



ARCHITECTURAL REVIEW COMMITTEE MEMORANDUM

DATE: SEPTEMBER 20,2021 CONSENT

SUBJECT: EPSTEIN GLOBAL ARCHITECTURE ON BEHALF OF JUSHI PS HOLDINGS LLC FOR A MINOR ARCHITECTURAL APPLICATION FOR EXTERIOR IMPROVEMENTS, OF AN EXSITING CANNABIS DISPENSARY LOCATED AT 4765 EAST RAMON ROAD (CASE 3.4280 MAA), ZONE M1, (APN) 680-101-028. (RB)

FROM: Development Services Department – Planning Division

PROJECT DESCRIPTION:

This is a request for approval of an Architectural Review Application for interior and exterior improvements, including a repaint, additional rooftop mechanical equipment and screening enclosure, standard metal gates for dumpster rollout to the southwestern parking area and window treatments of an existing cannabis dispensary, cultivation and distribution facility. Of the 8,715 square feet of the building, 5,212 square feet of dispensary area is proposed for the remodel to include new entry, lobby, check-in area, express pick-up, sales floor, restrooms, secure delivery vestibule, and employee breakroom. The Palm Springs Zoning Code (PSZC) Section 93.23.15(F)(3)(a) requires that the Architectural Review Committee review proposed exterior improvements for a cannabis business and make a recommendation to the City Council.

RECOMMENDATION:

That the Architectural Review Committee approve the application, subject to new standard metal gate enclosure to the southwestern parking lot.

BUSINESS PRINCIPAL DISCLOSURE:

- Enclosed as Attachment B is the Public Disclosure Integrity form documenting Jushi PS Holdings LLC as tenant leasehold.

BACKGROUND INFORMATION:

STAFF ANALYSIS:

<i>Site Area</i>	
Net Acres	0.48 Acres

Architectural Review Criteria and Findings:

PSZC Section 94.04.00(E) requires the approval authority to evaluate the application and make findings for conformance to the following criteria:

	<i>Criteria and Findings [PSZC 94.04.00(E)]</i>	<i>Compliance</i>
1.	<p><i>The architectural treatment is consistent on all four sides of the proposed building(s), unless otherwise approved by the ARC;</i></p> <p>The proposed architectural treatments are consistent on all four sides of the existing building. Due to existing rooftop mechanical equipment and the necessity of additional rooftop mechanical units for tenant improvements, new screening is being proposed.</p>	Y
2.	<p><i>The design of accessory structures, such as carports, cabanas, and similar accessory structures, shall be consistent with the form, materials and colors of the principal building(s), unless otherwise approved by the ARC;</i></p> <p>The proposed exterior improvements include the addition of rooftop mechanical equipment and screening to the main building. An accessory structure of a steel sound attenuation enclosure is proposed in the southeast corner of the parcel to house a back-up generator.</p>	Y
3.	<p><i>The façade elements and fenestration are composed in a harmonious manner;</i></p> <p>The facade facing East Ramon Road is the only elevation to have windows. The windows are proportionate to the existing awning. The awning is proposed for repainting to enhance the street-view elevation. Transparent Safety and Security Window film will be installed for a cleaner window façade.</p>	Y
4.	<p><i>The proposed materials are consistent with the context of the site, adjacent buildings, and the desert environment;</i></p> <p>The exterior proposed repainting of the building will enhance the industrial building facing East Ramon Road and contribute to the surrounding industrial area and desert environment.</p>	Y
5.	<p><i>The proposed color scheme is appropriate to the desert environment and consistent with the site context;</i></p> <p>The proposed color scheme includes appropriate colors to the desert surrounding areas and consistent with the industrial setting.</p>	Y
6.	<p><i>Shading devices and sun control elements, excluding landscape materials, are provided to address environmental conditions and solar orientation;</i></p>	Y

	<i>Criteria and Findings [PSZC 94.04.00(E)]</i>	<i>Compliance</i>
	The industrial building is oriented with the front of building facing north. The primary windows are on the front of the building with an awning above the windows for solar protection.	
7.	<i>The proposed landscape plan is consistent with the requirements of PSMC Chapter 8.60;</i> No landscaping changes are being proposed.	N/A
8.	<i>The proposed landscape plan is consistent with all applicable zoning requirements, including any streetscape requirements, landscape buffer requirements, and screening requirements;</i> No landscaping changes are being proposed.	N/A
9.	<i>The shading for pedestrian facilities on the subject site or abutting public right(s)-of-way is adequate;</i> The main entry for pedestrians is shaded via the existing awning.	Y
10.	<i>The proposed lighting plan is consistent with the requirements of PSZC Section 93.21.00, and the proposed lighting will not materially impact adjacent properties;</i> The existing lighting of the building complies with the outdoor lighting ordinance. No alterations to the outdoor lighting are being proposed.	Y
11.	<i>Appropriateness of signage locations and dimensions relative to the building façade(s), or appropriateness of the site location for any freestanding signage, as may be warranted for the development type;</i> No signage is being proposed with this application. The applicant will submit a sign application later.	N/A
12.	<i>Screening is provided for mechanical equipment and service yards, so as to screen such facilities from view from public rights-of-way and abutting properties;</i> There is some existing mechanical equipment which requires some additional screening. Per tenant improvements, additional rooftop mechanical equipment is proposed for increased ventilation needs. All rooftop mechanical equipment is proposed with new screening material for uniformity and appearance.	Y
13.	<i>The proposed application is consistent with any adopted design standards of an applicable specific plan, planned development district, or other applicable adopted design standards and regulations.</i> The subject property is not within a Specific Plan or Planned Development.	N/A

ENVIRONMENTAL ANALYSIS:

The proposed development is considered a “project” pursuant to the terms of the California Environmental Quality Act (“CEQA”), and has been determined to be

categorically exempt pursuant to Section 15301(a) of the CEQA Guidelines.

CONCLUSION:

The proposed exterior modifications integrate with surrounding structures for the industrial zone. No structural changes are proposed; therefore, the project is in compliance with all development standards. The exterior alterations will be compatible with the character of adjacent development. Staff recommends approval to City Council as conditioned.

PREPARED BY:	Richard Bruno
REVIEWED BY:	David Newell

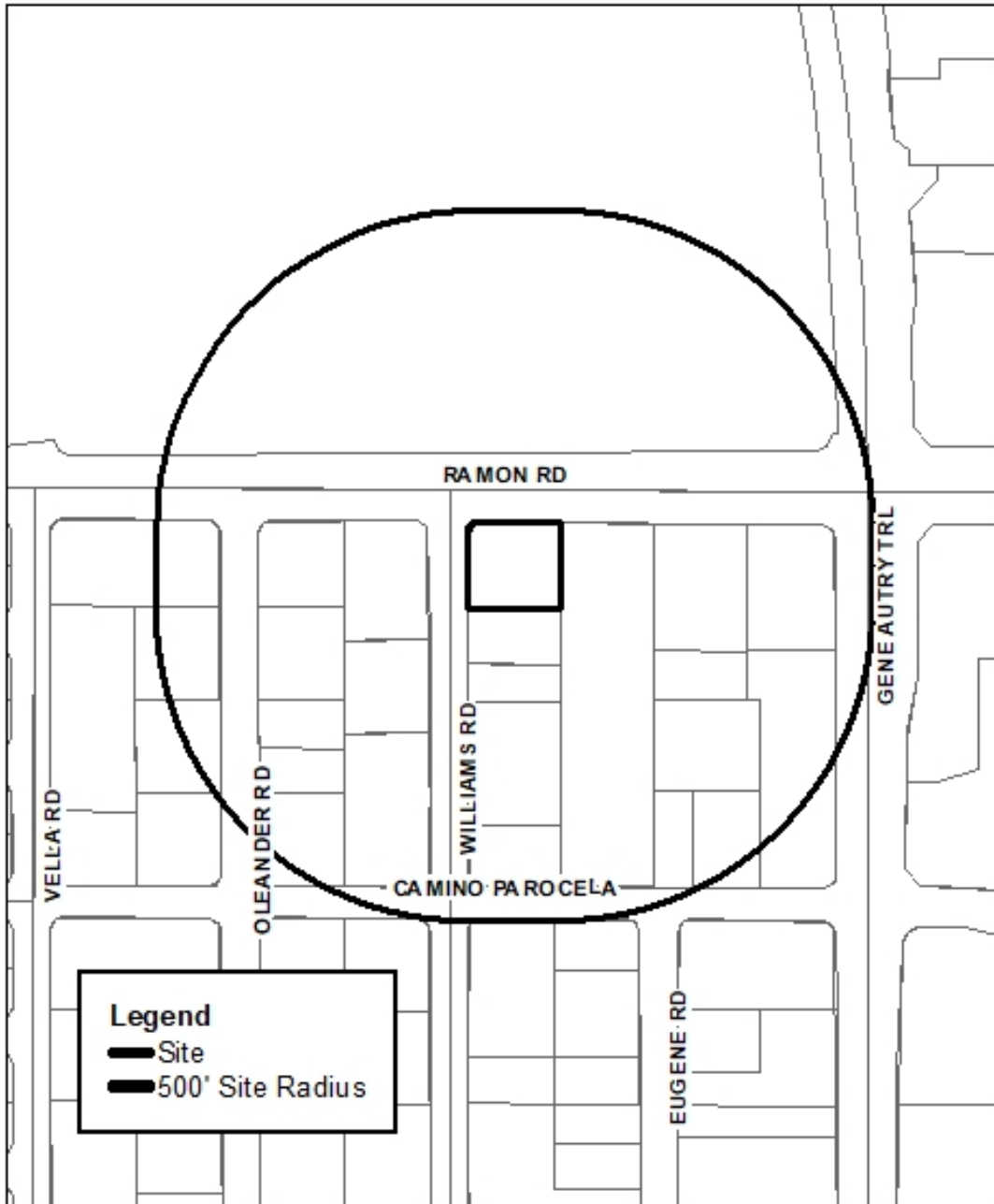
ATTACHMENTS:

- A. Vicinity Map
- B. Public Integrity Disclosure Form
- C. Plans

ATTACHMENT A



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS
4765 East Ramon Road
Beyond Hello Cannabis Dispensary

ATTACHMENT B



PUBLIC INTEGRITY DISCLOSURE APPLICANT DISCLOSURE FORM

1.	Name of Entity	Organic Solutions of the Desert, LLC
2.	Address of Entity (Principle Place of Business)	4765 E Ramon Road Palm Springs, CA 92264
3.	Local or California Address (if different than #2)	n/a
4.	State where Entity is Registered with Secretary of State	California
<i>If other than California, is the Entity also registered in California?</i> <input type="checkbox"/> Yes <input type="checkbox"/> No		
5.	Type of Entity	<input type="checkbox"/> Corporation <input checked="" type="checkbox"/> Limited Liability Company <input type="checkbox"/> Partnership <input type="checkbox"/> Trust <input type="checkbox"/> Other (please specify)
6.	Officers, Directors, Members, Managers, Trustees, Other Fiduciaries (please specify)	<i>Note: If any response is not a natural person, please identify all officers, directors, members, managers and other fiduciaries for the member, manager, trust or other entity</i>
	Jushi Holdings, Inc. _____	<input type="checkbox"/> Officer <input type="checkbox"/> Director <input type="checkbox"/> Member <input type="checkbox"/> Manager <input type="checkbox"/> General Partner <input type="checkbox"/> Limited Partner <input checked="" type="checkbox"/> Other <u>Parent Company</u>
	[name]	
	James Cacioppo _____	<input type="checkbox"/> Officer <input type="checkbox"/> Director <input type="checkbox"/> Member <input type="checkbox"/> Manager <input type="checkbox"/> General Partner <input type="checkbox"/> Limited Partner <input checked="" type="checkbox"/> Other <u>Parent Co CEO, Chairman</u>
	[name]	
	Louis Jonathan Barack _____	<input type="checkbox"/> Officer <input type="checkbox"/> Director <input type="checkbox"/> Member <input type="checkbox"/> Manager <input type="checkbox"/> General Partner <input type="checkbox"/> Limited Partner <input checked="" type="checkbox"/> Other <u>Parent Co President</u>
	[name]	

7. Owners/Investors with a 5% beneficial interest in the Applicant Entity or a related entity	
<p>EXAMPLE</p> <p><i>JANE DOE</i> James Cacioppo</p> <hr/> <p>[name of owner/investor]</p>	<p>50%, ABC COMPANY, Inc. Approx. 8.5%</p> <hr/> <p>[percentage of beneficial interest in entity and name of entity]</p>
<p>A.</p> <p>[public market owners]</p> <hr/> <p>[name of owner/investor]</p>	<p>[no other >5% owners]</p> <hr/> <p>[percentage of beneficial interest in entity and name of entity]</p>
<p>B.</p> <hr/> <p>[name of owner/investor]</p>	<hr/> <p>[percentage of beneficial interest in entity and name of entity]</p>
<p>C.</p> <hr/> <p>[name of owner/investor]</p>	<hr/> <p>[percentage of beneficial interest in entity and name of entity]</p>
<p>D.</p> <hr/> <p>[name of owner/investor]</p>	<hr/> <p>[percentage of beneficial interest in entity and name of entity]</p>
<p>E.</p> <hr/> <p>[name of owner/investor]</p>	<hr/> <p>[percentage of beneficial interest in entity and name of entity]</p>

I DECLARE UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING IS TRUE AND CORRECT.

