

GROWCO LLC

MINOR MODIFICATION
9 HANGAR WAY
WATSOVILLE CA 95076
APN: 015-111-17



William Fisher Architecture, Inc.

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Title Page

9 Hangar Way
Suites 1B, 2 & 4
9 Hangar Way , Watsonville 95076
Project Status
APN 015-111-17

Revision Schedule	
Rev. No.	Date

DON'T SCALE THE DRAWINGS.

STUDY THE CONTRACT DOCUMENTS AND THE FIELD CONDITIONS BEFORE BIDDING OR DOING WORK ON THIS PROJECT. IMMEDIATELY REPORT TO THE ARCHITECT ANY ERRORS, OMISSIONS, OR UNCLEAR DIRECTIONS. THE ARCHITECT WILL EVALUATE THE PROBLEM AND MAKE A WRITTEN INTERPRETATION.

NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DEVIATIONS OR VARIATIONS FROM THE DRAWINGS OR SPECIFICATIONS SHOWN HEREIN.

DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF FINISH MATERIALS.

DIMENSIONS ARE TAKEN FROM FACE OF FINISH (FOF), OR FROM CENTER LINES AS INDICATED.

STUDY THE CONTRACT DOCUMENTS AND THE FIELD CONDITIONS BEFORE BIDDING OR DOING WORK ON THIS PROJECT. IMMEDIATELY REPORT TO THE ARCHITECT ANY ERRORS, OMISSIONS, OR UNCLEAR DIRECTIONS. THE ARCHITECT WILL EVALUATE THE PROBLEM AND MAKE AN INTERPRETATION.

THE GENERAL CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE PROJECT. THE ARCHITECT MUST BE NOTIFIED IMMEDIATELY OF ANY DEVIATIONS OR VARIATIONS FROM THE DRAWINGS OR SPECIFICATIONS SHOWN HEREIN.

ALIGN MEANS TO LOCATE FINISHED FACES IN SAME PLANE.

APPROVED MEANS, UNLESS INDICATED OTHERWISE BY THE ARCHITECT, APPROVED IN WRITING BY THE ARCHITECT.

AS DIRECTED OR *AS INDICATED* MEANS AS DESCRIBED EITHER VERBALLY OR IN WRITING BY THE ARCHITECT. *AS INDICATED* NORMALLY REFERS TO AN ITEM EXPLAINED IN THE CONTRACT.

THE CONTRACTOR REFERS TO THE GENERAL CONTRACTOR, NOT HIS SUBCONTRACTORS.

PROVIDE MEANS THAT THE CONTRACTOR SHALL FURNISH AND INSTALL.

UNLESS NOTED OTHERWISE, *UNO*, OR *UNLESS INDICATED OTHERWISE* MEANS THAT THE ITEM DESCRIBED IS TYPICAL AS SHOWN EXCEPT AS WHERE SPECIFICALLY CALLED OUT AS DIFFERENT.

VERIFY MEANS, UNLESS INDICATED OTHERWISE BY THE ARCHITECT, TO OBTAIN WRITTEN VERIFICATION OF THE ITEM OR METHOD INDICATED FROM THE ARCHITECT. THIS VERIFICATION MIGHT INCLUDE ELABORATION OR EXPLANATION BY THE ARCHITECT REQUIRING A MORE COMPLEX CONSTRUCTION SOLUTION THAN MIGHT BE ASSUMED BY READING THE DRAWING WITHOUT THE VERIFICATION, THEREFORE PLEASE MAKE VERIFICATIONS AS EARLY AS POSSIBLE BEFORE BIDDING THE WORK. APPROVED SHOP DRAWINGS DO NOT CONSTITUTE VERIFICATION.

ANY ERROR, OMISSION, OR OTHER CONFLICT BETWEEN THESE DOCUMENTS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR HIS RESOLUTION AS SOON AS IT IS DISCOVERED.

INFORM THE ARCHITECT IMMEDIATELY IF THE DRAWINGS, SPECIFICATIONS, OR OTHER CONSTRUCTION DOCUMENTS DON'T SEEM TO COMPLY WITH CURRENT APPLICABLE LAWS, CODES, OR REGULATIONS.

THE GENERAL CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE PROJECT. THE ARCHITECT MUST BE NOTIFIED IMMEDIATELY OF ANY DEVIATIONS OR VARIATIONS FROM THE DRAWINGS OR SPECIFICATIONS.

OBTAIN ALL PERMITS AND INSPECTIONS AND COMPLY WITH ALL CODES, LAWS, RULES, ORDINANCES, AND REGULATIONS OF ALL PUBLIC AUTHORITIES (FEDERAL, STATE, AND LOCAL) GOVERNING THE WORK. THE MOST STRINGENT SHALL APPLY.

U.N.O., APPLY, INSTALL, CONNECT, ERECT, CLEAN, AND CONDITION PRODUCTS PER THEIR MANUFACTURER'S CURRENT WRITTEN INSTRUCTIONS.

VERIFY WITH MANUFACTURERS THEIR EQUIPMENT REQUIREMENTS (FOR INSTANCE, STRUCTURAL BLOCKING OR SUPPORT, ELECTRICAL OR MECHANICAL REQUIREMENTS, ETC.). OBTAIN EQUIPMENT SPECIFICATIONS FROM MANUFACTURER(S) TO HELP ENSURE PROPER FIT AND OPERATION.

SURVEY FIELD CONDITIONS AND VERIFY FEASIBILITY OF INDICATED WORK, FOR INSTANCE LOCATIONS OF OUTLETS IN RELATION TO STRUCTURAL ELEMENTS.

DISCONNECT, CUT BACK TO THEIR SOURCE, AND CAP UTILITIES TO BE REMOVED. SEAL PENETRATIONS AND OTHER DAMAGE CREATED BY UTILITY REMOVAL TO MATCH ADJACENT CONSTRUCTION AND FINISHES. NOTIFY ARCHITECT IMMEDIATELY OF UTILITIES DETERMINED DURING CONSTRUCTION AS NECESSARY TO BE REMOVED WHICH HAVE NOT BEEN SO DESIGNATED IN THE CONTRACT DOCUMENTS. REMOVE SUCH UTILITIES ONLY AFTER CONSULTATION WITH THE ARCHITECT.

VOC AND FORMALDEHYDE LIMITS NEED TO BE COMPLIED WITH, REFER TO TABLES ON A5

DUCTS TO BE COVERED DURING CONSTRUCTION

REQUIRED COMPLIANCE WITH THE FOLLOWING:

2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA GREEN CODE

THE JOB COPIES OF THE BUILDING AND FIRE SYSTEMS PLANS AND PERMITS MUST BE ON-SITE DURING INSPECTIONS.

A MINIMUM OF 48 HOURS NOTICE TO THE FIRE DEPARTMENT IS REQUIRED PRIOR TO INSPECTION.

PROJECT INFORMATION

PROJECT DESCRIPTION:
MINOR MODIFICATION TO PREMISES FOR EXPANSION OF EXISTING 3,270 SQ FT CULTIVATION BUSINESS INTO ADJACENT 3,619 SQ FT SPACE AND A SEPERATE 950 SQ FT SPACE WITHIN THE BUILDING

OCCUPANCY GROUP: F-1

CONSTRUCTION TYPE: III-B

SPRINKLERED - MODIFICATIONS TO EXISTING SPRINKLER SYSTEM TO BE DONE BY A FIRE PROTECTION SUB-CONTRACTOR AND UNDER A SEPARATE PERMIT.

