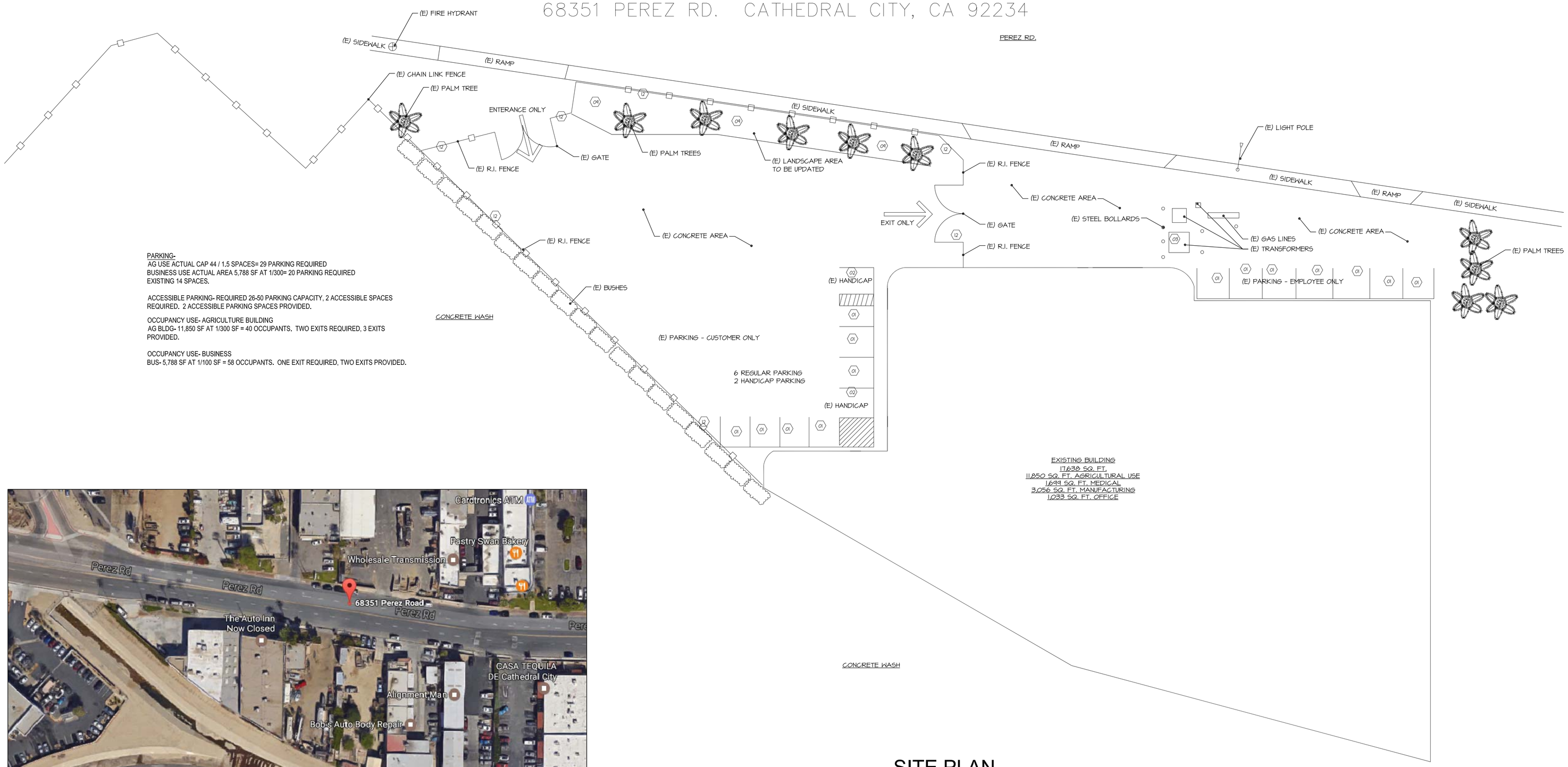
TENANT IMPROVEMENTS

MEDICAL MARIJUANA CULTIVATION FACILITY FOR HI COLLECTIVE
68351 PEREZ RD. CATHEDRAL CITY, CA 92234

FOR ALL GENERAL NOTES SEE SHEET GN



PARKING-
AG USE ACTUAL CAP 44 / 1.5 SPACES= 29 PARKING REQUIRED
BUSINESS USE ACTUAL AREA 5,788 SF AT 1/300= 20 PARKING REQUIRED
EXISTING 14 SPACES.

