GREEN QI

925 PINER RD, SANTA ROSA CA

Green Qi is dedicated to bettering the lives of their patrons, the quality of their environment, and creating real connection in their local community. These efforts are reflected not only in the quality of product produced, but quite literally built into the walls of their business

- Stunning Fiber Cement panels for long lasting sustainability Thoughtful Landscape for Water Efficiency Solar Panels for Energy Efficiency .
- .
- Electric Vehicle Charging stations .
- Commissioning of Local Sculpture Artists for Public viewing .
- . Convenient Bike Racks

.

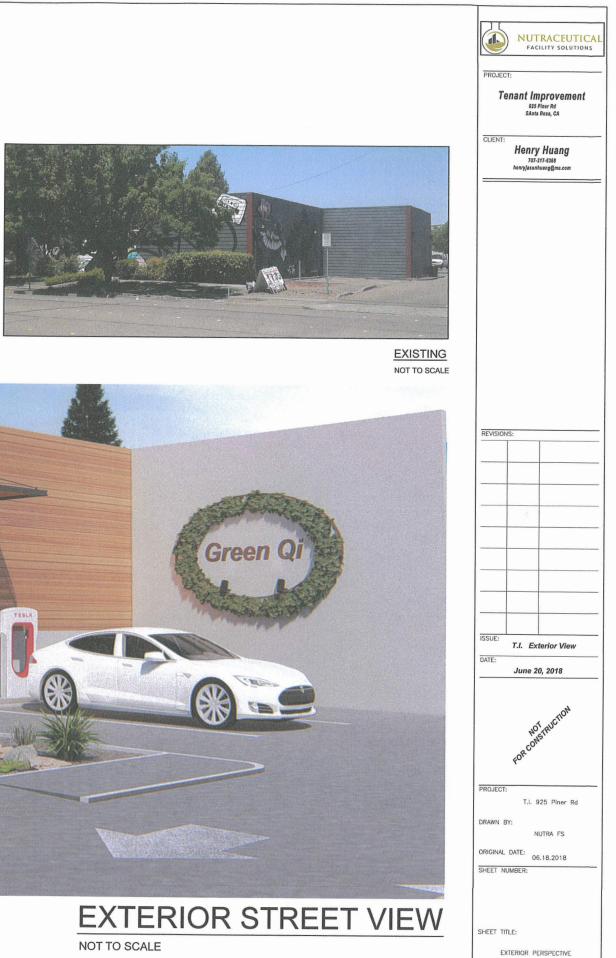
- Close to Public Transportation .
- Living Walls and Indoor Foliage to increase air quality and natural odor control .
- Innovation in small operations for public education
- Welcoming Environment to encourage Tourism •

City of Santa Rosa

F

JUN 21 2018

Planning & Economic Development Department











925 PINER ROAD - Conceptual Site Plan/Site Analysis Map

925 PINER ROAD, SANTA ROSA, CA

DATE: AUGUST 15, 2019

PROJECT STATISTICS : TENANT IMPROVEMENT FOR RETAIL (DISPENSARY) SCOPE OF PROJECT : 015-680-024 AP # ZONING COMMERCIAL GENERAL GENERAL PLAN **RETAIL BUSINESS SERVICE** : 0.29 ACRES SITE AREA **BUILDING AREA** : 4,185 SQ. FT. SINGLE STORY STORE EXISTING USE/BUILDING AREA PROPOSED USE/BUILDING AREA CANNABIS DISPENSARY (RETAIL), DISTRIBUTION, MANUFACTURING, DISPENSARY (CONSUMPTION) EXISTING PARKING : 11 : 12 (SEE PARKING TABULATION BELOW) PROPOSED PARKING

