

STELLAR HOUSE FARMS

570 CENTRAL AVE, UNIT D1 AND D2

LAKE ELSINORE, CA 92530



SCHOOL DISTRICT:

- LAKE ELSINORE UNIFIED PH: (951) 253-7000

UTILITY PURVEYORS:

INTERNET / PHONE / CABLE

- SPECTRUM PH: (855) 707-7328
- FRONTIER PH: (855) 331-0424
- SOUTHERN CALIFORNIA TELEPHONE & ENERGY PH: (800) 840-6673

WATER / SEWER

- ELSINORE VALLEY MUNICIPAL WATER DISTRICT PH: (951) 674-3146

TRASH & WASTE

- CR&R Disposal PH: (800) 755-8112

GAS PROVIDER

- SOCALGAS PH: (800) 427-2200

ELECTRICITY PROVIDER

- SOUTHERN CALIFORNIA EDISON PH: (800) 655-4555

SHEET INDEX

SHEET ISSUED ON DATE INDICATED, WITH MODIFICATIONS		ISSUE	
SHEET ISSUED ON DATE INDICATED, <u>NO</u> MODIFICATIONS			
A0.1	TITLE SHEET		
A1.0	OVERALL SITE PLAN		
A1.1	ENLARGED SITE PLAN		
A2.0	DEMO PLAN		
A2.1	PROPOSED FLOOR PLAN		
A2.2	SECURITY PLAN		
A4.0	EXISTING ELEVATIONS		
A4.1	EXISTING ELEVATIONS		
A4.2	PROPOSED EXTERIOR ELEVATIONS		
L1.0	PRELIMINARY LANDSCAPE PLAN		
SHEET COUNT: 10			

GENERAL PROJECT DATA

PLANNING DIVISION: CITY OF LAKE ELSINORE

ZONING: M1 - LIMITED MANUFACTURING

LAND USE DESIGNATION: BUSINESS PROFESSIONAL

ASSESSOR'S PARCEL NO.: 377-410-037

LEGAL DESCRIPTION: 0.39 ACRES NET IN PAR 37 PM 164/064 PM 24751

OCCUPANCY CLASSIFICATION: PER CBC CHAPTER 3 M, F-1 AND S-1

OCCUPANCY SEPARATION: PER CBC TABLE 508.4 - NO SEPARATION REQUIRED

TYPE OF CONSTRUCTION: PER CBC CHAPTER 6 (SECTION 602) - VB (EXISTING)

SPRINKLERED: YES

NUMBER OF STORIES: 1 STORY

PROJECT SCOPE: SCOPE OF WORK INCLUDES ±6,810 SF. OF TENANT IMPROVEMENT DESIGN OF AN EXISTING CONCRETE TILT UP BUILDING IN A ±17,127 S.F. LAND FOR CANNABIS RETAIL, CULTIVATION AND DISTRIBUTION.

APPLICANT

STELLAR HOUSE FARMS

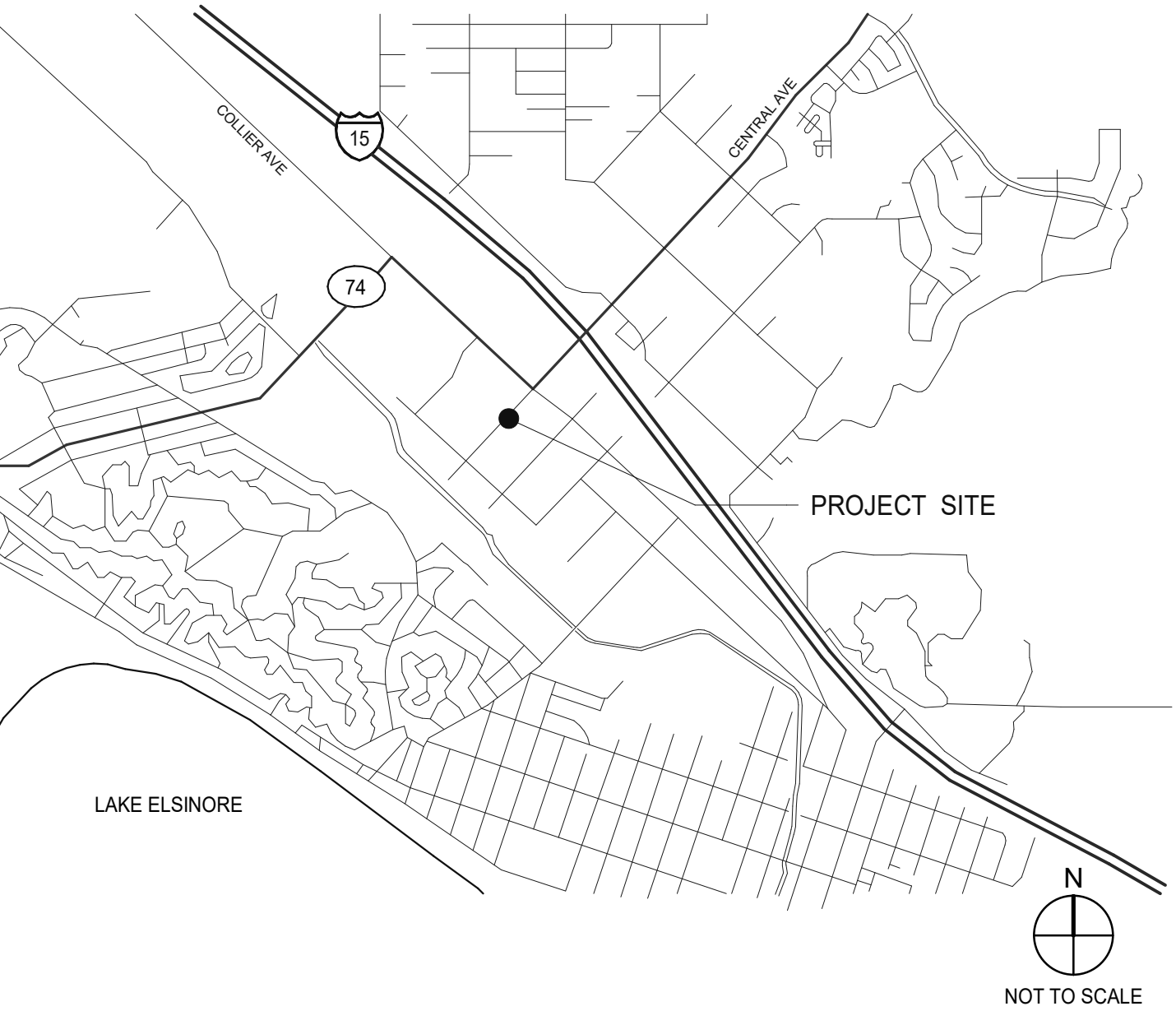
JOELCARRILLO1@LIVE.COM JOEL CARRILLO
4423 WATER LN PH: (951) 529-7249
RIVERSIDE, CA 92505

