



43180 Business Park Drive
Suite 203
Temecula, CA 92590

714-331-6114 | info@urbandwellarchitects.com

Project Name: Central & Collier

Address: 18295 Collier Ave, Lake Elsinore, Ca 92530

PC#: 2023-15

06-06-2023

Dear City of Lake Elsinore - Planning Division,

Project Description:

The site is located at 18295 Collier Ave, Lake Elsinore, California.

The project is a New Construction for Starbucks coffee shop within an existing shell lease space.

- The Coffeeshop and the drive-through are open to service between 4am and 12am.
- The Coffeeshop offers an indoor and outdoor seating area and Drive-Through and pickup services.
- The shop is projected to have an average of 25 employees.
- To reduce potential traffic impacts, at peak hours if the Drive-through queue exceeds 10 cars, an employee with handheld device takes orders from the drive-through queue in addition the Digital Order screen to hasten the ordering process.

The New Construction includes:

Site:

- Landscape Patch & Infill.
- Some parking spaces will be demolished, and new ones will be added.
- Site Signage will be demolished, and new signage will be added.
- Existing drive-through equipment will be demolished, and new equipment will be added.
- Existing trash enclosure will be demolished, and a new one will be added.

Building:

- A portion of the Storefront will be demolished, and a new storefront will be added.
- Some of the interior and exterior walls will be demolished, and new ones will be added.
- Some of the interior and exterior doors will be demolished, and new ones will be added.

- The addition of exterior patio furniture.
- Roof membrane and mechanical equipment will be demolished, and new ones will be added.

Interior:

- New Interior non-bearing partition walls.
- Restroom will be demolished, and new one will be added.
- New beverage preparation equipment.
- New Casework.
- Floor finishes will be demolished, and new ones will be added.
- Wall finishes will be demolished, and new ones will be added.
- Existing Ceiling will be demolished, and a new one will be added (ACT and Gyp. Board).
- Existing lighting will be demolished, and new ones will be added.
- HVAC diffusers will be demolished, and new ones will be added.
- New trench in existing concrete slab for Plumbing and Electric.

Sincerely,

MAIKEL FARAGALLA, AIA
Architect of Record