

6/4/2018 7:51:52 PM Z:\Temeculla Office\BSM Account\001-Lake Elsinore Shopping Center\5-REV\T/CUP 3-30-2018\conditional use permit package 3-30-2018.rvt

LAKE ELSINORE TOWN CENTER

2,500 SQ.FT. SINGLE-TENANT, DRIVE-THRU DEVELOPMENT



AERIAL MAP



VICINITY PLAN



PROJECT CONTACTS

LANDLORD: **BLUE SANDS MANAGEMENT/ ALAN R. HASSO**
P.O. BOX 17459
ANAHEIM, CA, 92817
USA
(714) 340-7849

SURVEYING ARCHITECT: **URBAN DWELL ARCHITECTS/ MAIKEL FARAGALLA**
17151 NEWHOPE STREET, SUITE 114
FOUNTAIN VALLEY, CA, 92708
(818) 568-3310

ARCHITECT OF RECORD: **URBAN DWELL ARCHITECTS/ MAIKEL FARAGALLA**
17151 NEWHOPE STREET, SUITE 114
FOUNTAIN VALLEY, CA, 92708
(818) 568-3310

MEP CONSULTANT OF RECORD: **WRIGHT ENGINEERS/ SCOTT EBEL**
2 VENTURE SUITE 200
IRVINE, CA, 92618
(949) 477-4001

BUILDING DEPARTMENT: **CITY OF LAKE ELSINORE BUILDING AND SAFETY**
130 SOUTH MAIN STREET
LAKE ELSINORE, CA, 92530
(951) 674-3124

POWER: **SOCAL EDISON**
(800) 684-8123

TELEPHONE: **FRONTIER COMMUNICATIONS**
(877) 935-0618

WATER: **ELSINORE VALLEY MUNICIPAL WATER DISTRICT**
(951) 674-3146

SEWER: **ELSINORE VALLEY MUNICIPAL WATER DISTRICT**
(951) 674-3146

WASTE/RECYCLE: **CR&R**
1706 GOETZ ROAD
PERRIS, CA, 92570
(951) 943-1991

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UDA
URBAN DWELL ARCHITECTS
ADDRESS: 43180 Business Park Drive, Suite 203
Temecula, CA 92590
PHONE: (714)331-6114
EMAIL: info@urbandwellarchitects.com

THESE DRAWINGS AND SPECIFICATIONS ARE CONFIDENTIAL AND SHALL REMAIN THE SOLE PROPERTY OF URBAN DWELL ARCHITECTS. WHICH IS THE OWNER OF THE COPYRIGHT IN THIS WORK. THEY SHALL NOT BE REPRODUCED (IN WHOLE OR IN PART), SHARED WITH THIRD PARTIES OR USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT WITHOUT THE PRIOR WRITTEN CONSENT OF URBAN DWELL ARCHITECTS.

BLUE SANDS MANAGEMENT
PO Box 17459
Anaheim, CA 92817

Revision Schedule

Rev	Date	By	Description

PROJECT NAME:
LAKE ELSINORE, TOWN CENTER, PAD H

PROJECT ADDRESS:
**32251 MISSION TRAIL ROAD,
LAKE ELSINORE, CA, 92530**

STORE #: 00000
PROJECT #: 78392-001
CONCEPT: A-2
PALETTE: SW
ISSUE DATE: 02-28-2018
DESIGN MANAGER: Maikel Faragalla
LEED AP: NA
PRODUCTION: Ana Sanchez
DESIGNER: Maikel Faragalla, AIA
CHECKED BY:

SHEET TITLE: **COVER SHEET**
SCALE: As indicated
SHEET NUMBER: **G-0001**



EXTERIOR FINISH SCHEDULE

- (A) 7/8" EXTERIOR CEMENT PLASTER (3 COATS) OVER SELF-FURRING DIAMOND MESH OVER 2 LAYERS GRADE D PAPER ON PLYWOOD SUBSTRATE ON WOOD FRAMING PER STRUCTURAL - FINISH: SMOOTH-COAT STUCCO BY MANUF. "OMEGA"
- (B) 7/8" EXTERIOR CEMENT PLASTER (3 COATS) OVER SELF-FURRING DIAMOND MESH OVER 2 LAYERS GRADE D PAPER ON PLYWOOD SUBSTRATE ON WOOD FRAMING PER STRUCTURAL - FINISH: FINE-SAND STUCCO BY MANUF. "OMEGA"
- (C) METAL TRELLIS COMPOSED OF METAL "C" CHANNEL, 3/4" DIA. MTL. RODS
- (D) COMMERCIAL GRADE CANVAS AWNINGS MANUF. "SUNBRELLA" OVER METAL FRAME.
- (E) ALUMINUM STOREFRONT SYSTEM MANUF. "KAWNEER" MODEL "AA 250/425" OR EQUAL
- (F) CONCRETE PAVERS MANUF. "UNILOCK"
- (G) STONE VENEER MANUF: "ELDORADO"
- (H) CLAY BARREL TILE ROOFING MANUF: "MCA CLAY ROOF TILE"

- (01) COLOR "SHERWIN WILLIAMS" SW6149 "RELAXED KHAKI"
- (02) COLOR "SHERWIN WILLIAMS" SW6152 "SUPERIOR BRONZE"
- (03) COLOR "SHERWIN WILLIAMS" SW7069 "IRON ORE" TYPICAL
- (04) COLOR "SHERWIN WILLIAMS" SW9091 "HALF-CAFF"
- (05) "SUNBRELLA" COLOR "BLEND COAL"
- (06) COLOR "CLEAR ANODIZED"
- (07) "UNILOCK" COLOR "FRENCH GREY UMBRIANO"
- (08) "EL DORADO" COLOR: "COGNAC" TRIM: "COUNTRY RUBBLE"
- (09) "MCA" COLOR: "NATURAL RED" TRIM: "8-INCH STRAIGHT BARREL MISSION-COMMERCIAL"

EXTERIOR KEYNOTES

- 1 EXTERIOR WALL SCONCE LIGHT FIXTURE. MANUF "PROGRESS LIGHTING" MODEL: "P5643-20" COLOR: "ANTIQUE BRONZE"
- 2 DECORATIVE METAL SCREENING - McNICHOLS - WELDED WIRE 4" SQUARE OPENING.
- 3 1/2" PLASTER CONTROL JOINT "FRY REGLET". CLEAR ALUMINUM
- 4 EXTERIOR WALL SCONCE LIGHT FIXTURE. MANUF "KICHLER" MODEL: "16200BBR30" COLOR: " BRONZED BRASS FINISH"



ADDRESS: 43180 Business Park Drive, Suite 203
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**BLUE SANDS
MANAGEMENT**

PO Box 17459
Anaheim, CA 92817

Revision Schedule

Rev	Date	By	Description

PROJECT NAME:
LAKE ELSINORE, TOWN CENTER, PAD H

PROJECT ADDRESS:
32251 MISSION TRAIL ROAD,
LAKE ELSINORE, CA, 92530

STORE #: 00000

PROJECT #: 78392-001

CONCEPT: A-2

PALETTE: SW

ISSUE DATE: 02-28-2018

DESIGN MANAGER: Maikel Faragalla

LEED AP: NA

PRODUCTION: Ana Sanchez

CHECKED BY: Maikel Faragalla, AIA

SHEET TITLE:
CONCEPT VIEWS

SCALE: 1/4" = 1'-0"

SHEET NUMBER:
G-0003



EXTERIOR FINISH SCHEDULE

- A

7/8" EXTERIOR CEMENT PLASTER (3 COATS) OVER SELF-FURRING DIAMOND MESH OVER 2 LAYERS GRADE D PAPER ON PLYWOOD SUBSTRATE. ON WOOD FRAMING PER STRUCTURAL - FINISH: SMOOTH-COAT STUCCO BY MANUF. "OMEGA"
- B

7/8" EXTERIOR CEMENT PLASTER (3 COATS) OVER SELF-FURRING DIAMOND MESH OVER 2 LAYERS GRADE D PAPER ON PLYWOOD SUBSTRATE. ON WOOD FRAMING PER STRUCTURAL - FINISH: FINE-SAND STUCCO BY MANUF. "OMEGA"
- C

METAL TRELLIS COMPOSED OF METAL "C" CHANNEL, 3/4" DIA. MTL. RODS
- D

COMMERCIAL GRADE CANVAS AWNINGS MANUF. "SUNBRELLA" OVER METAL FRAME.
- E

ALUMINUM STOREFRONT SYSTEM MANUF. "KAWNEER" MODEL "AA 250/425" OR EQUAL
- F

CONCRETE PAVERS MANUF. "UNILOCK"
- G

STONE VENEER MANUF. "ELDORADO"
- H

CLAY BARREL TILE ROOFING MANUF. "MCA CLAY ROOF TILE"
- 01

COLOR "SHERWIN WILLIAMS" SW6149 "RELAXED KHAKI"
- 02

COLOR "SHERWIN WILLIAMS" SW6152 "SUPERIOR BRONZE"
- 03

COLOR "SHERWIN WILLIAMS" SW7069 "IRON ORE" TYPICAL
- 04

COLOR "SHERWIN WILLIAMS" SW9091 "HALF-CAFF"
- 05

"SUNBRELLA" COLOR "BLEND COAL"
- 06

COLOR "CLEAR ANODIZED"
- 07

"UNILOCK" COLOR "FRENCH GREY UMBRIANO"
- 08

"EL DORADO" COLOR: "COGNAC" TRIM: "COUNTRY RUBBLE"
- 09

"MCA" COLOR: "NATURAL RED" TRIM: "8-INCH STRAIGHT BARREL MISSION-COMMERCIAL"

EXTERIOR KEYNOTES

- 1

EXTERIOR WALL SCONCE LIGHT FIXTURE. MANUF "PROGRESS LIGHTING" MODEL: "P5643-20" COLOR: "ANTIQUE BRONZE"
- 2

DECORATIVE METAL SCREENING - McNICHOLS - WELDED WIRE 4" SQUARE OPENING.
- 3

1/2" PLASTER CONTROL JOINT "FRY REGLET". CLEAR ALUMINUM
- 4

EXTERIOR WALL SCONCE LIGHT FIXTURE. MANUF "KICHLER" MODEL: "16200BBR30" COLOR: "BRONZED BRASS FINISH"

DRIVE-THRU SIGN LEGEND



URBAN DWELL ARCHITECTS

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BLUE SANDS MANAGEMENT

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Anaheim, CA 92817

Revision Schedule

Rev	Date	By	Description

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LAKE ELSINORE, TOWN CENTER, PAD H

PROJECT ADDRESS:
32251 MISSION TRAIL ROAD,
LAKE ELSINORE, CA, 92530

STORE #: 00000
PROJECT #: 78392-001
CONCEPT: A-2
PALETTE: SW
ISSUE DATE: 02-28-2018
DESIGN MANAGER: Maikel Faragalla
LEED AP: NA
PRODUCTION: Ana Sanchez
DESIGNER: Maikel Faragalla, AIA
CHECKED BY:

SHEET TITLE:
CONCEPT VIEWS

SCALE: 1/4" = 1'-0"

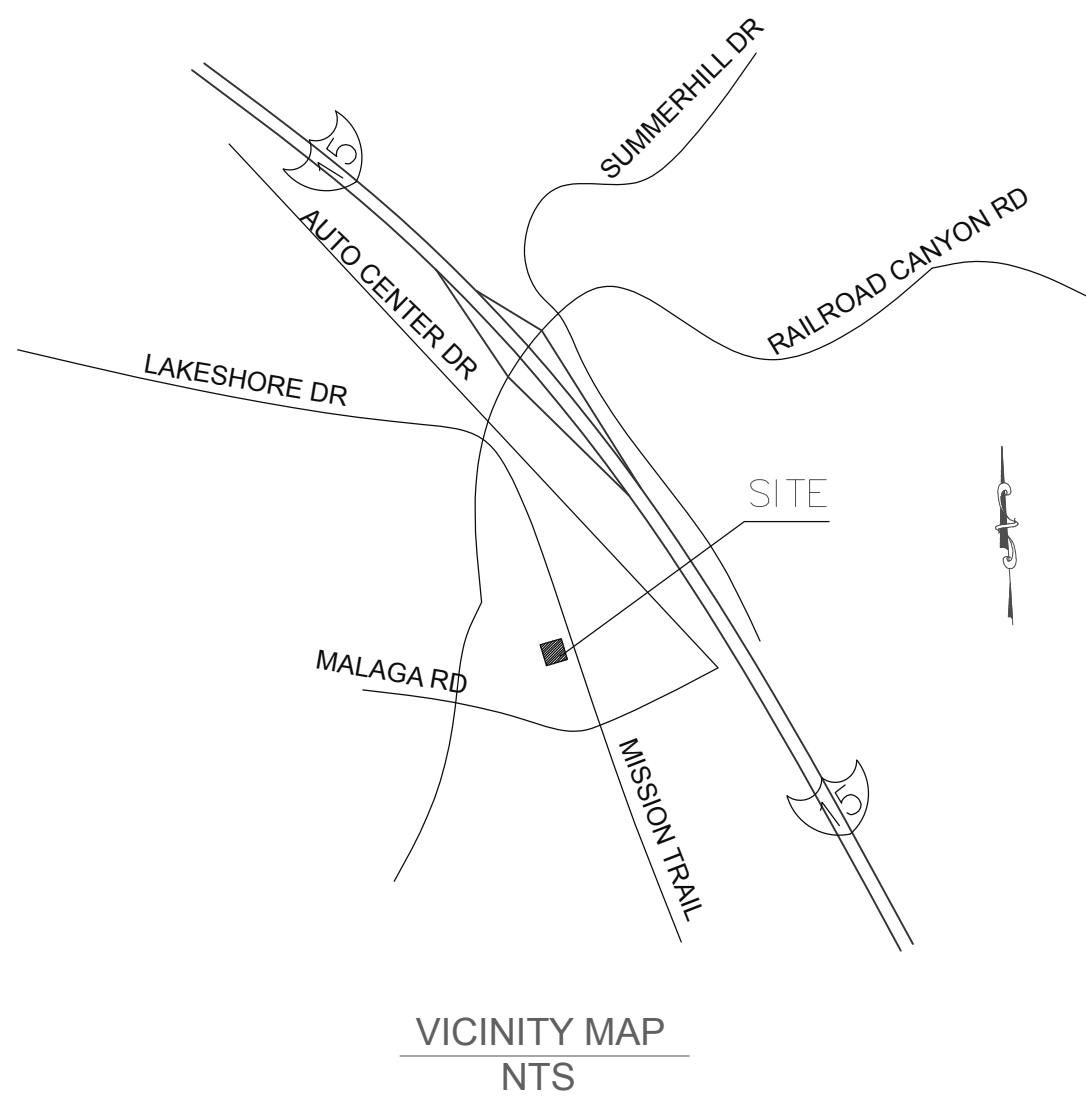
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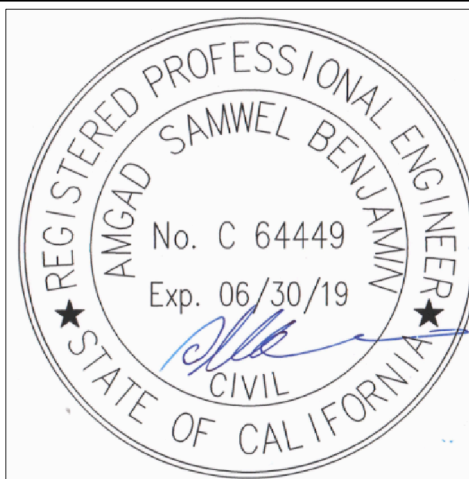
DESCRIPTION:
FROM THE INTERSECTION OF RAILROAD
CANYON RD. AND MISSION TRAIL,
SOUTHEAST 150'+ALONG MISSION TRAIL TO
THE ENTRANCE OF THE MOUNTAINVIEW
SMALL ANIMAL HOSPITAL; THEN SOUTH
0.3 MILE THROUGH HOSPITAL PARKING
LOT AND ALONG DIRT ROAD TO THE
INTERSECTION WITH A POWER LINE
RUNNING NORTHWEST--SOUTHEAST; THEN
SOUTHEAST 0.1 MILE ALONG POWER LINE
TO PP#75214, 215'+ WEST OF
PP#75214; 223'+ SOUTH OF PP#75213;
1+500' OF SURVEY MARKER POST.

1. THE CONTRACTOR MUST CONTACT DIG ALERT BEFORE ANY DIGGING ONSITE
2. THE CONTRACTOR MUST POSITIVELY IDENTIFY (POTHOLE) ALL EXISTING UTILITIES WITHIN CONSTRUCTION LIMITS PRIOR TO SITE GRADING
3. THE CONTRACTOR MUST HIRE A LICENSED LAND SURVEYOR TO MARK ALL EXISTING UTILITY EASEMENT WITHIN CONSTRUCTION LIMITS
4. THE CONTRACTOR MUST COORDINATE ALL UTILITY RELOCATIONS WITH ALL AFFECTED UTILITY COMPANIES PRIOR TO CONSTRUCTION
5. THE CONTRACTOR SHALL COORDINATE ANY NECESSARY UTILITY EASEMENT MODIFICATION, OR NEW EASEMENT NEEDED WITH THE UTILITY COMPANIES AND/OR EXISTING TENANTS AND PROPERTY OWNER.
6. THE CONTRACTOR MUST OBTAIN ANY NEEDED TEMPORARY CONSTRUCTION EASEMENT TO FACILITATE THE CONSTRUCTION AND GRADING OPERATION FROM EXISTING TENANTS AND/OR PROPERTY OWNERS
7. THE FOLLOWING LIST OF UTILITY COMPANIES CONTACT INFORMATION MAY BE PRESENT ON SITE:
 - a. MW01 EASTERN MUNICIPAL WATER
 - b. EW37 ELSONE WATER MWD
 - c. SC01MUR SC GAS - MURRETIA
 - d. USCE88 UTIL 4 SCE WILDOMAR - ELECT
 - e. UTWCWRVIR UTILIQUEST/CHARTER CATV
 - f. UVZMENIF UTILIQUEST 4 FRONTIER

GRADING QUANTITIES SHOWN HEREON ARE FOR PUBLIC AGENCIES USE ONLY.
CONTRACTOR SHALL CALCULATE QUANTITIES FOR BIDDING PURPOSES.



Anaheim, CA 92817

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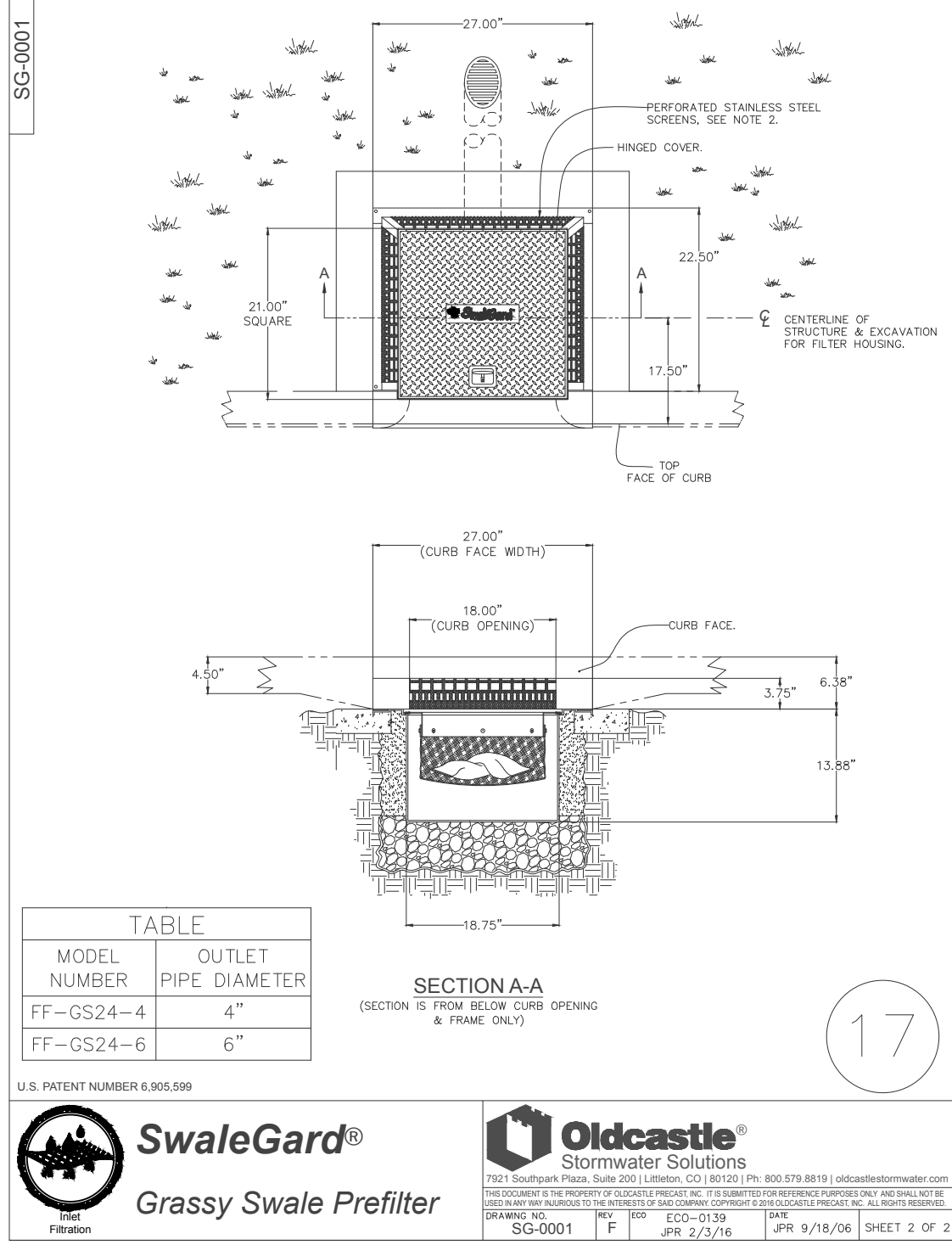
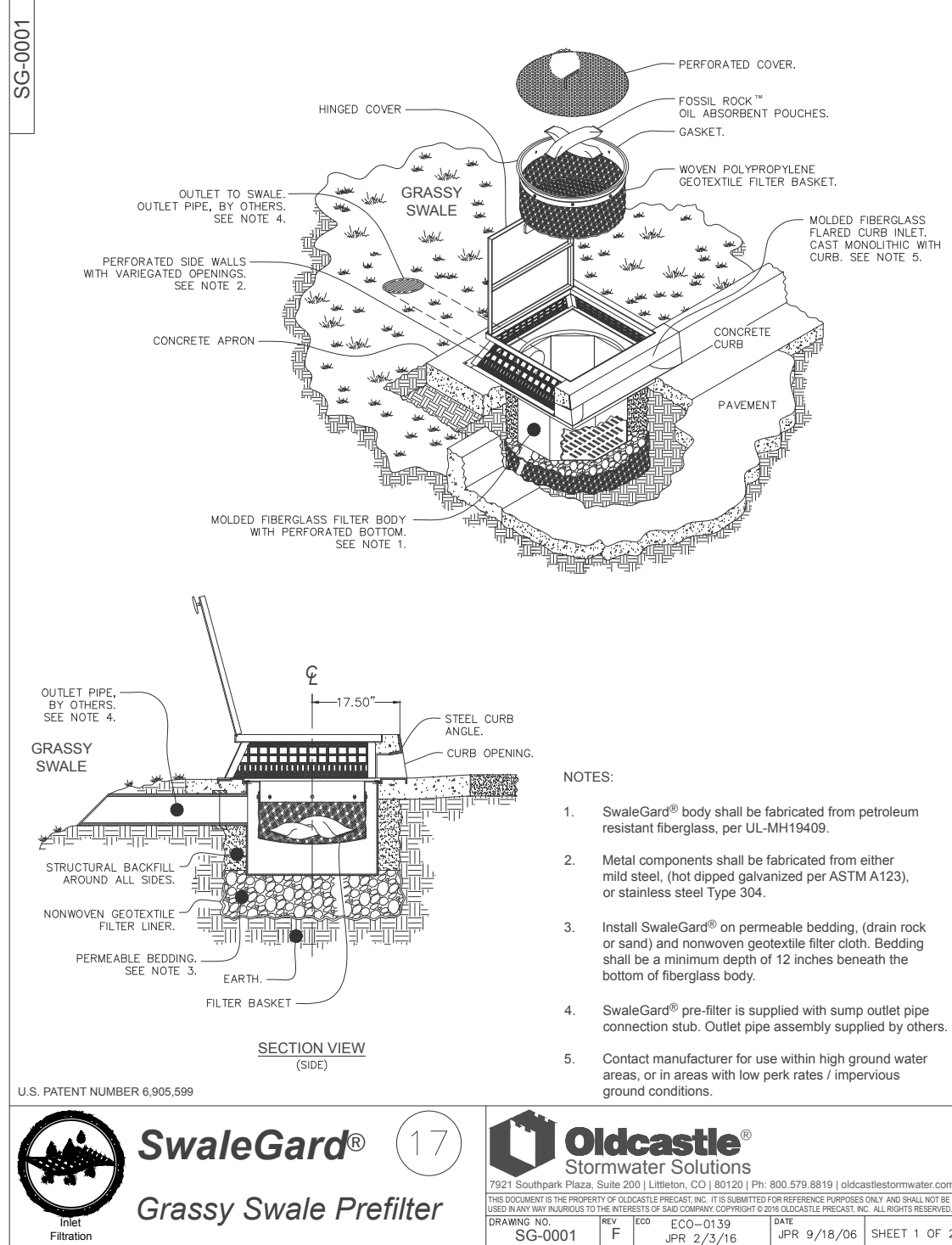
PROJECT ADDRESS:
32251 MISSION TRAIL ROAD, LAKE
ELSINORE, CA. 92530

STORE #:	54259
PROJECT #:	78392-001
CONCEPT:	Concept
PALETTE:	Palette
ISSUE DATE:	03/28/2018
DESIGN MANAGER:	DM
LEED  AP:	LEED AP
PRODUCTION DESIGNER:	EM
CHECKED BY:	AB

