

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.
- 3 1/2" U.N.O.
- 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

COPYRIGHT: Ideal Environment LLC (dba TECHNE) expressly reserves its common law copyright and other property rights in this document. This document shall not be reproduced, copied, changed or disclosed in any form or manner whatsoever without first obtaining the express written consent of TECHNE.

SHEET TITLE

FIRST FLOOR PLAN
- PROPOSED

A104

SHEET 6 OF 8

Conditional Use Permit For Modern Leaf Culture



Sheet Index

C-1	Cover Sheet, General notes
A-1	Floor Plan Proposed
A-2	Floor Plan Existing, Demo Plan
A-3	Elevations
A-4	Security Plan
A-5	Egress Plan
A-1.1	Floor Plan Cultivation Suite 120
A-3.1	Elevations Cultivation Suite 120
A-4.1	Security Plan Cultivation Suite 120
A-5.1	Egress Plan Cultivation Suite 120
S-1	Site Plan

Building Data

Owner	Cannabis Dispensary	
Use Of structure	V-B	
Type of Construction	40'	
Building Height	2250 Sq Ft	
Floor Area 1st floor	2250 Sq Ft	
Floor Area 2nd floor	4500 Sq Ft	
Floor Area Total	YES	
Fire Sprinkler	F-1	
Occupancy	116	
Occupancy Load	C.B.C. 2016	C.P.C. 2016
	C.M.C. 2016	
	C.E.C. 2016	C.A.C. 2016
	C.F.C. 2016	
Calif Energy code 2016	Title 24	

SCOPE OF WORK

- * The proposed project consists of the conversion of an existing light industrial suite into a Cannabis Dispensary, Cannabis Manufacturing and Cannabis Distribution Facility
- * Tenant Improvement
- ** Interior remodel (non-structural, non-load bearing)
- ** Exterior lighting and security

PROJECT TEAM

Property Owner:
Joshua Grant
31881 Corydon rd. Suite 150
Lake Elsinore, CA. 92530
Tenant / Applicant:
Modern Leaf Culture INC.
1147 Railroad st.
Corona, CA 92882
Design Firm:
J&L Designs
18551 Olalee Way
Apple Valley CA. 92307
Phone: 760-662-6365

PROJECT INFORMATION	31881 Corydon Rd Unit 150 Lake Elsinore Ca 92530		
Project Address			
ASSESSORS PARCEL NUMBER:	370-051-016-7		
LEGAL DESCRIPTION	LOT: 2 CITY: LAKE ELSINORE 6.14 ACRES M/L PAR 2 RS 073/044		
YEAR BUILT:	2005		
EXISTING OCCUPANCY CLASSIFICATION:	F-2		
PROPOSED OCCUPANCY CLASSIFICATION:	F-1		
EXISTING USE:	Light Industrial		
PROPOSED USE:	Cannabis Dispensary, Cannabis Manufacturing and Cannabis Distribution		
CONSTRUCTION TYPE:	Type V (Sprinklered)		
NUMBER OF STORIES:	2		
BUILDING HEIGHT:	25'-0"		
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		
EXISTING LANDSCAPE AREA:	35,459.88 sf		
LOT COVERAGE:	35%		
GROSS FLOOR AREA (Building H project suite #150):	4,500.00 SQ FT		
GROSS FLOOR AREA (Remainder of building H):	12,192.47 SQ FT		
TOTAL GROSS FLOOR AREA (Building E):	39,138.56 sf		
GROSS FLOOR AREA (Building D):	12,296.55 sf		
GROSS FLOOR AREA (Building F):	12,286.55 SQ FT		
GROSS FLOOR AREA (Building G):	10,346.38 sf		
GROSS FLOOR AREA (Building H):	14,442.47 sf		
TOTAL GROSS FLOOR AREA (Building D, F, G, H):	47,431.78 SQ FT		
ZONING INFORMATION			
Base Zone:	M-1 Limited Manufacturing		
Overlay Zones:			
NUMBER OF BUILDINGS:			
SETBACKS:	FRONT: 15'-0" (MIN); 20'-0" (STD) INTERIOR 0'-0"		
MAX. STRUCTURE HEIGHT:	40'-0"		
REQUIRED PARKING SPACES:	5.1 PER 500 SF OF UNIT AREA		
PROPOSED PARKING SPACES:	10		
PARKING CALCULATION			
Cannabis Dispensary Facility			
31881 Corydon Rd. Lake Elsinore, CA. 92530			
PARKING CALCULATIONS			
Uses	Area SQ FT	Ratio	Parking Stalls
Project Area (Building H)	39,138.56 sf		
Proposed Project, Suite #150 (Sec. 17.148.030, C)	4,500.00 SQ FT	1 per 500 GFA	9.00
Remaining Building Area (sec. 17.148.030, C)	34,638.56 SQ FT	1 per 500 GFA	69.28
TOTAL PARKING REQUIRED (PROJECT SUITE)	4,500.00 SQ FT		9.00
Total Parking Required (Building E)	39,138.56 sf		79.00
PARKING CALCULATIONS (Remaining Building Area on-Site)			
Existing Uses			
Remaining Building Area (Building D, F, G, H)	47,431.78 SQ FT	Varies	182.00
Total Parking Required (All Building On Site)	88,878.80 SQ FT	Previously Conforming	261.00
Parking Ratio: Per LEMC, Sec 17.148.030 C			
EXISTING PARKING			
Parking Spaces (on site)	88,878.80 SQ FT	Previously Conforming	261.00
Accessible Space (On Site)	261 Spaces	Previously Conforming	9.00
TOTAL			
PROPOSED PARKING			
Standard Parking Spaces (on Site)	4,500.00 SQ FT	1 per 500 GFA	9.00
Accessible Space (previously Conforming, no Charge)	8 Spaces	Previously Conforming	1.00
TOTAL PARKING REQUIRED			
VEHICULAR PARKING SUMMARY - Proposed Project	Standard Parking 9 Spaces	Accessible Spaces 1.0	Total 9.00

REVISIONS	
DATE:	BY:

Modern Leaf Culture
31881 Corydon Rd Unit 150
Lake Elsinore Ca 92530



DATE : 9/18/19

J & L Design
18551 Olalee Way
Apple Valley Ca 92308 760 662-3635

NOTICE:
The designs and ideas indicated by these drawings were created for the use of this project only and are the sole property of J & L Design. These designs may not be used for any other purpose whatsoever reproduced without the written consent of J & L Design **AND** the Architect of Record

DATE : 9/18/19

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

DRAWN - Jamie

IOB - MOLC-0619

SHEET:

01

C-1

Occupant Load/SQ FT Totals

First Floor

Client Area	133 Sq Ft/15 = 8.87
Dispensary Area	1419 Sq Ft/200 = 94.60
Storage Area	108 Sq Ft/200 = 0.54
Restroom/Hallway	58 Sq Ft/N/A = 0
Office	145 Sq Ft/200 = 0.73
Vault	59 Sq Ft/200 = 0.30
Break room	0 Sq Ft/200 = 0.00
Distribution Area	100 Sq Ft/200 = 0.50
Stairway	163 Sq Ft/0 = 0
Total Area	2184 Sq Ft. = 105.54 (106) OCC

Total First Floor 2184 Sq Ft. = 105.54 (106) OCC
Total Second Floor 2201 Sq Ft. = 10.05 (11) OCC
Total Building 4385 Sq Ft. = 115.59 (116) OCC

