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By Susie Murray at 4:05 pm, Mar 16, 2022

FLORA TERRA DISPENSARY

4575 SONOMA HWY.
SANTA ROSA, CALIFORNIA 95403

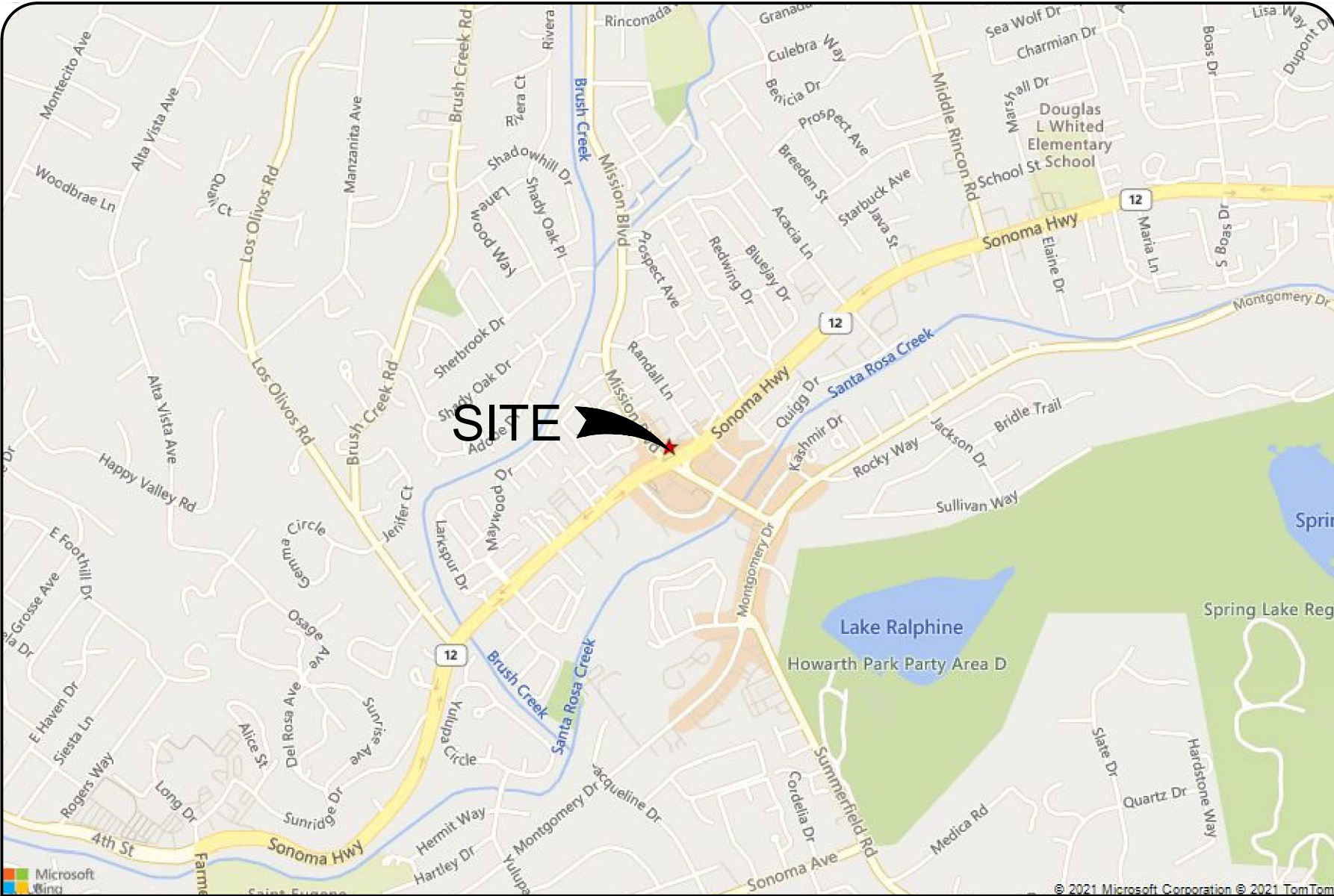
FLORA TERRA DISPENSARY #2



17260 Newhope Street
Fountain Valley, California 92708
tel 714.752.4263 | fax 949.760.3931

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO MOTIVE AND ASSOCIATES IS STRICTLY PROHIBITED.