PARCEL: 56,112 SQ FT
TOTAL BUILDING: 19,450 SQ FT
ALLOWABLE BUILDING HEIGHT: 75 FT
LOT COVERAGE: 34.7%

TOTAL TENANT AREA: 7,839 SQ FT
SUITE 1B: 3,619 SQ FT
SUITE 2: 3,270 SQ FT
SUITE 4: 950 SQ FT

AREA OF SCOPE OF WORK: 4,569 SQ FT

SUITE 1B

LEVEL 1:
OCCUPANCY F-1 = **3203 SQ FT**
CULTIVATION 2, 1340
CULTIVATION 1, 595
IRRIGATION, 478
(E) WAREHOUSE, 790

OCCUPANCY B = **192 SQ FT**
(E) OFFICE 2, 192

LEVEL 2:
OCCUPANCY F-1 = **1343 SQ FT**
CULTIVATION 3, 1343
OCCUPANCY S-1 = **612 SQ FT**
STORAGE, 612

TOTAL OCCUPANCY CALCULATION PER CBC TABLE 1004.1.2
B OCCUPANCY
192 @ 100 OLF = 2
F-1 OCCUPANCY
4546 @ 300 OLF = 15
S-1 OCCUPANCY
612 @ 300 OLF = 2

SUITE 4

OCCUPANCY F-1 = **1028 SQ FT**
IMMATURE PLANTS, 541 SF
IRRIGATION, 254 SF

LEVEL 2:
IMMATURE PLANTS, 233 SF

TOTAL OCCUPANCY CALCULATION PER CBC TABLE 1004.1.2
F-1 OCCUPANCY
1028 @ 300 OLF = 3

PLUMBING FIXTURE CALCULATION PER CPC 422.2
WATER CLOSETS: **1 REQUIRED** (1: 1-50 MALE, 1: 1-15 FEMALE)
LAVATORIES: **1 REQUIRED** (1: 1-50 MALE, 1: 1-50 FEMALE)
EXCEPTION 422.2(2)

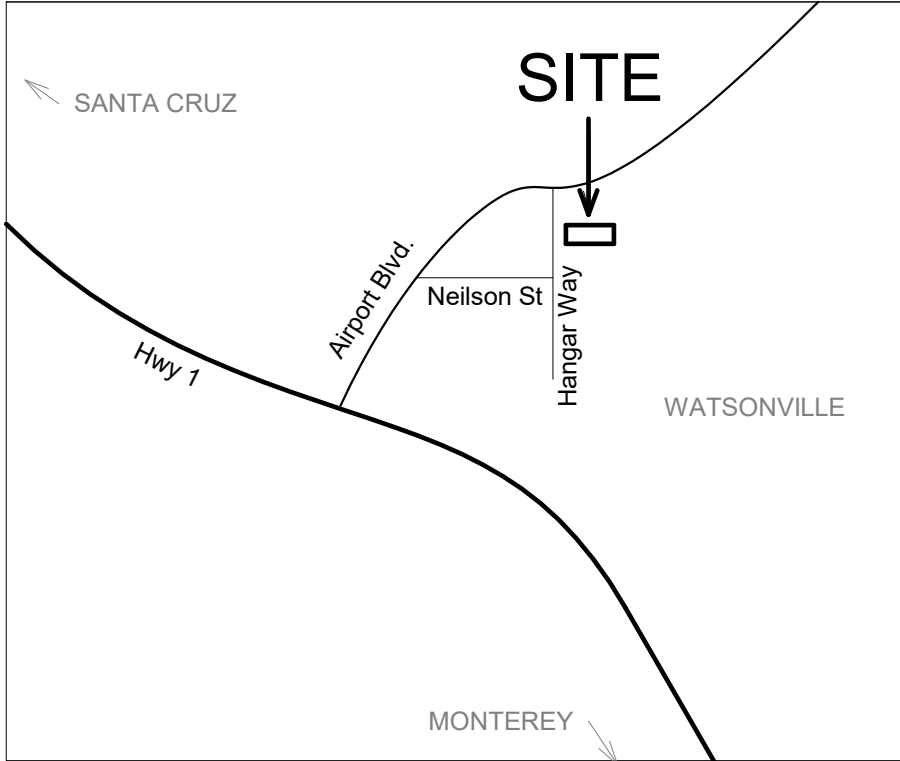
"Separate toilet facilities shall be provided for each sex. Except in occupancies with a total occupant load of 10 or less, including customers and employees, one toilet facility, designed for use by no more than one person at a time, shall be permitted for use by both sexes.
PROVIDED: WATER CLOSETS: **2 INDIVIDUAL USE ALL GENDER SINGLE OCCUPANCY**

DRINKING FOUNTAIN: **0 REQUIRED**
EXCEPTION 415.2
"Drinking fountains shall not be required for an occupant load of 30 or less."

SERVICE SINK: **1 REQUIRED, 1 PROVIDED**

PARKING: TOTAL SPACES = 63
STANDARD SPACES = 42
COMPACT SPACES = 19
HANDICAP SPACES = 2

PROJECT LOCATION



VICINITY MAP (not to scale)

DIRECTIONS:
FROM HIGHWAY 1 EXIT AIRPORT BLVD TOWARD FREEDOM, IN 0.6 MILES
TURN LEFT ONTO HANGAR WAY, IN APPROXIMATELY 475 FEET
DESTINATION IS ON LEFT. 9 HANGAR WAY, #1B,#2 & #4

PROJECT DIRECTORY

CONSULTANT CONTACT INFORMATION:

OWNER
Kelly Davis
Freedom Associates, LLC
21 Brennan St. #16
Watsonville, CA 95076
831-724-2343

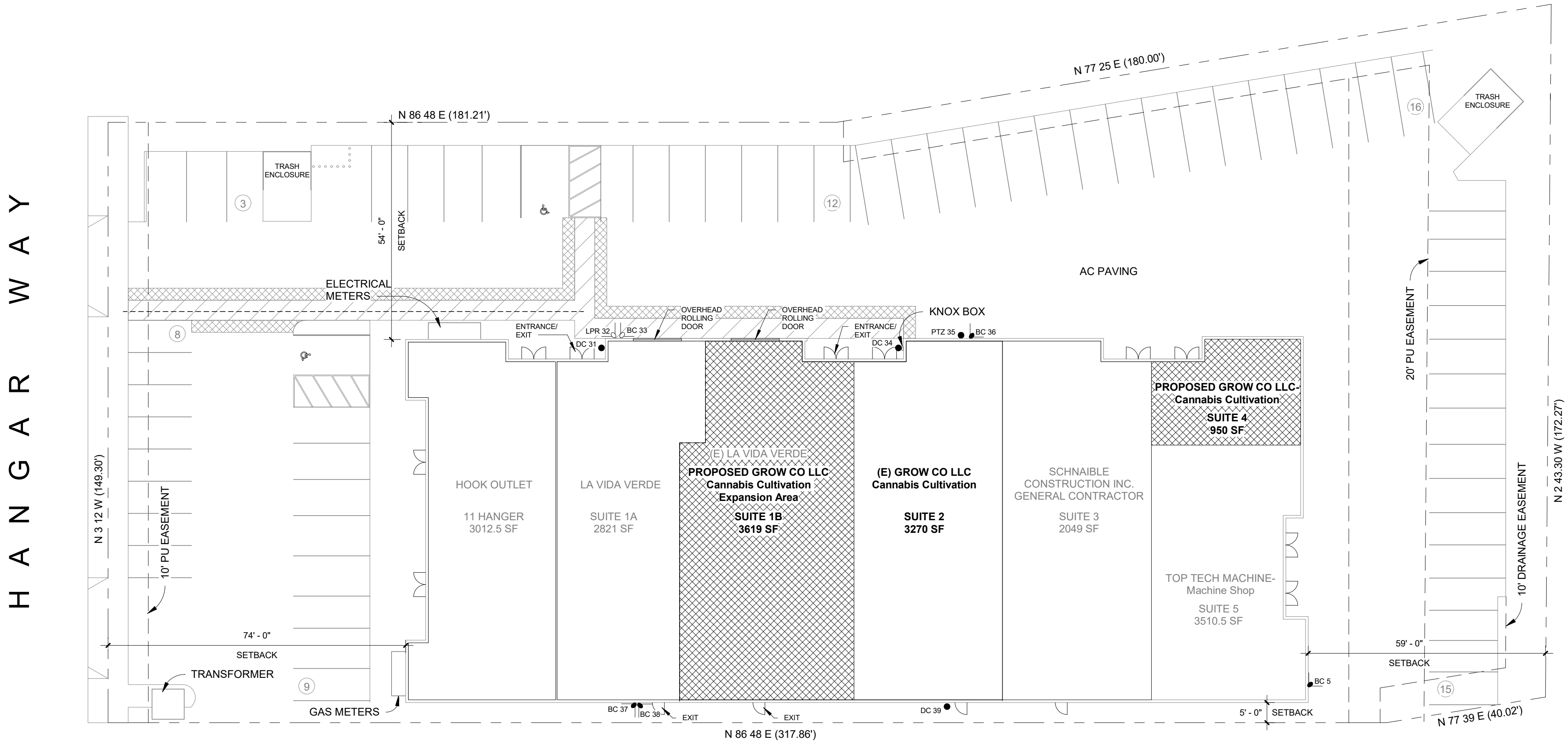
TENANT
Growco LLC
9 Hangar Way #1b
Watsonville, CA 95076
bberryessa@gmail.com

