

**LEGAL DESCRIPTION**

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 A:  
 LOTS 12 AND 13 OF WALL'S FIRST ADDITION TO ELSINORE, AS SHOWN BY MAP ON FILE IN BOOK 13, PAGE 620 OF MAPS, SAN DIEGO COUNTY RECORDS;  
 EXCEPTING THEREFROM THE NORTHWESTERLY 62 FEET OF SAID LOT 13 AS CONVEYED TO PATRICK GALLAGHER AND ROSE A. GALLAGHER, HUSBAND AND WIFE, BY DEED RECORDED AUGUST 14, 1929 IN BOOK 82L, PAGE 432 OF DEEDS;  
 ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE STATE OF CALIFORNIA FOR HIGHWAY PURPOSES, BY DEED RECORDED JANUARY 17, 1956 IN BOOK 1848, PAGE 122 OF OFFICIAL RECORDS;  
 ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT BY DEED RECORDED JANUARY 26, 1994, AS INSTRUMENT NUMBER 034739 OF OFFICIAL RECORDS;  
 ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE ELSINORE, POMONA & LOS ANGELES RAILWAY COMPANY BY DEED RECORDED MARCH 13, 1896, IN BOOK 32, PAGE 369 OF DEEDS;  
 ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED DECEMBER 20, 1978 AS INSTRUMENT NO. 267285 OF OFFICIAL RECORDS.

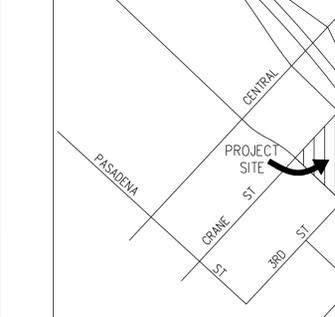
PARCEL B:  
 THAT PORTION OF LOT 13, IN BLOCK 5 OF NORTH ELSINORE, AS SHOWN UPON A CERTAIN MAP ENTITLED "MAP OF NORTH ELSINORE TOWN AND COLONY LANDS" ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SAN DIEGO IN BOOK 10, PAGE 459 OF MAPS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTHWEST CORNER OF LOT 13;  
 THENCE 62 FEET SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF LOT 13 TO A POINT;  
 THENCE NORTHEASTERLY AND PARALLEL WITH THE WESTERLY LINE OF LOT 13, 660 FEET TO A POINT;  
 THENCE NORTHEASTERLY 62 FEET TO THE WESTERLY LINE OF LOT 13;  
 THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE 660 FEET TO THE POINT OF BEGINNING;  
 EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE ELSINORE POMONA & LOS ANGELES RAILWAY COMPANY BY DEED RECORDED MARCH 13, 1896 IN BOOK 32, PAGE 369 OF DEEDS;  
 ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE STATE OF CALIFORNIA, BY ORDER OF CONDEMNATION RECORDED RECORDS SEPTEMBER 12, 1980 AS INSTRUMENT NO. 166604 OF OFFICIAL RECORDS.

**SITE PLAN**

**KEYNOTES**

- 1 TYPICAL ASPHALT PAVING PER GEOTECH REPORT & CIVIL PLANS
- 2 6" HIGH VERTICAL CURB
- 3 MONUMENT SIGN - BY SEPARATE PERMIT
- 4 CONCRETE DRIP CONTAINMENT SLAB - DRAIN TO SAND/OIL INTERCEPTOR
- 5 REFUSE YARD
- 6 TYPICAL ROLL CURB
- 7 CONCRETE SIDEWALK RAMP
- 8 CONCRETE CURB RAMP
- 9 KNOX LOCK BOX NEAR DOOR AT NO HIGHER THAN 60" ABOVE FINISH GRADE. PROVIDE A FULL SET OF KEYS TO OPEN ALL DOORS INSIDE AND OUTSIDE THE BUILDING. TO INCLUDE FIRE ALARM PANEL - LABELED AND PLACED INSIDE KEY BOX
- 10 LANDSCAPE AREA
- 11 ELECTRICAL TRANSFORMER, CONCRETE PAD & BOLLARDS AS REOD BY UTILITY COMPANY
- 12 STEEL SECURITY RAIL - SEE DETAIL 1/A510
- 13 TYPICAL CONCRETE APRON AT VEHICLE DOORS
- 14 FIRE RISER INSIDE BUILDING
- 15 STEEL SECURITY GATE - SEE 2/A510 - PROVIDE KNOX BOX PER FIRE DEPT REQUIREMENTS
- 16 ELECTRICAL SERVICE ENTRANCE SECTION
- 17 EXISTING SIGN TO REMAIN
- 18 DISPLAY HARDSCAPE - 5" CONCRETE OVER 4" ABC MEDIUM BROOM FINISH
- 19 FIRE HYDRANT - SEE CIVIL
- 20 NEW DRIVEWAY
- 21 EXISTING SIGN - TO BE REMOVED
- 22 PROPOSED TREATMENT AREA - SEE CIVIL
- 23 DIRECTIONAL SIGNAGE BY SEPARATE PERMIT
- 24 DECORATIVE CONCRETE SIDEWALK - FLUSH W/ PAVEMENT
- 25 4" CONC ON 4" ABC - MEDIUM BROOM FINISH
- 26 BUILDING AREA UNDER ROOF - SEE FLOOR PLAN
- 27 5" CONC ON 4" ABC VEHICLE DISPLAY PAD
- 28 LOADING BAY 40L X 12W (OPEN TO SKY)
- 29 BICYCLE PARKING (11)
- 30 LONG TERM BICYCLE STORAGE LOCKERS (11)

**SYMBOLS**



**VICINITY MAP**

**PROJECT INFO**

PROJECT NAME: LAKE ELSINORE HONDA  
 PROJECT ADDRESS: 19250 N. 101 LOOP

OWNER: SRZ YUMA, LLC  
 3158 AUTO CENTER CIRCLE, SUITE E  
 STOCKTON, CALIFORNIA 95212

ARCHITECT: JOHN MAHONEY ARCHITECT  
 850 W. ELLIOT RD, SUITE 108  
 TEMPE, AZ 85284  
 (480) 345-8457

SITE AREA: 6.96 AC GROSS, 6.63 AC NET  
 ZONING: C2 (GENERAL COMMERCIAL)  
 OCCUPANCY GROUP: MIXED (B, S-1)  
 CONSTRUCTION TYPE: II-B, AUTOMATIC FIRE SPRINKLER SYSTEM PER CBC PART 2, SECTION 903

NO. STORIES: 1  
 BUILDING HEIGHT PROVIDED: 30'-4"  
 BUILDING AREA: 53,425 S.F.  
 LOT COVERAGE: 18.5%

ASSESSORS PARCEL NUMBERS: 377-080-053  
 377-080-057  
 377-080-079

UTILITY PROVIDERS:  
 DOMESTIC WATER SERVICE  
 ELSINORE VALLEY MUNICIPAL WATER DISTRICT  
 31315 CHANEY STREET  
 LAKE ELSINORE, CALIFORNIA 92531  
 (951) 674-3146

