BAMIYAN MARKETPLACE

CITY OF LAKE ELSINORE
PLANNING APPLICATION No. 2019–07
TENTATIVE TRACT MAP No. 37578
CONDITIONAL USE PERMIT No. 2019–03
COMMERCIAL DESIGN REVIEW No. 2019–05
UNIFORM SIGN PROGRAM No. 2019–01

OWNER AND APPLICANT

MR. AHMAD ZAKI
ZAIREY, INC.
45 CINCH ROAD, BELL CANYON, CA 91307
818–601–0374
ahmadzaki@sbcglobal.net

CIVIL ENGINEER AND PROJECT MANAGER

SB&O INC.
c/o STEPHEN OTT
3990 RUFFIN ROAD, SUITE 120
SAN DIEGO CA. 92123
858–560–1141
stephen.ott@sboinc.com

DESIGNER

AGC DESIGN CONCEPT, INC.
c/o ALEX CUEVAS
28524 CONSTELLATION ROAD, VALENCIA, CA 91355
661–295–1111
acuevas@agcdc.com

GEOTECHNICAL

EARTH SYSTEMS
c/o MARK SPYKERMAN
1680 ILLINOIS AVENUE, SUITE 20, PERRIS, CA 92571
951–928–9799
mspykerman@earthsystems.com

LANDSCAPE

LANDSCAPE DYNAMICS
c/o GREG ZOLL
3359 LOCUST STREET, RIVERSIDE, CA 92501
951–264–4839
gregzoll@landscapedynamics.net

SIGN PROGRAM

FX SIGNS
12155 MAGNOLIA AVE, BLDG 11–A, RIVERSIDE, CA 92503
951–689–0270

ENVIRONMENTAL CONSULTANT

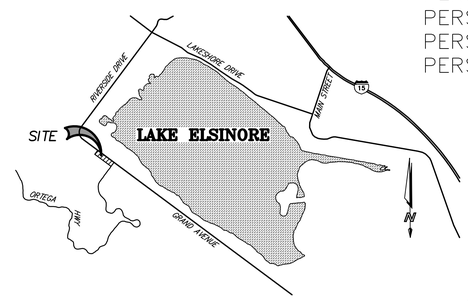
KINSINGER ENVIRONMENTAL CONSULTING
c/o DEBRA KINSINGER
5700 BALTIMORE DRIVE, #53, LA MESA, CA 91942
760–846–2649
happydeb@gmail.com

TRAFFIC ENGINEER

URBAN CROSSROADS
c/o JOSE ALIRE
1133 CAMELBACK STREET, #8329, NEWPORT BEACH, CA 92111
714–336–1982
jalire@urbanxroads.com

UTILITY CONSULTANT

c/o EDDIE PABLOS
BUTSKO UTILITY DESIGN, INC., AN NV5 COMPANY
26835 JEFFERSON AVENUE, SUITE A, MURRIETA, CA 92562
951–834–9920 x113



VICINITY MAP
THOMAS GUIDE REF.:
PAGE 865, GRID J6, J7, H6, H7
NOT TO SCALE

SHEET INDEX

ARCHITECTURAL PLANS

RENDERINGS

REGISTERED PROFESSIONAL ENGINEER
STEPHEN C. OTT
No. C70666
CIVIL
STATE OF CALIFORNIA

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PLANNING ENGINEERING SURVEYING
3990 Ruffin Road, Suite 120
San Diego, Ca. 92123
858-560-1141
858-560-8157 Fax

Stephen C. Ott 4-28-22
STEPHEN C. OTT DATE

SHEET 1	CITY OF LAKE ELSINORE	SHEETS 15

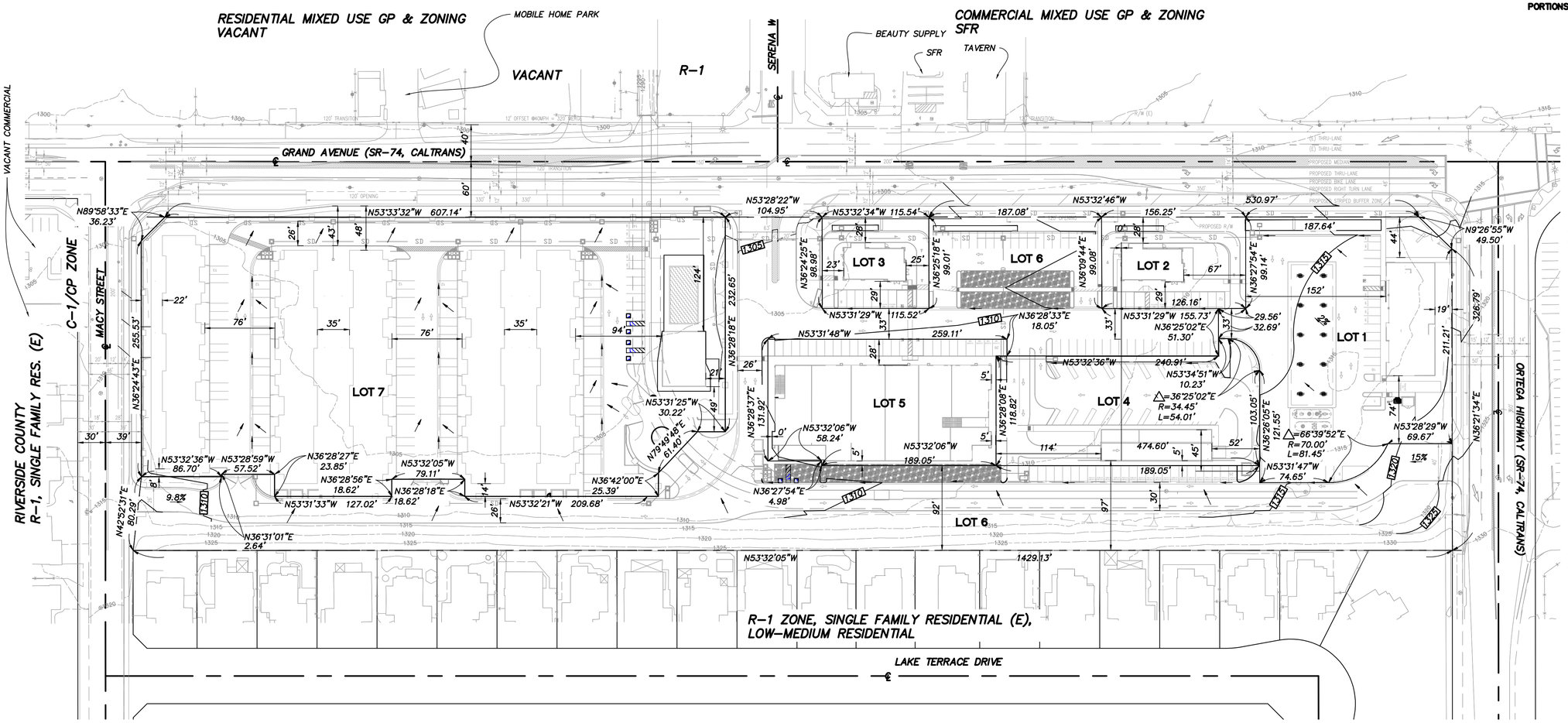
TITLE SHEET
APN 381–320–020/023
BAMIYAN MARKETPLACE
CITY OF LAKE ELSINORE, CA

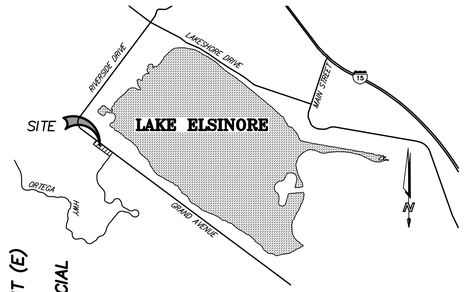
IN THE CITY OF LAKE ELSINORE, RIVERSIDE COUNTY, CALIFORNIA

TENTATIVE TRACT MAP 37578

JUNE 2020

PORTIONS OF LOTS 4, 6, AND 8, BOOK 8 PAGE 377, SAN DIEGO COUNTY RECORDS
APN 381-320-020, 381-320-023





VICINITY MAP
THOMAS GUIDE REF.:
PAGE 865, GRID J6, J7, H6, H7
NOT TO SCALE

LOT SUMMARY

LOT No.	AREA	USE
1	1.53ac/1.35ac (gross/net)	ARCO AM/PM
2	0.43ac/0.35ac (gross/net)	RESTAURANT W/ DRIVE-THRU
3	0.32ac/0.25ac (gross/net)	RESTAURANT W/ DRIVE-THRU
4	0.79ac (net)	CARWASH
5	0.78ac (net)	MIXED USE RESIDENTIAL/COMMERCIAL
6	4.21ac/4.02ac (gross/net)	COMMON AREA CIRCULATION/PARKING
7	4.54ac/4.18ac (gross/net)	MULTI-FAMILY RESIDENTIAL

NOTE: SEE SHEET 7 FOR OFFSITE STREET SECTIONS.

NOTE: SEE SHEETS 3 & 4 FOR CONCEPTUAL GRADING PLANS.

60 0 30 60 120 180
SCALE: 1"= 60'

REGISTERED PROFESSIONAL ENGINEER
STEPHEN C. OTT
No. C70666
CIVIL
STATE OF CALIFORNIA

Stephen C. Ott 4-28-22
STEPHEN C. OTT DATE

REVISION BLOCK		
NO.	DATE	

GENERAL NOTES

APPLICANT/PREPARED BY:
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PLANNING ENGINEERING SURVEYING
3990 Ruffin Road, Suite 120
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858-560-1141
858-560-8157 Fax

OWNERS:
ZAIREY, INC.
MR. AHMAD ZAKI
45 CINCH ROAD, BELL CANYON, CA 91307
PHONE (818) 601-0374 EMAIL ahmadzaki@sbcglobal.net

FLOOD ZONING:
FLOOD PANEL NO. 06065C2017G
FLOOD ZONE: X

PROPERTY NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGICAL HAZARDS
PROPERTY NOT IN A SPECIAL ZONE
PROPERTY IS IN VERY HIGH FIRE HAZARD SEVERITY ZONE
PROPERTY NOT SUBJECT TO OVERFLOW
PROPERTY SUBJECT TO 0.2% ANNUAL CHANCE FLOOD HAZARD
PROPERTY NOT IN SUBJECT TO INUNDATION

NOT WITHIN SPECIFIC PLAN

PROPERTY IS NOT LOCATED WITHIN A COMMUNITY SERVICES DISTRICT

THIS TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER

ZONING: CMU, COMMERCIAL MIXED USE
GENERAL PLAN DESIGNATION: LAKE EDGE DISTRICT, COMMERCIAL MIXED USE

ASSESSOR'S PARCEL NO.: 381-320-020/-023

ADDRESS: N/A

NUMBER OF PARCELS: 7

TOTAL ACREAGE: 12.60 GROSS ACRES
11.74 NET ACRES

SOURCE OF TOPOGRAPHY:
AERIAL SURVEY PERFORMED ON 5/28/2018.
SUPPLEMENTED BY IESE FIELD SURVEY ON 5/30/2018.

CONTOUR INTERVAL: 5'

SCHOOL DISTRICT: LAKE ELSINORE UNIFIED SCHOOL DISTRICT

UTILITIES:
TELEPHONE FRONTIER
CABLE FRONTIER
WATER EVMWD
SEWER EVMWD
ELECTRICITY SOUTHERN CALIFORNIA EDISON
GAS SOUTHERN CALIFORNIA GAS

DATE MAP PREPARED: 3/1/2021

JOB No. 18019

THOMAS BROS. 2008 MAP COORD. 865, J6,J7,H6,H7

SHEET	CITY OF LAKE ELSINORE	SHEETS
2		15

TENTATIVE TRACT MAP
APN 381-320-020/023
BAMIYAN MARKETPLACE
CITY OF LAKE ELSINORE, CA

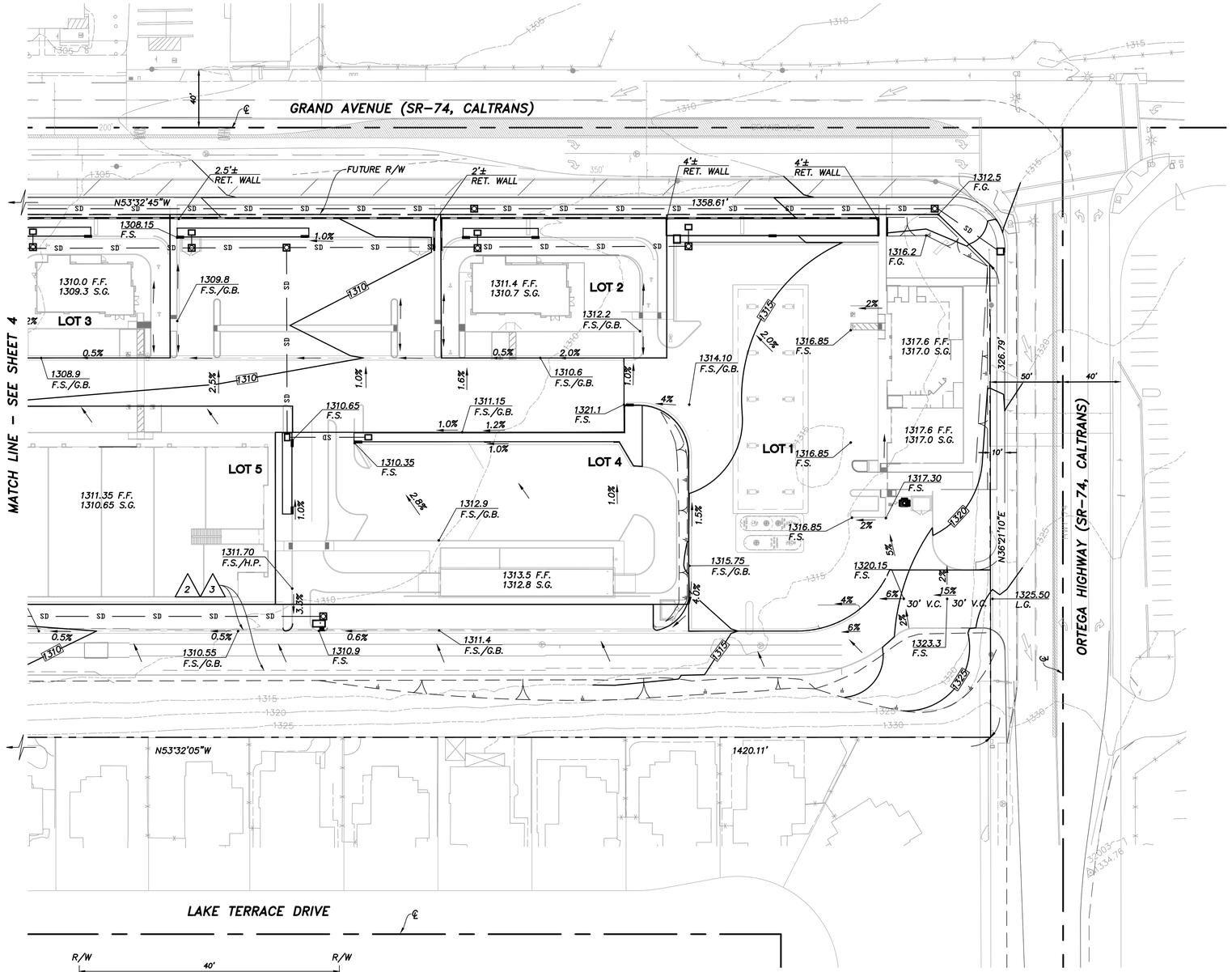
NOTE: SEE SHEET 6 FOR LANE GEOMETRY, WIDENING, AND STRIPING FOR MACY ST., GRAND AVE. AND ORTEGA HIGHWAY.

IN THE CITY OF LAKE ELSINORE, RIVERSIDE COUNTY, CALIFORNIA

TENTATIVE TRACT MAP 37578

JANUARY 2020

PORTIONS OF LOTS 4, 6, AND 8, BOOK 8 PAGE 377, SAN DIEGO COUNTY RECORDS
APN 381-320-020, 381-320-023



EASEMENT NOTES

1. SOUTHERN SIERRAS POWER COMPANY, REC. MARCH 3, 1923, BOOK 578 PAGE 31 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, EASEMENT FOR OVERHEAD TOWERS OR OTHER SUPPORTS, WITH WIRES AND FIXTURES THEREON. NO WIDTH GIVEN.

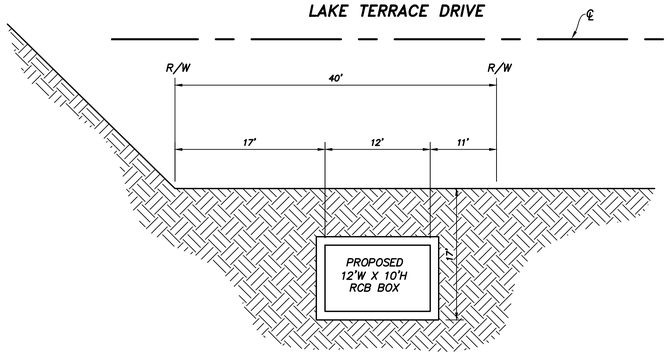
2. CITY OF LAKE ELSINORE, EASEMENT FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF AN UNDERGROUND STORM DRAIN AND IT'S APPURTENANCES, INCLUDING INGRESS AND EGRESS THERETO, REC. AUG. 15, 1989, INST. NO. 89-275250, O.R. VARIABLE WIDTH, SEE PLOT.

3. RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, EASEMENT FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF AN UNDERGROUND STORM DRAIN AND IT'S APPURTENANCES, INCLUDING INGRESS AND EGRESS THERETO, REC. JULY 2, 1992, DOC. NO. 92-302015, O.R. VARIABLE WIDTH, SEE PLOT.

EARTHWORK QUANTITIES	
CUT:	6,788 Cu. Yds.
FILL:	8,153 Cu. Yds.
BALANCE:	1,365 Cu. Yds

LEGEND

- TREE
- PALM
- SHRUB
- WATER METER BOX
- WATER VALVE
- WATER SERVICE
- GAS METER BOX
- SEWER CLEAN OUT
- TD — TOP OF DIKE
- AC — ASPHALT CONCRETE
- NO ACCESS PER ITEM C
- CF — CURB FACE
- BO — WATER BLOW OFF
- FIRE HYDRANT
- MANHOLE
- STORMDRAIN
- LIGHT STANDARD
- TYP. — TYPICAL
- OD — OUTSIDE DIAMETER
- EDISON VAULT
- WATER VAULT
- TELEPHONE VAULT
- IRRIGATION CONTROL VALVE
- ELECTRIC RISER
- SIGN
- TRAFFIC VAULT
- TRAFFIC BOX
- POWER POLE
- A.V.A.R
- ANCHOR
- SEWER RISER
- GV — GAS VALVE
- DRAIN
- ELECTRIC BOX
- COMMUNICATION RISER
- AC PAVEMENT
- BLOCK WALL
- WOOD FENCE
- FF — FINISHED FLOOR ELEVATION
- PAD — PAD ELEVATION
- HP — HIGH POINT
- GB — GRADE BREAK
- FL — FLOW LINE
- ℄ — CENTERLINE
- ⅊ — PROPERTY LINE
- 2:1 SLOPE (UNLESS OTHERWISE NOTED)
- 1040 — EXISTING CONTOUR
- 1050 — PROPOSED CONTOUR
- C/F — CUT/FILL LINE
- DAYLIGHT
- RIP RAP
- SWALE
- CONCRETE INTERCEPTOR
- 000.00 DES? — SPOT ELEVATION
- PAD = 1000.00 / F.F. = 1000.00 — PAD ELEVATION INFORMATION
- DRIVEWAY / WxL — DRIVEWAY INFORMATION



A FUTURE RIV. CO. FLOOD CONTROL BOX CHANNEL (PRELIMINARY)
NOT TO SCALE

40 0 20 40 80 120
SCALE: 1"= 40'

REGISTERED PROFESSIONAL ENGINEER STEPHEN C. OTT No. C70666 CIVIL STATE OF CALIFORNIA

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San Diego, Ca. 92123
858-560-1141
858-560-8157 Fax
STEPHEN C. OTT — 4-28-22 — DATE

REVISION BLOCK		
NO.	DATE	

SHEET 3 — CITY OF LAKE ELSINORE — SHEETS 12

CONCEPTUAL GRADING PLAN
APN 381-320-020/023
BAMIYAN MARKETPLACE
CITY OF LAKE ELSINORE, CA

NOTE: SEE SHEET 6 FOR LANE GEOMETRY, WIDENING, AND STRIPING FOR MACY ST., GRAND AVE. AND ORTEGA HIGHWAY.

IN THE CITY OF LAKE ELSINORE, RIVERSIDE COUNTY, CALIFORNIA

TENTATIVE TRACT MAP 37578

JANUARY 2020

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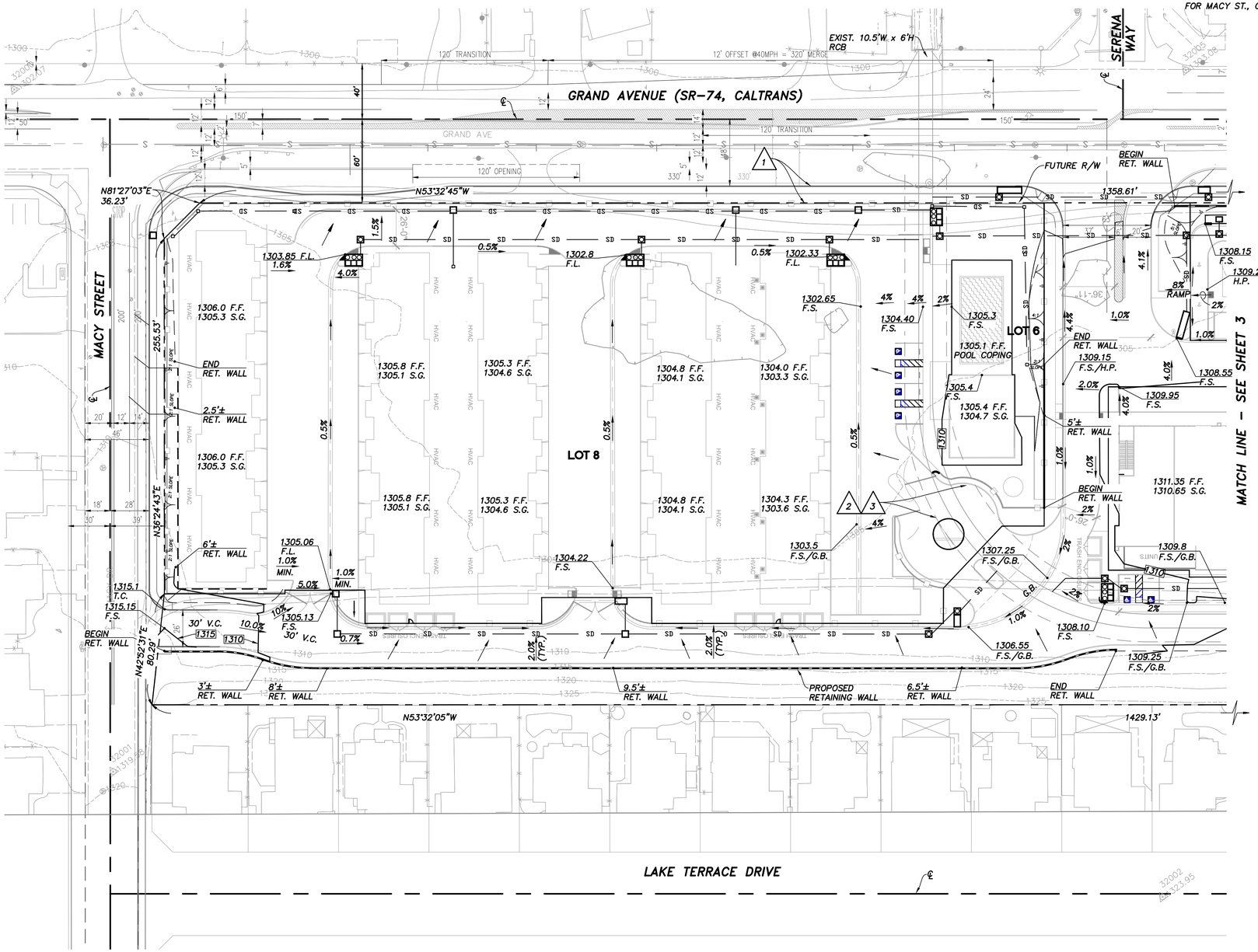
APN 381-320-020, 381-320-023



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LEGEND

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- PALM
- SHRUB
- WATER METER BOX
- WATER VALVE
- WATER SERVICE
- GAS METER BOX
- SEWER CLEAN OUT
- TD — TOP OF DIKE
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- CONCRETE INTERCEPTOR
- 000.00 DES? — SPOT ELEVATION
- PAD = 1000.00 / F.F. = 1000.00 — PAD ELEVATION INFORMATION
- DRIVEWAY / WxL — DRIVEWAY INFORMATION

N

40 0 20 40 80 120

SCALE: 1"= 40'

REGISTERED PROFESSIONAL ENGINEER — STEPHEN C. OTT — No. C70666 — CIVIL — STATE OF CALIFORNIA

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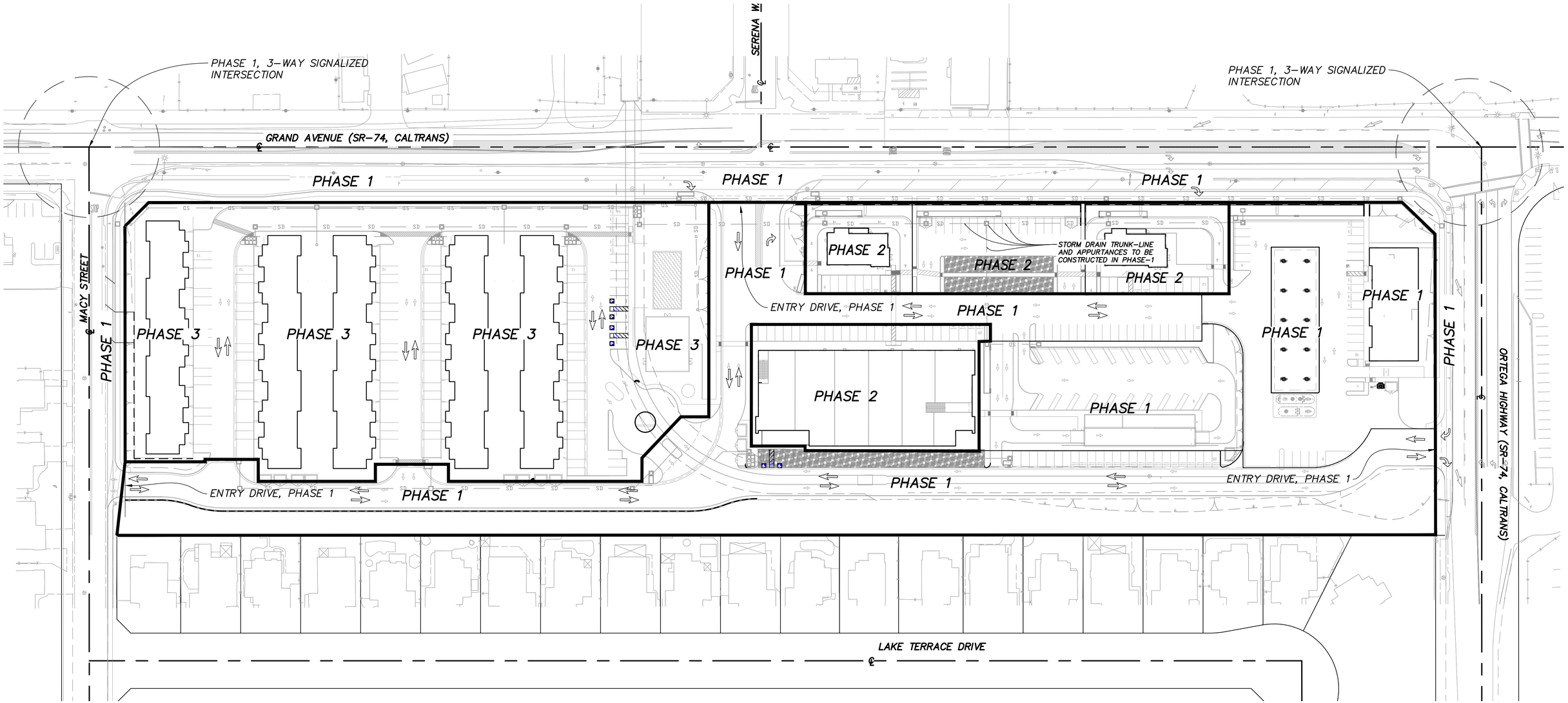
STEPHEN C. OTT — 4-28-22 — DATE

REVISION BLOCK		
NO.	DATE	

SHEET 4 — CITY OF LAKE ELSINORE — SHEETS 12

CONCEPTUAL GRADING PLAN
APN 381-320-020/023
BAMIYAN MARKETPLACE
CITY OF LAKE ELSINORE, CA



PHASING PLAN

PHASE-1 CONVENIENCE STORE, ATTACHED QUICK-SERVE RESTAURANT & CAR WASH. ALL OFFSITE IMPROVEMENTS IN GRAND AVENUE, MACY STREET AND ORTEGA HIGHWAY, SIGNALIZED SIGNALIZED INTERSECTIONS AT GRAND/ORTEGA & GRAND/MACY STREET. ON-SITE DRIVEWAY FROM ORTEGA HWY TO MACY STREET, AND INTERIOR DRIVE ISLES.

PHASE-2 TWO FAST-FOOD RESTAURANTS; TWO-STORY MIXED USE BUILDING FIRST FLOOR: 20,000 SF RETAIL/COMMERCIAL/OFFICES; SECOND FLOOR: 20 UNITS, ONE- AND TWO-BEDROOM

PHASE-3 60 MULTIFAMILY RESIDENTIAL UNITS COMPRISED OF TWO- AND THREE- BEDROOMS; TWO STORIES

PARKING

SEE PARKING DATA IN TABLE, SHEET CUP-1

PHASE 1 PARKING REQUIREMENTS ARE MET ON PHASE 1
PHASE 2 PARKING REQUIREMENTS ARE MET INDEPENDENTLY ON PHASE 2
PHASE 3 REQUIREMENTS ARE MET INDEPENDENTLY ON PHASE 3

A RECIPROCAL PARKING & EASEMENT AGREEMENT WILL BE RECORDED COVERING ALL SEVEN LOTS IN THREE PHASES

EMERGENCY VEHICLES WILL ACCESS PROJECT VIA MACY STREET AND ORTEGA HWY DURING PHASE-1. GRAND AVE. ENTRANCE DURING WILL ALSO BE OPEN DURING PHASE-2. TURNAROUNDS ARE NOT REQUIRED.

CONSTRUCTION TRAFFIC WILL ACCESS PHAS-1 DIRECTLY FROM MACY STREET AND ORTEGA HWY ENTRANCES.

INTERIM LANDSCAPING IMPROVEMENTS ON GRAND AVENUE & ORTEGA HIGHWAY, INCLUDING PARKWAY LANDSCAPING WILL BE COMPLETED IN PHASE 1. LANDSCAPING OF MACY STREET PARKWAY WILL BE DONE IN PHASE 2.