ACCESSIBLE PARKING- REQUIRED 26-50 PARKING CAPACITY, 2 ACCESSIBLE SPACES REQUIRED. 2 ACCESSIBLE PARKING SPACES PROVIDED.

OCCUPANCY USE- AGRICULTURE BUILDING
AG BLDG- 11,850 SF AT 1/300 SF = 40 OCCUPANTS. TWO EXITS REQUIRED, 3 EXITS PROVIDED.

OCCUPANCY USE- BUSINESS
BUS- 5,788 SF AT 1/100 SF = 58 OCCUPANTS. ONE EXIT REQUIRED, TWO EXITS PROVIDED.

SITE PLAN NOTES:

A- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS.
B- FOR ALL ELECTRICAL SITE WORK REFER TO ELECTRICAL DWGS.

01- EXISTING PARKING SPACES.
02- EXISTING ACCESSIBLE PARKING SPACE.
03- EXISTING ELECTRICAL TRANSFORMER TO REMAIN.
04- REMOVE EXISTING ELECTRICAL BUILDING TRANSFORMER.
05- REMOVE EXISTING BUILDING SIGS.
06- NEW BUILDING TRANSFORMER AND CONCRETE PAD.
07- NEW CONCRETE PAD AT NEW EXTERIOR DOOR OPENING. ALIGN WITH ADJACENT GRADE.
08- EXISTING CONCRETE CURB RETAINING WALL AND GRAVEL WALKWAY.
09- EXISTING CONCRETE WALKWAY AND PLANTERS.
10- EXISTING ASPHALT PAVING. REMOVE AND REPLACE AS REQUIRED FOR UTILITY INSTALLATIONS.
11- NEW CONCRETE PAD AT NEW EXTERIOR DOOR OPENING. ALIGN AND EXTEND TO MEET WITH EXISTING WALKWAY.
12- EXISTING STEEL FENCE AND GATE ASSEMBLY TO REMAIN. PROVIDE NEW RAZOR RIBBON HELICAL, Ø70A FENCING, SIMILAR TO AS MANUFACTURED BY ALLIED TUBE AND CONDUIT. SECURE RIBBON TO TOP OF EXISTING FENCE AND GATE, CLOSE OFF TO EXISTING BUILDING WALL FACE.
13- EXISTING 6FT HT CMU SITE WALL TO REMAIN.
14- EXISTING 6FT HT CMU SITE WALL. PROVIDE NEW RAZOR RIBBON HELICAL, Ø70A FENCING, SIMILAR TO AS MANUFACTURED BY ALLIED TUBE AND CONDUIT. SECURE RIBBON TO TOP OF EXISTING CMU WALL, CONTINUOUS AT PERIMETER OF SITE.
15- EXISTING 6FT HT CMU SITE WALL WITH RAZOR RIBBON.
16- EXISTING TRUCK WELL AND RETAINING WALLS TO REMAIN.
17- EXISTING STAIRS TO REMAIN.
18- NEW CONCRETE LANDING AND STAIRS, ALUMINUM RAILING. VERIFY ELEVATIONS. REFER TO DETAIL X.X.X.X. REMOVE PORTION OF EXISTING CONCRETE SLOPED TRUCK WELL AS REQUIRE FOR A NEW LEVEL ASPHALT PAVING. NEW ASPHALT PAVING TO BE ALIGNED WITH EXISTING PAVING. SLOPE NEW CONCRETE PAVING AS REQUIRED DOWN TO TRUCK WELL SLOPE AS REQUIRED FOR GRADE.
19- NEW MECHANICAL EQUIPMENT. PROVIDE NEW CONCRETE SLAB, MIN 12" CLEAR OF EXISTING FENCE LINE. REFER TO MECHANICAL AND STRUCTURAL DWGS.
20- EXISTING CHAIN LINK FENCE ENCLOSURE AND ROOF TO REMAIN.
