

UTILITIES

WATER:
EASTERN MUNICIPAL WATER DISTRICT
951-928-3777

SEWER:
EASTERN MUNICIPAL WATER DISTRICT
951-928-3777

GAS:
SOUTHERN CALIFORNIA GAS CO.
1-800-427-2200

ELECTRICAL:
SOUTHERN CALIFORNIA EDISON
1-800-655-4555

TELEPHONE / CABLE:
SPECTRUM
1-833-694-9259

FRONTIER:
1-800-921-8101

WASTE:
WASTE MANAGEMENT
1-866-909-4458

APPLICABLE BUILDING CODES

ALL CONSTRUCTION TO COMPLY WITH:
 BUILDING CODE: 2016 CALIFORNIA BUILDING CODE
 PLUMBING CODE: 2016 CALIFORNIA PLUMBING CODE
 ELECTRICAL CODE: 2016 CALIFORNIA ELECTRIC CODE
 MECHANICAL CODE: 2016 CALIFORNIA MECHANICAL CODE
 ENERGY CODE: 2016 CALIFORNIA ENERGY CODE
 GREEN BUILDING: 2016 CALIFORNIA GREEN BUILDING CODE
 FIRE CODE: 2016 CALIFORNIA FIRE CODE (2015 IFC)

*THE PROJECT SHALL COMPLY WITH THE DEVELOPMENT STANDARDS AS OUTLINED IN THE C-2 ZONE AND THE LEMC

PROJECT DESCRIPTION (SOW)

- CONDITIONAL USE PERMIT AND COMMERCIAL DESIGN REVIEW.
- THE PROJECT INVOLVES (7) SEVEN PARCELS TOTALING APPROXIMATELY 5.60 NET ACRES.
- THE PROJECT PROPOSES A 3,400 S.F. C-STORE WITH ATTACHED 1,525 S.F. QSR, AND AN ASSOCIATED (6) SIX MPD 4,089 S.F. FUELING CANOPY.
- A PROPOSED 3,150 S.F. 90 FOOT LONG EXPRESS CONVEYOR BELT CAR WASH WITH ASSOCIATED 20 VACUUM STALLS.
- A PROPOSED 4,850 S.F. RETAIL BUILDING A CONSISTING OF 5 SUITES.
- A PROPOSED 4,850 S.F. RETAIL BUILDING B CONSISTING OF 5 SUITES.
- A PROPOSED 3,320 S.F. DRIVE-THRU BUILDING A FAST FOOD RESTAURANT WITH AN ATTACHED 1,600 S.F. RETAIL BUILDING C.
- A PROPOSED 2,520 S.F. DRIVE-THRU B FAST FOOD RESTAURANT WITH A NON-ATTACHED 2,400 S.F. RETAIL BUILDING D.
- ONSITE IMPROVEMENTS CONSIST OF ON-SITE PARKING, WQMP AREAS, SITE CIRCULATION, LANDSCAPING AND SITE LIGHTING.
- OFFSITE IMPROVEMENTS CONSIST OF NEW UTILITY CONNECTIONS, RIGHT OF WAY DEDICATIONS, DRIVEWAY APPROACHES, A PROPOSED MEDIAN, AND UNDERGROUNDING OF EXISTING TELEPHONE/POWER POLES FRONTING PROJECT SITE.

APPLICANT

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TUSTIN, CA 92780
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ARCHITECT / EXHIBIT PREPARER

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MURRIETA, CA 92564
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FAX: (951) 696-1443
CELL PHONE: (951) 809-7401
E-MAIL: ghann@empiregr.biz
CONTACT: GREGORY HANN, ARCHITECT

SITE DATA

ADDRESS: NWC MOUNTAIN ST. & LAKE ST.
LAKE ELSINORE, CA 92530

PERMIT NUMBER: TBD

APN: 389-030-012, 013, 014, 015, 016, 017, 018

LOT SIZE: EXISTING: 6.07 ACRES (264,583 S.F.)
PROPOSED: 5.63 ACRES (245,324 S.F.)

