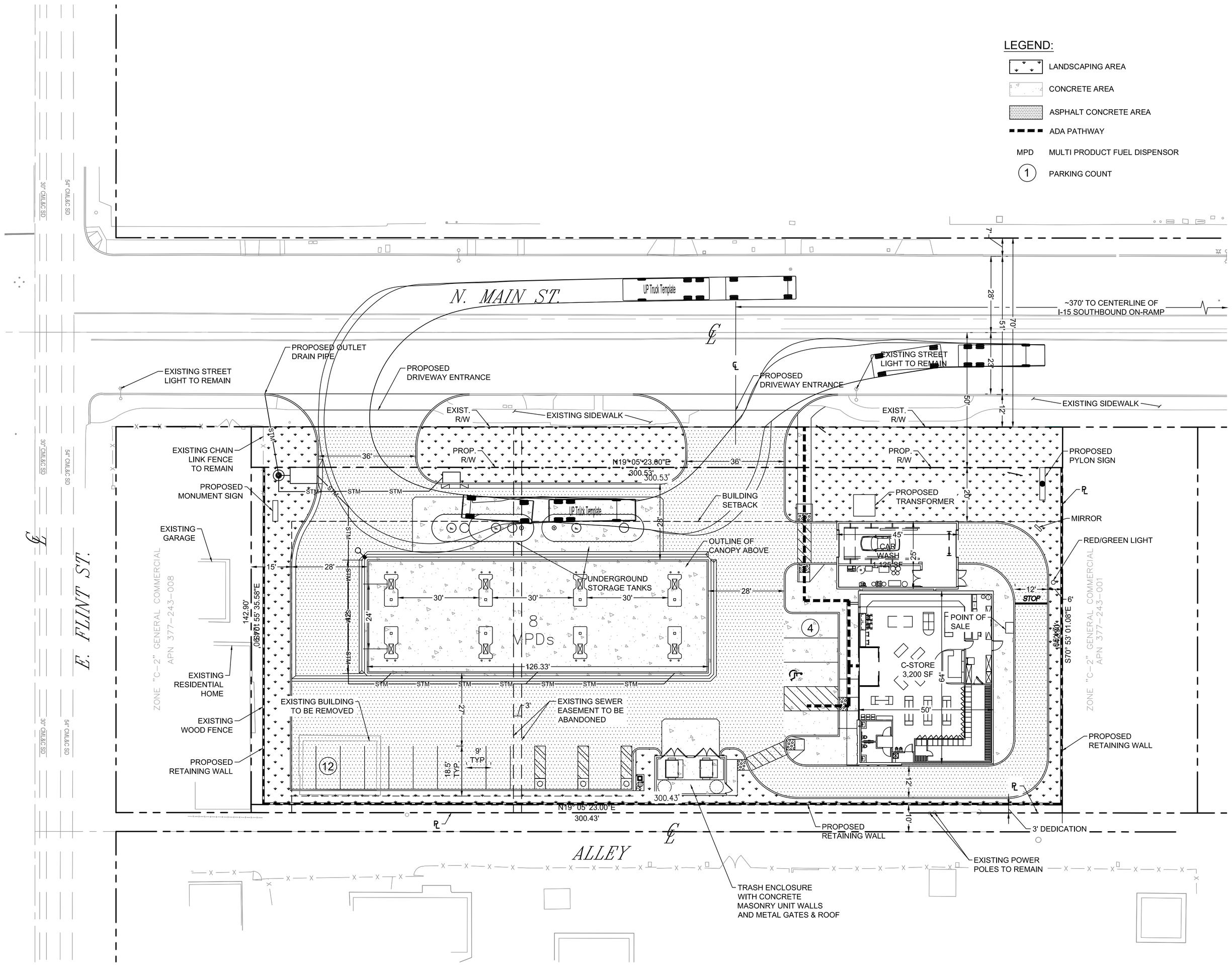
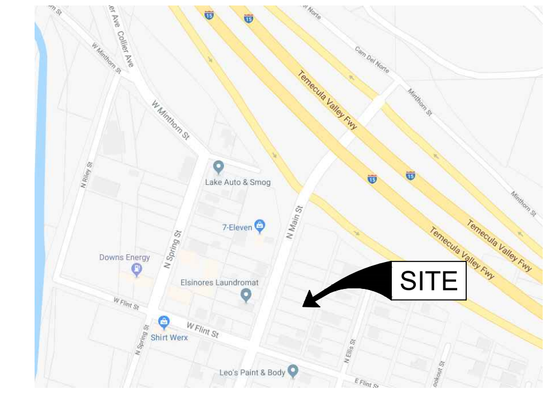




VICINITY MAP
NOT TO SACLE

DEVELOPER/APPLICANT:
BOOS DEVELOPMENT
701 PARKCENTER DR
SANTA ANA, CA 92705
CONTACT: ROD FERMIN
PHONE: (714) 953-0004

SURVEYOR:
PBLA, INC.
981 CORPORATE CENTER DR., SUITE 150
POMONA, CA 91768
CONTACT: CARLOS UREÑA
PHONE: (888) 714-9642 EXT 4001

ASSESSOR'S PARCEL NUMBER:
377-243-002, 377-243-003, 377-243-004, 377-243-005, 377-243-006, & 377-243-007

LEGAL DESCRIPTION:
(PTR-1)
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LAKE ELSINORE, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOT 18, 19 & 20 IN BLOCK 513 OF SMITH'S ADDITION TO ELSINORE, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2, PAGE 135, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA.

PARCEL 2:

LOT 21 IN BLOCK 513 OF SMITH'S ADDITION TO ELSINORE, THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2, PAGE 135 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

APN: 377-243-002-6, 377-243-003-7, 377-243-004-8 AND 377-243-005-9

(PTR-2)
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LAKE ELSINORE, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 22 IN BLOCK 513 OF SMITH'S ADDITION TO ELSINORE, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2, PAGE 135 OF MAPS, SAN DIEGO COUNTY RECORDS.

