

CUP - CANNABIS RETAIL
1937 SANTA ROSA AVE. SANTA ROSA, CA 95407
APN 043-063-034-000

CITY:SANTA ROSA 0.33 AC

SCOPE OF WORK:

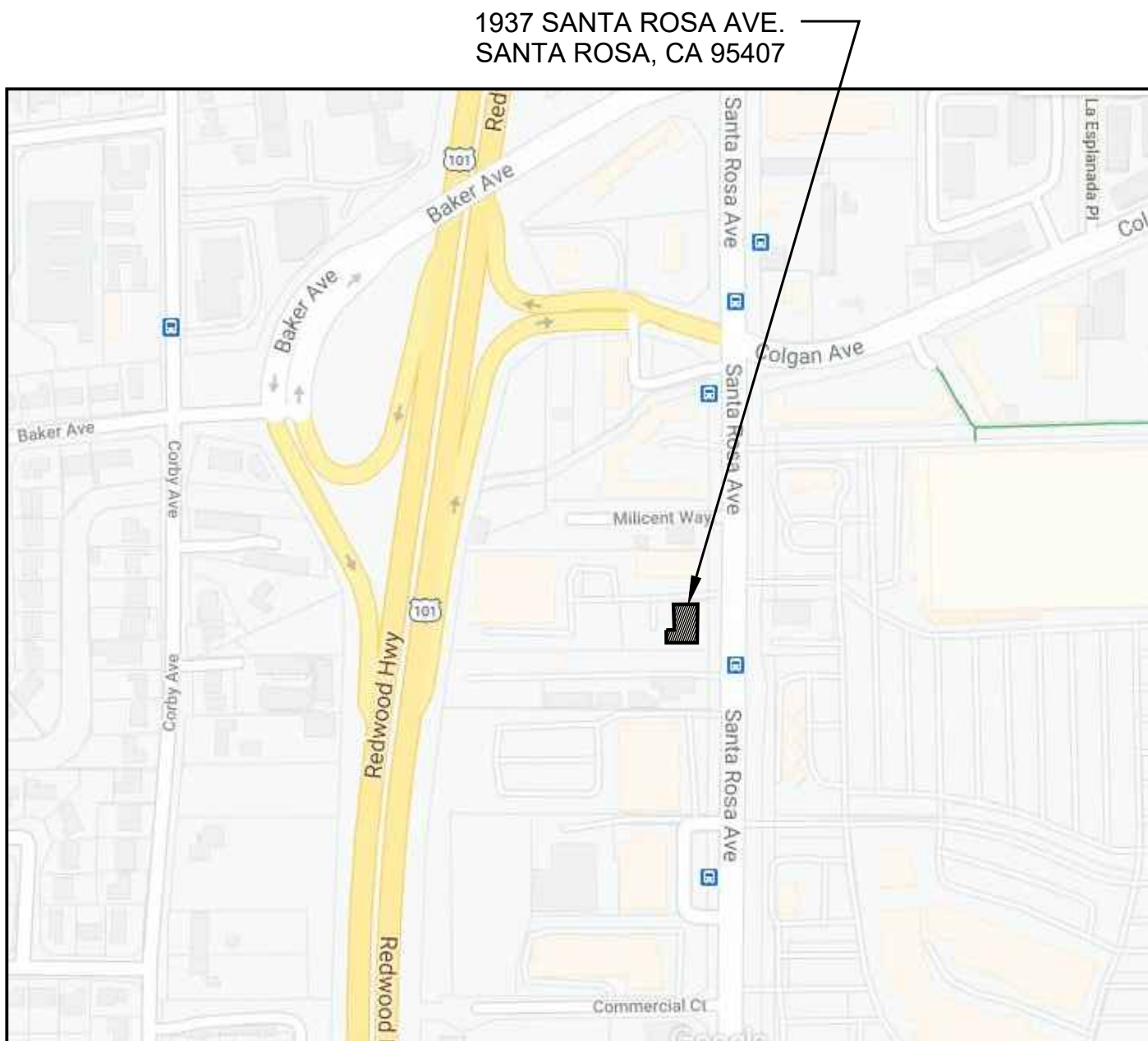
CONDITIONAL USE PERMIT FOR
CANNABIS FACILITY :RETAIL

- NO CHANGE ON (E) BUILDINGS
- NO GRADING PROPOSED

APPLICABLE CODES:	
1. 2019 CALIFORNIA BUILDING CODE	
2. 2019 CALIFORNIA ELECTRICAL CODE	
3. 2019 CALIFORNIA MECHANICAL CODE	
4. 2019 CALIFORNIA PLUMBING CODE	
5. 2019 CALIFORNIA FIRE CODE	
6. 2019 CALIFORNIA ENERGY CODE	
7. 2019 CALGREEN CO	
SANTA ROSA CITY CODE	

BUILDING INFO:	
BUILDING AREA:	
(E) SPACE:	YES
TOTAL LOT SIZE:	0.33 AC
(N) STRUCTURE	NO
(E) STRUCTURE:	1ST FLOOR -3,242+ 2ND FLOOR 1,233 = 4,475 SF
OCCUPANCY & CONSTRUCTION TYPE:	
CONST. TYPE:	TYPE IIIB
FIRE PROTECTION:	NON -SPRINKLERED
OCCUPANCY:	M
NUMBER OF STORIES:	2 STORY
MAXIMUM HEIGHT:	18'-0"

PARKING REQUIREMENTS	
VEHICLE PARKING	RETAIL (CANNABIS DISPENSARY) 4,475 SF /250 = 18
BICYCLE PARKING	RETAIL (CANNABIS DISPENSARY) 4,475 SF /5000 = 0
REQUIRED TOTAL	18 STANDARD + 1 ACCESSIBLE
PROVIDED + (RECIPROCAL PARKING)	89 STANDARD + 1 ACCESSIBLE



VICINITY MAP, NTS:

SHEET INDEX

- CS1.0: COVER SHEET
SITE: SITE PLAN
A1: FLOOR PLAN FIRST FLOOR
A2: FLOOR PLAN SECOND FLOOR
A3: REFLECTED CEILING PLAN
A4: ELEVATIONS

PARKING MATRIX

26 PARKING SPACES PROVIDED

HOURS OF OPERATION

TBD

OCCUPANT LOAD

A. CONSTRUCTION CLASSIFICATION ALLOWABLE HEIGHT

2019 CALIFORNIA BUILDING CODE USE GROUPS: M

PER 2019 CBC, TABLE 503 :

- CONSTRUCTION TYPE = III-B
- ALLOWABLE NUMBER OF STORIES = 2 STORIES
- ALLOWABLE BUILDING HEIGHT = 55 FT.
- ALLOWABLE BUILDING AREA = 12,500 FT.