ARCHITECT

INFRASTRUCTURE
ENGINEERS

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222 S. HARBOR BLVD., SUITE 705 P (626) 727-8777
ANAHEIM, CA 92805 F (714) 940-0700

VICINITY MAP



TITLE SHEET

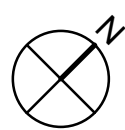
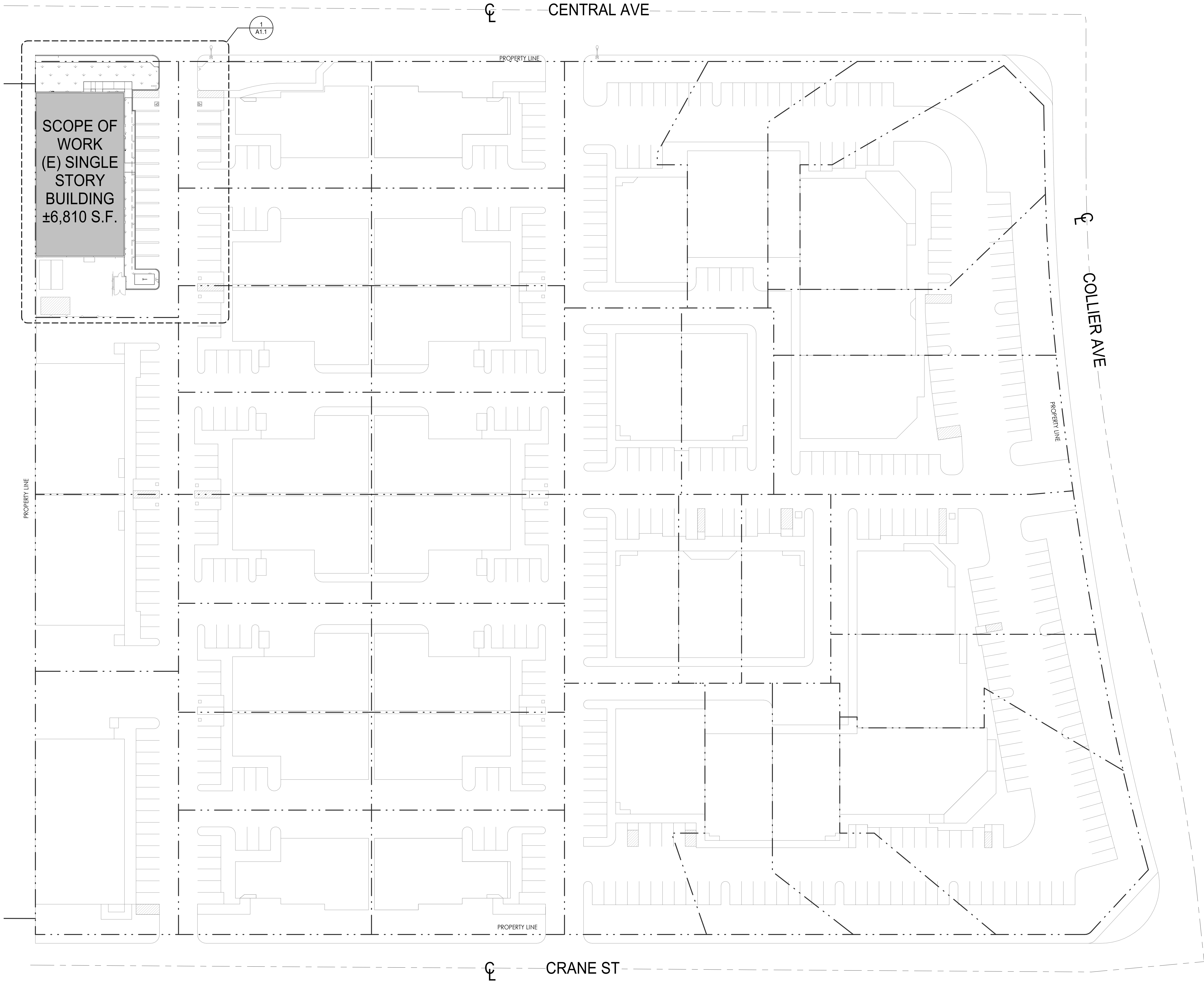
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CONDITIONAL USE PERMIT



