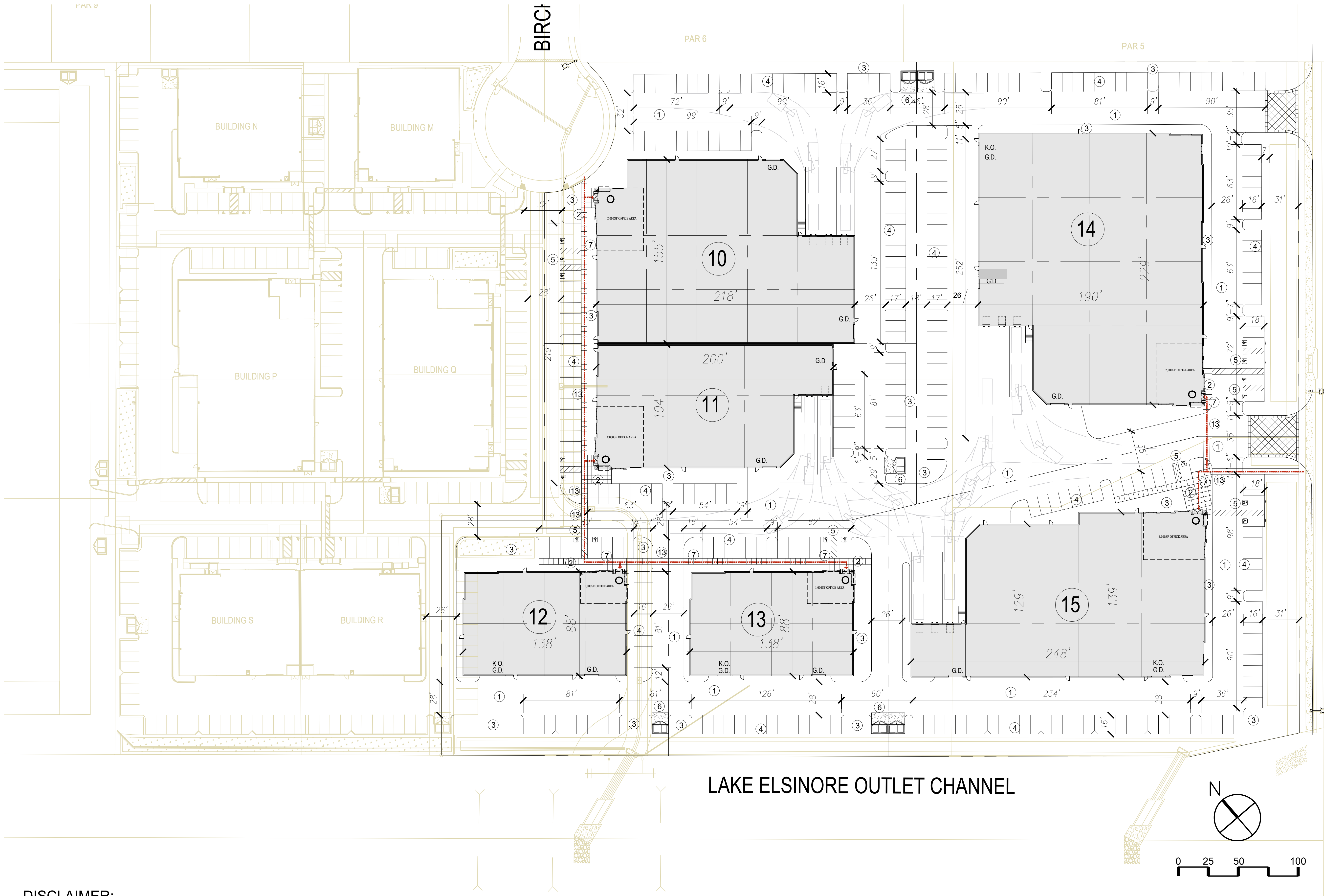


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SITE DATA TABLE

BUILDING	LAND AREA (AC)	LAND AREA (SF)	BLDG. FOOT PRINT (SF)	BLDG. MEZZ. (SF)	OFFICE (SF)	WAREHOUSE (SF)	TOTAL BLDG. (SF)	F.A.R. OR COV.	PARKING REQ.	PARKING PROV.
10	1.58 AC	68,879	30,000	2,000	2,000	28,000	32,000	46.4%	52	60
11	1.06 AC	46,286	18,500	2,000	2,000	16,500	20,500	44.3%	41	41
12	.87 AC	37,889	12,000	—	1,000	11,000	12,000	31.7%	24	26
13	.84 AC	36,892	12,000	—	1,000	11,000	12,000	32.5%	24	26
14	2.49 AC	108,342	40,000	2,000	2,000	38,000	42,000	37%	62	77
15	1.94 AC	84,410	29,000	2,000	2,000	27,000	31,000	36.7%	51	64
TOTAL	8.78 AC	382,698	141,500	8,000	10,000	131,500	149,500	39%	254	294

1 SPACE PER 500 SF FOR THE FIRST 20,000 SF OF BUILDING
AND 1 SPACE PER 1,000 SF THEREAFTER.



CHANAY STREET

LEGAL DESCRIPTION

PARCELS 1,2,3 AND 8 OF PARCEL MAP NO. 36551, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 245, PAGES 56 THROUGH 59, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN 377-140-28, 377-140-29, 377-140-30, 377-140-35

ZONING:

M-2 (GENERAL MANUFACTURING)

GENERAL PLAN DESIGNATION:

BUSINESS PARK

OCCUPANCY CLASSIFICATION:

BUILDING: B,F1,S1

PROJECT TEAM:

FAIRWAY COMMERCIAL PARTNERS
1601 N SEPULVEDA BLVD. #401
MANHATTAN BEACH, CA 90266
CONTACT: ROD OSHITA
PHONE: 310-939-7102

ARCHITECT: ORANGE
144 NORTH ORANGE STREET
ORANGE, CALIFORNIA 92666
CONTACT: DAN MACDAVID
714-639-9860 — PRINCIPAL
OR STEPHEN PRZYBYLOWSKI
714-417-1122 — SENIOR DESIGNER

CIVIL ENGINEER:
SWS ENGINEERING, INC.
1635 LAKE SAN MARCOS DRIVE, SUITE 200
SAN MARCOS, CA 92078
760.744.0011

LANDSCAPE ARCHITECT:
SCOTT PETERSON LANDSCAPE ARCHITECT, INC.
2883 VIA RANCHEROS WAY
FALLBROOK, CA 92028
760.842.8993

UTILITY PURVEYORS:

ELSINORE VALLEY MUNICIPAL WATER DISTRICT
31315 CHANEY STREET
LAKE ELSINORE, CA 92530
909-674-3124

SOUTHERN CALIFORNIA EDISON CO.
26100 MENEFEE RD.
ROMULAND, CA 92380
909-228-8252

SOUTHERN CALIFORNIA GAS COMPANY
1981 LUGONIA AVE.
REDLANDS, CA 92374
800-228-7377

COMCAST CABLE
2320 POMONA-RINCON RD.
CORONA, CA 91720
909-270-3371

VERIZON TELEPHONE COMPANY
150 S. JUANITA ST.
HEMET, CA 92346
909-925-6211

SHEET DESCRIPTION:

- A1 MASTER PLAN & PROJECT DATA
- A2 ENLARGED SITE PLAN
- A3 FLOOR PLAN - BUILDINGS 10 & 11
- A4 ROOF PLAN - BUILDINGS 10 & 11
- A5 FLOOR PLAN/ROOF PLAN - BUILDINGS 12 & 13
- A6 FLOOR PLAN - BUILDING 14
- A7 ROOF PLAN - BUILDING 14
- A8 FLOOR PLAN - BUILDING 15
- A9 ROOF PLAN - BUILDING 15
- A10 ELEVATIONS - BUILDINGS 10 & 11
- A10.1 COLOR ELEVATIONS - BUILDINGS 10 & 11
- A11 ELEVATIONS - BUILDINGS 12 & 13
- A11.1 COLOR ELEVATIONS - BUILDINGS 12 & 13
- A12 ELEVATIONS - BUILDING 14
- A12.1 COLOR ELEVATIONS - BUILDING 14
- A13 ELEVATIONS - BUILDING 15
- A13.1 COLOR ELEVATIONS - BUILDING 15
- A14 COLOR AND MATERIAL BOARD
- A15 PEDESTRIAN AND A.D.A. ACCESS

L1 CONCEPTUAL LANDSCAPE PLAN

PARKING STALL SIZES:

STANDARD PARKING STALL - 9' X 18'
A.D.A. (HANDICAP) STALLS - 9' X 18' WITH 2' O.H.
12' X 18' WITH 2' O.H. (VAN)

GRAPHIC LEGEND

- O OFFICE
- G.D. | GRADE DOOR (12' X 14') & (12' X 12')
- ADA ACCESSIBLE PARKING AS PER STATE STANDARDS

LAND AREA:

TOTAL GROSS LAND AREA: 382,698 SF (8.78 AC.)

SITE F.A.R.:

BUILDINGS: - 149,500 SF (39.0%)

SITE COVERAGE:

BUILDINGS: - 141,500 SF (36.9%)

LANDSCAPE AREA: - SEE LANDSCAPE PLAN

KEY NOTES:

- 1 ASPHALT PAVING
- 2 CONCRETE PAVING
- 3 LANDSCAPE AREA
- 4 PER CITY STD. PARKING STALL 9'X18'
- 5 A.D.A. PARKING 9' X 18' & 12' X 18'- STATE STD.
- 6 TRASH ENCLOSURE
- 7 A.D.A. PEDESTRIAN PATH OF TRAVEL

ALL ROOF TOP AND GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW



VICINITY MAP NOT TO SCALE

THE SITE

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CONCEPTUAL MASTER PLAN 07-07-2021

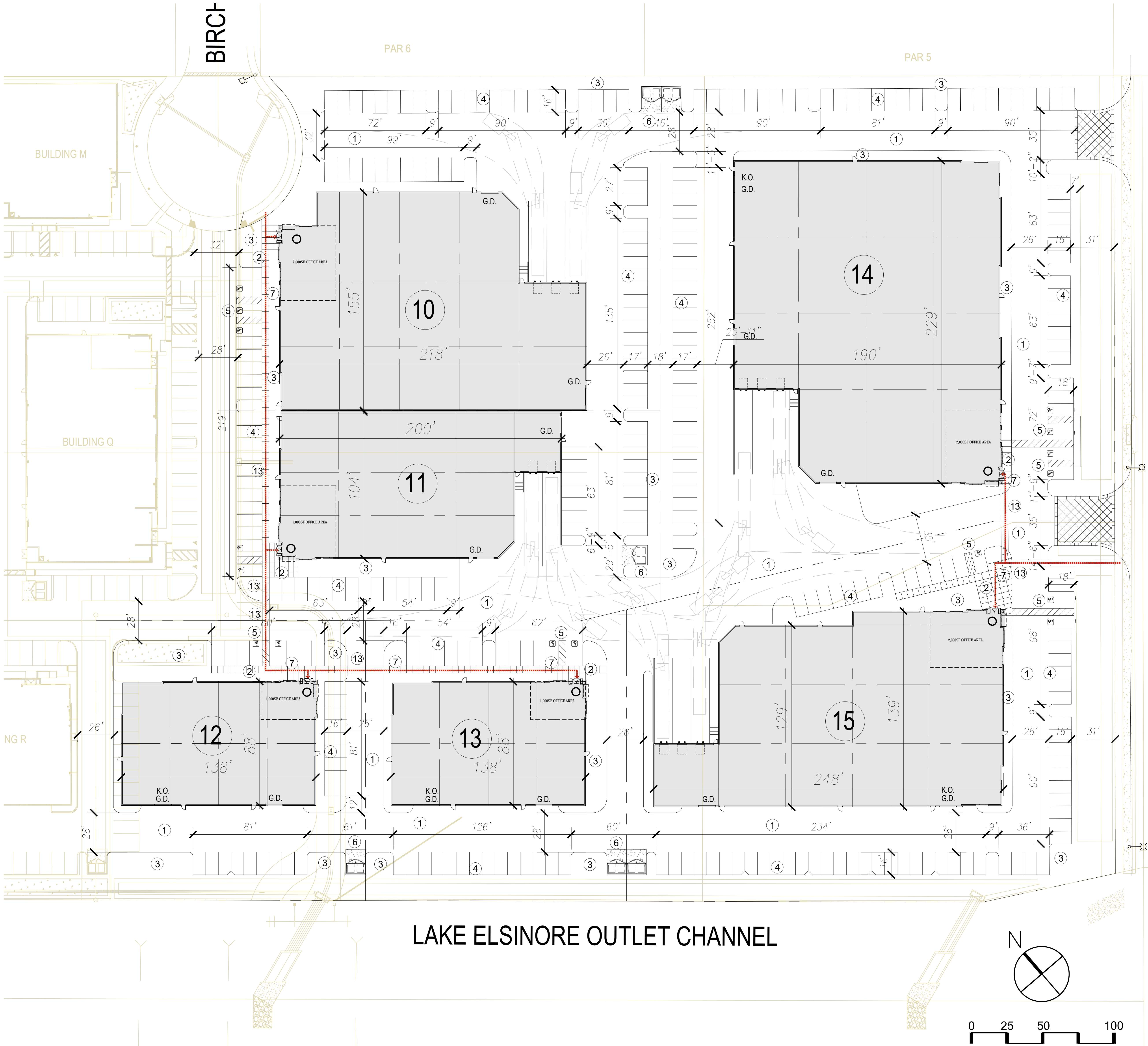
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SHEET A1

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Scale
Job No. 2021-235
Date: 07/07/2021



- KEY NOTES:**
- ① ASPHALT PAVING
 - ② CONCRETE PAVING
 - ③ LANDSCAPE AREA
 - ④ PER CITY STD. PARKING STALL 9'X18'
 - ⑤ A.D.A. PARKING 9' X 18' & 12' X 18'- STATE STD.
 - ⑥ TRASH ENCLOSURE
 - ⑦ A.D.A. PEDESTRIAN PATH OF TRAVEL

ALL ROOF TOP AND GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW

SITE DATA TABLE										
BUILDING	LAND AREA (AC)	LAND AREA (SF)	BLDG. FOOT PRINT (SF)	BLDG. MEZZ. (SF)	OFFICE (SF)	WAREHOUSE (SF)	TOTAL BLDG. (SF)	F.A.R. OR COV.	PARKING REQ.	PARKING PROV.
10	1.58 AC	68,879	30,000	2,000	2,000	28,000	32,000	46.4%	52	60
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TOTAL	8.78 AC	382,698	141,500	8,000	10,000	131,500	149,500	39%	254	294

1 SPACE PER 500 SF FOR THE FIRST 20,000 SF OF BUILDING AND 1 SPACE PER 1,000 SF THEREAFTER.

MATERIAL LIST						
	MANUFACTURER	SERIES	TYPE	FINISH	GLASS	EXT./INT. NOTE
1)	ARCADIA	AFG-451	2"X4" SYSTEM	CLEAR ANODIZED	1"	EXT. OFFSET GLAZED, CANNED
1)	ARCADIA	AS212	NARROW DOOR	CLEAR ANODIZED	1"	EXT.

GLASS TYPES TO BE:		
TYPE	SIZE	DESCRIPTION
1)	GL1	1" SOLAR COOL SOLAR BLUE
2)	GL1T	1" SOLAR COOL SOLAR BLUE TEMPERED
3)	GL2	1" SOLAR COOL SOLAR BLUE OVER CLEAR
4)	GL2T	1" SOLAR COOL SOLAR BLUE OVER CLEAR TEMPERED

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ENLARGED SITE PLAN 07-13-2021

