

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

DANNY SINGH
TIGER PETROLEUM, INC.
3017 E. EDINGER AVE.
TUSTIN, CA 92780
CELL PHONE: (714) 630-5345
E-MAIL: danny.singh9@gmail.com

ARCHITECT / EXHIBIT PREPARER

EMPIRE DESIGN GROUP, INC.
PO BOX 944
MURRIETA, CA 92564
PHONE: (951) 696-1490
FAX: (951) 696-1443
CELL PHONE: (951) 809-7601
E-MAIL: ghann@empiregr.biz
CONTACT: GREGORY HANN, ARCHITECT

PHYSICAL ADDRESS:
24861 WASHINGTON AVE.
MURRIETA, CA 92562

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

OCCUPANCY: 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)
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. / 0 = 0
(1,200 S.F. / 45 + 2,120 S.F. / 200) = 37
DRIVE-THRU B: 2,520 S.F. / 0 = 0
(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%)

SHEET INDEX

AS 1.0 CONCEPTUAL SITE PLAN

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

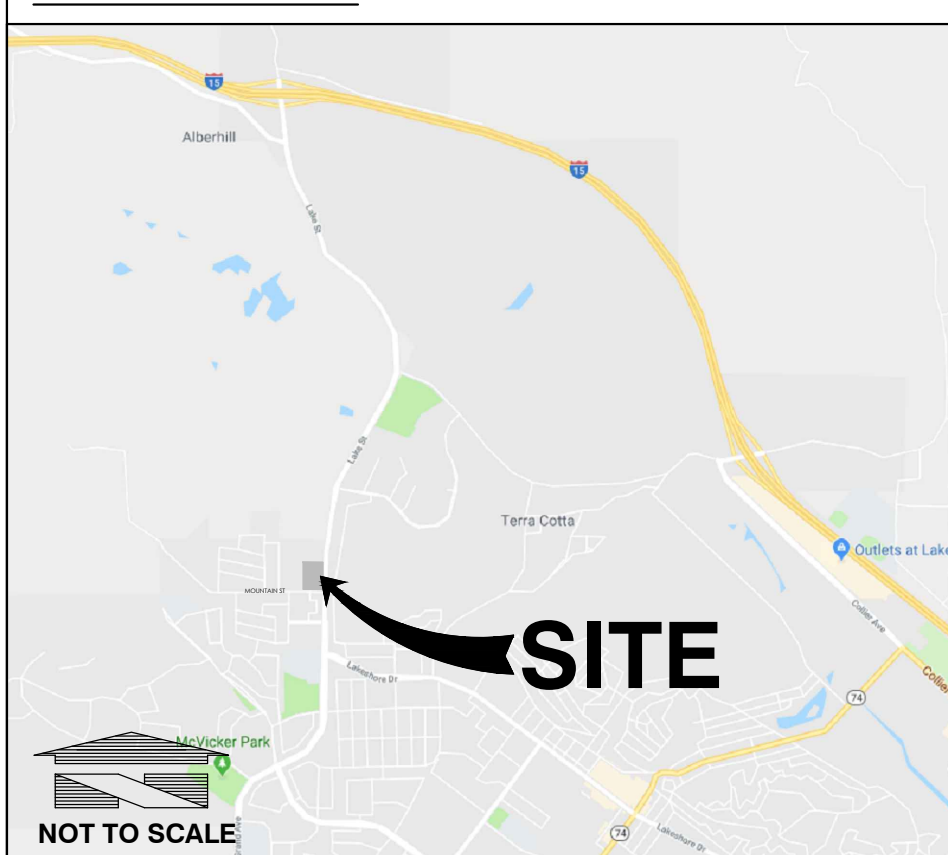
CIVIL
C01 GRADING PLAN
C02 WQMP SITE PLAN
C02A DETAILS
C03 UTILITY PLAN

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



EMPIRE DESIGN GROUP, INC.

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Murrieta, Ca 91111, 92562
Tel 951-696-1490 Fax 951-696-1443

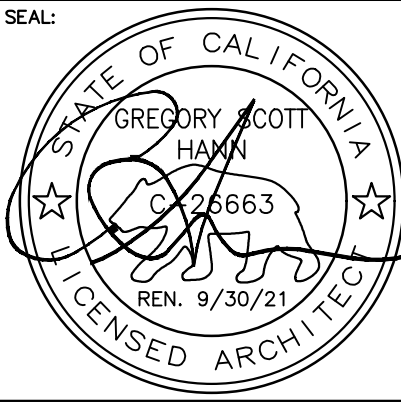
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CLIENT:

TIGER PETROLEUM, INC.

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Date: OCTOBER 3, 2019

Project Number: EDG#04589

No. DATE REVISION DESCRIPTION

1-31-20 1ST OUP CORRECTIONS

DESIGNED BY: GH

CHECKED BY: GH

DRAWN BY: AH

DRAWING TITLE:

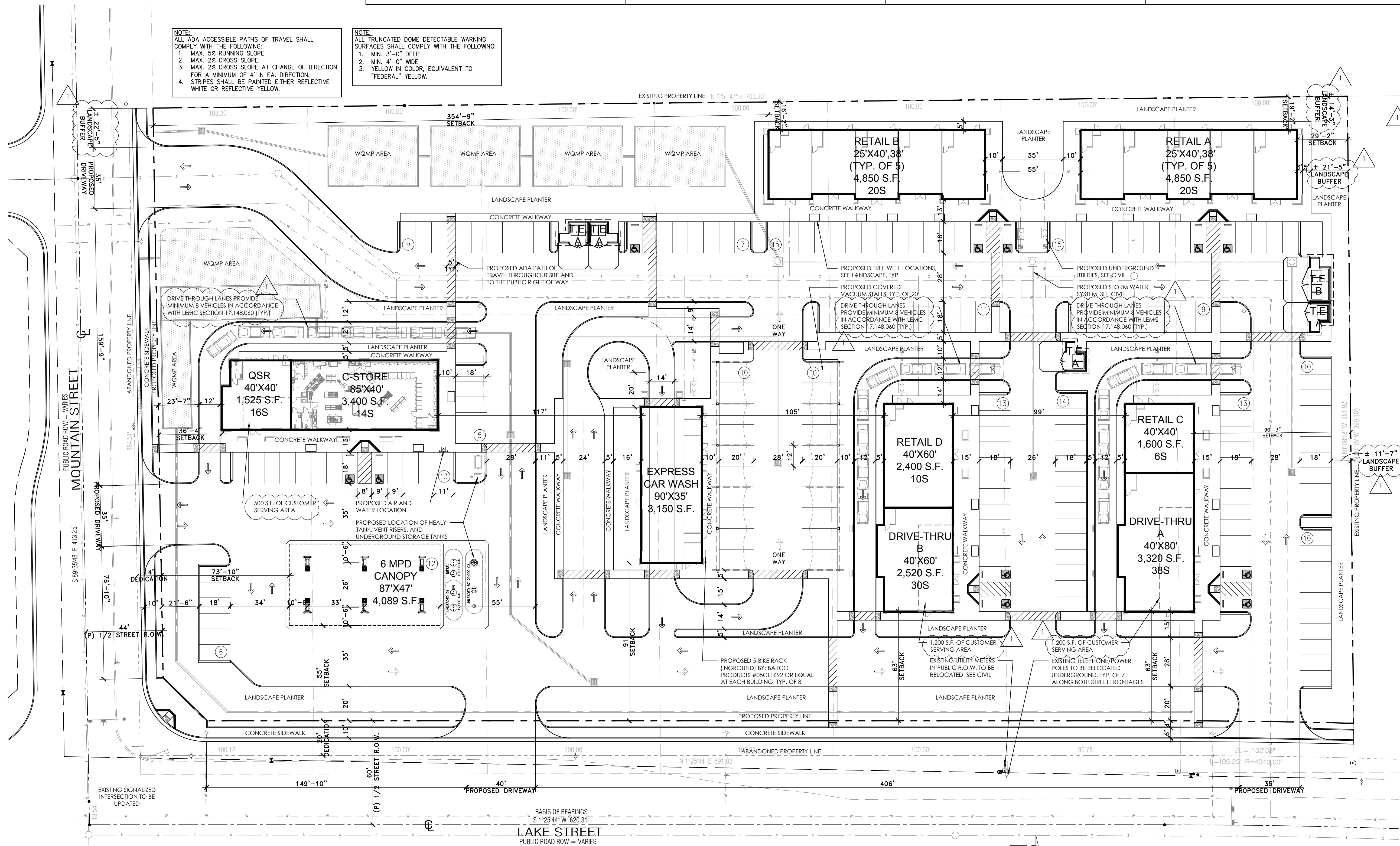
CONCEPTUAL SITE PLAN

SHEET NO:

AS 1.0

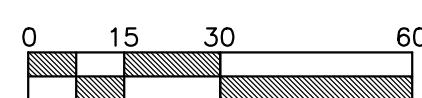
NOTE:
ALL ADA ACCESSIBLE PATHS OF TRAVEL SHALL COMPLY WITH THE FOLLOWING:
1. MAX. 5% RUNNING SLOPE
2. MAX. 2% CROSS SLOPE
3. MAX. 2% CROSS SLOPE AT CHANGE OF DIRECTION FOR A MINIMUM OF 4' IN EA. DIRECTION.
4. STRIPES SHALL BE PAINTED EITHER REFLECTIVE WHITE OR REFLECTIVE YELLOW.