APN: 377-243-006

(PTR-3)
THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF RIVERSIDE, CITY OF LAKE ELSINORE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 23 IN BLOCK 513 OF SMITH'S ADDITION TO ELSINORE, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 2, PAGE 135 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 377-243-007-1

UTILITY PURVEYORS:

CABLE & BROADBAND:	TIME WARNER PHONE: 1-888-892-2253
ELECTRIC:	SOUTHERN CALIFORNIA EDISON PHONE: 1-800-655-4555
GAS:	THE GAS COMPANY PHONE: 1-800-427-2200
TELEPHONE & FIOS TV/BROADBAND:	VERIZON PHONE: 1-800-483-3000
TRASH & WASTE DISPOSAL:	CR&R PHONE: 1-800-755-8112
WATER & SEWER SERVICE:	ELSINORE VALLEY MUNICIPAL WATER DISTRICT PHONE: 951-674-3146

BUILDING SETBACKS:

MINIMUM LOT AREA:	25,000 SQUARE FEET
STREET FRONTAGE WIDTH:	100 FEET
FRONT YARD SETBACK:	20 FEET
SIDE YARD SETBACK:	NONE, 15 FEET IF ADJACENT TO A RESIDENTIAL PROPERTY
REAR YARD SETBACK:	NONE, 15 FEET IF ADJACENT TO A RESIDENTIAL PROPERTY
MAX BUILDING HEIGHT:	45 FEET

ZONING:
ZONE "C-2" - GENERAL COMMERCIAL LAND USE
SOURCE: CITY OF LAKE ELSINORE PLANNING DEPARTMENT
PHONE: (951) 674-3124

PARKING:
REQUIRED PARKING (1:250) = 3,200 SF (C-STORE) + 1,125 SF (CAR WASH) = 4,325 SF/250 = 18
TOTAL PARKING STALLS PROVIDED = 16 (15 +1 ADA)

PROJECT SUMMARY:

TOTAL SITE	= 38,432 SF (0.88 ACRES)
C-STORE (1-STORY)	= 3,200 SF
CAR WASH (1-STORY)	= 1,125 SF
LANDSCAPING	= 5,768 SF ON-SITE, 4,605 OFF-SITE
TOTAL IMPERVIOUS %	= 86.6 %

EARTHWORK QUANTITIES:
RAW CUT = 2,682 CUBIC YARDS
RAW FILL = 102 CUBIC YARDS
NET = 2,580 CUBIC YARDS (EXPORT)

THESE QUANTITIES DO NOT CONSIDER OVEREXCAVATION, SHRINKAGE, AND SUBSIDENCE.

CORE STATES GROUP
4240 East Jurupa Street, Suite 402
Ontario, CA 91761
Phone (909) 467-8940
TVincent@core-eng.com

DOCUMENTS PREPARED BY CORESTATES, INC., INCLUDING THIS DOCUMENT, ARE TO BE USED ONLY FOR THE SPECIFIC PROJECT AND SPECIFIC USE FOR WHICH THEY WERE INTENDED. ANY EXTENSION OF USE TO ANY OTHER PROJECTS, BY OWNER OR BY ANY OTHER PARTY, WITHOUT THE EXPRESSED WRITTEN CONSENT OF CORESTATES, INC. IS DONE UNLAWFULLY AND AT THE USERS OWN RISK. IF USED IN A WAY OTHER THAN THAT SPECIFICALLY INTENDED, USER WILL HOLD CORESTATES, INC. HARMLESS FROM ALL CLAIMS AND LOSSES.

CLIENT
BOOS DEVELOPMENT

811 Know what's below. Call before you dig.
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN PLANS, AERIAL PHOTOS, OR FIELD SURVEY INFORMATION AND ADDITIONAL VERIFICATION MEASUREMENTS TAKEN IN THE FIELD. CORE STATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

REVISIONS

REV	DATE	COMMENT	BY

DOCUMENT
CONSTRUCTION DOCUMENTS FOR BOOS

SITE LOCATION
MAIN STREET & FLINT STREET, LAKE ELSINORE, CA

ENGINEER SEAL
REGISTERED PROFESSIONAL ENGINEER TRAVIS P. VINCENT C37356 CIVIL STATE OF CALIFORNIA

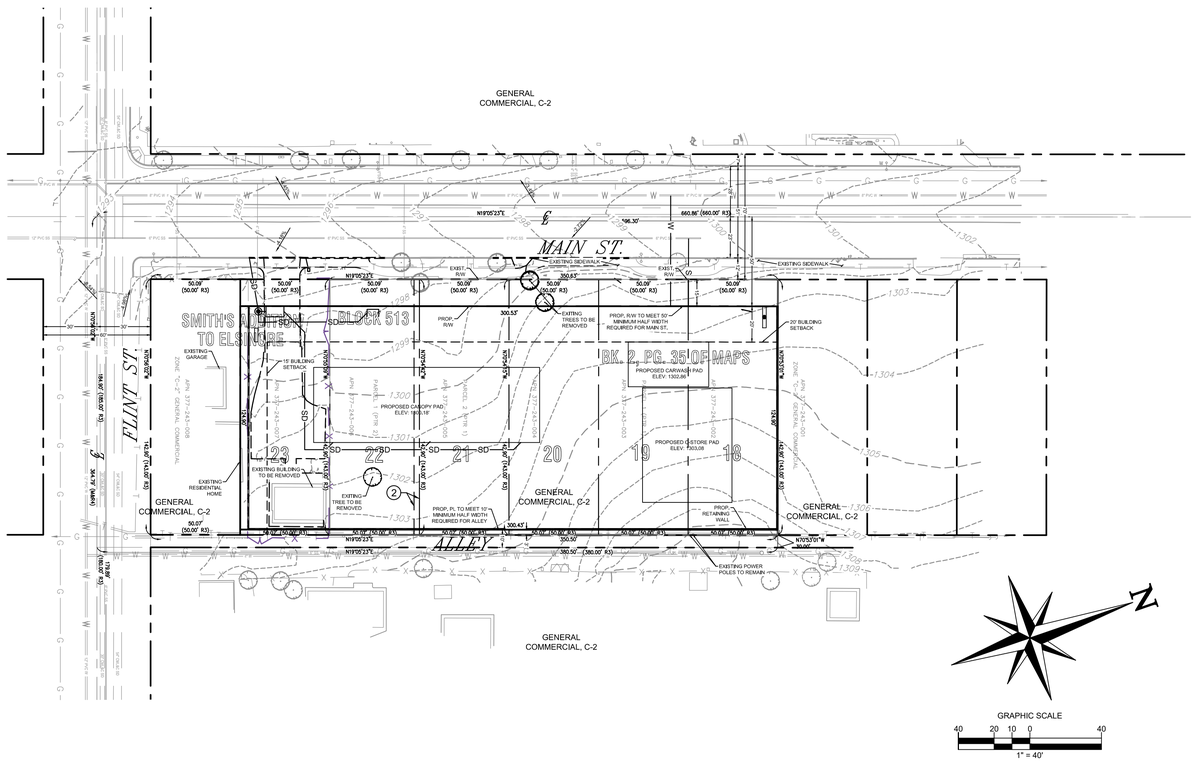
SHEET TITLE
CONCEPTUAL SITE PLAN

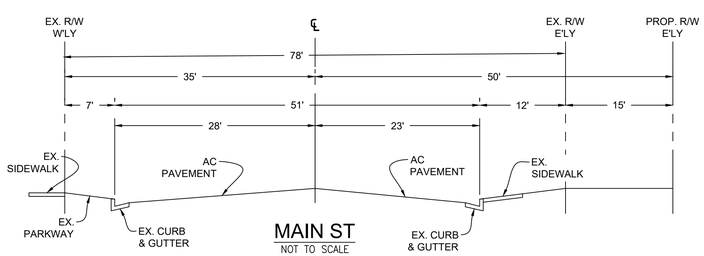
JOB #:	BOO.26071
DATE:	1/9/2020
SCALE:	1" = 20'
DRAWN BY:	JAO
CHECKED BY:	TV