VICINITY MAP

CALIFORNIA STATE CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFIRMING TO THESE CODES.

- CALIFORNIA ADMINISTRATIVE CODE (INCL TITLE 24 & 25).
- 2019 CALIFORNIA BUILDING CODE.
- CITY/ COUNTY ORDINANCES.
- BUILDING OFFICIALS & CODE ADMINISTRATORS (BOCA).
- 2019 MECHANICAL CALIFORNIA CODE.
- ANSI/ EIA-222-F LIFE SAFETY CODE NFPA-101.
- 2019 CALIFORNIA PLUMBING CODE.
- 2019 CALIFORNIA ELECTRICAL CODE.
- 2019 LOCAL BUILDING CODE.

CODE BLOCK

THE DRAWING SCALES SHOWN IN THIS SET REPRESENT THE CORRECT SCALE ONLY WHEN THESE DRAWINGS ARE PRINTED IN A 11"x17" OR 24"x36" FORMAT. IF THIS DRAWING SET IS NOT 11"x17" OR 24"x36", THIS SET IS NOT TO SCALE.

DRAWING SCALE

THIS PROJECT CONSIST OF THE FOLLOWING:

MODIFICATIONS TO AN EXISTING TENANT IMPROVEMENT.

- INSTALL (N) INTERIOR WALLS.
- INSTALL (N) OFFICE.
- INSTALL (N) BREAK ROOM.
- INSTALL (N) STORAGE ROOM.
- INSTALL (N) RETAIL AREA.

PROJECT DESCRIPTION

PROPERTY OWNER:

TBD

JURISDICTION:	CITY OF SANTA ROSA	OCCUPANCY	B =	1,053 SF
EXISTING CONSTRUCTION TYPE:	TYPE V-B		S1 =	297 SF
PROPOSED OCCUPANCY:	B-M		M =	600 SF
EXISTING USE:	RETAIL	TOTAL OCCUPANCY	=	1,950 SF
PROPOSED USE:	CANNABIS RETAIL	OCCUPANCY LOAD	B =	2
APN:	182-490-013		S1 =	2
SPRINKLERED:	YES.		M =	6
OCCUPANT LOAD:	10	TOTAL OCCUPANCY	=	10

SITE INFORMATION

APPLICANT:

SONOMA CHO, LLC DBA
FLORA TERRA
CONTACT: DAVID WINGARD, III
PHONE: (707) 280-6173

PROJECT ARCHITECT:

MOTIVE INFRASTRUCTURE SOLUTIONS
17260 NEWHOPE STREET
FOUNTAIN VALLEY, CALIFORNIA 92708
CONTACT: JEFFREY ROME, AIA
PHONE: (494) 463-7451
EMAIL: JRome@motiveis.com