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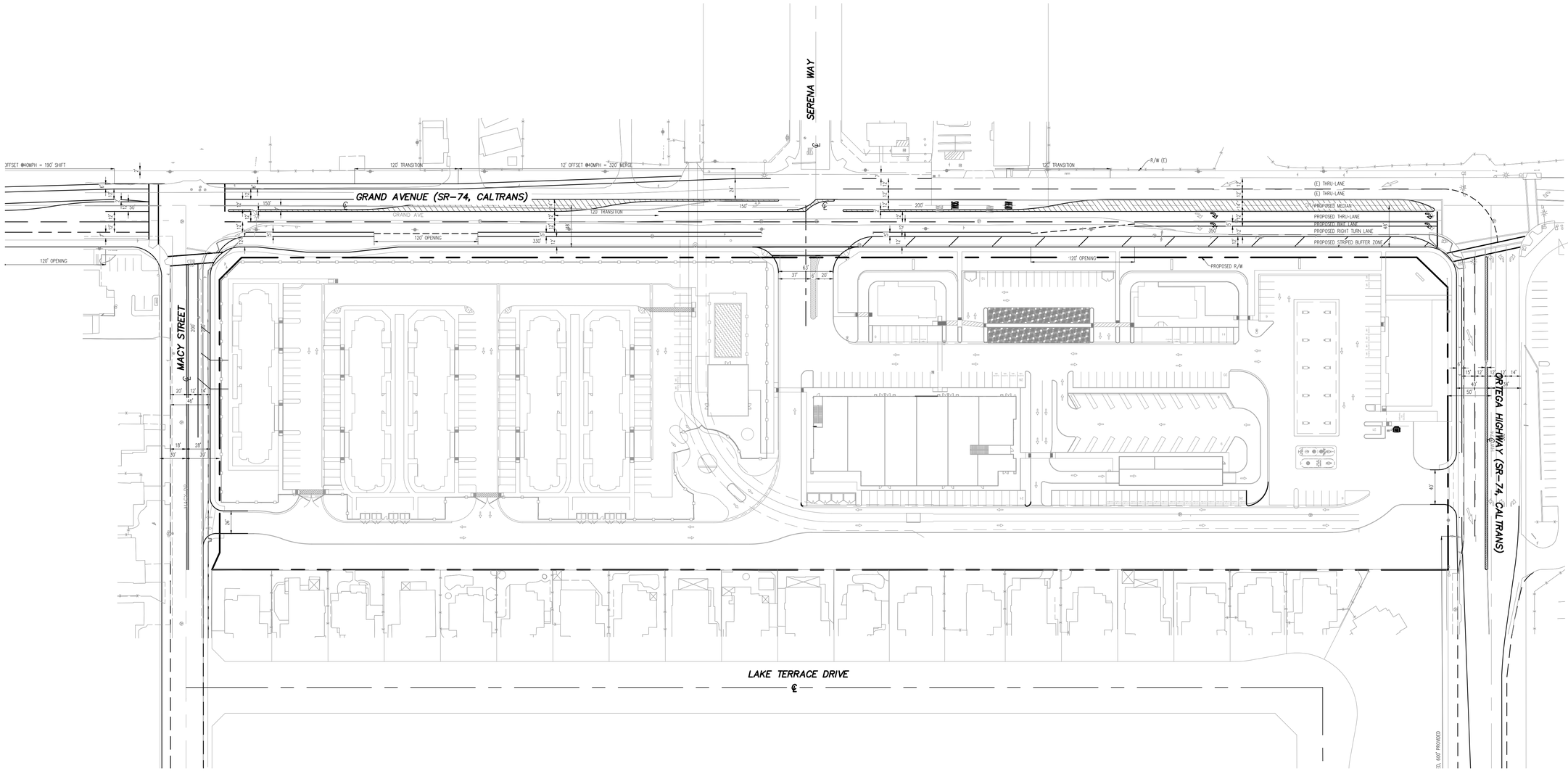
STEPHEN C. OTT 4-28-22
STEPHEN C. OTT DATE

REVISION BLOCK		
NO.	DATE	

50 0 25 50 100 150
SCALE: 1"= 50 '

SHEET 5	CITY OF LAKE ELSINORE	SHEETS 15

PHASING PLAN
APN 381-320-020/023
BAMIYAN MARKETPLACE
CITY OF LAKE ELSINORE, CA



N

60 0 30 60 120 180

SCALE: 1"= 60 '

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Stephen C. Ott 4-28-22

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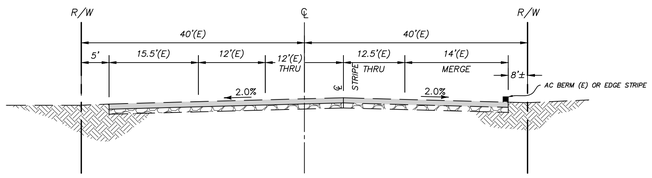
NO.	DATE	

SHEET 6	CITY OF LAKE ELSINORE	SHEETS 15

OFFSITE IMPROVEMENTS

APN 381-320-020/023
BAMIYAN MARKETPLACE
CITY OF LAKE ELSINORE, CA

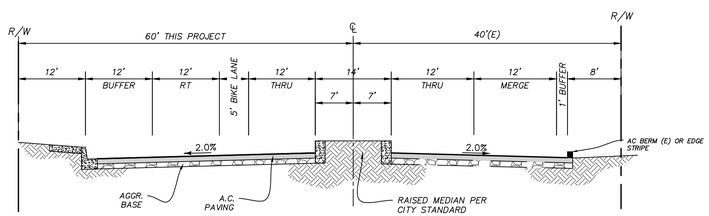
GRAND AVENUE, LOOKING NORTHEAST
URBAN ARTERIAL



GRAND AVENUE EXISTING TYPICAL SECTION

NOT TO SCALE

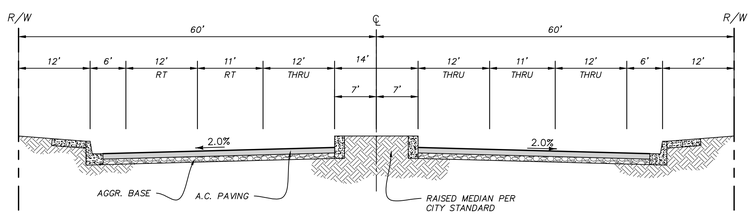
(200' NW OF ℄ ORTEGA HIGHWAY)



GRAND AVENUE PROPOSED TYPICAL SECTION

NOT TO SCALE

SERENA WAY TO ORTEGA HIGHWAY



GRAND AVENUE 120 R/W ULTIMATE TYPICAL SECTION

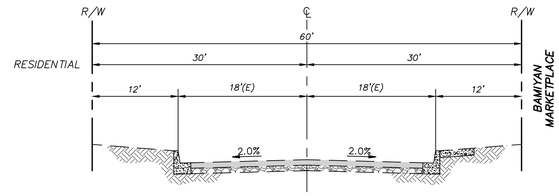
LOOKING S/E NOT TO SCALE

PER LAKE ELSINORE GENERAL PLAN

BAMIYAN MARKETPLACE

LAKE SIDE OF GRAND AVENUE

MACY STREET, LOOKING SOUTHEAST
URBAN ARTERIAL



MACY EXISTING TYPICAL SECTION

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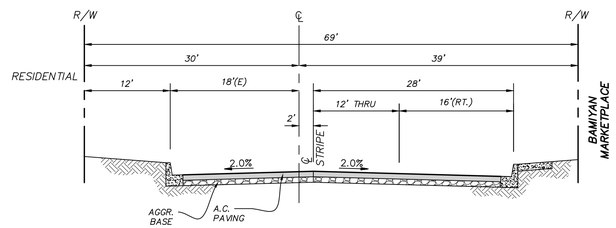
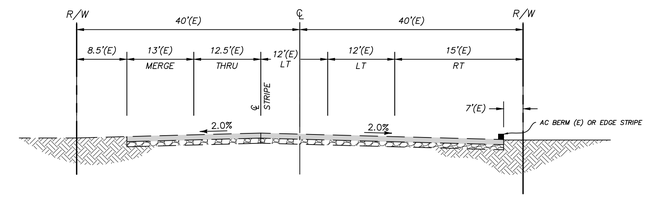


MACY STREET PROPOSED TYPICAL SECTION

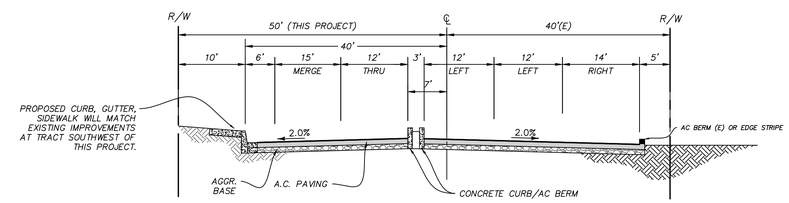
NOT TO SCALE

ORTEGA HIGHWAY, LOOKING SOUTHEAST
SECONDARY HIGHWAY



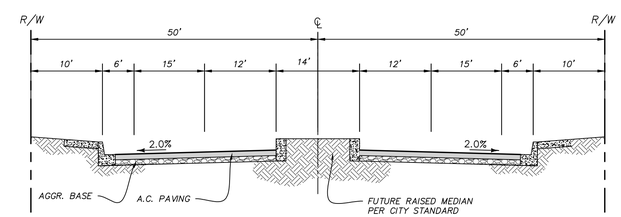
ORTEGA HIGHWAY EXISTING TYPICAL SECTION

NOT TO SCALE



ORTEGA HIGHWAY PROPOSED TYPICAL SECTION THIS PROJECT

NOT TO SCALE



ORTEGA HIGHWAY 100 R/W ULTIMATE TYPICAL SECTION

LOOKING N/E NOT TO SCALE

BAMIYAN MARKETPLACE

ORTEGA OAKS MARKET

REGISTERED PROFESSIONAL ENGINEER STEPHEN C. OTT No. C70666 CIVIL STATE OF CALIFORNIA

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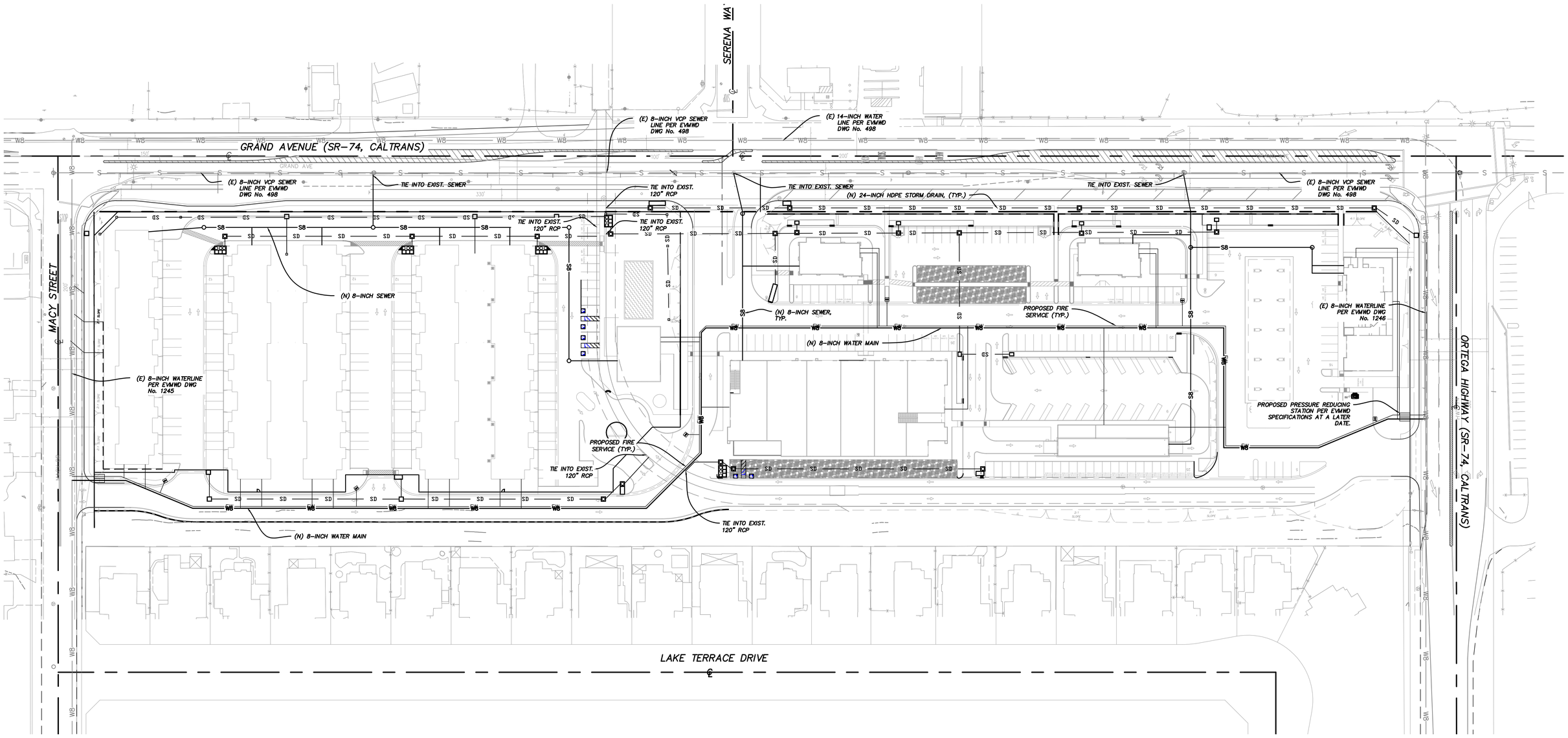
STEPHEN C. OTT 4-28-22 DATE

REVISION BLOCK		
NO.	DATE	

SHEET	CITY OF LAKE ELSINORE	SHEETS
7	OFFSITE SECTIONS APN 381-320-020/023 BAMIYAN MARKETPLACE CITY OF LAKE ELSINORE, CA	15



NOTE: ALL SEWER LATERALS TO BUILDINGS TO BE 6-INCH VCP. ALL WATER LINE SERVICE CONNECTIONS TO BUILDINGS TO BE 2-INCH WATER SERVICE, MINIMUM. ALL SERVICE CROSSINGS TO COMPLY WITH EVMWD SERVICE CROSSING STANDARDS.

REGISTERED PROFESSIONAL ENGINEER
STEPHEN C. OTT
No. C70666
CIVIL
STATE OF CALIFORNIA

SB&O INC.
PLANNING ENGINEERING SURVEYING
3990 Ruffin Road, Suite 120
San Diego, Ca. 92123
858-560-1141
858-560-8157 Fax

STEPHEN C. OTT — 4-28-22 DATE

REVISION BLOCK		
NO.	DATE	

50 0 25 50 100 150
SCALE: 1"= 50'

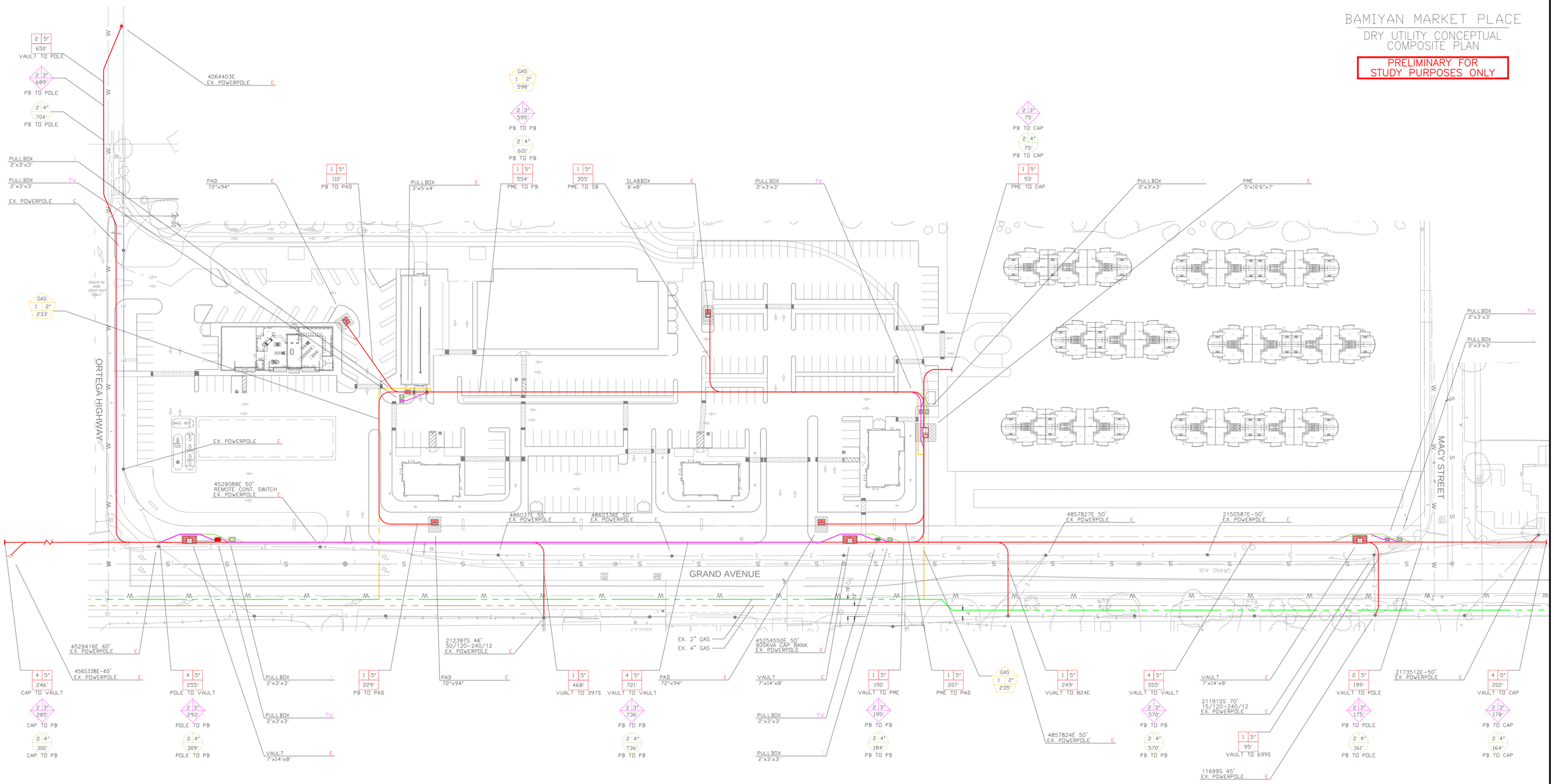
SHEET 8	CITY OF LAKE ELSINORE	SHEETS 11

WET UTILITIES PLAN
APN 381-320-020/023
BAMIYAN MARKETPLACE
CITY OF LAKE ELSINORE, CA

BAMIYAN MARKET PLACE

DRY UTILITY CONCEPTUAL COMPOSITE PLAN

PRELIMINARY FOR STUDY PURPOSES ONLY



CALLOUT KEY

(MAINLINE CONDUIT SIZES)

ELECTRIC
NUMBER OF CONDUITS — # | " — SIZE OF CONDUIT(S)
XXX' — CONDUIT FOOTAGE

TV
NUMBER OF CONDUITS — # | " — SIZE OF CONDUIT(S)
XXX' — CONDUIT FOOTAGE

GAS
NUMBER OF CONDUITS — # | " — SIZE OF CONDUIT(S)
XXX' — CONDUIT FOOTAGE

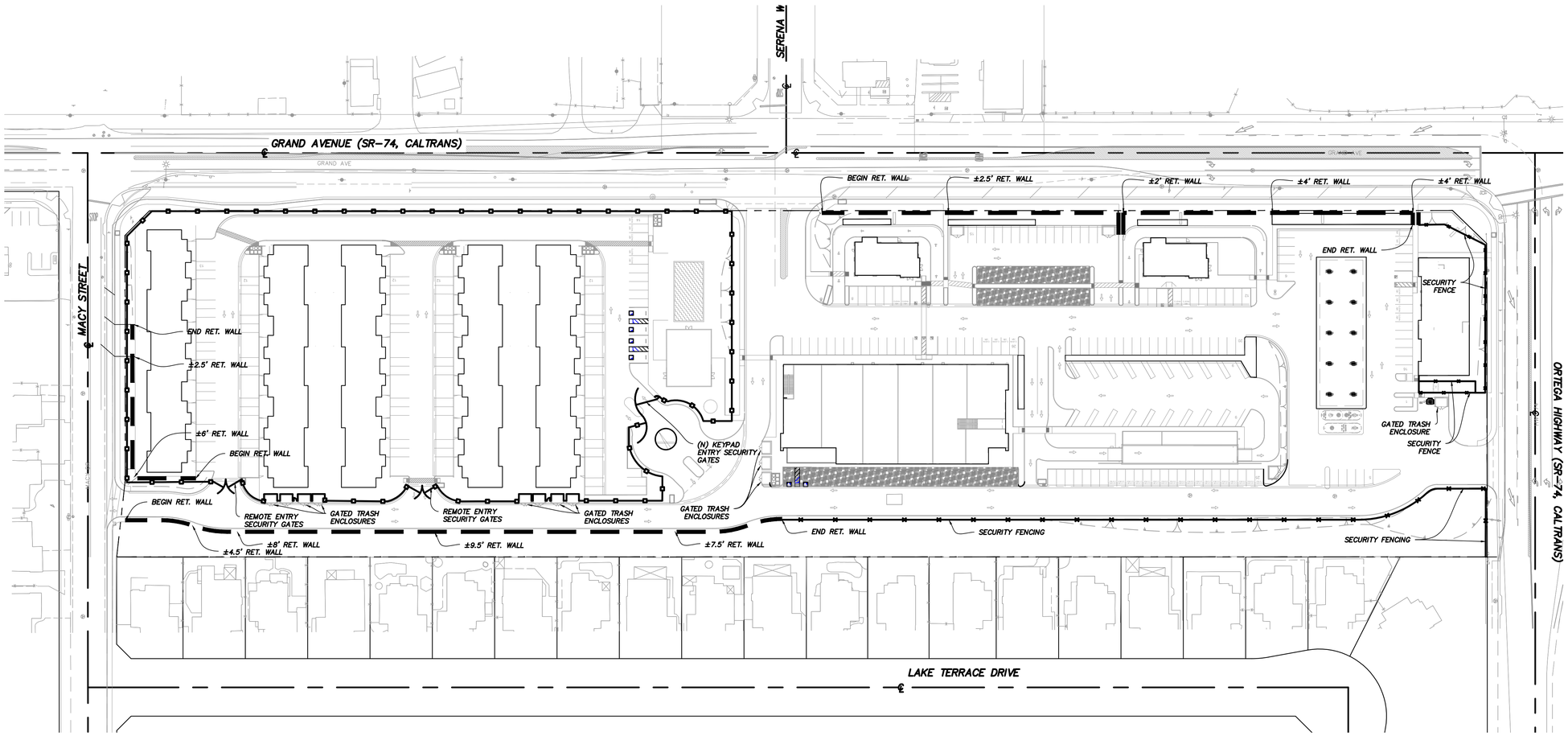
TELEPHONE
NUMBER OF CONDUITS — # | " — SIZE OF CONDUIT(S)
XXX' — CONDUIT FOOTAGE

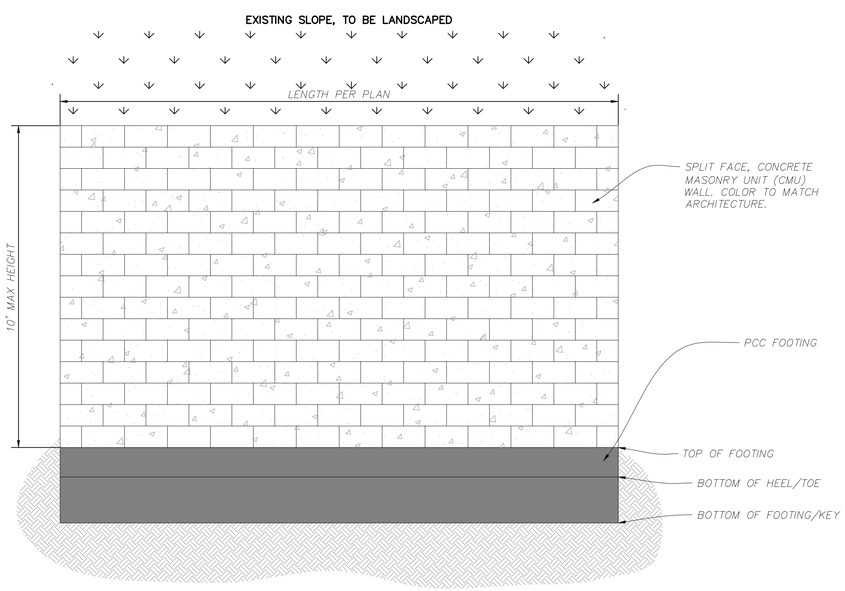
BUTSKO

0 50'

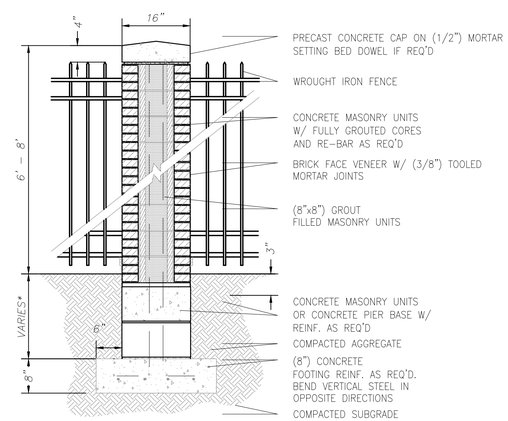
BUTSKO UTILITY DESIGN, INC.
AN NV5 COMPANY
26835 JEFFERSON AVENUE SUITE "A"
MURRIETA, CA 92562
TEL:951-834-9920 ● FAX:951-834-9930
WWW.BUTSKOUTILITY.COM
SAN DIEGO ● ORANGE COUNTY ● INLAND EMPIRE ● CENTRAL COAST

Project: BAMIYAN MARKET PLACE	Sheet: 9 OF 15
Date: JANUARY 7, 2019	
Scale: 1" = 50'	





(A) SPLIT FACE CMU WALL (TYP.)
NO SCALE



ELEVATION

NOTES:
1. THIS DRAWING IS FOR INFORMATION PURPOSES ONLY AND NOT FOR CONSTRUCTION.
2. DO NOT SCALE DRAWINGS.
3. DETAIL USED WITH PERMISSION FROM www.CADdetails.com/info REFERENCE NUMBER 000-316C.

(B) WROUGHT IRON FENCE W/ CMU PILASTERS
NO SCALE

PROPOSED 6' CHAIN LINK SECURITY FENCE.
PROPOSED WROUGHT IRON FENCE WITH PILASTERS PER DETAIL 'B' HEREON.
PROPOSED RETAINING WALL PER PLAN AND DETAIL 'A' HEREON.

N

60 0 30 60 120 180
SCALE: 1"= 60'

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STEPHEN C. OTT 4-28-22
STEPHEN C. OTT DATE

REVISION BLOCK		
NO.	DATE	

SHEET 10 | CITY OF LAKE ELSINORE | SHEETS 15

WALL AND FENCE PLAN
APN 381-320-020/023
BAMIYAN MARKETPLACE
CITY OF LAKE ELSINORE, CA

DECIDUOUS SHADE / STREET TREES
Examples:


PISTACIA chinensis
CHINESE PISTACHE


GINKO biloba
GINKO


JACARANDA mimosifolia
JACARANDA

NATIVE DECIDUOUS SHADE / STREET TREES
Examples:


PLATANUS racemosa
CALIFORNIA SYCAMORE

EVERGREEN SHADE / STREET TREES
Examples:


PINUS canariensis
CANARY ISLAND PINE


PODOCARPUS gracilior
FERN PINE


RHUS lancea
AFRICAN SUMAC


MAGNOLIA grandiflora
SOUTHERN MAGNOLIA

SMALL FLOWERING ACCENT TREES
Examples:


CERCIS occidentalis
WESTERN REDBUD


LAGERSTROEMIA indica
CRAPE MYRTLE

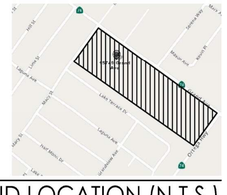
LARGE NATIVE EVERGREEN TREES
Examples:


QUERCUS agrifolia
COAST LIVE OAK


QUERCUS ilex
HOLLY OAK

PARKING LOT PERIMETER PLANTING

SHRUB AND GROUNDCOVER



PROJECT VICINITY AND LOCATION (N.T.S.)

