

THE KASSAB TRAVEL CENTER
GAS STATION w/ C-STORE, RV-FUELING
STATION and QSR w/ DRIVE-THRU



29301 RIVERSIDE DRIVE LAKE ELSINORE, CA 92530
CDR 2016-17 ; CUP 2018-03

ASSESSOR'S PARCEL NUMBER

378-030-007 / 378-030-009

LEGAL DESCRIPTION

PARCEL 1 (878-030-007)
THAT PORTION OF LOT 5 IN BLOCK "A" OF RANCHO LA LAGUNA, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON A MAP ON FILE IN BOOK 8, PAGE 371 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 5;
THENCE SOUTH 40°44' EAST ALONG THE NORTHEASTERLY LINE OF SAID LOT 5, TO THE MOST EASTERLY CORNER THEREOF; THENCE SOUTH 43°11' WEST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 5, 440 FEET, MORE OR LESS, TO THE EASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO MELVIN L. WARD AND MARGARET S. WARD BY DEED RECORDED APRIL 10, 1961 AS INSTRUMENT NO. 30088 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY; THENCE NORTH 46°44' WEST ALONG THE NORTHEASTERLY LINE OF SAID WARD LAND 253.678 FEET TO THE MOST NORTHERLY CORNER THEREOF; THENCE SOUTH 43°11' WEST ALONG THE NORTHWESTERLY LINE OF SAID WARD LAND, 154.78 FEET TO A POINT ON THE NORTHEASTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO PREMIER DEVELOPMENT CO., BY DEED RECORDED DECEMBER 30, 1969 AS INSTRUMENT NO. 156474 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE NORTH 43°23' WEST ALONG SAID NORTHEASTERLY LINE TO THE NORTHWESTERLY LINE OF SAID LOT 5; THENCE NORTH 43° EAST ALONG THE NORTHWESTERLY LINE OF SAID LOT 5 A DISTANCE OF 500.80 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE ELSINORE VALLEY MUNICIPAL WATER DISTRICT BY DEED RECORDED APRIL 17, 1951 AS INSTRUMENT NO. 28254 IN BOOK 2074, PAGE 30 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 5, DISTANT THEREON NORTH 46°50'30" WEST 200 FEET FROM THE MOST EASTERLY CORNER OF SAID LOT 5; THENCE NORTH 46°50'30" WEST ALONG SAID NORTHEASTERLY LINE 60 FEET TO A POINT THEREON;
THENCE SOUTH 43°10' WEST AND PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT 5 A DISTANCE OF 60 FEET; THENCE SOUTH 46°50'30" EAST AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 5 A DISTANCE OF 60 FEET;
THENCE NORTH 43°10' EAST AND PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT 5 A DISTANCE OF 60 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THEREFROM AN UNDIVIDED ONE-HALF INTEREST IN OIL AND MINERAL RIGHTS AS RESERVED IN DEED FROM JOSEPH PADULA AND THERESA PADULA RECORDED SEPTEMBER 8, 1943 AS INSTRUMENT NO. 594 IN BOOK 546, PAGE 202 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALSO EXCEPT THEREFROM THAT PORTION CONVEYED TO TONTO CORP., A CALIFORNIA CORPORATION BY A DOCUMENT RECORDED AUGUST 20, 1991 AS INSTRUMENT NO. 300468 OF OFFICIAL RECORDS OF SAID COUNTY.

ALSO EXCEPT THEREFROM THOSE PORTIONS SHOWN AS PARCELS 12, AND 3 OF CERTIFICATE OF COMPLIANCE RECORDED JULY 10, 1984 AS INSTRUMENT NO. 148746, 148747 AND 148748, ALL OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 2 (APN 878-030-009)
THAT PORTION OF LOT 5 IN BLOCK "A" OF RANCHO LA LAGUNA, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON A MAP ON FILE IN BOOK 8, PAGE 371 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE SOUTH 46°50'30" EAST AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 5 A DISTANCE OF 60 FEET; THENCE NORTH 43°10' EAST AND PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT 5 A DISTANCE OF 60 FEET TO THE POINT OF BEGINNING.

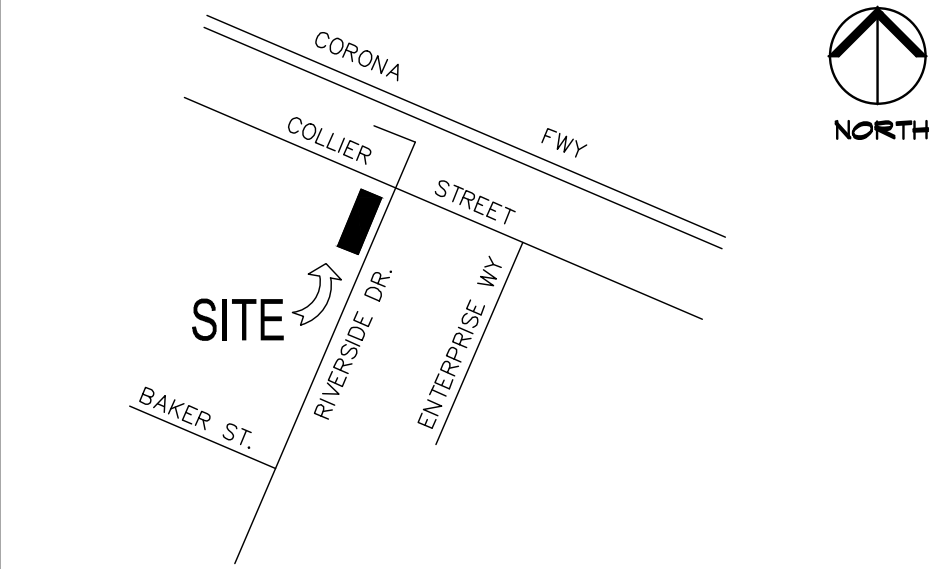
City of Lake Elsinore
City Council Approval
July 14, 2020

By: Damaris Abraham

City of Lake Elsinore
Planning Commission Approval
June 16, 2020

By: Damaris Abraham

VICINITY MAP



PROJECT DATA

ZONING	C-M (COMMERCIAL MANUFACTURING)	
LAND USE	COMMERCIAL	
AREA OF SITE	± 124,045 S.F. (± 2.84 ACRES) (BEFORE R.O.M. DEDICATION)	
	± 104,524 S.F. (± 2.39 ACRES) (AFTER R.O.M. DEDICATION)	
BLDG SETBACKS	REQUIRED	PROPOSED
FRONT	20'-0"	58'-0" / 41'-0"
REAR	0'-0"	46'-11"
	(15'-0" IF ADJACENT TO R-ZONE)	
SIDE (YARD)	0'-0"	20'-8"
	(15'-0" IF ADJACENT TO R-ZONE)	
SIDE (STREET)	15'-0"	32'-0" / 53'-2"
LANDSCAPE AREA	12%	12.47%
		(± 15,040 S.F.)
FLOOR AREA RATIO	-	0.162
LOT COVERAGE	-	16.2%
MAXIMUM HEIGHT	45'-0"	± 28'-0"
PARKING	54	54
(SEE PARKING COMPUTATION BELOW)		

BUILDING DATA

(N) BLDG-A CONVENIENCE STORE

AREA	± 8,360 SF
OCCUPANCY	M
TYPE OF CONST	V-B
NUMBER OF STORY	1
BLDG HEIGHT	± 33'-6"
FIRE SPRINKLER	YES

(N) BLDG CANOPY (FOR AUTOS)

AREA	± 4,342 SF
OCCUPANCY	M
TYPE OF CONST	II-B
NUMBER OF STORY	1
BLDG HEIGHT	± 14'-8"
	(CANOPY CLEARANCE) ± 16'-0"

FIRE SPRINKLER

(N) BLDG CANOPY (FOR R.V.s)

AREA	± 1,700 SF
OCCUPANCY	M
TYPE OF CONST	II-B
NUMBER OF STORY	1
BLDG HEIGHT	± 14'-8"
	(CANOPY CLEARANCE) ± 16'-0"

FIRE SPRINKLER

(N) BLDG-B FASTFOOD REATAURANT W/ DRIVE-THRU

AREA	± 2,548 SF
OCCUPANCY	A-2
TYPE OF CONST	V-B
NUMBER OF STORY	1
BLDG HEIGHT	± 22'-2"
FIRE SPRINKLER	NONE

PARKING ANALYSIS

PARKING REQUIREMENTS

USE	REQUIRED	PROPOSED
C-STORE (RETAIL AREA) (± 6,760 SF) FORMULA 1 SF PER 400 SF (CM-DISTRICT)	17	17
C-STORE (QSR AREA) (± 1,600 SF) FORMULA 1 SF PER 45 SF OF CUSTOMER AREA (400/45 = 9 SF) 1 SF PER 200 SF OF NON-CUSTOMER AREA (1200/200 = 6 SF)	15	15
FASTFOOD RESTAURANT FORMULA 1 SF PER 45 SF OF CUSTOMER AREA (810/45 = 18 SF) 1 SF PER 200 SF OF NON-CUSTOMER AREA (1733/200 = 9 SF)	27	27

HANDICAP PARKING REQUIREMENTS

FORMULA	REQUIRED	PROPOSED
51-75 PARKING SPACES (3)		(4)

CLEAN AIR VEHICLE PARKING

FORMULA	REQUIRED	PROPOSED
51-75 PARKING SPACES (6)		(6)

TOTAL PARKING SPACES 54 54

SHEET INDEX

SHEET NO.	DESCRIPTION
GENERAL	
<input type="checkbox"/> T-1.0	COVER SHEET/ GENERAL INFORMATION/ SHEET INDEX
<input type="checkbox"/> ALTA-1.0	ALTA SURVEY
<input type="checkbox"/> AS-1.0	SITE PLAN
<input type="checkbox"/> AS-1.1	SITE FENCE PLAN & DETAILS
<input type="checkbox"/> L0-1.0	PHOTOMETRIC PLAN

CIVIL

GRADING	
<input type="checkbox"/> SHEET-1	CONCEPTUAL GRADING PLAN 1 OF 3
<input type="checkbox"/> SHEET-2	CONCEPTUAL GRADING PLAN 2 OF 3
<input type="checkbox"/> SHEET-3	CONCEPTUAL GRADING PLAN 3 OF 3
WQMP	
<input type="checkbox"/> SHEET-1	WQMP SITE PLAN 1 OF 1

LANDSCAPE

<input type="checkbox"/> L-1.0	CONCEPTUAL LANDSCAPE PLAN
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BLDG-A C-STORE / CANOPY

<input type="checkbox"/> AA-1.0	FLOOR PLAN
<input type="checkbox"/> AA-3.0	ROOF PLAN
<input type="checkbox"/> AA-3.0	EXTERIOR ELEVATIONS
<input type="checkbox"/> AA-3.1	CANOPY ELEVATIONS

BLDG-B QSR WITH DRIVE THRU

<input type="checkbox"/> BA-1.0	FLOOR PLAN
<input type="checkbox"/> BA-3.0	ROOF PLAN
<input type="checkbox"/> BA-4.0	EXTERIOR ELEVATIONS
<input type="checkbox"/> BA-4.1	EXTERIOR ELEVATIONS



WESTERN STATES ENGINEERING
A DESIGN-BUILD COMPANY

4887 E. LA PALMA STE. 707
ANAHEIM, CA 92807
TEL: (714)695-8300 FAX: (714)693-1002
WWW.WESTSTATS-ENG.COM

■ CONSULTANT/ SEALS

THE KASSAB TRAVEL CENTER
29301 Riverside Drive Lake Elsinore CA 92530

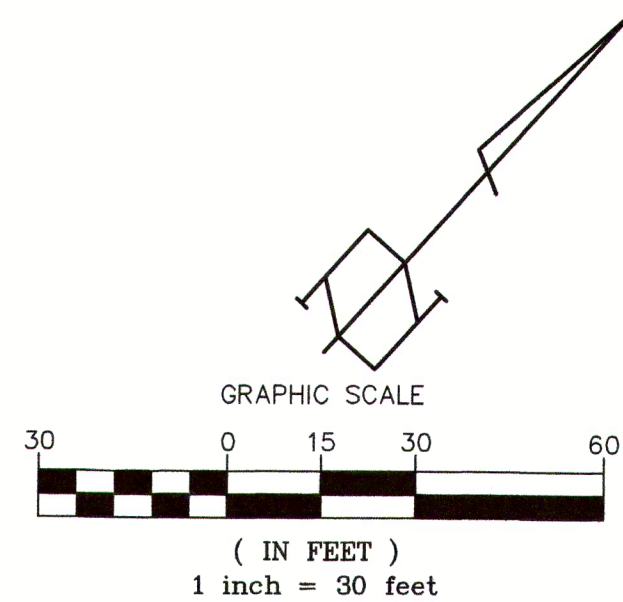
REVISION	DATE
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■ SHEET NUMBER

T-1.0

■ JOB No
E95016

■ CUP No
CDR 2016-17
CUP 2018-03



TITLE REPORT REVIEW (APN 378-030-007)

ADDITIONAL EXCEPTIONS

A-C. TAXES

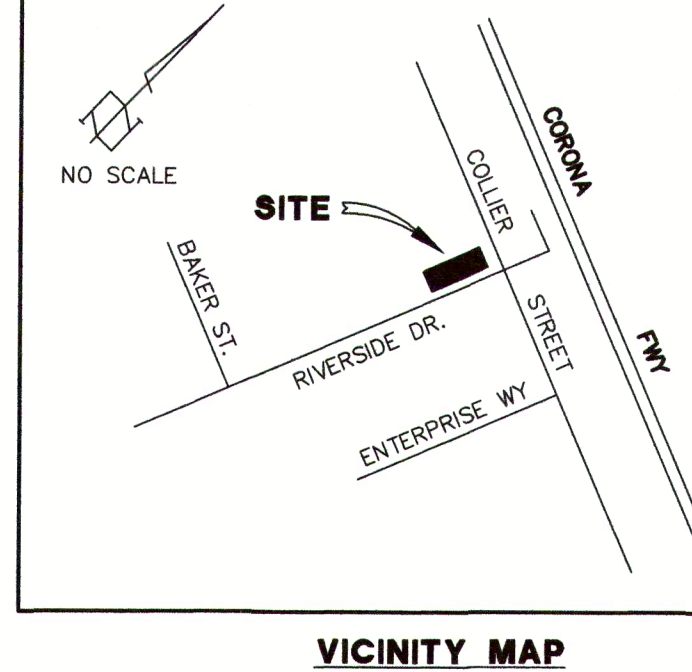
1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
2. DISCREPANCIES OR ANY OTHER MATTERS SHOWN ON A RECORD OF SURVEY RECORDED IN BOOK 8, PAGE 1 OF RECORDS OF SURVEYS.
3. THE EFFECT OF A NOTICE OF EXISTENCE OF THE SANTA ANA WATERSHED BENEFIT ASSESSMENT AREA RECORDED JUNE 10, 1991 AS INSTRUMENT NO. 193749 O.R.
4. EASEMENT OF TEMESCAL WATER COMPANY FOR PUBLIC UTILITIES RECORDED DECEMBER 4, 1937 IN BOOK 351, PAGE 399 O.R. (EASEMENT IS NOT LOCATABLE AND IS DESCRIBED AS FOLLOWING AN EXISTING PIPELINE)
5. EASEMENT OF CALIFORNIA WATER AND TELEPHONE COMPANY FOR POLE LINES AND UNDERGROUND FACILITIES RECORDED FEBRUARY 28, 1958 AS DOCUMENT NO. 14340 IN BOOK 2229, PAGE 31 O.R. (PLOTTED HEREON)
6. DEED OF TRUST EASEMENT OF SOUTHERN CALIFORNIA EDISON FOR POLE LINES AND UNDERGROUND FACILITIES RECORDED JULY 6, 1989 AS INSTRUMENT NO. 225699 OF OFFICIAL RECORDS.
7. RIGHT OF FIRST REFUSAL TO PURCHASE SAID LAND RECORDED NOVEMBER 28, 2001 AS INSTRUMENT NO. 2001-573987.
8. RIGHTS OF PARTIES IN POSSESSION OF SAID LAND
9. EASEMENTS NOT DISCLOSED BY PUBLIC RECORDS
10. MATTERS DISCLOSED BY AN ALTA/ACSM SURVEY

TITLE REPORT REVIEW (APN 378-030-009)

ADDITIONAL EXCEPTIONS

A-C. TAXES

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
 2. EASEMENT OF TEMESCAL WATER COMPANY FOR DITCHES, FLUMES AND PIPELINES RECORDED JANUARY 3, 1902 AS DOCUMENT NO. 23 IN BOOK 134, PAGE 108 OF DEEDS. (DOES NOT AFFECT SUBJECT PROPERTY)
 3. DISCREPANCIES OR ANY OTHER MATTERS SHOWN ON A RECORD OF SURVEY RECORDED IN BOOK 8, PAGE 1 OF RECORDS OF SURVEYS.
 4. EASEMENT OF TEMESCAL WATER COMPANY FOR PUBLIC UTILITIES RECORDED DECEMBER 4, 1937 IN BOOK 351, PAGE 399 O.R. (EASEMENT IS NOT LOCATABLE AND IS DESCRIBED AS FOLLOWING AN EXISTING PIPELINE)
 5. EASEMENT OF CALIFORNIA ELECTRIC POWER FOR PUBLIC UTILITIES RECORDED MAY 6, 1953 AS INSTRUMENT NO. 22240 IN BOOK 1469, PAGE 123 O.R. (DOES NOT AFFECT SUBJECT PROPERTY)
 6. EASEMENT OF CALIFORNIA WATER AND TELEPHONE COMPANY FOR TELEPHONE LINES AND APPURTENANCES RECORDED FEBRUARY 26, 1958 AS INSTRUMENT NO. 14340 IN BOOK 2229, PAGE 31 O.R. (DOES NOT AFFECT SUBJECT PROPERTY)
 7. EASEMENT OF SOUTHERN CALIFORNIA EDISON FOR ELECTRICAL AND COMMUNICATIONS SYSTEMS RECORDED OCTOBER 8, 1988 AS INSTRUMENT NO. 302171 OF OFFICIAL RECORDS.
 8. TITLE COMPANY NOTE
 9. RIGHTS OF PARTIES IN POSSESSION OF SAID LAND
 10. EASEMENTS NOT DISCLOSED BY PUBLIC RECORDS
 11. MATTERS DISCLOSED BY AN ALTA/ACSM SURVEY (APN 378-030-029)
- CERTIFICATE OF COMPLIANCE
INST. NO. 148746 O.R.
REC. 7/10/1984



LEGAL DESCRIPTION

PARCEL 1 (378-030-007)

THAT PORTION OF LOT 5 IN BLOCK "A" OF RANCHO LA LAGUNA, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON A MAP ON FILE IN BOOK 8, PAGE 377 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE ELSINORE VALLEY MUNICIPAL WATER DISTRICT BY DEED RECORDED APRIL 17, 1957 AS INSTRUMENT NO. 28254 IN BOOK 2074, PAGE 30 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

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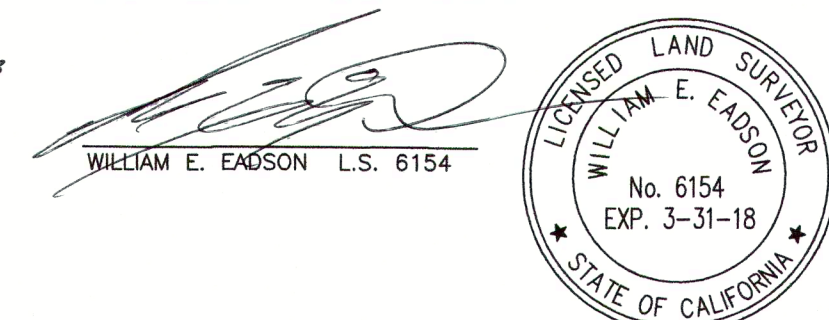
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CERTIFICATION

TO: SOUZA & SOUZA CONSTRUCTION, INC. AND FIDELITY NATIONAL TITLE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 "MINIMUM DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 1999, AND INCLUDE ITEMS 2.3.4.5.6.(a), 8.11.(a), 14, AND 17 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 10, 2016

DATE: 8-15-2016



UTILITY COMPANIES

SEWER
ELSINORE VALLEY MUNICIPAL WATER DISTRICT
1-951-674-3146

WATER
ELSINORE VALLEY MUNICIPAL WATER DISTRICT
1-951-674-3146

ELECTRIC
SOUTHERN CALIFORNIA EDISON
1-800-655-4555

GAS
THE GAS COMPANY
1-800-427-2200

TELEPHONE
SOUTHERN CALIFORNIA TELEPHONE & ENERGY
1-800-840-6673

VERIZON CALIFORNIA
1-800-483-3000

CITY
CITY OF LAKE ELSINORE
130 S. MAIN STREET
LAKE ELSINORE, CA 92530
1-951-674-3124

TRASH / WASTE DISPOSAL
OR & R DISPOSAL
1-951-674.3146

LEGEND

- | | | | |
|--------|------------------------------|--------|-------------------------|
| T.C. | TOP OF CURB | ⊕ | POWER POLE |
| T.B. | TOP OF BERM | ⊗ | GAS VALVE |
| F.L. | FLOW LINE | ⊙ | WATER VALVE |
| F.P. | FINISHED PAVEMENT | ⊖ | WATER METER |
| F.S. | FINISHED SURFACE | ⊕ | SEWER CLEAN OUT |
| A.C. | ASPHALTIC CONCRETE | ⊙ | FIRE HYDRANT |
| F.G. | FINISHED GRADE (GROUND) | ⊖ | YARD LIGHT |
| N.G. | NATURAL GROUND (UNDISTURBED) | — SS — | SANITARY SEWER LINE |
| TOP | TOP OF SLOPE | — T — | TELEPHONE LINE |
| TOE | TOE OF SLOPE | — G — | GAS LINE |
| T.O.G. | TOP OF GRATE | — W — | WATER LINE |
| INV. | INVERT | — E — | ELECTRICAL LINE |
| C.B. | CATCH BASIN | — SD — | STORM DRAIN |
| T.O.W. | TOP OF WALL | T.S. | TRAFFIC SIGNAL |
| I.C.V. | IRRIGATION CONTROL VALVE | ⊕ | TRAFFIC SIGNAL PULL BOX |
| I.C.B. | IRRIGATION CONTROL BOX | ⊖ | STREET LIGHT PULL BOX |
| D.I. | DROP INLET | — X — | CHAIN LINK FENCE |
| | | G.P. | GUARD POST |

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF RIVERSIDE DRIVE BEING NORTH 43°43'19" EAST AS SHOWN ON A RECORD OF SURVEY FILED IN BOOK 137, PAGE 6 THROUGH 9 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY.

BENCHMARK

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT
BENCHMARK Z-12182

2" ROFC BRASS DISK STAMPED "Z12182" WITH PUNCH-MARK, FLUSH IN TOP OF CURB, IN THE MIDDLE OF THE RETURN AT THE SOUTHEAST CORNER OF LAKESHORE DRIVE AND MANNING STREET.

ELEVATION: 1285.468 FEET
NAVD 88 DATUM

TEMPORARY BENCH MARK:
2 IN BRASS DISK AT THE CENTERLINE INTERSECTION OF RIVERSIDE DRIVE BAKER STREET.

ELEVATION: 1260.12 FEET

GENERAL NOTES

GROSS AREA: 124,045 SQUARE FEET OR 2.8477 ACRES
NOTE: THE NET PARCEL AREA HAS NOT BEEN DETERMINED. WE WILL NEED ADDITIONAL INFORMATION FROM THE TITLE COMPANY AND CITY REGARDING ANY RIGHT-OF-WAY DEDICATIONS BEFORE WE CAN DETERMINE THE NET AREA.

FLOOD ZONE: PROPERTY LIES WITHIN FLOOD ZONE X PER FIRM NO. 0606SC2028G, PANEL 2028.

