

Revisions		
No.	Revisions	Date

SITE CODE
COMPLIANCE
PLAN

Project No.: 18-048

Drawn By: S/A

Issue Date: 9/17/2019

Sheet

G.21

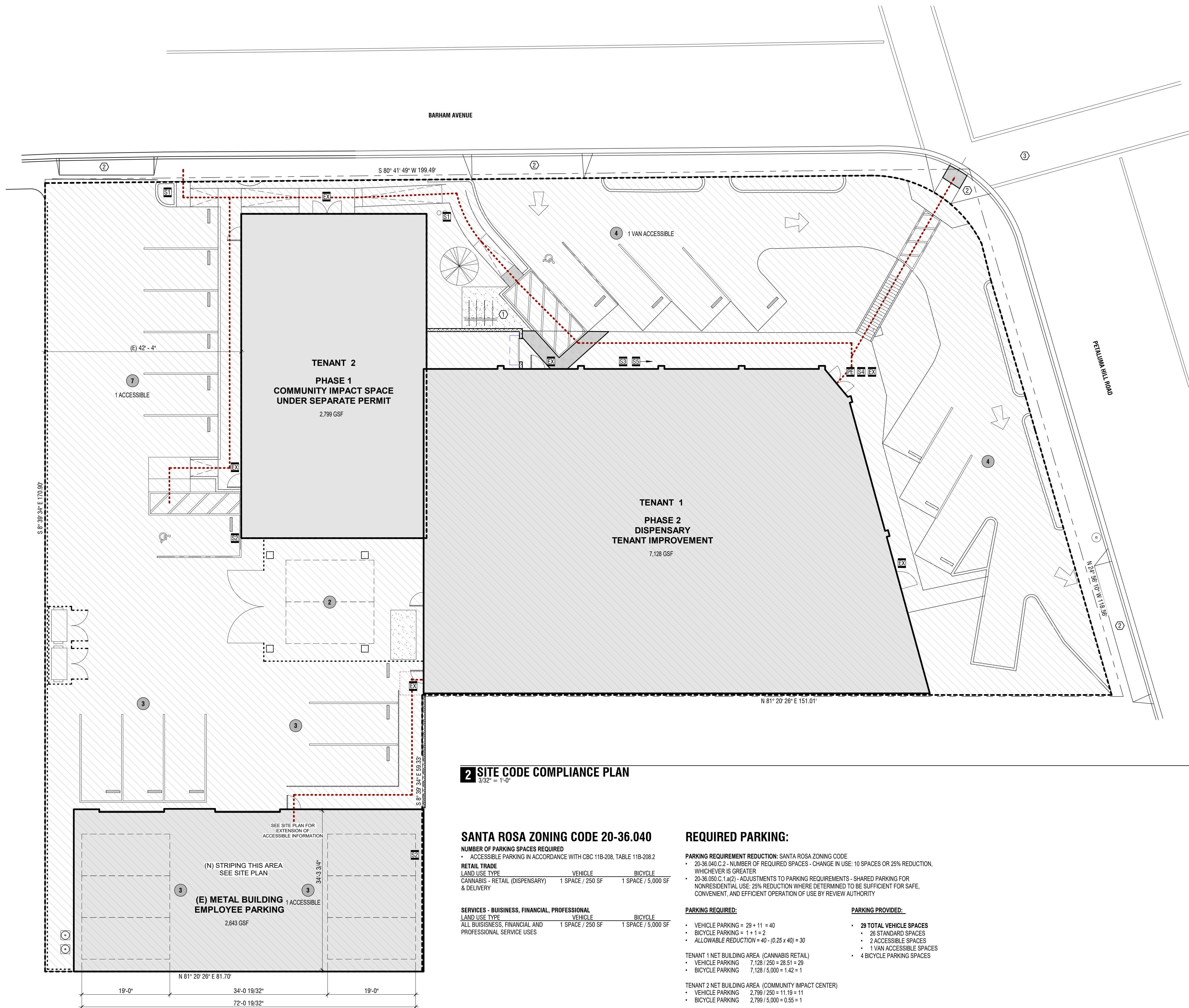
ACCESS LEGEND

- 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
- AREA OF WORK
- # OF PARKING SPACES THIS LOCATION

SHEET KEYNOTES

- BIKE RACK (4 STALLS), IN-GROUND, WITH 4" CONC. APRON. BASIS OF DESIGN: DERO 'ROLLING RACK' 4 BIKE.
- NEW OFF-SITE INFRASTRUCTURE, SCD
- NEW CROSS WALK AND FLASHER, SCD



