

THE LAKEVIEW PLAZA

Legal Description	Project Narrative / Scope of Work	SHEET INDEX	PROJECT CONTACT	VICINITY MAP
APN # 375-092-002-6, 375-092-003-7, 375-092-004-8, 375-092-005-9 and 375-092-006-0 Lot 17 Legal Description: LOT: 17 ABBREVIATED DESCRIPTION : LOT 17 CITY LAKE ELSINORE 62 ACRES M/L IN POR LOT 17 MB 009/ 065 LAKE SHORE DR ADD CITY/MUNI/TWP: LAKE ELSINORE FOR APN/PARCEL LD(S): 375-092-002-6, 375-092-003-7, 375-092-A04-8,375-092-005-9 AND 375-092-006-0 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS: PARCEL NO.1: THAT PORTION OF BLOCK 14 OF LAKESHORE DRIVE ADDITION, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 9, PAGES 65, 66 AND 67 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF SAID BLOCK, 227.99 FEET NORTHWESTERLY OF THE MOST EASTERLY CORNER THEREOF; THENCE SOUTH 26 45' WEST, 123.88 FEET TO THE NORTHEASTERLY LINE OF THE COUNTY ROAD AS NOW LOCATED THROUGH SAID BLOCK; THENCE NORTHWESTERLY ON THE NORTHEASTERLY LINE OF SAID COUNTY HEAD TO NORTHWESTERLY LINE OF SAID BLOCK; THENCE NORTHEASTERLY ON SAID NORTHWESTERLY LINE TO THE MOST NORTHERLY CORNER OF SAID BLOCK; THENCE SOUTHEASTERLY 72.18 FEET, ON THE NORTHEASTERLY LINE OF SAID BLOCK TO THE POINT OF BEGINNING. PARCEL NO.2: THAT PORTION OF BLOCK 15 OF LAKESHORE DRIVE ADDITION, AS SHOWN BY MAP ON FILE IN BOOK 9, PAGES 65, 66 AND 67 OF MAPS, RIVERSIDE COUNTY RECORDS, LYING NORTHEASTERLY OF THE COUNTY ROAD AS NOW LOCATED THROUGH SAID BLOCK; PARCEL NO.3: THAT PORTION OF BLOCK 16 OF LAKESHORE DRIVE ADDITION, AS SHOWN BY MAP ON FILE IN BOOK 9, PAGES 65, 66 AND 67 OF MAPS, RIVERSIDE COUNTY RECORDS, LYING NORTHEASTERLY OF THE COUNTY ROAD, AS NOW LOCATED THROUGH SAID BLOCK; PARCEL NO.4: THAT PORTION OF BLOCK 17 OF LAKESHORE DRIVE ADDITION, AS SHOWN BY MAP ON FILE IN BOOK 9, PAGES 65, 66 AND 67 OF MAPS, RIVERSIDE COUNTY RECORDS, LYING NORTHEASTERLY OF THE COUNTY ROAD AS NOW LOCATED THROUGH SAID BLOCK; EXCEPTING THEREFROM THE NORTHWEST 250 FEET THEREOF; AND PARCEL NO. 5: THE SOUTHEAST 1 00 FEET OF THE NORTHWEST 250 FEET OF BLOCK 17 OF LAKESHORE DRIVE ADDITION, AS SHOWN BY MAP ON FILE IN BOOK 9, PAGES 65, 66 AND 67 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. PARCEL NO. 6: THE SOUTHEAST 100 FEET OF THE NORTH WEST 150 FEAT OF BLOCK 17, OF LAKESHORE DRIVE ADDITION, AS SHOWN BY MAP ON FILE IN BOOK 9, PAGE 65, 66 AND 67 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.	The proposal of a development for new ground-up retails and restaurants of 43,120 s.f. within a newly proposed site area of 4 acre. The project is located at the corner of lake shoreline and Manning st. in the incorporated city area of Lake Elsinore.	ARCHITECTURAL A-0 TITLE SHEET A-1 SITE PLAN A-2 FLOOR PLANS A-3 ELEVATIONS A-4 ROOF PLANS A-5 WALL & FENCE PLAN LANDSCAPE L-1 LANDSCAPE PLAN CIVIL C-0.0 EXISTING TOPOGRAPHY PLAN C-1.1 PRELIMINARY GRADING PLAN C-1.2 PRELIMINARY GRADING PLAN C-2.0 TENTATIVE PARCEL MAP	OWNER LAKE VIEW CENTER LLC. 18103 SKYPARK CENTER # B-2 IRVINE, CA 92614 ARCHITECT AB GROUP CONTACT: ALI R. BADIE 70 QUARTER HORSE IRVINE, CA 92602 TEL: (949) 394-4144 LANDSCAPE ARCHITECT STAN SMITH ASSOCIATES CONTACT: STAN SMITH 23011 MOULTON PARKWAY #J-12 LAGUNA HILLS, CA 92653 TEL: (949) 855-6413 CIVIL BLUE PEAK ENGINEERING, INC. CONTACT: ROBERT J. DEPRAT 18543 YORBA LIND BL., #235 YORBA LINDA , CA 92886 TEL: (714) 749-3077 TRANSPORTATION CONSULTANT (TRAFFIC ENGINEER) T.J.W ENGINEERING CONTACT: DAVID CHEW 6 VENTURE #225 IRVINE, CA 92618 TEL: (949) 878-3509	

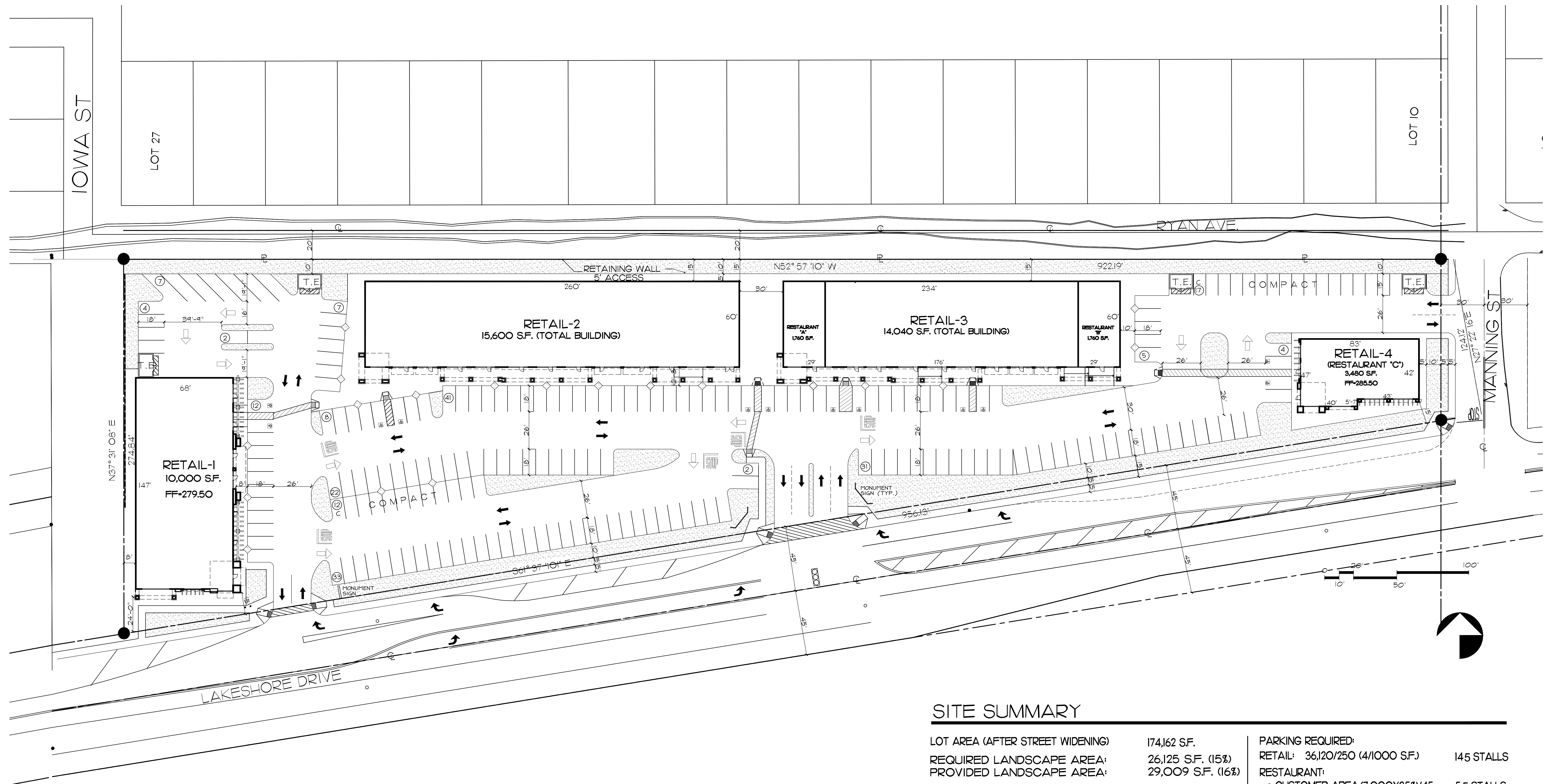
THE LAKEVIEW PLAZA
CORNER OF LAKE SHORELINE DRIVE AND MANNING ST.
LAKE ELSINORE, CA