PROPERTY IS ZONED C-M (COMMERCIAL - MANUFACTURING)
- MINIMUM LOT AREA: 20,000 SQUARE FEET
- STREET WIDTH: 100' (50' HALF WIDTH)
- SETBACKS: FRONT YARD: 15 FEET (AVERAGE 20 FEET)
REAR YARD: NONE
SIDE YARD: NONE
- BUILDING HEIGHT: MAXIMUM 45 FEET

REFERENCES

R1 INDICATES RECORD DATA PER RECORD OF SURVEY FILED OCTOBER 6, 2011 AS DOCUMENT NO. 2011-0442643 O.R.

R2 INDICATES RECORD DATA PER RECORD OF SURVEY FILED DECEMBER 11, 1985 AS DOCUMENT NO. 278889 OF OFFICIAL RECORDS.

EADSON & ASSOCIATES, INC.
Surveying & Mapping Consultants

EA
CALIFORNIA
14125 TELEPHONE AVENUE, SUITE 1
CITY OF LAKE ELSINORE, CA 92530
(951) 364-1781 FAX
OFFICE@EADSON.COM

TITLE: **ALTA/ACSM LAND TITLE SURVEY**

LOCATION: **VACANT LAND
29301 RIVERSIDE DRIVE
LAKE ELSINORE**

CLIENT: **SOUZA & SOUZA CONSTRUCTION, INC.**

DATE: **AUGUST 3, 2016**

DRAWN BY: **WEE**

CHECKED BY: **WEE**

SHEET NO.

1

OF 1 SHEETS

JOB NO. 16-1590

SITE PLAN

■ BLDG ■ SHEET NUMBER

AS-1.0

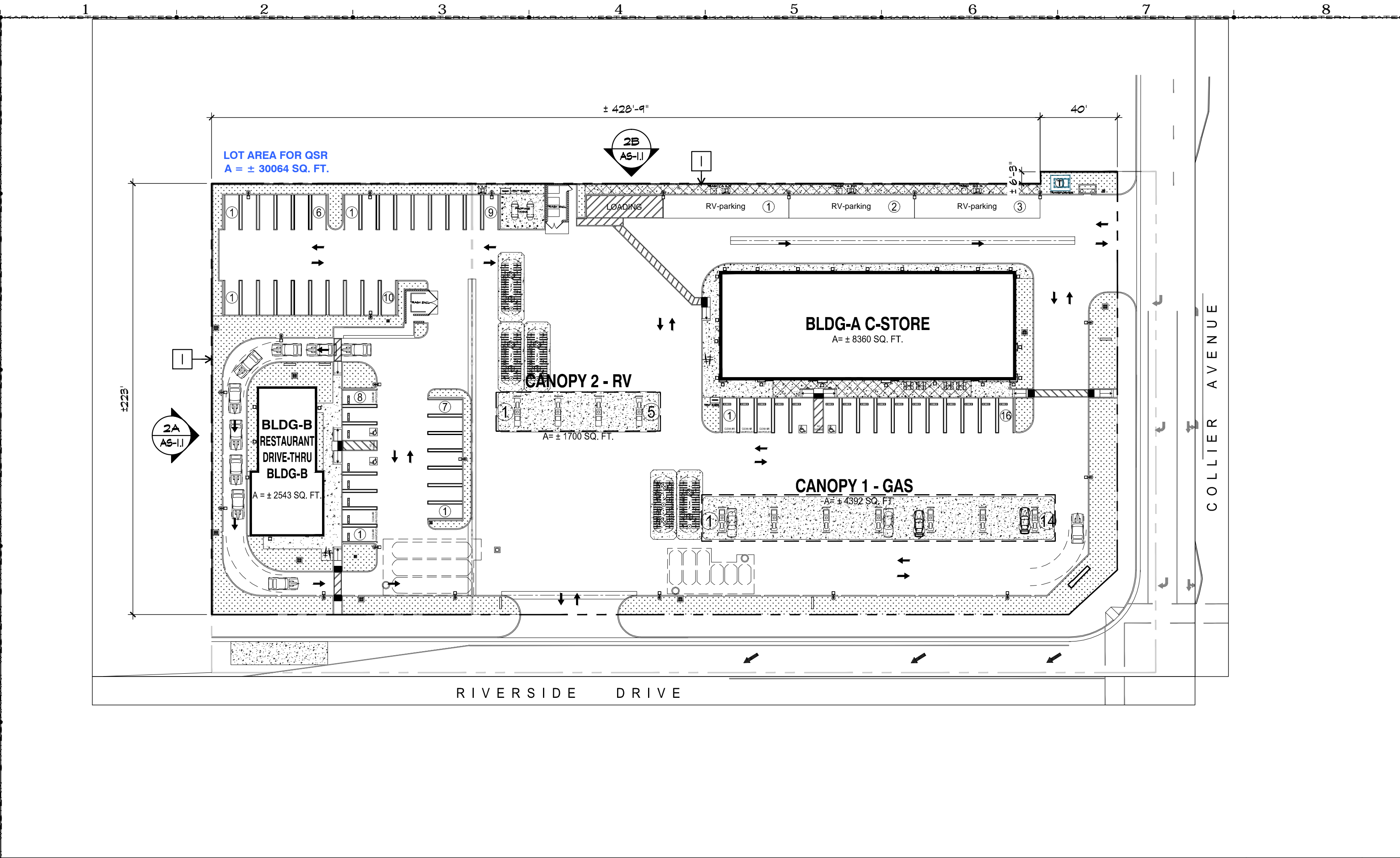
■ JOB No ■ CUP No

E95016 CDR 2016-17
CUP-2018-03



J
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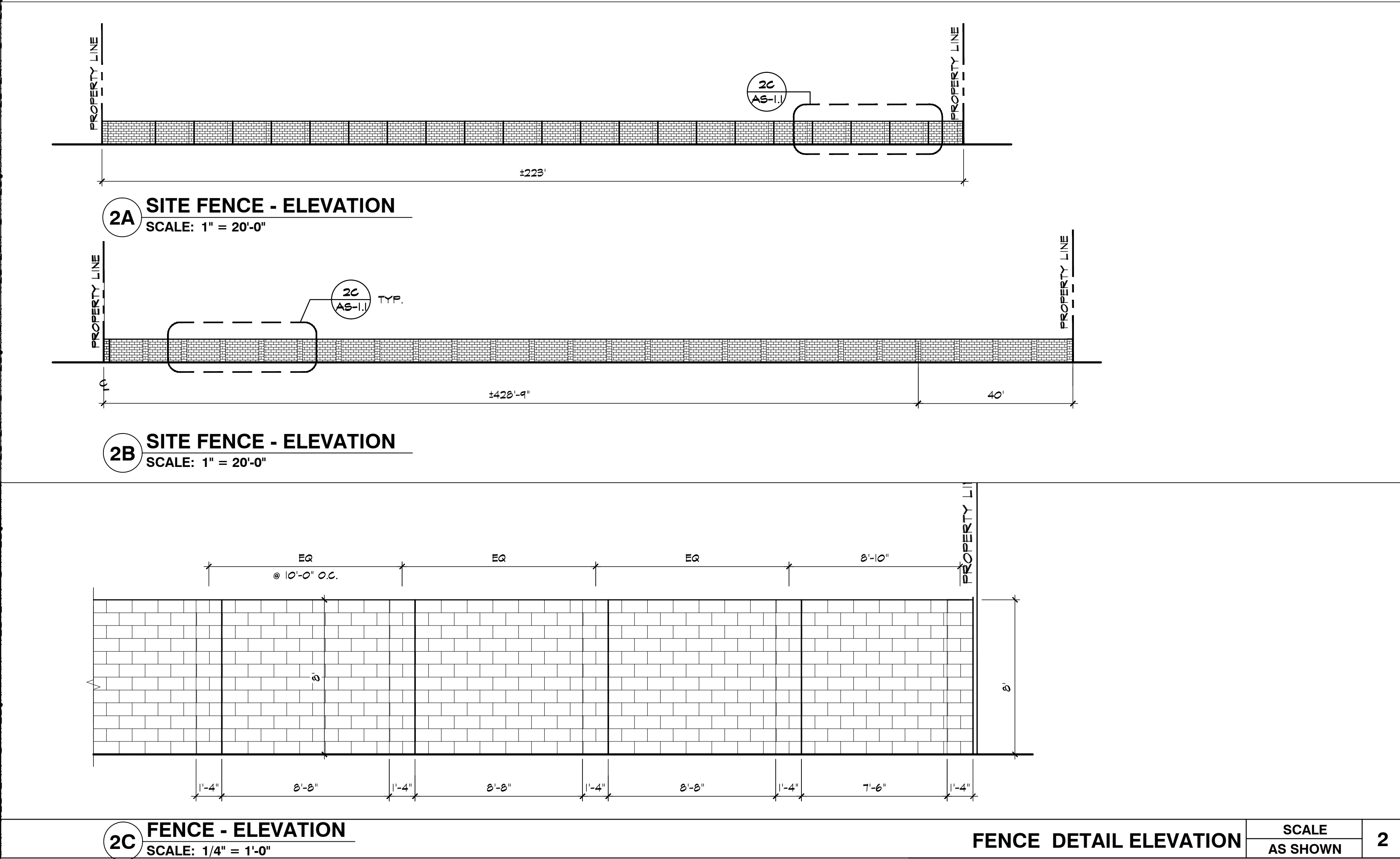
ML:Current Project:AS-E95010 KASSAB Travel Center 76 STH Riverside Drive & Collier Ave LAKE ELSINORE CA 92530 Architectural SHEETS:AS-1.1 FENCE WALL PLAN.dwg



SITE DETAILS

SCALE
1" = 40'-0"

1



KEY NOTES

- 1 8' HIGH SPLITFACE CMU WALL AND COLUMN

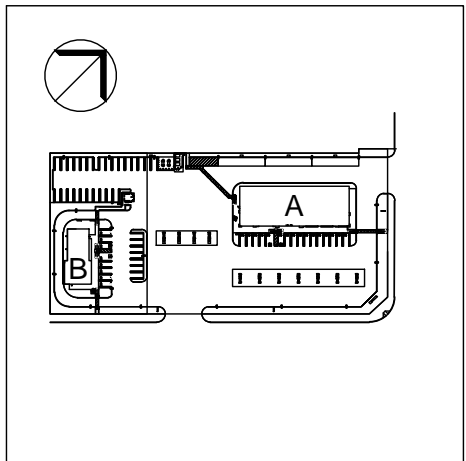


4887 E. LA PALMA STE. 707
ANAHEIM, CA 92807
TEL: (714) 995-9300 FAX: (714) 995-1002
www.westernsec.com

CONSULTANT/ SEALS

NO.	DESCRIPTION	BY	DATE
1			
2			
3			
4			

NO.	DESCRIPTION	BY	DATE
1			
2			
3			
4			



OWNER NAME & ADDRESS

MR. RON KASSAB

PROJECT NAME & ADDRESS

THE KASSAB TRAVEL CENTER
Gas Station, RV Fueling Station
QSR w/ Drive-Thru

29301 RIVERSIDE DRIVE
LAKE ELSINORE CA 92530

NOTE TO CONTRACTOR

CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL UTILITIES ON-SITE AND OFF-SITE PRIOR TO START OF CONSTRUCTION.

CONFIDENTIALITY STATEMENT

THESE DRAWINGS, WITH ITS ACCOMPANYING CONTRACT DOCUMENTS, ACTING HERE FOR AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF THE DESIGNER. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED AND CONSTRUCTED OR NOT, THESE DOCUMENTS ARE NOT TO BE REPRODUCED, DISTRIBUTED, DISCLOSED, OR SE FURNISHED IN PART OR IN WHOLE, FOR ANY INDIVIDUAL, CORPORATE ENTITY AND/ OR AGENCY, WITHOUT EXPRESSED, LEGAL AUTHORIZATION FROM ITS OWNER/ AUTHOR. THEY ARE NOT TO BE USED BY THE OWNER NOR ANY OTHER ENTITY ON ANY PROJECT OR FOR ANY EXTENSIONS OR ADDITIONS OR ALTERATIONS TO THE ORIGINAL PROJECT EXCEPT BY WRITTEN AUTHORIZATION AND PERMISSION FROM AND AGREEMENT WITH THE DESIGNER. THE LEGAL/ AGENCY USE OF THESE DOCUMENTS IS BOUNDED BY EXISTING PROPRIETARY RIGHTS ACT AND LAW OF THE STATE.

DESIGNED BY: WS
DRAWN BY: WS
CHECKED BY: JK
DATE DRAWN: 01.23.19
SCALE: AS SHOWN
SHEET TITLE

SITE FENCE PLAN
DETAILS

BLDG SHEET NUMBER

AS-1.1
JOB No E95016 CUP No CDR 2016-17 CUP-2018-03

PRELIMINARY

CONCEPTUAL GRADING PLAN
THE KASSAB TRAVEL CENTER

29301 RIVERSIDE DRIVE
LAKE ELSINORE, CA 92530

GRADING NOTES

- 1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF LAKE ELSINORE MUNICIPAL CODE, CHAPTER 15.72 AND APPLICABLE STANDARDS AND SPECIFICATIONS AND THE LATEST EDITION OF THE UNIFORM BUILDING CODE (U.B.C.), CHAPTER 33.
- 2. A PERMIT SHALL BE OBTAINED FROM THE ENGINEERING DEPARTMENT, CITY OF LAKE ELSINORE, PRIOR TO ANY OPERATIONS.
- 3. THE DEVELOPER AND/OR THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AND U.S.A. ALERT (1-800-422-4133) FORTY-EIGHT (48) HOURS PRIOR TO GRADING.
- 4. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEERING DEPARTMENT AT LEAST TWENTY-FOUR (24) HOURS IN ADVANCE OF BEGINNING GRADING OPERATIONS.
- 5. DUST SHALL BE CONTROLLED BY WATERING OR OTHER METHODS APPROVED BY THE CITY ENGINEER.
- 6. CUT SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL, UNLESS OTHERWISE APPROVED, AND SHALL BE SHOWN ON THE PLAN.
- 7. FILL SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL, UNLESS OTHERWISE APPROVED, SHALL BE SHOWN ON PLAN, AND SHALL NOT HAVE LESS THAN 90% RELATIVE COMPACTION OUT TO THE FINISHED SURFACE.
- 8. FILLS SHALL BE COMPACTED THROUGHOUT TO 90% DENSITY AS DETERMINED BY THE MODIFIED THREE (3) LAYER A.S.T.M. D-1557-70 TEST METHOD.
- 9. FILL AREAS SHALL BE CLEANED OF ALL VEGETATION AND DEBRIS, SCARIFIED, AND INSPECTED BY THE GRADING INSPECTOR AND APPROVED SOILS TESTING AGENCY PRIOR TO THE PLACING OF FILL.
- 10. ALL FILL MATERIAL SHALL BE CLEAN EARTH. NO FILL SHALL BE PLACED UNTIL PREPARATION OF GROUND IS APPROVED BY THE SOILS ENGINEER.
- 11. FINISH GRADE SHALL BE SLOPED AWAY FROM ALL EXTERIOR WALLS AT NOT LESS THAN 1/2' PER FOOT FOR A MINIMUM OF THREE (3) FEET, THEN 1% (MINIMUM) TO FLOW LINE OF EARTH SWALE.
- 12. MINIMUM BUILDING PAD AND DRAINAGE SWALE SLOPE SHALL BE 1% IF CUT OR FILL SLOPE IS LESS THAN TEN FEET (10'), AND 2% IF CUT OR FILL IS GREATER THAN TEN FEET (10'). DRAINAGE SWALES SHALL BE A MINIMUM OF 0.5' DEEP AND CONSTRUCTED A MINIMUM OF TWO FEET (2') FROM THE TOP OF CUT OR FILL SLOPES.
- 13. PROVIDE 5' WIDE BY 1' HIGH BERM OR EQUIVALENT ALONG THE TOP OF ALL FILL SLOPES OVER 5' HIGH
- 14. PROVIDE A BROW DITCH, DESIGNED TO HANDLE ONE HUNDRED (100) YEAR STORM FLOWS ALONG THE TOP OF CUT SLOPES.
- 15. NO OBSTRUCTION OF FLOOD PLAINS OR NATURAL WATER COURSES SHALL BE PERMITTED.
- 16. A SOILS ENGINEER SHALL BE RETAINED BY THE DEVELOPER, TO SUPERVISE GRADING AND PROVIDE A FINAL SOILS REPORT WHICH INCLUDES FOUNDATION REQUIREMENTS (SUBDIVISIONS) AND EXPANSIVE CHARACTERISTICS OF THE SOIL. GRADING NOTES / 2005 / PAGE 1
- 17. GRADING CERTIFICATION BY THE DEVELOPER'S CIVIL ENGINEER AND A FINAL COMPACTION REPORT BY A SOILS ENGINEER SHALL BE SUBMITTED TO THE BUILDING AND ENGINEERING DEPARTMENTS PRIOR TO ISSUANCE OF BUILDING PERMITS.
- 18. THE SOILS ENGINEERING INVESTIGATION DATED _____ PREPARED BY (ENGINEER CONSULTANT) DATED _____ AND THE ENGINEERING GEOLOGIC INVESTIGATION DATED _____ PREPARED BY (GEOLOGIC CONSULTANT), SHALL BE CONSIDERED A PART OF THIS GRADING PLAN AND SHALL BE IN COMPLIANCE.
- 19. A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR SHALL SUBMIT CERTIFICATION OF BUILDING PAD ELEVATION. WHERE SPECIFIC ELEVATIONS ARE REQUIRED, THE ELEVATION (WITH RESPECT TO MEAN SEA LEVEL) SHALL BE GIVEN. IF AN ELEVATION WITH RESPECT TO ADJACENT GROUND SURFACE IS REQUIRED, THE ACTUAL DISTANCE ABOVE THE ADJACENT GROUND SHALL BE GIVEN.
- 20. ALL PROPERTY CORNERS SHALL BE CLEARLY DELINEATED IN THE FIELD PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION/GRADING.
- 21. STABILITY CALCULATIONS WITH A SAFETY FACTOR OF AT LEAST 1.5 SHALL BE SUBMITTED BY A SOILS ENGINEER TO THE BUILDING AND ENGINEERING DEPARTMENTS FOR CUT AND FILL SLOPES OVER THIRTY FEET (30') IN VERTICAL HEIGHT.
- 22. A FINAL COMPACTION REPORT WILL BE REQUIRED FOR ALL FILLS GREATER THAN ONE (1) FOOT.
- 23. IF STEEP SLOPING TERRAIN OCCURS UPON WHICH FILL IS TO BE PLACED, IT MUST BE CLEARED, KEYED AND BENCHED INTO FIRM NATURAL SOIL FOR FULL SUPPORT. PREPARATION SHALL BE APPROVED BY A REGISTERED SOILS ENGINEER PRIOR TO PLACEMENT OF FILL MATERIAL. SLOPES GREATER THAN 5:1 ARE REQUIRED TO BE KEYED AND BENCHED.
- 24. THE SOILS ENGINEER SHOULD INSPECT THE CONSTRUCTION IN THE FOLLOWING STAGES: A. UPON COMPLETION OF CLEARING AND DURING EXCAVATION AND BEFORE BACKFILL OF ALLUVIAL, COLLUVIAL AND TERRACED AREAS AND ANY SUBSTRUCTURES. B. DURING ALL ROUGH GRADING AND OPERATIONS INCLUDING PRE-COMPACTION, BENCHING AND FILLING OPERATIONS. C. DURING INSTALLATION OF BUTTRESS AND CANYON SUB-DRAINS AND FILTER MATERIAL. D. WHEN ANY UNUSUAL GRADING CONDITIONS ARE ENCOUNTERED DURING CONSTRUCTION.
- 25. EROSION CONTROL: ALL GRADED SLOPES SHALL BE PLANTED WITH ROSEA ICE PLANT OR ANOTHER APPROVED GROUND COVER, AT TWELVE INCHES (12") ON CENTER. SLOPES OVER FIFTEEN FEET (15') IN VERTICAL HEIGHT, IN ADDITION TO GROUND COVER, SHALL BE PLANTED WITH APPROVED TREES, SHRUBS OR COMBINATION THEREOF. SHRUBS SHALL BE PLANTED AT TEN FEET (10') ON CENTER; TREES AT TWENTY FEET (20') ON CENTER; COMBINATIONS FIFTEEN FEET (15') ON CENTER. SLOPES OVER THREE FEET (3') IN VERTICAL HEIGHT SHALL HAVE PERMANENT IRRIGATION SYSTEMS WITH BACKFLOW PREVENTION DEVICES PER U.B.C.
- 26. APPROVED PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING THE GRADING PROJECT.
- 27. APPROVED EROSION PREVENTIVE DEVICES SHALL BE PROVIDED AND MAINTAINED DURING THE RAINY SEASON AND SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.

- 28. ALL WORK SHALL CONFORM TO THE CITY AND STATE CONSTRUCTION SAFETY ORDERS.
- 29. THE LOCATION AND PROTECTION OF ALL UTILITIES IS THE RESPONSIBILITY OF THE PERMITEE. GRADING NOTES / 2005 / PAGE 2
- 30. AN APPROVED SET OF GRADING PLANS SHALL BE ON THE JOB SITE AT ALL TIME.
- 31. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE FROM BEGINNING TO COMPLETION OF GRADING OPERATION.
- 32. ALL SLOPES SHALL BE PLANTED AND IRRIGATION FACILITIES SHALL BE PROVIDED FOR ALL SLOPES IN EXCESS OF THREE (3) FEET VERTICAL HEIGHT WITHIN NINETY (90) DAYS AFTER COMPLETION OF ROUGH GRADING AND SHALL BE IN ACCORDANCE WITH CITY OF LAKE ELSINORE GRADING ORDINANCE NO. 882 PRIOR TO THE APPROVAL OF FINAL INSPECTION.
- 33. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY OR INDIRECTLY FROM HIS OPERATIONS, WHETHER OR NOT SUCH FACILITIES ARE SHOWN ON THESE PLANS.
- 34. THE DESIGN ENGINEER SHALL PROVIDE A MINIMUM OF ONE (1) BLUE TOP PER FINISHED PAD, PRIOR TO ROUGH GRADE APPROVAL.
- 35. APPROXIMATE DATE OF: BEGINNING OPERATION: _____ COMPLETION: _____
- 36. NO ROCK OR OTHER IRREDUCIBLE MATERIAL WITH A MAXIMUM DIMENSION GREATER THAN THREE INCHES (3") WILL BE PLACED IN FILLS WITHIN ROADBED AREAS OR THREE FEET (3') OF FINISH GRADES, UNLESS THE LOCATION, MATERIALS, AND DISPOSAL METHODS ARE SPECIFICALLY APPROVED BY THE SOILS ENGINEER.
- 37. THE ENGINEER MUST SET GRADE STAKES FOR ALL DRAINAGE DEVICES AND OBTAIN INSPECTION BEFORE APPROVAL.
- 38. GRADING PLANS WILL NOT BE APPROVED UNTIL ALL RETAINING WALLS ARE APPROVED BY THE BUILDING DEPARTMENT.
- 39. THIS SITE HAS OBTAINED A NATIONAL POLLUTION PREVENTION ELIMINATION SYSTEM (NPDES) PERMIT TO REGULATE MUNICIPAL AND INDUSTRIAL STORM WATER DISCHARGES. NPDES WQID # _____ DATE PERMIT ISSUED: _____
- 40. DRAINAGE EASEMENTS WILL BE KEPT CLEAR OF ALL OBSTRUCTIONS. NO BUILDINGS OR WALLS SHALL BE PLACED WITHIN EASEMENT LIMITS. TEMPORARY IMPROVEMENTS ARE SUBJECT TO REMOVAL AT OWNER'S
- 41. EXPENSE

LEGAL DESCRIPTION

PARCEL 1 (APN 378-030-007)

THAT PORTION OF LOT 5 IN BLOCK "A" OF RANCHO LA LAGUNA, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON A MAP ON FILE IN BOOK 8, PAGE 377 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 5: THENCE SOUTH 40°49' EAST ALONG THE NORTHEASTERLY LINE OF SAID LOT 5, TO THE MOST EASTERLY CORNER THEREOF; THENCE SOUTH 43°11' WEST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 5, 490 FEET, MORE OR LESS, TO THE EASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO MELVIN L. WARD AND MARGARET S. WARD BY DEED RECORDED APRIL 10, 1967 AS INSTRUMENT NO. 30088 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY; THENCE NORTH 46°49' WEST ALONG THE NORTHEASTERLY LIEN OF SAID WARD LAND 253.678 FEET TO THE MOST NORTHERLY CORNER THEREOF; THENCE SOUTH 43°11' WEST ALONG THE NORTHWESTERLY LINE OF SAID WARD LAND, 154.78 FEET TO A POINT ON THE NORTHEASTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO PREMEIR DEVELOPMENT CO., BY DEED RECORDED DECEMBER 30, 1963 AS INSTRUMENT NO. 136979 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE NORTH 43°23' WEST ALONG SAID NORTHEASTERLY LINE TO THE NORTHWESTERLY LINE OF SAID LOT 5; THENCE NORTH 43°EAST ALONG THE NORTHWESTERLY LINE OF SAID LOT 5 A DISTANCE OF 580.80 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE ELSINORE VALLEY MUNICIPAL WATER DISTRICT BY DEED RECORDED APRIL 17, 1957 AS INSTRUMENT NO. 28254 IN BOOK 2074, PAGE 30 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 5, DISTANT THEREON NORTH 46°50'30" WEST 200 FEET FROM THE MOST EASTERLY CORNER OF SAID LOT 5; THENCE NORTH 46°50'30" WEST ALONG SAID NORTHEASTERLY LINE 60 FEET TO A POINT THEREON; THENCE SOUTH 43°10' WEST AND PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT 5 A DISTANCE OF 60 FEET; THENCE SOUTH 46°50'30" EAST AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 5 A DISTANCE OF 60 FEET; THENCE NORTH 43°10' EAST AND PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT 5 A DISTANCE OF 60 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THEREFROM AN UNDIVIDED ONE-HALF INTEREST IN OIL AND MINERAL RIGHTS AS RESERVED IN DEED FROM JOSEPH PADULA AND THERESA PADULA RECORDED SEPTEMBER 8, 1943 AS INSTRUMENT NO. 539 IN BOOK 596, PAGE 202 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALSO EXCEPT THEREFROM THAT PORTION CONVEYED TO TONTO CORP., A CALIFORNIA CORPORATION BY A DOCUMENT RECORDED AUGUST 20, 1997 AS INSTRUMENT NO. 300468 OF OFFICIAL RECORDS OF SAID COUNTY.