ARCHITECT
William Fisher Architecture, Inc.
(831) 457-0246
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Courtney Hughes
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Santa Cruz, CA 95063

Sheet List	
A0	Title Page
A1.0	Site Plan
A2.1	Floor Plans
A2.2	Egress and Clearances
A3.0	Security Camera Plan, Accessibility
A4.0	Elevations & Sections

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Rev. No.	Date

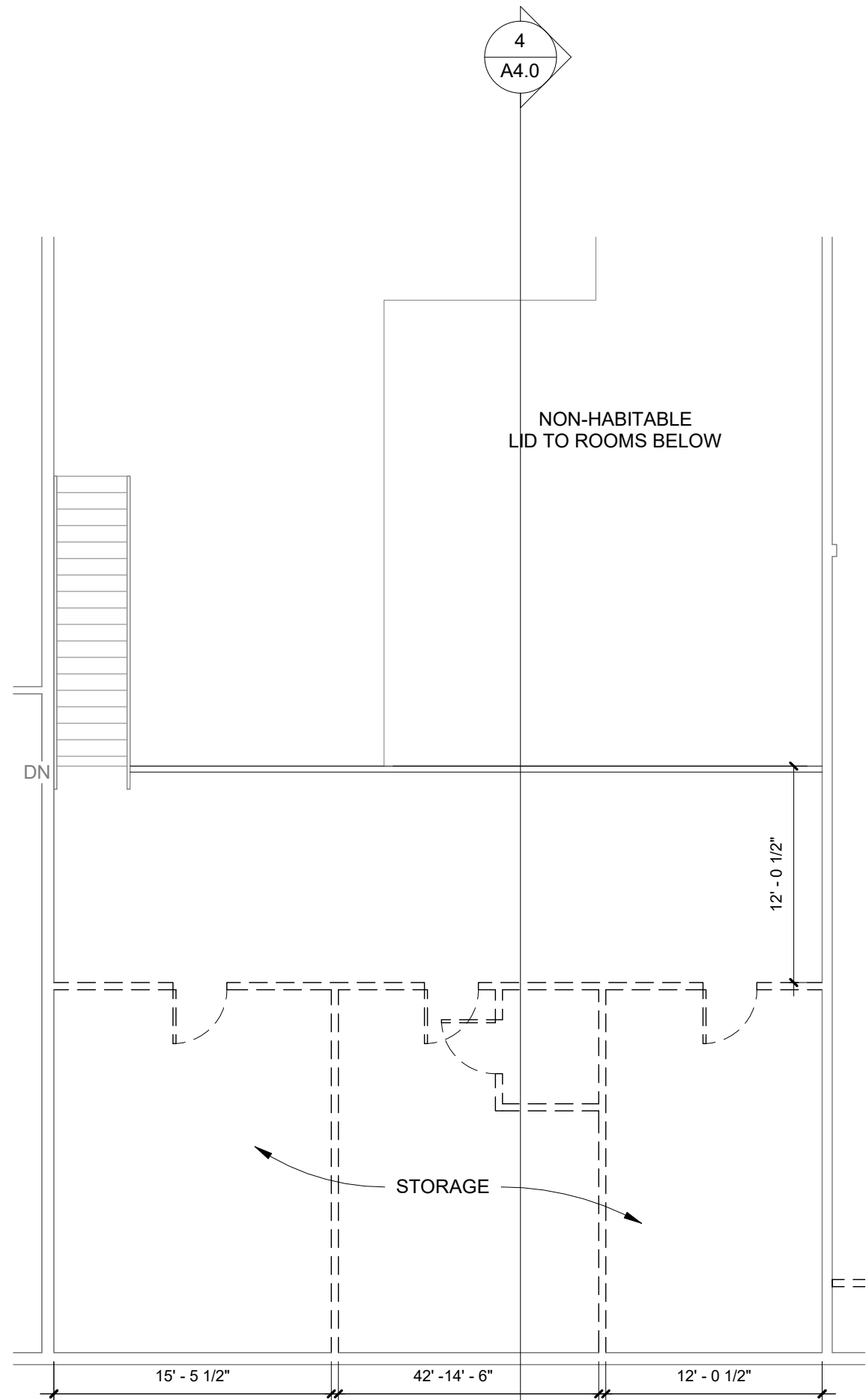
① Site
1" = 20'-0"



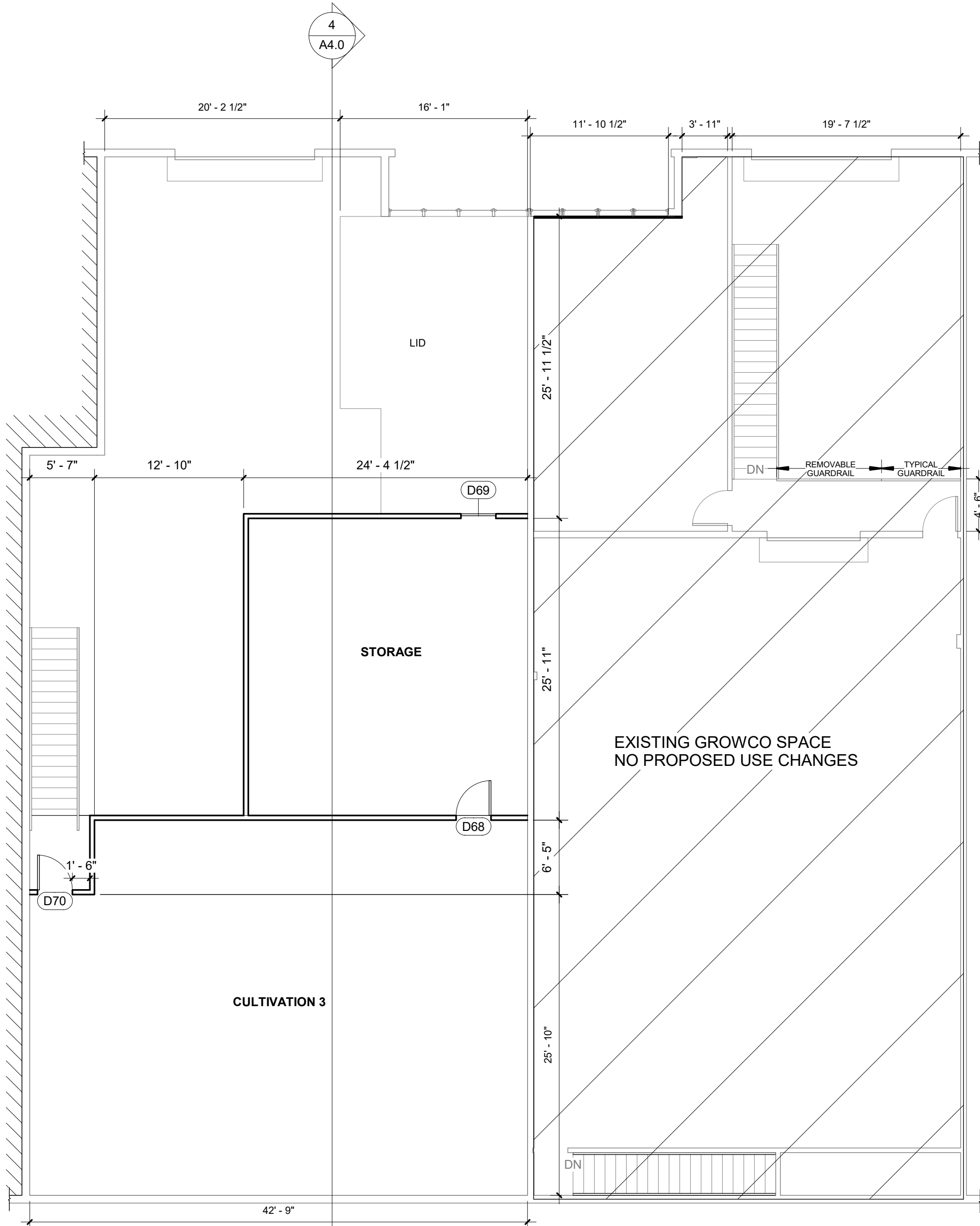
Hardware

Interior swinging door. Lockset or latchset (owner's option), 1-1/2 pair butts, door bumper (wall mounted), closer set to open with maximum force of 5 pounds. Schlage ND Series, Rhodes, 626.