PROJECT TEAM

SHEET DESCRIPTION

T-1	TITLE SHEET
A-0	SITE PLAN
A-1	ENLARGED SITE PLAN
A-2	FLOOR PLAN
A-3	EXTERIOR ELEVATIONS
A-3.1	EXTERIOR ELEVATIONS

SHEET INDEX

APPROVALS

TENANT

LANDLORD

PROJECT NAME

FLORA TERRA
DISPENSARY #2

4575 SONOMA HWY.
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DRAWING DATES
9/8/21 90% 2D'S

SHEET TITLE

TITLE SHEET

T-1

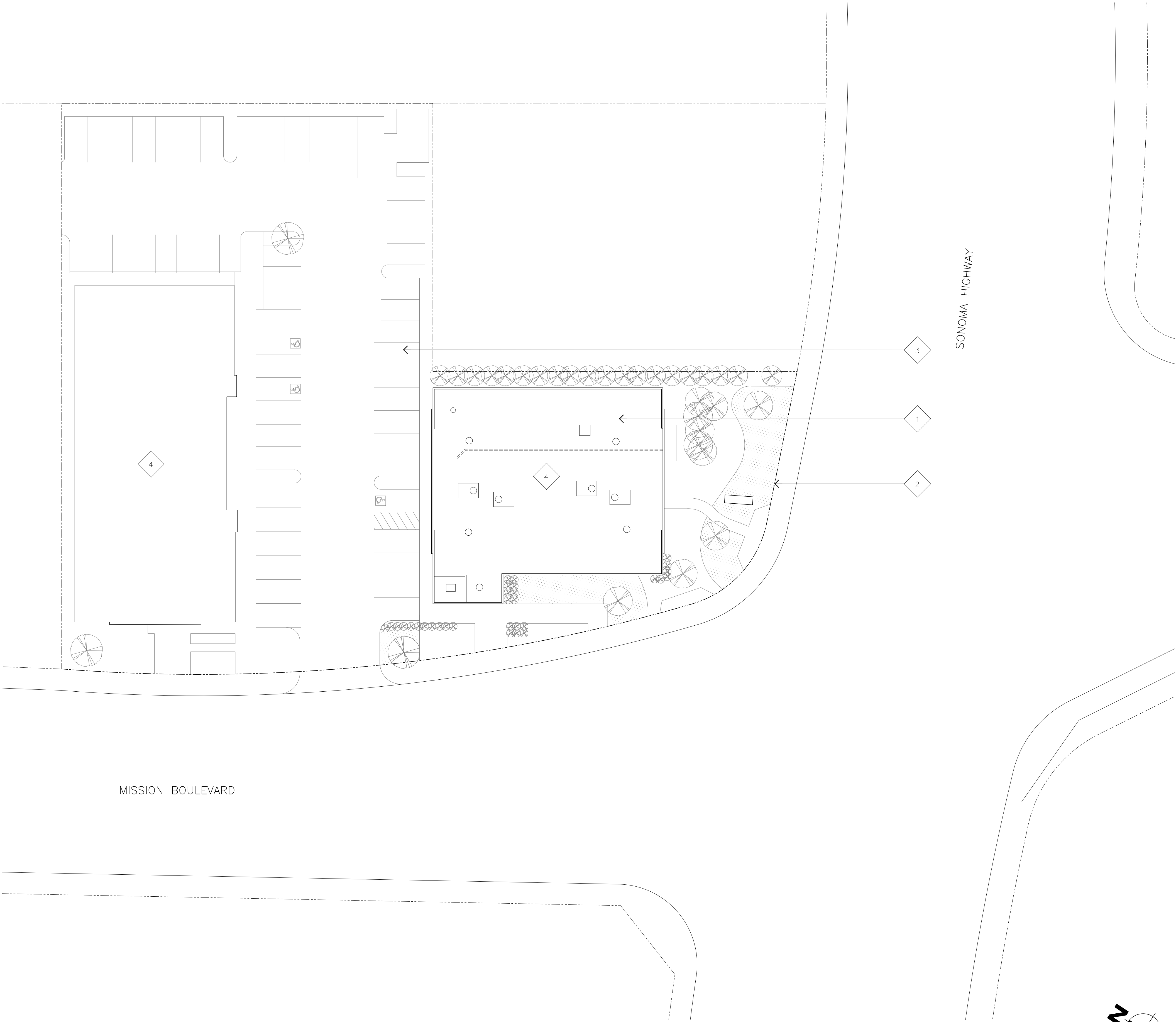
SITE PLAN KEYNOTES

- 1(E) LEASE AREA; SEE SHEET A-1.
- 2(E) PROPERTY LINE.
- 3(E) PARKING LOT.
- 4(E) BUILDING.

-  (E) TREE OR SHRUB.
-  (E) GRASS OR EARTH.
-  (E) RAILROAD TRACKS.
-  (E) PUBLIC UTILITY EASEMENT.

