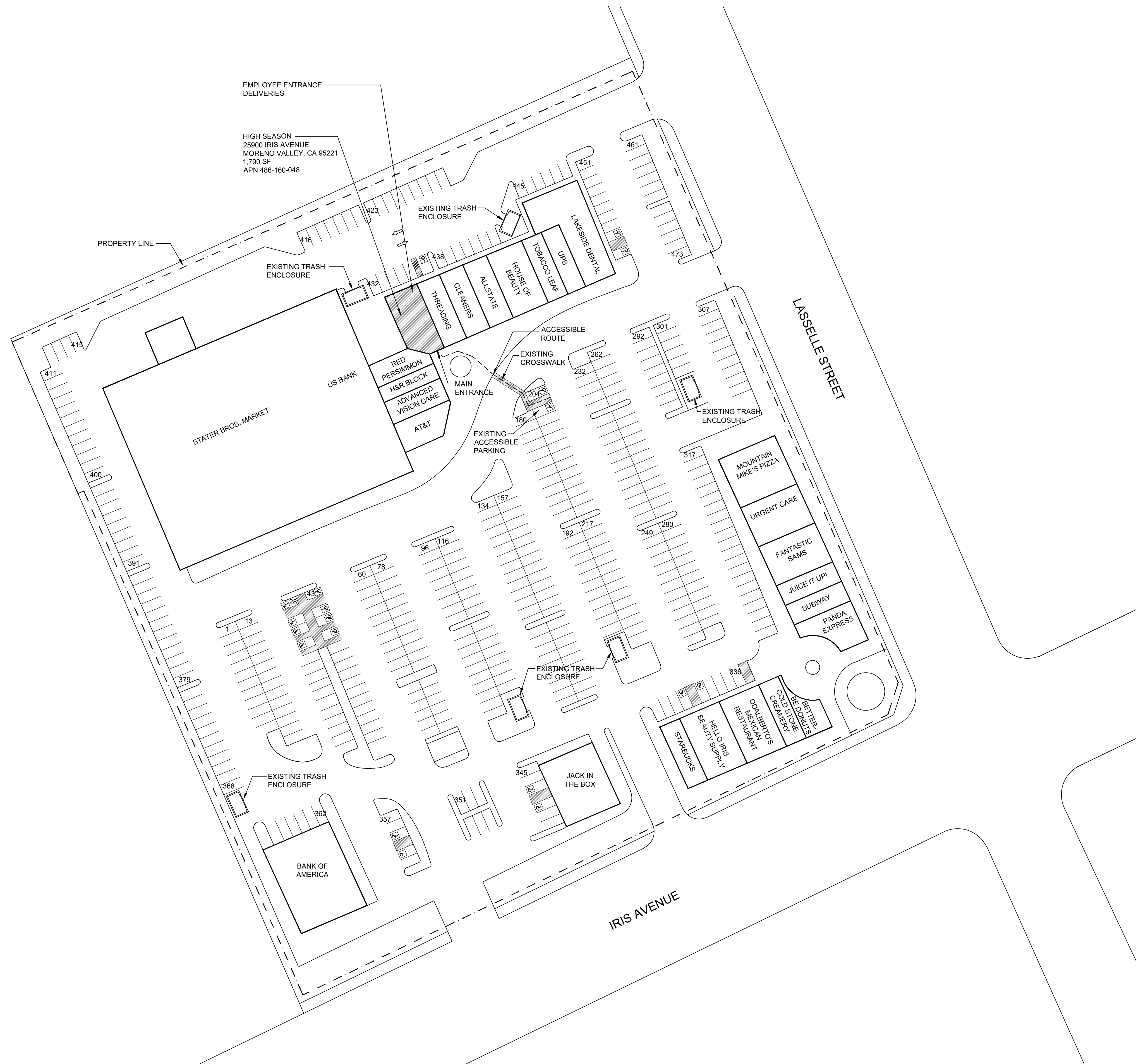


PARKING CALCULATIONS BY USE			
USE	CITY REQ. RATIO	SF	PARKING REQUIRED
RETAIL/COMMERCIAL	225 GROSS	1,790	8 SPACES
EXISTING PARKING PROVIDED 473 INCLUDING 19 ACCESSIBLE SPACES			

