ACCESSIBILITY GENERAL NOTES:

1. ACCESSIBILITY PLAN DISTINGUISHES BETWEEN ACCESSIBLE AND INACCESSIBLE ELEMENTS AND NEW AND EXISTING ELEMENTS (CBC 11B-402).
2. ACCESSIBLE ROUTES OF TRAVEL USING ------- OR EQUIVALENT SYMBOL (CBC 11B-206.2.1, CBC 11B-206.2.2):
   A. BETWEEN ALL BUILDING EXTERIOR GROUND-FLOOR EXITS AND THE PUBLIC WAY.
   B. BETWEEN ACCESSIBLE PARKING SPACES AND BUILDING OR FACILITY ENTRANCES.
   C. BETWEEN PASSENGER LOADING ZONES AND BUILDING OR FACILITY ENTRANCES.
   D. BETWEEN PUBLIC STREETS OR SIDEWALKS AND BUILDING OR FACILITY ENTRANCES.
   E. BETWEEN PUBLIC TRANSPORTATION STOPS AND BUILDING OR FACILITY ENTRANCES.
   F. BETWEEN ACCESSIBLE BUILDINGS, FACILITIES, ELEMENTS, AND SPACES ON THE SAME SITE.
3. ACCESSIBLE ROUTES SHALL COINCIDE WITH OR BE LOCATED IN THE SAME AREA AS GENERAL CIRCULATION PATHS. (CBC 11B-206.3).
4. WHERE MORE THAN ONE ROUTE OF TRAVEL IS PROVIDED, ALL ROUTES SHALL BE ACCESSIBLE. (CBC 11B-206.2.1).
5. MINIMUM 48-INCH-WIDE WALK AND SIDEWALKS. (CBC 11B-403.5.1, CBC 11B-406.6).
6. MAX RUNNING SLOPE OF EACH WALK AND SIDEWALK DOES NOT EXCEED 5% SLOPE UNLESS RAMP PROVIDED PER (CBC 11B-403.3).
7. MAX 2.1% CROSS SLOPE OF EACH ACCESSIBLE ROUTE. (CBC 11B-503.3).
8. ACCESSIBLE ROUTE SURFACES OF STABLE, FIRM, AND SLIP-RESISTANT MATERIAL. (CBC 11B-302.1).
9. FOR WALKS WITH CONTINUOUS GRADIENTS, DIMENSION ON SITE ACCESSIBILITY PLAN MINIMUM 5-FOOT-LONG LEVEL RESTRING AREAS AT MAXIMUM 400-FOOT INTERVALS. (CBC 11B-403.7).
10. FOR ABRUPT CHANGES IN LEVEL BETWEEN 1/4 INCH AND 1/2 INCH ON ACCESSIBLE ROUTES, DETAIL MAXIMUM 50% BEVELED SLOPE PER CBC FIGURE 11B-303.3. (CBC 11B-303.3).

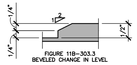


FIGURE 11B–303.3
BEVELED CHANGE IN LEVEL

11. FOR ABRUPT CHANGES IN LEVEL GREATER THAN 1/2 INCH ON ACCESSIBLE ROUTES, PROVIDE PEDESTRIAN RAMP PER (CBC 11B-303.4).
12. ANY GRATES OR SIMILAR OPENINGS LOCATED ON ACCESSIBLE ROUTES AND DETAIL MAXIMUM 1/2-INCH SPACES PER CBC FIGURE 11B-302.3 WITH ANY ELONGATED OPENINGS PLACED PERPENDICULAR TO DOMINANT DIRECTION OF TRAVEL. (CBC 11B-302.3).

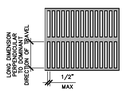


FIGURE 11B–302.3
ELONGATED OPENINGS IN FLOOR OR GROUND SURFACES

13. AT ANY ACCESSIBLE ROUTE WITH ADJACENT VERTICAL DROP EXCEEDING 4 INCHES, DETAIL MINIMUM 6-INCH-HIGH WARNING CURB. (CBC 11B-303.5).
14. AT ANY WALK OR SIDEWALK WITH ADJACENT VERTICAL DROP EXCEEDING 30 INCHES, DETAIL MINIMUM 42-INCH-HIGH GUARDRAIL WITH OPENINGS NOT ALLOWING PASSAGE OF 4-INCH-DIAMETER SPHERE. (CBC 1-13.1, CBC 1013.2).
15. AT ANY WALK ENTERING OR ADJOINING VEHICULAR WAYS WITHOUT CURB, RAILING, OR BARRIER SEPARATION, DETAIL CONTINUOUS DETECTABLE WARNING STRIP WITH 36-INCH (ABSOLUTE) DEPTH FOR ENTIRE LENGTH/WIDTH OF TRANSITION. (CBC 11B-247.1.2.5, CBC 11B-705.1.2.5).
16. DETECTABLE WARNINGS REQUIRED SHALL COMPLY WITH THE FOLLOWING (CBC 11B-705):
    A. INCLUDING RAISED, TRUNCATED DOMES PER CBC FIGURE 11B-705.1:
    - MINIMUM 0.9-INCH AND MAXIMUM 0.92-INCH BASE DIAMETER
    - MINIMUM 0.45-INCH AND MAXIMUM 0.47-INCH TOP DIAMETER
    - 0.20-INCH HEIGHT
    - MINIMUM 2.3-INCH AND MAXIMUM 2.4-INCH CENTER-TO-CENTER SPACING AND MINIMUM 0.65-INCH BASE-TO-BASE SPACING

    EXCEPTION: MINIMUM 1.6-INCH AND MAXIMUM 2.4-INCH CENTER-TO-CENTER SPACING ACCEPTABLE FOR DOMES IN RADIAL PATTERN.
17. CURB RAMPS AND FLARED SIDES SHALL NOT PROJECT INTO VEHICULAR TRAFFIC LANES, PARKING STALLS, OR PARKING ACCESS AISLES. (CBC 11B-406.5.1).
18. SURFACES OF CURB RAMPS AND FLARED SIDES SHALL BE STABLE, FIRM AND SLIP-RESISTANT. (CBC 11B-302.1, CBC 11B-405.4, CBC 11B-406.5.4).
19. PERPENDICULAR CURB RAMPS PER THE FOLLOWING (CBC 11B-406.2, CBC 11B-406.2.2):
    A. RAMP RUN WITH MAXIMUM 8.3% RUNNING SLOPE.
    B. RAMP RUN WITH MAXIMUM 2.1% CROSS SLOPE.
    C. WHERE PROVIDED, FLARED SIDES WITH MAXIMUM 10% SLOPE PER CBC FIGURE 11B-406.2.2.
20. LANDINGS SHALL BE PROVIDED AT THE TOP OF CURB RAMPS AND BLENDED TRANSITIONS (SHOW ON PLANS). THE LANDING CLEAR LENGTH SHALL BE 48 INCHES (1219 MM) MINIMUM. THE LANDING CLEAR WIDTH SHALL BE AT LEAST AS WIDE AS THE CURB RAMP, EXCLUDING ANY FLARED SIDES, OR THE BLENDED TRANSITION LEADING TO THE LANDING. THE SLOPE OF THE LANDING IN ALL DIRECTIONS SHALL BE 1:48 MAXIMUM. (CBC 11B-406.5.3).

FIRE DEPARTMENT NOTES:

1. CONSTRUCTION PERMITS FIRE DEPARTMENT REVIEW: SUBMITTAL OF CONSTRUCTION PLANS TO THE OFFICE OF THE FIRE MARSHAL FOR DEVELOPMENT, CONSTRUCTION, INSTALLATION, AND OPERATIONAL USE PERMITTING WILL BE REQUIRED. FINAL FIRE AND LIFE SAFETY CONDITIONS WILL BE ADDRESSED WHEN THE OFFICE OF THE FIRE MARSHAL REVIEWS THESE PLANS. THESE CONDITIONS WILL BE BASED ON OCCUPANCY, USE, CALIFORNIA BUILDING CODE (CBC), CALIFORNIA FIRE CODE, AND RELATED COS, WHICH ARE IN EFFECT AT THE TIME OF BUILDING PLAN SUBMITTAL.
2. FIRE FLOW SHALL BE DETERMINED BY THE BUILDING OF THE SINGLE LARGEST SQUARE FOOTAGE. THE MINIMUM FIRE FLOW WILL BE 1500 GPM AT 20 PSI FOR A 2-HOUR DURATION, PER THE 2022 CALIFORNIA FIRE CODE.
3. PRIOR TO ISSUANCE OF BUILDING PERMITS, THE APPLICANT/DEVELOPER SHALL PROVIDE THE OFFICE OF THE FIRE MARSHAL WITH ANA APPROVED SITE PLAN FOR FIRE LANES AND SIGNAGE. (CFC 501.3)
4. EACH PARCEL SHALL HAVE INDEPENDENT ACCESS TO THE CIRCULATING ROADWAY. SHARED ACCESS SHALL BE DOCUMENTED, AND RECIPROCAL ACCESS AGREEMENTS OR DEDICATED ACCESS SHALL BE ESTABLISHED.

NOTE:
ALL TRUNCATED DOME DETECTABLE WARNING SURFACES SHALL COMPLY WITH THE FOLLOWING:
1. MIN. 3'–0" DEEP
2. MIN. 4'–0" WIDE
3. YELLOW IN COLOR, EQUIVALENT TO "FEDERAL" YELLOW.

NOTE:
ALL ADA ACCESSIBLE PATHS OF TRAVEL SHALL COMPLY WITH THE FOLLOWING:
1. MAX. 5% RUNNING SLOPE
2. MAX. 2% CROSS SLOPE
3. MAX. 2% CROSS SLOPE AT CHANGE OF DIRECTION FOR A MINIMUM OF 4' IN EA. DIRECTION.
4. STRIPES SHALL BE PAINTED EITHER REFLECTIVE WHITE OR REFLECTIVE YELLOW.

