

# VETERANS ORGANIC SOLUTIONS

A CALIFORNIA CANNABIS MICRO BUSINESS

## PROJECT DATA:

<b>SITE INFORMATION:</b>	5.84 ACRES (254,100 SQ. FT.)
AREA OF SITE:	
<b>ZONING PLAN:</b>	
GENERAL PLAN:	INDUSTRIAL
ZONING:	M-1
<b>PARKING:</b>	
REQUIRED:	1/250 SQ. FT.
OFFICE:	XXX
MANUFACTURE:	1 / 500 SQ. FT.
PROVIDED:	XXX

JOINT PARKING AGREEMENT:  
DECLARATION OF RESTRICTIONS FOR BLUE LAKE INDUSTRIAL CONDOMINIUM OWNERSHIP

SECTION B, ASSOCIATION COMMON OWNERSHIP ITEM 2.3

ALL PARKING SPACES IN THE PROJECT ARE UNASSIGNED PARKING SPACES. THESE MAY BE USED BY ALL OWNERS, THEIR TENANTS, AND GUESTS PURSUANT TO RULES ADOPTED BY THE BOARD.

NOTE:  
TOTAL PARKING REQUIRED: 252 SPACES  
TOTAL PARKING PROVIDED: 256 SPACES

## PROJECT DESCRIPTION:

THE PROJECT CONSISTS OF AN INTERIOR TENANT IMPROVEMENT TO THE EXISTING SPACE SUITE 120. THE IMPROVEMENTS CONSIST OF ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING IMPROVEMENT AND OR MODIFICATIONS.

THE PROJECT IS BASED ON CLIP, 2018-08.

## BUILDING AREA DATA:

<b>BUILDING</b>	
TOTAL BUILDING SPACE:	43,852.55 SQ. FT.
<b>TENANT SPACE 120</b>	
FIRST FLOOR AREA:	4,105 SQ. FT.
SECOND FLOOR AREA:	<u>3,524 SQ. FT.</u>
TOTAL AREA OF SPACE:	8,229 SQ. FT.

## BUILDING CODE DATA:

<b>BUILDING</b>	
TWO-STORY MIXED USE:	
OCCUPANCY CLASSIFICATION:	B, M, F-1, S-1
TYPE OF CONSTRUCTION:	TYPE III-N
( FIRE SPRINKLED )	
<b>TENANT SPACE 120</b>	
TWO-STORY:	
OCCUPANCY CLASSIFICATION:	B, M, F-1, S-1
TYPE OF CONSTRUCTION:	TYPE III-N
( FIRE SPRINKLED )	

## LAKE ELSINORE DESIGN DATA:

- SEISMIC DESIGN CATEGORY (SDC) 'D'
- EQUIVALENT BASE WIND SPEED = 111 MPH.
- CLIMATE ZONE '1'
- DESIGN RAINFALL = 15 INCHES

## MECHANICAL ENGINEER:

KRAMER ENGINEERING SERVICES, INC.  
LYNN KRAMER P.E.  
4930 NAPLES PLACE  
SAN DIEGO, CA 92011  
PHONE: (658) 214-3860

## ELECTRICAL ENGINEER:

MISEAN ANTHONY HUNNH, P.E.  
4636 MISSION GORGE PLACE , SUITE 200-A  
SAN DIEGO , CA 92120  
PHONE: (658) 135-1803

## SHEET SCHEDULE

### ARCHITECTURAL

A-01	COVER SHEET / DATA
A-02	SITE PLAN
A-03	FIRST FLOOR
A-04	SECOND FLOOR
A-05	ACCESS AND EXITING PLAN
A-06	FIRST FLOOR REFLECTED CEILING PLAN
A-07	SECOND FLOOR REFLECTED CEILING PLAN
A-08	ENLARGED RESTROOM PLAN
A-09	INTERIOR ELEVATIONS
A-10	DOOR SCHEDULE
A-11	BUILDING SECTIONS
A-12	BUILDING SECTIONS
D-01	BUILDING SECTION
D-03	ARCHITECTURAL DETAILS
D-03	ARCHITECTURAL DETAILS
D-04	ARCHITECTURAL DETAILS

### STRUCTURAL

S-1	XXXXX
S-2	
S-3	
S-4	
S-5	
S-6	

### PLUMBING

P-01	PLUMBING SCHEDULES
P-02	PLUMBING WATER SUPPLY PLANS
P-21	PLUMBING WATER SUPPLY 150
P-03	PLUMBING DRAIN , WASTE , VENT PLANS
P-31	PLUMBING WASTE VENT 150
P-04	PLUMBING GAS SUPPLY PLANS FIRST FLOOR
P-41	PLUMBING GAS SUPPLY 150

