

# STONYPOINT WELLNESS

PROPOSED RETAIL CANNABIS DISPENSARY

**411 STONY POINT RD  
SANTA ROSA, CA 95401**

## DRAWING INDEX

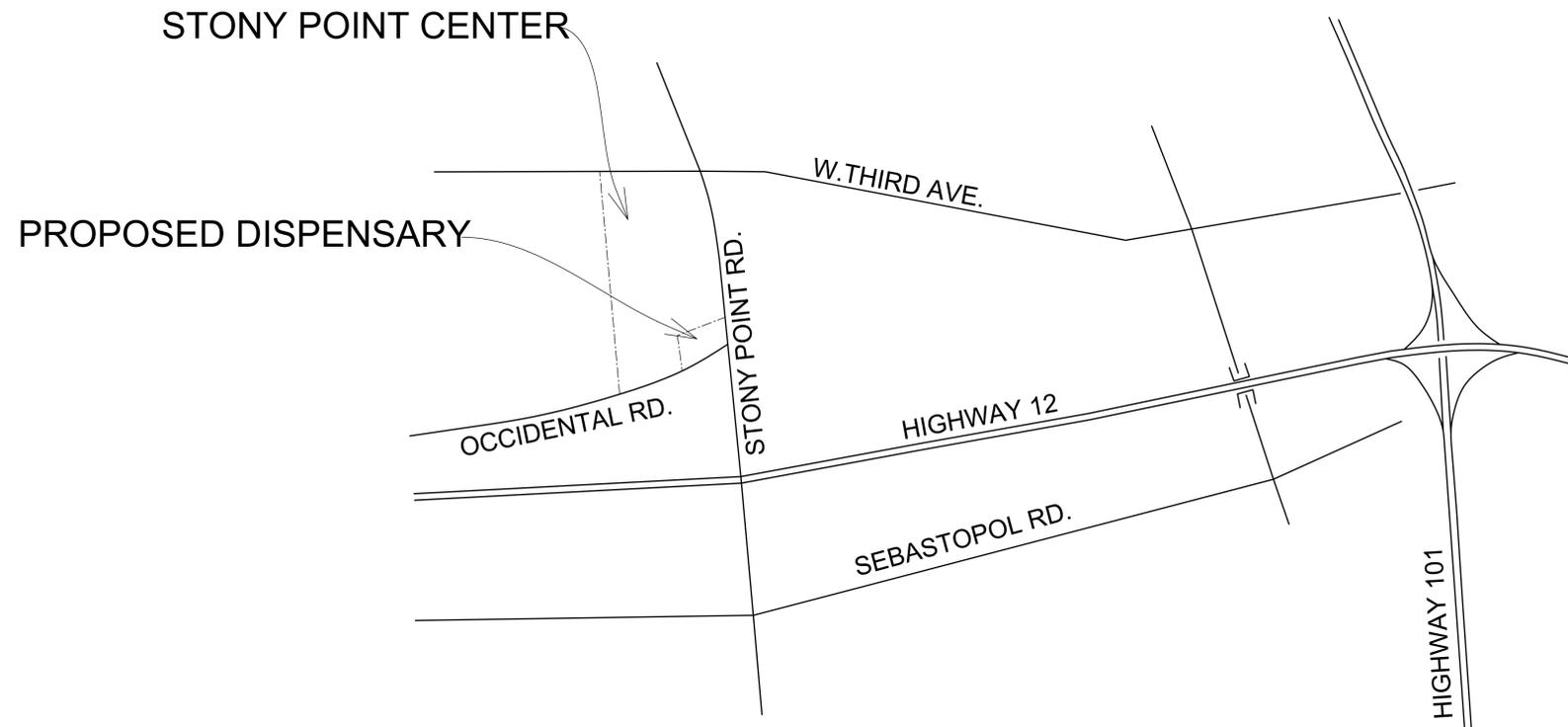
- A001 - VICINITY MAP
- A002 - NEIGHBORHOOD CONTEXT MAP
- A003 - SHOPPING CENTER USES
- A004 - SHOPPING CENTER SITE PLAN
- A005 - PARCEL SITE PLAN
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- A007 - ELEVATIONS

City of Santa Rosa  
Planning & Economic  
Development Department  
11/16/2020  
RECEIVED

