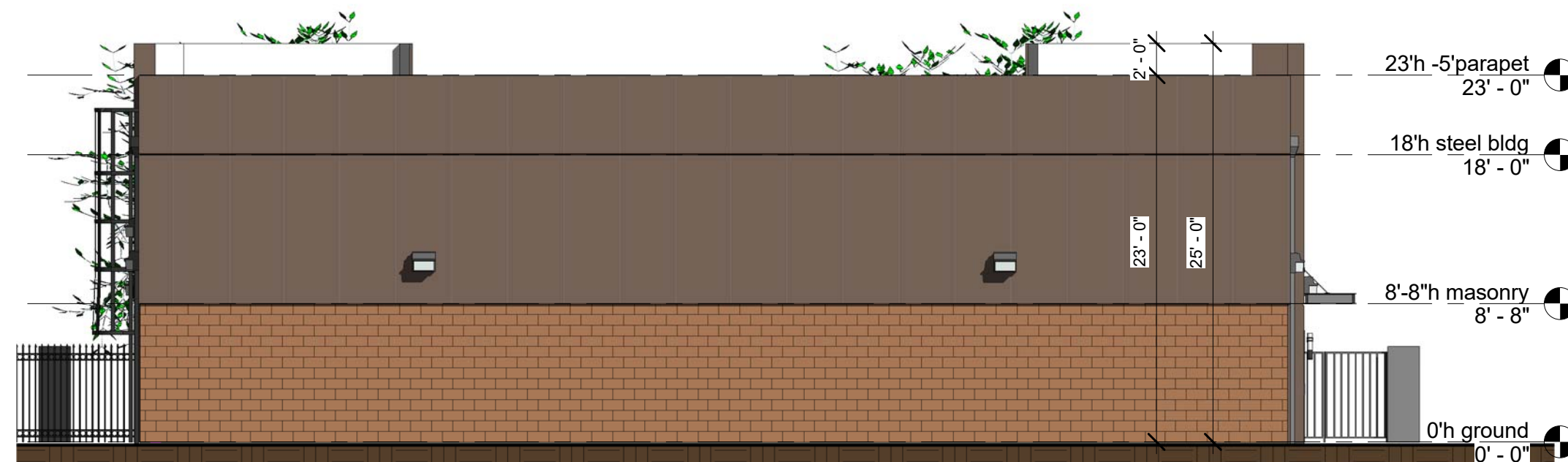




FRONT ELEVATION - ENTRANCE
WEST FACING ELEVATION



REAR ELEVATION
EAST FACING ELEVATION



SIDE ELEVATION
NORTH FACING ELEVATION



SIDE ELEVATION - STREET VIEW
SOUTH FACING ELEVATION



FRONT VIEW
PERSPECTIVE



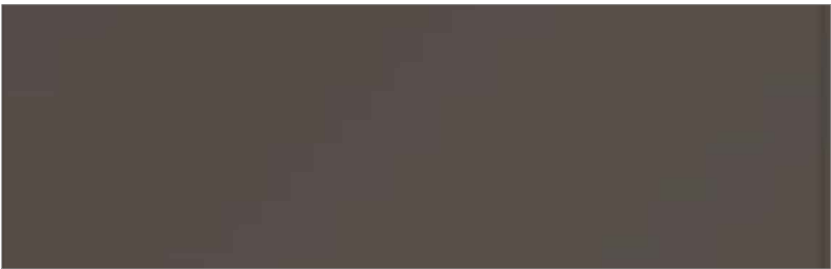
STREET VIEW
PERSPECTIVE

CANNA VALLEY GROW FACILITY

COLORS AND MATERIALS

ACCESS LADDER

DUNN EDWARDS - WEATHER BROWN (DEC 756)
SIDE ELEV. ONLY



1

EXPOSED SPLIT-FACED MASONRY

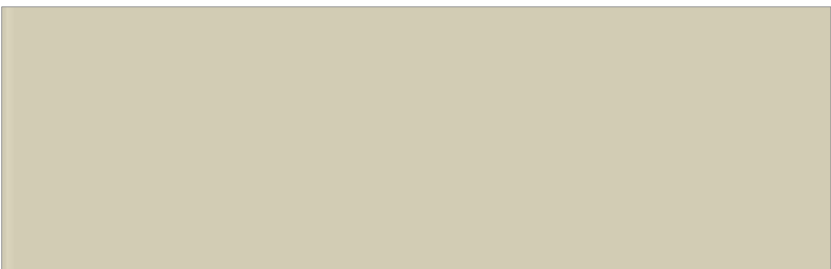
YELLOWGOLD COLOR BY RCP BLOCK & BRICK
8x8x16" MASONRY BLOCK WALLS



