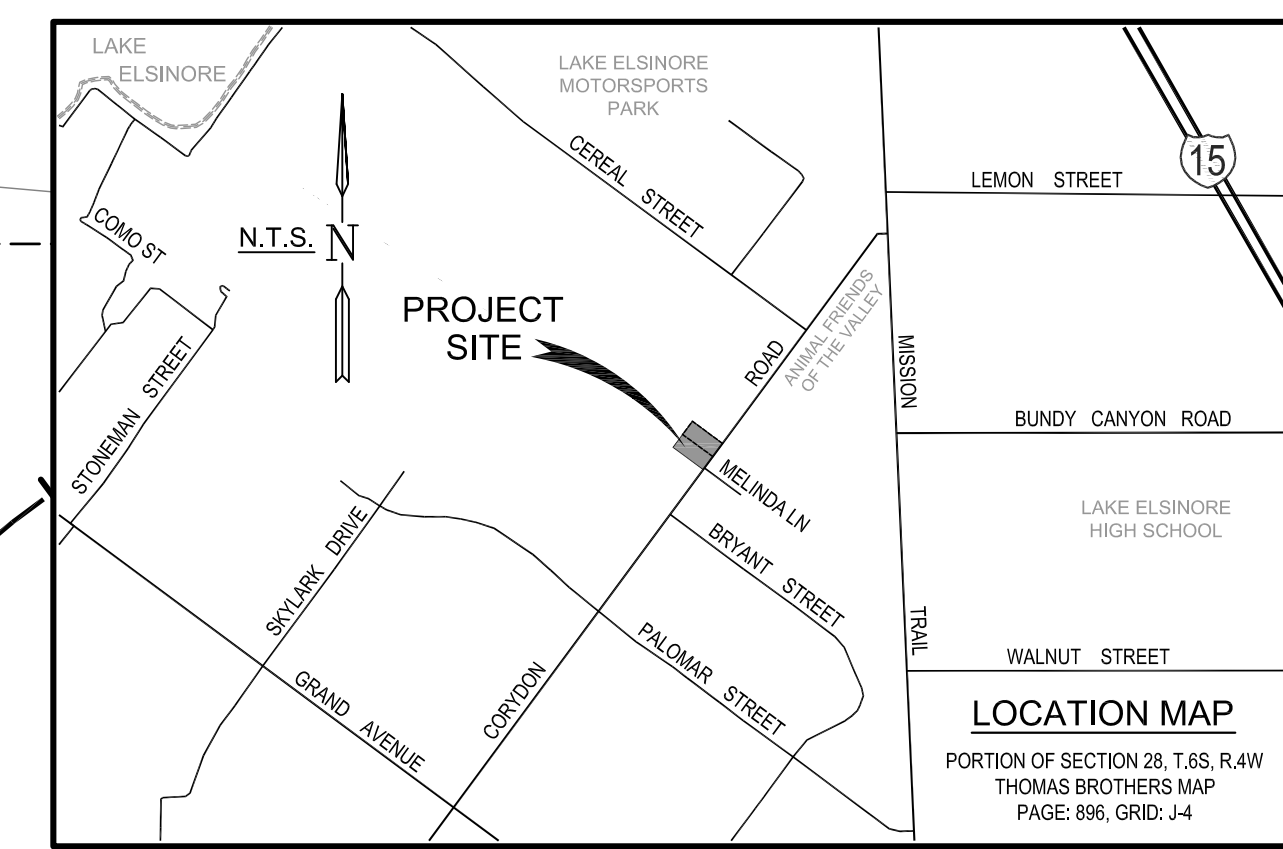


PA 2019-03 PRELIMINARY GRADING & DRAINAGE PLAN

RD CONSTRUCTION CORP, CORYDON STREET / PARCEL MAP 6972, PARCELS 3 & 4, P.M. 21/82

BLOCK D ELSINORE M.B. 6/296



AREA & DENSITY CALCULATIONS			
ITEMS	PROPOSED	EXISTING	
BUILDINGS*	15,045 S.F.	10,335 S.F.	14%
CHANNEL AREA:	4,870 S.F.	0 S.F.	0%
BMP AREAS:	3,071 S.F.	730 S.F.	1%
DRIVES, PARKING, WALKS*	19,950 S.F.	22,710 S.F.	31%
STORAGE YARDS:	19,758 S.F.	31,440 S.F.	44%
LANDSCAPE (LS) AREAS:	5,766 S.F.	7,055 S.F.	10%
TOTAL:	(1.57 ACRES) 68,460 S.F. 100%	(1.66 ACRES) 72,270 S.F. 100%	
*IMPERVIOUS AREAS:	(0.80 ACRES) 34,995 S.F. 51%	(0.76 ACRES) 33,045 S.F. 46%	

ABBREVIATIONS LEGEND					
FL		FLOW LINE	MH		MAN HOLE
LP		LOW POINT	WV		WATER VALVE
HP		HIGH POINT	VLT		VAULT
TW		TOP OF WALL	BF		BACKFLOW CHECK VALVE
GB		GRADE BREAK	ICV		IRRIGATION CONTROL VALVE
FS		FINISHED SURFACE	ICB		IRRIGATION CONTROL BOX
TC		TOP CURB	TPB		TRAFFIC PULL BOX
FF		FINISHED FLOOR	EDC		ELECTRIC PULL BOX
PROP		PROPOSED	FD		FIRE DEPARTMENT CONNECTION
SWR		SEWER	APN		ASSESSOR'S PARCEL NUMBER
PM		PARCEL MAP	PVI		POST INDICATOR VALVE
AC		ASPHALTIC CONCRETE	WM		WATER METER
AB		AGGREGATE BASE	MB		MAIL BOX
RW		RIGHT OF WAY	CL		CENTERLINE
OR		OFFICIAL RECORDS	BL		BOTTOM OF WALL
CY		CUBIC YARDS	LF		LINEAR FEET
PMB		PARCEL MAP BOOK	LS		LANDSCAPE AREAS
SCE		SOUTHERN CALIFORNIA EDISON			
INST		INSTRUMENT	MIN		MINIMUM
DOC		DOCUMENT	MAX		MAXIMUM
FH		FIRE HYDRANT	FG		FINISHED GRADE
PL		PROPERTY LINE	INV		INVERT
SD		STORM DRAIN	EX		EXISTING

SYMBOLS LEGEND	
1263	EXISTING MAJOR CONTOURS
1265	EXISTING MAJOR CONTOURS
	CENTERLINE
	BOUNDARY
	CHAIN LINK FENCE
	ELECTRICAL LINE
	2:1 SLOPE (UNLESS OTHERWISE NOTED)
1265	PROPOSED FINISHED GRADE CONTOURS
(TBR)	TO BE REMOVED

