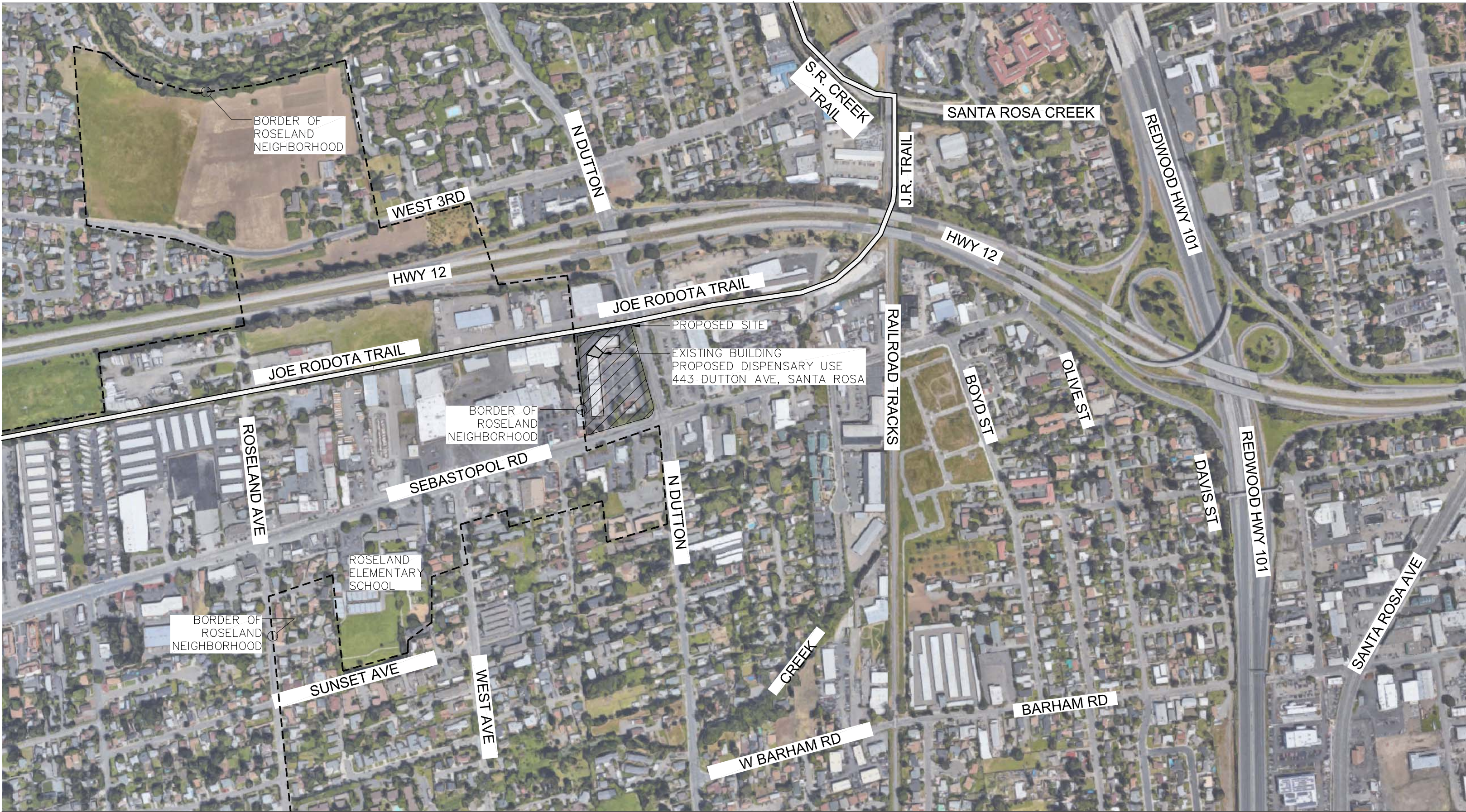


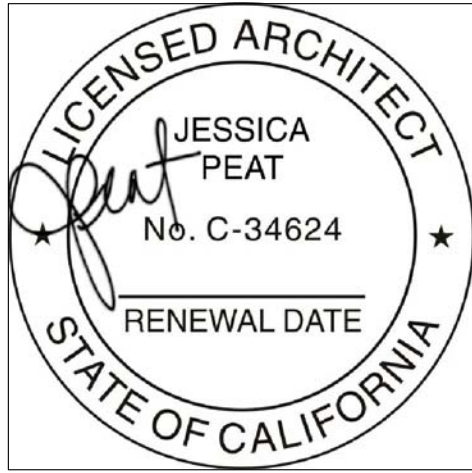


NEIGHBORHOOD CONTEXT MAP
NOT TO SCALE



- ROSELAND NEIGHBORHOOD BORDER
- PATH OF TRAVEL FROM BUS
- PUBLIC BUS STOP
- ACCESSIBLE PARKING SPACE
- ACCESSIBLE PATH OF TRAVEL

