

THE LAYVEN PLAZA

Legal Description	Project Narrative / scope of work	SHEET INDEX	PROJECT CONTACT	VICINITY MAP
<p>APP # 375-992-002-8, 375-992-003-7, 375-992-004-8, 375-992-005-9 and 375-992-006-0 Lot 17</p> <p>Legal Description: LOT: 17 ABSEMENTED SECTION; LOT 17 CITY LAKE ELIZABETH 62 ACRES N/4 IN PAR. LOT 17 FB DOWY 065 LAKE SHORE DR AND CITY/PAV/TPP LAKE ELIZABETH FOR PARAPCEL LOTS 375-092-002-6, 375-092-003-7, 375-092-004-8, 375-092-005-9 and 375-092-006-0 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LAKE ELIZABETH, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:</p> <p>PAGES: 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000</p>	<p>The proposed development for new expanding retail and restaurants of 40,000 s.f. within a newly proposed six acre of 4 acres. The project is located at the corner of lake shoreline and Harting st. in the incorporated city area of Lake Elsinore.</p>	<p>ARCHITECTURAL</p> <p>A-0 TITLE SHEET A-1 SITE PLAN A-2 FLOOR PLANS A-3 SECTION A-4 ROOF PLANS A-5 WALL & FENCE PLAN</p> <p>LANDSCAPE</p> <p>L-1 LANDSCAPE PLAN</p> <p>GM</p> <p>C-0.0 EXISTING TOPOGRAPHY PLAN C-0.1 PRELIMINARY GRADING PLAN C-0.2 TENTATIVE PARCEL MAP</p>	<p>OWNER</p> <p>LAKE VIEW CENTER LLC 1803 SHIPKART CENTER # B-2 IRVINE, CA 92614</p> <p>ARCHITECT</p> <p>48 GROUP 10000 ALI R. BADE 70 QUARTER HORSE IRVINE, CA 92622 TEL: (949) 394-4444</p> <p>LANDSCAPE ARCHITECT</p> <p>STAN SMITH ASSOCIATES 2201 POOLTON PARKWAY #J-12 LAGUNA HILLS, CA 92653 TEL: (949) 855-448</p> <p>GM</p> <p>THE PLAN ENGINEERING, INC. CONTACT: ROBERT L. DERNIA 18645 YORBA LIND BL., #250 YORBA LINDA, CA 92586 TEL: (714) 947-5077</p> <p>TRANSPORTATION CONSULTANT (TRAFFIC ENGINEER)</p> <p>TJM ENGINEERING 10000 ALI R. BADE 4 VENTURE #250 IRVINE, CA 92628 TEL: (949) 878-3509</p>	