PROJECT NUMBER: 2047.01
DATE: 02/12/2020

SHEET
A0.1



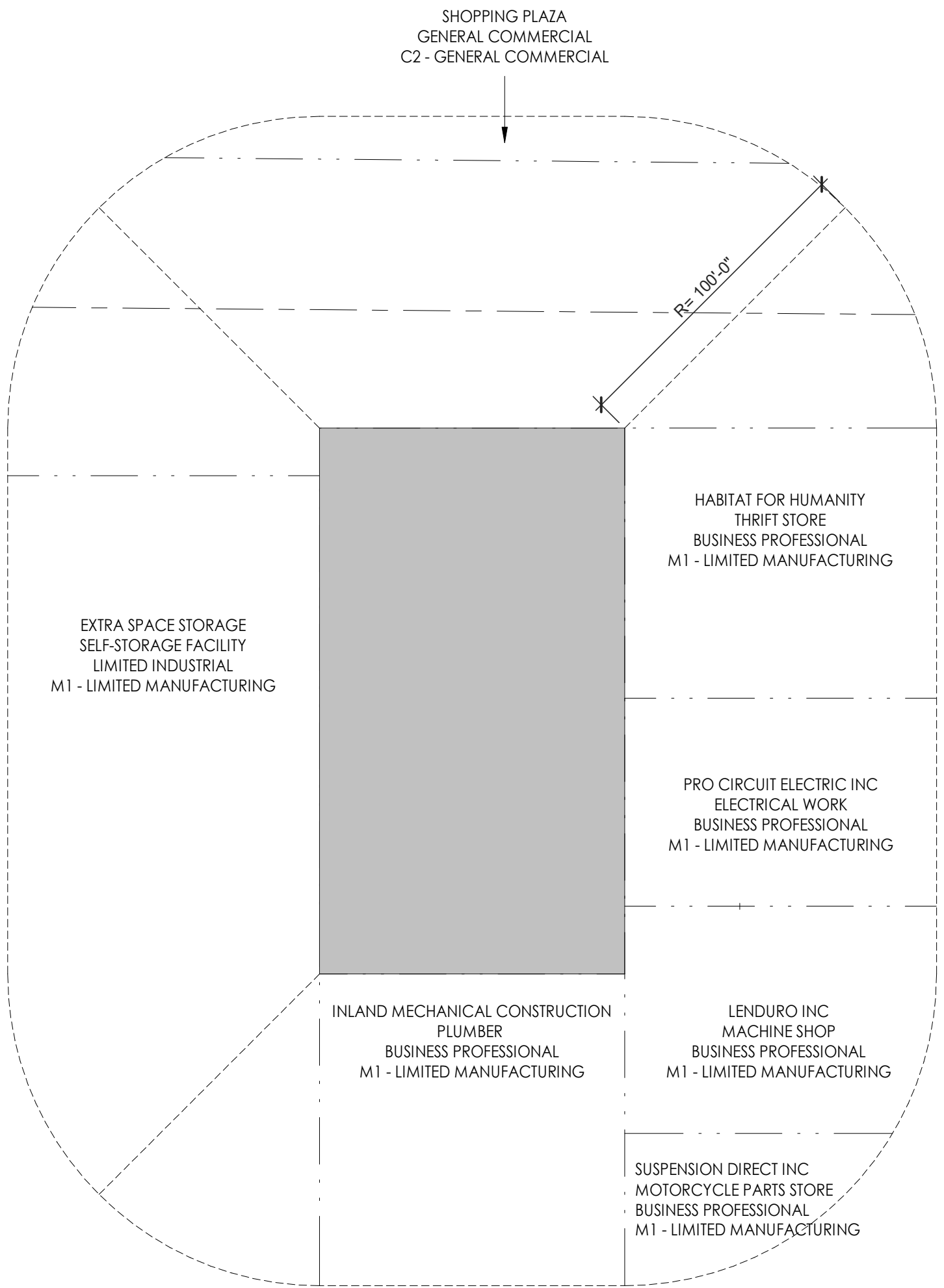
1/32"=1'-0"

0 8' 16' 32' 64' 128'

CONDITIONAL USE PERMIT

OVERALL SITE PLAN
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ADJACENT PROPERTY USE INFORMATION



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SHEET
A1.0

ADJACENT PROPERTY NOT PART OF SCOPE

PROPERTY LINE ± 175.16'

(E) BLOCK WALL TO REMAIN

PROPOSED LOCATION FOR SHIPPING CONTAINERS FOR SECURED PESTICIDE TANK STORAGE

(E) ROOF HATCH TO BE REMOVED.

(E) SKYLIGHT TO REMAIN, TYP.

(E) ROOFTOP UNIT TO REMAIN, TYP.

NEW LOCATION OF ROOF HATCH.

(E) LANDSCAPE TO REMAIN

(E) TRASH ENCLOSURE TO REMAIN; NEW TRELLIS TO BE ADDED.

(E) ELECTRICAL TRANSFORMER ON (E) CONCRETE PAD TO REMAIN.

(E) ELECTRICAL PANEL AND SWITCHGEAR TO REMAIN.

(E) JUNCTION BOX TO REMAIN.

(E) WALL PACK TO REMAIN, TYP.

(E) VIBRATING BELL TO REMAIN

(E) GAS METER TO REMAIN

(E) 2'-8" OVERHANG

(E) 9'-0" TYP.

(E) 5'-0"

(E) PULLBOX TO REMAIN

(E) BACKFLOW PREVENTER TO REMAIN

(E) VEHICLE TOW AWAY SIGN TO REMAIN

EXISTING FIRE HYDRANT TO REMAIN

EXISTING LIGHT POLE TO REMAIN

(E) NO PARKING SIGN TO REMAIN

(E) ACCESSIBLE PATH TO BE RE-SLOPED 1:20 MAX.

(E) F.D.C. TO REMAIN

(E) P.I.V. TO REMAIN

(E) ACCESSIBLE SIGN TO REMAIN

PROPOSED LOCATION FOR KNOX BOX

(E) 20'-84" SET BACK

PROPERTY LINE ± 175.12'

PROPERTY LINE ± 97.82'

PROPERTY LINE ± 97.82'

DRIVEWAY

14

NO PARKING LOADING ZONE

(E) 12'-0" LOADING

13

12

11

10

9

8

7

6

5

4

3

2

1

T

LOT AREA:	±17,127 S.F. = 0.39 ACRE NET
<u>BUILDING SUMMARY:</u>	
FLOOR PLAN AREA FOR THE PROPOSED AREA OF WORK	±6,810 S.F.
LOT COVERAGE	6,810 / 17,127 = 39%
<u>LANDSCAPE SUMMARY:</u>	
LANDSCAPE	2,466 / 17,127 S.F. = 14.3%