ARCHITECT

LEGEND

## VICINITY MAP



## VICINITY MAP

NOT TO SCALE



## PROJECT TEAM

OWNER :  
ERIC YUST  
PO BOX 5349  
SANTA ROSA,  
CA 95402

## PROJECT DATA

TOTAL AREA : 2270 S.F  
  
AP. NO. : 146-040-022  
ZONE : CG  
GP : RETAIL / MED RESIDENTIAL

REVISION

DATE

FEB 13 2020

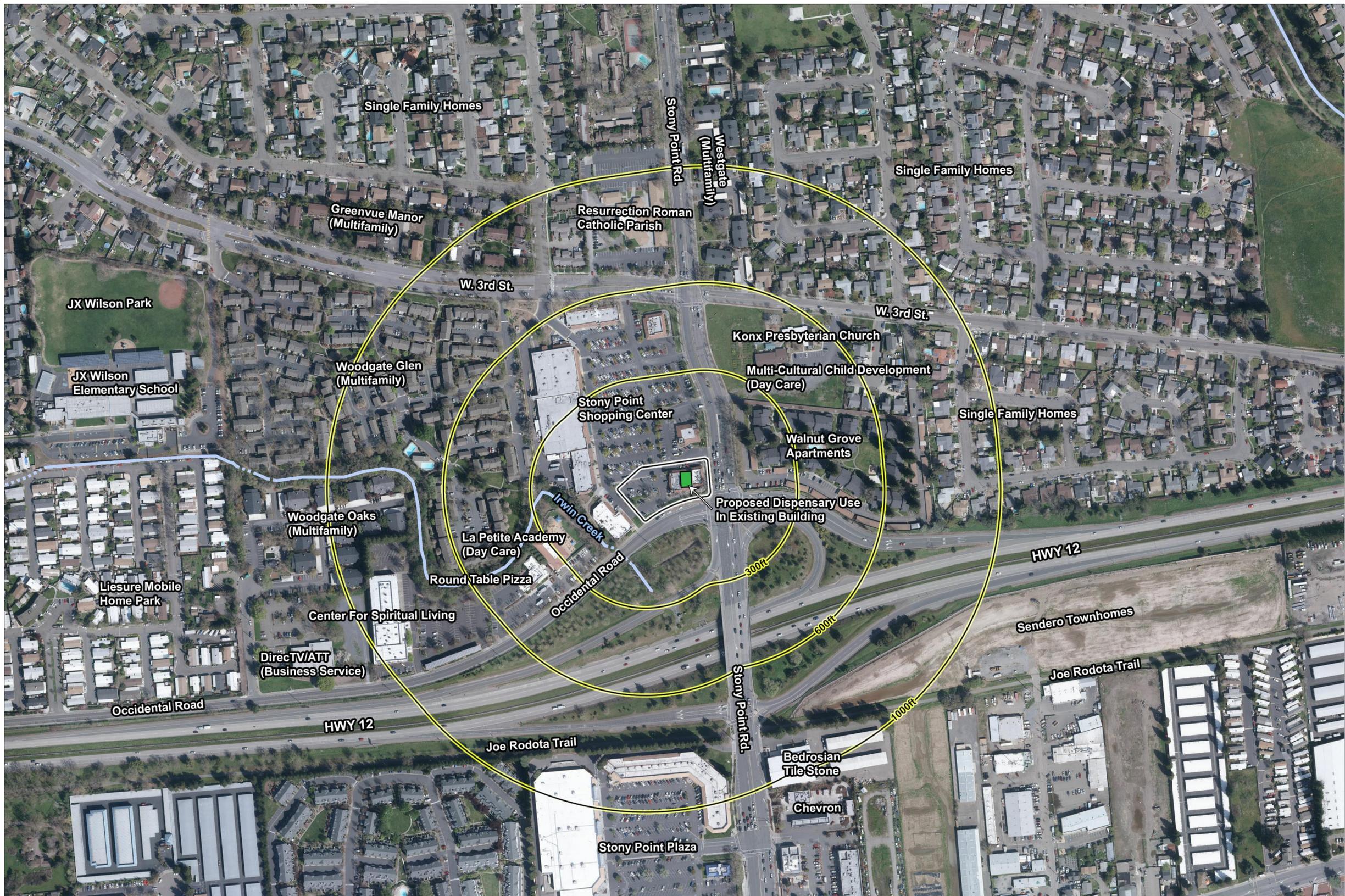
PROJECT TITLE  
**STONY POINT  
WELLNESS**

