



Site Map 13

ARCHITECTURAL	
A0.00	Cover Sheet
A1.00	Survey
A1.01	Site Plan
A1.02	Existing / Proposed Site Plan
A1.03	Landscape/Planting Plan
A2.01	Floor Plan
A2.02	Roof Plan
A2.03	Elevations

Drawing List 4b

Project Scope:	Work shall include, but not be limited to the following:
	<ul style="list-style-type: none"> <li>removal and addition of head facility from 1,905 sf to 2,324 sf</li> <li>addition of parking</li> </ul>

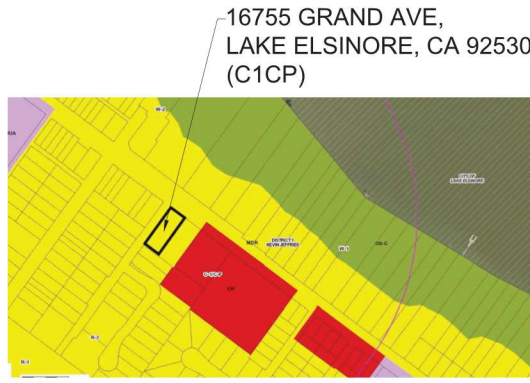
Scope Of Work 4a

LAND OWNER:	GRAND ORTEGA PROPERTIES, LLC 16755 GRAND AVE LAKE ELSINORE, CA 92530 CONTACT: STEVEN MICHAEL LONGARD
OWNER:	GREEN CONSULTING PARTNERS 23 CORPORATE PLAZA DRIVE #50 NEWPORT BEACH, CA 92660 TEL: (949) 295-2650 CONTACT: SEAN WOODOCKS
APPLICANT:	GREEN CONSULTING PARTNERS 23 CORPORATE PLAZA DRIVE #50 NEWPORT BEACH, CA 92660 TEL: (949) 295-2650 CONTACT: SEAN WOODOCKS
EXHIBIT PREPARER:	GREEN CONSULTING PARTNERS 23 CORPORATE PLAZA DRIVE #50 NEWPORT BEACH, CA 92660 TEL: (949) 295-2650 CONTACT: SEAN WOODOCKS
ARCHITECT:	GIBBS ARCHITECTS 3075 LONG BEACH BLVD. LONG BEACH, CA 90807 TEL: (562) 592-2000 CONTACT: KURT GIBBS

Project Team 3



Vicinity Map SCALE: NTS FILE 13



Zoning Map 5

Site Address	16755 Grand Ave, Lake Elsinore, CA
Zip	92530
Assessor Parcel No. (APN)	381284001
County Code	CC28
Census Tract	066072028
Land Use Category	Commercial
County	Riverside
Subdivision	Elsinore Annex 2
Municipality	Elsinore School District
Lot Size	~ 12,196.8 SF
Legal Description	.28 acres M.L. in PDR LOTS B, 1, 2 & 32 MB 017071' ELMENDO ANNEX 2 Lot B Subdivision name EL NIDO ANNEX 2 Acre 002,28 M.L. Lot Type Lot Reclap Type Map Book Map/Pk B 011 Map/Pk 011 Parcel Lot Parcel Lot 1 Lot Type Lot Parcel Lot Parcel Lot 2 Lot Type Lot Parcel Lot Parcel Lot 32 Lot Type Lot Parcel Lot Parcel Lot

Project Information 2

Occupancy	Miscellaneous
Zoning	C1CP
Construction Type	Type V - B
Number of Stories	One Story

