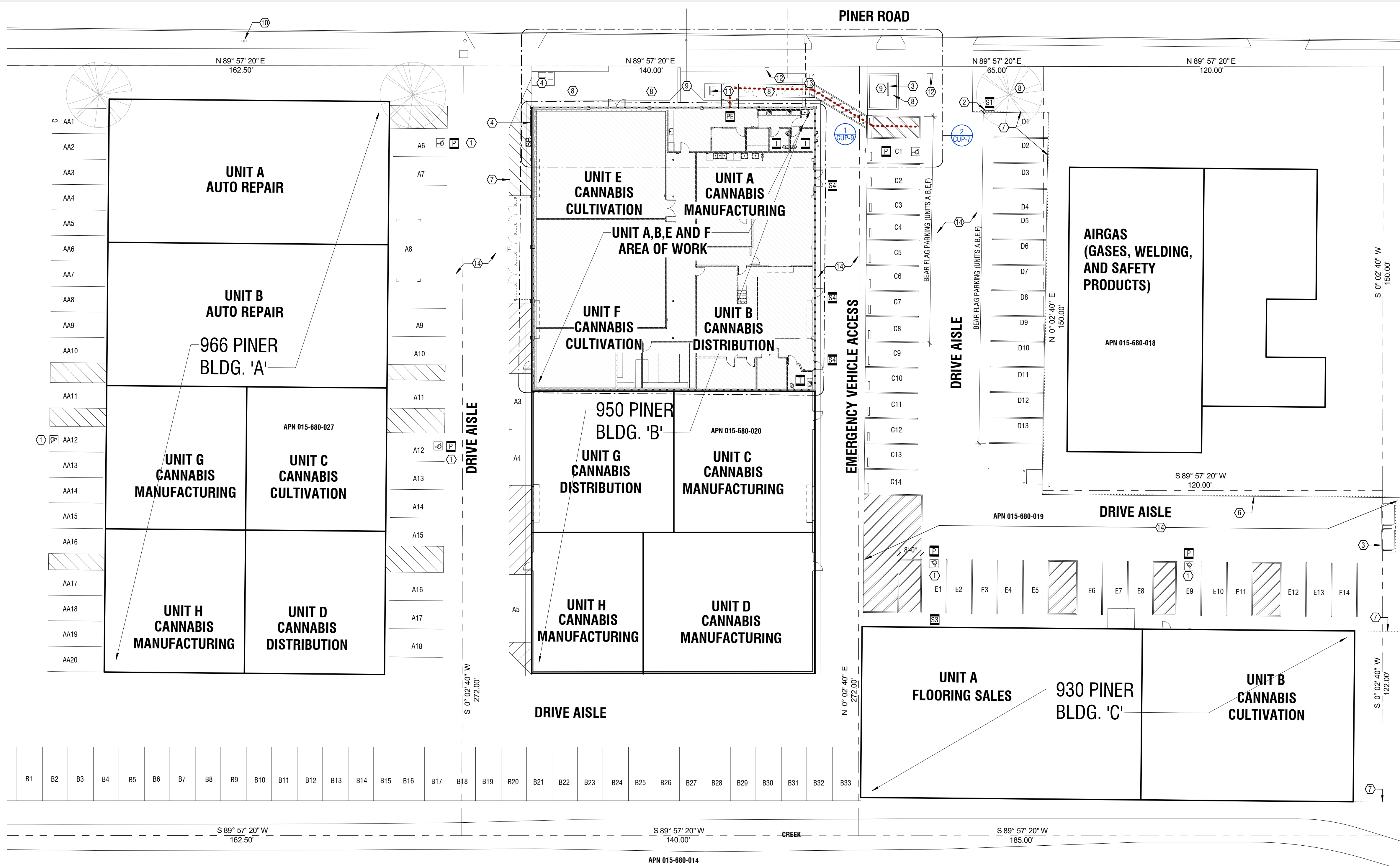
<b>BLDG 'A': UNIT A, B, E, F</b> • 10,000 SF TOTAL • 10,000 SF <b>AUTO REPAIR</b> • VEHICLE PARKING - (10,000 / 350) = 28.6 • BICYCLE PARKING - (10,000 / 7,500) = 1.3	<b>BLDG 'B': UNITS A, B, E, F (AREA OF WORK)</b> • 10,000 SF TOTAL + 1,080 MEZZANINE • 6,927 SF <b>CULTIVATION</b> • 2,764 SF <b>MANUFACTURING</b> • 1,388 SF <b>DISTRIBUTION</b> • VEHICLE PARKING - (6,927 / 1,000) + (2,764 / 350) + (1,388 / 1,000) = 16.2 • BICYCLE PARKING - (6,927 / 14,000) + (2,764 / 7,000) + (1,388 / 14,000) = 1
--	--