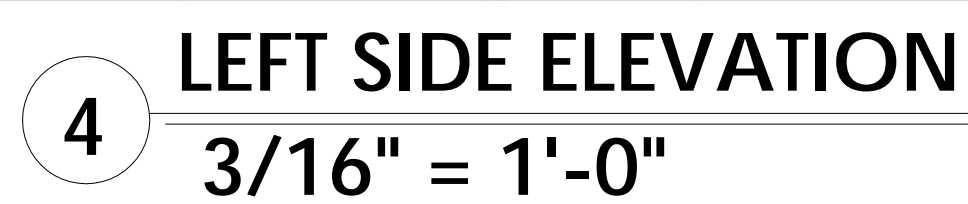
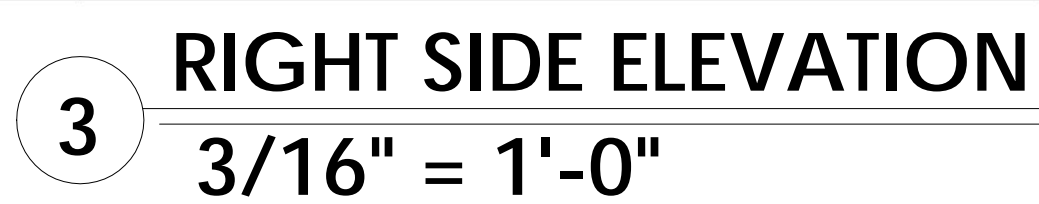
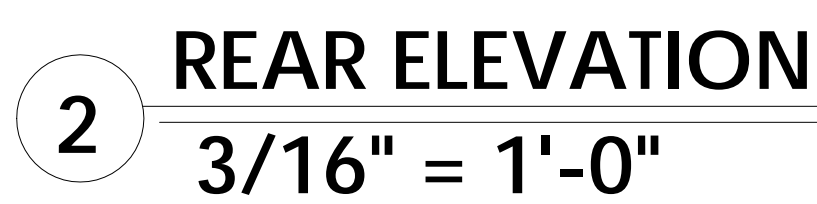
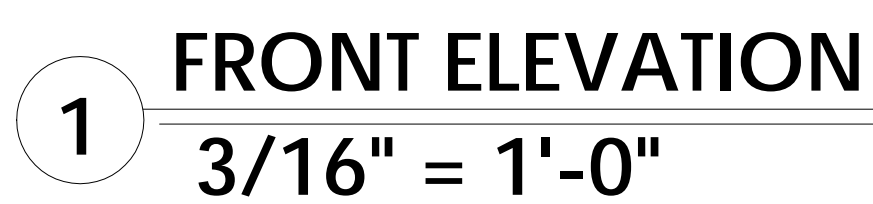
NOTE:
ALL TRUNCATED DOME DETECTABLE WARNING SURFACES SHALL COMPLY WITH THE FOLLOWING:
1. MIN. 3'-0" DEEP
2. MIN. 4'-0" WIDE
3. YELLOW IN COLOR, EQUIVALENT TO "FEDERAL" YELLOW.



CONCEPTUAL SITE PLAN

SCALE: 1" = 30'-0"

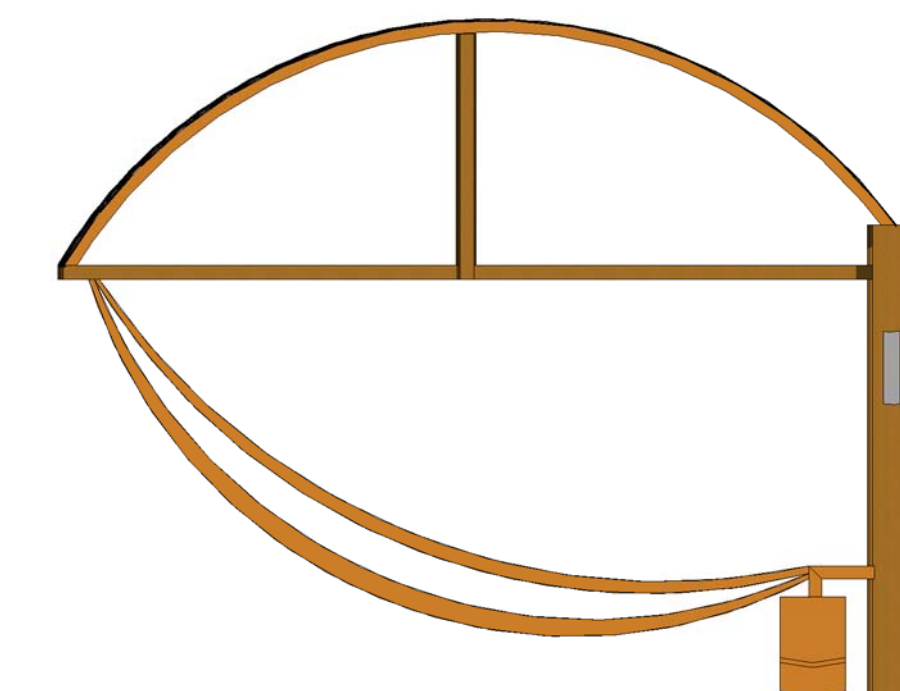
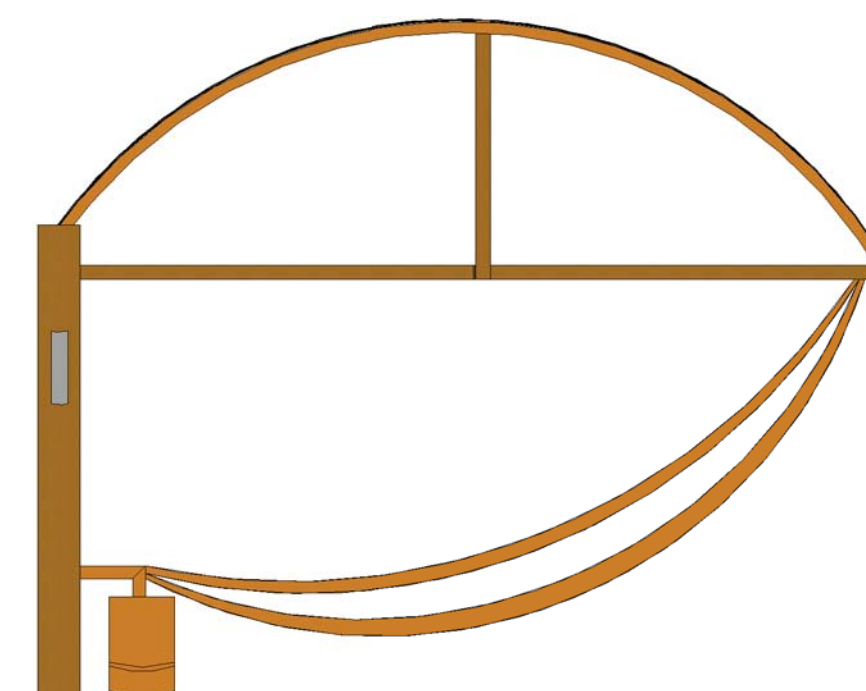
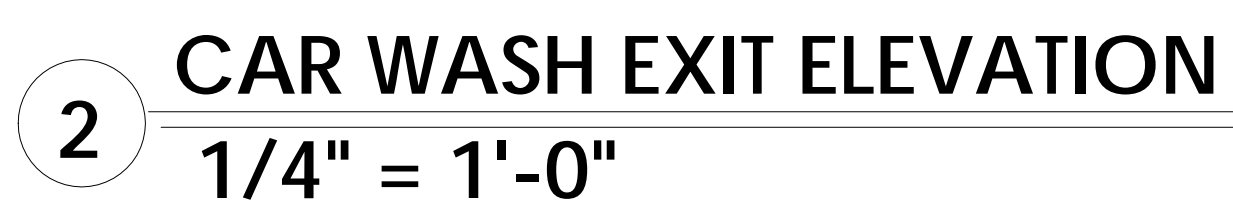




A2.1



A2.2

[illegible]

