

SITE PLAN NOTES

- 1- EXISTING 5' SIDEWALK
2- EXISTING 20' WIDE DRIVEWAY
3- EXISTING 32" HIGH BLOCK WALL WITH 6" HIGH TUBULAR STEEL FENCE ABOVE
4- EXISTING SLIDING GATES
5- EXISTING MAIL BOXES WILL BE REMOVED. A NEW MAIL BOXES WILL BE INSTALLED
6- EXISTING 600 AMP METER PANEL
7- EXISTING FENCE
8- EXISTING 5' HIGH PAINTED BLOCK WALL
9- THE BUILDING IS ON A SEPTIC SYSTEM
10- THE EXTERIOR OF THE BUILDING WILL BE MODIFIED TO MATCH THE FRONT UNIT
11- EXISTING STEEL CANOPY ABOVE
12- EXISTING CONC SLAB 30' X 30'
13- ANY PORTION OF THE PARKING LOT UNFINISHED WILL BE CORRECTED
14- AMERICANS WITH DISABILITIES ACT (ADA) PARKING
15- REFUSE AREA
16- CONC DRIVE WAY
17- DEMISING WALL/ANT MIDPOINT
18- OFFICE AREA
19- HANDICAP TOILET
20- TYPICAL PARKING SPACE 9' X 20'
21- STOP SIGN
22- CAUTION PEDESTRIAN SIGN
23- STANDARD TRASH ENCLOSURE PER CITY BUILDING DEP. STANDARD
24- DECOMPOSED GRANITE WITH LANDSCAPING (PALM SPINGS GOLD) THIS AREA
25- THE EXISTING SIGN ON TOP FENCE WILL BE REMOVED ALL EXISTING SIGNAGE WILL BE REMOVED AND THE SHADOWS BLENDED
26- EXISTING CARGO CONTAINER WILL BE REMOVED
27- TUBULAR STEEL FENCE TO MATCH EXISTING WROUGHT IRON FENCE AT FRONT OF EXISTING BLDG.
28- EXISTING 175 WATT MERCURY VAPOR LIGHT FIXTURE WITH PHOTO CELL TIMER
29- NEW 175 WATT MERCURY VAPOR LIGHT FIXTURE WITH PHOTO CELL TIMER (LED BR-1)
30- NEW PLANTERS ALONG THE FRONT OF DOOR BAY
31- EXISTING PLANTER ALONG THE FRONT OF DOOR BAY
32- EXISTING DRAIN WILL BE REMOVED
33- EXISTING WOOD FENCE
34- DRAINAGE FLOW CHANNEL
35- EXISTING ASPHALT
36- NEW 5' HIGH PAINTED BLOCK WALL

ENGINEERING NOTES

- A- THE GRADE ELEVATIONS DIFFERENCE WILL BE REPAIR TO THE SATISFACTION OF THE CITY ENGINEER WITH D-CURB OR ANOTHER CITY APPROVED OPTION
B- THE EXISTING DRAIN WILL BE REMOVED
C- THE ASPHALT AREA WILL BE REPAVE WITH 3" A.C. TO MATCH CONCRETE ELEVATIONS AND REPAIR DRAINAGE AFTER REMOVAL OF THE DRAIN
D- THE PARKING STALLS WILL BE RESTRIPE
E- FEMA FLOOD ZONE X AREAS OF 0.2% ANNUAL CHANCE FLOOD. AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT
F- THE DRAIN WILL BE REMOVED AND ALL THE DRAINAGE FLOW WILL GO TO PEREZ ROAD AS INDICATED BY SLOPE INDICATOR
21- STOP SIGN
22- CAUTION PEDESTRIAN SIGN
SCREEN ON EAST NEIGHBORS LOT
36- NEW 5' HIGH PAINTED BLOCK WALL
37 - ADA DRIVEWAY CITY STD SECTION 200-B COMMERCIAL
39 - ADA PATH OF TRAVEL TO THE SIDEWALK / PEDESTRIAN ENTRANCE
40 - ADA PATH OF TRAVEL TO THE SIDEWALK / PEDESTRIAN ENTRANCE 6' HIGH TUBULAR STEEL DOOR
41 - ADDRESS NUMBER SIGN
42 - FUTURE SIGNAGE
43 - 12"x14" EXISTING ROLL UP DOOR WILL REMAIN - NO MATERIAL, WIDTH OR HEIGHT MODIFICATION WILL BE SEALED FROM THE INSIDE FOR SECURITY
44 - 10"x12" EXISTING ROLL UP DOOR WILL REMAIN - NO MATERIAL, WIDTH OR HEIGHT MODIFICATION WILL BE SEALED FROM THE INSIDE FOR SECURITY AND OUTSIDE WITH METAL SHEETING
45 - 12"x14" EXISTING ROLL UP DOOR WILL REMAIN - NO MATERIAL, WIDTH OR HEIGHT MODIFICATION WILL BE SEALED FROM THE INSIDE FOR SECURITY AND OUTSIDE WITH METAL SHEETING
46 - LOADING AREA 128'x10'
47 - DIAMOND PLANTERS
48 - ALL THE MECHANICAL EQUIPMENTS (A/A ETC) WILL BE INSTALED AT THE REAR OF THE BUILDING