<b>BLDG 'A': UNIT C</b> • 2,500 SF TOTAL • 2,500 SF <b>CANNABIS CULTIVATION</b> • VEHICLE PARKING - (2,500 / 1,000) = 2.5 • BICYCLE PARKING - (2,500 / 14,000) = 0.2	<b>BLDG 'B': UNIT C, D, H</b> • 7,500 SF TOTAL • 7,500 SF <b>CANNABIS MANUFACTURING</b> • VEHICLE PARKING - (7,500 / 350) = 21.4 • BICYCLE PARKING - (7,500 / 7,000) = 1
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<b>BLDG 'A': UNIT D</b> • 2,500 SF TOTAL • 2,500 SF <b>CANNABIS DISTRIBUTION</b> • VEHICLE PARKING - (2,500 / 1,000) = 2.5 • BICYCLE PARKING - (2,500 / 14,000) = 0.2	<b>BLDG 'B': UNIT G</b> • 2,500 SF TOTAL • 2,500 SF <b>CANNABIS DISTRIBUTION</b> • VEHICLE PARKING - (2,500 / 1,000) = 2.5 • BICYCLE PARKING - (2,500 / 14,000) = 0.2
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<b>BLDG 'A': UNIT G</b> • 3,300 SF TOTAL • 3,300 SF <b>CANNABIS MANUFACTURING</b> • VEHICLE PARKING - (3,300 / 350) = 9.4 • BICYCLE PARKING - (3,300 / 7,000) = 0.5	<b>BLDG 'C': UNIT A</b> • 6,000 SF TOTAL (BUILDING OWNER PROVIDED AREA) • 1,200 SF <b>RETAIL</b> • 4,800 SF <b>WAREHOUSE</b> • VEHICLE PARKING - (1,200 / 250) + 4,800 / 1,000 = 9.6 • BICYCLE PARKING - (1,200 / 5,000) + 4,800 / 14,000 = 0.8
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<b>BLDG 'A': UNIT H</b> • 2,500 SF TOTAL • 2,500 SF <b>CANNABIS MANUFACTURING</b> • VEHICLE PARKING - (2,500 / 350) = 7.1 • BICYCLE PARKING - (2,500 / 7,000) = 0.4	<b>BLDG 'C': UNIT B</b> • 4,400 SF TOTAL (BUILDING OWNER PROVIDED AREA) • 4,400 SF <b>CANNABIS CULTIVATION AND DISTRIBUTION</b> • VEHICLE PARKING - (4,217 / 1,000) + 183 / 1,000 = 4.4 • BICYCLE PARKING - (4,217 / 14,000) + 183 / 14,000 = 0.3
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**1 SITE PLAN - PROPOSED**  
 1" = 20'-0"

**GENERAL SHEET NOTES**

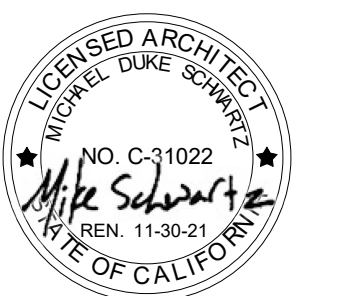
- TOPOGRAPHIC, AERIAL, AND PROPERTY LINE INFORMATION WAS DERIVED FROM PUBLICLY-AVAILABLE SOURCES. ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY THEREOF.
- TOPOGRAPHIC CONTOURS REPRESENT 1-FOOT CHANGES IN ELEVATION, UNLESS OTHERWISE NOTED.
- TOPOGRAPHIC ELEVATIONS BASED ON NAD83 VERTICAL DATUM.
- TOPOGRAPHIC INFORMATION IS DERIVED FROM LIDAR DATA AND ORTHOPHOTOGRAPHY PROVIDED BY THE UNIVERSITY OF MARYLAND UNDER NASA GRANT NNX13AP99G, THE UNIVERSITY OF MARYLAND, AND THE SONOMA VEGETATION MAPPING AND LIDAR PROGRAM.
- EXISTING PAVING, PARKING, AND LANDSCAPING TO REMAIN UNLESS OTHERWISE NOTED.
- ACCESSIBLE ROUTE: CBC 11B-206.2.1 EXCEPTION - ACCESSIBLE ROUTE NOT REQUIRED BETWEEN SITE ARRIVAL POINTS AND THE BUILDING OR FACILITY ENTRANCE IF THE ONLY MEANS OF ACCESS BETWEEN THEM IS A VEHICULAR WAY NOT PROVIDING PEDESTRIAN ACCESS.

**ACCESS LEGEND**

- ACCESSIBLE PARKING SPACE
  - ACCESSIBLE PRIMARY ENTRANCE
  - ACCESSIBLE ELEVATOR
  - ACCESSIBLE TOILET FACILITY
  - ACCESSIBLE DRINKING FOUNTAIN
  - ACCESSIBLE PUBLIC TELEPHONE
  - ACCESSIBLE REQUIRED EXIT
  - SIGNAGE: TOW-AWAY
  - SIGNAGE: PARKING SPACE, STANDARD
  - SIGNAGE: PARKING SPACE, VAN-ACCESSIBLE
  - SIGNAGE: ENTRY ISA
  - SIGNAGE: DIRECTIONAL ISA
  - SIGNAGE: TOILET ROOM GEOMETRIC
  - SIGNAGE: TOILET ROOM ID PICTOGRAM
  - SIGNAGE: TACTILE ROOM ID
  - SIGNAGE: TACTILE EXIT
- ACCESSIBLE PATH OF TRAVEL. SEE SITE PLAN - PROPOSED FOR ALTERATIONS
  - AREA OF WORK
  - ACCESSIBLE ENTRY. SEE SITE PLAN - PROPOSED FOR ALTERATIONS
  - LANDSCAPING, LOW-WATER NATIVE SPECIES