SHEET NO.
CSP

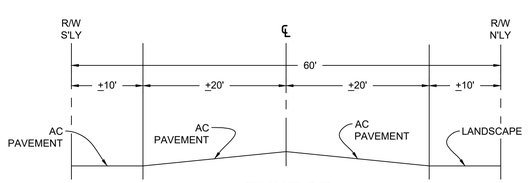
TENTATIVE PARCEL MAP NO. 37751

CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA





MAIN ST
NOT TO SCALE



FLINT ST
NOT TO SCALE

OWNER/DEVELOPER:

BOOS DEVELOPMENT
701 PARCENTER DR, SUITE #200
SANTA ANA, CA 92705
CONTACT: ROD FERMIN
PHONE: (714) 953-0004

ROD FERMIN DATE

APPLICANT:

CORE STATES GROUP
4240 E JURUPA ST., SUITE #402
ONTARIO, CA 91761
CONTACT: TRAVIS VINCENT
PHONE: (909) 467-8940

SURVEYOR:

PBLA SURVEYING, INC.
981 CORPORATE CENTER DR., SUITE #150
POMONA, CA 91768
CONTACT: CARLOS UREÑA
PHONE: (888) 714-9642

ZONING:

GENERAL PLAN: GENERAL COMMERCIAL (C-2)
ZONING: GENERAL COMMERCIAL (C-2)

ADJACENT ZONING AND USES:
NORTH: GENERAL COMMERCIAL (C-2) - USE: VACANT
EAST: GENERAL COMMERCIAL (C-2) - USE: RESIDENTIAL
SOUTH: GENERAL COMMERCIAL (C-2) - USE: RESIDENTIAL
WEST: GENERAL COMMERCIAL (C-2) - USE: LAUNDROMAT, VACANT, RESIDENTIAL

ASSESSOR'S PARCEL NUMBER:

377-243-002, 377-243-003, 377-243-004, 377-243-005, 377-243-006, & 377-243-007

LEGAL DESCRIPTION:

(PTR-1)
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APN: 377-243-002-6, 377-243-003-7, 377-243-004-8 AND 377-243-005-9

(PTR-2)
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APN: 377-243-006

(PTR-3)
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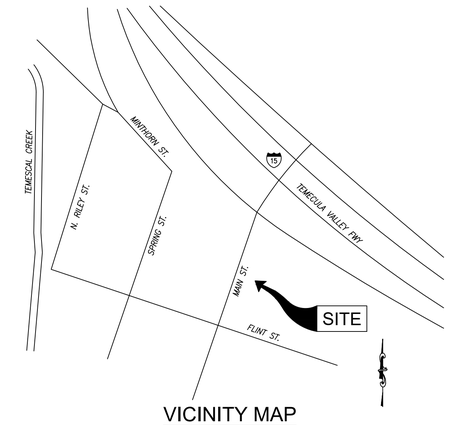
APN: 377-243-007-1

PROJECT IMPROVEMENTS:

PROPOSED IMPROVEMENTS WILL REQUIRE GRADING/DRAINAGE, LANDSCAPING, AND UTILITIES FOR THE PROPOSED COMMERCIAL SITE. WET UTILITY SERVICES ARE AVAILABLE FROM MAIN LINES LOCATED ALONG MAIN STREET.

UTILITY PURVEYORS:

WATER/SEWER	ELSINORE VALLEY MUNICIPAL WATER DISTRICT 31315 CHANEY ST LAKE ELSINORE, CALIFORNIA 92530 TEL: (951) 674-3146
ELECTRICITY	SOUTHERN CALIFORNIA EDISON 1400 S. BENSON AVE. CHINO, CA 91710
GAS	SOUTHERN CALIFORNIA GAS COMPANY 7171 ROMAINE ST LOS ANGELES, CA 90046 TEL: (877) 238-0092
TELEPHONE	VERIZON 15505 SAND CANYON AVE IRVINE, CA 92618 TEL: (949) 286-7000
TRASH	CR&R ENVIRONMENTAL SERVICES 1706 GOETZ RD PERRIS, CA 92570 TEL: (951) 943-1991
TELEVISION	DISH ENGLEWOOD, CO TEL: (800) 333-3474



VICINITY MAP
NOT TO SCALE

FLOOD ZONE:

THE PROPERTY DESCRIBED ON THIS SURVEY LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NO. 06065C2037G, BEARING AN EFFECTIVE DATE OF AUGUST 28, 2008.

ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

SURVEYOR'S NOTES:

THE BEARING OF NORTH 19°05'23" EAST ALONG CENTERLINE OF MAIN STREET, AS SHOWN ON MAP FILED IN BOOK 93, PAGE 2, RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

BENCHMARK: NATIONAL GEODETIC SURVEY BENCHMARK DESIGNATION" "F 307 RESET"

PID: "DX1730"

DESCRIPTION: AT ELSINORE, RIVERSIDE COUNTY, ON THE ATCHISON, TOPEKA, AND SANTA FE RAILWAY, NEAR THE NORTHEAST END OF THE STATION, AT THE GRAHAM AVENUE CROSSING, 54 FEET SOUTH OF THE CENTER OF THE CROSSING, 43.2 FEET SOUTHWEST OF THE CENTERLINE OF GRAHAM AVENUE, AND 32.2 FEET SOUTHEAST OF THE CENTERLINE OF THE MAIN TRACK. A STANDARD DISK, STAMPED F 307 RESET 1946 AND SET IN THE TOP OF A CONCRETE POST FLUSH WITH THE STATION PLATFORM.

ELEVATION = 1276.1 FEET (NAVD 88 DATUM)

TOPOGRAPHIC SURVEY FIELD WORK COMPLETED BY PBLA SURVEYING, INC. ON 4/10/19.