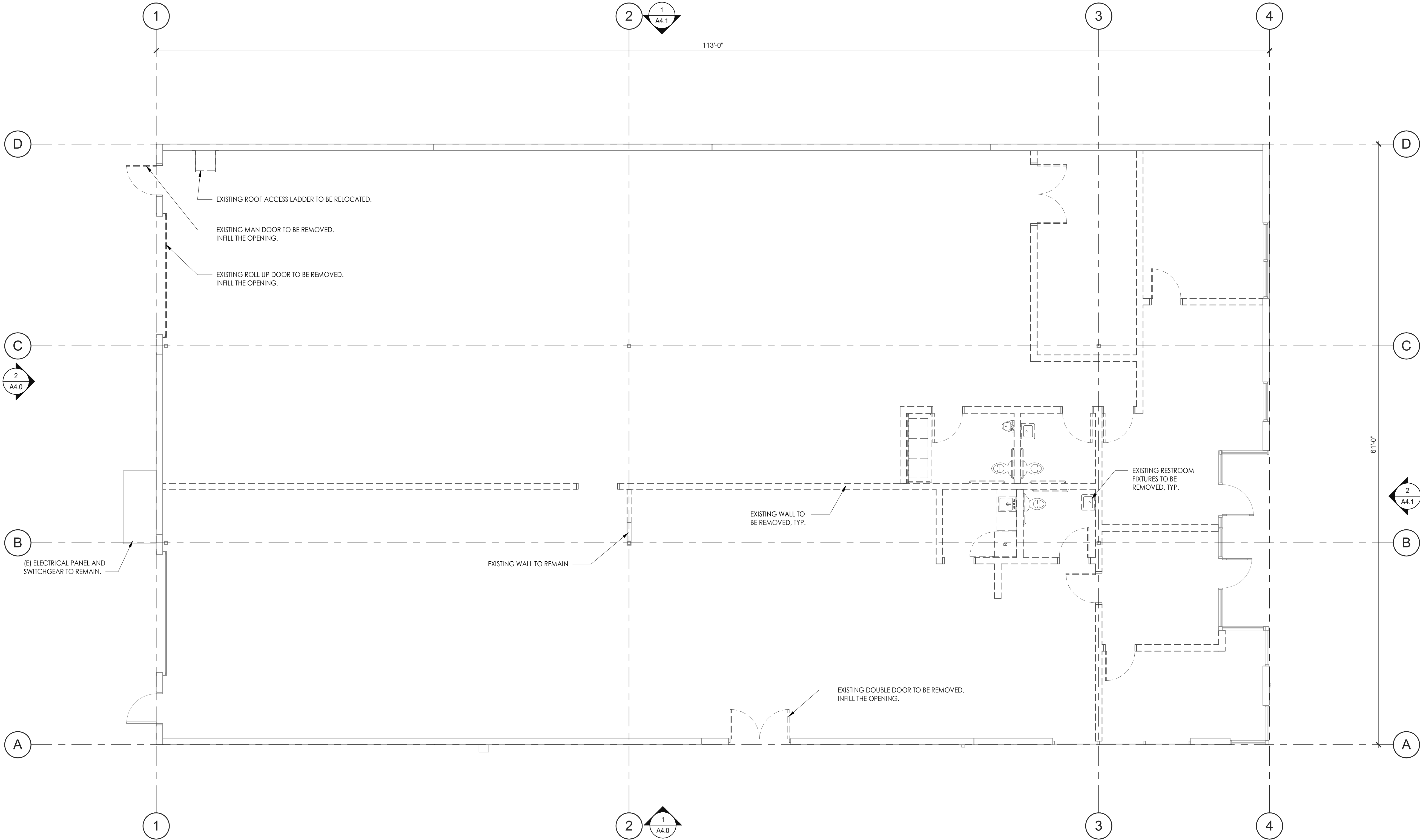
PARKING REQUIRED: ACCORDING TO LAKE ELSINORE MUNICIPAL CODE 17.148.030C
- ONE PARKING SPACE FOR EACH 500 S.F.:
6810 S.F./500= 14

TOTAL PARKING REQUIRED:	14 STALLS
TOTAL PARKING PROVIDED:	14 STALLS
ACCESSIBLE STALLS REQUIRED:	1 STALLS
STANDARD/VAN ACCESSIBLE	1 STALLS

<u>PARKING STALLS PROVIDED:</u>	
STANDARD PARKING STALL	12 STALLS
COMPACT PARKING STALL	0 STALLS
STANDARD/VAN ACCESSIBLE	1 STALLS
LOADING PARKING STALL	1 STALLS

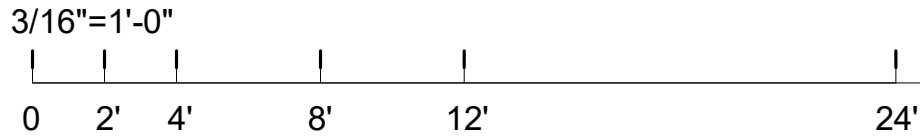
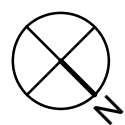


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WALL LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED



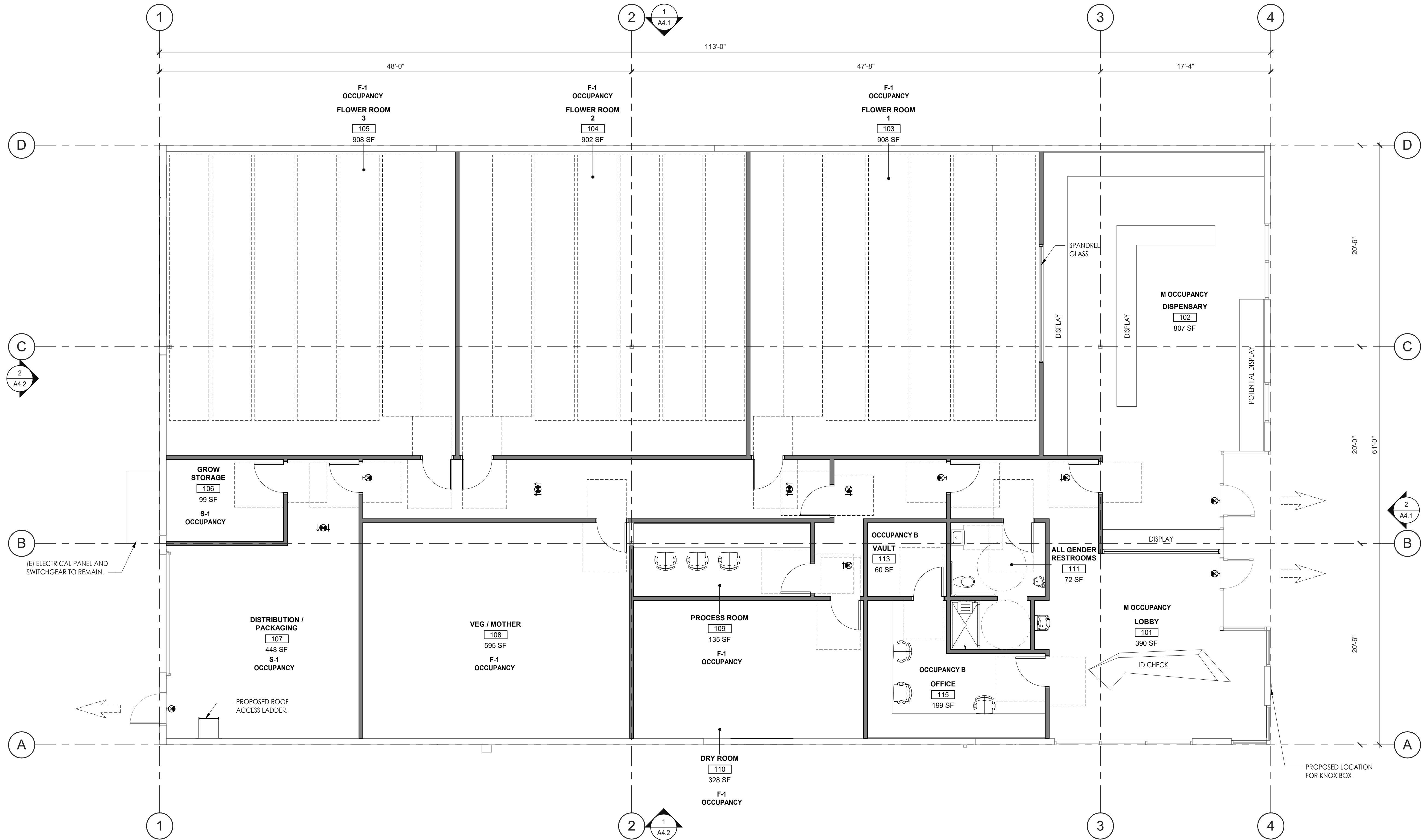
CONDITIONAL USE PERMIT

DEMO PLAN
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SHEET
A2.0



RESTROOM SUMMARY

CPC SECTION 422 TABLE 422.1:

OFFICE (B):	259 S.F. / 200 = 1.29
CULTIVATION (F-1):	3,776 S.F. / 2,000 = 1.88
SHIPPING/RECEIVING (S-1):	448 S.F. / 5,000 = 0.08
DISPENSARY (M):	1,197 S.F. / 200 = 5.98
STORAGE (S-1):	99 S.F. / 5,000 = 0.01
	9.24
	5 MEN
	5 WOMEN

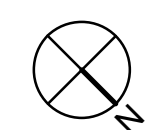
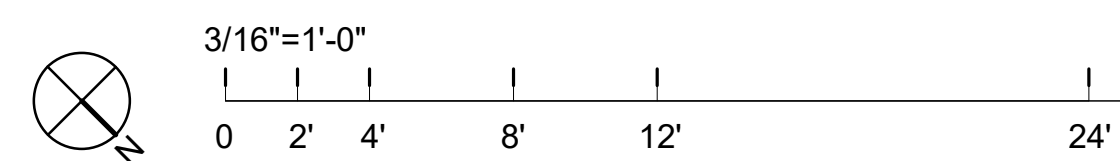
ONE ALL GENDER RESTROOM REQUIRED PER CPC 422.2 EXCEPTION #2