**SHEET KEYNOTES**

- EXISTING ACCESSIBLE PARKING
- EXISTING TOW-AWAY SIGN
- EXISTING TRASH ENCLOSURE
- EXISTING ELECTRICAL TRANSFORMER / METERS
- EXISTING GAS METERS W/ STL BOLLARDS
- EXISTING CHAIN LINK FENCE, NIC
- EXISTING NO PARKING STRIPING, NIC
- EXISTING LANDSCAPE / PLANTER
- EXISTING SIGN MARQUEE
- EXISTING FIRE HYDRANT
- NEW BIKE RACK (2 BIKE CAPACITY) FOR SHORT TERM BICYCLE PARKING
- EXISTING DRAIN INLET, NIC
- EXISTING IRR, VALVE, NIC
- EXISTING AC PAVING PARKING / DRIVE AISLES
- PROVIDE (1) NEW LONG TERM BICYCLE PARKING SPACE INDOORS IN ACCORDANCE WITH SR ZC 20-36.090
-



Revisions		
No.	Revisions	Date

USE PERMIT

**SITE PLAN - ENLARGED**

Project No.: 19-016

Drawn By: S/A

Issue Date: 7/10/2021

Sheet

**CUP-7**

**GENERAL SHEET NOTES**

- A. TOPOGRAPHIC, AERIAL, AND PROPERTY LINE INFORMATION WAS DERIVED FROM PUBLICLY-AVAILABLE SOURCES. ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY THEREOF.
- B. TOPOGRAPHIC CONTOURS REPRESENT 1-FOOT CHANGES IN ELEVATION, UNLESS OTHERWISE NOTED.
- C. TOPOGRAPHIC ELEVATIONS BASED ON NAD83 VERTICAL DATUM.
- D. TOPOGRAPHIC INFORMATION IS DERIVED FROM LIDAR DATA AND ORTHOPHOTOGRAPHY PROVIDED BY THE UNIVERSITY OF MARYLAND UNDER NASA GRANT NNX13AP95G, THE UNIVERSITY OF MARYLAND, AND THE SONOMA VEGETATION MAPPING AND LIDAR PROGRAM.
- E. EXISTING PAVING, PARKING, AND LANDSCAPING TO REMAIN UNLESS OTHERWISE NOTED.
- F. ACCESSIBLE ROUTE: CBC 11B-206.2.1 EXCEPTION - ACCESSIBLE ROUTE NOT REQUIRED BETWEEN SITE ARRIVAL POINTS AND THE BUILDING OR FACILITY ENTRANCE IF THE ONLY MEANS OF ACCESS BETWEEN THEM IS A VEHICULAR WAY NOT PROVIDING PEDESTRIAN ACCESS.

**SHEET KEYNOTES - DEMO**

- (A) CONC. FLATWORK, DEMO., SAWCUT AT (E) SIDEWALK
- (B) BACKFLOW DEVICE, PROTECT DURING CONST.
- (C) 2" STL. BOLLARD, PROTECT DURING CONST.
- (D) WD. MARQUEE SIGN, PROTECT DURING CONST.
- (E) LANDSCAPE AREA, REMOVE ALL DEBRIS, ROUGH GRADE AND PREPARE FOR NEW LANDSCAPING
- (F) WD. MARQUEE SIGN, NIC
- (G) (E) STRIPING, REMOVE
- (H) (E) SIGN AND STL. POST, DEMO.
- (I) (E) AC PAVING, PATCH / REPAIR AT NEW ADA PARKING, NEW STRIPING AND WHERE OLD STRIPING WAS REMOVED