Occupant Load/SQ FT Totals

Second Floor

Storage Area	183 Sq Ft/200 = 0.92
Office	209 Sq Ft/200 = 1.05
Office	210 Sq Ft/200 = 1.05
Storage Area	150 Sq Ft/200 = 0.75
Hallway	105 Sq Ft/N/A = 0
Stairway	88 Sq Ft/0 = 0
Manufacturing Area	1256 Sq Ft/200 = 6.28
Total Area	2201 Sq Ft. = 10.05 (11) OCC

TOTAL SQUARE FOOTAGE UNDER CURRENT CUP USE

31877 Corydon Rd Suite 120 Current Cultivation Suite 2015 SQ FT Excludes 8"

CMU Wall Sq Footage

31881 Corydon Rd Suite 150 Proposed Manufacturing & Dispensary Suite 4500 SQ

FT

TOTAL SQUARE FOOTAGE 6515 SQ FT

Per Lake Elsinore Local Ordinance allowable dispensary Area is 25%

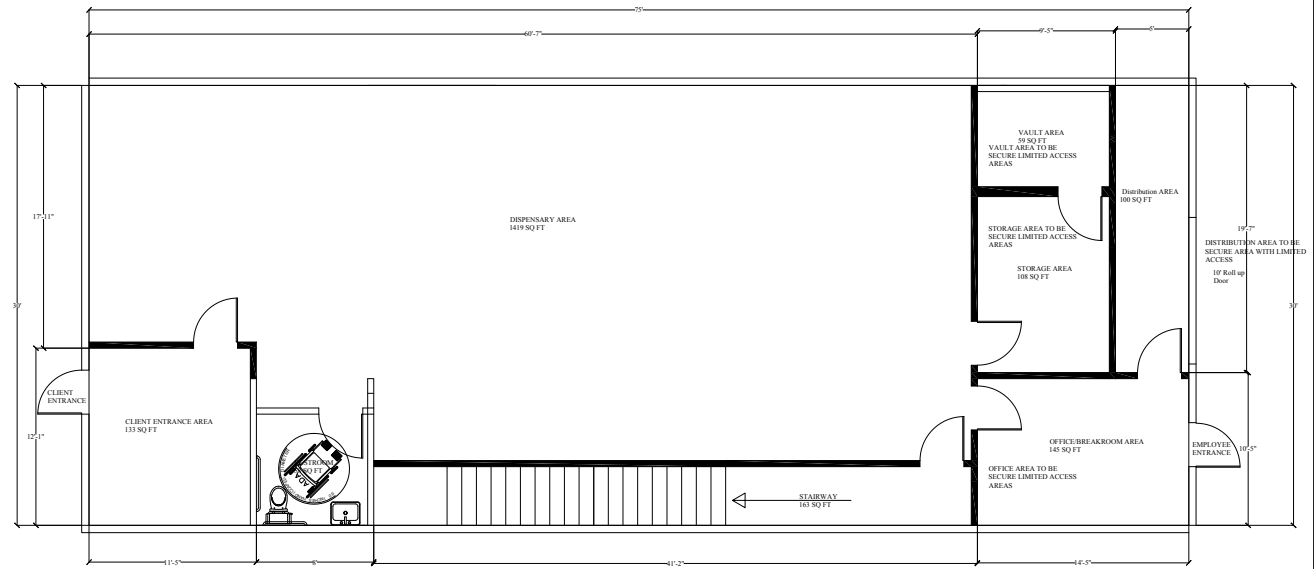
6515 SQ FT/25 = 1628.75 SQ FT

Proposed Dispensary 1419 SQ FT

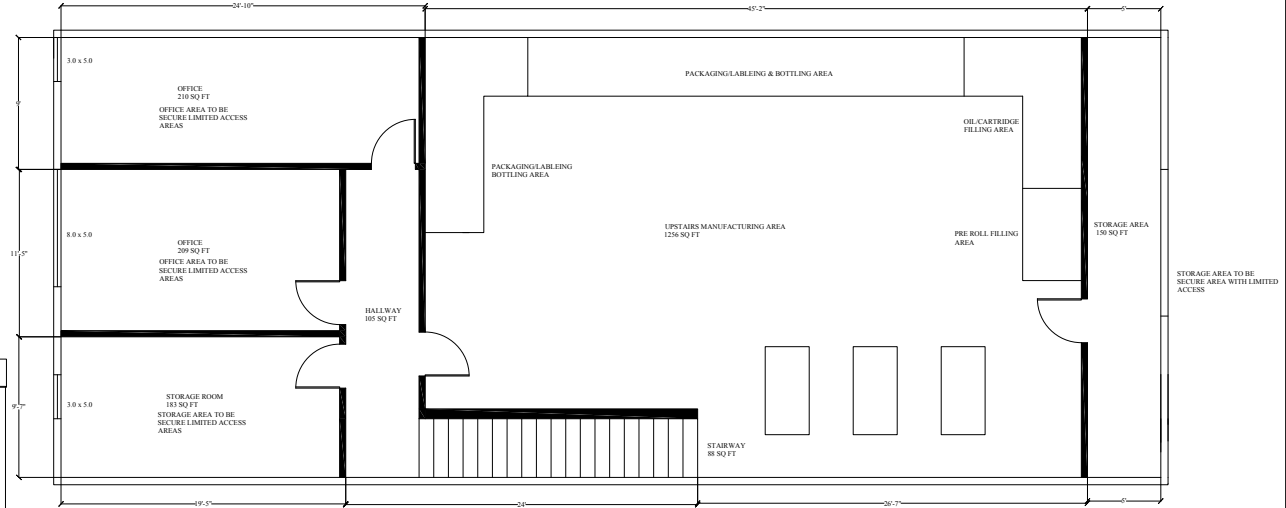
The Total Outside Sq Ft of 31877 Corydon Rd Suite 120 is 2074 SQ FT

This includes the 8" CMU Walls The Inside square footage is the 2015 SQ FT

PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



WALL LEGEND

- = EXISTING WALLS TO REMAIN
- = EXISTING TO BE REMOVED
- = NEW FULL HEIGHT WALL

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. Onsite verification of all dimensions and conditions shall be the sole responsibility of the General Contractor and Sub Contractors.
- The contractor Sub contractor shall notify J and L Designs 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 J and L Designs. Do not proceed with work until written or verbal instructions are issued by J and L Designs.

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 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 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.

REVISIONS

DATE: BY:

Modem Leaf Culture
31881 Corydon Rd Unit 150
Lake Elsinore Ca 92530



DATE: 9/18/19

J & L Design
18551 Olalee Way
Apple Valley Ca 92307

NOTICE: These drawings and ideas indicated by these drawings were created for the use of this project only and are the sole property of J & L Design. No other use or reproduction without the written consent of J & L Design AND the Architect of Record.