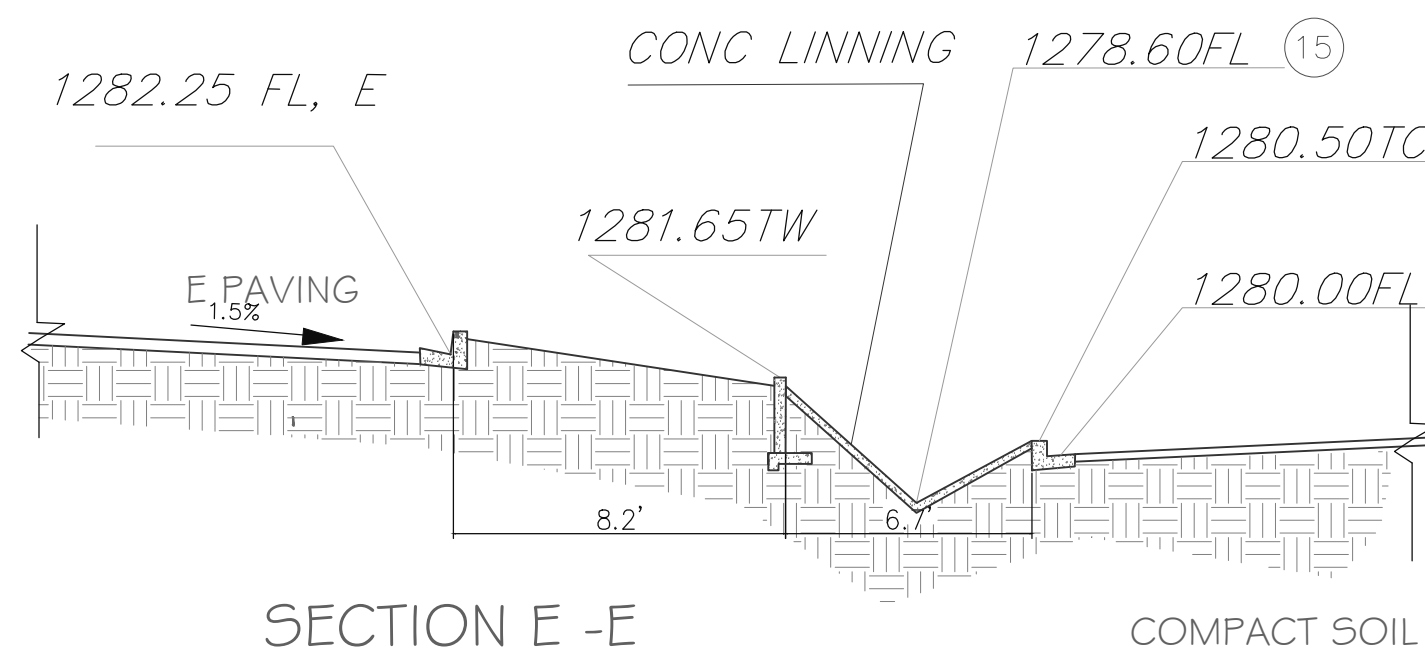
 $1^{\circ} = 20$

C-1002

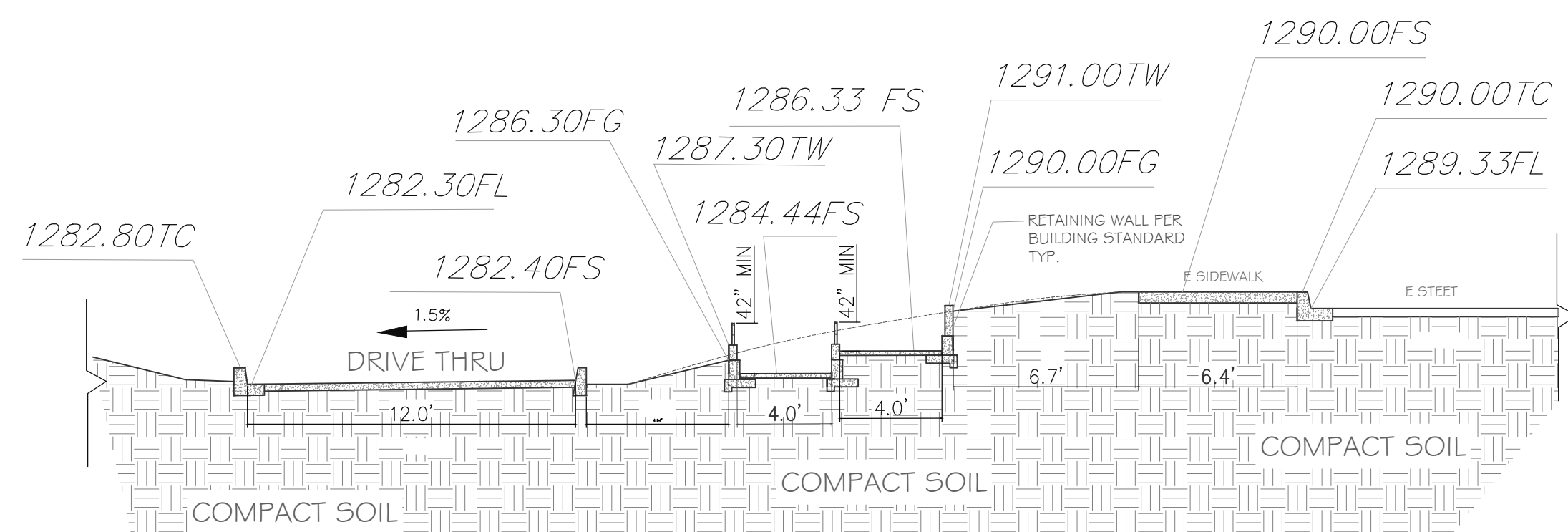




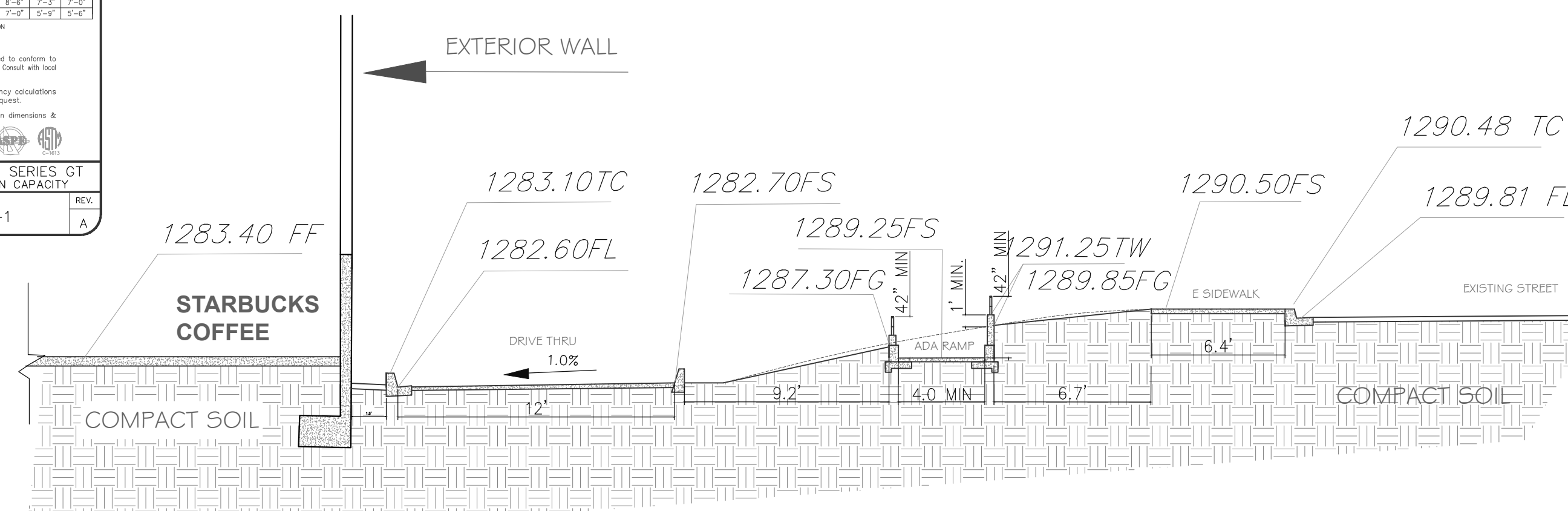
CITY OF LAKE ELSINORE
PRECISE GRADING PLAN
NEW STARBUCKS AT MISSION TRAIL, CA 92530
APN 365-280-007-9



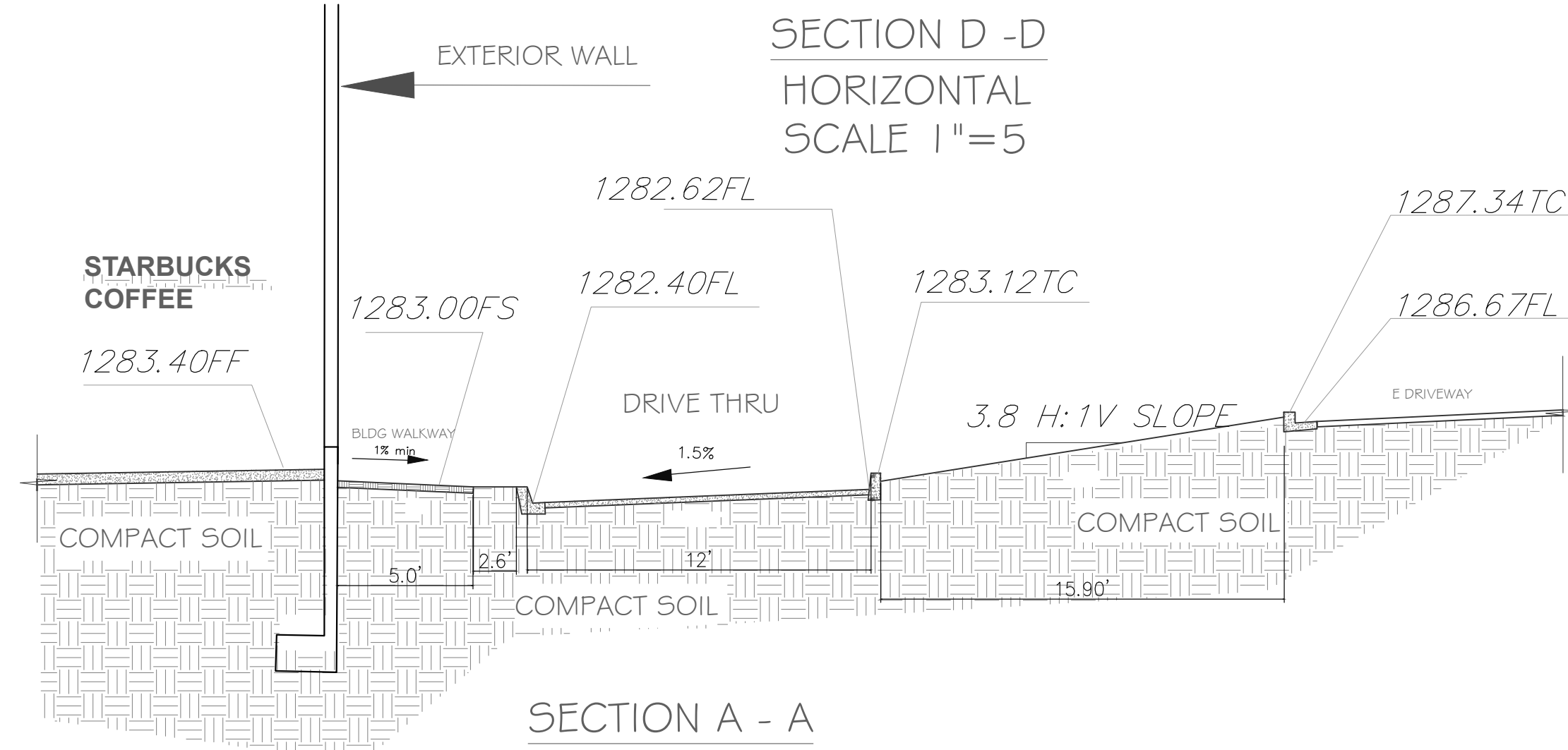
SECTION E - E
HORIZONTAL
SCALE 1"=5'



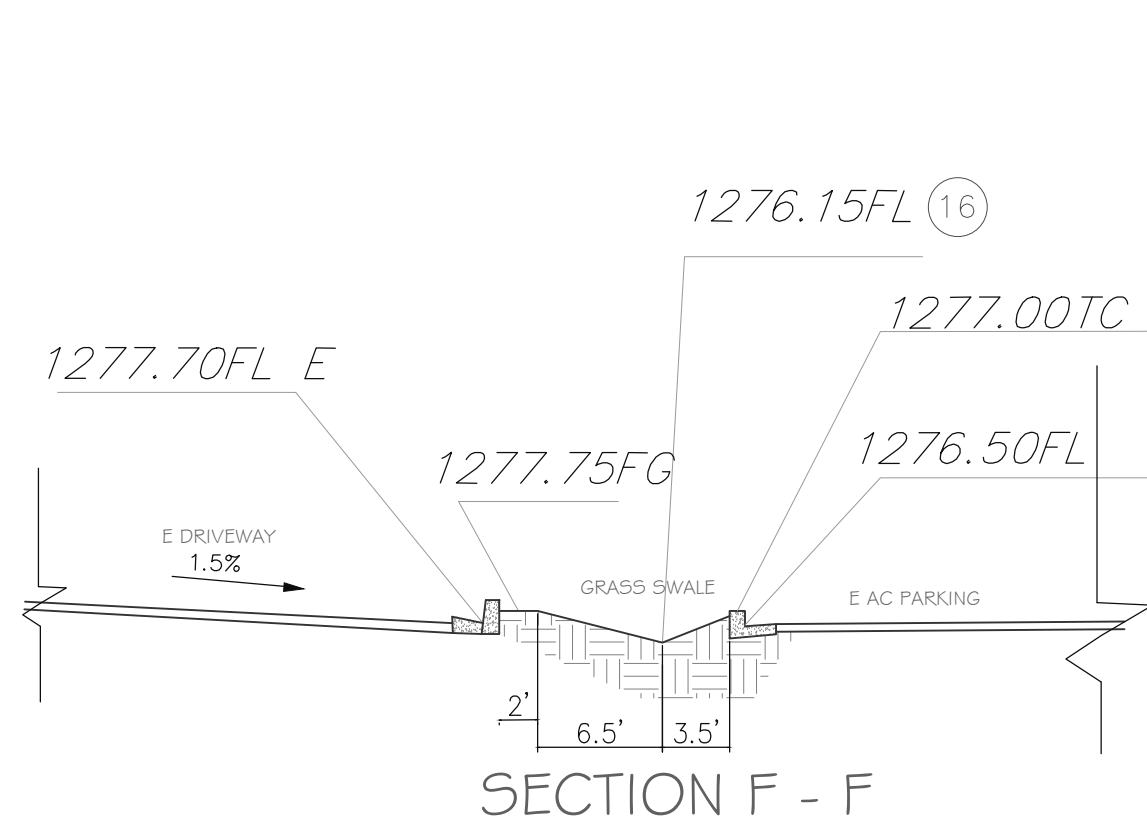
SECTION C - C
HORIZONTAL
SCALE 1"=5'



SECTION D - D
HORIZONTAL
SCALE 1"=5'

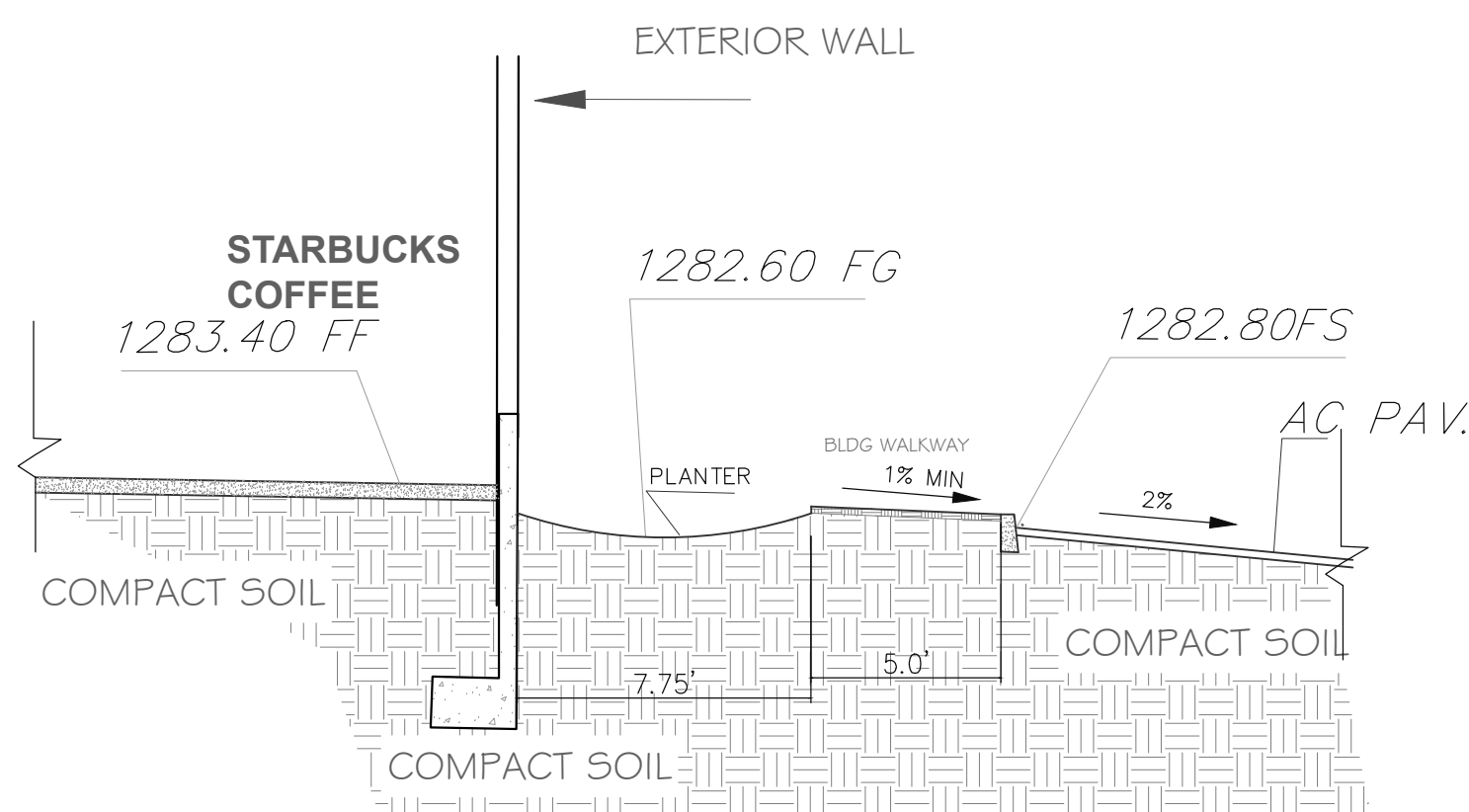


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SCALE 1"=5'

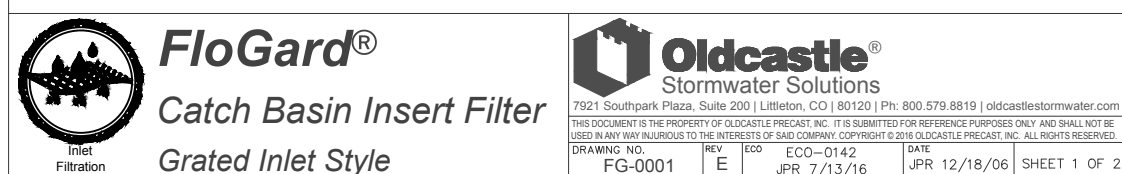
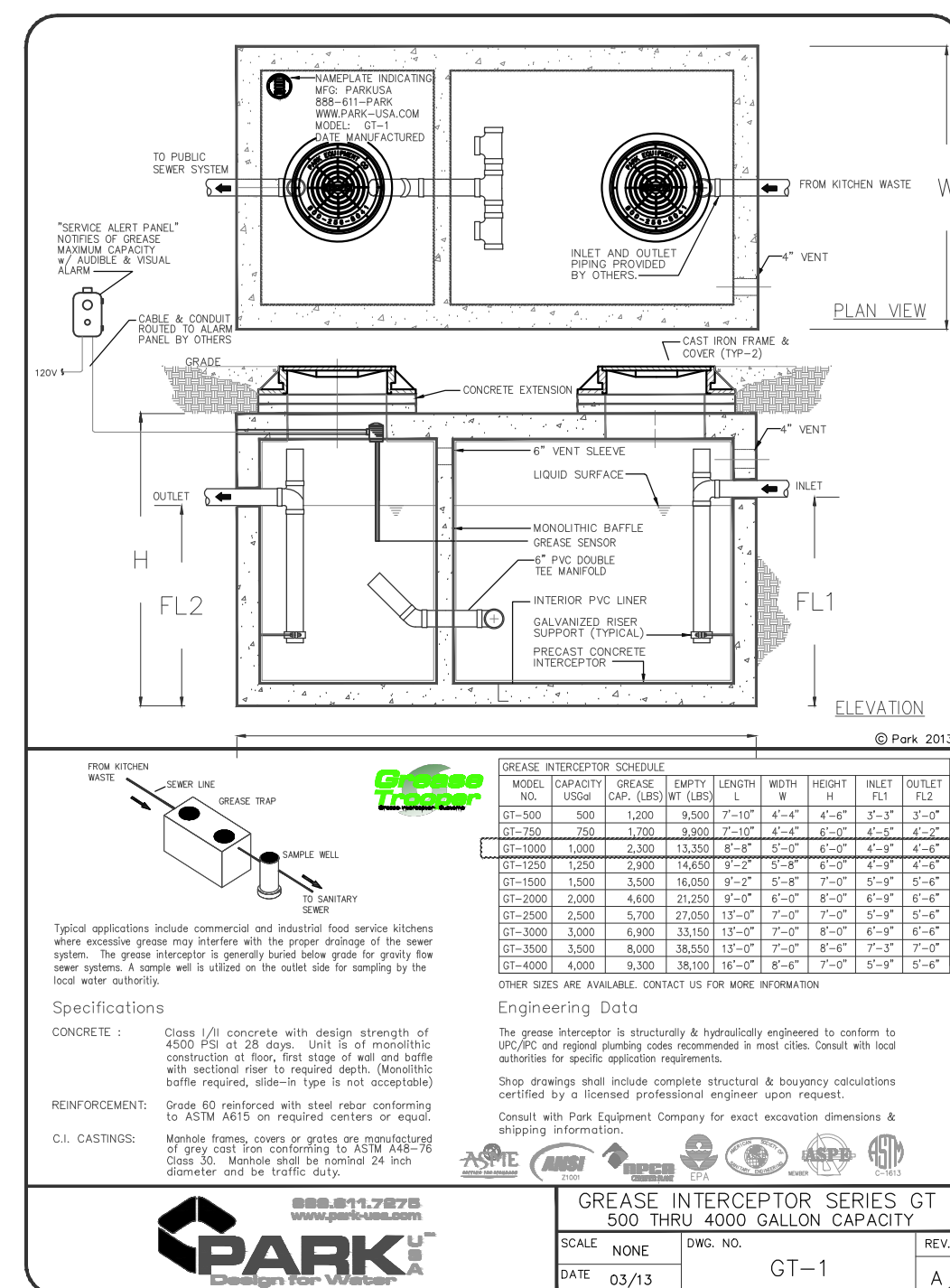
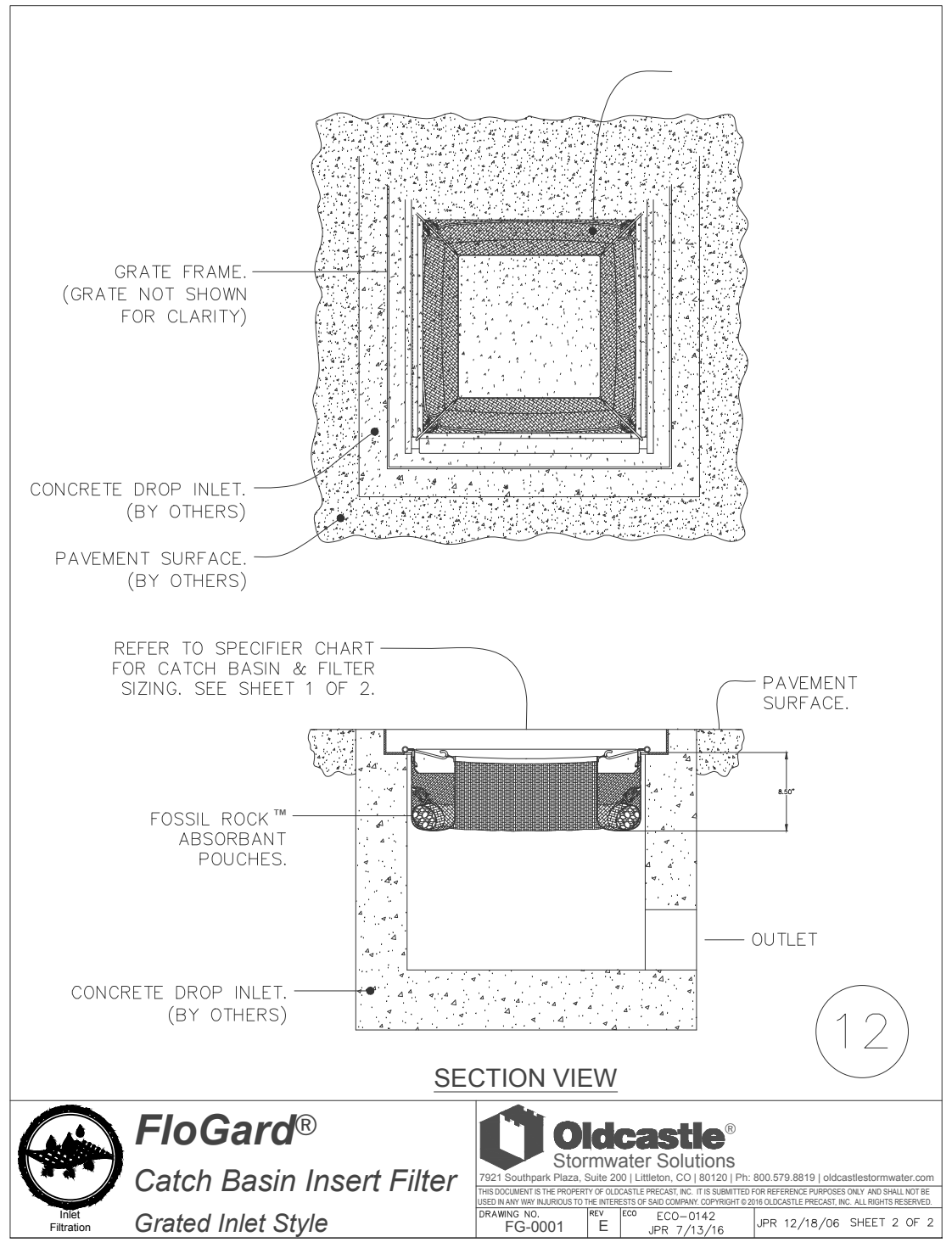
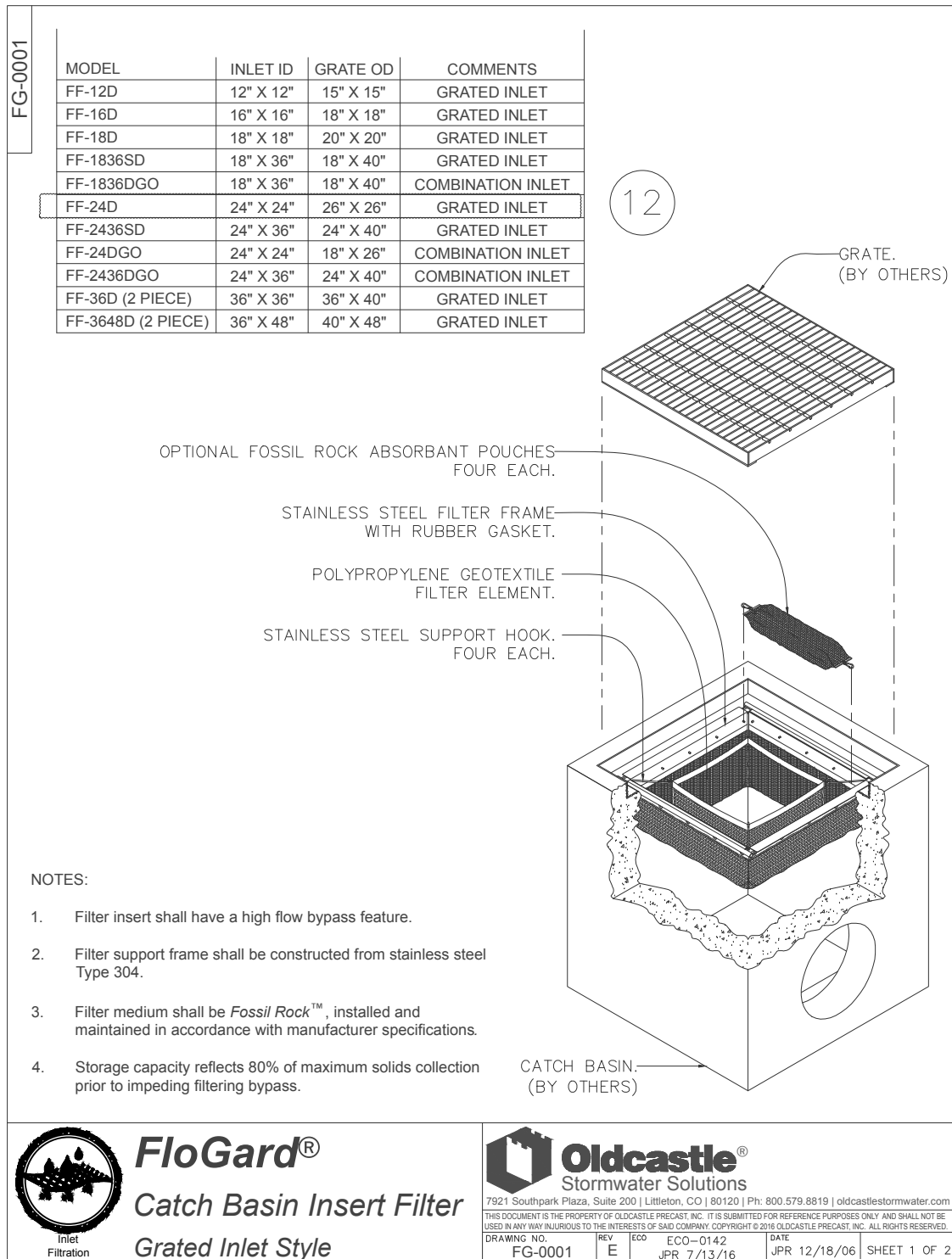