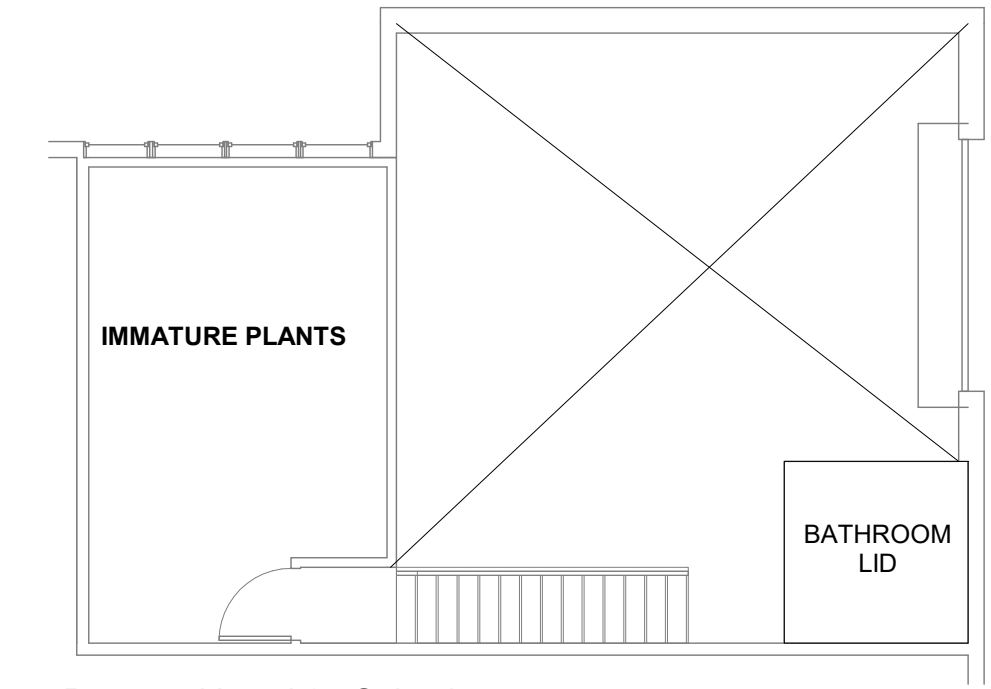
Mark	Family	Width	Height	Phase	Comments
D68	Adjustable swing - single flush	3' - 0"	6' - 8"	New	
D69	Adjustable swing - single flush	3' - 0"	6' - 8"	New	Equipment Access
D70	Adjustable swing - single flush	3' - 0"	6' - 8"	New	



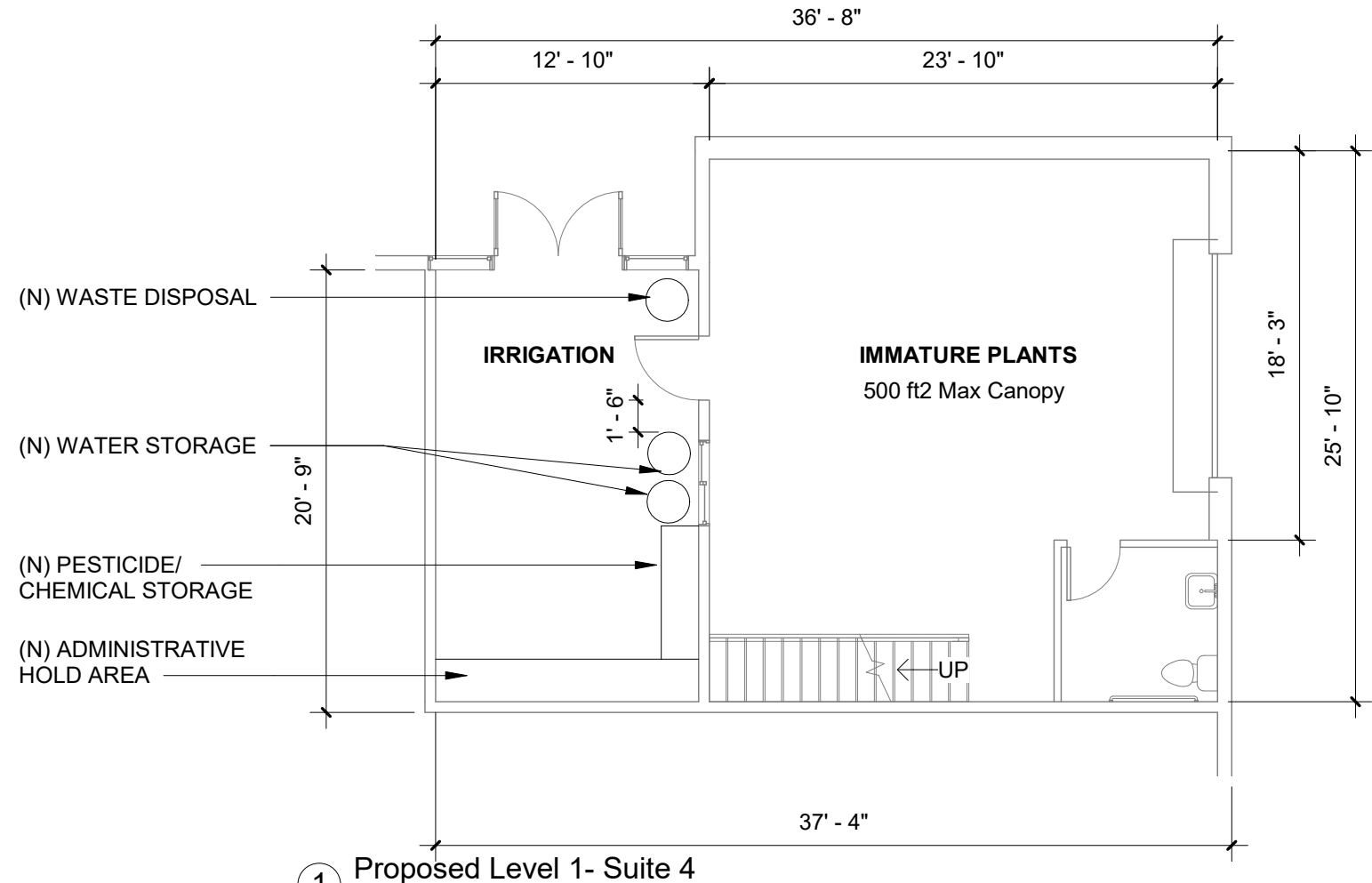
5 Existing / Demo Level 2 - Suite 1b
1/8" = 1'-0"



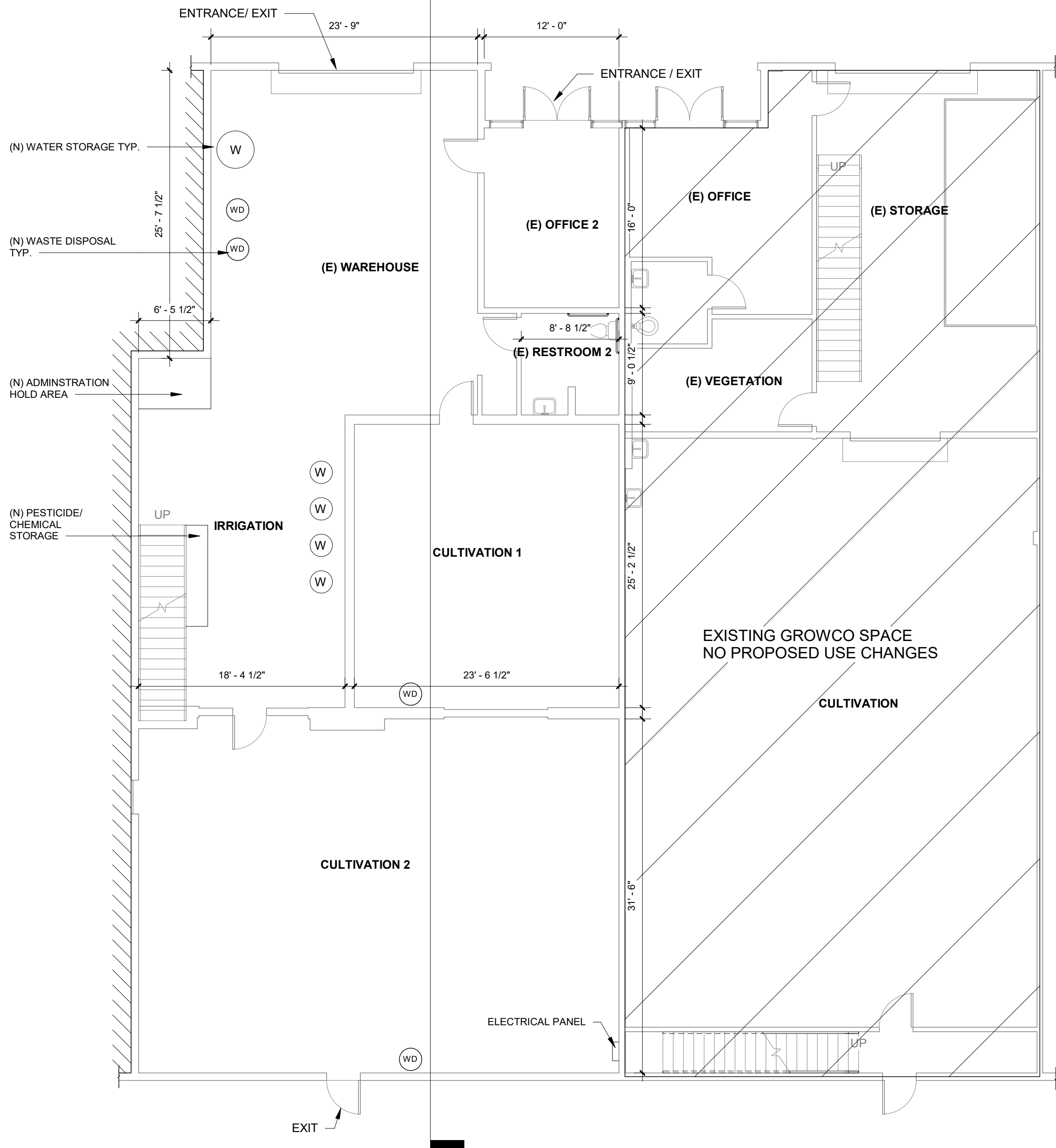
4 Proposed Level 2 - Suite 1b
1/8" = 1'-0"