THE LAKEVIEW PLAZA
CORNER OF LAKE SHORELINE DRIVE AND MANNING ST.
LAKE ELSINORE, CA

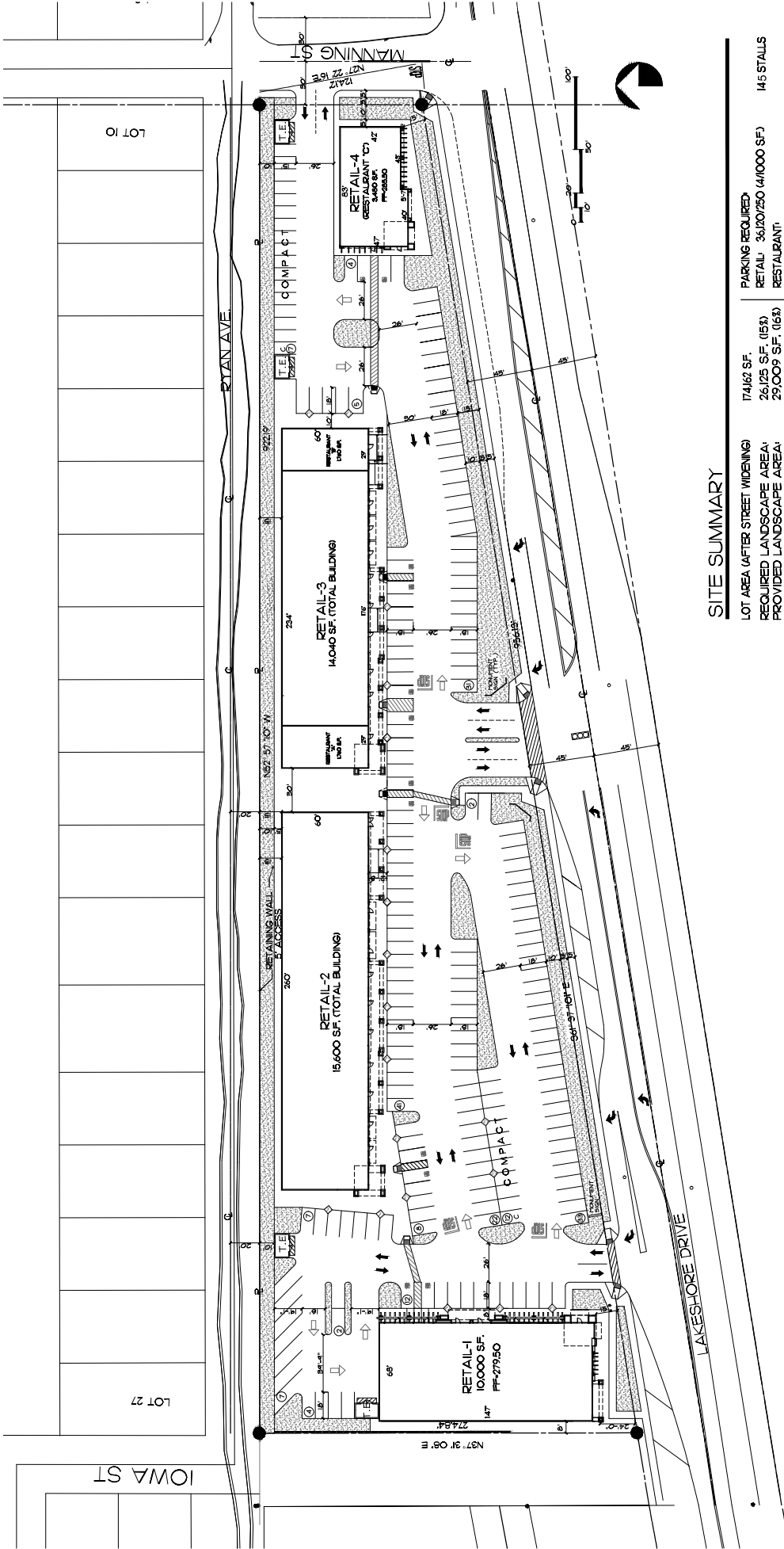
AB GROUP
70 QUARTER HORSE
IRVINE, CA 92602



○
A

TITLE SHEET

Updated 12/01/2019



SITE SUMMARY

LOT AREA (AFTER STREET WIDENING)	174,162 SF	PARKING REQUIRED	RETAIL: 36,120/250 (41,000 SF)	145 STALLS
REQUIRED LANDSCAPE AREA ¹	26,125 SF. (15%)	RESTAURANT ¹		
PROVIDED LANDSCAPE AREA ¹	29,009 SF. (16%)	• CUSTOMER AREA (7,000X35)/145	55 STALLS	
TOTAL BUILDING	43,120 SF.	• BOH AREA (7,000X65)/200	23 STALLS	
• RETAIL ¹	36,120 SF.	PARKING REQUIRED	223 STALLS	
• RESTAURANT ¹	7,000 SF.	PARKING PROVIDED	207 STALLS	
BUILDING COVERAGE PERCENTAGE	24%		16	
		REQUIRED ADA PARKING STALLS	223X28'-5"	5
		PROVIDED ADA PARKING STALLS	223X28'-5"	12 STALLS
		ALLOWED COMPACT PARKING STALLS	2237'4"-56"	56
		PROVIDED COMPACT PARKING STALLS	2237'4"-56"	29 STALLS

