

# STONYPOINT WELLNESS

PROPOSED RETAIL CANNABIS DISPENSARY

411 STONY POINT RD  
SANTA ROSA, CA 95401

## DRAWING INDEX

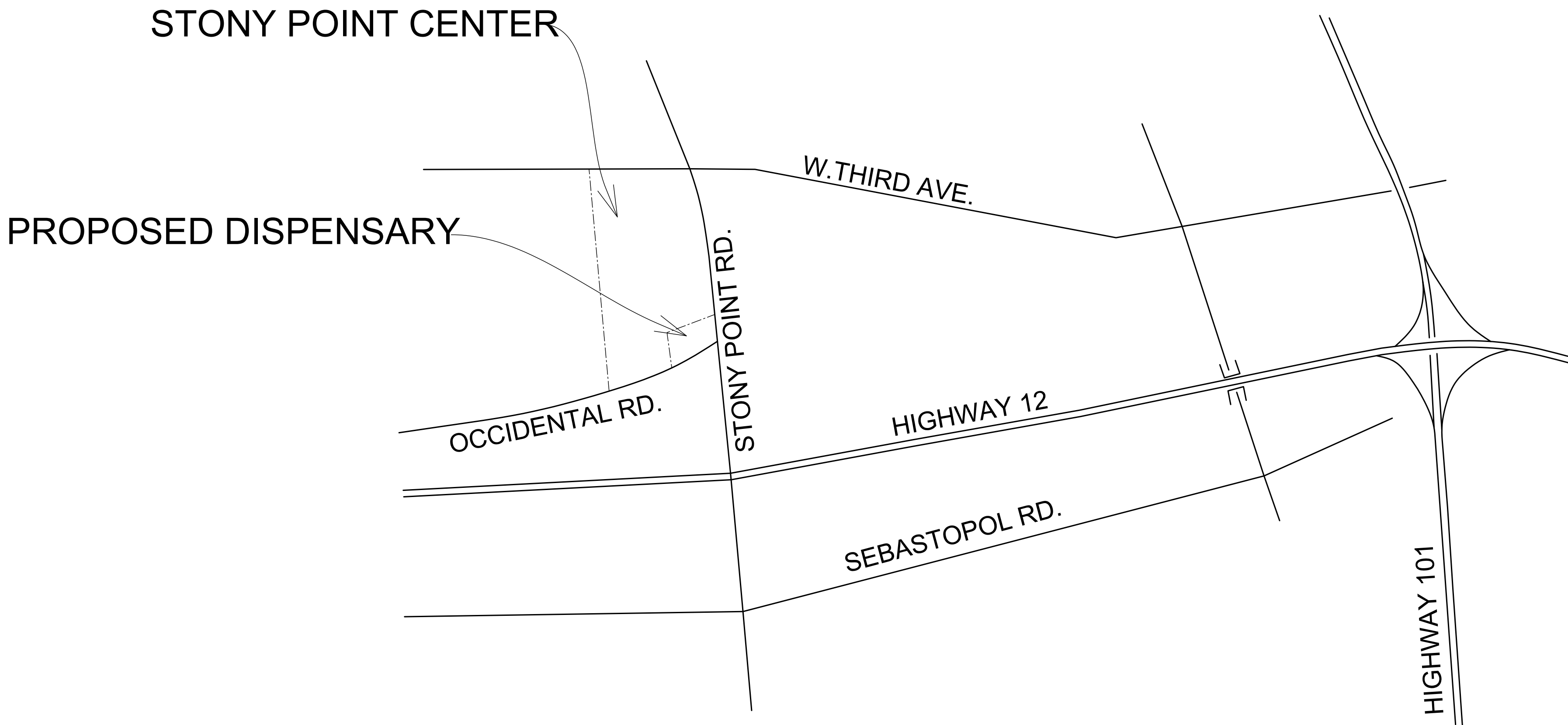
- A001 - VICINITY MAP
- A002 - NEIGHBORHOOD CONTEXT MAP
- A003 - SHOPPING CENTER USES
- A004 - SHOPPING CENTER SITE PLAN
- A005 - PARCEL SITE PLAN
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- A007 - ELEVATIONS