AB GROUP
70 QUARTER HORSE
IRVINE, CA 92602



A-0
TITLE SHEET

Updated 12/01/2019



SITE SUMMARY

LOT AREA (AFTER STREET WIDENING)	174,162 S.F.	PARKING REQUIRED:	
REQUIRED LANDSCAPE AREA:	26,125 S.F. (15%)	RETAIL: 36,120/250 (4/1000 S.F.)	145 STALLS
PROVIDED LANDSCAPE AREA:	29,009 S.F. (16%)	RESTAURANT:	
		• CUSTOMER AREA (7,000X35%)/45	55 STALLS
		• BOH AREA (7,000X65%)/200	23 STALLS
TOTAL BUILDING	43,120 S.F.	PARKING REQUIRED:	223 STALLS
• RETAIL:	36,120 S.F.	PARKING PROVIDED:	207 STALLS
• RESTAURANT:	7,000 S.F.		16
BUILDING COVERAGE PERCENTAGE:	24%	REQUIRED ADA PARKING STALLS:	223 X 2% = 5
		PROVIDED ADA PARKING STALLS:	12 STALLS
		ALLOWED COMPACT PARKING STALLS:	223 / 4 = 56
		PROVIDED COMPACT PARKING STALLS:	29 STALLS

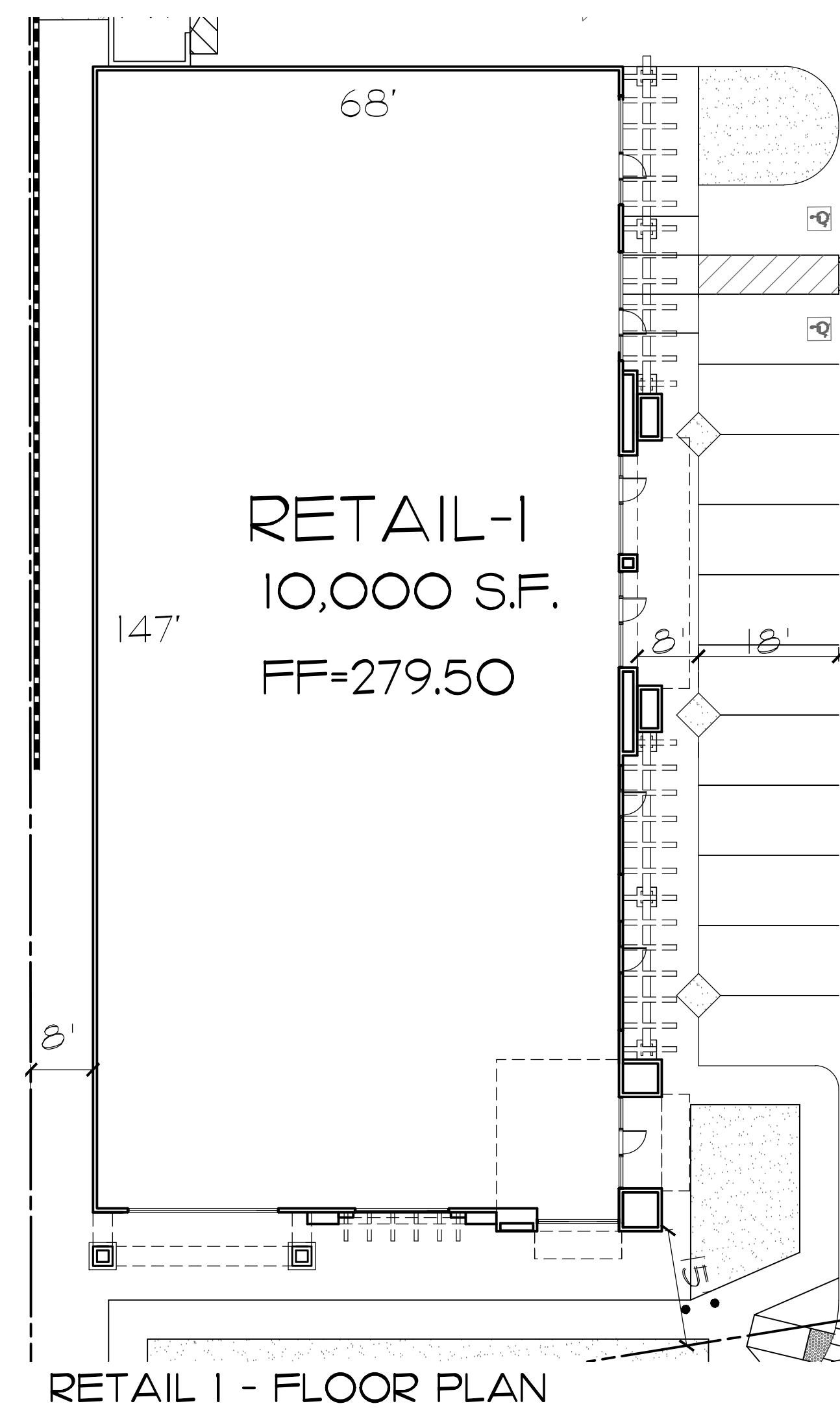
SECTION 9.0, TABLE 18, (MIN. REQ.)..... 207 STALLS