EXPRESS CAR WASH ELEVATION

A2.3



A2.3.1



1 RETAIL C AND DRIVE THRU REAR ELEVATION
3/16" = 1'-0"

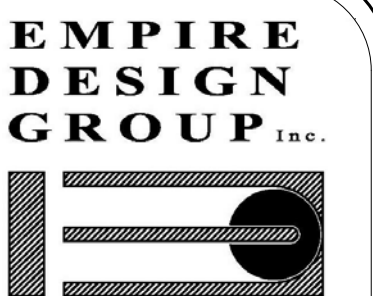


2 RETAIL C AND DRIVE THRU FRONT ELEVATION
3/16" = 1'-0"



3 RETAIL C AND DRIVE THRU SIDE ELEVATION
3/16" = 1'-0"

NOTE : ALL SIGNAGE ARE ON A
SEPARATE PERMIT



24881 Washington Ave.
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SEAL :



DATE: OCT 3, 2019

PROJECT NUMBER: EDG#04589

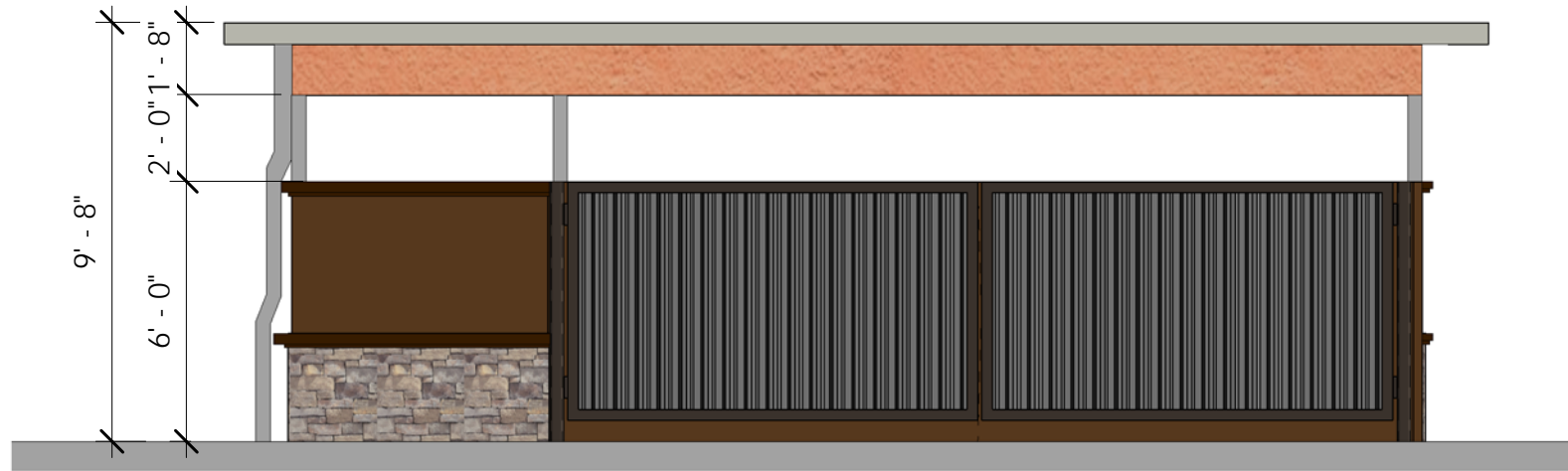
NO	DATE	REVISION DESCRIPTION

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

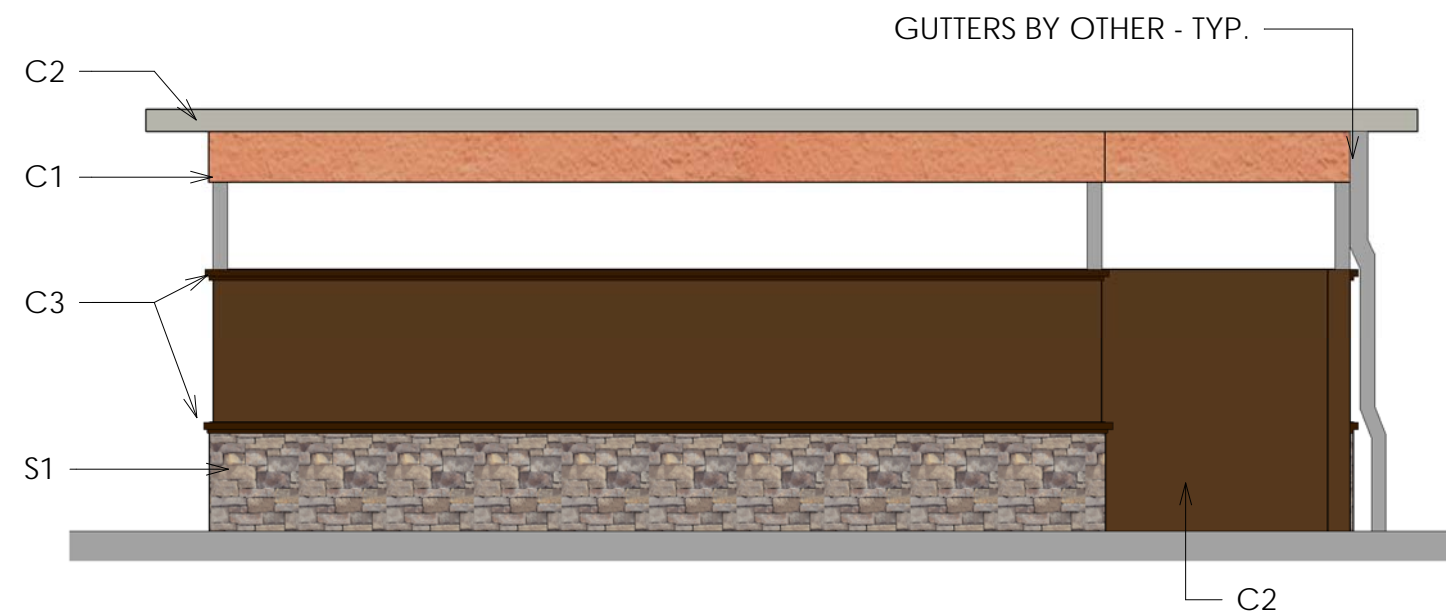
RETAIL C AND
DRIVE THRU
ELEVATION

A2.5

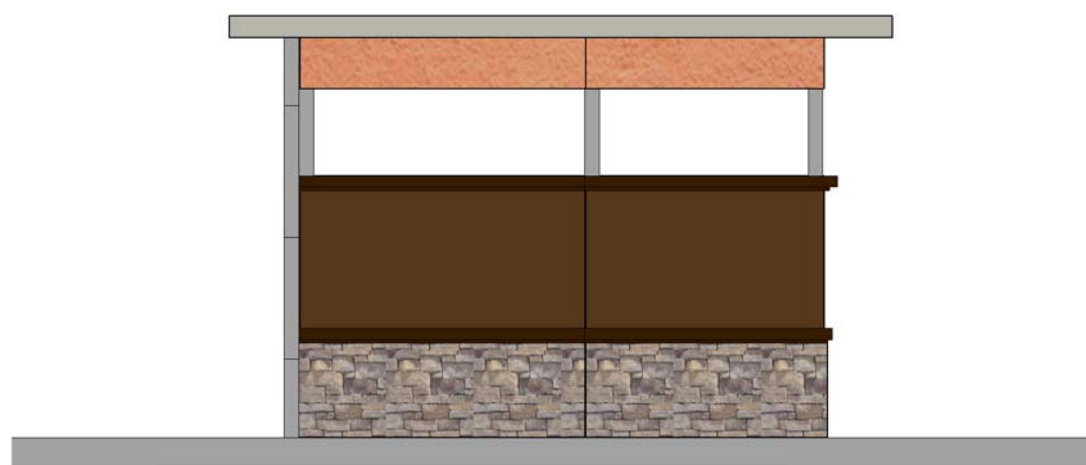
NOTE : ALL SIGNAGE ARE ON A
SEPARATE PERMIT



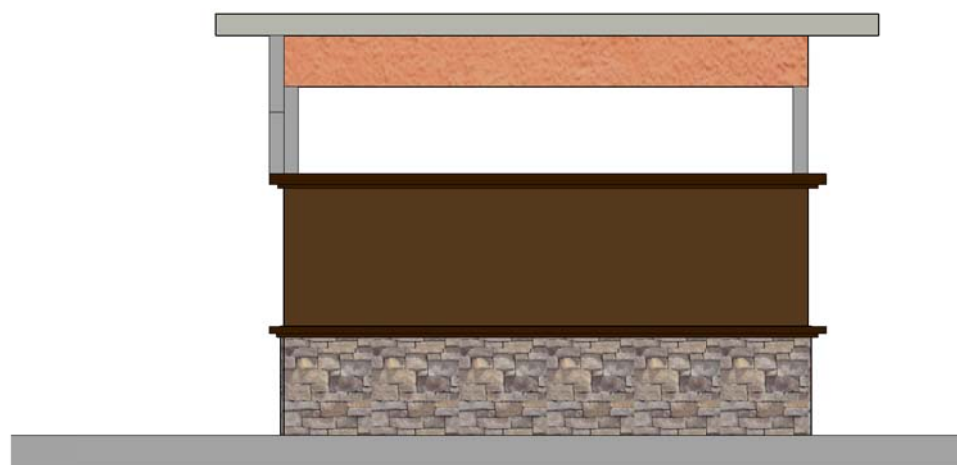
1 TRASH ENCLOSURE FRONT ELEVATION TYPE B
1/4" = 1'-0"



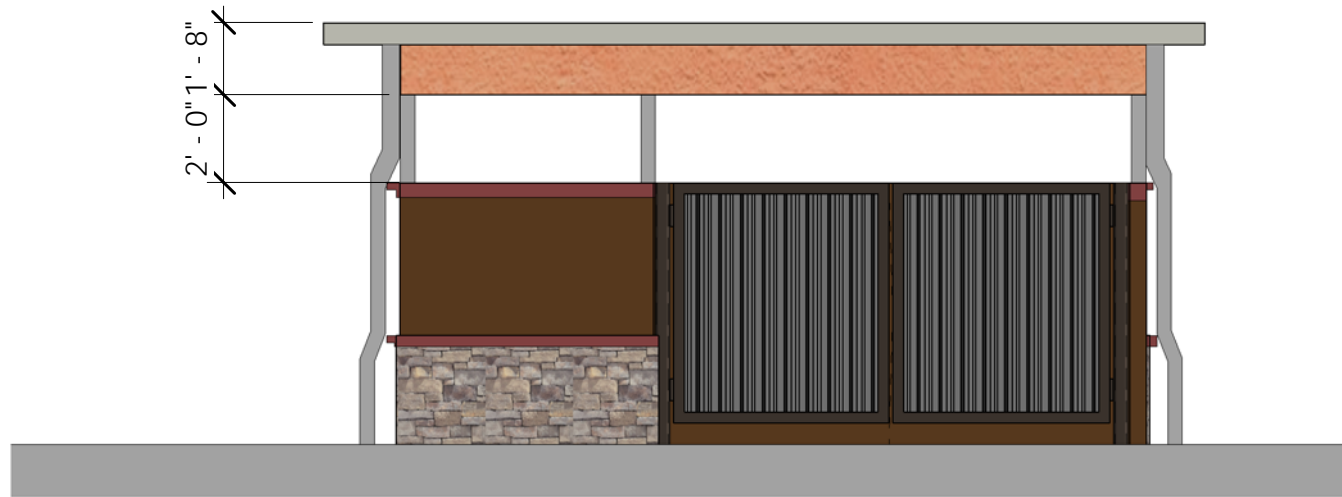
2 TRASH ENCLOSURE REAR ELEVATION TYPE B
1/4" = 1'-0"



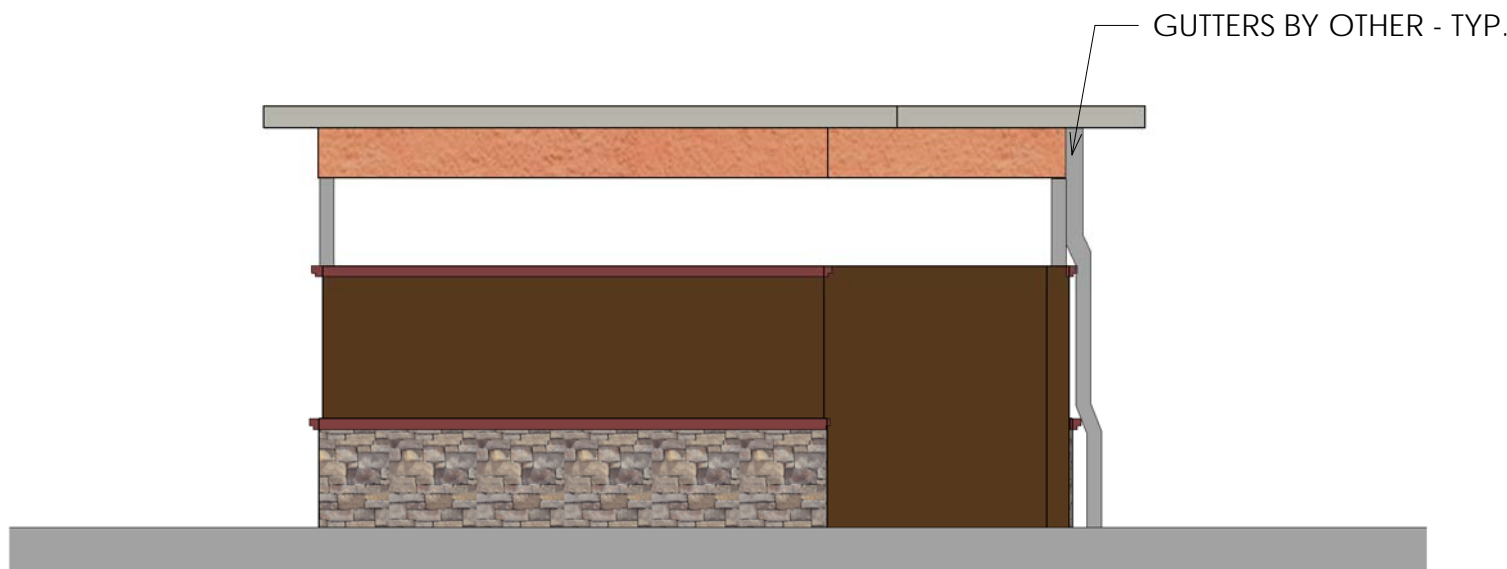
3 TRASH ENCLOSURE RIGHT ELEVATION TYPE B
1/4" = 1'-0"