CODE INFORMATION

ALL CONSTRUCTION TO COMPLY WITH:

BUILDING CODE:	2022 CALIFORNIA BUILDING CODE
PLUMBING CODE:	2022 CALIFORNIA PLUMBING CODE
ELECTRICAL CODE:	2022 CALIFORNIA ELECTRIC CODE
MECHANICAL CODE:	2022 CALIFORNIA MECHANICAL CODE
ENERGY CODE:	2022 CALIFORNIA ENERGY CODE
GREEN BUILDING:	2022 CALIFORNIA GREEN BUILDING CODE
FIRE CODE:	2022 CALIFORNIA FIRE CODE (2021 IFC)

*THE PROJECT SHALL COMPLY WITH THE DEVELOPMENT STANDARDS AS OUTLINED IN THE THE LEMC

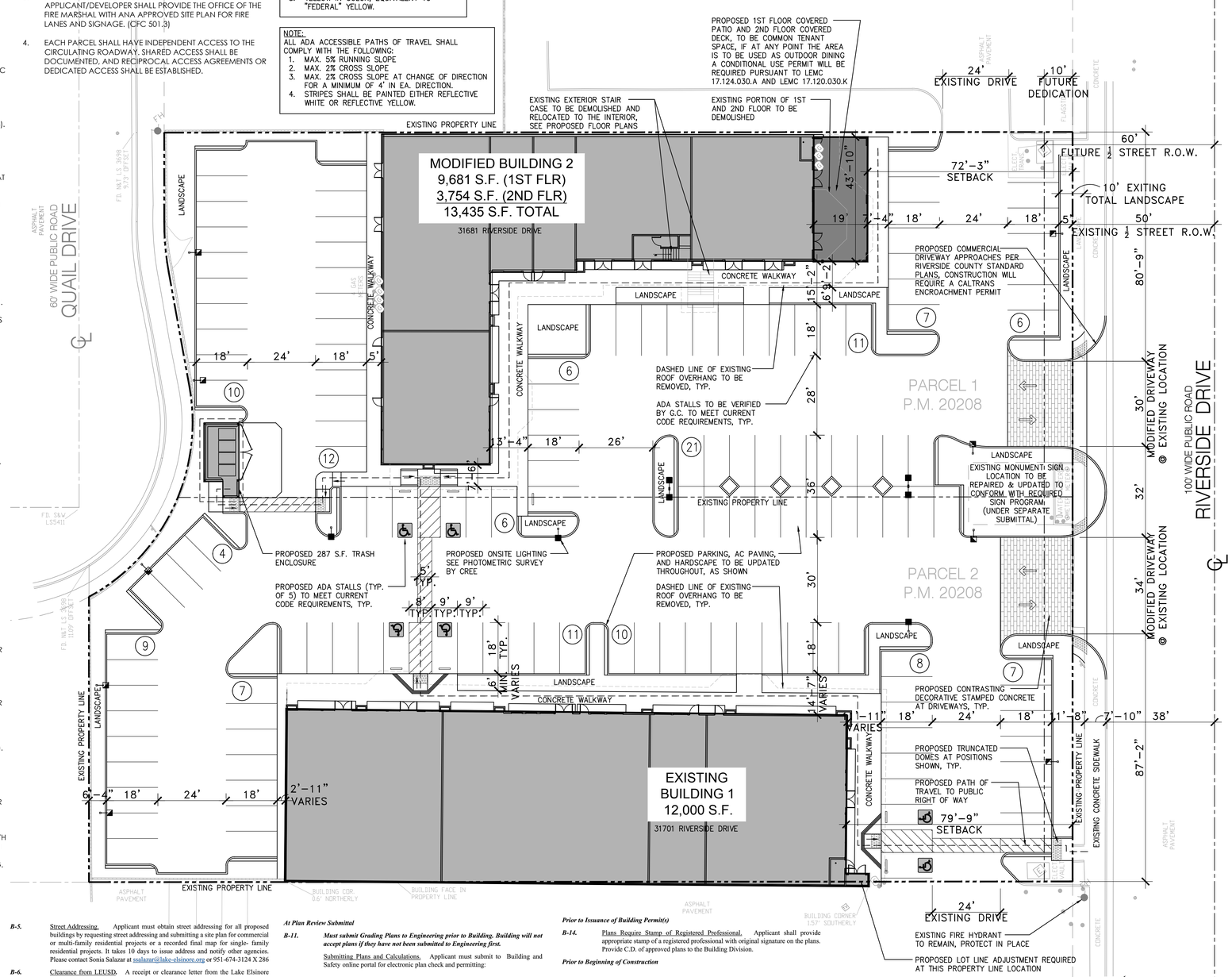
LEGAL DESCRIPTION

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

PARCELS 1 AND 2 OF PARCEL MAP NO. 20208, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER PARCEL MAP RECORDED IN BOOK 125, PAGE 46, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FOR CONVEYANCING PURPOSES ONLY: APN 379-381-053 (AFFECTS PARCEL 1); 379-381-054 (AFFECTS PARCEL 2)

ASSURANCE NOTE:
THIS LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS DESCRIBED THE TITLE REPORT NO. NCS-1133997-ONT1 OF FIRST AMERICAN TITLE INSURANCE COMPANY BEARING AN EFFECTIVE DATE OF JUNE 2, 2022.



01 ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'–0"

0 10 20 40

SITE DATA

ADDRESS:	31681 & 31701 RIVERSIDE DRIVE LAKE ELSINORE, CA 92530
PERMIT NUMBER:	2023-17
APN:	379-381-053, 379-381-054
COUNTY:	RIVERSIDE
FIRE HAZARD:	NON-VHFHSZ
LOT SIZE:	EXISTING: 1.99 ACRES (86,834 S.F.)
BUILDING AREAS:	BUILDING 1: 12,000 S.F. (EXISTING) BUILDING 2: 13,435 S.F. TOTAL (MODIFIED) (1ST FLOOR): 9,681 S.F. (2ND FLOOR): 3,754 S.F. *1ST FLR PATIO (COMMON TENANT AREA): 833 S.F. *2ND FLR DECK (COMMON TENANT AREA): 833 S.F. PROPOSED TRASH ENCLOSURE: 287 S.F.
BUILDING HEIGHT:	MAX HEIGHT: 45'-0" PROVIDED: ±25'-0"
CONSTRUCTION TYPE:	EXISTING: V-B/NON-SPRINKLERED PROPOSED: V-B/SPRINKLERED
OCCUPANCYS:	B
SPECIFIC PLAN:	N/A
LAND USE:	EXISTING: COMMERCIAL / RETAIL
ZONE:	EXISTING: C2 (GENERAL COMMERCIAL)
SURROUNDING LAND USE AND ZONING:	NORTH: R1 (SINGLE FAMILY RESIDENTIAL) SOUTH: CMU (COMMERCIAL MIXED USE) EAST: C2 (GENERAL COMMERCIAL) WEST: C2 (GENERAL COMMERCIAL)
FAR COVERAGE:	22,725 S.F. (26%)
LOT COVERAGE:	BUILDING: 21,968 S.F. (26%) LANDSCAPING: 6,717 S.F. (8%) IMPERVIOUS: 58,149 S.F. (67%) TOTAL: 86,834 S.F. (100%)
PARKING:	*REFER TO PARKING STUDY EXISTING: 138 STALLS PROPOSED: 135 STALLS (INCLUDING 6 H.C.)

OWNER / APPLICANT

31681 RIVERSIDE DRIVE, LLC
RICKY LEIGH
28656 OLD TOWN FRONT STREET
TEMECULA, CA 92590
PHONE: (951) 294-1064
E-MAIL: rleigh@fluidandfare.com

ARCHITECT / EXHIBIT PREPARER

EMPIRE DESIGN GROUP, INC.
511 N MAIN STREET
LAKE ELSINORE, CA 92530
PHONE: (951) 696-1490
CELL PHONE: (951) 809-7601
E-MAIL: ghann@empiregr.biz
CONTACT: GREGORY HANN, ARCHITECT

SEPARATE SUBMITTALS

1. UNIFORM SIGN PROGRAM

PROJECT DESCRIPTION:

1. THE PROJECT INVOLVES (2) PARCELS.
2. BUILDINGS 1 AND 2 EXTERIOR FACADE IMPROVEMENTS CONSIST OF: NEW STUCCO, PAINT COLORS, FINISHES, AWNINGS & CANOPIES, AND EXTERIOR BUILDING LIGHTING.
2. BUILDING 1 INTERIOR IMPROVEMENTS CONSIST OF; A NEW AUTOMATIC SPRINKLER SYSTEM.
3. BUILDING 2 INTERIOR IMPROVEMENTS CONSIST OF; RELOCATING THE EXTERIOR STAIRCASE TO THE INTERIOR, ADA WHEELCHAIR LIFT, MULTI-STALL COMMON AREA RESTROMS ON THE 2ND FLOOR, COMMON AREA PATIO DECK ON BOTH FLOORS, AND A NEW AUTOMATIC SPRINKLER SYSTEM.
4. SITE IMPROVEMENTS CONSIST OF; A PATH OF TRAVEL TO PUBLIC RIGHT OF WAY AND THROUGHOUT THE EXISTING CENTER, A PROPOSED TRASH ENCLOSURE, PARKING LOT CONFIGURATION, ADA PARKING, AC PAVING AND STRIPING, CONCRETE CURBS AND LANDSCAPE STEP-OUTS, NEW LANDSCAPING, NE SITE LIGHTING, AND MODIFIED DRIVEWAY IMPROVEMENTS.
5. LOT LINE ADJUSTMENT REQUIRED FOR THE PROPERTY BOUNDARY TO THE SOUTHWEST AS IT CURRENTLY OVERLAPS THE BUILDING.

SHEET INDEX:

AS 1.0	ARCHITECTURAL SITE PLAN
AS 1.1	FUTURE PHASE SITE PLAN
AS 1.2	EXISTING SITE PLAN
A1.0	BUILDING 1 - PROPOSED FLOOR PLAN
A 2.0	BUILDING 1 - PROPOSED EXTERIOR ELEVATIONS
B 1.0	BUILDING 2 - PROPOSED 1ST FLOOR PLAN
B 1.1	BUILDING 2 - PROPOSED 2ND FLOOR PLAN
B 2.0	BUILDING 2 - PROPOSED EXTERIOR ELEVATIONS
AB 1.0	BUILDING 1 - EXISTING FLOOR PLAN
AB 1.1	BUILDING 2 - EXISTING 1ST FLOOR PLAN
AB 1.2	BUILDING 2 - EXISTING 2ND FLOOR PLAN
AB 2.0	EXISTING BUILDING ELEVATIONS
MB 1.0	MATERIALS BOARD
SN 1.0	SIGNAGE PLAN (UNDER SEPARATE SUBMITTAL)

PHOTOMETRIC
SHEET 1 SITE LIGHTING PHOTOMETRIC PLAN

LANDSCAPE
SHEET 1 CONCEPTUAL LANDSCAPE PLAN

VICINITY MAP

BUILDING AND SAFETY DEPARTMENT

General Conditions

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

B-2. Compliance with Code. All design components shall comply with applicable provisions of the 2022 edition of the California Building, Plumbing and Mechanical Codes: 2022 California Electrical Code; California Administrative Code, 2022 California Energy Codes, 2022 California Green Building Standards, California Title 24 Disabled Access Regulations, and Lake Elsinore Municipal Code.

