



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*John Hildebrand*  
Planning Director

## DEVELOPMENT ADVISORY COMMITTEE (“DAC”) INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: August 29, 2023

**TO:**

Jennifer Lopez  
Geology  
Paleontology  
Biology  
Cultural  
Park and Open Space Planning Trails  
WQMP Transportation  
Traffic Study Transportation

Grading Transportation  
Building & Safety – Plan Check  
Environmental Health Dept.  
Fire Marshal (Riverside)  
Flood Control  
Riv. Co. Waste Resources Management Dept.  
LSCP Landscape Transportation

Board of Supervisors - Supervisor: Karen Spiegel  
Planning Commissioner: Marisa Gruytch  
RCWD  
Lake Elsinore Sphere of Influence

**Conditional Use Permit No. 230013 – Submittal No. 1** - Applicant: Gerard Gulpeo – Engineer/Representative: David Boyle - Second Supervisorial District – Elsinore Area Plan – Community Development: Medium Density Residential (CD: VLDR) & Open Space: Conservation (OS:C) – Zoning: Watercourse, Watershed, and Conservation Areas (W-1) & General Commercial (C-1&C-P) – Zoning District: Lakeland Village – Location: northeast of Grand Ave, east of Russell Street, and West of Kathryn Way – gross acres 6.23 – APN 371-130-008, 371-130-009, 371-130-012, 371-130-013, & 371-120-010  
REQUEST: The Project scope is to develop an RV Park Resort. The park will have several retail areas for long term and short-term RV parking – Project Planner: Jennifer Lopez at 951-955-3107 or email at [Jelopez@rivco.org](mailto:Jelopez@rivco.org) **BBID: 712-729-000**

DAC staff members and other listed Riverside County Agencies, Departments and Districts staff: A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a **DAC meeting on September 14, 2023**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

*If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.*



# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

***John Hildebrand***  
***Planning Director***

Any questions regarding this project, should be directed to Jennifer Lopez, Project Planner at (951) 955-3107, or e-mail at [JeLopez@Rivco.org](mailto:JeLopez@Rivco.org)/ MAILSTOP #: 1070

Public Hearing Path:    Administrative Action:     DH:     PC:     BOS:

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

*If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.*

## PROJECT GENERAL NOTES

### 1. GENERAL CONDITIONS

THE GENERAL CONDITIONS ARE A PART OF THESE SPECIFICATIONS AND THE ENTIRE CONTRACTOR SHALL ABIDE BY ALL CURRENT CITY AND COUNTY GOVERNING ORDINANCES AND CODES, INCLUDING BUT NOT LIMITED TO:

- 2019 CALIFORNIA CONSTRUCTION CODE (CALIFORNIA REGULATIONS (CQR))
- 2019 CALIFORNIA BUILDING CODE (CBC)
- 2019 CALIFORNIA ELECTRICAL CODE (CEC)
- 2019 CALIFORNIA MECHANICAL CODE (CMC)
- 2019 CALIFORNIA PLUMBING CODE (CPL)
- 2019 CALIFORNIA FIRE CODE (CFC)
- 2019 CALIFORNIA SOIL MECHANICAL CODE (CSMC)
- 2019 CALIFORNIA WOOD PRESERVATION CODE (CWP)
- 2019 CALIFORNIA GREEN BUILDING CODE (CAL GREEN CODE)
- 2019 CALIFORNIA SOLAR ENERGY CODE (CES)
- 2019 CALIFORNIA AIR QUALITY CONTROL CODE (CAAQCC)
- 2019 CALIFORNIA ACCESSIBILITY STANDARDS (CAL ACCESS)
- 2019 CALIFORNIA SIGNAGE STANDARDS (CAL SIGNAGE)
- 2019 CALIFORNIA TRAFFIC CONTROL DEVICES STANDARDS (CAL TRAFFIC CONTROL DEVICES)
- 2019 CALIFORNIA TREE PRESERVATION STANDARDS (CAL TREE PRESERVATION)
- 2019 CALIFORNIA UTILITIES STANDARDS (CAL UTILITIES)
- 2019 CALIFORNIA WASTE MANAGEMENT STANDARDS (CAL WASTE MANAGEMENT)
- 2019 CALIFORNIA WATER SUPPLY STANDARDS (CAL WATER SUPPLY)
- 2019 CALIFORNIA WATER USE STANDARDS (CAL WATER USE)
- 2019 CALIFORNIA WATER POLLUTION CONTROL STANDARDS (CAL WATER POLLUTION CONTROL)
- 2019 CALIFORNIA WATER QUALITY STANDARDS (CAL WATER QUALITY)
- 2019 CALIFORNIA WATER TREATMENT STANDARDS (CAL WATER TREATMENT)
- 2019 CALIFORNIA WATER DISTRIBUTION STANDARDS (CAL WATER DISTRIBUTION)
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### 2. GOVERNING CODES

THE CONTRACTOR SHALL ABIDE BY ALL CURRENT CITY AND COUNTY GOVERNING ORDINANCES AND CODES, INCLUDING BUT NOT LIMITED TO:

- 2019 CALIFORNIA CONSTRUCTION CODE (CALIFORNIA REGULATIONS (CQR))
- 2019 CALIFORNIA BUILDING CODE (CBC)
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### 3. SHOP DRAWINGS AND SUBMITTALS

SHOP DRAWINGS AND SUBMITTALS SHALL BE PREPARED BY THE CONTRACTOR AND SHALL BE REVIEWED AND APPROVED BY THE ARCHITECT AND THE ENGINEER OF RECORD PRIOR TO INSTALLATION. SHOP DRAWINGS SHALL BE PREPARED BY THE CONTRACTOR AND SHALL BE REVIEWED AND APPROVED BY THE ARCHITECT AND THE ENGINEER OF RECORD PRIOR TO INSTALLATION. SHOP DRAWINGS SHALL BE PREPARED BY THE CONTRACTOR AND SHALL BE REVIEWED AND APPROVED BY THE ARCHITECT AND THE ENGINEER OF RECORD PRIOR TO INSTALLATION.