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

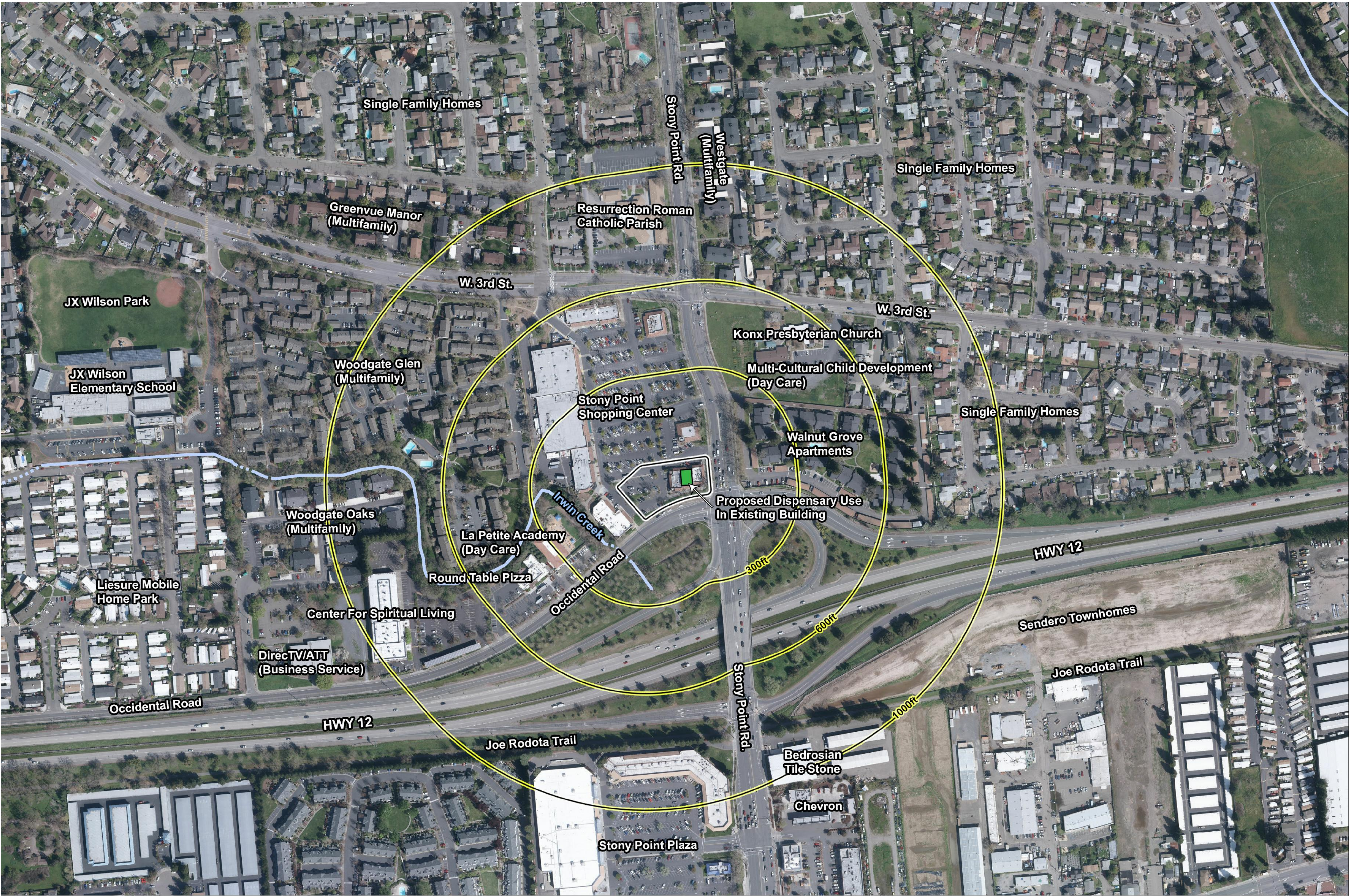
PROJECT NUMBER

DRAWING TITLE

## VICINITY MAP

DRAWING NUMBER	PAPER SIZE	REVISION
A001	24 x 36	





NEIGHBORHOOD CONTEXT MAP

NOT TO SCALE

ARCHITECT

LEGEND

REVISION

DATE

FEB 11 2020

PROJECT TITLE

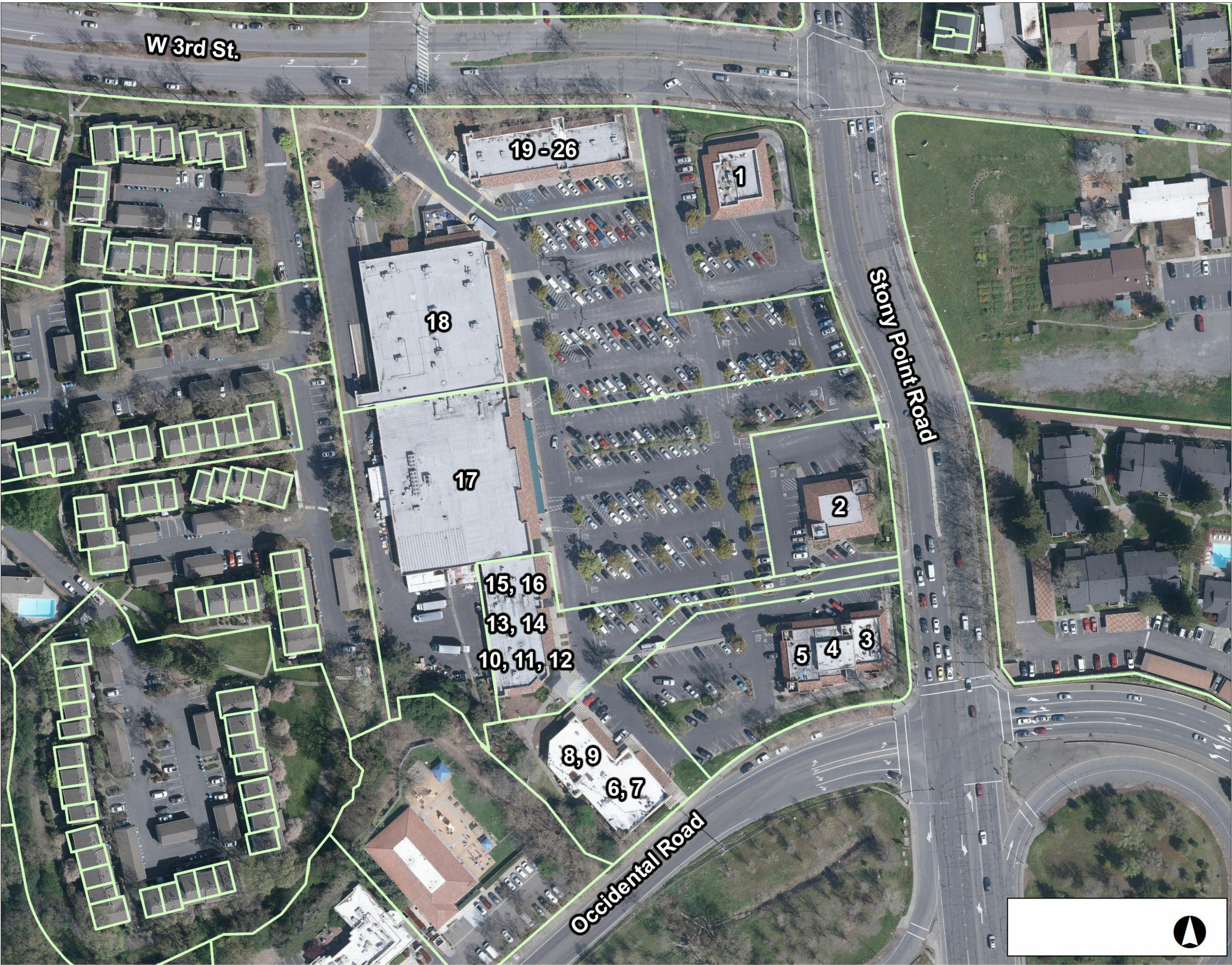
STONY POINT  
WELLNESS

FORMAT	A1
DRAWN	AM
CHECKED	-
SCALE	As Shown
PROJECT NUMBER	
DRAWING TITLE	

NEIGHBORHOOD  
CONTEXT MAP

DRAWING NUMBER	PAPER SIZE	REVISION
A002	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