B-3.

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

a. All ground floor units to be adaptable.

b. Disabled access from the public way to the entrance of the building.

c. Van accessible parking located as close as possible to the main entry.

d. Path of accessibility from parking to furthest point of improvement.

e. Path of travel from public right-of-way to all public areas on site, such as club house, trach enclosure tot lots and picnic areas.

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

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

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

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

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

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

At Plan Review Submittal

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

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

a. An electrical plan including load calculations and panel schedule, plumbing schematic, and mechanical plan applicable to scope of work.
b. A Sound Transmission Control Study in accordance with the provisions of the Section 5.507, of the 2022 edition of the California Green Code.
c. A precise grading plan to verify accessibility for the persons with disabilities.
d. Truss calculations that have been stamped by the engineer of record of the building and the truss manufacturer engineer.

Prior to Issuance of Grading Permit(s)

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

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

Prior to Issuance of Building Permit(s)

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

Prior to Beginning of Construction

EMPIRE DESIGN GROUP Inc.
511 N Main St.
Lake Elsinore, CA 92530
951-696-1490
empiredesigngroup.biz

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CLIENT:

31681 RIVERSIDE DRIVE, LLC

LAKE ELSINORE PLAZA
31701 & 31681 RIVERSIDE DR.
LAKE ELSINORE, CA 92530

Architect of Record:
GREGORY S. HANN, AIA
511 N. MAIN STREET
LAKE ELSINORE, CA 92530
TEL: 951-696-1490
CEL: 951-809-7601
E-MAIL: ghann@empiregr.biz

SEAL:

STATE OF CALIFORNIA
GREGORY SCOTT HANN
C-26663
REN. 9/30/25
LICENSED ARCHITECT

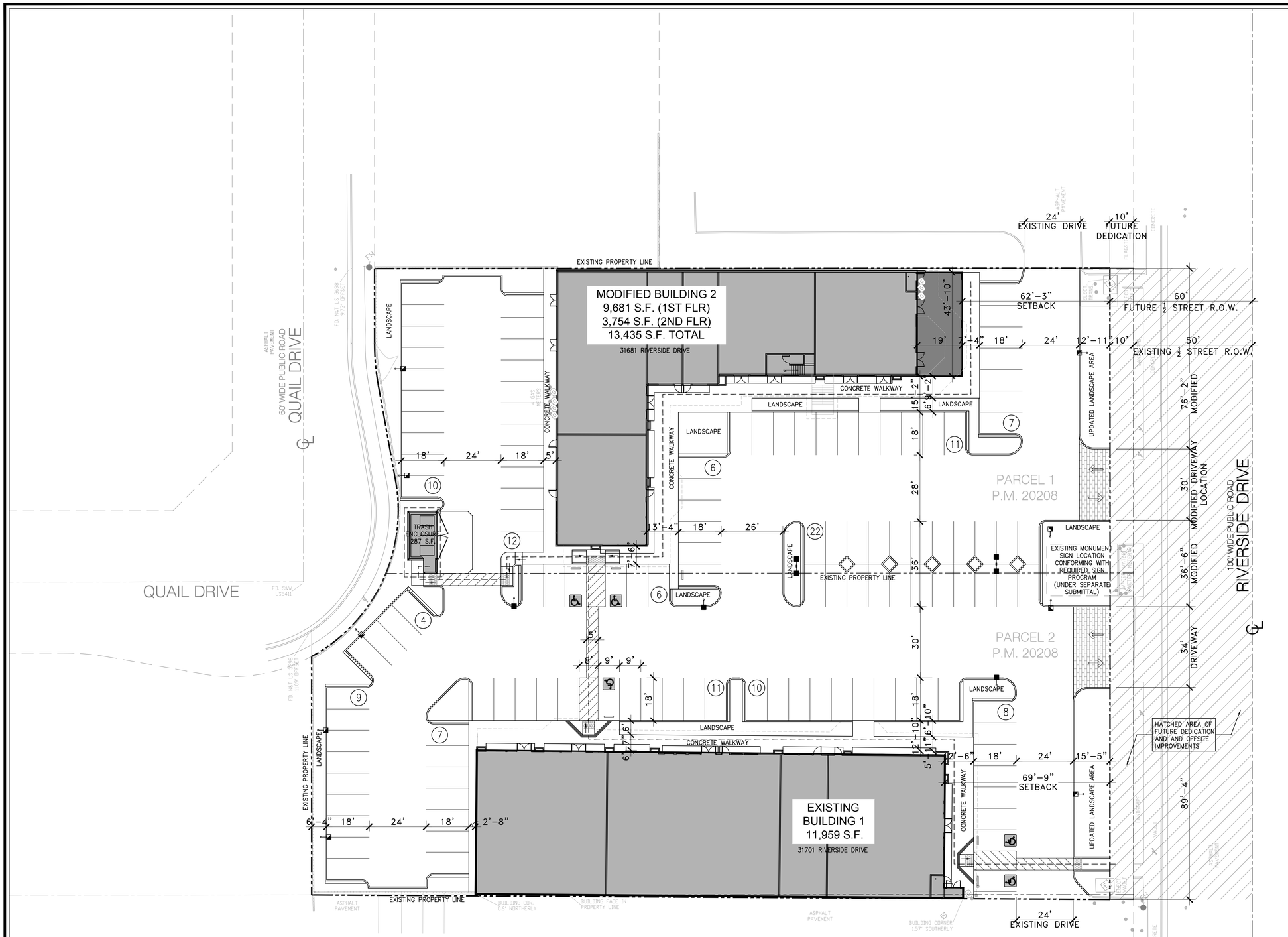
Date: APRIL 19, 2023
Project Number: EDG#04860

NO.	DATE	REVISION DESCRIPTION
1	8-08-23	1ST PLANNING COMMENTS
2	10-19-23	2ND PLANNING COMMENTS
3	4-17-24	3RD PLANNING COMMENTS

DESIGNED BY: BN
CHECKED BY: GH
DRAWN BY: BN

DRAWING TITLE:
ARCHITECTURAL SITE PLAN

SHEET NO:
AS 1.0



01 – **FUTURE PHASE SITE PLAN**
SCALE: 1" = 20'-0"

0 10 20 40

SITE DATA

ADDRESS: 31681 & 31701 RIVERSIDE DRIVE
LAKE ELSINORE, CA 92530

APN: 379-381-053, 379-381-054

PARKING: *REFER TO PARKING STUDY
EXISTING: 138 STALLS
PROPOSED: 135 STALLS (INCLUDING 4 H.C.)
FUTURE PHASE: 123 STALLS (INCLUDING 4 H.C.)

*IF AND WHEN RIVERSIDE DRIVE IS EXPANDED TO FULL-WIDTH, THE LANDLORD WILL BE REQUIRED TO REDUCE THE MAXIMUM NUMBER OF DINE-IN RESTAURANTS TO THREE (3), INSTEAD OF THE CURRENT PROPOSED FOUR (4). (THIS IS DUE TO THE REDUCED PARKING DURING THE FUTURE PHASE.)

VICINITY MAP

EMPIRE DESIGN GROUP Inc.
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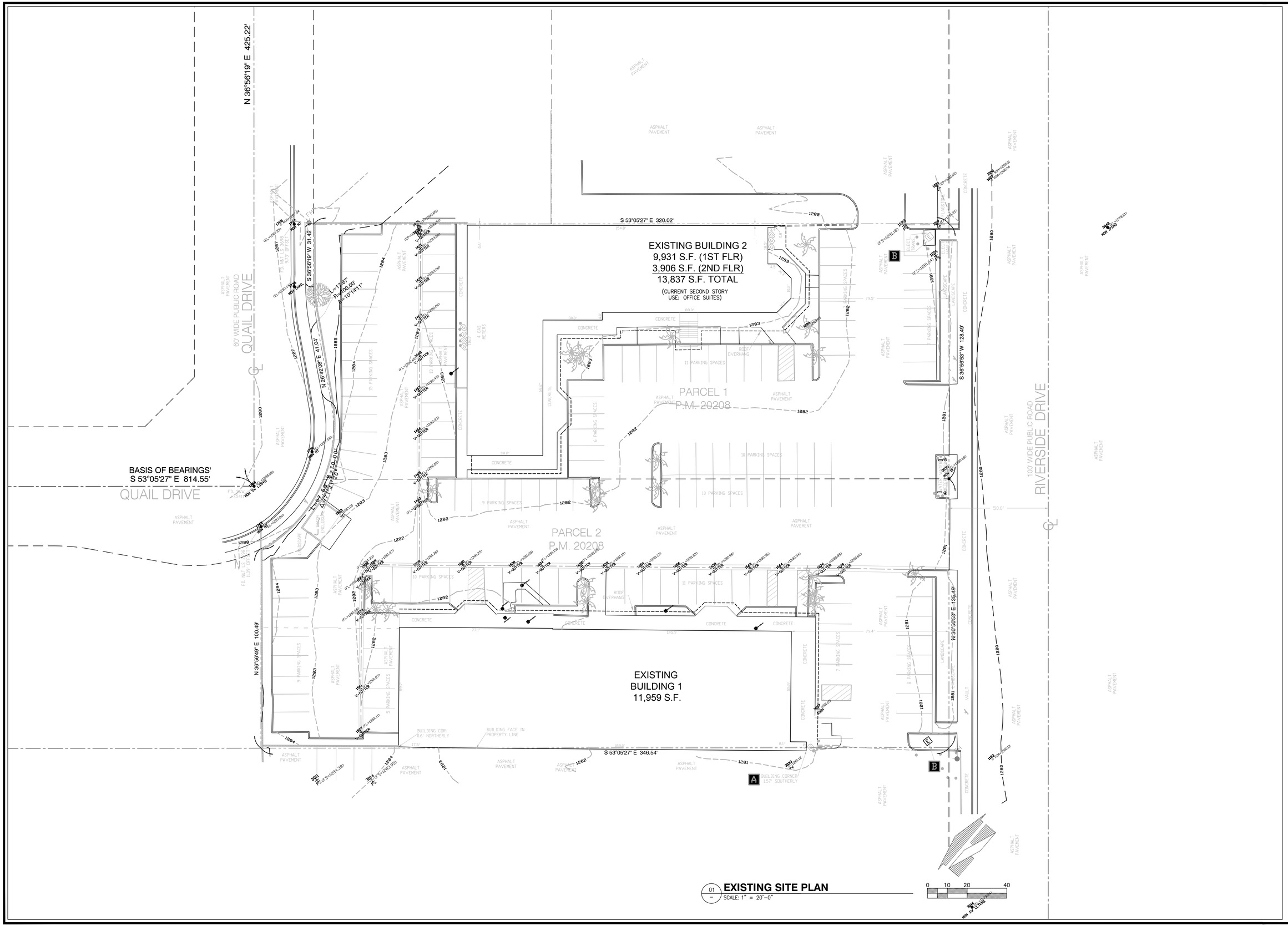
DESIGNED BY: BN
CHECKED BY: GH
DRAWN BY: BN

