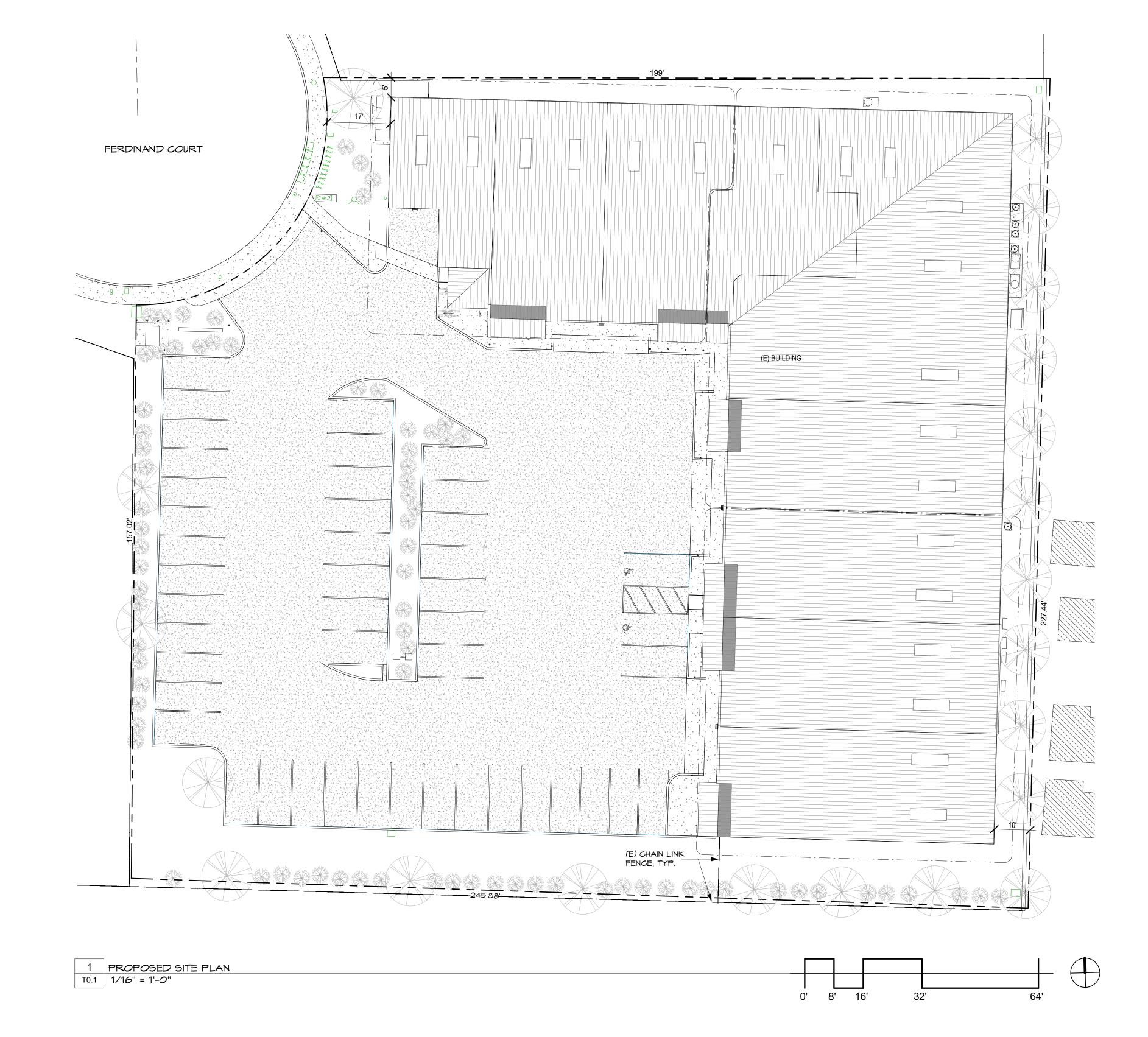
## PROJECT DESCRIPTION

C.U.P. APPLICATION EXHIBIT PROJECT LOCATION: 1825 FERDINAND COURT, SANTA ROSA, CA 95401 PARCEL NO. 044-011-087

PROJECT DESCRIPTION: TENANT IMPROVEMENTS FOR PROPOSED CHANGE OF USE FOR COMMERICAL CANNABIS BUSINESS. PROPOSED CANNABIS BUSINESS COMPONENTS INCLUDE: DISTRIBUTION, CULTIVATION, AND MANUFACTURING AT THE ABOVE ADDRESS. TENANT IMPROVEMENTS INCLUDE