SECTION 9.0, TABLE 18, (MIN. REQ.), 207 STALLS

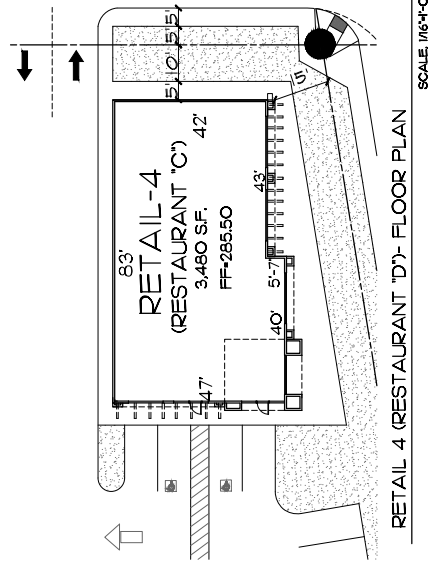
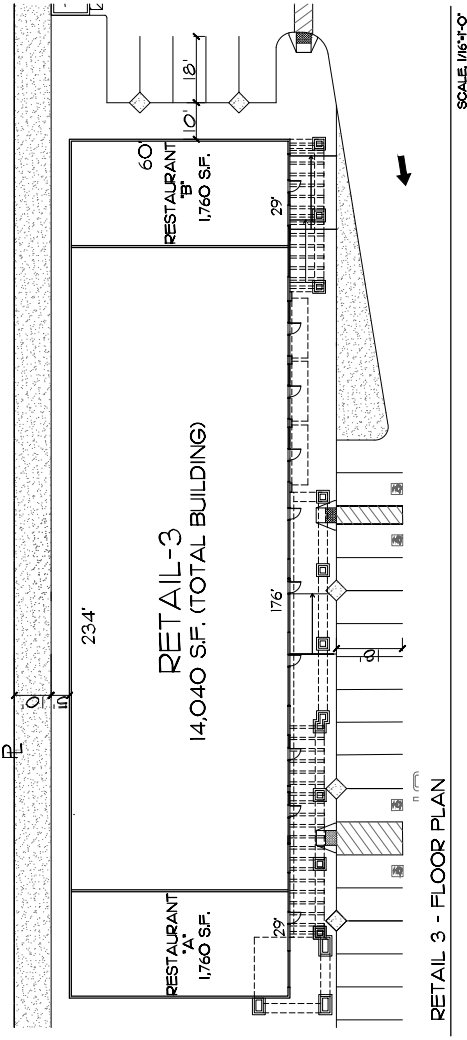
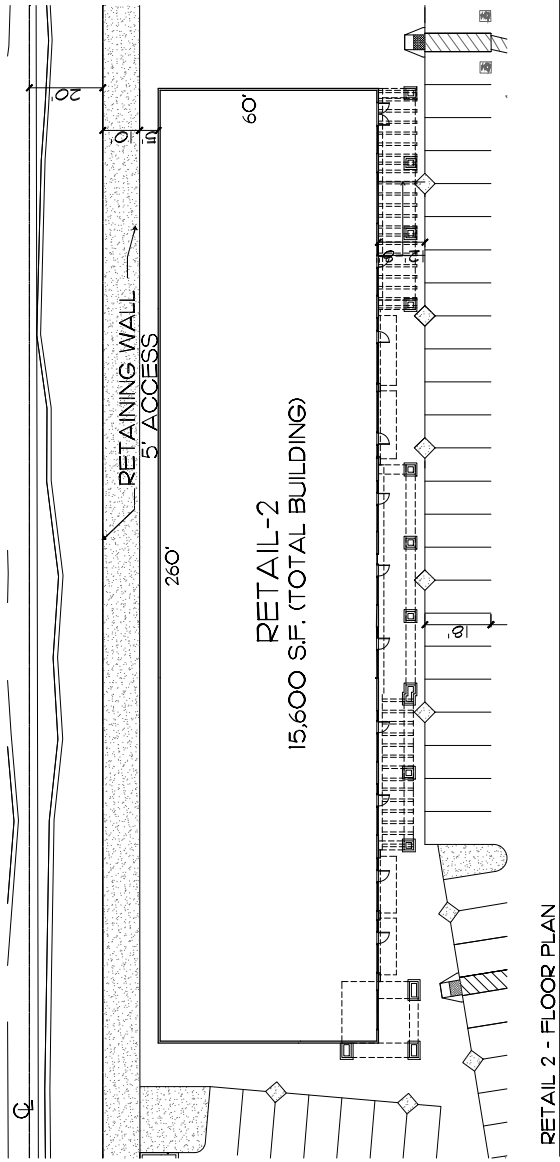
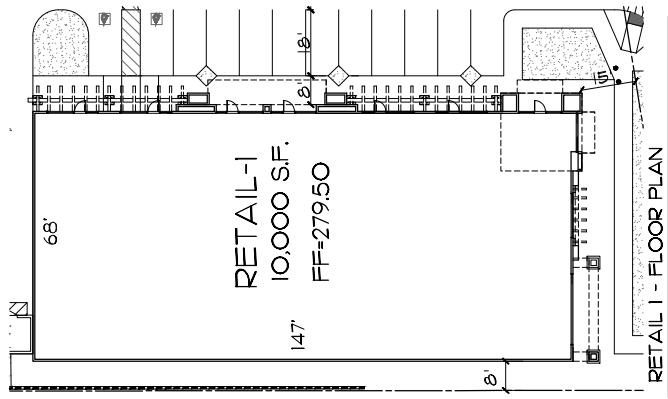
THE LAKEVIEW PLAZA
 CORNER OF LAKESHORE DRIVE AND MANNING ST.
 LAKE ELSINORE, CA