PARKING TABULATIO	N						
NAME/USE	AREA	CLASSIFICATION	PARKI	NG RATIO	PARKING SPACES	BIKE RATIO	BIKE SPACES
106 & 107 DISTRIBUTION	783	TYPE 1C	1:	1,000	0.78	14,000	0.06
108 & 109 MANUFACTURING	291	TYPE 6	1:	350	0.83	7,000	0.04
101 DISPENSARY (RETAIL)	1,515	TYPE 10	1:	250	6.06	5,000	0.30
103 DISPENSARY (CONSUMPTION)	316	TYPE 10	1:	250	1.26	5,000	0.06
105 DISPENSARY (CONSUMPTION)	1,018	TYPE 10	1:	250	4.07	5,000	0.20
COMMON AREA	262	N/A					
TOTAL	4,185				13.01		0.67
					3.25	25% PARKIN	IG REDUCTION
		TOTAL PARKING R	EQUIRE	D:	9.76		

PARKING CALCULATION

	VEHICLE SPACES	BIKE RACKS
CURRENT SPACES PROVIDED:	11 SPACES	1 SPACES + INDOOR
SPACES REQUIRED BY ZONING CODE: PARKING REDUCTION: TOTAL SPACES REQUIRED:	13.01 SPACES (SEE PARKING TABULATION ABOV -3.25 SPACES (SEE PARKING REDU 9.76 SPACES	
SPACES PROVIDED:	12 SPACES (1 INTERIOR) (1 VAN ACCESSIBLE SPACE)	1 SPACES + INDOOR
PARKING REDUCTION PER ZONING COD	DE 20-36.040, C., 2.:	

Change in use. When a building's use changes to a new use, for example a retail use to a restaurant, without enlarging the space in which the use is located, there shall be no additional parking required for the new use, except that the new use shall comply with current ADA standards for parking, provided that any deficiency in parking is no more than 10 spaces, or a 25 percent overall reduction from standard parking requirements, whichever is greater.

