ARCHITECTURAL ADVISORY COMMITTEE MEMORANDUM

DATE: September 8, 2020

SUBJECT: REQUEST BY FUMIKO DOCKER OF PENCIL BOX ARCHITECTS, INC., ON BEHALF OF COOKIES, FOR A MINOR ARCHITECTURAL APPLICATION AND A SIGN PERMIT APPLICATION TO PAINT TWO (2) EXTERIOR COLUMNS IN 'COOKIE BLUE' AND INSTALL SIGNAGE AT A NEW CANNABIS DISPENSARY FACILITY LOCATED AT 777 NORTH PALM CANYON DRIVE (APN: 505-283-008), ZONE C-1, SECTION 10 (CASE 3.229 MAA & 20-015 SI). (NK)

FROM: Department of Development Services

SUMMARY:

This is a request for the Architectural Advisory Committee (AAC) to review a proposal for Cookies, a new cannabis dispensary facility, to paint exterior columns and install new signage at 777 North Palm Canyon Drive in Uptown. Pursuant to Palm Springs Zoning Code (PSZC) Section 93.23.15(F)(3)(a), exterior alterations to a cannabis facility require review and approval by the Architectural Advisory Committee (AAC) and the City Council. The proposed signage is subject to AAC review only per PSZC Section 93.23.15(F)(3)(a).

ISSUES:

1) The property has an existing sign on a wall for which a permit cannot be located.

2) The proposed 'Cookies Blue' is a color which is typically not found in the earth-toned desert-neutral color palette.

3) The proposed window signs ('Cookies' and 'C-Bite' applied vinyl graphics) do not conform to the Downtown/Uptown Sign Ordinance regulations.

RECOMMENDATION:

That the AAC recommend denial of applicant's request to paint the two (2) circular

columns in 'Cookies Blue' to the City Council and recommend approval of the proposed signage subject to the following conditions:

1) The existing 'The 420 Lounge' sign on the street-facing wall shall be removed prior to City Council review.

2) The quantity of the proposed window signs and logos shall be reduced to conform to the Sign Ordinance regulations. To rectify this issue, the applicant may reduce the sign size and consolidate the 'Cookies' graphic and 'C-Bite' logo to create one (1) sign. This would allow the business to install signage on three (3) windows instead of two (2).

BACKGROUND INFORMATION:

Related Relevant City Actions	
07/31/2018	The City issued a regulatory permit for an adult-recreational cannabis dispensary and a cannabis lounge for The 420 Lounge, LLC at suite 102 (Regulatory Permit #C-2018-037).
04/09/2020	The City issued a regulatory permit for an adult-recreational cannabis dispensary with delivery and a cannabis consumption lounge at Suite 102 and 101 (Regulatory Permit #C-2018-037).
08/24/2020	The City issued a revised regulatory permit for Cookies.

Field Check	
08/24/2020	Staff conducted a site visit to confirm the site's conditions.

On-Site Posting	
06/02/2020	The applicant installed an on-site "Project Under Consideration" sign in accordance with Palm Springs Zoning Code Section 94.09.00(F).

ANALYSIS:

Project Site Setting:

The project site is located on the west side of North Palm Canyon Drive near the intersection of West Merito Place and North Palm Canyon Drive in Uptown. The project area is the ground-level portion of a two (2)-story multi-tenant building. Constructed in 1979, the architectural design of the building is modern, and it is characterized by its strong horizontal orientation and simplistic white façade which is devoid of decorative elements. The corner of the building is rounded on one side. A driveway which is located directly beneath the second floor of the building leads to a parking area, and there are two (2) rows of columns along the driveway. The frontage of the property is developed with two (2) low-height walls on both sides of the driveway entrance, in addition to limited

plant materials in the planting beds.

Image 1.1 Aerial View Image
(Project Site)

Proposed Paint Scheme:

The project proposes the application of a custom Sherman-Williams paint in ‘Cookies Blue.’

Image 1.2 Proposed Paint Color
(‘Cookies Blue’)

As depicted in the image below (Image 1.4), a coat of 'Cookie Blue' will be applied to two (2) circular columns. The two (2) columns are located directly adjacent to the business suite, and they will be visible from North Palm Canyon Drive. 'Cookies Blue' is the business' trade color, which will be utilized in the new signage and the business' product package design as seen in Attachment #3.

Palm Springs 2007 General Plan Community Design Guidelines policy 1 encourages the use of colors that are appropriate for desert environment, while policy 2 states that vivid colors are appropriate for signage. In the submitted justification letter (Attachment #2), the applicant explains that 'Cookies Blue' is the color of desert sky, and therefore, it is appropriate for the treatment of the building.

Image 1.4 Proposed Paint Application – East Elevation

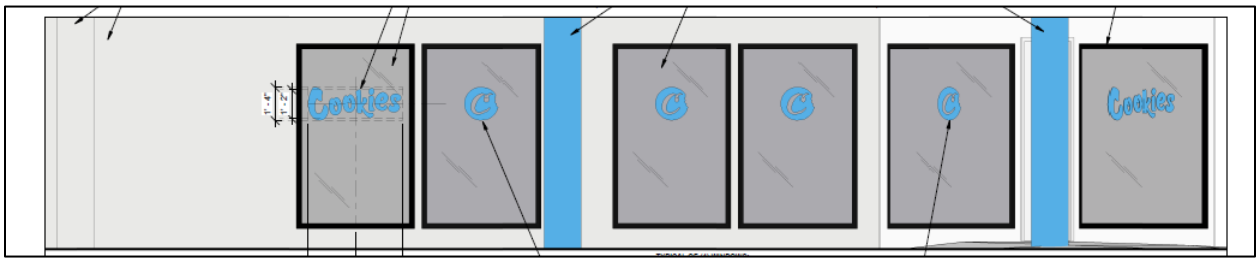
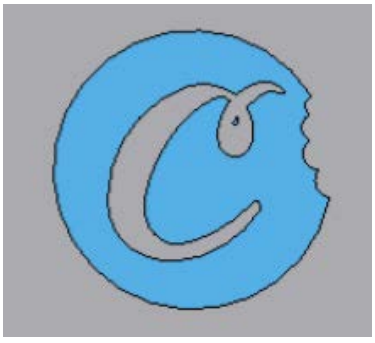


Image 1.5 Proposed Paint Application – West Elevation

Proposed Signage:

In conjunction with this Minor Architectural Review (MAA) application, the applicant submitted a Sign Permit application (20-015 SI) to install six (6) vinyl graphics on the windows. The specifications of the proposed signs are summarized in the table below (Table 1.1):

Table 1.1 Sign Specifications and Design Details		
	Proposed Signs	**Sign Specifications and Design Details**
1	**Cookies** Area: 5.09 SQ. FT. 	Applied vinyl graphic in 'Cookies Blue' Quantity: 2 Dimensions: Height: Approx. 16" Width: 3.83' Area: 5.09 SQ. FT.
2	**C-Bite Logo** Area: 1.4 SQ. FT. 	Applied vinyl 'C-Bite' logo in 'Cookies Blue' Quantity: 4 <u>Dimensions:</u> Height: Approx. 16" Width: Approx. 16" Area: 1.4 SQ. FT.

The project site is part of a multi-tenant building, which has not implemented a Sign Program. Therefore, the proposed signage is subject to the Downtown/Uptown sign regulations stated in Palm Springs Zoning Code Section 93.20.06 ("Permitted Signs – Downtown/Uptown"). The proposed sign specifications and the conformance of the signage to the applicable zoning regulations are reviewed and summarized in the tables below:

Table 1.2 Main Sign – 'Cookies'			
	Allowed	**Proposed**	**Conformance**
Quantity	One (1)	One (1) 'Cookies'	Yes
Sign Type	Window Sign	Window Sign	Yes
Total Sign Area	Max. 40% of the total glazed area or 15 SQ. FT. whichever is	5.09 SQ. FT.	Yes

Table 1.2 Main Sign – 'Cookies'			
	smaller		
Illumination	Illuminated or Non-Illuminated	Non-Illuminated	Yes
Letter Height	Max. 10"	16"	No

Table 1.3 Accessory Sign – 'C-Bite' Logo			
	Allowed	**Proposed**	**Conformance**
Quantity	One (1)	Four (4) 'C-Bite' Logos	No
Sign Type	Window Sign	Window Sign	Yes
Total Sign Area	Max. 6 SQ. FT.	5.6 SQ. FT.	Yes
Illumination	Illuminated and Non-Illuminated	Non-Illuminated	Yes
Installation Location	Glazed area which does not contain a Main Sign	Glazed area which does not contain a Main Sign	Yes
Letter Height	Max. 10"	N/A	N/A

Table 1.4 Downtown/Uptown Sign Design Standards		
Required	**Proposed**	**Conformance**
Sand-blasted or etched glass, professionally-painted lettering, professionally- and custom-fabricated and applied vinyl, metal leaf and stained glass.	Applied Vinyl	Yes

The proposed window signs do not fully conform to the applicable zoning code regulations. The height of the 'Cookies' applied vinyl graphic is 16 inches and exceeds the maximum allowable letter height of 10 inches. Additionally, the project proposes the installation of four (4) accessory signs ('C-Bite' logos) while only one (1) accessory sign is allowed in Uptown. While only one (1) Main Sign and one (1) Accessory Sign are permitted at the site, Palm Springs Zoning Code Section 93.20.06(A) and (B) allow "*Each glazed area on either side of a customer entrance may contain an identical sign; the combination of such signs shall be deemed as one (1) sign*." To rectify the nonconforming issues and maximize the sign area, staff recommends that the applicant consider revising the sign sizes and consolidating the 'Cookies' and 'C-Bite' log to create a Main Sign and an Accessory Sign, which would allow signage to be installed on three (3) window panes.

Architectural Review Criteria:

PSZC Section 94.04.00(D) requires an evaluation of the proposed modifications to determine compatibility with the character of adjacent and surrounding developments,

and whether it is of good composition, textures and colors. Conformance shall be evaluated based on the following applicable criteria:

	Guideline [PSZC 94.04.00(D)]	Compliance
1.	*Harmonious relationship with existing and proposed adjoining developments and in the context of the immediate neighborhood/community, avoiding both excessive variety and monotonous repetition, but allowing similarity of style, if warranted;*	No
	The use of an accent color on a commercial building façade is commonly observed in Uptown. While the applicant explains in the justification letter that 'Cookies Blue' is the color of the desert sky, the desert-neutral color palette typically consists of colors such as light brown, beige, white, and light gray.	
2.	*Building colors to be sympathetic with desert surroundings;*	No
	The proposed application of 'Cookies Blue' color to the two (2) circular columns is not sympathetic with desert surroundings.	
3.	*Harmony of colors and composition relating to the elements of a structure, including overhangs, roofs, and substructures which are visible simultaneously;*	No
	While two (2) circular columns will relate to the new signage in color, the new 'Cookies Blue' will not relate to any other existing architectural features. This will be particularly evident when the site is viewed from the south on North Palm Canyon Drive; only two (2) out of several columns will be painted in 'Cookies Blue.'	
4.	*Consistency of composition and treatment;*	No
	The intent of the 'Cookies Blue' paint application is to accentuate the simplistic building façade, which is currently painted in white. The project proposes to paint only two (2) columns in 'Cookies Blue', which are located closest to the tenant space only.	

CONCLUSION:

Although the applicant explains in the justification letter that 'Cookies Blue' is a desert-neutral color because it resembles the desert sky, the desert-neutral color palette applied to a commercial building exterior typically consists of earth-toned colors such as light brown, beige, white, and light gray. While painting the two (2) columns in 'Cookies Blue' to match the color of the signage will help the business standout and become more recognizable, such treatments neither extend beyond the tenant space nor relate to the rest of the multi-tenant building.

The proposed signage does not fully conform to the Uptown Sign Ordinance regulations, particularly the letter height of the 'Cookies' sign and the quantity of 'Cookies C-Bite' logos; however, the vibrant color is consistent with the General Plan Design Guidelines policy for commercial signage. Therefore, staff recommends the Architectural Advisory

policy for commercial signage. Therefore, staff recommends the Architectural Advisory Committee (AAC) approve the proposed signage subject to staff recommendations included in this report and recommends denial of the painting of two (2) columns in 'Cookies Blue' to the City Council.

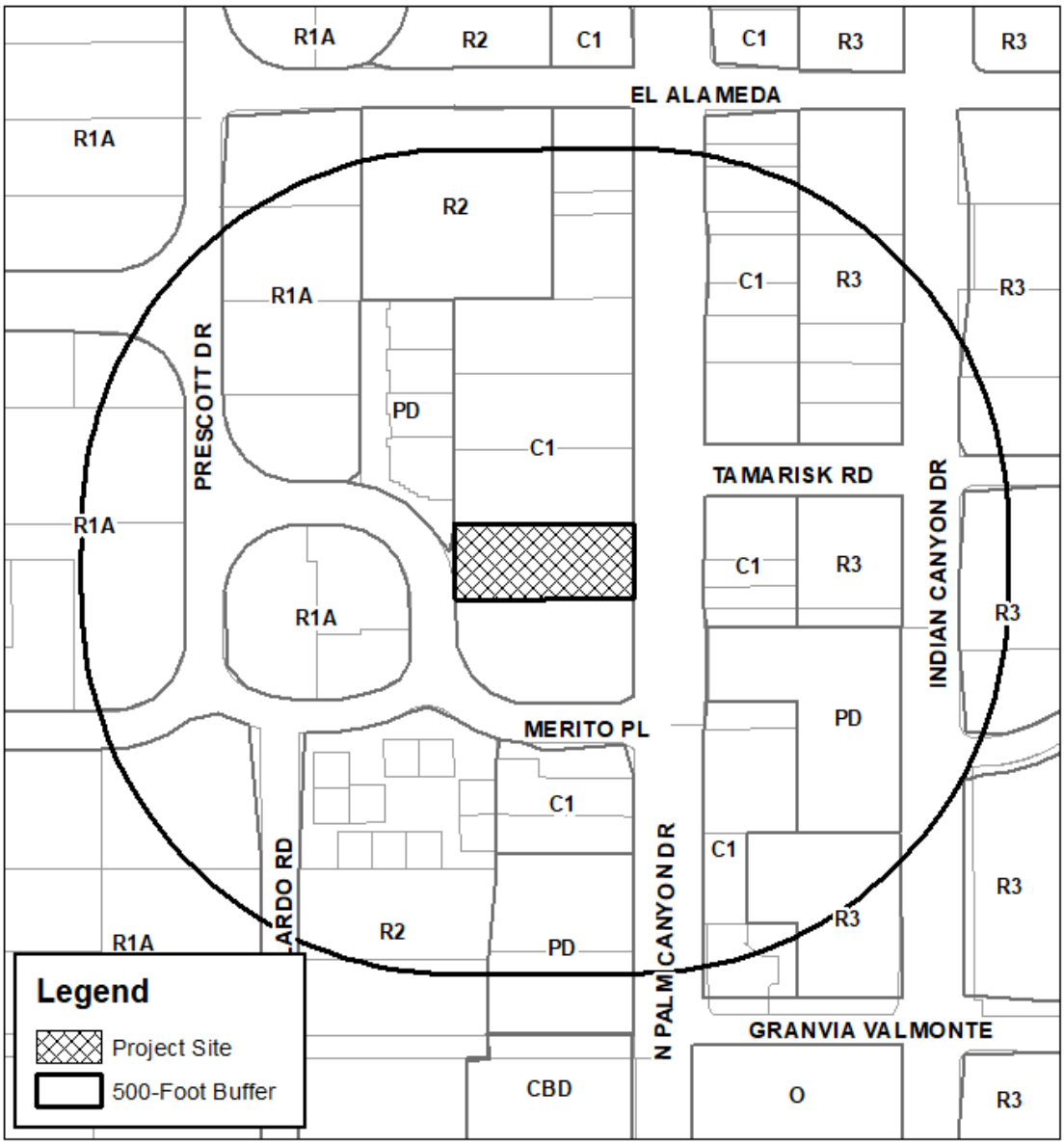
Noriko Kikuchi
Associate Planner

David Newell, AICP
Principal Planner

ATTACHMENTS:

1. Vicinity Map
2. Justification Letter
3. Product Sheet
4. Paint Color/Paint Specifications
5. Entrance Door Specifications
6. Site Photographs
7. Plans

Department of Planning Services
Vicinity Map



CITY OF PALM SPRINGS

777 North Palm Canyon Drive
Cookies
Case 3.229 MAA & Case 20-015 SI

June 11, 2020

Cookies Creative Consulting & Promotions, LLC

City of Palm Springs
Department of Planning Services
Attn: Noriko Kikuchi

Re: Retail cannabis dispensary located at 777 N Palm Canyon Drive, Suite 101, Palm Springs, CA 92262

Dear Planning Department:

Cookies would like to paint the exterior of 777 N Palm Canyon Drive in our signature Cookies blue. We believe that maintaining brand aesthetics across all retail facilities contributes to brand awareness and to the overall success of our retail stores.

Cookies will be located in the vibrant Uptown Design District, and we believe the Cookies brand will be a fitting addition to the retail offerings in the neighborhood. Our signature Cookies blue will not only be readily identifiable by all who are familiar with the Cookies brand, but also introduce new customers to this California-grown cannabis brand.

Along with its famous mountain ranges and Coachella Valley landscape, the vibrant blue sky is a signature element of Palm Springs' desert environment. While we understand that the planning guidelines advocate for desert neutral colors, we hope you will agree that the bright desert sky is captured in Cookies blue, and that this particular color is in keeping with the Uptown District's outgoing atmosphere.

If you have any questions regarding this letter, please contact Cookies at your earliest convenience using the contact information set forth below.

Thank you for your assistance.

Sincerely,

Rico Andrews
Cookies Creative Consulting & Promotions, LLC
rico@cookiescalifornia.com
404-402-4577

COOKIES PRODUCTS

COOKIES PALM SPRINGS WILL BE A DISPENSARY WITH RETAIL SALES ONLY.

FLOWER

STRAIN SPECIFIC FLOWER

VAPE

CONCENTRATES

GUMMIES

COOKIES

BEVERAGE

SHERWIN-WILLIAMS 708011 06/04/20
760-328-7671 Order# 0135835

INT/EXT ARCHITECTURAL
PRO INDUSTRIAL ACRYLIC
EG-SHEL FM 8000XL

TEMEKA BLUE

CUSTOM MANUAL MATCH

CCE*COLORANT	OZ	32	64	128
W1-White	4	54	-	-
L1-Blue	4	20	1	-
R3-Magenta	-	3	-	1

ONE GALLON ULTRADEEP
B66T01254 650515414

BATHROOM

NOT RECOMMENDED FOR USE ON VINYL

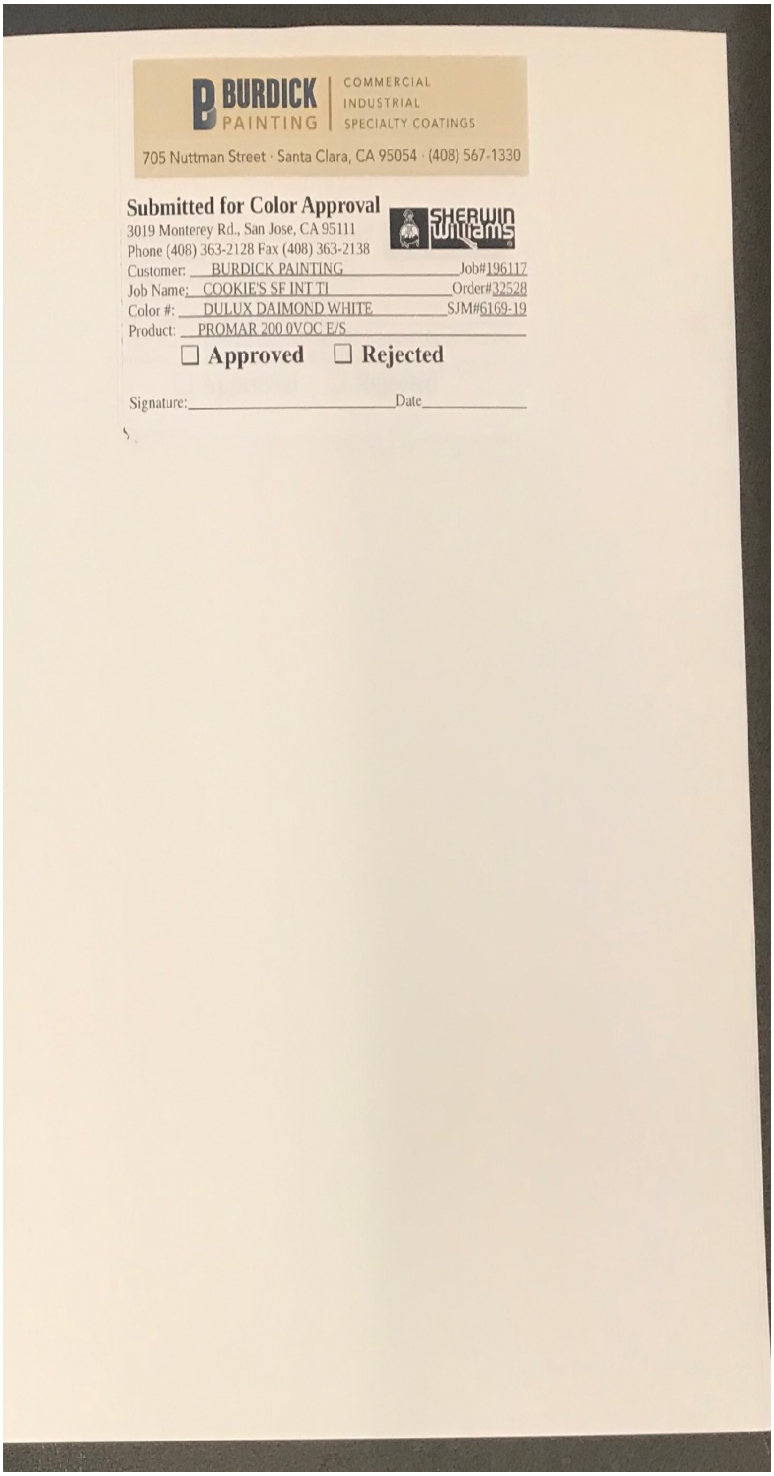
Non Returnable Tinted Color

CAUTION: To assure consistent color, always order enough paint to complete the job and intermix all containers of the same color before application. Mixed colors may vary slightly from color strip or color chip.

0135835-001

Cookie Blue

BRUSHOUT – SJM6169-19 DULEX DIAMOND WHITE



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UL 2818

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• **Delivers good hide, block resistance and durability.**	• **Meets the most stringent VOC regulations.**
• **Provides excellent adhesion on both new and previously painted surfaces — including masonry, wood, drywall, plaster, metal and galvanized substrates.**	• **Ideal for new and existing homes and multi-family residences — allowing crews to move seamlessly from one area to another without changing paint or cleaning applicators.**
• **Self-priming for properly prepared interior and exterior previously painted surfaces or new interior surfaces.**	• **Available in flat, eg-shel, satin, semi-gloss and gloss — in a wide variety of color options.**

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ISSUED May 2018

09 91 13 - EXTERIOR SPECIFICATION

THE SHERWIN-WILLIAMS COMPANY

COMMERCIAL PAINTING SPECIFICATION GUIDE

This Painting Schedule is furnished only as a guide to select exterior paint systems, and is not all-inclusive of available Sherwin-Williams products. Although it is written in the CSI format and can be included in its entirety in a master specification, one should review the contents and edit to suit the particular needs of the project and its respective location. This specification does not take into consideration wet areas or areas needing high performance coatings.

The schedule is arranged by substrates, and offers latex, & alkyd systems. For High Performance Industrial Coatings refer to 09 96 00. Each system also includes the various degrees of gloss available. Architectural and Industrial products are specified in this document.

Local and National V.O.C. (Volatile Organic Compound) regulations have been taken into consideration, but because these regulations vary greatly around the country and are constantly changing, we suggest verifying that product selections meet the requirements of the area in which they are to be used. If the project is located within the OTC, CARB, SCAQMD or other VOC regulated regions; one must comply with the regulations regarding VOCs. It is always recommended that you consult with a Sherwin-Williams Company Representative or call our Sherwin-Williams Architectural Services Department before finalizing the selection.

If you need more specific information on a particular product, refer to the current Sherwin-Williams Painting Systems Catalog or the www.sherwin-williams.com website, or call our Architectural Services Department toll free.

The Sherwin-Williams Company
Architectural Services Department
1-800-321-8194 (Telephone)

SECTION 09 91 13

EXTERIOR COMMERCIAL PAINTS AND COATINGS

Part 1 GENERAL

1.1 SECTION INCLUDES

A Exterior paint and coating systems

1.2 RELATED SECTIONS

A Section 05 05 13 - Shop Applied Coatings for Metal

B Section 06 01 40 - Architectural Woodwork Refinishing

C Section 06 05 83 - Shop Applied Wood Coatings

D Section 07 19 00 - Water Repellents

E Section 09 67 00 - Fluid Applied Flooring for Concrete

F Section 09 93 00 - Stains and Transparent Finishes

G Section 09 96 00 - High-Performance Coatings

1.3 REFERENCES

A SSPC-SP 1 - Solvent Cleaning

B SSPC-SP 2 - Hand Tool Cleaning

C SSPC-SP 3 - Power Tool Cleaning

D SSPC-SP 13 / NACE No. 6 Surface Preparation for Concrete

1.4 SUBMITTALS

A Submit under provisions of Section 01 33 00, Submittal Procedures.

B Product Data: Manufacturer's data sheets on each paint and coating product should include:

1 Product characteristics
2 Surface preparation instructions and recommendations
3 Primer requirements and finish specification
4 Storage and handling requirements and recommendations
5 Application methods
6 Clean-up Information

C Selection Samples: Submit a complete set of color chips that represent the full range of manufacturer's color samples available.

D Coating Maintenance Manual: upon conclusion of the project, the Contractor or paint manufacturer/supplier shall furnish a coating maintenance manual, such as Sherwin-Williams “Custodian Paint Maintenance Manual” report or equal. Manual shall include an Area Summary with finish schedule, Area Detail designating where each product/color/finish was used, product data pages, Safety Data Sheets, care and cleaning instructions, touch-up procedures, and color samples of each color and finish used.

1.5 MOCK-UP

Include a mock-up if the project size and/or quality warrant taking such a precaution. The following is one example of how a mock-up on a large project might be specified. When deciding on the extent of the mock-up, consider all the major different types of painting on the project.

A. Finish surfaces for verification of products, colors, & sheens.
B. Finish area designated by Architect.
C. Provide samples that designate prime & finish coats.
D. Do not proceed with remaining work until the Architect approves the mock-up samples.

1.6 DELIVERY, STORAGE, AND HANDLING

A Delivery: Deliver manufacturer's unopened containers to the work site. Packaging shall bear the manufacturer’s name, label, and the following list of information:

1 Product name, and type (description)
2 Application & use instructions
3 Surface preparation
4 VOC content
5 Environmental handling and SDS
6 Batch date
7 Color number

B Storage: Store and dispose of solvent-based materials, and materials used with solvent-based materials, in accordance with requirements of local authorities having jurisdiction.
Store materials in an area that is within the acceptable temperature range, per manufacturer’s instructions. Protect from freezing.

C Handling: Maintain a clean, dry storage area to prevent contamination or damage to the coatings.

1.7 PROJECT CONDITIONS

Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not apply coatings under environmental conditions outside manufacturer's absolute limits.

Part 2 PRODUCTS

2.1 MANUFACTURERS

A Acceptable Manufacturer:
The Sherwin-Williams Company
101 Prospect Avenue NW
Cleveland, OH 44115
Tel: (800) 321-8194
www.sherwin-williams.com

B Substitutions: Requests for substitutions will be considered in accordance with provisions of Section 01 60 00 Product Requirements.
When submitting request for substitution, provide complete product data specified above under Submittals, for each substitute product.

2.2 APPLICATIONS/SCOPE

A Use this article to define the scope of painting if not fully defined in a Finish Schedule or on the drawings. This article must be carefully edited to reflect the surfaces actually found on the project. In some cases, it may be enough to use the first paragraph that says, in effect, "paint everything" along with a list of items not to paint, without exhaustively defining all the different surfaces and items that must be painted.

B If the project involves repainting some but not all existing painted surfaces, be sure to indicate the extent of the repainting.

C The descriptions of each system can also be used to further refine the definition of what is to be painted, stained, or clear finished.

