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B&S DEPARTMENT GENERAL CONDITIONS

BUILDING AND SAFETY DEPARTMENT

General Conditions

B-1. Final Building and Safety Conditions. Final Building and Safety Conditions will be addressed when building construction plans are submitted to Building and Safety for review. These conditions will be based on occupancy, use, the California Building Code (CBC), and related codes, which are enforced at the time of building, plan submittal.

B-2. Compliance with Code. All design components shall comply with applicable provisions of the 2019 edition of the California Building, Plumbing and Mechanical Codes: 2019 California Electrical Code; California Administrative Code, 2019 California Energy Codes, 2019 California Green Building Standards, California Title 24 Disabled Access Regulations, and Lake Elsinore Municipal Code.

B-3. Green Measures. The application shall provide 10% voluntary green measures on the project, as stipulated by the 2019 California Green Building Standards.

B-4. Disabled Access. Applicant shall provide details of all applicable disabled access provisions and building setbacks on plans to include:

- All ground floor units to be adaptable.
- Disabled access from the public way to the entrance of the building.
- Van accessible parking located as close as possible to the main entry.
- Path of accessibility from parking to furthest point of improvement.
- Path of travel from public right-of-way to all public areas on site, such as club house, trash enclosure tot lots and picnic areas.

B-5. Street Addressing. Applicant must obtain street addressing for all proposed buildings by requesting street addressing and submitting a site plan for commercial or multi-family residential projects or a recorded final map for single- family residential projects. It takes 10 days to issue address and notify other agencies. Please contact Sonia Salazar at ssalazar@lake-elsinore.org or 951-674-3124 X 286

B-6. Clearance from LEUSD. A receipt or clearance letter from the Lake Elsinore School District shall be submitted to the Building and Safety Department to ensure the payment or exemption from School Mitigation Fees.

B-7. Obtain Approvals Prior to Construction. Applicant must obtain all building plans and permit approvals prior to commencement of any construction work.

B-8. Obtaining Separate Approvals and Permits. Trash enclosures, patio covers, light standards, and any block walls will require separate approvals and permits.

B-9. Sewer and Water Plan Approvals. On-site sewer and water plans will require separate approvals and permits. Septic systems will need to be approved from Riverside County Environmental Health Department before permit issuance.

B-10. House Electrical Meter. Applicant shall provide a house electrical meter to provide power for the operation of exterior lighting, irrigation pedestals and fire alarm systems for each building on the site. Developments with single user buildings shall clearly show on the plans how the operation of exterior lighting and fire alarm systems when a house meter is not specifically proposed.

At Plan Review Submittal

B-11. Must submit Grading Plans to Engineering prior to Building. Building will not accept plans if they have not been submitted to Engineering first.

Submitting Plans and Calculations. Applicant must submit to Building and Safety online portal for electronic plan check and permitting:

- An electrical plan including load calculations and panel schedule, plumbing schematic, and mechanical plan applicable to scope of work.
- A Sound Transmission Control Study in accordance with the provisions of the Section 5.507, of the 2019 edition of the California Green Code.
- A precise grading plan to verify accessibility for the persons with disabilities.
- Truss calculations that have been stamped by the engineer of record of the building and the truss manufacturer engineer.

Prior to Issuance of Grading Permit(s)

B-12. Onsite Water and Sewer Plans. Onsite water and sewer plans, submitted separately from the building plans, shall be submitted to Building and Safety for review and approval.

B-13. Demolition Permits. A demolition permit shall be obtained if there is an existing structure to be removed as part of the project. Asbestos report and lead base paint reports are required before demo permit will be issued.

Prior to Issuance of Building Permit(s)

B-14. Plans Require Stamp of Registered Professional. Applicant shall provide appropriate stamp of a registered professional with original signature on the plans. Provide C.D. of approved plans to the Building Division.

Prior to Beginning of Construction

B-15. Pre-Construction Meeting. A pre-construction meeting is required with the building inspector prior to the start of the building construction.

FIRE DEPARTMENT GENERAL CONDITIONS

- HAZARDOUS FIRE AREA: THIS PROJECT IS IN A VERY HIGH FIRE HAZARD SEVERITY ZONE OF RIVERSIDE COUNTY AS SHOWN ON A MAP ON FILE WITH THE CLERK OF THE BOARD OF SUPERVISORS. ANY BUILDING CONSTRUCTED WITHIN THIS PROJECT SHALL COMPLY WITH THE SPECIAL CONSTRUCTION PROVISION CONTAINED IN THE CITY OF LAKE ELSINORE ORDINANCE AND THE CALIFORNIA BUILDING CODE.
- FIRE FLOW AND HYDRANTS: THE APPLICANT OR DEVELOPER SHALL PROVIDE FIRE HYDRANTS IN ACCORDANCE WITH THE FOLLOWING:
 - PRIOR TO BUILDING PERMIT APPLICATION, COORDINATE WITH THE WATER DISTRICT TO PROVIDE A NEW PUBLIC FIRE HYDRANT. SHOW THE LOCATION OF THE PROPOSED HYDRANT ON THE BUILDING PERMIT SITE PLAN SUBMITTAL. THE HYDRANT MUST COMPLY WITH FIRE HYDRANT FLOW AND SPACING REQUIREMENTS PER THE CALIFORNIA FIRE CODE AT THE TIME OF PERMIT APPLICATION.
 - PRIOR TO PLACING ANY COMBUSTIBLES ON SITE, PROVIDE AN APPROVED WATER SOURCE FOR FIREFIGHTING PURPOSES.
- EMERGENCY VEHICLE ACCESS ROADS MUST MEET FIRE DEPARTMENT STANDARDS AT THE TIME OF BUILDING PERMIT APPLICATION. CURRENT STANDARDS REQUIRE MINIMUM 24-FOOT WIDE ROADS. ROADS MUST BE CAPABLE OF SUPPORTING AT LEAST 80,000 POUNDS.
- PRIOR TO BUILDING PERMIT ISSUANCE, INSTALL THE APPROVED WATER SYSTEM, APPROVED ACCESS ROADS, AND CONTACT THE FIRE DEPARTMENT FOR A VERIFICATION INSPECTION.

PLANNING GENERAL CONDITIONS

- PROJECT REQUIRED TO INCORPORATE APPLICABLE CAP MEASURES.

ORTEGA PLAZA RETAIL & COMMERCIAL CENTER

W/ ORTEGA PLAZA, LLC

PROJECT OWNER / APPLICANT

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PROJECT TEAM

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CONTACT: CHARLENE SO, PE

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9201 WASHINGTON AVE.
RACINE, WI 53406
PHONE: 714-812-8182
E-MAIL: jay@bostonmcdermott.com
CONTACT: JAY BOSTON

DRAWING INDEX

ARCHITECTURAL
G1.0 TITLE SHEET
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AS 1.1 CONCEPTUAL SITE WALL PLAN
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A 1.1 C-STORE ROOF PLAN
A 2.0 C-STORE ELEVATIONS
A 3.0 C-STORE SECTIONS
CA 1.0 CANOPY PLAN
CA 2.0 CANOPY ELEVATIONS
TE 1.0 TRASH ENCLOSURE PLAN
MB 1.0 MATERIALS BOARD

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SHEET 2 ALTA/TOPO

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C02 WQMP PLAN
C03 PRELIMINARY UTILITY PLAN
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DEFERRED SUBMITTALS

- FIRE SPRINKLER ENGINEERING
- TRUSSES

SEPARATE PERMITS

- SIGNS (SIGNS MUST BE COMPLEMENTARY TO THE ARCHITECTURAL DESIGN OF THE BUILDING. SIGN PROPOSAL SHALL INCLUDE COLOR SCHEME, TYPES OF MATERIALS, TYPEFACE, DIMENSIONS, AND A SITE PLAN DEPICTING THE LOCATIONS OF ALL PROPOSED FOR THE PROJECT, INCLUDING BUILDING SIGNS, CANOPY SIGNS, PARCEL IDENTIFICATION SIGNS, AND GAS PRICES SIGNS.
 - SPACE FOR THE LOGICAL AND INTEGRATED PLACEMENT OF SIGNS (INCLUDING ADDRESS) SHOULD BE ALLOCATED IN THE PROJECT DESIGN. INDICATE CONCEPTUAL LOCATION AND SPECIFICATIONS OF PROPOSED SIGNAGE INCLUDING GAS STATION PRICING SIGNAGE AND MONUMENTATION. REFER TO LEMC 17.196.210 FOR GAS STATION SIGN STANDARDS.
 - PROVIDE A SIGN AREA CALCULATION FOR THE CONCEPTUAL WALL SIGNAGE. THE TOTAL SIGN AREA PERMITTED PER BUILDING FRONTAGE SHALL NOT EXCEED ONE SQUARE FOOT PER LINEAL FOOT OF BUILDING FRONTAGE ON WHICH THE SIGN IS LOCATED. (17.196.180)

CODE INFORMATION

ALL CONSTRUCTION TO COMPLY WITH:
BUILDING CODE: 2022 CALIFORNIA BUILDING CODE
PLUMBING CODE: 2022 CALIFORNIA PLUMBING CODE
ELECTRICAL CODE: 2022 CALIFORNIA ELECTRIC CODE
MECHANICAL CODE: 2022 CALIFORNIA MECHANICAL CODE
ENERGY CODE: 2022 CALIFORNIA ENERGY CODE
GREEN BUILDING: 2022 CALIFORNIA GREEN BUILDING CODE
FIRE CODE: 2022 CALIFORNIA FIRE CODE (2021 IFC)

*THE PROJECT SHALL COMPLY WITH THE DEVELOPMENT STANDARDS AS OUTLINED IN THE C-1 ZONE AND THE LEMC

SITE DATA

ADDRESS: 15890 GRAND AVENUE
LAKE ELSINORE, CA 92530
PERMIT NUMBER: PA2019-80
CDR2022-0005
CUP2022-0005
APN: 381-320-025-6
COUNTY: RIVERSIDE
GROSS LOT SIZE: 7.07 ACRES (307,939 S.F.)
PROJECT AREA: DISTURBED: 3.57 ACRES (155,540 S.F.)
BUILDING AREAS: PROPOSED C-STORE: 3,375 S.F.
PROPOSED QSR: 1,400 S.F.
PROPOSED CANOPY: 3,427 S.F.
PROPOSED TRASH ENCLOSURE: 176 S.F. (TYP. OF 3)
NOT A PART
EXISTING RETAIL: 8,634 S.F.
EXISTING 2-STORY OFFICE: 6,478 S.F. (3,239 S.F. PER FLR)

FIRE HAZARD: VERY HIGH FIRE HAZARD SEVERITY ZONE

BUILDING HEIGHT: MAX HEIGHT: 35'-0"

STORIES: PROPOSED: SINGLE

ALCOHOL SALES: YES

CONSTRUCTION TYPE: V-B/SPRINKLERED

OCCUPANCYS: M

SPECIFIC PLAN: N/A

GENERAL PLAN: GENERAL COMMERCIAL LAND USE

LAND USE: EXISTING: RETAIL / COMMERCIAL
PROPOSED: RETAIL / COMMERCIAL

ZONE: EXISTING: C1 - NEIGHBORHOOD COMMERCIAL
PROPOSED: C1 - NEIGHBORHOOD COMMERCIAL

SURROUNDING LAND USE AND ZONING: NORTH: CMU - COMMERCIAL MIXED USE
SOUTH: R1 - SINGLE FAMILY RESIDENTIAL
EAST: CMU - COMMERCIAL MIXED USE
WEST: R1 - SINGLE FAMILY RESIDENTIAL

PARKING REQUIREMENTS: RESTAURANT: 1/40 S.F. OF CUSTOMER AREA
+ 1/200 S.F. OF NON-CUSTOMER AREA
RETAIL / OFFICE: 1/250 S.F.
C-STORE: (3,375 / 250) = 14
QSR: (1420 / 40 = 11) + (980 / 200 = 5) = 16
RETAIL: (8,634 / 250) = 34
2-STORY OFFICE: (6,478 / 250) = 26
TOTAL PARKING REQUIRED: 90
TOTAL PARKING PROVIDED: 124

FAR: ACTUAL: 0.07 (MAX. 40)

LOT COVERAGE: BUILDING: 20,603 S.F. (7%)
LANDSCAPING: 43,603 S.F. (14%)
IMPERVIOUS: 91,332 S.F. (30%)
UNDISTURBED LAND: 90,509 S.F. (29%) *HATCHED
PUBLIC R.O.W.: 61,890 S.F. (20%)
GROSS TOTAL: 307,939 S.F. (100%)

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

SOUTHEAST HALF OF LOT 8 IN BLOCK "C" AS SHOWN BY MAP SHOWING SUBDIVISIONS IN ELSINORE ON FILE IN BOOK 8, PAGE 377 OF MAPS. RECORDS OF SAN DIEGO COUNTY, CALIFORNIA.

EXCEPTING THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED MARCH 26, 1991 AS INSTRUMENT NO. 98098, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN: 381-320-025-6

SCOPE OF WORK

- DEMOLITION OF EXISTING BURGER AND WINGS QUICK SERVE RESTAURANT.
- EXISTING OFFICE AND RETAIL BUILDING TO REMAIN, NO A PART.
- PROPOSED 3,375 S.F. CONVENIENCE STORE WITH 1,400 S.F. DRIVE-THRU QUICK SERVE RESTAURANT.
- PROPOSED 3,427 S.F. FIVE MPD FUELING CANOPY WITH ASSOCIATED UNDERGROUND STORAGE TANKS.
- PROPOSED THREE 176 S.F. TRASH ENCLOSURES WITH OVERHEAD ROOF.
- PROPOSED PARKING, LANDSCAPE, WQMP, AND HARDSCAPE IMPROVEMENTS.
- PROPOSED OFFSITE DRIVEWAY IMPROVEMENTS INCLUDE: BUS STOP TURNOUT, UTILITY CONNECTIONS, SIGNAL MODIFICATIONS, STRIPING MODIFICATIONS, AND RIGHT OF WAY DEDICATIONS.
- A RECIPROCAL ACCESS & PARKING AGREEMENT IS REQUIRED FOR ALL SHARD-USE DRIVEWAYS AND PARKING STALLS.
- PROPOSED ALCOHOL SALES.
- SIGNAGE NOT A PART OF REVIEW.

VICINITY MAP



**EMPIRE
DESIGN
GROUP** Inc.



511 N Main St.
Lake Elsinore, CA 92530
951-696-1490
EmpireDesignGroup.biz

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CLIENT:

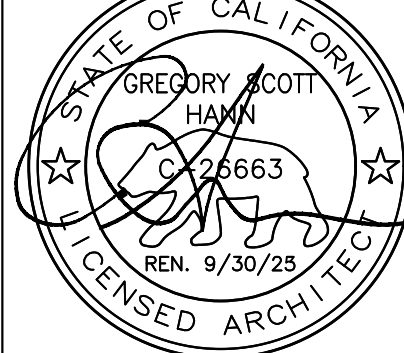
**ORTEGA
PLAZA, LLC**

**ORTEGA PLAZA
15890 GRAND AVENUE
LAKE ELSINORE, CA 92530**

ARCHITECT OF RECORD:

GREGORY S. HANN, AIA
511 N. MAIN STREET
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CELL: 951-809-7601
E-MAIL: ghann@empiregr.biz

SEAL:



Date: SEPTEMBER 19, 2023

Project Number: EDG#04591

NO.	DATE	REVISION	DESCRIPTION
1	5-7-23	1ST PC COMMENTS	
2	9-19-23	2ND PC COMMENTS	
3	11-16-23	3RD PC COMMENTS	
4	1-22-24	4TH PC COMMENTS	

