

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) TJW ENGINEERING CONTACT: DAVID CHEW 6 VENTURE #225 IRVINE, CA 92618 TEL: (949) 878-3509	

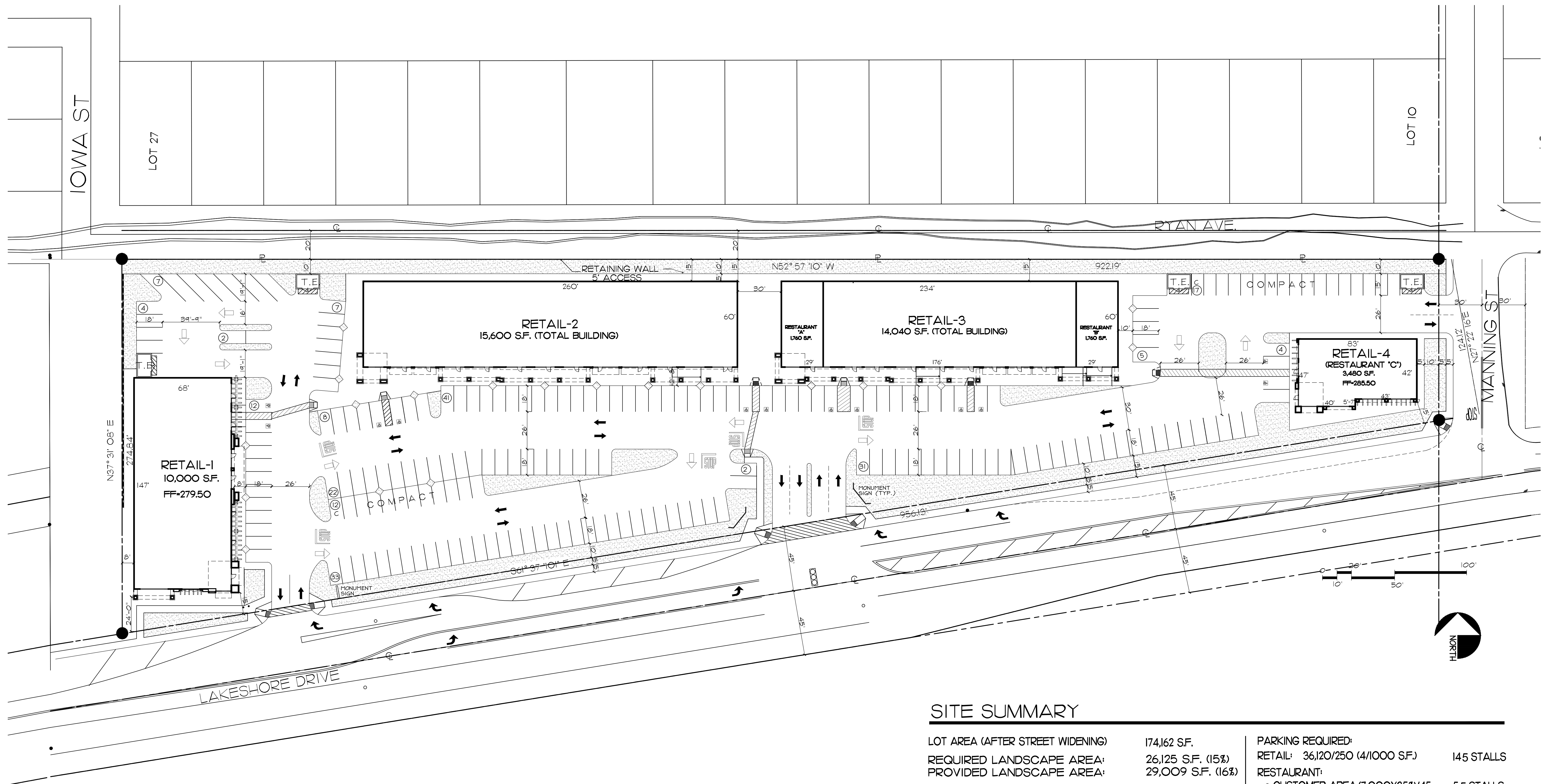
THE LAKEVIEW PLAZA
CORNER OF LAKE SHORELINE DRIVE AND MANNING ST.
LAKE ELSINORE, CA

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.
REQUIRED LANDSCAPE AREA:	26,125 S.F. (15%)
PROVIDED LANDSCAPE AREA:	29,009 S.F. (16%)

TOTAL BUILDING	43,120 S.F.
• RETAIL:	36,120 S.F.
• RESTAURANT:	7,000 S.F.

BUILDING COVERAGE PERCENTAGE: 24%

* REFER TO TRAFFIC REPORT FOR SHARED PARKING ALLOWANCE.

SECTION 9.0, TABLE 18, (MIN. REQ.).....222 STALLS

PARKING REQUIRED:	
RETAIL: 36,120/250 (4/1000 S.F.)	145 STALLS
RESTAURANT:	
• CUSTOMER AREA (7,000X35%)/45	55 STALLS
• BOH AREA (7,000X65%)/200	23 STALLS
PARKING REQUIRED:	223 STALLS
PARKING PROVIDED:	207 STALLS
* PARKING DEFICIT:	16 STALLS
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