B. USE GROUP - AREA: MECANTILE = 4,475 S.F.

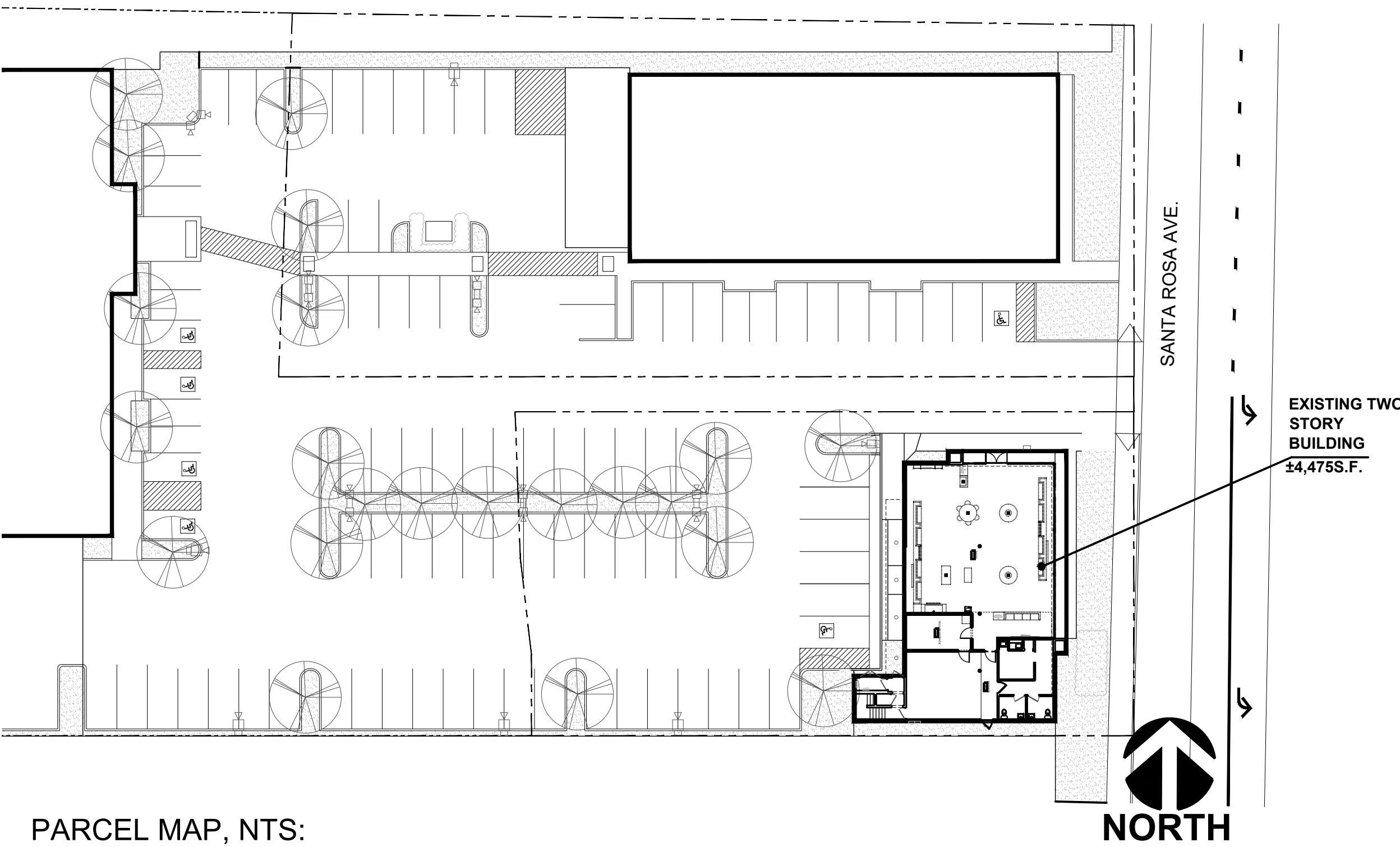
C. OCCUPANT LOAD

SALES (M)	2,145 S.F. / 60	G.S.F. / PERSON = 36
STORAGE (M)	483 S.F. / 300	G.S.F. / PERSON = 2
PASSAGE (M)	478 S.F. / 60	G.S.F. / PERSON = 8
TOILET, MISC. (M)	136 S.F. / N/A	G.S.F. / PERSON = 0
SECOND FLOOR	1,233 S.F. / 60	G.S.F. / PERSON = 21

TOTAL	4,475 S.F.	67
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D. ACCESSIBILITY

- ALL TOILET ROOMS HAVE AT LEAST ONE ACCESSIBLE FIXTURE OF EACH TYPE.
- ALL SPACES ARE ON AN ACCESSIBLE ROUTE.