BUILDING & PROPERTY INFORMATION	
ASSESSOR PARCEL NUMBER	486-160-048
EXISTING ZONING DISTRICT	C1-COMMERCIAL
PROPOSED ZONING DISTRICT	C1-COMMERCIAL
SIZE OF ADDITION OR REMODEL	1,790 SQ. FT.
EXISTING OCCUPANCY TYPE	M
PROPOSED OCCUPANCY TYPE	MERCANTILE - CANNABIS RETAIL
LEGAL DESCRIPTION	6.55 ACRES M/L IN POR PAR 2 PM 164/057 PM 24193



**APPLICANT:**  
 MORENO VALLEY RETAIL, LLC  
 2151 E CONVENTION CENTER  
 ONTARIO, CA 91764  
 CONTACT: TODD ANDERSON  
 PHONE: 202-329-0310

**DESIGN:**  
 TEMEKA GROUP  
 9073 PULSAR CT. SUITE B  
 CORONA, CA 92883  
 CONTACT: DAN RANEY  
 PHONE: 909-277-2525  
 DAN@TEMEKAGROUP.COM  
 WWW.TEMEKAGROUP.COM

PLANS FOR CONDITIONAL USE PERMIT  
**HIGH SEASON**  
**25900 IRIS AVENUE SUITE 5A**  
**MORENO VALLEY, CA 92551**  
**CANNABIS RETAIL**

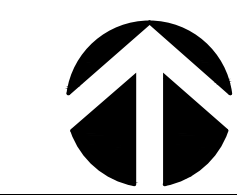
**PROJECT TITLE:**  
 CUP  
 06.02.2022

**ENLARGED SITE PLAN**

**A0.0**

**ENLARGED SITE PLAN**

SCALE: 1" = 50'