### 4. AS-BUILT RECORD DRAWINGS

THE CONTRACTOR SHALL MAINTAIN AT THE JOB SITE ACCESSIBLE TO THE ARCHITECT AND THE ENGINEER OF RECORD A SET OF AS-BUILT RECORD DRAWINGS. THE AS-BUILT RECORD DRAWINGS SHALL BE PREPARED BY THE CONTRACTOR AND SHALL BE REVIEWED AND APPROVED BY THE ARCHITECT AND THE ENGINEER OF RECORD PRIOR TO INSTALLATION. THE AS-BUILT RECORD DRAWINGS SHALL BE PREPARED BY THE CONTRACTOR AND SHALL BE REVIEWED AND APPROVED BY THE ARCHITECT AND THE ENGINEER OF RECORD PRIOR TO INSTALLATION.

### 5. FINISHES

FINISHES SHALL BE AS SHOWN ON THE SHOP DRAWINGS AND SHALL BE REVIEWED AND APPROVED BY THE ARCHITECT AND THE ENGINEER OF RECORD PRIOR TO INSTALLATION. FINISHES SHALL BE AS SHOWN ON THE SHOP DRAWINGS AND SHALL BE REVIEWED AND APPROVED BY THE ARCHITECT AND THE ENGINEER OF RECORD PRIOR TO INSTALLATION. FINISHES SHALL BE AS SHOWN ON THE SHOP DRAWINGS AND SHALL BE REVIEWED AND APPROVED BY THE ARCHITECT AND THE ENGINEER OF RECORD PRIOR TO INSTALLATION.

### 6. MEASUREMENTS

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### 7. PROTECTION OF WORK AND PROPERTY

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF AND PRESERVATION OF ALL EXISTING UTILITIES, STRUCTURES, AND OTHER PROPERTY ON THE CONSTRUCTION SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF AND PRESERVATION OF ALL EXISTING UTILITIES, STRUCTURES, AND OTHER PROPERTY ON THE CONSTRUCTION SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF AND PRESERVATION OF ALL EXISTING UTILITIES, STRUCTURES, AND OTHER PROPERTY ON THE CONSTRUCTION SITE.

### 8. EXTENT OF DEMOLITION

DEMOLITION SHALL BE AS SHOWN ON THE SHOP DRAWINGS AND SHALL BE REVIEWED AND APPROVED BY THE ARCHITECT AND THE ENGINEER OF RECORD PRIOR TO INSTALLATION. DEMOLITION SHALL BE AS SHOWN ON THE SHOP DRAWINGS AND SHALL BE REVIEWED AND APPROVED BY THE ARCHITECT AND THE ENGINEER OF RECORD PRIOR TO INSTALLATION. DEMOLITION SHALL BE AS SHOWN ON THE SHOP DRAWINGS AND SHALL BE REVIEWED AND APPROVED BY THE ARCHITECT AND THE ENGINEER OF RECORD PRIOR TO INSTALLATION.

### 9. CLEAN UP

CLEAN UP SHALL BE AS SHOWN ON THE SHOP DRAWINGS AND SHALL BE REVIEWED AND APPROVED BY THE ARCHITECT AND THE ENGINEER OF RECORD PRIOR TO INSTALLATION. CLEAN UP SHALL BE AS SHOWN ON THE SHOP DRAWINGS AND SHALL BE REVIEWED AND APPROVED BY THE ARCHITECT AND THE ENGINEER OF RECORD PRIOR TO INSTALLATION. CLEAN UP SHALL BE AS SHOWN ON THE SHOP DRAWINGS AND SHALL BE REVIEWED AND APPROVED BY THE ARCHITECT AND THE ENGINEER OF RECORD PRIOR TO INSTALLATION.

### 10. MATERIAL TO BE RELOCATED

MATERIAL TO BE RELOCATED SHALL BE AS SHOWN ON THE SHOP DRAWINGS AND SHALL BE REVIEWED AND APPROVED BY THE ARCHITECT AND THE ENGINEER OF RECORD PRIOR TO INSTALLATION. MATERIAL TO BE RELOCATED SHALL BE AS SHOWN ON THE SHOP DRAWINGS AND SHALL BE REVIEWED AND APPROVED BY THE ARCHITECT AND THE ENGINEER OF RECORD PRIOR TO INSTALLATION. MATERIAL TO BE RELOCATED SHALL BE AS SHOWN ON THE SHOP DRAWINGS AND SHALL BE REVIEWED AND APPROVED BY THE ARCHITECT AND THE ENGINEER OF RECORD PRIOR TO INSTALLATION.

### 11. DOOR AND WINDOW NOTES

DOOR AND WINDOW NOTES SHALL BE AS SHOWN ON THE SHOP DRAWINGS AND SHALL BE REVIEWED AND APPROVED BY THE ARCHITECT AND THE ENGINEER OF RECORD PRIOR TO INSTALLATION. DOOR AND WINDOW NOTES SHALL BE AS SHOWN ON THE SHOP DRAWINGS AND SHALL BE REVIEWED AND APPROVED BY THE ARCHITECT AND THE ENGINEER OF RECORD PRIOR TO INSTALLATION. DOOR AND WINDOW NOTES SHALL BE AS SHOWN ON THE SHOP DRAWINGS AND SHALL BE REVIEWED AND APPROVED BY THE ARCHITECT AND THE ENGINEER OF RECORD PRIOR TO INSTALLATION.