SECTION F - F

HORIZONTAL
SCALE 1"=5'



SECTION B -B
HORIZONTAL
SCALE 1"=5

[illegible]

PROJECT NAME:
Lake Elsinore Town Center Pad H

PROJECT ADDRESS:
332251 MISSION TRAIL ROAD, LAKE
ELSINORE, CA, 92530

STORE #:	54259
PROJECT #:	78392-001
CONCEPT:	Concept
PALETTE:	Palette
ISSUE DATE:	03/28/2018
DESIGN MANAGER:	DM
LEED RAP:	LEED AP
PRODUCTION DESIGNER:	EM
CHECKED BY:	AB

SHEET TITLE:	PRECISE GRADING PLANS
SCALE:	1" = 20'
SHEET NUMBER:	C-1003

Lake Elsinore

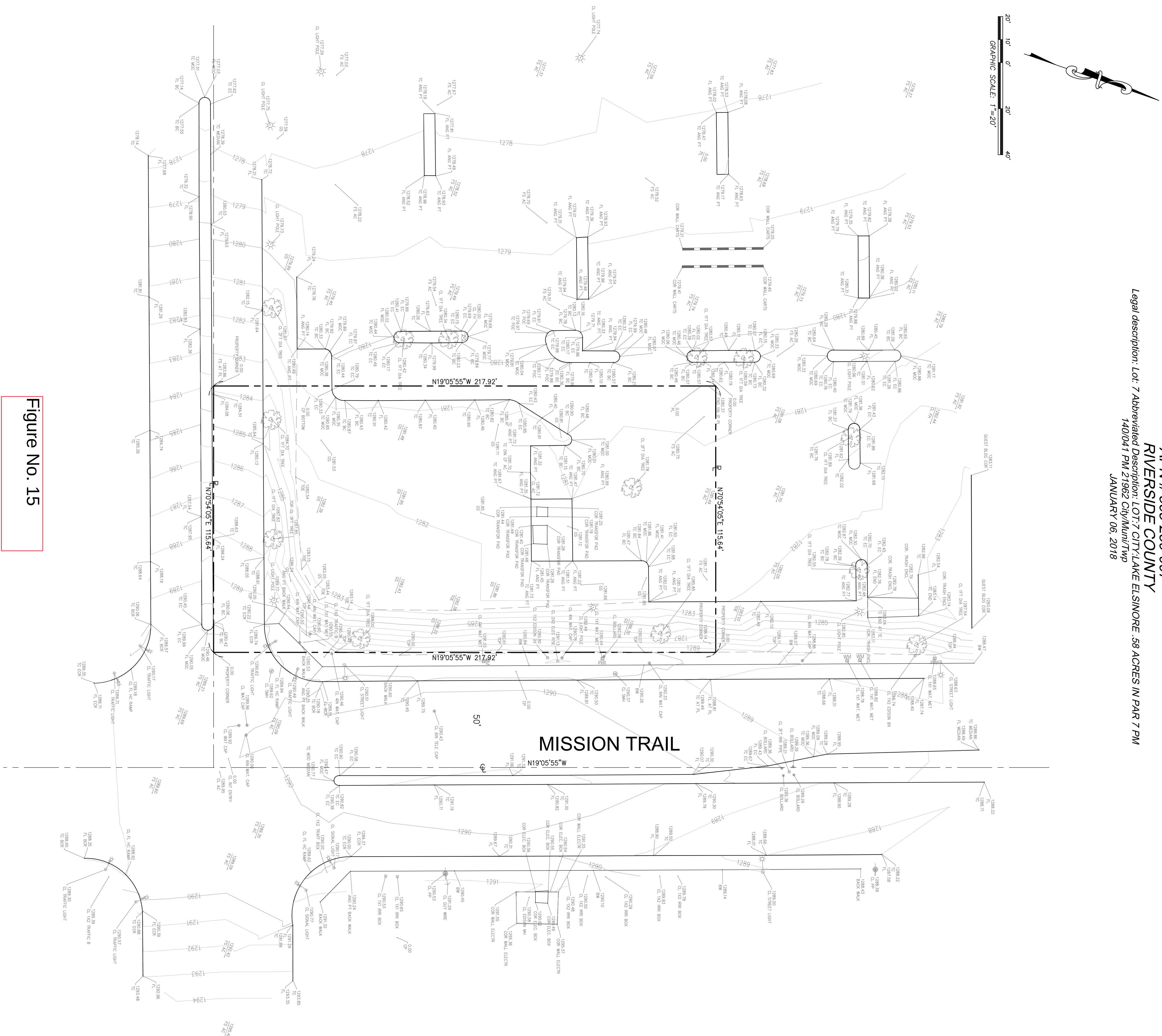
APN # 365-280-007

RIVERSIDE COUNTY

Description: LOT:7 CITY:LAKE ELMO
41 PM 31063 City/Muni/Town

JANUARY 06, 2018

JANUARY 06, 2018



Survey Bench Mark

Bench Mark No : EL-48-80

QUAD	YEAR	BASE	ELEVATION (FT)	ELEVATION (M)
-	-	-	1264.97	--

DESCRIPTION:

FROM THE INTERSECTION OF RAILROAD
CANYON RD. AND MISSION TRAIL,
SOUTHEAST 150' ALONG MISSION TRAIL TO
THE ENTRANCE OF THE MOUNTAINVIEW
SMALL ANIMAL HOSPITAL; THEN SOUTH
0.3 MILE THROUGH HOSPITAL PARKING
LOT AND ALONG DIRT ROAD TO THE
INTERSECTION WITH A POWER LINE
RUNNING NORTHWEST-SOUTHEAST; THEN
SOUTHEAST 0.1 MILE ALONG POWER LINE
TO PP#5214, 215' + WEST OF
+ SOUTHWEST 42, 223' + SOUTH OF PP#5213,
+ 50' + SOUTH OF SURVEY MARKER POST.

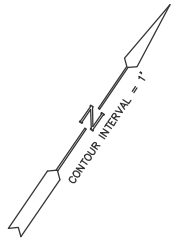
ABBREVIATIONS:

AC	ASPHALT CONCRETE
ANT PT	ANCHOR POINT
BOR	BEGIN CURB RETURN
BW	BACK OF SIDEWALK
CL	CENTERLINE
COR	CORNER
CLF	CHAIN LINK FENCE
OP	OPEN LINK POINT
CONC	CONCRETE
END	END CURB RETURN
ER	EDGE OF ROADMENT
EW	EDGE OF WALK
EH	EDGE OF HIGHWAY
FG	FIRE HYDRANT
FL	FINISH GRADE
FND	FLOW LINE
FS	FOUND
GS	FINISH SURFACE
HC	GROUND
IFW	HANDICAP
INT	INSIDE FACE OF WALL
IP	INTERSECTION
LP	LOW POINTS
MOC	MIDDLE OF CURB
OFOW	OUTSIDE FACE OF WALL
PL	PROPERTY LINE
PI	POINT OF INTERSECTION
PP	POWER POLE
SAM	SEWER MANHOLE
SDM	STORM DRAIN MANHOLE
TB	TOP OF BERM
TC	TOP OF CURB
WM	POST/WROUCH IRON FENCE

LEGEND:

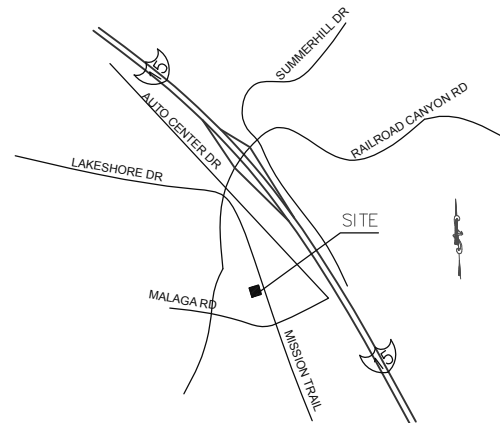
	CENTERLINE
	PROPERTY LINE
	BLOCK WALL
	CONTOUR LINE
	SPOT ELEVATION
	BOLLARD
	FIRE HYDRANT
	LIGHT POLE
	MISCELLANEOUS BOX
	POWER POLE
	STREET MANHOLE
	TRAFFIC SIGNAL
	LIGHT
	WATER METER
	WATER CAP

CITY OF LAKE ELSINORE
WATER QUALITY MANAGEMENT (WQMP) SITE PLAN
NEW STARBUCKS AT MISSION TRAIL, CA 92530
APN 365-280-007-9



LEGEND

- CONCRETE AREAS
- OUTDOOT PATIO PAVER
- ADA LANDING AREA
- (E)POWER POLE
- ZERO CURB
- BUILDING AREA
- MANHOLE
- WATER QUALITY INLET (WQI)
- (E) TREE
- PARKING LOT NUMBER



VICINITY MAP
NTS



URBAN DWELL ARCHITECTS
ADDRESS: 17151 NEWHOPE STREET SUITE 114
FOUNTAIN VALLEY, CA 92708
PHONE: (818)568-3310
EMAIL: info@urbandwellarchitects.com



PREPARED BY:
SAN MINA ENGINEERING, INC.
7231 BOULDER AVE, #195
HIGHLAND, CA 92346
TELL # (949) 536-9645
FAX# (866) 549-3967

BLUE SANDS
MANAGEMENT

PO Box 17459
Anaheim, CA 92817



Revision Schedule

Rev	Date	By	Description

CONSTRUCTION NOTES

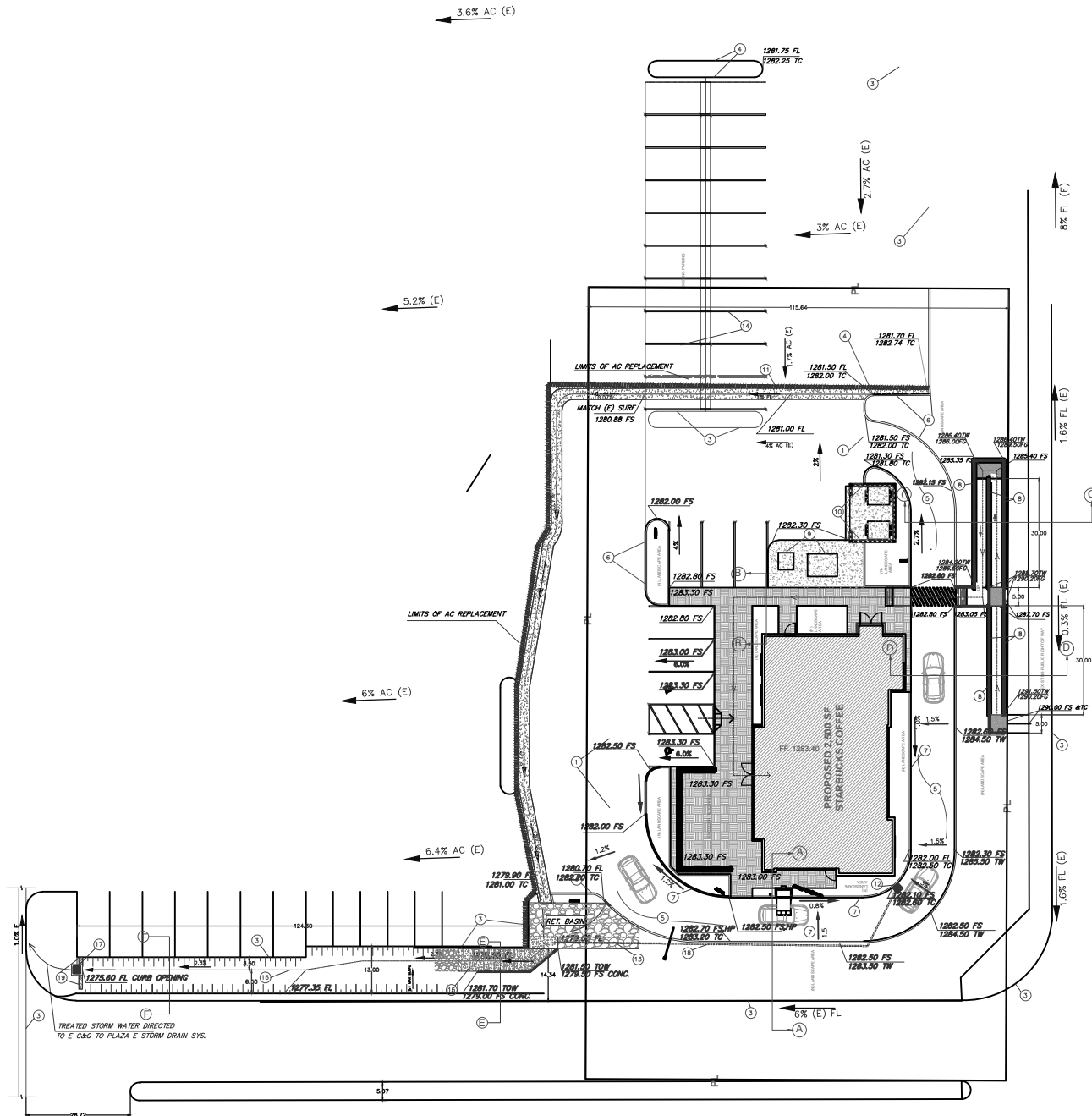
- REMOVE (E) CURB
- REMOVE (E) ASPHALT CONCRETE
- (E) CONCRETE CURB & STREET C&G TO REMAIN
- SAWCUT (E) CURB AND CONSTRUCT NEW 6" CURB PER CITY STD 202
- CONSTRUCT 6" CONCRETE SLAB WITH #3 STEEL REBARS AT 18" ON CENTER BOTH WAYS.
- CONSTRUCT CONCRETE 6" CURB PER CITY STD 202
- CONSTRUCT CONCRETE CURB & GUTTER PER CITY STD 201.
- CONSTRUCT VARIABLE HEIGHT CMU RETAINING WALL FOR ADA STREET ACCESS
W 42" MIN HEIGHT METAL RAILING, PER SEPARATE PERMIT.
- ELECTRIC UTILITY VAULT TO REMAIN
- CONSTRUCT CITY STD TRASH ENCLOSURE
- CONSTRUCT 36" CROSS GUTTER PER CITY STD 209
- INSTALL 24"X24" OLDCASTLE CATCH BASIN MODEL FF-24D W TRAFFIC RATED STEEL GRATE
- CONSTRUCT STORMWATER BASIN W 4" RIVER ROCK LINING TO DIRECT SITE RUNOFF
TO WQMP GRASS SWALE
- REFRESH (E) STRIPING WITH CITY APPROVED PAINT

STORM WATER CONSTRUCTION NOTES

- CONSTRUCT 4" CONCRETE LINER BETWEEN GRASS SWALE AND STORMWATER BASIN
- CONSTRUCT GRASS SWALE FOR WQMP COMPLIANCE
- INSTALL 36"X36" "SWALE-GUARD" MODEL FF-GS24-6 BY OLD CASTLE STORMWATER SOLUTIONS
- INSTALL 4" PVC PIPE TO CONVEY DRIVEWAY STORMWATER
- INSTALL 8.5" CONCRETE CURB TO DIRECT GRASS SWALE FLOW PER SWALEGUARD DETAIL
IN SHEET C1003

ABBREVIATIONS:

AC	ASPHALT CONCRETE
ANT PT	ANGLE POINT
BCR	BEGIN CURB RETURN
BW	BACK OF SIDEWALK
CL	CENTERLINE
COR	CORNER
CLF	CHAIN LINK FENCE
CP	CONTROL POINT
CONC.	CONCRETE
ECR	END CURB RETURN
EP	EDGE OF PAVEMENT
ER	EDGE OF ROAD
EW	EDGE OF WALK
FH	FIRE HYDRANT
FG	FINISH GRADE
FL	FLOW LINE
FND	FOUND
FS	FINISH SURFACE
GS	GROUND
HC	HANDICAP
IFOW	INSIDE FACE OF WALL
INT	INTERSECTION
LP	LOW POINTS
LT	LIGHT
MOC	MIDDLE OF CURB
OFOW	OUTSIDE FACE OF WALL
PL	PROPERTY LINE
PI	POINT OF INTERSECTION
PP	POWER POLE
SMH	SEWER MANHOLE
SDMH	STORM DRAIN MANHOLE
TB	TOP OF BERM
TC	TOP OF CURB
P-WI	POST/WROUGH IRON FENCE



PROJECT NAME:
Lake Elsinore Town Center Pad H

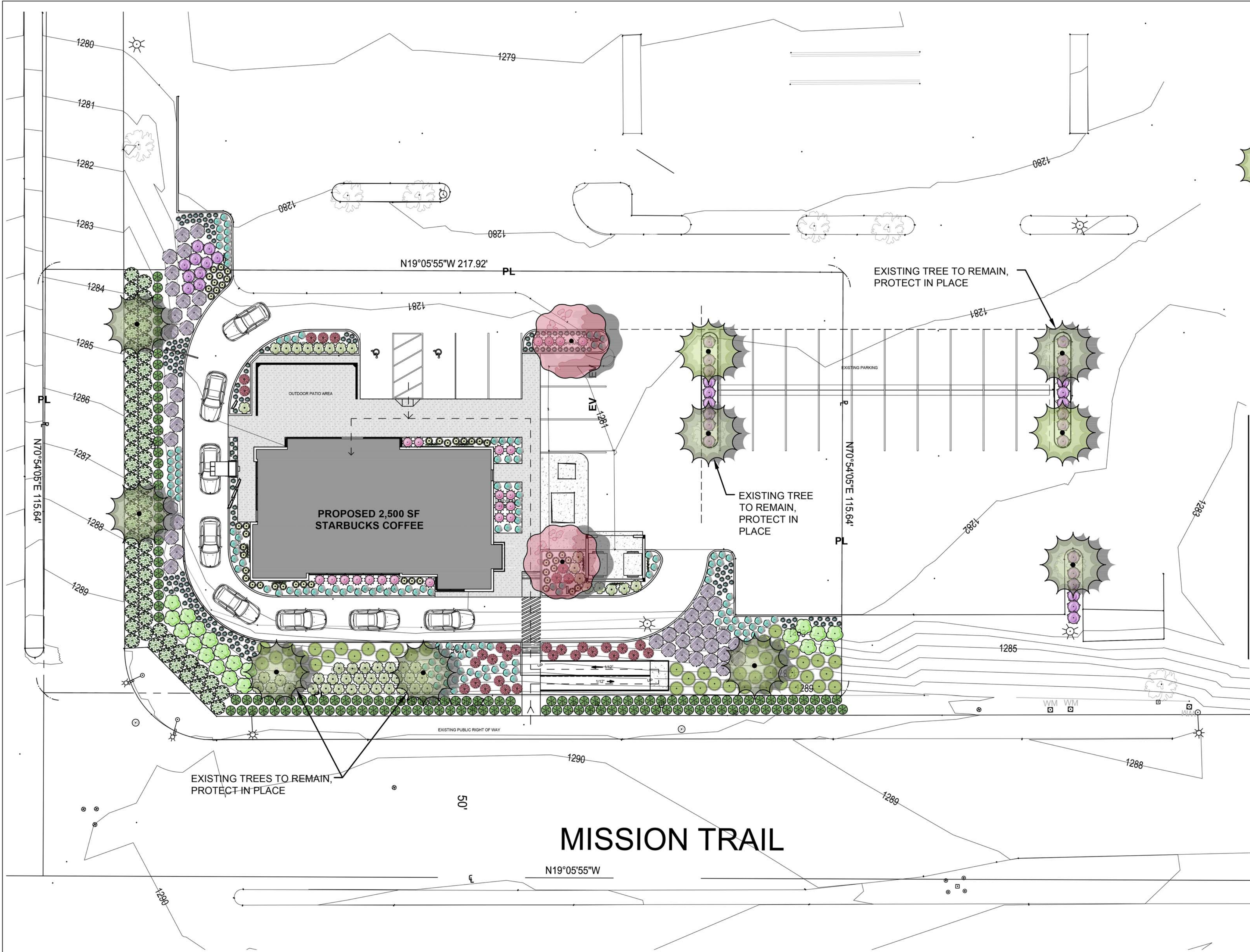
PROJECT ADDRESS:
32251 MISSION TRAIL ROAD, LAKE
ELSINORE, CA, 92530

STORE #: 54259
PROJECT #: 78392-001
CONCEPT: Concept
PALETTE: Palette
ISSUE DATE: 03/28/2018
DESIGN MANAGER: DM
LEED AP: LEED AP
PRODUCTION: EM
DESIGNER: AB
CHECKED BY: AB

SHEET TITLE:
WQMP SITE PLAN

SCALE: 1" = 20'

SHEET NUMBER:
C-1006



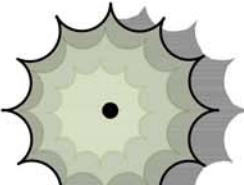
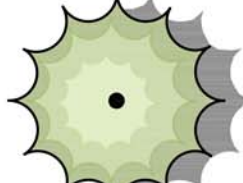
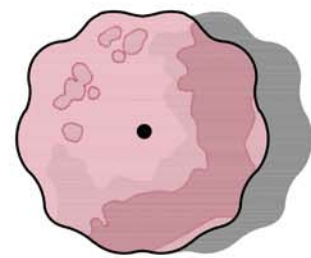
MISSION TRAIL

LANDSCAPE CONCEPT:
THIS LANDSCAPE WILL CONSIST OF CALIFORNIA-FRIENDLY, LOW WATER USE PLANT MATERIAL WITH ALL PLANTS CHOSEN FROM THE LOW AND MEDIUM WATER USE CATEGORY ACCORDING TO WUCOLS. ALL LANDSCAPE AREAS WILL CONFORM TO THE CURRENT CITY OF LAKE ELSINORE LANDSCAPE GUIDELINES.