<p>Signature of Disclosing Party, Printed Name, Title</p> <p>DocuSigned by: <i>Matthew Leeth</i> A3909BC35D0F455... Matthew Leeth Attorney for Applicant</p>	<p>Date</p> <p>9/3/21</p>
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ATTACHMENT C

BEYOND/ HELLO – PALM SPRINGS - EXTERIOR PAINT

Permit No.
Project Name Beyond/Hello Palm Springs
Project Location Palm Springs, California
Issuance Date May 13, 2021

This document is created for the purposes of showing the paint proposed for the exterior elevations of the building.

Project address: 4765 E, RAMON RD, PALM SPRINGS CA 92264

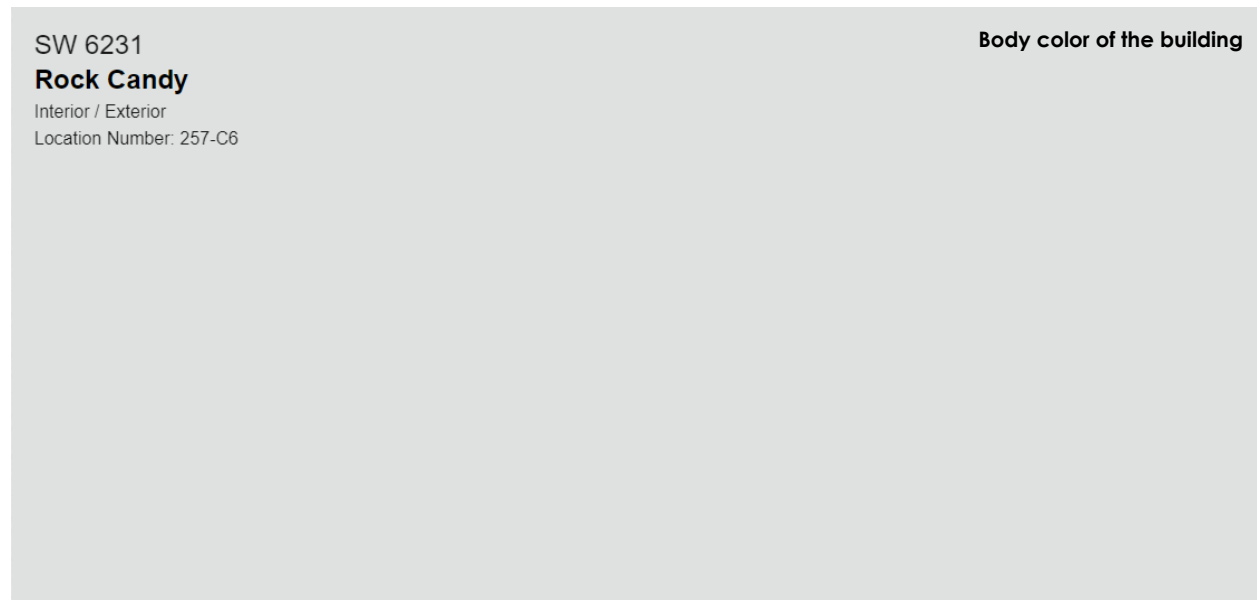


Fig. 1 – PT-01 – Sherwin Williams SW 6231 – Rock candy



Fig. 2 – PT-02 – Benjamin Moore – 2062-10 - Polo blue



ORGANIC SC SOLUTIONS
of the
DESERT

BEYOND HELLO DISPENSARY - RAMON ROAD STREET VIEW
09/10/2021

4765 E. RAMON ROAD PALM SPRINGS, CA 92264



BEYOND HELLO DISPENSARY - WILLIAMS ROAD STREET VIEW
09/10/2021

4765 E. RAMON ROAD PALM SPRINGS, CA 92264

BEYOND/HELLO PALM SPRINGS

INTERIOR BUILDOUT

JUSHI HOLDINGS INC.

4765 E, RAMON RD, PALM SPRINGS CA 92264

GENERAL BUILDING REQUIREMENTS PER ZONING ORDINANCE AND 2019 CALIFORNIA BUILDING CODE

BUILDING INFORMATION

ZONING DISTRICT	M-1 SERVICE/ MANUFACTURING ZONE, N OVERLAY ZONE (NOISE IMPACT AND NONSUIT COVENANT COMBINING ZONE)
GROSS FLOOR AREA	8,715 SQ FT PROJECT AREA OF WORK - 5,212 SF

APPLICABLE CODES

TITLE	DATE (YEAR)	REMARKS
PALM SPRINGS MUNICIPAL CODE		CURRENT THROUGH ORDINANCES 2038, EFFECTIVE FEBRUARY 13, 2021
CALIFORNIA EXISTING BUILDING CODE	2019	
CALIFORNIA BUILDING CODE	2019	
CALIFORNIA ELECTRICAL CODE	2019	
CALIFORNIA MECHANICAL CODE	2019	
CALIFORNIA PLUMBING CODE	2019	
CALIFORNIA ENERGY CODE	2019	
CALIFORNIA FIRE CODE	2019	
CALIFORNIA GREEN BUILDING STANDARDS CODE	2019	
CALIFORNIA BUILDING CODE - CHAPTER 11B ACCESSIBILITY	2019	
AMERICANS WITH DISABILITIES ACT (ADA)	2010	

CALIFORNIA BUILDING CODE

DIVISION / SECTION	ITEM	ACTION / RESPONSE	DRAWING
BUILDING REQUIREMENTS			
309.1	OCCUPANCY CLASSIFICATION(S)	GROUP M - MERCANTILE	---
504.3/ 506.2	HEIGHT AND AREA LIMITATIONS	MAXIMUM BUILDING HEIGHT: 60 FT/ 2 STORIES; MAXIMUM BUILDING AREA: 38,000 SQFT; FULLY SPRINKLERED ONE STORY	---
602.5	TYPE(S) OF CONSTRUCTION	TYPE VB	---
FIRE-RESISTIVE REQUIREMENTS AND FIRE PROTECTION			
TABLE 601	FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS	PRIMARY STRUCTURAL FRAME - OHR BEARING WALLS (EXTERIOR) - OHR BEARING WALLS (INTERIOR) - OHR NONBEARING WALLS AND PARTITIONS (INTERIOR) - OHR ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS - OHR	CA-101
903	FIRE PROTECTION SYSTEMS	- EXISTING AUTOMATIC SPRINKLER SYSTEM - EXISTING FIRE ALARM SYSTEM - PORTABLE FIRE EXTINGUISHERS (PER NFPA 10)	CA-101
EXIT REQUIREMENTS			
TABLE 1004.1.2	OCCUPANT LOAD	199 OCCUPANTS	CA-101
1006.3.1	MINIMUM NUMBER OF EXITS	MIN 2 EXITS FROM FLOOR - EXISTING 1 EXIT; 1 EXIT ADDED	CA-101
1007.1.1	EXITS LOCATION	EXISTING	CA-101
1017.2/ 1020.4 EXP. 2/ TABLE 1006.2.1	TRAVEL DISTANCE	MAX 250 FT (MERCANTILE W/ AUTOMATIC SPRINKLER SYSTEM) DEAD END CORRIDOR = 50' W/ AUTOMATIC SPRINKLER SYSTEM MAX 115 FT COMMON PATH OF TRAVEL (MERCANTILE W/ AUTO SPRINKLER SYSTEM)	CA-101
1005.3.2 EXP. 1	CAPACITY OF EXITS (WITH SPRINKLER SYSTEM)	OTHER EGRESS COMPONENTS = CAPACITY FACTOR - 0.15 INCH PER OCCUPANT	CA-101
1010.1/ TABLE 1020.2	MINIMUM WIDTH OF EXITS	DOORS = 32 INCHES MIN. CLEAR CORRIDOR WIDTH LESS THAN 50 OCCUPANTS = 36" MIN. CLEAR	CA-101
11B-404	TENANT SPACES	MIN 1 ENTRANCE SHALL BE ACCESSIBLE	---
11B-603	TOILET AND BATHING FACILITIES	TOILET ROOMS AND BATHING FACILITIES SHALL BE ACCESSIBLE	---
11B-603.2.3 EXP. 2	WHERE THE TOILET ROOM IS FOR INDIVIDUAL USE AND A CLEAR FLOOR SPACE COMPLYING WITH 11B-305.3 IS PROVIDED WITHIN THE ROOM BEYOND THE ARC OF THE DOOR SWING, DOORS SHALL BE PERMITTED TO SWING INTO THE CLEAR FLOOR SPACE.		CA-101
INTERIOR ENVIRONMENT			
1204.1	NATURAL AND ARTIFICIAL LIGHT REQUIREMENTS	ROOM OR SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED EITHER NATURAL OR ARTIFICIAL LIGHT, NATURAL LIGHT, BOPROWED LIGHT AND ARTIFICIAL LIGHT TO BE PROVIDED.	---
1202.5	NATURAL AND MECHANICAL VENTILATION	ROOM OR SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL OR MECHANICAL VENTILATION. MECHANICAL VENTILATION TO BE PROVIDED.	SEE MEP-SERIES DWGS
ENERGY CONSERVATION			
1301.1.1	ENERGY CONSERVATION	LIGHTS TO COMPLY WITH CALIFORNIA ENERGY CODE	SEE MEP-SERIES DWGS
PLUMBING FIXTURE COUNT			
2902.1	MINIMUM NUMBER OF FIXTURES	SEE CALCULATIONS ON SHEET CA-101	CA-101
2902.3	-EMPLOYEE TOILET FACILITIES SHALL BE EITHER SEPARATE OR COMBINED EMPLOYEE AND PUBLIC TOILET FACILITIES.		CA-101



ARCHITECTURAL REVIEW COMMITTEE

09.20.2021

SCOPE OF WORK:
INTERIOR TENANT IMPROVEMENT OF APPROXIMATELY 5,212 SQUARE FEET FOR AN EXISTING CANNABIS DISPENSARY OF 8,715 SQUARE FEET LOCATED AT 4765 E. RAMON RD., PALM SPRINGS, CA. THE SCOPE OF WORK INCLUDES NEW ENTRY LOBBY, CHECK-IN AREA, EXPRESS PICK-UP, SALES FLOOR, RESTROOMS, SECURE DELIVERY VESTIBULE, AND EMPLOYEE BREAK ROOM. THE EXISTING DISPENSARY WILL REMAIN FULLY OPERATIONAL WHILE THE NEW SCOPE IS BEING COMPLETED.

NO	SHEET NAME	2021/09/20 - ARC PRESENTATION
01-GENERAL		
G-001	TITLE SHEET	•
G-003	PROJECT INFORMATION	
02-CODE ANALYSIS		
CA-101	LEVEL 1 CODE ANALYSIS	
CA-201	ACCESSIBILITY CODE NOTES	
CA-202	ACCESSIBILITY CODE NOTES	
03-ARCHITECTURE		
A-001	GENERAL INFORMATION	
A-010	ARCHITECTURAL SITE PLAN	•
A-050	LEVEL 1 DEMOLITION PLAN	
A-060	LEVEL 1 DEMOLITION RCP	
A-090	SLAB PLAN	
A-100	LEVEL 1 FLOOR PLAN	•
A-150	ROOF PLAN	•
A-200	LEVEL 1 RCP	
A-250	LEVEL 1 FINISH PLAN	
A-260	POWERDATA PLAN	
A-300	BUILDING ELEVATIONS	•
A-301	BUILDING ELEVATIONS	•
A-600	INTERIOR ELEVATIONS	
A-601	INTERIOR ELEVATIONS	
A-602	INTERIOR ELEVATIONS	
A-603	ENLARGED PLAN & INTERIOR ELEVATIONS	
A-800	PARTITION TYPES, BASE AND HEAD DETAILS	
A-820	MILLWORK DETAILS	
A-821	MILLWORK DETAILS	
A-850	CEILING DETAILS	
A-900	DOOR SCHEDULE, TYPES AND FRAME TYPES	
A-901	STOREFRONT DETAILS	
10-MECHANICAL		
M-001	MECHANICAL SYMBOLS AND LEGENDS	
M-002	MECHANICAL ABBREVIATIONS AND GENERAL NOTES	
M-003	MECHANICAL SPECIFICATIONS	
M-101	LEVEL 1 MECHANICAL PLAN	
M-102	MECHANICAL ROOF PLAN	
M-500	MECHANICAL DETAILS	
M-700	MECHANICAL SCHEDULES	
MD-101	LEVEL 1 MECHANICAL DEMO PLAN	
MD-102	MECHANICAL ROOF DEMOLITION PLAN	
13-PLUMBING		
P-001	PLUMBING SYMBOLS AND LEGENDS	
P-002	PLUMBING ABBREVIATIONS	
P-100	BELOW GRADE PLUMBING PLAN	
P-101	LEVEL 1 PLUMBING PLAN	
P-102	PLUMBING ROOF PLAN	
P-500	PLUMBING DETAILS	
P-600	PLUMBING RISER DIAGRAMS	
P-700	PLUMBING SCHEDULES	
PD-101	LEVEL 1 PLUMBING DEMOLITION PLAN	
14-FIRE PROTECTION		
FP-001	FIRE PROTECTION SYMBOLS AND LEGENDS	
FP-002	FIRE PROTECTION ABBREVIATIONS AND GENERAL NOTES	
FP-101	LEVEL 1 FIRE PROTECTION PLAN	
FPD-100	LEVEL 1 FIRE PROTECTION DEMOLITION PLAN	
15-ELECTRICAL		
E-001	ELECTRICAL SYMBOLS AND LEGENDS	
E-002	ELECTRICAL ABBREVIATIONS	
E-003	ELECTRICAL SPECIFICATIONS	
E-004	ELECTRICAL SPECIFICATIONS	
E-005	ELECTRICAL SPECIFICATIONS	
E-006	ELECTRICAL SPECIFICATIONS	
E-007	ELECTRICAL GENERAL NOTES	
E-011	ELECTRICAL SINGLE LINE DIAGRAM	
E-101	LEVEL 1 POWER PLAN	
E-102	ROOF POWER PLAN	
E-201	LEVEL 1 LIGHTING RCP	
E-301	LEVEL 1 SYSTEMS PLAN	
E-500	ELECTRICAL SCHEDULES	
E-600	ELECTRICAL PANEL BOARD SCHEDULES	
ED-101	LEVEL 1 ELECTRICAL DEMO PLAN	
16 - TITLE 24		
E-T24	LIGHTING TITLE 24	
T-24.0	TITLE 24 FORMS	
T-24.1	TITLE 24 FORMS	
T-24.2	TITLE 24 FORMS	