2

KINGSPAN INSULATED WALL PANELS

SANDSTONE - SOLID FLUOROPOLYMER PVDF
- KYNAR 500/HYLAR 5000
MAIN WALL PANELS ABOVE MASONRY



3

KINGSPAN INSULATED WALL PANELS

TAUPESTONE - SOLID FLUOROPOLYMER PVDF
- KYNAR 500/HYLAR 5000
POP-OUT TOWER ELEMENTS



4

STORE FRONT DOORS & GLAZING

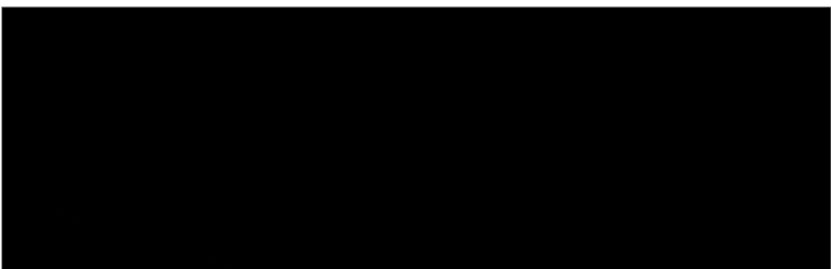
EXTRUDED ALUMINUM FRAME
TO BE PAINTED BLACK