**SHEET KEYNOTES**

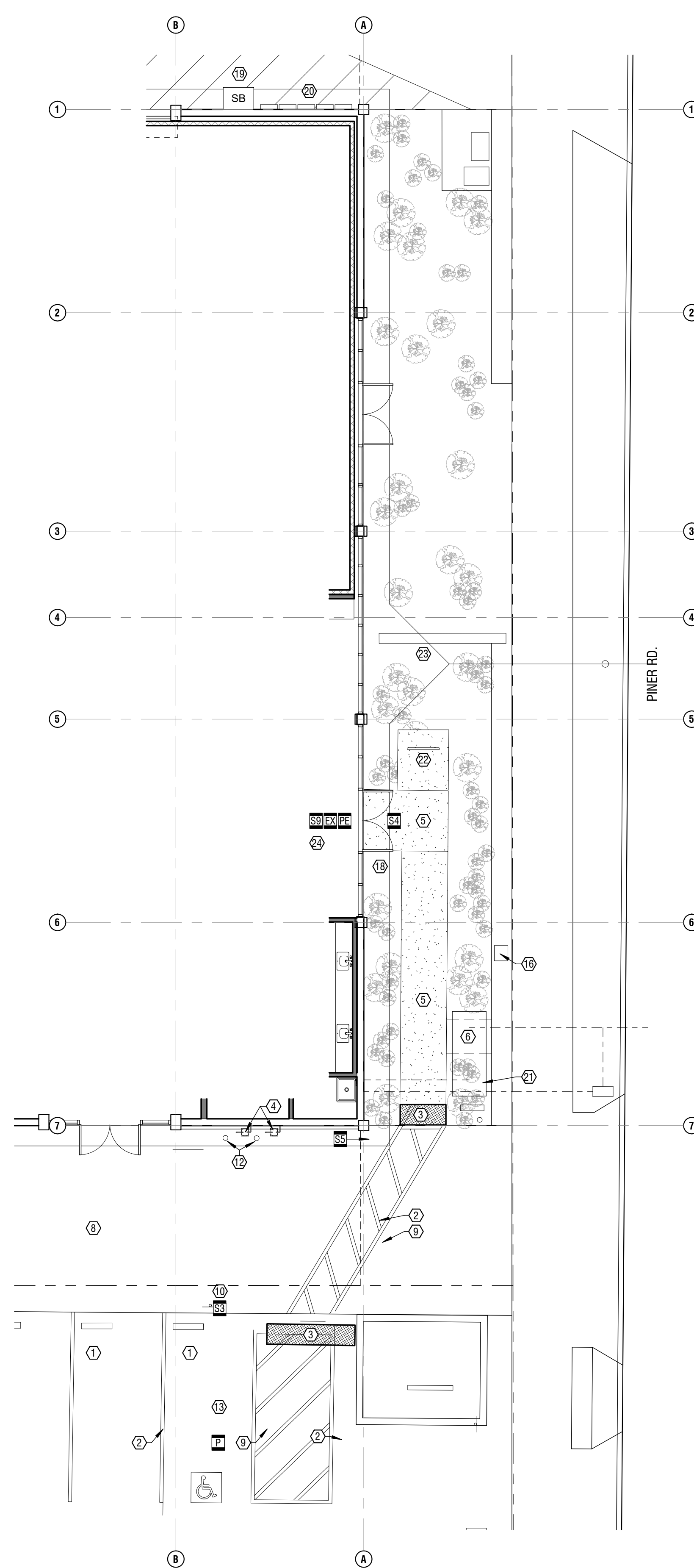
- (1) PROVIDE (N) PARKING STOPS, TYP.
- (2) (N) 4" WIDE WHITE STRIPING, TYP.
- (3) (N) TRUNCATED DOMES / DETECTABLE WARNING SURFACE
- (4) (E) GAS METER, SEE PLUMBING DRAWINGS
- (5) CONC. FLATWORK, MAX. GROSS SLOPE 2%, LEVEL LANDING AT ENTRY.
- (6) POTENTIAL CONC. FLATWORK, CONFORMING TO (E) SIDEWALK.
- (7) (E) ELECTRICAL TRANSFORMERS, SEE ELECTRICAL DRAWINGS
- (8) (E) A.C. PAVING, TYP.
- (9) PROVIDE BLUE BORDER AT HC ACCESS AISLE
- (10) (N) HC ACCESSIBLE (VAN) PARKING SIGNAGE
- (11) (N) INTERNATIONAL SYMBOL OF ACCESSIBILITY PER
- (12) (E) BOLLARDS
- (13) ACCESSIBLE PARKING STALL, SEE
- (14) (E) CONCRETE WALK, BLENDED TRANSITION TO (E) A.C. PAVING, PATCH AND REPAIR EXISTING WALK TO COMPLY WITH ACCESSIBLE ROUTES REQUIREMENTS, SEE
- (15) PROVIDE REMOVABLE CHAIN AT ROLL-UP OPENINGS
- (16) (E) DRAINAGE DRAIN INLET TO REMAIN
- (17) PROVIDE ACCESSIBLE ROUTE, SEE \_\_\_\_\_ REFER TO SHEET \_\_\_\_\_ FOR FURTHER INFO.
- (18) (N) KNOX BOX, COORDINATE LOCATION W/ FIRE MARSHAL IN FIELD
- (19) (N) MAIN SWITCHBOARD
- (20) (E) ELEC. METERS
- (21) (E) BACKFLOW DEVICE
- (22) NEW BIKE RACK (2 BIKE CAPACITY) FOR SHORT TERM BICYCLE PARKING
- (23) WD. MARQUEE SIGN, PROTECT DURING CONST.
- (24) PROVIDE (1) NEW LONG TERM BICYCLE PARKING SPACE INDOORS IN ACCORDANCE WITH SR ZC 20-36.090