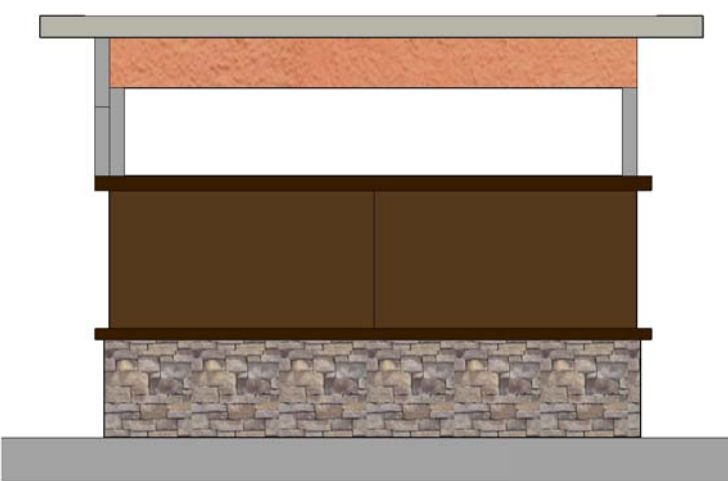
4 TRASH ENCLOSURE LEFT ELEVATION TYPE B
1/4" = 1'-0"



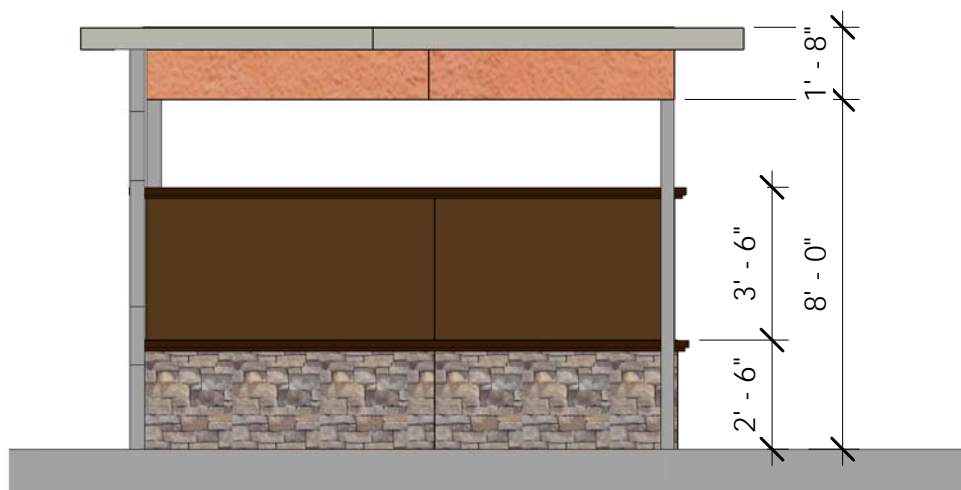
5 TRASH ENCLOSURE FRONT ELEVATION TYPE A
1/4" = 1'-0"



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



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



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

ELDORADO STONE COASTAL LEDGESTONE

S1



DIRECT APPLID FINISH SYSTEM SMOOTH
TROWL 3 PART 7/8" STUCCO OVER METAL
LATH PROVIDE CONTROL JOINTS AS SHOWN
COLOR SPECIFY: DESERT TRAIL

C1



DIRECT APPLID FINISH SYSTEM SMOOTH
TROWL 3 PART 7/8" STUCCO (...) OVER METAL
LATH PROVIDE CONTROL JOINTS AS SHOWN
COLOR SPECIFY: BIRCHSTONE

C2



DIRECT APPLID FINISH SYSTEM SMOOTH
TROWL 3 PART 7/8" STUCCO OVER METAL
LATH PROVIDE CONTROL JOINTS AS SHOWN
COLOR SPECIFY: DARK BEIGE STUCCO

C3



DIRECT APPLID FINISH SYSTEM SMOOTH
TROWL 3 PART 7/8" STUCCO OVER METAL
LATH PROVIDE CONTROL JOINTS AS SHOWN
COLOR SPECIFY: MOCHA

C4



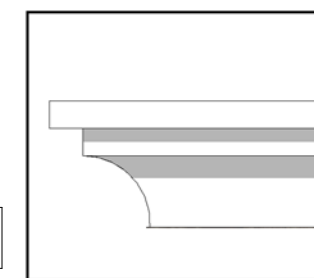
ALUMINUM COMPOSITE MATERIAL WHITE

ACM



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"

TRIM



PAINT GRADE FINISH OVER METAL SURFACES

COLOR SPECIFY #90BC 41/040
ICI#A1963 " ASCOR BLUE "

M1



EMPIRE
DESIGN
GROUP Inc.



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SEAL :



DATE: OCT 3, 2019

PROJECT NUMBER: EDG#04589





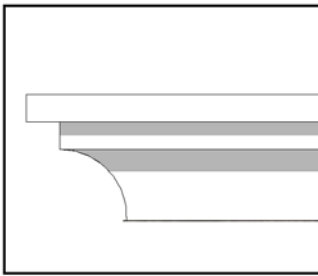



NO. DATE REVISION DESCRIPTION



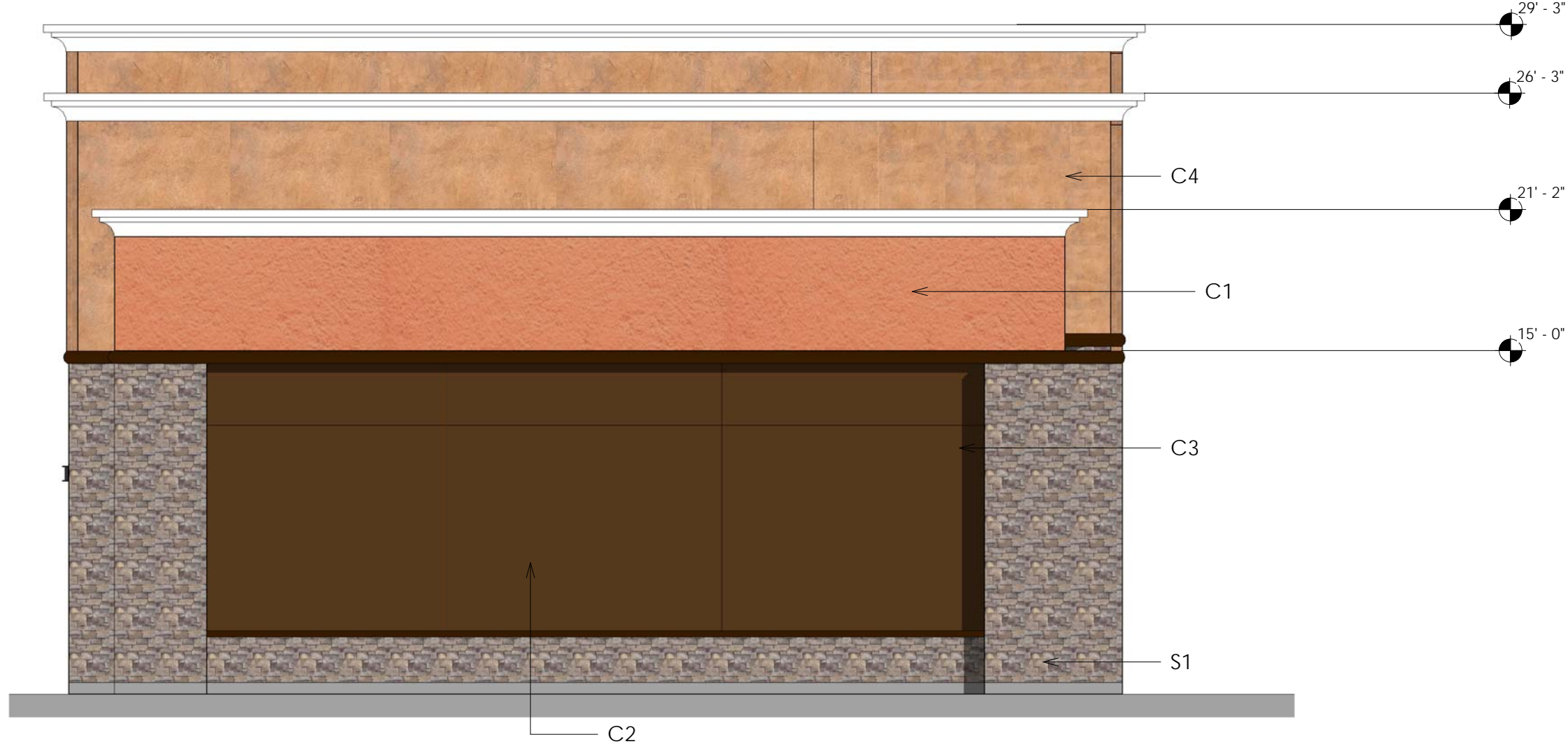
1 RETAIL A AND B FRONT ELEVATION
3/16" = 1'-0"



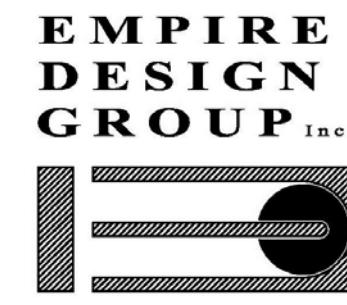
2 RETAIL A AND REAR ELEVATION
3/16" = 1'-0"

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

NOTE : ALL SIGNAGE ARE ON A SEPARATE PERMIT



3 RETAIL A AND B SIDE ELEVATION
3/16" = 1'-0"



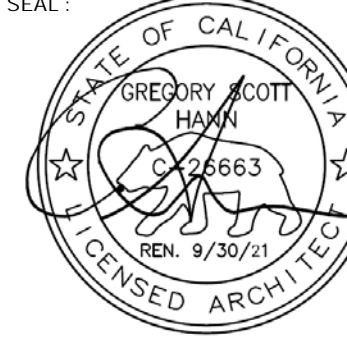
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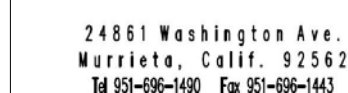
Architect of Record:
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DATE		OCT 3, 2019	
PROJECT NUMBER		EDG#04589	
NO	DATE	REVISION DESCRIPTION	
DESIGNED BY:		GH	
CHECKED BY:		GH	
DRAWN BY:		AG	