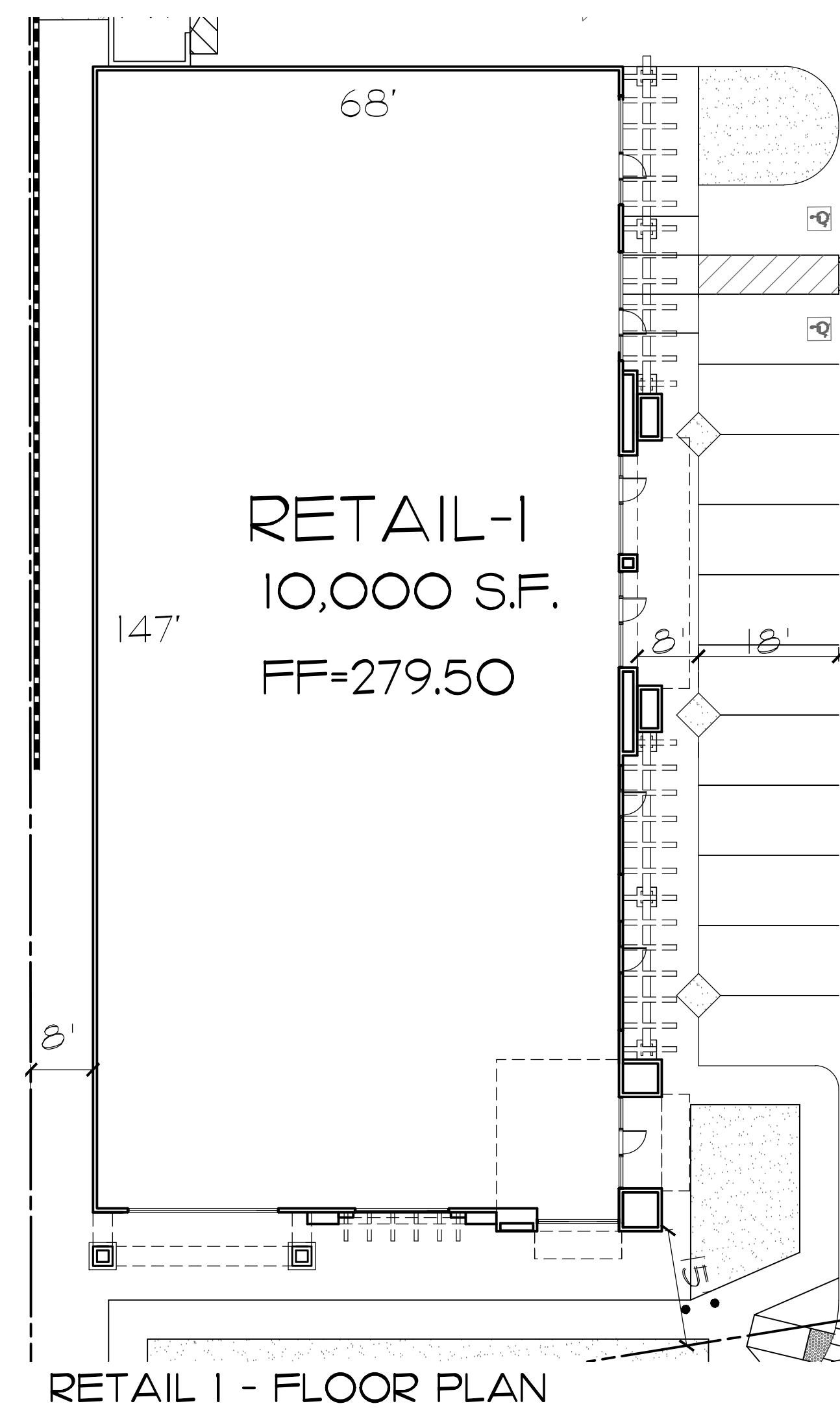
THE LAKEVIEW PLAZA
CORNER OF LAKESHORE DRIVE AND MANNING ST.
LAKE ELSINORE, CA

AB GROUP
70 QUARTER HORSE
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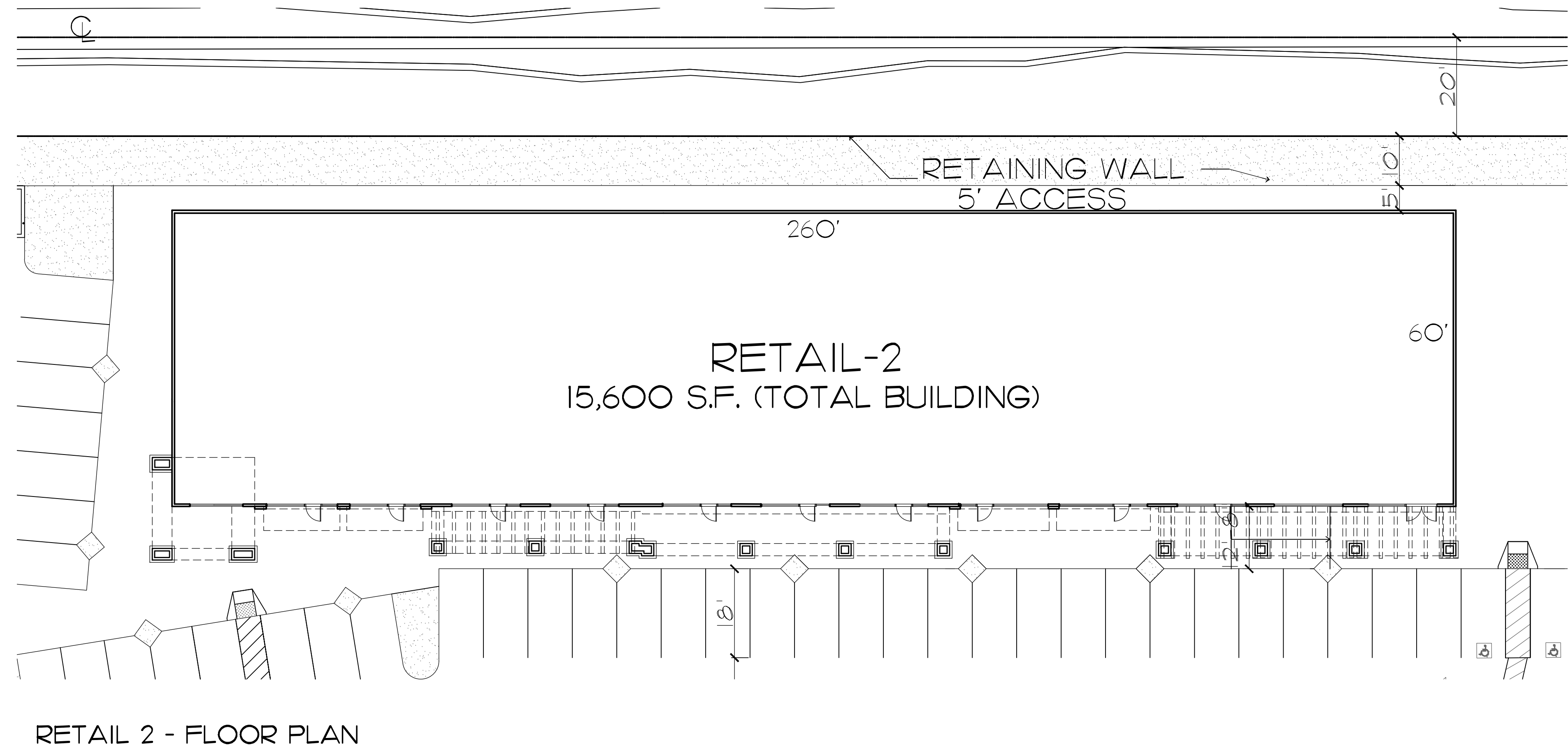


A-1.0
Site Plan

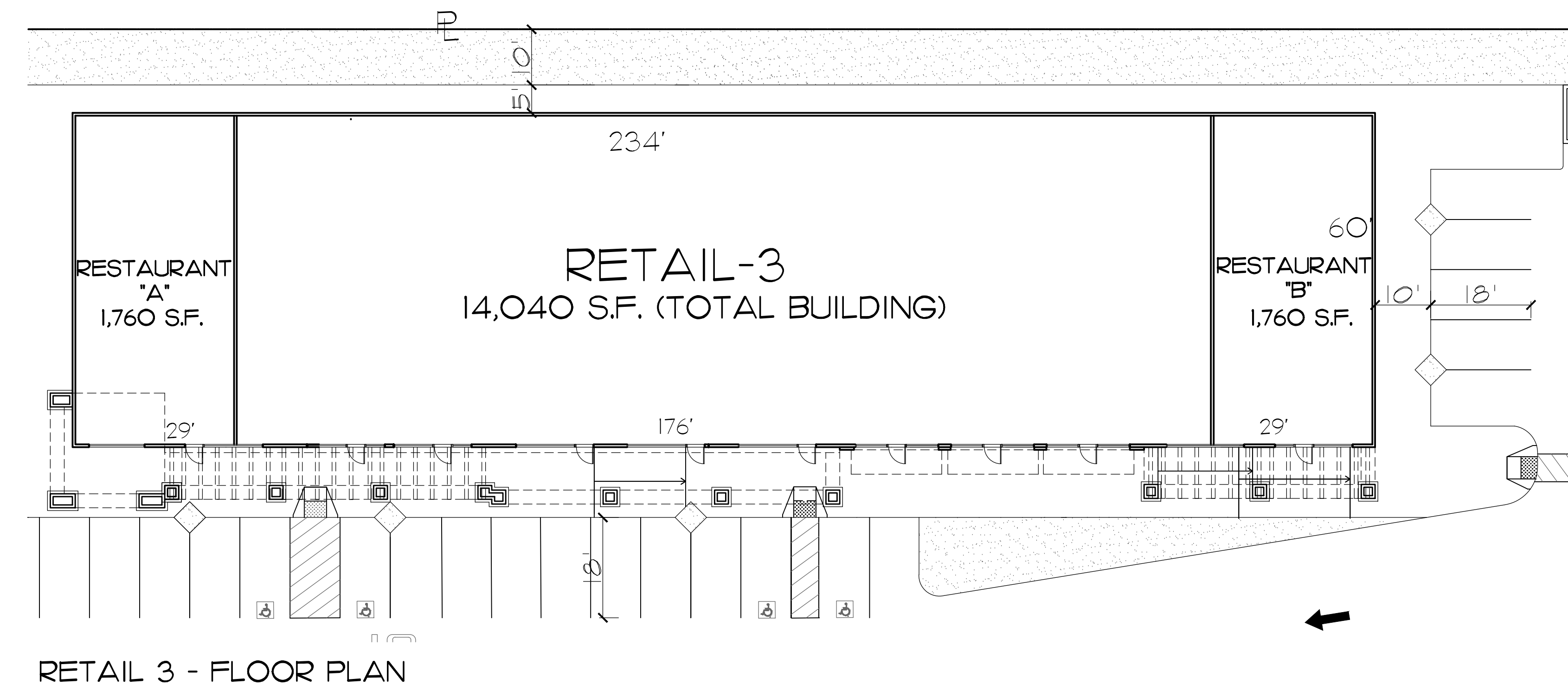
Updated 12/01/2019



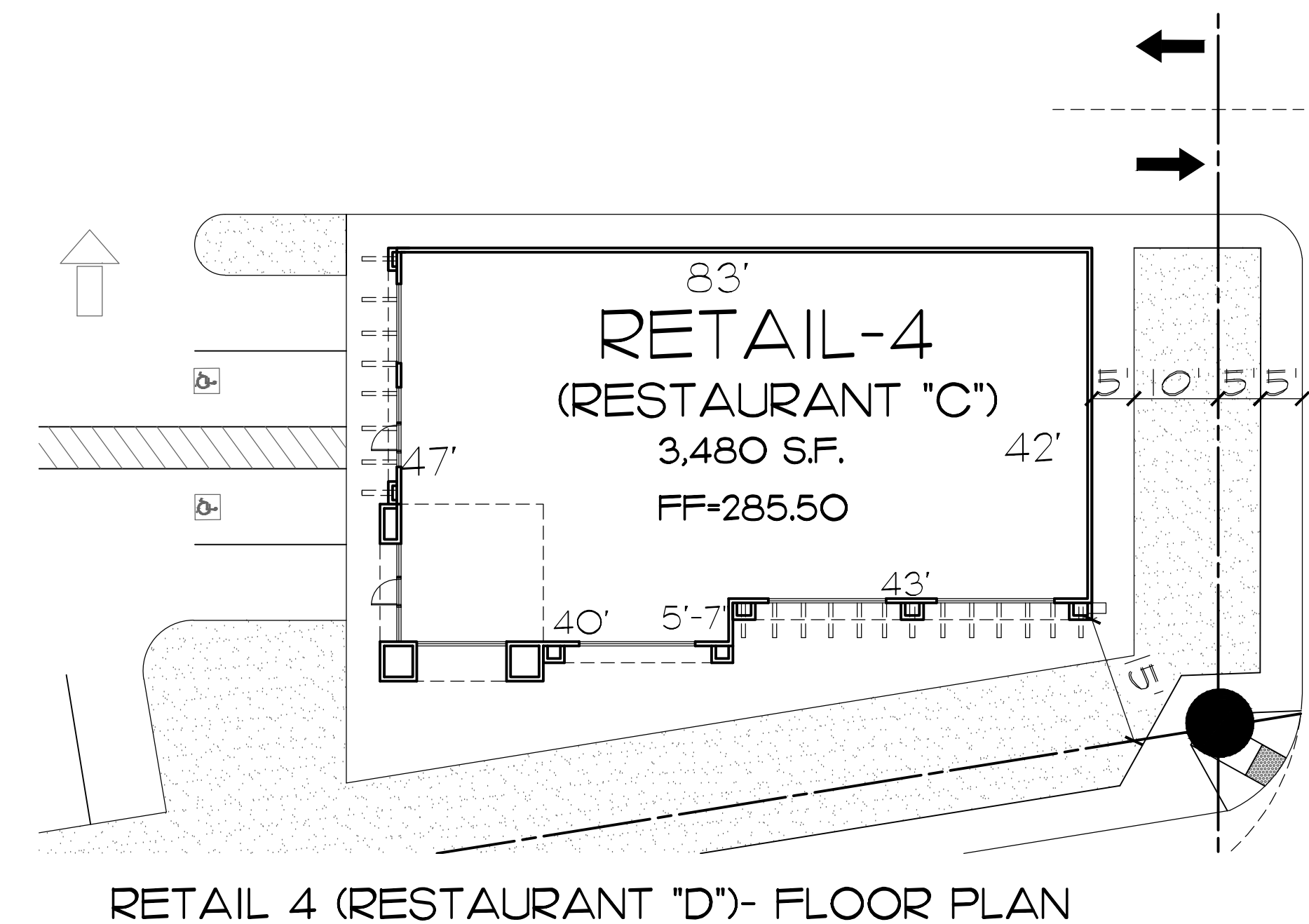
SCALE, 1/16"=1'-0"



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



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



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

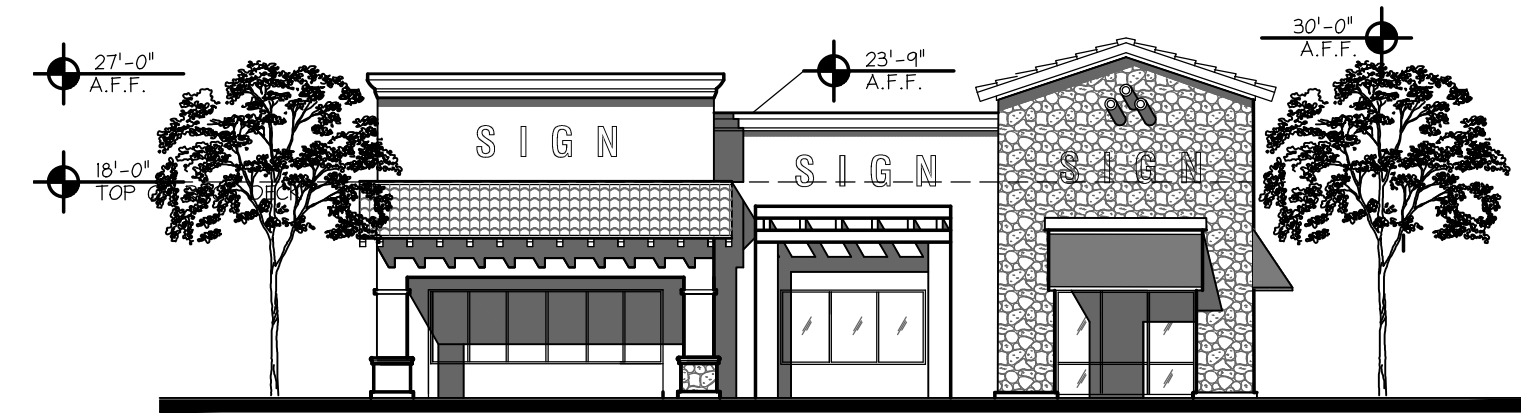
THE LAKEVIEW PLAZA
CORNER OF LAKESHORE DRIVE AND MANNING ST.
LAKE ELSINORE, CA

AB GROUP
70 QUARTER HORSE
IRVINE, CA 92602



A-2.0
FLOOR PLANS

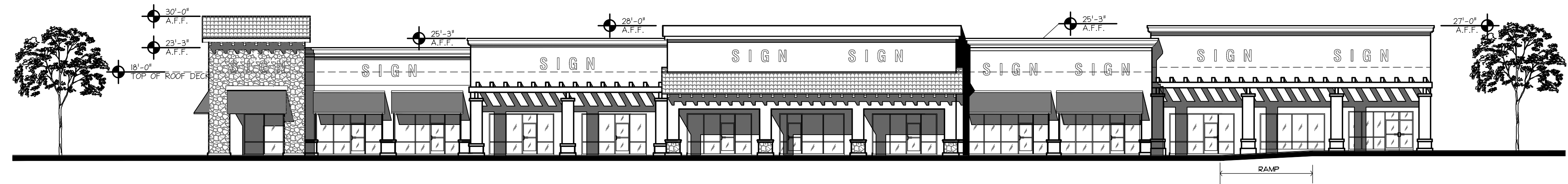
08/05/19



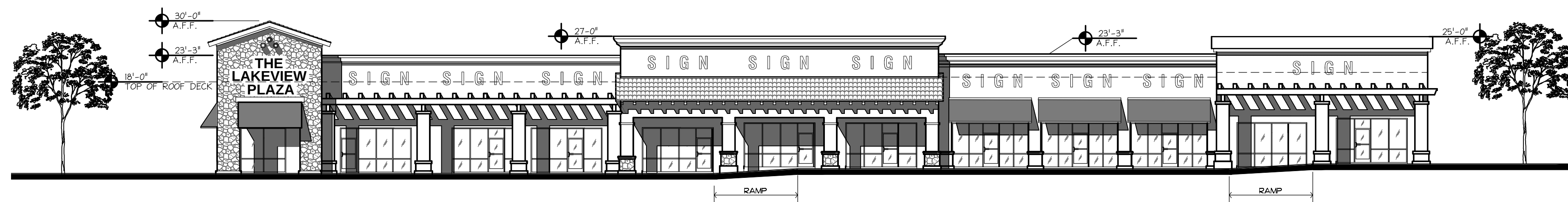
RETAIL 1 - SOUTH (STREET) ELEVATION
SCALE, 1/16"=1'-0"