ALSO EXCEPT THEREFROM THOSE PORTIONS SHOWN AS PARCELS 1,2, AND 3 OF CERTIFICATE OF COMPLIANCE RECORDED JULY 10, 1984 AS INSTRUMENT NO. 148746, 148747 AND 148748, ALL OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 2 (APN 378-030-009)

THAT PORTION OF LOT 5 IN BLOCK "A" OF RANCHO LA LAGUNA, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON A MAP ON FILE IN BOOK 8, PAGE 377 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 5, DISTANT THEREON NORTH 46°50'30" WEST 200 FEET FROM THE MOST EASTERLY CORNER OF SAID LOT 5; THENCE NORTH 46°50'30" WEST ALONG SAID NORTHEASTERLY LINE 60 FEET TO A POINT THEREON; THENCE SOUTH 43°10' WEST AND PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT 5 A DISTANCE OF 60 FEET; THENCE SOUTH 46°50'30" EAST AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 5 A DISTANCE OF 60 FEET; THENCE NORTH 43°10' EAST AND PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT 5 A DISTANCE OF 60 FEET TO THE POINT OF BEGINNING.

ASSESSOR PARCEL NUMBER

378-030-07 AND 378-030-09

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF RIVERSIDE DRIVE BEING NORTH 43°43'19" EAST AS SHOWN ON A RECORD OF SURVEY FILED IN BOOK 137, PAGE 6 THROUGH 9 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY.

BENCHMARK

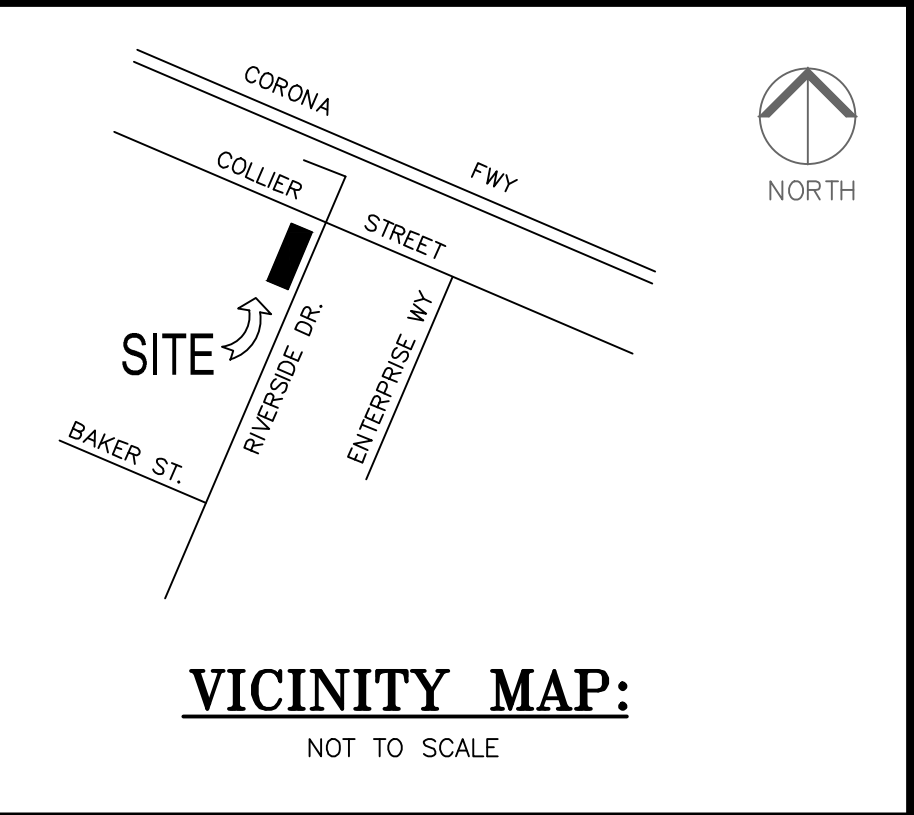
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT BENCHMARK Z-12182

2" RCFC BRASS DISK STAMPED "Z12182" WITH PUNCH-MARK, FLUSH IN TOP OF CURB, IN THE MIDDLE OF THE RETURN AT THE SOUTHEAST CORNER OF LAKESHORE DRIVE AND MANNING STREET.

ELEVATION: 1285.468 FEET NAVD 88 DATUM

TEMPORARY BENCH MARK: 2 IN BRASS DISK AT THE CENTERLINE INTERSECTION OF RIVERSIDE DRIVE BAKER STREET.

ELEVATION: 1260.12 FEET



OWNER/APPLICANT

RON KASSAB

CIVIL ENGINEER

RAHMAN ENGINEERING 6939 SCHAEFER AVE, SUITE # D-170, CHINO, CA 91710 TEL: (213) 400 - 8078

SOILS ENGINEER

ALBUS-KEEFE AND ASSOCIATES, INC. 1011 NORTH ARMANDO STREET, ANAHEIM, CHINO, CA 92806 TEL: (714) 630-1626

SOURCE OF TOPOGRAPHY

EADSON & ASSOCIATES, INC. SURVEYING & MAPPING CONSULTANTS 14125 TELEPHONE AVE, SUITE 1 CHINO, CA 91710 TEL: (909) 364-1681 FAX: (909) 364-1781

NPDES NOTE:

GRADING WHICH DISTURBS LESS THAN 1 ACRE SHALL BE PROVIDED WITH EFFECTIVE CONTROL OF EROSION, SEDIMENT AND ALL OTHER POLLUTANTS FROM OCTOBER 15 THROUGH MAY 31. THE PERMITEE SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MONITORING OF EFFECTIVE EROSION AND SEDIMENT CONTROL.

EARTHWORK QUANTITIES

CUT: 20 CY FILL: 9,200 CY

TOTAL SITE AREA = 2.95 AC TOTAL DISTURB AREA = 2.95 AC TOTAL IMPERVIOUS AREA = 92,011 S.F. (2.11 AC)

Underground Service Alert



Call: TOLL FREE 1-800 227-2600

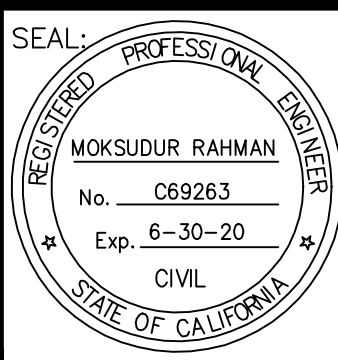
TWO WORKING DAYS BEFORE YOU DIG

BENCHMARK

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT BENCHMARK DESIGNATION: Z 12924 ELEVATION: 1266.57 DESC: FOUND NAIL AND RCFC & WCD TAG FLUSH IN PAVEMENT ON LAKESHORE DRIVE 88 FEET ± EASTERLY OF K-C RAILS ON LAKESHORE EASTERLY OF OUTLET

REVISIONS

SEAL:



PLANS PREPARED BY:

RAHMAN ENGINEERING 6939 SCHAEFER AVE, SUITE # D-170, CHINO, CA 91710 TEL: (213) 400 - 8078

PREPARED BY:

MOKSUDUR RAHMAN R.C.E. NO. C69263 EXP. DATE : 6-30-20

ACCEPTED BY:

DATE:

SCALE

Horizontal

1" = 40'

Vertical

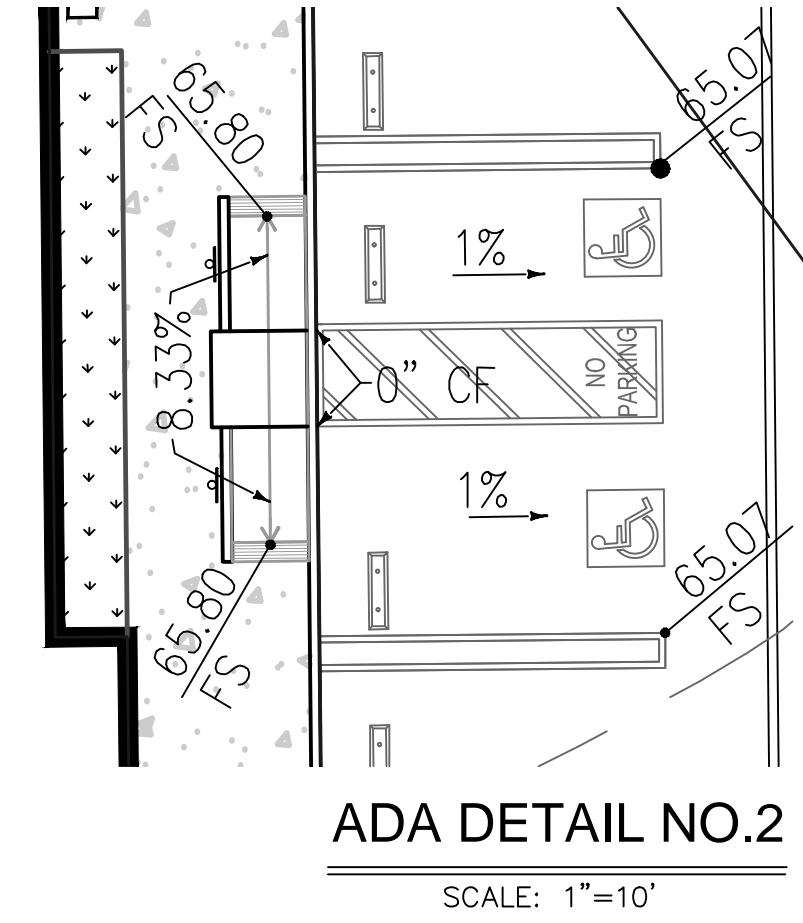
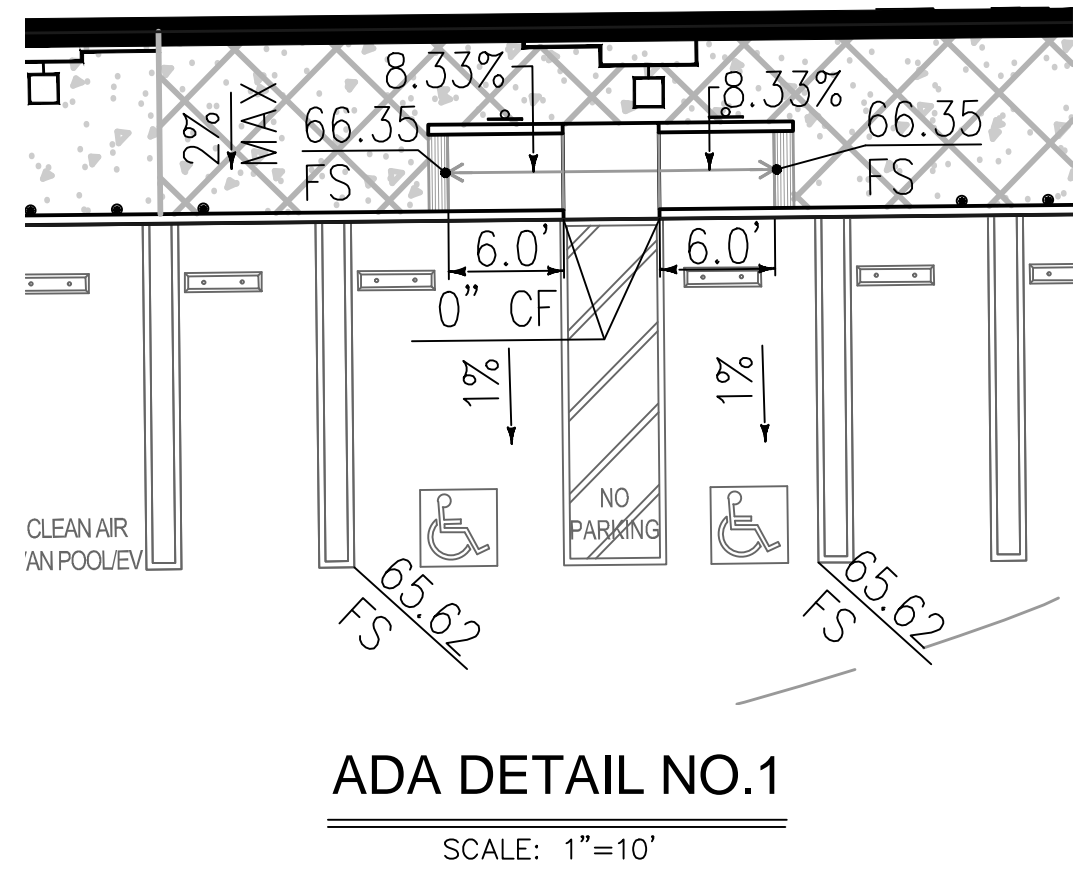
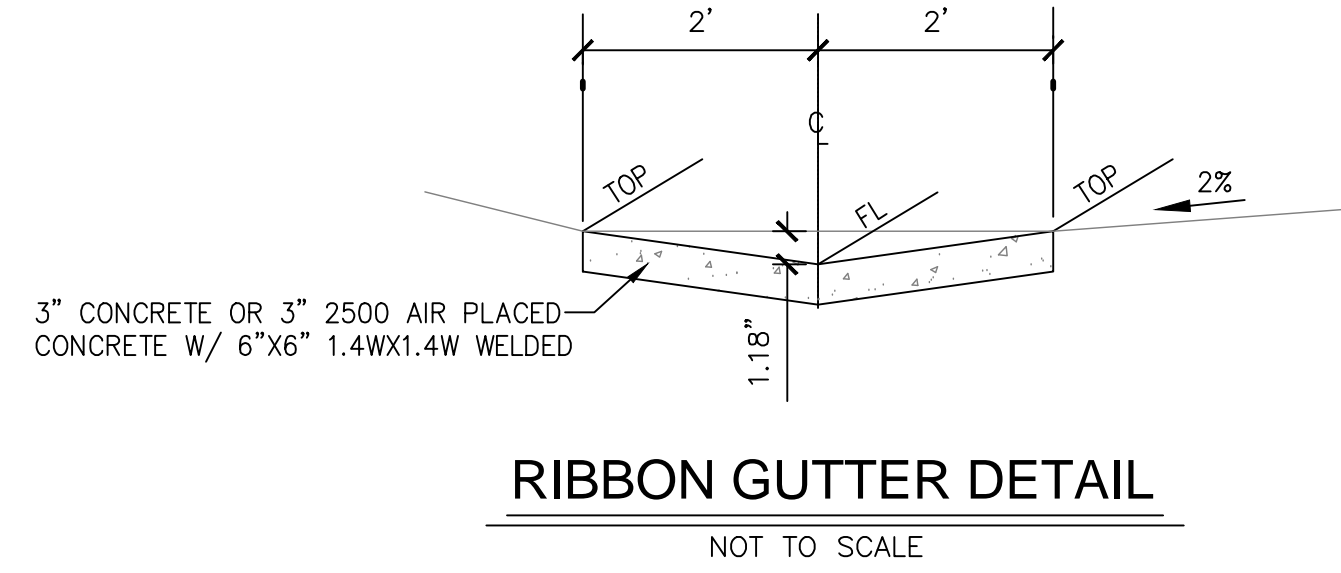
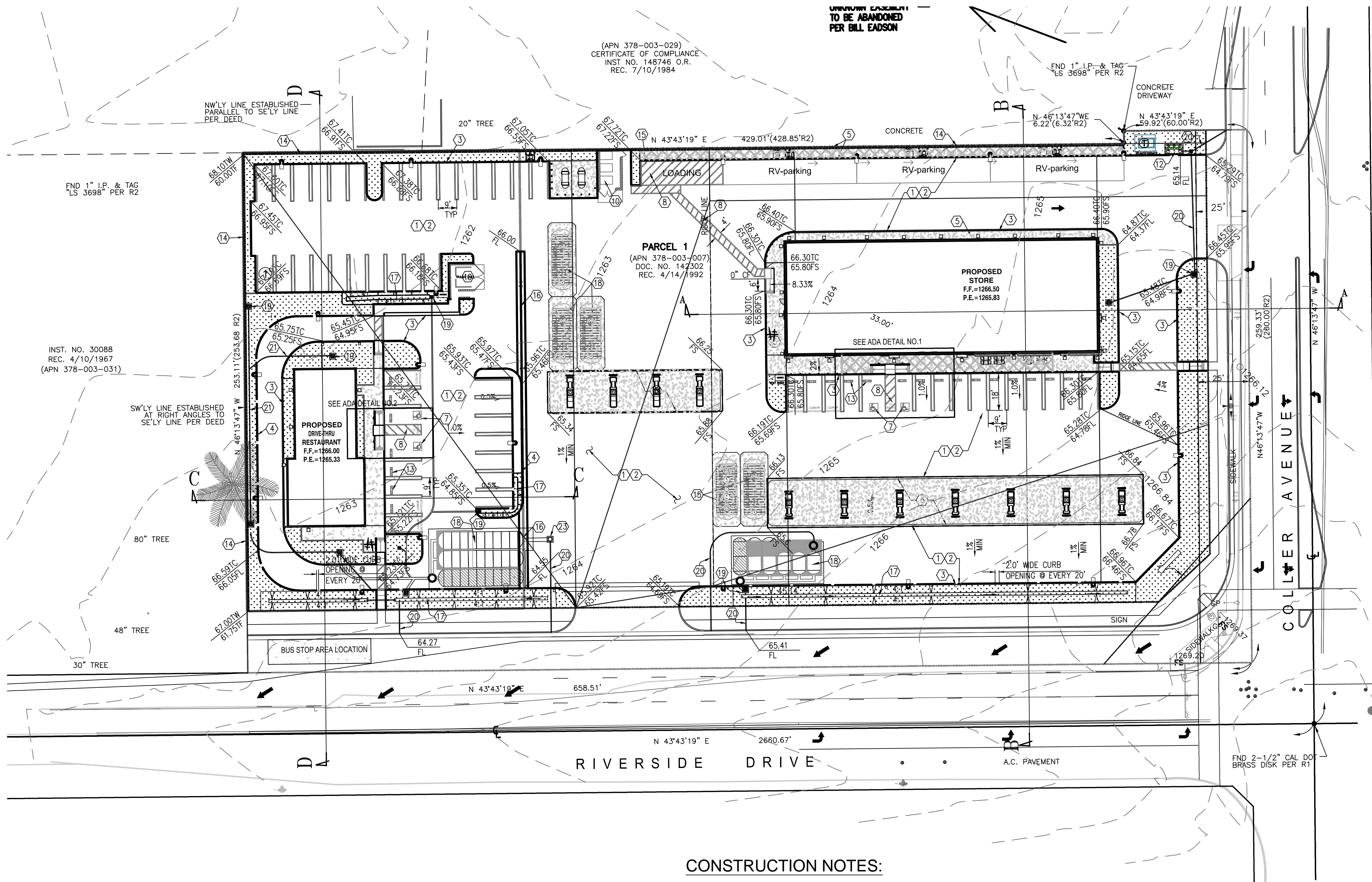
N/A

CITY OF LAKE ELSINORE

CONCEPTUAL GRADING PLAN THE KASSAB TRAVEL CENTER 29301 RIVERSIDE DRIVE LAKE ELSINORE, CA 92530

1 OF

3 SHEETS

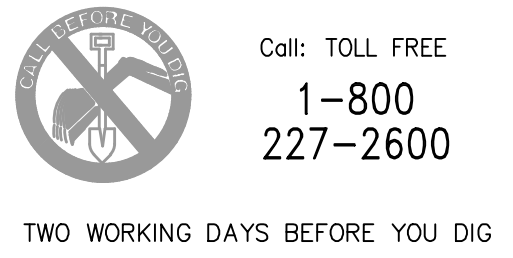


CONSTRUCTION NOTES:

- 1. CONSTRUCT 3" AC PAVEMENT OR PER SOILS ENGINEER RECOMMENDATIONS
- 2. CONSTRUCT 6" A.B OR PER SOILS ENGINEER RECOMMENDATIONS
- 3. CONSTRUCT TYPE 6A CURB PER CITY OF LAKE ELSINORE STD. DWG 202
- 4. CONSTRUCT TYPE 6 INTERGRAL CURB & GUTTER PER CITY OF LAKE ELSINORE STD. DWG 200
- 5. CONSTRUCT 4" CONCRETE SLAB/WALKWAY
- 6. PAINT 4" WHITE SOLID PARKING STRIPES
- 7. PAINT PAVEMENT ADA MARKING SYMBOL SIGNS
- 8. PAINT PAVEMENT ADA BLUE HATCH (VAN ACCESSIBLE)
- 9. INSTALL HANDICAPPED PARKING SIGN
- 10. CONSTRUCT TRASH ENCLOSURE PER ARCHITECTURAL PLANS.
- 11. REMOVE EXISTING TREES
- 12. CONSTRUCT 4"x8' MODULAR WETLAND SYSTEM (MWS-LINEAR) BY BIOCLEAN OR APPROVED EQUAL
- 13. CONSTRUCT 4' LONG CONCRETE WHEEL STOP
- 14. CONSTRUCT RETAINING WALL (UNDER SEPARATE PERMIT).
- 15. UNDERGROUND STORAGE TANKS (BY OTHERS)
- 16. CONSTRUCT RIBBON GUTTER PER DETAIL HEREON
- 17. CONSTRUCT BIORETENTION BASIN PER DETAIL PN SHEET 3
- 18. CONSTRUCT STORMTECH MC-3500 UNDERGROUND CHAMBERS OR APPROVED EQUAL PER DETAIL ON SHEET 3T 3
- 19. CONSTRUCT 24"x24" JENSEN GRATE INLET OR APPROVED EQUAL W/ FOSSIL FILTER
- 20. CONSTRUCT 4" PVC PIPE
- 21. CONSTRUCT 6" PVC PIPE
- 22. CONSTRUCT 124" PVC PIPE
- 23. CONSTRUCT 24"x24" JENSEN CONC. MANHOLE OR APPROVED EQUAL W/ FOSSIL FILTER

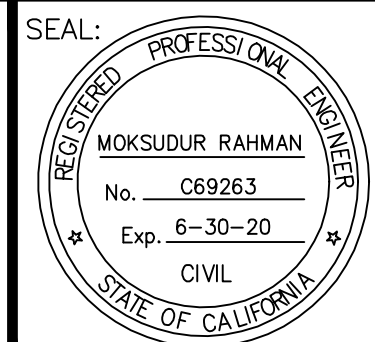
NOTE:
1. NO WORK SHALL COMMENCE WITHIN THE ROAD RIGHT OF WAY WITHOUT ISSUANCE OF ENCROACHMENT PERMIT BY TRANSPORTATION DEPARTMENT.
2. SEE STREET IMPROVEMENT PLANS FOR IMPROVEMENTS ALONG RIVERSIDE DRIVE AND COLLIER AVENUE.