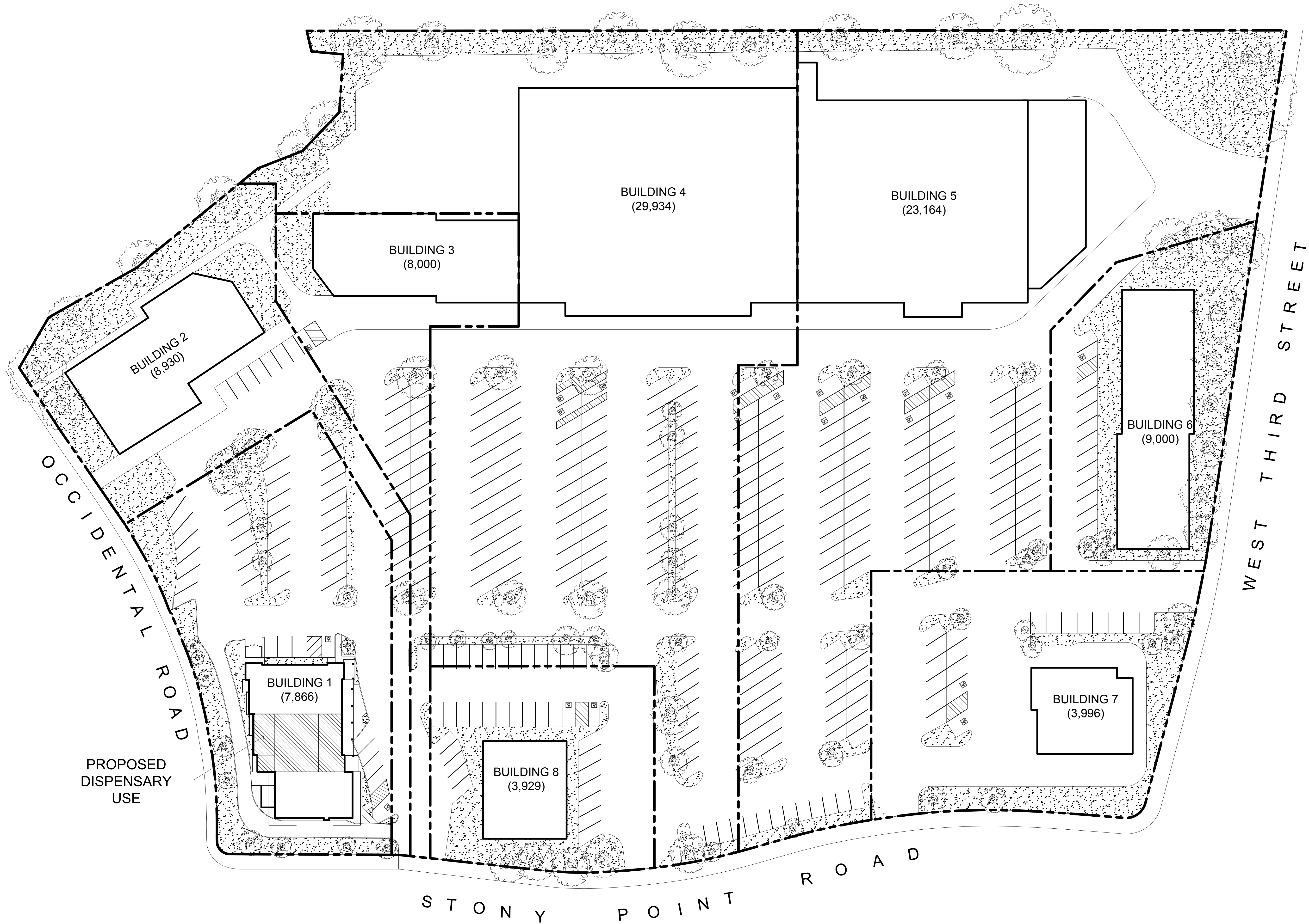
STONY POINT WELLNESS

FORMAT	A1
DRAWN	AM
CHECKED	-
SCALE	As Shown
PROJECT NUMBER	
DRAWING TITLE	

SHOPPING CENTER USES

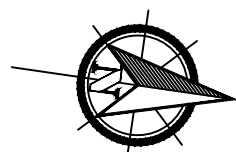
DRAWING NUMBER	PAPER SIZE	REVISION
A003	24 x 36	