PARKING ANALYSIS

FLORA TERRA:			
DISPENSARY (RETAIL)	1,950	= SQ. FT.	
REQUIRED PARKING: 1 STALL/PER 1,000 SQ. FT.	=		2 STALLS
TOTAL PARKING REQUIRED:			
	=		2 STALLS
PARKING PROVIDED:			
STANDARD	=		9 STALLS
COMPACT	=		0 STALL
ACCESSIBLE	=		1 STALL
VAN ACCESSIBLE	=		0 STALL
TOTAL PARKING PROVIDED:			
	=		10 STALLS



SITE PLAN

11X17 SCALE: 1"=40'	
24X36 SCALE: 1"=20'	0 10' 20' 40'

1

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SHEET TITLE

SITE PLAN

A-0

ENLARGED SITE PLAN KEYNOTES

- 1 (E) LEASE AREA; SEE SHEET A-2.
- 2 (E) PROPERTY LINE
- 3 (E) PARKING LOT.
- 4 (E) (1) ACCESSIBLE VAN PER CBC 1109A.8.6 AND CBC 11B-208.2.4 PARKING STALL WITH ACCESSIBLE SEE DETAILS 1/A-3 AND 2/A-3.
- 5 (E) ACCESSIBLE PATH STRIPING.
- 6 (E) MECHANICAL EQUIPMENT TYPICAL.
- 7 (E) MONUMENT SIGNAGE