**ACCESS LEGEND**

- (P) ACCESSIBLE PARKING SPACE
- (PE) ACCESSIBLE PRIMARY ENTRANCE
- (E) ACCESSIBLE ELEVATOR
- (T) ACCESSIBLE TOILET FACILITY
- (DF) ACCESSIBLE DRINKING FOUNTAIN
- (PT) ACCESSIBLE PUBLIC TELEPHONE
- (EX) ACCESSIBLE REQUIRED EXIT
- (S1) SIGNAGE: TOW-AWAY
- (S2) SIGNAGE: PARKING SPACE, STANDARD
- (S3) SIGNAGE: PARKING SPACE, VAN-ACCESSIBLE
- (S4) SIGNAGE: ENTRY ISA
- (S5) SIGNAGE: DIRECTIONAL ISA
- (S6) SIGNAGE: TOILET ROOM GEOMETRIC
- (S7) SIGNAGE: TOILET ROOM ID PICTOGRAM
- (S8) SIGNAGE: TACTILE ROOM ID
- (S9) SIGNAGE: TACTILE EXIT
- (---) ACCESSIBLE PATH OF TRAVEL - SEE SITE PLAN - PROPOSED FOR ALTERATIONS
- (---) AREA OF WORK
- (▲) ACCESSIBLE ENTRY - SEE SITE PLAN - PROPOSED FOR ALTERATIONS
- (---) LANDSCAPING, LOW-WATER NATIVE SPECIES



**1 SITE PLAN - DEMO ENLARGED**  
 1/8" = 1'-0"



**2 SITE PLAN - ENLARGED**  
 1/8" = 1'-0"

S/A

SCHWARTZ  
ARCHITECTURE

1653 FINLAW ST.  
SANTA ROSA, CA 95404  
TEL: 707.478.4949

GENERAL SHEET NOTES

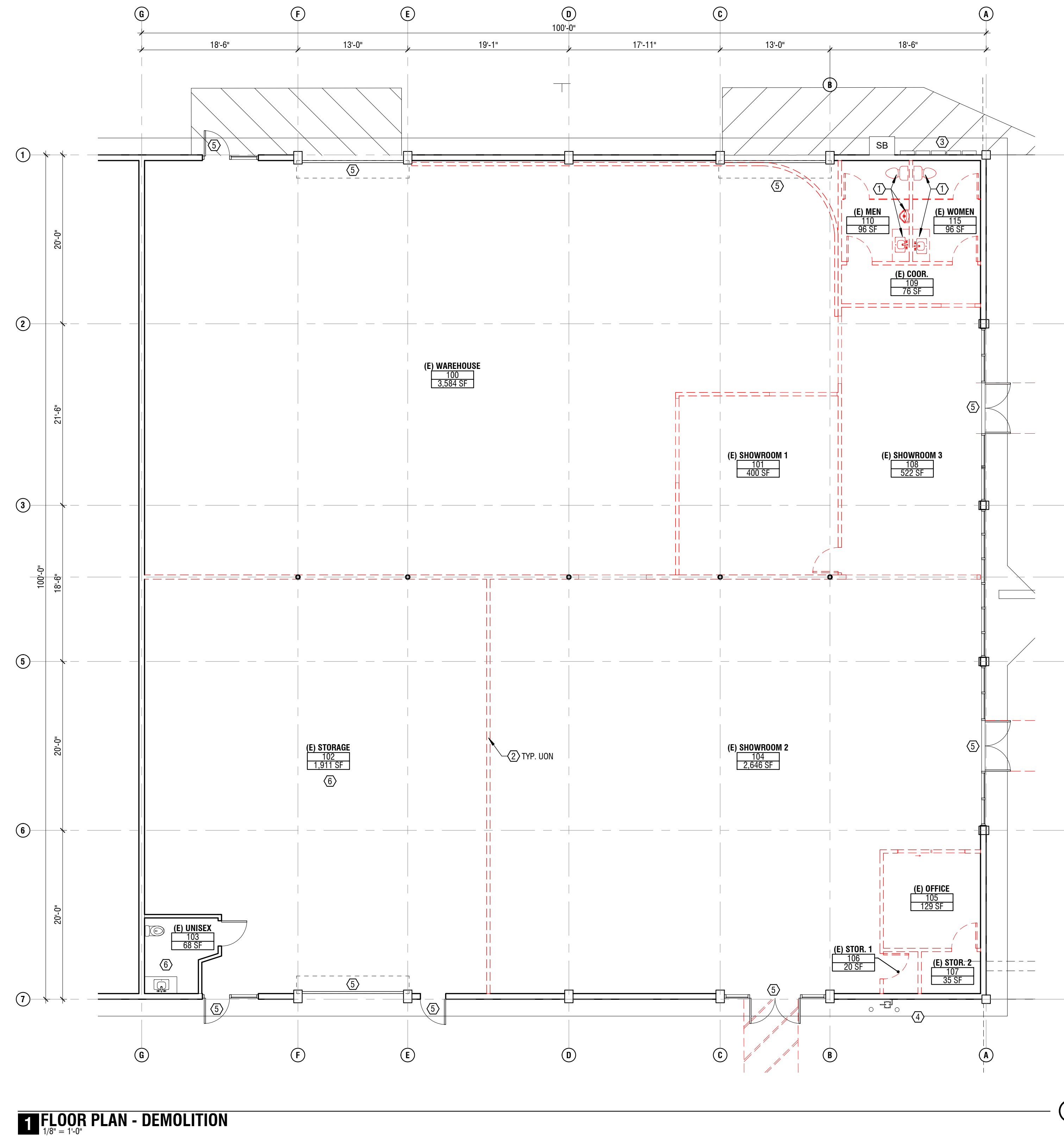
A. REMOVE ALL FLOORING TO (E) CONC. SLAB, PREPARE SURFACE TO NEW CONC. SEALER AND / OR FLOOR FINISH