SEWAGE DISPOSAL SERVICE  
 ELSINORE VALLEY MUNICIPAL WATER DISTRICT  
 31315 CHANEY STREET  
 LAKE ELSINORE, CALIFORNIA 92531  
 (951) 674-3146

ELECTRICAL SERVICE  
 SOUTHERN CALIFORNIA EDISON  
 (800) 655-4555

NATURAL GAS SERVICES  
 SOUTHERN CALIFORNIA GAS COMPANY  
 (800) 427-2200

TELEPHONE SERVICES  
 VERIZON  
 (800) 483-5000

FIRE PROTECTION SERVICES  
 LAKE ELSINORE FIRE DEPARTMENT  
 (951) 674-3124

PARKING CALCULATIONS:  
 REQUIRED  
 1/250 S.F. GROSS FLOOR AREA = 53,425/250 = 214 (7 ACCESSIBLE)  
 CLEAR AIR VEHICLE PARKING = 8% = 18  
 BICYCLE PARKING = 5% SHORT TERM + 5% LONG TERM  
 = 11 SHORT TERM + 11 LONG TERM  
 LOADING BAY = (1) TYPE B 40L X 12W X 14H  
 PROVIDED = 221 SPACES (7) ACCESSIBLE  
 INVENTORY & DISPLAY SPACES = 244 SPACES  
 GRAND TOTAL = 465 SPACES

**NOT TO SCALE**

**JOHN MAHONEY ARCHITECT**  
 850 W. ELLIOT ROAD #108  
 TEMPE, ARIZONA 85284  
 P 480.345.8457 F 480.345.1759

PREPARED FOR CLIENT ONLY  
**NOT FOR CONSTRUCTION**

LAKE ELSINORE HONDA  
 LAKE ELSINORE, CALIFORNIA

**HONDA**

PROJECT NO.: 1709  
 ISSUE DATE: 3/1/18

**SITE PLAN**

**A100**





# TENTATIVE PARCEL MAP NO. 37534

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

### 1-15 SB ON RAMP

**APPLICANT:**  
 SRZ YUMA, LLC 3158 AUTO CENTER DRIVE, SUITE E, TEMECULA, CA 92592  
 (951) 246-3146

**ARCHITECT:**  
 JOHN MAHONEY ARCHITECT 1010 N. WALTON ST., SUITE 1010, RIVERSIDE, CA 92507  
 (951) 514-9974

**CIVIL ENGINEER:**  
 DAVID EVANS AND ASSOCIATES 41951 REMINGTON AVENUE, SUITE 220, TEMECULA, CA 92592  
 (951) 246-3146

**BENCHMARK:**  
 RIVERSIDE COUNTY SET 31.11 MINIMUM ALUMINUM DISK STAMPED BY T. COSET SURVEYOR M-31 RESET IN ALUMINUM DISK STAMPED BY T. COSET SURVEYOR M-31 RESET APRIL 1996. FLUSH AT THE SOUTH WEST CORNER OF BRIDGE ON BACK OF BRIDGE WHERE CENTERLINE OF CURVE IS 69.00' FROM THE CROSSING OF

**LEGAL DESCRIPTION**

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: PARCELS 5, 6, 7, 8 AND 15.0000 AC. WASHING MACHINE DRIVE, LAKE ELSINORE, AS SHOWN BY MAP ON PLAT BOOK 13, PAGE 620 OF MAPS, SAN DIEGO COUNTY RECORDS, EXCEPT THEREFROM THE NORTHWESTERLY 62 FEET OF SAID LOT 13 AS CONVEYED TO PAUL FRICK, GAILA GHER AND ROSE A. GALASHIER, HUSBAND AND WIFE, BY DEED RECORDED AUGUST 14, 1929 IN BOOK 821, PAGE 432 OF DEEDS; ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE STATE OF CALIFORNIA FOR HIGHWAY PURPOSES, BY DEED RECORDED JANUARY 17, 1956 IN BOOK 1848, PAGE 1280 OF OFFICIAL RECORDS; ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT BY DEED RECORDED JANUARY 26, 1964 IN INSTRUMENT NUMBER 034739 OF OFFICIAL RECORDS; ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE ELSINORE, POMONA & LOS ANGELES RAILWAY COMPANY BY DEED RECORDED MARCH 13, 1896 IN BOOK 22, PAGE 368 OF DEEDS; ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED DECEMBER 20, 1978 AS INSTRUMENT NO. 267286 OF OFFICIAL RECORDS; PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 OF NORTH ELSINORE, AS SHOWN UPON A CERTAIN MAP ENTITLED "MAP OF NORTH ELSINORE TOWN AND COLONY LANDS" ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SAN DIEGO IN BOOK 10, PAGE 459 OF MAPS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 13; THENCE 66 FEET SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF LOT 13 TO A POINT; THENCE NORTH EASTERLY AND PARALLEL WITH THE EASTERLY LINE OF LOT 13, 660 FEET TO A POINT; THENCE SOUTHEASTERLY 62 FEET TO THE WESTERLY LINE OF LOT 13; THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE 660 FEET TO THE POINT OF BEGINNING; EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE ELSINORE, POMONA & LOS ANGELES RAILWAY COMPANY BY DEED RECORDED MARCH 13, 1896 IN BOOK 22, PAGE 368 OF DEEDS; ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY ORDER OF CONDEMNATION RECORDED RECORDS SEPTEMBER 12, 1980 AS INSTRUMENT NO. 186804 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE STATE OF CALIFORNIA, BY ORDER OF CONDEMNATION RECORDED RECORDS SEPTEMBER 12, 1980 AS INSTRUMENT NO. 186604 OF OFFICIAL RECORDS.

**APN NUMBERS:**  
 377-080-053  
 377-080-057  
 377-080-057  
 377-080-079

**LAND USE INFORMATION**

1. EXISTING ZONING: C2 (GENERAL COMMERCIAL)  
 COMMERCIAL EXISTING ZONING: C2 (GENERAL COMMERCIAL)  
 2. PROPOSED ZONING: C2 (GENERAL COMMERCIAL) C2 (GENERAL COMMERCIAL) 2.  
 3. PROPOSED ZONING: C2 (GENERAL COMMERCIAL)  
 4. SPECIFIC PLAN DESIGNATION: 5. COMMERCIAL DEVELOPMENT  
 5. EXISTING LAND USE: C2 (GENERAL COMMERCIAL) C2 (GENERAL COMMERCIAL) 3. GENERAL PLAN DESIGNATION: 4. SPECIFIC PLAN DESIGNATION: 5. COMMERCIAL DEVELOPMENT  
 6. GENERAL PLAN DESIGNATION: 4. SPECIFIC PLAN DESIGNATION: 5. COMMERCIAL DEVELOPMENT  
 7. ASSESSOR'S PLAN DESIGNATION: 5. COMMERCIAL DEVELOPMENT

