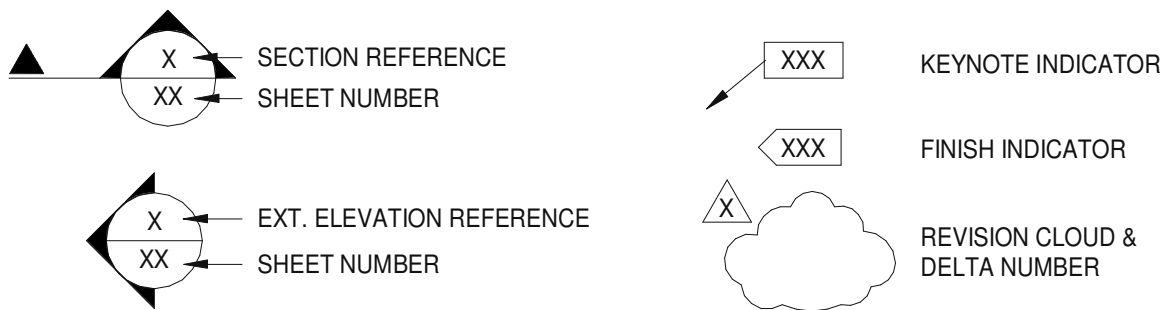


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ABBREVIATIONS			
∠	ANGLE	G.B.	GRAB BAR
CL	CENTERLINE	G.C.	GENERAL CONTRACTOR
#	POUND or NUMBER	G.F.I.	GROUND FAULT INTERRUPT
&	AND	GA.	GAUGE
(E)	EXISTING	GALV.	GALVANIZED
@	AT	GL.	GLASS
~	DIAMETER or ROUND	GND.	GROUND
Ø	DIAMETER	GR.	GRADE
		GYP.	GYPSUM
A.D.	AREA DRAIN	H.B.	HOSE BIBB
ACOUS.	ACOUSTICAL	H.C.	HOLLOW CORE
ADJ.	ADJUST, ADJUSTABLE or ADJACENT	H.M.	HOLLOW METAL
AGGR.	AGGREGATE	H.P.	HIGH POINT
AL.	ALUMINUM	H.V.	HIGH VOLTAGE
APPROX.	APPROXIMATE(LY)	HDWD.	HARDWOOD
ARCH.	ARCHITECTURAL	HDWE.	HARDWARE
ASB.	ASBESTOS	HORIZ.	HORIZONTAL
ASPH.	ASPHALT	HR.	HOOR
		HT.	HEIGHT
B.O.C.	BOTTOM OF CONCRETE	I.D.	INSIDE DIMENSION
B.O.M.	BOTTOM OF MULLION	I.H.P.	INTERMEDIATE HIGH POINT
B.O.P.	BOTTOM OF PANEL	INSUL.	INSULATION or INSULATED
B.O.R.	BOTTOM OF REVEAL	INT.	INTERIOR
BD.	BOARD		
BITUM.	BITUMINOUS	J.B.	JUNCTION BOX
BLDG.	BUILDING	JAN.	JANITOR
BLK.	BLOCK	JST.	JOIST
BLKG.	BLOCKING	JT.	JOINT
BM.	BEAM		
BOT.	BOTTOM	K.O.	KNOCK-OUT
		K.P.	KICK PLATE
C.B.	CATCH BASIN	K.W.H.	KILOWATT HOUR
C.G.	CORNER GUARD	KIT.	KITCHEN
C.I.	CAST IRON		
C.O.	CASED OPENING	L.P.	LOW POINT
C.O.M.	CENTER OF MULLION	L.S.	LIMESTONE
C.O.R.	CENTER OF REVEAL	L.V.	LOW VOLTAGE
CAB.	CABINET	L.W.C.	LIGHT WEIGHT CONCRETE
CEM.	CEMENT(ITIOUS)	LAB.	LABORATORY
CER.	CERAMIC	LAM.	LAMINATE(D)
CLG.	CEILING	LAV.	LAVATORY
CLKG.	CAULKING	LIN.	LINEAR
CLO.	CLOSET	LIQ.	LIQUID
CLR.	CLEAR	LKR.	LOCKER
CNTR.	COUNTER	LT.	LIGHT
COL.	COLUMN	LTL.	LINTEL
CONC.	CONCRETE	LVR.	LOUVER
CONN.	CONNECTION		
CONSTR.	CONSTRUCTION	M.B.	MOP BASIN
CONT.	CONTINUOUS	M.C.	MEDICINE CABINET
CORR.	CORRIDOR	M.O.	MASONRY OPENING
CTR.	CENTER	MAINT.	MAINTENANCE
CTSK.	COUNTER-SUNK	MAN.	MANUAL
		MAS.	MASONRY
D.F.	DRINKING FOUNTAIN	MAX.	MAXIMUM
D.O.	DOOR OPENING	MECH.	MECHANICAL
D.S.	DOWNSPOUT	MEMB.	MEMBRANE
D.S.P.	DRY STANDPIPE	MET.	METAL
DBL.	DOUBLE	MEZZ.	MEZZANINE
DEPT.	DEPARTMENT	MFR.	MANUFACTURER
DET.	DETAIL	MH.	MANHOLE
DIA.	DIAMETER	MIN.	MINIMUM
DIM.	DIMENSION	MIR.	MIRROR
DISP.	DISPENSER	MISC.	MISCELLANEOUS
DN.	DOWN	MTD.	MOUNTED
DR.	DOOR	MUL.	MULLION
DWG.	DRAWING		
DWR.	DRAWER	N.	NORTH
		N.I.C.	NOT IN CONTRACT
E.	EAST	N.R.C.	NOISE REDUCTION COEFFICIENT
E.J.	EXPANSION JOINT	N.T.S.	NOT TO SCALE
E.P.	ELECTRIC PANELBOARD	NO.	NUMBER
E.W.C.	ELECTRIC WATER COOLER	NOM.	NOMINAL
EA.	EACH	O.A.	OVERALL
EL.	ELEVATION	O.C.	ON CENTER
ELEC.	ELECTRIC(AL)	O.D.	OUTSIDE DIAMETER
ELEV.	ELEVATOR	O.F.	OUTSIDE FACE
EMER.	EMERGENCY	O.H.	OVERHEAD or OPPOSITE HAND
ENCL.	ENCLOSED or ENCLOSURE	OBS.	OBSOURE
EQ.	EQUAL	OFF.	OFFICE
EQPT.	EQUIPMENT	OPNG.	OPENING
EXP.	EXPANSION	OPP.	OPPOSITE
EXPO.	EXPOSED		
EXT.	EXISTING	P.C.	PRECAST
EXT.	EXTERIOR	P.J.	PANEL JOINT
		P.L.M.	PLASTIC LAMINATE
F.A.	FIRE ALARM	P.S.F.	POUNDS PER SQUARE FOOT
F.A.R.	FLOOR AREA RATIO	P.T.D.	PAPER TOWEL DISPENSER
F.B.	FLAT BAR	P.T.R.	PAPER TOWER RECEPTACLE
F.D.	FLOOR DRAIN	PL.	PLATE
F.E.	FIRE EXTINGUISHER	PLAS.	PLASTER
F.E.C.	FIRE EXTINGUISHER CABINET	PLYWD.	PLYWOOD
		POL.	POLISH(ED)
F.H.C.	FIRE HOSE CABINET	PR.	PAIR
F.O.C.	FACE OF CONCRETE	PT.	POINT
F.O.F.	FACE OF FINISH		
F.O.M.	FACE OF MULLION	Q.T.	QUARRY TILE
F.O.SH.	FACE OF SHEATHING	QUAL.	QUALITY
F.P.	FIREPROOF	QUAN.	QUANTITY
F.S.	FULL SIZE		
FDN.	FOUNDATION		
FIN.	FINISHED		
FL.	FLOOR		
FLASH.	FLASHING		
FLUOR.	FLUORESCENT		
FT.	FOOT or FEET		
FTG.	FOOTING		
FURR.	FURRING		
FUT.	FUTURE		

SYMBOLS



PROJECT DATA					
APPLICABLE CODES					
CITY OF:	LAKE ELSINORE				
BUILDING:	2019 CALIFORNIA BUILDING CODE				
STRUCTURE:	2019 CALIFORNIA BUILDING CODE				
MECHANICAL:	2019 CALIFORNIA MECHANICAL CODE				
ELECTRICAL:	2019 CALIFORNIA ELECTRICAL CODE				
PLUMBING:	2019 CALIFORNIA PLUMBING CODE				
FIRE / LIFE SAFETY:	2019 CALIFORNIA FIRE CODE (WITH LOCAL AMENDMENTS)				
ENERGY:	2019 STATE OF CALIFORNIA ENERGY CODE				
	2019 STATE OF CALIFORNIA GREEN BUILDING CODE				
ACCESSIBILITY:	2019 STATE OF CALIFORNIA TITLE 24 ACCESSIBILITY STANDARDS				
CHAPTER 3 - USE & OCCUPANCY CLASSIFICATION					
OCCUPANCY	SECTION	USE	PROPOSED AREA (SF)		
B / BUSINESS	(304)	OFFICE	SEE ALLOWABLE AREA BELOW		
F-1 / FACTORY	(306)	MANUFACTURING	SEE ALLOWABLE AREA BELOW		
S-1 / STORAGE	(311)	WAREHOUSE	SEE ALLOWABLE AREA BELOW		
CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS					
ALLOWABLE BUILDING HEIGHT:					
MAIN OCCUPANCY	SPRINKLER CONDITION	(TABLE 504.3) ALLOWABLE BUILDING HEIGHT IN FEET	(504.4) ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE	PROPOSED BUILDING HEIGHT IN FEET	PROPOSED NUMBER OF STORIES ABOVE GRADE PLANE
B	S	75'-0"	4 STORY	34'-00"	2 STORY
F-1	S	75'-0"	3 STORY	34'-00"	2 STORY
S-1	S	75'-0"	3 STORY	34'-00"	2 STORY
ALLOWABLE BUILDING AREA:					
UNLIMITED AREA ALLOWED PER 507					
W/ AUTOMATIC SPRINKLER AND OPEN YARDS GREATER THAN 60 FEET ON ALL SIDES					
PROPOSED FIRST FLOOR AREA				\$23,270	S.F.
PROPOSED SECOND FLOOR AREA				\$2,179	S.F.
PROPOSED TOTAL BUILDING AREA				\$25,449	S.F.
CHAPTER 6 - TYPES OF CONSTRUCTION					
TYPE OF CONSTRUCTION (602)				TYPE:	III-B
BUILDING ELEMENTS (TABLE 601)					
STRUCTURAL FRAME				0	HR.
EXTERIOR BEARING WALLS				2	HR.
INTERIOR BEARING WALLS				0	HR.
EXTERIOR NON-BEARING WALLS				SEE BELOW	
INTERIOR NON-BEARING WALLS				0	HR.
FLOORS				0	HR.
ROOF				0	HR.
EXTERIOR WALLS BASED ON FIRE SEPARATION (TABLE 602)					
NORTH EXTERIOR WALL (X > 30')				0	HR.
EAST EXTERIOR WALL (X > 30')				0	HR.
SOUTH EXTERIOR WALL (X > 30')				0	HR.
WEST EXTERIOR WALL (X > 30')				0	HR.
SITE DATA					
SITE DATA					
LOT				68,025 S.F.	(1.56 ACRES)
BUILDING 1 AREA				25,449	S.F.
BUILDING COVERAGE				37	%
LANDSCAPE AREA				16,803	S.F.
LANDSCAPE COVERAGE				25	%
PAVED OR PARKING AREA				25,850	S.F.
PAVED OR PARKING COVERAGE				38	%
FRONT SETBACK				20	FT
INTERIOR SETBACK				0	FT
M DISTRICT (20K SF) @ 1/500				40	REQUIRED
M DISTRICT (< 20K SF) @ 1/1000				6	REQUIRED
TOTAL PARKING REQUIRED				46	REQUIRED
STANDARD PARKING PROVIDED				48	STALLS
ACCESSIBLE PARKING PROVIDED				3	STALLS
TOTAL PARKING PROVIDED				51	STALLS
SHORT-TERM BICYCLE PARKING				4	STALLS
LONG-TERM BICYCLE PARKING				4	STALLS
ACCESSOR'S PARCEL NO.				377-430-016	
PROJECT SCOPE					
THE SCOPE OF THIS PROJECT IS A NEW GROUND UP DEVELOPMENT INCLUDING ALL SHELL AND INTERIOR BUILD OUT. THIS PROJECT INCLUDES INDOOR MANUFACTURING FOR OFF-ROAD VEHICLES, WAREHOUSE STORAGE WITH ROLL UP DOORS, OFFICES, CONFERENCE ROOM, BREAK ROOM, ACCESSIBLE RESTROOMS, TRASH ENCLOSURE, LANDSCAPING, ASSOCIATED SITE WORK, PARKING AND STRIPING, SITE LIGHTING, AND NEW MECHANICAL, ELECTRICAL, AND PLUMBING.					

<h1>MASON MOTORSPORTS</h1> <h2>LAKE ELSINORE, CALIFORNIA 92530</h2>			
OWNER		ARCHITECT	SHEET INDEX
AYLI, LP A CALIFORNIA LIMITED PARTNERSHIP 1000 PIONEER WAY EL CAJON, CA 92020		WARE MALCOMB 3911 SORRENTO VALLEY BLVD, SUITE #120 SAN DIEGO, CA 92121 PM: KARLA MIDDLETON P 858.638.7277 kmiddleton@waremalcomb.com	SHEET ISSUED, WITH MODIFICATIONS ● SHEET ISSUED, NO MODIFICATIONS ○ ARCHITECTURAL A-0.1 TITLE SHEET A-1.1 SITE PLAN A-1.2 FENCE AND WALL PLAN A-1.3 CROSS SECTIONS A-2.1 OVERALL FIRST FLOOR PLAN A-2.2 ENLARGED FIRST FLOOR PLAN A-2.3 ENLARGED FIRST FLOOR PLAN A-2.4 ENLARGED SECOND FLOOR PLAN A-3.1 OVERALL ROOF PLAN A-4.1 COLORED EXTERIOR ELEVATIONS A-4.2 COLORED EXTERIOR ELEVATIONS A-6.1 RENDERINGS ARCHITECTURAL SHEET COUNT: 12
GENERAL CONTRACTOR		VICINITY MAP	
HAMANN CONSTRUCTION 1000 PIONEER WAY EL CAJON, CA 92020 GREGG HAMANN PH: 619.440.7424 E: GREGG@HAMANNCO.COM			
CONSULTANTS		LANDSCAPE ARCHITECT HOWARD & ASSOCIATES 2442 SECOND AVENUE SAN DIEGO, CA 92101 JULIE HOWARD PH: 619.871.0772 E: JULIE@HOWARDASSOC.COM	LANDSCAPE LCP-1 PLANTING PLAN LCP-2 LANDSCAPE CALCULATIONS AND DETAILS LANDSCAPE SHEET COUNT: 2
CIVIL ENGINEER WARE MALCOMB 3911 SORRENTO VALLEY BLVD. #120 SAN DIEGO, CA 92121 SAM BELLONIO PH: 858.638.7277 E: SBELLONIO@WAREMALCOMB.COM		CIVIL C-1 COVER SHEET C-2 DETAILS C-3 DETAILS C-4 HORIZONTAL CONTROL PLAN C-5 GRADING PLAN C-6 UTILITY PLAN C-7 BMP PLAN C-8 EROSION CONTROL PLAN C-9 EROSION CONTROL DETAILS CIVIL SHEET COUNT: 9	
TITLE SHEET		PA/PM: KMIDDLETON DRAWN BY.: ~HM JOB NO.: SDG21-0008-00	
SHEET A-0.1			

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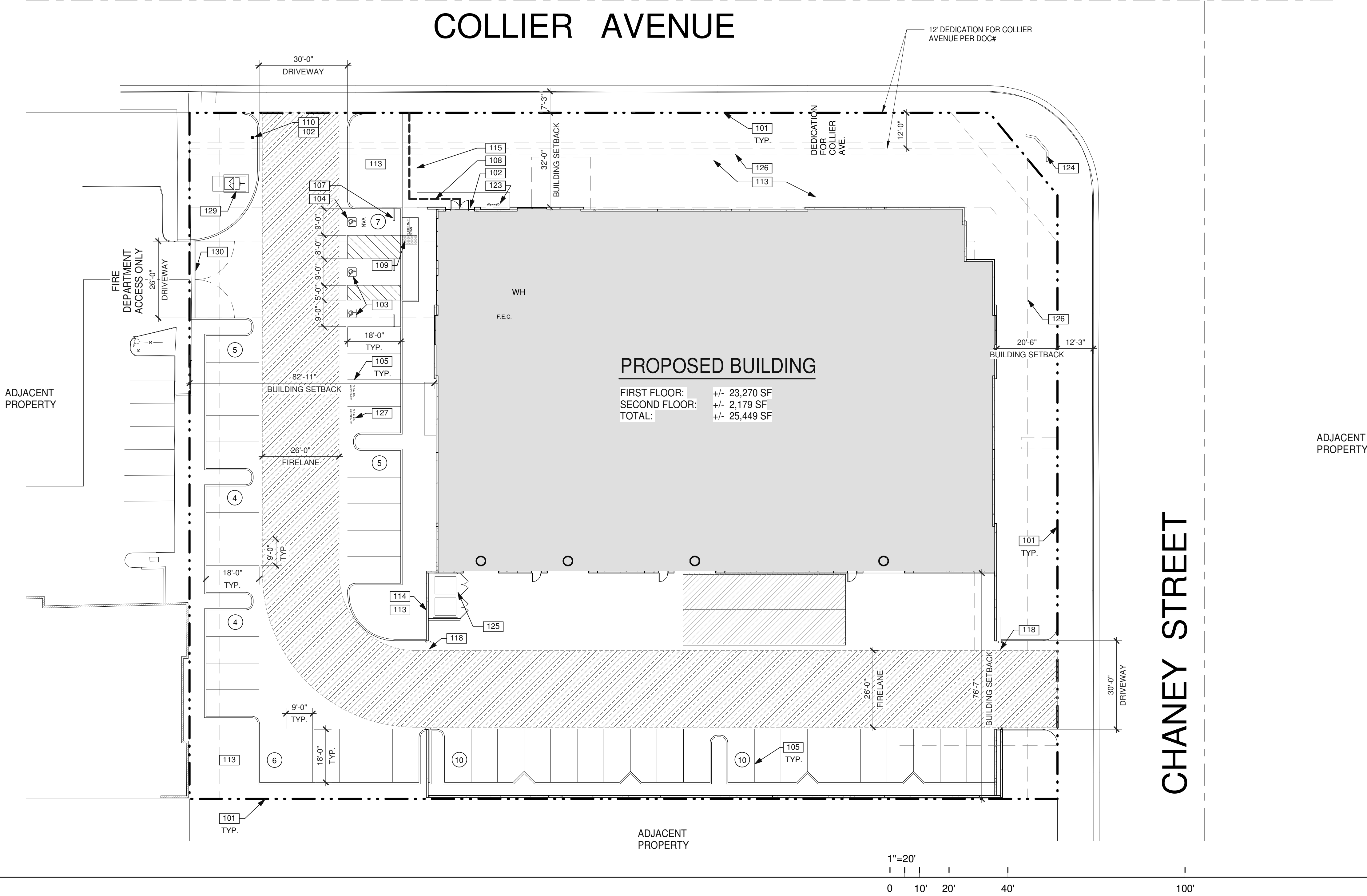
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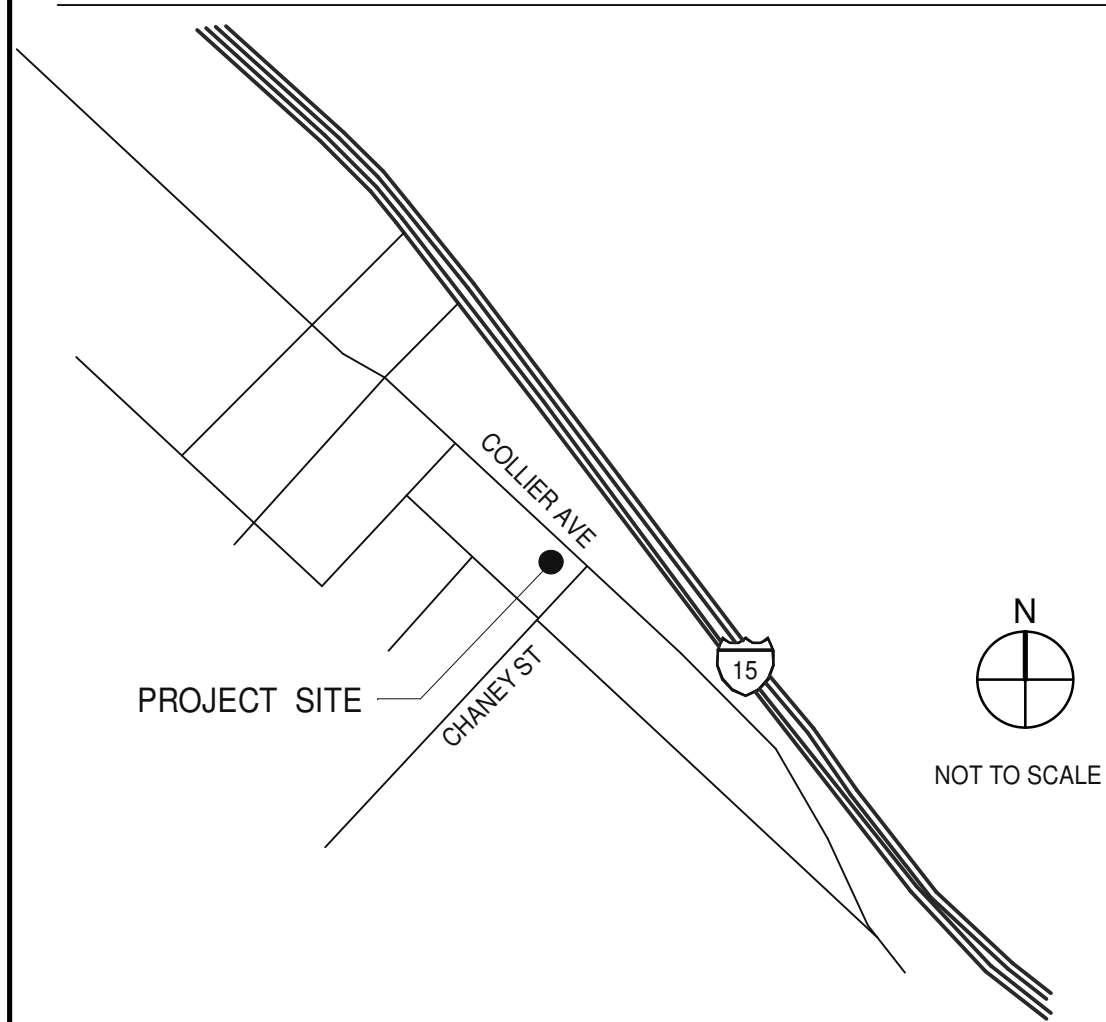
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2022-09-07_PLANNING SUBMITTAL



SITE PLAN
SCALE: 1" = 20'-0"

VICINITY MAP:



KEYNOTES:

- 101 PROPERTY LINE.
- 102 ACCESSIBLE ENTRY SIGNAGE.
- 103 ACCESSIBLE PARKING STALL WITH SIGNAGE.
- 104 VAN ACCESSIBLE PARKING STALL WITH SIGNAGE.
- 105 PAINTED PARKING STRIPING PER CITY STANDARDS.
- 106 2'-0" PARKING OVERHANG.
- 107 PRECAST CONCRETE WHEELSTOP.
- 108 ACCESSIBLE PATH OF TRAVEL 1:20 MAX. SLOPE, 2% MAX. CROSS SLOPE.
- 109 ACCESSIBLE CURB RAMP WITH TRUNCATED DOMES.
- 110 FIRELANE ENTRY SIGNAGE.
- 111 FIRELANE SIGNAGE.
- 112 FIRELANE CURB, DASHED LINE INDICATES EXTENT OF CONTINUOUS CURB TO BE PAINTED RED.
- 113 LANDSCAPE AND IRRIGATION AREA.
- 114 CONCRETE TILT UP SCREEN WALL.
- 115 CONCRETE SIDEWALK.
- 116 WROUGHT IRON FENCE.
- 117 WROUGHT IRON GATE.
- 118 WROUGHT IRON ROLLING GATE.
- 119 CONCRETE STOOP.
- 120 CONCRETE RAMP.
- 121 CONCRETE RETAINING WALL.
- 122 GALVANIZED RAILING.
- 123 BIKE RACK.
- 124 EXISTING MONUMENT SIGN.
- 125 TRASH ENCLOSURE WITH RECYCLE BIN.
- 126 EASEMENT LINE.
- 127 CLEAN AIR/VANPOOL/EV DESIGNATED PARKING STALL.
- 128 SHORT-TERM AND LONG-TERM BIKE PARKING FOR THE PUBLIC AND EMPLOYEES.
- 129 TRANSFORMER.
- 130 VEHICLE BARRIER GATES.