BUILDING AREAS:
C-STORE: 3,400 S.F.
QSR: 1,525 S.F.
CANOPY: 4,089 S.F.
EXPRESS CAR WASH: 3,150 S.F.
DRIVE-THRU A: 3,320 S.F.
DRIVE-THRU B: 2,520 S.F.
RETAIL A: 4,850 S.F.
RETAIL B: 4,850 S.F.
RETAIL C: 1,600 S.F.
RETAIL D: 2,400 S.F.
TRASH ENCLOSURE A: 176 S.F. (TYP. OF 4)
TRASH ENCLOSURE B: 287 S.F. (TYP. OF 1)

FLOOR AREA RATIO: 13

BUILDING HEIGHT: MAX HEIGHT: 45'-0"

COUNTY: RIVERSIDE

CONSTRUCTION TYPE: V-B/SPRINKLERED

OCCUPANCYS: M

SPECIFIC PLAN: N/A

EXISTING LAND USE: VACANT

PROPOSED LAND USE: RETAIL / COMMERCIAL

EXISTING ZONE: C2 - GENERAL COMMERCIAL

PROPOSED ZONE: C2 - GENERAL COMMERCIAL

HAZARDOUS FIRE AREA: VERY HIGH FIRE HAZARD SEVERITY ZONE
COMPLY WITH LEMC & CBC

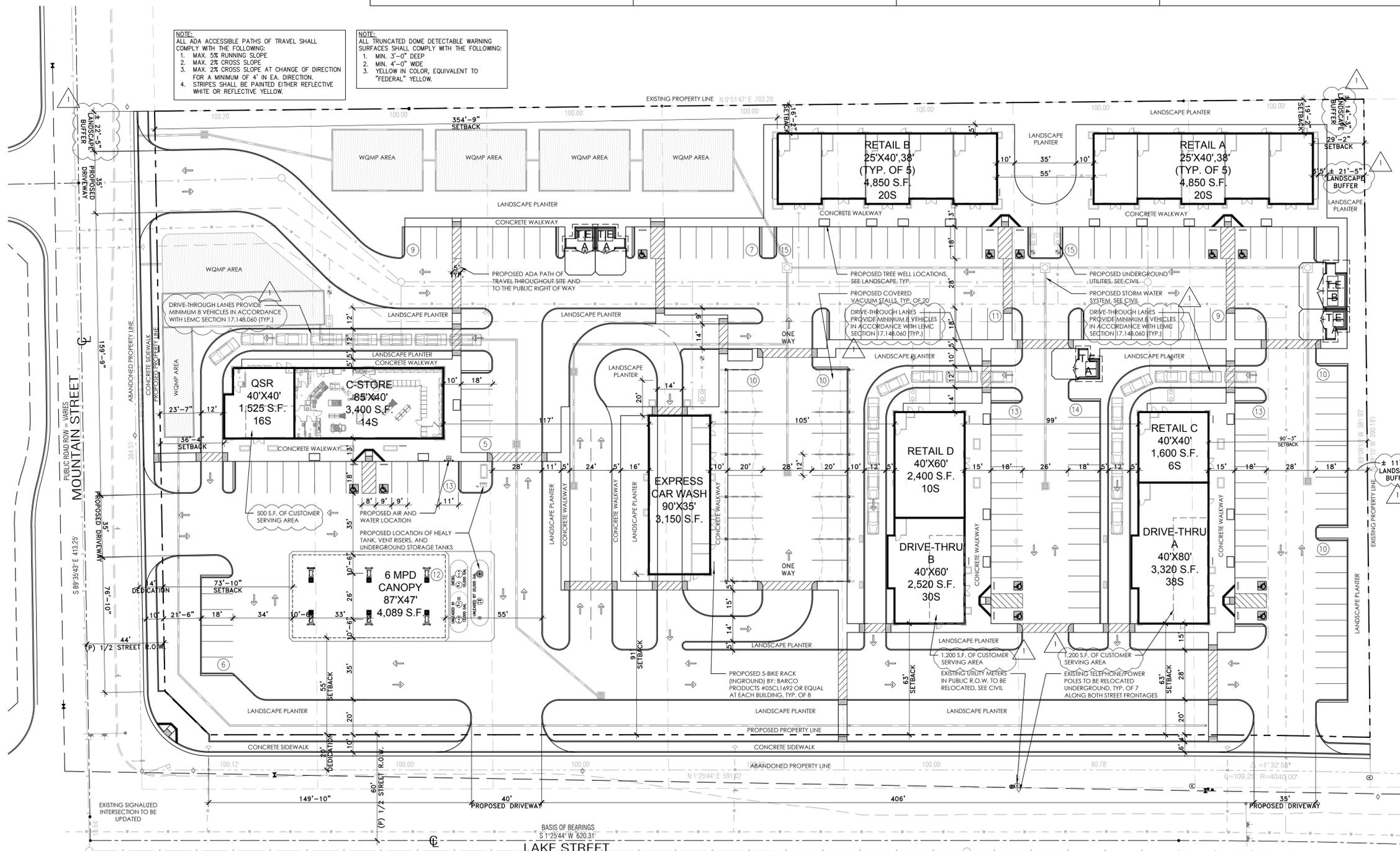
SURROUNDING LAND USE AND ZONING:
NORTH: C2 - GENERAL COMMERCIAL
SOUTH: R1 - SINGLE FAMILY RESIDENTIAL
EAST: MURDOCK ALBERHILL RANCH SPECIFIC PLAN
WEST: R1 - SINGLE FAMILY RESIDENTIAL