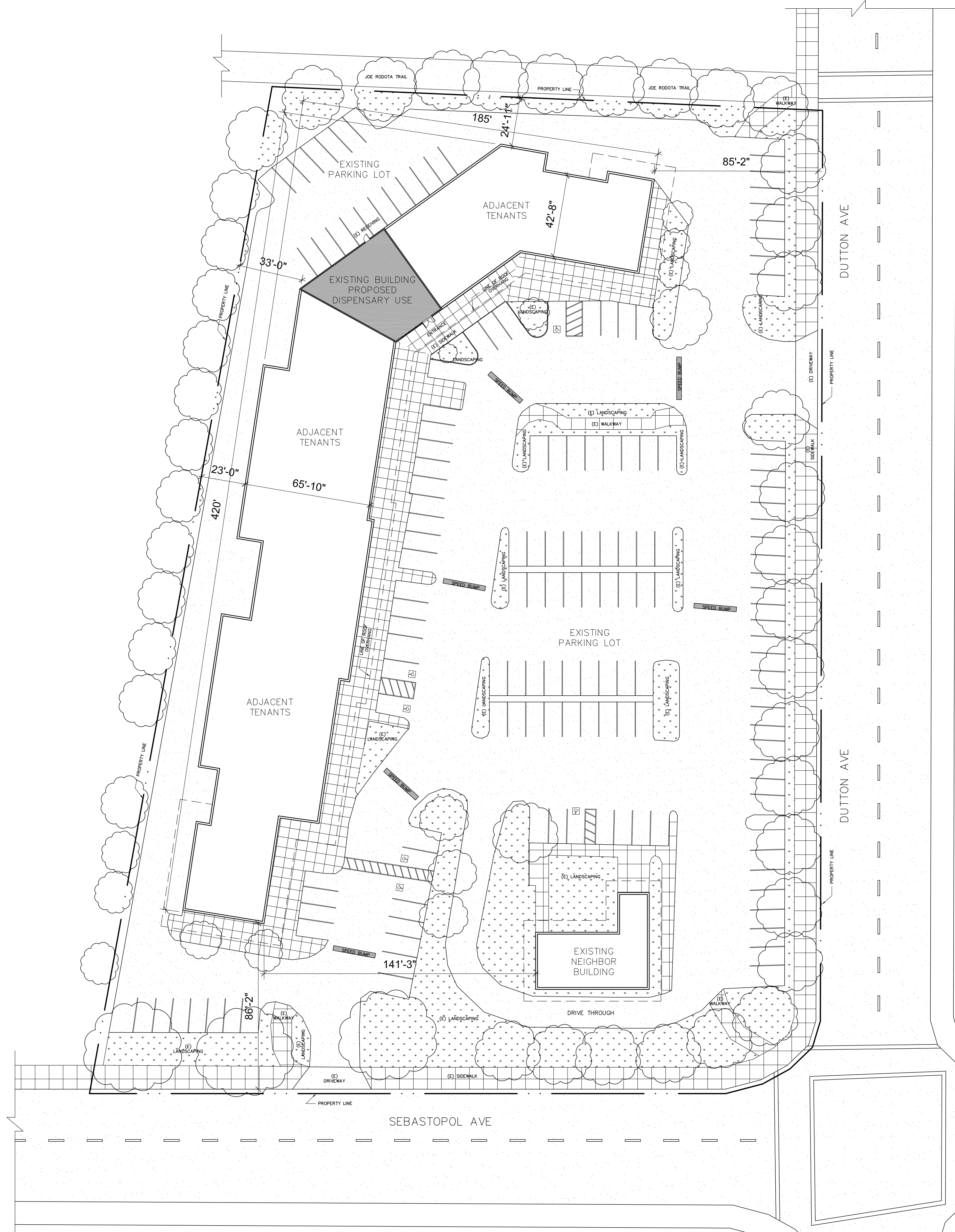
SITE ANALYSIS MAP
SCALE: 200' = 1'-0"



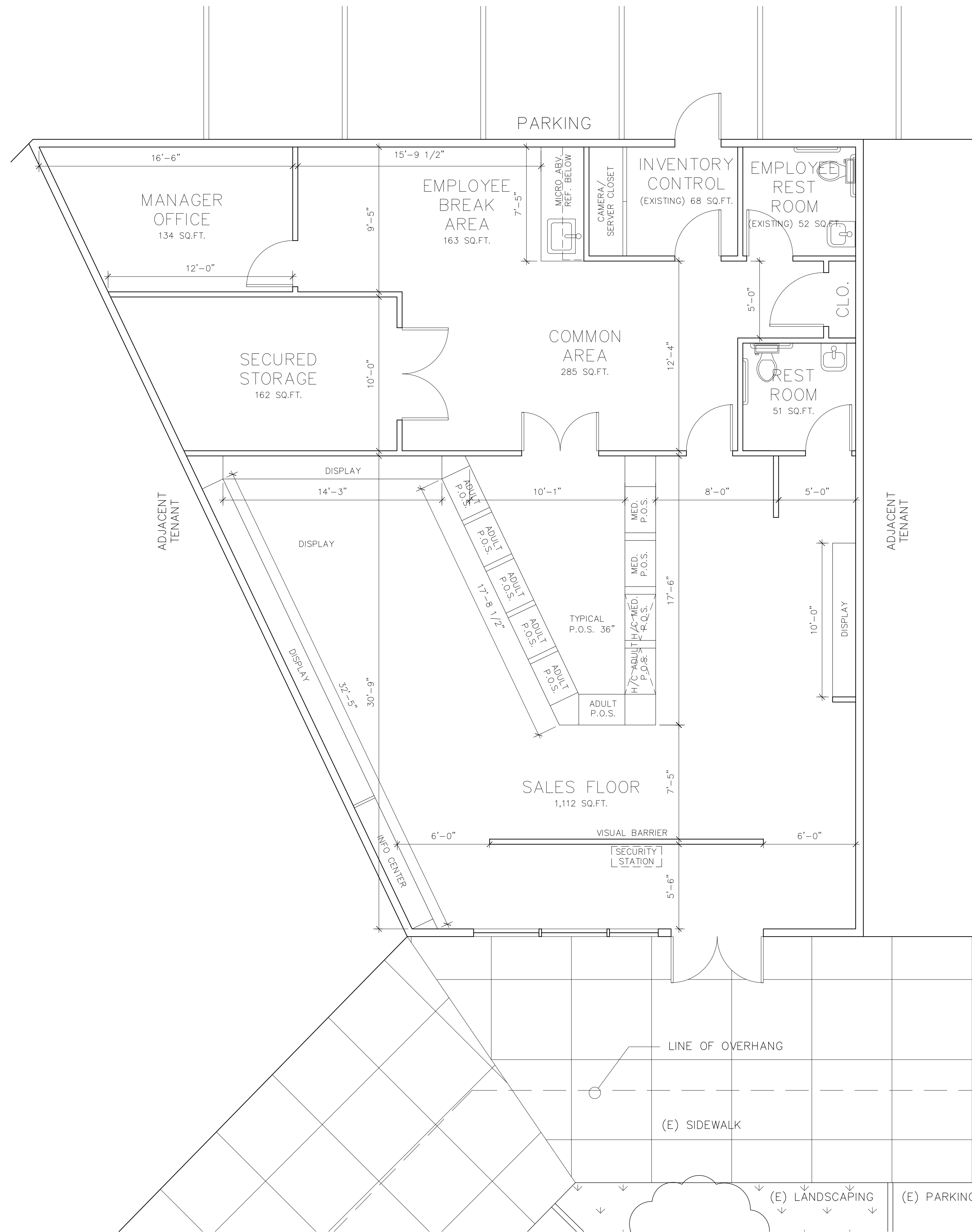
DRAFTING:
OCEAN ROGOFF
(707) 775-1393
OCEANROGOFF@GMAIL.COM