D Surfaces to Be Coated:

Concrete: Cementitious Siding, Flexboard, Transite, and Shingles (Non-Roof)
Masonry: Concrete Masonry Units, Cinder or Concrete Block
Concrete: Concrete Floors, Patios, Porches, Steps & Platforms (Non-Vehicular)
Metal: Aluminum/Galvanized
Metal Ferrous: Misc. Iron, Ornamental Iron
Wood: Decks, Floors, and Platforms (Non-Vehicular)
Wood: Siding, Trim, Shutters, Sash, and Misc. Hardboard
Architectural PVC, Plastic, Fiberglass
Vinyl: Siding, EIFS, Synthetic Stucco
Drywall: Gypsum Board, and Exterior Drywall

2.3 SCHEDULE INDEX - EXTERIOR SURFACES (NORMAL EXPOSURE)

Index of Data pages

DATAPAGES AND SDS SHEETS: (To open any of the Data page Files, please click here)

Refer to the current SDS/EDS for specific VOCs. VOCs may vary by base and sheen.

****NOTES TO SPECIFIER****

- Specify the Pro Industrial line when higher performance is needed.
- Loxon Self-Cleaning Acrylic Coating is formulated to be self-cleaning by shedding dirt upon rain or water contact.
- Rusty galvanizing requires a minimum of Hand Tool Cleaning per SSPC-SP2, prime the area the same day as cleaned with Pro Industrial Pro-Cryl Universal Primer, B66-1300 Series
- For higher performance on bare ferrous and non-ferrous handrails and touch objects specify at minimum an epoxy primer followed by a urethane finish.

EDIT THIS SCHEDULE TO SELECT PRODUCT AND FINISH DESIRED

2.3 SCHEDULE

A. CONCRETE - (Cementitious Siding, Flexboard, Transite Board, Shingles (Non-Roof), Common Brick, Stucco, Tilt-up, Precast, and Poured-in-place Cement)

1. Latex Systems

a. Gloss Finish

1st Coat: S-W Loxon® Concrete & Masonry Primer, LX02 Series
(8.0 mils wet, 3.2 dry)
2nd Coat: S-W A-100® Exterior Latex Gloss, A8 Series
3rd Coat: S-W A-100 Exterior Latex Gloss, A8 Series
(4.0 mils wet, 1.4 mils dry per coat)

Early Moisture Resistant Finish

1st Coat: S-W Loxon Concrete & Masonry Primer, LX02 Series
(8.0 mils wet, 3.2 dry)
2nd Coat: S-W Resilience® Latex Gloss, K44 Series
3rd Coat: S-W Resilience Latex Gloss, K44 Series
(4.0 mils wet, 1.6 mils dry per coat)

b. Satin Finish

1st Coat: S-W Loxon Concrete & Masonry Primer, LX02 Series
(8.0 mils wet, 3.2 dry)
2nd Coat: S-W A-100 Exterior Latex Satin, A82 Series
3rd Coat: S-W A-100 Exterior Latex Satin, A82 Series
(4.0 mils wet, 1.5 mils dry per coat)

Early Moisture Resistant Finish

1st Coat: S-W Loxon Concrete & Masonry Primer, LX02 Series
(8.0 mils wet, 3.2 mils dry)
2nd Coat: S-W Resilience Latex Satin, K43 Series
3rd Coat: S-W Resilience Latex Satin, K43 Series
(4.0 mils wet, 1.6 mils dry per coat)

c. Low Sheen Finish

1st Coat: S-W Loxon Concrete & Masonry Primer, LX02 Series
(8.0 mils wet, 3.2 dry)
2nd Coat: S-W A-100 Exterior Latex Low Sheen, A12 Series
3rd Coat: S-W A-100 Exterior Latex Low Sheen, A12 Series
(4.0 mils wet, 1.5 mils dry per coat)

d. Flat Finish

1st Coat: S-W Loxon Concrete & Masonry Primer, LX02 Series
(8.0 mils wet, 3.2 mils dry)
2nd Coat: S-W A-100 Exterior Latex Flat, A6 Series
3rd Coat: S-W A-100 Exterior Latex Flat, A6 Series
(4.0 mils wet, 1.4 mils dry per coat)

Self-Cleaning Acrylic Finish

1st Coat: S-W Loxon Concrete & Masonry Primer, LX02 Series
(8.0 mils wet, 3.2 mils dry)
2nd Coat: S-W Loxon Self-Cleaning Acrylic, LX13 Series
3rd Coat: S-W Loxon Self-Cleaning Acrylic, LX13 Series
(5.0-7.0 mils wet, 2.1-2.9 mils dry per coat)

Specifier Note: Loxon Self-Cleaning Acrylic Coating is formulated to be self-cleaning by shedding dirt upon rain or water contact.

A. CONCRETE - (Cementitious Siding, Flexboard, Transite Board, Shingles (Non-Roof), Common Brick, Stucco, Tilt-up, Precast, and Poured-in-place Cement) (Cont.)

1. Latex Systems

d. Flat Finish (cont.)

Early Moisture Resistant Finish

1st Coat: S-W Loxon Concrete & Masonry Primer, LX02 Series
(8.0 mils wet, 3.2 mils dry)
2nd Coat: S-W Resilience Latex Flat, K42 Series
3rd Coat: S-W Resilience Latex Flat, K42 Series
(4.0 mils wet, 1.6 mils dry per coat)

High Build Coating

1st Coat: S-W Loxon XP™, LX11 Series
(14.0-18.0 mils wet; 6.5-8.4 mils dry per coat)

2. Elastomeric Systems (Not Including; Cementitious Siding, Flexboard, Transite Board, Shingles (Non-Roof))

a. Flat Finish

1st Coat: S-W Loxon Concrete & Masonry Primer, LX02 Series
(8.0 mils wet, 3.2 mils dry)
2nd Coat: S-W ConFlex XL Elastomeric High Build Coating, CF11 Series
3rd Coat: S-W ConFlex XL Elastomeric High Build Coating, CF11 Series
(13.0-16.0 mils wet, 6-7.5 mils dry per coat)

Alternate:

1st Coat: S-W Loxon Acrylic Block Surfacer, LX01 Series
(50-100 sq ft/gal)
2nd Coat: S-W ConFlex SherLastic® Elastomeric Coating, CF16 Series
3rd Coat: S-W ConFlex SherLastic Elastomeric Coating, CF16 Series
(10.0-14.0 mils wet,4.0-6.0 mils dry per coat)

Specifier Note: For porous surfaces a coat of Loxon Acrylic Block Surfacer may be required to help achieve a pinhole free surface.

3. Textured Elastomeric Systems

a. Textured Finish

1st Coat: S-W Loxon Concrete & Masonry Primer, LX02 Series
(8.0 mils wet, 3.2 mils dry)
2nd Coat: S-W ConFlex XL Elastomeric High Build Coating, CF11 Series
(13.0-16.0 mils wet, 6-7.5 mils dry per coat)
3rd Coat: S-W ConFlex XL Textured Elastomeric High Build Coating, CF12 Series
(Fine, Medium, Extra Coarse) (70-80 sq ft/gal)

Alternate:

1st Coat: S-W Loxon Acrylic Block Surfacer, LX01 Series
(50-100 sq ft/gal)
2nd Coat: S-W ConFlex SherLastic Elastomeric Coating, CF16 Series
3rd Coat: S-W ConFlex SherLastic Elastomeric Coating, CF16 Series
(10.0-14.0 mils wet,4.0-6.0 mils dry per coat)

A. CONCRETE - (Cementitious Siding, Flexboard, Transite Board, Shingles (Non-Roof), Common Brick, Stucco, Tilt-up, Precast, and Poured-in-place Cement) (Cont.)

4. Textured & Smooth Systems

a. Textured (Waterbased Finish)
- 1st Coat: S-W Loxon Acrylic Block Surfacer, LX01 Series (50-100 sq ft/gal)
- 2nd Coat: S-W ConFlex UltraCrete™ Texture Coating, CF17 Series (Fine, Medium, Extra Coarse) (50-80 sq ft/gal)

b. Textured (Solvent Based Finish)
- 1st Coat: S-W ConFlex UltraCrete Solvent Borne Texture Coating, CF18 Series (Smooth) (100-160 sq ft/gal)
- 2nd Coat: S-W ConFlex UltraCrete Solvent Borne Texture Coating, CF18 Series (Smooth, Fine, Medium) (50-80 sq ft/gal)

c. Smooth (Waterbased Finish)
- 1st Coat: S-W Loxon XP, LX11 Series
- 2nd Coat: S-W Loxon XP, LX11 Series (14.0-18 mils wet, 6.5-8.4 mils dry per coat) 2nd coat optional

5. Stain Systems

a. Solid Color Waterborne Finish
- 1st Coat: S-W Loxon Vertical Concrete Stain, LX31W Series
- 2nd Coat: S-W Loxon Vertical Concrete Stain, LX31W Series (50-250 sq/ft gal)

Alternate:
- 1st Coat: S-W H&C® COLORTOP™ Water-Based Solid Color Concrete Stain
- 2nd Coat: S-W H&C COLORTOP Water-Based Solid Color Concrete Stain (50-300 sq ft/gal)

b. Semi-Transparent Waterborne Finish
- 1st Coat: S-W Loxon Vertical Semi-Transparent Concrete Stain, LX31T Series
- 2nd Coat: S-W Loxon Vertical Semi-Transparent Concrete Stain, LX31T Series (150-400 sq ft/gal)

6. Clear Water Repellent

a. Clear Waterborne
- 1st Coat: S-W ConFlex Water Repellent 7% Siloxane, CF31 Series
- 2nd Coat: S-W ConFlex Water Repellant 7% Siloxane, CF31 Series (25-200 sq ft/ gal)

b. Clear Solventborne
- 1st Coat: S-W Loxon 40% Silane Water Repellent, LX31T Series
- 2nd Coat: S-W Loxon 40% Silane Water Repellent, LX31T Series (25-175 sq ft/ gal)

B. MASONRY (Concrete Masonry Units, Cinder or Concrete Block)

1. Latex Systems

a. Gloss Finish

1st Coat: S-W ConFlex Block Filler, CF01 Series (75-100 sq ft/gal)
2nd Coat: S-W A-100 Exterior Latex Gloss, A8 Series
3rd Coat: S-W A-100 Exterior Latex Gloss, A8 Series
(4.0 mils wet, 1.4 mils dry per coat)

Early Moisture Resistant Finish

1st Coat: S-W ConFlex Block Filler, CF01 Series (75-100 sq ft/gal)
2nd Coat: S-W Resilience Latex Gloss, K44 Series
3rd Coat: S-W Resilience Latex Gloss, K44 Series
(4.0 mils wet, 1.6 mils dry per coat)

b. Semi-Gloss Finish

1st Coat: S-W ConFlex Block Filler, CF01 Series (75-100 sq ft/gal)
2nd Coat: S-W Solo® Acrylic Semi-Gloss, A76 Series
3rd Coat: S-W Solo Acrylic Semi-Gloss, A76 Series
(4.0 mils wet, 1.5 mils dry per coat)

c. Satin Finish

1st Coat: S-W ConFlex Block Filler, CF01 Series (75-100 sq ft/gal)
2nd Coat: S-W A-100 Exterior Latex Satin, A82 Series
3rd Coat: S-W A-100 Exterior Latex Satin, A82 Series
(4.0 mils wet, 1.5 mils dry per coat)

Early Moisture Resistant Finish

1st Coat: S-W ConFlex Block Filler, CF01 Series (75-100 sq ft/gal)
2nd Coat: S-W Resilience Latex Satin, K43 Series
3rd Coat: S-W Resilience Latex Satin, K43 Series
(4.0 mils wet, 1.6 mils dry per coat)

d. Low Sheen Finish

1st Coat: S-W ConFlex Block Filler, CF01 Series (75-100 sq ft/gal)
2nd Coat: S-W A-100 Exterior Latex Low Sheen, A12 Series
3rd Coat: S-W A-100 Exterior Latex Low Sheen, A12 Series
(4.0 mils wet, 1.5 mils dry per coat)

e. Flat Finish

1st Coat: S-W ConFlex Block Filler, CF01 Series (75-100 sq ft/gal)
2nd Coat: S-W A-100 Exterior Latex Flat, A6 Series
3rd Coat: S-W A-100 Exterior Latex Flat, A6 Series
(4.0 mils wet, 1.4 mils dry per coat)

Self-Cleaning Acrylic Finish

1st Coat: S-W Loxon Acrylic Block Surfacer, LX01 Series (50-100 sq ft/gal)
2nd Coat: S-W Loxon Self-Cleaning Acrylic, LX13 Series
3rd Coat: S-W Loxon Self-Cleaning Acrylic, LX13 Series
(5.0-7.0 mils wet, 2.1-2.9 mils dry per coat)

B. MASONRY (Concrete Masonry Units, Cinder or Concrete Block) (Cont.)

1. Latex Systems

e. Flat Finish (cont.)

Early Moisture Resistant Finish

1st Coat: S-W ConFlex Block Filler, CF01 Series
(75-100 sq ft/gal)
2nd Coat: S-W Resilience Latex Flat, K42 Series
3rd Coat: S-W Resilience Latex Flat, K42 Series
(4.0 mils wet, 1.6 mils dry per coat)

High Build Coating

1st Coat: S-W Loxon Acrylic Block Surfacer, LX01 Series
(50-100 sq ft/gal)
2nd Coat: S-W Loxon XP, LX11 Series
(14.0-18.0 mils wet, 6.5-8.4 mils dry)

2. Elastomeric Systems

a. Flat Finish

1st Coat: S-W Loxon Acrylic Block Surfacer, LX01 Series
(50-100 sq ft/gal)
2nd Coat: S-W ConFlex XL Elastomeric High Build Coating, CF11 Series
3rd Coat: S-W ConFlex XL Elastomeric High Build Coating, CF11 Series
(13.0-16.0 mils wet, 6-7.5 mils dry per coat)

Alternate:

1st Coat: S-W Loxon Acrylic Block Surfacer, LX01 Series
(50-100 sq ft/gal)
2nd Coat: S-W ConFlex Sherlastic Elastomeric Coating, CF16 Series
3rd Coat: S-W ConFlex Sherlastic Elastomeric Coating, CF16 Series
(10.0-14.0 mils wet,4.0-6.0 mils dry per coat)

3. Textured Elastomeric System

a. Textured Finish

1st Coat: S-W Loxon Acrylic Block Surfacer, LX01 Series
(50-100 sq ft/gal)
2nd Coat: S-W ConFlex XL Elastomeric High Build Coating, CF11 Series
(13.0-16.0 mils wet, 6-7.5 mils dry per coat)
3rd Coat: S-W ConFlex XL Textured Elastomeric High Build Coating, CF12 Series
(Fine, Medium, Extra Coarse) (70-80 sq ft/gal)

4. Textured & Smooth Masonry Systems

a. Textured (Water Based Finish)

1st Coat: S-W Loxon Acrylic Block Surfacer, LX01 Series
(50-100 sq ft/gal)
2nd Coat: S-W ConFlex UltraCrete Textured Coating, CF17 Series
(Fine, Medium, Extra Coarse) (50-80 sq ft/gal)

b. Textured Finish (Solvent Based)

1st Coat: S-W ConFlex UltraCrete Solvent Borne Texture Coating, CF18 Series
(Smooth) (100-160 sq ft/gal)
2nd Coat: S-W ConFlex UltraCrete Solvent Borne Texture Coating, CF18 Series
(Smooth, Fine, Medium) (50-80 sq ft/gal)

c. Smooth (Water Based Finish)

1st Coat: S-W Loxon XP, LX11 Series
2nd Coat: S-W Loxon XP, LX11 Series
(14.0-18 mils wet, 6.5-8.4 mils dry per coat) 2nd coat optional

B. MASONRY (Concrete Masonry Units, Cinder or Concrete Block) (Cont.)

5. Stain Systems

a. Solid Color Waterborne Finish
- 1st Coat: S-W Loxon Vertical Concrete Stain, LX31W Series
- 2nd Coat: S-W Loxon Vertical Concrete Stain, LX31W Series (50-250 sq ft/gal)

b. Semi-Transparent Waterborne Finish
- 1st Coat: S-W Loxon Vertical Semi-Transparent Concrete Stain, LX31T Series
- 2nd Coat: S-W Loxon Vertical Semi-Transparent Concrete Stain, LX31T Series (150-400 sq ft/gal)

6. Clear Water Repellant

a. Clear
- 1st Coat: S-W ConFlex Water Repellant 7% Siloxane, CF31 Series
- 2nd Coat: S-W ConFlex Water Repellant 7% Siloxane, CF31 Series (25-200 sq ft/gal)

b. Clear Solventborne
- 1st Coat: S-W Loxon 40% Silane Water Repellent, LX31T Series
- 2nd Coat: S-W Loxon 40% Silane Water Repellent, LX31T Series (25-175 sq ft/ gal)

C. CONCRETE - (Concrete Floors, Patios, Porches, Steps & Platforms, (Non-Vehicular))

1. Acrylic Water-Based Systems

a. Gloss Finish
- 1st Coat: S-W ConFlex Flexible Concrete Waterproofer, Smooth, CF14 Series
- 2nd Coat: S-W ConFlex Flexible Concrete Waterproofer, Smooth, CF14 Series (10.0-12.0 mils wet per coat)
- 3rd Coat: SW H&C Clarishield™ Water-Based Clear Sealer, Wet Look
- 4th Coat: SW H&C Clarishield Water-Based Clear Sealer, Wet Look (200 sq/ft per gallon)

b. Satin Finish
- 1st Coat: S-W Porch & Floor Enamel, A32 Series
- 2nd Coat: S-W Porch & Floor Enamel, A32 Series (4.0 mils wet; 1.5 mils dry per coat)

c. Low Luster Finish
- 1st Coat: S-W ConFlex Flexible Concrete Waterproofer, Smooth, CF14 Series
- 2nd Coat: S-W ConFlex Flexible Concrete Waterproofer, Smooth, CF14 Series (10.0-12.0 mils wet per coat)
- 3rd Coat: SW H&C UltraPaver™ Water-Based Paver Sealer, Natural or Gloss
- 4th Coat: SW H&C UltraPaver Water-Based Paver Sealer, Natural or Gloss (100-150 sq ft/gal)

d. Flat Finish
- 1st Coat: S-W ConFlex Flexible Concrete Waterproofer, Smooth, CF14 Series
- 2nd Coat: S-W ConFlex Flexible Concrete Waterproofer, Smooth, CF14 Series (10.0-12.0 mils wet per coat)

2. Solid Color Stain

a. Low Luster Finish
- 1st Coat: S-W H&C Acryla-Deck™ Water-Based Solid Color 100% Acrylic Deck Coating
- 2nd Coat: S-W H&C Acryla-Deck Water-Based Solid Color 100% Acrylic Deck Coating (50-300 sq ft/gal)

D. METAL – (Aluminum/Galvanized)

1. Latex Systems

a. Gloss Finish

1st Coat: S-W A-100 Exterior Latex Gloss, A8 Series
2nd Coat: S-W A-100 Exterior Latex Gloss, A8 Series
(4.0 mils wet, 1.4 mils dry per coat)

Early Moisture Resistant Finish

1st Coat: S-W Resilience Latex Gloss, K44 Series
2nd Coat: S-W Resilience Latex Gloss, K44 Series
(4.0 mils wet, 1.6 mils dry per coat)

b. Semi-Gloss Finish

1st Coat: S-W Solo Acrylic Semi-Gloss, A76 Series
2nd Coat: S-W Solo Acrylic Semi-Gloss, A76 Series
(4.0 mils wet, 1.5 mils dry per coat)

c. Satin Finish

1st Coat: S-W A-100 Exterior Latex Satin, A82 Series
2nd Coat: S-W A-100 Exterior Latex Satin, A82 Series
(4.0 mils wet, 1.5 mils dry per coat)

Early Moisture Resistant Finish

1st Coat: S-W Resilience Latex Satin, K43 Series
2nd Coat: S-W Resilience Latex Satin, K43 Series
(4.0 mils wet, 1.6 mils dry per coat)

d. Low Sheen Finish

1st Coat: S-W A-100 Exterior Latex Low Sheen, A12 Series
2nd Coat: S-W A-100 Exterior Latex Low Sheen, A12 Series
(4.0 mils wet, 1.5 mils dry per coat)

e. Flat Finish

1st Coat: S-W A-100 Exterior Latex Flat, A6 Series
2nd Coat: S-W A-100 Exterior Latex Flat, A6 Series
(4.0 mils wet, 1.4 mils dry per coat)

Early Moisture Resistant Finish

1st Coat: S-W Resilience Latex Flat, K42 Series
2nd Coat: S-W Resilience Latex Flat, K42 Series
(4.0 mils wet, 1.6 mils dry per coat)

D. METAL – (Aluminum/Galvanized) (Cont.)

2. Alkyd Systems (Waterbased Urethane Modified Alkyd)

a. Gloss Finish

1st Coat: S-W Pro Industrial™ Pro-Cryl® Universal Primer, B66-1310 Series (5.0 mils wet, 1.9 mils dry)
2nd Coat: S-W Emerald® Urethane Trim Enamel Gloss, K39-750 Series
3rd Coat: S-W Emerald Urethane Trim Enamel Gloss, K39-750 Series (4.0 mils wet, 1.4 mils dry per coat)

b. Semi-Gloss Finish

1st Coat: S-W Pro Industrial Pro-Cryl Universal Primer, B66-1310 Series (5.0 mils wet, 1.9 mils dry)
2nd Coat: S-W Emerald Urethane Trim Enamel Semi-Gloss, K38-750 Series
3rd Coat: S-W Emerald Urethane Trim Enamel Semi-Gloss, K38-750 Series (4.0 mils wet, 1.4 mils dry per coat)

c. Satin Finish

1st Coat: S-W Pro Industrial Pro-Cryl Universal Primer, B66-1310 Series (5.0 mils wet, 1.9 mils dry)
2nd Coat: S-W Emerald Urethane Trim Enamel Satin, K37-750 Series
3rd Coat: S-W Emerald Urethane Trim Enamel Satin, K37-750 Series (4.0 mils wet, 1.4 mils dry per coat)

** NOTE TO SPECIFIER**

- For High Performance Metal Systems refer to 09 96 00
- Rusty galvanizing requires a minimum of Hand Tool Cleaning per SSPC-SP2, prime the area the same day as cleaned with Pro Industrial Pro-Cryl Universal Primer, B66-1300 Series
- For higher performance on bare ferrous and non-ferrous handrails and touch objects specify at minimum an epoxy primer followed by a Polyurethane finish.

E. METAL Ferrous - (Structural Steel, Beams, Miscellaneous & Ornamental Iron, Sashes, Doors, Partitions, Trim)

1. Latex Systems

a. Gloss Finish

1st Coat: S-W Pro Industrial Pro-Cryl Universal Primer, B66-1310 Series (5.0 mils wet, 2.0 mils dry)
2nd Coat: S-W Solo Acrylic Gloss, A77 Series
3rd Coat: S-W Solo Acrylic Gloss, A77 Series (4.0 mils wet, 1.6 mils dry per coat)

b. Semi-Gloss Finish

1st Coat: S-W Pro Industrial Pro-Cryl Universal Primer, B66-1310 Series (5.0 mils wet, 2.0 mils dry)
2nd Coat: S-W Solo Acrylic Semi-Gloss, A76 Series
3rd Coat: S-W Solo Acrylic Semi-Gloss, A76 Series (4.0 mils wet, 1.5 mils dry per coat)

2. Alkyd Systems (Waterbased Urethane Modified Alkyd)

a. Gloss Finish

1st Coat: S-W Pro Industrial Pro-Cryl Universal Primer, B66-1310 Series (5.0 mils wet, 1.9 mils dry)
2nd Coat: S-W Emerald Urethane Trim Enamel Gloss, K39-750 Series
3rd Coat: S-W Emerald Urethane Trim Enamel Gloss, K39-750 Series (4.0 mils wet, 1.4 mils dry per coat)

b. Semi-Gloss Finish

1st Coat: S-W Pro Industrial Pro-Cryl Universal Primer, B66-1310 Series (5.0 mils wet, 1.9 mils dry)
2nd Coat: S-W Emerald Urethane Trim Enamel Semi-Gloss, K38-750 Series
3rd Coat: S-W Emerald Urethane Trim Enamel Semi-Gloss, K38-750 Series (4.0 mils wet, 1.4 mils dry per coat)

c. Satin Finish

1st Coat: S-W Pro Industrial Pro-Cryl Universal Primer, B66-1310 Series (5.0 mils wet, 1.9 mils dry)
2nd Coat: S-W Emerald Urethane Trim Enamel Satin, K37-750 Series
3rd Coat: S-W Emerald Urethane Trim Enamel Satin, K37-750 Series (4.0 mils wet, 1.4 mils dry per coat)

** NOTE TO SPECIFIER**

- For High Performance Metal Systems refer to 09 96 00
- For higher performance on bare ferrous and non-ferrous handrails and touch objects specify at minimum an epoxy primer followed by a Polyurethane finish.