## PROJECT NARRATIVE

THE PROJECT IS TO CONSTRUCT A NEW 10-UNIT RV PARK WITH AN ADJACENT COMMERCIAL BUILDING. THE PROJECT IS TO CONSTRUCT A NEW 10-UNIT RV PARK WITH AN ADJACENT COMMERCIAL BUILDING. THE PROJECT IS TO CONSTRUCT A NEW 10-UNIT RV PARK WITH AN ADJACENT COMMERCIAL BUILDING.

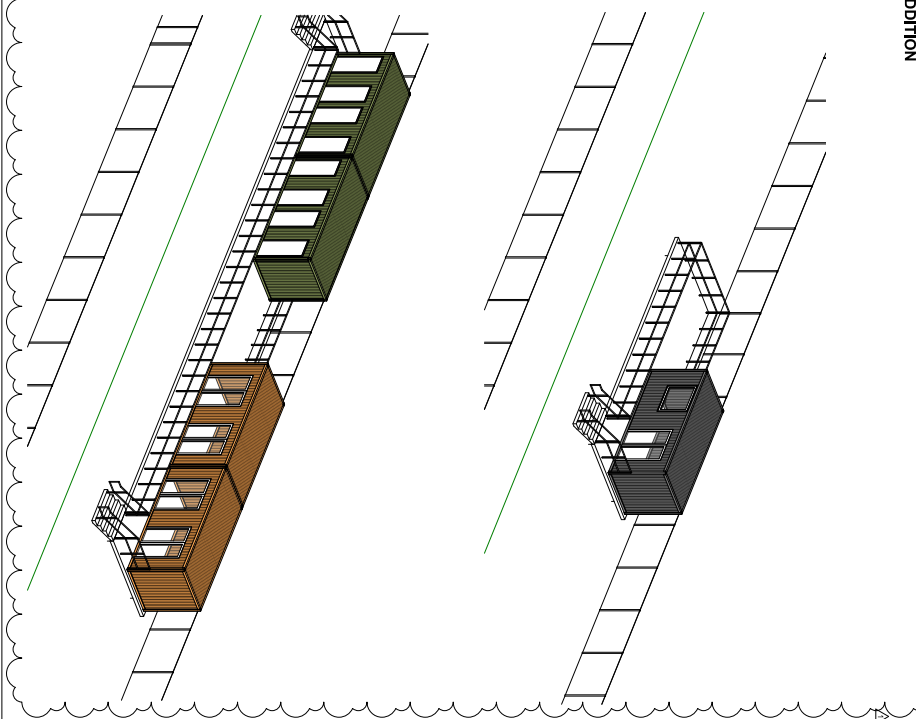
### PROJECT DATA

PROJECT NAME	LAKE ELSINORE - RV PARK
PROJECT ADDRESS	18170 GRAND AVE., LAKE ELSINORE, CA 92530
OWNER	LAKE ELSINORE RV PARK
OWNER CONTACT	A LONG BEACH, CA 90815 E: info@lakeelsinore.com
ARCHITECT	GERARD GALIPEO ARCHITECT A 308 S SANTA FE AVE, UNIT 304 T 213 444 7088 E: galipeo@gsa.com
CONTRACTOR	LAKE ELSINORE RV PARK
CONTRACTOR CONTACT	LAKE ELSINORE RV PARK A 308 S SANTA FE AVE, UNIT 304 T 213 444 7088 E: info@lakeelsinore.com
PROJECT TYPE	RV PARK WITH AN ADJACENT COMMERCIAL BUILDING
NO. OF FLOORS	1 STORY
PROJECT SCOPE	RV PARK WITH AN ADJACENT COMMERCIAL BUILDING
ASSESSMENT PERIOD	APR 2023 - JUN 2023
AREA OF WORK	271,989 SF
COVERED AREA	800 SF

### VICINITY MAP



## EXTERIOR PERSPECTIVE



### SHEET INDEX

ARCHITECTURE	LAKE ELSINORE RV PARK
MECHANICAL	LAKE ELSINORE RV PARK
ELECTRICAL	LAKE ELSINORE RV PARK
PLUMBING	LAKE ELSINORE RV PARK
PAINT	LAKE ELSINORE RV PARK
FINISHES	LAKE ELSINORE RV PARK
MEASUREMENTS	LAKE ELSINORE RV PARK
PROTECTION OF WORK AND PROPERTY	LAKE ELSINORE RV PARK
EXTENT OF DEMOLITION	LAKE ELSINORE RV PARK
CLEAN UP	LAKE ELSINORE RV PARK
MATERIAL TO BE RELOCATED	LAKE ELSINORE RV PARK
DOOR AND WINDOW NOTES	LAKE ELSINORE RV PARK

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CLEAN UP	LAKE ELSINORE RV PARK
MATERIAL TO BE RELOCATED	LAKE ELSINORE RV PARK
DOOR AND WINDOW NOTES	LAKE ELSINORE RV PARK

CASE: CUP230013  
EXHIBIT: Lake Elsinore  
DATE: 9/14/2023  
PLANNER: Jennifer Lopez

CONDITIONAL USE  
PERMIT SET

BACK CHECK: 1 SET  
08/09/2023

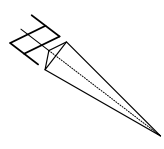
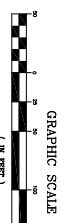
GENERAL NOTES & RENDERING

A-01

UTILES PER ELSINORE DISTRICT RECORD DRAWINGS (MSD/LRPP)

TURNER ST. 8' W

934+12.16 GRAND AVENUE = CL = RUSSELL ST.



DATE	BY	NO.	DESCRIPTION	APPROVED

CALL OUTS TO BE MADE BEFORE YOU DIG

ARCHITECT: GERARD GUILFORD AIA (213) 544-7088

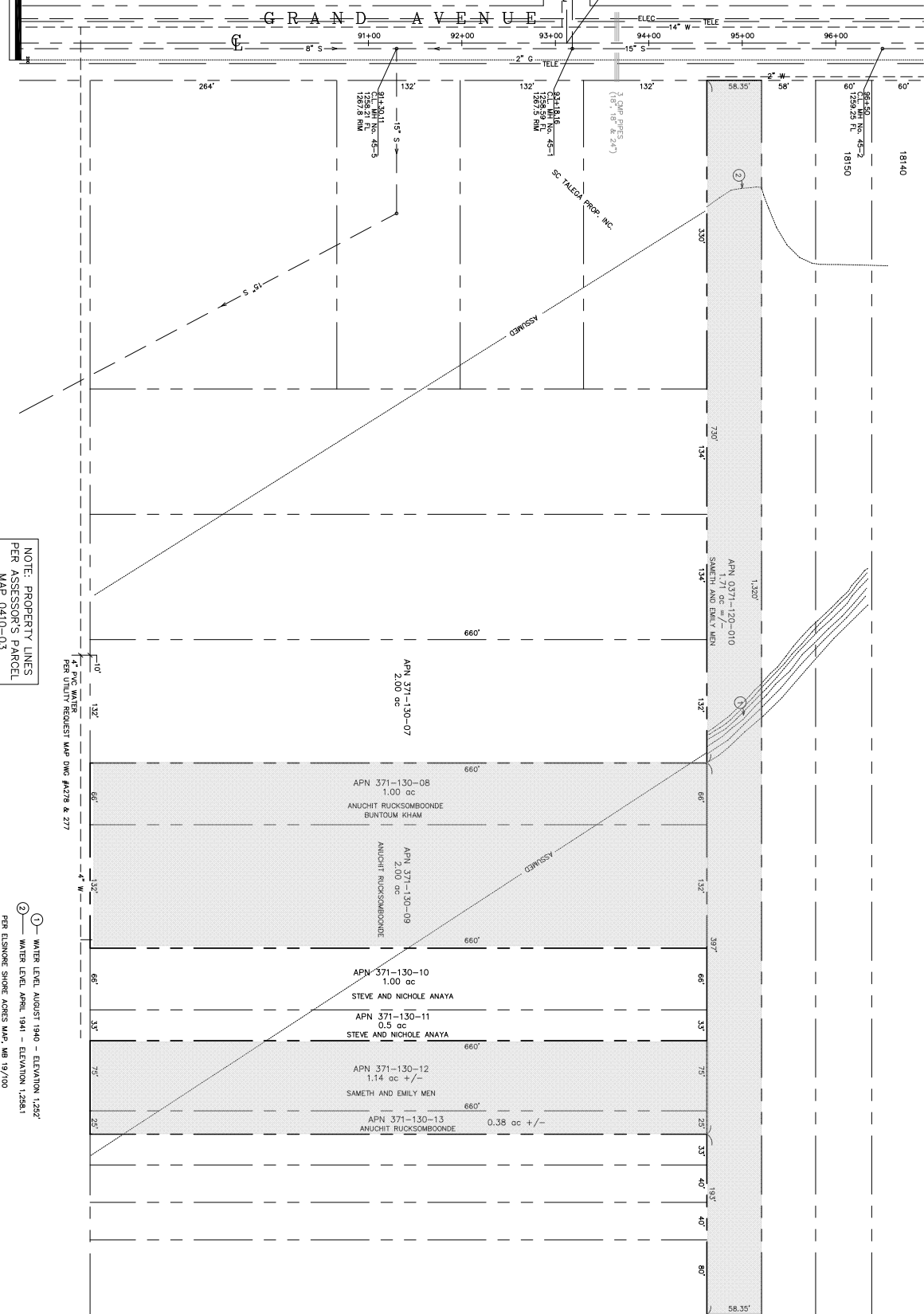
DRAWN BY: DANIEL A. BRYTE LIC. 18559 DATE: 04/10/22