2 SITE CODE COMPLIANCE PLAN
3/32" = 1'-0"

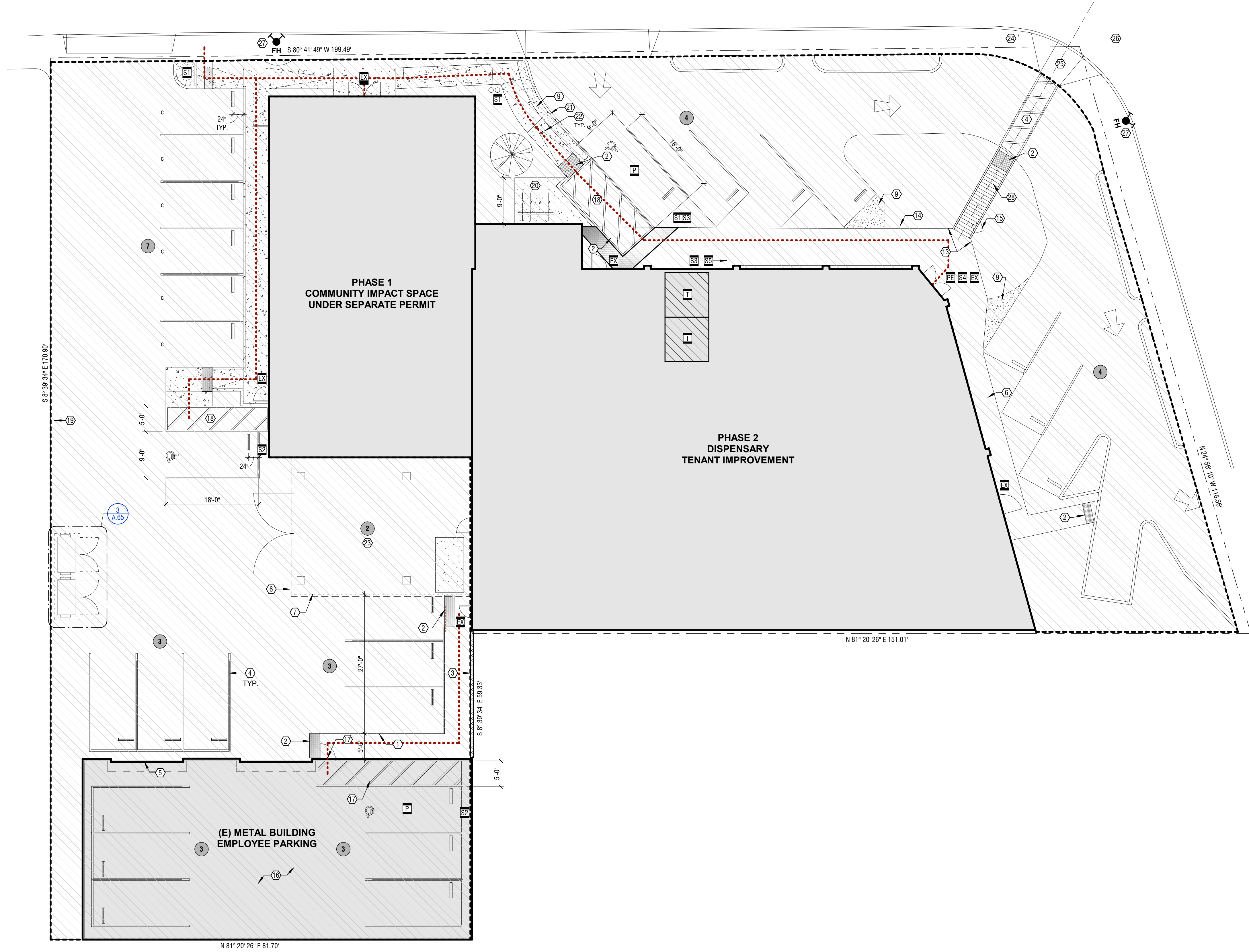
SANTA ROSA ZONING CODE 20-36.040

NUMBER OF PARKING SPACES REQUIRED		
• ACCESSIBLE PARKING IN ACCORDANCE WITH CBC 11B-208, TABLE 11B-208.2		
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 SERVICE USES	1 SPACE / 250 SF	1 SPACE / 5,000 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:
- VEHICLE PARKING = $29 \times 11 = 40$
- BICYCLE PARKING = $1 + 1 = 2$
- ALLOWABLE REDUCTION = $40 - (0.25 \times 40) = 30$
- TENANT 1 NET BUILDING AREA (CANNABIS RETAIL)
- VEHICLE PARKING = $7,128 / 250 = 28.51 \approx 29$
- BICYCLE PARKING = $7,128 / 5,000 = 1.42 \approx 1$
- TENANT 2 NET BUILDING AREA (COMMUNITY IMPACT CENTER)
- VEHICLE PARKING = $2,799 / 250 = 11.19 \approx 11$
- BICYCLE PARKING = $2,799 / 5,000 = 0.55 \approx 1$
- PARKING PROVIDED:
- 29 TOTAL VEHICLE SPACES
- 26 STANDARD SPACES
- 2 ACCESSIBLE SPACES
- 1 VAN ACCESSIBLE SPACES
- 4 BICYCLE PARKING SPACES

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2 SITE PLAN PH II
3/32" = 1'-0"

SHEET KEYNOTES

- 1 PARKING GUARD, SEE 2 / A.65
- 2 DETECTABLE WARNING SURFACE, SEE 15 / A.61
- 3 (N) CONCRETE MASONRY PRIVACY WALL TO 8'-0" ABOVE GRADE, SSD
- 4 (N) HIGH-TRAFFIC PARKING STRIPING, 4" WIDE SOLID WHITE, TYP.
- 5 LOCK AND SEAL (E) ROLL-UP DOOR.
- 6 LINE OF CANOPY ABOVE, SEE EXTERIOR ELEVATIONS