PARCEL MAP, NTS:

E. FIRE RESISTANCE RATINGS OF STRUCTURAL COMPONENTS

2019 CBC TABLE 601:	
1. STRUCTURAL FRAME	0 HOUR RATING
2. BEARING WALLS - EXTERIOR	2 HOUR RATING
3. BEARING WALLS - INTERIOR	0 HOUR RATING
4. NON-BEARING WALLS	0 HOUR RATING
5. FLOOR CONSTRUCTION	0 HOUR RATING
6. ROOF FRAMING	0 HOUR RATING

F. MEANS OF EGRESS

DOORS
2019 CBC 1005.3.2: MIN. WIDTH = 67 X 0.20 = 13.4"; 64" PROVIDED
2019 CBC 1010.1.1: 32" CLEAR WHEN OPEN

NUMBER OF EXITS, 2019 CBC TABLE 1006.3.1:
OCCUPANT LOAD / STORY: 67 = 2 EXIT; 2 EXITS PROVIDED

EXIT ACCESS TRAVEL DISTANCE, 2019 CBC TABLE 1017.2:
MAX. EXIT ACCESS TRAVEL DISTANCE = 200'

G. NUMBER OF TOILET FACILITIES
2019 CPC TABLE A: 4,475 S.F. / 200 = 23
2019 CPC 422.1: (1) MALE 1 - 100 OCCUPANTS
(1) FEMALE 1 - 100 OCCUPANTS

APPLICANT:

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4675 MacArthur Ct., Suite 1500
Newport Beach, CA 92660
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PLANS FOR CONDITIONAL USE PERMIT AT SANTA ROSA, CA

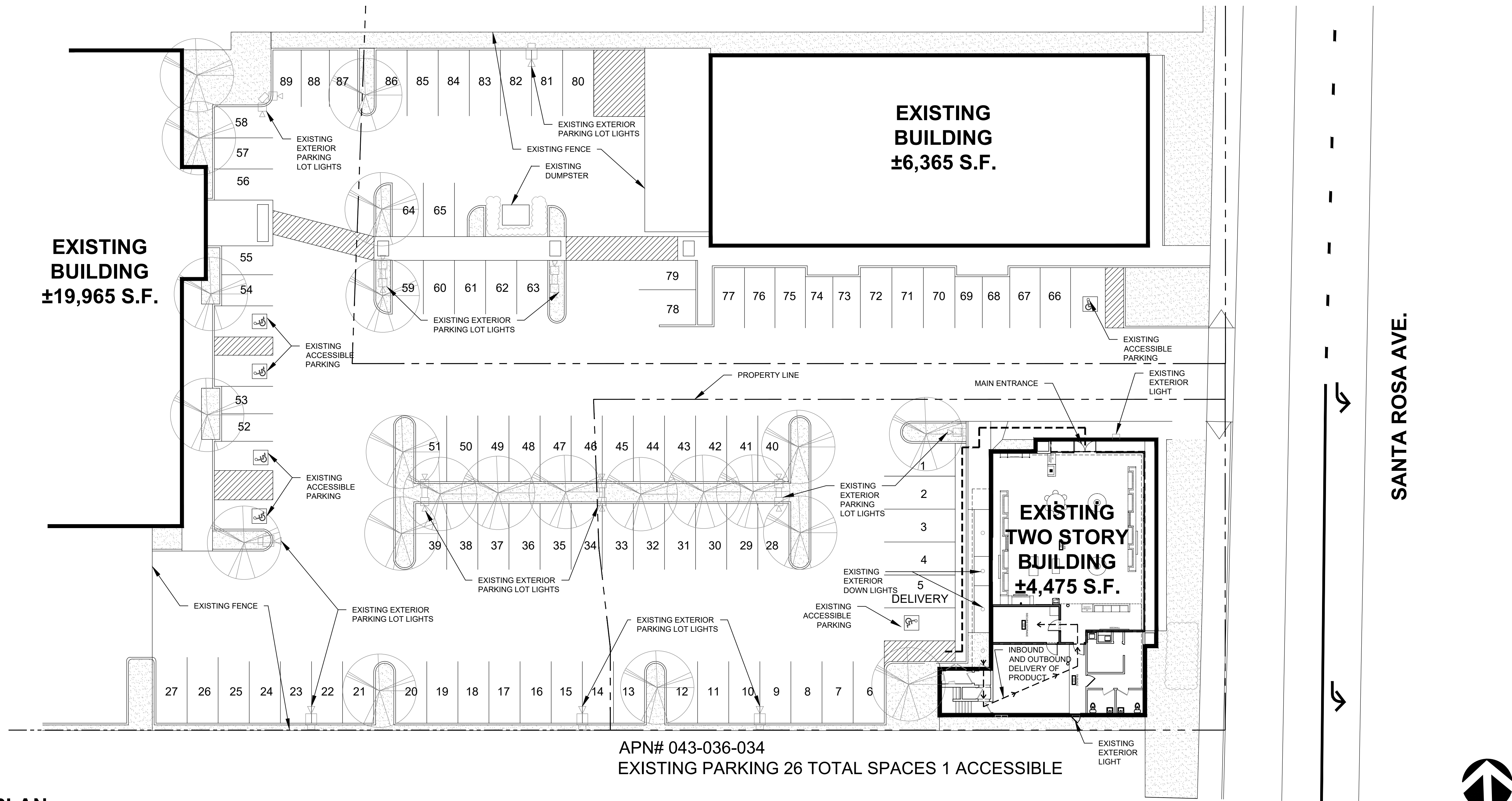
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COVER SHEET

COVER



SITE PLAN

SCALE: 1/16" = 1'-0"