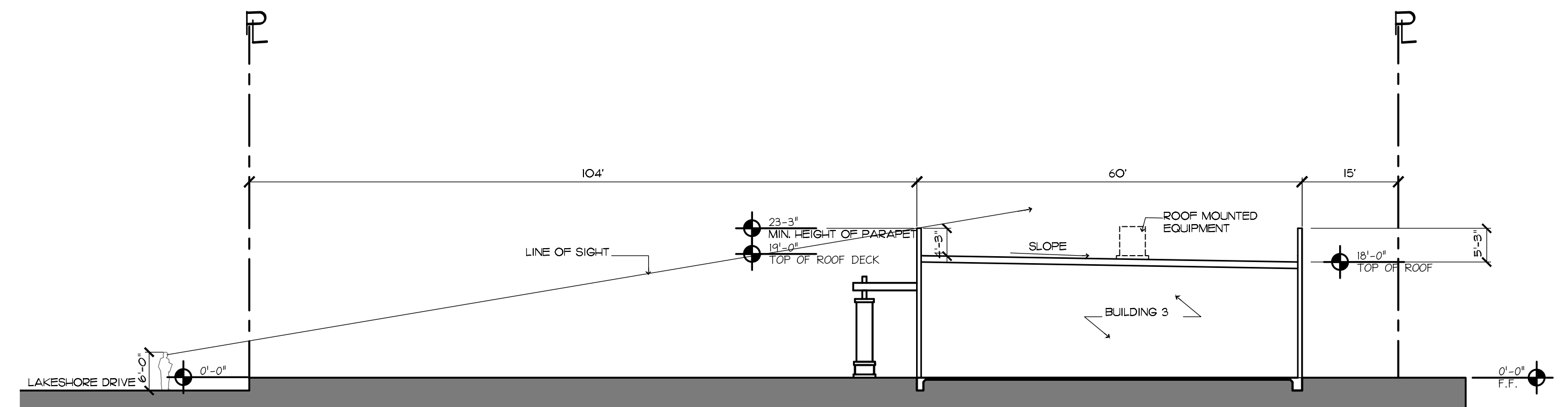
RETAIL 1 - EAST ELEVATION
SCALE, 1/16"=1'-0"



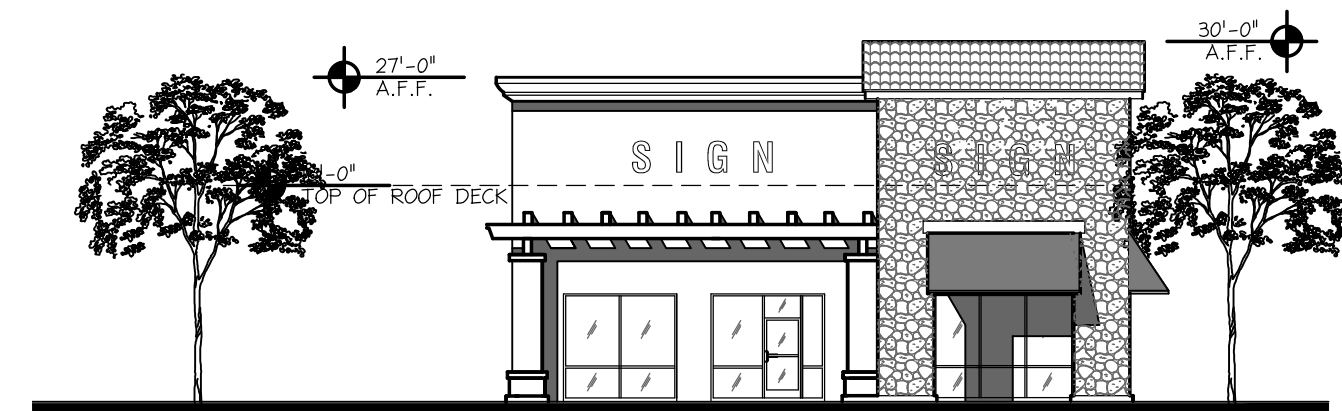
RETAIL 2 - SOUTH ELEVATION
SCALE, 1/16"=1'-0"



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"

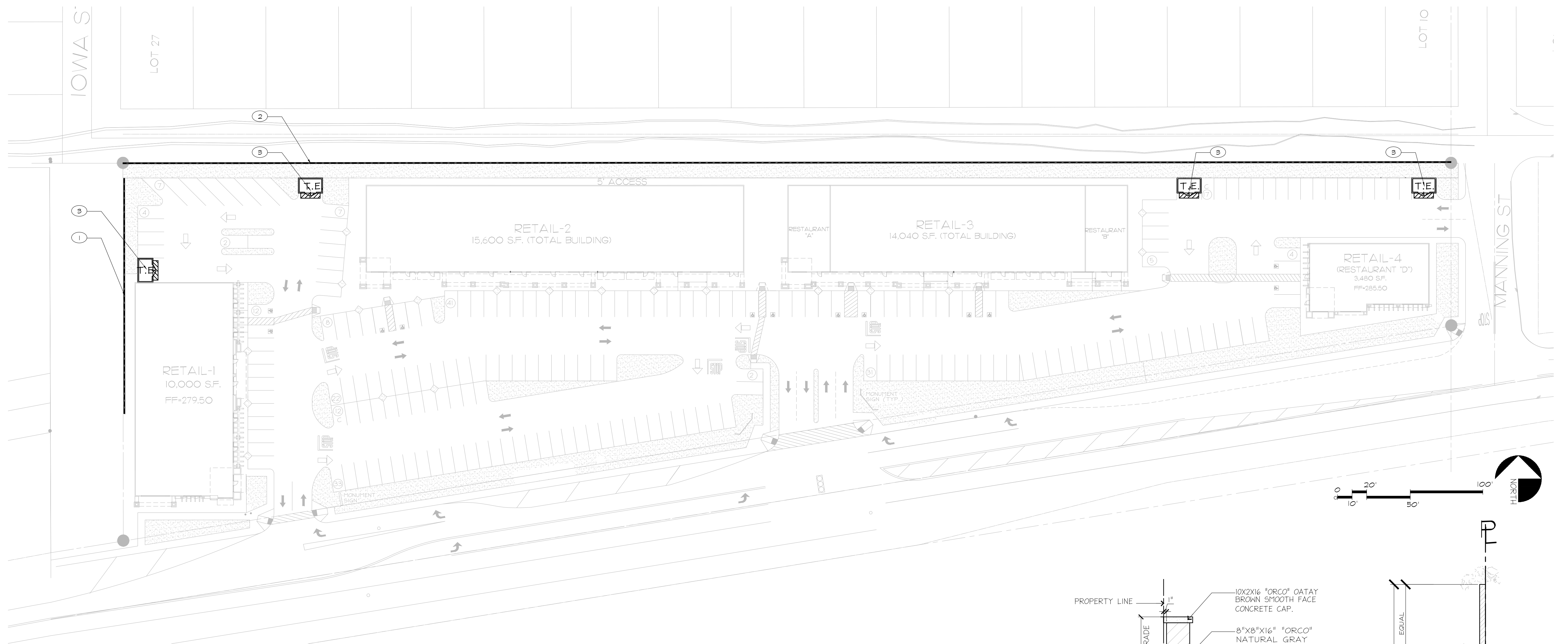
THE LAKEVIEW PLAZA
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LAKE ELSINORE, CA

