

CANNABIS FACILITY, MULTIPLE LICENSE

1360 W COWLES ST

1. CULTIVATION
2. NON-VOLATILE MANUFACTURING
3. DISTRIBUTION

1370 W COWLES ST

1. TESTING

NOTES:

NOTES:

1. THE APPLICANT IS COMMITTED TO REDUCING THE CARBON FOOTPRINT OF HIS NEW STRUCTURE:

- EXTERIOR LANDSCAPING AND PARKING GARAGE TO BE ILLUMINATED WITH COMMERCIAL GRADE SOLAR LIGHTS. THIS SYSTEM WILL NOT BE USED FOR SECURITY LIGHTING WHICH WILL BE HARDWIRED AND INCLUDE A 24 HR BATTERY BACKUP.
- SOLAR PANELS TO BE INSTALLED ON THE ROOF TO PROVIDE POWER FOR AMBIENT LIGHTING INDOORS. NOTE THAT THESE PANELS WILL NOT BE VISIBLE FROM THE STREET AND WILL NOT PROTRUDE BEYOND THE PARAPET LINE.

2. THE APPLICANT WILL PROVIDE A 24 HR PARKING ATTENDANT SERVICE. THIS SERVICE WILL UTILIZE ONLY THE PARKING AVAILABLE WITHIN THE PROPERTY LINES. EMPLOYEES AND AUTHORIZED GUESTS WILL NOT BE PARKING OR RETRIEVING THEIR VEHICLES. COVENANT TO BE SIGNED THAT STATES THAT THIS SERVICE WILL BE PROVIDED IN PERPETUITY.

3. THE APPLICANT WILL PROVIDE FULL SECURITY SYSTEM AS PER THE REQUIREMENTS OF STATE CANNABIS REGULATIONS:

- EXTERIOR WEATHERPROOF VIDEO CAMERAS
- INTERIOR 360 DEGREE VIDEO CAMERAS IN ALL LIMITED ACCESS AREAS
- ALL SURVEILLANCE SERVERS AND SURVEILLANCE FOOTAGE TO BE HOUSED IN A DESIGNATED SECURITY ROOM.
- ARMED GUARDS FROM A CERTIFIED AND LICENSED SECURITY COMPANY
- ALL OF THE ABOVE TO BE PROVIDED 24 HRS A DAY,

FIRE SAFETY NOTES:

1. STRUCTURE TO BE TYPE 1-B CONSTRUCTION
- 2 HR EXTERIOR WALLS & 2 HR EXTERIOR DOORS
- 2 HR STRUCTURAL FRAME
- 2 HR CEILING FLOOR ASSEMBLY
- 2HR FIRE RATED STAIRWELLS
- ELEVATOR SHAFTS W/ 2 FIRE RATED DOORS
- 1HR CEILING ROOF ASSEMBLY
- NONLOADBEARING PARTITION WALLS
- MIN 1 HR RATED ASSEMBLY, STEEL STUD CONSTRUCTION
- ALL DOORS NOT SPECIFIED ABOVE, 1 HR FIRE RATED
2. ENTIRE STRUCTURE TO BE EQUIPPED WITH FIRE SUPPRESSION SYSTEM
3. ENTIRE STRUCTURE TO BE EQUIPPED WITH FIRE ALARM SYSTEM, SMOKE AND CO DETECTORS
4. HVAC DUCTWORK TO BE EQUIPPED WITH FIRE DAMPERS

APPLICABLE CODES:	
1. 2016 CBC	
2. 2016 CPC	
3. 2016 CMC	
4. 2016 CALIFORNIA FIRE CODE (CFC).	

BUILDING INFO:	
(N) COMMERCIAL SPACE.:	12,920SF
LOT SIZE:	9571 SF
MAX 80% LOT COVERAGE	9571 SF X .80 = 7656 SF
FLOOR AREA TOTAL:	12,920 SF
OCCUPANCY & CONSTRUCTION TYPE:	
CONST. TYPE:	TYPE 1
FIRE PROTECTION:	SPRINKLERED
OCCUPANCY:	F
NUMBER OF STORIES:	4
MAXIMUM HEIGHT:	56'



PARKING MATRIX

1ST FLOOR
GROSS SF 963
EXEMPT SF 230 SF
NET SF 733 SF
PARKING RATIO: 2/1000
PARKING SPACES = 2

2ND FLOOR
GROSS SF 6020
EXEMPT SF 542 SF
NET SF 5478
PARKING RATIO: 2/1000
PARKING SPACES = 11

3RD FLOOR
GROSS SF 3789
EXEMPT SF 542 SF
NET SF 3247
PARKING RATION 2/1000
PARKING SPACES = 7

4TH FLOOR
GROSS SF 2148
EXEMPT SF 318 SF
NET SF 1830 SF
PARKING RATIO: 3/1000
PARKING SPACES = 6

26 STANDARD PARKING SPACES REQUIRED

26 STANDARD PARKING SPACES PROVIDED INCLUDING 1 ADA SPACE

SHEET INDEX

CS: COVER SHEET
SITE: SITE PLAN
A1: (N) FIRST & SECOND FLOOR PLAN
A2: (N) THIRD & ROOF PLAN
A3: ELEVATIONS
A3.1: ELEVATIONS
A4.0: 3D ELEVATIONS

EXHIBIT B



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CO 04.04.19
COVER

CS

OWNER:
MICHAEL PULWER

DESIGN:
RAMON BAGUIO
4273 CANOGA AVE
WOODLAND HILLS, CA
310.562.5382
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APPLICANT:
MICHAEL PULWER