TENANT IMPROVEMENTS

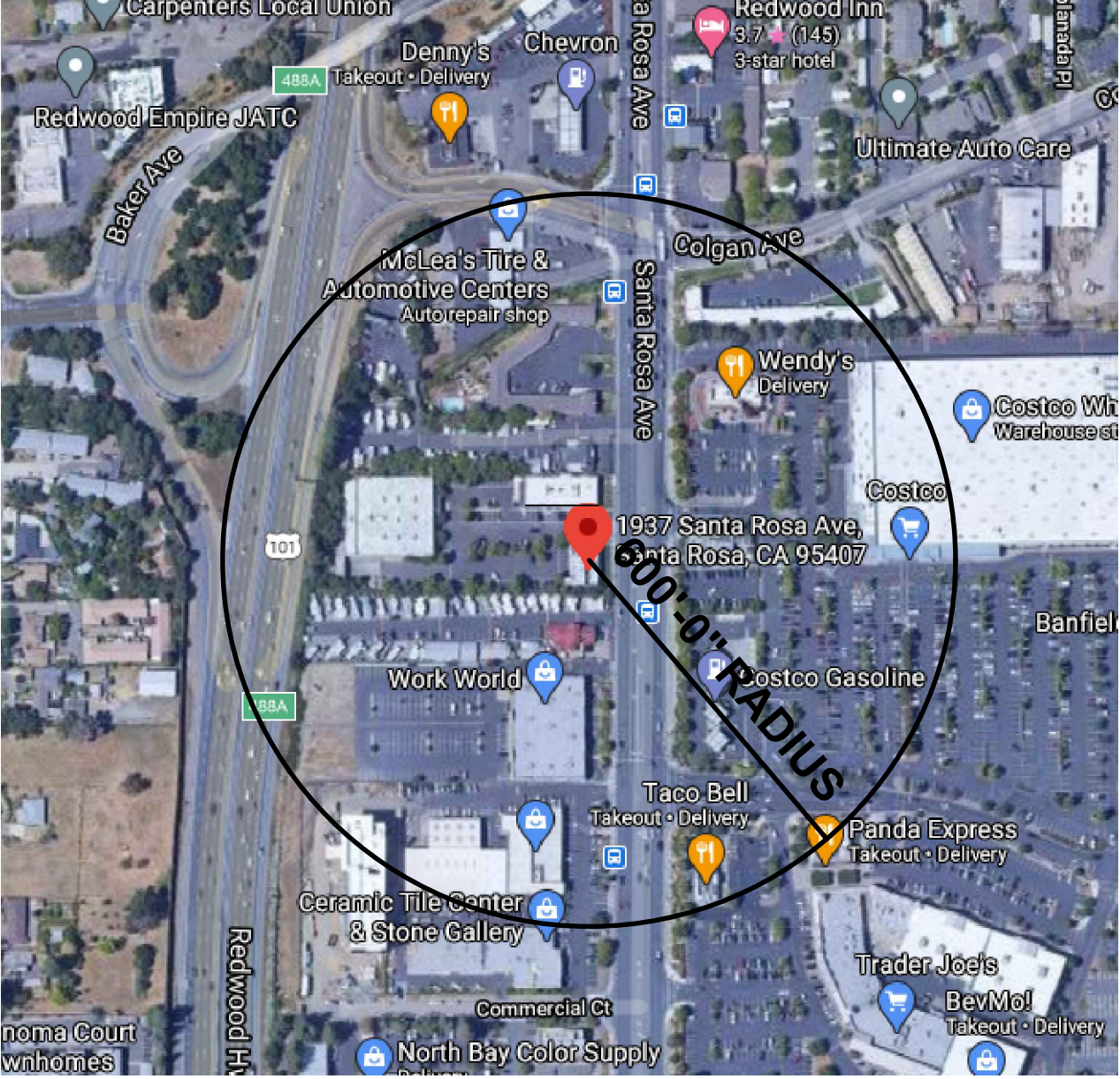
- REPAINT FACADE OF THE BUILDING
- NEW LIGHTING (SEE LIGHTING SHEET)
- NEW SIGNAGE (SEE SIGNAGE SHEET)

LEGEND

- ACCESSIBLE ROUTE
- PROPERTY LINE
- > INBOUND DELIVERIES PATH

BUSINESS OF OPERATION

WILL CARRY BOTH (A) ADULT & (M) MEDICAL LICENSES



NEIGHBORHOOD CONTEXT MAP

SCALE: N.T.S.

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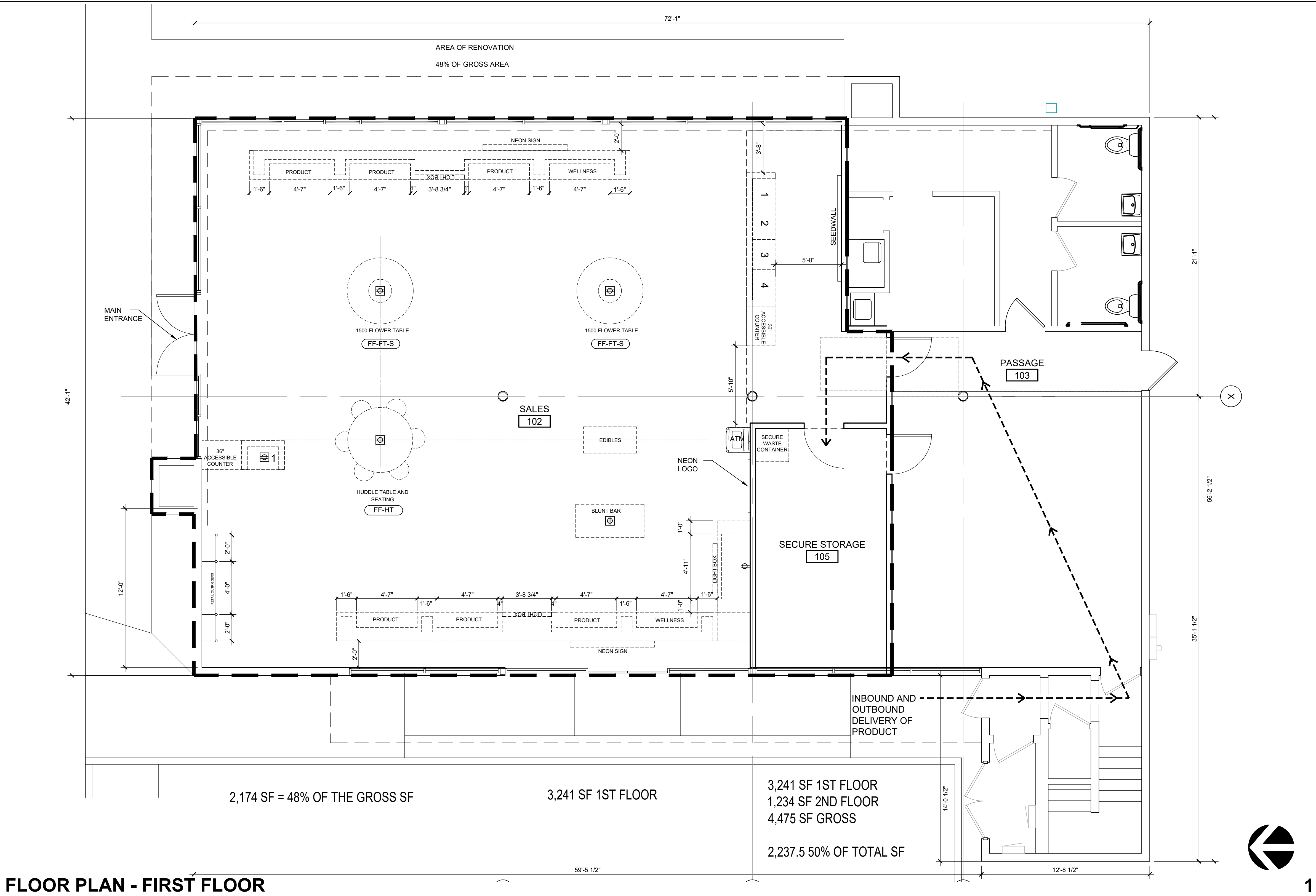
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SITE PLAN