21- NEW CONCRETE LANDING AND STAIRS, ALUMINUM RAILING. VERIFY ELEVATIONS. REFER TO DETAIL X.X.X.X.
22- EXISTING TRUCK WELL AND RETAINING WALL. REMOVE EXISTING FENCE. PROVIDE NEW 6FT HT FENCE TO MATCH EXISTING ON SITE. PROVIDE NEW RAZOR RIBBON HELICAL, Ø70A FENCING, SIMILAR TO AS MANUFACTURED BY ALLIED TUBE AND CONDUIT. SECURE RIBBON TO TOP OF NEW FENCE. REMOVE EXISTING CONCRETE PAVING AS REQUIRED FOR NEW STAIR CONSTRUCTION. VERIFY DRAINAGE SYSTEM OPERATION, REPAIR AS REQUIRED.
23- NEW STEEL GATE ASSEMBLY TO MATCH EXISTING ON SITE. SECURE TO EXISTING STEEL BOLLARD AND NEW 6" D STEEL BOLLARD. BOLLARD TO MATCH EXISTING, PAINTED. NEW GATE ASSEMBLY TO BE 6FT HEIGHT, CONFIGURATION, FINISH AND HARDWARE TO MATCH EXISTING SYSTEMS. PROVIDE LOCKABLE HARDWARE AND EMERGENCY PUSH EXIT HARDWARE.
24- EXISTING TRUCK WELL AND RETAINING WALL. REMOVE EXISTING FENCE. PROVIDE NEW 6FT HT FENCE TO MATCH EXISTING ON SITE. PROVIDE NEW RAZOR RIBBON HELICAL, Ø70A FENCING, SIMILAR TO AS MANUFACTURED BY ALLIED TUBE AND CONDUIT. SECURE RIBBON TO TOP OF NEW FENCE. VERIFY DRAINAGE SYSTEM OPERATION, REPAIR AS REQUIRED.
25- NEW STEEL GATE ASSEMBLY TO MATCH EXISTING ON SITE. SECURE TO EXISTING STEEL BOLLARD AND NEW 6" D STEEL BOLLARD. BOLLARD TO MATCH EXISTING, PAINTED. NEW GATE ASSEMBLY TO BE 6FT HEIGHT, CONFIGURATION, FINISH AND HARDWARE TO MATCH EXISTING SYSTEMS. PROVIDE LOCKABLE HARDWARE.
26- EXISTING LOW SITE WALL TO REMAIN.
27- EXISTING LANDSCAPING TO REMAIN.
28- EXISTING STREET CURB AND GUTTER.
29- NEW ROOF ACCESS LADDER FROM EXISTING HIGH ROOF TO LOW ROOF. SIMILAR TO OKEEFFE'S INC. LOW PARAPET ACCESS LADDER WITH ROOF OVER RAIL EXTENSION, MODEL 502 ACCESS LADDER, ALUMINUM, WALL MOUNTED. VERIFY ALL EXISTING CONDITIONS. INSTALL PER MANUFACTURER RECOMMENDATIONS.
30- NEW PARKING SPACES, 8'-6" X 18', WITH PAINTED LINES PER CITY OF CATHEDRAL CITY REQUIREMENTS.
31- CMU SITE WALL TO CONCEAL NEW TRANSFORMER. CMU PAINTED TO MATCH BUILDING. ADJUST WALL HEIGHT ONCE TRANSFORMER INFORMATION IS AVAILABLE FROM SRP. REFER TO SITE WALL DETAIL 2 THIS DWG.

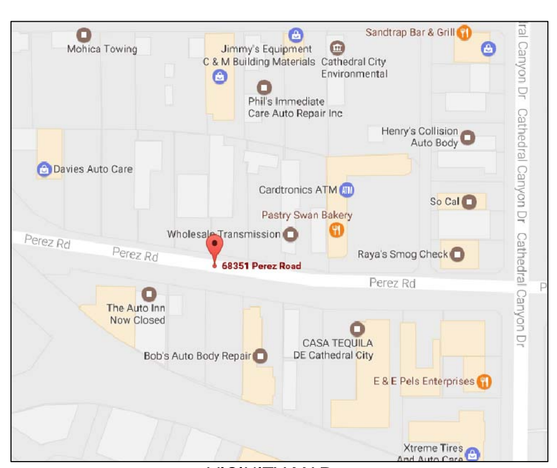
TYPICAL PLAN SYMBOLS

KEYNOTE SYMBOL

SITE PLAN

1/16"=1'-0"

AREIAL MAP



VICINITY MAP

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68351 Perez Rd.
Cathedral City, CA 92234

The Hi Collective

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