SERIES	2021/09/20 - ARC PRESENTATION
01-GENERAL	1
02-CODE ANALYSIS	0
03-ARCHITECTURE	5
10-MECHANICAL	0
13-PLUMBING	0
14-FIRE PROTECTION	0
15-ELECTRICAL	0
16 - TITLE 24	0

SHEET ORDER

NO.	DATE	REVISION/ISSUANCES
9	2021.09.20	ARC PRESENTATION
8	2021.08.20	PLANNING DEPT CYCLE 2
7	2021.07.15	PLANNING DEPT REVIEW
6	2021.07.14	ISSUE FOR PERMIT CYCLE 2
5	2021.05.26	ISSUE FOR BID ADDENDUM 1
4	2021.05.13	ISSUE FOR PERMIT
3	2021.04.16	ISSUE FOR PERMIT AND BID
2	2021.04.09	ISSUE FOR REVIEW
1	2021.03.19	DESIGN CONFIRMATION

ARCHITECT CERTIFICATION STATEMENT
I HEREBY CERTIFY THAT THESE PLANS, SPECIFICATIONS, CALCULATIONS, OR REPORTS WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DUTY LICENSED PROFESSIONAL ARCHITECT UNDER THE LAWS OF STATE OF CALIFORNIA.

PRINT NAME: ALEXANDER CHU
ALEXANDER CHU
CA ARCHITECT LICENSE NO. C-30607
EXPIRATION DATE: FEBRUARY 28, 2023

MECHANICAL ENGINEER CERTIFICATION STATEMENT
I HEREBY CERTIFY THAT THESE PLANS, SPECIFICATIONS, CALCULATIONS, OR REPORTS WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DUTY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF STATE OF CALIFORNIA.

PRINT NAME: STUART WHITE
STU WHITE
CA PROFESSIONAL ENGINEER LICENSE NO. M30400
EXPIRATION DATE: SEPTEMBER 30, 2021

ELECTRICAL ENGINEER CERTIFICATION STATEMENT
I HEREBY CERTIFY THAT THESE PLANS, SPECIFICATIONS, CALCULATIONS, OR REPORTS WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DUTY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF STATE OF CALIFORNIA.

PRINT NAME: JENNIFER KUETHER
JENNIFER KUETHER
CA PROFESSIONAL ENGINEER LICENSE NO. E23324
EXPIRATION DATE: SEPTEMBER 30, 2022

PLUMBING / FIRE PROTECTION ENGINEER CERTIFICATION STATEMENT
I HEREBY CERTIFY THAT THESE PLANS, SPECIFICATIONS, CALCULATIONS, OR REPORTS WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DUTY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF STATE OF CALIFORNIA.

PRINT NAME: STUART WHITE
STU WHITE
CA PROFESSIONAL ENGINEER LICENSE NO. M30400
EXPIRATION DATE: SEPTEMBER 30, 2021

THE ITEMS BELOW ARE PART OF THE PROJECT AND THEY ARE DELEGATED TO THE FOLLOWING RESPONSIBLE INDIVIDUALS:

1) SIGNAGE PERMIT WILL BE DELEGATED TO THE SIGN CONTRACTOR AND WILL BE INCLUDED UNDER A SEPARATE PERMIT.
2) ANY SPRINKLER MODIFICATIONS / NEW WORK IS DELEGATED TO THE SPRINKLER CONTRACTOR.

MEP / FP Engineer	Architect of Record	Owner	Project
EPSTEIN 600 W FULTON STREET CHICAGO, IL 60661 312.454.9100	EPSTEIN 600 W FULTON STREET CHICAGO, IL 60661 312.454.9100	JUSHI HOLDINGS INC. 1800 NW CORPORATE BLVD, SUITE 200 BOCA RATON, FL 33431 1.561.617.9100	BEYONDHELLO PALM SPRINGS 4765 E. RAMON ROAD PALM SPRINGS, CA 92264

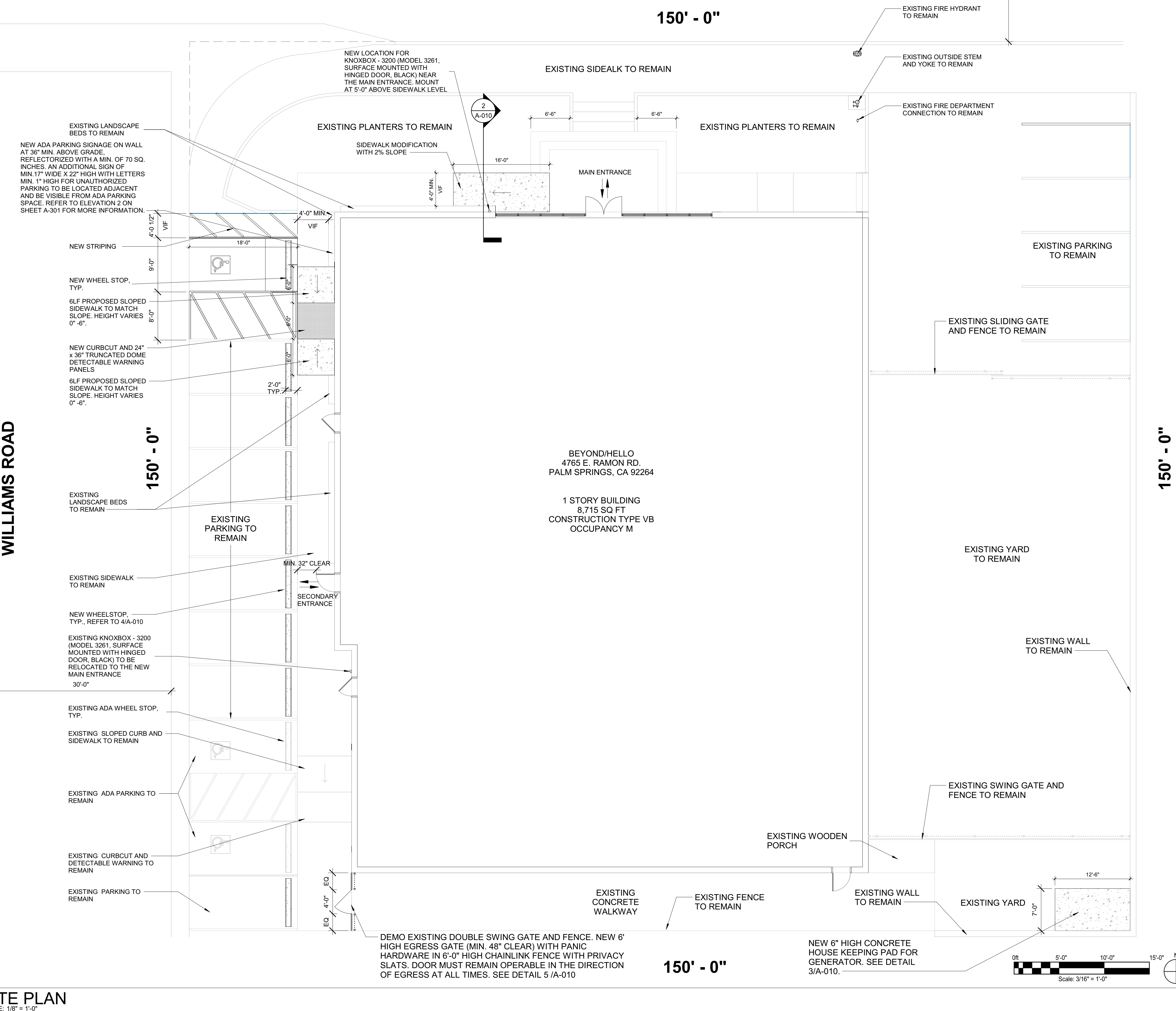


TITLE SHEET

G-001

PALM SPRINGS MUNICIPAL CODE: 93.06.00 OFF-STREET PARKING
 D.6 OFF-STREET PARKING REQUIREMENT- CANNABIS FACILITIES -
 A. CANNABIS CULTIVATION FACILITIES SHALL BE PARKED AT A RATE OF ONE (1) SPACE FOR EVERY ONE THOUSAND (1,000) GROSS SQUARE FEET OF AREA FOR THE FIRST TEN THOUSAND (10,000) SQUARE FEET OF GROSS FLOOR AREA, AND ONE (1) SPACE FOR EACH FIVE THOUSAND (5,000) SQUARE FEET OF GROSS FLOOR AREA THEREAFTER.
 B. CANNABIS DISPENSARIES SHALL BE PARKED AT A RATE OF ONE (1) SPACE FOR EVERY THREE HUNDRED (300) GROSS SQUARE FEET OF RETAIL DISPENSARY SPACE OR OFFICE SPACE.
 F. CANNABIS TRANSPORTATION AND DISTRIBUTION FACILITIES SHALL BE PARKED AT A RATE OF ONE (1) SPACE FOR EVERY ONE THOUSAND (1,000) GROSS SQUARE FEET OF AREA.
 DISPENSARY AREA - 912 SQFT
 REQUIRED PARKING - 912/300 = 3.04 = 4 SPACES
 PROVIDED PARKING - 12 EXISTING SPACES, 2 EXISTING ADA ACCESSIBLE SPACES (1 VAN ACCESSIBLE SPACE INCLUDED), 1 NEW VAN ACCESSIBLE ADA PARKING SPACE.

E. RAMON ROAD



LEGEND:
 — EXISTING CONDITIONS
 — PROPOSED WORK
 — NOT IN CONTRACT (N.I.C.)
 — EXISTING BUILDING/ SITE AREA TO REMAIN

NO.	DATE	REVISIONS/ISSUANCES
7	2021.09.20	ARC PRESENTATION
6	2021.07.15	PLANNING DEPT REVIEW
5	2021.07.14	ISSUE FOR PERMIT CYCLE 2
4	2021.05.26	ISSUE FOR BID ADDENDUM 1
3	2021.05.13	ISSUE FOR PERMIT
2	2021.04.16	ISSUE FOR PERMIT AND BID
1	2021.04.09	ISSUE FOR REVIEW

EPSTEIN

Architecture Chicago
 Interiors New York
 Engineering Buzarest
 Construction Warsaw