SHOPPING CENTER SITE PLAN

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



ARCHITECT

LEGEND

REVISION

DATE

FEB 13 2020

PROJECT TITLE  
STONY POINT  
WELLNESS

FORMAT	A1
DRAWN	AM
CHECKED	-
SCALE	As Shown

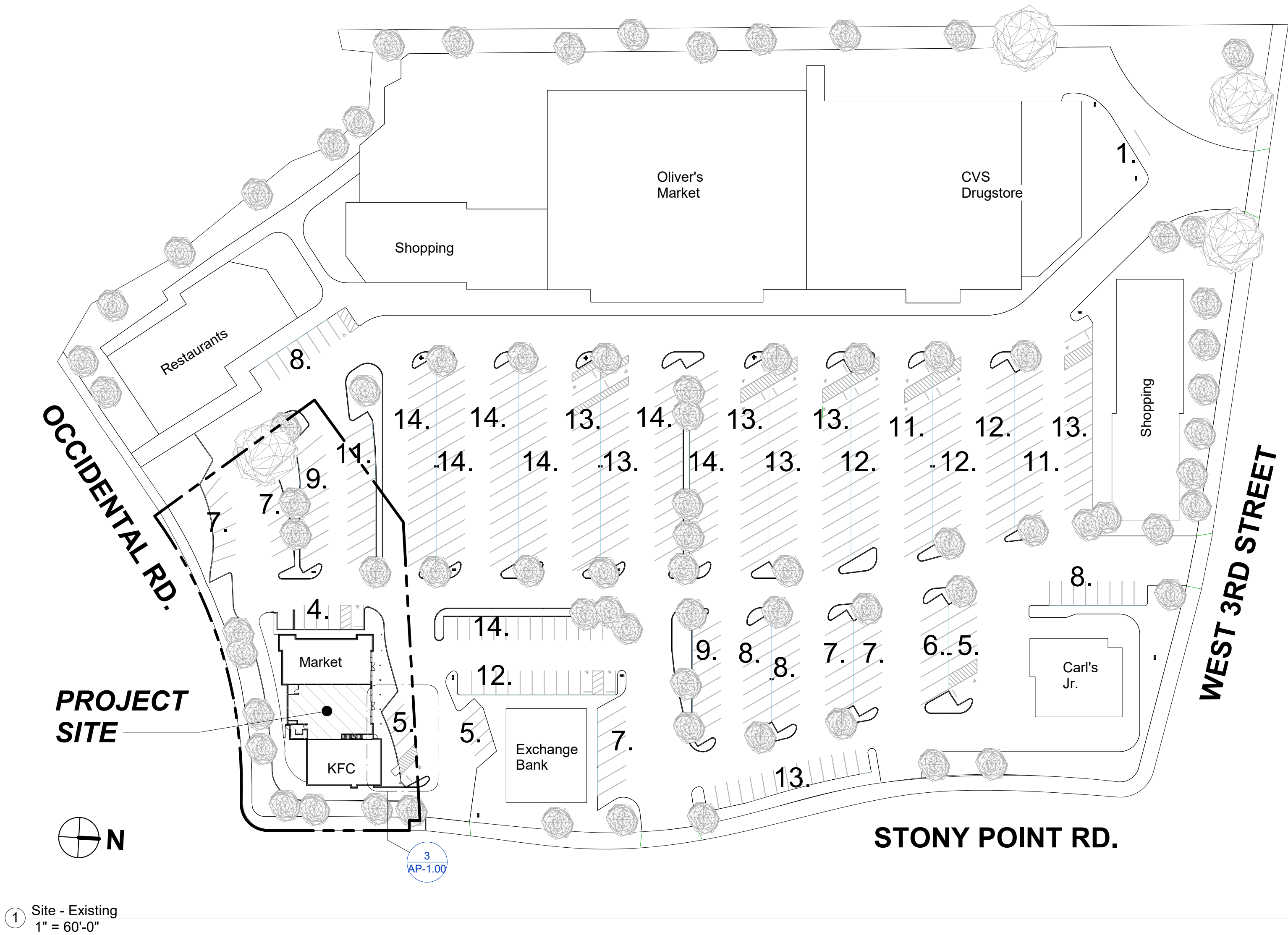
PROJECT NUMBER

DRAWING TITLE

SHOPPING  
CENTER  
SITE PLAN

DRAWING NUMBER	PAPER SIZE	REVISION
A004	24 x 36	





## 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...

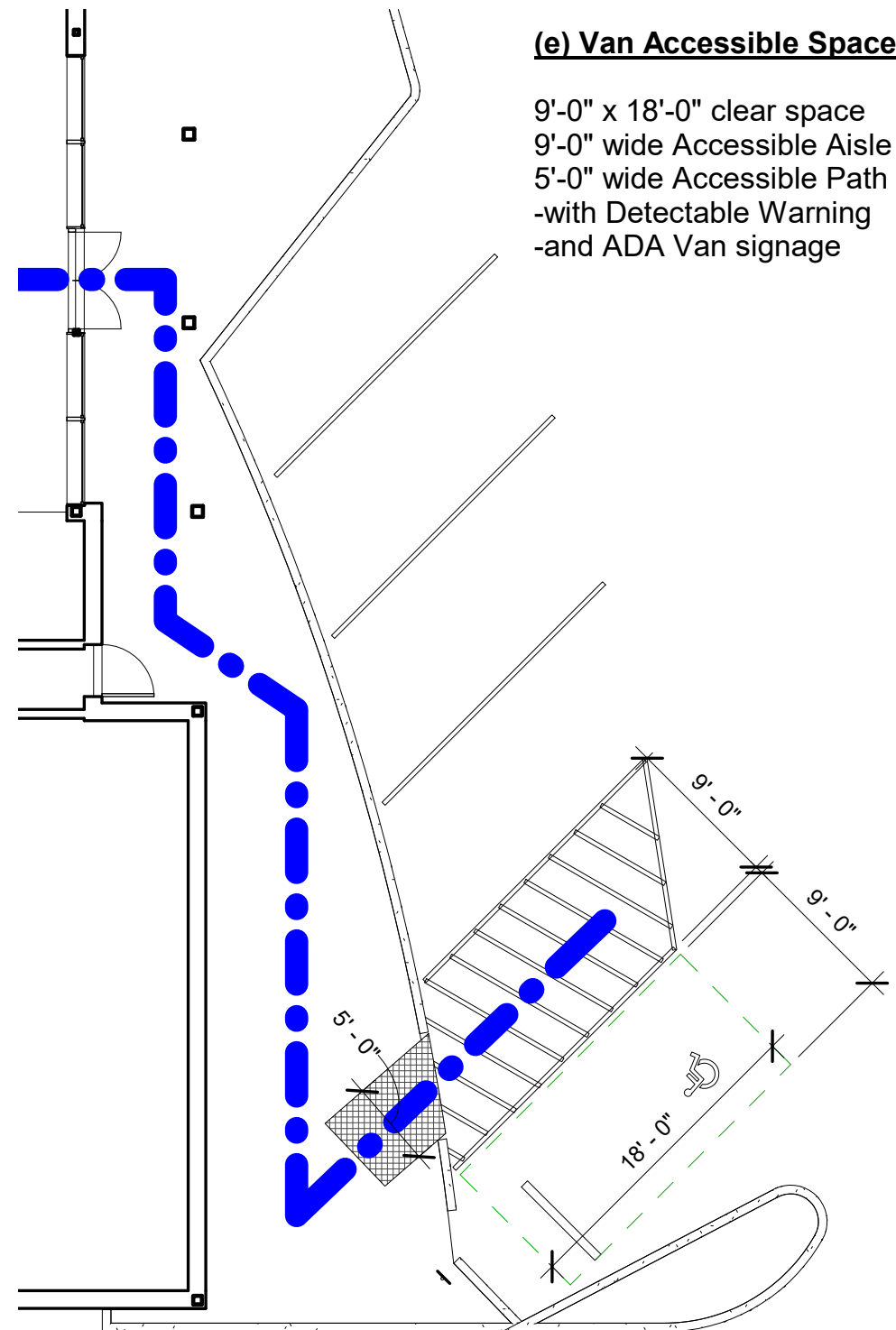
**Per Table 3-4:**  
Shopping Centers require 1 space for each 250 sf. of gross leasable area.

**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.

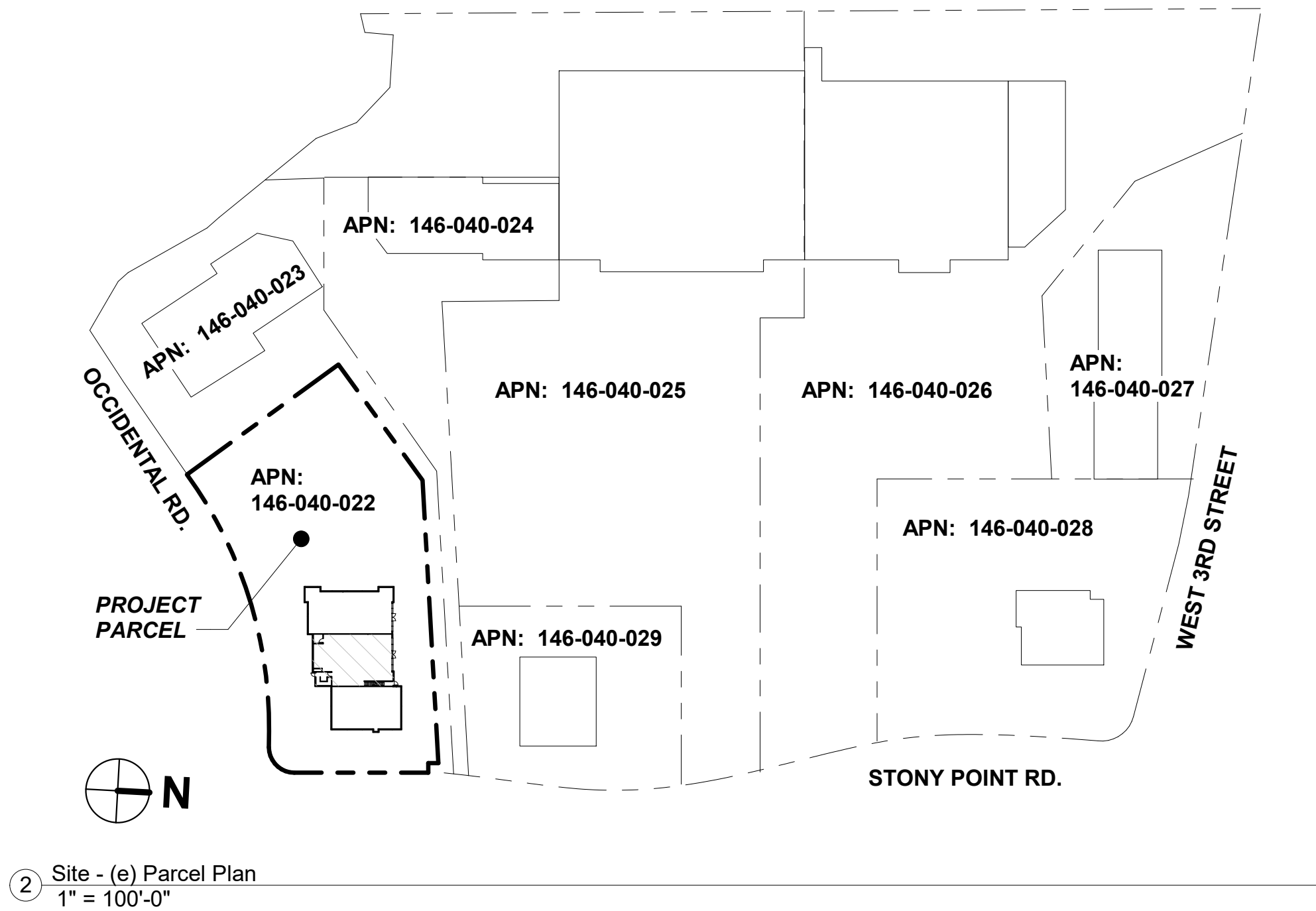
**Shopping Center Existing Parking Spaces provided:**  
(381) **total Parking spaces provided**, including,  
(6) ADA Standard Accessible parking spaces, and  
(12) ADA Van Accessible parking spaces