F. WOOD – (Decks, Floors, Platforms, (Non-Vehicular))

1. Acrylic System

a. Satin Floor Finish
1st Coat: S-W Porch & Floor Enamel, A32 Series
2nd Coat: S-W Porch & Floor Enamel, A32 Series
(4.0 mils wet, 1.5 mils dry per coat)

2. Stain Systems

a. Solid Color Acrylic Latex (Waterborne)
1st Coat: S-W SuperDeck® Exterior Waterborne Solid Color Deck Stain,
2nd Coat: S-W SuperDeck Exterior Waterborne Solid Color Deck Stain,
SD7-150 Series (200-400 sq ft/gal)

b. Semi-Solid Stain (Waterborne)
1st Coat: S-W SuperDeck Exterior Waterborne Semi-Solid Stain, SD5T15
2nd Coat: S-W SuperDeck Exterior Waterborne Semi-Solid Stain, SD5T15
(100-350 sq ft/gal)

c. Semi-Transparent Stain (Waterborne)
1st Coat: S-W SuperDeck Exterior Waterborne Semi-Transparent Stain, SD3T25
2nd Coat: S-W SuperDeck Exterior Waterborne Semi-Transparent Stain, SD3T25
(100-350 sq ft/gal)

d. Semi-Transparent Stain (Oil-Based)
1st Coat: S-W SuperDeck Exterior Oil-Based Semi-Transparent Stain, SD4C125
(100-350 sq ft/gal)

e. Transparent Stain
1st Coat: S-W SuperDeck Exterior Oil-Based Transparent Stain, SD2 Series
(150-300 sq ft/gal)

f. Clear Stain
1st Coat: S-W SuperDeck Exterior Waterborne Clear Sealer, SD1T100
2nd Coat: S-W SuperDeck Exterior Waterborne Clear Sealer, SD1T100
(150-300 sq ft/gal)

G. WOOD - (Siding, Trim, Shutters, Sashes, Misc., Hardboard-Bare/Primed)

1. Latex Systems

a. Gloss Finish

1st Coat: S-W Exterior Latex Wood Primer, B42W8041
(4.0 mils wet, 1.4 mils dry)
2nd Coat: S-W A-100 Exterior Latex Gloss, A8 Series
3rd Coat: S-W A-100 Exterior Latex Gloss, A8 Series
(4.0 mils wet, 1.4 mils dry per coat)

Early Moisture Resistant Finish

1st Coat: S-W Exterior Latex Wood Primer, B42W8041
(4.0 mils wet, 1.4 mils dry)
2nd Coat: S-W Resilience Latex Gloss, K44 Series
3rd Coat: S-W Resilience Latex Gloss, K44 Series
(4.0 mils wet, 1.6 mils dry per coat)

b. Semi-Gloss Finish

1st Coat: S-W Exterior Latex Wood Primer, B42W8041
(4.0 mils wet, 1.4 mils dry)
2nd Coat: S-W Solo Acrylic Semi-Gloss, A76 Series
3rd Coat: S-W Solo Acrylic Semi-Gloss, A76 Series
(4.0 mils wet, 1.5 mils dry per coat)

c. Satin Finish

1st Coat: S-W Exterior Latex Wood Primer, B42W8041
(4.0 mils wet, 1.4 mils dry)
2nd Coat: S-W A-100 Exterior Latex Satin, A82 Series
3rd Coat: S-W A-100 Exterior Latex Satin, A82 Series
(4.0 mils wet, 1.5 mils dry per coat)

Early Moisture Resistant Finish

1st Coat: S-W Exterior Latex Wood Primer, B42W8041
(4.0 mils wet, 1.4 mils dry)
2nd Coat: S-W Resilience Latex Satin, K43 Series
3rd Coat: S-W Resilience Latex Satin, K43 Series
(4.0 mils wet, 1.6 mils dry per coat)

d. Low Sheen Finish

1st Coat: S-W Exterior Latex Wood Primer, B42W8041
(4.0 mils wet, 1.4 mils dry)
2nd Coat: S-W A-100 Exterior Latex Low Sheen, A12 Series
3rd Coat: S-W A-100 Exterior Latex Low Sheen, A12 Series
(4.0 mils wet, 1.5 mils dry per coat)

e. Flat Finish

1st Coat: S-W Exterior Latex Wood Primer, B42W8041
(4.0 mils wet, 1.4 mils dry)
2nd Coat: S-W A-100 Exterior Latex Flat, A6 Series
3rd Coat: S-W A-100 Exterior Latex Flat, A6 Series
(4.0 mils wet, 1.4 mils dry per coat)

Early Moisture Resistant Finish

1st Coat: S-W Exterior Latex Wood Primer, B42W8041
(4.0 mils wet, 1.4 mils dry)
2nd Coat: S-W Resilience Latex Flat, K42 Series
3rd Coat: S-W Resilience Latex Flat, K42 Series
(4.0 mils wet, 1.6 mils dry per coat)

G. WOOD - (Siding, Trim, Shutters, Sashes, Misc., Hardboard-Bare/Primed)(Cont.)

2. Stain - Water Reducible Systems

a. Solid Color

1st Coat: S-W WoodScapes® Solid Color Stain, A15 Series
2nd Coat: S-W WoodScapes Solid Color Stain, A15 Series
(200-400 sq ft/gal)

Alternate:
1st Coat: S-W ProMar® Solid Color Stain, A16 Series
2nd Coat: S-W ProMar Solid Color Stain, A16 Series
(200-400 sq ft/gal)

b. Semi-Transparent

1st Coat: S-W WoodScapes Semi-Transparent Stain, A15T5
2nd Coat: S-W WoodScapes Semi-Transparent Stain, A15T5
(100-350 sq ft/gal)

Semi-Transparent - Satin Finish
1st Coat: S-W SuperDeck Log Home & Deck Stain, SD8T200
2nd Coat: S-W SuperDeck Log Home & Deck Stain, SD8T200
(100-350 sq ft/gal)

H. ARCHITECTURAL PVC, PLASTIC, FIBERGLASS
(due to the variety of substrates, check for compatibility)

1. Latex Systems

a. Gloss Finish

1st Coat: Extreme Bond™ Interior/Exterior Bonding Primer, B51W150
(3.1 mils wet, .9 mils dry)
2nd Coat: S-W A-100 Exterior Latex Gloss, A8 Series
3rd Coat: S-W A-100 Exterior Latex Gloss, A8 Series
(4.0 mils wet, 1.4 mils dry per coat)

Early Moisture Resistant Finish
1st Coat: Extreme Bond Interior/Exterior Bonding Primer, B51W150
(3.1 mils wet, .9 mils dry)
2nd Coat: S-W Resilience Latex Gloss, K44 Series
3rd Coat: S-W Resilience Latex Gloss, K44 Series
(4.0 mils wet, 1.6 mils dry per coat)

b. Semi-Gloss

1st Coat: Extreme Bond Interior/Exterior Bonding Primer, B51W150
(3.1 mils wet, .9 mils dry)
2nd Coat: S-W Solo Acrylic Semi-Gloss, A76 Series
3rd Coat: S-W Solo Acrylic Semi-Gloss, A76 Series
(4.0 mils wet, 1.5 mils dry per coat)

c. Satin Finish

1st Coat: Extreme Bond Interior/Exterior Bonding Primer, B51W150
(3.1 mils wet, .9 mils dry)
2nd Coat: S-W A-100 Exterior Latex Satin, A82 Series
3rd Coat: S-W A-100 Exterior Latex Satin, A82 Series
(4.0 mils wet, 1.5 mils dry per coat)

Early Moisture Resistant Finish
1st Coat: Extreme Bond Interior/Exterior Bonding Primer, B51W150
(3.1 mils wet, .9 mils dry)
2nd Coat: S-W Resilience Latex Satin, K43 Series
3rd Coat: S-W Resilience Latex Satin, K43 Series
(4.0 mils wet, 1.6 mils dry per coat)

d. Low Sheen Finish

1st Coat: Extreme Bond Interior/Exterior Bonding Primer, B51W150
(3.1 mils wet, .9 mils dry)
2nd Coat: S-W A-100 Exterior Latex Low Sheen, A12 Series
3rd Coat: S-W A-100 Exterior Latex Low Sheen, A12 Series
(4.0 mils wet, 1.5 mils dry per coat)

e. Flat Finish

1st Coat: Extreme Bond Interior/Exterior Bonding Primer, B51W150
(3.1 mils wet, .9 mils dry)
2nd Coat: S-W A-100 Exterior Latex Flat, A6 Series
3rd Coat: S-W A-100 Exterior Latex Flat, A6 Series
(4.0 mils wet, 1.4 mils dry per coat)

Early Moisture Resistant Finish
1st Coat: Extreme Bond Interior/Exterior Bonding Primer, B51W150
(3.1 mils wet, .9 mils dry)
2nd Coat: S-W Resilience Latex Flat, K42 Series
3rd Coat: S-W Resilience Latex Flat, K42 Series
(4.0 mils wet, 1.6 mils dry per coat)

I. VINYL SIDING*, EIFS, SYNTHETIC STUCCO

1. Latex Systems

a. Gloss Finish

1st Coat: S-W A-100 Exterior Latex Gloss, A8 Series
2nd Coat: S-W A-100 Exterior Latex Gloss, A8 Series
(4.0 mils wet, 1.4 mils dry per coat)

VinylSafe™ Early Moisture Resistant Finish
1st Coat: S-W Resilience Latex Gloss, K44 Series
2nd Coat: S-W Resilience Latex Gloss, K44 Series
(4.0 mils wet, 1.6 mils dry per coat)

b. Semi-Gloss Finish
1st Coat: S-W Solo Acrylic Semi-Gloss, A76 Series
2nd Coat: S-W Solo Acrylic Semi-Gloss, A76 Series
(4.0 mils wet, 1.5 mils dry per coat)

c. Satin Finish
1st Coat: S-W A-100 Exterior Latex Satin, A82 Series
2nd Coat: S-W A-100 Exterior Latex Satin, A82 Series
(4.0 mils wet, 1.5 mils dry per coat)

VinylSafe Early Moisture Resistant Finish
1st Coat: S-W Resilience Latex Satin, K43 Series
2nd Coat: S-W Resilience Latex Satin, K43 Series
(4.0 mils wet, 1.6 mils dry per coat)

d. Low Sheen Finish
1st Coat: S-W A-100 Exterior Latex Low Sheen, A12 Series
2nd Coat: S-W A-100 Exterior Latex Low Sheen, A12 Series
(4.0 mils wet, 1.5 mils dry per coat)

e. Flat Finish
1st Coat: S-W A-100 Exterior Latex Flat, A6 Series
2nd Coat: S-W A-100 Exterior Latex Flat, A6 Series
(4.0 mils wet, 1.4 mils dry per coat)

VinylSafe Early Moisture Resistant Finish
1st Coat: S-W Resilience Latex Flat, K42 Series
2nd Coat: S-W Resilience Latex Flat, K42 Series
(4.0 mils wet, 1.6 mils dry per coat)

** NOTE TO SPECIFIER**

***Vinyl or other PVC Building Products**

- Do not paint vinyl with any color darker than the original color.
- Do not paint vinyl with a color having a Light Reflective Value (LRV) of less than 56 unless VinylSafe Colors are used.
- Painting with darker colors lower than an LRV of 56, or non VinylSafe Colors, may cause vinyl to warp.

J. DRYWALL - (Gypsum Board, Exterior Drywall)

1. Latex Systems

a. Gloss Finish

1st Coat: S-W PrepRite® ProBlock® Interior/Exterior Latex Primer, B51-600 Series (4.0 mils wet, 1.4 mils dry)
2nd Coat: S-W A-100 Exterior Latex Gloss, A8 Series
3rd Coat: S-W A-100 Exterior Latex Gloss, A8 Series (4.0 mils wet, 1.4 mils dry per coat)

Early Moisture Resistant Finish

1st Coat: S-W PrepRite ProBlock Interior/Exterior Latex Primer, B51-600 Series (4.0 mils wet, 1.4 mils dry)
2nd Coat: S-W Resilience Latex Gloss, K44 Series
3rd Coat: S-W Resilience Latex Gloss, K44 Series (4.0 mils wet, 1.6 mils dry per coat)

b. Semi-Gloss

1st Coat: S-W PrepRite ProBlock Interior/Exterior Latex Primer, B51-600 Series (4.0 mils wet, 1.4 mils dry)
2nd Coat: S-W Solo Acrylic Semi-Gloss, A76 Series
3rd Coat: S-W Solo Acrylic Semi-Gloss, A76 Series (4.0 mils wet, 1.5 mils dry per coat)

c. Satin Finish

1st Coat: S-W PrepRite ProBlock Interior/Exterior Latex Primer, B51-600 Series (4.0 mils wet, 1.4 mils dry)
2nd Coat: S-W A-100 Exterior Latex Satin, A82 Series
3rd Coat: S-W A-100 Exterior Latex Satin, A82 Series (4.0 mils wet, 1.5 mils dry per coat)

Early Moisture Resistant Finish

1st Coat: S-W PrepRite ProBlock Interior/Exterior Latex Primer, B51-600 Series (4.0 mils wet, 1.4 mils dry)
2nd Coat: S-W Resilience Latex Satin, K43 Series
3rd Coat: S-W Resilience Latex Satin, K43 Series (4.0 mils wet, 1.6 mils dry per coat)

d. Low Sheen Finish

1st Coat: S-W PrepRite ProBlock Interior/Exterior Latex Primer, B51-600 Series (4.0 mils wet, 1.4 mils dry)
2nd Coat: S-W A-100 Exterior Latex Low Sheen, A12 Series
3rd Coat: S-W A-100 Exterior Latex Low Sheen, A12 Series (4.0 mils wet, 1.5 mils dry per coat)

e. Flat Finish

1st Coat: S-W PrepRite ProBlock Interior/Exterior Latex Primer, B51-600 Series (4.0 mils wet, 1.4 mils dry)
2nd Coat: S-W A-100 Exterior Latex Flat, A6 Series
3rd Coat: S-W A-100 Exterior Latex Flat, A6 Series (4.0 mils wet, 1.4 mils dry per coat)

Early Moisture Resistant Finish

1st Coat: S-W PrepRite ProBlock Interior/Exterior Latex Primer, B51-600 Series (4.0 mils wet, 1.4 mils dry)
2nd Coat: S-W Resilience Latex Flat, K42 Series
3rd Coat: S-W Resilience Latex Flat, K42 Series (4.0 mils wet, 1.6 mils dry per coat)

2.4 MATERIALS - GENERAL REQUIREMENTS

A Paints and Coatings - General:
1 Unless otherwise indicated, provide factory-mixed coatings. When required, mix coatings to correct consistency in accordance with manufacturer's instructions before application. Do not reduce, thin, or dilute coatings or add materials to coatings unless such a procedure is specifically described in manufacturer's product instructions. VOCs need to be confirmed by using the products EDS sheets.

B Primers:
1 Where the manufacturer offers options on primers for a particular substrate, use primer categorized as "best" by the manufacturer.

2.5 ACCESSORIES:

A Coating Application Accessories:
1 Provide all primers, sealers, cleaning agents, cleaning cloths, sanding materials, and clean-up materials required per manufacturer’s specifications.

Part 3 EXECUTION

3.1 EXAMINATION

A Do not begin application of coatings until substrates have been properly examined and prepared. Notify Architect of unsatisfactory conditions before proceeding.

B If substrate preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.

C Proceed with work only after conditions have been corrected, and approved by all parties, otherwise application of coatings will be considered as an acceptance of surface conditions.

D Previously Painted Surfaces: Verify that existing painted surfaces do not contain lead based paints, notify Architect immediately if lead based paints are encountered.

*(**Specifier Note**: Verify the existence of lead based paints on the project. Buildings constructed after 1978 are less likely to contain lead based paints. If lead based paints are suspected on the project, all removal must be done in accordance with the EPA Renovation, Repair and Painting rule and all applicable state and local regulations. State and local regulations may be more strict than those set under the federal regulations Verify that Owner has completed a Hazardous Material Assessment Report for the project prior to issuing of Drawings. Concluding that no lead based paints were found on project site, delete paragraph regarding lead based paints.)*

3.2 SURFACE PREPARATION:

WARNING! Removal of old paint by sanding, scraping or other means may generate dust or fumes that contain lead. Exposure to lead dust or fumes may cause brain damage or other adverse health effects, especially in children or pregnant women. Controlling exposure to lead or other hazardous substances requires the use of proper protective equipment, such as a properly fitted respirator (NIOSH approved) and proper containment and cleanup. For more information, call the National Lead Information Center at 1-800-424-LEAD (in US) or contact your local health authority. Removal must be done in accordance with EPA Renovation, Repair and Painting Rule and all related state and local regulations. Care should be taken to follow all state and local regulations which may be more strict than those set under the federal RRP Rule.

A Proper product selection, surface preparation, and application affect coating performance. Coating integrity and service life will be reduced because of improperly prepared surfaces.

Selection and implementation of proper surface preparation ensures coating adhesion to the substrate and prolongs the service life of the coating system.

B Selection of the proper method of surface preparation depends on the substrate, the environment, and the expected service life of the coating system. Economics, surface contamination, and the effect on the substrate will also influence the selection of surface preparation methods.

C The surface must be dry and in sound condition. Remove oil, dust, dirt, loose rust, peeling paint or other contamination to ensure good adhesion. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

D Prior to attempting to remove mildew, it is always recommended to test any cleaner on a small, inconspicuous area prior to use. Bleach and bleaching type cleaners may damage or discolor existing paint films. Bleach alternative cleaning solutions may be advised.
Mildew may be removed before painting by washing with a solution of 1 part liquid bleach and 3 parts water. Apply the solution and scrub the mildewed area. Allow the solution to remain on the surface for 10 minutes. Rinse thoroughly with water and allow the surface to dry before painting. Wear protective eyewear, waterproof gloves, and protective clothing. Quickly wash off any of the mixture that comes in contact with your skin. Do not add detergents or ammonia to the bleach/water solution.

E No exterior painting should be done immediately after a rain, during foggy weather, when rain is predicted, or when the temperature is below 50°F, unless products are designed specifically for these conditions. On large expanses of metal siding, the air, surface and material temperatures must be 50°F or higher to use low temperature products.

F Methods:

1 Aluminum
Remove all oil, grease, dirt, oxide and other foreign material by cleaning per SSPC-SP1, Solvent Cleaning.

2 Block (Cinder and Concrete)
Remove all loose mortar and foreign material. Surface must be free of laitance, concrete dust, dirt, form release agents, moisture curing membranes, loose cement, and hardeners. Concrete and mortar must be cured at least 30 days at 75°F, unless the manufacturer's products are designed for application prior to the 30-day period. The pH of the surface should be between 6 and 9, unless the products are designed to be used in high pH environments. On tilt-up and poured-in-place concrete, commercial detergents and abrasive blasting may be necessary to prepare the surface. Fill bug holes, air pockets, and other voids with a cement patching compound.

3 Concrete, SSPC-SP13 or NACE 6
This standard gives requirements for surface preparation of concrete by mechanical, chemical, or thermal methods prior to the application of bonded protective coating or lining systems. The requirements of this standard are applicable to all types of cementitious surfaces including cast-in-place concrete floors and walls, precast slabs, masonry walls, and shotcrete surfaces. An acceptable prepared concrete surface should be free of contaminants, laitance, loosely adhering concrete, and dust, and should provide a sound, uniform substrate suitable for the application of protective coating or lining systems.

4 Cement Composition Siding/Panels
Remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Existing peeled or checked paint should be scraped and sanded to a sound surface. Pressure clean, if needed, with a minimum of 2100 psi pressure to remove all dirt, dust, grease, oil, loose particles, laitance, foreign material, and peeling or defective coatings. Allow the surface to dry thoroughly. The pH of the surface should be between 6 and 9, unless the products are designed to be used in high pH environments.

5 Drywall—Exterior
Must be clean and dry. All nail heads must be set and spackled. Joints must be taped and covered with a joint compound. Spackled nail heads and tape joints must be sanded smooth and all dust removed prior to painting. Exterior surfaces must be spackled with exterior grade compounds.

6 Exterior Composition Board (Hardboard)
Some composition boards may exude a waxy material that must be removed with a solvent prior to coating. Whether factory primed or unprimed, exterior composition board siding (hardboard) must be cleaned thoroughly and primed with an alkyd primer.

7 Galvanized Metal
Clean per SSPC-SP1 using detergent and water or a degreasing cleaner to remove greases and oils. Apply a test area, priming as required. Allow the coating to dry at least one week before testing. If adhesion is poor, Brush Blast per SSPC-SP16 is necessary to remove these treatments.

8 Steel: Structural, Plate, etc.
Should be cleaned by one or more of the surface preparations described below. These methods are used throughout the world for describing methods for cleaning structural steel. Visual standards are available through the Society of Protective Coatings. A brief description of these standards together with numbers by which they can be specified follow.

9 Solvent Cleaning, SSPC-SP1
Solvent cleaning is a method for removing all visible oil, grease, soil, drawing and cutting compounds, and other soluble contaminants. Solvent cleaning does not remove rust or mill scale. Change rags and cleaning solution frequently so that deposits of oil and grease are not spread over additional areas in the cleaning process. Be sure to allow adequate ventilation.

10 Hand Tool Cleaning, SSPC-SP2
Hand Tool Cleaning removes all loose mill scale, loose rust, and other detrimental foreign matter. It is not intended that adherent mill scale, rust, and paint be removed by this process. Before hand tool cleaning, remove visible oil, grease, soluble welding residues, and salts by the methods outlined in SSPC-SP1.

11 Power Tool Cleaning, SSPC-SP3
Power Tool Cleaning removes all loose mill scale, loose rust, and other detrimental foreign matter. It is not intended that adherent mill scale, rust, and paint be removed by this process. Before power tool cleaning, remove visible oil, grease, soluble welding residues, and salts by the methods outlined in SSPC-SP1.

12 White Metal Blast Cleaning, SSPC-SP5 or NACE 1
A White Metal Blast Cleaned surface, when viewed without magnification, shall be free of all visible oil, grease, dirt, dust, mill scale, rust, paint, oxides, corrosion products, and other foreign matter. Before blast cleaning, visible deposits of oil or grease shall be removed by any of the methods specified in SSPC-SP1 or other agreed upon methods.

13 Commercial Blast Cleaning, SSPC-SP6 or NACE 3
A Commercial Blast Cleaned surface, when viewed without magnification, shall be free of all visible oil, grease, dirt, dust, mill scale, rust, paint, oxides, corrosion products, and other foreign matter, except for staining. Staining shall be limited to no more than 33 percent of each square inch of surface area and may consist of light shadows, slight streaks, or minor discoloration caused by stains of rust, stains of mill scale, or stains of previously applied paint. Before blast cleaning, visible deposits of oil or grease shall be removed by any of the methods specified in SSPC-SP1 or other agreed upon methods.

14 Brush-Off Blast Cleaning, SSPC-SP7 or NACE 4
A Brush-Off Blast Cleaned surface, when viewed without magnification, shall be free of all visible oil, grease, dirt, dust, loose mill scale, loose rust, and loose paint. Tightly adherent mill scale, rust, and paint may remain on the surface. Before blast cleaning, visible deposits of oil or grease shall be removed by any of the methods specified in SSPC-SP 1 or other agreed upon methods.

15 Brush-Off Blast Cleaning of Coated and Uncoated Galvanized Steel, Stainless Steels, and Non-Ferrous Metals, SSPC-SP16
This standard covers the requirements for brush-off blast cleaning of uncoated or coated metal surfaces other than carbon steel by the use of abrasives. These requirements include visual verification of the end condition of the surface and materials and procedures necessary to achieve and verify the end condition. A brush-off blast cleaned non-ferrous metal surface, when viewed without magnification, shall be free of all visible oil, grease, dirt, dust, metal oxides (corrosion products), and other foreign matter. Intact, tightly adherent coating is permitted to remain. A coating is considered tightly adherent if it cannot be removed by lifting with a dull putty knife.

16 Power Tool Cleaning to Bare Metal, SSPC-SP11
Metallic surfaces that are prepared according to this specification, when viewed without magnification, shall be free of all visible oil, grease, dirt, dust, mill scale, rust, paint, oxide corrosion products, and other foreign matter. Slight residues of rust and paint may be left in the lower portions of pits if the original surface is pitted. Prior to power tool surface preparation, remove visible deposits of oil or grease by any of the methods specified in SSPC-SP1, Solvent Cleaning, or other agreed upon methods.

17 Near-White Blast Cleaning, SSPC-SP10 or NACE 2
A Near White Blast Cleaned surface, when viewed without magnification, shall be free of all visible oil, grease, dirt, dust, mill scale, rust, paint, oxides, corrosion products, and other foreign matter, except for staining. Staining shall be limited to no more than 5 percent of each square inch of surface area and may consist of light shadows, slight streaks, or minor discoloration caused by stains of rust, stains of mill scale, or stains of previously applied paint. Before blast cleaning, visible deposits of oil or grease shall be removed by any of the methods specified in SSPC-SP1 or other agreed upon methods.

18 Water Blasting, NACE Standard RP-01-72
Removal of oil grease dirt, loose rust, loose mill scale, and loose paint by water at pressures of 2,000 to 2,500 psi at a flow of 4 to 14 gallons per minute.

19 Stucco
Must be clean and free of any loose stucco. If recommended procedures for applying stucco are followed, and normal drying conditions prevail, the surface may be painted in 30 days. The pH of the surface should be between 6 and 9, unless the products are designed to be used in high pH environments such as Loxon.

20 Wood—Exterior
Must be clean and dry. Knots and pitch streaks must be scraped, sanded, and spot primed before a full priming coat is applied. Patch all nail holes and imperfections with a wood filler or putty and sand smooth.

21 Vinyl Siding, Architectural Plastics & Fiberglass
Vinyl or other PVC, plastic building products Clean the surface thoroughly by scrubbing with warm, soapy water. Rinse thoroughly, prime with appropriate white primer. Do not paint vinyl with any color darker than the original color. Do not paint vinyl with a color having a Light Reflective Value (LRV) of less than 56 unless VinylSafe® Colors are used. If VinylSafe® Colors are not used and darker colors lower than an LRV of 56 are, the vinyl may warp. Follow all painting guidelines of the vinyl manufacturer when painting. Only paint properly

installed vinyl siding. Deviating from the manufacturer's painting guidelines may cause the warranty to be voided.

3.3 INSTALLATION

A Apply all coatings and materials with the manufacturer's specifications in mind. Mix and thin coatings according to manufacturer's recommendation.

B Do not apply to wet or damp surfaces.

1 Wait at least 30 days before applying to new concrete or masonry. Or follow manufacturer's procedures to apply appropriate coatings prior to 30 days.
2 Test new concrete for moisture content.
3 Wait until wood is fully dry after rain or morning fog or dew.

C Apply coatings using methods recommended by manufacturer.

D Uniformly apply coatings without runs, drips, or sags, without brush marks, and with consistent sheen.

E Apply coatings at spreading rate required to achieve the manufacturer's recommended dry film thickness.

F Regardless of number of coats specified, apply as many coats as necessary for complete hide.

G Exterior Woodwork: If final painting must be delayed more than 2 weeks after installation of woodwork, apply primer within 2 weeks and final coating within 2 weeks.

H Inspection: The coated surface must be inspected and approved by the Architect or Engineer just prior to the application of each coat.

3.4 PROTECTION

A Protect finished coatings from damage until completion of project.

B Touch-up damaged coatings after substantial completion, following manufacturer's recommendation for touch up or repair of damaged coatings. Repair any defects that will hinder the performance of the coatings.

3.5 SCHEDULES

Specifier Note: Cut and paste the coatings system schedule here (specified in section 2.3 PAINT SCHEDULE), otherwise delete this section.

END OF SECTION04052018

PROJECT: COOKIES PALM SPRINGS
ADDRESS: 777 N PALM CANYON DR
PLANNING APPLICATION: 3.229 MAA
NOTES: ARCADIA STANDARD NARROW STILE STOREFRONT DOOR. DOOR & FRAME FINISH TO BE CLEAR ANODIZED ALUMINUM. GLAZING TO BE SOLARBAN 70 LOW-E PACIFICA+CLEAR OR EQUAL.

Featured Series: Curtain Wall - Ti Beam

Product Categories

Swing

Standard Narrow Stile

Operation: NS212 Series

ADD SELECTION

Standard Narrow Stile

CAD / REFERENCE FILES

View All Downloads

Featured Series: Curtain Wall - Ti Beam

DWG CAD File Download

Product **Downloads**

Download All

CAD / REFERENCE FILES

PDF Reference File View File Download

DXF CAD File Download

DWG CAD File Download

CSI SPECIFICATION DOCUMENTS

CSI Guide Specification View File Download

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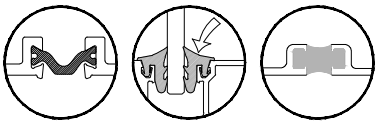
Brochures

Continuing Education

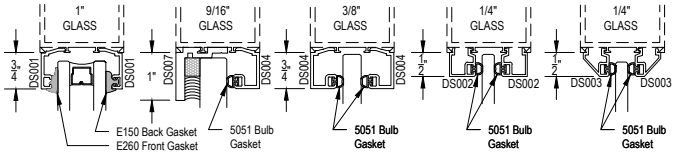
arcadia

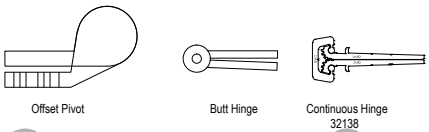


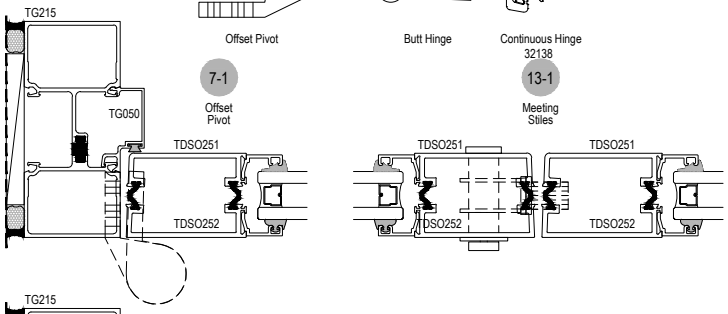
NS212T Series

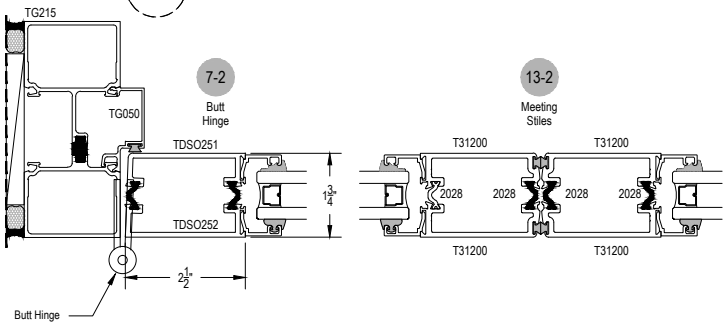
Description: Narrow Stile - Offset Door
Function: Entrance
Detail: Typical Details
Scale: 3" = 1'-0"

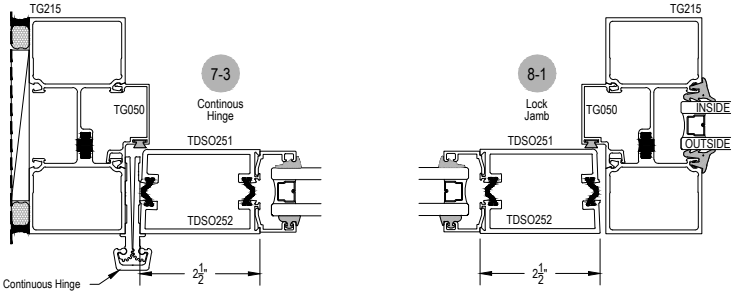
OPTIONAL GLASS STOP FOR 1/4" OR 1" GLASS

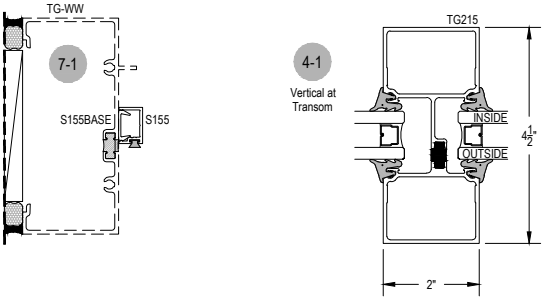




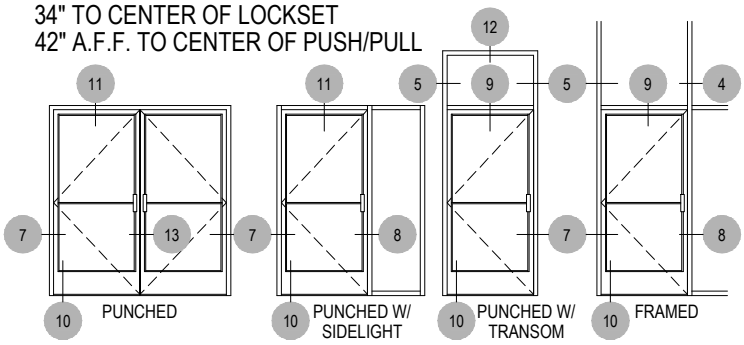


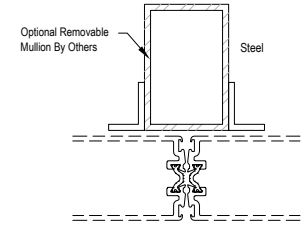


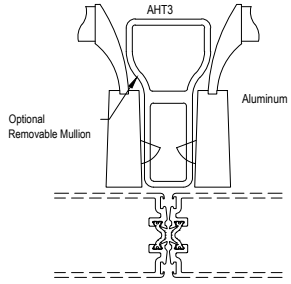


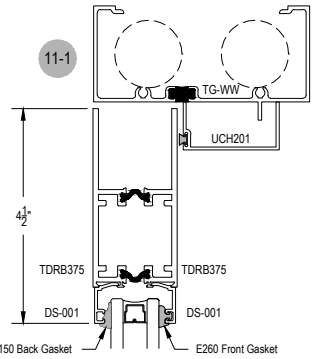


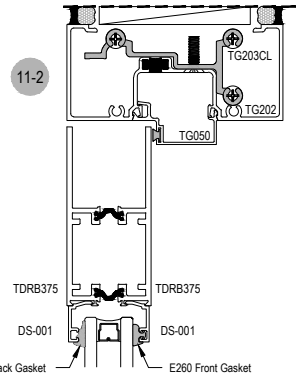
34" TO CENTER OF LOCKSET
42" A.F.F. TO CENTER OF PUSH/PULL

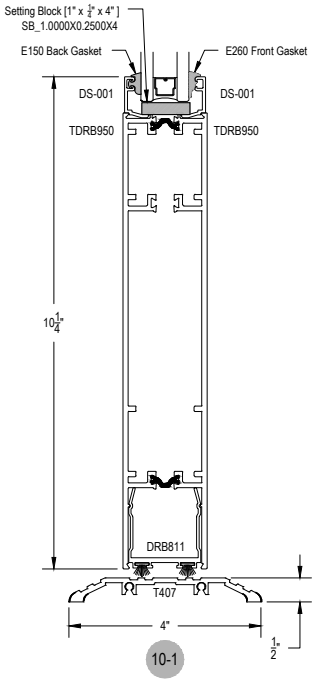


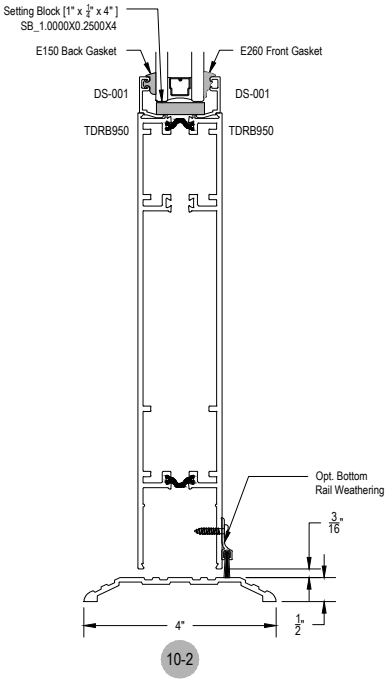




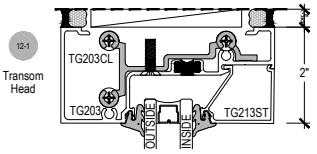


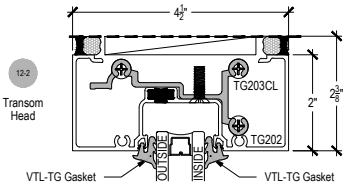


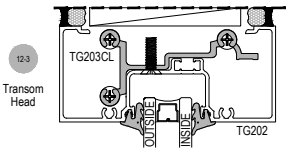


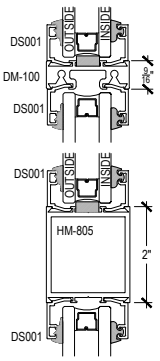


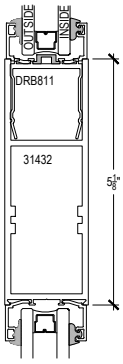
OPTIONAL HORIZONTAL MUNTIN

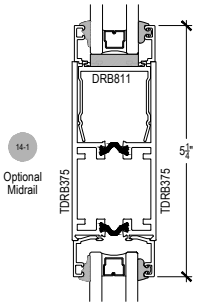


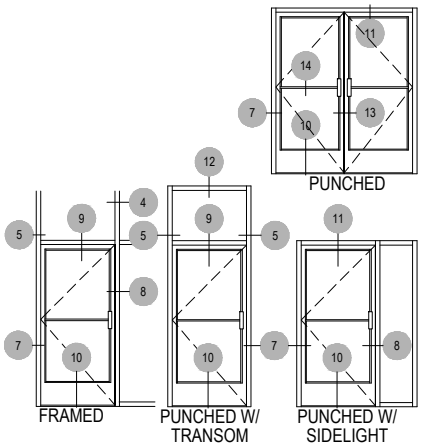


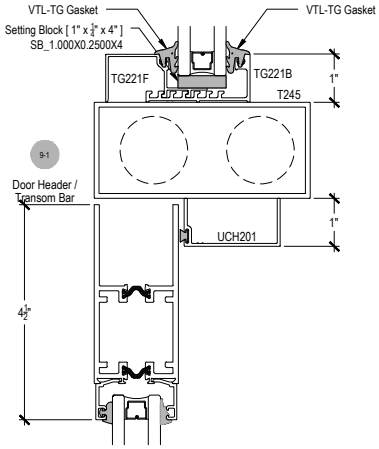


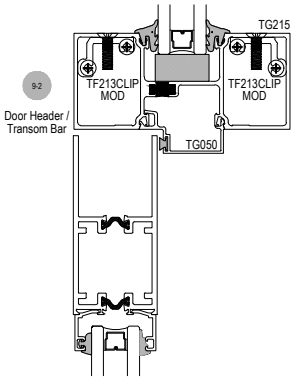


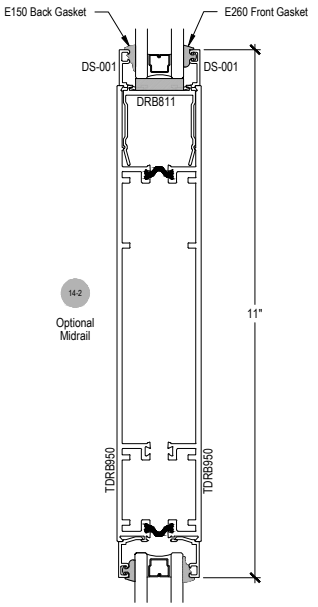


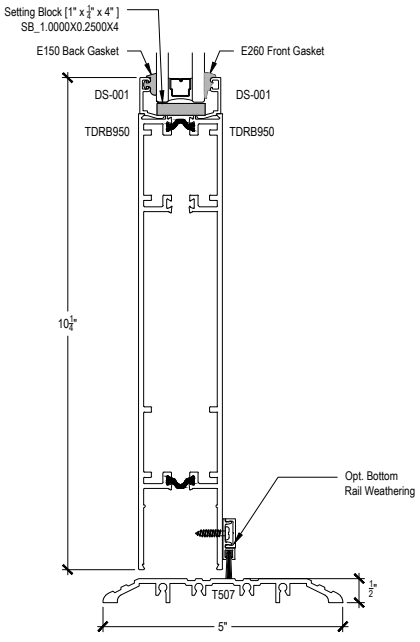


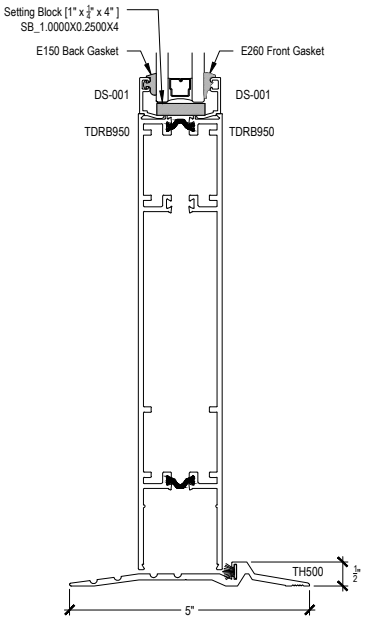


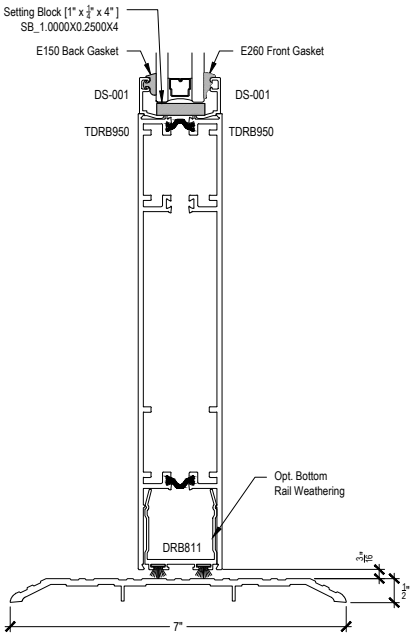












Product Data Sheet

SOLARBAN® 70
Solar Control Low-E Glass

Aesthetic Description

Solarban® 70 glass (formerly *Solarban*® 70XL glass) is a solar control, low-e glass that brilliantly combines the clear appearance of transparent, color-neutral glass with an exceptional combination of solar control and visible light transmittance (VLT).

The world's first triple-silver, magnetron sputter vacuum deposition (MSVD) coating, *Solarban*® 70 glass expands the design possibilities for buildings in two important ways. First, *Solarban*® 70 glass enables architects to incorporate vast areas of vision glass into their designs without a corresponding increase in cooling equipment capacity.

Second, architects can specify a clear aesthetic while achieving solar control performance that was once attainable only through the use of tinted glass and a solar control, low-e coating in an insulated glass unit (IGU).

Performance Options

When coupled with conventional clear glass in a one-inch IGU, *Solarban*® 70 glass achieves a Visible Light Transmittance (VLT of 64 percent and a Solar Heat Gain Coefficient (SHGC) of 0.27 to produce a Light to Solar Gain (LSG) ratio of 2.37, making it one of the industry's highest-performing glasses.

The clear aesthetic of *Solarban*® 70 glass also makes the product exceptionally versatile, offering architects an extensive array of performance and appearance options. For instance, for projects that require advanced solar control performance, *Solarban*® 70 glass can be coated on the second (#2) surface of nearly all of

The Cirque
Location: Dallas, TX | Product: *Solarban*® 70XL Glass | Architect of Record: PageSoutherlandPage | Design Architect: Gromatzky Dupree & Associates | Glass Fabricator: Trulite Glass and Aluminum Solutions | Glazing Contractor: Haley-Greer

Vitro Architectural Glass' (formerly PPG glass) wide range of tinted glasses to produce SHGCs as low as 0.19 and LSG ratios ranging from 1.68 to 2.15.

For more color and reflectivity choices, *Solarban*® 70 glass may be specified on the third (#3) surface of an IGU behind a tinted lite or in combination with *Solarcool*® reflective or *Vistacool*® subtly reflective color-enhanced glasses.

Supporting Sustainable Design

Vitro Architectural Glass provides abundant opportunities for architects and building owners to realize their sustainability objectives.

Energy Use & Operating Cost Reduction: High-performance glasses by Vitro are engineered to facilitate downsized mechanical equipment costs, leading to reduced long-term energy costs. Visit **tools.vitroglazings.com** for glass comparison and configuration tools for analyzing glass products.

Sustainability Documentation: Vitro Architectural Glass is the first U.S. float glass manufacturer to have its entire selection of products recognized by the *Cradle to Cradle Certified*™ program, and the first in North America to publish third-party verified EPDs for its Flat Glass and Processed Glass products.

For additional credit opportunities and supporting documentation, visit **vitroglazings.com/LEED**

LEED Credit Opportunities			
Possible Points	**LEED Credit**	***Solarban*® 70 Feature**	**Path/Option Satisfied**
18	**Energy & Atmosphere (EA)** Optimize Energy Performance	Excellent SHGC, U-value and Tvis performance	Whole Building Energy Simulation (Option 1) or Prescriptive Compliance: ASHRAE Advanced Energy Design Guide (Option 2)
5	**Innovation (IN)** Innovation in Design	Exceeds minimum performance mandated by local energy codes	Innovation (Option 1), Pilot (Option 2) and Exemplary Performance (Option 3)
3	**Indoor Environmental Equality (EQ)** Daylight	Exhibits high light transmission	Simulation: Spatial Daylight Autonomy and Annual Sunlight Exposure (Option 1), Simulation: Illuminance Calculations (Option 2) or Measurement (Option 3)

Solarban® 70 glass

Insulating Glass Unit Performance Comparisons | 1-inch (25mm) units with 1/2-inch (13mm) airspace and two 1/4-inch (6mm) lites							
Glass Type: Outdoor Lite: Coating if Any (Surface) Glass + Indoor Lite: Coating if Any (Surface) Glass	Visible Light Transmittance (VLT)	Visible Light Reflectance		(BTU/hr°ft²°F) NFRC U-Value		Solar Heat Gain Coefficient (SHGC)	Light to Solar Gain (LSG)
		Exterior %	Interior %	Winter Nighttime	Winter Argon		
***Solarban*® 70 Solar Control Low-E Glass**							
Solarban® 70 (2) + Clear	64	12	13	0.28	0.24	0.27	2.37
Solarban® 70 (2) *Solexia*® + Clear	58	10	13	0.28	0.24	0.27	2.15
Solarban® 70 (2) *Atlantica*® + Clear	51	9	12	0.28	0.24	0.24	2.13
Solarban® 70 (2) *Azuria*® + Clear	52	9	12	0.28	0.24	0.25	2.08
Solarban® 70 (2) *Solarblue*® + Clear	42	8	12	0.28	0.24	0.23	1.83
Solarban® 70 (2) *Pacifica*® + Clear	32	6	12	0.28	0.24	0.19	1.68
Solarban® 70 (2) *Solarbronze*® + Clear	40	7	12	0.28	0.24	0.21	1.90
Solarban® 70 (2) *Optigray*® + Clear	47	8	12	0.28	0.24	0.24	1.96
Solarban® 70 (2) *Solargray*® + Clear	34	6	12	0.28	0.24	0.20	1.70
Solexia® + *Solarban*® 70 (3) Clear	56	11	12	0.28	0.24	0.32	1.75
Atlantica® + *Solarban*® 70 (3) Clear	49	10	11	0.28	0.24	0.28	1.75
Azuria® + *Solarban*® 70 (3) Clear	49	9	11	0.28	0.24	0.29	1.69
Solarblue® + *Solarban*® 70 (3) Clear	40	8	11	0.28	0.24	0.27	1.48
Pacifica® + *Solarban*® 70 (3) Clear	31	6	10	0.28	0.24	0.22	1.41
Solarbronze® + *Solarban*® 70 (3) Clear	38	8	11	0.28	0.24	0.26	1.46
Optigray® + *Solarban*® 70 (3) Clear	45	9	11	0.28	0.24	0.29	1.55
Solargray® + *Solarban*® 70 (3) Clear	32	7	11	0.28	0.24	0.24	1.33
Graylite® II + *Solarban*® 70 (3) Clear	6	4	10	0.28	0.24	0.11	0.55
Vistacool*® and *Solarcool*® with *Solarban*® 70 Solar Control Low-E (3)							
Vistacool® (2) *Azuria*® + *Solarban*® 70 (3)	38	21	23	0.28	0.24	0.24	1.58
Vistacool® (2) *Pacifica*® + *Solarban*® 70 (3)	24	11	22	0.28	0.24	0.19	1.26
Solarcool® (2) *Solexia*® + *Solarban*® 70 (3)	22	24	27	0.28	0.24	0.17	1.29
Solarcool® (2) *Azuria*® + *Solarban*® 70 (3)	19	19	27	0.28	0.24	0.15	1.27
Solarcool®(2) *Solarblue*® + *Solarban*® 70 (3)	16	14	27	0.28	0.24	0.15	1.07
Solarcool®(2) *Pacifica*® + *Solarban*® 70 (3)	12	10	27	0.28	0.24	0.13	0.92
Solarcool®(2) *Solarbronze*® + *Solarban*® 70 (3)	15	14	27	0.28	0.24	0.15	1.00
Solarcool®(2) *Solargray*® + *Solarban*® 70 (3)	13	11	27	0.28	0.24	0.14	0.93

**Solarban*® 70 glass for annealed applications is applied to *Starphire*® glass, heat treated applications will require either clear or *Starphire*® glass depending on manufacturing process.

All performance data calculated using LBNL Window 7.3 software and represents center of glass performance data. For detailed information on the methodologies used to calculate the aesthetic and performance values in this table, please visit vitroglazings.com or request our Architectural Glass Catalog.

Fabrication and Availability

Solarban® 70 glass is available exclusively through the *Vitro Certified*™ Network. *Vitro Certified*™ Fabricators can meet tight construction deadlines and accelerate the delivery of replacement glass before, during and after construction. *Solarban*® 70 glass is manufactured using the sputter-coating process and is available for annealed, heat-strengthened and tempered applications.

Additional Resources

To obtain samples of any Vitro Glass product, call **1-855-VTRO-GLS (877-6457)** or visit **samples.vitroglazings.com**. For videos, design insights and technical education, visit the Vitro Glass Education Center at **glassed.vitroglazings.com**. For glass comparison and configuration tools, visit **tools.vitroglazings.com.**

For more information about *Solarban*® low-e glass and other *Cradle to Cradle Certified*™ architectural glasses by Vitro Glass, visit **vitroglazings.com**, or call **1-855-VTRO-GLS (887-6457).**

CERTIFIED cradle to cradle

Vitro® Architectural Glass

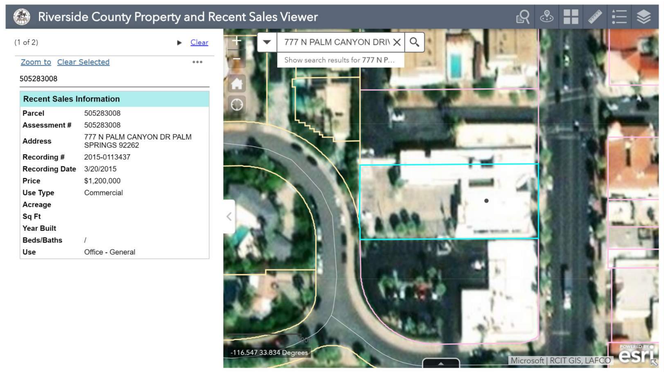

Building
Environments
Where People
Soak in the Sun.


Building
Environments
Where People
Soak in the Sun.


777
THE 420
LOUNGE

CANNABIS - RETAIL
EXTERIOR SIGNAGE
777 NORTH PALM CANYON DRIVE

ASSESSOR'S MAP



EXISTING PHOTOS

COLOR SAMPLE "COOKIES BLUE"

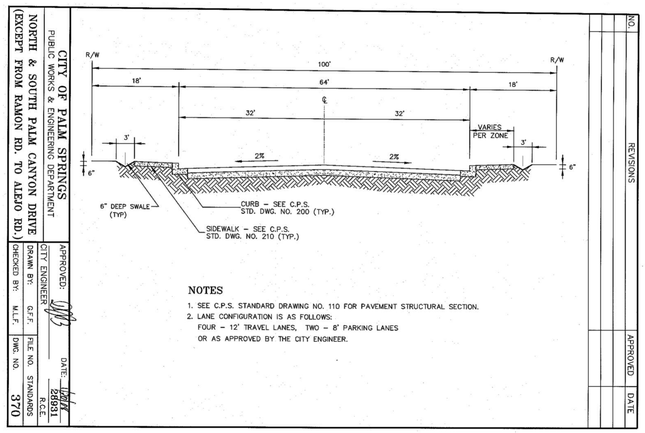
SHEET LIST

Sheet Name	Sheet Number
MINOR ARCHITECTURAL APPLICATION COVER SHEET	MAA-02
FACADE ELEVATIONS (SIGNAGE)	A-02.1 1

DRAWINGS FOR REFERENCE ONLY (MAA-01)

Sheet Name	Sheet Number
FLOOR AND RC PLANS	A-01.0

STREET SECTION (DRAWING NO. 370)



PROJECT NAME:
CANNABIS RETAIL EXTERIOR SIGNAGE

MINOR ARCHITECTURAL APPLICATION (MAA) PROJECT DESCRIPTION:
SUITE 101 EXTERIOR SIGNAGE AT EXISTING RETAIL SUITE IN GROUND FLOOR OF EXISTING 2-STORY COMMERICAL BUILDING.

ASSOCIATED PERMIT APPLICATIONS:
1. TENANT IMPROVEMENT PERMIT APPLICATION #2020-968 1
2. MINOR ARCHITECTURAL APPLICATION #3.229-MAA, SUITE 101 ENTRY
3. SITE & BUILDING ACCESSIBLE UPGRADES PERMIT APPLICATION: #2020-1371 1

APPLICATION #: SI 20-015 1

PROJECT LOCATION:
777 NORTH CANYON DRIVE, PALM SPRINGS, CA

BLOCK/LOT:
LOT 118 MB 012 / 094 MIRITO VISTA

APN:
505-283-008

ZONING:
C-1 RETAIL BUSINESS ZONE

OCCUPANCY GROUP:
EXISTING - B BUSINESS
PROPOSED - B + M - BUSINESS + MERCANTILE ADULT USE STOREFRONT CANNABIS RETAIL

CONSTRUCTION TYPE:
EXISTING - V-B
PROPOSED - NO CHANGE

SPRINKLERS:
EXISTING - YES
PROPOSED - NO CHANGE

GOVERNING CODES:
ALL WORK SHALL BE IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, INCLUDING THE FOLLOWING:
2019 CALIFORNIA BUILDING CODE, INCLUDING PALM SPRINGS AMENDMENTS
2019 CALIFORNIA PLUMBING CODE, INCLUDING PALM SPRINGS AMENDMENTS
2019 CALIFORNIA MECHANICAL CODE, INCLUDING PALM SPRINGS AMENDMENTS
2019 CALIFORNIA ELECTRICAL CODE, INCLUDING PALM SPRINGS AMENDMENTS
2019 CALIFORNIA ENERGY CODE, INCLUDING PALM SPRINGS AMENDMENTS
2019 CALIFORNIA GREEN BUILDING CODE, INCLUDING PALM SPRINGS AMENDMENTS
2019 CALIFORNIA FIRE CODE
CITY OF PALM SPRINGS ORDINANCE 1933 CHAPTER 5.55 ADULT USE CANNABIS RELATED BUSINESSES AND ACTIVITIES
CITY OF PALM SPRINGS ZONING CODE 93.23.15 SPECIAL STANDARDS FOR CANNABIS FACILITIES

LOT SIZE:
EXISTING - 23,958 SF
PROPOSED - NO CHANGE

BUILDING AREA:
EXISTING - 10,896 SF
PROPOSED - NO CHANGE

AREA OF WORK:
+/- 1,090 SF

NUMBER OF FLOORS:
EXISTING - 2
PROPOSED - NO CHANGE

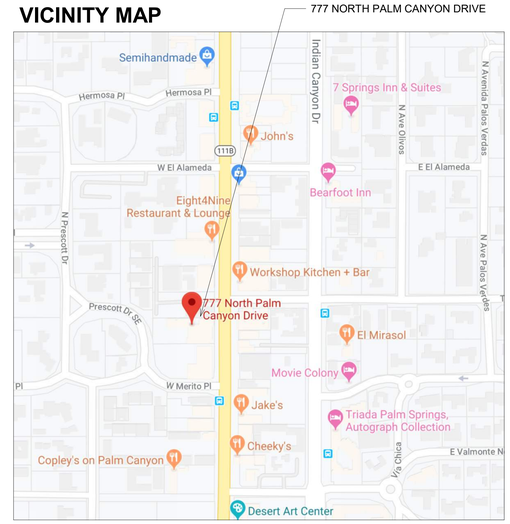
PROJECT DIRECTORY

OWNER:
BENJAMIN C. STORCK
29641 SOUTH WESTERN AVENUE, SUITE 405
RANCHO PALOS VERDES, CA 90275
323-687-1777

CLIENT:
SETH BERLING
GCI CONSTRUCTION
875 BATTERY STREET 1ST FLOOR
SAN FRANCISCO, CA 94111
415-978-2790

ARCHITECT:
KYLE BRUNEL, AIA
PENCIL BOX ARCHITECTS, INC.
237 CLARA STREET
SAN FRANCISCO, CA 94107
415-699-5953

VICINITY MAP



PENCIL BOX ARCHITECTS, INC.
237 CLARA STREET
SAN FRANCISCO, CA 94107
WWW.PENCIL BOX ARCHITECTS.COM
415-699-5953

GCI CONSTRUCTION
CANNABIS RETAIL
EXTERIOR SIGNAGE

Key Plan

Seals and Signatures

LICENSED ARCHITECT KYLE T BRUNEL no. C35905 06/30/21 STATE OF CALIFORNIA

Issued for	Rev	Date
MAA 02 REV 1	1	06/29/2020

MINOR ARCHITECTURAL APPLICATION COVER SHEET

Date	APRIL 27, 2020
Scale:	AS NOTED

MAA-02

Project number 2019-28

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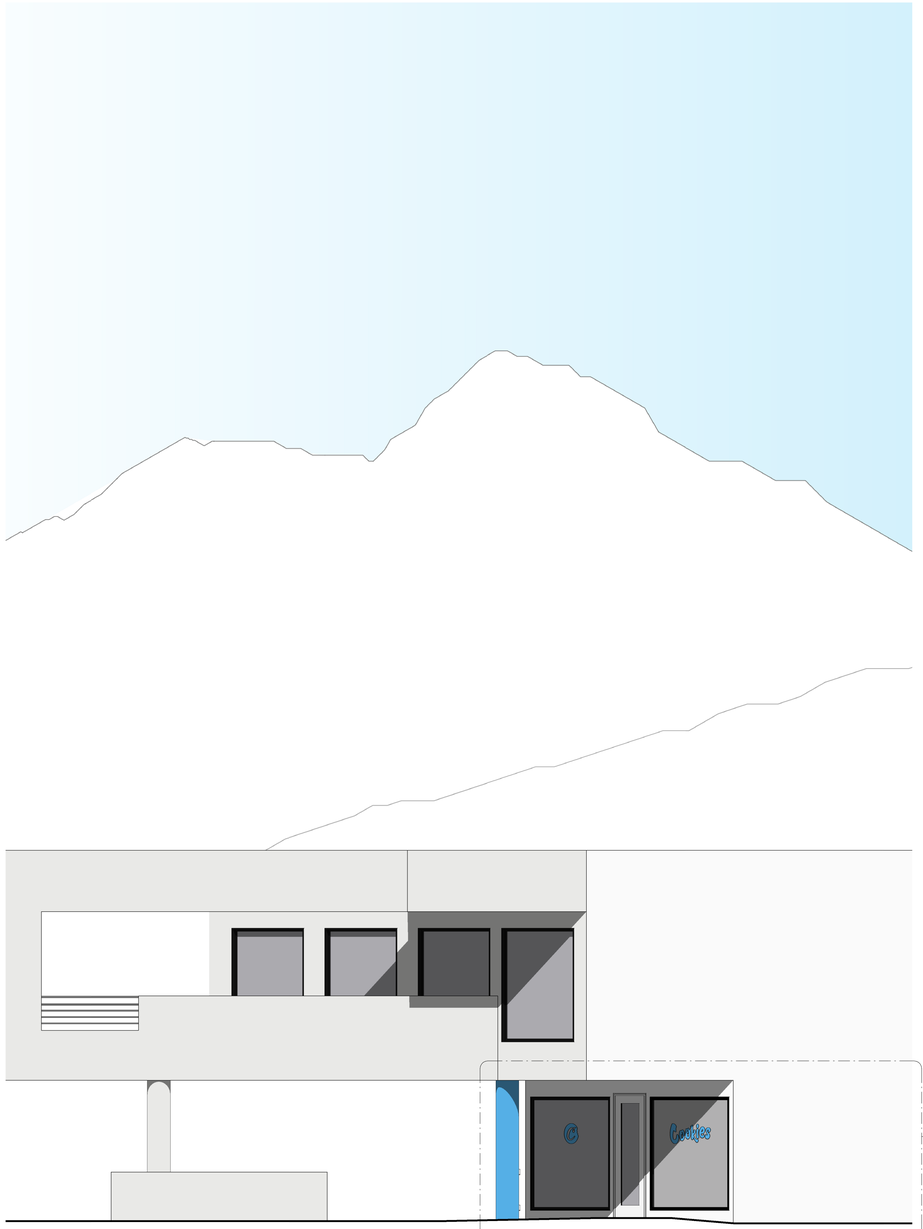
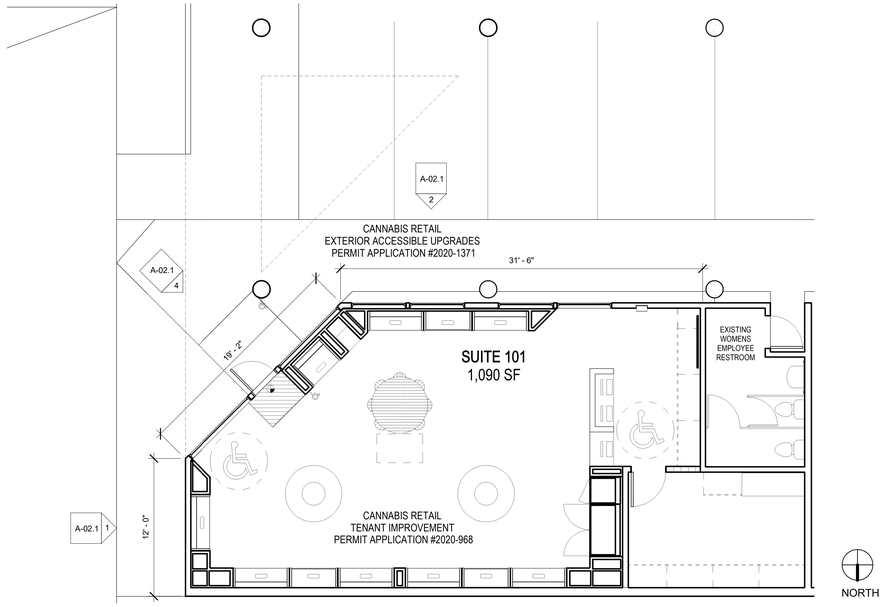
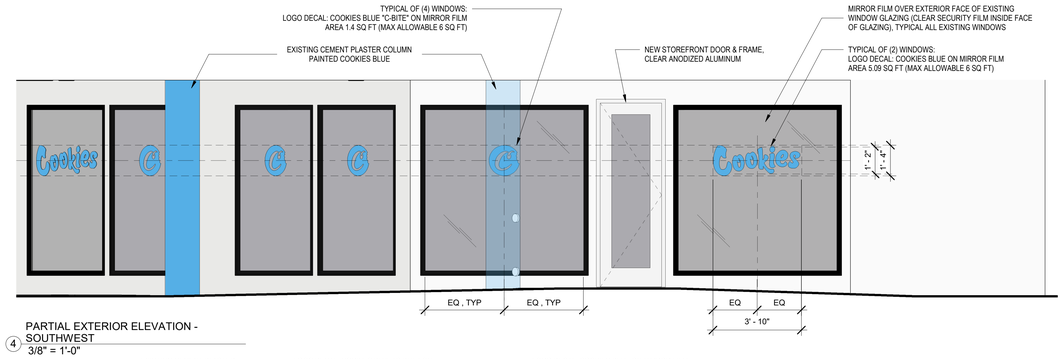


1 PARTIAL EXTERIOR ELEVATION - WEST
1/4" = 1'-0"

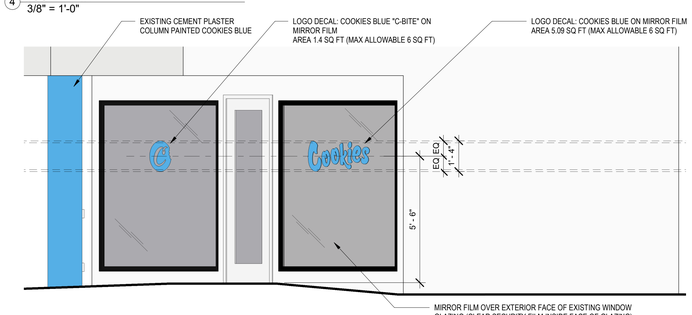
3
A-02.1



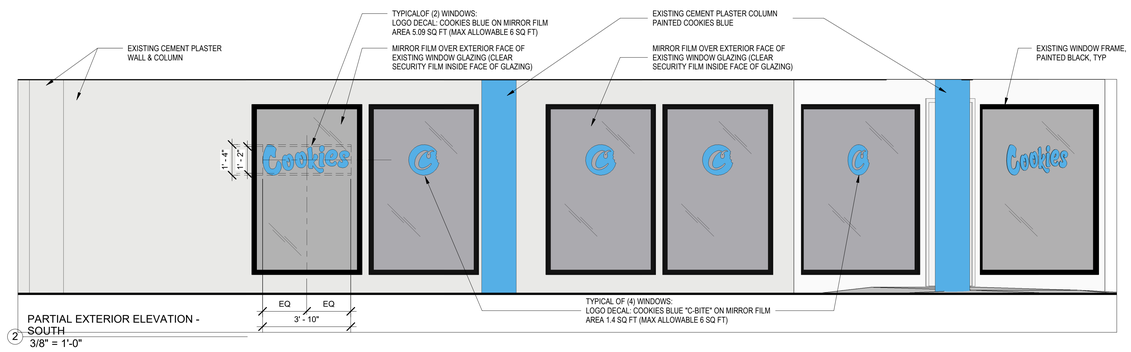
6 SITE KEY PLAN
3/16" = 1'-0"



4 PARTIAL EXTERIOR ELEVATION - SOUTHWEST
3/8" = 1'-0"



3 PARTIAL EXTERIOR ELEVATION - WEST
3/8" = 1'-0"



2 PARTIAL EXTERIOR ELEVATION - SOUTH
3/8" = 1'-0"

PENCIL BOX ARCHITECTS, INC.
237 CLARA STREET
SAN FRANCISCO, CA 94107
WWW.PENCIL BOX ARCHITECTS.COM
415-699-5953

MECHANICAL & PLUMBING ENGINEER:
INNOVATIVE MECHANICAL INC.
80 TANFORAN AVE, SUITE 7
SOUTH SAN FRANCISCO, CA 94080
650-583-8222

ELECTRICAL ENGINEER:
JG ENGINEERS INC.
447 SUTTER STREET, SUITE 711
SAN FRANCISCO, CA 94108
415-397-4600

FIRE SPRINKLERS:
SOUTHWEST FIRE PROS
31410 RESERVE DRIVE, SUITE 2
THOUSAND PALMS, CA 92276
760-343-2233

GCI CONSTRUCTION
CANNABIS RETAIL
EXTERIOR SIGNAGE

Key Plan

Seals and Signatures

LICENSED ARCHITECT
KYLE T BRUNEL
No. C35905
06/30/21
STATE OF CALIFORNIA

Issued for	Rev	Date
MAA 02 REV 1	1	06/29/2020

FACADE ELEVATIONS
(SIGNAGE)

Date	APRIL 27, 2020
Scale:	AS NOTED

A-02.1

Project number 2019-28

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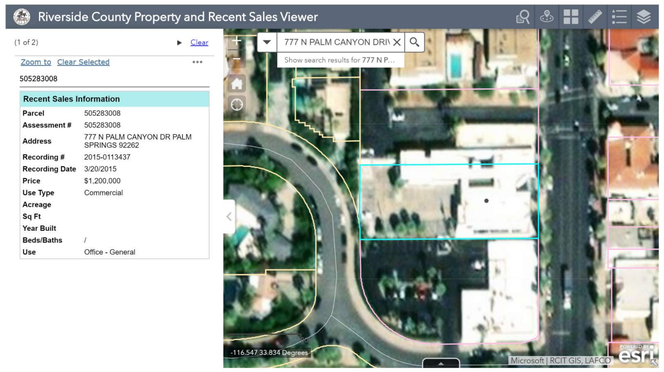
CANNABIS - RETAIL - SUITE 101 ENTRY & BUILDING ACCESSIBLE UPGRADES
777 NORTH PALM CANYON DRIVE

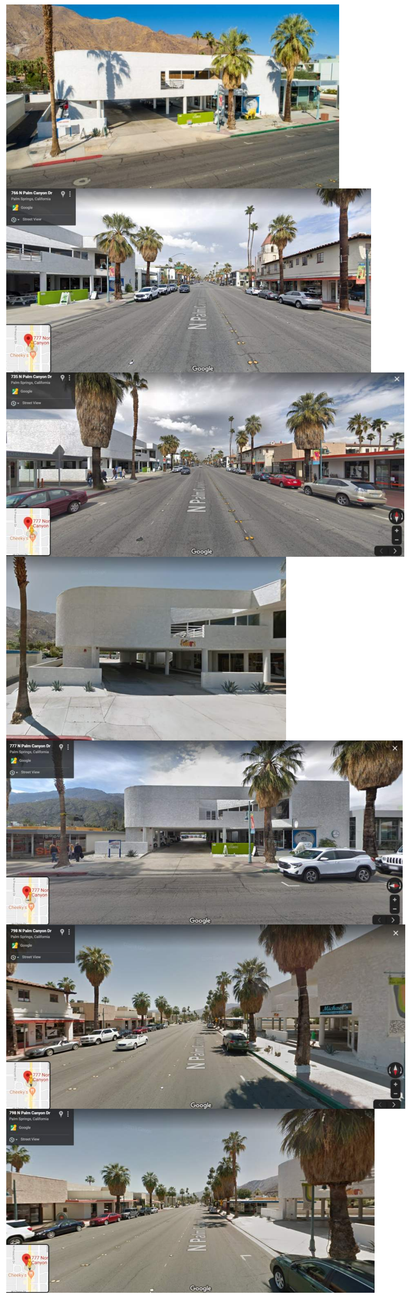
ASSESSOR'S MAP



ABBREVIATIONS

&	AND
∠	ANGLE
@	AT
℄	CENTER LINE
⌀	CHANNEL
°	DEGREES
⌀	DIAMETER
±	PLUS / MINUS
#	POUND, NUMBER
℄	PROPERTY LINE
A.B.	ANCHOR BOLT
A.C.	ASPHALTIC CONCRETE
A/C	AIR CONDITIONING
AC. TILE	ACOUSTICAL TILE
A.D.	AREA DRAIN
ADJ.	ADJUSTABLE
ADDL.	ADDITIONAL
A.F.F.	ABOVE FINISH FLOOR
A.F.S.	AUTOMATIC FIRE SPRINKLER
AGGR.	AGGREGATE
ALUM.	ALUMINUM
ANOD.	ANODIZED
ASPH.	ASPHALT
A.T.	ASH TRAY
B/	BACK OF OR BOTTOM OF
BD/	BOARD
BITUM.	BITUMINOUS
BLDG.	BUILDING
BLKG.	BLOCKING
BM.	BEAM
B.O.J.	BOTTOM OF JOISTS
BOTT.	BOTTOM
B.U.R.	BUILT-UP ROOF
CABT.	CABINET
C.B.	CATCH BASKET OR CHALKBOARD
CAD. PL.	CADMIUM PLATED
C.D.	CUP DISPENSER
CEM.	CEMENT
CER.	CERAMIC
C.I.	CAST IRON
C.J.	CONSTRUCTION JOINT
C.L.	CHAIN LINK
CLR.	CLEAR
CLG.	CEILING
C.M.U.	CONCRETE MASONRY UNIT
C.O.	CLEANOUT
COL.	COLUMN
COMP.	COMPOSITION
CONC.	CONCRETE
CONN.	CONNECTION
CONT.	CONTINUOUS
CONTR.	CONTRACTOR
C.O.T.G.	CLEAN OUT TO GRADE
CSK.	COUNTERSUNK
C.W.	COLD WATER
DET.	DETAIL
D.F.	DOUGLAS FIR
D.F.	DRINKING FOUNTAIN
DIA.	DIAMETER
DIM.	DIMENSION
DN.	DOWN
DO.	DITTO
D.S.	DOWNSPOUT
DWG.	DRAWING
D.S.P.	DRY STANDPIPE
EA.	EACH
EIFS.	EXTERIOR INSULATING FINISH SYS.
E.J.	EXPANSION JOINT
ELEC.	ELECTRICAL
ELEV.	ELEVATION, ELEVATOR
ENCL.	ENCLOSURE
E.P.B.	ELECTRIC PANEL BOARD
EQ.	EQUAL
E.S.	EXPANSION SHIELD
E.W.C.	ELECTRIC WATER COOLER
E.W.H.	ELECTRIC WATER HEATER
EXH.	EXHAUST
EXIST., (E)	EXISTING
EXT.	EXTERIOR
EXPO.	EXPOSED
EXP.	EXPANSION
F.A.	FIRE ALARM
F.B.	FLAT BAR
FBRGL.	FIBERGLASS
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.H.	FIRE HYDRANT OR FLAT HEAD
F.H.C.	FIRE HOSE CABINET
F.F.	FINISH FLOOR
F.O.	FINISHED OPENING
F.O.C.	FACE OF CONCRETE
F.O.EIFS.	FACE OF EIFS
F.O.F.	FACE OF FINISH
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
F.S.	FLOOR SINK
FTG.	FOOTING
FRP.	FIBERGLASS REINFORCED PLASTIC
FPRF.	FIREPROOF
GA.	GAUGE
GALV.	GALVANIZE(D)
G.I.	GALVANIZED IRON
G.F.R.C.	GLASS FIBER REINFORCED CONCRETE
GRD.	GROUND OR GRADE
G.S.F.	GROSS SQUARE FEET
G.V.	GATE VALVE
G.V.C.B.	GATE VALVE IN CONCRETE BOX
GYP.	GYPSUM
HDR.	HEADER
HDWD.	HARDWOOD
HDWR.	HARDWARE
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
H.P.	HIGH POINT
HR.	HOUR
H.R.C.	HOSE REEL CABINET
H.S.B.	HIGH STRENGTH BOLT
HT.	HEIGHT
H.T.D.	HANDICAP TOWEL DISPENSER
HTG.	HEATING
H.W.	HOT WATER
H.W.D.	HOT WATER DISPENSER
I.D.	INSIDE DIAMETER
INSUL.	INSULATION
INV.	INVERT
INT.	INTERIOR
JAN.	JANITOR
J.B.	JUNCTION BOX
J.T.	JOINT TRENCH
KIT.	KITCHEN
K.O.	KNOCKOUT
K.P.	KICKPLATE
LAB.	LABORATORY
LAM.	LAMINATE
LAVS.	LAVATORIES
LB.	POUND
L.P.	LOW POINT
L.S.D.	LIQUID SOAP DISPENSER
MAT.	MATERIAL
MAX.	MAXIMUM
M.B.	MACHINE BOLT
M.B.R.	MODIFIED BITUMEN ROOF
MECH.	MECHANICAL
MET.	METAL
MFR.	MANUFACTURER
M.H.	MANHOLE
MIN.	MINIMUM
M.O.	MASONRY OPENING
M.S.	MACHINE SCREW
MULL.	MULLION
N.I.C.	NOT IN CONTRACT
N.S.F.	NET SQUARE FEET
N.T.S.	NOT TO SCALE
(N)	NEW
OBS.	OBSCURE
O.C.	ON CENTER
O.H.	OVERHEAD, OPPOSITE HAND
OPNG.	OPENING
OPP.	OPPOSITE
O.D.	OVERFLOW DRAIN or OUTSIDE DIAMETER
P.A.	PUBLIC ADDRESS
P.B.	PANIC BAR
P.C.C.	PORTLAND CEMENT CONCRETE
P.D.F.	POWDER DRIVEN FASTENER
P.H.	PHILLIPS HEAD
PL.	PLATE
PLAS.	PLASTER
PLAS. LAM.	PLASTIC LAMINATE
PLY.	PLYWOOD
PNL.	PANEL
POL.	POLISHED
PORC.ENAM.	PORCELAIN ENAMEL
PRCST.	PRECAST
P.S.D.	POWDER SOAP DISPENSER
PT.	POINT
P.T.D.	PAPER TOWEL DISPENSER
P.V.C.	POLYVINYL CHLORIDE
Q.T.	QUARRY TILE
R.	RISER
R.A.	RETURN AIR
RAD.	RADIUS
R.C.P.	REINFORCED CONCRETE PIPE
RD.	ROUND
R.D.	ROOF DRAIN
REC.	RECESSED
REINF.	REINFORCED(ING)
RES.	RESILIENT
R.H.	ROUND HEAD
RM.	ROOM
RO.	ROUGH
R.O.	ROUGH OPENING
R / W	RIGHT OF WAY
RWD.	REDWOOD
R.W.L.	RAIN WATER LEADER
S.	SEWER
S.C.D.	SEAT COVER DISPENSER
S.D.	STORM DRAIN
SECT.	SECTION
S.F.	SQUARE FOOT / FEET
SHT.	SHEET
SHTHG.	SHEATHING
SHVS.	SHELVES
SIM.	SIMILAR
SK.	SINK OR SKETCH
S.M.	SHEET METAL
S.M.S.	SHEET METAL SCREW
S.N.D.	SANITARY NAPKIN DISPOSER
S.N.V.	SANITARY NAPKIN VENDOR
S.O.V.	SHUT OFF VALVE
SPECS.	SPECIFICATIONS
SQ.	SQUARE
S.S.	SANITARY SEWER
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRUCT.	STRUCTURAL
ST.STL.	STAINLESS STEEL
SUSP.	SUSPENDED
T.C.	TOP OF CURB
T.D.	TOWEL DISPENSER
T.D.D.	TOWEL DISPENSER & DISPOSAL
TEL.	TELEPHONE
T & G.	TONGUE AND GROOVE
T.O.S.	TOP OF SLAB
T.P.	TOP OF PAVEMENT
TR.	TREAD
TYP.	TYPICAL
T.W.	TOP OF WALL
UNF.	UNFINISHED
U.O.N.	UNLESS OTHERWISE NOTED
UR.	URINAL
V.C.P.	VITREOUS CLAY PIPE
VERT.	VERTICAL
VEST.	VESTIBULE
V.G.D.F.	VERTICAL GRAIN DOUGLAS FIR
W.	WATER
W/	WITH
WAINS.	WAINSCOT
WD.	WOOD
W.P.	WORK POINT or WATERPROOF
W.R.	WATER RESISTANT or WASTE RECEPTACLE
W.S.	WEATHER STRIPPING or WOOD SCREW
WT.	WEIGHT
W.W.	WINDOW WALL
W.W.F.	WELDED WIRE FABRIC

EXISTING PHOTOS



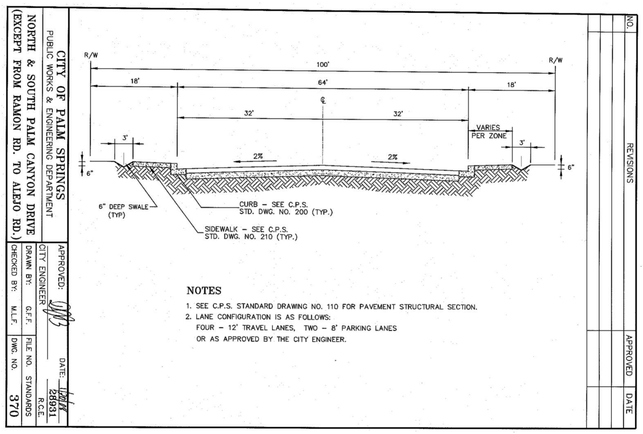
SHEET LIST

Sheet Name	Sheet Number
MINOR ARCHITECTURAL APPLICATION COVER SHEET	MAA-01
SUITE 101 LIFE SAFETY PLAN, CODE ANALYSIS & CALGREEN	G-05.1
SITE LIFE SAFETY PLAN & CODE ANALYSIS	G-05.2
ACCESSIBILITY COMPLIANCE GUIDELINES	G-07
SUITE 101 EXTERIOR ELEVATIONS & EXTERIOR DETAILS	A-01.1
4 2ND FLOOR PLAN & EXTERIOR DETAILS	A-01.2

DRAWINGS FOR REFERENCE ONLY

Sheet Name	Sheet Number
FACADE ELEVATIONS (SIGNAGE)	A-02.1 4

STREET SECTION (DRAWING NO. 370)



DRAWING LEGEND

GRID LINE NUMBER OR LETTER — GRID LINE

DETAIL NUMBER (1 / A-501) — SHEET WHERE DETAIL IS DRAWN. SAME DISCIPLINE — DETAIL

SECTION NUMBER (1 / A-301) — SHEET WHERE SECTION IS DRAWN. SAME DISCIPLINE — SECTION

P4S — INSULATION, STUD SIZE, WALL TYPE, P= FULL HEIGHT PARTITION — WALL TYPE

DELTA — SEE DESCRIPTION BLOCK ON SAME SHEET FOR DATE & DESCRIPTION — DRAWING REVISION

KEYED NOTES SEE DESCRIPTION LIST ON SAME SHEET — KEYNOTE

FILLED LINE INDICATES PLAN NORTH — NORTH ARROW

WALL LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED
- NEW NON-RATED WALL
- EXISTING ONE HOUR FIRE RATED WALL
- EXISTING STRUCTURAL BEARING WALL

PROJECT DATA

PROJECT NAME:
CANNABIS RETAIL SUITE 101 ENTRY & BUILDING ACCESSIBLE UPGRADES 4

CONSTRUCTION PERMIT APPLICATION PROJECT DESCRIPTION: SUITE 101 ENTRY INCLUDING NEW EXTERIOR DOOR IN GROUND FLOOR RETAIL SUITE OF EXISTING 2 STORY COMMERCIAL BUILDING. BUILDING ACCESSIBILITY UPGRADES INCLUDING PATH OF TRAVEL SLOPE CORRECTIONS, ACCESSIBLE RESTROOM UPGRADES, ACCESSIBLE PARKING UPGRADE.

MINOR ARCHITECTURAL APPLICATION (MAA) PROJECT DESCRIPTION:
SUITE 101 ENTRY NEW EXTERIOR DOOR, EXTERIOR SLOPE CORRECTIONS, RESTROOM ENTRY DOOR, ACCESSIBLE PARKING CORRECTIONS.

ASSOCIATED PERMIT APPLICATIONS:
1. TENANT IMPROVEMENT PERMIT APPLICATION #2020-968
2. SIGNAGE APPLICATION MAA-02, CANNABIS RETAIL SIGNAGE (SEE REFERENCE DRAWING SHEET 6000) - PLANNING CASE #SI 20-015 4

APPLICATION #: 2020-1371
PLANNING CASE # 3.299 MAA 4

PROJECT LOCATION:
777 NORTH CANYON DRIVE, PALM SPRINGS, CA

BLOCK/LOT:
LOT 118 MB 012 / 094 MIRITO VISTA

APN:
505-283-008

ZONING:
C-1 RETAIL BUSINESS ZONE

OCCUPANCY GROUP:
EXISTING - B BUSINESS
PROPOSED - B + M - BUSINESS + MERCANTILE ADULT USE STOREFRONT CANNABIS RETAIL

CONSTRUCTION TYPE:
EXISTING - V-B
PROPOSED - NO CHANGE

SPRINKLERS:
EXISTING - YES
PROPOSED - NO CHANGE

GOVERNING CODES:
ALL WORK SHALL BE IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, INCLUDING THE FOLLOWING:
2019 CALIFORNIA BUILDING CODE, INCLUDING PALM SPRINGS AMENDMENTS
2019 CALIFORNIA PLUMBING CODE, INCLUDING PALM SPRINGS AMENDMENTS
2019 CALIFORNIA MECHANICAL CODE, INCLUDING PALM SPRINGS AMENDMENTS
2019 CALIFORNIA ELECTRICAL CODE, INCLUDING PALM SPRINGS AMENDMENTS
2019 CALIFORNIA ENERGY CODE, INCLUDING PALM SPRINGS AMENDMENTS
2019 CALIFORNIA GREEN BUILDING CODE, INCLUDING PALM SPRINGS AMENDMENTS
2019 CALIFORNIA FIRE CODE
CITY OF PALM SPRINGS ORDINANCE 1933 CHAPTER 5.55 ADULT USE CANNABIS RELATED BUSINESSES AND ACTIVITIES
CITY OF PALM SPRINGS ZONING CODE 93.23.15 SPECIAL STANDARDS FOR CANNABIS FACILITIES

LOT SIZE:
EXISTING - 23,958 SF
PROPOSED - NO CHANGE

BUILDING AREA:
EXISTING - 10,896 SF
PROPOSED - NO CHANGE

AREA OF WORK:
+/- 1,090 SF

NUMBER OF FLOORS:
EXISTING - 2
PROPOSED - NO CHANGE

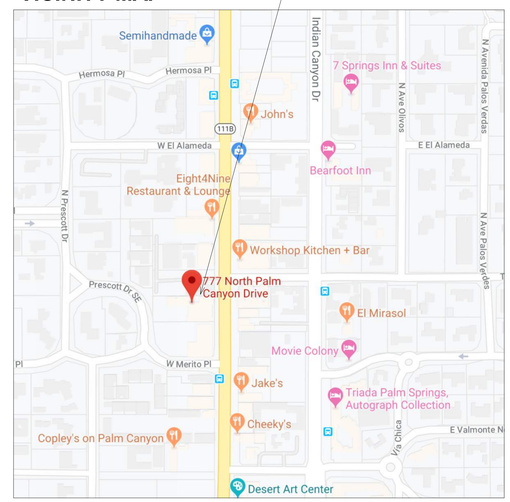
PROJECT DIRECTORY

OWNER:
BENJAMIN C. STORCK
29641 SOUTH WESTERN AVENUE, SUITE 405
RANCHO PALOS VERDES, CA 90275
323-687-1777

CLIENT:
SETH BERLING
GCI CONSTRUCTION
875 BATTERY STREET 1ST FLOOR
SAN FRANCISCO, CA 94111
415-978-2790

ARCHITECT:
KYLE BRUNEL, AIA
PENCIL BOX ARCHITECTS, INC.
237 CLARA STREET
SAN FRANCISCO, CA 94107
415-699-5953

VICINITY MAP



PENCIL BOX ARCHITECTS, INC.
237 CLARA STREET
SAN FRANCISCO, CA 94107
WWW.PENCIL BOX ARCHITECTS.COM
415-699-5953

GCI CONSTRUCTION
CANNABIS RETAIL
SUITE 101 ENTRY & BUILDING ACCESSIBLE UPGRADES

Key Plan

Seals and Signatures

LICENSED ARCHITECT KYLE T BRUNEL no. C35905 06/30/21 STATE OF CALIFORNIA

Issued for	Rev	Date
MAA 01	1	04/29/2020
MAA 01 REV 1	2	05/12/2020
MAA 01 REV 2	3	05/21/2020
MAA 01 REV 3	4	06/19/2020

MINOR ARCHITECTURAL APPLICATION COVER SHEET

Date APRIL 27, 2020
Scale: AS NOTED

MAA-01

Project number 2019-28

6/27/2020 6:40:27 PM

2019 CALIFORNIA BUILDING CODE NON-RESIDENTIAL MANDATORY MEASURES

A5.602 *CALGreen* VERIFICATION GUIDELINES MANDATORY MEASURES CHECKLIST

Application: This checklist shall be used for nonresidential projects that meet one of the following: new construction, building additions of 1,000 square feet or greater, or building alterations with a permit valuation of $200,000 or more pursuant to Section 301.3 AND do not trigger a Tier 1 or Tier 2 requirement:

Y = Yes (section has been selected and/or included)
N/A = Not Applicable (code section does not apply to the project—mainly used for additions and alterations)
O = Other (provide explanation)
[N] = New construction pursuant to Section 301.3
[A] = Additions and/or Alterations pursuant to Section 301.3

CHAPTER 5 DIVISIONS		SECTION TITLE	CODE SECTION	Y	N/A	O	PLAN SHEET, SPEC, OR ATTACH REFERENCE
DIVISION 5.1 Planning and Design	Mandatory	Storm water pollution prevention for projects that disturb less than 1 acre of land	5.106.1 through 5.106.2				
	Mandatory	Short-term bicycle parking (with exception)	5.106.4.1.1				
	Mandatory	Long-term bicycle parking	5.106.4.1.2 through 5.106.4.1.5				
	Mandatory	Designated parking for clean air vehicles	5.106.5.2				
	Mandatory	Parking stall marking	5.106.5.2.1				
	Mandatory	Single charging space requirements	5.106.5.3.1				
	Mandatory	Multiple charging space requirements [N]	5.106.5.3.2				
	Mandatory	EV charging space calculation [N] (with exceptions)	5.106.5.3.3				
	Mandatory	[N] Identification	5.106.5.3.4				
	Mandatory	[N] Future charging spaces	5.106.5.3.5				
	Mandatory	Light pollution reduction (with exceptions and notes)	5.106.8				
	Mandatory	Grading and paving; infiltration for additions and alterations not altering the drainage pattern	5.106.12				
DIVISION 5.2 Energy Efficiency	Mandatory	Meet the minimum energy efficiency standard	5.201.1				
DIVISION 5.3 Water Efficiency and Conservation (continued)	Mandatory	Separate meters (new buildings or additions > 50,000 sf that consume more than 100 gal/day)	5.303.1.1				
	Mandatory	Separate meters (for tenants in new buildings or additions that consume more than 1,000 gal/day)	5.303.1.2				
	Mandatory	Water closets shall not exceed 1.28 gallons per flush (gpf)	5.303.3.1				
(continued) **DIVISION 5.3 Water Efficiency and Conservation**	Mandatory	Wall-mounted urinals shall not exceed 0.125 gpf	5.303.3.2.1				
	Mandatory	Floor-mounted urinals shall not exceed 0.5 gpf	5.303.3.2.2				
	Mandatory	Single showerhead shall have maximum flow rate of 1.8 gpm (gallons per minute) at 80 psi	5.303.3.3.1				
	Mandatory	Multiple showerheads serving one shower shall have a combined flow rate of 1.8 gpm at 80 psi	5.303.3.3.2				
	Mandatory	Non-residential lavatory faucets	5.303.3.4.1				
	Mandatory	Kitchen faucets	5.303.3.4.2				
	Mandatory	Wash fountains	5.303.3.4.3				
	Mandatory	Metering faucets	5.303.3.4.4				
	Mandatory	Metering faucets for wash fountains	5.303.3.4.5				
	Mandatory	Food waste disposers	5.303.4.1				
	Mandatory	Cooling towers	5.303.5				
	Mandatory	Standards for plumbing fixtures and fittings	5.303.6				
	Mandatory	Outdoor potable water use in landscape areas (with notes)	5.304.1				
	Mandatory	Outdoor water supply systems (with Exceptions 1-4)	5.305.1.1				
	Mandatory	Technical requirements for outdoor recycled water supply systems	5.305.1.2				
DIVISION 5.4 Material Conservation and Resource Efficiency (continued)	Mandatory	Storage and protection	5.407.1				
	Mandatory	Moisture control: sprinklers	5.407.2				
	Mandatory	Moisture control: exterior deck drainage	5.407.2.1				
	Mandatory	Moisture control: flashing	5.407.2.2.2				
	Mandatory	Construction waste management—comply with either: Sections 5.408.1.1, 5.408.1.2, 5.408.1.3 or more stringent local ordinance	5.408.1.1, 5.408.1.2, 5.408.1.3	X			
	Mandatory	Construction waste management: documentation	5.408.1.4	X			
	Mandatory	Universal waste [N]	5.408.2	X			
	Mandatory	Excavated soil and land clearing debris (100% reuse or recycle)	5.408.3		X		
	Mandatory	Recycling by occupants (with exception)	5.410.1	X			
	Mandatory	Recycling by occupants: additions (with exception)	5.410.1.1	X			
	Mandatory	Recycling by occupants: sample ordinance	5.410.1.2		X		
	Mandatory	Commissioning for new buildings (≥ 10,000 sf) [N]	5.410.2				
	Mandatory	Owner's or owner representative's Project Requirements (OPR)	5.410.2.1				
	Mandatory	Basis of Design (BOD)	5.410.2.2				
(continued) **DIVISION 5.4 Material Conservation and Resource Efficiency**	Mandatory	Commissioning plan [N]	5.410.2.3				
	Mandatory	Functional performance testing [N]	5.410.2.4				
	Mandatory	Duct insulation and training [N]	5.410.2.5				
	Mandatory	Systems manuals	5.410.2.5.1				
	Mandatory	Systems operation training	5.410.2.5.2				
	Mandatory	Commissioning report [N]	5.410.2.6				
	Mandatory	Testing and adjusting for new buildings < 10,000 sf or new systems that serve additions or alterations [A]	5.410.4				
	Mandatory	System testing plan for renewable energy, automated shading and irrigation and water reuse [A]	5.410.4.2				
	Mandatory	Procedures for testing and adjusting	5.410.4.3				
	Mandatory	Procedures for retesting	5.410.4.3.1				
	Mandatory	Reporting for testing and adjusting	5.410.4.4				
	Mandatory	Operation and maintenance (O&M) manual	5.410.4.5				
	Mandatory	Inspection and reports	5.410.4.5.1				
DIVISION 5.5 Environmental Quality	Mandatory	Fireplaces	5.503.1				
(continued)	Mandatory	Woodstoves	5.503.1.1				
	Mandatory	Temporary ventilation	5.504.1	X			
	Mandatory	Covering of duct openings and protection of mechanical equipment during construction	5.504.3	X			
	Mandatory	Adhesives, sealants, and caulks	5.504.4.1	X			
	Mandatory	Paints and coatings	5.504.4.3	X			
	Mandatory	Aerosol paints and coatings	5.504.4.3.1	X			
	Mandatory	Aerosol paints and coatings: verification	5.504.4.3.2	X			
	Mandatory	Carpet systems	5.504.4.4				
	Mandatory	Resilient cushion	5.504.4.4.1				
	Mandatory	Carpet adhesive: see Table 5.504.4.1	5.504.4.4.2				
	Mandatory	Composite wood products	5.504.4.5				
	Mandatory	Composite wood products documentation	5.504.4.5.3				
	Mandatory	Resilient flooring systems	5.504.4.6				
	Mandatory	Resilient flooring: verification of compliance	5.504.4.6.1				
	Mandatory	Filters (with exceptions)	5.504.5				
	Mandatory	Filters: labeling	5.504.5.3.1				
	Mandatory	Environmental tobacco smoke (ETS) control	5.504.7				
	Mandatory	Indoor moisture control	5.505.1				
(continued) **DIVISION 5.5 Environmental Quality**	Mandatory	Outside air delivery	5.506.1				
	Mandatory	Carbon dioxide (CO2) monitoring	5.506.2				
	Mandatory	Acoustical control (with exceptions)	5.507.4				
	Mandatory	Exterior noise transmission, prescriptive method (with exceptions)	5.507.4.1				
	Mandatory	Noise exposure where noise contours are not readily available	5.507.4.2				
	Mandatory	Performance method	5.507.4.3				
	Mandatory	Site features	5.507.4.3.1				
	Mandatory	Documentation of compliance	5.507.4.3.2				
	Mandatory	Interior sound transmission (with note)	5.507.4.3				
	Mandatory	Ozone depletion and greenhouse gas reductions	5.508.1				
	Mandatory	Chlorofluorocarbon (CFC) reduction	5.508.1.1				
	Mandatory	Halons	5.508.1.2				
[A] only		Supermarket refrigerant leak reduction for retail food stores 8,000 square feet or more Sections 5.508.2 through 5.508.2.6.3	5.508.2 through 5.508.2.6.3				
		END OF MANDATORY PROVISIONS					

Documentation Author's / Responsible Designer's Declaration Statement

X **Mandatory:** I attest that this mandatory provisions checklist is accurate and complete.

Signature:

Company:	PENCIL BOX ARCHITECTS	Date:	1/3/2020
Address:	237 CLARA ST	License:	C35905
City/State/Zip:	SAN FRANCISCO, CA 94107	Phone:	415-699-5953

OCCUPANCY LEGEND

M: MERCHANTILE RETAIL SALES

B: BUSINESS

AREA NOT IN SCOPE

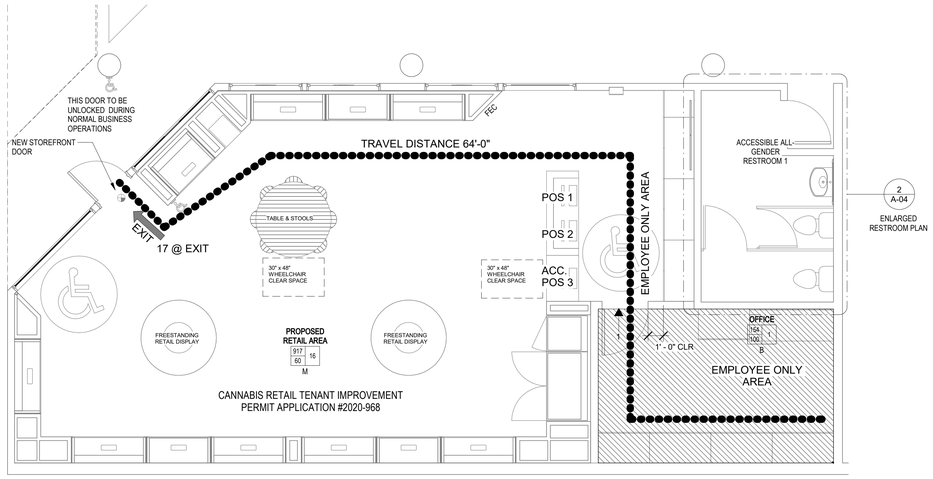
CODE COMPLIANCE PLAN LEGEND

CONFERENCE 2335 100 B

- ROOM NAME OR USE
- ROOM SQUARE FOOTAGE
- NUMBER OF OCCUPANTS
- FUNCTION OF SPACE (CBC 1004.1.1)
- OCCUPANCY LOAD FACTOR
- EXIT — BUILDING EXIT
- 1 — ROOM EXIT
- NUMBER OF OCCUPANTS LEAVING ROOM OR AREA
- LED EXIT SIGN, ON WALL ABOVE DOOR
- LED EXIT SIGN WITH DIRECTIONAL ARROWS, ON WALL ABOVE DOOR OR SUSPENDED FROM STRUCTURE ABOVE
- FEC — FIRE EXTINGUISHER CABINET, RECESSED
- FE — FIRE EXTINGUISHER, WALL MOUNTED BRACKET
- ACCESSIBLE PUSH PLATES, POWER ACTUATORS

CODE COMPLIANCE EGRESS NOTES

1. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED.
2. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54 LUX)
3. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WIT THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.
4. EXIST SIGNS SHALL BE ILLUMINATED AT ALL TIMES.
5. EXIST SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MINUTES IN CASE OF PRIMARY LOSS OF POWER (1011.2-1011.5.3)
6. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1008.1.8.3 FOR EXCEPTIONS.
7. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MINIMUM OF 34" AND A MAXIMUM OF 48" ABOVE FINISHED FLOOR.
8. EGRESS DOORS SHALL BE NOTATED WITH THE SIGNAGE: "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED."
9. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1008.1.9-1008.1.9.7
10. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
11. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE.
12. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:
    - A. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS.
    - B. CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
    - C. EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
    - D. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1027.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
    - E. EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1008.1.5, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
13. PROVIDE A SIGN ON OR NEAR THE EXIT DOOR: "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED." THIS SIGNAGE IS ONLY ALLOWED AT THE MAIN EXIT PER SECTION 1010.1.9.4.



1 LIFE SAFETY PLAN
1/4" = 1'-0"

GENERAL NOTES

1. IT IS INTENDED THAT THE CONTRACTOR PROVIDE A COMPLETE JOB AND ANY OMISSIONS IN THESE NOTES SHALL NOT BE CONSTRUED AS RELIEVING THE CONTRACTOR OF SUCH RESPONSIBILITIES.
2. NO DEFECTIVE WORK IN WORKMANSHIP, QUALITY OR DEFICIENT IN ANY OF THE REQUIREMENTS OF THE CONTRACT DOCUMENTS WILL BE ACCEPTABLE DESPITE ARCHITECT'S FAILURE TO DISCOVER OR IDENTIFY DEFECTS OR DEFICIENCIES DURING THE COURSE OF CONSTRUCTION. DEFECTIVE WORK DISCOVERED WITHIN THE TIME PERIOD OF THE CONTRACTOR GUARANTEE PERIOD SHALL BE REPLACED OR CORRECTED AS IS ACCEPTABLE TO THE OWNER. NO PAYMENT WHETHER PARTIAL OR FINAL SHALL BE CONSTRUED AS AN ACCEPTANCE OF ANY DEFECTIVE WORK.
3. NOT ALL CONDITIONS MAY BE SHOWN IN DETAILS. CONTRACTOR SHALL PROVIDE INSTALLATIONS WHICH ARE IN CONFORMANCE WITH TYPICAL DETAILS FOR ATYPICAL CONDITIONS. TYPICAL DETAILS SHALL BE CONSTRUED TO PERTAIN TO ALL SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.
4. OMISSIONS OR CONFLICTS IN THE DRAWINGS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT. THE ARCHITECT SHALL BE ADVISED PRIOR TO PROCEEDING WITH THE WORK.
5. THE WORD "WALL" AND "PARTITION" ARE USED INTERCHANGEABLY IN THESE DOCUMENTS.
6. "TYPICAL" OR "TYP." IS DEFINED AS IDENTICAL FOR ALL SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.
7. "SIMILAR" OR "SIM." IS DEFINED AS COMPARABLE CHARACTERISTICS TO THE CONDITION NOTED.
8. "VERIFY IN FIELD","V.I.F." OR "VIF" IS DEFINED AS A INSTANCE WHERE THE CONTRACTOR IS TO VERIFY DIMENSIONS IN THE FIELD BEFORE PROCEEDING WITH WORK.
9. ALL MATERIALS, PRODUCTS AND EQUIPMENT SHALL BE NEW, UNUSED AND OF THE HIGHEST QUALITY, UNLESS OTHERWISE NOTED. MANUFACTURED MATERIALS, PRODUCTS AND EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS, UNLESS A HIGHER QUALITY/METHOD OF INSTALLATION HAS BEEN INDICATED WHICH DOES NOT AFFECT THE PRODUCTS WARRANTY, UL LISTING, OR EFFECTIVENESS.
10. THERE SHOULD BE NO SUBSTITUTION OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED, UNLESS APPROVED OTHERWISE BY THE ARCHITECT. WHERE THE TERM "OR EQUAL" OR "OR EQUIVALENT" IS USED, THE ARCHITECT SHALL DETERMINE IF SUBMITTED MATERIALS/PRODUCTS ARE "EQUAL". CONTRACTOR TO SUBMIT INFORMATION FOR BOTH INDICATED PRODUCT(S) AND THE SUBSTITUTED PRODUCT(S) WITH A LINE BY LINE COMPARISON IF REQUIRED BY THE ARCHITECT.

SUITE 101 CODE COMPLIANCE DATA

2019 CBC REFERENCE

CHAPTER 3	**OCCUPANCY GROUPS**	
	SUITE 101 - FOR OTHER SUITES, SEE PLAN FOR LOCATIONS	
	M MERCHANTILE - RETAIL SALES	
	B BUSINESS	
601, 602	**TYPE OF CONSTRUCTION**	
	TYPE V-B	
TABLE 601	**FIRE RESISTANCE RATING FOR BUILDING ELEMENTS**	
	PRIMARY STRUCTURAL FRAME	0 - NONRATED
	BEARING WALLS, EXTERIOR	0 - NONRATED
	BEARING WALLS, INTERIOR	0 - NONRATED
	NONBEARING WALLS AND PARTITIONS, INTERIOR	0 - NONRATED
	FLOOR CONSTRUCTION	0 - NONRATED
	ROOF CONSTRUCTION	0 - NONRATED
TABLE 602	NONBEARING WALLS AND PARTITIONS, EXTERIOR	
	WITH AT LEAST 30'-0" FIRE SEPARATION	0 - NONRATED
	PARTY WALLS	1 - HOUR RATED

ALLOWABLE AREA CALCULATIONS - NA, EXISTING BUILDING

ALLOWABLE BUILDING HEIGHT - NA, EXISTING BUILDING

SUITE 101 - OCCUPANTS

FUNCTION OF SPACE	OCCUPANT LOAD FACTOR PER 2019 CBC TABLE 1004.1.2	NUMBER OF OCCUPANTS
MERCANTILE RETAIL	60	16
OFFICE	100	1
TOTAL OCCUPANTS		17

SUITE 101 - EXIT DOOR WIDTH CALCULATION

DOOR NUMBER	NUMBER OF OCCUPANTS EXITING	MINIMUM REQUIRED DOOR WIDTH PER 2019 CBC SECTION 1005.3.2 (OCCUPANTS x 0.2")	DOOR WIDTH PROVIDED
101A	17	3.4"	32" MIN. CLEAR WIDTH

EXIT DOOR CODE COMPLIANCE NOTES

1. EXIT WIDTH IN EXISTING BUILDINGS MINIMUM 32" PER 2019 CBC 11B-404.2.3
2. INSWING DOOR ALLOWABLE WITH OCCUPANT LOADS <50 OCCUPANTS PER 2019 CBC 1010.1.2.1

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80 TANFORAN AVE, SUITE 7
SOUTH SAN FRANCISCO, CA 94080
650-583-8222

ELECTRICAL ENGINEER:
JG ENGINEERS INC.
447 SUTTER STREET, SUITE 711
SAN FRANCISCO, CA 94108
415-397-4600

FIRE SPRINKLERS:
SOUTHWEST FIRE PROS
31410 RESERVE DRIVE, SUITE 2
THOUSAND PALMS, CA 92276
760-343-2233

GCI CONSTRUCTION
CANNABIS RETAIL
SUITE 101 ENTRY & BUILDING ACCESSIBLE UPGRADES

Key Plan

Seals and Signatures

LICENSED ARCHITECT KYLE T BRUNEC no. C35905 06/30/21 STATE OF CALIFORNIA

Issued for	Rev	Date
TI PERMIT	1	04/20/2020
MAA 01	2	04/29/2020
MAA 01 REV 1	3	05/12/2020
MAA 01 REV 2	4	05/21/2020

SUITE 101 LIFE SAFETY PLAN, CODE ANALYSIS & CALGREEN

Date: APRIL 27, 2020
Scale: AS NOTED

G-05.1

Project number: 2019-28

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CODE COMPLIANCE SIGNAGE NOTES

1. THE FOLLOWING TYPES OF SIGNAGE MUST COMPLY WITH ACCESSIBLE SIGNAGE REQUIREMENTS
   A. INTERIOR AND EXTERIOR SIGNS IDENTIFYING PERMANENT ROOMS & SPACES (2019 CBC 11B-216.2).
   B. SIGNS THAT PROVIDE DIRECTION TO OR INFORMATION ABOUT INTERIOR & EXTERIOR SPACES AND SITE FACILITIES (2019 CBC 11B-216.3).
   C. SIGNS AT DOORS TO EXIT PASSAGEWAYS, EXIT DISCHARGE, & EXIT STAIRWAYS (2019 CBC 11B-216.4.1)
   D. SIGNS AT AREAS OF REFUGE, DOORS TO AREAS OF REFUGE, & EXTERIOR AREAS FOR ASSISTED RESCUE (2019 CBC 11B-216.4.2).
   E. SIGNS TO PROVIDE DIRECTIONS TO ACCESSIBLE MEANS OF EGRESS (2019 CBC 11B-216.4.3).
   F. SIGNS AT DOORS WITH DELAYED EGRESS LOCKS (2019 CBC 11B-216.4.4).
   G. SIGNS IDENTIFYING ACCESSIBLE PARKING (2019 CBC 11B-216.5).
   H. IN EXISTING BUILDINGS WHERE NOT ALL ENTRANCES ARE ACCESSIBLE, DIRECTIONAL SIGNS TO INDICATE LOCATION OF THE NEAREST ACCESSIBLE ENTRANCE LOCATED AT NON-ACCESSIBLE ENTRANCES AND AT JUNCTIONS WHERE THE ACCESSIBLE ROUTE DIVERGES FROM THE REGULAR CIRCULATION PATH (2019 CBC 11B-216.6).
   I. IN EXISTING BUILDINGS WHERE ELEVATORS ARE NOT ACCESSIBLE, IDENTIFYING AND DIRECTIONAL SIGNS TO ACCESSIBLE ELEVATORS (2019 CBC 11B-216.7).
   J. SIGNS AT DOORWAYS TO TOILET ROOMS AND BATHING ROOMS (2019 CBC 11B-216.8).

2. PER 2019 CBC 11B-703.1, WHERE BOTH VISUAL AND TACTILE CHARACTERS ARE REQUIRED, EITHER ONE SIGN WITH BOTH VISUAL OR TACTILE CHARACTERS, OR TWO SEPARATE SIGNS, ONE WITH VISUAL CHARACTERS AND ONE WITH TACTILE CHARACTERS, SHALL BE PROVIDED.

3. PER 2019 CBC 11B-703.2, **RAISED CHARACTERS** SHALL BE:
   - RAISED 1/32" MIN. ABOVE THEIR BACKGROUND
   - UPPERCASE
   - SANS SERIF
   - FONT WHERE THE WIDTH OF UPPERCASE "O" IS 60% MIN. AND 110% MAX OF THE HEIGHT OF THE UPPERCASE LETTER "I"
   - HEIGHT FROM BASELINE OF CHARACTER SHALL BE 5/8" MIN. AND 2" MAX. BASED ON THE UPPERCASE LETTER "I"
   - STROKE THICKNESS OF UPPERCASE LETTER "I" SHALL BE 15% MAX. HEIGHT OF CHARACTER
   - CHARACTER SHALL BE SEPARATED FROM RAISED BORDERS AND DECORATIVE ELEMENTS 3/8" MIN
   - SPACING OF LINES SHALL BE 135% MIN AND 170% MAX OF THE CHARACTER HEIGHT
   - HORIZONTAL FORMAT

4. PER 2019 CBC 11B-703.3, **BRAILLE** SHALL BE:
   - CONTRACTED GRADE 2
   - DOMED OR ROUNDED SHAPE WITH CODE PRESCRIBED SIZE AND SPACING
   - BELOW THE CORRESPONDING TEXT IN A HORIZONTAL FORMAT, FLUSH LEFT OR CENTERED
   - SEPARATED 3/8" MIN AND 1/2" MAX FROM ANY OTHER TACTILE CHARACTERS AND 3/8" MIN FROM RAISED BORDERS AND DECORATIVE ELEMENTS (ELEVATOR CAR CONTROLS ARE EXCEPTED)

5. PER 2019 CBC 11B-703.4.1, TACTILE CHARACTERS ON SIGNS SHALL BE 48" MIN. ABOVE FINISH FLOOR, MEASURED FROM THE BASELINE OF THE LOWEST BRAILLE CELLS *AND* 60" MAX. ABOVE FINISH FLOOR, MEASURED FROM THE BASELINE OF THE HIGHEST LINE OF RAISED CHARACTERS. (ELEVATOR CAR CONTROLS ARE EXCEPTED).
   SEE DETAIL

6. PER 2019 CBC 11B-703.4.2, AT SINGLE DOORS, TACTILE SIGN SHALL BE AT WALL ON LATCH SIDE. AT DOUBLE DOORS WITH INACTIVE LEAF, SIGN SHALL BE ON INACTIVE LEAF. AT DOUBLE DOORS WITH TWO ACTIVE LEAFS, SIGN SHALL BE AT THE WALL TO THE RIGHT OF THE RIGHT DOOR. SIGNS SHALL HAVE 18" MIN. BY 18" MIN CLEARANCE FROM DOOR SWING.
   SEE DETAIL

7. PER 2019 CBC 11B-703.5, **VISUAL CHARACTERS** SHALL BE:
   - NON-GLARE WITH NON-GLARE BACKGROUND
   - CONTRAST WITH BACKGROUND WITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND
   - CONVENTIONAL FORM, NO ITALIC, OBLIQUE, SCRIPT OR OTHER DECORATIVE FORM
   - FONT WHERE THE WIDTH OF UPPERCASE "O" IS 60% MIN. AND 110% MAX OF THE HEIGHT OF THE UPPERCASE LETTER "I"
   - 5/8" HIGH MIN. FOR CHARACTERS BETWEEN 40" - 70" AFF WITH A HORIZONTAL VIEWING DISTANCE LESS THAN 72"
   - MOUNTED 40" MIN. AFF (ELEVATOR CAR CONTROLS ARE EXCEPTED)
   - STROKE THICKNESS OF UPPERCASE LETTER "I" SHALL BE 10% MIN AND 20% MAX HEIGHT OF CHARACTER
   - CHARACTER SPACING BETWEEN INDIVIDUAL CHARACTERS SHALL BE 10% MIN TO 35% MAX HEIGHT OF CHARACTER
   - SPACING BETWEEN MULTIPLE LINES SHALL BE 135% MIN TO 170% MAX CHARACTER HEIGHT.
   - SHALL BE SEPARATED FROM RAISED BORDERS AND DECORATIVE ELEMENTS 3/8" MIN
   - SPACING OF LINES SHALL BE 135% MIN AND 170% MAX OF THE CHARACTER HEIGHT
   - HORIZONTAL FORMAT

8. PER 2019 CBC 11-B-703.6, **PICTOGRAMS** SHALL BE:
   - 6" HIGH MIN.
   - SEPARATE FROM CHARACTERS AND BRALLE
   - NON-GLARE WITH NON-GLARE BACKGROUND
   - CONTRAST WITH BACKGROUND WITH EITHER LIGHT PICTOGRAM ON A DARK BACKGROUND OR DARK PICTOGRAM ON A LIGHT BACKGROUND
   - HAVE TEXT DESCRIPTORS DIRECTLY BELOW THE PICTOGRAM

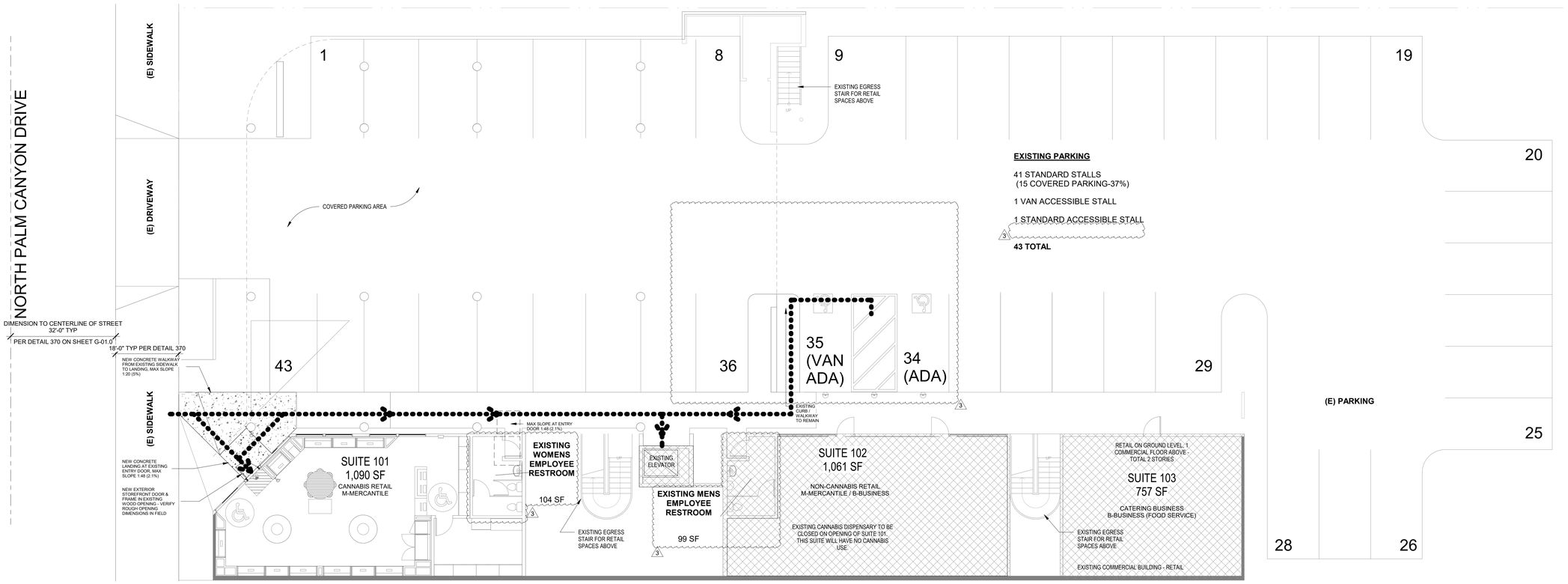
9. PER 2019 CBC 11-B-703.7, **SYMBOLS OF ACCESSIBILITY** SHALL BE:
   - NON-GLARE WITH NON-GLARE BACKGROUND
   - CONTRAST WITH BACKGROUND WITH EITHER LIGHT SYMBOL ON A DARK BACKGROUND OR DARK SYMBOL ON A LIGHT BACKGROUND TO CONTRAST WITH DOOR COLOR

10. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL CONSIST OF A WHITE FIGURE ON A DARK GRAY BACKGROUND, OR BLACK FIGURE ON A LIGHT BACKGROUND, CONTRASTING WITH DOOR COLOR, AS APPROVED BY AHJ.

BUILDING PLUMBING FIXTURE REQUIREMENTS

3

NO CHANGES TO EXISTING - NOT APPLICABLE



EXISTING PARKING

41 STANDARD STALLS
(15 COVERED PARKING-37%)

1 VAN ACCESSIBLE STALL

1 STANDARD ACCESSIBLE STALL

43 TOTAL

4 SITE LIFE SAFETY PLAN
1/8" = 1'-0"

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SUITE 101 ENTRY & BUILDING ACCESSIBLE UPGRADES

Key Plan

Seals and Signatures

LICENSED ARCHITECT
KYLE T BRUNEL
no. C35905
06/30/21
STATE OF CALIFORNIA

Issued for	Rev	Date
MAA 01 REV 1	1	05/12/2020
MAA 01 REV 2	2	05/21/2020
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SITE LIFE SAFETY PLAN & CODE ANALYSIS

Date: APRIL 27, 2020
Scale: AS NOTED

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Project number: 2019-28

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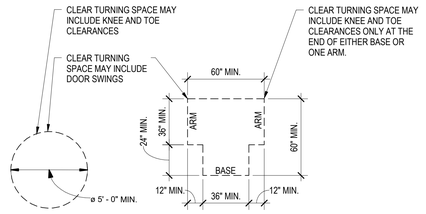
GENERAL ACCESSIBILITY NOTES

1. **SCOPE**. ALL AREAS OF NEWLY DESIGNED AND NEWLY CONSTRUCTED BUILDING AND FACILITIES AND ALTERED PORTIONS OF EXISTING BUILDINGS SHALL COMPLY WITH ACCESSIBILITY REQUIREMENTS (2019 CBC 11B-201.1).
2. **LIMITED ACCESS SPACES**. SPACES NOT CUSTOMARILY OCCUPIED AND ACCESSED ONLY BY LADDERS, CATWALKS, CRAWL SPACES OR VERY NARROW PASSAGEWAYS SHALL NOT BE REQUIRED TO BE ACCESSIBLE OR TO BE ON AN ACCESSIBLE ROUTE (2019 CBC 11B-203.4).
3. **MACHINERY SPACES**. SPACES FREQUENTED ONLY BY SERVICE PERSONNEL FOR MAINTENANCE, REPAIR, OR OCCASIONAL MONITORING ON EQUIPMENT SHALL NOT BE REQUIRED TO BE ACCESSIBLE OR TO BE ON AN ACCESSIBLE ROUTE (2019 CBC 11B-203.5).
4. **EMPLOYEE WORK AREAS**. SPACES AND ELEMENTS WITHIN EMPLOYEE WORK AREAS SHALL ONLY BE REQUIRED TO COMPLY WITH:
   A. COMMON USE CIRCULATION PATHS WITHIN EMPLOYEE WORK AREAS SHALL BE ACCESSIBLE ROUTES (2019 CBC 11B-206.2.8).
   B. EMPLOYEE WORK AREAS SHALL HAVE ACCESSIBLE MEANS OF EGRESS
   C. WHERE EMPLOYEE WORK AREAS HAVE AUDIBLE ALARM COVERAGE, THE WIRING SYSTEMS SHALL BE DESIGNED SO THE VISIBLE ALARMS CAN BE INTEGRATED INTO THE ALARM SYSTEM. THE WIRING SYSTEMS SHALL BE INITIALLY DESIGNED WITH MINIMUM 20% SPARE CAPACITY TO ACCOUNT FOR THE POTENTIAL OF ADDING VISIBLE NOTIFICATION IN THE FUTURE TO ACCOMMODATE HEARING-IMPAIRED EMPLOYEE(S) (2019 CBC 11B-215.3 & 907.5.2.3.2).
   D. EMPLOYEE WORK AREAS SHALL BE DESIGNED AND CONSTRUCTED SO THAT INDIVIDUALS WITH DISABILITIES CAN APPROACH, ENTER, AND EXIT EMPLOYEE AREAS (2019 CBC 11B-203.9).
5. **FIRE ALARM SYSTEMS**.
   A. VISIBLE ALARM NOTIFICATION APPLIANCES SHALL BE PROVIDED IN PUBLIC USE AREAS AND COMMON USE AREAS, INCLUDING BUT NOT LIMITED TO RESTROOMS, SHOWER ROOMS, CORRIDORS, MULTIPURPOSE ROOMS, OCCUPIED ROOMS WHERE AMBIENT NOISE IMPAIRS HEARING OF THE FIRE ALARM, LOBBIES, MEETING ROOMS AND CLASSROOMS (CBC 2019 11B-215.2 & 907.5.2.3.1)
   B. EXCEPTION: IN EXISTING FACILITIES, VISIBLE ALARMS SHALL NOT BE REQUIRED EXCEPT WHERE AN EXISTING FIRE ALARM SYSTEM IS BEING UPGRADED OR REPLACED, OR A NEW FIRE ALARM SYSTEM IS INSTALLED (2019 CBC 11B-215.1)
6. **PROTRUDING OBJECTS**
   A. PROTRUDING OBJECTS ON CIRCULATION PATHS SHALL COMPLY WITH THE FOLLOWING
   B. (2019 CBC 11B-204.1) :
   C. OBJECTS WITH LEADING EDGES MORE THAN 27" AND NOT MORE THAN 80" ABOVE THE FINISH FLOOR OR GROUND SHALL PROTRUDE 4" MAX. HORIZONTALLY INTO THE CIRCULATION PATH, EXCEPT HANDRAILS (2019 CBC 11B-307.2).
   D. FREE STANDING OBJECTS MOUNTED ON POSTS SHALL OVERHANG CIRCULATION PATHS 12" MAX. WHEN LOCATED 27" MIN. AND 80" MAX. ABOVE THE FINISH FLOOR OR GROUND. WHERE A SIGN OR OTHER OBSTRUCTION IS MOUNTED BETWEEN POSTS AND THE CLEAR DISTANCE BETWEEN THE POSTS IS GREATER THAN 12", THE LOWEST EDGE OF SUCH SIGN OR OBSTRUCTION SHALL BE 27" MAX. OR 80" MINIMUM ABOVE THE FINISH FLOOR OR GROUND (2019 CBC 11B-307.3).
   E. VERTICAL CLEARANCE SHALL BE 80" HIGH MIN. GUARDRAILS OR OTHER BARRIERS SHALL BE PROVIDED WHERE THE VERTICAL CLEARANCE IS LESS THAN 80" HIGH. THE LEADING EDGE OF THE GUARDRAIL OR BARRIER SHALL BE LOCATED 27" MAX. ABOVE FINISH FLOOR. (2019 CBC 11B-307.4).
   F. SEE DETAIL
7. **REACH RANGES**. FORWARD REACH, FORWARD OBSTRUCTED REACH, SIDE REACH, & SIDE OBSTRUCTED REACH SHALL BE ACCESSIBLE (2019 CBC 11B-307.4).
   A. SEE DETAIL
8. **OPERABLE PARTS**
   A. OPERABLE PARTS ON ACCESSIBLE ELEMENTS, ACCESSIBLE ROUTES, AND IN ACCESSIBLE ROOMS AND SPACES SHALL COMPLY WITH THE FOLLOWING (2019 CBC 11B-205.1) :
   B. OPERABLE PARTS SHALL HAVE A CLEAR FLOOR SPACE IN FLOOR SPACE (2019 CBC 11B-309.2).
   C. OPERABLE PARTS SHALL BE WITHIN THE REACH RANGES (2019 CBC 11B-309.3).
   D. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAX (2019 CBC 11B-309.4).

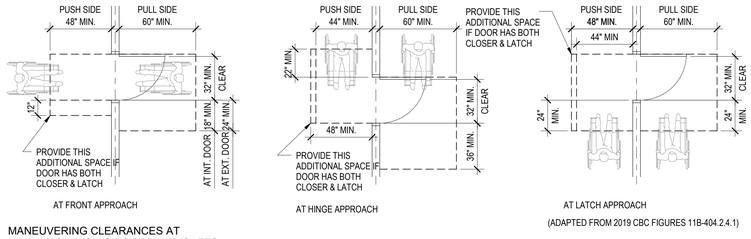
ACCESSIBLE ROUTES

1. **SITE ARRIVAL POINTS**. AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED WITHIN THE SITE FROM ACCESSIBLE PARKING SPACES AND ACCESSIBLE PASSENGER LOADING ZONES, PUBLIC STREETS AND SIDEWALKS, AND PUBLIC TRANSPORTATION STOPS TO THE ACCESSIBLE BUILDING OR FACILITY ENTRANCE THEY SERVE. WHERE MORE THAN ONE ROUTE IS PROVIDED, ALL ROUTES MUST BE ACCESSIBLE (2019 CBC 11B-206.2.1).
2. **WITHIN A SITE**. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS AND ACCESSIBLE SPACES THAT ARE ON THE SAME SITE (2019 CBC 11B-206.2.2).
3. **PACES AND ELEMENTS**. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDING OR FACILITY ENTRANCES WITH ALL ACCESSIBLE SPACES AND ELEMENTS WITHIN THE BUILDING OR FACILITY, INCLUDING MEZZANINES, WHICH ARE OTHERWISE CONNECTED BY A CIRCULATION PATH (2019 CBC 11B-206.2.4).
4. **LOCATION**. ACCESSIBLE ROUTES SHALL COINCIDE WITH OR BE LOCATED IN THE SAME AREA AS A GENERAL CIRCULATION PATH. WHERE THE CIRCULATION PATH IS INTERIOR, THE ACCESSIBLE ROUTE SHALL ALSO BE INTERIOR. AN ACCESSIBLE ROUTE SHALL NOT PASS THROUGH KITCHENS, STORAGE ROOMS, RESTROOMS, CLOSETS OR SIMILAR SPACES (2019 CBC 11B-206.3).
5. **COMPONENTS**. ACCESSIBLE ROUTES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING: WALKING SURFACES WITH A RUNNING SLOPE OF NOT STEEPER THAN 1:20, DOORWAYS, RAMPS, CURB RAMPS, ELEVATORS, AND PLATFORM LIFTS (2019 CBC 11B-402.2).
6. **SECURITY BARRIERS**. SECURITY BARRIERS, INCLUDING BUT NOT LIMITED TO, SECURITY BOLLARDS AND SECURITY CHECK POINTS, SHALL NOT OBSTRUCT A REQUIRED ACCESSIBLE ROUTE OR ACCESSIBLE MEANS OF EGRESS. (2019 CBC 11B-206.8).



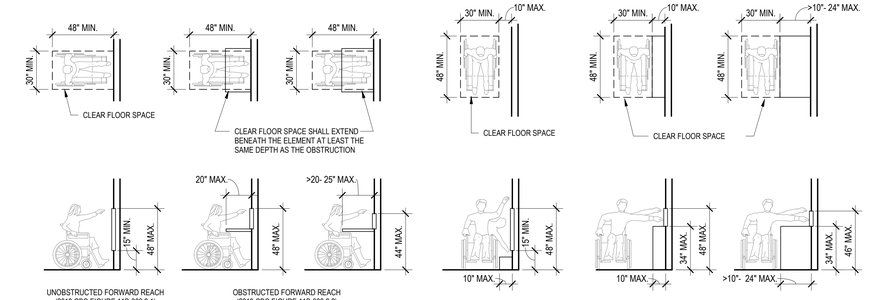
CIRCULAR SPACE (2019 CBC 11B-304.3.1) — T-SHAPED SPACE (2019 CBC FIGURE 11B-304.3.2)

6 TURNING RADIUS OPTIONS
1/4" = 1'-0"



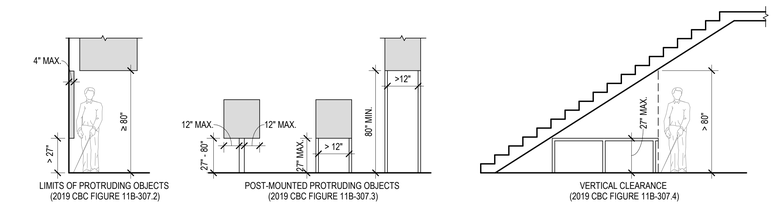
AT FRONT APPROACH — AT HINGE APPROACH — AT LATCH APPROACH (ADAPTED FROM 2019 CBC FIGURES 11B-404.2.4.1)

7 MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS AND GATES
1/4" = 1'-0"



UNOBSTRUCTED FORWARD REACH (2019 CBC FIGURE 11B-308.2.1) — OBSTRUCTED FORWARD REACH (2019 CBC FIGURE 11B-308.2.2) — UNOBSTRUCTED SIDE REACH (2019 CBC FIGURE 11B-308.3.1) — OBSTRUCTED SIDE REACH (2019 CBC FIGURE 11B-308.3.2)

1 REACH RANGES
1/4" = 1'-0"

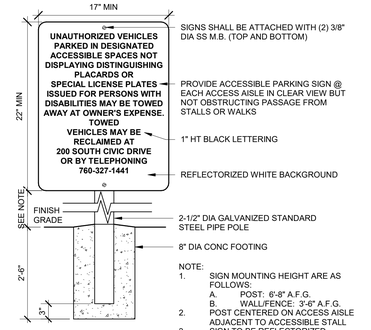


LIMITS OF PROTRUDING OBJECTS (2019 CBC FIGURE 11B-307.2) — POST-MOUNTED PROTRUDING OBJECTS (2019 CBC FIGURE 11B-307.3) — VERTICAL CLEARANCE (2019 CBC FIGURE 11B-307.4)

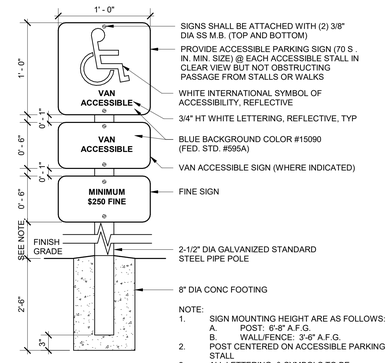
2 PROTRUDING OBJECTS
1/4" = 1'-0"

DOORWAYS

1. **ENTRANCES**. ENTRANCE DOORS, DOORWAYS, AND GATES ON ACCESSIBLE ROUTES OF TRAVEL SHALL BE ACCESSIBLE (2019 CBC 11B-206.4).
2. **ENTRANCES AND EXTERIOR GROUND FLOOR EXITS**. ALL ENTRANCES AND EXTERIOR GROUND FLOOR EXITS TO BUILDINGS AND FACILITIES SHALL BE ACCESSIBLE (2019 CBC 11B-206.4.1).
   A. EXCEPTION: EXTERIOR GROUND FLOOR EXITS SERVING SMOKE-PROOF ENCLOSURES, STAIRWELLS AND EXIT DOORS ONLY SERVING STAIRS
   B. EXCEPTION: EXITS IN EXCESS OF REQUIRED EXITS AND WHICH ARE MORE THAN 24' ABOVE GRADE
3. **TENANT SPACES**. ALL ENTRANCES TO EACH TENANCY IN A FACILITY SHALL BE ACCESSIBLE. (2019 CBC 11B-206.4.5).
4. **DOORS, DOORWAYS, AND GATES**. DOORS, DOORWAYS, AND GATES PROVIDING ENTRANCE TO A BUILDING OR FACILITY AND EVERY DOOR, DOORWAY, AND GATE WITHIN THE FACILITY SHALL BE ACCESSIBLE (2019 CBC 11B-206.5.1 & 206.5.2).
5. **REVOLVING DOORS, REVOLVING GATES, AND TURNSTILES**. REVOLVING DOORS, REVOLVING GATES, AND TURNSTILES SHALL NOT BE PART OF AN ACCESSIBLE ROUTE (2019 CBC 11B-404.2.1 & 404.3.7)
6. **CLEAR WIDTH**. DOOR OPENINGS SHALL PROVIDE A CLEAR WIDTH OF 32" MINIMUM.
   A. CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOORS IS MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP WITH THE DOOR OPENED 90 DEGREES.
7. **MANEUVERING CLEARANCES**. SEE DETAIL FOR REQUIRED MANEUVERING CLEARANCES AT DOORS.
   A. SEE DETAIL
8. **DOUBLE-LEAF DOORS AND GATES**. AT LEAST ONE OF THE ACTIVE LEAVES OF DOORWAYS WITH TWO LEAVES SHALL MEET THE REQUIRED WIDTH AND MANEUVERING CLEARANCE REQUIREMENTS (2019 CBC 11B-404.2.2)
9. **WITHOUT DOORS OR GATES, SLIDING DOORS, AND FOLDING DOORS**. DOORWAYS LESS THAN 36" WIDE WITHOUT DOORS, SLIDING DOORS, AND FOLDING DOORS SHALL HAVE THE REQUIRED MANEUVERING CLEARANCES (2019 CBC 11B-404.2.4.2).
   A. SEE DETAIL
10. **RECESSED DOORS AND GATES**. MANEUVERABLE CLEARANCES FOR FORWARD APPROACH SHALL BE PROVIDED WHEN ANY OBSTRUCTION PROJECTS MORE THAN 8" BEYOND THE FACE OF THE DOOR OR GATE (2019 CBC 11B-404.2.4.3).
    A. SEE DETAIL
11. **THRESHOLDS**. THRESHOLDS, IF PROVIDED AT DOORWAYS, SHALL BE ½" HIGH MAX. RAISED THRESHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH CHANGES IN LEVEL REQUIREMENTS (2019 CBC 11B-404.2.5).
12. **DOORS AND GATES IN SERIES**. THE DISTANCE BETWEEN TOW HINGED OR PIVOTED DOORS OR GATES IN SERIES SHALL BE 48" MIN. PLUS THE WIDTH OF DOORS OR GATES SWINGING INTO THE SPACE (2019 CBC 11B-404.2.6). SEE DETAIL
13. **DOOR AND GATE HARDWARE**. HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERABLE PARTS OF DOORS AND GATES SHALL COMPLY WITH ACCESSIBLE OPERABLE PARTS REQUIREMENTS. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34" MINIMUM ABOVE THE FINISH FLOOR OR GROUND (2019 CBC 11B-404.2.7).
14. **CLOSING SPEED**. DOOR AND GATE CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MIN. (2019 CBC 11B-404.2.8.1).
15. **DOOR OR GATE OPENING FORCE**. THE FORCE FOR PUSHING OR PULLING OPEN A DOOR OR GATE SHALL BE (2019 CBC 11B-404.2.9):
    A. INTERIOR AND EXTERIOR HINGED DOORS AND GATES: 5 POUNDS MAX.
    B. SLIDING OR FOLDING DOORS: 5 POUNDS MAX.
    C. REQUIRED FIRE DOORS: THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY. NOT TO EXCEED 15 POUNDS.
16. **DOOR AND GATE SURFACES**. SWINGING DOOR AND GATE SURFACES WITHIN 10" OF THE FINISH FLOOR OR GROUND MEASURED VERTICALLY SHALL HAVE A SMOOTH FINISH ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR OR GATE. EXCEPTION: SLIDING DOORS AND TEMPERED GLASS DOORS WITHOUT STILES AND WITH TAPERED BOTTOM RAIL (2019 CBC-11B-404.2.10).
17. **VISION LIGHTS**. DOORS AND GATES WITH VISION LIGHTS AND SIDE LIGHTS ADJACENT TO DOORS OR GATES SHALL HAVE AT LEAST ONE GLAZED PANEL LOCATED 43" MAX. ABOVE THE FINISH FLOOR (2019 CBC 11B-404.2.11).
18. **AUTOMATIC AND POWER ASSISTED DOORS AND GATES**. AUTOMATING AND POWER ASSISTED DOORS AND GATES THAT ARE NOT ON STANDBY POWER AND ARE PART OF A MEANS OF EGRESS SHALL HAVE A CLEAR BREAK OUT OPENING OF 32" MIN. (2019 CBC 11B-404.3.6).



10 ACCESSIBLE STALL SIGN - TOW NOTICE
1 1/2" = 1'-0"



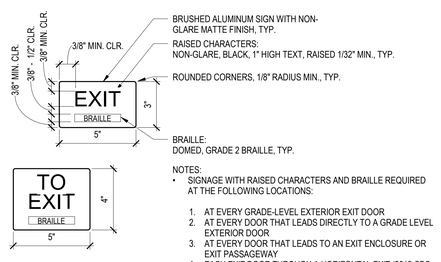
9 ACCESSIBLE STALL SIGN
1 1/2" = 1'-0"

RAMPS

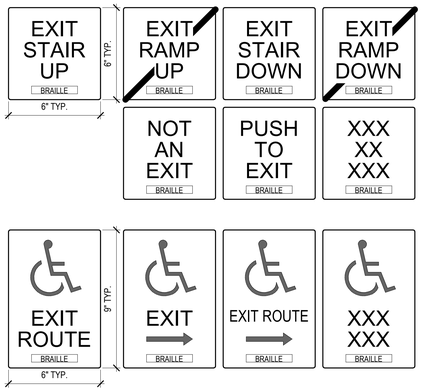
1. **GENERAL**. RAMPS OF ACCESSIBLE ROUTES SHALL BE ACCESSIBLE (2019&CBC 11B-405.1).
2. **SLOPE AND CROSS SLOPE**. RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12 AND A CROSS SLOPE NOT STEEPER THAN 1:48 (2019 CBC 11B-405.2 & 405.3).
3. **CLEAR WIDTH**. THE CLEAR WIDTH OF A RAMP RUN SHALL BE 48" MIN. EXCEPTION: HANDRAILS MAY PROJECT INTO THE REQUIRED CLEAR WITH OF THE RAMP ON EACH SIDE 3 ½" MAXIMUM AT THE HANDRAIL HEIGHT (2019 CBC 11B-405.5).
4. **RISE**. THE RISE FOR ANY RAMP SHALL BE 30" MAX. (2019 CBC 11B-405.6).
5. **LANDINGS**. RAMPS SHALL HAVE LANDINGS AT THE TOP AND BOTTOM OF EACH RAMP RUN (2013 CBC 11B-405.7).
   A. LANDINGS SHALL HAVE SLOPES NO STEEPER THAN 1:48 (2019 CBC 11B-405.7.1)
   B. THE LANDING CLEAR WIDTH SHALL BE AT LEAST AS WIDE AS THE WIDEST RAMP RUN LEADING TO THE LANDING. TOP LANDINGS SHALL BE 60" WIDE MIN. (2019 CBC 11B-405.7.2).
   C. THE LANDING CLEAR LENGTH SHALL BE 60" MIN. BOTTOM LANDING SHALL EXTEND 72" MIN. IN THE DIRECTION OF THE RAMP RUN (2019 CBC 11B-405.7.3)
6. **CHANGE IN DIRECTION**. RAMPS THAT CHANGE DIRECTION BETWEEN RUNS AT LANDINGS SHALL HAVE A CLEAR LANDING 60" MIN. BY 72" MIN. IN THE DIRECTION OF DOWNWARD TRAVEL FROM THE UPPER RAMP RUN (2019 CBC 11B-405.7.4)
7. **DOORWAYS**. WHERE DOORWAYS ARE LOCATED ADJACENT TO A RAMP LANDING, MANEUVERING CLEARANCES SHALL BE PERMITTED TO OVERLAP THE REQUIRED LANDING AREA. DOORS WHEN FULLY OPEN, SHALL NOT REDUCE THE REQUIRED RAMP LANDING WIDTH BY MORE THAN 7". DOORS IN ANY POSITION, SHALL NOT REDUCE THE MINIMUM DIMENSION OF THE RAMP LANDING TO LESS THAN 42" (2019 CBC 11B-405.7.5).
8. **HANDRAILS**. RAMP RUNS SHALL HAVE ACCESSIBLE HANDRAILS. AT DOOR LANDINGS, HANDRAILS ARE NOT REQUIRED ON RAMP RUNS LESS THAN 6" IN RISE OR 72" IN LENGTH (2019 CBC 11B-405.8).
9. **EDGE PROTECTION**. ACCESSIBLE EDGE PROTECTION SHALL BE PROVIDED ON EACH SIDE OF RAMP RUNS AND AT EACH SIDE OF RAMP LANDINGS (2019 CBC 11B-405.9).
10. **CURB OR BARRIER**. A CURB, 2" HIGH MINIMUM OR BARRIER SHALL BE PROVIDED THAT PREVENTS THE PASSAGE OF A 4" DIAMETER SPHERE, WHERE ANY PORTION OF THE SPHERE IS WITHIN 4" OF THE FINISH FLOOR OR GROUND. TO PREVENT ENTRAPMENT, THE CURB OR BARRIER SHALL PROVIDE A CONTINUOUS AND UNINTERRUPTED BARRIER ALONG THE LENGTH OF THE RAMP (2019 CBC 11B-405.9.2).
11. **WET CONDITIONS**. LANDINGS SUBJECT TO WET CONDITIONS SHALL BE DESIGNED TO PREVENT THE ACCUMULATION OF WATER (2019 CBC 11B-405.10).

WALKS AND SIDEWALKS

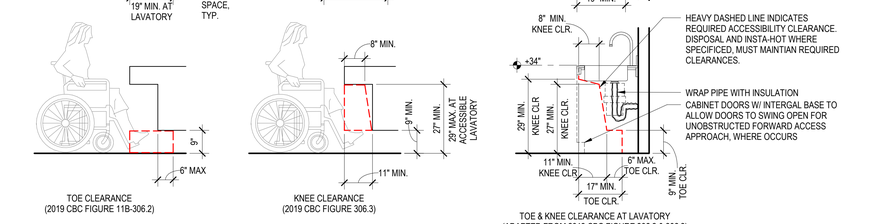
1. **CLEAR WIDTH**. CLEAR WIDTH FOR SIDEWALKS AND WALKS SHALL BE 48" MINIMUM, UNLESS ENFORCING AGENCY GRANTS AN EXCEPTION (2019 CBC 11B-403.5.1).
2. **WARNING CURBS**. ABRUPT CHANGES IN LEVEL EXCEEDING 4" HIGH BETWEEN WALKS, SIDEWALKS OR OTHER PEDESTRIAN WAYS AND ADJACENT SURFACES OR FEATURES SHALL BE IDENTIFIED BY WARNING CURBS AT LEAST 6" HIGH ABOVE THE WALK OR SIDEWALK SURFACE. EXCEPTIONS: WARNING CURB NOT REQUIRED BETWEEN A WALK OR SIDEWALK AND AN ADJACENT STREET OR DRIVEWAY OR WHERE A GUARDRAIL OR HANDRAIL IS PROVIDED (2019 CBC 11B-303.5).



NOTES:
- SIGNAGE WITH RAISED CHARACTERS AND BRAILLE REQUIRED AT THE FOLLOWING LOCATIONS:
  1. AT EVERY GRADE-LEVEL EXTERIOR EXIT DOOR
  2. AT EVERY DOOR THAT LEADS DIRECTLY TO A GRADE LEVEL EXTERIOR DOOR
  3. AT EVERY DOOR THAT LEADS TO AN EXIT ENCLOSURE OR EXIT PASSAGEWAY
  4. EACH EXIT DOOR THROUGH A HORIZONTAL EXIT (2013 CBC 1011.4 & 11B-216.4.1)
  5. TO PROVIDE DIRECTIONS TO ACCESSIBLE MEANS OF EGRESS (2013 CBC 1007.10 & 11B-216.4.3).
- EXIT SIGNAGE BASED ON CALIFORNIA TITLE 24 CODE COMPLIANT SIGNAGE AVAILABLE FROM ADA SIGN DEPOT (ADASIGNDEPOT.COM). SIMILAR SIGNAGE BY OTHER MANUFACTURERS IS ACCEPTABLE PROVIDED IT COMPLIES WITH CURRENT CALIFORNIA TITLE 24 REQUIREMENTS.
- SEE SIGNAGE SCHEDULE AND CODE COMPLIANCE PLAN FOR SIGN LOCATIONS. (ALL SIGNS MAY NOT APPEAR IN PROJECT)
- MOUNTING METHOD: HIGH BOND DOUBLE STICK FOAM TAPE.
- FOR MOUNTING LOCATION, SEE DETAILS

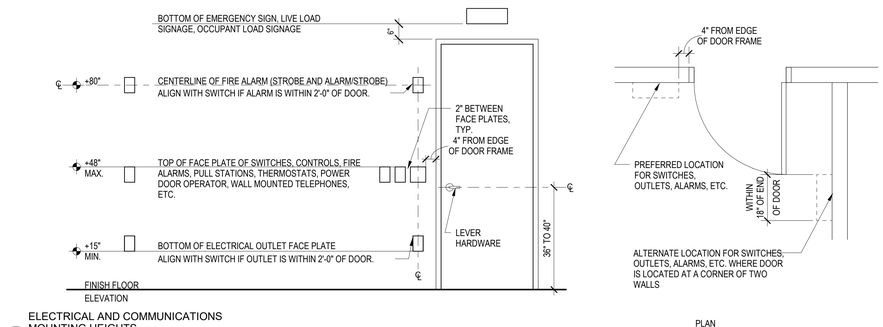


8 EXIT AND MEANS OF EGRESS SIGNAGE
3" = 1'-0"

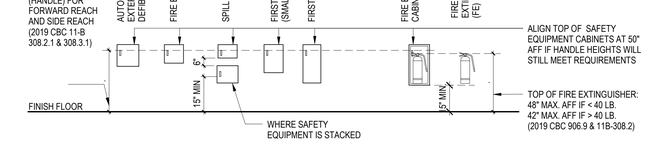


TOE CLEARANCE (2019 CBC FIGURE 11B-306.2) — KNEE CLEARANCE (2019 CBC FIGURE 306.3) — TOE & KNEE CLEARANCE AT LAVATORY (ADAPTED FROM 2019 CBC FIGURE 306.2 & 306.3)

3 KNEE AND TOE CLEARANCE
1/2" = 1'-0"



4 ELECTRICAL AND COMMUNICATIONS MOUNTING HEIGHTS
1/2" = 1'-0"



NOTE:
PROVIDE WALL BACKING FOR WALL MOUNTED EQUIPMENT PER DETAIL 12/A-0.60
FOR RECESSED EQUIPMENT SEE DETAIL 2/A-0.50

5 LIFE SAFETY EQUIPMENT MOUNTING HEIGHT SCHEDULE
1/4" = 1'-0"

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GCI CONSTRUCTION
CANNABIS RETAIL
SUITE 101 ENTRY & BUILDING
ACCESSIBLE UPGRADES

Key Plan

Seals and Signatures

LICENSED ARCHITECT KYLE T. BRUNEC no. C35905 06/30/21 STATE OF CALIFORNIA

Issued for	Rev	Date
MAA 01 REV 1	1	05/12/2020
MAA 01 REV 2	2	05/21/2020
MAA 01 REV 3	3	06/19/2020

ACCESSIBILITY COMPLIANCE GUIDELINES

Date	APRIL 27, 2020
Scale:	AS NOTED

G-07.0

Project number 2019-28

6/24/2020 6:44:09 PM

10 EXISTING SUITE 101 PHOTOS
12" = 1'-0"

EXTERIOR DOOR SCHEDULE								
Mark	Construction Type	Finish	Frame Material	Function	Hardware Set	Height	Width	Comments
101A	STOREFRONT	CLEAR ANODIZED ALUMINUM	ALUMINUM	Exterior	3	8' - 0"	2' - 8"	VERIFY DIMENSIONS OF EXISTING ROUGH OPENING

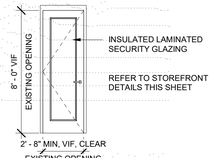
HARDWARE SET 2

4 NOT USED

HARDWARE SET 3

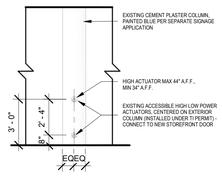
1	EA	CONT. HINGE	112XY TWP CON	628	IVE
1	EA	ENTRY LOCK	LV9453P 17A 583-363	626	SCH
1	EA	SURFACE CLOSER	4111 EDA	689	LCN
1	EA	FLOOR STOP	FS444	626	IVE
1	EA	GASKETING	188SBK PSA	BK	ZER
1	EA	DOOR SWEEP	39A	A	ZER
1	EA	THRESHOLD	PER DETAIL 7/-		ZER

CONNECT NEW DOOR TO EXISTING WIRELESS POWER ACTUATORS

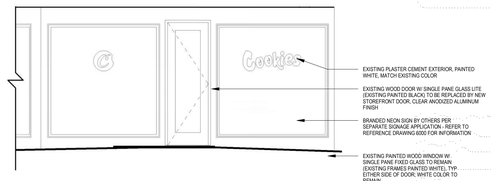


NOTE: FOR MOUNTING OF DEVICES AT DOOR REFER TO 4/G-07

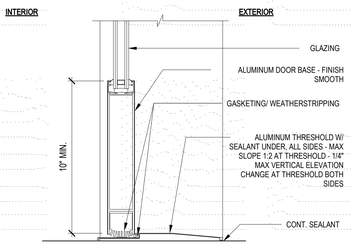
NEW DOOR LEGEND
1/4" = 1'-0"



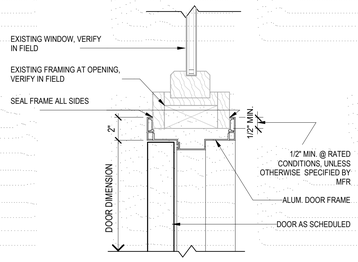
9 ELEVATION AT EXISTING COLUMN
1/4" = 1'-0"



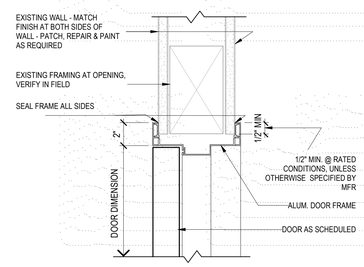
EXISTING SUITE 101 PARTIAL EXTERIOR ELEVATION - SOUTHWEST
8 1/4" = 1'-0"



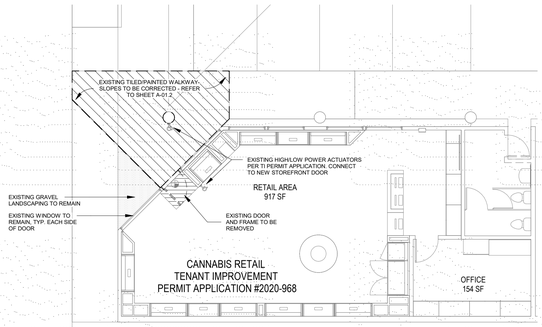
STEEL + ALUM. DOOR THRESHOLD (SECTION DETAIL)
7 3" = 1'-0"



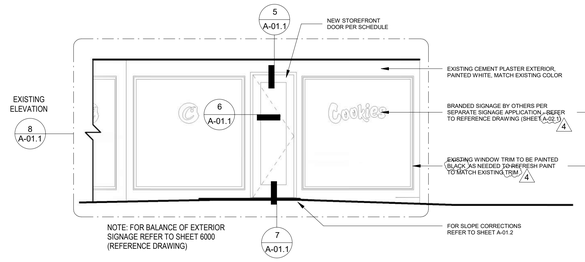
6 ALUM. DOOR JAMB (PLAN DETAIL)
3" = 1'-0"



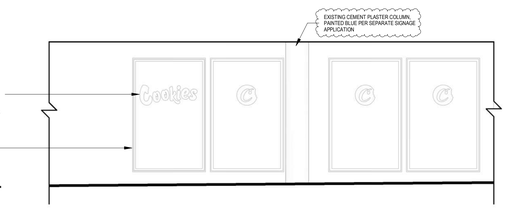
5 ALUM. DOOR HEAD (SECTION DETAIL)
3" = 1'-0"



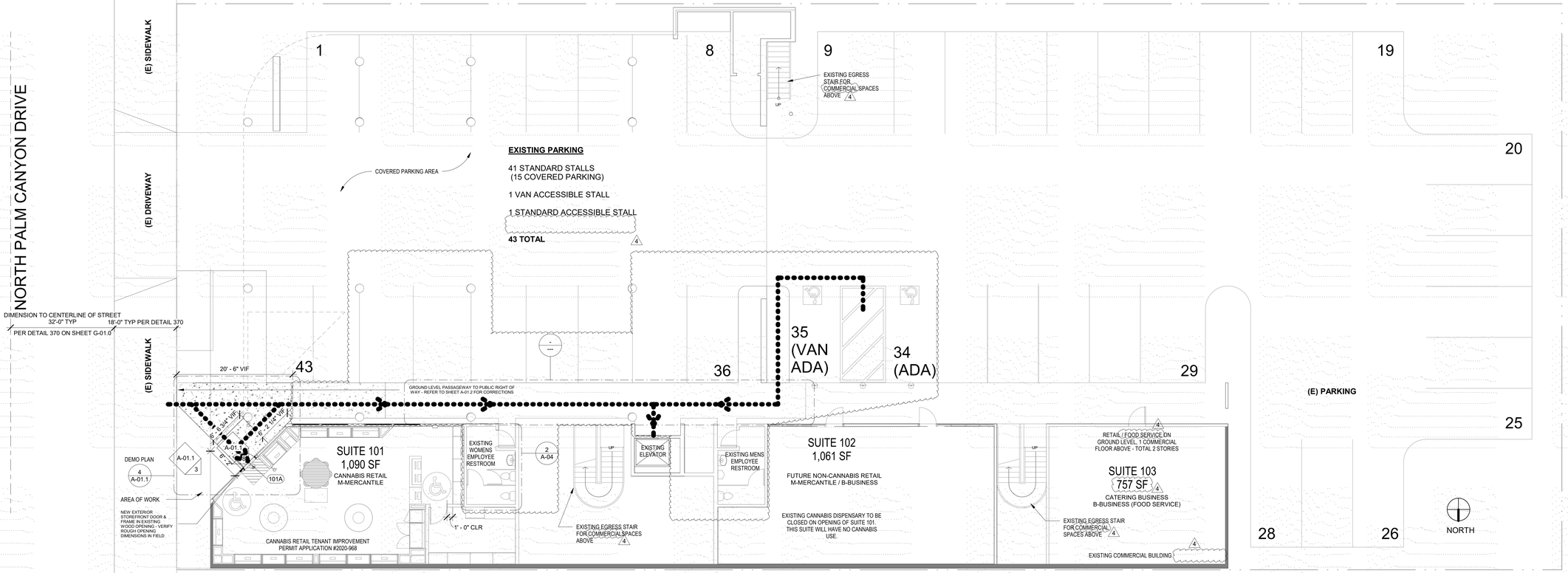
4 PARTIAL DEMOLITION PLAN
1/8" = 1'-0"



SUITE 101 PARTIAL EXTERIOR ELEVATION - SOUTHWEST
3 1/4" = 1'-0"



SUITE 101 PARTIAL EXTERIOR ELEVATION - SOUTH
2 1/4" = 1'-0"



1 SITE PLAN
1/8" = 1'-0"

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SUITE 101 ENTRY & BUILDING ACCESSIBLE UPGRADES

Key Plan

Seals and Signatures

LICENSED ARCHITECT KYLE T BRUNET no. C36905 06/30/21 STATE OF CALIFORNIA

Issued for	Rev	Date
MAA 01	1	04/29/2020
MAA 01 REV 1	2	05/12/2020
MAA 01 REV 2	3	05/21/2020
MAA 01 REV 3	4	06/19/2020

SUITE 101 EXTERIOR ELEVATIONS & EXTERIOR DETAILS

Date APRIL 27, 2020

Scale: AS NOTED

A-01.1

Project number 2019-28

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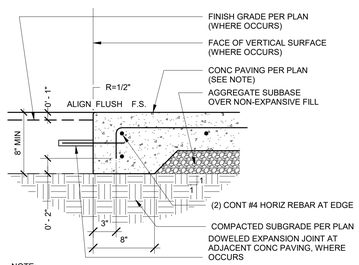
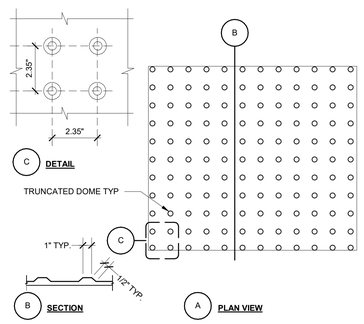


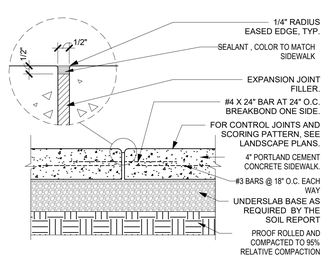
NOTE:
1. COORDINATE WITH EXISTING GRADES, VERIFY IN FIELD.
2. REFER TO G-07 FOR CURB RAMP ACCESSIBILITY NOTES
3. MAX SLOPE (REFER TO SITE PLAN FOR LOCATIONS):
   A. AT DOOR LANDING 1:48 (2.1%)
   B. AT SIDEWALK 1:20 (5%)
   C. AT CURB RAMP 1:12 (8.3%)

9 CONCRETE PAVING EDGE
1 1/2" = 1'-0"

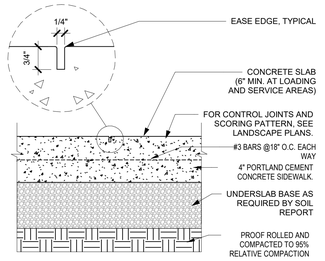


NOTE: TRUNCATED DOME MAT IS ADHERED AND MECHANICALLY ANCHORED TO PAVING SUBSTRATE. MAT SHALL CONSIST OF CONTRASTING COLOR (70% MIN)

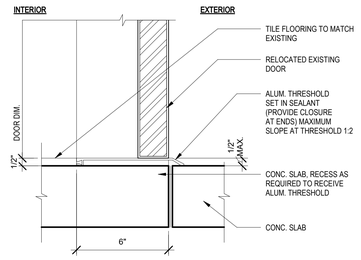
8 TACTILE WARNING MAT
1 1/2" = 1'-0"



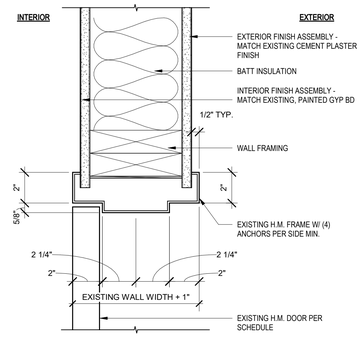
7 TOOLED EXPANSION / CONSTRUCTION JOINT
1 1/2" = 1'-0"



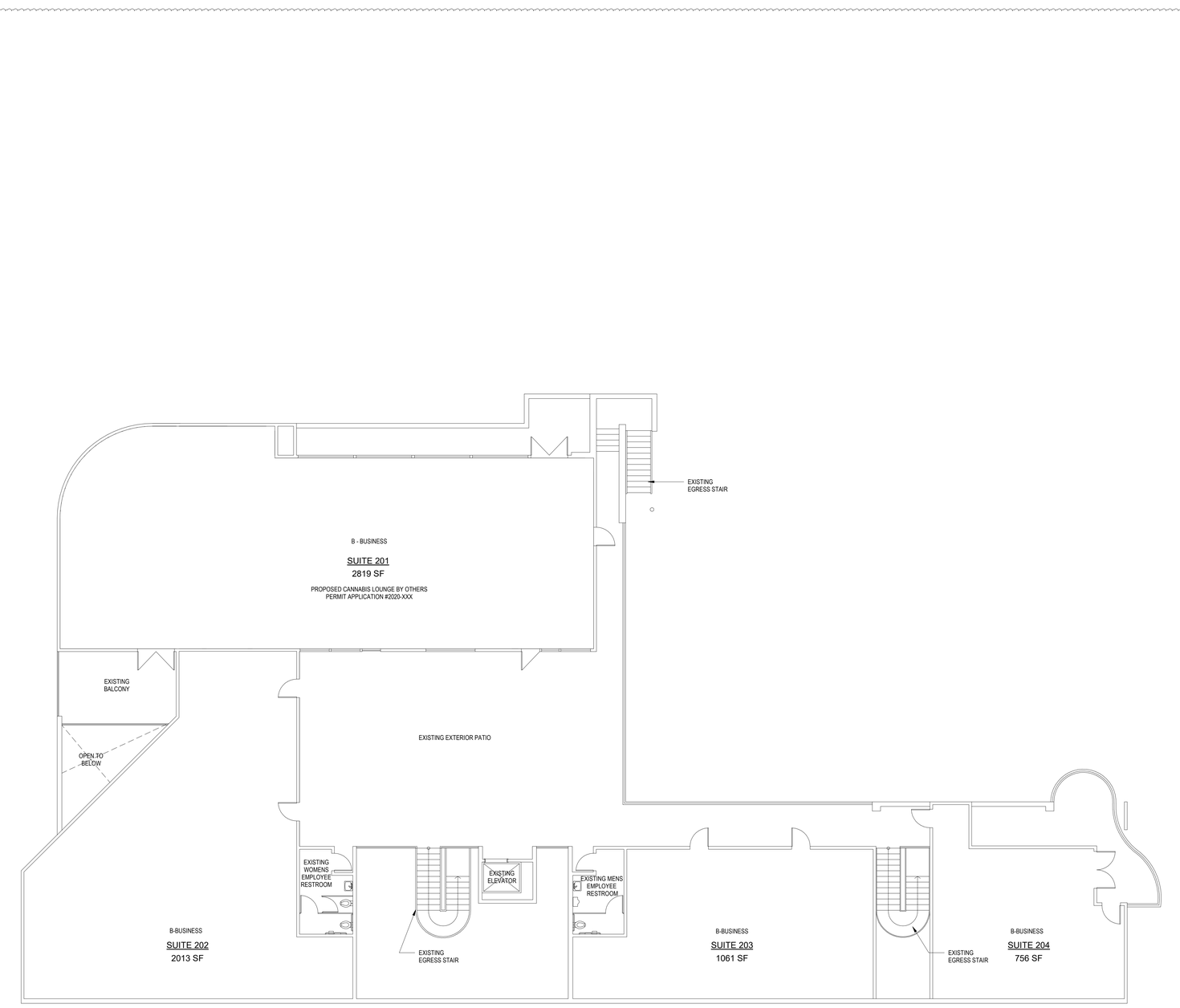
6 TOOLED CONTROL JOINT
1 1/2" = 1'-0"



5 THRESHOLD AT HM DOOR
3" = 1'-0"



4 HOLLOW METAL DOOR HEAD (JAMB SIM)
3" = 1'-0"



1 SECOND FLOOR PLAN
1/8" = 1'-0"

NORTH

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80 TANFORAN AVE, SUITE 7
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650-583-8222

ELECTRICAL ENGINEER:
JG ENGINEERS INC.
447 SUTTER STREET, SUITE 711
SAN FRANCISCO, CA 94108
415-397-4600

FIRE SPRINKLERS:
SOUTHWEST FIRE PROS
31410 RESERVE DRIVE, SUITE 2
THOUSAND PALMS, CA 92276
760-343-2233

GCI CONSTRUCTION
CANNABIS RETAIL
SUITE 101 ENTRY & BUILDING
ACCESSIBLE UPGRADES

Key Plan

Seals and Signatures

LICENSED ARCHITECT
KYLE T. BRUNEL
no. C35905
06/30/21
STATE OF CALIFORNIA

Issued for	Rev	Date
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2ND FLOOR PLAN &
EXTERIOR DETAILS

Date	APRIL 27, 2020
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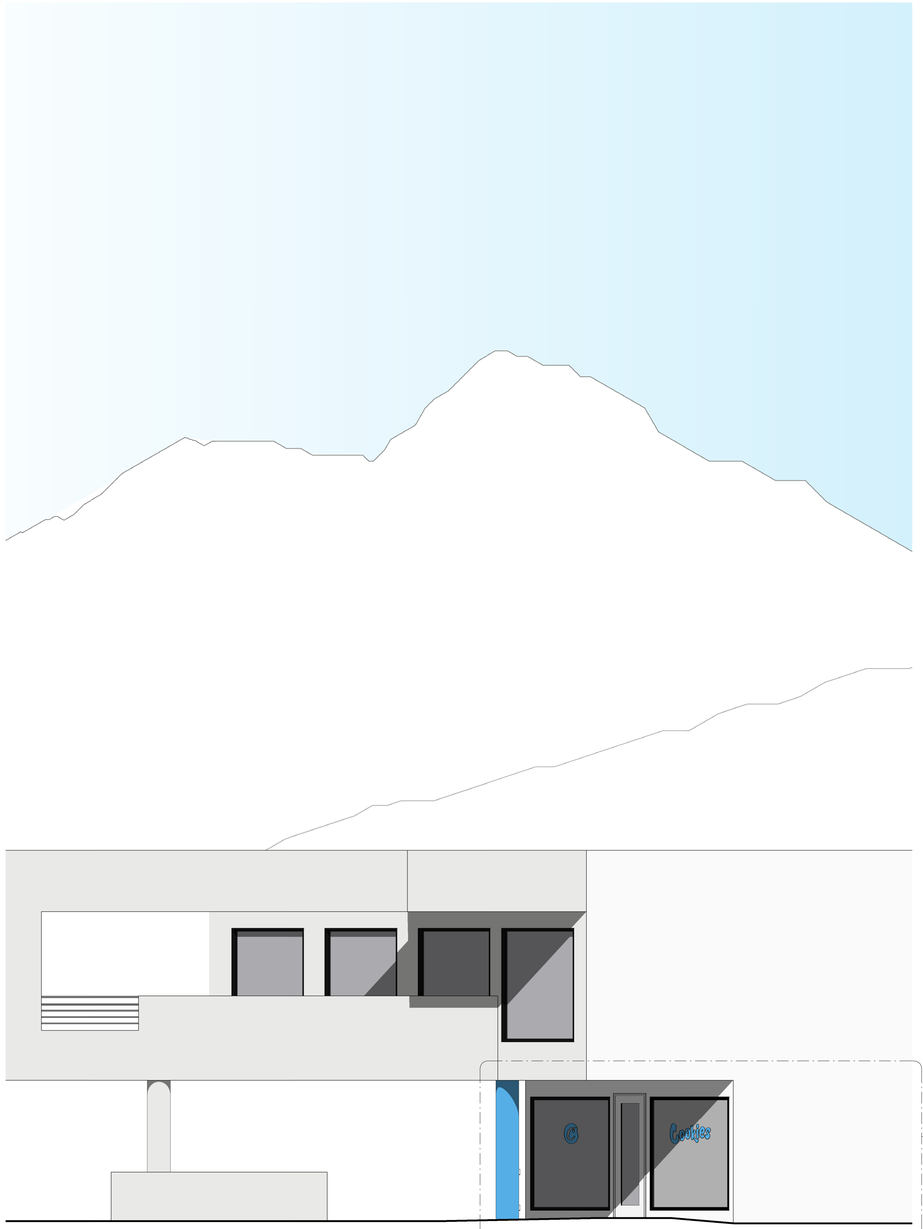
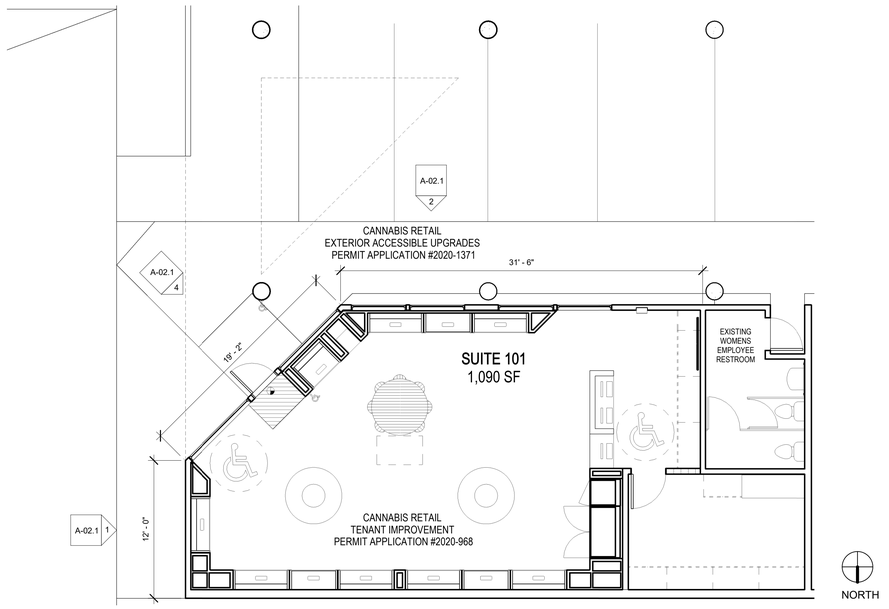
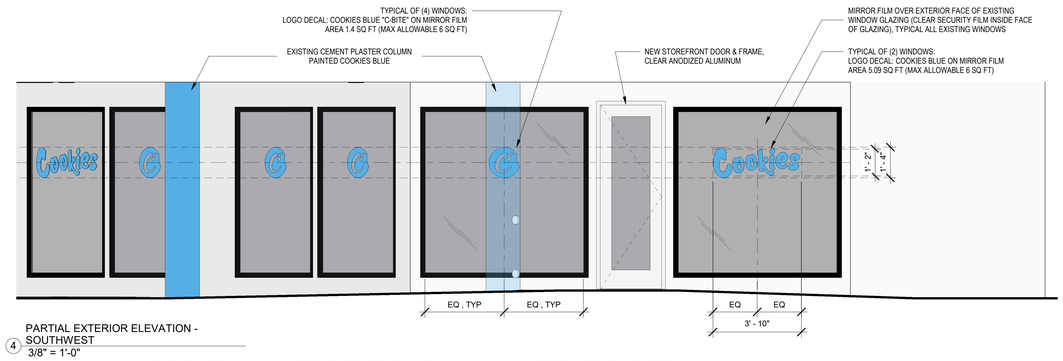


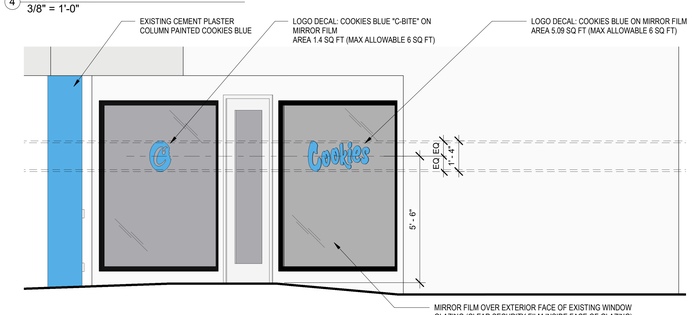
1 PARTIAL EXTERIOR ELEVATION - WEST
1/4" = 1'-0"



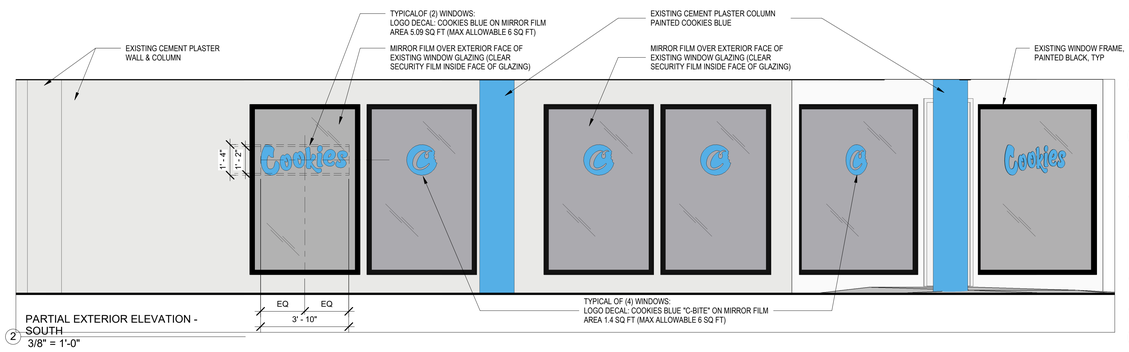
6 SITE KEY PLAN
3/16" = 1'-0"



4 PARTIAL EXTERIOR ELEVATION - SOUTHWEST
3/8" = 1'-0"



3 PARTIAL EXTERIOR ELEVATION - WEST
3/8" = 1'-0"



2 PARTIAL EXTERIOR ELEVATION - SOUTH
3/8" = 1'-0"

FOR REFERENCE ONLY

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EXTERIOR SIGNAGE

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06/30/21
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FACADE ELEVATIONS
(SIGNAGE)

Date APRIL 27, 2020
Scale: AS NOTED

A-02.1

Project number 2019-28

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