

ORTEGA PLAZA RETAIL & COMMERCIAL CENTER

W/ ORTEGA PLAZA, LLC

PROJECT OWNER / APPLICANT

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CONTACT: GREGORY HANN, ARCHITECT

PROJECT TEAM

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CIVIL / HYDROLOGY / WQMP: PLUMP ENGINEERING, INC.
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FAX: 714-385-1834
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LANDSCAPE: ROBERT TAFT & ASSOCIATES
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CONTACT: ROBERT TAFT

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CONTACT: MICHELLE A. JONES

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CONTACT: TIM SEARL

GEOTECHNICAL / INFILTRATION: EARTH STRATA GEOTECHNICAL SERVICES, INC.
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TEMECULA, CA 92590
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CONTACT: GADALLA GADALLA "GUGU"

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3146 TIGER RUN COURT, SUITE 118
CARLSBAD, CA 92010
CELL PHONE: 760-473-0645
E-MAIL: Timothy.Lester@TA-GroupDD.com
CONTACT: TIMOTHY LESTER

TRAFFIC IMPACT STUDY: URBAN CROSSROADS
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NEWPORT BEACH, CA 92658
PHONE: 949-861-0177
E-MAIL: cso@urbanroads.com
CONTACT: CHARLENE SO, PE

PHOTOMETRIC PLAN: CREE LIGHTING
9201 WASHINGTON AVE.
RACINE, WI 53406
PHONE: 714-812-8182
E-MAIL: jay@bostonmcdermott.com
CONTACT: JAY BOSTON

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ARCHITECTURAL

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A 1.1 C-STORE ROOF PLAN
A 2.0 C-STORE ELEVATIONS
A 3.0 C-STORE SECTIONS
CA 1.0 CANOPY ELEVATIONS
CA 2.0 TRASH ENCLOSURE PLAN
TE 1.0 TRASH ENCLOSURE PLAN

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DIFFERED SUBMITTALS

- FIRE SPRINKLER ENGINEERING
- TRUSS'S

SEPARATE PERMITS

- SIGNS (SIGNS MUST BE COMPLEMENTARY TO THE ARCHITECTURAL DESIGN OF THE BUILDING. SIGN PROPOSAL SHALL INCLUDE COLOR SCHEME, TYPES OF MATERIALS, TYPEFACE, DIMENSIONS, AND A SITE PLAN DEPICTING THE LOCATIONS OF ALL PROPOSED FOR THE PROJECT, INCLUDING BUILDING SIGNS, CANOPY SIGNS, PARCEL IDENTIFICATION SIGNS, AND GAS PRICES SIGNS.

SITE DATA

ADDRESS: 15890 GRAND AVENUE
LAKE ELSINORE, CA 92530

PERMIT NUMBER: TBD

APN: 381-320-025-6

COUNTY: RIVERSIDE

LOT SIZE: EXISTING: 5.92 ACRES (257,775 S.F.)
PROPOSED: 5.65 ACRES (246,099 S.F.)

BUILDING AREAS: PROPOSED C-STORE: 3,375 S.F.
PROPOSED OSR: 1,400 S.F.
PROPOSED CANOPY: 3,427 S.F.
PROPOSED TRASH ENCLOSURE: 176 S.F. (TYP. OF 3)
NOT A PART

BUILDING HEIGHT: EXISTING RETAIL: 8.634 S.F.
EXISTING 2-STORY OFFICE: 6,478 S.F. (3,239 S.F. PER FLR)

STORIES: PROPOSED: SINGLE

ALCOHOL SALES: YES

CONSTRUCTION TYPE: V-B/SPRINKLERED

OCCUPANCYS: M

SPECIFIC PLAN: N/A

LAND USE: EXISTING: RETAIL / COMMERCIAL
PROPOSED: RETAIL / COMMERCIAL

ZONE: EXISTING: C1 - NEIGHBORHOOD COMMERCIAL
PROPOSED: C1 - NEIGHBORHOOD COMMERCIAL

SURROUNDING LAND USE AND ZONING: NORTH: CMU - COMMERCIAL MIXED USE
SOUTH: R1 - SINGLE FAMILY RESIDENTIAL
EAST: CMU - COMMERCIAL MIXED USE
WEST: R1 - SINGLE FAMILY RESIDENTIAL

PARKING REQUIREMENTS: RESTAURANT: 1/100 S.F.
RETAIL: 1/250 S.F.
PARKING REQUIRED: 78
PARKING PROVIDED: 135
(ADEQUATE PARKING PROVIDED)

LOT COVERAGE: BUILDING: 20,603 S.F. (8%)
LANDSCAPING: 44,721 S.F. (18%)
UNDISTURBED LAND: 78,285 S.F. (32%)
IMPERVIOUS: 102,490 S.F. (42%)
TOTAL: 246,099 S.F. (100%)

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

SOUTHEAST HALF OF LOT 8 IN BLOCK "C"; AS SHOWN BY MAP SHOWING SUBDIVISIONS IN ELSINORE ON FILE IN BOOK 8, PAGE 377 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA.