L1



L2



L3



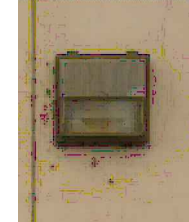
L4



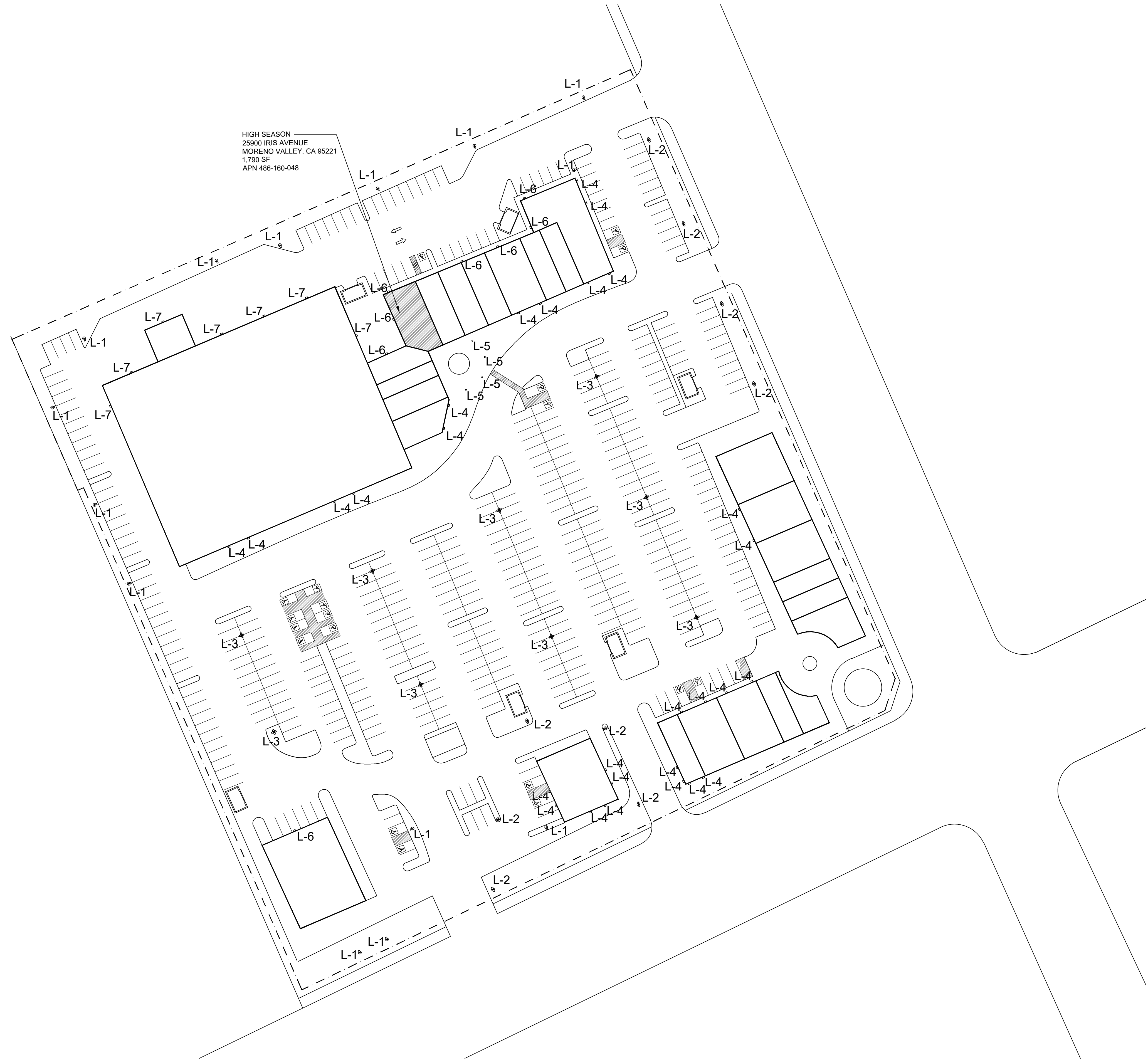
L5



L6



L7



HIGH SEASON  
 25900 IRIS AVENUE  
 MORENO VALLEY, CA 95221  
 1,790 SF  
 APN 486-160-048

**APPLICANT:**

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PLANS FOR CONDITIONAL USE PERMIT