WALL LEGEND

	PROPOSED WALL
	EXISTING WALL TO REMAIN

LEGEND

	EXISTING REQUIRED EXIT, PANIC HARDWARE TO BE ADDED.
	ILLUMINATED EMERGENCY EXIT SIGN WITH BATTERY POWERED BACK-UP



CONDITIONAL USE PERMIT

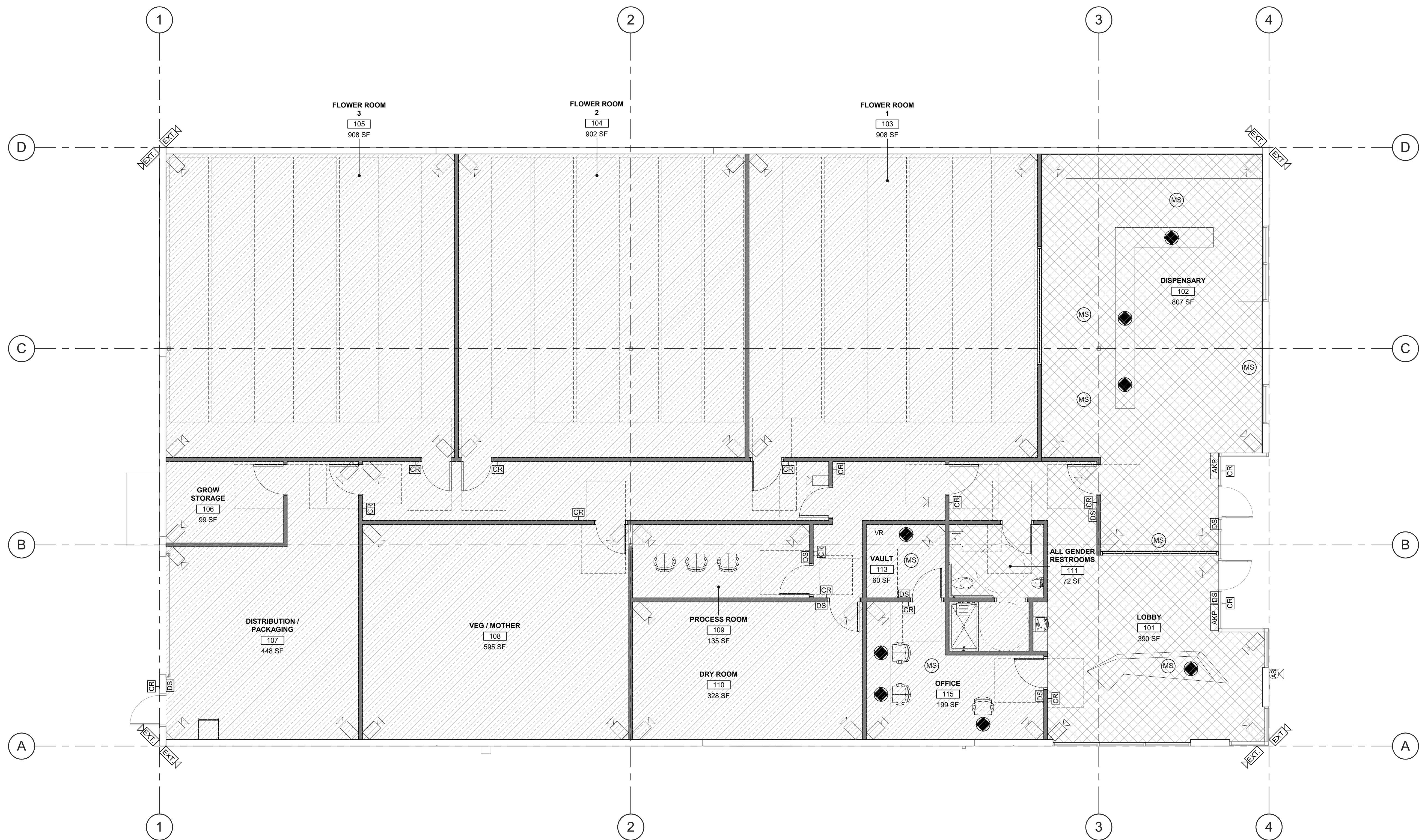
PROPOSED FLOOR PLAN

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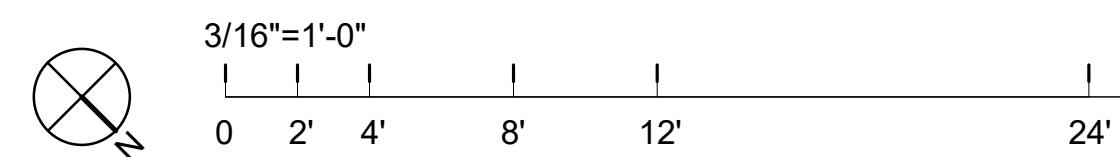
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SHEET
A2.1



LEGEND

- INTERIOR CAMERA
- EXT. EXTERIOR CAMERA
- MS MOTION SENSOR
- DS DOOR SENSOR
- AKP ALARM KEYPAD
- CR CARD READER
- LIMITED ACCESS
- RESTRICTED ACCESS
- PANIC BUTTON
- AS ALARM SIREN
- VR SECURITY VIDEO RECORDING AND RETENTION



3/16"=1'-0"