CONSULTING:
CRAIG LITWIN
421 GROUP
(707) 849-1622 CRAIG@421.GROUP

PROPOSED DISPENSARY USE IN EXISTING BUILDING
443 DUTTON AVE. SANTA ROSA, CA 95407

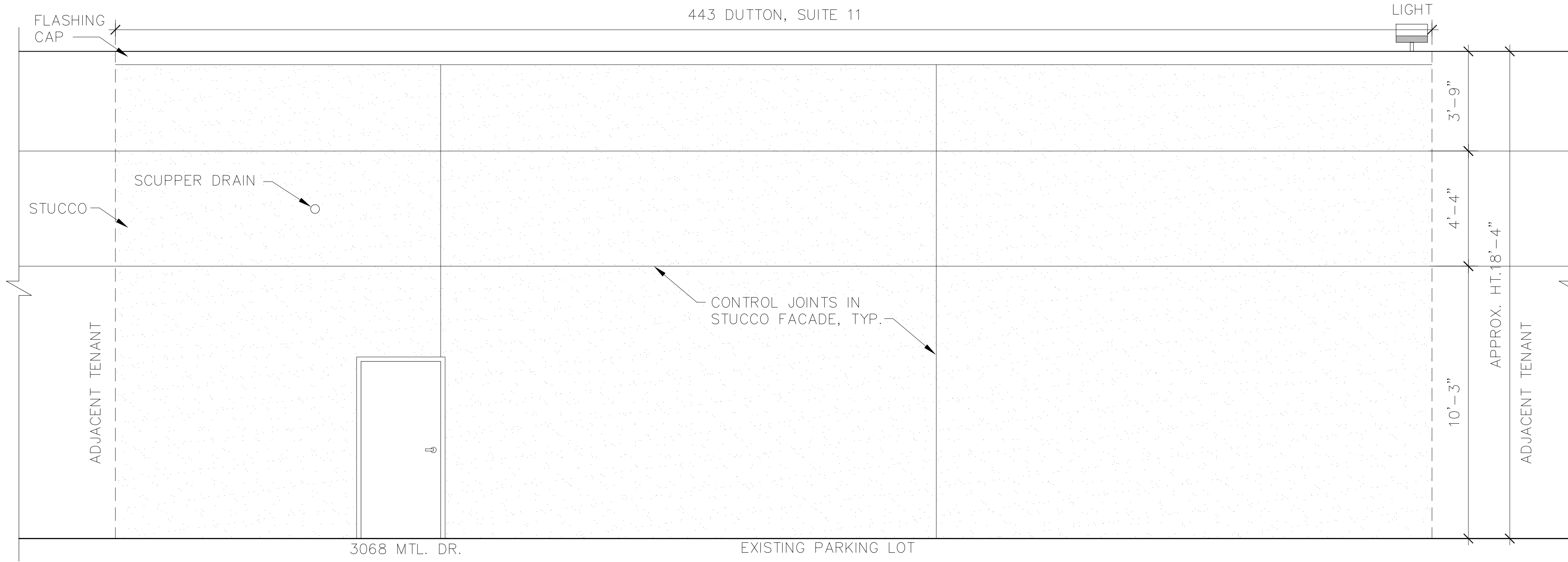


SITE PLAN
SCALE: 1/32" = 1'-0"