DATE: 9/18/19

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

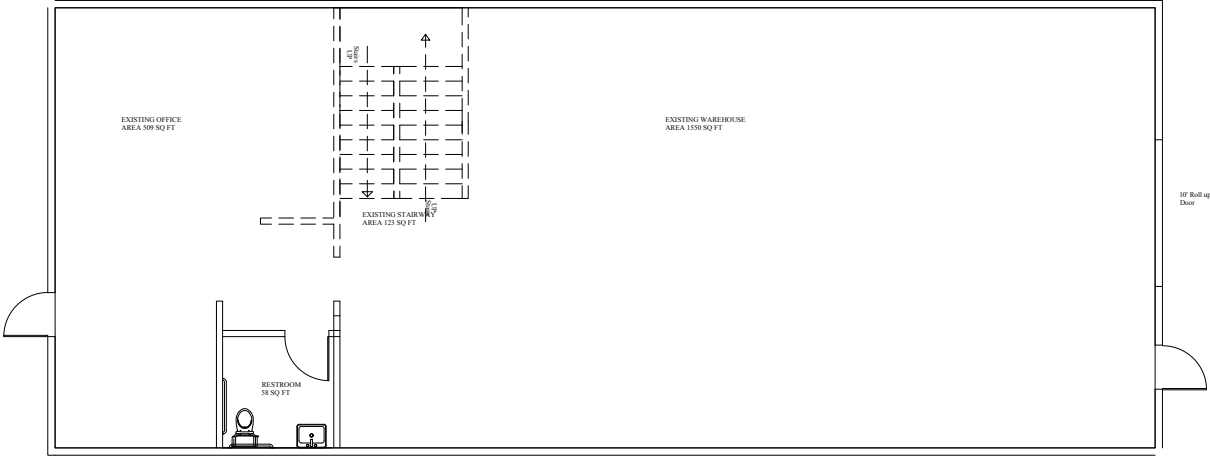
DRAWN: Jamie

JOB: MOLC-0619

SHEET:

A-1

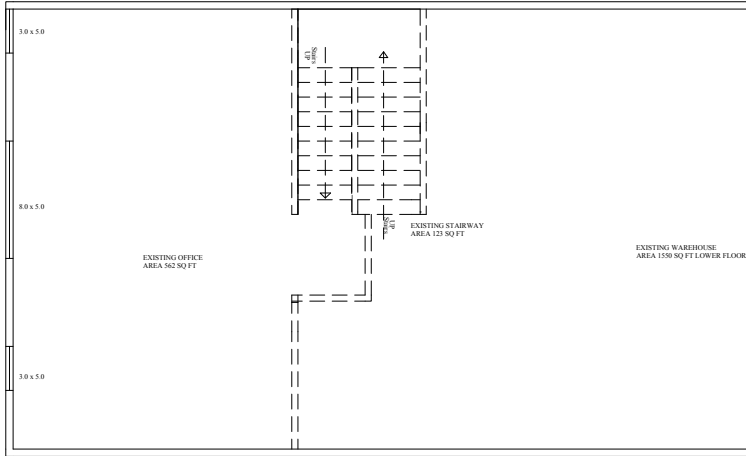
EXISTING / DEMOLITION PLAN FIRST FLOOR



FLOOR PLAN NOTES

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

EXISTING SECOND FLOOR PLAN



DEMOLITION GENERAL NOTES

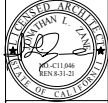
- J and L Designs shall be notified immediately when any discrepancy with architectural or structural drawings are found at the project site. All drawings may have to be modified upon removal of existing construction.
- Contractor shall verify layout of existing structure property boundaries, location of site utilities underground and overhead, and field conditions as shown on the plans prior to demolition.
- Before start of demolition contractor shall verify with the owner any item to be saved 5' covered, or stored, verify storage locations with owner before demolition commences, Contractor to pay for and replace any item not to intended for demolition but damaged during construction
- Contractor to pay for and replace any item not intended for demolition but damaged during construction.
- Any outdoor structures or landscaping marked to be saved, shall be protected, fenced and/or covered to avoid damage.
- All demolition material shall be transported off site and properly disposed at city approved locations by contractor.
- Contractor to verify dumpster location with owner before demolition commences.
- Contractor shall also refer to floor plans and other construction plans for new work to be incorporated into the project and to proceed with demolition accordingly.
- Carefully remove structure as shown on plan. remove all materials carefully to avoid damage to adjacent surfaces.
- Contractor shall notify J and L Designs and owner if any removed wood showing evidence of active water leaks termites or dry rot.
- Prepare existing window and door framing openings (to remain) to receive new window units. Coordinate work with proposed floor plans, elevations and door and window schedules.
- When demolition is complete, the structure and site shall be broom clean and ready to receive new work.
- Remove all existing landscape and tree roots within 3 feet of the outline of new structure. If the removal of trees roots produces potentially unstable trees, the contractor shall immediately contact a tree specialist to make a recommendation.
- Demolition of openings in roof and exterior walls shall be covered each night with plastic tarps and secured to prevent water and dust from entering the building.
- Existing floors shall be covered during construction. Openings shall be taped and sealed to walls at edges of construction zone to minimize dust. Temporary wall shall be built and sealed as if needed or shown on plans.
- Should any portion of the structure being removed produce unstable of unsafe condition the contractor shall provide shoring and bracing.
- Existing FAU and Water Heater shall be turned off to and /or salvaged units removed and stored for re-use. Existing natural gas service shall be turned off and lines temporary power make during construction.
- Contractor shall verify in the field the condition of all foundations, stem walls, sill attachments pier footing conditions and attachment to framing. Deficiencies, cracks or other structural issues in the foundations or footings or lack thereof shall be brought to the attention of J and L Designs and structural engineer.
- Existing frame and floor surfaces may be out of plumb and not level. They shall be inspected and made plumb and leveled by the contractor. Wood framing adjacent to soil may be encountered and modifications and /or protection measures shall be taken.
- Elevation changes between door openings and adjacent grade shall be verified in the field and if discrepancies exist between field conditions and plans exist, notify J and L Designs to make modifications and/or other corrective measures

WALL LEGEND

- = EXISTING WALLS TO REMAIN
- = EXISTING TO BE REMOVED
- = NEW FULL HEIGHT WALL

REVISIONS	
DATE:	BY:

Modem Leaf Culture
31881 Corydon Rd Unit 150
Lake Elsinore Ca 92530



DATE : 9/18/19

J & L Design
18551 Olalee Way
Apple Valley Ca 92307

NOTICE:
These drawings and ideas indicated by these drawings were created for the use of this project only and are the sole property of J & L Design. No part of these drawings may be reproduced without the written consent of J & L Design AND the Architect of Record.

DATE : 9/18/19

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

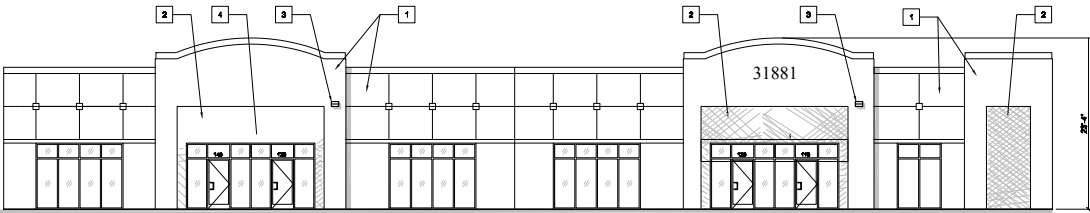
DRAWN : Jamie

JOB : MOLC-0619

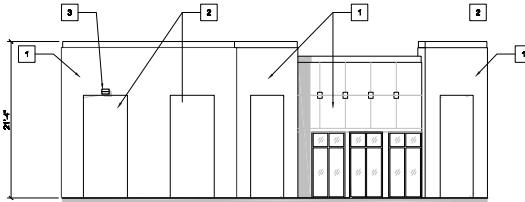
SHEET :

A-2

BUILDING ELEVATIONS



1 EAST ELEVATION - EXISTING
1/8"=1'-0"



2 SOUTH ELEVATION - EXISTING
1/8"=1'-0"

ELEVATION KEYNOTES

1. Existing concrete finish painted white.
2. Existing concrete finish painted blue.
3. Existing wall mounted lighting fixture.
4. Existing shading structure.

ELEVATION NOTES

Elevations shown are relative to sea level.

REVISIONS	
DATE:	BY:

Modern Leaf Culture
31881 Corydon Rd Unit 150
Lake Elsinore Ca 92530



DATE : 9/18/19

J & L Design
18551 Olalee Way
Apple Valley Ca 92307

NOTICE:
These drawings and ideas indicated by these drawings were created for the use of this project only and are the sole property of J & L Design. No part of these drawings may be reproduced without the written consent of J & L Design AND the Architect of Record.