- EASEMENT NOTES:**
- 8 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED MARCH 18, 1976 PER INSTRUMENT NO. 34407 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.
 - AN EASEMENT FOR TEMPORARY FLOOD PURPOSES EXCEPTING ANY PORTIONS WHICH MAY LIE ABOVE THE 1265 FOOT CONTOUR, IN FAVOR OF SANTA ANA WATERSHED PROJECT AUTHORITY, RECORDED MARCH 07, 1995 PER INSTRUMENT NO. 070190 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.
 - AN EASEMENT FOR BOATING, BATHING, FISHING, HUNTING, FEEDING DUCKS OR ANY WILD GAME, SETTING DECOYS AND OTHER PURPOSES WITH RIGHT OF INGRESS AND EGRESS WHICH SAID RIGHT EXTENDS A DISTANCE OF 50 FEET ON THE LAND BEYOND THE WATER LINE OF ANY WATER UNLOADING OR FLOWING OVER AND ACROSS THE SAME, PER DOCUMENT RECORDED JANUARY 29, 1925 IN BOOK 627, PAGE 242 AND PAGE 244 OF DEEDS, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
 - (NOT PLOTTABLE / LOCATION UNDEFINED)
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 - AN EASEMENT FOR THE TEMPORARY RIGHT, POWER, PRIVILEGE AND INTERMITTENTLY AND COMPLETELY SEEP, FLOOD, FLOW AND INUNDATE PURPOSES, EXCEPTING ANY PORTIONS WHICH MAY LIE ABOVE THE 1265 FOOT CONTOUR AND/OR MODIFIED TO BE ABOVE THE 1265 FOOT CONTOUR, IN FAVOR OF SANTA ANA WATERSHED PROJECT AUTHORITY, RECORDED OCTOBER 11, 1999 PER INSTRUMENT NO. 351723 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.

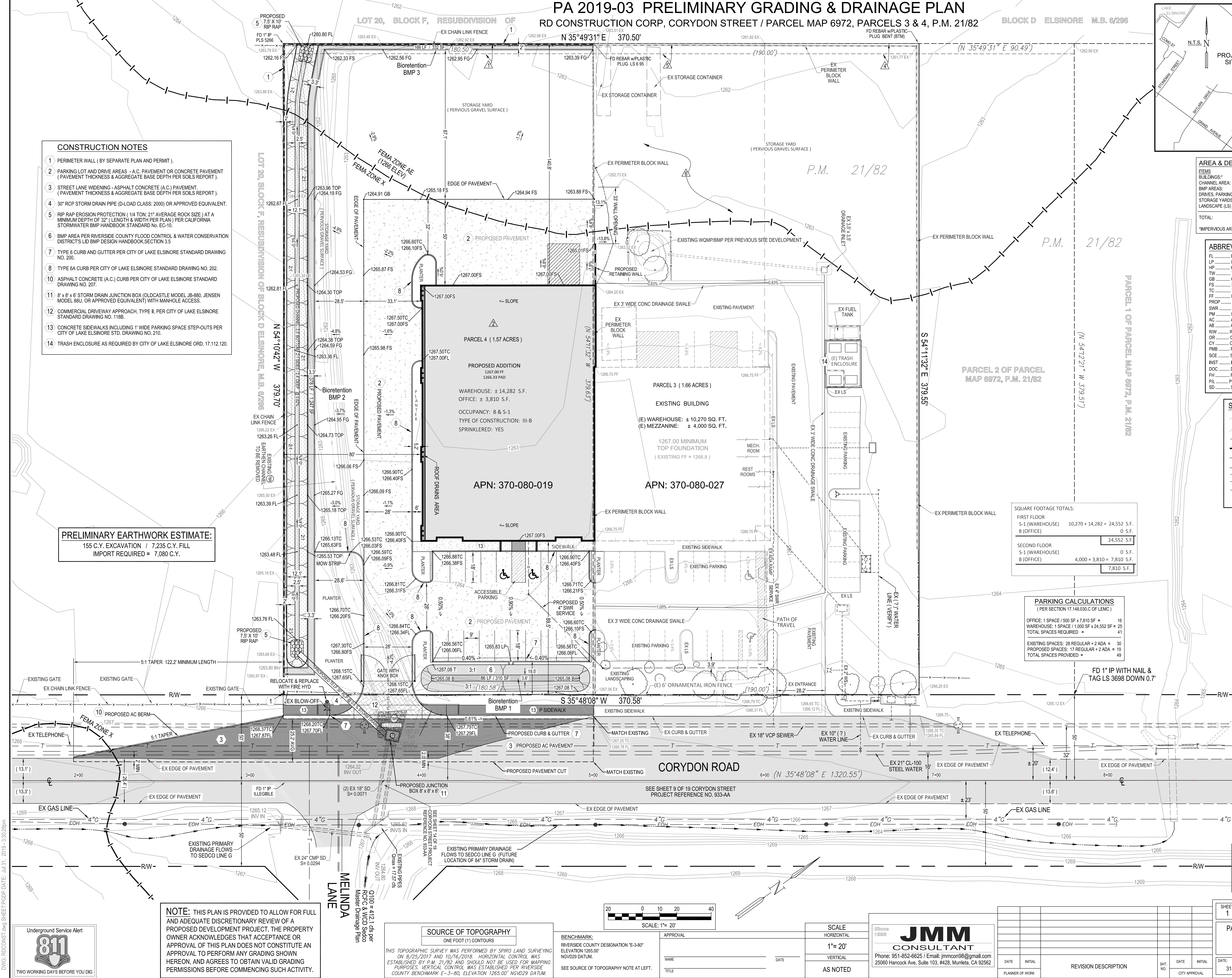
APPLICANT & PROPERTY OWNER:
 PETER DELATORRE
 RD CONSTRUCTION CORP
 32097 CORYDON ROAD
 LAKE ELSINORE, CA 92530
 EMAIL: PETER@RDCONSTRUCTIONCORP.COM
 PHONE: (951) 245-0777

- CONSTRUCTION NOTES**
- PERIMETER WALL (BY SEPARATE PLAN AND PERMIT).
 - PARKING LOT AND DRIVE AREAS - A.C. PAVEMENT OR CONCRETE PAVEMENT (PAVEMENT THICKNESS & AGGREGATE BASE DEPTH PER SOILS REPORT).
 - STREET LANE WIDENING - ASPHALT CONCRETE (A.C.) PAVEMENT (PAVEMENT THICKNESS & AGGREGATE BASE DEPTH PER SOILS REPORT).
 - 30" RCP STORM DRAIN PIPE (D-LOAD CLASS: 2000) OR APPROVED EQUIVALENT.
 - RIP RAP EROSION PROTECTION (1/4 TON; 21" AVERAGE ROCK SIZE) AT A MINIMUM DEPTH OF 32" (LENGTH & WIDTH PER PLAN) PER CALIFORNIA STORMWATER BMP HANDBOOK STANDARD NO. EC-10.
 - BMP AREA PER RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT'S LID BMP DESIGN HANDBOOK, SECTION 3.5.
 - TYPE 6 CURB AND GUTTER PER CITY OF LAKE ELSINORE STANDARD DRAWING NO. 200.
 - TYPE 6A CURB PER CITY OF LAKE ELSINORE STANDARD DRAWING NO. 202.
 - ASPHALT CONCRETE (A.C.) CURB PER CITY OF LAKE ELSINORE STANDARD DRAWING NO. 207.
 - 8" x 8" x 6" STORM DRAIN JUNCTION BOX (OLDCASTLE MODEL JB-680, JENSEN MODEL 880, OR APPROVED EQUIVALENT) WITH MANHOLE ACCESS.
 - CONCRETE SIDEWALKS INCLUDING 1' WIDE PARKING SPACE STEP-OUTS PER CITY OF LAKE ELSINORE STD. DRAWING NO. 210.
 - TRASH ENCLOSURE AS REQUIRED BY CITY OF LAKE ELSINORE ORD. 17.112.120.