AB GROUP
 TO QUARTER HORSE
 IRVINE, CA 92602

A-1.0

Site Plan

Updated 12/31/2019



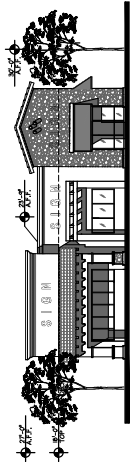
THE LAKEVIEW PLAZA
CORNER OF LAKESHORE DRIVE AND MANNING ST.
LAKE ELSINORE, CA

AB GROUP
TO QUARTER HORSE
IRVINE, CA 92602

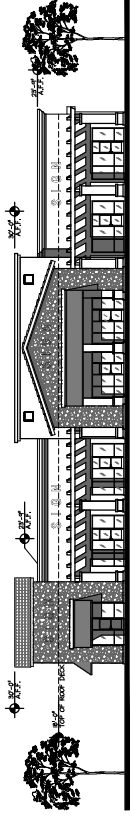


A-2.0
FLOOR PLANS

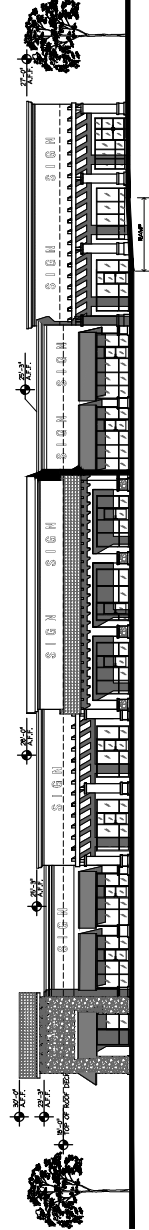
08/05/19



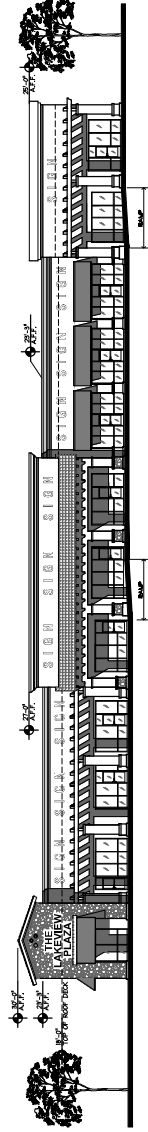
RETAIL 1 - SOUTH (STREET) ELEVATION
SCALE 1/16\"/>



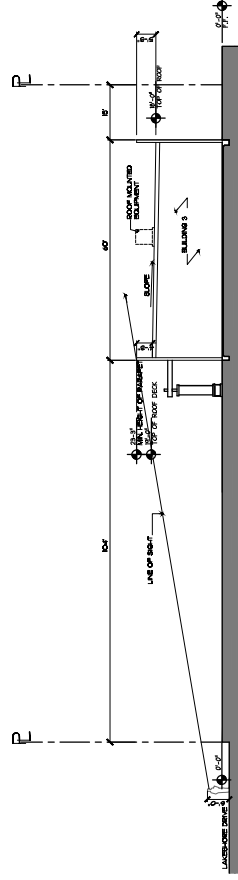
RETAIL 1 - EAST ELEVATION
SCALE 1/16\"/>



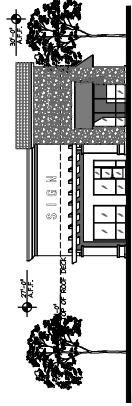
RETAIL 2 - SOUTH ELEVATION
SCALE 1/16\"/>



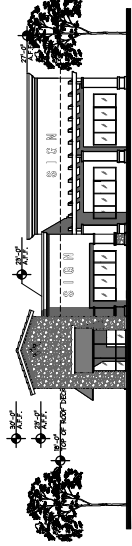
RETAIL 3 - SOUTH ELEVATION
SCALE 1/16\"/>