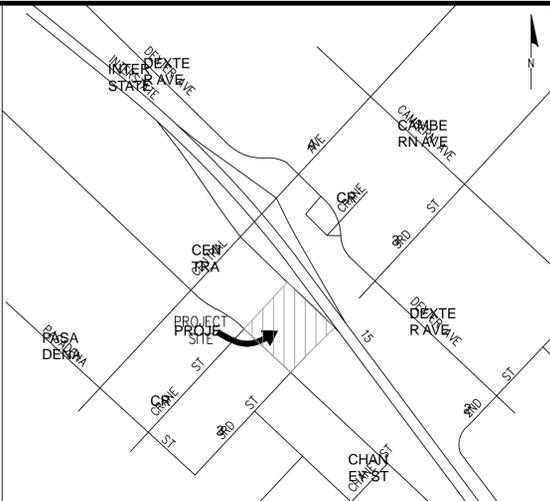
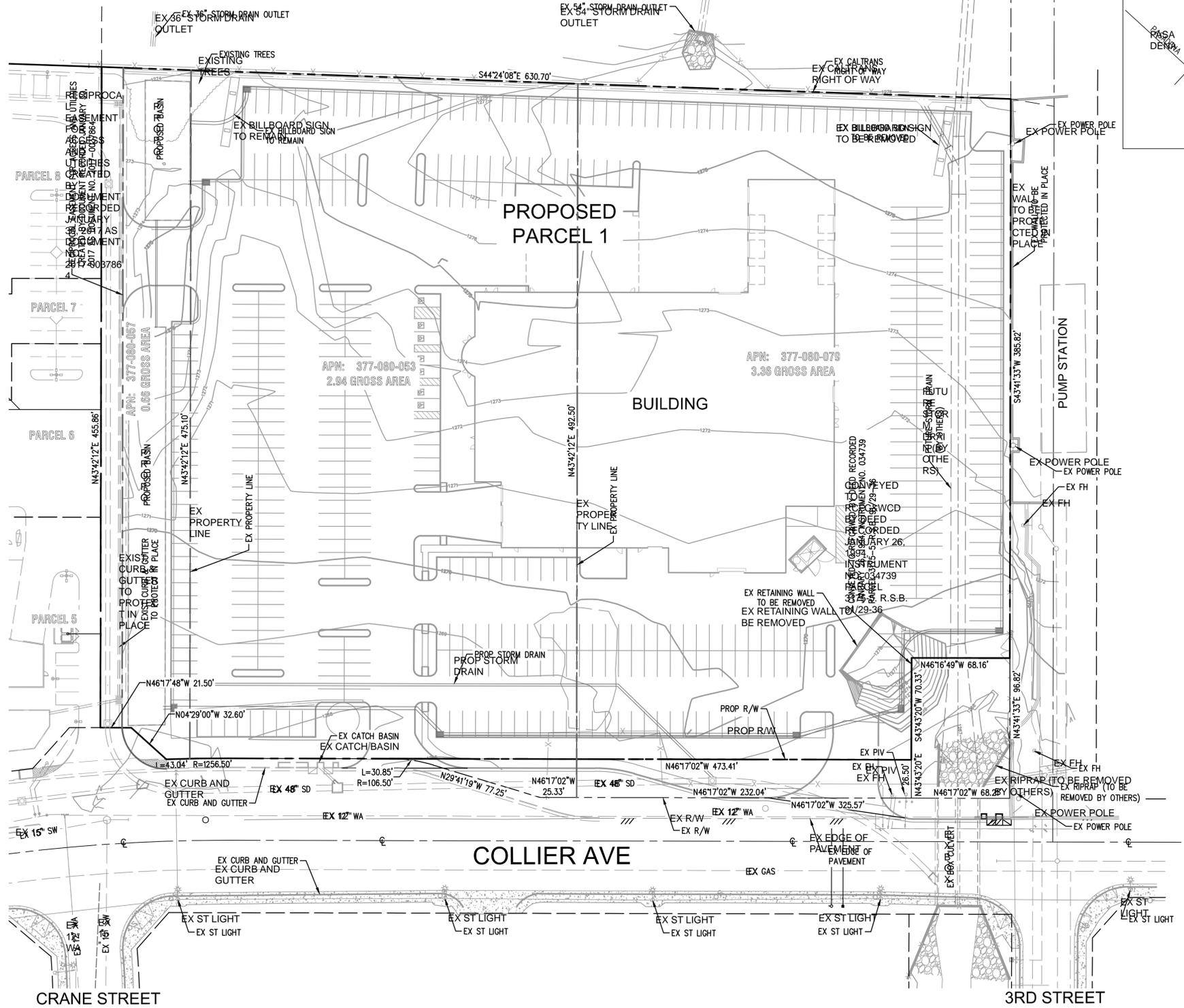
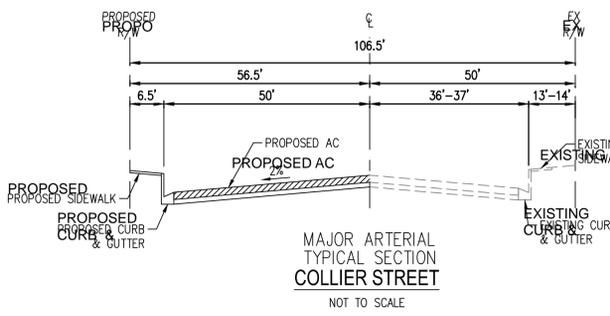
**EARTHWORK QUANTITIES**

8. TOTAL AREA: TOTAL AREA: GROSS AREA: 6.96 A.C.  
 GROSS AREA: 6.96 A.C. NET AREA: 6.96 A.C.  
 NET AREA: 6.63 A.C. 6.63 A.C. 9. 6.63 A.C.

**EARTHWORK**

EARTHWORK EARTHWORK CUT:  
 CUT: 3,800 CY 3,800 CY FILL: 3,800 CY  
 FILL: 24,000 CY 24,000 CY IMPORT: 20,200 CY 20,200 CY

FOR ALL SLOPES SHALL BE 2:1 UNLESS OTHERWISE INDICATED. ALL SLOPES SHALL BE 2:1 UNLESS OTHERWISE INDICATED. 11. STREETS WILL BE CONSTRUCTED PER CITY STANDARDS. 12. ALL PROPOSED ACCESS ROADS/STREETS ARE PRIVATE. PROPOSED ACCESS ROADS/STREETS ARE PRIVATE.