LEGENDS

- ACCESSIBLE PATH OF TRAVEL 1:20 MAX. SLOPE, 2% MAX. CROSS SLOPE.
- - - PROPERTY LINE.
- POLE MOUNTED LIGHT FIXTURE.
- WALLPACK LIGHT FIXTURE.
- TRANSFORMER WITH CONCRETE PAD. (PROVIDE PROTECTION BOLLARDS PER LOCAL UTILITY OR PUBLIC WORK STANDARDS)
- LANDSCAPE AND IRRIGATION AREA.
- FIRE LANE (HATCHED)
- PARKING STALL COUNT TOTAL
- DOCK HIGH TRUCK DOOR
- FIRE HYDRANT
- P.I.V. WITH TAMPER

SITE PLAN

DATE	REMARKS
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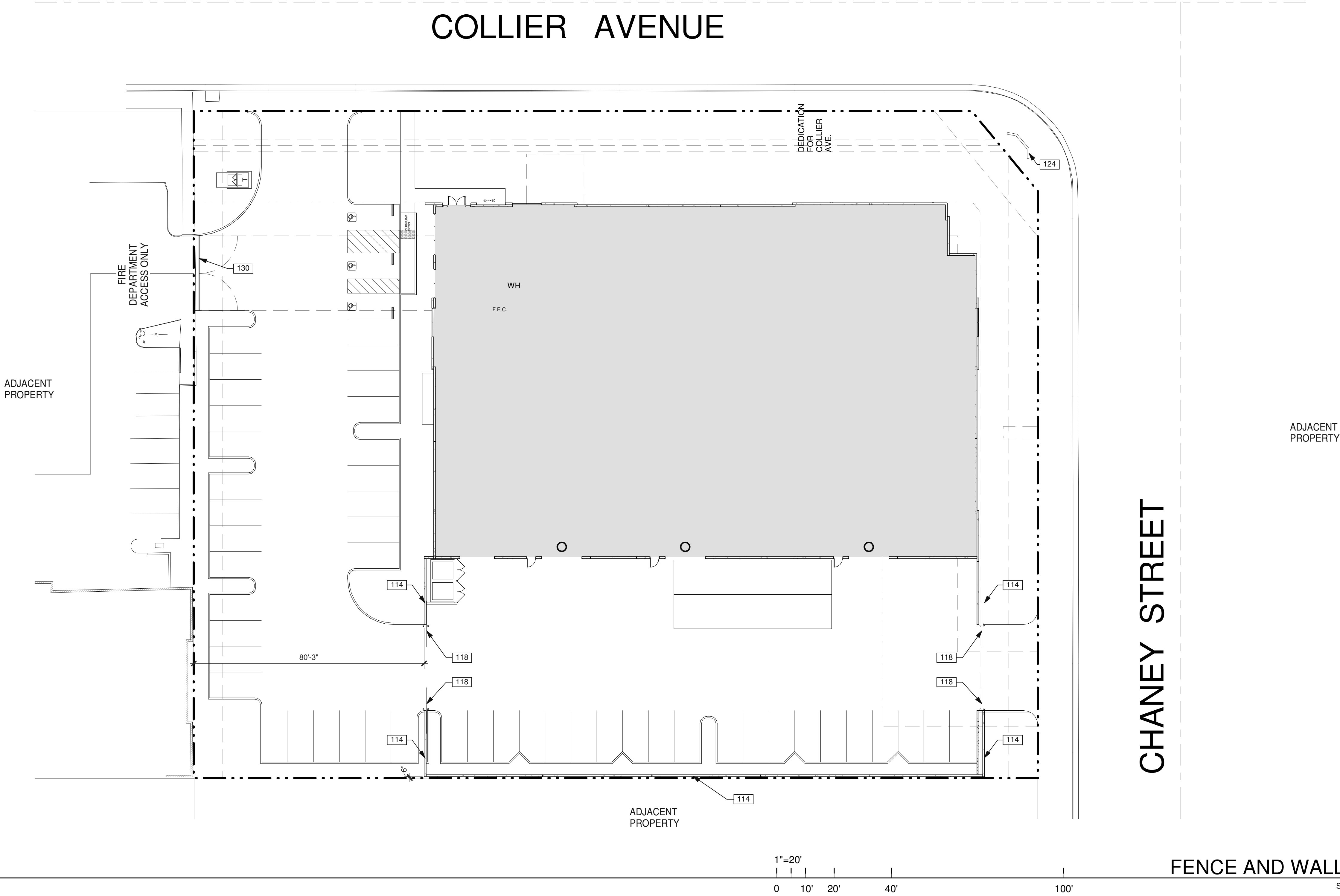
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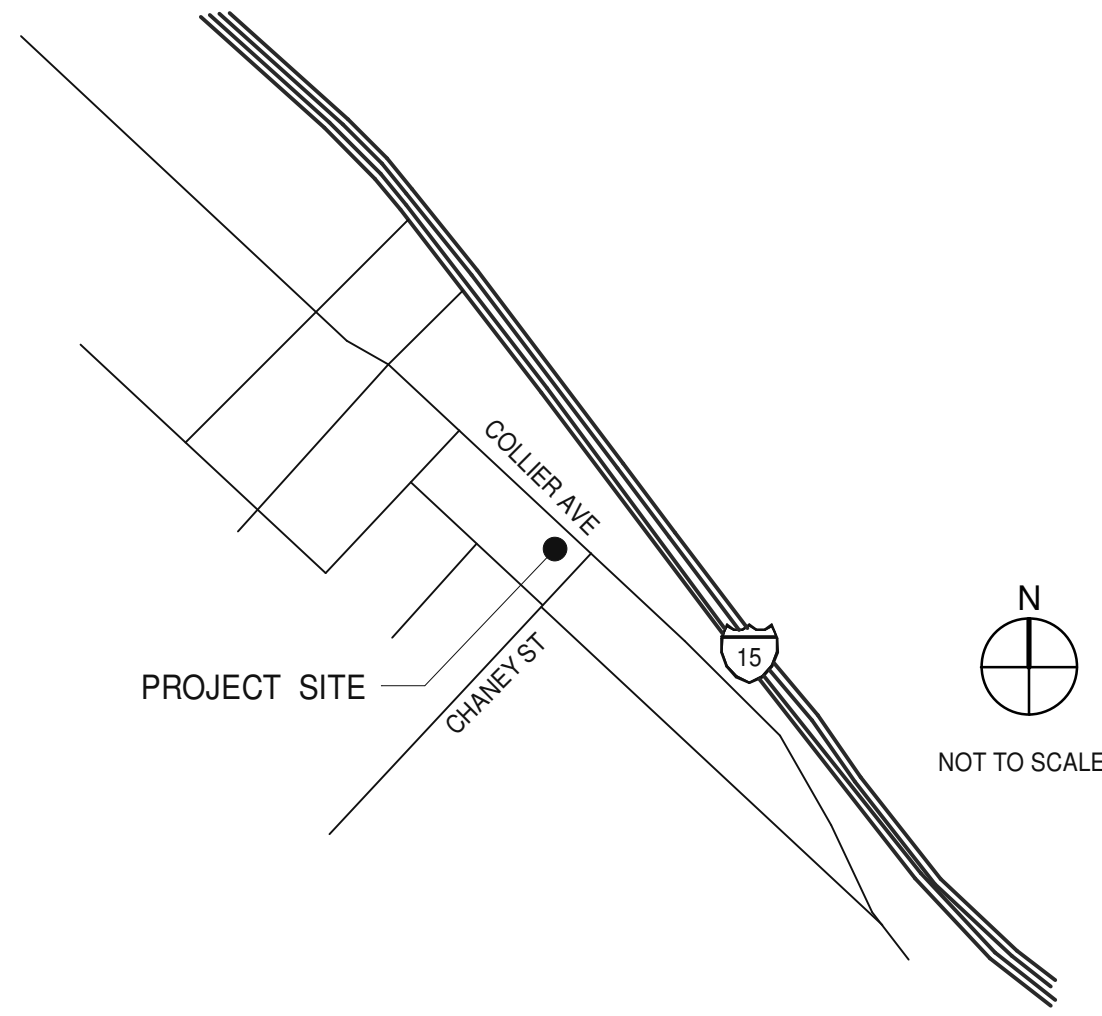
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FENCE AND WALL PLAN

1

VICINITY MAP:



KEYNOTES:

- 101 PROPERTY LINE.
- 102 ACCESSIBLE ENTRY SIGNAGE.
- 103 ACCESSIBLE PARKING STALL WITH SIGNAGE.
- 104 VAN ACCESSIBLE PARKING STALL WITH SIGNAGE.
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- 127 CLEAN AIR/VANPOOL/EV DESIGNATED PARKING STALL.
- 128 SHORT-TERM AND LONG-TERM BIKE PARKING FOR THE PUBLIC AND EMPLOYEES.
- 129 TRANSFORMER.
- 130 VEHICLE BARRIER GATES.

LEGENDS

- PROPERTY LINE.
- ROD IRON ROLLING GATE.
- CONCRETE TILT UP WALL.

FENCE AND WALL PLAN

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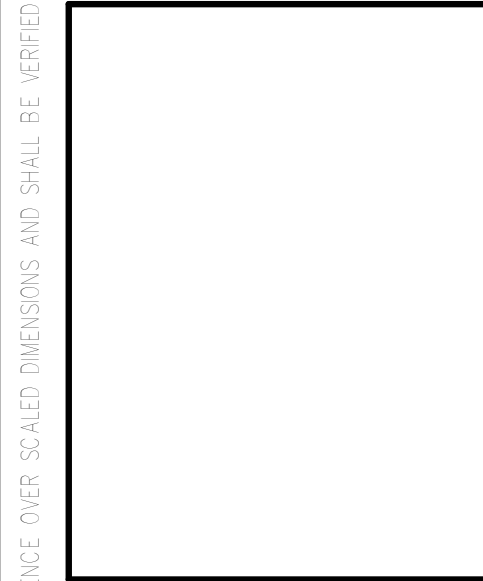
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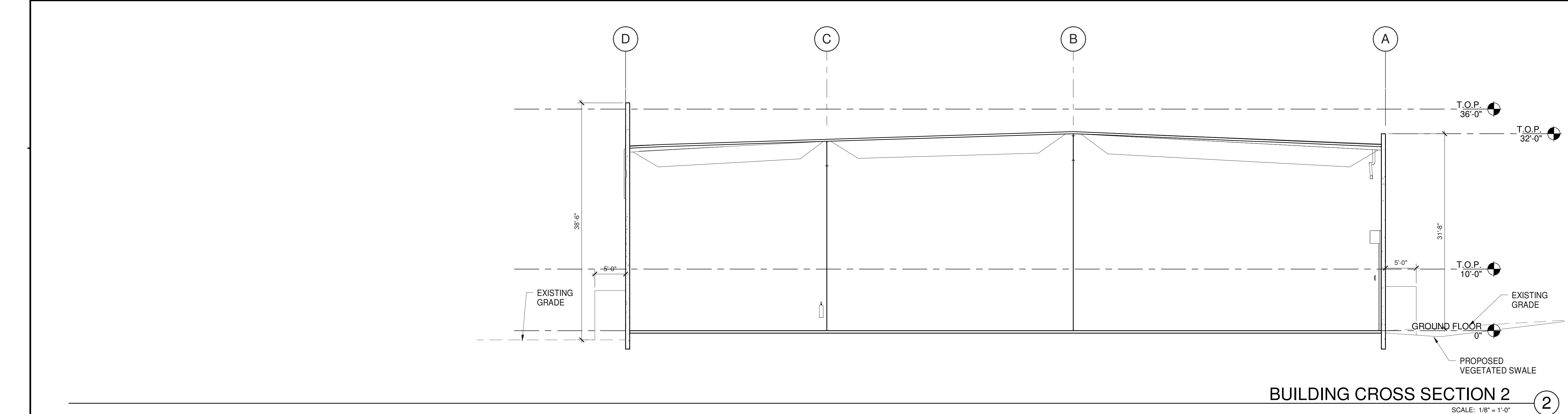
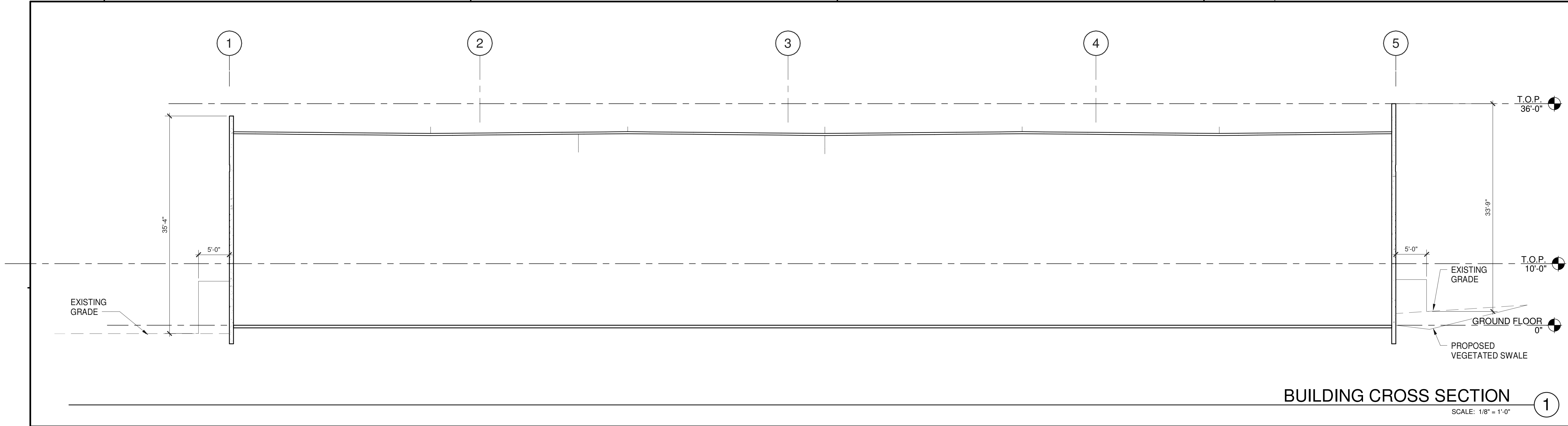
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CROSS SECTIONS			
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VICINITY MAP:

LEGENDS

--- PROPERTY LINE.

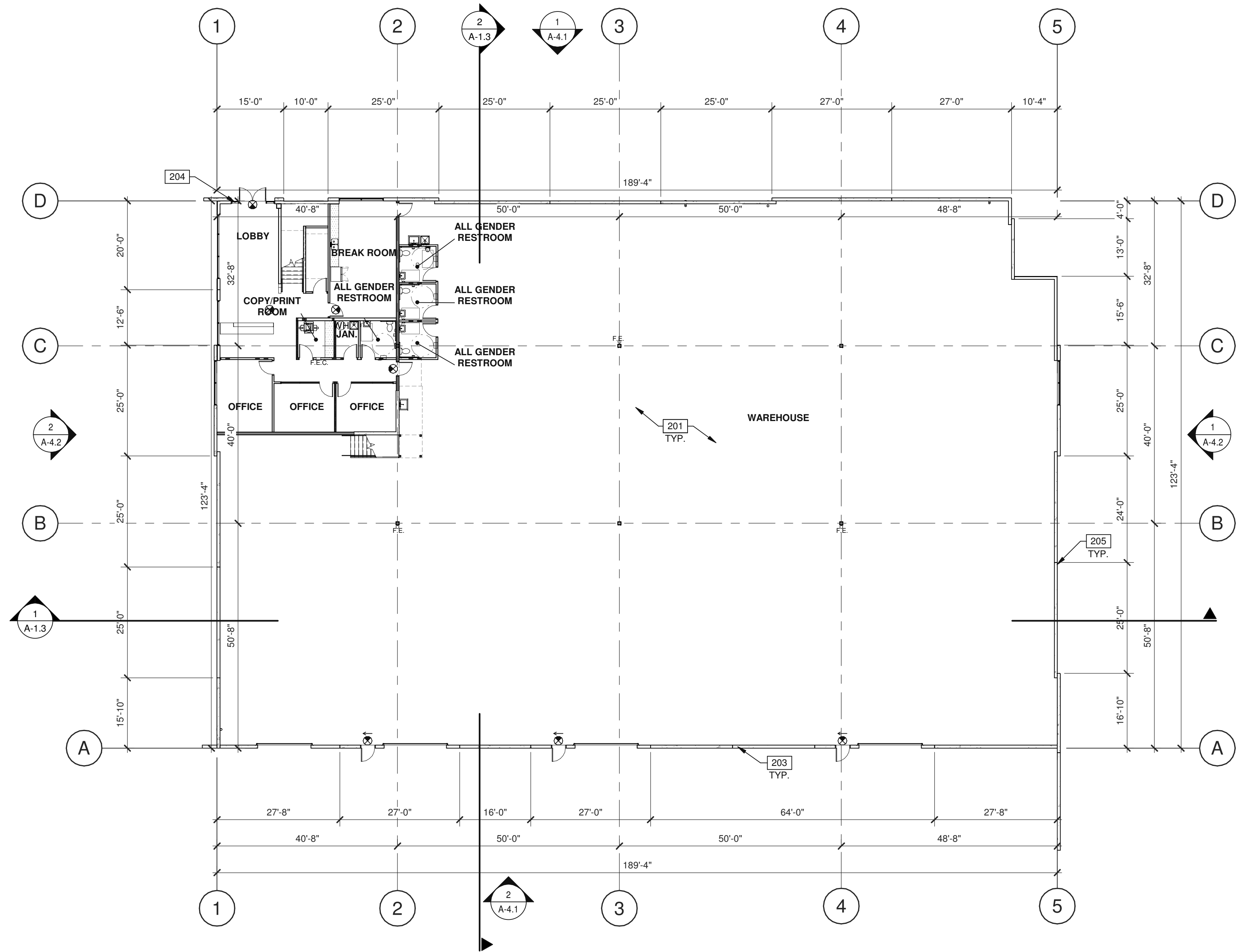
o ROD IRON ROLLING GATE.

CONCRETE TILT UP WALL.

N

NOT TO SCALE

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1/16" = 1'-0"

0 8' 16' 32' 64'

FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"

KEYNOTES:

- 201 STRUCTURAL STEEL COLUMN.
203 OUTLINE OF CANOPY ABOVE.
204 PRIMARY AND SECONDARY ROOF DRAIN LEADERS, TRANSITION DIAGONALLY ATTACH TO WALL WITH UNI-STRUTS.
205 CONCRETE OVER METAL DECK FLOOR.

LEGENDS

- CONCRETE WALL
CONCRETE WALL WITH FURRING
1HR FIRE-RESISTANCE RATED
INTERIOR NON-RATED PARTITION

OVERALL FIRST FLOOR PLAN

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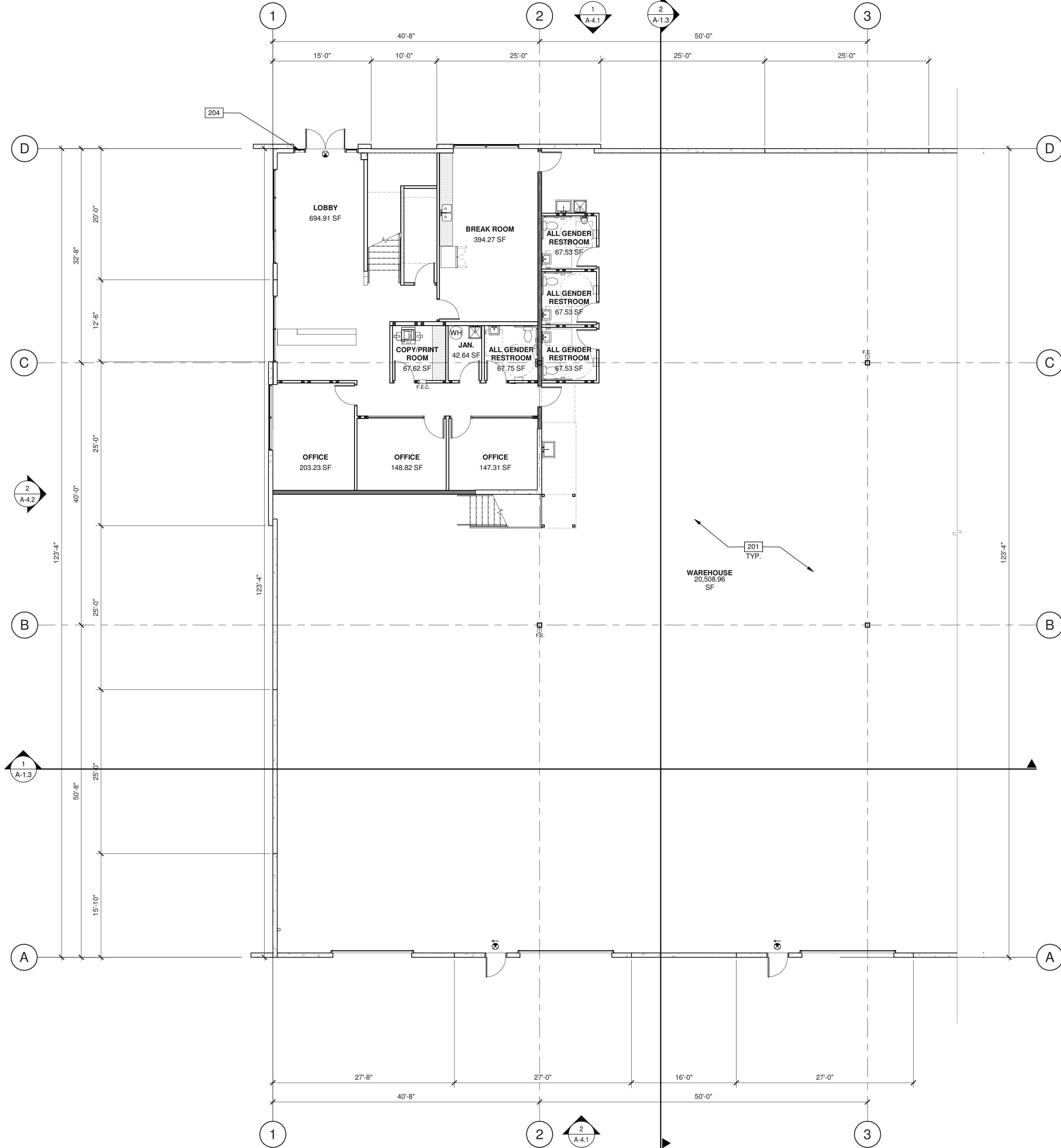
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KEYNOTES:

- 201 STRUCTURAL STEEL COLUMN.
203 OUTLINE OF CANOPY ABOVE.
204 PRIMARY AND SECONDARY ROOF DRAIN LEADERS, TRANSITION DIAGONALLY ATTACH TO WALL WITH UNI-STRUTS.

LEGENDS

- CONCRETE WALL
CONCRETE WALL WITH FURRING
1HR FIRE-RESISTANCE RATED
INTERIOR NON-RATED PARTITION

ENLARGED FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

MASON MOTORSPORTS

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92530

ENLARGED FIRST FLOOR PLAN

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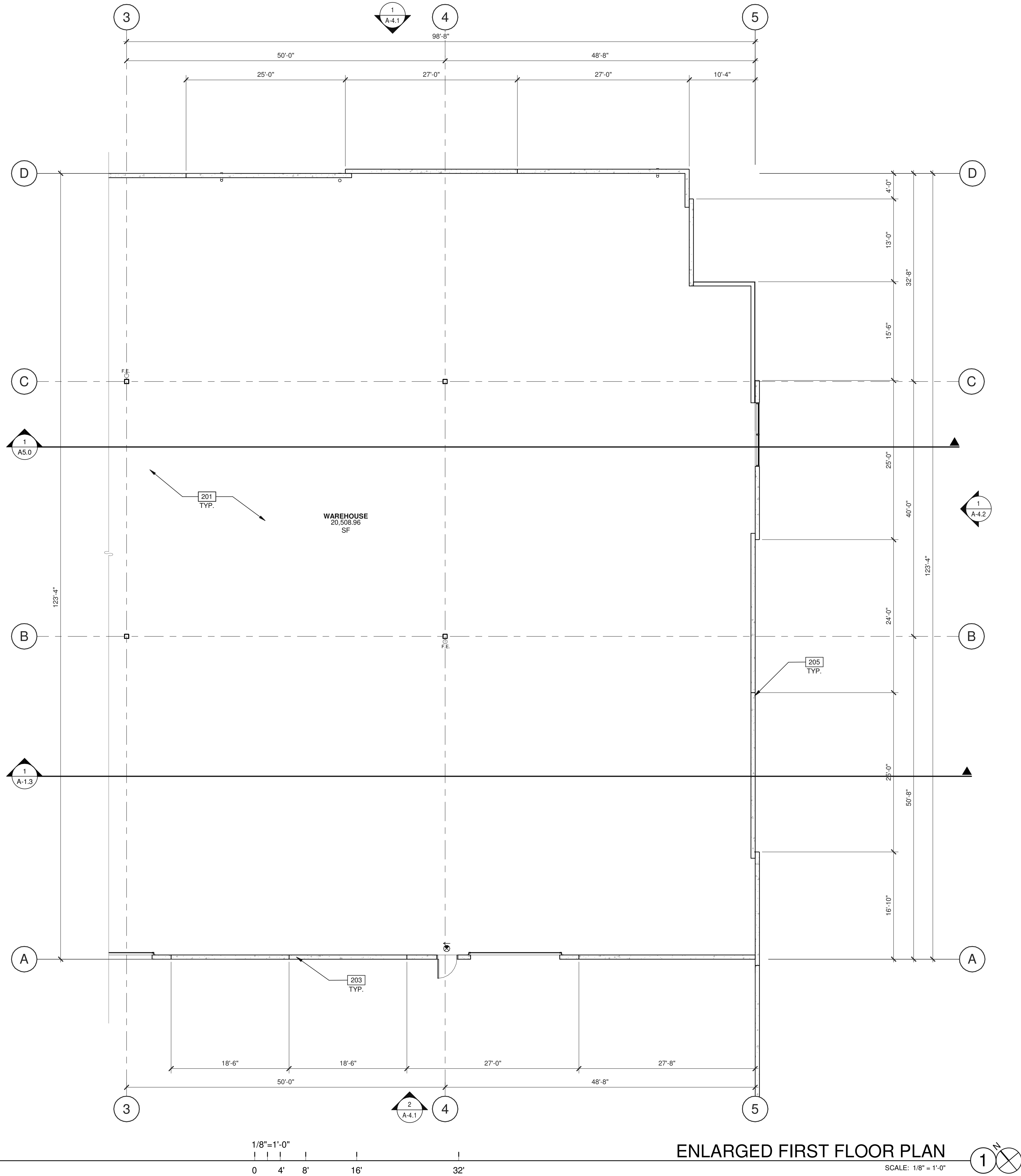
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- KEYNOTES:
- 201 STRUCTURAL STEEL COLUMN.
 - 203 OUTLINE OF CANOPY ABOVE.
 - 205 CONCRETE OVER METAL DECK FLOOR.