AB GROUP
70 QUARTER HORSE
IRVINE, CA 92602



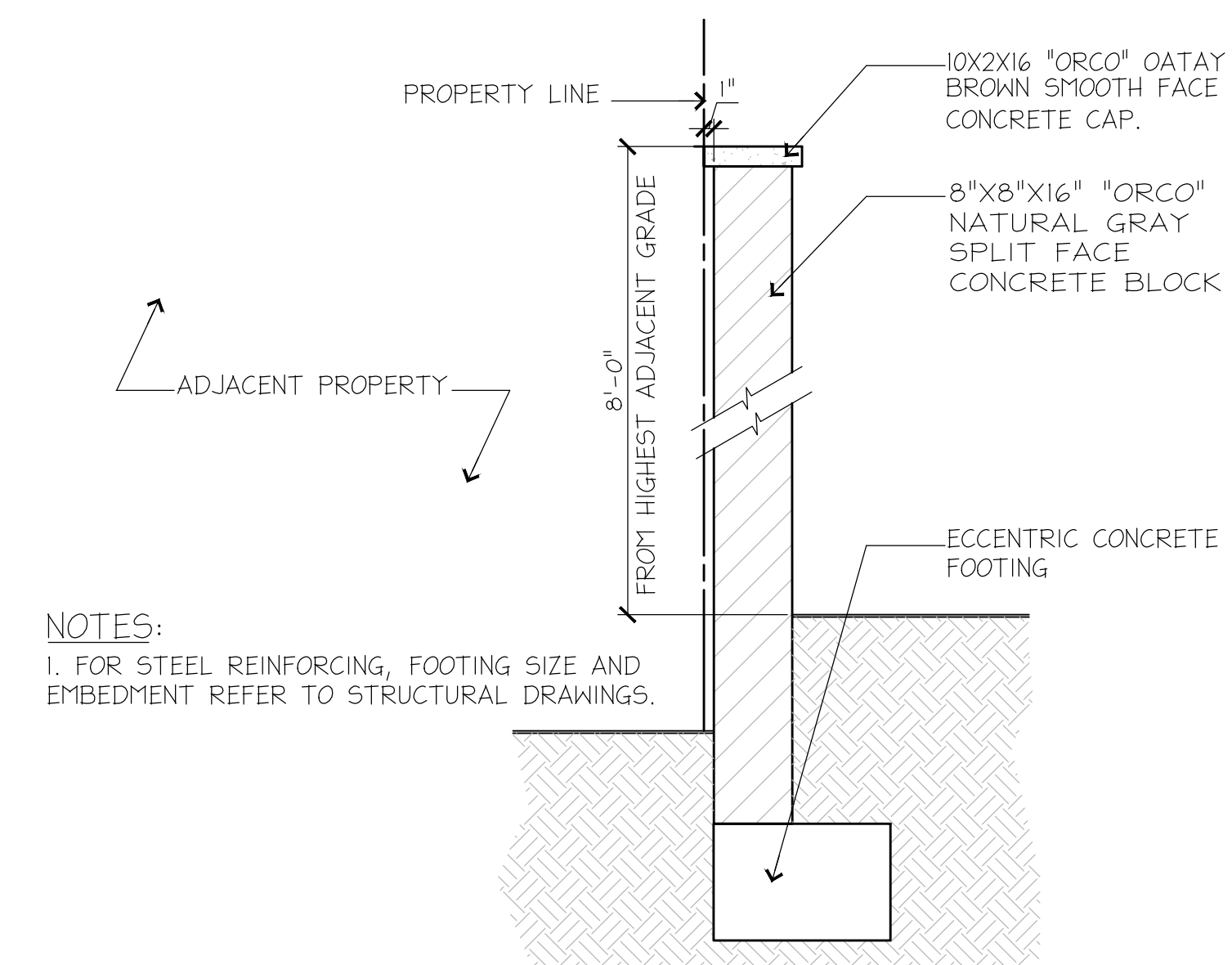
A-3.0
ELEVATIONS

08/05/19



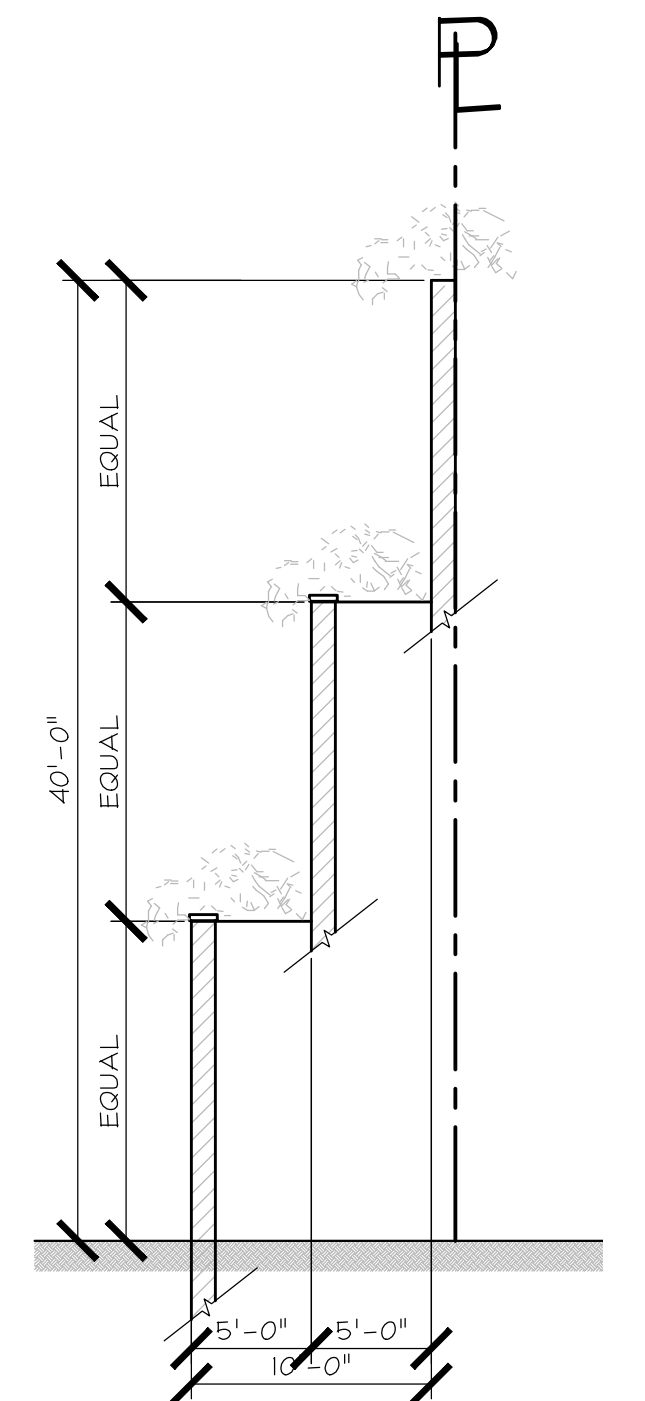
KEYNOTES

- 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

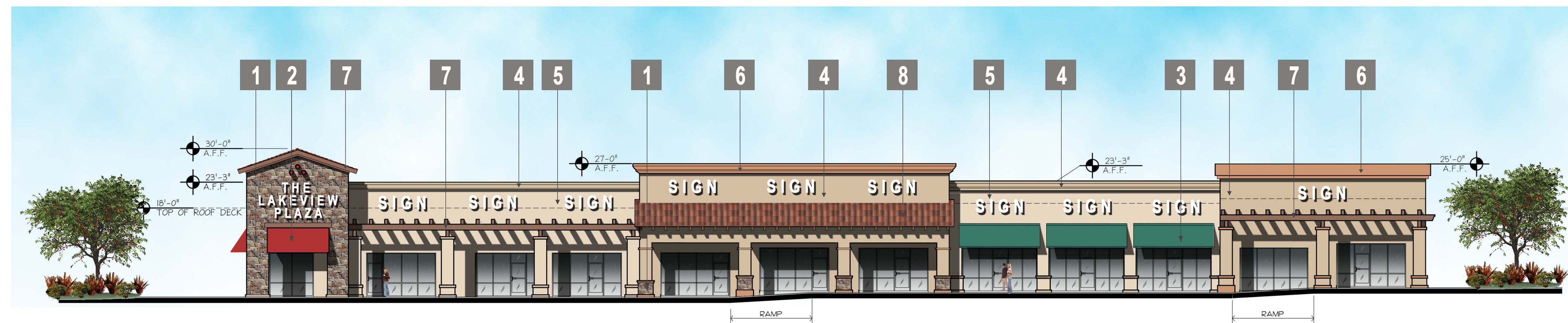


A-5.0
WALL & FENCE
PLAN 08/05/19



RETAIL 2 - SOUTH ELEVATION

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



RETAIL 3 - SOUTH ELEVATION

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



1 TUSCAN VILLA-SEVILLE
CORONADO STONE



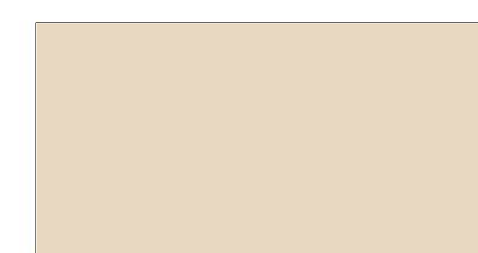
2 DEA 106
RED CONTRAST



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

20 10 0 20 40

SCALE: 1"=20'



MB 9/65-67 LAKE SHORE DRIVE ADDITION



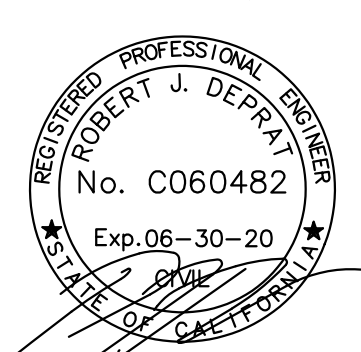
BLUE PEAK
ENGINEERING, INC.

DRAWING ISSUE RECORD

[illegible]**PROJECT NAME**

LAKEVIEW PLAZA
LAKE SHORE DRIVE
LAKE ELSINORE, CALIFORNIA

PROFESSIONAL SEAM



SHEET TITLE

**PRELIMINARY
GRADING PLAN**

SHEET NUMBER

1 of 3

DATE: 11/13/19



LOT 10

RYAN AVE.