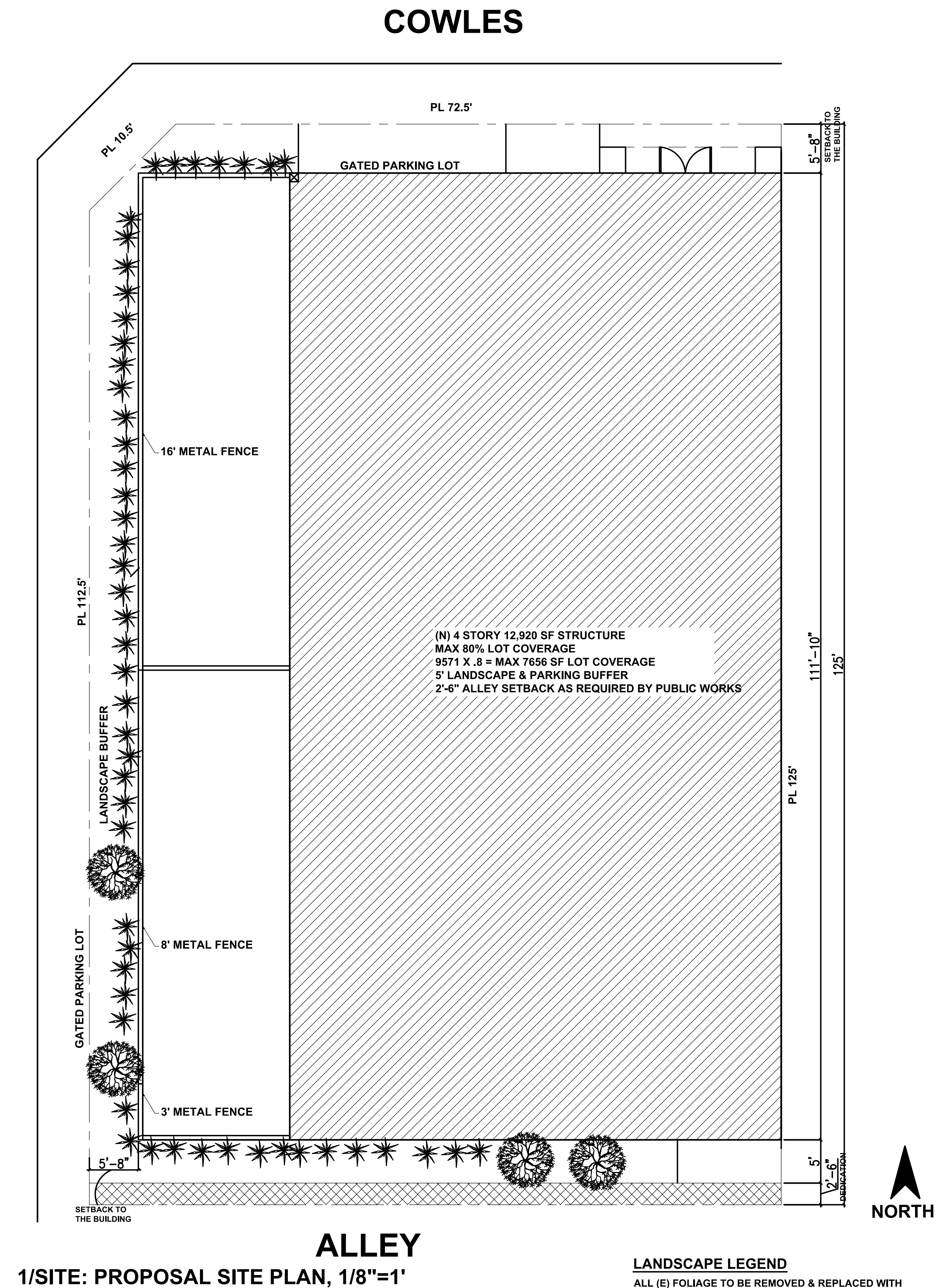
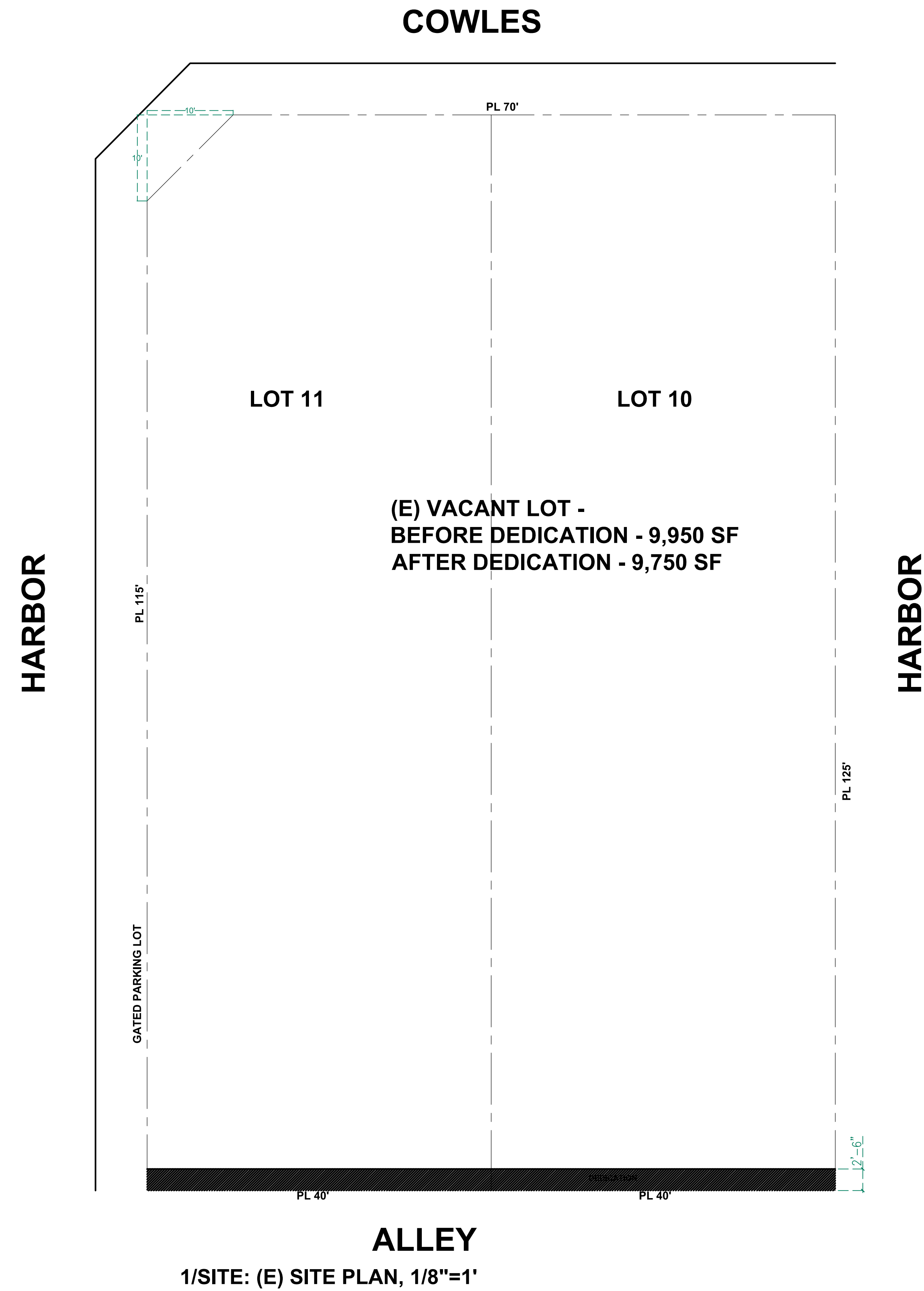
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CO 02.19.19
SITE PLAN

