GENERAL CONSTRUCTION NOTES

1. THESE NOTES SHALL BE USED IN CONJUNCTION WITH THE PLANS & ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER. NO CHANGES SHALL BE MADE TO THESE PLANS WITHOUT THE KNOWLEDGE & CONSENT OF JONATHAN L. ZANE, ARCHITECT
2. DIMENSIONS ON THE PLANS TAKE PREGEDENCE OVER SCALE.
3. VERIFY BUILDING LOCATION AT JOB SITE WITH OWNER BEFORE STARTING CONSTRUCTION. BUILDING TO BE DRAWING ON SITE IN "LIME" SO ADJUSTMENT BY THE OWNER CAN BE MADE IF NECESSARY.
4. SITE WORK DESIGN OR INFORMATION, SUCH AS: GRADING, CURB & GUTTER, CURB APPROACHES AND SIMILAR WORK ARE EXISTING.
5. ALL CONSTRUCTION IS TO COMPLY WITH APPLICABLE CODES & REGULATIONS & SHALL BE EXECUTED TO THE BEST STANDARDS OF THE INDUSTRY.
6. CONTRACTOR AND/OR SUB-CONTRACTOR SHALL CHECK ALL DIMENSIONS, FRAMING CONDITIONS, AND ON-SITE CONDITIONS, PRIOR TO STARTING ANY WORK & SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND/OR SUB-CONTRACTOR. OWNER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES, ERRORS OR COMMISSIONS.
7. BUILDER TO VERIFY ALL DIMENSIONS & CONDITIONS BEFORE & DURING CONSTRUCTION
8. ALL DIMENSIONS ARE TO ROUGH FRAMING U.N.O.
9. MANUFACTURED MATERIALS, COMPONENTS, FASTENERS, ASSEMBLIES, ETC. SHALL BE HANDLED & INSTALLED PER CODE & MANUFACTURER'S SPECIFICATIONS.
10. WHILE THE INFORMATION IS THOUGHT TO BE ACCURATE, THE ARCHITECT DOES NOT WARRANT THAT THE CONDITIONS WILL BE EXACTLY AS SHOWN IN THESE DOCUMENTS.
11. GRADE SO WATER WILL DRAIN AWAY FROM BUILDING IN ALL DIRECTIONS.
12. ALL APPLICABLE UTILITY SYSTEMS TO BE COMPLETE & OPERABLE -VERIFY STUB LOCATIONS & ALL SIZES AT SITE WITH APPLICABLE AUTHORITY.
13. WATER SERVICES: DESIGN BASED ON WATER PRESSURE AT HOUSE INLET OF 45-60 PSI -USE 1" MINIMUM WATER METER AND 1-1/4" MINIMUM COLD WATER LINE TO RESIDENCE LARGER SIZES OR OTHER DESIGN BY OTHERS MAY BE NECESSARY. VERIFY WITH APPROPRIATE AUTHORITIES.
14. ALL TRADES SHALL DO THEIR OWN CUTTING, FITTING, PATCHING, ETC., TO MAKE THE PARTS COME TOGETHER PROPERLY & FIT IT TO RECEIVE OR BE RECEIVED BY WORK OR OTHER TRADES.
15. ALL TRADE SHALL AT ALL TIMES, KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR WORK.
16. THE ARCHITECT SHALL IN NO WAY BE RESPONSIBLE FOR HOW THE FIELD WORK IS PERFORMED, SAFETY IN, OR ABOUT THE JOB SITE, METHODS OF PERFORMANCE OR TIMELINES IN THE PERFORMANCE OF THE CONTRACTOR OR SUB-CONTRSCTOR'S WORK.
17. THE DESIGN ADEQUACY & SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC. SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR SUB-CONTRACTOR. THE CONTRACTOR AND/OR SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE (PROVIDE NECESSARY BRACING TO PROVIDE STABILITY) PRIOR TO THE APPLICATION OF ALL SHEAR WALLS, ROOF & FLOOR DIAPHRAGMS & FINISH MATERIALS.
18. OBSERVATION VISITS TO THE JOB SITE BY THE DESIGNER DO NOT INCLUDE INSPECTION OF CONSTRUCTION PROCEDURES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION METHODS & FOR SAFETY CONDITIONS AT THE WORK SITE. THESE VISITS SHALL NOT BE CONSTRUED AS CONTINUOUS & DETAILED INSPECTIONS.
19. THE CONTRACTOR SHALL NOT MAKE ANY CHANGES OR DEVIATE FROM THE PLANS WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER AND/OR ARCHITECT.
20. THE PLANS INTEND FOR THE CONTRACTOR TO FURNISH ALL LABOR, MATERIALS, EQUIPMENT, PERMITS, INSURANCE, ETC., TO FULLY COMPLETE ALL WORK AS INDICATED BY THE DRAWINGS, & TO INCLUDE ALL ITEMS WHETHER INDICATED BY THESE DRAWINGS OR NOT, BUT WHICH ARE REASONABLY NECESSARY TO COMPLETELY FINISH THE BUILDING.
21. ALL MATERIALS & WORKMANSHIP SHALL BE OF THE FINEST QUALITY & SHALL MEET THE SATISFACTION OF THE OWNER.
22. ALL WORK PERFORMED ON THIS PROJECT SHALL BE FULLY GUARANTEED FOR A PERIOD OF ONE YEAR AFTER COMPLETION U.N.O.; SUCH GUARANTEES SHALL BE AGAINST DEFECTIVE MATERIALS & WORKMANSHIP.