SHEET KEYNOTES

- ① (E) PLUMBING FIXTURES, REMOVE AND CAP UTILITIES. SEE FLOOR PLAN - PROPOSED FOR NEW PLUMBING FIXTURE LOCATIONS
- ② (E) NON-BEARING WALLS, DEMO.
- ③ (E) ELEC. METERS, PROTECT DURING CONST.
- ④ (E) GAS METER AND STL. BOLLARDS, PROTECT DURING CONST.
- ⑤ (E) SWING DOORS AND COILING OVERHEAD DOORS, PROTECT DURING CONST.
- ⑥ (E) UNCONDITIONED ROOM

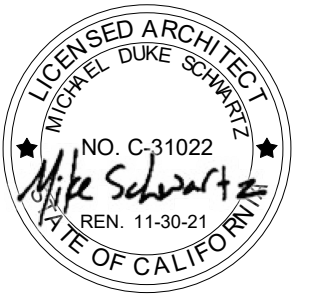
ROOM SCHEDULE - EXISTING

#	NAME	AREA
100	(E) WAREHOUSE	3,584 SF
101	(E) SHOWROOM 1	400 SF
102	(E) STORAGE	1,911 SF
103	(E) UNISEX	68 SF
104	(E) SHOWROOM 2	2,646 SF
105	(E) OFFICE	129 SF
106	(E) STOR. 1	20 SF
107	(E) STOR. 2	35 SF
108	(E) SHOWROOM 3	522 SF
109	(E) COOR.	76 SF
110	(E) MEN	96 SF
115	(E) WOMEN	96 SF
		9,583 SF



**1 FLOOR PLAN - DEMOLITION**  
1/8" = 1'-0"

BEAR FLAG SUPPLY, INC.  
TENANT IMPROVEMENTS  
950 PINER RD. SANTA ROSA, CA 95403



Revisions		
No.	Revisions	Date

USE PERMIT

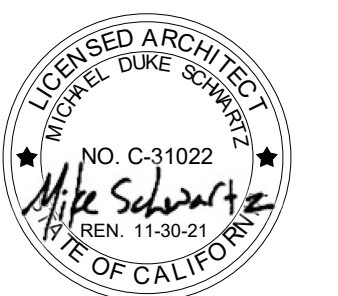
FLOOR PLAN - EXISTING

Project No.: 19-016  
Drawn By: S/A  
Issue Date: 7/10/2021

Sheet  
**CUP-8**

7/10/2021 6:30:28 PM





Revisions		
No.	Revisions	Date

USE PERMIT

**FLOOR PLAN - PROPOSED**

Project No.: 19-016  
 Drawn By: S/A  
 Issue Date: 7/10/2021  
 Sheet

**CUP-9**

**ACCESS LEGEND**

- ACCESSIBLE PARKING SPACE
- ACCESSIBLE PRIMARY ENTRANCE
- ACCESSIBLE ELEVATOR
- ACCESSIBLE TOILET FACILITY
- ACCESSIBLE DRINKING FOUNTAIN
- ACCESSIBLE PUBLIC TELEPHONE
- ACCESSIBLE REQUIRED EXIT
- SIGNAGE: TOW-AWAY
- SIGNAGE: PARKING SPACE, STANDARD
- SIGNAGE: PARKING SPACE, VAN-ACCESSIBLE
- SIGNAGE: ENTRY ISA
- SIGNAGE: DIRECTIONAL ISA
- SIGNAGE: TOILET ROOM GEOMETRIC
- SIGNAGE: TOILET ROOM ID PICTOGRAM
- SIGNAGE: TACTILE ROOM ID
- SIGNAGE: TACTILE EXIT

- ACCESSIBLE PATH OF TRAVEL. SEE SITE PLAN - PROPOSED FOR ALTERATIONS
- AREA OF WORK
- ACCESSIBLE ENTRY. SEE SITE PLAN - PROPOSED FOR ALTERATIONS
- LANDSCAPING, LOW-WATER NATIVE SPECIES

**SHEET KEYNOTES**

- ① (E) STL. COLUMNS TO REMAIN, GRIDLINE 4, TYP. OF 5.
- ② (12) HALF-HEIGHT LOCKERS, INCLUDE MIN. # OF ADA LOCKERS.
- ③ STORAGE LOFT WITH REMOVABLE GUARD RAILS, EXTENT SHOWN GRAY FOR CLARITY. LOFT ELEVATION: 12'-0". ASSUMES 12" PROFILE AND 11'-0" CEILING BELOW.
- ④ ACCESSIBLE SINK
- ⑤ REFRIGERATOR
- ⑥ WINDOW TINT AT STOREFRONT WITH WALL COVER.
- ⑦ FIRE EXTINGUISHER IN CABINET. FINAL QUANTITY AND LOCATION PER FIRE MARSHAL APPROVAL.
- ⑧ 1'-0" BUFFER AT RACK SYSTEM SIDE WALLS
- ⑨ 2'-0" BUFFER AT RACK SYSTEM BACK WALLS
- ⑩ (E) ELECTRICAL METERS
- ⑪ (E) GAS METER AND STL. BOLLARDS
- ⑫ CHAIN LINK SECURITY FENCE, GATES AND BOLLARDS
- ⑬ GUARDRAIL PROTECTED EGRESS WITH GROUND LEVEL WARNING AT VEHICULAR AREA
- ⑭ DOOR TO BE MADE NON-OPERABLE. REMOVE DOOR HARDWARE AND PERMANENTLY SEAL DOOR SHUT.
- ⑮ PROVIDE (1) NEW LONG TERM BICYCLE PARKING SPACE INDOORS IN ACCORDANCE WITH SR ZC 20-36.090