0' 30' 60'

PLOT DATE: 6/6/2022 5:07 PM

Ecosystem Urban UES Solutions
LandscapeDynamics.net

Landscape Dynamics
URBAN | ECOSYSTEM | SOLUTIONS
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DESIGN PROJECT MANAGER
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gregzoll@landscapedynamics.net
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PROPOSED SHOPPING CENTER

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UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

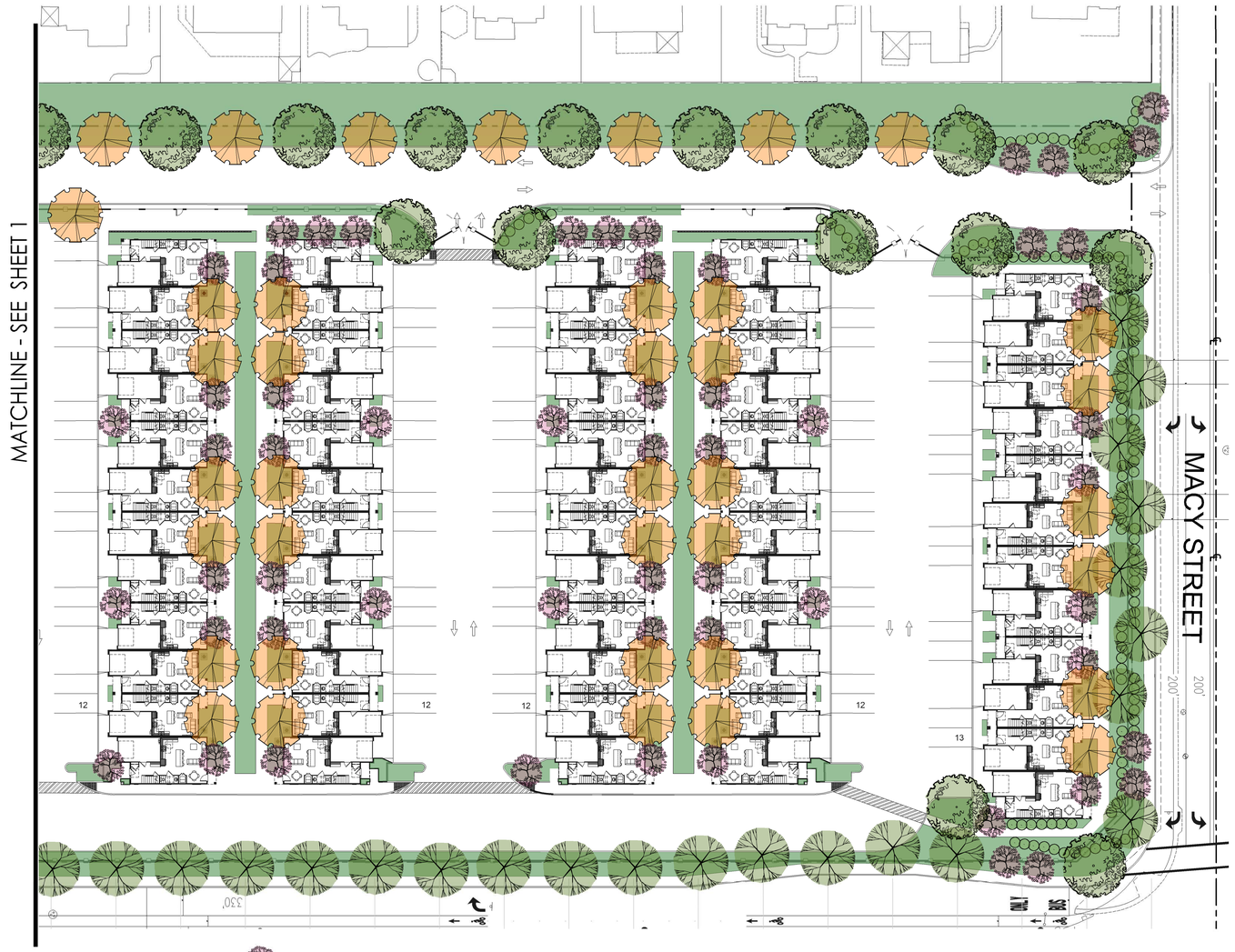
LICENSED LANDSCAPE ARCHITECT
Gregory Paul Zoll
5204
Signature
April 30, 2004
Renewed Date
June 5, 2022
Date
STATE OF CALIFORNIA

CONCEPTUAL LANDSCAPE PLAN

June 5, 2022

DESCRIPTION	JOB NO.
Conceptual Landscape Plan	314

SHEET
1 of 3



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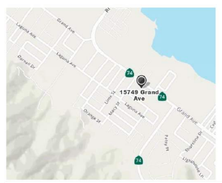
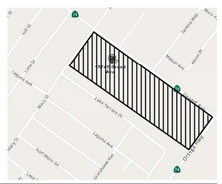
PARKING LOT PERIMETER PLANTING

SHRUB AND GROUNDCOVER





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0' 30' 60'

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LICENSED LANDSCAPE ARCHITECT
Gregory Paul Zoll
5204
April 30, 2024
Renewal Date
June 5, 2022
Date
STATE OF CALIFORNIA

CONCEPTUAL LANDSCAPE PLAN

June 5, 2022

DESCRIPTION: Conceptual Landscape Plan
JOB NO.: 314

SHEET 2 of 3

PLOT DATE: 6/6/2022 5:06 PM

PLANT PALETTE




EVERGREEN TREES





	Height x Width
CERCIDIUM 'Desert Museam' PALO VERDE	30' x 30'
CITRUS (var.) VARIOUS CITRUS	15' x 15'
MAGNOLIA grandiflora 'Majestic Beauty' MAJESTIC BEAUTY SOUTHERN MAGNOLIA	80' x 60'
OLEA europea OLIVE	25' x 25'
PINUS canariensis CANARY ISLAND PINE	60' x 30'
PITTOSPORUM undulatum Victorian Box	30' x 35'
PODOCARPUS gracilior FERN PINE	40' x 15'
RHUS lancea AFRICAN SUMAC	25' x 30'
QUERCUS agrifolia COAST LIVE OAK	50' x 50'
QUERCUS ilex HOLLY OAK	40' x40'









DECIDUOUS TREES

	Height x Width
ALNUS cordata ITALIAN ALDER	15' x 15'
CERCIS occidentalis WESTERN REDBUD	15' x 15'
CHILOPSIS linearis DESERT WILLOW	25' x 15'
CHITALPA tashkentensis PINK DAWN CHITALPA	25' x 25'
JACARANDA mimosifolia JACARANDA	30' x 20'
LAGERSTROEMIA indica CRAPE MYRTLE	25' x 25'
PLATANUS acerifolia LONDON PLANE TREE	60' x 35'
PLATANUS racemosa CALIFORNIA SYCAMORE	50' x30'
PRUNUS bilireiana HYBRID PLUM	15' x 15'
PISTACIA chinensis CHINESE PISTACHE	30' x 30'
GINKO biloba GINKO	60' x 25'



PARKING LOT SHADE TREES

	Height x Width
PLATANUS racemosa CALIFORNIA SYCAMORE	50' x30'
PODOCARPUS gracilior FERN PINE	40' x 15'
RHUS lancea AFRICAN SUMAC	25' x 30'







SHRUBS AND GROUNDCOVERS








	Height x Width
ACACIA redolens PROSTRATE ACACIA	2-5' x 10-15'
AGAVE attenuata Fox Tail Agave	4-5' x 6-8'
AGAVE victoriae-reginae Queen Victoria Agave	12" x 12-18"
ALOE striata Coral Aloe	1-2' x 2-3'
AQUILEGIA formosa WESTERN COLUMBINE	1-3' x 1-2'
ARCTOSTAPHYLOS 'Howard McMinn' HOWARD MCMINN MANZANITA	5-6' x 7'
ARTEMISIA x 'Powis Castle' POWIS CASTLE ARTEMISIA	3' x 6'
BACCHARIS pillularis COYOTE BUSH	1-2' x spreading
CALLIANDRA californica CALIFORNIA FAIRY DUSTER	5' x 5-6'
GAILLARDIA x grandiflora 'Goblin' GOBLIN MONKEY FLOWER	1' x 1-2'
HESPERALOE parviflora RED YUCCA	3-4' x 3-4'
HEUCHERA sanguinea CHORAL BELLS	1-2' x 1-2'
IRIS douglasiana DOUGLAS IRIS	1-2' x 1-2'
JUNCUS patens CALIFORNIA GREY RUSH	2' x 2'
LEYMUS condensatus 'Canyon Prince' CANYON PRINCE WILD RYE	2-3' x 2-3'













LIGUSTRUM japonicum 'Texanum' WAXLEAF PRIVET	6-8' x 4-6'
LONICERA japonica JAPANESE HONEYSUCKLE	2-3' x spreading
MUHLENBERGIA capillaris HAIRY AWN MUHLY	2-3' x 2-3'
MUHLENBERGIA rigens DEER GRASS	4-5' x 4-5'
RHAMNUS californica COFFEE BERRY	6-8' x 6-8'
ROSMARINUS officianalis ROSEMARY	2-4' x 2-4'
SALVIA greggii AUTUMN SAGE	2-4' x 2-4'
SALVIA leucantha MEXICAN BUSH SAGE	2-4' x 2-4'
SEDUM spp. STONECROP, various	1-4' x 1-2'
SENECIO mandraliscae BLUE CHALKSTICKS	1-2' x 1-2'
SISYRINCHIUM bellum BLUE EYED GRASS	1-2' x 1-2'
TRACHELOSPERMUMJASMINOIDES STAR JASMINE	1-2' x 18'
VERBENA canadensis 'Homestead Purple' PURPLE SPREADER GARDEN VERBENA	1-2' x 18'

0' 30' 60'

PLOT DATE: 6/6/2022 5:06 PM

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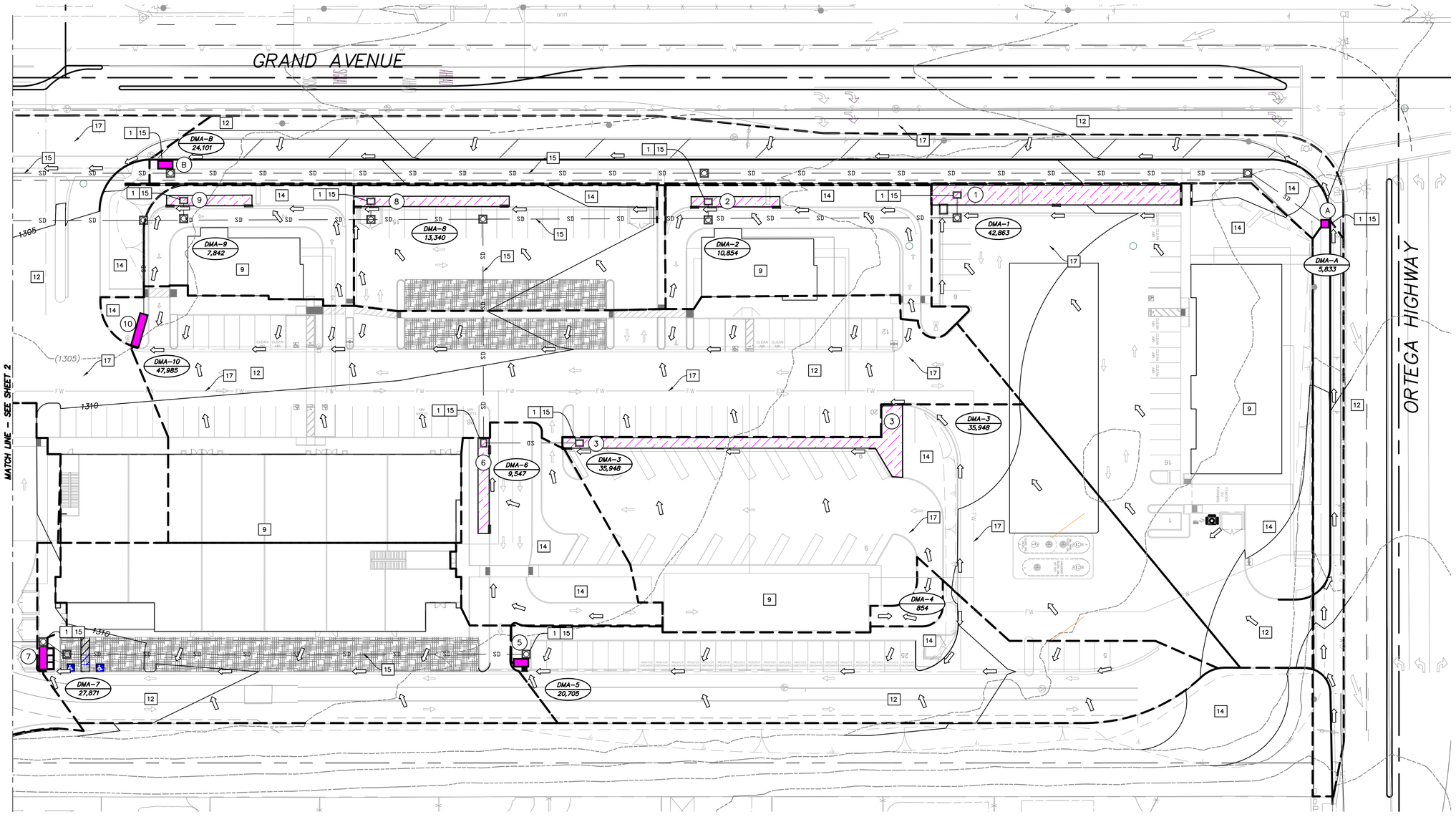
Gregory Paul Zoll
5204
April 30, 2024
Renewal Date
June 5, 2022
Date
STATE OF CALIFORNIA

PROPOSED PLANT PALETTE

June 5, 2022

DESCRIPTION	JOB NO.
Conceptual Landscape Plan	314

SHEET
3 of 3



NOTE: ALL CATCH BASINS TO HAVE FULL TRASH CAPTURE DEVICES.

SOURCE CONTROL NOTES

1. NON-STORMWATER DISCHARGES (SC-10)
2. SPILL PREVENTION, CONTROL & CLEANUP (SC-11), SITE-WIDE
3. VEHICLE AND EQUIPMENT FUELING (SC-20)
4. VEHICLE AND EQUIPMENT CLEANING (SC-21)
5. OUTDOOR LOADING/UNLOADING (SC-30), SITE-WIDE
6. OUTDOOR CONTAINER STORAGE (SC-31), SITE-WIDE
7. OUTDOOR EQUIPMENT MAINTENANCE (SC-32), SITE-WIDE
8. WASTE HANDLING/DISPOSAL (SC-34), SITE-WIDE
9. BUILDING & GROUNDS MAINTENANCE (SC-41), SITE-WIDE
10. PARKING/STORAGE AREA MAINTENANCE (SC-43), SITE-WIDE
11. HOUSEKEEPING PRACTICES (SC-60), SITE-WIDE
12. ROAD/STREET MAINTENANCE (SC-70), SITE-WIDE
13. PLAZA/SIDEWALK CLEANING (SC-71), SITE-WIDE
14. LANDSCAPE MAINTENANCE (SC-73), SITE-WIDE
15. DRAINAGE SYSTEM MAINTENANCE (SC-74), SITE-WIDE
16. WASTE HANDLING & DISPOSAL (SC-75), SITE-WIDE
17. WATER & SEWER UTILITY MAINTENANCE (SC-76), SITE-WIDE

LEGEND

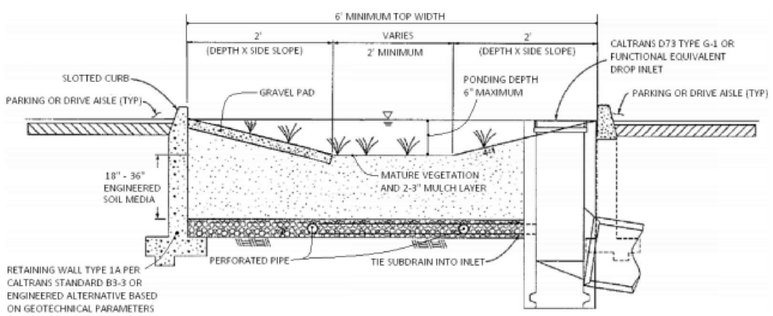
- DMA-A 41,067 — Drainage Subarea; Subarea (FT²)
- 1 — BMP ID
- DRAINAGE AREA BOUNDARY
- MODULAR WETLAND
- BIORETENTION BASIN
- FLOW ARROWS

STREET FRONTAGE

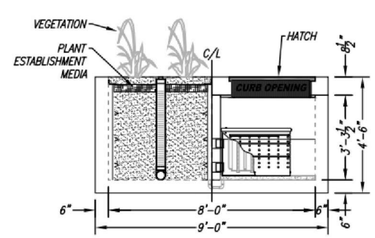
BMP ID	REQUIRED CAPACITY (CFS)	PROPOSED CAPACITY (CFS)	BIOCLEAN MWS UNIT
A	0.030	0.052	MWS-L-4-4
B	0.0114	0.115	MWS-L-4-8
C	0.259	0.268	MWS-L-4-21
D	0.034	0.052	MWS-L-4-4

ONSITE DEVELOPMENT

BMP ID	DCV, VBMP (CF)	PROPOSED VOLUME (CF)	REMAINING (CF)
1	2,416	2,805	---
2	465	515	---
3	2,178	2,640	---
4	59	SELF RETAINING	---
5	1,277	N/A	MWS-L-4-8
6	461	520	---
7	1,826	N/A	MWS-L-4-15
8	769	899	---
9	430	503	---
10	3,212	N/A	MWS-L-8-12
11	892	N/A	MWS-L-4-8
12	1,039	N/A	MWS-L-4-8
13	364	N/A	MWS-L-4-4
14	2,751	N/A	MWS-L-8-12
15	2,695	N/A	MWS-L-8-12
16	2,852	N/A	MWS-L-8-12
17	2,695	N/A	MWS-L-8-12

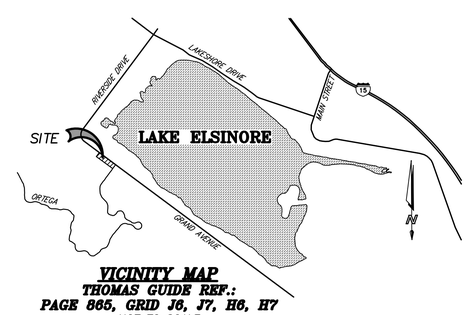


A TYP. PARKING LOT BIORETENTION PLANTER
NO SCALE



LEFT END VIEW

B TYP. BIOCLEAN MODULAR WETLAND
NO SCALE



VICINITY MAP
THOMAS GUIDE REF.:
PAGE 865, GRID J6, J7, H6, H7
NOT TO SCALE

30 0 30 30 60 90
SCALE: 1"= 30'

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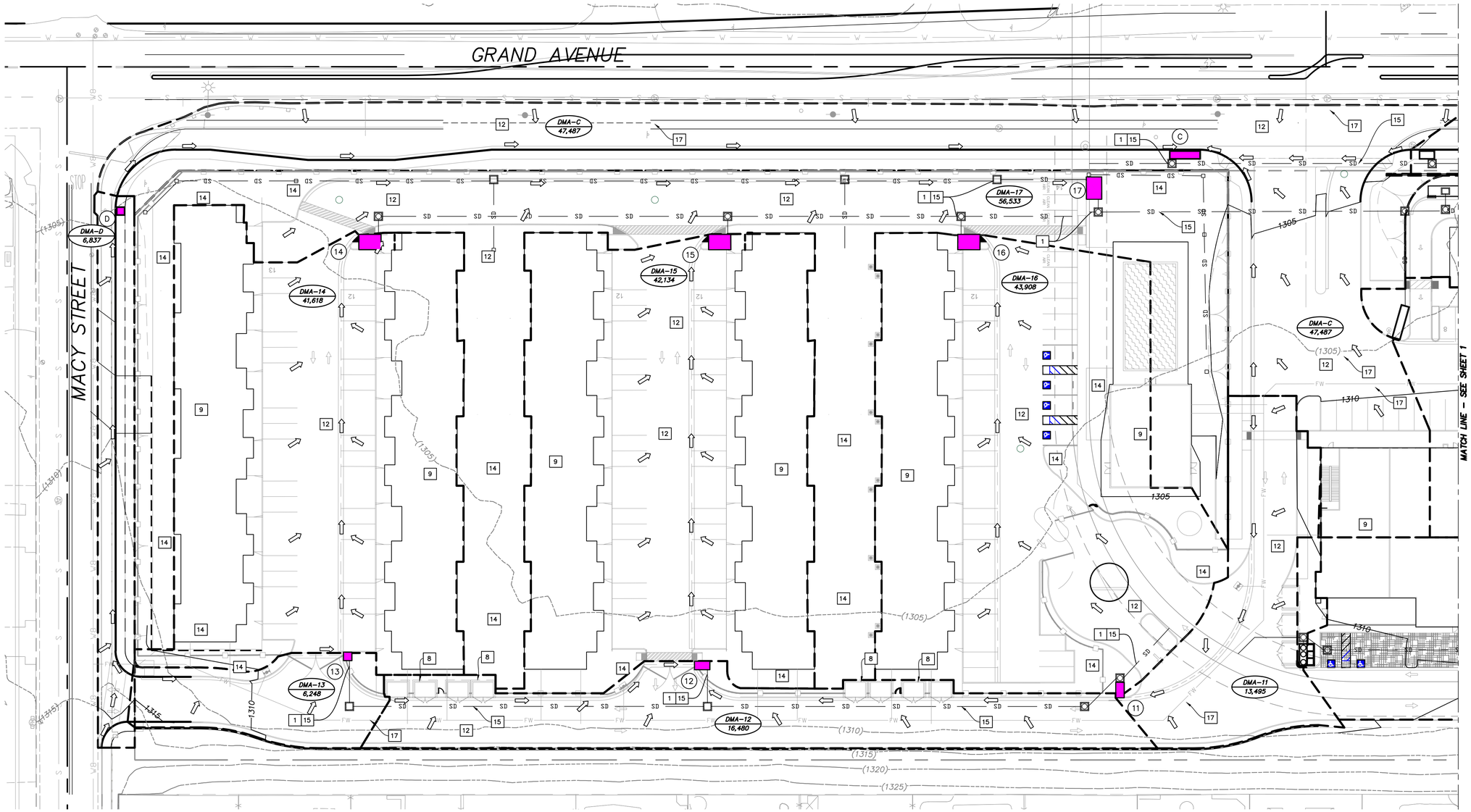
STEPHEN C. OTT
4-28-22
DATE

REGISTERED PROFESSIONAL ENGINEER STEPHEN C. OTT No. C70666 CIVIL STATE OF CALIFORNIA

PWQMP 2021-0005

SHEET 14	CITY OF LAKE ELSINORE	SHEETS 15

WQMP SITE PLAN
APN 381-320-020/023
BAMIYAN MARKETPLACE
CITY OF LAKE ELSINORE, CA



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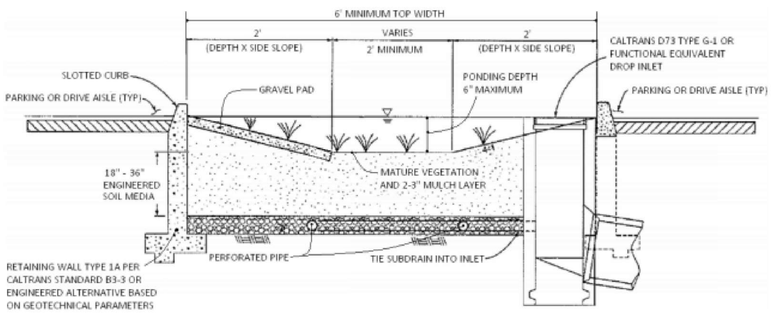
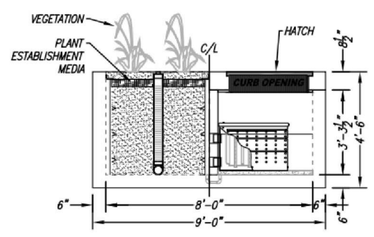


(A) TYP. PARKING LOT BIORETENTION PLANTER
NO SCALE



LEFT END VIEW

(B) TYP. BIOCLEAN MODULAR WETLAND
NO SCALE

30 0 30 30 60 90
SCALE: 1"= 30'

REGISTERED PROFESSIONAL ENGINEER STEPHEN C. OTT No. C70666 CIVIL STATE OF CALIFORNIA

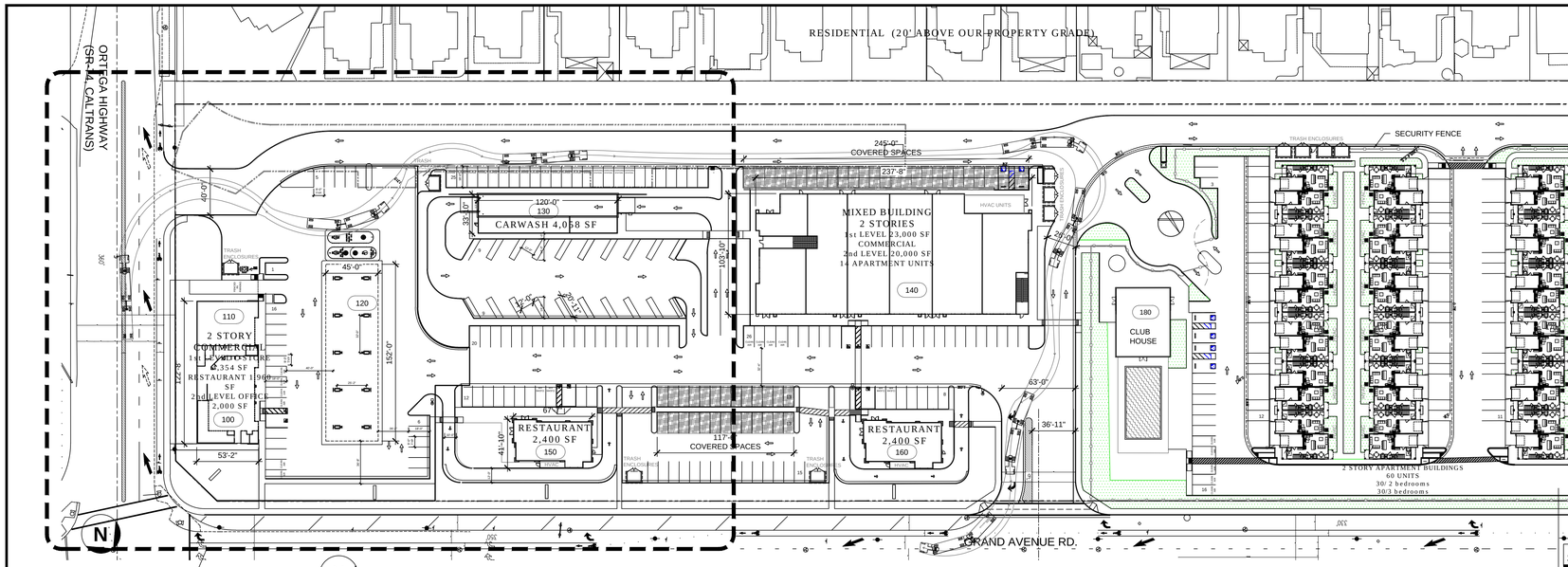
SB&O INC.
PLANNING ENGINEERING SURVEYING
3990 Ruffin Road, Suite 120
San Diego, Ca. 92123
858-560-1141
858-560-8157 Fax

STEPHEN C. OTT — 4-28-22 DATE

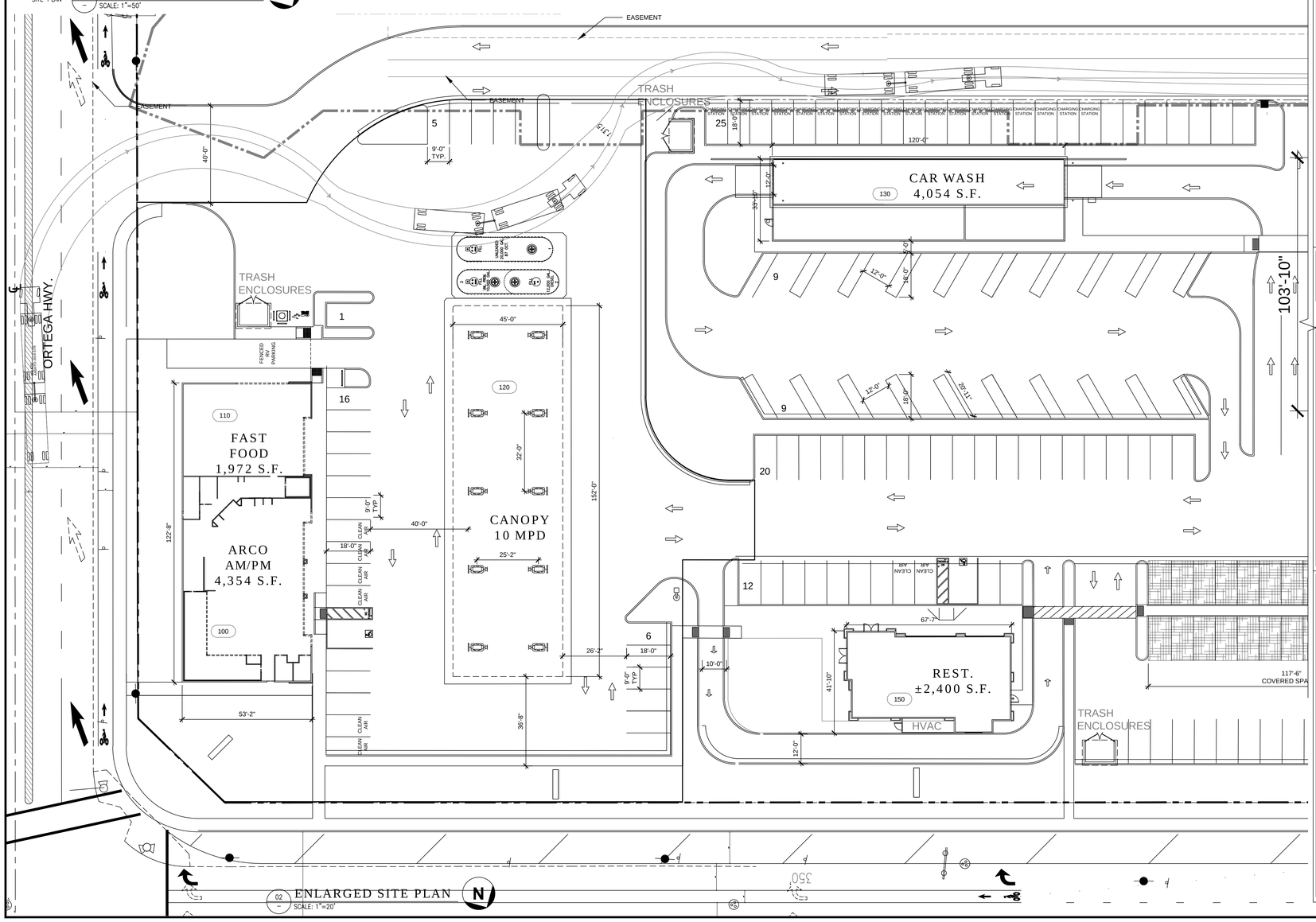
PWQMP 2021-0005

SHEET 15 | CITY OF LAKE ELSINORE | SHEETS 15

WQMP SITE PLAN-CONT.
APN 381-320-020/023
BAMIYAN MARKETPLACE
CITY OF LAKE ELSINORE, CA



ENLARGED SITE PLAN 01 PROPOSED SITE PLAN N
SCALE: 1"=50'



ENLARGED SITE PLAN 02 ENLARGED SITE PLAN N
SCALE: 1"=20'

INDEX

BUILDINGS

100	ARCO AM-PM 4,354 SF OFFICE 2,000 SF
110	RESTAURANT 1,960 S.F.
120	CANOPY 10 MPD
130	CAR WASH 4,058 SF
140	MIXED USE BUILDING 2 STORIES 43,000 SF.
150	REST.W/DRIVE THRU 2,400 SF
160	REST.W/DRIVE THRU 2,400 SF
170	2 STORY APARTMENT BUILDING (12 UNITS) TYP. OF 5
180	CLUB HOUSE 2,800 S.F.

SITE INFORMATION

SITE

AREA OF PROPERTY	AREA SQUARE FEET	AREA ACRES
GROSS AREA	515,612 SQ.FT.	11.83 A
DEDICATIONS (GRAND, ORTEGA AND MACY)	28,041 SQ.FT.	0.64 A
NET BUILDABLE AREA	487,571 SQ.FT.	11.19 A

ZONING	ZONE
EXISTING	CMU (COMMERCIAL MIXED USE)
PROPOSED	CMU (COMMERCIAL MIXED USE)
ASSESSORS PARCEL NUMBER	APN 381-320-020/023

DEVELOPMENT STANDARD	REQUIRED	PROPOSED
STANDARD (CMU) SITE AREA IN COMMERCIAL USE	>50% NET LOT SIZE	57% = 294,847 SQ.FT.
FAR	0.8:1	0.22:1
NET DENSITY LOT 7 ONLY 66/4.32 AC	7-18 D.U. / AC.	15.7 D.U. / AC.
NET DENSITY LOT 5 ONLY 14/4.32 AC	7-18 D.U. / AC.	9.9 D.U. / AC.
MIN. FRONT SET BACK: LOT 3, BLDG 160	10'-0"	27'-8"
INTERIOR SET BACK: LOT 5, BUILDING 140	20'-0"	77'-6"
MAX. BUILDING HEIGHT LOT 5, BLDG 140		29'-0"
MAX. BUILDING HEIGHT LOT 7	VARIED ROOF LINES	20'-7"

LANDS

DESCRIPTION	PERCENT	AREA
LANDSCAPE REQUIRED		-
LANDSCAPING PROVIDED PHASE I + II	10.6%	54,697 SQ. FT
PHASE 3 (MULTIFAMILY RESIDENTIAL)	10.5%	54,376 SQ. FT
TOTAL LANDSCAPE PROVIDED COMPLETE PROJECT	21.15%	109,073 SQ. FT.