PUBLIC UTILITIES PURVEYORS

- SEWER; SEPTIC TANK - DESERT WATER
WATER; DESERT WATER
GAS: SOCIALGAS
CABLE INTERNET & PHONE: SPECTUM & VONAGE
SOLID WASTE: BURRTEC WASTE DISPOSAL
ELECTRIC; SOUTHERN CALIFORNIA EDISON

NEW LANDSCAPE KEY

- 30 - NEW PLANTERS ALONG THE FRONT OF DOOR BAY
38 - THREE FOOT PLANTER EASTERLY SIDE OF PROPERTY
39 - PLANTER ADJACENT PARKING STALL 1
40 - STRIPPED AREA REAR OF PROPERTY

TREES

- ACACIA STENOPHYLLA
24" BOX (SHOESTRING ACACIA)
QUANTITY = 5
TIPUANA TUPU
24" BOX (EVERGREEN SPECIES / YELLOW FLOWERS)
QUANTITY = 6

SHRUBS & VINES

- LEUCOPHYLLUM ZYCOPHYLLUM
5 GALLON BOX (CIMARRON)
QUANTITY = 3
ECHINOCACTUS GRUSONII
5 GALLON BOX (GOLDEN BARREL CACTUS)
QUANTITY = 3
ASCLEPIAS SUBULATA
5 GALLON BOX (DESERT MILKWEED)
QUANTITY = 13
FERROCACTUS CYLINDRACEUS
5 GALLON BOX (FIRE BARREL CACTUS)
QUANTITY = 13

INERT MATERIAL

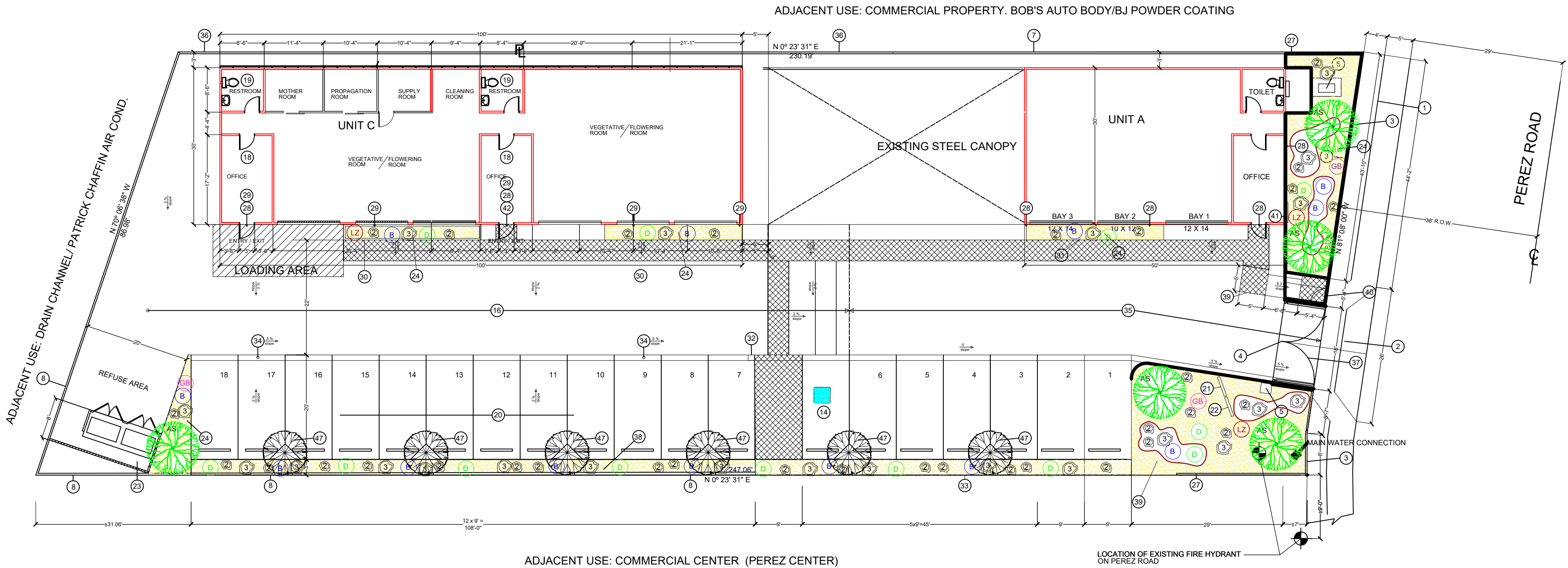
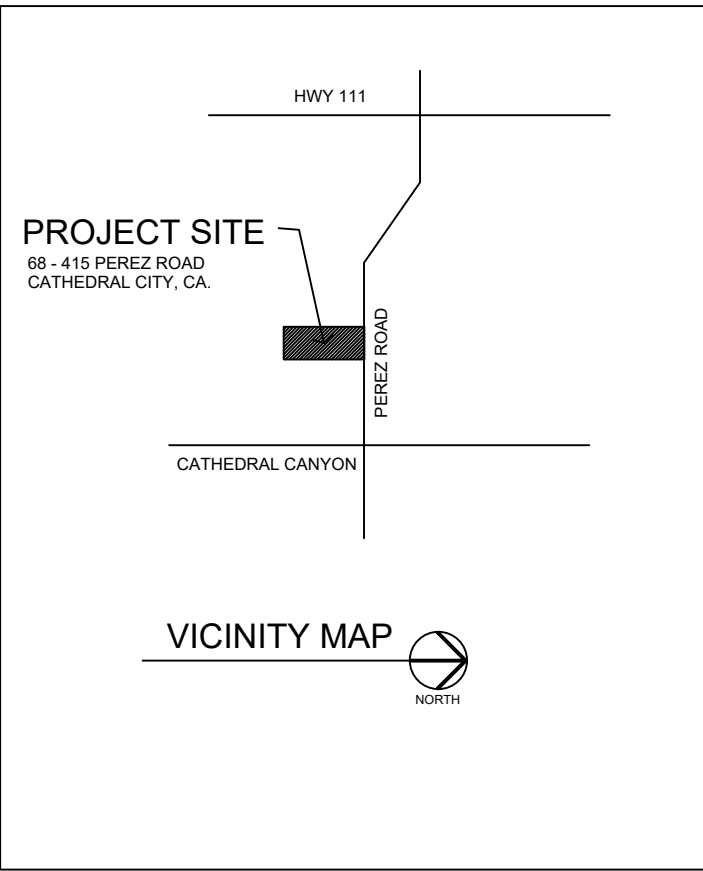
- 4" SWALE FOR MOUNDING
BOULDER- 1/3 BURIED
TYPE: DESERT SELECT
DIAMETER SIZE AS NOTED ON PLAN IN FEET
24- DECOMPOSED GRANITE - BRIMSTONE DG
SIZE: 3/8" MINUS, 11% FINES
3 INCHES THICK AFTER COMPACTION