FORMAT	A1
DRAWN	AM
CHECKED	-
SCALE	As Shown

PROJECT NUMBER  
DRAWING TITLE

**VICINITY MAP**

DRAWING NUMBER	PAPER SIZE	REVISION
<b>A001</b>	24 x 36	



# NEIGHBORHOOD CONTEXT MAP

NOT TO SCALE

ARCHITECT

LEGEND

REVISION

DATE

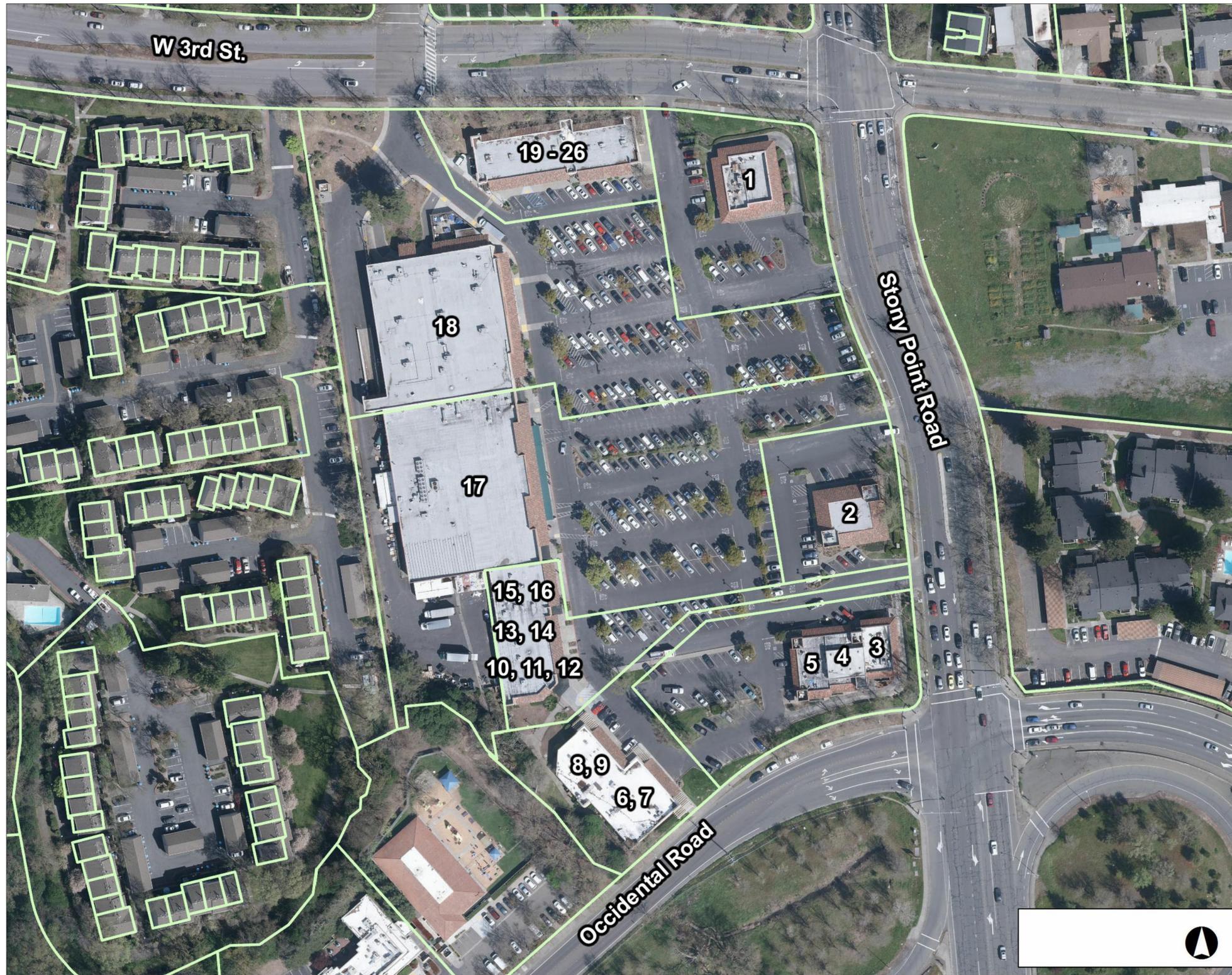
FEB 11 2020

PROJECT TITLE  
**STONY POINT  
 WELLNESS**

FORMAT A1  
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 SCALE As Shown  
 PROJECT NUMBER  
 DRAWING TITLE

**NEIGHBORHOOD  
 CONTEXT MAP**

DRAWING NUMBER	PAPER SIZE	REVISION
<b>A002</b>	24 x 36	



# SHOPPING CENTER USES

NOT TO SCALE

## LEGEND

1. Carl's Jr.
2. Exchange Bank - Stony Point
3. KFC
4. Proposed Dispensary, currently Joe Video and office space
5. CS Liquor
6. El Molino (market)
7. El Patio Mexican Food
8. China Garden Chinese Restaurant
9. Launderland Coin-Op
10. Peopleready
11. Subway
12. DivaNAILS
13. Ocean Spa
14. Domino's
15. Cigarettes Cheaper
16. Ocean Spa
17. Oliver's Market Stony Point
18. CVS/Pharmacy
19. AIM Mail Center
20. Café Tea
21. Nails 4 U
22. AT&T
23. Beauty Supply Plus
24. Teriyaki Chicken Bowl
25. StateFarm
26. Stony Plaza Dental

ARCHITECT

LEGEND

REVISION

DATE

FEB 11 2020

PROJECT TITLE  
**STONY POINT  
 WELLNESS**

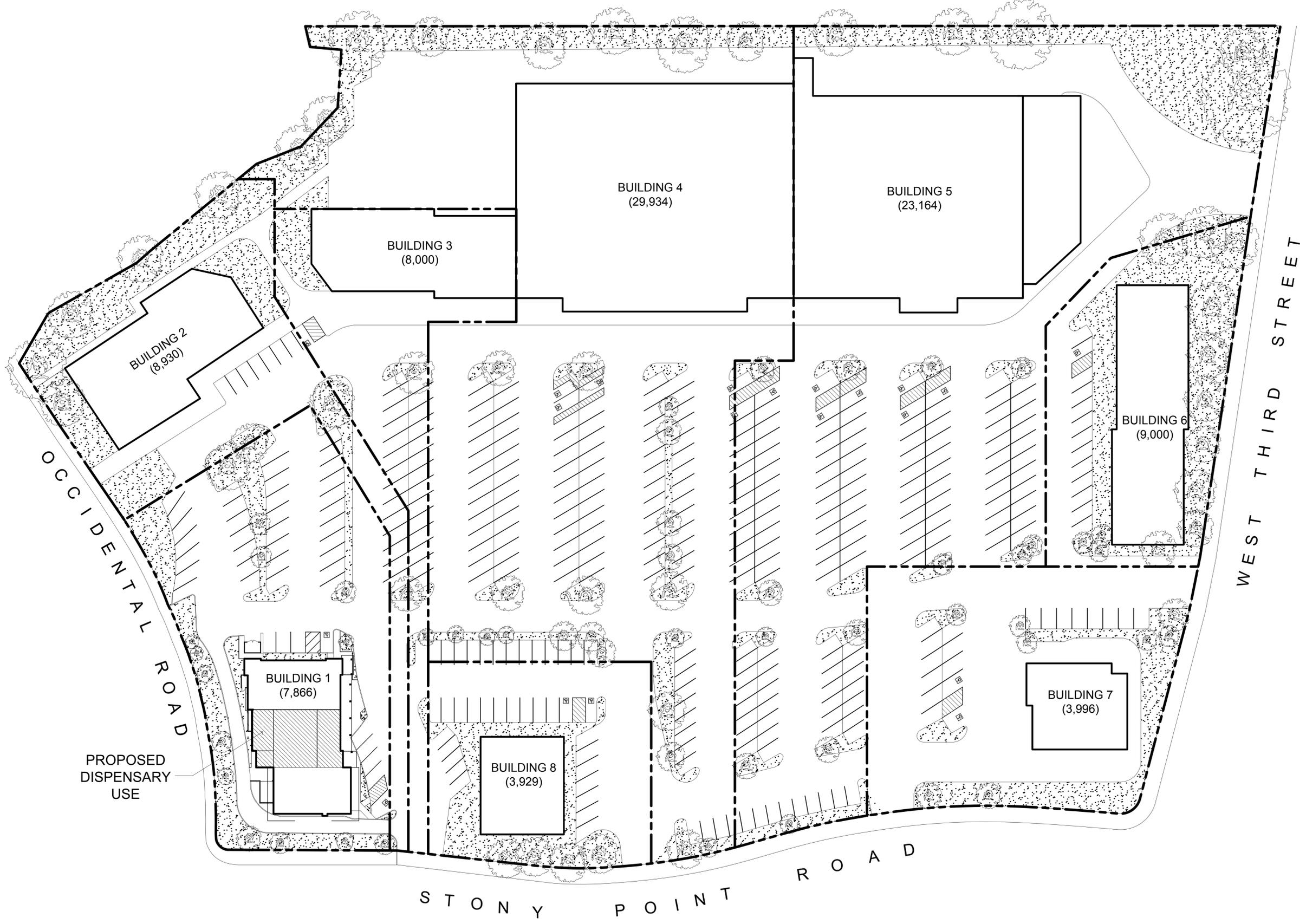
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 SCALE As Shown