SITE

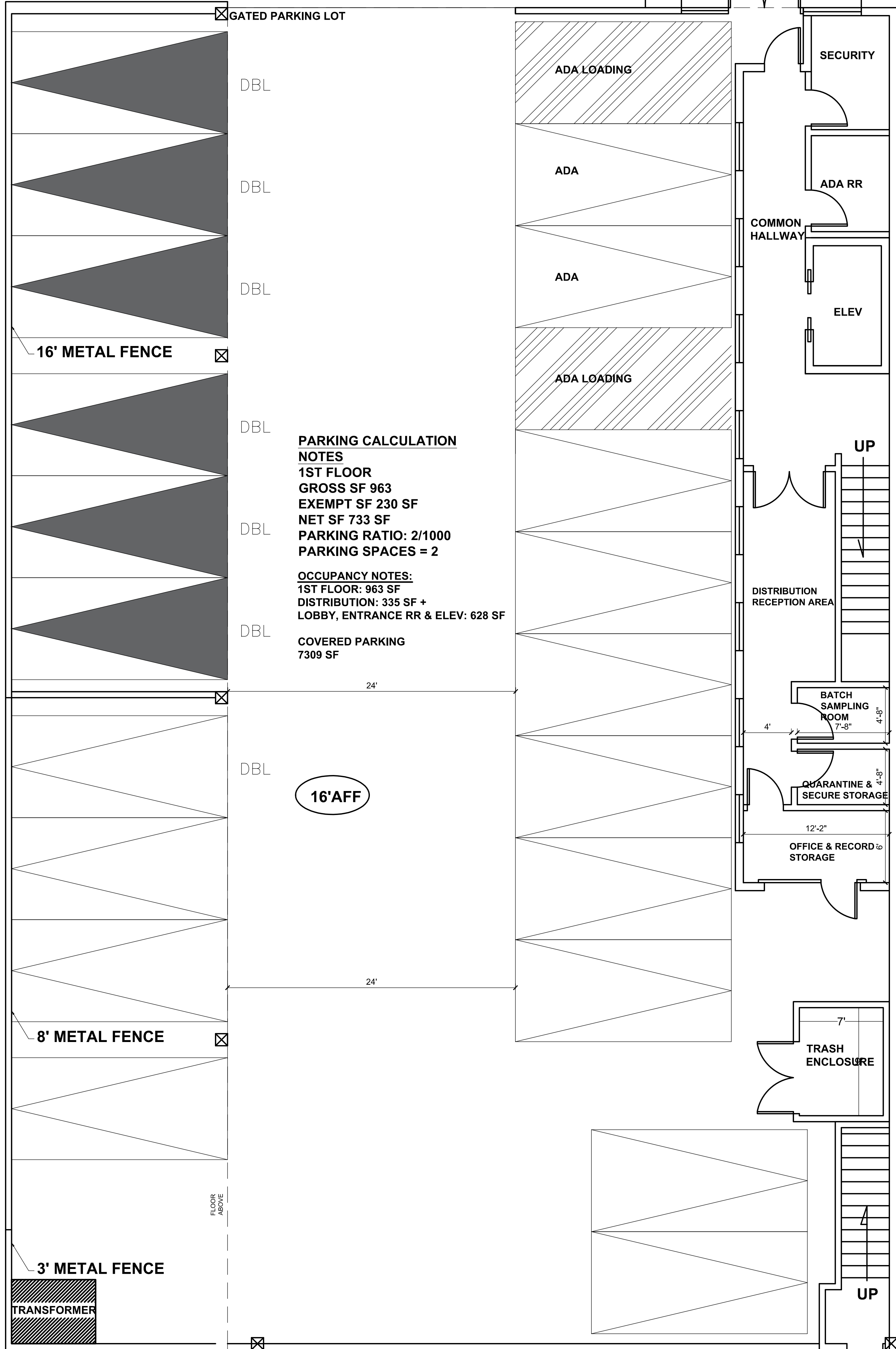


ALL (E) FOLIAGE TO BE REMOVED & REPLACED WITH DROUGHT RESISTANT PLANTS WITH INTEGRATED IRRIGATION SYSTEM


LAVENDAR HIDCOTE

 LITTLE GEM MAGNOLIA

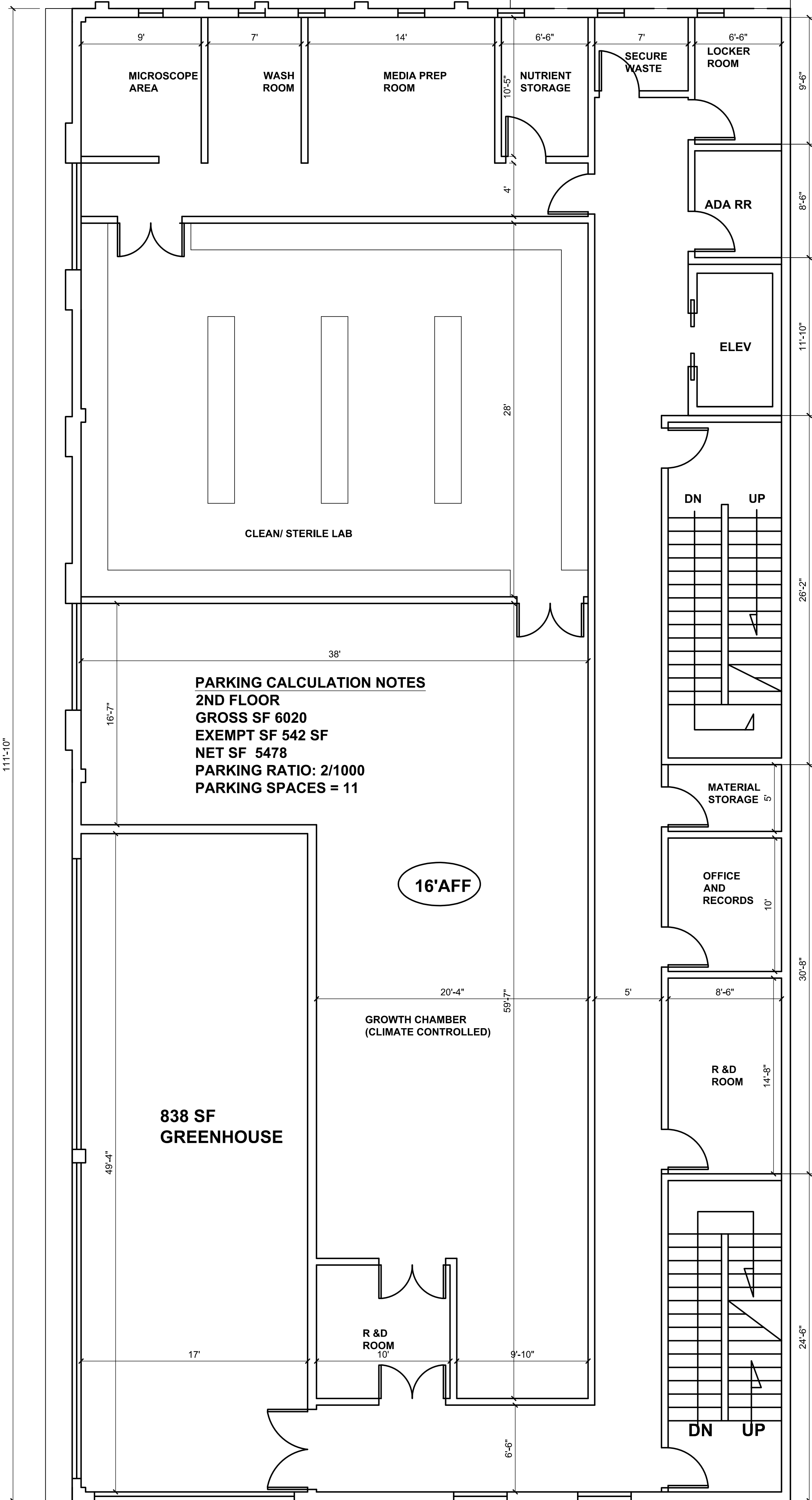