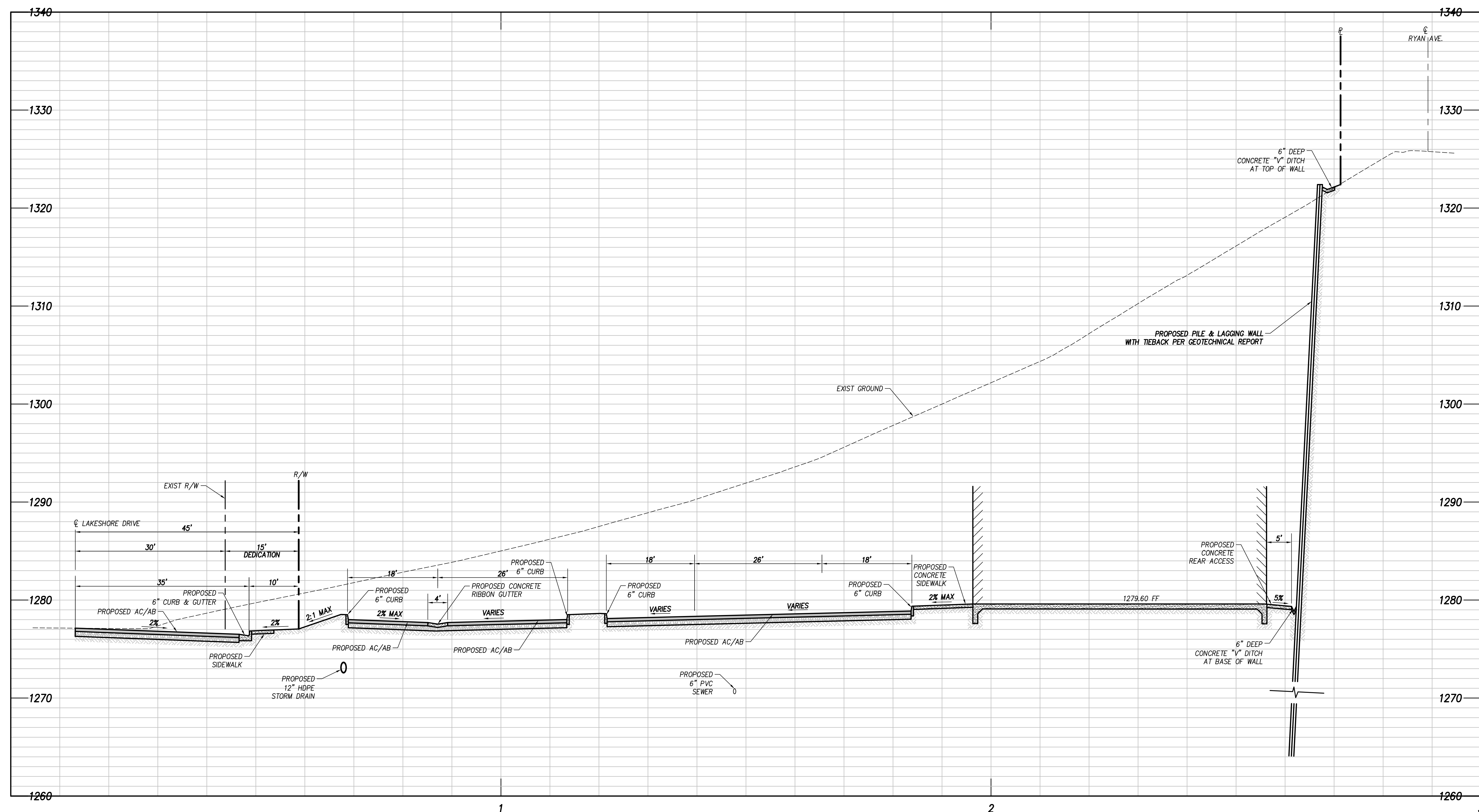
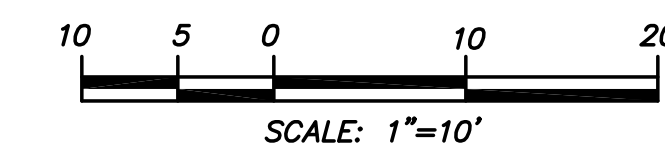
MANNING ST.

DRIVE

LAKE SHORE

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

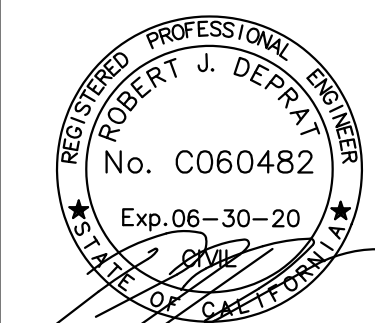
SCALE: HORIZ.: 1"=10'
VERT: 1"=5'

DRAWING ISSUE RECORD

[illegible]**PROJECT NAME**

LAKEVIEW PLAZA
LAKESHORE DRIVE
LAKE ELSINORE, CALIFORNIA

PROFESSIONAL SEAL



SHEET TITLE

**GRADING
SECTION**

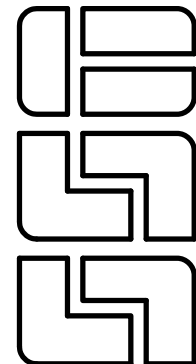
SHEET NUMBER

3 of 3

DATE: 11/18/19

REVISIONS	BY

(949) 855-4413
 FAX 830-4465
 55A
 230111 Moulton Parkway
 PLANNING • RESEARCH
 Suite J12 • Laguna Hills, CA 92653