- LEGENDS
- CONCRETE WALL
 - CONCRETE WALL WITH FURRING
 - 1HR FIRE-RESISTANCE RATED
 - INTERIOR NON-RATED PARTITION

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ENLARGED FIRST FLOOR PLAN	
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12.08.2021	ENTITLEMENT PACKAGE
	REVISIONS

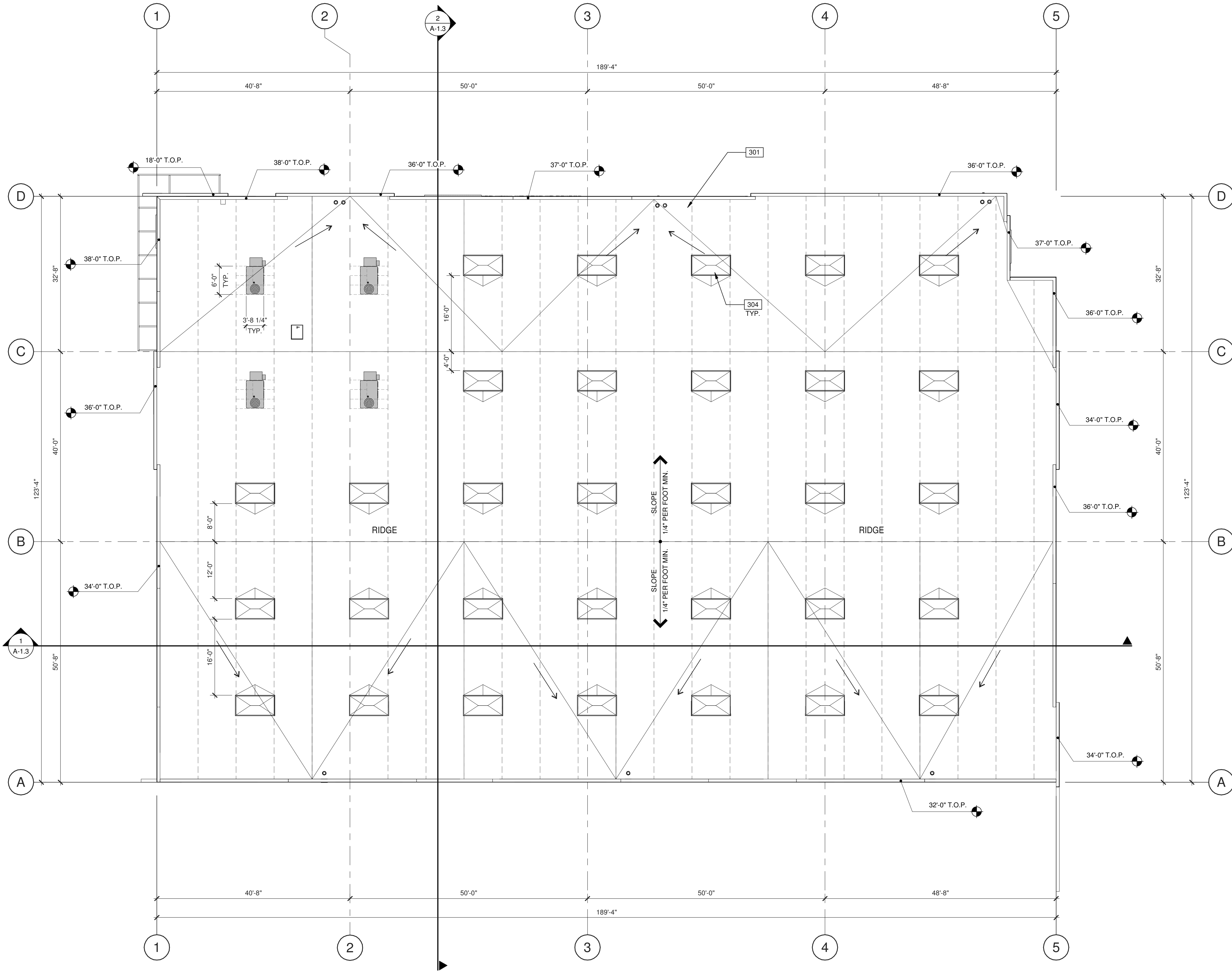
PA/PM:	KMIDDLETON
DRAWN BY.:	HM
JOB NO.:	SDG21-0008-00

SHEET
A-2.3

ENLARGED FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

BM-360/SD221-0008-00_Hamman - Mason Motorsports 0008_ARCH.rvt



KEYNOTES:

- 301 BUILT-UP ROOFING OVER WOOD DECK.
304 ROOF HATCH. VERIFY ROOF JOIST LOCATIONS WITH STRUCTURAL DRAWINGS.

CALCULATIONS

SKYLIGHTS:

SKYLIGHT SIZE: 48"x96"=32 S.F.

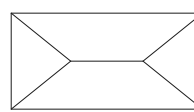
$$\frac{(\text{WAREHOUSE AREA S.F.}) \times 2.0\%}{(\text{SKYLIGHT SIZE})} = \frac{20,500 \times .05}{32}$$

DESIRED: 32 SKYLIGHTS
PROVIDED: 31 SKYLIGHTS

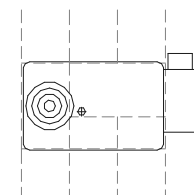
ABBREVIATIONS

T.O.P. = TOP OF PARAPET
H.P. = TOP OF ROOFING - HIGH POINT
M.P. = TOP OF ROOFING - MID POINT
L.P. = TOP OF ROOFING - LOW POINT

LEGENDS



SKYLIGHT: (5%) (2% MINIMUM PER CODE)-
COORDINATE EXACT LOCATION TO PREVENT CONFLICT
WITH FRAMING, FIRE SPRINKLER LINES, ELECTRICAL
CONDUITS AND LIGHTING. SEE STRUCTURAL DRAWINGS.



ROOF TOP MECHANICAL UNIT-
COORDINATE EXACT LOCATION TO PREVENT
CONFLICT WITH FRAMING & FIRE SPRINKLER LINES.
SEE MECHANICAL DRAWINGS.



FLOW LINE TO DRAIN

ROOF PLAN

SCALE: 3/32" = 1'-0"

MASON MOTORSPORTS

LAKE ELSINORE, CALIFORNIA
92530

OVERALL ROOF PLAN

DATE	REMARKS
09.27.2021	ENTITLEMENT PACKAGE
12.08.2021	ENTITLEMENT PACKAGE REVISIONS

PA/PM:	KMIDDLETON
DRAWN BY.:	HM
JOB NO.:	SDG21-0008-00

SHEET

A-3.1

architecture
planning
interiors
graphics
civil engineering
3911 Sorrento Valley Blvd, Suite #120
San Diego, CA 92121
P 858.688.7277
F 858.688.7506

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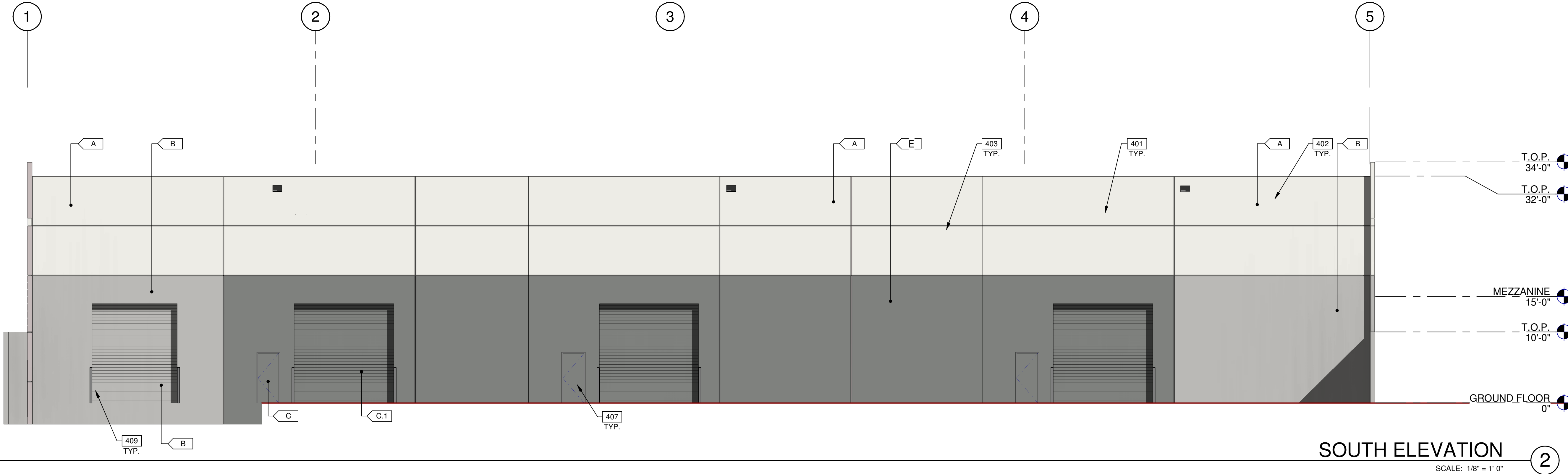
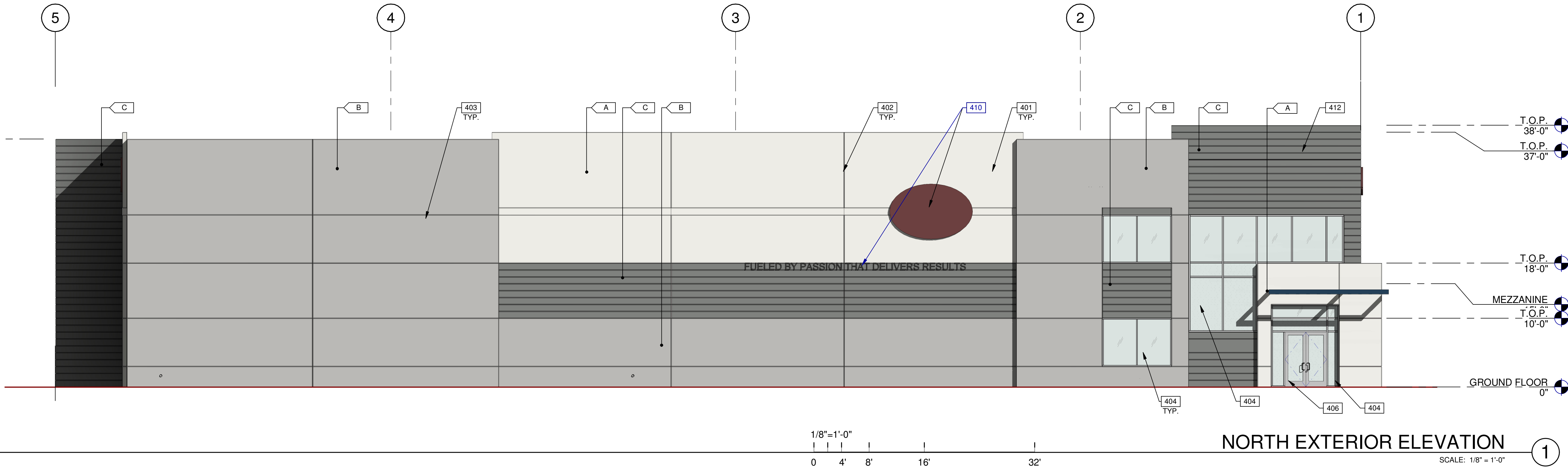
architecture
planning
interiors
graphics
civil engineering
3911 Sorrento Valley Blvd, Suite #120
San Diego, CA 92121
P 858.688.7277
F 858.688.7506

MASON MOTORSPORTS
LAKE ELSINORE, CALIFORNIA
92530

COLORED EXTERIOR ELEVATIONS		REMARKS
DATE	ENTITLEMENT PACKAGE	ENTITLEMENT PACKAGE
09.27.2021	12.08.2021	REVISIONS

PA/PM:	KMIDDLETON
DRAWN BY.:	HM
JOB NO.:	SDG21-0008-00

SHEET
A-4.1



KEYNOTES:

- 401 CONCRETE WALL, PAINTED.
- 402 CONCRETE WALL JOINT.
- 403 3/4" V-REVEAL.
- 404 CONCRETE FORM LINER.
- 406 OVERFLOW DAYLIGHT.
- 407 FINISH GRADE VARIES.
- 409 ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLASS, SOLARGRAY (OR APPROVED EQUAL).
- 410 FUTURE TENANT SIGNAGE, UNDER SEPARATE PERMIT.
- 412 OVERFLOW SCUPPER.

LEGENDS

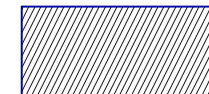
GLASS:



VISION GLASS



TEMPERED GLASS



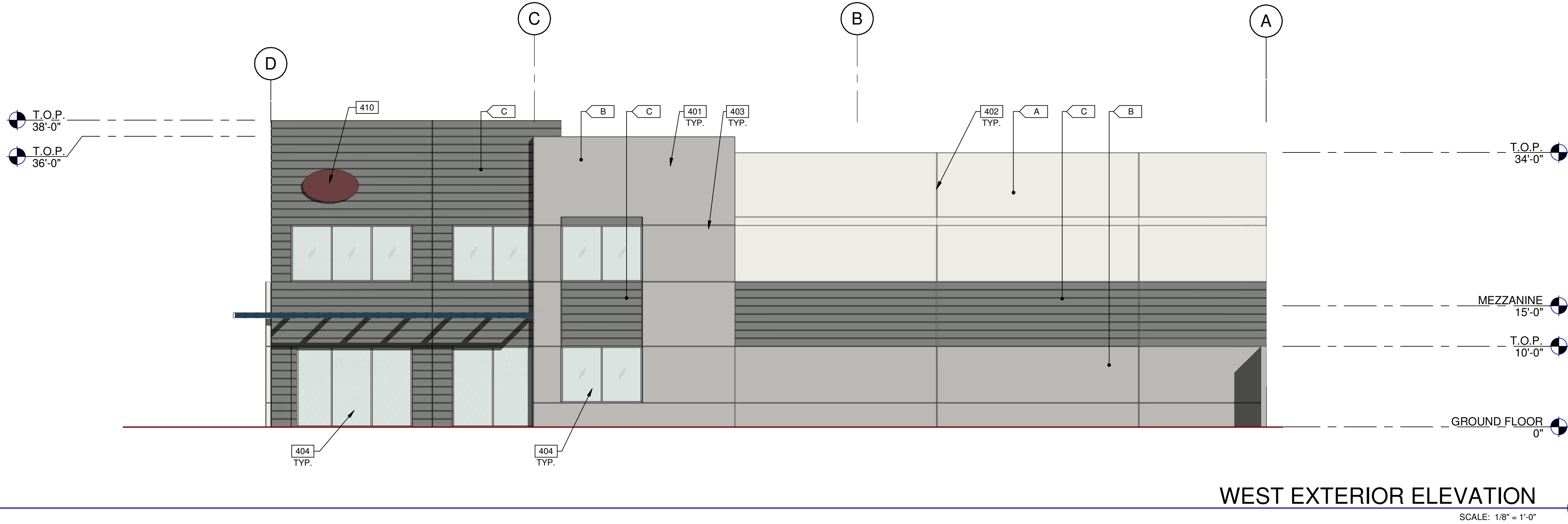
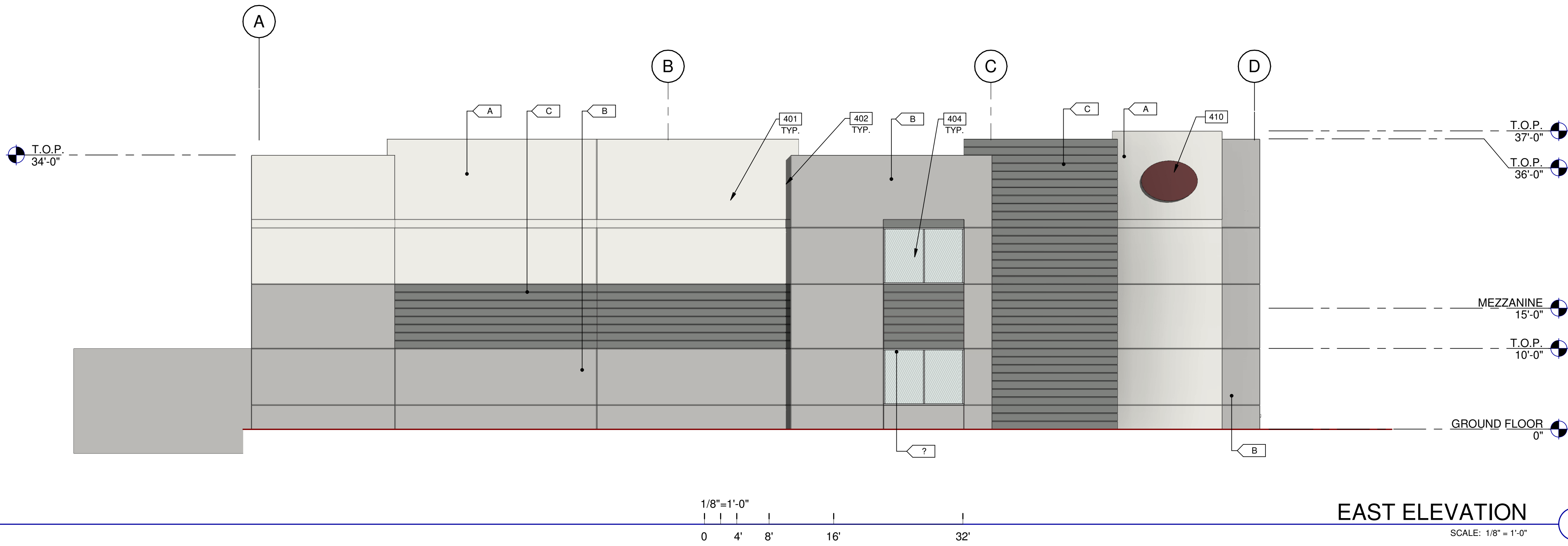
SPANDREL GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE: OPTIGRAY
GLASS WIND LOAD RESISTANCE CALCULATIONS ARE UNDER SEPARATE PERMIT

COLORS:

PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR
OWNER/ARCHITECT REVIEW.

- A BASE COLOR: SW 7005 - PURE WHITE
- B SECONDARY COLOR: SW7668 - MARCH WIND
- C ACCENT COLOR: SW7067 - CITYSCAPE , CONCRETE PANELS TO BE "WHIP
BLASTED" WITH FORM LINER
- D ACCENT COLOR: SW7069 - IRON ORE
- E ACCENT COLOR: SW7067 - CITYSCAPE

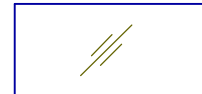


KEYNOTES:

- 401 CONCRETE WALL, PAINTED.
- 402 CONCRETE WALL JOINT.
- 403 3/4" V-REVEAL.
- 404 CONCRETE FORM LINER.
- 410 FUTURE TENANT SIGNAGE, UNDER SEPARATE PERMIT.

LEGENDS

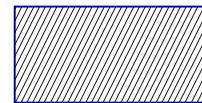
GLASS:



VISION GLASS



TEMPERED GLASS

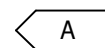


SPANDREL GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE: OPTIGRAY GLASS WIND LOAD RESISTANCE CALCULATIONS ARE UNDER SEPARATE PERMIT

COLORS:

PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.



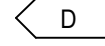
BASE COLOR: SW 7005 - PURE WHITE



SECONDARY COLOR: SW7668 - MARCH WIND



ACCENT COLOR: SW7067 - CITYSCAPE, CONCRETE PANELS TO BE "WHIP BLASTED" WITH FORM LINER



ACCENT COLOR: SW7069 - IRON ORE



ACCENT COLOR: SW7067 - CITYSCAPE

MASON MOTORSPORTS

LAKE ELSINORE, CALIFORNIA
92530

COLORS EXTERIOR
ELEVATIONS

REVISIONS

DATE

09.27.2021

12.08.2021

ENTITLEMENT PACKAGE

REVISIONS

PA/PM:

KMIDDLETON

DRAWN BY:

HM

JOB NO.:

SDG21-0008-00

SHEET

A-4.2



VIEW AT ENTRY FROM COLLIER AVENUE



VIEW AT COLLIER AVENUE AND CHANEY STREET INTERSECTION

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architecture
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civil engineering
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MASON MOTORSPORTS
LAKE ELSINORE, CALIFORNIA
92530

RENDERINGS		REMARKS
DATE	ENTITLEMENT PACKAGE	REVISIONS
09.27.2021	ENTITLEMENT PACKAGE	
12.08.2021	REVISIONS	

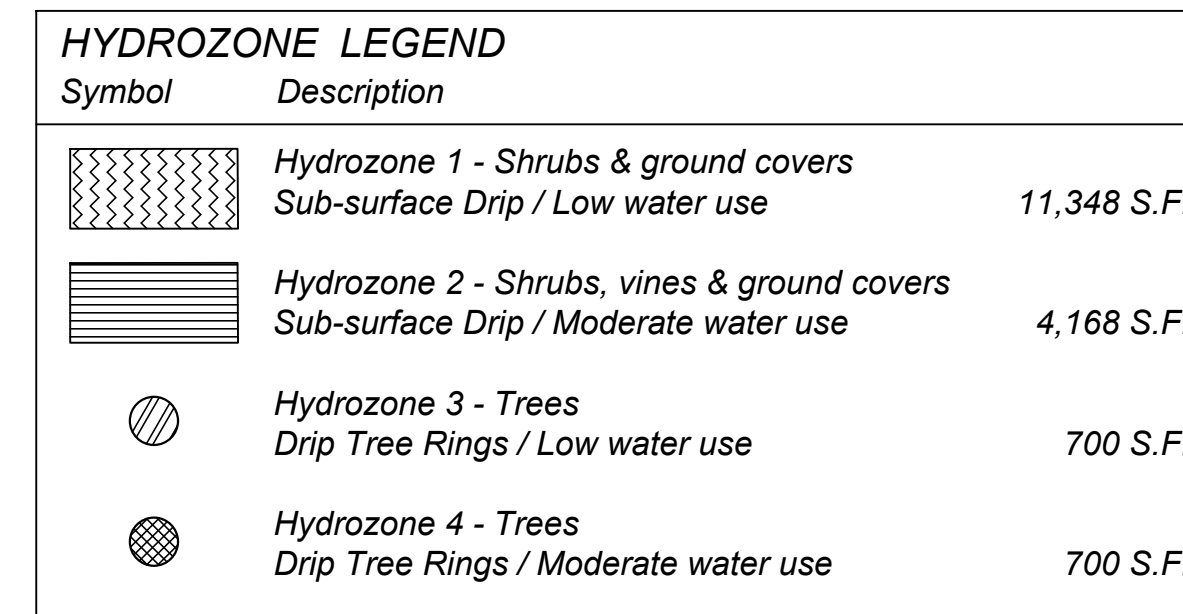
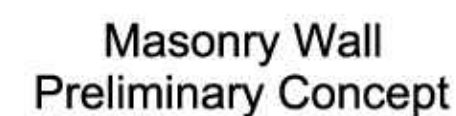
PA/PM:	KMIDDLETON
DRAWN BY.:	HM
JOB NO.:	SDG21-0008-00

SHEET
A-6.1

1. STREET TREES SHALL BE LOCATED INSIDE OF THE PUBLIC ROW AND A MINIMUM OF:
5' FROM PAVING

10' FROM SEWER & WATER LINES, FIRE HYDRANTS,
STREET LIGHTS & POWER POLES.

OUTSIDE OF STREET CORNER SIGHT LINES
2. ALL LANDSCAPED AREAS SHALL BE IRRIGATED WITH A PERMANENT AUTOMATICALLY CONTROLLED IRRIGATION SYSTEM UTILIZING LOW-PRECIPITATION RATE EQUIPMENT AND A SMART CONTROLLER.
3. LANDSCAPE CONSTRUCTION DRAWINGS SHALL BE PREPARED TO MEET THE REQUIREMENTS OF THE CITY OF LAKE ELSINORE MUNICIPAL CODE SEC. 19.06 WATER EFFICIENT LANDSCAPE REQUIREMENTS AND THE LANDSCAPE DESIGN GUIDELINES
4. THERE ARE NO EXISTING TREES ON SITE. THERE WILL NOT BE ANY RETAINED PLANTS ON SITE.
5. ALL PROPOSED PLANT MATERIAL SHALL BE DROUGHT TOLERANT WITH A WUCOLS RATING OF 'MODERATE' OR 'LOW'
6. ALL PLANTING AREAS SHALL HAVE A 3" LAYER OF SHREDDED BARK MULCH, D.G. OR GRAVEL.
7. PLANT SELECTION FOLLOWS THE RECOMMENDATIONS OF THE DESIGN GUIDELINES AND THE WATER EFFICIENT LANDSCAPE MANUAL.
8. NO TURF GRASS IS PROPOSED.
9. EACH PARKING SPACE IS LOCATED WITHIN 30' OF THE TRUNK OF A TREE.
10. ALL LANDSCAPED AREAS SHALL BE MAINTAINED BY THE OWNER. LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY, GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED.
11. ALL TREES WITHIN SIX (6) FT. OF PAVING SHALL HAVE ROOT BARRIERS.