LOT SUMMARY TABLE	
LOT 18	7,157.86 SF (0.16 AC)
LOT 19	7,157.86 SF (0.16 AC)
LOT 20	7,157.86 SF (0.16 AC)
LOT 21	7,157.86 SF (0.16 AC)
LOT 22	7,157.86 SF (0.16 AC)
LOT 23	7,157.86 SF (0.16 AC)
*OVERALL LOT	38,432 SF (0.88 AC)

* OVERALL LOT SIZE IS COMPRISED OF LOTS 18 THROUGH 23 WITH THE EXCEPTION OF THE DEDICATED RIGHT-OF-WAY SPACE.

EXISTING EASEMENTS:

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTH ELSINORE MUTUAL WATER COMPANY
PURPOSE: SINK WELLS, TO ESTABLISH & MAINTAIN PUMPING PLANTS, DEVELOPING WATER FOR IRRIGATION & DOMESTIC USE, SURFACE OR UNDERGROUND PIPELINE, TRANSMISSION LINES, AND RIGHTS INCIDENTAL THERETO
RECORDING DATE: JULY 16 1918
RECORDING NO: BOOK 489, PAGE 165, OF DEEDS
AFFECTS: AS DESCRIBED THEREIN

(THE EXACT LOCATION OF SAID EASEMENT CANNOT BE LOCATED FROM SAID DOCUMENT)

② EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE CITY OF LAKE ELSINORE
PURPOSE: FOR SEWER LINE
RECORDING DATE: JANUARY 31, 1941
RECORDING NO: IN BOOK 489, PAGE 339 OF OFFICIAL RECORDS
AFFECTS: AS DESCRIBED THEREIN

EARTHWORK QUANTITIES:

RAW CUT = 3,816 CUBIC YARDS
RAW FILL = 17 CUBIC YARDS

THESE QUANTITIES DO NOT CONSIDER OVEREXCAVATION, SHRINKAGE, AND SUBSIDENCE.

ENGINEER'S STATEMENT:
THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECTION.

TRAVIS P. VINCENT DATE
REGISTRATION NO. C37356

CORE STATES GROUP
4240 East Jurupa Street, Suite 402
Ontario, CA 91761
Phone (909) 467-8907
Tvincent@core-states.com

DOCUMENTS PREPARED BY CORESTATES, INC., INCLUDING THIS DOCUMENT, ARE TO BE USED ONLY FOR THE SPECIFIC PROJECT AND SPECIFIC USE FOR WHICH THEY WERE INTENDED. ANY EXTENSION OF USE TO ANY OTHER PROJECTS, BY OWNER OR BY ANY OTHER PARTY, WITHOUT THE EXPRESSED WRITTEN CONSENT OF CORESTATES, INC. IS DONE UNLAWFULLY AND AT THE USER'S OWN RISK. IF USED IN A WAY OTHER THAN THAT SPECIFICALLY INTENDED, USER WILL HOLD CORESTATES, INC. HARMLESS FROM ALL CLAIMS AND LOSSES.

CLIENT

BOOS DEVELOPMENT

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REVISIONS

REV	DATE	COMMENT	BY

DOCUMENT
TENTATIVE PARCEL MAP (37751)

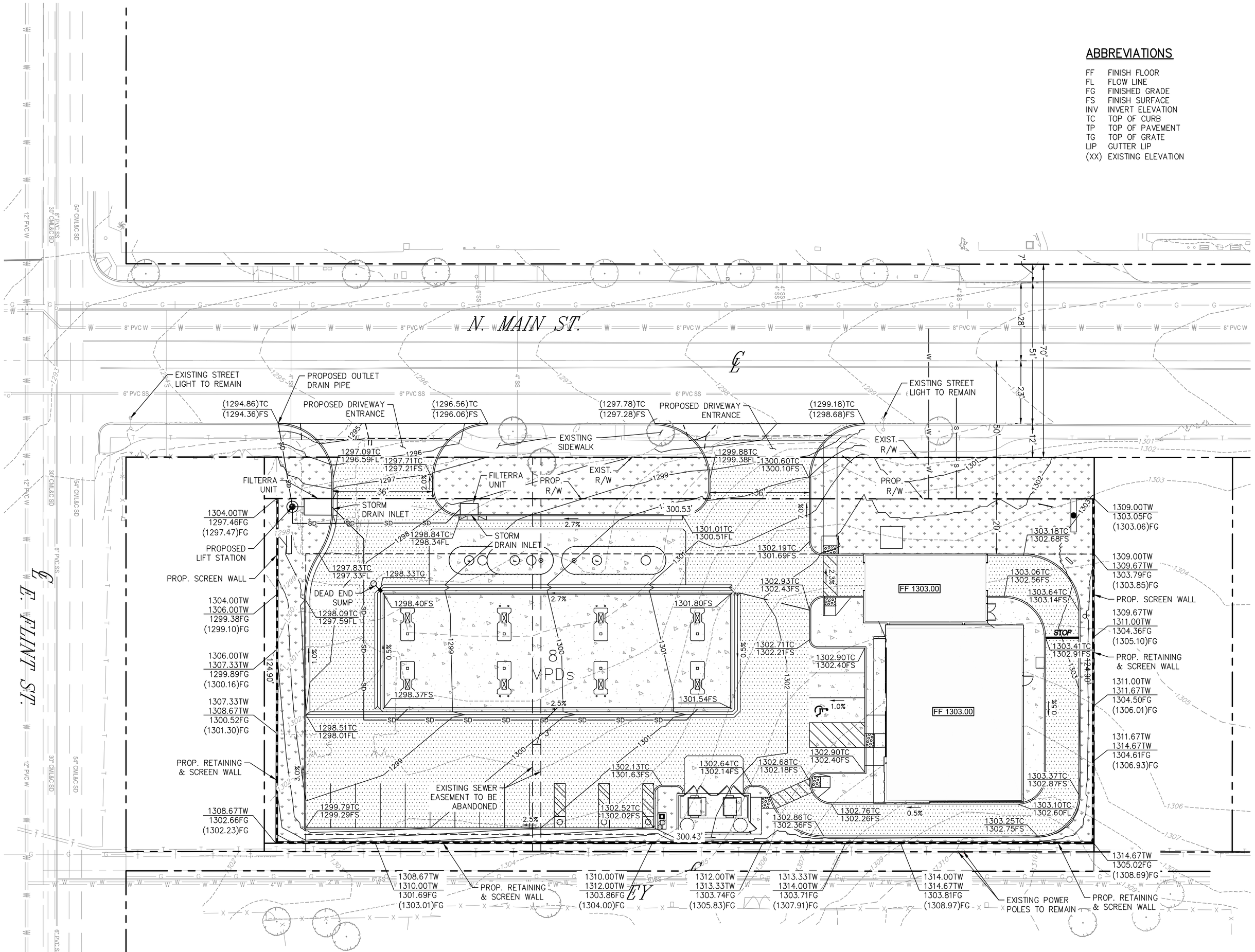
SITE LOCATION
FLINT ST & MAIN ST
LAKE ELSINORE, CA