NOTES

1. SEPARATE APPLICATION(S) AND PERMIT(S) ARE REQUIRED FOR:
   - -ELECTRICAL WORK
   - -MECHANICAL WORK
   - -PLUMBING WORK
2. A CERTIFICATE OF OCCUPANCY IS REQUIRED PRIOR TO TENANT OCCUPYING THE SPACE. SEE BUILDING DIVISION PERSONNEL FOR APPLICATION.
3. CITY BUILDING INSPECTOR TO VERIFY ALL UN-PERMITTED CONSTRUCTION. AT THE REQUEST OF THE CITY BUILDING INSPECTOR THE OWNER OR THE ACTING AGENT FOR THE OWNER MUST REMOVE OR EXPOSE ALL UN-PERMITTED CONSTRUCTION AT THE LOCATIONS THE CITY BUILDING INSPECTOR REQUEST TO VERIFY THE CONSTRUCTION MEETS THE CALIFORNIA BUILDING CODE REQUIREMENTS.

UTILITY COMPANIES

ELECTRICITY: SOUTHERN CALIFORNIA EDISON
PO BOX 800
ROSEMEAD, CA 91770

GAS: SOUTHERN CALIFORNIA GAS COMPANY
PO BOX C
MONTEREY PARK, CA 91756

SEWER: MORENO VALLEY

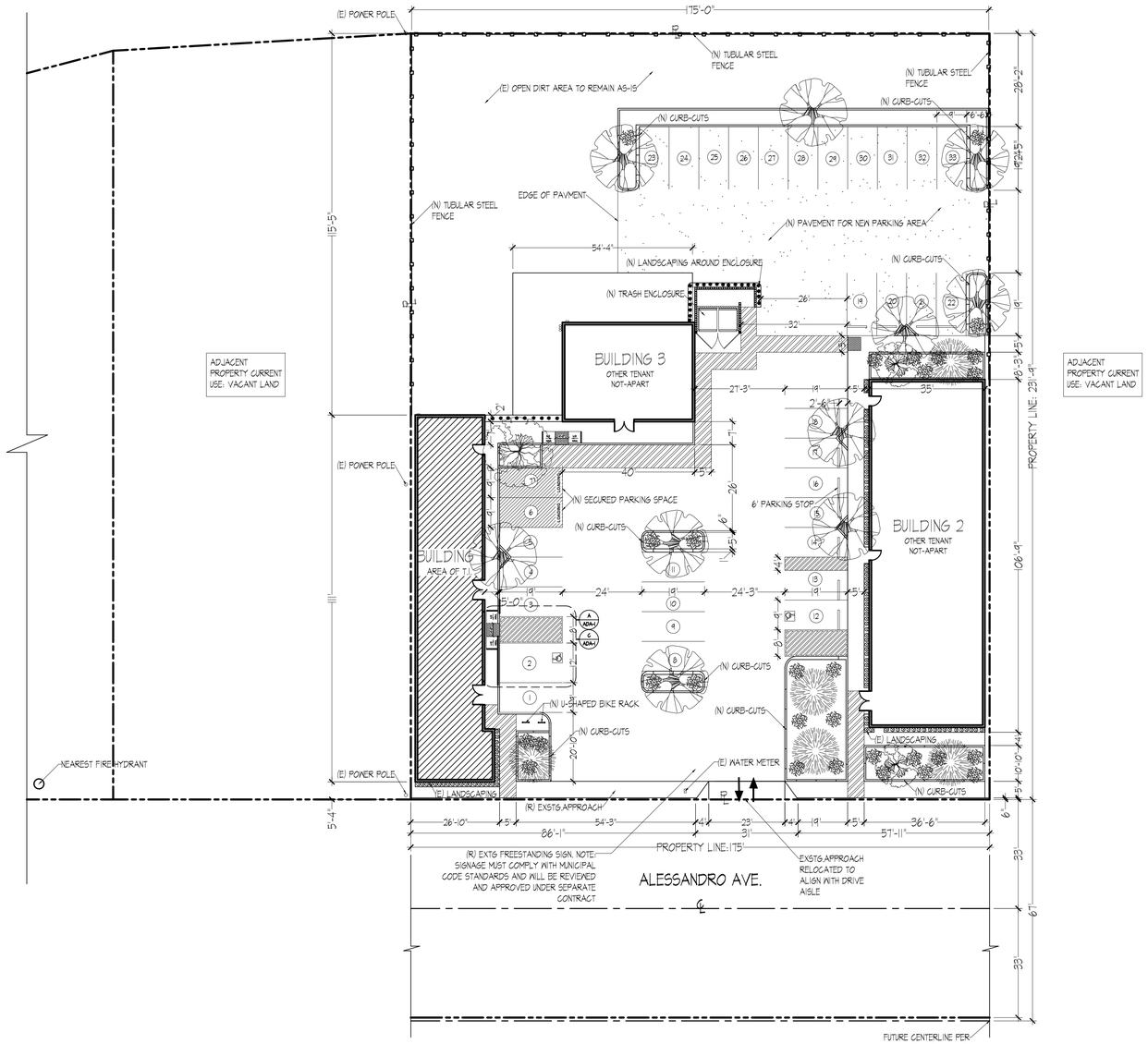