DESIGNED BY: GH

CHECKED BY: GH

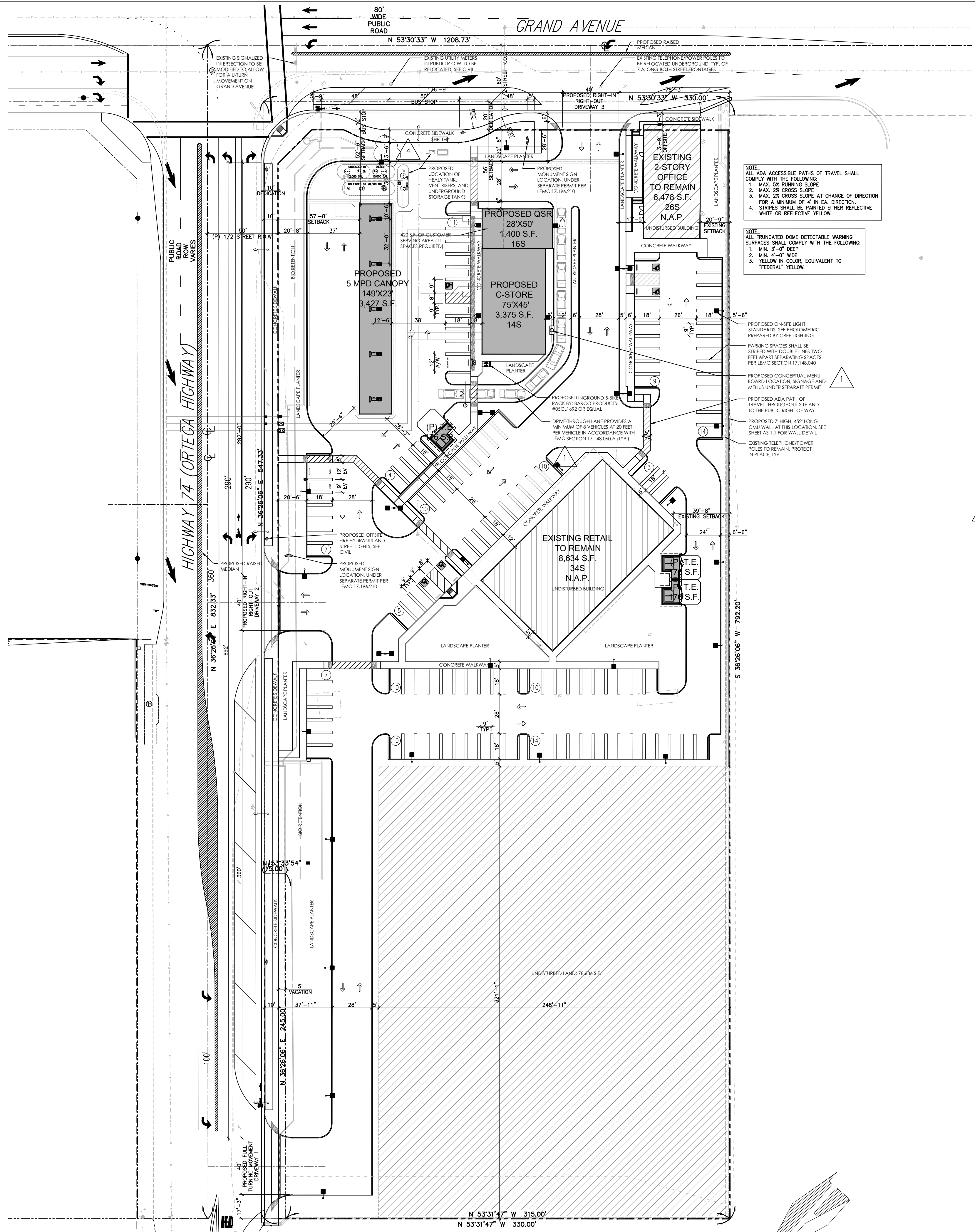
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DRAWING TITLE:

**TITLE
SHEET**

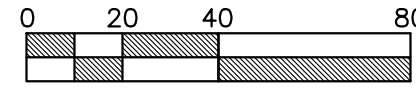
SHEET NO:

G 1.0



CONCEPTUAL SITE PLAN

SCALE: 1" = 40'-0"



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PROPOSED: SINGLE

STORIES: PROPOSED: SINGLE

ALCOHOL SALES: YES

CONSTRUCTION TYPE: V-B/SPRINKLERED

OCCUPANCYS: M

SPECIFIC PLAN: N/A

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PROJECT OWNER / APPLICANT

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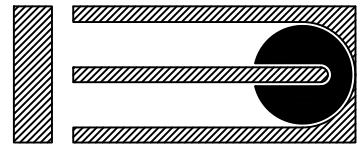
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VICINITY MAP



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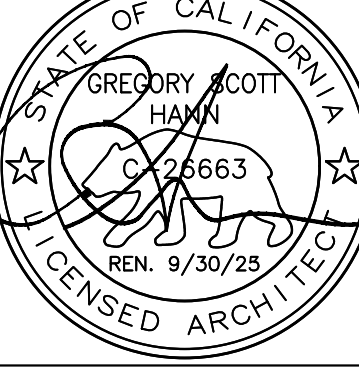
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ARCHITECT OF RECORD:

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DESIGNED BY: GH

CHECKED BY: GH

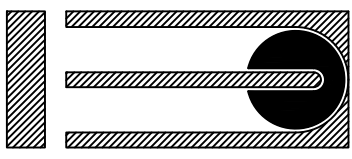
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CONCEPTUAL SITE PLAN

SHEET NO:

AS 1.0



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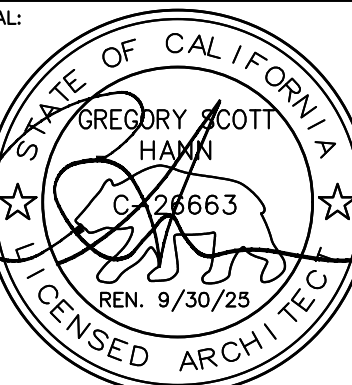
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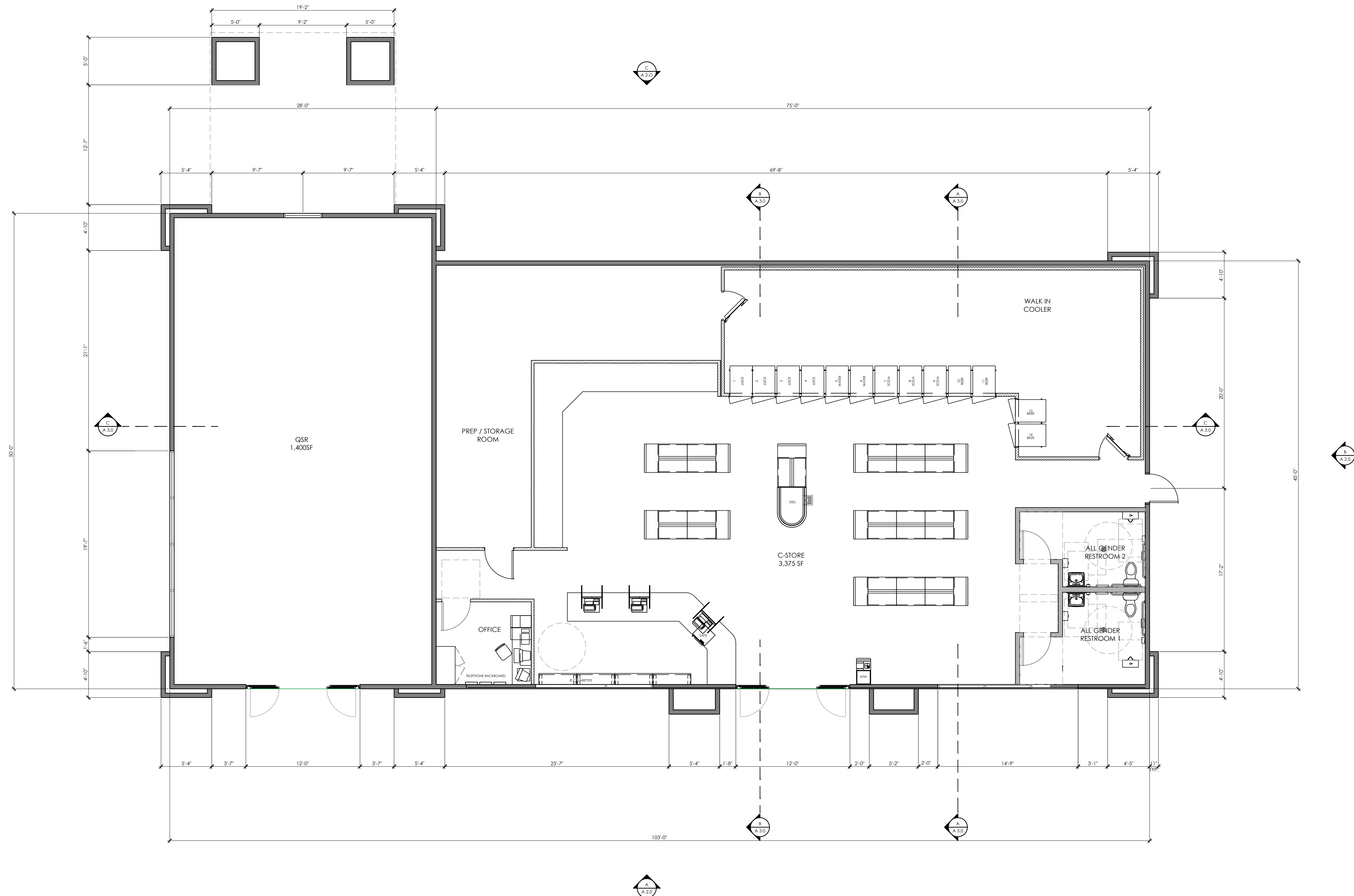
DESIGNED BY: GH
CHECKED BY: GH
DRAWN BY: AH

DRAWING TITLE:

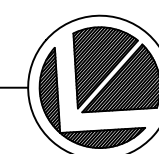
CONCEPTUAL C-STORE
FLOOR PLAN

SHEET NO:

A 1.0



1
-
CONCEPTUAL FLOOR PLAN
SCALE: 3/16"=1'-0"



LEGEND

- WOOD FRAMED WALL
- INTERIOR PARTITION WALL
- INSULATED COOLER WALL

GAS/ELECTRIC PACKAGE ROOFTOP UNIT

MARK	MANUFACTURER/MODEL #	SERVICE
RTU-1	"YORK" ZH061N07	STORE
RTU-2	"YORK" ZH061N07	STORE

****VERIFY IF GAS SERVICE IS AVAILABLE AT THE PROPERTY

EMPIRE
DESIGN
GROUP Inc.



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CLIENT:

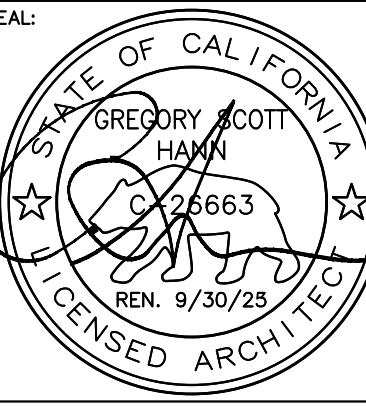
ORTEGA
PLAZA, LLC

ORTEGA PLAZA
15890 GRAND AVENUE
LAKE ELSINORE, CA 92530

ARCHITECT OF RECORD:

GREGORY S. HANN, AIA
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CELL: 951-809-7601
E-MAIL: ghann@empiregr.biz

SEAL:



Date: SEPTEMBER 19, 2023

Project Number: EDG#04591

NO.	DATE	REVISION	DESCRIPTION
1	5-7-23	1ST PC COMMENTS	
2	9-19-23	2ND PC COMMENTS	
3	11-16-23	3RD PC COMMENTS	
4	1-22-24	4TH PC COMMENTS	

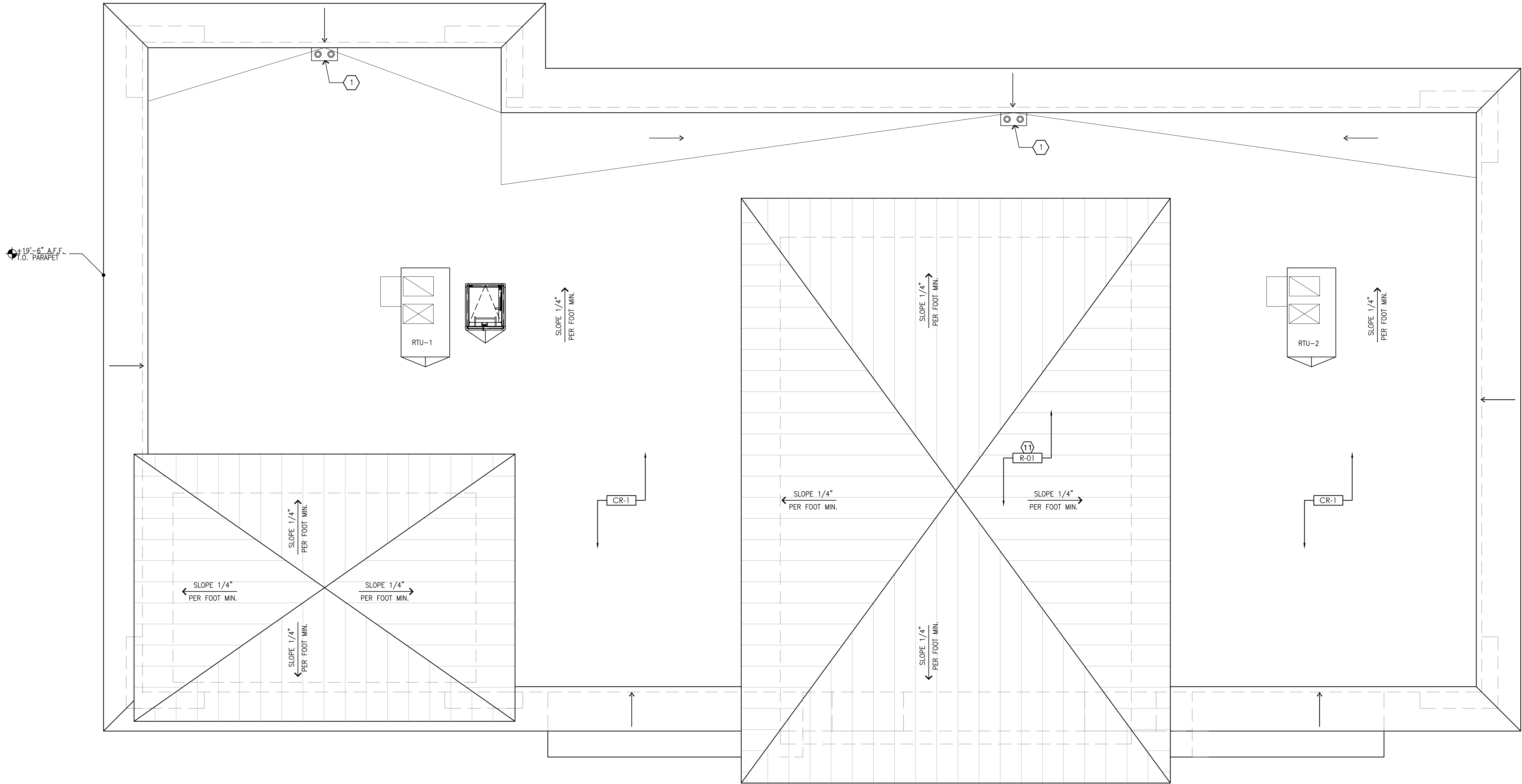
DESIGNED BY: GH
CHECKED BY: GH
DRAWN BY: AH

DRAWING TITLE:

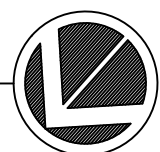
CONCEPTUAL C-STORE
ROOF PLAN

SHEET NO:

A 1.1



1
-
CONCEPTUAL ROOF PLAN
SCALE: 1/4"=1'-0"



ROOFING:

R-01 BEST BUY METALS
SERIES: SNAP-LOC 24
SIZE: 24" X 3"
COLOR: MANSARD BROWN (133)
UL-580 CLASS 90 UPLIFT
+
30 POUND FELT PAPER UNDERLAYMENT