**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



Site - Existing ADA Van Parking  
1" = 10'-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 145-040-022:	total building area	7,866		
401 Stony Pt. Rd.	Kentucky Fried Chicken	2,247 sf	9 parking stalls	1: 250
407 Stony Pt. Rd.	Offices	1,025 sf	4 parking stalls	1: 250
411 Stony Pt. Rd.	DISPENSARY	2,260 sf	9 parking stalls	1: 250
419 Stony Pt. Rd.	C S Liquor Mart	2,334 sf	9 parking stalls	1: 250

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

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

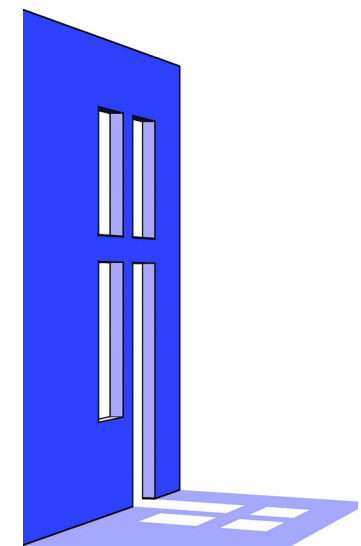
APN: 156-040-025	total building area:	29,934 sf		
461 Stony Pt. Rd.	Oliver's Market	29,934 sf	120 parking stalls	1: 250