PARKING REQUIREMENTS: RESTAURANT: 1/45 S.F. CUSTOMER & 1/200 S.F. NON
RETAIL: 1/250 S.F.
LOADING SPACES REQUIRED FOR COMMERCIAL
BUILDING OVER 12,000 S.F. - 20,000 S.F. (N/A) = 14
C-STORE: 3,400 S.F. / 250 = 14
QSR: 1,525 S.F. (500 S.F. / 45 + 1,025 S.F. / 200) = 16
CANOPY: 4,089 S.F. / 0 = 0
EXPRESS CAR WASH: 3,150 S.F. / 0 = 0
DRIVE-THRU A: 3,320 S.F. (1,200 S.F. / 45 + 2,120 S.F. / 200) = 37
DRIVE-THRU B: 2,520 S.F. (1,000 S.F. / 45 + 1,520 S.F. / 200) = 30
RETAIL A: 4,850 S.F. / 250 = 19
RETAIL B: 4,850 S.F. / 250 = 19
RETAIL C: 1,600 S.F. / 250 = 6
RETAIL D: 2,400 S.F. / 250 = 10
TOTAL PARKING REQUIRED = 151 STALLS
TOTAL PARKING PROVIDED = 170 STALLS
(INCLUDING 11 ADA & 20 VACUUM STALLS)

LOT COVERAGE:
BUILDING: 32,695 S.F. (13%)
LANDSCAPING: 64,572 S.F. (27%)
IMPERVIOUS: 146,781 S.F. (60%)
TOTAL: 245,324 S.F. (100%)

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.
STRIPES SHALL BE PAINTED EITHER REFLECTIVE WHITE OR REFLECTIVE YELLOW.

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.



SHEET INDEX

AS 1.0 CONCEPTUAL SITE PLAN

ALTA/TOPO
SHEET 1 ALTA/NSPA LAND TITLE SURVEY
SHEET 2 ALTA/NSPA LAND TITLE SURVEY

CIVIL

C01 GRADING PLAN
C02 WQMP SITE PLAN
C02A DETAILS
C03 UTILITY PLAN

LANDSCAPE

L1 LANDSCAPE CONCEPT PLAN

ARCHITECTURAL

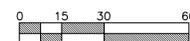
- A1.1 C-STORE AND QSR FLOOR PLAN
- A1.2 C-STORE AND QSR ROOF PLAN
- A1.3 CANOPY FLOOR AND ROOF PLAN
- A1.5 EXPRESS CAR WASH FLOOR PLAN
- A1.6 EXPRESS CAR WASH ROOF PLAN
- A1.7 RETAIL A AND B FLOOR PLAN
- A1.8 RETAIL A AND B ROOF PLAN
- A1.9 RETAIL C AND DRIVE-THRU A FLOOR PLAN
- A1.10 RETAIL C AND DRIVE-THRU A ROOF PLAN
- A1.11 RETAIL D AND DRIVE-THRU B FLOOR PLAN
- A1.12 RETAIL D AND DRIVE-THRU B ROOF PLAN
- A1.13 TRASH ENCLOSURE A AND B FLOOR PLANS
- A2.1 C-STORE AND QSR ELEVATIONS
- A2.2 CANOPY ELEVATIONS
- A2.3 EXPRESS CAR WASH ELEVATIONS
- A2.3.1 EXPRESS CAR WASH ELEVATIONS
- A2.4 RETAIL A AND B ELEVATIONS
- A2.5 RETAIL C AND DRIVE-THRU A ELEVATIONS
- A2.6 RETAIL D AND DRIVE-THRU B ELEVATIONS
- A2.7 TRASH ENCLOSURE A AND B ELEVATIONS
- A3.0 C-STORE AND QSR SECTIONS
- A3.1 RETAIL C/D AND DRIVE-THRU A/B SECTIONS
- A3.2 EXPRESS CAR WASH AND RETAIL A/B SECTIONS

VICINITY MAP

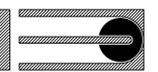


CONCEPTUAL SITE PLAN

SCALE: 1" = 30'-0"



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CLIENT:

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Date: OCTOBER 3, 2019

Project Number: EDG#04589

NO.	DATE	REVISION DESCRIPTION
1	1-31-20	1ST OUP CORRECTIONS

DESIGNED BY: GH
 CHECKED BY: GH
 DRAWN BY: AH
 DRAWING TITLE:

CONCEPTUAL SITE PLAN

SHEET NO:

AS 1.0

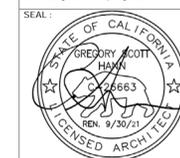


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DATE: OCT 3, 2019

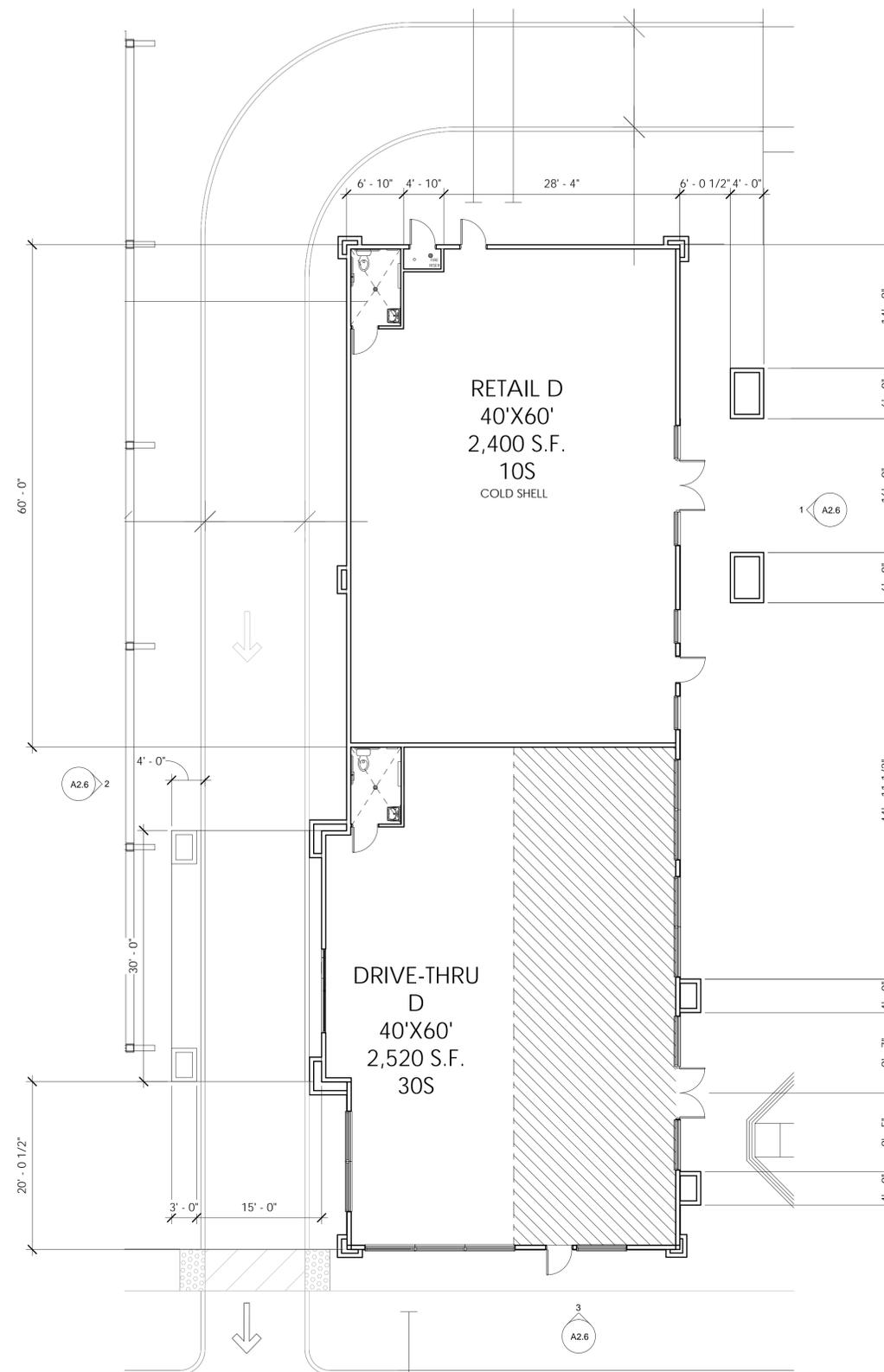
PROJECT NUMBER: EDG#04589

NO	DATE	REVISION DESCRIPTION

DESIGNED BY: GH
 CHECKED BY: GH
 DRAWN BY: AG

RETAIL D AND
 DRIVE THRU D

A1.11



1 RETAIL D AND DRIVE THRU
 1/8" = 1'-0"

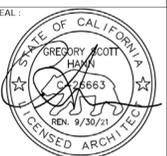


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DATE: OCT 3, 2019

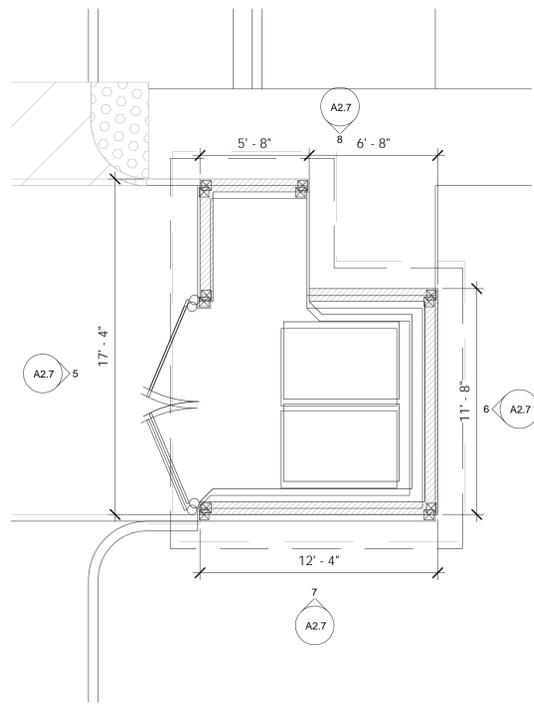
PROJECT NUMBER: EDG#04589

NO	DATE	REVISION DESCRIPTION

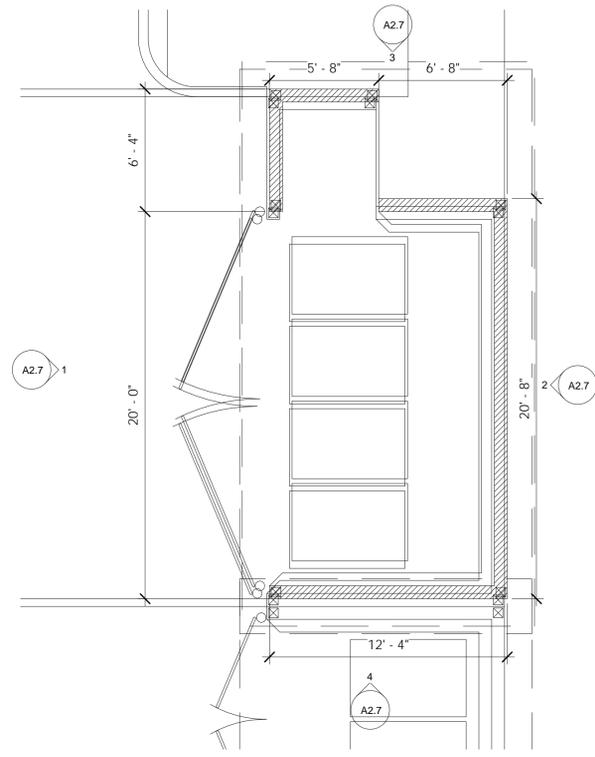
DESIGNED BY: GH
CHECKED BY: GH
DRAWN BY: AG

TRASH
ENCLOSURE
FLOOR PLAN

A1.13



1 TRASH ENCLOSURE TYPE A
1/4" = 1'-0"



2 TRASH ENCLOSURE TYPE B
1/4" = 1'-0"



ROBERT TAFT + ASSOCIATES
Landscape Architecture

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Project
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NWC Mountain St. & Lake St.
Lake Elsinore, California 92530

Plans
LANDSCAPE PLANS

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LANDSCAPE ARCHITECTURE 2020
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Seal



No.	Revision	Date

Sheet Title
LANDSCAPE CONCEPT PLAN

Drawn	R.E.T.	Sheet
Date	February 17, 2020	
Scale	See Plan	
Job No.		