Water Efficient Landscape Worksheet								0.55
Reference E vapotranspiration (ET _a)			S5.6	Project Type		Residential		
Hydrozone # / Planting Description¹	Plant Factor (PF)	Irrigation Method²	Irrigation Efficiency (IE)³	ETAf (PF/IE)	Landscape Area (Sq. Ft.)	ETAf x Area	Estimated Total Water Use (ETWU) ⁴	
Regular Landscape Areas								
Shrubs & GC - LW	0.3	Overhead	0.75	0.40	11,198	4,479	154,407	
Shrubs & GC - MW	0.5	Drip	0.81	0.62	4,168	2,573	88,691	
Trees - LW	0.3	Drip	0.81	0.37	850	315	10,852	
Trees - MW	0.5	Overhead	0.75	0.67	700	467	16,081	
			0.75	0.00		0	0	
			0.75	0.00		0	0	
			0.75	0.00		0	0	
			0.75	0.00		0	0	
				Total	16,916	7,834	270,031	
Special Landscape Areas								
				1		0	0	
					0	0	0	
ETWU Total							270,031	
Maximum Allowed Water Allowance (MAWA) ^c							320,721	

ETAF Calculations	
Regular Landscape Areas	
Total ETAF x Area	7,834
Total Area	16,916
Average ETAF	0.46

All Landscape Areas	
Total ETAF x Area	7,834
Total Area	16,916
Average ETAF	0.46

LANDSCAPE AREA CALCULATIONS		
NET LOT AREA	68,025 S.F.	100 %
LANDSCAPE AREA	16,916 S.F.	25 %
TURF	0 S.F.	0 %
PARKING LOT (51 SPACES)	27,189 S.F.	40 %
PARKING LOT TREES = 17		

[illegible]

PA / PM:	JH / BG
DRAWN BY:	BG
JOB NO.:	21009

GRADING NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF LAKE ELSINORE MUNICIPAL CODE, CHAPTER 15.72 AND APPLICABLE STANDARDS AND SPECIFICATIONS AND THE LATEST EDITION OF THE UNIFORM BUILDING CODE (U.B.C.), CHAPTER 33.
2. A PERMIT SHALL BE OBTAINED FROM THE ENGINEERING DEPARTMENT, CITY OF LAKE ELSINORE, PRIOR TO ANY OPERATIONS.
3. THE DEVELOPER AND/OR THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AND U.S.A. ALERT (1-800-422-4133) FORTY-EIGHT (48) HOURS PRIOR TO GRADING.
4. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEERING DEPARTMENT AT LEAST TWENTY-FOUR (24) HOURS IN ADVANCE OF BEGINNING GRADING OPERATIONS.
5. DUST SHALL BE CONTROLLED BY WATERING OR OTHER METHODS APPROVED BY THE CITY ENGINEER.
6. CUT SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL, UNLESS OTHERWISE APPROVED, AND SHALL BE SHOWN ON THE PLAN.
7. FILL SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL, UNLESS OTHERWISE APPROVED, SHALL BE SHOWN ON PLAN, AND SHALL NOT HAVE LESS THAN 90% RELATIVE COMPACTION OUT TO THE FINISHED SURFACE.
8. FILLS SHALL BE COMPACTED THROUGHOUT TO 90% DENSITY AS DETERMINED BY THE MODIFIED THREE (3) LAYER A.S.T.M. D-1557-70 TEST METHOD.
9. FILL AREAS SHALL BE CLEANED OF ALL VEGETATION AND DEBRIS, SCARIFIED, AND INSPECTED BY THE GRADING INSPECTOR AND APPROVED SOILS TESTING AGENCY PRIOR TO THE PLACING OF FILL.
10. ALL FILL MATERIAL SHALL BE CLEAN EARTH. NO FILL SHALL BE PLACED UNTIL PREPARATION OF GROUND IS APPROVED BY THE SOILS ENGINEER.
11. FINISH GRADE SHALL BE SLOPED AWAY FROM ALL EXTERIOR WALLS AT NOT LESS THAN 1/4" PER FOOT FOR A MINIMUM OF THREE (3) FEET, THEN 1% (MINIMUM) TO FLOW LINE OF EARTH SWALE.
12. MINIMUM BUILDING PAD AND DRAINAGE SWALE SLOPE SHALL BE 1% IF CUT OR FILL SLOPE IS LESS THAN TEN FEET (10'), AND 2% IF CUT OR FILL IS GREATER THAN TEN FEET (10'). DRAINAGE SWALES SHALL BE A MINIMUM OF 0.5' DEEP AND CONSTRUCTED A MINIMUM OF TWO FEET (2') FROM THE TOP OF CUT OR FILL SLOPES.
13. PROVIDE 5' WIDE BY 1' HIGH BERM OR EQUIVALENT ALONG THE TOP OF ALL FILL SLOPES OVER 5' HIGH.
14. PROVIDE A BROW DITCH, DESIGNED TO HANDLE ONE HUNDRED (100) YEAR STORM FLOWS ALONG THE TOP OF CUT SLOPES.
15. NO OBSTRUCTION OF FLOOD PLAINS OR NATURAL WATER COURSES SHALL BE PERMITTED.
16. A SOILS ENGINEER SHALL BE RETAINED BY THE DEVELOPER, TO SUPERVISE GRADING AND PROVIDE A FINAL SOILS REPORT WHICH INCLUDES FOUNDATION REQUIREMENTS (SUBDIVISIONS) AND EXPANSIVE CHARACTERISTICS OF THE SOIL.
17. GRADING CERTIFICATION BY THE DEVELOPER'S CIVIL ENGINEER AND A FINAL COMPACTION REPORT BY A SOILS ENGINEER SHALL BE SUBMITTED TO THE BUILDING AND ENGINEERING DEPARTMENTS PRIOR TO ISSUANCE OF BUILDING PERMITS.
18. THE SOILS ENGINEERING & GEOLOGIC INVESTIGATION DATED AUGUST 3, 2021 PREPARED BY CONSTRUCTION TESTING & ENGINEERING, INC SHALL BE CONSIDERED A PART OF THIS GRADING PLAN AND SHALL BE IN COMPLIANCE.
19. A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR SHALL SUBMIT CERTIFICATION OF BUILDING PAD ELEVATION, WHERE SPECIFIC ELEVATIONS ARE REQUIRED, THE ELEVATION (WITH RESPECT TO MEAN SEA) SHALL BE GIVEN. IF AN ELEVATION WITH RESPECT TO ADJACENT GROUND SURFACE IS REQUIRED, THE ACTUAL DISTANCE ABOVE THE ADJACENT GROUND SHALL BE GIVEN.
20. ALL PROPERTY CORNERS SHALL BE CLEARLY DELINEATED IN THE FIELD PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION/GRADING.
21. STABILITY CALCULATIONS WITH A SAFETY FACTOR OF AT LEAST 1.5 SHALL BE SUBMITTED BY A SOILS ENGINEER TO THE BUILDING AND ENGINEERING DEPARTMENTS FOR CUT AND FILL SLOPES OVER THIRTY FEET (30') IN VERTICAL HEIGHT.
22. A FINAL COMPACTION REPORT WILL BE REQUIRED FOR ALL FILLS GREATER THAN ONE (1) FOOT.
23. IF STEEP SLOPING TERRAIN OCCURS UPON WHICH FILL IS TO BE PLACED, IT MUST BE CLEARED, KEYED AND BENCHED INTO FIRM NATURAL SOIL FOR FULL SUPPORT. PREPARATION SHALL BE APPROVED BY A REGISTERED SOILS ENGINEER PRIOR TO PLACEMENT OF FILL MATERIAL. SLOPES GREATER THAN 2:1 ARE REQUIRED TO BE KEYED AND BENCHED.
24. THE SOILS ENGINEER SHOULD INSPECT THE CONSTRUCTION IN THE FOLLOWING STAGES:
 - A. UPON COMPLETION OF CLEARING AND DURING EXCAVATION AND BEFORE BACKFILL OF ALLUVIAL, COLLUVIAL AND TERRACED AREAS AND ANY SUBSTRUCTURES.
 - B. DURING ALL ROUGH GRADING AND OPERATIONS INCLUDING PRE-COMPACTION, BENCHING AND FILLING OPERATIONS.
 - C. DURING INSTALLATION OF BUTTRESS AND CANYON SUB-DRAINS AND FILTER MATERIAL.
 - D. WHEN ANY UNUSUAL GRADING CONDITIONS ARE ENCOUNTERED DURING CONSTRUCTION.
25. EROSION CONTROL: ALL GRADED SLOPES SHALL BE PLANTED WITH ROSEA ICE PLANT OR ANOTHER APPROVED GROUND COVER, AT TWELVE INCHES (12") ON CENTER. SLOPES OVER FIFTEEN FEET (15') IN VERTICAL HEIGHT, IN ADDITION TO GROUND COVER, SHALL BE PLANTED WITH APPROVED TREES, SHRUBS OR COMBINATION THEREOF. SHRUBS SHALL BE PLANTED AT TEN FEET (10') ON CENTER; TREES AT TWENTY FEET (20') ON CENTER; COMBINATIONS FIFTEEN FEET (15') ON CENTER. SLOPES OVER THREE FEET (3') IN VERTICAL HEIGHT SHALL HAVE PERMANENT IRRIGATION SYSTEMS WITH BACK FLOW PREVENTION DEVICES PER U.B.C.
26. APPROVED PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING THE GRADING PROJECT.
27. APPROVED EROSION PREVENTIVE DEVICES SHALL BE PROVIDED AND MAINTAINED DURING THE RAINY SEASON AND SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
28. ALL WORK SHALL CONFORM TO THE CITY AND STATE CONSTRUCTION SAFETY ORDERS.
29. THE LOCATION AND PROTECTION OF ALL UTILITIES IS THE RESPONSIBILITY OF THE PERMITTEE.
30. AN APPROVED SET OF GRADING PLANS SHALL BE ON THE JOB SITE AT ALL TIME.
31. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE FROM BEGINNING TO COMPLETION OF GRADING OPERATION.
32. ALL SLOPES SHALL BE PLANTED AND IRRIGATION FACILITIES SHALL BE PROVIDED FOR ALL SLOPES IN EXCESS OF THREE (3) FEET VERTICAL HEIGHT WITHIN NINETY (90) DAYS AFTER COMPLETION OF ROUGH GRADING AND SHALL BE IN ACCORDANCE WITH CITY OF LAKE ELSINORE GRADING ORDINANCE NO. 882 PRIOR TO THE APPROVAL OF FINAL INSPECTION.
33. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY OR INDIRECTLY FROM HIS OPERATIONS. WHETHER OR NOT SUCH FACILITIES ARE SHOWN ON THESE PLANS.
34. THE DESIGN ENGINEER SHALL PROVIDE A MINIMUM OF ONE (1) BLUE TOP PER FINISHED PAD, PRIOR TO ROUGH GRADE APPROVAL.
35. APPROXIMATE DATE OF: BEGINNING OPERATION: _____ COMPLETION: _____
36. NO ROCK OR OTHER IRREDUCIBLE MATERIAL WITH A MAXIMUM DIMENSION GREATER THAN THREE INCHES (3") WILL BE PLACED IN FILLS WITHIN ROADBED AREAS OR THREE FEET (3') OF FINISH GRADES, UNLESS THE LOCATION, MATERIALS, AND DISPOSAL METHODS ARE SPECIFICALLY APPROVED BY THE SOILS ENGINEER.
37. THE ENGINEER MUST SET GRADE STAKES FOR ALL DRAINAGE DEVICES AND OBTAIN INSPECTION BEFORE APPROVAL.
38. GRADING PLANS WILL NOT BE APPROVED UNTIL ALL RETAINING WALLS ARE APPROVED BY THE BUILDING DEPARTMENT.
39. THIS SITE HAS OBTAINED A NATIONAL POLLUTION PREVENTION ELIMINATION SYSTEM (NPDES) PERMIT TO REGULATE MUNICIPAL AND INDUSTRIAL STORM WATER DISCHARGES. NPDES WDD# _____ DATE PERMIT ISSUED: _____
40. DRAINAGE EASEMENTS WILL BE KEPT CLEAR OF ALL OBSTRUCTIONS. NO BUILDINGS OR WALLS SHALL BE PLACED WITHIN EASEMENT LIMITS. TEMPORARY IMPROVEMENTS ARE SUBJECT TO REMOVAL AT OWNER'S EXPENSE

OWNER/APPLICANT

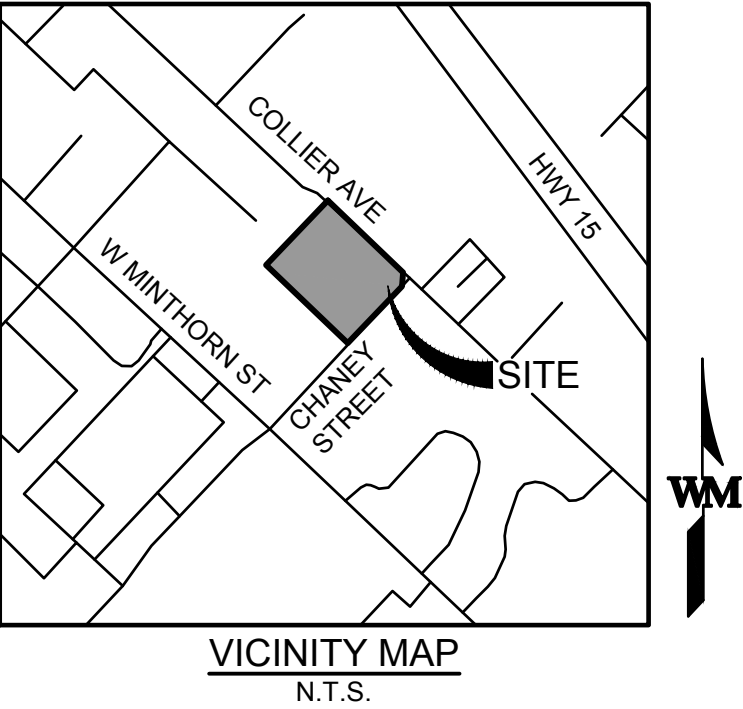
AYLLI, LP - A CALIFORNIA LIMITED PARTNERSHIP
GREG HAMANN
1000 PIONEER WAY
EL CAJON, CA 92020
(619)440-7424
GREGG@HAMANNCO.COM

SITE ADDRESS

CHANEY ST & COLLIER AVE., LAKE ELSINORE,
RIVERSIDE COUNTY, CA 92530

ASSESSORS PARCEL NUMBER

APN 377-430-016



GRADING & GEOTECHNICAL SPECIFICATIONS

1. ALL GRADING SHALL BE CONDUCTED UNDER THE OBSERVATION AND TESTING BY A QUALIFIED PROFESSIONAL ENGINEER AND, IF REQUIRED, A QUALIFIED PROFESSIONAL GEOLOGIST. ALL GRADING MUST BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY ORDINANCE AND THE RECOMMENDATIONS AND SPECIFICATIONS SET FORTH IN THE PRELIMINARY GEOTECHNICAL INVESTIGATION REPORT(S) ENTITLED:

GEOTECHNICAL INVESTIGATION, PROPOSED COMMERCIAL DEVELOPMENT NWC COLLIER AVENUE & CHANEY STREET LAKE ELSINORE, CALIFORNIA, DATED AUGUST 3, 2021 (CTE JOB NO.: 40-39776)

THESE DOCUMENTS WILL BE FILED IN THE RECORDS SECTION OF DEVELOPMENT SERVICES UNDER THE PROJECT NUMBER INDICATED IN THE TITLE BLOCK OF THESE PLANS.

2. ALL FILL SOIL SHALL BE COMPACTED TO A MINIMUM OF 90% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MOST RECENT VERSION OF A.S.T.M. D-1557 OR AN APPROVED ALTERNATIVE STANDARD.
3. AT THE COMPLETION OF THE GRADING OPERATIONS FOR THE EARTHWORK SHOWN ON THIS PLAN, AN AS-GRADED GEOTECHNICAL REPORT SHALL BE PREPARED IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE CITY OF LAKE ELSINORE GUIDELINES FOR GEOTECHNICAL REPORTS. THE FINAL "AS-GRADED" GEOTECHNICAL REPORT SHALL BE SUBMITTED IN ACCORDANCE WITH THE GENERAL NOTES ON THESE PLANS WITHIN 30 DAYS OF THE COMPLETION OF GRADING. WHERE GEOLOGIC INSPECTION IS INDICATED IN THE PERMIT, PLANS, SPECIFICATIONS, OR GEOTECHNICAL REPORT(S), THE FINAL "AS-GRADED" GEOTECHNICAL REPORT MUST ALSO BE REVIEWED AND SIGNED BY A QUALIFIED PROFESSIONAL GEOLOGIST.
4. THE COMPANY OR COMPANIES REPRESENTED BY THE INDIVIDUALS SIGNING ITEM NO. 5 OF THIS CERTIFICATE (S/ARE THE GEOTECHNICAL CONSULTANT(S) OF RECORD. IF THE GEOTECHNICAL CONSULTANT OF RECORD IS CHANGED FOR THE PROJECT, THE WORK SHALL BE STOPPED UNTIL THE REPLACEMENT HAS SUBMITTED AN ACCEPTABLE TRANSFER OF GEOTECHNICAL CONSULTANT OF RECORD DECLARATION PREPARED IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE CITY OF LAKE ELSINORE GUIDELINES FOR GEOTECHNICAL REPORTS. IT SHALL BE THE DUTY OF THE PERMITTEE TO NOTIFY THE RESIDENT ENGINEER AND THE GEOLOGY SECTION OF DEVELOPMENT SERVICES IN WRITING OF SUCH CHANGE PRIOR TO THE RECOMMENCEMENT OF GRADING.
5. THESE GRADING PLANS HAVE BEEN REVIEWED BY THE UNDERSIGNED AND FOUND TO BE IN CONFORMANCE WITH THE RECOMMENDATIONS AND SPECIFICATIONS CONTAINED IN THE REFERENCED GEOTECHNICAL REPORT(S) PREPARED FOR THIS PROJECT.

DAN T. MATH	GE # 2665	DATE
JAY F. LYNCH	CEG# 1890	DATE
CONSTRUCTION TESTING & ENGINEERING, INC. 1441 MONTIEL ROAD, SUITE 155 ESCONDIDO, CALIFORNIA 92026 760.746.4955		

SHEET INDEX

1.COVER SHEET
2.DETAILS
3.DETAILS
4.HORIZONTAL CONTROL PLAN
5.GRADING PLAN
6.UTILITY PLAN
7.BMP PLAN
8.EROSION CONTROL PLAN
9.EROSION CONTROL DETAILS

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS. I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF LAKE ELSINORE IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

WARE MALCOMB
3911 SORENTINO VALLEY BLVD
858.638.7277

SAMUEL BELLONIO R.C.E. NO. 90818 DATE

NPDES / STORM WATER POLLUTION NOTES

1. FOR PROJECTS THAT REQUIRE COVERAGE UNDER THE GENERAL CONSTRUCTION PERMIT, THE PROPERTY OWNER IS RESPONSIBLE FOR ENSURING THAT A QUALIFIED SWPPP PRACTITIONER (QSP) AND QUALIFIED SWPPP DEVELOPER (QSD) IMPLEMENT AND MAINTAIN THE SWPPP-APPROVED, PRE-QUALIFIED BMP'S FROM THE CALIFORNIA STORM WATER QUALITY ASSOCIATION (CASQA) HANDBOOK / WEBSITE FOR CONSTRUCTION TO RETAIN SEDIMENTS AND POLLUTANTS OF CONCERN FROM AREAS DISTURBED ON-SITE TO THE MAXIMUM EXTENT PRACTICABLE DURING ANY PHASE OF CONSTRUCTION OPERATIONS. FOR ALL OTHER PROJECTS, THE PROPERTY OWNER IS RESPONSIBLE FOR ENSURING THAT BMP'S FOR CONSTRUCTION ARE IMPLEMENTED TO RETAIN SEDIMENTS AND POLLUTANTS OF CONCERN FROM AREAS DISTURBED ON-SITE TO THE MAXIMUM EXTENT PRACTICABLE. THE EROSION CONTROL MEASURES INCLUDE THOSE SHOWN ON THIS PLAN AS WELL AS ANY ADDITIONAL EROSION CONTROL MEASURES DICTATED BY FIELD CONDITIONS TO PREVENT EROSION AND/OR THE INTRODUCTION OF POLLUTANTS INTO EXISTING PUBLIC STREETS AND/OR ONTO ADJACENT PROPERTIES DURING ANY PHASE OF CONSTRUCTION.

2. FOR PROJECTS THAT REQUIRE COVERAGE UNDER THE GENERAL CONSTRUCTION PERMIT, THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE KEPT ON-SITE AND MADE AVAILABLE UPON REQUEST OF A REPRESENTATIVE OF THE REGIONAL WATER QUALITY CONTROL BOARD (RWQCB) - SANTA ANA REGION AND/OR THE CITY OF LAKE ELSINORE.

3. CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT AN ANTICIPATED STORM DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE. DISCHARGES OF MATERIAL OTHER THAN STORM WATER (NON-STORM WATER) ARE PROHIBITED EXCEPT AS AUTHORIZED BY AN INDIVIDUAL NPDES PERMIT UNDER THE STATEWIDE GENERAL PERMIT - CONSTRUCTION ACTIVITY.

4. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, SOLVENTS, DETERGENTS, GLUES, LIME, PESTICIDES, HERBICIDES, FERTILIZERS, WOOD PRESERVATIVES, AND ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIIATOR OR BATTERY FLUIDS; CONCRETE AND RELATED CUTTING OR CURING RESIDUES; FLOATABLE WASTES; WASTES FROM ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING; WASTES FROM STREET CLEANING; AND SUPER-CHLORINATED POTABLE WATER FROM LINE FLUSHING AND TESTING DURING CONSTRUCTION. DISPOSAL OF SUCH MATERIALS SHOULD OCCUR IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE PHYSICALLY SEPARATED FROM POTENTIAL STORM WATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.

5. RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITE AND MUST NOT BE DISCHARGED TO RECEIVING WATERS OR THE LOCAL STORM DRAIN SYSTEM.

6. APPROPRIATE BMP'S FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS OR RESIDUES SHALL BE IMPLEMENTED TO ELIMINATE OR REDUCE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTIES BY WIND OR RUNOFF.

7. MATERIAL STORAGE AND STAGING AREAS SHALL BE ESTABLISHED. FUEL TANK, PORTABLE TOILETS, LIQUIDS, GELS AND POWDERS SHALL HAVE SECONDARY CONTAINMENT AND BE STORED AWAY FROM ALL PRIVATE / PUBLIC STORM WATER CONVEYANCE SYSTEMS, SIDEWALKS, RIGHTS-OF-WAYS AND FLOW-LINES.

8. ALL PORTABLE MIXERS SHALL HAVE PLASTIC LINERS UNDERNEATH WITH GRAVEL BAGS PLACES ON THE DOWN-HILL SIDE OF THE LINERS TO CONTAIN DISCHARGES.

9. CONTROLLED STREET WASHING WILL ONLY BE ALLOWED PRIOR TO THE APPLICATION OF ASPHALT SEAL COATS AND ONLY WHEN ALL PERTINENT DRAINAGE INLETS ARE PROTECTED.

10. ALL CONSTRUCTION CONTACTORS AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE OF THE REQUIRED BMP'S AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.

11. DISCHARGING CONTAMINATED GROUNDWATER PRODUCED BY DEWATERING GROUNDWATER THAT HAS INFILTRATED INTO THE CONSTRUCTION SITE IS PROHIBITED. DISCHARGING NON-CONTAMINATED GROUNDWATER PRODUCED BY DEWATERING ACTIVITIES MAY REQUIRE A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FROM THE REGIONAL WATER QUALITY CONTROL BOARD.

12. STORM WATER RUNOFF SHALL NOT BE DIRECTED OVER ANY SLOPES WITHOUT PERMANENT DOWN DRAINS INSTALLED. EROSION AND SEDIMENT CONTROLS INCLUDING MAINTENANCE ARE REQUIRED ON ALL EXPOSED SLOPES UNTIL SUFFICIENT PERMANENT LANDSCAPING HAS BEEN ESTABLISHED. 100% SLOPE PROTECTION MUST BE IN PLACE PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.

13. VEGETATION CLEARING AND BRUSHING ACTIVITIES SHALL NOT BE INITIATED DURING THE WET SEASON ON ANY SITES WHICH ARE NOT ADEQUATELY PROTECTED WITH DESILTING BASINS OR OTHER TEMPORARY DRAINAGE OR CONTROL MEASURES.

14. STOCKPILES OF SOIL SHALL BE PROPERLY SECURED WITH BMP'S TO ELIMINATE OR REDUCE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES.

15. STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO ELIMINATE OR REDUCE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING OR WIND. INACTIVE FOR A PERIOD OF 14 DAYS OR MORE SHALL BE COVERED; ACTIVE STOCKPILES SHALL BE COVERED PRIOR TO A FORECASTED RAIN.

16. FOR PROJECT REQUIRING COVERAGE UNDER THE CONSTRUCTION GENERAL PERMIT, SPECIAL ATTENTION SHALL BE GIVEN TO PREPARATION AND INSTALLATION OF THE RAIN EVENT ACTION PLAN (REAP) AS REQUIRED BASED ON SITE RISK LEVEL OR AS MANDATED BY THE SANTA ANA REGIONAL BOARD NPDES PERMIT, GENERAL PERMIT - CONSTRUCTION ACTIVITIES.

17. AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY, ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED OF IN COVERED TRASH OR COVERED RECYCLE BINS.

18. THIS SITE HAS OBTAINED A NATIONAL POLLUTION PREVENTION ELIMINATION SYSTEM PERMIT TO REGULATE MUNICIPAL AND INDUSTRIAL STORM WATER DISCHARGES. NPDES WDD# _____ DATE WDD# ISSUED: _____

19. THE UNDERSIGNED CIVIL ENGINEER, A QUALIFIED QSP AND/OR QSD WILL REVIEW PLACEMENT OF EROSION CONTROL AND INSURE THAT WORK IS IN ACCORDANCE WITH THE APPROVED PLANS.

SAMUEL BELLONIO, RCE 90818, EXP: 12-31-23, DATE: _____

LEGEND

PROPOSED IMPROVEMENTS

IMPROVEMENT	STANDARD DWGS.	SYMBOL
CURB (PVT).....		
4" RCC SIDEWALK.....		
PERMEABLE PAVEMENT.....		
PCC HANDSCAPE.....		
DRYWELL.....		
BROOKS CATCH BASIN (PVT-SIZE PER PLAN).....		
DURASLOPE TRENCH DRAIN.....		
RPSA BACKFLOW PREVENTOR.....		
GATE VALVE.....		
SANITARY SEWER.....		
DOMESTIC WATER.....		
FIRE WATER.....		
SEWER CLEANOUT.....		
THRUST BLOCK.....		
TRANSFORMER W/ PAD.....		
SEWER MANHOLE.....		
FLOWLINE.....		
HOPE DETENTION PIPE (SIZE PER PLAN).....		
SCREEN WALL.....		
RETAINING WALL.....		
BROW DITCH.....		
ENERGY DISSIPATOR.....		
PERMEABLE CONCRETE.....		

EXISTING IMPROVEMENTS

ITEM	SYMBOL
SEWER MANHOLE.....	
FIRE HYDRANT.....	
UTILITY BOX.....	
UTILITY VALVE.....	
STREET LIGHT.....	
STORM DRAIN PIPE.....	
WATER LINE.....	
SEWER LINE.....	
OVERHEAD LINE.....	
CENTERLINE.....	
PROPERTY LINE.....	
EASEMENT LINE.....	
RIGHT OF WAY.....	
EARTH SWALE.....	

REFERENCE DRAWINGS

ALTANSPS LAND TITLE SURVEY; PREPARED BY COFFMAN LAND . . . DATED MAY 26, 2021

TOPOGRAPHY SOURCE

TOPOGRAPHIC DATA AND PLANIMETRICS SHOWN HEREIN WAS OBTAINED BY CONVENTIONAL SURVEY METHODS. MAPPING DATA IS DETAILED AT 1"=20' SCALE FOR ENGINEERING USE. CONVENTIONAL SOURCE: DATE: _____

BENCHMARK

AT INTERSECTION OF CHANEY ST. AND COLLIER AVE., 34' ELY OF THE CENTERLINE INTERSECTION, 43' N'LY OF THE CENTERLINE OF COLLIER AVE., 71' ELY OF THE CENTERLINE OF A CONCRETE DRIVEWAY, 2' S'LY OF A STREET LAMP, A CHISELED SQUARE IN THE TOP OF CURB.

ELEVATION: 1286.66 USFS DATUM: CITY OF LAKE ELSINORE

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS IN TERMS OF THE CALIFORNIA COORDINATE SYSTEM, ZONE 6, NAD83 (NAD2011), EPOCH 2010.00 AND BASED UPON THE CALIFORNIA SPATIAL REFERENCE SYSTEM CONTINUOUS OPERATING REFERENCE STATIONS "BILL" (NGS P.I.D. AF9684) AND "MFRP" (NGS P.I.D. DHT085). ALL DISTANCE AND COORDINATE ARE REFERENCED TO CGCS83, ZONE 6 GRID AN ARE EXPRESSED IN U.S. SURVEY FOOT UNITS.

THE COMBINE SCALE FACTOR IS 0.99991681 AND THE SITE CONVERGENCE ANGLE IS -0°35'44.7".