2 Proposed Level 2 - Suite 4
1/8" = 1'-0"

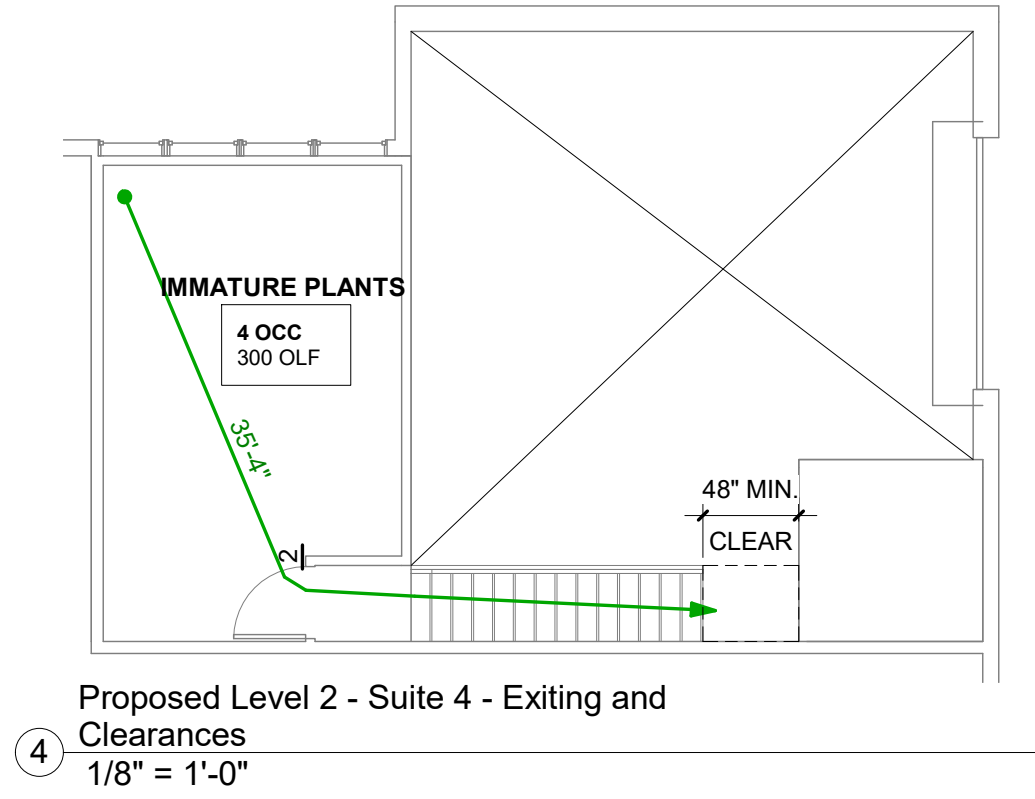


1 Proposed Level 1 - Suite 4
1/8" = 1'-0"

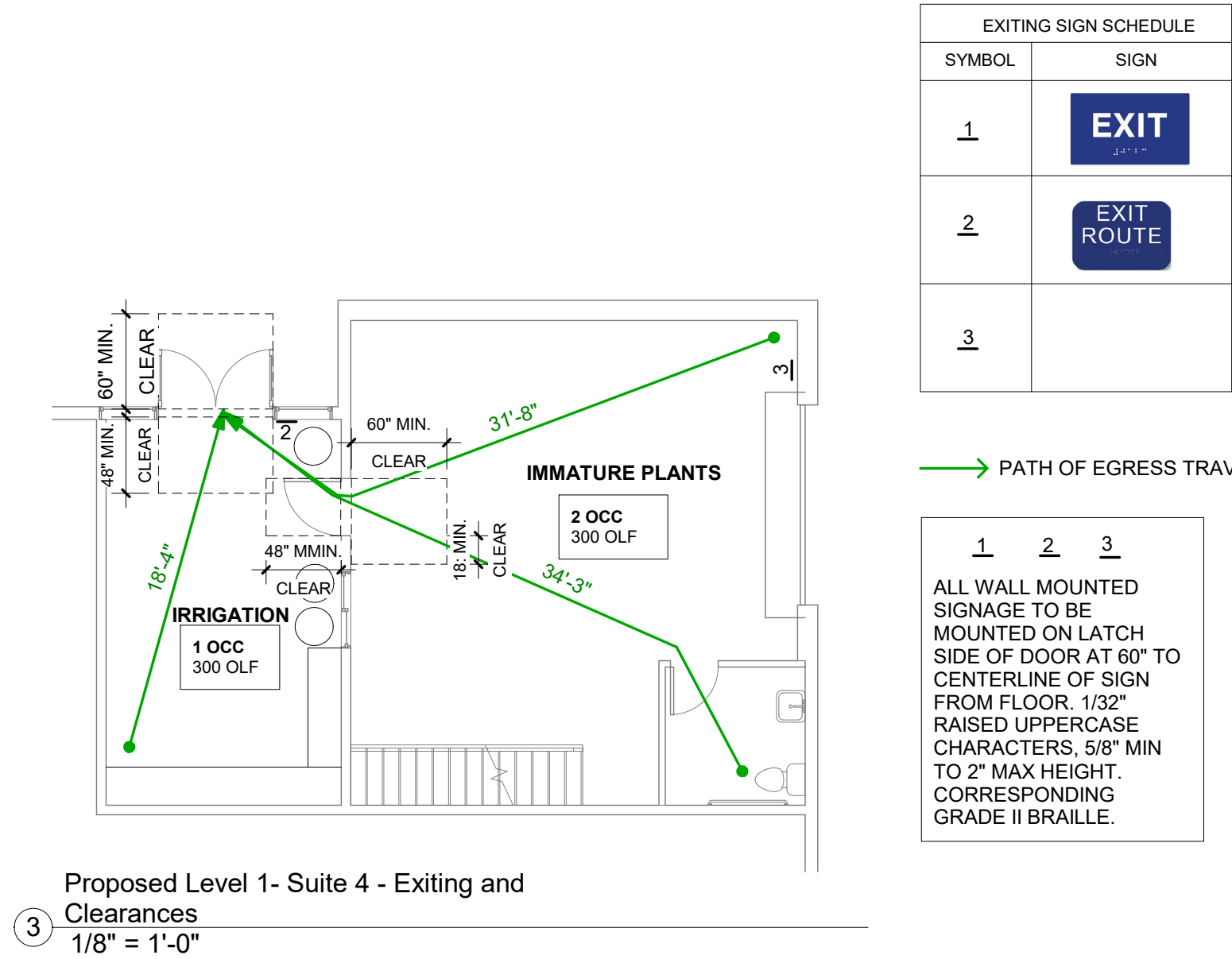


3 Proposed Level 1 - Suite 1b
1/8" = 1'-0"

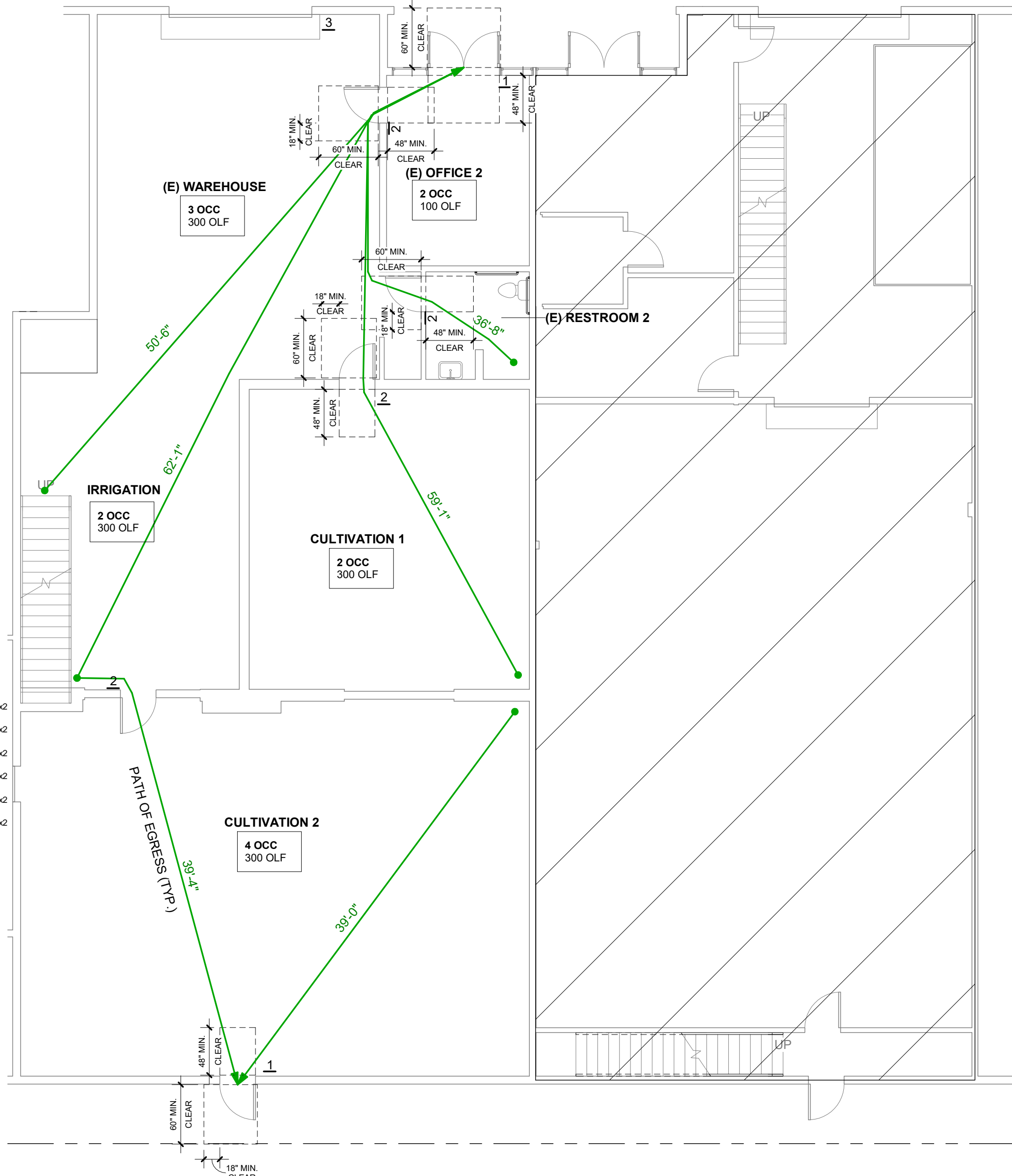
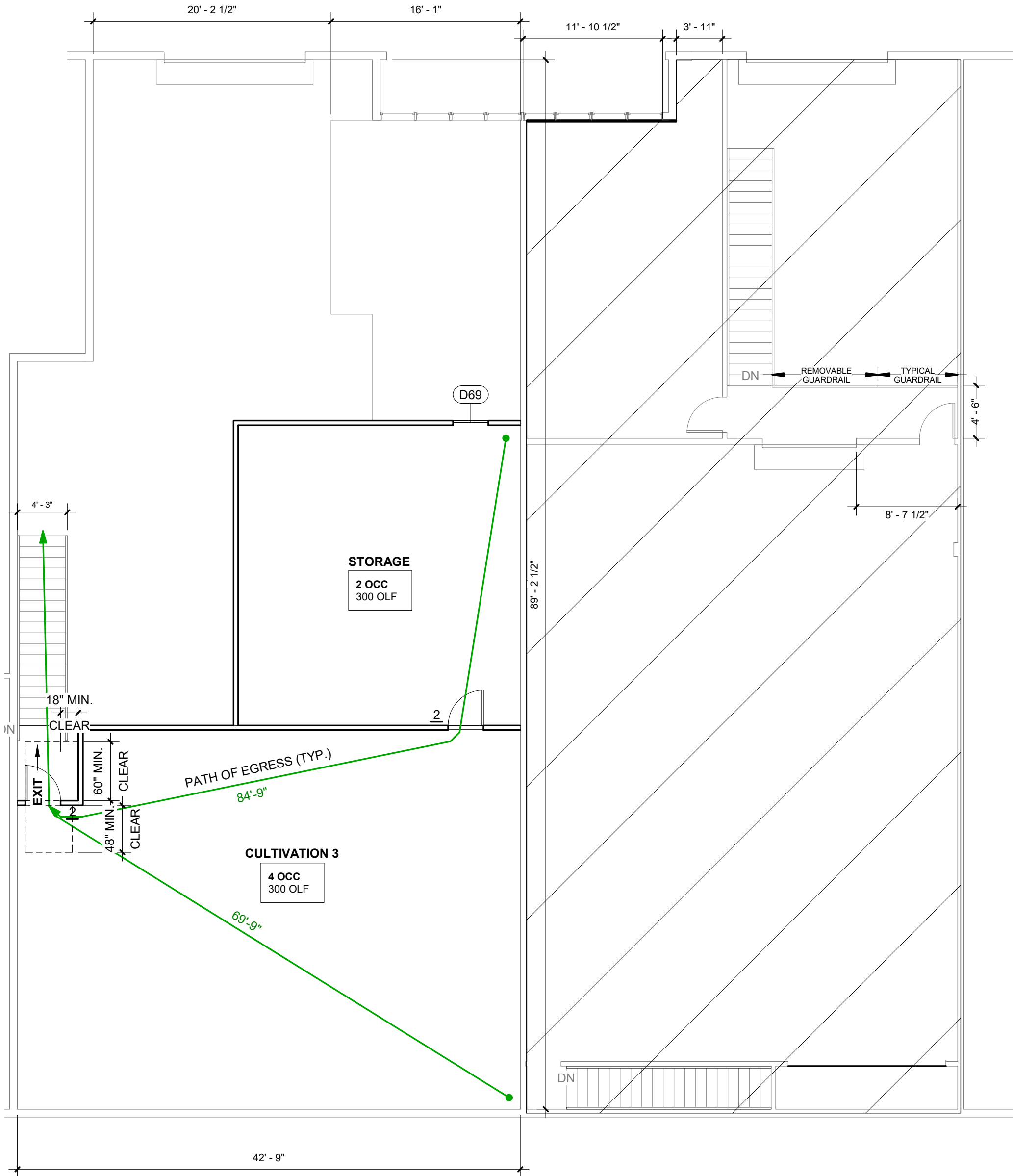
EGRESS NOTES
PER CBC 2019 TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE WITH SPRINKLER SYSTEM REQUIRED
F-1 OCCUPANCY = 250'
S-1 OCCUPANCY = 250'
B OCCUPANCY = 300'