WATER: EASTERN MUNICIPAL WATER DISTRICT
22770 TRUMBLE ROAD
PERRIS, CA 92570

TRASH: WASTE MANAGEMENT
17700 INDIAN ST.
MORENO VALLEY, CA 92551

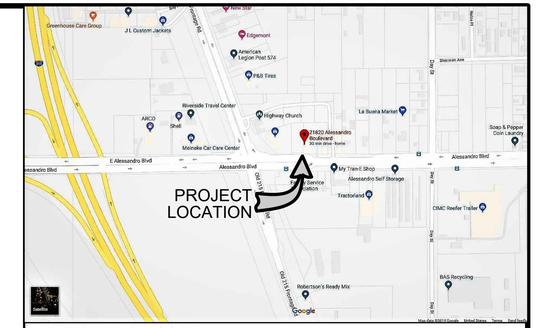
ADJACENT PROPERTIES

(WEST) 21806 ALESSANDRO BLVD, MORENO VALLEY, CA.92553-APN 263-220-026-VACANT LAND

(EAST) 21802 LINDA CT. MORENO VALLEY, CA. 24553-APN 263-230-022-VACANT LAND



SITE PLAN
SCALE: 1"=20'-0"



VICINITY MAP

APN: 263-220-015
APPLICATION PROCESSING NUMBER: PEN19-0052
SITE ADDRESS: 21820 ALESSANDRO BLVD. MORENO VALLEY CALIFORNIA

OWNER: RD MoVal LLC
RYAN ORGANESIAN
(714) 401-3327

LEGAL DESCRIPTION: MORENO VALLEY XEC/TWN/RNG/MER:SEC 10 TWN 03S RNG 04W .93 ACRES M/L IN POR SEC 10 T3S R4W FOR TOTAL DESCRIPTION SEE ASSESSORS MAPS CITY/MUNI/TWP:MORENO VALLEY

DESCRIPTION OF USE: EXTG. COMMERCIAL, PROPOSED CANNABIS DISPENSARY-RETAIL SALES ONLY.