ENGINEER SEAL
REGISTERED PROFESSIONAL ENGINEER TRAVIS P. VINCENT C37356 CIVIL STATE OF CALIFORNIA

SHEET TITLE

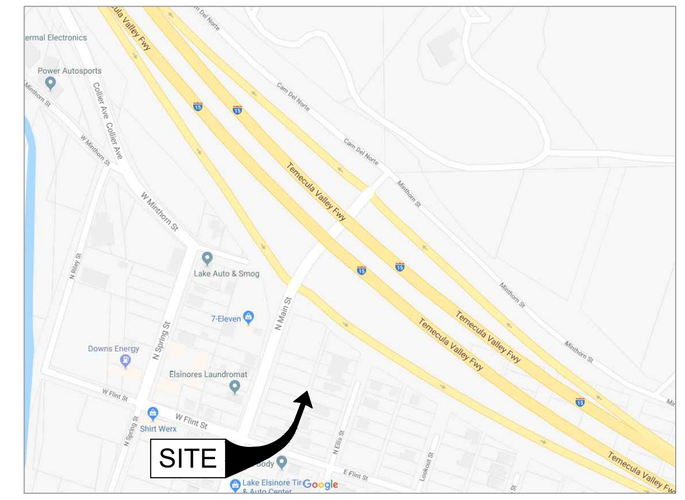
JOB #:	26071
DATE:	11/12/19
SCALE:	
DRAWN BY:	G.CORTES
CHECKED BY:	T.VINCENT

SHEET NO.



ABBREVIATIONS

FF	FINISH FLOOR
FL	FLOW LINE
FG	FINISHED GRADE
FS	FINISH SURFACE
INV	INVERT ELEVATION
TC	TOP OF CURB
TP	TOP OF PAVEMENT
TG	TOP OF GRATE
LIP	GUTTER LIP
(XX)	EXISTING ELEVATION



VICINITY MAP

GRADING LEGEND

- EXISTING PROPERTY BOUNDARY LINE
- EXISTING ROAD CENTERLINE
- PROPOSED DITCH CENTERLINE
- SD — SD — PROPOSED STORM PIPE
- GRADE BREAK
- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED LANDSCAPE AREA EXISTING
- SANITARY STRUCTURES EXISTING
- WV — WATER STRUCTURES

DEVELOPER/APPLICANT

BOOS DEVELOPMENT
701 PARKCENTER DRIVE
SANTA ANA, CA
CONTACT: TANYA WOOLDRIGE
PHONE: (714) 953-0004

ENGINEER

CORE STATES GROUP
4240 E. JURUPA STREET, SUITE 402
ONTARIO CA, 91761
CONTACT: TRAVIS VINCENT
PHONE: (909) 467-8940

ASSESSOR'S PARCEL NUMBER

377-243-002, 377-243-003, 377-243-004, 377-243-005, 377-243-006, & 377-243-007

EARTHWORK QUANTITIES

CUT = 2,682 CUBIC YARDS
FILL = 102 CUBIC YARDS
NET = 2,580 CUBIC YARDS (EXPORT)

CORE STATES GROUP
4240 East Jurupa Street, Suite 402
Ontario, CA 91761
Phone (909) 467-8940
TVincent@core-eng.com