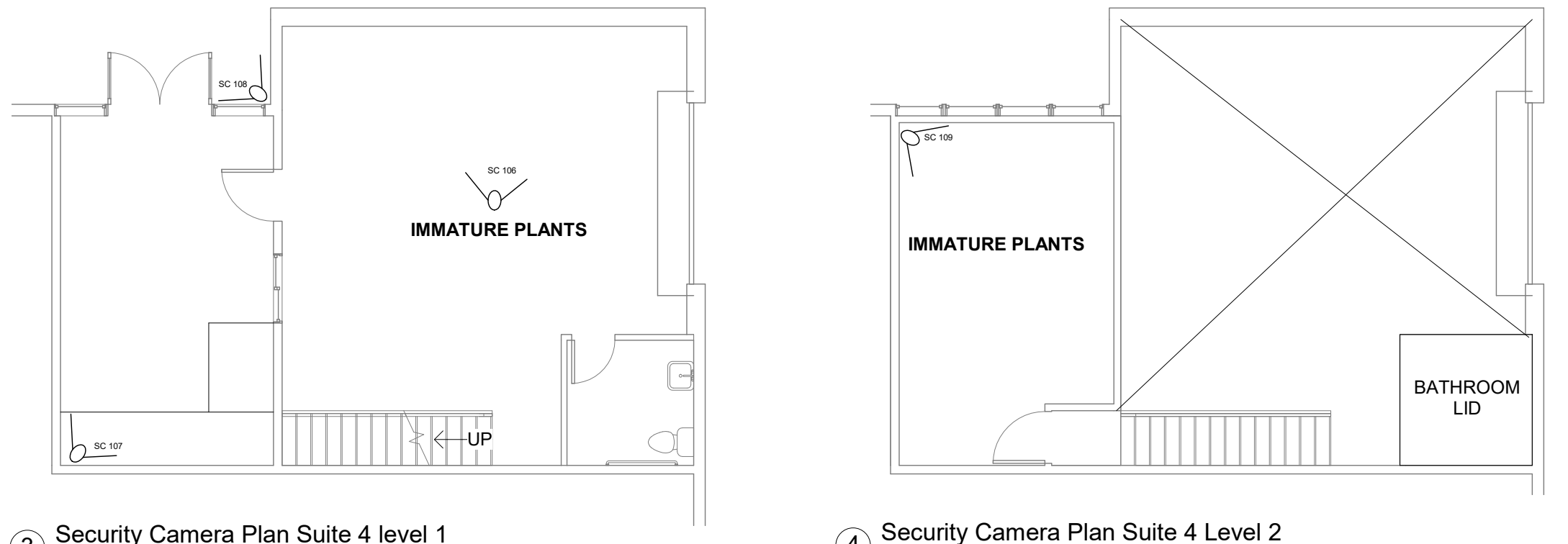
② Proposed Level 2 - Suite 1b - Exiting and Clearances
1/8" = 1'-0"



③ Proposed Level 1 - Suite 4 - Exiting and Clearances
1/8" = 1'-0"



① Proposed Level 1 - Suite 1b - Exiting and Clearances
1/8" = 1'-0"



③ Security Camera Plan Suite 4 Level 1
1/8" = 1'-0"

④ Security Camera Plan Suite 4 Level 2
1/8" = 1'-0"