OWNER: California Organica 1825 Ferdinand Court, Ste D Santa Rosa, CA 95401 415-450-5340

CONTACT: Scott Schellinger CSW Land Solutions, LLC PO Box 921 Santa Rosa, CA 95402 707.921.5030 scott@cswland.com



PRELIMINARY ZONING AND CODE ANALYSIS

PROJECT DATA: LOT ACRES: ~1.2 (52,629 SF) BUILT: 2006 COM UNITS: 9 BLDG SQFT: 19,980

MANUFACTURING - GROUP F-1 BUSINESS - GROUP B

ZONING CODE: IL LAND USE: WAREHOUSING/ACTIVE FIRE ZONE: FAULT KM: 5 PARK FEE: SERVICE AREA NO. 4 - SOUTHEAST WIND ZONE: EXPOSURE C FIRE DISTRICT: 1 PROPOSED USES:

CANNABIS .. DISTRIBUTION - GROUP S-1, STORAGE LOT COVERAGE (FROM TABLE 2-11): DETERMINED BY CUP PROPOSED LOT COVERAGE: 19915 GSF / 52629 SF = 38% PROPOSED FAR: 19915 GSF / 52629 SF = 38%

20-34.050 LANDSCAPE STANDARDS LANDSCAPING IS EXISTING AND NO CHANGES ARE PROPOSED AT THIS TIME

20-38.060 ZONING DISTRICT SIGN STANDARDS.

## APPLICABLE CODES:

California Building Code 2019 (CBC) California Electrical Code 2019 (CEC) California Mechanical Code 2019 (CMC)

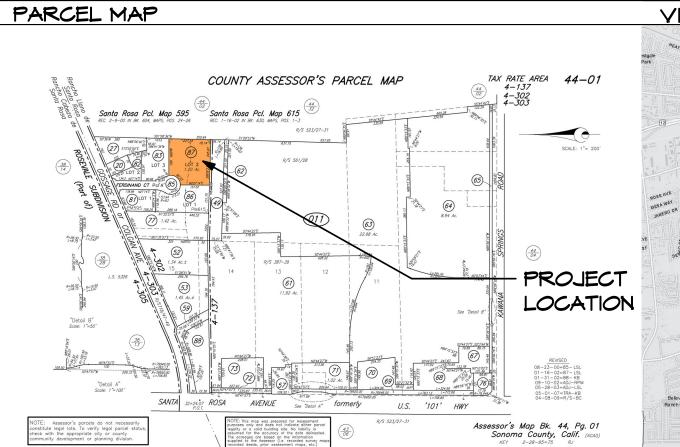
California Plumbing Code 2019 (CPC) California Energy Code 2019

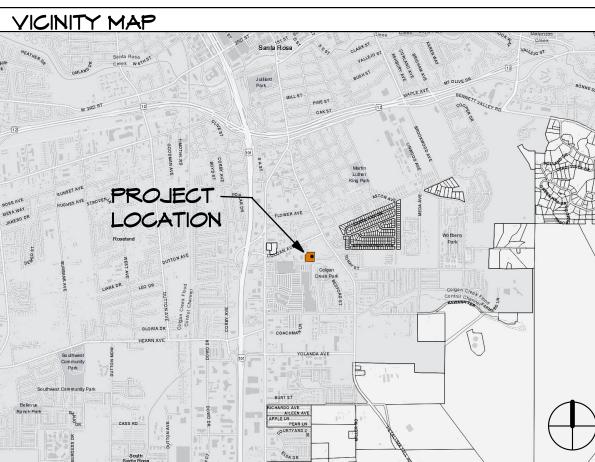
California Energy Code 2019
California Fire Code 2019 (CFC)
California Existing Building Code 2019 (CEBC)
California Green Building Standards Code 2019 (CalGreen)
California Existing Building Code 2019 (CEBC)
California Health and Safety Code 2019 (H&SC)
California Business and Professions Code (B&PC)

National Fire Protection Association Standards (NFPA)