RETAIL A AND B
ELEVATION

A2.4

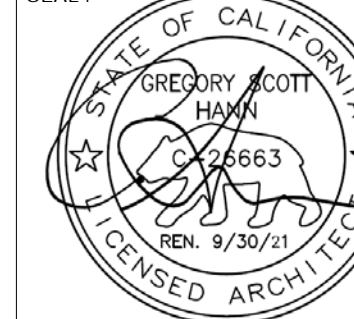


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SEAL



DATE OCT 3 20

PROJECT NUMBER	EDG#04
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[illegible]

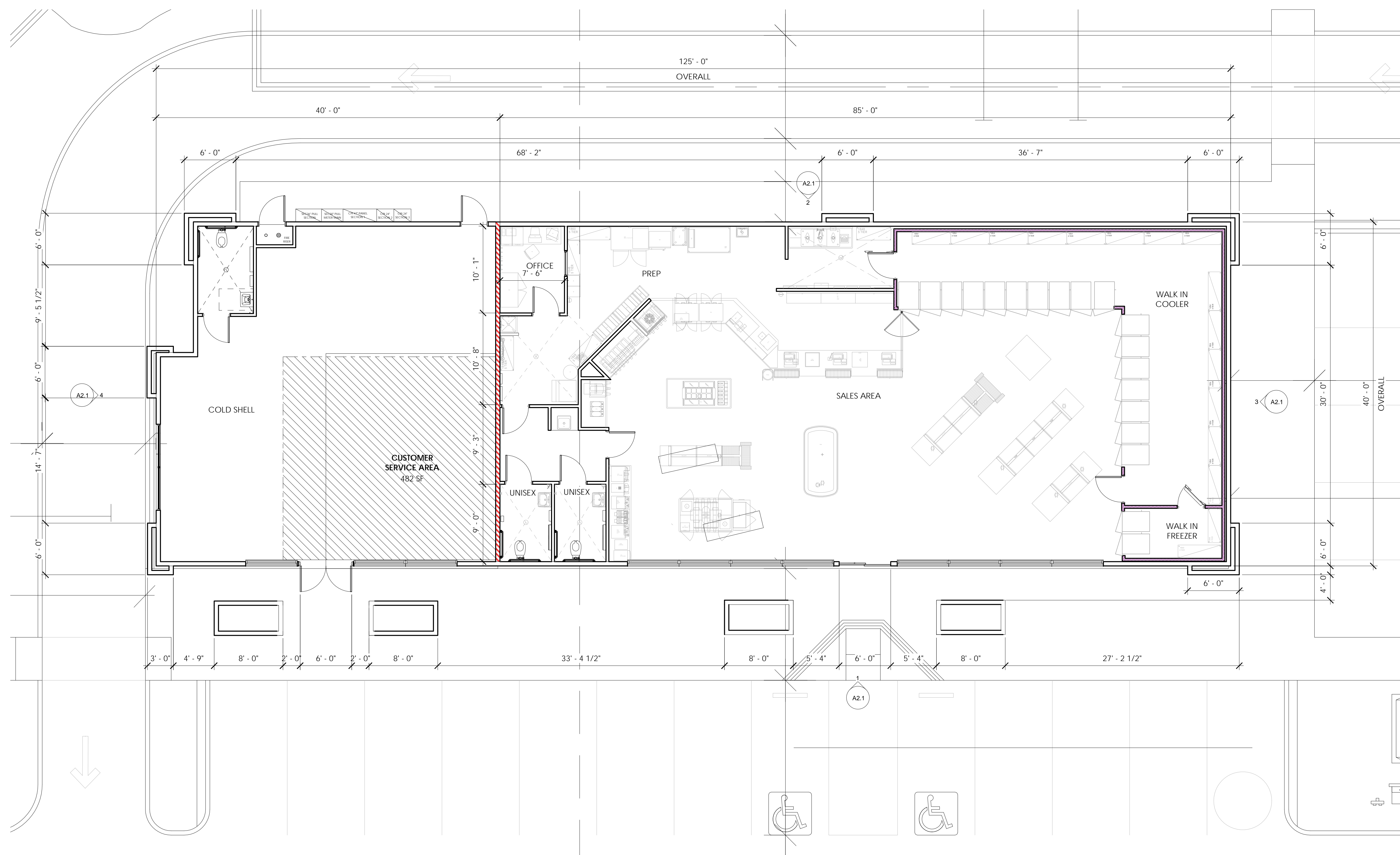
DESIGNED BY: CI

DESIGNED BY:	GR
CHECKED BY:	GR

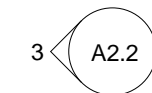
STRENGTH BY:	GP
DRAWN BY:	MS

C STORE AND QSR FLOOR PLAN

A1.1



1 C STORE AND QSR ENLARGED FLOOR PLAN
3/16" = 1'-0"



A1.3



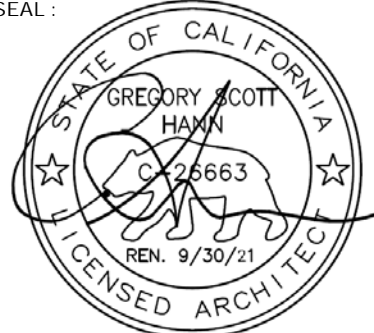
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COMMERCIAL RETAIL
APN: 389-030-014, 015, 016, 017, 018
NWC MOUNTAIN ST. & LAKE ST.
LAKE ELSTINORE, CA 92530

Architect of Record:
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CEL: 951-809-7607
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E-MAIL: ghann@empiregr.biz

SEAL: 

DATE OCT 3, 2019

PROJECT NUMBER	EDG#04589
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NO	DATE	REVISION DESCRIPTION
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DESIGNED BY: GH

CHECKED BY:	GH
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DRAWN BY: AG

EXPRESS CAR

WASH

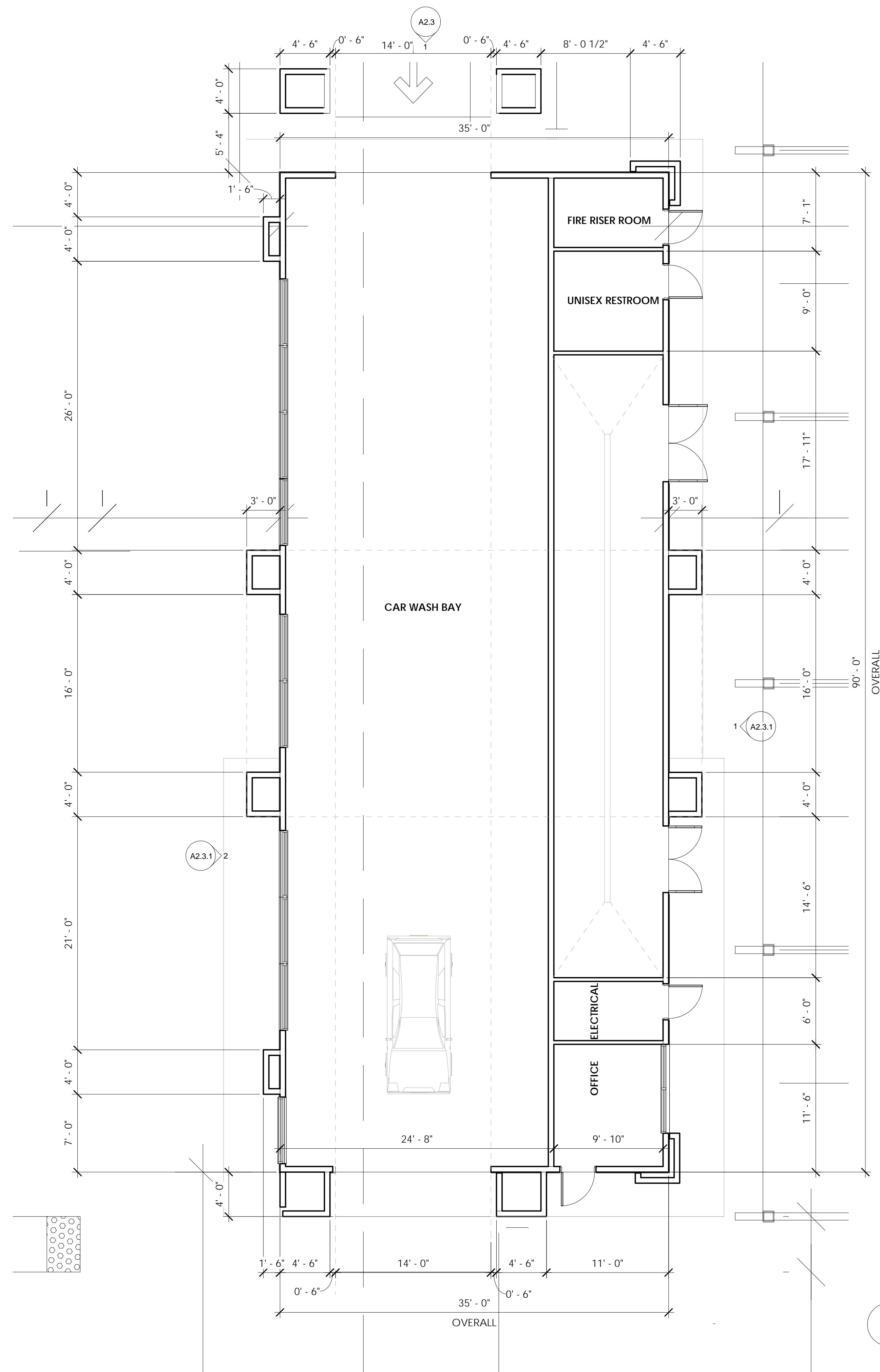
A15

A15

A1.5

EXPRESS CAR
WASH

A1.5



1

EXPRESS CAR WASH FLOOR PLAN
3/16" = 1'-0"



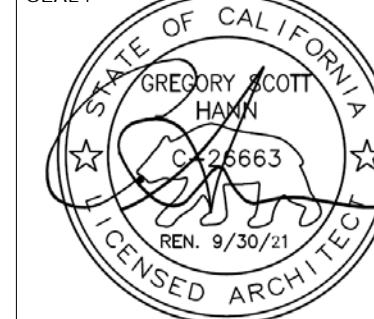
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SEAL :