**PARTITION LEGEND**

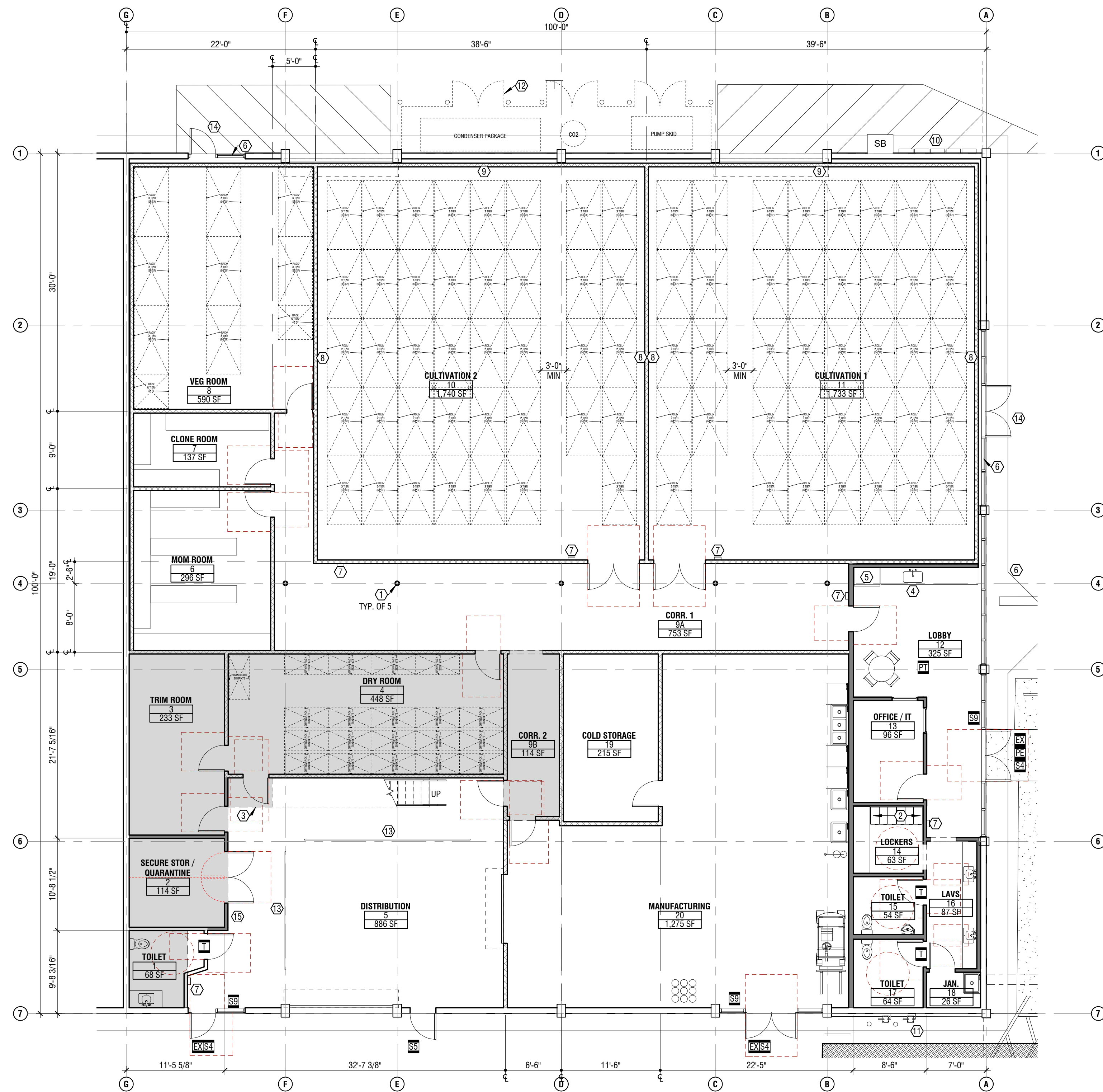
- PARTITION TAG**
- PARTITION TYPE
  - STUD SIZE
- NEW PARTITION
  - EXISTING PARTITION TO REMAIN
  - EXISTING CONCRETE TILT-UP WALL