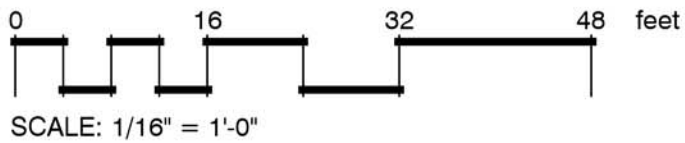
IRRIGATION CONCEPT:
THE IRRIGATION DESIGN WILL INCORPORATE THE LATEST IN SMART IRRIGATION TECHNOLOGIES. ALL NEW LANDSCAPE AREAS WILL INCLUDE HIGH EFFICIENCY IRRIGATION METHODS TO INCLUDE SUB-SURFACE DRIP AND STREAM BUBBLERS. ALL POP UP STREAM BUBBLERS SHALL HAVE PC SCREENS AND BE INSTALLED ON SEPARATE VALVES. A SMART IRRIGATION CONTROLLER WITH A RAIN SHUT OFF DEVICE WILL ALSO BE INCORPORATED. BARK MULCH WILL BE USED TO RETAIN MOISTURE AND REDUCE EVAPORATION AND AN IRRIGATION SCHEDULE WILL BE PROVIDED TO PROGRAM THE CONTROLLER. TWO IRRIGATION SCHEDULES SHALL BE PREPARED, ONE FOR PLANT ESTABLISHMENT AND ONE FOR AFTER PLANT ESTABLISHMENT.

ALL NEW IRRIGATION SYSTEMS WILL COMPLY WITH ALL CURRENT CITY OF LAKE ELSINORE GUIDELINES.

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	CONTAINER	WUCOLS
	8	EXISTING STREET TREE CANARY ISLAND PINE	EXISTING	
	2	PINUS CANARIENSIS CANARY ISLAND PINE	24"BOX	MODERATE
	2	PISTACIA CHINENSIS CHINESE PISTACHE	24"BOX	MODERATE
SHRUBS	QTY	BOTANICAL NAME	CONTAINER	WUCOLS
	22	ANIGOZANTHOS FLAVIDUS 'BIG RED' RED KANGAROO PAW	5 GAL	LOW
	167	DIANELLA REVOLUTA 'LITTLE REV' LITTLE REV FLAX LILY	1 GAL	LOW
	140	DIETES X 'LEMON DROP' FORTNIGHT LILY	5 GAL	MEDIUM
	20	EREMOPHILA HYGROPHANA 'BLUE BELLS' EMU BUSH	5 GAL	LOW
	47	FESTUCA MAIREI ATLAS FESCUE	1 GAL	LOW
	44	LANTANA MONTEVIDENSIS 'PURPLE' PURPLE LANTANA	1 GAL	LOW
	32	MUHLENBERGIA CAPILLARIS PINK MUHLY	1 GAL	MEDIUM
	46	MYOPORUM PARVIFOLIUM 'PUTAH CREEK' PUTAH CREEK MYOPORUM	1 GAL	LOW
	49	NANDINA DOMESTICA 'GULF STREAM' TM HEAVENLY BAMBOO	5 GAL	LOW
	65	ROSA FLORIBUNDA 'ICEBERG' ICEBERG ROSE	5 GAL	MEDIUM
	34	SALVIA LEUCANTHA 'SANTA BARBARA' MEXICAN BUSH SAGE	1 GAL	LOW
	151	SENECIO MANDRALISCAE 'BLUE CHALK STICKS' SENECIO	1 GAL	LOW
	7	TRACHELOSPERMUM JASMINOIDES STAR JASMINE TRELLIS	5 GAL	MEDIUM

PROPOSED PLANTING PLAN 1
Scale: 1/16" = 1'-0"



6800 INDIANA AVENUE
SUITE 245
RIVERSIDE, CA 92506
LIC. #1512
PH. (951) 781-1830
FAX (951) 688-0091

INFORMATION IS PROVIDED
FOR REFERENCE AND
COORDINATION PURPOSES.

DESIGN DEVELOPMENT ONLY - NOT INTENDED FOR CONSTRUCTION



URBAN DWELL ARCHITECTS
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FOUNTAIN VALLEY, CA 92708
PHONE: (818)568-3310
EMAIL: info@urbandwellarchitects.com

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BLUE SANDS MANAGEMENT
PO Box 17459
Anaheim, CA 92817



Revision Schedule			
Rev	Date	By	Description

PROJECT NAME:
STARBUCKS AT MISSION TRAILS & MALAGA ROAD

PROJECT ADDRESS:
**32251 MISSION TRAIL ROAD
LAKE ELSINORE, CA 92530**

STORE #:
XXXXX

PROJECT #:
XXX-XXXXX

CONCEPT:
-

PALETTE:
-

ISSUE DATE:
03-15-2018

DESIGN MANAGER:
-

LEED RAP:
-

PRODUCTION DESIGNER:
MAIKEL FARAGALLA

SHEET TITLE:
LANDSCAPE SITE PLAN
As indicated

SCALE:
As indicated

SHEET NUMBER:
L-0001

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STARBUCKS - LAKE ELSINORE, CALIFORNIA

PROPOSED PLANT PALETTE

SHRUBS



Anigozanthos flavidus 'Big Red'



Baccharis pilularis 'Pigeon Point'



Dianella revoluta 'Little Rev'



Dietes X Lemon Drop

SHRUBS



Eremophila hygrophana 'Blue Bells'



Festuca mairei



Lantana montevidensis 'Purple'



Muhlenbergia capillaris

SHRUBS



Myoporum parvifolium Putah Creek



Nandina domestica 'Gulfstream'



Rosa floribunda Iceberg



Salvia leucantha 'Santa Barbara'



Senecio mandraliscae

VINES



Trachelospermum jasminoides

TREES



Pistacia chinensis



Pinus canariensis



6800 INDIANA AVENUE
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PRIOR WRITTEN CONSENT OF URBAN DWELL
ARCHITECTS.

BLUE SANDS
MANAGEMENT

PO Box 17459
Anaheim, CA 92817

Revision Schedule			
Rev	Date	By	Description

PROJECT NAME:
**STARBUCKS AT MISSION TRAILS &
MALAGA ROAD**

PROJECT ADDRESS:
**32251 MISSION TRAIL ROAD
LAKE ELSINORE, CA 92530**

STORE #: XXXXX

PROJECT #: XXX-XXXXX

CONCEPT: -

PALETTE: -

ISSUE DATE: 8-9-2017

DESIGN MANAGER: -

LEED AP: -

PRODUCTION DESIGNER: -

CHECKED BY: MAIKEL FARAGALLA

SHEET TITLE: **LANDSCAPE
PLANT PALETTE**

SCALE: As indicated

SHEET NUMBER: **L-0002**

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PARKING CALCULATIONS

Lake Elsinore Town Center 4/7/2018					
Tenant	Address	Square Footage	Use	parking requirement	parking space requirement
Auto Zone	32231 Mission Trail Rd., Suite A-1	5,100	Auto Supply	1/1,000 sf	5
Jason Stanley	32235 Mission Trail Rd., SuiteB-1	1,800	Karate	commercial use 1/250 sf	7.2
Peace, Love & Dance	32235 Mission Trail Rd., SuiteB-2/4	4,200	Dance	commercial use 1/250 sf	16.8
Lake Elsinore Dental	32235 Mission Trail Rd., SuiteB-8	2,100	Dentist	medical office 1/175 sf	12
Lake Elsinore Dental	32235 Mission Trail Rd., SuiteB-10	2,235	Dentist	medical office 1/175 sf	6.9
State Farm Insurance	32235 Mission Trail Rd., SuiteB-11	1,800	Insurance	commercial use 1/250 sf	7.2
Big Lots #4551	32241 Mission Trail Rd., Suite C	29,970	General merchandise	commercial use 1/250 sf	119.9
MIB BBQ	32245 Mission Trail Rd., SuiteD-1	1,300	BBQ Restaurant	restaurant 800sf customer 1/45sf, 500 BOH 1/200 sf	20.3
Threading Lounge	32245 Mission Trail Rd., SuiteD-3	975	Threading	commercial use 1/250 sf	4
Mission Optometric	32245 Mission Trail Rd., SuiteD-4/5	3,600	Optometrist	medical office 1/175 sf	20.6
West Coast Chiropractor	32245 Mission Trail Rd., SuiteD-6/7	2,275	Chiropractor	medical office 1/175 sf	13
Darin Albin	32245 Mission Trail Rd., SuiteD-8	975	Retailer Sports Memorabilia	commercial use 1/250 sf	4
Medical Supply Store	32245 Mission Trail Rd., SuiteD-10	1,975	Retailer Medical Supply	commercial use 1/250 sf	8
Foot Massage n Spa	32245 Mission Trail Rd., SuiteD-11	1,300	Spa	commercial use 1/250 sf	7.4
Reno-A-Center #0720	32245 Mission Trail Rd., Suite E	3,984	Rental Center	commercial use 1/250 sf	16
Planet Fitness	32261 Mission Trail Rd., Suite F	19,120	Gym	commercial use 1/250 sf	76.5
Quest Diagnostics	32251 Mission Trail Rd., SuiteG-1	3,103	Laboratory	medical office 1/175 sf	17.8
El Ranchito	32251 Mission Trail Rd., SuiteG-4/5	2,310	Mexican Restaurant	restaurant 1500sf customer 1/45sf, 810 BOH 1/200 sf	37.5
Nakiko Suhl	32251 Mission Trail Rd., SuiteG-6/7	1,980	Japanese Restaurant	restaurant 1,000sf customer 1/45sf, 980 BOH 1/200sf	27
Annie's Café	32251 Mission Trail Rd., SuiteH/9	2,970	Breakfast and Lunch Restaurant	resatrant 2,000sf customer area 1/45sf, 970 BOH 1/200sf	49
Charished Moments Photography	32275 Mission Trail Rd., SuiteM-1	2,450	Photography Studio	commercial use 1/250 sf	9.8
Cricet Wireless	32275 Mission Trail Rd., SuiteM-2	1,400	Retailer Cellular Phones	sales 1/1000sf	1.4
Coastal Cash & Loan	32275 Mission Trail Rd., SuiteM-4	2,450	Check cashing	commercial use 1/250 sf	9.8
H&R Block #4364	32275 Mission Trail Rd., SuiteM-6	1,750	Financial Services	commercial use 1/250 sf	7
Dollar Tree	32275 Mission Trail Rd., SuiteM-7	8,000	Retailer Dollar Items	sales 1/1000sf	8
Stater Bros #189	32281 Mission Trail Rd., Suite N	45,120	Grocery Store	sales 1/1000sf	43.2
Happy Dry Cleaners	32285 Mission Trail Rd., SuiteP-1	1,500	Dry Cleaners	commercial use 1/250 sf	6
L.A. Nails	32285 Mission Trail Rd., P-2/4	3,000	Nail Spa	commercial use 1/250 sf	12
Agape House	32285 Mission Trail Rd., SuiteP-5	900	General Merchandise Store	sales 1/1000sf	1
Ernesto Camorlinga	32285 Mission Trail Rd., SuiteP-2	1,500	Barber Shop	commercial use 1/250 sf	6
Fashion Art	32285 Mission Trail Rd., SuiteP-3-6	3,900	Retailer Clothing	sales 1/1000sf	4
V&M Business Group	32295 Mission Trail Rd., SuiteR-7	900	Smoke Shop	sales 1/1000sf	1
Postal Annex #42	32295 Mission Trail Rd., SuiteR-8	1,200	Mail	commercial use 1/250 sf	5
A-Z Nature Health	32295 Mission Trail Rd., SuiteR-9	1,200	Homeopathic vitamins/supplements	sales 1/1000sf	1.2
DalVita	32291 Mission Trail Rd., SuiteS	7,899	Dialysis	medical office 1/175 sf	44
Vacant	32235 Mission Trail Rd., SuiteB-6/7	1,800		commercial use 1/250sf	7.2
Vacant	32245 Mission Trail Rd., SuiteD-2	975		commercial use 1/250sf	3.9
Vacant	32245 Mission Trail Rd., SuiteD-9	1,651		commercial use 1/250sf	6.6
Vacant	32251 Mission Trail Rd., SuiteG-3	2,804		commercial use 1/250sf	11.2
Vacant	32275 Mission Trail Rd., SuiteM-3	1,400		commercial use 1/250sf	5.6
Vacant	32275 Mission Trail Rd., SuiteM-5	2,100		commercial use 1/250sf	8.4
Vacant	32295 Mission Trail Rd., SuiteR-1	1,800		commercial use 1/250sf	7.2
New Building		2,500	Starbucks Coffee	restaurant 1,800 customer area 1/45sf, 700sf BOH 1/200sf	43.5

OVERALL PARKING CALCULATIONS

REQUIRED PER EXISTING SQUARE FOOTAGE:
TOTAL EXISTING: 686 PARKING STALLS
PROVIDED EXISTING: 796 PARKING STALLS

SCOPE PAKING CALCULATIONS

REQUIRED PER EXISTING PLUS NEW SCOPE

EXISTING SQUARE FOOTAGE 175,034 S.F.
NEW SQUARE FOOTAGE: 2,500 S.F.

PROPOSED 1,800 SF OF CUSTOMER AREA /45 SF PER PARKING STALL = 40 PARKING STALLS REQUIRED
700 SF OF BACK OF HOUSE AREA /200 SF PER PARKING STALL = 3.5 PARKING STALLS REQUIRED

REQUIRED: 686 FOR (E) + 43.5 FOR (N) = 730 PARKING STALLS
PROVIDED: 796 (E) + 7 (N) = 803 PARKING STALLS

ACCORDING TO THE LAKE ELSINORE MUNICIPAL CODE REFERENCE, PARKING REQUIREMENTS: CHAPTER 17.148.030

SITE ANALYSIS

SITE AREA 18.03 ACRES (785,386 SQ. FT.)
EXISTING BUILDING AREA: 175,034 SQ. FT.

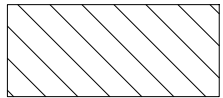
SITE AREA 18.03 ACRES (785,386 SQ. FT.)
EXISTING BUILDING AREA 175,034 SQ. FT.
PROPOSED BUILDING AREA ADDED 2,500 SQ. FT.
PROPOSED BUILDING ADDED NUMBER OF STORIES AND HGT 1STORY, 32'-10" MAX
PROPOSED BUILDING USE B, A-2
PROPOSED CONSTRUCTION TYPE V-B
SPRINKLED YES
LAND USE ZONE CMU COMMERCIAL MIX USE
APN 365-280-007-9

ARCHITECTURAL SITE PLAN GENERAL NOTES

- A. REFER TO EXTERIOR ELEVATIONS ON SHEET A-2001 FOR BUILDING HT AND EXTERIOR MATERIAL FINISH.
- B. LANDSCAPING TO BE PROVIDED PER ZONING CODE REQUIREMENTS SEE SHEET L-1001.
- C. DRIVE-THRU EQUIPMENT INCLUDING VEHICLE DETECTION LOOP, WIRELESS COMMUNICATION AND MONITORS ARE SHOWN FOR COORDINATION PURPOSES.
- D. PROVIDE 6" (150MM) THICK CONCRETE PAVING THE LENGTH OF THE DRIVE-THRU LANE, EXTENT TO INCLUDE DRIVE-THRU WINDOW STANDING PAD. SEE SHEET A-0002
- E. GENERAL CONTRACTOR TO APPLY CONCRETE SEALER TO ALL EXTERIOR CONCRETE PATIO AND WALKWAY SURFACES.
- F. SEE SHEET A-0006 FOR ARCHITECTURAL SITE DETAILS.
- G. TRASH ENCLOSURE TO BE LOCKABLE USING STEEL GATES OR CHAIN.

ARCHITECTURAL SITE PLAN KEYNOTES

- 1 (E) PUBLIC RIGHT OF WAY
2 (E) BACK FLOW PREVENTER LOCATION TO REMAIN
3 (N) PROPOSED 2,500 S.F. WITH DRIVE THRU, SINGLE LEVEL BUILDING
4 (E) PARKING STALL TO REMAIN
5 (E) BUILDING TO REMAIN. NIC

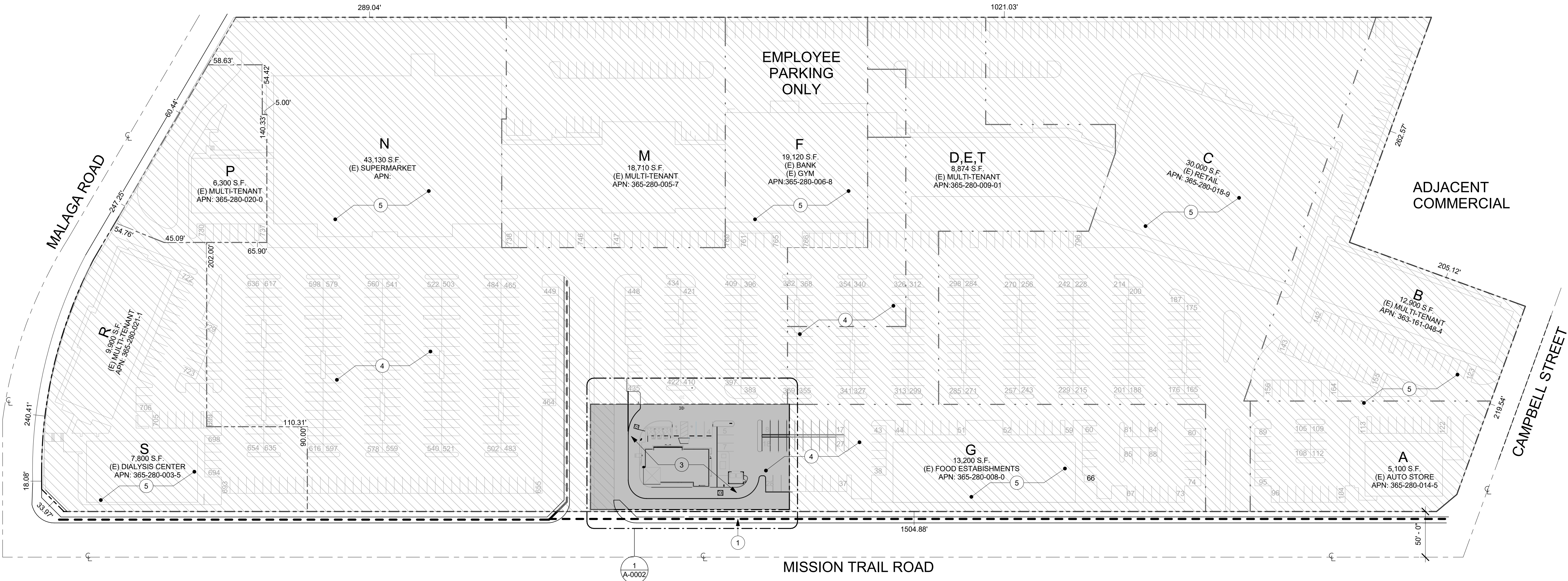


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LIMITS OF WORK

ADJACENT VACANT LAND

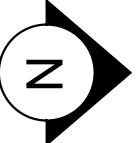


MISSION TRAIL ROAD

EXISTING USE:
SUPERMARKET,
MOVIE THEATER &
CASINO

1 OVERALL SITE PLAN

Scale 1" = 60'-0"



Revision Schedule

Rev	Date	By	Description
1	Date 1		Revision 1

PROJECT NAME:
LAKE ELSINORE, TOWN CENTER, PAD H

PROJECT ADDRESS:
32251 MISSION TRAIL ROAD,
LAKE ELSINORE, CA, 92530

STORE #: 00000
PROJECT #: 78392-001
CONCEPT: A-2
PALETTE: SW
ISSUE DATE: 02-28-2018
DESIGN MANAGER: Maikel Faragalla
LEED AP: NA
PRODUCTION: Ana Sanchez
DESIGNER: Maikel Faragalla, AIA
CHECKED BY:

SHEET TITLE:
OVERALL SITE PLAN

SCALE: As indicated

SHEET NUMBER:
A-0001

SITE SCHEDULE - "Y"					
DESIGN ID	COUNT	DESCRIPTION	FURN. BY	INST. BY	COMMENTS
EXTERIOR MENU					
14116	1	MENU BOARD - DT DIGITAL ORDER SCREEN - FLAT BLACK MT0028			
14119	1	MENU BOARD - DT 5 PANEL FREESTANDING - 108X65IN 2745X1650MM - FLAT BLACK MT0028			
14120	1	MENU BOARD - DT PRE MENU FREESTANDING - 36X65IN 915X1650MM - FLAT BLACK MT0028			
15700	1	MENU BOARD - DT DIGITAL ORDER SCREEN CONTROL BOX			
OTHER					
14095	1	DT WAYFINDING GRAPHIC EXIT ARROW - WHITE			
14101	1	DT WAYFINDING GRAPHIC ENTRY ARROW - GREEN			
14103	1	BOLLARD NONILLUMINATED SQUARE - FLAT BLACK MT0028			
14163	1	DT ORDER POINT CANOPY FREESTANDING - FLAT BLACK MT0028			
14323	2	DT WAYFINDING GRAPHIC DIRECTIONAL DOUBLE ARROW - GREEN			
UMBRELLA					
14319	3	UMBRELLA - CANTILEVERED - 8FT 243CM - GREEN CANVAS WITH STARBUCKS WORDMARK F0056			

PROJECT INFORMATION			WORK SURFACE CALCULATIONS		
PROPOSED USE: A-2			PROPERTY AREA: 607,381 S.F.		
HEIGHT RESTRICTION MAXIMUM HEIGHT PERMITTED: 45' PROVIDED:			LIMITS OF WORK: 25,200 S.F. = 100%		
			PROPOSED BUILDING: 2,500 S.F. = 9.9%		
			LANDSCAPE: 5,861 S.F. = 23.3%		
			A.C.: 10,984 S.F. = 43.6%		
			SEMI PERMEABLE SURFACE USED FOR OUTDOOR PATIO AND ENTRANCE LANDINGS: 1,750 S.F. = 7%		
			CONCRETE SURFACE (INCLUDING PICK UP WINDOW PAD, LANDINGS): 835 S.F. = 3.3%		
SETBACKS					
AREA	REQUIRED	PROVIDED			
FRONT	10'	24'-10"			
LEFT SIDE	N/A	59' - 1"			
RIGHT SIDE	N/A	87' - 9"			
REAR	N/A	46' - 1 3/4"			

ENLARGED SITE PLAN GENERAL NOTES	
A. REFER TO EXTERIOR ELEVATIONS ON SHEET A-2001 FOR BUILDING SIGNAGE LOCATION.	
B. LANDSCAPING TO BE PROVIDED PER ZONING CODE REQUIREMENTS.	
C. DRIVE-THRU EQUIPMENT INCLUDING VEHICLE DETECTION LOOP, WIRELESS COMMUNICATION AND MONITORS ARE SHOWN FOR COORDINATION PURPOSES.	
D. PROVIDE 6" (150MM) THICK CONCRETE PAVING THE LENGTH OF THE DRIVE-THRU LANE, EXTENT TO INCLUDE DRIVE-THRU WINDOW STANDING PAD. SEE SHEET A-0002	
E. GENERAL CONTRACTOR TO APPLY CONCRETE SEALER TO ALL EXTERIOR CONCRETE PATIO AND WALKWAY SURFACES.	
F. SEE SHEET A-0006 FOR ARCHITECTURAL SITE DETAILS.	

UDA

URBAN DWELL ARCHITECTS

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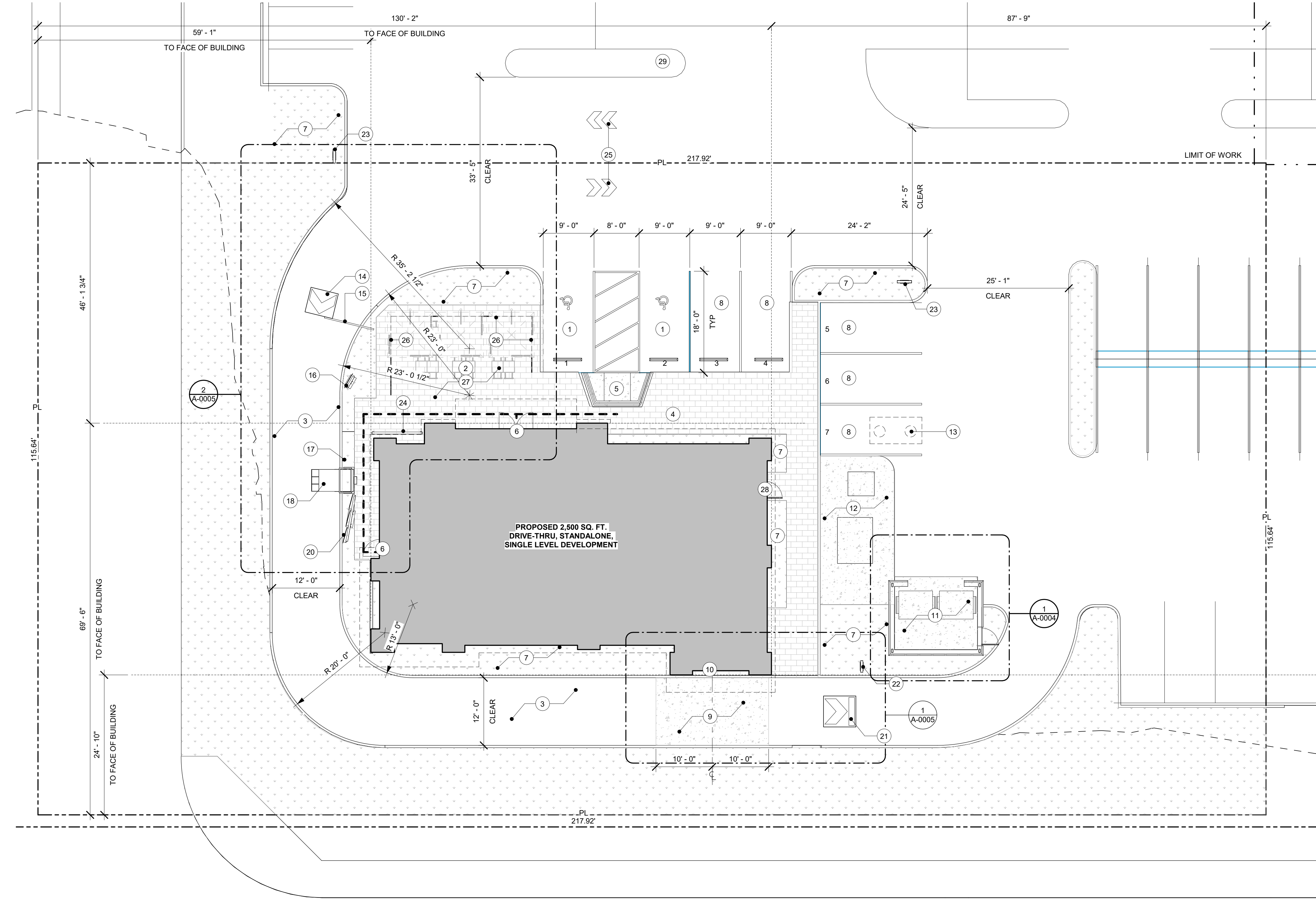
BLUE SANDS
MANAGEMENT

PO Box 17459
Anaheim, CA 92817

Revision Schedule				
Rev	Date	By	Description	

SHEET NOTES	
1. PROVIDE PROTECTIVE BOLLARDS ON BOTH SIDES OF EXTERIOR ELECTRICAL/UTILITY SERVICE ADJACENT TO VEHICULAR TRAFFIC. EXAMPLES INCLUDE FIRE STAND PIPE, GAS AND ELECTRICAL METERS, SITE TRANSFORMERS, ETC...	

SITE PLAN KEYNOTES	
1	(N) ACCESSIBLE PARKING STALL
2	(N) HARDSCAPE AREA
3	(N) DRIVE THRU LANE
4	(N) ACCESSIBLE PATH OF TRAVEL FOR PUBLIC WALKWAY
5	(N) CURB RAMP WITH DETECTABLE WARNING DOMES
6	(N) ENTRANCE
7	(N) LANDSCAPING AREA
8	(N) 9X18 PARKING STALL
9	(N) 20'-0" X 12'-0" CONCRETE PAD CENTERED ON DT WINDOW
10	(N) DT WINDOW
11	(N) TRASH ENCLOSURE WITH RECYCLE BIN. SEE SHEET A-0004
12	(E) TRANSFORMER PAD TO REMAIN
13	(N) 1,000 GAL. GREASE INTERCEPTOR
14	WAYFINDING GRAPHIC ENTRY ARROW, SEE DETAIL 15/A-0006
15	(N) CLEARANCE BAR ON DRIVER'S SIDE, SEE DETAIL 4/A-0006
16	(N) PREVIEW MENU BOARD, SEE DETAIL 13/A-0006
17	(N) BOLLARD, SEE DETAIL 17/A-0006
18	(N) ORDER POINT CANOPY WITH DIGITAL ORDER SCREEN, SEE DETAIL 7/A-0006
19	(N) TIMER LOOP, SEE DETAIL 12/A-5001
20	(N) 5-PANEL MENU BOARD, SEE DETAIL 9/A-0006
21	(N) WAYFINDING GRAPHIC EXIT ARROW, SEE DETAIL 18/A-0006
22	(N) EXIT/THANK YOU DIRECTIONAL SIGN, SEE DETAIL 2/A-0006
23	(N) ENTRANCE DIRECTIONAL SIGN, SEE DETAIL 3/A-0006
24	(N) BICYCLE RACK
25	(N) WAYFINDING GRAPHIC ARROW, SEE DETAIL 15/A-0006
26	(N) PATIO RAILING
27	(N) OUTDOOR SEATING AREA
28	(N) BOH LOADING DOOR
29	(E) FIRE HYDRANT TO REMAIN



1 ENLARGED SITE PLAN
Scale 1" = 10'-0"

PROJECT NAME:	LAKE ELSINORE, TOWN CENTER, PAD H
PROJECT ADDRESS:	32251 MISSION TRAIL ROAD, LAKE ELSINORE, CA, 92530
STORE #:	00000
PROJECT #:	78392-001
CONCEPT:	A-2
PALETTE:	SW
ISSUE DATE:	02-28-2018
DESIGN MANAGER:	Maikel Faragalla
LEED AP:	NA
PRODUCTION	Ana Sanchez
DESIGNER	Maikel Faragalla, AIA
CHECKED BY:	
SHEET TITLE: ENLARGED SITE PLAN	
SCALE: As indicated	
SHEET NUMBER: A-0002	



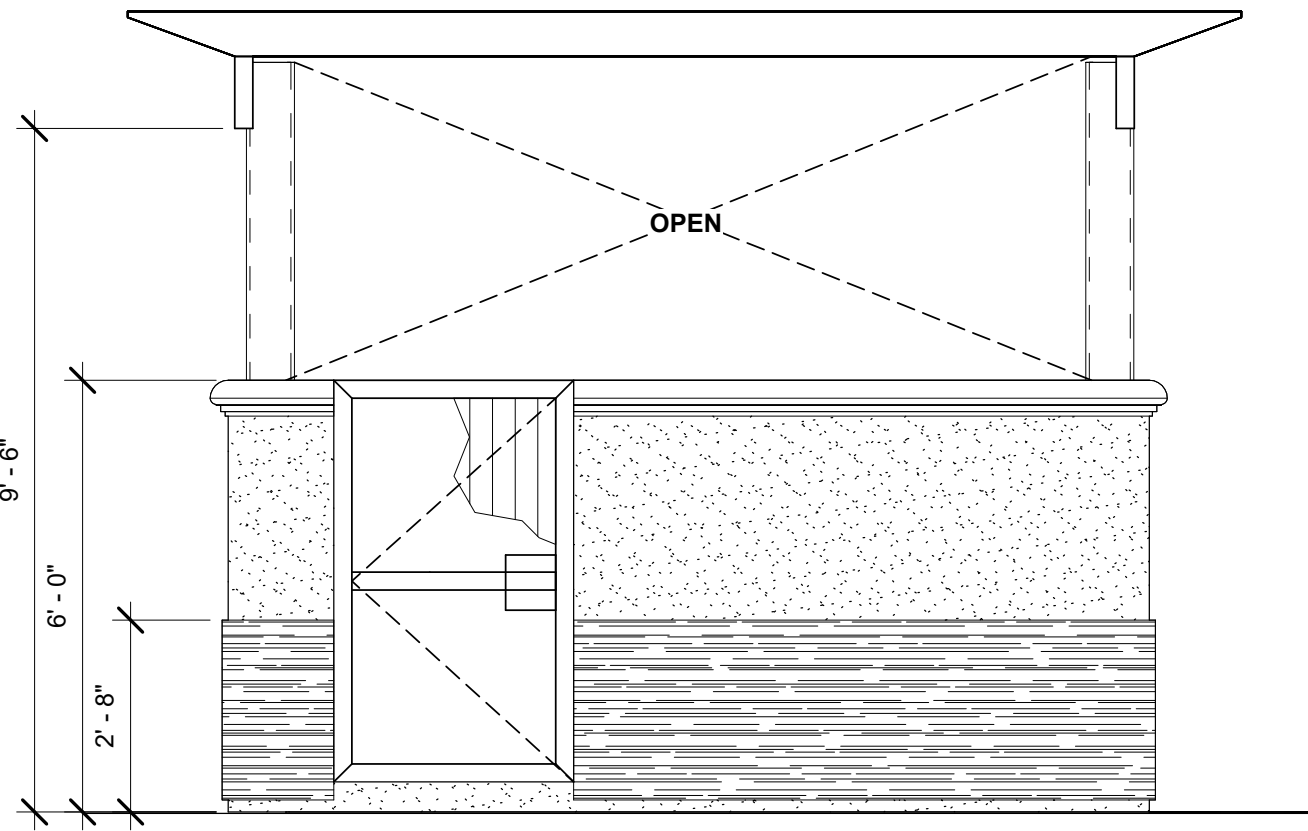
EXTERIOR FINISH SCHEDULE

- A 7/8" EXTERIOR CEMENT PLASTER (3 COATS) OVER SELF-FURRING DIAMOND MESH OVER 2 LAYERS GRADE D PAPER ON PLYWOOD SUBSTRATE ON WOOD FRAMING PER STRUCTURAL - FINISH: SMOOTH-COAT STUCCO BY MANUF. "OMEGA"
- B 7/8" EXTERIOR CEMENT PLASTER (3 COATS) OVER SELF-FURRING DIAMOND MESH OVER 2 LAYERS GRADE D PAPER ON PLYWOOD SUBSTRATE ON WOOD FRAMING PER STRUCTURAL - FINISH: FINE-SAND STUCCO BY MANUF. "OMEGA"
- C METAL TRELLIS COMPOSED OF METAL "C" CHANNEL, 3/4" DIA. MTL. RODS
- D COMMERCIAL GRADE CANVAS AWNINGS MANUF. "SUNBRELLA" OVER METAL FRAME.
- E ALUMINUM STOREFRONT SYSTEM MANUF. "KAWNEER" MODEL "AA 250/425" OR EQUAL
- F CONCRETE PAVERS MANUF. "UNILOCK"
- G STONE VENEER MANUF: "ELDORADO"
- H CLAY BARREL TILE ROOFING MANUF: "MCA CLAY ROOF TILE"

- 01 COLOR "SHERWIN WILLIAMS" SW6149 "RELAXED KHAKI"
- 02 COLOR "SHERWIN WILLIAMS" SW6152 "SUPERIOR BRONZE"
- 03 COLOR "SHERWIN WILLIAMS" SW7069 "IRON ORE" TYPICAL
- 04 COLOR "SHERWIN WILLIAMS" SW9091 "HALF-CAFF"
- 05 "SUNBRELLA" COLOR "BLEND COAL"
- 06 COLOR "CLEAR ANODIZED"
- 07 "UNILOCK" COLOR "FRENCH GREY UMBRIANO"
- 08 "EL DORADO" COLOR: "COGNAC" TRIM: "COUNTRY RUBBLE"
- 09 "MCA" COLOR: "NATURAL RED" TRIM: "8-INCH STRAIGHT BARREL MISSION-COMMERCIAL"

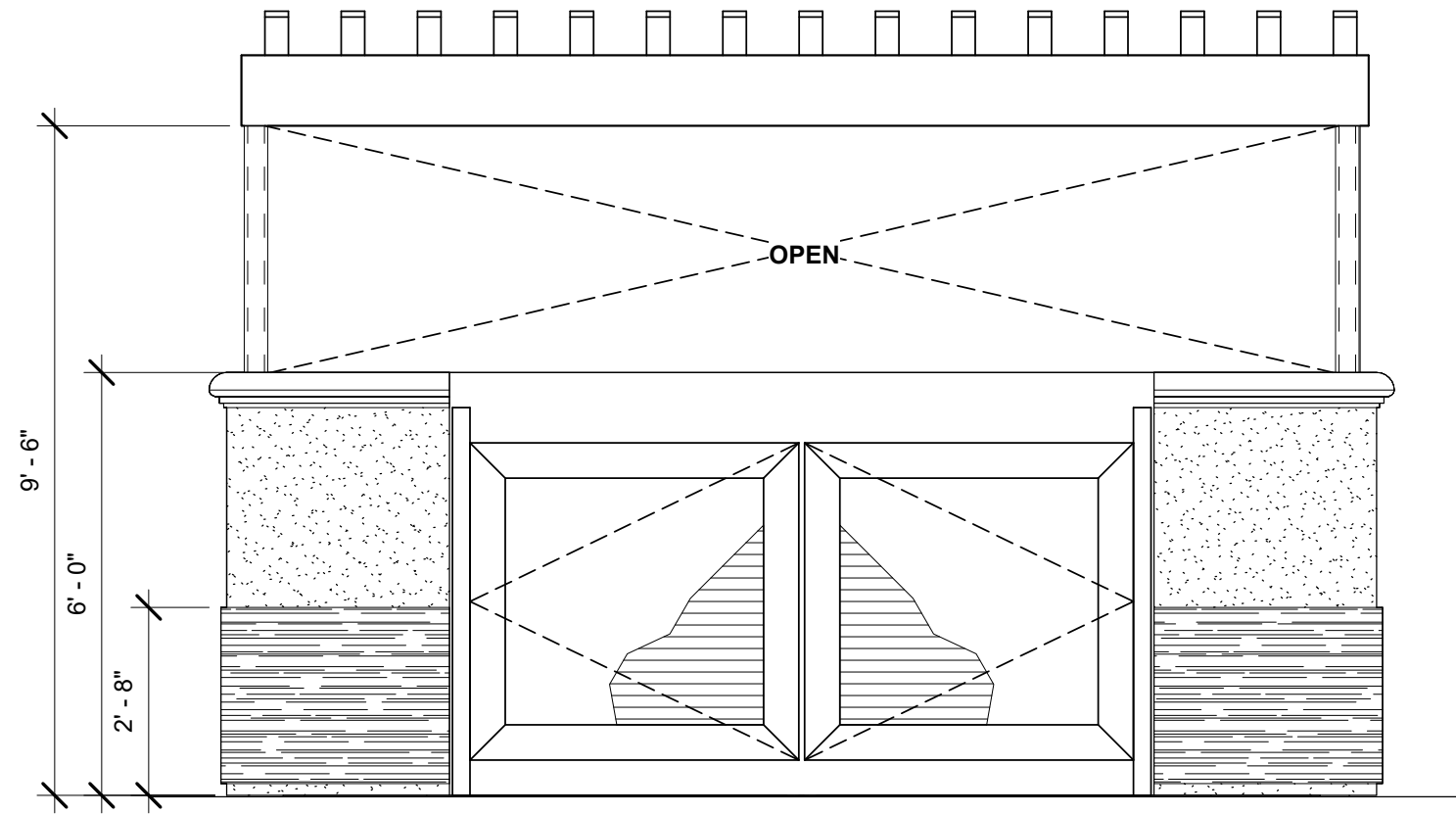
EXTERIOR KEYNOTES

- 1 EXTERIOR WALL SCONCE LIGHT FIXTURE. MANUF "PROGRESS LIGHTING" MODEL: "P5643-20" COLOR: "ANTIQUE BRONZE"
- 2 DECORATIVE METAL SCREENING - McNICHOLS - WELDED WIRE 4" SUARE OPENING.
- 3 1/2" PLASTER CONTROL JOINT "FRY REGLET". CLEAR ALUMINUM
- 4 EXTERIOR WALL SCONCE LIGHT FIXTURE. MANUF "KICHLER" MODEL: "16200BBR30" COLOR: " BRONZED BRASS FINISH"



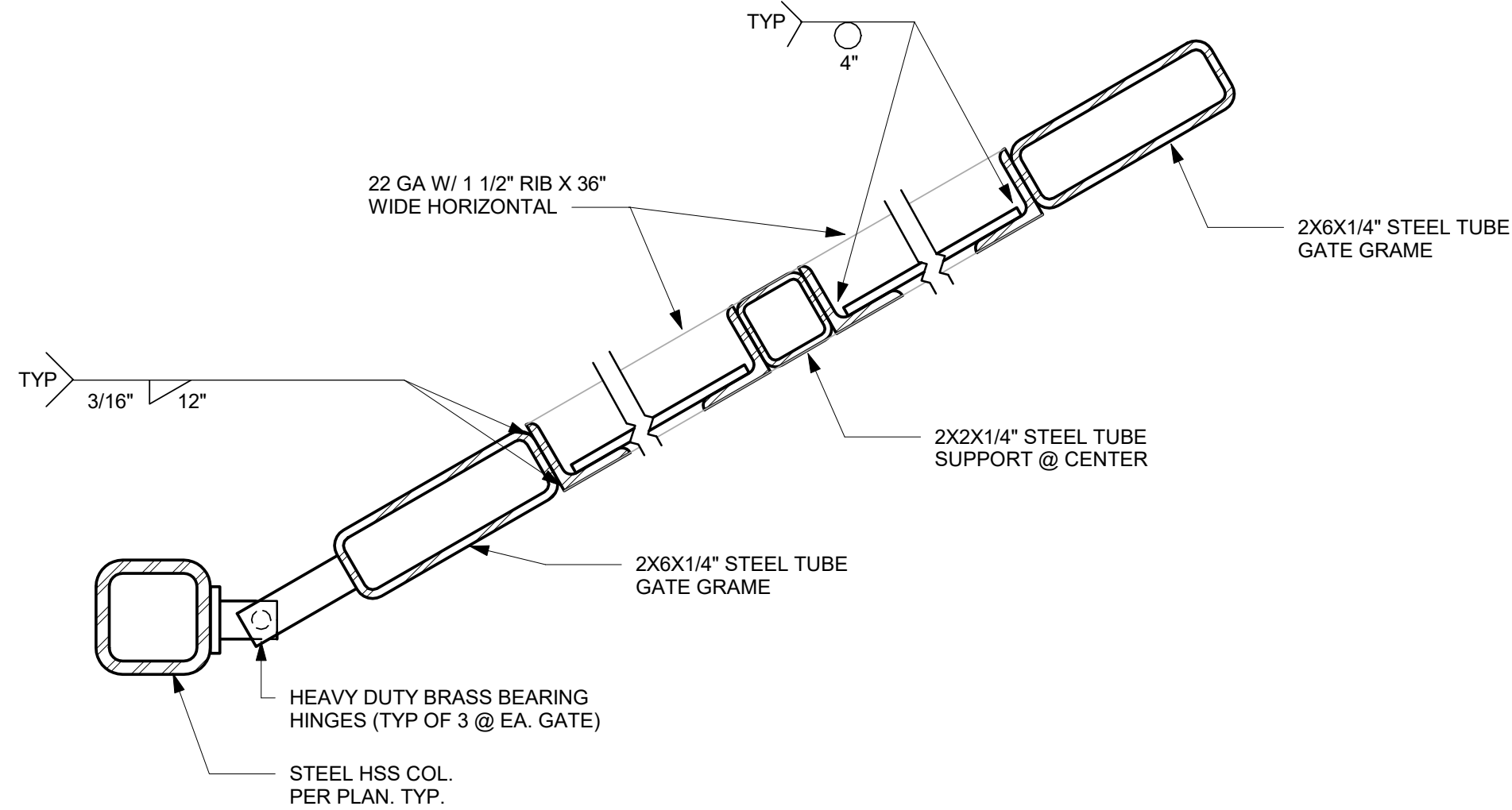
TRASH ENCLOSURE NORTH ELEVATION

Scale: 3/8" = 1'-0"



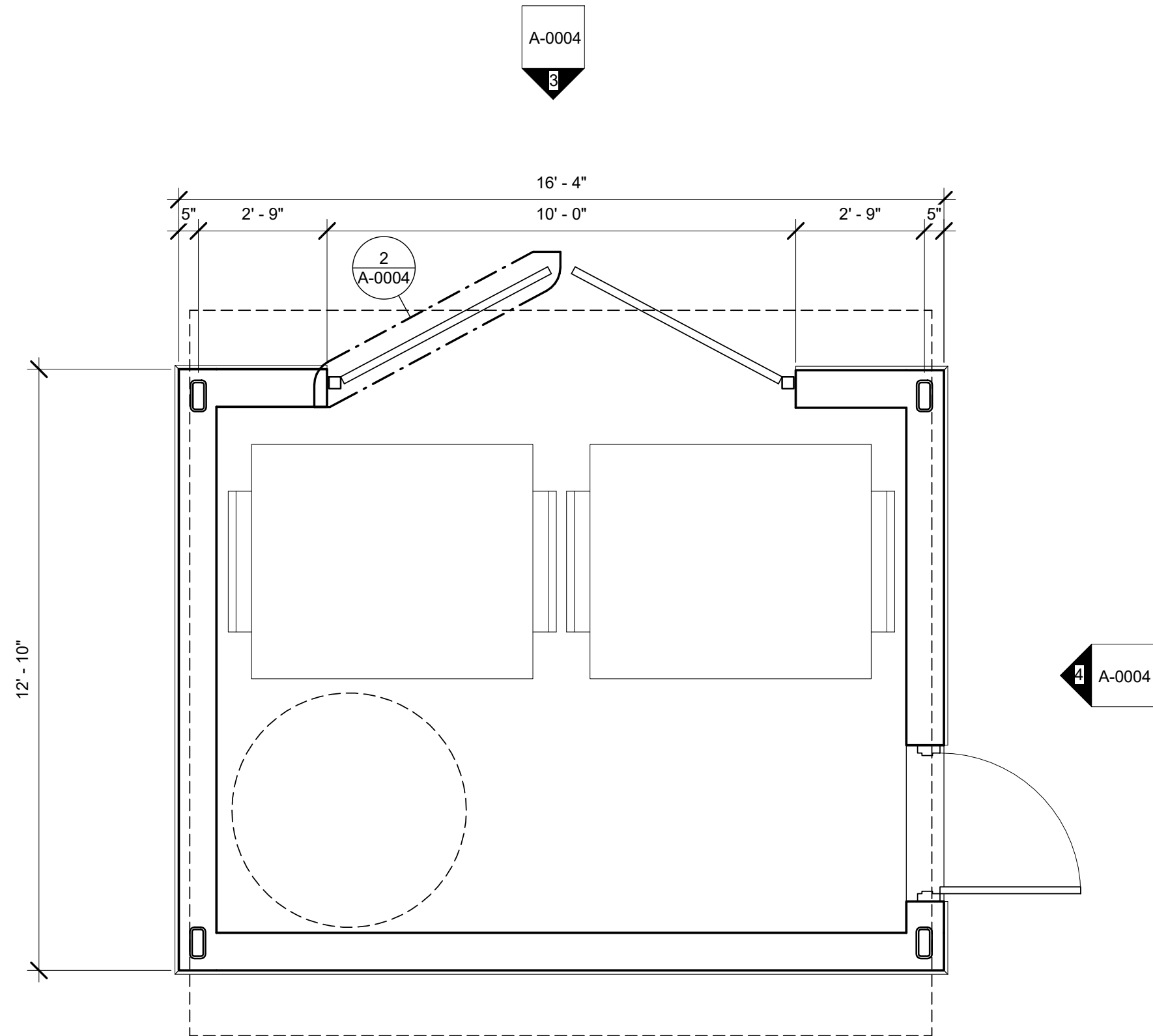
TRASH ENCLOSURE WEST ELEVATION

Scale: 3/8" = 1'-0"



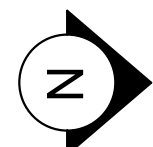
RIB PANELS TO GATE FRAME CONNECTION

Scale: 3" = 1'-0"



TRASH ENCLOSURE FLOOR PLAN

Scale: 3/8" = 1'-0"



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BLUE SANDS MANAGEMENT
PO Box 17459
Anaheim, CA 92817

Revision Schedule				
Rev	Date	By	Description	

PROJECT NAME:
LAKE ELSINORE, TOWN CENTER, PAD H

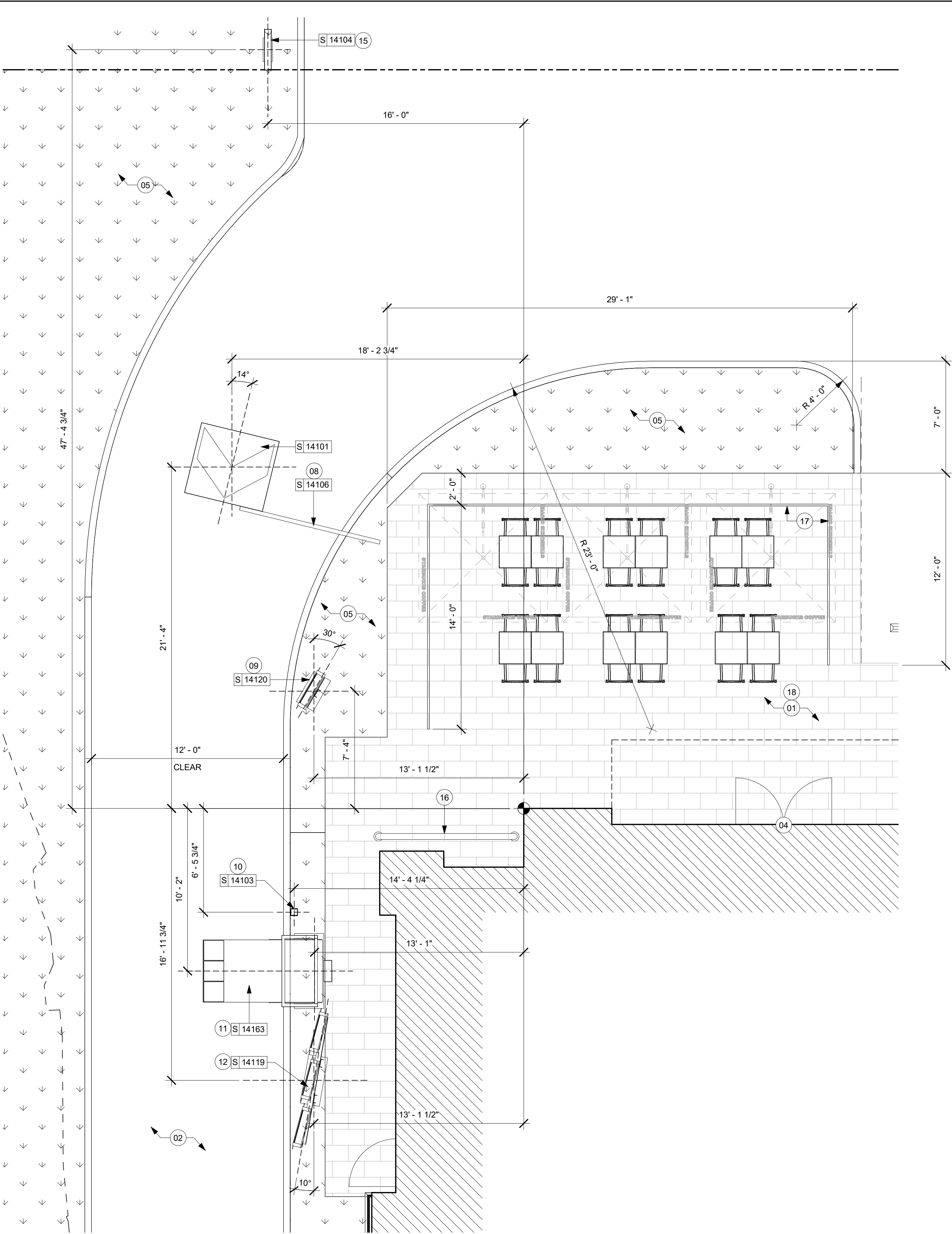
PROJECT ADDRESS:
**32251 MISSION TRAIL ROAD,
LAKE ELSINORE, CA, 92530**

STORE #:	00000
PROJECT #:	78392-001
CONCEPT:	A-2
PALETTE:	SW
ISSUE DATE:	02-28-2018
DESIGN MANAGER:	Maikel Faragalla
LEED AP:	NA
PRODUCTION:	Ana Sanchez
CHECKED BY:	Maikel Faragalla, AIA

SHEET TITLE:
TRASH ENCLOSURE

SCALE: As indicated

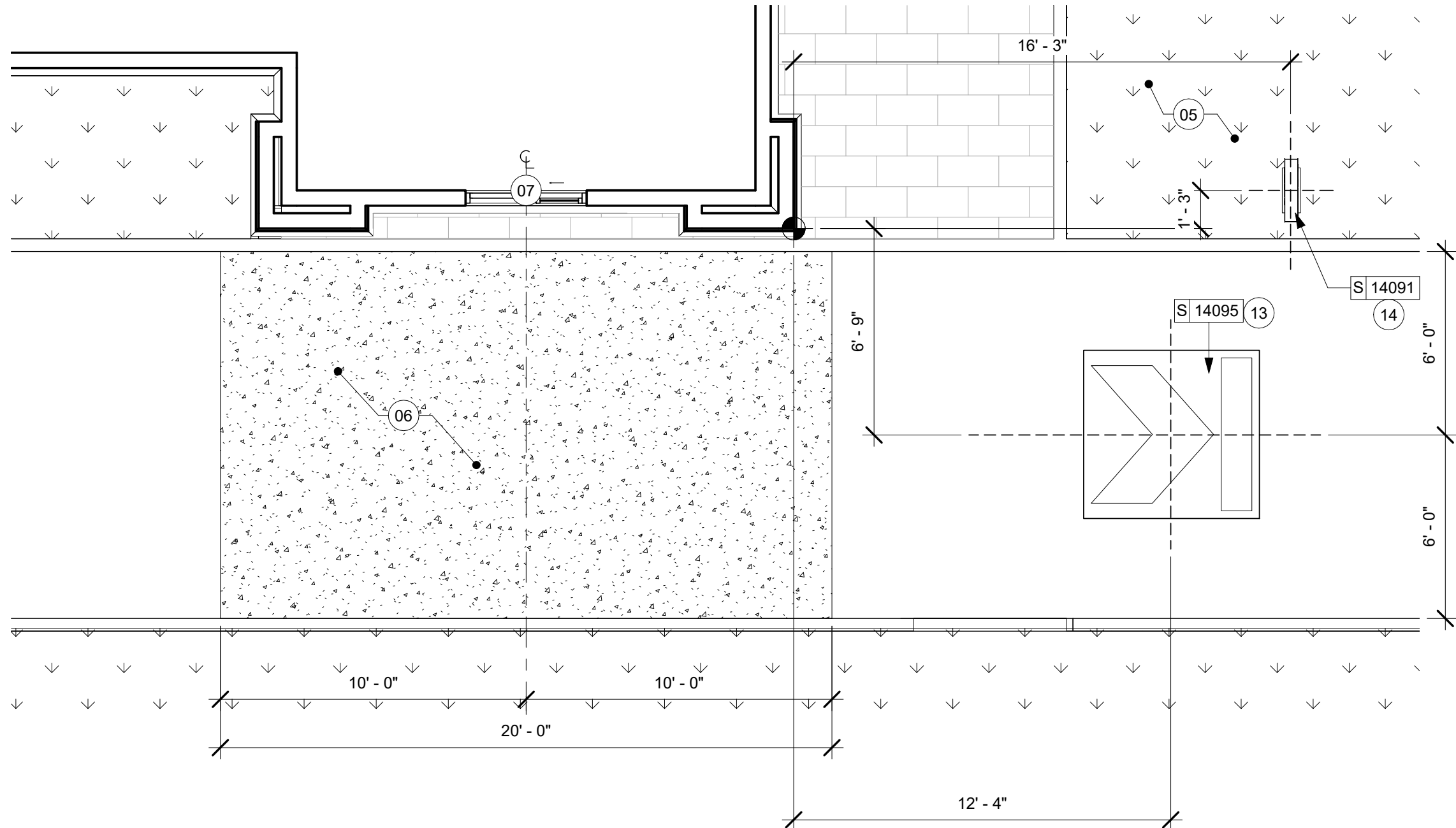
SHEET NUMBER:
A-0004



2 ENLARGED DRIVE-THRU INGRESS
Scale 1/4" = 1'-0"

SITE SCHEDULE - "Y"					
DESIGN ID	COUNT	DESCRIPTION	FURN. BY	INST. BY	COMMENTS
EXTERIOR MENU					
14116	1	MENU BOARD - DT DIGITAL ORDER SCREEN - FLAT BLACK MT0028			
14119	1	MENU BOARD - DT 5 PANEL FREESTANDING - 108X65IN 2745X1650MM - FLAT BLACK MT0028			
14120	1	MENU BOARD - DT PRE MENU FREESTANDING - 36X65IN 915X1650MM - FLAT BLACK MT0028			
15700	1	MENU BOARD - DT DIGITAL ORDER SCREEN CONTROL BOX			
OTHER					
14095	1	DT WAYFINDING GRAPHIC EXIT ARROW - WHITE			
14101	1	DT WAYFINDING GRAPHIC ENTRY ARROW - GREEN			
14103	1	BOLLARD NONILLUMINATED SQUARE - FLAT BLACK MT0028			
14163	1	DT ORDER POINT CANOPY FREESTANDING - FLAT BLACK MT0028			
14323	2	DT WAYFINDING GRAPHIC DIRECTIONAL DOUBLE ARROW - GREEN			
UMBRELLA					
14319	3	UMBRELLA - CANTILEVERED - 8FT 243CM - GREEN CANVAS WITH STARBUCKS WORDMARK F0056			

- KEYNOTES
- 1 (N) HARDSCAPE AREA
 - 2 (N) DRIVE THRU LANE
 - 3 (N) CURB RAMP WITH DETECTABLE WARNING DOMES
 - 4 (N) ENTRANCE
 - 5 (N) LANDSCAPING AREA
 - 6 (N) 20'-0" X 12'-0" CONCRETE PAD CENTERED ON DT WINDOW
 - 7 (N) DT WINDOW
 - 8 (N) CLEARANCE BAR ON DRIVER'S SIDE, SEE DETAIL 4/A-0006
 - 9 (N) PREVIEW MENU BOARD, SEE DETAIL 13/A-0006
 - 10 (N) BOLLARD, SEE DETAIL 17/A-0006
 - 11 (N) ORDER POINT CANOPY WITH DIGITAL ORDER SCREEN, SEE DETAIL 7/A-0006
 - 12 (N) 5-PANEL MENU BOARD, SEE DETAIL 9/A-0006
 - 13 (N) WAYFINDING GRAPHIC EXIT ARROW, SEE DETAIL 18/A-0006
 - 14 (N) EXIT/THANK YOU DIRECTIONAL SIGN, SEE DETAIL 2/A-0006
 - 15 (N) ENTRANCE DIRECTIONAL SIGN, SEE DETAIL 3/A-0006
 - 16 (N) BICYCLE RACK
 - 17 (N) PATIO RAILING
 - 18 (N) OUTDOOR SEATING AREA



1 ENLARGED DRIVE-THRU EGRESS
Scale 1/4" = 1'-0"



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BLUE SANDS MANAGEMENT

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Anaheim, CA 92817

Revision Schedule				
Rev	Date	By	Description	

PROJECT NAME:

LAKE ELSINORE, TOWN CENTER, PAD H

PROJECT ADDRESS:

**32251 MISSION TRAIL ROAD,
LAKE ELSINORE, CA, 92530**

STORE #:	00000
PROJECT #:	78392-001
CONCEPT:	A-2
PALETTE:	SW
ISSUE DATE:	02-28-2018
DESIGN MANAGER:	Maikel Faragalla
LEED AP:	NA
PRODUCTION DESIGNER:	Ana Sanchez
CHECKED BY:	Maikel Faragalla, AIA

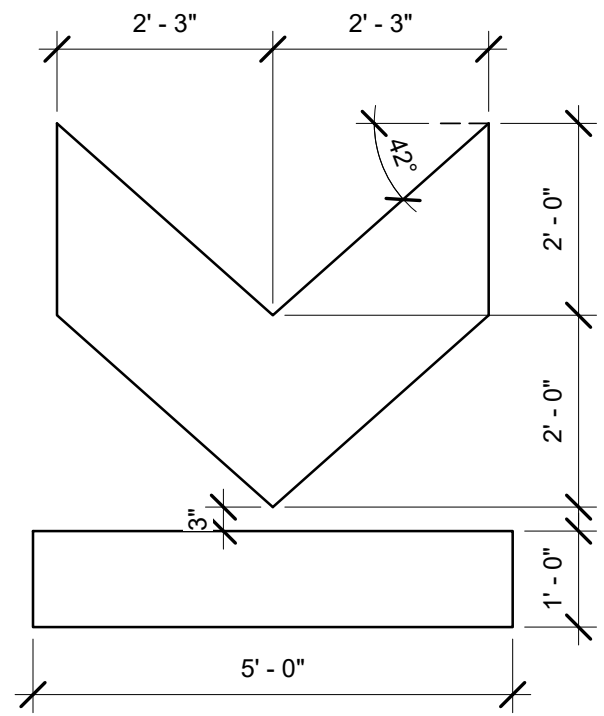
SHEET TITLE:

ARCHITECTURAL SITE DETAILS

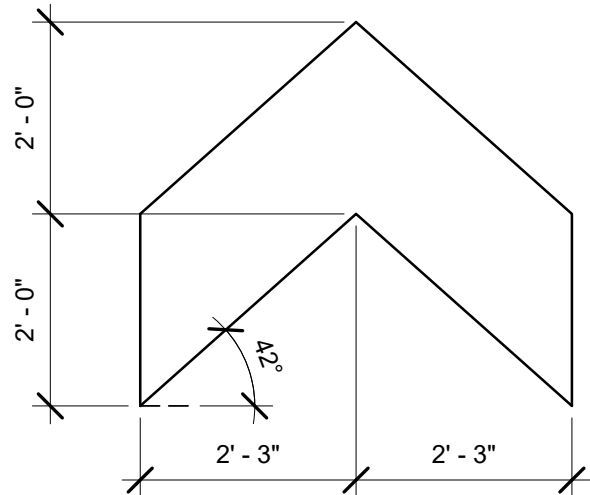
SCALE: 1/4" = 1'-0"

SHEET NUMBER:

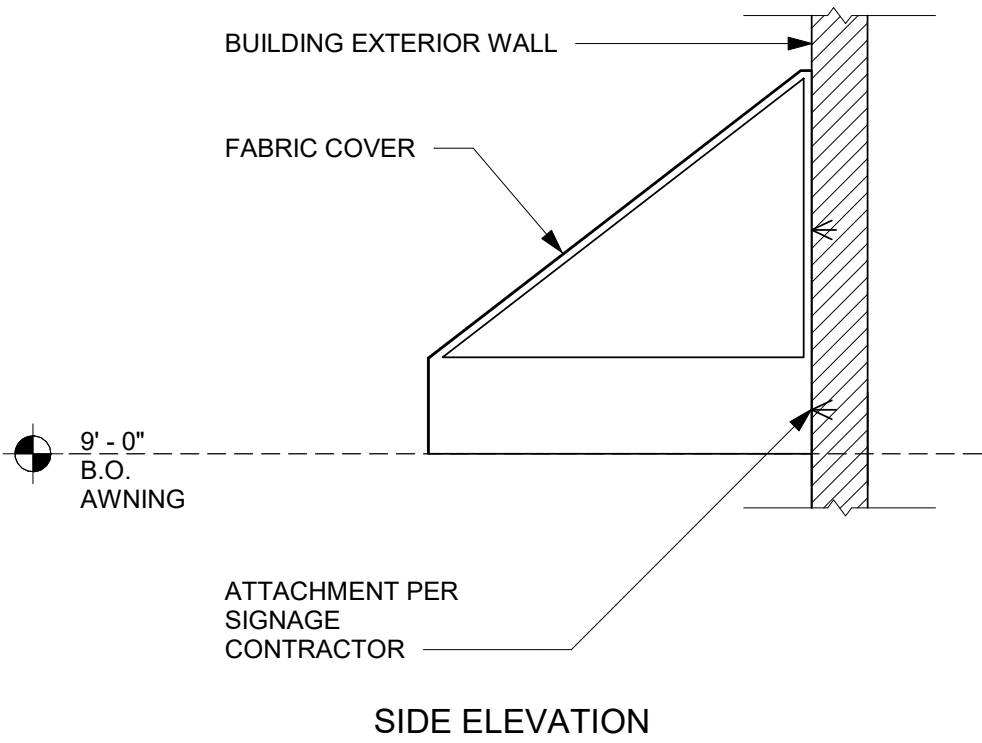
A-0005



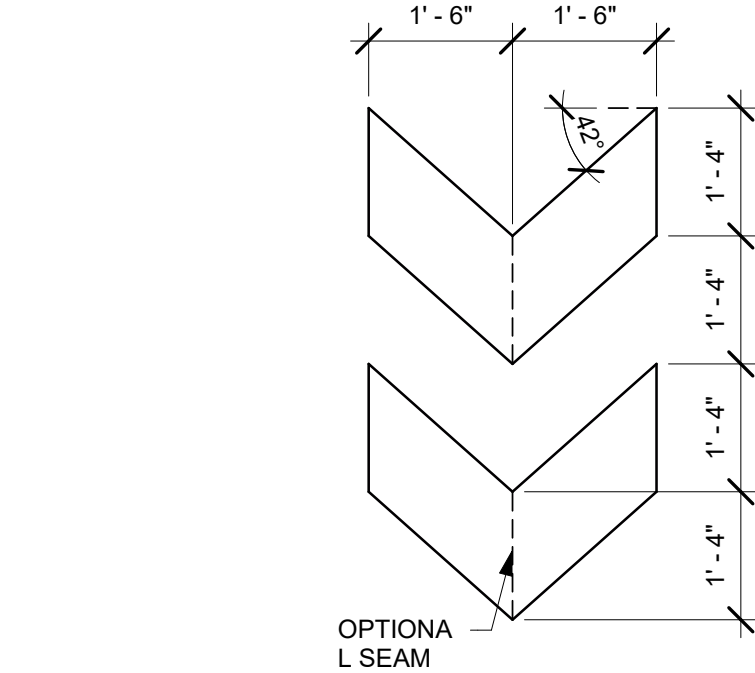
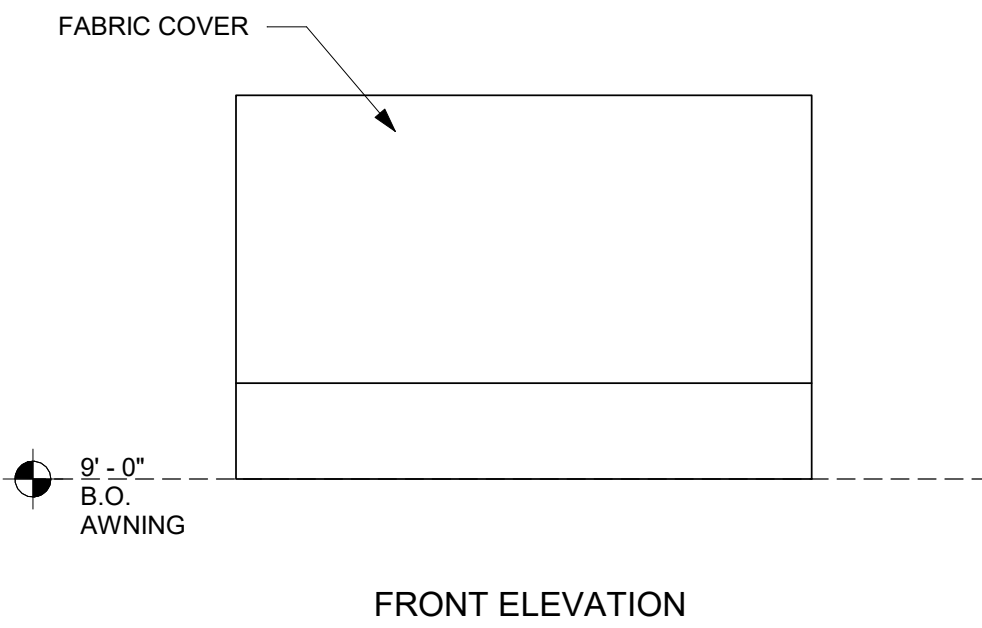
DTE - WAYFINDING GRAPHIC
ARROW - EXIT 15
Scale: 1/2" = 1'-0"



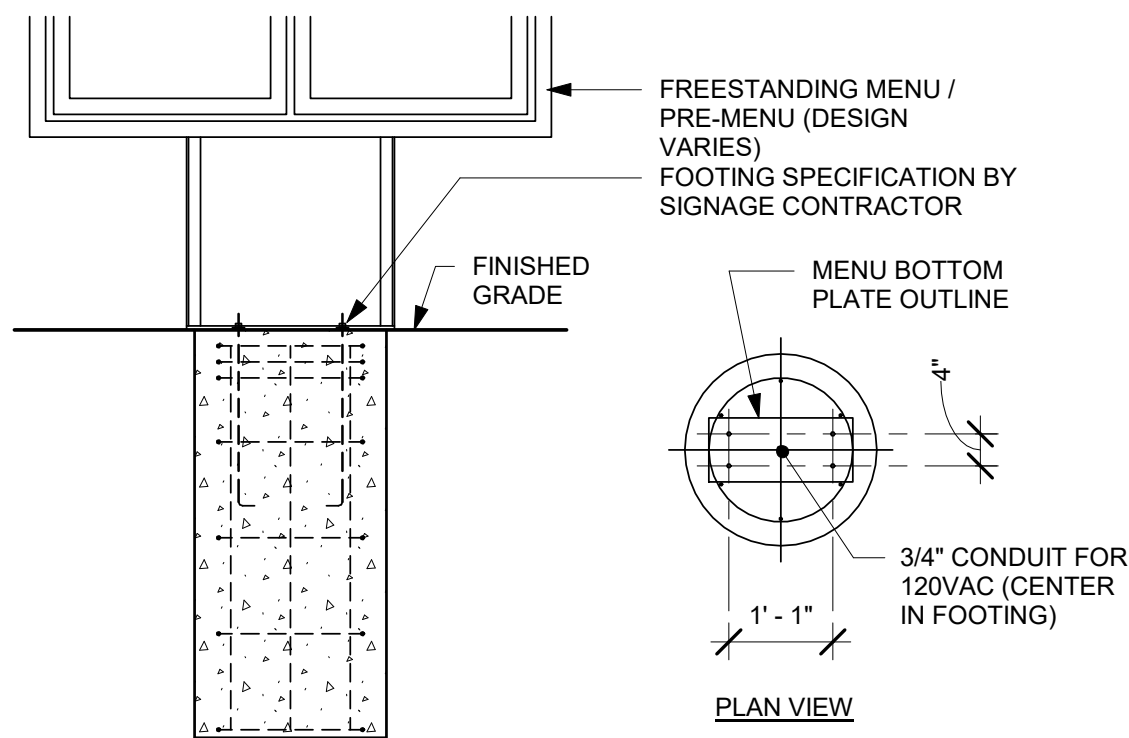
DTE - WAYFINDING GRAPHIC
ARROW - ENTRY 16
Scale: 1/2" = 1'-0"



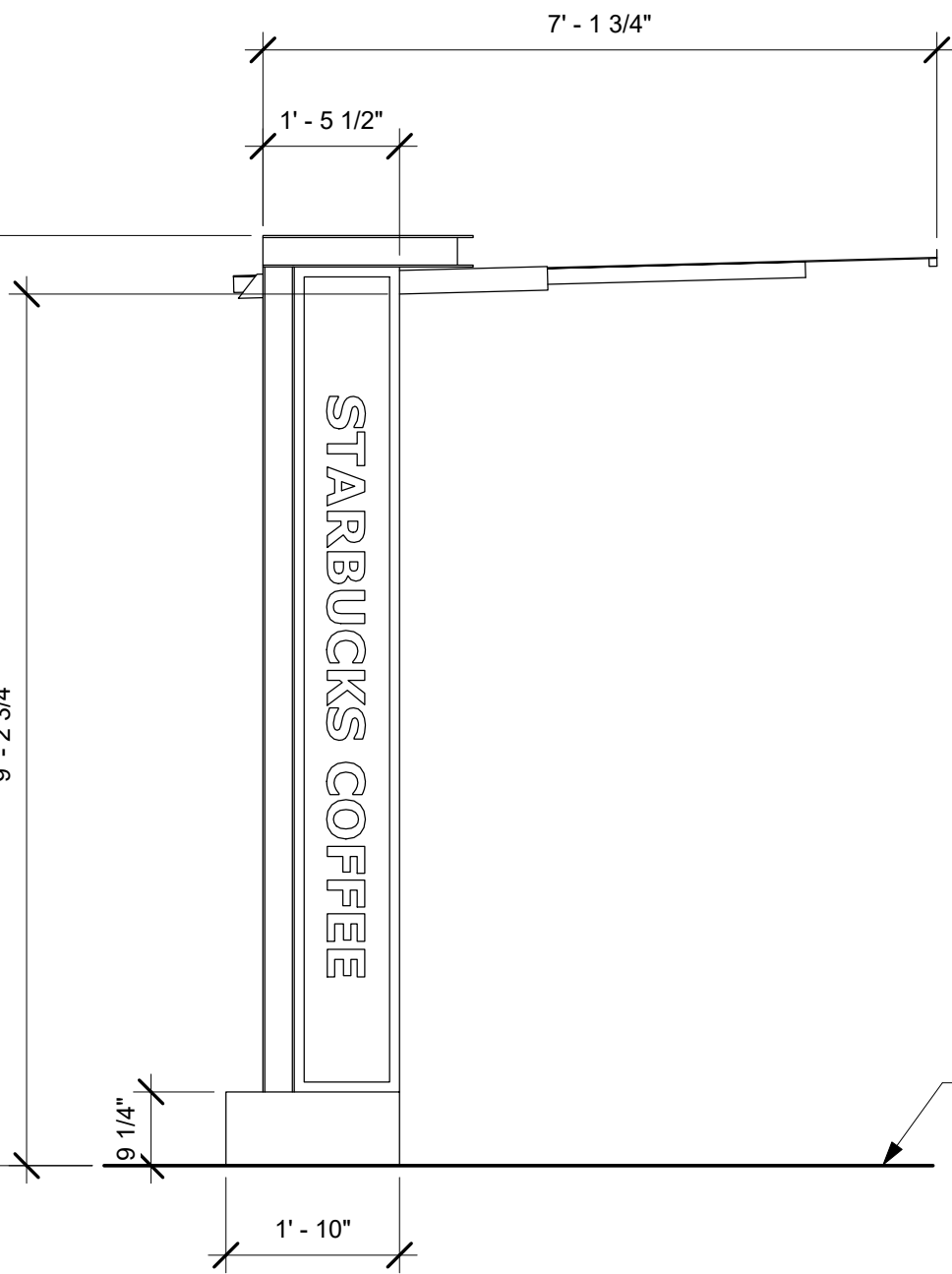
DT - AWNING 18
Scale: 1/2" = 1'-0"



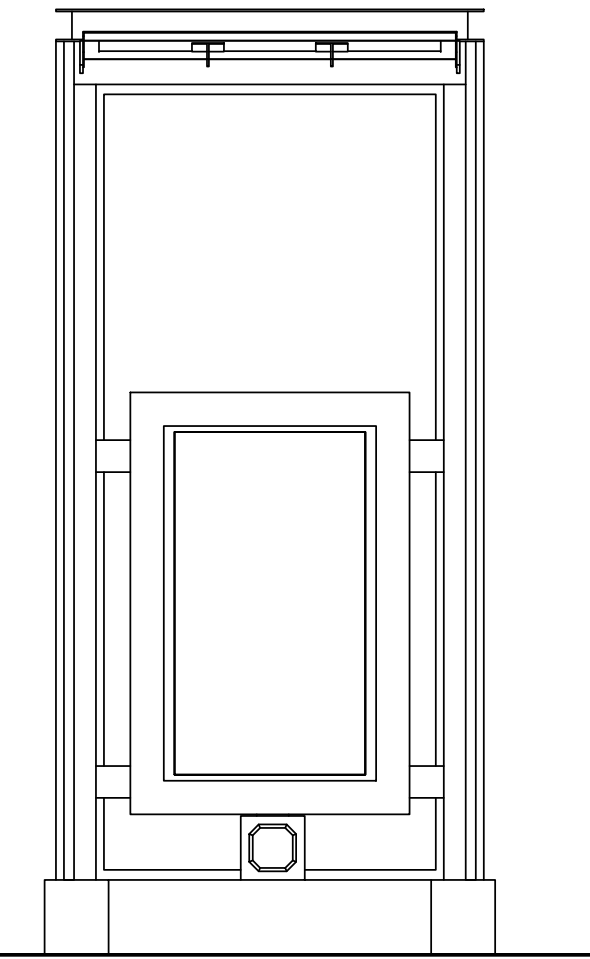
DTE - WAYFINDING GRAPHIC
ARROW - DOUBLE 15
Scale: 1/2" = 1'-0"



DT - MENU / PRE-MENU FOOTING1 14
Scale: 1/2" = 1'-0"