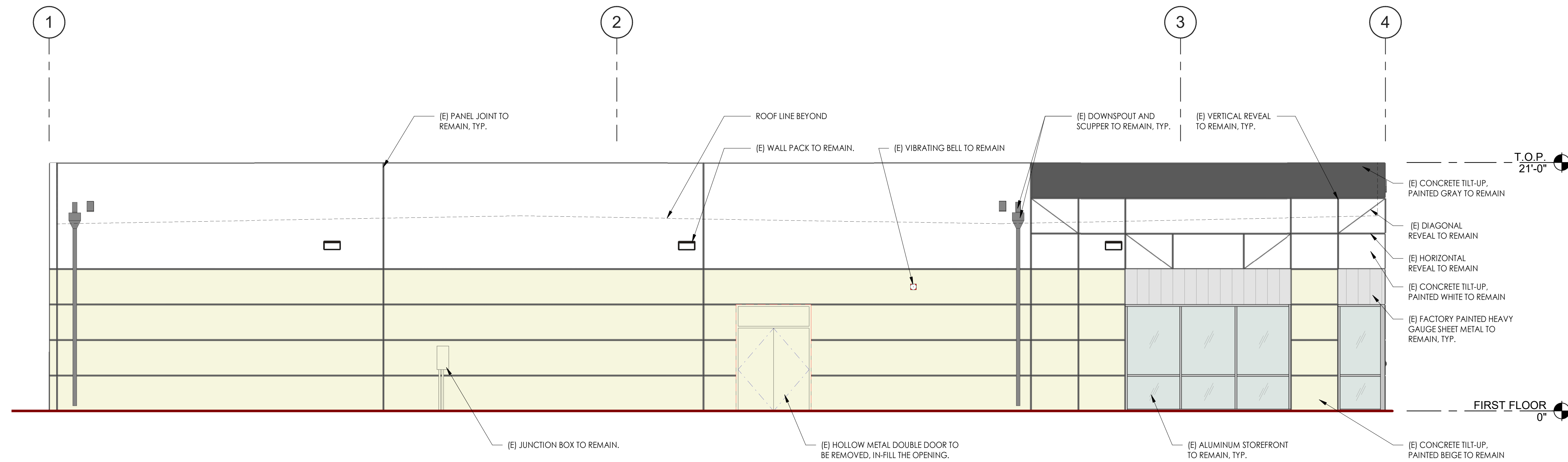
CONDITIONAL USE PERMIT

SECURITY PLAN
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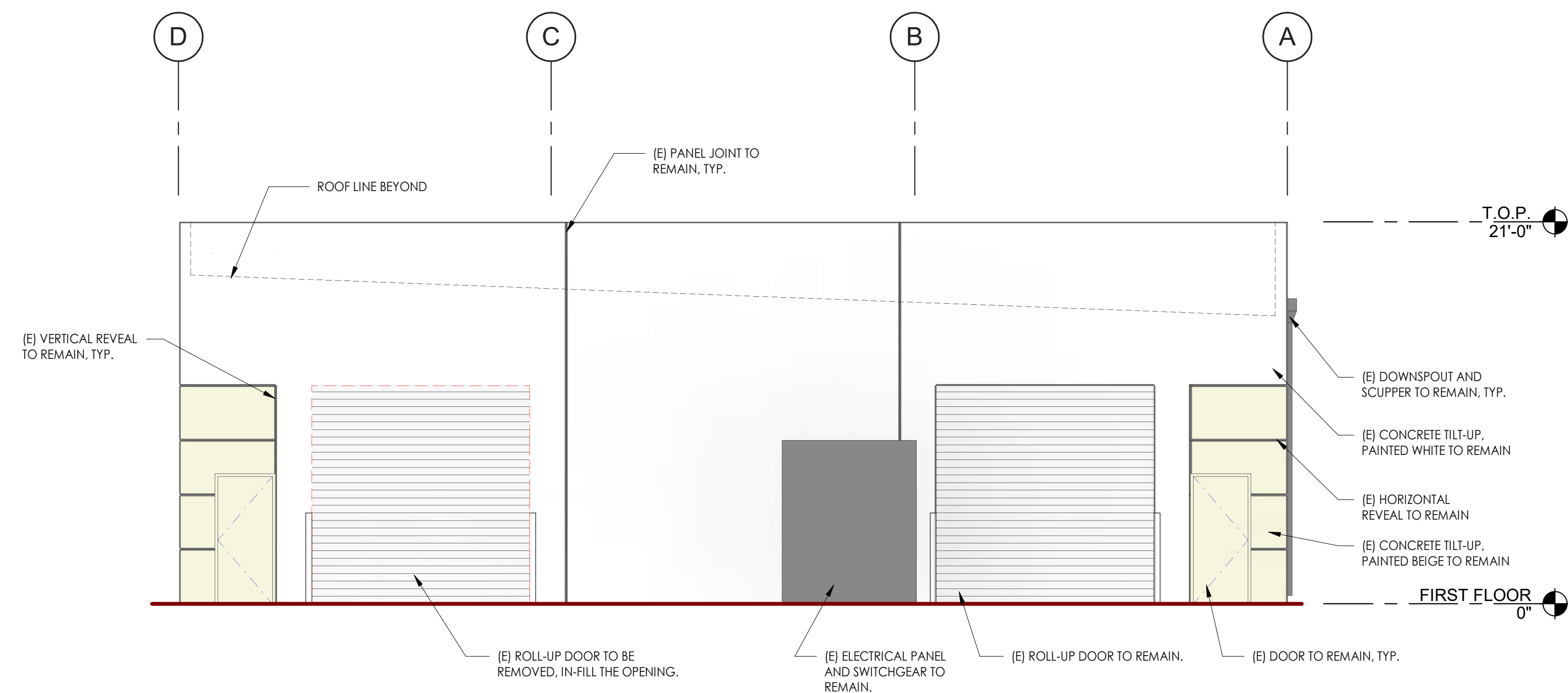
SHEET
A2.2



EXISTING NORTH EAST ELEVATION

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

1

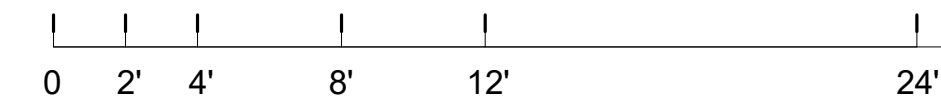


EXISTING SOUTH EAST ELEVATION

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

2

3/16"=1'-0"



CONDITIONAL USE PERMIT

EXISTING ELEVATIONS

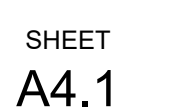
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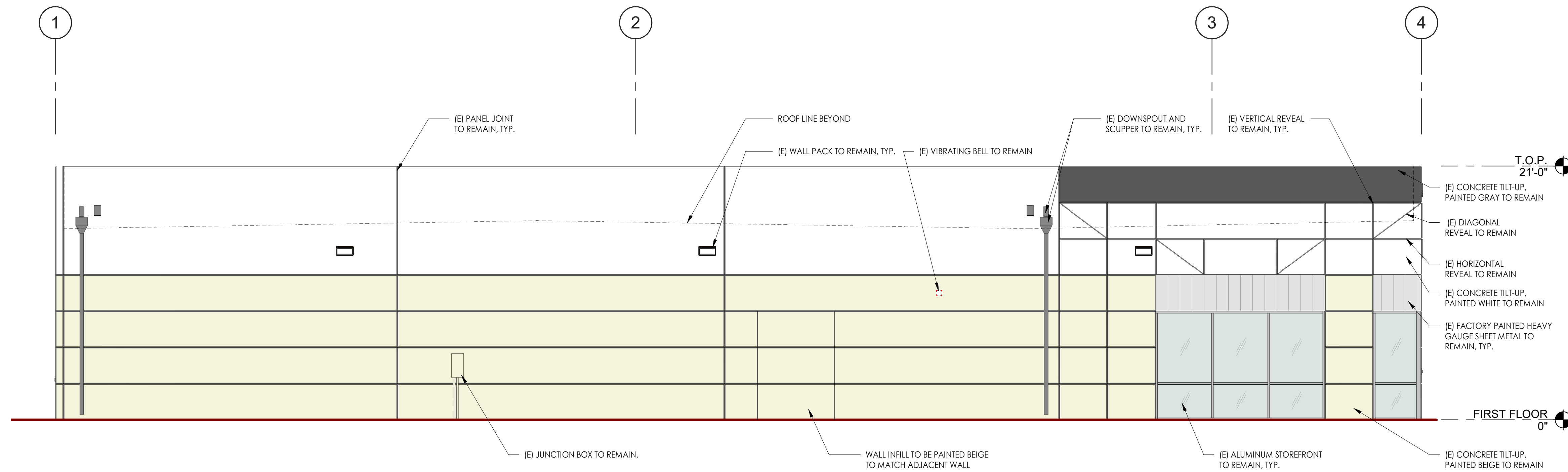