**STUD SIZES (METAL)**

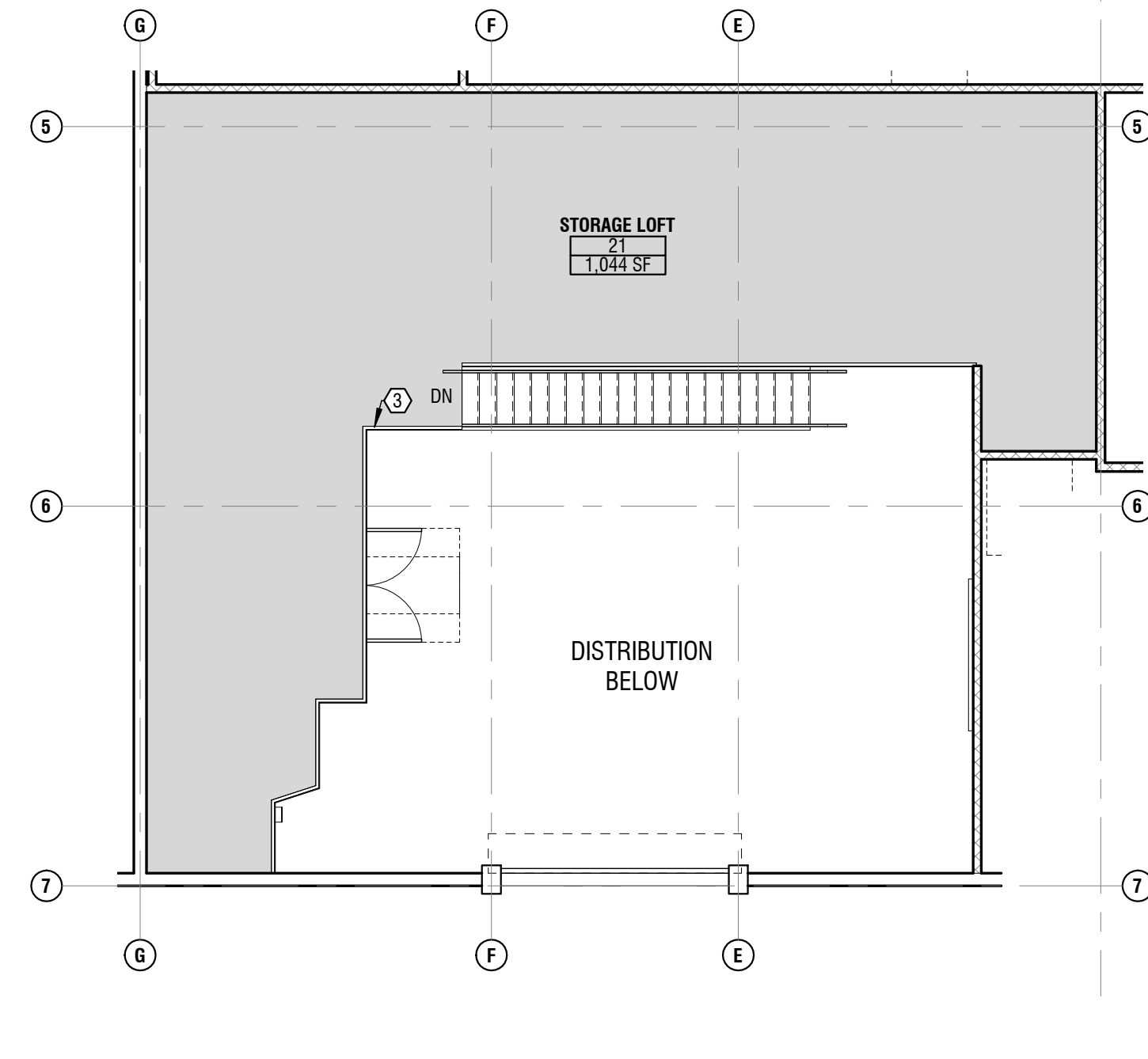
#	SIZE	(FURRING, CHANNEL, ETC.)
1	7/8"	
2	1-1/2"	
3	3-5/8"	
4	4"	
6	6"	
8	8"	

**ROOM SCHEDULE**

#	NAME	AREA
<b>LEVEL 1</b>		
1	TOILET	68 SF
2	SECURE STOR / QUARANTINE	114 SF
3	TRIM ROOM	233 SF
4	DRY ROOM	448 SF
5	DISTRIBUTION	886 SF
6	MOM ROOM	296 SF
7	CLONE ROOM	137 SF
8	VEG ROOM	590 SF
9A	CORR. 1	733 SF
9B	CORR. 2	114 SF
10	CULTIVATION 2	1,740 SF
11	CULTIVATION 1	1,733 SF
12	LOBBY	325 SF
13	OFFICE / IT	96 SF
14	LOCKERS	63 SF
15	TOILET	54 SF
16	LAVS	87 SF
17	TOILET	64 SF
18	JAN.	26 SF
19	COLD STORAGE	215 SF
20	MANUFACTURING	1,275 SF
<b>LEVEL 2</b>		
21	STORAGE LOFT	1,044 SF
		10,382 SF



**1 FLOOR PLAN - PROPOSED**  
 1/8" = 1'-0"



**2 STORAGE LOFT.**  
 1/8" = 1'-0"