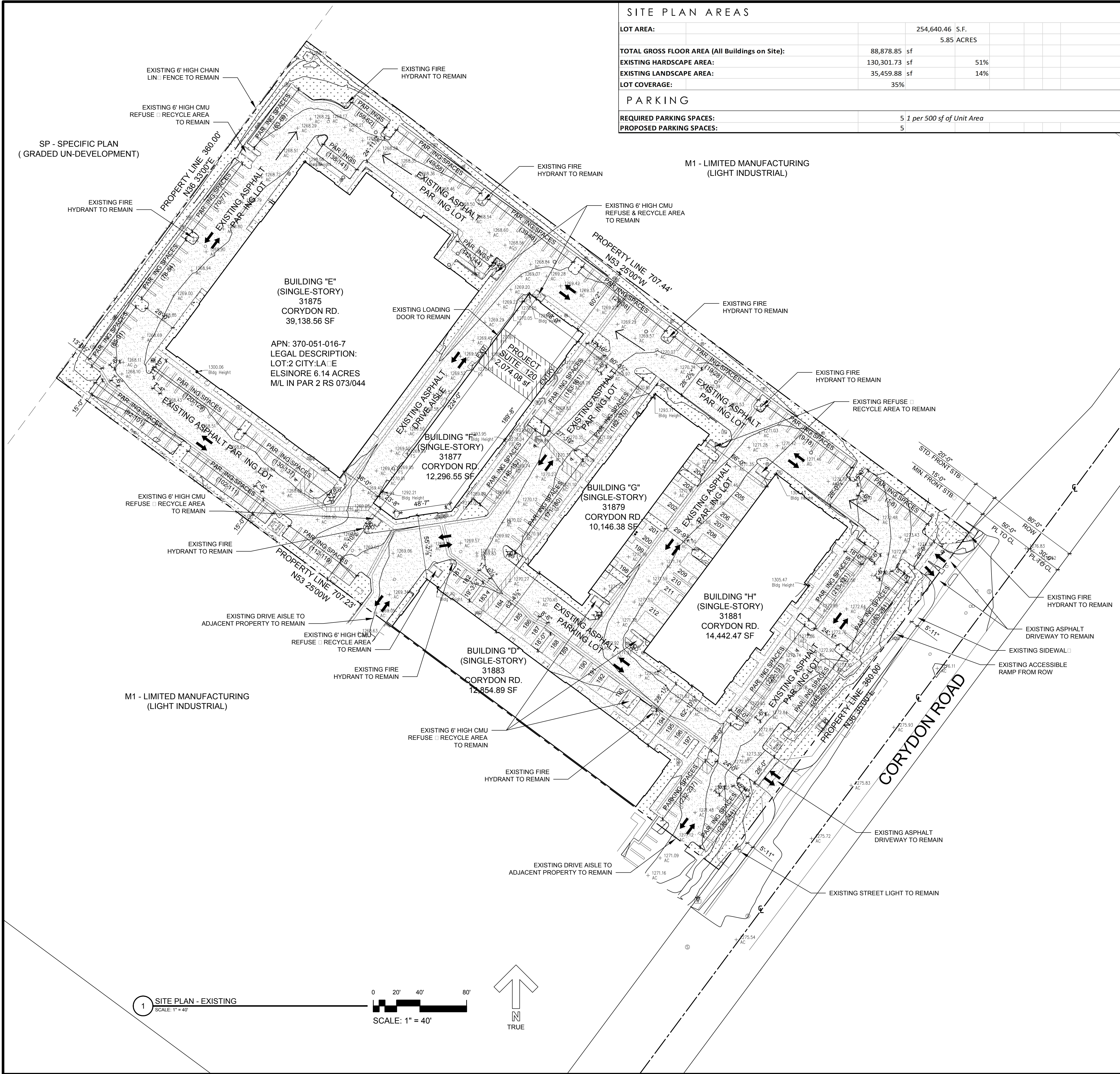




SITE PLAN AREAS

|                                                 |                             |     |  |  |  |
|-------------------------------------------------|-----------------------------|-----|--|--|--|
| LOT AREA:                                       | 254,640.46 S.F.             |     |  |  |  |
|                                                 | 5.85 ACRES                  |     |  |  |  |
| TOTAL GROSS FLOOR AREA (All Buildings on Site): | 88,878.85 sf                |     |  |  |  |
| EXISTING HARDSCAPE AREA:                        | 130,301.73 sf               | 51% |  |  |  |
| EXISTING LANDSCAPE AREA:                        | 35,459.88 sf                | 14% |  |  |  |
| LOT COVERAGE:                                   | 35%                         |     |  |  |  |
| PARKING                                         |                             |     |  |  |  |
| REQUIRED PARKING SPACES:                        | 5.1 per 500 sf of Unit Area |     |  |  |  |
| PROPOSED PARKING SPACES:                        | 5                           |     |  |  |  |

