

# BAMIYAN MARKETPLACE

CITY OF LAKE ELSINORE  
PLANNING APPLICATION No. 2019-07  
TENTATIVE TRACT MAP No. 37578  
CONDITIONAL USE PERMIT No. 2019-03  
COMMERCIAL DESIGN REVIEW No. 2019-05  
UNIFORM SIGN PROGRAM No. 2019-01

## OWNER AND APPLICANT

MR. AHMAD ZAKI  
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## DESIGNER

AGC DESIGN CONCEPT, INC.  
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28524 CONSTELLATION ROAD, VALENCIA, CA 91355  
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acuevas@agcdc.com

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1680 ILLINOIS AVENUE, SUITE 20, PERRIS, CA 92571  
951-928-9799  
mspykerman@earthsystems.com

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LANDSCAPE DYNAMICS  
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3359 LOCUST STREET, RIVERSIDE, CA 92501  
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gregzoll@landscapedynamics.net

## SIGN PROGRAM

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5700 BALTIMORE DRIVE, #53, LA MESA, CA 91942  
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happydeb@gmail.com

## TRAFFIC ENGINEER

URBAN CROSSROADS  
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1133 CAMELBACK STREET, #8329, NEWPORT BEACH, CA 92111  
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jalire@urbanxroads.com

## UTILITY CONSULTANT

c/o EDDIE PABLOS  
BUTSKO UTILITY DESIGN, INC., AN NV5 COMPANY  
26835 JEFFERSON AVENUE, SUITE A, MURRIETA, CA 92562  
951-834-9920 x113

## SHEET INDEX

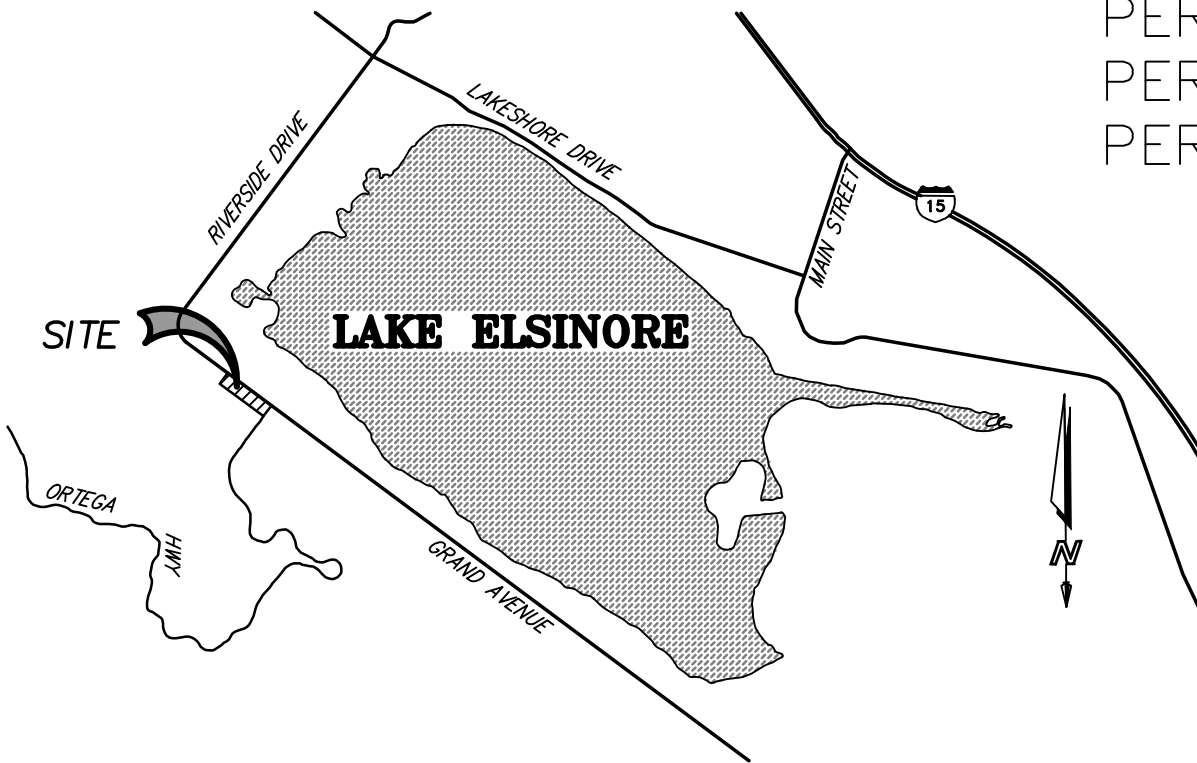
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SHEET 4: CONCEPTUAL GRADING PLAN, CONT.  
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SHEET 8: WET UTILITIES PLAN  
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CUP-4.1: CANOPY FLOOR PLAN & ELEVATIONS  
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CUP-5.1: CAR WASH FLOOR PLAN/ELEVATIONS  
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CUP-6: RESTAURANT TYPICAL FLOOR PLAN & COLOR ELEVATIONS  
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CUP-10: BUILDINGS ROOF PLAN  
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CUP-12: COLOR BOARD  
CUP-13: WALL AND FENCE PLAN  
CUP-14: PLAN VIEW APARTMENT  
CUP-15: COLOR ELEVATIONS APARTMENTS  
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## RENDERINGS

REVISED SITE PLAN, SITE SECTIONS  
PERSPECTIVE RENDERINGS KEY MAP  
PERSPECTIVE-1: AM/PM, SHOPPING CENTER  
PERSPECTIVE-2: AM/PM, GAS PUMPS  
PERSPECTIVE-3: RESTAURANT, CAR WASH  
PERSPECTIVE-4: APARTMENT COMMON OPEN SPACE  
PERSPECTIVE-5: APARTMENT CLUBHOUSE, POOL



VICINITY MAP  
THOMAS GUIDE REF.:  
PAGE 865, GRID J6, J7, H6, H7  
NOT TO SCALE



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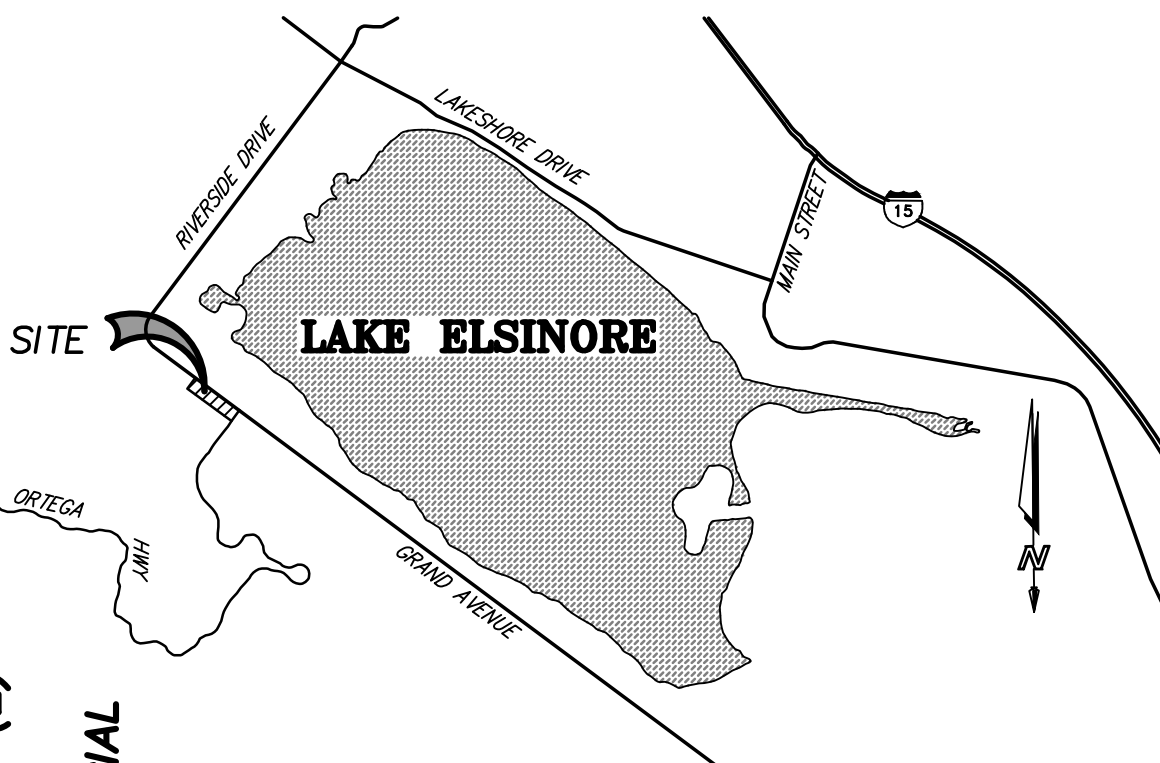
4-28-22  
DATE

SHEET	CITY OF LAKE ELSINORE	SHEETS
1	<b>TITLE SHEET</b> APN 381-320-020/023 BAMIYAN MARKETPLACE CITY OF LAKE ELSINORE, CA	15



TENTATIVE  
TRACT MAP 37578  
JUNE 2020

PORTIONS OF LOTS 4, 6, AND 8, BOOK 8 PAGE 377, SAN DIEGO COUNTY RECORDS  
APN 381-320-020, 381-320-023



VICINITY MAP  
THOMAS GUIDE REF.:  
PAGE 865, GRID J6, J7, H6, H7  
NOT TO SCALE

GENERAL NOTES

APPLICANT/PREPARED BY:

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OWNERS:  
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PHONE (818) 601-0374 EMAIL ahmadzaki@sbcglobal.net

FLOOD ZONING:  
FLOOD PANEL NO. 06065C2017G  
FLOOD ZONE: X  
PROPERTY NOT SUBJECT TO LIQUEFACTION OR  
OTHER GEOLOGICAL HAZARDS  
PROPERTY NOT IN A SPECIAL ZONE  
PROPERTY IS IN VERY HIGH FIRE HAZARD SEVERITY ZONE  
PROPERTY NOT SUBJECT TO OVERFLOW  
PROPERTY SUBJECT TO 0.2% ANNUAL CHANCE FLOOD HAZARD  
PROPERTY NOT IN SUBJECT TO INUNDATION

NOT WITHIN SPECIFIC PLAN  
PROPERTY IS NOT LOCATED WITHIN A COMMUNITY SERVICES DISTRICT  
THIS TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS  
OWNERSHIP OF THE LAND DIVIDER

ZONING: CMU, COMMERCIAL MIXED USE  
GENERAL PLAN DESIGNATION: LAKE EDGE DISTRICT, COMMERCIAL MIXED USE

ASSESSOR'S PARCEL NO.: 381-320-020/-023

ADDRESS: N/A

NUMBER OF PARCELS: 7

TOTAL ACREAGE: 12.60 GROSS ACRES  
11.74 NET ACRES

SOURCE OF TOPOGRAPHY:  
AERIAL SURVEY PERFORMED ON 5/28/2018.  
SUPPLEMENTED BY IESE FIELD SURVEY ON 5/30/2018.

CONTOUR INTERVAL: 5'

SCHOOL DISTRICT: LAKE ELSINORE UNIFIED  
SCHOOL DISTRICT

UTILITIES:  
TELEPHONE FRONTIER  
CABLE FRONTIER  
WATER EVMWD  
SEWER EVMWD  
ELECTRICITY SOUTHERN CALIFORNIA EDISON  
GAS SOUTHERN CALIFORNIA GAS

DATE MAP PREPARED: 3/1/2021

JOB No. 18019

THOMAS BROS. 2008 MAP COORD. 865, J6, J7, H6, H7

SHEET 2 CITY OF LAKE ELSINORE SHEETS 15

TENTATIVE TRACT MAP  
APN 381-320-020/023  
BAMIYAN MARKETPLACE  
CITY OF LAKE ELSINORE, CA

LOT SUMMARY

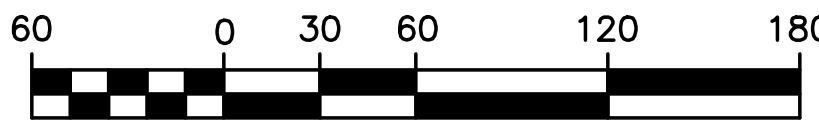
LOT No.	AREA	USE
1	1.53ac/1.35ac (gross/net)	ARCO AM/PM
2	0.43ac/0.35ac (gross/net)	RESTAURANT W/ DRIVE-THRU
3	0.32ac/0.25ac (gross/net)	RESTAURANT W/ DRIVE-THRU
4	0.79ac (net)	CARWASH
5	0.78ac (net)	MIXED USE RESIDENTIAL/COMMERCIAL
6	4.21ac/4.02ac (gross/net)	COMMON AREA CIRCULATION/PARKING
7	4.54ac/4.18ac (gross/net)	MULTI-FAMILY RESIDENTIAL

NOTE: SEE SHEET 7 FOR OFFSITE STREET SECTIONS.

NOTE: SEE SHEETS 3 & 4 FOR CONCEPTUAL GRADING PLANS.



Stephen C. Ott  
STEPHEN C. OTT  
4-28-22  
DATE



REVISION BLOCK

NO.	DATE

RESIDENTIAL MIXED USE GP & ZONING  
VACANT

MOBILE HOME PARK

VACANT

R-1

COMMERCIAL MIXED USE GP & ZONING  
SFR

BEAUTY SUPPLY

SFR

TAVERN

GRAND AVENUE (SR-74, CALTRANS)

SERENA W

C-1/CP ZONE

RIVERSIDE COUNTY  
R-1, SINGLE FAMILY RES. (E)

LOT 7

LOT 5

LOT 4

LOT 1

LOT 6

R-1 ZONE, SINGLE FAMILY RESIDENTIAL (E),  
LOW-MEDIUM RESIDENTIAL

LAKE TERRACE DRIVE

RESTAURANT (E)

GENERAL COMMERCIAL  
ZONING C-1 NEIGHBORHOOD COMMERCIAL

MARKET (E)

ORTEGA HIGHWAY (SR-74, CALTRANS)



NOTE: SEE SHEET 6 FOR LANE GEOMETRY, WIDENING, AND STRIPING FOR MACY ST., GRAND AVE. AND ORTEGA HIGHWAY.

IN THE CITY OF LAKE ELSINORE, RIVERSIDE COUNTY, CALIFORNIA

# TENTATIVE TRACT MAP 37578

JANUARY 2020

PORTIONS OF LOTS 4, 6, AND 8, BOOK 8 PAGE 377, SAN DIEGO COUNTY RECORDS  
APN 381-320-020, 381-320-023

## EASEMENT NOTES

1 SOUTHERN SIERRAS POWER COMPANY, REC. MARCH 3, 1923, BOOK 578 PAGE 31 OF DEEDS, RECORDS OF RIVERSIDE COUNTY. EASEMENT FOR OVERHEAD TOWERS OR OTHER SUPPORTS, WITH WIRES AND FIXTURES THEREON. NO WIDTH GIVEN.

2 CITY OF LAKE ELSINORE, EASEMENT FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF AN UNDERGROUND STORM DRAIN AND IT'S APPURTENANCES, INCLUDING INGRESS AND EGRESS THERETO, REC. AUG. 15, 1989, INST. NO. 89-275250, O.R. VARIABLE WIDTH, SEE PLOT.

3 RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, EASEMENT FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF AN UNDERGROUND STORM DRAIN AND IT'S APPURTENANCES, INCLUDING INGRESS AND EGRESS THERETO, REC. JULY 2, 1992, DOC. NO. 92-302015, O.R. VARIABLE WIDTH, SEE PLOT.

## EARTHWORK QUANTITIES

CUT:	6,788 Cu. Yds.
FILL:	8,153 Cu. Yds.
BALANCE:	1,365 Cu. Yds.

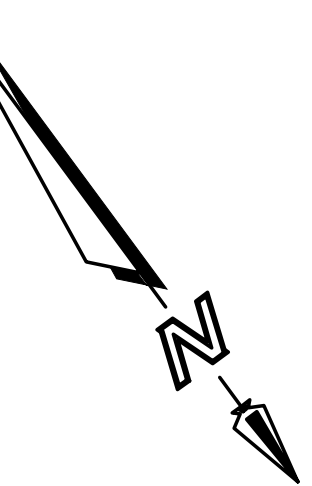
## LEGEND

- TREE
- PALM
- SHRUB
- WATER METER BOX
- WATER VALVE
- WATER SERVICE
- GAS METER BOX
- SEWER CLEAN OUT
- TOP OF DIKE
- ASPHALT CONCRETE
- NO ACCESS PER ITEM C
- CURB FACE
- WATER BLOW OFF
- FIRE HYDRANT
- MANHOLE
- STORMDRAIN
- LIGHT STANDARD
- TYPICAL
- OUTSIDE DIAMETER
- EDISON VAULT
- WATER VAULT
- TELEPHONE VAULT
- IRRIGATION CONTROL VALVE
- ELECTRIC RISER
- SIGN
- TRAFFIC VAULT
- TRAFFIC BOX
- POWER POLE
- A.V.A.R
- ANCHOR
- SEWER RISER
- GAS VALVE
- DRAIN
- ELECTRIC BOX
- COMMUNICATION RISER
- AC PAVEMENT
- BLOCK WALL
- WOOD FENCE
- FF FINISHED FLOOR ELEVATION
- PAD PAD ELEVATION
- HP HIGH POINT
- GB GRADE BREAK
- FL FLOW LINE
- CL CENTERLINE
- PL PROPERTY LINE
- 2:1 SLOPE (UNLESS OTHERWISE NOTED)
- 1040 EXISTING CONTOUR
- 1050 PROPOSED CONTOUR
- C CUT/FILL LINE
- F DAYLIGHT
- RIP RIP RAP
- SWALE
- CONCRETE INTERCEPTOR
- SPOT ELEVATION

PAD = 1000.00  
F.F. = 1000.00

DRIVEWAY  
WxL

40 0 20 40 80 120  
SCALE: 1"= 40'



## REVISION BLOCK

NO.	DATE

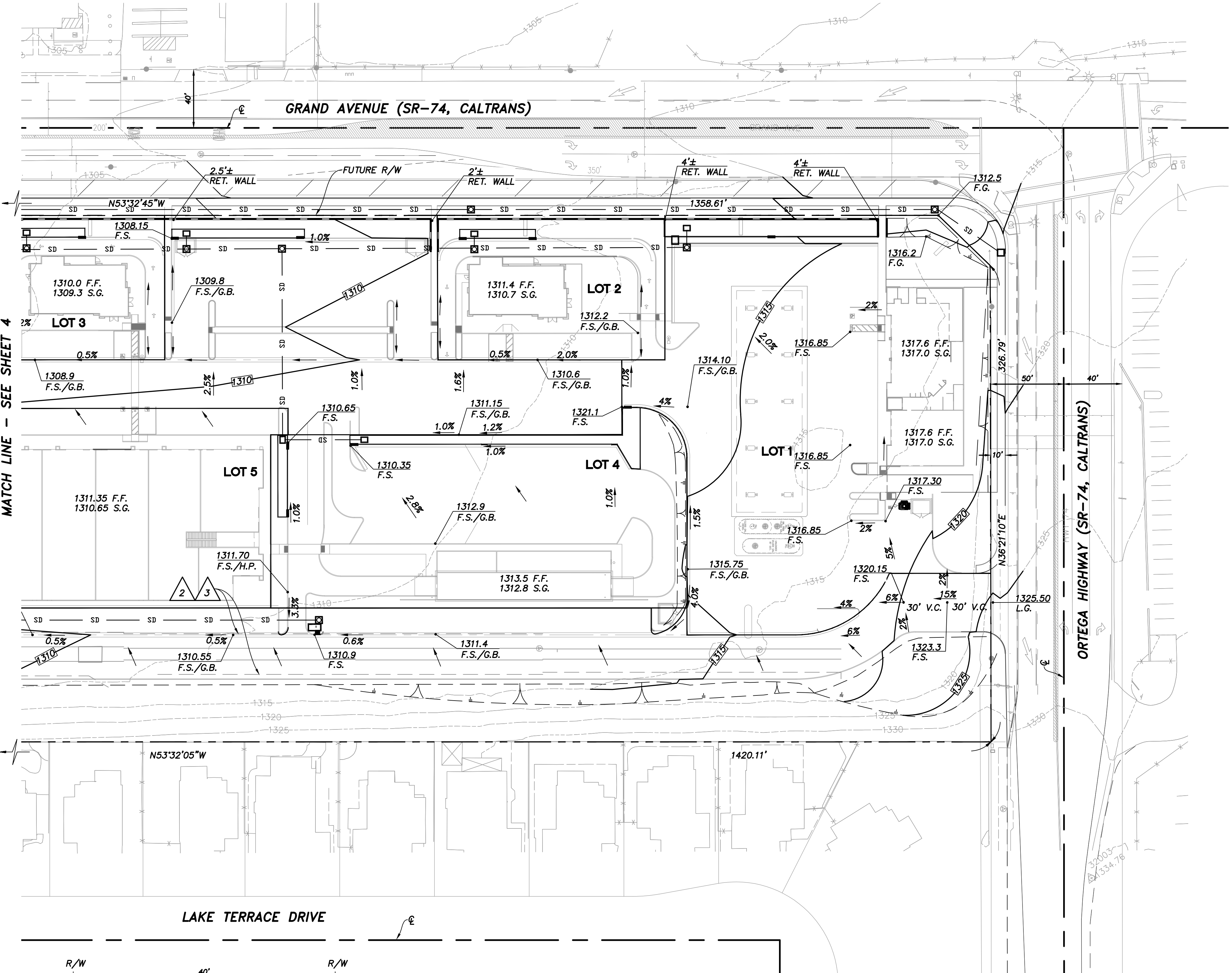
SHEET 3 CITY OF LAKE ELSINORE SHEETS 12

## CONCEPTUAL GRADING PLAN

APN 381-320-020/023  
BAMIYAN MARKETPLACE  
CITY OF LAKE ELSINORE, CA



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STEPHEN C. OTT 4-28-22  
DATE



A FUTURE RIV. CO. FLOOD CONTROL BOX CHANNEL  
(PRELIMINARY)  
NOT TO SCALE

DWG: D:\176020 Bamiyan Marketplace\03 DWG\176020TMA03.sht 3-4 CGP.dwg BY: mgarth Apr 28, 2022 - 11:13:19am

Plotted: 4/28/2022 11:13 AM D:\176020 BAMIYAN MARKETPLACE\03 DWG\176020TMA03.sht 3-4 CGP.DWG - ngarth

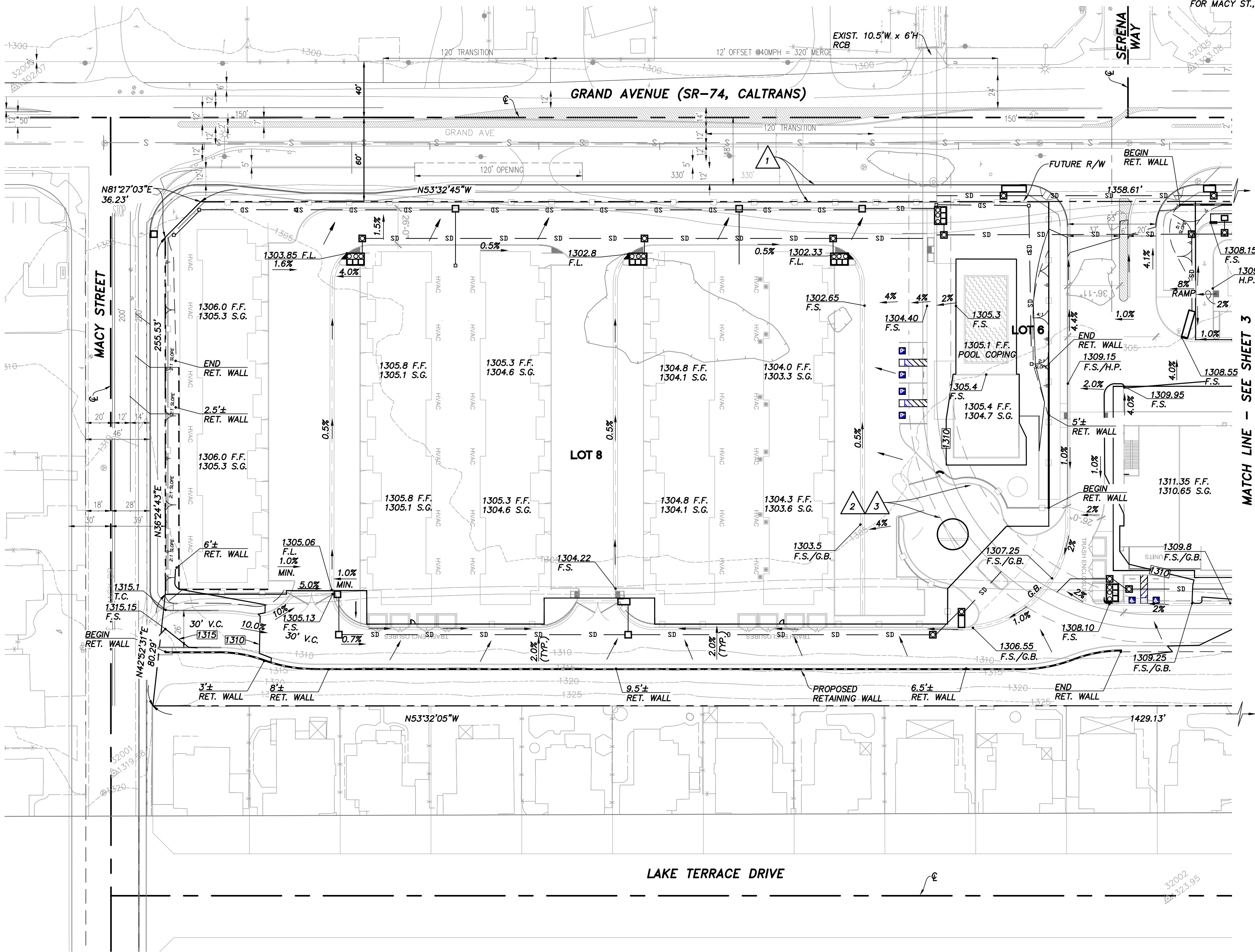


# TENTATIVE TRACT MAP 37578

JANUARY 2020

PORTIONS OF LOTS 4, 6, AND 8, BOOK 8 PAGE 377, SAN DIEGO COUNTY RECORDS  
APN 381-320-020, 381-320-023

NOTE: SEE SHEET 6 FOR LANE GEOMETRY, WIDENING, AND STRIPING  
FOR MACY ST., GRAND AVE. AND ORTEGA HIGHWAY.



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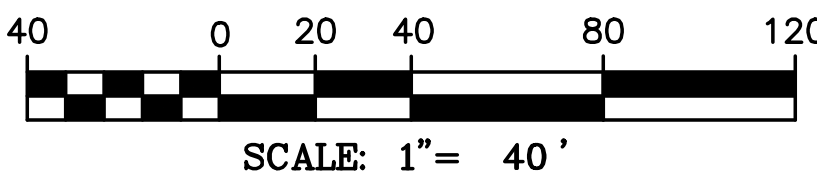
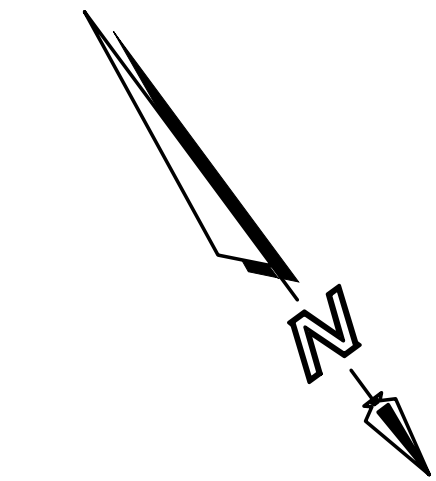
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- DAYLIGHT
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- SWALE
- CONCRETE INTERCEPTOR
- SPOT ELEVATION

PAD = 1000.00  
F.F. = 1000.00

DRIVEWAY  
WxL



SCALE: 1" = 40'

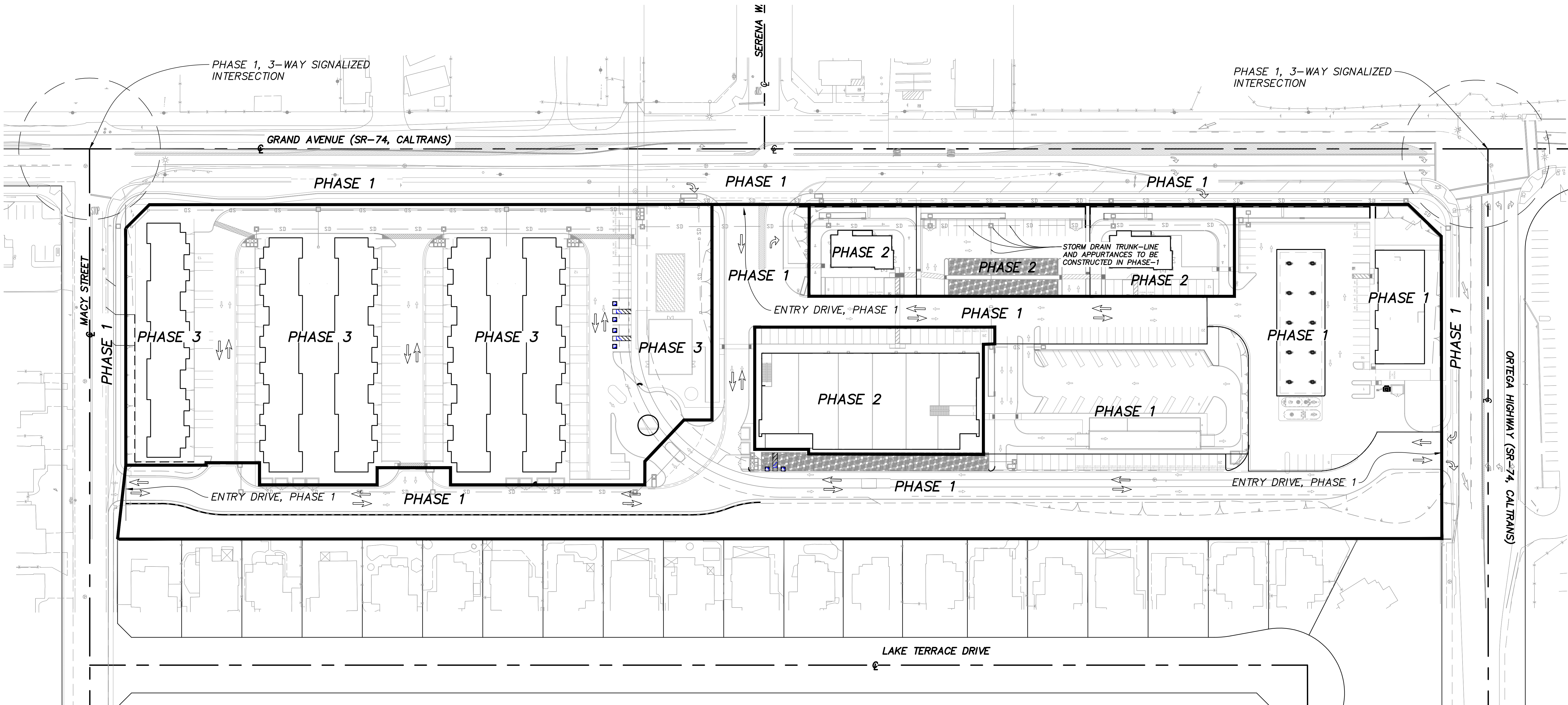


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4-28-22  
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REVISION BLOCK	
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SHEET 4	CITY OF LAKE ELSINORE	SHEETS 12
CONCEPTUAL GRADING PLAN		
APN 381-320-020/023 BAMIYAN MARKETPLACE CITY OF LAKE ELSINORE, CA		





**PHASING PLAN**

**PHASE-1** CONVENIENCE STORE, ATTACHED QUICK-SERVE RESTAURANT & CAR WASH. ALL OFFSITE IMPROVEMENTS IN GRAND AVENUE, MACY STREET AND ORTEGA HIGHWAY, SIGNALIZED INTERSECTIONS AT GRAND/ORTEGA & GRAND/MACY STREET. ON-SITE DRIVEWAY FROM ORTEGA HWY TO MACY STREET, AND INTERIOR DRIVE ISLES.

**PHASE-2** TWO FAST-FOOD RESTAURANTS; TWO-STORY MIXED USE BUILDING FIRST FLOOR: 20,000 SF RETAIL/COMMERCIAL/OFFICES; SECOND FLOOR: 20 UNITS, ONE- AND TWO-BEDROOM

**PHASE-3** 60 MULTIFAMILY RESIDENTIAL UNITS COMPRISED OF TWO- AND THREE- BEDROOMS; TWO STORIES

**PARKING**

SEE PARKING DATA IN TABLE, SHEET CUP-1

PHASE 1 PARKING REQUIREMENTS ARE MET ON PHASE 1  
PHASE 2 PARKING REQUIREMENTS ARE MET INDEPENDENTLY ON PHASE 2  
PHASE 3 REQUIREMENTS ARE MET INDEPENDENTLY ON PHASE 3

A RECIPROCAL PARKING & EASEMENT AGREEMENT WILL BE RECORDED COVERING ALL SEVEN LOTS IN THREE PHASES

EMERGENCY VEHICLES WILL ACCESS PROJECT VIA MACY STREET AND ORTEGA HWY DURING PHASE-1. GRAND AVE. ENTRANCE DURING WILL ALSO BE OPEN DURING PHASE-2. TURNAROUNDS ARE NOT REQUIRED.

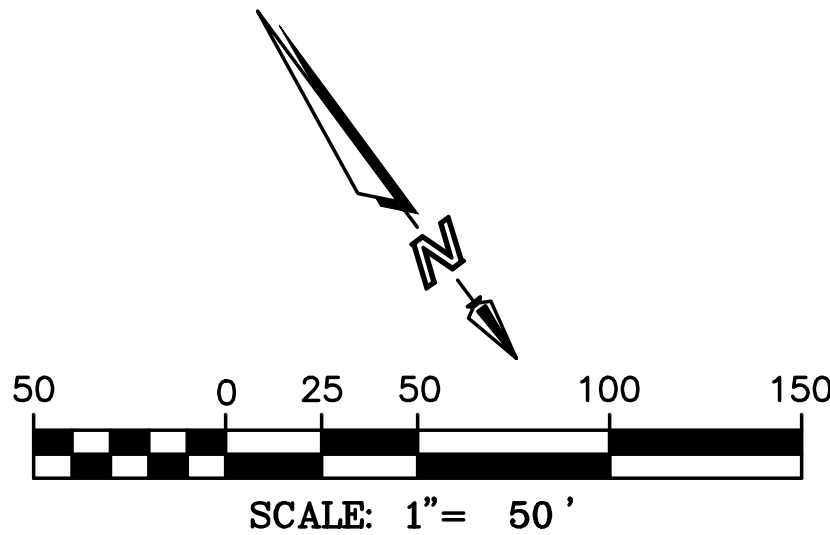
CONSTRUCTION TRAFFIC WILL ACCESS PHAS-1 DIRECTLY FROM MACY STREET AND ORTEGA HWY ENTRANCES.

INTERIM LANDSCAPING IMPROVEMENTS ON GRAND AVENUE & ORTEGA HIGHWAY, INCLUDING PARKWAY LANDSCAPING WILL BE COMPLETED IN PHASE 1. LANDSCAPING OF MACY STREET PARKWAY WILL BE DONE IN PHASE 2.



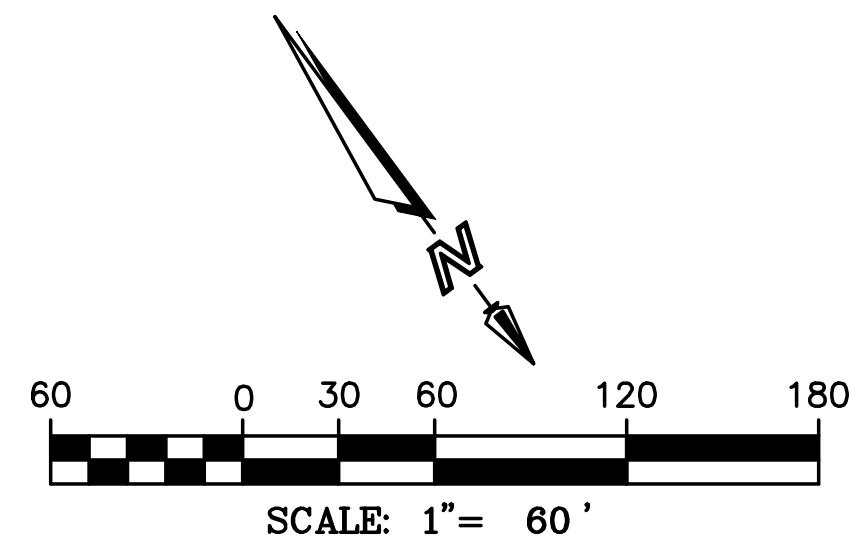
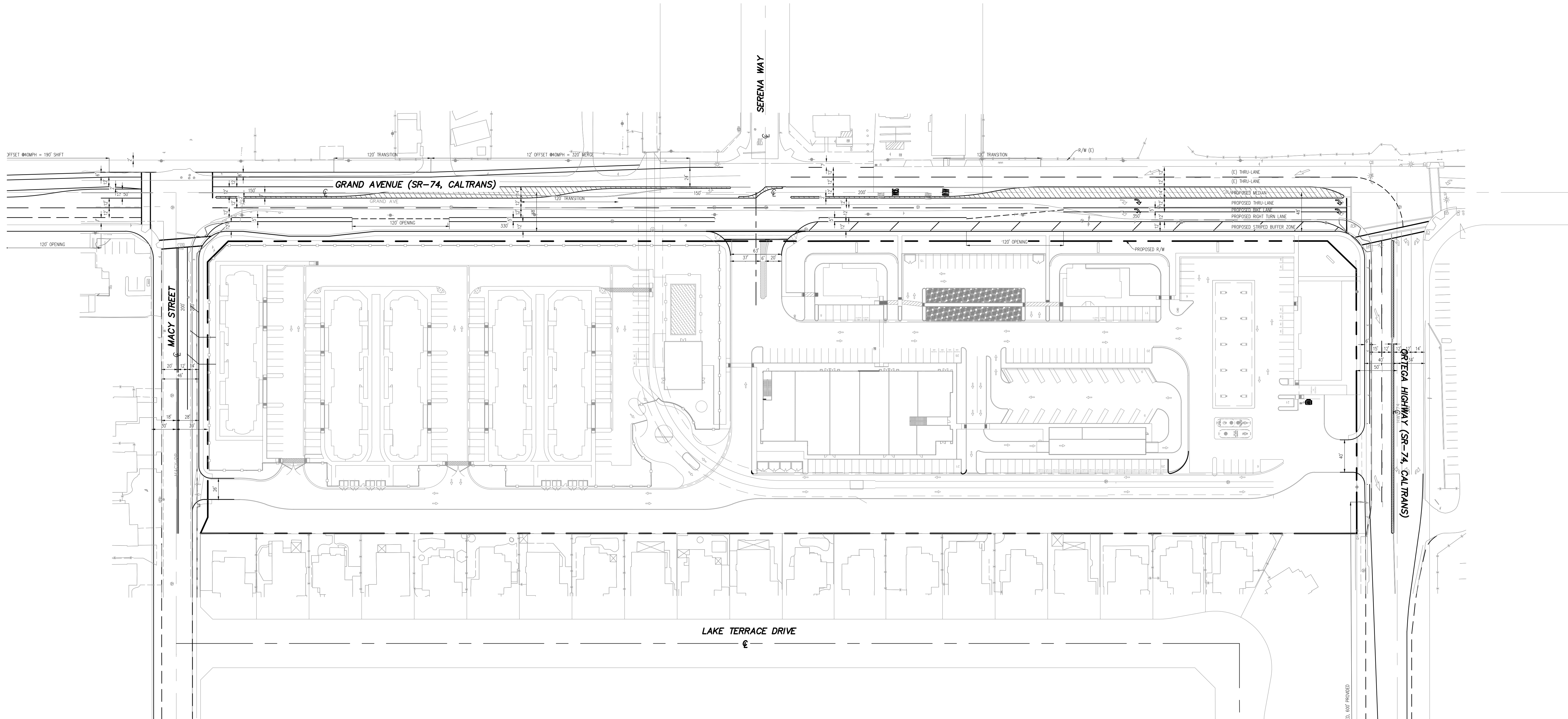
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SHEET 5	CITY OF LAKE ELSINORE	SHEETS 15
<b>PHASING PLAN</b> APN 381-320-020/023 BAMIYAN MARKETPLACE CITY OF LAKE ELSINORE, CA		





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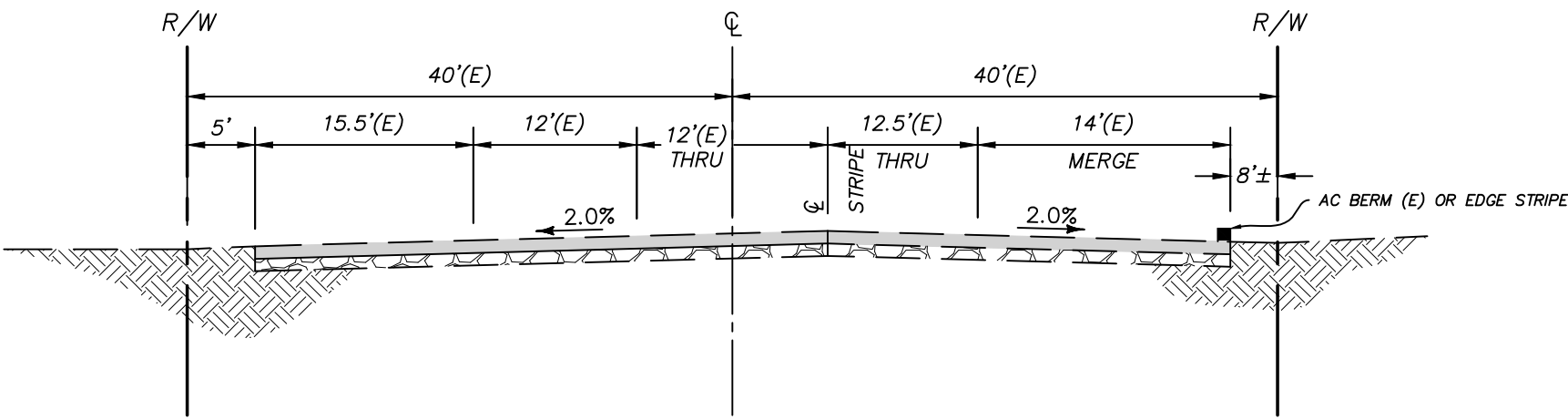
SHEET 6	CITY OF LAKE ELSINORE	SHEETS 15
OFFSITE IMPROVEMENTS		
APN 381-320-020/023		
BAMIYAN MARKETPLACE		
CITY OF LAKE ELSINORE, CA		