PRELIMINARY EARTHWORK ESTIMATE:
 155 C.Y. EXCAVATION / 7,235 C.Y. FILL
 IMPORT REQUIRED = 7,080 C.Y.

SQUARE FOOTAGE TOTALS:	
FIRST FLOOR	
S-1 (WAREHOUSE)	10,270 + 14,282 = 24,552 S.F.
B (OFFICE)	0 S.F.
	24,552 S.F.
SECOND FLOOR	
S-1 (WAREHOUSE)	0 S.F.
B (OFFICE)	4,000 + 3,810 = 7,810 S.F.
	7,810 S.F.

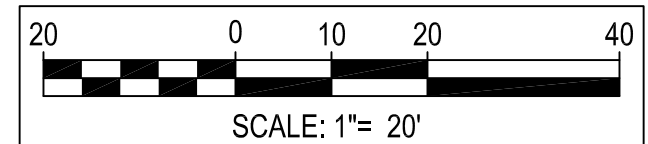
PARKING CALCULATIONS	
(PER SECTION 17.148.030.C OF LEMC)	
OFFICE: 1 SPACE / 500 SF x 7,810 SF =	16
WAREHOUSE: 1 SPACE / 1,000 SF x 24,552 SF =	25
TOTAL SPACES REQUIRED =	41
EXISTING SPACES: 28 REGULAR + 2 ADA =	30
PROPOSED SPACES: 17 REGULAR + 2 ADA =	19
TOTAL SPACES PROVIDED =	49



NOTE: THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY.

SOURCE OF TOPOGRAPHY
 ONE FOOT (1') CONTOURS
 THIS TOPOGRAPHIC SURVEY WAS PERFORMED BY SPIRO LAND SURVEYING ON 8/25/2017 AND 10/16/2018. HORIZONTAL CONTROL WAS ESTABLISHED BY P.M. 21/82 AND SHOULD NOT BE USED FOR MAPPING PURPOSES. VERTICAL CONTROL WAS ESTABLISHED PER RIVERSIDE COUNTY BENCHMARK E-3-80, ELEVATION 1265.00' NGVD29 DATUM.

BENCHMARK:
 RIVERSIDE COUNTY DESIGNATION "E-3-80"
 ELEVATION 1265.00'
 NGVD29 DATUM.
 SEE SOURCE OF TOPOGRAPHY NOTE AT LEFT.



APPROVAL	
NAME	DATE
TITLE	

SCALE	
HORIZONTAL	1" = 20'
VERTICAL	AS NOTED

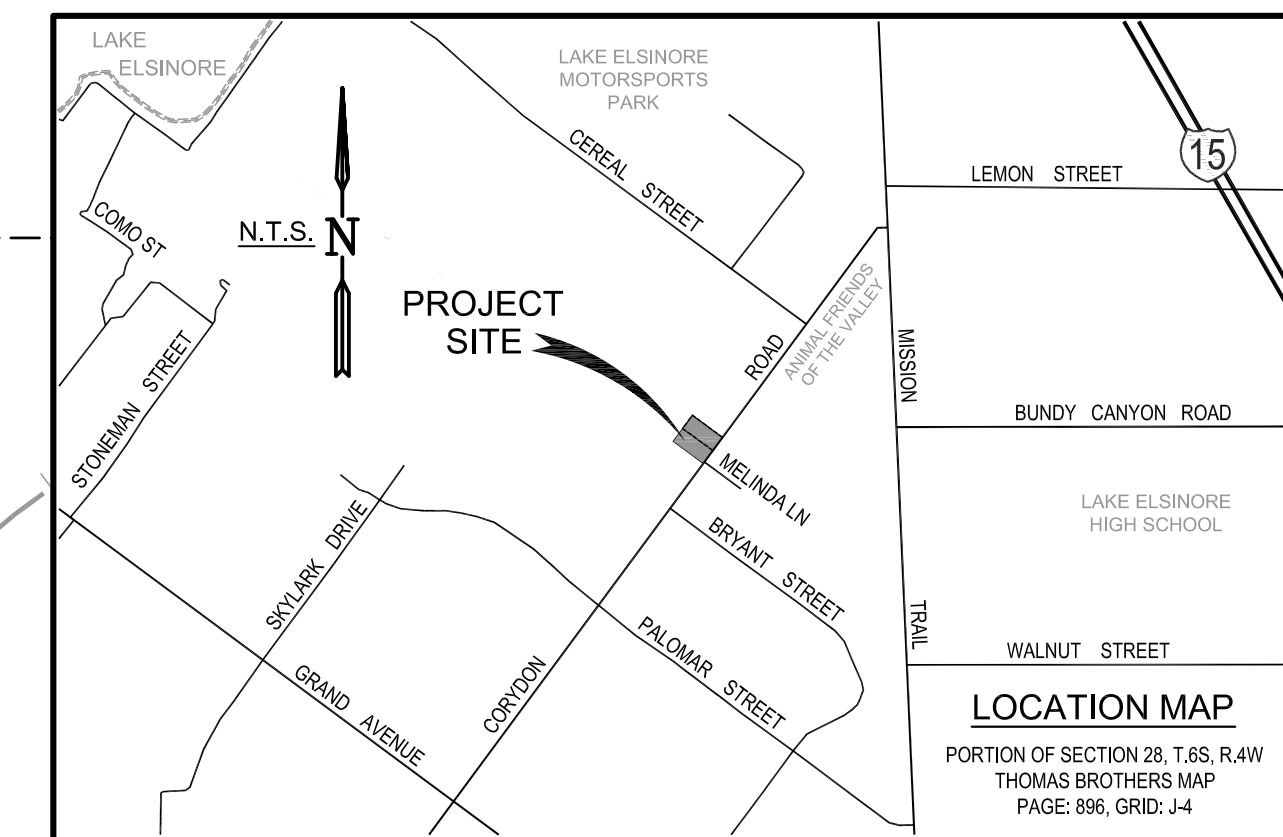
JMM CONSULTANT
 Phone: 951-852-6625 / Email: jmmcon98@gmail.com
 25060 Hancock Ave, Suite 103, #428, Murrieta, CA 92562

DATE	INITIAL	REVISION DESCRIPTION	SHT. NO.	DATE	INITIAL

SHEET 1		CITY OF LAKE ELSINORE		SHEETS 1	
PA 2019-03 PRELIMINARY GRADING & DRAINAGE		RD CONSTRUCTION CORP, CORYDON STREET			
DATE	31-JULY-2019	CASE NUMBER	PA 2019-03	JOB NUMBER	2018-023
		(CUP 2019-02 / CDR 2019-01)			