5

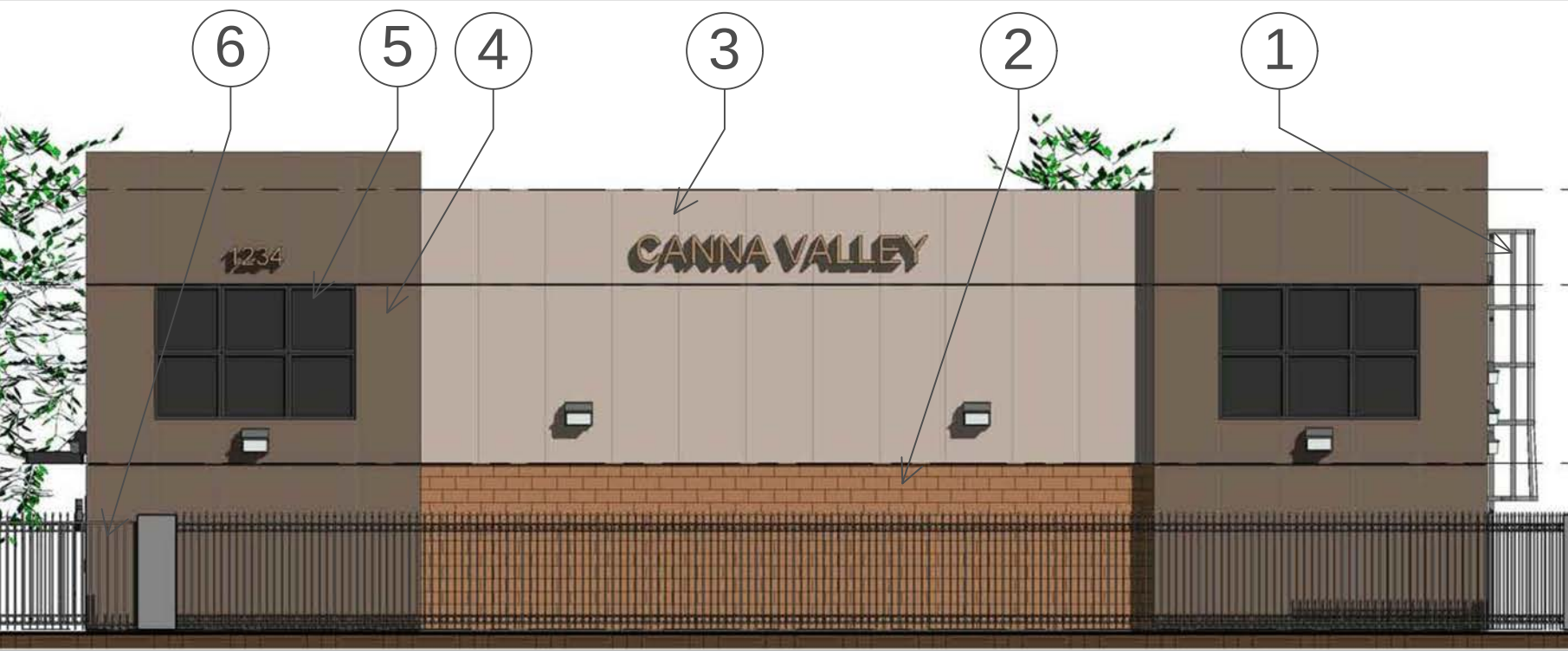
WROUGHT IRON FENCING

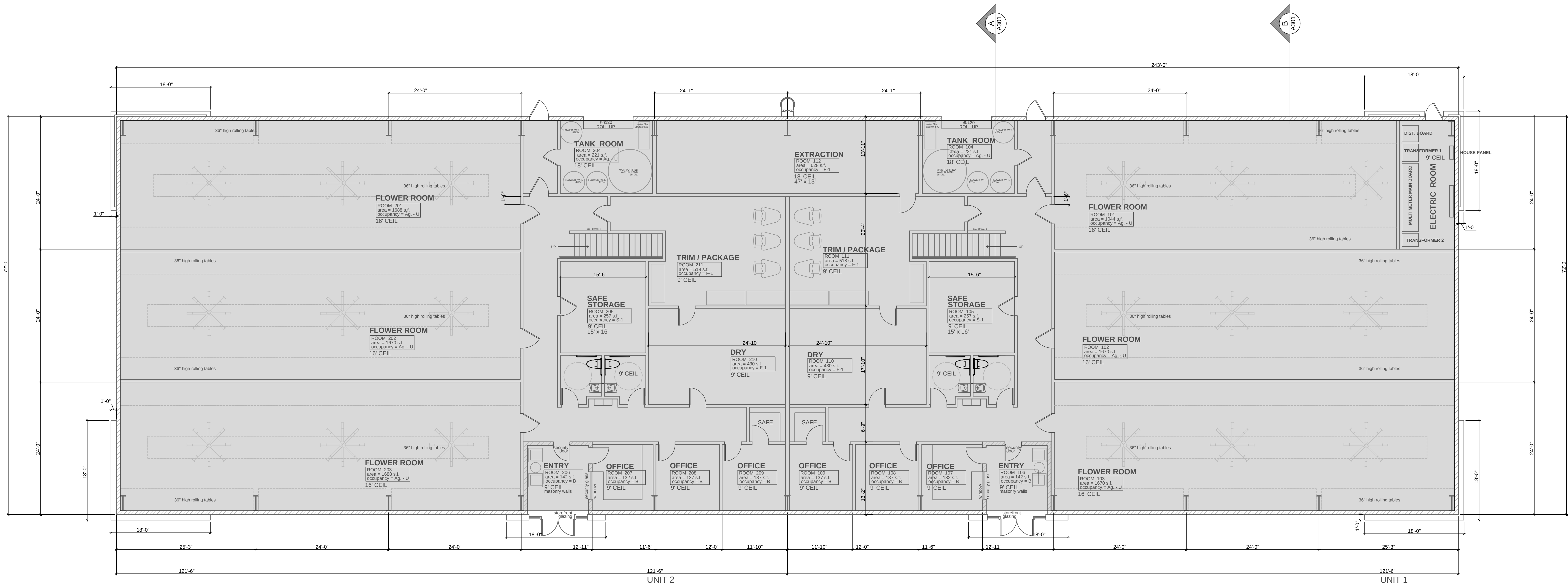
TO BE PAINTED FLAT
BLACK



6

ELEVATION KEY





FLOOR PLAN

12-7-16
1/8"=1'-0"

CONDITIONAL USE PERMIT PLAN

BUILDING SITE FOOTPRINT = 243' x 72'
PROPOSED (2) MARIJUANA GROW FACILITIES

TABULATION

FIRST FLOOR	121.5' x 72' =	8748 S.F.
MEZZANINE	48' x 49' =	2361 S.F.
TOTAL GROSS AREA / UNIT		11,109 S.F.
TOTAL GROSS BUILDING AREA		22,218 S.F.

UNIT 2
OCCUPANCY LOAD: PER TABLE 1004.1.2

ROOM	USE	AREA S.F.	LOAD
201	U	1688	5.6
202	U	1670	5.6
203	U	1688	5.6
204	U	221	0.73
205	S-1	257	0.85
206	B	142	1.4
207	B	132	1.3
208	B	137	1.4
209	B	137	1.4
210	F-1	430	4.3
211	F-1	518	5.2

MEZZANINE

212	U	1007	3.4
213	U	1108	3.7
214	F-1	300	1.0

BACK UNIT #2
TOTAL OCCUPANT LOAD 42

UNIT 1
OCCUPANCY LOAD: PER TABLE 1004.1.2

ROOM	USE	AREA S.F.	LOAD
101	U	1044	3.5
102	U	1670	5.6
103	U	1670	5.6
104	U	221	0.73
105	S-1	257	0.85
106	B	142	1.4
107	B	132	1.3
108	B	137	1.4
109	B	137	1.4
110	F-1	430	4.3
111	F-1	518	5.1
112	F-1	628	6.3