RETAIL 4 - SOUTH ELEVATION
SCALE 1/16\"/>



RETAIL 4 - WEST ELEVATION
SCALE 1/16\"/>



RETAIL 4 - SOUTH ELEVATION
SCALE 1/16\"/>

THE LAKEVIEW PLAZA

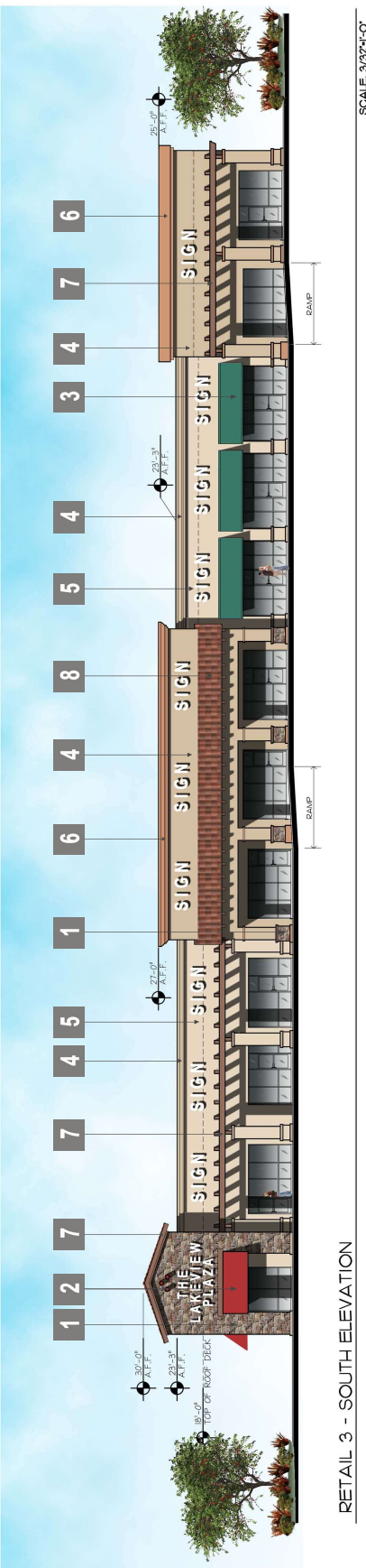
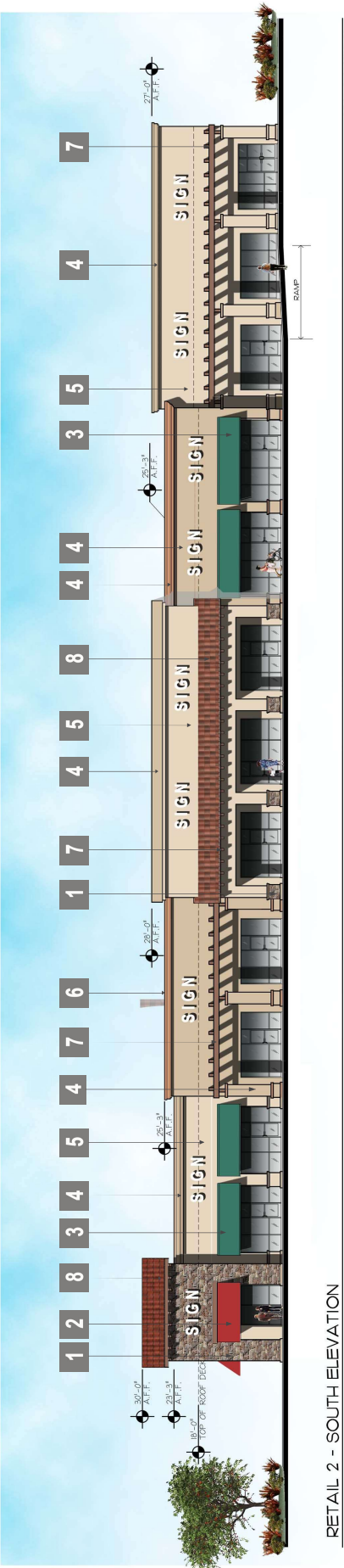
CORNER OF LAKESHORE DRIVE AND MANNING ST.
LAKE ELSINORE, CA