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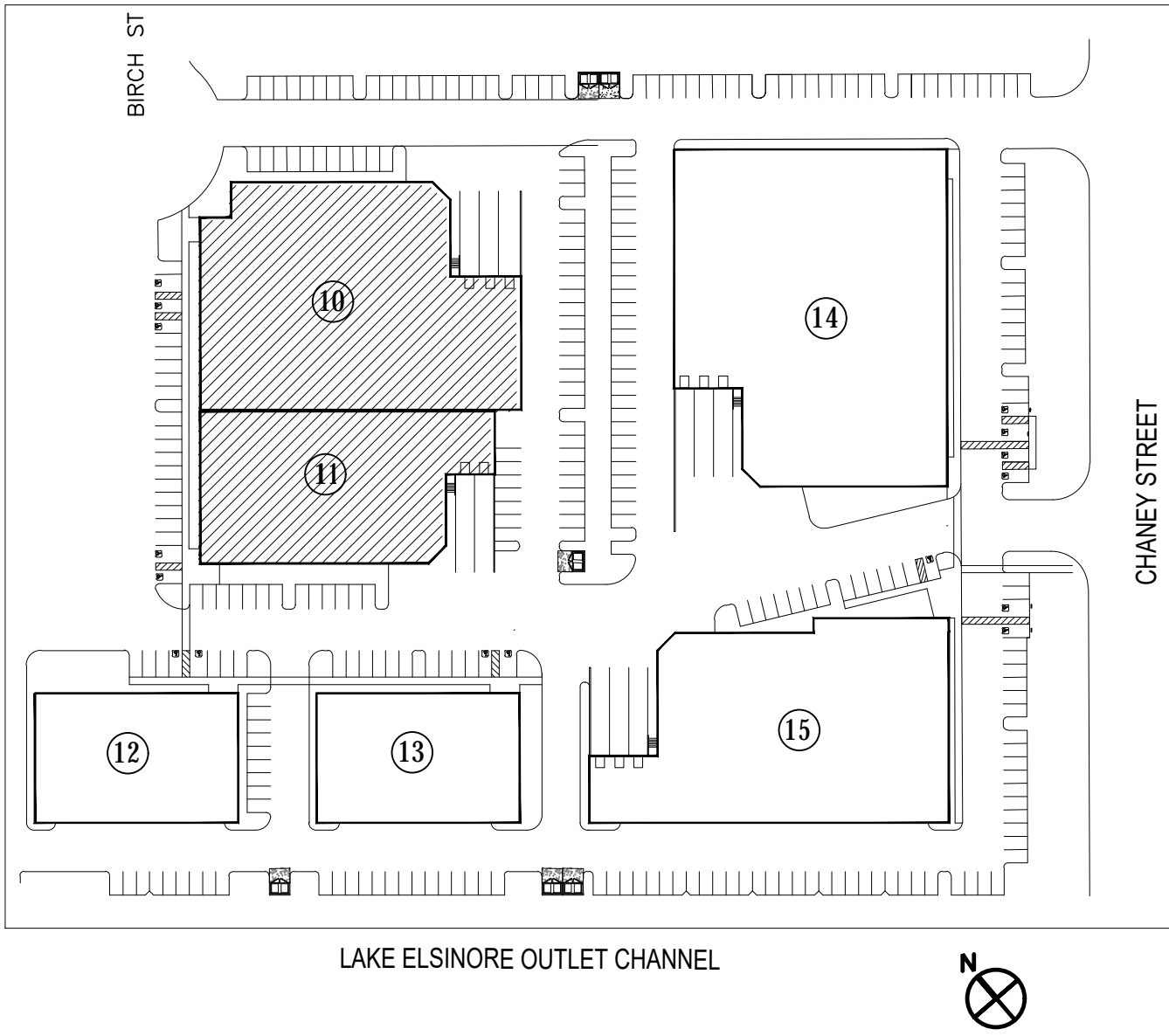
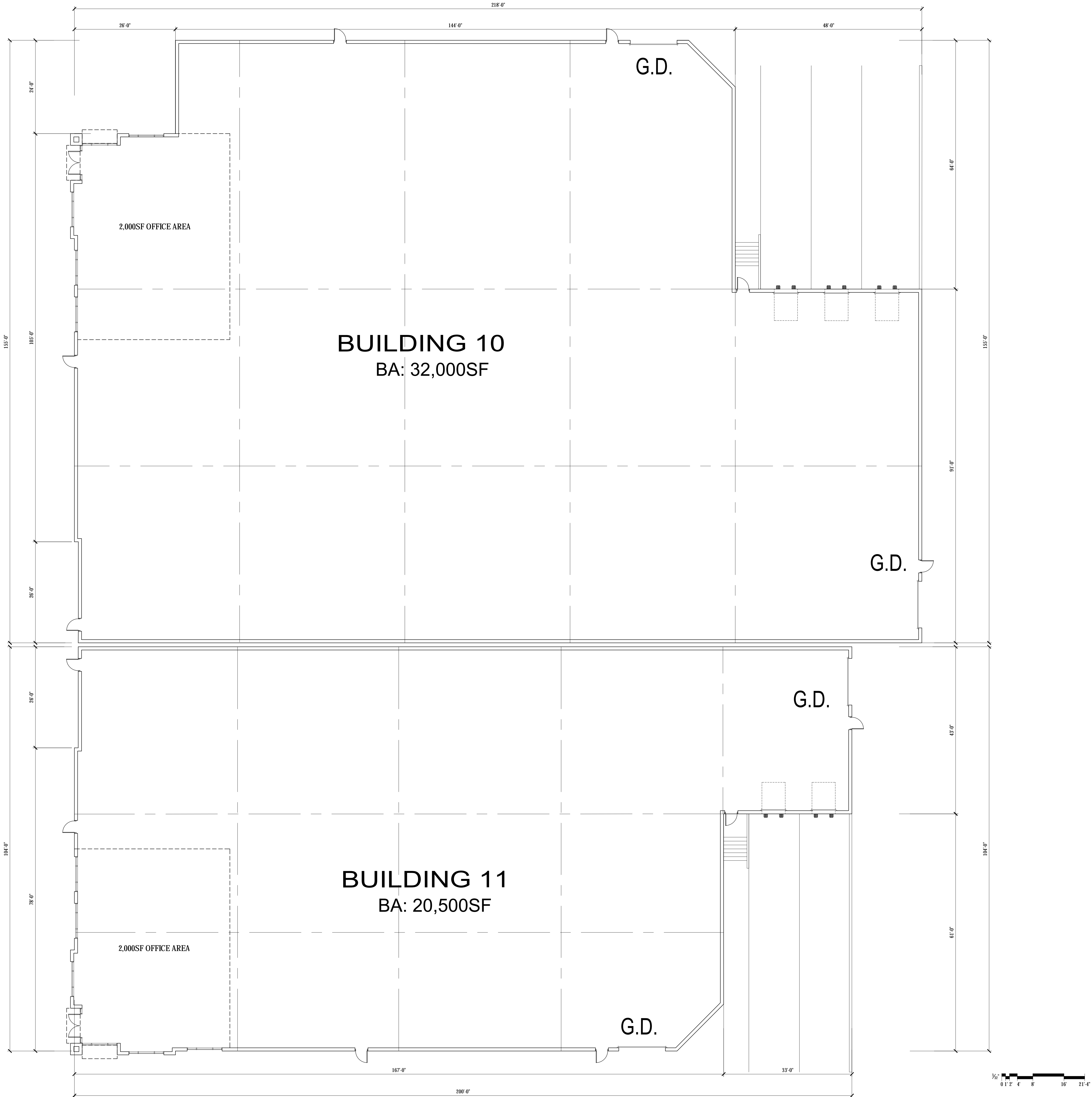
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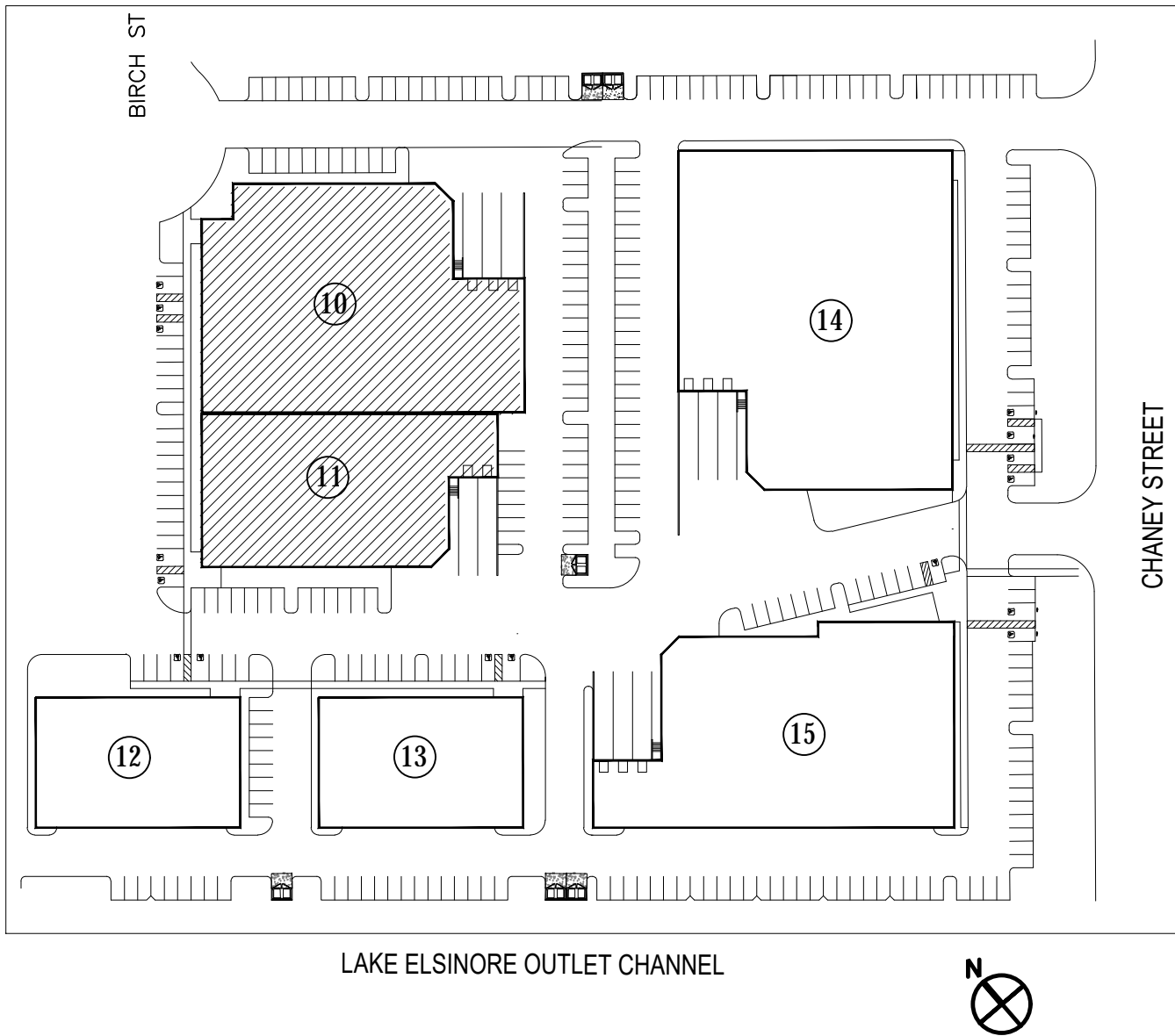
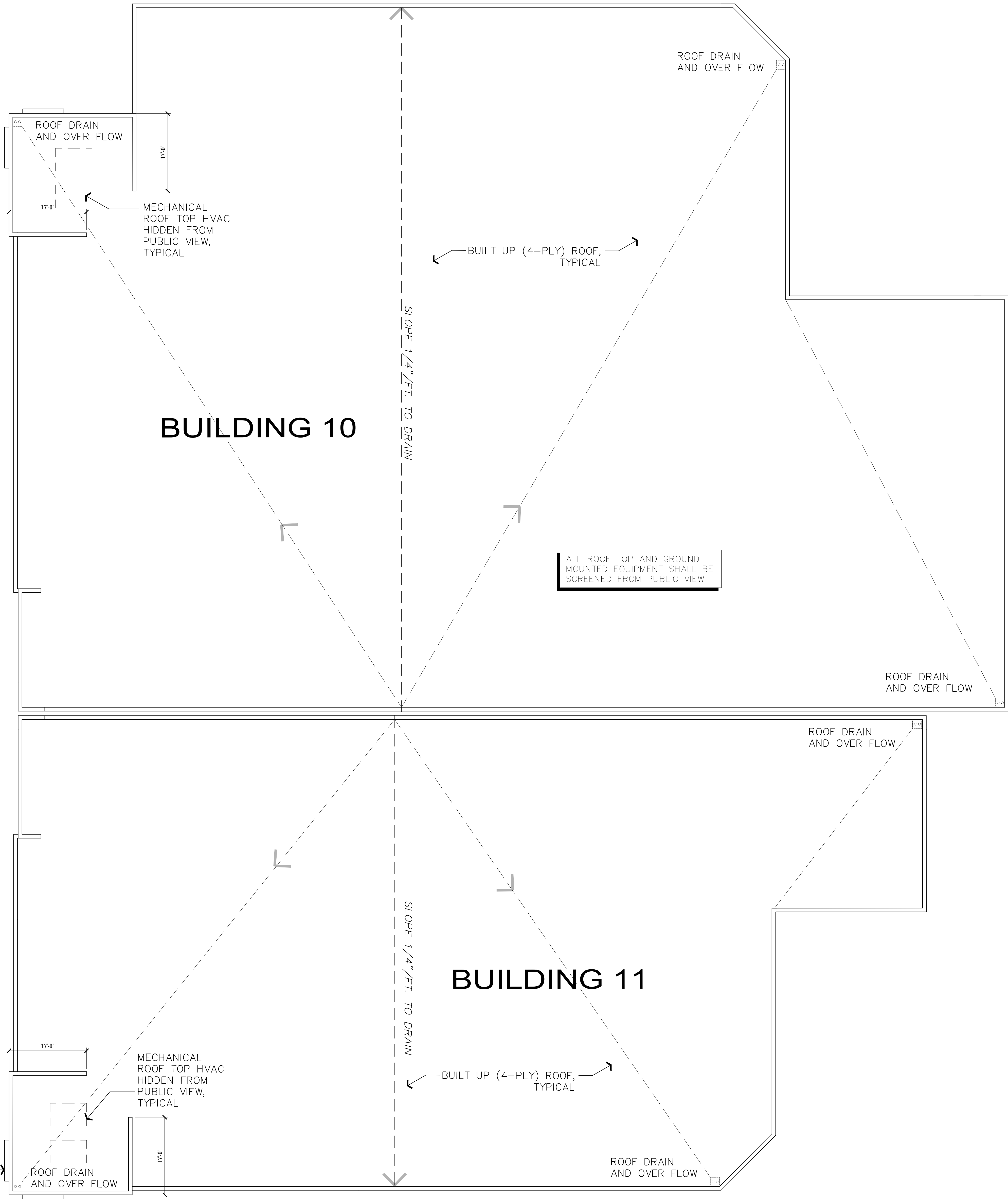
FLOOR PLAN- BLDG 10&11 07-07-2021

SHEET A3

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SOLID METAL CANOPY



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1/8" = 1'-0"
0 1' 2' 4' 8' 16' 21'-4"

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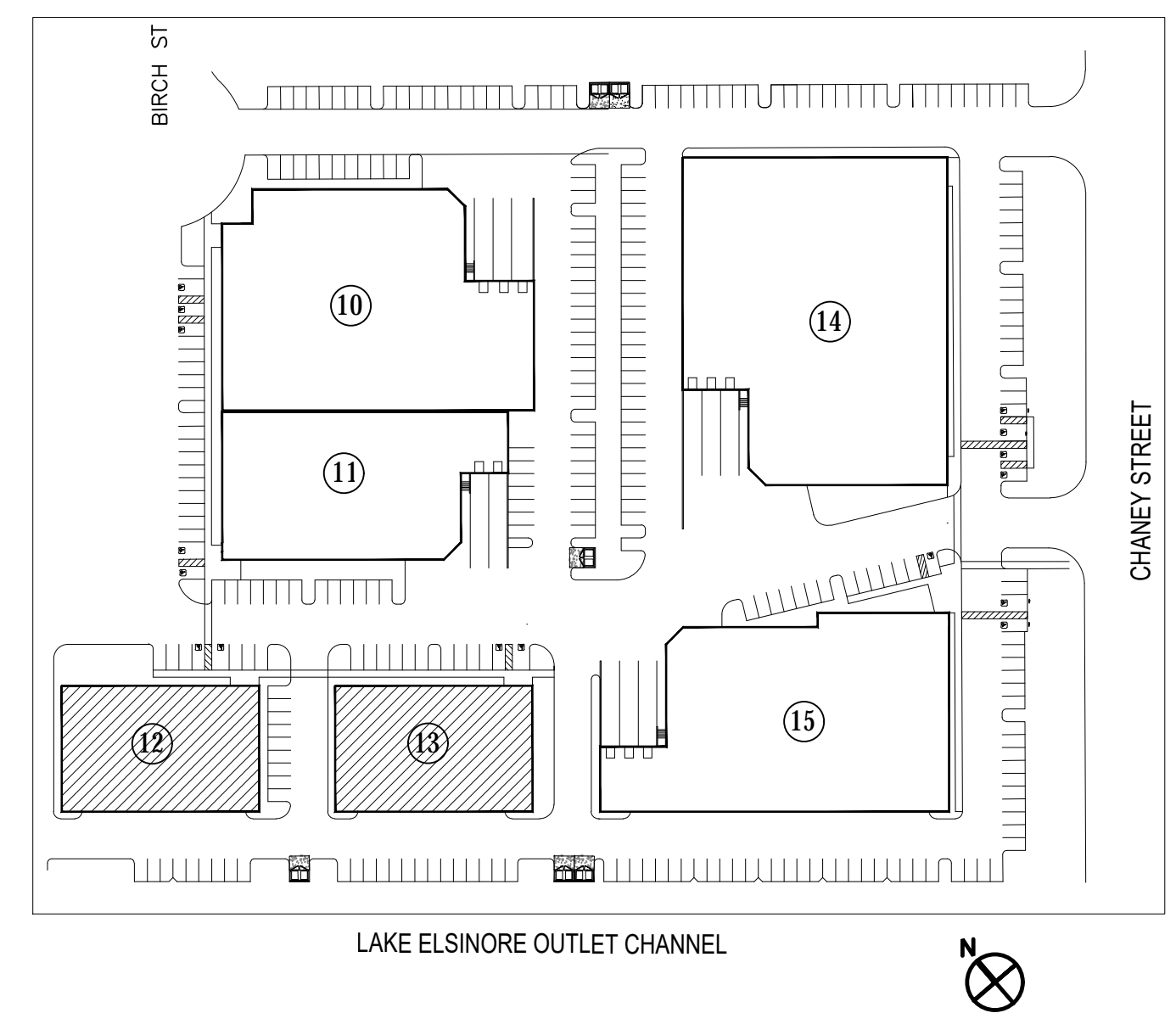
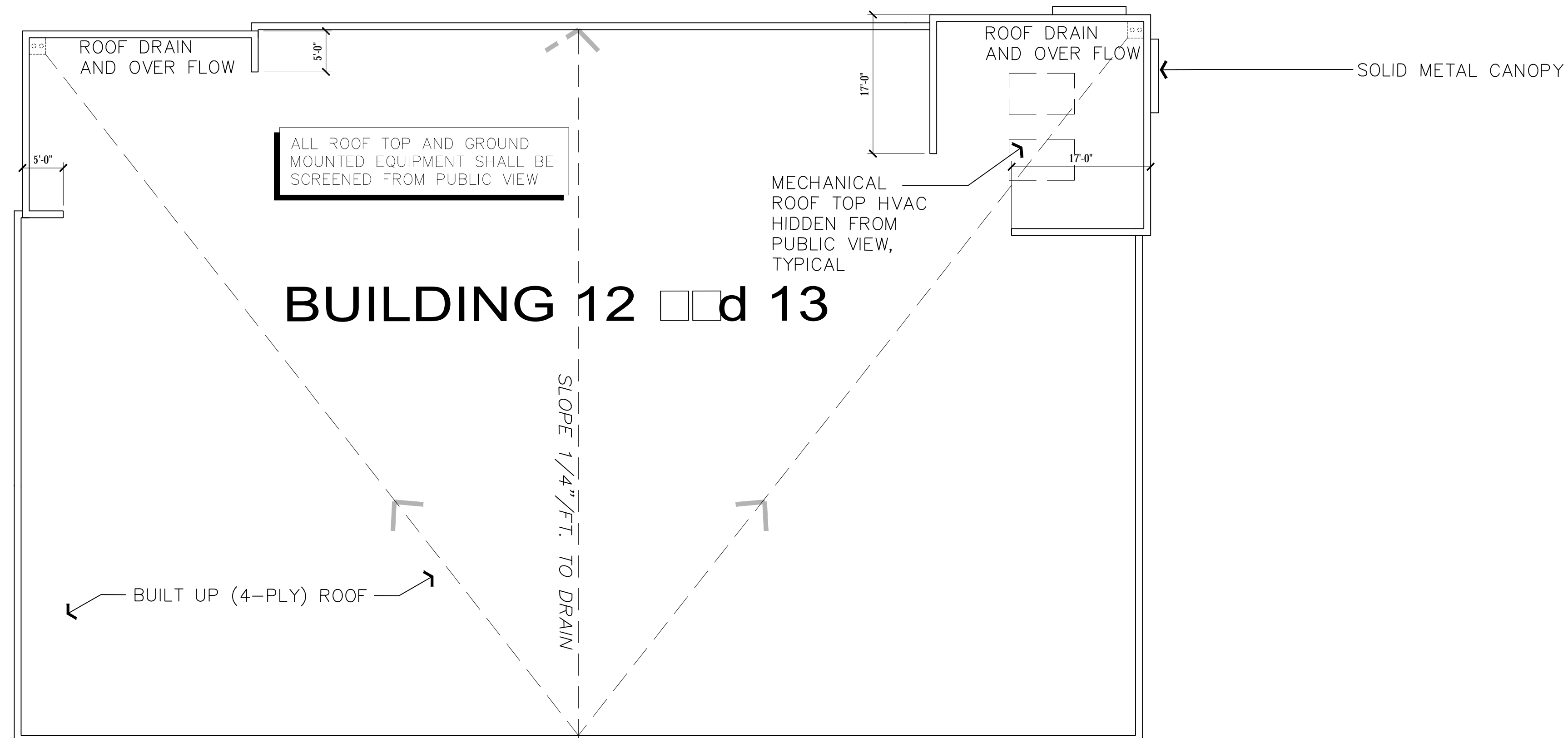
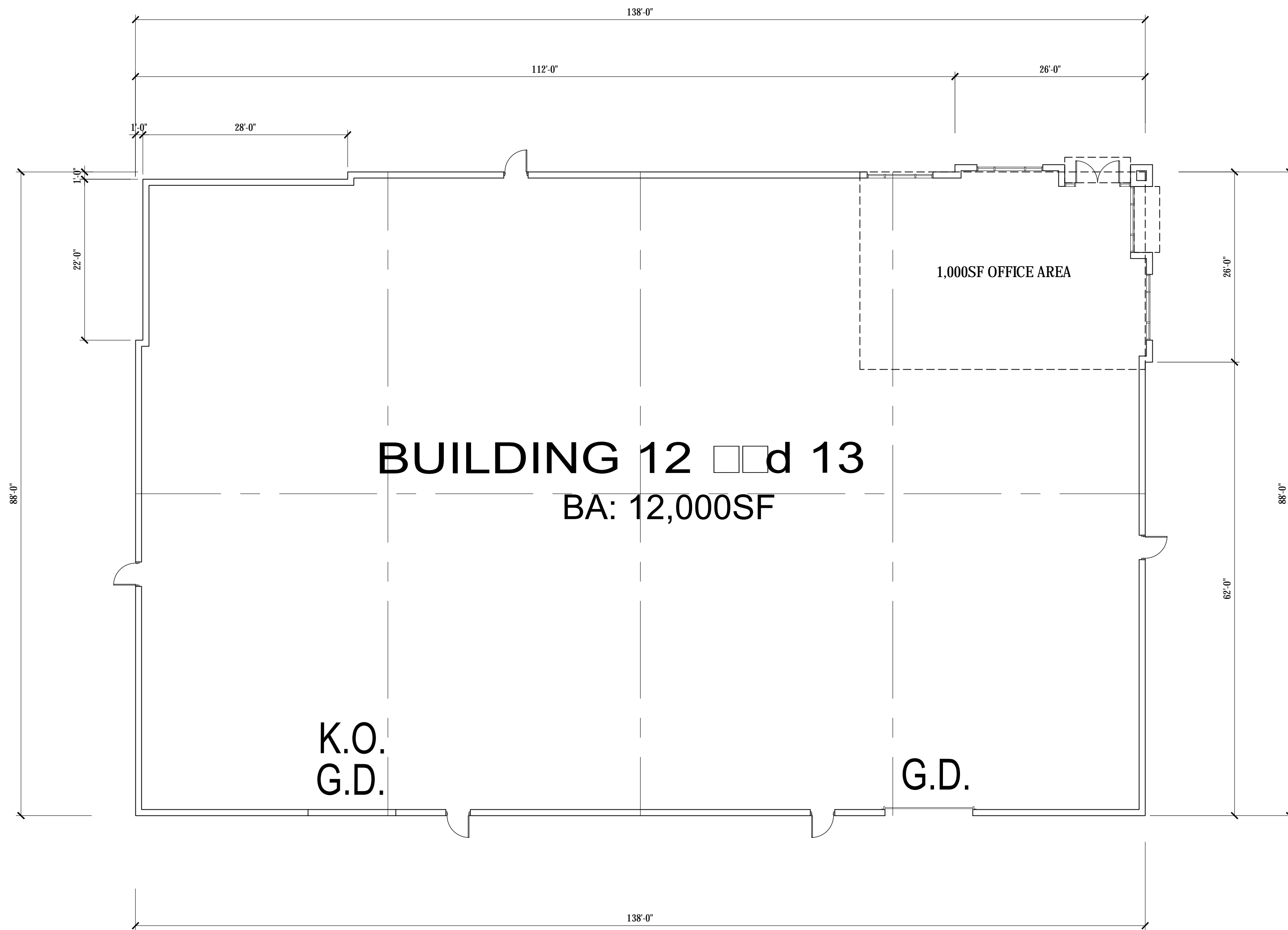
ROOF PLAN- BLDG 10&11 07-07-2021