PROJECT NUMBER

DRAWING TITLE

**SHOPPING  
 CENTER USES**

DRAWING NUMBER	PAPER SIZE	REVISION
<b>A003</b>	24 x 36	



ARCHITECT

LEGEND

REVISION

DATE

FEB 13 2020

PROJECT TITLE  
**STONY POINT  
 WELLNESS**

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CHECKED -

SCALE As Shown

PROJECT NUMBER

DRAWING TITLE

**SHOPPING  
 CENTER  
 SITE PLAN**

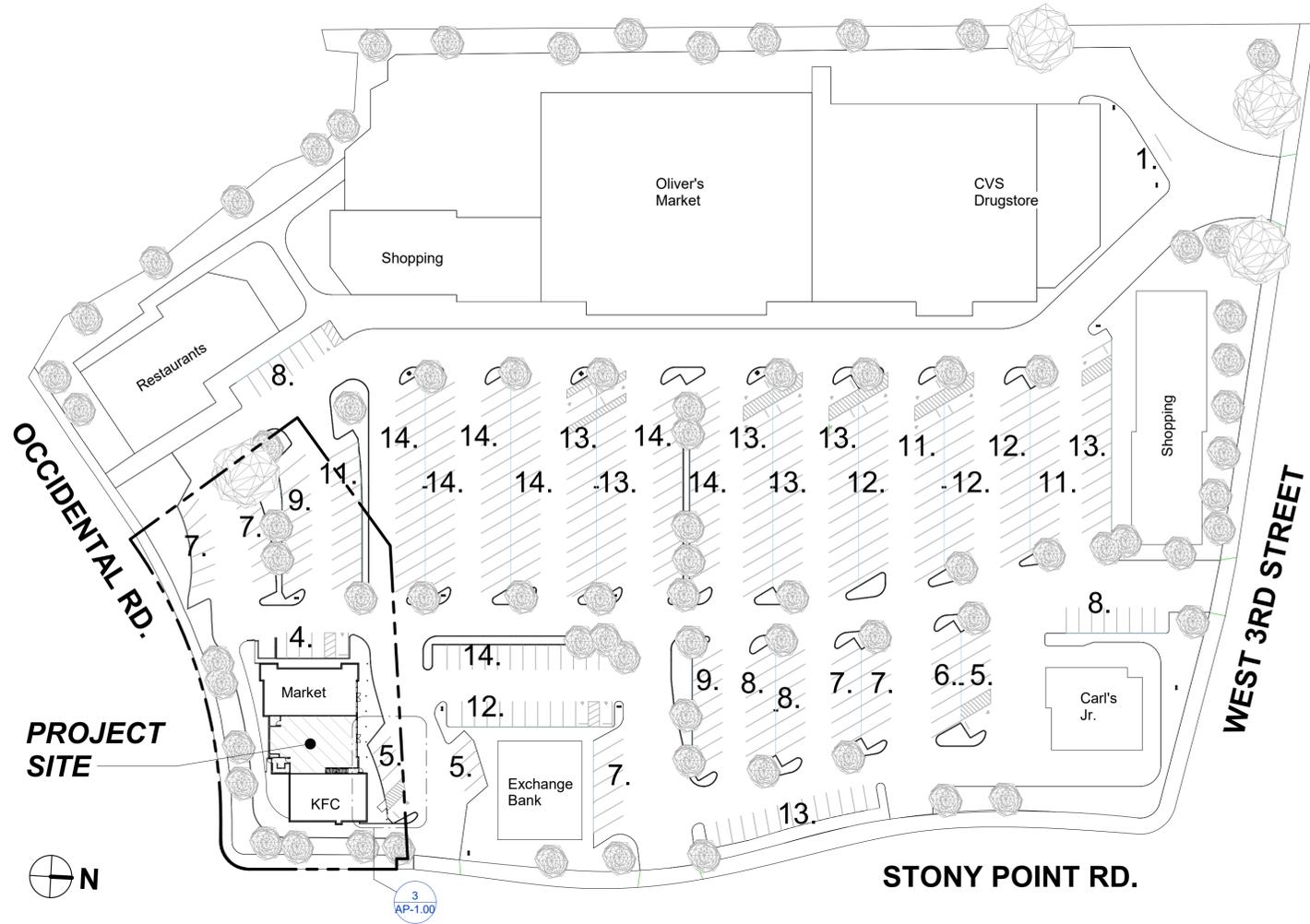
DRAWING NUMBER PAPER SIZE REVISION

**A004** 24 x 36

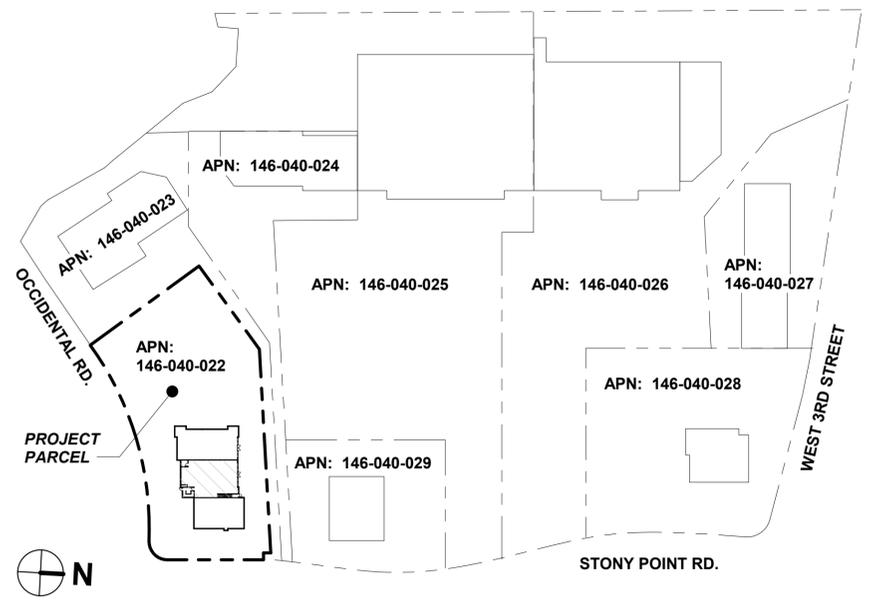
**SHOPPING CENTER SITE PLAN**

SCALE: 1/32" = 1'-0"





1 Site - Existing  
1" = 60'-0"



2 Site - (e) Parcel Plan  
1" = 100'-0"

**Stony Pt. Rd. Shopping Center Existing Parking Spaces:** **381 parking spaces provided**

**Stony Pt. Rd. Shopping Center Total Building Area:** **94,819** sf **379** parking req. **1: 250**

APN	Address	Building Name	total building area	parking stalls	ratio
145-040-022	401 Stony Pt. Rd.	Kentucky Fried Chicken	7,866	9	1: 250
	407 Stony Pt. Rd.	Offices	2,247	4	1: 250
	411 Stony Pt. Rd.	DISPENSARY	1,025	9	1: 250
	419 Stony Pt. Rd.	C S Liquor Mart	2,260	9	1: 250

APN	Address	Building Name	total building area	parking stalls	ratio
146-040-023	421 Stony Pt. Rd.	El Molino Tortilla	8,930	11	1: 250
	425 Stony Pt. Rd.	El Patio Mexican take out	2,800	11	1: 250