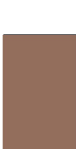

AB GROUP
TO QUARTER HORSE
IRVINE, CA 92602

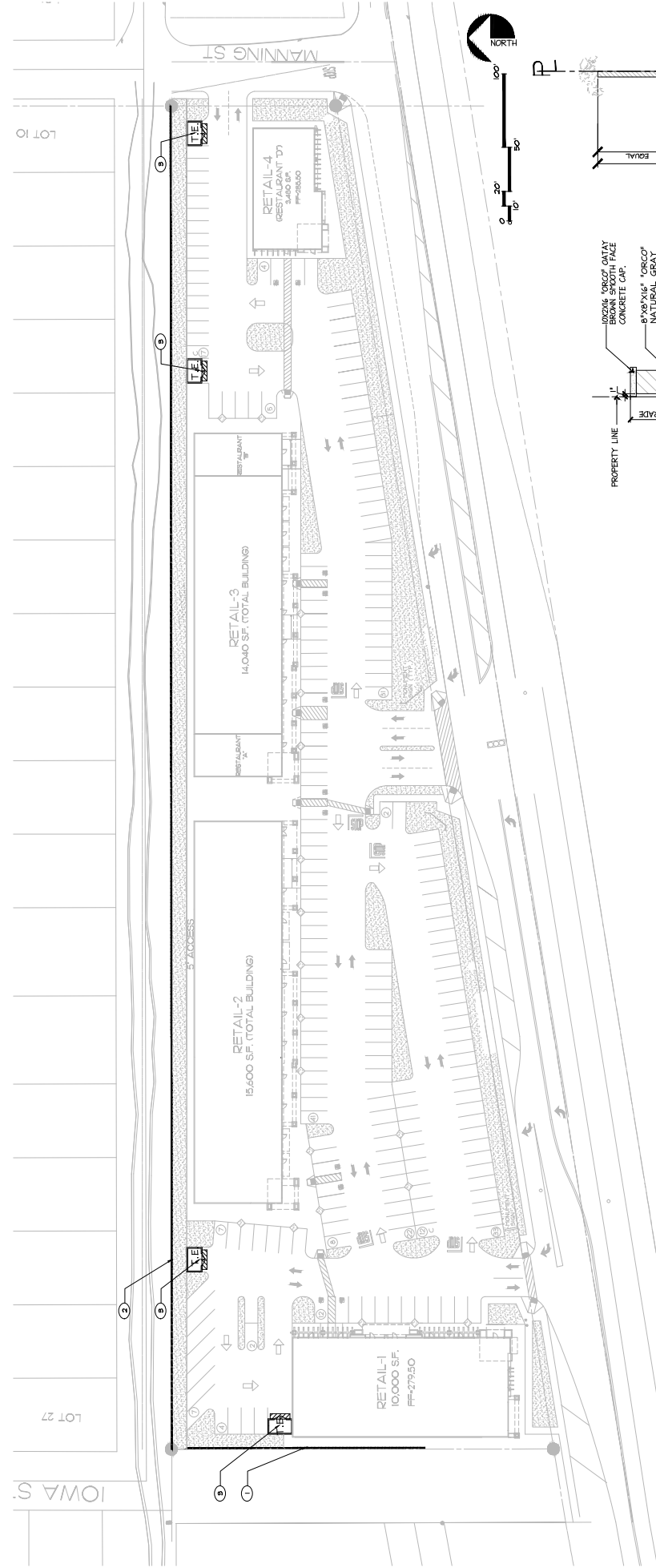


A-3.0 ELEVATIONS

08/05/19

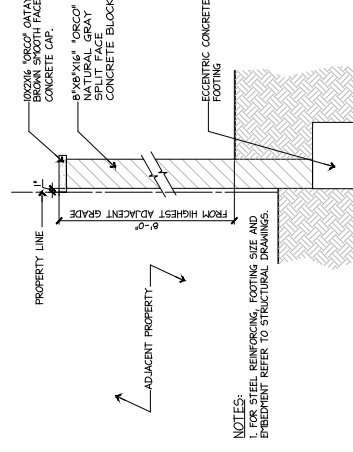


							
TUSCAN VILLA-SEVILLE CORONADO STONE	DEA 106 RED CONTRAST	DE5706 PINE NEEDLE	DE6143 ALMOND LATTE	DE6142 FLOATING FEATHER	DE6214 TAWNY AMBER	DE6097 MONTEREY BROWN	NEWPORT BLEND - BORAL SKU: 1USD07040
1	2	3	4	5	6	7	8

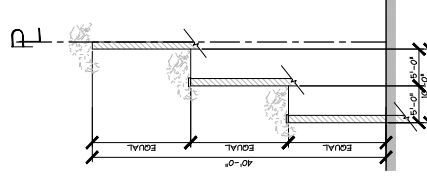


KEYNOTES

- ① 8'-0" HIGH SCREEN WALL. SEE DETAIL 1/A-5.0
- ② RETAINING WALL. SEE DETAIL 2/A-5.0
- ③ TRASH ENCLOSURE.



1 MASONRY SCREEN WALL
SCALE: 3/4"=1'-0"



2 DIAGRAMATIC STEPPED
RETAINING WALL
SCALE: 1/8"=1'-0"

THE LAKEVIEW PLAZA
CORNER OF LAKESHORE DRIVE AND MANNING ST.
LAKE ELSINORE, CA

AB GROUP
TO QUARTER HORSE
IRVINE, CA 92602



A-5.0
WALL & FENCE
PLAN 08/05/19

LOT 27

POR. RO. LA LAGUNA
(POR. SEC. 1 T.6S. R.5W.)

RYAN AVE.

LAKESHORE DRIVE
DRIVE
LAKE SHORE DRIVE ADDITION

MB 9/65-67 LAKE SHORE DRIVE ADDITION

BLUE PEAK
ENGINEERING, INC.
18643 YORBA LINDA BL. #235
YORBA LINDA, CA 92686
714.749.2077



EXHIBIT RECORD
SHEET

PROJECT NAME

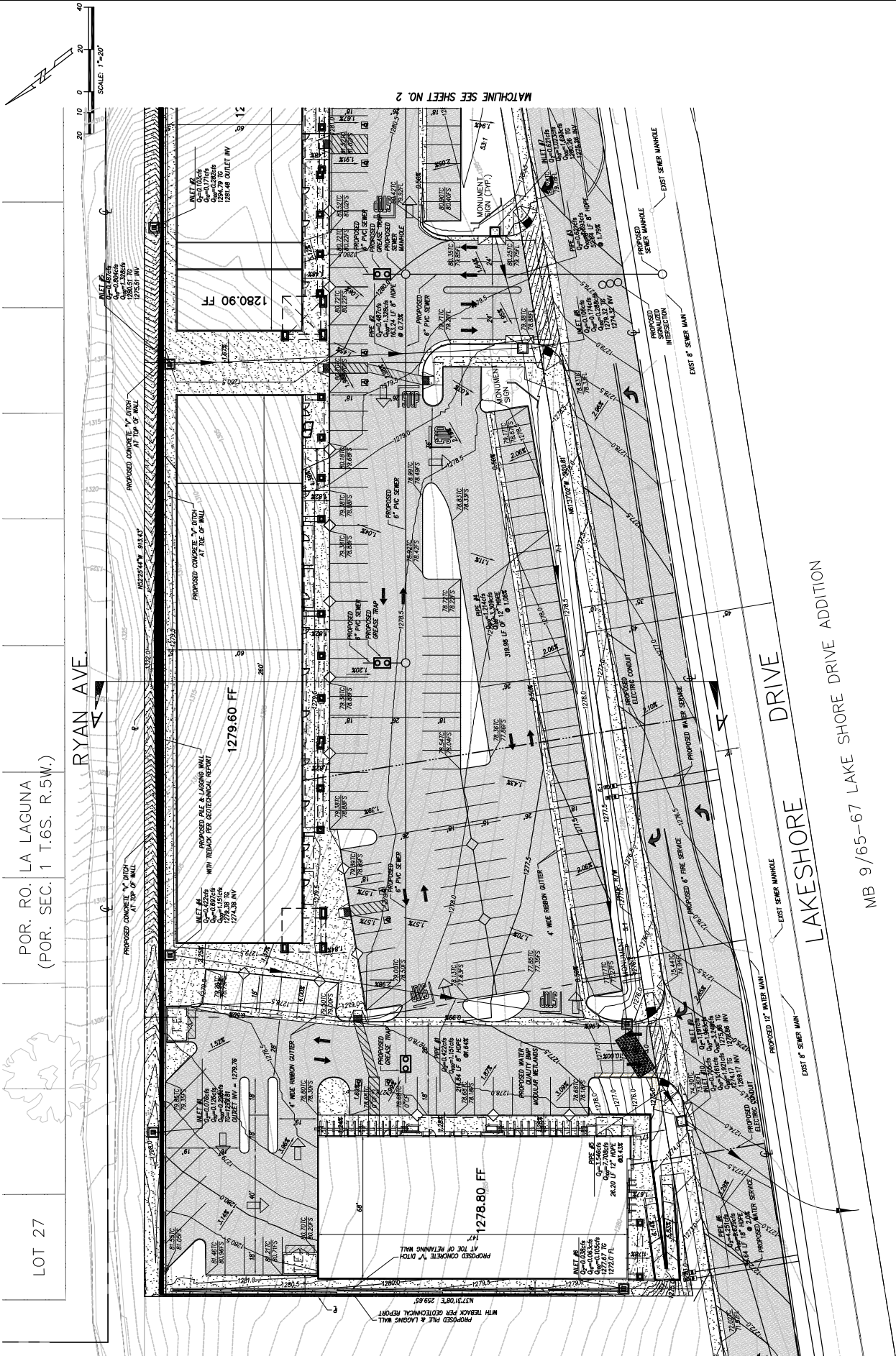
LAKESHORE PLAZA
LAKE SHORE DRIVE
LAKE ELISNORE, CALIFORNIA

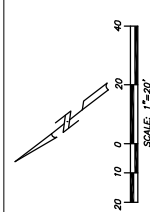


PRELIMINARY
GRADING PLAN

1 of 3

DATE: 11/11/17





POR. RO. LA LAGUNA
(POR. SEC. 1 T.6S. R.5W.)

LOT 10

RYAN AVE.

MANNING ST.