EXCEPTING THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED MARCH 26, 1991 AS INSTRUMENT NO. 98098, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN: 381-320-025-6

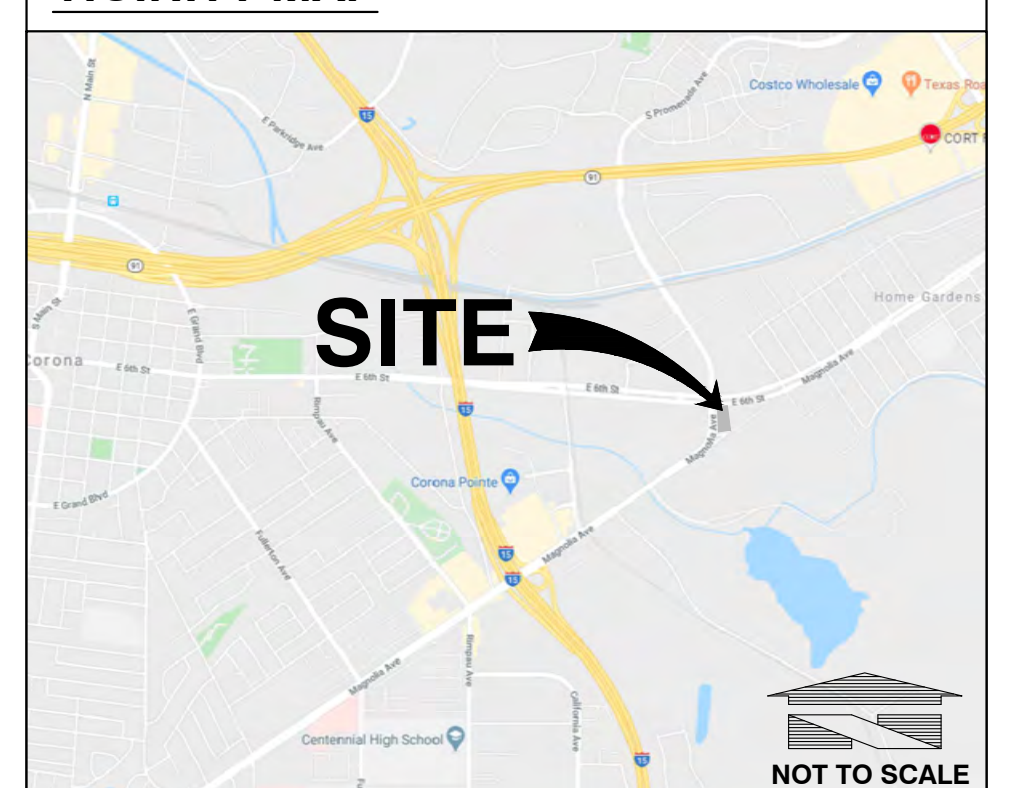
CODE INFORMATION

ALL CONSTRUCTION TO COMPLY WITH:
BUILDING CODE: 2019 CALIFORNIA BUILDING CODE
PLUMBING CODE: 2019 CALIFORNIA PLUMBING CODE
ELECTRICAL CODE: 2019 CALIFORNIA ELECTRIC CODE
MECHANICAL CODE: 2019 CALIFORNIA MECHANICAL CODE
ENERGY CODE: 2019 CALIFORNIA ENERGY CODE
GREEN BUILDING: 2019 CALIFORNIA GREEN BUILDING CODE
FIRE CODE: 2019 CALIFORNIA FIRE CODE (2015 IFC)