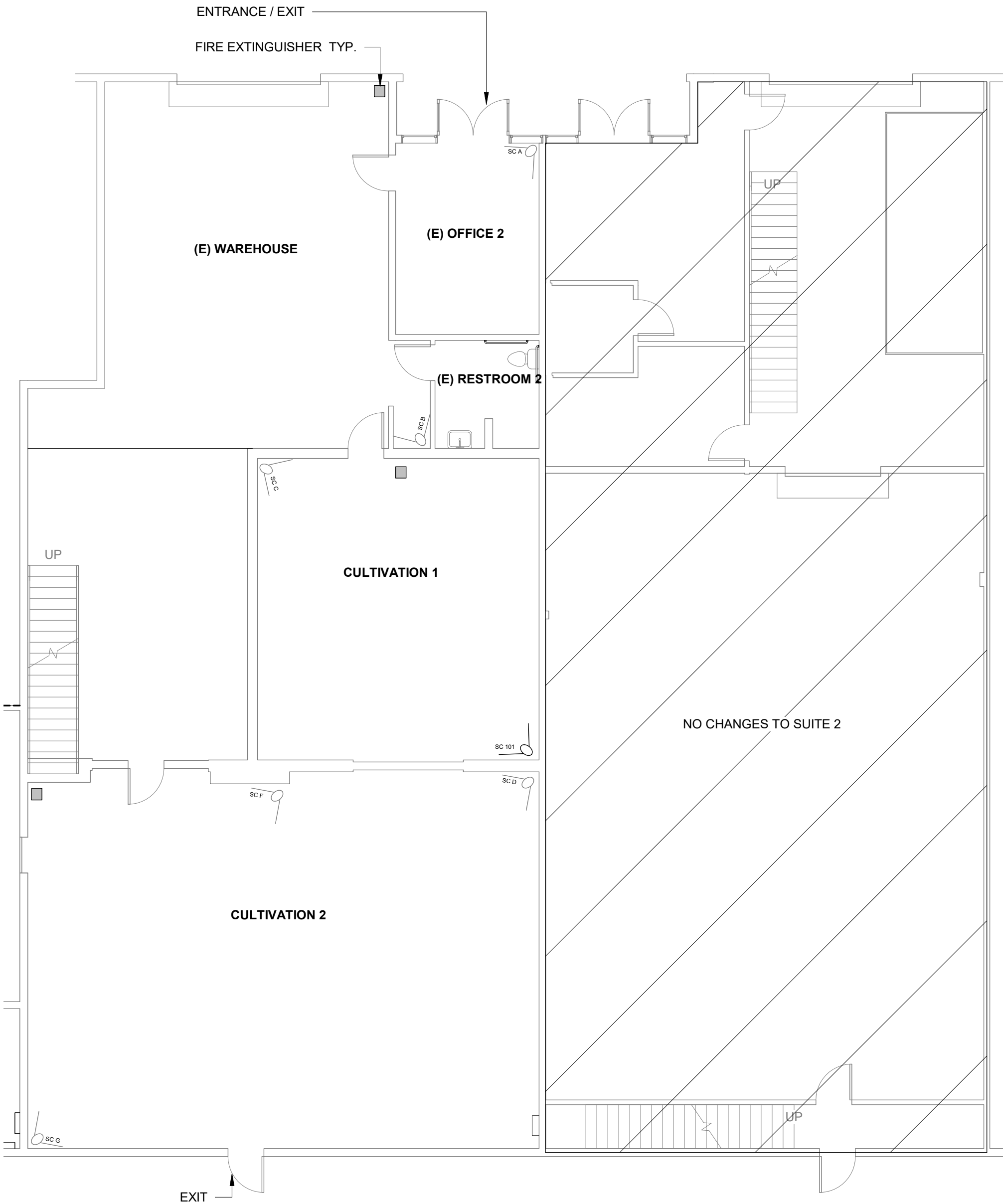
SECURITY CAMERA SYSTEM NOTES

1. Remote viewing required.
2. Adequate lighting at all camera locations at all times.
3. Cameras must permanently installed.
4. 100% Coverage Required within 20 feet of all points of entry and exit.
5. All cameras must allow for the clear and certain identification of any person and activities in the following areas:
 - A. Anywhere that goods are weighed
 - B. Packed
 - C. Stored
 - D. Quarantined
 - E. loaded and unloaded for transportation,
 - F. prepared, or moved within the premises;
 - G. Areas where that goods are destroyed;
 - H. Limited-access areas;
6. Security rooms:
 - J. Areas storing NVR must have at least one camera recording the access points to the area
 - K. All Entrances and exits must have interior and exterior cameras.
7. Cameras are required to view point-of-sale areas and anywhere that goods are displayed for sale.
 - A. At each point of sale location
 - B. cameras must show the facial features of any person purchasing or selling goods
 - C. or any person in the retail area.
8. 24 hours per day recording
9. minimum of 20 frames per second
10. NVR/DVR must be kept in a lockbox
11. Must have a minimum of 40 days storage.
12. Videos are subject to inspection by a bureau employee and shall be copied and sent to or otherwise provided to the bureau, upon request.
13. All images must clearly and accurately display the time and date.
14. A Time is to be measured in accordance with the United States National Institute Standards and Technology standards.
15. The recording system must record in digital format.
16. All video surveillance records and recordings must be stored in a secure area that is only accessible to an applicant or licensee's management staff.
17. Video surveillance records and recordings of point-of-sale areas shall be held in confidence by all employees and representatives.
18. Video surveillance equipment shall, at a minimum, consist of digital or network video recorders, cameras capable of meeting the recording requirements described in this rule, video monitors, digital archiving devices, and a color printer capable of delivering still photos.
19. All video surveillance systems must be equipped with a failure notification system that provides prompt notification to the applicant or licensee of any prolonged surveillance interruption and/or the complete failure of the surveillance system.
20. Licensees are responsible for ensuring that all surveillance equipment is properly functioning and maintained so that the playback quality is suitable for viewing and the surveillance equipment is capturing the identity of all individuals and activities in the monitored areas.
21. All video surveillance equipment shall have sufficient battery backup to support a minimum of four (4) hours of recording in the event of a power outage.
22. (c) Placement of Cameras and Required Camera Coverage
23. At each point-of-sale location, camera coverage must enable recording of the patients, caregiver or customer(s) and employee(s) facial features with sufficient clarity to determine identity.
24. The system shall be capable of recording all pre-determined surveillance areas in any lighting conditions. If the licensed premises has a medical cannabis cultivation area, a rotating schedule of lighted conditions and zero-illumination can occur as long as ingress and egress points to flowering areas remain constantly illuminated for recording purposes.
25. Areas where medical cannabis is grown, tested, cured, manufactured, or stored shall have camera placement in the room facing the primary entry door at a height which will provide a clear unobstructed view of activity without sight blockage from lighting hoods, fixtures, or other equipment.
26. Cameras shall also be placed at each location where weighing, packaging, transport, preparation, or tagging activities occur.
27. At least one camera must be dedicated to record the access points to the secured surveillance recording area.
28. The surveillance room must be a limited access area.
29. Surveillance recording equipment must be housed in a designated, locked and secured room with access limited to authorized employees, agents of the City, County and State for a purpose authorized by this Code or for any other state or local law enforcement purpose, and service personnel or contractors.
30. Licensees must keep a current list of all authorized employees and service personnel who have access to the surveillance system and/or room on the licensed premises. Licensees must keep a surveillance equipment maintenance activity log on the licensed premises to record all service activity including the identity of the individual(s) performing the service, the service date and time and the reason for service to the surveillance system.
31. Each medical cannabis licensed premises located in a common or shared building must have a separate surveillance room/area that is dedicated to that specific licensed premises. Commonly-owned medical cannabis businesses located in the same local jurisdiction may have one central surveillance room located at one of the commonly owned licensed premises which simultaneously serves all of the commonly-owned medical cannabis businesses.
32. The facility that does not house the central surveillance room is required to have a review station, printer, and map of camera placement on the premises. All minimum requirements for equipment and security standards as set forth in the section apply to the review station.
33. All camera views of all limited access areas must be continuously recorded twenty-four (24) hours a day.
34. The use of motion detection is authorized when a licensee can demonstrate that monitored activities are adequately recorded.
35. All surveillance recordings must be kept for a minimum of forty (40) days.
36. The Licensee's surveillance system or equipment must have the capabilities to produce a color still photograph from any camera image, live or recorded, of the licensed premises.
37. The date and time must be embedded on all surveillance recordings without significantly obscuring the picture. The date and time must be synchronized with any point-of-sale system.
38. Time is to be measured in accordance with the official United States time established by the National Institute of Standards and Technology and the U.S. Naval Observatory in Pacific time.

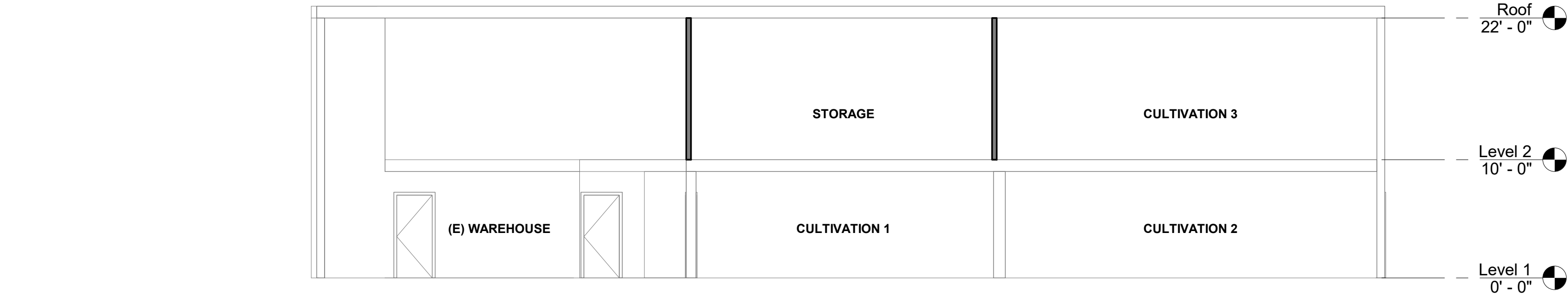
SECURITY KEY

ALL CAMERAS SHALL HAVE A 40 DAY LOOP AND BE MONITERED BY A THIRD PARTY SECURITY COMPANY FOR MOTION ALERTS AND LINE CROSSING

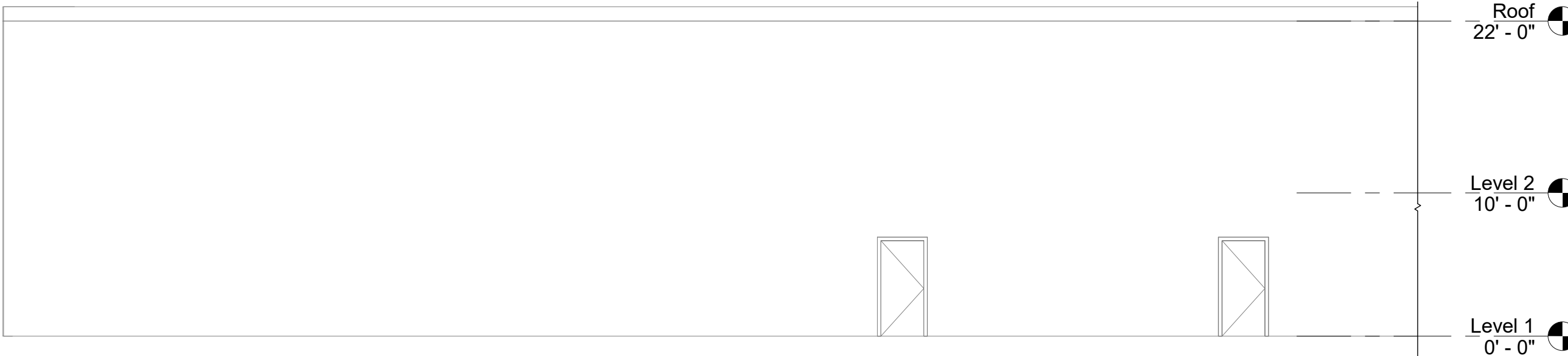
SC SECURITY CAMERA



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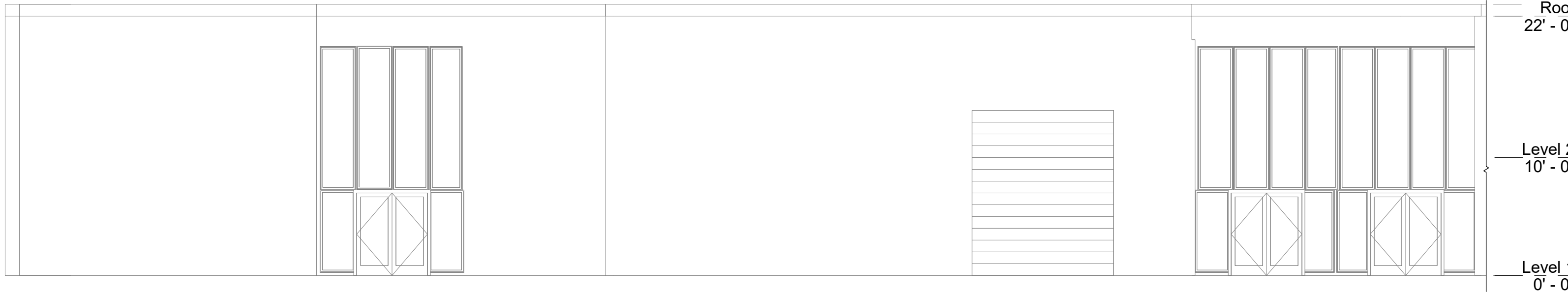
④ Section 10
1/8" = 1'-0"



③ South
1/8" = 1'-0"



② East
1/8" = 1'-0"



① North
1/8" = 1'-0"