MEZZANINE

113	U	1007	3.4
114	U	1108	3.7
115	F-1	300	3.0

FRONT UNIT #1
TOTAL OCCUPANT LOAD 48

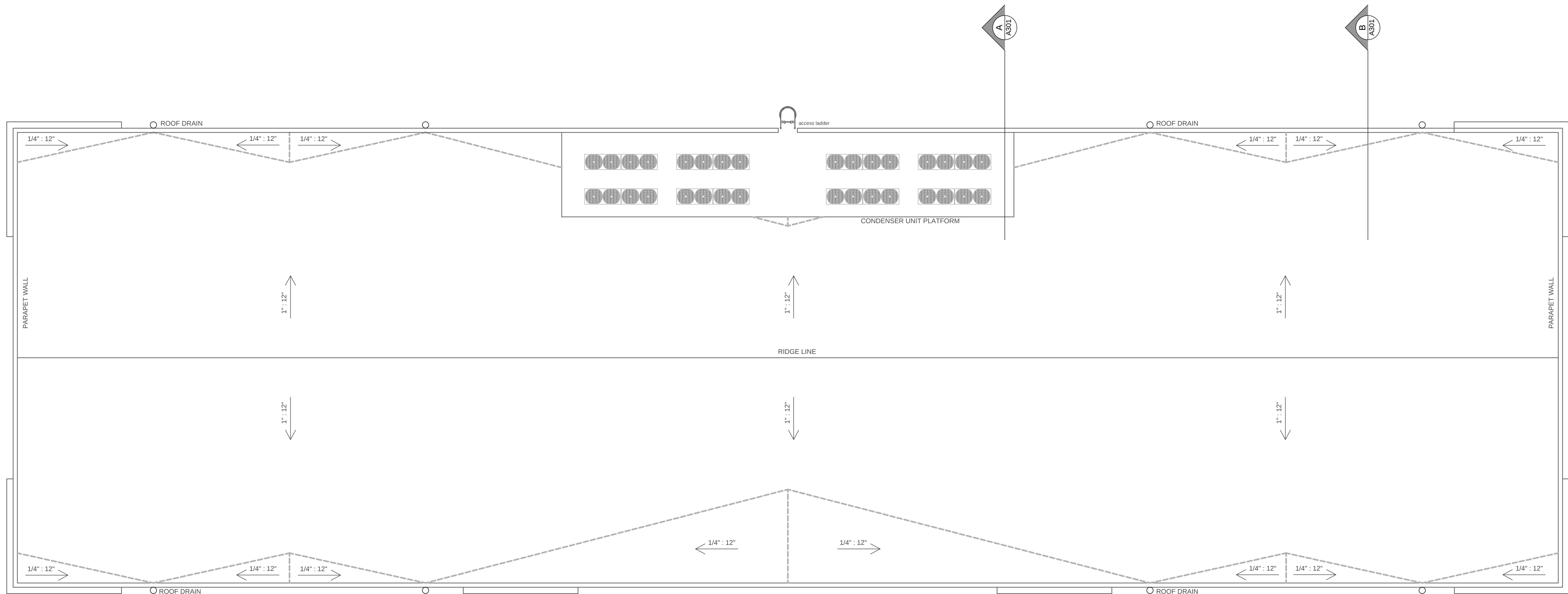
PALMER GROW FACILITY
PALOMAR LANE
DESERT HOT SPRINGS, CA 92240

BY: J.N.V.

REVISIONS	
DESCRIPTION	DATE
PRELIM DESIGN	10-16-16
DESIGN REV.	10-22-16
DESIGN REV.	12-07-16

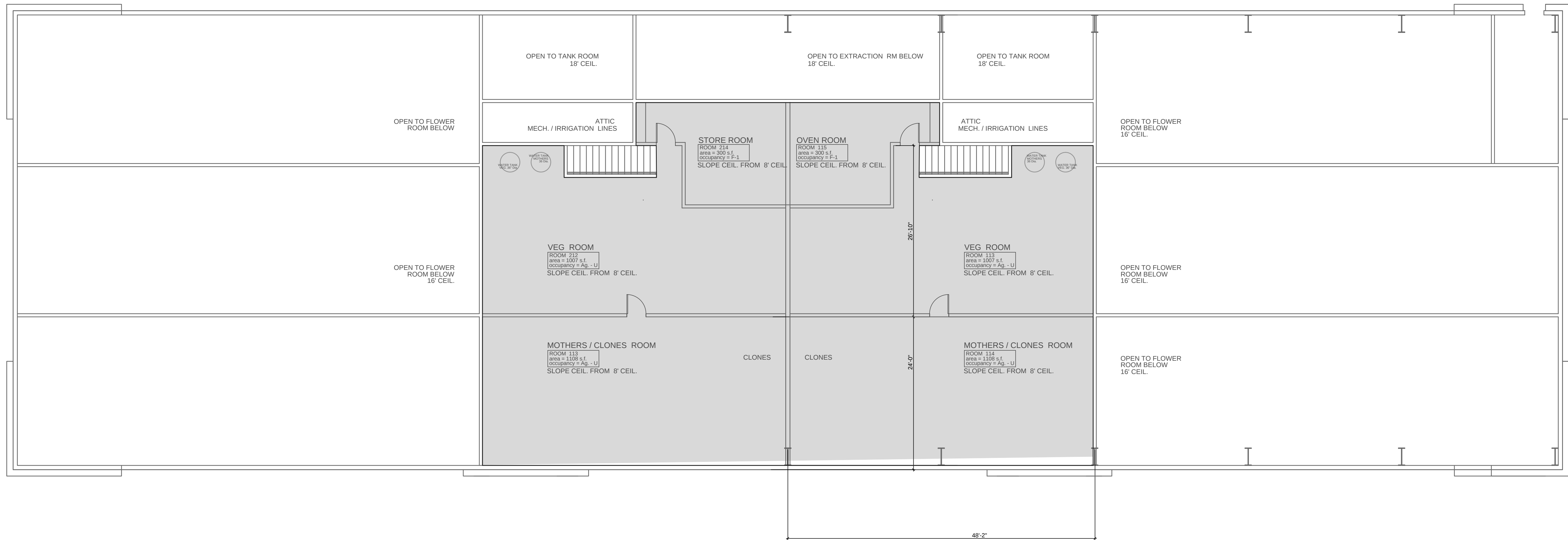
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A101