STAN SMITH ASSOCIATES

LANDSCAPE ARCHITECTURE

230111 Moulton Parkway

PLANNING • RESEARCH

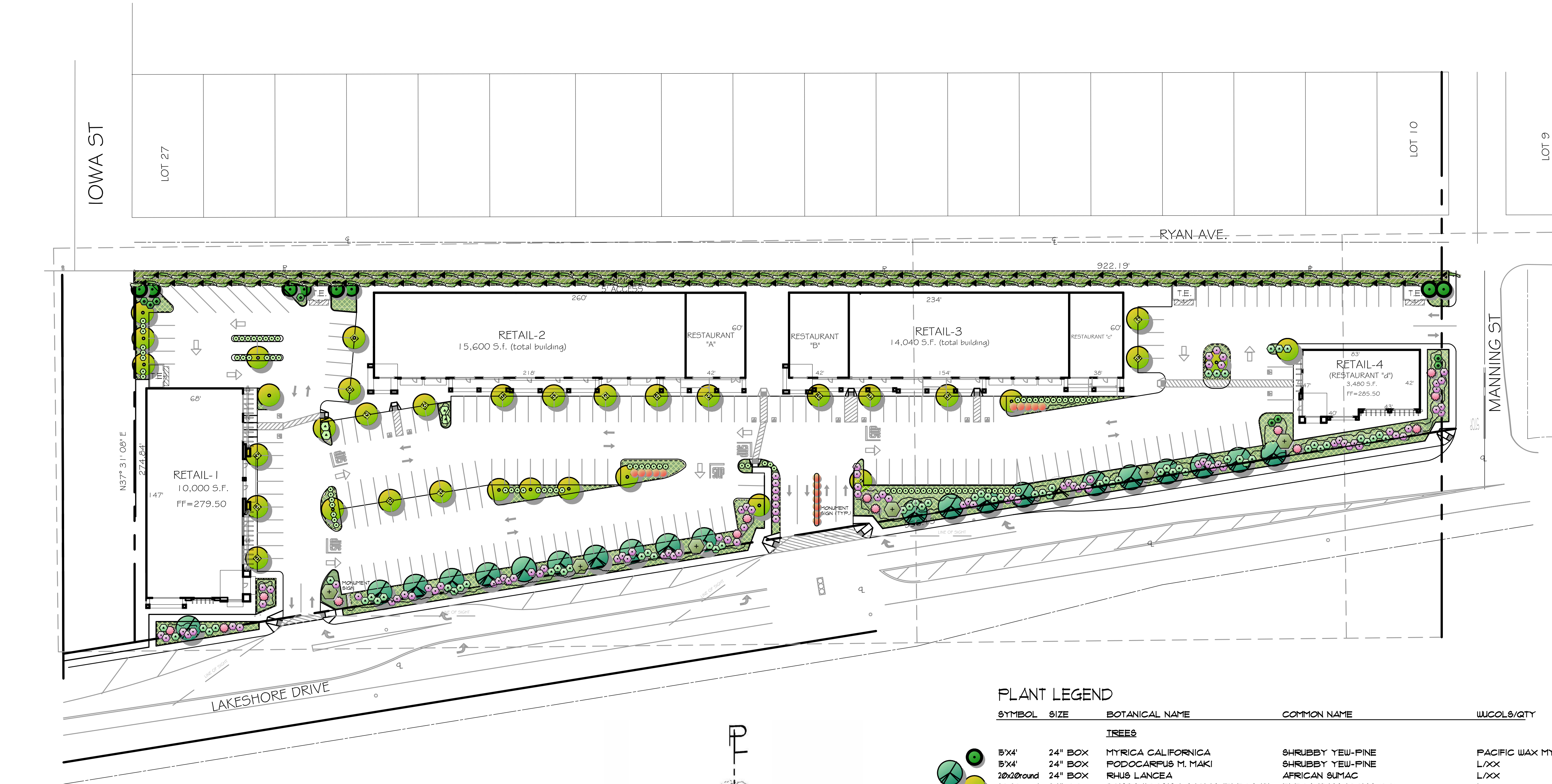
Suite J12 • Laguna Hills, CA 92653

PRELIMINARY

PLANTING PLAN

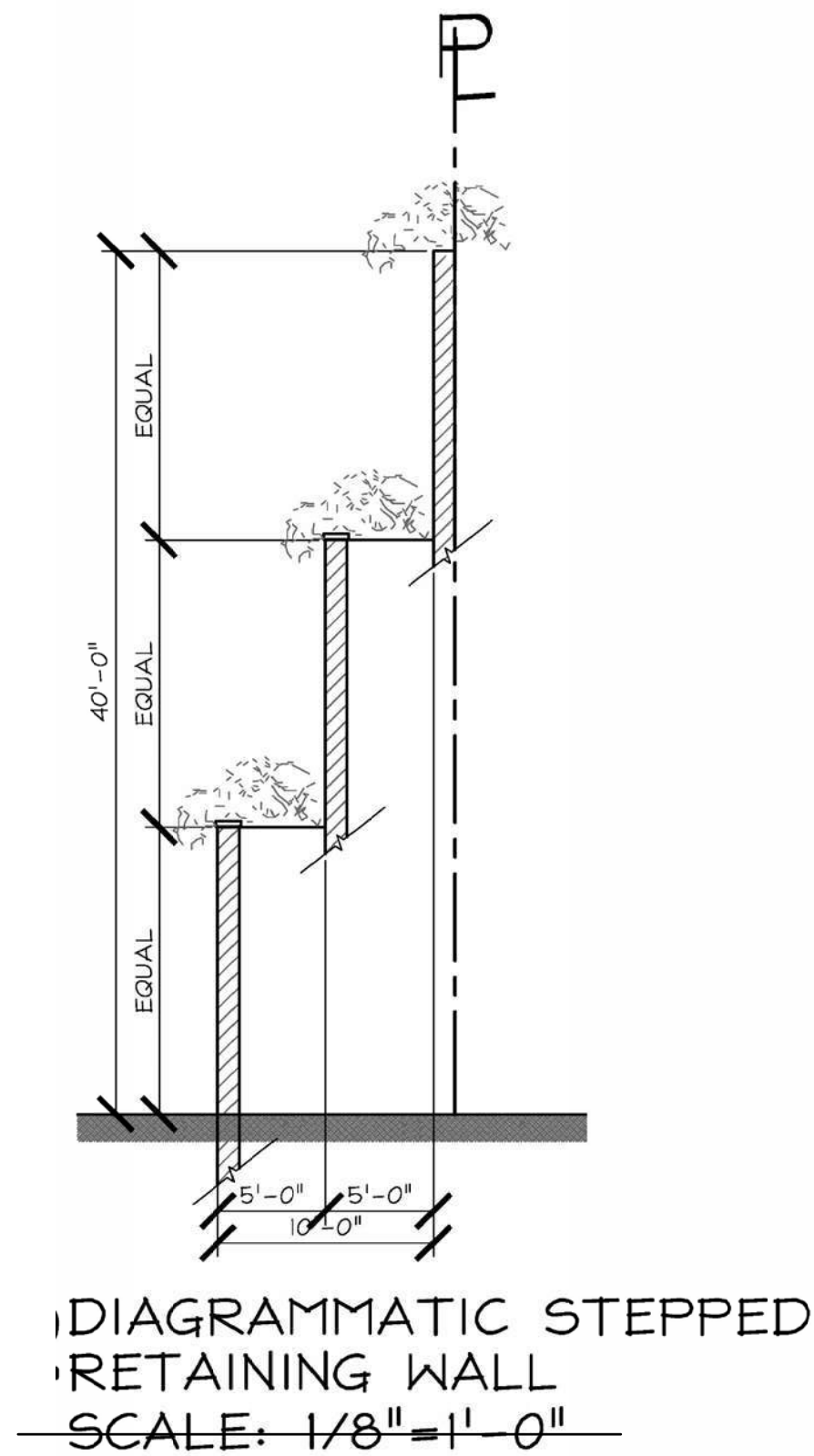
THE LAKEVIEW PLAZA
 CORNER OF LAKESHORE DRIVE
 AND MANNING STREET
 LAKE ELSINORE, CA

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



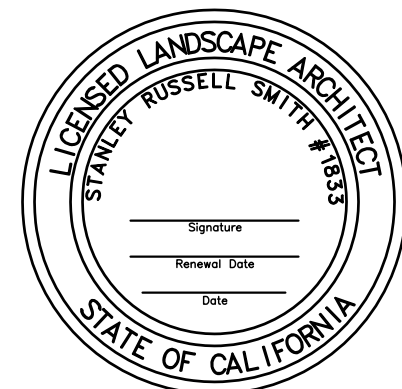
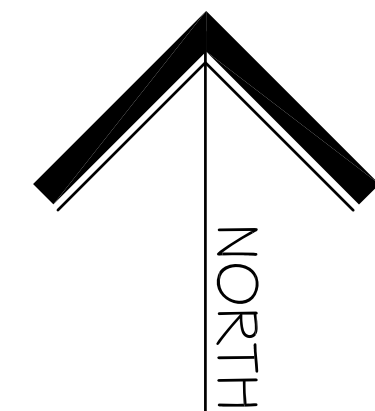
PLANTING NOTES

- 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	WUCOLS/QTY
TREES				
	15'x4"	MYRICA CALIFORNICA	SHRUBBY YEW-PINE	PACIFIC WAX MYRTLE
	15'x4"	PODOCARPUS N. MAKI	SHRUBBY YEW-PINE	L/XX
	10x20round	RHUS LANCEA	AFRICAN SUMAC	L/XX
	10x20round	TRISTANOPSIS LAURINA 'ELEGANT'	ELEGANT KANOOKA BOX	L/XX
SHRUBS				
	10x10'spec	CERCIS OCCIDENTALIS	WESTERN REDBUD	L/XX
	3x3dome	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 TRICUSPIDATA	BOSTON IVY	M/XX