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

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

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

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



4dPerspective

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



## Proposed Dispensary 411 Stony Pt. Rd.

No.	Description	Date

## Yust Proposed Dispensary

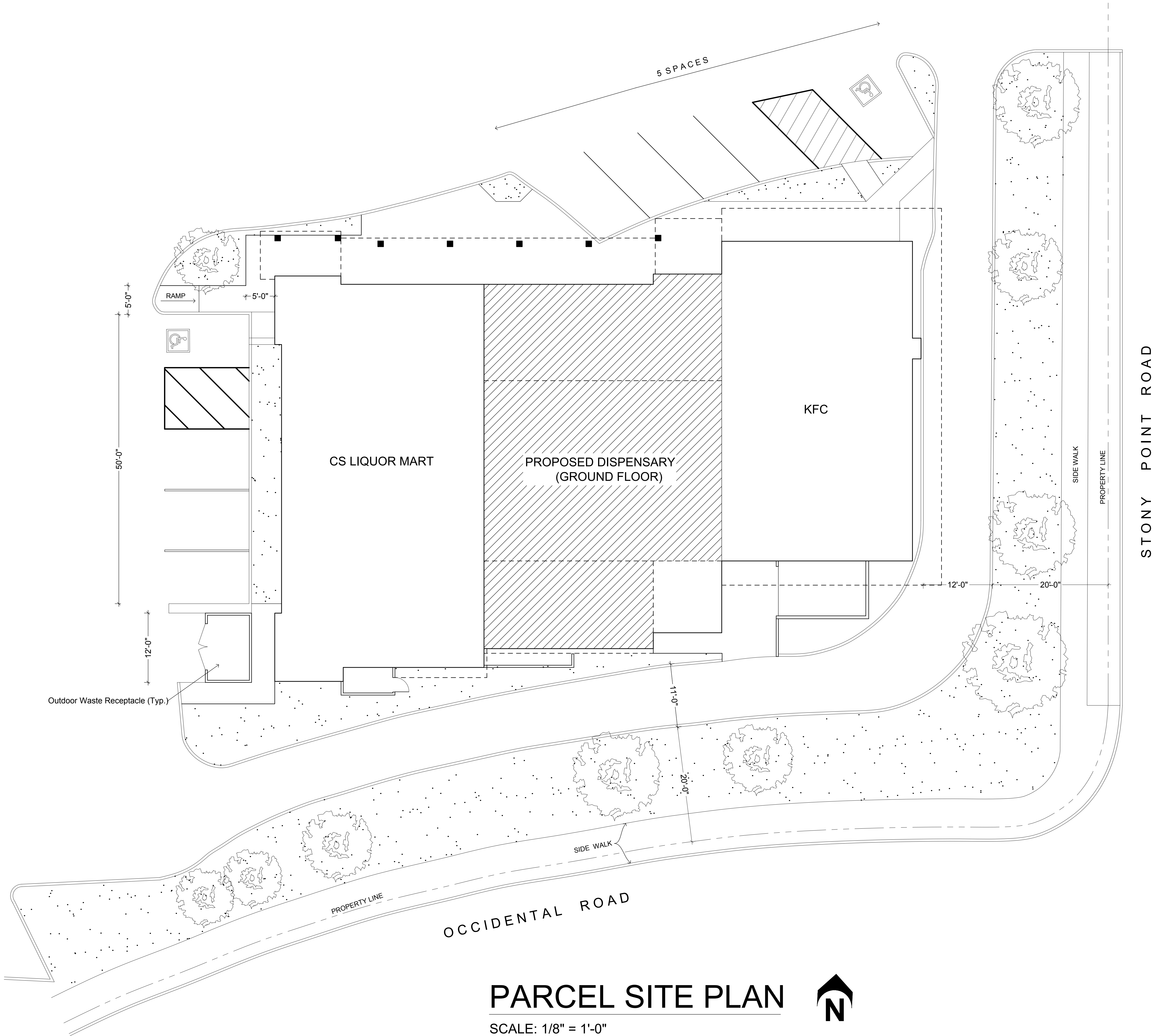
## Existing & New Site Plan

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

REVISION

DATE

FEB 11 2020

PROJECT TITLE

STONY POINT WELLNESS

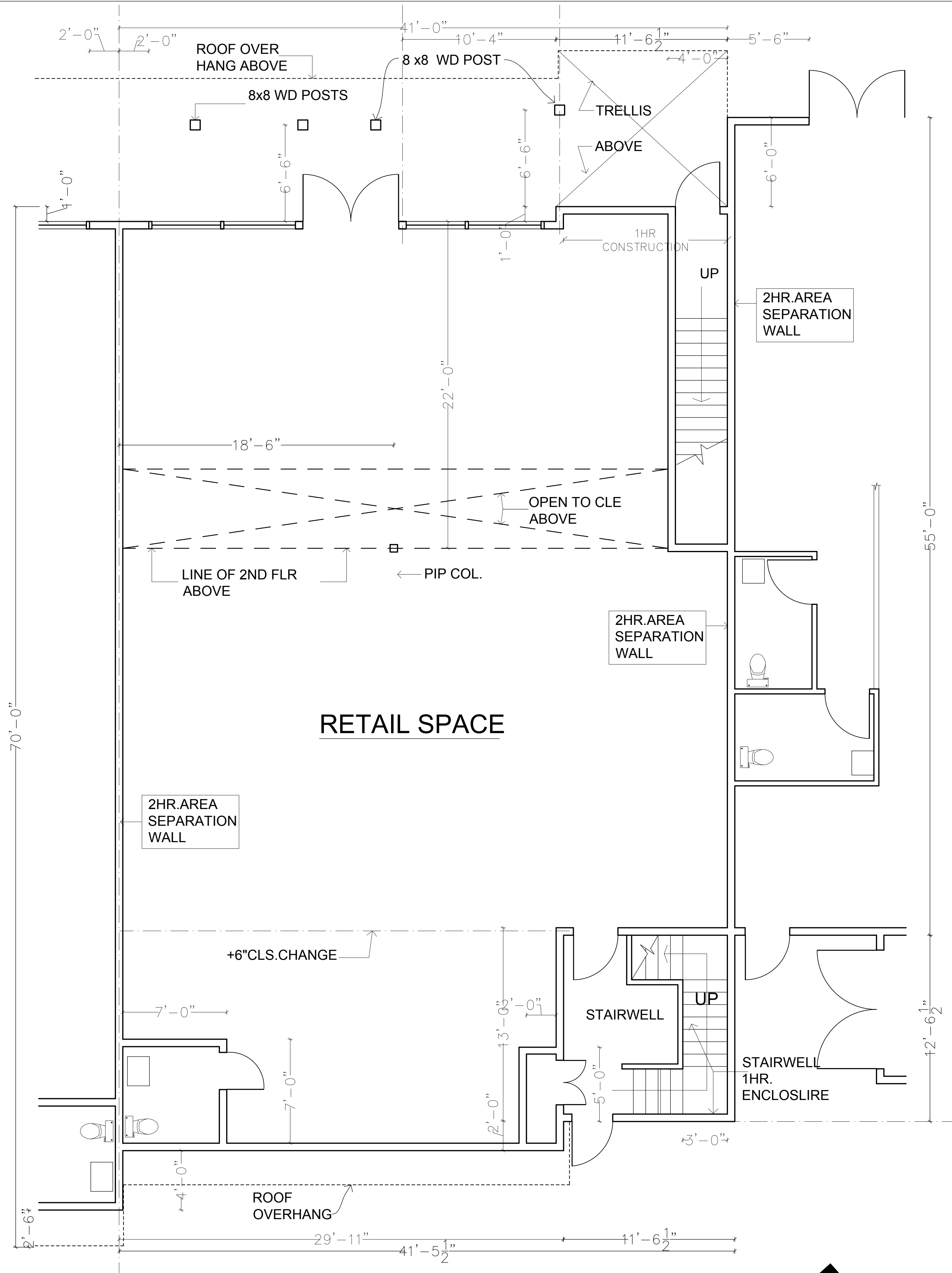
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DRAWN	AM
CHECKED	-
SCALE	As Shown

PROJECT NUMBER

DRAWING TITLE

PARCEL SITE PLAN

DRAWING NUMBER	PAPER SIZE	REVISION
A005	24 x 36	



# FLOOR PLAN, AS BUILT

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



ARCHITECT

LEGEND

REVISION

DATE

FEB 11 2020

PROJECT TITLE  
STONY POINT  
WELLNESS

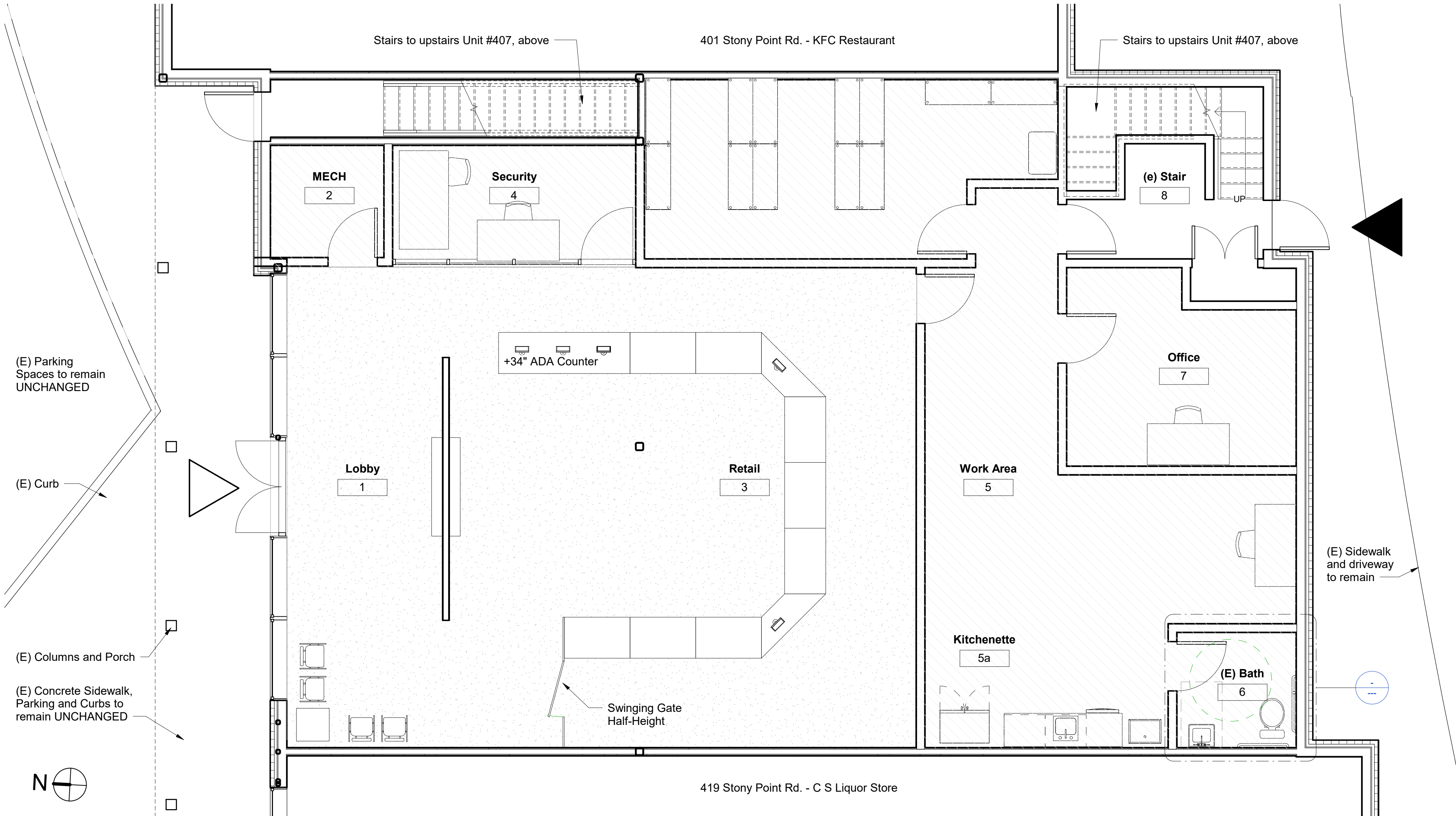
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PROJECT NUMBER