STRUCTURES

	DESCRIPTION	OVERALL SIZE	OCC	CONS.. TYPE	STATUS	AREA
PHASE I + II	C-STORE + RESTAURANT	122'-8" x 53'-2"	M	V-B	PROPOSED	6,312 SQ. FT
	OFFICE ON TOP OF C-STORE (2ND LEVEL)	38'-6" x 49'-7"	M	V-B	PROPOSED	2,000 SQ. FT
	CANOPY	152'-0" x 45'-0"	M	II-B	PROPOSED	6,840 SQ. FT
	CARWASH	120'-0" x 33'-10"	B	V-B	PROPOSED	4,058 SQ. FT
	RESTAURANT (x2)	67'-7" x 41'-10"	B	V-B	PROPOSED	(2,400 ea) 4,800 SQ. FT
	MIXED BUILDING RETAIL (1ST FLOOR 6 SPACES)	237'-8" x 103'-10"	M	V-B	PROPOSED	23,000 SQ. FT.
	MIXED BUILDING RESIDENTIAL (2ND FLOOR) 14 UNITS	237'-8" x 103'-10"	R	V-B	PROPOSED	20,000 SQ. FT.
PHASE III	MULTIFAMILY RESIDENTIAL (2 STORY) 12 UNITS (6-2 bd rooms/ 6-3 bd rooms) 5 BUILDINGS , Total 60 Units	1FS FLOOR 252'-9" x 50'-0" 2ND FLOOR 252'-9" x 42'-0"	R	V-B	PROPOSED	9,978(1FS) + 8,695(2ND) 18,673 SQ EA. X 5 93,365 SQ.F.T
	CLUB HOUSE	59'-4" x 47'-5"	M	V-B	PROPOSED	2,800 SQ. FT.
					TOTAL BUILDING AREA:	163,175 SQ.FT.

% OF LOT COVERAGE (EXCLUDING CANOPY)	BUILDING COVERED AREA (1ST FLOOR ONLY) 90,860 SQ. FT. NET LOT AREA 487,571 SQ. FT.	= (18.6%)

PARKING

DESCRIPTION (REQUIRED PARKING)	RATIO	REQD. #
C-STORE + RESTAURANT+ OFFICE	1 PER 250 Q.FT.	34 SPACE(S)
RESTAURANT (x2)	1 PER 250 Q.FT.	20 SPACE(S)
RETAIL ON MIXED OCCUPANCY (1ST FLOOR)	1 PER 250 Q.FT.	92 SPACE(S)
RESIDENTIAL ON MIXED OCC (2BD) 1 COVERED /UNIT + 1.3/ UNIT		33 SPACE(S)
TOTAL PARKING SPACES REQUIRED: PHASE 1 + 2		179 SPACE(S)
RESIDENTIAL MULTIFAMILY (30-2BD units + 30-3BD units) 1 COVERED /UNIT + 1.3/ UNIT		138 SPACE(S)
TOTAL PARKING SPACES REQUIRED: PHASE 1 + 2		317 SPACE(S)

	DESCRIPTION (PROVIDED PARKING)	SIZE	PROVIDED
PHASE I + II	STANDARD (VEHICLE)	9'-0"x18'-0"	98
	ACCESSIBLE VAN SPACE(S)	17'-0"X20'-0"	7
	VACUUM SPACES	9'-0"x20'-0"	18
	COVERED SPACES	12'-0"x20'-0"	50
	CLEAN AIR VEHICLE (8% OF REQD)	9'-0"x18'-0"	18
	ELECTRIC VEHICLE CHARGING STATION (6% OF REQD.)	9'-0"x18'-0"	13
	R.V. PARKING	10'-0"x60'-0"	1
	TOTAL PARKING SPACES PROVIDED:		205
PHASE III	STANDARD (VEHICLE)	9'-0"x20'-0"	69
	ACCESSIBLE VAN SPACE(S)	17'-0"X20'-0"	4
	COVERED GARAGES	9'-0"x20'-0"	60
	CLEAN AIR VEHICLE (8% OF REQD)	9'-0"x20'-0"	5
	TOTAL PARKING SPACES PROVIDED:		138 - SPACE(S)

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NO.	DATE	REVISIONS	BY

PROPOSED SHOPPING CENTER
BAMIYAN MARKET PLACE
SWC. GRAND AVENUE @ ORTEGA HWY.
LAKE ELSINORE, CA
PROPOSED SITE PLAN

consultant job#

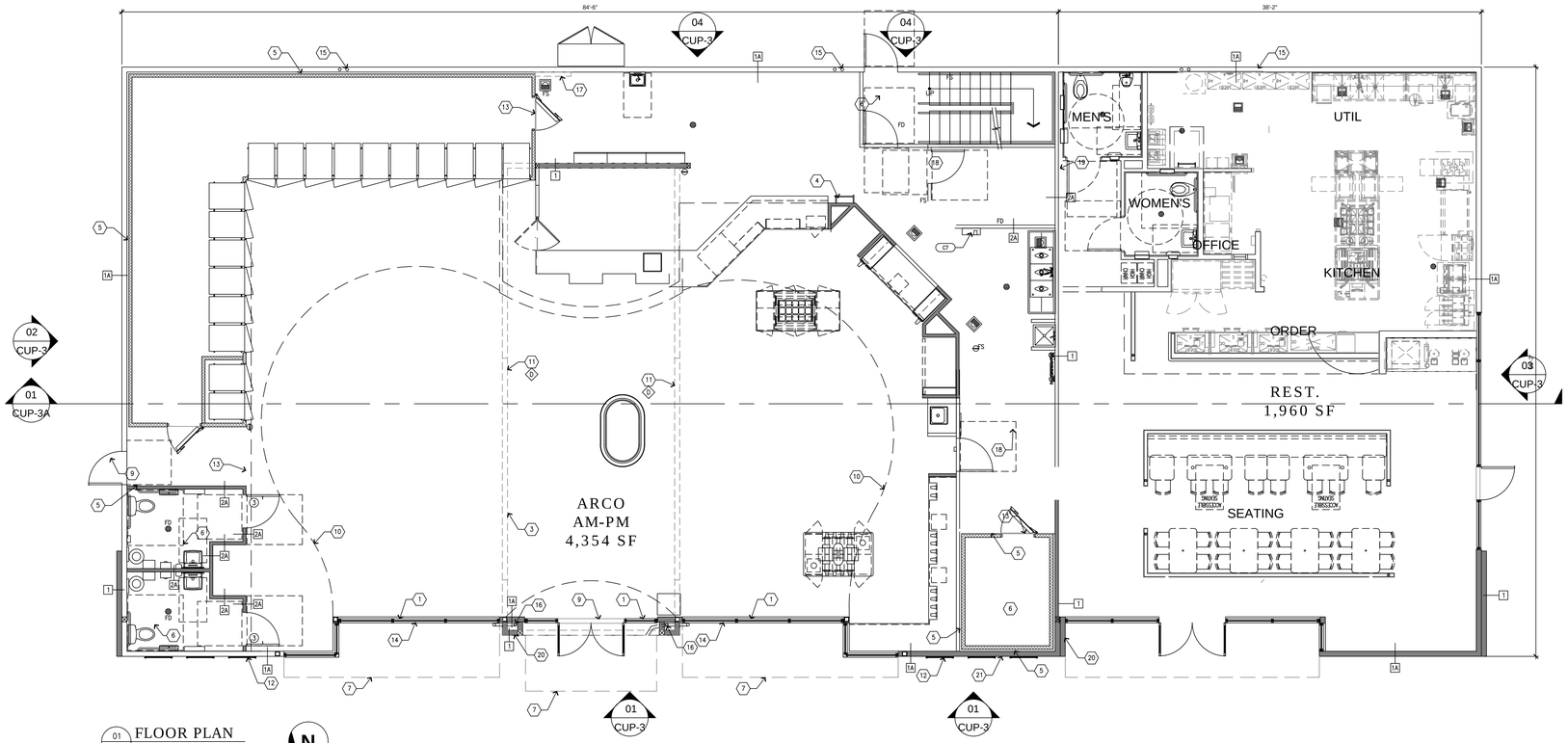
master release date

project exe date | master drawn by

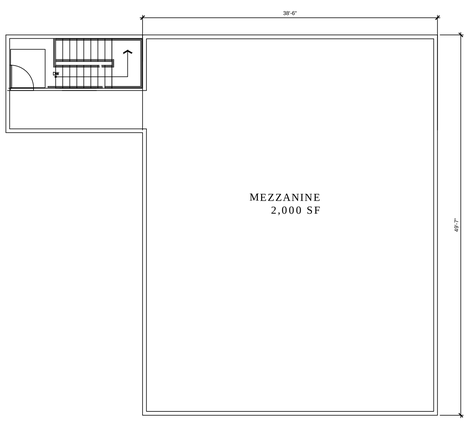
Filename AGC

Facility/Project

sheet name
CUP-1



01 FLOOR PLAN
SCALE: 3/16"=1'-0"



02 MEZZANINE FLOOR PLAN
SCALE: 1/8"=1'-0"

GENERAL NOTES

A. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
B. ALL DENOTED DIMENSIONS ARE TO BE USED. PLANS SHALL NOT BE SCALED.
C. EXTERIOR WALL ARE 2x6, INTERIOR WALLS 2x4 U.N.O., SEE STRUCTURAL PLANS FOR FRAMING REQUIREMENTS.
D. SEE PLUMBING PLANS FOR DIMENSIONS TO PLUMBING FIXTURES
E. REFER TO SHEET Q1.1 FOR FOR EQUIPMENT PLAN.
F. REFER TO SHEET Q2.1 FOR EQUIPMENT SCHEDULE.
G. ALL EQUIPMENT SHALL MEET ACCESSIBILITY REACH RANGE REQUIREMENTS.
H. PROVIDE PLASTIC CORNER GUARDS AT EDGES BELOW 6'-0".
I. ALL COUNTERTOPS SHALL BE MAX. 34" A.F.F. WITH A 3-FOOT WIDE TRANSACTION AREA AT CASHIER. CONTRACTOR SHALL COORDINATE WORK WITH CABINET INSTALLER FOR CABINET INSTALLATION. CONTRACTOR TO ROUTE UTILITIES THROUGH CABINETS. CONTACT CABINET INSTALLER FOR SITE SPECIFIC CABINET SHOP DRAWINGS.
J. 4" HIGH BACKSPLASH AT ALL COUNTERTOPS THAT TERMINATE AT WALL. BACKSPLASH TO MATCH COUNTERTOP MATERIAL.
K. THE CONTRACTOR SHALL ASSIST STORE PERSONNEL BY ASSEMBLING MERCHANDISE GONDOLAS AND SHELVING AS SHOWN ON Q1.1.
L. ALL EQUIPMENT AND CABINETS SHALL BE FREE OF SHARP EDGES. CONTACT MANUFACTURER OR PREP EDGES FOR SAFETY.
M. CONTRACTOR SHALL ROUTE ALL CONDENSATE DRAIN LINES TO FLOOR SINKS.
N. CONTRACTOR SHALL INSTALL NEW PARTITIONS/WALLS WITH GYPSUM WALL BOARD AND FINISHES AS NOTED ON FINISH SCHEDULE AND INTERIOR ELEVATIONS ON SHEET A2.3 THRU A2.6. ALL PARTITIONS/WALLS SHALL BE BRACED FOR LATERAL FORCES, PER BUILDING CODE REQUIREMENTS.
O. FLAME SPREAD CLASSIFICATIONS FOR INTERIOR WALLS SHALL COMPLY WITH LOCAL CODES.
P. FIRE EXTINGUISHERS (2A:10B:C) SHALL BE INSTALLED AT SALES COUNTER, BACK ROOM, OFFICE, & FUEL CANOPY LOCATIONS IF NOT SHOWN ELSEWHERE ON THESE DRAWINGS. VERIFY WITH OWNER FOR DETAILS, CONFIRM FINAL DETAILS WITH LOCAL FIRE INSPECTOR.
Q. CONTRACTOR SHALL ASSIST THE OWNER WITH STORE EQUIPMENT TO PREPARE A DELIVERY STAGING AREA. COORDINATE WITH OWNER FOR THE DELIVERY SCHEDULE AND SHIPPING DAMAGES, AS APPLICABLE.
R. CONTRACTOR SHALL PROVIDE A CLEAN, SMOOTH SURFACE FOR GRAPHICS INSTALLATION.
S. ALL DIMENSIONS SHALL BE FIELD VERIFIED BY CONTRACTOR FROM CABINET AND EQUIPMENT CLEARANCES PRIOR TO WALL ERECTION. DISCREPANCIES SHALL BE DIRECTED TO OWNER.
T. WATER HEATERS SHALL BE CAPABLE OF DELIVERING MIN. 120° WATER TO ALL SINKS.
U. ALL FLOOR/WALL TILE AND COVE BASE SHALL BE INSTALLED BY THE GENERAL CONTRACTOR ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS.
V. ALL DOORS MUST HAVE NO MORE THAN 5 LBS OPENING FORCE AND MUST HAVE A SWEEP PERIOD OF 3 SECONDS TO CLOSE FROM 70° OPEN TO 3° FROM THE LATCH.
W. CARBONATOR BACK-FLOW PREVENTOR DRAIN LINE OUTLET SHALL BE TO NEW FLOOR SINK PROVIDED FOR THIS AREA.

KEYED NOTES

1. ALUMINUM ENTRANCE AND STOREFRONT SYSTEM, REFER TO SHEET A5.1 & SPECIFICATION.
2. INSTALL 6"ø PVC CHASE FOR FOUNTAIN SYRUP LINES.
3. FLOOR RECEPTACLES, REFER TO ELECTRICAL PLANS.
4. ROOF LADDER PER DETAIL 7/A4.1
5. 1" MINIMUM AIR GAP AT PREFABRICATED COOLER/FREEZER
6. DEPRESSED SLAB, REFER TO SLAB PLAN.
7. LINE OF CANOPY ABOVE
8. DOUBLE SWING METAL GATE PROVIDED BY SHOPCO
9. THRESHOLD, REFER TO DOOR SCHEDULE ON SHEET A5.1
10. LINE OF SOFFIT ABOVE
11. LINE OF CLERESTORY CEILING OPENING, REFER TO WINDOW SCHEDULE ON SHEET A5.1
12. WALL SIGNS
13. TRANSITION STRIP
14. STEEL COLUMNS UNDER WINDOW SILL FOR STOREFRONT PROTECTION, REFER TO STRUCTURAL PLANS FOR SIZE AND LOCATION.
15. ROOF DRAIN AND OVERFLOW, REFER TO CIVIL PLANS FOR CONTINUATION
16. CANOPY DOWNSPOUT, REFER TO CIVIL PLANS FOR CONTINUATION
17. FUTURE SOLAR EQUIPMENT
18. CO2 SAFETY MONITORING EQUIPMENT, REFER TO SHEETS Q1.1 AND Q2.1 FOR LOCATION AND SPECIFICATION
19. RECESSED STAINLESS STEEL FILL BOX WITH QUICK-DISCONNECT MALE FILL AND VENT HOSE CONNECTION FOR CO2 TANK
20. KNOX BOX
21. FIRE DEPARTMENT CONNECTION

LEGEND

- WOOD FRAMED WALL
- PREFABRICATED COOLER/FREEZER WALL
- 1 — 2x6 STUDS @ 16"o.c.
- 1A — 2x6 STUDS @ 16"o.c. W/ THERMAL INSULATION
- 2 — 2x4 STUDS @ 16"o.c.
- 2A — 2x4 STUDS @ 16"o.c. W/ SOUND BATT INSULATION
- X — DOOR SYMBOL, REFER TO SHEET A5.1 FOR DETAILS
- X — WINDOW SYMBOL, REFER TO SHEET A5.1 FOR DETAILS

ROOM

AM/PM	=	4,354	S.F.
SALES	=	2,555	S.F.
OFFICE	=	75	S.F.
RESTROOMS	=	136	S.F.
PREP/UTILITY	=	600	S.F.
COOLER/FREEZER	=	635	S.F.
OTHERS	=	353	S.F.
RESTAURANT	=	1,960	S.F.
SEATING AREA	=	975	S.F.
OFFICE	=	33	S.F.
RESTROOMS	=	106	S.F.
PREP/UTILITY	=	259	S.F.
KITCHEN	=	394	S.F.
OTHERS	=	193	S.F.
MEZZANINE	=	2,000	S.F.

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PROPOSED SHOPPING CENTER
BAMIYAN MARKET PLACE
SWC. GRAND AVENUE @ ORTEGA HWY.
LAKE ELSINORE, CA
ARCO AM/PM FLOOR PLAN

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project exe date
master drawn by
Filename AGC
Facility/Project
sheet name
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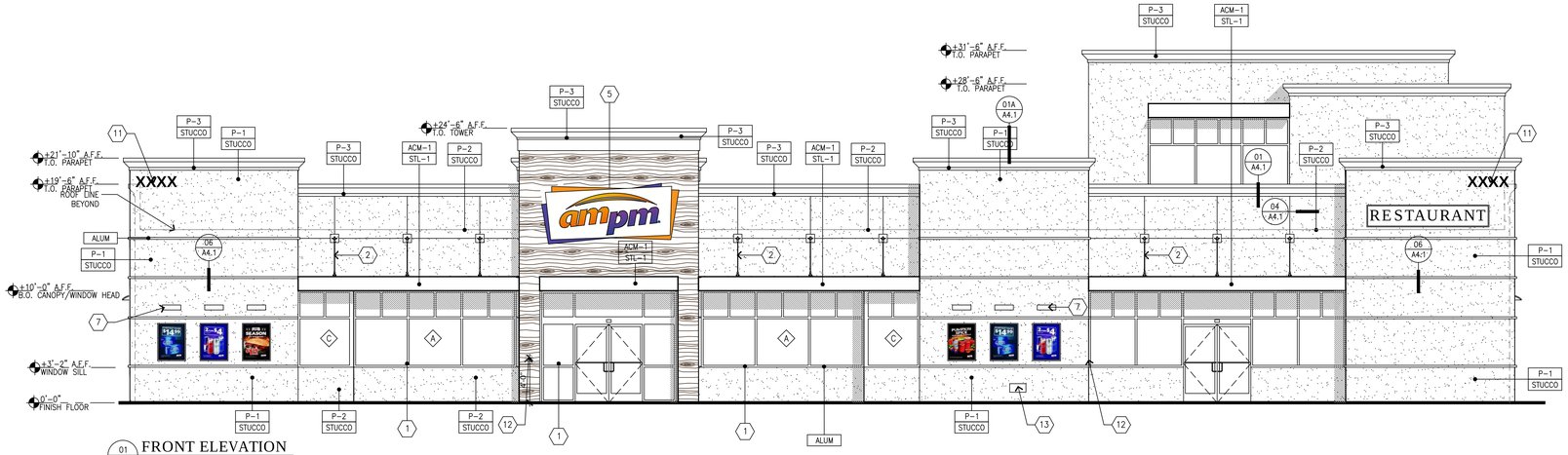

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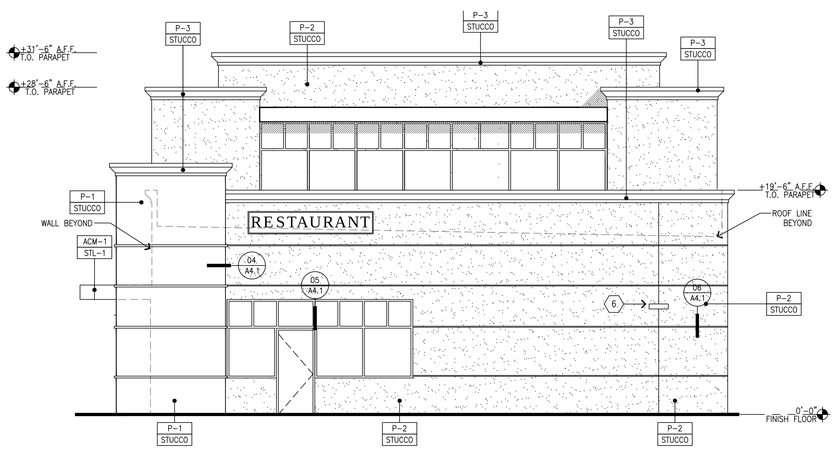

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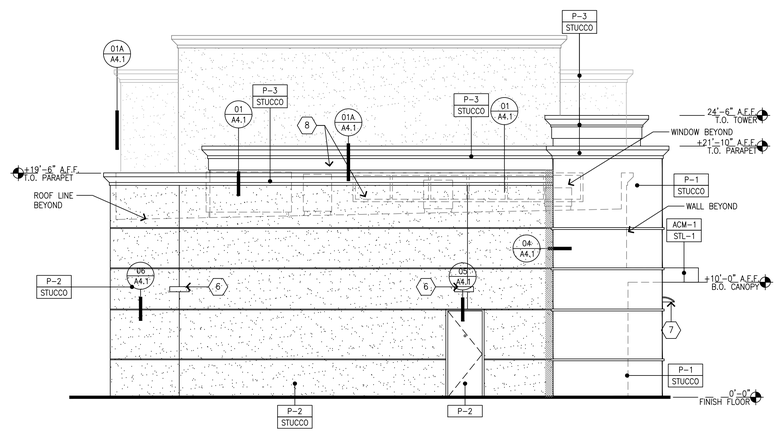

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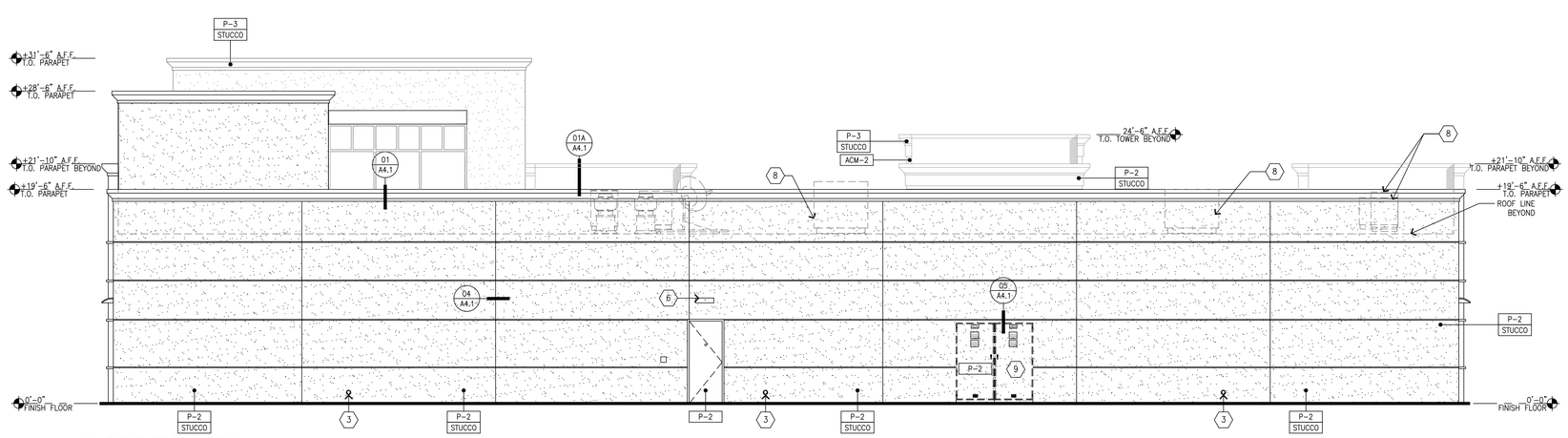

04 REAR ELEVATION
SCALE: 3/16"=1'-0"

GENERAL NOTES

A. REVEAL LOCATIONS IN FINISH SYSTEM SHOWN ARE TO ALIGN AS CLOSELY AS POSSIBLE TO ELEVATIONS.

KEYED NOTES

1. ALUMINUM ENTRANCE AND STOREFRONT SYSTEM, REFER TO SHEET A5.1 & SPECIFICATION.
2. STEEL AWNING ROD AND CLEVIS
3. OVERFLOW DRAIN
4. WALL POSTER
5. LARGE INTERNALLY ILLUMINATED SURFACE MOUNTED WALL SIGN
6. WALL MOUNTED LED FIXTURE
7. WALL MOUNTED SIGN LIGHTING
8. ROOFTOP EQUIPMENT BEYOND
9. MAIN SWITCHGEAR
10. CO2 FILL/VENT BOX, VERIFY LOCATION PRIOR TO INSTALLATION
11. BUILDING ADDRESS
12. KNOX BOX
13. FIRE DEPARTMENT CONNECTION

MATERIAL LEGEND

STUCCO	⅞" CEMENT PLASTER, INSTALLED PER MFG. SPECIFICATIONS; TEXTURE: FINE SAND FINISH
ACM-1	ALUMINUM COMPOSITE MATERIAL, PANTONE PMS 166c, "ORANGE"
ACM-2	ALUMINUM COMPOSITE MATERIAL, ALUCOBOND, "RUSTIC WALNUT"
ALUM	CLEAR ANODIZED ALUMINUM
STL-1	STEEL AWNING

COLOR LEGEND

P-1	BENJAMIN MOORE, 1077, "GREAT PLAINS GOLD" SATIN FINISH
P-2	BENJAMIN MOORE, 1030, "BRANDY CREAM" SATIN FINISH
P-3	BENJAMIN MOORE, 2121-30, "PEWTER", HIGH GLOSS

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ARCO AM/PM BUILDING ELEVATIONS

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Filename AGC
Facility/Project
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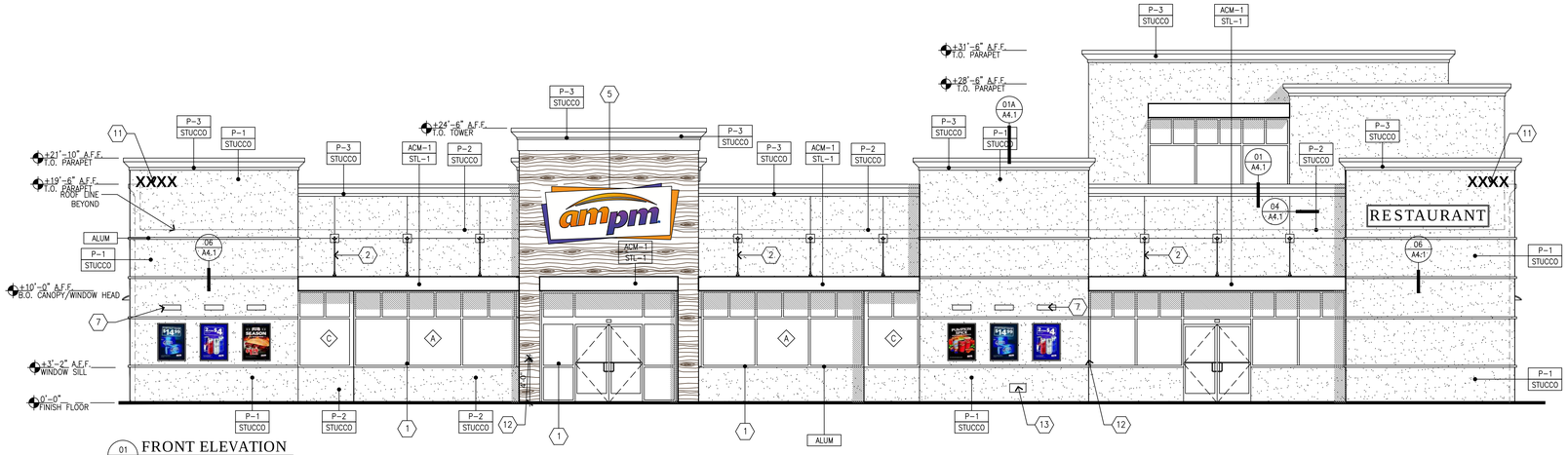

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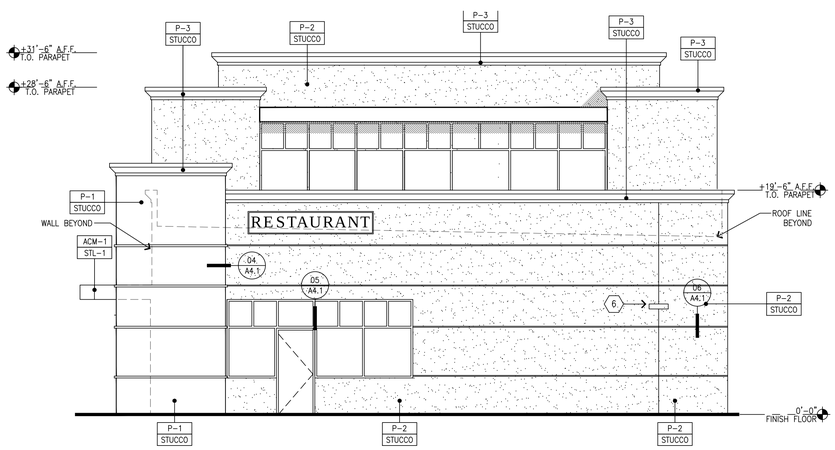

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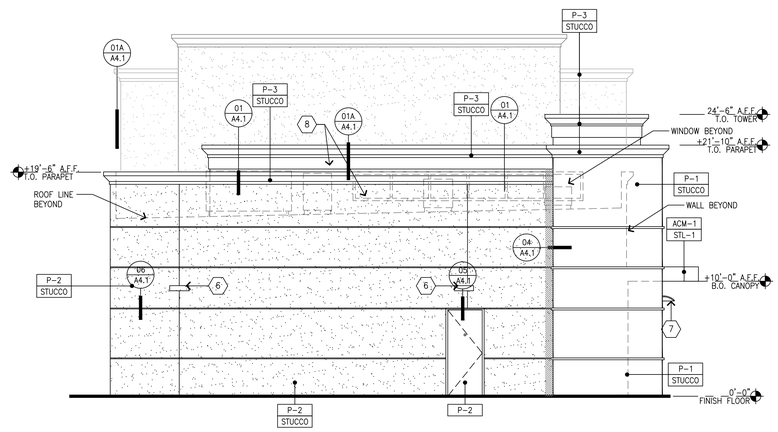