SITE PLAN LEGEND

- PROPERTY LINE
- OUTLINE OF EXISTING STRUCTURES
- OUTLINE OF PROPOSED RENOVATION/REMODEL
- AREA OF EXISTING LANDSCAPE
- AREA OF EXISTING HARDSCAPE
- SITE DRAINAGE PATTERN
- ACCESSIBLE PATH
- VEHICULAR CIRCULATION

SITE PLAN NOTES

- The site plan is for informational and general site reference only. Refer to other construction documents for complete scope of work.
- Before commencing any site foundation or slab cutting or excavation, the contractor shall verify and mark locations of all site utilities, dimensions and conditions. These include but are not limited to property lines, setback location to all new or existing walls, easements (if any), existing site utilities, including water, sewer, gas and electrical lines and any other new or existing site items which could affect in any way the construction of the building. Flag or otherwise mark all locations of site property lines, easements (if any), underground utilities, and indicate utility type.
- The Contractor or subcontractor shall notify TECHNE if any conflicts or discrepancy occurs between the information on this plan and actual field conditions. Do not proceed with work in conflict with these drawing until written or verbal instructions are issued by TECHNE.
- Protect and mark all existing building structure including walls, beams, columns, area separation walls, and other items that are part of the existing structure and not part of the scope of the tenant improvement, and mark perimeter of construction zone.
- Coordinate with other tenants the temporary shutoff of any site utilities.
- Refer to Topographic Survey for additional information.
- If the city Building Inspector determines non-compliance with any accessibility provisions, a complete and detailed revised plans clearly showing all existing non-complying conditions and the proposed modifications to meet current accessibility requirements (including site plan, floor plans, details, etc.) will be submitted to the department for review and approval.

PROJECT TEAM

**PROPERTY OWNER:**  
Modern Leaf Culture INC.  
1147 Railroad St.,  
Corona, CA 92882  
**Tenant / Applicant:**  
Modern Leaf Culture INC.  
1147 Railroad St.,  
Corona, CA 92882  
**DESIGN FIRM:**  
TECHNE  
Project Contact: Abhay Schweitzer - Assoc. AIA  
3956 30th Street  
San Diego, CA 92104  
Phone #: 619-940-5814  
email: abhay@techne-us.com  
**SURVEYOR:**  
LG Land Surveying, Inc.  
30355 Callejo Feliz Ter.,  
Valley Center, CA 92082  
Phone #: 619-535-1172

VICINITY MAP (1":800")



TECHNE

DESIGN | DEVELOPMENT

3956 30th Street, San Diego, CA 92104  
techne-us.com sustainablearchitect.org  
619-940-5814 313-595-5814

CONSULTANTS

31877 Corydon Rd., Suite 120  
Lake Elsinore, CA 92530

OWNER

Joshua Grant

|    |          |               |
|----|----------|---------------|
| 01 | 04.13.18 | 1st Submittal |
| 02 | 08.05.18 | 2nd Submittal |
| 03 | 08.29.18 | 3rd Submittal |

MARK DATE DESCRIPTION

PROJECT NO: 1809  
CAD DWG FILE: A101 SITE PLAN - EXISTING.DWG  
DRAWN BY: ABHAY SCHWEITZER, B.P., C.G., S.V.  
CHK'D BY: ABHAY SCHWEITZER