SITE



FLOOR PLAN - FIRST FLOOR

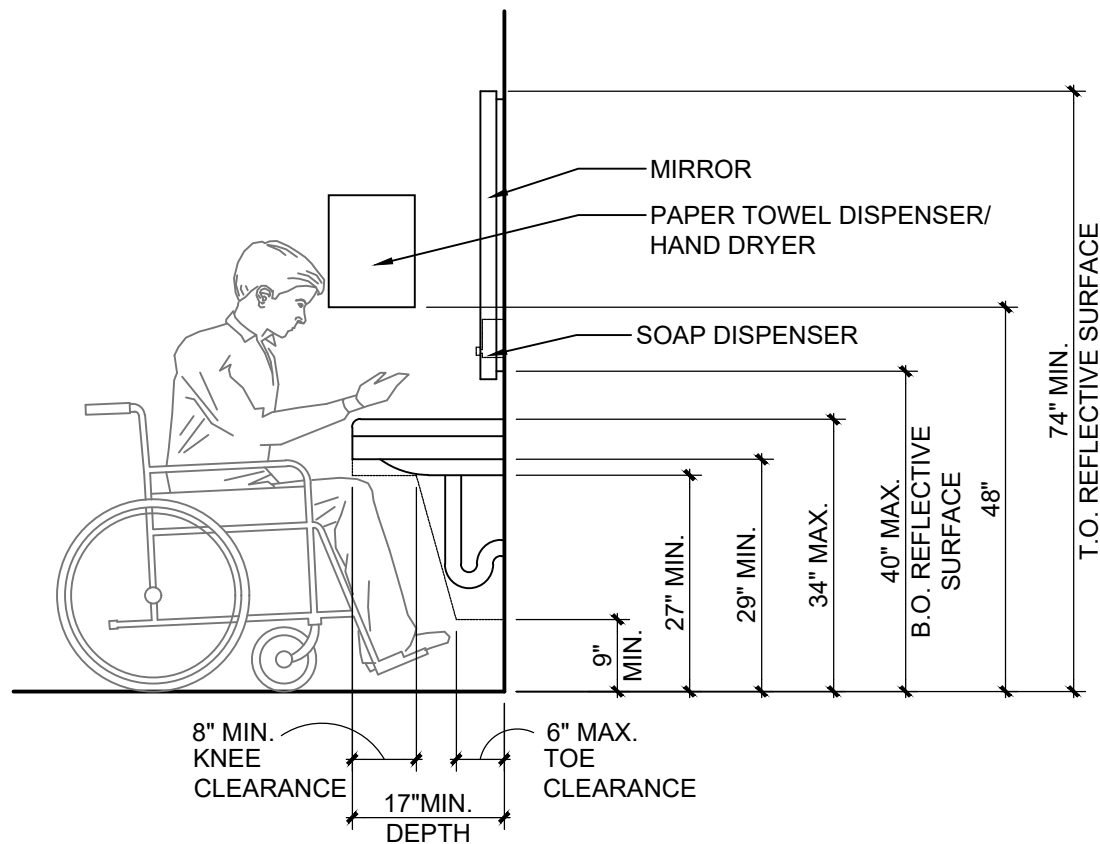
SCALE: 1/4" = 1'-0"

- INBOUND DELIVERIES PATH
- AREA OF RENOVATION FIRST FLOOR ONLY
48% OF GROSS AREA
- NEW DOOR
- EXISTING DOOR
- CLASS ABC FIRE EXTINGUISHER
(SIZE 2A) TAGGED BY A
LICENSED PROFESSIONAL.
VERIFY LOCATION
- EXISTING WALL
- NEW CONSTRUCTION