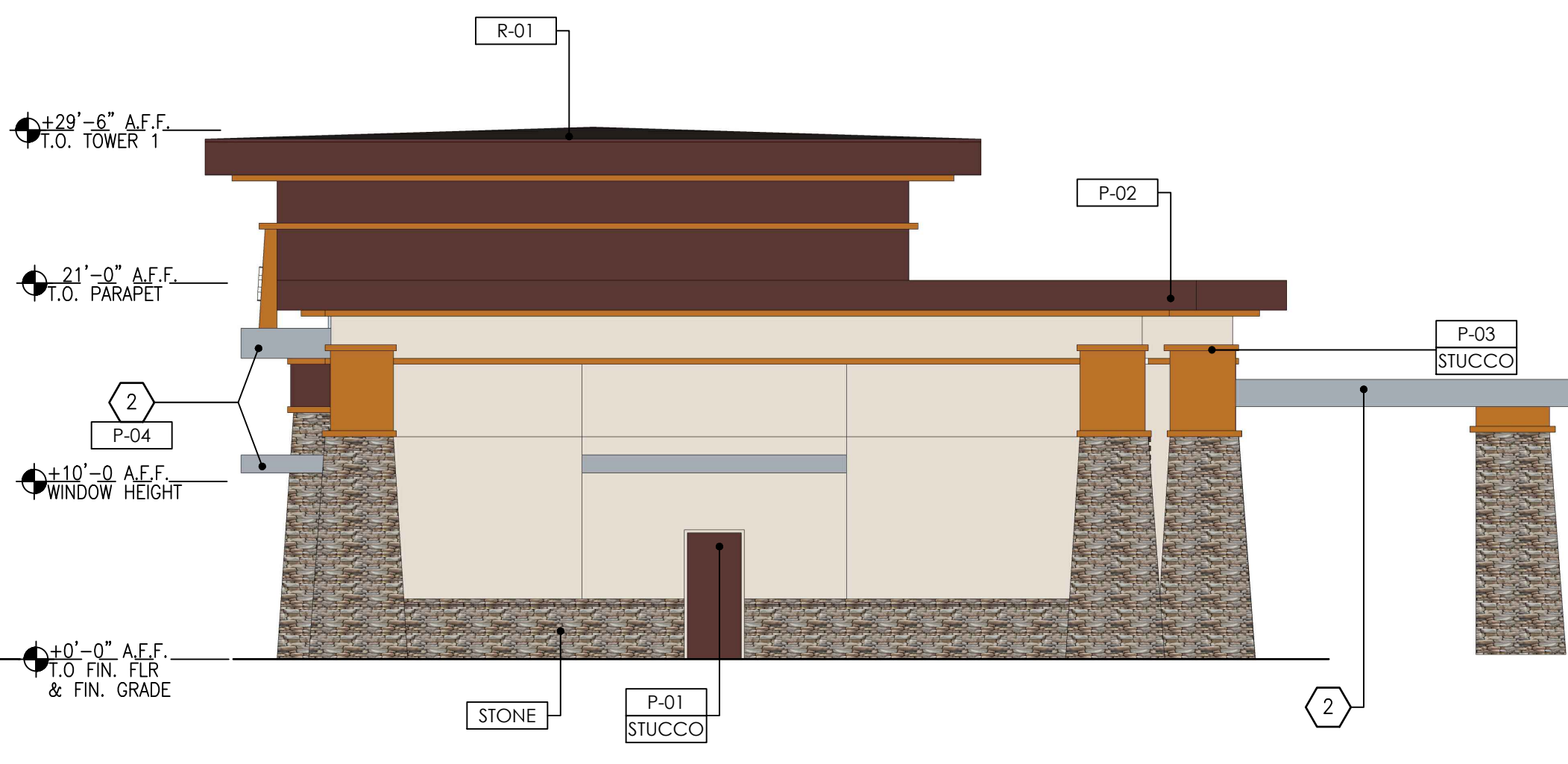
CR-1 COOL ROOFING 60 MIL TPO SINGLE PLY ROOF BY FIRESTONE
ICC-ESR-3174

KEYED NOTES

1 ROOF DRAIN AND OVERFLOW



A C-STORE NORTH ELEVATION
SCALE: 1/8"=1'-0"



B C-STORE WEST ELEVATION
SCALE: 1/8"=1'-0"



C C-STORE SOUTH ELEVATION
SCALE: 1/8"=1'-0"



D C-STORE EAST ELEVATION
SCALE: 1/8"=1'-0"



C-STORE PERSPECTIVE
SCALE: N/A



C-STORE PERSPECTIVE
SCALE: N/A

GENERAL NOTES

- A. REVEAL LOCATIONS IN FINISH SYSTEM SHOWN ARE TO ALIGN AS CLOSELY AS POSSIBLE TO ELEVATIONS.
- B. SIGNAGE NOT A PART, UNDER SEPARATE SUBMITTAL

KEYED NOTES

- 1 ALUMINUM ENTRANCE AND STOREFRONT SYSTEM
- 2 STEEL AWNING ROD AND CLEVIS

EXTERIOR PAINTS:

- P-01 ICI #A0070, "SOUTHERN SHADOW"
COLOR SPECIFY #40YY 74/056
- P-02 ICI #A0301, "BABBITT BROWN"
COLOR SPECIFY #13YR 07/157
- P-03 ICI #A0629, "CALIFORNIA COPPER"
COLOR SPECIFY #00YY 23/557
- P-04 ICI #CFCED0, "UNIVERSAL GREY"
COLOR SPECIFY #00NN 62/000

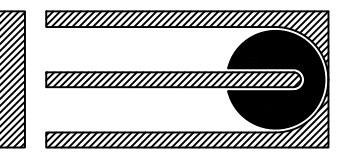
EXTERIOR FINISHES:

- STUCCO LAHABRA ACRYLIC ELECTROMETRIC FINISH (20/30 SAND FLOAT) OVER THREE PART 7/8" PORTLAND CEMENT PLASTER OVER METAL LATH. PROVIDE CONTROL JOINTS AS SHOWN
- STONE ELDORADO STONE
SERIES: COASTAL LEDGE
COLOR: SANTA CRUZ
ICC-ES #: ESR-1215

ROOFING:

- R-01 BEST BUY METALS
SERIES: VERTICAL SEAM STANDING SEAM
SIZE: 18" X 1.75"
COLOR: MANSARD BROWN (133)
UL-580 CLASS 90 UPLIFT
30 POUND FELT PAPER UNDERLAYMENT

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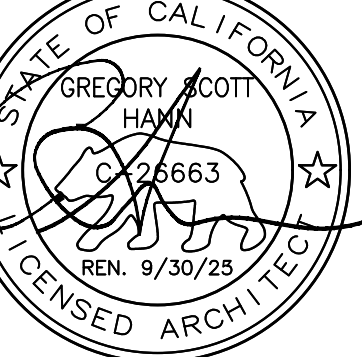
ORTEGA
PLAZA, LLC

ORTEGA PLAZA
15890 GRAND AVENUE
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ARCHITECT OF RECORD:

GREGORY S. HANN, AIA
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SEAL:



Date: SEPTEMBER 19, 2023

Project Number: EDG#04591

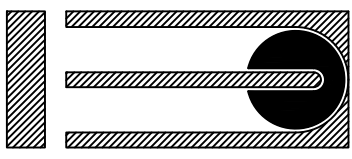
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3	11-16-23	3RD PC COMMENTS	
4	1-22-24	4TH PC COMMENTS	

DESIGNED BY: GH
CHECKED BY: GH
DRAWN BY: AH
DRAWING TITLE:

CONCEPTUAL
C-STORE
ELEVATIONS

SHEET NO:

2
A 2.0



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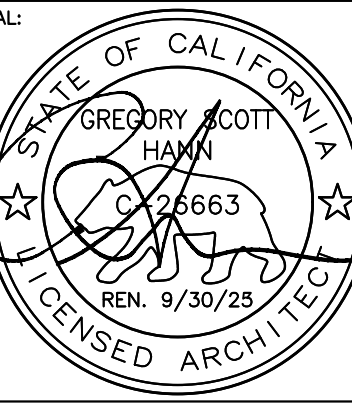
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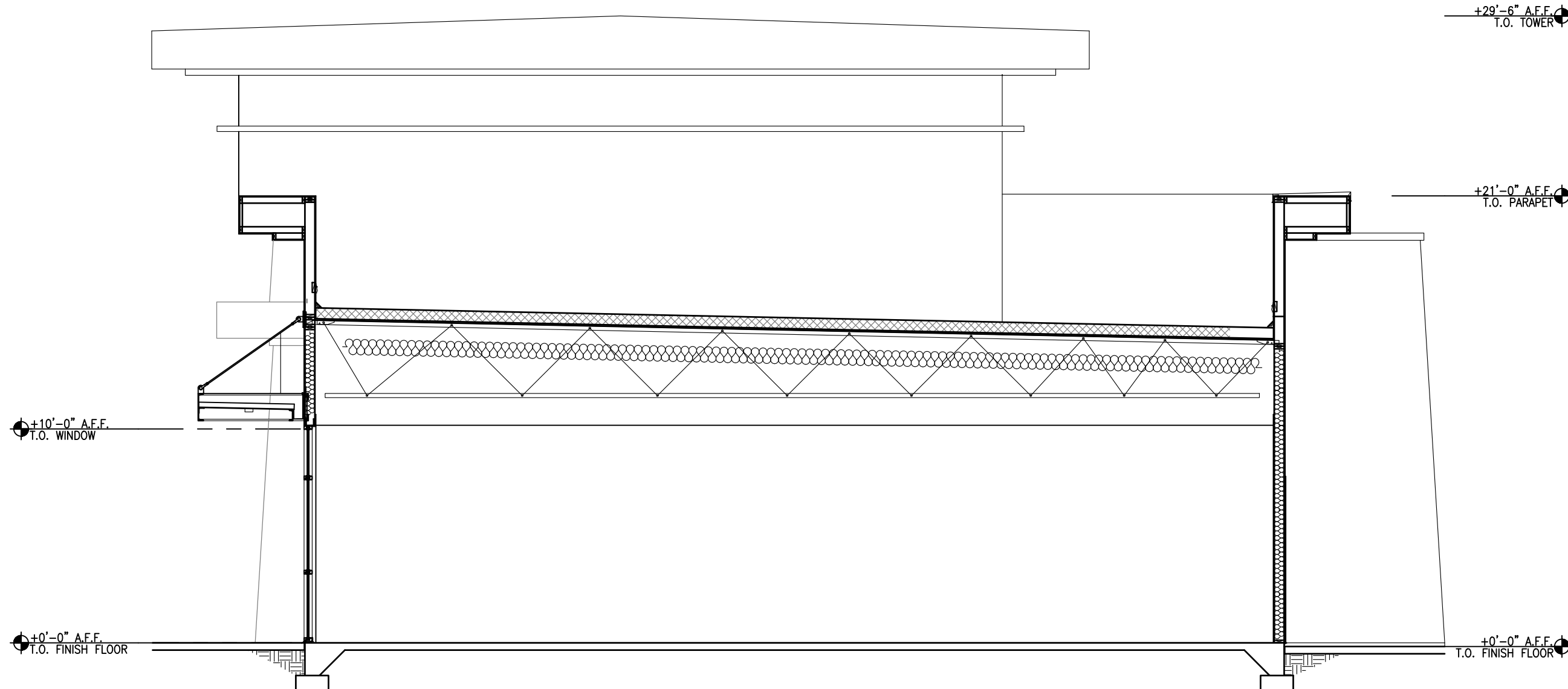
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CHECKED BY: GH
DRAWN BY: AH

DRAWING TITLE:

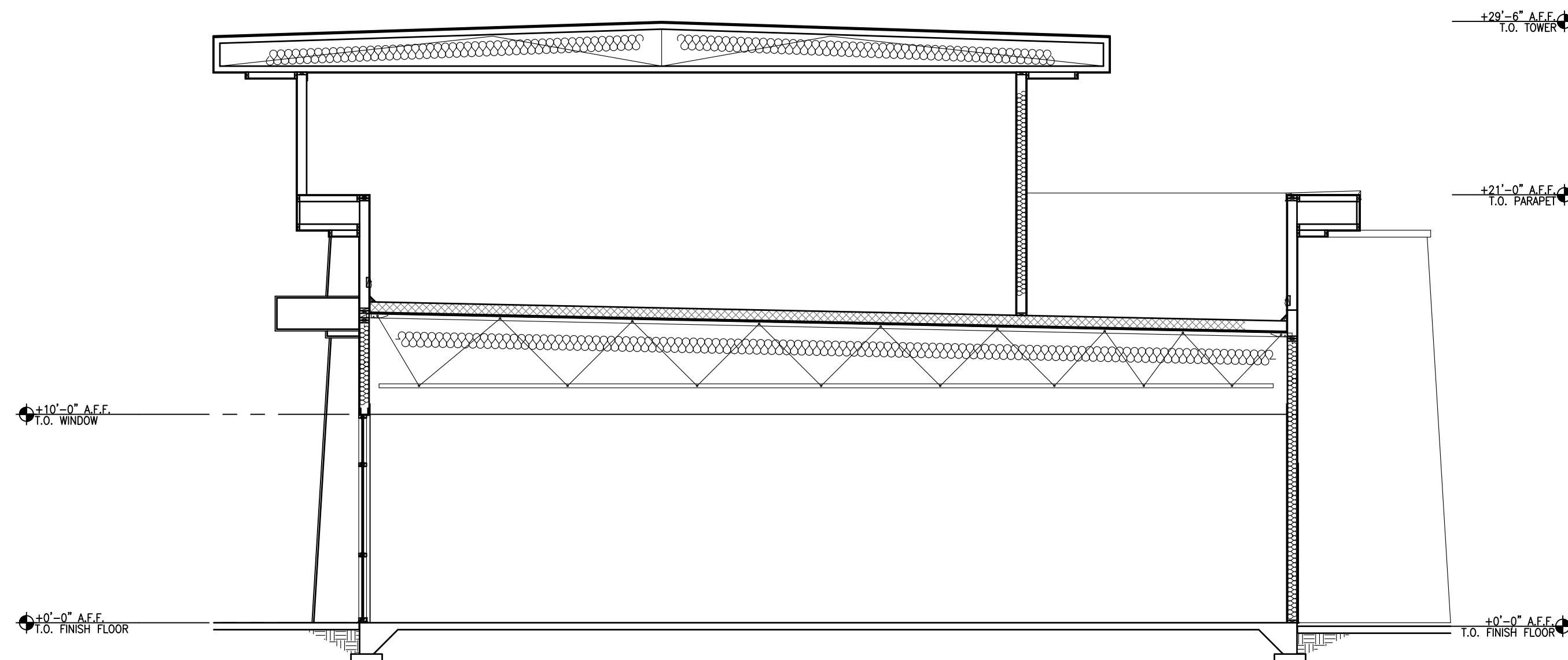
C-STORE
SECTIONS

SHEET NO:

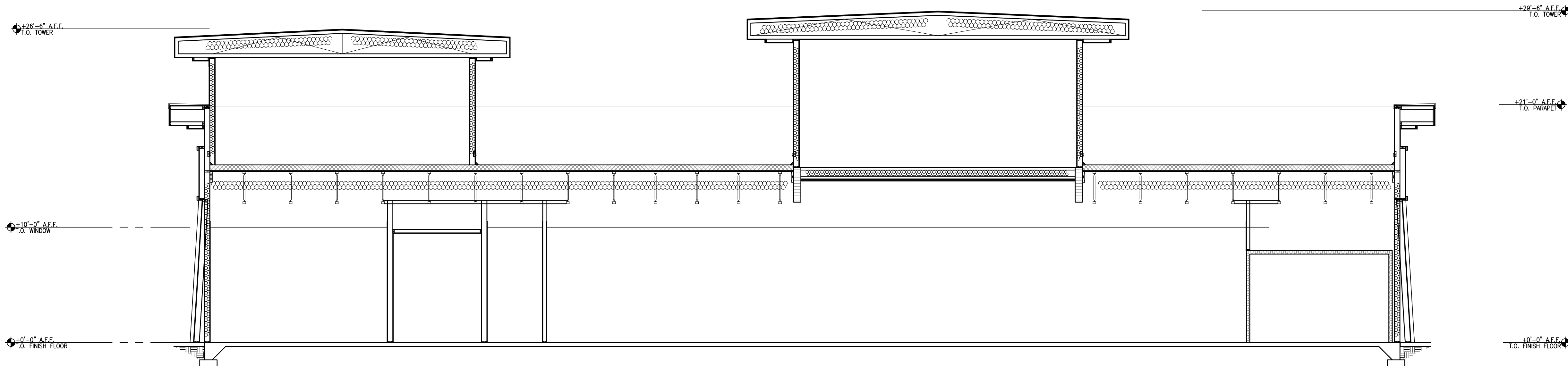
A 3.0



A
C-STORE SECTION A
SCALE: 3/16"=1'-0"



B
C-STORE SECTION B
SCALE: 3/16"=1'-0"

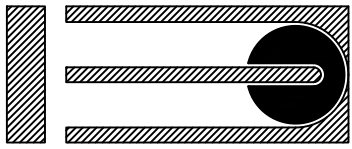


C
C-STORE SECTION C
SCALE: 3/16"=1'-0"

KEYED NOTES

- 1 DASHED LINE OF CANOPY ROOF OVERHANG
- 2 LINE OF CONCRETE SLAB
- 3 CANOPY COLUMNS, TYP. OF 6
- 4 FUELING DISPENSERS, TYP. OF 6
- 5 BUMPER POSTS, TYP. OF 6
- 6 CANOPY ROOF HATCH

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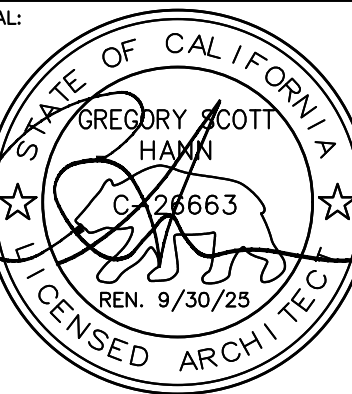
ORTEGA
PLAZA, LLC

ORTEGA PLAZA
15890 GRAND AVENUE
LAKE ELSINORE, CA 92530

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CELL: 951-803-7601
E-MAIL: ghann@empiregr.biz

SEAL:



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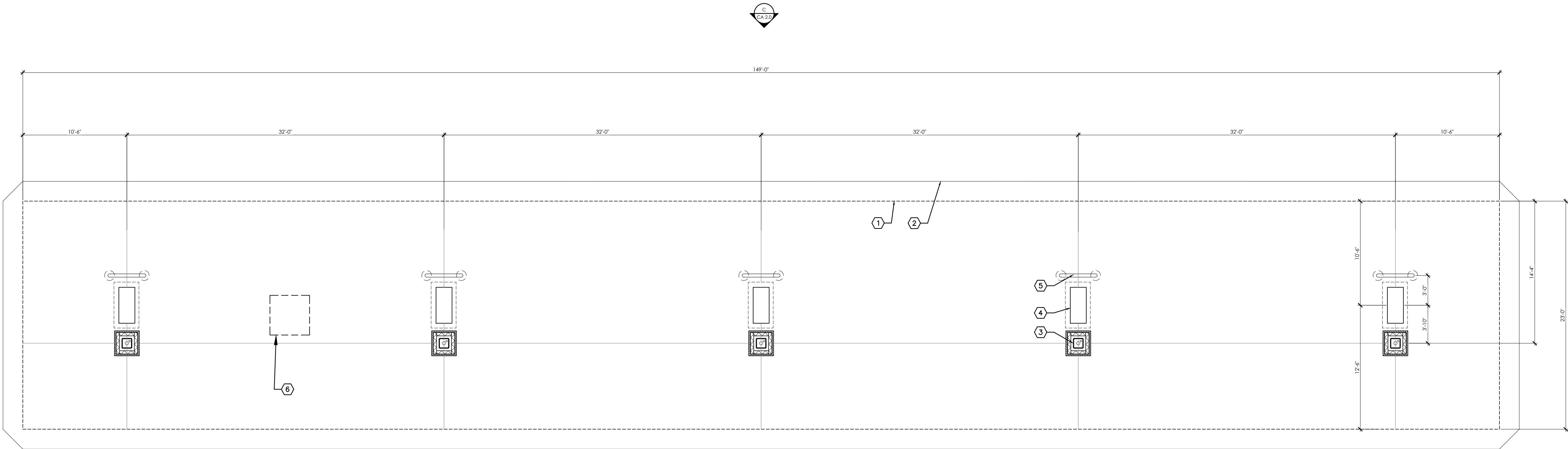
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CHECKED BY:	GH
DRAWN BY:	AH

DRAWING TITLE:

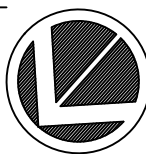
CONCEPTUAL
CANOPY PLAN

SHEET NO:

CA 1.0

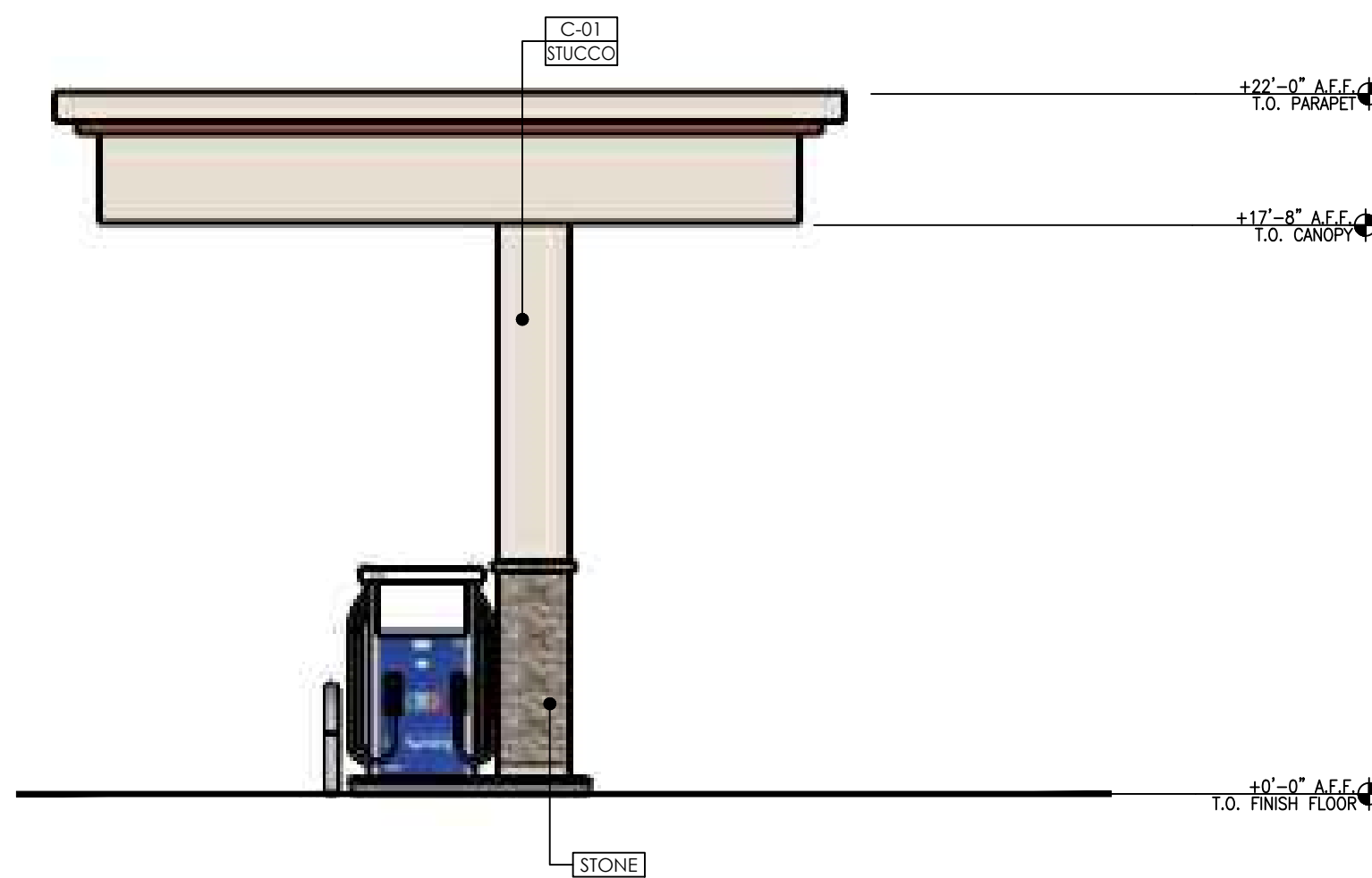


1
-
CONCEPTUAL CANOPY PLAN
SCALE: 3/16"=1'-0"

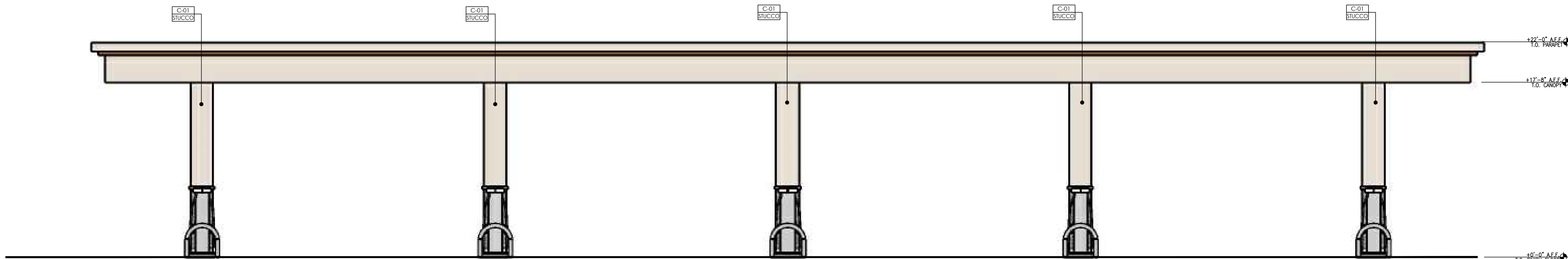




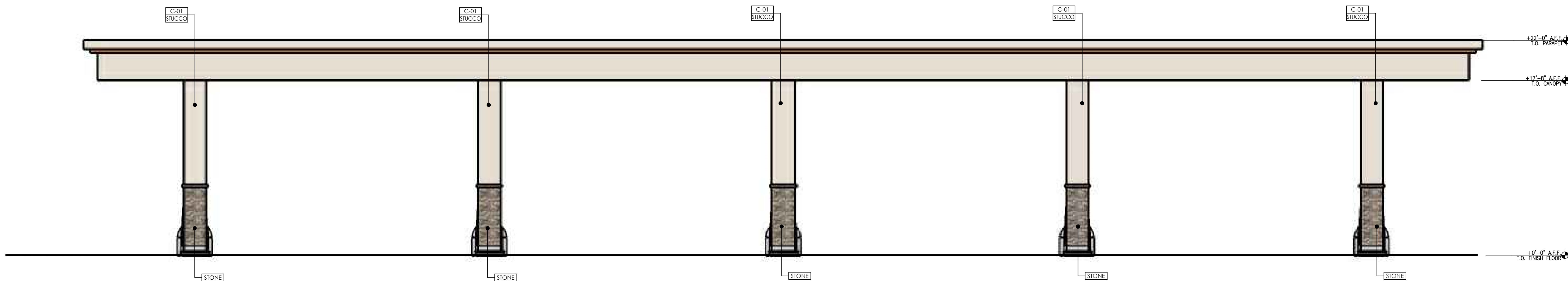
A **CONCEPTUAL WEST ELEVATION**
SCALE: 3/16"=1'-0"



B **CONCEPTUAL EAST ELEVATION**
SCALE: 3/16"=1'-0"



C **CONCEPTUAL NORTH-WEST ELEVATION**
SCALE: 3/16"=1'-0"



D **CONCEPTUAL SOUTH-EAST ELEVATION**
SCALE: 3/16"=1'-0"

EXTERIOR PAINTS:

- P-02 ICI #A0070, "SOUTHERN SHADOW"
COLOR SPECIFY #40YY 74/056
- P-03 ICI #A0301, "BABBITT BROWN"
COLOR SPECIFY #13YR 07/157
- P-04 ICI #A0429, "CALIFORNIA COPPER"
COLOR SPECIFY #00YY 23/557

EXTERIOR FINISHES:

- STUCCO LAHABRA ACRYLIC ELECTROMETRIC FINISH (20/30 SAND FLOAT) OVER THREE PART 7/8" PORTLAND CEMENT PLASTER OVER METAL LATH. PROVIDE CONTROL JOINTS AS SHOWN
- STONE ELDORADO STONE
SERIES: COASTAL LEDGE
COLOR: SANTA CRUZ
ICC-ES #: ESR-1215

ROOFING:

- R-01 BEST BUY METALS
SERIES: SNAP-LOC 24
SIZE: 24" X 3"
COLOR: MANSARD BROWN (133)
UL-580 CLASS 90 UPLIFT
+
30 POUND FELT PAPER UNDERLAYMENT

**EMPIRE
DESIGN
GROUP** Inc.



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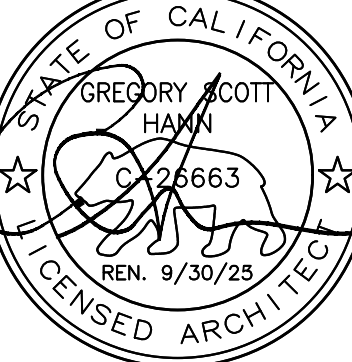
**ORTEGA
PLAZA, LLC**

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ARCHITECT OF RECORD:

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SEAL:



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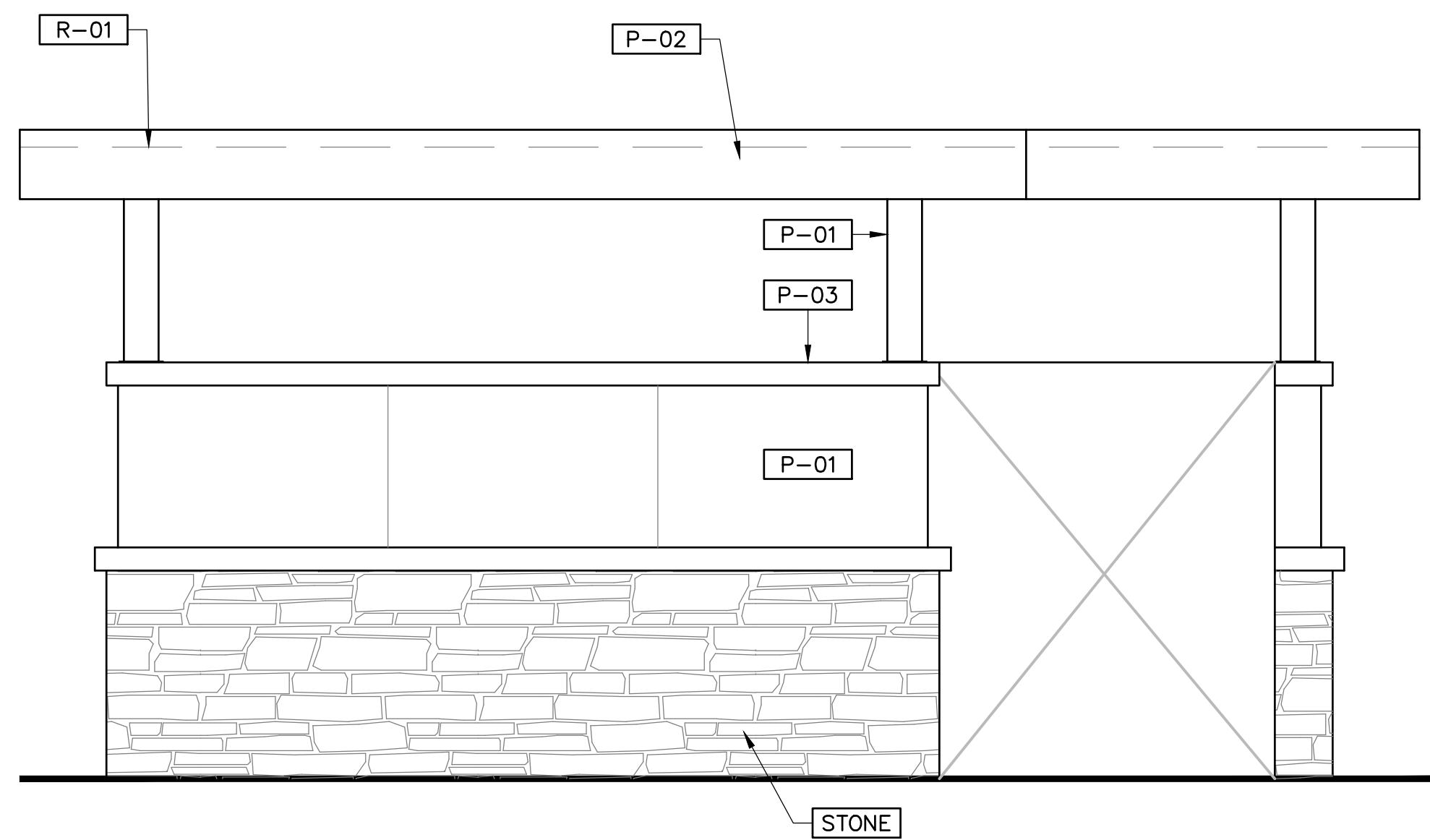
DESIGNED BY: GH
CHECKED BY: GH
DRAWN BY: AH

DRAWING TITLE:

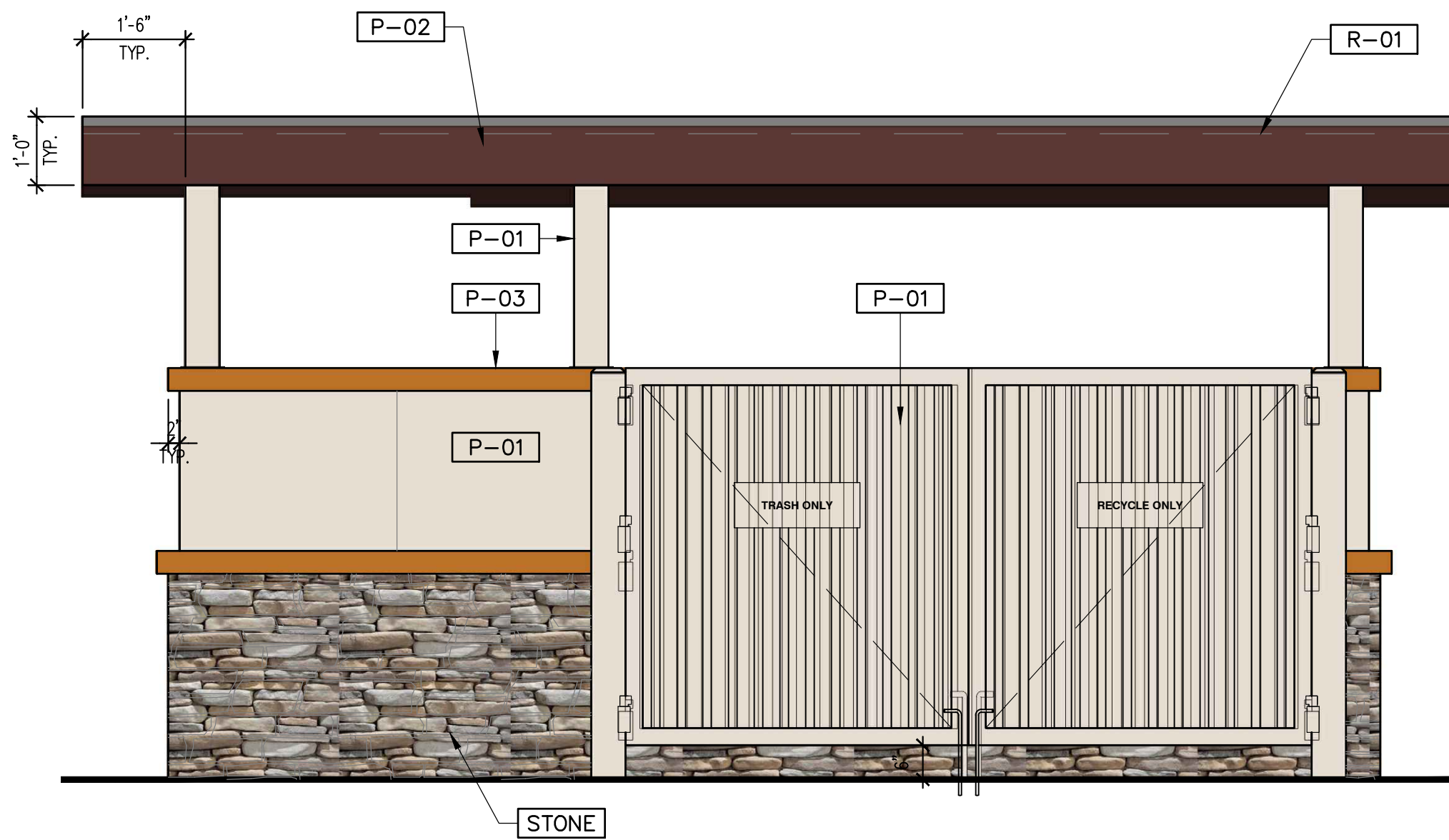
**CONCEPTUAL
CANOPY ELEVATIONS**

SHEET NO:

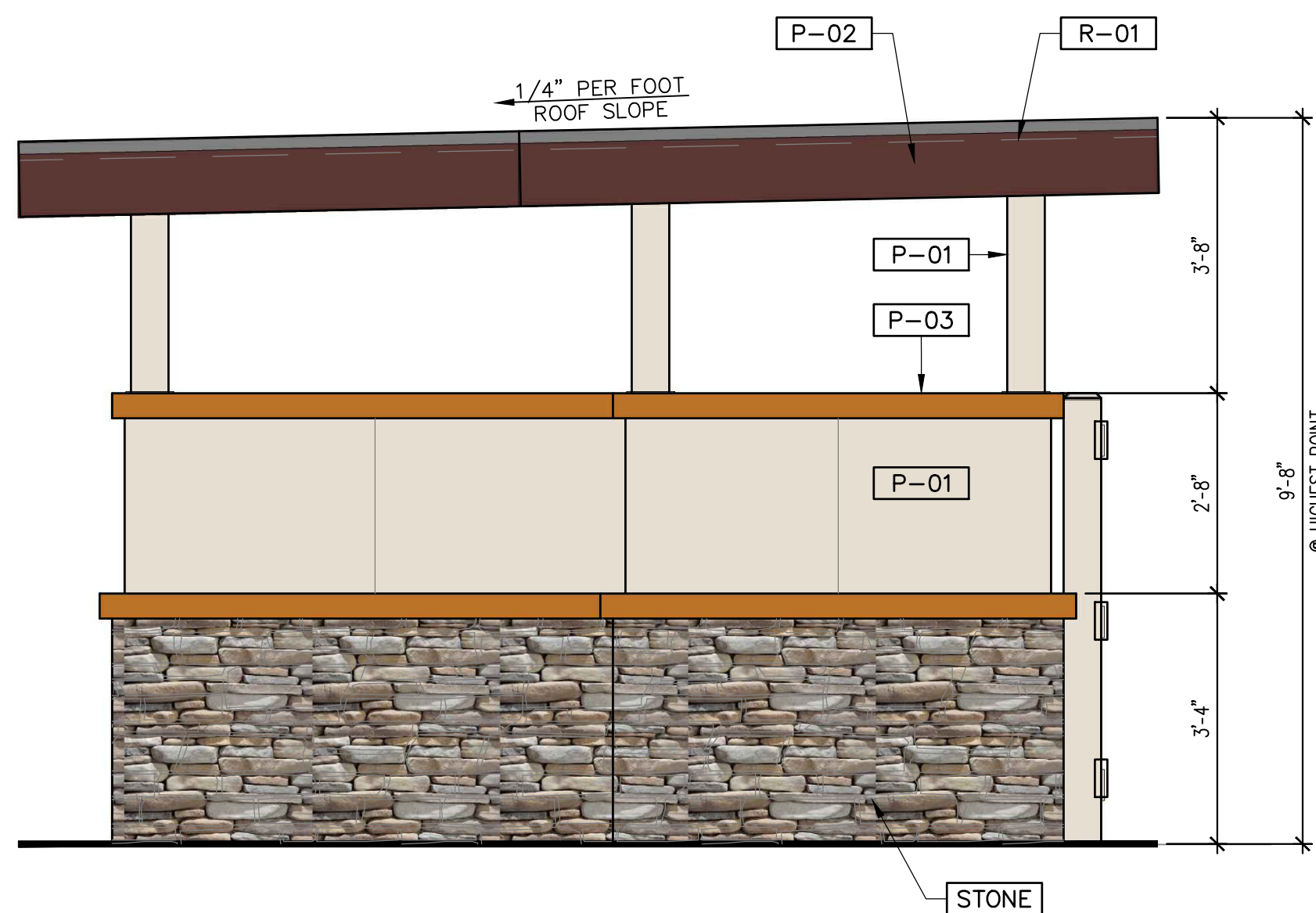
CA 2.0



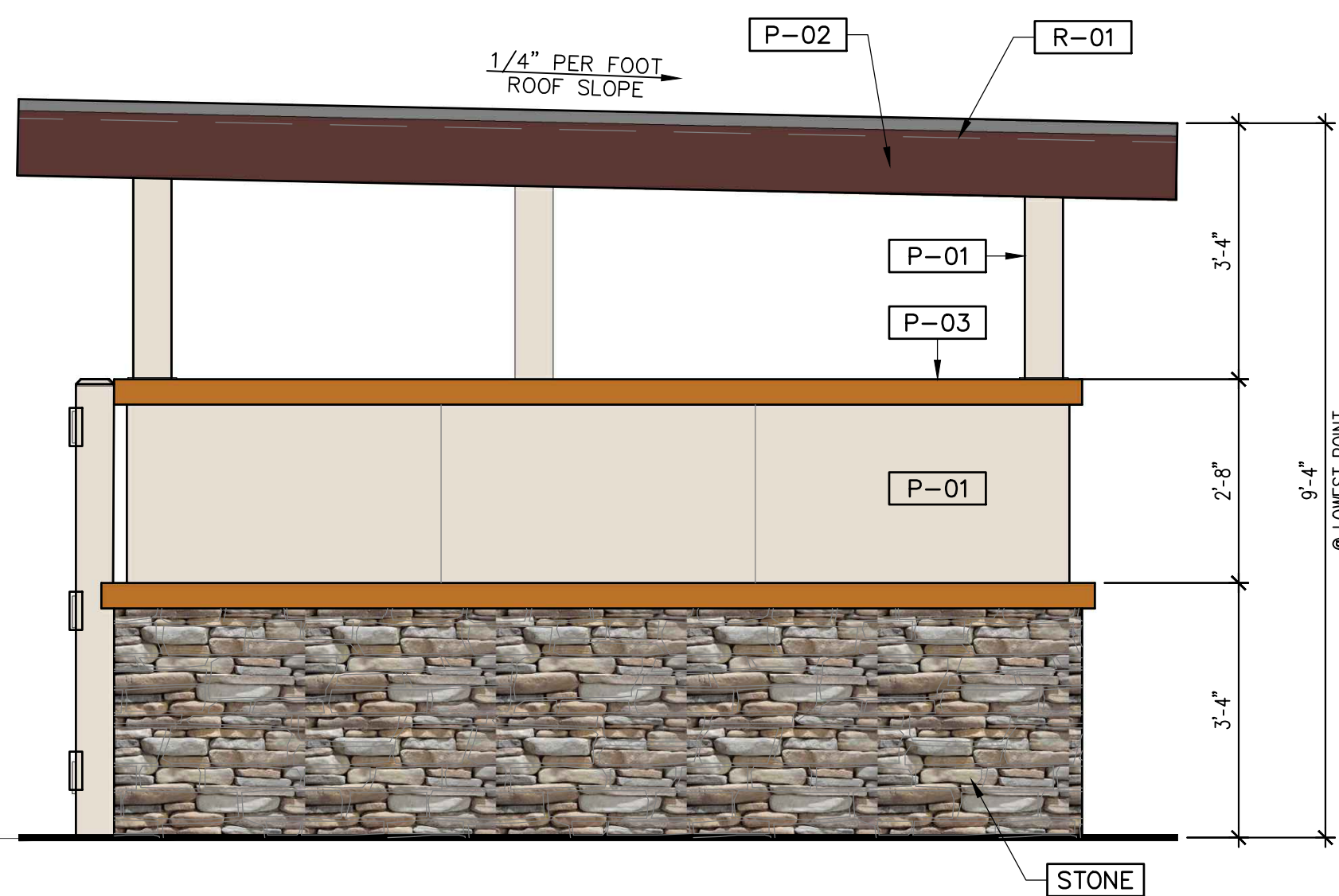
B CONCEPTUAL SOUTH ELEVATION
SCALE: 1/2"=1'-0"



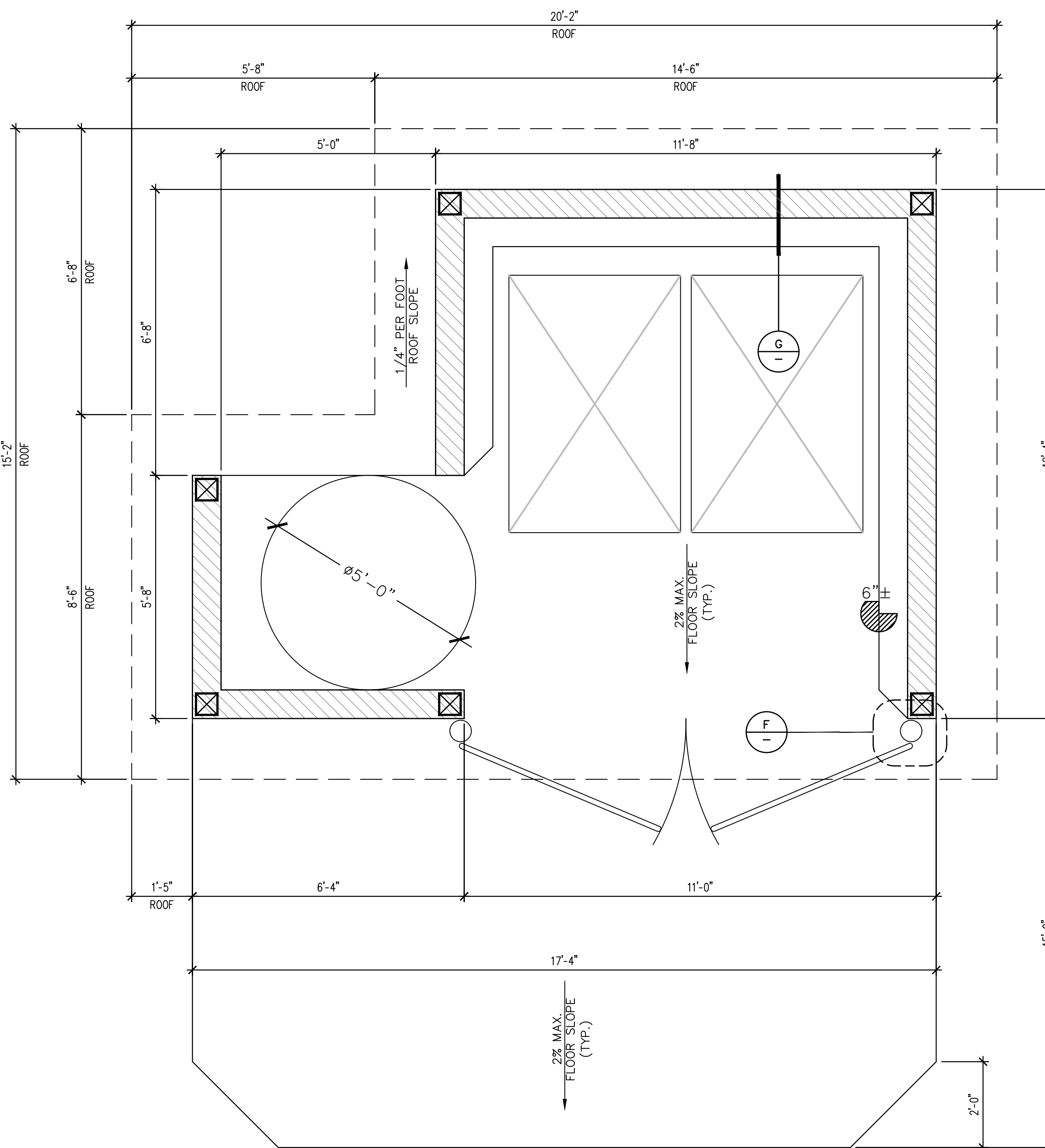
A CONCEPTUAL NORTH ELEVATION
SCALE: 1/2"=1'-0"



C CONCEPTUAL WEST ELEVATION
SCALE: 1/2"=1'-0"



D CONCEPTUAL EAST ELEVATION
SCALE: 1/2"=1'-0"



1 TRASH ENCLOSURE FLOOR PLAN
SCALE: 1/2"=1'-0"

GENERAL NOTES

- A. REVEAL LOCATIONS IN FINISH SYSTEM SHOWN ARE TO ALIGN AS CLOSELY AS POSSIBLE TO ELEVATIONS.
- B. PRE-FABRICATED METAL ACCENTS BETWEEN CMU WALL AND TOP COVER TO SECURE OPEN AREAS TO PREVENT ILLEGAL DUMPING.

EXTERIOR PAINTS:

- P-01 ICI #A0070, "SOUTHERN SHADOW"
COLOR SPECIFY #40YY 74/056
- P-02 ICI #A0301, "BABBITT BROWN"
COLOR SPECIFY #13YR 07/157
- P-03 ICI #A0629, "CALIFORNIA COPPER"
COLOR SPECIFY #00YY 23/557

EXTERIOR FINISHES:

- STUCCO LAHABRA ACRYLIC ELECTROMETRIC FINISH OVER THREE PART 7/8" PORTLAND CEMENT PLASTER OVER METAL LATH. PROVIDE CONTROL JOINTS AS SHOWN
- STONE ELDORADO STONE
SERIES: COASTAL LEDGE
COLOR: SANTA CRUZ
ICC-ES #: ESR-1215

DECKING:

- R-01 VERO DECK
SERIES: HSB-36 16 GAGE
COLOR: PAINT TO MATCH PARAPET
ICC-ES #: UES-217

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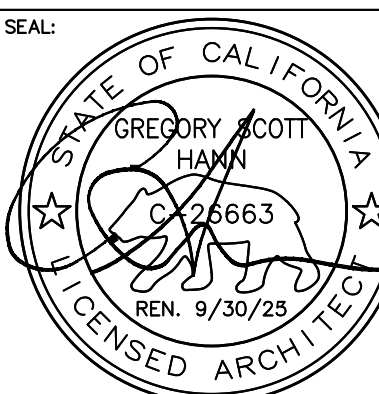
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CLIENT:

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PLAZA, LLC**

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4	1-22-24	4TH PC COMMENTS	

DESIGNED BY: GH
CHECKED BY: GH
DRAWN BY: AH

DRAWING TITLE:

**CONCEPTUAL TRASH
ENCLOSURE PLAN**

SHEET NO:

TE 1.0

RECORD DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

SOUTHEAST HALF OF LOT 8 IN BLOCK "C" AS SHOWN BY MAP SHOWING SUBDIVISIONS IN ELSINORE ON FILE IN BOOK 8, PAGE 377 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA.