DRAWING TITLE

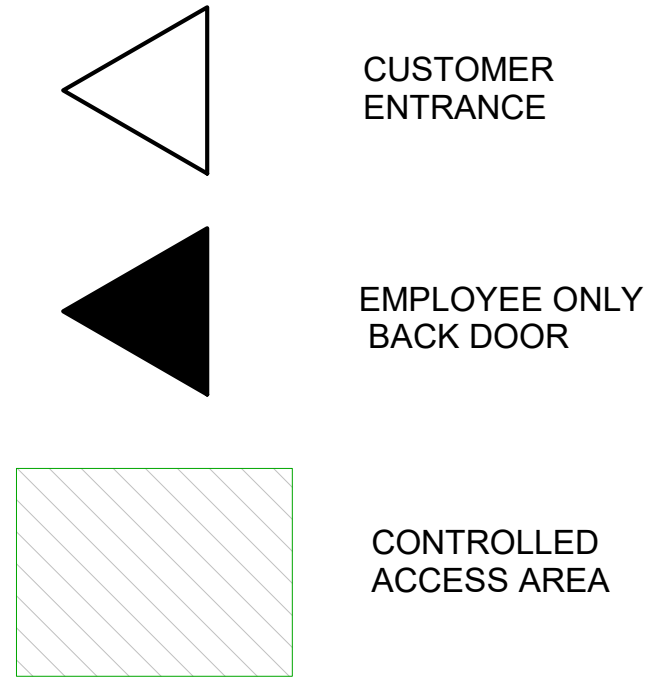
FLOOR PLAN,  
AS BUILT

DRAWING NUMBER	PAPER SIZE	REVISION
A006	24 x 36	



1 Proposed Floor Plan  
1/4" = 1'-0"

Floorplan Legend:



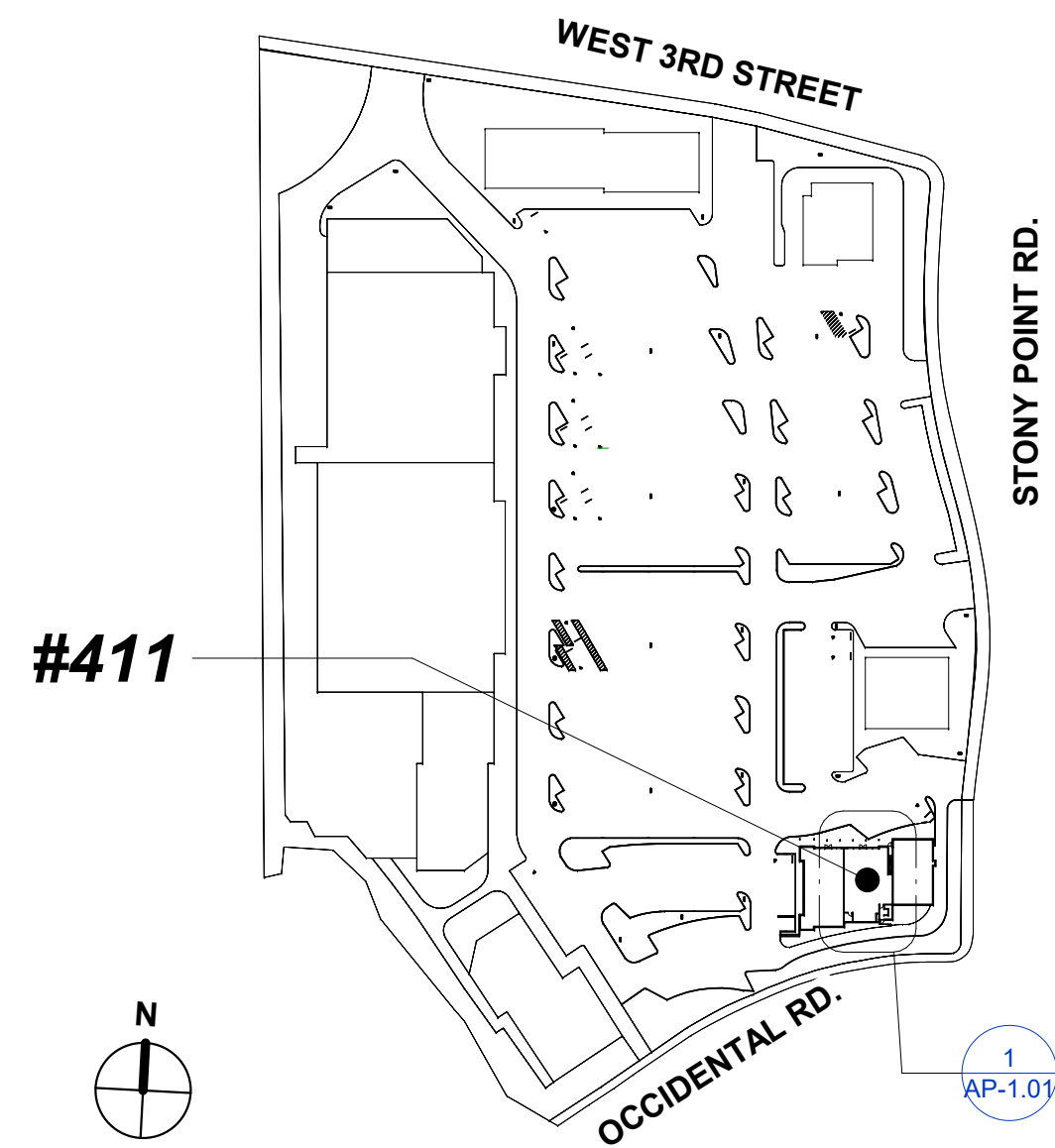
411 Stony Point Rd.:

(E) one story structure

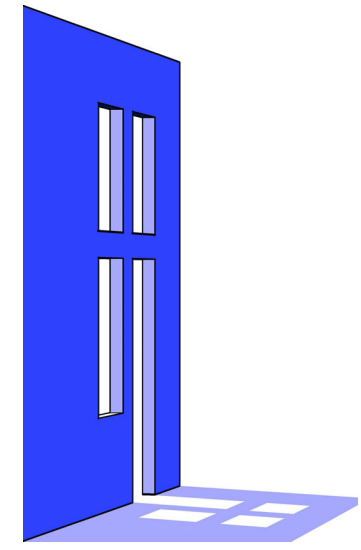
APN: 146-040-022  
ZONING: CG  
General Plan: Retail / Med Residential  
Lot Size: .96 acres

Construction Type: V, Non-Sprinklered  
Overall building area: 7,866 sqft

PROJECT Suite area: 2,270 sqft  
NEW Dispensary area: 2,270 sqft unchanged



2 Site - KEYPLAN  
1" = 160'-0"



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



Proposed Dispensary  
411 Stony Pt. Rd.