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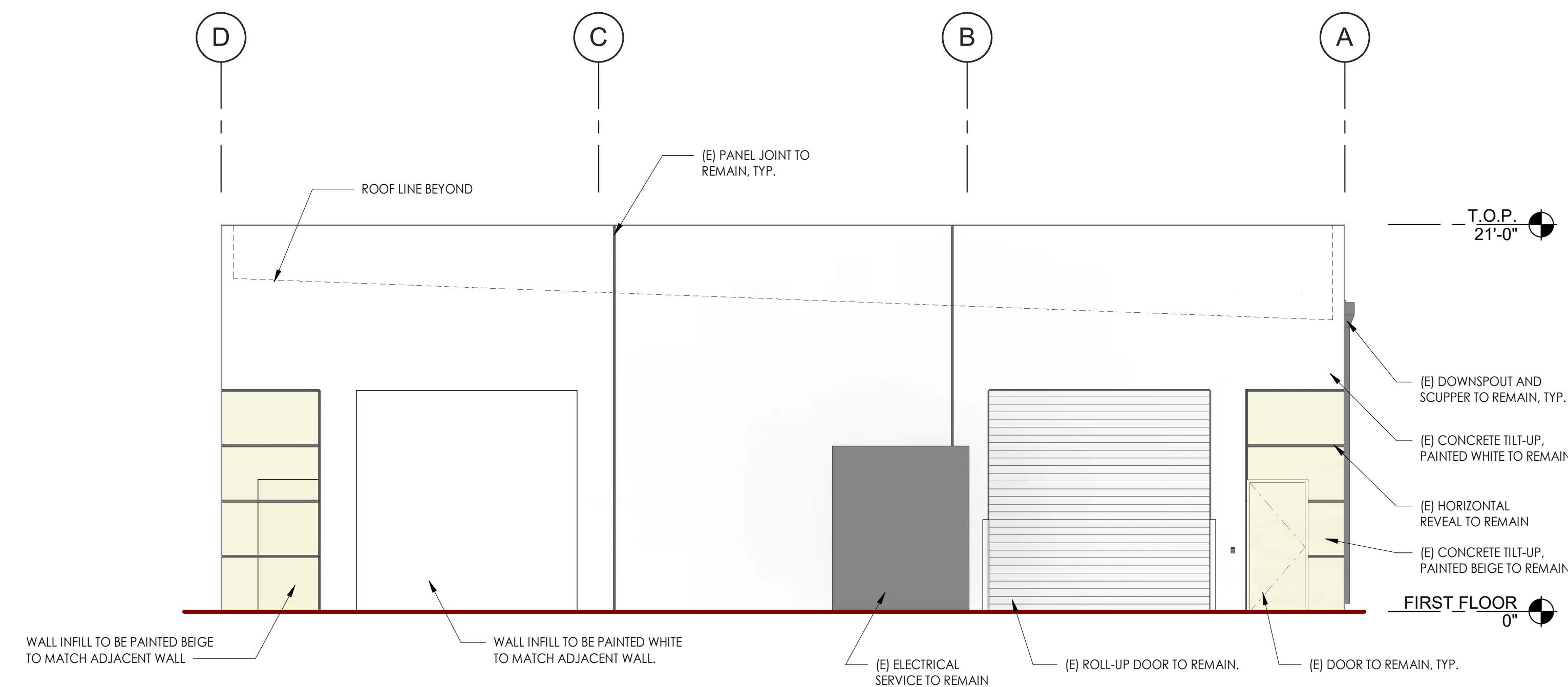
SHEET
A4.0





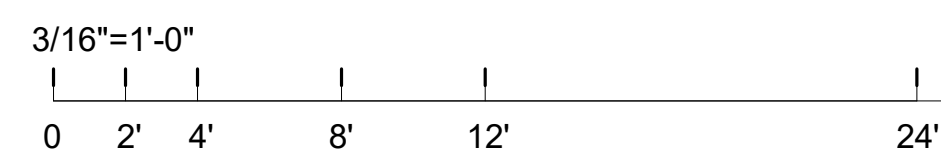
PROPOSED NORTH EAST ELEVATION

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



PROPOSED SOUTH EAST ELEVATION

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



CONDITIONAL USE PERMIT

PROPOSED EXTERIOR ELEVATIONS

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SHEET
A4.2



EXISTING PROJECT SITE



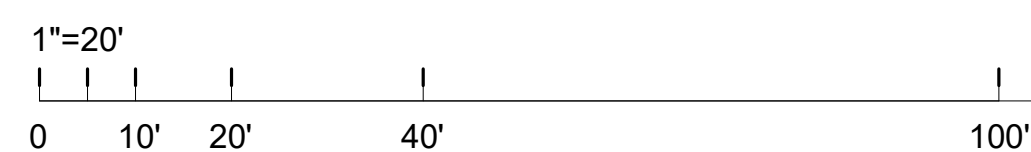
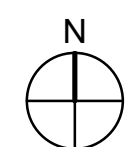
PROPOSED PROJECT SITE

PRELIMINARY PLANTING LEGEND

SYMBOL	BOTANICAL / COMMON NAME	SIZE
PROPOSED TREES		
	LAGERSTROEMIA INDICA / CREPE MYRTLE	36" BOX MULTI-TRUNK
	GEJERA PARVIFOLIA / AUSTRALIAN WILLOW	15 GALLON COLUMN FORM
	PINUS CANARIENSIS / CANARY ISLAND PINE	EXISTING MATURE TREE TO REMAIN

SYMBOL	BOTANICAL / COMMON NAME	SIZE
PROPOSED SHRUBS		
	AGAVE DESMETIANA / DWARF AGAVE	5 GAL / 42" O.C.
	DIETES VEGETA / FORTNIGHT LILY	5 GAL / 36" O.C.
	ELAEAGNUS P. 'FRUITLANDII' / FRUITLAND SILVERBERRY	5 GAL / 36" O.C.
	HESPERALOE PARVIFLORA / RED YUCCA	1 GAL / 30" O.C.
	NASSELLA TENUISSIMA / MEXICAN FEATHER GRASS	5 GAL / 42" O.C.
	PHORMIUM T. 'SURFER' / SURFER NEW ZEALAND FLAX	5 GAL / 36" O.C.
	CALLISTEMON 'LITTLE JOHN' / DWARF BOTTLE BRUSH	1 GAL / 30" O.C.

PROPOSED GROUND COVER & VINES		
	CEANOTHUS 'YANKEE POINT' / YANKEE POINT WILD LILAC	1 GAL / 30" O.C.
	ROSMARINUS O. 'PROSTRATUS' / PROSTRATE ROSEMARY	1 GAL / 30" O.C.
	LANTANA CAMARA / COMMON LANTANA	5 GAL / 36" O.C.
	MYOPORUM PARVIFOLIUM / MYOPORUM	1 GAL / 36" O.C.
	FICUS REPENS / CREEPING FIG	5 GAL / PER PLAN



CONDITIONAL USE PERMIT

PRELIMINARY LANDSCAPE PLAN

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L1.0