	429 Stony Pt. Rd.	China Garden	2,800	7	1: 250
	437 Stony Pt. Rd.	Amigo Laundry	1,665	7	1: 250

APN	Address	Building Name	total building area	parking stalls	ratio
146-040-024	441 Stony Pt. Rd.	People Ready office staffing	8,000	5	1: 250
	443 Stony Pt. Rd.	Subway	1,200	4	1: 250
	445 Stony Pt. Rd.	Diva Nails	1,100	4	1: 250
	447 Stony Pt. Rd.	Ocean Spa	1,100	4	1: 250
	449 Stony Pt. Rd.	Dominos	1,100	5	1: 250
	451 Stony Pt. Rd.	Cigarettes R Cheaper	1,300	4	1: 250
	453 Stony Pt. Rd.	Ocean Day Spa	1,100	4	1: 250

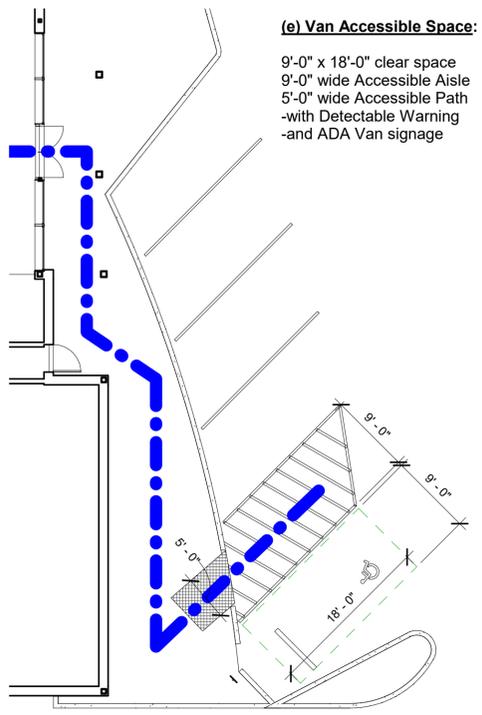
APN	Address	Building Name	total building area	parking stalls	ratio
156-040-025	461 Stony Pt. Rd.	Oliver's Market	29,934	120	1: 250

APN	Address	Building Name	total building area	parking stalls	ratio
146-040-026	4 63 Stony Pt. Rd.	CVS drugstore	23,164	93	1: 250

APN	Address	Building Name	total building area	parking stalls	ratio
146-040-027	465 Stony Pt. Rd.	AIM Mail Center	9,000	5	1: 250
	467 Stony Pt. Rd.	Nails 4 U	1,200	5	1: 250
	469 Stony Pt. Rd.	AT&T	1,200	6	1: 250
	471 Stony Pt. Rd.	Beauty Supply	1,600	5	1: 250
	473 Stony Pt. Rd.	Teriyaki Chicken Bowl	1,200	5	1: 250
	475 Stony Pt. Rd.	State Farm	1,200	5	1: 250
	479 Stony Pt. Rd.	Stony Plaza Dental	1,400	6	1: 250

APN	Address	Building Name	total building area	parking stalls	ratio
146-040-028	495 Stony Pt. Rd.	Carl's Jr. restaurant	3,996	16	1: 250

APN	Address	Building Name	total building area	parking stalls	ratio
146-040-029	499 Stony Pt. Rd.	Exchange Bank	3,929	16	1: 250



**(e) Van Accessible Space:**  
 9'-0" x 18'-0" clear space  
 9'-0" wide Accessible Aisle  
 5'-0" wide Accessible Path  
 -with Detectable Warning  
 -and ADA Van signage

3 Site - Existing ADA Van Parking  
1" = 10'-0"

**Parking Analysis:**

Santa Rosa city code:  
**20-36.040** Number of parking spaces required...  
 E. Multi-use sites. A site with multiple uses shall provide the aggregate number of parking spaces required for each separate use, except where:  
 1. The site was developed comprehensively as a shopping center, the parking ratio shall be that required for the shopping center as a whole regardless of individual uses listed in Table 3-4...

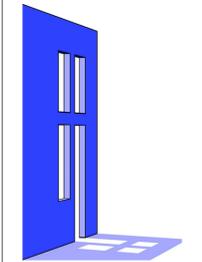
Per Table 3-4:  
 Shopping Centers require 1 space for each 250 sf. of gross leasable area.

Shopping Center Required Parking Space calculations:  
 Stony Point Rd. Shopping Center total leasable area = 94,819 sqft.  
 @ 1 parking space :250 sqft = (379) parking spaces required.

Shopping Center Existing Parking Spaces provided:  
**(381) total Parking spaces provided**, including,  
 (6) ADA Standard Accessible parking spaces, and  
 (12) ADA Van Accessible parking spaces

PROPOSED DISPENSARY parking spaces required:  
 2,260 sqft / 1:250sqft = 9.04, and (9) spaces required

PROPOSED DIPENSARY parking spaces provided:  
 (10) parking spaces provided, including,  
 (1) ADA Van Accessible parking space