- 7 (N) SECURITY FENCING, NON-CLIMBABLE TO 8'-0" ABOVE GRADE MIN., SEE EXTERIOR ELEV.
- 8 MODIFY (E) VAULT TO LOWER LID FLUSH WITH NEW PATH OF TRAVEL.
- 9 (N) PLANTING STRIP
- 10 (N) CONCRETE WALK, REFER TO ACCESSIBLE ROUTE REQUIREMENTS 11 / A.61
- 11 (N) 6" CONCRETE CURB AT PLANTER, SCD
- 12 (N) ACCESSIBLE VAN ACCESSIBLE PARKING STRIPING, SEE 16 / A.61
- 13 (N) FLUSH SURFACE AT (E) PLANTER TO FACILITATE DRAINAGE, SCD
- 14 (E) CURB TO REMAIN, SCD
- 15 (E) CATCH BASIN TO REMAIN, CLEAN AND REMOVE ANY DEBRIS. VERIFY OPERATION. SCD
- 16 (E) METAL BUILDING TO REMAIN, TO BE USED FOR EMPLOYEE PARKING ONLY. INTERIORS SHOWN FOR CLARITY.
- 17 (N) DOOR AND FRAME IN (E) OPENING, REVERSE SWING AS SHOWN.
- 18 (N) 4" WIDE WHITE STRIPING PER ACCESSIBLE PARKING, SEE 16 / A.61
- 19 (N) DASHED LINE INDICATES (E) CHAIN-LINK FENCE TO REMAIN AT (E) PROPERTY LINE, SHOWN OFFSET FOR CLARITY. SCD
- 20 BIKE RACK (4 STALLS), IN-GROUND, WITH 4" CONC. APRON.
- 21 (N) 6" CONC. CURB
- 22 CURB RAMP, 1:12 SLOPE MAXIMUM
- 23 (2) PARKING SPACES RESERVED FOR SECURE RECEIVING AND DELIVERY. NOTE: AREA IS WITHIN SECURE FENCING.
- 24 (E) STOP SIGN
- 25 NEW OFF-SITE INFRASTRUCTURE, PER CIVIL, SEPARATE PERMIT PACKAGE
- 26 (N) CROSSWALK AND FLASHER, PER CIVIL, SEPARATE PERMIT PACKAGE
- 27 (E) FIRE HYDRANT
- 28 PEDESTRIAN RAISED WALKWAY (WOOD CONSTRUCTION) OVER LANDSCAPE AREA