Underground Service Alert
811
 TWO WORKING DAYS BEFORE YOU DIG

DESIGN REVIEW - UTILITIES CONCEPTUAL PLAN
RD CONSTRUCTION CORP, CORYDON STREET / PARCEL MAP 6972, PARCELS 3 & 4, P.M. 21/82



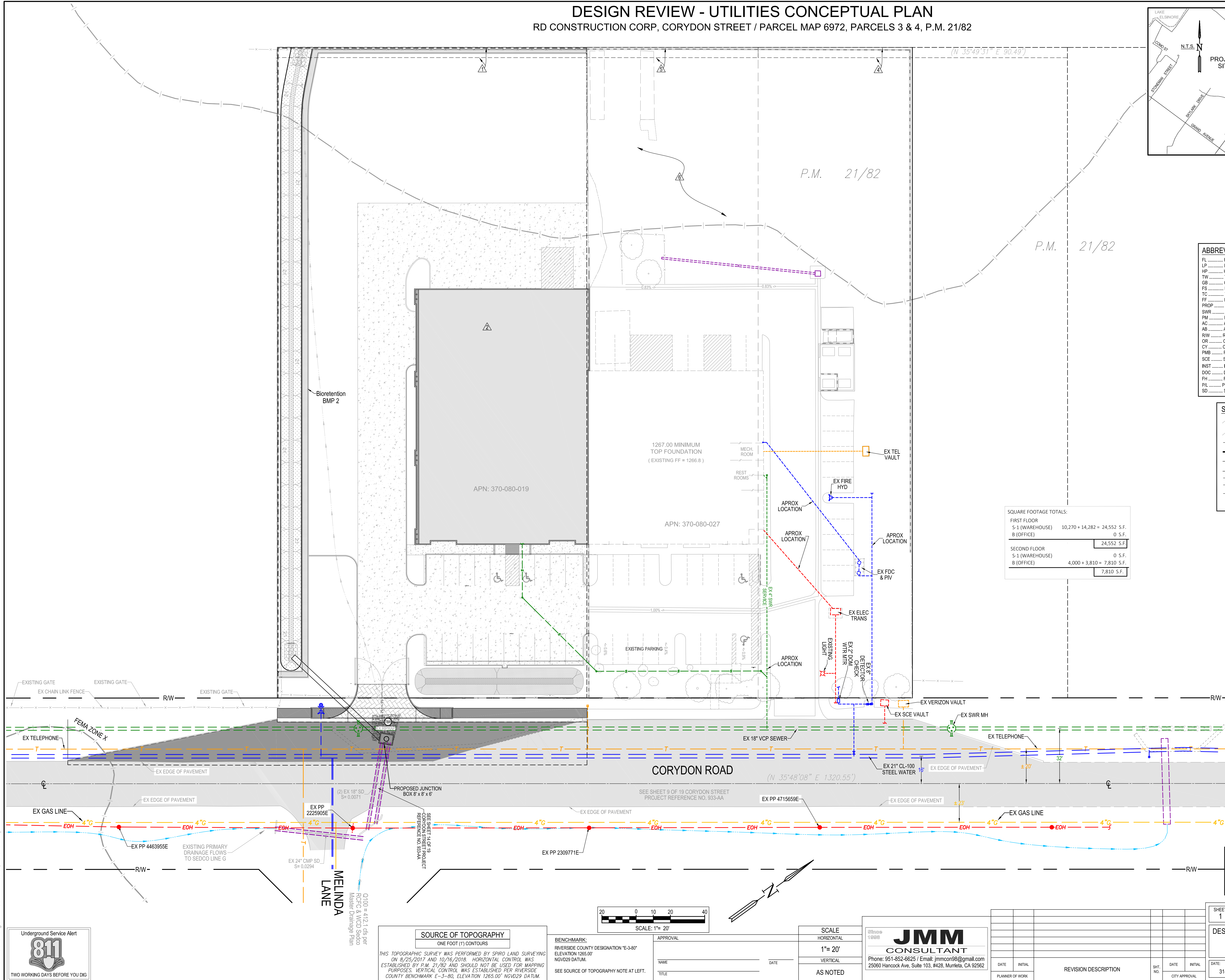
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LP.....LOW POINT	WV.....WATER VALVE
HP.....HIGH POINT	VLT.....VAULT
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PROP.....PROPOSED	FDC.....FIRE DEPARTMENT CONNECTION
SWR.....SEWER	APN.....ASSESSOR'S PARCEL NUMBER
PM.....PARCEL MAP	PVI.....POST INDICATOR VALVE
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SCE.....SOUTHERN CALIFORNIA EDISON	
INST.....INSTRUMENT	MIN.....MINIMUM
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FH.....FIRE HYDRANT	FG.....FINISHED GRADE
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SYMBOLS LEGEND	
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—	BOUNDARY
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(TBR)	TO BE REMOVED

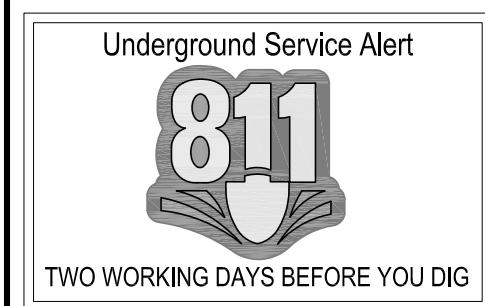
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	7,810 S.F.

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APPLICANT & PROPERTY OWNER:
PETER DELATORRE
RD CONSTRUCTION CORP
32097 CORYDON ROAD
LAKE ELSINORE, CA 92530
EMAIL: PETER@RDCONSTRUCTIONCORP.COM
PHONE: (951) 245-0777



DWG: RDCONSTR.dwg SHEET: LUP DATE: JUL 31, 2019 - 3:44:15pm



SOURCE OF TOPOGRAPHY
ONE FOOT (1) CONTOURS
THIS TOPOGRAPHIC SURVEY WAS PERFORMED BY SPIRO LAND SURVEYING ON 8/25/2017 AND 10/16/2018. HORIZONTAL CONTROL WAS ESTABLISHED BY P.M. 21/82 AND SHOULD NOT BE USED FOR MAPPING PURPOSES. VERTICAL CONTROL WAS ESTABLISHED PER RIVERSIDE COUNTY BENCHMARK E-3-80, ELEVATION 1265.00' NGVD29 DATUM.
SEE SOURCE OF TOPOGRAPHY NOTE AT LEFT.

BENCHMARK:
RIVERSIDE COUNTY DESIGNATION "E-3-80"
ELEVATION 1265.00'
NGVD29 DATUM.
SEE SOURCE OF TOPOGRAPHY NOTE AT LEFT.