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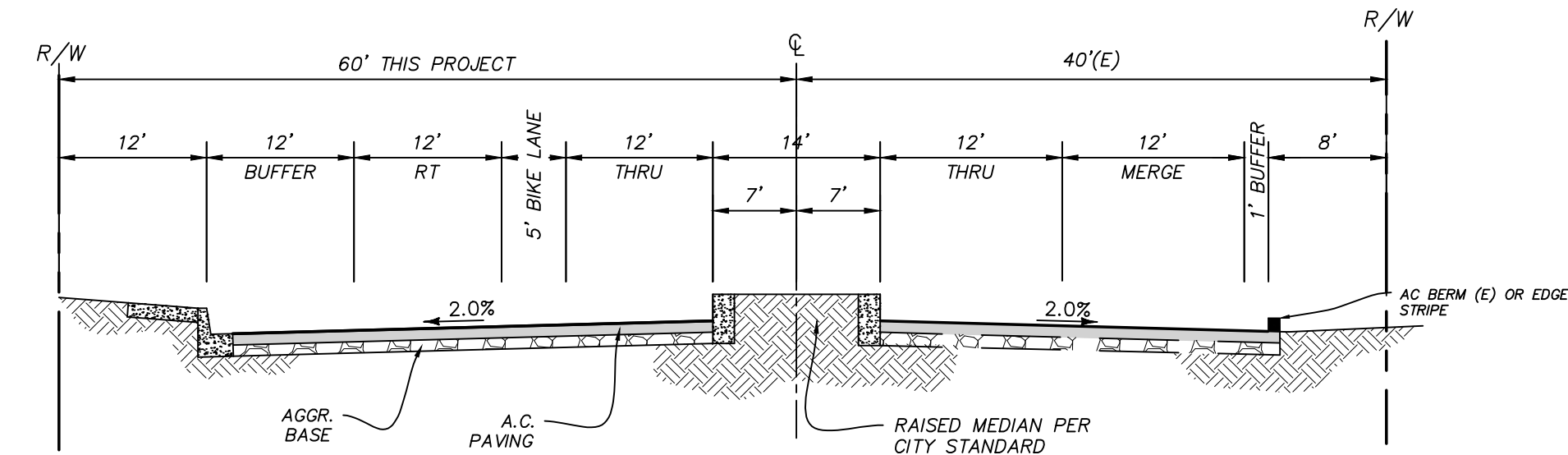
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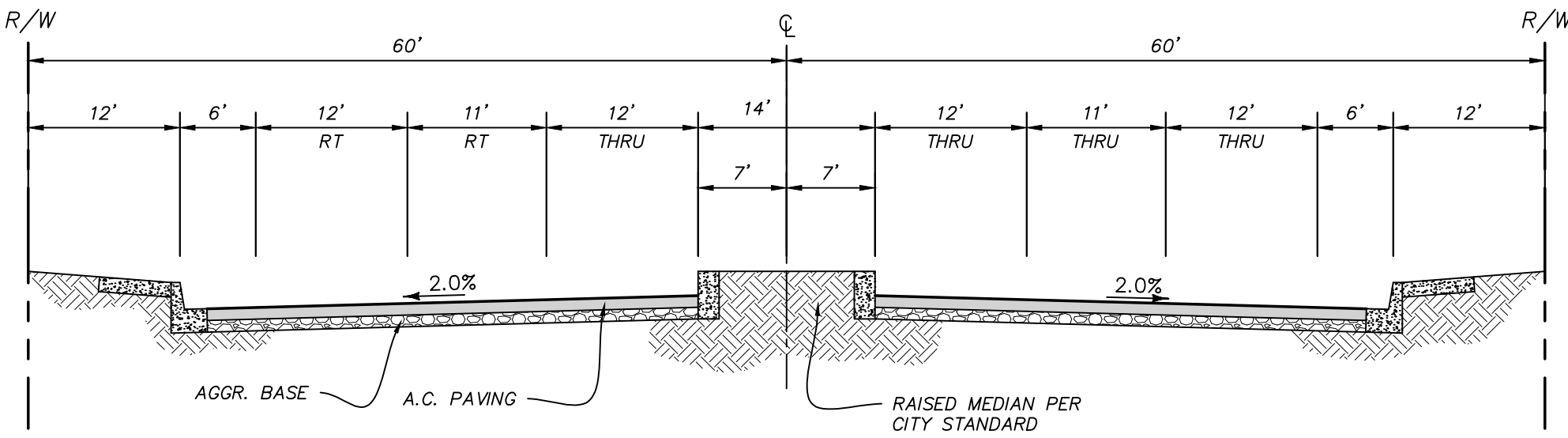
GRAND AVENUE, LOOKING NORTHEAST  
URBAN ARTERIAL



GRAND AVENUE EXISTING TYPICAL SECTION  
NOT TO SCALE  
(200' NW OF Q ORTEGA HIGHWAY)

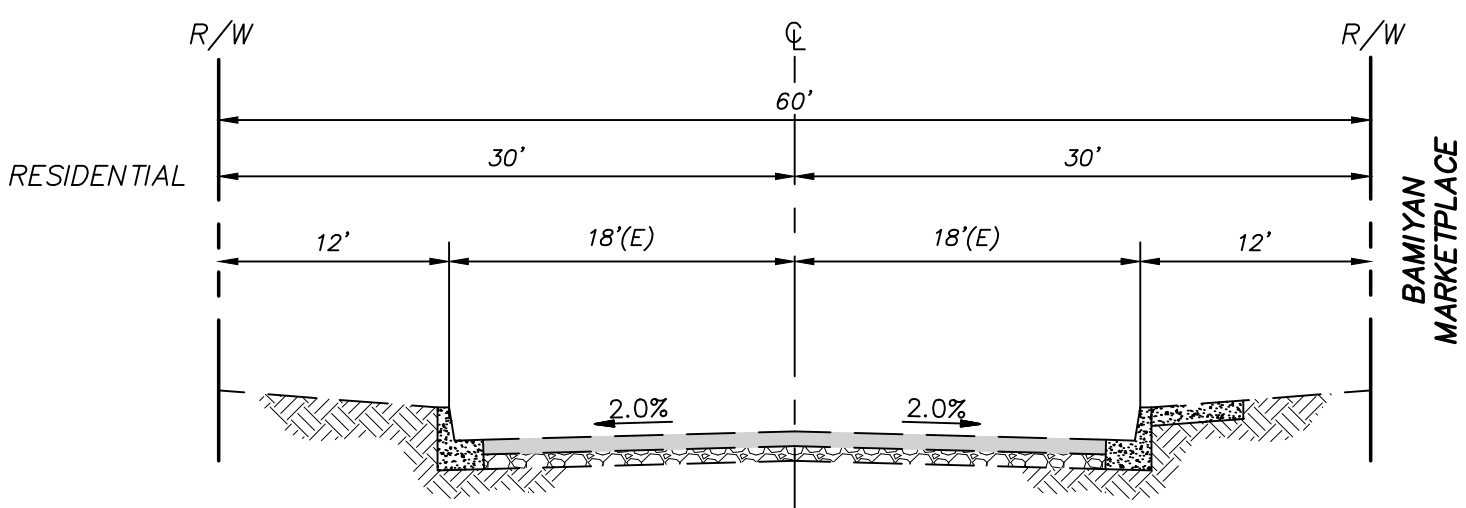


GRAND AVENUE PROPOSED TYPICAL SECTION  
NOT TO SCALE  
SERENA WAY TO ORTEGA HIGHWAY

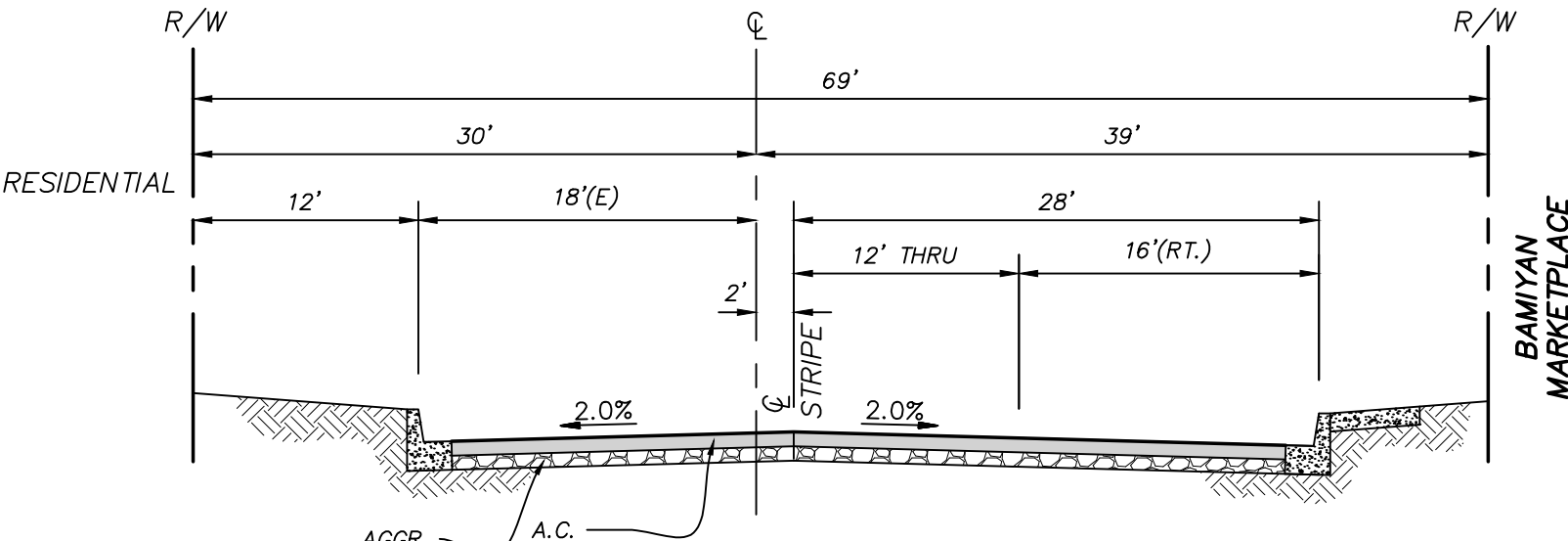


GRAND AVENUE 120 R/W ULTIMATE TYPICAL SECTION  
LOOKING S/E  
NOT TO SCALE  
PER LAKE ELSINORE GENERAL PLAN

MACY STREET, LOOKING SOUTHEAST  
URBAN ARTERIAL

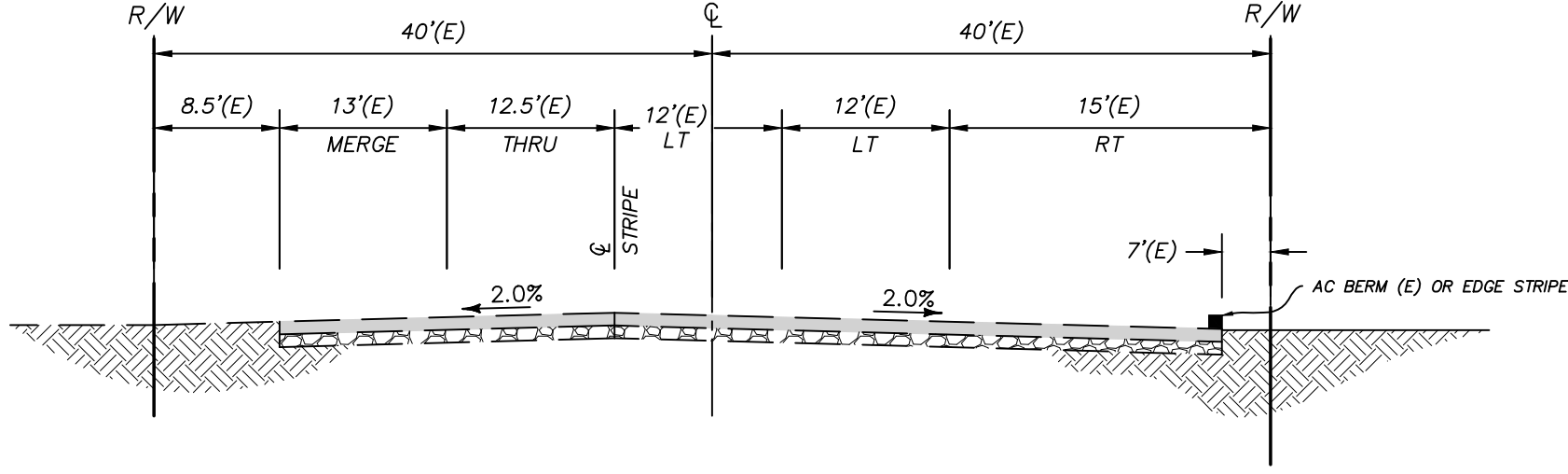


MACY EXISTING TYPICAL SECTION  
NOT TO SCALE

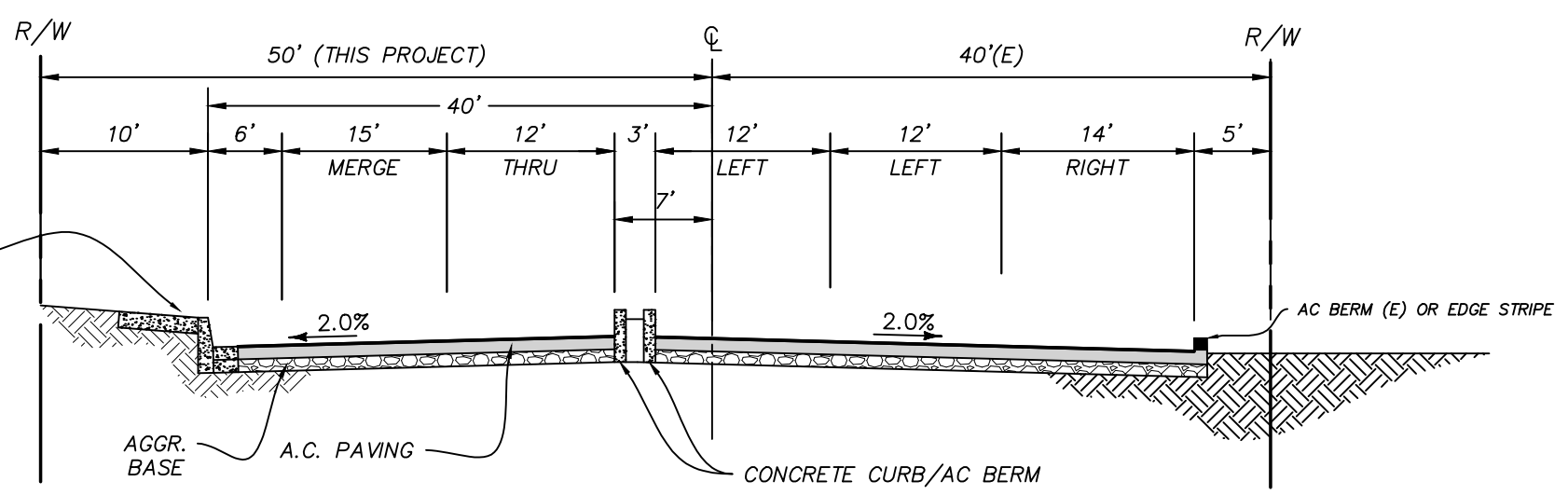


MACY STREET PROPOSED TYPICAL SECTION  
NOT TO SCALE

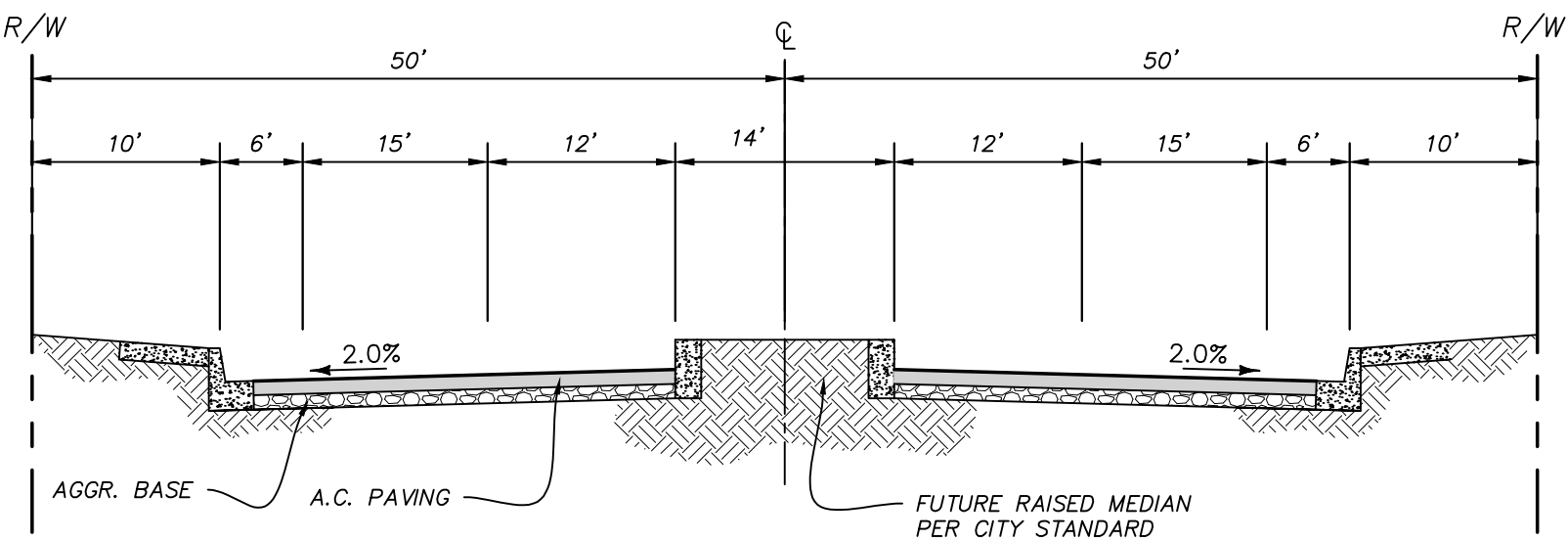
ORTEGA HIGHWAY, LOOKING SOUTHEAST  
SECONDARY HIGHWAY



ORTEGA HIGHWAY EXISTING TYPICAL SECTION  
NOT TO SCALE



ORTEGA HIGHWAY PROPOSED TYPICAL SECTION THIS PROJECT  
NOT TO SCALE



ORTEGA HIGHWAY 100 R/W ULTIMATE TYPICAL SECTION  
LOOKING N/E  
NOT TO SCALE

DWG: D:\76020 Bamiyan Marketplace\03 DWG\TMA\76020TMA04.shts 6-7 OFFSITE.dwg BY: sct Feb 26, 2021 5:49:43pm

LAKE SIDE OF GRAND AVENUE

BAMIYAN MARKETPLACE

ORTEGA OAKS MARKET

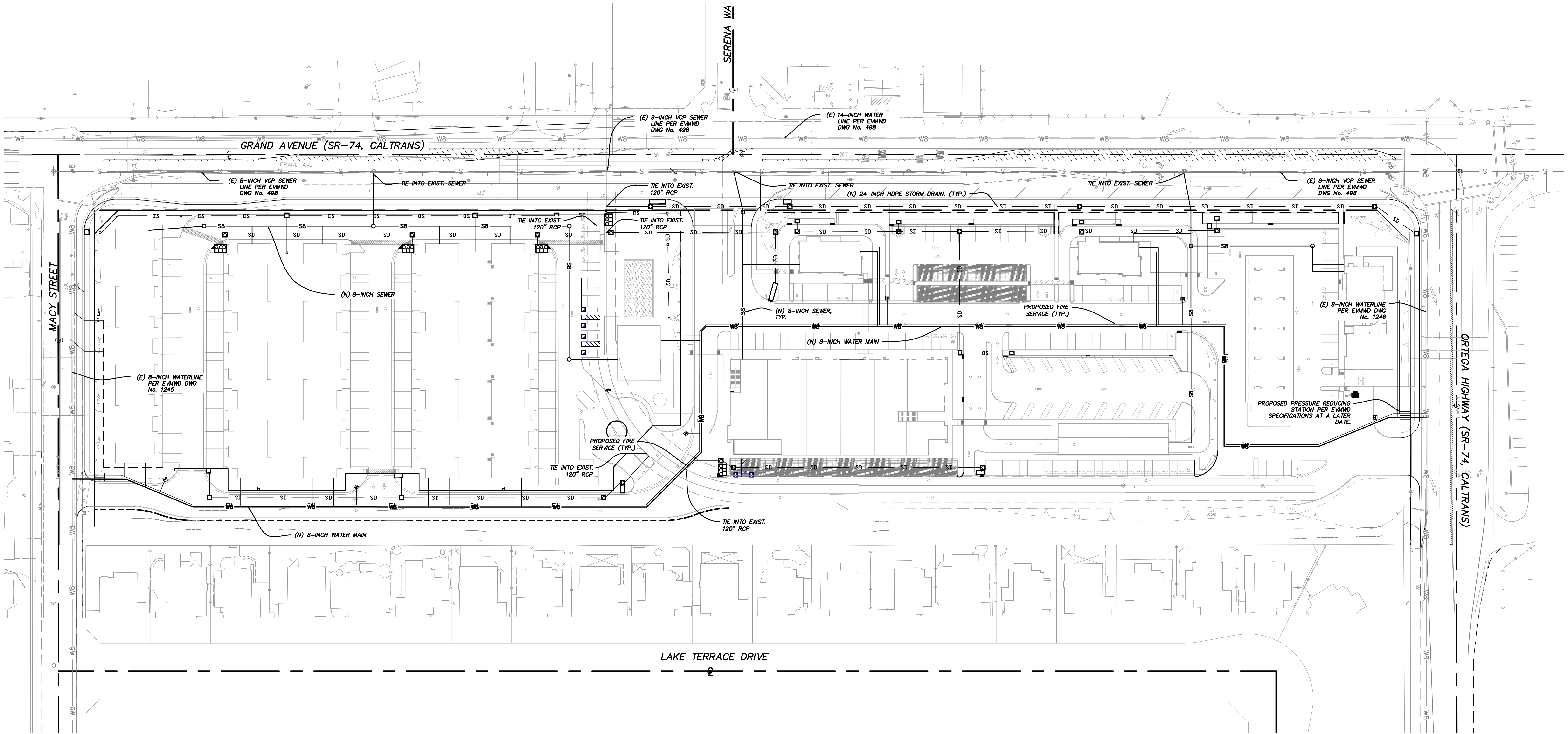


**SB&O**  
PLANNING ENGINEERING SURVEYING  
3990 Ruffin Road, Suite 120  
San Diego, Ca. 92123  
858-560-1141  
858-560-8157 Fax  
*Stephen C. Ott*  
STEPHEN C. OTT  
4-28-22  
DATE

REVISION BLOCK	
NO.	DATE

SHEET 7	CITY OF LAKE ELSINORE	SHEETS 15
OFFSITE SECTIONS APN 381-320-020/023 BAMIYAN MARKETPLACE CITY OF LAKE ELSINORE, CA		



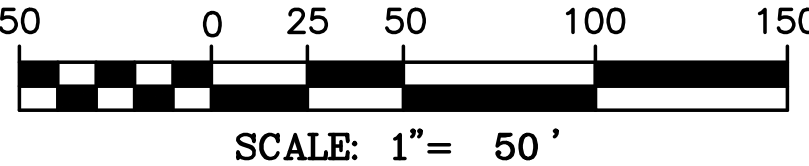


NOTE: ALL SEWER LATERALS TO BUILDINGS TO BE 6-INCH VCP. ALL WATER LINE SERVICE CONNECTIONS TO BUILDINGS TO BE 2-INCH WATER SERVICE, MINIMUM. ALL SERVICE CROSSINGS TO COMPLY WITH EVMWD SERVICE CROSSING STANDARDS.

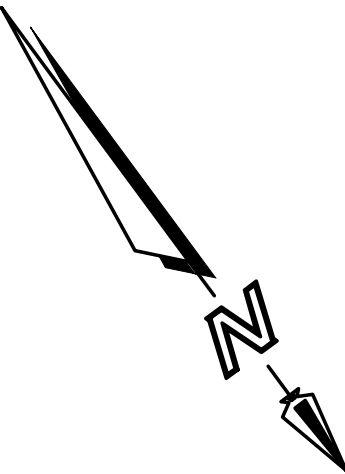


**SB&O inc.**  
PLANNING ENGINEERING SURVEYING  
3990 Ruffin Road, Suite 120  
San Diego, Ca. 92123  
858-560-1141  
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*Stephen C. Ott*  
STEPHEN C. OTT  
4-28-22  
DATE

REVISION BLOCK	
NO.	DATE



SHEET 8	<b>CITY OF LAKE ELSINORE</b>	SHEETS 11
<b>WET UTILITIES PLAN</b> APN 381-320-020/023 BAMIYAN MARKETPLACE CITY OF LAKE ELSINORE, CA		

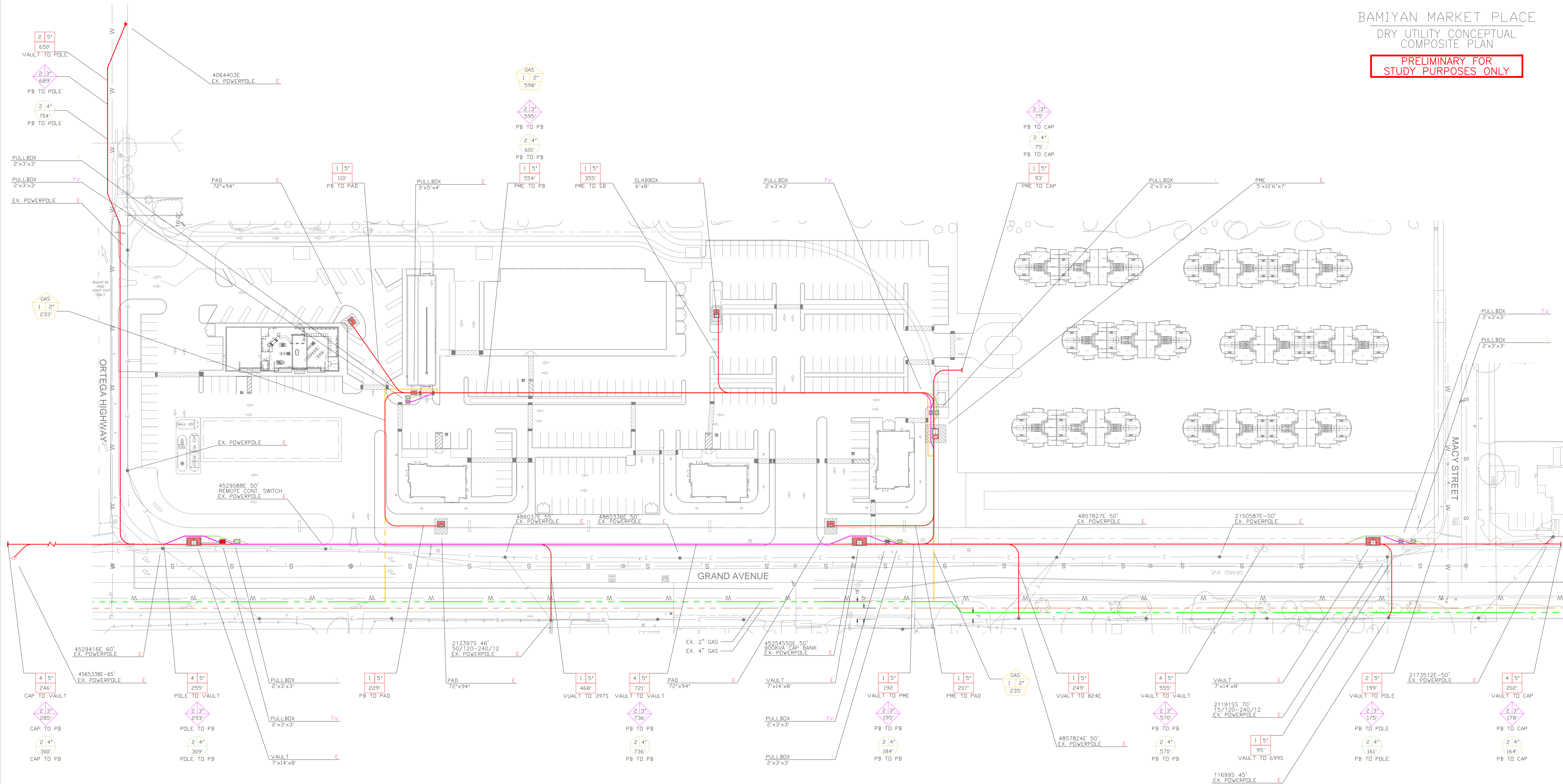




BAMIYAN MARKET PLACE

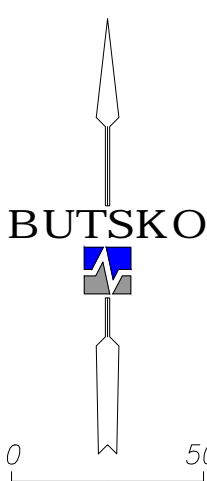
DRY UTILITY CONCEPTUAL  
COMPOSITE PLAN


PRELIMINARY FOR  
STUDY PURPOSES ONLY



CALLOUT KEY  
(MAINLINE CONDUIT SIZES)

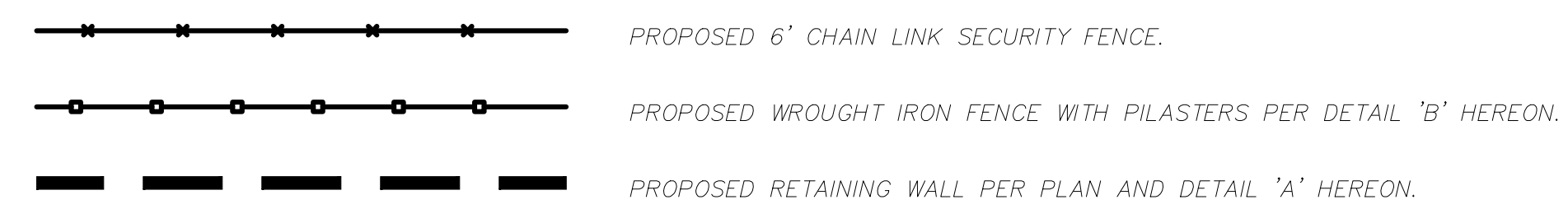
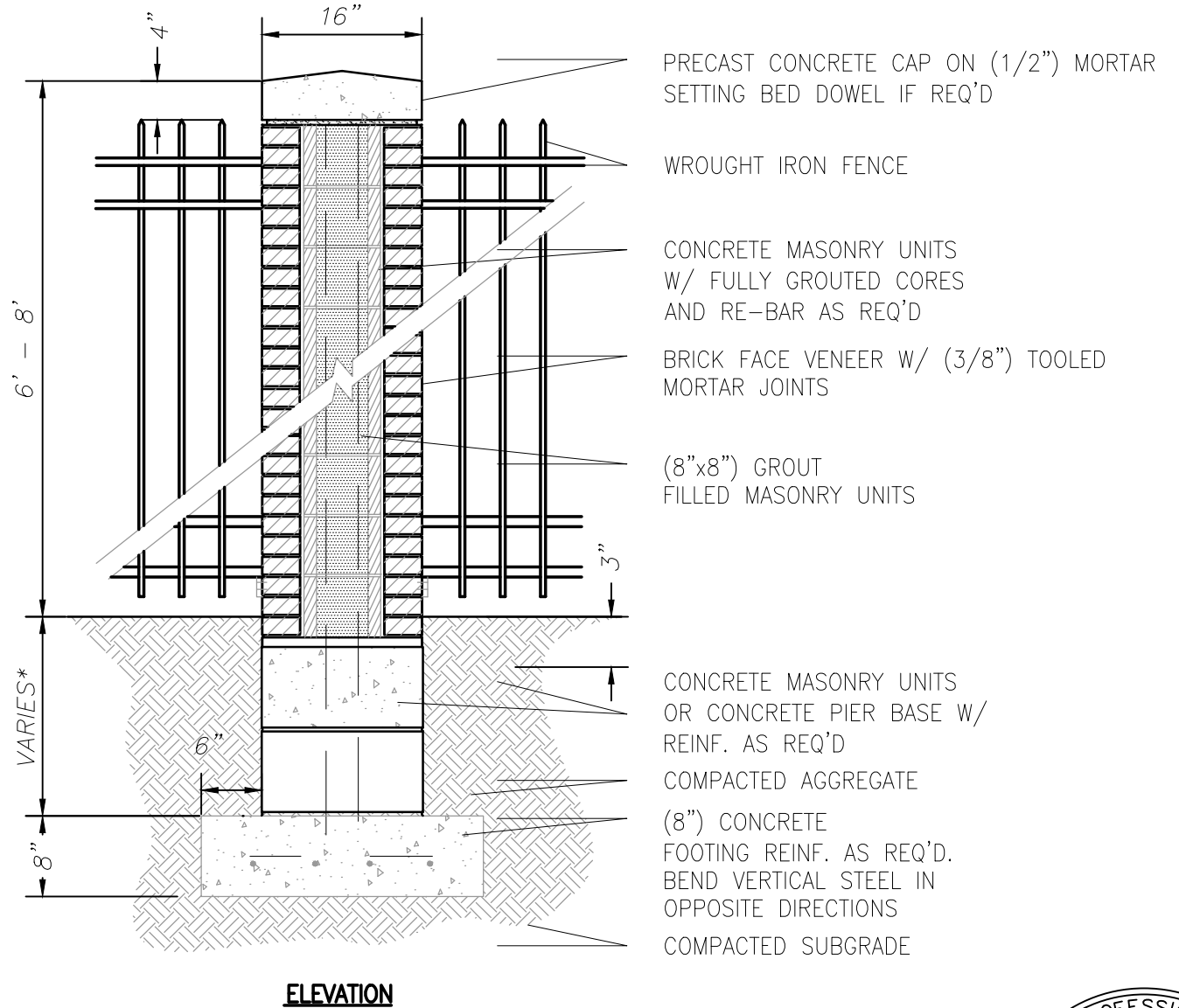
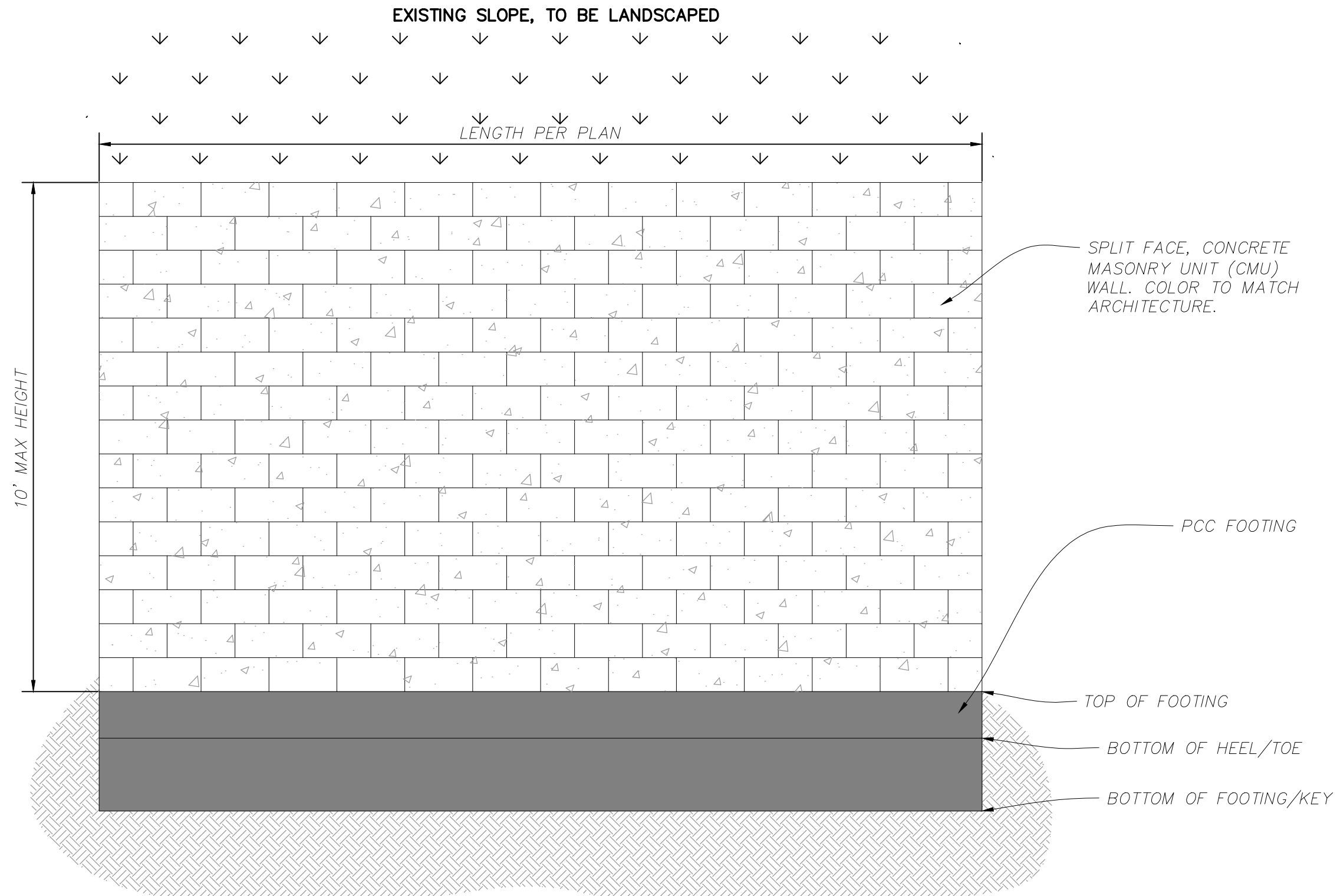
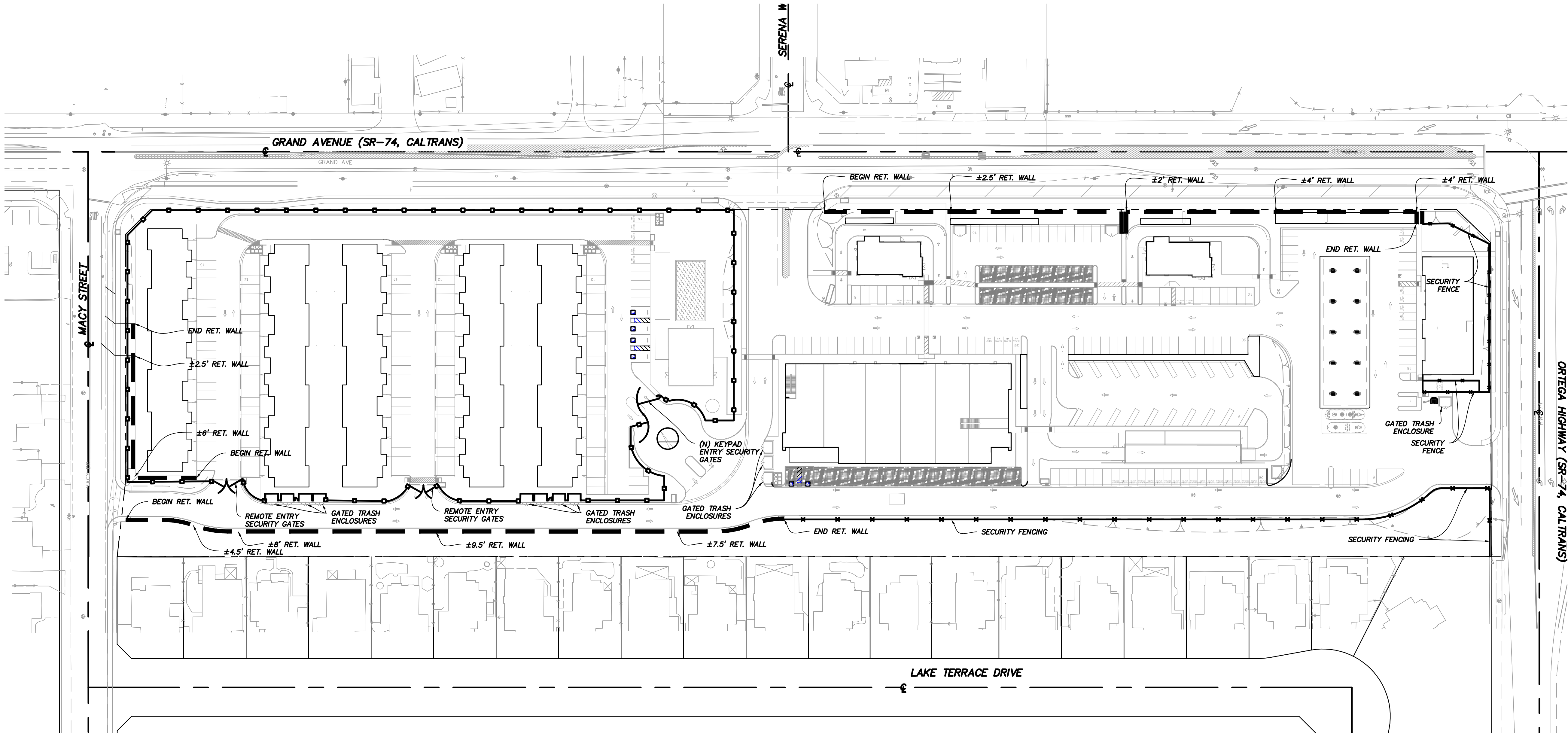
ELECTRIC		
NUMBER OF CONDUITS	#	SIZE OF CONDUIT(S)
	XXX'	CONDUIT FOOTAGE
TV		
NUMBER OF CONDUITS	#	SIZE OF CONDUIT(S)
	XXX'	CONDUIT FOOTAGE
GAS		
NUMBER OF CONDUITS	#	SIZE OF CONDUIT(S)
	XXX'	CONDUIT FOOTAGE
TELEPHONE		
NUMBER OF CONDUITS	#	SIZE OF CONDUIT(S)
	XXX'	CONDUIT FOOTAGE



**BUTSKO**  
UTILITY DESIGN, INC.  
AN NVG COMPANY  
26835 JEFFERSON AVENUE SUITE 'A'  
MURRIETA, CA 92562  
TEL: 951-834-9930 FAX: 951-834-9930  
WWW.BUTSKOUTILITY.COM  
SAN DIEGO • ORANGE COUNTY • INLAND EMPIRE • CENTRAL COAST

Project	BAMIYAN MARKET PLACE	Sheet	9
Date	JANUARY 7, 2019		OF
Scale	1" = 50'		15





NOTES:  
1. THIS DRAWING IS FOR INFORMATION PURPOSES ONLY AND NOT FOR CONSTRUCTION.  
2. DO NOT SCALE DRAWINGS.  
3. DETAIL USED WITH PERMISSION FROM www.CADdetails.com/info  
REFERENCE NUMBER 000-316C.