LANDSCAPE NOTES

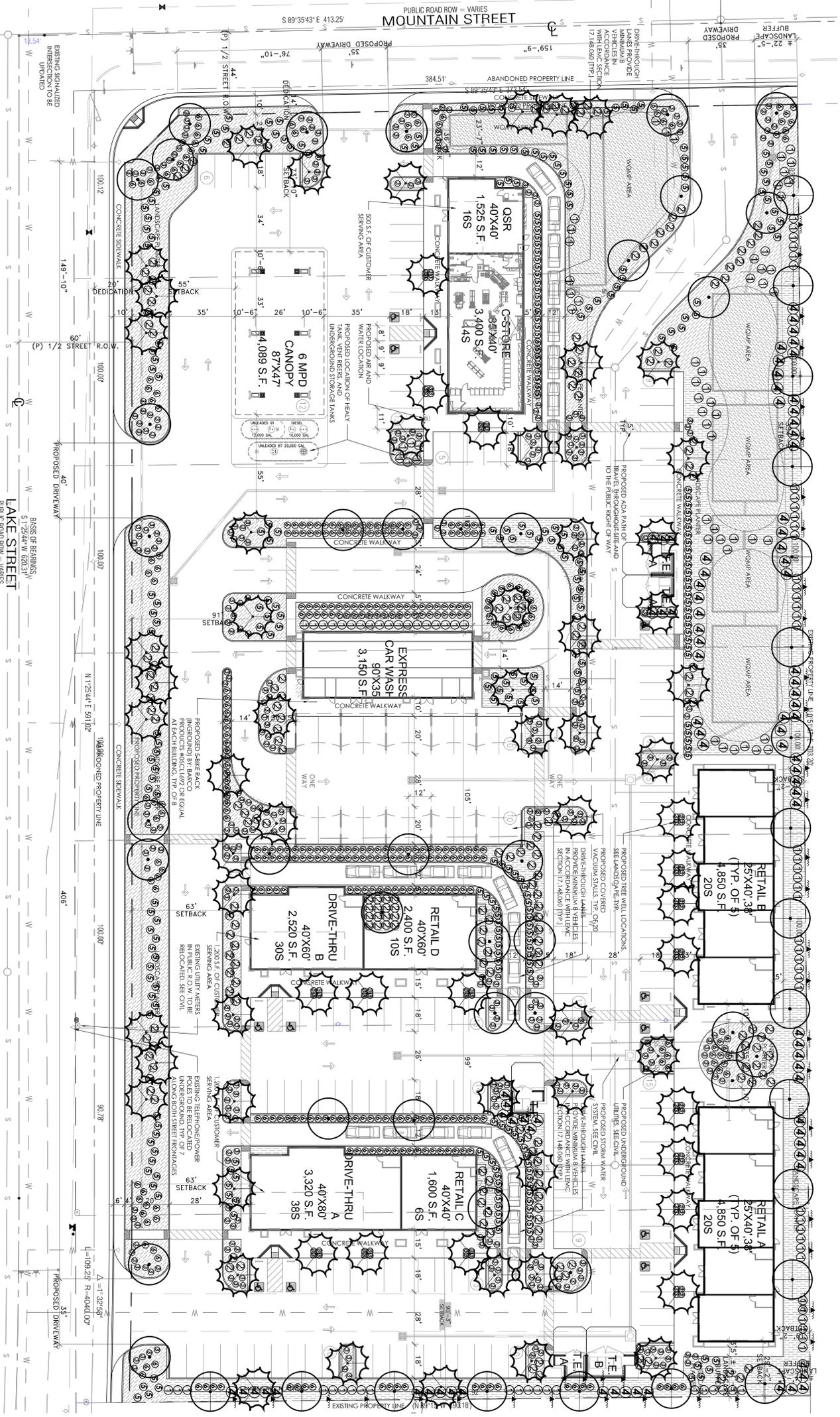
1. ALL LANDSCAPING AND IRRIGATION TO BE INSTALLED BY OWNER OR OWNERS AGENT IN ACCORDANCE WITH ALL LOCAL CODES AND REGULATIONS.
2. ALL LANDSCAPING SHALL BE MAINTAINED BY OWNER OR OWNERS AGENT.
3. IRRIGATION AND PLANTING SHALL BE INSTALLED TO PROMOTE EFFICIENT USE OF WATER.
4. ALL STREET TREES AND ANY TREE WITHIN 10' OF WALLS, LANDSCAPE OR CONTROL BARRIERS OR EQUAL.
5. ALL PLANTING LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL PLANT LOCATIONS WITH SITE APPROVED DESIGN AND SWEEPSTRIKE NOT REPLICATIONS.
6. REFER TO LANDSCAPE CONSTRUCTION DRAWING SET FOR PLANTING DETAILS AND REPLICATIONS.
7. ALL TREES SHALL BE DOUBLE STAKED PER LOCAL CODES.
8. REFER TO LANDSCAPE CONSTRUCTION DRAWING SET FOR PLANTING DETAILS AND REPLICATIONS.
9. ALL IRRIGATION SYSTEMS SHALL BE INSTALLED PER ALL STATE AND CITY OF LAKE ELSNORE AND WHERE HYDROZONE AREAS ARE WALKED SEPARATELY. REFER TO CONROLLER AND DRIP IRRIGATION SYSTEMS WHERE WALKED SEPARATELY. THERE IS NO CONROLLER AND DRIP IRRIGATION SYSTEMS FOR THIS PROJECT TO PLANTINGS.
10. ALL LANDSCAPED AREAS SHALL BE KEPT FREE FROM WEEDS AND DEBRIS AND MAINTAINED IN A HEALTHY GROWING CONDITION AND SHALL RECEIVE REGULAR WATERING. ALL LANDSCAPED AREAS SHALL BE KEPT FREE FROM WEEDS AND DEBRIS AND MAINTAINED IN A HEALTHY GROWING CONDITION AND SHALL RECEIVE REGULAR WATERING. ALL LANDSCAPED AREAS SHALL BE KEPT FREE FROM WEEDS AND DEBRIS AND MAINTAINED IN A HEALTHY GROWING CONDITION AND SHALL RECEIVE REGULAR WATERING.
11. ALL LANDSCAPED AREAS SHALL BE KEPT FREE FROM WEEDS AND DEBRIS AND MAINTAINED IN A HEALTHY GROWING CONDITION AND SHALL RECEIVE REGULAR WATERING.
12. ALL LANDSCAPED AREAS SHALL BE KEPT FREE FROM WEEDS AND DEBRIS AND MAINTAINED IN A HEALTHY GROWING CONDITION AND SHALL RECEIVE REGULAR WATERING.
13. ALL SHRUB PLANTER AREAS SHALL RECEIVE A 3" LAYER MIN. OF MEDIUM BARK MULCH AND WHERE HYDROZONE AREAS ARE WALKED SEPARATELY. REFER TO CONROLLER AND DRIP IRRIGATION SYSTEMS WHERE WALKED SEPARATELY. THERE IS NO CONROLLER AND DRIP IRRIGATION SYSTEMS FOR THIS PROJECT TO PLANTINGS.
14. ALL LANDSCAPED AREAS SHALL BE KEPT FREE FROM WEEDS AND DEBRIS AND MAINTAINED IN A HEALTHY GROWING CONDITION AND SHALL RECEIVE REGULAR WATERING.
15. ALL LANDSCAPED AREAS SHALL BE KEPT FREE FROM WEEDS AND DEBRIS AND MAINTAINED IN A HEALTHY GROWING CONDITION AND SHALL RECEIVE REGULAR WATERING.