PROJECT DATA

APN #: 687-322-007
LOT AREA : 20,995 SQ. FT.
EXISTING BLDG AREA : 4,500 SQ. FT.
OPEN OUTBACK AREA BETWEEN BLDGS : 120 SQ. FT.
EXISTING STEEL CANOPY : 1,500 SQ. FT.
TOTAL BLDG AREA : 4,500 SQ. FT.
COVERAGE : 24.89%
ZONING : 1-1 DISPENSARY AREA : 1,500 SQ. FT.
PARKING REQ'D : 1 PER 250 SQ. FT.
1,500 / 250 = 6
ZONING : 1-1 CULTIVATION AREA : 3,000 SQ. FT.
PARKING REQ'D : 1 PER 1,000 SQ. FT.
3,000 / 1,000 = 3
PARKING PROVIDED : 9
PARKING PROVIDED : 18
WITH 1 VAN ACCESS HANDICAP
EXTRA PARKING PROVIDED : 9
OCCUPANCY : S-3 NO WELDING ALLOWED
CONSTRUCTION TIME : 2N
12,000 SQ. FT. ALLOWABLE

SHEET INDEX

- 0 SHEET 0 : EXISTING SITE LANDSCAPE PLAN FLOOR PLAN
1-P SHEET 1 : PROPOSED SITE LANDSCAPE PLAN FLOOR PLAN
2 SHEET 2 : EXTERIOR ELEVATIONS ROOF PLAN
5 SHEET 5 : UNIT B & C AIR HANDLING CO2 INJECTION / CO2 ALARM
6 SHEET 6 : INGRESS - EGRESS PLAN CAMERA LOCATION
2-C SHEET 7 : EXTERIOR ELEVATIONS COLORED
L SHEET 8 : LANDSCAPE PLAN COLORED
U SHEET 9 : UTILITIES - LOADING ZONES / PAVEMENT LIGHTNING ILLUMINATION PLAN ADA PATH OF TRAVEL
PP SHEET 10 : PHOTOMETRIC PLAN
R SHEET 11 : COLOR RENDERING - MATERIAL BOARD



ALL GROWING ROOMS WILL HAVE SLIDING DOORS
THE REAR OFFICE WIL BE HAVE RESTRICTED ACCESS
ALL ROOMS WILL HAVE LIMITED ACCESS
ALL EXISTING LANDSCAPE SHALL REMAIN
NEW 2X MOVABLE WALLS WITH 1/2" DRYWALL ON BOTH SIDES OR TENTS

SITE LANDSCAPE PLAN
FLOOR PLAN

SCALE: 1/16"=1'0"



OWNER
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APN
687-322-00

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REVISIONS



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LANDSCAPE COLORED

DATE:	01/08/2018
SCALE:	1/16"=1'0"
DRAWN BY:	C. PELLATI
JOB:	CUP APPLICATION
SHEET:	L