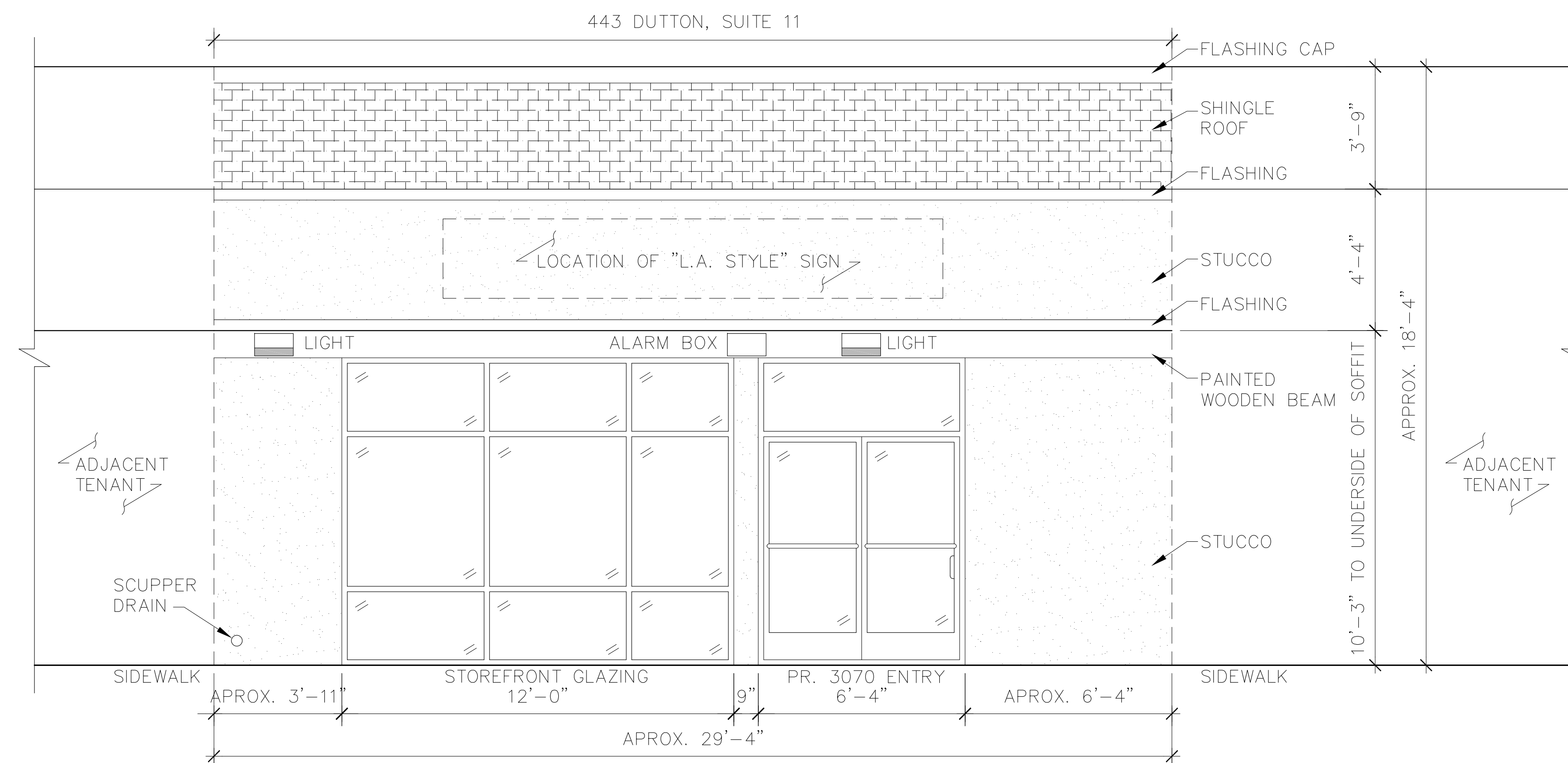


FLOOR PLAN
SCALE: 1/4" = 1'-0"

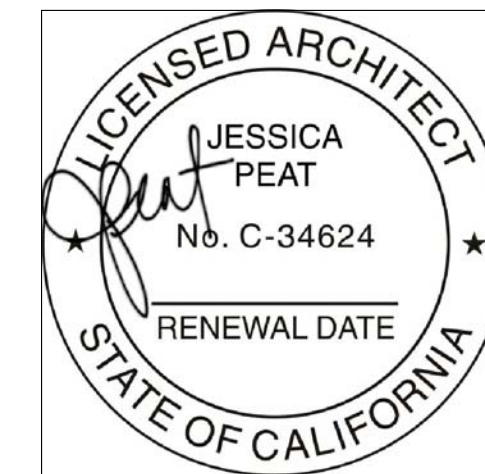




2 REAR ELEVATION
SCALE: 3/8" = 1'-0"



1 FRONT ELEVATION
SCALE: 3/8" = 1'-0"



PROPOSED DISPENSARY USE IN EXISTING BUILDING
443 DUTTON AVE. STE. #11, SANTA ROSA, CA 95407

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PHENOTOPIA

COMMERCIAL CANNABIS DISPENSARY
443 DUTTON AVENUE, SUITE 11, SANTA ROSA

LOCAL AND STATE COMPLIANCE



**BUREAU OF
CANNABIS
CONTROL**
CALIFORNIA

- Fully compliant with latest version of BCC regulations
- Active participation in regulatory process

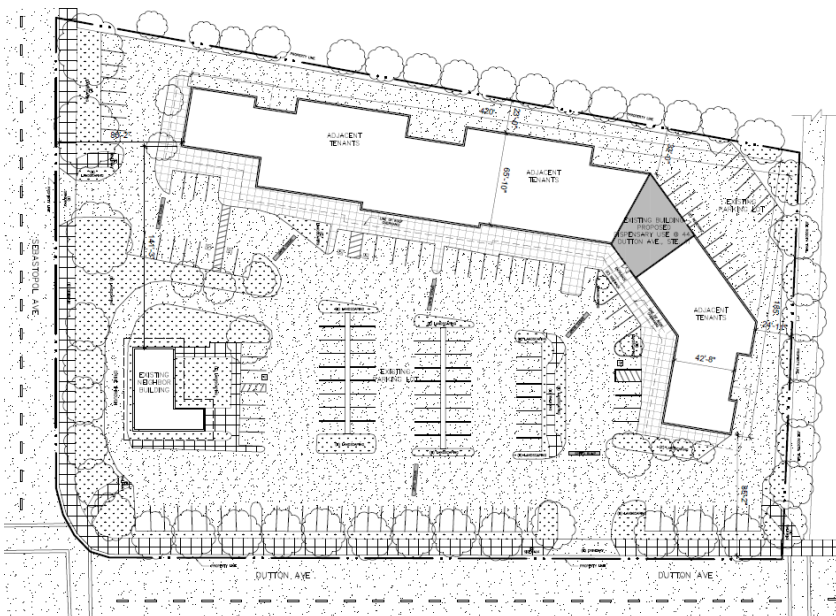


- Fully compliant with Santa Rosa General Plan policies
- Fully compliant with Santa Rosa City Code