3

4

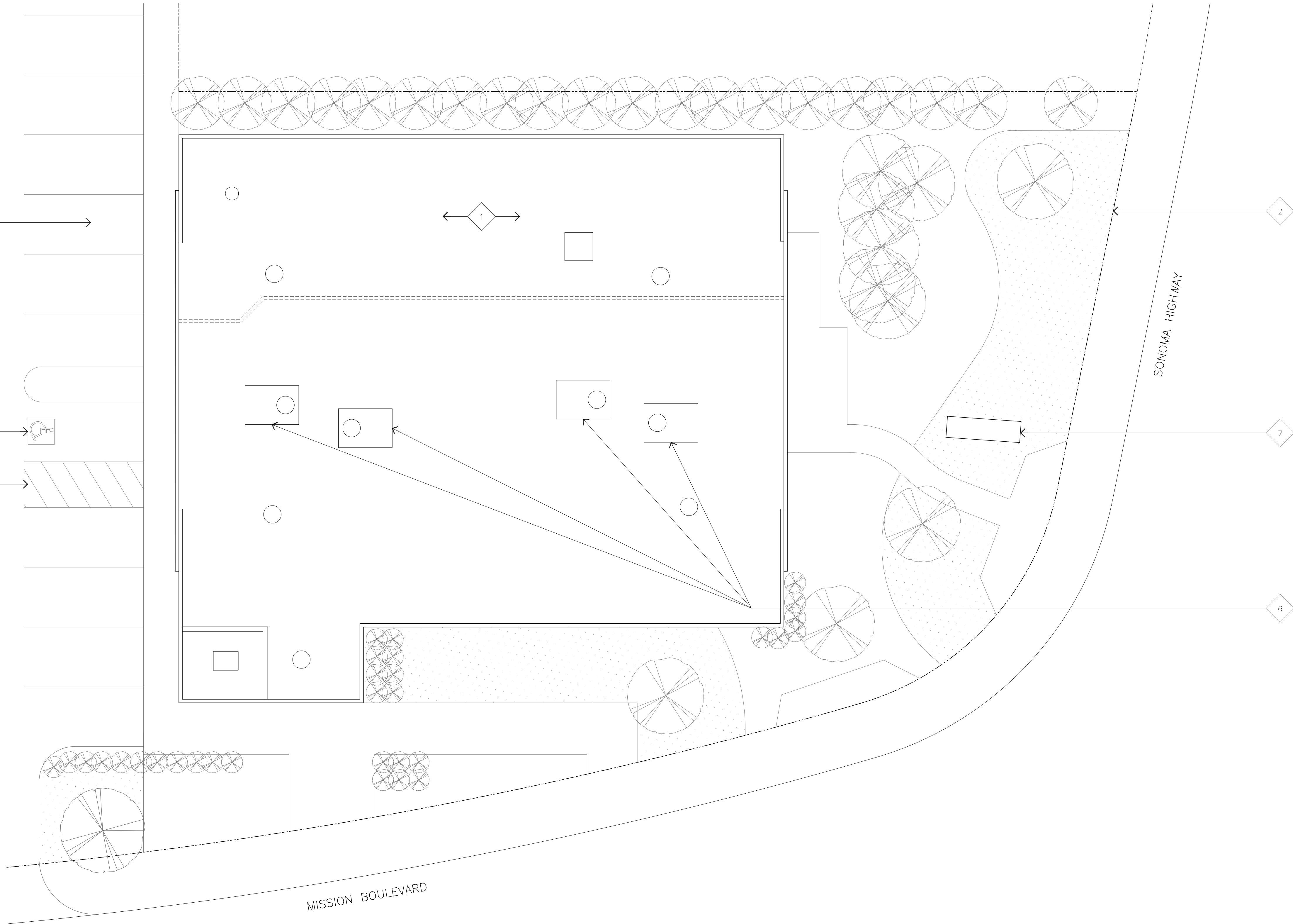
5

1

2

7

6



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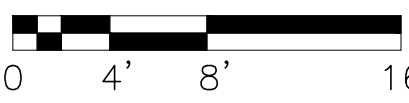
SHEET TITLE

ENLARGED SITE PLAN

A-1

ENLARGED SITE PLAN

11x17 SCALE: 1/16"=1'-0"
24x36 SCALE: 1/8"=1'-0"



1

FLOOR PLAN KEYNOTES

- 1

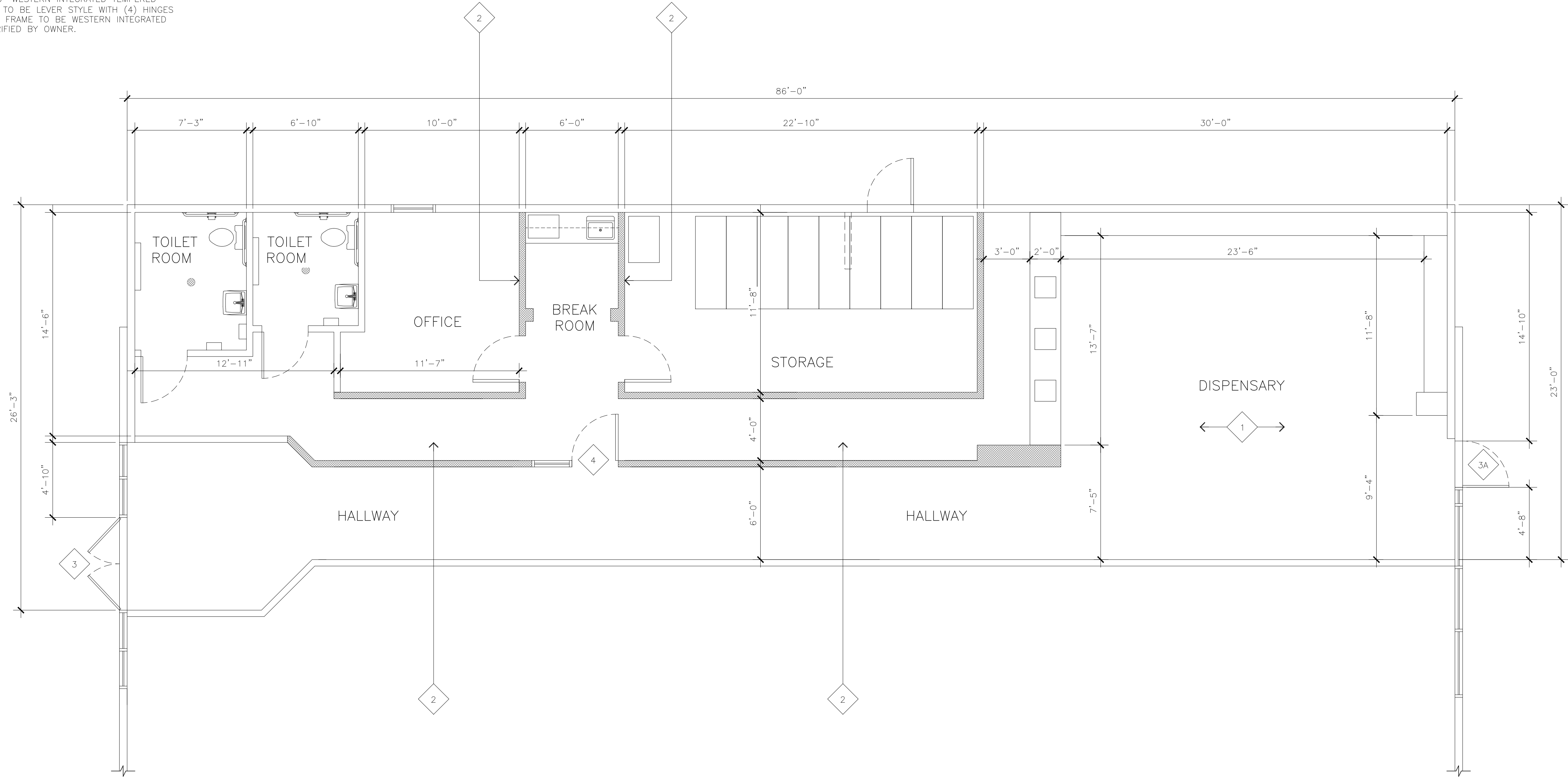
PROPOSED EXISTING CONCRETE FLOOR SANDED AND POLISH
FILL AL CRACKS AND PREPARE FOR FINISH AND POLISH.
- 2