### MECHANICAL

M10	MECHANICAL SCHEDULES
M11	MECHANICAL TITLE 24
M12	MECHANICAL TITLE 24
M20	MECHANICAL PLAN FIRST FLOOR , HVAC
M21	MECHANICAL PLAN SECOND FLOOR , HVAC
M22	MECHANICAL PLAN ROOF , HVAC

## OWNER:

MARTIN E. AND MARION E. SCALZO TRUST  
% DONNA M. OSBERTILLER CO-TRUSTEE  
P.O. BOX 1600  
SAN JUAN CAPISTRANO CA 92693

## GENERAL CONTRACTOR:

XXXX  
XXXX  
XXXX  
XXXX  
XXXX

LICENCE NO. B-XXXX CALIFORNIA

## STRUCTURAL ENGINEER:

PARKER STRUCTURAL ENGINEERING, INC.  
BONNIE PARKER P.E.  
140 ENCINITAS BLVD. BOX 319  
ENCINITAS, CA 92024  
PHONE: (760) 436-1223

### ELECTRICAL

E-01	ELECTRICAL GENERAL
E-02	ELECTRICAL SPECIFICATIONS
E-03	ELECTRICAL TITLE-24 DOCUMENTS
E-04	ELECTRICAL TITLE-24 DOCUMENTS
E-05	ELECTRICAL TITLE-24
E-11	ELECTRICAL DIAGRAM AND SCHEDULES
E-12	ELECTRICAL FIRST FLOOR POWER PLAN
E-13	ELECTRICAL SECOND FLOOR POWER PLAN
E-20	ELECTRICAL FIRST FLOOR LIGHTING PLAN
E-21	ELECTRICAL SECOND FLOOR LIGHTING PLAN

### GENERAL NOTES

GN-1	GENERAL NOTES, SYMBOLS, ABBREVIATIONS.
GN-2	GENERAL NOTES, DEMOLITION
GN-3	GREEN BUILDING REQUIREMENTS
GN-4	GREEN BUILDING REQUIREMENTS
GN-5	GREEN BUILDING REQUIREMENTS
GN-6	GREEN BUILDING REQUIREMENTS

### BUILDING MATERIAL SPECIFICATIONS

BM-1	BUILDING MATERIALS SPECIFICATIONS
THRU	
BM-13	BUILDING MATERIALS SPECIFICATIONS

## LEGAL DESCRIPTION:

PAGE 2 OF MAP 306880 AS PER MAP RECORDED IN BOOK 13 PAGE 44 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA

APN: 310-051-008-0, UNIT E2 CM 148/177

## LOCATION MAP:



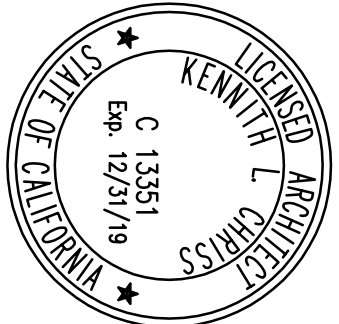
**SITE**  
13875 CORYDON STREET,  
SUITE 120  
LAKE ELSINORE, CA 92530

## TENANT / APPLICANT

VETERANS ORGANIC SOLUTIONS  
JIM BULLIVANT  
5102 WISTERIA DRIVE  
OCEANSIDE, CA 92011  
LAKE ELSINORE BUSINESS LICENCE DA 2018-94

## ARCHITECT:

4 DESIGN ARCHITECTURE & PLANNING  
KENNETH CHRIS A ARCHITECT  
19300 HIGH OAK ROAD  
VALLEY CENTER 92082  
PHONE: 760-913-5566



## CONSTRUCTION DOCUMENTS

## COVER

4 DESIGN

architecture • planning  
Kenneth L. Chris A.I.A.

A-01  
18-1714-01 COVER  
SHEETING  
18-1714

TENANT IMPROVEMENT AREA  
REFER TO THE FLOOR PLANS

SCALE: 1/32"=1'-0"

## SITE ACCESS

(E) FIRE HYDRANT



REFERENCE  
NORTH

A SURVEY OF THE SITE WAS NOT PROVIDED FOR THE WORK ON THIS PROJECT. SITE INFORMATION WAS PROVIDED BY THE CLIENT.



architecture ■ planning  
Kennith L. Chriss A.I.A.