COWLES



1/A1: PROPOSAL FIRST FLOOR PLAN
3/16"=1'



88 sf
STAIRS



2/A1: PROPOSAL SECOND FLOOR PLAN. 3/16"=1'

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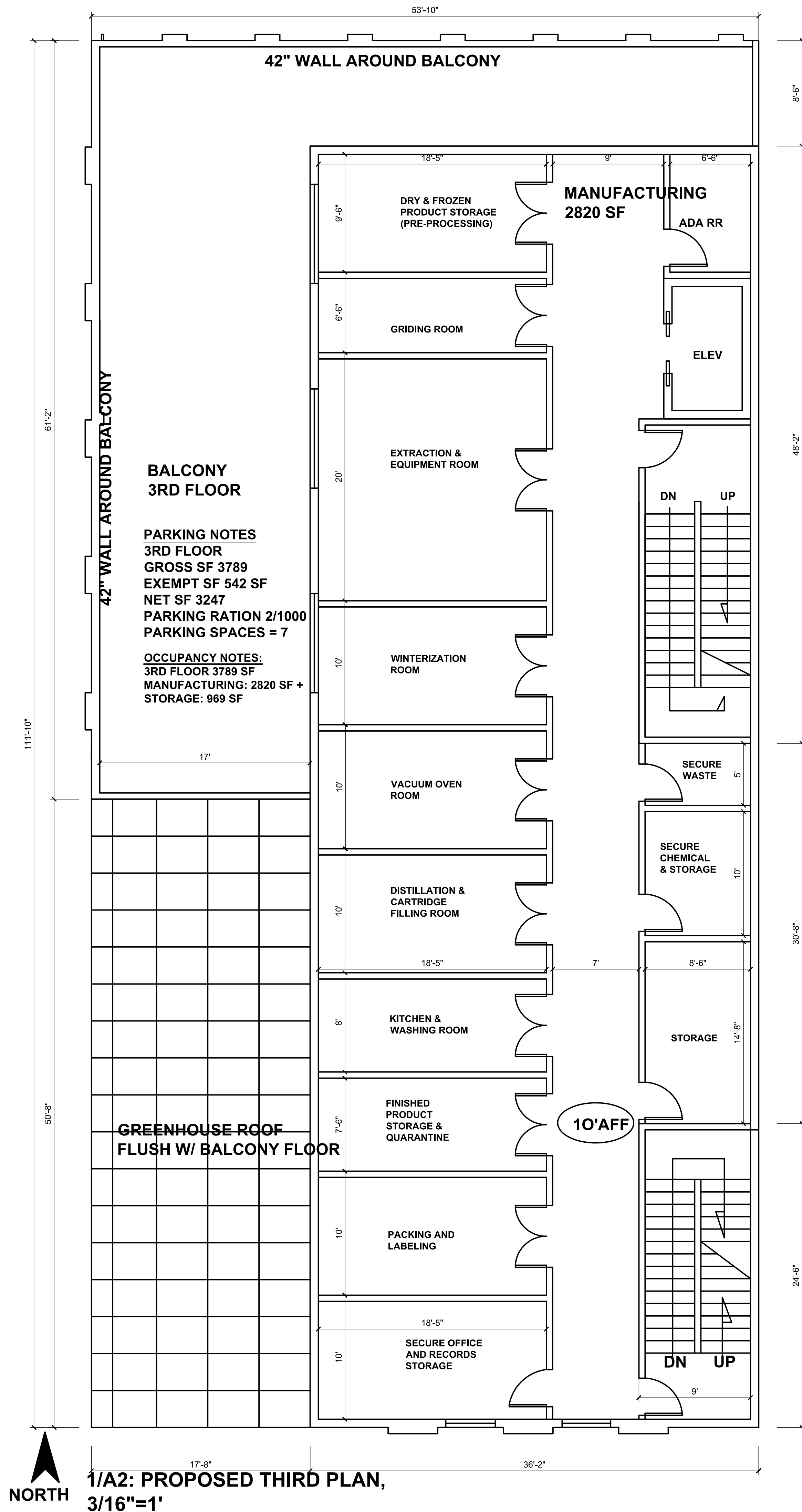
1370 COWLE