PROPOSED PARTITION WALL, SEE DETAIL X/X-X.
- 3

(E) FRONT ACCESS DOOR.
- 3A

(E) BACK ACCESS DOOR.
- 4

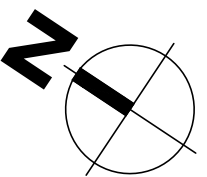
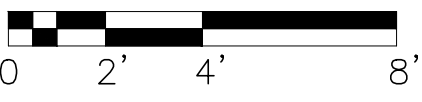
PROPOSED 3'-0" X 8'-0" WESTERN INTEGRATED TEMPERED
GLASS DOOR. HARDWARE TO BE LEVER STYLE WITH (4) HINGES
AND NO CLOSERS. DOOR FRAME TO BE WESTERN INTEGRATED
ALL FINISHES TO BE VERIFIED BY OWNER.



USES	
DISPENSARY	605 SF
OFFICE	165 SF
STORAGE	313 SF
ADMIN.	167 SF
BREAK ROOM	111 SF
TOILET ROOM	105 SF
HALLWAY	484 SF
TOTAL SQUARE FOOTAGE	1,950 SF

FLOOR PLAN

11x17 SCALE: 1/8"=1'-0"
24x36 SCALE: 1/4"=1'-0"



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FLOOR PLAN

A-2

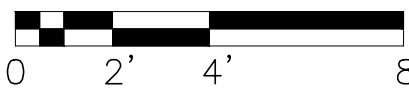
ELEVATION KEYNOTES

1 (E) BUILDING EXTERIOR



NORTHWEST EXTERIOR ELEVATION

11x17 SCALE: 1/8"=1'-0"
24x36 SCALE: 1/4"=1'-0"



2

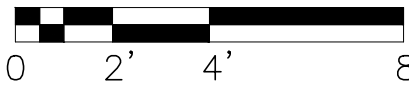
ELEVATION KEYNOTES

1 (E) BUILDING EXTERIOR



SOUTHEAST EXTERIOR ELEVATION

11x17 SCALE: 1/8"=1'-0"
24x36 SCALE: 1/4"=1'-0"