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REVISIONS

REV	DATE	COMMENT	BY

DOCUMENT
CONSTRUCTION DOCUMENTS FOR BOOS

SITE LOCATION
MAIN STREET & FLINT STREET, LAKE ELSINORE, CA

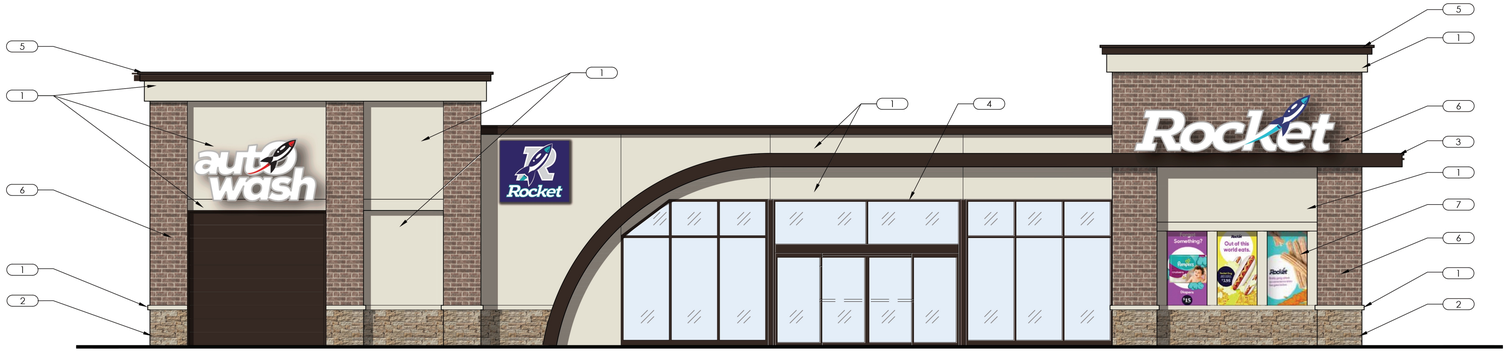
ENGINEER SEAL

REGISTERED PROFESSIONAL ENGINEER
TRAVIS P. VINCENT
C37356
CIVIL
STATE OF CALIFORNIA

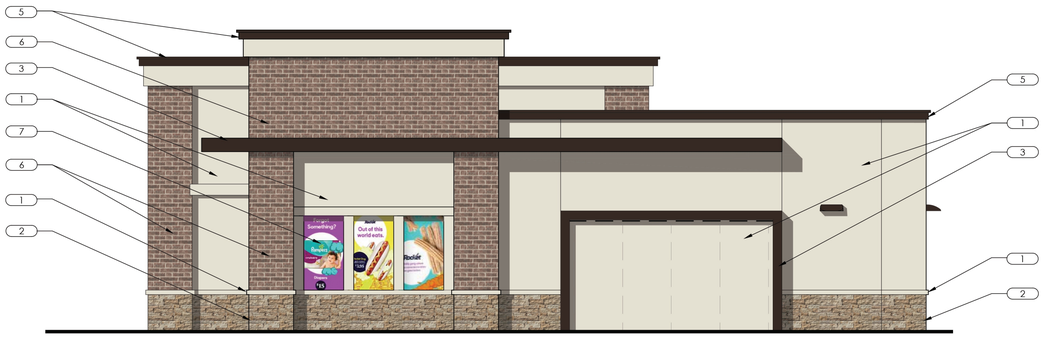
SHEET TITLE
CONCEPTUAL GRADING PLAN

JOB #:	BOO.26071
DATE:	11/25/2019
SCALE:	1" = 20'
DRAWN BY:	JAO
CHECKED BY:	TV

SHEET NO.
CGP



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



2 RIGHT ELEVATION - OPTION #3
SCALE: 3/16" = 1'-0"

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

4 LEFT ELEVATION - OPTION #3
SCALE: 3/16" = 1'-0"

EXTERIOR ELEVATION LEGEND

T	GLAZING PANEL, REFERENCE WINDOW SCHEDUDLE A-610 TEMPERED GLASS
#	FINISH SPECIFICATION, REFERENCE EXTERIOR FINISHES A-200

EXTERIOR FINISHES

1	BEIGE EIFS PANEL
2	DECORATIVE STONE BASE
3	BRONZE "SWOOSH" AND CANOPY
4	STOREFRONT MULLIONS FINISH/COLOR: BRONZE
5	METAL COPING FINISH/COLOR: BRONZE
6	NICHIHA FIBER CEMENT PANEL FINISH/COLOR: VINTAGEBRICK, WHITE WASH
7	INSET BRANDING POSTERS (BY OTHER VENDOR)

United PACIFIC

UNITED PACIFIC
PROTOTYPE
LAKE ELSINORE, CA

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CORE STATES GROUP
CORESTATES, INC.
20101 Southwest Birch Street
Suite 260
Newport Beach, CA 92660
949.402.0560
www.core-eng.com

ARCHITECT OF RECORD

NOT FOR CONSTRUCTION

ISSUE	DATE	DESCRIPTION

PROJECT INFORMATION

PROJECT NO:	BOO.26071
DATE:	12/05/19
SCALE:	AS NOTED
DRAWN BY:	N.IBRAHIM
CHECKED BY:	M.MILLER

SHEET TITLE

EXTERIOR ELEVATIONS

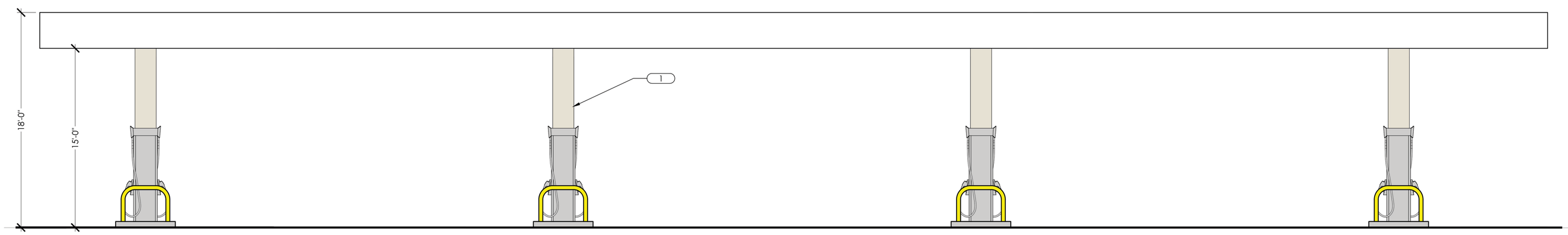
SHEET NUMBER

A-200

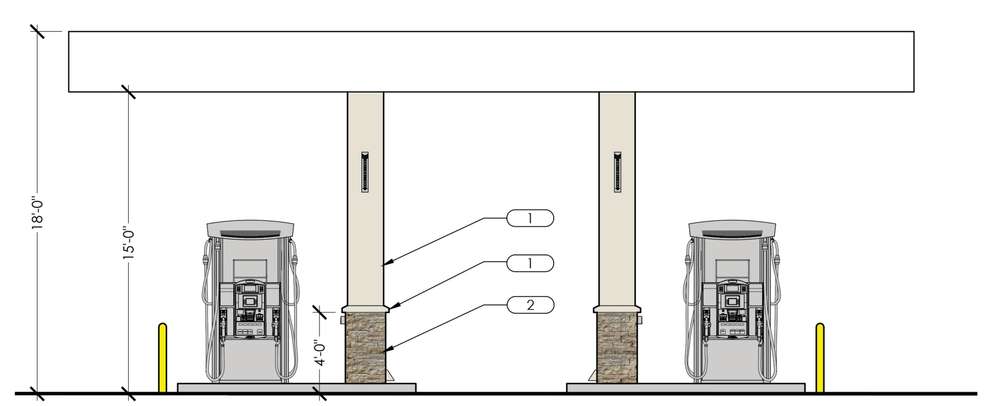
Tuesday, November 12, 2019 10:13:15 PM
Nebiha Ibrahim


Rocket
Rocket


auto wash
Rocket
Rocket



2 CANOPY AND PUMP ELEVATION
SCALE: 3/16" = 1'-0"



1 CANOPY AND PUMP ELEVATION
SCALE: 3/16" = 1'-0"

EXTERIOR ELEVATION LEGEND

#	FINISH SPECIFICATION, REFERENCE EXTERIOR FINISHES

EXTERIOR FINISHES

1	EXTERIOR BRICK STANDARD RUNNING BOND
2	EXTERIOR BRCK STANDARD RUNNING BOND W/ RECESSED COURSES
3	EXTERIOR BRICK SOLIDER COURSE
4	EIFS PANEL
5	DECORATIVE STONE BASE
6	CAST STONE
7	BRONZE METAL PANELING
8	BRONZE "SWOOSH" AND CANOPY
9	STOREFRONT MULLIONS FINISH/COLOR: BRONZE
10	METAL COPING FINISH/COLOR: BRONZE
11	SPANDREL PANEL
12	NICHIHA FIBER CEMENT PANEL FINISH/COLOR: VINTAGEBRICK, WHITE WASH
13	INSET BRANDING POSTERS (BY OTHER VENDOR)