LEGEND

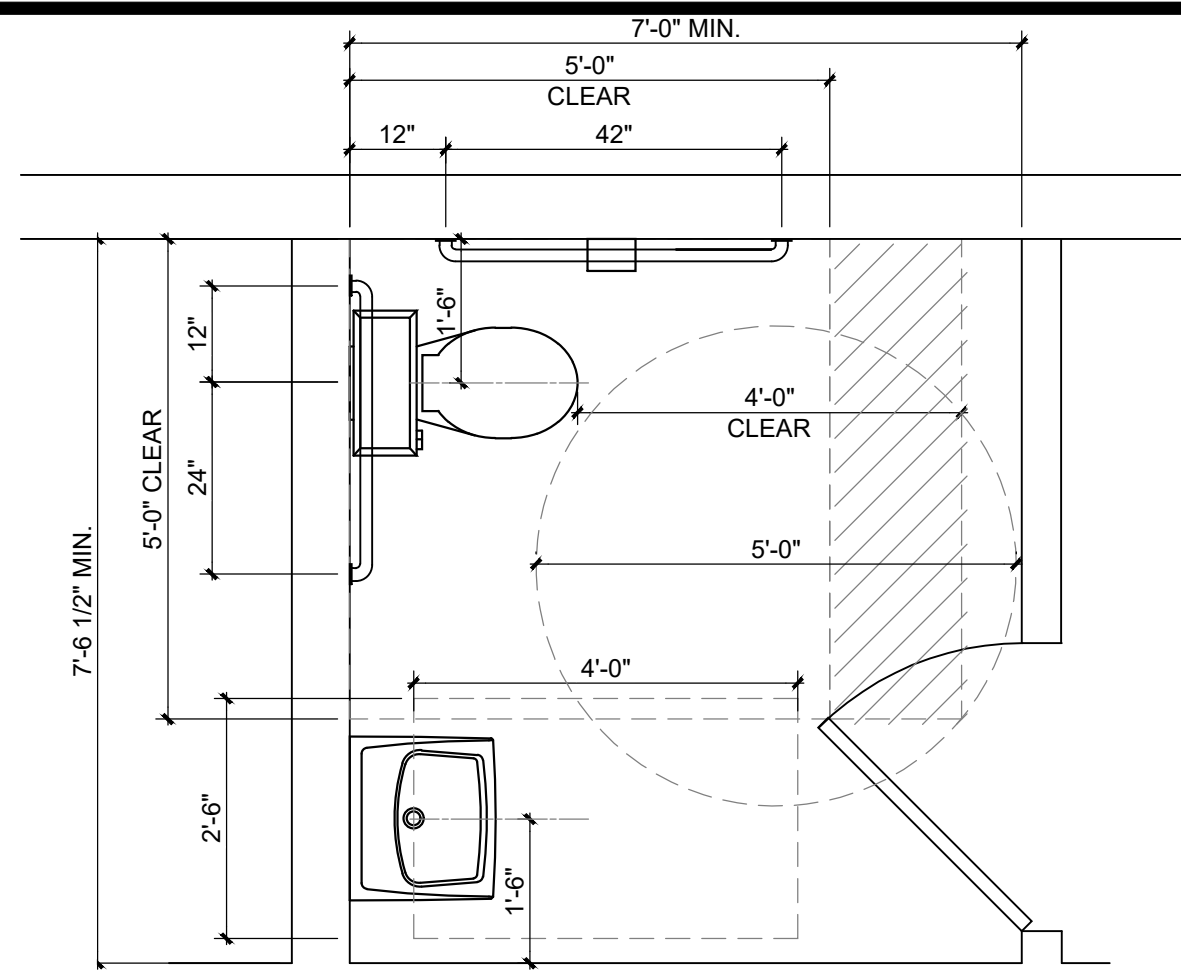
- ALL WOOD USED FOR BLOCKING OR FRAMING IS TO BE FIRE-RETARDANT TREATED.
- CONTRACTOR IS TO PROVIDE FIRE EXTINGUISHERS AS DIRECTED BY THE FIRE MARSHAL AT THE TIME OF FINAL INSPECTION.
- ALL HARDWARE SHALL BE LEVER TYPE DESIGN. ALL CLOSERS SHALL BE FULLY ADJUSTABLE. ALL HARDWARE, THRESHOLDS, ETC. SHALL CONFIRM W/ ADAAG, T24 AND ALL APPLICABLE CODES.
- ALL NEW DOORS, JAMBS AT HINGE SIDE SHALL BE SET 4" FROM ADJACENT WALL UNLESS AVAILABLE WALL SPACE REQUIRES OTHERWISE.
- DIMENSIONS ARE TO FINISHED WALL. CONFIRM ALL MEASUREMENTS.

DRAWING NOTES



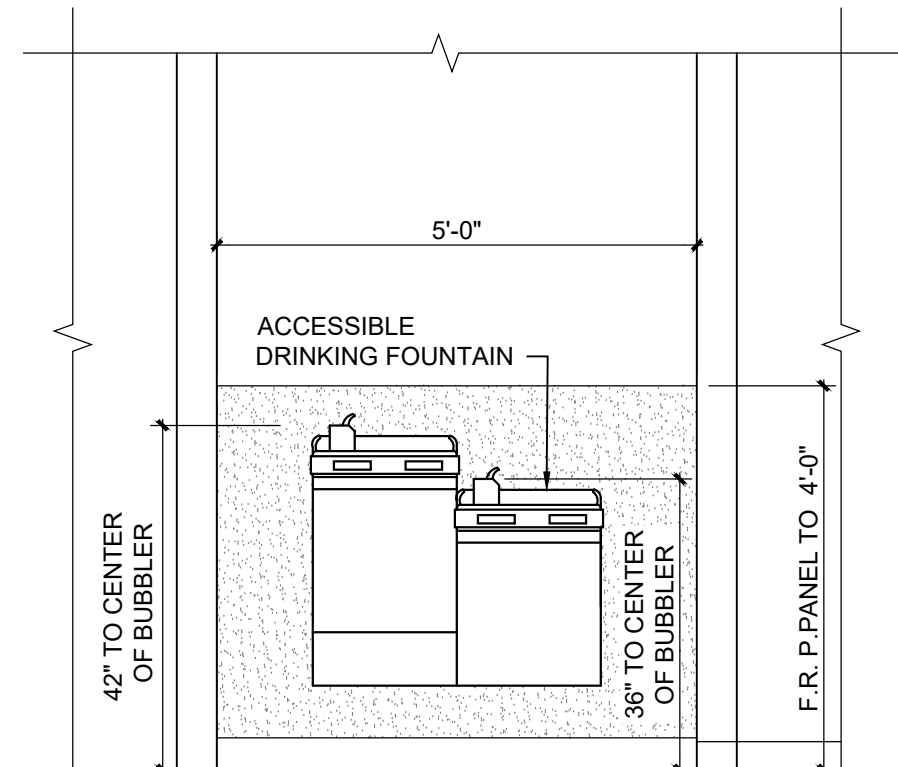
DETAIL ACCESSIBLE LAV.

SCALE: 1/2" = 1'-0"



TYPICAL TOILET ROOM

SCALE: 1/2" = 1'-0"



DRINKING FOUNTAIN

SCALE: 1/2" = 1'-0"