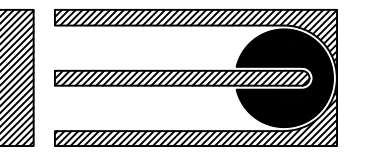
SCOPE OF WORK

- DEMOLITION OF EXISTING BURGER AND WINGS QUICK SERVE RESTAURANT.
- EXISTING OFFICE AND RETAIL BUILDING TO REMAIN, NO A PART.
- PROPOSED 3,375 S.F. CONVENIENCE STORE WITH 1,400 S.F. DRIVE-THRU QUICK SERVE RESTAURANT.
- PROPOSED 3,427 S.F. FIVE MPD FUELING CANOPY WITH ASSOCIATED UNDERGROUND STORAGE TANKS.
- PROPOSED THREE 176 S.F. TRASH ENCLOSURES WITH OVERHEAD ROOF.
- PROPOSED PARKING, LANDSCAPE, WQMP, AND HARDSCAPE IMPROVEMENTS.
- PROPOSED OFFSITE DRIVEWAY IMPROVEMENTS, UTILITY CONNECTIONS, SIGNAL MODIFICATIONS, STRIPING MODIFICATIONS, AND RIGHT OF WAY DEDICATIONS.
- A RECIPROCAL ACCESS & PARKING AGREEMENT IS REQUIRED FOR ALL SHARD-USE DRIVEWAYS AND PARKING STALLS.
- PROPOSED ALCOHOL SALES.
- SIGNAGE NOT A PART OF REVIEW.

VICINITY MAP



EMPIRE
DESIGN
GROUP Inc.



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Lake Elsinore, CA 92530
951-696-1490
EmpireDesignGroup.biz

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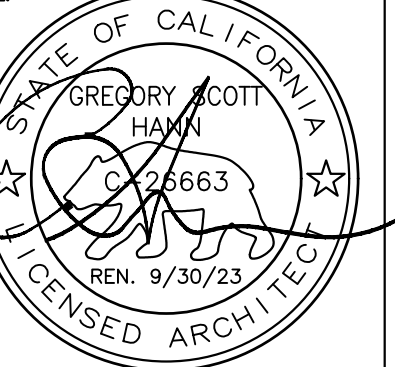
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ARCHITECT OF RECORD:

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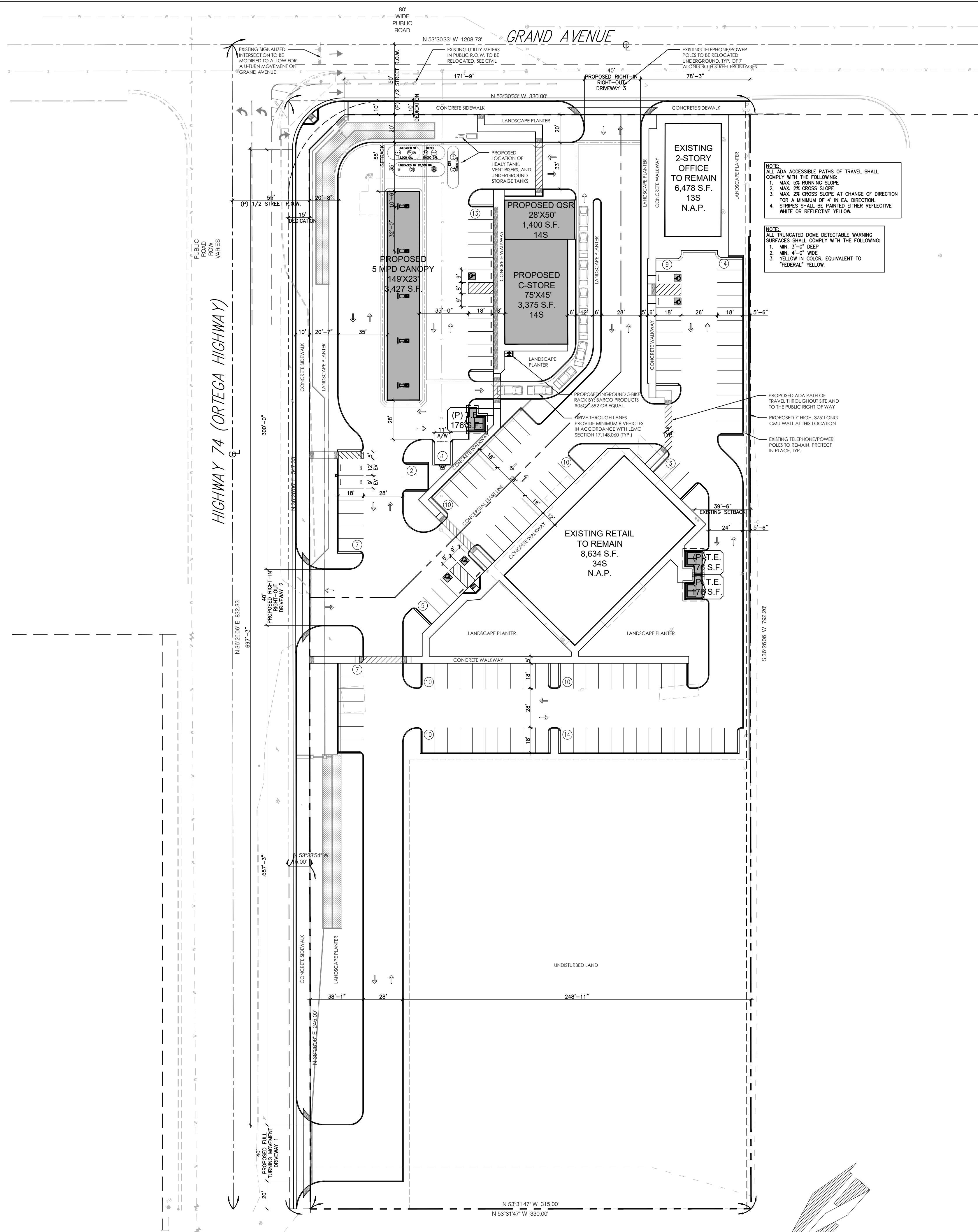
SEAL:



Date: FEBRUARY 7, 2022

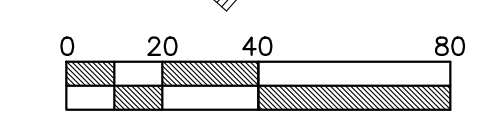
Project Number: EDG#04591

NO.	DATE	REVISION DESCRIPTION



CONCEPTUAL SITE PLAN

SCALE: 1" = 40'-0"



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PROPOSED QSR: 1,400 S.F.
PROPOSED CANOPY: 3,427 S.F.
PROPOSED TRASH ENCLOSURE: 176 S.F. (TYP. OF 3)
NOT A PART
EXISTING RETAIL: 8,634 S.F.
EXISTING 2-STORY OFFICE: 6,478 S.F. (3,239 S.F. PER FLR)

BUILDING HEIGHT: MAX HEIGHT: 35'-0"

STORIES: PROPOSED: SINGLE

ALCOHOL SALES: YES

CONSTRUCTION TYPE: V-8/SPRINKLERED

OCCUPANCY: M

SPECIFIC PLAN: N/A

LAND USE: EXISTING: RETAIL / COMMERCIAL
PROPOSED: RETAIL / COMMERCIAL

ZONE: EXISTING: C1 - NEIGHBORHOOD COMMERCIAL
PROPOSED: C1 - NEIGHBORHOOD COMMERCIAL

SURROUNDING LAND USE AND ZONING: NORTH: CMU - COMMERCIAL MIXED USE
SOUTH: R1 - SINGLE FAMILY RESIDENTIAL
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(ADEQUATE PARKING PROVIDED)

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PROJECT DESCRIPTION (SOW)

- DEMOLITION OF EXISTING BURGER AND WINGS QUICK SERVE RESTAURANT.
- EXISTING OFFICE AND RETAIL BUILDING TO REMAIN, NO A PART.
- PROPOSED 3,375 S.F. CONVENIENCE STORE WITH 1,400 S.F. DRIVE-THRU QUICK SERVE RESTAURANT.
- PROPOSED 3,427 S.F. FIVE MPD FUELING CANOPY WITH ASSOCIATED UNDERGROUND STORAGE TANKS.
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- A RECIPROCAL ACCESS & PARKING AGREEMENT IS REQUIRED FOR ALL SHARD-USE DRIVEWAYS AND PARKING STALLS.
- SHARED ALCOHOL SALES.
- SIGNAGE NOT A PART OF REVIEW.

VICINITY MAP



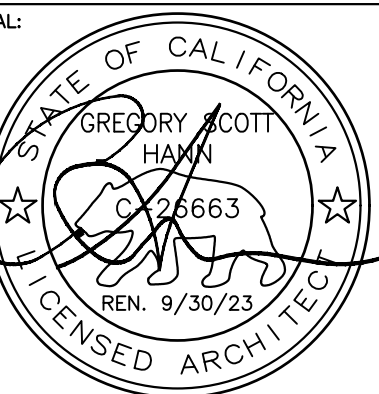
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Date: FEBRUARY 7, 2022
Project Number: EDG#04591

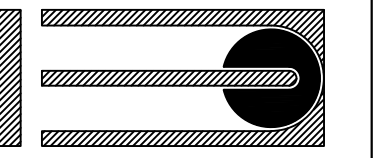
NO.	DATE	REVISION DESCRIPTION

DESIGNED BY: GH
CHECKED BY: GH
DRAWN BY: AH
DRAWING TITLE:

CONCEPTUAL SITE PLAN

SHEET NO:

AS 1.0



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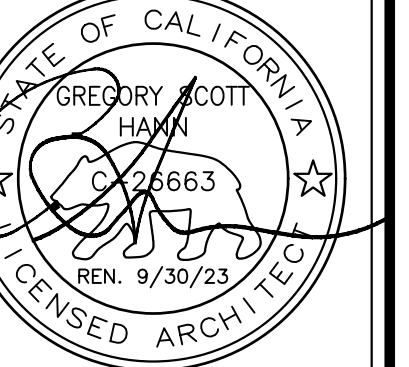
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SEAL:



Date: FEBRUARY 7, 2022

Project Number: EDG#04591

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DESIGNED BY: GH
CHECKED BY: GH
DRAWN BY: AH

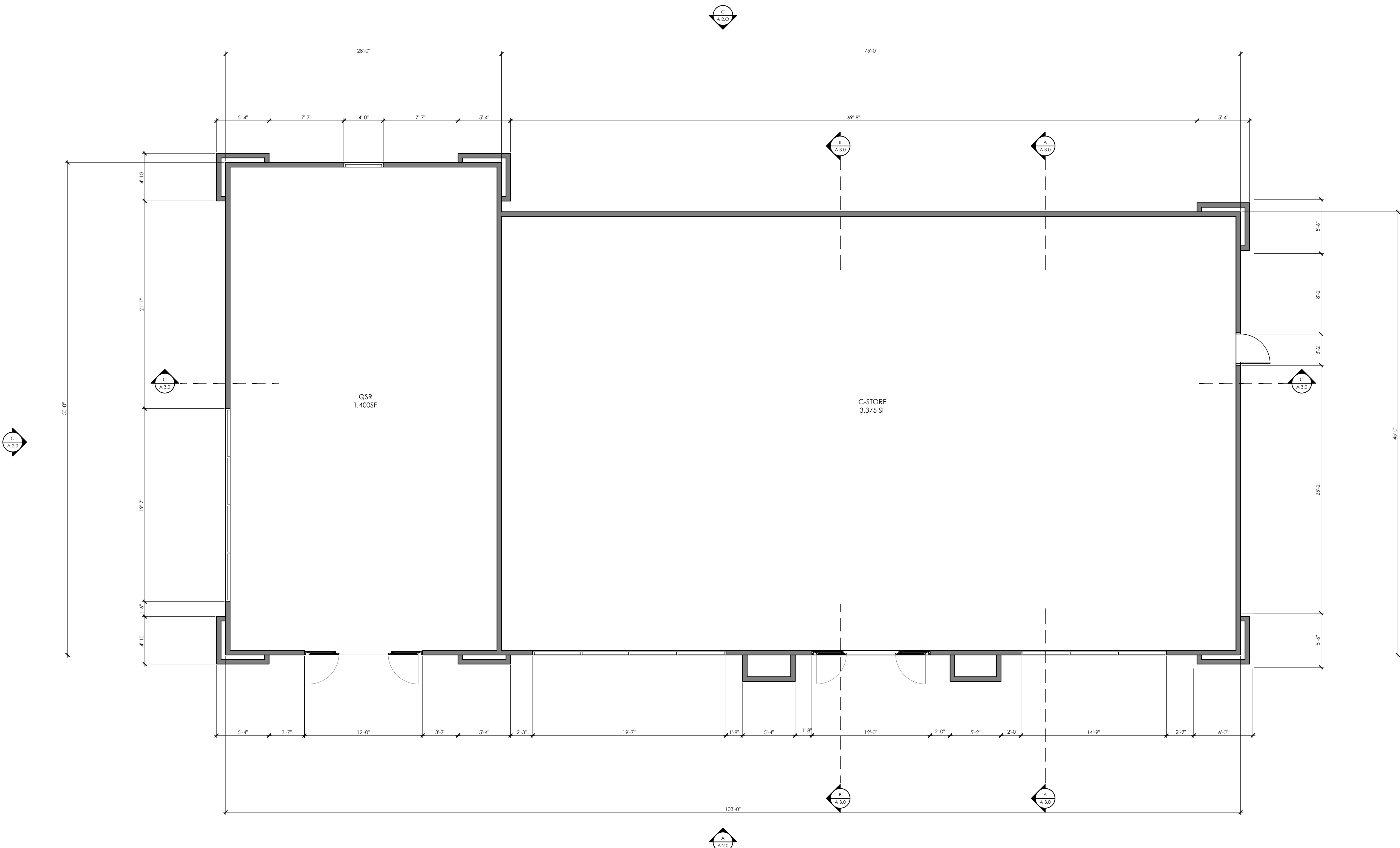
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CONCEPTUAL C-STORE FLOOR PLAN

SHEET NO:

A 1.0

3/24/2022 11:48:33 AM



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

LEGEND
WOOD FRAMED WALL