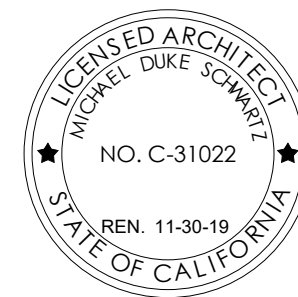
ACCESS LEGEND

- P ACCESSIBLE PARKING SPACE
 - PE ACCESSIBLE PRIMARY ENTRANCE
 - EL ACCESSIBLE ELEVATOR
 - TF ACCESSIBLE TOILET FACILITY
 - DF ACCESSIBLE DRINKING FOUNTAIN
 - PT ACCESSIBLE PUBLIC TELEPHONE
 - EX ACCESSIBLE REQUIRED EXIT
 - SI SIGNAGE: TOW-AWAY
 - SP SIGNAGE: PARKING SPACE, STANDARD
 - SV SIGNAGE: PARKING SPACE, VAN-ACCESSIBLE
 - SI SIGNAGE: ENTRY ISA
 - SD SIGNAGE: DIRECTIONAL ISA
 - SG SIGNAGE: TOILET ROOM GEOMETRIC
 - SI SIGNAGE: TOILET ROOM ID PICTOGRAM
 - SI SIGNAGE: TACTILE ROOM ID
 - SI SIGNAGE: TACTILE EXIT
- ACCESSIBLE PATH OF TRAVEL
- AREA OF WORK
- X # OF PARKING SPACES THIS LOCATION

S/A
SCHWARTZ
ARCHITECTURE

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

JUSTICE GROWN
CANNABIS DISPENSARY
1111 PETALUMA HILL RD. SUITE B
SANTA ROSA, CA 95404



Revisions

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PRELIMINARY -
NOT FOR
CONSTRUCTION

SITE PLAN

Project No.: 18-048

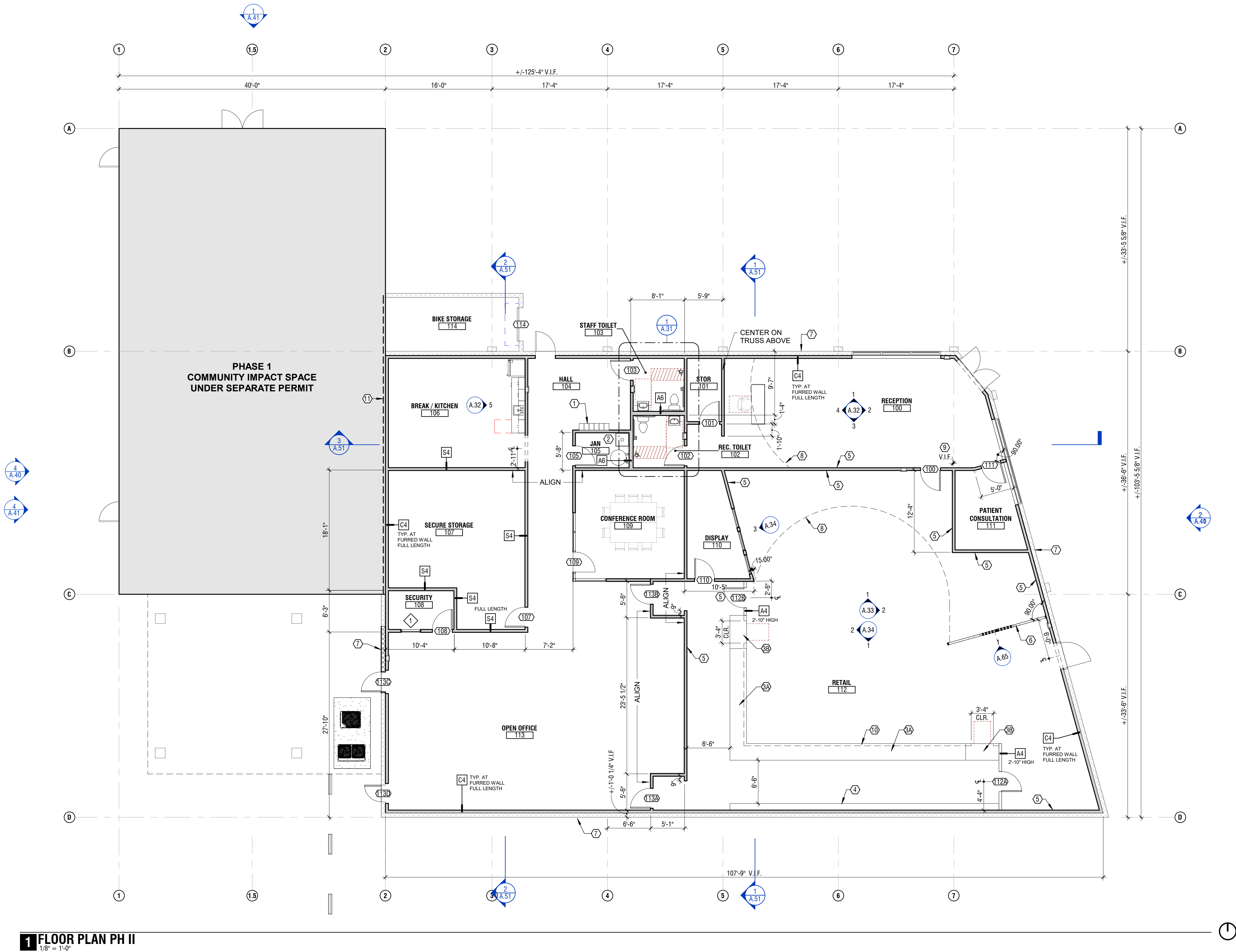
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Issue Date: 9/5/2019