Occupancy / Zoning 1A

2020 California Building Code & LA CITY AMENDMENTS	
Applicable Building Code Information 1	

16755 Grand Ave,  
Lake Elsinore,  
CA 92530



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Revisions:		
No.	Issue	Date

1	Owner Review	27 April 2020
2	Final Submission	25 June 2020

Project Number: 31020078

Date: 3 June 2019

Title: Cover Sheet

Scale: Scale As Noted

Sheet Title: Cover Sheet

Drawing Number: A0.00

# CITY OF LAKE ELSINORE

## TOPOGRAPHIC SURVEY MAP

16755 GRAND AVENUE  
LAKE ELSINORE, CA 92530

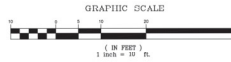
**ALL DIMENSIONS HAS TO BE VERIFY WITH THE LEGAL DESCRIPTION**

**LEGEND**

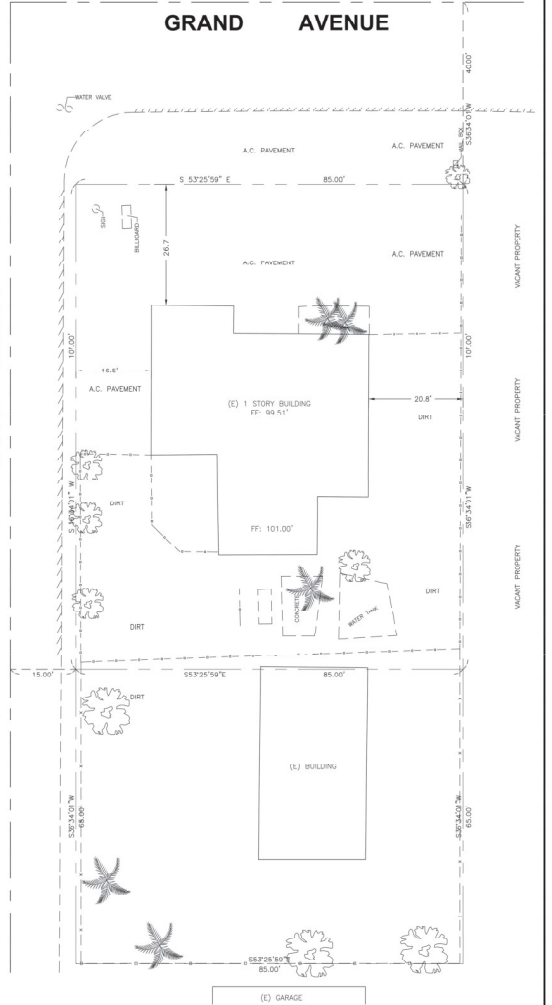
- EXISTING STRUCTURE
- EXISTING WALL AS NOTED
- EXISTING CHAIN LINK FENCE
- EXISTING WOOD/IRON FENCE AS NOTED
- FINISHED SURFACE LINE
- CENTERLINE
- PROPERTY LINE
- (98)--- EXISTING CONTOUR ELEV.
- (98)--- PROPOSED CONTOUR ELEV.
- PSL PIPE SLOPE
- TC TOP OF CURB
- FL FLOWLINE
- SCD SEWER CLEANOUT
- A/C ASPHALT CONCRETE
- FF FINISH FLOOR
- UT UNKNOWN UTILITY
- P.A. PLANTING AREA
- FS FINISH SURFACE
- FG FINISH GRADE
- FW FIRE HYDRANT
- HT. HEIGHT
- GM GAS METER
- 106.50 EXISTING ELEVATION
- 105.50 PROPOSED ELEVATION
- EXISTING UTILITY AS NOTED
- EXISTING CONCRETE AREA

**BENCH MARK**

**BM DESIGNATION: Q-312  
COUNTY: RIVERSIDE  
ELEVATION: 1271.83'**




**OLIVE STREET**



<b>JOB NO:</b>	<b>TOPOGRAPHIC SURVEY MAP</b>	<b>PREPARED BY:</b>
	16755 GRAND AVENUE SITE ADDRESS: LAKE ELSINORE, CA 92530	
<b>SHEET 1 OF 1</b>		
<b>CHECKED BY:</b>	<b>DRAWN BY: D.P.</b>	<b>SCALE: 1"=10'</b>
<b>LAKE ELSINORE CITY OF</b>		




  
 0 4 8 12 16 FT
   
**Site Plan** SCALE: 1/8" = 1'-0"
   
 FILE 1

16755 Grand Ave,  
 Lake Elsinore,  
 CA 92530



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Revisions:

No.	Issue	Date
1	Owner Review	27 April 2021
2	PHS Submittal	19 June 2021

Project Number: 31020078

Date: 3 June 2019

File:

Scale: Scale As Noted

Sheet Title: **Site Plan**

Drawing Number: **A1.01**

16755 Grand Ave,  
Lake Elsinore,  
CA 92530



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Revisions:

No.	Issue	Date
1	Client Review	27 April 2019
2	DWG Submission	15 June 2019

Project Number: 31020078

Date: 3 June 2019

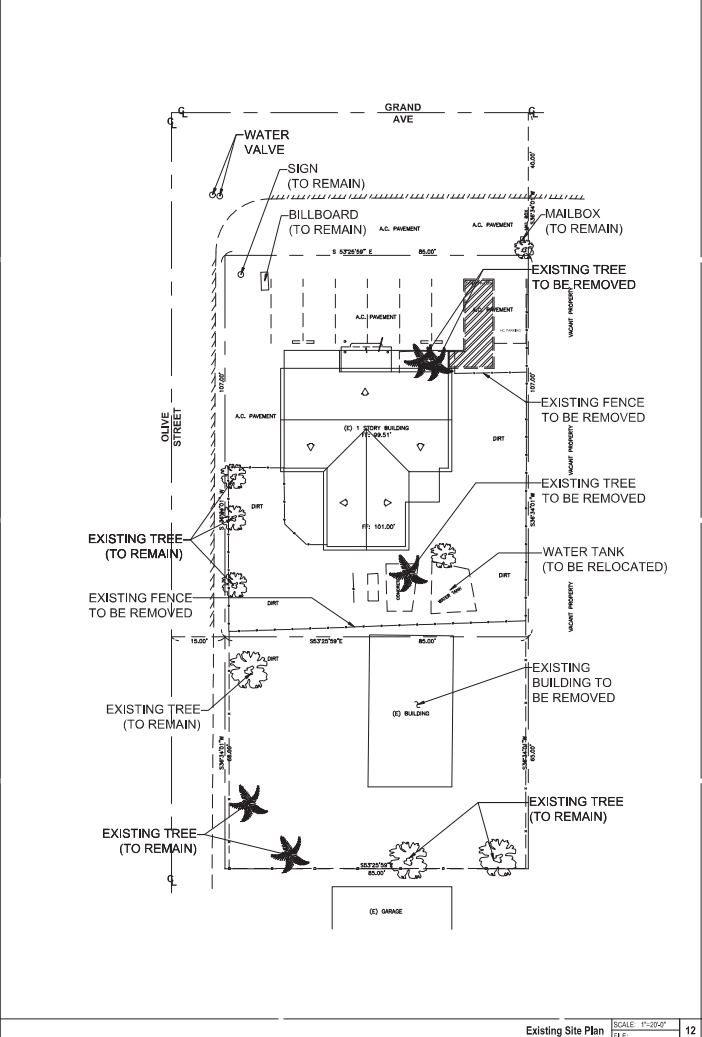
Title:

Scale: Scale As Noted

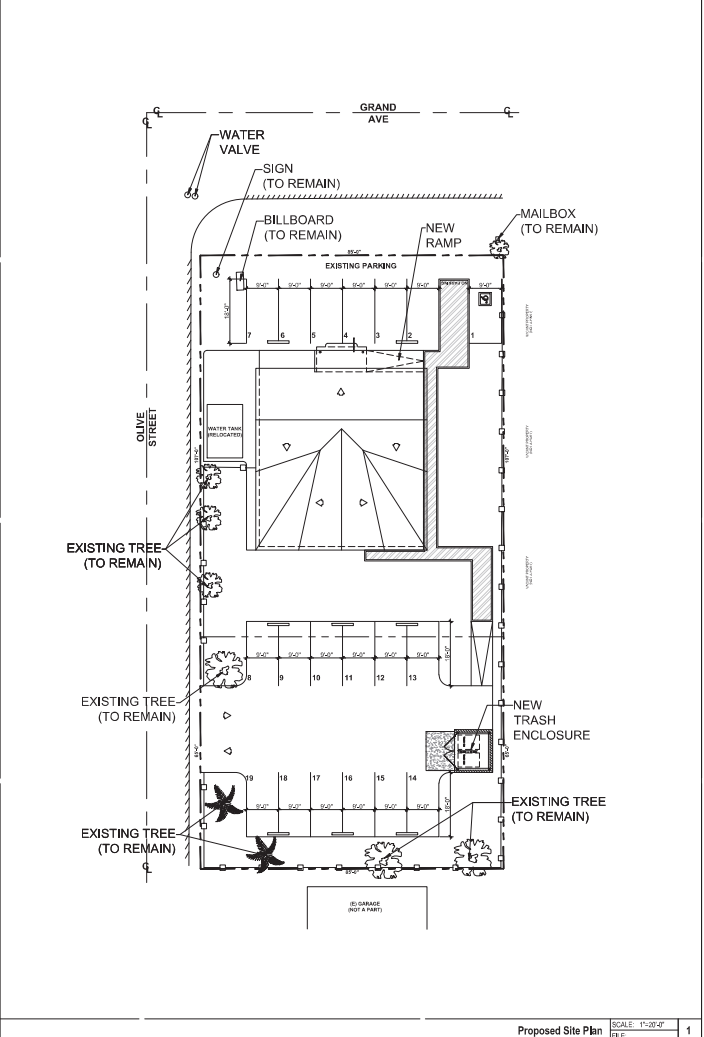
Sheet Title: Existing Site Plan / Proposed Site Plan

Drawing Number:

A1.02



Existing Site Plan SCALE: 1"=20'-0" FILE: 12



Proposed Site Plan SCALE: 1"=20'-0" FILE: 1