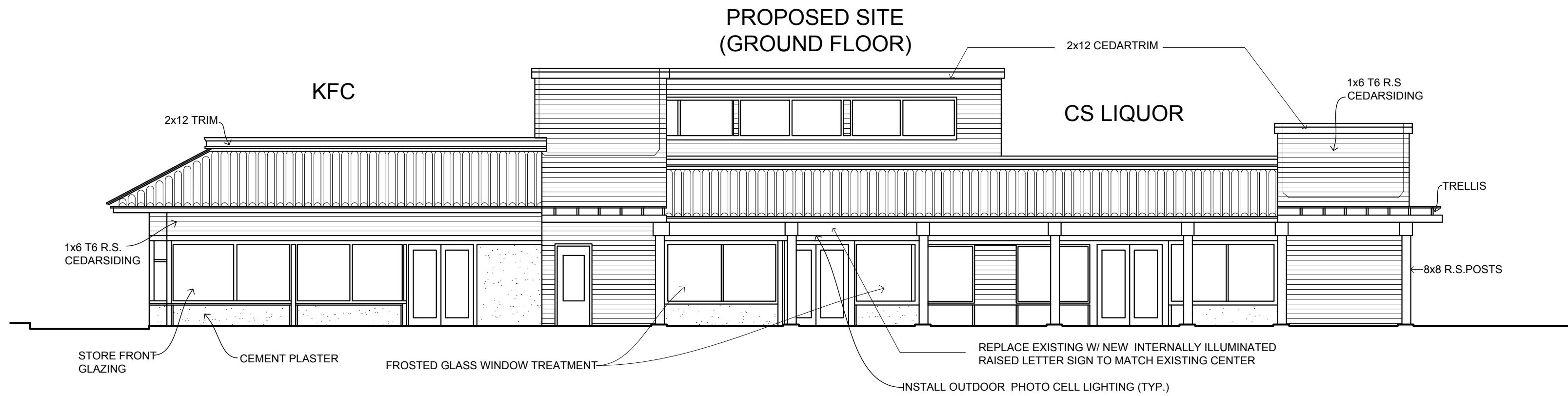
No.	Description	Date

Yust  
Proposed  
Dispensary  
Floor Plan

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

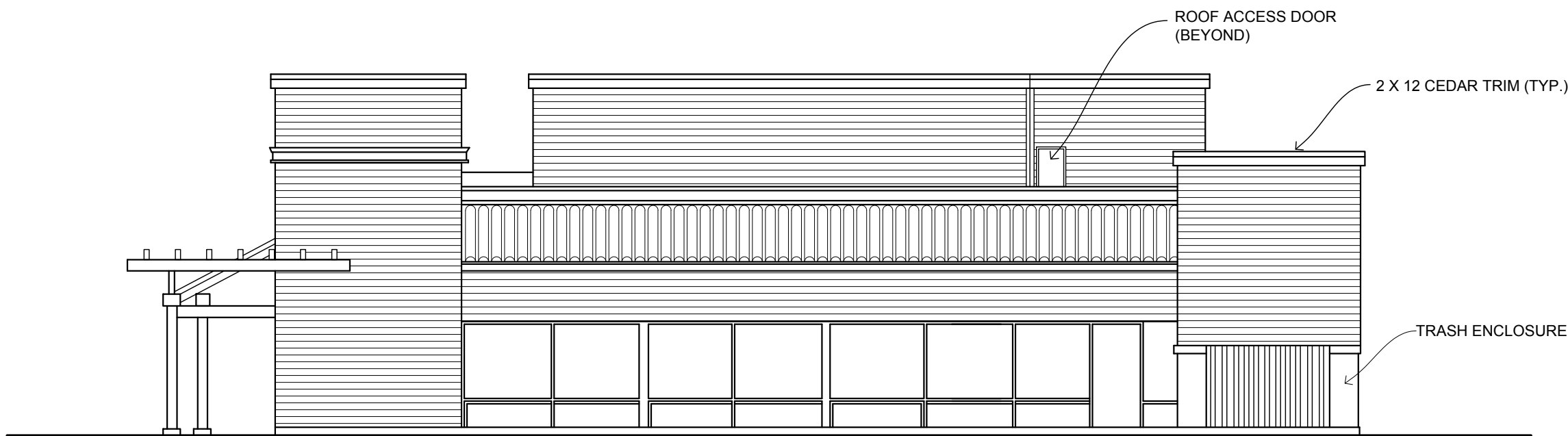
AP-1.01  
Scale As indicated





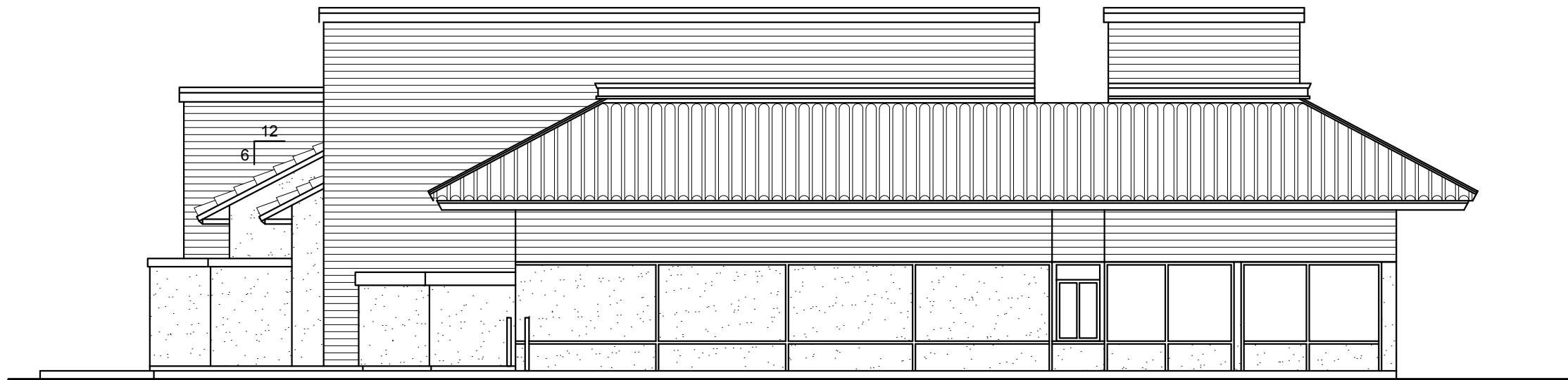
### NORTH ELEVATION

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



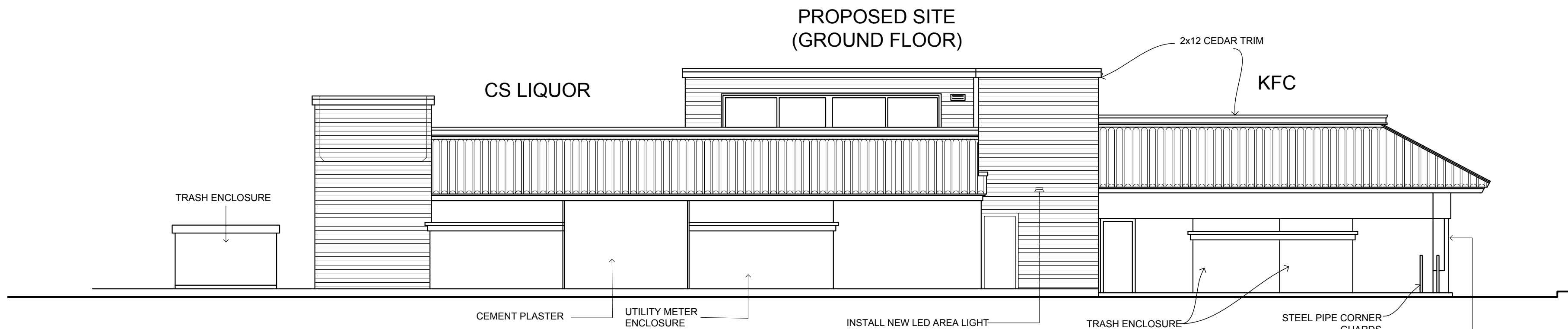
### WEST ELEVATION

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	