ROOF PLAN

1/8"=1'-0"



MEZZANINE PLAN

12-07-16

1/8"=1'-0"

REVISIONS	
DESCRIPTION	DATE
PRELIM DESIGN	10-18-16
REVISED	12-07-16

ELEVATION NOTES:

MATERIALS AND COLORS

- 1

KING SPAN INSULATED WALL PANELS
2" THICK, AZTECO 300
SANDSTONE - SOLID FLUOROPON PVDF - KYNAR 500/HYLAR 5000
- 2

EXPOSED SPLIT FACED MASONRY
YELLOW GOLD COLOR BY RCP BLOCK & BRICK
- 3

STEEL DOORS
GREY
- 4

ROLL UP GARAGE DOORS
GREY
- 5

BUILDING SITE DOWN LIGHTS
- 6

ROOF ACCESS LADDER
PAINT W/ DUNN EDWARDS "WEATHERED BROWN" DE756
- 7

STORE FRONT DOORS AND GLAZING
EXTRUDED ALUM. FRAME PAINTED BLACK
- 8

CABLE STAYED STEEL "S" AWNING
PAINT W/ DUNN EDWARDS "WEATHERED BROWN" DE756
- 9

RAIN WATER DOWN SPOUTS
PAINT W/ DUNN EDWARDS "WEATHERED BROWN" DE756
- 10

KING SPAN INSULATED WALL PANELS
2" THICK, AZTECO 300
TAUPESTONE - SOLID FLUOROPON PVDF - KYNAR 500/HYLAR 5000

NOTE:
REFER TO SHEETS A001A & A001B FOR ADDITIONAL CUP NOTES.
APPLY AND MAINTAIN PROTECTIVE COATING OR GRAFFITI MATERIALS PER SHEET A001A
REMOVAL OF GRAFFITI ON EXTERIOR ELEVATIONS SHALL BE REMOVED WITHIN 48 HOURS
WROUGHT IRON FENCE AND SECURITY TO PREVENT GRAFFITI (PER # XX ON SHEET A003A)

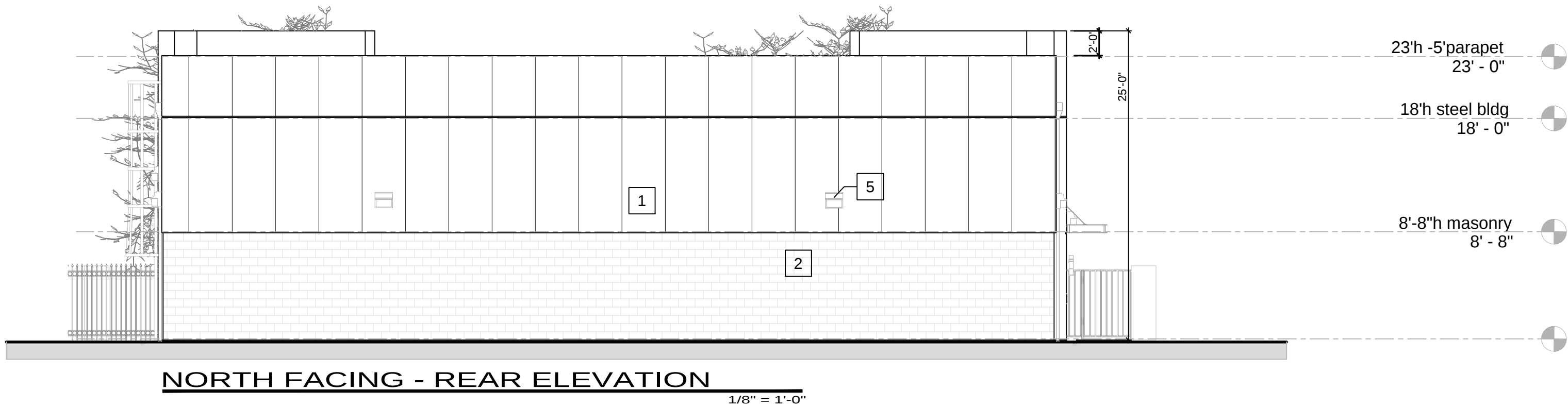
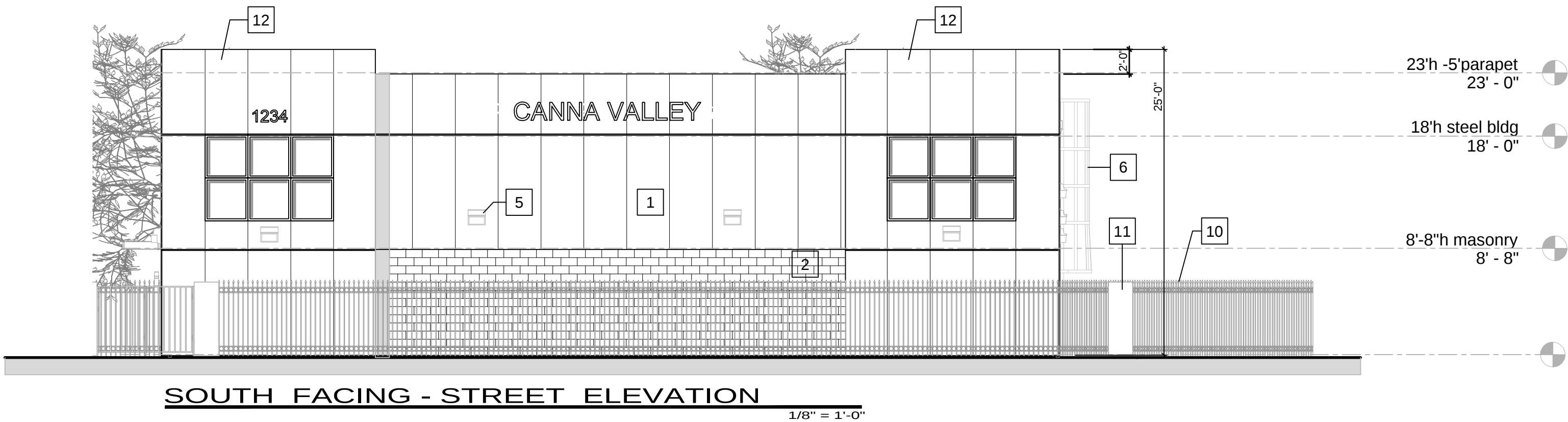
EAST FACING SIDE ELEVATION
1/8" = 1'-0"