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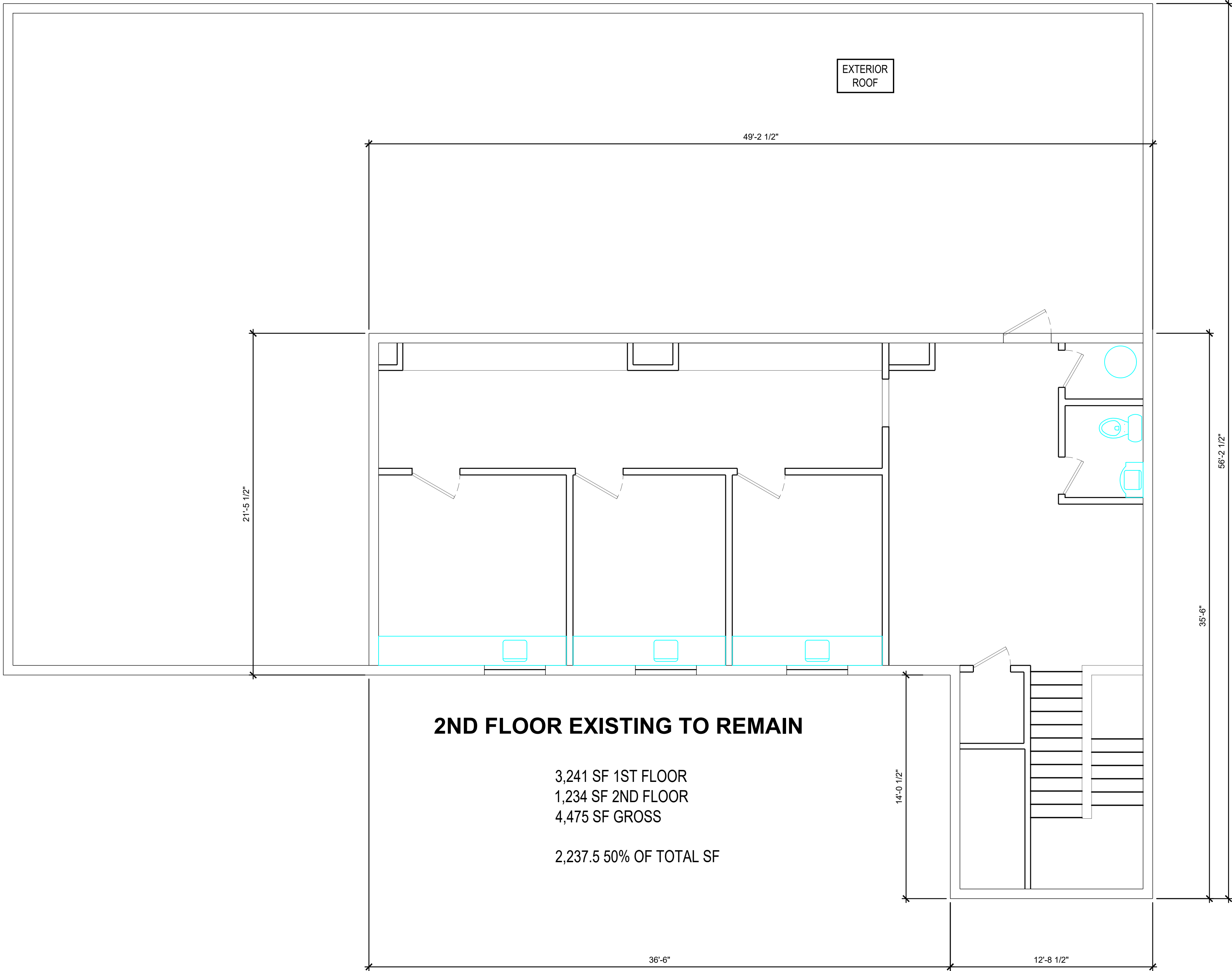
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FLOOR PLAN

A1



FLOOR PLAN - SECOND FLOOR

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

- AREA OF RENOVATION FIRST FLOOR ONLY
48% OF GROSS AREA
- NEW DOOR
- EXISTING DOOR
- CLASS ABC FIRE EXTINGUISHER
(SIZE 2A) TAGGED BY A
LICENSED PROFESSIONAL.
VERIFY LOCATION
-
- EXISTING WALL

NEW CONSTRUCTION

1. ALL WOOD USED FOR BLOCKING OR FRAMING IS TO BE FIRE-RETARDANT TREATED.
2. CONTRACTOR IS TO PROVIDE FIRE EXTINGUISHERS AS DIRECTED BY THE FIRE MARSHAL AT THE TIME OF FINAL INSPECTION.
3. ALL HARDWARE SHALL BE LEVER TYPE DESIGN. ALL CLOSERS SHALL BE FULLY ADJUSTABLE. ALL HARDWARE, THRESHOLDS, ETC. SHALL CONFIRM W/ ADAAG, T24 AND ALL APPLICABLE CODES. .
4. ALL NEW DOORS, JAMBS AT HINGE SIDE SHALL BE SET 4" FROM ADJACENT WALL UNLESS AVAILABLE WALL SPACE REQUIRES OTHERWISE.
5. DIMENSIONS ARE TO FINISHED WALL. CONFIRM ALL MEASUREMENTS.

LEGEND

DRAWING NOTES

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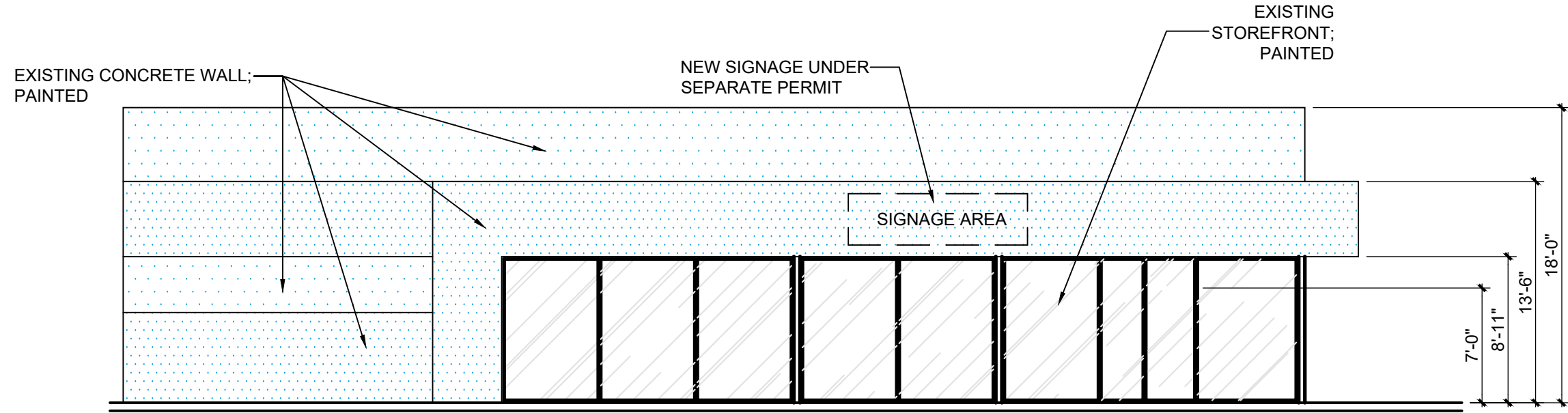
FLOOR PLAN



EXTERIOR RENDERING

SCALE: N.T.S.