- UTILITY PURVEYORS**
- WATER: ELSINORE VALLEY MUNICIPAL WATER DISTRICT 31315 CHANEY ST LAKE ELSINORE, CA 92531 (951) 374-3146
  - SEWER: ELSINORE VALLEY MUNICIPAL WATER DISTRICT 31315 CHANEY ST LAKE ELSINORE, CA 92531 (951) 374-3146
  - ELECTRIC: SOUTHERN CALIFORNIA EDISON (800) 669-6600
  - NATURAL GAS: SOUTHERN CALIFORNIA GAS COMPANY (800) 451-4500
  - TELEPHONE: SOUTHERN CALIFORNIA EDISON (800) 669-6600
  - FIRE PROTECTION: LAKE ELSINORE FIRE DEPARTMENT (951) 374-3146

- LEGEND**
- PROPERTY BOUNDARY: ---
  - PROPOSED 2:1 UNLESS OTHERWISE NOTED: Y Y
  - FIRE HYDRANT: FH
  - WATER: WA
  - GRADE BREAK: GB
  - TOP OF CURB: TC
  - FINISH SURFACE: FS
  - LOT NUMBER: 1
  - DIRECTION OF FLOW: ←
  - PROPOSED FIRE HYDRANT: I
  - FDC/PIV: □

**DIGALERT**

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TWO WORKING DAYS BEFORE YOU DIG

1-800-227-2600

A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

NO.	DESCRIPTION	DATE	BY



**DAVID EVANS AND ASSOCIATES INC.**

41951 Remington Avenue Suite 220  
 Temecula California 92590-2553  
 Phone: 951.294.9300

PREPARED UNDER THE SUPERVISION OF:  
 AARON W. COOK R.C.E. 80362

**SRZ YUMA, LLC**

LAKE ELSINORE HONDA

TENTATIVE PARCEL MAP NO. 37534

SCALE: AS SHOWN  
 DATE: 11-17-2017  
 SHEET NO: 1 OF 1

DRAWN BY: [ ]  
 DESIGNED BY: [ ]  
 CHECKED BY: DSBU  
 APPROVED BY: [ ]  
 CITY ENGINEER



LANDSCAPE CALCULATIONS:  
 SITE AREA (GROSS): 303,178 SF (6.96 A.C.)  
 LANDSCAPE AREA: 40,169.15 SF  
 LANDSCAPE PERCENTAGE: 13.25%

**PLANT SCHEDULE**

TREES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY	REMARKS
	ARBUTUS X 'MARINA'	ARBUTUS MULTI-TRUNK	24"BOX	MOD	5	ACCENT TREE AT ENTRY
	LAGERSTROEMIA INDICA 'PINK'	CRAPE MYRTLE MULTI-TRUNK	24"BOX	MOD	4	FLOWERING ACCENT TREE AT ENTRY
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24"BOX	MOD	17	
	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	24"BOX	MOD	12	STREET TREE
	PODOCARPUS HENKELII	LONG LEAFED YELLOW WOOD COLUMN	24"BOX	MOD	18	SCREENING TREE.
	PYRUS CALLERYANA	ORNAMENTAL PEAR	24"BOX	MOD	18	
	SYAGRUS ROMANZOFFIANA	QUEEN PALM	15 GAL	MOD	24	

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL	LOW
	COPROSMA REPENS 'MARBLE QUEEN'	MIRROR PLANT	5 GAL	MOD
	DIETES VEGETA	FORTNIGHT LILY	5 GAL	MOD
	LAVENDULA AUGUSTIFOLIA 'HIDCOTE'	ENGLISH LAVENDER	1 GAL	LOW
	LEPTOSPERMUM SCOPARIUM	NEW ZEALAND TEA TREE	5 GAL	MOD
	LIGUSTRUM JAPONICUM 'TEXANUM'	TEXAS PRIVET	5 GAL	MOD
	PITTOSPORIUM TOBIRA 'WHEELERS DWARF'	DWARF MOCK ORANGE	5 GAL	MOD
	RHAPHIOLEPIS INDICA	INDIA HAWTHORNE	5 GAL	MOD
	SALVIA LEUCANTHA 'SANTA BARBARA'	MEXICAN BUSH SAGE	5 GAL	LOW

GROUNDCOVERS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	CISTUS X PURPUREUS 'SUNSET'	MAGENTA ROCKROSE	1 GAL	LOW
	LANTANA X 'NEW GOLD'	NEW GOLD LANTANA	1 GAL	LOW
	MYOPORIUM PARVIFOLIUM	MYOPORUM	1 GAL	LOW
	SENECIO MANDRALISCAE	BLUE CHALKSTICKS	1 GAL	LOW

BIOSWALE	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	DIANELLA CAERULEA 'CASSA BLUE'	CASSA BLUE FLAX LILY	1 GAL	MOD
	LOMANDRA CONFERTIFOLIA 'SEASCAPE'	SEASCAPE MAT RUSH	1 GAL	MOD
	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	5 GAL	LOW
	BUCHLOE DACTYLOIDES	UC VERDE BUFFALO GRASS	PLUGS	LOW

BASIN SCREENING	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	BUXUS MICROPHYLLA VAR. JAPONICUM	JAPANESE BOXWOOD	5 GAL	MOD
	LIGUSTRUM JAPONICUM 'TEXANUM'	TEXAS PRIVET	5 GAL	MOD
	PITTOSPORIUM TOBIRA 'WHEELERS DWARF'	DWARF MOCK ORANGE	5 GAL	MOD
	RHAPHIOLEPIS INDICA	INDIA HAWTHORNE	5 GAL	MOD

- LANDSCAPE NOTES:**
- PLANTS HAVE BEEN SELECTED BASED ON HEIGHT (LOW HEIGHT) AND CONTINUING THE SCHEME FROM ADJACENT SHOPPING CENTER. ALL SHRUB AND GROUNDCOVER PLANTING TO BE DISPERSED APPROPRIATELY THROUGHOUT THE PLANTING AREAS. PLANTING AREAS ALSO TO INCLUDE INERT MATERIALS, SUCH US COBBLE AND MULCH.
  - LANDSCAPING IS TO CONSIST OF PERMANENT IRRIGATION, TREES, GROUND COVER AND/OR TURF.
  - ALL UNPAVED, UNUSED AREAS SHALL BE LANDSCAPED.
  - LANDSCAPE PLANS AND INSTALLATIONS SHALL COMPLY WITH THE CITY OF LAKE ELSINORE CODES, ORDINANCES AND LANDSCAPE DESIGN GUIDELINES AS APPLY TO PLANTING DESIGN AND IRRIGATION.
  - TRASH ENCLOSURES AND AND ABOVE GROUND EQUIPMENT TO BE SCREENED BY APPROPRIATE PLANTING.
  - ALL PLANTING AREAS TO RECEIVE A MINIMUM OF 3" OF MULCH.
  - ALL STREET TREES INSTALLED TO BE 24" BOX MINIMUM FOR EACH 30 LINEAL FEET.
  - PARKING AREA TO BE SCREENED UTILIZING SHRUBS AND OTHER DECORATIVE TREATMENTS OF SUFFICIENT SIZE AND HEIGHT TO MEET CITY REQUIREMENTS.