1. TESTING

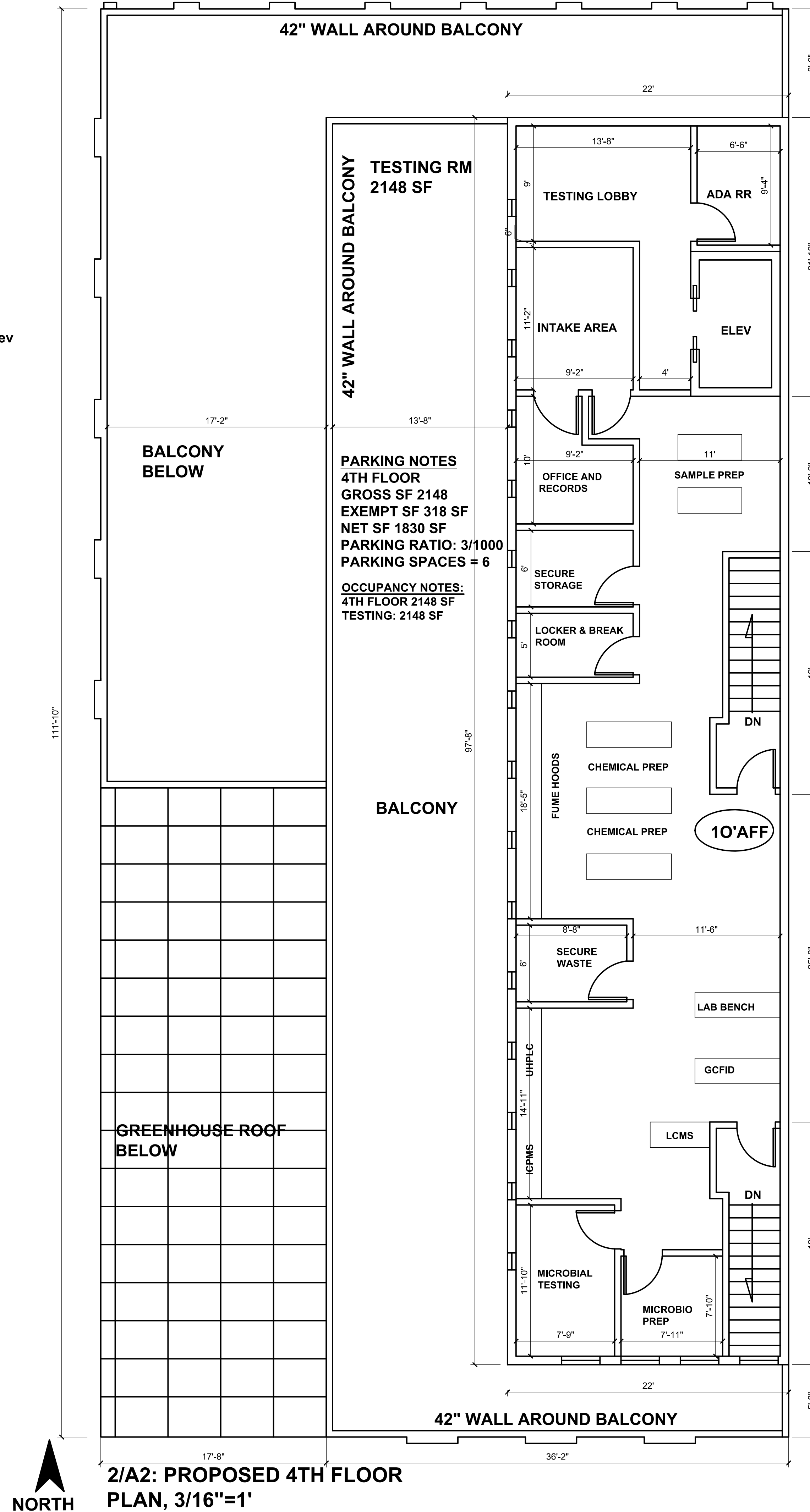
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C.O. 04.04.19
FLOOR PLAN

A1



1/A2: PROPOSED THIRD PLAN,
3/16"=1'



2/A2: PROPOSED 4TH FLOOR
PLAN, 3/16"=1'