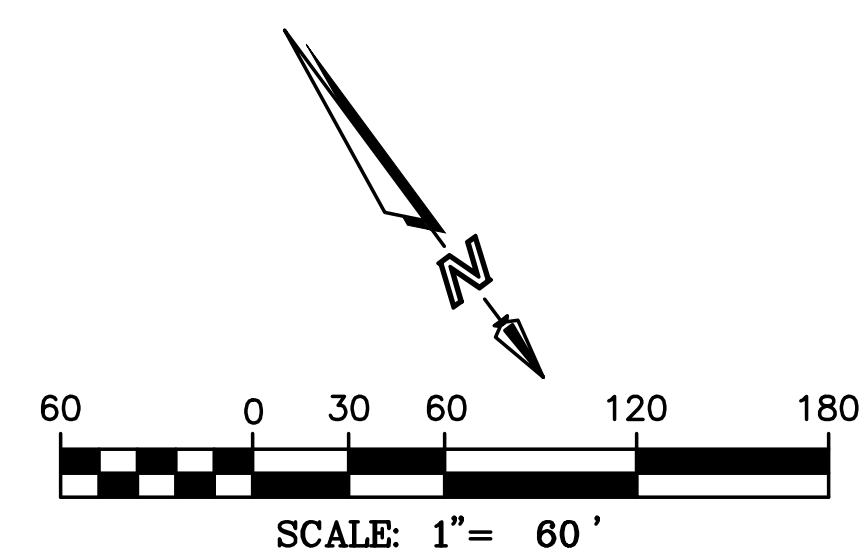
**A SPLIT FACE CMU WALL (TYP.)**  
NO SCALE

**B WROUGHT IRON FENCE W/ CMU PILASTERS**  
NO SCALE



**SB&O inc.**  
PLANNING ENGINEERING SURVEYING  
3990 Ruffin Road, Suite 120  
San Diego, Ca. 92123  
858-560-1141  
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*Stephen C. Ott*  
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4-28-22  
DATE

REVISION BLOCK	
NO.	DATE



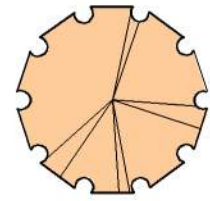
SHEET 10	CITY OF LAKE ELSINORE WALL AND FENCE PLAN APN 381-320-020/023 BAMIYAN MARKETPLACE CITY OF LAKE ELSINORE, CA	SHEETS 15
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PLOT DATE: 6/6/2022 5:07 PM



**DECIDUOUS SHADE / STREET TREES**  
Examples:



PISTACIA chinensis  
CHINESE PISTACHE

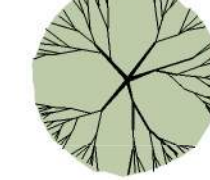


GINKGO biloba  
GINKO



JACARANDA mimosifolia  
JACARANDA

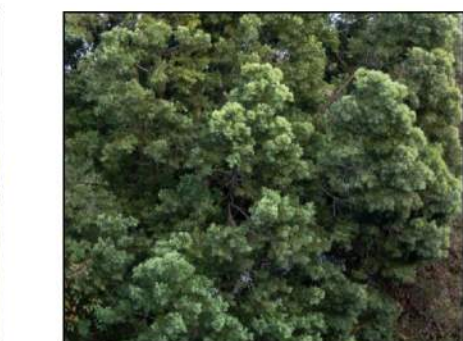
**NATIVE DECIDUOUS SHADE / STREET TREES**  
Examples:



PLATANUS racemosa  
CALIFORNIA SYCAMORE



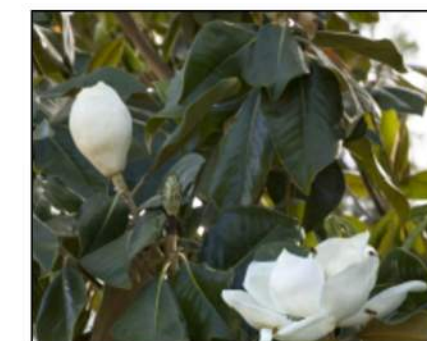
PINUS canariensis  
CANARY ISLAND PINE



PODOCARPUS gracilior  
FERN PINE



RHUS lancea  
AFRICAN SUMAC



MAGNOLIA grandiflora  
SOUTHERN MAGNOLIA

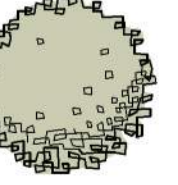
**SMALL FLOWERING ACCENT TREES**  
Examples:



CERCIS occidentalis  
WESTERN REDBUD



LAGERSTROEMIA indica  
CRAPE MYRTLE



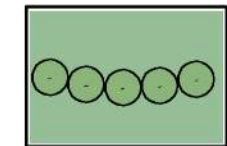
**LARGE NATIVE EVERGREEN TREES**  
Examples:



QUERCUS agrifolia  
COAST LIVE OAK



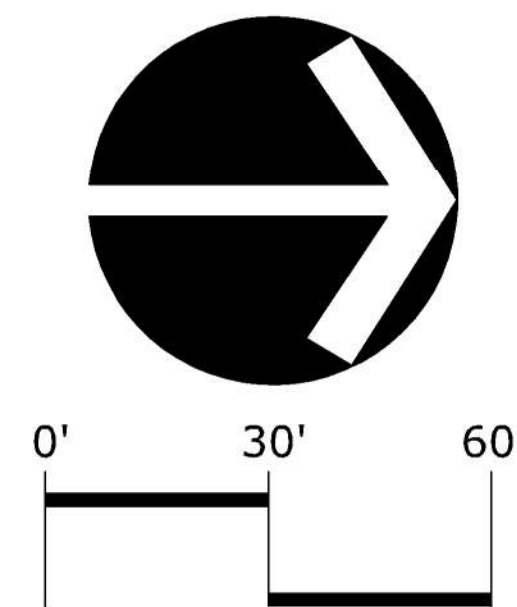
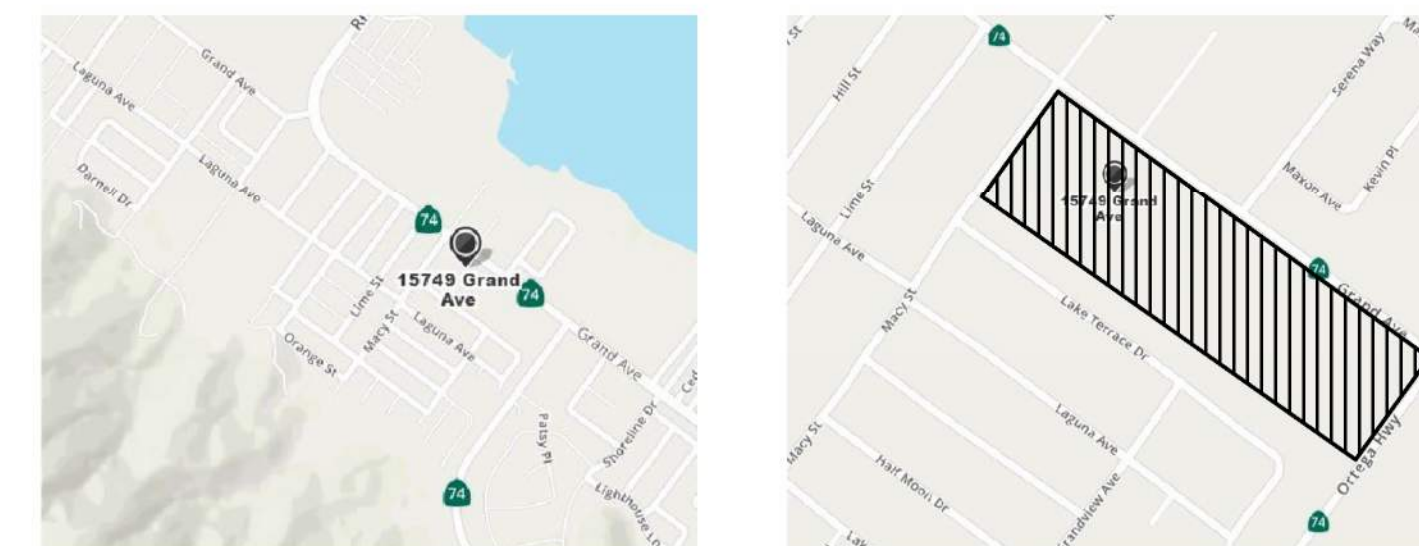
QUERCUS ilex  
HOLLY OAK



PARKING LOT PERIMETER PLANTING



SHRUB AND GROUNDCOVER



MATCHLINE - SEE SHEET 2

**PROPOSED SHOPPING CENTER**  
BAMIYAN MARKET PLACE  
GRAND AVENUE LAKE ELSINORE, CA  
CONCEPTUAL LANDSCAPE PLAN



DIAL TOLL FREE  
1-800-227-2600  
AT LEAST THREE DAYS  
BEFORE YOU DIG  
UNDERGROUND SERVICE ALERT OF  
SOUTHERN CALIFORNIA



**CONCEPTUAL  
LANDSCAPE  
PLAN**

June 5, 2022

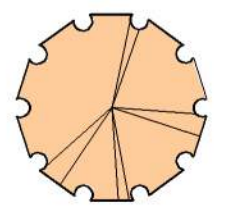
DESCRIPTION JOB NO.  
Conceptual Landscape Plan 314

SHEET  
1 of 3



PLOT DATE: 6/6/2022 5:06 PM

DECIDUOUS SHADE / STREET TREES  
Examples:



PISTACIA chinensis  
CHINESE PISTACHE

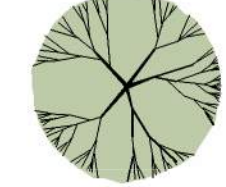


GINKGO biloba  
GINKGO



JACARANDA mimosifolia  
JACARANDA

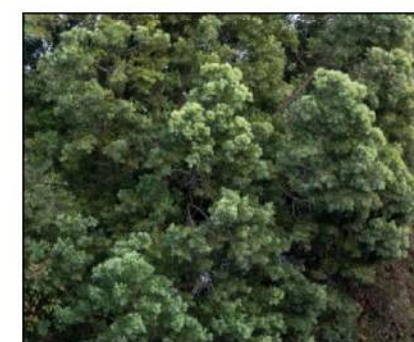
NATIVE DECIDUOUS SHADE / STREET TREES  
Examples:



PLATANUS racemosa  
CALIFORNIA SYCAMORE



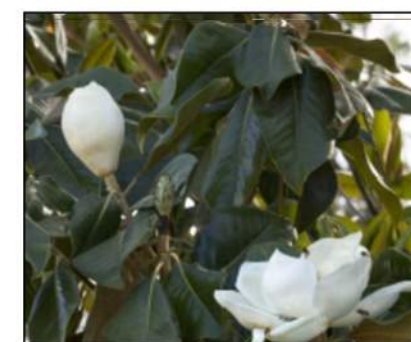
PINUS canariensis  
CANARY ISLAND PINE



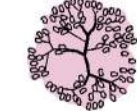
PODOCARPUS gracilior  
FERN PINE



RHUS lancea  
AFRICAN SUMAC



MAGNOLIA grandiflora  
SOUTHERN MAGNOLIA



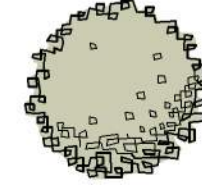
SMALL FLOWERING ACCENT TREES  
Examples:



CERCIS occidentalis  
WESTERN REDBUD



LAGERSTROEMIA indica  
CRAPLE MYRTLE



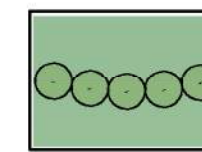
LARGE NATIVE EVERGREEN TREES  
Examples:



QUERCUS agrifolia  
COAST LIVE OAK



QUERCUS ilex  
HOLLY OAK

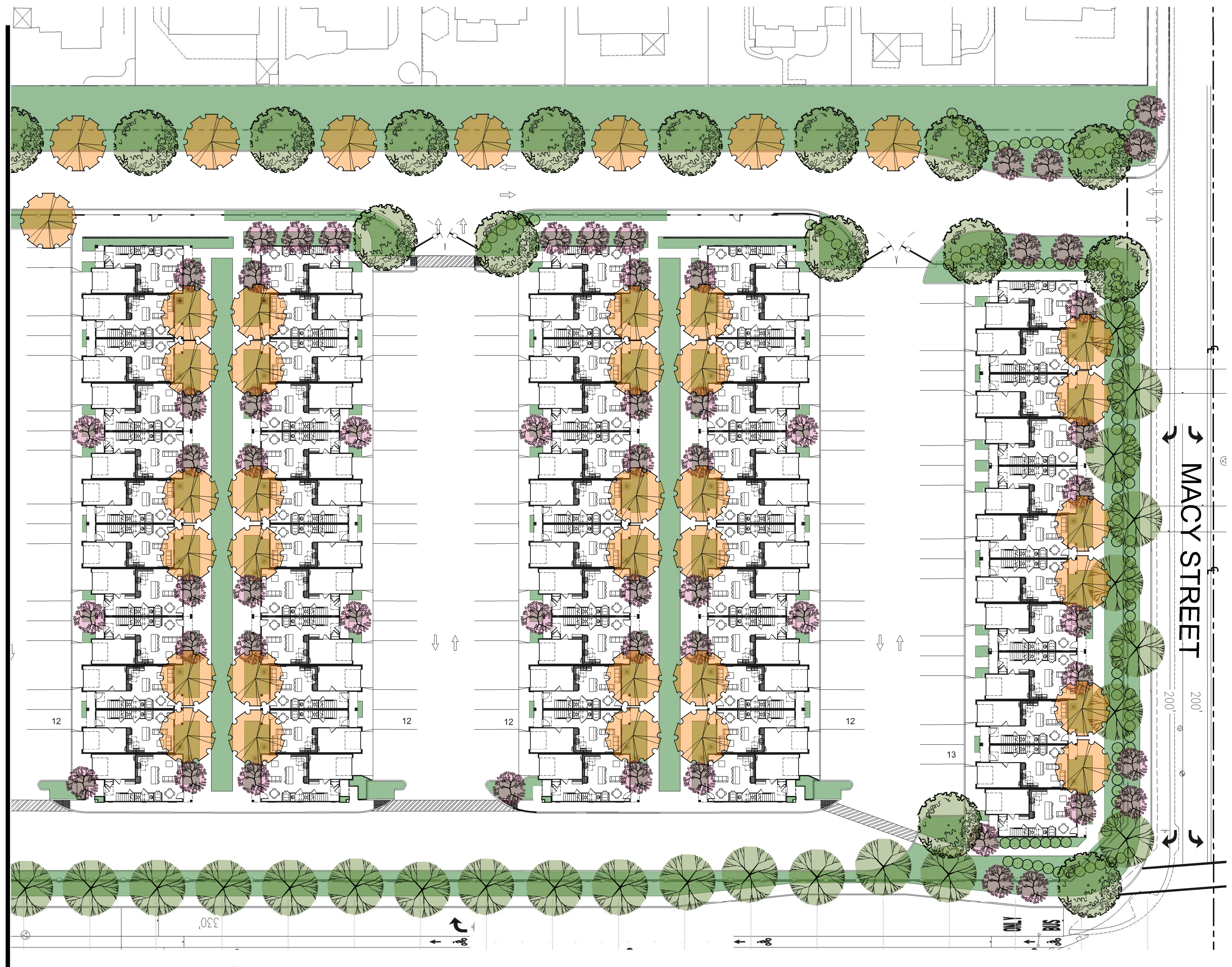


PARKING LOT PERIMETER PLANTING

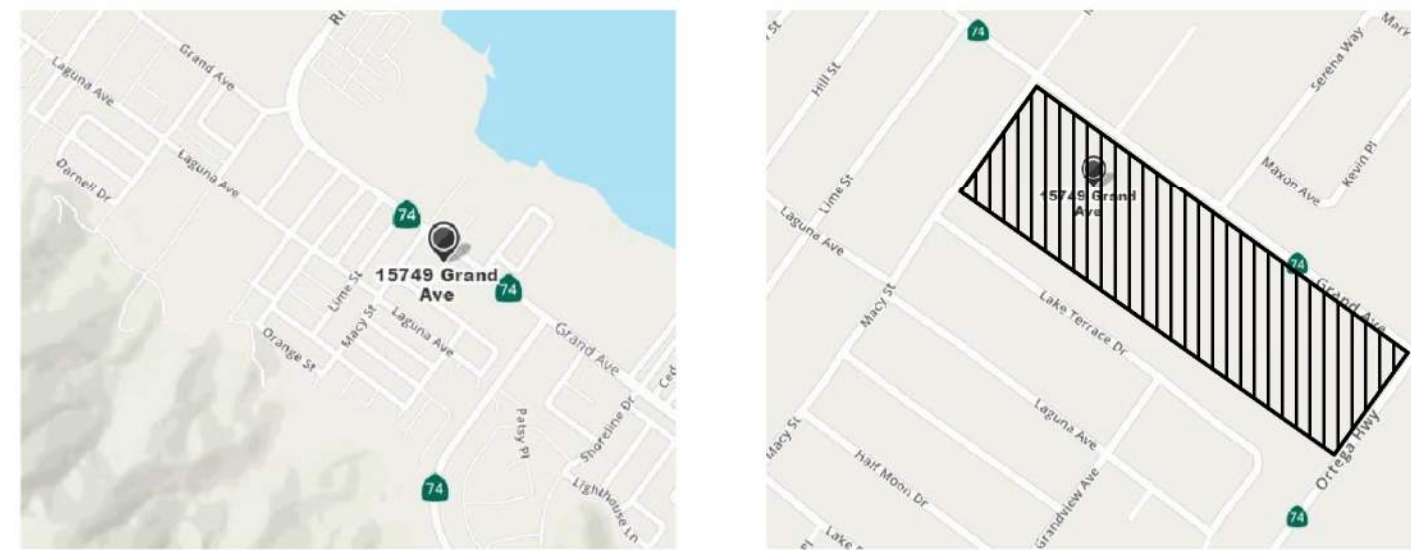


SHRUB AND GROUNDCOVER

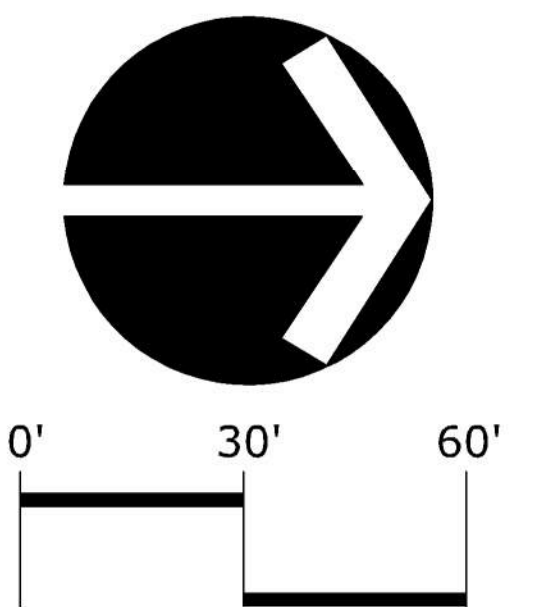
MATCHLINE - SEE SHEET 1



MACY STREET



PROJECT VICINITY AND LOCATION (N.T.S.)



**PROPOSED SHOPPING CENTER**  
BAMIYAN MARKET PLACE  
GRAND AVENUE LAKE ELSINORE, CA  
CONCEPTUAL LANDSCAPE PLAN



DIAL TOLL FREE  
1-800-227-2600  
AT LEAST THREE DAYS  
BEFORE YOU DIG  
UNDERGROUND SERVICE ALERT OF  
SOUTHERN CALIFORNIA



**CONCEPTUAL  
LANDSCAPE  
PLAN**

June 5, 2022

DESCRIPTION JOB NO.  
Conceptual Landscape Plan 314




















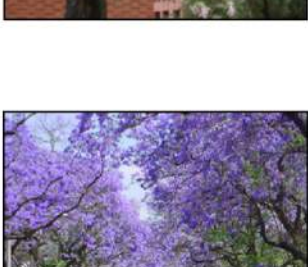
SHEET

2 of 3






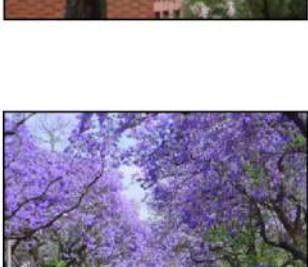













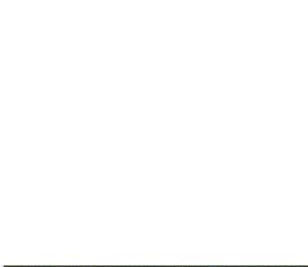




PLANT PALETTE







EVERGREEN TREES

	Height x Width
 	CERCIDIUM 'Desert Museum' PALO VERDE 30' x 30'
 	CITRUS (var.) VARIOUS CITRUS 15' x 15'
 	MAGNOLIA grandiflora 'Majestic Beauty' MAJESTIC BEAUTY SOUTHERN MAGNOLIA 80' x 60'
 	OLEA europea OLIVE 25' x 25'
 	PINUS canariensis CANARY ISLAND PINE 60' x 30'
 	PITIOSPORUM undulatum Victorian Box 30' x 35'
 	PODOCARPUS gracilior FERN PINE 40' x 15'
 	RHUS lancea AFRICAN SUMAC 25' x 30'
 	QUERCUS agrifolia COAST LIVE OAK 50' x 50'
 	QUERCUS ilex HOLLY OAK 40' x40'






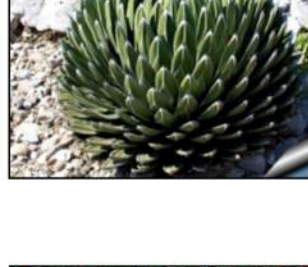


















DECIDUOUS TREES

	Height x Width
 	ALNUS cordata ITALIAN ALDER 15' x 15'
 	CERCIS occidentalis WESTERN REDBUD 15' x 15'
 	CHIOPSIS linearis DESERT WILLOW 25' x 15'
 	CHITALPA tashkentensis PINK DAWN CHITALPA 25' x 25'
 	JACARANDA mimosifolia JACARANDA 30' x 20'
 	LAGERSTROEMIA indica CRAPE MYRTLE 25' x 25'
 	PLATANUS acerifolia LONDON PLANE TREE 60' x 35'
 	PLATANUS racemosa CALIFORNIA SYCAMORE 50' x30'
 	PRUNUS bilireiana HYBRID PLUM 15' x 15'
 	PISTACIA chinensis CHINESE PISTACHE 30' x 30'
 	GINKO biloba GINKO 60' x 25'

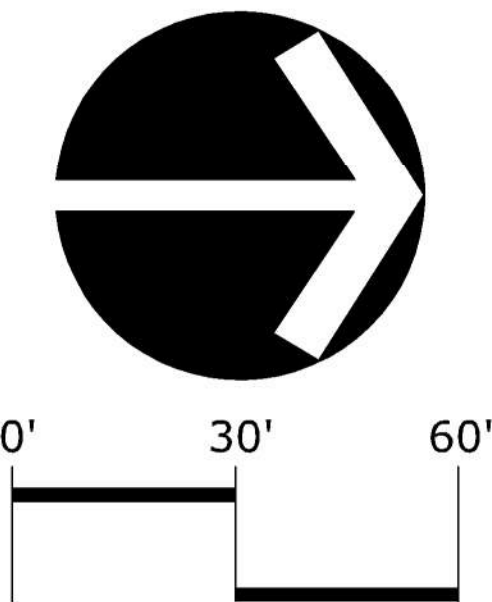
PARKING LOT SHADE TREES

	Height x Width
 	PLATANUS racemosa CALIFORNIA SYCAMORE 50' x30'
 	PODOCARPUS gracilior FERN PINE 40' x 15'
 	RHUS lancea AFRICAN SUMAC 25' x 30'

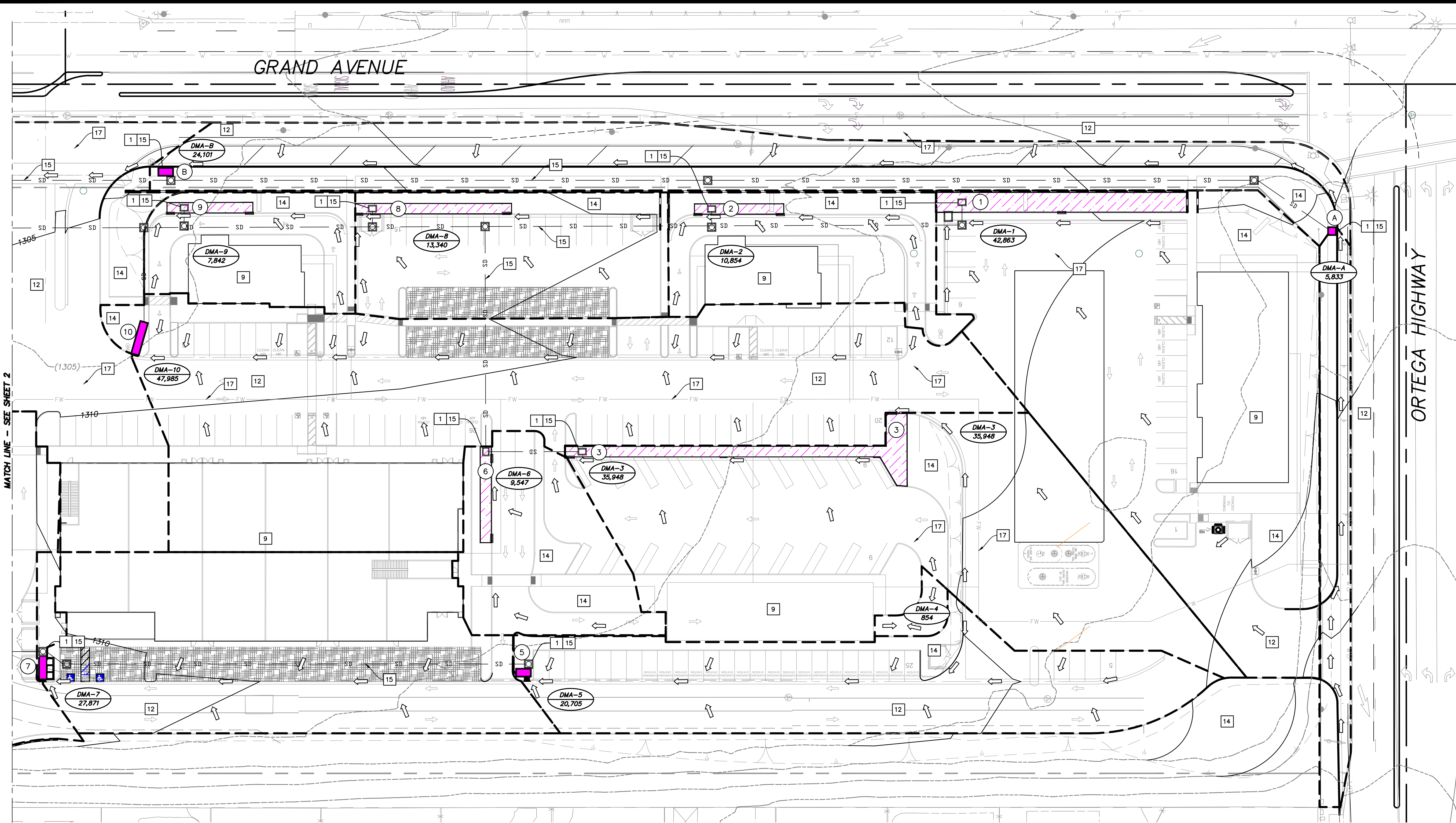
SHRUBS AND GROUNDCOVERS

	Height x Width
 	ACACIA redolens PROSTRATE ACACIA 2-5' x 10-15'
 	AGAVE attenuata Fox Tail Agave 4-5' x 6-8'
 	AGAVE victoriae-reginae Queen Victoria Agave 12" x 12-18"
 	ALOE striata Coral Aloe 1-2' x 2-3'
 	AQUILEGIA formosa WESTERN COLUMBINE 1-3' x 1-2'
 	ARCTOSTAPHYLOS 'Howard McMinn' HOWARD MCMINN MANZANITA 5-6' x 7'
 	ARTEMISIA x 'Powis Castle' POWIS CASTLE ARTEMISIA 3' x 6'
 	BACCHARIS pillularis COYOTE BUSH 1-2' x spreading
 	CALLIANDRA californica CALIFORNIA FAIRY DUSTER 5' x 5-6'
 	GAILLARDIA x grandiflora 'Goblin' GOBLIN MONKEY FLOWER 1' x 1-2'
 	HESPERALOE parviflora RED YUCCA 3-4' x 3-4'
 	HEUCHERA sanguinea CHORAL BELLS 1-2' x 1-2'
 	IRIS douglasiana DOUGLAS IRIS 1-2' x 1-2'
 	JUNCUS patens CALIFORNIA GREY RUSH 2' x 2'
 	LEYMUS condensatus 'Canyon Prince' CANYON PRINCE WILD RYE 2-3' x 2-3'

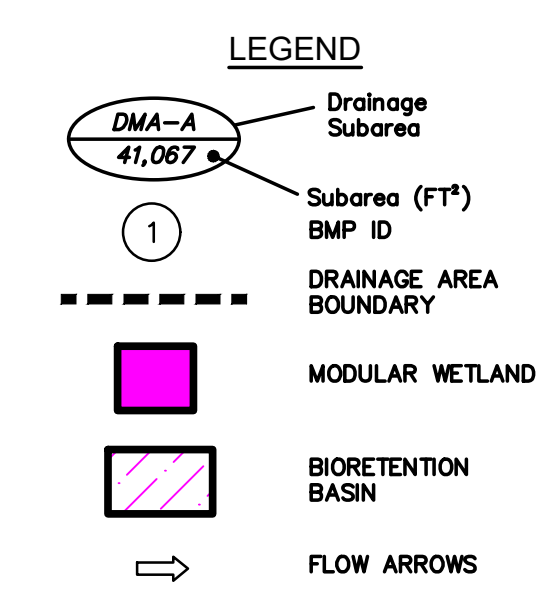
 	LIGUSTRUM japonicum 'Texanum' WAXLEAF PRIVET 6-8' x 4-6'
 	LONICERA japonica JAPANESE HONEYSUCKLE 2-3' x spreading
 	MUHLENBERGIA capillaris HAIRY AWN MUHLY 2-3' x 2-3'
 	MUHLENBERGIA rigens DEER GRASS 4-5' x 4-5'
 	RHAMNUS californica COFFEE BERRY 6-8' x 6-8'
 	ROSMARINUS officianalis ROSEMARY 2-4' x 2-4'
 	SALVIA greggii AUTUMN SAGE 2-4' x 2-4'
 	SALVIA leucantha MEXICAN BUSH SAGE 2-4' x 2-4'
 	SEDUM spp. STONECROP, various 1-4' x 1-2'
 	SENECIO mandraliscae BLUE CHALKSTICKS 1-2' x 1-2'
 	SISYRINCHIUM bellum BLUE EYED GRASS 1-2' x 1-2'
 	TRACHELOSPERMUMJASMINOIDES STAR JASMINE 1-2' x 18'
 	VERBENA canadensis 'Homestead Purple' PURPLE SPREADER GARDEN VERBENA 1-2' x 18'







- SOURCE CONTROL NOTES**
- 1 NON-STORMWATER DISCHARGES (SC-10)
  - 2 SPILL PREVENTION, CONTROL & CLEANUP (SC-11), SITE-WIDE
  - 3 VEHICLE AND EQUIPMENT FUELING (SC-20)
  - 4 VEHICLE AND EQUIPMENT CLEANING (SC-21)
  - 5 OUTDOOR LOADING/UNLOADING (SC-30), SITE-WIDE
  - 6 OUTDOOR CONTAINER STORAGE (SC-31), SITE-WIDE
  - 7 OUTDOOR EQUIPMENT MAINTENANCE (SC-32), SITE-WIDE
  - 8 WASTE HANDLING/DISPOSAL (SC-34), SITE-WIDE
  - 9 BUILDING & GROUNDS MAINTENANCE (SC-41), SITE-WIDE
  - 10 PARKING/STORAGE AREA MAINTENANCE (SC-43), SITE-WIDE
  - 11 HOUSEKEEPING PRACTICES (SC-60), SITE-WIDE
  - 12 ROAD/STREET MAINTENANCE (SC-70), SITE-WIDE
  - 13 PLAZA/SIDEWALK CLEANING (SC-71), SITE-WIDE
  - 14 LANDSCAPE MAINTENANCE (SC-73), SITE-WIDE
  - 15 DRAINAGE SYSTEM MAINTENANCE (SC-74), SITE-WIDE
  - 16 WASTE HANDLING & DISPOSAL (SC-75), SITE-WIDE
  - 17 WATER & SEWER UTILITY MAINTENANCE (SC-76), SITE-WIDE



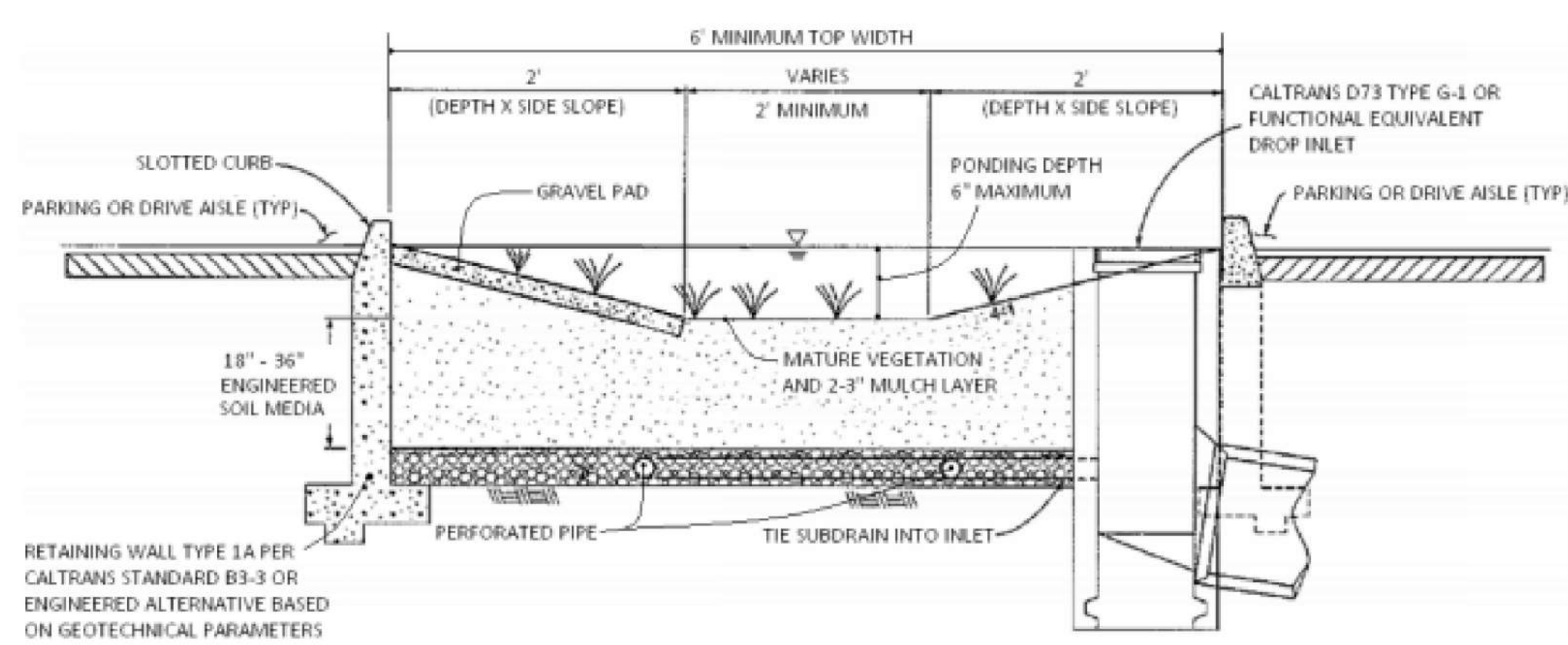
**STREET FRONTAGE**

BMP ID	REQUIRED CAPACITY (CFS)	PROPOSED CAPACITY (CFS)	BIOCLEAN MWS UNIT
A	0.030	0.052	MWS-L-4-4
B	0.0114	0.115	MWS-L-4-8
C	0.259	0.268	MWS-L-4-21
D	0.034	0.052	MWS-L-4-4

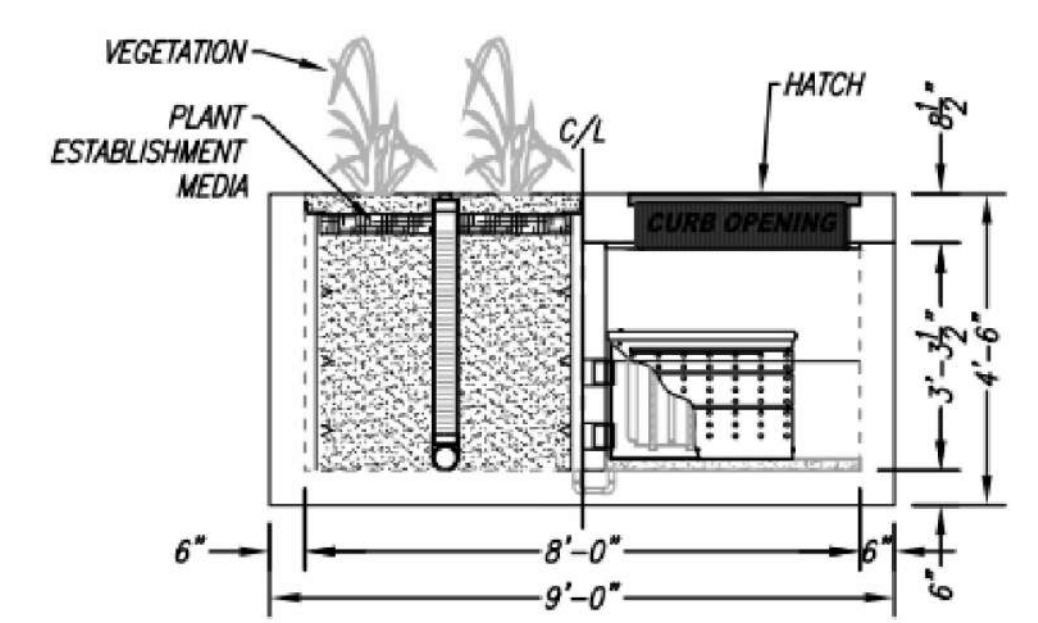
**ONSITE DEVELOPMENT**

BMP ID	DCV, VBMP (CF)	PROPOSED VOLUME (CF)	REMAINING (CF)
1	2,416	2,805	---
2	465	515	---
3	2,178	2,640	---
4	59	SELF RETAINING	---
5	1,277	N/A	MWS-L-4-8
6	461	520	---
7	1,826	N/A	MWS-L-4-15
8	769	899	---
9	430	503	---
10	3,212	N/A	MWS-L-8-12
11	892	N/A	MWS-L-4-8
12	1,039	N/A	MWS-L-4-8
13	364	N/A	MWS-L-4-4
14	2,751	N/A	MWS-L-8-12
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16	2,852	N/A	MWS-L-8-12
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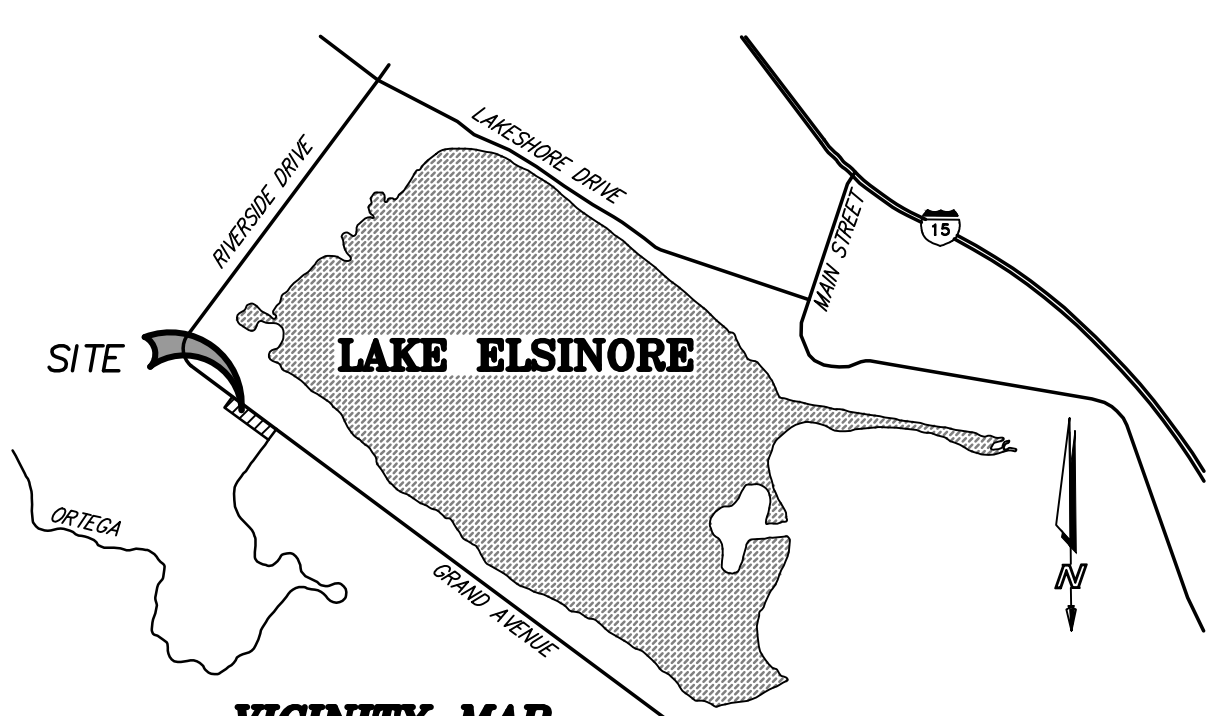
NOTE: ALL CATCH BASINS TO HAVE FULL TRASH CAPTURE DEVICES.