Sheet

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1 FLOOR PLAN PH II
1/8" = 1'-0"

GENERAL SHEET NOTES

- A. ALL DIMENSIONS ARE TO FACE OF STUD / STRUCTURE UNLESS OTHERWISE NOTED.
B. ALL TENANT SPACES TO RECEIVE NEW FLOOR AND WALL FINISHES U.O.N., SEE FINISH SCHEDULES

SHEET KEYNOTES

- ① EMPLOYEE LOCKERS
② MOP SINK, FAUCET AND FLOOR MOUNT WATER HEATER, SPD
36" HIGH TRANSACTION COUNTER
34" ACCESSIBLE TRANSACTION COUNTER (5'-0" CLR. WIDTH)
④ WALL-MOUNTED SHELVING
⑤ WOOD FINISH, THIS SIDE OF PARTITION, FULL HEIGHT
⑥ WOOD DISPLAY WALL, SEE ELEVATION DETAIL
⑦ PAINT EXTERIOR WALLS, TYP. SEE EXTERIOR ELEVATIONS
⑧ LINE OF SOFFIT ABOVE, SEE RCP
⑨ ALIGN PARTITION TO CENTER OF TRUSS ABOVE, SEE RCP
⑩ PARTITION TYPE 'A4' BELOW TRANSACTION COUNTER
⑪ 1 HR. RATED PARTITION, PROVIDED UNDER SEPARATE 'PHASE 1' PERMIT