DRAWING TITLE:

FUTURE PHASE SITE PLAN

SHEET NO:

AS 1.1



01 **EXISTING SITE PLAN**
SCALE: 1" = 20'-0"

0 10 20 40

EMPIRE DESIGN GROUP Inc.
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Date: APRIL 19, 2023

Project Number: EDG#04860

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2	10-19-23	2ND PLANNING COMMENTS
3	4-17-24	3RD PLANNING COMMENTS

DESIGNED BY: BN
CHECKED BY: GH
DRAWN BY: BN

DRAWING TITLE:

EXISTING SITE PLAN

SHEET NO:

AS 1.2

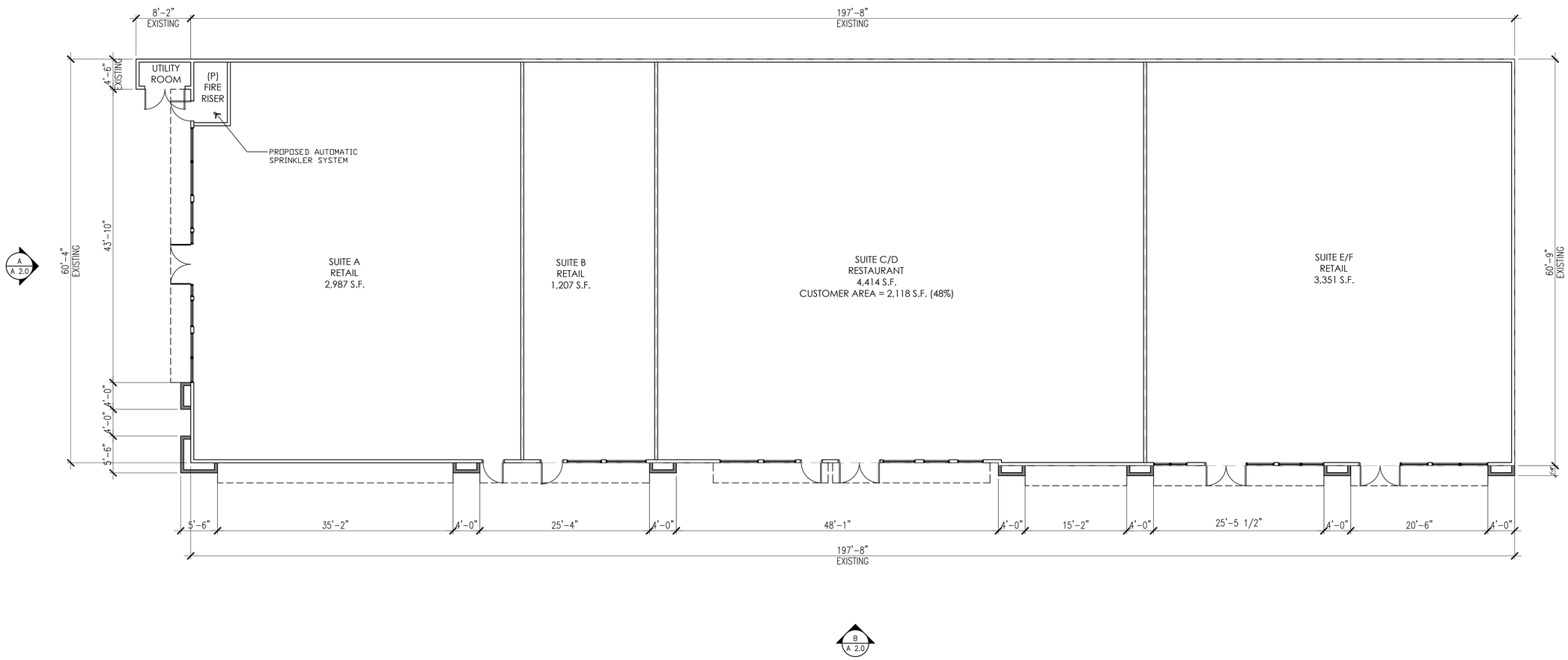
LEGEND

PROPOSED 2x6 STUDS @ 16"o.c.

EXISTING 2x6 STUDS @ 16"o.c.

BUILDING DATA

BUILDING 1 TOTAL:	12,000 S.F.
SUITE A FUTURE RETAIL:	2,987 S.F.
SUITE B EXISTING RETAIL:	1,207 S.F.
SUITE C/D EXISTING RESTAURANT:	4,414 S.F.
SUITE E/F EXISTING RETAIL:	3,351 S.F.
COMMON AREA UTILITY / FIRE RISER:	41 S.F.



1 — **BUILDING 1 - PROPOSED FLOOR PLAN**
SCALE: 1/8"=1'-0"

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Date: APRIL 19, 2023

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2	10-19-23	2ND PLANNING COMMENTS
3	4-17-24	3RD PLANNING COMMENTS

DESIGNED BY: BN
CHECKED BY: GH
DRAWN BY: BN

DRAWING TITLE:

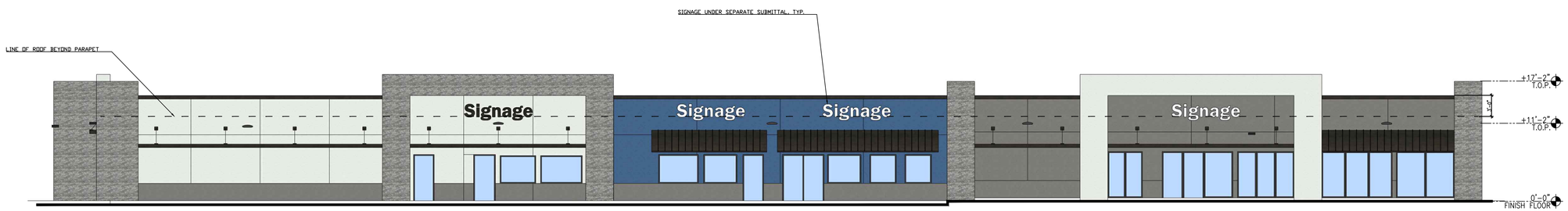
BUILDING 1 - PROPOSED FLOOR PLAN

SHEET NO:

A 1.0

4/18/2024 1:34:42 PM

A — **PROPOSED EAST ELEVATION**
SCALE: 1/8"=1'-0"



B — **PROPOSED NORTH ELEVATION**
SCALE: 1/8"=1'-0"

C — **PROPOSED PERSPECTIVE 1**
SCALE: 1/8"=1'-0"

D — **PROPOSED PERSPECTIVE 2**
SCALE: 1/8"=1'-0"

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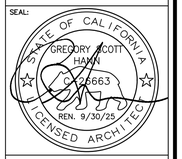
CLIENT:

31681 RIVERSIDE DRIVE, LLC

LAKE ELSINORE PLAZA
31701 & 31681 RIVERSIDE DR.
LAKE ELSINORE, CA 92530

Architect of Record:
GREGORY S. HANN, AIA
511 N. MAIN STREET
LAKE ELSINORE, CA 92530
TEL: 951-696-1490
CEL: 951-809-7601
E-MAIL: ghann@empiregr.biz

SEAL:



Date:	APRIL 19, 2023
Project Number:	EDG#04860

NO.	DATE	REVISION DESCRIPTION
1	8-08-23	1ST PLANNING COMMENTS
2	10-19-23	2ND PLANNING COMMENTS
3	4-17-24	3RD PLANNING COMMENTS

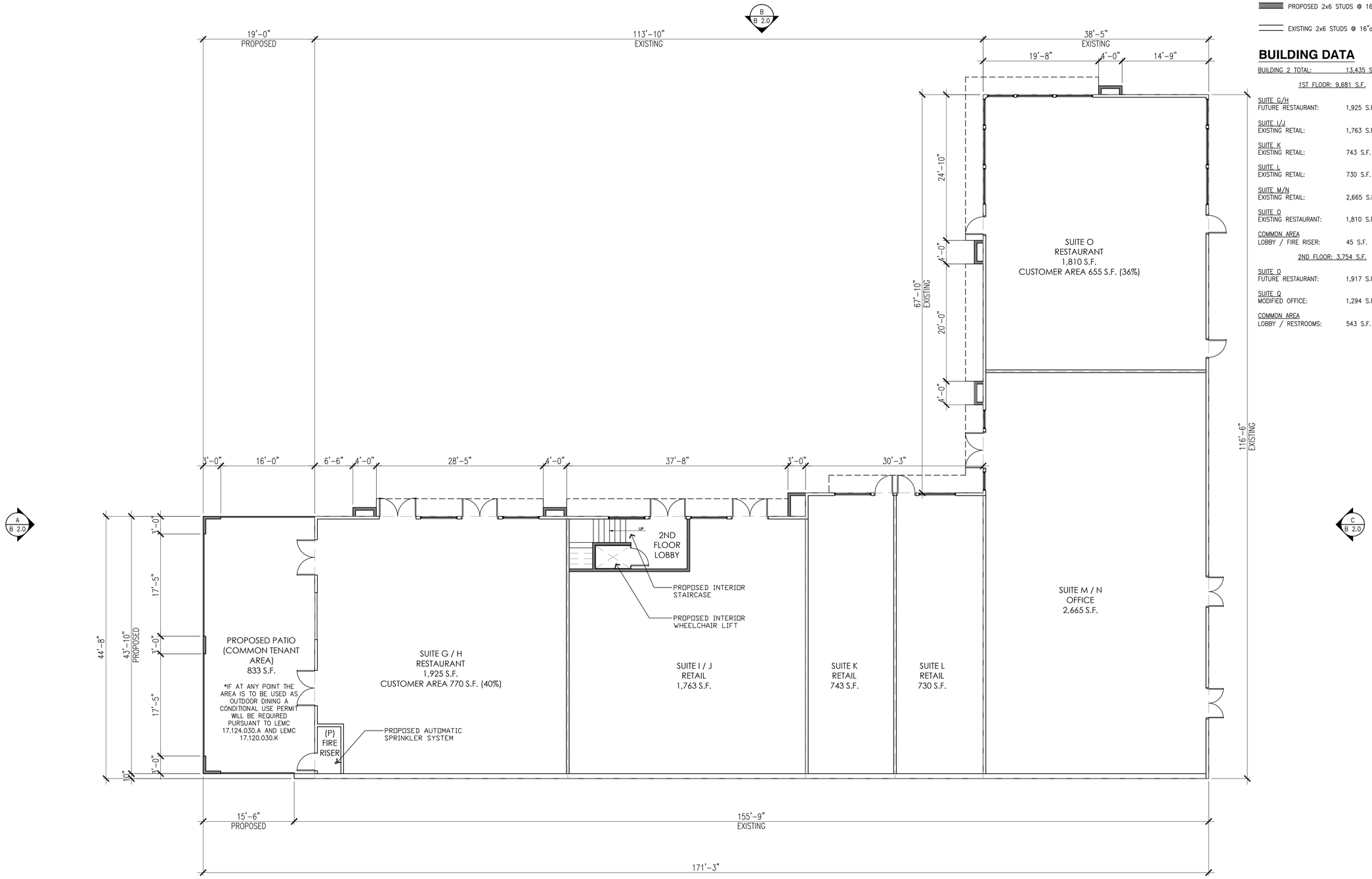
DESIGNED BY:	BN
CHECKED BY:	GH
DRAWN BY:	BN

