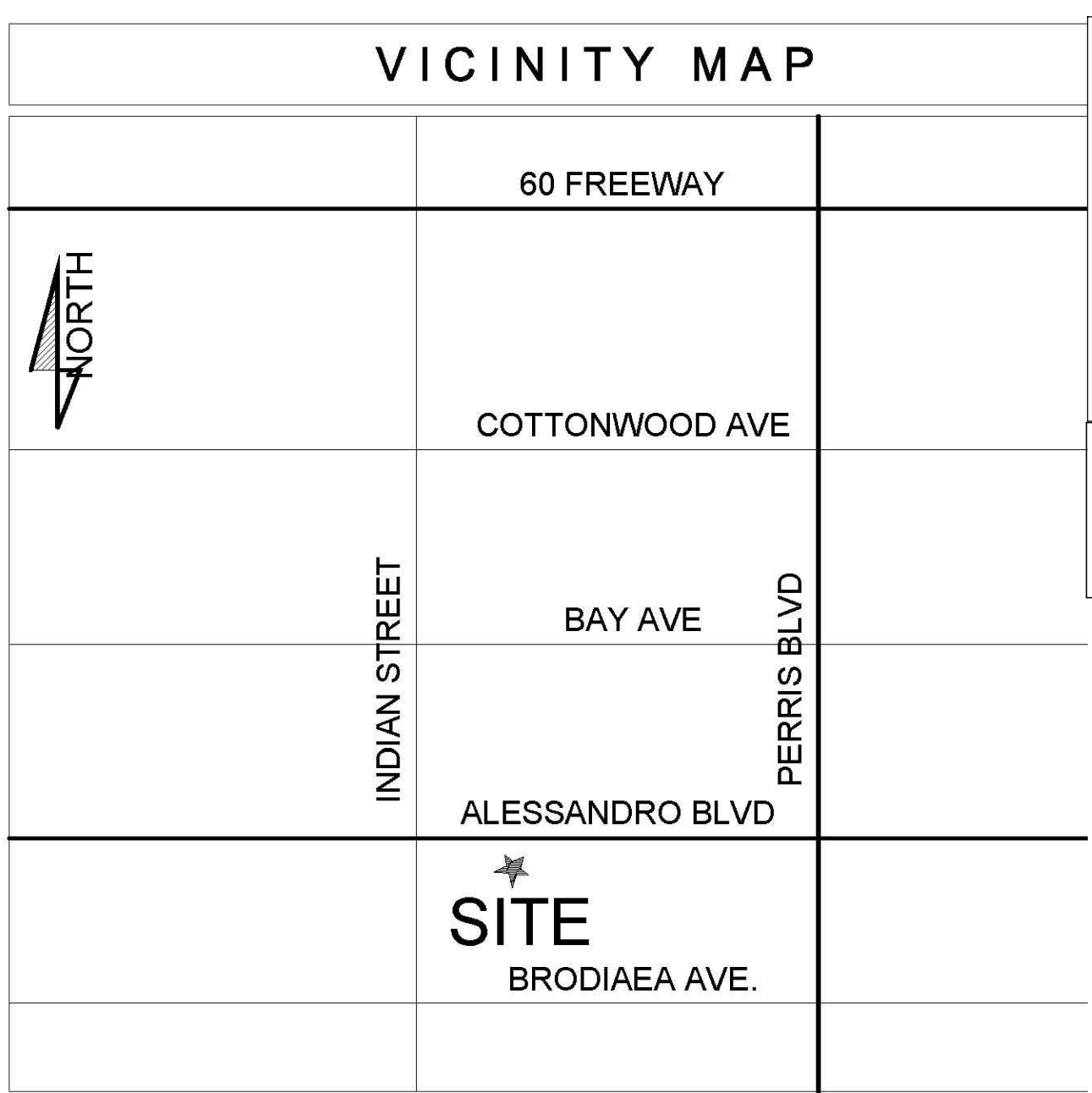


OCCUPANT LOAD
PER 2016 CBC

	OCCUPANCY TYPE	SQ.FT.	OCCUPANT LOAD
TOTAL	F-1	12,923	49.2
TOTAL	S	3,722	7.5
TOTAL	B	8,121	27.2
TOTAL	M	1,912	31.9
TOTAL (E) FOOTPRINT		26,678	
TOTAL FOOTPRINT		26,678	116
TOTAL SITE		89,733.6	