EXIST 8" SEWER MAN
DRIVE
LIVESHORE

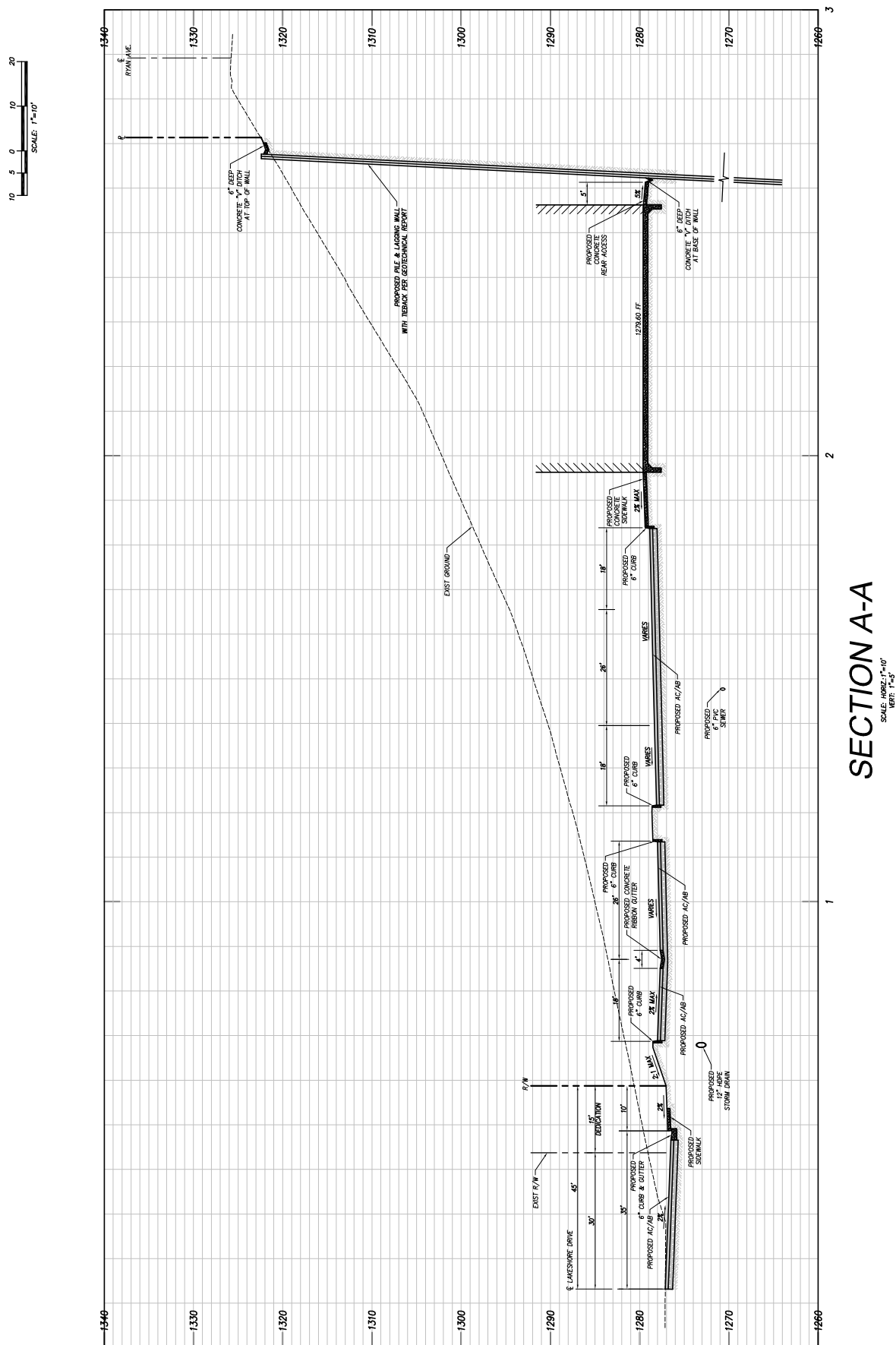
LAYERS -
- OF DRIVE ADDITION

NIB 9/65-67 LAKE SHORE

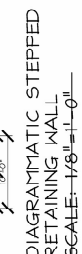
EARTHWORK QUANTITIES			
DESCRIPTION	CUT	FILL	UNIT
RAW CUT	85,019		CY
RAW FILL		109	CY
RAW EXPORT		84,910	CY

THE VALUES SHOWN HEREON ARE FOR PLAN CHECK ESTIMATING PURPOSES ONLY. CONTRACTOR SHALL PERFORM OWN QUANTITY ESTIMATE FOR BIDDING AND CONSTRUCTION. VOLUMES BASED ON A FINISH GRADE 6" BELOW DESIGN GRADES.

MATCHLINE SEE SHEET NO. 1



SECTION A-A

[illegible]