**HIGH SEASON**  
**25900 IRIS AVENUE SUITE 5A**  
**MORENO VALLEY, CA 92551**  
**CANNABIS RETAIL**

**PROJECT TITLE:**

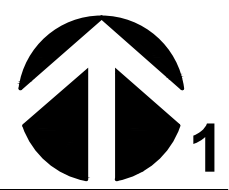
CUP  
 06.02.2022

SITE LIGHTING  
 PLAN

A0.1

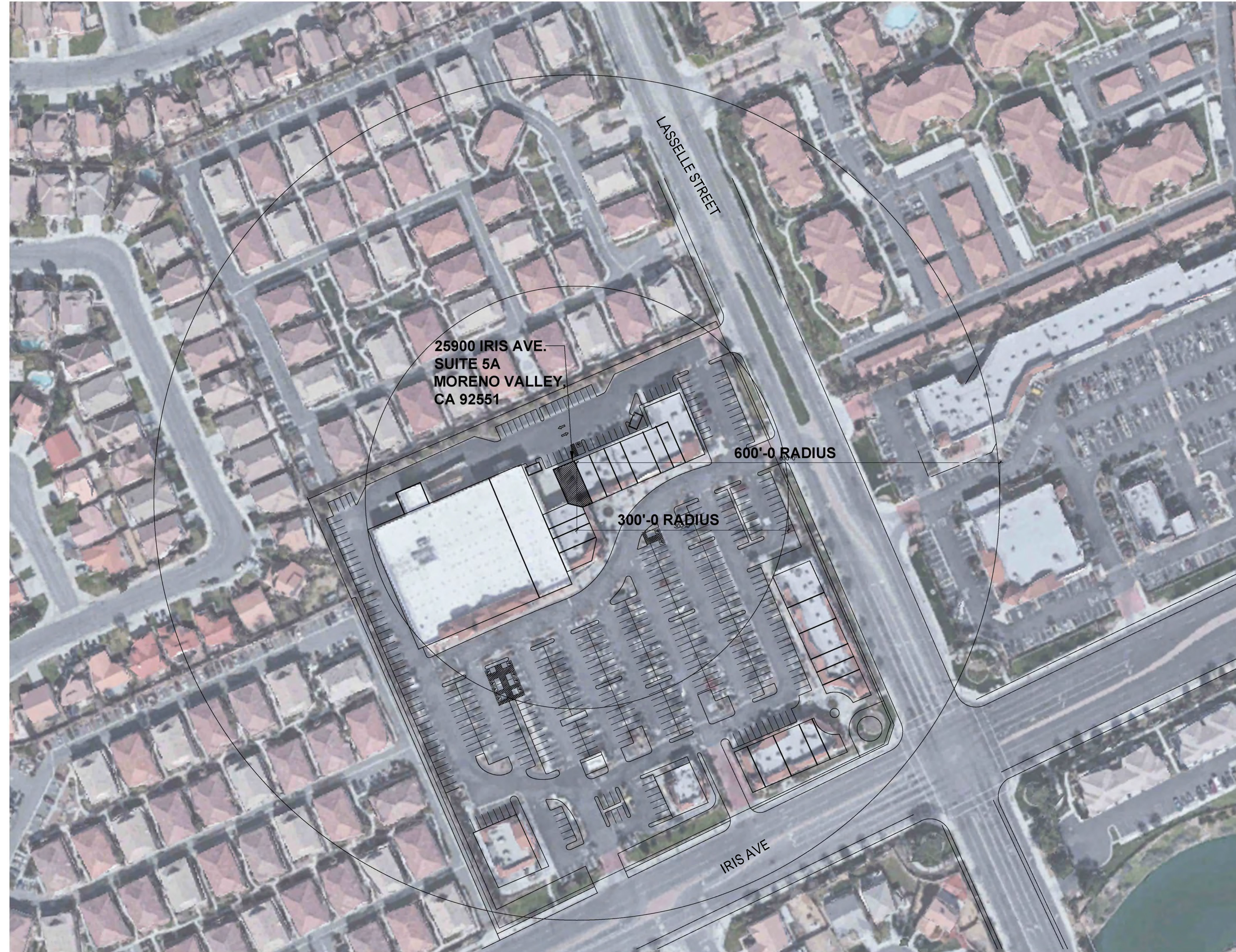
**SITE LIGHTING PLAN**

SCALE: 1" = 50'



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ONTARIO, CA 91764  