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BUILDINGS 12 & 13 ARE SIMILAR

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FAIRWAY BUSINESS PARK CITY OF LAKE ELSINORE, CA

FLOOR PLAN & ROOF PLAN - BLDG 12 & 13 07-07-2021

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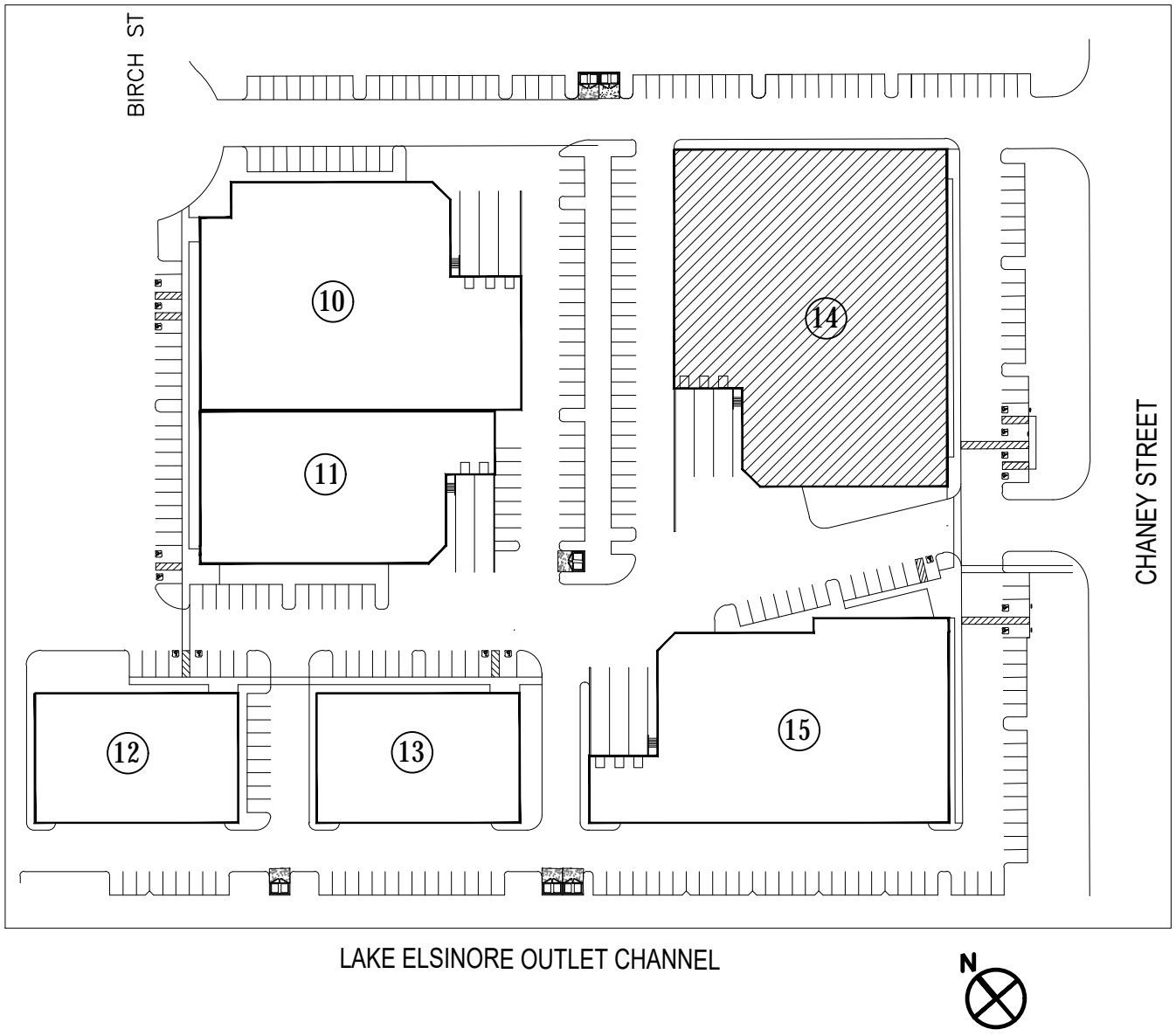
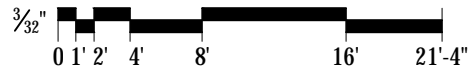
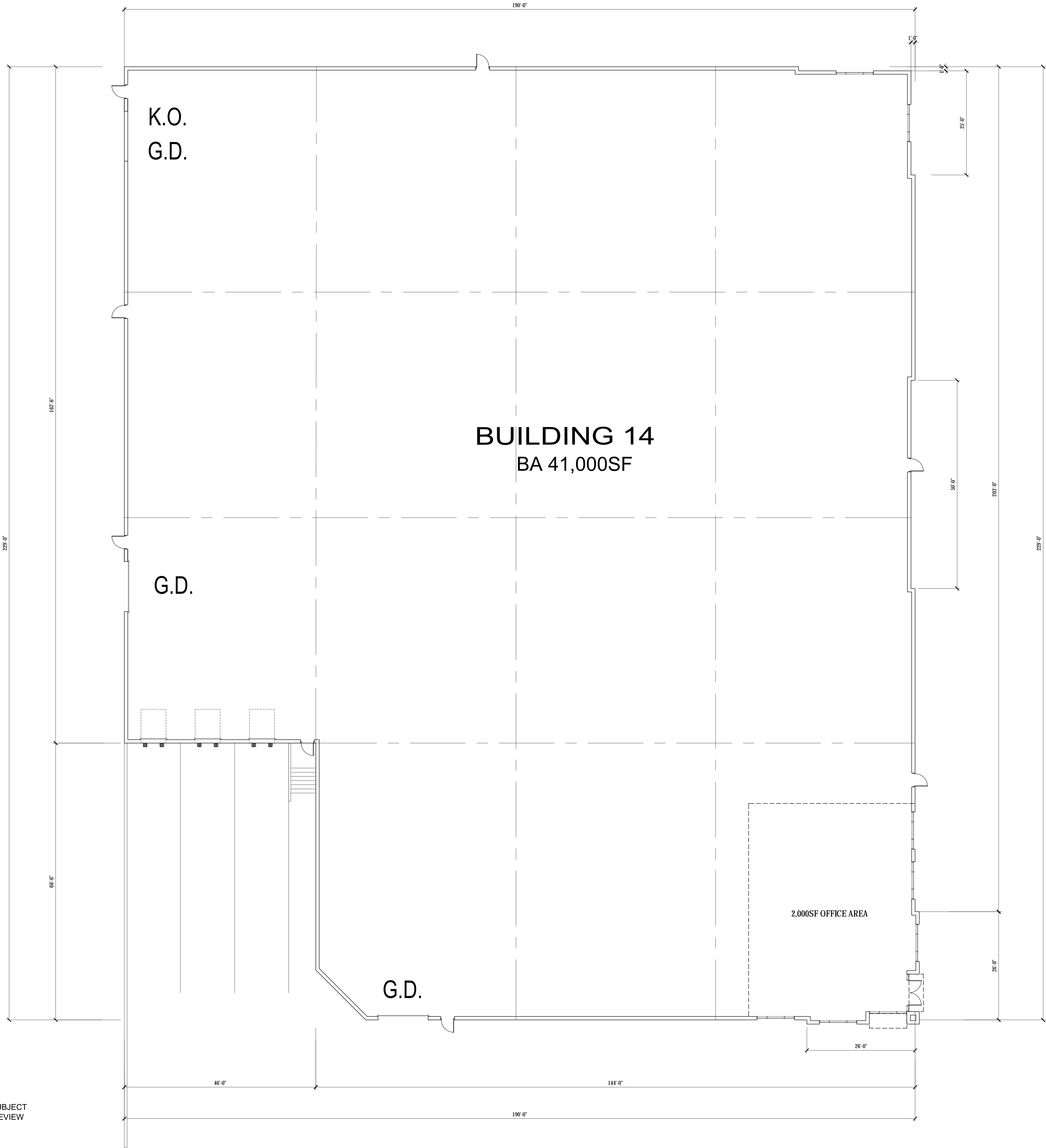
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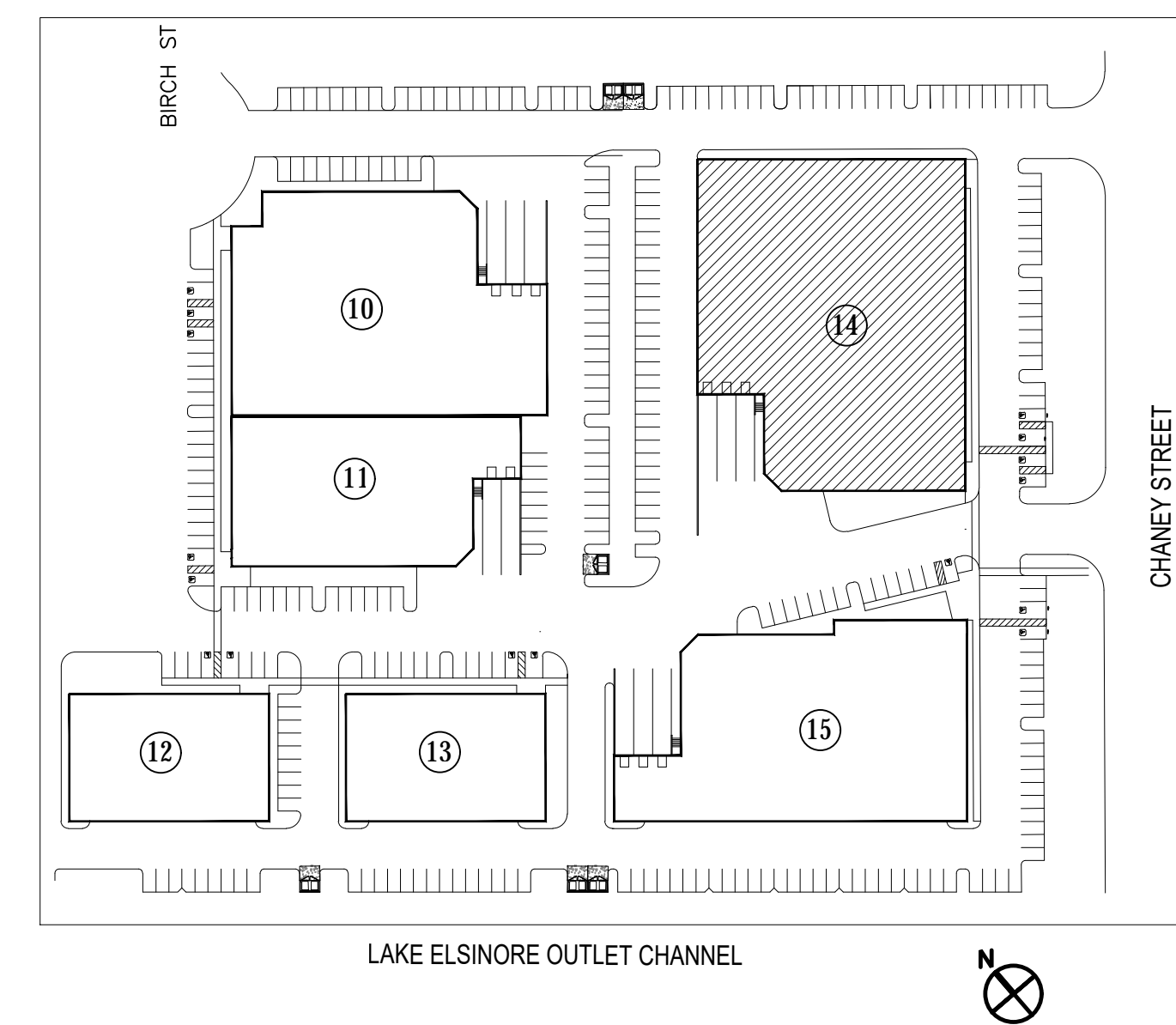
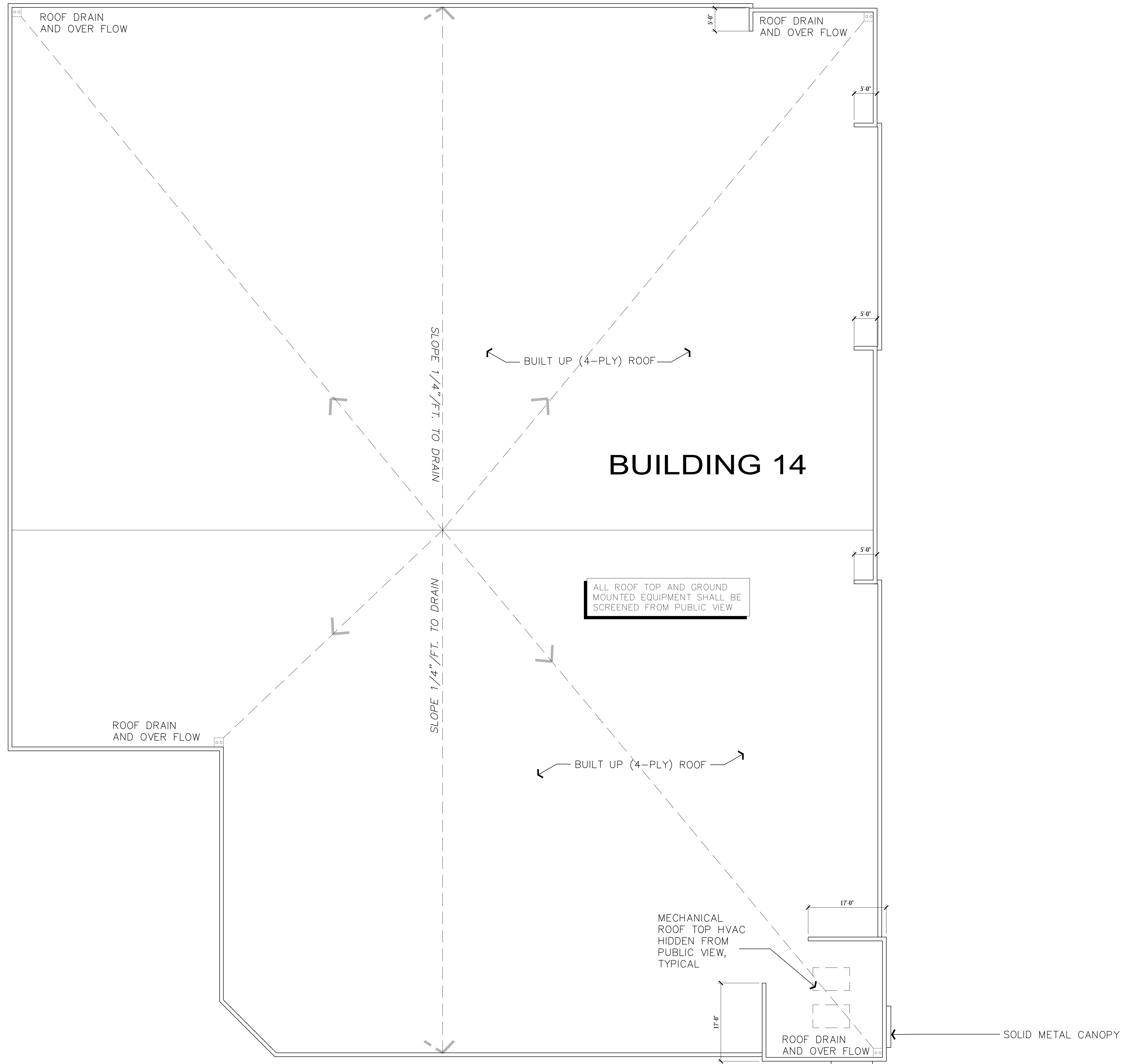


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FLOOR PLAN- BLDG 14 07-07-2021

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ROOF PLAN- BLDG 14 07-07-2021

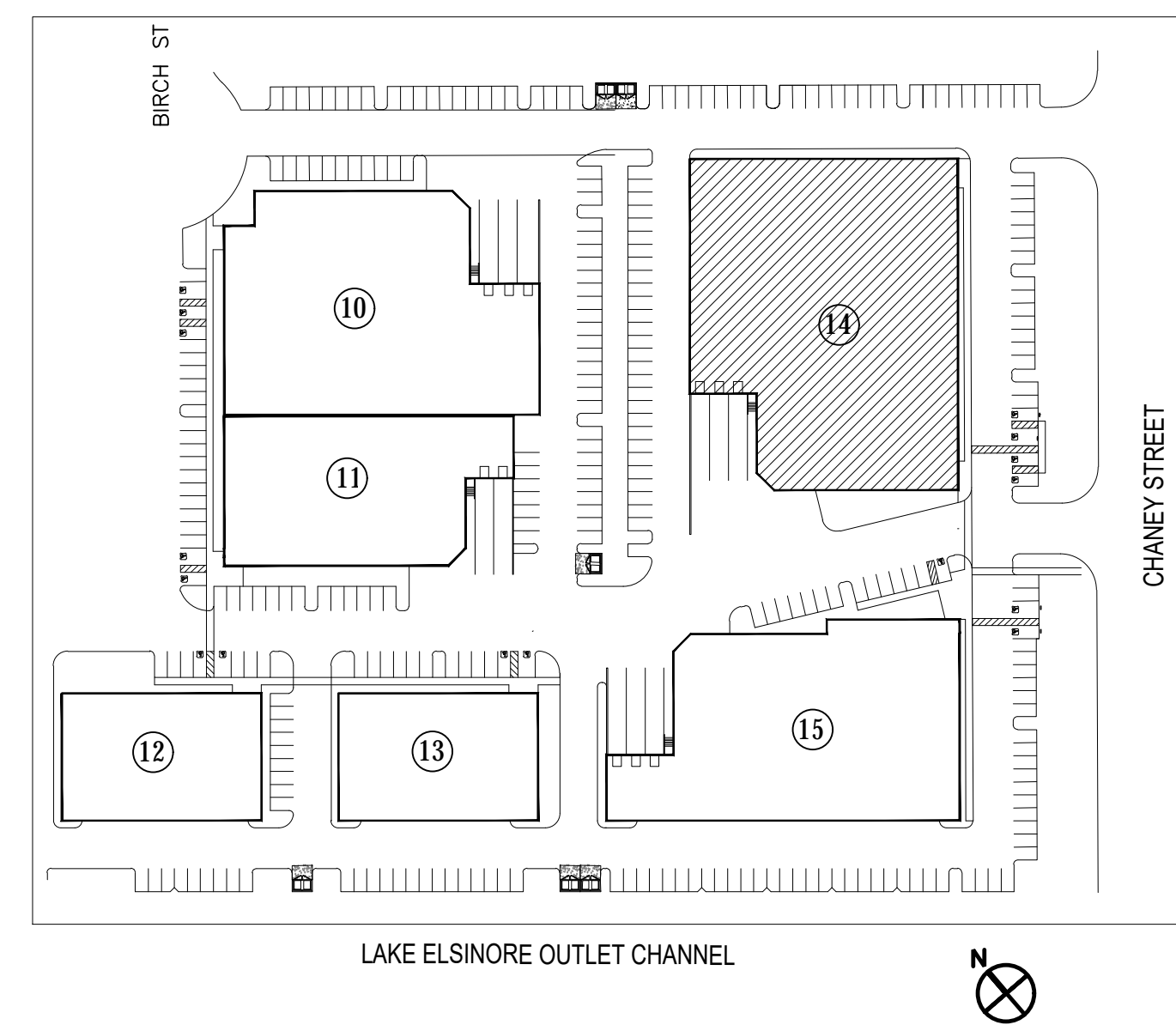
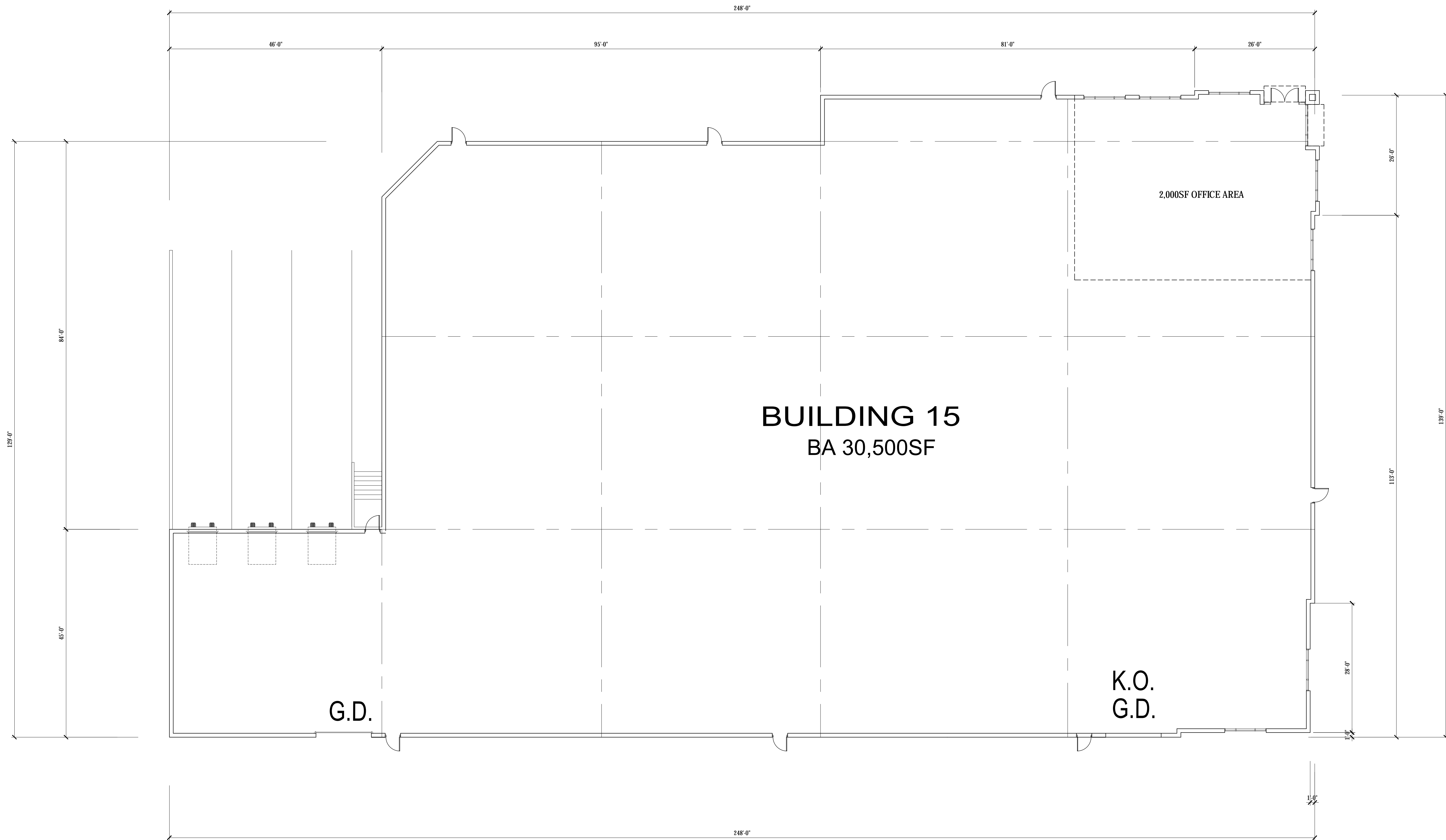
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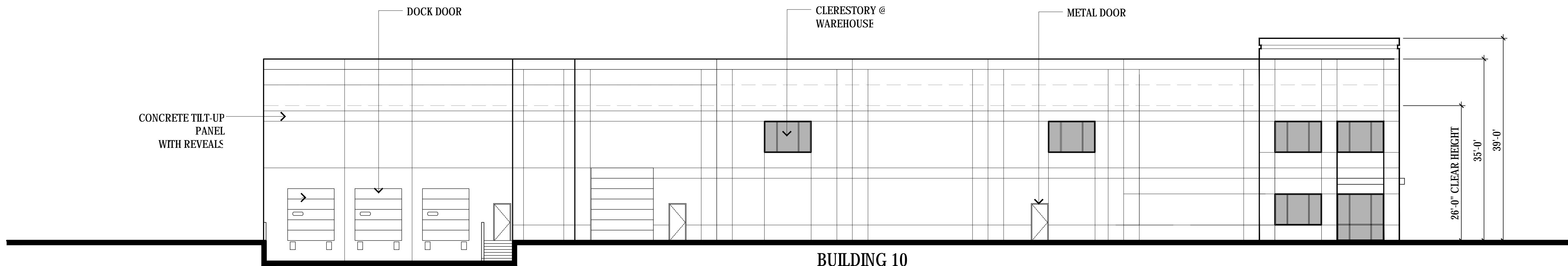
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SHEET A8