DATE : 9/18/19

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

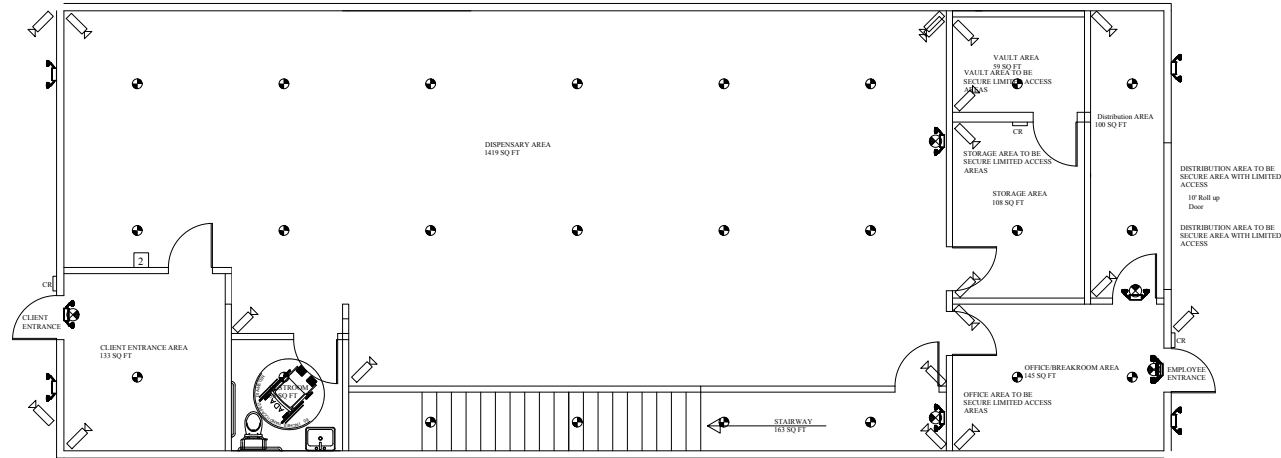
DRAWN : Jamie

JOB : MOLC-0619

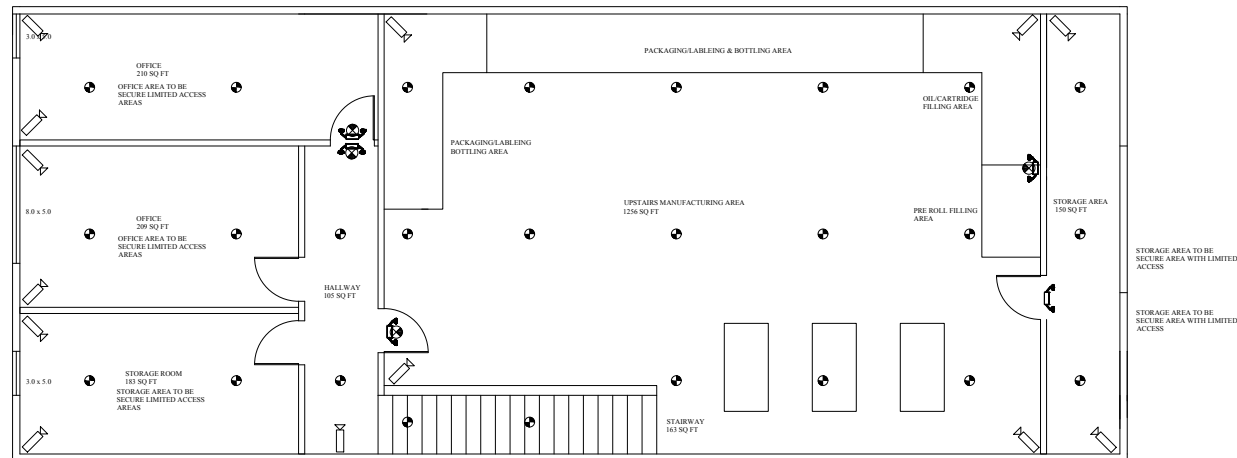
SHEET :

A-3

SECURITY/ FIRE PLAN PROTECTION FIRST FLOOR



SECURITY/ FIRE PROTECTION PLAN SECOND FLOOR



Security Legend	
	Security Camera
	Motion Detection Flood Light
	Card Reader/Key Pad control
	Fire Suppression Head

REVISIONS	
DATE:	BY:

Modem Leaf Culture
31881 Corydon Rd Unit 150
Lake Elsinore Ca 92530



DATE : 9/18/19

J & L Design
18551 Olalee Way
Apple Valley Ca 92307

NOTICE: These drawings and ideas indicated by these drawings were created for the use of this project only and are the sole property of J & L Design. No part of these drawings may be reproduced without the written consent of J & L Design AND the Architect of Record.

DATE: 9/18/19

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

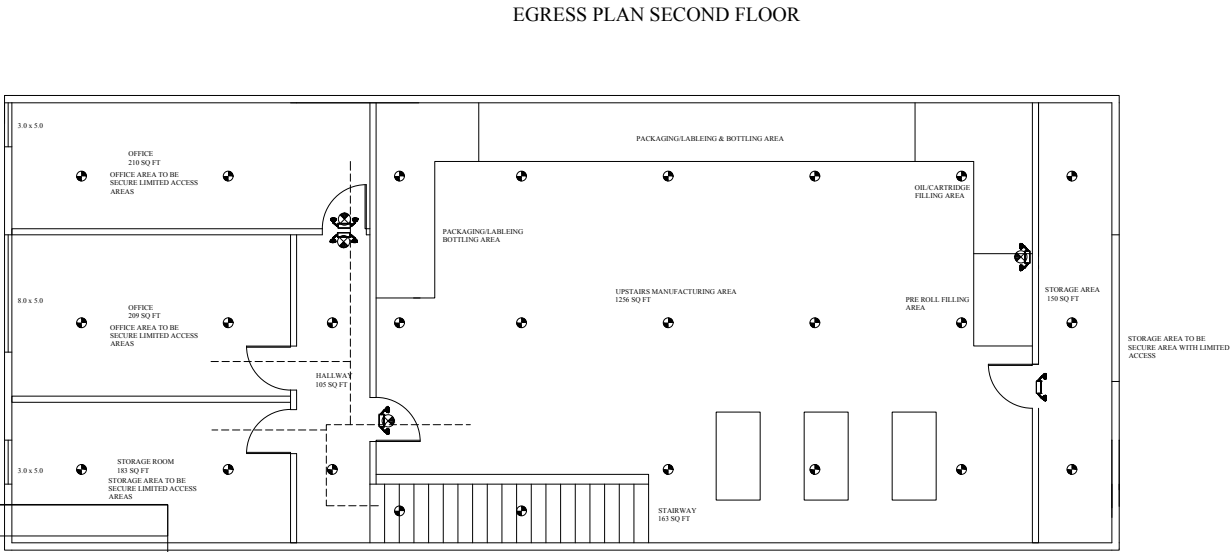
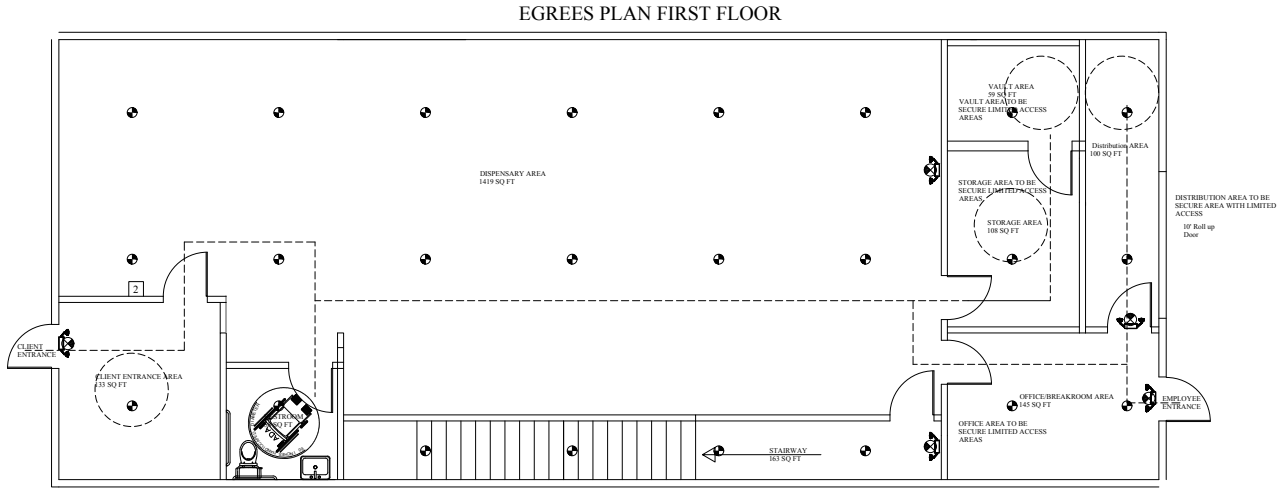
DRAWN: Jamie