NOTE:
A RECIPROCAL ACCESS AGREEMENT EXIST FOR THE SHARED-USE DRIVEWAY(S)



NOTE:
THIS PROJECT SHALL COMPLY WITH THE LOCAL ORDINANCE AND THE 2016 CALIFORNIA BUILDING CODE, PART 2;
THE 2016 CALIFORNIA RESIDENTIAL CODE, PART 2.5;
THE 2016 CALIFORNIA ELECTRICAL CODE, PART 3;
THE 2016 CALIFORNIA MECHANICAL CODE, PART 4;
THE 2016 CALIFORNIA PLUMBING CODE, PART 5;
THE 2016 CALIFORNIA ENERGY CODE, PART 6;
THE 2016 CALIFORNIA FIRE CODE, PART 4;
THE 2016 CALIFORNIA EXISTING BUILDING CODE, PART 10;
THE 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11;
THE 2016 CALIFORNIA REFERENCED STANDARDS CODE, PART 12

WORK SCOPE:
USE AN EXISTING 26,678 SQ. FT. BUILDING FOR A CANNABIS MICRO-BUSINESS

REQUIRED PARKING
RETAIL AREA (1912 SQ. FT. @ 1,225 = 4
STORAGE/CULTIVATION/EXTRACTION (16,645 SQ. FT. @ 1,1000 = 17
KITCHEN/OFFICE/BREAK ROOM/TRANSIT (8121 SQ. FT. @ 1,250 = 33
TOTAL REQUIRED PARKING = 54

PROVIDED PARKING
74 STANDARD SPACES PROVIDED
2 HANDICAP PROVIDED
81 SPACES PROVIDED

BUILDING INFORMATION:
DEVELOPMENT TYPE: COMMERCIAL
CONSTRUCTION TYPE: III-B FULLY SPRINKLERED
DESCRIPTION OF USE: PROFESSIONAL, RETAIL & OFFICE
OCCUPANCY: B, M, S, F-1
OF STORIES: 1
SPRINKLERS: YES
ZONING: C-1
YEAR BUILT: 1980

APPLICANT:
PANACEA FARMS MV, LLC
630 7TH STREET
SAN JACINTO, CA 92582
TEL: (951) 242-5126
CEL: (951) 232-4930
FAX: (951) 454-0974

REPRESENTATIVE:
ANDY MINOR
CANNAPORIUM LLC
630 7TH STREET
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E-MAIL: AMINOR@PANACEAFARMS.COM