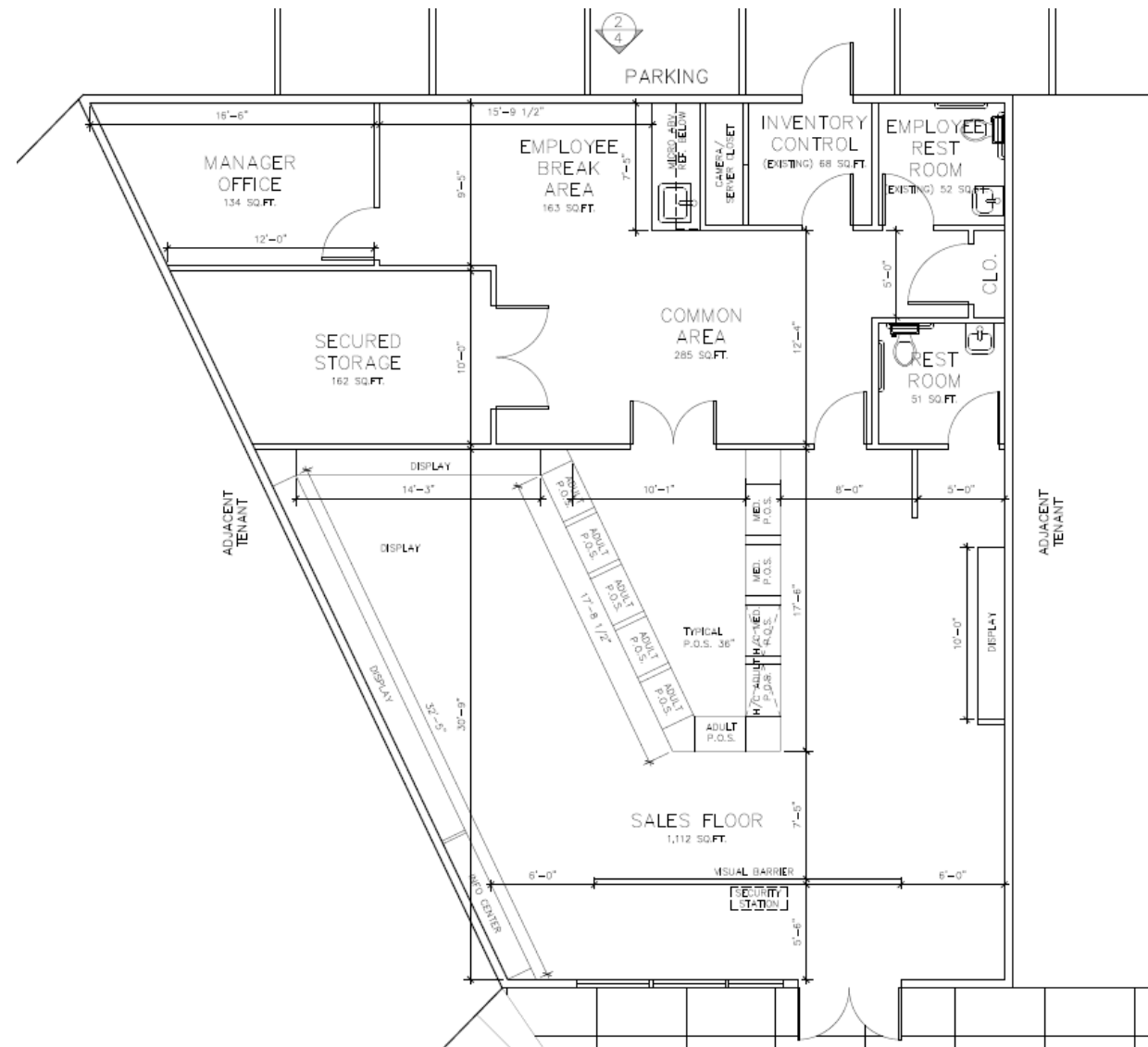
NEIGHBORHOOD COMPATIBILITY



NEIGHBORHOOD



SITE MAP



FLOOR PLAN

NEIGHBORHOOD ENHANCEMENT

- Vacant retail space
- Improvement to façade
- High quality materials
- Installing bike racks
- Added security to shopping center and neighborhood

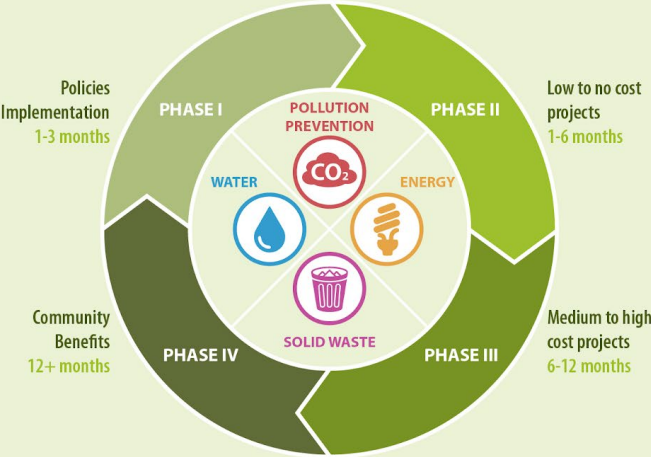


NEIGHBORHOOD ENHANCEMENT

SUSTAINABILITY PLAN Implementation Phases

PROGRAM GOALS:

- Energy:** 35 % below standard operations
- Water:** 50% below standard operations
- Solid Waste:** 90% diversion rate from 100% landfilled materials
- Pollution Prevention:** 100% reduction of pollution from onsite activities