DRAWING TITLE:

BUILDING 1 - PROPOSED EXTERIOR ELEVATIONS

SHEET NO:

A 2.0



1 – **BUILDING 2 - PROPOSED 1ST FLOOR PLAN**
SCALE: 3/16"=1'-0"

LEGEND

PROPOSED 2x6 STUDS @ 16"o.c.

EXISTING 2x6 STUDS @ 16"o.c.

BUILDING DATA

BUILDING 2 TOTAL:	13,435 S.F.
1ST FLOOR: 9,681 S.F.	
SUITE G/H FUTURE RESTAURANT:	1,925 S.F.
SUITE I/J EXISTING RETAIL:	1,763 S.F.
SUITE K EXISTING RETAIL:	743 S.F.
SUITE L EXISTING RETAIL:	730 S.F.
SUITE M/N EXISTING RETAIL:	2,665 S.F.
SUITE O EXISTING RESTAURANT:	1,810 S.F.
COMMON AREA LOBBY / FIRE RISER:	45 S.F.
2ND FLOOR: 3,754 S.F.	
SUITE Q FUTURE RESTAURANT:	1,917 S.F.
SUITE Q MODIFIED OFFICE:	1,294 S.F.
COMMON AREA LOBBY / RESTROOMS:	543 S.F.

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SEAL:

STATE OF CALIFORNIA
GREGORY SCOTT HANN
C-28663
REN. 9/30/25
LICENSED ARCHITECT

Date:	APRIL 19, 2023
Project Number:	EDG#04860

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3	4-17-24	3RD PLANNING COMMENTS

DESIGNED BY:	BN
CHECKED BY:	GH
DRAWN BY:	BN

DRAWING TITLE:

BUILDING 2 - PROPOSED 1ST FLOOR PLAN

SHEET NO:

B 1.0

LEGEND

PROPOSED 2x6 STUDS @ 16"o.c.

EXISTING 2x6 STUDS @ 16"o.c.

BUILDING DATA

BUILDING 2 TOTAL: 13,435 S.F.

1ST FLOOR: 9,681 S.F.

SUITE G/H
FUTURE RESTAURANT: 1,925 S.F.

SUITE I/J
EXISTING RETAIL: 1,763 S.F.

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EXISTING RESTAURANT: 1,810 S.F.

COMMON AREA
LOBBY / FIRE RISER: 45 S.F.

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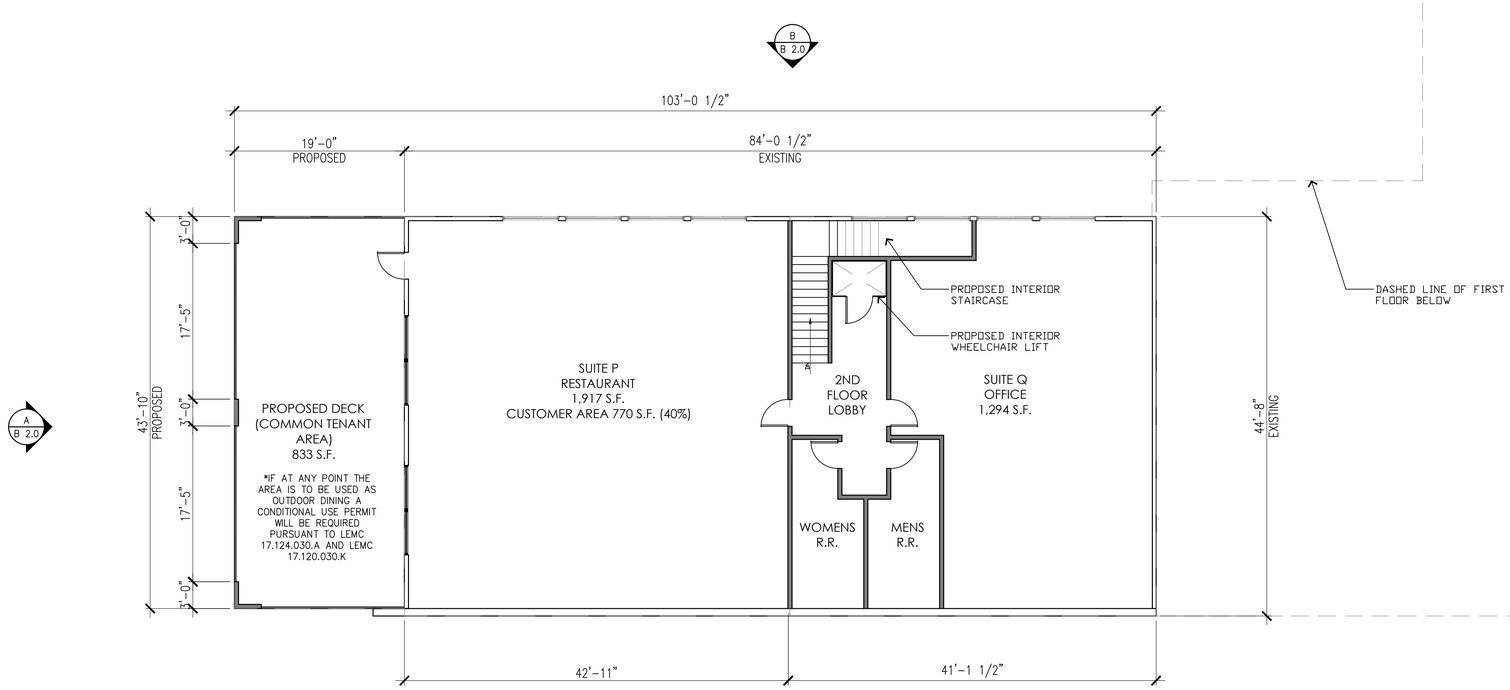
FUTURE RESTAURANT: 1,917 S.F.

SUITE Q
MODIFIED OFFICE: 1,294 S.F.

COMMON AREA
LOBBY / RESTROOMS: 543 S.F.



1 – **BUILDING 2 - PROPOSED 2ND FLOOR PLAN**
SCALE: 1/8"=1'-0"

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Date: APRIL 19, 2023

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3	4-17-24	3RD PLANNING COMMENTS

DESIGNED BY: BN
CHECKED BY: GH
DRAWN BY: BN

DRAWING TITLE:

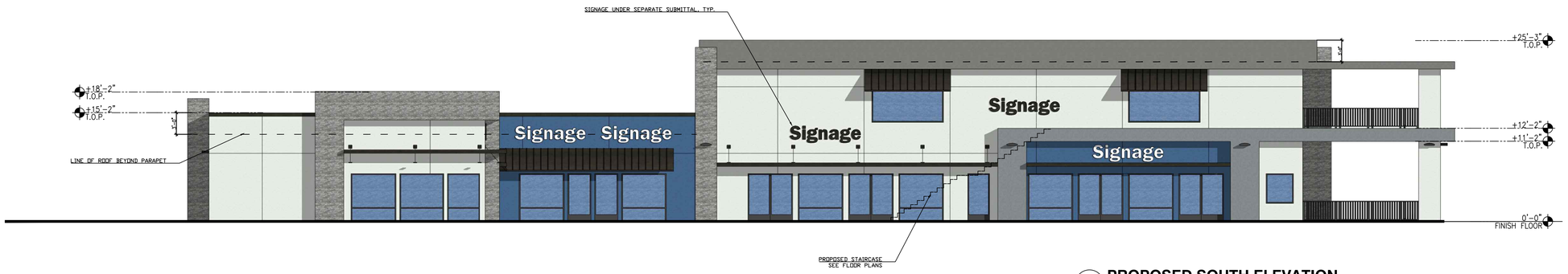
BUILDING 2 - PROPOSED 2ND FLOOR PLAN

SHEET NO:

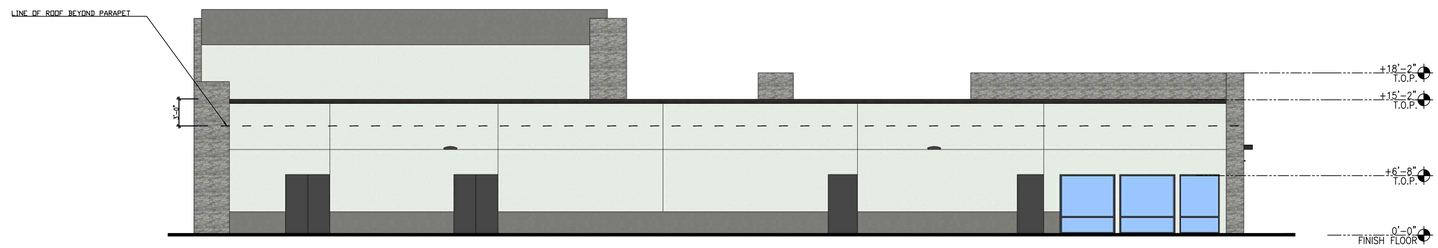
B 1.1

4/19/2024 1:34:56 PM

A
–
PROPOSED EAST ELEVATION
SCALE: 1/8"=1'-0"