GRADING QUANTITIES

GRADED AREA	1.56 [ACRES]	MAX. CUT DEPTH 4.96 [FT]
CUT QUANTITIES	1600 [CYD]	MAX CUT SLOPE RATIO (2:1)MAX) 2:1
FILL QUANTITIES	1600 [CYD]	MAX. FILL DEPTH 3.60 [FT]
IMPORT/EXPORT	0 [CYD]	MAX FILL SLOPE RATIO (2:1)MAX) 2:1

THIS PROJECT PROPOSES TO EXPORT/IMPORT 0 CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

LEGAL DESCRIPTION

PARCEL 27 OF PARCEL MAP 21297, AS SHOWN BY MAP RECORDED IN BOOK 135, PAGES 57 TO 59 INCLUSIVE, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

WARE MALCOMB
LEADING DESIGN FOR COMMERCIAL REAL ESTATE

3911 sorrento valley Blvd
suite 120
san diego, ca 92121
p 658.638.7277
waremalcomb.com

REGISTERED PROFESSIONAL ENGINEER
No. 90818
CIVIL
STATE OF CALIFORNIA
Sep 06, 2022

FOR AND ON BEHALF OF WARE MALCOMB

MASON MOTORSPORTS
PRELIMINARY GRADING PLAN

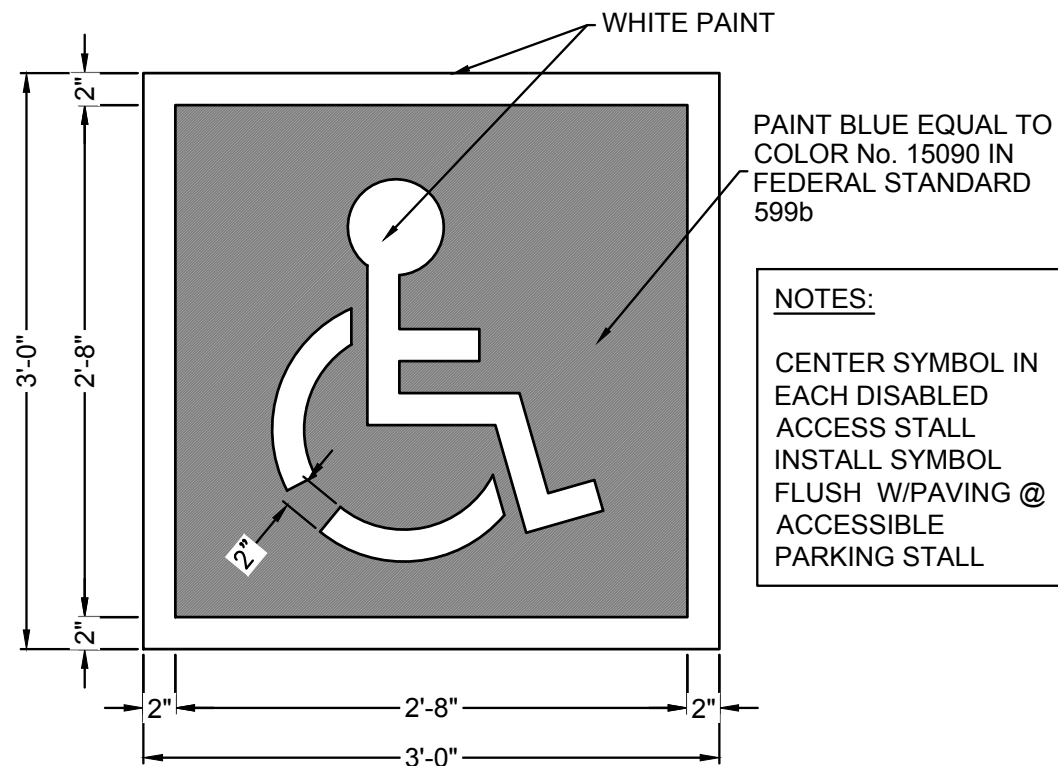
CHANEY ST & COLLIER AVE
LAKE ELSINORE, CA 92530

COVER SHEET		REMARKS	
NO.	DATE		

JOB NO.:	SDG21-0008
PA / PM:	SMB
DESIGNED:	ALU
DATE:	09/06/2022
PLOT DATE:	09/06/22

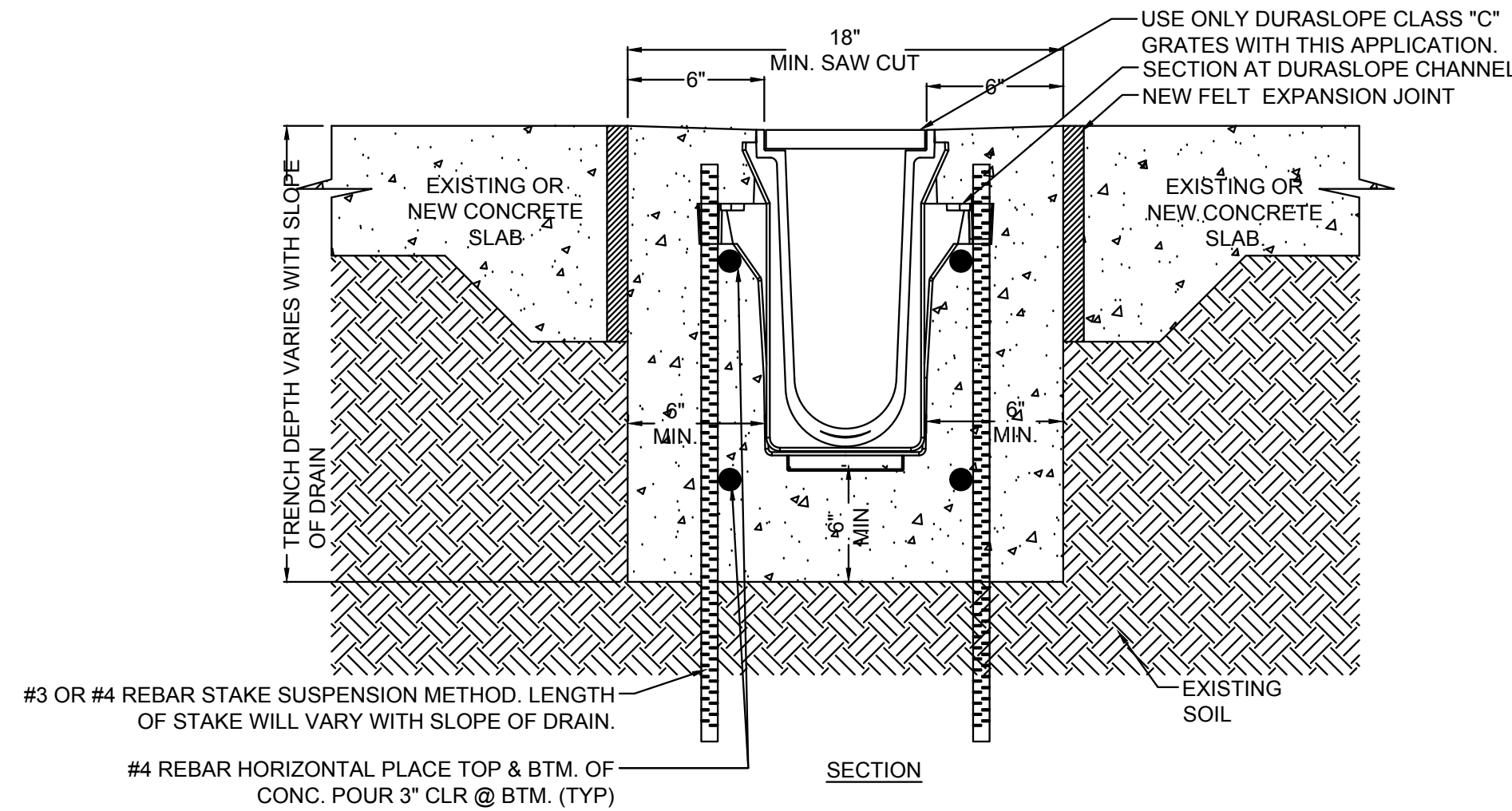
SHEET
1

Sheet 1 of 9



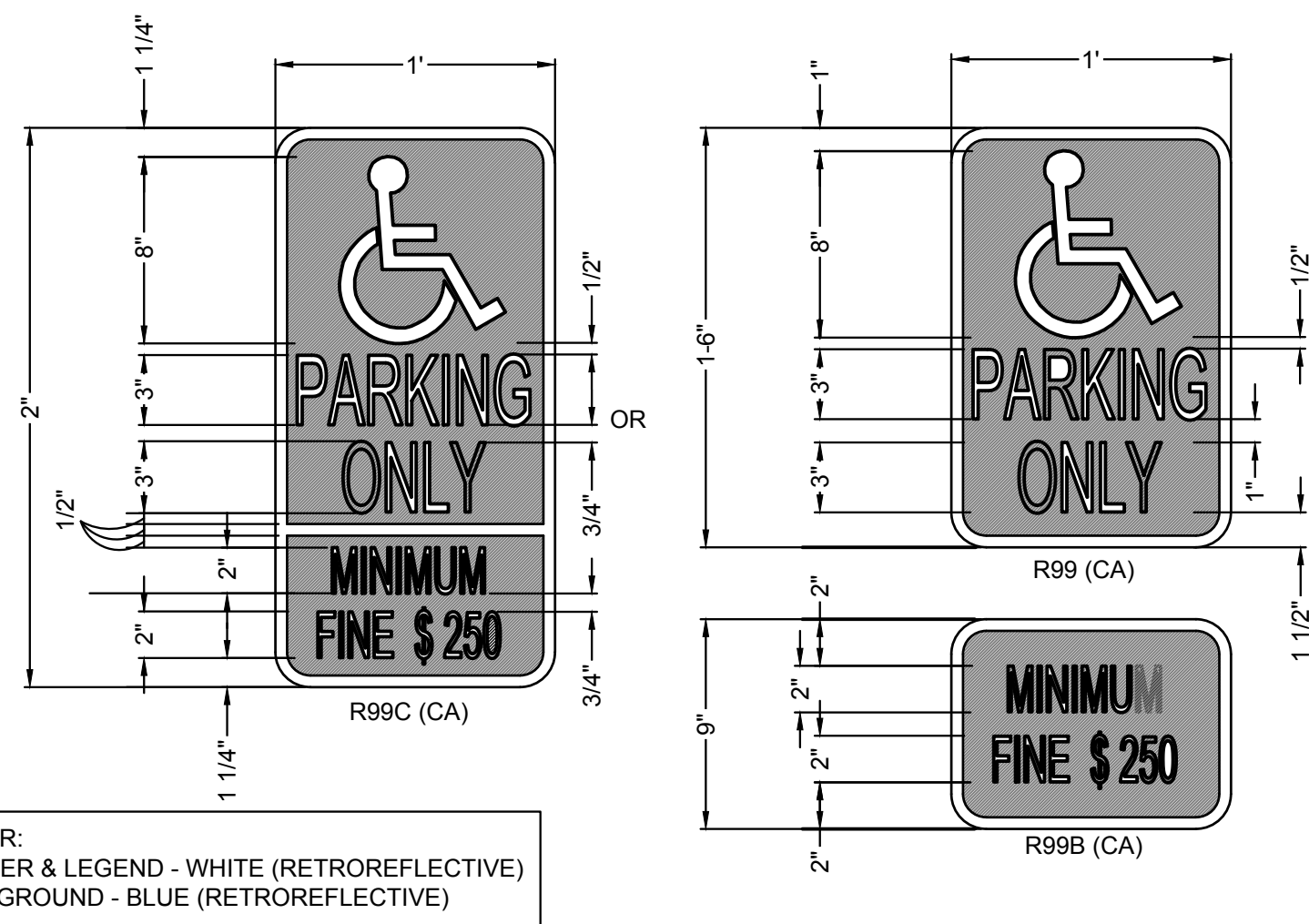
ACCESSIBLE STALL SYMBOL

SCALE: N.T.S.



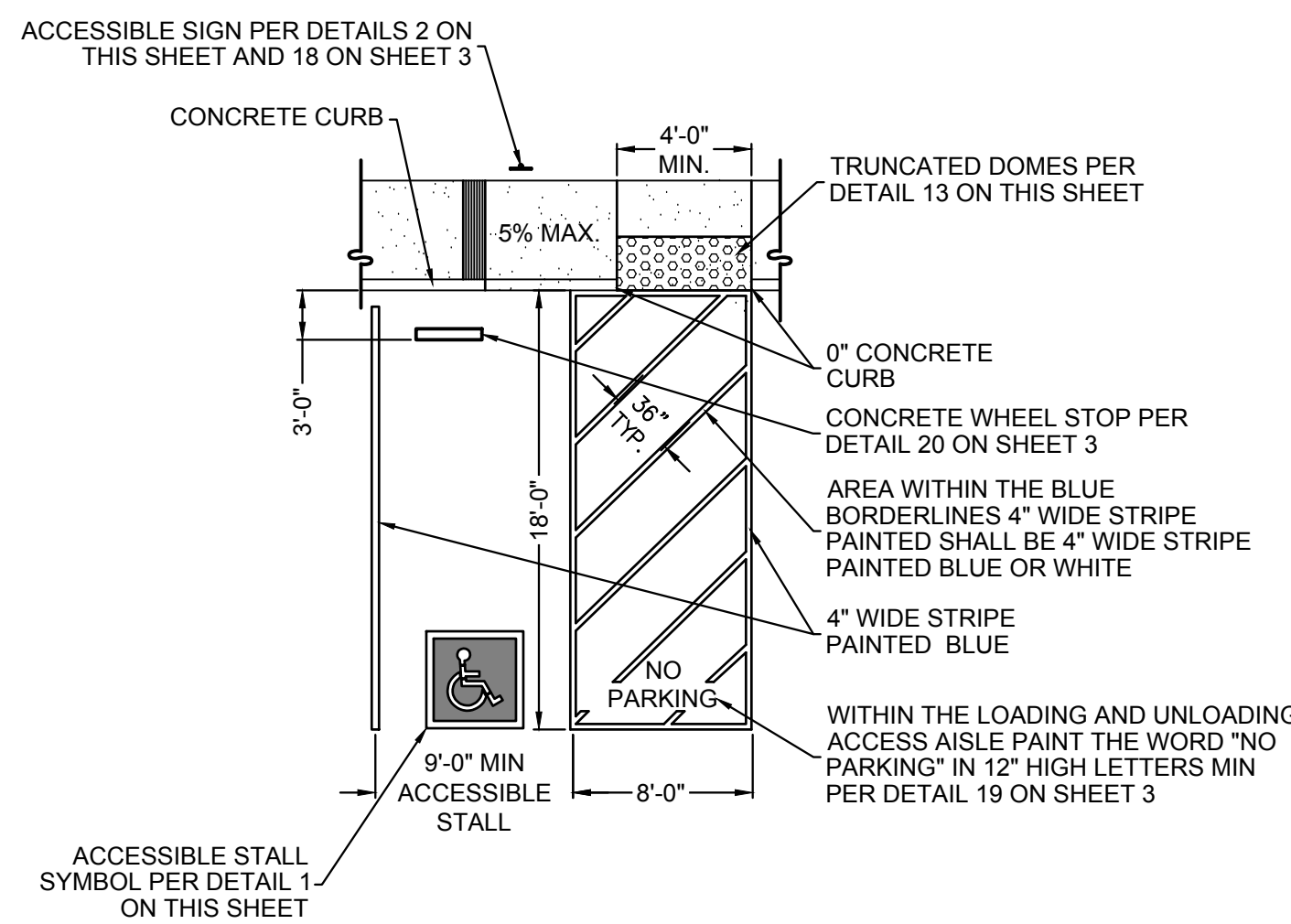
DURA SLOPE TRENCH DRAIN SYSTEM

SCALE: N.T.S.



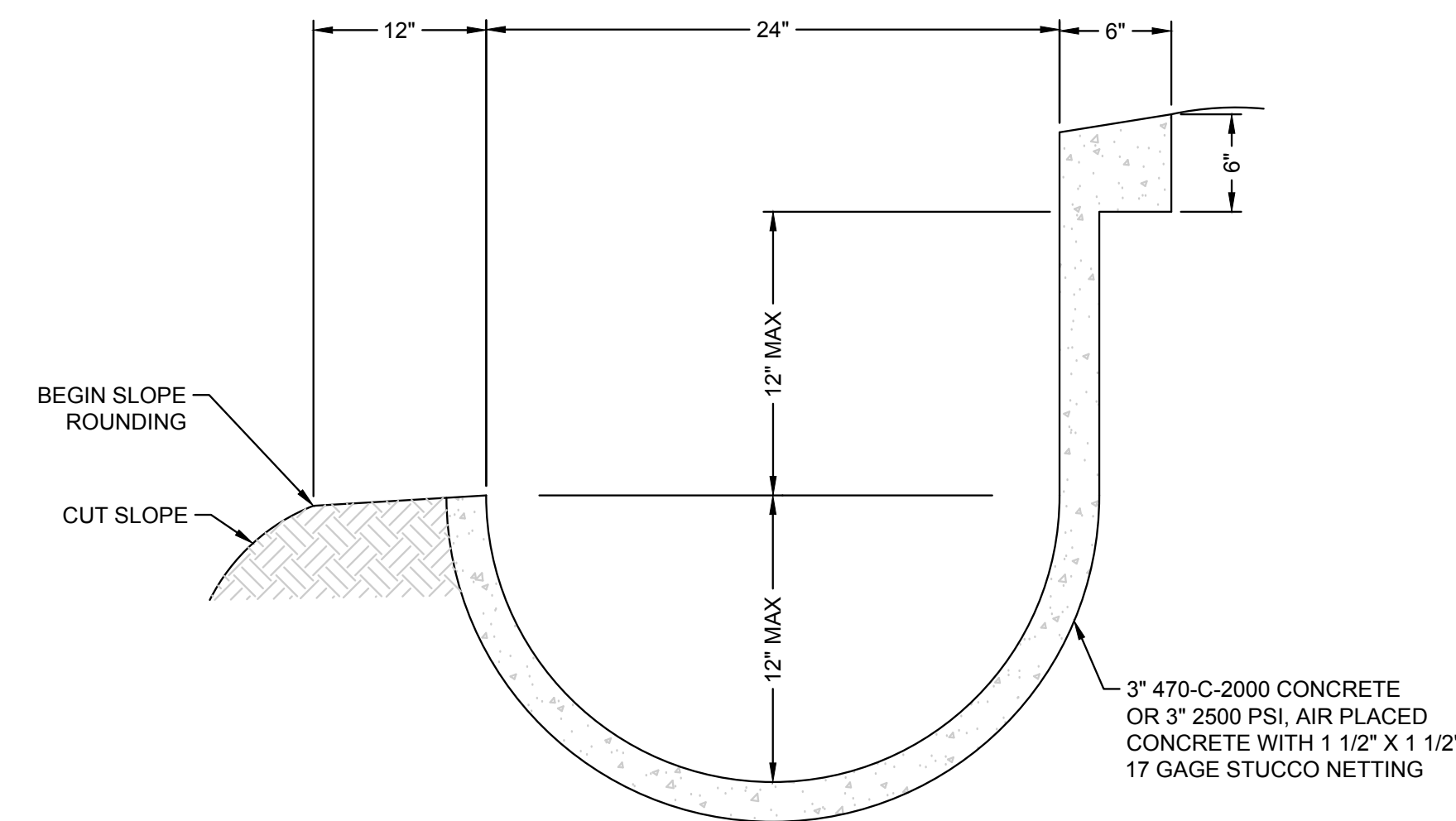
ACCESSIBLE SIGNS

SCALE: N.T.S.



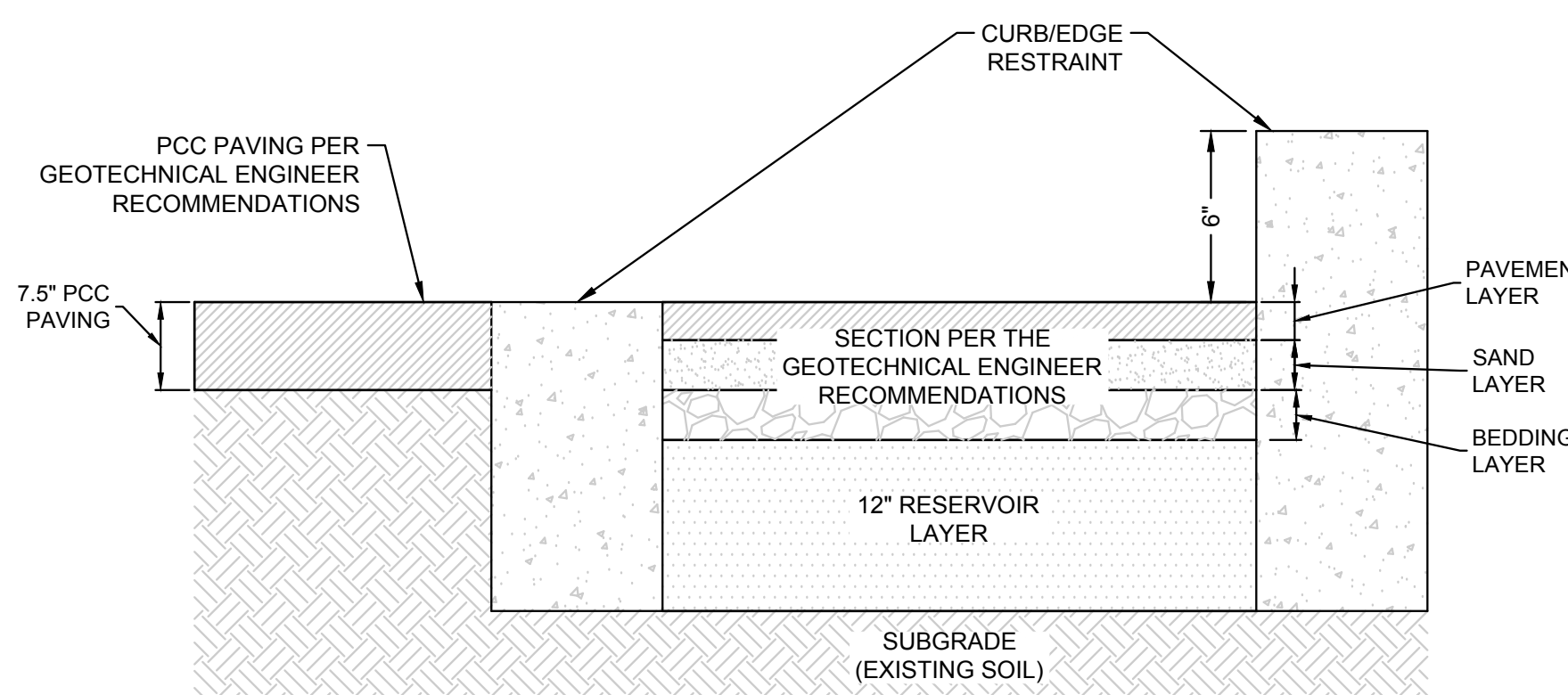
TYPICAL ADA PARKING STALLS

SCALE: N.T.S.



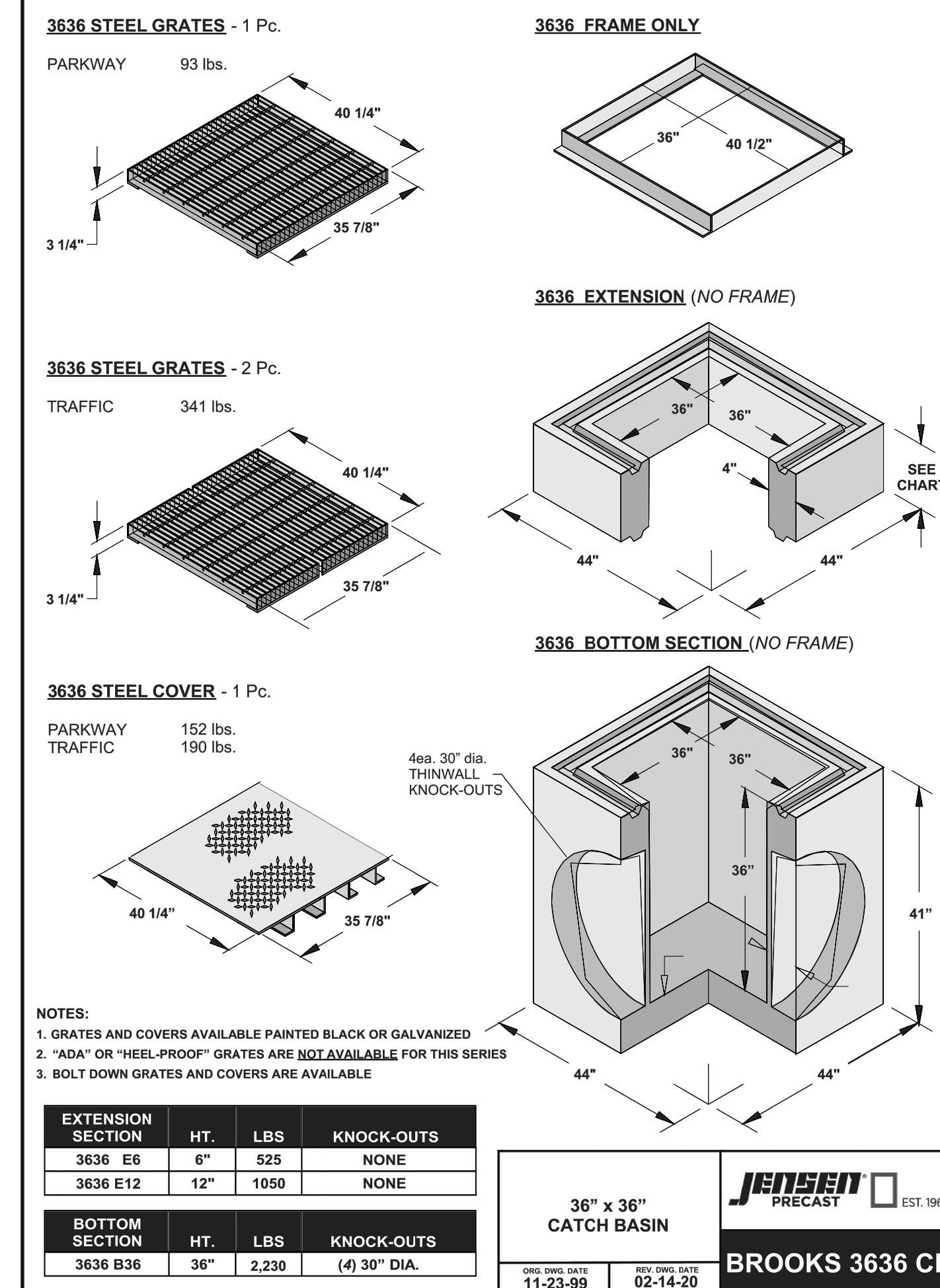
BROW DITCH

SCALE: N.T.S.



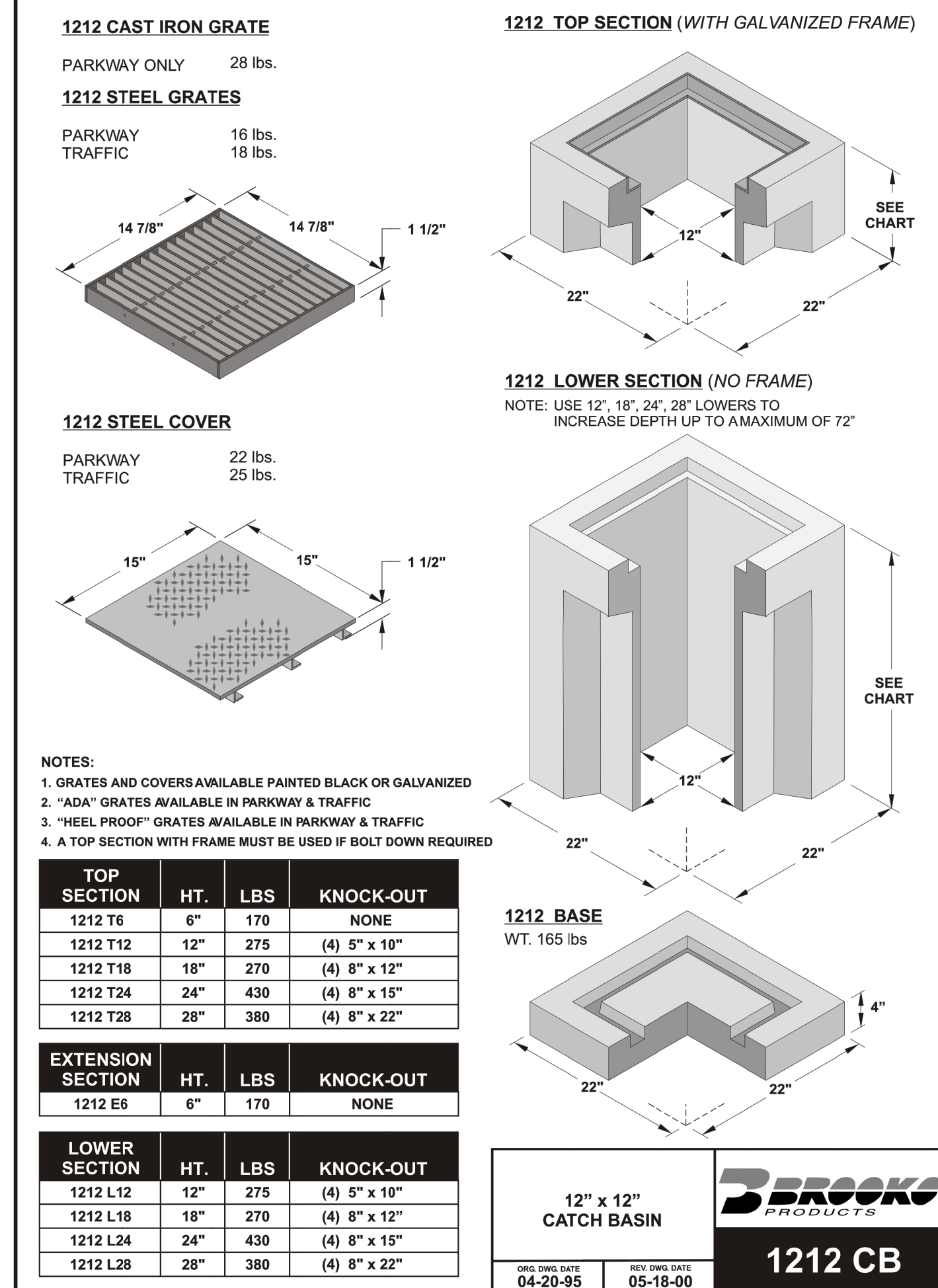
PERMEABLE PAVEMENT SECTION

SCALE: N.T.S.



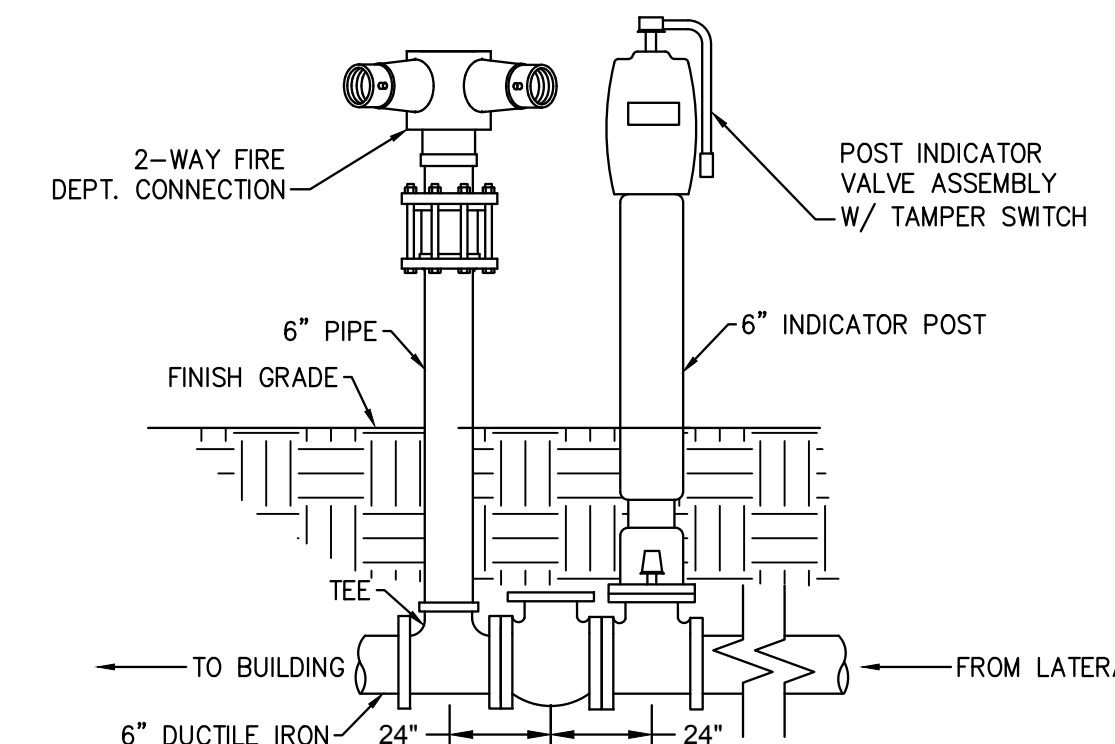
BROOKS 3636 PRECAST CATCH BASIN

SCALE: N.T.S.



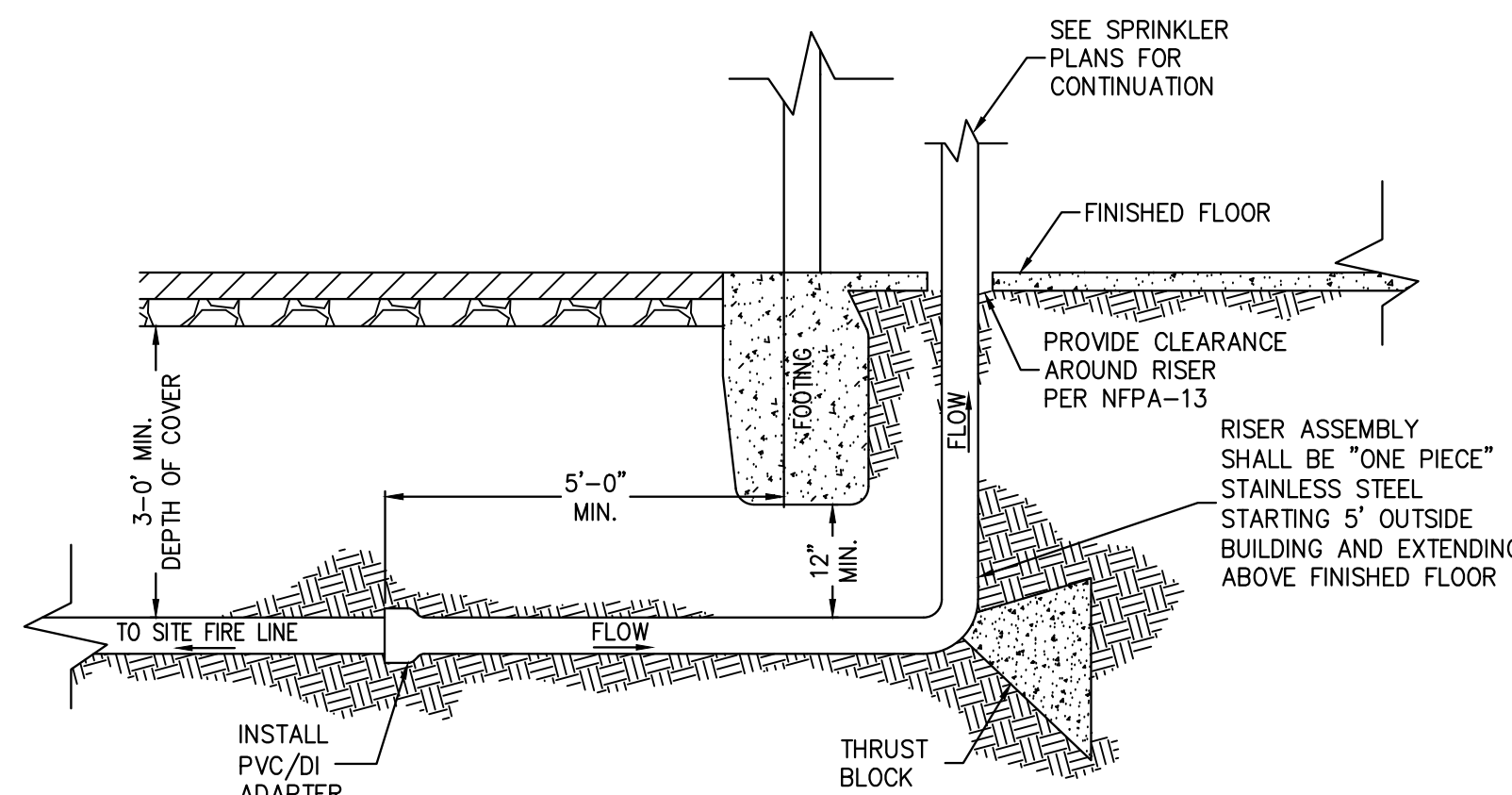
BROOKS 12X12 PRECAST CATCH BASIN

SCALE: N.T.S.



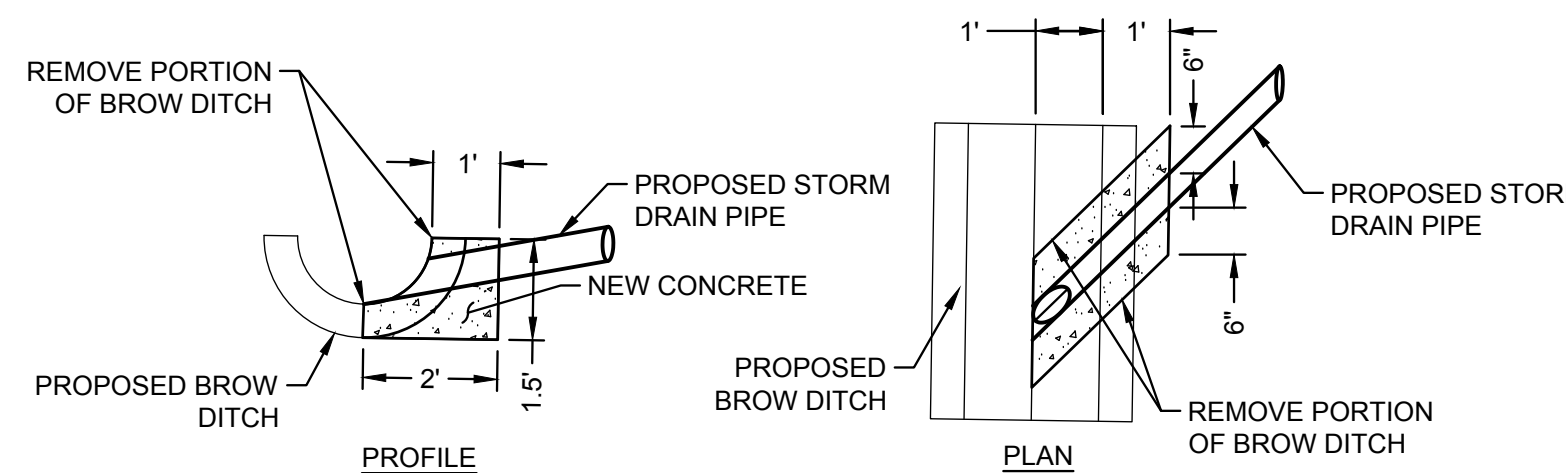
FIRE DEPARTMENT ASSEMBLY

SCALE: N.T.S.



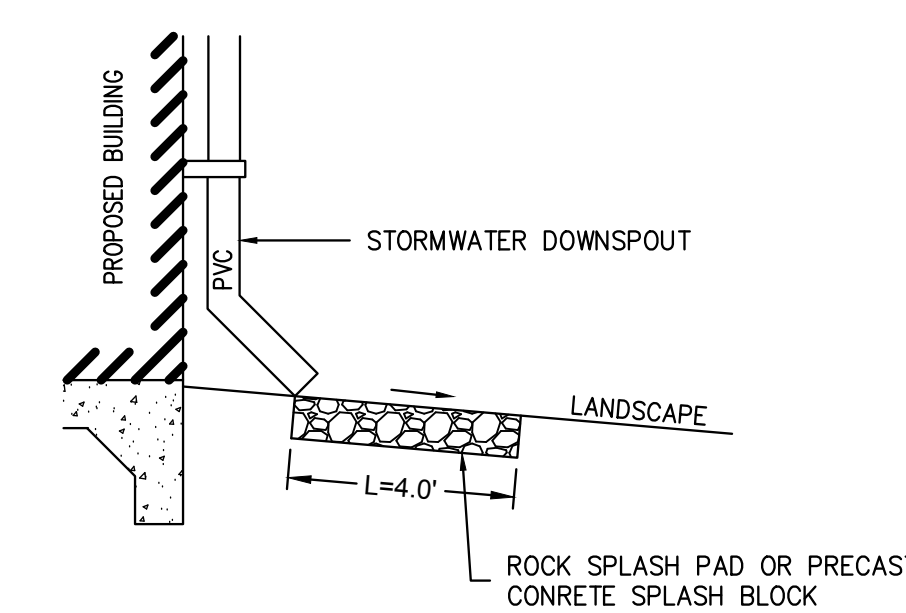
FIRE RISER DETAIL

SCALE: N.T.S.



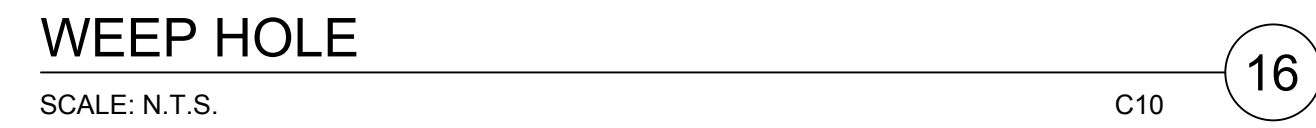
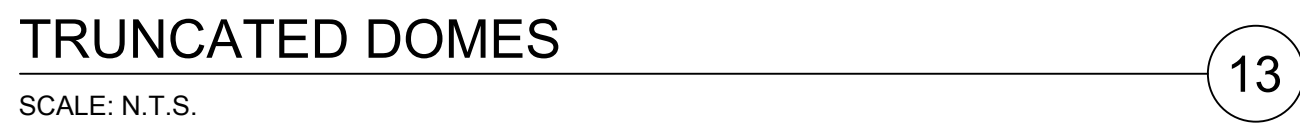
STORM DRAIN CONNECTION TO BROW DITCH

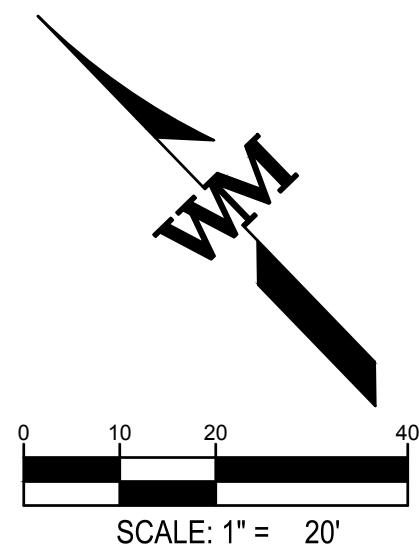
SCALE: N.T.S.



SPLASH BLOCK DETAIL

SCALE: N.T.S.





CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	89°18'16"	23.91'	37.26'	N88°18'54"E	33.60'
C2	90°00'00"	2.50'	3.93'	N01°15'15"W	3.54'
C3	90°00'00"	2.50'	3.93'	N88°44'45"E	3.54'
C4	90°00'00"	2.50'	3.93'	N01°15'15"W	3.54'
C5	90°00'00"	2.50'	3.93'	N88°44'45"E	3.54'
C6	90°00'00"	2.50'	3.93'	N01°15'15"W	3.54'
C7	84°08'11"	2.64'	3.87'	N88°44'45"E	3.54'
C8	90°00'00"	2.50'	3.93'	N01°15'15"W	3.54'
C9	86°39'17"	2.48'	3.76'	S86°55'50"W	3.41'
C10	90°00'00"	2.50'	3.93'	N01°15'15"W	3.54'
C11	90°00'00"	2.50'	3.93'	S88°44'45"W	3.54'
C12	90°00'00"	2.50'	3.93'	N01°15'15"W	3.54'
C13	90°00'00"	2.50'	3.93'	S88°44'45"W	3.54'
C14	90°00'00"	16.00'	25.13'	S01°15'15"E	22.63'
C15	89°59'50"	2.50'	3.93'	S88°44'45"W	3.54'
C16	90°00'00"	2.50'	3.93'	S01°15'15"E	3.54'
C17	90°00'00"	2.50'	3.93'	S88°44'45"W	3.54'
C18	90°00'00"	2.50'	3.93'	S01°15'15"E	3.54'
C19	90°10'37"	20.00'	31.48'	S88°50'04"W	28.33'
C20	88°45'06"	14.89'	23.06'	N00°27'05"E	20.82'
C21	35°44'58"	19.53'	12.18'	N28°48'56"W	11.99'
C22	55°10'14"	6.00'	5.78'	N16°12'31"E	5.56'
C23	34°56'04"	20.00'	12.19'	S63°45'45"E	12.01'
C24	55°12'58"	6.00'	5.78'	N71°09'44"E	5.56'

1. CONTRACTOR TO FIELD-VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES. ENGINEER WILL NOT BE LIABLE FOR ANY COSTS ASSOCIATED WITH CHANGES TO THE DESIGN WITHOUT PROPER NOTIFICATION.
2. PROVIDE COVER SHEET FOR MONITORING, BASIS OF BEARINGS, AND SURVEY INFORMATION.
3. DIMENSIONS ARE TO FLOWLINE/BOTTOM OF CURB AND BUILDING FACE UNLESS OTHERWISE NOTED.
4. PAVEMENT THICKNESS AND DESIGN ARE PER THE GEOTECHNICAL REPORT.
5. ACCESSIBLE CURB RAMPS SHALL BE CONSTRUCTED WITH DETECTABLE WARNING PADS IF REQUIRED BY LOCAL CRITERIA.
6. CONTRACTOR SHALL REMOVE AND REPLACE CURB, GUTTER, PAVING, LANDSCAPE, AND ANY OTHER ITEMS DAMAGED DURING CONSTRUCTION.

[illegible]

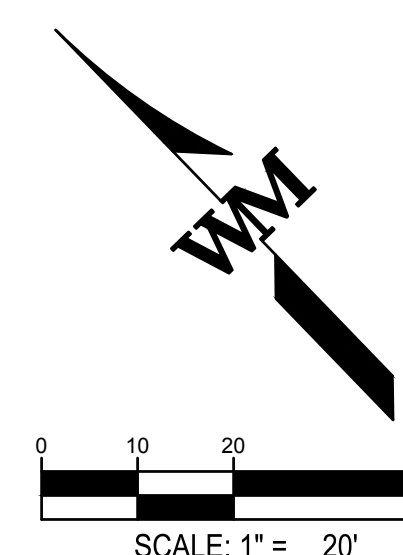
JOB NO.:	SDG21-0008
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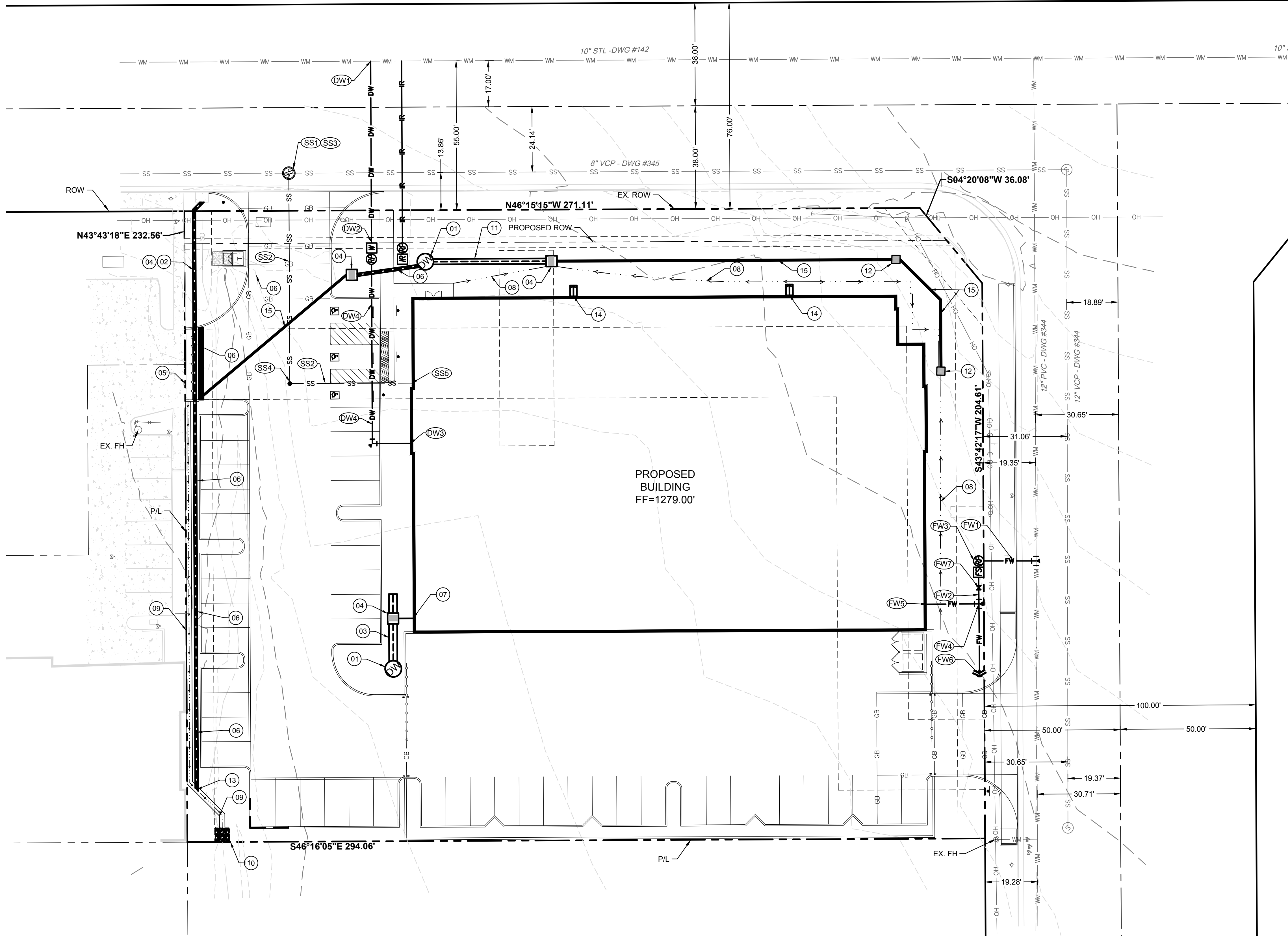


FOR AND ON BEHALF
OF WARE MALCOME

**MASON MOTORSPORTS
PRELIMINARY GRADING PLAN**

CHANEY ST & COLLIER AVE
LAKE ELSINORE, CA 92530





STORM WATER CONSTRUCTION NOTES

- MAXWELL DRYWELL, STORAGE PIPES AND OVERFLOW STRUCTURE PER DETAILS ON SHEET 7
- CONNECT EXISTING STORM LINE TO NEW CATCH BASIN
- INSTALL 36" HDPE STORAGE PIPE PER DETAIL ON SHEET 7
- CONSTRUCT BROOKS 3636 PRECAST CONCRETE CATCH BASIN PER DETAIL 7, SHEET 2
- INSTALL DURASLOPE TRENCH DRAIN SYSTEM W/ HS-20 TRAFFIC RATED GRATE PER DETAIL 4, SHEET 2
- INSTALL 12" PVD STORM DRAIN PIPE
- ROOF DRAIN CONNECTION PER PLUMBING PLANS
- CONSTRUCT 2" ROCK LINED SWALE
- CONSTRUCT BROW DITCH PER DETAIL 5, SHEET 2
- ROCK ENERGY DISSIPATOR PER RIVERSIDE COUNTY FLOOD CONTROL STD DWG # JS233.
- INSTALL 24" HDPE STORAGE PIPE PER DETAIL ON SHEET 7
- CONSTRUCT BROOKS 1212 PRECAST CONCRETE CATCH BASIN PER DETAIL 7, SHEET 2
- CONNECT NEW 12" HDPE STORM DRAIN PIPE TO NEW BROW DITCH PER DETAIL 11, SHEET 2
- ROOF DRAIN SPLASH BLOCK CONNECTION PER PLUMBING PLANS
- INSTALL 6" PVD STORM DRAIN PIPE

FIRE SERVICE KEY NOTES

- CONNECT TO EXISTING 12" WATER MAIN W/ 8" X 12" TEE, CONCRETE THRUST BLOCK, 8" GATE VALVE, AND GATE WELL
- INSTALL 8" AWWA PVC C-900 DR18 PRIVATE FIRE
- INSTALL NEW 8" FIRE SERVICE PER EVMWD STD. DETAIL W-23.
- INSTALL PRIVATE 8" X 8" TEE AND CONSTRUCT THRUST BLOCK
- INSTALL IN-BUILDING RISER DETAIL 10, SHEET 2
- INSTALL FDC PER DETAIL 9, SHEET 2
- INSTALL PIV PER DETAIL 9, SHEET 2

DOMESTIC WATER SERVICE KEY NOTES

- PROVIDE NEW 2" DOMESTIC WATER SERVICE PER EVMWD STD. DETAIL W-10.
- INSTALL 2" WATER METER AND 2" REDUCED PRESSURE BACKFLOW PREVENTOR PER EVMWD STD. DETAIL W-21A AND W-21B.
- CAP END FOR CONNECTION BY BUILDING PLUMBER
- INSTALL 2" PVC SCH80 PRIVATE WATER LINE

SANITARY SEWER KEY NOTES

- CONNECT TO EXISTING SANITARY SEWER
- INSTALL 4" PVC SDR-35 PRIVATE SANITARY SEWER
- CONSTRUCT 4" SANITARY MANHOLE PER EVMWD STD. DETAIL S-4
- CONSTRUCT SANITARY CLEANOUT PER EVMWD STD. DETAIL S-12
- CAP END FOR CONNECTION BY BUILDING PLUMBER

WM NOTES: UTILITY

- CONTRACTOR SHALL VERIFY THE ELEVATION OF ALL EXISTING UTILITIES WHERE NEW GRADING OR UTILITY WORK WILL OCCUR AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS. ENGINEER WILL NOT BE LIABLE FOR ANY COSTS ASSOCIATED WITH CHANGES TO THE DESIGN WITHOUT PROPER NOTIFICATION.
- SEE COVER SHEET FOR BENCHMARK, BASIS OF BEARINGS, AND SURVEY INFORMATION.
- PROPOSED DRY UTILITIES ARE SHOWN FOR REFERENCE ONLY. REFER TO PLANS BY UTILITY PROVIDERS AND/OR MEP.
- EXISTING UTILITY STRUCTURES TO BE ADJUSTED AS NECESSARY FOR PROPOSED GRADING.
- REFER TO THE GEOTECH REPORT FOR GROUNDWATER ELEVATIONS.
- ALL WORK IN THE PUBLIC RIGHT-OF-WAY TO BE DONE PER IMPROVEMENT PLANS AND ASSOCIATED ENCROACHMENT PERMIT.

FIRE SERVICE NOTE

- FOR REFERENCE ONLY. UNDERGROUND FIRE SERVICE SHALL BE A DEFERRED SUBMITTAL. ANY APPROVAL OF THIS GRADING PLAN DOES NOT CONSTITUTE AN APPROVAL OF ANY FIRE SERVICE WATER SUPPLY, UNDERGROUND, OR EQUIPMENT.
- UNDERGROUND FIRE SERVICE PIPING SHALL BE C-900 IN ACCORDANCE WITH 2016

MASON MOTORSPORTS
PRELIMINARY GRADING PLAN
CHANEY ST & COLLIER AVE
LAKE ELSINORE, CA 92530

UTILITY PLAN

NO.	DATE	REMARKS

JOB NO.:	SDG21-0008
PA / PM:	SMB
DESIGNED:	ALU
DATE:	09/06/2022
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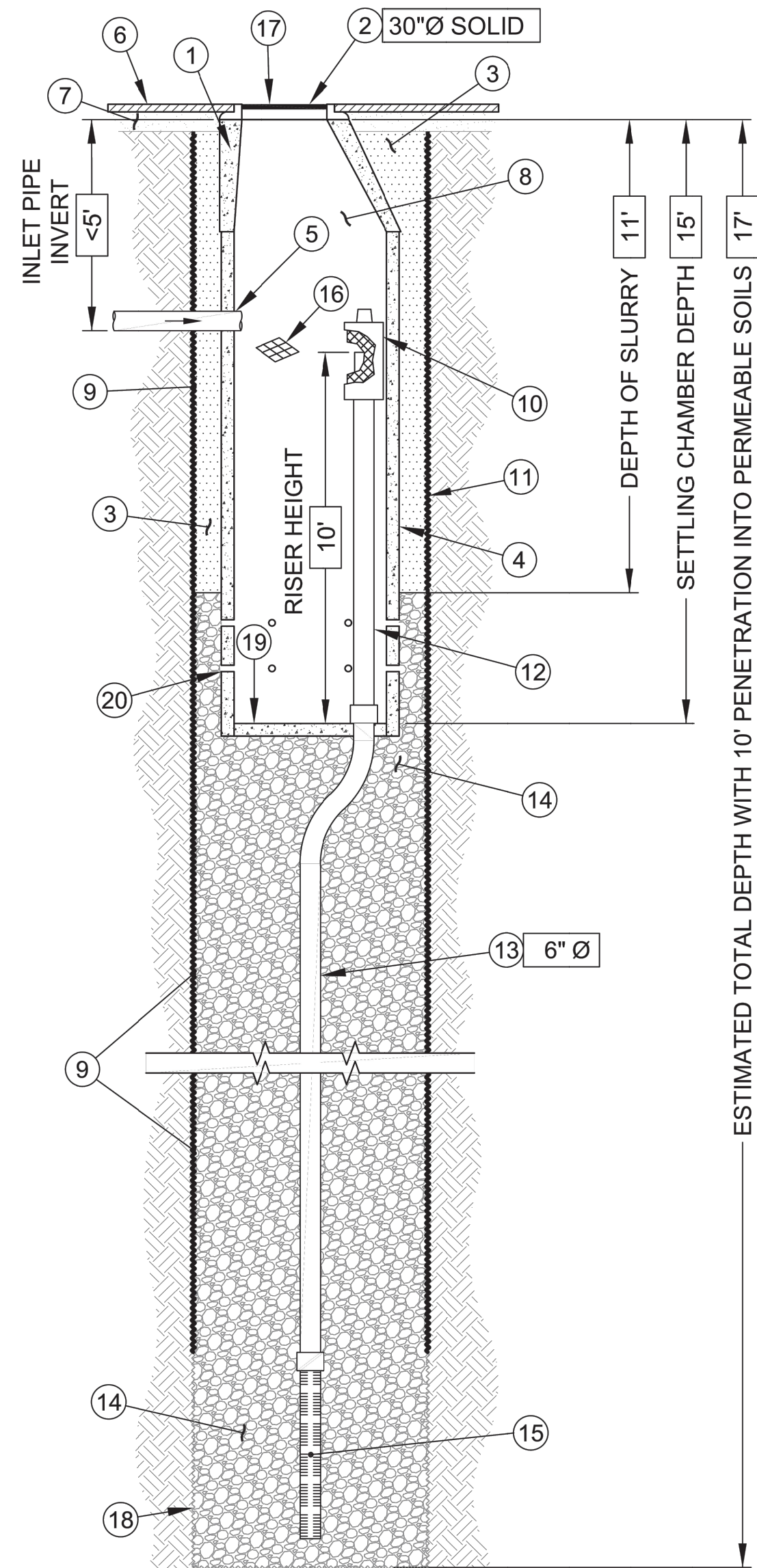


FOR AND ON BEHALF
OF WARE MALCOMB

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san diego, ca 92121
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WARE MALCOMB
LEADING DESIGN FOR COMMERCIAL REAL ESTATE

The MaxWell® IV
DRAINAGE SYSTEM DETAILS AND SPECIFICATIONS
Mason Motorsports
Lake Elsinore, CA



AZ Lic: ROC070465 A, ROC047067 B-A, ADWR 363
CA Lic: 886759, C-42, C-57, HAZ.
Also licensed in the following states: MT, NM, NV, OR, TX, UT, and WA.
U.S. Patent No. 4,923,330 - 1st Trademark 1974, 1990, 2004

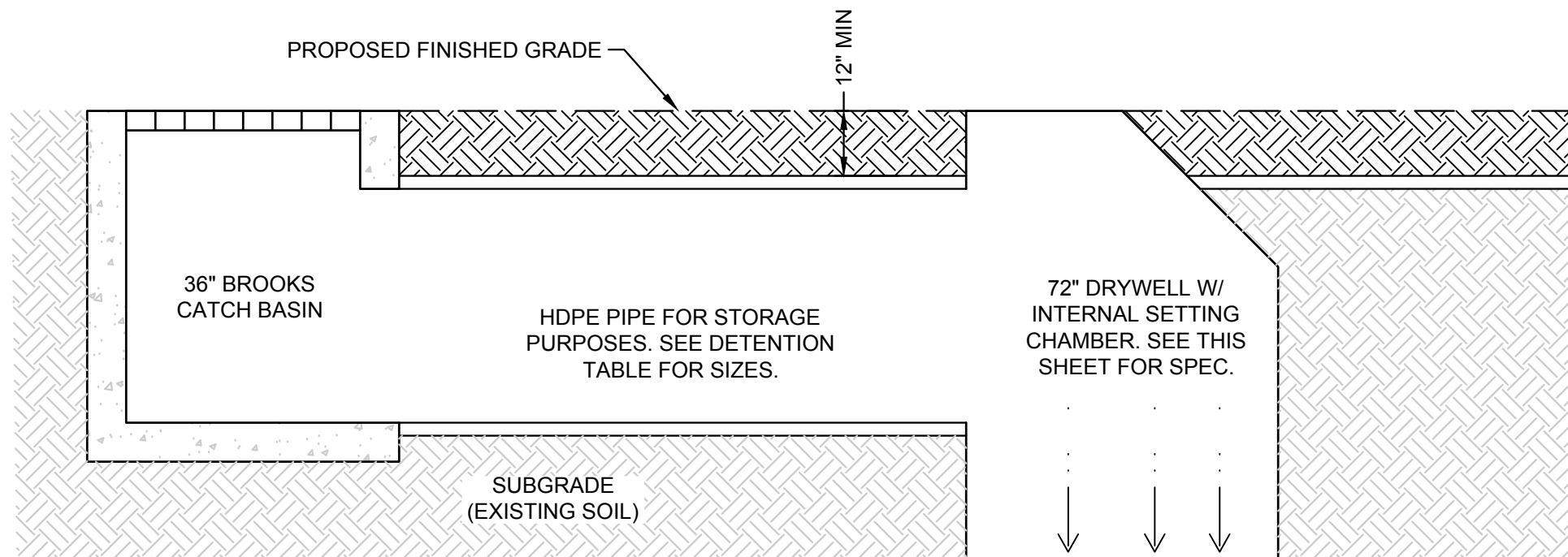
DETAIL: IV-6-SS-CA
DRAWN ON: 05-14-19
REVISED BY: RJA
REVISED DATE: 05-26-22
SCALE: N.T.S.

- ITEM NUMBERS
- MANHOLE CONE - MODIFIED FLAT BOTTOM.
 - BOLTED RING & GRATE/COVER - DIAMETER & TYPE AS SHOWN. CLEAN CAST IRON WITH WORDING "STORM WATER ONLY" IN RAISED LETTERS. BOLTED IN 2 LOCATIONS AND SECURED TO CONE WITH MORTAR. RIM ELEVATION $\pm 0.02'$ OF PLANS.
 - STABILIZED BACKFILL - TWO-SACK SLURRY MIX.
 - PRE-CAST LINER - 4000 PSI CONCRETE 48" ID. X 54" OD. CENTER IN HOLE AND ALIGN SECTIONS TO MAXIMIZE BEARING SURFACE.
 - INLET PIPE (BY OTHERS). SEE SEPARATE PLAN FOR INVERT ELEVATIONS.
 - GRADED BASIN OR PAVING (BY OTHERS).
 - COMPACTED BASE MATERIAL, IF REQUIRED (BY OTHERS).
 - FREEBOARD DEPTH VARIES WITH INLET PIPE ELEVATION. INCREASE SETTLING CHAMBER DEPTH AS NEEDED TO MAINTAIN ALL INLET PIPE ELEVATIONS ABOVE RISER PIPE.
 - NON-WOVEN GEOTEXTILE SLEEVE - MIRAFI 140 NL. MIN. 6 FT ϕ . HELD APPROX. 10 FEET OFF THE BOTTOM OF EXCAVATION.
 - PUREFLO® DEBRIS SHIELD - ROLLED 16 GA. STEEL X 24" LENGTH WITH VENTED ANTI-SIPHON AND INTERNAL 0.265" MAX. S.W.O. FLATTENED EXPANDED STEEL SCREEN X 12" LENGTH. FUSION BONDED EPOXY COATED.
 - MIN. 6" ϕ DRILLED SHAFT.
 - RISER PIPE - SCH. 40 PVC MATED TO DRAINAGE PIPE AT BASE SEAL.
 - DRAINAGE PIPE - ADS HIGHWAY GRADE OR SCH. 40 PVC WITH TRI-A COUPLER. SUSPEND PIPE DURING BACKFILL OPERATIONS. DIAMETER AS NOTED.
 - ROCK - WASHED, SIZED BETWEEN 3/8" AND 1-1/2".
 - FLOFAST® DRAINAGE SCREEN - SCH. 40 PVC 0.120" SLOTTED WELL SCREEN WITH 32 SLOTS PER ROW/FT. OVERALL LENGTH VARIES, UP TO 120" WITH TRI-B COUPLER.
 - ABSORBENT - HYDROPHOBIC PETROCHEMICAL SPONGE. MIN. 128 OZ. CAPACITY. TYPICAL, 2 PER CHAMBER.
 - FABRIC SEAL - U.V. RESISTANT GEOTEXTILE - TO BE REMOVED BY CUSTOMER AT PROJECT COMPLETION. GRATED ONLY.
 - MIN. 6" ϕ DRILLED SHAFT.
 - BASE SEAL - CONCRETE SLURRY.
 - 6 PERFORATIONS MINIMUM PER FOOT, 2 ROWS MINIMUM.

Manufactured and Installed by
TORRENT RESOURCES
An evolution of McGuckin Drilling
www.torrentresources.com
CALIFORNIA 909-529-0740
ARIZONA 602-268-0785

DRYWELL DETAIL
SCALE: N.T.S.

17



DRYWELL CROSS SECTION
SCALE: N.T.S.

18

ID	SOURCE CONTROL REQUIREMENT	IMPLEMENTATION
SD-1	MAINTAIN NATURAL DRAINAGE PATH AND HYDROLOGIC FEATURES	SITE WAS DESIGNED TO MIMIC AND MINIMIZE CHANGES TO EXISTING AND NATURAL DRAINAGE PATH
SD-2	CONSERVE NATURAL AREAS, SOILS, AND VEGETATION	EXISTING SOIL AND VEGETATION WILL BE CONSERVED.
SD-3	MINIMIZE IMPERVIOUS AREA	PAVEMENT WIDTHS ARE KEPT TO MINIMUM DESIGN STANDARDS.
SD-4	MINIMIZE SOIL COMPACTION	MINIMIZE SOIL COMPACTION TO LANDSCAPED AREAS
SD-5	LANDSCAPING WITH NATIVE OR DROUGHT TOLERANT SPECIES	LANDSCAPING WILL USE NATIVE OR DROUGHT TOLERANT SPECIES.

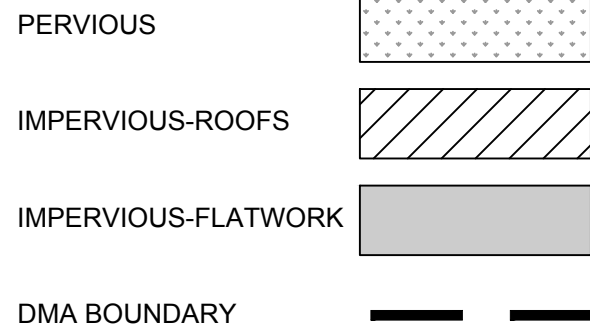
DRYWELL SUMMARY

DMA ID	VOLUME REQUIRED (CF)	TOTAL # OF DRYWELLS	DRYWELL DIAMETER (FT)	TOTAL DEPTH (FT)	TOTAL VOLUME IN DRYWELLS (CF)	DETENTION REQUIRED (CF)	PIPE SIZE (IN)	AREA OF PIPE (SF)	LENGTH OF PIPE (FT)	DETENTION PROVIDED (CF)	VOLUME PROVIDED (CF)	TOTAL VOLUME INFILTRATED WITHIN 72 HOURS (CF)
DMA-2	705.6	1	6.0	17.0	211.0	494.6	24.0	12.56	41.5	521.2	732.2	738.0
DMA-3	790.3	1	6.0	17.0	211.0	579.3	36.0	28.26	20.5	579.3	790.3	802.0

DMA SUMMARY TABLE

DMA ID	AREA (ACRES)	AREA (SF)	IMPERVIOUS AREAS (SF)	PERVIOUS AREAS (SF)	IMPERVIOUS PERCENTAGE (%)	DMA TYPE	BMP ID	SOIL TYPE
DMA-1	0.62	27,006	21,825	5,181	80.8%	DRAINS TO BMP	PERMEABLE PAVEMENT	B
DMA-2	0.51	22,378	11,962	10,416	53.5%	DRAINS TO BMP	DRYWELL	B
DMA-3	0.34	14,785	14,785	0	100.0%	DRAINS TO BMP	DRYWELL	B
DMA-4	0.09	3,881	395	3,486	10.2%	SELF-TREATING	-	B
TOTAL	1.56	68,050	48,967	19,083	72.0%			

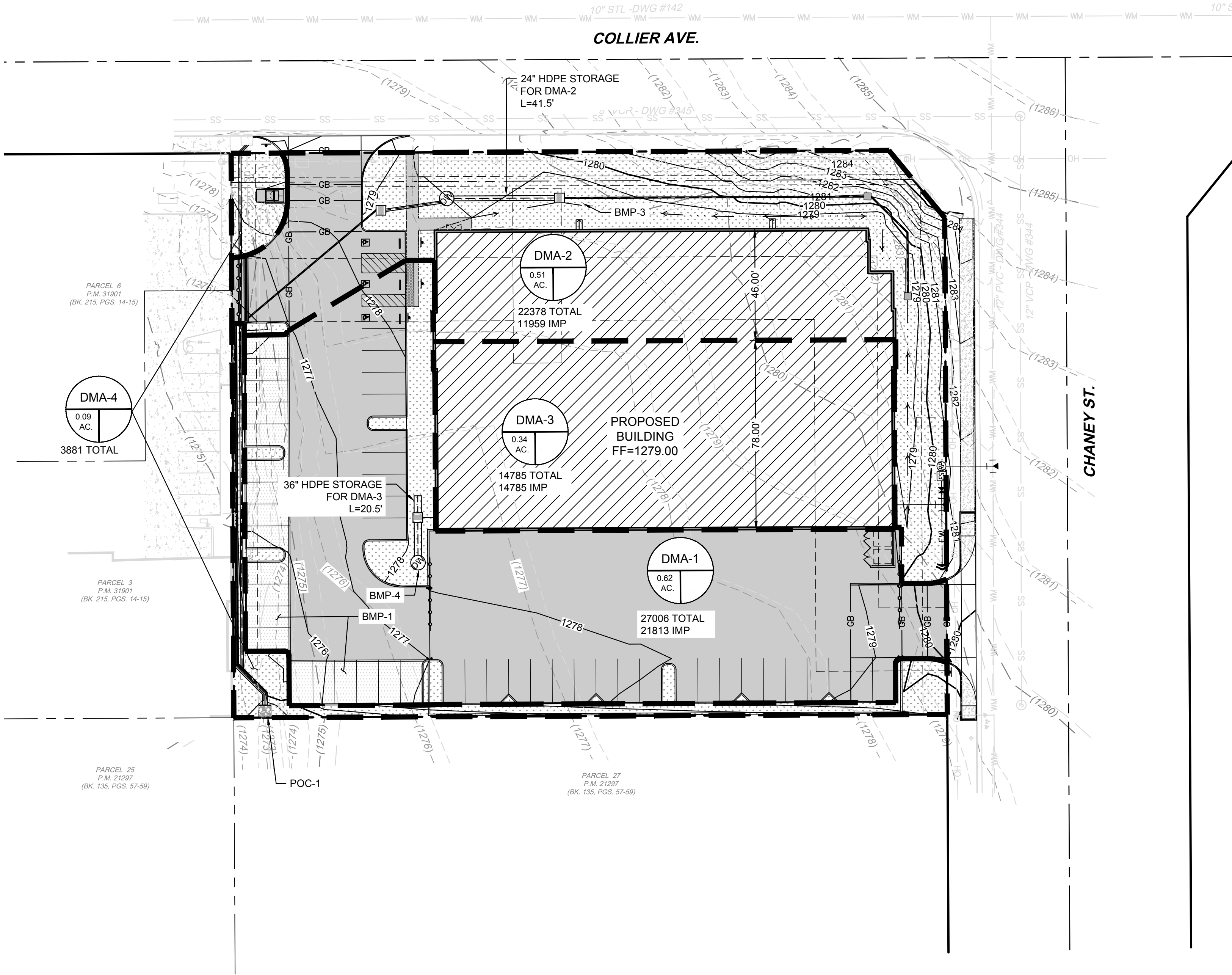
LEGEND



FEATURES TO MINIMIZE IMPERVIOUSNESS:
PAVEMENT WIDTHS ARE KEPT TO MINIMUM DESIGN STANDARDS
RUNOFF IS TREATED BY INFILTRATION

DMA EXHIBIT
SOIL GROUPS:
THE SITE IS UNDERLAIN BY SOIL GROUP "B".
NO EXISTING NATURAL HYDROLOGIC FEATURES
NO CRITICAL COURSE SEDIMENT AREAS TO BE PROTECTED
DEPTH TO GROUNDWATER EXPECTED TO BE 25 FT*

ID	SOURCE CONTROL REQUIREMENT	IMPLEMENTATION
SC-1	PREVENTION OF ILLICIT DISCHARGES	USE OF EFFECTIVE IRRIGATION INCLUDES IN THE DESIGN AND UTILIZATION OF EXISTING RUNOFF COLLECTION POND FOR MONITORING RUNOFF AND REUSE
SC-2	STORM DRAIN STENCILING OR SIGNAGE	STENCIL EVERY INLET WITH PROHIBITIVE LANGUAGE "NO DUMPING" LEADS TO WATERWAYS" AND "NO CONTAMINE" IN SPANISH
SC-3	PROTECT TRASH STORAGE AREAS FROM RAINFALL, RUN-ON, RUNOFF, AND WIND DISPERSAL	ALL TRASH AREAS WILL BE PROTECTED AND TRASH CANS EQUIPPED WITH HINGED LIDS.



MASON MOTORSPORTS
PRELIMINARY GRADING PLAN
CHANEY ST & COLLIER AVE
LAKE ELSINORE, CA 92530

BMP PLAN

NO.	DATE	REMARKS

JOB NO.:	SDG21-0008
PA / PM:	SMB
DESIGNED:	ALU
DATE:	09/06/2022
PLOT DATE:	09/06/22



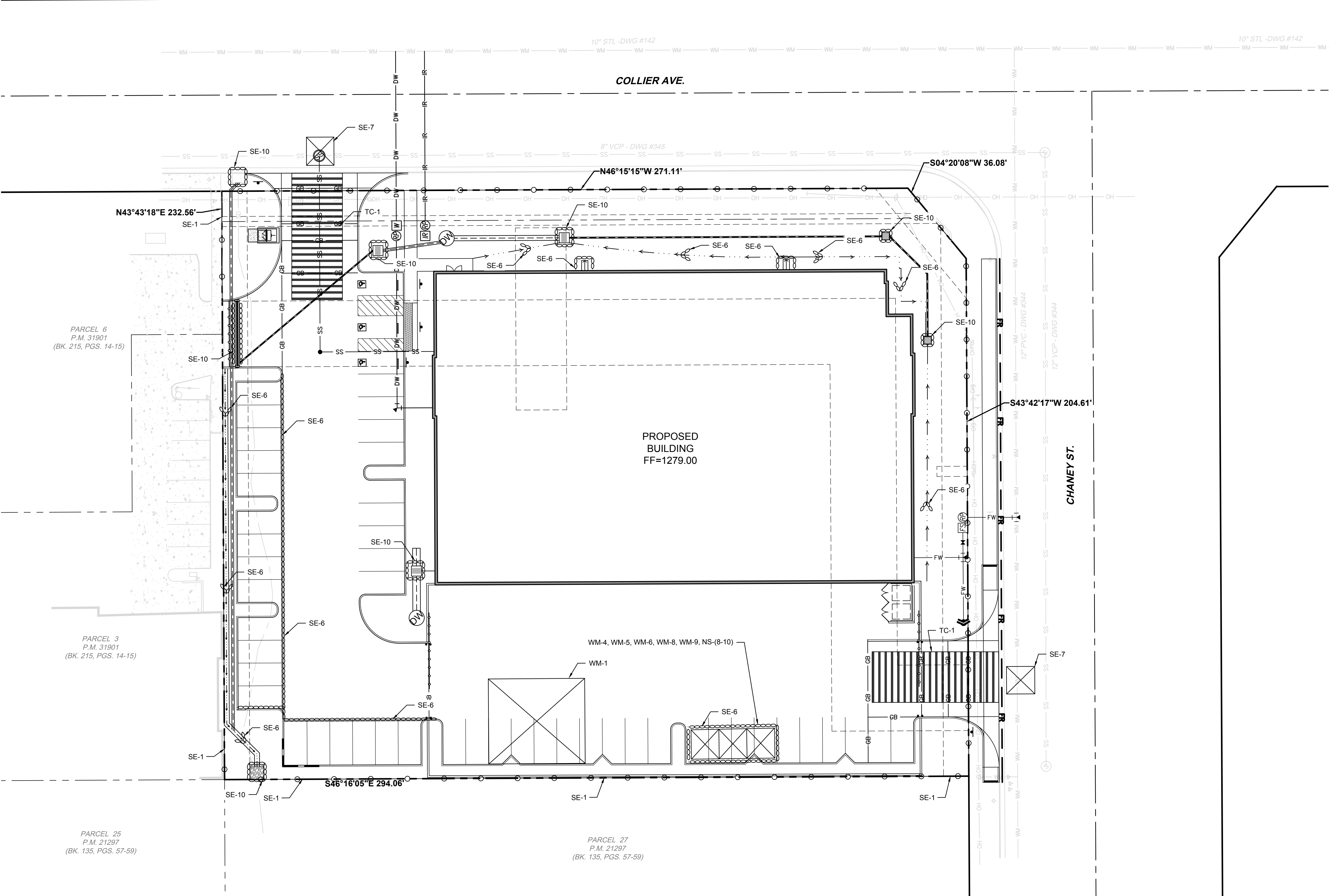
FOR AND ON BEHALF
OF WARE MALCOMB

CONSTRUCTION BMP LEGEND

BMP	TITLE	SYMBOL	QUANTITY
EC-1	SCHEDULING		
EC-3	BONDED FIBER MATRIX		
SE-1	SILT FENCE		867 LF
SE-5	FIBER ROLL	FR	207 LF
SE-6	GRAVEL BAG BERM		420 LF
SE-7	STREET SWEEPING AND VACUUMING		
SE-10	STORM DRAIN INLET PROTECTION		8 EA
TC-1	STABILIZED CONSTRUCTION ENTRANCE/EXIT		2 EA
WE-1	WIND EROSION CONTROL		
NS-3	PAVING, SEALING, SAWCUTTING & GRINDING OPERATIONS		
NS-(8-10)	EQUIPMENT FUELING, CLEANING AND MAINTENANCE		
WM-1	MATERIAL DELIVERY & STORAGE		
WM-2	MATERIAL USE		
WM-3	STOCKPILE AREA		
WM-4	SPILL PREVENTION AND CONTROL		
WM-5	SOLID WASTE MANAGEMENT		
WM-6	HAZARDOUS WASTE MANAGEMENT		
WM-8	CONCRETE WASTE MANAGEMENT		
WM-9	SANITARY/SEPTIC WASTE MANAGEMENT		

EROSION CONTROL NOTES

- CONTRACTOR TO INSPECT AND MAINTAIN EROSION CONTROL MEASURES THROUGHOUT THE COURSE OF CONSTRUCTION, INCLUDING INSTALLING, REPAIRING, REPLACING, RELOCATING, AND MODIFYING AS NECESSARY FOR CONSTRUCTION AND TO ENSURE THE SITE IS IN COMPLIANCE WITH STATE AND LOCAL REQUIREMENTS.
- ADDITIONAL EROSION CONTROL MEASURES NOT SHOWN ON THIS PLAN MAY BE NECESSARY TO PREVENT EROSION AND SEDIMENTATION.
- AREAS THAT ARE TO REMAIN IN A DISTURBED CONDITION FOR AN EXTENDED PERIOD SHALL BE TEMPORARILY SEEDED IN ACCORDANCE WITH STATE AND LOCAL CRITERIA.
- REFER TO THE APPROVED LANDSCAPE PLAN FOR FINAL STABILIZATION INFORMATION. AREAS NOT STABILIZED BY PAVEMENT, BUILDING FOOTPRINT, PERMANENT LANDSCAPING, OR OTHER PERMANENT STABILIZATION SHALL BE PERMANENTLY SEEDED PER STATE AND LOCAL REQUIREMENTS.
- ALL INLETS WITHIN 100' OF SITE WILL BE PROTECTED.



WARE MALCOMB
LEADING DESIGN FOR COMMERCIAL REAL ESTATE

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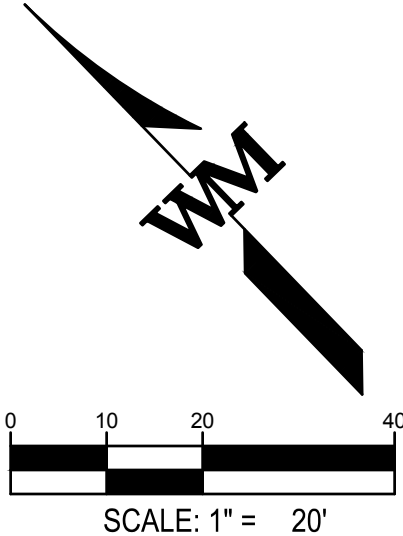
FOR AND ON BEHALF
OF WARE MALCOMB

**MASON MOTORSPORTS
PRELIMINARY GRADING PLAN**
CHANEY ST & COLLIER AVE
LAKE ELSINORE, CA 92530

EROSION CONTROL PLAN

NO.	DATE	REMARKS

JOB NO.:	SDG21-0008
PA / PM:	SMB
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PLOT DATE:	09/06/22



EROSION CONTROL NOTES

ALL EROSION CONTROL PLANS SHALL BE IN ACCORDANCE WITH CITY OF LAKE ELSINORE ORDINANCE NOS. 1237, 772, 529, 1004, CONSTRUCTION SITE BEST MANAGEMENT PRACTICES (BMP'S) AND STANDARDS OUTLINED WITHIN THE LAKE ELSINORE DESIGN MANUAL. NO GRADING PERMIT SHALL BE ISSUED WITHOUT AN EROSION CONTROL PLAN APPROVED BY THE CITY ENGINEER. THE EROSION CONTROL PLAN SHALL INCLUDE DETAILS OF PROTECTIVE MEASURES, INCLUDING DESILTING BASINS OR OTHER TEMPORARY DRAINAGE OR CONTROL MEASURES, OR BOTH, AS MAY BE NECESSARY TO PROTECT THE WATER QUALITY OF RECEIVING WATER BODIES OR TO PROTECT ADJOINING PUBLIC AND PRIVATE PROPERTY FROM DAMAGE FROM EROSION, FLOODING OR THE DEPOSITION OF MUD OR DEBRIS WHICH MAY ORIGINATE FROM THE SITE OR RESULT FROM SUCH GRADING OPERATIONS.

1. ALL EROSION CONTROL PLANS SHALL BE IN ACCORDANCE WITH CITY OF LAKE ELSINORE ORDINANCE NOS. 529, 772, 1237, 1004, CONSTRUCTION SITE BEST MANAGEMENT PRACTICES (BMP'S), AND STANDARDS OUTLINED WITHIN THE LAKE ELSINORE DESIGN MANUAL.

2. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR ANY DISCHARGES BY SUBCONTRACTORS.

3. IN CASE OF EMERGENCY, CALL PAUL GIESE AT (619) 440-7424.

4. DEVICES TO REDUCE EROSION DAMAGE SHALL NOT BE PLACED MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE QUALIFIED SWPPP DEVELOPER, CITY ENGINEER, OR IN AN EMERGENCY, BY THE PERSON RESPONSIBLE FOR GRADING OPERATIONS.

5. AREAS THAT ARE CLEARED AND GRADED SHALL BE LIMITED TO ONLY THE PORTION OF THE SITE THAT IS NECESSARY FOR CONSTRUCTION. THE CONSTRUCTION SITE SHALL BE MANAGED TO MINIMIZE THE EXPOSURE TIME OF DISTURBED SOIL AREAS THROUGH PHASING AND SCHEDULING OF GRADING AND THE USE OF TEMPORARY AND PERMANENT SOIL STABILIZATION.

6. ONCE DISTURBED, GRADED SLOPES EXCEEDING A 3:1 RATIO AND/OR TEN (10) FEET IN HEIGHT (TEMPORARY OR PERMANENT) SHALL BE STABILIZED IF THEY WILL NOT BE WORKED WITHIN 7 DAYS. DURING THE STORM SEASON, ALL SLOPES SHALL BE STABILIZED 24 HOURS PRIOR TO A PREDICTED STORM EVENT. CONSTRUCTION SITES SHALL BE REVEGETATED AS EARLY AS FEASIBLE AFTER SOIL DISTURBANCE AND WITHIN 7-DAYS OF COMPLETION.

7. FILL SLOPES AT THE TRACT PERIMETER MUST DRAIN AWAY FROM THE TOP OF THE SLOPE AT THE CONCLUSION OF EACH WORKING DAY.

8. THE CONTRACTOR SHALL BE RESPONSIBLE AND HAVE SIGNS POSTED ON THE SITE TO WARN AGAINST PUBLIC TRESPASS INTO AREAS WHERE WATER IS IMPOUNDED.

9. DUST SHALL BE CONTROLLED BY WATERING OR OTHER METHODS APPROVED BY THE CITY ENGINEER.

10. PLACEMENT OF DEVICES TO REDUCE EROSION DAMAGE WITHIN THE DEVELOPMENT SHALL BE SHOWN ON THE APPROVED PLAN.

11. DESILTING FACILITIES AT ALL DRAINAGE INLETS FOR THE GRADED SITE SHALL BE DESIGNED FOR A TWENTY-FIVE (25) YEAR, SIX (6) HOUR STORM INTENSITY. THEY MUST BE DETAILED ON THE PLANS. DESIGN AND SPECIFIC RECOMMENDATIONS SHALL BE SUBMITTED FOR THE FOLLOWING: A) DESILTING BASIN VOLUME BASED ON GRADIENT AND NATURE OF SOILS B) THE EXTENT OF ALL GRADED AREAS AND IDENTIFICATION OF ANY TEMPORARY SOIL STABILIZATION MEASURES. C) SIZE OF DESILTING BASIN OUTLET PIPE AND OVERFLOW. D) DIKE REQUIREMENTS. SHOW MINIMUM WALL WIDTH, SLOPE OF WALLS, PERCENT COMPACTION, ETC. E) OUTLET CONDITIONS FROM THE DESILTING BASIN SHALL NOT EXCEED DOWNSTREAM LIMITATIONS, WITH THE EXCEPTION OF OVERFLOW, WHICH IS TO BE DESIGNED TO PROVIDE CAPACITY OF 1.5 TIMES THE MAXIMUM DESIGN FLOW.

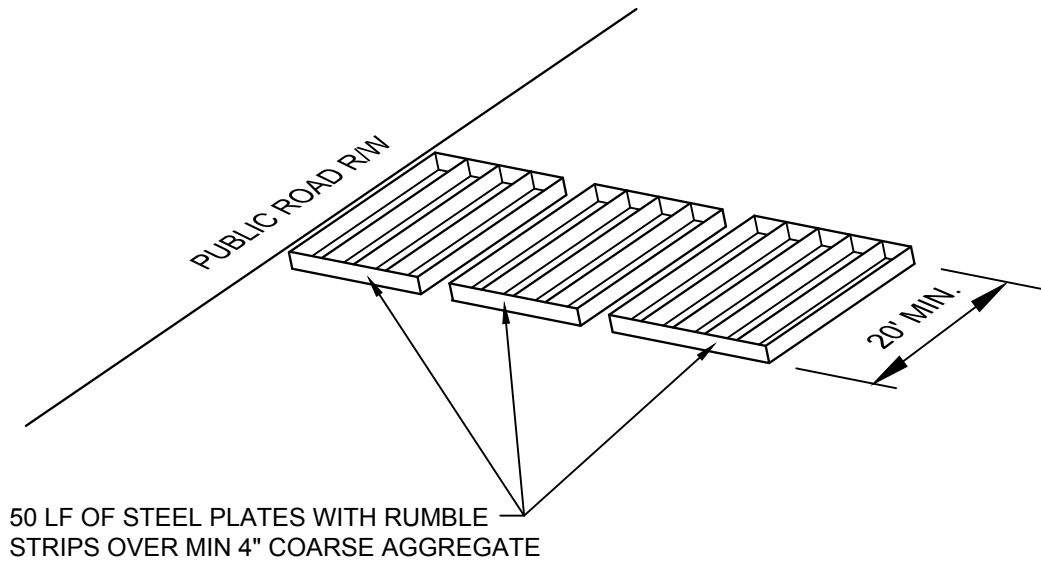
12. NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE AND AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES OR TO REPAIR ANY DAMAGED EROSION CONTROL MEASURES WHEN A 50% CHANCE OR GREATER OF RAIN WITHIN A 48 HOUR PERIOD IS FORECAST FOR LAKE ELSINORE BY THE NATIONAL OCEANIC AND ATMOSPHERIC AGENCY (NOAA).

13. BMP'S SHALL BE MAINTAINED AND INSPECTED DAILY TO MINIMIZE AND/OR PREVENT THE ENTRAINMENT OF SOIL IN RUNOFF FROM DISTURBED SOIL AREAS ON CONSTRUCTION SITES. ALL REMOVABLE PROTECTIVE EROSION CONTROL DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE FOUR (4) DAY RAIN PROBABILITY FORECAST EXCEEDS FORTY PERCENT (40%).

14. AFTER A RAINSTORM, ALL PROJECT GENERATED SILT AND DEBRIS SHALL BE REMOVED FROM CHECK BERMS, ONSITE PUBLIC DRAINS AND PIPES, DRAINS AND PIPES OF ADJACENT PROPERTIES AND DESILTING BASINS AND THE BASINS PUMPED DRY. ANY GRADED SLOPE BMP'S DAMAGED DURING A RAINSTORM SHALL ALSO BE IMMEDIATELY REPAIRED. FAILURE TO PROVIDE EFFECTIVE MAINTENANCE MAY RESULT IN PENALTIES.

15. DISCHARGING OF CONTAMINATED SOILS VIA SURFACE EROSION IS PROHIBITED.

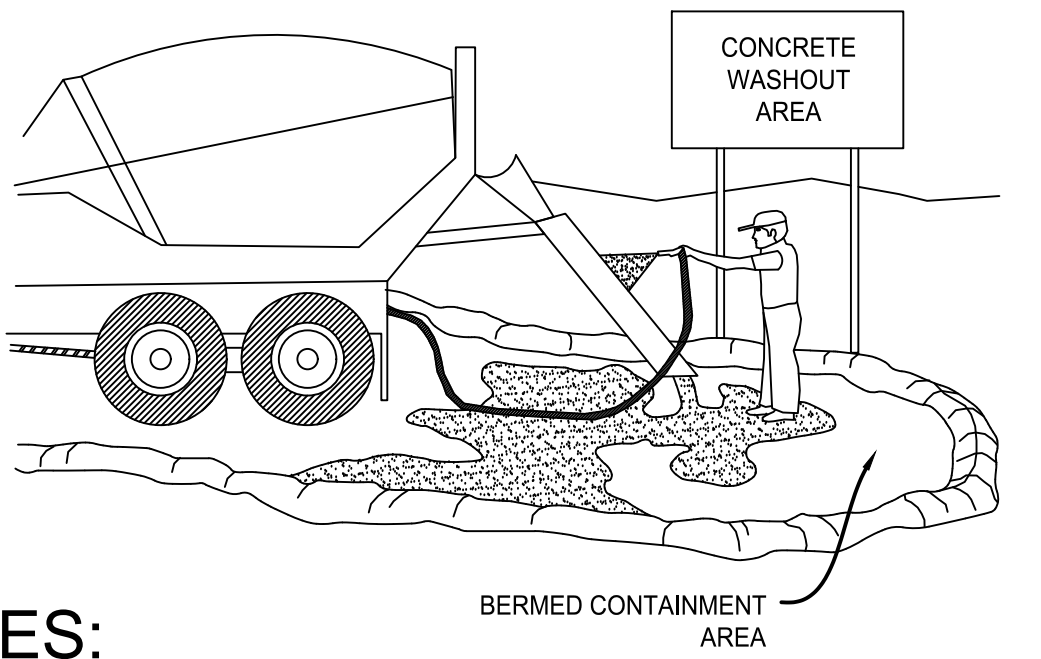
16. CONSTRUCTION ACCESS POINTS SHALL BE STABILIZED WITH A COMBINATION OF ROCK AND SHAKER PLATES YEAR-ROUND TO PREVENT TRACK-OUT. ROUTINE STREET SWEEPING SHALL BE PERFORMED ON ALL PAVED STREETS WHERE TRACKING IS OBSERVED. VACUUM SWEEPERS SHALL BE USED WHEN STREET SWEEPING BECOMES INEFFECTIVE.



STABILIZED ENTRANCE / EXIT DETAIL PER CASQA TC-1

NOT TO SCALE

TC-1



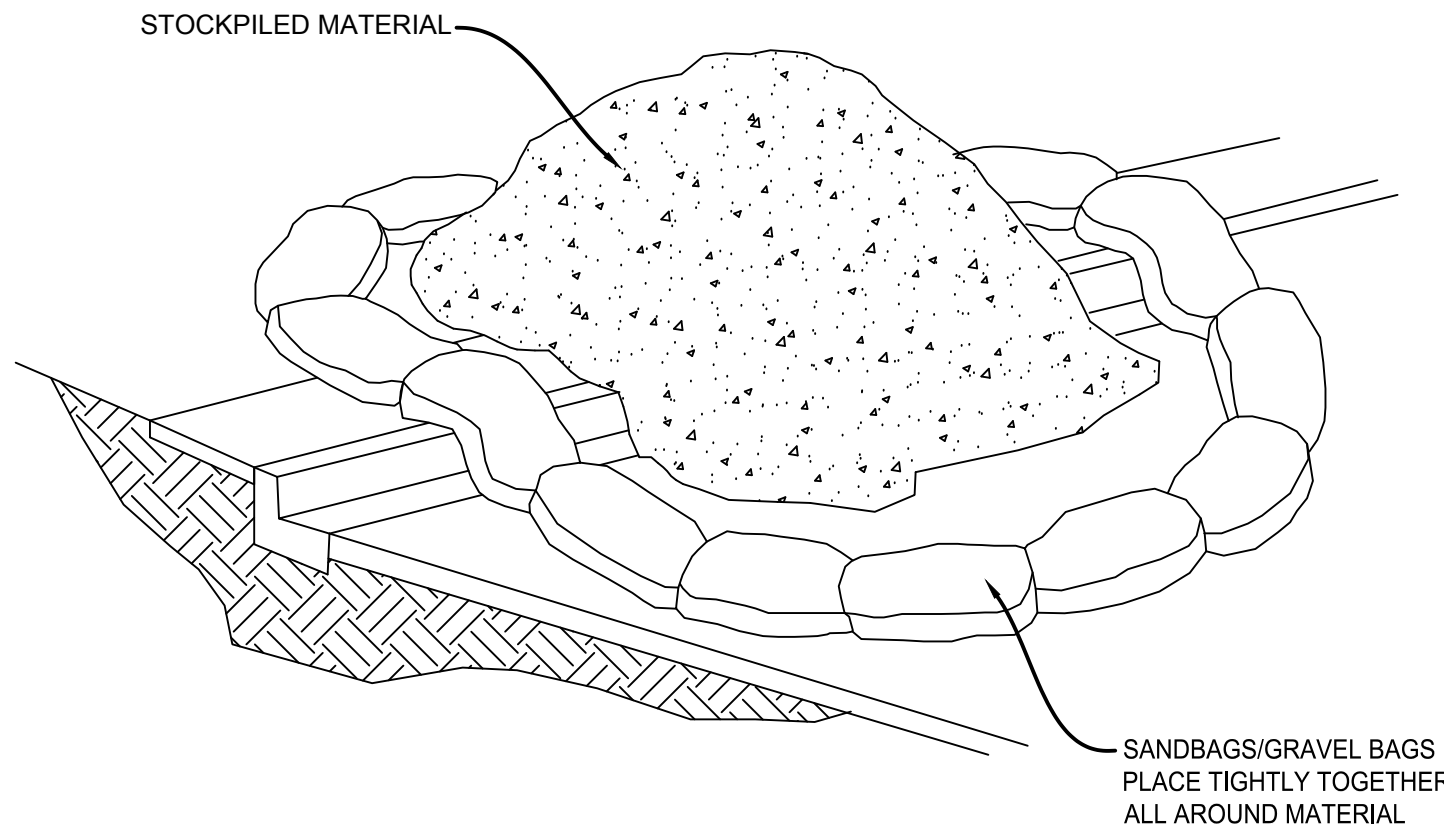
NOTES:

- EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO STREET OR A DRAINAGE SYSTEM
- FOR WASHOUT OF CONCRETE AND MORTAR PRODUCTS, A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN LIQUID AND SOLID WASTE SHALL PROVIDED ON SITE.
- SLURRY FROM CONCRETE AND ASPHALT SAW CUTTING SHALL BE VACUUMED OR CONTAINED, DRIED, PICKED UP AND DISPOSED OF PROPERTY.

CONCRETE WASTE MANAGEMENT (WM-8)

NOT TO SCALE

WM-8



MATERIAL STORAGE

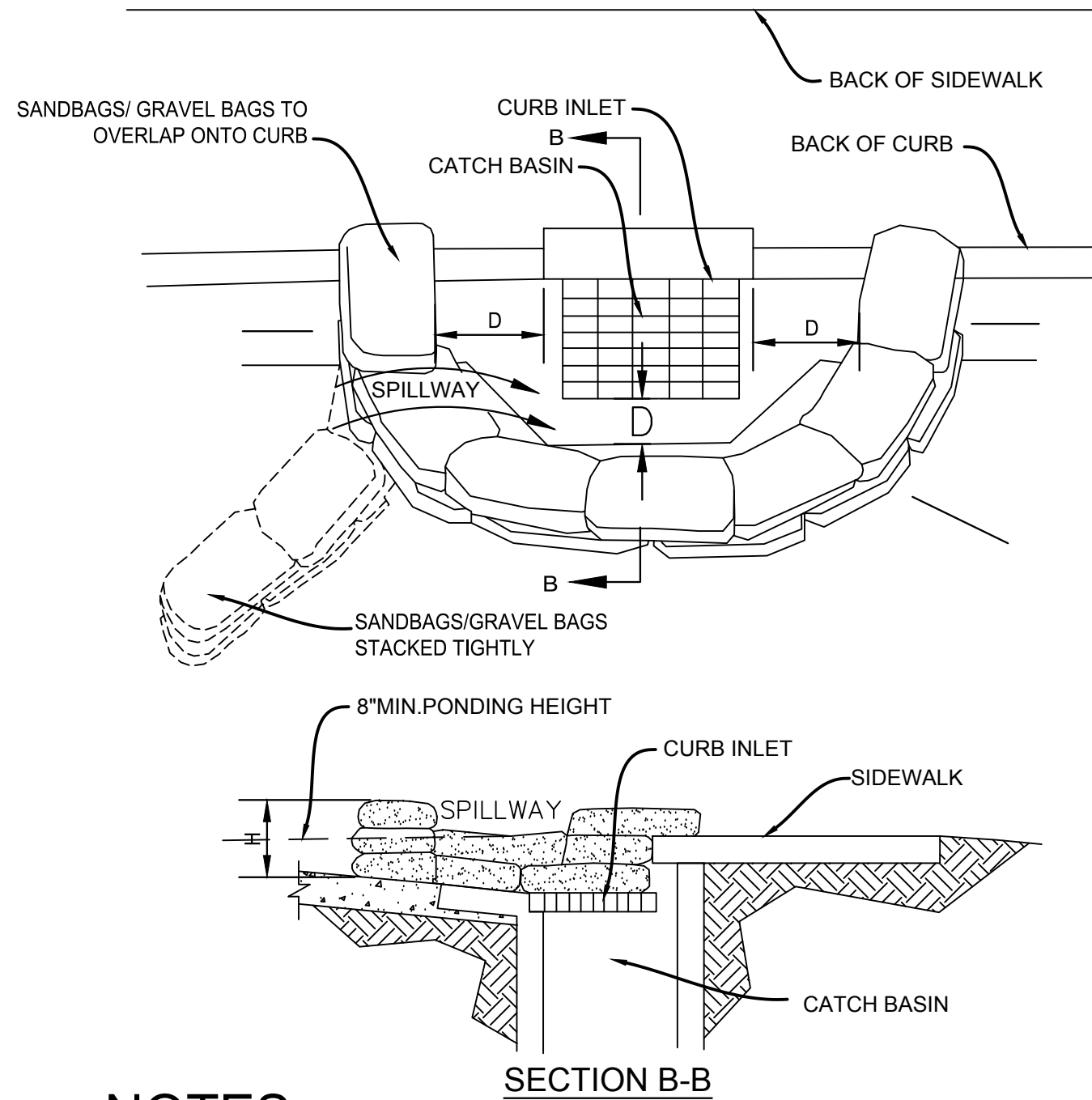
DIRT AND OTHER CONSTRUCTION RELATED MATERIALS PLACED IN THE STREET OR ON OTHER IMPERVIOUS SURFACES MUST BE CONTAINED WITH SANDBAGS OR OTHER MEASURES TO PREVENT TRANSPORT TO THE STORMDRAIN SYSTEM.

ANY CONSTRUCTION MATERIAL STORED OR STOCKPILED ON-SITE SHALL BE PROTECTED FROM BEING TRANSPORTED BY THE FORCE OF WIND OR WATER.

MATERIAL STORAGE (WM-1)

NOT TO SCALE

WM-1



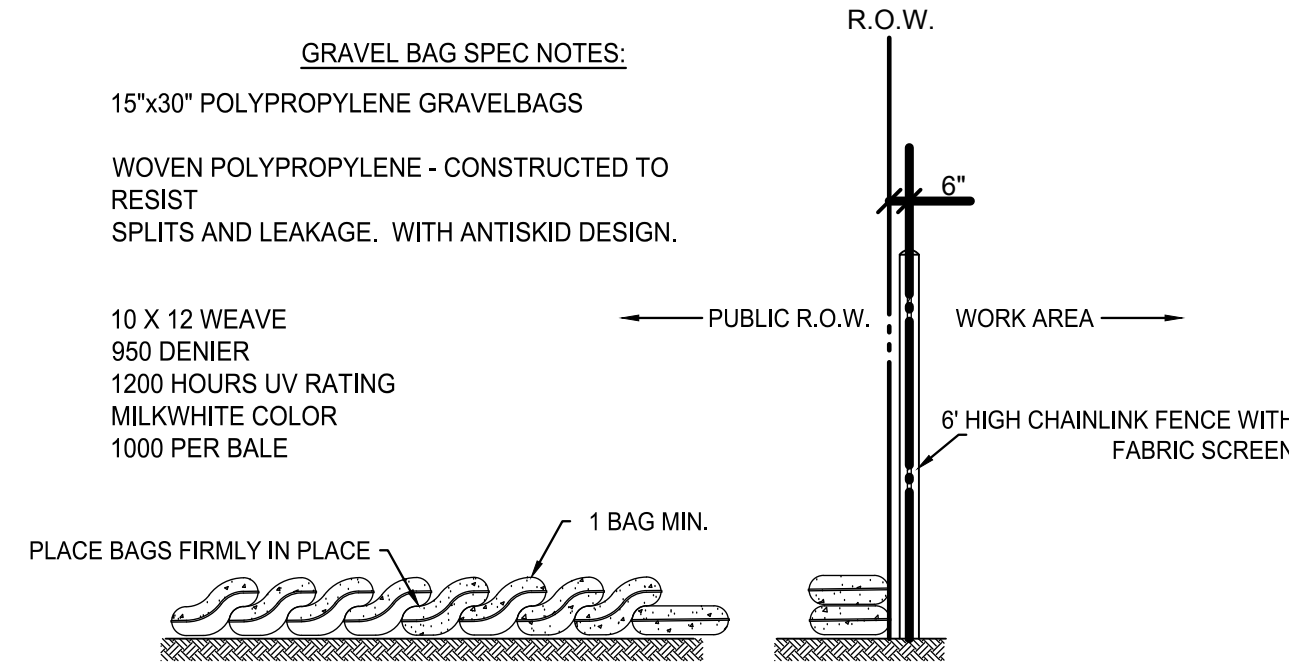
NOTES:

- CATCH BASIN/INLET PROTECTION SHALL BE INSTALLED WHEREVER THERE IS A POTENTIAL OF STORMWATER OR NON-STORMWATER BEING DISCHARGED INTO IT.
- INLET PROTECTION IS REQUIRED ALONG WITH OTHER POLLUTION PREVENTION MEASURES SUCH AS: EROSION CONTROL, SOIL STABILIZATION, AND MEASURES TO PREVENT TRACKING ONTO PAVED SURFACES.
- MODIFY INLET PROTECTION AS NEEDED TO AVOID CREATING TRAFFIC HAZARDS.
- INCLUDE INLET PROTECTION MEASURES AT HILLSIDE V-DITCHES AND MISC. DRAINAGE SWALES.
- INLET PROTECTION SHALL BE PROTECTED AND ACCUMULATED SEDIMENTS REMOVED. SEDIMENT SHALL BE DISPOSED OF PROPERTY AND IN A MANNER THAT ASSURES THAT THE SEDIMENT DOES NOT ENTER THE STORM DRAIN SYSTEM.
- DAMAGED BAGS SHALL BE REPLACED IMMEDIATELY.
- ADDITIONAL SANDBAG SEDIMENT TRAPS SHALL BE PLACED AT INTERVALS AS INDICATED ON SITE PLAN.

CATCH BASIN/ INLET PROTECTION (SE-10)

NOT TO SCALE

SE-10



GRAVEL BAG EROSION PROTECTION (SE-6) & CHAIN-LINK PERIMETER FENCE

NOT TO SCALE

SE-6

EROSION CONTROL DETAILS

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