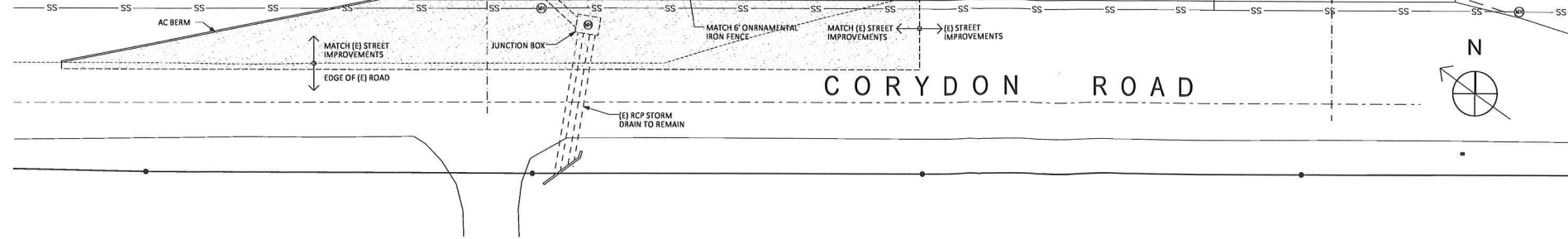
APPROVAL
NAME _____ DATE _____
TITLE _____

SCALE
HORIZONTAL
1"= 20'
VERTICAL
AS NOTED

JMM CONSULTANT
Phone: 951-852-6625 / Email: jmmcon98@gmail.com
25060 Hancock Ave, Suite 103, #428, Murrieta, CA 92562

DATE	INITIAL	REVISION DESCRIPTION	SHT. NO.	DATE	INITIAL
PLANNER OF WORK					

SHEET	CITY OF LAKE ELSINORE	SHEETS
1	PLANNING DEPARTMENT	1
DESIGN REVIEW - UTILITIES CONCEPTUAL PLAN		
PARCEL MAP 6972, PARCELS 3 & 4, P.M. 21/82		
RD CONSTRUCTION CORP, CORYDON STREET		
DATE	CASE NUMBER	JOB NUMBER
31-JULY-2019		2018-023



ASSESSORS PARCEL NUMBER	370-080-019 & 370-080-027
LEGAL DESCRIPTION	PARCEL MA- 6972 PARCELS 3 & 4 P.M.-21 S2
LOT SIZE	3.23 ACRES 140,730 SQ. FT.
GENERAL LAND USE	LAKE ELSINORE SPECIFIC PLAN: PLANNING AREA 2 OF THE EAST LAKE SPECIFIC PLAN, AMENDMENT NO. 11 LAND USE DESIGNATION: ACTION SPORTS, TOURISM AND COMMERCIAL AND RECREATIONAL

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS [CBC TABLE 601]:	
TYPE III-B	
PRIMARY STRUCTURAL FRAME *	0
BEARING WALLS *a	
EXTERIOR	2
INTERIOR	0
NON-BEARING INTERIOR WALLS & PARTITIONS	0
FLOOR CONSTRUCTION	0
ROOF CONSTRUCTION	0

FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCES [CBC TABLE 602]:		
TYPE III-B	S-1*	B
$X < 5'$	2	1
$5' \leq X \leq 10'$	1	1
$10' \leq X \leq 30'$	1	1 ^a
$X \geq 30'$	0	0

PARKING IN ACCORDANCE WITH SECTION 17.148.030.C OF LMC

MANUFACTURING DISTRICTS SHALL PROVIDE ONE PARKING SPACE FOR EACH 500 SQUARE FEET OF UNIT AREA FOR UP TO 20,000 S.F., PLUS ONE SPACE EACH 1,000 S.F. OF UNIT AREA OVER 20,000 AND ONE PARKING FOR EVERY 1,000 S.F. OF WAREHOUSING FLOOR AREA