B
–
PROPOSED SOUTH ELEVATION
SCALE: 1/8"=1'-0"



C
–
PROPOSED WEST ELEVATION
SCALE: 1/8"=1'-0"

D
–
PROPOSED PERSPECTIVE 1
SCALE: 1/8"=1'-0"

E
–
PROPOSED PERSPECTIVE 2
SCALE: 1/8"=1'-0"

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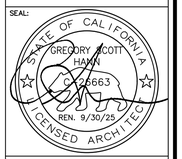

Date: APRIL 19, 2023
Project Number: EDG#04860

NO.	DATE	REVISION DESCRIPTION
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3	4-17-24	3RD PLANNING COMMENTS

DESIGNED BY: BN
CHECKED BY: GH
DRAWN BY: BN

DRAWING TITLE:

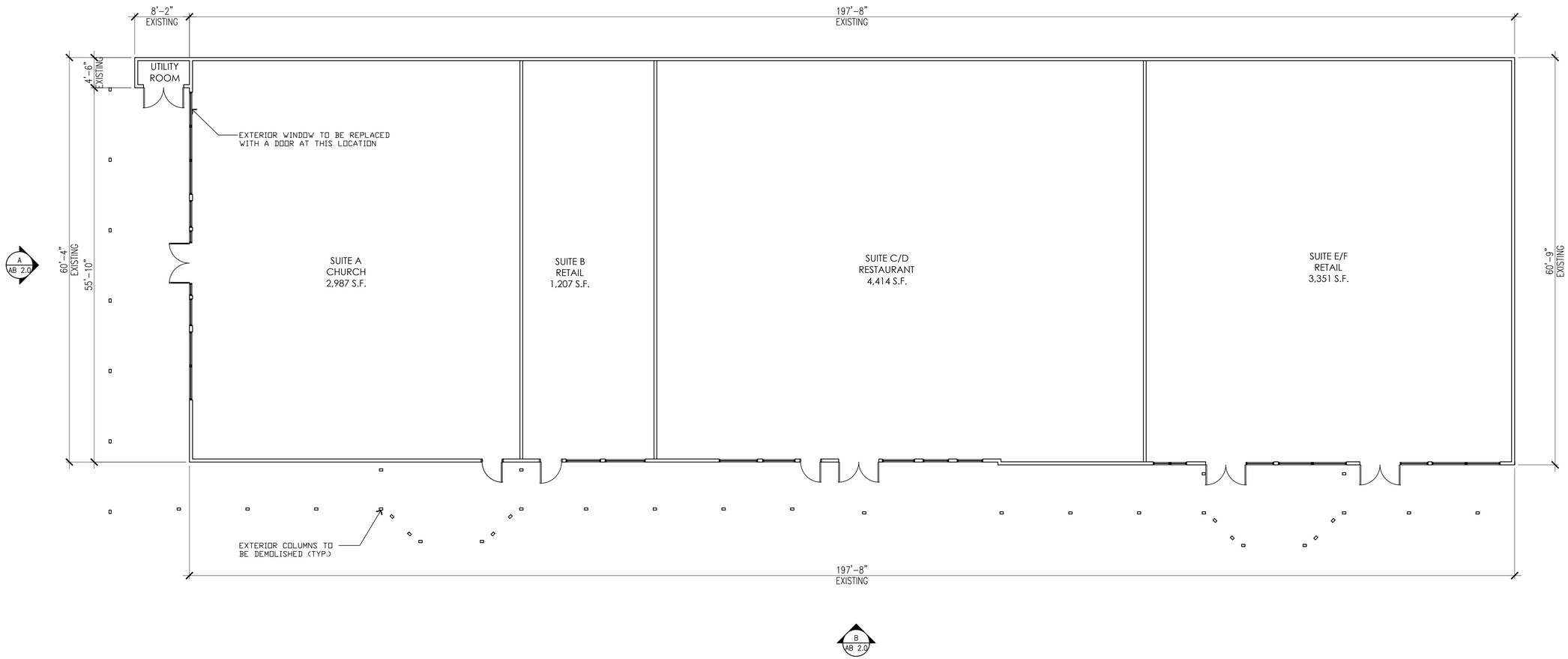
BUILDING 2 - PROPOSED EXTERIOR ELEVATIONS

SHEET NO:

B 2.0

LEGEND

EXISTING 2x6 STUDS @ 16"o.c.



1 **BUILDING 1 - EXISTING FLOOR PLAN**
SCALE: 1/8"=1'-0"

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DESIGNED BY:	BN
CHECKED BY:	GH
DRAWN BY:	BN

DRAWING TITLE:

BUILDING 1 - EXISTING FLOOR PLAN

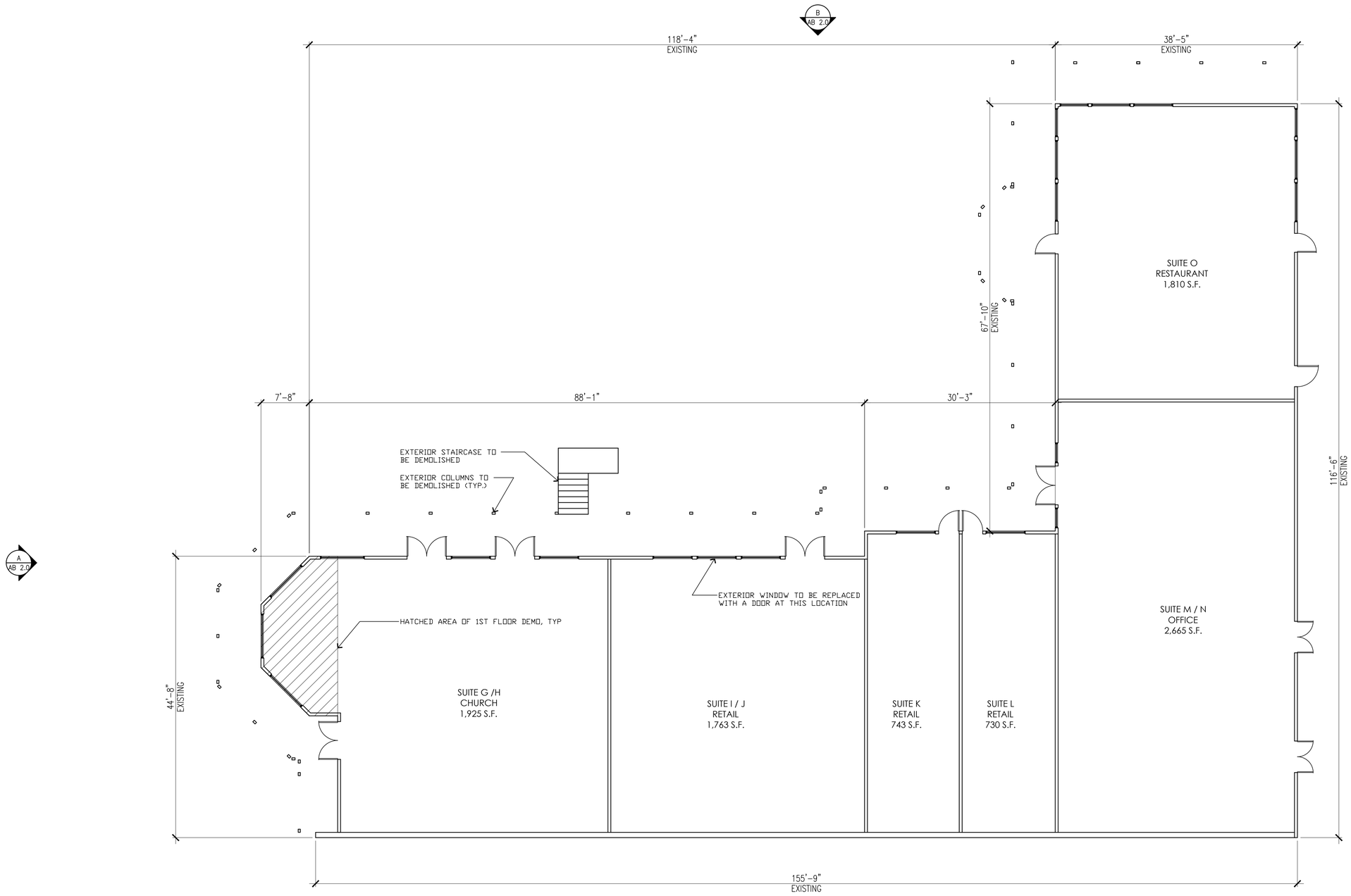
SHEET NO:

AB 1.0

4/18/2024 1:35:06 PM

LEGEND

EXISTING 2x6 STUDS @ 16"o.c.