JOB: MOLC-0619

SHEET:

A-4

FIRE PROTECTION NOTES	
A.	Interior Finishes Must Comply With Flame Spread Ratings In Accordance With Table 803.3 Of The IFC
B.	Number Of Exits Shall Be In Accordance With Table 1006.2.1 And Table 1006.3.2(2) And Section 1017.2 Of The IFC
C.	Means Of Egress Cannot Be Concealed In Any Way
D.	Where 2 Or More Exits Are Required, Egress Doors Are Required To Swing In The Direction Of Egress Travel
E.	Where More Than One Exit Is Required, Illuminated Signs Are To Be Provided That Must Be Readily Visible From Any Direction Of Egress Travel
F.	Intermediary Exits Signs May Also Be Required Per Section 1013 Of The IFC



Egress Legend	
Exit	Exit sign/light with battery back-up
	Emergency exit illumination
2	Hazardous Material Placard
	Fire Suppression Head

ACCESSIBLE ROUTE- shall comply with CBC 2016 Section 11B-403.5. Walking surfaces shall provide clearances complying with CBC 2016 section 11B-403.5. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48. Except as provided in CBC 2016 Sections 11B-403.5.2, and 11B-403.5.3, The clear width of walking surfaces shall be 36 inches (914 mm) Minimum. The clear width for walking surfaces in corridors serving an occupant load of 10 or more shall be 44 inches (1118 mm) Minimum. The clear width for sidewalks and walks shall be 48 inches (1219 mm) minimum.

MEANS OF EGRESS- A continuous and unobstructed path of vertical and horizontal egress travel from any occupied portion of a building or structure to a public way, a means of egress consist of three separate and distinct parts: the exit access, the exit and the exit discharge. Means of egress shall comply with CBC 2016 Chapter 10.

DESIGN OCCUPANT LOAD- The number of occupants who means egress facilities shall be provided. Where occupants from accessory area egress through a primary space, the calculated occupant load for primary space plus the number of occupants egressing through it from the accessory area.

EGRESS ILLUMINATION - The means of egress, include the exit discharge, shall be illuminated at all the building space served by the means of egress is occupied. Egress illumination shall comply with CBC 2016 Section 1006.

ILLUMINATION EMERGENCY POWER - The power supply for means of egress illumination shall normally be provided by the premises electrical supply

In the event of power supply failure, an emergency electrical system shall automatically illuminate all of the following areas:

1. Aisles and unenclosed egress stairways in rooms and spaces that require two or more means of egress.
2. Corridors, exit enclosures and exit passageways in building required to have two or more exits.
3. Exterior egress components at other than their levels of exit discharge until exit discharge is accomplished for buildings required to have two or more exits.
4. Interior exit discharge elements, as permitted in Section 1027.1 in buildings required to have two or more exits.
5. Exterior landings as required by Section 1008.1.6 for exit discharge doorways in buildings required to have two or more exits.

MINIMUM EGRESS WIDTH- the total width of means of egress in inches (mm) shall not be less than the total occupant load served by the means of egress multiplied by 0.3 inches (7.62 mm) per occupant for stairways and by 0.2 inches (5.08 mm) per occupant for other egress components. Multiple means of egress shall be sized such that the loss of any one means of egress shall not reduce the available capacity to less than 50 percent of the required capacity. The maximum capacity required from any story of a building shall be maintained to the termination of the means of egress. (CBC 1005.1)

DOOR ENCROACHMENT- Doors, when fully opened, and hand drills shall not reduce the required means of egress width by more than 7 inches (1.78mm) Doors in any position shall not reduce the required width by more than one-half. Other nonstructural projections such as trim and similar decorative features shall be permitted to project into the required width a maximum of $\frac{1}{4}$ inches (38mm) on each side. (CBC 1005-2)

The emergency power system shall provide power for a duration of not less than 90 minutes and shall consist of storage batteries, unit equipment or an on site generator. The installation of the emergency power system shall be in accordance with CBC 2016 Section 2702.

Illumination level under emergency power. Emergency lighting facilities shall be arranged to provide initial illumination that is at least an average of 1 footcandle (11 lux) and a minimum at any point of 0.1 footcandle (1 lux) measured along the path of egress at floor level. Illumination levels shall be permitted to decline to 0.6 footcandle (6 lux) average and a minimum at any point of 0.06 footcandle (0.6 lux) at the end of the emergency lighting time duration. A maximum-to-minimum illumination uniformity ratio of 40 to 1 shall not be exceeded

REVISIONS	
DATE:	BY:

Modem Leaf Culture
31881 Corydon Rd Unit 150
Lake Elsinore Ca 92530



DATE : 9/18/19

J & L Design
18551 Olalee Way
Apple Valley Ca 92307

NOTICE: These drawings and ideas indicated by these drawings were created for the use of this project only and are the sole property of J & L Design. Any reproduction or reuse of these drawings without the written consent of J & L Design AND the Architect of Record is strictly prohibited.

DATE: 9/18/19

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

DRAWN : Jamie

JOB : MOLC-0619

SHEET :

A-5



December 14, 2018

Joshua Grant, President
Modern Leaf Culture Inc.
31877 Corydon Suite #120
Lake Elsinore, CA 92530

Via Email: joshgrant86@yahoo.com

RE: MODERN LEAF CULTURE INC. APPROVAL BY THE CITY OF LAKE ELSINORE CITY COUNCIL

Dear Mr. Grant:

The purpose of this letter is to provide you written documentation in regards to the approvals provided to your project on Tuesday December 11, 2018. As you are aware, the City Council approved Conditional Use Permit #2018-09. This Conditional Use Permit provides the land-use approvals needed for your cannabis-related business to be located 31877 Corydon Street, Suite 120 Lake Elsinore, CA 92530 (Assessor's Parcel Number 377-051-016).

Additionally, the City of Lake Elsinore has taken action to comply with the California Environmental Quality Act (CEQA) through the filing of a Notice of Exemption. Please note that your Conditional Use Permit specifies the terms and conditions for which you will go forward with the approved land use (for a cannabis related business).