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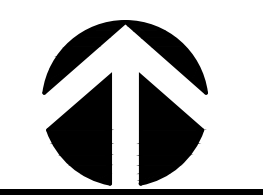
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**HIGH SEASON**  
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**MORENO VALLEY, CA 92551**  
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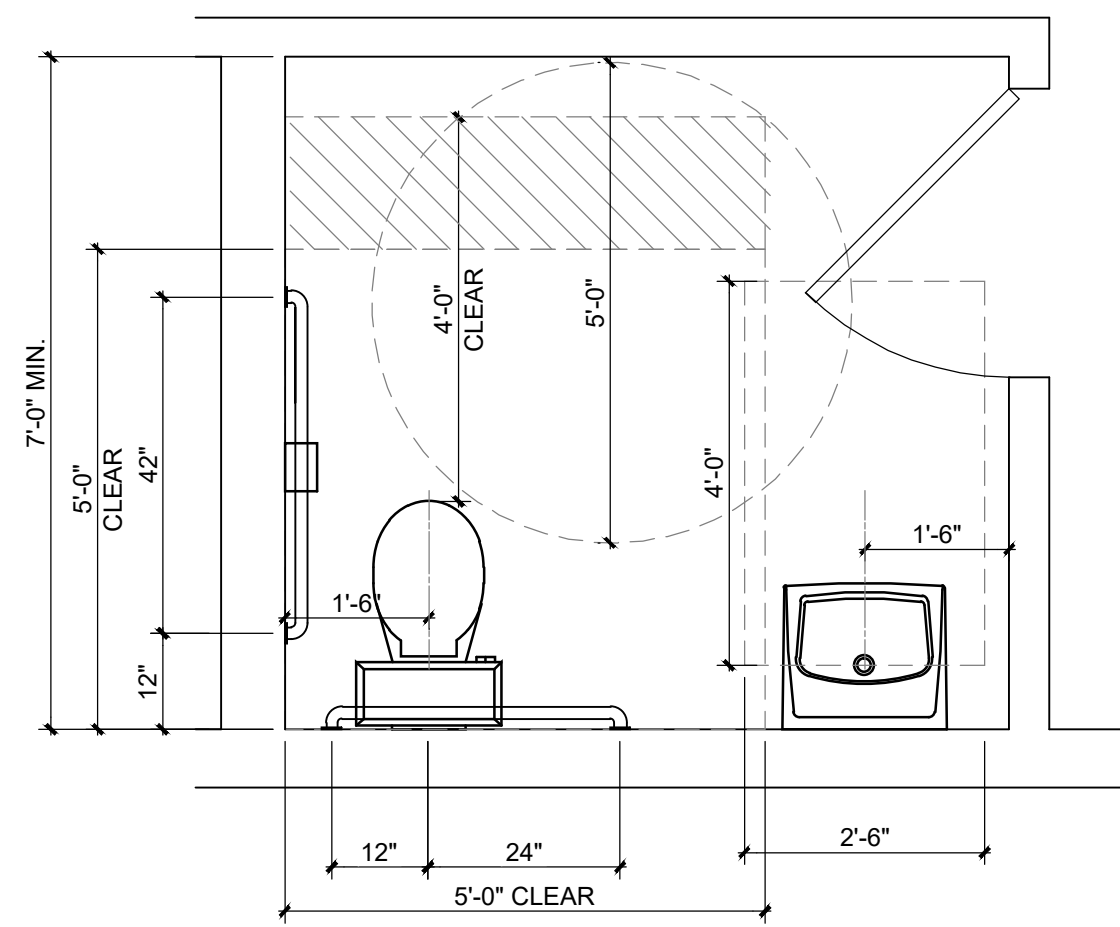
**PROJECT TITLE:**