UNITED PACIFIC
LAKE ELSINORE, CA
LAKE ELSINORE, CA

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ARCHITECT OF RECORD

NOT FOR CONSTRUCTION

ISSUE	DATE	DESCRIPTION

PROJECT INFORMATION

PROJECT NO:	BOO.26071
DATE:	11/11/19
SCALE:	AS NOTED
DRAWN BY:	
CHECKED BY:	M.MILLER

SHEET TITLE

CANOPY AND PUMP ELEVATIONS

SHEET NUMBER

A-202

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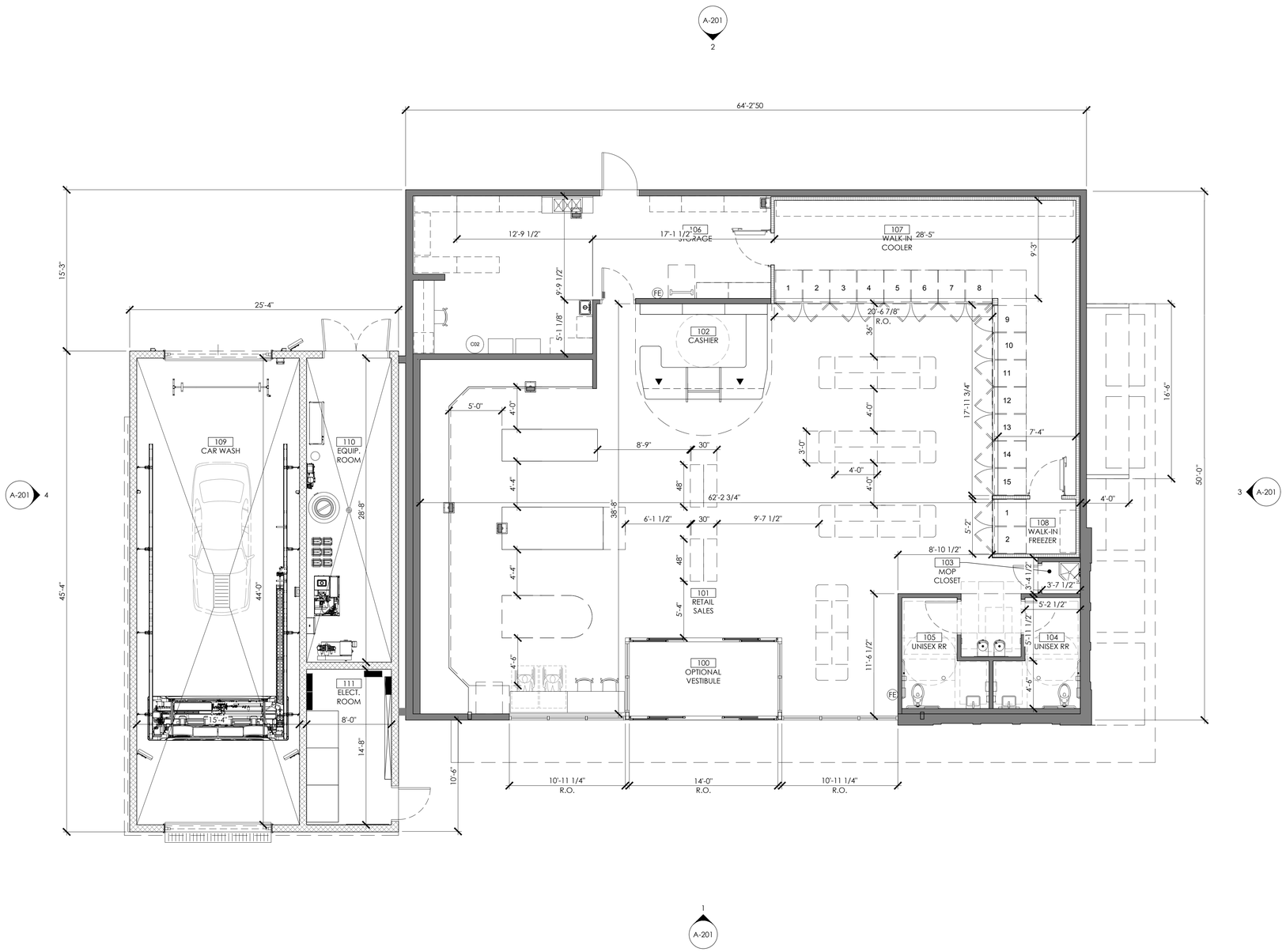

1 EQUIPMENT PLAN

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

UNITED PACIFIC

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ARCHITECT OF RECORD

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ISSUE	DATE	DESCRIPTION

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PROJECT NO:	BOO.26071
DATE:	11/11/19
SCALE:	AS NOTED
DRAWN BY:	
CHECKED BY:	M.MILLER

SHEET TITLE

FLOOR PLAN

SHEET NUMBER

A-100

P:\Boo\Lake Elsinore, CA (Mate 51 and HWY 71) BOO.26071\AMEP_Drawings\A-200_Lake Elsinore_UNI Side Options_Exterior Elevations.dwg
Thursday, November 21, 2019 11:32:43 AM Nebras Ibrahim

PLANTING LEGEND

SYMBOL	BOTANIC NAME (ABBR.)	COMMON NAME	SIZE	SPACING	QUANTITY	REMARKS
TREES						
	ACACIA SALICINA (ACSA)	WILLOW ACACIA	15 GAL. STND.	PER PLAN	11	1.5" CAL. / 5'-6' X 2'-3'
	CHITALPA TASK. 'PINK DAWN' (CHTA)	PINK DAWN CHITALPA	24" BOX STND.	PER PLAN	7	2" CAL. / 8'-10' X 4'-5'
	LAG. INDICA X FAURIEI "CHOCTAW" (LAIN)	PINK CRAPE MYRTLE	24" BOX STND.	PER PLAN	7	2" CAL. / 7'-9' X 3'-4'
	MAGNOLIA GRA. 'MAJESTIC BEAUTY' (MAGR)	MAJESTIC BEAUTY	N/A	PER PLAN	7	EXISTING

SYMBOL	BOTANIC NAME (ABBR.)	COMMON NAME	SIZE	SPACING	QUANTITY	REMARKS
SHRUBS						
	AGAVE 'BLUE FLAME' (AGBL)	BLUE FLAME AGAVE	5 GAL.	3FT. O.C.	90	18"X18"
	DESCHAMPSIA CAESPITOSA (DECA)	TUFTED HAIR GRASS	1 GAL.	2FT. O.C.	489	8"X8"
	HESPERALOE PARVIFLORA (HEPA)	BRAKE LIGHTS YUCCA	5 GAL.	3FT. O.C.	196	18"X18"
	ROMARINUS OFF. 'TUSCAN BLUE' (ROOF)	TUSCAN BLUE ROSEMARY	5 GAL.	5FT. O.C.	88	24"X24"

GROUNDCOVER						
	MYOPORUM 'PACIFICUM' (MYPA)	PACIFIC MYOPORUM	1 GAL.	6FT. O.C.	PER PLAN	12"X12"