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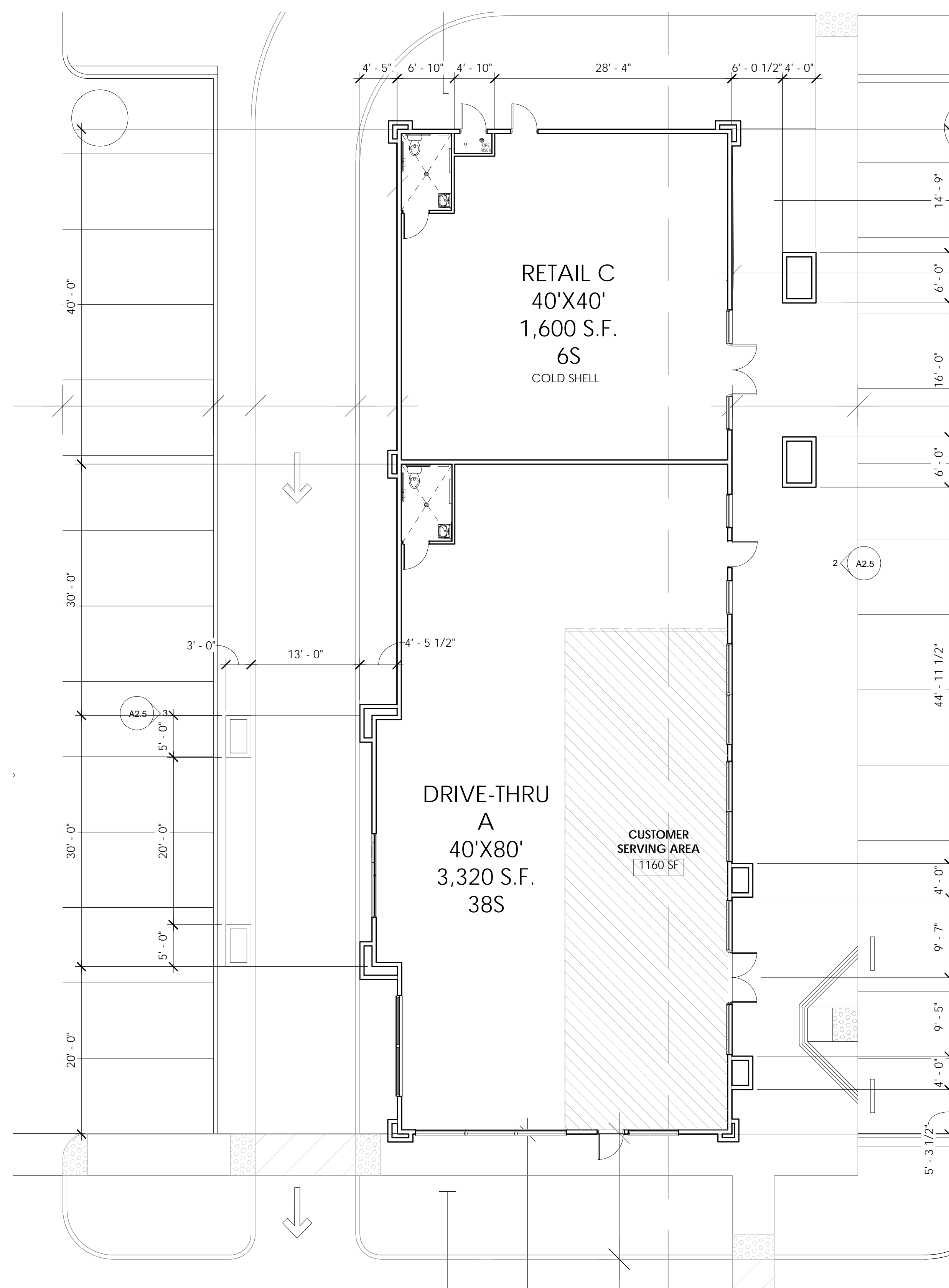
PROJECT NUMBER	EDG#0458
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DESIGNED BY:	GH	
CHECKED BY:	GH	
DRAWN BY:	AG	

RETAIL C AND
DRIVE THRU

A1.9



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



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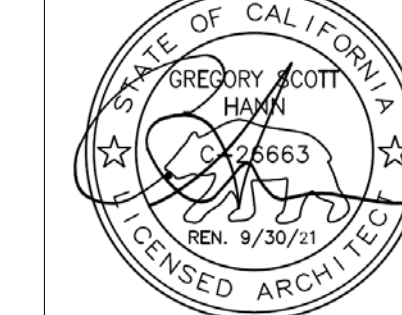
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SEAL :



DATE OCT 3 2019

PROJECT NUMBER	EDG#04589
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NO	DATE	REVISION DESCRIPTION
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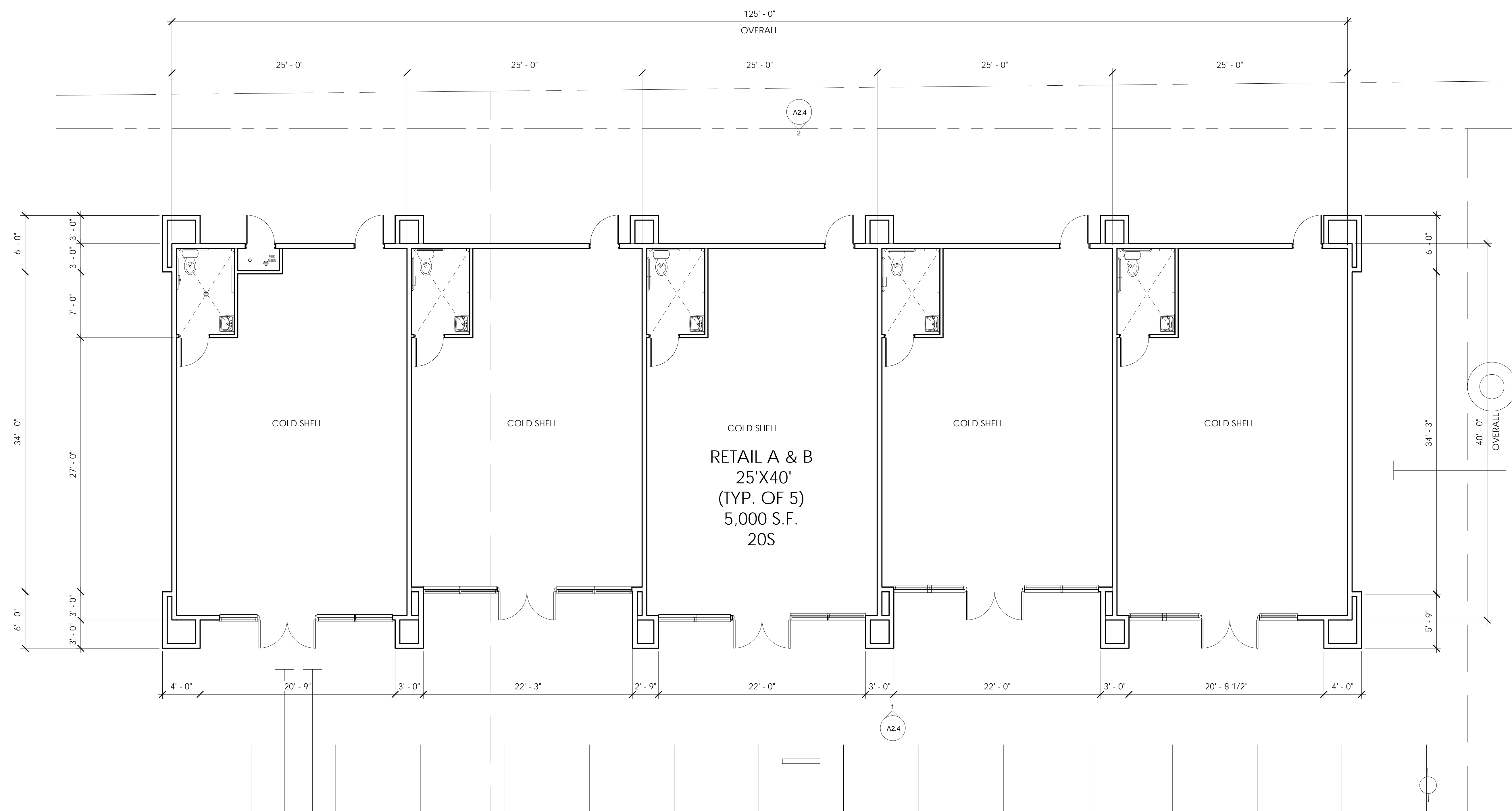
DESIGNED BY: GH

CHECKED BY: GH

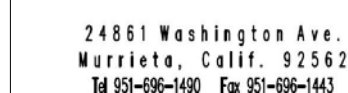
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RETAIL A AND B