Underground Service Alert



BENCHMARK
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT BENCHMARK
DESIGNATION: Z 12924
ELEVATION: 1266.57
DESC: FOUND NAIL AND RCFC & WCD TAG FLUSH IN PAVEMENT ON LAKESHORE DRIVE 88 FEET ± EASTERLY OF K-RAILS ON LAKESHORE EASTERLY OF OUTLET

REVISIONS



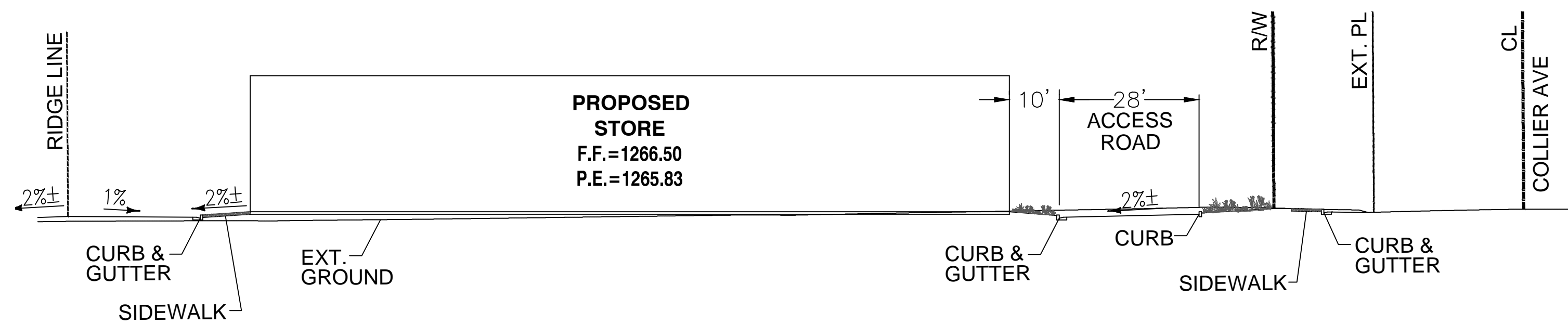
PLANS PREPARED BY:
RAHMAN ENGINEERING
6939 SCHAEFER AVE, SUITE # D-170,
CHINO, CA 91710
TEL: (213) 400 - 8078

PREPARED BY:
MOKSUDUR RAHMAN
R.C.E. NO. 36117 EXP. DATE : 6-30-20
ACCEPTED BY:
DATE:

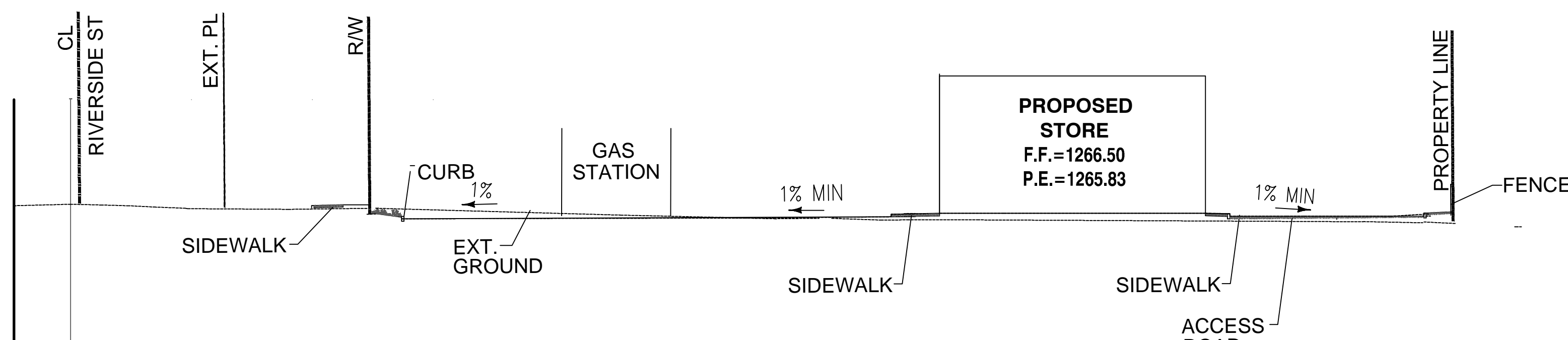
SCALE
Horizontal
1" = 40'
Vertical
N/A

CITY OF LAKE ELSINORE
CONCEPTUAL GRADING PLAN
THE KASSAB TRAVEL CENTER
29301 RIVERSIDE DRIVE
LAKE ELSINORE, CA 92530

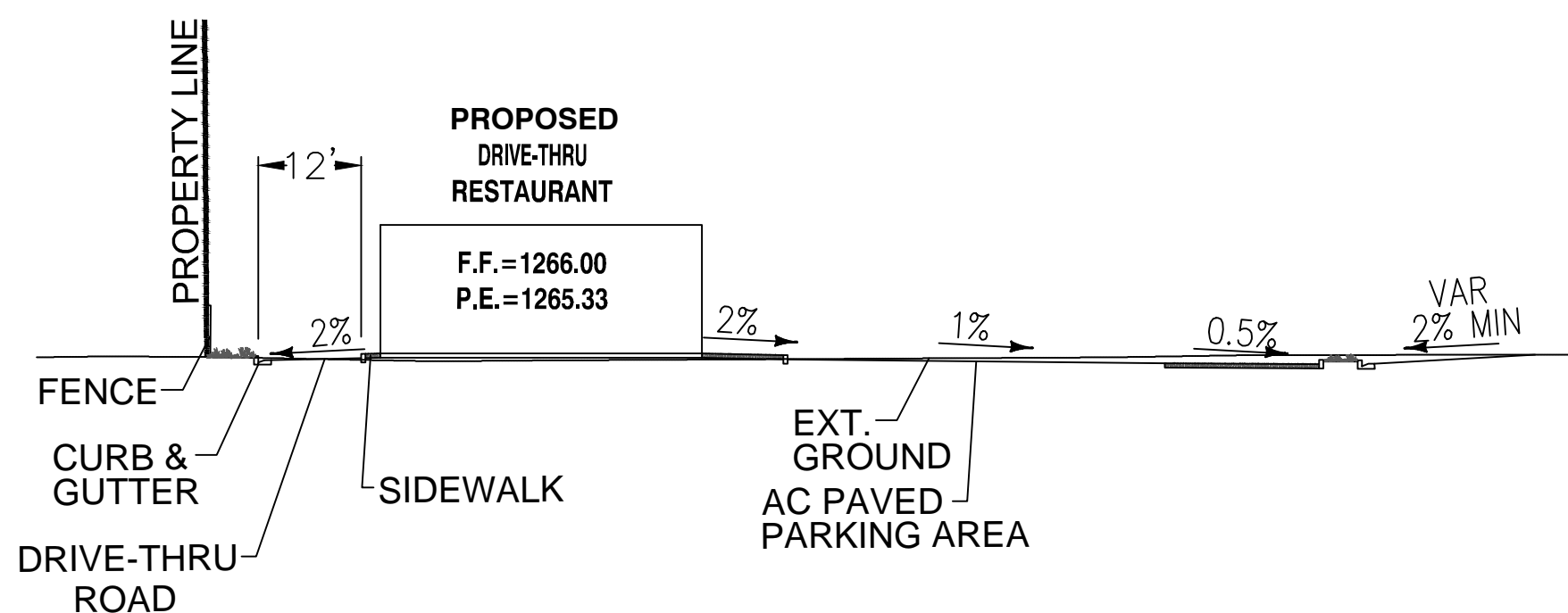
2 OF 3 SHEETS



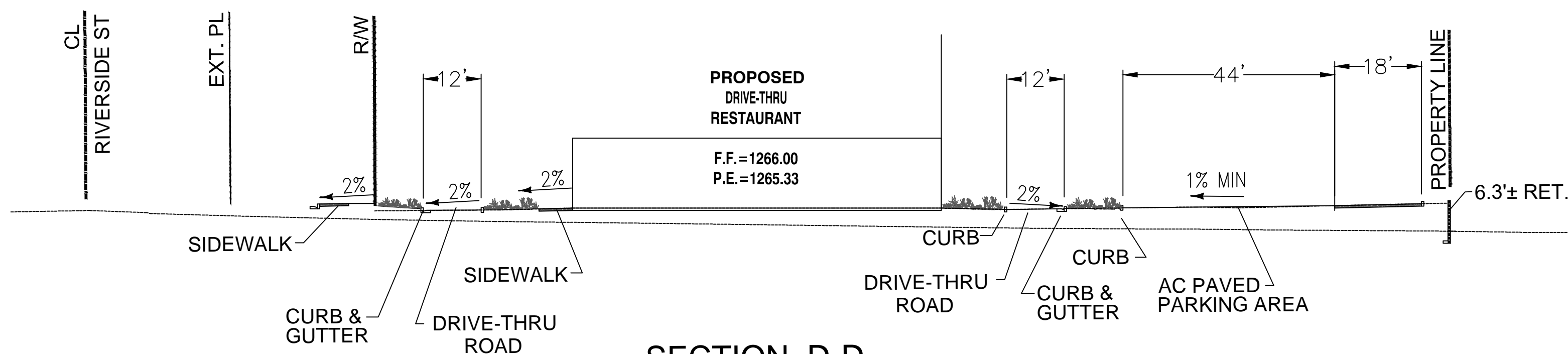
SECTION A-A
SCALE: 1"=20'



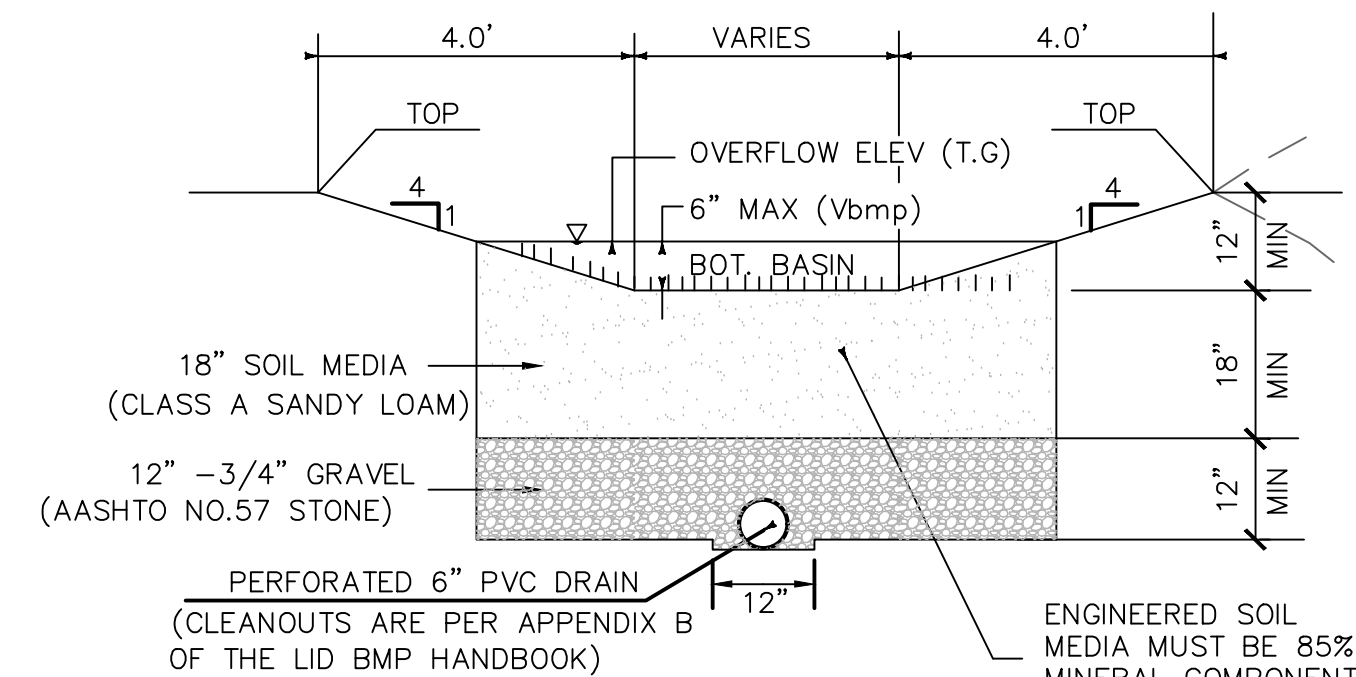
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SCALE: 1"=20'



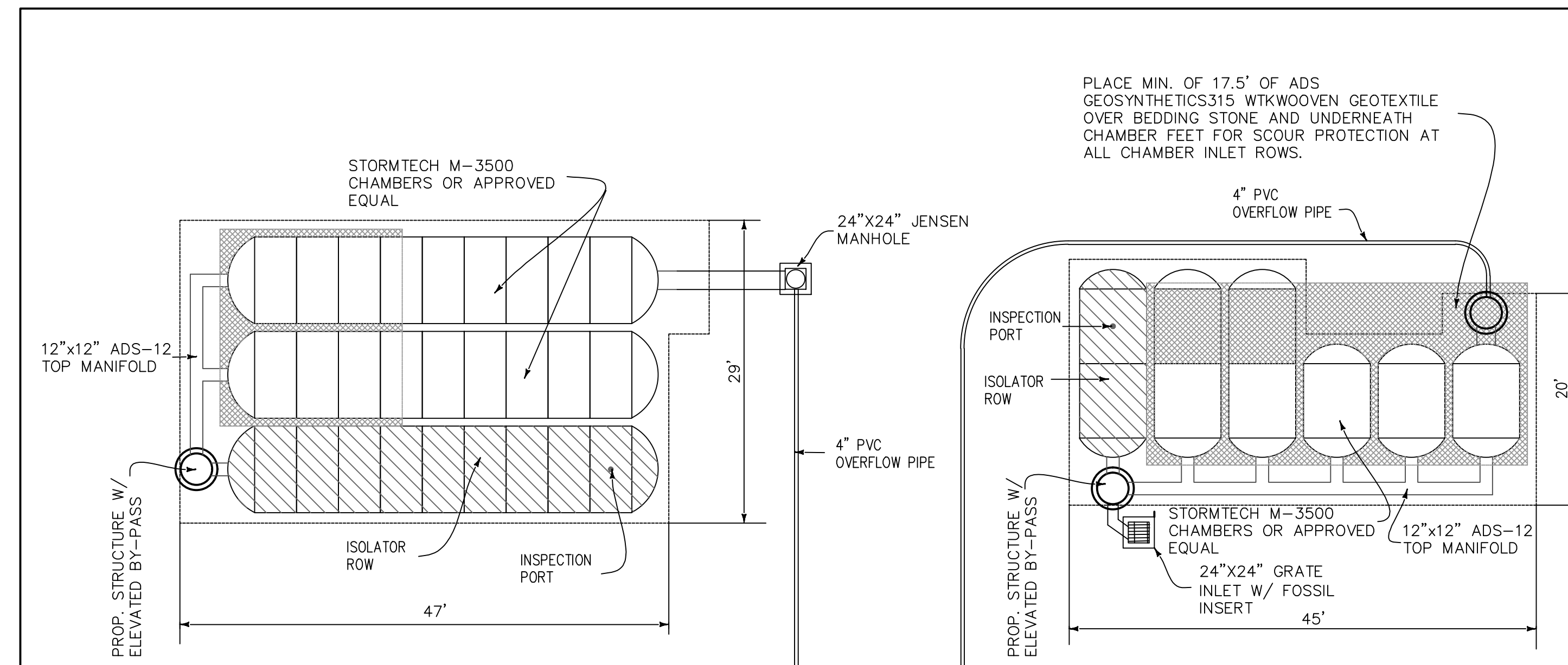
SECTION C-C
SCALE: 1"=20'



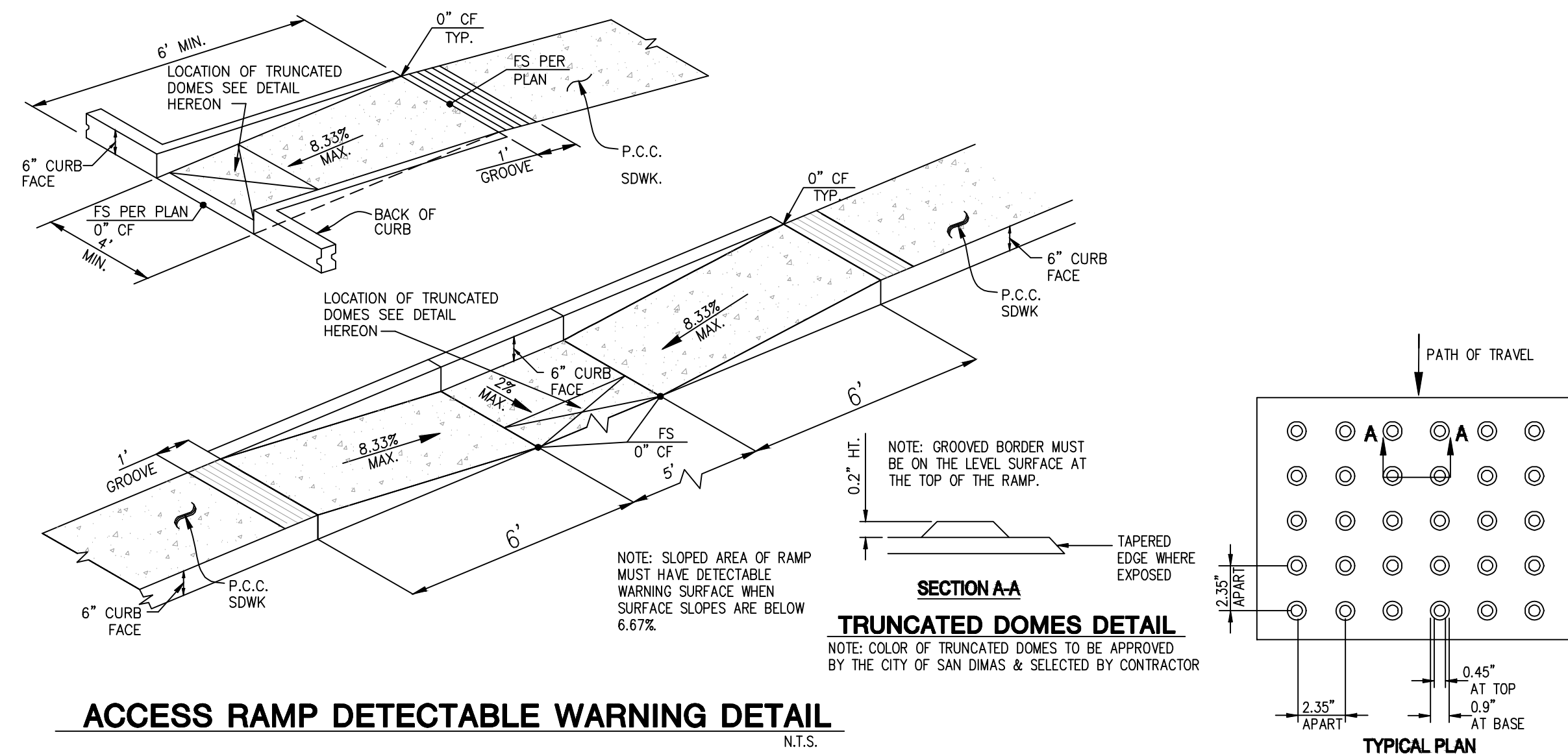
SECTION D-D
SCALE: 1"=20'



TYPICAL BIORETENTION DETAIL
NTS



STORMTECH MC-3500 CHAMBERS
OR APEOVED EQUAL)
UNDERGROUND CHAMBER DETAIL
NTS



ACCESS RAMP DETECTABLE WARNING DETAIL
N.T.S.

Underground Service Alert



Call: TOLL FREE
1-800
227-2600

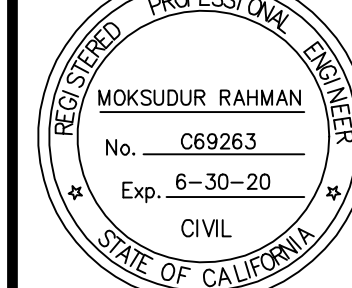
TWO WORKING DAYS BEFORE YOU DIG

BENCHMARK

RIVERSIDE COUNTY FLOOD CONTROL
DISTRICT BENCHMARK
DESIGNATION: Z 12924
ELEVATION: 1266.57
DESC: FOUND NAIL AND RCFC & WCD
TAG FLUSH IN PAVEMENT ON LAKESHORE
DRIVE 88 FEET ± EASTERLY OF
K-RAILS ON LAKESHORE EASTERLY
OF OUTLET

REVISIONS

SEAL:



PLANS PREPARED BY:

RAHMAN ENGINEERING
6939 SCHAEFER AVE, SUITE # D-170,
CHINO, CA 91710
TEL: (213) 400 - 8078

PREPARED BY:

MOKSUDUR RAHMAN
R.C.E. NO. C69263
EXP. DATE : 6-30-20

ACCEPTED BY:

DATE:

SCALE

Horizontal

1" = 40'

Vertical

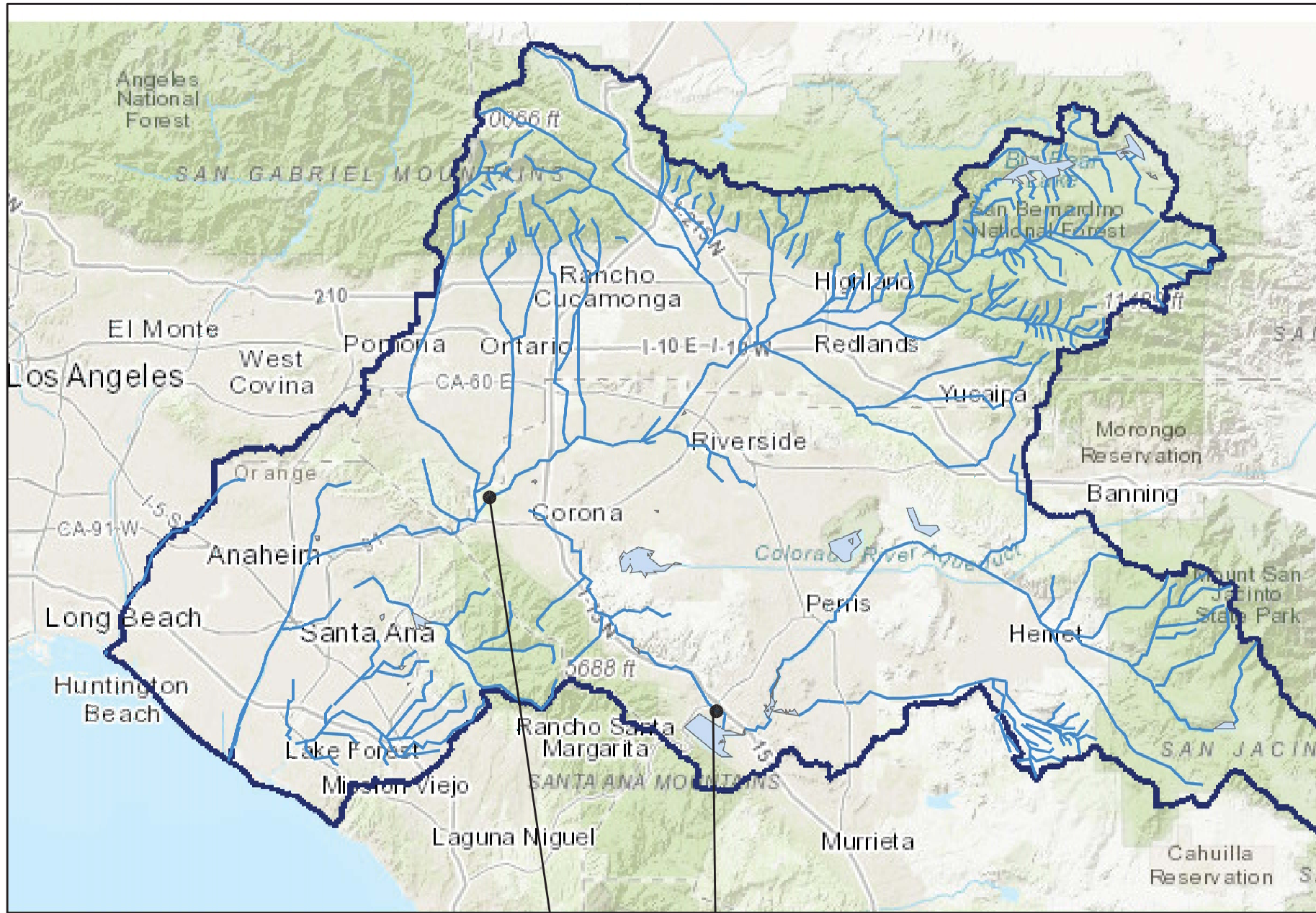
N/A

CITY OF LAKE ELSINORE

CONCEPTUAL GRADING PLAN
THE KASSAB TRAVEL CENTER
29301 RIVERSIDE DRIVE
LAKE ELSINORE, CA 92530

3 OF
3 SHEETS

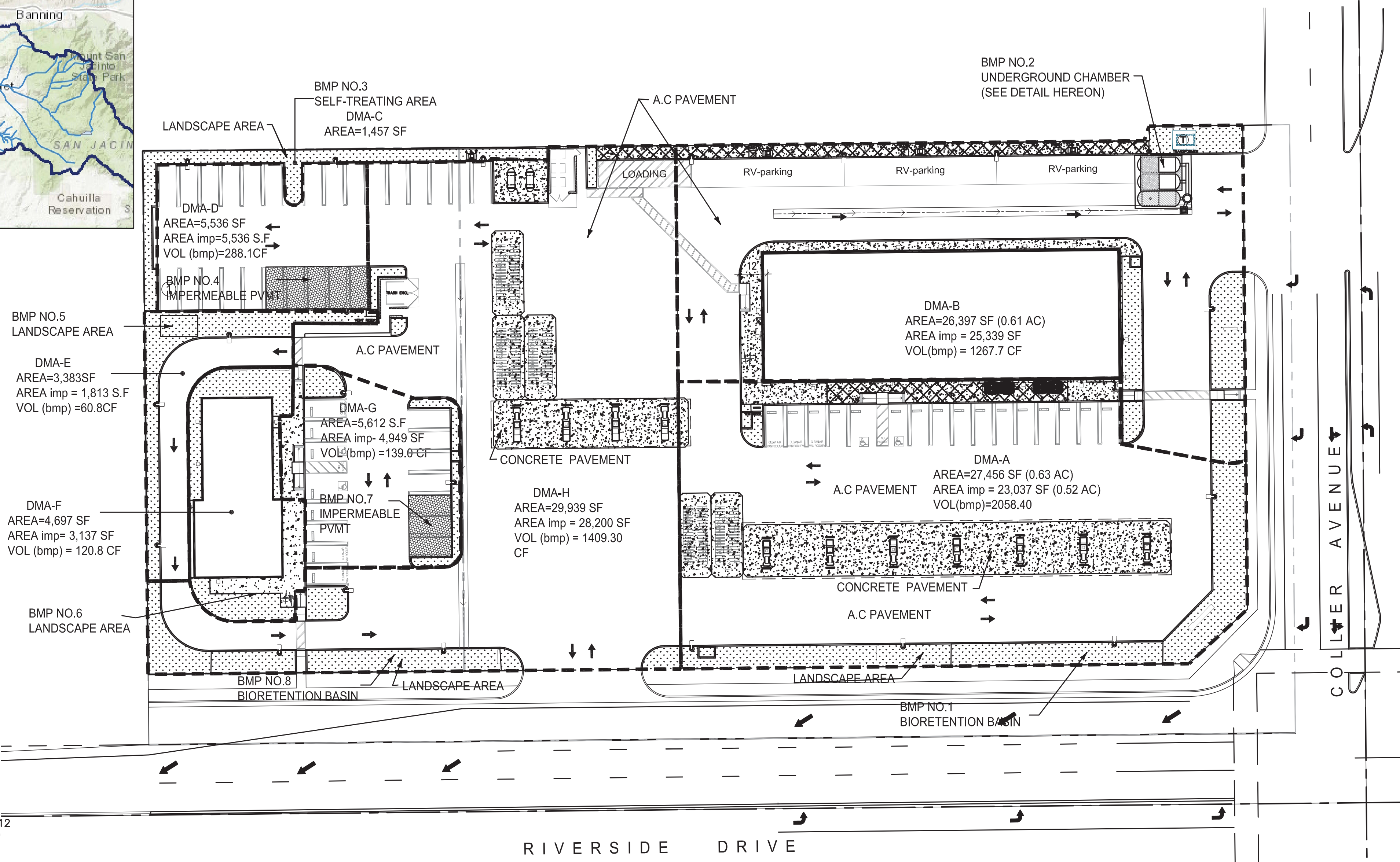
W.Q.M.P SITE PLAN



LOCATION MAP

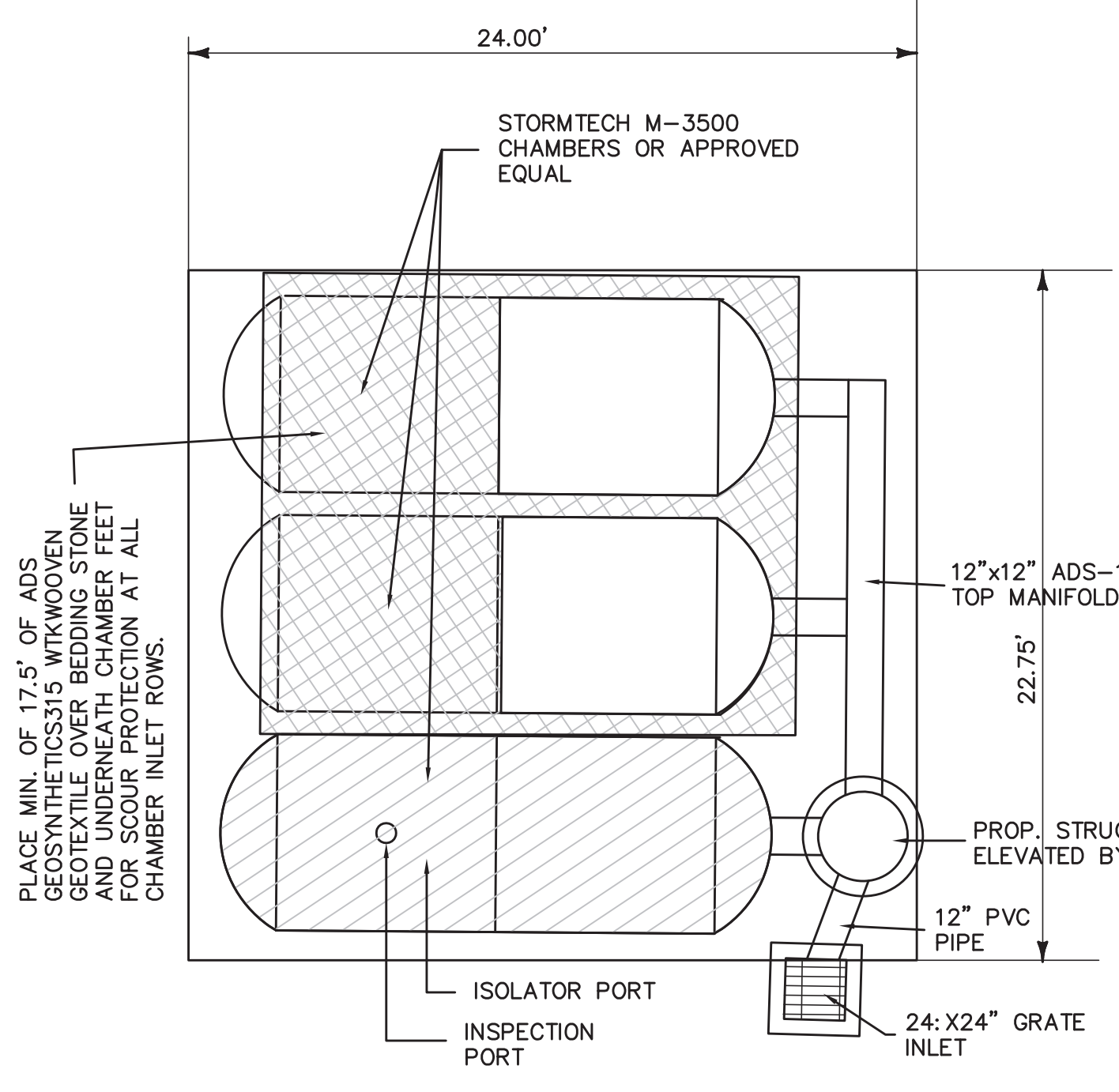
NTS

PROJECT SITE
DISCHARGE POINT
(SANTA ANA RIVER)



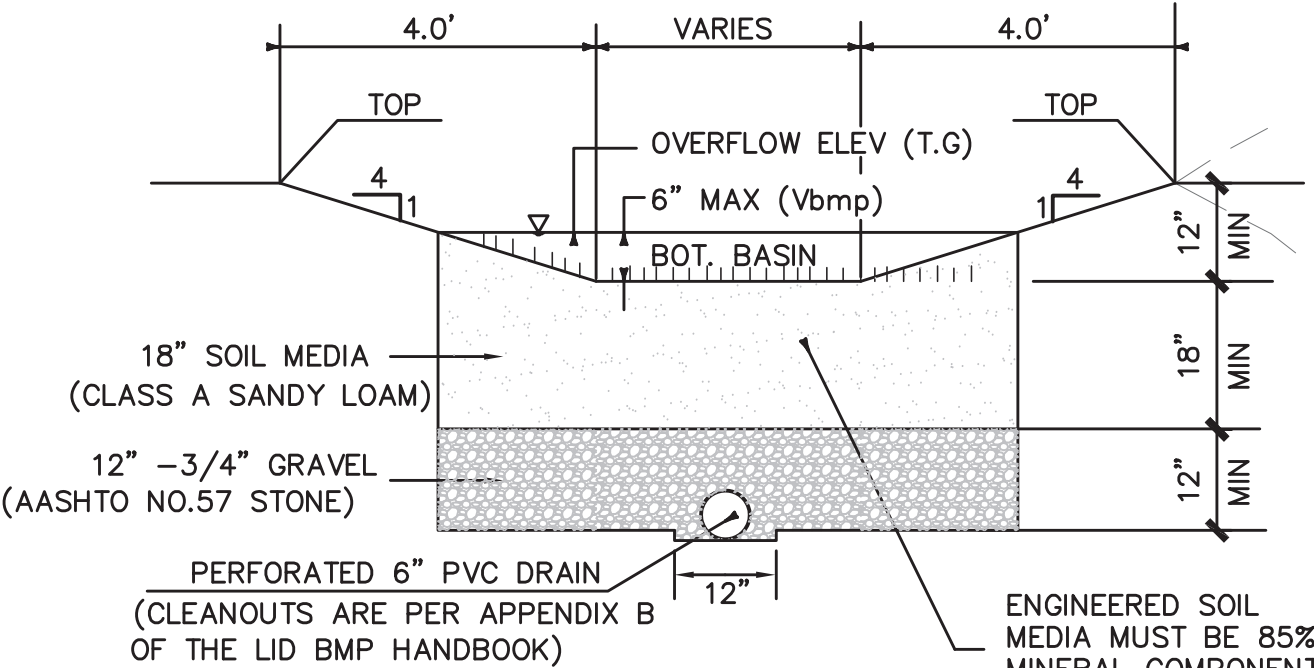
LEGEND OR KEY TO SYMBOLS

- PROPERTY LINE
- PROPOSED SLOPE
- 1950 PROPOSED ELEV.
- (1940) EXISTING ELEV.
- DRAINAGE FLOW
- DRAINAGE BOUNDARY



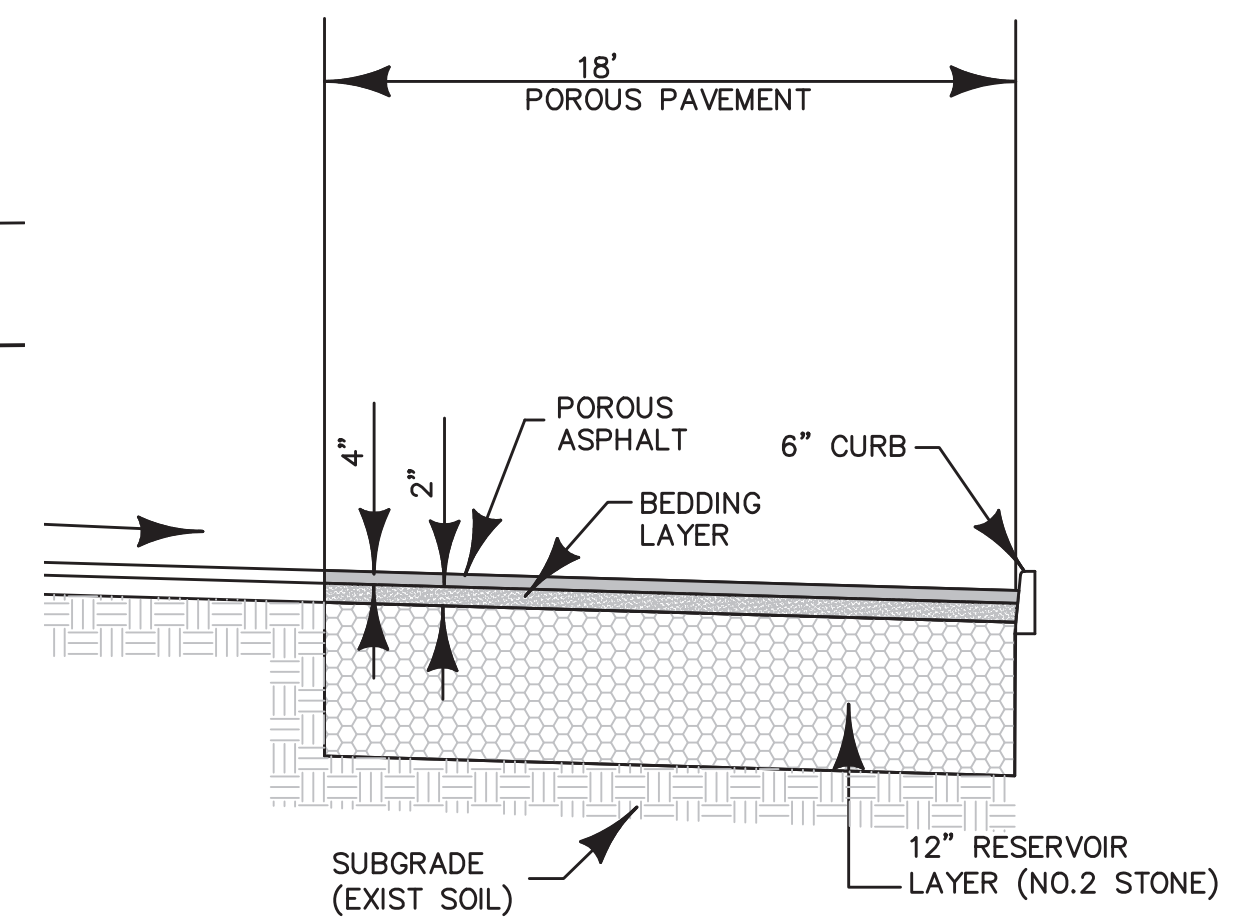
STORMTECH MC-3500 CHAMBERS OR APPROVED EQUAL UNDERGROUND CHAMBER DETAIL

NTS



TYPICAL BIORETENTION DETAIL

NTS



PERMEABLE PAVEMENT

N.T.S

PERMEABLE PAVEMENT SPECIFICATION:

- PAVEMENT THICKNESS -----4"
- BEDDING LAYER -----2" NO. 57 STONE
- RESERVOIR LAYER -----NO. 2 STONE

Underground Service Alert



Call: TOLL FREE
1-800
227-2600

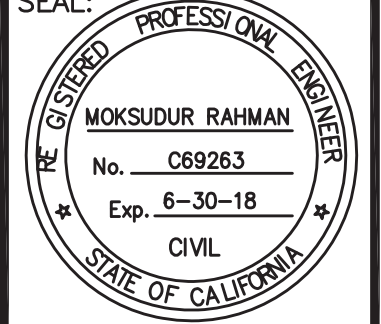
TWO WORKING DAYS BEFORE YOU DIG

BENCHMARK

RIVERSIDE COUNTY FLOOD CONTROL
DISTRICT BENCHMARK
DESIGNATION: Z 12924
ELEVATION: 1266.57
DESC: FOUND NAIL AND RCFC & WCD
TAG FLUSH IN PAVEMENT ON LAKESHORE
DRIVE 80 FEET ± EASTERLY OF
K-RAILS ON LAKESHORE EASTERLY
OF OUTLET

REVISIONS

SEAL:



PREPARED BY:

MOKSUDUR RAHMAN

R.C.E. NO. C69263

EXP. DATE :

ACCEPTED BY:

DATE:

SCALE

Horizontal

1" = 30'

Vertical

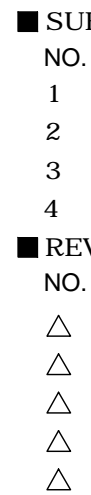
N/A

CITY OF LAKE ELSINORE

W.Q.M.P
THE KASSAB TRAVEL CENTER
29301 RIVERSIDE DRIVE
LAKE ELSINORE, CA 92530

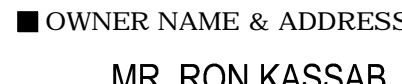
1 OF

1 SHEETS



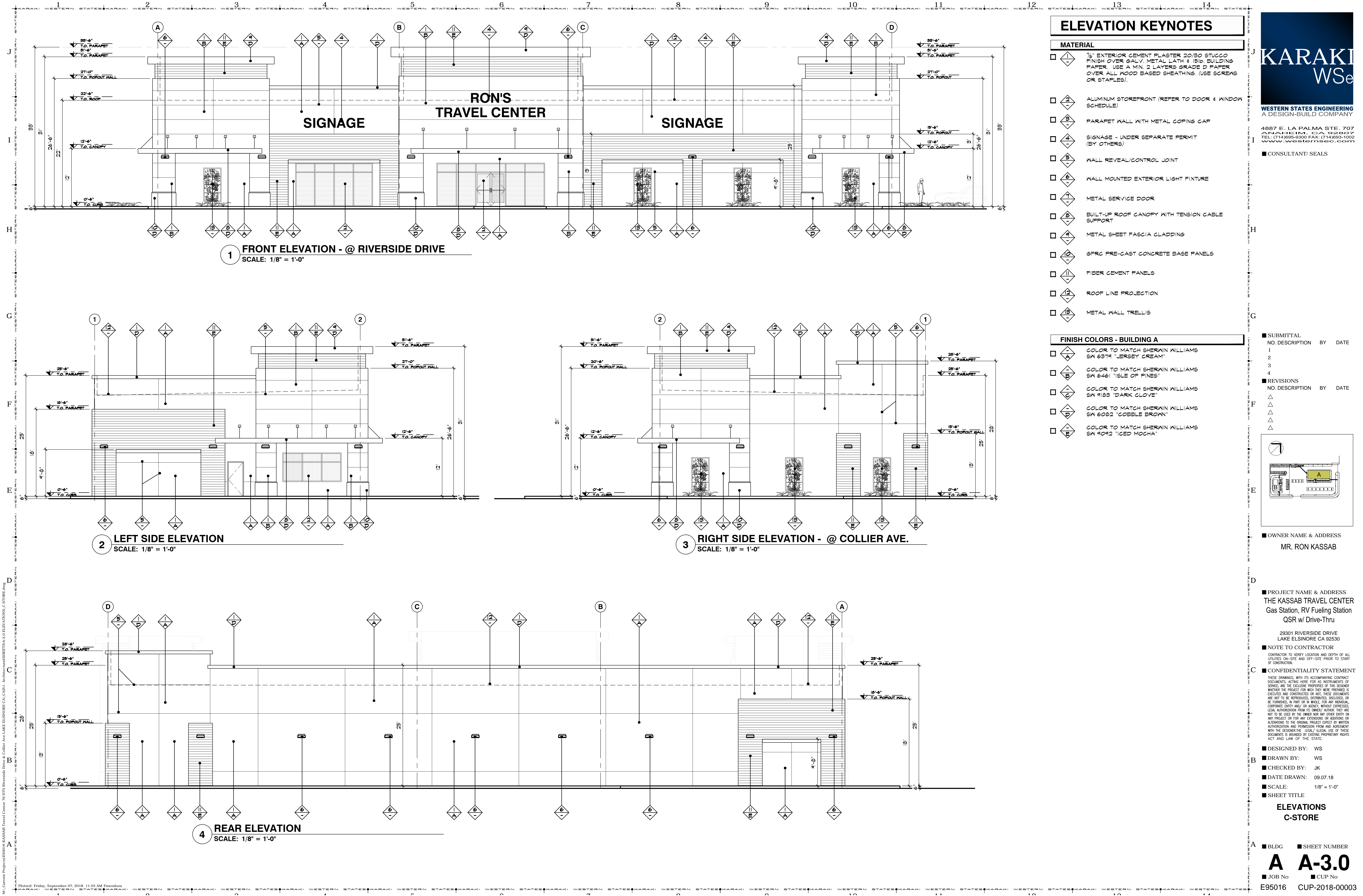
■ CONSULTANT/ SEALS

- | SUBMITTAL | | | |
|-----------|-------------|----|------|
| NO. | DESCRIPTION | BY | DATE |
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
-
- | REVISIONS | | | |
|-----------|-------------|----|------|
| NO. | DESCRIPTION | BY | DATE |
| △ | | | |
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| △ | | | |
| △ | | | |



- ## C-STORE FLOOR PLAN

- E95016 CUP-2018-00003



ELEVATION KEYNOTES

MATERIAL

- 1/2" EXTERIOR CEMENT PLASTER 20/30 STUCCO FINISH OVER GALV. METAL LATH & 15lb. BUILDING PAPER. USE A MIN. 2 LAYERS GRADE D PAPER OVER ALL WOOD BASED SHEATHING. (USE SCREWS OR STAPLES).
- ALUMINUM STOREFRONT (REFER TO DOOR & WINDOW SCHEDULE)
- PARAPET WALL WITH METAL COPING CAP
- SIGNAGE - UNDER SEPARATE PERMIT (BY OTHERS)
- WALL REVEAL/CONTROL JOINT
- WALL MOUNTED EXTERIOR LIGHT FIXTURE
- METAL SERVICE DOOR
- BUILT-UP ROOF CANOPY WITH TENSION CABLE SUPPORT
- METAL SHEET FASCIA CLADDING
- GFRG PRE-CAST CONCRETE BASE PANELS
- FIBER CEMENT PANELS
- ROOF LINE PROJECTION
- METAL WALL TRELLIS

FINISH COLORS - BUILDING A

- COLOR TO MATCH SHERWIN WILLIAMS SW 6379 'JERSEY CREAM'
- COLOR TO MATCH SHERWIN WILLIAMS SW 6461 'ISLE OF PINES'
- COLOR TO MATCH SHERWIN WILLIAMS SW 4183 'DARK CLOVE'
- COLOR TO MATCH SHERWIN WILLIAMS SW 6092 'COBBLE BROWN'
- COLOR TO MATCH SHERWIN WILLIAMS SW 9042 'ICED MOCHA'

- SUBMITTAL**
NO. DESCRIPTION BY DATE
1
2
3
4
- REVISIONS**
NO. DESCRIPTION BY DATE
△
△
△
△

OWNER NAME & ADDRESS
MR. RON KASSAB

PROJECT NAME & ADDRESS
THE KASSAB TRAVEL CENTER
Gas Station, RV Fueling Station
QSR w/ Drive-Thru

29301 RIVERSIDE DRIVE
LAKE ELSINORE CA 92530

NOTE TO CONTRACTOR

CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL UTILITIES ON-SITE AND OFF-SITE PRIOR TO START OF CONSTRUCTION.

CONFIDENTIALITY STATEMENT

THESE DRAWINGS, WITH ITS ACCOMPANYING CONTRACT DOCUMENTS, ACTING HERE FOR AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF THE DESIGNER. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS COMPLETED OR NOT, THESE DOCUMENTS ARE NOT TO BE REPRODUCED, DISTRIBUTED, DISCLOSED, OR BE FURNISHED IN PART OR IN WHOLE, FOR ANY INDIVIDUAL, CORPORATE ENTITY AND/ OR AGENCY, WITHOUT EXPRESSED, LEGAL AUTHORIZATION FROM ITS OWNERS. AUTHORITY THEY ARE NOT TO BE USED BY THE OWNER NOR ANY OTHER ENTITY ON ANY PROJECT OR FOR ANY EXTENSIONS OR ADDITIONS OR ALTERATIONS TO THE ORIGINAL PROJECT EXCEPT BY WRITTEN AUTHORIZATION AND PERMISSION FROM AND AGREEMENT WITH THE DESIGNER. LEGAL/ LEGAL USE OF THESE DOCUMENTS IS BOUNDED BY EXISTING PROPRIETARY RIGHTS ACT AND LAW OF THE STATE.

- DESIGNED BY: WS
- DRAWN BY: WS
- CHECKED BY: JK
- DATE DRAWN: 09.07.18
- SCALE: 1/8" = 1'-0"
- SHEET TITLE

ELEVATIONS C-STORE

- BLDG
- SHEET NUMBER

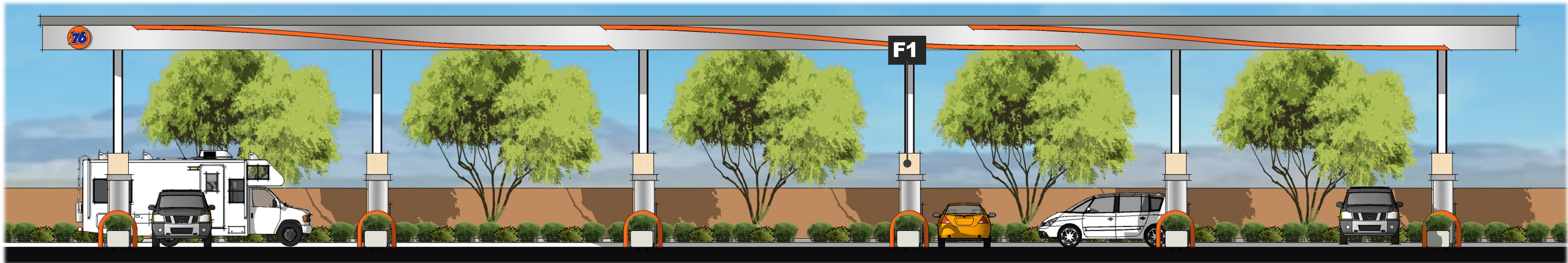
A A-3.0
JOB No CUP No

E95016 CUP-2018-00003



COLORS & MATERIAL BOARD

NOTE: ACTUAL COLORS AND TEXTURES MAY VARY AS PER MANUFACTURER'S PRODUCT SPECIFICATIONS



PROPOSED:

THE KASSAB TRAVEL CENTER
Gas Station with C-Store, RV Fueling station,
and QSR w/ Drive-Thru
29301 RIVER SIDE DRIVE LAKE ELSINORE CA 92530

KARAKI
WSe

4887 E. La Palma Ave. Ste. 707
Anaheim CA 92807
P [714] 695.9300
F [714] 693.1002

FRONT ELEVATION @ RIVERSIDE DRIVE



PROPOSED:

THE KASSAB TRAVEL CENTER
Gas Station with C-Store, RV Fueling station,
and QSR w/ Drive-Thru
29301 RIVER SIDE DRIVE LAKE ELSINORE CA 92530



4887 E. La Palma Ave. Ste. 707
Anaheim CA 92807
P [714] 695.9300
F [714] 693.1002

RIGHT SIDE ELEVATION @ COLLIER AVE



PROPOSED:

THE KASSAB TRAVEL CENTER
Gas Station with C-Store, RV Fueling station,
and QSR w/ Drive-Thru
29301 RIVER SIDE DRIVE LAKE ELSINORE CA 92530



4887 E. La Palma Ave. Ste. 707
Anaheim CA 92807
P [714] 695.9300
F [714] 693.1002

LEFT SIDE ELEVATION



PROPOSED:

THE KASSAB TRAVEL CENTER
Gas Station with C-Store, RV Fueling station,
and QSR w/ Drive-Thru
29301 RIVER SIDE DRIVE LAKE ELSINORE CA 92530



4887 E. La Palma Ave. Ste. 707
Anaheim CA 92807
P [714] 695.9300
F [714] 693.1002

REAR ELEVATION



PROPOSED:

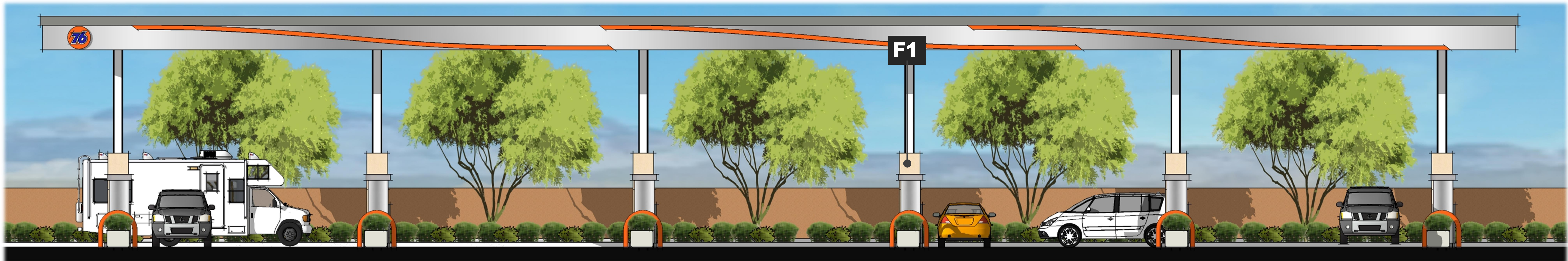
THE KASSAB TRAVEL CENTER
Gas Station with C-Store, RV Fueling station,
and QSR w/ Drive-Thru
29301 RIVER SIDE DRIVE LAKE ELSINORE CA 92530



4887 E. La Palma Ave. Ste. 707
Anaheim CA 92807
P [714] 695.9300
F [714] 693.1002

COLORS & MATERIAL BOARD

NOTE: ACTUAL COLORS AND TEXTURES MAY VARY AS PER MANUFACTURER'S PRODUCT SPECIFICATIONS



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29301 RIVER SIDE DRIVE LAKE ELSINORE CA 92530

KARAKI
WSe

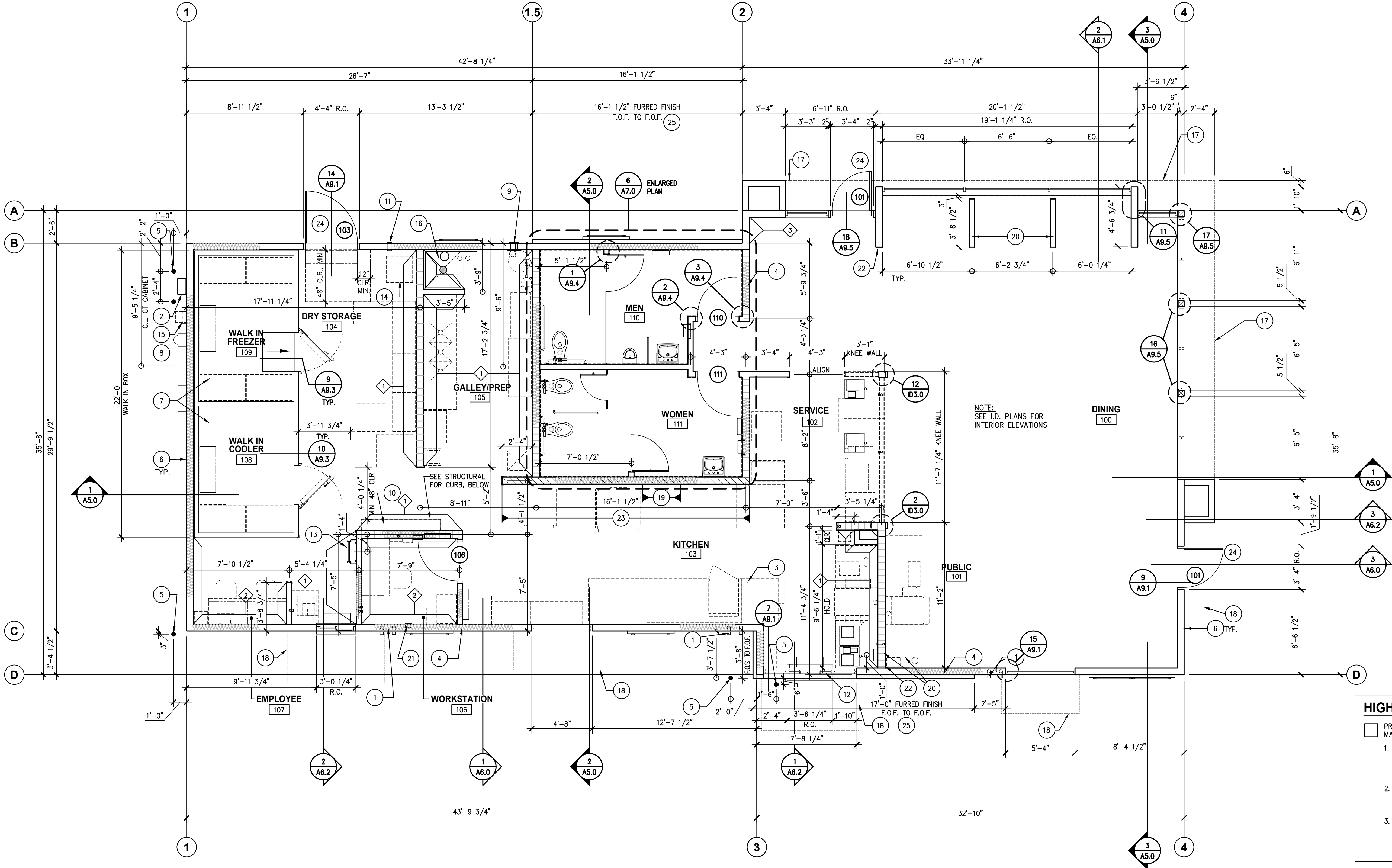
4887 E. La Palma Ave. Ste. 707
Anaheim CA 92807
P [714] 695.9300
F [714] 693.1002

GENERAL NOTES

- ALL DIMENSIONS SHOWN TO FACE OF EXTERIOR WALLS ARE FACE OF STUD, ALL DIMENSIONS SHOWN TO INTERIOR WALLS ARE TO CENTERLINE OF STUD, OR FACE OF FINISH GYPSUM BOARD OR PLYWOOD.
- ALL EXTERIOR WALLS SHALL BE 2x6 WOOD STUDS AT 16" O.C. W/ 5/8" WATER RESISTANT GYPSUM BOARD ON THE INTERIOR FACE, U.O.N.
- ALL INTERIOR WALLS SHALL BE 2x4 WOOD STUDS AT 24" O.C. W/ 5/8" WATER RESISTANT GYPSUM BOARD ON BOTH SIDES, U.O.N.
 - INDICATES INTERIOR WALL FACE W/ 5/8" PLYWOOD IN LIEU OF 5/8" WATER RESISTANT GYPSUM BOARD.
 - INDICATES INTERIOR WALL W/ 1/4" GYPSUM BOARD OVER 5/8" PLYWOOD.
 - INDICATES EXTERIOR WALL W/ 5/8" GYPSUM BOARD OVER 5/8" GYPSUM BOARD TO BE FLUSH WITH INTERIOR WALL.
- TYPICAL INTERIOR WALLS, SEE DETAILS 18/A9.2 AND 19/A9.2.
- PROVIDE 2x SOLID BLOCKING IN WALLS AS REQUIRED FOR REINFORCEMENT OF ALL GRAB BARS, RESTROOM FIXTURES, PLUMBING LINES, WALL BUMPERS AND MILLWORK ATTACHMENT, ETC. SEE SHEET A7.0 FOR RESTROOMS AND SHEETS K2.0, K2.1, AND K2.2 FOR KITCHEN, EMPLOYEE AND WORKSTATION AREAS.
- FOR EXTERIOR WALL TREATMENT, SEE EXTERIOR ELEVATIONS.
- ALL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT ANY SPECIAL KNOWLEDGE OR EFFORT OR THE USE OF A KEY.
- ALL EXTERIOR DOORS SHALL BE WEATHERSTRIPPED. ALL EXTERIOR JOINTS AROUND DOOR FRAMES & WINDOWS & AT ALL PENETRATIONS THROUGH BUILDING ENVELOPE SHALL BE SEALED USING SEALANT & CAULKING. ADDITIONALLY, FOAM INSULATION SHALL BE PROVIDED IN & AROUND ALL WINDOW AND/OR DOOR FRAMES WHERE METAL MEETS WOOD FRAMING PLUS ALL EXTERIOR WALL OPENINGS/PENETRATIONS.
- ALL GLAZING WITHIN DOORS AND OPERABLE WINDOW, AND ALL GLAZING ADJACENT TO DOORS SHALL BE TEMPERED AS REQUIRED BY CURRENT BUILDING CODE.
- POST OCCUPANCY LOAD SIGN IN CONSPICUOUS PLACE NEAR MAIN EXITS AT 6'-10" A.F.F. CAULK AROUND ALL SIDES. "MAXIMUM SEATING CAPACITY - ". FOR SEAT COUNT, SEE "BUILDING DATA" ON SHEET TS1.0.
- ALL FINISH SURFACES SHALL HAVE A FLAME SPREAD CLASSIFICATION OF CLASS C OR HIGHER (FLAME SPREAD INDEX 76 THROUGH 200 & A SMOKE DENSITY RATING OF 450).
- ALL DRAPES, CURTAINS & DECORATIVE MATERIAL PROVIDED AND/OR INSTALLED BY THE GENERAL CONTRACTOR SHALL BE MADE FROM NONFLAMMABLE MATERIALS OR TREATED WITH FLAME RETARDANT AS APPROVED BY THE LOCAL FIRE MARSHAL.
- OWNER SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS PER LOCAL FIRE MARSHAL. GENERAL CONTRACTOR TO INSTALL.
- BUILDING ADDRESS NUMBERS SHALL BE A MINIMUM 12" HIGH AND BE OF CONTRASTING COLORS.
- ANY TIME THE BUILDING IS OCCUPIED, THE MEANS OF EGRESS SHALL BE ILLUMINATED AT AN INTENSITY OF NOT LESS THAN 1 FOOT-CANDLE AT THE FLOOR LEVEL. SEE ELECTRICAL DRAWINGS.
- PROVIDE EXIT SIGNS FOR EGRESS IDENTIFICATION. SEE ELECTRICAL DRAWINGS.
- PROVIDE APPROVED EGRESS ILLUMINATION AND ILLUMINATED EXIT SIGNS. SEE ELECTRICAL DRAWINGS.
- PROVIDE APPROVED PANIC HARDWARE ON EXIT DOORS.
- CONTRACTOR TO PROVIDE BORIC ACID TERMITE PROTECTION IN ALL WALLS.
- GENERAL CONTRACTOR SHALL COORDINATE THEIR WORK WITH THE WORK OF THE FOOD SERVICE EQUIPMENT CONTRACTOR.
- FOR ITEMS FURNISHED BY OTHERS & INSTALLED BY GENERAL CONTRACTOR SEE KITCHEN DRAWINGS.
- CONSULT CONSTRUCTION MANAGER FOR REQUIREMENTS FOR AIR CURTAINS AT DRIVE THRU AND CASHIER WINDOWS AND AT DINING ENTRIES. PROVIDE DOOR SWITCHES AS NECESSARY.
- EXIT AISLES SHALL MEET ALL APPLICABLE CODES.

KEY NOTES

- ROOF DRAINS PER 11/A9.3. SEE SITE PLAN FOR CONTINUATION.
- GAS METER, SEE PLUMBING DRAWINGS.
- LINE OF FOOD SERVICE EQUIPMENT, SEE KITCHEN DRAWINGS.
- R-19 BATT INSULATION IN ALL EXT. WALLS AND SOUND INSULATION IN ALL RESTROOM AND WORKSTATION WALLS.
- BARRIER POST, TYP., SEE SITE DETAILS.
- LINE OF CONCRETE CURB, TYP.
- WALK-IN FREEZER AND COOLER, SEE KITCHEN DRAWINGS.
- ELECTRICAL METER, SEE EXTERIOR ELEV. AND ELECTRICAL DRAWINGS.
- C02 FILL BOX, SEE EXTERIOR ELEVATIONS.
- ELECTRICAL PANELS, SEE ELECTRICAL DRAWINGS.
- GREASE TANK / BULK OIL SYSTEM BOX, SEE KITCHEN DRAWINGS.
- COUNTER AT DRIVE-THRU WINDOW. SEE GENERAL NOTE 8 THIS SHEET AND DETAIL 13/A9.1.
- LADDER TO ROOF, SEE DETAILS 10/A9.0 AND 20/A9.0.
- GREASE TANK / BULK OIL SYSTEM, SEE KITCHEN DRAWINGS.
- IRRIGATION CONTROLLER IN TAMPERPROOF ENCLOSURE, SEE LANDSCAPE AND ELECTRICAL DRAWINGS.
- MOP SINK, SEE DETAIL 16/A9.2.
- ROOF OVERHANG ABOVE.
- LINE OF CANOPY, TYP.
- PROVIDE NON-COMBUSTIBLE BLOCKING IN WALL FOR KITCHEN EQUIPMENT. SEE GENERAL NOTE 4 THIS SHEET FOR ADDITIONAL INFORMATION.
- PARTIAL HEIGHT INTERIOR WOOD STUD WALL. SEE INTERIOR DRAWINGS AND DETAIL 20/ID3.1 FOR ADDITIONAL INFORMATION.
- 6" BLOCK OUT AT THIS LOCATION FOR LIGHTING TIME CLOCK, SEE ELECTRICAL DRAWINGS.
- END CAP ON WALL TO BE FLUSH W/ SOFFIT FINISH ABOVE. SEE INTERIOR DETAILS FOR ADDITIONAL INFORMATION.
- INSTALL 5/8" GYPSUM BOARD OVER STEEL STUDS. DO NOT INSTALL F.R.P. BEHIND HOODS. SEE KITCHEN DRAWINGS FOR STAINLESS STEEL FINISH.
- LANDING BEGINNING ELEV. 0'-0" TO SLOPE MAX 2% AWAY FROM BUILDING.
- AREA OF ADDITIONAL FURRING.



- HIGH MOISTURE REGIONS**
- PROVIDE THE FOLLOWING MOISTURE RESISTANT MATERIALS. SEE SPECIFICATIONS FOR OTHER DETAILS
- JOHNS MANVILLE MR FACED INSULATION AT EXTERIOR STUD WALLS IN LIEU OF KRAFT FACED INSULATION. POSITION INSULATION WITH THE MR FACED SIDE LOCATED ON THE EXTERIOR FACE OF STUD (ADJACENT TO THE EXTERIOR PLYWOOD SHEATHING)
 - GEORGIA PACIFIC DENSARMOR PLUS INTERIOR FIREGUARD TYPE 'X' GLASS MAT GYPSUM BOARD IN LIEU OF PAPER FACED GYPSUM BOARD.
 - GEORGIA PACIFIC DENS SHIELD FIREGUARD TILE GUARD TYPE 'X' ACRYLIC COATED GLASS MAT GYPSUM BOARD IN LIEU OF CEMENTITIOUS BACKER BOARD (C.B.B.)