PARTITION LEGEND

PARTITION TAG
PARTITION TYPE, SEE SHEET
STUD SIZE

NEW PARTITION

EXISTING PARTITION TO REMAIN

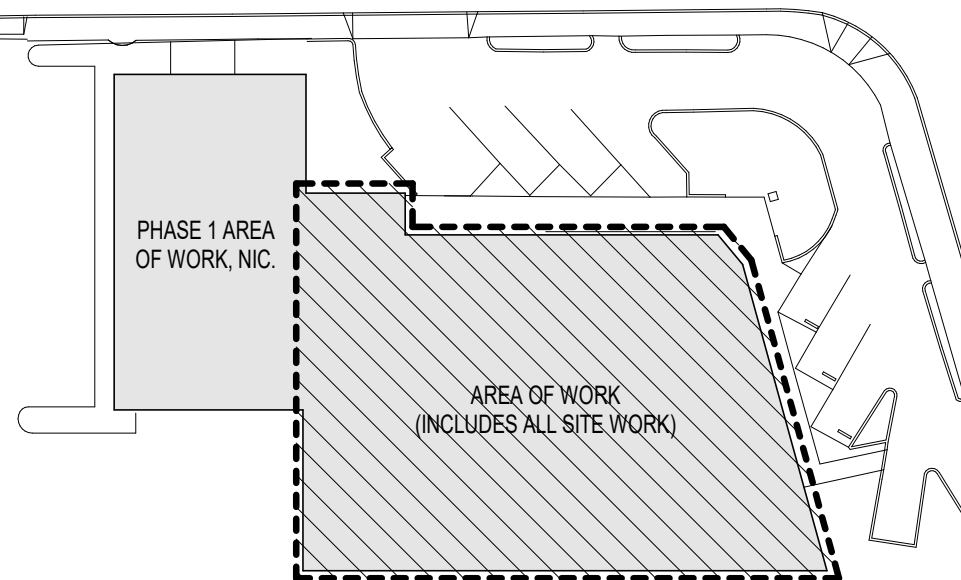
NOTE: DASHED LINE DENOTES 1-HR. RATED WALL ASSEMBLY. SEE SHEET KEYNOTES

STUD SIZES (METAL)

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

NOTE:
1. PARTITION TYP 'A4' TYP., U.O.N.

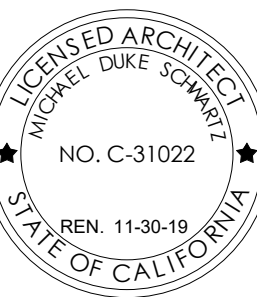
KEY PLAN



S/A
SCHWARTZ
ARCHITECTURE

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PARTITION LEGEND

PARTITION TAG
PARTITION TYPE, SEE SHEET
STUD SIZE
A3

NEW PARTITION

EXISTING PARTITION TO REMAIN

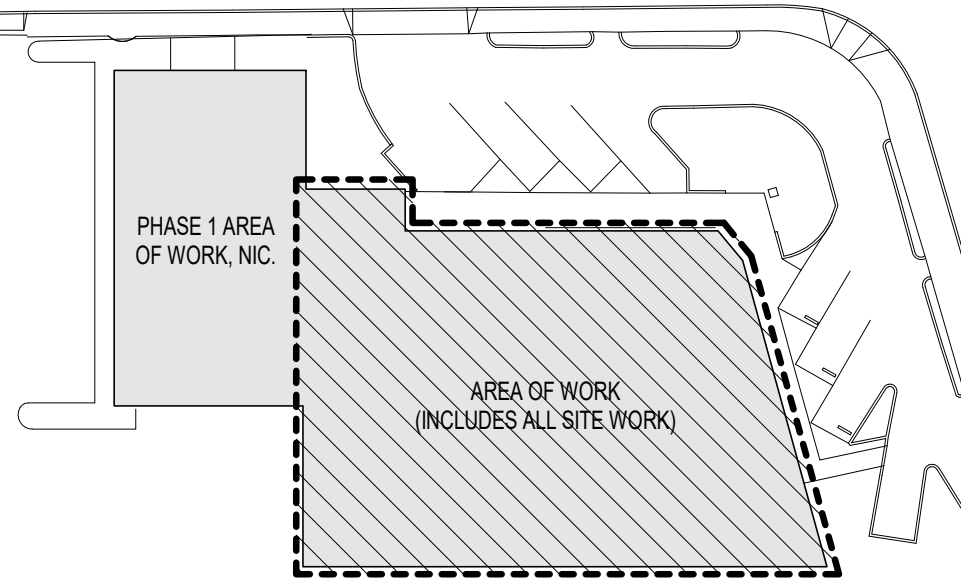
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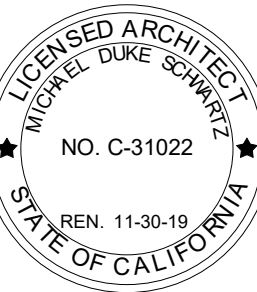
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