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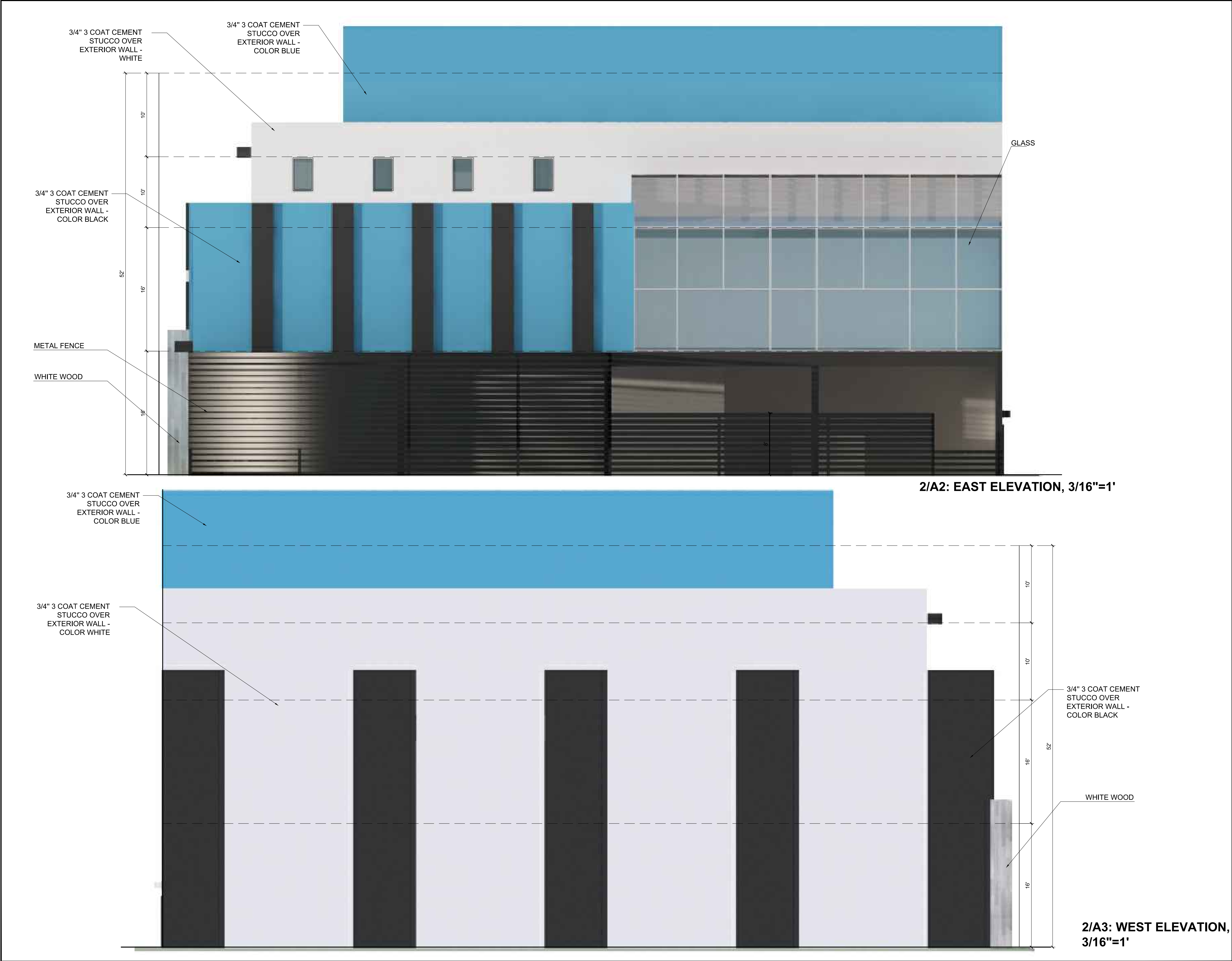
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CO 04.04.19
FLOOR PLAN