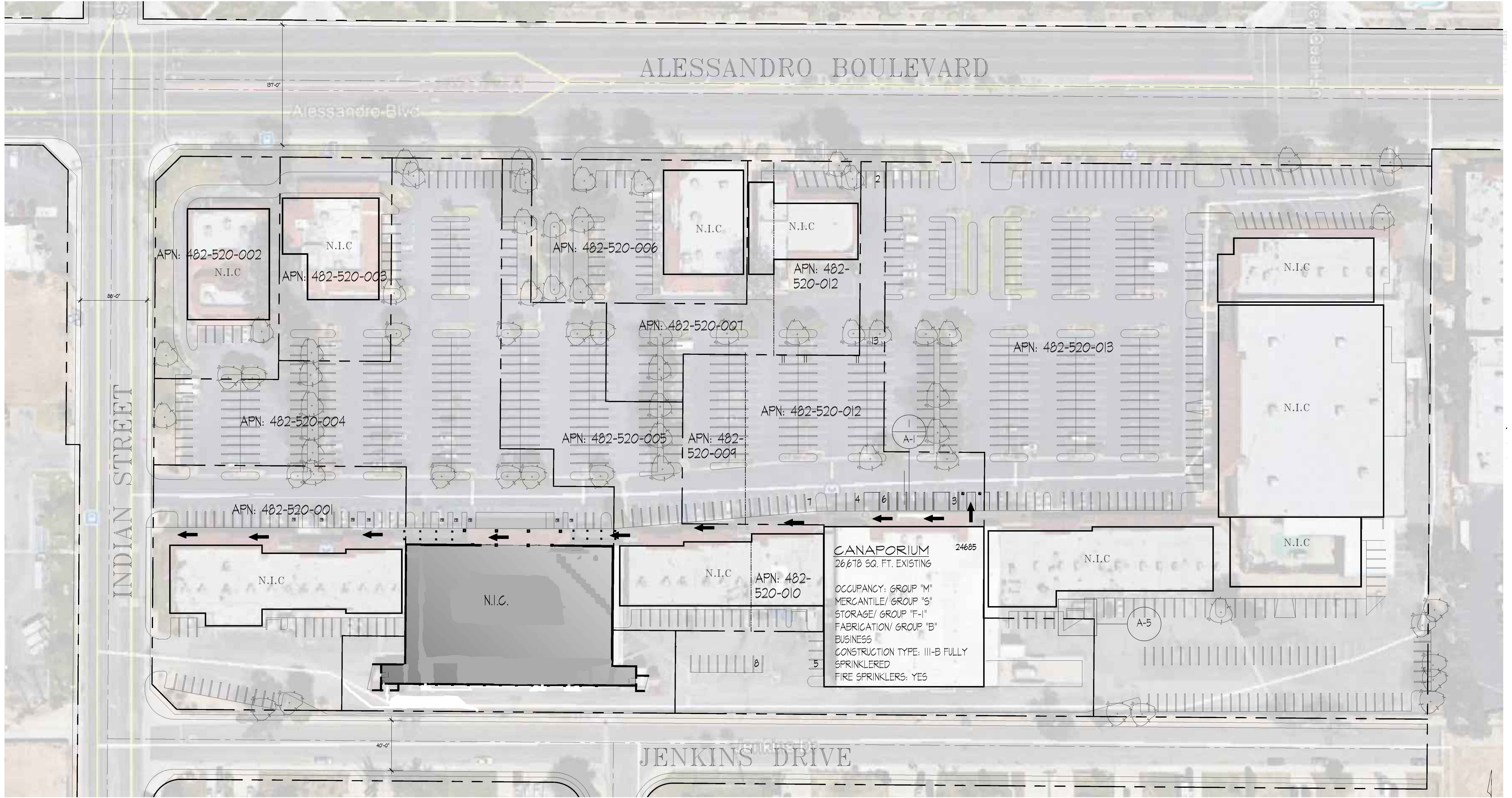
ARCHITECT:
DMA
35443 VERANDA CIRCLE
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CONTACT: DAVE MADDEN
E-MAIL: DAVE@DMARCHITECT.NET

EMERGENCY CONTACT:
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SAN JACINTO, CA 92582
TEL: (951) 242-5126
CEL: (951) 232-4930
E-MAIL: AMINOR@PANACEAFARMS.COM

LEGAL DESCRIPTION:
PARCEL 3 PM 0765004
SUBDIVISION NAME: PM-1748
24685 ALESSANDRO BLVD
MORENO VALLEY, RIVERSIDE COUNTY, CA
APN: 482-520-012

LEGEND:
← ADA PATH OF TRAVEL FROM BUILDING TO PARKING TO PUBLIC RIGHT OF WAY WITH SLOPE AND CROSS SLOPE LESS THAN 2%.

SHEET INDEX:
A-1 SITE PLAN
A-2 DEMO FLOOR PLAN
A-3 FLOOR PLAN
A-4 ELEVATIONS
A-5 TRASH ENCLOSURE



1 SITE PLAN
SCALE: 1" = 40'-0"

Project and Location
CANNAPORIUM T.I.
24685 ALESSANDRO BLVD.
MORENO VALLEY, CA 92553
CONDITIONAL USE PERMIT: FEN19-017

File:
SITE PLAN

Architect's Seal:
DAVE MADDEN
ARCHITECT
No. C-25783
10-31-19
STATE OF CALIFORNIA

Drawn by LM
Checked by
Date 05/31/19
Job No. 19-026

North Arrow

Sheet Number
A-1
Of 5 Sheets

NOTES: DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER CALLED DIMENSIONS UNLESS NOTED OTHERWISE. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE AND NOTIFY ARCHITECT BY AIR OR FAX IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCY FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THIS DRAWING.

DMA
DAVE MADDEN ARCHITECT
Phone 408-634-2112 • E-Mail: dave@dmarchitect.net
35443 Veranda Circle, Milpitas, California 95035