CUP  
06.02.2022

RADIUS  
MAP

A1.0





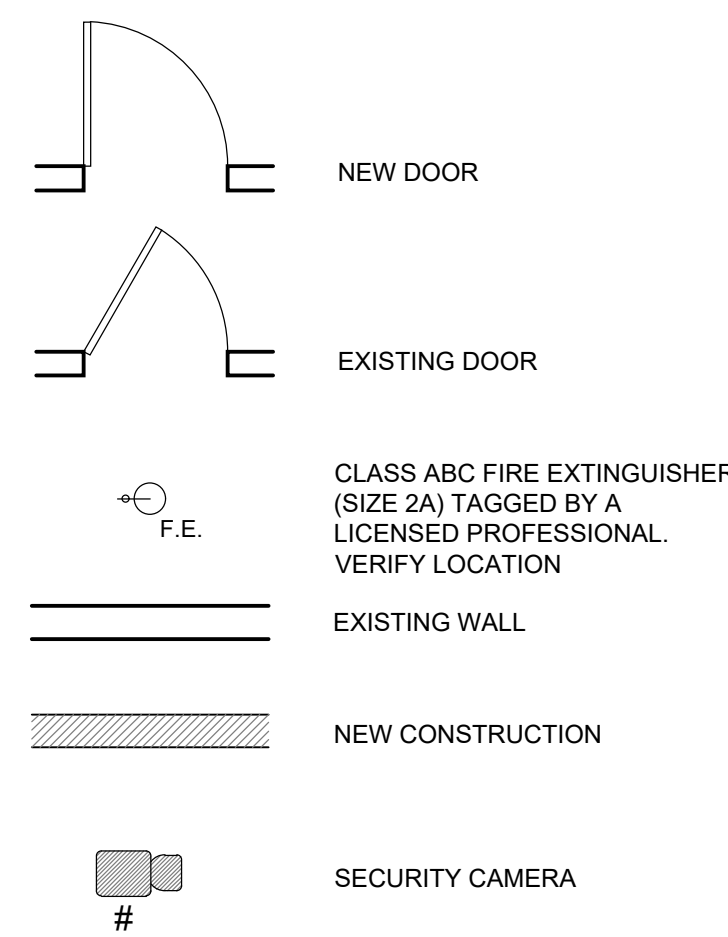
**TYPICAL TOILET ROOM**

**2**

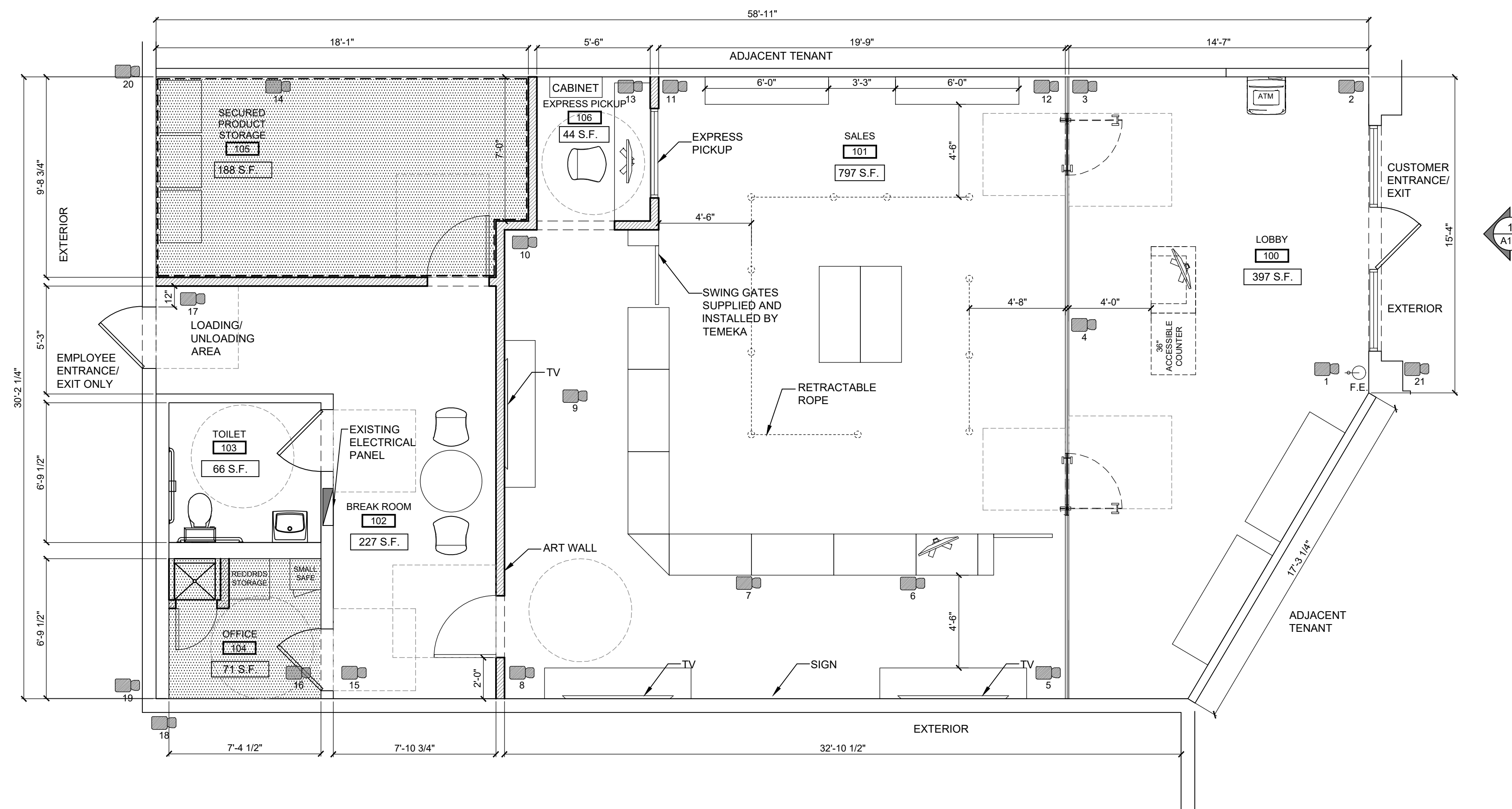
SCALE: 1/2" = 1'-0"

1. ALL WOOD USED FOR BLOCKING OR FRAMING IS TO BE FIRE-RETARDANT TREATED.
2. CONTRACTOR IS TO PROVIDE FIRE EXTINGUISHERS AS DIRECTED BY THE FIRE MARSHAL AT THE TIME OF FINAL INSPECTION.
3. ALL HARDWARE SHALL BE LEVER TYPE DESIGN. ALL CLOSERS SHALL BE FULLY ADJUSTABLE. ALL HARDWARE, THRESHOLDS, ETC. SHALL CONFIRM W/ ADAAG, T24 AND ALL APPLICABLE CODES.
4. ALL NEW DOORS, JAMBS AT HINGE SIDE SHALL BE SET 4" FROM ADJACENT WALL UNLESS AVAILABLE WALL SPACE REQUIRES OTHERWISE.
5. DIMENSIONS ARE TO FINISHED WALL. CONFIRM ALL MEASUREMENTS.

**DRAWING NOTES**



**LEGEND**



**PREMISE DIAGRAM**

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



PLANS FOR CONDITIONAL USE PERMIT  
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PROJECT TITLE:

CUP  
 06.02.2022

PREMISE  
 DIAGRAM

**A1.1**

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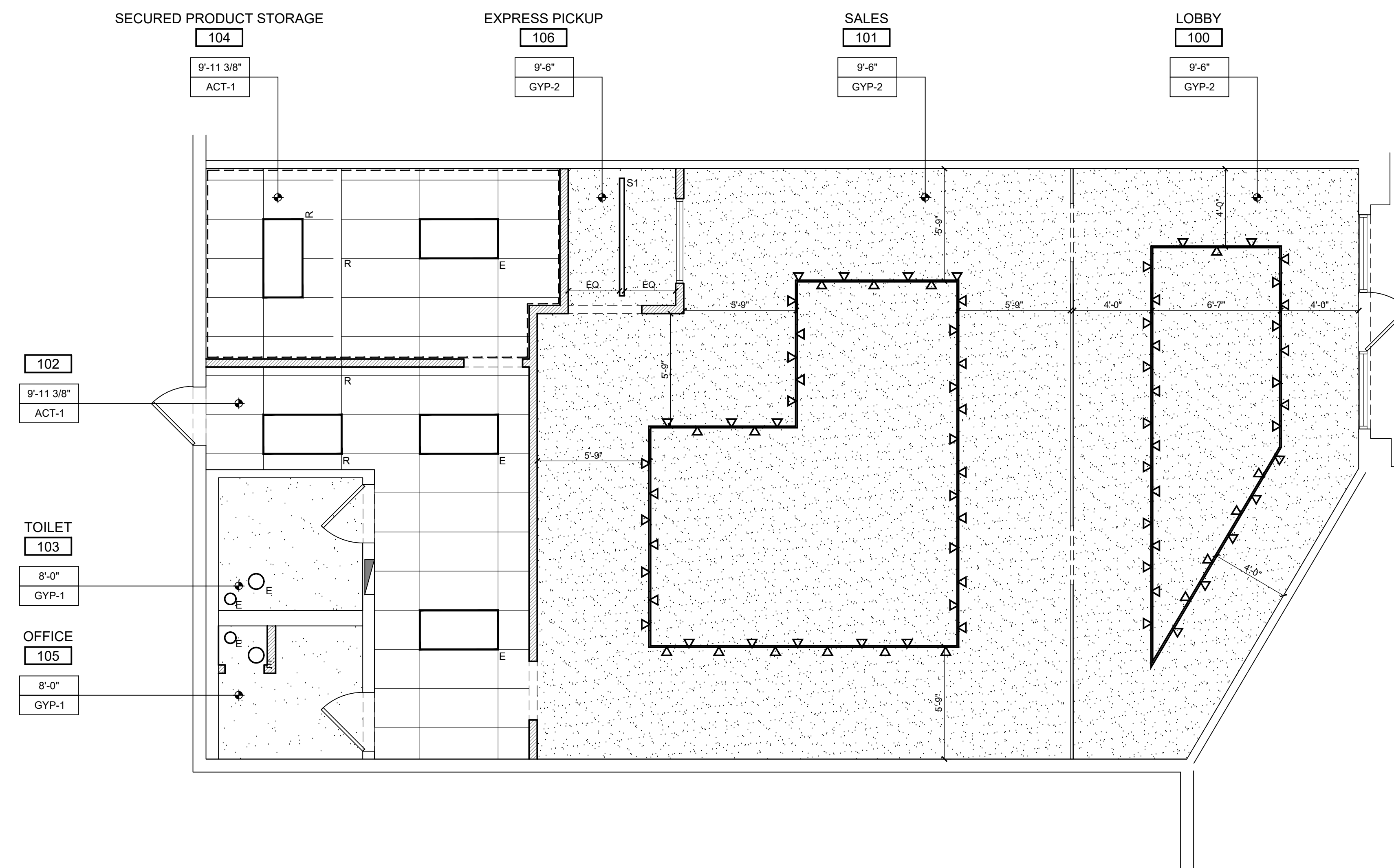
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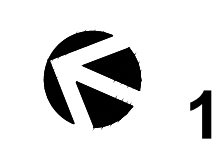
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KEY LEGEND				
SYMBOL	DESCR.	MFG.	WATT	MODEL
	CEILING, 2x4 LED PANEL LIGHT FIXTURE	TRACE LITE	40	LPA24-40-35K
	CEILING, LED TRACK LIGHTS	NORA	10	NORA - NTE-870L-930X-10W
	CEILING, TRACK	JUNO		JUNO T-6FT-WH
	CEILING, 3" x 6"-6" LED LIGHT FIXTURE			
	EXIT SIGN			MODEL:
	SUPPLY AIR DIFFUSER			
	RETURN AIR GRILLE			
	NEW 2X4 LAY-IN CEILING AND GRID	ARMSTRONG		ARMSTRONG PRELUDE XL (ICC-ESR-1308) WITH 15/16" ANGLED TEGULAR DUNE TILES #1776 2X4
	(GB-2) GYPSUM BOARD CEILING	ARMSTRONG		ARMSTRONG DRYWALL GRID SYSTEM AND FRAMING (ICC-ESR-1289).