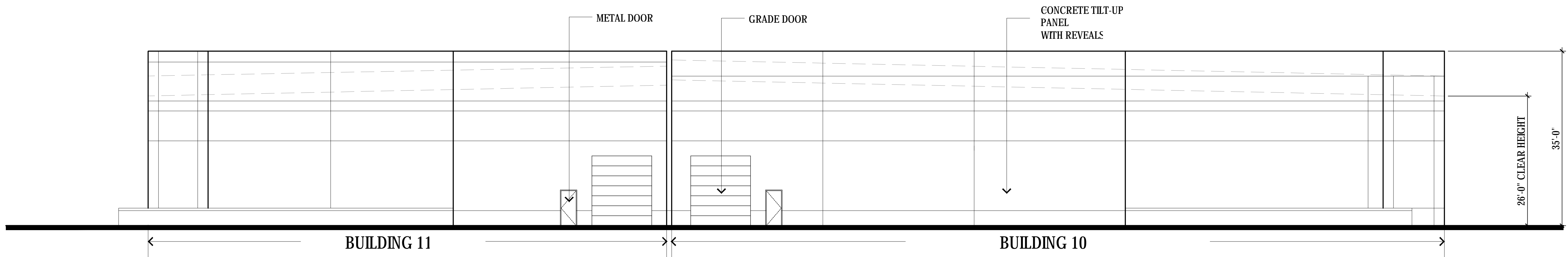


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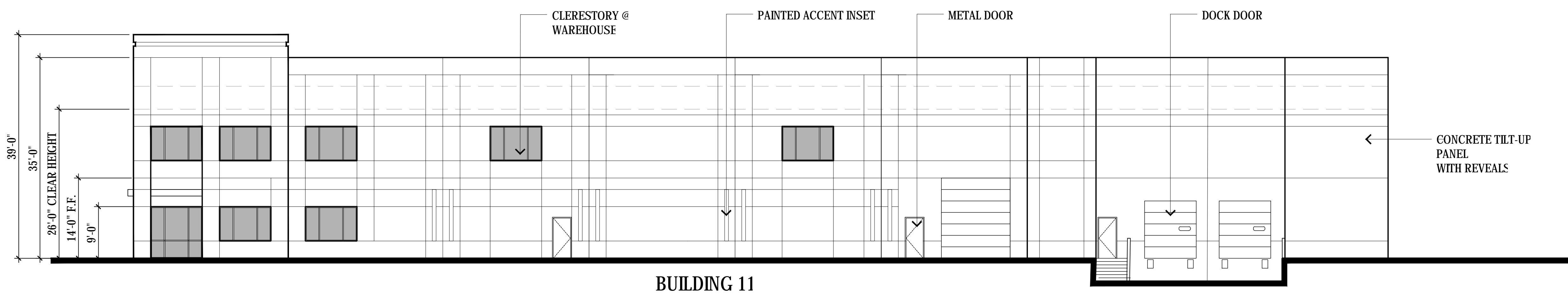
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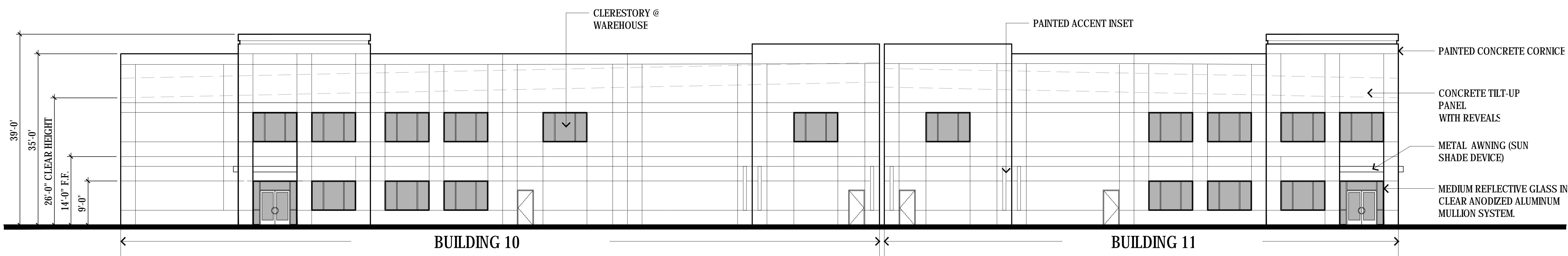
NORTH ELEVATION



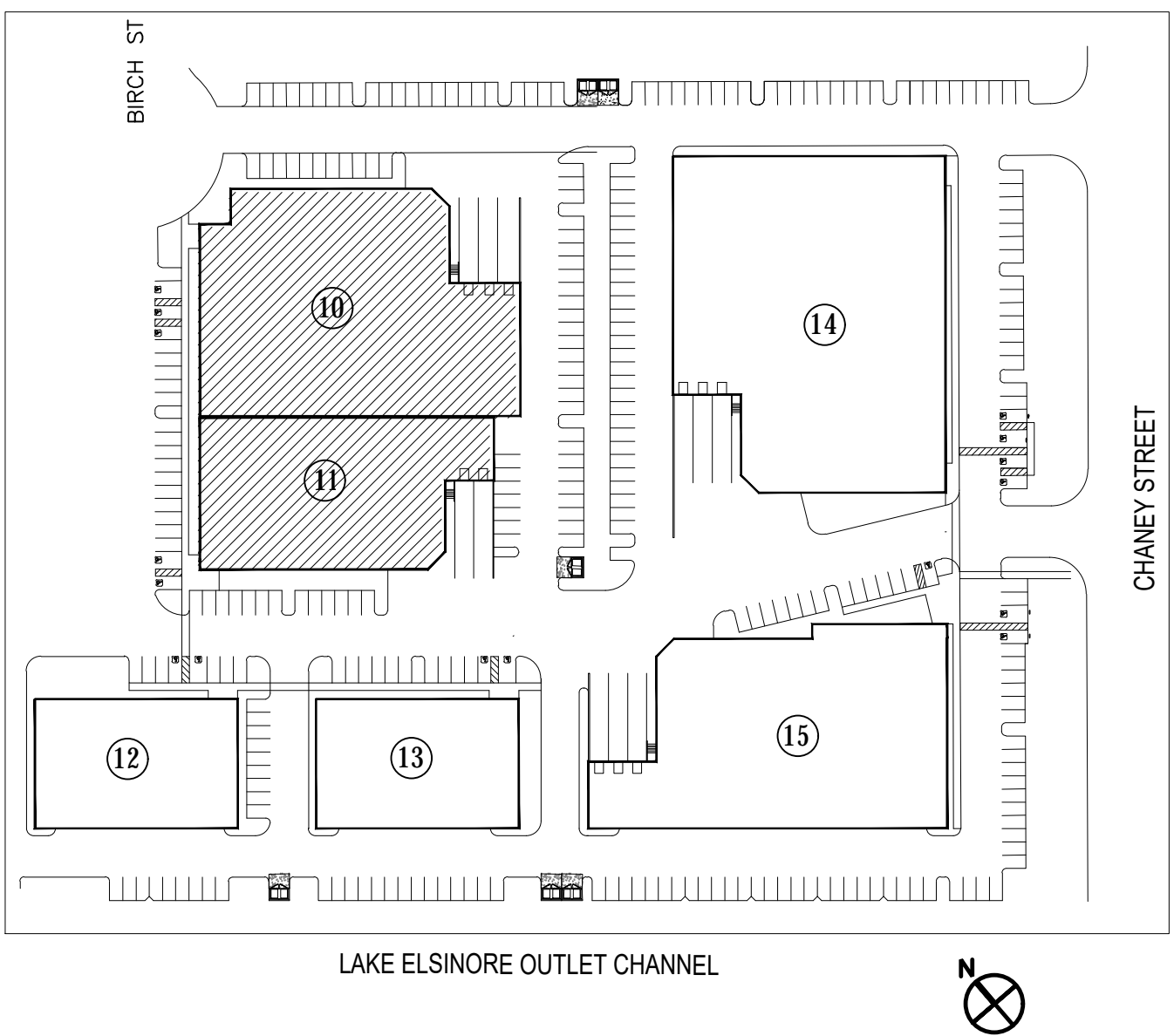
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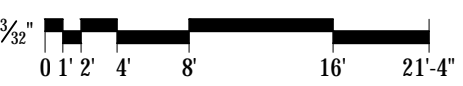
SOUTH ELEVATION



WEST ELEVATION



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ELEVATIONS- BLDG 10&11 07-07-2021

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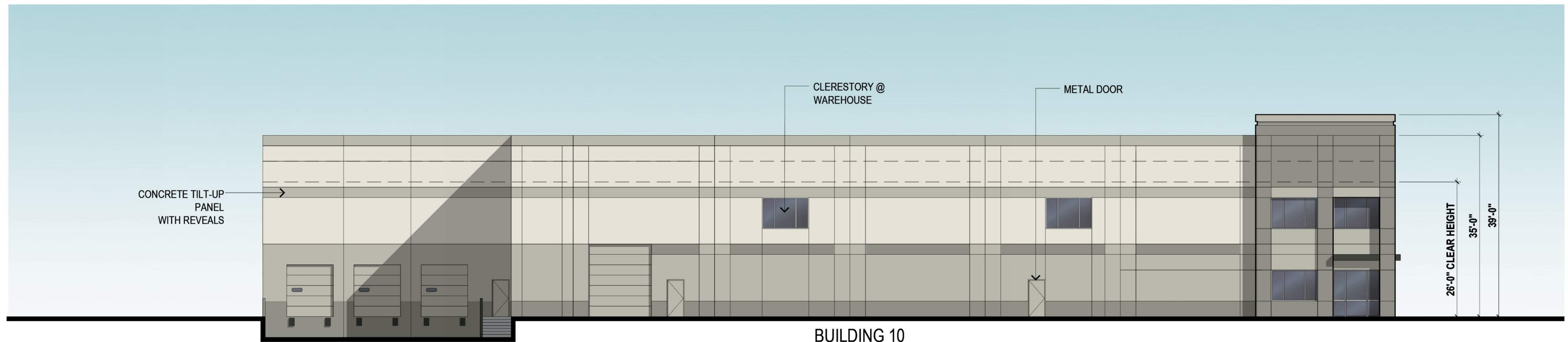
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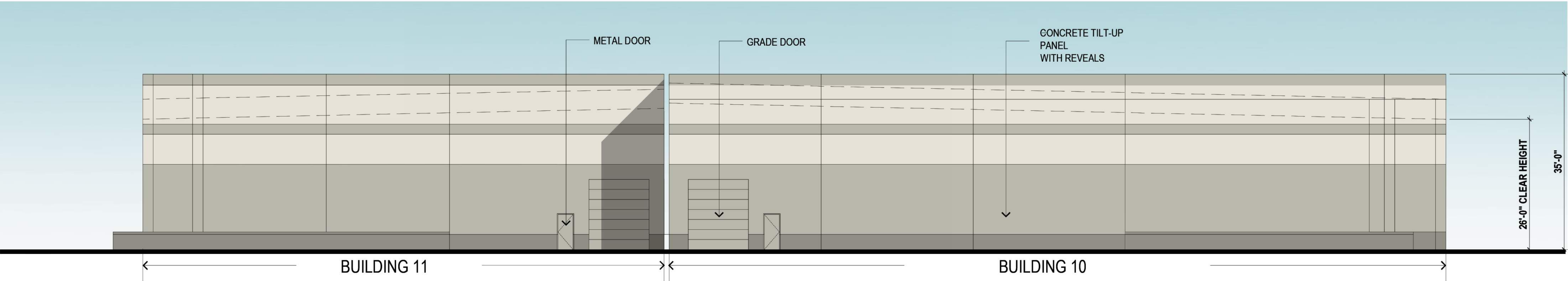
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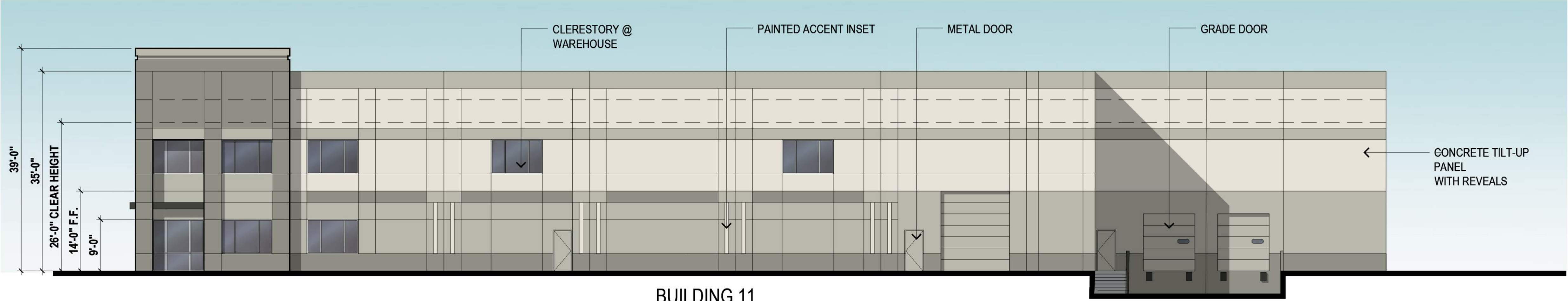
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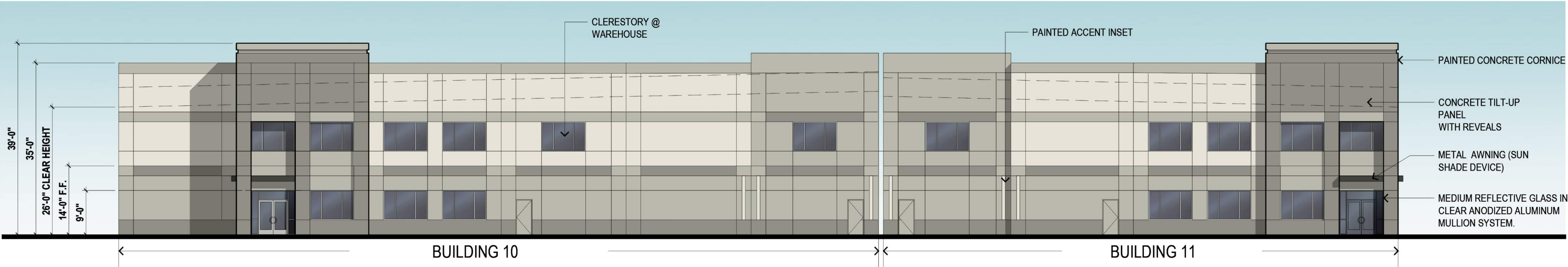
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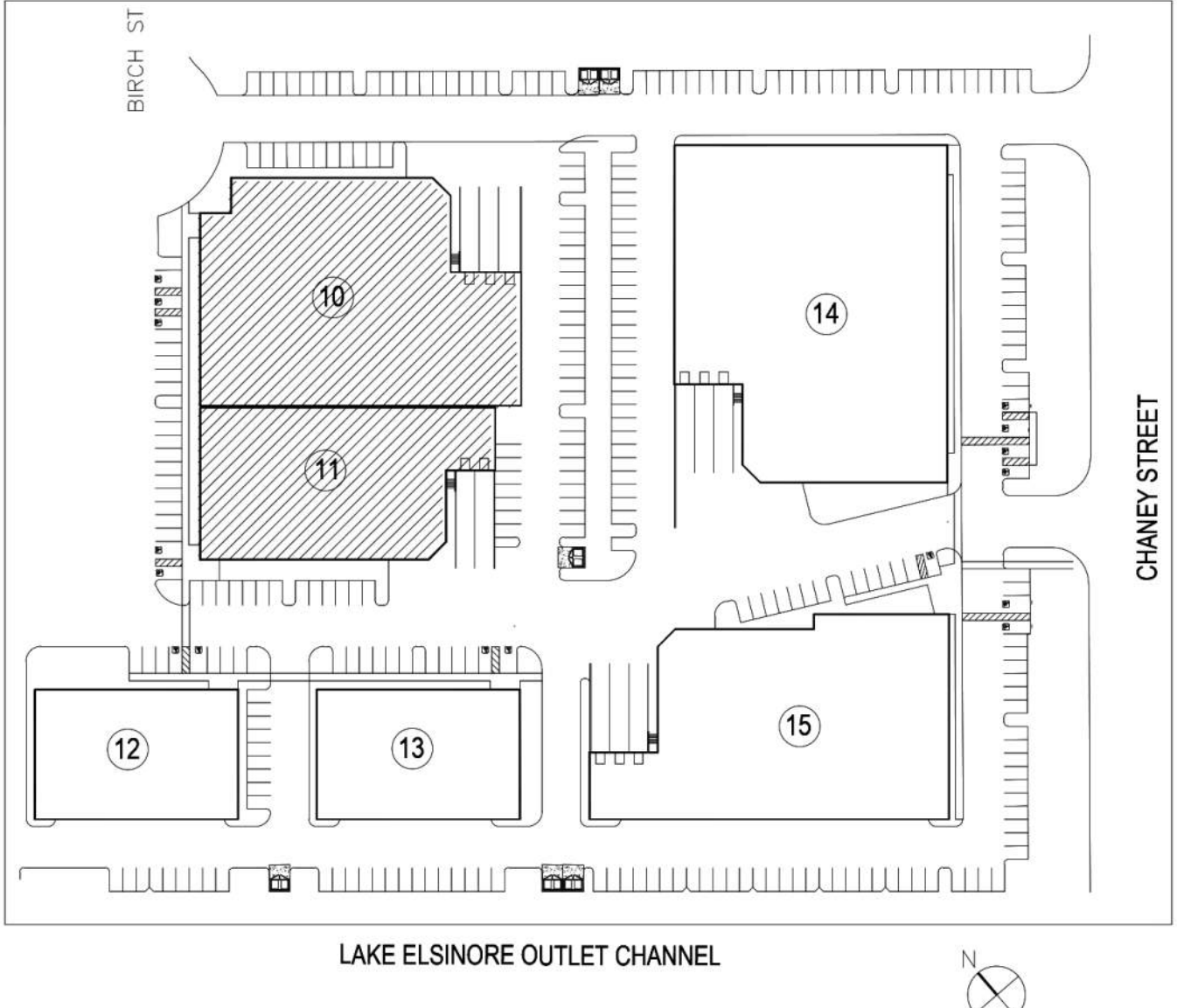
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SOUTH ELEVATION