A2



OWNER:
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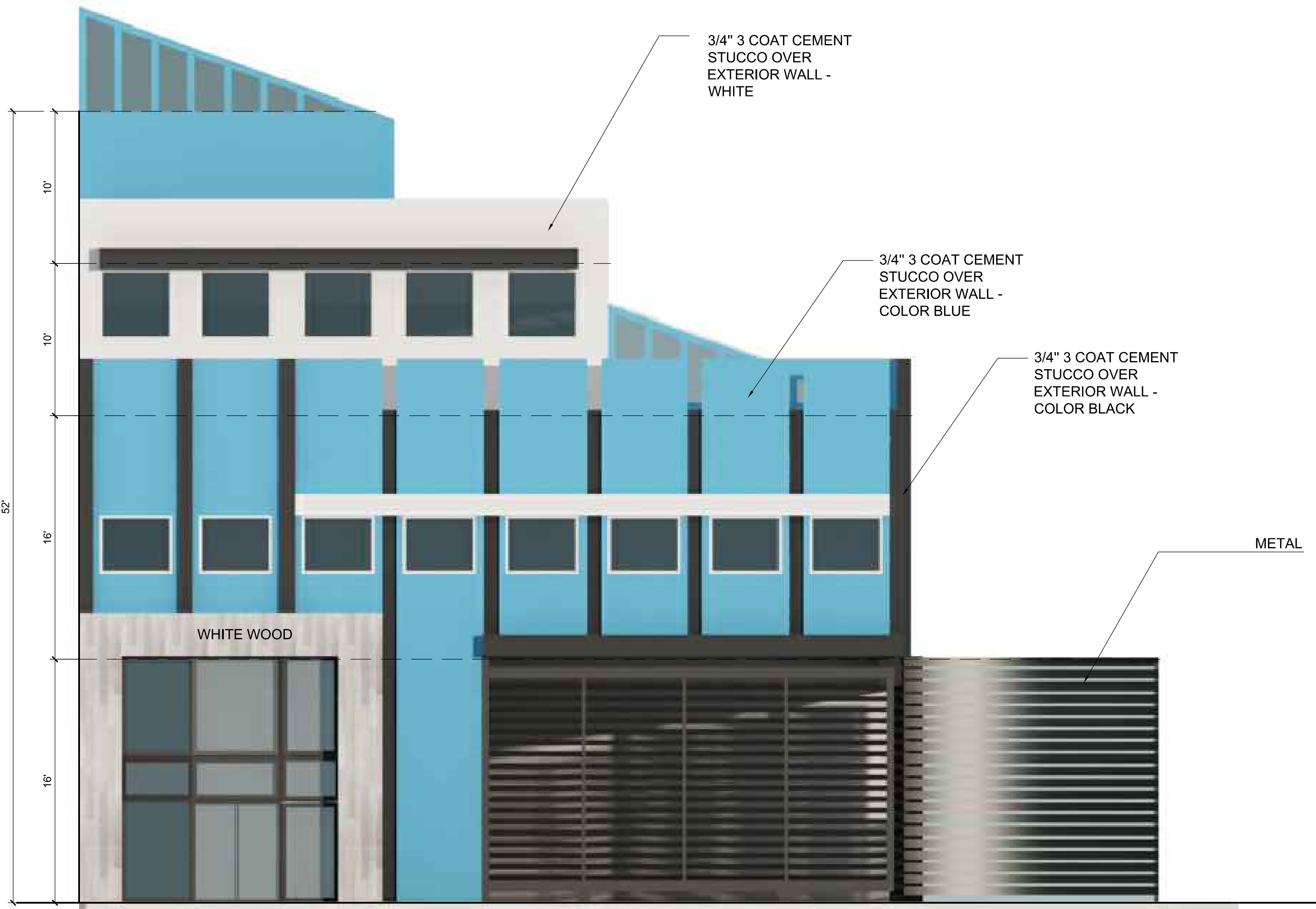
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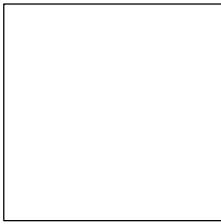
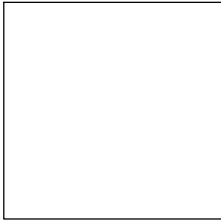
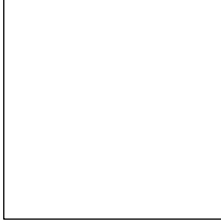
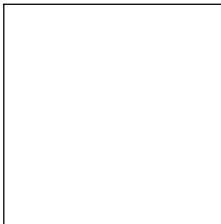
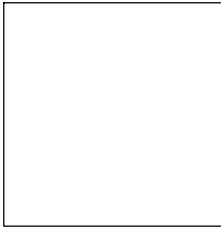
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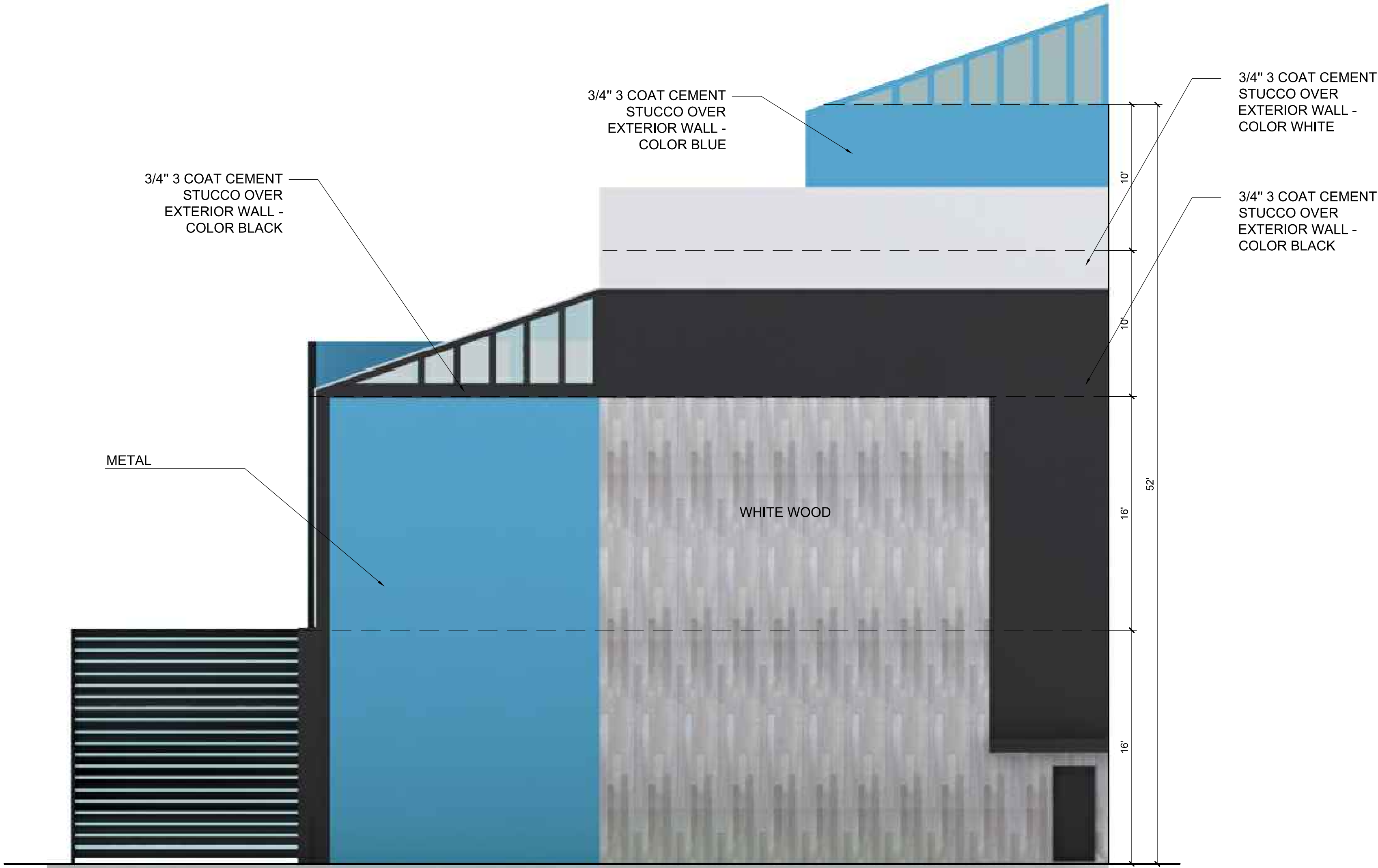
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ELEVATIONS



2/A3: NORTH ELEVATION,
3/16"=1'

WALL LEGEND:

-  3/4" 3 COAT CEMENT STUCCO OVER EXTERIOR WALL - WHITE
-  3/4" 3 COAT CEMENT STUCCO OVER EXTERIOR WALL - BLUE
-  3/4" 3 COAT CEMENT STUCCO OVER EXTERIOR WALL - COLOR BALCK
-  METAL
-  WHITE WOOD



2/A3: SOUTH ELEVATION,
3/16"=1'