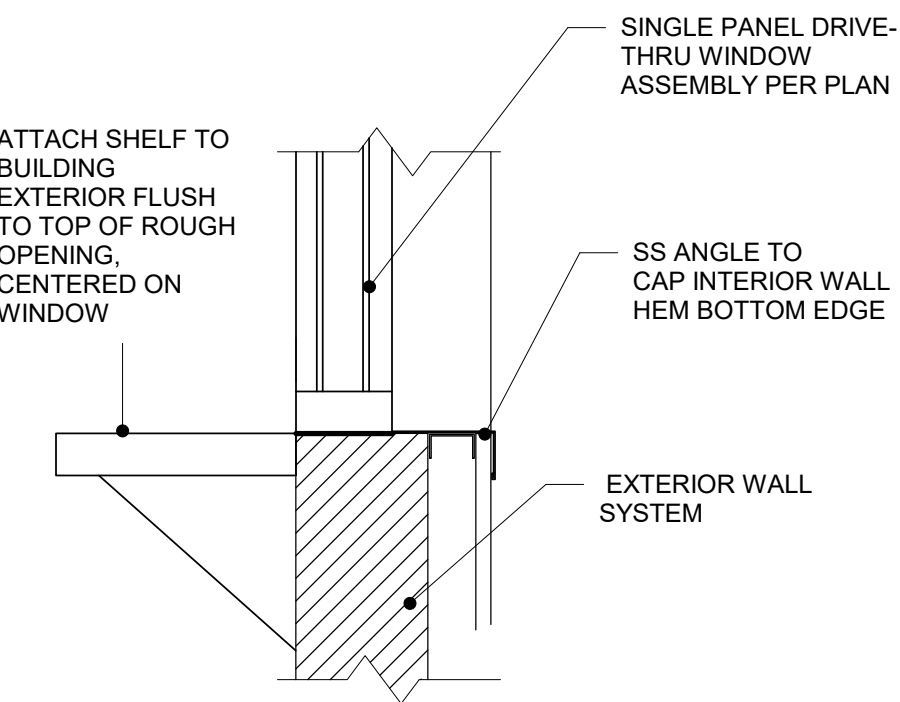


SIDE ELEVATION

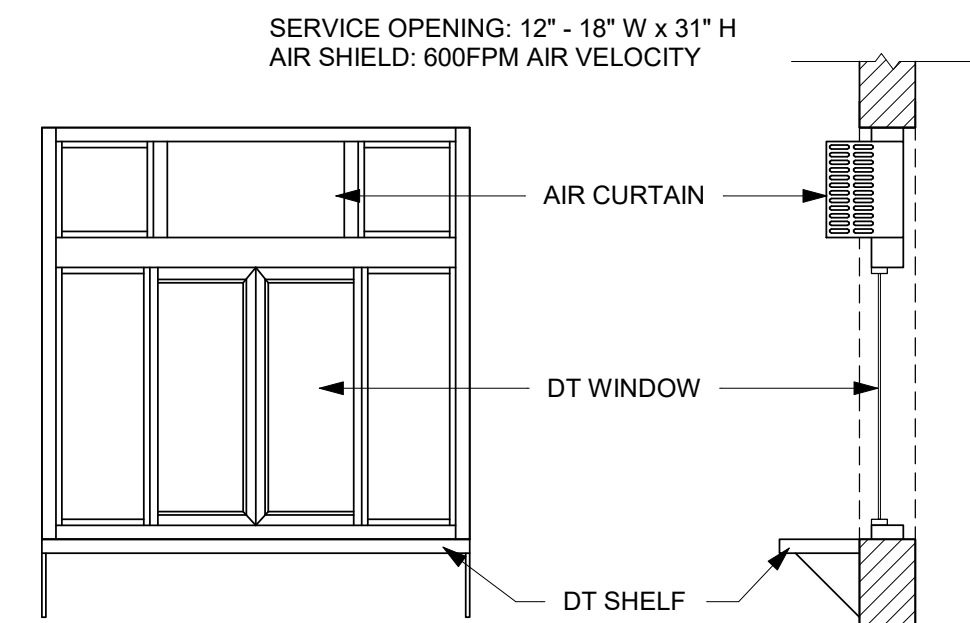


FRONT ELEVATION

DT - CANOPY1 7
Scale: 1/2" = 1'-0"



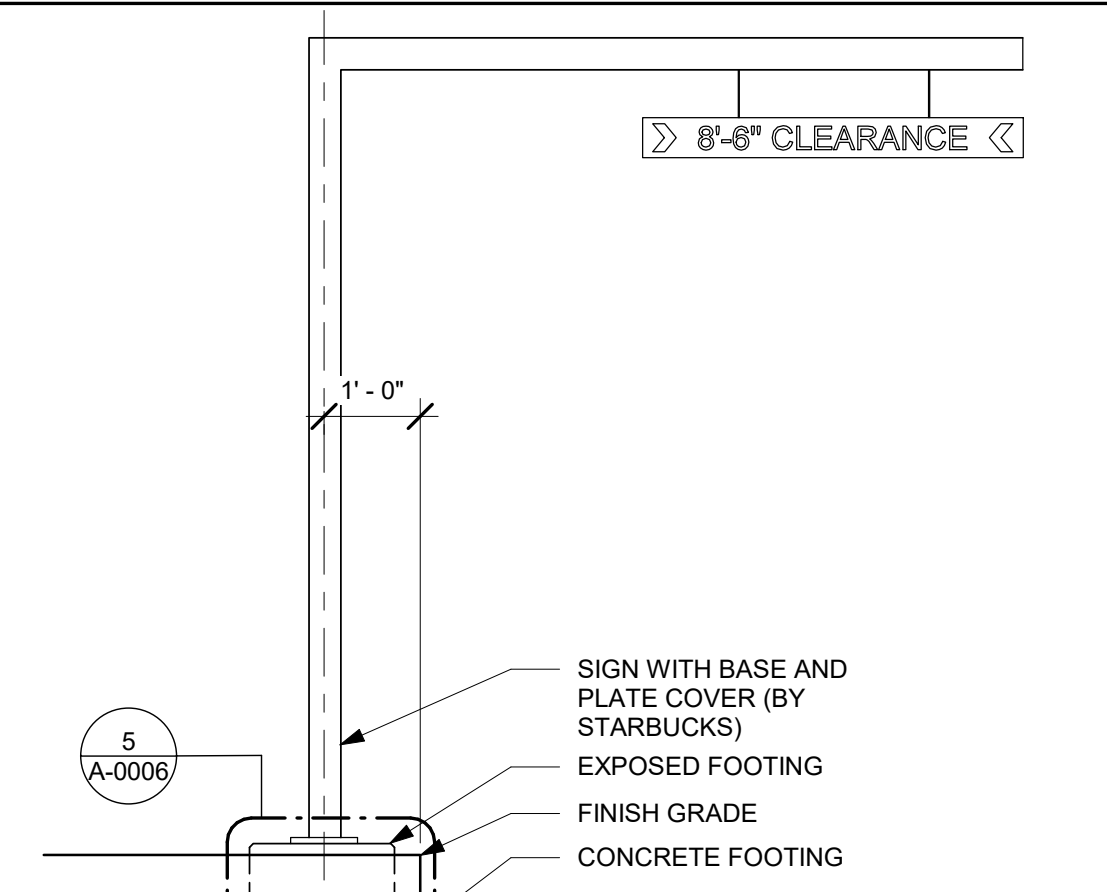
SHELF MOUNTING DETAIL 10
Scale: 1 1/2" = 1'-0"



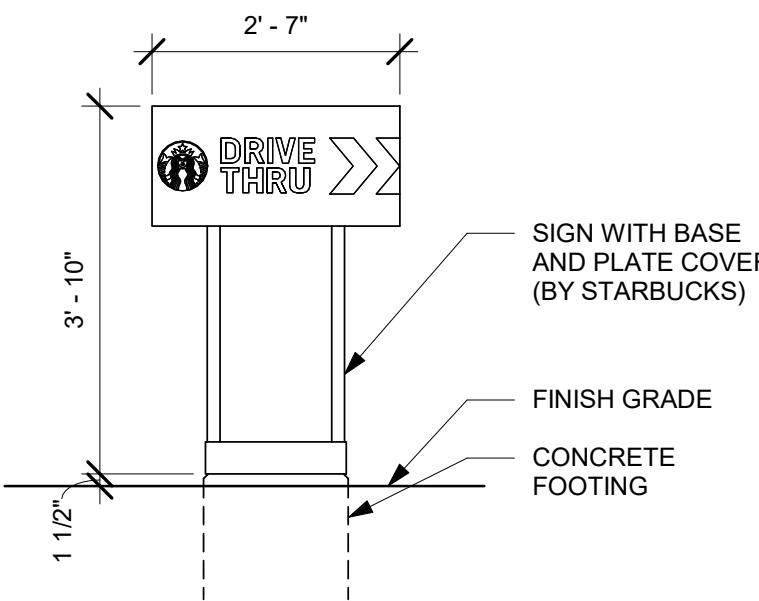
FRONT ELEVATION

SECTION

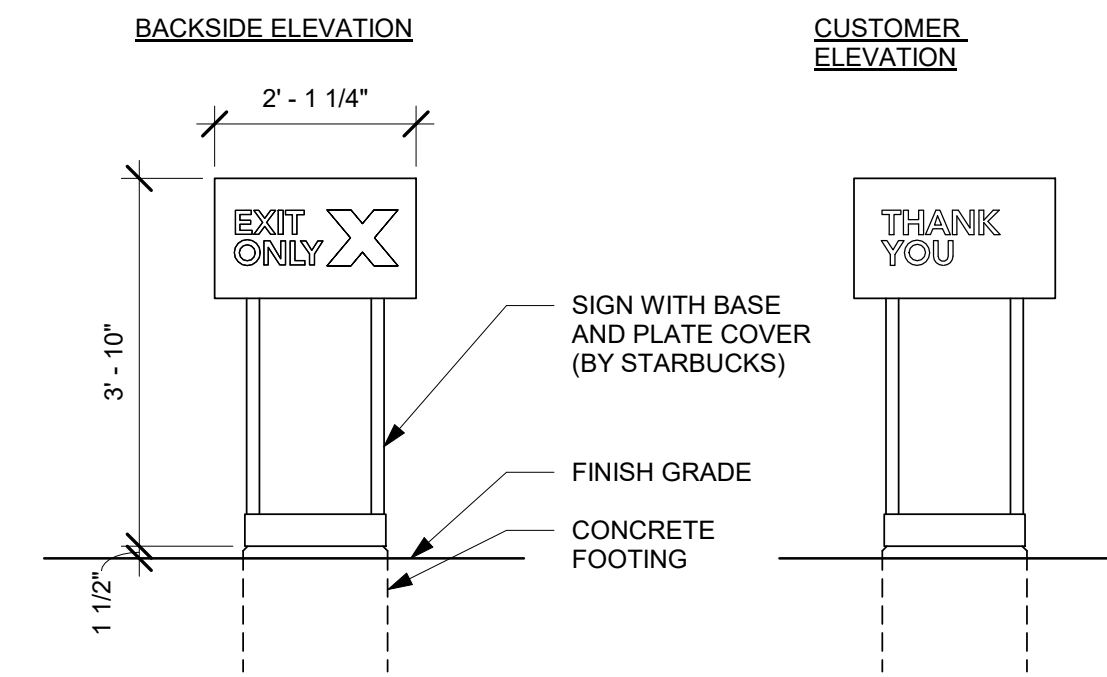
DT - WINDOW1 6
Scale: 1/2" = 1'-0"



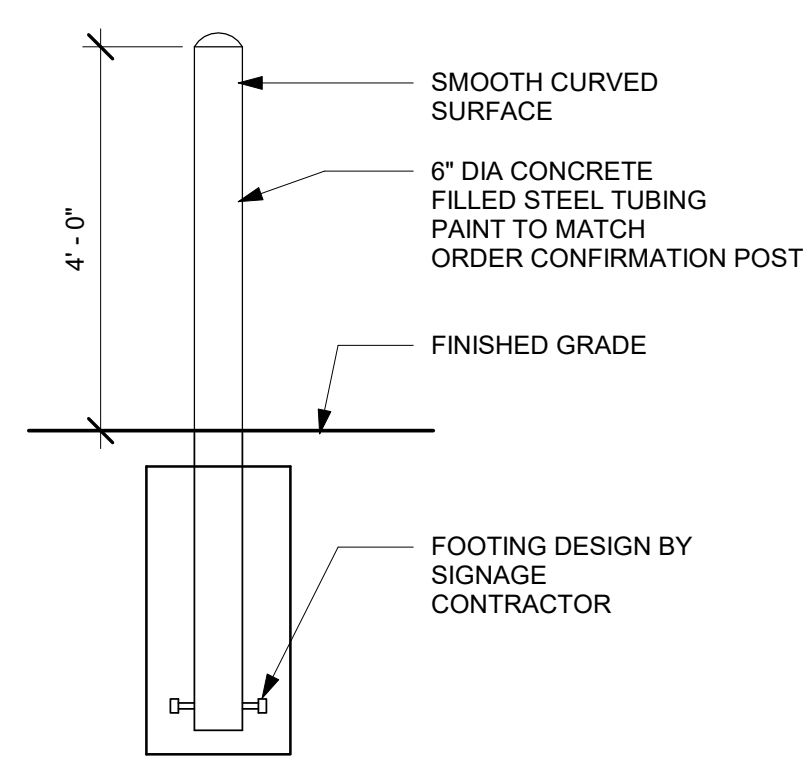
DT - CLEARANCE BAR1 4
Scale: 1/2" = 1'-0"



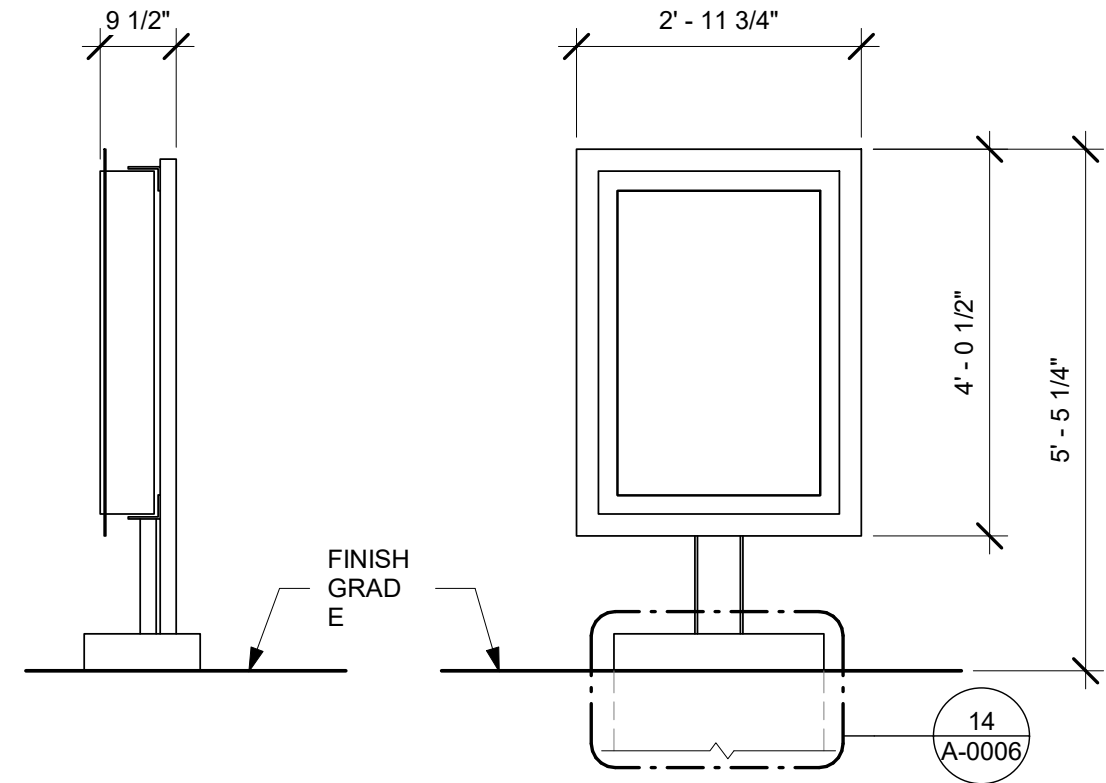
DT - DIRECTIONAL SIGN1 3
Scale: 1/2" = 1'-0"



DTE - DIRECTIONAL SIGN 2
Scale: 1/2" = 1'-0"



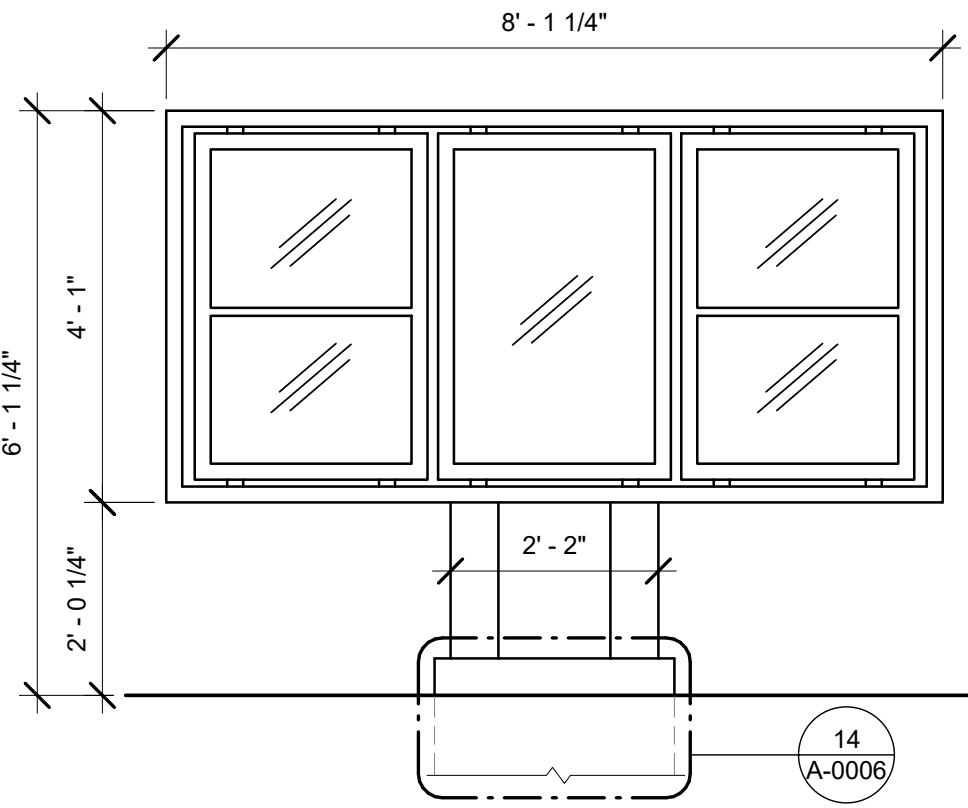
DT - PIPE BOLLARD DETAIL1 17
Scale: 1/2" = 1'-0"



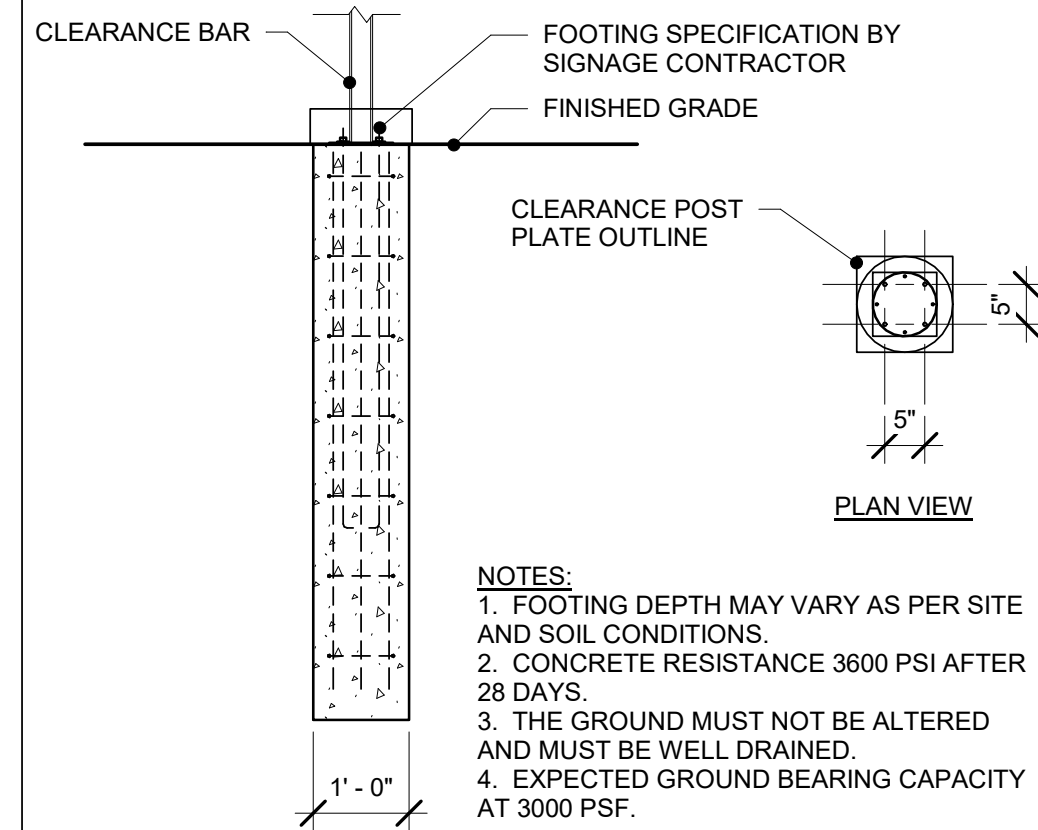
SIDE ELEVATION

FRONT ELEVATION

DT - PRE-MENU1 13
Scale: 1/2" = 1'-0"



DT - 5 PANEL MENU BOARD1 9
Scale: 1/2" = 1'-0"



DT - CLEARANCE BAR FOOTING1 5
Scale: 1/2" = 1'-0"

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**BLUE SANDS
MANAGEMENT**
PO Box 17459
Anaheim, CA 92817

Revision Schedule

Rev	Date	By	Description

PROJECT NAME:
LAKE ELSINORE, TOWN CENTER, PAD H

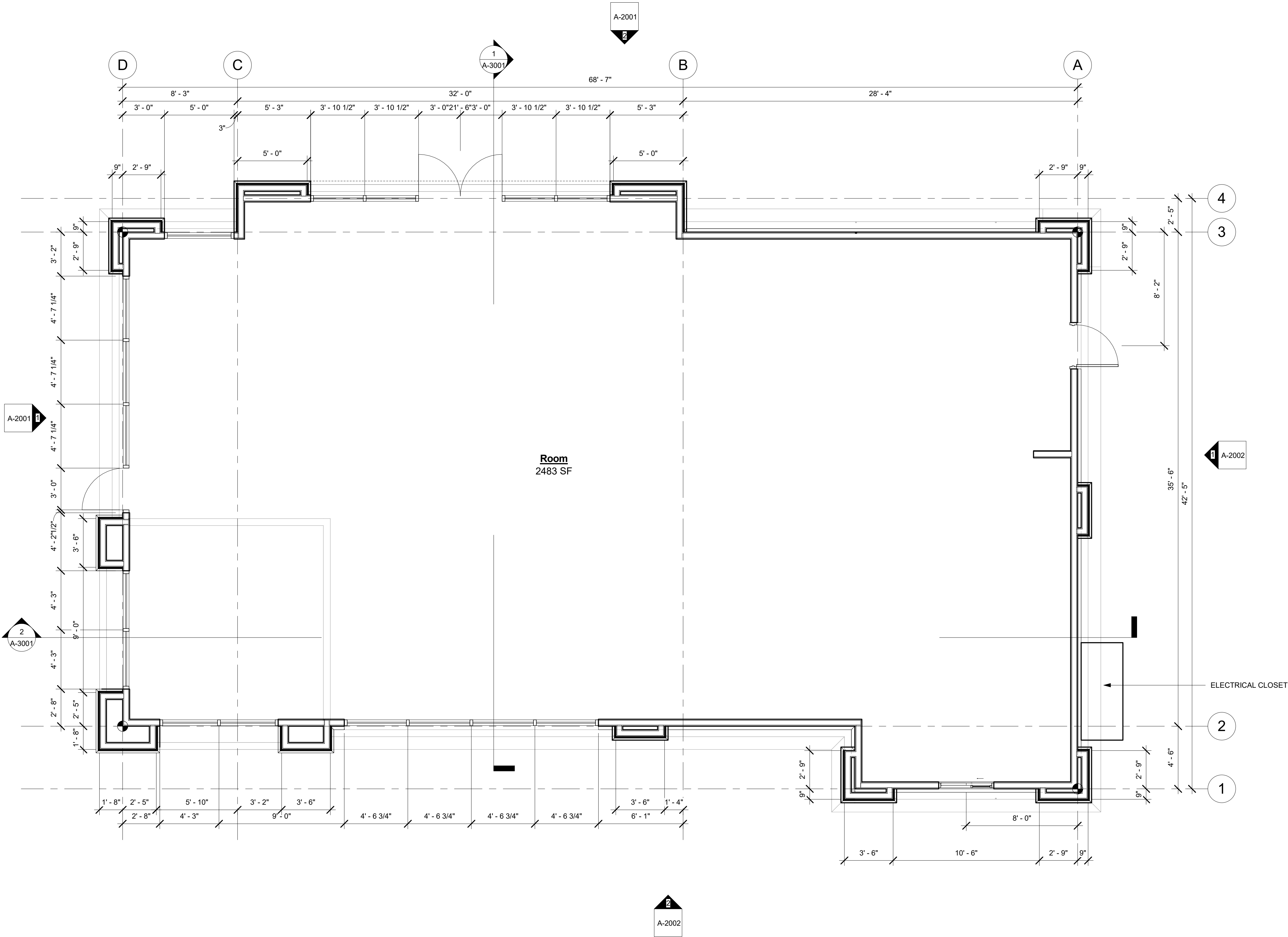
PROJECT ADDRESS:
**32251 MISSION TRAIL ROAD,
LAKE ELSINORE, CA, 92530**

STORE #:	00000
PROJECT #:	78392-001
CONCEPT:	A-2
PALETTE:	SW
ISSUE DATE:	02-28-2018
DESIGN MANAGER:	Maikel Faragalla
LEED AP:	NA
PRODUCTION:	Ana Sanchez
CHECKED BY:	Maikel Faragalla, AIA

SHEET TITLE:
**ARCHITECTURAL SITE
DETAILS**
SCALE: As indicated
SHEET NUMBER:
A-0006

INTERIOR DOOR SCHEDULE - "D"					
DESIGN ID	COUNT	DESCRIPTION	FURN. BY	INST. BY	COMMENTS

WINDOW SCHEDULE - "W"					
DESIGN ID	COUNT	DESCRIPTION	FURN. BY	INST. BY	COMMENTS
WINDOW 12723	1	WINDOW - DT RESTRICTED OPENING - 48X60IN 1205X1510MM - ALUMINUM			USE IN CONJUNCTION WITH AA100 FLYFAN



FLOOR PLAN 1
Scale: 1/4" = 1'-0"

FLOOR PLAN NOTES

- A. GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY STARBUCKS CONSTRUCTION MANAGER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. ALL DIMENSIONS TO BE TAKEN FROM DESIGNATED DATUM POINT.
- B. GENERAL CONTRACTOR TO PROVIDE FIRE TREATED WOOD STUD BLOCKING, OR EQUIVALENT TO SUPPORT ANY WALL ATTACHMENT AND/OR SIGNAGE.
- D. ALL DOORS TO PROVIDE 36" (915MM) MINIMUM CLEAR OPENING WHEN OPENED TO 90 DEGREE POSITION UNLESS OTHERWISE NOTED.
- G. ALL DIMENSIONS ARE TO FINISHED FACE UNLESS SHOWN OR NOTED OTHERWISE.
- H. SEE SHEET A-6001 FOR EXTERIOR DOOR AND WINDOW SCHEDULES. SEE SHEET A-1101 FOR TAGGED LOCATIONS OF EXTERIOR WINDOWS AND DOORS.