POTENTIAL REDUCTION

CO₂ 131,282 = **TREES PLANTED** 4,200 = **MILES DRIVEN** 395,964



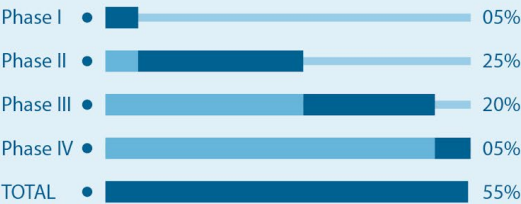
WATER



3E's of Sustainability - Benefits:

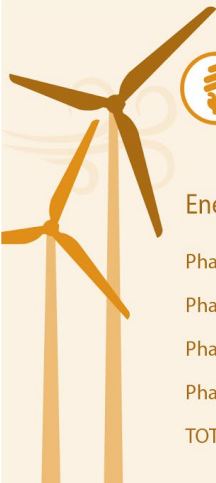
- 01 Environment:** Decrease Greenhouse Gases associated with energy consumption from treating wastewater
- 02 Economy:** Lower operational costs, reduce equipment maintenance, and decrease long term upkeep costs
- 03 Equity:** Improve air quality, reduce wasted water, and lower chance of exposure to contaminated water

Water consumption below standard operations:



POTENTIAL REDUCTION

CO₂ 69,144 = **TREES PLANTED** 816 = **MILES DRIVEN** 76,872



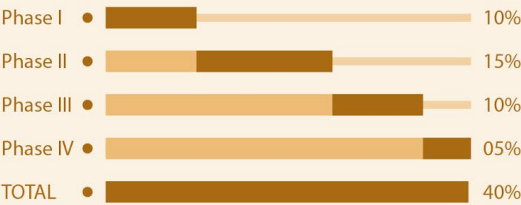
ENERGY



3E's of Sustainability - Benefits:

- 01 Environment:** Lower Greenhouse Gases associated with energy consumption and reduce toxic waste
- 02 Economy:** Reduce operational costs, increase lifespan of equipment, and additional funds for Sonoma Clean Power
- 03 Equity:** Improve air quality and lower exposure to toxic elements associated with energy production

Energy consumption below standard operations:



POTENTIAL REDUCTION

CO₂ 14,594 = **TREES PLANTED** 2,820 = **MILES DRIVEN** 266,232



SOLID WASTE

3E's of Sustainability - Benefits:

- 01 Environment:** Lower landfill gas emissions, water contamination, and required space for landfill sites
- 02 Economy:** Reduce business operational costs associated with waste and decrease materials supply costs
- 03 Equity:** Decrease citizens' chance of exposure to contaminated bodies of land, air, and water

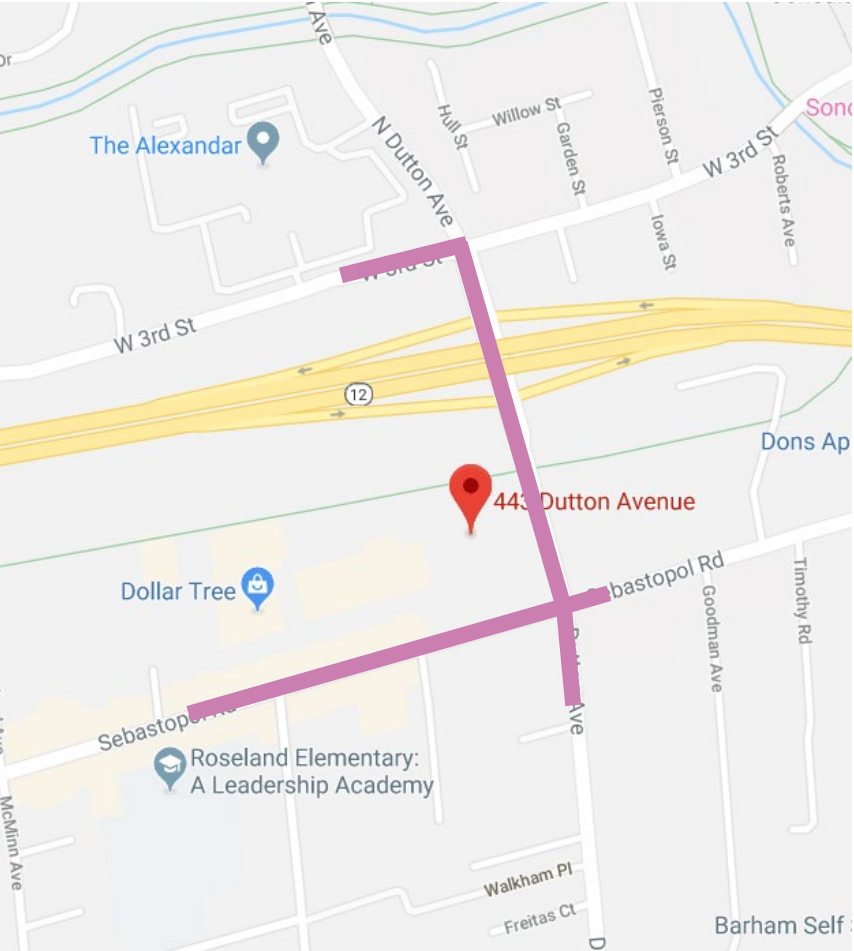
Landfill materials below standard operations:



POTENTIAL REDUCTION

CO₂ 47,544 = **TREES PLANTED** 564 = **MILES DRIVEN** 52,860

NEIGHBORHOOD ENHANCEMENT



CANVASSING



OPEN HOUSE



GIVING

SITE MANAGEMENT



Padraic Fahey

Founder & CEO



Johnny Nolen

Chief Operations Officer



Craig Litwin

Public Affairs Advisor



James Anthony

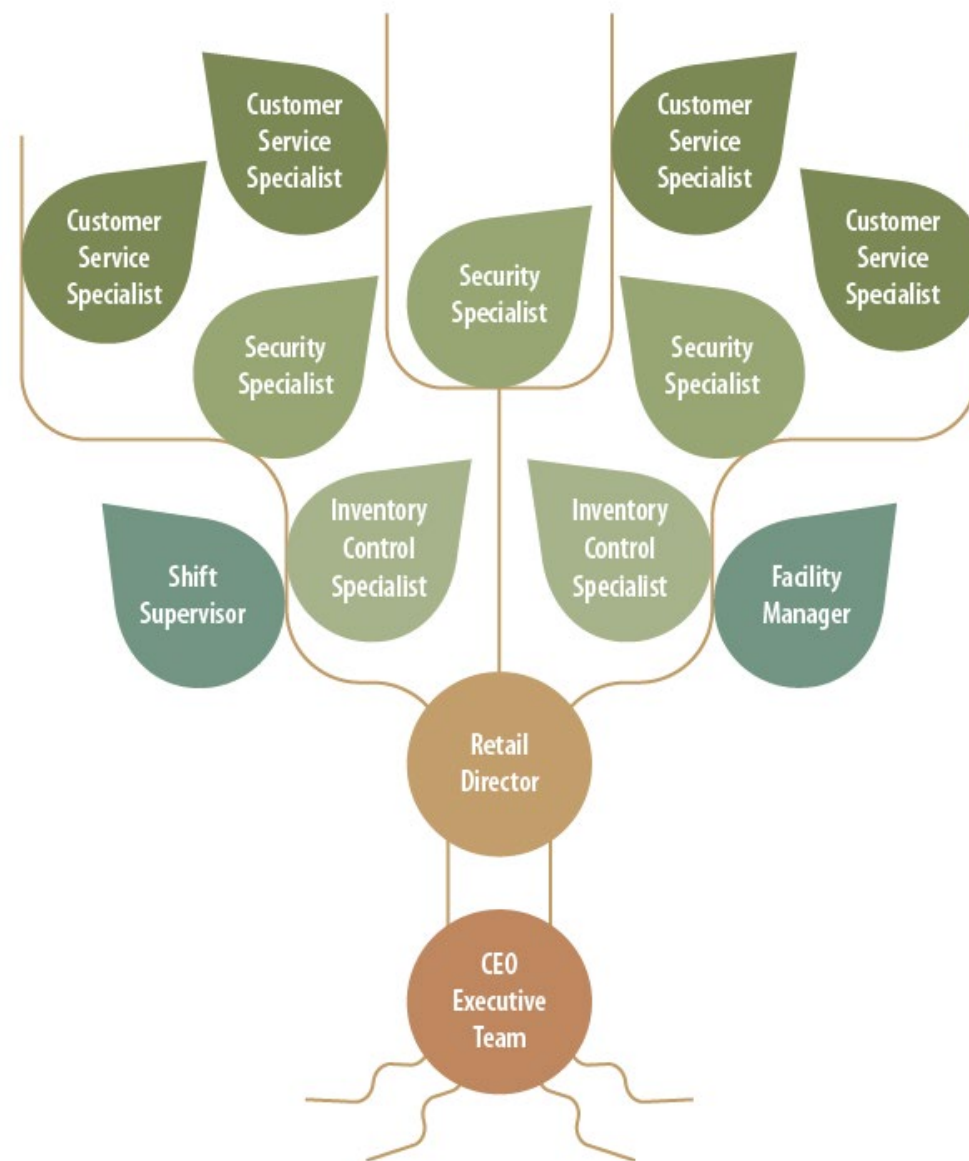
Legal Counsel



Lizette De Arkos

Community Liaison

SITE MANAGEMENT



THANK YOU

PHENOTOPIA

COMMERCIAL CANNABIS DISPENSARY
443 DUTTON AVENUE, SUITE 11, SANTA ROSA