OWNER: SAMETH & EMILY MEN 1242 N. STUBBINS ROAD LOS ANGELES, CA 90045 (562) 544-6014

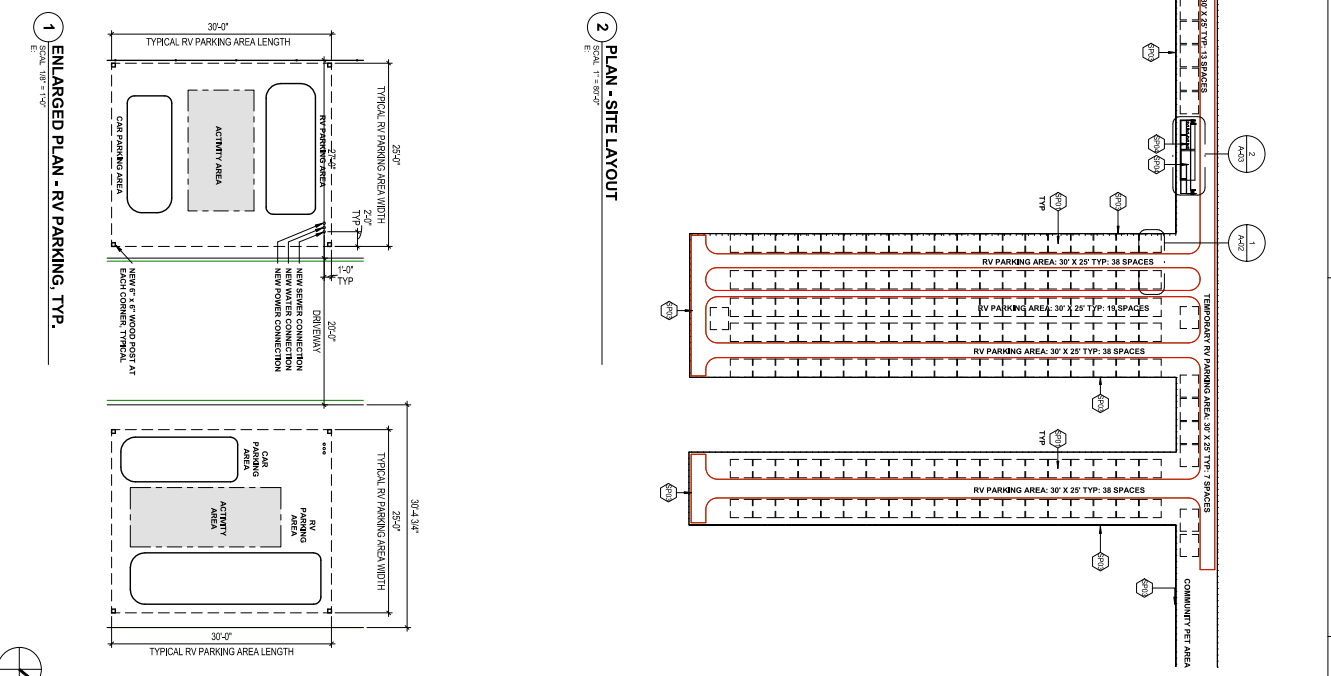
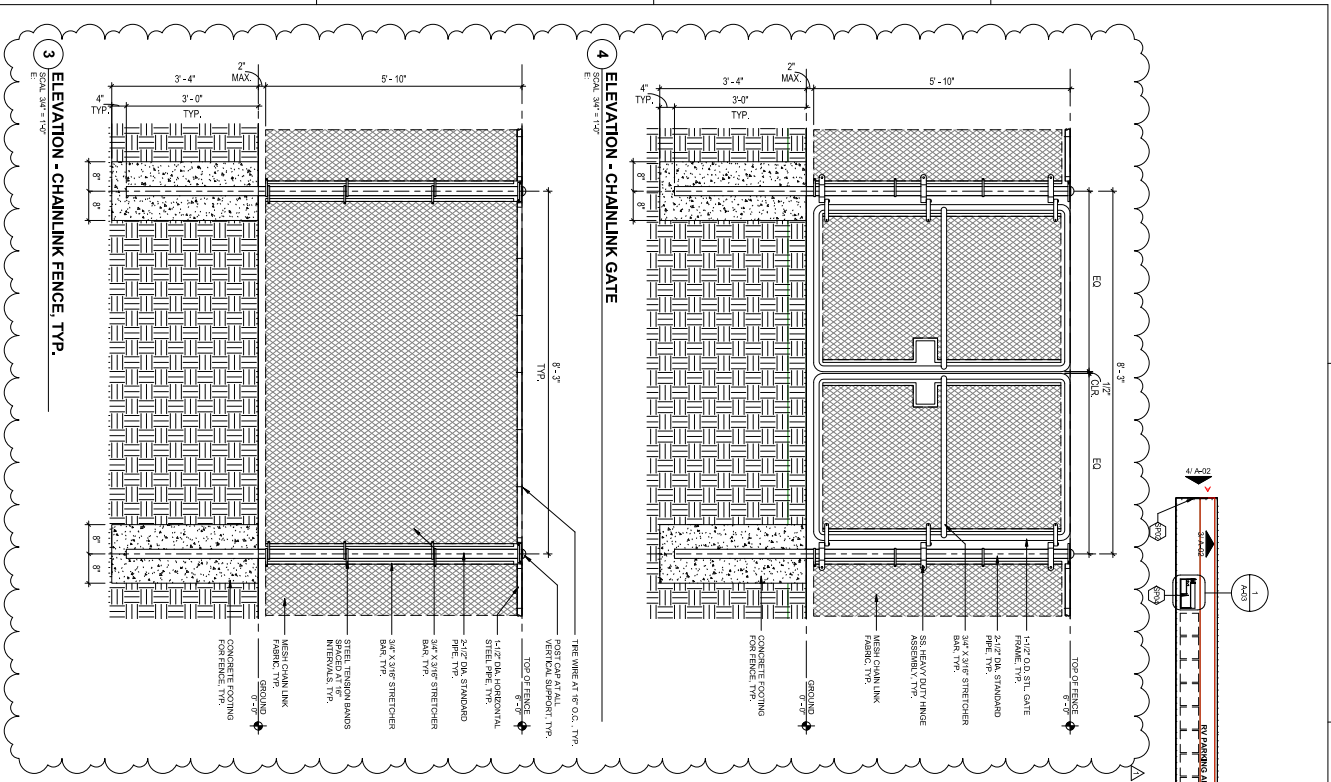
PRELIMINARY SITE PLAN ELSINORE, CALIFORNIA

1 OF 1 SHEETS



NOTE: PROPERTY LINES PER ASSESSOR'S PARCEL MAP 04-10-03

- 1 WATER LEVEL AUGUST 1940 - ELEVATION 1,257
  - 2 WATER LEVEL APRIL 1941 - ELEVATION 1,268.1
- PER ELSINORE SHORE ACRES MAP, MB 19/100



### LEGEND

- MAIN ENTRY

### SHEET NOTES

- FIELD VERIFY EXISTING CONDITIONS INCLUDING ALL EXISTING UTILITIES AND STRUCTURES.
- PROPOSED ROADWAY TYPE COMPOSED OF COMPACTED SAND AND GRAVEL. SEE CIVIL DRAWINGS.
- WORK CONSIDERS 5' OF THE FOLLOWING:
  - PHASE 1:
    - INSTALLATION OF NEW RV PARKING AREA
    - INSTALLATION OF NEW PERIMETER FENCE AND ENTRANCE GATE
    - INSTALLATION OF NEW SIGNAGE FOR CONVENIENCE STORE AND PET OFFICE
  - PHASE 2:
    - INSTALLATION OF NEW PERIMETER FENCE AND ENTRANCE GATE
    - INSTALLATION OF NEW SIGNAGE FOR CONVENIENCE STORE AND PET OFFICE

### REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUE FOR PERMIT SET	08/09/2023

### FILE LOG

DATE	BY	DESCRIPTION
08/09/2023	AM	ISSUE FOR PERMIT SET

### SITE PLAN KEYNOTES

Grand Gallo Architect  
EXHIBIT AMENDMENT BLOCK

18170 GRAND AVE.  
LAKE ELSNORE, CA 92539

SAMIETH & EMILY MEN

BACK CHECK 1 SET  
08/09/2023

SITE PLAN AND DETAILS

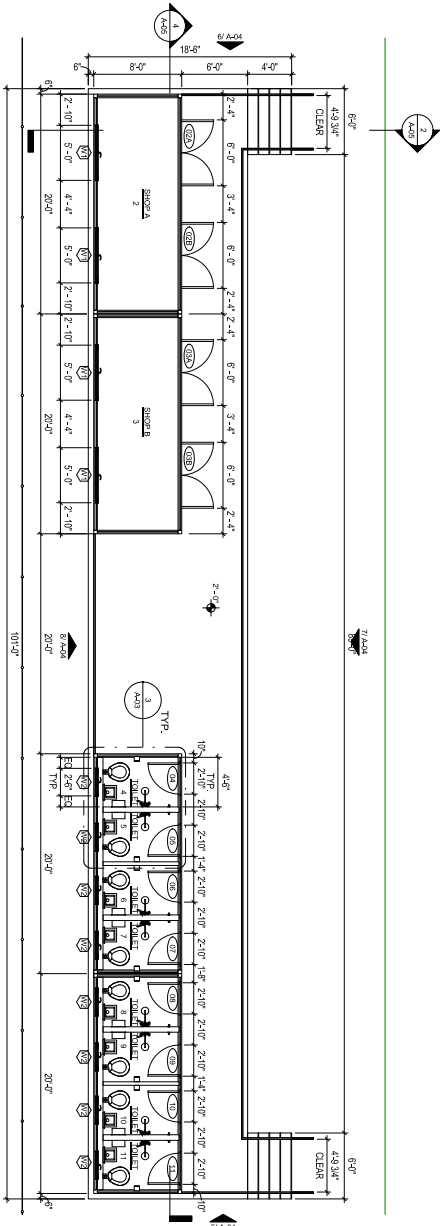
A-02

### DOOR SCHEDULE

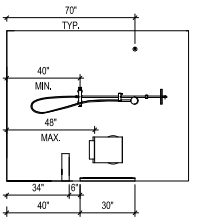
DOOR	WIDTH	HEIGHT	DOOR			FRAME			REMARKS
			TYPE	MATL.	FIN.	TYPE	MATL.	FIN.	
01	6'-0"	7'-0"							
02	6'-0"	7'-0"							
03	6'-0"	7'-0"							
04	6'-0"	7'-0"							
05	6'-0"	7'-0"							
06	6'-0"	7'-0"							
07	6'-0"	7'-0"							
08	6'-0"	7'-0"							
09	6'-0"	7'-0"							
10	6'-0"	7'-0"							
11	6'-0"	7'-0"							

### WINDOW SCHEDULE

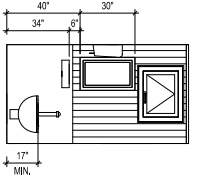
WINDOW	WIDTH	HEIGHT	TYPE	MANUFACT.	MODEL	HEAD HEIGHT	COMMENTS
W01	5'-0"	8'-0"	5' x 7' L&H	ALUMINUM S.A.	CONCRETE	8'-0"	
W02	2'-0"	8'-0"	2' x 8' V&Z	ALUMINUM S.A.	CONCRETE	8'-0"	



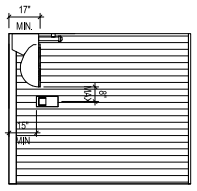
2 ENLARGED PLAN - SHOP AND BATHROOMS  
SCALE: 3/8" = 1'-0"



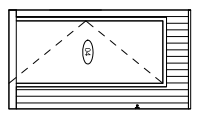
6 ELEVATION - TOILET  
SCALE: 3/8" = 1'-0"



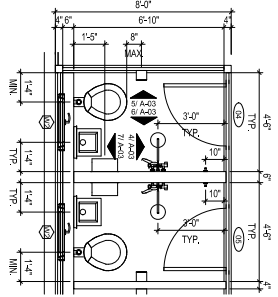
7 W ELEVATION - TOILET  
SCALE: 3/8" = 1'-0"



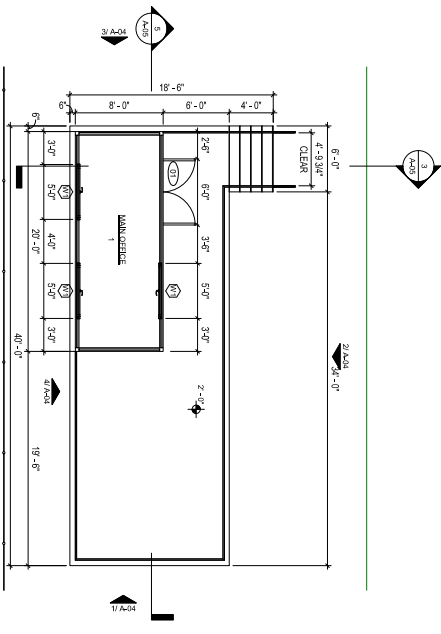
5 ELEVATION - TOILET  
SCALE: 3/8" = 1'-0"