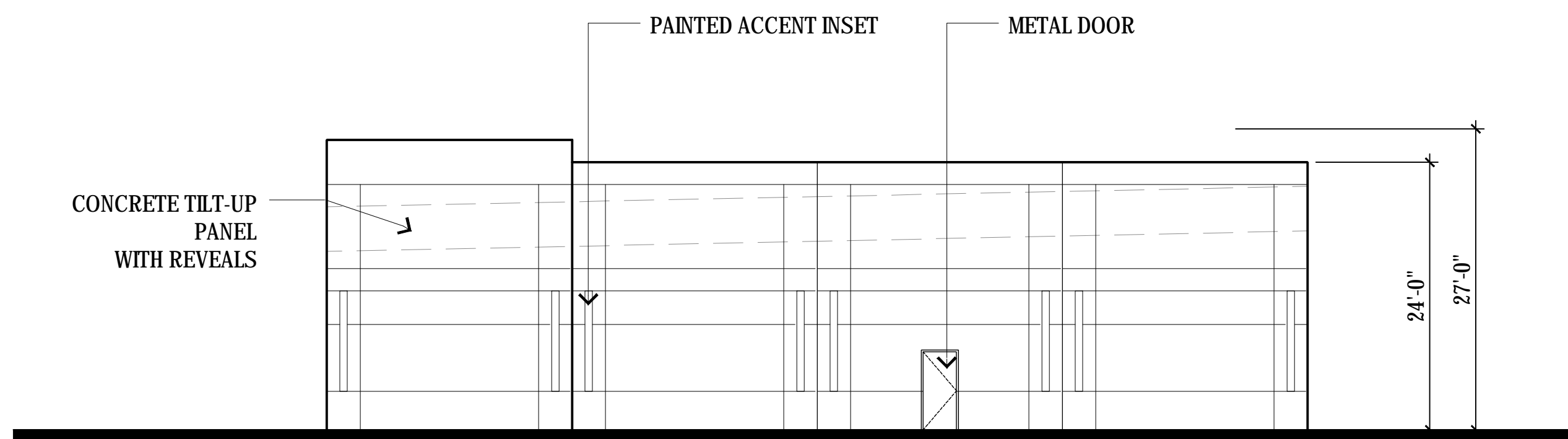
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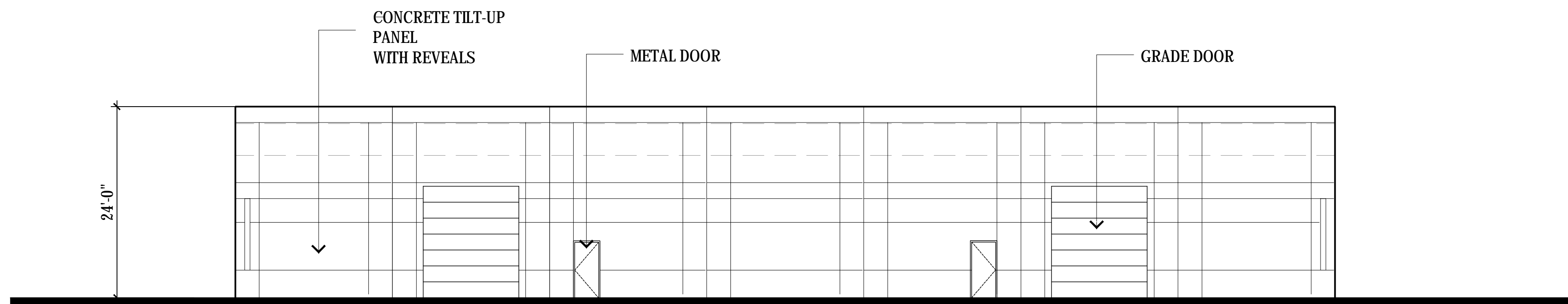
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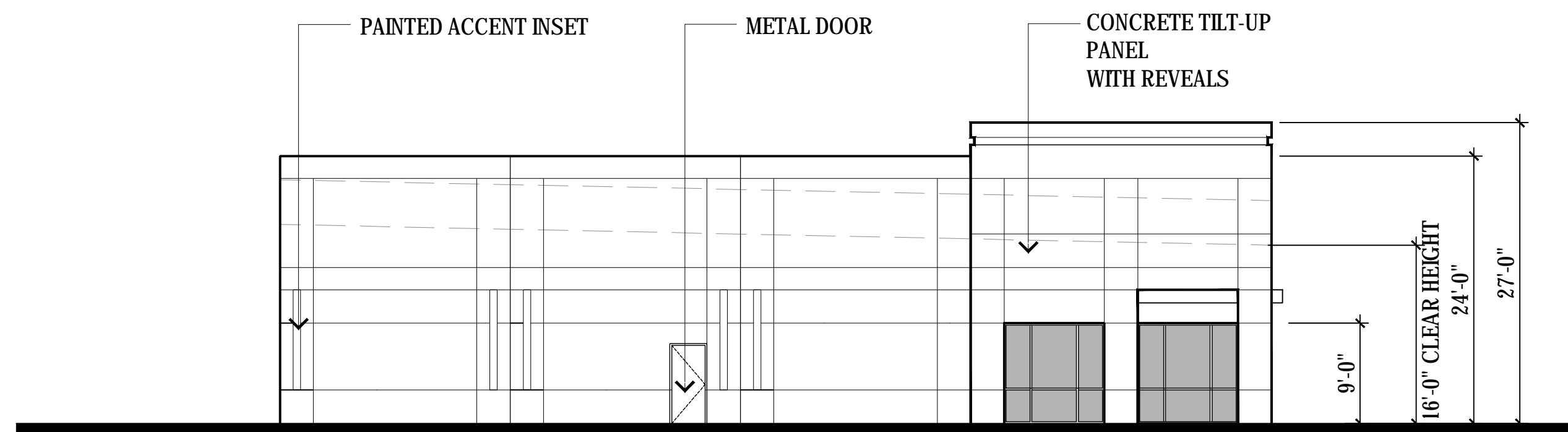
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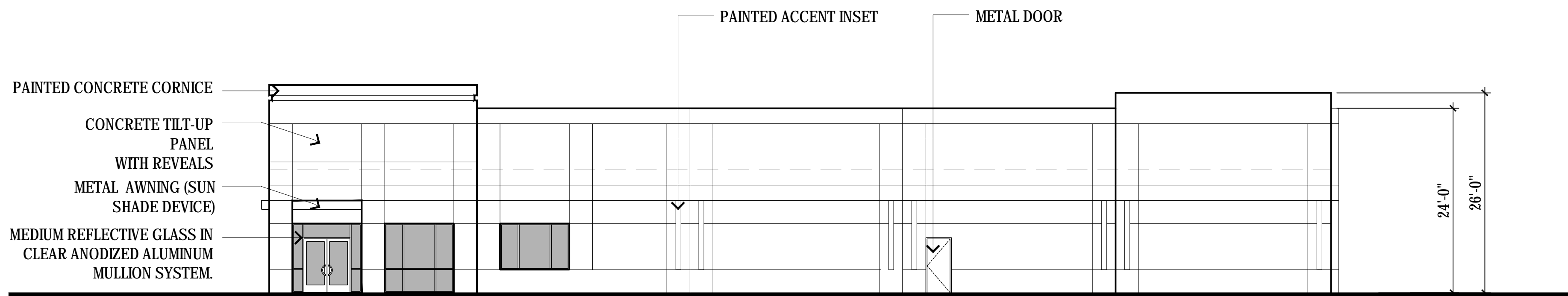
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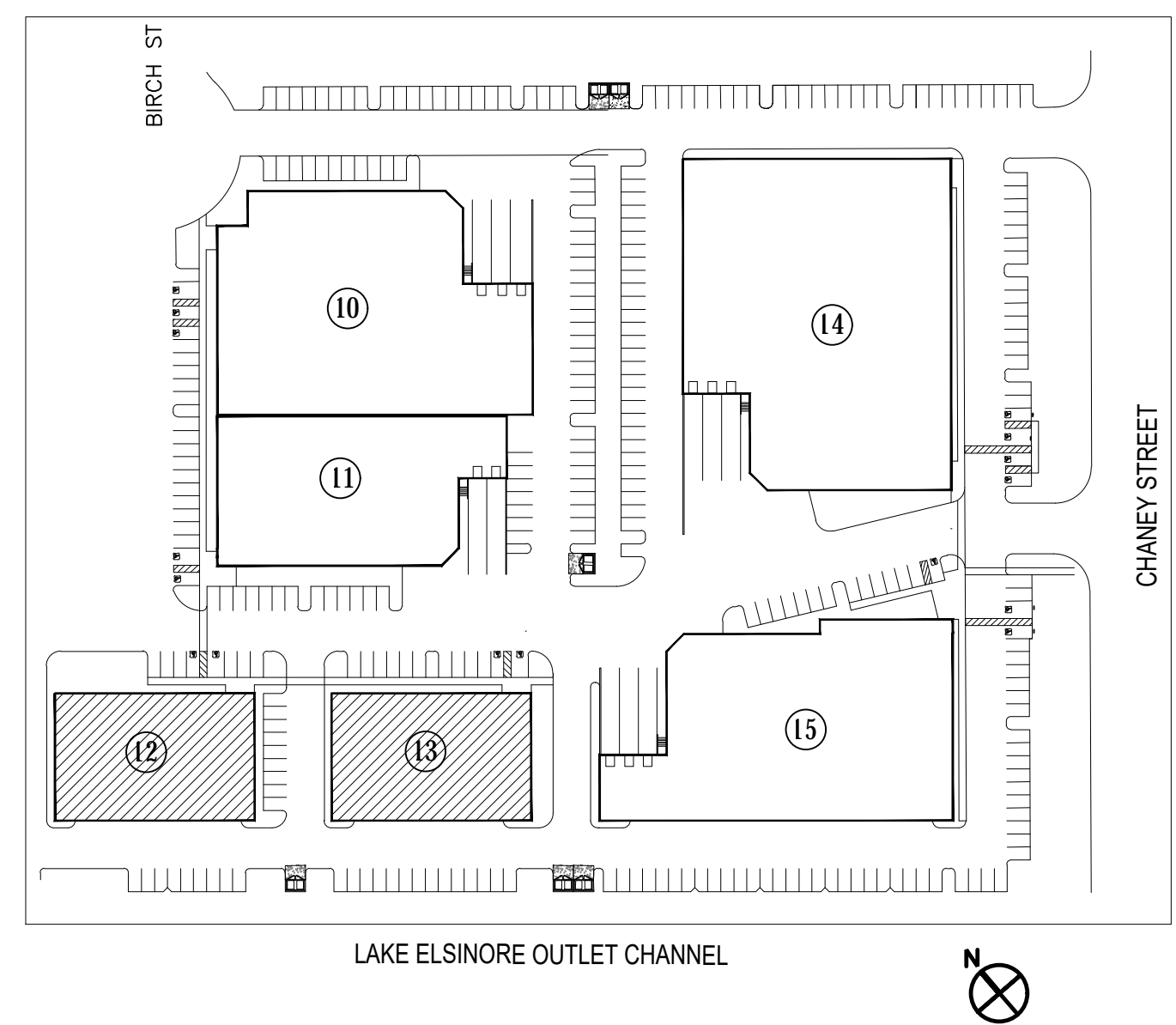
EAST ELEVATION



NORTH ELEVATION



BLDG 12&13 ARE SIMILAR



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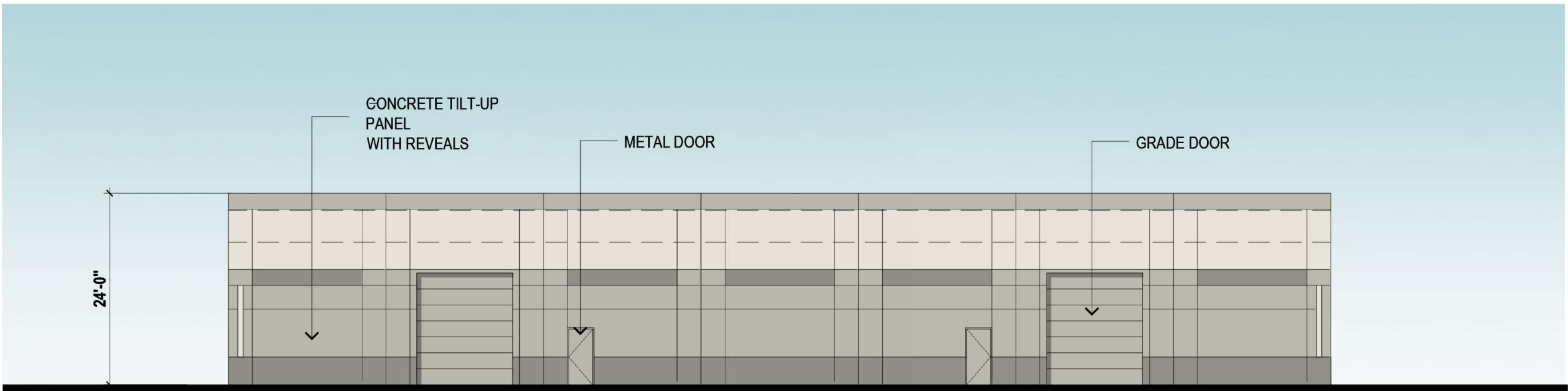
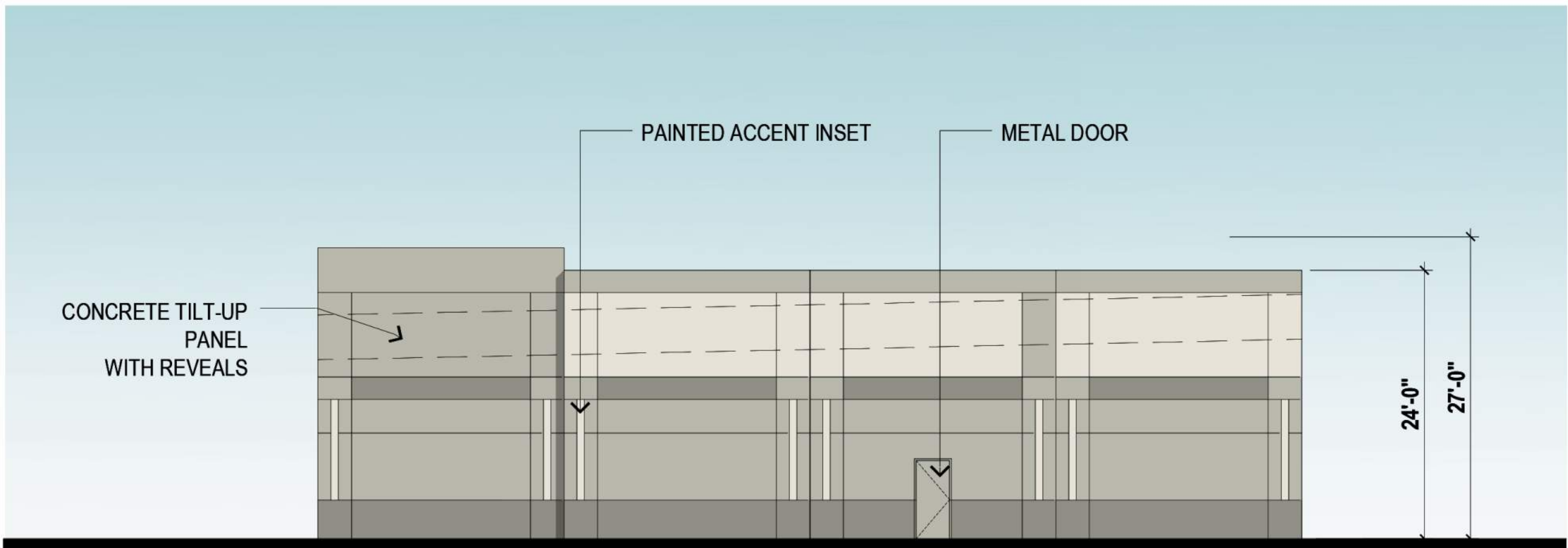
ELEVATIONS- BLDG 12&13 07-07-2021