**REFLECTED CEILING PLAN**

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



PLANS FOR CONDITIONAL USE PERMIT  
**HIGH SEASON**  
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 MORENO VALLEY, CA 92551  
**CANNABIS RETAIL**

**PROJECT TITLE:**

CUP  
 06.02.2022

REFLECTED  
 CEILING  
 PLAN

**A1.2**

**APPLICANT:**

MORENO VALLEY RETAIL, LLC  
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PLANS FOR CONDITIONAL USE PERMIT

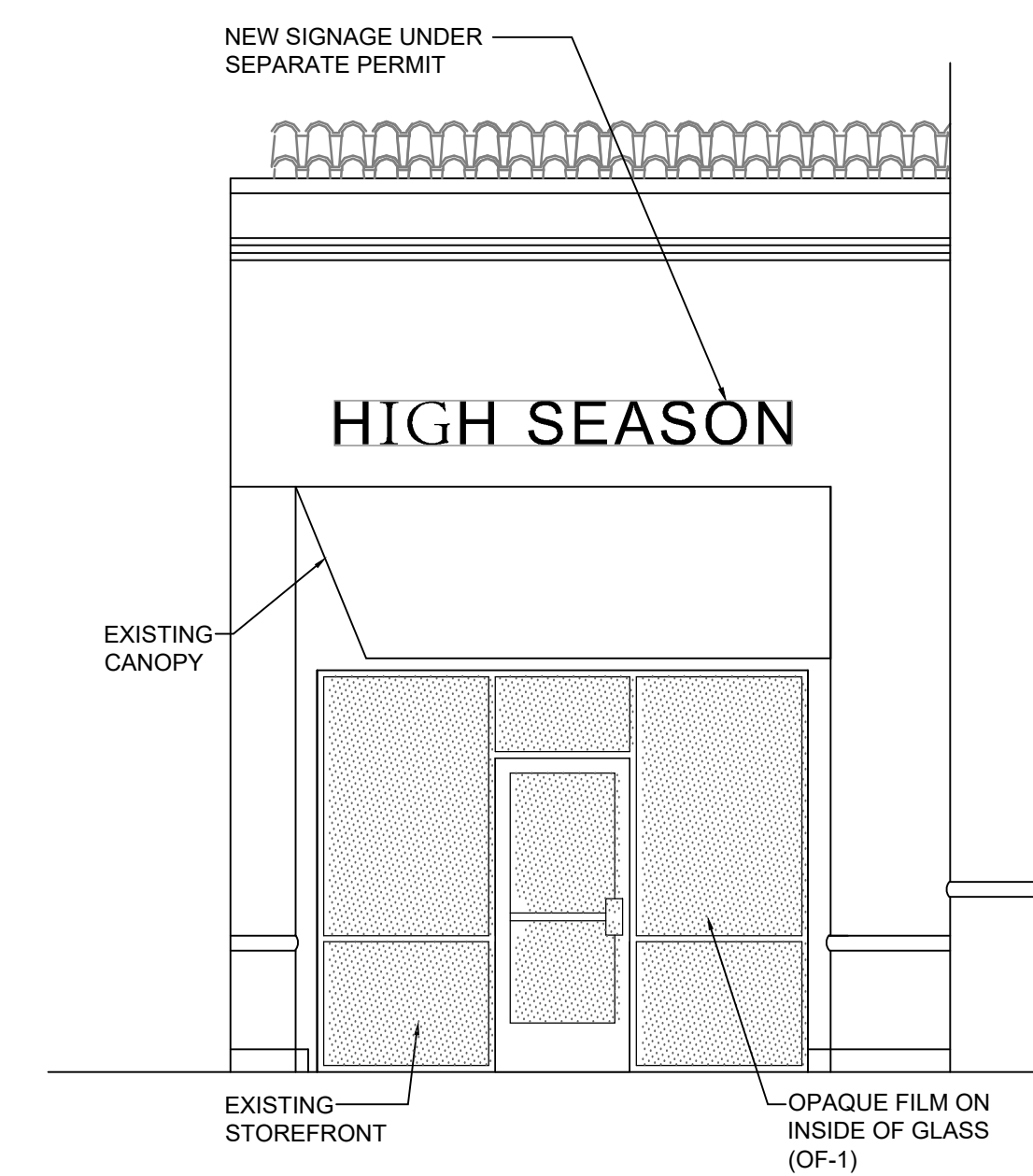
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**MORENO VALLEY, CA 92551**  
**CANNABIS RETAIL**

**PROJECT TITLE:**

CUP  
06.02.2022

EXTERIOR  
ELEVATION

A1.3



**EXTERIOR FRONT ELEVATION**

**1**

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