4 N ELEVATION - TOILET  
SCALE: 3/8" = 1'-0"



3 ENLARGED PLAN - GENDER NEUTRAL TOILET WITH SHOWER, TYP.  
SCALE: 3/8" = 1'-0"



1 ENLARGED PLAN - ENTRANCE  
SCALE: 3/8" = 1'-0"

LAKE ELSNORE  
RV PARK

SAMIETH & EMILY  
MEN

18170 GRAND AVE.  
LAKE ELSNORE, CA 92539

Grand Gallop Architect  
EMIRIB AMBEMENT BLOCK

#### REVISIONS

NO.	DESCRIPTION	DATE
1	30% DESIGN SET	08/08/2023

#### FILE LOG

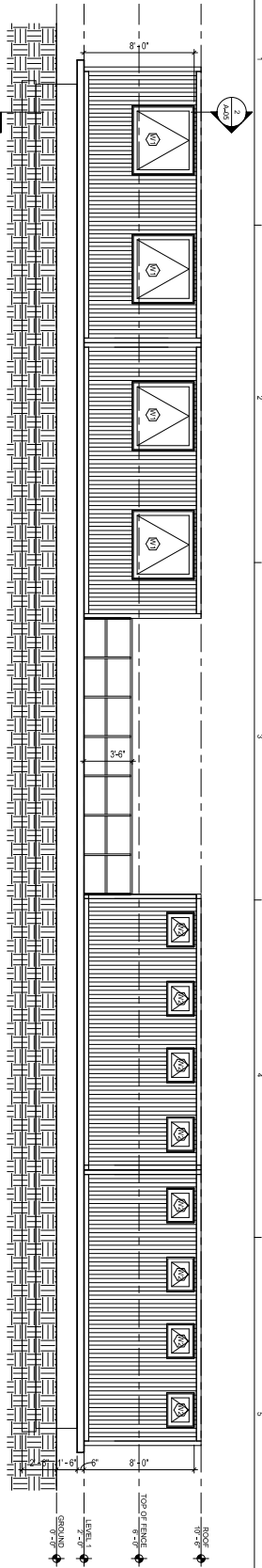
DATE	BY	DESCRIPTION

CONDITIONAL USE  
PERMIT SET

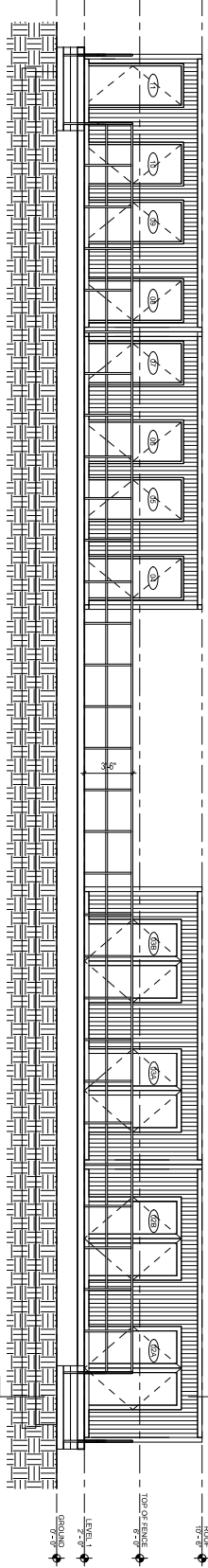
BACK CHECK 1 SET  
08/08/2023

ENLARGED PLANS

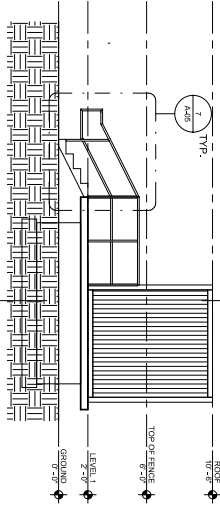
A-03



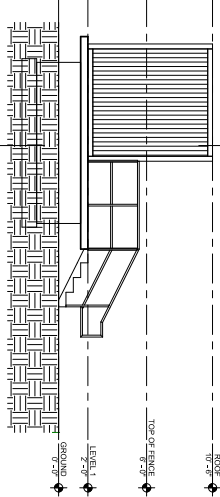
8 SOUTH ELEVATION - SHOP AND BATHROOMS  
SCALE: 1/4" = 1'-0"



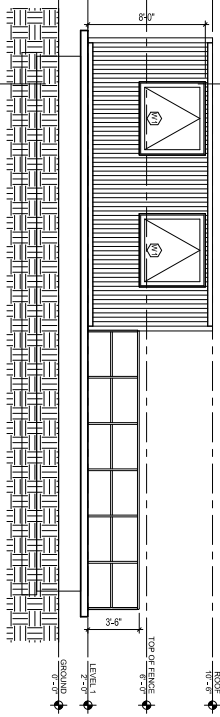
7 NORTH ELEVATION - SHOP AND BATHROOMS  
SCALE: 1/4" = 1'-0"



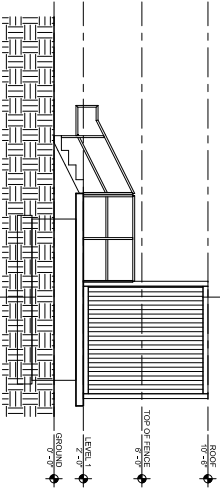
6 WEST ELEVATION - SHOP AND BATHROOMS  
SCALE: 1/4" = 1'-0"



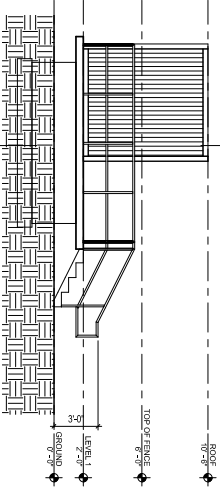
5 EAST ELEVATION - SHOP AND BATHROOMS  
SCALE: 1/4" = 1'-0"