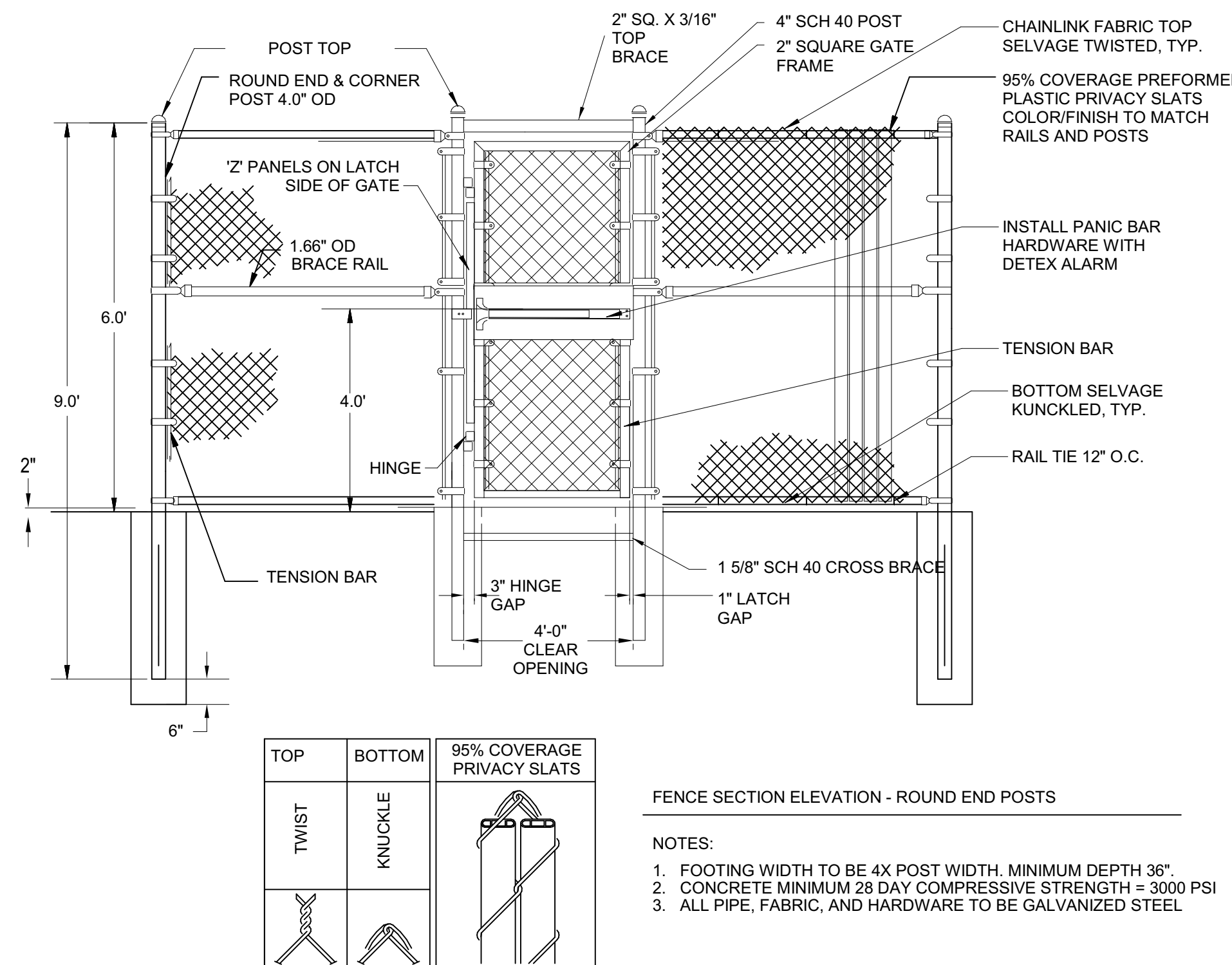
600 W. Fulton Street
 Chicago, IL 60661-1259
 T 312.454.9100
 www.epsteinglobal.com

PROJECT NUMBER: 21108
 PROJECT MANAGER: A. PAPE
 PA I PE: P. RAO
 DRAWN BY: A. DAVIS
 CHECKED BY: L. CHANDLER

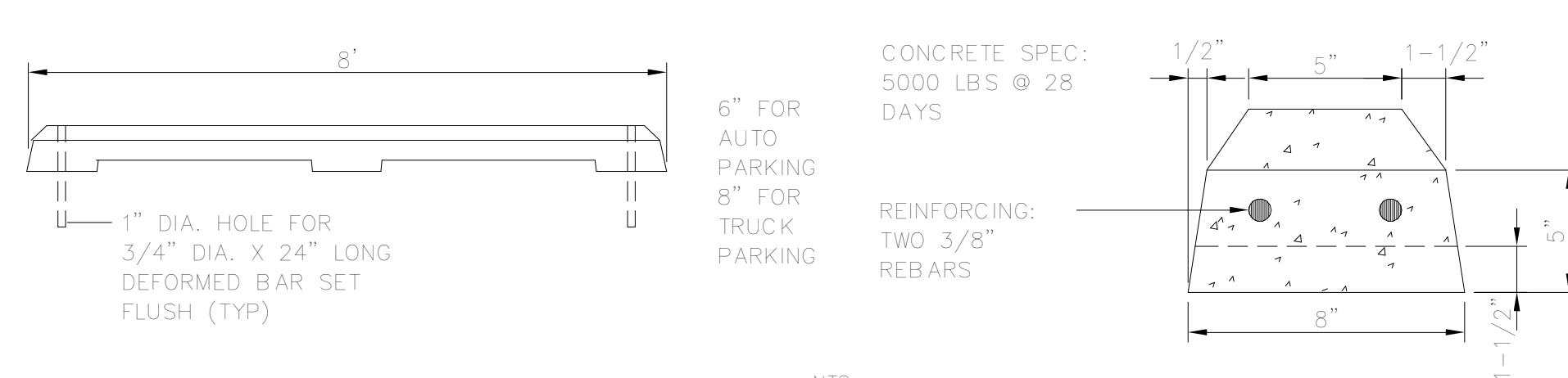
ARCHITECTURAL SITE PLAN

A-010

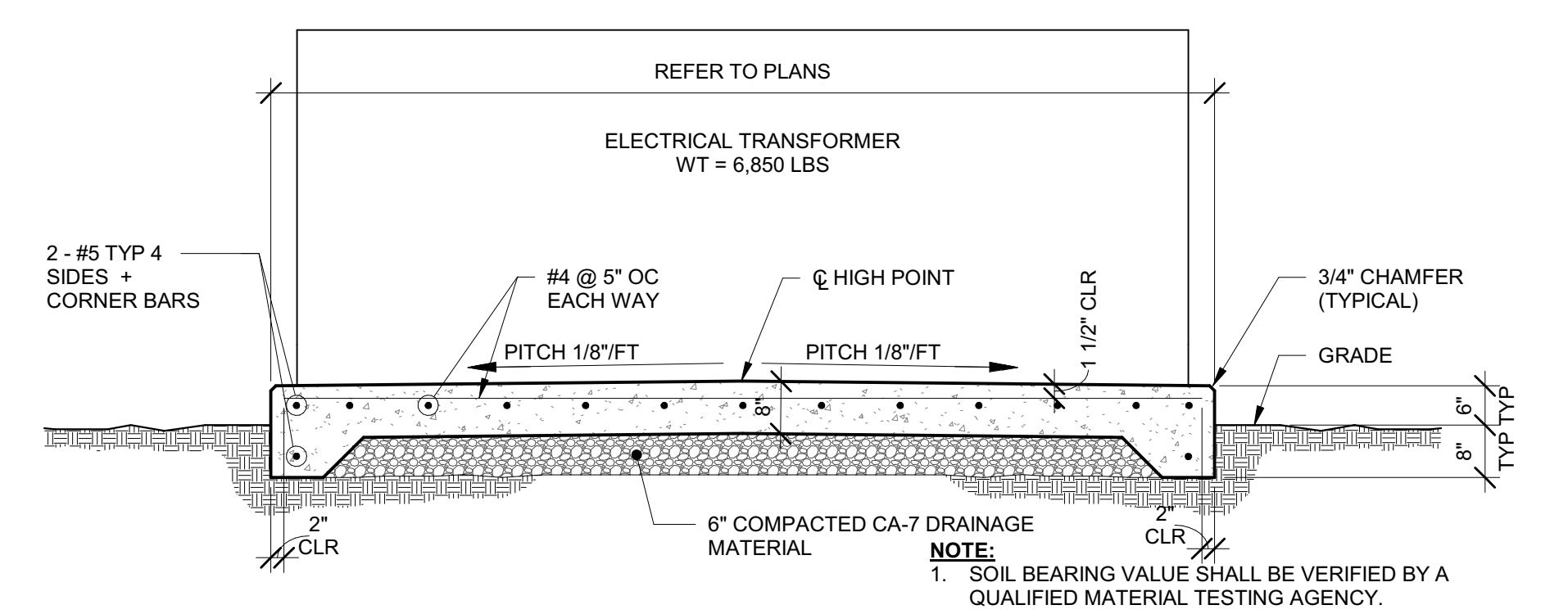
6 NOT USED



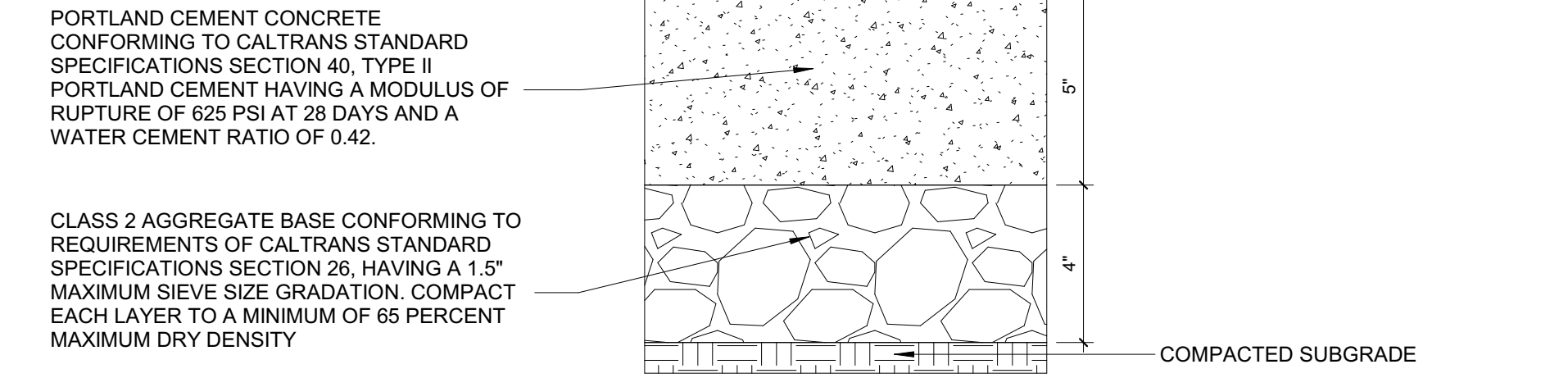
5 CHAIN LINK FENCE



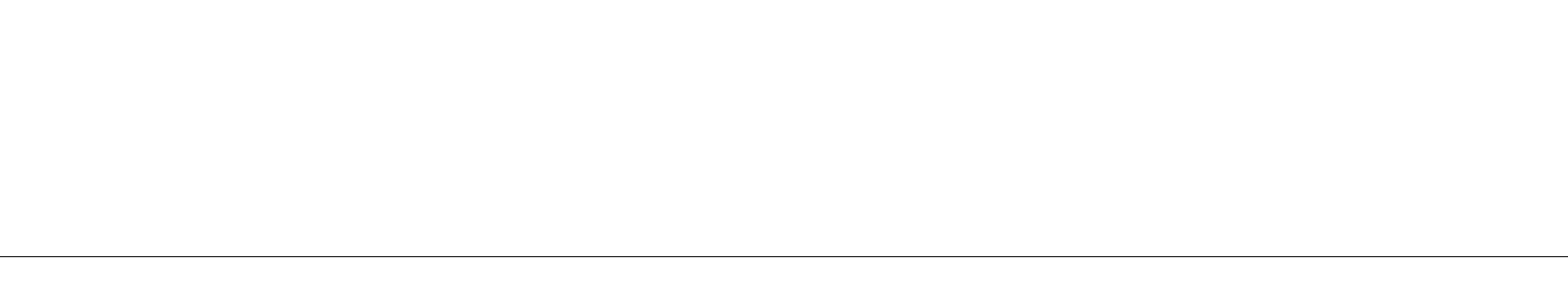
4 CONCRETE WHEEL STOP



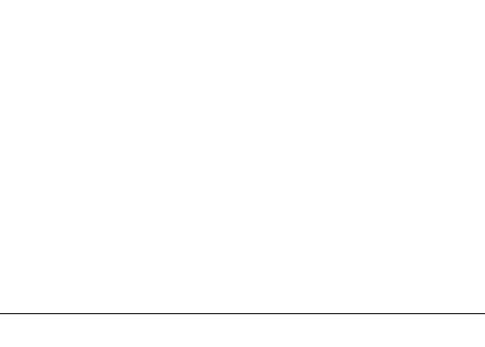
3 EXTERIOR EQUIPMENT PAD



2 SIDEWALK DETAIL



1 SITE PLAN



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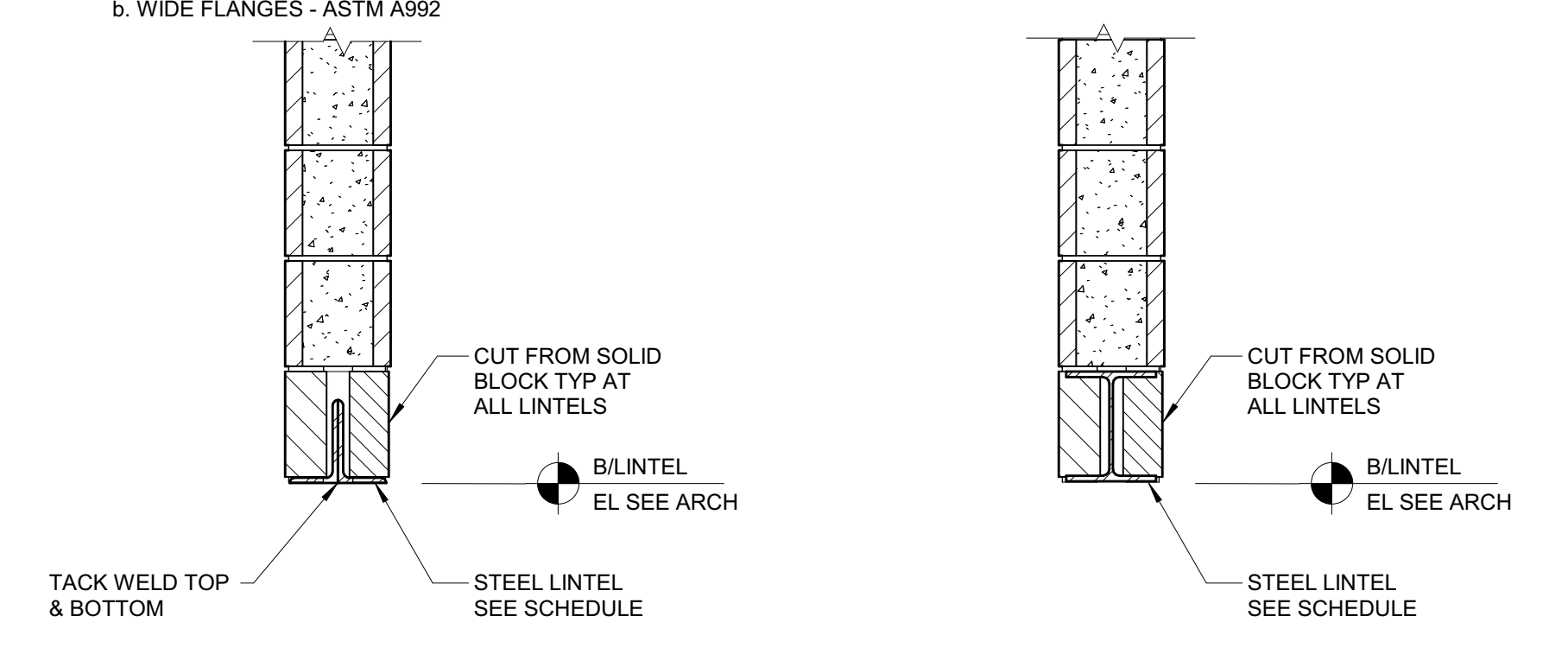
Owner JUSHI HOLDINGS INC.
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Project BEYOND/HELLO PALM SPRINGS
 4765 E. RAMON ROAD
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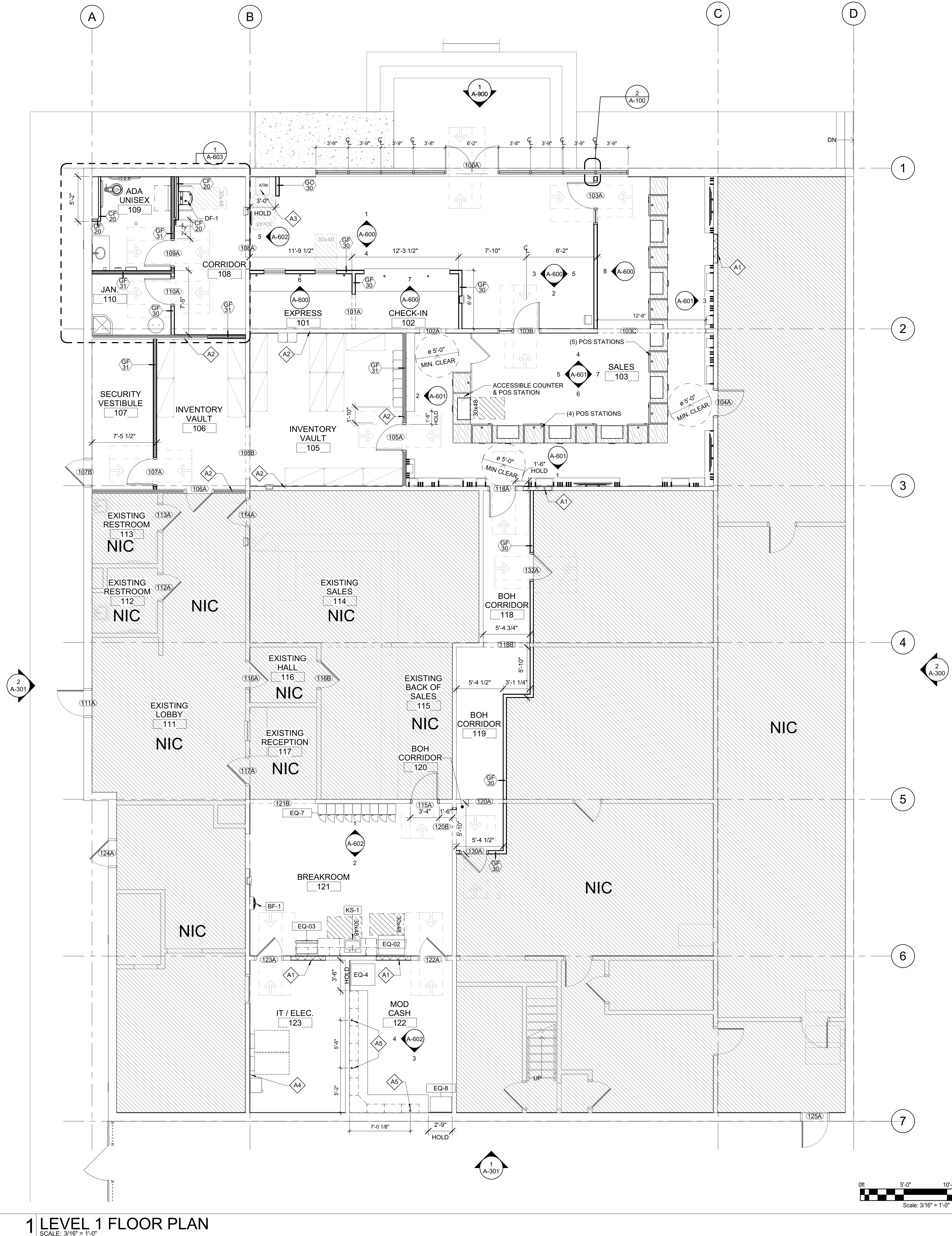
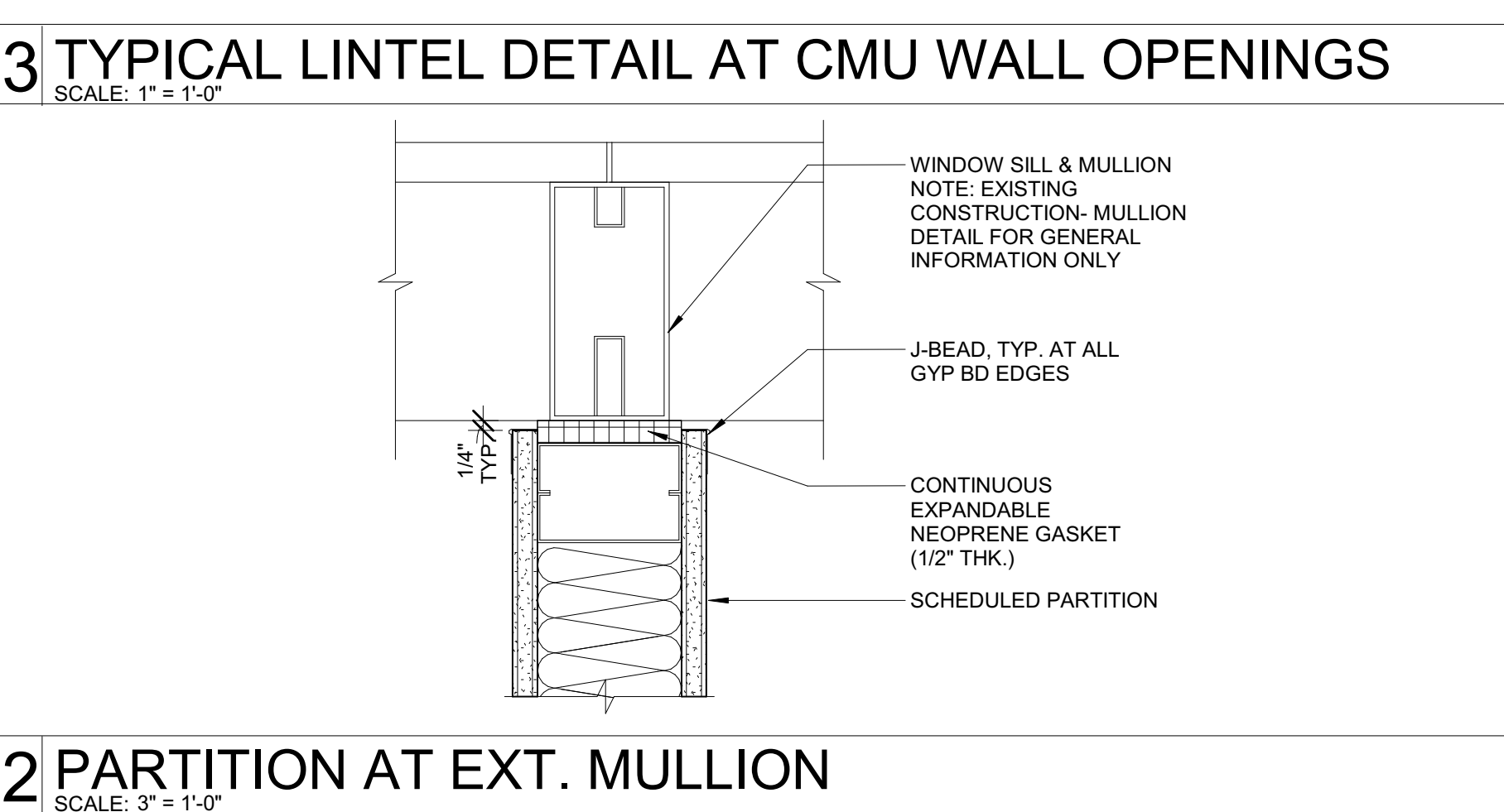
EQUIPMENT SCHEDULE				
TAG	TYPE	MANUFACTURER	PRODUCT	NOTES
EQ-2	REFRIGERATOR	FRIGIDAIRE OR EQ	36" REFRIGERATOR, BLACK OR STAINLESS STEEL (PER OWNER)	
EQ-3	MICROWAVE	FRIGIDAIRE OR EQ	MICROWAVE, BLACK OR STAINLESS STEEL (PER OWNER)	
EQ-4	SAFE		CLASSIC STEEL ARCH DOORWAY, 1500" 75 MINUTE FIRE RATING, 11 GA STEEL BODY, FOUR-WAY ACTIVE BOLTWORKS, DIAMOND IMBEDDED ARMOR PLATE, 2 RE-LOCKERS, 36X29X66 H, 905 LBS	BOLTED INTO FLOOR
EQ-5	FLAT SCREEN TV	BY OWNER	WALL MOUNTED TV, BLACK, SIZE BY OWNER	PROVIDE HEAVY DUTY ARTICULATING WALL MOUNT AT EACH LOCATION
EQ-6	PASS THROUGH DRAWER	BY OWNER		
EQ-7	LOCKER	HOLLMAN CORPORATE	LOCKABLE, STANDARD BLACK LAMINATE	
EQ-8	SAFE		AMSEC NF6032ES RIFLE AND GUN SAFE WITH ESLS ELECTRONIC LOCK OUTSIDE	BOLTED INTO FLOOR
BF-1	BOTTLE FILLER	ELKAY	IN-WALL BOTTLE FILLING STATION, NON-REFRIGERATED, STAINLESS	SEE PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION
DF-1	WALL MOUNTED ADA DRINKING FOUNTAIN	ELKAY	FZ420 BOTTLE FILLING STATION WITH SINGLE ADA COOLER NON-FILTERED NON-REFRIGERATED STAINLESS, EMABFDWSSK	SEE PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION
KS-1	KITCHEN SINK	KRAUS	25" ADA UNDERMOUNT SINGLE BOWL STAINLESS STEEL SINK, K1A1A25B	SEE PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION
F-2	KITCHEN SINK FAUCET	KRAUS	BOLDEN 1.8 GPM 18" PULL-DOWN SPRAY KITCHEN FAUCET, KPF-1610SFBM, STAINLESS AND MATTE BLACK, SINGLE HOLE	SEE PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION

- REINFORCED MASONRY:**
- COMPLY WITH THE LATEST EDITION OF 'BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (TMS 402)' AND 'SPECIFICATIONS FOR MASONRY STRUCTURES (TMS 602)'
 - MINIMUM COMPRESSIVE STRENGTH OF MASONRY ASSEMBLY ASSUMED TO BE $f_m = 1,500$ PSI
 - MASONRY UNITS SHALL BE TYPE N ASTM C90. REQUIRED STRENGTH OF CONCRETE MASONRY UNITS:
 - SOLID - 1900 PSI ON GROSS AREA OF INDIVIDUAL UNITS.
 - HOLLOW - 1900 PSI ON NET AREA OF INDIVIDUAL UNITS.
 - LAY ALL MASONRY USING RUNNING BOND PATTERN WITH FULL MORTAR COVERAGE ON ALL HORIZONTAL AND VERTICAL FACE SHELL SURFACES UNLESS NOTED OTHERWISE. WEBS SHALL ALSO BE BEDDED WITH MORTAR WHERE ADJACENT TO GROUDED CELLS AND AT THE STARTING COURSE
 - ALL MORTAR SHALL BE ASTM C270 TYPE S
 - GROUT SHALL BE HIGH SLUMP MIX IN ACCORDANCE WITH ASTM SPECIFICATION C476 HAVING A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS FROM FIELD OBTAINED TEST CYLINDERS
 - PROVIDE FULL GROUT AT THE FOLLOWING LOCATIONS: FULL HEIGHT OF WALL OPENING BELOW LINTEL BEARING, ALL CELLS CONTAINING VERTICAL REINFORCEMENT
 - REINFORCEMENT SHALL CONFORM TO ASTM A615 GRADE 60. ALL REINFORCEMENT SPLICES SHALL BE 48 BAR DIAMETERS MINIMUM
 - PLACEMENT OF GROUT IN HOLLOW CELLS: PILLASTERS, LINTELS AND BOND BEAMS SHALL BE ACCOMPLISHED BY LOW LIFT GROUTING. BUILD CONCRETE MASONRY WALL TO A MAXIMUM HEIGHT OF 4 FEET. INSERT REINFORCEMENT IN DESIGNATED CELLS, AND POUR GROUT OF FLOWABLE CONSISTENCY IN CELLS WITH REINFORCEMENT. GROUT SHALL BE CONSOLIDATED IN PLACE BY VIBRATION OR OTHER MEANS THAT INSURE COMPLETE FILLING OF THE CELLS OR CAVITIES. STOP THE GROUT 1 1/2" BELOW THE TOP OF THE MASONRY COURSE SO AS TO FORM A KEY FOR THE NEXT LIFT.
 - LINTEL STEEL SHALL BE:
 - ANGLES - ASTM A36
 - WIDE FLANGES - ASTM A992



3 TYPICAL LINTEL DETAIL AT CMU WALL OPENINGS
SCALE: 3" = 1'-0"

LINTEL SCHEDULE FOR MASONRY WALLS				
$f_m = 1500$ PSI				
WALL TYPE	SPAN	STEEL LINTEL	LINTEL BEARING	REMARKS
8" CMU	LESS THAN 5'-0"	2 - L 3 1/2 x 3 1/2 x 3/8	4"	SEE DETAIL, A
8" CMU	5'-0 TO 7'-0"	2 - L 5 x 3 1/2 x 3/8 LVL	6"	SEE DETAIL, A
8" CMU	7'-0 TO 12'-6"	W8x24	8" + (1) #5 VERT JAMB BAR	SEE DETAIL, B



FLOOR PLAN KEY NOTES

NOTE VALUE	NOTE TEXT
A1	COLD FORMED METAL FRAMING AND GYPSUM INFILL. FINISH TO MATCH ADJACENT FINISHES.
A2	DEMO EXISTING GYP AS NEEDED TO INSTALL SECURITY MESH ON VAULT SIDE OF WALL.
A3	ATM BY OWNER. ATM TO COMPLY WITH SECTIONS 11B-220, 11B-707.2 THRU 707.8 OF CBC.
A4	PROVIDE PLYWOOD BACKER AT ALL ELECTRICAL PANELS.
A5	ALIGN GROMMETS TO POWERDATA BELOW.

- GENERAL PLAN NOTES:**
- FIELD VERIFY ALL DIMENSIONS AND CONDITIONS. IN THE EVENT THAT DISCREPANCIES ARE NOTED BETWEEN THE SITE CONDITIONS AND THE PROJECT DOCUMENTS, THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED IMMEDIATELY.
 - ALL NEW PARTITIONS TO BE TYPE GF-30, UNLESS NOTED OTHERWISE. REFER TO PARTITION SHEET A-600.
 - REFER TO SHEET A-900 FOR DOOR SCHEDULE INFORMATION. EXISTING DOORS TO REMAIN ARE SHOWN HALF-TONE.
 - REFER TO SHEET A-250 FOR ROOM FINISH SCHEDULE.
 - REFER TO SHEET A-603 FOR PLUMBING FIXTURE, TOILET ROOM ACCESSORIES, AND EQUIPMENT SCHEDULES.
 - ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE ADOPTED AND LOCAL BUILDING CODES WHICH MAY HAVE AUTHORITY OVER THIS PROJECT. PROVIDE ALL NECESSARY SAFEGUARDS, BARRIERS, TEMPORARY POWER, LIGHTING, FIRE PROTECTION, ETC., AS REQUIRED DURING DEMOLITION AND CONSTRUCTION.
 - ALL EXISTING PARTITIONS TO REMAIN SHALL HAVE ALL CLIPS/BRACKETS/HANGERS/ETC. REMOVED FROM SURFACE. ALL REMAINING WALLS SHALL BE PROPERLY PATCHED/REPAIRED FOR RECEIPT OF NEW SPECIFIED FINISH.
 - ALL WOOD MATERIALS, INCLUDING FRAMING, BLOCKING AND PLYWOOD, SHALL BE FIRE RETARDANT TREATED, U.N.O. ALL BLOCKING FOR WINDOW AND DOOR FRAMES AT EXTERIOR WALL SHALL BE FIRE TREATED.
 - DIMENSIONS ON THE FLOOR PLANS IS PER THE GUIDE SHOWN ON SHEET A-001.
 - ALL VERTICAL DIMENSIONS ARE ABOVE THE FINISHED FLOOR, U.N.O.
 - ALL FIRE RATED CONSTRUCTION AND SMOKE PARTITIONS SHALL BE FULLY SEALED TO THE STRUCTURE ABOVE. ALL PENETRATIONS IN FIRE RATED CONSTRUCTION AND SMOKE PARTITIONS SHALL BE FULLY FIRE STOPPED.
 - PARTITION REINFORCING/BLOCKING SHALL BE PROVIDED AT ALL LOCATIONS WHERE WALL MOUNTED MILLWORK, FURNITURE, EQUIPMENT, SHELVING, GRAB BARS, CLOSET RODS AND ACCESSORIES ARE SHOWN ON THE DRAWINGS.
 - WHERE PARTITIONS MEET THE EXTERIOR CURTAIN WALL, ALL PARTITIONS SHALL BE LOCATED AT THE MULLION CENTERLINE, U.N.O.
 - ALL PARTITIONS THAT EXTEND FROM EXISTING PARTITIONS SHALL MATCH AND ALIGN WITH THE EXISTING CONSTRUCTION, AND SHALL BE FINISHED SEAMLESSLY.
 - WALLS AND PARTITIONS WITHIN 2 FEET OF SERVICE SINKS, URINALS, AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NON-ABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN 4 FEET ABOVE THE FINISHED FLOOR PER IBC SECTION 1209.2.2. REFER TO ROOM SCHEDULE AND INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
 - ALL EXISTING FLOOR SLABS TO RECEIVE NEW FLOOR FINISHES SHALL BE PATCHED, REPAIRED, LEVELED AND PREPARED AS REQUIRED TO RECEIVE NEW SPECIFIED FLOORING MATERIAL.
 - COORDINATE ALL REQUIRED GYPSUM BOARD CONTROL JOINT LOCATIONS WITH ARCHITECT.
 - PER CBC CHAPTER 11B-220.2, ALL POINT-OF-SALE DEVICES AT EACH LOCATION SHALL COMPLY WITH SECTIONS 11B-707.3, AND 11B-707.7.2, AND 11B-707.9. ALL POINT-OF-SALE DEVICES AT AT CHECK STANDS AND SALES AND SERVICE COUNTERS SHALL COMPLY WITH SECTIONS 11B-227.2 AND 11B-227.3, SECTIONS 11B-707.2, 11B-707.7.2, AND 11B-707.9.

- LEGEND:**
- EXISTING CONDITIONS
 - PROPOSED WORK
 - NOT IN CONTRACT (N.I.C.)
 - EXISTING BUILDING AREA TO REMAIN
- (E) EXISTING
(N) NEW
- 8 2021.09.20 ARC PRESENTATION
7 2021.07.15 PLANNING DEPT REVIEW
6 2021.07.14 ISSUE FOR PERMIT CYCLE 2
5 2021.05.26 ISSUE FOR BID ADDENDUM 1
4 2021.05.13 ISSUE FOR PERMIT
3 2021.04.16 ISSUE FOR PERMIT AND BID
2 2021.04.09 ISSUE FOR REVIEW
1 2021.03.19 DESIGN CONFIRMATION
- NO. DATE REVISIONS/ISSUANCES

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PROJECT NUMBER: 21108
PROJECT MANAGER: A. PAPE
PA \ PE: P. RAO
DRAWN BY: A. DAVIS
CHECKED BY: L. CHANDLER

LEVEL 1 FLOOR PLAN

Jushi

MEP / FP Engineer Architect of Record Owner Project

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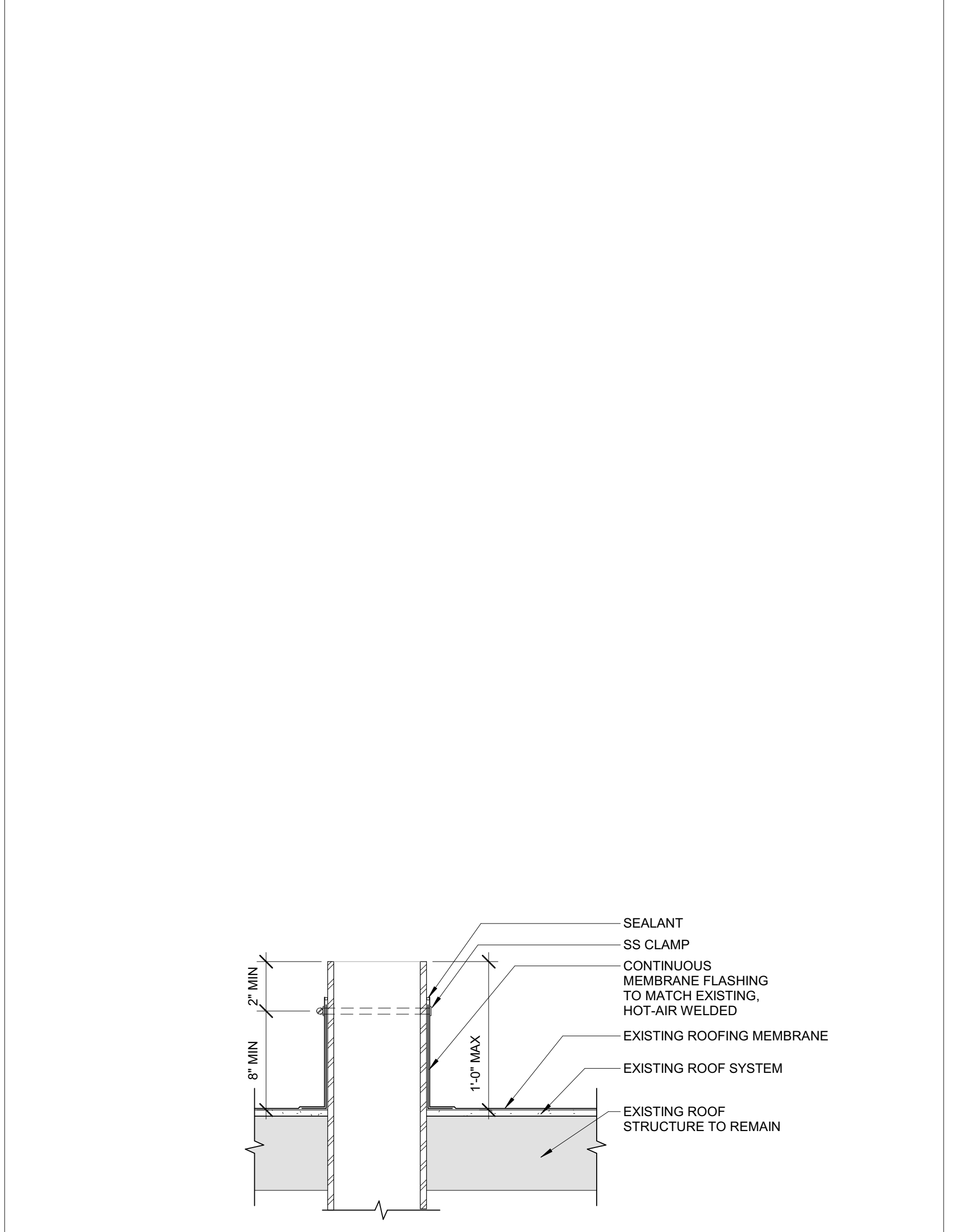
PROJECT NUMBER: 21108
PROJECT MANAGER: A. PAPE
PA \ PE: P. RAO
DRAWN BY: A. DAVIS
CHECKED BY: L. CHANDLER