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retail
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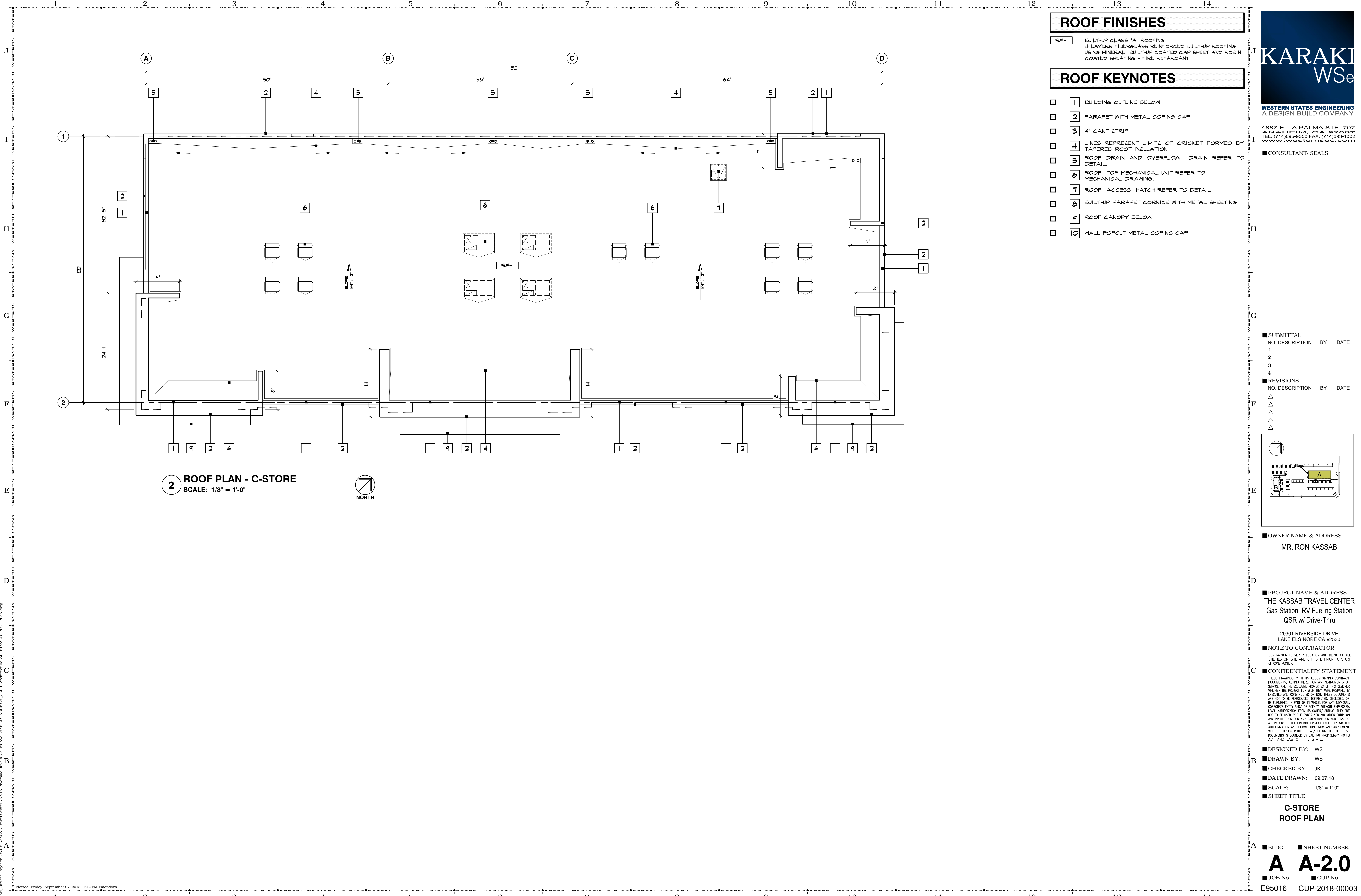
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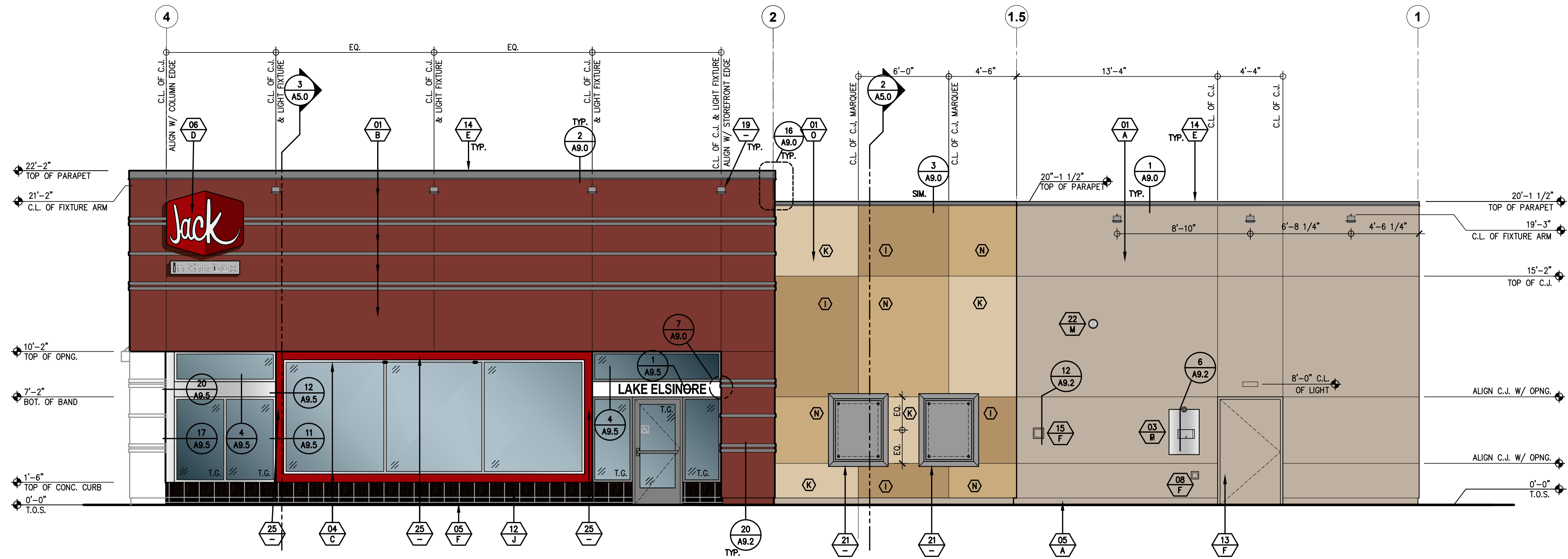
Jack
in the box
MK9CS_SM2
1/4" = 1'-0"

FLOOR PLAN

B-A1.0

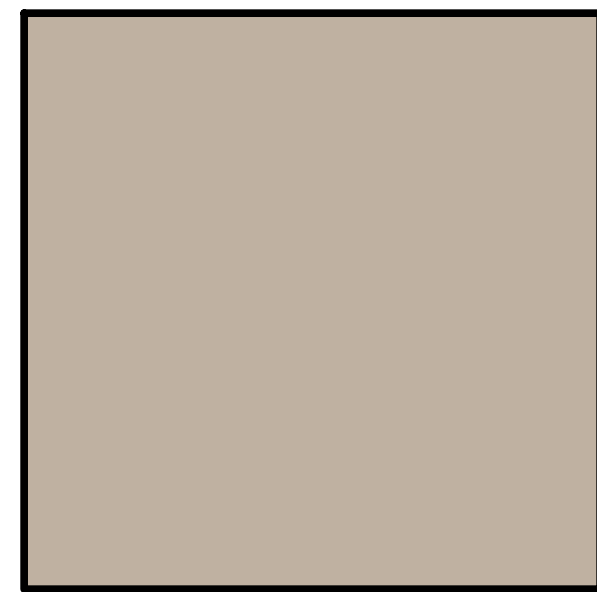
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Plotted: Friday, September 07, 2018 1:42 PM fmesadoza



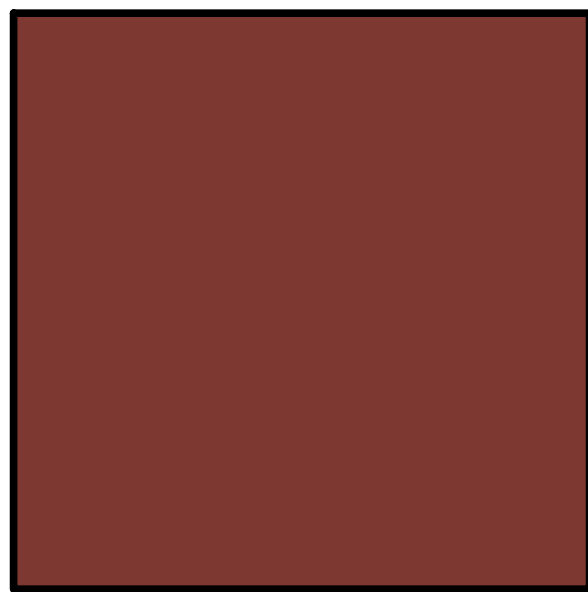


RIGHT ELEVATION

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



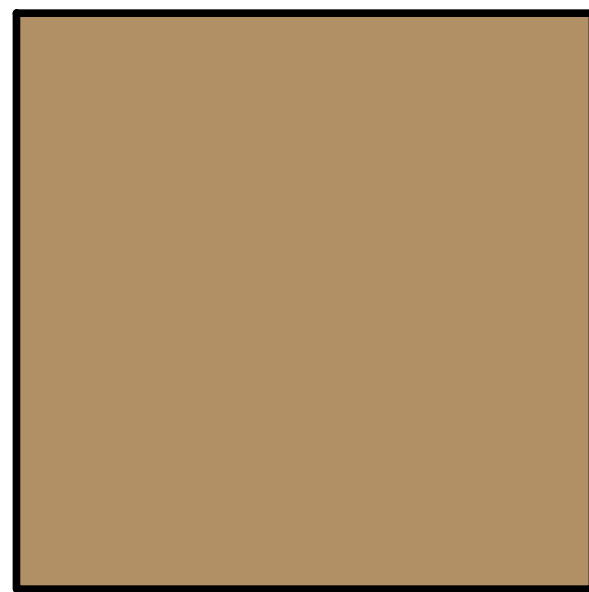
SHERWIN WILLIAMS SW7037
"BALANCED BEIGE"



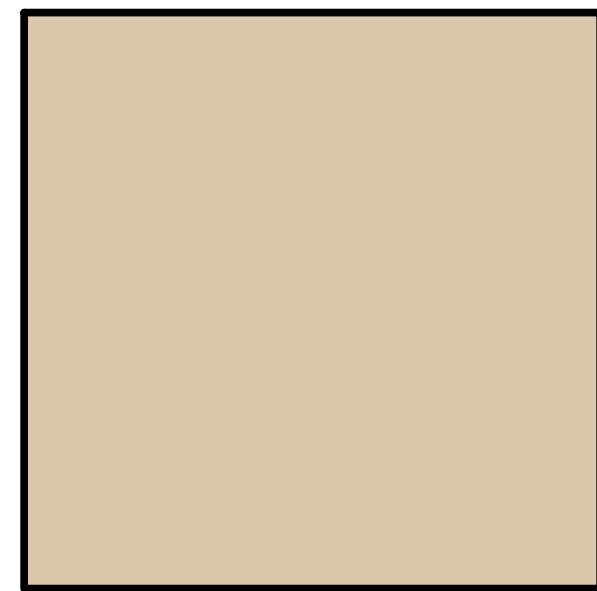
SHERWIN WILLIAMS SW6328 "FIREWEED"



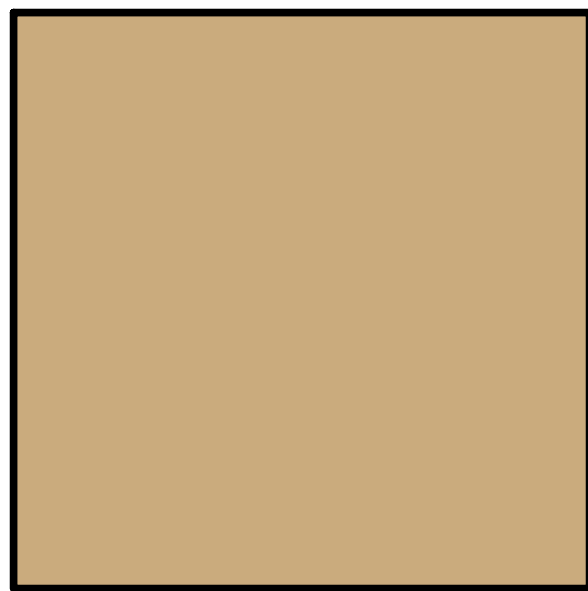
SHERWIN WILLIAMS SW6990 "CAVIAR"



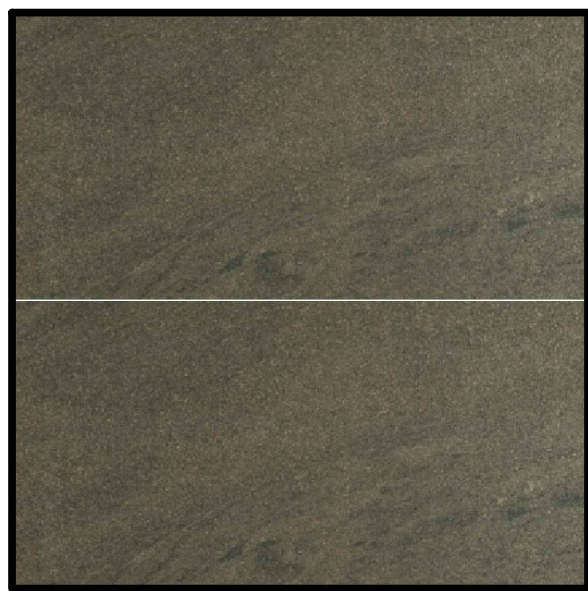
SHERWIN WILLIAMS SW6123 "BAGUETTE"



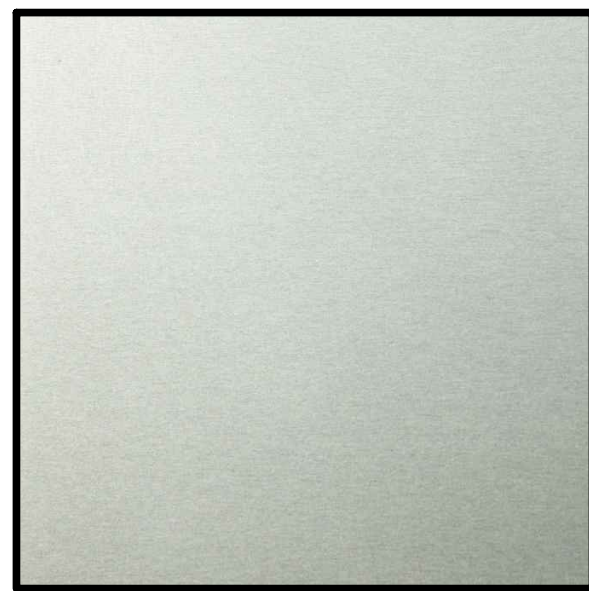
SHERWIN WILLIAMS SW6120
"BELIEVABLE BUFF"



SHERWIN WILLIAMS SW2813
"DOWNING STRAW"



CROSSVILLE TILE MAFIC, AV294



CLEAR ANODIZED

EXTERIOR FINISH SCHEDULE USE CHECKED BOX ONLY

<input checked="" type="checkbox"/> MATERIAL/FINISH COLOR	<input type="checkbox"/> ANTI-GRAFFITI COATING: DUMOND CPU647 GRAFFITI BARRIER COAT BY DUMOND CHEMICALS INC. (212) 869-6350 COLOR: CLEAR
--	--

- MATERIAL/FINISH:**
- 01 EXTERIOR CEMENT PLASTER- SAND FLOAT FINISH (SEE SPECIFICATIONS)
☒ INTEGRAL COLOR
☐ SHERWIN WILLIAMS SHERLASTIC 100% ACRYLIC ELASTOMERIC COATING
☐ EXTERIOR INSULATION FINISHING SYSTEM (EIFS)
AS ALTERNATE, CONTRACTOR TO SUBSTITUTE EIFS
IN LIEU OF EXTERIOR CEMENT PLASTER
- 02 AWNING/CANOPY & SUPPORT (BY SIGN CONTRACTOR)
- 03 GREASE TANK / BULK OIL SYSTEM BOX
- 04 ALUMINUM STOREFRONT SYSTEM (SEE SPECS FOR MORE INFORMATION)
☒ 1" CLEAR INSULATED GLASS
☐ 1" CLEAR INSULATED GLASS
W/ SOLARBAN 60 COATING
☐ 1" CLEAR INSULATED GLASS
W/ SOLARBAN 70XL COATING
☐ ANTI-GRAFFITI FILM
- 05 EXTERIOR CEMENT PLASTER FINISH COAT OVER CONCRETE CURB
INTERNALLY ILLUMINATED SIGNAGE (O.F.O.I., NOT A PART OF THIS PERMIT)
- 07 NOT USED
- 08 RECESSED, LOCKABLE, NON-FREEZE HOSE-BIB ENCLOSURE
- 09 LOCKABLE, IRRIGATION CONTROL PANEL
- 10 12" HIGH BUILDING ADDRESS LETTERS (AS REQUIRED PER LOCAL JURISDICTION)
- 11 MAIN ELECTRICAL SERVICE
- 12 12x24 PORCELAIN TILE, CROSSVILLE, BASALT
- 12A NOT USED
- 13 HOLLOW METAL DOORS AND FRAMES, MISCELLANEOUS TRIM
- 14 ALUMINUM COPING
- 15 CO2 FILL BOX METAL COVER
- 16 NOT USED
- 17 NOT USED
- 18 MOUNT LIGHT FIXTURE WITHIN CANOPY
- 19 WALL MOUNTED LIGHT FIXTURE, SEE DETAIL 16/A9.3
- 20 DECORATIVE METAL BANDING, SEE DETAIL 20/A9.2. NOTE: ALL OUTSIDE
CORNERS TO BE MITERED.
- 21 DISPLAY POSTER PANEL AND SURROUND, SEE DETAIL 2/A9.3, 3/A9.3 (OF-E019) (OF-E019)
- 22 WATER HEATER FLUE, SEE DETAIL 15/A9.4
- 23 ENTRANCE DISPLAY HOURS PANEL (OF-E022)
- 24 DRIVE-THRU WINDOW TREATMENT AND DISPLAY PANEL
- 25 FEATURE WINDOW POP OUT W/ ALUMINUM BREAK METAL PANELS & ILLUMINATED LIGHT BOX

COLOR:

A	SHERWIN WILLIAMS: SW 7037 "BALANCED BEIGE"
B	SHERWIN WILLIAMS: SW 6328 "FIREWEED"
C	STANDARD STOREFRONT: CLEAR ANODIZED
D	WHITE TEXT ON RED BACKGROUND
E	CLEAR ANODIZED
F	COLOR/FINISH TO MATCH ADJACENT SURFACE
G	SHERWIN WILLIAMS: SW 6990 "CAVIAR"
H	POWDERCOATED ANODIZED SILVER
I	SHERWIN WILLIAMS: SW 6123 "BAGUETTE"
J	MAFIC, AV294
K	SHERWIN WILLIAMS: SW 6120 "BELIEVABLE BUFF"
L	NATURAL CONCRETE, GRAY
M	STAINLESS STEEL
N	SHERWIN WILLIAMS: SW 2813 "DOWNING STRAW"
O	THREE CUSTOM COLOR RANDOM PATTERN. COLORS TO BE "I", "K", & "N" AS INDICATED
P	PAINT TO MATCH CLEAR ANODIZED ALUMINUM, TIGER DRYLAC 38/91020

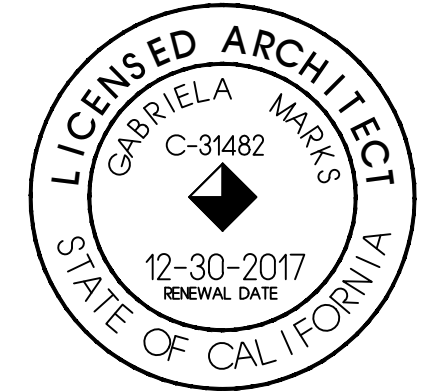
- GENERAL NOTES:**
- ALL SIGNAGE IS UNDER SEPARATE SUBMITTAL AND PERMIT (N.I.C.).
 - C.J. = PLASTER CONTROL JOINT PER 9/A9.2
 - ALL PLASTER ACCESSORIES, FLASHINGS ETC. SHALL BE PAINTED TO MATCH ADJACENT SURFACES. (U.O.N.).
 - ALL EXTERIOR WALL OPENINGS FOR RECEPTACLES, HOSE BIBBS, ETC. SHALL BE SEALED. SEE FLOOR PLAN, GENERAL NOTES, AND SPECIFICATIONS FOR ADDITIONAL NOTES.



architecture
interior design
retail
restaurants
space planning
master planning
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619-702-9448

71905 hwy 111 #1
rancho mirage ca 92270
760-610-5264



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PLANNING SUBMITTAL
BUILDING SUBMITTAL
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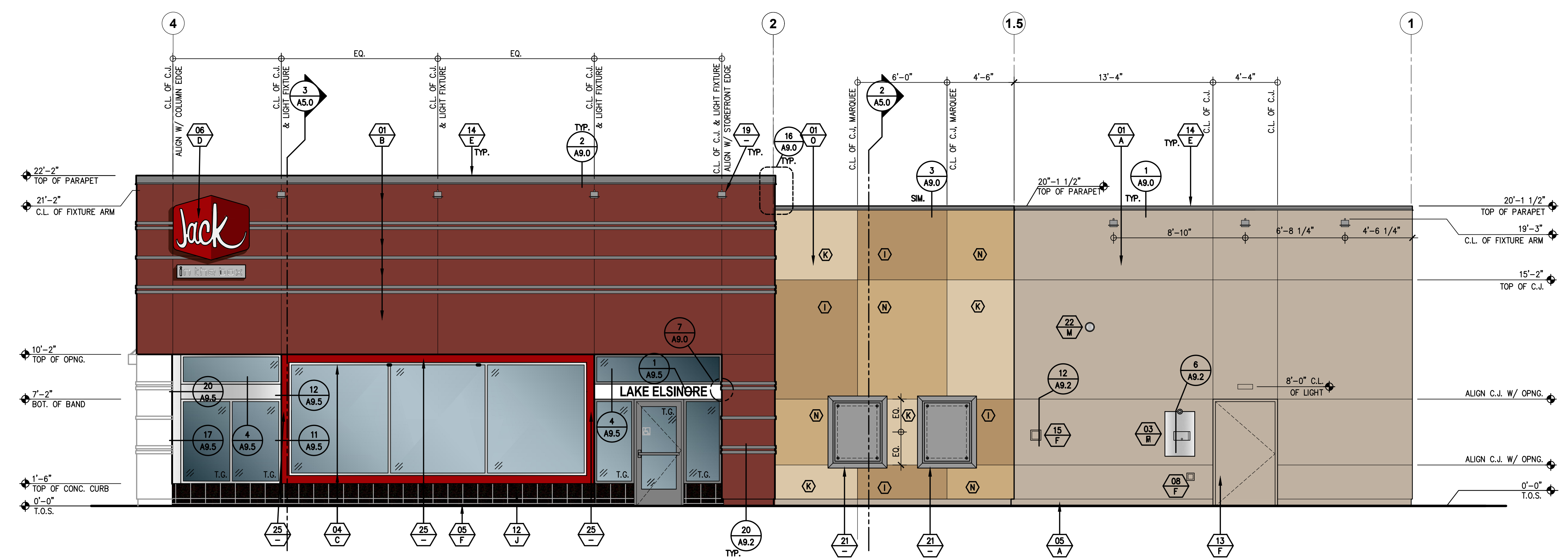
MK TYPE: MK9CS_SM2

JIB #:

ADDRESS: LAKE ELSINORE
CALIFORNIA

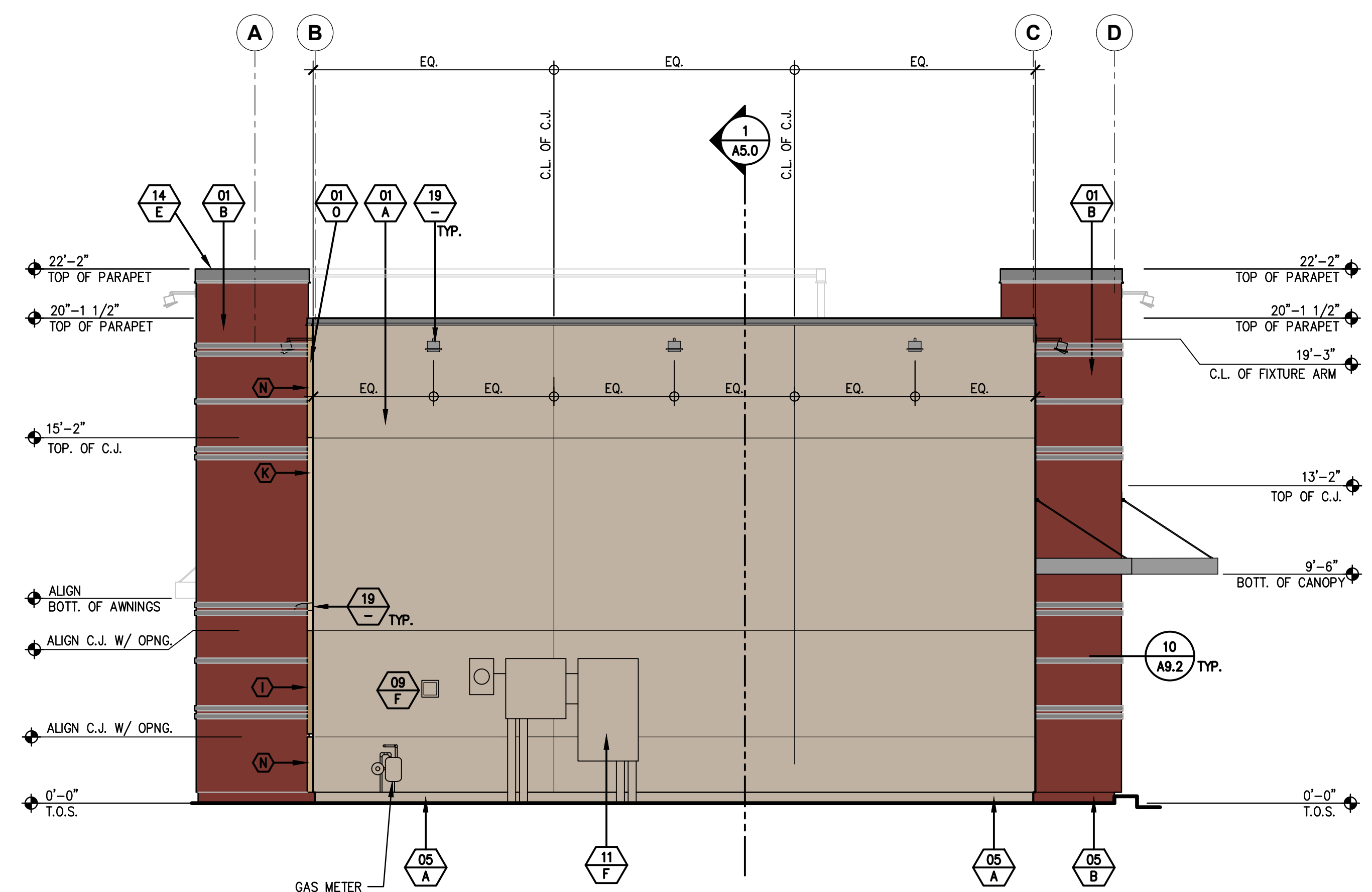


COLORS
AND MATERIAL
BOARD
B-A4.2



RIGHT ELEVATION

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



REAR ELEVATION

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

NOTE:
SEE SHEET A4.0 FOR ADDITIONAL
EXTERIOR FINISH INFORMATION AND
DETAILS (TYP.)

EXTERIOR FINISH SCHEDULE

USE CHECKED BOX ONLY

<input checked="" type="checkbox"/> MATERIAL/FINISH COLOR	<input type="checkbox"/> ANTI-GRAFFITI COATING: DUMOND CPU647 GRAFFITI BARRIER COAT BY DUMOND CHEMICALS INC. (212) 869-6350 COLOR: CLEAR
--	--

- MATERIAL/FINISH:**
- 01 EXTERIOR CEMENT PLASTER- SAND FLOAT FINISH (SEE SPECIFICATIONS)
☒ INTEGRAL COLOR
☐ SHERWIN WILLIAMS SHERLASTIC 100% ACRYLIC ELASTOMERIC COATING
☐ EXTERIOR INSULATION FINISHING SYSTEM (EIFS)
AS ALTERNATE, CONTRACTOR TO SUBSTITUTE EIFS
IN LIEU OF EXTERIOR CEMENT PLASTER
 - 02 AWNING/CANOPY & SUPPORT (BY SIGN CONTRACTOR)
 - 03 GREASE TANK / BULK OIL SYSTEM BOX
 - 04 ALUMINUM STOREFRONT SYSTEM (SEE SPECS FOR MORE INFORMATION)
☒ 1" CLEAR INSULATED GLASS
☐ 1" CLEAR INSULATED GLASS
W/ SOLARBAN 60 COATING
☐ 1" CLEAR INSULATED GLASS
W/ SOLARBAN 70XL COATING
☐ ANTI-GRAFFITI FILM
 - 05 EXTERIOR CEMENT PLASTER FINISH COAT OVER CONCRETE CURB
INTERNALLY ILLUMINATED SIGNAGE (O.F.O.I., NOT A PART OF THIS PERMIT)
 - 07 NOT USED
 - 08 RECESSED, LOCKABLE, NON-FREEZE HOSE-BIB ENCLOSURE
 - 09 LOCKABLE, IRRIGATION CONTROL PANEL
 - 10 12" HIGH BUILDING ADDRESS LETTERS (AS REQUIRED PER LOCAL JURISDICTION)
 - 11 MAIN ELECTRICAL SERVICE
 - 12 12x24 PORCELAIN TILE, CROSSVILLE, BASALT
 - 12A NOT USED
 - 13 HOLLOW METAL DOORS AND FRAMES, MISCELLANEOUS TRIM
 - 14 ALUMINUM COPING
 - 15 CO2 FILL BOX METAL COVER
 - 16 NOT USED
 - 17 NOT USED
 - 18 MOUNT LIGHT FIXTURE WITHIN CANOPY
 - 19 WALL MOUNTED LIGHT FIXTURE, SEE DETAIL 16/A9.3
 - 20 DECORATIVE METAL BANDING, SEE DETAIL 20/A9.2. NOTE: ALL OUTSIDE
CORNERS TO BE MITERED.
 - 21 DISPLAY POSTER PANEL AND SURROUND, SEE DETAIL 2/A9.3, 3/A9.3 (OF-E019) (OF-E019)
 - 22 WATER HEATER FLUE, SEE DETAIL 15/A9.4
 - 23 ENTRANCE DISPLAY HOURS PANEL (OF-E022)
 - 24 DRIVE-THRU WINDOW TREATMENT AND DISPLAY PANEL
 - 25 FEATURE WINDOW POP OUT W/ ALUMINUM BREAK METAL PANELS & ILLUMINATED LIGHT BOX

COLOR:

A	SHERWIN WILLIAMS: SW 7037 "BALANCED BEIGE"
B	SHERWIN WILLIAMS: SW 6328 "FIREWEED"
C	STANDARD STOREFRONT: CLEAR ANODIZED
D	WHITE TEXT ON RED BACKGROUND
E	CLEAR ANODIZED
F	COLOR/FINISH TO MATCH ADJACENT SURFACE
G	SHERWIN WILLIAMS: SW 6990 "CAVIAR"
H	POWDERCOATED ANODIZED SILVER
I	SHERWIN WILLIAMS: SW 6123 "BAGUETTE"
J	MAFIC, AV294
K	SHERWIN WILLIAMS: SW 6120 "BELIEVABLE BUFF"
L	NATURAL CONCRETE, GRAY
M	STAINLESS STEEL
N	SHERWIN WILLIAMS: SW 2813 "DOWNING STRAW"
O	THREE CUSTOM COLOR RANDOM PATTERN. COLORS TO BE "I", "K", & "N" AS INDICATED
P	PAINT TO MATCH CLEAR ANODIZED ALUMINUM, TIGER DRYLAC 38/91020

- GENERAL NOTES:**
- 1. ALL SIGNAGE IS UNDER SEPARATE SUBMITTAL AND PERMIT (N.I.C.).
 - 2. C.J. = PLASTER CONTROL JOINT PER 9/A9.2
 - 3. ALL PLASTER ACCESSORIES, FLASHINGS ETC. SHALL BE PAINTED TO MATCH ADJACENT SURFACES. (U.O.N.).
 - 4. ALL EXTERIOR WALL OPENINGS FOR RECEPTACLES, HOSE BIBBS, ETC. SHALL BE SEALED. SEE FLOOR PLAN, GENERAL NOTES, AND SPECIFICATIONS FOR ADDITIONAL NOTES.



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WINNING SUBMITTAL

DING SUBMITTAL

K TYPE: MK9CS_SM2

B #:

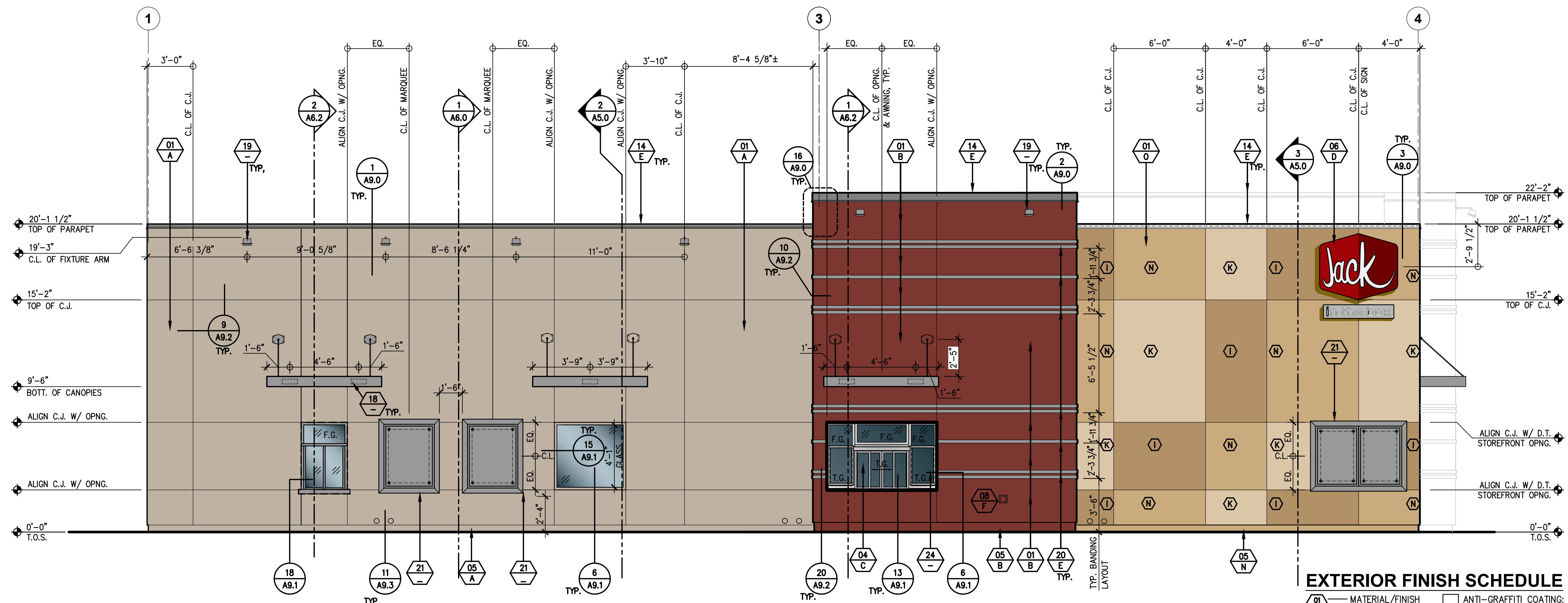
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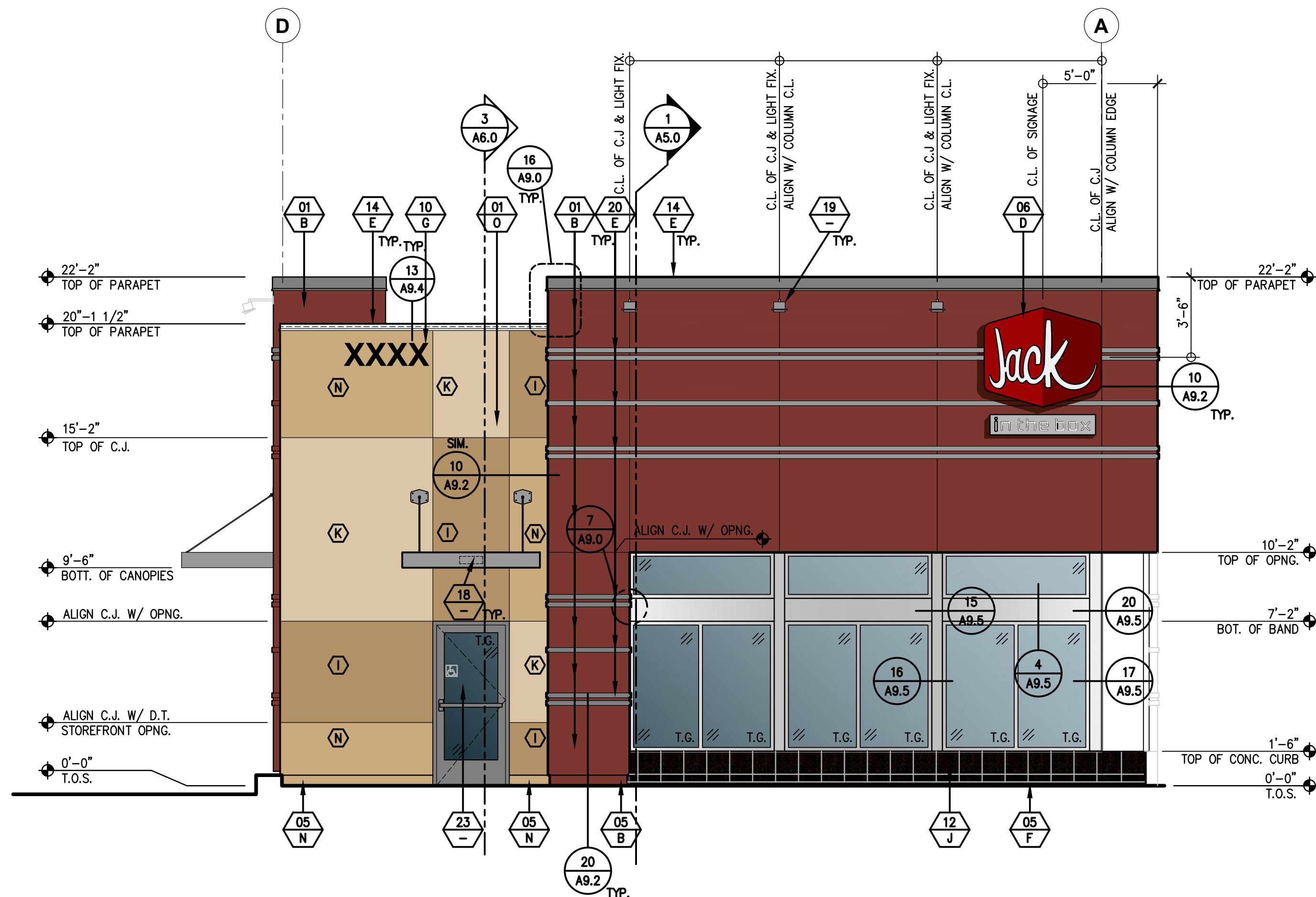
in the box
MK9CS SM2
AS NOTED

EXTERIOR ELEVATIONS

B-A4.0



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



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

EXTERIOR FINISH SCHEDULE

USE CHECKED BOX ONLY

- 01 MATERIAL/FINISH
A COLOR
- ☐ ANTI-GRAFFITI COATING: DUMOND CPU647 GRAFFITI BARRIER COAT BY DUMOND CHEMICALS INC. (212) 869-6350
COLOR: CLEAR

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 19 WALL MOUNTED LIGHT FIXTURE, SEE DETAIL 16/A9.3
 20 DECORATIVE METAL HANDLING, SEE DETAIL 20/A9.2. NOTE: ALL OUTSIDE
 CORNERS TO BE MITERED.
 21 DISPLAY POSTER PANEL AND SURROUND, SEE DETAIL 2/A9.3, 3/A9.3 (OF-E018) (OF-E019)
 22 WATER HEATER FLUE, SEE DETAIL 15/A9.4.
 23 ENTRANCE DISPLAY HOURS PANEL <---(OF-E022)
 24 DRIVE-THRU WINDOW TREATMENT AND DISPLAY PANEL
 25 FEATURE WINDOW POP OUT W/ ALUMINUM BREAK METAL PANELS & ILLUMINATED LIGHT BOX
- CHECK W/ CONST. MGR.
 IF THIS ALTERNATE
 SHOULD BE USED.
 CHECK W/ CONST. MGR.
 IF THIS ALTERNATE
 SHOULD BE USED.
 REVERSE GLAZING
 SELECTION AS REQ. PER
 ENERGY CODE

COLOR:

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B SHERWIN WILLIAMS: SW 6328 "FIREWEED"
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O THREE CUSTOM COLOR RANDOM PATTERN. COLORS TO BE "I", "K", & "N" AS INDICATED
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GENERAL NOTES:

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2. C.J. = PLASTER CONTROL JOINT PER 9/A9.2
3. ALL PLASTER ACCESSORIES, FLASHINGS ETC. SHALL BE PAINTED TO MATCH ADJACENT SURFACES. (U.O.N.)
4. ALL EXTERIOR WALL OPENINGS FOR RECEPTACLES, HOSE BIBBS, ETC. SHALL BE SEALED. SEE FLOOR PLAN, GENERAL NOTES, AND SPECIFICATIONS FOR ADDITIONAL NOTES.

KEY NOTES

- 1

CRICKET, TYP. SEE DETAIL 8/A9.0.
- 2

32"x32" TILED ROOF WALKWAY, SEE SPECIFICATIONS.
- 3

CANOPY BELOW
- 4

ROOF AND OVERFLOW DRAINS AT ROOF, SEE PLUMBING DRAWINGS AND DETAILS 1/A9.3 AND 6/A9.3.
- 5

ROOF DRAIN OVERFLOW LEADERS DOWN IN WALL, SEE DETAIL 11/A9.3.
- 6

1 HR. FIRE RATED DUCT WRAP AT HOOD, SEE SPECIFICATIONS.
- 7A

DRIVE-THRU ICE MAKER CONDENSER ON ROOF EQUIPMENT PLATFORM BY G.C. FOR ROOF PENETRATION, SEE DETAIL 17/A9.0.
- 7B

SELF-SERVE ICE MAKER CONDENSER ON ROOF EQUIPMENT PLATFORM BY G.C. FOR ROOF PENETRATION, SEE DETAIL 17/A9.0.
- 8

LINE SHACK PER DETAIL 17/A9.0
- 9

GREASE EXHAUST FAN UNIT
- 10

HOSE BIBB AT +18" ABOVE ROOF LEVEL, SEE PLUMBING DRAWINGS.
- 11

HOOD BELOW
- 12

PLUMBING VENT, SEE DETAIL 12/A9.0.
- 13

LINE OF W.I.B. BELOW
- 14

ROOF ACCESS, SEE DETAIL 20/A9.0.
- 15A

FREEZER REFRIGERATION UNIT
- 15B

COOLER REFRIGERATION UNIT
- 16

NOT USED
- 17

KITCHEN HOOD EXHAUST CONTROL PANELS, SEE ELECTRICAL DWGS.
- 18

NOT USED
- 19

CRICKET AT EQUIPMENT BASES, SEE SIMILAR DETAIL 8/A9.0.
- 20

CANT STRIP, TYP.
- 21

HVAC UNIT, SEE MECHANICAL DRAWINGS.
- 22

CLASS "A" BUILT-UP ROOFING, SEE SPECIFICATIONS.
- 23

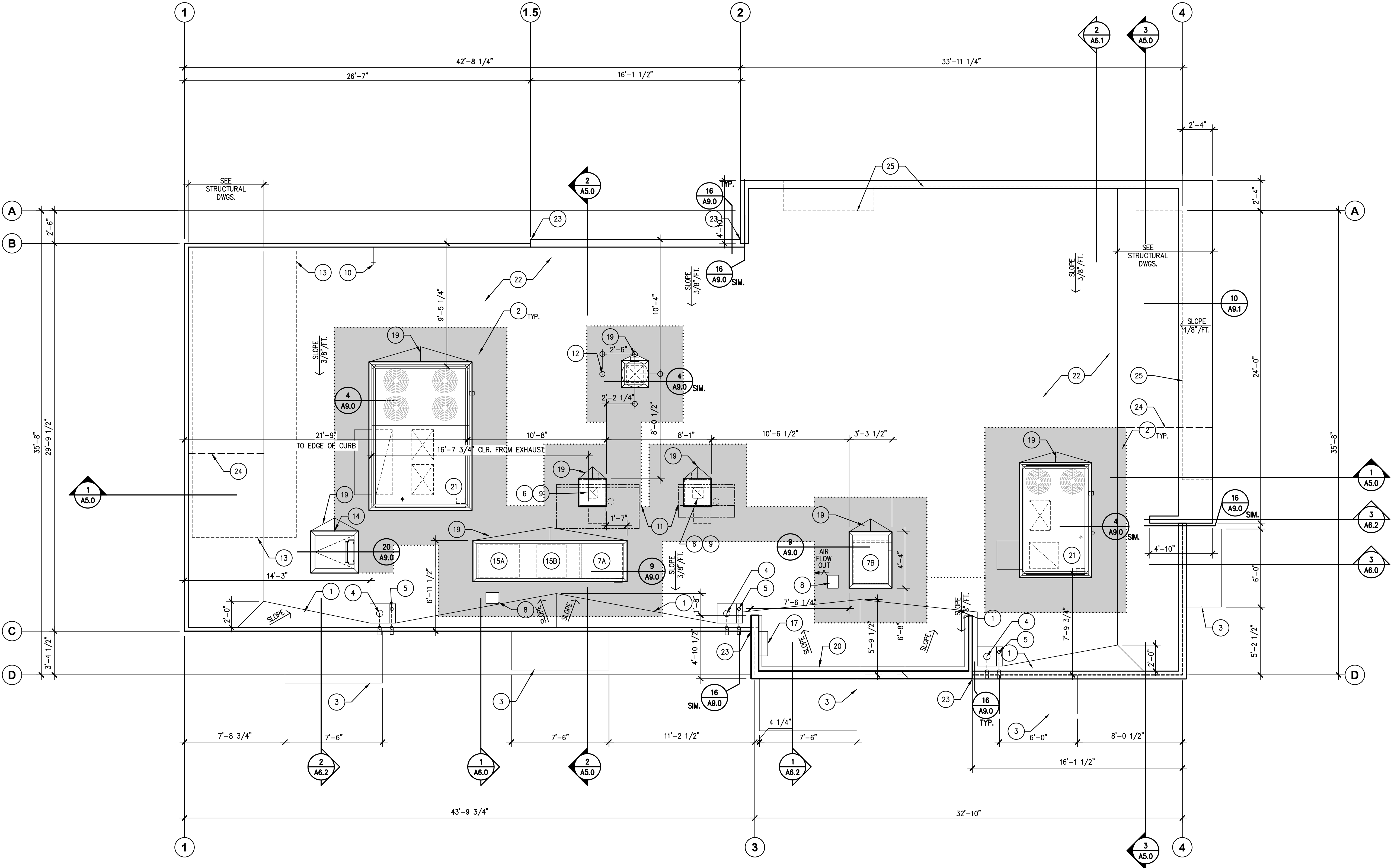
AREA OF ADDITIONAL FURRING
- 24

PROVIDE "FIRE BLOCK" AT 20'-0" O.C. MAX. WITH 5/8" TYPE "X" GYP. BD. ON 2x4 STUDS AT 24" O.C., ALL JOINTS TAPED.
- 25

WALL BELOW

GENERAL NOTES

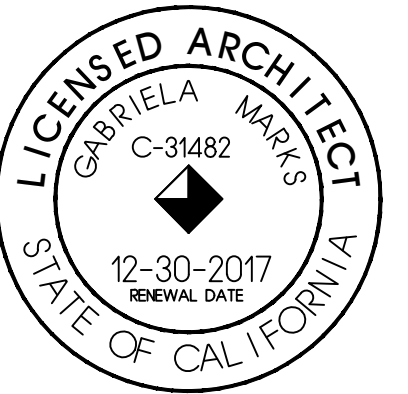
1. FOR ROOF FRAMING AND PLYWOOD LAYOUT INFORMATION, SEE STRUCTURAL DRAWINGS.
2. FOR MECHANICAL EQUIPMENT AND INSTALLATION, SEE MECHANICAL DRAWINGS AND SPECIFICATIONS.
3. CURBS AND BASES FOR HVAC UNITS AND EXHAUST FANS SHALL BE INSTALLED LEVEL BY G.C. HVAC UNITS AND EXHAUST FANS SHALL BE HOISTED, SET IN PLACE, AND SECURED TO ROOF CURBS OR BASES BY G.C. AND PER MANUFACTURER'S INSTRUCTIONS.
4. WALK IN BOX ROOF TOP UNIT SHALL BY HOISTED, SET IN PLACE AND SECURED TO ROOF CURB BY G.C. ROOF CURB AND EQUIPMENT PLATFORM BY G.C.
5. ICE MACHINE ROOF TOP UNITS SHALL BE HOISTED, SET IN PLACE AND SECURED TO ROOF CURB BY ICE MACHINE INSTALLER. ROOF CURB AND EQUIPMENT PLATFORM BY G.C.
6. AS ALTERNATE, CONTRACTOR TO SUBSTITUTE PVC ROOFING IN LIEU OF BUILT-UP ROOFING. DETAILS ON SHEET A9.4 AND SPECIFICATIONS.



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CALIFORNIA



ROOF PLAN

B-A3.0