A1.7



1 RETAIL A AND B
 $3/16" = 1'-0"$

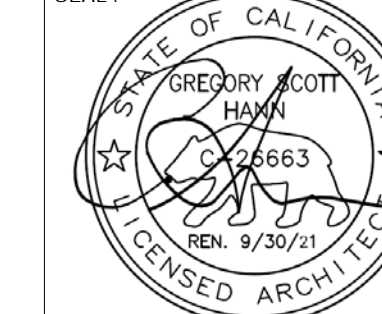


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DATE OCT 2 2019

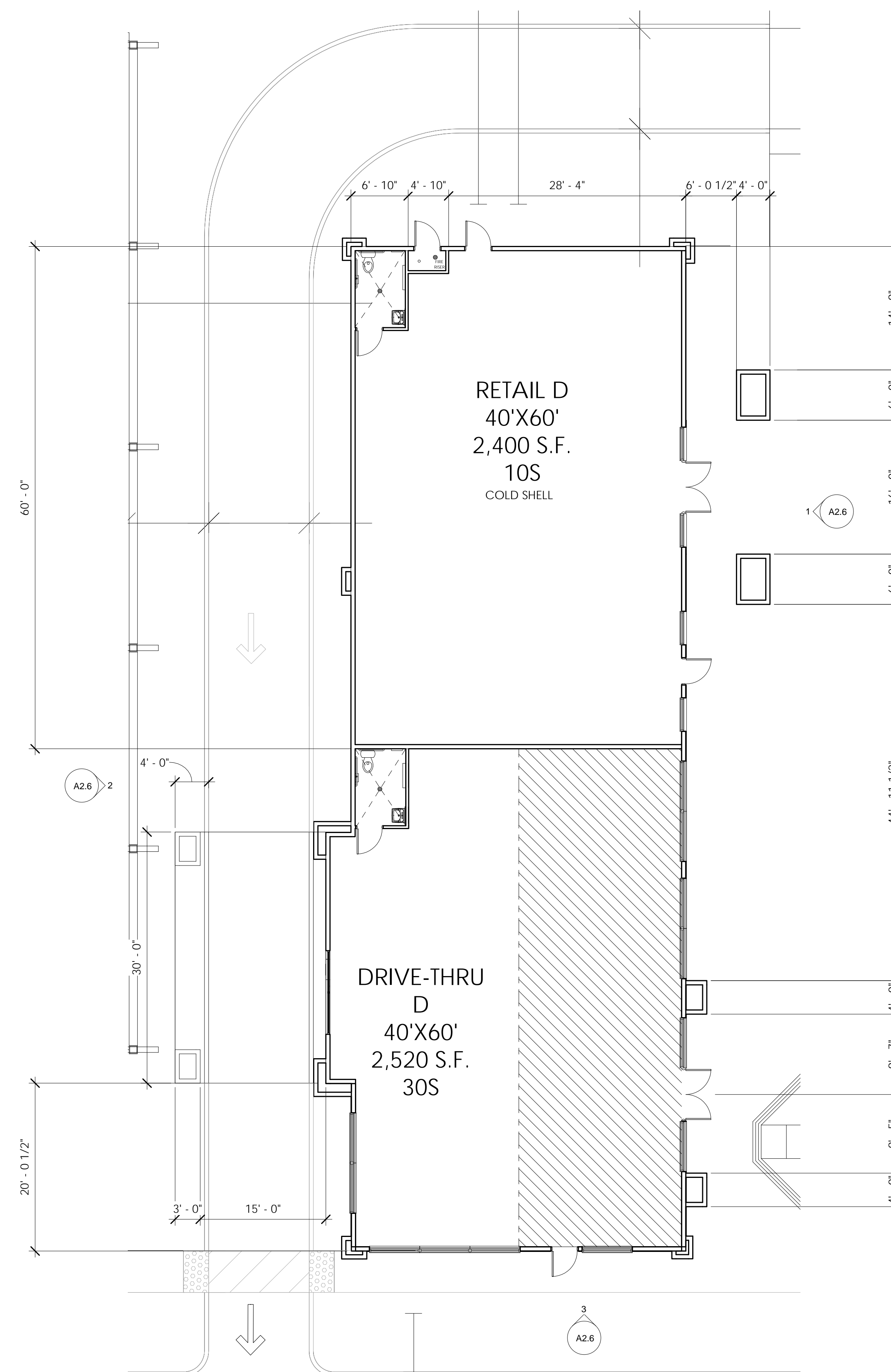
PROJECT NUMBER	EDG#0458
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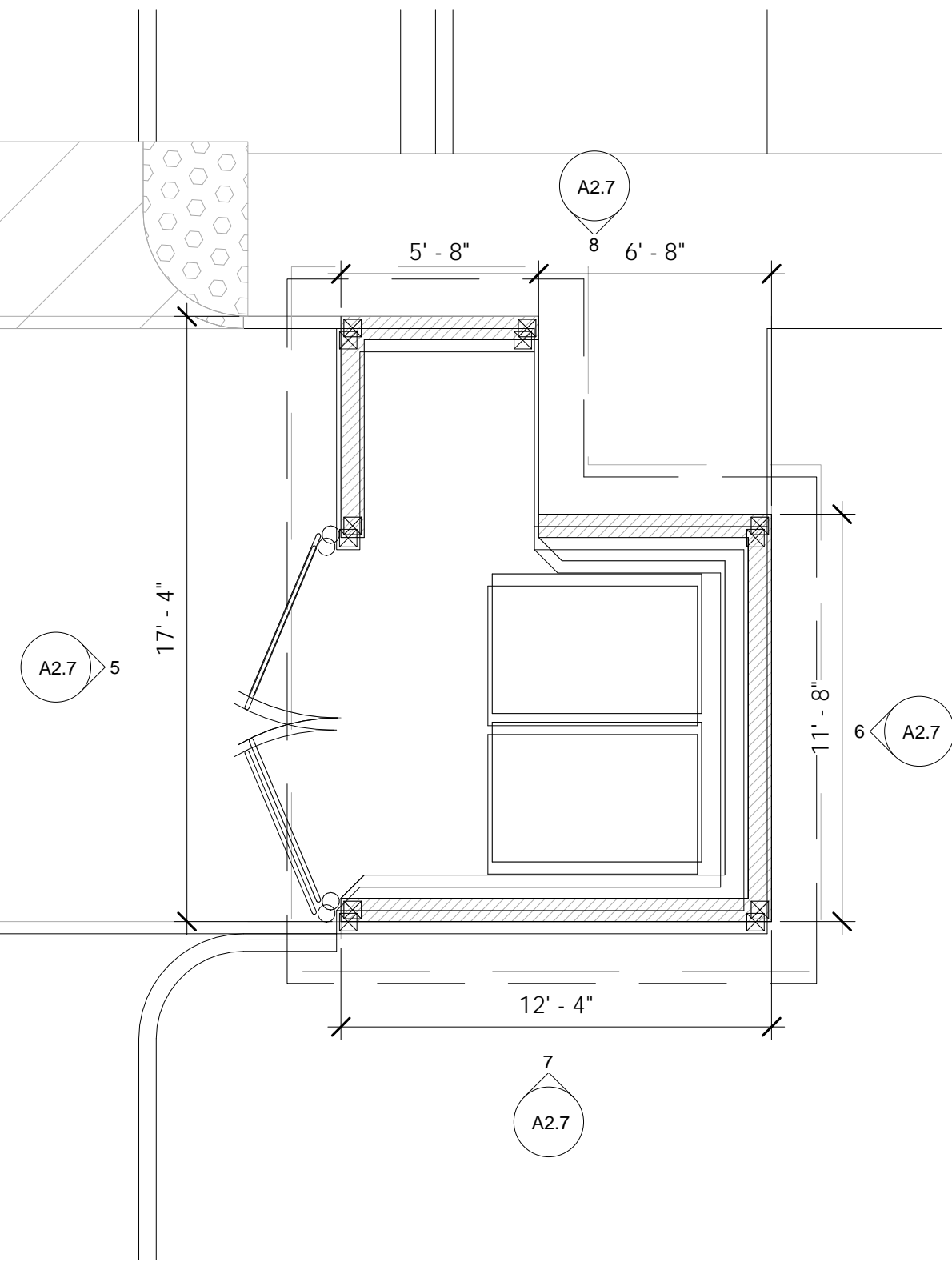
DESIGNED BY:	GH	
CHECKED BY:	GH	
DRAWN BY:	AG	

RETAIL D AND
DRIVE THRU D

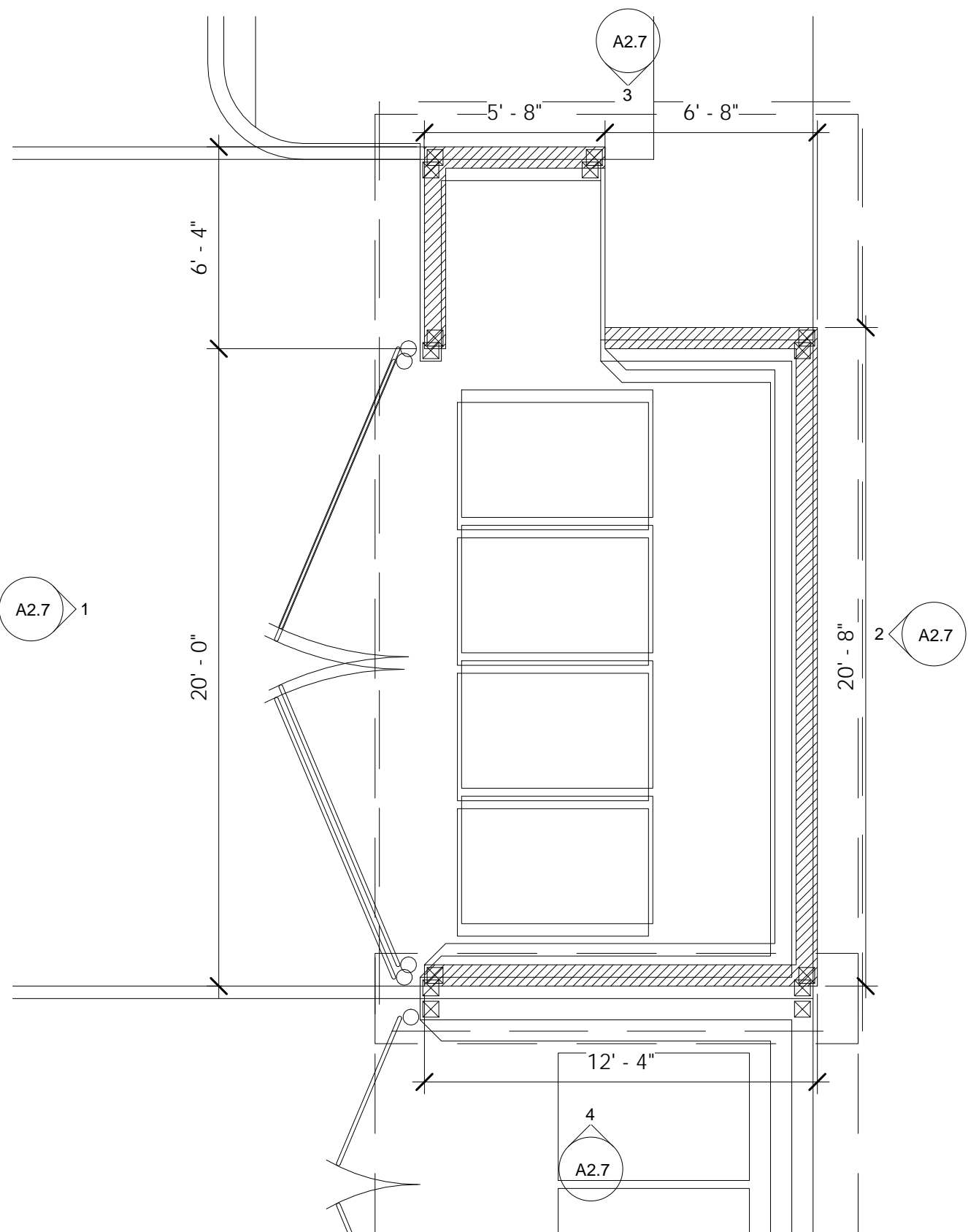
A1.11



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



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



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

NO	DATE	REVISION DESCRIPTION

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



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Landscape Architecture

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Project
LAKE ELSINORE
COMMERCIAL /
RETAIL CENTER

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

Plans
LANDSCAPE
PLANS

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No.	Revision	Date

Sheet Title
LANDSCAPE
CONCEPT PLAN

Drawn	Sheet
R.E.T.	
Date	
February 11, 2020	
Scale	
See Plan	
Job No.	