WEST FACING ENTRANCE ELEVATION
1/8" = 1'-0"

PALMER GROW FACILITY
PALOMAR LANE
DESERT HOT SPRINGS, CA 92240
EXTERIOR ELEVATIONS

REVISIONS	
DESCRIPTION	DATE
CUP SUBMITTAL	12-02-16

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ELEVATION NOTES:

MATERIALS AND COLORS

- 1 KING SPAN INSULATED WALL PANELS
2" THICK, AZTECO 300
SANDSTONE - SOLID FLUOROPON PVDF - KYNAR 500/HYLAR 5000
- 2 EXPOSED SPLIT FACED MASONRY
YELLOW GOLD COLOR BY RCP BLOCK & BRICK
- 3 STEEL DOORS
GREY
- 4 ROLL UP GARAGE DOORS
GREY
- 5 BUILDING SITE DOWN LIGHTS
- 6 ROOF ACCESS LADDER
PAINT W/ DUNN EDWARDS "WEATHERED BROWN" DE756
- 7 STORE FRONT DOORS AND GLAZING
EXTRUDED ALUM. FRAME PAINTED BLACK
- 8 CABLE STAYED STEEL "S" AWNING
PAINT W/ DUNN EDWARDS "WEATHERED BROWN" DE756
- 9 RAIN WATER DOWN SPOUTS
PAINT W/ DUNN EDWARDS "WEATHERED BROWN" DE756
- 10 6' TALL IRON FENCING
PAINT W/ FLAT BLACK PAINT
- 11 SPLIT FACE SITE COLUMNS
ARCHITECTURAL COLUMNS @ FRONT FENCE ONLY - SEE PLAN
- 12 KING SPAN INSULATED WALL PANELS
2" THICK, AZTECO 300
TAUPESTONE - SOLID FLUOROPON PVDF - KYNAR 500/HYLAR 5000

NOTE:
REFER TO SHEETS A001A & A001B FOR ADDITIONAL CUP NOTES.
APPLY AND MAINTAIN PROTECTIVE COATING OR GRAFFITI MATERIALS PER SHEET A001A
REMOVAL OF GRAFFITI ON EXTERIOR ELEVATIONS SHALL BE REMOVED WITHIN 48 HOURS
WROUGHT IRON FENCE AND SECURITY TO PREVENT GRAFFITI (PER # XX ON SHEET A001A)

LEGEND

SEE ELEVATION KEY NOTES

Building Design & Planning
Villa & Company
135 W. Mission Ave. suite 200
Escondido, Calif. 92025 760-519-6920 JVillaCompany.com