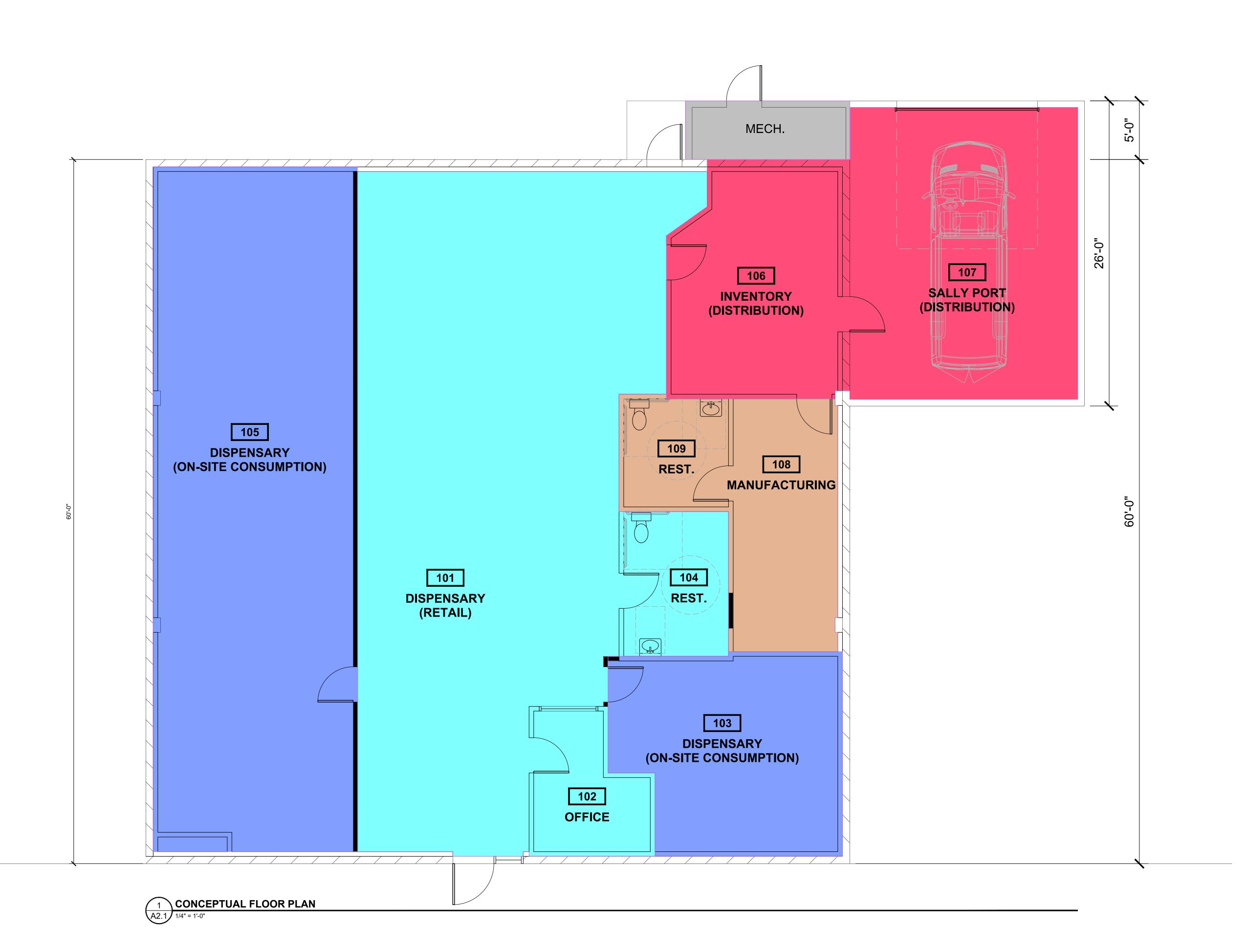
SITE LIGHTING

EXTERIOR LIGHTING IS EXISTING AND NO CHANGES ARE BEING PROPOSED. IF FUTURE LIGHTING IS PROPOSED, THEN NEW LIGHTING SHALL BE INSTALLED WITH BEST MANAGEMENT PRACTICES AND TECHNOLOGIES USED TO REDUCE GLARE, LIGHT POLLUTION AND LIGHT TRESPASS ONTO ADJACENT PROPERTIES. AND SHALL COMPLY WITH SANTA ROSA CITY ORDINANCE 20-46.050(I).



A1.1





DATE: AUGUST 15, 2019





A2.1

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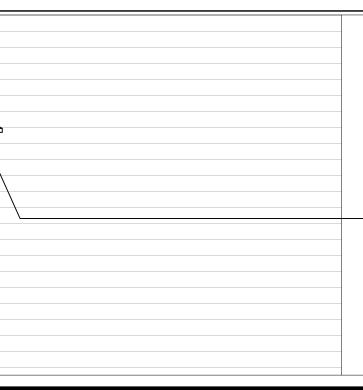


925 PINER ROAD- Conceptual Elevation

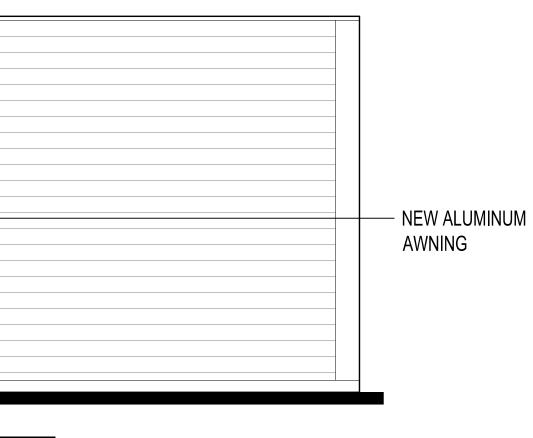
925 PINER ROAD, SANTA ROSA, CA

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NEW EXTERIOR LIGHTING
TO COMPLY W/ STATE
REQUIREMENTS





A3.1

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