- IRRIGATION NOTES:**
- THE FINAL IRRIGATION PLANS WILL PROVIDE THE NECESSARY INFORMATION FOR A COMPLETE AND FULLY AUTOMATIC IRRIGATION SYSTEM FOR THE PROJECT SITE WHICH INCLUDES STREET TREES ALONG COLLIER AVENUE. THE PLANS WILL INDICATE THE POINT OF CONNECTION BASED ON THE REQUIREMENTS SET FORTH BY THE ELSINORE VALLEY MUNICIPAL WATER DISTRICT, BACKFLOW PREVENTION OR BASKET STRAINER AND PRESSURE REGULATION (AS NECESSARY). EQUIPMENT SIZE, MANUFACTURER AND TYPE WILL BE PROVIDED IN THE IRRIGATION LEGEND. "SMART" WATER APPLICATION TECHNOLOGIES (SWAT) WILL BE UTILIZED. FLOW MONITORS, MOISTURE SENSORS, AND ET BASED CONTROLLERS WILL BE IMPLEMENTED. IN ACCORDANCE WITH THE STATE OF CALIFORNIA'S WATER ORDINANCE (AB 1881), WE ANTICIPATE PROVIDING THE FOLLOWING INFORMATION:
- PREPARE WATER USAGE CALCULATIONS (MAWA AND ETWU) BASED ON THE WATER ORDINANCE REQUIREMENTS.
  - PROVIDE WATER EFFICIENT LANDSCAPE WORKSHEET AND HYDROZONE TABLE FOR EACH REMOTE CONTROL VALVE PER ORDINANCE.
  - OBTAIN HORTICULTURAL SOILS REPORT (AGRONOMIC DATA) BASED ON SOIL SAMPLES OBTAINED FROM THE SITE.
  - PROVIDE IRRIGATION RUN TIME SCHEDULE PER ORDINANCE BASED ON SOIL TYPE.
  - STATEMENT NOTE WILL BE ADDED REGARDING ORDINANCE.
  - IRRIGATION SYSTEM WILL UTILIZE LOW VOLUME/DRIP SYSTEM TO AVOID OVER-SPRAY ONTO HARDSCAPE AND ELIMINATE RUN-OFF.
  - IRRIGATION SYSTEM WILL BE DESIGNED BASED ON WATER NEED FOR EACH GROUP OF PLANT MATERIAL (SEPARATE HYDROZONES). TREES IRRIGATION SYSTEM WILL BE SEPARATED FROM SHRUB/GROUND COVER.

**DIGALERT**  
 DIAL BEFORE YOU DIG  
 TWO WORKING DAYS BEFORE YOU DIG  
 TOLL FREE 1-800-227-2600  
 A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

NO.	DESCRIPTION	DATE	BY

REVISIONS



**DAVID EVANS AND ASSOCIATES INC.**  
 41951 Remington Avenue Suite 220  
 Temecula California 92590-2553  
 Phone: 951.294.9300

PREPARED UNDER THE SUPERVISION OF:  
 AARON W. COOK R.C.E. 80362 DATE: \_\_\_\_\_

**SRZ YUMA, LLC**  
 LAKE ELSINORE HONDA  
 LANDSCAPE CONCEPT PLAN

SCALE: AS SHOWN  
 DATE: 12/4/17  
 SHEET NO.: 1 OF 1

DRAWN BY: MAQ  
 DESIGNED BY: ABE/MAQ  
 CHECKED BY: ABE/JXOE  
 APPROVED BY: \_\_\_\_\_  
 CITY ENGINEER DATE: \_\_\_\_\_

User: gregm; Date: 12/15/2017 11:57am; By: maq

**GENERAL NOTES**

1. ALL SIGNAGE SHALL BE BY SEPARATE SUBMITTAL, REVIEW, APPROVAL AND PERMIT.
2. WATERPROOF MEMBRANE TO BE FURNISHED AND INSTALLED BY ACM FABRICATOR AND MEET AIR AND WATER INFILTRATION SPECIFICATIONS.

**KEYNOTES**

- 1 SIGNAGE BY SEPARATE SUBMITTAL & PERMIT
- 2 TYPICAL BOLLARD W/ COVER
- 3 PREFINISHED METAL COPING
- 4 TYPICAL WALL MOUNTED LIGHT FIXTURE - SEE ELECTRICAL
- 5 OPEN
- 6 LINE OF ROOF BEYOND
- 7 ROOF MOUNTED MECHANICAL EQUIPMENT BEYOND PARAPET
- 8 TRAFFIC CONTROL LIGHT
- 9 12" BUILDING ADDRESS NUMERALS BY G.C.
- 10 ELECTRICAL SERVICE ENTRANCE SECTION - PAINT TO MATCH ADJACENT WALL
- 11 TOP OF PARAPET SCREEN WALL BEYOND
- 12 ROOF DRAIN DOWNSPOUT NOZZLE PER 1/AS20 - SEE PLUMBING
- 13 PAINTED STEEL TO MATCH MP-2