WATER CALCULATIONS

MAXIMUM APPLIED WATER ALLOWANCE

ETa = Reference Evapotranspiration (feet per year)	56.1
0.62 = Conversion Factor (to gallons per square foot)	0.62
0.55 = ET Adjustment Factor (45% of Reference ET)	0.45
LA = Total Landscape Area (square feet)	71,883
SLA = Special Landscape Area	0
TOTAL IRRIGATION	1,165,050.1

MAWA = Maximum Applied Water Allowance (GALLONS)



PLANT PALETTE

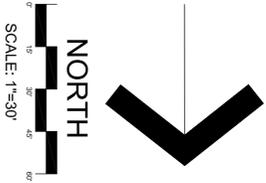
SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QTY.
	PROPOSED TREES:		
	ARBUTUS MARINA / MARINA ARBUTUS	24" BOX	20
	CERCIDIUM F. DESERT MUSEUM / DESERT MUSEUM PALO VERDE	24" BOX	70
	OLEA EUROPAEA SWAN HILL / SWAN HILL OLIVE	36" BOX	35
	PROPOSED SHRUBS:		
	CAESALPINA PULCHERRIMA / RED BIRD OF PARADISE	5 GAL.	138
	GAURA LINDHEIMERI / GAURA	5 GAL.	195
	HEPERALOE PARVIFLORA / RED YUCCA	1 GAL.	372
	LAVATERA MARTINA / TREE MALLOW	5 GAL.	81
	SALVIA LEUCANTHA / MEXICAN BUSH SAGE	5 GAL.	194
	MULLENBERGIA C. REGAL MIST / PINK MOUNTAIN GRASS	5 GAL.	360

NOTE: PROVIDE A PRE-APPROVED ROOT BARRIER FOR ALL TREES PLANTED WITHIN 8'-0" OF HARDSCAPE OR WALLS AND PROVIDE A MINIMUM OF 3'-0" CLEARANCE BETWEEN TREE TRUNK AND ADJACENT STRUCTURE OR WALLS

PROPOSED GROUND COVER:

	AMORPHUM PARVIFOLIUM / AMORPHUM	1 GAL. @ 26,474 S.F. = 2,912 PLANTS
	LANTANA M. GOLD RUSH / GOLD RUSH LANTANA	1 GAL. @ 32,043 S.F. = 3,529 PLANTS
	MULLENBERGIA RIGENS / DEER GRASS	1 GAL. @ 13,366 S.F. = 842 PLANTS
	MULLENBERGIA RIGENS / DEER GRASS	4" O.C. 71,883 S.F. = 665 CU. YDS.