**A TYP. PARKING LOT BIORETENTION PLANTER**  
NO SCALE



**B TYP. BIOCLEAN MODULAR WETLAND**  
NO SCALE



**VICINITY MAP**  
THOMAS GUIDE REF.:  
PAGE 865, GRID J6, J7, H6, H7  
NOT TO SCALE



**SB&O INC.**  
PLANNING ENGINEERING SURVEYING  
3990 Ruffin Road, Suite 120  
San Diego, Ca. 92123  
858-560-1141  
858-560-8157 Fax

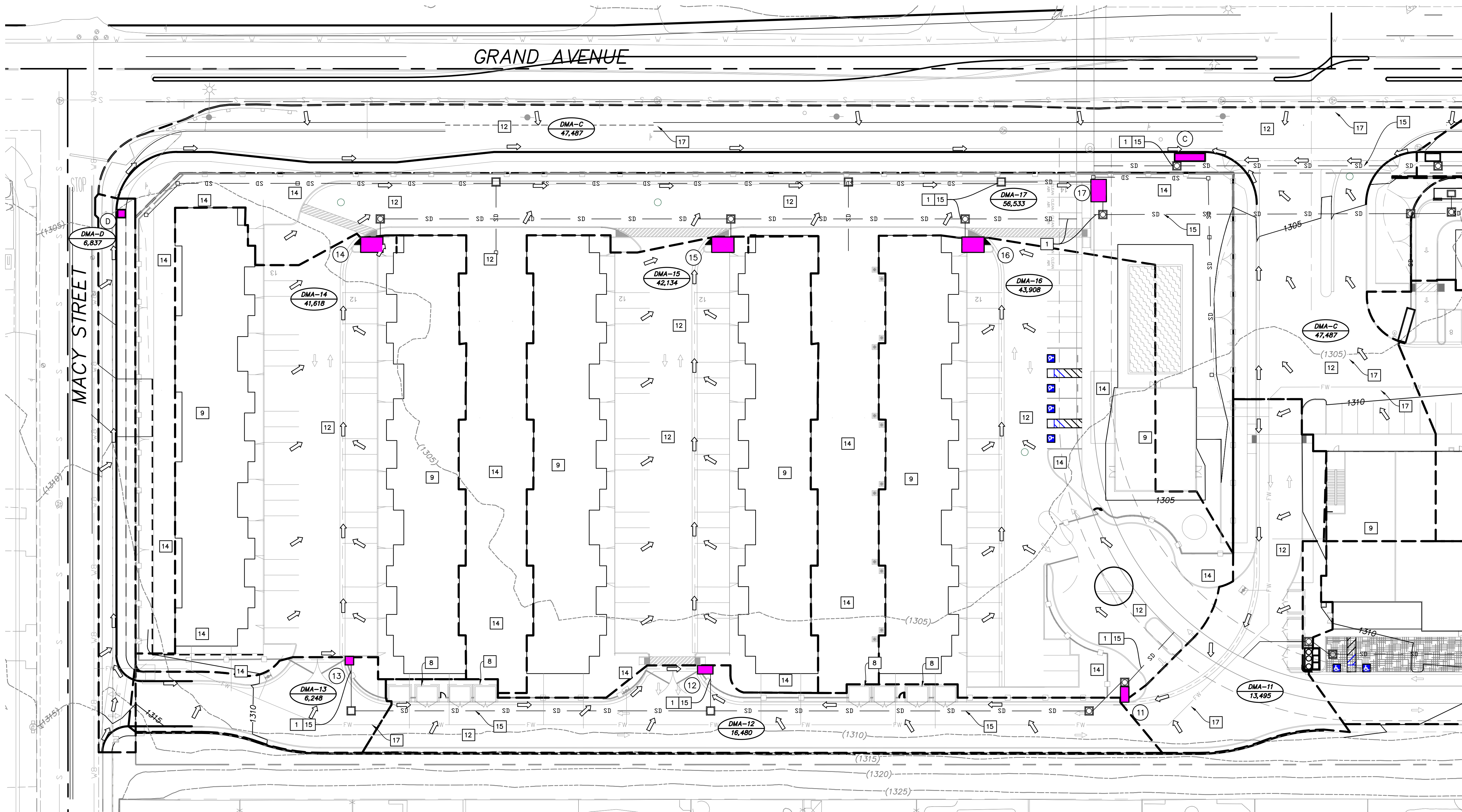
*Stephen C. Ott*  
STEPHEN C. OTT  
4-28-22  
DATE

**PWQMP 2021-0005**

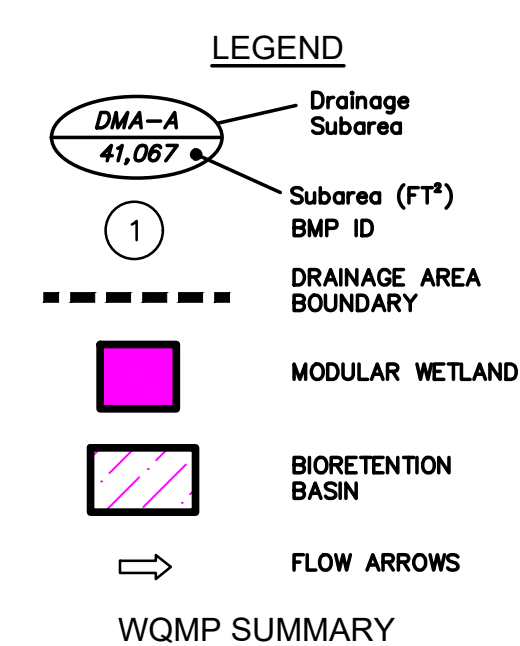
SHEET	CITY OF LAKE ELSINORE	SHEETS
14		15
<b>WQMP SITE PLAN</b>		
APN 381-320-020/023		
BAMIYAN MARKETPLACE		
CITY OF LAKE ELSINORE, CA		

Plotted: 4/25/2022 8:13 AM D:\76020\BAMIYAN MARKETPLACE\DWG\TM76020TMO2\_SHTS 1-2 WQMP.DWG - cde.fargo





- SOURCE CONTROL NOTES**
- 1 NON-STORMWATER DISCHARGES (SC-10)
  - 2 SPILL PREVENTION, CONTROL & CLEANUP (SC-11), SITE-WIDE
  - 3 VEHICLE AND EQUIPMENT FUELING (SC-20)
  - 4 VEHICLE AND EQUIPMENT CLEANING (SC-21)
  - 5 OUTDOOR LOADING/UNLOADING (SC-30), SITE-WIDE
  - 6 OUTDOOR CONTAINER STORAGE (SC-31), SITE-WIDE
  - 7 OUTDOOR EQUIPMENT MAINTENANCE (SC-32), SITE-WIDE
  - 8 WASTE HANDLING/DISPOSAL (SC-34), SITE-WIDE
  - 9 BUILDING & GROUNDS MAINTENANCE (SC-41), SITE-WIDE
  - 10 PARKING/STORAGE AREA MAINTENANCE (SC-43), SITE-WIDE
  - 11 HOUSEKEEPING PRACTICES (SC-60), SITE-WIDE
  - 12 ROAD/STREET MAINTENANCE (SC-70), SITE-WIDE
  - 13 PLAZA/SIDEWALK CLEANING (SC-71), SITE-WIDE
  - 14 LANDSCAPE MAINTENANCE (SC-73), SITE-WIDE
  - 15 DRAINAGE SYSTEM MAINTENANCE (SC-74), SITE-WIDE
  - 16 WASTE HANDLING & DISPOSAL (SC-75), SITE-WIDE
  - 17 WATER & SEWER UTILITY MAINTENANCE (SC-76), SITE-WIDE



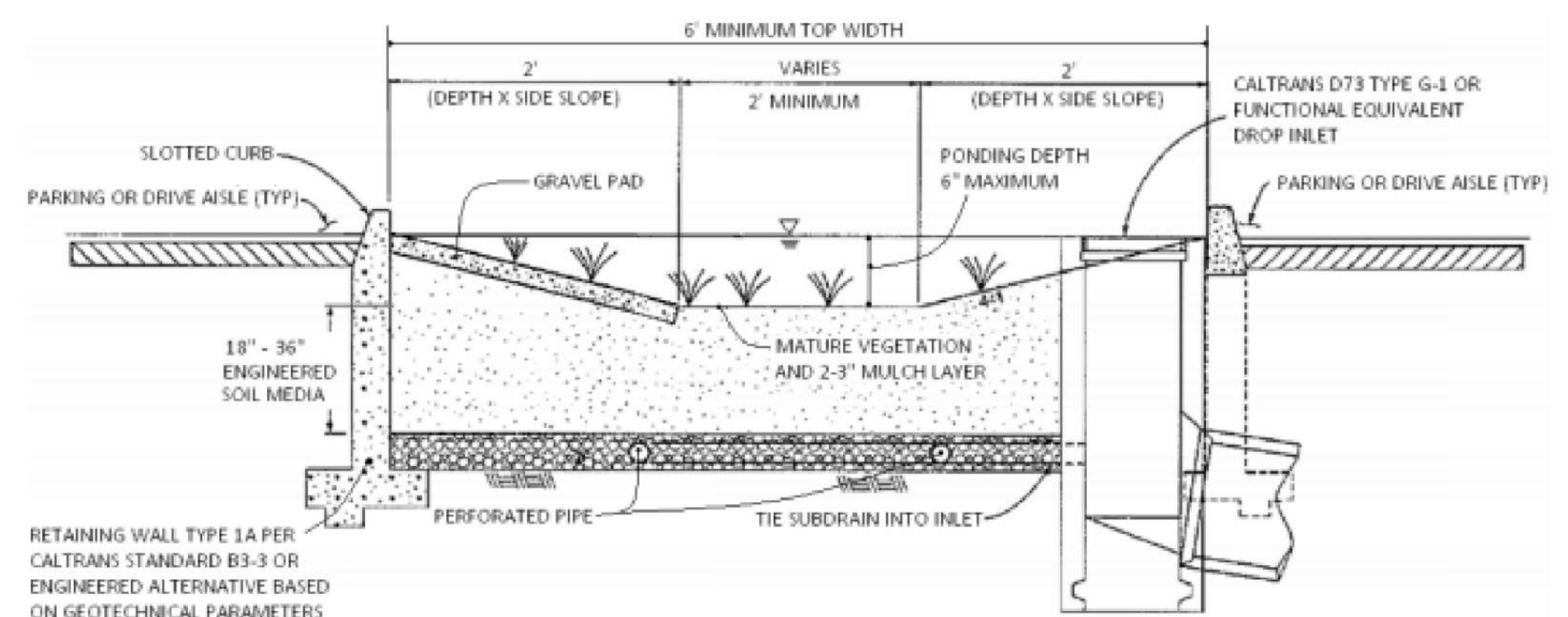
**STREET FRONTAGE**

BMP ID	REQUIRED CAPACITY (CFS)	PROPOSED CAPACITY (CFS)	BIOCLEAN MWS UNIT
A	0.030	0.052	MWS-L-4-4
B	0.0114	0.115	MWS-L-4-8
C	0.259	0.268	MWS-L-4-21
D	0.034	0.052	MWS-L-4-4

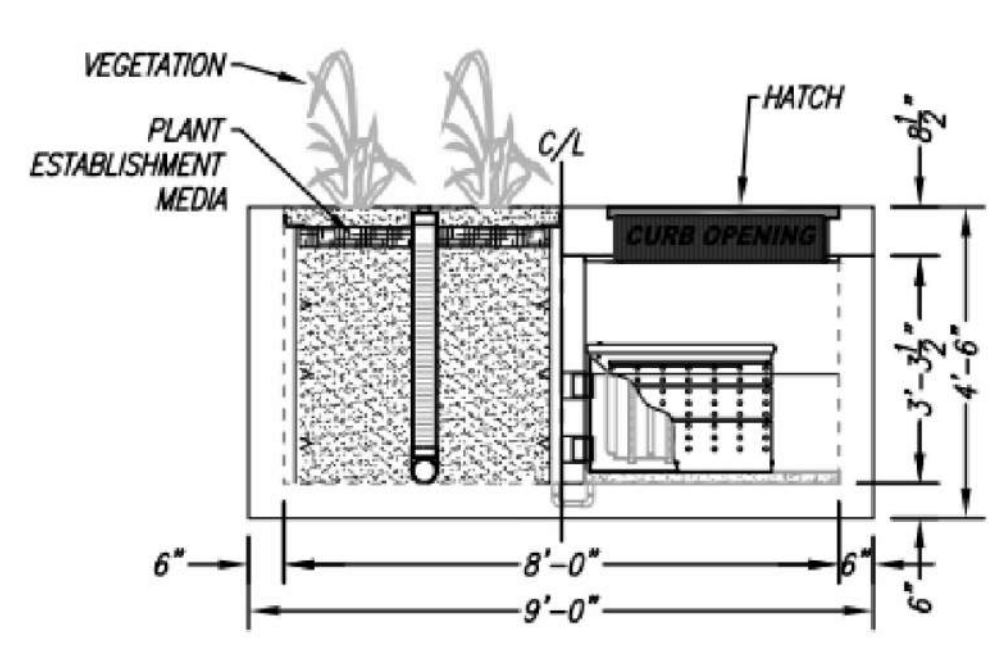
**ONSITE DEVELOPMENT**

BMP ID	DCV, VBMP (CF)	PROPOSED VOLUME (CF)	REMAINING (CF)
1	2,416	2,805	---
2	465	515	---
3	2,178	2,640	---
4	59	SELF RETAINING	---
5	1,277	N/A	MWS-L-4-8
6	461	520	---
7	1,826	N/A	MWS-L-4-15
8	769	899	---
9	430	503	---
10	3,212	N/A	MWS-L-8-12
11	892	N/A	MWS-L-4-8
12	1,039	N/A	MWS-L-4-8
13	364	N/A	MWS-L-4-4
14	2,751	N/A	MWS-L-8-12
15	2,695	N/A	MWS-L-8-12
16	2,852	N/A	MWS-L-8-12
17	2,695	N/A	MWS-L-8-12

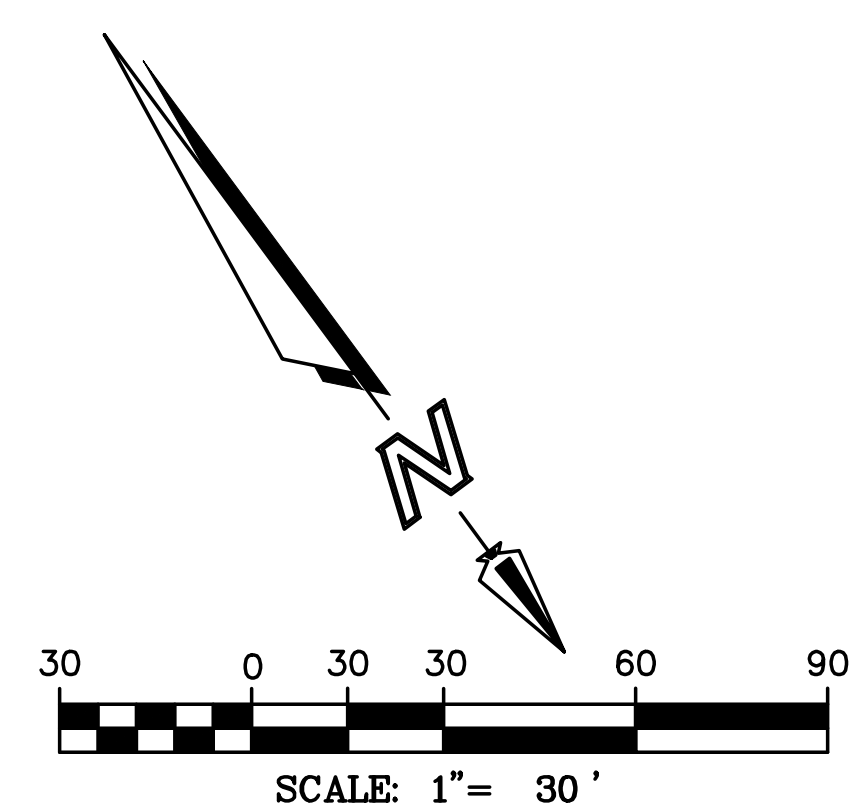
NOTE: ALL CATCH BASINS TO HAVE FULL TRASH CAPTURE DEVICES.



**A TYP. PARKING LOT BIORETENTION PLANTER**  
NO SCALE



**B TYP. BIOCLEAN MODULAR WETLAND**  
NO SCALE



**SB&O INC.**  
PLANNING ENGINEERING SURVEYING  
3990 Ruffin Road, Suite 120  
San Diego, Ca. 92123  
858-560-1141  
858-560-8157 Fax  
Stephen C. Ott  
4-28-22  
DATE

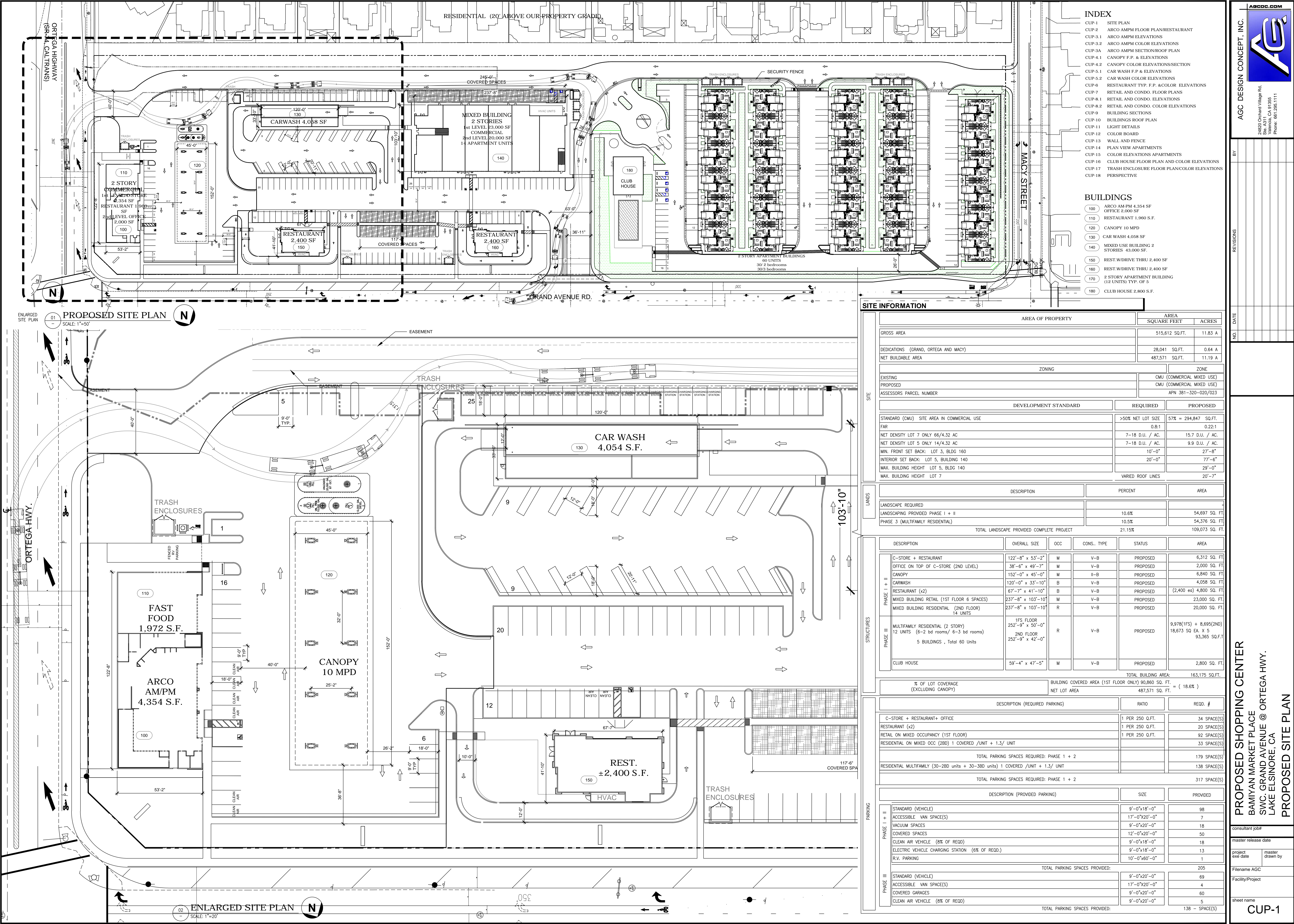
**PWQMP 2021-0005**

SHEET 15	CITY OF LAKE ELSINORE	SHEETS 15
WQMP SITE PLAN-CONT. APN 381-320-020/023 BAMIYAN MARKETPLACE CITY OF LAKE ELSINORE, CA		

DWG: 04-28-22 Bamiyan Marketplace L-03 DMA (VIA 76020TMO2.shts 1-2 WQMP.dwg B16.mxd 4/28/22 8:16:22am 4-28-22 8:16:22am

Plotted: 4/25/2022 8:16 AM D:\76020 BAMIYAN MARKETPLACE\03 DWG\TMO2\TMO2.SHTS 1-2 WQMP.DWG - cde.fargo 76020.10





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CUP-17	TRASH ENCLOSURE FLOOR PLAN/COLOR ELEVATIONS
CUP-18	PERSPECTIVE

BUILDINGS	
100	ARCO AM/PM 4,354 SF
110	OFFICE 2,000 SF
120	RESTAURANT 1,960 S.F.
130	CANOPY 10 MPD
140	CAR WASH 4,058 SF
150	MIXED USE BUILDING 2 STORIES 43,000 SF
160	REST. W/DRIVE THRU 2,400 SF
170	REST. W/DRIVE THRU 2,400 SF
180	2 STORY APARTMENT BUILDING (12 UNITS) TYP. OF 5
190	CLUB HOUSE 2,800 S.F.

SITE INFORMATION

		AREA OF PROPERTY		AREA			
				SQUARE FEET	ACRES		
SITE	GROSS AREA			515,612 SQ.FT.	11.83 A		
	DEDICATIONS (GRAND, ORTEGA AND MACY)			28,041 SQ.FT.	0.64 A		
	NET BUILDABLE AREA			487,571 SQ. FT.	11.19 A		
	ZONING			ZONE			
	EXISTING			CMU (COMMERCIAL MIXED USE)			
	PROPOSED			CMU (COMMERCIAL MIXED USE)			
	ASSESSORS PARCEL NUMBER			APN 381-320-020/023			
	DEVELOPMENT STANDARD			REQUIRED	PROPOSED		
	STANDARD (CMU) SITE AREA IN COMMERCIAL USE			>50% NET LOT SIZE	57% = 294,847 SQ.FT		
	FAR			0.8:1	0.22:		
	NET DENSITY LOT 7 ONLY 66/4.32 AC			7-18 D.U. / AC.	15.7 D.U. / AC.		
	NET DENSITY LOT 5 ONLY 14/4.32 AC			7-18 D.U. / AC.	9.9 D.U. / AC.		
	MIN. FRONT SET BACK: LOT 3, BLDG 160			10'-0"	27'-8"		
	INTERIOR SET BACK: LOT 5, BUILDING 140			20'-0"	77'-6"		
	MAX. BUILDING HEIGHT LOT 5, BLDG 140				29'-0"		
	MAX. BUILDING HEIGHT LOT 7			VARIED ROOF LINES	20'-7"		
	LANDS	DESCRIPTION			PERCENT	AREA	
LANDSCAPE REQUIRED				-			
LANDSCAPING PROVIDED PHASE I + II			10.6%	54,697 SQ. FT			
PHASE 3 (MULTIFAMILY RESIDENTIAL)			10.5%	54,376 SQ. FT			
TOTAL LANDSCAPE PROVIDED COMPLETE PROJECT						21.15%	109,073 SQ. FT
STRUCTURES	DESCRIPTION		OVERALL SIZE	OCC	CONS. TYPE	STATUS	AREA
	PHASE I + II	C-STORE + RESTAURANT	122'-8" x 53'-2"	M	V-B	PROPOSED	6,312 SQ. FT
		OFFICE ON TOP OF C-STORE (2ND LEVEL)	38'-6" x 49'-7"	M	V-B	PROPOSED	2,000 SQ. FT
		CANOPY	152'-0" x 45'-0"	M	II-B	PROPOSED	6,840 SQ. FT
		CARWASH	120'-0" x 33'-10"	B	V-B	PROPOSED	4,058 SQ. FT
		RESTAURANT (x2)	67'-7" x 41'-10"	B	V-B	PROPOSED	(2,400 ea) 4,800 SQ. FT
	PHASE III	MIXED BUILDING RETAIL (1ST FLOOR 6 SPACES)	237'-8" x 103'-10"	M	V-B	PROPOSED	23,000 SQ. FT
		MIXED BUILDING RESIDENTIAL (2ND FLOOR) 14 UNITS	237'-8" x 103'-10"	R	V-B	PROPOSED	20,000 SQ. FT
		MULTIFAMILY RESIDENTIAL (2 STORY) 12 UNITS (6-2 bd rooms/ 6-3 bd rooms)	1FS FLOOR 252'-9" x 50'-0"	R	V-B	PROPOSED	9,978(1FS) + 8,695(2ND)
		5 BUILDINGS , Total 60 Units	2ND FLOOR 252'-9" x 42'-0"				18,673 SQ EA. X 5 93,365 SQ.FT
		CLUB HOUSE	59'-4" x 47'-5"	M	V-B	PROPOSED	2,800 SQ. FT
	TOTAL BUILDING AREA:						163,175 SQ.FT.
	% OF LOT COVERAGE (EXCLUDING CANOPY)				BUILDING COVERED AREA (1ST FLOOR ONLY) 90,860 SQ. FT. = ( 18.6% )		
					NET LOT AREA 487,571 SQ. FT.		
	PARKING	DESCRIPTION (REQUIRED PARKING)			RATIO	REQD. #	
C-STORE + RESTAURANT+ OFFICE			1 PER 250 Q.F.T.	34 SPACE(S)			
RESTAURANT (x2)			1 PER 250 Q.F.T.	20 SPACE(S)			
RETAIL ON MIXED OCCUPANCY (1ST FLOOR)			1 PER 250 Q.F.T.	92 SPACE(S)			
RESIDENTIAL ON MIXED OCC (2BD) 1 COVERED /UNIT + 1.3/ UNIT				33 SPACE(S)			
TOTAL PARKING SPACES REQUIRED: PHASE 1 + 2				179 SPACE(S)			
RESIDENTIAL MULTIFAMILY (30-2BD units + 30-3BD units) 1 COVERED /UNIT + 1.3/ UNIT				138 SPACE(S)			
TOTAL PARKING SPACES REQUIRED: PHASE 1 + 2				317 SPACE(S)			
DESCRIPTION (PROVIDED PARKING)			SIZE	PROVIDED			
PHASE I + II		STANDARD (VEHICLE)			9'-0"x18'-0"	98	
	ACCESSIBLE VAN SPACE(S)			17'-0"x20'-0"	7		
	VACUUM SPACES			9'-0"x20'-0"	18		
	COVERED SPACES			12'-0"x20'-0"	50		
	CLEAN AIR VEHICLE (8% OF REQD)			9'-0"x18'-0"	18		
	ELECTRIC VEHICLE CHARGING STATION (6% OF REQD.)			9'-0"x18'-0"	13		
	R.V. PARKING			10'-0"x60'-0"	1		
	TOTAL PARKING SPACES PROVIDED:				205		
	PHASE III	STANDARD (VEHICLE)			9'-0"x20'-0"	69	
		ACCESSIBLE VAN SPACE(S)			17'-0"x20'-0"	4	
COVERED GARAGES			9'-0"x20'-0"	60			
CLEAN AIR VEHICLE (8% OF REQD)			9'-0"x20'-0"	5			
TOTAL PARKING SPACES PROVIDED:						138 - SPACE(S)	

AGC DESIGN CONCEPT, INC.

24820 Orchard Village Rd.  
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Phone: 661.295.1111

BY

DATE

NO.

REVISIONS

PROPOSED SHOPPING CENTER

BAMIYAN MARKET PLACE

SWC. GRAND AVENUE @ ORTEGA HWY.

LAKE ELSINORE, CA

PROPOSED SITE PLAN

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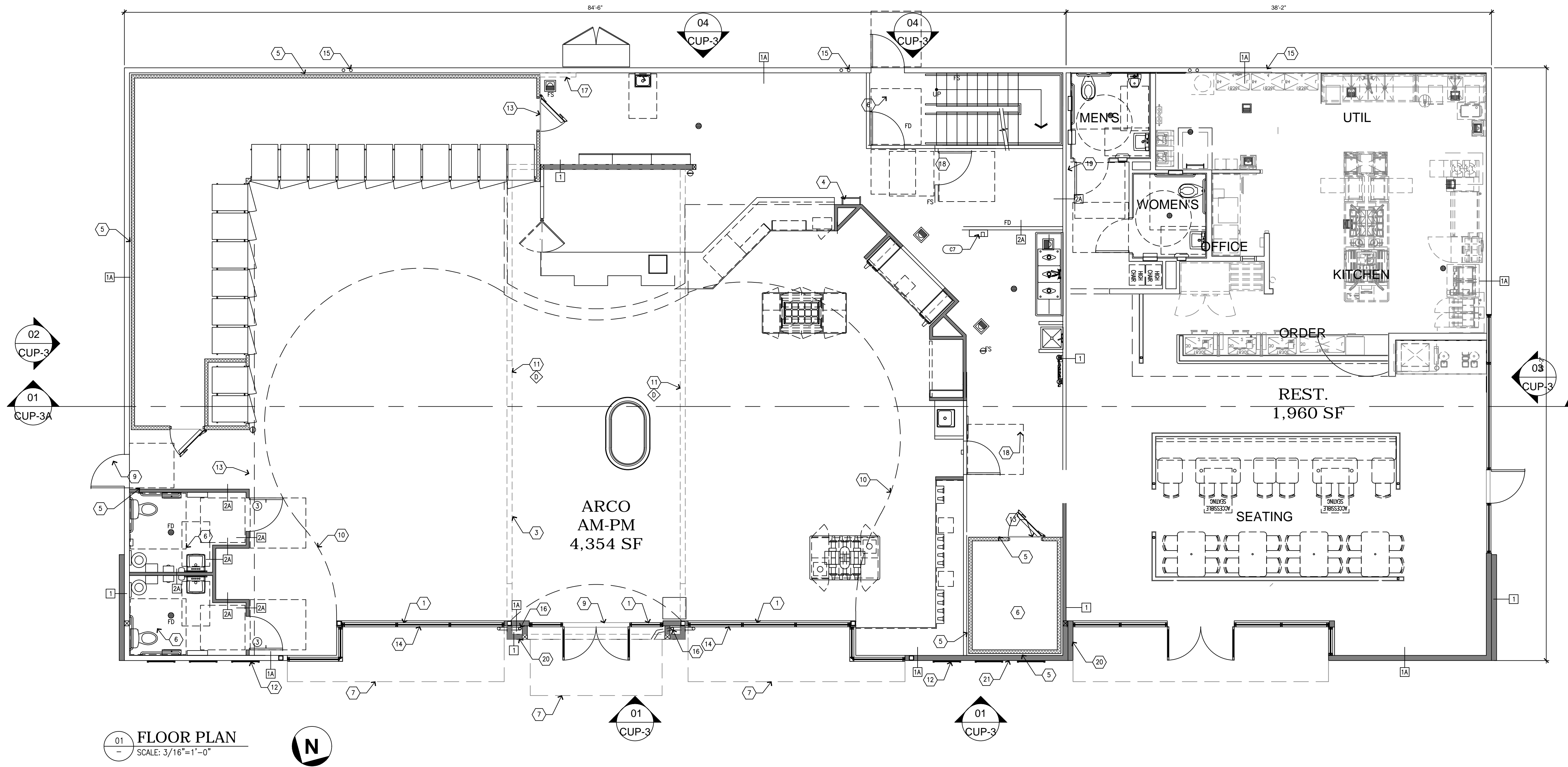
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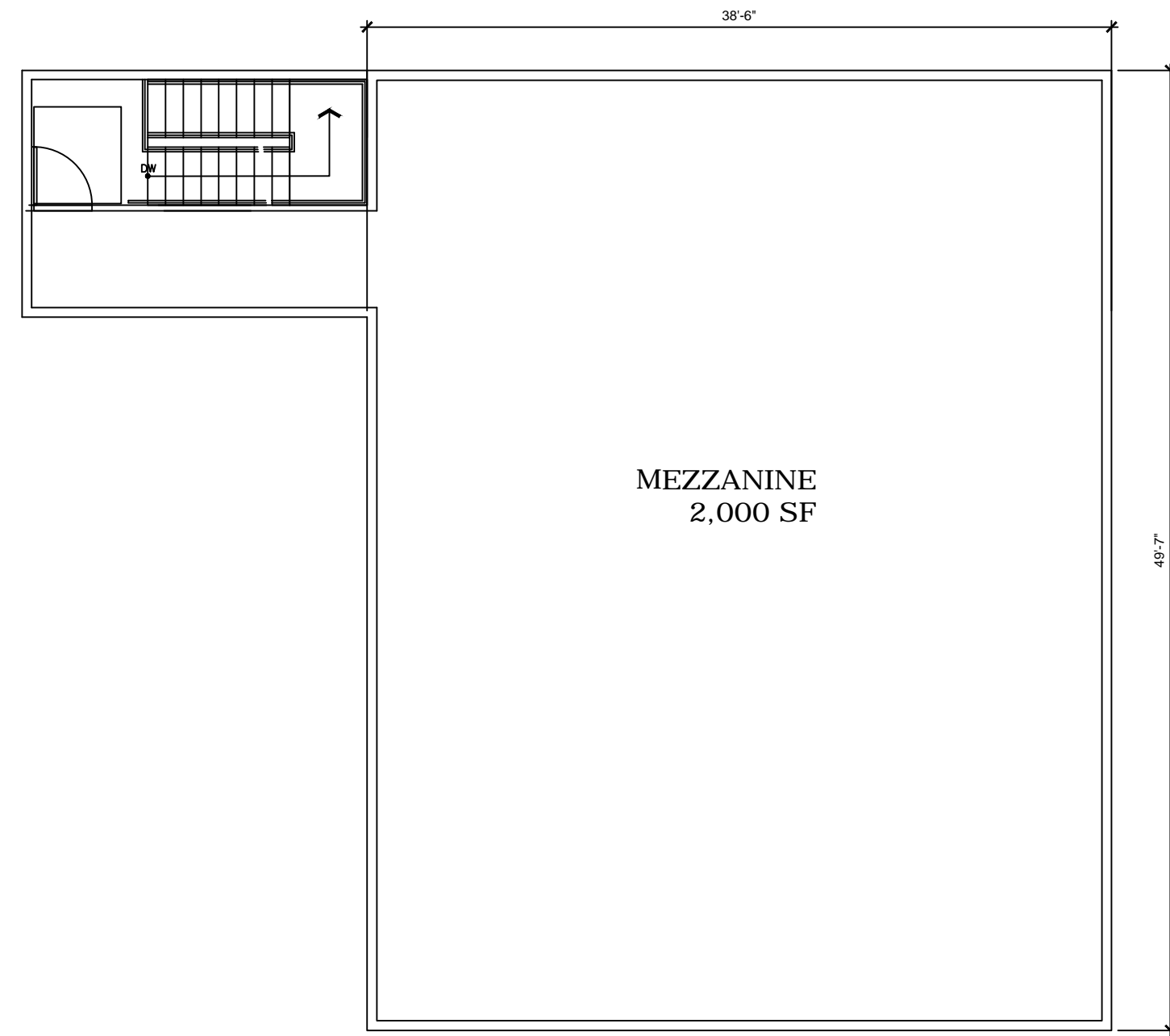
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CUP-1





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



02 MEZZANINE FLOOR PLAN  
SCALE: 1/8"=1'-0"

#### GENERAL NOTES

- ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
- ALL DENOTED DIMENSIONS ARE TO BE USED. PLANS SHALL NOT BE SCALED.
- EXTERIOR WALL ARE 2x6, INTERIOR WALLS 2x4 U.N.O., SEE STRUCTURAL PLANS FOR FRAMING REQUIREMENTS.
- SEE PLUMBING PLANS FOR DIMENSIONS TO PLUMBING FIXTURES.
- REFER TO SHEET Q1.1 FOR FOR EQUIPMENT PLAN.
- REFER TO SHEET Q2.1 FOR EQUIPMENT SCHEDULE.
- ALL EQUIPMENT SHALL MEET ACCESSIBILITY REACH RANGE REQUIREMENTS.
- PROVIDE PLASTIC CORNER GUARDS AT EDGES BELOW 6'-0".
- ALL COUNTERTOPS SHALL BE MAX. 34" A.F.F. WITH A 3'-FOOT WIDE TRANSACTION AREA AT CASHIER. CONTRACTOR SHALL COORDINATE WORK WITH CABINET INSTALLER FOR CABINET INSTALLATION. CONTRACTOR TO ROUTE UTILITIES THROUGH CABINETS. CONTACT CABINET INSTALLER FOR SITE SPECIFIC CABINET SHOP DRAWINGS.
- 4" HIGH BACKSPLASH AT ALL COUNTERTOPS THAT TERMINATE AT WALL. BACKSPLASH TO MATCH COUNTERTOP MATERIAL.
- THE CONTRACTOR SHALL ASSIST STORE PERSONNEL BY ASSEMBLING MERCHANDISE GONDOLAS AND SHELVING AS SHOWN ON Q1.1.
- ALL EQUIPMENT AND CABINETS SHALL BE FREE OF SHARP EDGES. CONTACT MANUFACTURER OR PREP EDGES FOR SAFETY.
- CONTRACTOR SHALL ROUTE ALL CONDENSATE DRAIN LINES TO FLOOR SINKS. BOARD AND FINISHES AS NOTED ON FINISH SCHEDULE AND INTERIOR ELEVATIONS ON SHEET A2.3 THRU A2.6. ALL PARTITIONS/WALLS SHALL BE BRACED FOR LATERAL FORCES, PER BUILDING CODE REQUIREMENTS.
- FLAME SPREAD CLASSIFICATIONS FOR INTERIOR WALLS SHALL COMPLY WITH LOCAL CODES.
- FIRE EXTINGUISHERS (2A-10B-C) SHALL BE INSTALLED AT SALES COUNTER, BACK ROOM, OFFICE, & FUEL CANOPY LOCATIONS IF NOT SHOWN ELSEWHERE ON THESE DRAWINGS. VERIFY WITH OWNER FOR DETAILS, CONFIRM FINAL DETAILS WITH LOCAL FIRE INSPECTOR.
- CONTRACTOR SHALL ASSIST THE OWNER WITH STORE EQUIPMENT TO PREPARE A DELIVERY STAGING AREA. COORDINATE WITH OWNER FOR THE DELIVERY SCHEDULE AND SHIPPING DAMAGES, AS APPLICABLE.
- CONTRACTOR SHALL PROVIDE A CLEAN, SMOOTH SURFACE FOR GRAPHICS INSTALLATION.
- ALL DIMENSIONS SHALL BE FIELD VERIFIED BY CONTRACTOR FROM CABINET AND EQUIPMENT CLEARANCES PRIOR TO WALL ERECTION. DISCREPANCIES SHALL BE DIRECTED TO OWNER.
- WATER HEATERS SHALL BE CAPABLE OF DELIVERING MIN. 120" WATER TO ALL SINKS.
- ALL FLOOR/WALL TILE AND COVE BASE SHALL BE INSTALLED BY THE GENERAL CONTRACTOR ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS.
- ALL DOORS MUST HAVE NO MORE THAN 5 LBS OPENING FORCE AND MUST HAVE A SWEEP PERIOD OF 3 SECONDS TO CLOSE FROM 70" OPEN TO 3" FROM THE LATCH.
- CARBONATOR BACK-FLOW PREVENTOR DRAIN LINE OUTLET SHALL BE TO NEW FLOOR SINK PROVIDED FOR THIS AREA.

#### KEYED NOTES

- ALUMINUM ENTRANCE AND STOREFRONT SYSTEM, REFER TO SHEET A5.1 & SPECIFICATION.
- INSTALL 6"ø PVC CHASE FOR FOUNTAIN SYRUP LINES.
- FLOOR RECEPTACLES, REFER TO ELECTRICAL PLANS.
- ROOF LADDER PER DETAIL 7/A4.1
- 1" MINIMUM AIR GAP AT PREFABRICATED COOLER/FREEZER
- DEPRESSED SLAB, REFER TO SLAB PLAN.
- LINE OF CANOPY ABOVE
- DOUBLE SWING METAL GATE PROVIDED BY SHOPCO
- THRESHOLD, REFER TO DOOR SCHEDULE ON SHEET A5.1
- LINE OF SOFFIT ABOVE
- LINE OF CLERESTORY CEILING OPENING, REFER TO WINDOW SCHEDULE ON SHEET A5.1
- WALL SIGNS
- TRANSITION STRIP
- STEEL COLUMNS UNDER WINDOW SILL FOR STOREFRONT PROTECTION, REFER TO STRUCTURAL PLANS FOR SIZE AND LOCATION.
- ROOF DRAIN AND OVERFLOW, REFER TO CIVIL PLANS FOR CONTINUATION
- CANOPY DOWNSPOUT, REFER TO CIVIL PLANS FOR CONTINUATION
- FUTURE SOLAR EQUIPMENT
- CO2 SAFETY MONITORING EQUIPMENT, REFER TO SHEETS Q1.1 AND Q2.1 FOR LOCATION AND SPECIFICATION
- RECESSED STAINLESS STEEL FILL BOX WITH QUICK-DISCONNECT MALE FILL AND VENT HOSE CONNECTION FOR CO2 TANK
- KNOX BOX
- FIRE DEPARTMENT CONNECTION

#### LEGEND

- WOOD FRAMED WALL
- PREFABRICATED COOLER/FREEZER WALL
- 1 2x6 STUDS @ 16"o.c.
- 1A 2x6 STUDS @ 16"o.c. W/ THERMAL INSULATION
- 2 2x4 STUDS @ 16"o.c.
- 2A 2x4 STUDS @ 16"o.c. W/ SOUND BATT INSULATION
- X DOOR SYMBOL, REFER TO SHEET A5.1 FOR DETAILS
- ◇ WINDOW SYMBOL, REFER TO SHEET A5.1 FOR DETAILS

#### ROOM

AM/PM	=	4,354	S.F.
SALES	=	2,555	S.F.
OFFICE	=	75	S.F.
RESTROOMS	=	136	S.F.
PREP/UTILITY	=	600	S.F.
COOLER/FREEZER	=	635	S.F.
OTHERS	=	353	S.F.
RESTAURANT	=	1,960	S.F.
SEATING AREA	=	975	S.F.
OFFICE	=	33	S.F.
RESTROOMS	=	106	S.F.
PREP/UTILITY	=	259	S.F.
KITCHEN	=	394	S.F.
OTHERS	=	193	S.F.
MEZZANINE	=	2,000	S.F.