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

N. Santa Rosa City Code (SRCC)



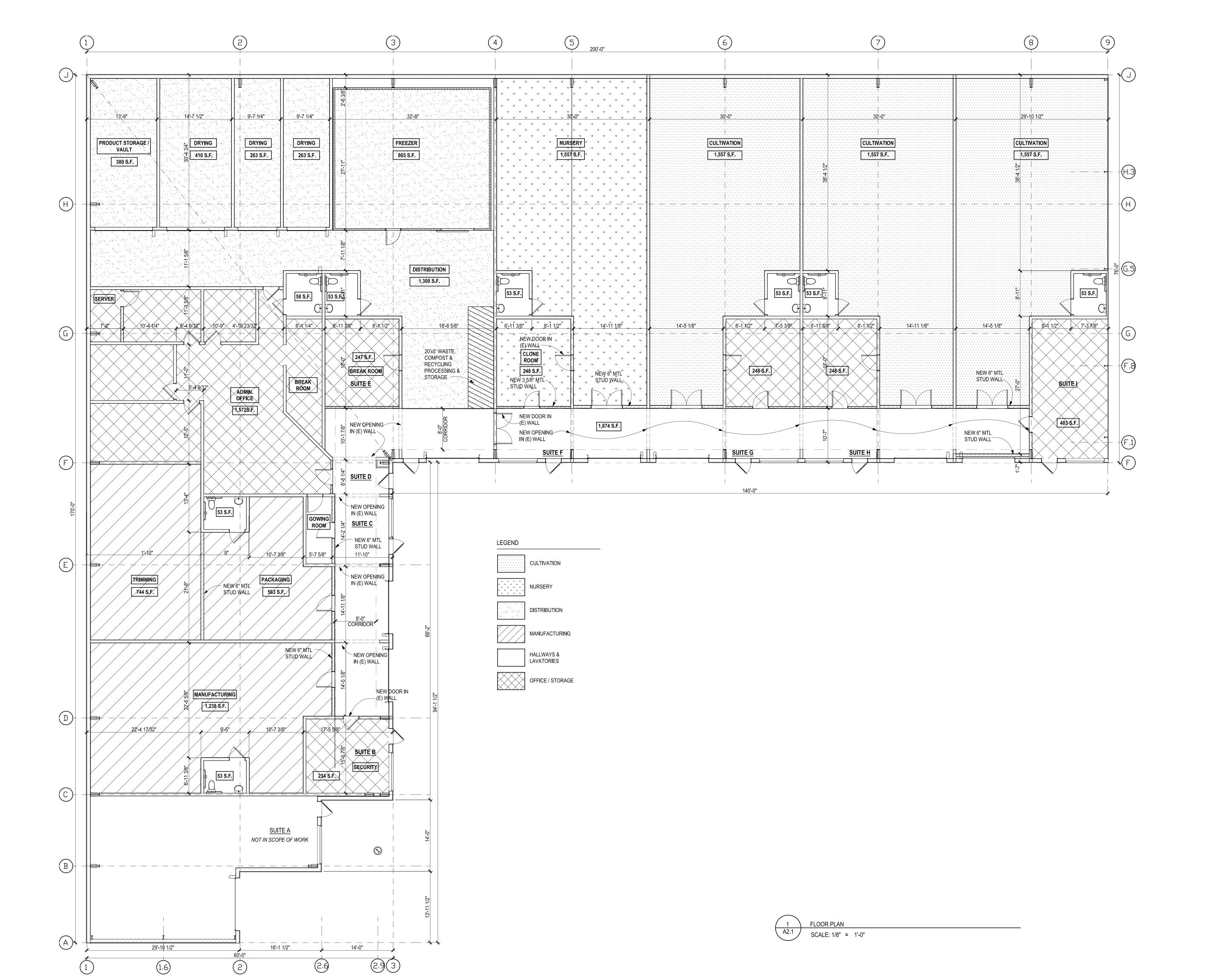


**TITLESHEET** 

Project number Project Number Issue Date Drawn by Checker

Original drawing is 24"x36".

1/16" = 1'-0"



CSW Land Solutions P.O. Box 921 Santa Rosa, CA 95402

> T 707.921.5030 cswland.com

1825 FERDINAND COURT SUITES B, C, D, E, F, G, H,

SANTA ROSA, CA

**AS-BUILT** 

SUBMITTAL DATE

Project No.:

PRINTED 7/13/21

**BUILDING PLANS** 

PROPOSED - FLOOR PLAN A2.1

CAD FILE: 1825 Ferdinand.pln