PALMER GROW FACILITY
PALOMAR LANE
DESERT HOT SPRINGS, CA 92240
EXTERIOR ELEVATIONS

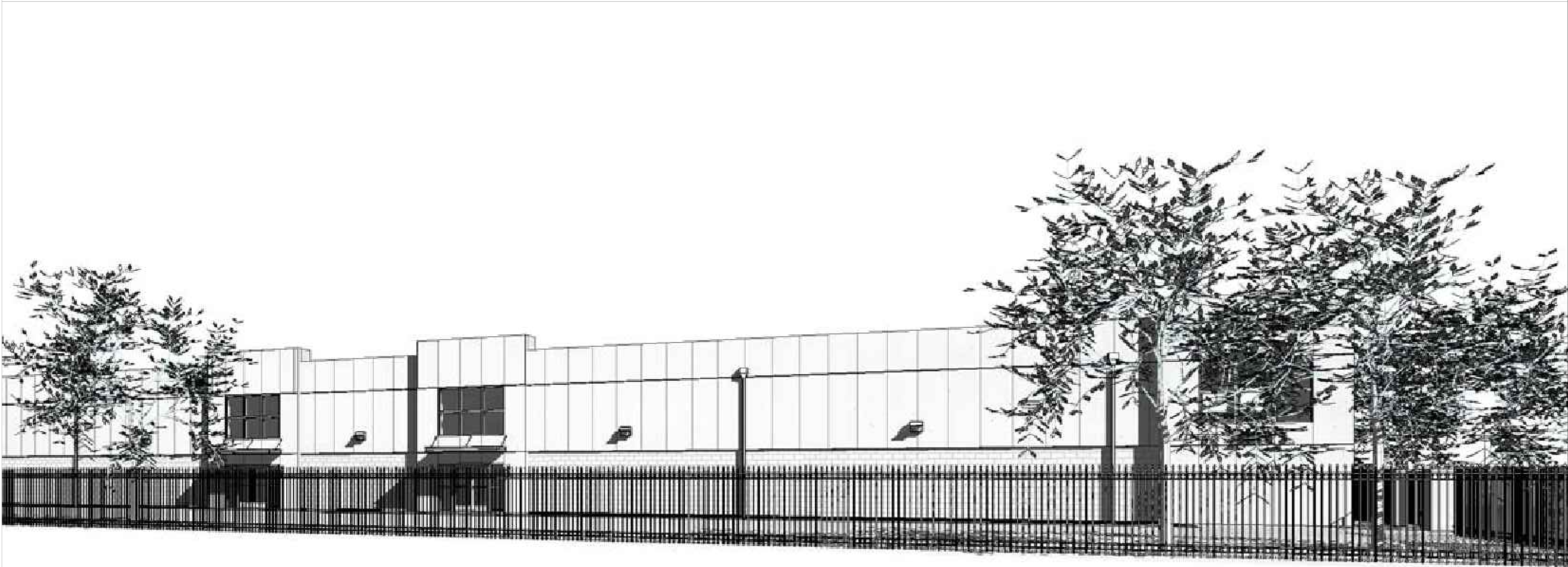
REVISIONS	
DESCRIPTION	DATE
CUP SUBMITTAL	12-5-16

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A202



STREET VIEW EXTERIOR PERSPECTIVE



WEST FACING EXTERIOR PERSPECTIVE

ELEVATION NOTES:

MATERIALS AND COLORS

1

KING SPAN INSULATED WALL PANELS
2" THICK AZTECO 300

2

EXPOSED SPLIT FACED MASONRY
TERRA COTTA COLOR BLEND BY RCP

3

STEEL DOORS
GREY

4

ROLL UP GARAGE DOORS
GREY

5

BUILDING SITE DOWN LIGHTS

6

ROOF ACCESS LADDER
PAINT W/ DUNN EDWARDS "WEATHERED BROWN" DE756

7

STORE FRONT DOORS AND GLAZING
ALUM. FRAME PAINTED BLACK

8

CABLE STAYED STEEL "S" AWNING
PAINT W/ DUNN EDWARDS "WEATHERED BROWN" DE756

9

RAIN WATER DOWN SPOUTS
PAINT W/ DUNN EDWARDS "WEATHERED BROWN" DE756

10

11

NOTE:

REFER TO SHEETS A001A & A001B FOR ADDITIONAL CUP NOTES.
APPLY AND MAINTAIN PROTECTIVE COATING OR GRAFFITI MATERIALS PER SHEET A001A
REMOVAL OF GRAFFITI ON EXTERIOR ELEVATIONS SHALL BE REMOVED WITHIN 48 HOURS
WROUGHT IRON FENCE AND SECURITY TO PREVENT GRAFFITI (PER # XX ON SHEET A001A)