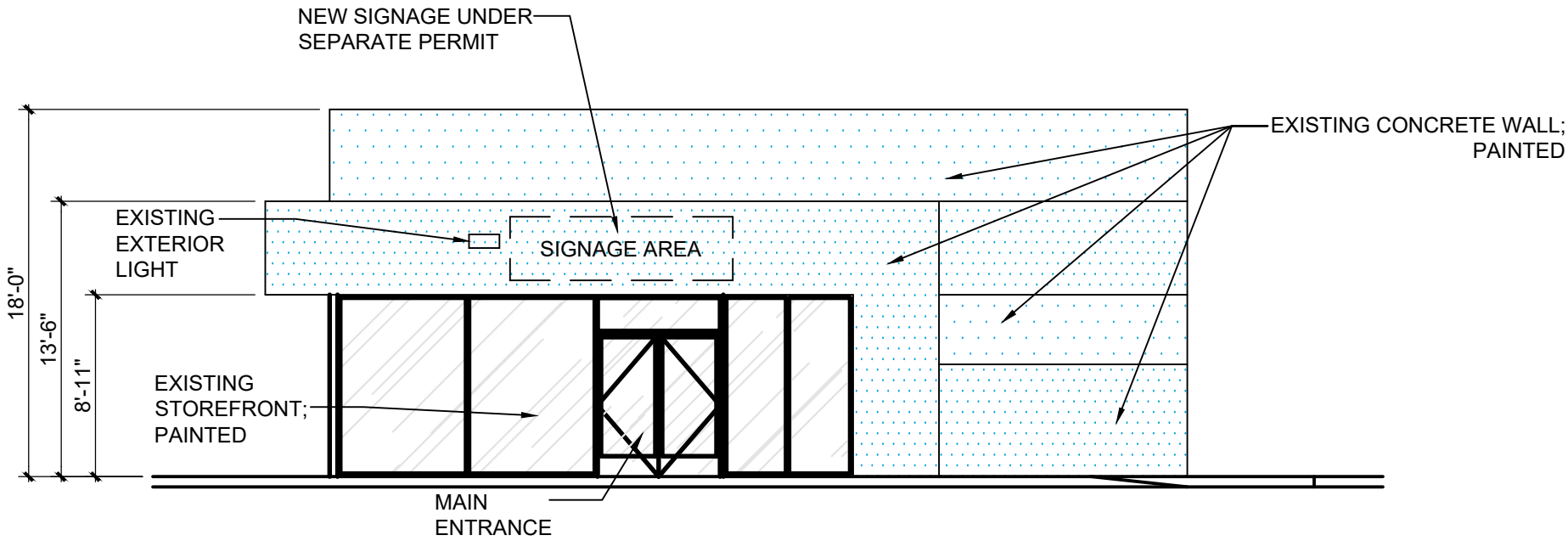
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EAST ELEVATION

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

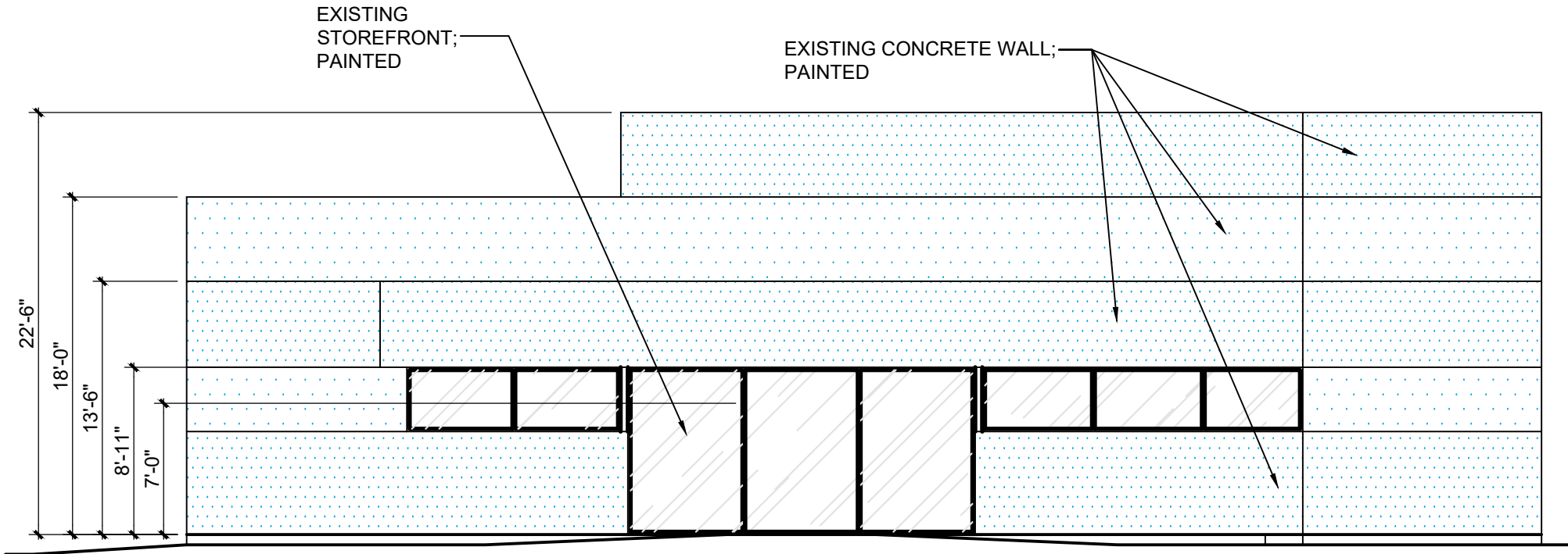
2



NORTH ELEVATION

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

2



WEST ELEVATION

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

1

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ELEVATIONS

A4

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