LEVEL 1 FLOOR PLAN

A-100

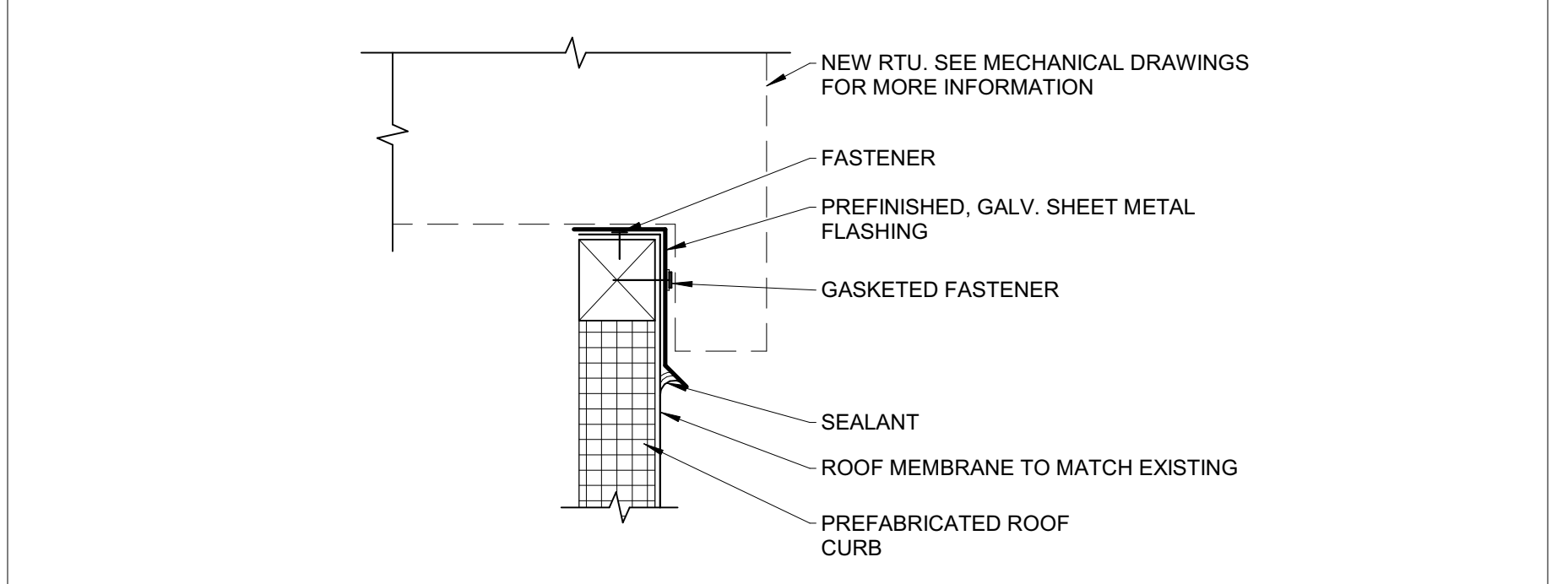
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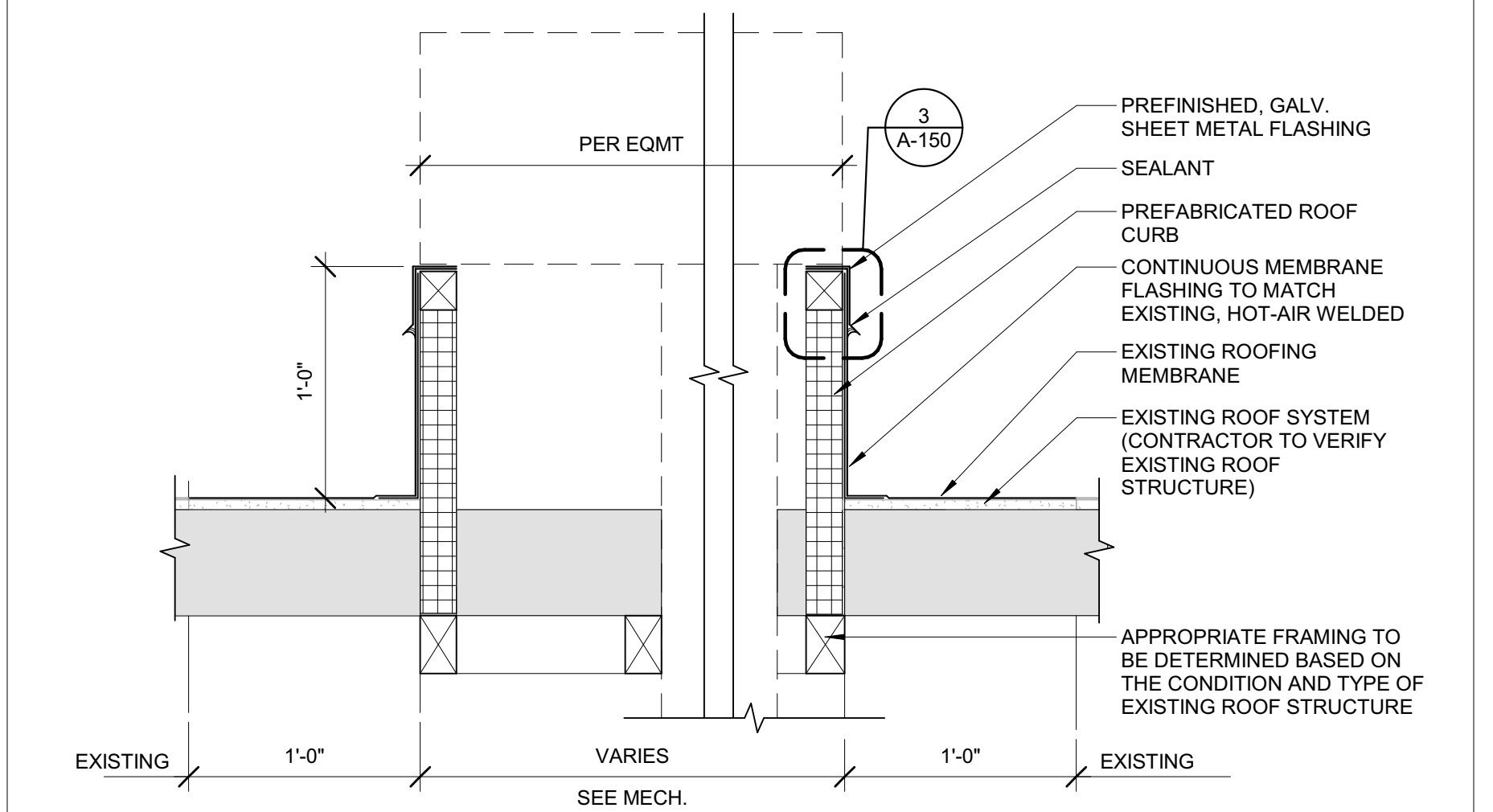
4 PIPE PENETRATION

SCALE: 1/12\" = 1'-0"



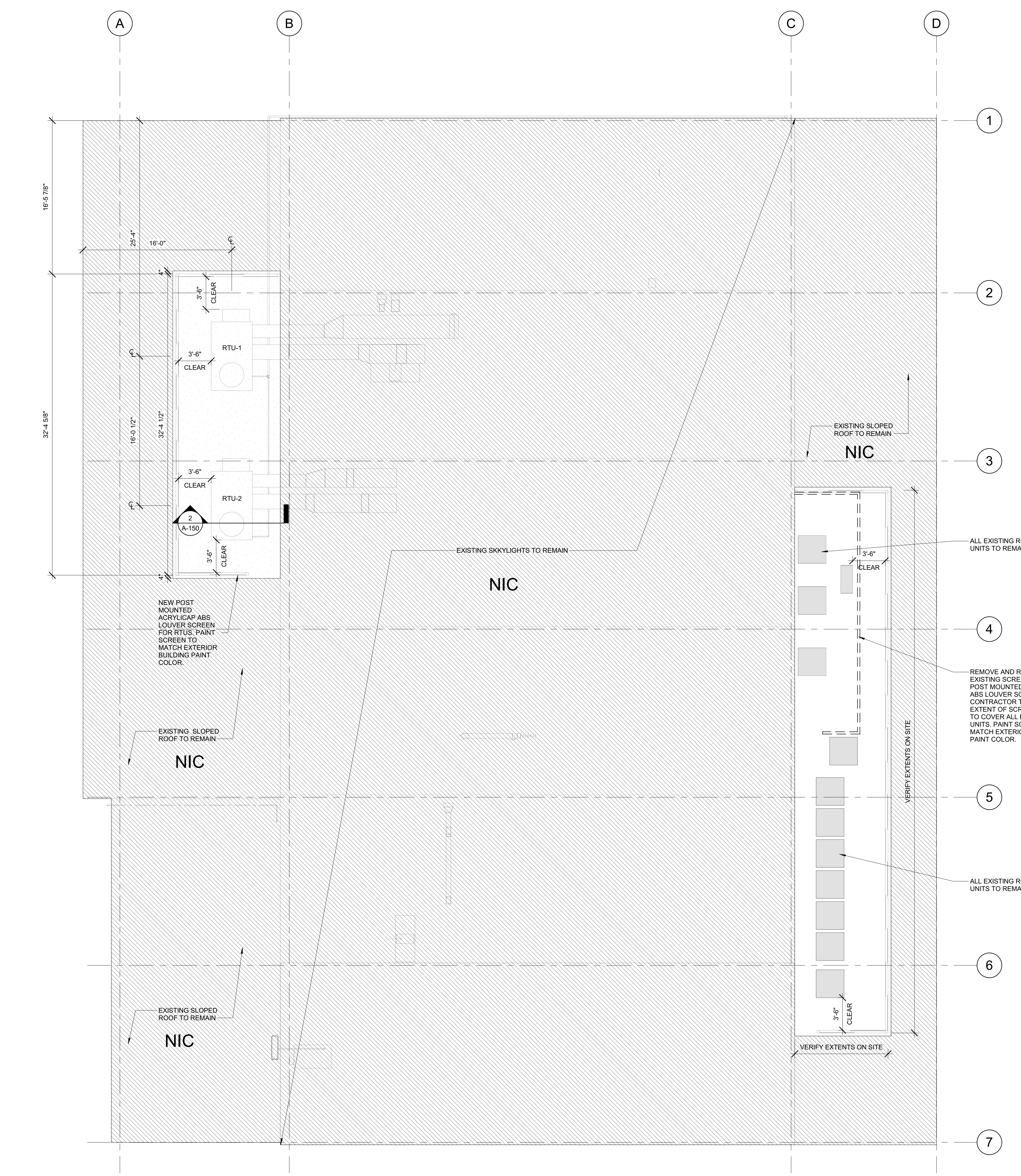
3 ROOFTOP EQUIP CURB DETAIL

SCALE: 3\" = 1'-0"



2 ROOFTOP EQUIP CURB AT EQUIP

SCALE: 1/12\" = 1'-0"



1 ROOF PLAN

SCALE: 3/16\" = 1'-0"

- LEGEND:**
- EXISTING CONDITIONS
 - - - PROPOSED WORK
 - [Hatched Box] NOT IN CONTRACT (N.I.C.), EXISTING BUILDING AREA TO REMAIN
 - (E) EXISTING
 - (N) NEW

NO.	DATE	REVISIONS/ISSUANCES

NO.	DATE	REVISIONS/ISSUANCES
7	2021.09.20	ARC PRESENTATION
6	2021.07.15	PLANNING DEPT REVIEW
5	2021.07.14	ISSUE FOR PERMIT CYCLE 2
4	2021.05.26	ISSUE FOR BID ADDENDUM 1
3	2021.05.13	ISSUE FOR PERMIT
2	2021.04.16	ISSUE FOR PERMIT AND BID
1	2021.04.09	ISSUE FOR REVIEW



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PROJECT MANAGER: A. PAPE
PA \ PE: P. RAO
DRAWN BY: A. DAVIS
CHECKED BY: L. CHANDLER

ROOF PLAN

MEP / FP Engineer Architect of Record Owner Project

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A-150

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 - REFER TO SHEET A-900 FOR DOOR SCHEDULE INFORMATION.
 - REFER TO FINISH SCHEDULE ON SHEET A-250 FOR ADDITIONAL INFORMATION.
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 - WHERE PARTITIONS MEET THE EXTERIOR CURTAIN WALL, ALL PARTITIONS SHALL BE LOCATED AT THE MULLION CENTERLINE, U.N.O. REFER TO MEP DRAWINGS FOR ADDITIONAL INFORMATION.
 - REFER TO SHEETS CA-201 AND CA-202 FOR ACCESSIBLE CLEARANCES AND MOUNTING HEIGHTS.

- LEGEND:**
- INSULATED TEMPERED STOREFRONT GLAZING
 - EXISTING STUCCO
 - EXISTING CONDITIONS
 - PROPOSED WORK

EXTERIOR ELEVATION KEY NOTES

NOTE VALUE	NOTE TEXT
AE1	EXISTING STUCCO TO REMAIN. CONTRACTOR TO PATCH AND REPAIR AS NECESSARY. ALL STUCCO TO BE PAINTED PT-01 (SW 6231 ROCK CANDY).
AE2	ALL BOARDS COVERING WINDOWS TO BE REPLACED WITH NEW FIBERBOARD.
AE3	REMOVE SIDING BOARD ON EXISTING WINDOWS. PATCH WITH STUCCO TO MATCH EXISTING ADJACENT WALL FINISH. CONTRACTOR TO VERIFY EXTENT OF WINDOWS ON SITE.
AE4	EXISTING EAVE TO BE PAINTED PT-02 (2062-10 POL O BLUE).
AE5	EXISTING EAVE TO BE PAINTED PT-01 (SW 6231 ROCK CANDY).
AE6	STRAIGHT LINED FABRIC AWNING SHOWN DASHED FOR CLARITY. IT WILL BE PERMITTED UNDER A SEPARATE PERMIT.
AE7	EXISTING WALL PACK TO REMAIN.
AE8	MONUMENT SIGN PROVIDED BY OWNER AND UNDER A SEPARATE PERMIT.
AE9	NEW POST MOUNTED ACRYLIC/ABS LOUVERED RTU SCREEN TO BE PAINTED TO PT-01 (SW 6231 ROCK CANDY).
AE10	EXISTING PAINTED CMU TO REMAIN AND PAINTED TO PT-01 (SW 6231 ROCK CANDY).
AE12	NEW ADA PARKING SIGNAGE AND UNAUTHORIZED PARKING SIGN.
AE13	EXISTING ADA PARKING SIGNAGE AND UNAUTHORIZED PARKING WARNING SIGNS TO REMAIN.
AE14	EXISTING LIGHT FIXTURES UNDER SLOPED ROOF TO REMAIN. RELAMP ALL FIXTURES TO LED LIGHTS: 3009K.
AE16	NEW STOREFRONT WITH ALUMINUM FRAME AND INSULATED TEMPERED GLASS. GLAZING TO RECEIVE CLEAR WINDOW FILM WF-01 ON THE INTERIOR SIDE.
AE17	NEW POST MOUNTED ACRYLIC/ABS LOUVERED SCREEN TO COVER ALL EXISTING ROOFTOP RTU UNITS. CONTRACTOR TO VERIFY EXACT LOCATION AND EXTENT ON SITE. REMOVE EXISTING SCREEN AT THE EAST SIDE ROOF. RTU SCREEN TO BE PAINTED TO PT-01 (SW 6231 ROCK CANDY).

NO.	DATE	REVISIONS/ISSUANCES
5	2021.09.20	ARC PRESENTATION
4	2021.08.20	PLANNING DEPT CYCLE 2
3	2021.07.15	PLANNING DEPT REVIEW
2	2021.07.14	ISSUE FOR PERMIT CYCLE 2
1	2021.05.13	ISSUE FOR PERMIT

NO.	DATE	REVISIONS/ISSUANCES
5	2021.09.20	ARC PRESENTATION
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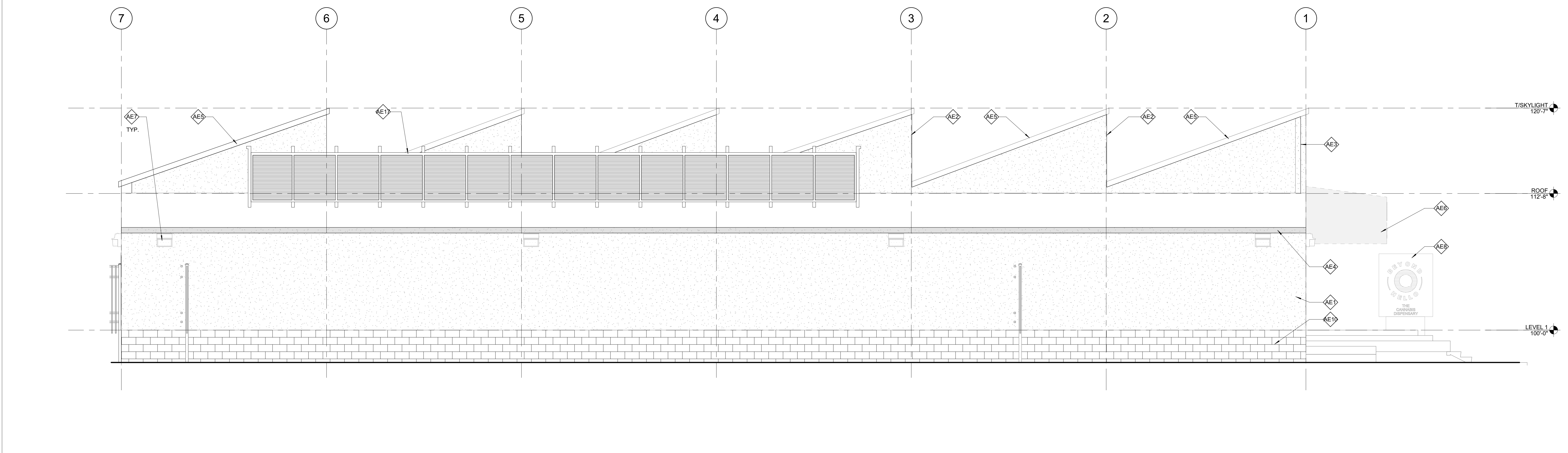
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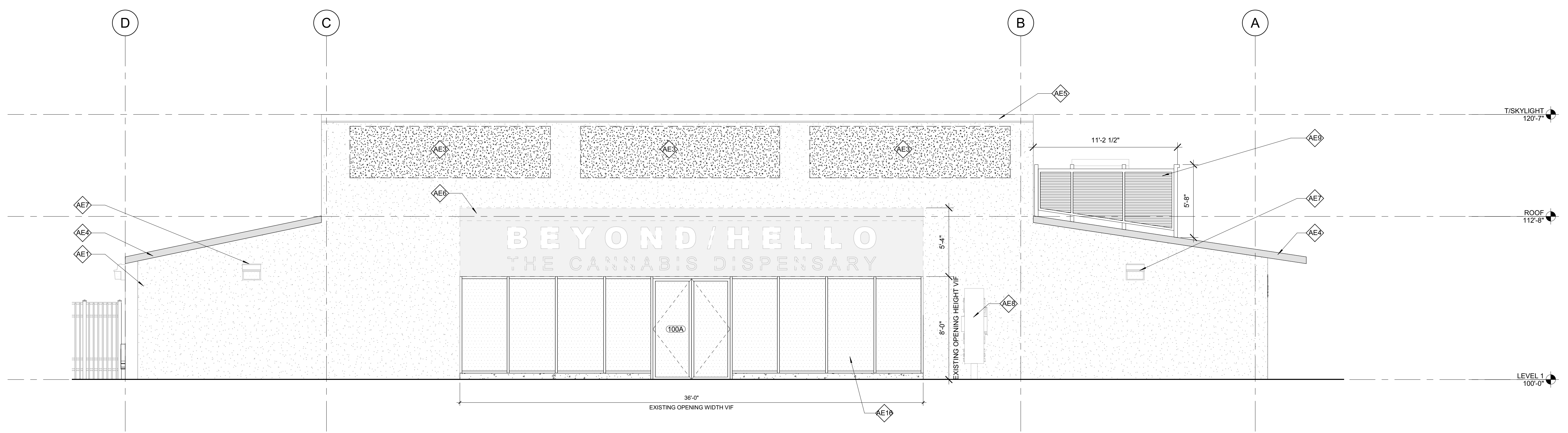
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PROJECT NUMBER: 21108
PROJECT MANAGER: A. PAPE
PA \ PE: P. RAO
DRAWN BY: A. DAVIS
CHECKED BY: L. CHANDLER

BUILDING ELEVATIONS



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



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

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Architect of Record

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4765 E. RAMON ROAD
PALM SPRINGS, CA 92264



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 - REFER TO FINISH SCHEDULE ON SHEET A-250 FOR ADDITIONAL INFORMATION.
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- LEGEND:**
- INSULATED TEMPERED STOREFRONT GLAZING
 - EXISTING STUCCO
 - EXISTING CONDITIONS
 - PROPOSED WORK

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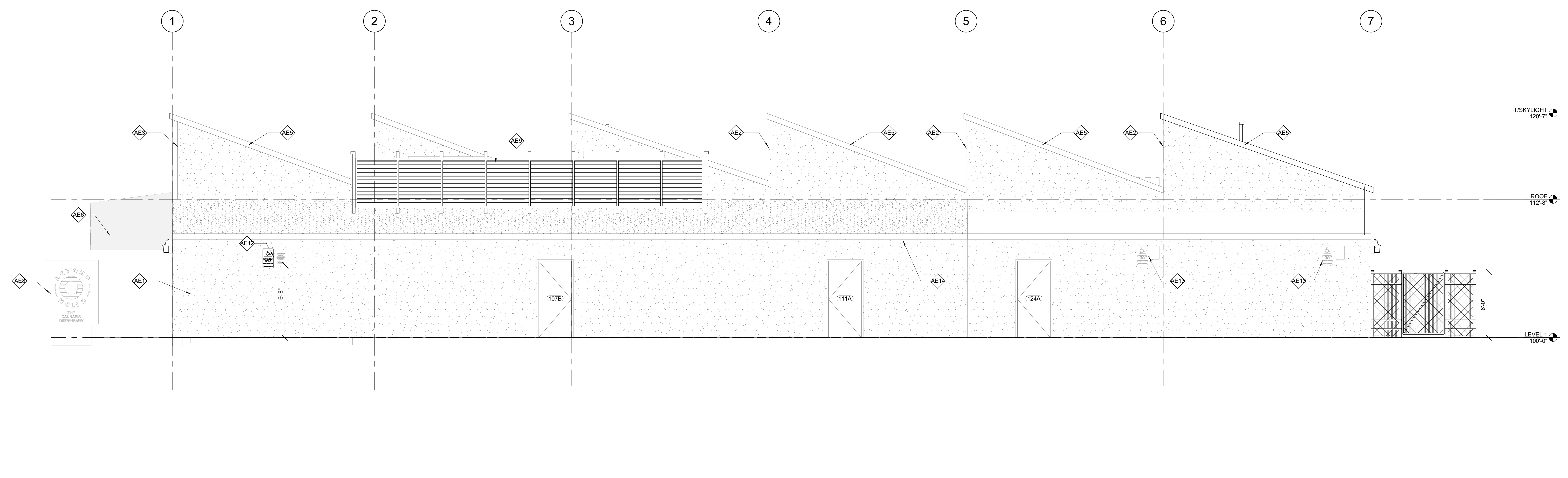
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PROJECT NUMBER: 21108
 PROJECT MANAGER: A. PAPE
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 DRAWN BY: A. DAVIS
 CHECKED BY: L. CHANDLER

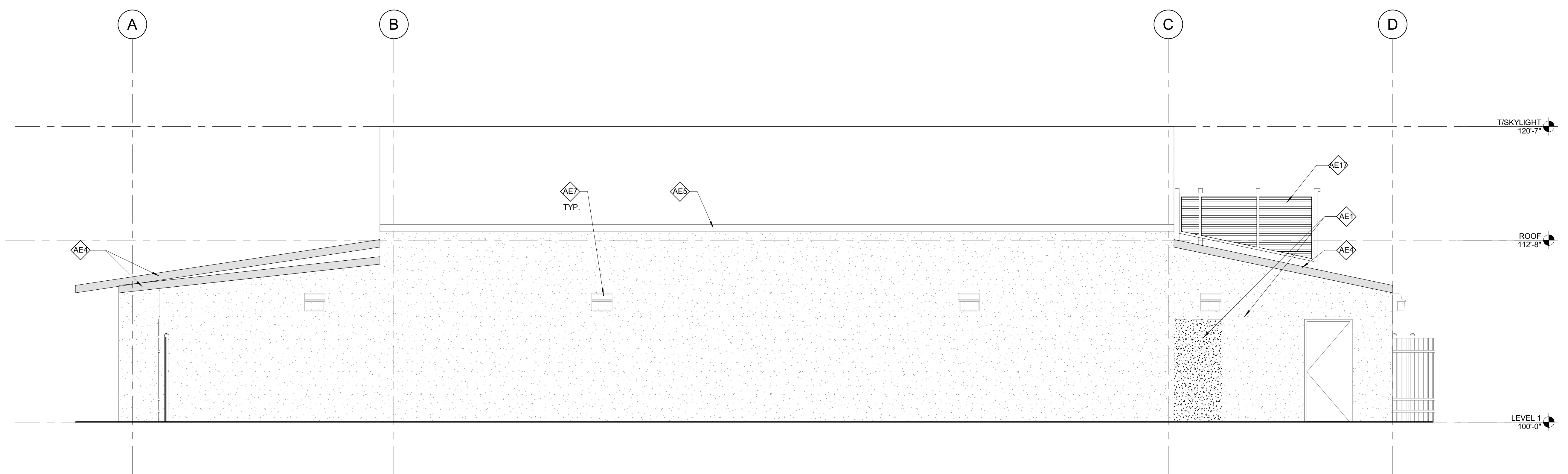
BUILDING ELEVATIONS

A-301

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2 WEST ELEVATION
 SCALE: 1/4" = 1'-0"



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

MEP / FP Engineer

EPSTEIN
 1800 W. FULTON STREET
 CHICAGO, IL 60661
 312.454.9100

Architect of Record

EPSTEIN
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Owner

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Project

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