**FINISH LEGEND**

SYM.	MATERIAL DESCRIPTION
CF-1	MATERIAL: CAP FLASHING G.C. PREFINISHED TO MATCH MP-1 NOTES: 4" HEIGHT
D-1	MATERIAL: GLASS & ALUM MAN DOOR KAWNEER OR EQUAL COLOR: CLEAR ANODIZED ALUMINUM
D-2	MATERIAL: HOLLOW METAL DOOR G.C. PAINTED GLODGEN PROFESSIONAL #50YY 83/029 NATURAL WHITE
D-3	MATERIAL: ALUM/GLASS SECTIONAL DOOR OVERHEAD DOOR OR EQUAL COLOR: CLEAR ANODIZED ALUMINUM
D-4	MATERIAL: OVERHEAD COILING METAL DOOR OVERHEAD DOOR OR EQUAL COLOR: WHITE (FACTORY FINISH)
D-5	MATERIAL: HIGH SPEED OVERHEAD DOOR MANUF: RYTEC STYLE: SPIRAL PV
EIFS-1	MATERIAL: EXTERIOR INSULATION SYSTEM MANUF: DRYVIT OR EQUAL SYSTEM: 2" INSULATION PLUS MDS SYSTEM COLOR: CHINA WHITE #HOND061021 FINISH: SANDBLAST NOTES: DRYVIT INSULATION PLUS MD SYSTEM PER ESR-1543
EP-1	MATERIAL: EXTERIOR PAINT MANUF: BENJAMIN MOORE COLOR: CLASSIC COLORS 1B ALABASTER #876 NOTES: PRIMER: SUPER SPEC HP UNIVERSAL AKLYD
MP-1 OPT-1	MATERIAL: ALUMINUM COMPOSITE MATERIAL MANUF: ALPOLIC COLOR: HONDA SILVER METALLIC 4MN P/N BSX LOCATION: EXTERIOR FACADE ACCENT NOTES: DRY JOINT SYSTEM
MP-1 OPT-2	MATERIAL: ALUMINUM COMPOSITE MATERIAL MANUF: ALCOA ARCH PRODUCTS/REYNOLDBOND COLOR: RB160PE-BRIGHT SILVER MET. "ECCOCLEAN" LOCATION: EXTERIOR FACADE ACCENT NOTES: DRY JOINT SYSTEM
MP-2 OPT-1	MATERIAL: ALUMINUM COMPOSITE MATERIAL MANUF: ALPOLIC COLOR: HONDA BLUE 4MN P/N HNB LOCATION: EDGES OF CANOPIES/ENTRANCE CYLINDER NOTES: DRY JOINT SYSTEM
MP-2 OPT-2	MATERIAL: ALUMINUM COMPOSITE MATERIAL MANUF: ALPOLIC COLOR: HONDA BLUE 4MN P/N HNB LOCATION: EDGES OF CANOPIES/ENTRANCE CYLINDER NOTES: DRY JOINT SYSTEM
MP-3 OPT-1	MATERIAL: ALUMINUM COMPOSITE MATERIAL MANUF: ALPOLIC COLOR: HONDA WHITE 4MN P/N BNT LOCATION: UNDERSIDE OF CANOPIES NOTES: DRY JOINT SYSTEM
MP-3 OPT-2	MATERIAL: ALUMINUM COMPOSITE MATERIAL MANUF: ALCOA ARCH PRODUCTS/REYNOLDBOND COLOR: RB160 PE BONE WHITE OR RB160PE BONE WHITE "ECCOCLEAN" LOCATION: UNDERSIDE OF CANOPIES NOTES: DRY JOINT SYSTEM
CW-1	MATERIAL: ALUMINUM CURTAIN WALL SYSTEM MANUF: U.S. ALUMINUM OR EQUAL SYSTEM: 3250 THERMALLY IMPROVED SIZE: 2 1/2" x 10" FINISH: CLEAR ANODIZED ALUMINUM
CW-2	MATERIAL: ALUMINUM CURTAIN WALL SYSTEM MANUF: U.S. ALUMINUM OR EQUAL SYSTEM: 3252 HIGH PERFORMANCE THERMALLY BROKEN SIZE: 2 1/2" x 7" FINISH: CLEAR ANODIZED ALUMINUM

**JOHN MAHONEY ARCHITECT**  
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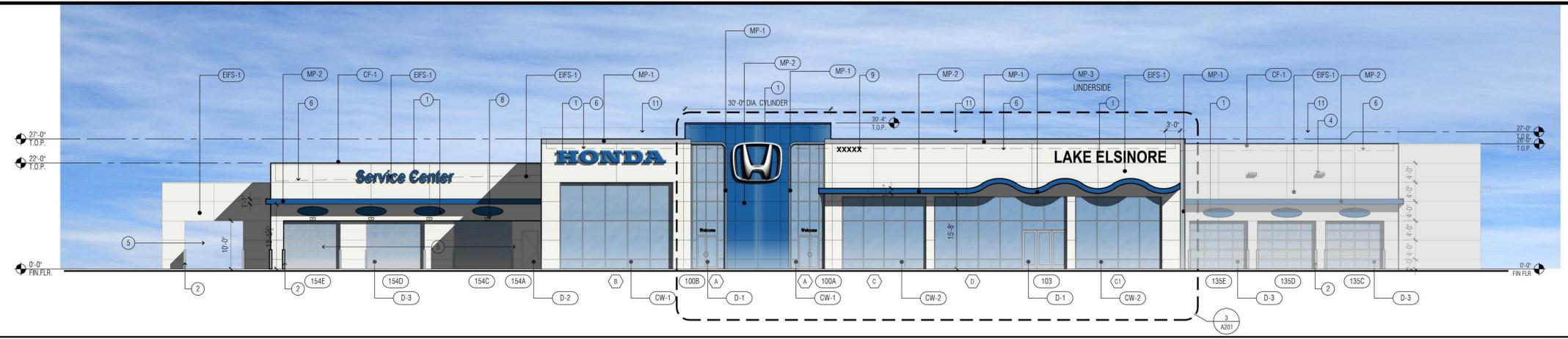
LAKE ELSINORE HONDA  
LAKE ELSINORE, CALIFORNIA