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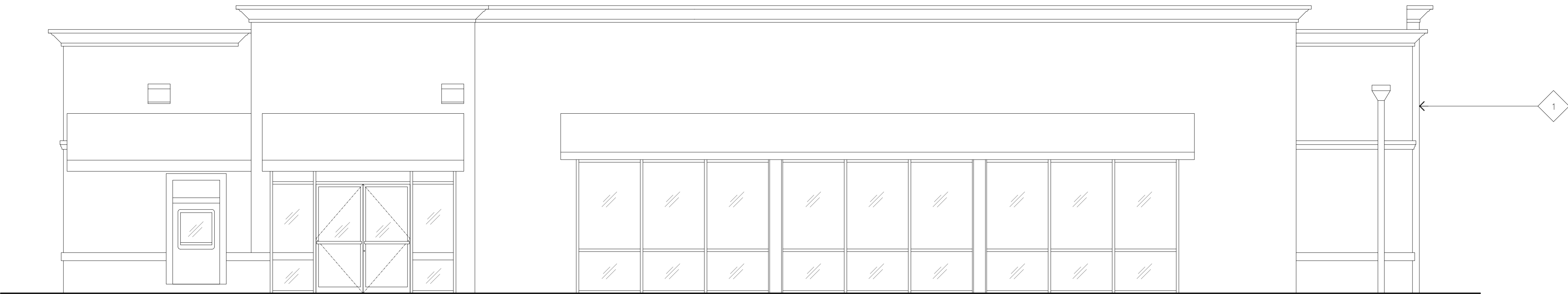
SHEET TITLE

EXTERIOR ELEVATIONS

A-3

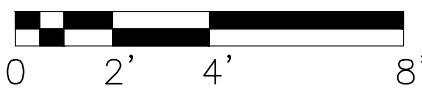
ELEVATION KEYNOTES

1 (E) BUILDING EXTERIOR



SOUTHWEST EXTERIOR ELEVATION

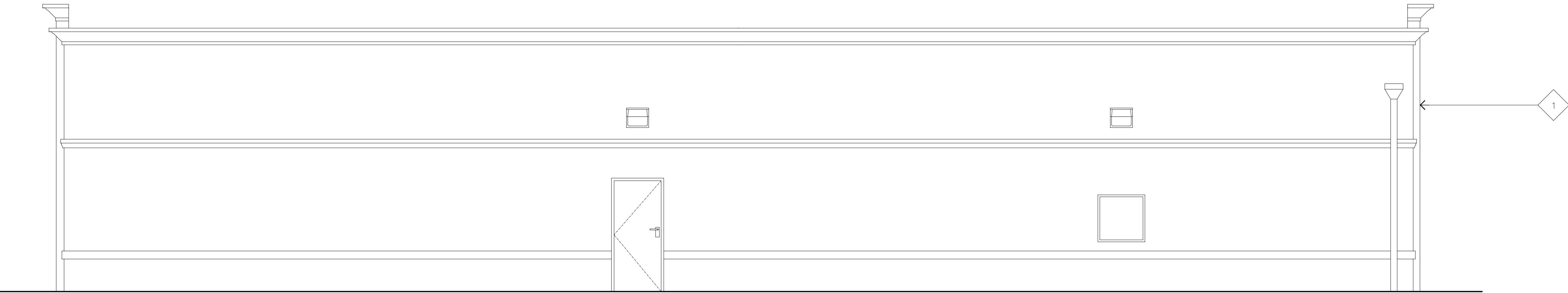
11x17 SCALE: 1/8"=1'-0"
24x36 SCALE: 1/4"=1'-0"



2

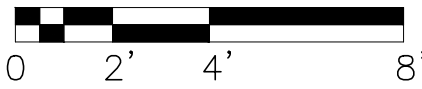
ELEVATION KEYNOTES

1 (E) BUILDING EXTERIOR



NORTHEAST EXTERIOR ELEVATION

11x17 SCALE: 1/8"=1'-0"
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A-3.1