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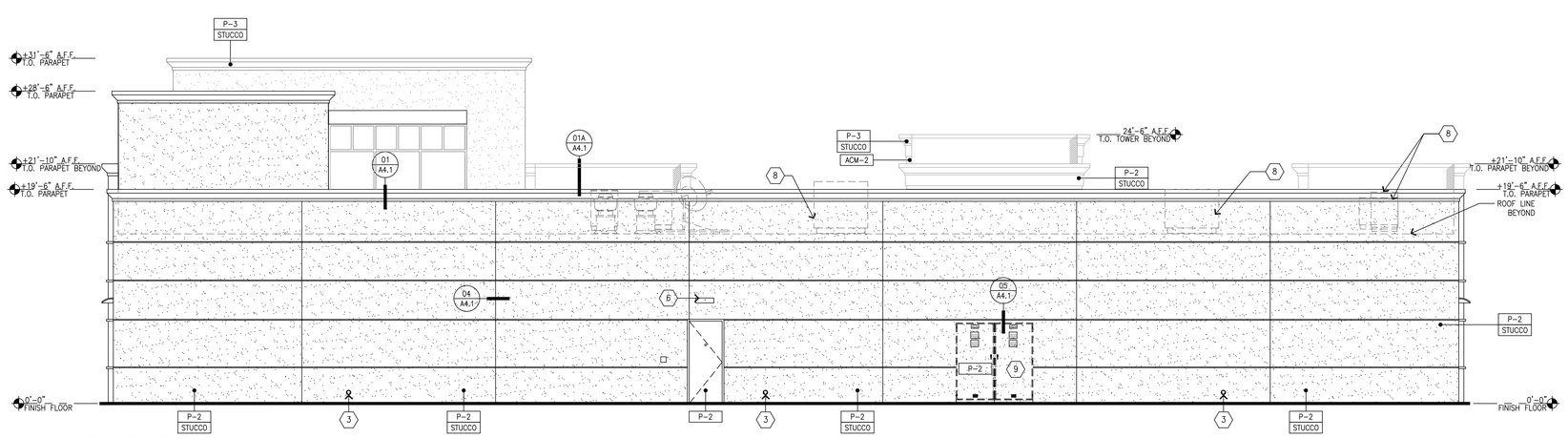

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12. KNOX BOX
13. FIRE DEPARTMENT CONNECTION

MATERIAL LEGEND

STUCCO	⅞" CEMENT PLASTER, INSTALLED PER MFG. SPECIFICATIONS; TEXTURE: FINE SAND FINISH
ACM-1	ALUMINUM COMPOSITE MATERIAL, PANTONE PMS 166c, "ORANGE"
ACM-2	ALUMINUM COMPOSITE MATERIAL, ALUCOBOND, "RUSTIC WALNUT"
ALUM	CLEAR ANODIZED ALUMINUM
STL-1	STEEL AWNING

COLOR LEGEND

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P-3	BENJAMIN MOORE, 2121-30, "PEWTER", HIGH GLOSS

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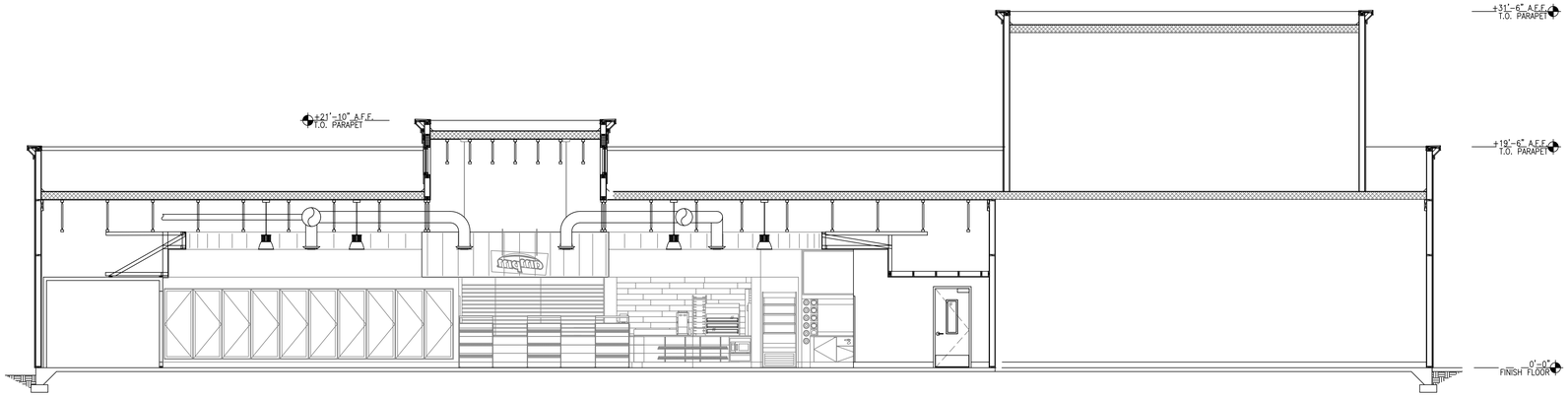
sheet name
CUP-3.2



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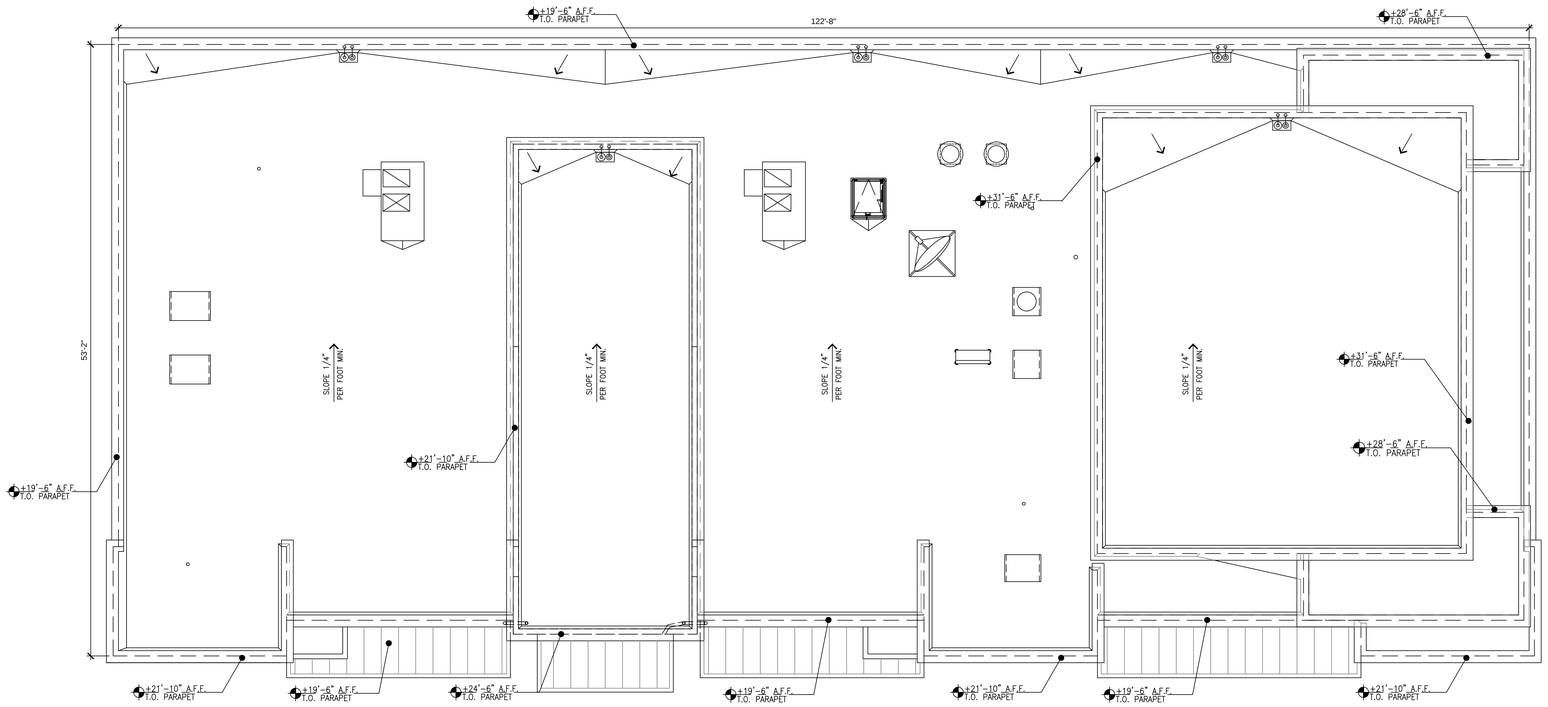

02 ARCO AM/PM ROOF PLAN
SCALE: 3/16"=1'-0"

N

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LAKE ELSINORE, CA
ARCO AM/PM SECTION AND ROOF PLAN

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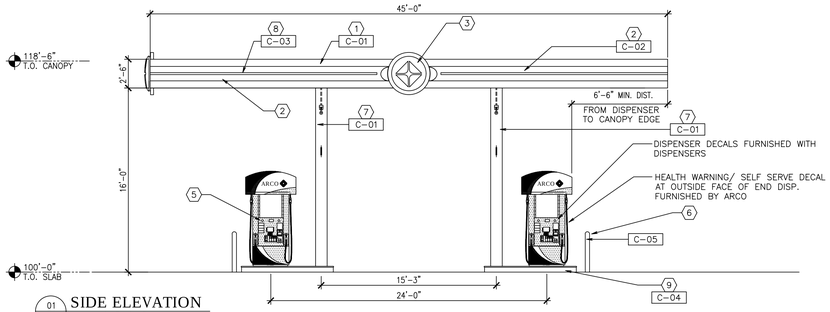
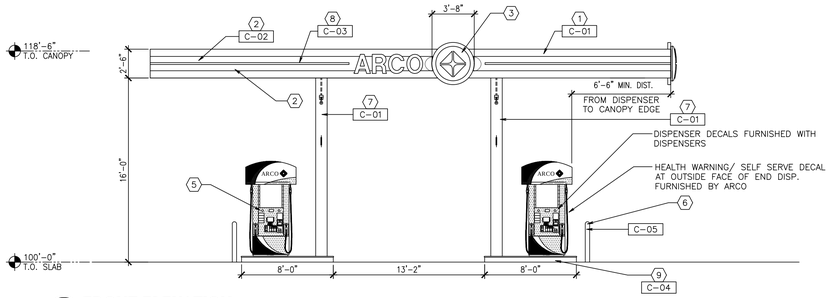


01 SIDE ELEVATION
SCALE: 3/16"=1'-0"



02 FRONT ELEVATION
SCALE: 3/16"=1'-0"

KEYED NOTES:

1. A.C.M. FASCIA
2. NEW FLAT VINYL GRAPHIC SILKSCREENED "DECAL BULLNOSE" WITH DROP SHADOW AND LED LIGHT, OVER CANOPY FASCIA
3. ILLUMINATED SPARK LOGO ON A.C.M. BACKING BEYOND.
4. CCTV CAMERAS. EXACT LOCATIONS TO BE DETERMINED BY SECURITY CONTRACTOR
5. DISPENSER (TYP.)
6. GUARD POSTS (TYP.) TO BE PAINTED, 2/3 BOTTOM COLOR C-01 AND 1/3 TOP COLOR C-05
7. COLUMNS
8. ARCO LIGHT BLUE 1 1/2" HIGH ILLUMUNATED BAND
9. ISLAND FORM

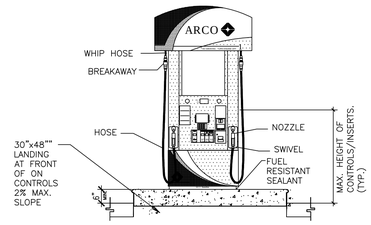
EXTERIOR PAINTS:

C-01	COLOR: PEARL BENJAMIN MOORE, OC-8, "ELEPHANT TUSK" - P28 DTM (GALLON)
C-02	COLOR: ARCO BLUE PANTONE PMS 288c
C-03	COLOR: ARCO LT. BLUE PANTONE PMS 2935c
C-04	COLOR: WARM GREY BENJAMIN MOORE, 2137-40, "DESERT TWILIGHT" - P28 DTM (GALLON)
C-05	COLOR: YELLOW BENJAMIN MOORE, 2022-10, "YELOW" - P28 DTM (GALLON)
C-06	WHITE DIGITS WITH ARCO DARK BLUE SHADOW COLOR: HIGH HIDING WHITE BENJAMIN MOORE, 2123-70, "ICE MIST" - P28 DTM (GALLON)

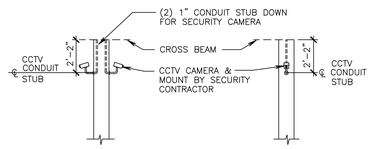
NOTE: ALL SIGNAGE UNDER SEPARATE PERMIT

NOTE:
CANOPY FASCIA MATERIAL COMPLY WITH CBC SECTION 406.72
CANOPIES UNDER WHICH FUELS ARE DIS- PENSED SHALL HAVE A CLEAR, UNOBSTRUCTED HEIGHT OF NOT LESS THAN 13 FEET 6 INCHES (4115 MM) TO THE LOWEST PROJECTING ELEMENT IN THE VEHICLE DRIVE-THROUGH AREA. CANOPIES AND THEIR SUPPORTS OVER PUMPS SHALL BE OF NONCOMBUSTIBLE MATERIALS, FIRE-RETARDANT-TREATED WOOD COMPLYING WITH CHAPTER 23, WOOD OF TYPE IV SIZES OR OF CONSTRUCTION PRO- VIDING I-HOUR FIRE RESISTANCE. COMBUSTIBLE MATERIALS USED IN OR ON A CANOPY SHALL COMPLY WITH ONE OF THE FOLLOWING:

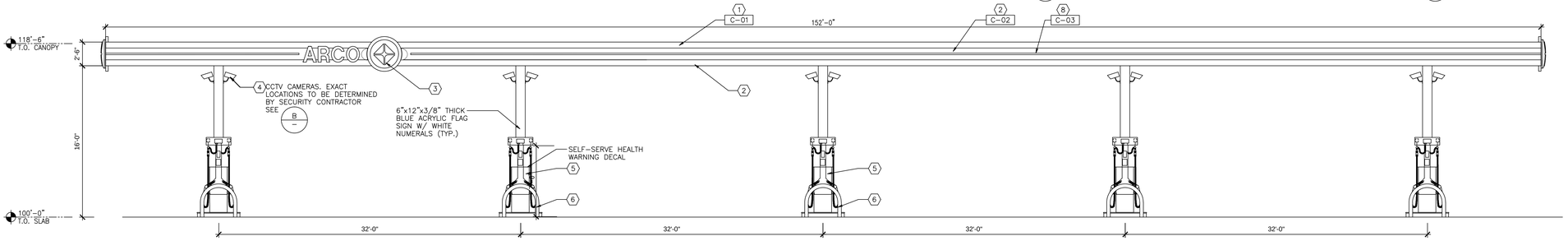
1. SHIELDED FROM THE PUMPS BY A NONCOMBUSTIBLE ELE- MENT OF THE CANOPY, OR WOOD OF TYPE IV SIZES;
2. PLASTICS COVERED BY ALUMINUM FACING HAVING A THICK- NESS OF NOT LESS THAN 0.010 INCH (0.30 MM) OR CORRO- SION-RESISTANT STEEL HAVING A BASE METAL THICKNESS OF NOT LESS THAN 0.016 INCH (0.41 MM). THE PLASTIC SHALL HAVE A FLAME SPREAD INDEX OF 25 OR LESS AND A SMOKE- DEVELOPED INDEX OF 450 OR LESS WHEN TESTED IN THE FORM INTENDED FOR USE IN ACCORDANCE WITH ASTM E84 OR UL 723 AND A SELF-IGNITION TEMPERATURE OF 650°F (343°C) OR GREATER WHEN TESTED IN ACCORDANCE WITH ASTM D1929; OR
3. PANELS CONSTRUCTED OF LIGHT-TRANSMITTING PLASTIC MATERIALS SHALL BE PERMITTED TO BE INSTALLED IN CANO- PIES ERECTED OVER MOTOR VEHICLE FUEL-DISPENSING STA- TION FUEL DISPENSERS, PROVIDED THE PANELS ARE LOCATED NOT LESS THAN 10 FEET (3048 MM) FROM ANY BUILDING ON THE SAME LOT AND FACE YARDS OR STREETS NOT LESS THAN 40 FEET (12 192 MM) IN WIDTH ON THE OTHER SIDES. THE AGGREGATE AREAS OF PLASTICS SHALL BE NOT GREATER THAN 1,000 SQUARE FEET (93 M2 THE MAXIMUM AREA OF ANY INDIVIDUAL PANEL SHALL BE NOT GREATER THAN 100 SQUARE FEET (9.3 M2



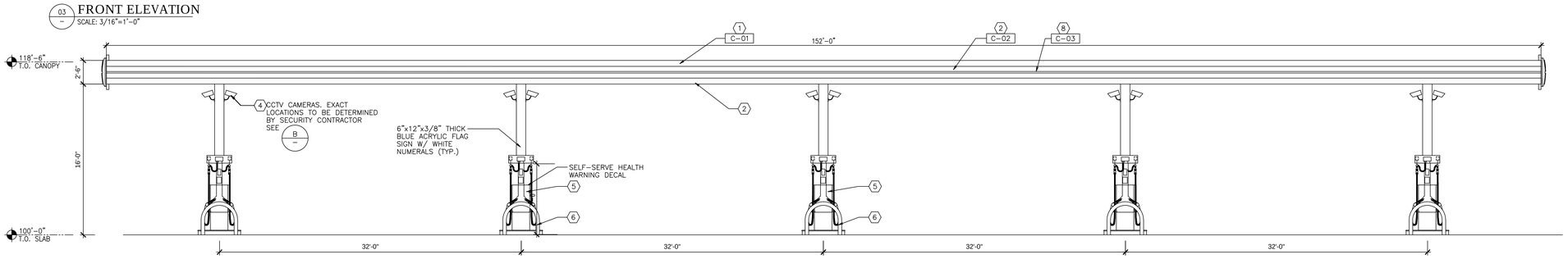
A TYPICAL DISPENSER ELEVATION
SCALE: N.T.S.



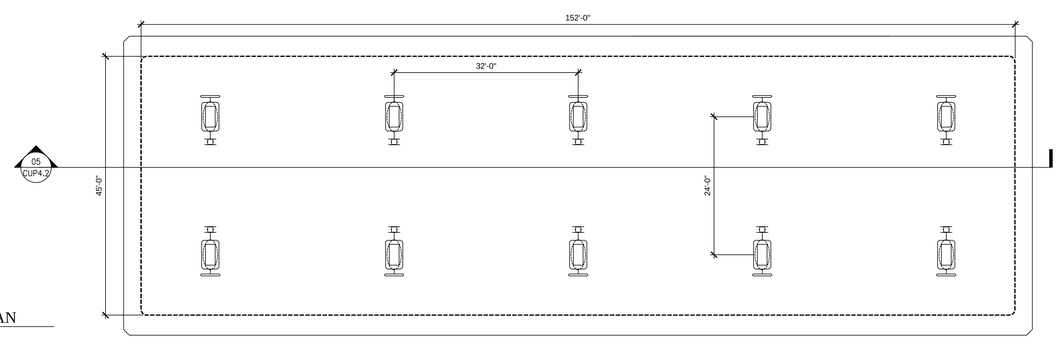
B CCTV STUB DETAIL
SCALE: 1/4"=1'-0"



03 FRONT ELEVATION
SCALE: 3/16"=1'-0"



04 REAR ELEVATION
SCALE: 3/16"=1'-0"



05 FLOOR PLAN
SCALE: 3/32"=1'-0"

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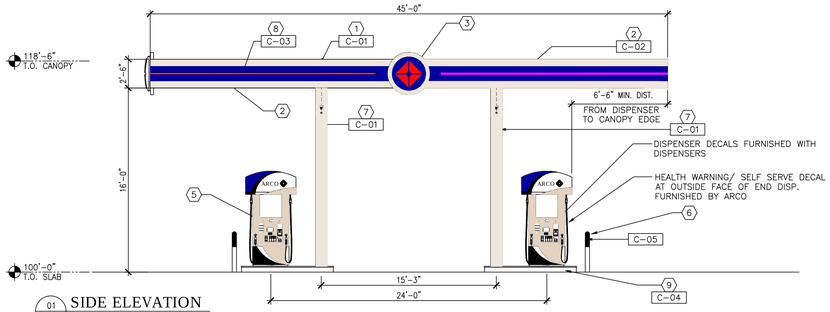
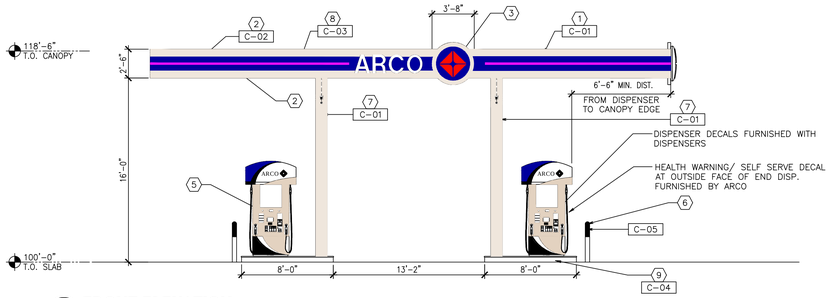
NO.	DATE	REVISIONS	BY

PROPOSED SHOPPING CENTER
BAMIYAN MARKET PLACE
SWC. GRAND AVENUE @ ORTEGA HWY.
LAKE ELSINORE, CA
ARCO AM/PM CANOPY ELEVATIONS

consultant job#
master release date
project exe date
master drawn by
Filename AGC
Facility/Project
sheet name
CUP-4.1



01 SIDE ELEVATION
SCALE: 3/16"=1'-0"



02 FRONT ELEVATION
SCALE: 3/16"=1'-0"

KEYED NOTES:

1. A.C.M. FASCIA
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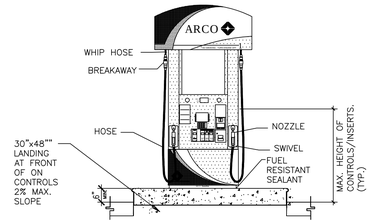
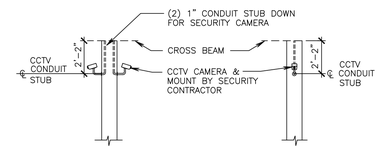
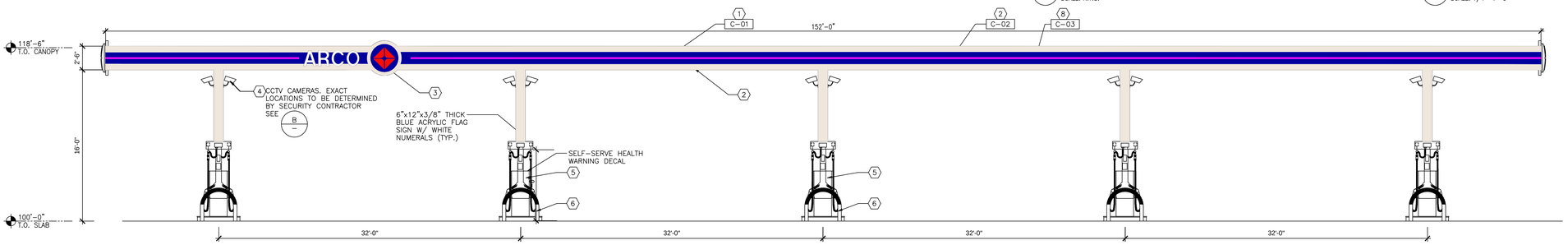


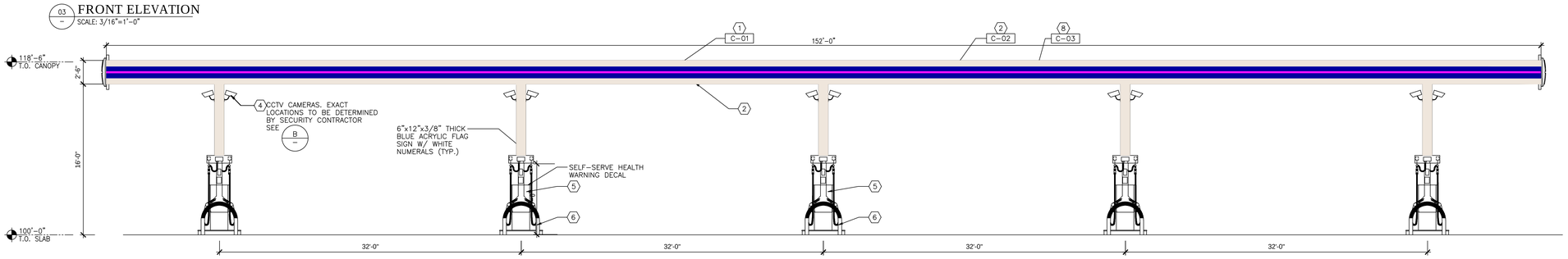
A TYPICAL DISPENSER ELEVATION
SCALE: N.T.S.



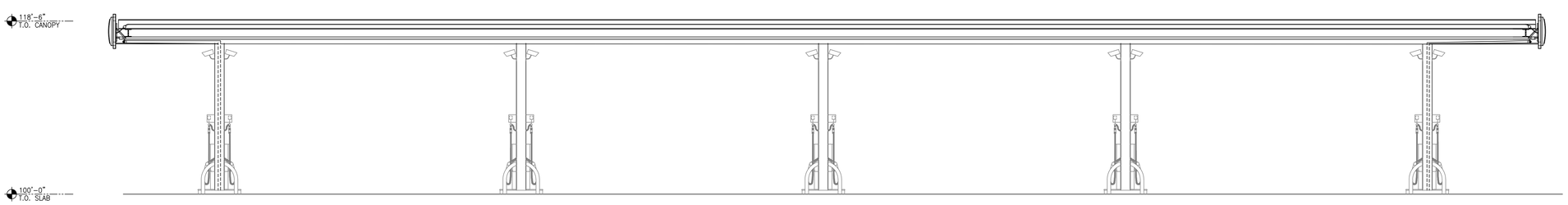
B CCTV STUB DETAIL
SCALE: 1/4"=1'-0"



03 FRONT ELEVATION
SCALE: 3/16"=1'-0"



04 REAR ELEVATION
SCALE: 3/16"=1'-0"



05 SECTION
SCALE: 3/16"=1'-0"

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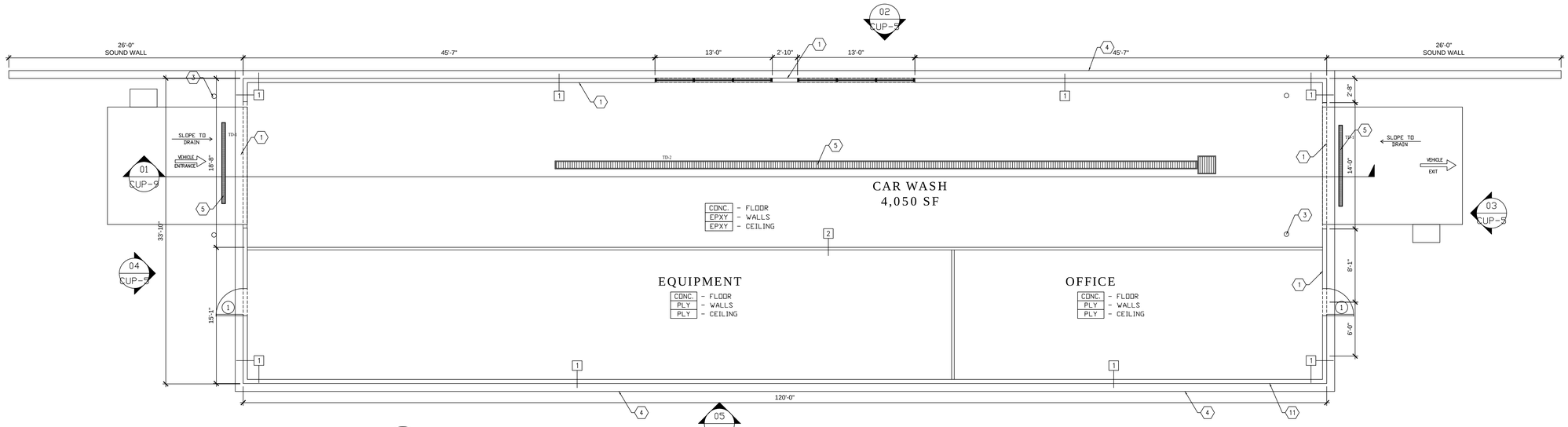
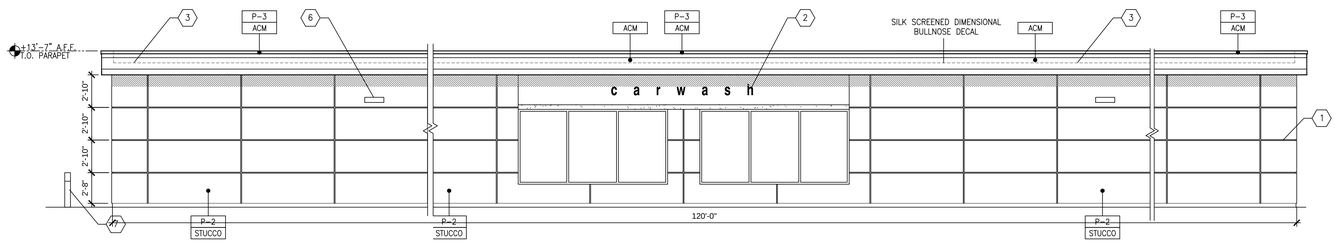
PROPOSED SHOPPING CENTER
BAMIYAN MARKET PLACE
SWC. GRAND AVENUE @ ORTEGA HWY.
LAKE ELSINORE, CA
ARCO AM/PM CANOPY COLOR ELEVATIONS/SECTION

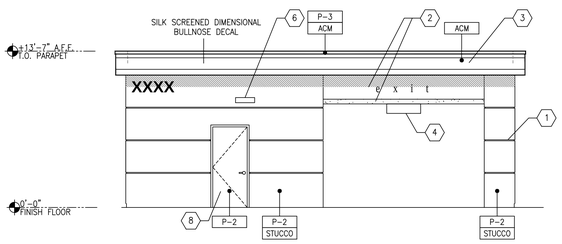
consultant job#
master release date
project exe date
master drawn by
Filename AGC
Facility/Project
sheet name
CUP-4.2



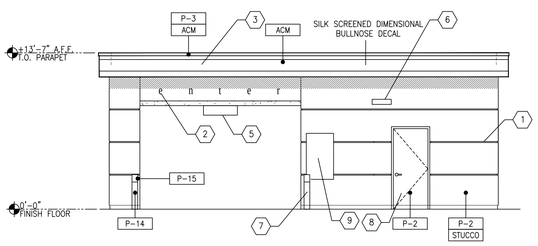
01 – FLOOR PLAN
SCALE: 3/16"=1'-0"



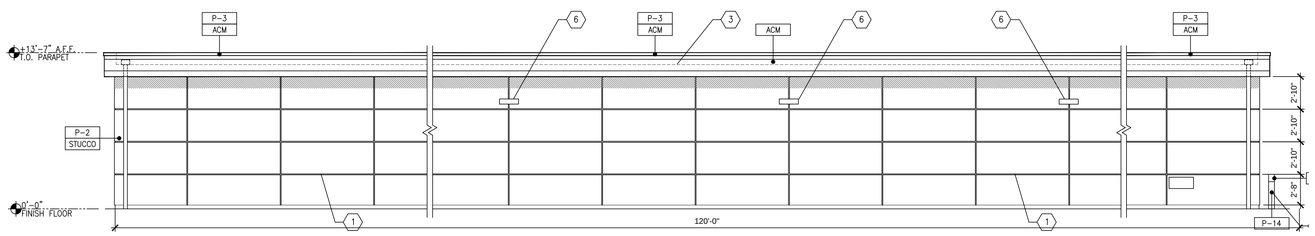
02 – CAR WASH ELEVATION
SCALE: 3/16"=1'-0"



03 – CAR WASH ELEVATION
SCALE: 3/16"=1'-0"



04 – CAR WASH ELEVATION
SCALE: 3/16"=1'-0"



05 – CAR WASH ELEVATION
SCALE: 3/16"=1'-0"

GENERAL NOTES:

A. DIMENSION LINES SHOWN ARE TO FACE OF STUDS UNLESS NOTED OTHERWISE.
B. REFER TO CAR WASH EQUIPMENT INSTALLATION MANUAL AND SUBSEQUENT SHOP DRAWINGS FOR FURTHER INFORMATION

KEYED NOTES:

1. 1" REVEAL
2. VINYL LETTERS APPLIED TO ACM
3. VINYL DECAL APPLIED TO ACM
4. "NO ENTRY" SIGN
5. OVERHEAD CLEARANCE BAR
6. WALL MOUNTED LED FIXTURE, SEE SHEET CUP-11
7. CONCRETE FILLED BOLLARD, REFER TO DETAIL 5/CWA4.2
8. METAL DOOR & FRAME
9. INSTRUCTIONAL SIGN PANEL

COLOR LEGEND

P-2	BENJAMIN MOORE, 1030, "BRANDY CREAM", SATIN FINISH
P-3	BENJAMIN MOORE, 2121-30, "PEWTER", HIGH GLOSS
P-14	BP PEARL – BENJAMIN MOORE, OC-8, "ELEPHANT TUSK"
P-15	BP YELLOW – BENJAMIN MOORE, 2022-10, "YELLOW"

MATERIAL LEGEND

STUCCO	⅞" CEMENT PLASTER, INSTALLED PER MFG. SPECIFICATIONS; TEXTURE: FINE SAND FINISH
ACM	ALUMINUM COMPOSITE MATERIAL

LEGEND

1	2x6 STUDS @ 16"o.c.
2	2x4 STUDS @ 16"o.c.

INTERIOR FINISHES

CONC.	SEALED CONCRETE, SMOOTH MACHINE TROWELLED FINISH.
EPXY	100% SOLID EPOXY PAINT COLOR: WHITE OVER 1/2" CEMENT BOARD
PLY	5/8" EXTERIOR GRADE PLYWOOD

EXTERIOR DOOR

1. SIZE: 3'-0"x7'-0"x1 3/4"
TYPE: ALUMINUM HOLLOW METAL DOOR AND FRAME.
HARDWARE:
-1 1/2" PAIR STAINLESS STEEL HINGES (N.P.R.)
-LEVER HANDLE WITH KEY OUTSIDE (MOUNT AT 36" A.F.F.)
-LOCKGUARD
-ALUMINUM THRESHOLD (PEMCO 254A)
-WEATHERSTRIPPING

ROOM

CAR WASH	=	4,050	S.F.
TUNNEL	=	2,172	S.F.
EQUIPMENT ROOM & OFFICE	=	1,706	S.F.
OTHERS	=	172	S.F.

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LAKE ELSINORE, CA
CAR WASH F. PLAN & ELEVATIONS

consultant job#
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master drawn by
Filename AGC
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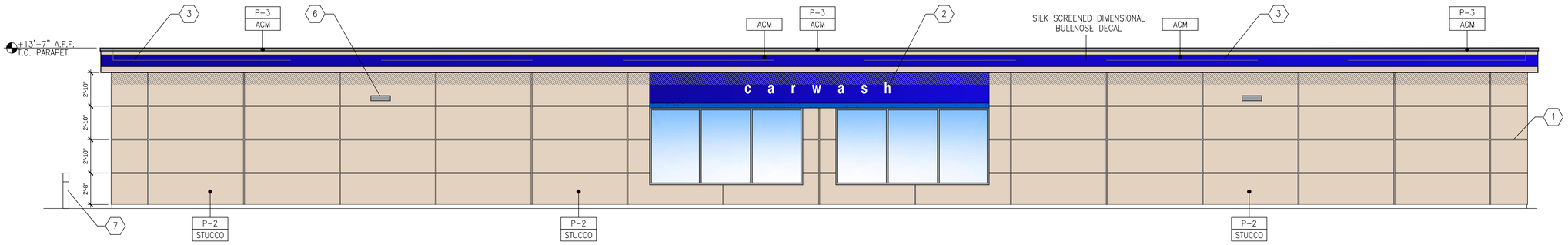
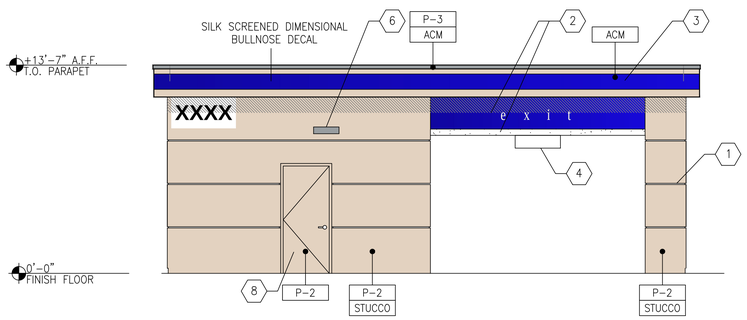
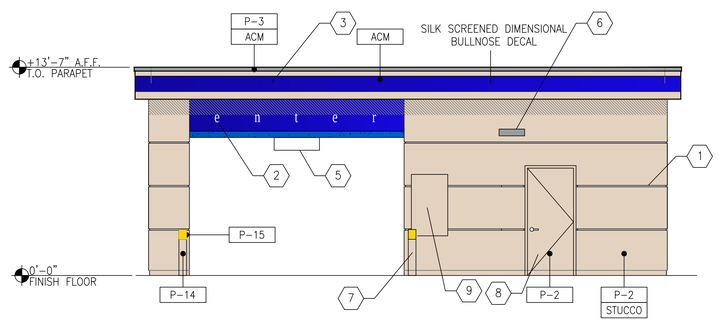


01 SOUTH ELEVATION
SCALE: 1/4"=1'-0"



02 WEST ELEVATION
SCALE: 1/4"=1'-0"



03 EAST ELEVATION
SCALE: 1/4"=1'-0"

KEYED NOTES:

1. 1" REVEAL
2. VINYL LETTERS APPLIED TO ACM
3. VINYL DECAL APPLIED TO ACM
4. "NO ENTRY" SIGN
5. OVERHEAD CLEARANCE BAR
6. WALL MOUNTED LED FIXTURE, SEE SHEET CUP-11
7. CONCRETE FILLED BOLLARD, REFER TO DETAIL 5/CWA4.2
8. METAL DOOR & FRAME
9. INSTRUCTIONAL SIGN PANEL

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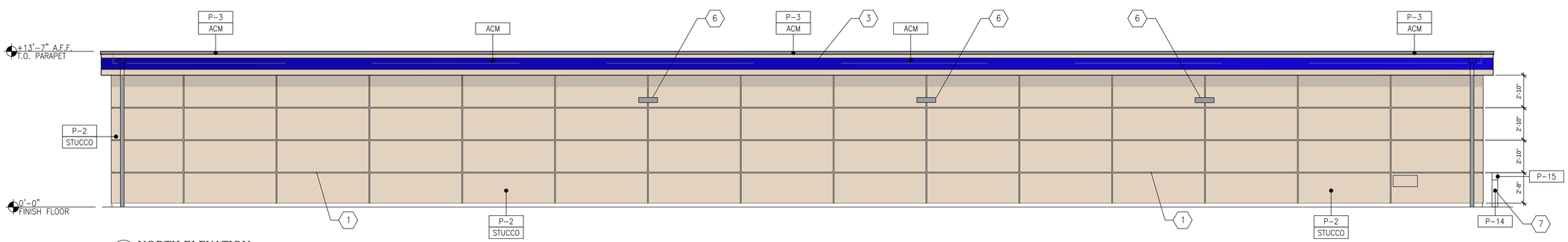
P-15	BP YELLOW – BENJAMIN MOORE, 2022-10, "YELLOW"

MATERIAL LEGEND

STUCCO	⅞" CEMENT PLASTER, INSTALLED PER MFG. SPECIFICATIONS; TEXTURE: FINE SAND FINISH
ACM	ALUMINUM COMPOSITE MATERIAL



04 NORTH ELEVATION
SCALE: 1/4"=1'-0"

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CAR WASH COLOR ELEVATIONS

consultant job#

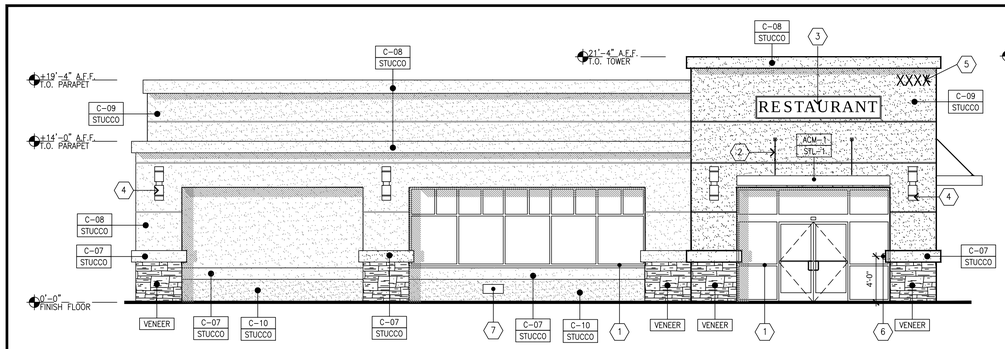
master release date

project exe date | master drawn by

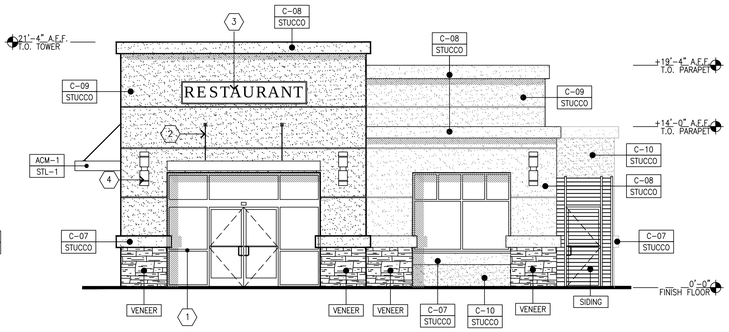
Filename AGC

Facility/Project

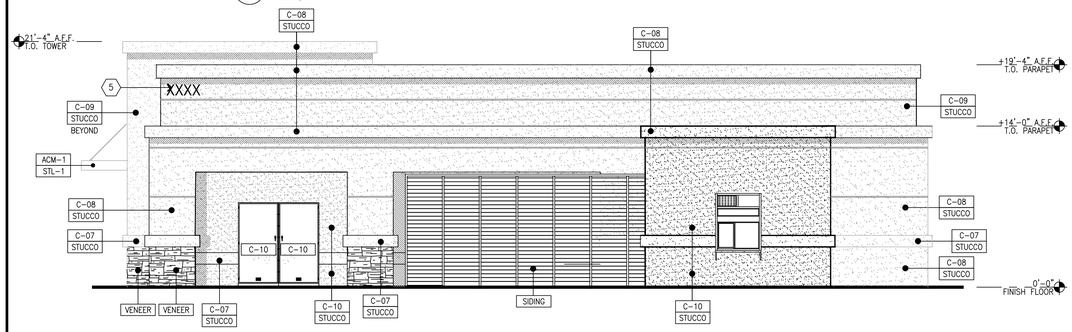
sheet name
CUP-5.2



01 FRONT ELEVATION
SCALE: 3/16"=1'-0"



02 LEFT ELEVATION
SCALE: 3/16"=1'-0"



03 RIGHT ELEVATION
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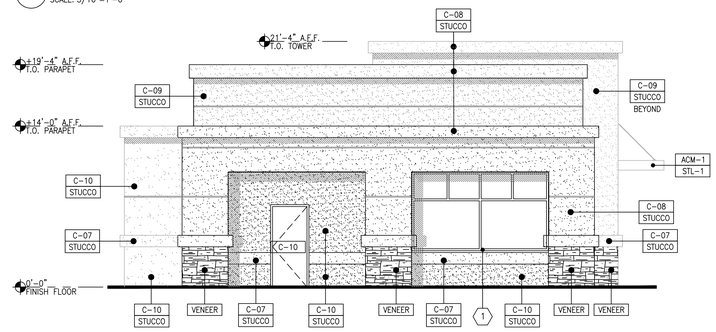


04 REAR ELEVATION
SCALE: 3/16"=1'-0"

GENERAL NOTES

A. REVEAL LOCATIONS IN FINISH SYSTEM SHOWN ARE TO ALIGN AS CLOSELY AS POSSIBLE TO ELEVATIONS.

KEYED NOTES

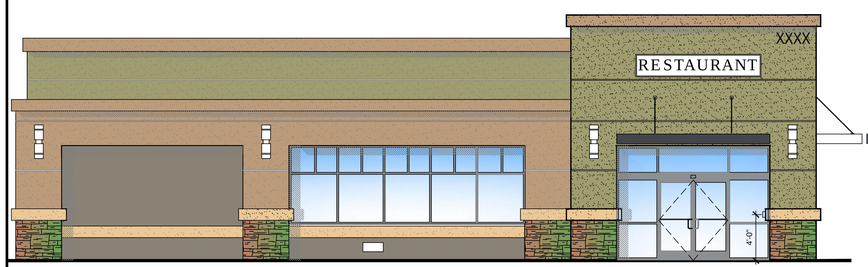
1. ALUMINUM ENTRANCE AND STOREFRONT SYSTEM, REFER TO SHEET A5.1 & SPECIFICATION.
2. STEEL AWNING ROD AND CLEVIS
3. LARGE INTERNALLY ILLUMINATED SURFACE MOUNTED WALL SIGN
4. WALL MOUNTED LED FIXTURE, SEE SHEET CUP-11
5. BUILDING ADDRESS
6. KNOX BOX
7. FIRE DEPARTMENT CONNECTION

COLOR LEGEND

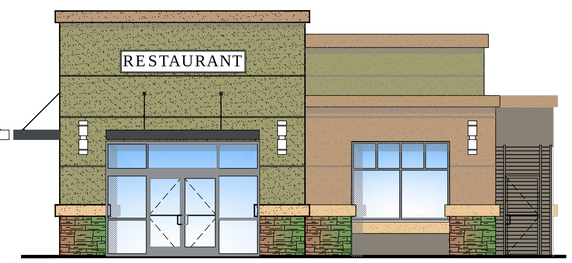
C-07	COLOR: TAN ICI # A0717, INDIAN CORN
C-08	COLOR: DARK TAN ICI # A1761, ONION SKIN TAN
C-09	COLOR: PEA SOUP PPG 311-5
C-10	COLOR: DARK ASH PPG 513-6

MATERIAL LEGEND

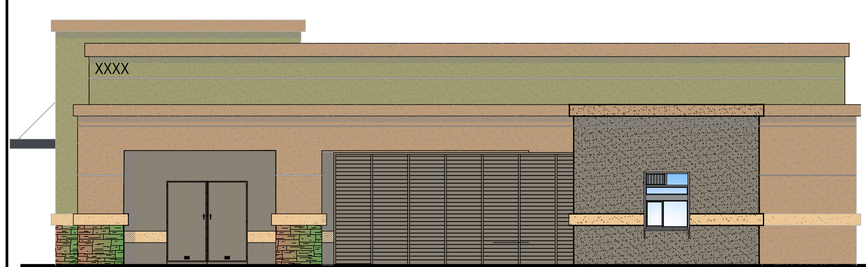
STUCCO	7/8" CEMENT PLASTER, INSTALLED PER MFG. SPECIFICATIONS; TEXTURE: FINE SAND FINISH
ACM-1	ALUMINUM COMPOSITE MATERIAL, ICI#A0717, INDIAN CORN
STL-1	STEEL AWNING
VENEER	FAUXPANELS MODEL: R3-SS-PN-EA
SIDING	ABC SEAMLESS SIDING, COLOR TIMBER



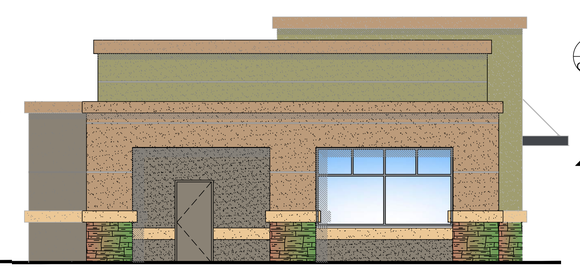
01 FRONT ELEVATION
SCALE: 3/16"=1'-0"



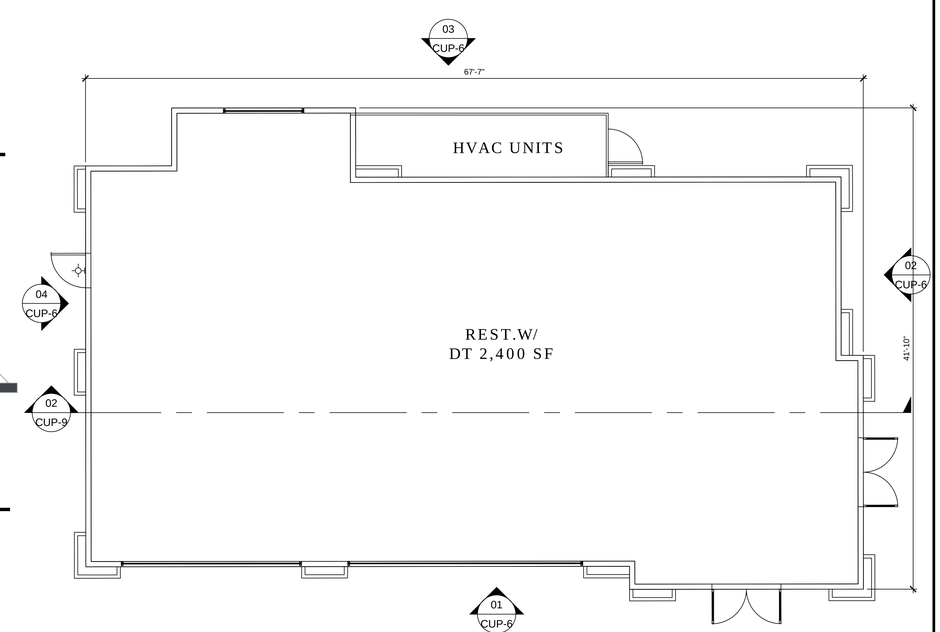
02 LEFT ELEVATION
SCALE: 3/16"=1'-0"



03 RIGHT ELEVATION
SCALE: 3/16"=1'-0"



04 REAR ELEVATION
SCALE: 3/16"=1'-0"



05 FLOOR PLAN
SCALE: 3/16"=1'-0"

ROOM

RESTAURANT	=	2,238	S.F.
SEATING AREA	=	918	S.F.
ORDER	=	154	S.F.
OFFICE	=	35	S.F.
RESTROOMS	=	106	S.F.
PREP/UTILITY	=	63	S.F.
KITCHEN	=	432	S.F.
HALLWAY	=	93	S.F.
STORAGE	=	123	S.F.
COOLER/FRE	=	137	S.F.
OTHERS	=	177	S.F.

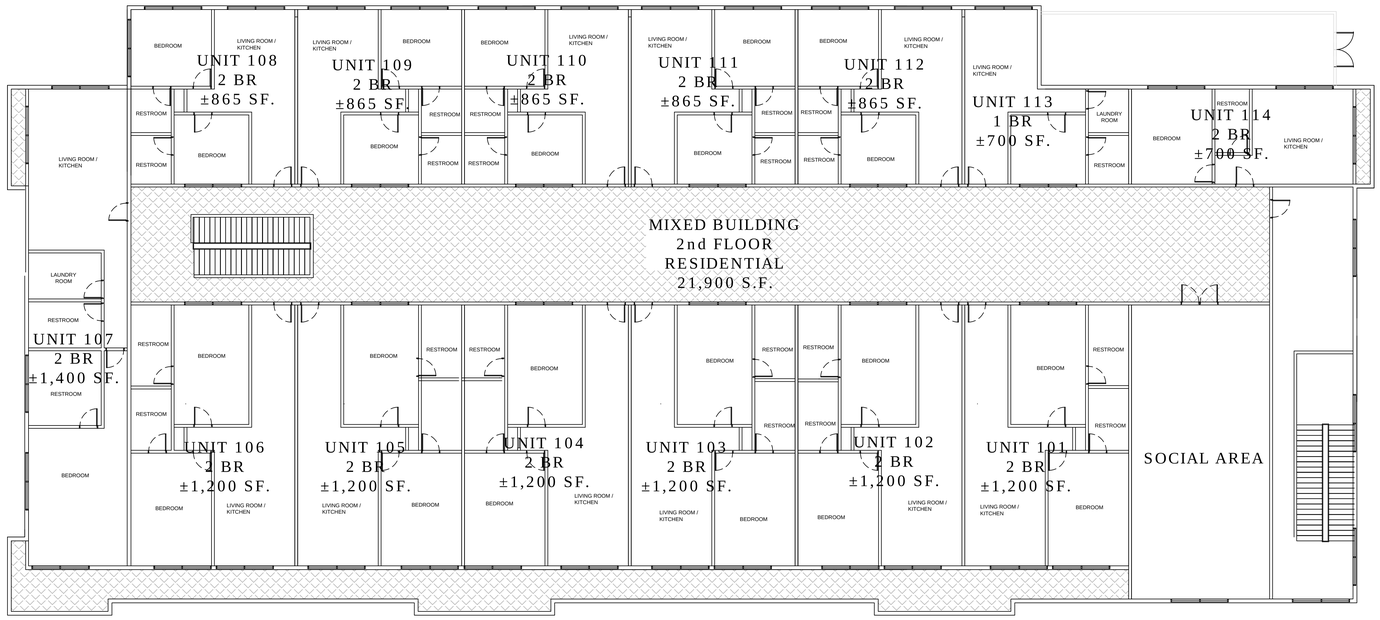
"FOR REFERENCE ONLY (PHASE II)"

AGCDC.COM
AGC DESIGN CONCEPT, INC.
24820 Orchard Village Rd.
Ste. A311
Valencia, CA 91355
Phone: 661.295.1111

NO.	DATE	REVISIONS	BY

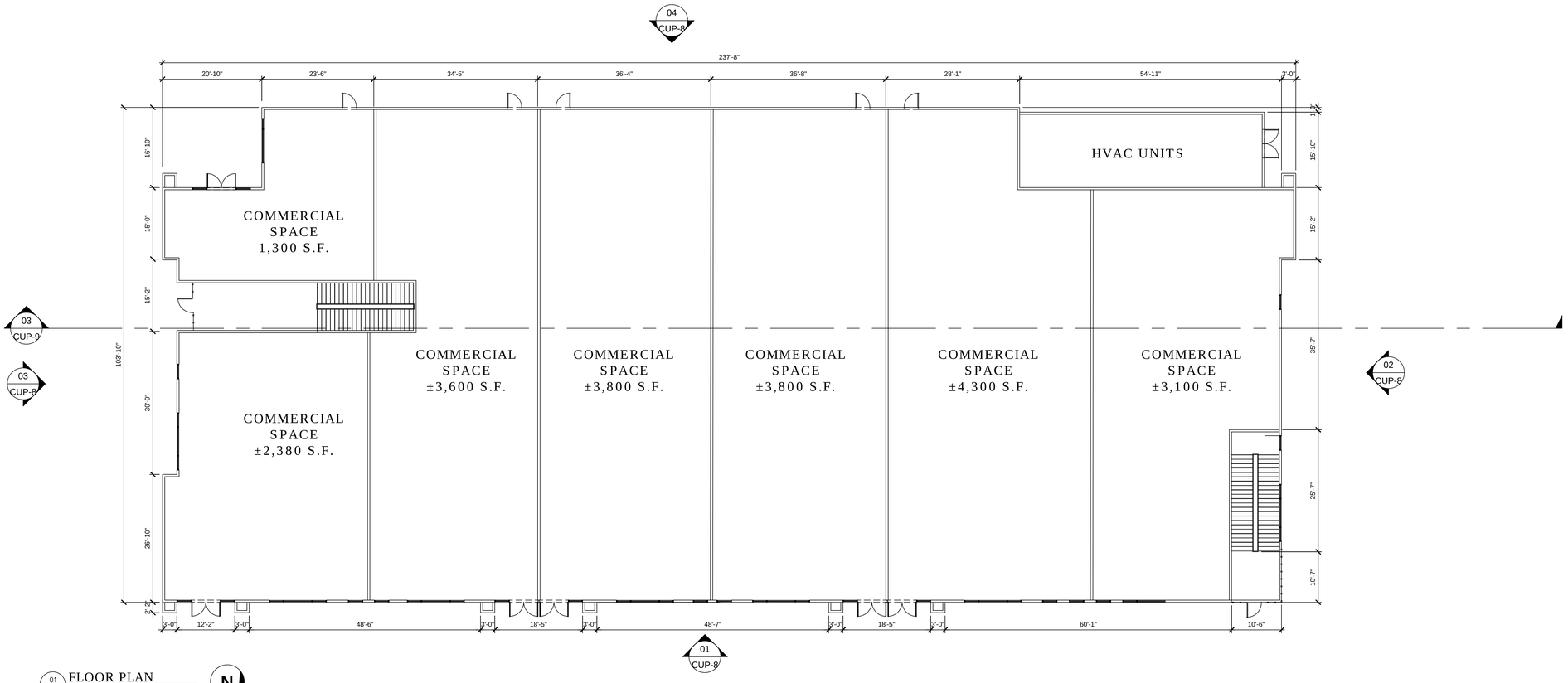
PROPOSED SHOPPING CENTER
BAMIYAN MARKET PLACE
SWC. GRAND AVENUE @ ORTEGA HWY.
LAKE ELSINORE, CA
TYP. RESTAURANT ELEVATIONS/ FP

consultant job#
master release date
project exe date
master drawn by
Filename AGC
Facility/Project
sheet name
CUP-6



02 SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

N



01 FLOOR PLAN
SCALE: 1/8"=1'-0"

N

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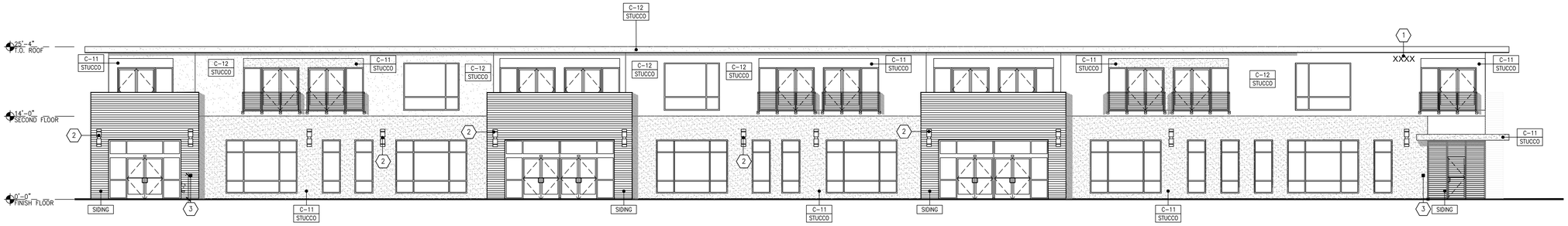
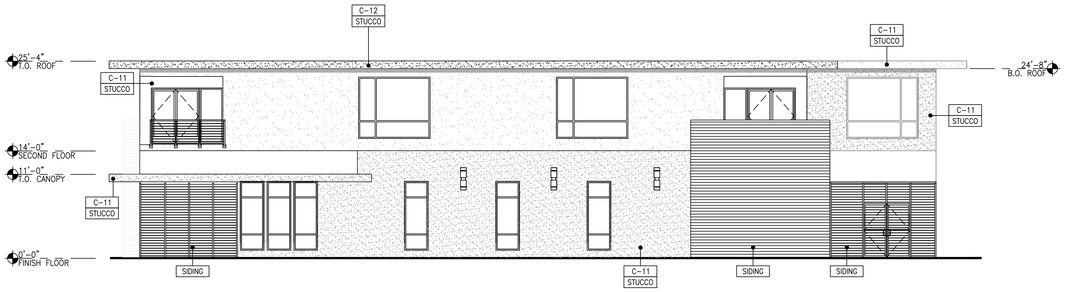
PROPOSED SHOPPING CENTER
BAMIYAN MARKET PLACE
SWC. GRAND AVENUE @ ORTEGA HWY.
LAKE ELSINORE, CA
RETAIL AND CONDOMINIUMS FLOOR PLANS

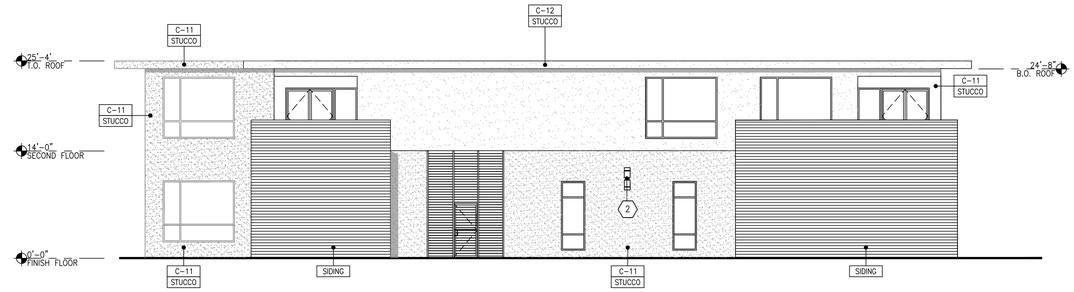
consultant job#
master release date
project exe date
master drawn by
Filename AGC
Facility/Project
sheet name
CUP-7



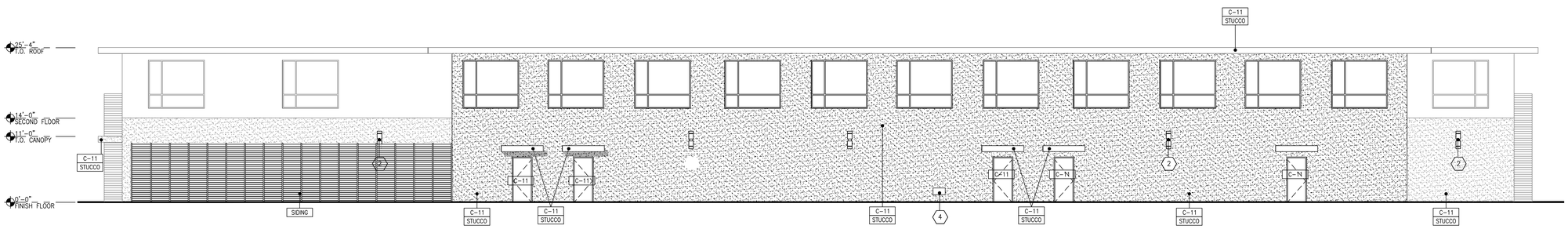
01 FRONT ELEVATION
SCALE: 1/8"=1'-0"