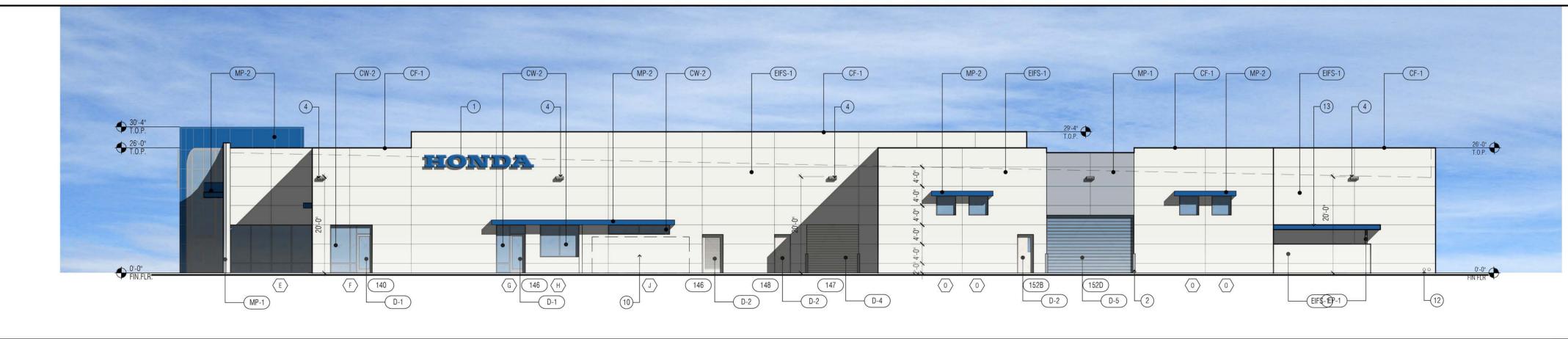
PROJECT NO.: 1709  
ISSUE DATE: 4/10/18

**EXTERIOR ELEVATIONS**

**A200**



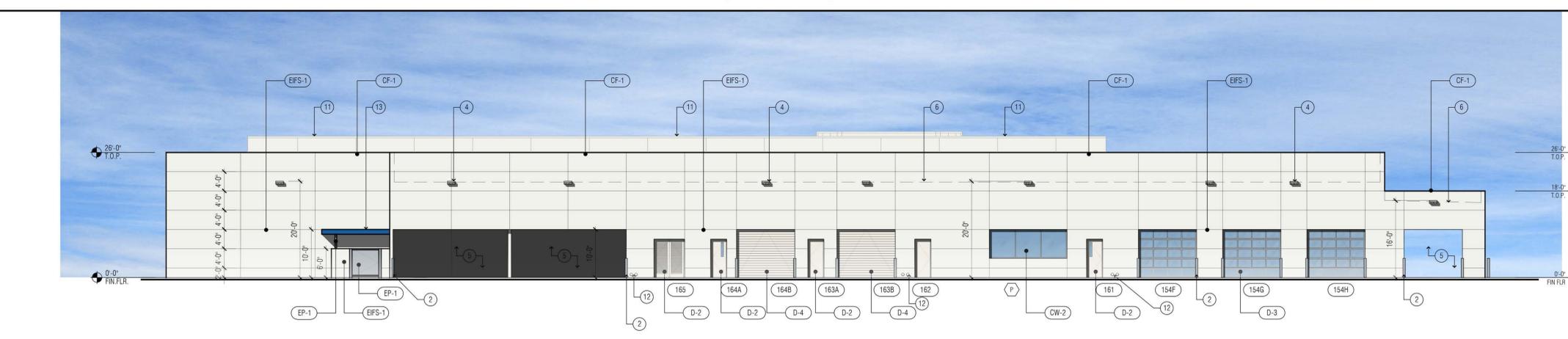
**NORTH ELEVATION**



**WEST ELEVATION**



**EAST ELEVATION**

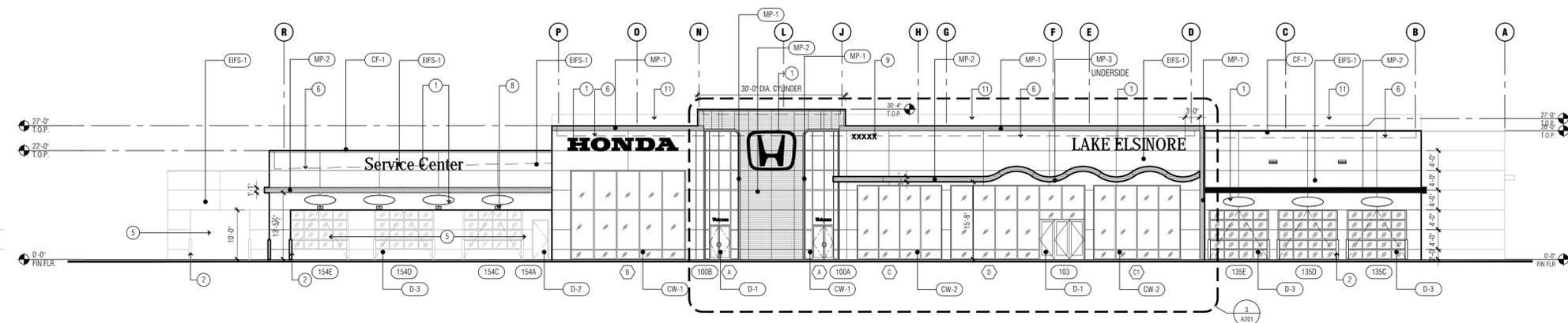


**SOUTH ELEVATION**

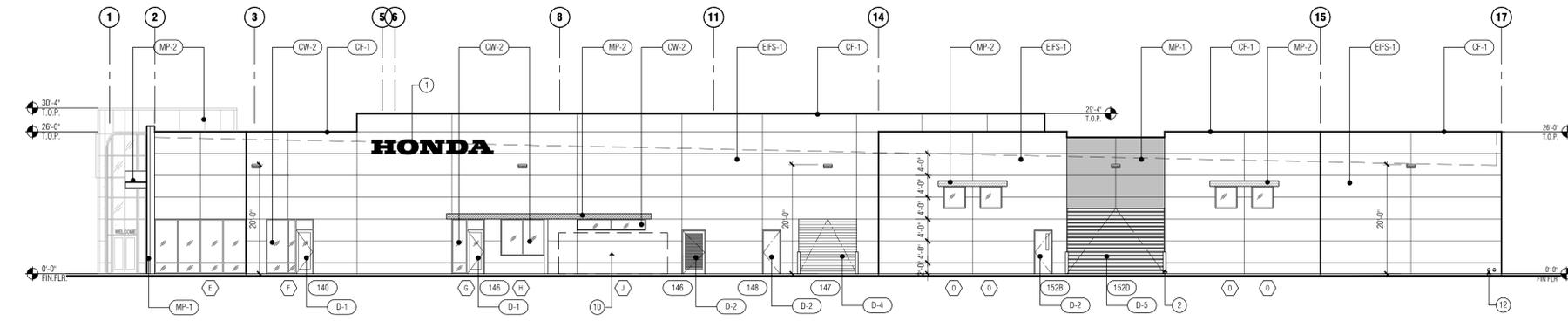
IF SHEET SIZE IS NOT 30 X 42, USE GRAPHIC SCALE

ALL METAL PANELS SHALL BE PER ESR-3704  
SEE SHEET A220 FOR FENESTRATION INFORMATION AND THERMAL PERFORMANCE REQUIREMENTS

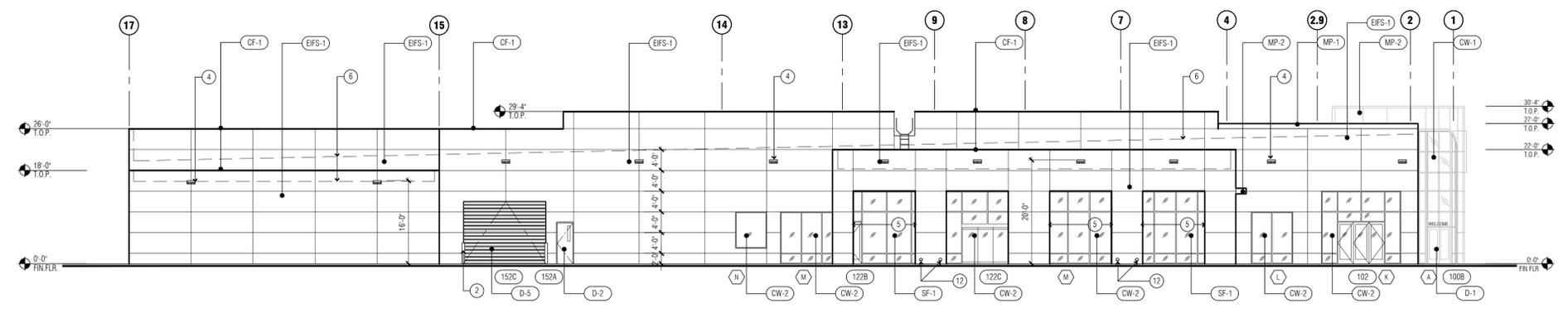
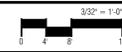