If you have any questions or concerns regarding this letter, please call me at (951) 674-3124 EXT 284 or jkirk@lake-elsinore.org.

Sincerely,

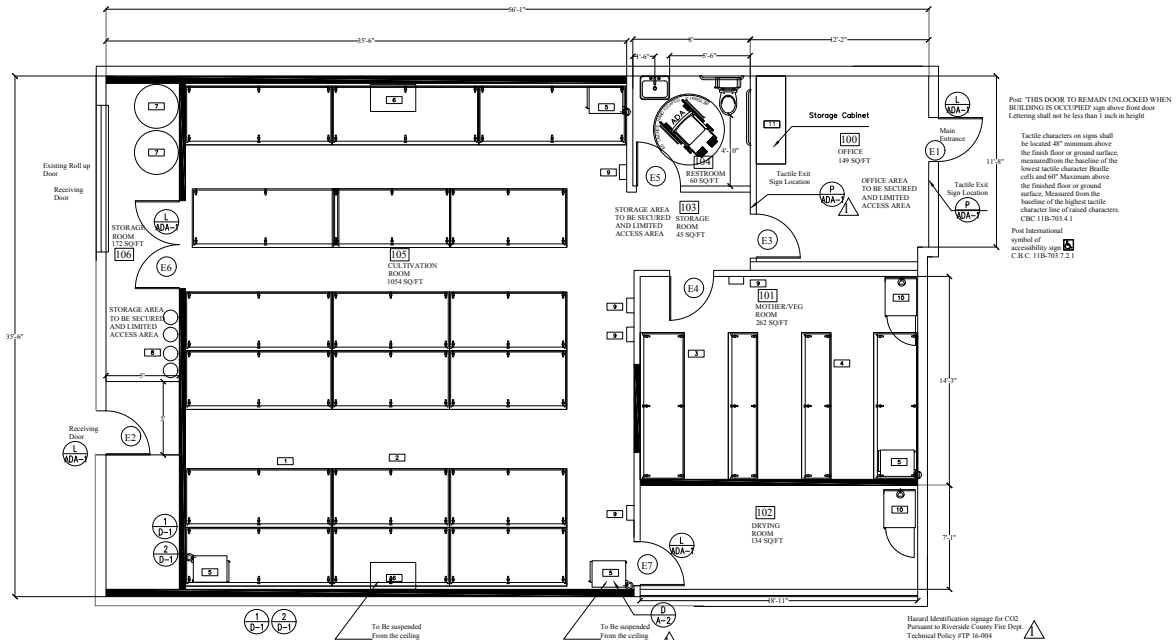
Justin Kirk

Justin Kirk,
Assistant Community Development Director

JK/MB

Cc: Michael Bracken, City of Lake Elsinore Economic Development Consultant

FLOOR PLAN



DOOR SCHEDULE

DOOR				FRAME				NOTES & FINISH								
SYMBOL	SIZE		THICK	TYPE				MATERIAL				HARDWARE	<div>Notes Finishes</div>			
	WIDTH	HEIGHT		S.C.	WOOD	SLIDING	EX. REFR.	PAIR	EXISTING	TIMBER	GLASS			PER	MANUF.	EXISTING
E1	3'-0"	7'-0"	1	1						9	4	D	NOTES: DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE.			
E2	3'-0"	7'-0"	1 3/4"								4	C	1) DOOR TO BE REMOVED AND GIVEN TO OWNER			
E3	3'-0"	7'-0"	1 3/4"									C	2) INSULATED DOOR PER REFR. MANUFACTURER			
E4	3'-0"	7'-0"	1 3/4"									C	3) EXISTING DOOR(S) TO REMAIN			
E5	3'-0"	7'-0"	1 3/4"								10	B	4) EXISTING ENTRANCE DOORS TO COMPLY WITH ALL H.C. ACCESSIBILITY REQUIREMENTS, FIELD VERIFY COMPLIANCE			
E6	3'-0"	7'-0"	1 3/4"							5		C	5) NEW DOOR PER OWNER SPECS			
E7	3'-0"	7'-0"	1 3/4"							5		C	6) EXISTING GATE w/CLOSER			
													7) DUAL ACTING DOOR			
													8) SINGLE LIGHT FRENCH DOOR w/TEMPERED GLASS			
													9) FIELD VERIFY ALL EXISTING DOOR LANDINGS ARE NOT MORE THAN 1/2" LOWER THAN THE DOOR THRESHOLD, SEE DETAIL 8, SHEET D-1			
													10) SEE DETAIL L, ADA-1 FOR ACCESSIBLE NOTES AND CLEARANCES			
													11) POST SIGN "DOOR TO REMAIN UNLOCKED WHILE BUILDING IS OCCUPIED" ABOVE DOOR			
													12) NEW OR EXISTING DOOR TO BE NON-LATCHING			
													HARDWARE: ALL DOOR HARDWARE, NEW & EXISTING SHALL COMPLY WITH ALL ACCESSIBILITY REQUIREMENTS.			
													A) PANIC HARDWARE w/ LEVER TYPE H.C. ACCESSIBLE			
													B) LEVER TYPE w/ PRIVACY LOCK			
													C) LEVER TYPE w/ STOREROOM LOCK			
													D) PANIC H.W. @ EXISTING, FIELD VERIFY FOR H.C. ACCESSIBILITY			
													F) LEVER TYPE HARDWARE @ EXISTING DOOR w/LATCH & CLOSER, FIELD VERIFY FOR H.C. ACCESSIBILITY			
													EXISTING HARDWARE			
													H) BI SWING KITCHEN DOOR w/DUAL ACTING HINGE			
													J) NON-LATCHING DOOR w/PUSH GAUZE AND CLOSER			

EQUIPMENT SCHEDULE

Item No.	Qty	Equipment Category	Manufacturer	Model Number	Amperes	Volts	Phase	Control	Notes
1	8	1/2" Groove Ties	By Owner						
2	10	4" x 8" Groove Ties	By Owner						
3	2	3" x 10" Groove Ties	By Owner						
4	2	2" x 10" Groove Ties	By Owner						
5	4	Dehumidifier	Arden	A320N3	9.1	2.4	277	1	60 X
6	2	High Velocity Fan	Pullman Fan	HSA	13.4	1.4	115	1	60 X
7	3	Relief Tank	Tank Depot						
8	3	CO2 Tanks	Tank Depot						
9	3	Control System	Hydro-K		1.7	0.2	115	1	60 X
10	2	Carbon Filter	Can-Filter	MS	4.79	0.5	208	1	60 X
11	1	Storage Cabinet	Advance Tabco	HB-SB-24W					

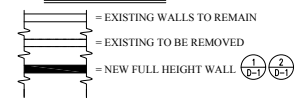
DOOR ACCESSIBILITY NOTES :

- MIN. DOOR STRIKE EDGE DISTANCE OF 24" @ EXTERIOR DOORS, 12" ON THE PUSH SIDE AND 18" ON THE PULL SIDE FOR ALL DOORS.
- MAX. HEIGHT OF THRESHOLD SHALL BE 1/2" WITH MAX. SLOPE OF 1:12.
- DOOR OPENING FORCE APPLIED TO THE LATCH SIDE SHALL NOT EXCEED THE FOLLOWING PER SECTION 11B-404.2.9 C.B.C.:
 - 5 LBS FOR INTERIOR AND EXTERIOR DOORS
 - 15 LBS FOR FIRE RATED DOORS
- ALL DOOR OPENINGS SHALL BE MINIMUM 32" CLEAR WITH WITH DOOR OPEN @ 90°.
- USE SINGLE ENTRY NON-DRAPE TYPE DOOR HARDWARE PER SECTIONS 11B-404.2.7, 11B-309.4 C.B.C.
- ALL HAND-ACTIVATED DOOR OPENING HARDWARE MEETS THE FOLLOWING REQUIREMENTS, PER SECTION 11B-404.2.7, 11B-309.4 C.B.C.:
 - A. LATCHING, OR LOCKING DOORS IN A PATH OF TRAVEL ARE OPERATED WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, BY PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.
 - B. IS TO BE CENTERED > 34" BUT < 44" ABOVE FLOOR.