LANDSCAPE CALCULATIONS

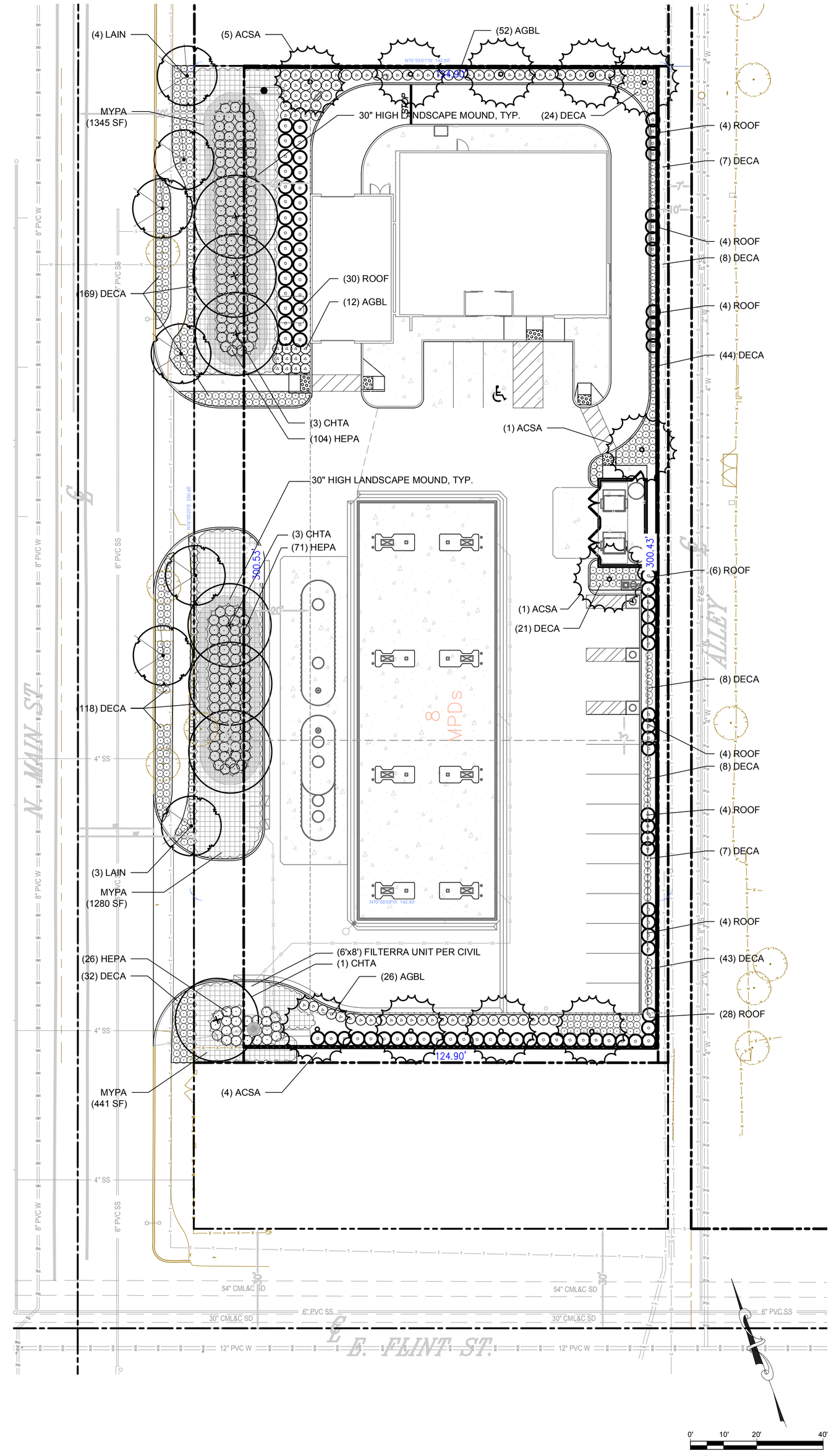
TOTAL SITE AREA:	38,432 SF
LANDSCAPE AREA REQUIRED:	3,843 SF (10% OF SITE AREA)
LANDSCAPE AREA PROVIDED:	5,768 SF ON-SITE (15%) 4,605 SF R.O.W./OFF-SITE
TOTAL LANDSCAPE PROVIDED:	10,373 SF
STREET TREES REQ. (1 PER 30LF)	300 LF (MAIN ST.) / 30 = 10 REQ'D STREET TREES
STREET TREES PROVIDED:	(10) - 3 EXTG. + 7 NEW
PERIMETER TREES REQ. (1 PER 30LF)	586 LF (PERIMETER) / 30 = 19 REQ'D TREES
PERIMETER TREES PROVIDED:	(10) NEW
PARKING LOT TREES REQ/ (1 PER 10 SPCS)	15 PARKING SPACES / 10 = 2 REQ'D TREES
PARKING LOT TREES PROVIDED:	(5) NEW

C-STORE – LAKE ELSINORE, CA

WATER EFFICIENT LANDSCAPE WORKSHEET

Reference Evapotranspiration (LAKE ELSINORE, CA) (ETo) 49.7

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq, ft,)	ETAF x Area	Estimated Total Water Use (ETWU)[e]
Regular Landscape Areas							
#1 Trees	**0.3**	**Bubbler**	**0.71**	**0.43**	**600**	**258**	**7,951**
#2 Shrubs & Groundcover	**0.3**	**Rotary**	**0.75**	**0.4**	**8,075**	**3,230**	**99,529**
				Totals	**8,675 (A)**	**3,488 (B)**	
Special Landscape Areas (NOT APPLICABLE)							
						ETWU Total	**107,480**
						Maximum Allowed Water Allowance (MAWA)[e]	**111,970**



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CLIENT

BOOS DEVELOPMENT

811 Know what's below. Call before you dig.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DATA AND MAY VARY FROM THE ACTUAL LOCATION AND ELEVATION AS DETERMINED BY MEASUREMENTS TAKEN IN THE FIELD. CORE STATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AND/OR CITY AGENCIES BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

REV	DATE	COMMENT	BY

DOCUMENT
CONSTRUCTION DOCUMENTS FOR BOOS

SITE LOCATION
MAIN STREET & FLINT STREET, LAKE ELSINORE, CA

SEAL

LICENSED LANDSCAPE ARCHITECT
DARCY R. BRANDON
Signature
Renew Date 12/30/21
Date 10/29/2020
STATE OF CALIFORNIA

SHEET TITLE
LANDSCAPE PLANTING

JOB #:	BOO.26071
DATE:	11/18/19
SCALE:	
DRAWN BY:	ML/DB
CHECKED BY:	RM

SHEET NO.
LP-1