PROPOSED SHOPPING CENTER  
BAMIYAN MARKET PLACE  
SWC. GRAND AVENUE @ ORTEGA HWY.  
LAKE ELSINORE, CA  
ARCO AM/PM FLOOR PLAN

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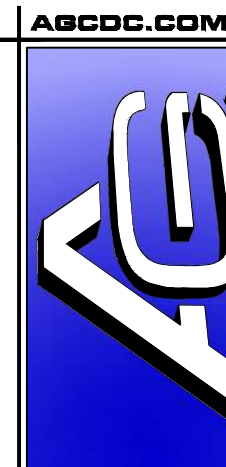
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CUP-2

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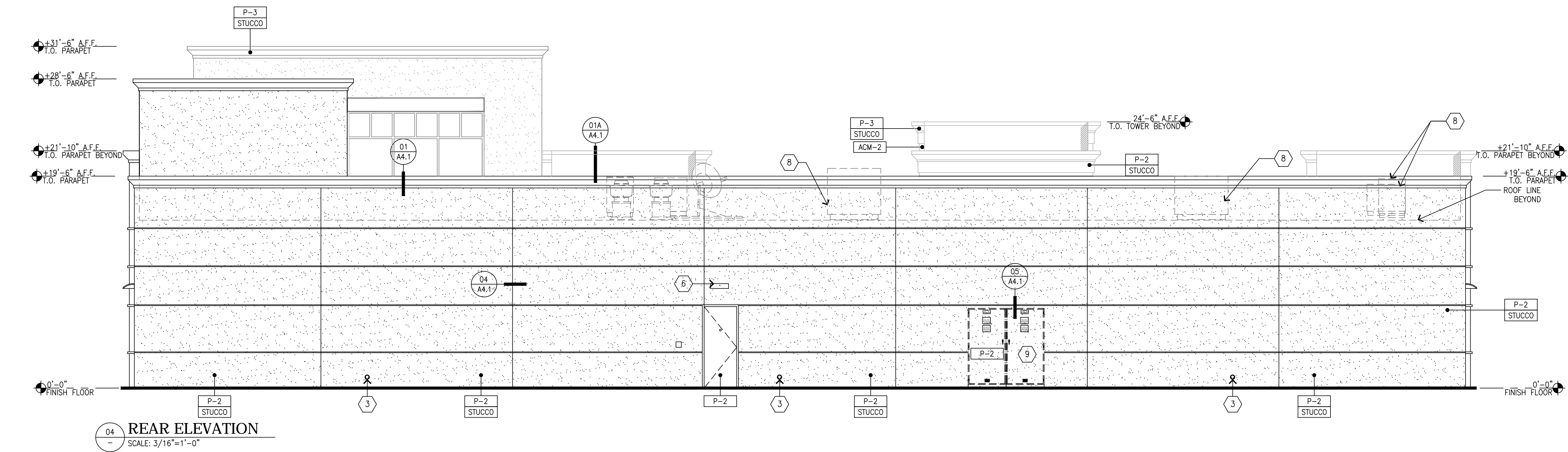
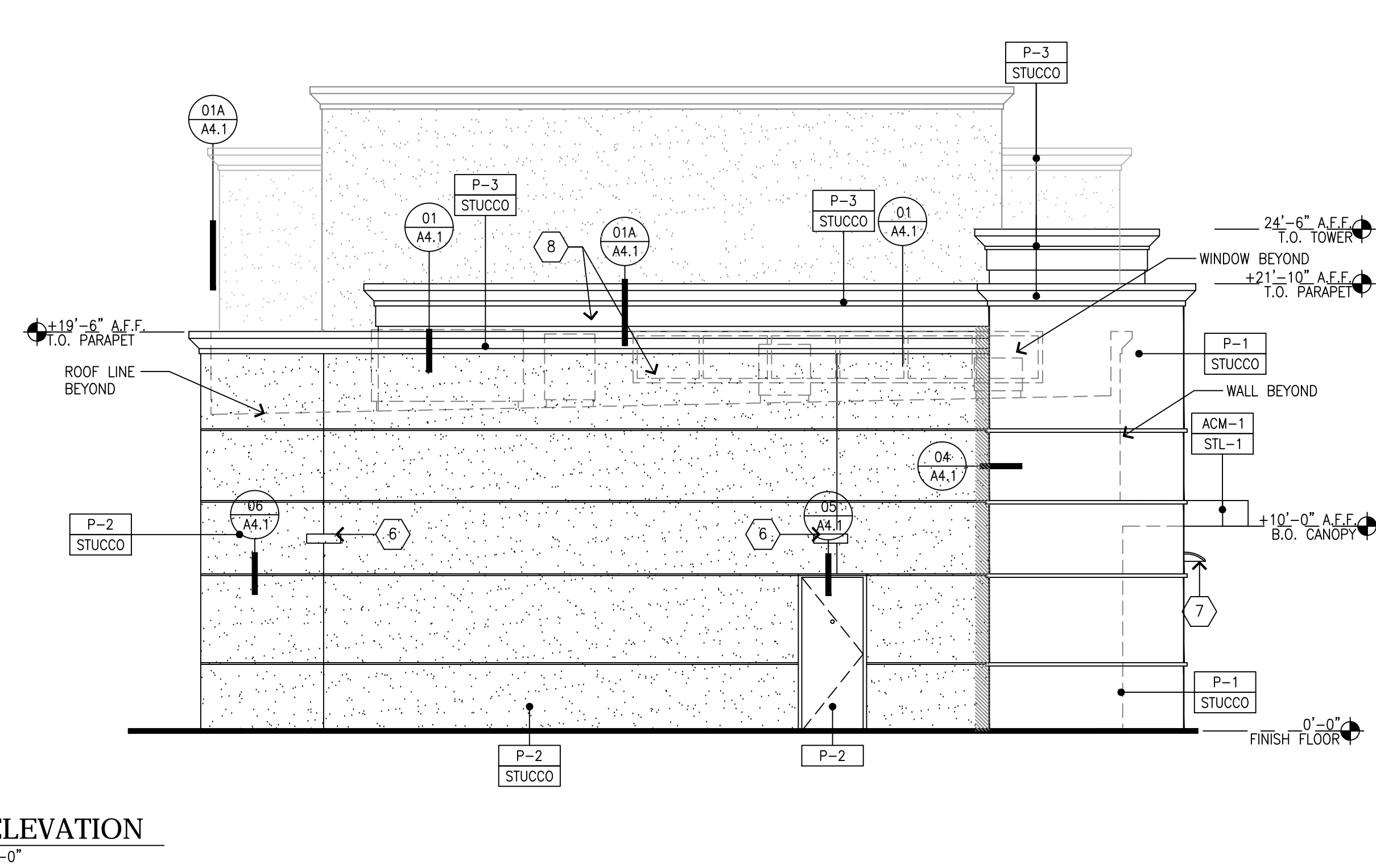
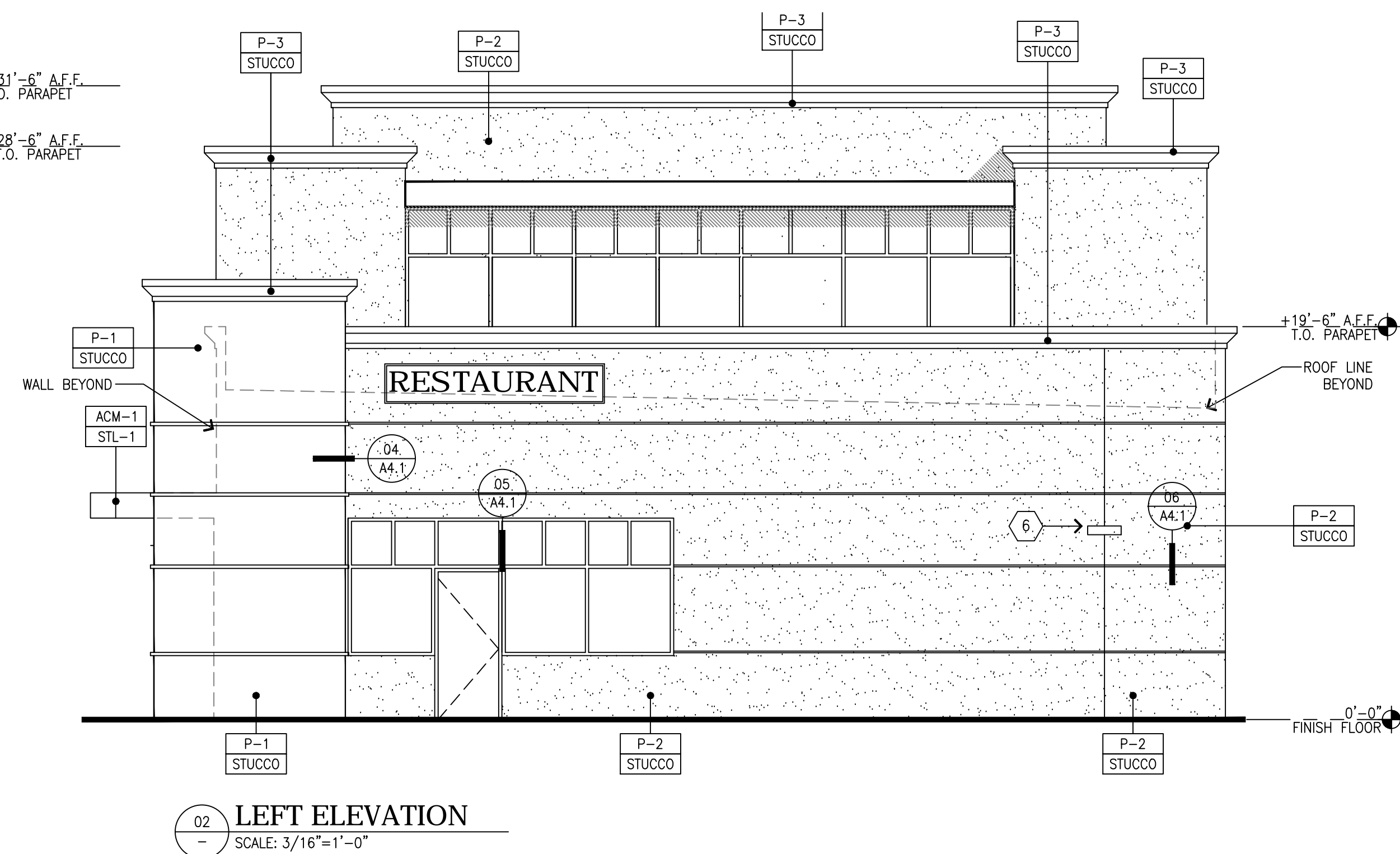
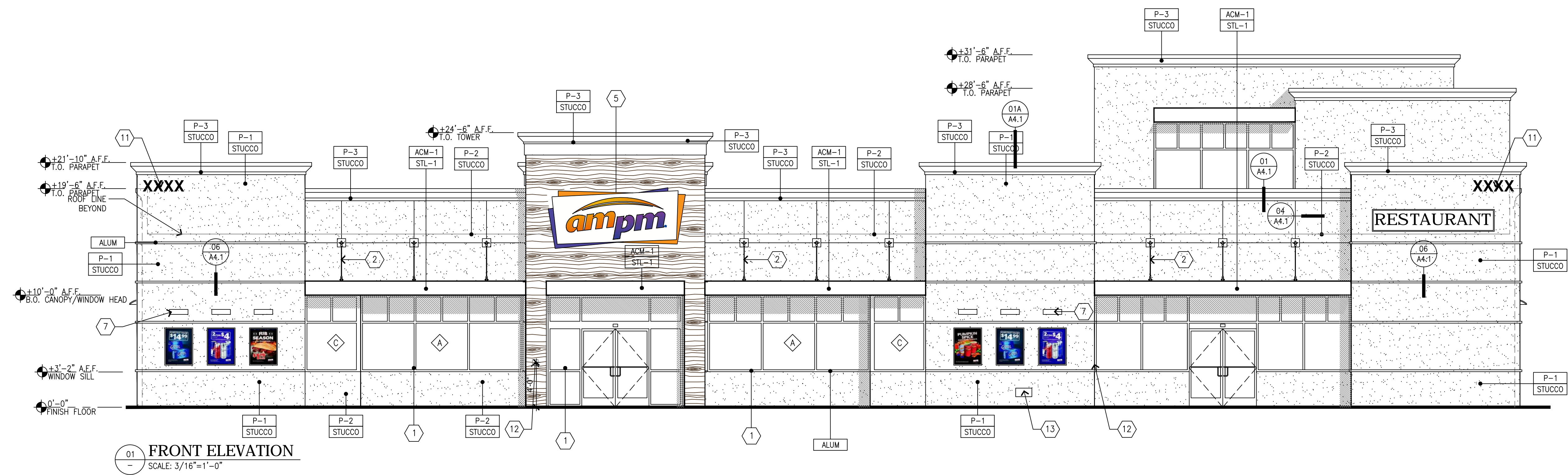
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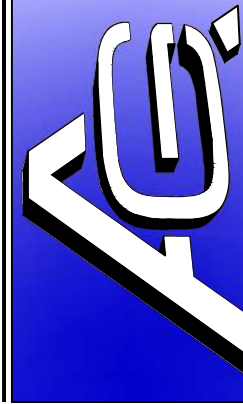




- GENERAL NOTES**
- A. REVEAL LOCATIONS IN FINISH SYSTEM SHOWN ARE TO ALIGN AS CLOSELY AS POSSIBLE TO ELEVATIONS.
- KEYED NOTES**
- 1 ALUMINUM ENTRANCE AND STOREFRONT SYSTEM, REFER TO SHEET AS.1 & SPECIFICATION.
  - 2 STEEL AWNING ROD AND CLEVIS
  - 3 OVERFLOW DRAIN
  - 4 WALL POSTER
  - 5 LARGE INTERNALLY ILLUMINATED SURFACE MOUNTED WALL SIGN
  - 6 WALL MOUNTED LED FIXTURE
  - 7 WALL MOUNTED SIGN LIGHTING
  - 8 ROOFTOP EQUIPMENT BEYOND
  - 9 MAIN SWITCHGEAR
  - 10 CO2 FILL/VENT BOX, VERIFY LOCATION PRIOR TO INSTALLATION
  - 11 BUILDING ADDRESS
  - 12 KNOX BOX
  - 13 FIRE DEPARTMENT CONNECTION

- MATERIAL LEGEND**
- STUCCO 3/4" CEMENT PLASTER, INSTALLED PER MFG. SPECIFICATIONS; TEXTURE: FINE SAND FINISH
- ACM-1 ALUMINUM COMPOSITE MATERIAL, PANTONE PMS 166c, "ORANGE"
- ACM-2 ALUMINUM COMPOSITE MATERIAL, ALUCOBOND, "RUSTIC WALNUT"
- ALUM CLEAR ANODIZED ALUMINUM
- STL-1 STEEL AWNING
- COLOR LEGEND**
- P-1 BENJAMIN MOORE, 1077, "GREAT PLAINS GOLD" SATIN FINISH
- P-2 BENJAMIN MOORE, 1030, "BRANDY CREAM" SATIN FINISH
- P-3 BENJAMIN MOORE, 2121-30, "PEWTER", HIGH GLOSS

AGC DESIGN CONCEPT, INC.



24820 Orchard Village Rd.  
San Jose, CA 95135  
Phone: 661.295.1111

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PROPOSED SHOPPING CENTER

BAMIYAN MARKET PLACE

SWC. GRAND AVENUE @ ORTEGA HWY.

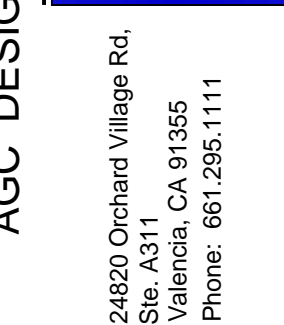
LAKE ELSINORE, CA

ARCO AM/PM BUILDING ELEVATIONS

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CUP-3.1





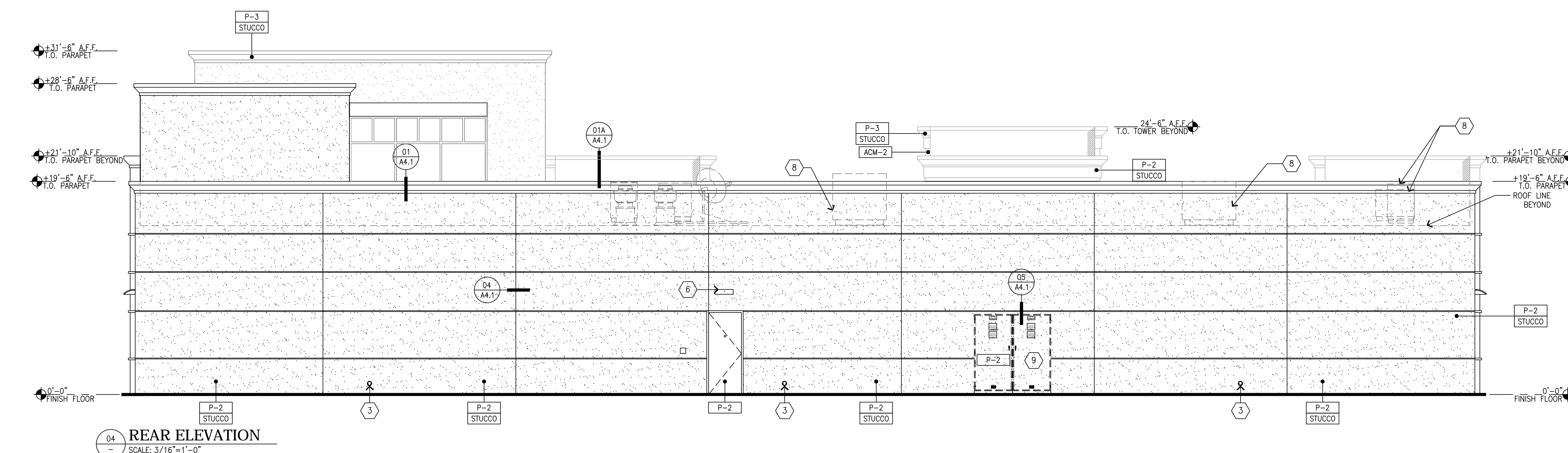
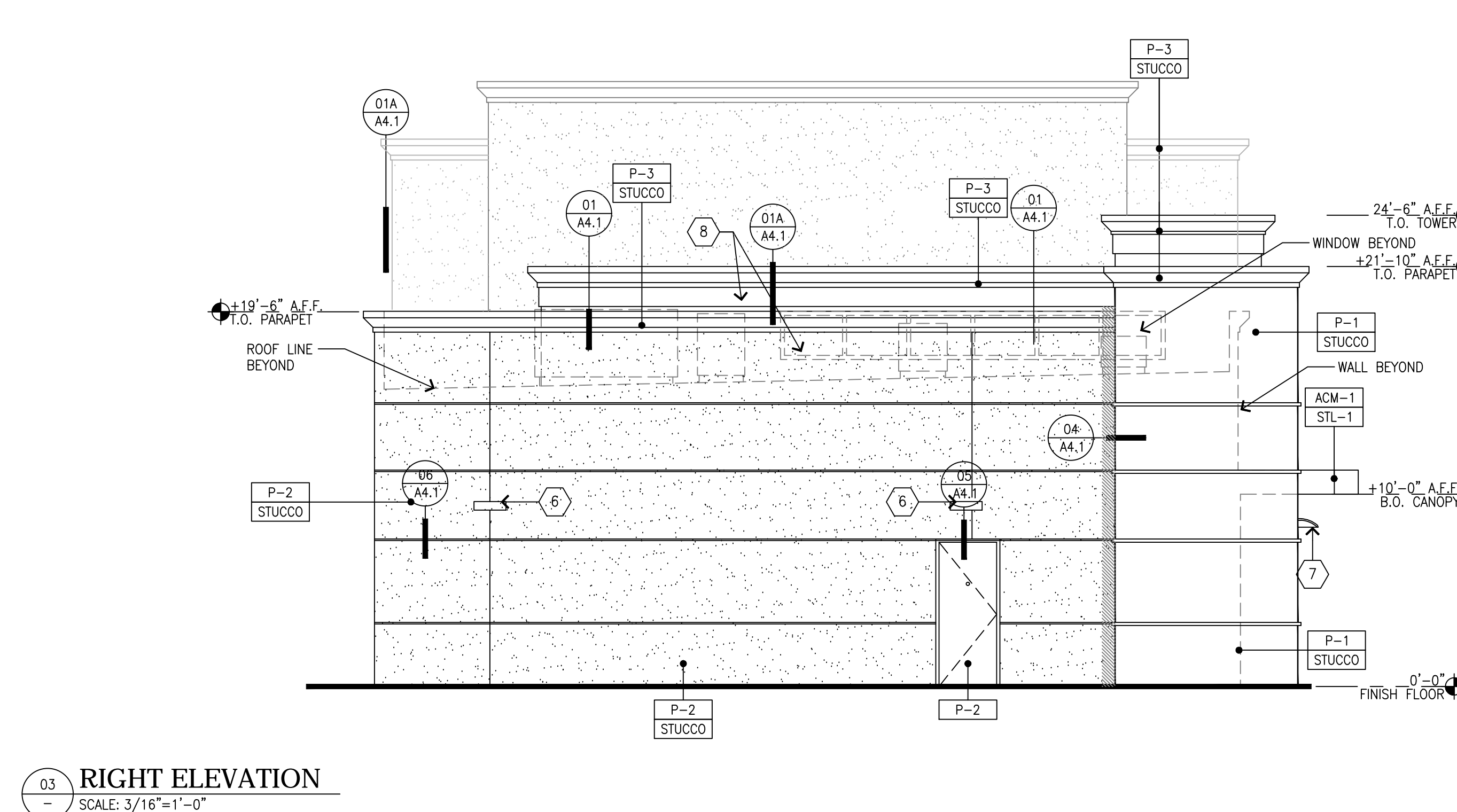
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Facility/Project	
sheet name	
CUP-3.2	

- 1 ALUMINUM ENTRANCE AND STOREFRONT SYSTEM, REFER TO SHEET AS. & SPECIFICATION.
- 2 STEEL AWNING ROD AND CLEVIS
- 3 OVERFLOW DRAIN
- 4 WALL POSTER
- 5 LARGE INTERNALLY ILLUMINATED SURFACE MOUNTED WALL SIGN
- 6 WALL MOUNTED LED FIXTURE
- 7 WALL MOUNTED SIGN LIGHTING
- 8 ROOFTOP EQUIPMENT BEYOND
- 9 MAIN SWITCHGEAR
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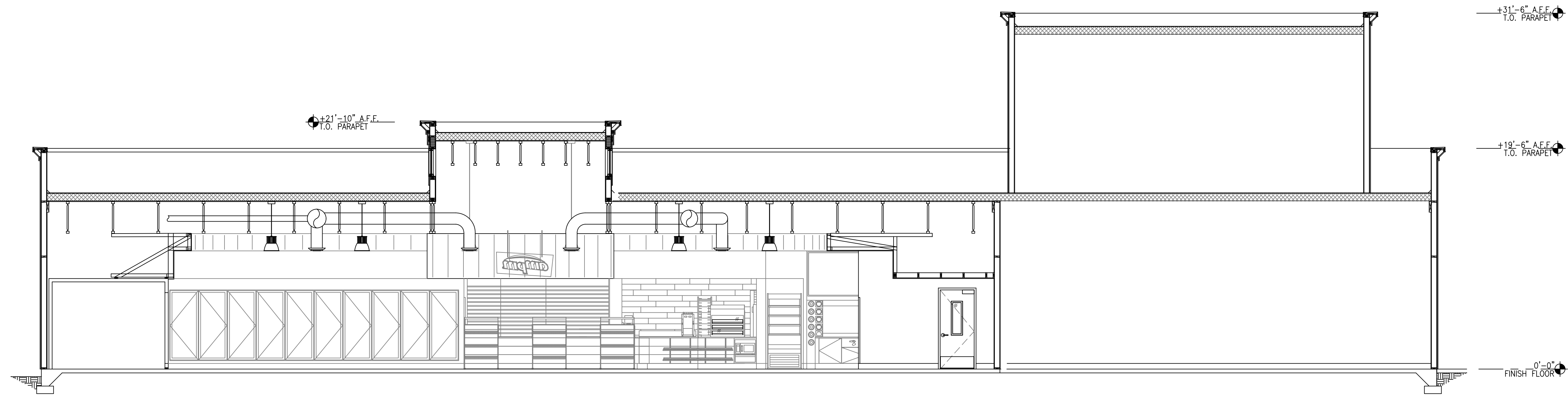
ACM-1	ALUMINUM COMPOSITE MATERIAL, PANTONE PMS 166c, "ORANGE"
ACM-2	ALUMINUM COMPOSITE MATERIAL, ALUCOBOND, "RUSTIC WALNUT"
ALUM	CLEAR ANODIZED ALUMINUM
STL-1	STIFF LAMINATING

P-1	BENJAMIN MOORE, 1077, "GREAT PLAINS GOLD" SATIN FINISH
P-2	BENJAMIN MOORE, 1030, "BRANDY CREAM" SATIN FINISH
P-3	BENJAMIN MOORE, 2121-30, "PEWTER", HIGH GLOSS

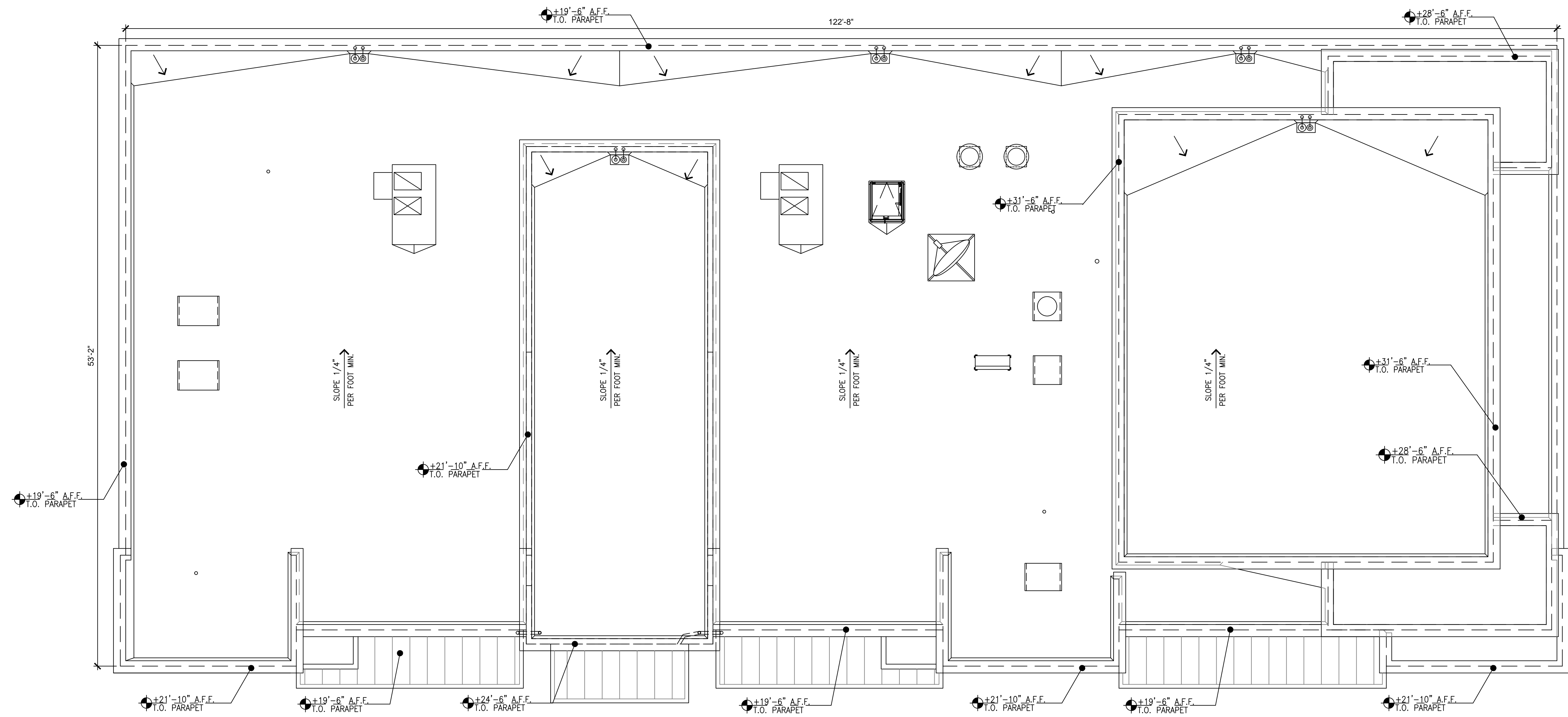




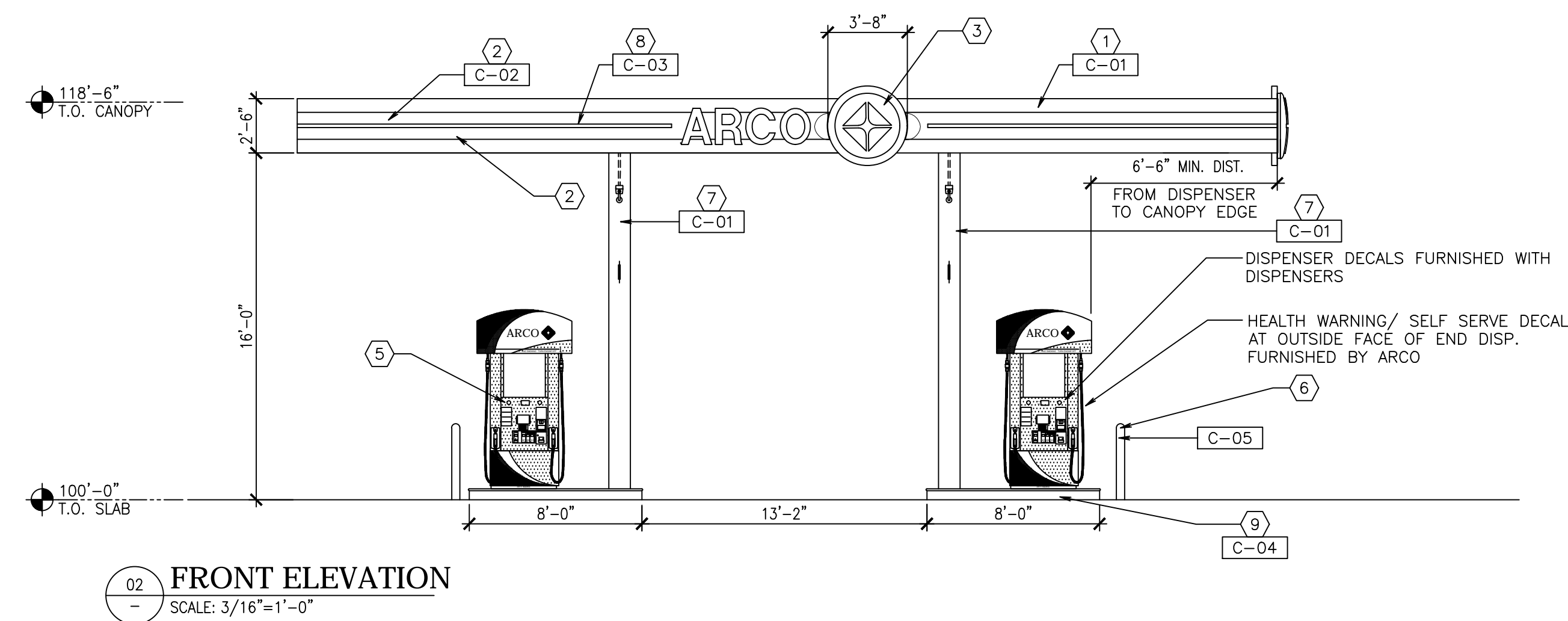
01 ARCO AM/PM SECTION  
SCALE: 3/16"=1'-0"



02 ARCO AM/PM ROOF PLAN  
SCALE: 3/16"=1'-0"



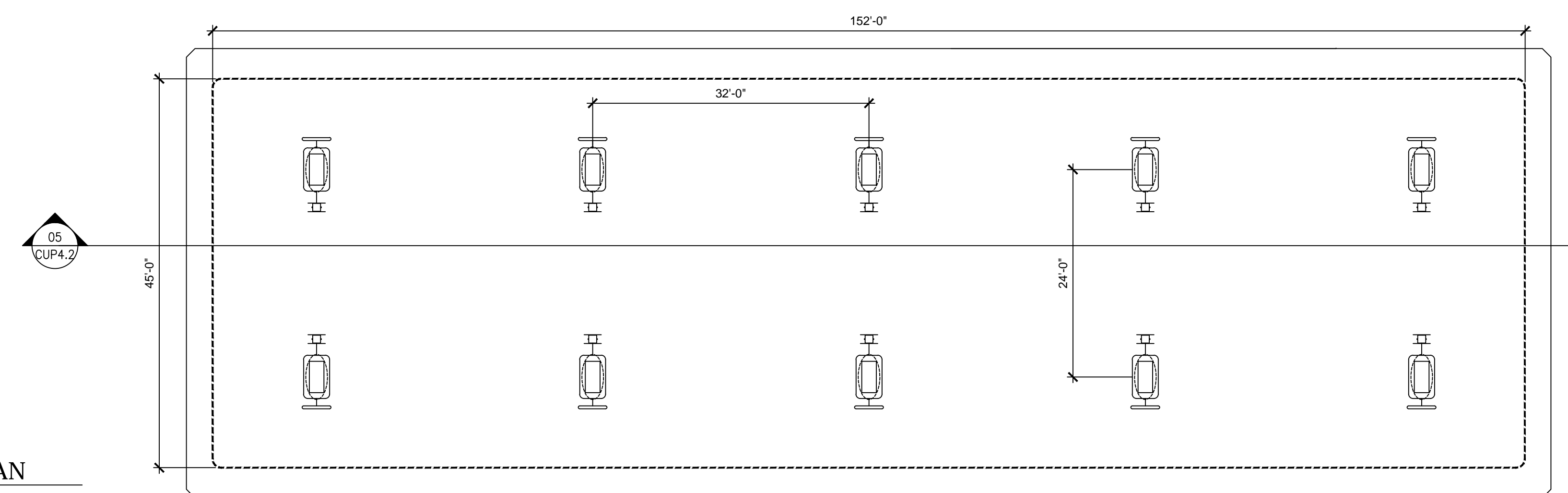
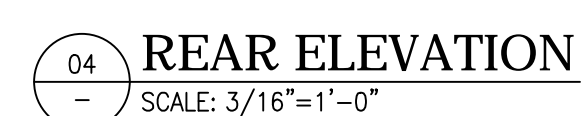
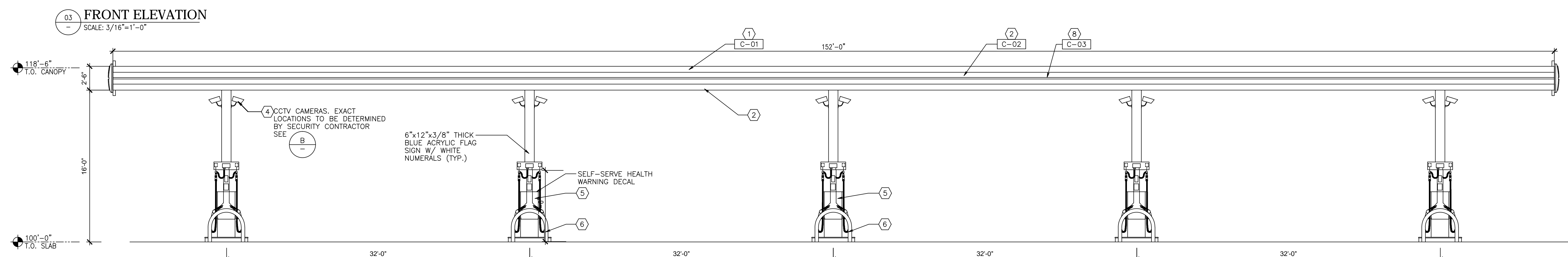
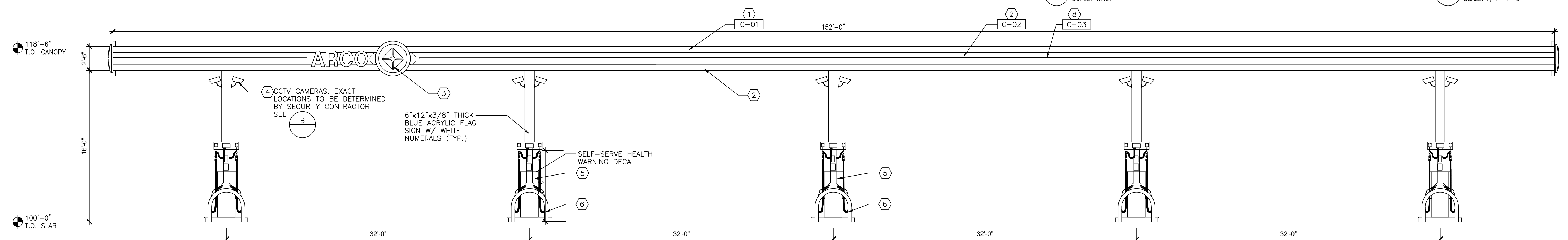
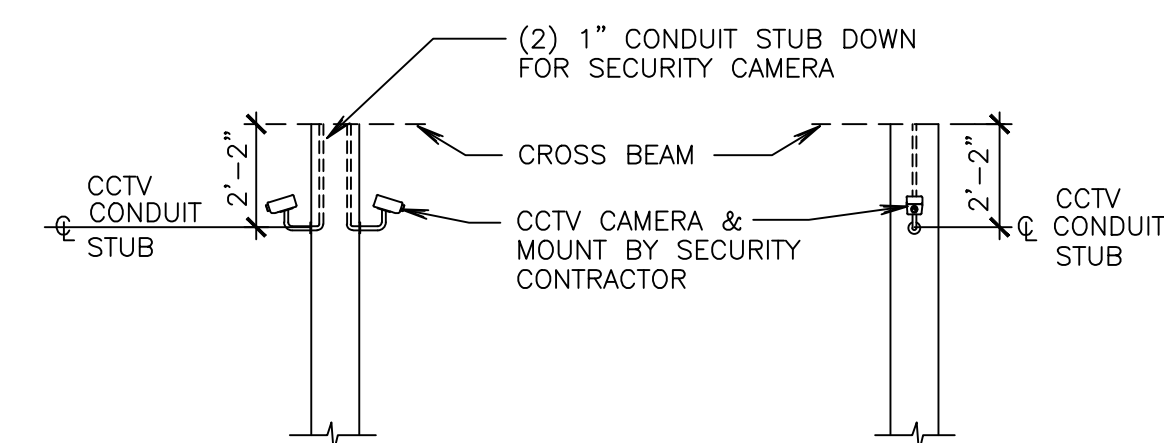




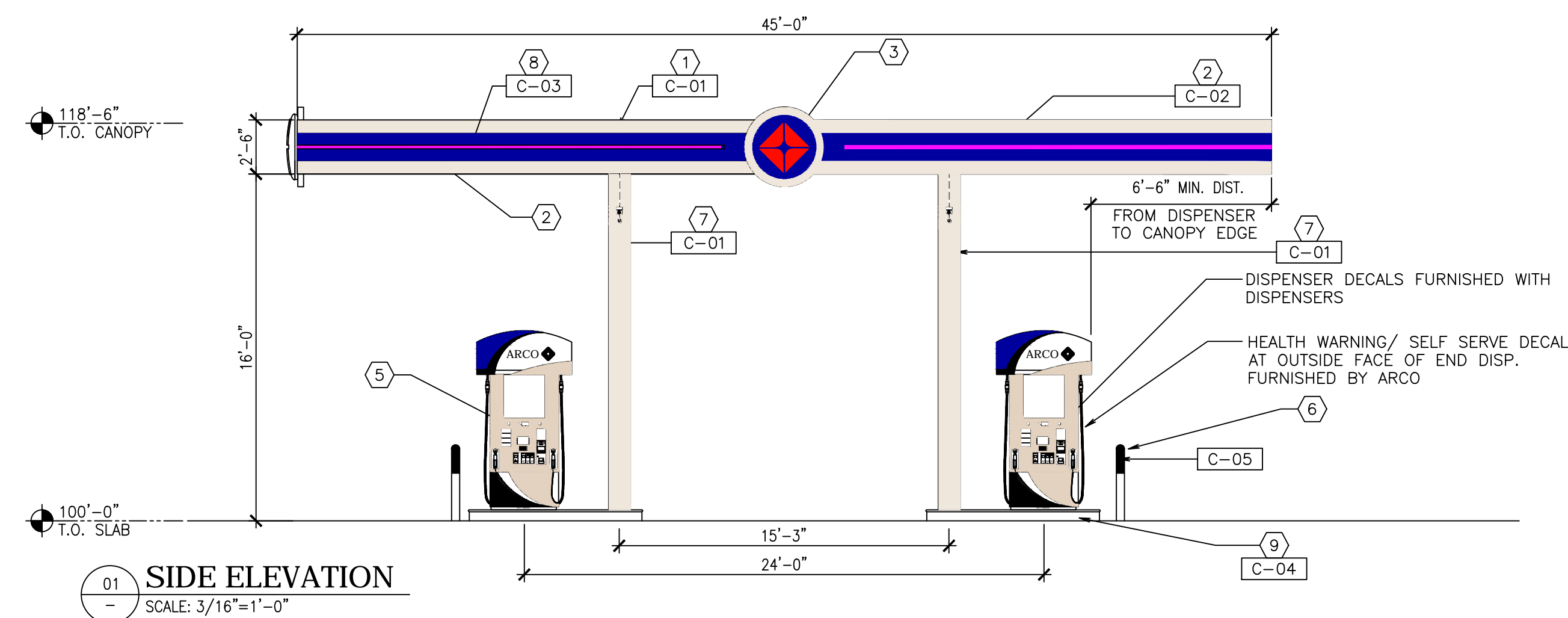
NOTE: ALL SIGNAGE UNDER SEPARATE PERMIT

Diagram illustrating the components and dimensions of the ARCO fuel nozzle assembly:

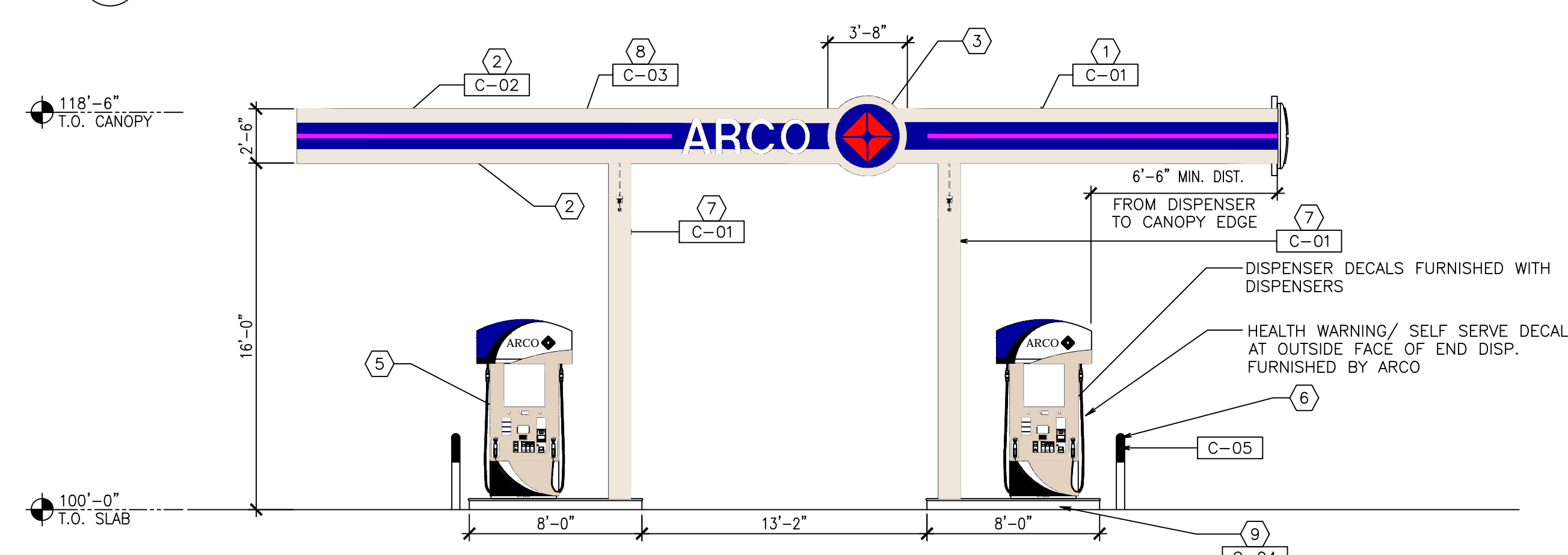
- WHIP HOSE**: The flexible hose connecting the nozzle to the pump.
- BREAKAWAY**: The joint where the whip hose connects to the nozzle assembly.
- HOSE**: The main supply hose connected to the pump.
- NOZZLE**: The fuel dispensing tip.
- SWIVEL**: The rotating joint between the nozzle and the fuel sealant.
- FUEL SEALANT**: The component that seals the nozzle to the pump.
- MAX. HEIGHT OF CONTROLS/INSERTS**: The maximum height of the controls/inserts on the pump.
- 30"x48" LANDING AT FRONT OF ON CONTROLS 2% MAX. SLOPE**: The landing area at the front of the controls, with a maximum slope of 2%.