1 – **BUILDING 2 - EXISTING 1ST FLOOR PLAN**
SCALE: 3/16"=1'-0"

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DESIGNED BY:	BN
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DRAWN BY:	BN

DRAWING TITLE:

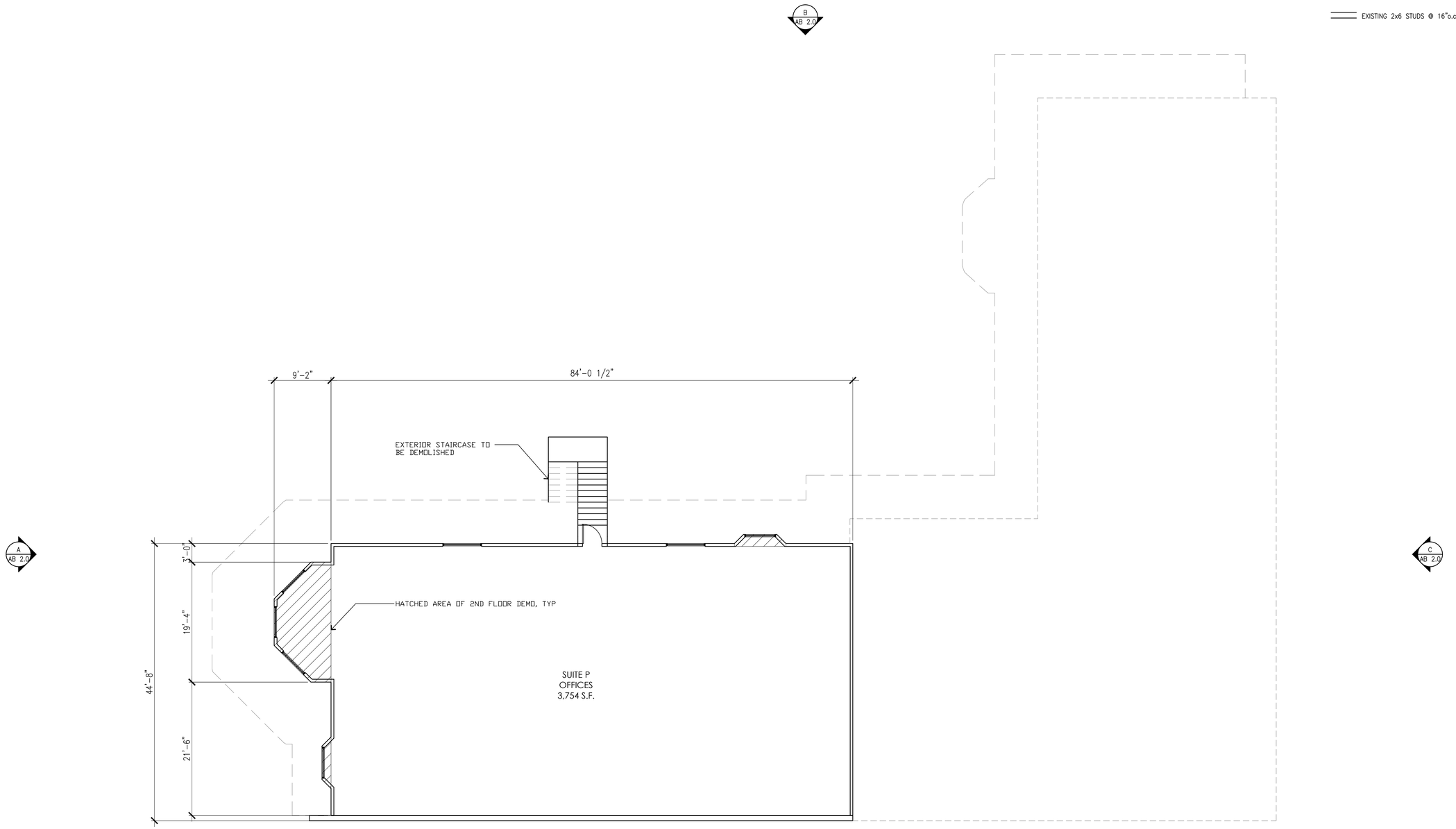
BUILDING 2 - EXISTING 1ST FLOOR PLAN

SHEET NO:

AB 1.1

LEGEND

EXISTING 2x6 STUDS @ 16"o.c.



1 – **BUILDING 2 - EXISTING 2ND FLOOR PLAN**
SCALE: 3/16"=1'-0"

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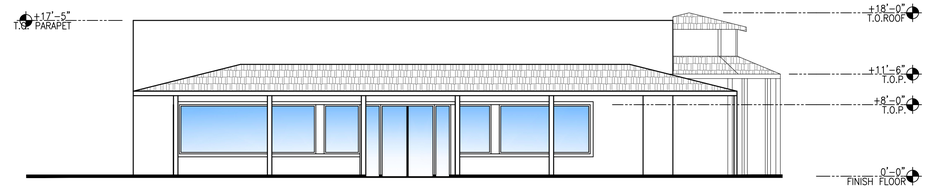
DESIGNED BY: BN
CHECKED BY: GH
DRAWN BY: BN

DRAWING TITLE:

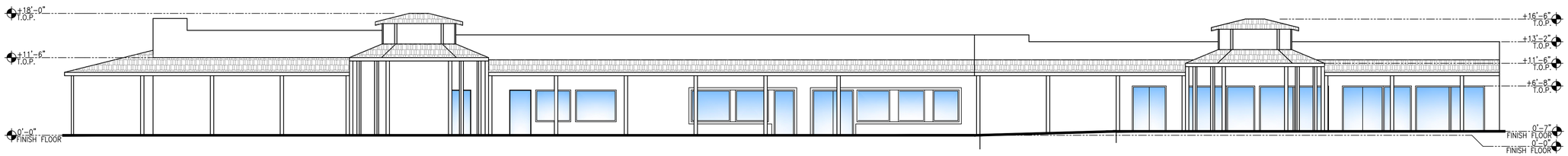
BUILDING 2 - EXISTING 2ND FLOOR PLAN

SHEET NO:

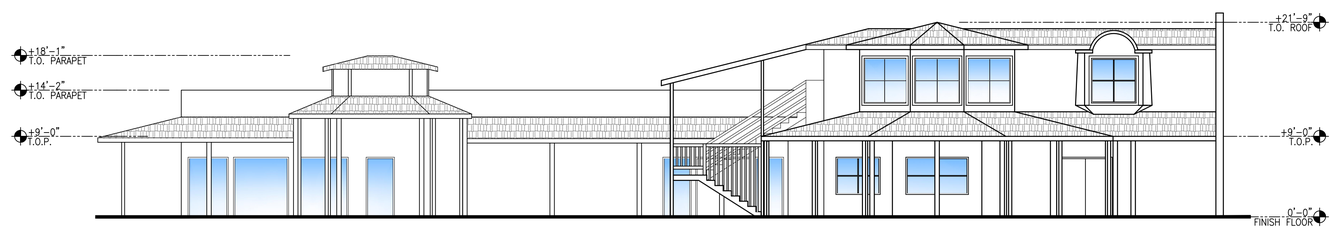
AB 1.2



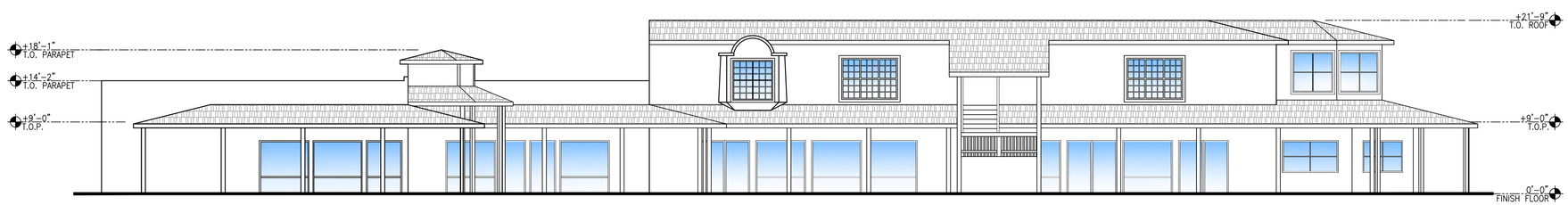
A — **EXISTING BUILDING 1 EAST ELEVATION**
SCALE: 1/8"=1'-0"



B — **EXISTING BUILDING 1 SOUTH ELEVATION**
SCALE: 1/8"=1'-0"



C — **EXISTING BUILDING 2 EAST ELEVATION**
SCALE: 1/8"=1'-0"



D — **EXISTING BUILDING 2 NORTH ELEVATION**
SCALE: 1/8"=1'-0"

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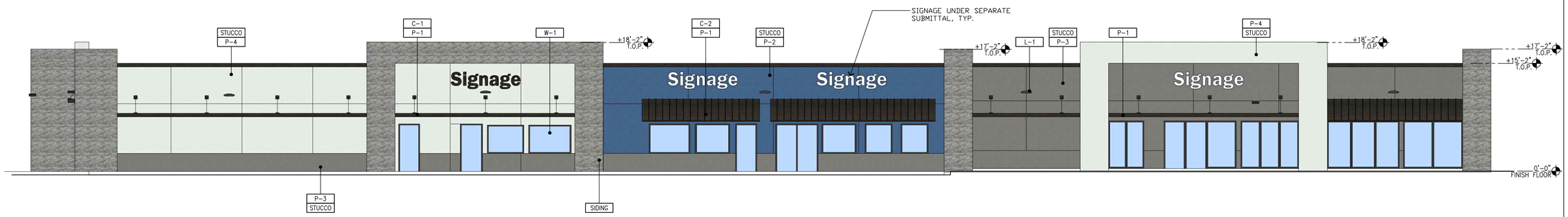
DESIGNED BY: BN
CHECKED BY: GH
DRAWN BY: BN

DRAWING TITLE:

EXISTING BUILDING ELEVATIONS

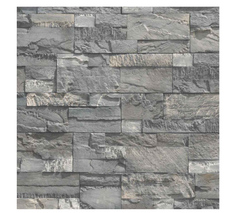
SHEET NO:

AB 2.0

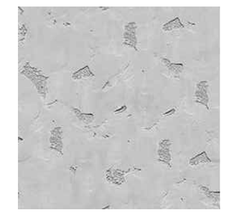


TYPICAL FRONT ELEVATION

EXTERIOR FINISHES:



SIDING BRAND: CREATIVE MINES,
TYPE: CRAFT SPLIT MODULAR STONE PANEL



STUCCO BRAND: LAHABRA ACRYLIC,
CAT (20/30 SAND FLOAT) OVER THREE PART 7/8" PORTLAND CEMENT PLASTER OVER METAL LATH

SHADING MATERIALS:

C-1 METAL CANOPY
BRAND: MAPES CANOPIES
TYPE: LUMISHADE

C-2 METAL STANDING SEAM AWNING

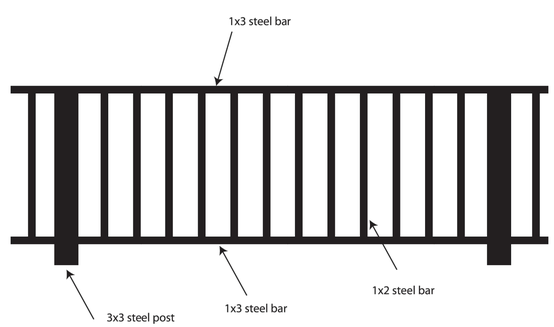
WINDOWS

W-1 WINDOWS
BRAND: KAWNEER
TRIM: BLACK
GLASS: LOW-E NON REFLECTIVE

LIGHTS

L-1 LIGHTS
BRAND: CREE
TYPE: SEC-4M
ARRANGEMENT: SINGLE

RAILING:



COLOR LEGEND:

P-1 BRAND: VISTA PAINT,
COLOR: PHILOSOPHICALLY SPEAKING NO.0578

P-2 BRAND: VISTA PAINT,
COLOR: LAKESHORE NO.0619

P-3 BRAND: VISTA PAINT,
COLOR: RAIN NO.0548

P-4 BRAND: VISTA PAINT,
COLOR: SHADOW NO.0446

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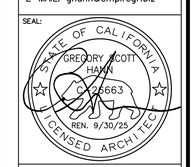


Date: APRIL 19, 2023
Project Number: EDG#04860

NO.	DATE	REVISION DESCRIPTION
1	8-08-23	1ST PLANNING COMMENTS
2	10-19-23	2ND PLANNING COMMENTS
3	4-17-24	3RD PLANNING COMMENTS

DESIGNED BY: BN
CHECKED BY: GH
DRAWN BY: BN

DRAWING TITLE:

MATERIALS BOARD

SHEET NO:

MB 1.0

SIGNAGE SUMMARY

SIGN	ILLUMINATION	EX. S.F.	NEW S.F.*	DIFFERENCE
(A) (12) BUILDING FRONTAGE SIGN	ILLUMINATED	n/a S.F.	(12) 35 S.F.	+ 420 S.F.
(B) (1) DOUBLEFACE MONUMENT SIGN	ILLUMINATED	215 S.F.	258 S.F.	+ 43 S.F.
TOTAL				+ 463 S.F.

RETAIL SIGNAGE CALCULATION: PER 17.196.180
BUILDING 1 SIGNAGE FRONTAGE: 180 LINEAR FEET
BUILDING 2 SIGNAGE FRONTAGE: 257 LINEAR FEET
TOTAL BUILDING SIGNAGE FRONTAGE: 437 LINEAR FEET

SIGNAGE ALLOWED: 1 S.F. PER 1 LINEAR FOOT OF BUILDING SIGNAGE FRONTAGE
TOTAL BUILDING SIGNAGE ALLOWED = 437 S.F.
TOTAL BUILDING SIGNAGE PROVIDED = 420 S.F.

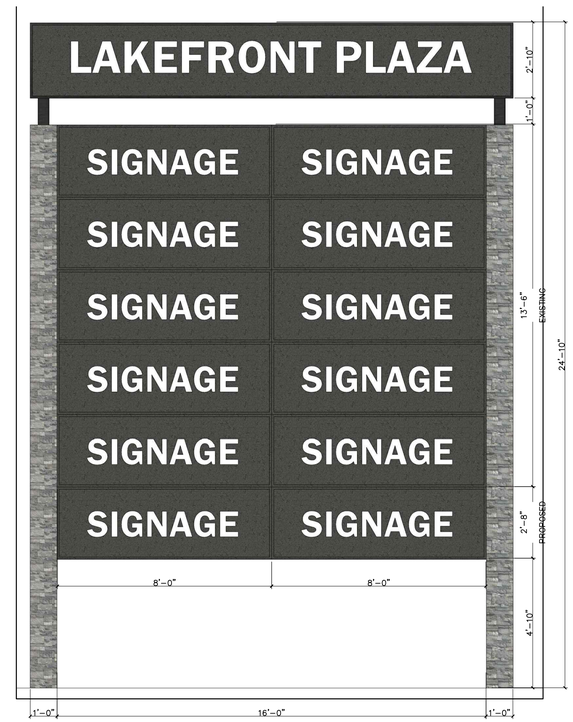
01 **SIGNAGE PLAN**
SCALE: 1" = 20'-0"

0 10 20 40

OPTION A

OPTION B

A **ILLUMINATED STOREFRONT SIGN (PROPOSED)**
SCALE: 3/8"=1'-0"



B **ILLUMINATED DOUBLEFACE MONUMENT SIGN (EXISTING)**
SCALE: 3/8"=1'-0"

EMPIRE DESIGN GROUP Inc.
511 N Main St.
Lake Elsinore, CA 92530
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empiredesigngroup.biz

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GREGORY SCOTT HANN
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REN. 9/30/25
LICENSED ARCHITECT

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CHECKED BY: GH
DRAWN BY: BN

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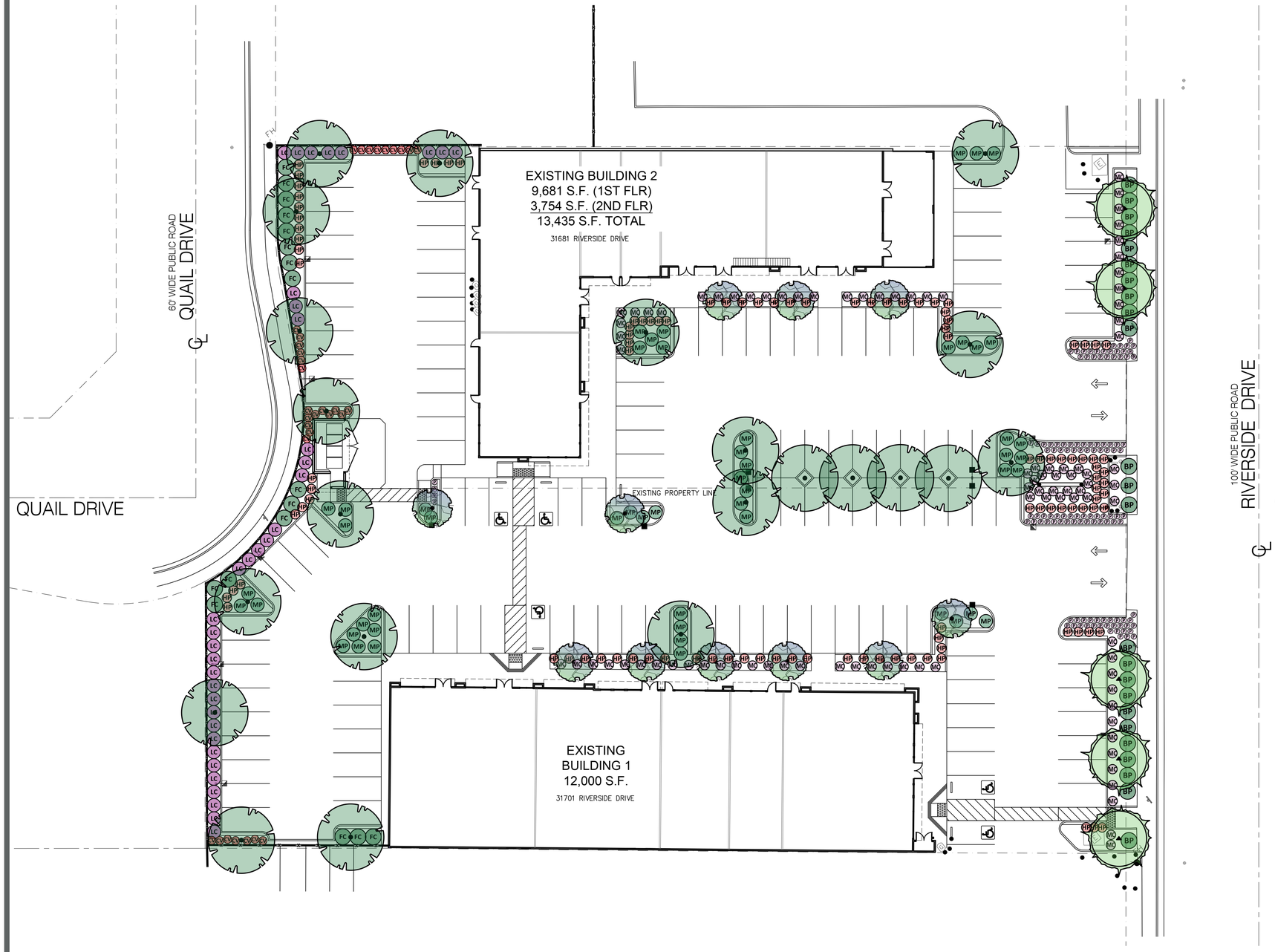
SIGNAGE PLAN
(UNDER SEPARATE SUBMITTAL)

SHEET NO:

SN 1.0



PLANT PALETTE

TREES

BOTANIC NAME	COMMON NAME	SIZE	QTY.	WUCOLS	TYPE
Acacia baileyana 'Purpurea'	PURPLE FERN LEAD ACACIA	24" BOX	13	MOD	EVERGREEN
Platanus racemosa	WESTERN SYCAMORE	24" BOX	5	MOD	DECIDUOUS
Quercus ilex	HOLLY OAK	24 BOX	14	LOW	EVERGREEN

SHRUBS

	BOTANIC NAME	COMMON NAME	SIZE	QTY.	WUCOLS
CV	*Callistemon viminalis 'Little John'*	DWARF BOTTLE BRUSH	5 GAL	33	LOW
FC	*Frangula californica*	COFFEEBERRY	5 GAL	17	LOW
HP	*Hesperaloe parviflora*	RED YUCCA	5 GAL	110	LOW
LC	*Leucophyllum frutescens 'Compacta'*	COMPACT TEXAS RANGER	5 GAL	36	LOW
MC	*Muhlenbergia capillaris 'Regal Mist'*	REGAL MIST PINK MUHLY	1 GAL	93	LOW

GROUND COVER

	BOTANIC NAME	COMMON NAME	SIZE	QTY.	WUCOLS
P	*Aristida purpurea*	PURPLE THREE AWN	1 GAL	114	LOW
BP	*Baccharis pilularis 'Pigeon Point'*	DWARF COYOTE BUSH	1 GAL	24	LOW
MP	*Myoporum parvifolium 'Pink'*	PINK MYOPORUM	1 GAL	52	LOW

NOTES:
- ALL TREES WITHIN 6' OF HARDSCAPE TO RECEIVE ROOTBARRIER
- ALL PLANTER AREAS TO RECEIVE A 3" MINIMUM DEPTH LAYER OF $\frac{3}{4}$" CRUSHED ROCK MULCH. COLOR TO BE 'CALIFORNIA GOLD'
- PLANT WATER USE VALUES ARE PER WUCOLS IV PLANT LIST

AREAS:

TOTAL PROJECT AREA:	86,834 S.F.
TOTAL LANDSCAPE AREA:	6,717 S.F.
PERCENTAGE LANDSCAPE AREA:	7.7%
PARKING LOT TREES:	27
STREET TREES:	5

CONCEPTUAL LANDSCAPE PLAN

LAKE ELSINORE PLAZA

31681 RIVERSIDE DRIVE LLC.

NORTH 0 20' 40' 80'

COMMUNITY WORKS DESIGN GROUP EST.1985