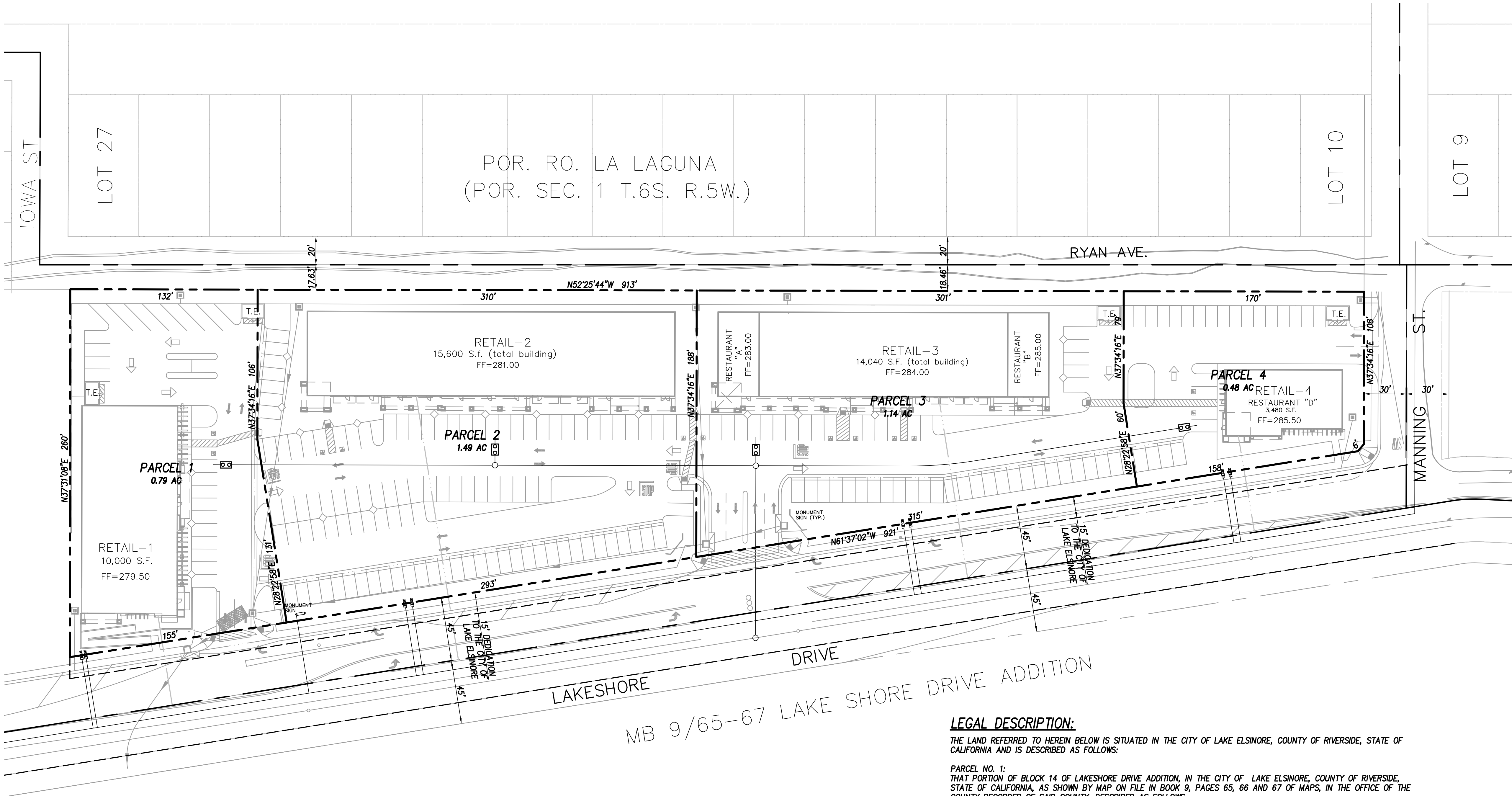
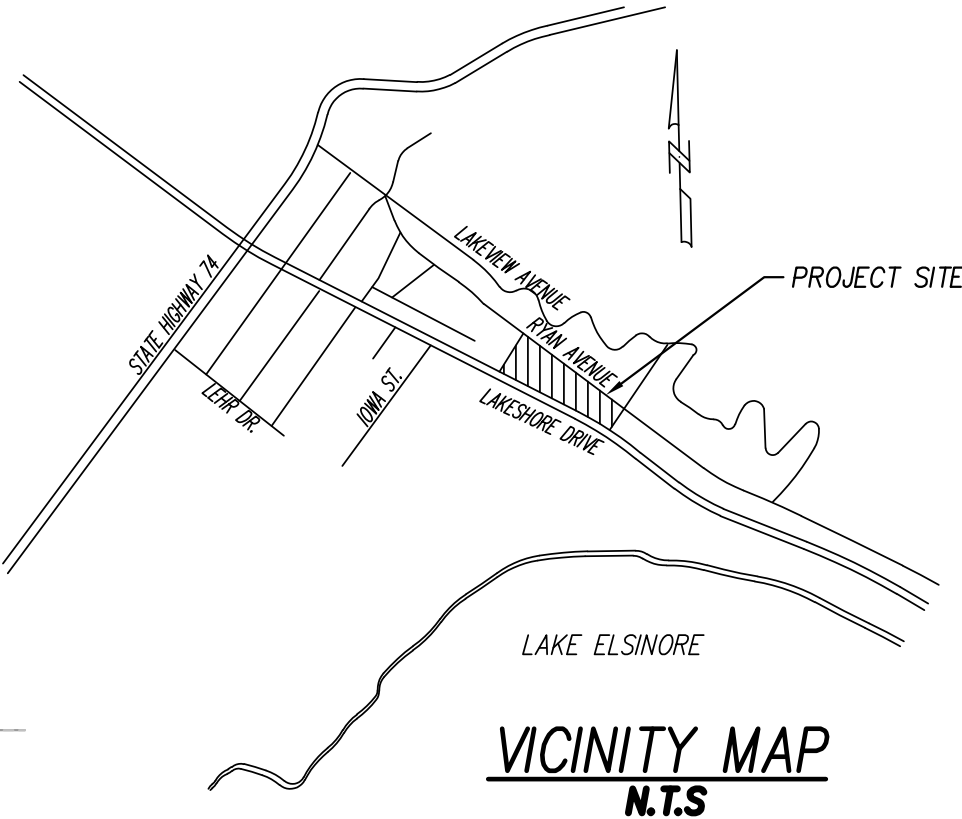
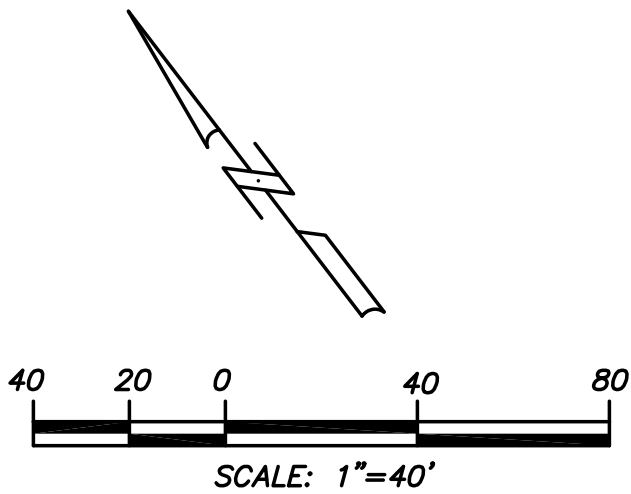


The Lakeview Plaza
TENTATIVE PARCEL MAP NO. 37854

LOT 14-17 APN NO. 375-092-002,003,004,005 &006

LAKE SHORE DRIVE

LAKE ELSINORE, CA



EASEMENTS:

EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT;

RESERVED BY: TEMESCAL WATER COMPANY

PURPOSE: ALL DITCHES PIPELINES AND OTHER APPARATUS FOR THE DISTRIBUTION OF WATER FOR DOMESTIC AND IRRIGATION.

RECORDING DATE: JUNE 11, 1908

RECORDING NO.: IN BOOK 263, PAGE 282, OF DEEDS

AFFECTS: SAID LAND

TAX ASSESSOR'S PARCEL NUMBERS

375-092-002
375-092-003
375-092-004
375-092-005
375-092-006

OWNER

AB GROUP
70 QUARTER HORSE
IRVINE, CA 92602

DEVELOPER

AB GROUP
70 QUARTER HORSE
IRVINE, CA 92602

CIVIL ENGINEER

BLUE PEAK ENGINEERING
18543 YORBA LINDA BLVD. #235
YORBA LINDA, CA 92886
714-749-3077

SOURCE OF WATER SUPPLY

A 12" WATERLINE WILL BE CONNECTED TO EXISTING 12" ZONE 1434 WATERLINE WEST OF THE SITE WITHIN LAKESHORE DRIVE AND CONSTRUCTED EAST TO MANNING STREET, THEN NORTH WITHIN MANNING STREET TO CONNECT TO AN EXISTING 8" ZONE 1571 WATERLINE AT RYAN AVENUE.

METHOD OF SEWAGE DISPOSAL

SEWER LATERALS FROM THE SITE WILL BE CONNECTED TO AN EXISTING 8" SEWER MAIN ALONG THE SITE FRONTAGE ON THE SOTHERLY SIDE OF LAKESHORE DRIVE.

GROSS AREA

AREA (AFTER STREET WIDENING) 174,162 S.F.

ZONING

PRESENT ZONING:
NEIGHBORHOOD COMMERCIAL (C-1) ZONE
COMMERCIAL OFFICE (C-O) ZONE
PROPOSED ZONING:
NEIGHBORHOOD COMMERCIAL (C-1) ZONE

LAND USE

PRESENT LAND USE
VACANT LAND
PROPOSED LAND USE
RETAIL, RESTAURANT

LEGAL DESCRIPTION:

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 SAID COUNTY ROAD, AS NOW LOCATED THROUGH SAID BLOCK; THENCE NORTHWESTERLY ON THE NORTHEASTERLY LINE OF SAID COUNTY ROAD, 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:
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EXCEPTING THEREFROM THE NORTHWEST 250 FEET THEREOF; AND

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18543 YORBA LINDA BL. #235
YORBA LINDA, CA 92886
714-749-3077

BLUE PEAK
ENGINEERING, INC.



DRAWING ISSUE RECORD

DATE DESCRIPTION