**4dPerspective**  
 Christopher M. Ryan, NCARB  
 PH: (415) 531-0404



**Proposed Dispensary**  
411 Stony Pt. Rd.

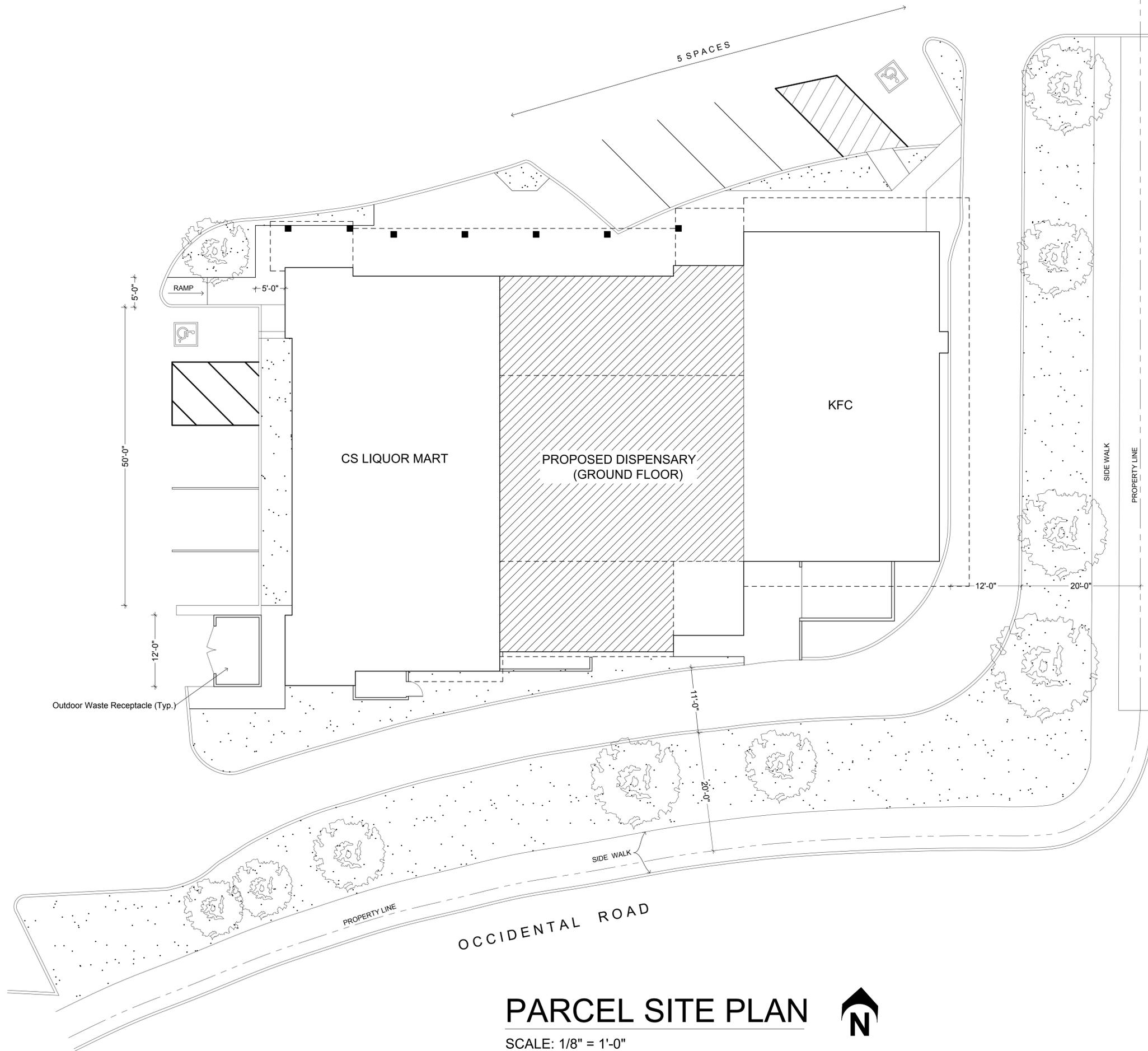
No.	Description	Date

**Yust**  
**Proposed**  
**Dispensary**

**Existing & New**  
**Site Plan**

Project number	2007
Date	03/16/21
Drawn by	4dP
Checked by	EY

**AP-1.00**  
 Scale As indicated



# PARCEL SITE PLAN

SCALE: 1/8" = 1'-0"



ARCHITECT

LEGEND

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FEB 11 2020

PROJECT TITLE  
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 WELLNESS**

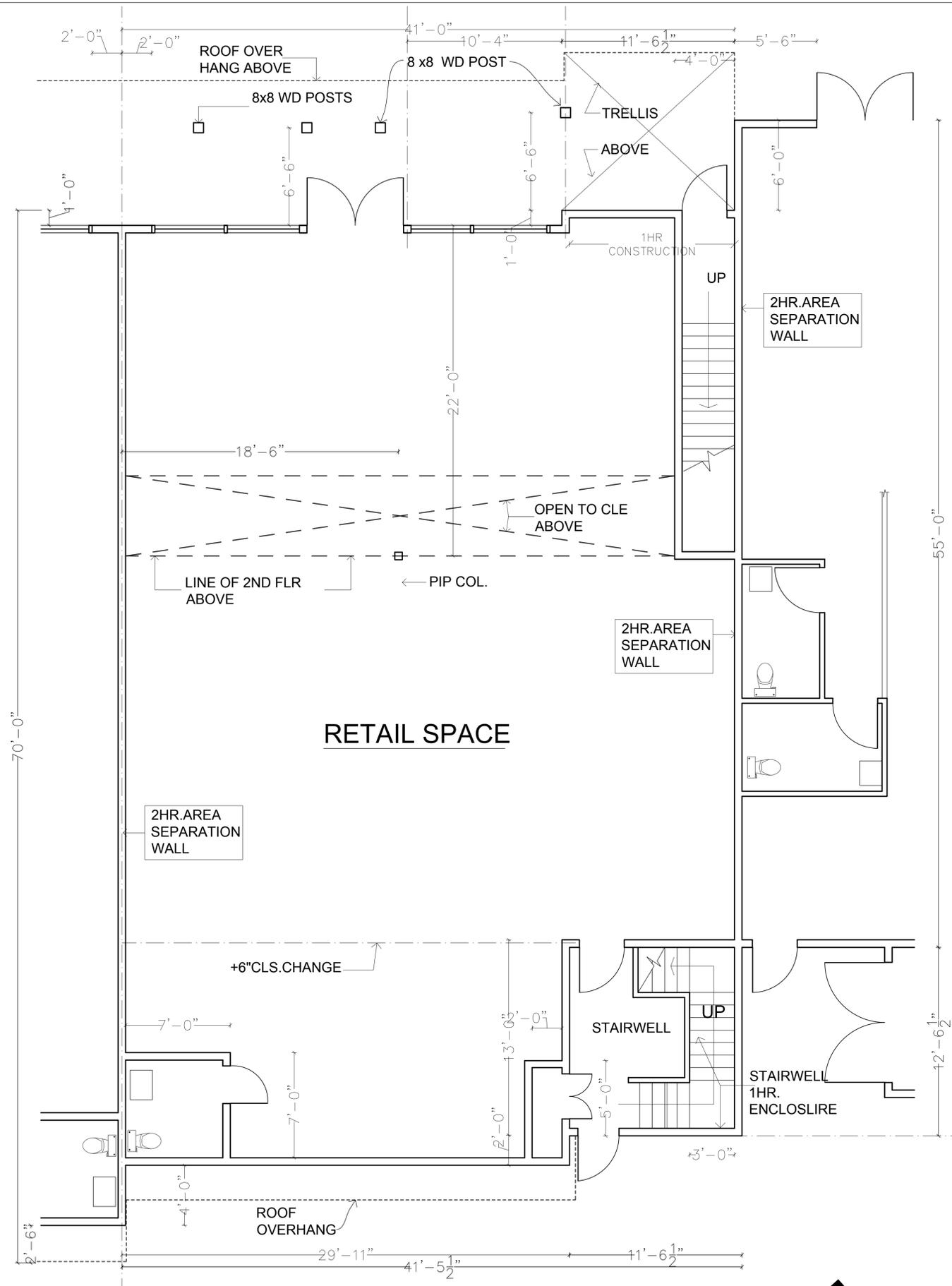
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SCALE	As Shown