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

AB GROUP
70 QUARTER HORSE
IRVINE, CA 92602

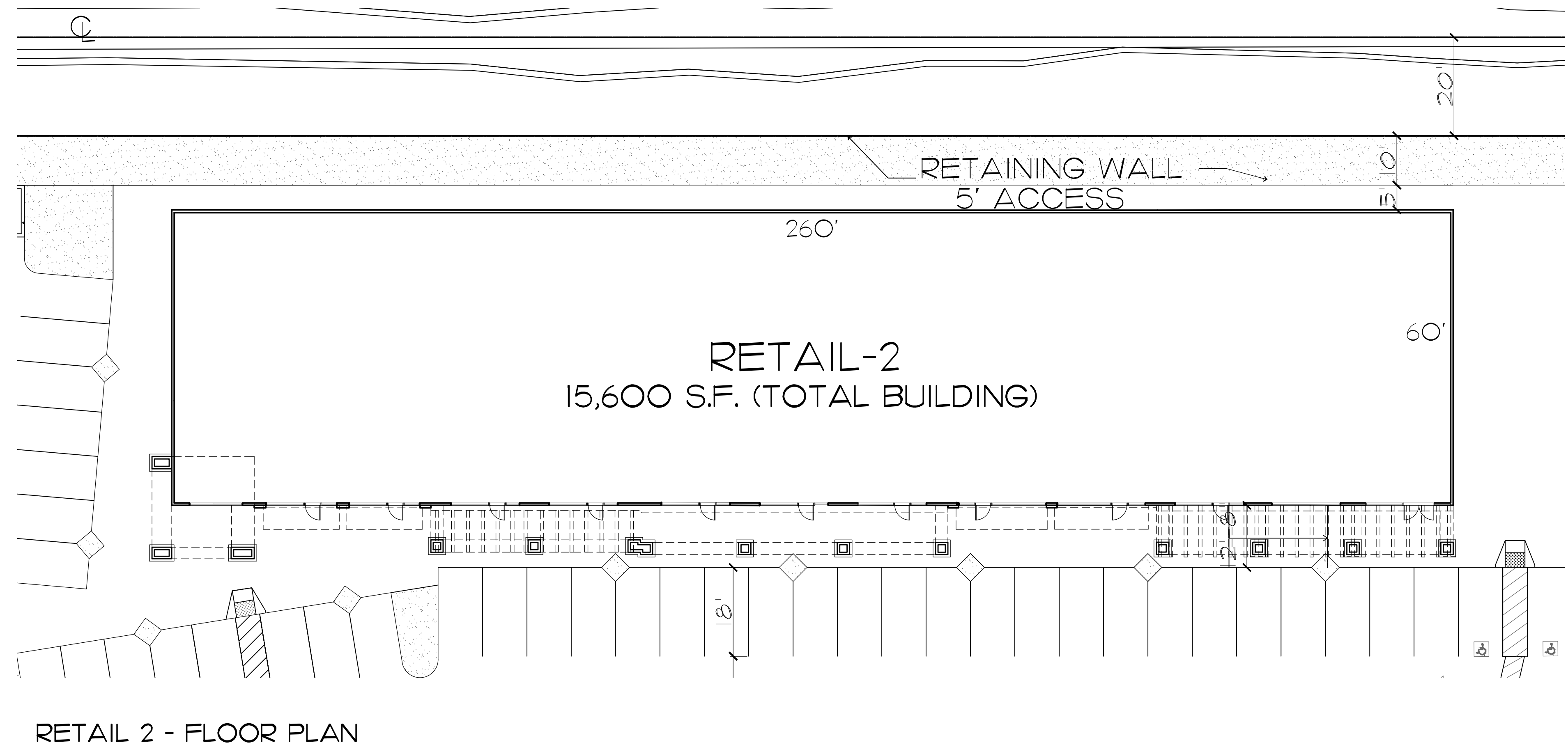
A-1.0
Site Plan

Updated 12/31/2019



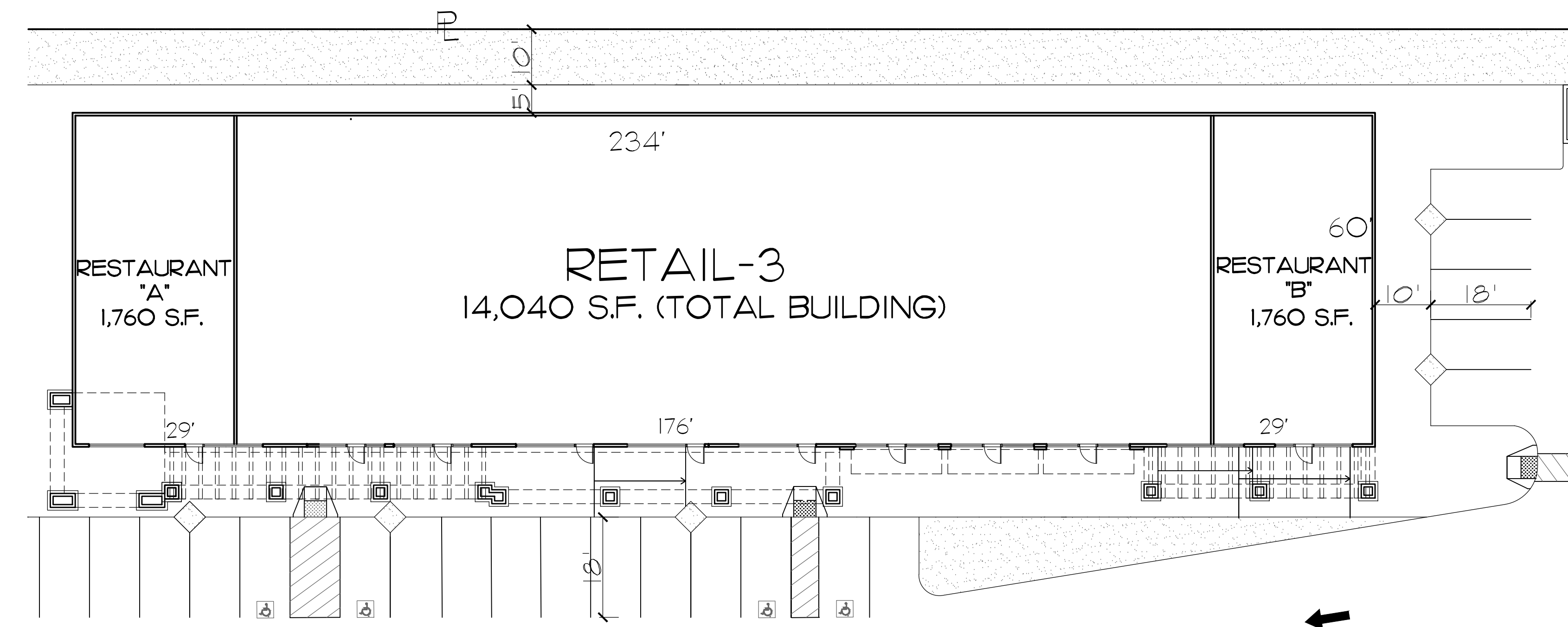
RETAIL 1 - FLOOR PLAN

SCALE, 1/16"=1'-0"



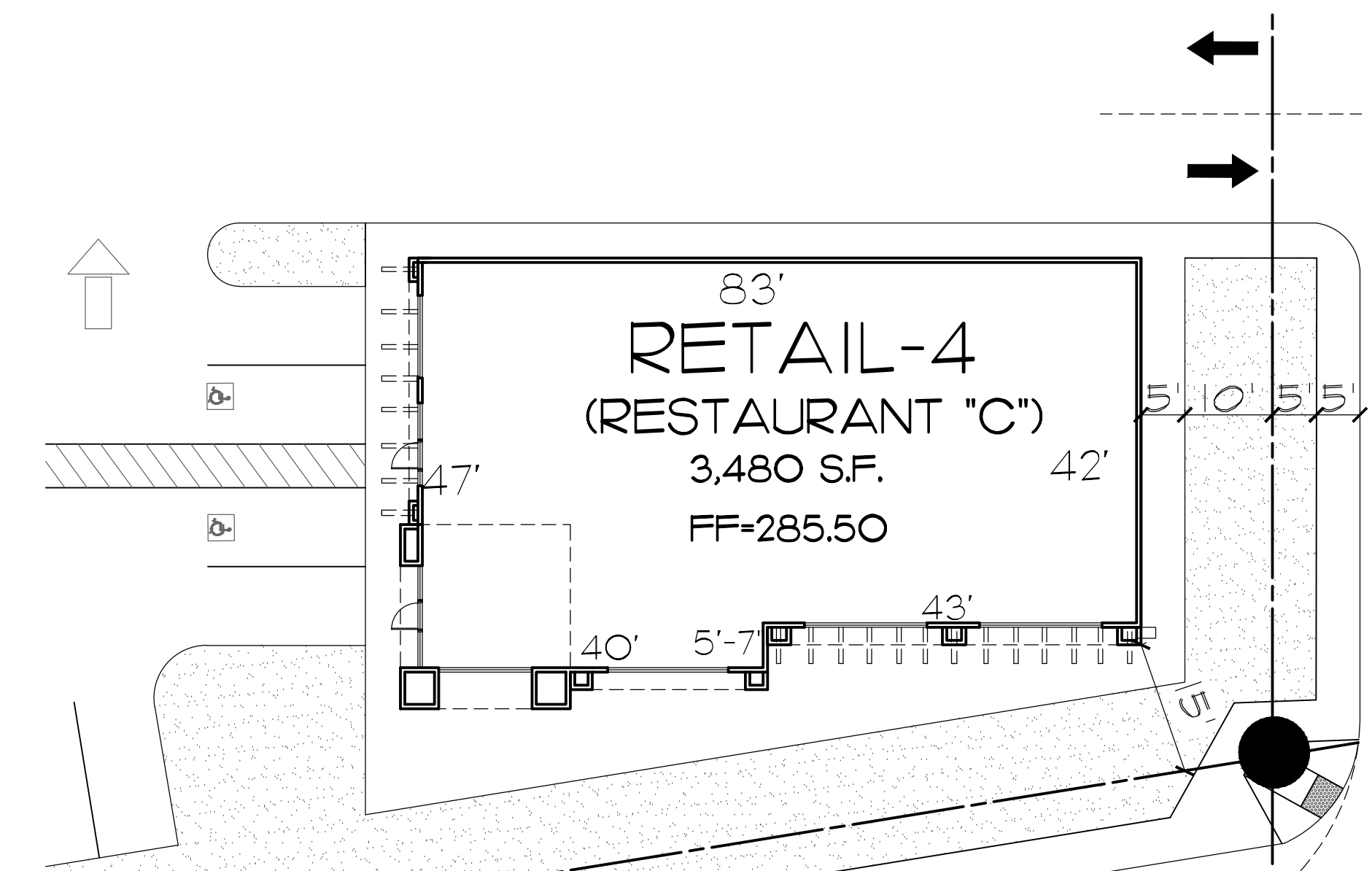
RETAIL 2 - FLOOR PLAN

SCALE, 1/16"=1'-0"



RETAIL 3 - FLOOR PLAN

SCALE, 1/16"=1'-0"



RETAIL 4 (RESTAURANT "D")- FLOOR PLAN

SCALE, 1/16"=1'-0"

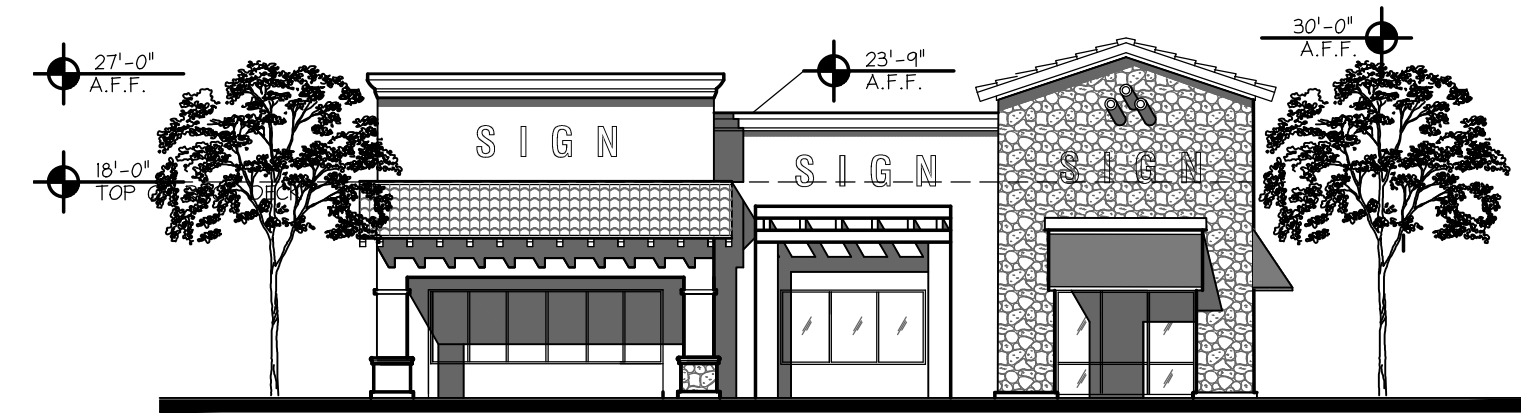
THE LAKEVIEW PLAZA
CORNER OF LAKESHORE DRIVE AND MANNING ST.
LAKE ELSINORE, CA

AB GROUP
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A-2.0
FLOOR PLANS

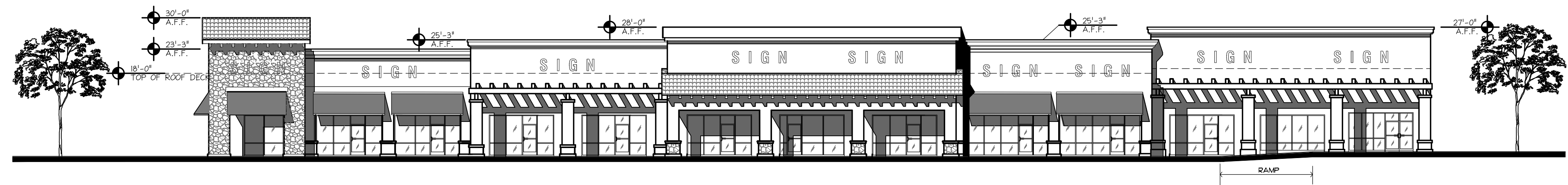
08/05/19



RETAIL 1 - SOUTH (STREET) ELEVATION
SCALE, 1/16"=1'-0"



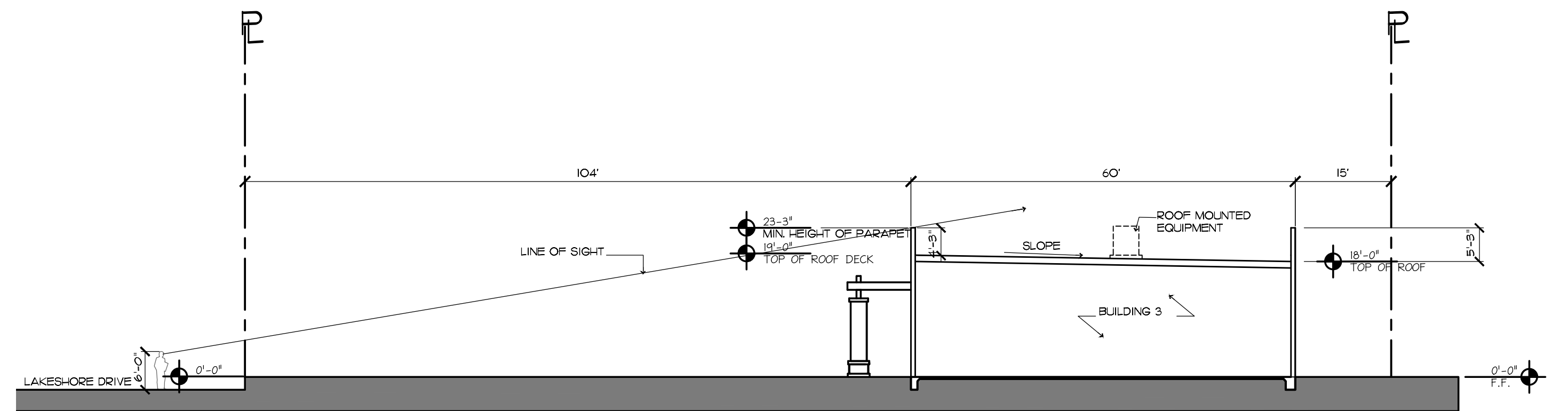
RETAIL 1 - EAST ELEVATION
SCALE, 1/16"=1'-0"



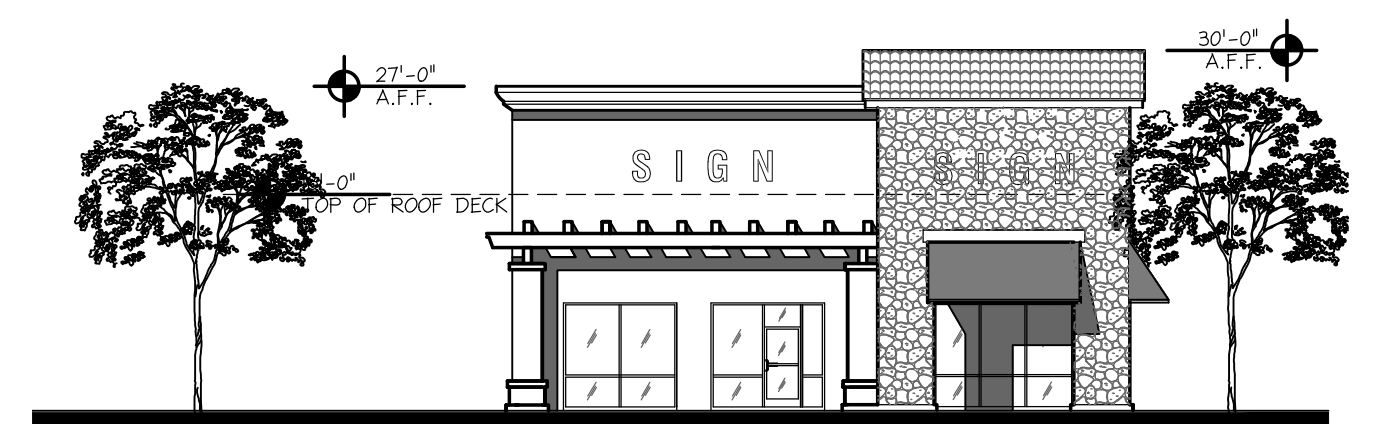
RETAIL 2 - SOUTH ELEVATION
SCALE, 1/16"=1'-0"



RETAIL 3 - SOUTH ELEVATION
SCALE, 1/16"=1'-0"



LINE OF SIGHT STUDY
SCALE, 1/16"=1'-0"



RETAIL 4 - WEST ELEVATION
SCALE, 1/16"=1'-0"



RETAIL 4 - SOUTH ELEVATION
SCALE, 1/16"=1'-0"

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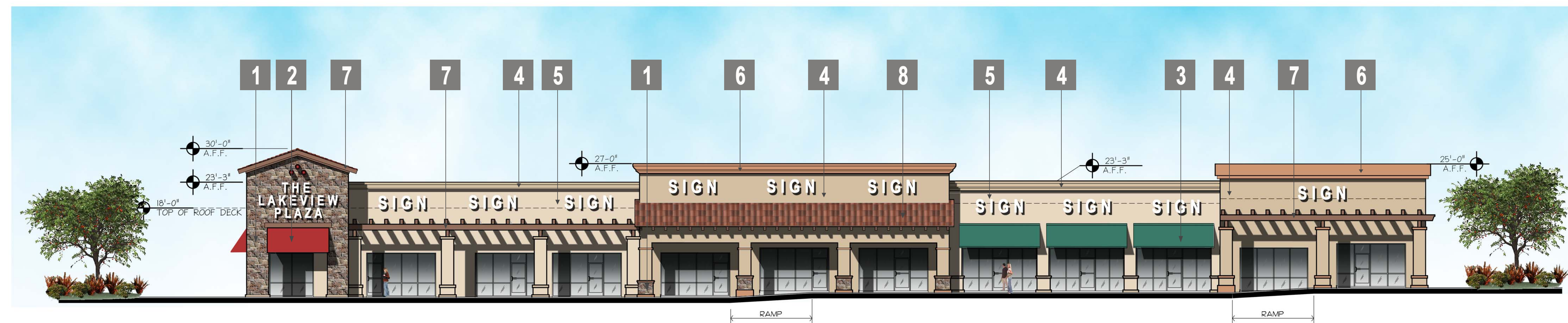
A-3.0
ELEVATIONS

08/05/19



RETAIL 2 - SOUTH ELEVATION

SCALE, 3/32"=1'-0"



RETAIL 3 - SOUTH ELEVATION

SCALE, 3/32"=1'-0"



1 TUSCAN VILLA-SEVILLE
CORONADO STONE



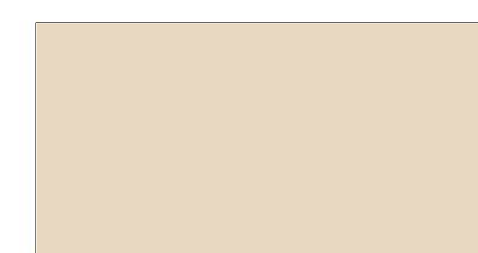
2 DEA 106
RED CONTRAST



3 DE5706
PINE NEEDLE



4 DE6143
ALMOND LATTE



5 DE6142
FLOATHING FEATHER



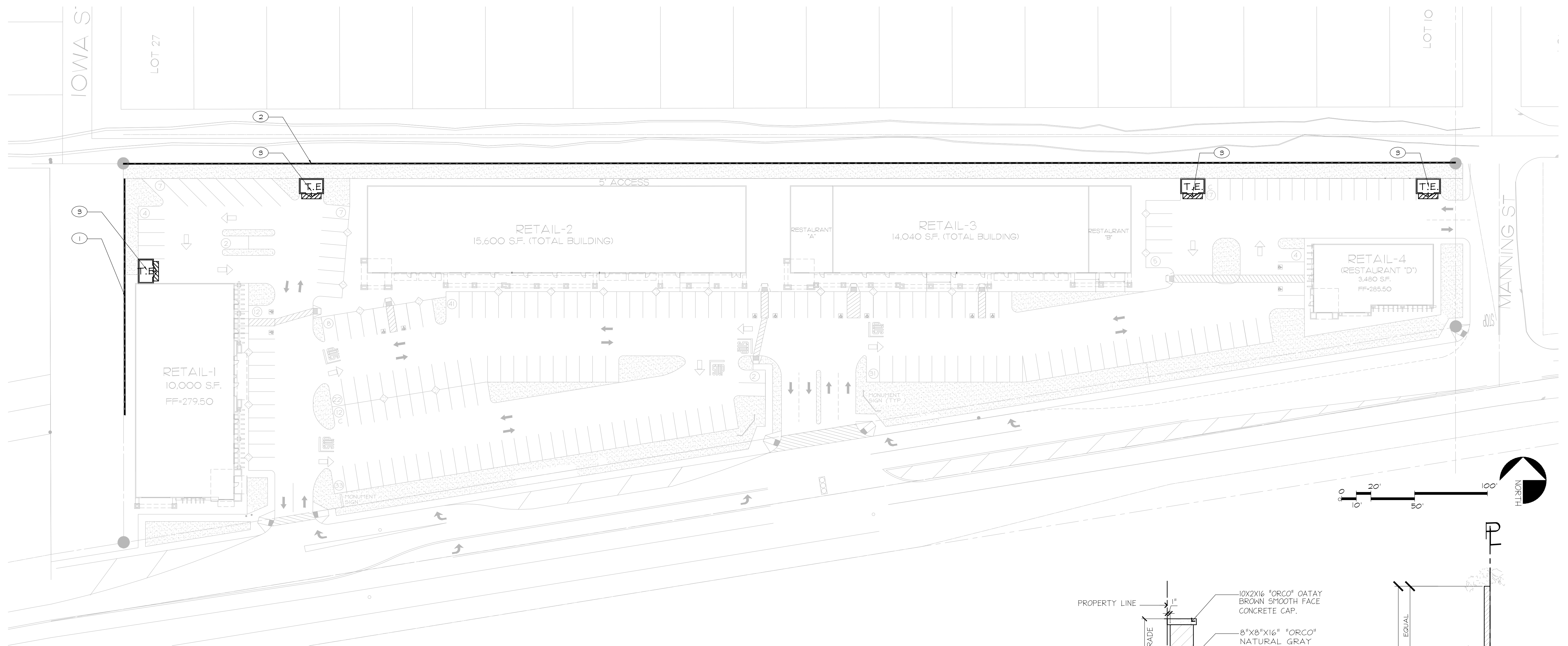
6 DE5214
TAWNY AMBER



7 DE6097
MONTEREY BROWN

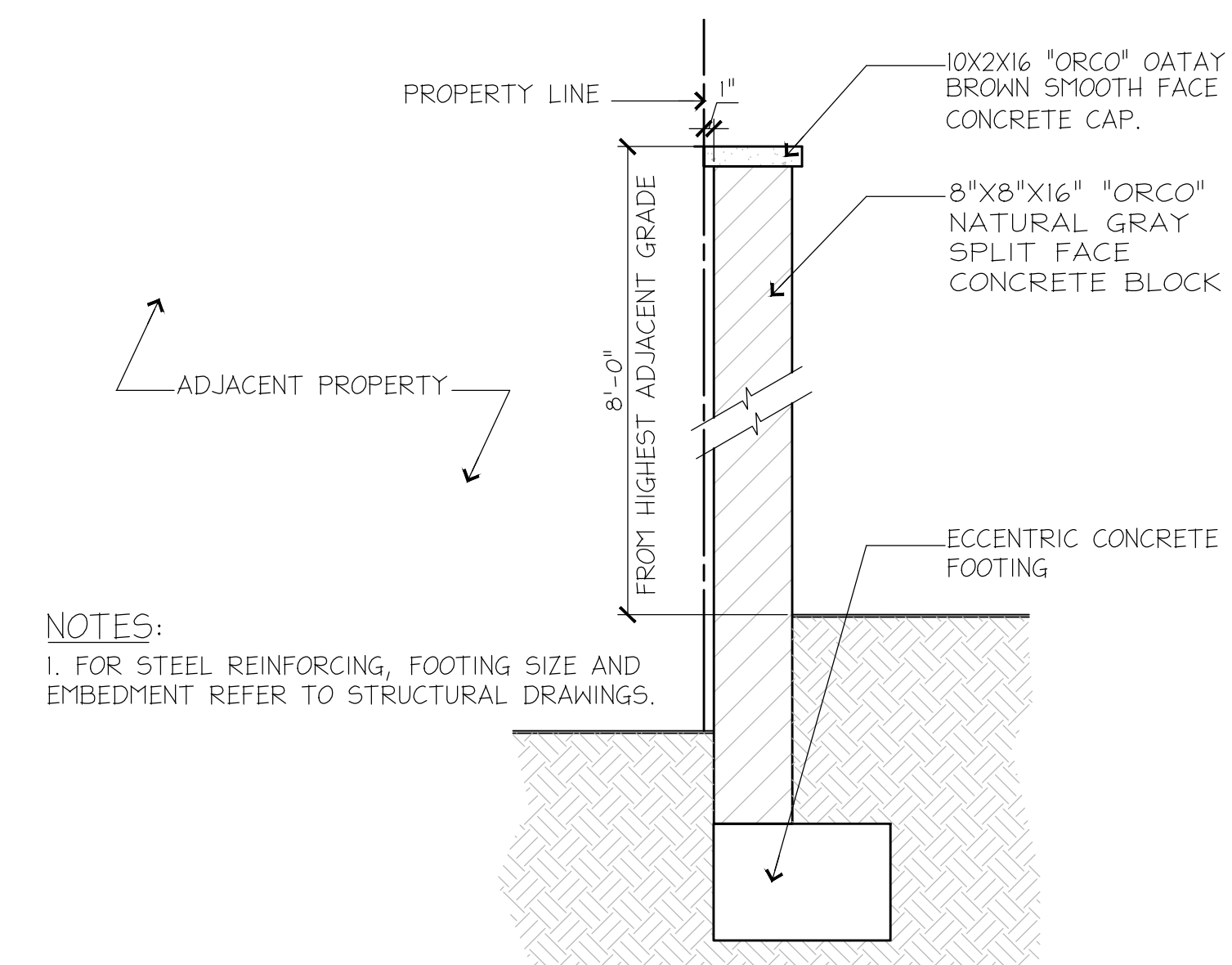


8 NEWPORT BLEND - BORAL
SKU: 1USDU7040



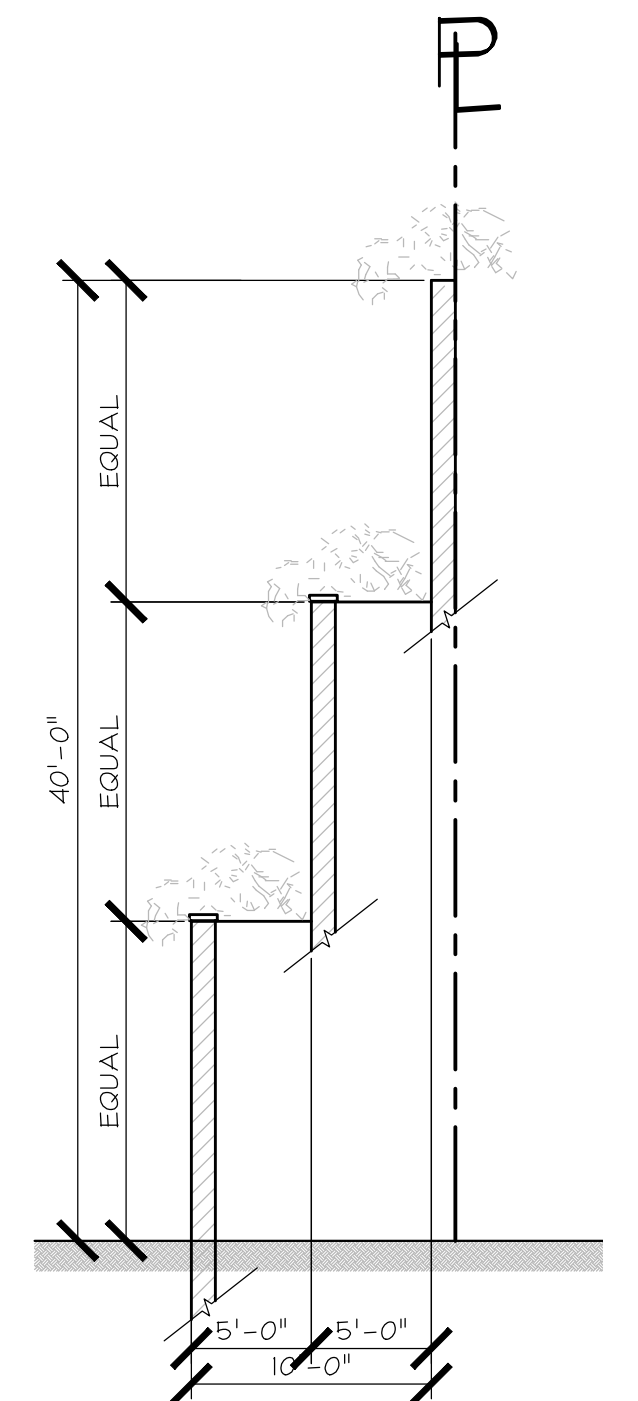
KEYNOTES

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



NOTES:
1. FOR STEEL REINFORCING, FOOTING SIZE AND EMBEDMENT REFER TO STRUCTURAL DRAWINGS.

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



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

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

AB GROUP
70 QUARTER HORSE
IRVINE, CA 92602



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

TOPOGRAPHIC SURVEY

LOTS 14-17 OF LAKE SHORE DRIVE ADDITION

LAKE ELSINORE, CA 92530

SCALE: 1"=50'



VICINITY MAP
NOT TO SCALE

ABBREVIATIONS	
AB	AGGREGATE BASE
AC	ASPHALTIC CONCRETE
APWA	AMERICAN PUBLIC WORKS ASSOCIATION
BFP	BACKFLOW PREVENTOR
BW	BACK OF WALK
CATV	CABLE TELEVISION
CB	CATCH BASIN
CLF	CHAIN LINK FENCE
CO	CLEANOUT
DG	DETERIORATED GRAVEL
DN	DOWN
DWY	DRIVEWAY
EX	EXISTING
FG	FINISHED GROUND / GRADE
FS	FINISH SURFACE
GB	GRADE BREAK
HB	HOSE BIB
HC	HANDICAP
HGL	HYDRAULIC GRADE LINE
ICV	IRRIGATION CONTROL VALVE
INV	INVERT ELEVATION
NAT	NATURAL LANDSCAPE
NG	NATURAL GROUND
PB	PULL BOX
PCC	PORTLAND CEMENT CONCRETE
PP	POWER POLE
PVC	POLYVINYL CHLORIDE
R=	RADIUS
RAD	RADIAL
R	RIDGELINE
SSCO	SANITARY SEWER CLEANOUT
SGN	SIGN AND POST
SS	SANITARY SEWER
T	TANGENT LENGTH
TC	TOP OF CURB
TG	TOP OF GRADE
TB	TOP OF BERM
TF	TOP OF FOOTING
TSF	TUBE STEEL FENCE
TW	TOP OF WALL
UTL	UTILITY
WM	WATER METER
WV	WATER VALVE

LEGEND

	BUILDING		BOLLARD
	FLOW LINE		DRAIN INLET
	STREET CENTERLINE(E)		GAS METER
	PROPERTY LINE(E)		DOWN SPOUT
	CURB AND GUTTER		AC PAVING
	RETAINING BLOCK WALL		SANITARY SEWER MANHOLE
	FENCE		PALM TREE
	WROUGHT IRON FENCE		TREE W/ TRUNK DIA
	WATER VALVE		LANDSCAPE
	FIRE HYDRANT		
	POWER POLE		
	SIGN		
	CLEANOUT		
	PULLBOX		
	AC PAVED ROADS		

ARCHITECT:

REVISIONS

PROPERTY OWNER

PREPARED UNDER SUPERVISION OF:

G & G ENGINEERING, INC.
1251 N. MANASSERO ST., STE. 402
ANAHEIM, CA 92807
PHONE: (714) 970-7220
FAX: (714) 970-7244
EMAIL: INFO@GNG.COM



DRAWN BY: F.G.
DESIGNED BY: A.G.
CHECKED BY: A.G.

TOPOGRAPHIC SURVEY

DATE: 04-30-18 SHEET NO.
SCALE: AS SHOWN **C-1**
JOB NO. 818

BENCH MARK

1 1/2" ALUMINUM CAP IN 6" CONC. COLLAR
FROM THE INTER. OF LAKESHORE DR. AND RIVERSIDE DR. SE 0.5 MI. ALONG LAKESHORE DR. TO ADDRESS #17303
LAKESHORE DR; 133' + S OF CENTER LINE OF LAKESHORE DR; 105' + S OF PP #1991023E, 10' + EASTERLY O
24" DIA EUCALYPTUS TREE; 1' + S OF SURVEY MARKER POST.

BM NUMBER	ELEVATION	DATE
EL-33-80	1284.84 FT	8-26-80

BASIS OF BEARINGS

THIS SURVEY WAS BASED ON THE CENTERLINE BEARING OF LAKE SHORELINE DRIVE N 63°29'10" W
AS SHOWN IN MAP BOOK 9, PAGE 67 RECORDS OF THE COUNTY OF RIVERSIDE.

DIGALERT
DIAL TOLL FREE
1-800-227-2600
AT LEAST TWO DAYS
BEFORE YOU DIG

20 10 0 20 40

SCALE: 1"=20'



DATE: 11/13/19



LOT 10

RYAN AVE.

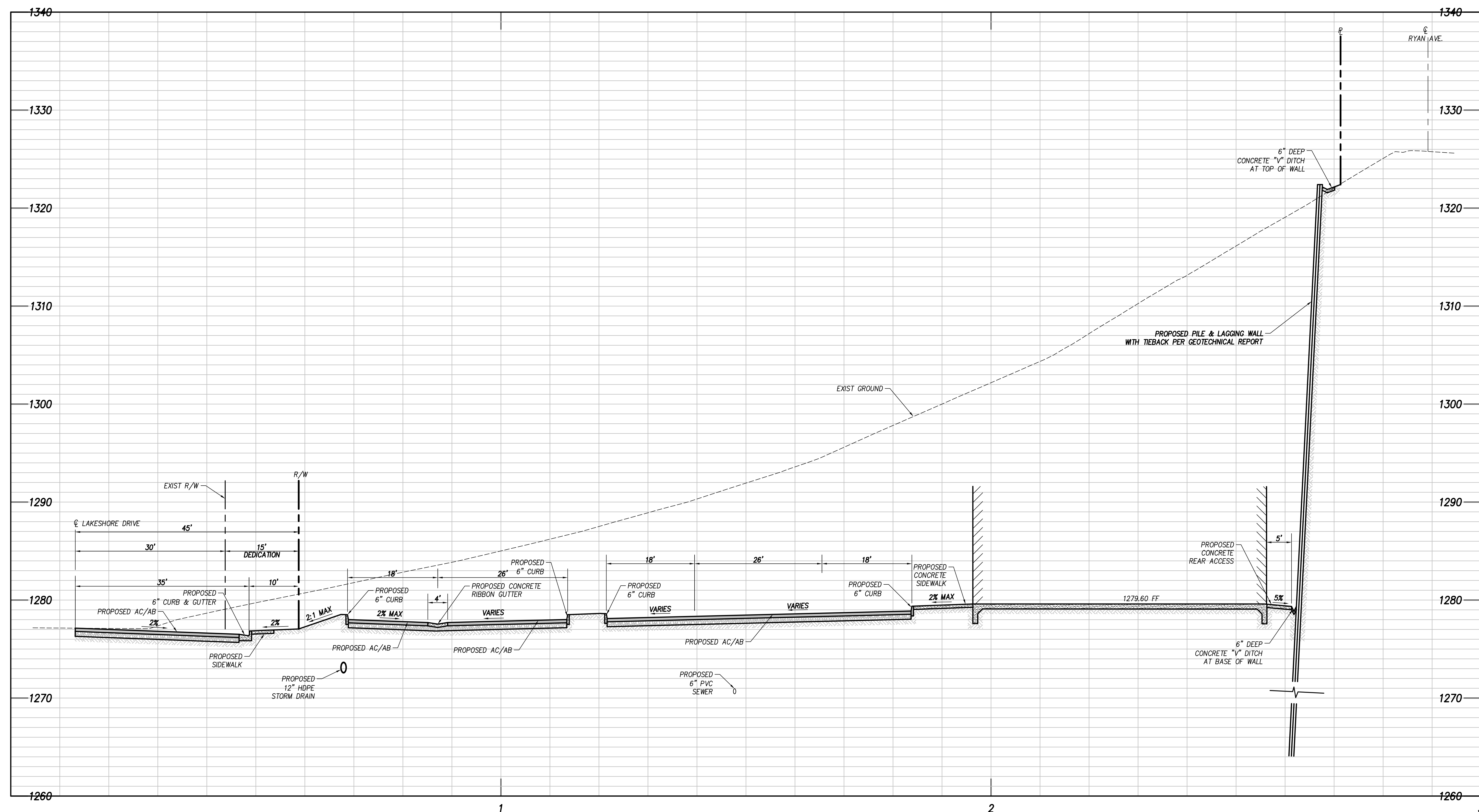
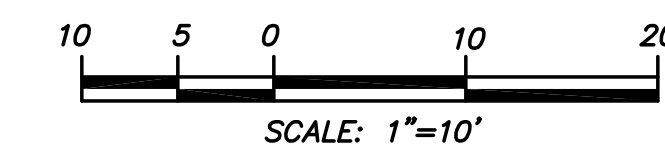
MANNING ST.

EXIST 8" SEWER MAIN

LAKE SHORE DRIVE

MB 9/65-67 LAKE SHORE DRIVE ADDITION

THE VALUES SHOWN HEREON ARE FOR PLAN CHECK ESTIMATING PURPOSES ONLY. CONTRACTOR SHALL PERFORM OWN QUANTITY ESTIMATE FOR BIDDING AND CONSTRUCTION. VOLUMES BASED ON A FINISH GRADE 8" BELOW DESIGN GRADES.

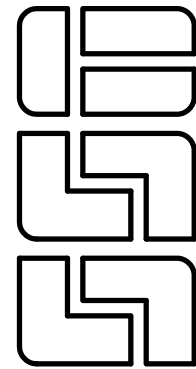


SECTION A-A

SCALE: HORIZ.: 1"=10'
VERT: 1"=5'

REVISIONS	BY

(949) 855-4413
 FAX 830-4465
 55A
 PLANNING • RESEARCH
 Suite J12 • Laguna Hills, CA 92653



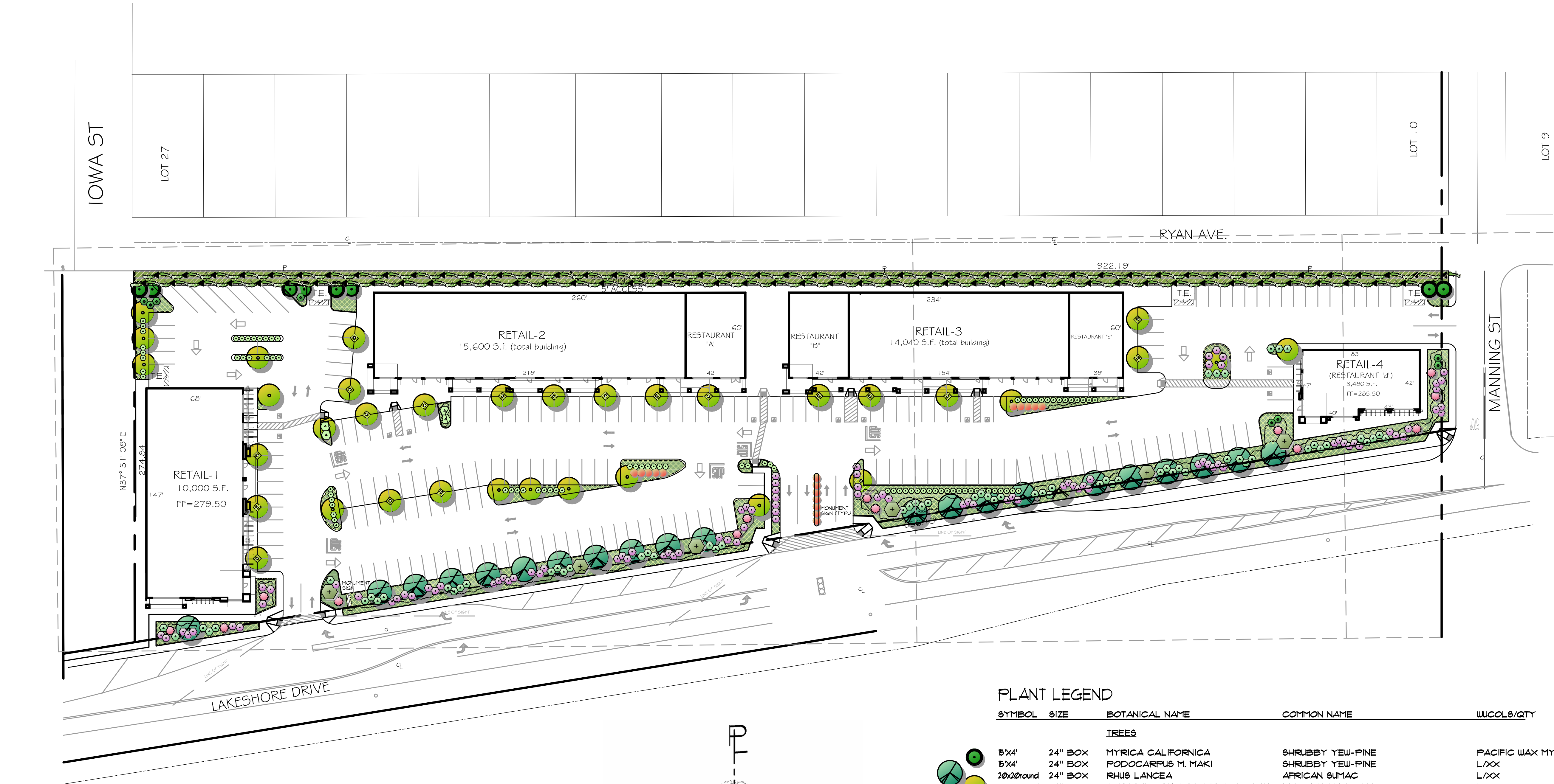
LANDSCAPE ARCHITECTURE
 230111 Moulton Parkway
 STAN SMITH ASSOCIATES

PRELIMINARY

PLANTING PLAN

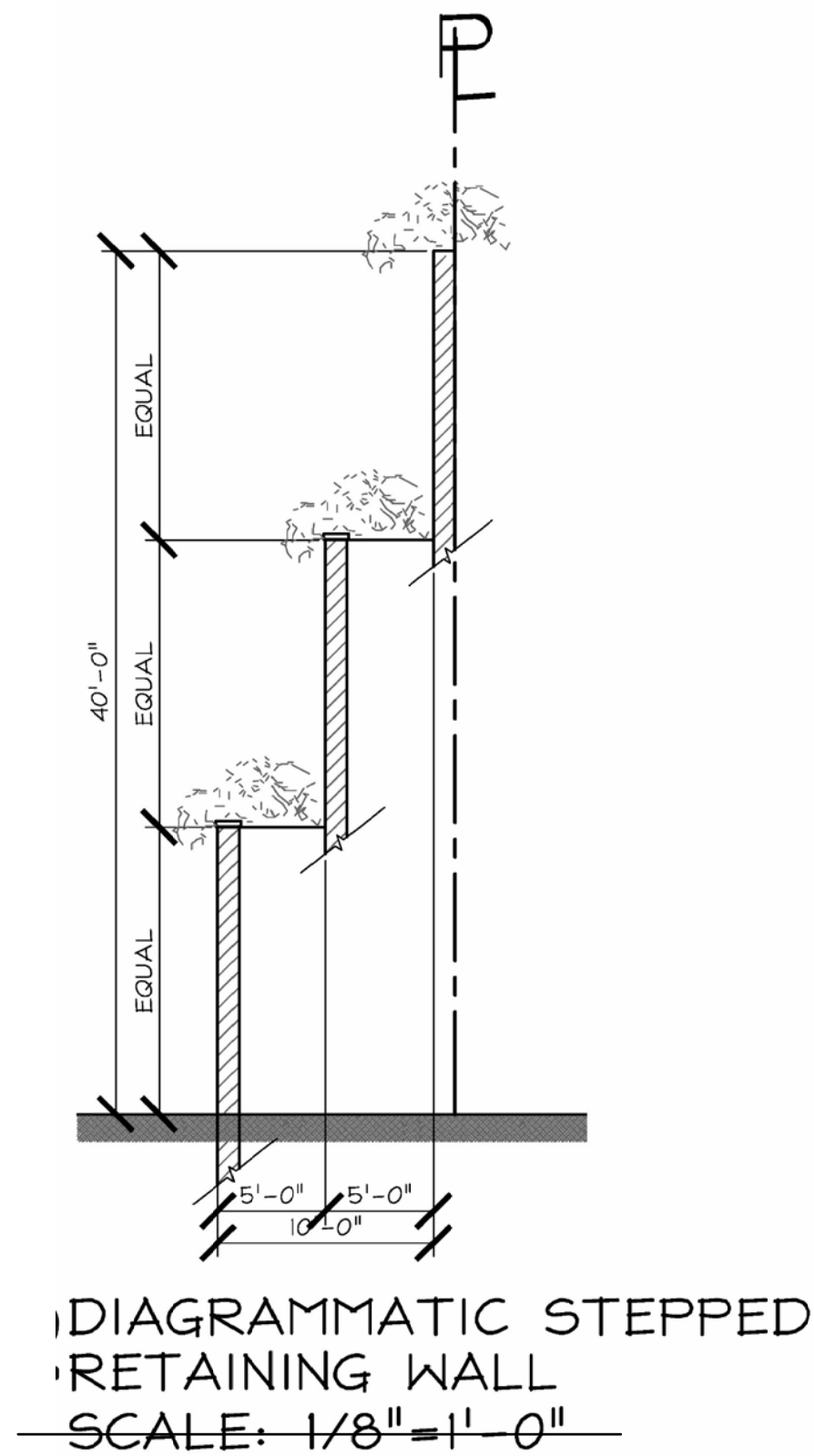
THE LAKEVIEW PLAZA
 CORNER OF LAKESHORE DRIVE
 AND MANNING STREET
 LAKE ELSINORE, CA

DRAWN	SSA
CHECKED	SS
DATE	07/30/2019
SCALE	1"=40'-0"
JOB NO.	
SHEET	
OF	SHEETS



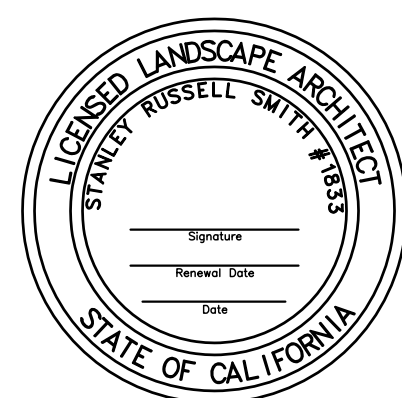
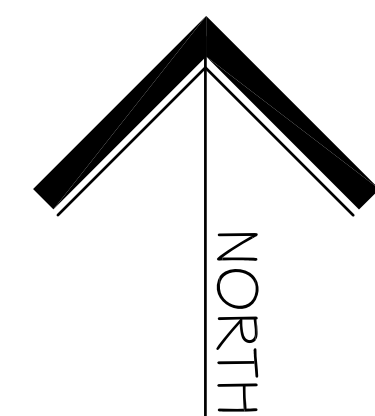
PLANTING NOTES

- CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES AND SERVICES PRIOR TO ANY DIGGING. CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR ALL DAMAGE CAUSED BY FAILURE TO DO SO.
- PLANT MAINTENANCE WORK SHALL CONSIST OF APPLYING WATER, WEEDING, FERTILIZING PER SPECIFICATIONS.
- THE ENTIRE PROJECT IS TO BE MAINTAINED FOR A PERIOD OF 60 CALENDAR DAYS, COMMENCING FROM THE TIME ALL ITEMS OF WORK HAVE BEEN COMPLETED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DISEASE AND PEST CONTROL DURING THE MAINTENANCE PERIOD.
- CONTRACTOR SHALL RAISE OR LOWER SPRINKLER HEADS TO PROPER LEVEL IF PLANT MATERIAL OBSTRUCTS FULL COVERAGE.
- CONTRACTOR TO VERIFY WITH SOIL ANALYSIS, THE SOIL AMENDMENT AND CONTACT THE LANDSCAPE ARCHITECT IF THERE ARE ANY INADEQUATE AMENITIES.
- ALL SHRUBS AND GROUND COVER TO BE INSTALLED 1" ABOVE BACKFILL GRADE. COMPACT BACKFILL TO REMOVE MAJOR SETTLING OF PLANT MATERIAL.
- PLANTS CALLED OUT ON PLAN ARE CONSIDERED IN CLUSTERS EVEN IF NOT ATTACHED BY CONNECTING LINES. CALLOUTS WILL HAVE TOTAL COUNTS NEEDED.
- ALL PALM HEIGHTS CONSIDERED BROWN TRUNK HEIGHTS.
- ALL PLANTING BEDS TO RECEIVE 2" DEPTH OF FIR BARK MULCH - "FOREST FLOOR" OR EQUAL.
- ALL TREES WITHIN FIVE FEET (5') OF HARDSCAPE OR WALLS TO BE INSTALLED WITH A ROOT BARRIER.
- CONTRACTOR SHALL ENSURE THAT ALL TOP SOILS HAVE A MINIMUM OF 4" HORIZONTAL SEPARATION FROM BUILDING WEEP SCREED AND ALL SOIL SHALL SLOPE AWAY FROM THE BUILDING.



PLANT LEGEND

SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	WCOLS/QT
TREES				
	15'x4'	MYRICA CALIFORNICA	SHRUBBY YEW-PINE	PACIFIC WAX MYRTLE
	15'x4'	PODOCARPUS M. MAKI	SHRUBBY YEW-PINE	L/XX
	20'x20'round	RHUS LANCEA	AFRICAN SUMAC	L/XX
	20'x20'round	TRISTANOPSIS LAURINA 'ELEGANT'	ELEGANT KANOOKA BOX	L/XX
SHRUBS				
	10'x10'round	CERCIS OCCIDENTALIS	WESTERN REDBUD	L/XX
	3'x3'dome	EUPHORBIA CARACIAS	DOVE EUPHORBIA	L/XX
	8'x8' (HEDGE)24" BOX	FORESTIERA NEOMEXICANA	NEW MEXICAN PRIVET	L/XX
	8'x8'	MELALEUCA N. 'LITTLE NESSIE'	LITTLE NESSIE SHOUTY HONEY-MYRTLE	L/XX
	4'x4'	NERIUM OLEANDER 'PETITE PINK'	PETITE PINK OLEANDER	L/XX
	2'x2'	PITTOSPORUM C. 'NANA'	MINATURE KARO	L/XX
	8'x8'	PYRACANTHA COCCINEA	FIRETHORN	L/XX
GROUND COVERS				
	8'x8'	ROSMARINUS O. PROSTRATUS	PROSTRATE ROSEMARY	L/XX
	8'x8'	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	L/XX
VINES				
	VINE	PARTHENOCISSIS TRICUPIDATA	BOSTON IVY	M/XX



L-1