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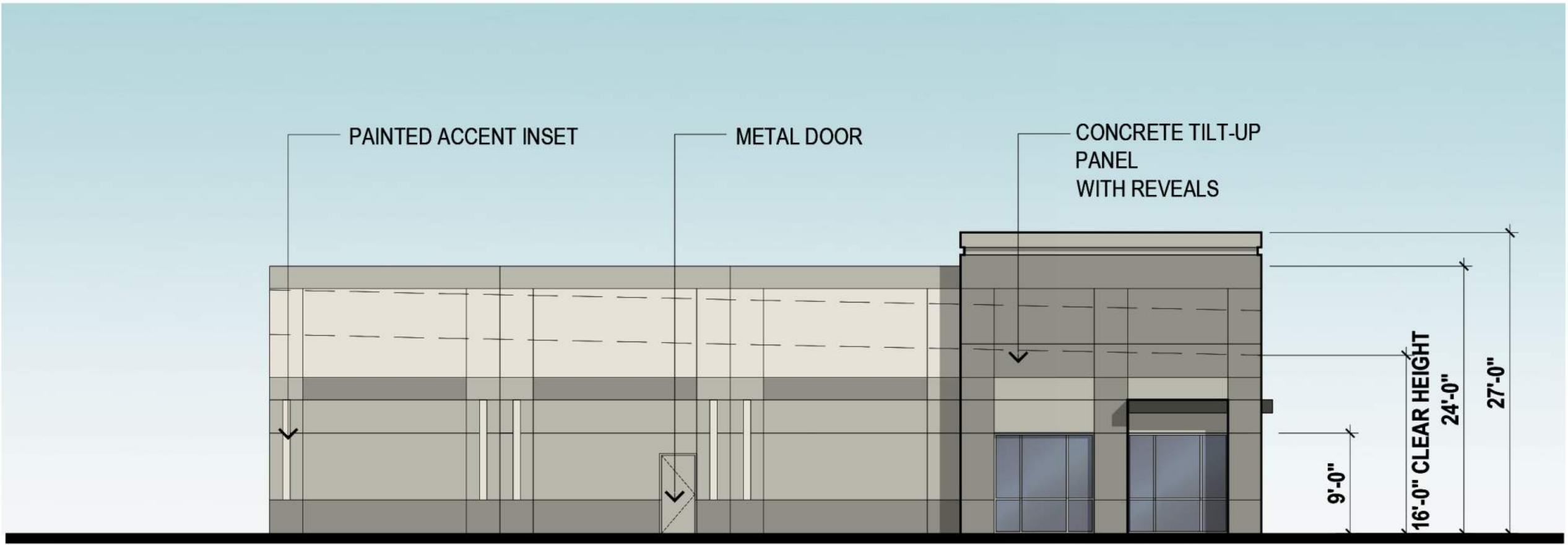
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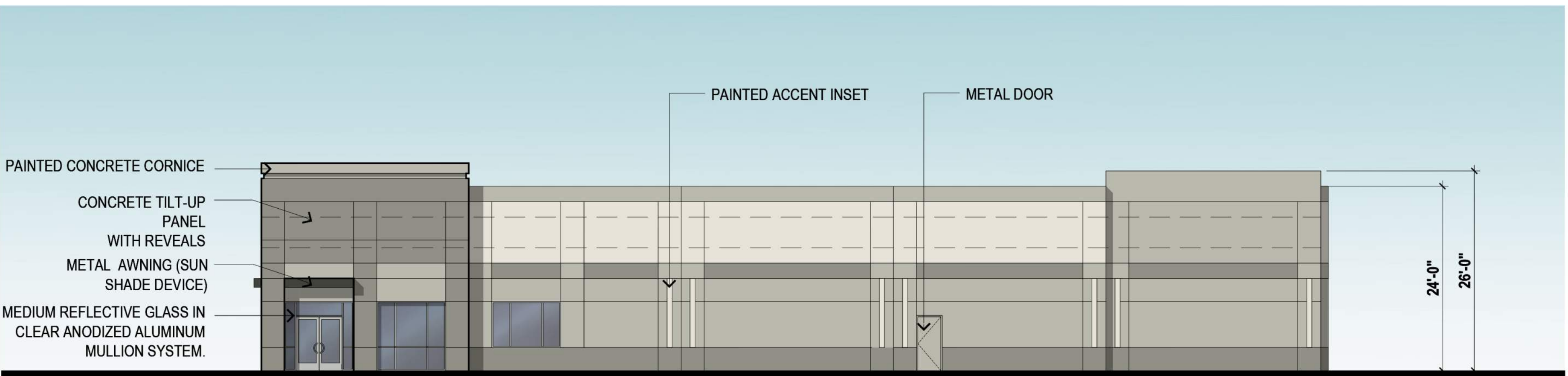
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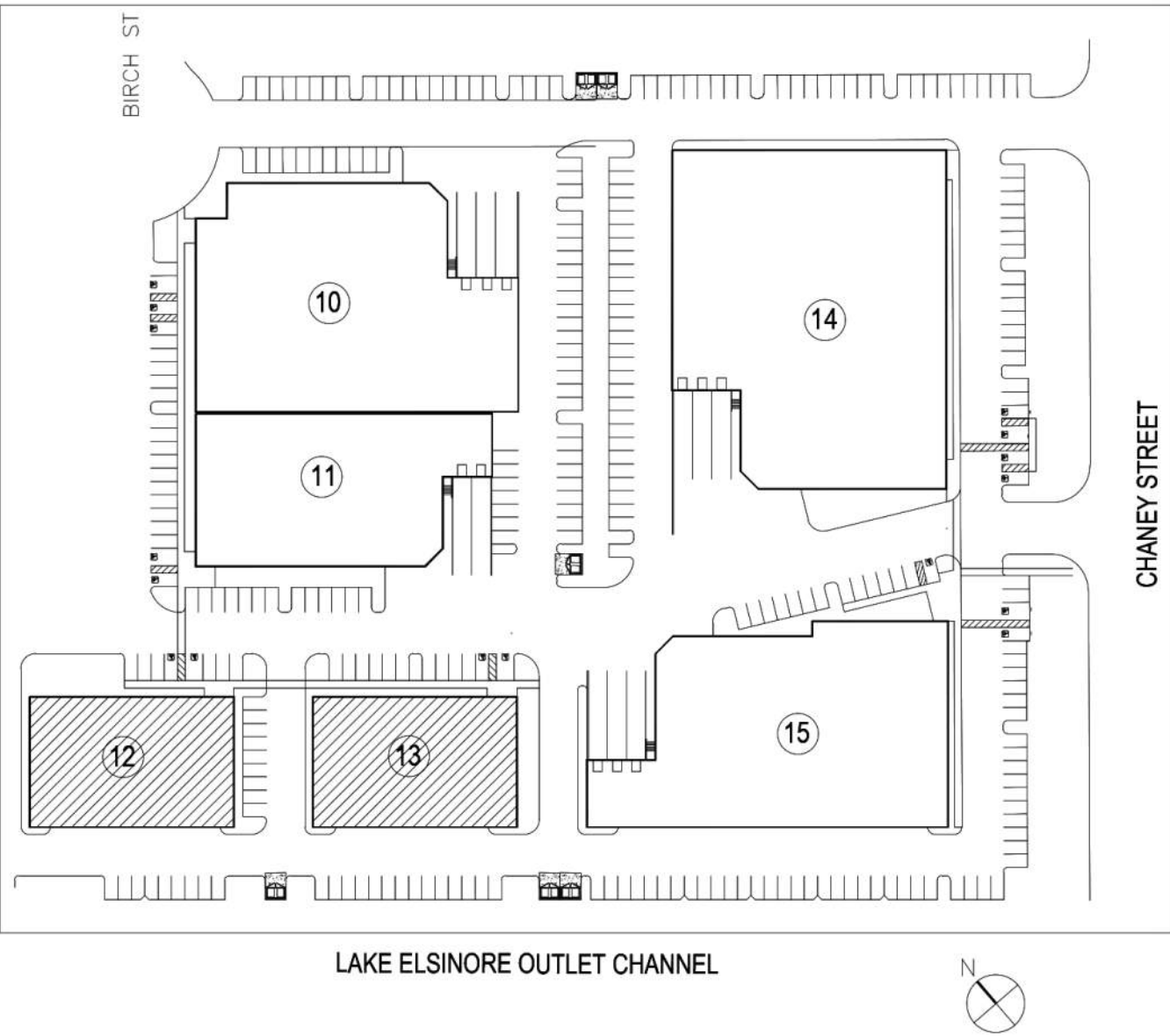
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



KEY PLAN NOT TO SCALE

BLDG 12&13 ARE SIMILAR

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FAIRWAY BUSINESS PARK CITY OF LAKE ELSINORE, CA

ELEVATIONS- BLDG 12&13 07-07-2021

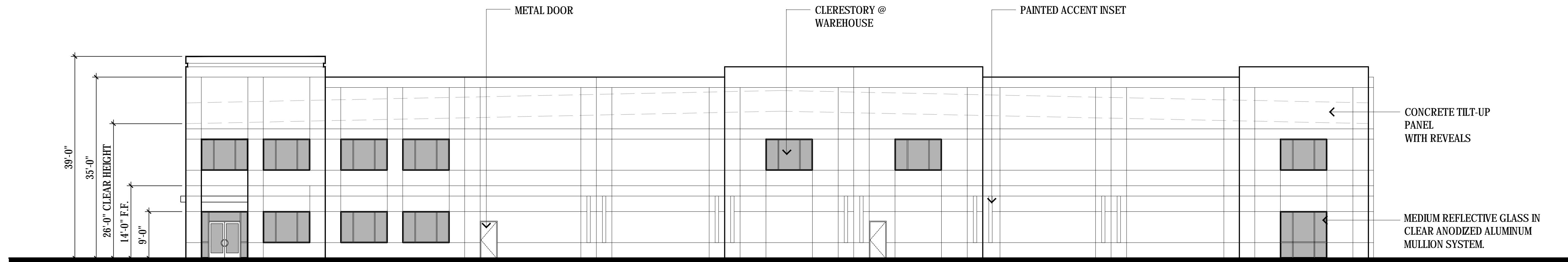
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SHEET A11.1

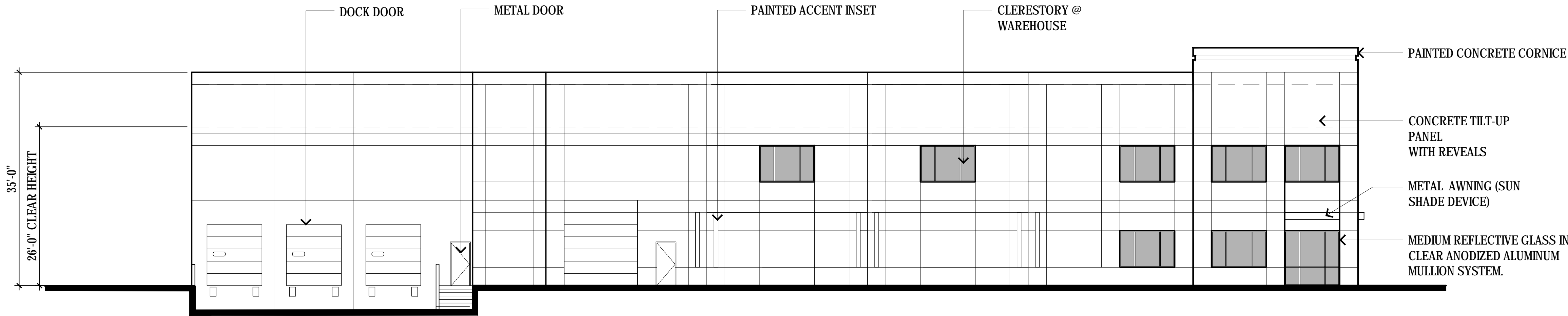


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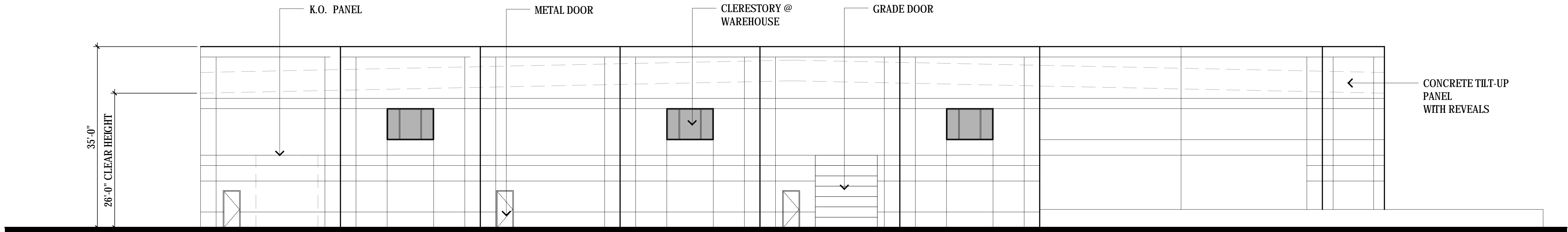
Scale
Job No. 2021-235
Date: 07/07/2021



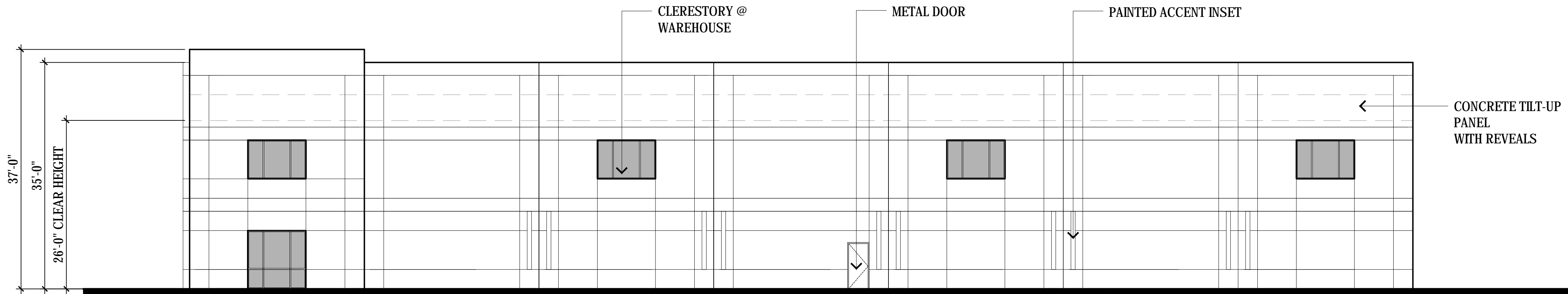
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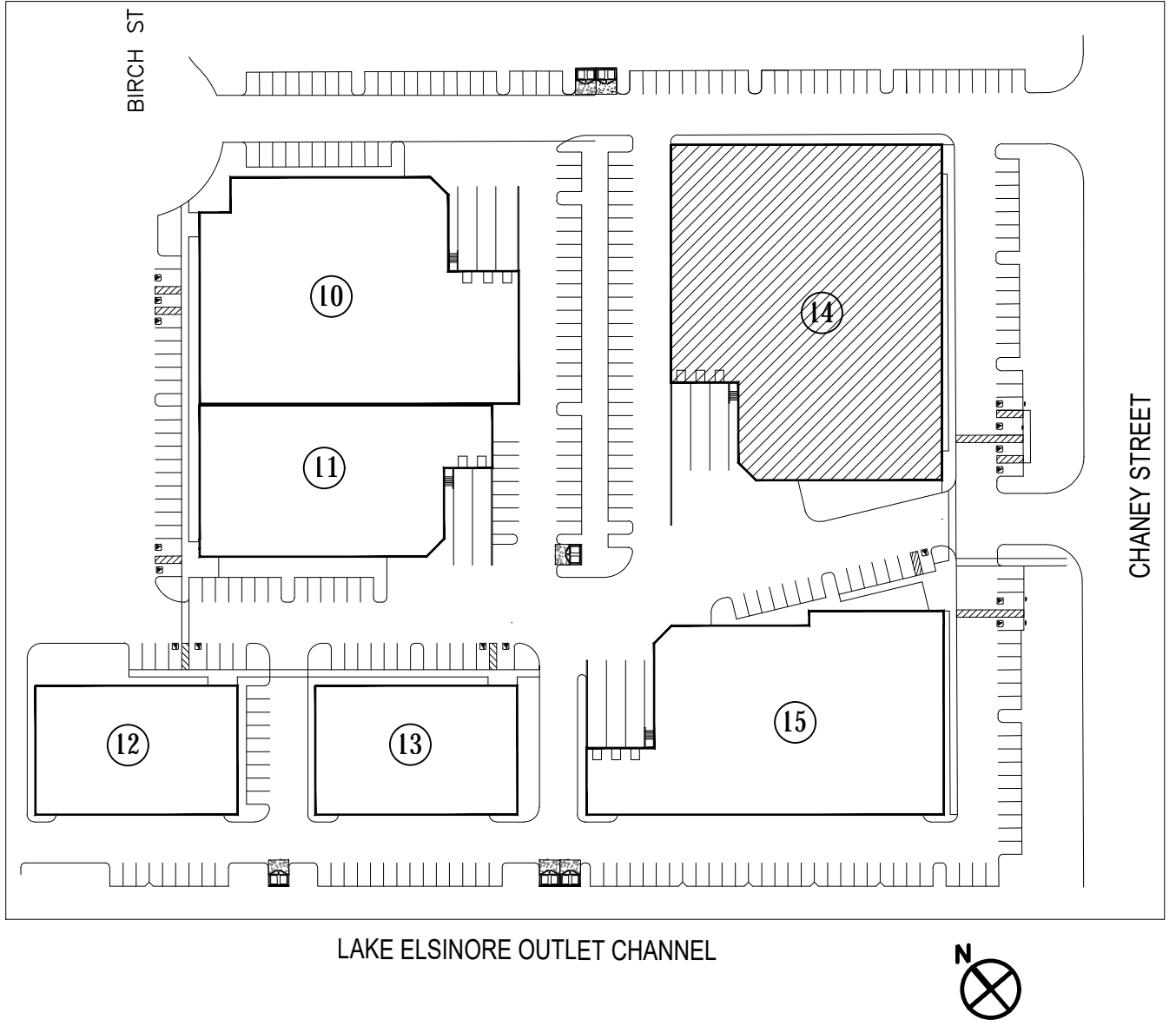
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



KEY PLAN NOT TO SCALE



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FAIRWAY BUSINESS PARK CITY OF LAKE ELSINORE, CA

ELEVATIONS- BLDG 14 07-07-2021

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SHEET A12

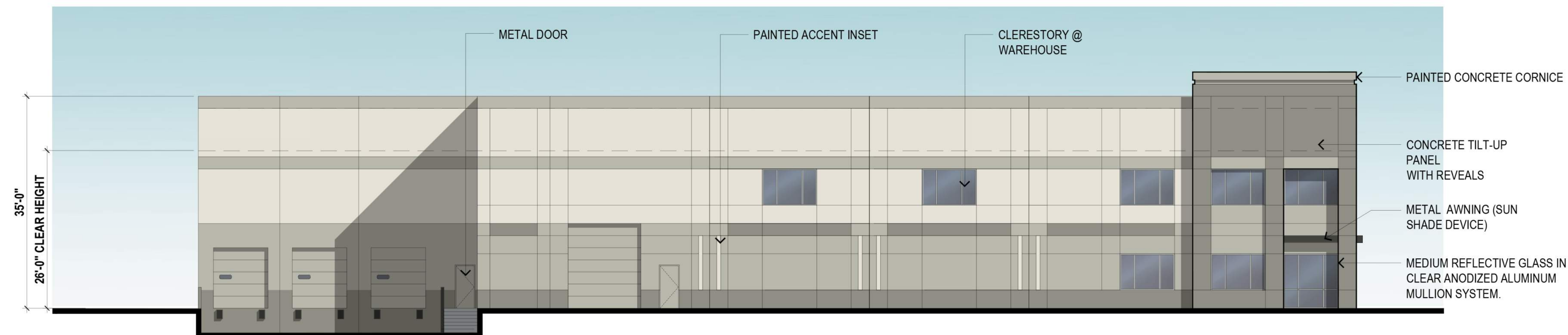


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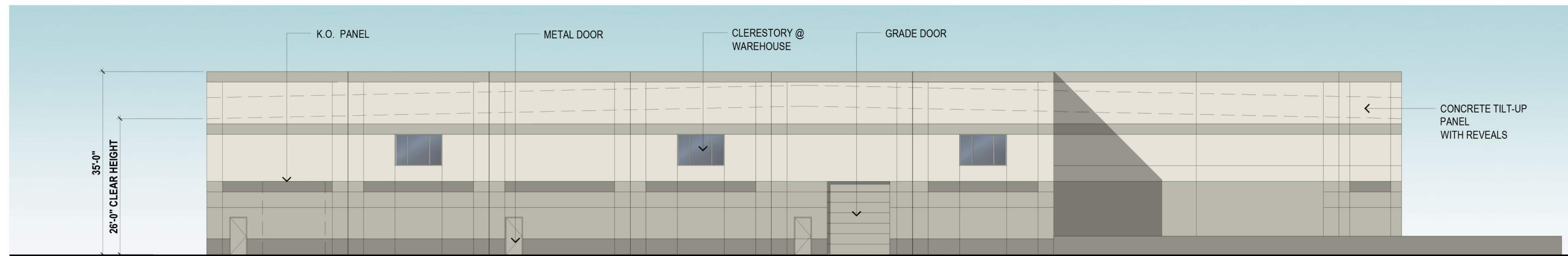
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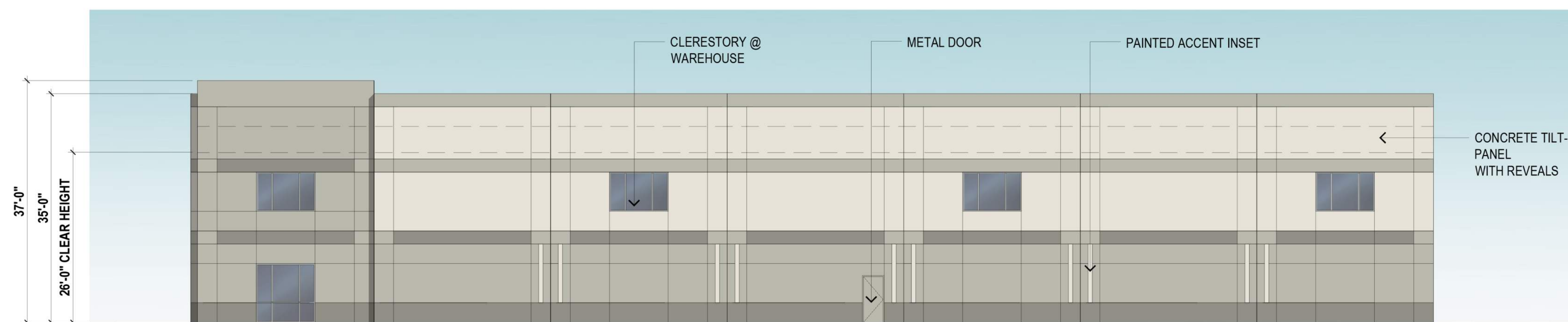
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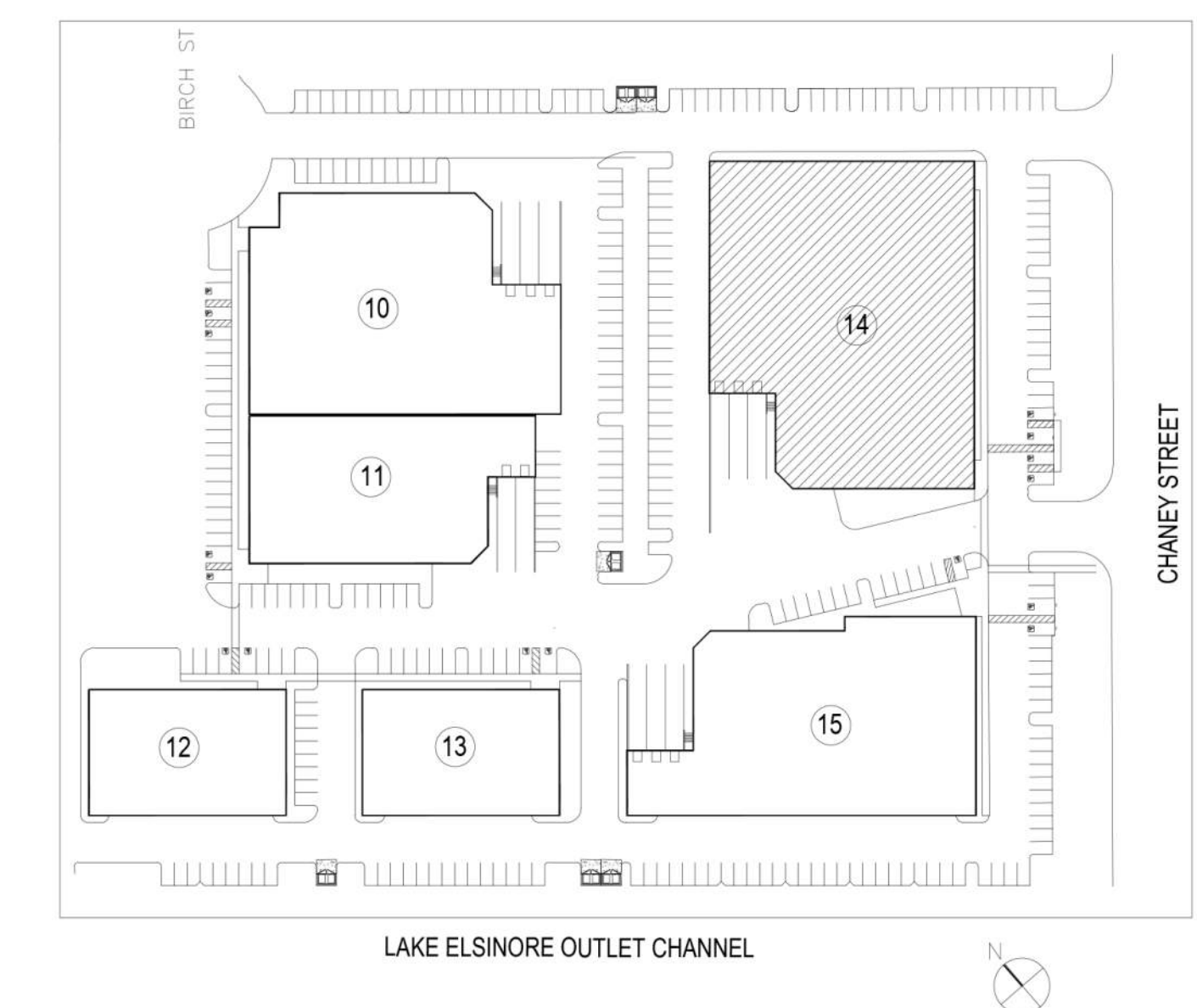
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



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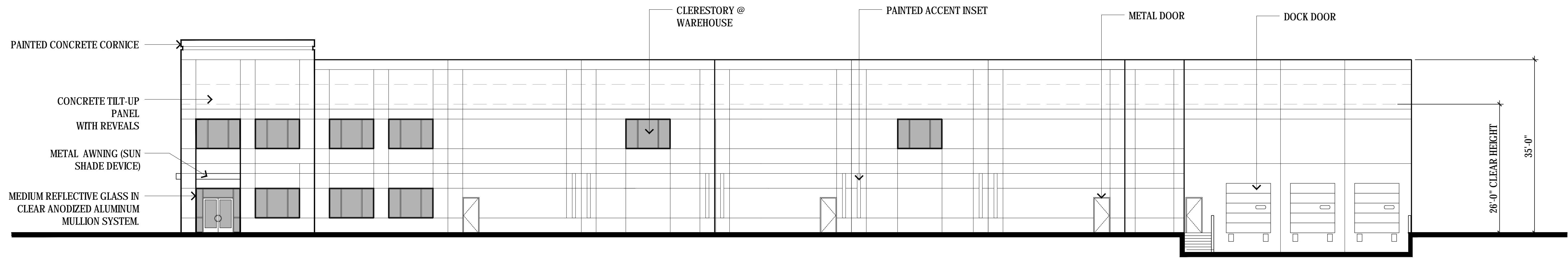
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ELEVATIONS- BLDG 14 07-07-2021

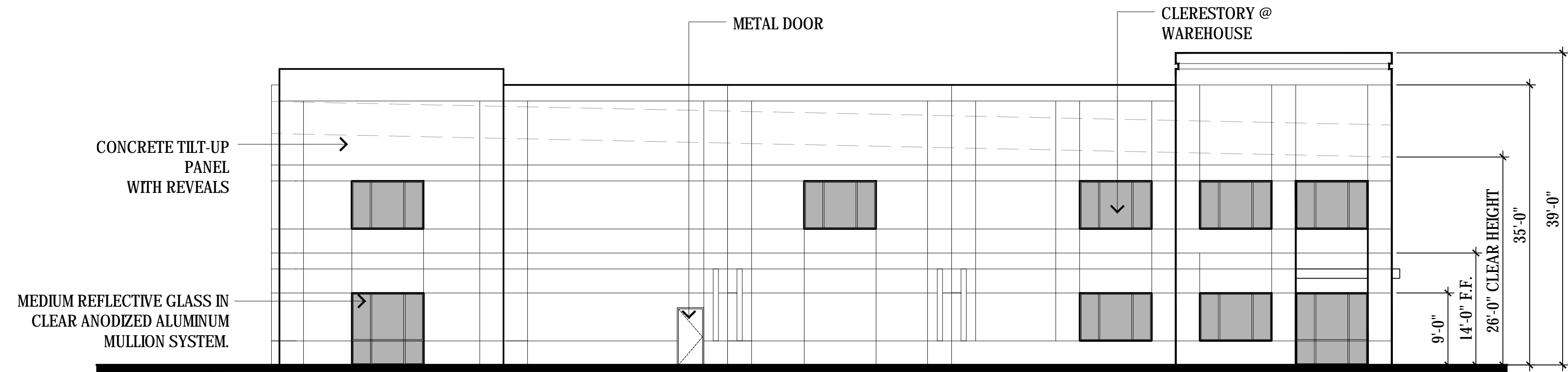
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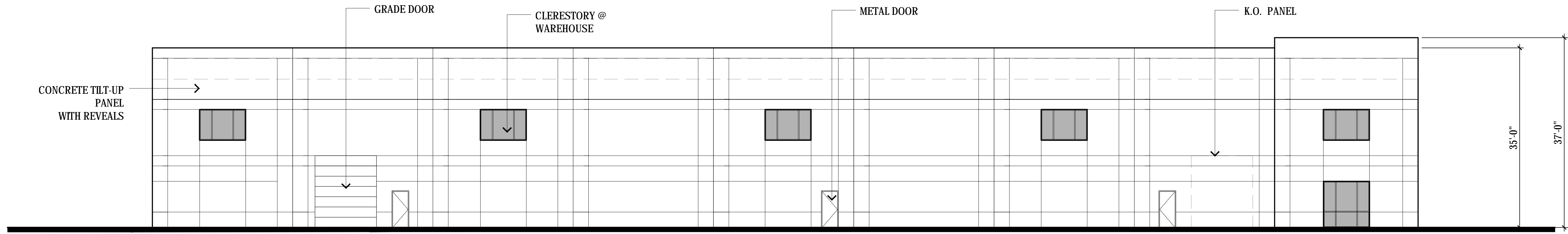
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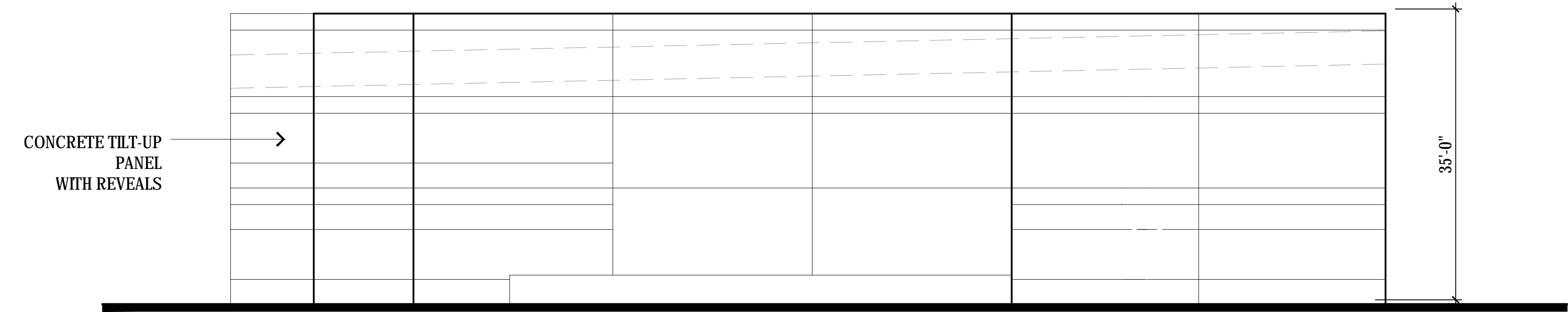
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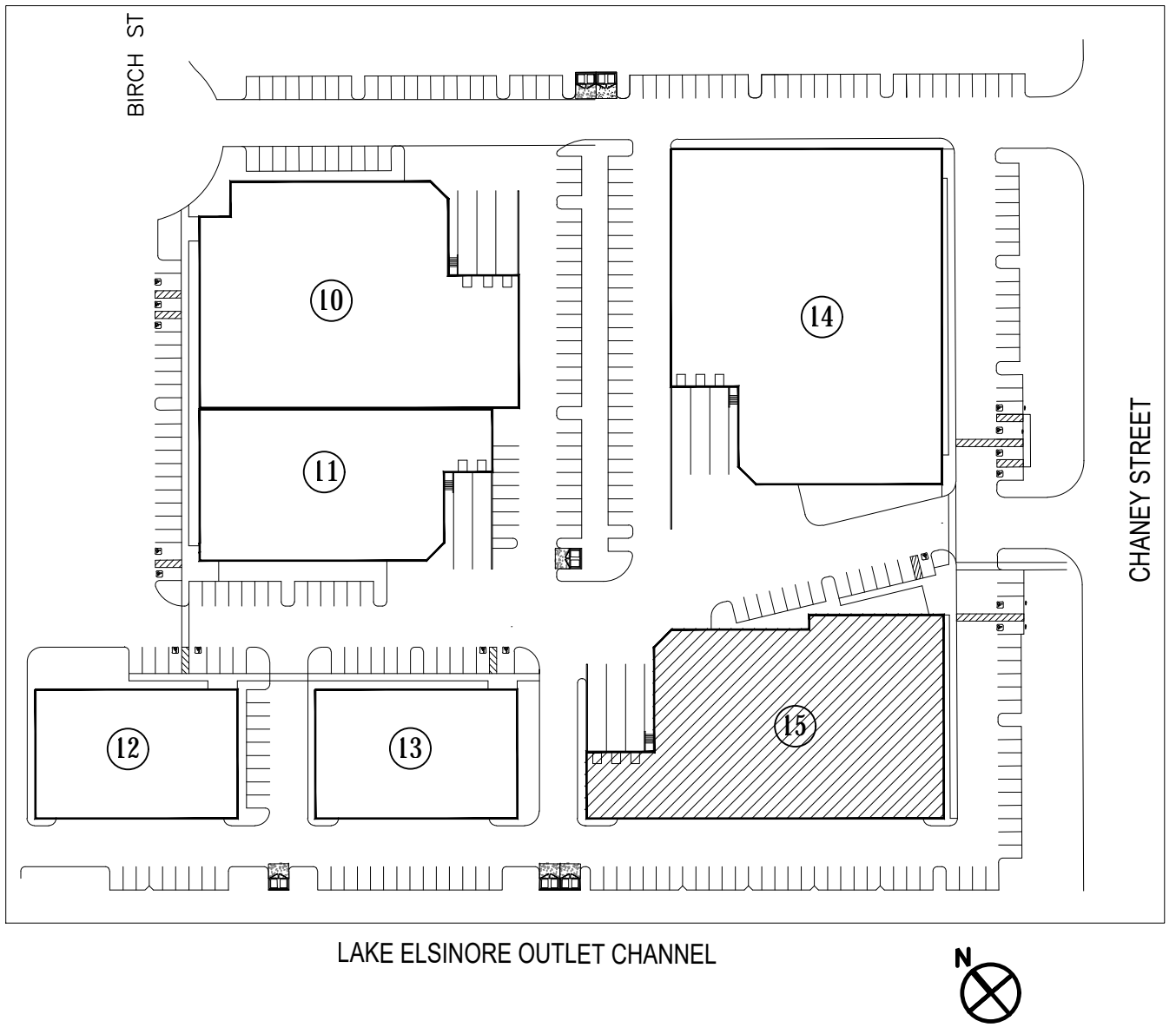
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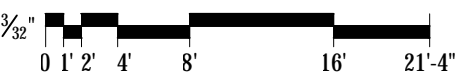
SOUTH ELEVATION



WEST ELEVATION



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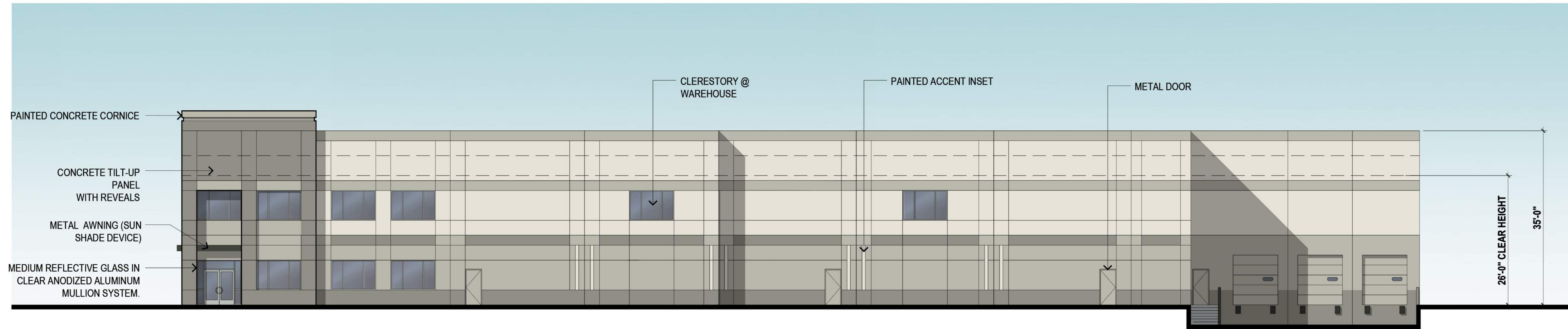
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SHEET A13

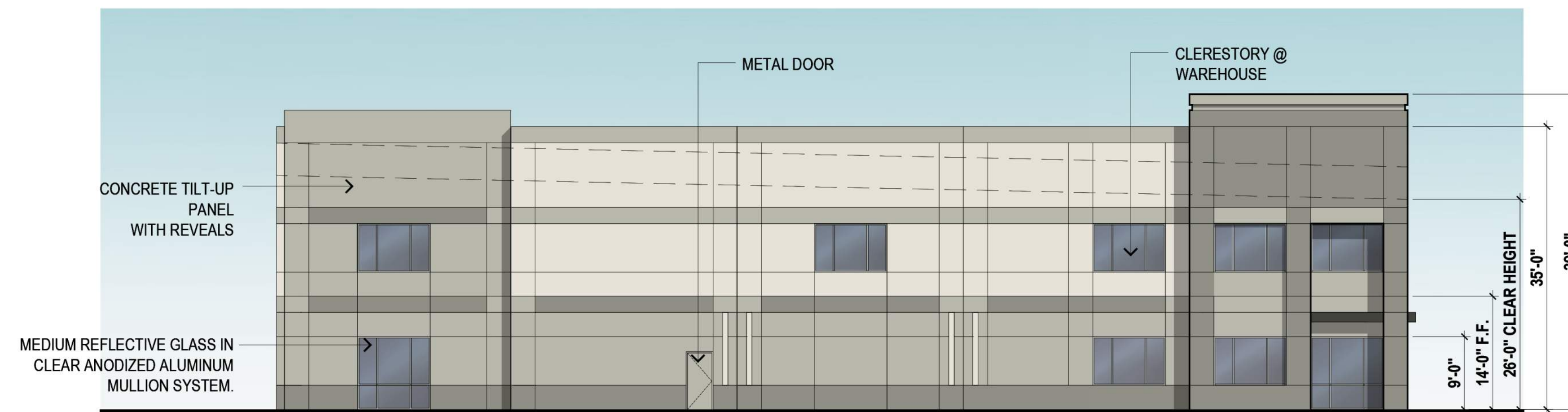


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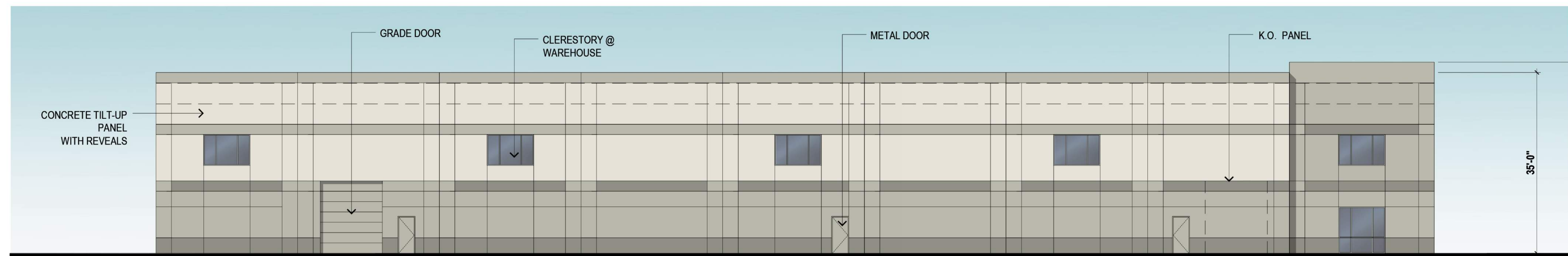
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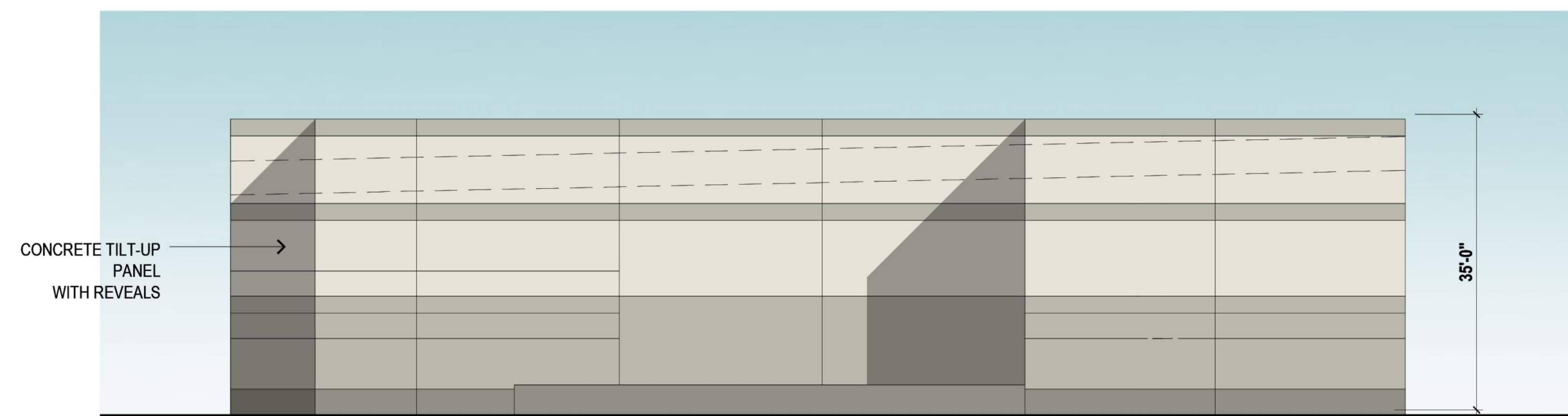
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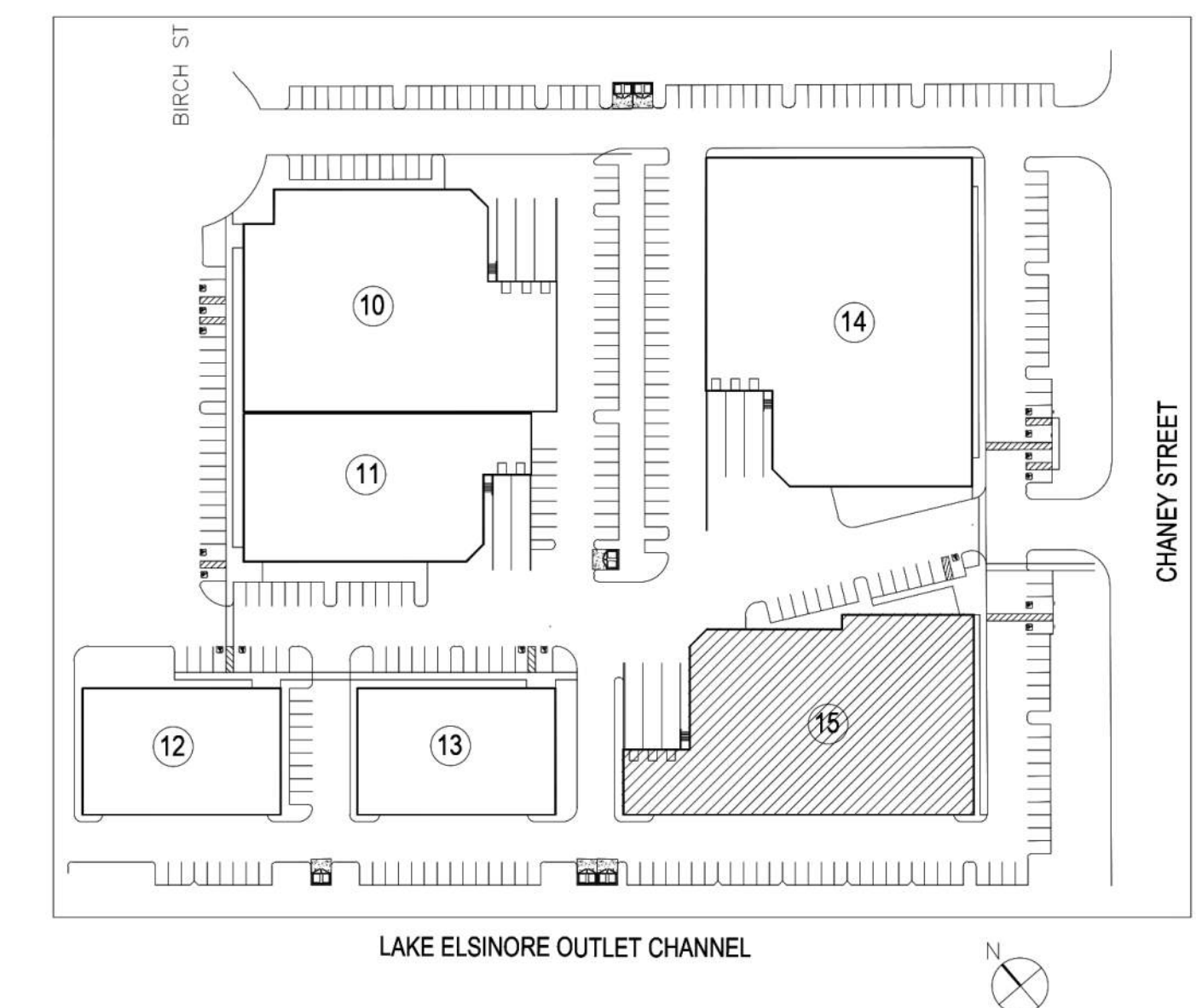
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SOUTH ELEVATION

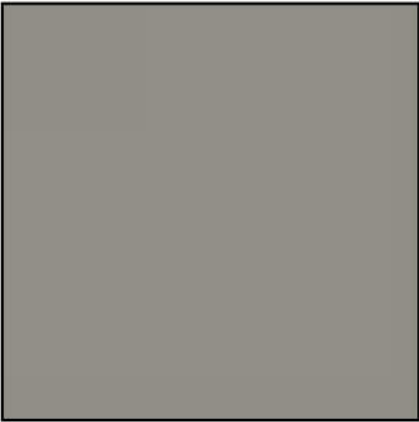


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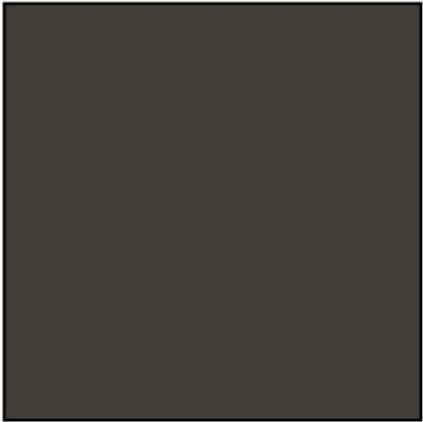


KEY PLAN NOT TO SCALE

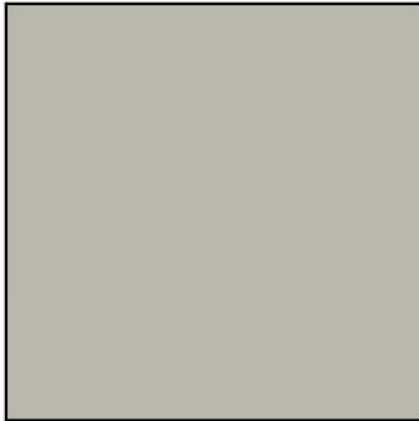
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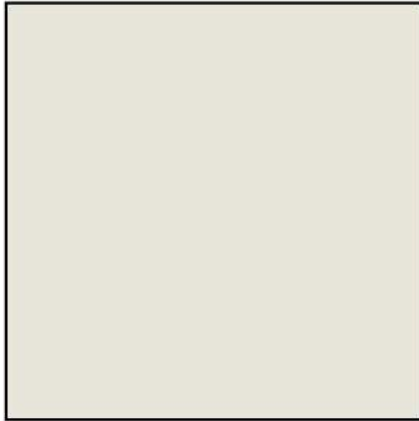
P1 SW0077- CLASSIC FRENCH GRAY
BY SHERWIN WILLIAMS



P4 SW6174- ANDIRON
BY SHERWIN WILLIAMS



P2 SW6198- SENSIBLE HUE
BY SHERWIN WILLIAMS

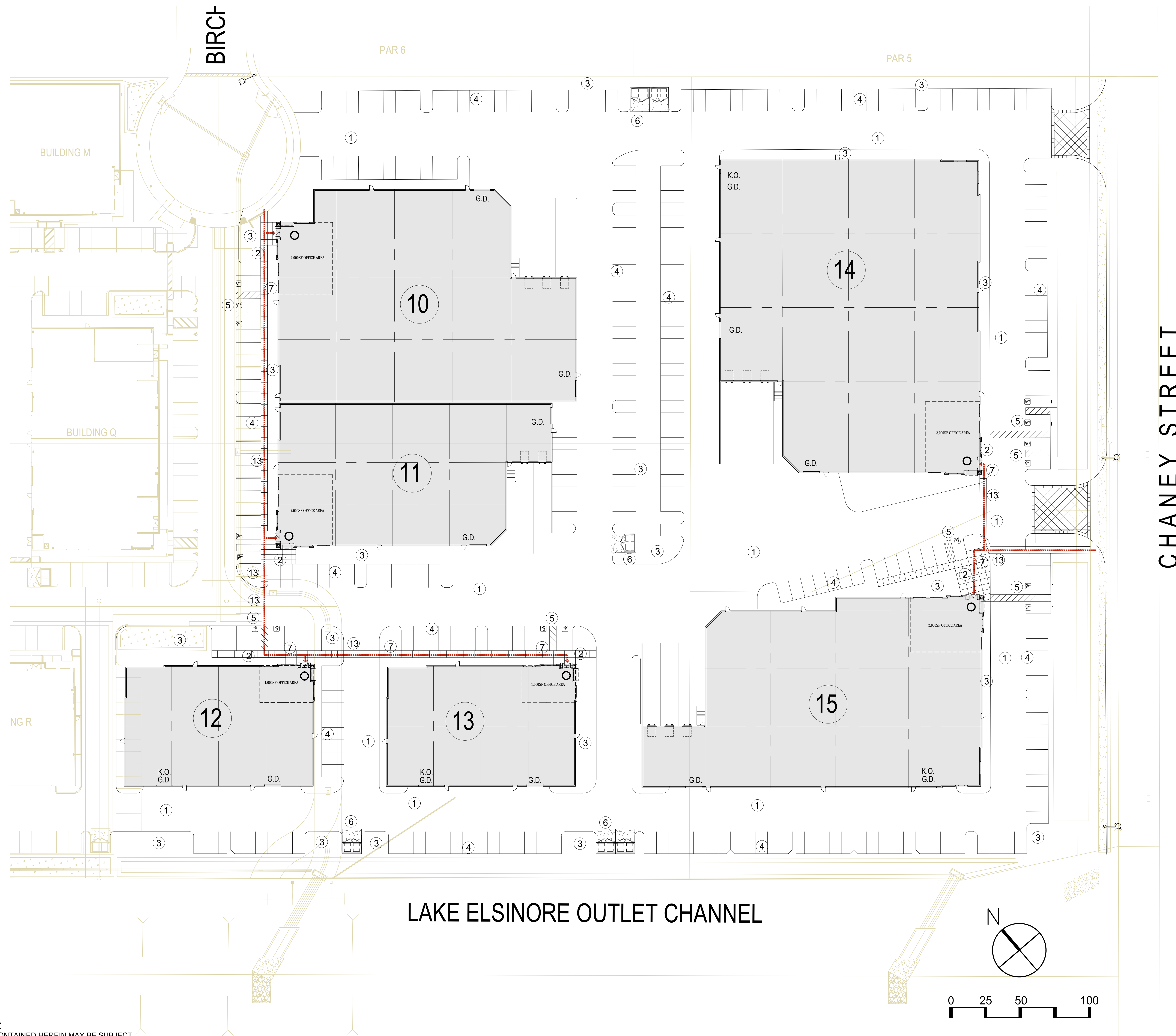


P3 SW7009 - PEARLY WHITE
BY SHERWIN WILLIAMS



G1 ALUMINUM STOREFRONT: CLEAR ANODIZE -
AC-2. BY ARCADIA
WITH DARK GRAY TINTED GLASS COLOR

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LEGEND:

A.D.A. PEDESTRIAN PATH -----

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A.D.A. PEDESTRIAN ACCESS PLAN 07-13-2021

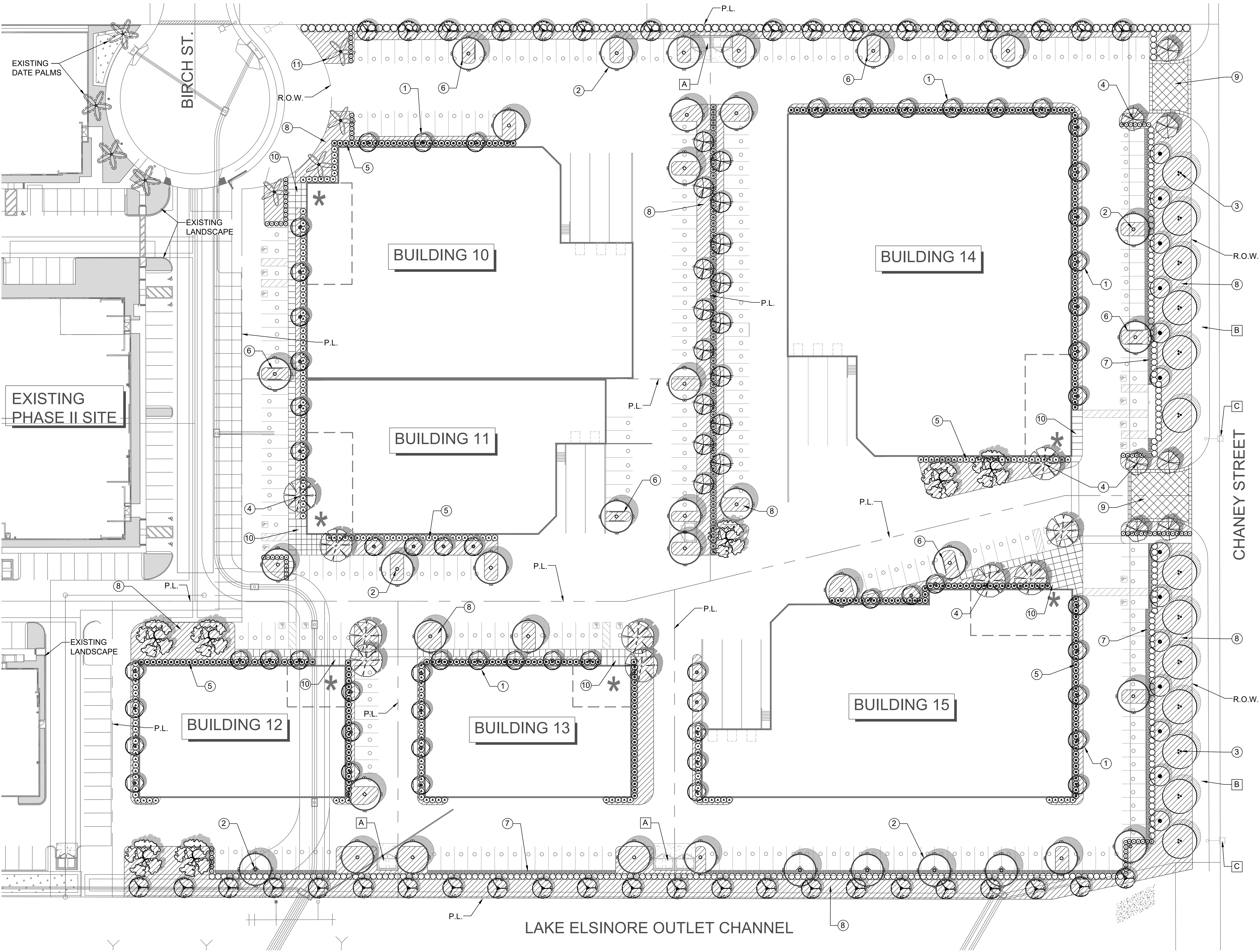
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Job No. 2021-235
Date: 07/13/2021



LANDSCAPE DATA:
TOTAL SITE AREA = APPROX. 382,800 S.F.
TOTAL LANDSCAPE AREA = 66,554 S.F. (APPROX. 17% OF SITE)

- GENERAL NOTES:**
- SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH EROSION CONTROL GROUND COVER PER LEGEND, AND MULCH MATERIAL WITH 'BINDER' MATERIAL SHALL BE APPLIED FOR EROSION CONTROL.
 - ROCK RIP-RAP MATERIAL SHALL BE INSTALLED WHERE DRAIN LINES CONNECT TO INFILTRATION AREAS.
 - ALL UTILITY EQUIPMENT SUCH AS BACKFLOW UNITS, FIRE DETECTOR CHECKS, FIRE CHECK VALVE, AND AIR CONDITIONING UNITS WILL BE SCREENED WITH EVERGREEN PLANT MATERIAL ONCE FINAL LOCATIONS HAVE BEEN DETERMINED.

CONCEPTUAL PLAN NOTE:
THIS IS A CONCEPTUAL LANDSCAPE PLAN. IT IS BASED ON PRELIMINARY INFORMATION WHICH IS NOT FULLY VERIFIED AND MAY BE INCOMPLETE. IT IS MEANT AS A COMPARATIVE AID IN EXAMINING ALTERNATE DEVELOPMENT STRATEGIES AND ANY QUANTITIES INDICATED ARE SUBJECT TO REVISION AS MORE RELIABLE INFORMATION BECOMES AVAILABLE.

IRRIGATION NOTE:
THE PROJECT WILL BE EQUIPPED WITH A LOW FLOW IRRIGATION SYSTEM CONSISTING OF ET WEATHER BASED SMART CONTROLLER, LOW FLOW ROTATORS, BUBBLER AND/ OR DRIP SYSTEMS USED THROUGHOUT. THE IRRIGATION WATER EFFICIENCY WILL MEET OR SURPASS THE CURRENT STATE MANDATED AB-1881 WATER ORDINANCE.

- REFERENCE KEY NOTES:**
- A. TRASH ENCLOSURE PER ARCHITECTURAL PLANS.
 - B. PROPOSED SIDEWALK PER CIVIL PLANS.
 - C. STREET LIGHTS PER ELEC. PLANS.

WUCOLS PLANT FACTOR
THIS PROJECT IS LOCATED IN 'WUCOLS' REGION '4-SOUTH INLAND'.
H = HIGH WATER NEEDS
M = MODERATE WATER NEEDS
L = LOW WATER NEEDS
VL = VERY LOW WATER NEEDS

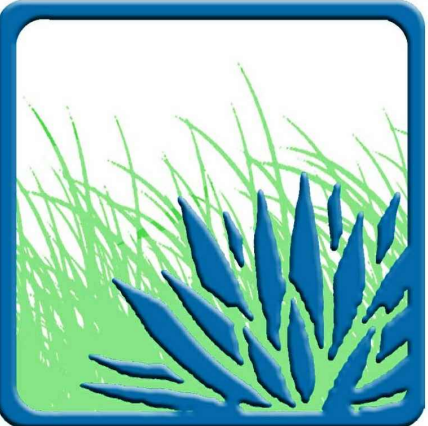
PLANTING LEGEND

TREES			
SYMBOL	TREE NAME	QTY.	WUCOLS
	NEW STREET TREE ALONG CHANEY STREET PLATANUS ACERFOLIA 'BLOODGOOD', LONDON PLANE TREE 24" BOX SIZE.	13	M
	TYP. FOCAL TREE QUERCUS AGRIFOLIA, COAST LIVE OAK 36" BOX SIZE.	7	L
	PARKING LOT CANOPY TREE RHUS LANCEA, AFRICAN SUMAC 24" BOX SIZE.	38	L
	FLOWERING ACCENT TREE AT BUILDING ENTRIES CERCIS OCCIDENTALIS, WESTERN REDBUD 24" BOX SIZE.	10	L
	TYP. BACKDROP STREET FRONTAGE TREE GEIJERA PARVIFLORA, AUSTRALIAN WILLOW 24" BOX SIZE.	13	M
	VERTICAL TREE AGAINST BUILDING BRACHYCHITON POPULNEUS, BOTTLE TREE & PODOCARPUS GRACILIOR 'COLUMNAR', FERN PINE 15 GAL. MIN. SIZE.	58	L
	FLOWERING ENTRY TREES AT DRIVEWAYS CERCIDUM X 'DESERT MUSEUM', PALO VERDE 36" BOX SIZE.	7	L
	PROPERTY LINE TREE QUERCUS ILEX, HOLLY OAK 15 GAL. SIZE.	39	L
	CHITALPA X TASHKENTENSIS, CHITALPA 24" BOX SIZE.	16	L
	PHOENIX DACTYLIFERA, DATE PALM 20' BTH.	4	L

SHRUBS & GROUND COVERS (SHALL BE SELECTED FROM THE FOLLOWING):		
SYMBOL	NAME	WUCOLS
	AGAVE 'RAY OF LIGHT', RAY OF LIGHT AGAVE 1 GAL. SIZE @ 36" O.C.	L
	ALOE STRIATA, CORAL ALOE 1 GAL. SIZE @ 24" O.C.	L
	CAREX COMOSA, LONGHAIR SEDGE 1 GAL. SIZE @ 36" O.C.	M
	CAREX PANSA, CALIFORNIA MEADOW SEDGE 4" POTS @ 18" O.C.	M
	HELICOTRICHON SEMPERVIRENS, BLUE OAT GRASS 5 GAL. SIZE @ 36" O.C.	L
	JUNCUS EFFUSUS, COMMON RUSH 1 GAL. SIZE @ 36" O.C.	L
	LAURUS NOBILIS 'SARATOGA', SWEET BAY 15 GAL. SIZE. COLUMNAR	L
	MACFADYENA UNGUIS-CATI, CAT'S CLAW VINE 5 GAL. SIZE	L
	MUHLENBERGIA RIGENS, DEER GRASS 5 GAL. SIZE @ 60" O.C.	L
	PANICUM V. 'ROTSTRAHLBUSCH', RED SWITCH GRASS 1 GAL. SIZE @ 36" O.C.	L
	PEROVSKIA ATRIPLICIFOLIA, RUSSIAN SAGE 5 GAL. SIZE @ 48" O.C.	L
	SALVIA LEUCANTHA, MEXICAN SAGE 5 GAL. SIZE @ 36" O.C.	L
	SALVIA LEMMONII, LEMMON'S SAGE 5 GAL. SIZE @ 42" O.C.	L
	SENECIO SERPENS, BLUE CHALK STICKS 1 GAL. SIZE @ 12" O.C.	L

NOTE: APPLY A 3" MIN. LAYER OF MULCH TOP DRESSING WITHIN ALL PLANTING AREAS. A SAMPLE IS REQUIRED PRIOR TO APPLICATION.

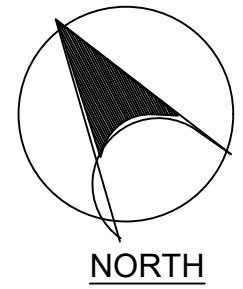
- DESIGN KEY NOTES:**
- TYP. VERTICAL TREE AGAINST BUILDING PER LEGEND.
 - TYP. PARKING LOT CANOPY TREE PER LEGEND.
 - NEW STREET TREE PER LEGEND.
 - FLOWERING ACCENT TREE PER LEGEND.
 - FOUNDATION SHRUBS ALONG BUILDING PER LEGEND.
 - ALL TREES 4' OR LESS TO CURB, WALKWAY OR WALL SHALL BE INSTALLED WITH DEEP ROOT BARRIER PANELS. 18" MIN. DEPTH X 10' WIDE PANEL.
 - ALLOW FOR 24" CLEARANCE FROM BACK OF CURB TO SHRUB. PROVIDE MULCH BETWEEN BACK OF CURB AND SHRUB.
 - LAYERED DROUGHT TOLERANT GROUND COVER PER LEGEND.
 - ENHANCED VEHICULAR PAVING AT PROJECT ENTRY DRIVES. COLORED CONC.
 - TYP. CONCRETE ENTRY PAVING AT BLDG. ENTRIES. COLORED CONCRETE WITH SCORE LINES.
 - ACCENT PALM AT ENTRY DRIVE PER LEGEND.



SPLA
SCOTT PETERSON LANDSCAPE ARCHITECT, INC.
2883 VIA RANCHEROS WAY
FALLBROOK, CA 92028
PH: 760-842-8993

CONCEPTUAL LANDSCAPE PLAN FAIRWAY BUSINESS PARK (PHASE III)

CITY OF LAKE ELSINORE, CA



0 30' 60' 90'
SCALE: 1" = 30'-0"

DATE: 7-28-21

L-1