PROJECT NUMBER

DRAWING TITLE

**PARCEL SITE  
 PLAN**

DRAWING NUMBER	PAPER SIZE	REVISION
<b>A005</b>	24 x 36	



# FLOOR PLAN, AS BUILT

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



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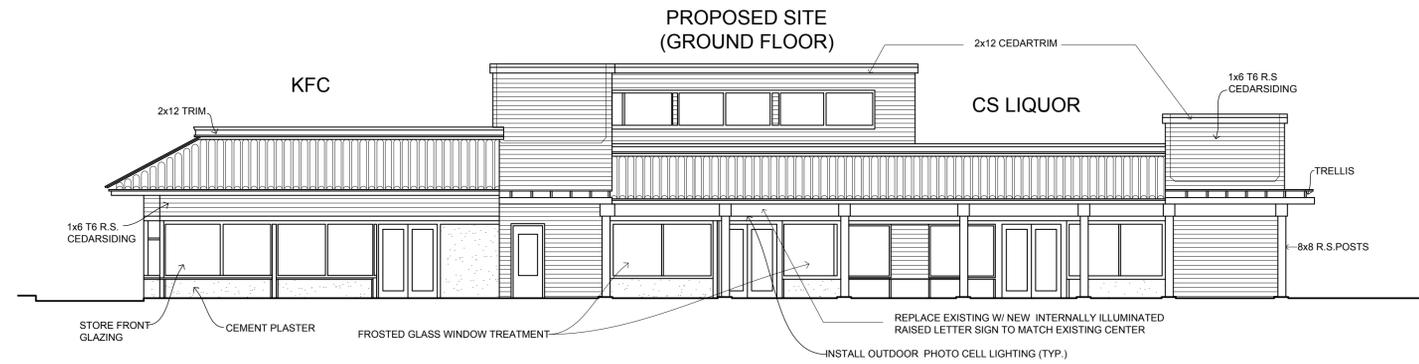
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**FLOOR PLAN,  
 AS BUILT**

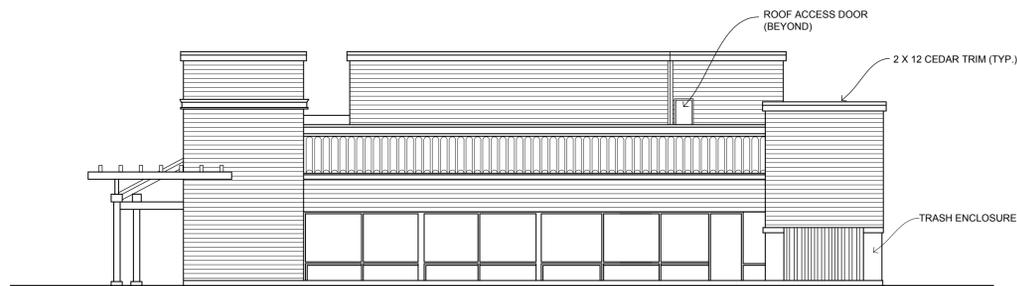
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<b>A006</b>	24 x 36	





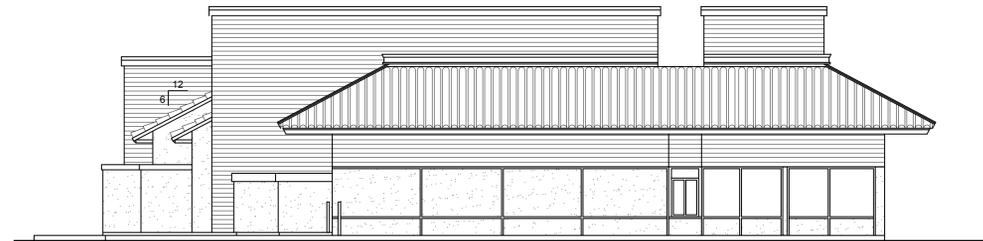
**NORTH ELEVATION**

SCALE: 1/8" = 1'-0"



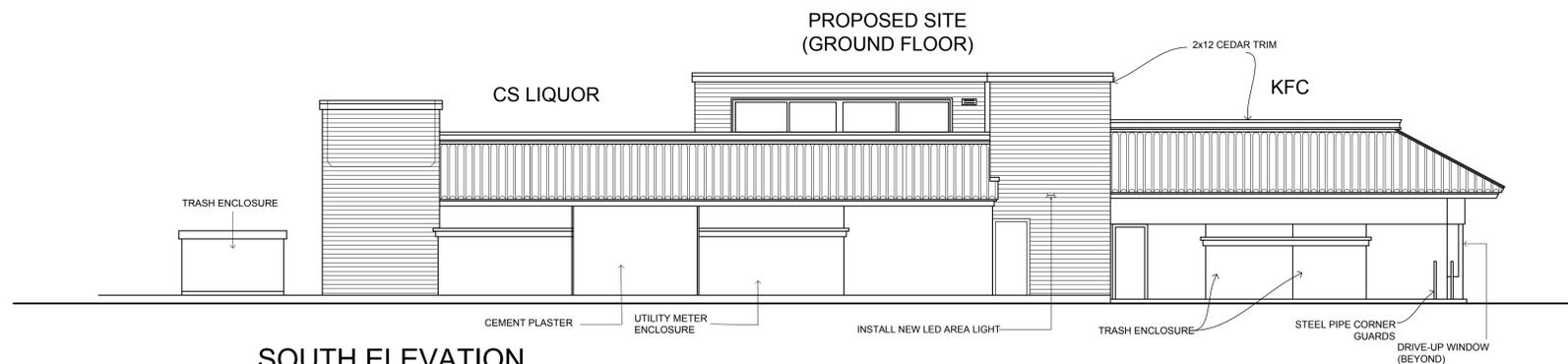
**WEST ELEVATION**

SCALE: 1/8" = 1'-0"



**EAST ELEVATION**

SCALE: 1/8" = 1'-0"



**SOUTH ELEVATION**

SCALE: 1/8" = 1'-0"

ARCHITECT

LEGEND

REVISION

DATE

FEB 11 2020

PROJECT TITLE  
**STONY POINT  
WELLNESS**

FORMAT A1

DRAWN AM

CHECKED -

SCALE As Shown

PROJECT NUMBER

DRAWING TITLE

**ELEVATIONS**

DRAWING NUMBER PAPER SIZE REVISION

**A007** 24 x 36