02 RIGHT ELEVATION
SCALE: 1/8"=1'-0"



03 LEFT ELEVATION
SCALE: 1/8"=1'-0"



04 REAR ELEVATION
SCALE: 1/8"=1'-0"

KEYED NOTES

1. BUILDING ADDRESS
2. WALL MOUNTED LED FIXTURE, SEE SHEET CUP-11
3. KNOX BOX
4. FIRE DEPARTMENT CONNECTION

GENERAL NOTES

A. REVEAL LOCATIONS IN FINISH SYSTEM SHOWN ARE TO ALIGN AS CLOSELY AS POSSIBLE TO ELEVATIONS.

COLOR LEGEND

C-11	COLOR: IRON RIVER DEA176
C-12	COLOR: SEA GLASS DEC775

MATERIAL LEGEND

STUCCO	⅞" CEMENT PLASTER, INSTALLED PER MFG. SPECIFICATIONS; TEXTURE: FINE SAND FINISH
SIDING	ABC SEAMLESS SIDING, COLOR TIMBER

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PROPOSED SHOPPING CENTER
BAMIYAN MARKET PLACE
SWC. GRAND AVENUE @ ORTEGA HWY.
LAKE ELSINORE, CA
RETAIL AND CONDOMINIUMS ELEV.

consultant job#

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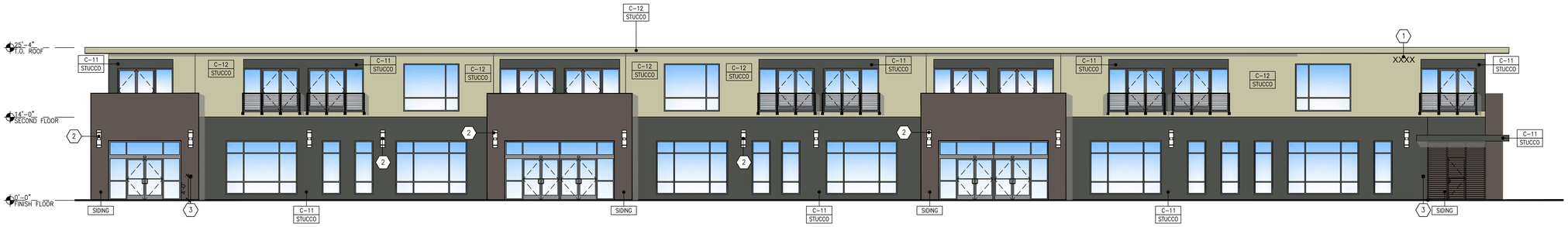
project exe date | master drawn by

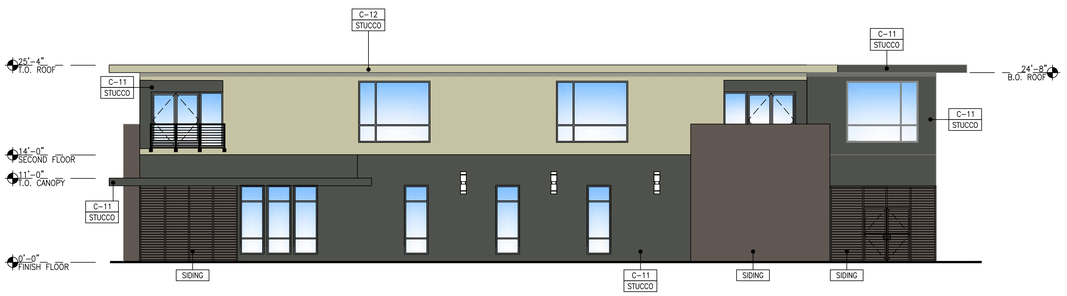
Filename AGC

Facility/Project

sheet name
CUP-8.1



01 FRONT ELEVATION
SCALE: 1/8"=1'-0"



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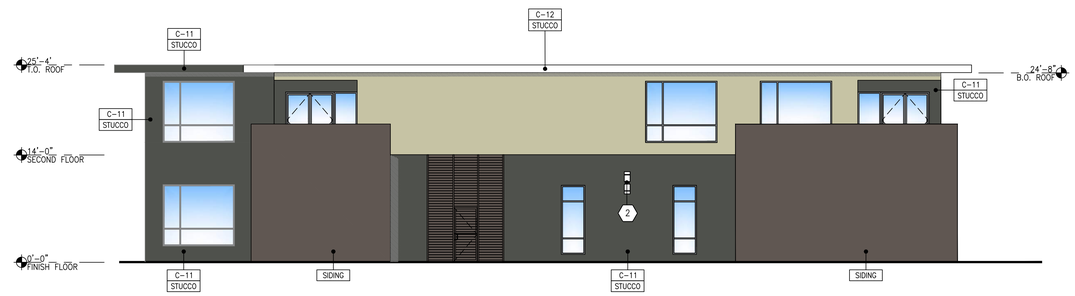
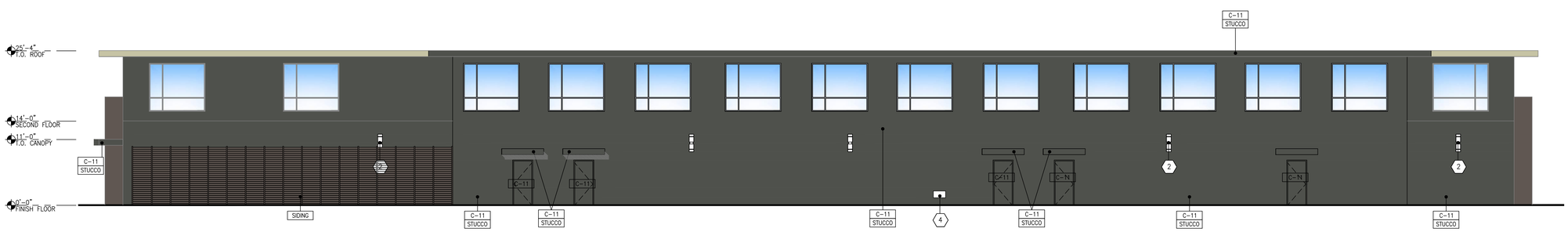
SCALE: 1/8"=1'-0"



03 LEFT ELEVATION
SCALE: 1/8"=1'-0"



04 REAR ELEVATION
SCALE: 1/8"=1'-0"

KEYED NOTES

1. BUILDING ADDRESS
2. WALL MOUNTED LED FIXTURE, SEE SHEET CUP-11
3. KNOX BOX
4. FIRE DEPARTMENT CONNECTION

GENERAL NOTES

A. REVEAL LOCATIONS IN FINISH SYSTEM SHOWN ARE TO ALIGN AS CLOSELY AS POSSIBLE TO ELEVATIONS.

COLOR LEGEND

C-11	COLOR: IRON RIVER DEA176
C-12	COLOR: SEA GLASS DEC775

MATERIAL LEGEND

STUCCO	7/8" CEMENT PLASTER, INSTALLED PER MFG. SPECIFICATIONS; TEXTURE: FINE SAND FINISH
SIDING	ABC SEAMLESS SIDING, COLOR TIMBER

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PROPOSED SHOPPING CENTER
BAMIYAN MARKET PLACE
SWC. GRAND AVENUE @ ORTEGA HWY.
LAKE ELSINORE, CA
RETAIL AND CONDOMINIUMS COLOR ELEV.

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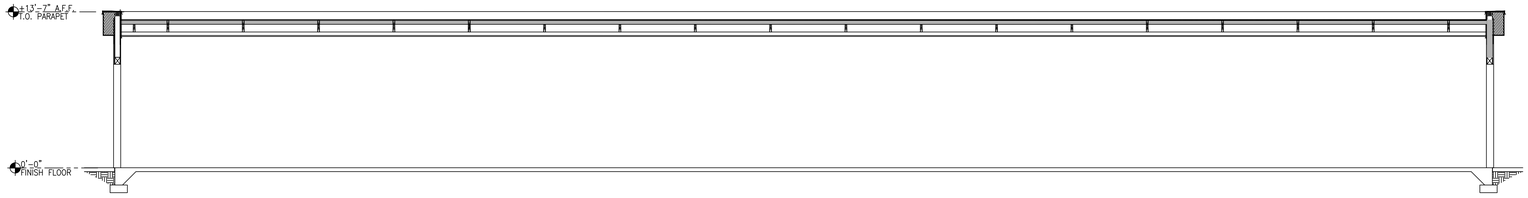
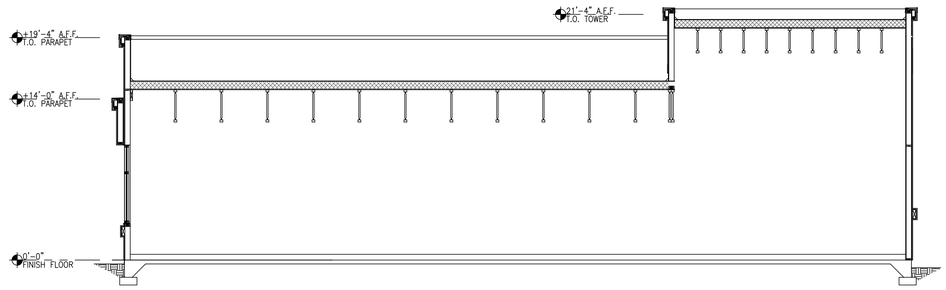
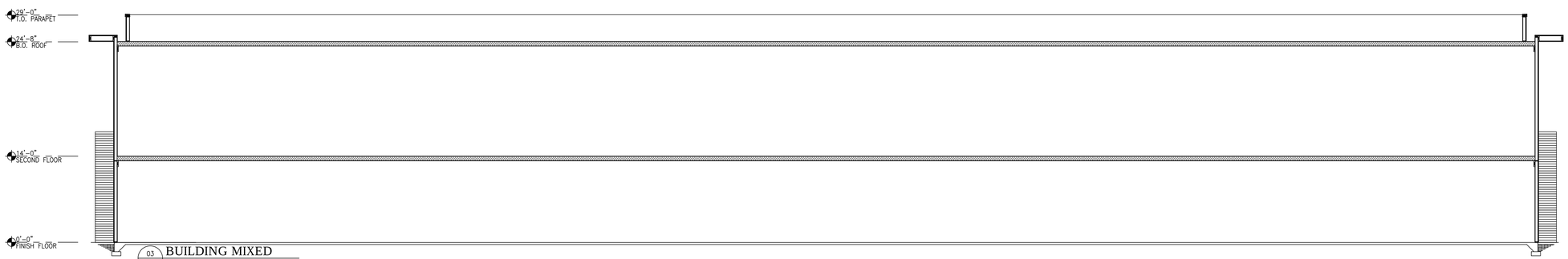
Filename AGC
Facility/Project
sheet name
CUP-8.2



01 CAR WASH SECTION
SCALE: 3/16"=1'-0"



02 RESTAURANT SECTION
SCALE: 3/16"=1'-0"



03 BUILDING MIXED
SCALE: 1/8"=1'-0"

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PROPOSED SHOPPING CENTER
BAMIYAN MARKET PLACE
SWC. GRAND AVENUE @ ORTEGA HWY.
LAKE ELSINORE, CA
BUILDING SECTIONS

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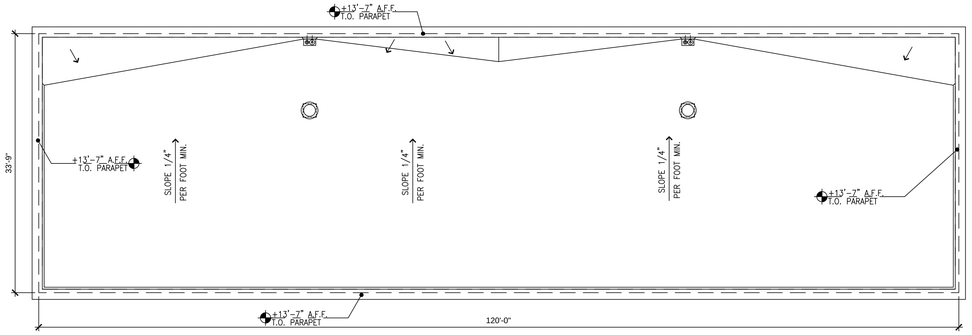
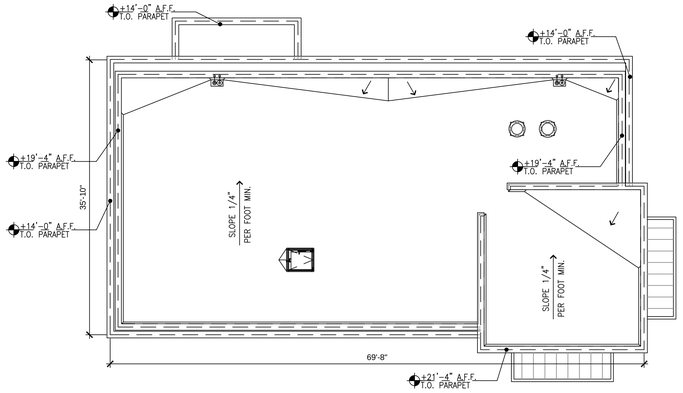
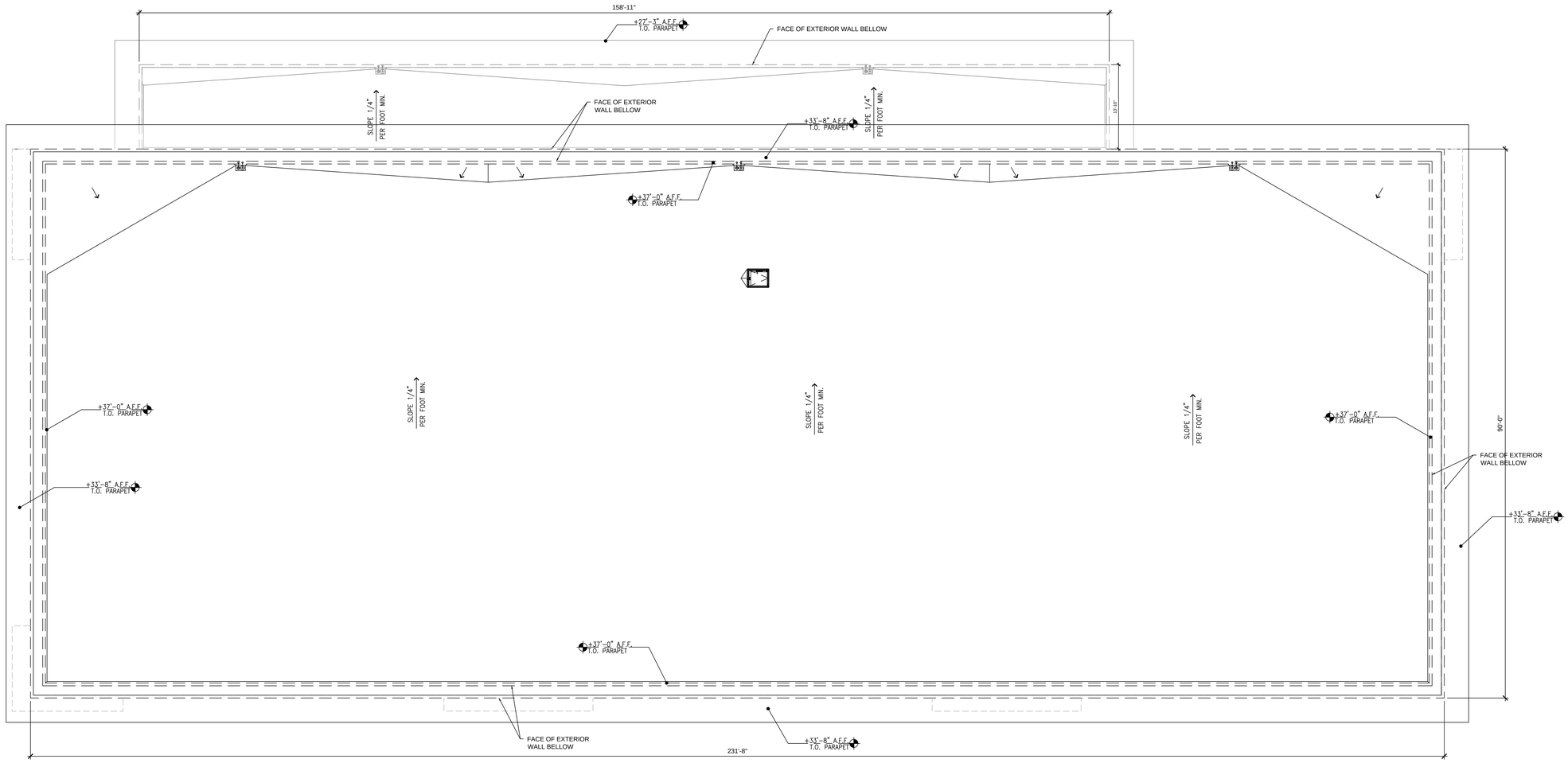
master drawn by
Filename AGC
Facility/Project
sheet name
CUP-9



01 CAR WASH ROOF PLAN
SCALE: 1/8"=1'-0"



02 RESTAURANT ROOF PLAN
SCALE: 1/8"=1'-0"



03 MIXED BUILDING ROOF PLAN
SCALE: 1/8"=1'-0"

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BAMIYAN MARKET PLACE
SWC. GRAND AVENUE @ ORTEGA HWY.
LAKE ELSINORE, CA
ROOF PLAN

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sheet name
CUP-10

C-AR-A-2LD Series

LED Area Light - Type III

Replaces 250W PSMH

C-LITE

A ONE FOR ONE REPLACEMENT FOR 250W PSMH

PRODUCT SPECIFICATIONS

OVERVIEW

- Initial Delivered Lumens: 12,200 or 12,400
- CRI: > 70
- CCT: Cool White 5000K, Neutral White 4000K
- Mounting: Sold Separately
- Input Power: 117 Watts
- Dimmable: No
- Operating Minimum: -40°C (-40°F)
- Lifespan: Estimated >100,000 Hours
- Power Factor: > 0.9
- Total Harmonic Distortion: < 20%
- Limited Warranty: 5 Years*
- Replaces 250W PSMH

EFFICIENT	DURABLE	RECOMMENDED USE	INPUT VOLTAGE
• Up to 57% energy savings over comparable HID fixtures • Heat dissipating fins keep LEDs running cooler, longer	• Sturdy, low-copper die-cast aluminum construction • Rugged tempered glass lens	• General Area Lighting • Parking Lots • Roadways	• Universal (120V through 277V Operation)

ORDERING INFORMATION

Example: C-AR-A-2LD-12L-50K-DB

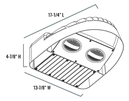
C-AR-A	2LD	12L		DB
PRODUCT	TYPE	LUMEN PACKAGE	CCT	COLOR
C-AR-A	2LD Type III, Area Light	12L 12,200 (50K), 12,400 (40K) Lumens 117W	50K Cool White (5000K) 40K Neutral White (4000K)	DB Dark Bronze

CERTIFICATIONS:

US: c-lite.com T (800) 236-6800 F (262) 504-5415 Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

Rev Date: 01/07/2019 For informational purposes only. Content is subject to change. *See lighting.cree.com/warranty for details.

C-AR-A-2LD Series



SERIES OVERVIEW

DIMENSIONS	PRODUCT WEIGHT	MOUNTING HEIGHT	SPACING
17-1/4" L x 13-7/8" W x 4-7/8" H	19.55 lbs.	15 to 25 feet	3 to 5 times the mounting height

FIXTURE SPECIFICATIONS

HOUSING	Low-copper, die-cast aluminum housing Dark bronze polyester powder-coat finish
LENS ASSEMBLY	Fixed cutoff glare shield reduces light pollution Tempered glass lens is thermal, shock and impact resistant Patented lens design delivers IES Type III distribution
MOUNTING	Fixture comes without mounting (sold separately) For use in 0° orientation (downlight position) only

ELECTRICAL PERFORMANCE

OPERATING MINIMUM	LIFESPAN L_{70} AT 25°C (77°F)	POWER FACTOR	TOTAL HARMONIC DISTORTION	DIMMABLE
-40°C (-40°F)	Estimated >100,000 Hours	> 0.9	<20%	No

INPUT VOLTAGE	120V	208V	240V	277V
CURRENT DRAW	0.97A	0.56A	0.49A	0.42A

WARRANTY AND CERTIFICATIONS

WARRANTY	UL LISTED	DLC
5 Year Limited*	Wet Locations (0° tilt only)	DLC Qualified

CA RESIDENTS WARNING: Cancer and Reproductive Harm – www.p65warnings.ca.gov

US: c-lite.com T (800) 236-6800 F (262) 504-5415 Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

Rev Date: 01/10/2018 For informational purposes only. Content is subject to change. *See lighting.cree.com/warranty for details.

C-AR-A-2LD Series

ACCESSORIES

	**PHOTOCELL - BUTTON, 120V/208V/240V/277V** SKU: **C-ACC-A-PCELL-LV** (120V) **C-ACC-A-PCELL-HV** (208V/240V/277V) USE: Photocell is field installed. For use with 2" adjustable slip fitter only

MOUNTING OPTIONS

	**6" MOUNTING ARM** SKU: **C-ACC-A-MTARM-6IN-DB** USE: For pole mounting
	**2" SLIP FITTER** SKU: **C-ACC-A-MTSL-2IN** USE: For pole mounting. Fits over 2-3/8" O.D. pipe
	**ADJUSTABLE U-BRACKET** SKU: **C-ACC-A-AUB-2X5X6-DB** USE: For wall mounting

LUMINAIRE EPA

MOUNTING	SINGLE	DOUBLE @180°	DOUBLE @ 90°	TRIPLE @ 90°	QUAD @ 90°
C-ACC-A-MTARM-6IN-DB	0.81	1.63	1.31	2.13	2.62
C-ACC-A-MTSL-2IN*	0.80	N/A	N/A	N/A	N/A

* For use in 0° orientation (downlight position) only

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C-WM-A-WLHR Series

LED Wall Mount

Replaces 100W/120W Incandescent

C-LITE

POWERFUL, EFFICIENT & LONG LASTING LIGHT

PRODUCT SPECIFICATIONS

OVERVIEW

- Initial Delivered Lumens: 1,000, 1,200
- CRI: > 70
- CCT: Neutral White (4000K)
- Mounting: Wall
- Input Power: 14 Watts, 22 Watts
- Dimmable: No
- Operating Minimum: -40°C (-40°F)
- Lifespan: 172,000 Hours (22W), 118,000 Hours (14W)
- Power Factor: > 0.95
- Total Harmonic Distortion: < 20%
- Limited Warranty: 5 Years*
- Replaces 100W/120W Incandescent

RECOMMENDED USE	INPUT VOLTAGE
• Security • Stairways • Perimeter Lighting	• 120V Operation with built-in photocell

ORDERING INFORMATION

Example: C-WM-A-WLHR-10L-40K-MB

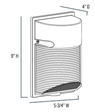
C-WM-A	WLHR		40K	
PRODUCT	STYLE	LUMEN PACKAGE	CCT	COLOR
C-WM-A	WLHR LED Wall Mount	10L 1,000 Lumens, 14W 12L 1,200 Lumens, 22W	40K Neutral White (4000K)	MB Medium Bronze WH White

CERTIFICATIONS:

US: c-lite.com T (800) 236-6800 F (262) 504-5415 Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

Rev Date: 02/10/2018 For informational purposes only. Content is subject to change. *See lighting.cree.com/warranty for details

C-WM-A-WLHR Series



SERIES OVERVIEW

DIMENSIONS	PRODUCT WEIGHT	MOUNTING HEIGHT	SPACING
4" D x 5-3/4" W x 9" H	2.0 lbs.	8 to 12 feet	N/A

FIXTURE SPECIFICATIONS

HOUSING	Polycarbonate housing in medium bronze or white with heavy-duty aluminum mounting plate
LENS ASSEMBLY	UV-stabilized polycarbonate prismatic refractor
MOUNTING	1/2" NPT tapped knockout on bottom for conduit entry Knockout provided on back of housing for 1/2" conduit entry or mounts over 4" square or octagonal junction box

ELECTRICAL PERFORMANCE

OPERATING MINIMUM	LIFESPAN L_{70} AT 25°C (77°F)	POWER FACTOR	TOTAL HARMONIC DISTORTION	DIMMABLE
-40°C (-40°F)	172,000 Hours (22W) 118,000 Hours (14W)	> 0.95	< 20%	No

INPUT VOLTAGE	120V	208V	240V	277V
CURRENT DRAW (Amps)	0.12A (14W) 0.18A (22W)	N/A	N/A	N/A

WARRANTY AND CERTIFICATIONS

WARRANTY	UL LISTED
5 Year Limited*	Wet Locations

CA RESIDENTS WARNING: Cancer and Reproductive Harm – www.p65warnings.ca.gov

US: c-lite.com T (800) 236-6800 F (262) 504-5415 Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

Rev Date: 01/10/2018 For informational purposes only. Content is subject to change. *See lighting.cree.com/warranty for details

Cree Edge™ Series

LED Pathway Luminaire

Product Description

Durable die-cast aluminum luminaire housing mounts directly to 4" (102mm) diameter pole (included) without visible mounting hardware for clean appearance. Pole mounts to rugged die cast aluminum internal flange secured by three 3/8" - 16x4" anchor bolts with 1-1/4" hook (provided). **Note:** TLS Torx 3/8" socket required for head installation. Top mounted LEDs for superior optical performance and light control.

Applications: Landscape, walk-ways and general site lighting

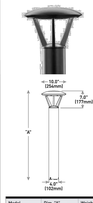
Performance Summary

Patented NanoGlaze® Product Technology
Assembled in the U.S.A. of U.S. and imported parts
CRI: Minimum 70 CRI
CCT: 4000K (+/- 300K), 5700K (+/- 500K) standard
Limited Warranty*: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

*See http://lighting.cree.com/warranty for warranty terms

Accessories

Field-Installed
Upgrade Kit - Used for replacement of existing bollards with a bolt hole circle of 5.75" (146mm) US-SDPM5BK BA-SDPM5BK US-SDPM5BR BA-SDPM5BR



Model	Dim. "A"	Weight*
Landscape (PS)	17" (432mm)	12.7 lbs. (5.8kg)
Landscape (PT)	18" (457mm)	13.3 lbs. (6.0kg)
Pathway (PS)	34" (914mm)	17.7 lbs. (8.1kg)
Pathway (PN)	42" (1067mm)	18.6 lbs. (8.4kg)
Pedestrian (PB)	16" (406mm)	26.4 lbs (12.0kg)

* Add 4.5 lbs. (2.0kg) for 347-480V

Ordering Information

Example: PWY-EDG-2W-PS-D2-E-UL-SV-350

PWY-EDG			D2	E				
Product	Optic	Mounting	LED Count (Lumens)	Series	Voltage	Color Options	Drive Current	Options
PWY-EDG	2W Type I Medium 2M Type II Medium 3M Type III Medium 4W Type V Wide	PS 12" (305mm) landscape PT 18" (457mm) landscape PN 34" (914mm) pathway LP 42" (1067mm) pathway PB 16" (406mm) pedestrian	D2 E	UL Universal 120-277V HL Universal 347-480V - Available with PS, PL, and PN mounts only SV 120V - Available only with TL option DV 277V - Available only with TL option	BK Black BZ Bronze SV Silver WH White	350 350mA 525 525mA - Available with PT, PS, PL, and PN mounts only	F **Fuse** - When code dictates fusing, see time delay fuse - Available for U.S. applications only TL **Top Louver (glare reducer control)** - Available with 12 or 27 voltages only - Refer to TL spec sheet for details WB **Wire Guard** - Standard on PN mount option, available with PS and PB mount BC **Base Cover** - Standard base cover 4SK **4000K Color Temperature** - Minimum 70 CRI - Cross temperatures per luminaire

* 347-480V utilizes magnetic step down transformer. For input power for 347-480V, refer to the Electrical Data table

US: lighting.cree.com T (800) 236-6800 F (262) 504-5415 Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

Rev. Date: 16 12/13/2018

Product Specifications

CONSTRUCTION & MATERIALS

- Durable die-cast aluminum luminaire housing mounts directly to 4" (102mm) diameter pole (included) without visible mounting hardware for clean appearance
- Pole mounts to rugged die cast aluminum internal flange secured by three 3/8" - 16x4" anchor bolts with 1-1/4" hook (provided). **Note:** TLS Torx 3/8" socket required for head installation
- Top mounted LEDs for superior optical performance and light control
- Open design, passive thermal management for superior lumen maintenance
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultradurable powder topcoat, providing excellent resistance to corrosion, accelerated degradation and abrasion. Black, bronze, silver and white are available
- **Weight:** See Dimension and Weight Chart on pages 1 and 4

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load at 120V
- **Total Harmonic Distortion:** < 20% at full load at 120V
- Integral 10kV surge suppression protection standard
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to avoid nuisance tripping

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- RoHS compliant. Consult factory for additional details
- **CA RESIDENTS WARNING:** Cancer and Reproductive Harm – www.p65warnings.ca.gov

Electrical Data*

LED Count (Lumens)	System Power (W) 120-277V	System Power (W) 347-480V	Total Current (A) 120V	208V	240V	277V	347V	480V
350mA								
02	22	28	0.18	0.13	0.10	0.10	0.09	0.13
525mA								
02	36	40	0.29	0.19	0.17	0.15	0.12	0.13

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-480V +/- 10%.

Cree Edge™ Series Ambient Adjusted Lumen Maintenance*

Ambient	Initial LMF	25K hr Projected† LMF	50K hr Projected† LMF	75K hr Calculated† LMF	100K hr Calculated† LMF
4°C (41°F)	1.04	1.01	0.99	0.96	0.94
10°C (50°F)	1.03	1.00	0.98	0.97	0.95
15°C (59°F)	1.02	0.99	0.97	0.96	0.94
20°C (68°F)	1.01	0.98	0.96	0.95	0.93
25°C (77°F)	1.00	0.97	0.95	0.94	0.92

* Lumen maintenance values at 25°C (77°F) are calculated per TM-21 based on LM-80 data and in-situ luminaire testing. Luminaire ambient temperature factors (LMF) have been applied to all lumen maintenance factors. Please refer to the luminaire ambient temperature factor (LMF) table for lumen maintenance factors at other temperatures.
† In accordance with IESNA TM-21-11 Projected Values represent interpolated values based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (to round) for the device under testing (DUT) i.e. the packaged LED chip.
‡ In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration (to round) for the device under testing (DUT) i.e. the packaged LED chip.

Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: http://lighting.cree.com/products/outdoor/bollards-and-pathway/cree-edge-pathway

2M

NOTE: Test Report #: PL2704-001
PWY-EDG-2M-******-D2-UL-350-40K
Initial Delivered Lumens: 1,561

PWY-EDG-2M-******-D2-UL-350-40K
Mounting Height: 2' (0.9m) A.F.G.
Initial Delivered Lumens: 1,561
Initial FC at grade

Type II Medium Distribution

	4000K		5700K	
LED Count (LM)	Initial Delivered Lumens‡	BUG Rating** Per TM-15-11	Initial Delivered Lumens‡	BUG Rating** Per TM-15-11
350mA				
02	1,561	B1 U0 G1	1,625	B1 U0 G1
525mA				
02	2,191	B1 U0 G1	2,276	B1 U0 G1

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between: -10 and +20% of initial delivered lumens.
** For more information on the IES Bug Rating, consult Outdoor Lighting Zone Rating table:
https://www.ecu.edu/cs-cpe/energy/upload/2012EOLPM-15-11BUGRatingAndAbsolutelum.pdf

3M

NOTE: Test Report #: PL2704-001
PWY-EDG-3M-******-D2-UL-350-40K
Initial Delivered Lumens: 1,870

PWY-EDG-3M-******-D2-UL-350-40K
Mounting Height: 2' (0.9m) A.F.G.
Initial Delivered Lumens: 1,389
Initial FC at grade

Type III Medium Distribution

	4000K		5700K	
LED Count (LM)	Initial Delivered Lumens‡	BUG Rating** Per TM-15-11	Initial Delivered Lumens‡	BUG Rating** Per TM-15-11
350mA				
02	1,389	B1 U0 G1	1,442	B1 U0 G1
525mA				
02	1,764	B1 U0 G1	2,019	B1 U0 G1

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between: -10 and +20% of initial delivered lumens.
** For more information on the IES Bug Rating, consult Outdoor Lighting Zone Rating table:
https://www.ecu.edu/cs-cpe/energy/upload/2012EOLPM-15-11BUGRatingAndAbsolutelum.pdf

4W

NOTE: Test Report #: PL2704-001
PWY-EDG-4W-******-D2-UL-350-40K
Initial Delivered Lumens: 1,786

PWY-EDG-4W-******-D2-UL-350-40K
Mounting Height: 2' (0.9m) A.F.G.
Initial Delivered Lumens: 1,644
Initial FC at grade

Type V Wide Distribution

	4000K		5700K	
LED Count (LM)	Initial Delivered Lumens‡	BUG Rating** Per TM-15-11	Initial Delivered Lumens‡	BUG Rating** Per TM-15-11
350mA				
02	1,644	B1 U2 G1	1,730	B1 U2 G1
525mA				
02	2,203	B2 U2 G2	2,423	B2 U2 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between: -10 and +20% of initial delivered lumens.
** For more information on the IES Bug Rating, consult Outdoor Lighting Zone Rating table:
https://www.ecu.edu/cs-cpe/energy/upload/2012EOLPM-15-11BUGRatingAndAbsolutelum.pdf

Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: http://lighting.cree.com/products/outdoor/bollards-and-pathway/cree-edge-pathway

5S

NOTE: Test Report #: PL2704-001
PWY-EDG-5S-******-D2-UL-350-40K
Initial Delivered Lumens: 1,871

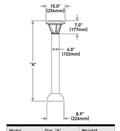
PWY-EDG-5S-******-D2-UL-350-40K
Mounting Height: 2' (0.9m) A.F.G.
Initial Delivered Lumens: 1,561
Initial FC at grade

Type V Short Distribution

	4000K		5700K	
LED Count (LM)	Initial Delivered Lumens‡	BUG Rating** Per TM-15-11	Initial Delivered Lumens‡	BUG Rating** Per TM-15-11
350mA				
02	1,848	B1 U2 G1	1,942	B1 U2 G1
525mA				
02	2,615	B1 U2 G1	2,714	B1 U2 G1

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between: -10 and +20% of initial delivered lumens.
** For more information on the IES Bug Rating, consult Outdoor Lighting Zone Rating table:
https://www.ecu.edu/cs-cpe/energy/upload/2012EOLPM-15-11BUGRatingAndAbsolutelum.pdf

with Welded Base



Model	Dim. "A"	Weight*
Pathway (PS)	34" (914mm)	17.7 lbs. (8.1kg)
Pathway (PN)	42" (1067mm)	18.6 lbs. (8.4kg)
Pedestrian (PB)	16" (406mm)	26.4 lbs (12.0kg)

* Add 4.5 lbs. (2.0kg) for 347-480V

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LIGHT DETAILS

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Filename AGC

Facility/Project

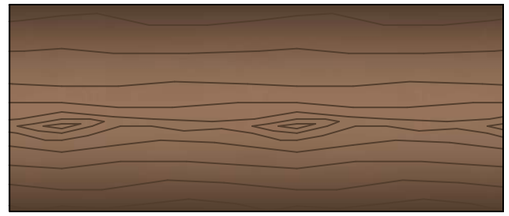
sheet name
CUP-11

MATERIAL LEGEND

PANTONE PMS 166c, "ORANGE"

ICI # A1761, ONION SKIN TAN

ACM–1 ALUMINUM COMPOSITE MATERIAL.



ACM–2 ALUMINUM COMPOSITE MATERIAL, ALUCOBOND, "RUSTIC WALNUT"

SIDING ABC SEAMLESS SIDING, COLOR TIMBER

VENEER FAUXPANELS MODEL: R3–SS–PN–EA

COLOR LEGEND

P–1 BENJAMIN MOORE, 1077, "GREAT PLAINS GOLD" SATIN FINISH

P–2 BENJAMIN MOORE, 1030, "BRANDY CREAM" SATIN FINISH

P–3 BENJAMIN MOORE, 2121–30, "PEWTER", HIGH GLOSS

C–01 COLOR: BP PEARL – RAL 1013 ICI #A0083 "INDIAN LEGEND"

C–02 COLOR: BLUE PMS 288c"

C–03 COLOR: LIGHT BLUE PMS 2935c

C–04 COLOR: WARM GREY IC #A1860 "Grey Mountain"

C–05 COLOR: BR YELLOW ICI 3 A0775 "Omega Yellow"

C–06 COLOR: BP DARK PEARL ICI #A0767, "DESERT VALLEY"

C–07 COLOR: TAN ICI # A0717, INDIAN CORN

C–08 COLOR: DARK TAN ICI # A1761, ONION SKIN TAN

C–09 COLOR: PEA SOUP PPG 311–5

C–10 COLOR: DARK ASH PPG 513–6

C–11 COLOR: IRON RIVER DEA176

C–12 COLOR: SEA GLASS DEC775

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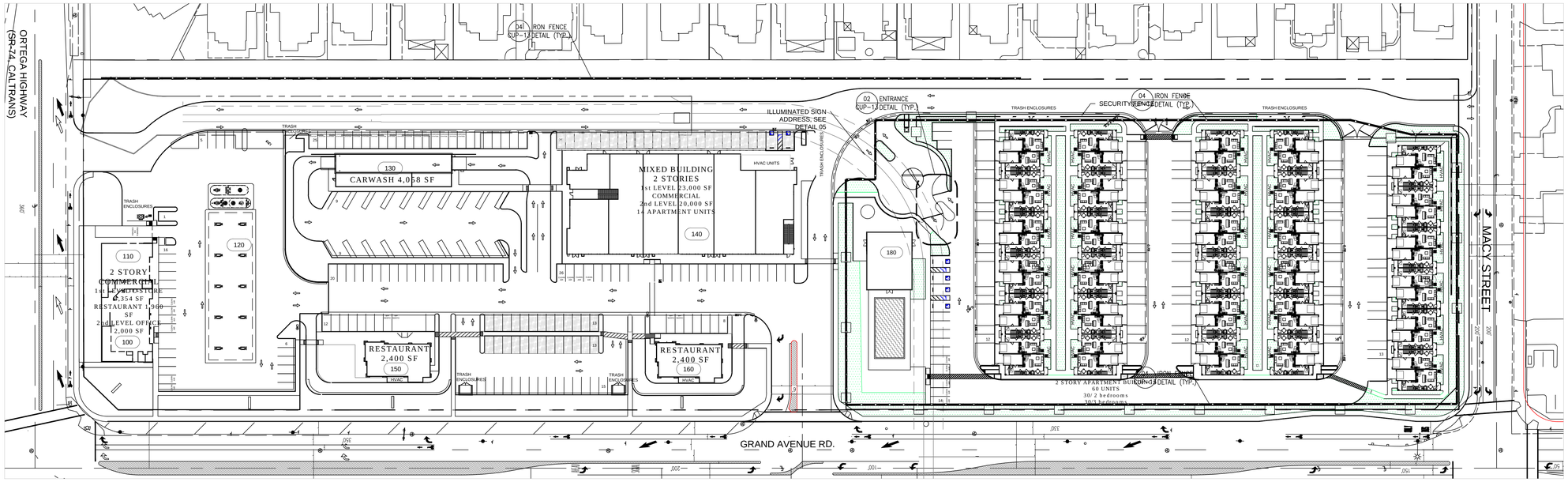
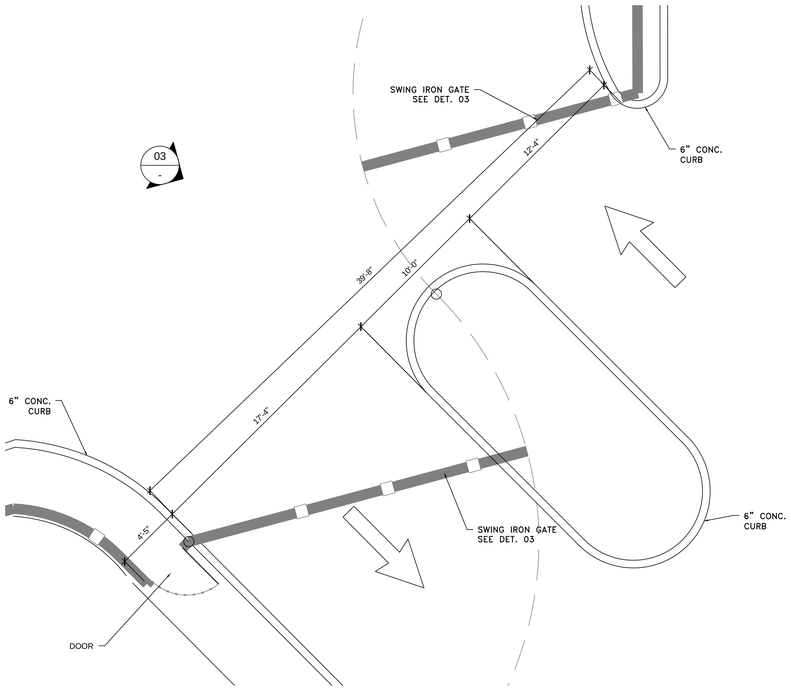
COLOR BOARD



01 PROPOSED SITE PLAN
SCALE: 1"=50'

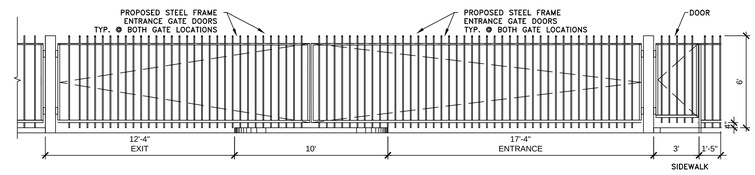
N



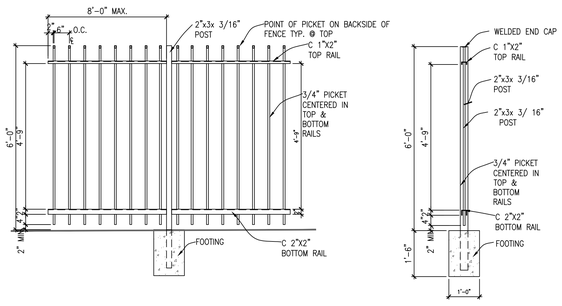
02 PLAN VIEW MAIN ENTRANCE
SCALE: 1/4"=1'-0"

LEGEND

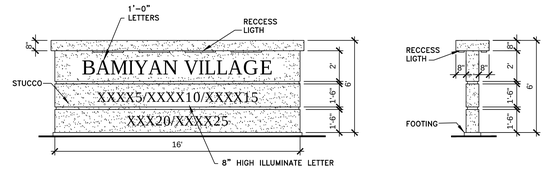
FENCE, SEE DETAIL 04/CUP-13



03 IRON GATE & IRON FENCE DETAIL
SCALE: 1/4"=1'-0"



04 TYPICAL IRON FENCE
SCALE: 1/2"=1'-0"



05 ILLUMINATED SIGN ADDREES
SCALE: 1/4"=1'-0"

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WALL AND FENCE

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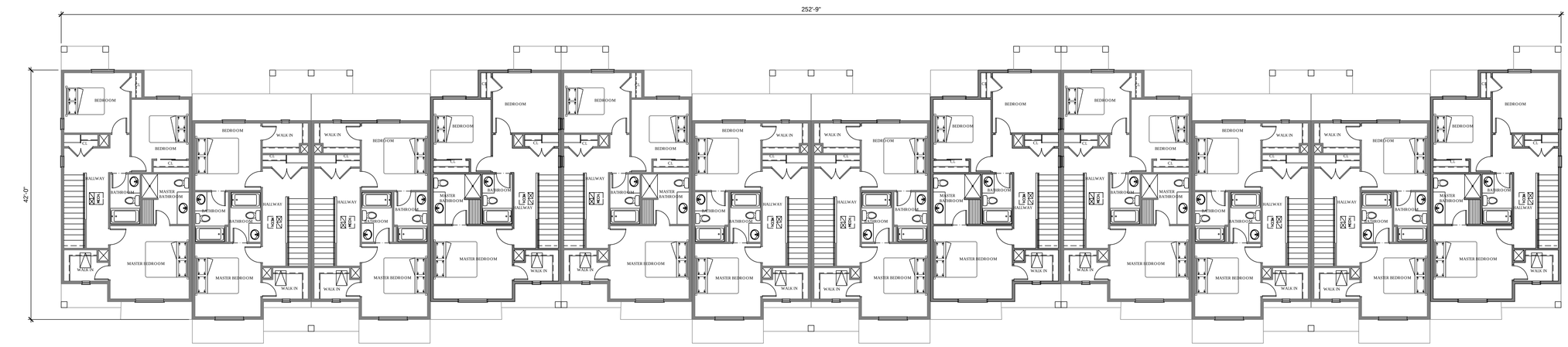
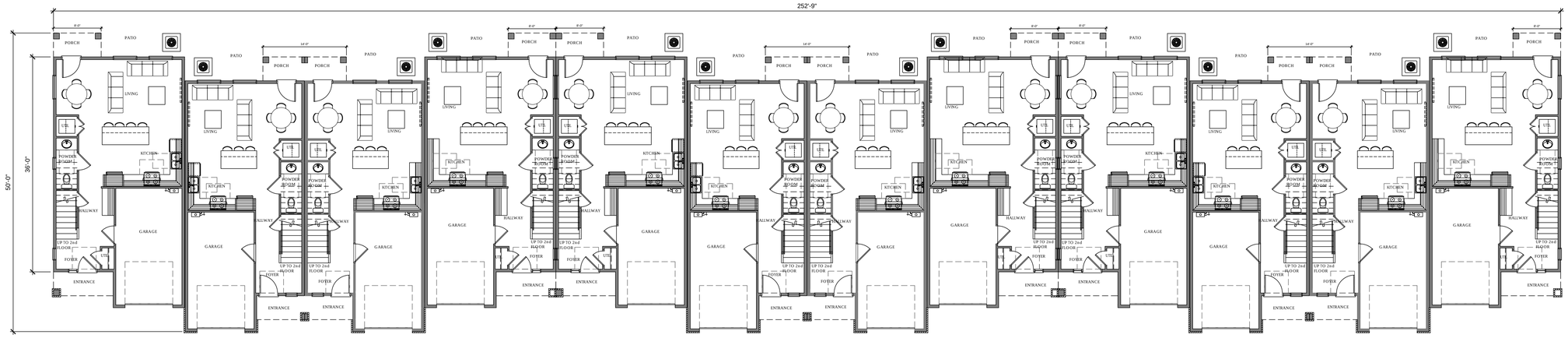


01 BUILDING SECOND FLOOR
SCALE: 1/8"=1'-0"
12 UNITS



02 BUILDING FIRST FLOOR
SCALE: 1/8"=1'-0"
12 UNITS

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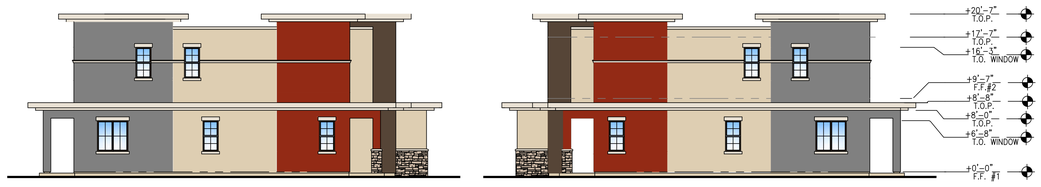
sheet name
CUP-14

01 BUILDING FRONT ELEVATION
SCALE: 1/8"=1'-0"
10 UNITS

02 BUILDING REAR ELEVATION
SCALE: 1/8"=1'-0"
10 UNITS



03 BUILDING SIDE ELEVATION
SCALE: 1/8"=1'-0"
10 UNITS

COLOR LEGEND

DET514
SMOKE AND ASH

DET 422
ATTAR OF ROSE

AP-01 SW 6156
RAMIE

AP-02 SW 6147
PANDA WHITE

AP-03 SW 7027
HICKORY SMOKE

MATERIAL LEGEND

VENEER EL DORADO
BARLEY

ROOF WEATHERED WOOD
LAMINATED
ROOF SHINGLES

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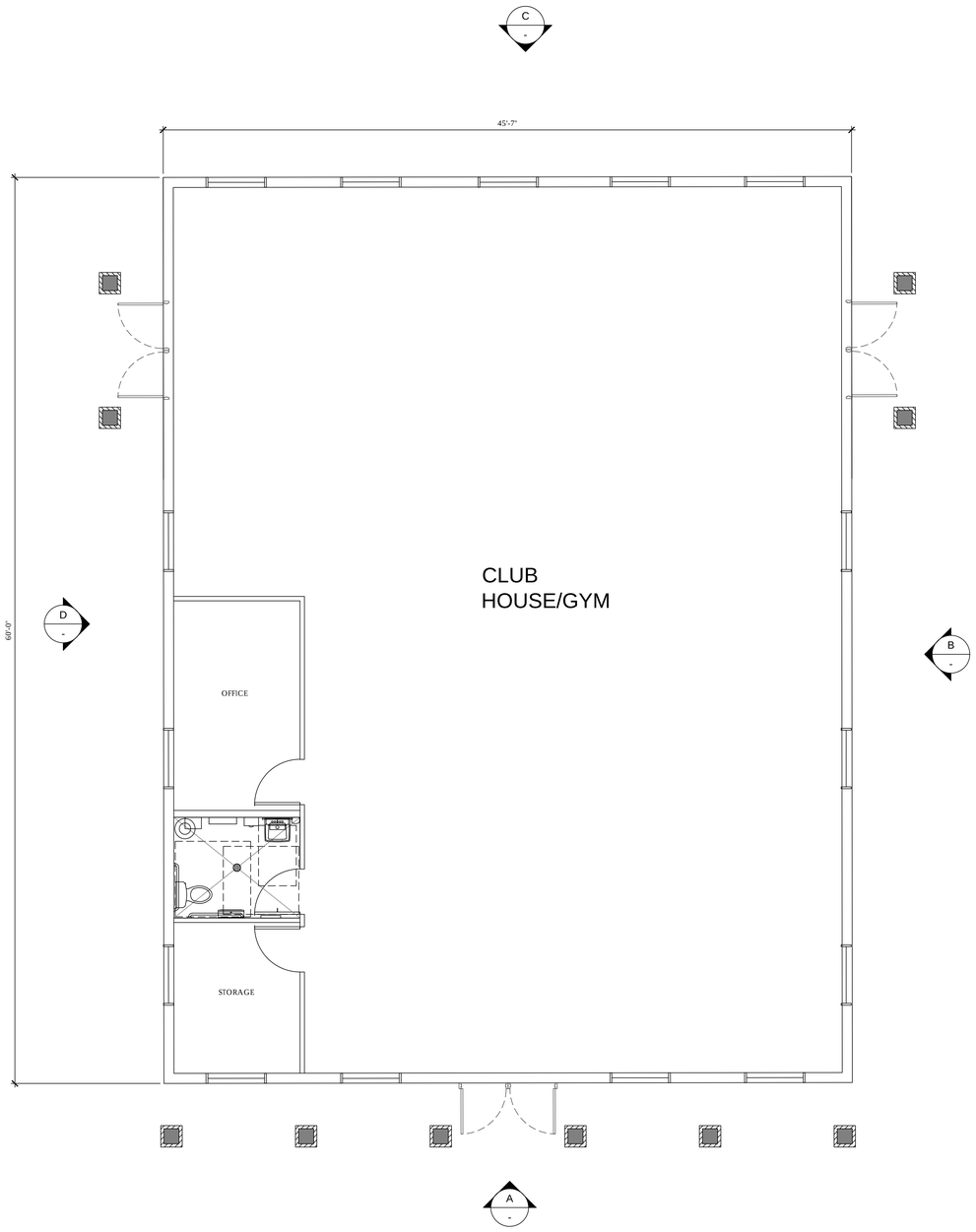
Facility/Project

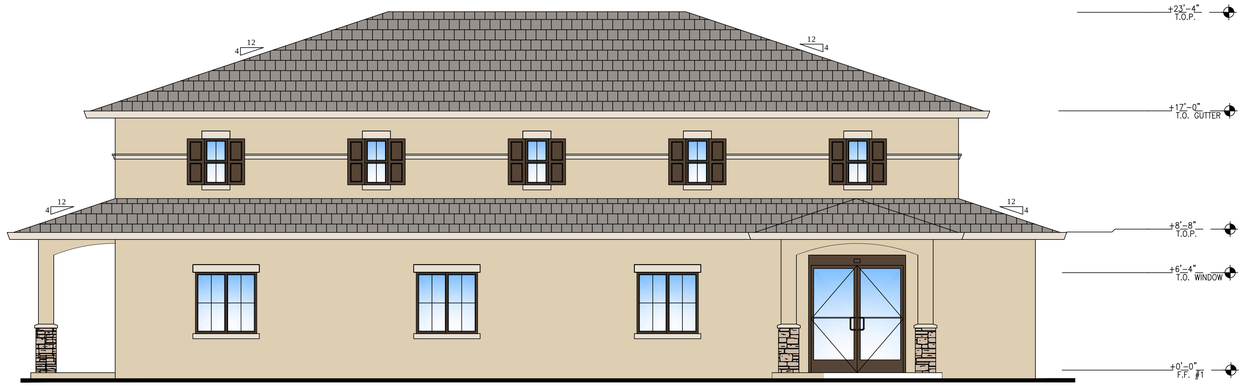
sheet name
CUP-15



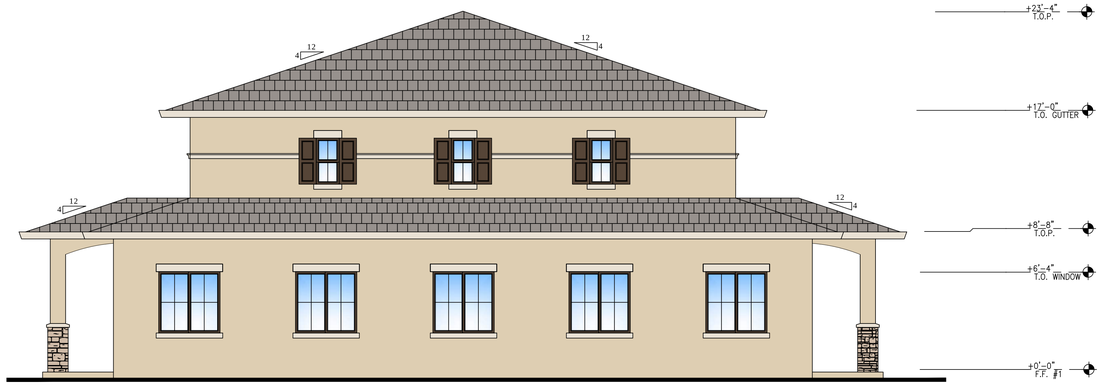
01 CLUB HOUSE
SCALE: 1/4"=1'-0"

N

A



B



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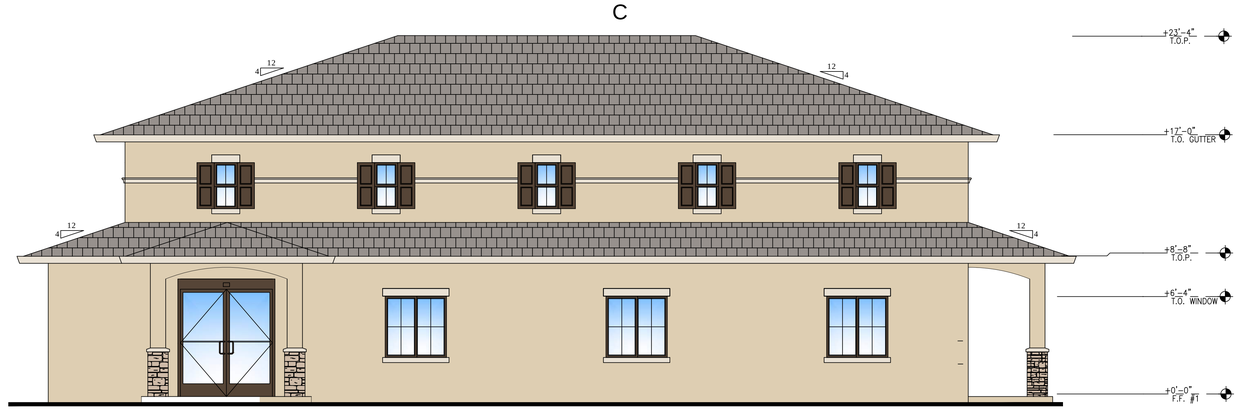

D

COLOR LEGEND

AP-01	SW 6156	RAMIE
AP-02	SW 6147	PANDA WHITE
AP-03	SW 7027	HICKORY SMOKE

MATERIAL LEGEND

VENEER	EL DORADO	BARLEY
ROOF	WEATHERED WOOD	LAMINATED ROOF SHINGLES

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CLUB HOUSE FLOOR PLAN AND COLOR ELEVATION

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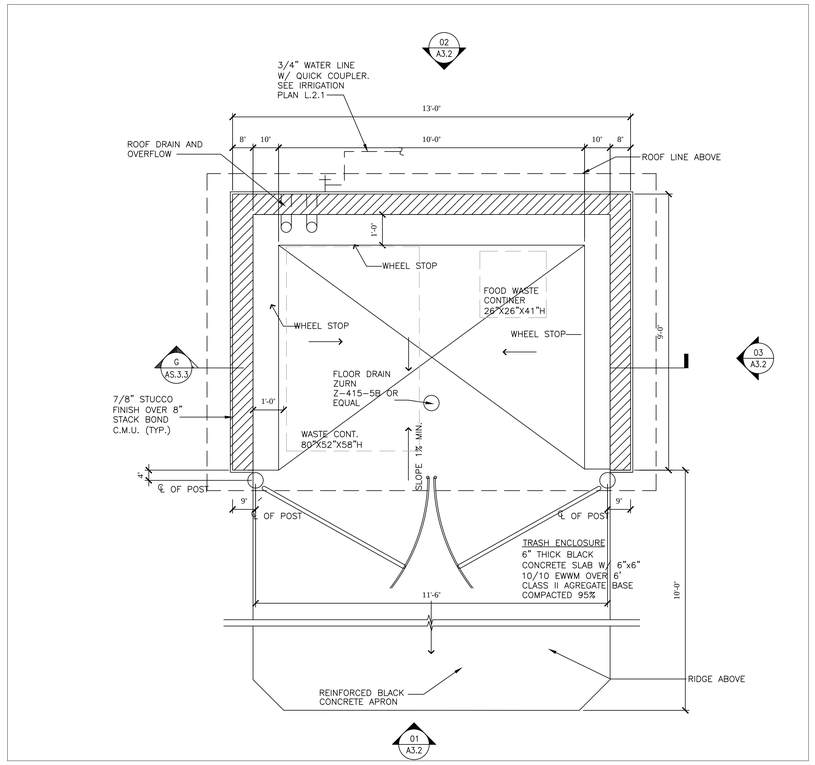
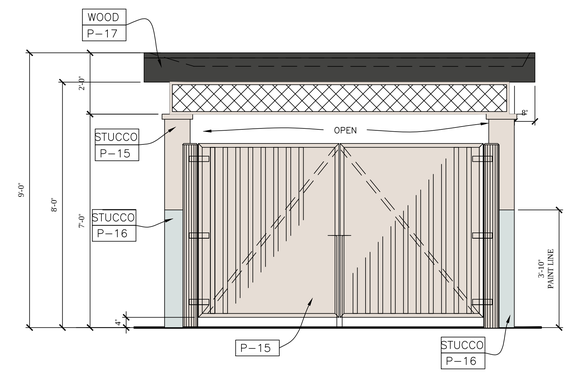
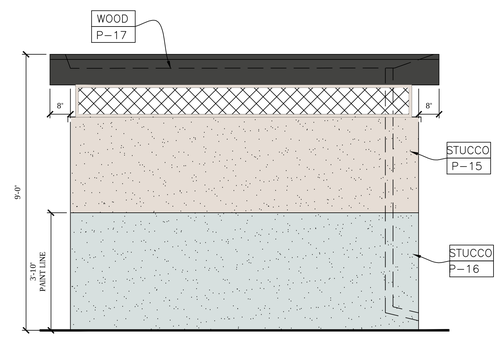
CUP-16



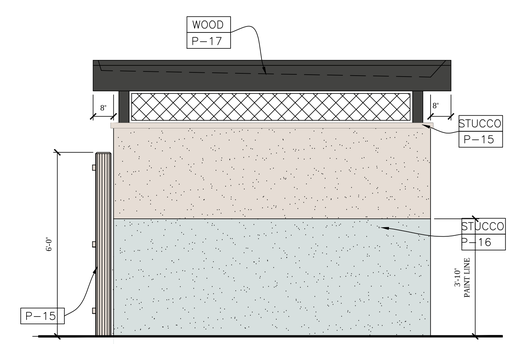
A FLOOR PLAN
SCALE: 1/2"=1'-0"



01 FRONT ELEVATION
SCALE: 1/2"=1'-0"



02 REAR ELEVATION
SCALE: 1/2"=1'-0"



03 SIDE ELEVATION
SCALE: 1/2"=1'-0"

COLOR LEGEND

P-15	SHERWIN WILLIAMS SW6063 COLOR: NICE WHITE
P-16	SHERWIN WILLIAMS SW6224 COLOR: MOUNTAIN AIR
P-17	SHERWIN WILLIAMS SW7069 COLOR: IRON ORE

MATERIAL LEGEND

STUCCO	⅞" CEMENT PLASTER, INSTALLED PER MFG. SPECIFICATIONS; TEXTURE: FINE SAND FINISH
MESH	WIRE MESH BETWEEN REINFORCED MASONRY WALL AND ROOF WITH 2" MAXIMUM GAP, PAINT P-2

NOTES:
1. FOOTINGS AND FLOOR SHALL BE CONCRETE, 2500 PSI @ 28 DAYS, INCLUDING GATE POST FOOTINGS
2. SECONDARY CANE BOLT RETAINER TO BE PLACED FOR EACH GATE SUCH THAT GATE IS HELD IN A POSITION 90 DEGREES TO THE CLOSED POSITION.
3. INSTALL CANE BOLT ON OUTSIDE SURFACE OF NON-LOCKING GATE (GATE WITHOUT SLIDE BARREL BOLT)
4. THE TRASH ENCLOSURE MUST BE PROTECTED WITH FIRE SPRINKLERS

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PROPOSED SHOPPING CENTER
BAMIYAN MARKET PLACE
SWC. GRAND AVENUE @ ORTEGA HWY.
LAKE ELSINORE, CA
TRASH ENCLOSURE

consultant job#
master release date
project exe date
master drawn by
Filename AGC
Facility/Project
sheet name
CUP-17