01 SIDE ELEVATION  
SCALE: 3/16"=1'-0"



02 FRONT ELEVATION  
SCALE: 3/16"=1'-0"

KEYED NOTES:

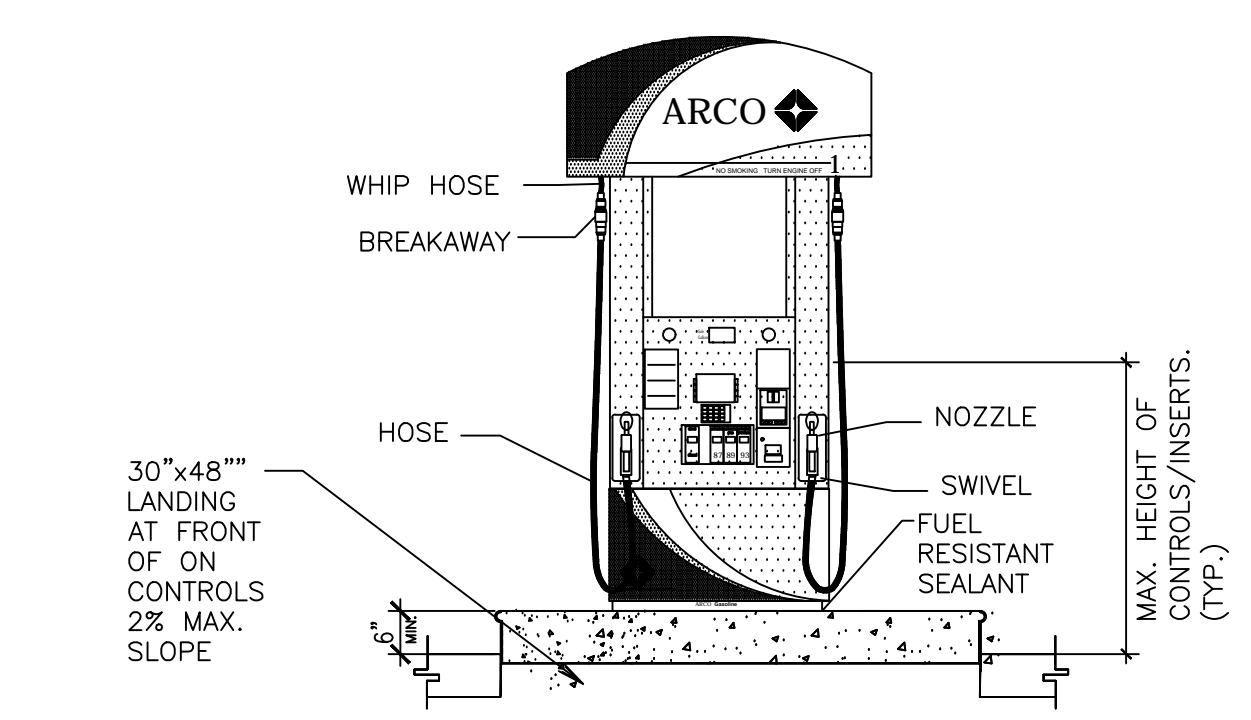
- 1 A.C.M. FASCIA
- 2 NEW FLAT VINYL GRAPHIC: SILKSCREENED "DECAL BULLYBOSSE" WITH DROP-SHADOW AND LED LIGHT OVER CANOPY FASCIA
- 3 ILLUMINATED SPARK LOGO ON A.C.M. BACKING BEYOND
- 4 CCTV CAMERAS: EXACT LOCATIONS TO BE DETERMINED BY SECURITY CONTRACTOR
- 5 DISPENSER (TYP.)
- 6 GUARD POSTS (TYP.) TO BE PAINTED: 2/3 BOTTOM COLOR C-01 AND 1/3 TOP COLOR C-05
- 7 COLUMNS
- 8 ARCO LIGHT BLUE 1 1/2" HIGH ILLUMINATED BAND
- 9 ISLAND FORM

EXTERIOR PAINTS:

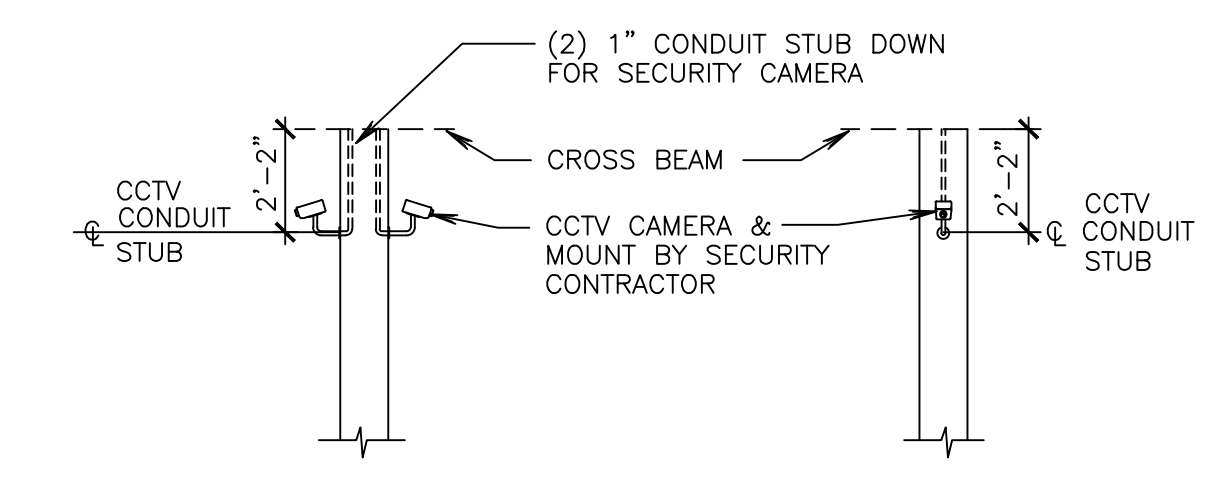
- C-01 COLOR: PEARL BENJAMIN MOORE OC-8 "ELEPHANT TUSK" - P28 DTM (GALLON)
- C-02 COLOR: ARCO BLUE PANTONE PMS 289c
- C-03 COLOR: ARCO LIGHT BLUE PANTONE PMS 2935c
- C-04 COLOR: WARM GREY BENJAMIN MOORE 2137-40 "DUSKY TWILIGHT" - P28 DTM (GALLON)
- C-05 COLOR: YELLOW BENJAMIN MOORE 2022-10 "YELLOW" - P28 DTM (GALLON)
- C-06 WHITE DECALS WITH ARCO DARK BLUE SHADOW COLOR: HIGH HIDING WHITE BENJAMIN MOORE 2123-70 "ICE MIST" - P28 DTM (GALLON)

NOTE: ALL SIGNAGE UNDER SEPARATE PERMIT

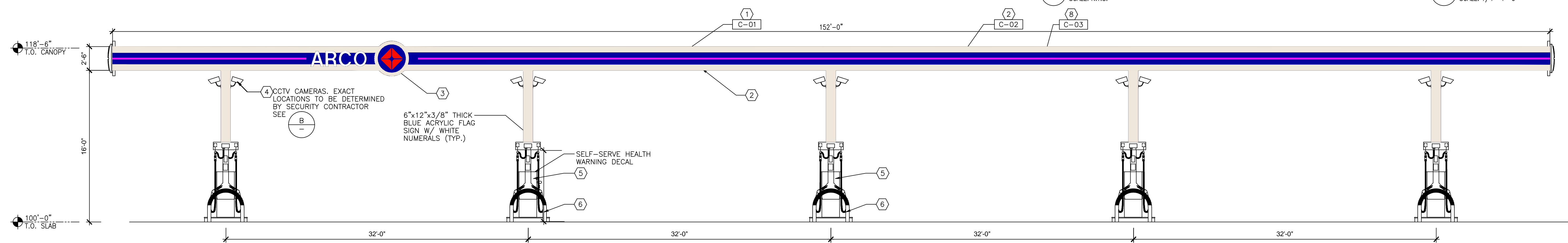
NOTE:  
CANOPY FASCIA MATERIAL COMPLY WITH CBC SECTION 406.72  
CANOPIES UNDER WHICH FUELS ARE DIS-PENSED SHALL HAVE A CLEAR, UNOBSTRUCTED HEIGHT OF NOT LESS THAN 13 FEET 6 INCHES (4115 MM) TO THE LOWEST PROJECTING ELEMENT IN THE VEHICLE DRIVE-THROUGH AREA. CANOPIES AND THEIR SUPPORTS OVER PUMPS SHALL BE OF NONCOMBUSTIBLE MATERIALS. FIRE-RETARDANT-TREATED WOOD COMPLYING WITH CHAPTER 23. WOOD OF TYPE IV SIZES OR OF CONSTRUCTION PRO-VIDING 1-HOUR FIRE RESISTANCE. COMBUSTIBLE MATERIALS USED IN OR ON A CANOPY SHALL COMPLY WITH ONE OF THE FOLLOWING:  
1. SHIELDED FROM THE PUMPS BY A NONCOMBUSTIBLE ELE-MENT OF THE CANOPY, OR WOOD OF TYPE IV SIZES.  
2. PLASTICS COVERED BY ALUMINUM FACING HAVING A THICK-NESS OF NOT LESS THAN 0.010 INCH (0.30 MM) OR CORRO-SION-RESISTANT STEEL HAVING A BASE METAL THICKNESS OF NOT LESS THAN 0.016 INCH (0.41 MM). THE PLASTIC SHALL HAVE A FLAME SPREAD INDEX OF 25 OR LESS AND A SMOKE-DEVELOPED INDEX OF 450 OR LESS WHEN TESTED IN THE FORM INTENDED FOR USE IN ACCORDANCE WITH ASTM E84 OR UL 723 AND A SELF-IGNITION TEMPERATURE OF 650°F (343°C) OR GREATER WHEN TESTED IN ACCORDANCE WITH ASTM D1926; OR  
3. PANELS CONSTRUCTED OF LIGHT-TRANSMITTING PLASTIC MATERIALS SHALL BE PERMITTED TO BE INSTALLED IN CANO-PIES ERRECTED OVER MOTOR VEHICLE FUEL-DISPENSING STA-TION FUEL DISPENSERS, PROVIDED THE PANELS ARE LOCATED NOT LESS THAN 10 FEET (3048 MM) FROM ANY BUILDING ON THE SAME LOT AND FACE YARDS OR STREETS NOT LESS THAN 40 FEET (12 192 MM) IN WIDTH ON THE OTHER SIDES. THE AGGREGATE AREAS OF PLASTICS SHALL BE NOT GREATER THAN 1,000 SQUARE FEET (93 M2) THE MAXIMUM AREA OF ANY INDIVIDUAL PANEL SHALL BE NOT GREATER THAN 100 SQUARE FEET (9.3 M2)



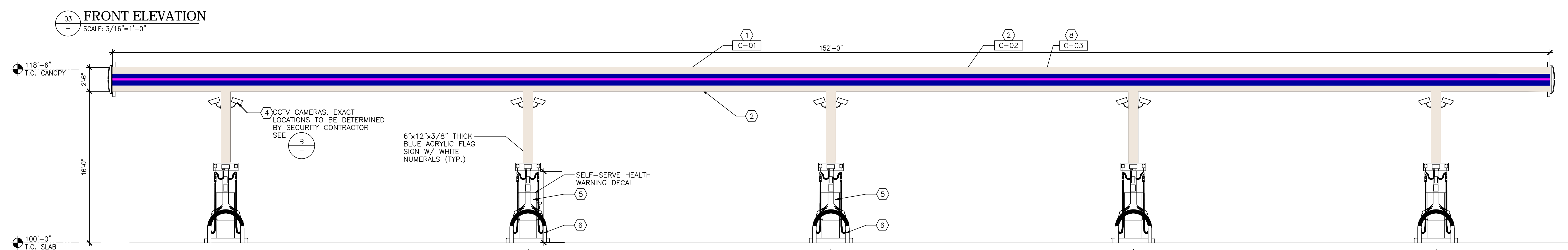
7 TYPICAL DISPENSER ELEVATION  
SCALE: N.T.S.



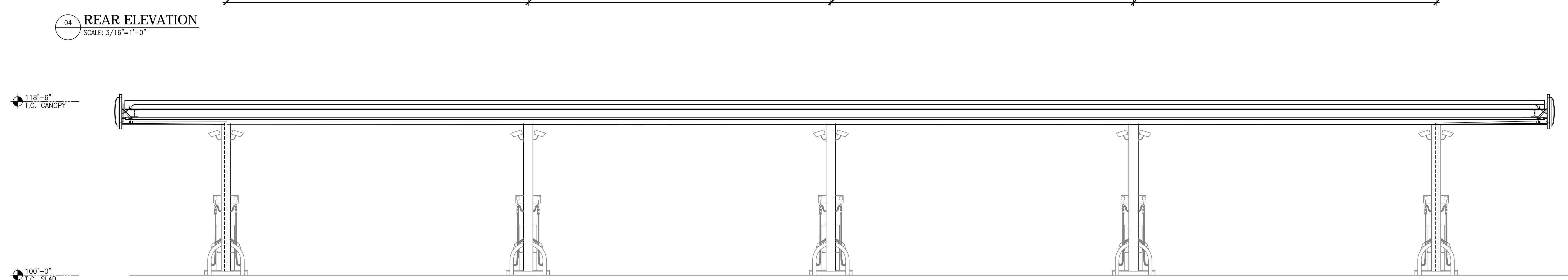
8 CCTV STUB DETAIL  
SCALE: 1/4"=1'-0"



03 FRONT ELEVATION  
SCALE: 3/16"=1'-0"



04 REAR ELEVATION  
SCALE: 3/16"=1'-0"



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

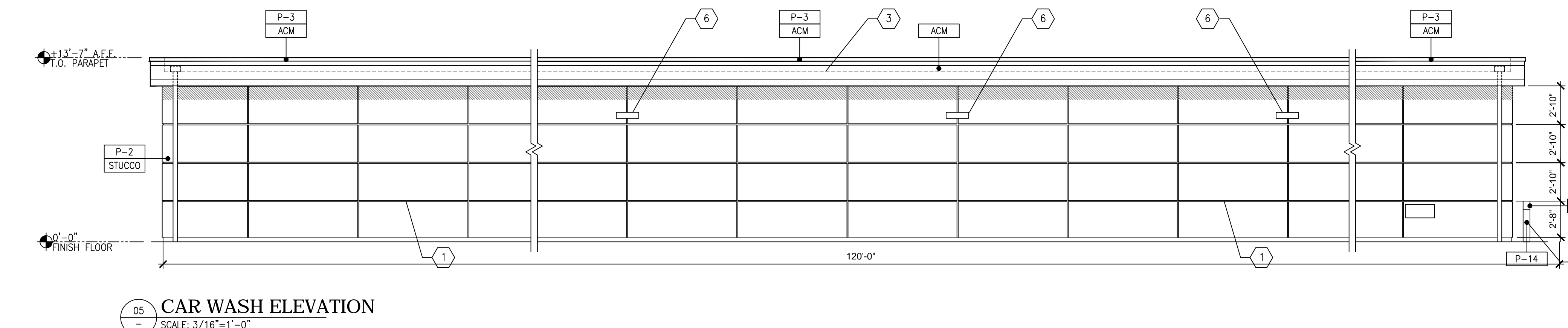
AGC DESIGN CONCEPT, INC.  
24820 Orchard Village Rd.  
San Jose, CA 95135  
Phone: 650.255.1111

BY: [REVISIONS]  
NO. DATE

PROPOSED SHOPPING CENTER  
BAMIYAN MARKET PLACE  
SWC. GRAND AVENUE @ ORTEGA HWY.  
LAKE ELSINORE, CA  
ARCO AM/PM CANOPY COLOR ELEVATIONS/SECTION

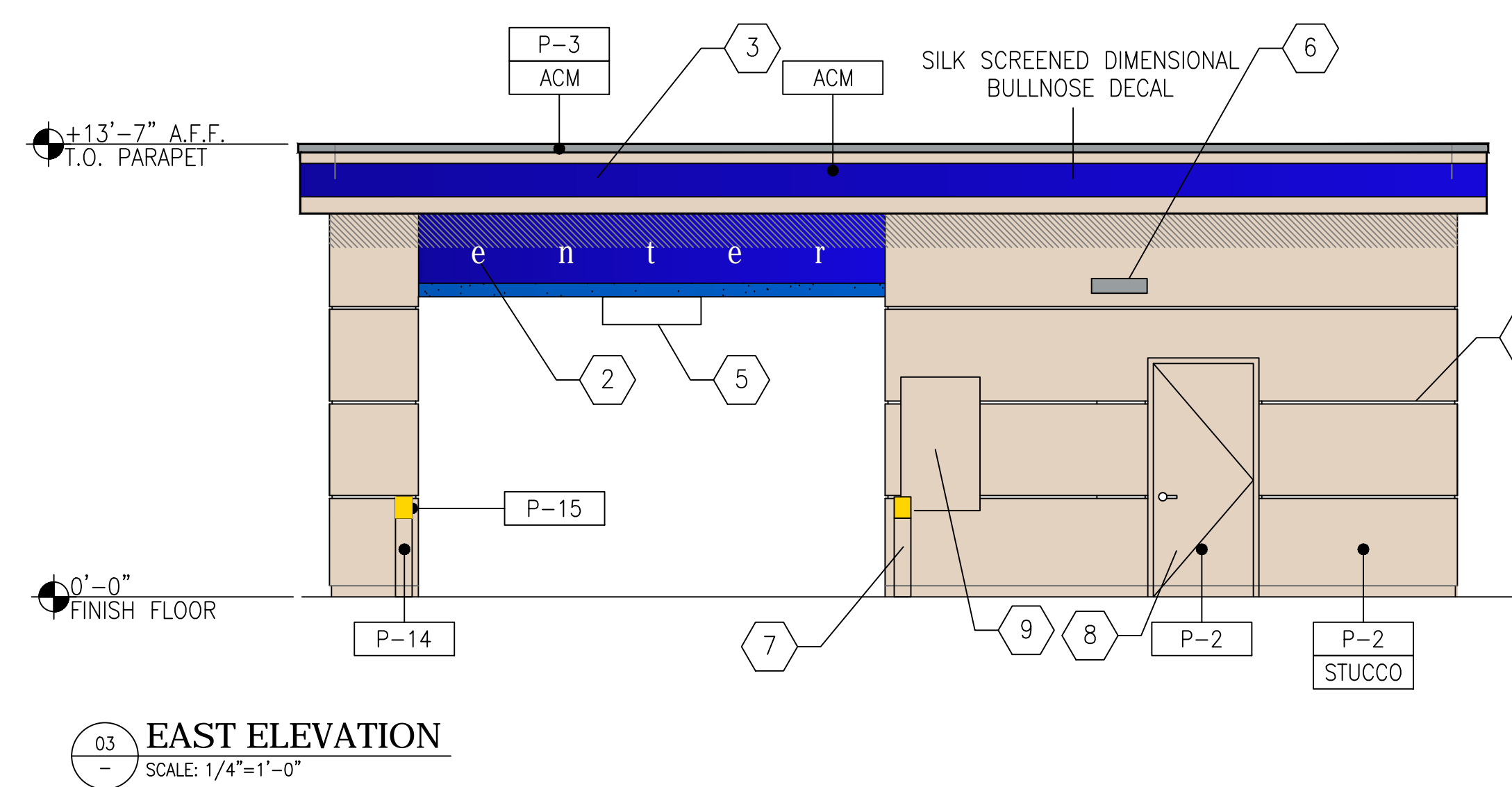
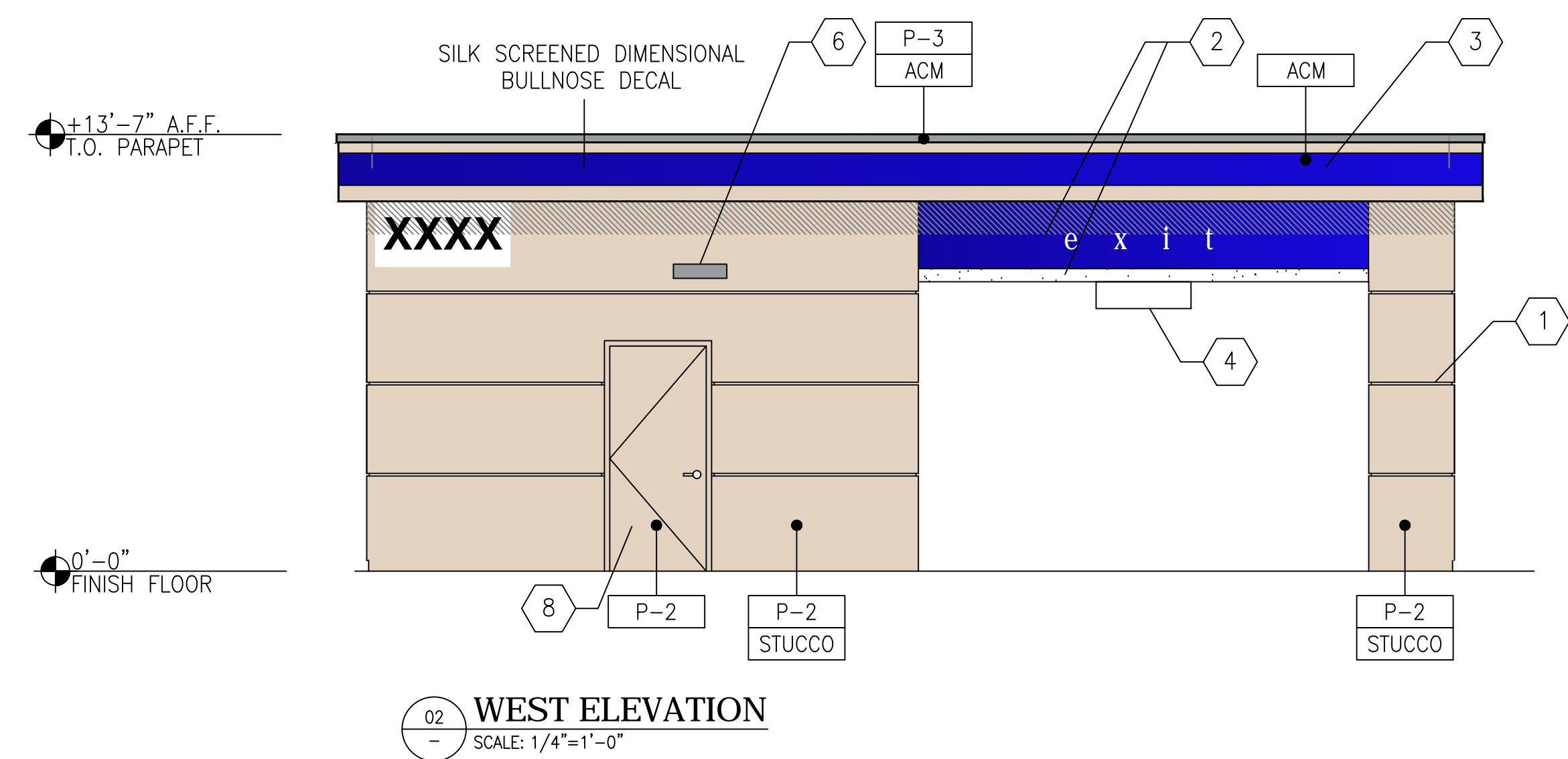
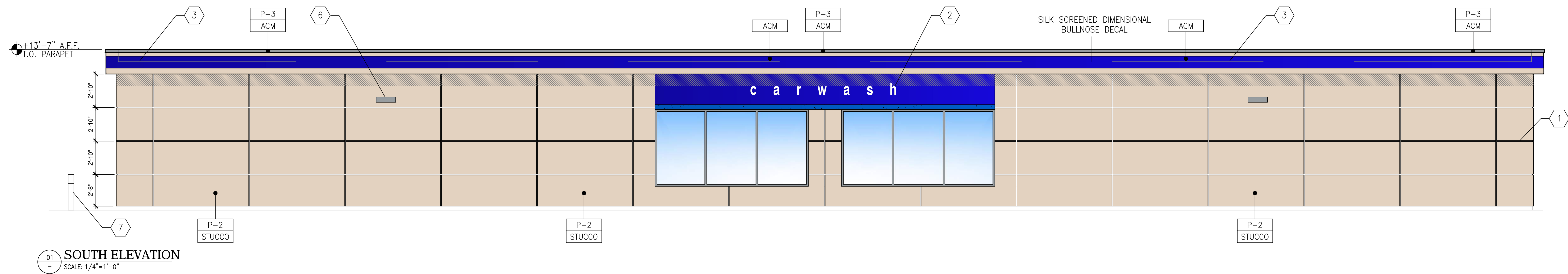
consultant job#  
master release date  
project exe date  
master drawn by  
Filename AGC  
Facility/Project  
sheet name  
CUP-4.2





CAR WASH	=	4,050	S.F.
TUNNEL	=	2,172	S.F.
EQUIPMENT ROOM & OFFICE	=	1,706	S.F.
OTHERS	=	172	S.F.





**KEYED NOTES:**

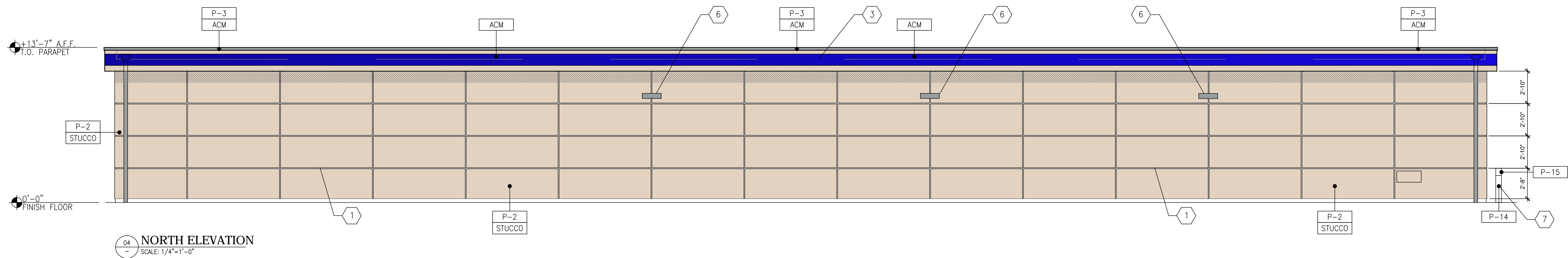
- 1" REVEAL
- VINYL LETTERS APPLIED TO ACM
- VINYL DECAL APPLIED TO ACM
- "NO ENTRY" SIGN
- OVERHEAD CLEARANCE BAR
- WALL MOUNTED LED FIXTURE, SEE SHEET CUP-11
- CONCRETE FILLED BOLLARD, REFER TO DETAIL 5/CWA4.2
- METAL DOOR & FRAME
- INSTRUCTIONAL SIGN PANEL

**COLOR LEGEND**

- P-2 BENJAMIN MOORE, 1030, "BRANDY CREAM", SATIN FINISH  
P-3 BENJAMIN MOORE, 2121-30, "PEWTER", HIGH GLOSS  
P-14 BP PEARL - BENJAMIN MOORE, OC-8, "ELEPHANT TUSK"  
P-15 BP YELLOW - BENJAMIN MOORE, 2022-10, "YELLOW"

**MATERIAL LEGEND**

- STUCCO 3/8" CEMENT PLASTER, INSTALLED PER MFG. SPECIFICATIONS;  
TEXTURE: FINE SAND FINISH  
ACM ALUMINUM COMPOSITE MATERIAL



PROPOSED SHOPPING CENTER  
BAMIYAN MARKET PLACE  
SWC. GRAND AVENUE @ ORTEGA HWY.  
LAKE ELSINORE, CA  
CAR WASH COLOR ELEVATIONS

consultant job#  
master release date  
project  
exe date  
master  
drawn by  
Filename AGC  
Facility/Project  
sheet name  
CUP-5.2

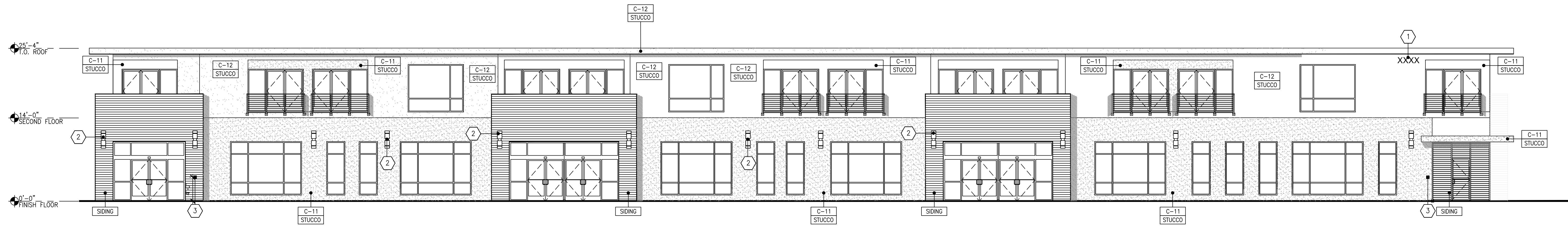




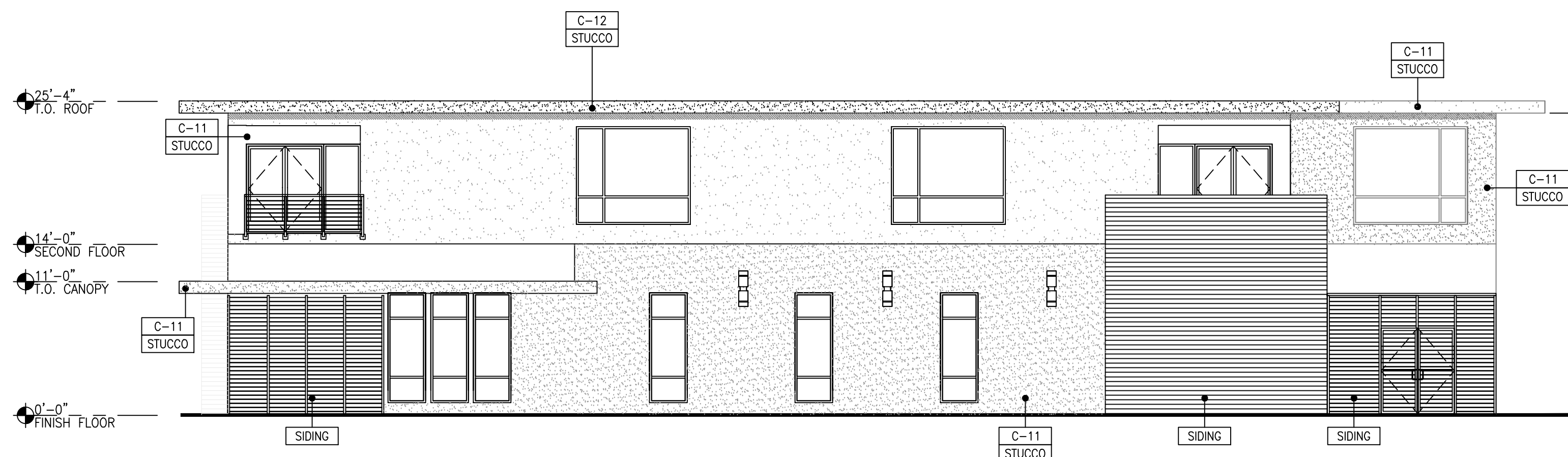




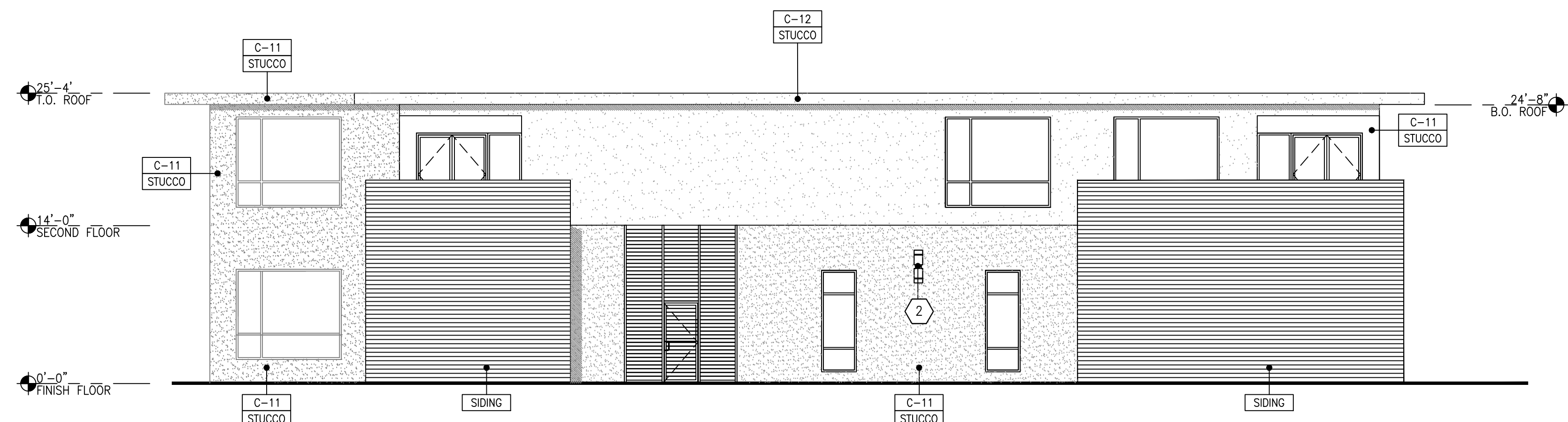




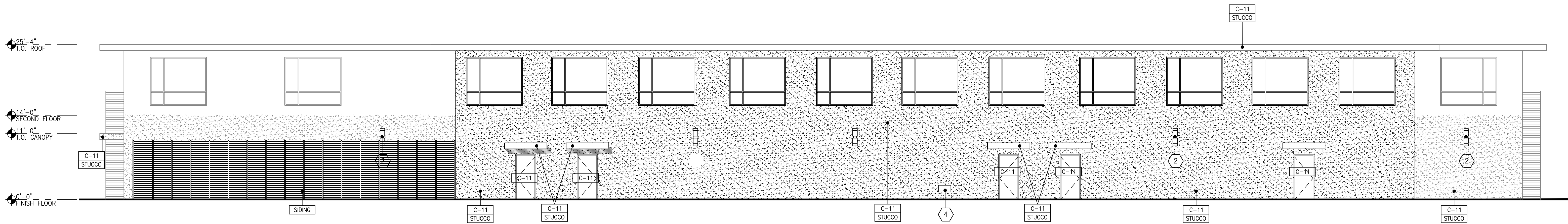
01 FRONT ELEVATION  
SCALE: 1/8"=1'-0"



02 RIGHT ELEVATION  
SCALE: 1/8"=1'-0"



03 LEFT ELEVATION  
SCALE: 1/8"=1'-0"



04 REAR ELEVATION  
SCALE: 1/8"=1'-0"

#### KEYED NOTES

- 1 BUILDING ADDRESS
- 2 WALL MOUNTED LED FIXTURE, SEE SHEET CUP-11
- 3 KNOX BOX
- 4 FIRE DEPARTMENT CONNECTION

#### GENERAL NOTES

A. REVEAL LOCATIONS IN FINISH SYSTEM SHOWN ARE TO ALIGN AS CLOSELY AS POSSIBLE TO ELEVATIONS.

#### COLOR LEGEND

- C-11 COLOR: IRON RIVER  
DEA176
- C-12 COLOR: SEA GLASS  
DEC775

#### MATERIAL LEGEND

- STUCCO 3/8" CEMENT PLASTER, INSTALLED PER MFG. SPECIFICATIONS;  
TEXTURE: FINE SAND FINISH
- SIDING ABC SEAMLESS  
SIDING, COLOR TIMBER

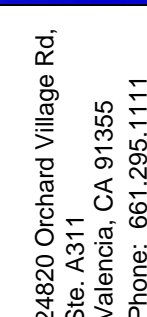
"FOR REFERENCE ONLY (PHASE II)"

NO.	DATE	REVISIONS	BY

PROPOSED SHOPPING CENTER  
BAMIYAN MARKET PLACE  
SWC. GRAND AVENUE @ ORTEGA HWY.  
LAKE ELSINORE, CA  
RETAIL AND CONDOMINIUMS ELEV.

consultant job#	
master release date	
project exe date	master drawn by
Filename AGC	
Facility/Project	
sheet name	CUP-8.1





4

NO.	DATE	REVISIONS	BY

RETAIL AND CONDOMINIUMS COLOR ELEV.

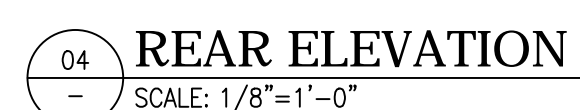
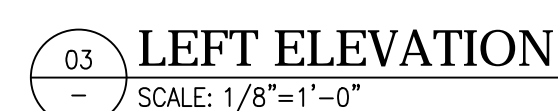
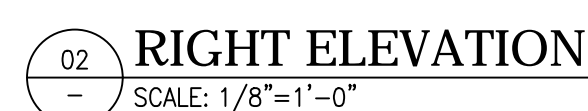
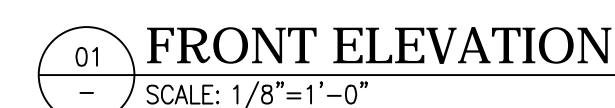
master release date

project exe date	master drawn by
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Filename AGC

Facility/Project	
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sheet name  
CUP-8.2



- 1 BUILDING ADDRESS
- 2 WALL MOUNTED LED FIXTURE,  
SEE SHEET CUP-11
- 3 KNOX BOX
- 4 FIRE DEPARTMENT CONNECTION

## GENERAL NOTES

A. REVEAL LOCATIONS IN FINISH SYSTEM  
SHOWN ARE TO ALIGN AS CLOSELY AS  
POSSIBLE TO ELEVATIONS.

COLOR LEGEND

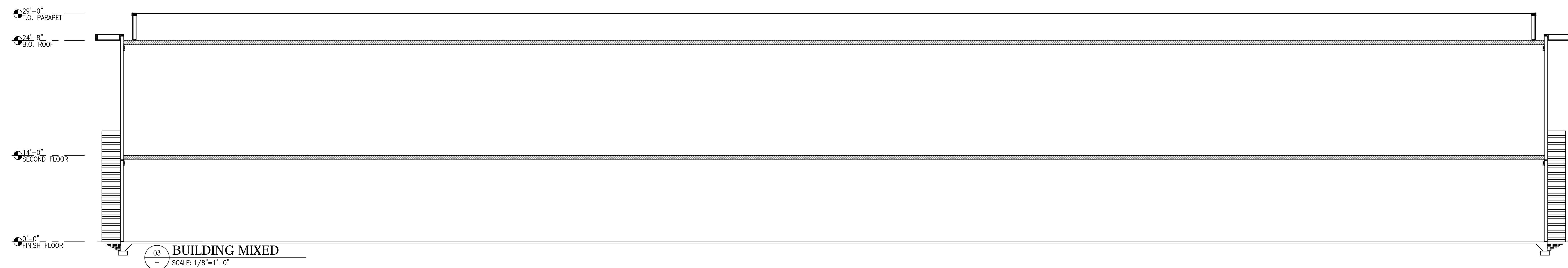
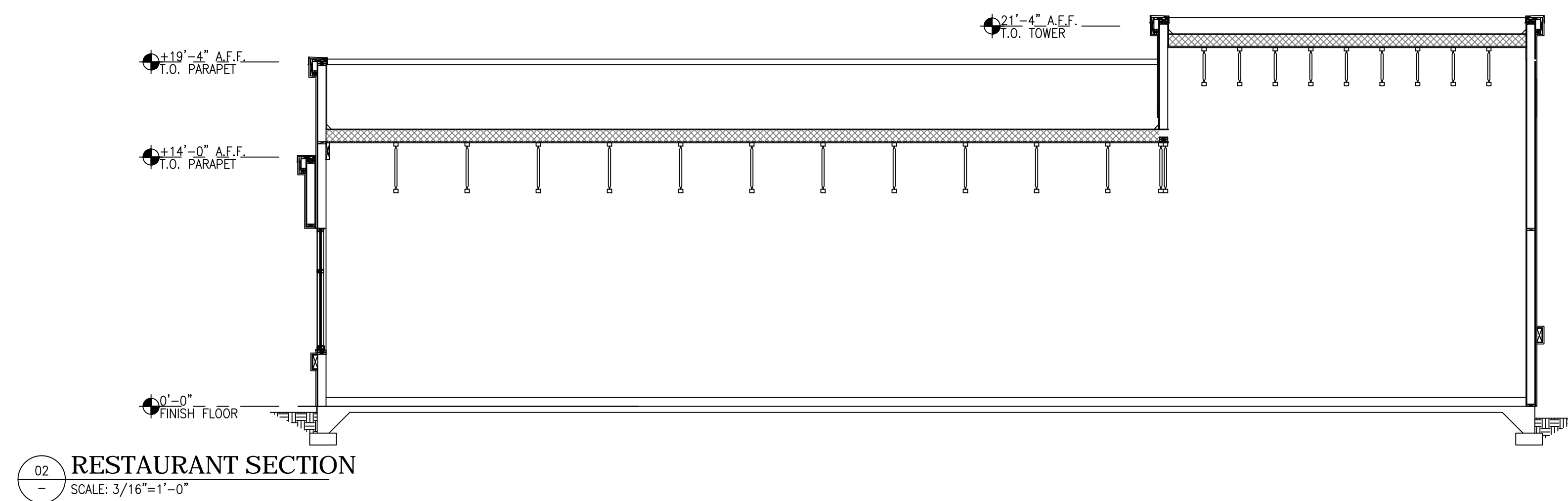
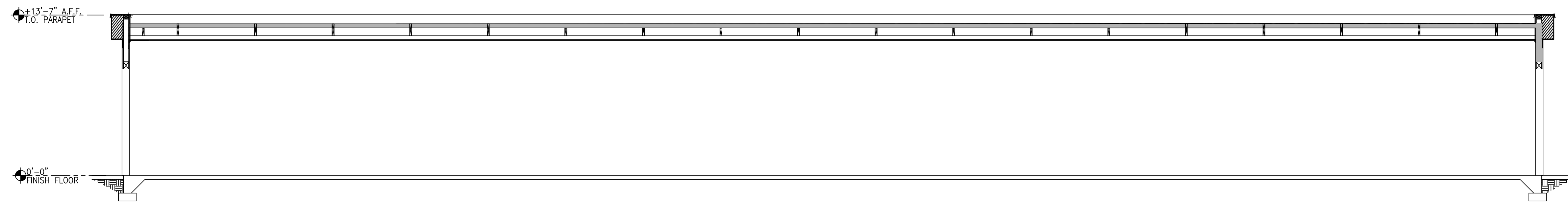
- C-11 COLOR: IRON RIVER  
DEA176
- C-12 COLOR: SEA GLASS  
DEC775

## MATERIAL LEGEND

- STUCCO 7/8" CEMENT PLASTER, INSTALLED PER MFG. SPECIFICATIONS; TEXTURE: FINE SAND FINISH
- SIDING ABC SEAMLESS SIDING, COLOR TIMBER

"FOR REFERENCE ONLY (PHASE II)"





"FOR REFERENCE ONLY (PHASE II)"

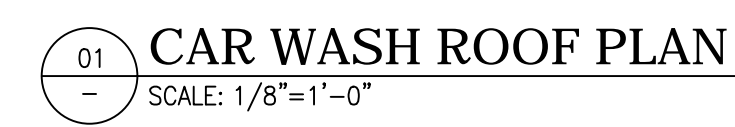
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**PROPOSED SHOPPING CENTER**  
BAMIYAN MARKET PLACE  
SWC. GRAND AVENUE @ ORTEGA HWY.  
LAKE ELSINORE, CA

**BUILDING SECTIONS**

consultant job#	
master release date	
project exe date	master drawn by
Filename AGC	
Facility/Project	
sheet name	
CUP-9	







C-AR-A-2LD Series  
LED Area Light - Type III  
Replaces 250W PSMH

C-LITE  
LED  
CONCEPT

A ONE FOR ONE REPLACEMENT FOR 250W PSMH



For use in 0° orientation (downlight position) only

PRODUCT SPECIFICATIONS  
OVERVIEW

- Initial Delivered Lumens: 12,200 or 12,400
- CRI > 70
- CCT: Cool White 5000K, Neutral White 4000K
- Mounting: S&L Separately
- Input Power: 117 Watts
- Dimmable: No

- Operating Minimum: -40°C (-40°F)
- Lifespan Estimated >100,000 Hours
- Power Factor > 0.9
- Total Harmonic Distortion < 20%
- Unlimited Warranty 5 Years\*
- Replaces 250W PSMH

EFFICIENT	DIMMABLE	RECOMMENDED USE	INPUT VOLTAGE
<ul style="list-style-type: none"><li>Up to 57% energy savings over comparable HD fixtures</li><li>Heat dissipating free keep LEDs running cooler, longer</li></ul>	<ul style="list-style-type: none"><li>Sturdy, low-copper die cast aluminum construction</li><li>Rugged tempered glass lens</li></ul>	<ul style="list-style-type: none"><li>General Area Lighting</li><li>Parking Lots</li><li>Walkways</li></ul>	<ul style="list-style-type: none"><li>Universal (120V through 277V Operation)</li></ul>

ORDERING INFORMATION  
Example: C-AR-A-2LD-1L-50K-08

C-AR-A	2LD	1L		08
PRODUCT	TYPE	LUMEN PACKAGE	CCT	COLOR
C-AR-A	2LD	Type III Area Light 12,200 (50K), 12,400 (40K) Lumens 117W	50K Cool White (5000K) 40K Neutral White (4000K)	08 Dark Bronze

CERTIFICATIONS:  


UL & ENEC: 1 800.238.4800 F 262.504.5415    CREE: www.cree.com/us    1 800.473.5234 F 262.504.7057  
No Date 10/13/2019    For international purposes only. Content is subject to change. \*See lighting.com for warranty details.

C-LITE  
LED CONCEPT

C-AR-A-2LD Series



10 1/8" L  
4 1/8" W  
10 1/8" H

SERIES OVERVIEW

DIMENSIONS	PRODUCT WEIGHT	MOUNTING HEIGHT	SPACING
17-1/4" L x 10-1/8" W x 4-1/8" H	19.55 lbs.	15 to 25 feet	3 to 5 times the mounting height

FIXTURE SPECIFICATIONS

HOUSING

LENS ASSEMBLY

MOUNTING

Low-copper die cast aluminum housing  
Dark bronze polycarbonate powder-coat finish

Fixed safety glass shield reduces light pollution  
Tempered glass lens is thermal shock and impact resistant  
Patented lens design delivers 15 Type II distribution

Fixtures come without mounting (sold separately)  
For use in 0° orientation (downlight position) only

ELECTRICAL PERFORMANCE

OPERATING MINIMUM	LIFESPAN L70 at 25°C (77°F)	POWER FACTOR	TOTAL HARMONIC DISTORTION	DIMMABLE
-40°C (-40°F)	Estimated >100,000 hours	>0.9	<20%	No

INPUT VOLTAGE	120V	208V	240V	277V
CURRENT DRAW	0.57A	0.56A	0.45A	0.42A

WARRANTY AND CERTIFICATIONS

WARRANTY	UL LISTED	DLC
5 Year Limited*	Vet Locations (0° to 90°)	DLC Qualified

▲ ACRONYM WARNING: Care and Installation Instructions

UL & ENEC: 1 800.238.4800 F 262.504.5415    CREE: www.cree.com/us    1 800.473.5234 F 262.504.7057  
No Date 10/13/2019    For international purposes only. Content is subject to change. \*See lighting.com for warranty details.

C-LITE  
LED CONCEPT

C-AR-A-2LD Series

ACCESSORIES

PHOTOCELL - BUTTON, 120V/208V/240V/277V

SKU: C-ACC-A-PCBL-1P (120V)  
C-ACC-A-PCBL-1P (208V/240V/277V)  
USE: Photocell is field installed for use with 0° adjustable slip filter only

MOUNTING OPTIONS

6" MOUNTING ARM

2" SLIP FITTER

ADJUSTABLE 6" BRACKET

SKU: C-ACC-A-MTARM-6IN-08  
USE: For pole mounting. Fits over 2-3/8" O.D. pipe

SKU: C-ACC-A-MTSL-2IN  
USE: For pole mounting. Fits over 2-3/8" O.D. pipe

SKU: C-ACC-A-RUB-215X6-08  
USE: For wall mounting

LUMINAIRE EPA

MOUNTING	SINGLE	DOUBLE @ 180°	DOUBLE @ 90°	TRIPLE @ 90°	QUAD @ 90°
C-ACC-A-MTARM-6IN-08	0.81	1.63	1.31	2.13	2.62
C-ACC-A-MTSL-2IN*	0.80	N/A	N/A	N/A	N/A

\*For use in 0° orientation (downlight position) only

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www.cree.com/us/brand. The C-AR-A-2LD logo, C-LITE and the C-LITE logo are trademarks of Cree, Inc. The C-LITE logo is a registered trademark  
of C-LITE. The C-LITE logo is a registered trademark of Cree, Inc. The C-LITE logo is a registered trademark of Cree, Inc.

C-LITE  
LED CONCEPT

C-WM-A-WLHR Series  
LED Wall Mount  
Replaces 100W/120W Incandescent

C-LITE  
LED  
CONCEPT

POWERFUL, EFFICIENT & LONG  
LASTING LIGHT



PRODUCT SPECIFICATIONS  
OVERVIEW

- Initial Delivered Lumens: 1,000, 1,200
- CRI > 70
- CCT: Neutral White (4000K)
- Mounting: Wall
- Input Power: 14 Watts, 22 Watts
- Dimmable: No

- Operating Minimum: -40°C (-40°F)
- Lifespan: 172,000 Hours (22W), 118,000 Hours (14W)
- Power Factor > 0.95
- Total Harmonic Distortion < 20%
- Unlimited Warranty 5 Years\*
- Replaces 100W/120W Incandescent

RECOMMENDED USE	INPUT VOLTAGE
<ul style="list-style-type: none"><li>Security</li><li>Stairways</li><li>Parking Lighting</li></ul>	<ul style="list-style-type: none"><li>120V Operation with built-in photocell</li></ul>

ORDERING INFORMATION  
Example: C-WM-A-WLHR-1L-40K-06

C-WM-A	WLHR	40K		
PRODUCT	STYLE	LUMEN PACKAGE	CCT	COLOR
C-WM-A	WLHR LED Wall Mount	1L 1,000 Lumens, 14W 1L 1,200 Lumens, 22W	40K Neutral White (4000K)	06 Medium Bronze WH White

CERTIFICATIONS:  


UL & ENEC: 1 800.238.4800 F 262.504.5415    CREE: www.cree.com/us    1 800.473.5234 F 262.504.7057  
No Date 10/13/2019    For international purposes only. Content is subject to change. \*See lighting.com for warranty details.

C-LITE  
LED CONCEPT

C-WM-A-WLHR Series



7 1/2" H  
4" W  
5 3/4" W

SERIES OVERVIEW

DIMENSIONS	PRODUCT WEIGHT	MOUNTING HEIGHT	SPACING
4" D x 5-3/4" W x 7 1/2" H	2.0 lbs.	8 to 12 feet	N/A

FIXTURE SPECIFICATIONS

HOUSING

LENS ASSEMBLY

MOUNTING

Polycarbonate housing in medium bronze or white with heavy-duty aluminum mounting plate

UV-stabilized polycarbonate prismatic reflector

1/2" NPT tapped knockout on bottom for conduit entry  
Knockout provided on back of housing for 1/2" conduit entry or mounts over 4" square or rectangular junction box

ELECTRICAL PERFORMANCE

OPERATING MINIMUM	LIFESPAN L70 at 25°C (77°F)	POWER FACTOR	TOTAL HARMONIC DISTORTION	DIMMABLE
-40°C (-40°F)	172,000 Hours (22W) 118,000 Hours (14W)	>0.95	<20%	No

INPUT VOLTAGE	120V	208V	240V	277V
CURRENT DRAW (avg)	0.13 (14W) 0.18 (22W)	N/A	N/A	N/A

WARRANTY AND CERTIFICATIONS

WARRANTY	UL LISTED
5 Year Limited*	Vet Locations

▲ ACRONYM WARNING: Care and Installation Instructions

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C-LITE  
LED CONCEPT

Cree Edge™ Series  
LED Pathway Luminaire

Product Description

Performance Summary

Accessories

Ordering Information

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C-LITE  
LED CONCEPT

Cree Edge™ LED Pathway Luminaire

Product Specifications

CONSTRUCTION & MATERIALS

ELECTRICAL DATA

REGULATORY & VOLUNTARY QUALIFICATIONS

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C-LITE  
LED CONCEPT

Cree Edge™ LED Pathway Luminaire

Photometry

2M

3M

4M

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C-LITE  
LED CONCEPT

Cree Edge™ LED Pathway Luminaire

Photometry

5M

with Welded Base

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C-LITE  
LED CONCEPT

PROPOSED SHOPPING CENTER  
BAMIYAN MARKET PLACE  
S.W.C. GRAND AVENUE @ ORTEGA HWY.  
LAKE ELSINORE, CA  
LIGHT DETAILS

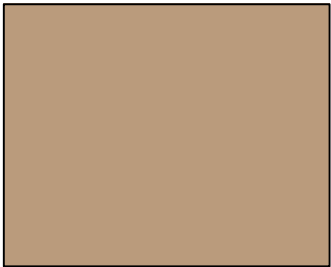
consultant job#	
master release date	
project exe date	master drawn by
Filename AGC	
Facility/Project	
sheet name CUP-11	



MATERIAL LEGEND

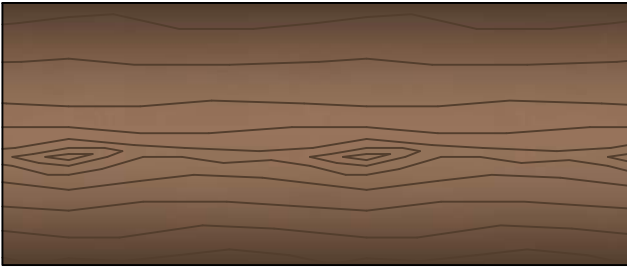


PANTONE PMS 166c, "ORANGE"

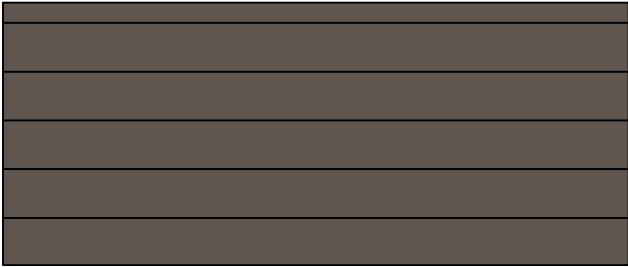


ICI # A1761, ONION SKIN TAN

ACM-1 ALUMINUM COMPOSITE MATERIAL.



ACM-2 ALUMINUM COMPOSITE MATERIAL, ALUCOBOND, "RUSTIC WALNUT"



SIDING ABC SEAMLESS SIDING, COLOR TIMBER

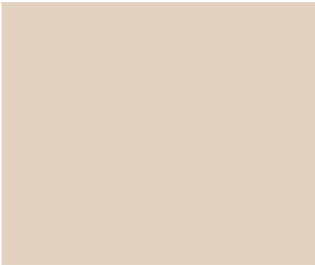


veneer FAUXPANELS MODEL: R3-SS-PN-EA

COLOR LEGEND



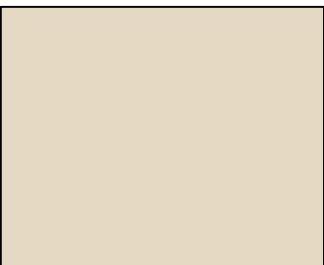
P-1 BENJAMIN MOORE, 1077, "GREAT PLAINS GOLD" SATIN FINISH



P-2 BENJAMIN MOORE, 1030, "BRANDY CREAM" SATIN FINISH



P-3 BENJAMIN MOORE, 2121-30, "PEWTER", HIGH GLOSS



C-01 COLOR: BP PEARL - RAL 1013 ICI #A0083 "INDIAN LEGEND"



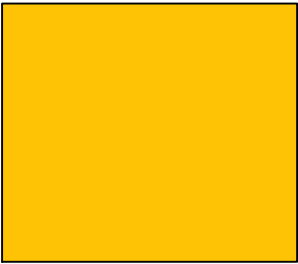
C-02 COLOR: BLUE PMS 288c"



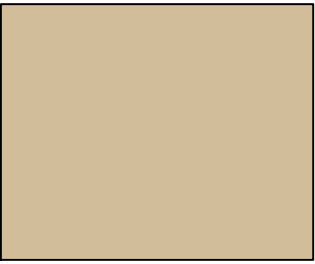
C-03 COLOR: LIGHT BLUE PMS 2935c



C-04 COLOR: WARM GREY IC #A1860 "Grey Mountain"



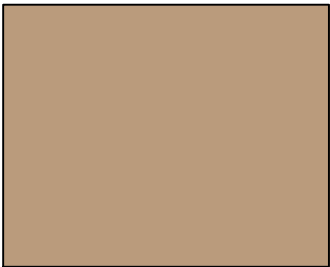
C-05 COLOR: BR YELLOW ICI 3 A0775 "Omega Yellow"



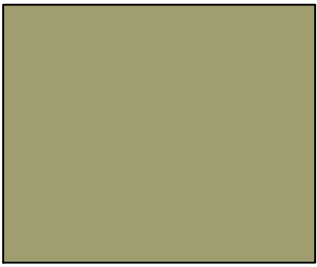
C-06 COLOR: BP DARK PEARL ICI #A0767, "DESERT VALLEY"



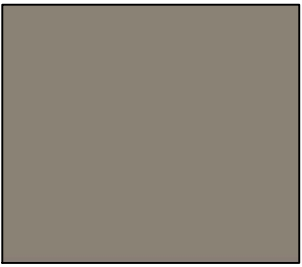
C-07 COLOR: TAN ICI # A0717, INDIAN CORN



C-08 COLOR: DARK TAN ICI # A1761, ONION SKIN TAN



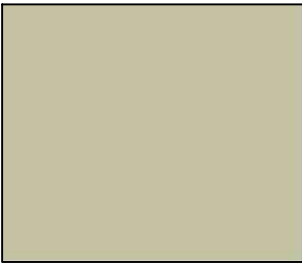
C-09 COLOR: PEA SOUP PPG 311-5



C-10 COLOR: DARK ASH PPG 513-6



C-11 COLOR: IRON RIVER DEA176



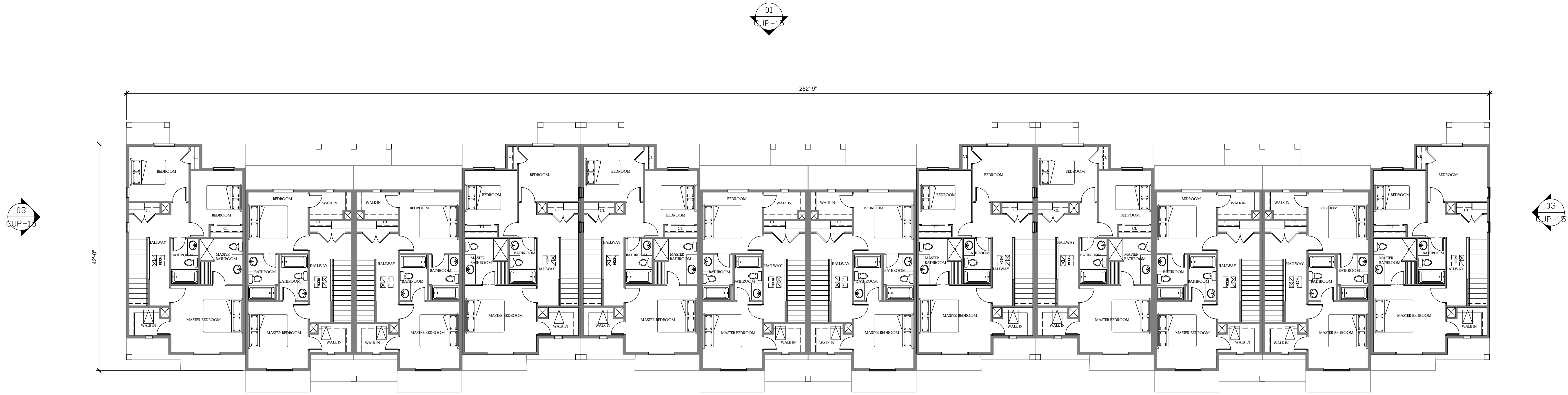
C-12 COLOR: SEA GLASS DEC775



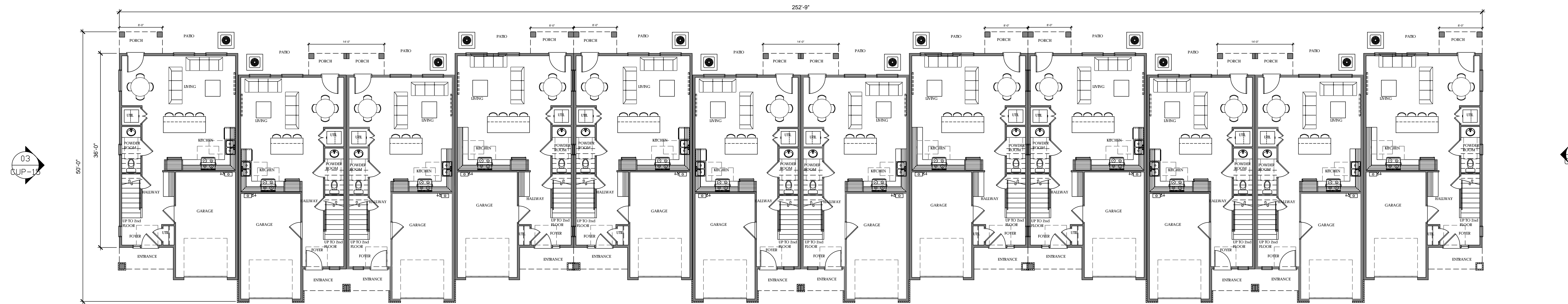








01 BUILDING SECOND FLOOR  
SCALE: 1/8"=1'-0"  
12 UNITS



02 BUILDING FIRST FLOOR  
SCALE: 1/8"=1'-0"  
12 UNITS

AGC DESIGN CONCEPT, INC.  
24820 Orchard Village Rd.  
San Jose, CA 95135  
Phone: 667.295.1111

BY: \_\_\_\_\_  
NO. \_\_\_\_\_  
DATE \_\_\_\_\_  
REVISIONS \_\_\_\_\_

PROPOSED SHOPPING CENTER  
BAMIYAN MARKET PLACE  
SWC. GRAND AVENUE @ ORTEGA HWY.  
LAKE ELSINORE, CA  
FLOOR PLAN APARTMENT

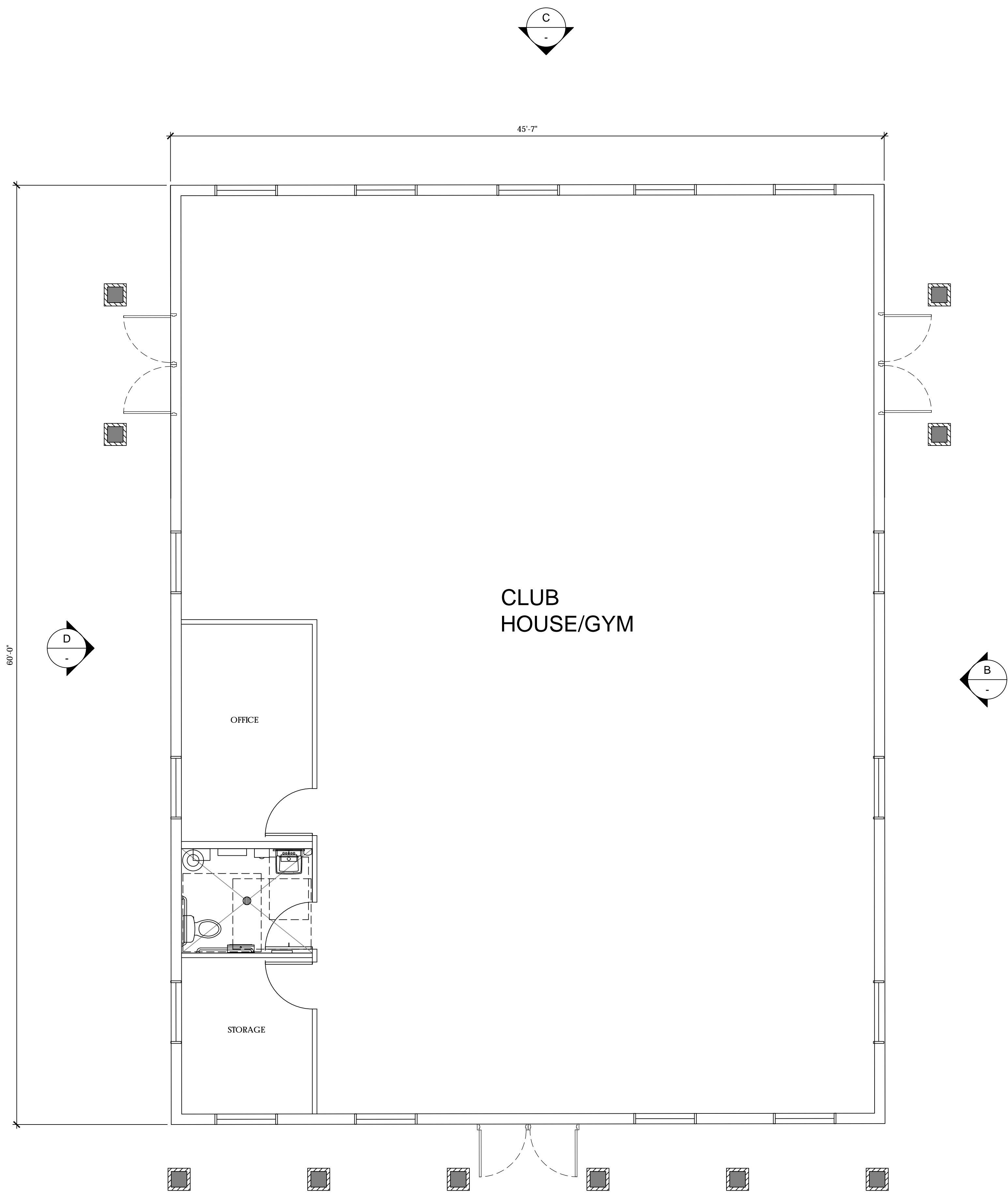
consultant job# \_\_\_\_\_  
master release date \_\_\_\_\_  
project exe date \_\_\_\_\_ master drawn by \_\_\_\_\_  
Filename AGC \_\_\_\_\_  
Facility/Project \_\_\_\_\_  
sheet name CUP-14





ROOF WEATHERED WOOD  
LAMINATED  
ROOF SHINGLES





01 CLUB HOUSE  
SCALE: 1/4"=1'-0"

COLOR LEGEND



AP-01 SW 6156  
RAMIE



AP-02 SW 6147  
PANDA WHITE



AP-03 SW 7027  
HICKORY SMOKE

MATERIAL LEGEND



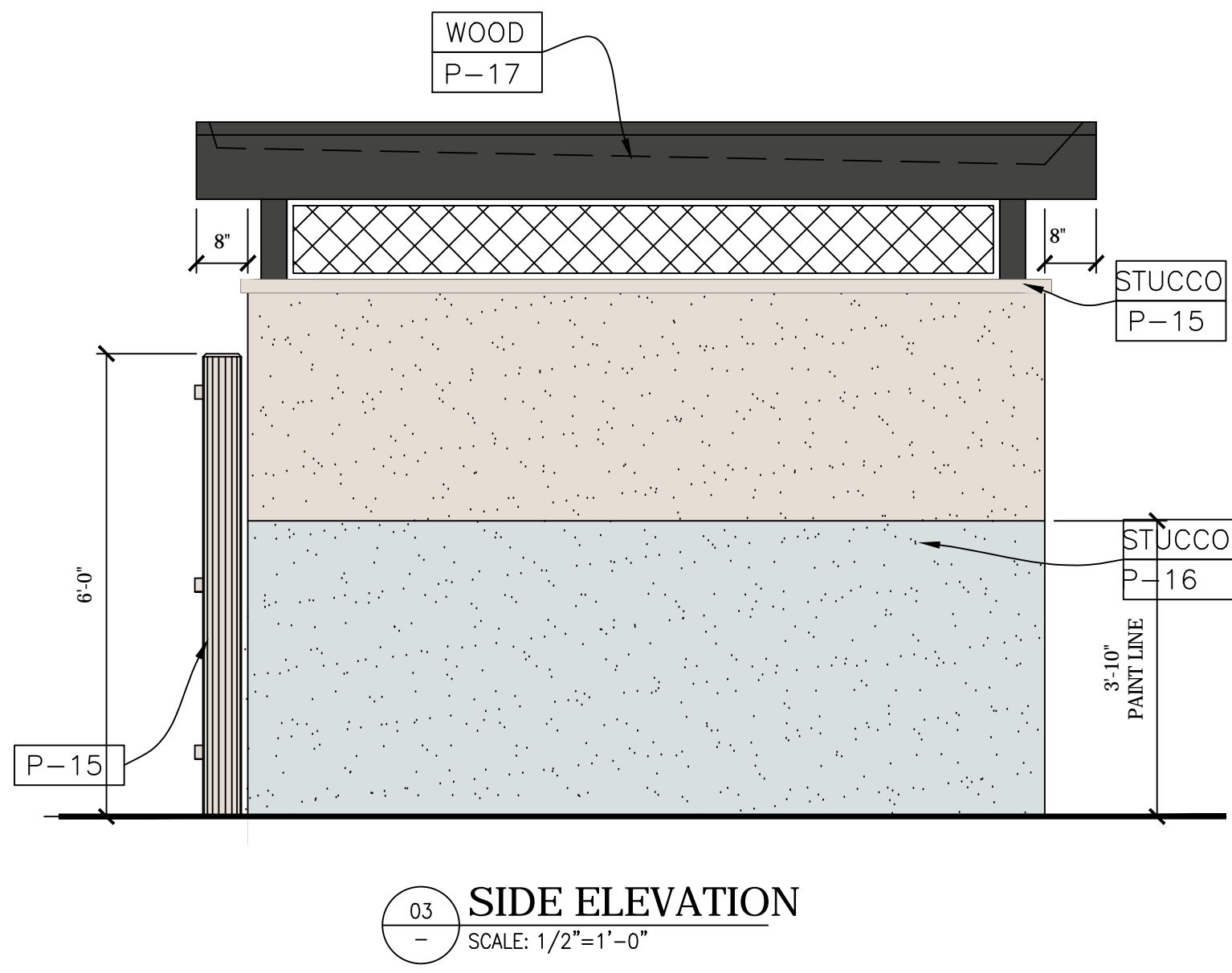
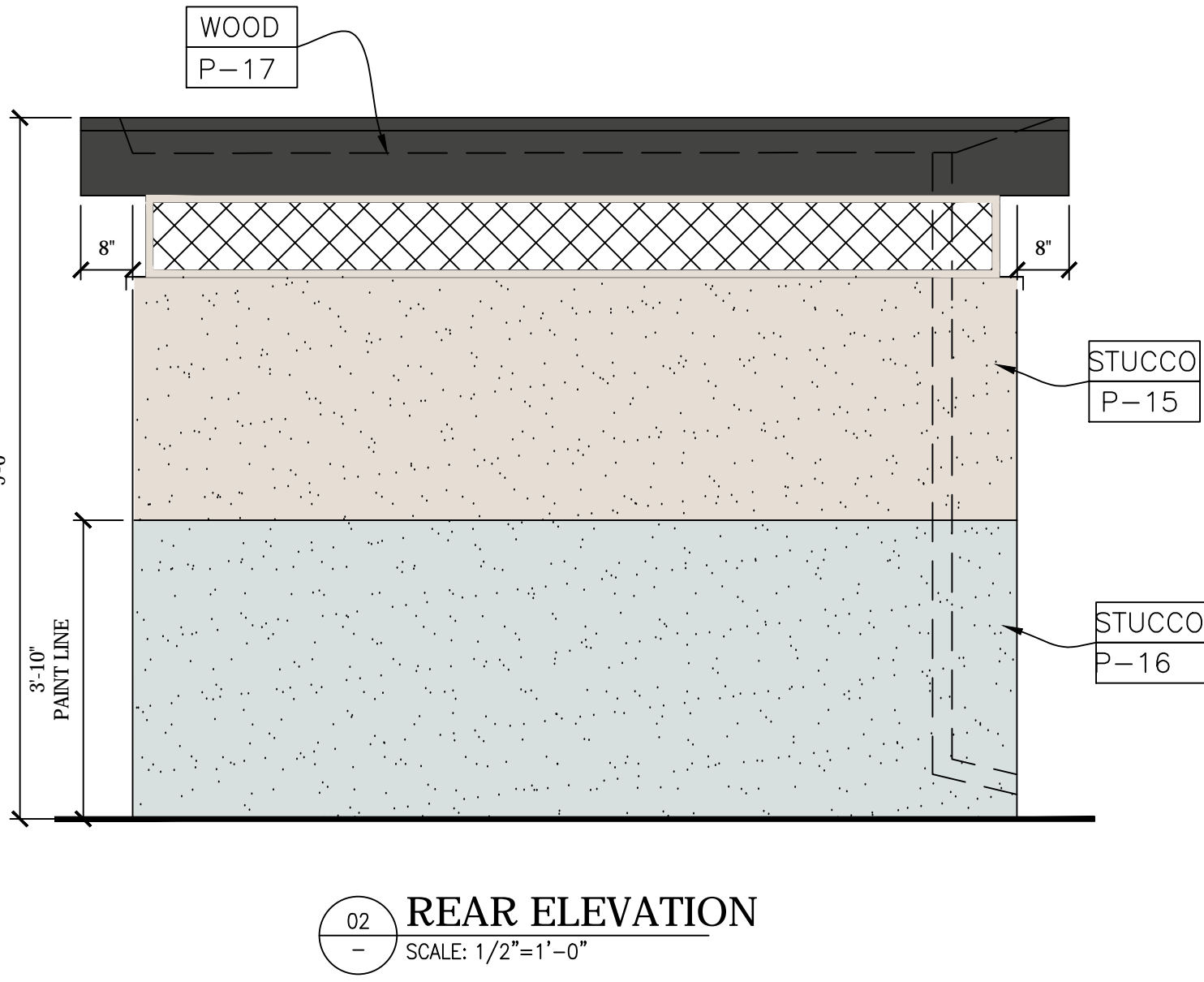
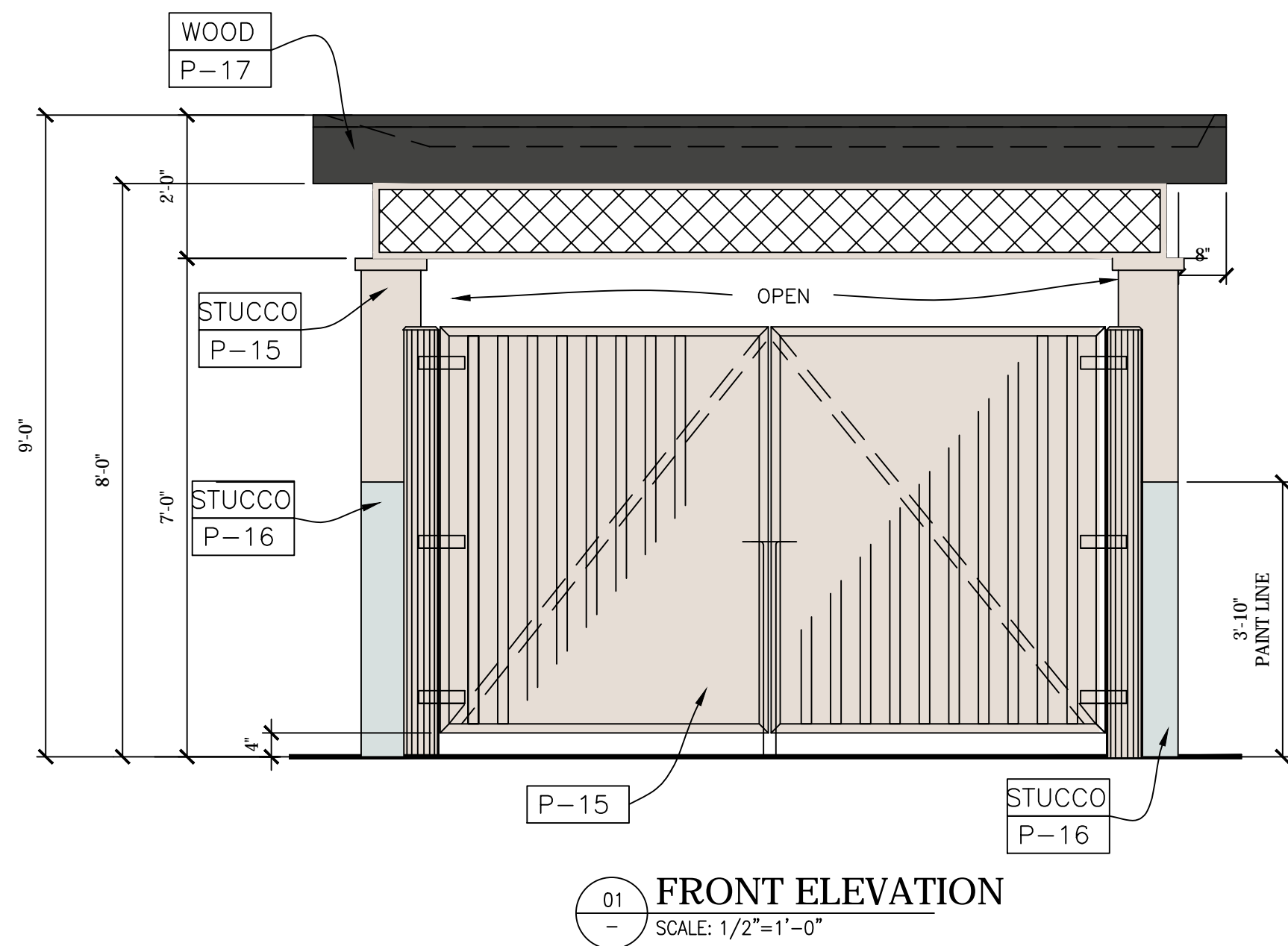
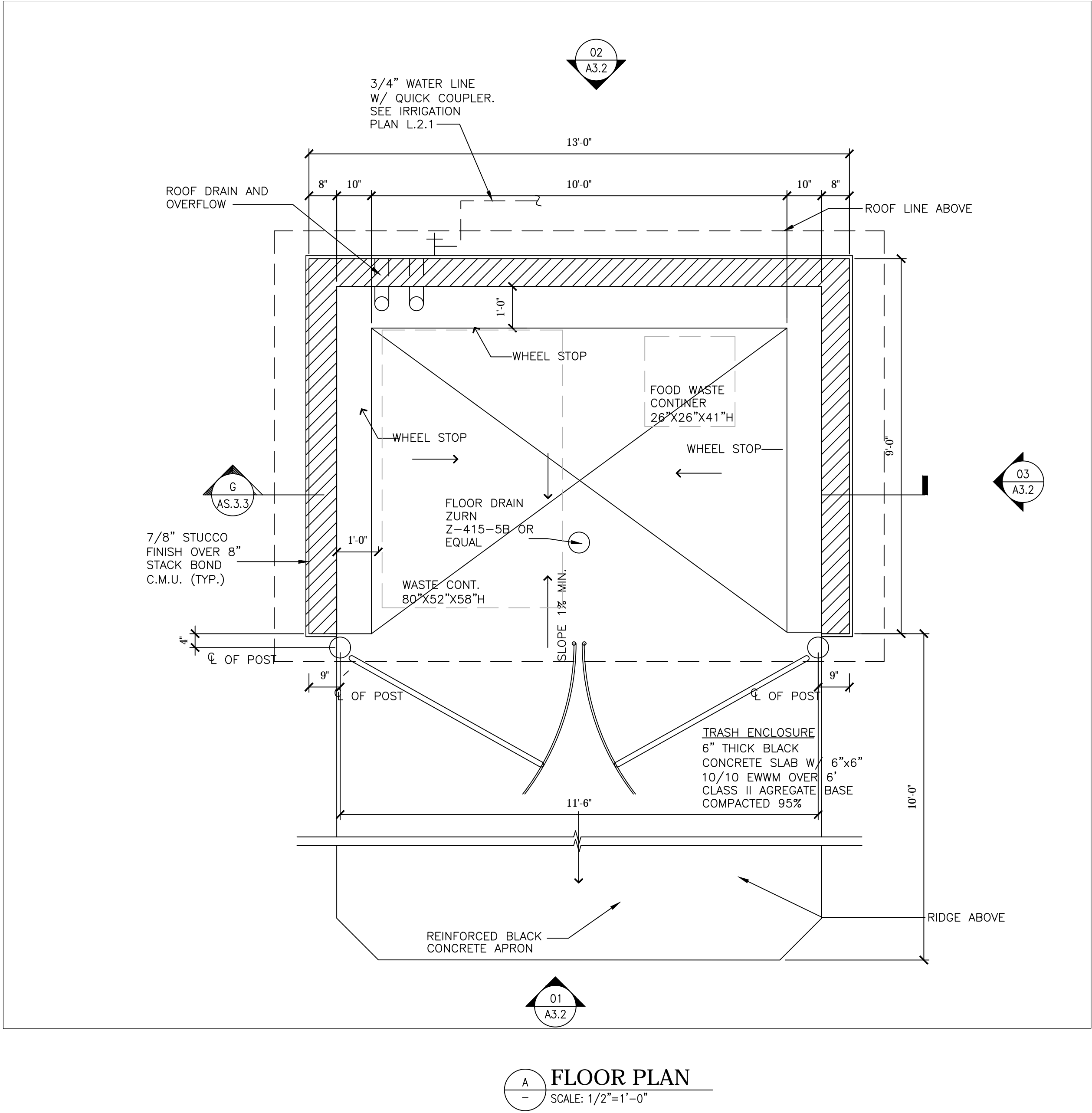
VENEER EL DORADO  
BARLEY



ROOF WEATHERED WOOD  
LAMINATED  
ROOF SHINGLES







COLOR LEGEND

- P-15 SHERWIN WILLIAMS SW6063 COLOR: NICE WHITE
- P-16 SHERWIN WILLIAMS SW6224 COLOR: MOUNTAIN AIR
- P-17 SHERWIN WILLIAMS SW7069 COLOR: IRON ORE

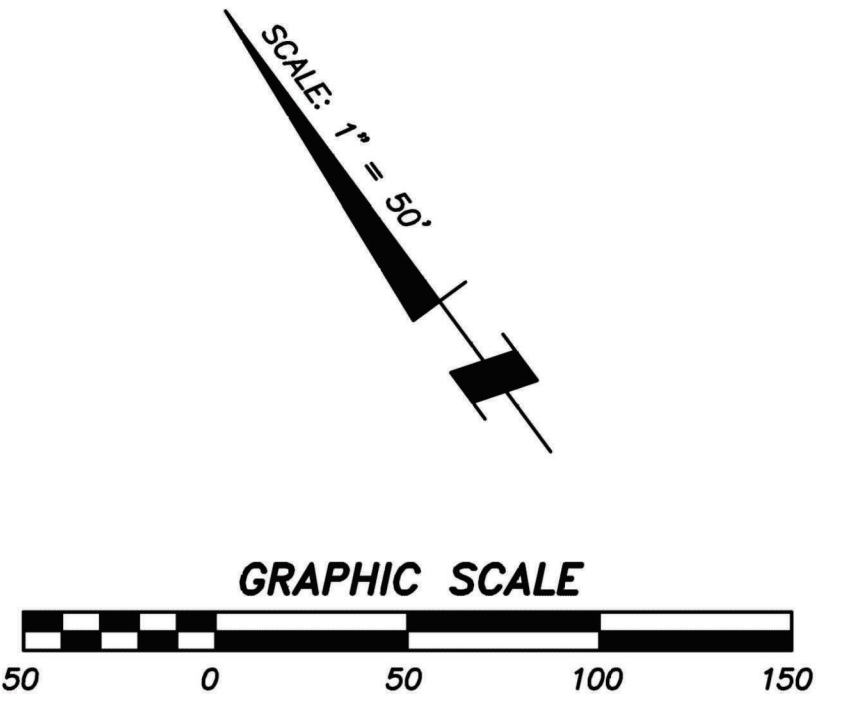
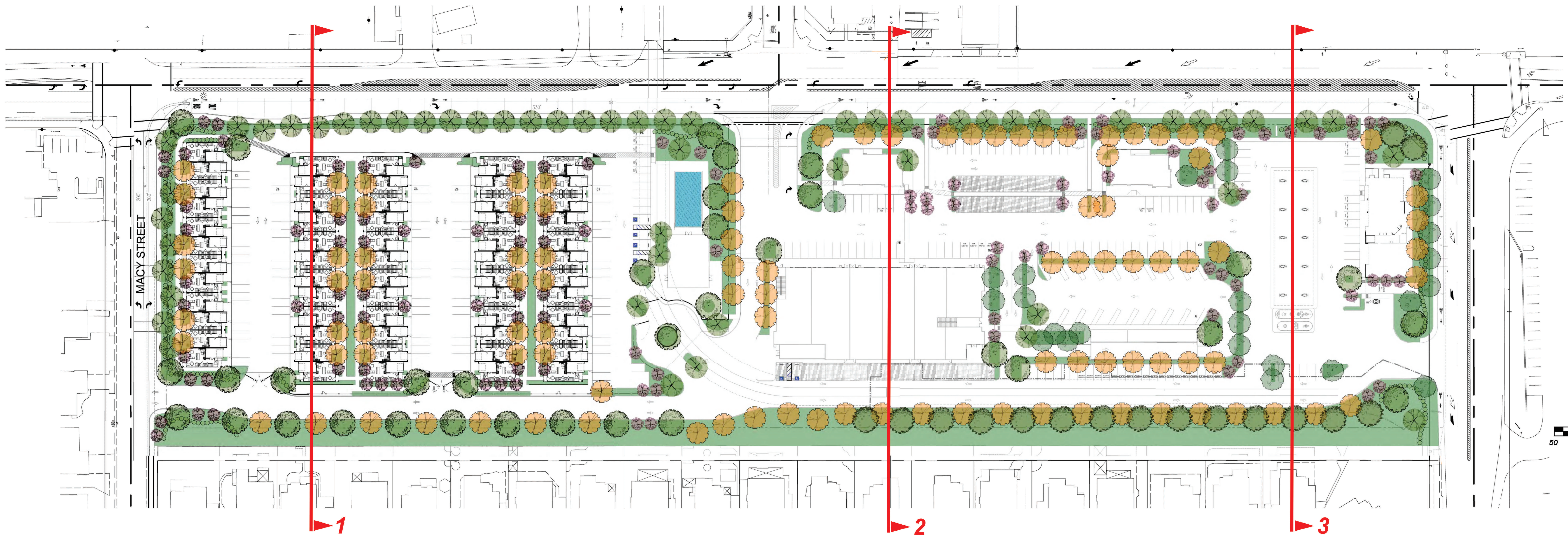
MATERIAL LEGEND

- STUCCO 3/4" CEMENT PLASTER, INSTALLED PER MFG. SPECIFICATIONS; TEXTURE: FINE SAND FINISH
- MESH WIRE MESH BETWEEN REINFORCED MASONRY WALL AND ROOF WITH 2" MAXIMUM GAP, PAINT P-2

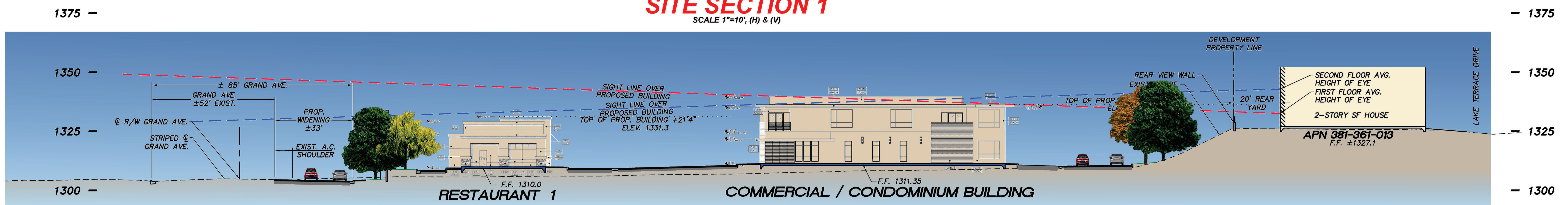
NOTES:  
1. FOOTINGS AND FLOOR SHALL BE CONCRETE, 2500 PSI @ 28 DAYS, INCLUDING GATE POST FOOTINGS  
2. SECONDARY CANE BOLT RETAINER TO BE PLACED FOR EACH GATE SUCH THAT GATE IS HELD IN A POSITION 90 DEGREES TO THE CLOSED POSITION.  
3. INSTALL CANE BOLT ON OUTSIDE SURFACE OF NON-LOCKING GATE (GATE WITHOUT SLIDE BARREL BOLT)  
4. THE TRASH ENCLOSURE MUST BE PROTECTED WITH FIRE SPRINKLERS



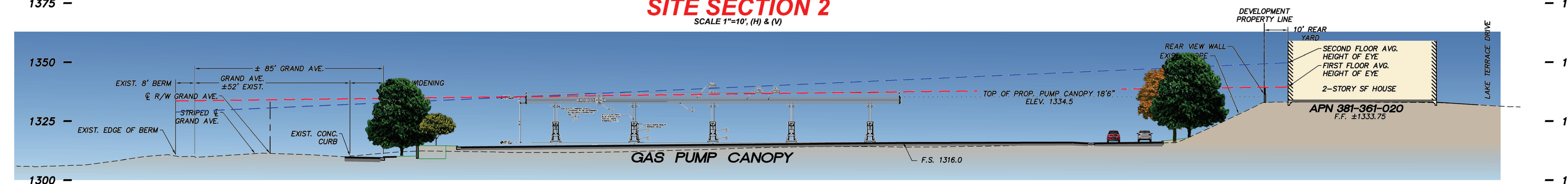
# BAMIYAN MARKETPLACE ~ REVISED SITE PLAN



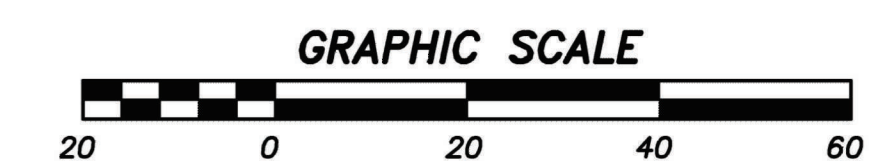
**SITE SECTION 1**  
SCALE 1"=10', (H) & (V)



**SITE SECTION 2**  
SCALE 1"=10', (H) & (V)



**SITE SECTION 3**  
SCALE 1"=10', (H) & (V)



Ecosystem  
**Urban LES**  
LandscapeDynamics.net  
Landscape Architecture and  
Environmental Consulting  
(951) 264-4839

**SB&O**  
PLANNING ENGINEERING SURVEYING  
3990 Ruffin Road, Suite 120  
San Diego, Ca. 92123  
858-560-1141  
858-560-8157 Fax



**PERSPECTIVE 5: APARTMENT CLUBHOUSE, POOL**



**PERSPECTIVE 2: AM/PM, GAS PUMPS**



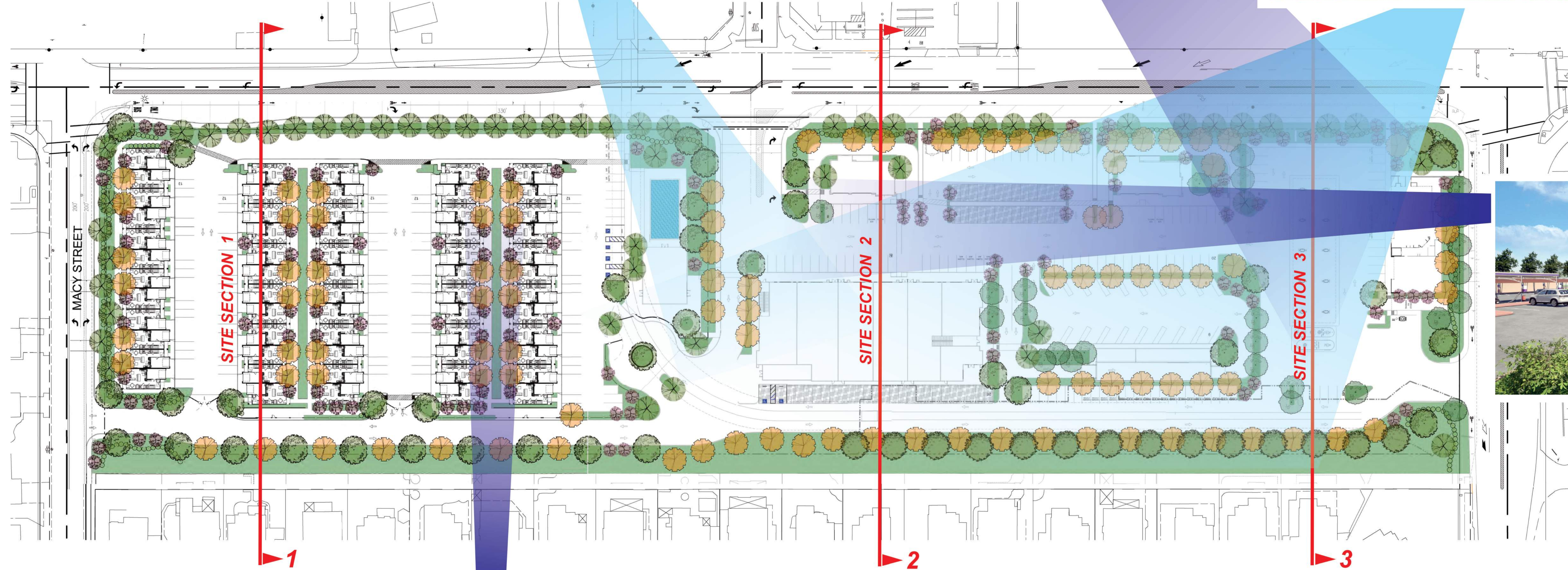
**PERSPECTIVE 1: AM/PM, SHOPPING CENTER**