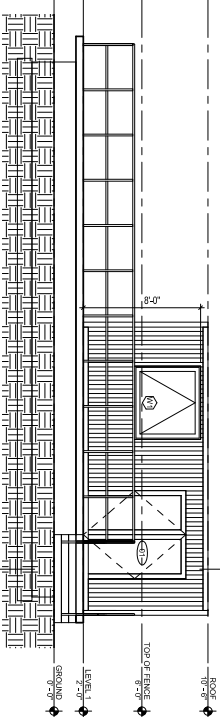
4 SOUTH ELEVATION - ENTRANCE  
SCALE: 1/4" = 1'-0"



3 WEST ELEVATION - ENTRANCE  
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION - ENTRANCE  
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION - ENTRANCE  
SCALE: 1/4" = 1'-0"

LAKE ELSINORE  
RV PARK

SAMIETH & EMILY  
MEN

18170 GRAND AVE.  
LAKE ELSINORE, CA 92530

Gerard Galipio Architect  
EXHIBIT ARCHITECTURE BLOCK

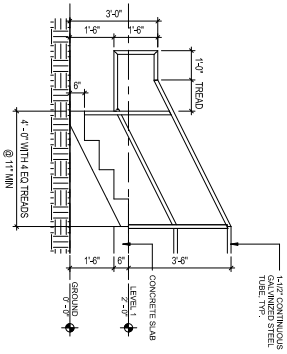
NO.	DESCRIPTION	DATE
1	BOOK CHECK 1 SET	8/8/2023

DATE	BY	REVISION

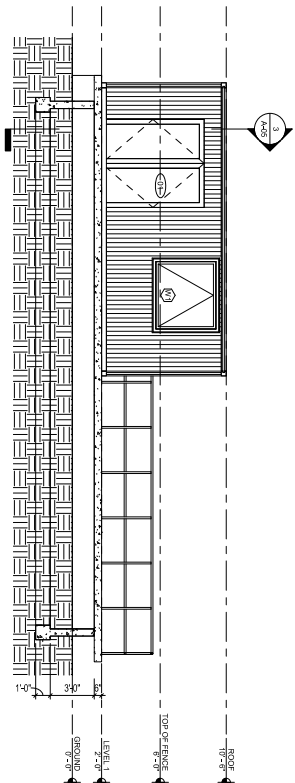
CONDITIONAL USE  
PERMIT SET

BACK CHECK 1 SET  
08/09/2023  
EXTERIOR ELEVATIONS

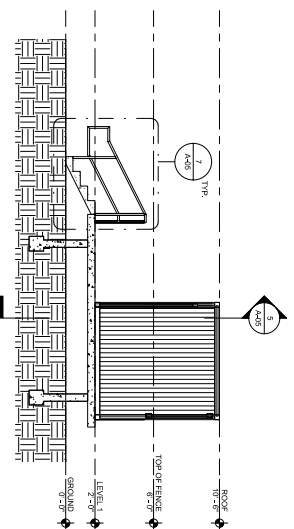
A-04



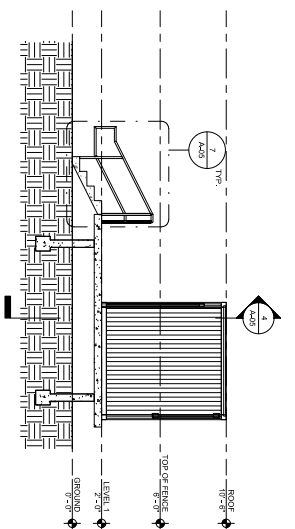
**7 STAIR GUARDRAIL DETAIL, TYP.**  
 SCALE: 1/2" = 1'-0"  
 E



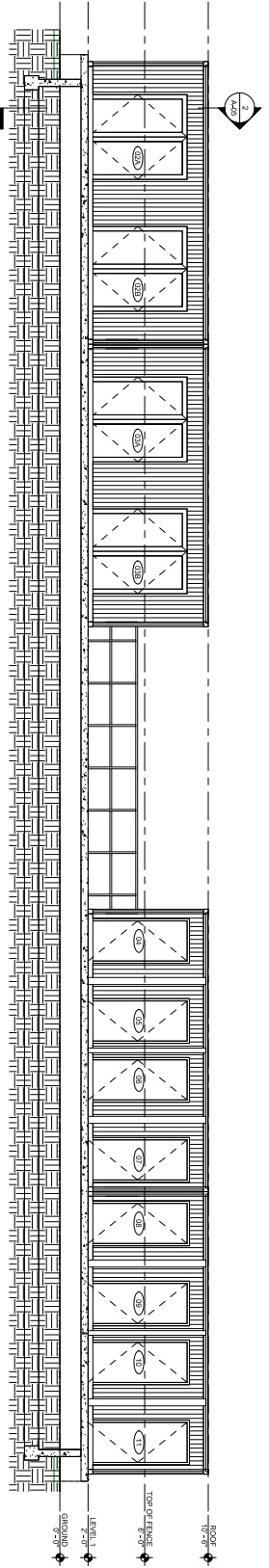
**5 LONGITUDINAL SECTION - SECURITY**  
 SCALE: 1/4" = 1'-0"  
 E



**3 CROSS SECTION - SECURITY**  
 SCALE: 1/4" = 1'-0"  
 E



**2 CROSS SECTION - SHOP**  
 SCALE: 1/4" = 1'-0"  
 E



**4 LONGITUDINAL SECTION - SHOPS AND BATHROOMS**  
 SCALE: 1/4" = 1'-0"  
 E

LAKE ELSINORE  
 RV PARK

SAMIETH & EMILY  
 MEN

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 LAKE ELSINORE, CA 92530

Gerard Galipao Architect

EXHIBIT AMENDMENT BLOCK

NO.	DESCRIPTION	DATE
1	BACK CHECK 1 SET	08/09/2023

NO.	DATE	BY	CHKD.	APP'D.

CONDITIONAL USE  
 PERMIT SET

BACK CHECK 1 SET  
 08/09/2023

SECTIONS

A-05