DOOR NOTES :

- DEADLOCKS ARE NOT PERMITTED ON EXIT DOORS. A DURABLE SIGN WITH 1" HIGH LETTERS SHALL BE PLACED OVER ALL EXIT DOORS STATING THAT THE BUILDING IS OCCUPIED.
- ALL EXITS TO BE OPERABLE FROM INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
- ALL DOOR HARDWARE SHALL BE LEVER TYPE, PUSH TYPE OR PANIC BAR HARDWARE.
- ALL GLASS OVER 9 SQ. FT. IN AREA WITHIN 18" OF FLOOR OR 36" OF GRADE, AND ALL GLASS DOORS AND WALL PANELS SHALL BE LAMINATED, FULLY TEMPERED.
- THE BOTTOM 10 INCHES OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE. (CBC 11B-404.2.10)

WALL LEGEND



Finish Schedule

Rooming	Floor	Wall
100		
101		
102		
103		
104		
105		
106		

Notes: FRP Lining to be applied behind wet areas, extended min 24" on each side.
All walls and ceiling to have a smooth finish and light in color with 70% light reflective value (L.R.V.).
Track Fixtures to have smooth and washable walls and floor.
Tulle Rooms, walls within 2' of animal and water cover shall be finished with tile or FRP over moisture resistant drywall to a minimum height of 4' above the floor per section 1210.2. The floor of toilet rooms shall have a hard and nonabsorbent surface that extends upward 4" onto walls per CBC sections 1210.1.

REVISIONS	
DATE:	BY:

Modern Leaf Cultures
31877 Corydon Rd Suite 120
Lake Elsinore Ca 92530



DATE: 10/1/19

J & L Design
18551 Olalee Way
Apple Valley Ca 92307

NOTICE:
These drawings and ideas indicated by these project only and are the sole property of J & L Design. No part of these drawings may be reproduced without the written consent of J & L Design AND the Architect of Record.

DATE: 10/1/19

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

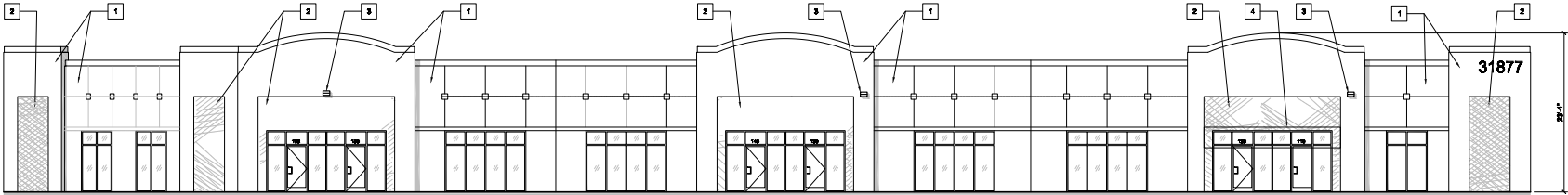
DRAWN: Jamie

JOB: MOLC-0119-1

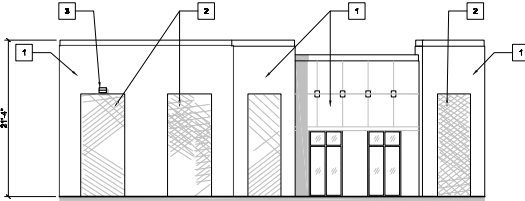
SHEET:

A-1.1

EXISTING / DEMOLITION PLAN



1 EAST ELEVATION - EXISTING
10'-0"



2 SOUTH ELEVATION - EXISTING
10'-0"

ELEVATION KEYNOTES

1. Existing concrete finish painted white.
2. Existing concrete finish painted blue.
3. Existing wall mounted lighting fixture.
4. Existing shading structure.

ELEVATION NOTES

Elevations shown are relative to sea level.

REVISIONS	
DATE:	BY:

Modern Leaf Cultures
31877 Corydon Rd Suite 120
Lake Elsinore Ca 92530



DATE : 10/1/19

J & L Design
18551 Olalee Way
Apple Valley Ca 92307

NOTICE: All designs and ideas indicated by these drawings were created for the use of this project only and are the sole property of J & L Design. These designs may not be reproduced without the written consent of J & L Design AND the Architect of Record.

DATE : 10/1/19

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

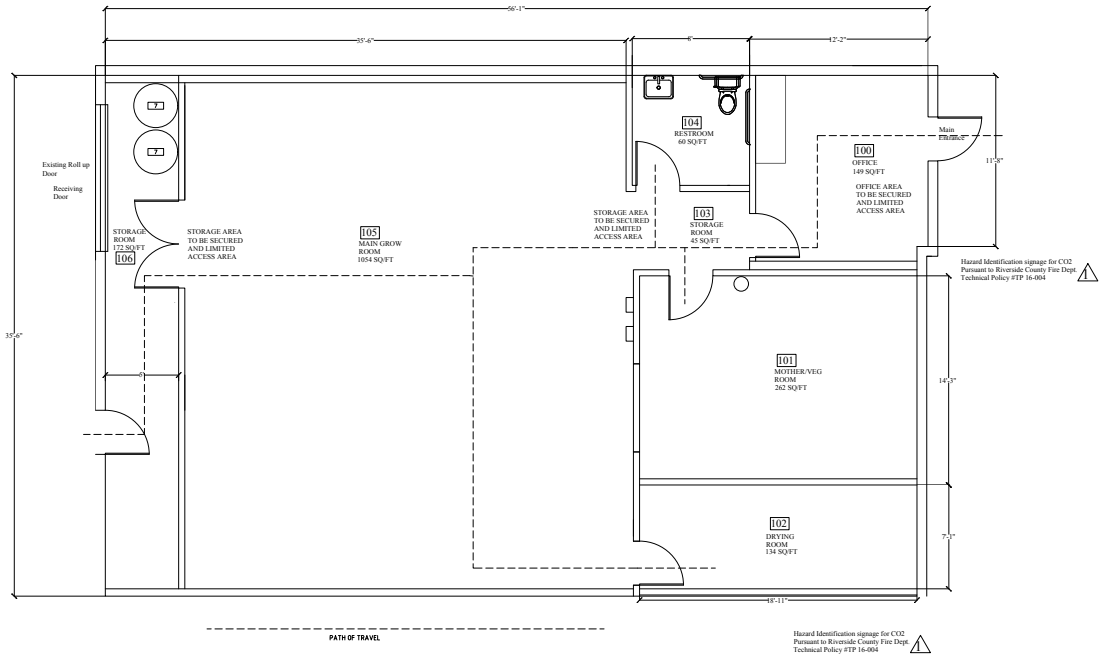
DRAWN : Jamie

JOB : MOLC-0119-1

SHEET :

A-3.1

FLOOR PLAN EGRESS



EGRESS NOTES

ACCESSIBLE ROUTE- shall comply with CBC 2016 Section 11B-403.5. Walking surfaces shall provide clearances complying with CBC 2016 section 11B-403.5. The running slope of walking surfaces shall not be steeper than 1:4.8. Except as provided in CBC 2016 Sections 11B-403.5.2. and 11B-403.5.3, the clear width of walking surfaces shall be 36 inches (914 mm) Minimum. The clear width for walking surfaces in corridors serving an occupant load of 10 or more shall be 44 inches (1118 mm) Minimum. The clear width for sidewalks and walks shall be 48 inches (1219 mm) minimum.