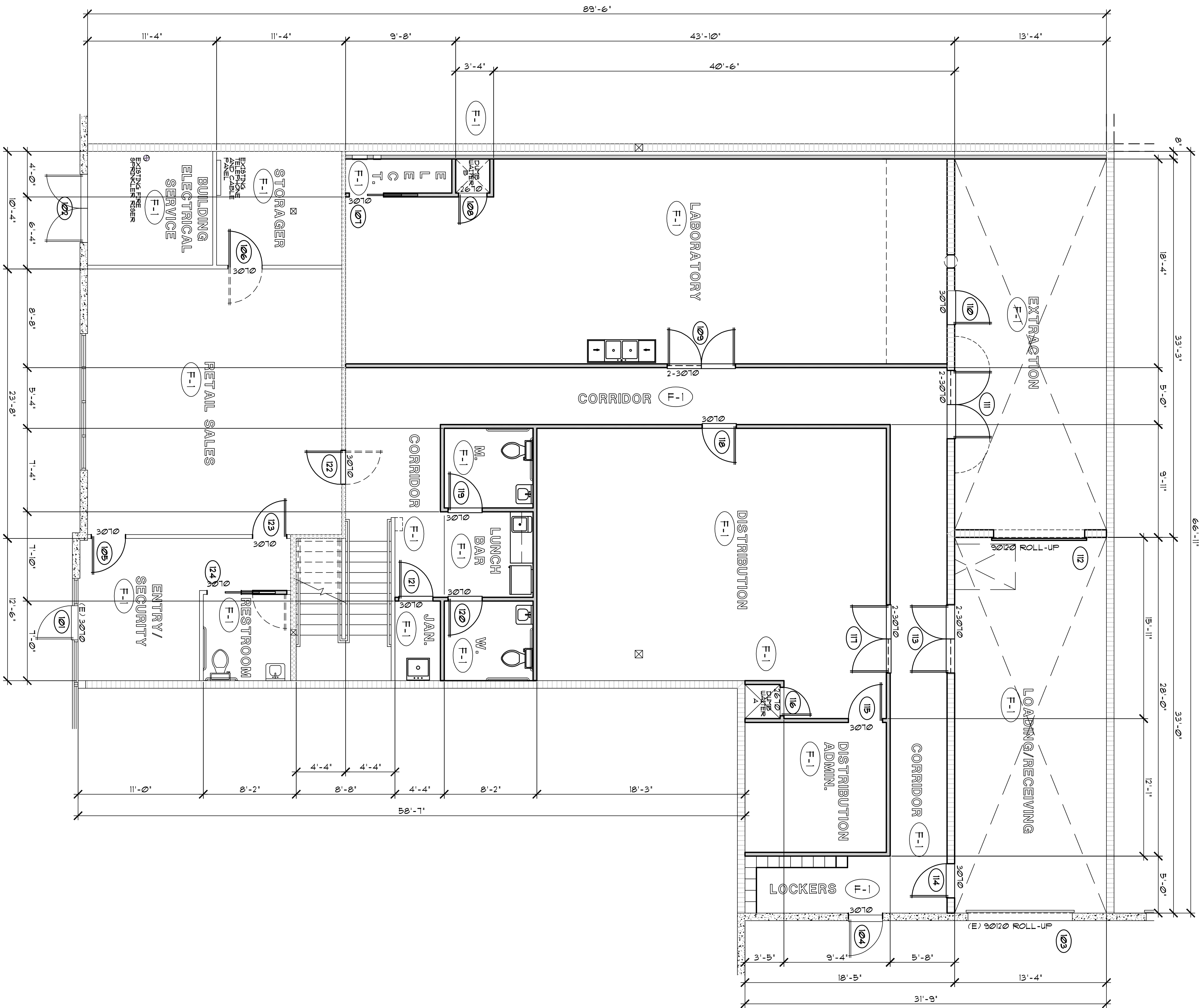
18-717A-A-02-SITE PLAN.DWG

**A-02**  
18-717A

# SITE PLAN

# CONSTRUCTION DOCUMENTS





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4,705 SQ. FT.



VETERANS ORGANIC SOLUTIONS  
A CALIFORNIA CANNABIS MICRO BUSINESS  
31875 CORYDON STREET , SUITE 120 LAKE ELSINORE, CALIFORNIA

4 DESIGN

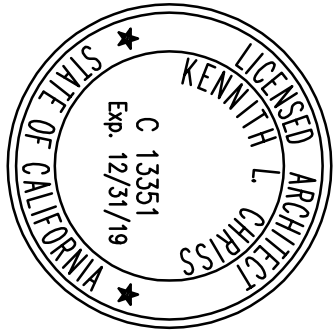


architecture+planning  
Kennith L. Chriss A.I.A.