LEGEND

#

SEE ELEVATION KEY NOTES

REVISIONS

DESCRIPTION	DATE
CUP SUBMITTAL	12-5-16

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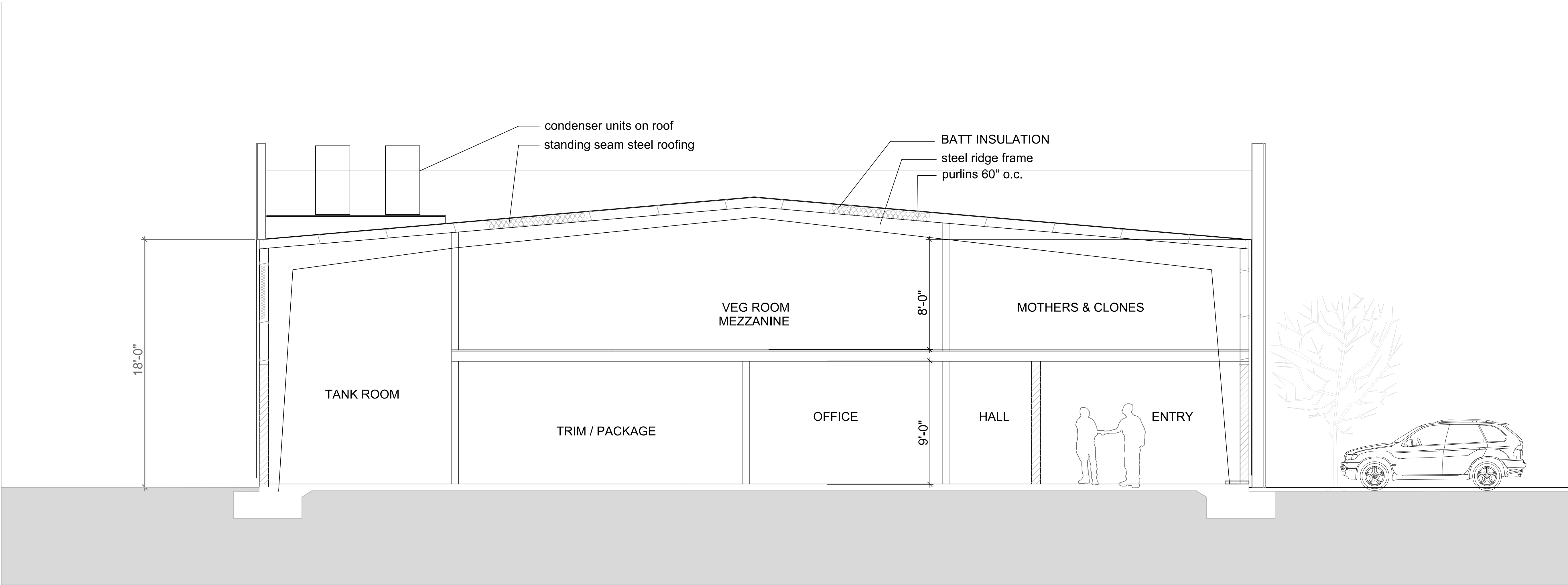
A203

Building Design & Planning
Villa & Company

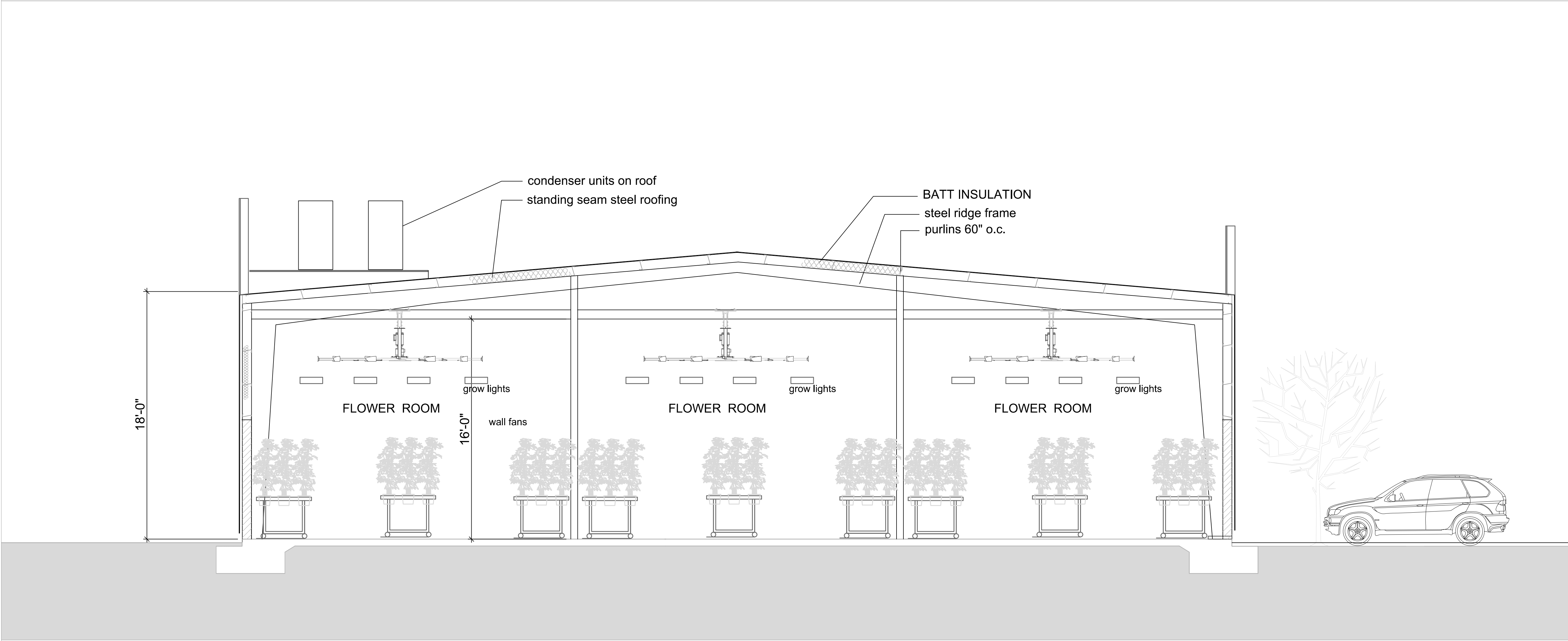
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PALMER GROW FACILITY
PALOMAR LANE
DESERT HOT SPRINGS, CA 92240

EXTERIOR ELEVATIONS



BUILDING SECTION "A" SCALE: 1/4"=1'-0"



BUILDING SECTION "B" SCALE: 1/4"=1'-0"