OCCUPANT TYPE: GROUP M

TYPE OF CONSTRUCTION:VB, NON-SPRINKLERED
OCCUPANT LOAD:
PER CBC TABLE 1004.1.2

- STORAGE: 189 S.F./300=.63=1 PERSONS
- SAFE ROOM: 2895.F./300=.96=1 PERSONS
- RETAIL AREA: 976 S.F./60=16.26=17 PERSONS
- BREAK ROOM: 252 S.F./ 100= 2.52=3 PERSONS
- CHECK-IN/SECURTIY: 213 S.F./100= 2.13=3 PERSONS
- LOBBY: 213 S.F/100=2.13=3 3PERSONS
  - **** TOTAL: 28 PERSONS

SITE OCCUPANT LOAD

- BUILDING 1: 28 PERSONS
- BUILDING 2: 10 PERSONS
- BUILDING 3: 1 PERSONS
  - ** TOTAL FOR SITE: 39
    - *** 39 PERSONS/.93 ACRES=41.93 PEOPLE/ACRE

REQUIRED NUMBER OF EXITS:
PER CBC TABLE 1006.3.2(SINGLE EXITS)

- OCCUPANT LOAD AND TRAVEL DISTANCE DO NOT EXCEED THE VALUES IN TABLE 1006.3.2(2), SINGLE EXIT PERMITTED.
  - **** 1 EXIT REQUIRED, 2 EXITS PROVIDED

SITE DATA

LOT SIZE: 40,561.5 SF.(.93 ACRES)

EXISTING BUILDING AREA= 2,379 SF.

PROPOSED T.I. AREA= 2,379 SF.

LOT COVERAGE= 40,561.5 SF./ 2,379 SF.= 17.29 %

DESIGN CRITERIA

PROPOSED TENANT IMPROVEMENT:
ADDING SAFE ROOM, STORAGE ROOM, CANNABIS RETAIL AREA, AND TWO COMPLYING UNISEX RESTROOMS.
PROPOSED ELECTRICAL, MECHANICAL, AND PLUMBING

SCOPE OF WORK

C-1	SITE PLAN
A-1	EXTG SITE/ PROPOSED SITE
A-2	DEMO PLAN/ PROPOSED FLOOR PLAN
A-3	ROOF PLAN
A-4	EXISTING REFLECTED CEILING PLAN
A-5	CAMERA/SECURITY PLAN
A-6	ELEVATIONS
LC	LANDSCAPE PLAN
T-1	TOPOGRAPHIC MAP
E-3	PHOTOMETRIC PLAN
ADA-1	DETAIL SHEET
ADA-2	DETAIL SHEET

SHEET INDEX

REVISIONS

DATE:	BY:
1	

JONATHAN L. ZANE
ARCHITECTURE
JONATHAN L. ZANE, ARCHITECT – CA. LIC. #C-11,046
958 NORTH LA CADENA DRIVE
COLTON, CA 92324 (909) 825-7500

LICENSED ARCHITECT
JONATHAN L. ZANE
NO.-C11046
REN.-31-19
STATE OF CALIFORNIA

DATE : 02/ 07 /2019

SUBMITTALS	
DATE:	PHASE
02/07/19	BUILDING/SAFETY SUB.

A Project For:
RD MOVAL, LLC, T.I.
21820 ALESSANDRO BLVD.
MORENO VALLEY, CA 92553

APPLICABLE CODES:
California Building Code 2016 C.B.C.
2016 C.E.C. 2016 C.M.C.
2016 C.P.C. 2016 C.F.C.
2016 Green B.C.
2016 California Energy Code

All work to be in accordance with listed codes and all other applicable ordinances.

DATE : 06/ 13 /19
SCALE :
DRAWN : Y.LEMUS
JOB : 0000
SHEET : C-1

NOTICE:
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