18-717A-04 SECOND FLOOR  
PLAN/DOC

A-04

18-717A

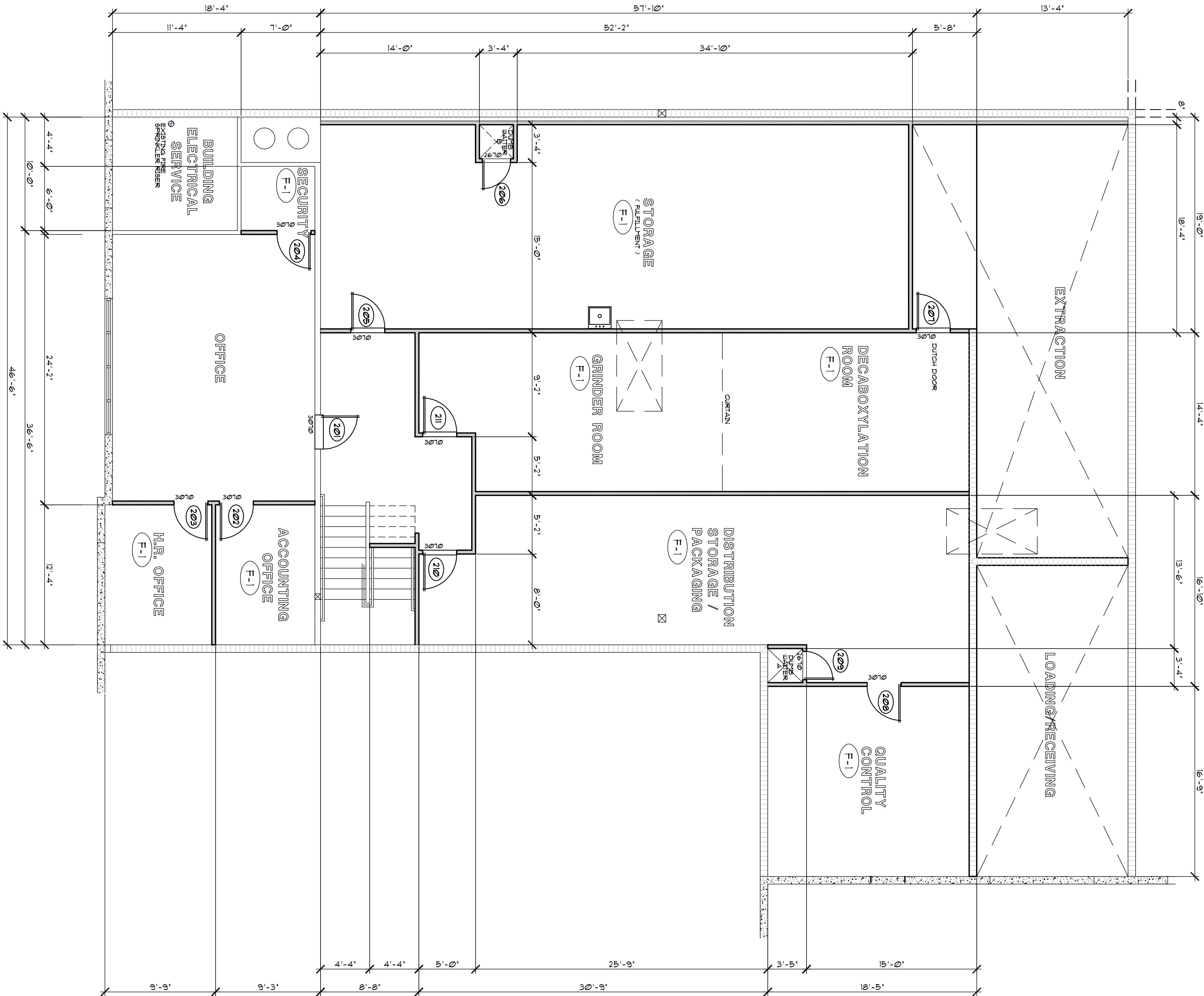


SECOND FLOOR  
FLOOR PLAN  
CONSTRUCTION  
DOCUMENTS

LEGEND:

- EXISTING CONCRETE WALL
- EXISTING 1 HOUR NON-BEARING WALL
- EXISTING NON-BEARING WALL
- EXISTING 1 HOUR SEPARATION WALL
- NEW NON-BEARING METAL FRAME WALL
- NEW NON-BEARING METAL FRAME WALL
- DOOR KEY , REFER TO DOOR SCHEDULE
- INTERIOR ROOM FINISH, REFER TO SCHEDULE
- EQUIPMENT REFER TO EQUIPMENT SCHEDULE

- 200
- F-1
- 001



REFERENCE  
NORTH

FLOOR PLAN - SECOND FLOOR

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

3,524 SQ. FT.