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SHEET TITLE

SITE PLAN -  
EXISTING

A101



## CONSULTANTS

31877 Corydon Rd., Suite 120  
Lake Elsinore, CA 92530

OWNER

Joshua Grant

1 FIRST FLOOR PLAN - PROPOSED  
SCALE: 1/4" = 1'-0"0 2' 4' 8'  
SCALE: 1/4" = 1'-0"

## ADDITIONAL FLOOR PLAN NOTES

- Cannabis shall not be consumed by anyone on the premises of any commercial cannabis business.
- No cannabis or cannabis products shall be visible from the exterior of any property issued a commercial cannabis business permit, or on any of the vehicles owned or used as part of the commercial cannabis business. No outdoor storage of cannabis or cannabis products is permitted at any time.
- Each commercial cannabis business shall have in place an electronic point-of-sale software system, which provides and includes inventory tracking and management capabilities, and shall be utilized to track and report on all aspects of the commercial cannabis business including, but not limited to, such matters as cannabis tracking, inventory data, gross sales (by weight, purchase price, mark-up percentages, and gross receipts derived from the wholesale or retail sale thereof) and other information which may be deemed necessary by the City. The commercial cannabis business shall ensure that such information is compatible with the City's record-keeping systems. In addition, the system must have the capability to produce historical transactional data for review. Furthermore, any system selected must be approved and authorized by the City Administrator prior to being used by the permittee.
- All cannabis and cannabis products sold, tested, distributed or manufactured shall be cultivated, manufactured, and transported by licensed facilities that maintain operations in full conformance with State and local regulations.
- Each commercial cannabis business shall provide the City Administrator with the name, telephone number (both land line and mobile, if available) of an on-site manager or owner to whom emergency notice may be provided at any hour of the day.

## FLOOR PLAN NOTES

- The General Contractor or Sub-Contractor shall verify all conditions or dimensions on these plans in the field with actual site conditions.
- Written dimensions shall take precedence over scaled dimensions and shall be verified on the job site. On-site verification of all dimensions and conditions shall be the sole responsibility of the General Contractor and Sub-Contractors.
- The Contractor or sub-contractor shall notify TECHNE if any conflicts or discrepancy occurs between this information on this plan and actual field conditions.
- Any discrepancies with this drawing affecting project layout shall be brought to the attention of TECHNE. Do not proceed with work until written or verbal instructions are issued by TECHNE.

## DIMENSIONS

- EXTERIOR WALL DIMENSIONS TO FACE OF FINISH (U.N.O.)
- INTERIOR WALL DIMENSIONS TO CENTER LINE OF STUD (U.N.O.)
- CLEARANCE DIMENSIONS ARE TO FACE OF FINISH MATERIALS, NOTED WITH CLR.

## CLOSURE PLAN NOTES

- The project does not propose to permanently constructed any items for use solely for the purpose of cultivating cannabis.
- All proposed permanent construction shall be customary with a light industrial type of use including walls, HVAC, doors, etc...
- No permanently constructed any items for use solely for the purpose of cultivating cannabis will be left behind (none proposed) if the project ceases to operate as proposed.

## FLOOR PLAN LEGEND

|  |                                                                                                                            |
|--|----------------------------------------------------------------------------------------------------------------------------|
|  | EXISTING CONCRETE WALL TO REMAIN                                                                                           |
|  | EXISTING NON-STRUCTURAL INTERIOR WALL TO REMAIN                                                                            |
|  | PROPOSED NON-STRUCTURAL INTERIOR WALL: 3/8" Light Gauge Steel Stud @ 24" O.C. with 1 layer of 5/8" gypsum board each side. |
|  | WALL OPENING: 80" high u.n.o. Finished with 5/8" gypsum board with square corners.                                         |
|  | DOOR AND SYMBOL. See door schedule for complete information                                                                |
|  | WINDOW AND SYMBOL. See window schedule for complete information                                                            |
|  | FIRE EXTINGUISHER CABINET                                                                                                  |

|    |          |               |
|----|----------|---------------|
| 01 | 04.13.18 | 1st Submittal |
| 02 | 08.05.18 | 2nd Submittal |
| 03 | 08.29.18 | 3rd Submittal |

MARK DATE DESCRIPTION

PROJECT NO: 1809

CAD DWG FILE: A104 FIRST FLOOR PLAN - PROPOSED.DWG

DRAWN BY: ABHAY SCHWEITZER, B.P., C.G., S.V.

CHK'D BY: ABHAY SCHWEITZER

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SHEET TITLE

FIRST FLOOR PLAN  
- PROPOSED

A104

SHEET 6 OF 8