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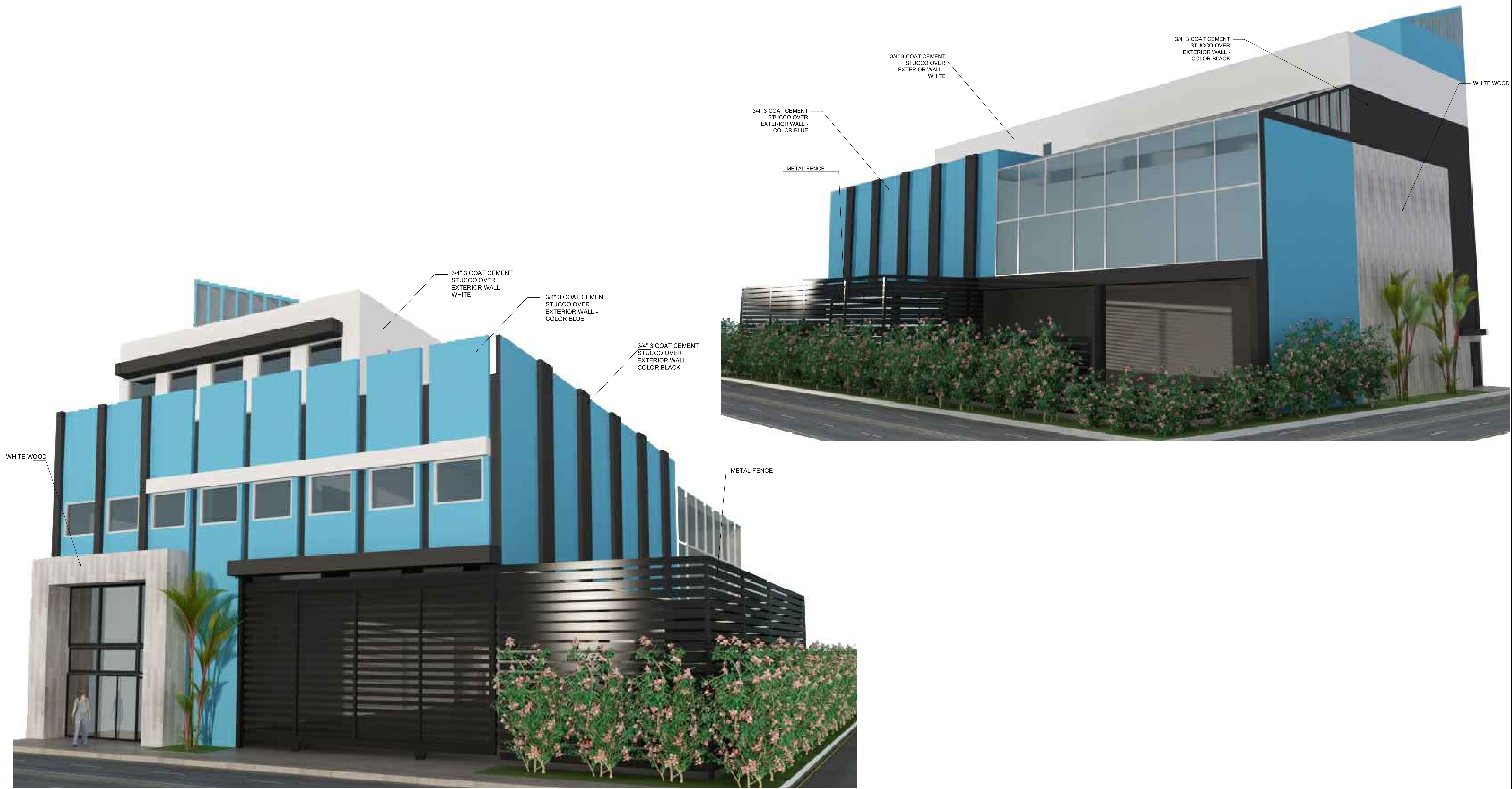
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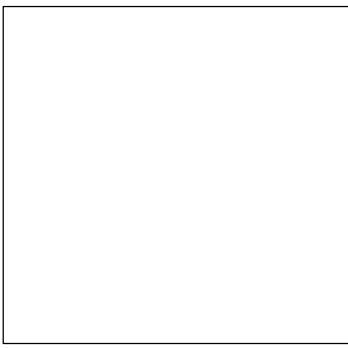
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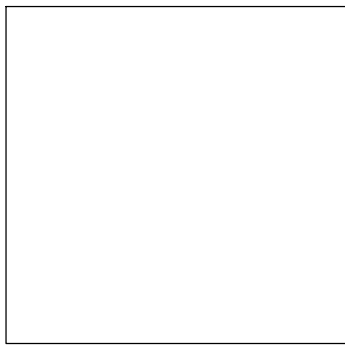
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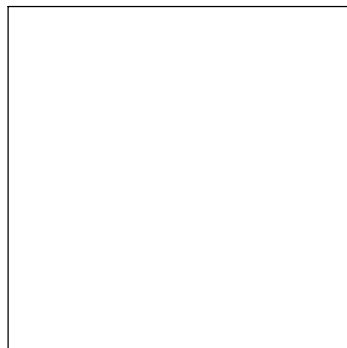
A4: 3D ELEVATIONS, N.T.S.



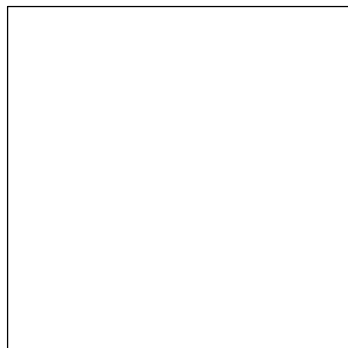
3/4" 3 COAT CEMENT
STUCCO OVER
EXTERIOR WALL -
WHITE



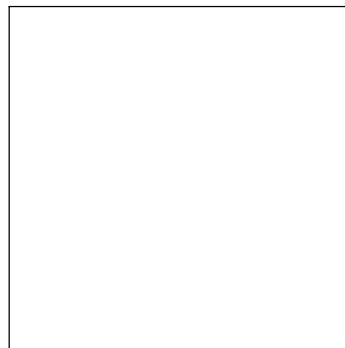
3/4" 3 COAT CEMENT
STUCCO OVER
EXTERIOR WALL - BLUE



3/4" 3 COAT CEMENT
STUCCO OVER
EXTERIOR WALL -
COLOR BALCK



METAL



WHITE WOOD

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3D ELEVATIONS

A4.0