L7

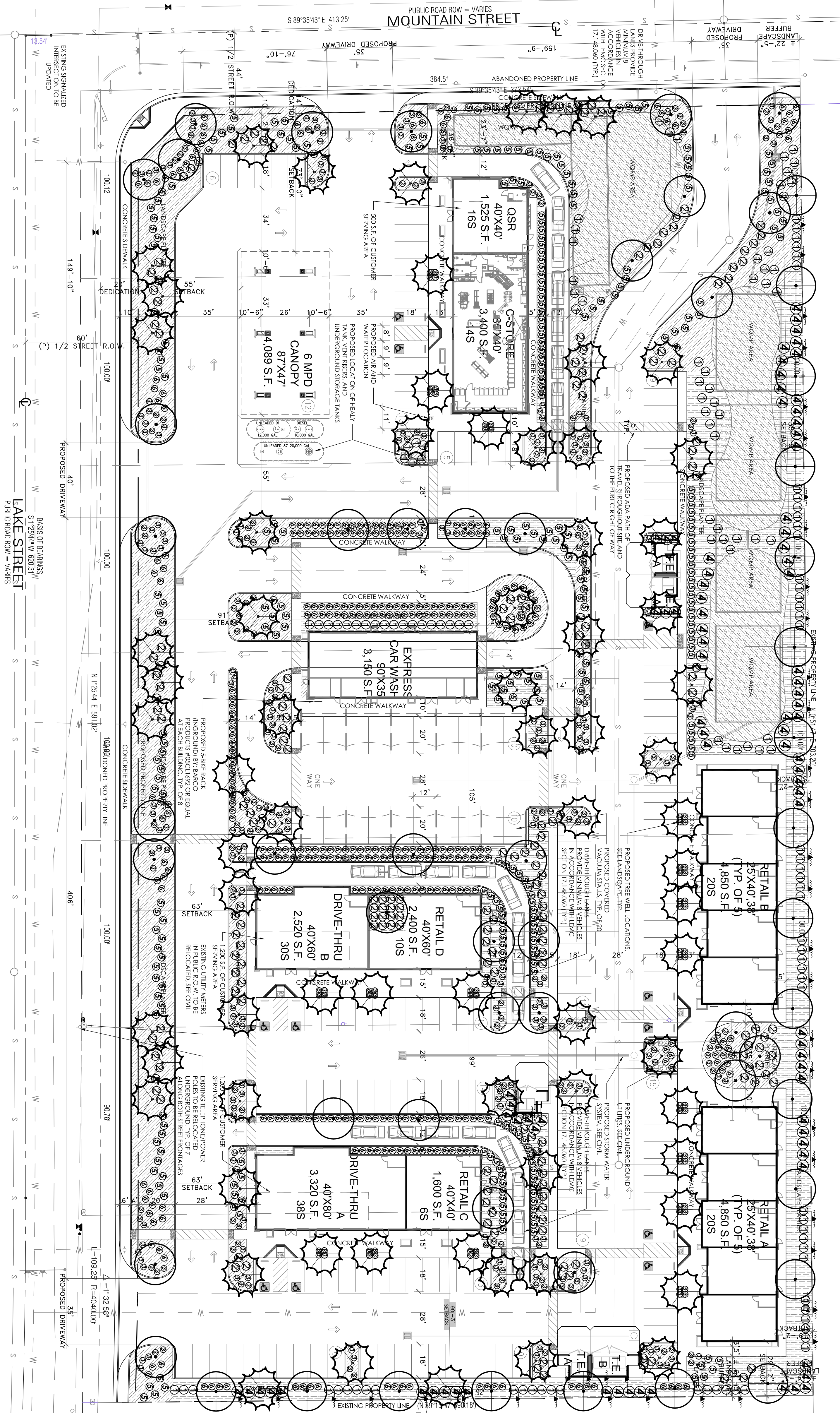
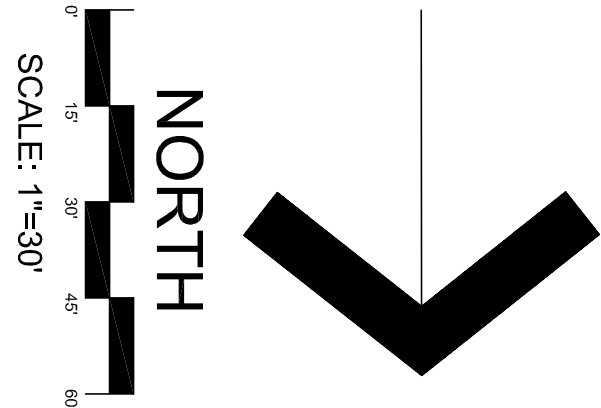
of 1

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 MAINTAINED TO PROMOTE EFFICIENT USE OF WATER.
4. ALL STREET TREES AND ANY TREE WITHIN A FT. OF WALLS, HARDSCAPE, OR CONTROL BARRIERS OR EQUAL.
5. ALL PLANTING LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL PLANT SPECIFICATIONS.
6. REFER TO LANDSCAPE CONSTRUCTION DRAWING SET FOR PLANTING DETAILS AND SPECIFICATIONS.
7. ALL TREES SHALL BE DOUBLE STAKED PER LOCAL CODES.
8. ALL TREES SHALL BE REMOVED WITHIN 30 DAYS FROM THE DATE OF PLANTING.
9. ALL TREES SHALL BE REMOVED WITHIN 30 DAYS FROM THE DATE OF PLANTING.
10. ALL TREES SHALL BE REMOVED WITHIN 30 DAYS FROM THE DATE OF PLANTING.
11. ALL IRRIGATION SYSTEMS SHALL BE INSTALLED PER ALL STATE AND CITY OF LAKE ELSINORE.
12. ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN AUTOMATIC ET BASED CONTROLLER AND DRIP IRRIGATION SYSTEM WHERE WATER IS CONSERVED. THERE IS NO DRAINAGE AND WHERE HYDROZONE AREAS ARE WALKED SEPARATELY. REFER TO SPECIFICATIONS.
13. ALL SHRUB PLANTER AREAS SHALL RECEIVE A 3" LAYER MIN. OF MEDIUM BARK MULCH.
14. ALL LANDSCAPED AREAS SHALL BE KEPT FREE FROM WEEDS AND DEBRIS AND MAINTAINED IN A HEALTHY GROWING CONDITION AND SHALL RECEIVE REGULAR MAINTENANCE.
15. ALL LANDSCAPED AREAS SHALL BE REMOVED WITHIN 30 DAYS FROM THE DATE OF PLANTING.
16. ALL LANDSCAPED AREAS SHALL BE REMOVED WITHIN 30 DAYS FROM THE DATE OF PLANTING.
17. ALL LANDSCAPED AREAS SHALL BE REMOVED WITHIN 30 DAYS FROM THE DATE OF PLANTING.
18. ALL LANDSCAPED AREAS SHALL BE REMOVED WITHIN 30 DAYS FROM THE DATE OF PLANTING.
19. ALL LANDSCAPED AREAS SHALL BE REMOVED WITHIN 30 DAYS FROM THE DATE OF PLANTING.
20. ALL LANDSCAPED AREAS SHALL BE REMOVED WITHIN 30 DAYS FROM THE DATE OF PLANTING.

WATER CALCULATIONS

MAXIMUM APPLIED WATER ALLOWANCE	
MAXIMUM = (E TO X (0.02) X (10 X 45 X LA) X (0.3 X SLA))	
E TO = Reference Evapotranspiration (inches per year)	55.1
0.02 = Conversion Factor (to gallons per square foot)	0.02
0.55 = ET Adjustment Factor (45% of Reference ET)	0.45
LA = Total Landscaped Area (square feet)	71,883
SLA = Special Landscaped Area	0
TOTAL MAXIMUM	1,103,030.1



PLANT PALETTE

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QTY.	PROPOSED GROUND COVER:
	ARBUSUS MARINA / MARINA ARBUTUS	24" BOX	20	MYOPORUM PARVIFOLIUM / MYOPORUM
	CERCIDIUM F. / DESERT MUSEUM / DESERT MUSEUM PALO VERDE	24" BOX	70	LAETANIA M. / GOLD RUSH / GOLD RUSH LAETANIA
	OLEA EUROPAEA / SWAN HILL / SWAN HILL OLIVE	36" BOX	35	NO SYMBOL
	MUHLENBERGIA RIGENS / DEER GRASS	1 GAL. @ 4" O.C.	13,366 S.F. = 842 PLANTS	






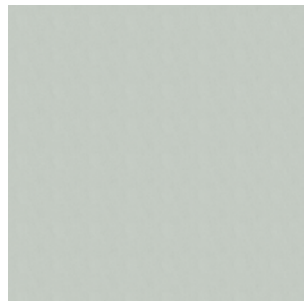
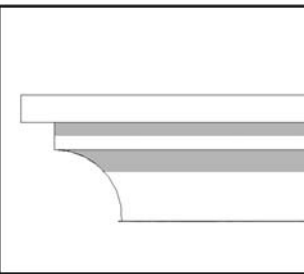

NOTE: PROVIDE A PRE-APPROVED ROOT BARRIER FOR ALL TREES PLANTED WITHIN 8'-0" OF HARDSCAPE OR WALLS AND PROVIDE A MINIMUM OF 3'-0" CLEARANCE BETWEEN TREE TRUNK AND ADJACENT STRUCTURE OR WALLS

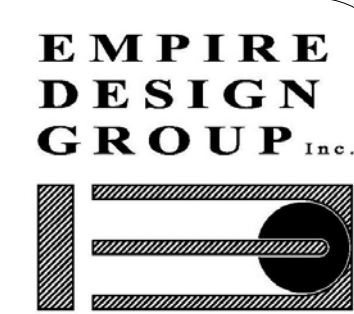
PROPOSED SHRUBS:

1. CAESALPINIA PULCHERRIMA / RED BIRD OF PARADISE
2. GAURIA LINDHEIMERI / GAURIA
3. HESPERALOE PARVIFOLIA / RED YUCCA
4. LAVATERA MARTINA / TREE MALLOW
5. SALVIA LEUCANTHA / MEXICAN BUSH SAGE
6. MUHLENBERGIA C. REGAL MIST / PINK MUHLY GRASS

PROPOSED VINES:

1. MACFARLANE LUNIG-CATI / CAT'S CLAW VINE

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



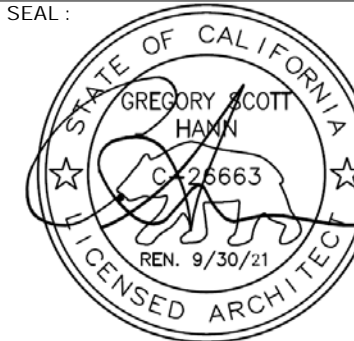
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DATE: OCT 3, 2019
PROJECT NUMBER: EDG#04589

NO	DATE	REVISION DESCRIPTION

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

MATERIAL BOARD

A4.0