OFFICE	7,810 / 500 = 16
WAREHOUSE	24,552 / 1000 = 25
TOTAL SPACES REQUIRED	41

ACCESSIBLE STALL REQUIRED PER CBC TABLE 118-208.2

21 TO 50	2 REQUIRED
TOTAL ACCESSIBLE STALLS PROVIDED	2

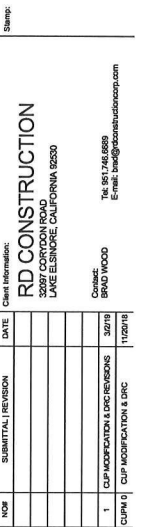
TOTAL PARKING STALLS FOR THIS PROJECT

STANDARD STALLS	45
ACCESSIBLE STALLS	4
TOTAL	49

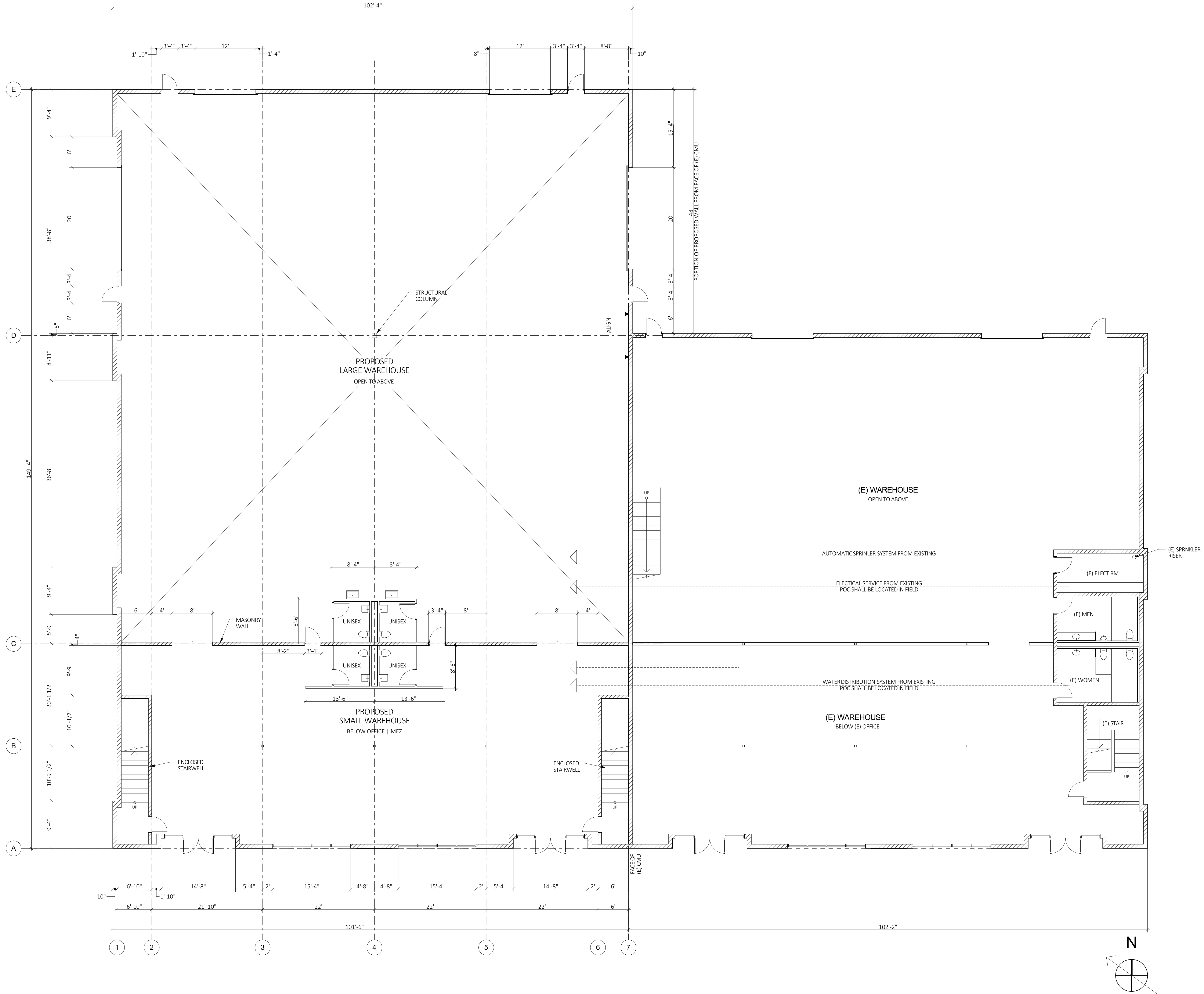
49 ≥ 41 : PARKING OKAY

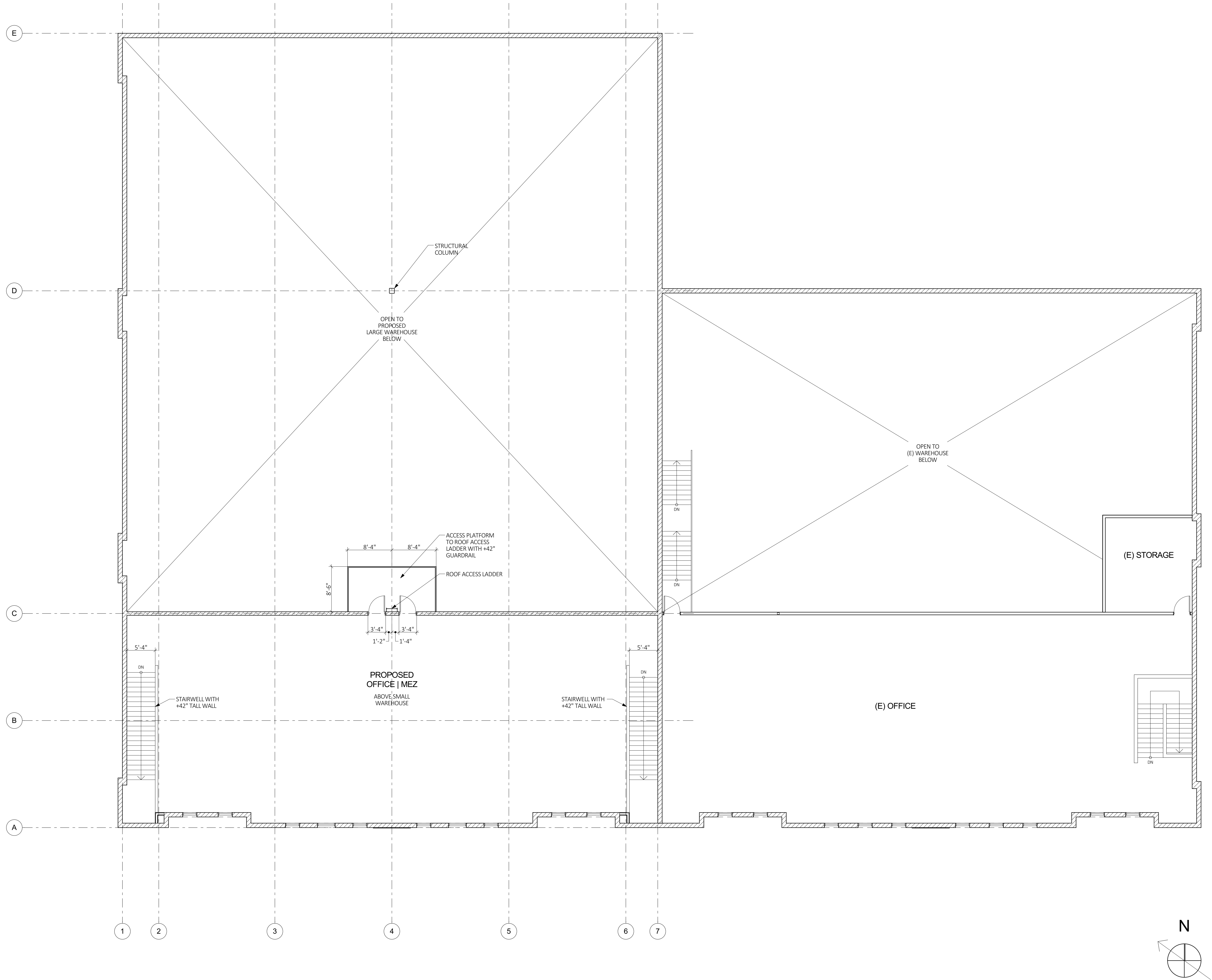
IMPERVIOUS AREA	EXISTING	PROPOSED	TOTAL
BUILDING	10,960 SQ. FT.	15,045 SQ. FT.*	26,005 SQ. FT.
DRIVES, PARKING, WALKS	22,710 SQ. FT.	16,510 SQ. FT.	39,220 SQ. FT.
TOTAL IMPERVIOUS AREA			65,225 SQ. FT.
PERCENTAGE OF LOT COVERAGE			46.3%
PERVIOUS AREA	EXISTING	PROPOSED	TOTAL
PLANT / GROUNDSCAPE	6,430 SQ. FT.	4,711 SQ. FT.	11,141 SQ. FT.
CHANNEL AREA		4,370 SQ. FT.	4,370 SQ. FT.
BMP AREAS	730 SQ. FT.	5,844 SQ. FT.	6,574 SQ. FT.
STORAGE YARDS	31,440 SQ. FT.	19,568 SQ. FT.	53,420 SQ. FT.
TOTAL PERVIOUS AREA			75,505 SQ. FT.
PERCENTAGE OF LOT COVERAGE			53.7%
NOTES a) FOR PURPOSES OF AREA AND DENSITY CALCULATIONS, THE AREA OF THE BUILDING HAS BEEN MEASURED TO THE EXTERIOR SIDE OF THE WALLS AND THEREFORE WILL DIFFER FROM THE BUILDING AREA CALCULATION AS INDICATED IN THE 2016 CBC SECTION 202 (DEFINITIONS FOR "AREA, BUILDING").			