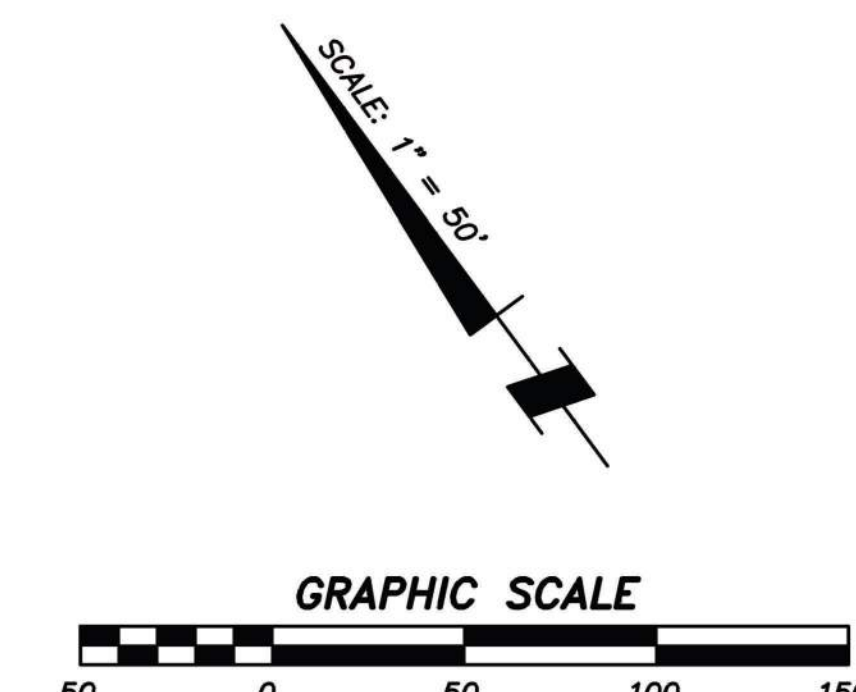
**PERSPECTIVE 3: RESTAURANT, CAR WASH**



**PERSPECTIVE 4: APARTMENT COMMON OPEN SPACE**



**PERSPECTIVE RENDERINGS KEY MAP**



Ecosystem  
**Urban LES** solutions  
LandscapeDynamics.net  
Landscape Architecture and  
Environmental Consulting  
(951) 264-4839

**SB&O** INC.  
PLANNING ENGINEERING SURVEYING  
3990 Ruffin Road, Suite 120  
San Diego, Ca. 92123  
658-560-1141  
658-560-8157 Fax













NO.	DATE	REVISIONS	BY

PROPOSED SHOPPING CENTER  
BAMIYAN MARKET PLACE  
SWC, GRAND AVENUE @ ORTEGA HWY.  
LAKE ELSINORE, CA

consultant job#	
master release date	
project exe date	master drawn by
Filename AGC	
Facility/Project	
sheet name	
3	













# Lake Elsinore, CA

## SCOPE OF WORK

- N-A | Primary Monument Sign "Bamiyan Marketplace"
- N-B | Monument Sign (Gas Price, Restaurant, Tenant)
- N-C | Monument Sign (Restaurant, Tenant)
- N-D | Pylon Sign (Arco, Carwash, Tenant)
- N-E | Brush Aluminum Non-Lit Wall Sign "Bamiyan Lakeside Apartments"

## PROJECT



## Freestanding Signs | Grand Ave, Lake Elsinore, CA 92530

## SIGN CODE

Code:  
Chapter 17.196  
Sign - advertising structures

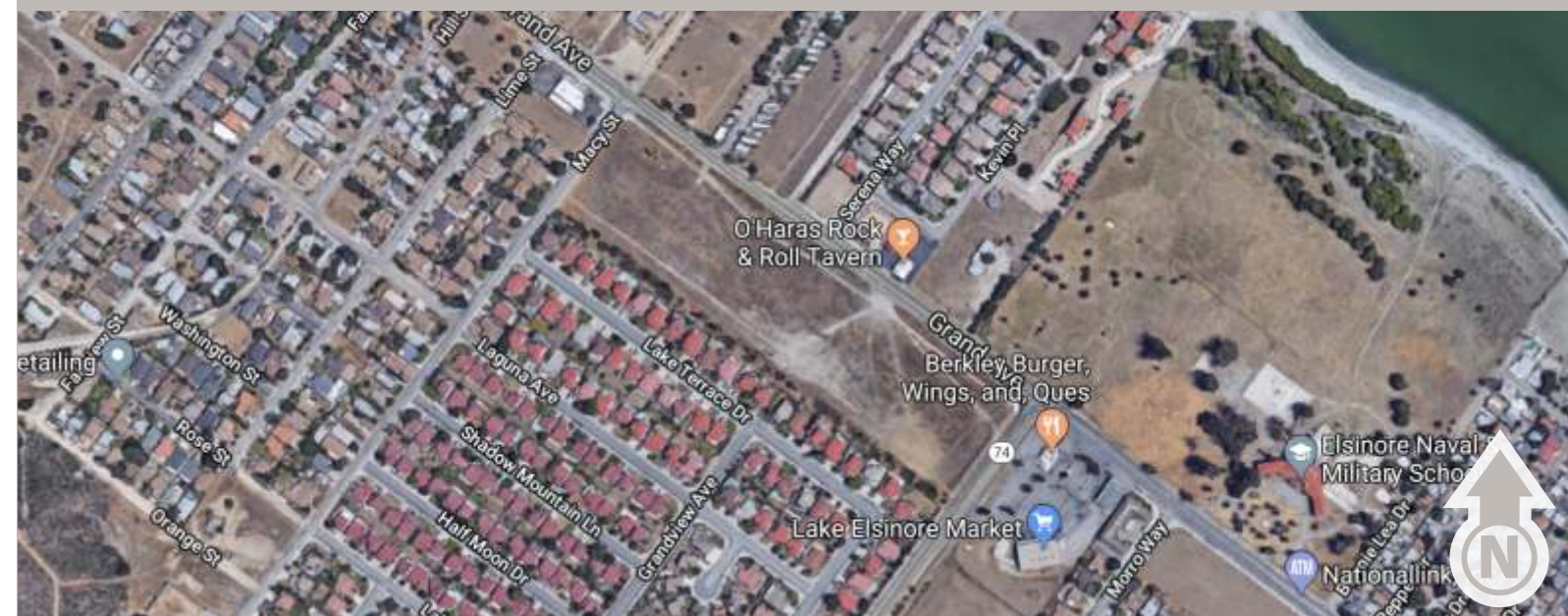
## LEGEND



## VICINITY MAP



## AERIAL PHOTO



COLOR DISCLAIMER

Due to the limitations of desktop scanners and the relative inconsistencies of various display monitors and printers, the colors you see on your screen or on paper may not be a totally accurate reproduction of the actual product. We strive to make our colors as accurate as possible, but screen and printed images are intended as a guide only and should and should not be regarded as absolutely correct. Site conditions and on site lighting can also affect how the product appears (i.e. LED, different florescent bulbs & natural light). We recommend that you request a color sample as CMYK (Cyan, Magenta, Yellow & Black) are the colors used in the printing process, whereas RGB (Red, Green & Blue) are the colors used by screen displays such as your monitor. For this reason and due to variations introduced by light and various equipment, the colors on your screen or a print may not exactly match the finished product.

**IF YOU WOULD LIKE TO SEE A SAMPLE OF ANY COLOR, PLEASE REQUEST AN ACTUAL SAMPLE FROM YOUR SALESPERSON OR PROJECT MANAGER. WITHOUT A SIGNED COLOR SAMPLE, FX SIGNS, ITS VENDORS AND AFFILIATES ARE NOT RESPONSIBLE FOR DIFFERENCES, REAL OR PERCEIVED, BETWEEN THE WAY YOUR PRODUCT APPEARS ON SCREEN OR PAPER AND THE FINAL PRODUCT.**





CREATING VISUAL IMPACT

12155 MAGNOLIA AVE BLDG 11-A  
RIVERSIDE, CA 92503  
951-689-0270  
LIC# 1014540

SITE LOCATION

ARCO LAKE ELSINORE  
Freestanding Signs  
Bamiyan Market Place  
Grand Ave.,  
Lake Elsinore, CA 92530

CLIENT

BAMIYAN MARKET PLACE  
Grand Ave.,  
Lake Elsinore, CA 92530

PROPERTY OWNER / MGT

DRAWING INFORMATION

DESIGNER: SP  
FILE NAME: ARCO\_Bamiyan\_R10  
CREATED: March 03 2021  
REVISION DATE: Jan 21 2022 SP  
REVISION: R10

TERMS

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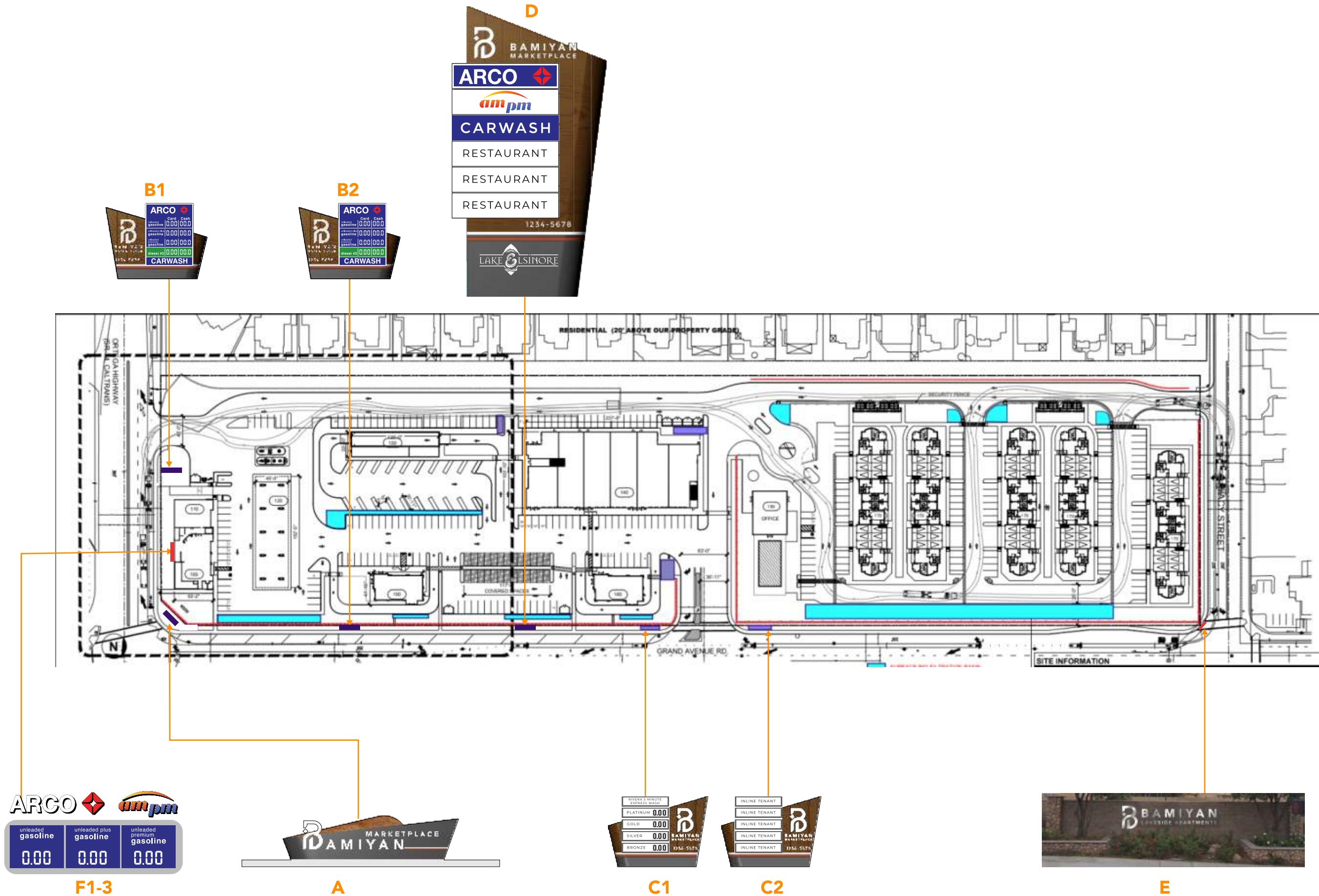
CLIENT APPROVAL

SIGNATURE

DATE

PROPERTY OWNER APPROVAL

SIGNATURE







CREATING VISUAL IMPACT  
12155 MAGNOLIA AVE BLDG 11-A  
RIVERSIDE, CA 92503  
951-689-0270  
LIC# 1014540

SITE LOCATION  
ARCO LAKE ELSINORE  
Freestanding Signs  
Bamiyan Market Place  
Grand Ave.,  
Lake Elsinore, CA 92530

CLIENT  
BAMIYAN MARKET PLACE  
Grand Ave.,  
Lake Elsinore, CA 92530

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CLIENT APPROVAL

SIGNATURE

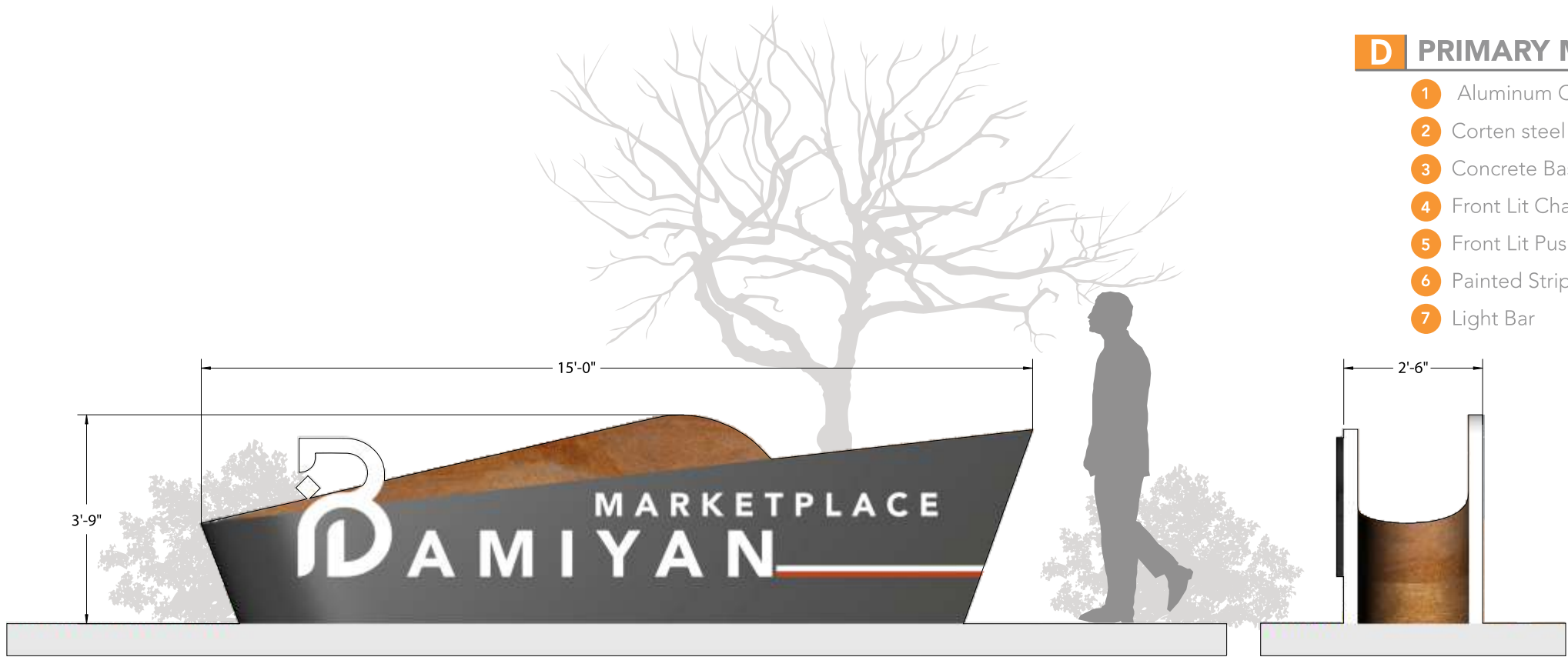
DATE

PROPERTY OWNER APPROVAL

SIGNATURE

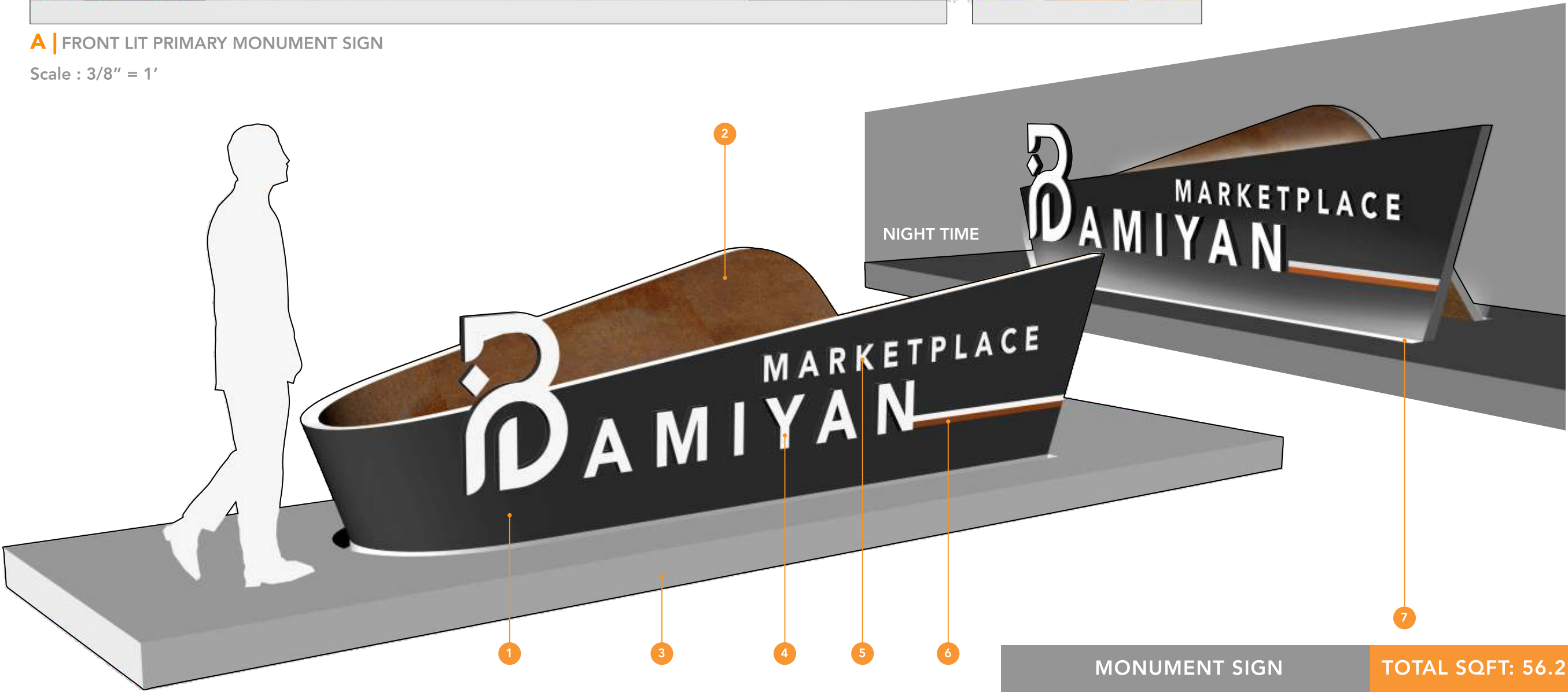
D PRIMARY MONUMENT SIGNFRONT LIT

- 1 Aluminum Cover Painted (Color TBD)
- 2 Corten steel laminated
- 3 Concrete Base
- 4 Front Lit Channel Letter
- 5 Front Lit Push Throuh
- 6 Painted Strip (Color TBD)
- 7 Light Bar



A FRONT LIT PRIMARY MONUMENT SIGN

Scale : 3/8" = 1'







A | FRONT LIT PRIMARY MONUMENT SIGN

Spot Light or Light Bar



12155 MAGNOLIA AVE BLDG 11-A  
RIVERSIDE, CA 92503  
951-689-0270  
LIC# 1014540

**SITE LOCATION**  
ARCO LAKE ELSINORE  
Freestanding Signs  
Bamiyan Market Place  
Grand Ave.,  
Lake Elsinore, CA 92530

**CLIENT**  
  
BAMIYAN MARKET PLACE  
Grand Ave.,  
Lake Elsinore, CA 92530

**PROPERTY OWNER / MGT**

**DRAWING INFORMATION**  
**DESIGNER:** SP  
**FILE NAME:** ARCO\_Bamiyan\_R10  
**CREATED:** March 03 2021  
**REVISION DATE:** Jan 21 2022 SP  
**REVISION:** R10

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**CLIENT APPROVAL**

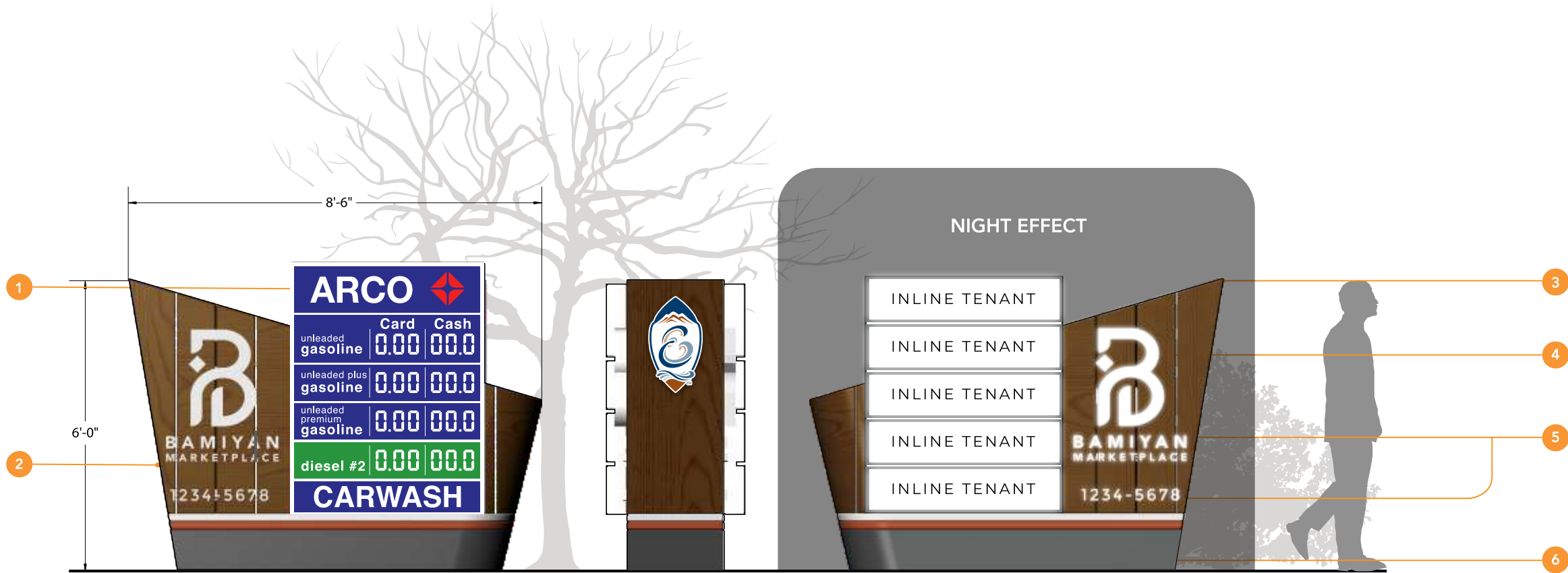
▲ SIGNATURE ▲

▲ DATE ▲

**PROPERTY OWNER APPROVAL**

▲ SIGNATURE ▲





**B | FRONT LIT MONUMENT SIGN (GAS PRICE)**  
Scale : 3/8" = 1'

**C | FRONT LIT MONUMENT SIGN (RESTAURANT & TENANTS)**  
Scale : 3/8" = 1'

**B & C MONUMENT SIGN FRONT LIT**

- 1 Front Lit Face with Gas Price
- 2 Curve shape
- 3 Aluminum cover w/ Wood texture or Painted (color TBD)
- 4 Channel Letter
- 5 Front Lit Push Thru Letters
- 6 Aluminum Cover Painted (Color TBD)
- 8 Flat Cut Out Logo Painted White w/ Digital Printed Graphics



12155 MAGNOLIA AVE BLDG 11-A  
RIVERSIDE, CA 92503  
951-689-0270  
LIC# 1014540

**SITE LOCATION**  
ARCO LAKE ELSINORE  
Freestanding Signs  
Bamiyan Market Place  
Grand Ave.,  
Lake Elsinore, CA 92530

**CLIENT**  
BAMIYAN MARKET PLACE  
Grand Ave.,  
Lake Elsinore, CA 92530

**PROPERTY OWNER / MGT**

**DRAWING INFORMATION**  
**DESIGNER:** SP  
**FILE NAME:** ARCO\_Bamiyan\_R10  
**CREATED:** March 03 2021  
**REVISION DATE:** Jan 21 2022 SP  
**REVISION:** R10

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**CLIENT APPROVAL**

\_\_\_\_\_  
▲ SIGNATURE ▲

\_\_\_\_\_  
▲ DATE ▲

**PROPERTY OWNER APPROVAL**

\_\_\_\_\_  
▲ SIGNATURE ▲

\_\_\_\_\_





PYLON SIGN

TOTAL SQFT: 318.50

**D** | FRONT LIT PYLON SIGN

Scale : 3/8" = 1'



12155 MAGNOLIA AVE BLDG 11-A  
RIVERSIDE, CA 92503  
951-689-0270  
LIC# 1014540

**SITE LOCATION**

ARCO LAKE ELSINORE  
Freestanding Signs  
Bamiyan Market Place  
Grand Ave.,  
Lake Elsinore, CA 92530

**CLIENT**

BAMIYAN MARKET PLACE  
Grand Ave.,  
Lake Elsinore, CA 92530

**PROPERTY OWNER / MGT**

**DRAWING INFORMATION**

**DESIGNER:** SP  
**FILE NAME:** ARCO\_Bamiyan\_R10  
**CREATED:** March 03 2021  
**REVISION DATE:** Jan 21 2022 SP  
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**CLIENT APPROVAL**

▲ SIGNATURE ▲

▲ DATE ▲

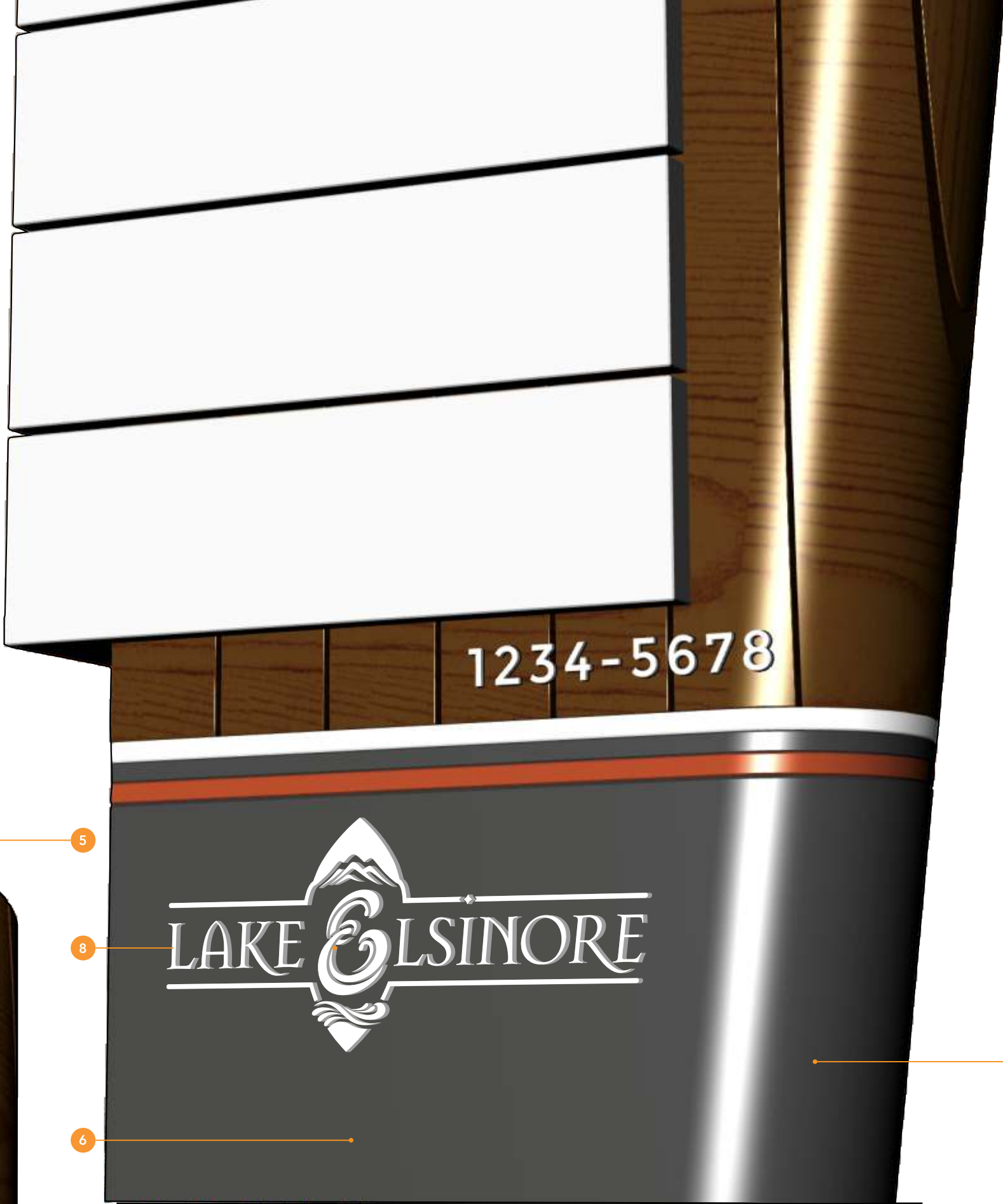
**PROPERTY OWNER APPROVAL**

▲ SIGNATURE ▲



C PYLON SIGN FRONT LIT

- 1 Aluminum Cover w/ Wood Texture or Painted (Color TBD)
- 2 Channel Letter
- 3 Front Lit Cabinet Sign
- 4 Front lit Sided Sign
- 5 Low profile Fron Lit Sign (Size & Spec TBD)
- 6 Aluminum Cover Painted (Color TBD)
- 7 Curve Shape
- 8 Flat Cut Out Letters Painted White



D | FRONT LIT PYLON SIGN



12155 MAGNOLIA AVE BLDG 11-A  
RIVERSIDE, CA 92503  
951-689-0270  
LIC# 1014540

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**CLIENT**  
BAMIYAN MARKET PLACE  
Grand Ave.,  
Lake Elsinore, CA 92530

**PROPERTY OWNER / MGT**

**DRAWING INFORMATION**  
DESIGNER: SP  
FILE NAME: ARCO\_Bamiyan\_R10  
CREATED: March 03 2021  
REVISION DATE: Jan 21 2022 SP  
REVISION: R10

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**CLIENT APPROVAL**

▲ SIGNATURE ▲

▲ DATE ▲

**PROPERTY OWNER APPROVAL**

▲ SIGNATURE ▲





CREATING VISUAL IMPACT

12155 MAGNOLIA AVE BLDG 11-A  
RIVERSIDE, CA 92503  
951-689-0270  
LIC# 1014540

SITE LOCATION

ARCO LAKE ELSINORE  
Freestanding Signs  
Bamiyan Market Place  
Grand Ave.,  
Lake Elsinore, CA 92530

CLIENT

BAMIYAN MARKET PLACE  
Grand Ave.,  
Lake Elsinore, CA 92530

PROPERTY OWNER / MGT

DRAWING INFORMATION

DESIGNER: SP  
FILE NAME: ARCO\_Bamiyan\_R10  
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E | NON LIT WALL SIGN ( \*This picture is used as sample, on site pictures required)

Scale : NTS

E WALL SIGN NON LIT

- 1
- Bursh Aluminum die cut art work install w/ spacer





**A** | CENTER ID SIGN

Scale : 3/16" = 1'

**B & C** | MONUMENT SIGN

Scale : 3/16" = 1'

**D** | PYLON SIGN

Scale : 3/16" = 1'

**F1-3** | BUILDING SIGN, CANOPY SIGNS,  
BACK WALL GAS PRICE SIGN -  
ALL ARCO & AM/PM BRANDING



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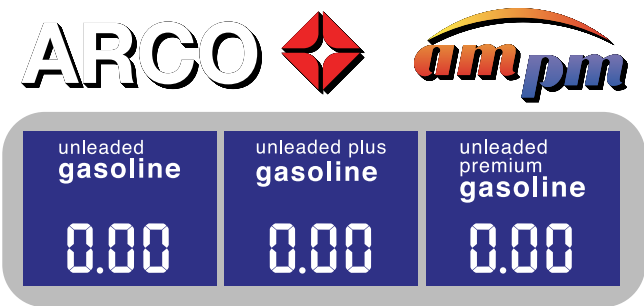
DATE

PROPERTY OWNER APPROVAL

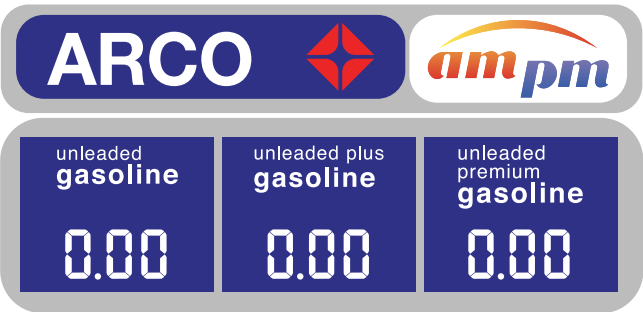
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WALL SIGN DESIGNS

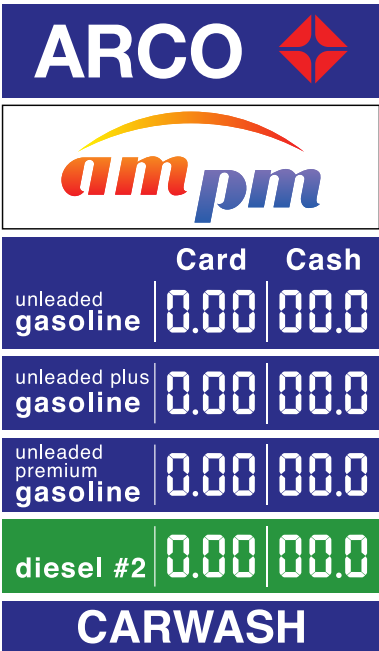
CHANNEL LETTER SIGN  
W/ PRICE CABINET



2 SECTION CABINET SIGN  
PRICE CABINET



SINGLE CABINET  
PRICE CABINET







PYLON DESIGN

MONUMENT DESIGNS

INLINE TENANT  
MONUMENT  
(SLIGHT ADJUSTMENTS)



ARCO GAS PRICE  
MONUMENT  
(SLIGHT ADJUSTMENTS)



RIVERA CAR WASH  
MONUMENT  
(SLIGHT ADJUSTMENTS)



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OLDER DESIGN



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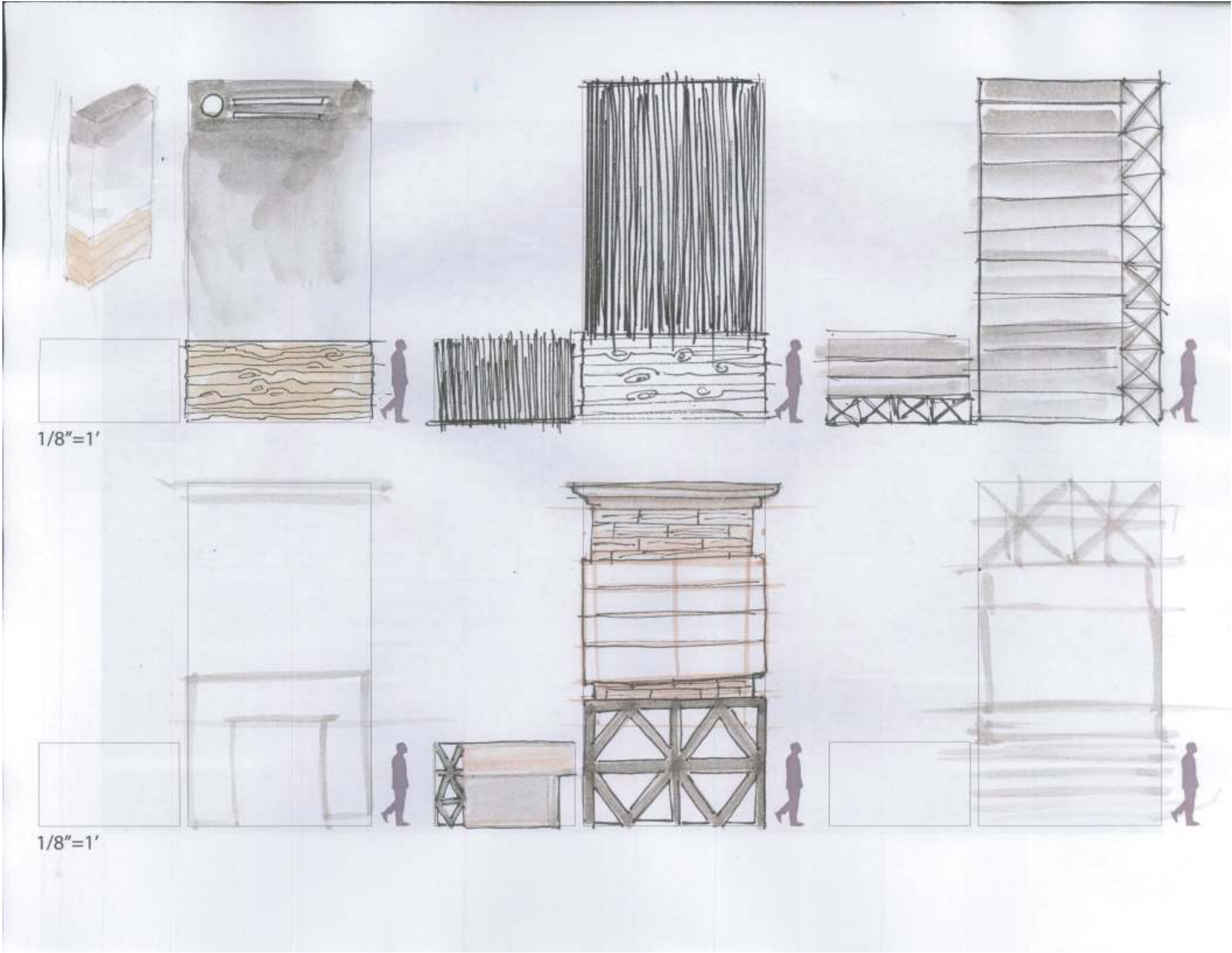
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CONCEPT SKETCHES FOR PYLON



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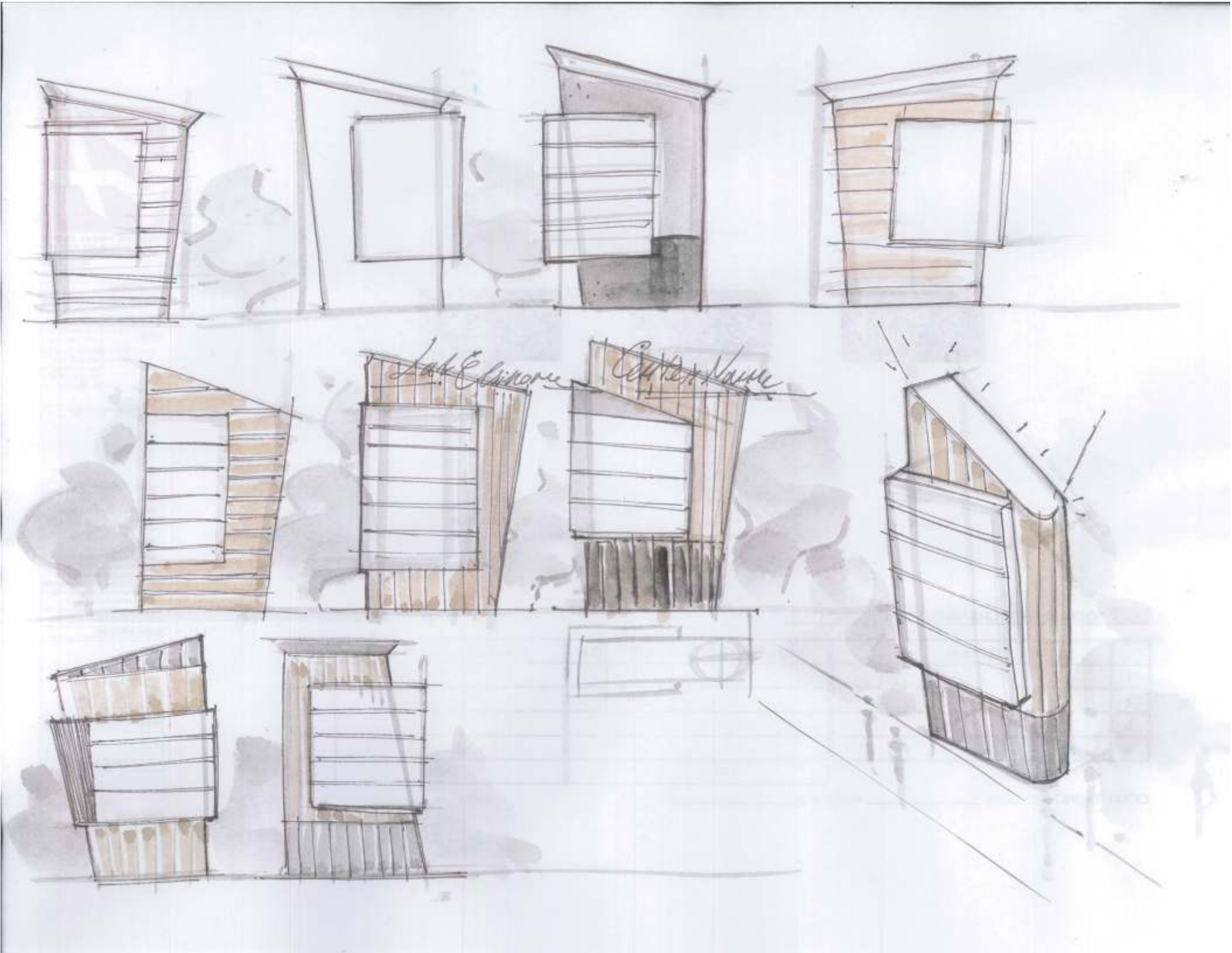
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