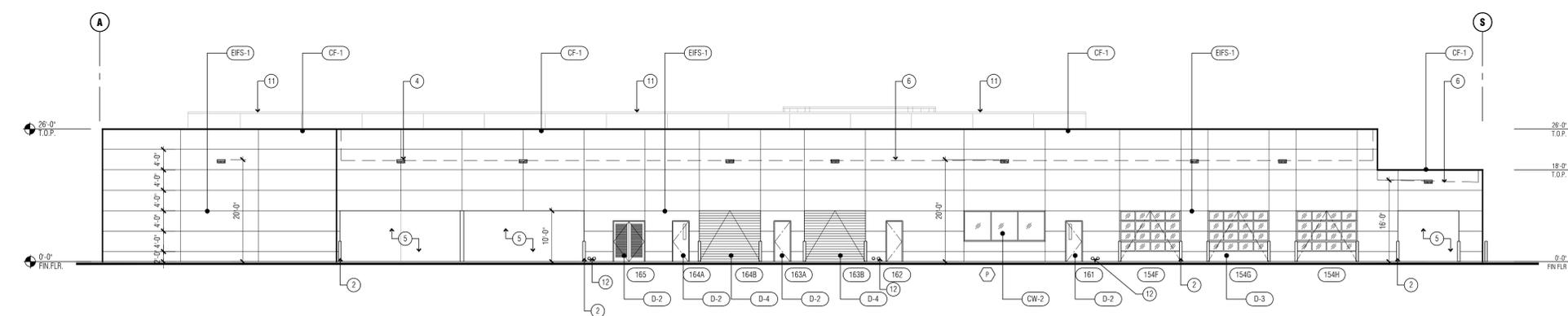
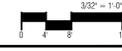
**NORTH ELEVATION**



**WEST ELEVATION**



**EAST ELEVATION**



**SOUTH ELEVATION**



**GENERAL NOTES**

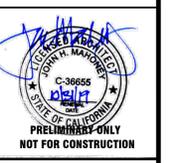
1. ALL SIGNAGE SHALL BE BY SEPARATE SUBMITTAL, REVIEW, APPROVAL AND PERMIT.
  2. WATERPROOF MEMBRANE TO BE FURNISHED AND INSTALLED BY ACM FABRICATOR AND MEET AIR AND WATER INFILTRATION SPECIFICATIONS.
- 
- 1 SIGNAGE BY SEPARATE SUBMITTAL & PERMIT
  - 2 TYPICAL BOLLARD W/ COVER
  - 3 PREFINISHED METAL COPING
  - 4 TYPICAL WALL MOUNTED LIGHT FIXTURE - SEE ELECTRICAL
  - 5 OPEN
  - 6 LINE OF ROOF BEYOND
  - 7 ROOF MOUNTED MECHANICAL EQUIPMENT BEYOND PARAPET
  - 8 TRAFFIC CONTROL LIGHT
  - 9 12'H BUILDING ADDRESS NUMERALS BY G.C.
  - 10 ELECTRICAL SERVICE ENTRANCE SECTION - PAINT TO MATCH ADJACENT WALL
  - 11 TOP OF PARAPET SCREEN WALL BEYOND
  - 12 ROOF DRAIN DOWNSPOUT NOZZLE PER 1/AS20 - SEE PLUMBING

**FINISH LEGEND**

SYM.	MATERIAL DESCRIPTION
CF-1	MATERIAL: CAP FLASHING MANUF: G.C. COLOR: PREFINISHED TO MATCH MP-1 NOTES: 4" HEIGHT
D-1	MATERIAL: GLASS & ALUM MAN DOOR MANUF: KAWNEER OR EQUAL COLOR: CLEAR ANODIZED ALUMINIUM
D-2	MATERIAL: HOLLOW METAL DOOR MANUF: GC COLOR: PAINTED GLIDDEN PROFESSIONAL #509Y 83/029 NATURAL WHITE
D-3	MATERIAL: ALUM/GLASS SECTIONAL DOOR MANUF: OVERHEAD DOOR OR EQUAL COLOR: CLEAR ANODIZED ALUMINIUM
D-4	MATERIAL: OVERHEAD COLING METAL DOOR MANUF: OVERHEAD DOOR OR EQUAL COLOR: WHITE (FACTORY FINISH)
D-5	MATERIAL: HIGH SPEED OVERHEAD DOOR MANUF: RYTEC STYLE: SPIRAL FV
EFS-1	MATERIAL: EXTERIOR INSULATION SYSTEM MANUF: DRYVIT OR EQUAL SYSTEM: 2" OUTSULATION PLUS MD SYSTEM COLOR: CHINA WHITE #H0ND061021 FINISH: SANDBLAST NOTES: DRYVIT OUTSULATION PLUS MD SYSTEM PER ESR-1543
EP-1	MATERIAL: EXTERIOR PAINT MANUF: BENJAMIN MOORE COLOR: CLASSIC COLORS 1B ALABASTER #976 NOTES: PRIMER: SUPER SPEC HP UNIVERSAL ALKYD
MP-1	MATERIAL: ALUMINIUM COMPOSITE MATERIAL MANUF: ALPOLIC COLOR: HONDA SILVER METALLIC 4MM P/N BSX LOCATION: EXTERIOR FACADE ACCENT NOTES: DRY JOINT SYSTEM
MP-1 OPT-2	MATERIAL: ALUMINIUM COMPOSITE MATERIAL MANUF: ALCOA ARCH PRODUCTS/REYNOLDBOND COLOR: RB160PE-BRIGHT SILVER METALLIC OR RB160PE-BRIGHT SILVER MET. "ECOCLEAN" LOCATION: EXTERIOR FACADE ACCENT NOTES: DRY JOINT SYSTEM
MP-2	MATERIAL: ALUMINIUM COMPOSITE MATERIAL MANUF: ALPOLIC COLOR: HONDA BLUE 4MM P/N HNB LOCATION: EDGES OF CANOPIES/ENTRANCE CYLINDER NOTES: DRY JOINT SYSTEM
MP-2 OPT-2	MATERIAL: ALUMINIUM COMPOSITE MATERIAL MANUF: ALCOA ARCH PRODUCTS/REYNOLDBOND COLOR: RB160PE - HONDA BLUE OR RB160PE-HONDA BLUE "ECOCLEAN" LOCATION: EDGES OF CANOPIES/ENTRANCE CYLINDER NOTES: DRY JOINT SYSTEM
MP-3	MATERIAL: ALUMINIUM COMPOSITE MATERIAL MANUF: ALPOLIC COLOR: HONDA WHITE 4MM P/N BNT LOCATION: UNDERSIDE OF CANOPIES NOTES: DRY JOINT SYSTEM
MP-3 OPT-2	MATERIAL: ALUMINIUM COMPOSITE MATERIAL MANUF: ALCOA ARCH PRODUCTS/REYNOLDBOND COLOR: RB160 PE BONE WHITE OR RB160PE BONE WHITE "ECOCLEAN" LOCATION: UNDERSIDE OF CANOPIES NOTES: DRY JOINT SYSTEM
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LAKE ELSINORE HONDA  
LAKE ELSINORE, CALIFORNIA



PROJECT NO.: 1709  
ISSUE DATE: 3/1/18

**EXTERIOR ELEVATIONS**

**A200**