LANDSCAPED AREAS		EXISTING	PROPOSED	TOTAL
PLANT GROUNDSCAPE		6,430 SQ. FT.	4,711 SQ. FT.	11,141 SQ. FT.
CHANNEL AREA:		0 SQ. FT.	4,370 SQ. FT.	4,370 SQ. FT.
BMP AREA:		730 SQ. FT.	5,844 SQ. FT.	6,574 SQ. FT.
TOTAL LANDSCAPED AREA INCLUDED IN CALCULATION				22,085 SQ. FT.
15% MINIMUM REQUIRED LANDSCAPED AREA REQUIRED				
LANDSCAPED AREA TOTAL PARCEL SIZE	≥ 15%	SO:	22,085 SQ. FT. 140,730 SQ. FT.	= 15.7% OKAY



Drawing Title: **SITE PLAN | SCHEMATIC DESIGN**
 Drawing Number: **A1**
 Drawing: 1









SAMPLE MATERIALS AND COLORS

SAMPLE MATERIALS AND CO.
FOR RD CONSTRUCTION ADDITION | EXPANSION
32081 CORYDAN ROAD | LAKE ELSINORE, CALIFORNIA
(NOTE: ALL MATERIALS, COLORS AND FINISHES SHALL
MATCH THE EXISTING PAVING, POLES AND UTILITIES.)

(NOTE: ALL MATERIALS, COLORS AND FINISHES SHALL MATCH THE EXISTING PROTION OF THE BUILDING.)

PAINT

MISSION
DUNN ED
DET673

RED CLAY
DUNN EDWARDS
DET447

MASONRY

SPLITFACE CMU
ORCO BLOCK
GRAY LW SPLITFACE

STOREFRONT GLAZING



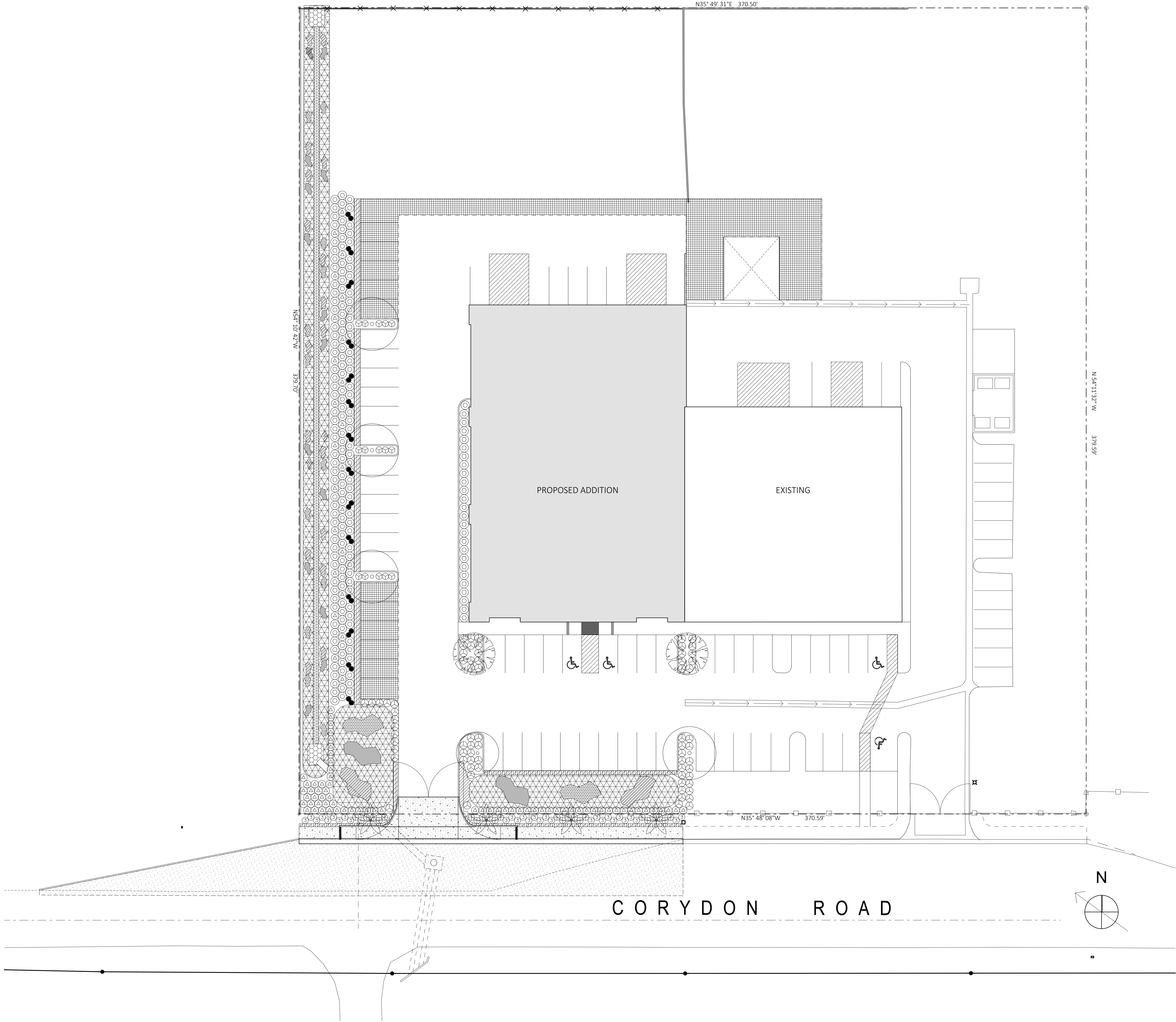
GLAZING
1/4" PPG SOLARGREY

DATE: 11.18.2018

PRECISION CMU
ORCO BLOCK
GRAY PRECISION 1600

BEING DESIGN STUDIO, INC.,
133 W. PECK STREET
LAKE ELSINORE, CA. 92530
TEL: 951.265.5477

#Project Name: #P1r-L1 - CONCEPTUAL PLANTING PLAN
COPYRIGHT, OWNERSHIP OF THIS DOCUMENT, ALL IDEAS, DESIGNS, ARRANGEMENTS, ENGINEERING AND PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF BEING DESIGN STUDIO, INC.



PLANTING LEGEND			
SYMBOL	TREE NAME	QTY	WUCOLS
	CERCIS OCCIDENTALIS WESTERN REDBUD 36" BOX SIZE MINIMUM ROOT AREA - 3'-0" HIGH BRANCHING DOUBLE STAKE PLANT WITH DEEP ROOT BARRIER PANEL	2	LOW
	PHOENIX DACTYLIFERA 'MEDJOL' TRUE DATE PALM 18 FT. 8TH. PLANT WITH DEEP ROOT BARRIER PANELS NOTE: CONTACTOR SHALL PLANT PER GROWER'S SPEC.	4	LOW
	RHUS LANCEA AFRICAN SUMAC 24" BOX HIGH BRANCHING DOUBLE STAKE PLANT WITH DEEP ROOT BARRIER PANEL	5	LOW