EXCEPTING THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED MARCH 26, 1991 AS INSTRUMENT NO. 98098, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN: 381-320-025-6

MISCELLANEOUS NOTES

- MN1** THERE WAS NO OBSERVED EVIDENCE OF CEMETRIES/BURIAL GROUNDS ON THE SUBJECT PROPERTY.
- MN2** THERE WAS OBSERVED EVIDENCE OF BUILDING DEMOLITION, CONSTRUCTION AND/OR BUILDING ADDITION ON THE SUBJECT PROPERTY.
- MN3** THERE WAS NO OBSERVED EVIDENCE OF ANY CHANGES IN STREET RIGHT OF WAY LINES, SIDEWALK CONSTRUCTION AND/OR REPAIRS EITHER COMPLETED OR PROPOSED AND AVAILABLE FROM CONTROLLING JURISDICTION ON THE SUBJECT PROPERTY.
- MN4** PROPERTY HAS DIRECT ACCESS TO AND FROM GRAND AVENUE AND ORTEGA HIGHWAY, DULY DEDICATED AND ACCEPTED PUBLIC STREETS.
- MN5** THE SURVEYOR WAS NOT PROVIDED ANY DOCUMENTATION, WAS NOT MADE AWARE AND DID NOT OBSERVE ANY GROUND WARNINGS ON THE SURVEYED PROPERTY WITH REGARDS TO WETLANDS OR THE BUILDING SURVEYED PROPERTY. NO ENVIRONMENTAL ASSESSMENT OR AUDIT WAS PERFORMED ON THE SUBJECT PARCEL BY DELTA SURVEYING & MAPPING.
- MN6** *INVERT ELEVATION OF THE SANITARY SEWER LINE ARE PROVIDED BY THE CITY OF LAKE ELSINORE AND MAY BE BASED ON THE NGVD29 DATUM

UTILITY NOTE

- UN1** THE LOCATION OF UTILITIES SHOWN HEREON ARE BASED ON THE OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND WARNINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN LINES.
- UN2** FROM OBSERVED ABOVE GROUND APPURTENANCES ONLY AS SHOWN HEREON, GAS, ELECTRIC, STORM SEWER, SANITARY SEWER, TELEPHONE AND WATER LINES AND/OR SERVICE IS AVAILABLE FOR THE SUBJECT PROPERTY WITHIN THE PUBLIC RIGHT OF WAY OF GRAND AVENUE.

BASIS OF BEARINGS

BASIS OF BEARINGS FOR THIS SURVEY WAS THE CENTER LINE OF GRAND AVENUE AS SHOWN ON TRACT NO. 20139-1, RECORDS OF RIVERSIDE COUNTY CALIFORNIA SAID BEARING BEING NORTH 53° 32' 06" WEST.

FLOOD NOTE

By graphic plotting only, this property is in Zone _____ of the Flood Insurance Rate Map, Community No. 0506356, Map No. 05065C23362 which bears an effective date of 09/29/2002 and is in a Special Flood Hazard Area. As shown on FEMA website (fema.gov) by firmette created on 09/21/2019 we have learned this community does currently participate in the program.

SIGNIFICANT OBSERVATIONS

NONE

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ALTA/NSPS LAND TITLE SURVEY

15890 GRAND AVENUE,
LAKE ELSINORE, CA 92530

Based on Preliminary Report No.000600895-995-zw1 of Titor Title Company bearing an effective date of April 26, 2019

Surveyor's Certification

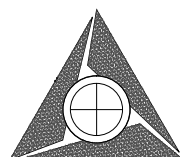
To:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 5, 6a, 6b, 7a, 7b1, 7c, 8, 9, 13, 14, 16, 17, 18, 19 and 20 of Table A thereof. The fieldwork was completed on September 25, 2019.

Ray R. Zeqollari

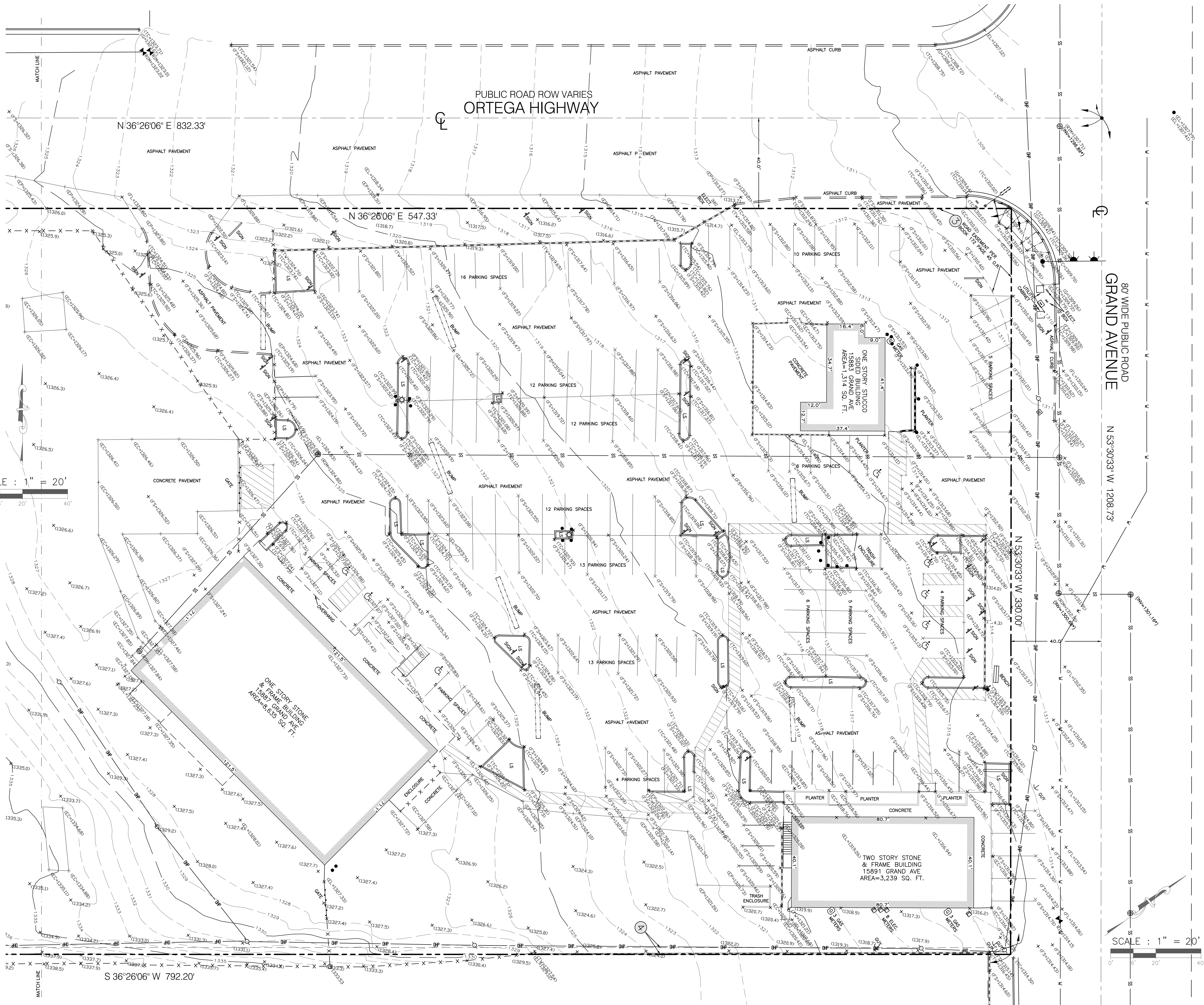
Ray R. Zeqollari
Registration No. 8346
in the state of California
Date of Survey: SEPTEMBER 25, 2019
Date of Last Revision: OCTOBER 5, 2019

Survey performed by: DELTA SURVEYING & MAPPING
39305 Salinas Drive,
Murrieta, CA 92563
Phone: 951-764-0158
Fax: 951-816-3235
Email: dmsurveyor@verizon.net
FILE NO. 19177



DELTA
SURVEYING AND MAPPING
28101 SYCAMORE MESA RD TEMECULA CA 92590
Phone: 951-764-0158

SHEET 1 OF 2



[illegible]

ITEMS CORRESPONDING TO SCHEDULE B-II

ITEM 1 IS NOT A SURVEY MATTER

- DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 5, PAGE 38, OF RECORD OF SURVEYS. -NON PLATTABLE ITEM
- EASEMENTS (S) GRANTED TO COUNTY OF RIVERSIDE FOR ROAD AND INCIDENTAL PURPOSES AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED MAY 8, 1934 IN BOOK 1732, PAGE 45, OF OFFICIAL RECORDS. -SHOWN HEREIN
- EASEMENTS (S) GRANTED TO CALIFORNIA ELECTRIC POWER COMPANY FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, AS GRANTED IN A DOCUMENT RECORDED SEPTEMBER 18, 1951 IN BOOK 1303, PAGE 177, OF OFFICIAL RECORDS. -SHOWN HEREIN
- DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 48, PAGES 53 THROUGH 57, OF RECORD OF SURVEYS. -NON PLATTABLE ITEM
- THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE LAKE REDEVELOPMENT PROJECT NO. 1, AND THAT PROJECT DESCRIBED IN THE REDEVELOPMENT PLAN WHICH HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT RECORDED NOVEMBER 4, 1980 AS INSTRUMENT NO: 205654, OF OFFICIAL RECORDS. -BLANKET IN NATURE
- THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE LAKE ELSINORE REDEVELOPMENT PROJECT AREA, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT RECORDED SEPTEMBER 18, 1987 AS INSTRUMENT NO: 271071, OF OFFICIAL RECORDS. -BLANKET IN NATURE
- AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT OVER A PORTION OF SAID LAND FOR TO: CITY OF LAKE ELSINORE PURPOSE(S): PUBLIC ROAD, PUBLIC UTILITY AND PUBLIC SERVICES AND INCIDENTAL PURPOSES RECORDED OCTOBER 26, 1990 AS INSTRUMENT NO: 394418 OF OFFICIAL RECORDS
- A DOCUMENT ENTITLED "QUITCLAIM DEED" RECORDED JULY 27, 1995 AS INSTRUMENT NO. 242739, OF OFFICIAL RECORDS. - DOES NOT LIE WITHIN THE SUBJECT PROPERTY
- AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT ENTITLED: MEMORANDUM OF LEASE OFFER TO PURCHASE DATED: JUNE 01, 1991 RECORDED DECEMBER 31, 1991 AS INSTRUMENT NO: 405730, OF OFFICIAL RECORDS -BLANKET IN NATURE

ITEM 10 IS NOT A SURVEY MATTER

- THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE RANCHO LAGUNA REDEVELOPMENT PROJECT AREA NO. 11, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT PLAN (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT RECORDED JULY 7, 2009 AS INSTRUMENT NO: 2009-0346669, OF OFFICIAL RECORDS. DOES NOT LIE WITHIN THE SUBJECT PROPERTY

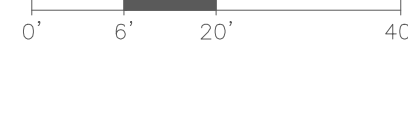
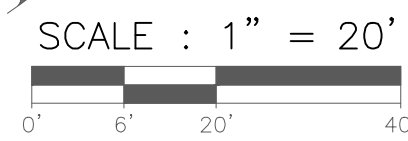
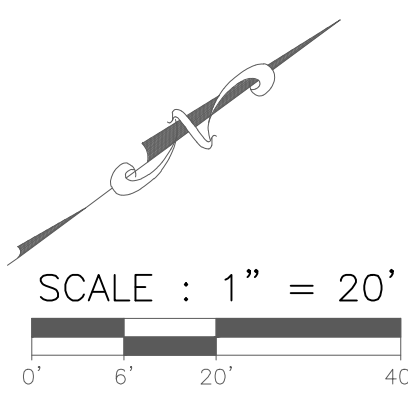
ITEMS 13 THROUGH 23 ARE NOT A SURVEY MATTER

SOURCE BENCHMARK

THE ELEVATIONS SHOWN HEREON ARE BASED UPON NGS BENCHMARK DX1725 ELEVATION: 1274.30 FEET (NAVD88)

LEGEND OF SYMBOLS & ABBREVIATIONS

UP	POWER/UTILITY POLE	—	WOOD FENCE
DOWN	SEWER MANHOLE	—	CHAIN LINK FENCE
UP	STORM DRAIN MANHOLE	—	GUARD POLE
DOWN	RETAINING/BLOCK WALL	—	WATER METER
UP	POUR MONUMENT	—	TELEPHONE MANHOLE
DOWN	CONCRETE PAVEMENT	—	STREET LIGHT
UP	EDGE OF PAVEMENT	—	YARD LIGHT
DOWN	PALM TREE	—	ELECTRIC VALVE
UP	CATCH BASIN	—	GAS METER
DOWN	FIRE HYDRANT	—	CHAIN LINK FENCE
UP	FIRE DEPARTMENT CONNECTION	—	WATER VALVE
DOWN	IRRIGATION CONTROL VALVE	—	PROPERTY LINE
UP	SEWER COLLECTION	—	MEASURED
DOWN	GAS VALVE	—	CALCULATED
UP	UTILITY PEDDESTAL	—	ELECTRIC BOX
DOWN	TRAFFIC SIGNAL BOX	—	CUT WIRE
UP	SIGN POST	—	FEET
DOWN	N. NORTH	—	DEGREES
UP	S. SOUTH	—	FEET OR MINUTES
DOWN	E. EAST	—	INCHES OR SECONDS
UP	W. WEST	—	SQUARE
DOWN	RIGHT OF WAY	—	ELECTRIC TRANSFORMER
UP	LANDSCAPE	—	FIRE DEPARTMENT CONNECTION
DOWN	TRAFFIC LIGHTS	—	BURIED HEIGHT MEASUREMENT
UP	ELECTRICAL EQUIPMENT	—	UNDERGROUND COMMUNICATION LINE
DOWN	SOUND PULLBOX	—	SOUND PULLBOX
UP	ELECTRIC PULLBOX	—	



PROJECT INFORMATION:

ENGINEER

PLUMP ENGINEERING, INC.
914 E KATELLA AVE
ANAHEIM, CA 92805
(714) 385-1835

ARCHITECT

EMPIRE DESIGN GROUP, INC.
511 N MAIN STREET
LAKE ELSINORE, CA
(951) 696-1490

CONCEPTUAL GRADING PLANS

FOR

COMMERCIAL RETAIL

15890 GRAND AVE. LAKE ELSINORE, CA 92530

VICINITY MAP
N.T.S.

P:\ACAD\FBD.bmp

CONSULTING ENGINEERS
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ARCHITECT:

**EMPIRE
DESIGN
GROUP** Inc.



24861 Washington Ave.
Murrieta, Calif. 92562
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CLIENT:

**ORTEGA
PLAZA, LLC**

COMMERCIAL RETAIL

APN: 381-320-025-6

15890 GRAND AVE.

LAKE ELSINORE, CA 92530

ENGINEER OF RECORD:

TRYFON TRYFONOPOULOS, PE
914 E KATELLA AVE.
ANAHEIM, CA 92805
(714) 385-1835

SEAL:



Date: 5-3-2024

Project Number: 2006012

NO. DATE REVISION DESCRIPTION

DESIGNED BY: TT

CHECKED BY: TT

DRAWN BY: AL

DRAWING TITLE:

**PRELIMINARY
GRADING PLAN**

SHEET NO:

C01

SITE DATA:

IMPROVEMENT AREA:

BUILDING: 20,603 S.F.
LANDSCAPING: 43,605 S.F.
IMPERVIOUS: 91,332 S.F.
UNDISTRUBED LAND: 90,509 S.F.
PUBLIC R/W: 61,890 S.F.
GROSS TOTAL: 307,939 S.F.

DISTRUBED AREA: 3.57 ACRES (155,540 S.F.)

GRADING CONSTRUCTION NOTES

1. CONSTRUCT 6" CURB
2. CONSTRUCT 6" CURB & GUTTER
3. SEE OFFSITE IMPROVEMENTS PLAN
4. CONSTRUCT COMMERCIAL DRIVEWAY
5. CONSTRUCT CURB OPENING
6. CONSTRUCT 3" WIDE V-GUTTER
7. CONSTRUCT 4" WALKWAY
8. CONSTRUCT AC OVER AB PAVEMENT
9. CONSTRUCT PCC OVER AB PAVEMENT

10. CONSTRUCT BIO-RETENTION BASIN
11. CONSTRUCT 4FT RETAINING WALL
12. RE-GRADE AREA AS NEEDED TO JOIN EXISTING
13. FURNISH & INSTALL SD LINE PER UTILITIES PLAN
14. CONSTRUCT PARKWAY CULVERT DRAIN
15. CONSTRUCT 6" TRENCH DRAIN
16. CONSTRUCT ADA RAMP WITH HANDRAIL
17. CONSTRUCT OFF-SITE 8" CURB & GUTTER
18. CONSTRUCT SUMP PUMP STRUCTURE
19. PROPOSED STREET LIGHT LS-2B SYSTEM

20. CONSTRUCT 2FT WIDE V-GUTTER
21. GRID AND OVERLAY
22. PROPOSED TRASH ENCLOSURE
23. PROPOSED 7FT SOUND WALL

NOTE:

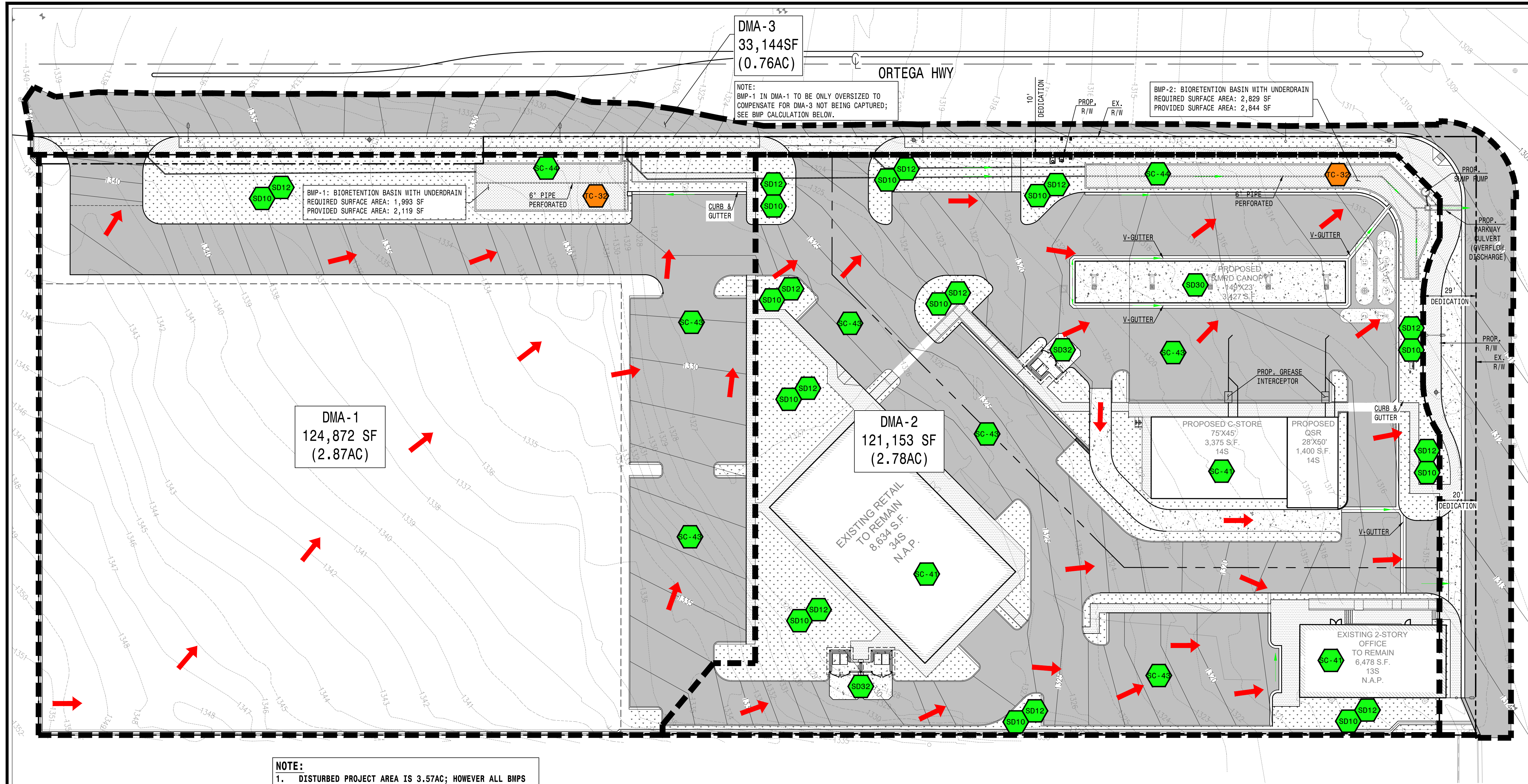
1. ALL EXISTING UTILITIES WITHIN GRAND AVENUE WIDENING DEVELOPMENT SHALL BE UNDERGROUND EXCEPT ELECTRICAL OVER 34.5KV SHALL BE RELOCATED PER SCE REQUIREMENTS
2. FIRE ACCESS ROAD SHALL BE 24FT WIDTH MINIMUM WITH 80,000LBS CAPACITY

LEGEND:

- LANDSCAPE AREA
- CONCRETE WALKWAY
- AC/AB PAVEMENT
- PCC/AB PAVEMENT
- GRIND & OVERLAY

30' 0 30' 60' 90'

SCALE: 1" = 30'



LEGEND:

- PROPOSED LANDSCAPE AREA
- SHEET FLOW
- CONCENTRATED FLOW
- DMA BOUNDARY
- DMA-X
XX.XXX SF
X.XX ac
- DMA INFORMATION

- SOURCE CONTROL BMP'S:**
- SD10 SITE DESIGN & LANDSCAPE PLANNING
 - SD12 EFFICIENT IRRIGATION
 - SD30 FUELING AREAS
 - SD32 ROOFED TRASH STORAGE AREAS
- NON STRUCTURAL CONTROL BMP'S:**
- N4 EDUCATION FOR PROPERTY OWNERS, TENANTS AND OCCUPANTS (ENTIRE SITE)
- TREATMENT CONTROL BMP'S:**
- TC32 BIORETENTION BASIN WITH UNDERDRAIN AND IMPERMEABLE LINER
- CASQA BMP'S:**
- SC-41 BUILDING & GROUND MAINTENANCE
 - SC-43 PARKING LOT MAINTENANCE
 - SC-44 DRAINAGE SYSTEM MAINTENANCE

NOTE:

- DISTURBED PROJECT AREA IS 3.57AC; HOWEVER ALL BMPS SIZING TO CAPTURE ENTIRE DMA AREAS
- ONCE UNDISTURBED LAND AREA IN DMA 1 FULLY DEVELOPED, BMP SIZING SHALL BE UPDATED TO ULTIMATE CONDITION

DCV CALCULATIONS

PERVIOUS AND IMPERVIOUS AREA				
DMA	PERVIOUS AREA (SF)	IMPERVIOUS AREA (SF)	TOTAL AREA (SF)	DCV (CF)
1	97,344	27,528	124,872	1,855
2	29,292	91,861	121,153	4,986
3	3,776	29,369	33,144	1,686
TOTAL	130,411.25	148,757	279,168	8,527

SITE DATA:

IMPROVEMENT AREA:

BUILDING: 20,603 S.F.

LANDSCAPING: 43,605 S.F.

IMPERVIOUS: 91,332 S.F.

UNDISTURBED LAND: 90,509 S.F.

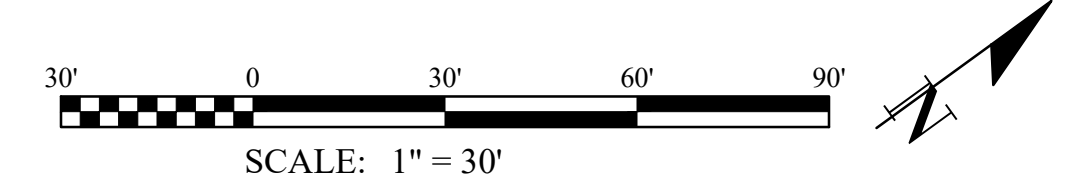
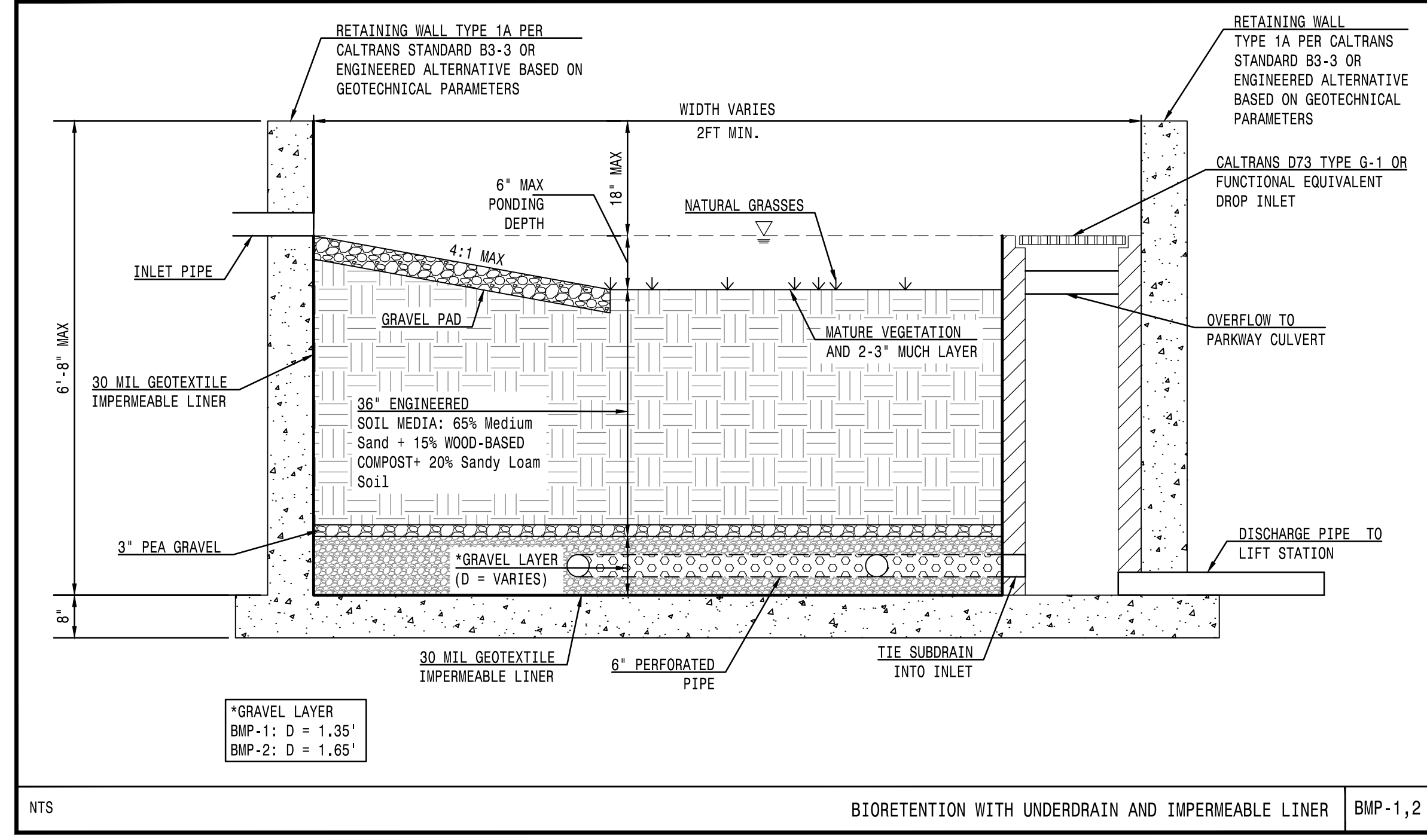
PUBLIC R/W: 61,890 S.F.

GROSS TOTAL: 307,939 S.F.

DISTRUBED AREA: 3.57 ACRES (155,540 S.F.)

BMP CALCULATION

BIORETENTION FACILITY DESIGN (PER RIVERSIDE COUNTY LID DESIGN MANUAL)						
BMP	VBMP	SOIL DEPTH	TOP WIDTH	EFFECTIVE DEPTH	REQUIRED SURFACE AREA	PROVIDED SURFACE AREA
	CF	FT	FT	FT	SF	SF
1	1,855+1,676=3,531	3.0	25.3	1.77	1,993	2,119
2	4,922	3.0	12.6	1.74	2,829	2,861



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CLIENT:
ORTEGA PLAZA, LLC

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ENGINEER OF RECORD:
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(714) 385-1835

SEAL:
REGISTERED PROFESSIONAL ENGINEER
TRYFON P. TRYFONOPOULOS
NO. 65859
EXP. 12/31/21
CIVIL
STATE OF CALIFORNIA

Date: 5-3-2024
Project Number: 2006012
NO. DATE REVISION DESCRIPTION

DESIGNED BY: TT
CHECKED BY: TT
DRAWN BY: AL
DRAWING TITLE:

WQMP SITE PLAN

SHEET NO:

C02

WATER METER AND BACKFLOW DEVICE SIZE
MAY VARY BASED ON WATER DEMAND FOR EACH
BUILDING.

1. THE OWNER/DEVELOPER SHALL PROVIDE A WATER STUDY ANALYZING THE ONSITE WATER DEMAND, PRIOR TO THE FINAL APPROVAL OF CONSTRUCTION DOCUMENTS.
2. THE OWNER/DEVELOPER SHALL PROVIDE A SEWER STUDY ANALYZING THE ONSITE SEWER DISCHARGE, PRIOR TO THE FINAL APPROVAL OF CONSTRUCTION DOCUMENTS.
3. THE OWNER/DEVELOPER SHALL CONSTRUCT AN IRRIGATION WATER SERVICE WITH BACKFLOW DEVICE TO SERVE THE ENTIRE PROPERTY'S LANDSCAPE AREA, PRIOR TO THE FINAL APPROVAL OF CONSTRUCTION DOCUMENTS.
4. THE OWNER/DEVELOPER SHALL RECORD A WATER RIGHTS GRANT DEED TO GRANT THE WATER RIGHTS TO THE DISTRICT, PRIOR TO THE FINAL APPROVAL OF CONSTRUCTION DOCUMENTS.
5. THE OWNER/DEVELOPER SHALL SUBMIT A WATER AND SEWER IMPROVEMENT PLAN TO THE DISTRICT, THE PLAN SUBMITTAL SHALL INCLUDE WATER FIXTURE UNIT CALCULATION CONFORMING TO THE CURRENT CALIFORNIA PLUMBING CODE TO CORRELATE ADEQUATE WATER SUPPLY, PRIOR TO THE FINAL APPROVAL OF CONSTRUCTION DOCUMENTS.
6. THE OWNER/DEVELOPER SHALL SUBMIT LANDSCAPE PLANS TO THE DISTRICT FOR REVIEW PRIOR TO CITY APPROVAL OF THE PLANS.

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**EMPIRE
DESIGN
GROUP Inc.**

A diagram of a three-phase transmission line. It consists of three horizontal conductors. The top and bottom conductors are solid cylinders. The middle conductor is a solid cylinder with a rounded end on the right side. All three conductors are surrounded by a hatched region representing the insulating material. To the right of the conductors is a solid black circle, which represents the cross-section of the insulating material.

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OF RECORD:
N TRYFONOPOULOS, PE
KATELLA AVE.
EIM, CA 92805
885-1835



Number: 2006012

DATE	REVISION	DESCRIPTION
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BY:	
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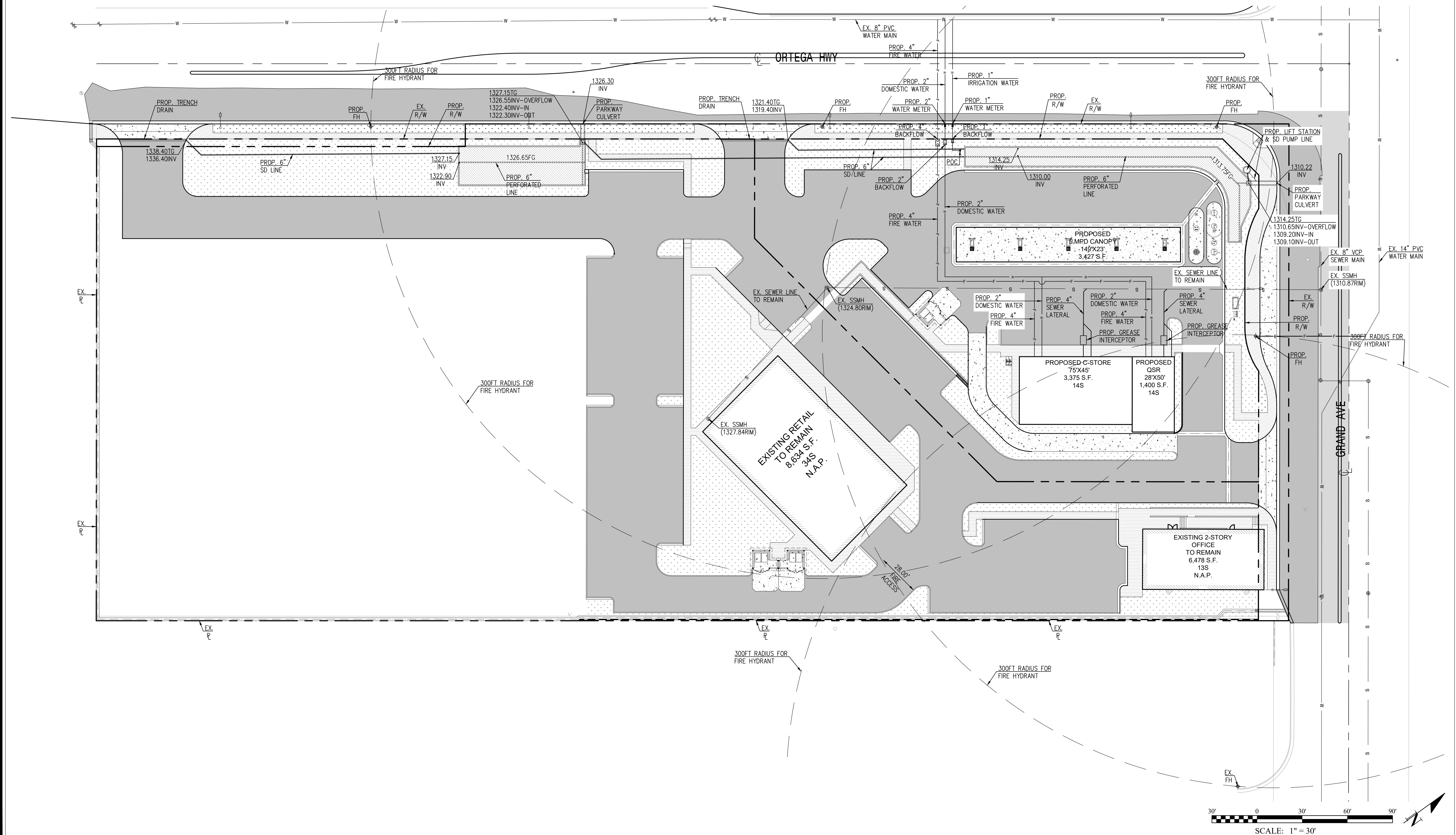
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TITLE:	
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PRELIMINARY UTILITY PLAN

0:

C03





CONSULTING ENGINEERS
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ARCHITECT:

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PLAZA, LLC

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ENGINEER OF RECORD:
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ANAHEIM, CA 92805
(714)385-1835

SEAL: _____



Date: 5-3-2024

Project Number: 200601

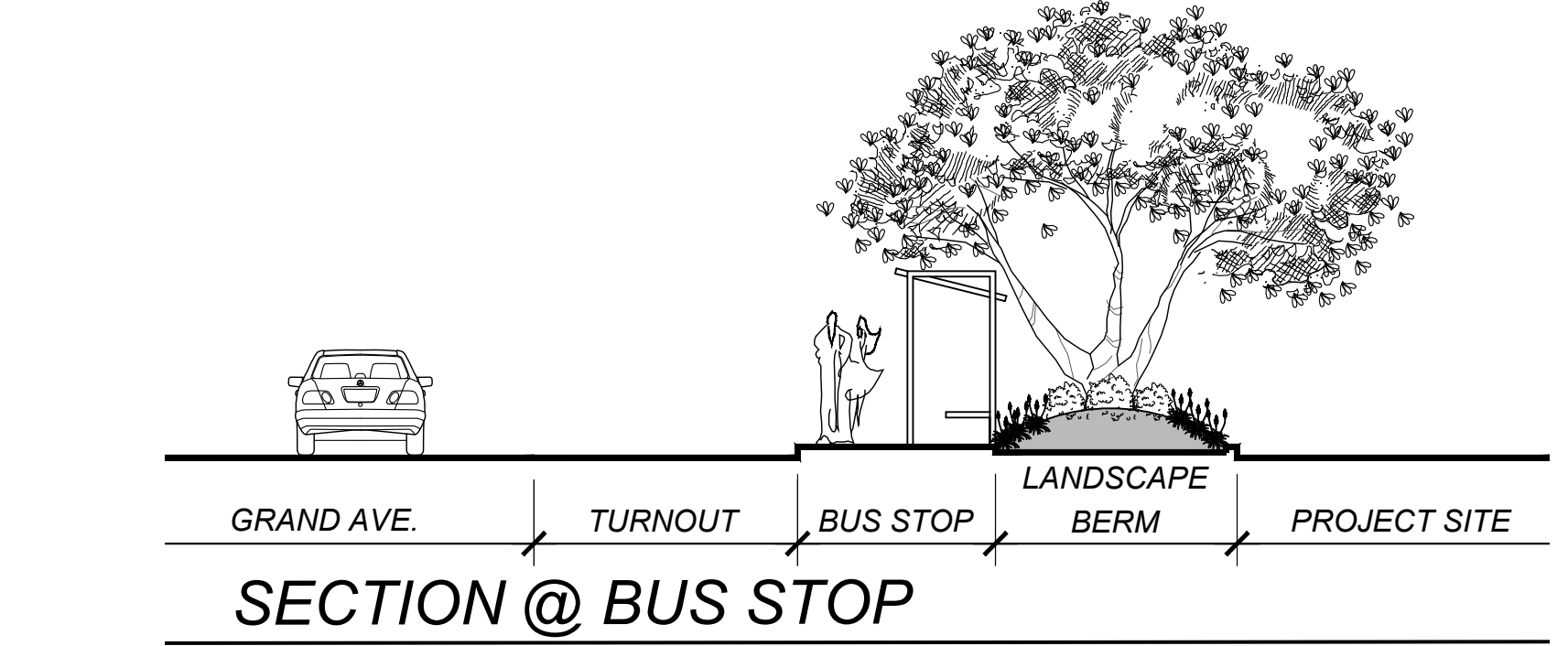
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DESIGNED BY:	TT	
CHECKED BY:	TT	
DRAWN BY:	AL	
DRAWING TITLE:		

SITE SECTIONS

SHEET NO: _____

C04



PLANT PALLETTE

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QTY.	WUCOLS IV PLANT FACTOR
PROPOSED TREES:				
	ACACIA STENOPHYLLA / SHOESTRING ACACIA	24" BOX	33	L
	CERCIDIMUM F. 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE	24" BOX	23	L
	LAGERSTROEMIA 'CATAWBA' / INDIAN TRIBE CRAPE MYRTLE	24" BOX	28	M
	OLEA EUROPAEA 'SWAN HILL' / SWAN HILL OLIVE	24" BOX MULTI-TRUNK	12	L
NOTE: PROVIDE A PRE-APPROVED ROOT BARRIER FOR ALL TREES PLANTED WITHIN 8'-0" OF HARDSCAPE OR WALLS AND PROVIDE A MINIMUM OF 3'-0" CLEARANCE BETWEEN TREE TRUNK AND ADJACENT STRUCTURE OR WALLS				

PROPOSED SHRUBS:				
	CAESALPINIA PULCHERRIMA / RED BIRD OF PARADISE	5 GAL.	51	L
	PENNISETUM MASSAICUM / BUNNY TAILS	5 GAL.	128	L
	HESPERALOE PARVIFLORA / RED YUCCA	1 GAL.	72	L
	HETEROMELES ARBUTIFOLIA / TOYON	5 GAL.	36	L
	SALVIA LEUCANTHA / MEXICAN BUSH SAGE	5 GAL.	30	L
	MUHLENBERGIA C. 'REGAL MIST' / PINK MUHLY GRASS	1 GAL.	56	L

PROPOSED VINES:				
	MACFYDNA UNGIS-CATI / CAT'S CLAW VINE	5 GAL.	6	L

PROPOSED GROUND COVER:				
	MYOPORUM PARVIFOLIUM / MYOPORUM	1 GAL. @ 3' O.C.	T.B.D.	L
	LANTANA M. 'GOLD RUSH' / GOLD RUSH LANTANA	1 GAL. @ 3' O.C.	T.B.D.	L
NO SYMBOL	MEDIUM BARK MULCH THROUGHOUT ALL SHRUB/G.C. AREAS	3" LAYER MIN.	T.B.D.	N.A.

PROPOSED UNDISTURBED LAND PLANTING:				
	NATIVE WILD FLOWER SEED MIX	HYDROSEED @ 12 LBS. / 1,000 S.F.	T.B.D.	L

PROPOSED INFILTRATION BASIN PLANTING:				
	MUHLENBERGIA RIGENS / DEER GRASS	1 GAL. @ 4' O.C.	T.B.D.	M

PROPOSED ROCK BOULDERS:				
	NATIVE ROCK BOULDERS PLACED IN GROUPINGS OF 1's & 3's	1', 1.5', & 2.5' DIA.	T.B.D.	N.A.

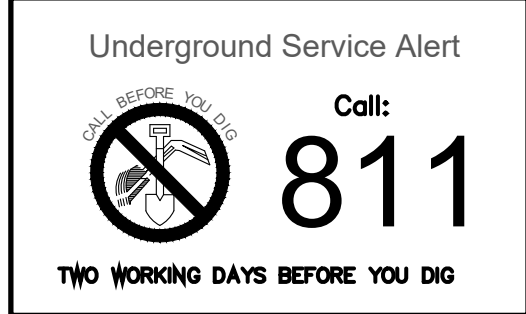
- NOTES:
1. ALL PROPOSED TREES, SHRUBS, VINE, AND GROUND COVER ARE TO BE IRRIGATED WITH AN AUTOMATIC ET BASED CONTROLLER AND DRIP IRRIGATION SYSTEM.
 2. EXISTING LANDSCAPE AND IRRIGATION ARE TO BE REMOVED.
 3. TOTAL NEW PROPOSED LANDSCAPE AREA: 46,481 S.F.

LANDSCAPE NOTES

1. ALL LANDSCAPING AND IRRIGATION TO BE INSTALLED BY OWNER OR OWNERS AGENT, IN ACCORDANCE WITH ALL LOCAL CODES AND REGULATIONS.
2. ALL LANDSCAPING SHALL BE MAINTAINED BY OWNER OR OWNERS AGENT.
3. ALL PLANTING SHALL BE CONTAINED WITHIN PROPERTY LINES OF THE LOT.
4. IRRIGATION AND PLANTING SHALL BE INSTALLED TO PROMOTE EFFICIENT USE OF WATER.
5. ALL STREET TREES AND ANY TREE WITHIN 8' FT. OF WALLS, HARDSCAPE, OR BUILDINGS SHALL BE INSTALLED WITH CITY APPROVED LINEAR BIO BARRIER ROOT CONTROL BARRIERS OR EQUAL.
6. ALL PLANTING LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL PLANT LOCATIONS WITH THE OWNER OR THE OWNERS REPRESENTATIVE PRIOR TO PLANTING.
7. ALL TREES SHALL BE DOUBLE STAKED PER LOCAL CODES.
8. REFER TO LANDSCAPE CONSTRUCTION DRAWING SET FOR PLANTING DETAILS AND SPECIFICATIONS.
9. TREE PLACEMENT MINIMUMS SHALL BE: 10' FROM LIGHT STANDARDS, POWER POLES, AND DRIVE APPROACHES AND 9' FROM FIRE HYDRANTS, UTILITIES AND PROPERTY LINES. NO TREES ALLOWED IN SWALES.
10. ALL 2:1 SLOPES SHALL BE PLANTED AND IRRIGATED PER THE CITY OF LAKE ELSINORE CODES AND REGULATIONS.
11. ALL IRRIGATION SYSTEMS SHALL BE INSTALLED PER ALL STATE AND CITY OF LAKE ELSINORE CODES AND REGULATIONS.
12. ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN AUTOMATIC ET BASED CONTROLLER AND DRIP IRRIGATION SYSTEM WHERE WATER IS CONSERVED. THERE IS NO RUN-OFF, AND WHERE HYDROZONE AREAS ARE VALVED SEPARATELY. REFER TO LANDSCAPE CONSTRUCTION DRAWING SET FOR IRRIGATION DETAILS AND SPECIFICATIONS.
13. ALL SHRUB PLANTER AREAS SHALL RECEIVE A 3" LAYER MIN. OF MEDIUM BARK MULCH OR DECOMPOSED GRANITE (D.G.) THROUGHOUT.
14. ALL LANDSCAPED AREAS SHALL BE KEPT FREE FROM WEEDS AND DEBRIS AND MAINTAINED IN A HEALTHY, GROWING CONDITION AND SHALL RECEIVE REGULAR PRUNING, FERTILIZING, AND TRIMMING. ANY DAMAGED, DEAD, DISEASED, OR DECAYING PLANT MATERIAL SHALL BE REPLACED WITHIN 30 DAYS FROM THE DATE OF DAMAGE.
15. ALL LANDSCAPING SHALL BE WITHIN PLANTERS BOUNDED BY A CURB AT LEAST SIX INCHES HIGH. A SIX-INCH HIGH CURB WITH A TWELVE (12) INCH WIDE CONCRETE WALKWAY SHALL BE CONSTRUCTED ALONG PLANTERS ON END STALLS ADJACENT TO VEHICLE PARKING SPACES.

WATER CALCULATIONS

MAXIMUM APPLIED WATER ALLOWANCE	
MAWA = Maximum Applied Water Allowance (GALLONS)	
$MAWA = (ET_0) \times (0.62) \times [(0.45 \times LA) + (0.3 \times SLA)]$	
ET ₀ = Reference Evapotranspiration (inches per year)	55.1
0.62 = Conversion Factor (to gallons per square foot)	0.62
0.45 = ET Adjustment Factor (55% of Reference ET)	0.45
LA = Total Landscaped Area (square feet)	46,481
SLA = Special Landscape Area	0
TOTAL MAWA	714,547.8



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Orange County Office:
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Phone: 951.541.1738

Ca. Lic. No. 3669

Email: Info@RobertTaftandAssociates.com

Web: www.RobertTaftandAssociates.com

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Contact: Gregory S Hann
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Fax: 951.696.1443
Email: ghahn@empiregr.biz

Project
ORTEGA PLAZA
15890 Grand Avenue
Lake Elsinore, California 92530

LANDSCAPE
PLANS

© ROBERT TAFT + ASSOCIATES
LANDSCAPE ARCHITECTURE 2024
THESE DRAWINGS AND THE
ACCOMPANYING SPECIFICATIONS AS
INSTRUMENTS OF SERVICE ARE THE
EXCLUSIVE PROPERTY OF ROBERT
TAFT + ASSOCIATES LANDSCAPE
ARCHITECTURE, AND MAY NOT BE
REPRODUCED IN ANY FORM WITHOUT
WRITTEN PERMISSION FROM THE
LANDSCAPE ARCHITECT.








No. Revision Date

Sheet Title
LANDSCAPE
CONCEPT PLAN

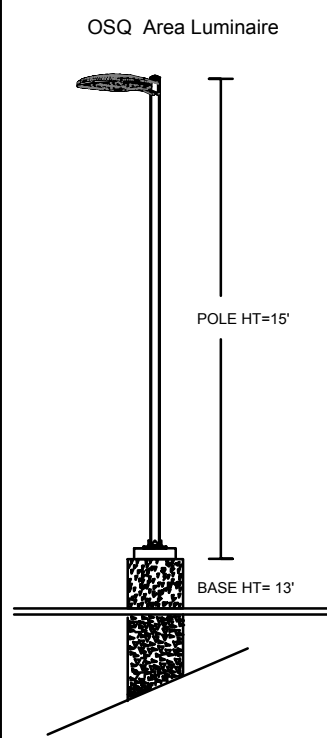
Drawn R.E.T.
Date March 12, 2024
Scale See Plan
Job No.

Sheet
L1
of 1

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LMF	Lum. Lumens	Lum. Watts	Part Number
	4	3M-4L	SINGLE	1.000	4270	40	XSPW-B-WM-3ME-4L-50K-UL-__
	30	C	SINGLE	1.000	N.A.	82	CP5-13L-50K9-DF-UL-DM-WH-10V-HZ
	16	3M-11L	SINGLE	1.000	9600	72	OSQM-B-11L-50K9-3M-UL-NM-__ w/OSQ-ML-B-DA-__
	6	4M-11L	SINGLE	1.000	9600	72	OSQM-B-11L-50K9-4M-UL-NM-__ w/OSQ-ML-B-DA-__
	5	5Q-11L 2	2 @ 180°	1.000	10125	72	OSQM-B-11L-50K9-5Q-UL-NM-__ w/OSQ-ML-B-DA-__

Calculation Summary (Footcandles calculated using predicted lumen values @ 50K hrs of operation)						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
CANOPY	Fc	42.28	52	30	1.41	1.73
PAVED AREA	Fc	3.02	15.3	1.0	3.02	15.30

Point of Contact:
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Pole Schedule
(22) SSS-4-11-15-CW-BS-1D-C-XX (15' X 4" X 11ga STEEL SQUARE POLE)
(5) SSS-4-11-15-CW-BS-2D18-C-XX (15' X 4" X 11ga STEEL SQUARE POLE 2@180)

Proposed poles meet 140 MPH sustained winds.

Additional Equipment:
(32) OSQ-ML-B-DA-XX (DIRECT ARM MOUNT)

*** CUSTOMER TO VERIFY ORDERING INFORMATION AND CATALOGUE NUMBER PRIOR TO PLACING ORDER ***