- NOTES:
1. ALL PROPOSED TREES, SHRUBS, VINE, AND GROUND COVER ARE TO BE PLANTED WITH AN AUTOMATIC ET BASED CONTROLLER AND DRIP IRRIGATION SYSTEM.
 2. EXISTING TREES TO REMAIN. DAMAGED TREES ARE TO BE REPLACED TO MATCH EXISTING.
 3. EXISTING SHRUBS, TUFT AREAS, AND IRRIGATION ARE TO BE REMOVED.
 4. THE SHAPE OF THE WOOD BASINS ARE TO BE COORDINATED BETWEEN THE CIVIL ENGINEER AND THE LANDSCAPE ARCHITECT IN THE CONSTRUCTION DRAWING PHASE.
 5. TOTAL NEW PROPOSED LANDSCAPE AREA: 71,883 S.F.



PROPOSED INFILTRATION BASIN PLANTING:

	MULLENBERGIA RIGENS / DEER GRASS	4" O.C. 71,883 S.F. = 665 CU. YDS.
--	----------------------------------	------------------------------------

NOTE: PROVIDE A PRE-APPROVED ROOT BARRIER FOR ALL TREES PLANTED WITHIN 8'-0" OF HARDSCAPE OR WALLS AND PROVIDE A MINIMUM OF 3'-0" CLEARANCE BETWEEN TREE TRUNK AND ADJACENT STRUCTURE OR WALLS

PROPOSED SHRUBS:

	CAESALPINA PULCHERRIMA / RED BIRD OF PARADISE	5 GAL.	138
	GAURA LINDHEIMERI / GAURA	5 GAL.	195
	HEPERALOE PARVIFLORA / RED YUCCA	1 GAL.	372
	LAVATERA MARTINA / TREE MALLOW	5 GAL.	81
	SALVIA LEUCANTHA / MEXICAN BUSH SAGE	5 GAL.	194
	MULLENBERGIA C. REGAL MIST / PINK MOUNTAIN GRASS	5 GAL.	360

PROPOSED VINES:

	MULLENBERGIA C. REGAL MIST / PINK MOUNTAIN GRASS	5 GAL.	47
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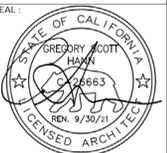


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DATE: OCT 3, 2019

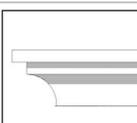
PROJECT NUMBER: EDG#04589

NO	DATE	REVISION DESCRIPTION

DESIGNED BY: GH
CHECKED BY: GH
DRAWN BY: AG

MATERIAL BOARD

A4.0

<p>ELDORADO STONE COASTAL LEDGESTONE</p> <p>S1</p> 
<p>DIRECT APPLID FINISH SYSTEM SMOOTH TROWL 3 PART 7/8" STUCCO OVER METAL LATH PROVIDE CONTROL JOINTS AS SHOWN COLOR SPECIFY: DESERT TRAIL</p> <p>C1</p> 
<p>DIRECT APPLID FINISH SYSTEM SMOOTH TROWL 3 PART 7/8" STUCCO (...) OVER METAL LATH PROVIDE CONTROL JOINTS AS SHOWN COLOR SPECIFY: BIRCHSTONE</p> <p>C2</p> 
<p>DIRECT APPLID FINISH SYSTEM SMOOTH TROWL 3 PART 7/8" STUCCO OVER METAL LATH PROVIDE CONTROL JOINTS AS SHOWN COLOR SPECIFY: DARK BEIGE STUCCO</p> <p>C3</p> 
<p>DIRECT APPLID FINISH SYSTEM SMOOTH TROWL 3 PART 7/8" STUCCO OVER METAL LATH PROVIDE CONTROL JOINTS AS SHOWN COLOR SPECIFY: MOCHA</p> <p>C4</p> 
<p>ALUMINUM COMPOSITE MATERIAL WHITE</p> <p>ACM</p> 
<p>DIRECT APPLID FINISH SYSTEM SMOOTH TROWL 3 PART 7/8" STUCCO OVER METAL LATH PROVIDE CONTROL JOINTS AS SHOWN COLOR SPECIFY: 50YY 83/029 ICI# A0050 " NATURAL WHITE "</p> <p>TRIM</p> 
<p>PAINT GRADE FINISH OVER METAL SURFACES</p> <p>COLOR SPECIFY #90BC 41/040 ICI#A1963 " ASCOR BLUE "</p> <p>M1</p> 