INTERIOR WALL LEGEND

- NEW FULL HEIGHT WALL
- NEW PARTIAL HEIGHT WALL

SYMBOL LEGEND

- DATUM POINT



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Revision Schedule

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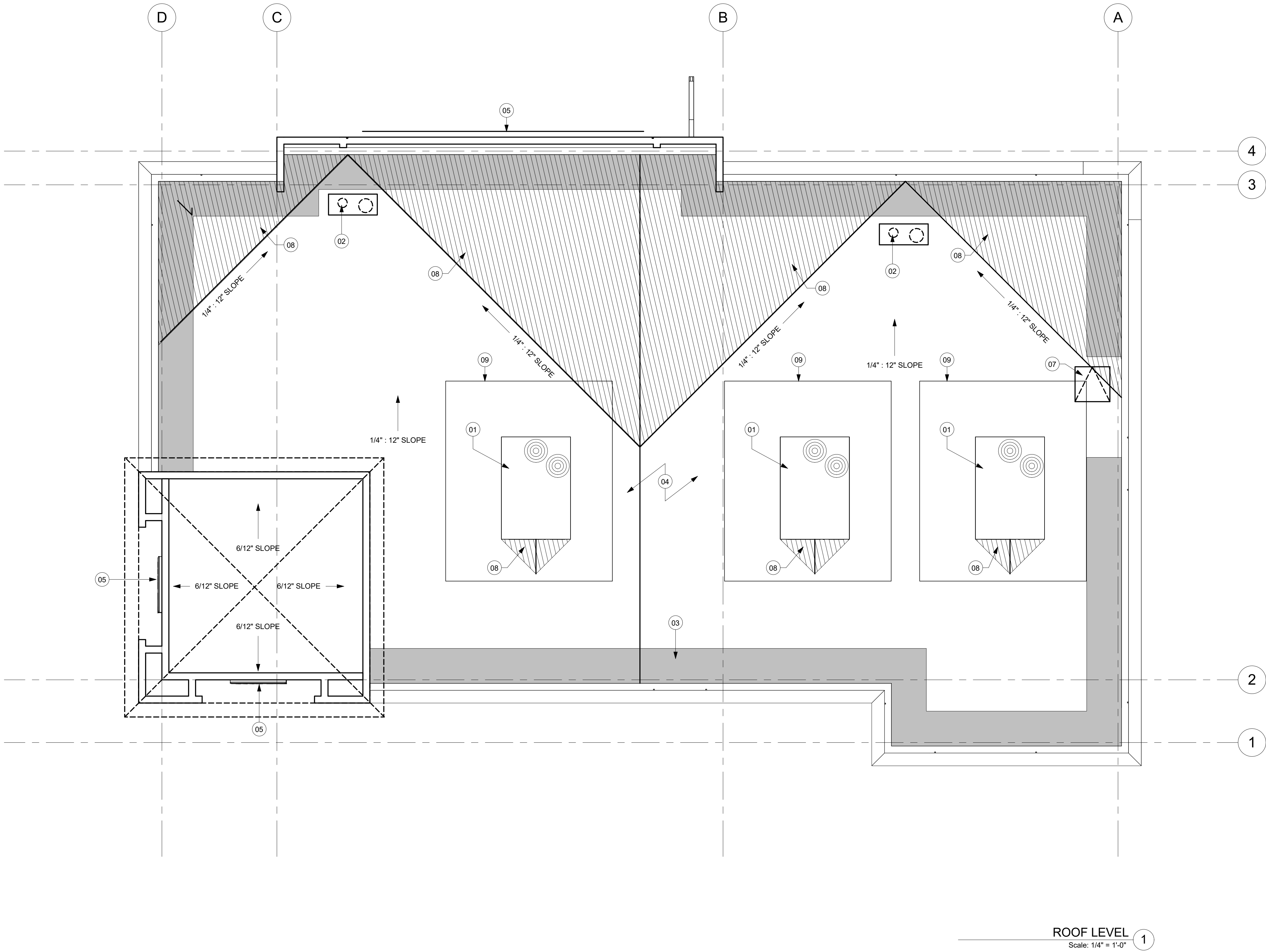
PROJECT ADDRESS:
32251 MISSION TRAIL ROAD,
LAKE ELSINORE, CA, 92530

STORE #:	00000
PROJECT #:	78392-001
CONCEPT:	A-2
PALETTE:	SW
ISSUE DATE:	02-28-2018
DESIGN MANAGER:	Maikel Faragalla
LEED AP:	NA
PRODUCTION DESIGNER:	Ana Sanchez
CHECKED BY:	Maikel Faragalla, AIA

SHEET TITLE:
FLOOR PLAN

SCALE: 1/4" = 1'-0"

SHEET NUMBER:
A-1101



ROOF PLAN GENERAL NOTES

1. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION ON BUILT-UP ROOFING AND INSTALLATION.
2. REFER TO ELECTRICAL, MECHANICAL, PLUMBING, AND STRUCTURAL DRAWINGS AND SPECIFICATION FOR ADDITIONAL INFORMATION.
3. REFER TO PLUMBING DRAWINGS FOR ROOF DRAIN / LEADER SIZES.
4. RIDGE AND VALLEY OF ROOF SLOPES OCCUR BY SLOPING ROOF FRAMING & WARPED DECK (TYPICAL).
5. STRUCTURAL SUPPORT IS REQUIRED FOR ALL WOOD FRAMED PARAPETS AND CRICKETS OVER 5'-0" ABOVE T.O.S. - REFER TO STRUCTURAL DRAWINGS AND WALL SECTIONS.
6. REFER TO ROOF PLAN FOR ALL TOP OF SHEATHING ELEVATIONS. ROOF PARAPET HEIGHT BASED UPON ELEVATIONS ABOVE FINISHED FLOOR.
7. PLUMBING ROOF PENETRATIONS PER A6.1
8. ROOF SYSTEMS U.L. CLASIFICATIONS: MIN.
A. MEMBRANE / BUILT-UP ROOFING = CLASS A
B. MEMBRANE / BUILT-UP ROOFING W/ RIGID INSUL. = CLASS B
C. ASPHALT SHINGLES = CLASS A
9. ROOF INSULATION REQUIREMENTS: 6" RIGID UNSULATION ON ROOF DECK PROVIDE R-30 VALUE U.N.O. - VERIFY WITH T-24 OR ENERGY COMPLIANCE CERTIFICATE.
10. FLASHING NOTES:
IN ADDITION TO THE SPECIFIED SHEET METAL FLASHING DETAILS IN THE DRAWING SET, THE GENERAL CONTRACTOR SHALL ENSURE THAT ALL SPECIFIED AND POTENTIAL FLASHING APPLICATIONS ARE INSTALLED AND DETAILS EXECUTED PER SMACNA STANDARDS. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY AREAS NOT COVERED IN THE DRAWINGS THAT MAY REQUIRED WEATHER PROTECTION VIA SHEET METAL FLASHING.

ROOF PLAN KEYNOTES

- 1 APPROXIMATE ROOF MOUNTED EQUIPMENT LOCATION. REFER TO MECHANICAL PLANS FOR MORE INFORMATION.
- 2 NEW ROOF DRAIN AND OVERFLOW DRAIN, SEE DETAIL 18/I-5105
- 3 APPROXIMATE LOCATION OF PARAPET SUPPORT (SOLID GRAY HATCH)
- 4 NEW ICC/ESR -2053 SINGLE PLY (60 MIL. MIN.) TPO ROOFING SYSTEM OVER R-30 INSULATION, PLYWOOD DECKING UL-790. INSTALLATIONS SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS,RECOMMENDATIONS, AND ACCESSORIES
- 5 NEW EXTERIOR SIGNAGE, PROVIDE POWER AND STRUCTURAL BACKING AS REQUIRED. SEE EXTERIOR ELEVATIONS UNDER SEPARATE PERMIT.
- 6 NEW EXTERIOR WALLPACK LIGHTS (ADD SPEC)
- 7 NEW ROOF HATCH, SEE DETAIL 16/I-5105
- 8 DASHED LINE INDICATES CRICKETS
- 9 PROVIDE 10'-0" HORIZONTAL CLEARANCE FOR MECHANICAL INTAKES



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BLUE SANDS MANAGEMENT

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Revision Schedule

Rev	Date	By	Description

PROJECT NAME:
LAKE ELSINORE, TOWN CENTER, PAD H

PROJECT ADDRESS:
32251 MISSION TRAIL ROAD,
LAKE ELSINORE, CA, 92530

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DESIGN MANAGER:	Maikel Faragalla
LEED AP:	NA
PRODUCTION	Ana Sanchez
CHECKED BY:	Maikel Faragalla, AIA

SHEET TITLE:
ROOF PLAN

SCALE: 1/4" = 1'-0"

SHEET NUMBER:
A-1103

EXTERIOR SIGNAGE SCHEDULE - "S"					
DESIGN ID	COUNT	DESCRIPTION	FURN. BY	INST. BY	BULB
SIGNAGE - DISK					
13163	2	SIGN - DISK SF ILLUMINATED FLUSH MOUNTED EVOLVED - 48IN 1220MM			
13184	1	SIGN - DISK BLADE DF ILLUMINATED WITH BRACKET WALL MOUNTED EVOLVED - 36IN 915MM			
SIGNAGE - DRIVE THRU					
14091	1	SIGN - DT DIRECTIONAL EXIT SIGN ILLUMINATED ARROW SERIES - 48IN 1170MM			
14099	4	SIGN - DRIVE THRU ILLUMINATED ARROW SERIES FLUSH MOUNTED - RH - 48IN 1220MM			
14104	2	SIGN - DT DIRECTIONAL ILLUMINATED ARROW SERIES WITH LOGO - 46IN 1170MM			
14106	1	SIGN - DT CLEARANCE BAR ARROW SERIES FREESTANDING			
SIGNAGE - WORDMARK					
18496	3	SIGN - WORDMARK STARBUCKS FLUSH MOUNTED - 16IN 405MM			

2 BUILDING WEST ELEVATION

Scale 1/4" = 1'-0"

1 BUILDING SOUTH ELEVATION

Scale 1/4" = 1'-0"



EXTERIOR ELEVATION NOTES

- B. GENERAL CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR TO FURNISH AND INSTALL ELECTRICAL CIRCUITS INCLUDING ALL CONDUIT, WIRE, CONNECTIONS, AND BREAKER AT PANEL BOARD NECESSARY TO SERVE SIGNAGE.
- C. GENERAL CONTRACTOR TO PROVIDE FIRE TREATED WOOD STUD BLOCKING, OR EQUIVALENT TO SUPPORT SIGNAGE.
1. PROVIDE 3" (75MM) HIGH BLACK ACRYLIC STORE ADDRESS ON GLAZING OR PER LOCAL JURISDICTIONAL CODE REQUIREMENTS.

EXTERIOR FINISH SCHEDULE

- A 7/8" EXTERIOR CEMENT PLASTER (3 COATS) OVER SELF-FURRING DIAMOND MESH OVER 2 LAYERS GRADE D PAPER ON PLYWOOD SUBSTRATE ON WOOD FRAMING PER STRUCTURAL - FINISH: SMOOTH-COAT STUCCO BY MANUF. "OMEGA"
- B 7/8" EXTERIOR CEMENT PLASTER (3 COATS) OVER SELF-FURRING DIAMOND MESH OVER 2 LAYERS GRADE D PAPER ON PLYWOOD SUBSTRATE ON WOOD FRAMING PER STRUCTURAL - FINISH: FINE-SAND STUCCO BY MANUF. "OMEGA"
- C METAL TRELLIS COMPOSED OF METAL "C" CHANNEL, 3/4" DIA. MTL. RODS
- D COMMERCIAL GRADE CANVAS AWNINGS MANUF. "SUNBRELLA" OVER METAL FRAME.
- E ALUMINUM STOREFRONT SYSTEM MANUF. "KAWNEER" MODEL "AA 250/425" OR EQUAL
- F CONCRETE PAVERS MANUF. "UNILOCK"
- G STONE VENEER MANUF. "ELDORADO"
- H CLAY BARREL TILE ROOFING MANUF. "MCA CLAY ROOF TILE"

- 01 COLOR "SHERWIN WILLIAMS" SW6149 "RELAXED KHAKI"
- 02 COLOR "SHERWIN WILLIAMS" SW6152 "SUPERIOR BRONZE"
- 03 COLOR "SHERWIN WILLIAMS" SW7069 "IRON ORE" TYPICAL
- 04 COLOR "SHERWIN WILLIAMS" SW9091 "HALF-CAFF"
- 05 "SUNBRELLA" COLOR "BLEND COAL"
- 06 COLOR "CLEAR ANODIZED"
- 07 "UNILOCK" COLOR "FRENCH GREY UMBRIANO"
- 08 "EL DORADO" COLOR: "COGNAC" TRIM: "COUNTRY RUBBLE"
- 09 "MCA" COLOR: "NATURAL RED" TRIM: "8-INCH STRAIGHT BARREL MISSION-COMMERCIAL"

EXTERIOR KEYNOTES

- 1 EXTERIOR WALL SCONCE LIGHT FIXTURE. MANUF "PROGRESS LIGHTING" MODEL: "P5643-20" COLOR: "ANTIQUE BRONZE"
- 2 DECORATIVE METAL SCREENING - McNICHOLS - WELDED WIRE 4" SUARE OPENING.
- 3 1/2" PLASTER CONTROL JOINT "FRY REGLET". CLEAR ALUMINUM
- 4 EXTERIOR WALL SCONCE LIGHT FIXTURE. MANUF "KICHLER" MODEL: "16200BBR30" COLOR: " BRONZED BRASS FINISH"

Scale 1/4" = 1'-0"



URBAN DWELL ARCHITECTS

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BLUE SANDS MANAGEMENT

PO Box 17459
Anaheim, CA 92817

Revision Schedule

Rev	Date	By	Description

PROJECT NAME:
LAKE ELSINORE, TOWN CENTER, PAD H

PROJECT ADDRESS:
32251 MISSION TRAIL ROAD,
LAKE ELSINORE, CA, 92530

STORE #: 00000
PROJECT #: 78392-001
CONCEPT: A-2
PALETTE: SW
ISSUE DATE: 02-28-2018
DESIGN MANAGER: Maikel Faragalla
LEED AP: NA
PRODUCTION: Ana Sanchez
DESIGNER: Maikel Faragalla, AIA
CHECKED BY:

SHEET TITLE:
EXTERIOR ELEVATIONS

SCALE: 1/4" = 1'-0"

SHEET NUMBER:
A-2001

EXTERIOR SIGNAGE SCHEDULE - "S"						
DESIGN ID	COUNT	DESCRIPTION	FURN. BY	INST. BY	BULB	COMMENTS
SIGNAGE - DISK						
13163	2	SIGN - DISK SF ILLUMINATED FLUSH MOUNTED EVOLVED - 48IN 1220MM				
13184	1	SIGN - DISK BLADE OF ILLUMINATED WITH BRACKET WALL MOUNTED EVOLVED - 36IN 915MM				
SIGNAGE - DRIVE THRU						
14091	1	SIGN - DT DIRECTIONAL EXIT SIGN ILLUMINATED ARROW SERIES - 46IN 1170MM				
14099	4	SIGN - DRIVE THRU ILLUMINATED ARROW SERIES FLUSH MOUNTED - RH - 48IN 1220MM				
14104	2	SIGN - DT DIRECTIONAL ILLUMINATED ARROW SERIES WITH LOGO - 48IN 1170MM				
14106	1	SIGN - DT CLEARANCE BAR ARROW SERIES FREESTANDING				
SIGNAGE - WORDMARK						
18496	3	SIGN - WORDMARK STARBUCKS FLUSH MOUNTED - 16IN 405MM				



2 BUILDING EAST ELEVATION



1 BUILDING NORTH ELEVATION

EXTERIOR ELEVATION NOTES

- B. GENERAL CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR TO FURNISH AND INSTALL ELECTRICAL CIRCUITS INCLUDING ALL CONDUIT, WIRE, CONNECTIONS, AND BREAKER AT PANEL BOARD NECESSARY TO SERVE SIGNAGE.
- C. GENERAL CONTRACTOR TO PROVIDE FIRE TREATED WOOD STUD BLOCKING, OR EQUIVALENT TO SUPPORT SIGNAGE.
1. PROVIDE 3" (75MM) HIGH BLACK ACRYLIC STORE ADDRESS ON GLAZING OR PER LOCAL JURISDICTIONAL CODE REQUIREMENTS.

EXTERIOR FINISH SCHEDULE

- (A) 7/8" EXTERIOR CEMENT PLASTER (3 COATS) OVER SELF-FURRING DIAMOND MESH OVER 2 LAYERS GRADE D PAPER ON PLYWOOD SUBSTRATE ON WOOD FRAMING PER STRUCTURAL - FINISH: SMOOTH-COAT STUCCO BY MANUF. "OMEGA"
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BLUE SANDS MANAGEMENT
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Revision Schedule

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PROJECT NAME:
LAKE ELSINORE, TOWN CENTER, PAD H

PROJECT ADDRESS:
32251 MISSION TRAIL ROAD,
LAKE ELSINORE, CA, 92530

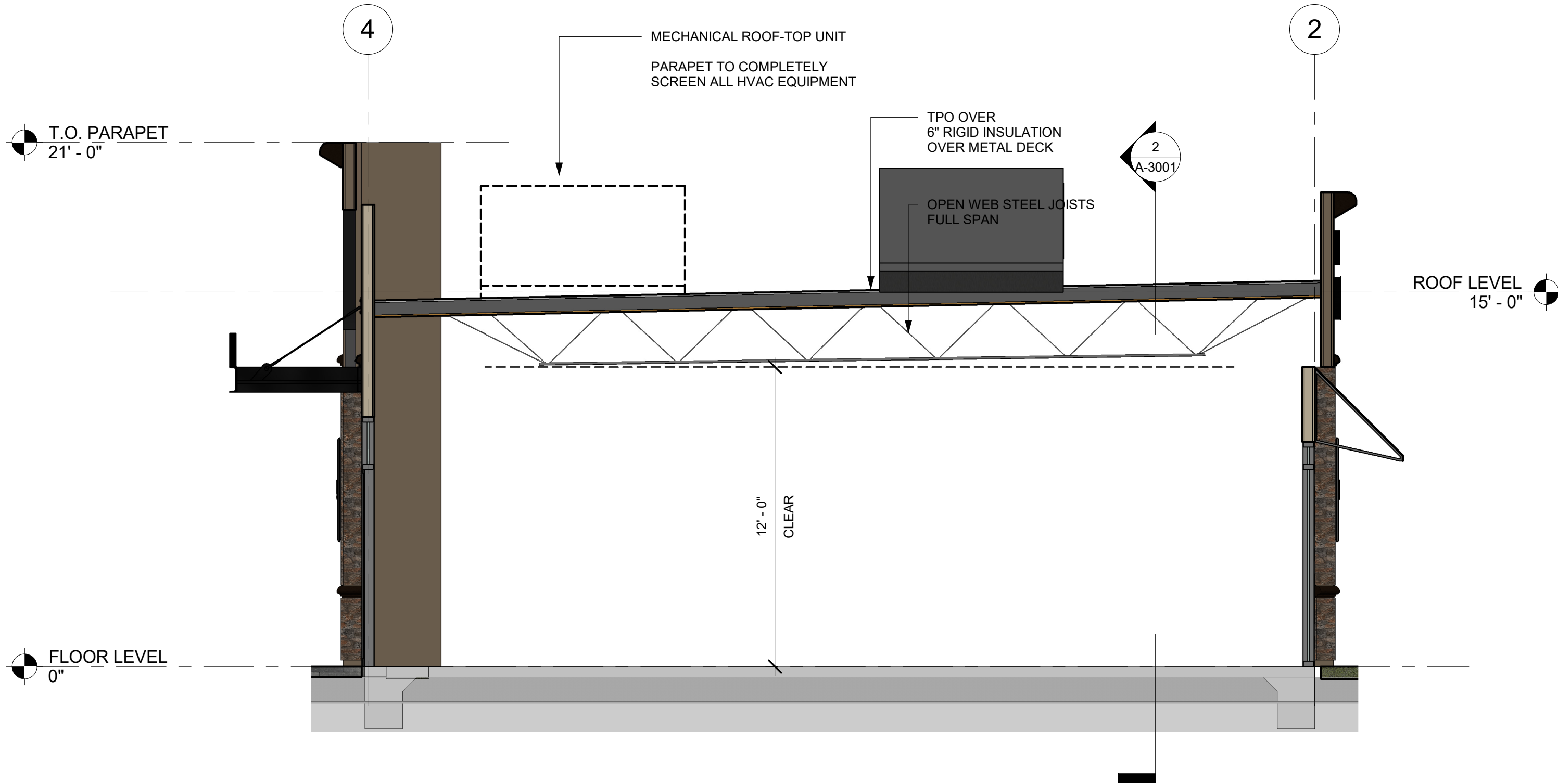
STORE #:	00000
PROJECT #:	78392-001
CONCEPT:	A-2
PALETTE:	SW
ISSUE DATE:	02-28-2018
DESIGN MANAGER:	Maikel Faragalla
LEED AP:	NA
PRODUCTION DESIGNER:	Ana Sanchez
CHECKED BY:	Maikel Faragalla, AIA

SHEET TITLE:
EXTERIOR ELEVATIONS

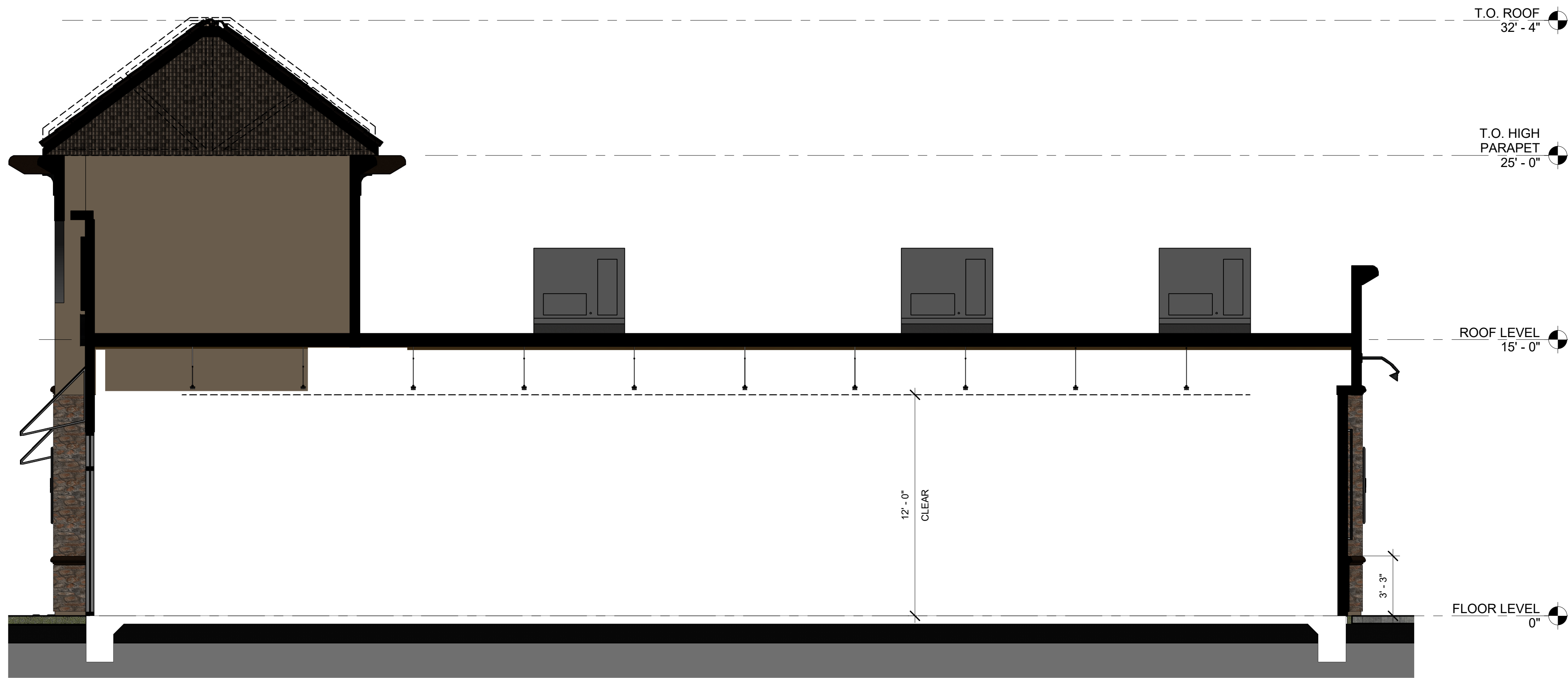
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SHEET NUMBER:
A-2002

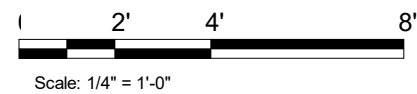
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1 OVERALL BUILDING SECTION AA
Scale 1/4" = 1'-0"



2 OVERALL BUILDING SECTION BB
Scale 1/4" = 1'-0"



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LEED AP:	NA
PRODUCTION	Ana Sanchez
CHECKED BY:	Maikel Faragalla, AIA

SHEET TITLE:
BUILDING SECTIONS

SCALE: 1/4" = 1'-0"

SHEET NUMBER:
A-3001