MEANS OF EGRESS- A continuous and unobstructed path of vertical and horizontal egress travel from any occupied portion of a building or structure to a public way, a means of egress consist of three separate and distinct parts: the exit access, the exit and the exit discharge. Means of egress shall comply with CBC 2016 Chapter 10.

DESIGN OCCUPANT LOAD- The number of occupants who means egress facilities shall be provided. Where occupants from accessory area egress through a primary space, the calculated occupant load for primary space plus the number of occupants egressing through it from the accessory area.

MINIMUM EGRESS WIDTH- The total width of means of egress in inches (mm) shall not be less than the total occupant load served by the means of egress multiplied by 0.3 inches (7.62 mm) per occupant for stairways and by 0.2 inches (5.08 mm) per occupant for other egress components. Multiple means of egress shall be sized such that the loss of any one means of egress shall not reduce the available capacity to less than 50 percent of the required capacity. The maximum capacity required from any story of a building shall be maintained to the termination of the means of egress. (CBC 1005.1)

DOOR ENCROACHMENT- Doors, when fully opened, and hand drills shall not reduce the required means of egress width by more than 7 inches (178mm). Doors in any position shall not reduce the required width by more than one-half. Other nonstructural projections such as trim and similar decorative features shall be permitted to project into the required width a maximum of 3/4 inches (38mm) on each side. (CBC 1005-2)

EGRESS ILLUMINATION - The means of egress, include the exit discharge, shall be illuminated at all the building space served by the means of egress is occupied. Egress illumination shall comply with CBC 2016 Section 1006.

ILLUMINATION EMERGENCY POWER - The power supply for means of egress illumination shall normally be provided by the premises electrical supply.

In the event of power supply failure, an emergency electrical system shall automatically illuminate all of the following areas:

1. Aisles and unenclosed egress stairways in rooms and spaces that require two or more means of egress.
2. Corridors, exit enclosures and exit passageways in building required to have two or more exits.
3. Exterior egress components at other than their levels of exit discharge until exit discharge is accomplished for buildings required to have two or more exits.
4. Interior exit discharge elements, as permitted in Section 1027.1 in buildings required to have two or more exits.
5. Exterior landings as required by Section 1008.1.6 for exit discharge doorways in buildings required to have two or more exits.

The emergency power system shall provide power for a duration of not less than 90 minutes and shall consist of storage batteries, unit equipment or an on site generator. The installation of the emergency power system shall be in accordance with CBC 2016 Section 2702.

Illumination level under emergency power: Emergency lighting facilities shall be arranged to provide initial illumination that is at least an average of 1 footcandle (11 lux) and a minimum at any point of 0.1 footcandle (1 lux) measured along the path of egress at floor level. Illumination levels shall be permitted to decline to 0.6 footcandle (6 lux) average and a minimum at any point of 0.06 footcandle (0.6 lux) at the end of the emergency lighting time duration. A maximum-to-minimum illumination uniformity ratio of 40 to 1 shall not be exceeded.

FIRE PROTECTION NOTES

- A. Interior Finishes Must Comply With Flame Spread Ratings In Accordance With Table 803.3 Of The IFC
- B. Number Of Exits Shall Be In Accordance With Table 1006.2.1 And Table 1006.3.2(2) And Section 1017.2 Of The IFC
- C. Means Of Egress Cannot Be Concealed In Any Way
- D. Where 2 Or More Exits Are Required, Egress Doors Are Required To Swing In The Direction Of Egress Travel
- E. Where More Than One Exit Is Required, Illuminated Signs Are To Be Provided That Must Be Readily Visible From Any Direction Of Egress Travel
- F. Intermediary Exits Signs May Also Be Required Per Section 1013 Of The IFC

Egress Legend

Exit	Exit sign/light with battery back-up
Emergency exit illumination	
2	Hazardous Material Placard
Fire Suppression Head	

REVISIONS

DATE:	BY:

Modern Leaf Cultures

31877 Corydon Rd Suite 120

Lake Elsinore Ca 92530

SEAL

REGISTERED ARCHITECT

J & L DESIGN

18551 Olalee Way

Apple Valley Ca 92307

DATE: 10/1/19

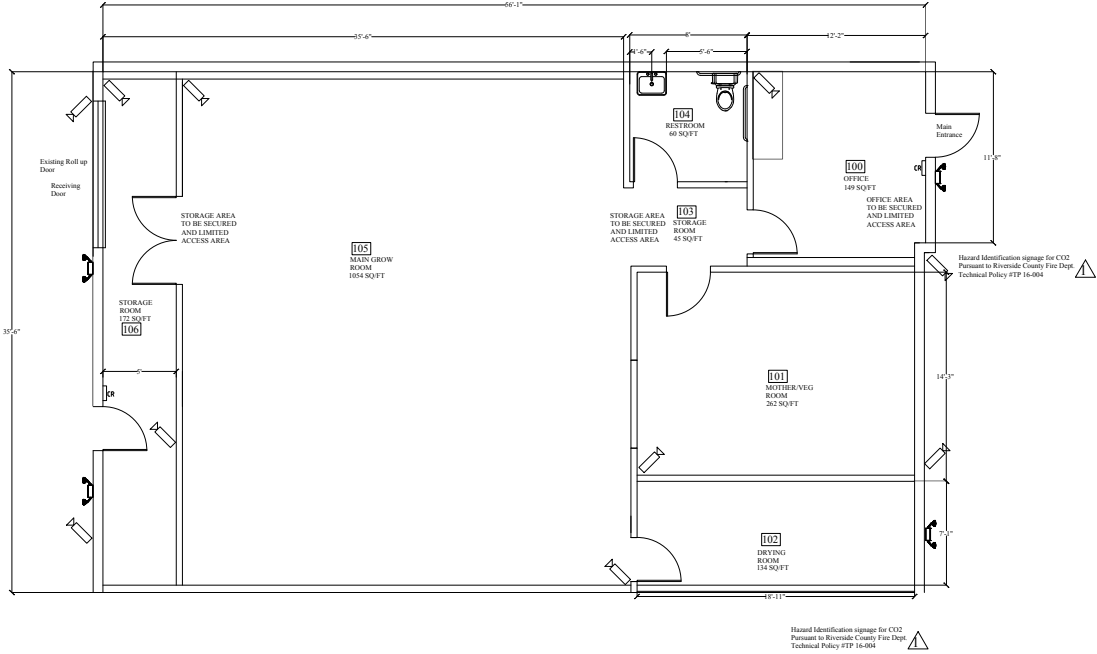
SCALE: 1/4" = 1'-0"

DRAWN: Jamie

JOB: MCLC-0119-1

SHEET: A-4-1

FLOOR PLAN SECURITY CAMERAS



Security Legend	
	Security Camera
	Motion Detection Flood Light
	Card Reader/Key Pad control

REVISIONS

DATE:	BY:

Modern Leaf Cultures

31877 Corydon Rd Suite 120

Lake Elsinore Ca 92530

DATE : 10/1/19

J & L Design

18551 Olalee way

Apple Valley Ca 92307

NOTICE:
These drawings and ideas indicated by these drawings were created for the use of this project only and are the sole property of J & L Design. No part of these drawings may be reproduced without the written consent of J & L Design AND the Architect of Record.

DATE : 10/1/19

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

DRAWN : Jamie

JOB : MOLC-0119-1

SHEET :

A-5.1