SYMBOL	SHRUB & GROUND COVER NAME	QTY	WUCOLS
	ALOE STRIATA CORAL ALOE SIZE: 1 GAL SPACING: 24" O.C.	28	LOW
	HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS SIZE: 5 GAL SPACING: 36" O.C.	24	LOW
	PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE SIZE: 5 GAL SPACING: 48" O.C.	72	LOW
	SALVIA LEUCANTHA MEXICAN SAGE SIZE: 5 GAL SPACING: 36" O.C.	29	LOW
	SALVIA LEMONI LEMMON'S SAGE SIZE: 5 GAL SPACING: 42" OC	112	LOW
	YUCCA FILAMENTOSA ADAM'S NEEDLE SIZE: 5 GAL SPACING: 42" OC	87	LOW
	SENECIO SERPENS BLUE CHALK STICKS SIZE: 1 GAL SPACING: 12" OC	1,177 SQ. FT.	LOW

SYMBOL	BMP BIO-SWALE AREA	QTY	WUCOLS
	CAREX COMOSA LONGHAIR SEDGE SIZE: 1 GAL SPACING: 36" O.C.	380 SQ. FT.	MODERATE
	CAREX PANSA CALIFORNIA MEADOW SEDGE SIZE: 4 POTS SPACING: 12" O.C.	4,979 SQ. FT.	MODERATE
	JUNCUS EFFUSUS COMMON RUSH SIZE: 1 GAL SPACING: 36" O.C.	424 SQ. FT.	LOW
	PANICUM VIRGATUM 'ROTSTRAHLBUSCH' RED SWITCH GRASS SIZE: 1 GAL SPACING: 36" O.C.	391 SQ. FT.	LOW

- PLANTING NOTES
- THE PLANTING PLAN IS DIAGRAMATIC AND FOR PRELIMINARY REVIEW BY THE APPLICABLE PERMITTING AGENCIES. TREE AND PLANT LOCATIONS ARE APPROXIMATE.
 - TREE AND PLANT SYMBOLS TAKE PRECEDENCE OVER TREE AND PLANT QUANTITIES SPECIFIED. CONTRACTOR TO REVIEW PLANS, VERIFY SITE CONDITIONS AND PLANT QUANTITIES PRIOR TO INSTALLATION. CONFLICTS BETWEEN THE SITE CONDITIONS AND THESE PLANS OR WITHIN THESE PLANS SHALL BE BROUGHT UP TO THE ATTENTION OF THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO THE PURCHASING AND INSTALLATION OF THE LANDSCAPE.
 - DIVIAION FORM THE PLANS OR SPECIFICATIONS REQUIRE REVIEW FROM THE LANDSCAPE ARCHITECT AND WRITTEN APPROVAL FROM THE OWNER.
 - TREE AND PLANTING QUANTITIES GIVEN IN THE LEGEND ARE APPROXIMATE AND ARE FOR THE CONVENIENCE OF THE OWNER.
 - ALL LARGE TREES SHALL HAVE A MINIMUM OF 2" CALIPER AT A POINT OF 6 INCHES ABOVE ROOT BALL. ALL OTHER MEASUREMENTS SUCH AS NUMBER OF CANES, BALL SIZES, QUALITY, DESIGNATIONS, ETC. SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF "HORTICULTURAL STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC."
 - FERTILIZER FOR ALL GROUND COVER AREAS SHALL BE AS SPECIFIED WITH IN THE SPECIFICATIONS.
 - LANDSCAPE ARCHITECT SHALL APPROVE PLANT MATERIAL PLACEMENT BY CONTRACTOR PRIOR TO INSTALLATION.
 - SEE PLANTING DETAILS FOR PLANTING, STAKING AND GUYING REQUIREMENTS.
 - FOR BIDDING PURPOSES, FERTILIZER FOR ALL GROUND COVERED AREAS SHALL BE AS SPECIFIED WITH IN THE LANDSCAPE SPECIFICATIONS. CONTRACTOR SHALL RETAIN A USENCED SOILS AGRONOMY LAB TO TAKE SOIL SAMPLES AND ADHERE TO SOIL AMENDMENT, PLANT BACKFILL AND MAINTANACE REQUIREMENTS. INFORMATION SHALL BE SUBMITTED TO, REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT.
 - THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTED AREAS BY MEANS OF CONTIULOUS WATERING, PRUNING, RAISING TREE BALLS (WHICH SETTLE BELOW GRADE), APPLICATION OF SPRAYS (NECESSARY TO KEEP PLANTINGS FREE OF INSECTS & DISEASE), FERTALIZING, WEEDING ROLLING, MOWING, EDGING, RESEEDING AND OR OTHER OPERATIONS NECESSARY FOR PROPER CARE AND UKEEP OF LANDSCAPE, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPED AREAS AS SPECIFIED FOR A PERIOD OF NINETY (90) DAYS.
 - THE CONTRACTOR SHALL SUBMIT PRIOR TO SUBSTANCIAL COMPLETEION A ONE (1) YEAR SERVICE AGREEMENT TO THE OWNER TO MAINTAIN THE ENTIRE LANDSCAPING AND IRRIGATION SYSTEM.
 - 3 DAYS MINIMUM PRIOR TO FINAL COMPLETION, THE CONTRACTOR SHALL WALK THE SITE WITH THE OWNER TO ENSURE THAT EVERYTHING IS IN PROPER WORKING ORDER AND THAT THE LANDSCAPED AREAS ARE HEALTHY AND READY TO BE TURNED OVER TO THE OWNER. DURING THIS SITE WALK, THE CONTRACTOR SHALL PROVIDE THE OWNER WITH ALL SYSETM AND EQUIPMENT WARRANTIES, INSTRUCTIONS AND OPERATION MANUALS.
 - REFER TO LANDSCAPE SPECIFICATIONS FOR STANDARDS OF MATERIALS AND WORKMANSHIP.
 - CONTRACTOR SHALL APPLY A 3 INCH LAYER OF MULCH WITHIN THE PLANTING AREAS. SAMPLES OF MULCH WILL BE REQUIRED PRIOR TO APPLICATION. MULCH SHALL BE APPROVED BY LANDSCAPE ARCHITECT.
 - FINISH GRADE TO BE 3 INCHES BELOW TOP OF CURB OR WALKS FOR GROUND COVER AREAS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR EXISTING LANDSCAPE, IRRIGATION AND UTILITIES WHICH ARE DAMAGED DURING CONSTRUCTION PHASE. ALL DAMAGED MATERIALS SHALL BE REPLACED WITH MATCHING MATERIALS OF SIMILAR SIZE AND CALIBER.
 - ALL TREES WITHIN SEVEN (7) FEET OF OR LESS OF HARDSCAPE (CURBS, WALKS, STAIRS, RAMPS, BUILDING OR ANYOTHER AREA) SHALL BE INSTALLED WITH DEEP ROOT BARRIER DEVICE OR APPROVED EQUAL.
 - ALL PLANTING AND IRRIGATION ON THIS PROJECT SHALL COMPLY WITH THE CITY OF LAKE ELSINORE GUIDE LINES AND ALL APPLICABLE GOVERNING AGENCY STANDARDS AND CODES.

BEING
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Project Title & Address

PROPOSED ADDITION FOR RD CONSTRUCTION
32097 CORYDON ROAD
LAKE ELSINORE, CALIFORNIA 92530

Project No:
#Project Code

Drawing Title

CONCEPTUAL PLANTING
PLAN

Drawing Number: