

GENERAL NOTES

- MEDIAN LANDSCAPE SHALL BE ON A SEPARATE SET OF PLANS FROM THE ONSITE LANDSCAPE PLANS. MEDIAN LANDSCAPE PLANS ARE TO BE SUBMITTED TO LANDSCAPE SERVICES NOT PLANNING. WHEN READY TO SUBMIT, PLEASE CONTACT DAN MONTO 951-413-3480 OR AT SDLANDSCAPE@MOVAL.ORG.
- MOVU WILL PROVIDE ELECTRICAL SERVICE TO THIS PROJECT FROM VAULT V1334. THERE ARE EXISTING CONDUIT STUBS LOCATED AT THE NORTHWEST CORNER OF ALESSANDRO BOULEVARD AND LESSALLE STREET.
- THE DEVELOPER FOR THIS PROJECT WILL BE REQUIRED TO MAKE A REIMBURSEMENT PAYMENT TO THE CITY IN THE AMOUNT OF \$68,558.18 FOR INFRASTRUCTURE INSTALLED BY THE CITY ALONG THE ALESSANDRO BOULEVARD PROJECT FRONTAGE OF THIS PROJECT. \$68,558.18 = \$206.19/LF X 665 LF X 50 %.
- ONSITE ELECTRICAL EASEMENTS WILL BE REQUIRED IN ORDER FOR MOVU TO ACCESS, OPERATE, MAINTAIN, AND REPAIR PRIMARY ELECTRICAL INFRASTRUCTURE LOCATED WITH THE SITE.
- THE PROJECT APPLICANT SHALL DEVELOP AND SUBMITTAL A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) TO THE STATE WATER RESOURCES CONTROL BOARD, IN ACCORDANCE WITH THE STATEWIDE CONSTRUCTION GENERAL PERMIT. PROOF OF AN ACTIVE WASTE DISCHARGE IDENTIFICATION NUMBER (WDID) MUST BE PROVIDED TO THE CITY PRIOR TO ISSUANCE OF ANY PERMITS.
- THE APPLICANT SHALL IMPLEMENT GOOD HOUSEKEEPING BEST MANAGEMENT PRACTICES (BMPs) FOR THE SITE TO ENSURE THAT POLLUTANTS ARE NOT DISCHARGED TO THE MUNICIPAL STORM DRAIN SYSTEM DURING CONSTRUCTION AND POST CONSTRUCTION.
- PROJECT SUBJECT TO PROVIDING AN ONGOING FUNDING SOURCE FOR CERTAIN CITY PROGRAMS/SERVICES IMPACTED BY THE DEVELOPMENT. THESES COA'S CAN BE SATISFIED BY ANNEXING INTO CERTAIN SPECIAL FINANCING DISTRICTS.
- LANDSCAPE CONSTRUCTION COORDINATION: IF PUBLIC LANDSCAPING IS REQUIRED THE DEVELOPER WILL COORDINATE THE CONSTRUCTION OF THE LANDSCAPE IMPROVEMENTS WITH LANDSCAPE SERVICES.
- BICYCLE PARKING SPACES SHALL BE PROVIDED IN ALL COMMERCIAL AND OFFICE DISTRICTS EQUAL TO FIVER PERCENT OF THE REQUIRED AUTOMOBILE PARKING SPACES. WITH A MINIMUM OF TWO BICYCLE PARKING STALLS REQUIRED.
- SIGHT DISTANCE AT THE PROPOSED DRIVEWAYS SHALL CONFORM TO CITY OF MORENO VALLEY STANDARD NO. MVSI-164A-0, MVSI-164B-0, AND MVSI-164C-0.
- SINGLE DIRECTION FIRE ACCESS ROAD SHALL BE A MINIMUM 20FT WIDE. PLEASE PROVIDE PLAN FOR FIRE DEPARTMENT ACCESS ROADS. FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN TWENTY-FOUR (24) FEET AND AN UNOBSCTRUCTED VERTICAL CLEARANCE OF NOT LESS THEN THIRTEEN (13) FEET SIX (6) INCHES. [CFC 503.2.1 AND MVMC 8.36.060][E].
- BIORETENTION BASIN MAINTENANCE. THE ONGOING MAINTENANCE OF ANY BIORETENTION BASIN, OR OTHER LIKE WATER QUALITY BMP CONSTRUCTED IN THE PUBLIC RIGHT OF WAY, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER ASSOCIATION OR THE PROPERTY OWNER.
- CLEAR AIR VEHICLE PARKING AND FUTURE EV PARKING THAT SHALL COMPLY WITH CALIFORNIA GREEN CODE - 5.106. PLANS SHOULD DETAIL THE LOCATION, PROVIDE THE MINIMUM # OF REQUIRED PARKING SPACES, AND SHALL BE DESIGNED TO THE CORRECT WIDTHS AND LENGTHS. A PERCENTAGE OF FUTURE EVCS PARKING SHALL BE DESIGNED FOR ACCESSIBLE COMPLIANCE IN ACCORDANCE WITH CBC - 11B SECTION 228.3 AND SECTION 812 REQUIREMENTS.
- OFF-STREET PARKING REQUIREMENTS PER MUNICIPAL CODE SECTION 9.11.040.
- THE TRASH ENCLOSURE DESIGN SHALL: A) PROVIDE A MINIMUM PLANTER DIMENSION OF THREE FEET ON THREE SIDES OF THE ENCLOSURE WALLS, AND ACCOMMODATE CLIMBING VINES AND SCREENING SHRUBS WITHIN THE PLANTER AREA. B) WHEN THERE IS A PARKING SPACE ADJACENT TO A TRASH ENCLOSURE A 5 FOOT LANDSCAPE AREA SHALL BE PROVIDED.
- END PARKING SPACES ARE REQUIRED TO HAVE 5 FEET OF LANDSCAPE AREA.
- IN ALL COMMERCIAL DISTRICTS, REQUIRED BUILDING SETBACK AREAS SHALL BE LANDSCAPED. IF THERE ARE BIO RETENTION/WQMP AREAS IN THE SETBACK AREA THE MUST BE LANDSCAPED PER THE CITY'S LANDSCAPE STANDARDS. IF THE BIO RETENTION/WQMP AREA ARE UNABLE TO BE PLANTED WITH LANDSCAPING THAT MEETS THE LANDSCAPE STANDARDS, THE BIO RETENTION AREAS NEED TO BE MOVED OUT OF THE SETBACK AREAS.
- TREES MAY NOT BE PLANTED OUT IN THE PUBLIC RIGHT OF WAY. REQUIRED STREET TREES SHALL BE PLANTED ON PRIVATE PROPERTY.
- SIGNS ARE NOT PART OF THIS REVIEW.
- ALL EXISTING AND PROPOSED WALLS, FENCES, GATES, UNDER SEPERATE PERMIT.
- ANY DRIVE-UP OR DRIVE-THROUGH SPEAK SYSTEM SHALL NOT BE DETECTABLE ABOVE DAYTIME AMBIENT NOISE LEVELS BEYOND THE PROPERTY BOUNDARIES. THE SYSTEM SHALL BE DESIGNED TO COMPENSATE FOR AMBIENT NOISE LEVELS IN THE IMMEDIATE AREA, AND SHALL NOT BE LOCATED WITHIN ONE HUNDRED (100) FEET OF ANY RESIDENTIAL DISTRICT OF ANY PROPERTY USED FOR RESIDENTIAL USES.
- LIGHTING PHOTOMETRIC PLAN IS NOT PART OF THIS REVIEW. SITE LIGHTING UNDER SEPARATE PERMIT. PARKING LOT LIGHTING SHALL COMPLY WITH SECTION 9.08.100 LIGHTING OF THE MUNICIPAL CODE. THE LIGHTING LEVEL FOR ALL PARKING LOTS OR STRUCTURES SHALL BE A MINIMUM COVERAGE OF ONE FOOT-CANDLE OF LIGHT WITH A MAXIMUM OF EIGHT FOOT-CANDLES.
- AN ACCESSIBLE ROUTE SHALL BE PROVIDED TO INTERCONNECT ALL BUILDINGS ON THE SITE. SITE PLANS SHALL BE AMENDED TO SHOW LOCATION OF THE PEDESTRIAN ACCESSIBLE ROUTE BETWEEN ALL BUILDINGS ON THE SITE. CBC 11B-206.2.2 WITHIN A SITE AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS, AND ACCESSIBLE SPACES THAT ARE ON THE SAME SITE.
- COMMUNICATION CONDUIT ALONG PROJECT FRONTAGE SHALL BE REQUIRED PER CITY STANDARD PLAN NO. MVSI-186-0.
- SIGHT DISTANCE AT THE PROPOSED DRIVEWAYS SHALL CONFORM TO CITY OF MORENO VALLEY STANDARD NO. MVSI-165A-0, MVSI-154B-0, AND MVSI-164C-0 AT THE TIME OF PREPARATION OF FINAL GRADING, LANDSCAPE, AND STREET IMPROVEMENT PLANS.
- ALESSANDRO BOULEVARD IS DESIGNATED AS A 6-LANE DIVIDED ARTERIAL PER CITY STANDARD PLAN NO. MVSI-101A-0. PER THE GENERAL PLAN, A RAISED LANDSCAPE MEDIAN IS PLANNED ALONG THE PROJECT FRONTAGE ON ALESSANDRO BOULEVARD AND THIS PROJECT WILL BE REQUIRED TO CONSTRUCT THE RAISED MEDIAN TO RESTRICT LEFT-TURN IN/OUT MOVEMENTS AT THE PROJECT DRIVEWAYS ON ALESSANDRO BOULEVARD. MEDIAN SHALL EXTEND AT LEAST 200 FEET BEYOND THE LIMITS OF ANY PROJECT DRIVEWAY. ANY OTHER IMPROVEMENTS UNDERTAKEN BY THIS PROJECT SHALL BE CONSISTENT WITH THE CITY'S STANDARDS FOR THIS FACILITY OR AS APPROVED BY THE CITY ENGINEER.
- LASSELLE STREET IS CLASSIFIED AS AN ARTERIAL PER CITY STANDARD PLAN NO. MVSI-104A-0. ANY IMPROVEMENTS UNDERTAKEN BY THIS PROJECT SHALL BE CONSISTENT WITH THE CITY'S STANDARDS FOR THIS FACILITY.
- TRANSFORMER CABINETS AND COMMERCIAL GAS METERS SHALL NOT BE LOCATED WITHIN REQUIRED SETBACKS AND SHALL BE SCREENED FROM PUBLIC VIEW EITHER BY ARCHITECTURAL TREATMENT OR WITH LANDSCAPING; MULTIPLE ELECTRICAL METERS SHALL BE FULLY ENCLOSED AND INCORPORATED INTO THE OVERALL ARCHITECTURAL DESIGN OF THE BUILDING(S); BACK-FLOW PREVENTERS SHALL BE SCREENED BY LANDSCAPING THAT WILL PROVIDE COMPLETE SCREENING UPON MATURITY.

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NORTHWEST COMMERCIAL CENTER

W/ NORTHWEST MORENO PROPERTIES, LLC

PROJECT OWNER / APPLICANT

DANNY SINGH
3017 E. EDINGER AVE.
TUSTIN, CA 92780
CELL PHONE: (949) 630-5345
E-MAIL: dannysingh@gmail.com

DAVE BHATIA
3017 E. EDINGER AVE.
TUSTIN, CA 92780
CELL PHONE: (714) 267-3290
E-MAIL: dbhatia2006@yahoo.com

ARCHITECT / EXHIBIT PREPARER

EMPIRE DESIGN GROUP, INC.
511 N MAIN STREET
LAKE ELSINORE, CA 92530
PHONE: (951) 696-1490
CELL PHONE: (951) 809-7601
E-MAIL: ghann@empiregr.biz
CONTACT: GREGORY HANN, ARCHITECT

PROJECT DIRECTORY

COMMUNITY DEVELOPMENT: PLANNING DIVISION
14177 FREDERICK STREET
MORENO VALLEY, CA 92553
TEL: 951-413-3206
PHONE: 951-413-3206
EMAIL: gabrield@moval.org
CONTACT: GABRIEL DIAZ - ASSOC. PLANNER

COMMUNITY DEVELOPMENT: BUILDING & SAFETY DIVISION
14177 FREDERICK STREET
MORENO VALLEY, CA 92553
TEL: 951-413-3350

PUBLIC WORKS: LAND DEVELOPMENT
14177 FREDERICK STREET
MORENO VALLEY, CA 92553
TEL: 951-413-3120
EMAIL: landdevelopment@moval.org

FIRE DEPARTMENT: MORENO VALLEY FIRE DEPARTMENT
14177 FREDERICK STREET
MORENO VALLEY, CA 92553
TEL: 951-486-6780
CONTACT: ABDUL AHMAD - FIRE CHIEF

POLICE DEPARTMENT: MORENO VALLEY POLICE DEPARTMENT
14177 FREDERICK STREET
MORENO VALLEY, CA 92553
TEL: 951-486-6700
CONTACT: DAVID KURYLOWICZ - CHIEF OF POLICE

SCHOOL DISTRICT: MORENO VALLEY UNIFIED
25634 ALESSANDRO BLVD.
MORENO VALLEY, CA 92553
TEL: 951-571-7500

POWER: MORENO VALLEY ELECTRIC UTILITY
14331 FREDERICK STREET STE 2
MORENO VALLEY, CA 92553
TEL: 844-341-6469
EMAIL: mvutility@moval.org

GAS: SOCAL GAS COMPANY
TEL: 800-427-2200

WATER/SEWER: EASTERN MUNICIPAL WATER DISTRICT
2270 TRUMBLE ROAD
PERRIS, CA 92570
TEL: 951-928-3777
FAX: 951-928-6177

WASTE: WASTE MANAGEMENT INLAND EMPIRE
TEL: 800-423-9986

TELEPHONE/CABLE: AT&T / SPECTRUM / FRONTIER

PROJECT TEAM

ARCHITECT: EMPIRE DESIGN GROUP, INC.
PO BOX 944
MURRIETA, CA 92564
PHONE: 951-619-1490
FAX: 951-696-1443
CELL PHONE: 951-809-7601
E-MAIL: ghann@empiregr.biz
CONTACT: GREGORY HANN, ARCHITECT

CIVIL / WQMP / HYDROLOGY: PLUMP ENGINEERING, INC.
914 E. KATELLA AVE.
ANAHEIM, CA 92805
PHONE: 714-385-1835 EXT. 110
FAX: 714-385-1834
CELL PHONE: 714-357-7323
E-MAIL: troy@pelca.com
CONTACT: TROY TRYFONPOPOULOS, P.E.

LANDSCAPE: ROBERT TAFT & ASSOCIATES
36275 AVENIDA DE ACACIAS
TEMECULA, CA 92592
PHONE: 951-676-5688
E-MAIL: Roberttaft@a@gmail.com
CONTACT: ROBERT TAFT

CEGA: MATTHEW FAGAN CONSULTING SERVICES
42011 AVENIDA VISTA LADERA
TEMECULA, CA 92591
PHONE: 949-660-1994
E-MAIL: matthewfagan@roadrunner.com
CONTACT: MATTHEW FAGAN

AIR QUALITY/GREEN HOUSE / NOISE IMPACT ANALYSIS: URBAN CROSSROADS
260 E. BAKER STREET, SUITE 200
COSTA MESA, CA 92626
PHONE: 949-660-1994
E-MAIL: hqureshi@urbanxroads.com
CONTACT: HASEEB QURESHI

BIOLOGICAL / MSHCP: KELLY RIOS
770 S. BREA BLVD. SUITE 215
BREA, CA 92821
PHONE: 714-742-5380

CULTURAL RESOURCES: COGSTONE
1518 WEST TAFT AVENUE
ORANGE, CA 92665
PHONE: 714-974-8300
CONTACT: MEGAN WILSON

ENERGY ANALYSIS/UTILITIES AND SERVICE SYSTEM STUDY: RINCON CONSULTANTS, INC.
301 9TH STREET, SUITE 109
REDLANDS, CA 92374
PHONE: 909-312-2938
E-MAIL: cholcombe@rinconconsultants.com
CONTACT: CHARLES HOLCOMBE

GEOTECHNICAL / PHASE I ENVIRONMENTAL: EARTH STRATA GEOTECHNICAL SERVICES, INC.
4218 REMINGTON AVENUE
TEMECULA, CA 92590
CELL PHONE: 951-536-5081
E-MAIL: gadalla@earth-strata.com
CONTACT: GADALLA GADALLA "GUGU"

PALEONTOLOGY / PHASE I ARCHAEOLOGY: BRIAN F. SMITH AND ASSOCIATES, INC.
14010 POWAY ROAD, SUITE A
POWAY, CA 92064
PHONE: 858-484-0915
CELL PHONE: 858-688-4034
E-MAIL: bsmith@bfsga-ca.com
CONTACT: BRIAN SMITH

TRAFFIC IMPACT STUDY: K2 TRAFFIC ENGINEERING, INC.
1442 IRVINE BLVD. SUITE 210
TUSTIN, CA 92780
PHONE: 714-832-2116
E-MAIL: khsu@k2traffic.com
CONTACT: JENDE KAY HSU

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

DRAWING INDEX

G1.0 TITLE SHEET
AS 1.0 CONCEPTUAL SITE PLAN

CIVIL
C01 PRELIMINARY GRADING PLAN
C02 P-WQMP SITE PLAN
C03 SECTIONS
C04 UTILITY PLAN

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ML1 MEDIAN LANDSCAPE CONCEPT PLAN

PHOTOMETRIC
SHEET 1 SITE LIGHTING PHOTOMETRIC PLAN

ARCHITECTURAL
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A 1.2 DRIVE-THRU AND RETAIL FLOOR PLAN
A 1.3 SIT DOWN DINING FLOOR PLAN
A 1.4 OFFICE FLOOR PLAN
A 1.5 BANK FLOOR PLAN
A 1.6 CANOPY FLOOR PLAN
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A 2.1 EXPRESS CAR WASH ELEVATIONS
A 2.2 DRIVE-THRU AND RETAIL ELEVATIONS
A 2.3 SIT DOWN DINING ELEVATIONS
A 2.4 OFFICE ELEVATIONS
A 2.5 BANK ELEVATIONS
A 2.6 CRASH ELEVATIONS
A 2.7 TRASH ENCLOSURE PLAN
A 2.8 VACUUM AWNING PLAN

SCOPE OF WORK

- PROPOSED 3,825 S.F. CONVENIENCE STORE, WITH AN ATTACHED 1,600 S.F. QUICK SERVE RESTAURANT.
- PROPOSED 5,640 S.F. 8 MPD FUELING CANOPY.
- PROPOSED 110' LONG 3,850 S.F. EXPRESS CAR WASH.
- PROPOSED (2) 3,320 S.F. DRIVE-THRU RESTAURANTS WITH ATTACHED (2) 1,600 S.F. RETAIL SUITES. TOTALING 6,640 S.F. DRIVE-THRU AND 3,200 S.F. RETAIL.
- PROPOSED 5,500 S.F. SIT DOWN DINNING RESTAURANT WITH ASSOCIATED 1,750 S.F. PATIO SEATING.
- PROPOSED 3,375 S.F. BANK.
- PROPOSED (2) 4,950 S.F. OFFICE BUILDINGS.
- PROPOSED ASSOCIATED TRASH ENCLOSURES WITH OVERHEAD ROOF.
- PROPOSED PARKING, LANDSCAPE, WQMP, AND HARDSCAPE IMPROVEMENTS.
- PROPOSED OFFSITE DRIVEWAY IMPROVEMENTS, UTILITY CONNECTIONS, AND MEDIAN LOCATED ALONG ALESSANDRO BOULEVARD.
- PROPOSED ALCOHOL SALES.
- SIGNAGE NOT A PART OF REVIEW.
- A RECIPROCAL ACCESS AGREEMENT IS REQUIRED FOR ALL SHARED-USE DRIVEWAYS AND PARKING STALLS OR STATED IN CC &R'S.
- TENTATIVE PARCEL MAP TO SUBDIVIDE THE PROPERTY.

SITE DATA

ADDRESS: NWC ALESSANDRO BLVD. & LASSELLE ST.
MORENO VALLEY, CA 92553

PERMIT NUMBER: PEN21-0273

APN: 479-631-010

LEGAL: 8.37 ACRES M/L IN LOT 8 BLK 102 MB 011/010 SB
BEAR VALLEY & ALESSANDRO DEVELOPMENT CO

LOT SIZE: EXISTING NET: 8.51 ACRES (370,591 S.F.)
PROPOSED TOTAL NET: 7.97 ACRES (347,154 S.F.)
TOTAL GROSS: 10.16 ACRES (442,386 S.F.)

BUILDING AREAS: C-STORE: 3,825 S.F.
QSR: 1,600 S.F.
CANOPY: 5,640 S.F.
EXPRESS CAR WASH: 3,850 S.F.
DRIVE-THRU A: 3,320 S.F.
RETAIL A: 1,600 S.F.
DRIVE-THRU B: 3,320 S.F.
RETAIL B: 1,600 S.F.
SIT DOWN DINNING: 5,500 S.F. W/ 1,750 S.F. PATIO
BANK: 3,775 S.F.
OFFICE A: 4,950 S.F.
OFFICE B: 4,950 S.F.
TRASH ENCLOSURE: 176 S.F. (TYP. OF 8)

FLOOR AREA RATIO: .13

BUILDING HEIGHT: MAX HEIGHT: 30'-0"

STORIES: SINGLE

COUNTY: RIVERSIDE

CONSTRUCTION TYPE: V-B/(SPRINKLERED)

ALCOHOL SALES: YES

OCCUPANCY: M

SPECIFIC PLAN: N/A

FEMA ZONE: 0606SC0765G (ZONE X - OTHER AREAS)

EXISTING LAND USE: VACANT

PROPOSED LAND USE: RETAIL / COMMERCIAL

EXISTING ZONE: (COMU) - CORRIDOR MIXED USE

PROPOSED ZONE: (COMU) - CORRIDOR MIXED USE

SURROUNDING LAND USE AND ZONING: NORTH: (RS) - SINGLE FAMILY RESIDENTIAL
SOUTH: (COMU) - CORRIDOR MIXED-USE
EAST: (DC) - DOWNTOWN CENTER
WEST: (RS) - SINGLE FAMILY RESIDENTIAL & (COMO) - CORRIDOR MIXED-USE

PARKING REQUIREMENTS: PER MUNICIPAL CODE SECTION 9.11.040*
C-STORE: (3,825/225) = 17
QSR: (1,600/100) = 16
CANOPY (AUTOMOBILE SERVICE STATION): 2
EXPRESS CAR WASH: (10 + 1 PER 2 EMPLOYEES) = 13
DRIVE-THRU A: (3,320/100) = 33
RETAIL A: (1,600/225) = 7
DRIVE-THRU B: (3,320/100) = 33
RETAIL B: (1,600/225) = 7
SIT DOWN DINNING: ((5,500 + 1,715)/100) = 73
BANK: (3,775/225) = 17
OFFICE A: (4,950/225) = 22
OFFICE B: (4,950/225) = 22
PARKING REQUIRED = 262 STALLS
PROVIDED STANDARD 9'X18' = 246 RECIPROCAL
PROVIDED VACUUM 12' X 20' = 24ADA
TOTAL PARKING PROVIDED = 270 STALLS
ADDITIONALLY PROVIDED CANOPY POSITIONS = 16
INCLUDED IN CALCULATION ABOVE:
ADA PARKING POSITIONS = 12 STANDARD, 1 VAC
CLEAN AIR VEHICLE PARKING REQUIRED: 12% MIN.
CLEAN AIR VEHICLE PARKING PROVIDED: 32 STALLS
CLEAN AIR VEHICLE PARKING PROVIDED: 32 STALLS

EVCS VEHICLE PARKING REQUIRED: 10% OF TOTAL
*INCLUDING: 1 VAN ACCESSIBLE, 1 STANDARD ACCESSIBLE, & 1 AMBULATORY
EVCS VEHICLE PARKING REQUIRED: 27 STALLS
EVCS VEHICLE PARKING PROVIDED: 28 STALLS
BUILDING: 45,338 S.F. (13%)
LANDSCAPING: 93,230 S.F. (27%)
IMPERVIOUS: 208,586 S.F. (60%)
TOTAL: 347,154 S.F. (100%)

LOT COVERAGE:

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: LOT 8 IN BLOCK 102 OF MAP NO.1, BEAR VALLEY AND ALESSANDRO DEVELOPMENT CO., IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK II PAGE 10 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

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)
*WITH CITY OF MORENO VALLEY AMENDMENTS

VICINITY MAP



EMPIRE DESIGN GROUP Inc.



511 N Main St.
Lake Elsinore, CA 92530
951-696-1490
empiredesigngroup.biz

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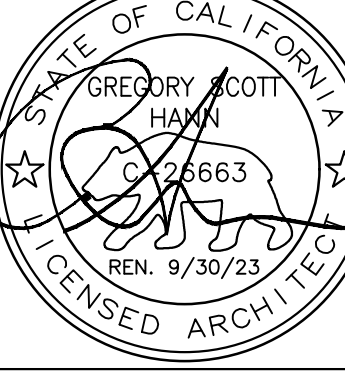
CLIENT:

NORTHWEST MORENO PROPERTIES LLC

NORTHWEST COMMERCIAL CENTER
APN: 479-631-010
NWC ALESSANDRO BLVD. & LASSELLE ST.
MORENO VALLEY, CA 92553

ARCHITECT OF RECORD:
GREGORY S. HANN, AIA
511 N MAIN STREET
LAKE ELSINORE, CA 92530
TEL: 951-696-1490
CELL: 951-809-7601
E-MAIL: ghann@empiregr.biz

SEAL:



Date: MAY 20, 2020

Project Number: EDG#04360

NO.	DATE	REVISION DESCRIPTION
3	3-4-20	1ST CUP COMMENTS PER FCM19-004 DATED 3/5/19
2	1-1-21	2ND PC COMMENTS
2	1-1-22	3RD PC COMMENTS
4	6-15-22	4TH PC COMMENTS
5	6-3-22	TRAFFIC CIRCLE TRANSPORTATION COMMENTS
6	7-14-22	5TH PC COMMENTS

DESIGNED BY: GH

CHECKED BY: GH

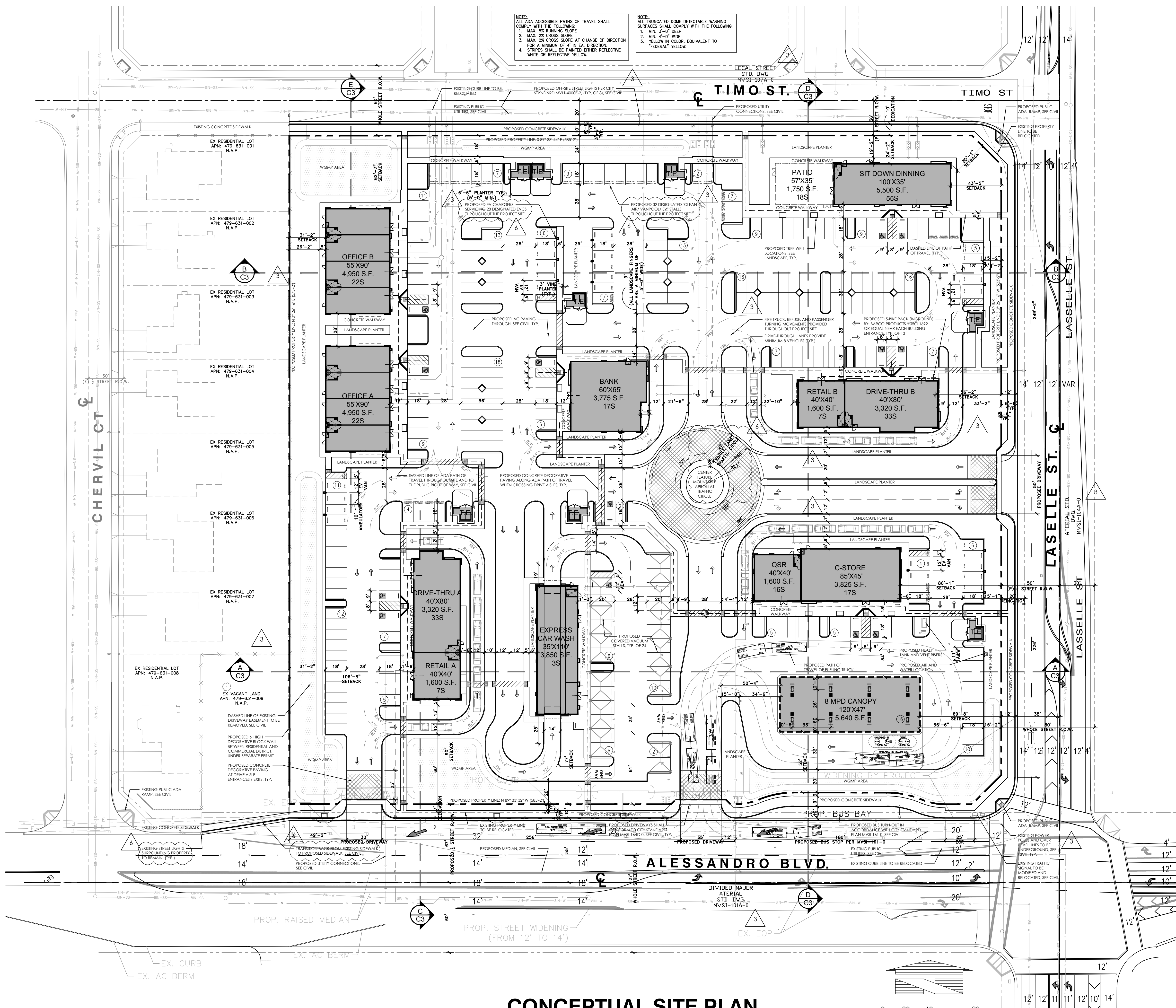
DRAWN BY: AH

DRAWING TITLE:

TITLE SHEET

SHEET NO:

G 1.0



CONCEPTUAL SITE PLAN

SCALE: 1" = 40'-0"

SITE DATA

ADDRESS: NWC ALESSANDRO BLVD. & LASSELLE ST.
MORENO VALLEY, CA 92553

PERMIT NUMBER: PEN21-0273

APN: 479-631-010

LEGAL: 8.37 ACRES M/L IN LOT 8 BLK 102 MB 011/010 SB
BEAR VALLEY & ALESSANDRO DEVELOPMENT CO

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CANOPY: 5,640 S.F.
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DRIVE-THRU A: 3,320 S.F.
RETAIL A: 1,600 S.F.
DRIVE-THRU B: 3,320 S.F.
RETAIL B: 1,600 S.F.
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BANK: 3,775 S.F.
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OFFICE B: 4,950 S.F.
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COUNTY: RIVERSIDE

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ALCOHOL SALES: YES

OCCUPANCY: M

SPECIFIC PLAN: N/A

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PROPOSED LAND USE: RETAIL / COMMERCIAL

EXISTING ZONE: (COMU) - CORRIDOR MIXED USE

PROPOSED ZONE: (COMU) - CORRIDOR MIXED USE

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EAST: (DC) - DOWNTOWN CENTER
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PARKING REQUIREMENTS: PER MUNICIPAL CODE SECTION 9.11.040*

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CANOPY (AUTOMOBILE SERVICE STATION): 2

EXPRESS CAR WASH: (10 + 1 PER 2 EMPLOYEES) = 13

DRIVE-THRU A: (3,320/100) = 33

RETAIL A: (1,600/225) = 7

DRIVE-THRU B: (3,320/100) = 33

RETAIL B: (1,600/225) = 7

SIT DOWN DINING: ((5,500 + 1,715)/100) = 73

BANK: (3,775/225) = 17

OFFICE A: (4,950/225) = 22

OFFICE B: (4,950/225) = 22

PARKING REQUIRED = 282 STALLS

PROVIDED STANDARD 9'X18' = 246 RECIPROCAL

PROVIDED VACUUM 12' X 20' = 24

TOTAL PARKING PROVIDED = 270 STALLS

ADDITIONALLY PROVIDED CANOPY POSITIONS = 16

INCLUDED IN CALCULATION ABOVE:
ADA PARKING POSITIONS = 12 STANDARD, 1 VAC

CLEAN AIR VEHICLE PARKING REQUIRED: 12% MIN.

CLEAN AIR VEHICLE PARKING REQUIRED: 32 STALLS

CLEAN AIR VEHICLE PARKING PROVIDED: 32 STALLS

EVCS VEHICLE PARKING REQUIRED: 10% OF TOTAL

*INCLUDING: 1 VAN ACCESSIBLE, 1 STANDARD ACCESSIBLE, & 1 AMBULATORY

EVCS VEHICLE PARKING REQUIRED: 27 STALLS

EVCS VEHICLE PARKING PROVIDED: 28 STALLS

BUILDING: 45,338 S.F. (13%)

LANDSCAPING: 93,230 S.F. (27%)

IMPERVIOUS: 208,586 S.F. (60%)

TOTAL: 347,154 S.F. (100%)

LOT COVERAGE:

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: LOT 8 IN BLOCK 102 OF MAP NO.1, BEAR VALLEY AND ALESSANDRO DEVELOPMENT CO., IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK II PAGE 10 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

PROJECT OWNERS / APPLICANTS

DANNY SINGH
3017 E. EDINGER AVE.
TUSTIN, CA 92780
CELL PHONE: (949) 430-5345
E-MAIL: dannyysingh9@gmail.com

DAVE BHATIA
3017 E. EDINGER AVE.
TUSTIN, CA 92780
CELL PHONE: (714) 267-3290
E-MAIL: dabhata2006@yahoo.com

ARCHITECT / EXHIBIT PREPARER

EMPIRE DESIGN GROUP, INC.
511 N MAIN STREET
LAKE ELSINORE, CA 92530
PHONE: (951) 696-1490
CELL PHONE: (951) 809-7601
E-MAIL: ghann@empiredesigngroup.com
CONTACT: GREGORY HANN, ARCHITECT

VICINITY MAP



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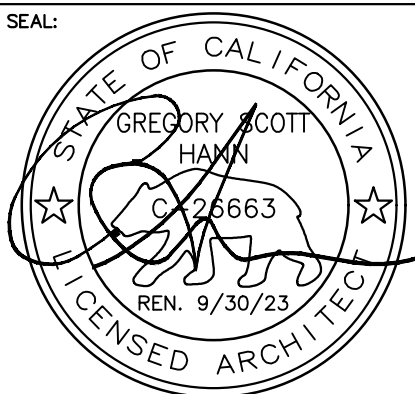
511 N Main St.
Lake Elsinore, CA 92530
951-696-1490
empiredesigngroup.biz

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NORTHWEST MORENO PROPERTIES LLC

NORTHWEST COMMERCIAL CENTER
APN: 479-631-010
NWC ALESSANDRO BLVD. & LASSELLE ST.
MORENO VALLEY, CA 92553

ARCHITECT OF RECORD:
GREGORY S. HANN, AIA
511 N MAIN STREET
LAKE ELSINORE, CA 92530
TEL: 951-696-1490
CELL: 951-809-7601
E-MAIL: ghann@empiredesigngroup.com



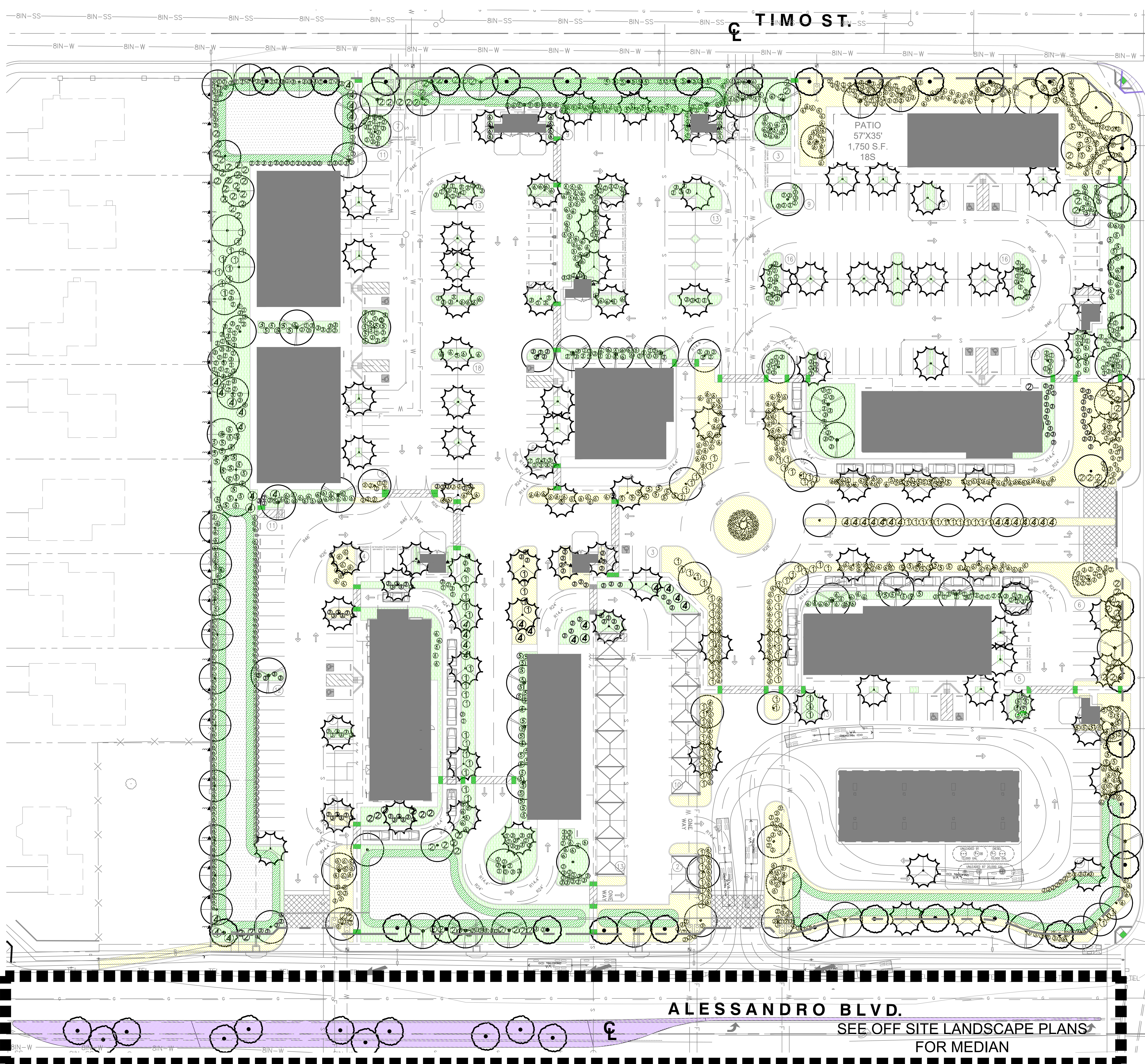
Date:		MAY 20, 2020
Project Number:		EDG#04360
NO.	DATE	REVISION DESCRIPTION
1	3-4-20	1ST CUP COMMENTS PER PEN19-004 DATED 3/5/19
2	1-1-21	2ND PC COMMENTS
3	1-1-22	3RD PC COMMENTS
4	4-15-22	4TH PC COMMENTS
5	6-3-22	TRAFFIC CIRCLE TRANSPORTATION COMMENTS
6	7-14-22	5TH PC COMMENTS

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

CONCEPTUAL SITE PLAN

SHEET NO:

AS 1.0



PLANT PALLETTE			
SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QTY.
PROPOSED TREES:			
	ACACIA STENOPHYLLA / SHOESTRING ACACIA	24" BOX	22
	ARBUTUS 'MARINA' / MARINA ARBUTUS	24" BOX	54
	CERCIDILUM F. 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE	24" BOX	105
	OLEA EUROPAEA 'SWAN HILL' / SWAN HILL OLIVE	36" BOX	43
	STREET TREE PER CITY REQUIREMENTS - SEE OFF SITE PLANS	15 GAL.	46
	EXISTING TREE TO REMAIN / PROTECT IN PLACE	N.A.	3
NOTE: PROVIDE A PRE-APPROVED ROOT BARRIER FOR ALL TREES PLANTED WITHIN 8'-0" OF HARDSCAPE OR WALLS AND PROVIDE A MINIMUM OF 3'-0" CLEARANCE BETWEEN TREE TRUNK AND ADJACENT STRUCTURE OR WALLS			

PROPOSED SHRUBS:			
	CAESALPINIA PULCHERRIMA / RED BIRD OF PARADISE	5 GAL.	170
	GAURA LINDHEIMERI / GAURA	5 GAL.	136
	HESPERALOE PARVIFLORA / RED YUCCA	1 GAL.	957
	LAVATERA MARITIMA / TREE MALLOW	5 GAL.	52
	SALVIA LEUCANTHA / MEXICAN BUSH SAGE	5 GAL.	204
	MUHLENBERGIA C. 'REGAL MIST' / PINK MUHLY GRASS	1 GAL.	725

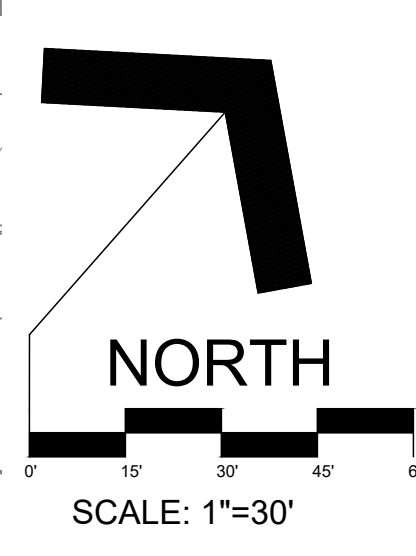
PROPOSED VINES:			
	MACYPYDNA UNGIS-CATI / CAT'S CLAW VINE	5 GAL.	49
PROPOSED GROUND COVER:			
	MYOPORUM PARVIFOLIUM / MYOPORUM	1 GAL. @ 3" O.C.	44,662 S.F. = 4,913 PLANTS
	LANTANA M. 'GOLD RUSH' / GOLD RUSH LANTANA	1 GAL. @ 3" O.C.	25,465 S.F. = 2,801 PLANTS
NO SYMBOL: MEDIUM BARK MULCH THROUGHOUT ALL SHRUB/G.C. AREAS			
	PROPOSED INFILTRATION BASIN SLOPE PLANTING:		
	MUHLENBERGIA RIGENS / DEER GRASS	1 GAL. @ 4" O.C.	10,634 S.F. = 670 PLANTS
PROPOSED MEDIAN PLANTING:			
	MEDIAN PLANTING PER CITY REQUIREMENTS - SEE OFF SITE PLANS	5 GAL.	8,096 S.F.

NOTES:
1. ALL PROPOSED TREES, SHRUBS, VINE, AND GROUND COVER ARE TO BE IRRIGATED WITH AN AUTOMATIC ET BASED CONTROLLER AND DRIP IRRIGATION SYSTEM.
2. ALL ON SITE STREET TREES ARE TO BE PLANTED ON PRIVATE PROPERTY.
3. TOTAL NEW PROPOSED LANDSCAPE AREA: 80,761 S.F.
TOTAL NEW PROPOSED MEDIAN LANDSCAPE AREA: 8,096 S.F.

LANDSCAPE NOTES

1. ALL LANDSCAPING AND IRRIGATION TO BE INSTALLED BY OWNER OR OWNERS AGENT, IN ACCORDANCE WITH ALL LOCAL CODES AND REGULATIONS.
2. ALL LANDSCAPING SHALL BE MAINTAINED BY OWNER OR OWNERS AGENT.
3. ALL PLANTING SHALL BE CONTAINED WITHIN PROPERTY LINES OF THE LOT.
4. IRRIGATION AND PLANTING SHALL BE INSTALLED TO PROMOTE EFFICIENT USE OF WATER.
5. ALL STREET TREES AND ANY TREE WITHIN 8' FT. OF WALLS, HARDSCAPE, OR BUILDINGS SHALL BE INSTALLED WITH CITY APPROVED LINEAR BIO BARRIER ROOT CONTROL BARRIERS OR EQUAL.
6. ALL PLANTING LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL PLANT LOCATIONS WITH THE OWNER OR THE OWNERS REPRESENTATIVE PRIOR TO PLANTING.
7. ALL TREES SHALL BE DOUBLE STAKED PER LOCAL CODES.
8. REFER TO LANDSCAPE CONSTRUCTION DRAWING SET FOR PLANTING DETAILS AND SPECIFICATIONS.
9. TREE PLACEMENT MINIMUMS SHALL BE: 10' FROM LIGHT STANDARDS, POWER POLES, AND DRIVE APPROACHES AND 5' FROM FIRE HYDRANTS, UTILITIES AND PROPERTY LINES.
10. ALL 2:1 SLOPES SHALL BE PLANTED AND IRRIGATED PER THE CITY OF MORENO VALLEY CODES AND REGULATIONS.
11. ALL IRRIGATION SYSTEMS SHALL BE INSTALLED PER ALL STATE AND CITY OF MORENO VALLEY CODES AND REGULATIONS.
12. ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN AUTOMATIC ET BASED CONTROLLER AND DRIP IRRIGATION SYSTEM WHERE WATER IS CONSERVED, THERE IS NO RUN-OFF, AND WHERE HYDROZONE AREAS ARE VALVED SEPARATELY. REFER TO LANDSCAPE CONSTRUCTION DRAWING SET FOR IRRIGATION DETAILS AND SPECIFICATIONS.
13. ALL SHRUB PLANTER AREAS SHALL RECEIVE A 3" LAYER MIN. OF MEDIUM BARK MULCH.
14. ALL LANDSCAPED AREAS SHALL BE KEPT FREE FROM WEEDS AND DEBRIS AND MAINTAINED IN A HEALTHY, GROWING CONDITION AND SHALL RECEIVE REGULAR PRUNING, FERTILIZING, AND TRIMMING. ANY DAMAGED, DEAD, DISCARDED, OR DECAYING PLANT MATERIAL SHALL BE REPLACED WITHIN 30 DAYS FROM THE DATE OF DAMAGE.
15. ALL LANDSCAPING SHALL BE WITHIN PLANTERS BOUNDED BY A CURB AT LEAST SIX INCHES HIGH. A SIX-INCH HIGH CURB WITH A TWELVE (12) INCH WIDE CONCRETE WALKWAY SHALL BE CONSTRUCTED ALONG PLANTERS ON END STALLS ADJACENT TO VEHICLE PARKING SPACES.
16. ALL STREET TREES SHALL BE 15 GALLON SIZE CONTAINERS AND SPACED AT 40' MINIMUM.
17. ALL HEADLIGHTS IN PARKING AREAS SHALL BE SCREENED WITH A 36" HIGH SHRUB ROW SHALL THEY DO NOT SHINE ONTO PUBLIC ROW OR ADJACENT PROPERTY.
18. ALL PARKING LOTS AND DRIVE-THROUGHS SHALL BE SCREENED FROM PUBLIC VIEW WITH A 36" HIGH SHRUB ROW.
19. ALL UTILITIES SHALL BE SCREENED WITH LANDSCAPE.

WATER CALCULATIONS	
MAXIMUM APPLIED WATER ALLOWANCE	
MAWA = Maximum Applied Water Allowance (GALLONS)	
$MAWA = (ET_o) \times (0.62) \times [(0.45 \times LA) + (0.3 \times SLA)]$	
ET _o = Reference Evapotranspiration (inches per year)	55.1
0.62 = Conversion Factor (to gallons per square foot)	0.62
0.45 = ET Adjustment Factor (45% of Reference ET)	0.45
LA = Total Landscaped Area (square feet)	88,857
SLA = Special Landscape Area	0
TOTAL MAWA	1,365,990



ROBERT TAFT + ASSOCIATES
LANDSCAPE ARCHITECTURE

Termeula Valley Office:
36275 Avenida De Acacias
Termeula, California 92592
Ph.: 951.676.5688

Orange County Office:
5331 Stonehedge Court
Yorba Linda, California 92886
Ph.: 949.385.1254

Ca. Lic. No. 3669

Email: info@RobertTaftandAssociates.com

Web: www.RobertTaftandAssociates.com

Client

EMPIRE DESIGN GROUP
24861 Washington Ave.
Murrieta, CA 92562
Contact: Gregory S Hann
Phone: 951.696.1490
Fax: 951.696.1443
Email: ghahn@empiregr.biz

Project

MORENO VALLEY COMMERCIAL CENTER
NWC Alessandro Blvd. & Lasselie St.
Moreno Valley, California 92553

Plans

CONCEPTUAL LANDSCAPE PLANS

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LANDSCAPE ARCHITECTURE 2022
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No.	Revision	Date

Sheet Title

LANDSCAPE CONCEPT PLAN

Drawn R.E.T.

Date September 21, 2022

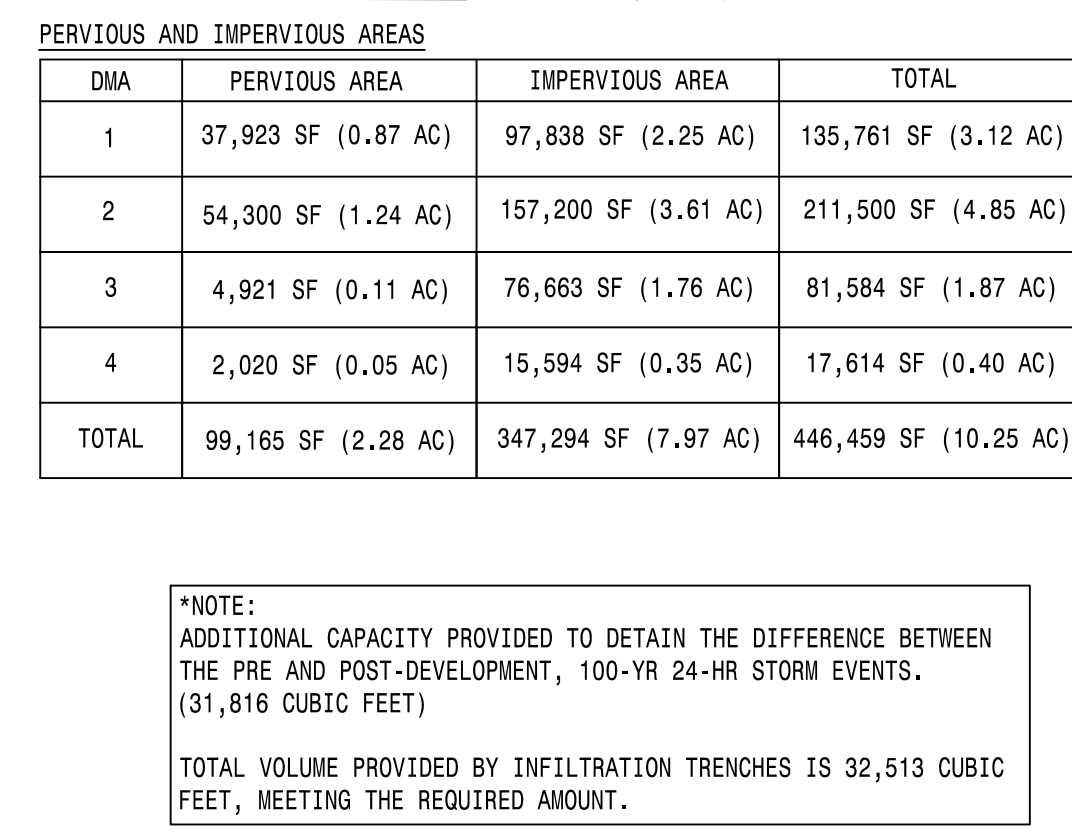
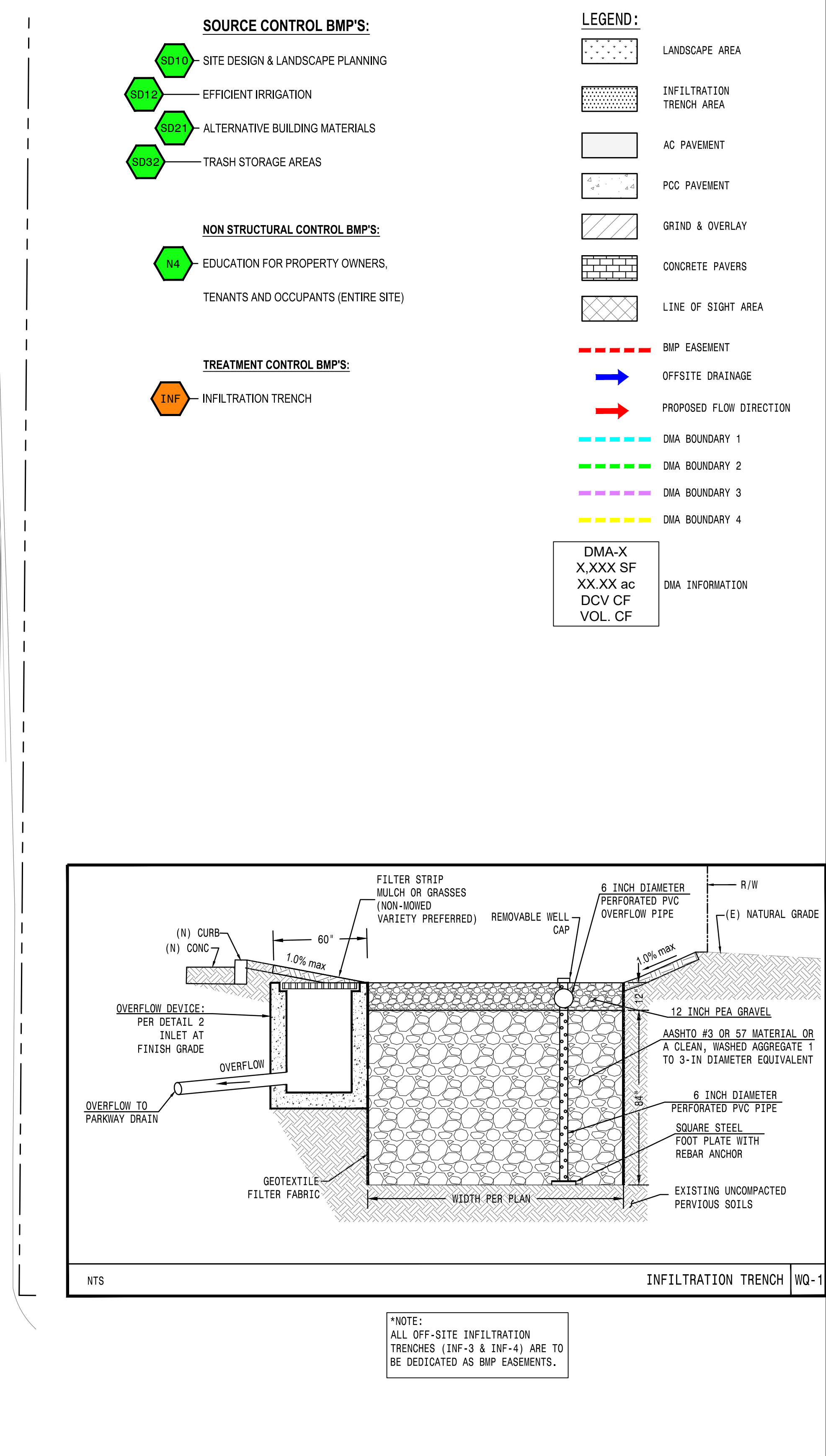
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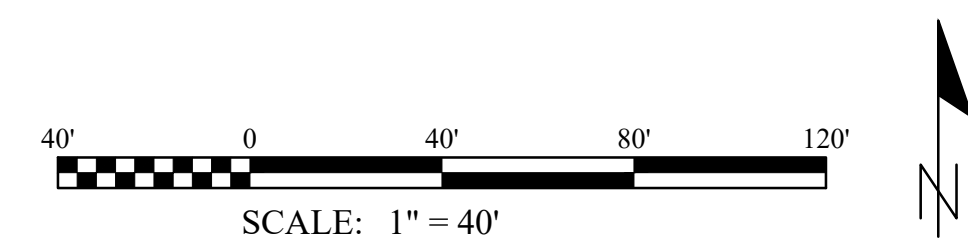
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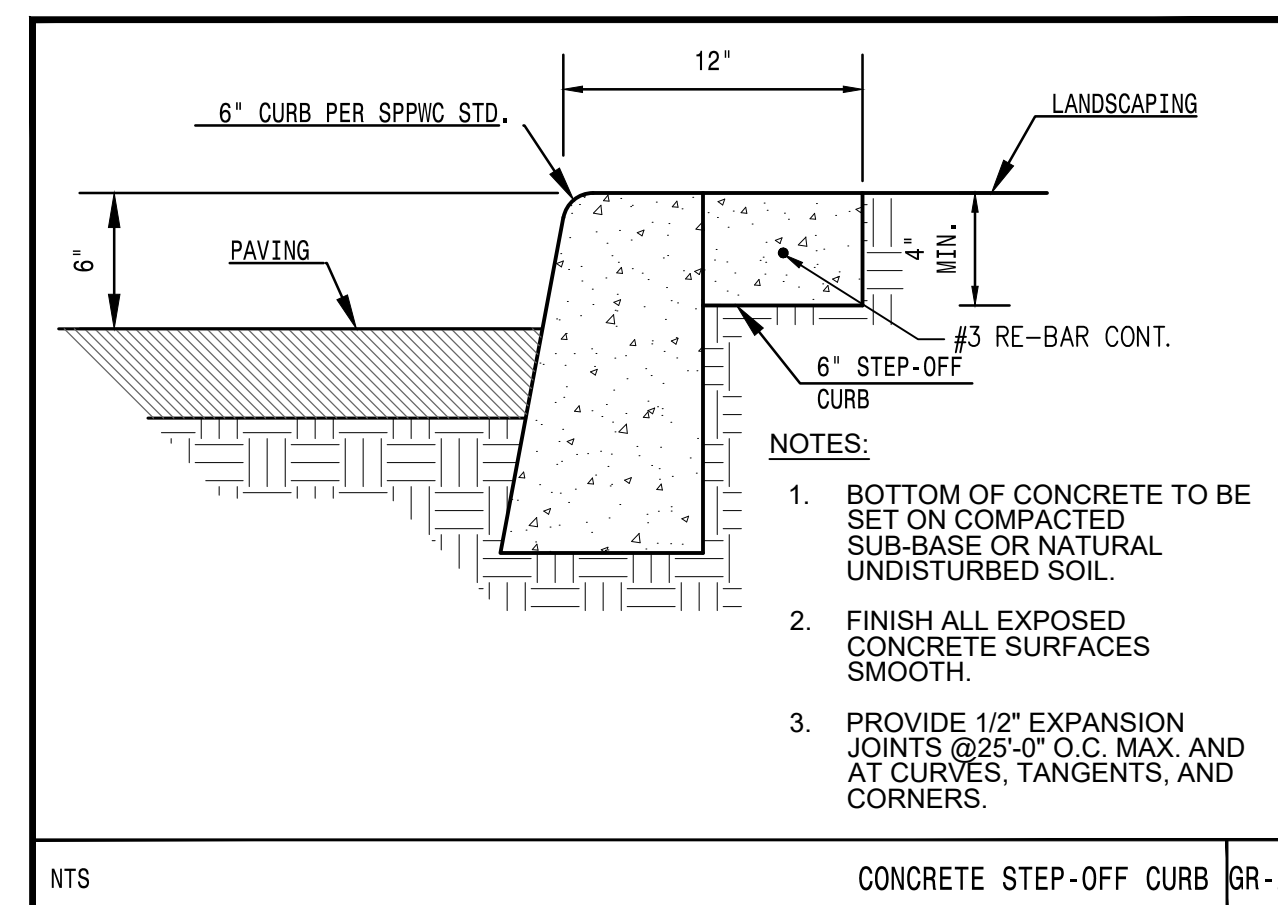
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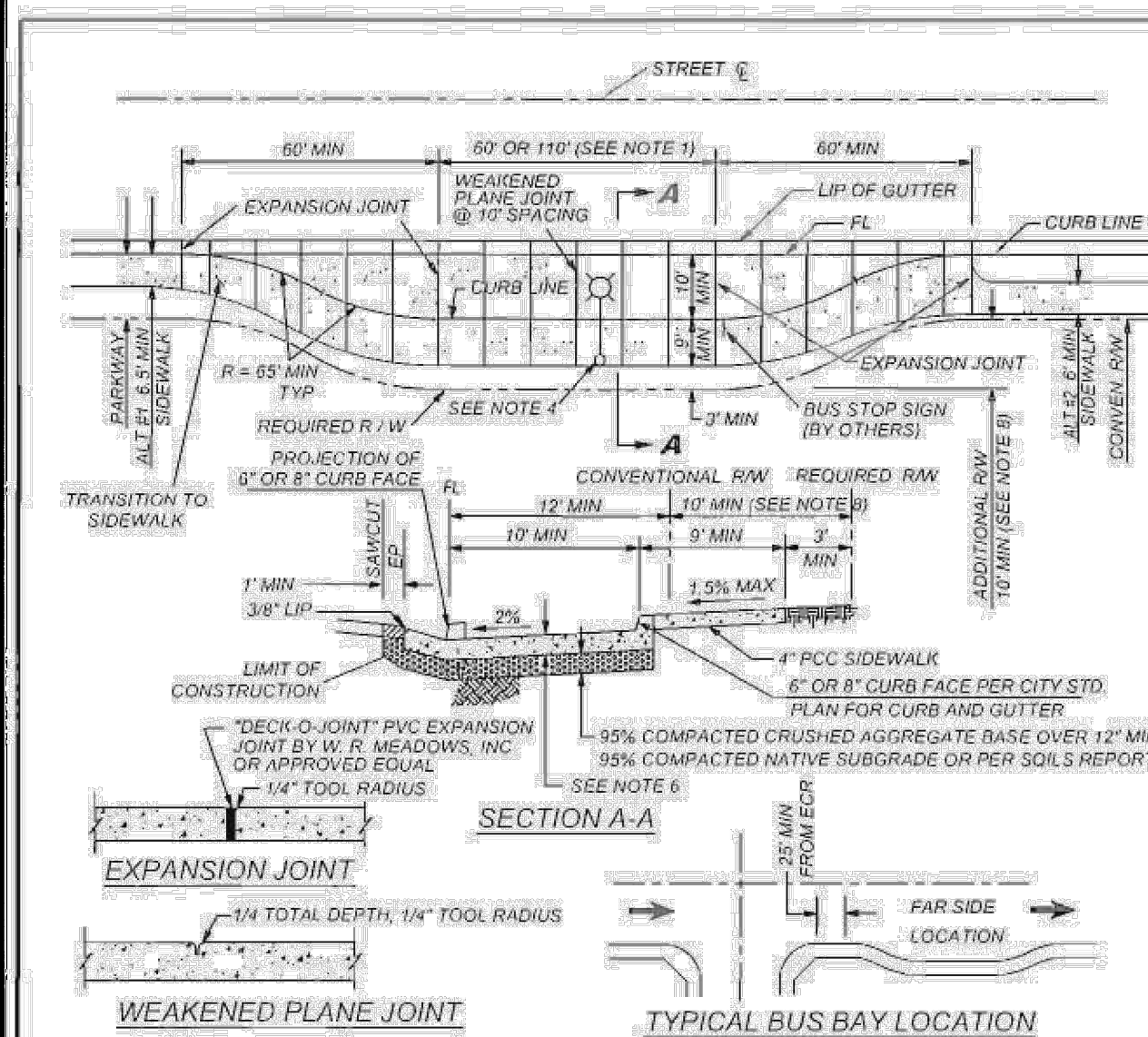
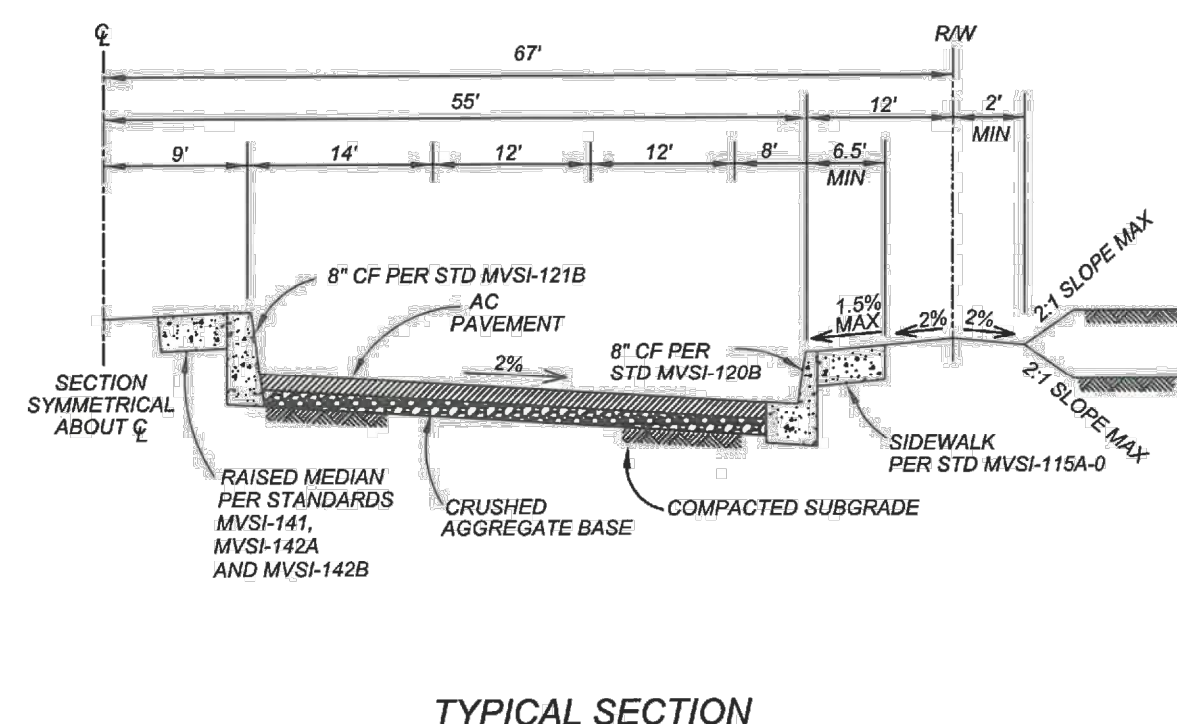
RUNOFF VOLUME: 100YR-24HR STORM EVENT			
DMA	PRE-DEVELOPMENT	POST-DEVELOPMENT	DIFFERENCE
1	30,876 CF	40,570 CF	9,694 CF
2	48,102 CF	63,171 CF	15,069 CF
3	18,555 CF	24,365 CF	5,810 CF
4	4,006 CF	5,249 CF	1,243 CF
TOTAL	30,876 CF	133,354 CF	31,816 CF



DETAILS



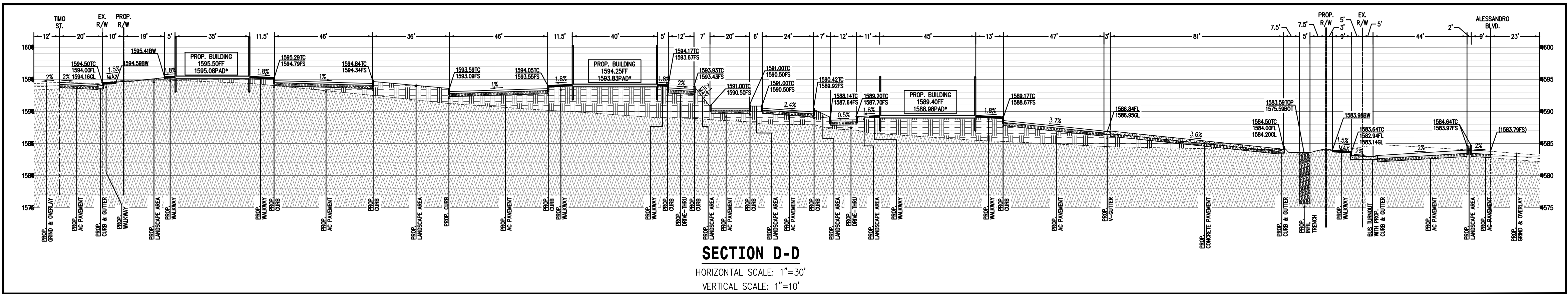
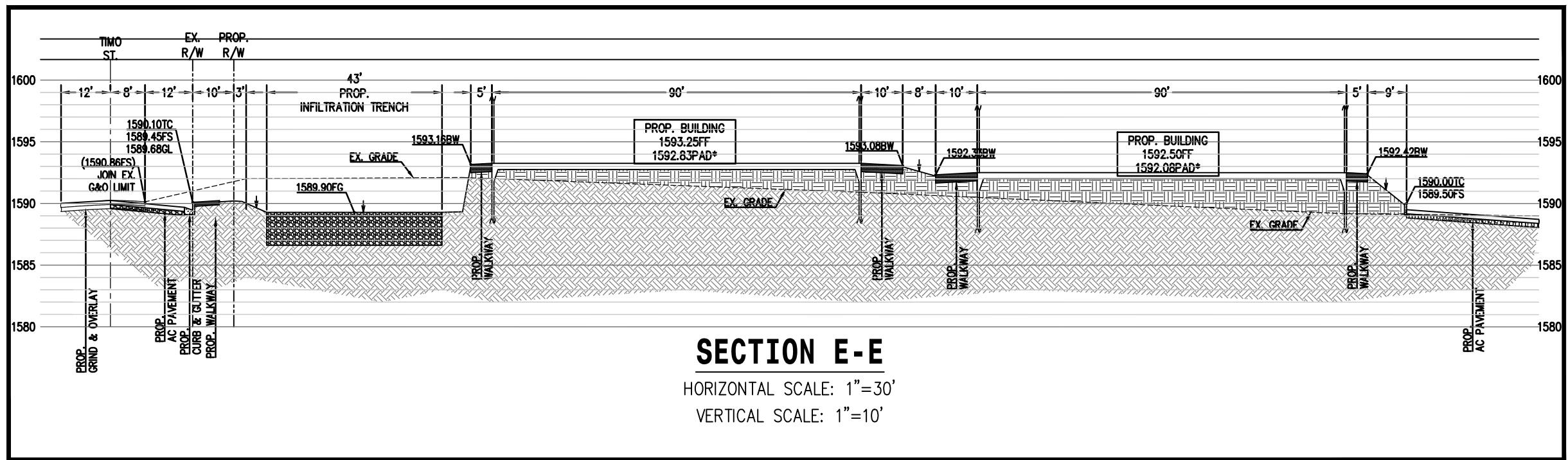
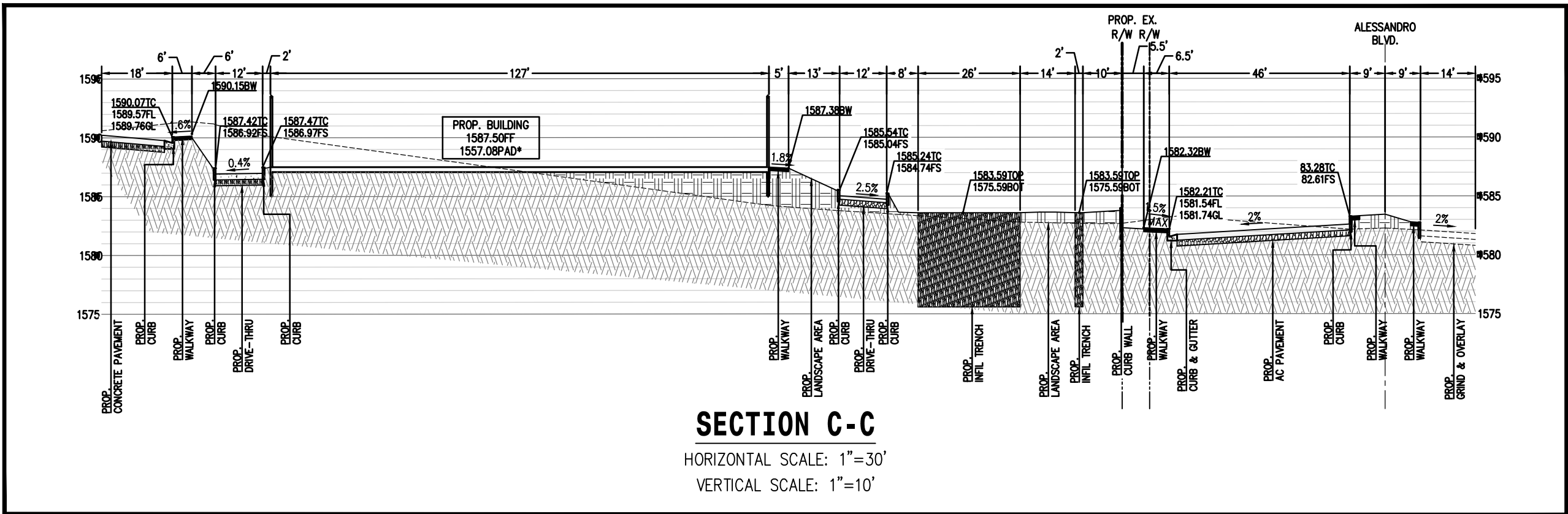
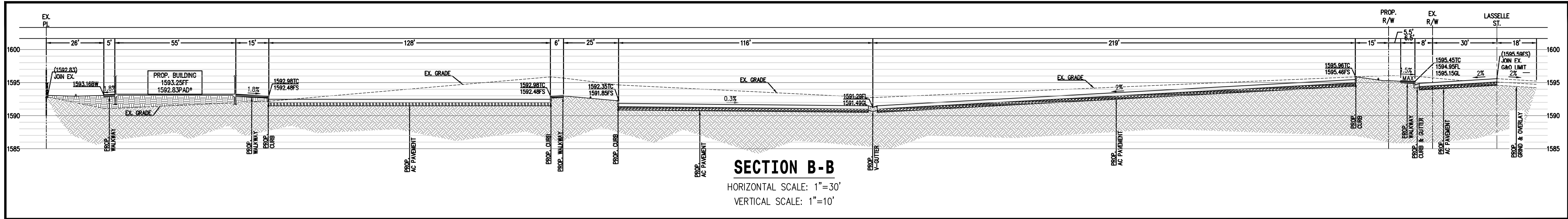
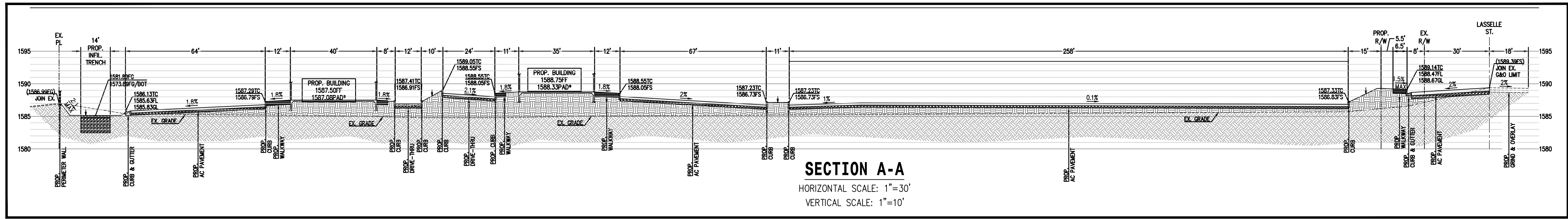
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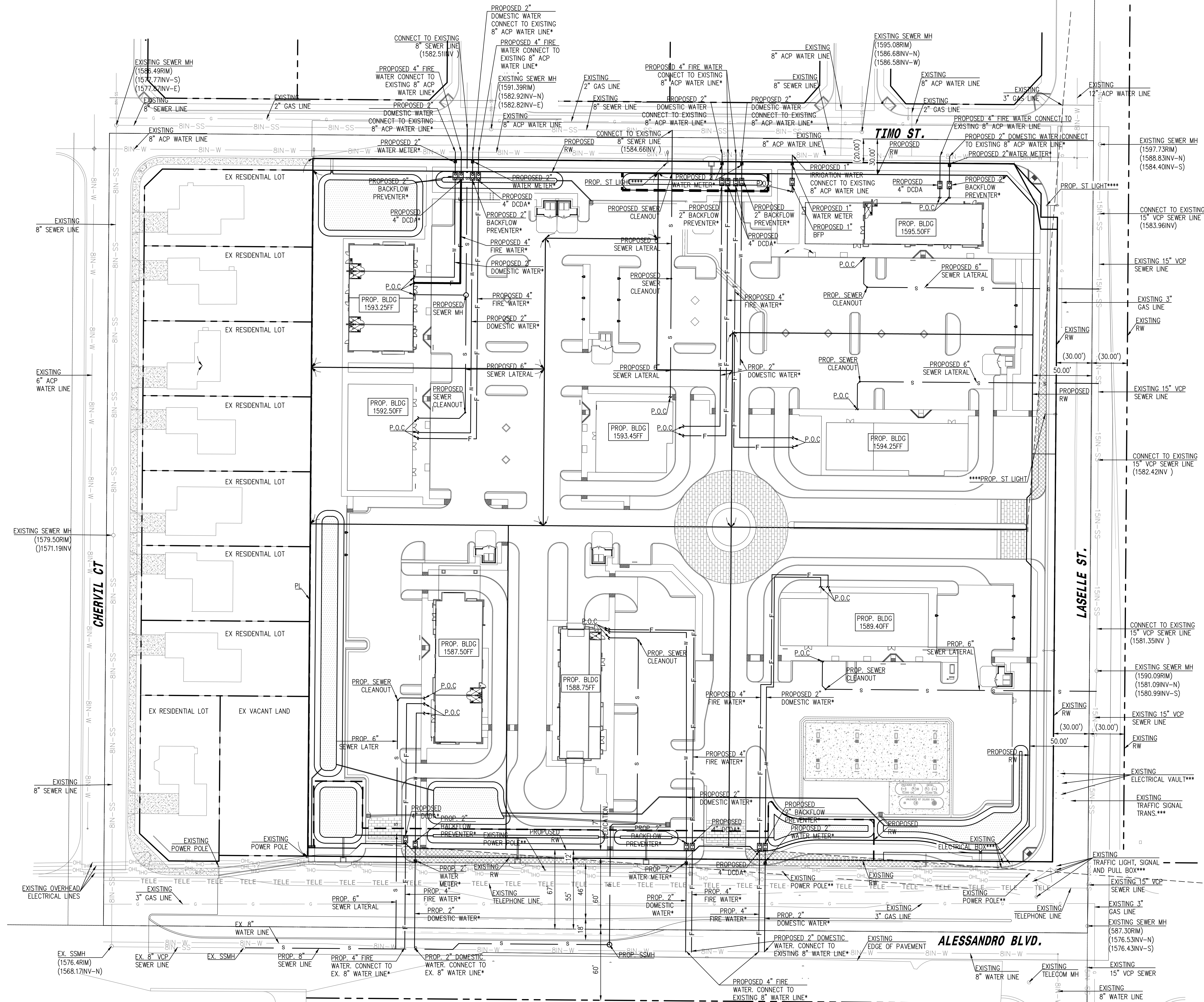


CITY OF MORENO VALLEY
 PUBLIC WORKS DEPARTMENT - CAPITAL PROJECTS DIVISION

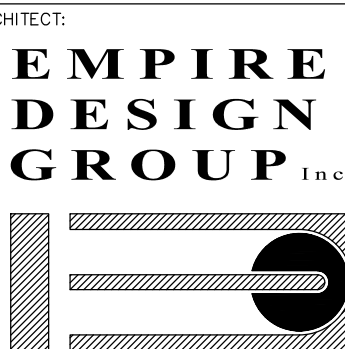
ALESSANDRO BLVD. AT SECTION D-D

C04.1





- NOTES:
- * WATER METER AND BACKFLOW DEVICE SIZE MAY VARY BASED ON WATER DEMAND FOR EACH BUILDING
 - ** ALL POWER POLE AND ELECTRICAL OVERHEAD LINES LOCATED ON FRONTAGE OF PROPERTY TO BE UNDERGROUNDED PER ELECTRICAL PLAN SET
 - *** ALL TRAFFIC LIGHT, TRAFFIC SIGNAL TRAFFIC SIGN, PULL BOX, AND EDISON ELECTRICAL PANEL TO BE RELOCATED PER ELECTRICAL AND TRAFFIC PLAN SET
 - **** ALL STREET LIGHT LOCATION AND INSTALLATION PER CITY STANDARDS, ELECTRICAL AND TRAFFIC PLAN SET



ARCHITECT:
EMPIRE DESIGN GROUP, Inc.

CLIENT:
NORTHWEST MORENO PROPERTIES LLC
COMMERCIAL RETAIL
APN: 479-631-010
NWC ALESSANDRO BLVD. & LASELLE ST.
MORENO VALLEY, CA 92553

ENGINEER OF RECORD:
TRYFON TRYFONOPOULOS, PE
914 E KATELLA AVE.
ANAHEIM, CA 92805
(714)385-1835



Date: 11/3/2022
Project Number: 2001078

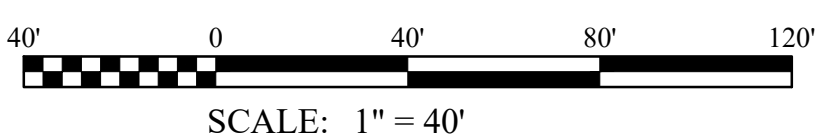
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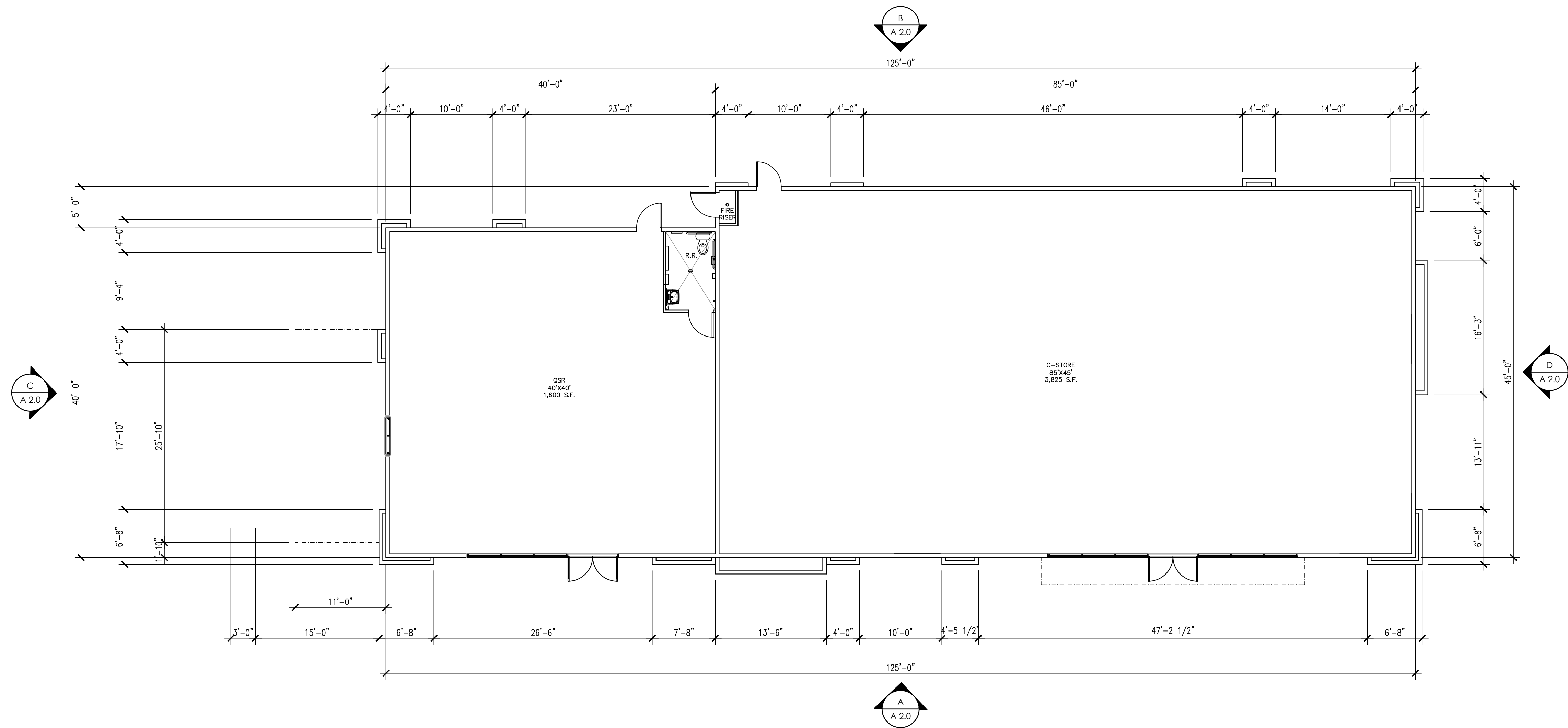
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CHECKED BY: TT
DRAWN BY: aa/jt/na/dd
DRAWING TITLE:

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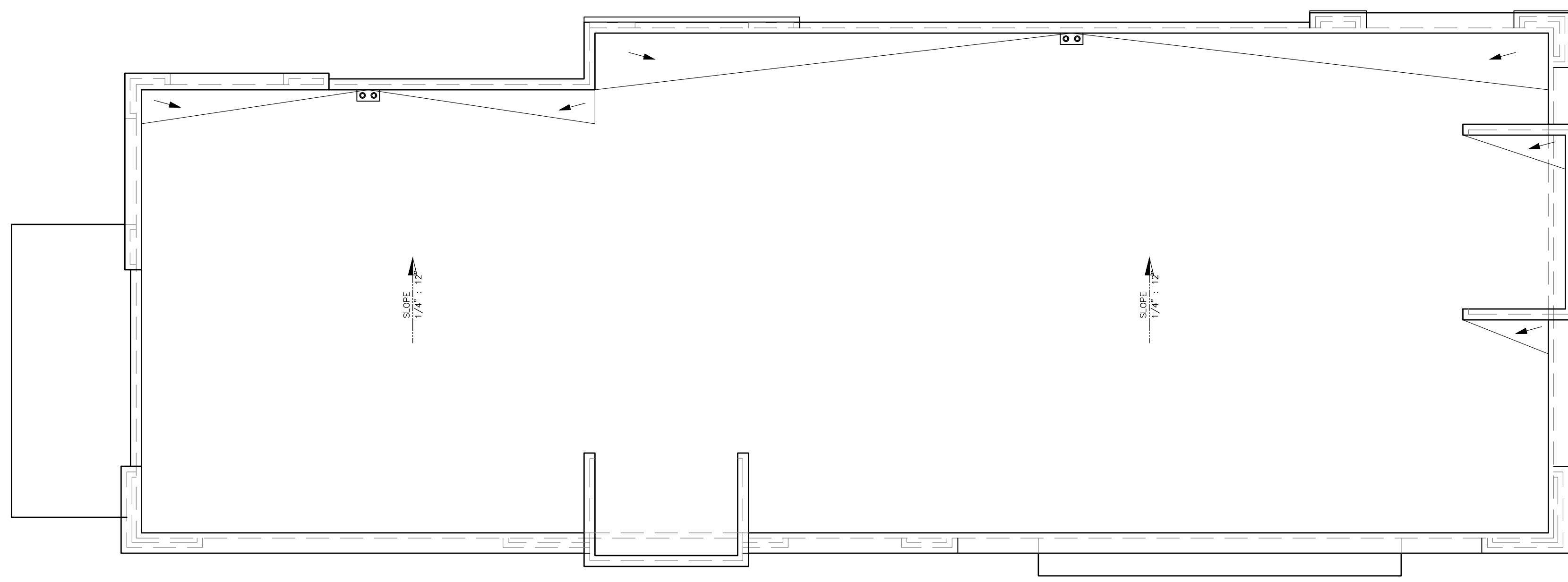
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A C-STORE & QSR FLOOR PLAN
SCALE: 1/8"=1'-0"



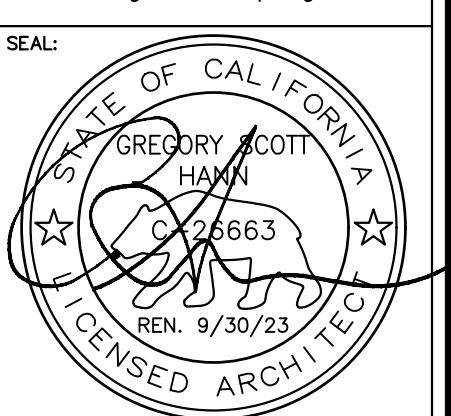
B C-STORE & QSR ROOF PLAN
SCALE: 1/8"=1'-0"

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LLC**

NORTHWEST COMMERCIAL CENTER
APN: 479-631-010
NWC ALESSANDRO BLVD. & LASSELLE ST.
MORENO VALLEY, CA 92553

ARCHITECT OF RECORD:
GREGORY S. HANN, AIA
511 N MAIN STREET
LAKE ELSINORE, CA 92530
TEL: 951-696-1490
CELL: 951-809-1760
E-MAIL: ghann@empiregr.biz



Date:		MAY 20, 2020
Project Number:		EDG#04360
NO.	DATE	REVISION DESCRIPTION
1	3-4-20	1ST CUP COMMENTS PER PEN19-004 DATED 3/5/19
2	1-1-21	2ND PC COMMENTS
3	1-1-22	3RD PC COMMENTS
4	4-15-22	4TH PC COMMENTS

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

DRAWING TITLE:

**C-STORE AND
QSR FLOOR PLAN**

SHEET NO:

A 1.0



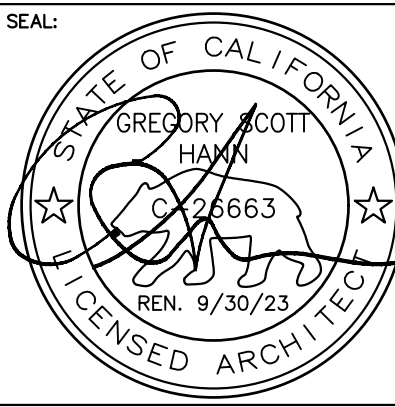
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NWC ALESSANDRO BLVD. & LASSELLE ST.
MORENO VALLEY, CA 92553

ARCHITECT OF RECORD:
GREGORY S. HANN, AIA
5111 N MAIN STREET
LAKE ELSINORE, CA 92530
TEL: 951-696-1490
CELL: 951-809-7601
E-MAIL: ghann@empiregr.biz



Date: MAY 20, 2020

Project Number: EDG#04360

NO.	DATE	REVISION DESCRIPTION
1	3-4-20	1ST CUP COMMENTS PER FORTH-20A DATED 3/5/19
2	1-1-21	2ND PC COMMENTS
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4	4-15-22	4TH PC COMMENTS

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

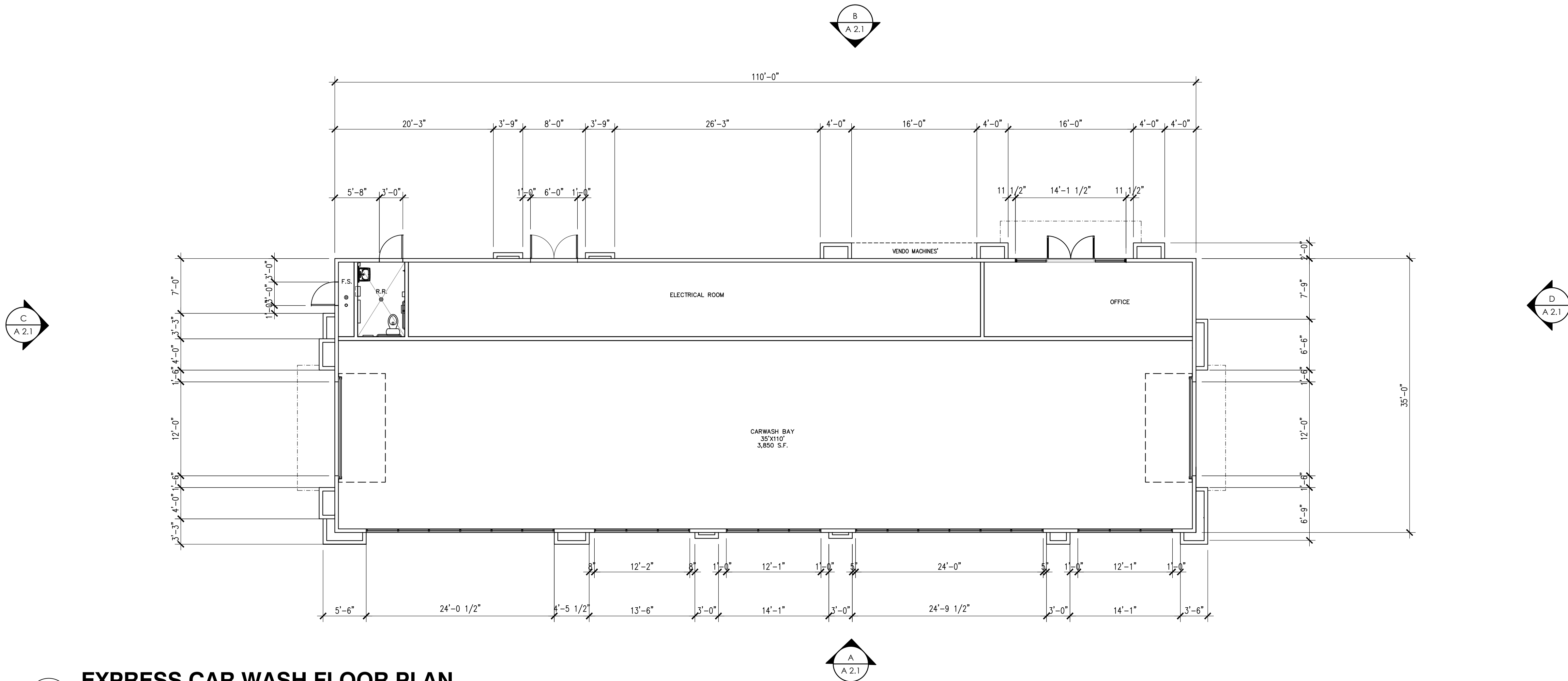
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EXPRESS CAR WASH
FLOOR PLAN

SHEET NO:

A 1.1

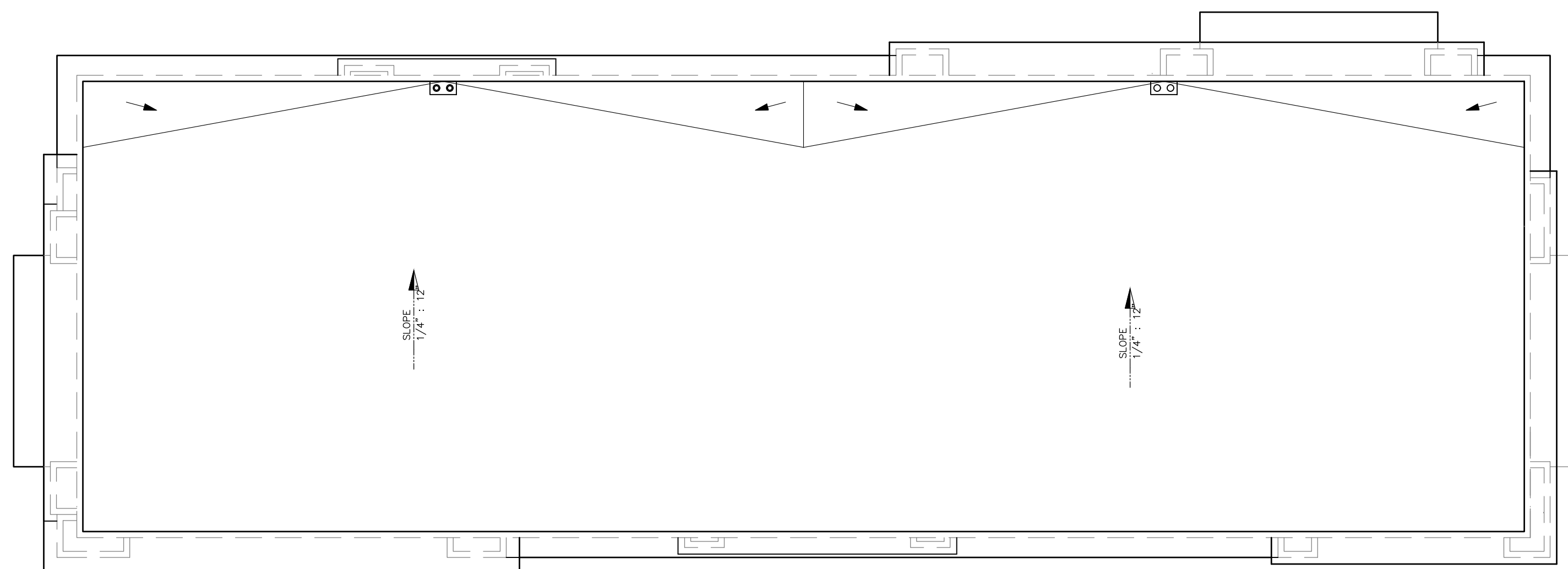
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EXPRESS CAR WASH FLOOR PLAN

A

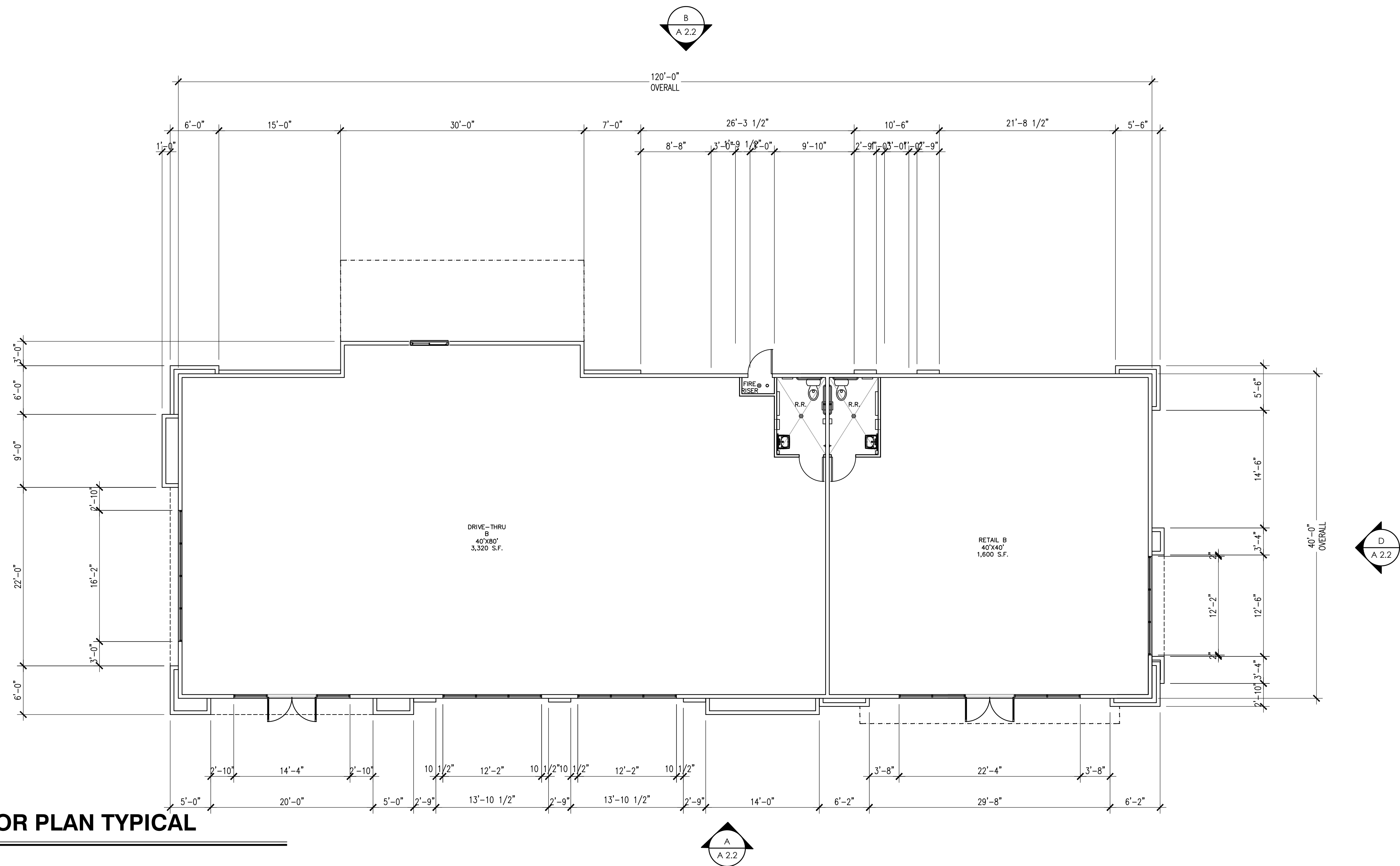
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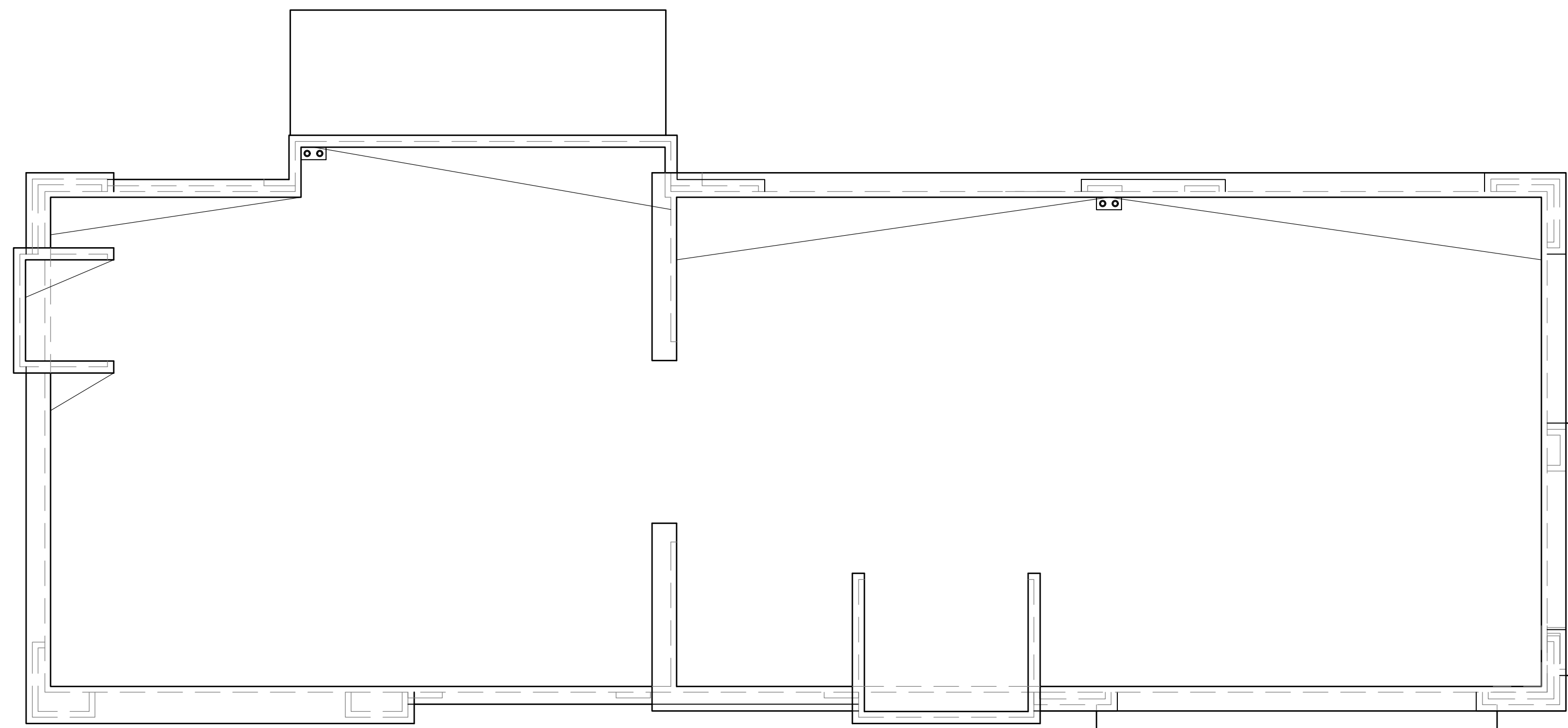
EXPRESS CAR WASH ROOF PLAN

B

SCALE: 1/8"=1'-0"



A DRIVE THRU & RETAIL FLOOR PLAN TYPICAL
SCALE: 1/8"=1'-0"



B DRIVE THRU & RETAIL ROOF PLAN TYPICAL
SCALE: 1/8"=1'-0"

EMPIRE
DESIGN
GROUP Inc.



511 N Main St.
Lake Elsinore, CA 92530
951-696-1490
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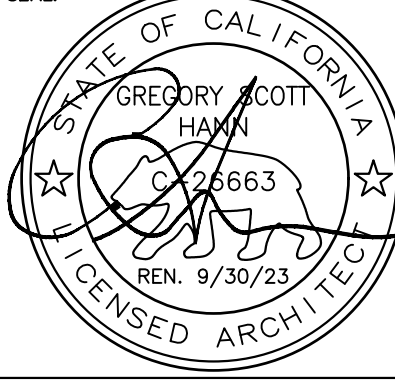
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MORENO
PROPERTIES
LLC

NORTHWEST COMMERCIAL CENTER
APN: 479-631-010
NWC ALESSANDRO BLVD. & LASSELLE ST.
MORENO VALLEY, CA 92553

ARCHITECT OF RECORD:

GREGORY S. HANN, AIA
511 N MAIN STREET
LAKE ELSINORE, CA 92530
TEL: 951-696-1490
CELL: 951-809-1760
E-MAIL: ghann@empiregr.biz

SEAL:



Date: MAY 20, 2020

Project Number: EDG#04360

NO.	DATE	REVISION DESCRIPTION
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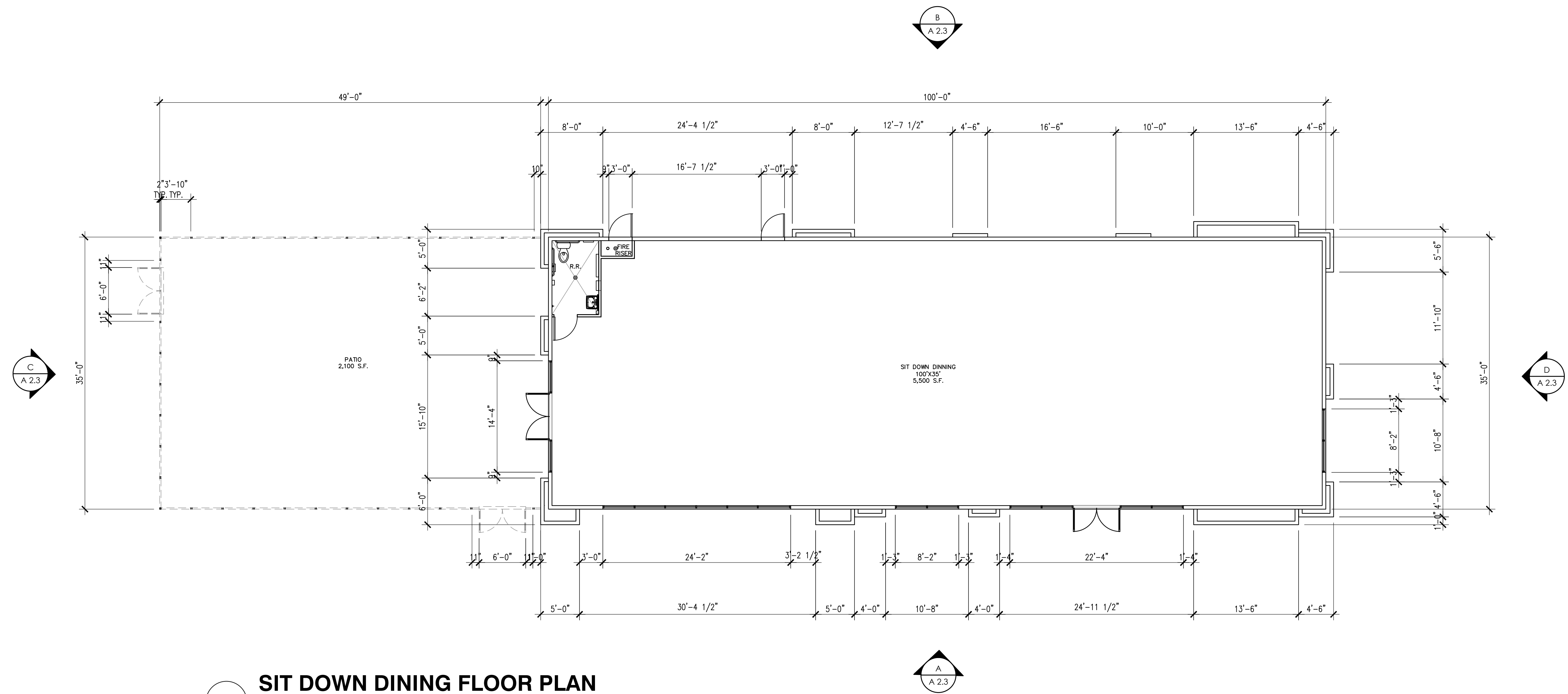
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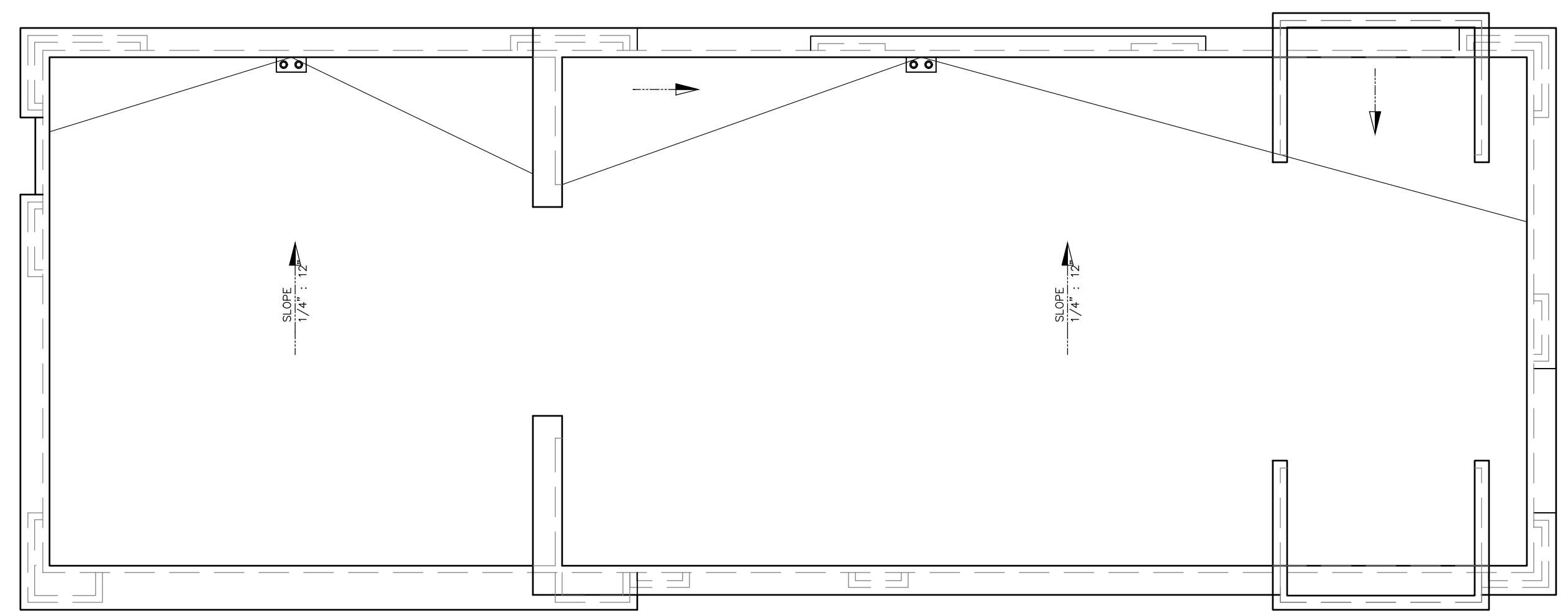
DRIVE THRU AND
RETAIL FLOOR PLAN

SHEET NO:

A 1.2



A SIT DOWN DINING FLOOR PLAN
SCALE: 1/8"=1'-0"



B SIT DOWN DINING ROOF PLAN
SCALE: 1/8"=1'-0"

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GROUP** Inc.

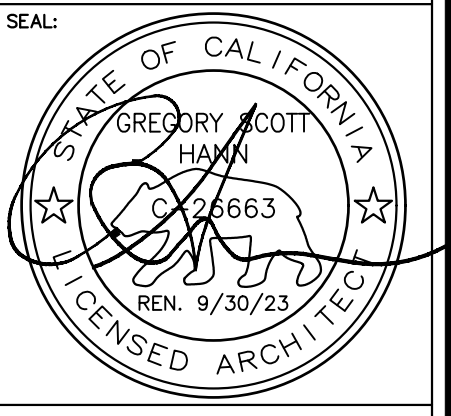
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empiredesigngroup.biz

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PROPERTIES
LLC**

NORTHWEST COMMERCIAL CENTER
APN: 479-631-010
NWC ALESSANDRO BLVD. & LASSELLE ST.
MORENO VALLEY, CA 92553

ARCHITECT OF RECORD:
GREGORY S. HANN, AIA
511 N MAIN STREET
LAKE ELSINORE, CA 92530
TEL: 951-696-1490
CELL: 951-809-17601
E-MAIL: ghann@empiregr.biz



Date:		MAY 20, 2020	
Project Number:		EDG#04360	
NO.	DATE	REVISION DESCRIPTION	
1	3-4-20	1ST CUP COMMENTS PER PEN19-004 DATED 3/5/19	
2	1-1-21	2ND PC COMMENTS	
3	1-1-22	3RD PC COMMENTS	
4	4-15-22	4TH PC COMMENTS	

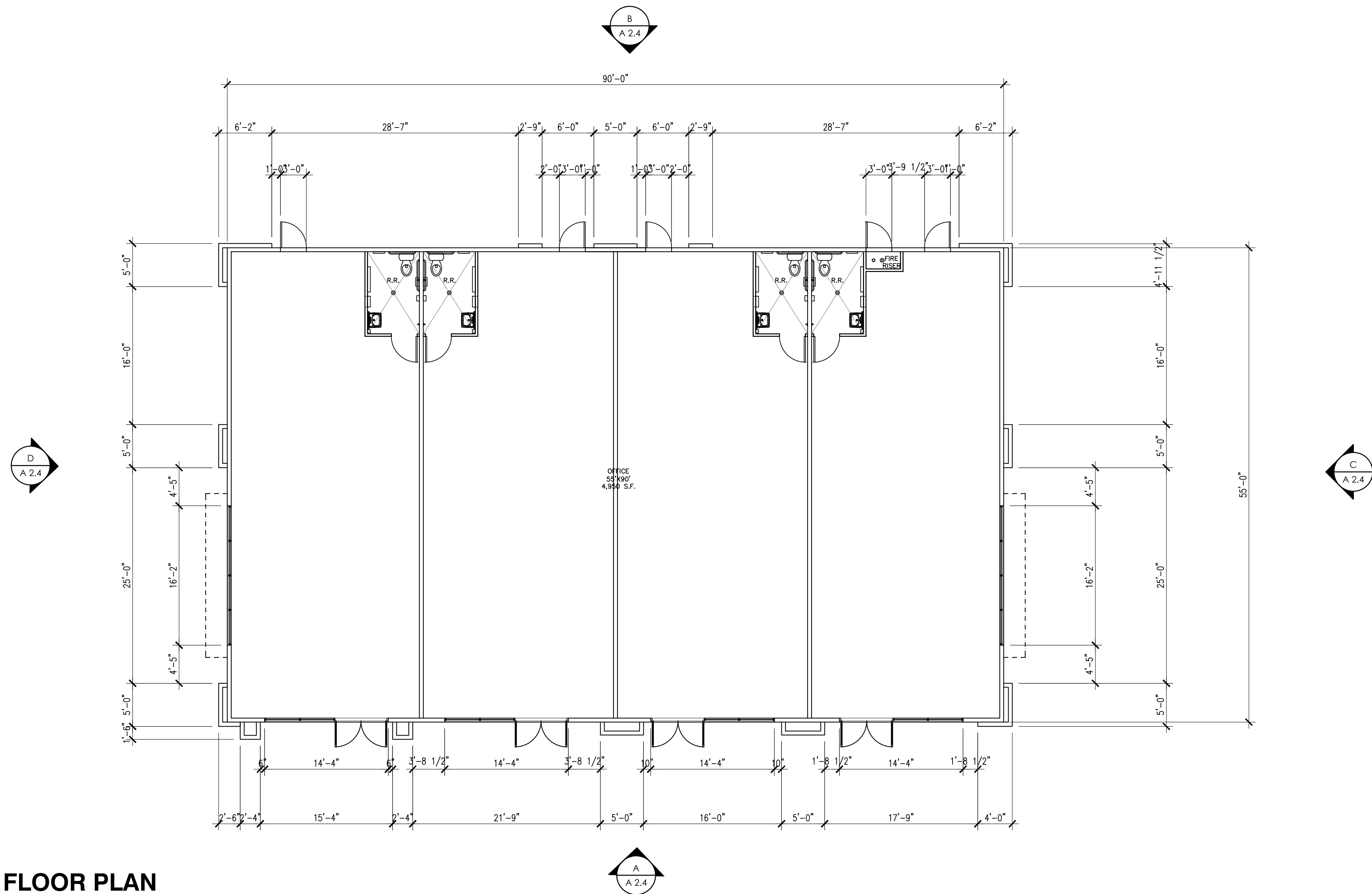
DESIGNED BY: GH
CHECKED BY: GH
DRAWN BY: AH

DRAWING TITLE:

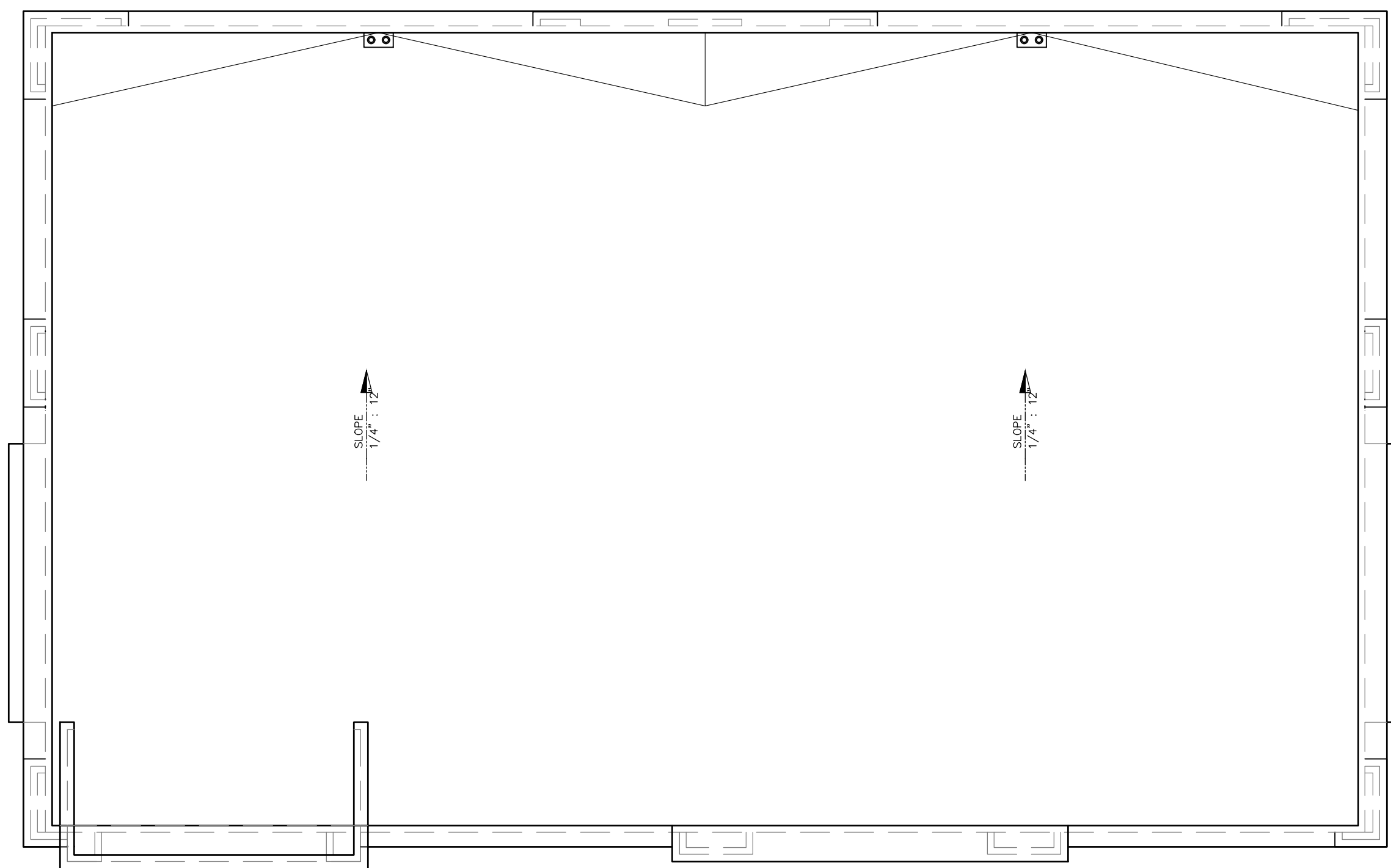
**SIT DOWN DINING
FLOOR PLAN**

SHEET NO:

A 1.3



A OFFICE FLOOR PLAN
SCALE: 1/8"=1'-0"



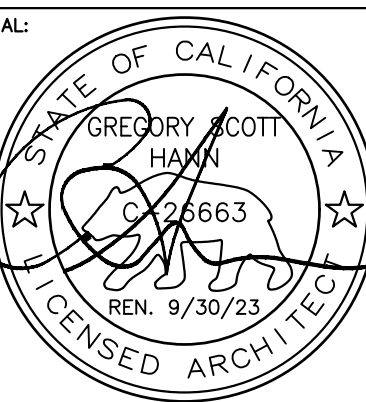
B OFFICE ROOF PLAN
SCALE: 1/8"=1'-0"

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NWC ALESSANDRO BLVD. & LASSELLE ST.
MORENO VALLEY, CA 92553

ARCHITECT OF RECORD:
GREGORY S. HANN, AIA
5111 N MAIN STREET
LAKE ELSINORE, CA 92530
TEL: 951-696-1490
CELL: 951-809-7601
E-MAIL: ghann@empiregr.biz



Date: MAY 20, 2020

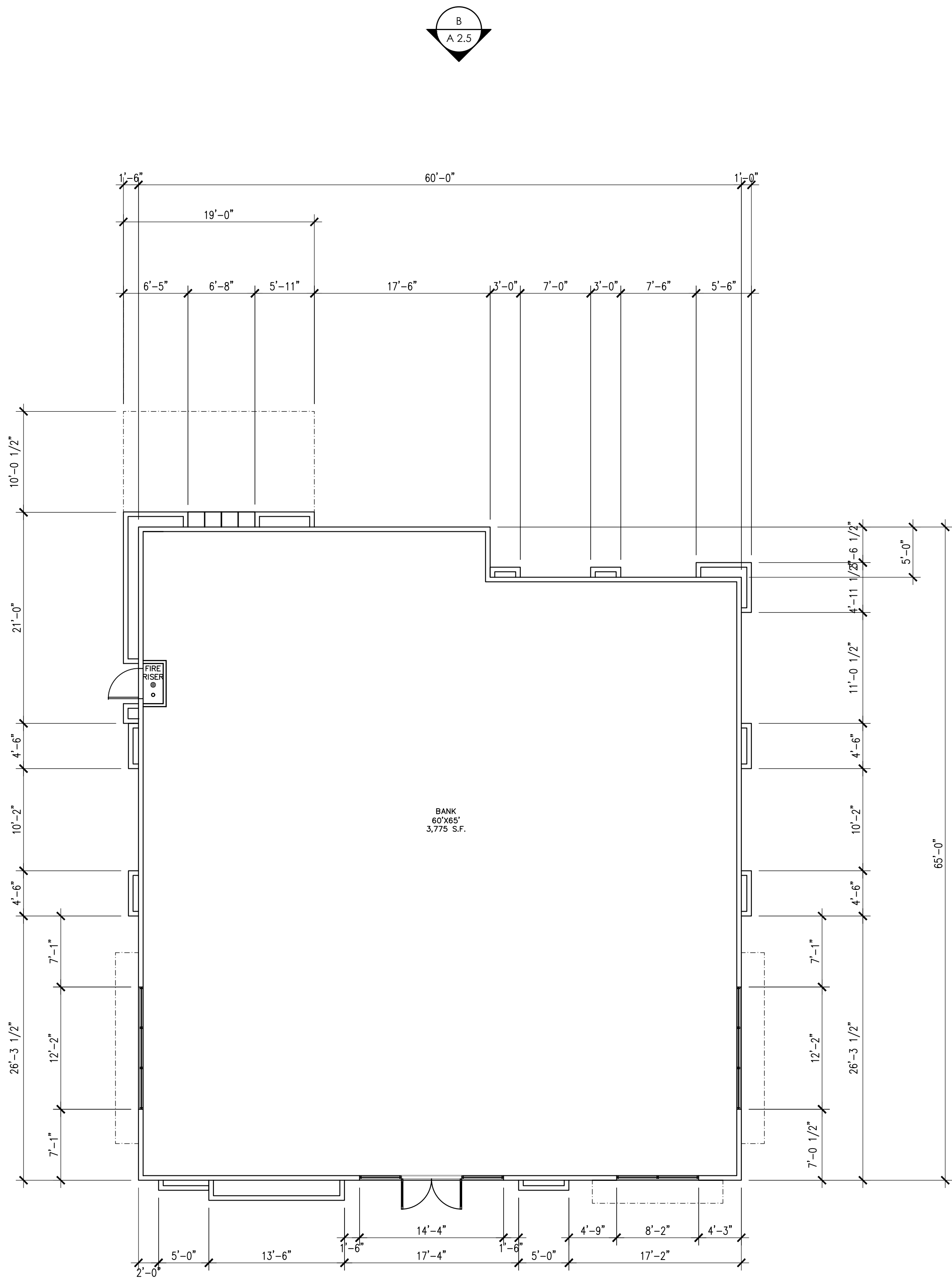
Project Number: EDG#04360

NO.	DATE	REVISION DESCRIPTION
1	3-4-20	1ST CUP COMMENTS PER FORTH-20A DATED 3/5/19
2	1-1-21	2ND PC COMMENTS
3	1-1-22	3RD PC COMMENTS
4	4-15-22	4TH PC COMMENTS

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

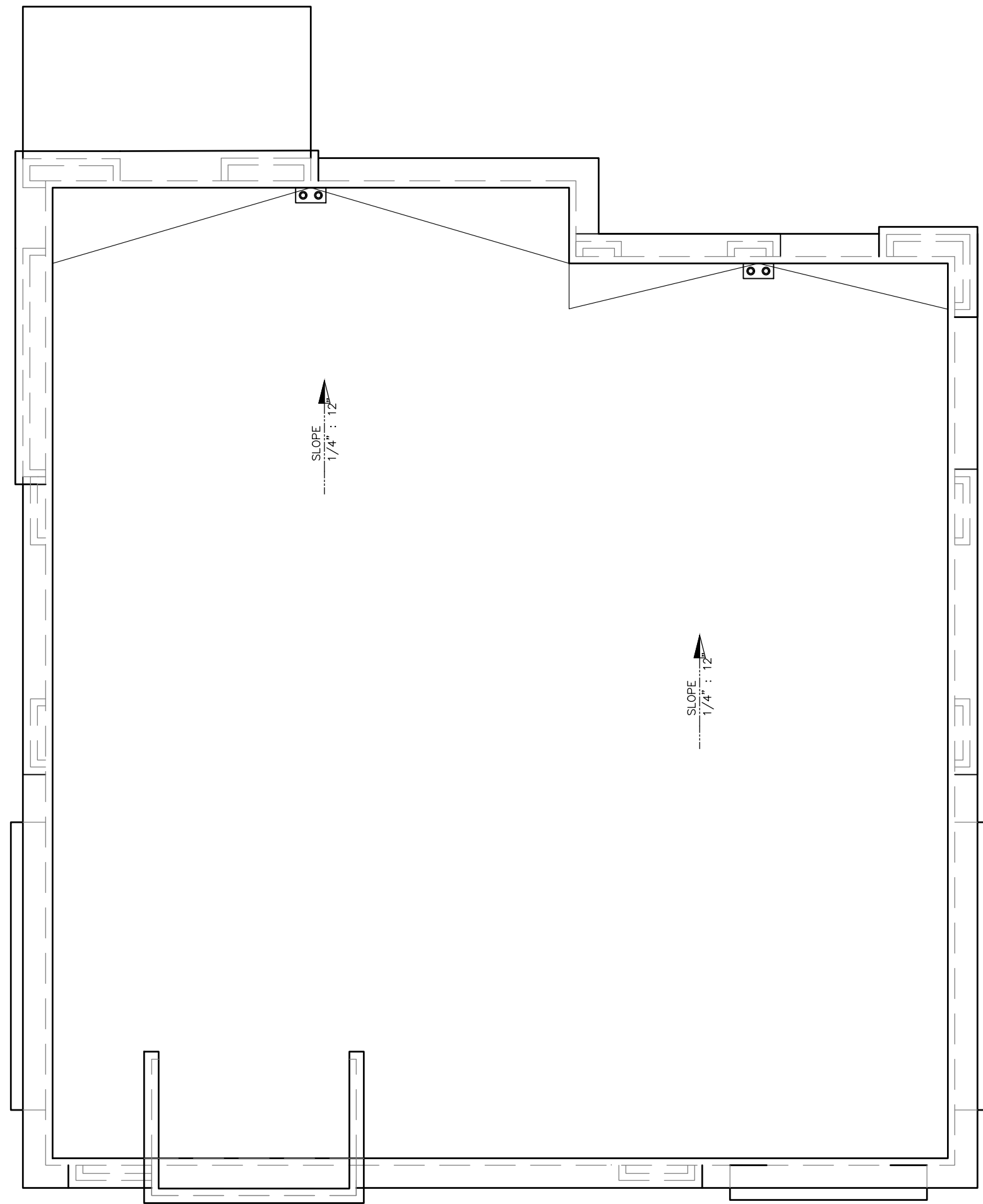
DRAWING TITLE:
**OFFICE
FLOOR PLAN**

SHEET NO:
A 1.4



BANK FLOOR PLAN

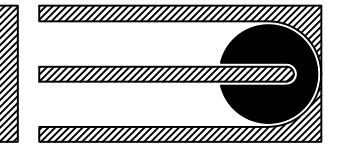
SCALE: 1/8"=1'-0"



BANK ROOF PLAN

SCALE: 1/8"=1'-0"

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MORENO VALLEY, CA 92553

ARCHITECT OF RECORD:
GREGORY S. HANN, AIA
511 N MAIN STREET
LAKE ELSINORE, CA 92530
TEL: 951-696-1490
CELL: 951-809-7601
E-MAIL: ghann@empiregr.biz

SEAL:



Date: MAY 20, 2020

Project Number: EDG#04360

NO.	DATE	REVISION DESCRIPTION
1	3-4-20	1ST CUP COMMENTS PER FORTH-20A DATED 3/5/19
2	1-1-21	2ND PC COMMENTS
3	1-1-22	3RD PC COMMENTS
4	4-15-22	4TH PC COMMENTS

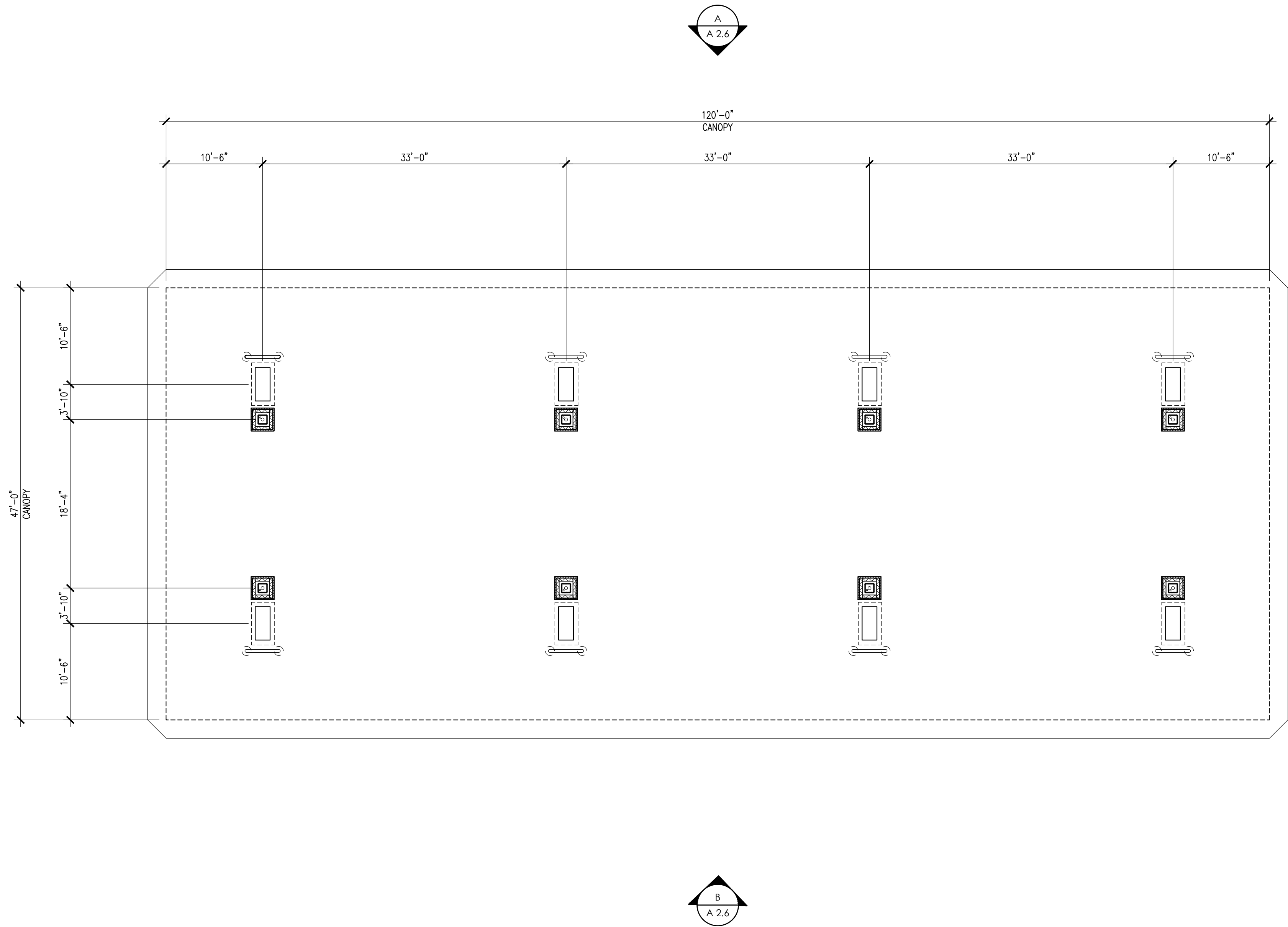
DESIGNED BY: GH
CHECKED BY: GH
DRAWN BY: AH

DRAWING TITLE:

**BANK
FLOOR PLAN**

SHEET NO:

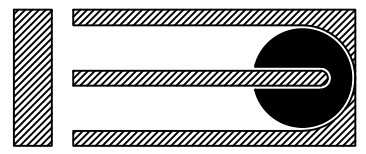
A 1.5



A **CANOPY FLOOR PLAN**

SCALE: 1/8"=1'-0"

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GROUP** Inc.



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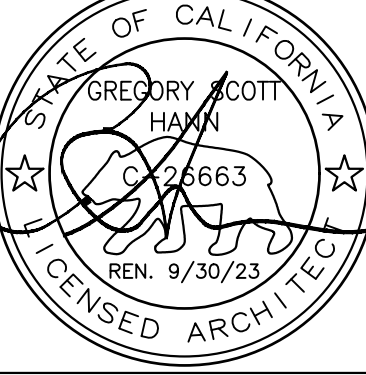
CLIENT:

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**NORTHWEST COMMERCIAL CENTER
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NWC ALESSANDRO BLVD. & LASSELLE ST.
MORENO VALLEY, CA 92553**

ARCHITECT OF RECORD:
GREGORY S. HANN, AIA
511 N MAIN STREET
LAKE ELSINORE, CA 92530
TEL: 951-696-1490
CELL: 951-809-17601
E-MAIL: ghann@empiregr.biz

SEAL:



Date: MAY 20, 2020

Project Number: EDG#04360

NO.	DATE	REVISION DESCRIPTION
1	3-4-20	1ST CUP COMMENTS PER FORTIS-DOA DATED 3/5/19
2	1-1-21	2ND PC COMMENTS
3	1-1-22	3RD PC COMMENTS
4	4-15-22	4TH PC COMMENTS

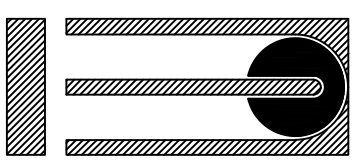
DESIGNED BY: GH
CHECKED BY: GH
DRAWN BY: AH

DRAWING TITLE:

**CANOPY
FLOOR PLAN**

SHEET NO:

A 1.6



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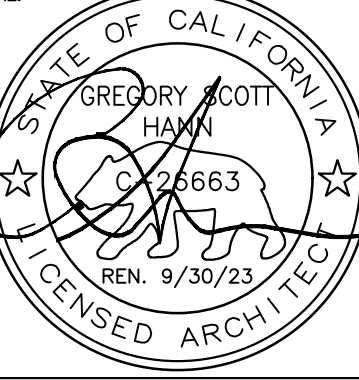
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APN: 479-631-010
NWC ALESSANDRO BLVD. & LASSELLE ST.
MORENO VALLEY, CA 92553

ARCHITECT OF RECORD:

GREGORY S. HANN, AIA
511 N MAIN STREET
LAKE ELSINORE, CA 92530
TEL: 951-696-1490
CELL: 951-809-1760
E-MAIL: ghann@empiregr.biz

SEAL:



Date: MAY 20, 2020

Project Number: EDG#04360

NO.	DATE	REVISION DESCRIPTION
1	3-4-20	1ST CUP COMMENTS PER F0019-004 DATED 3/5/19
2	1-1-21	2ND PC COMMENTS
3	1-1-22	3RD PC COMMENTS
4	6-15-22	4TH PC COMMENTS
5	6-3-22	TRAFFIC CIRCLE TRANSPORTATION COMMENTS
6	7-14-22	5TH PC COMMENTS

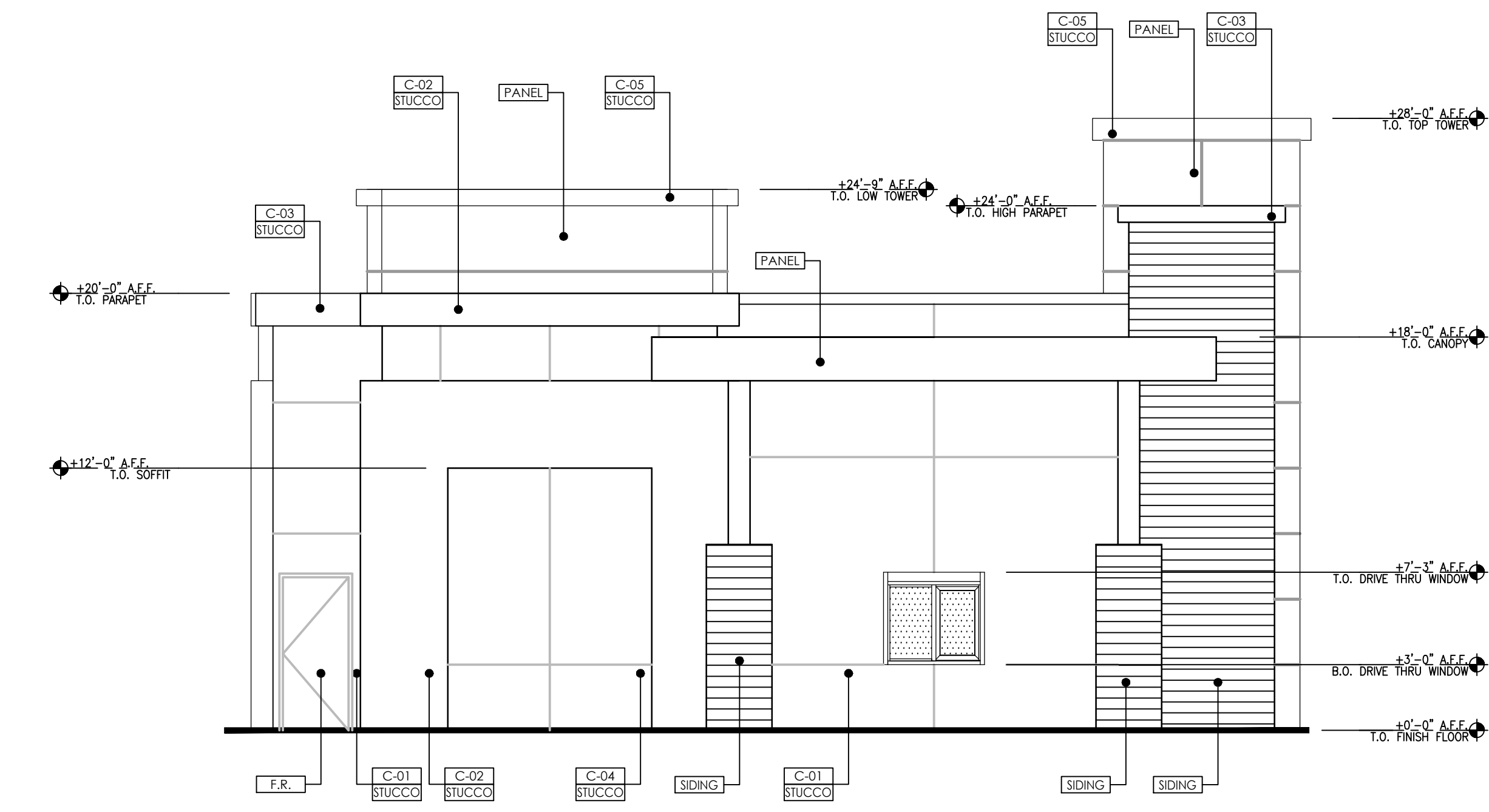
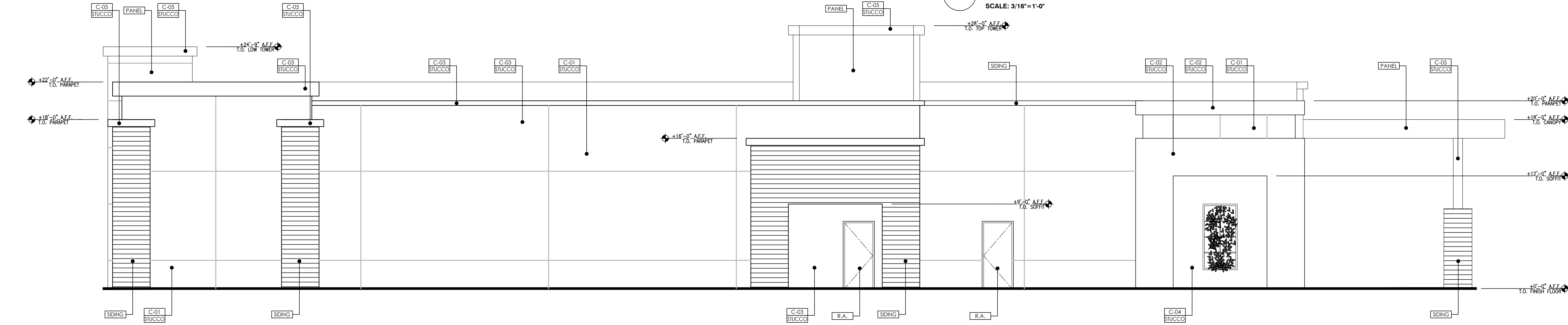
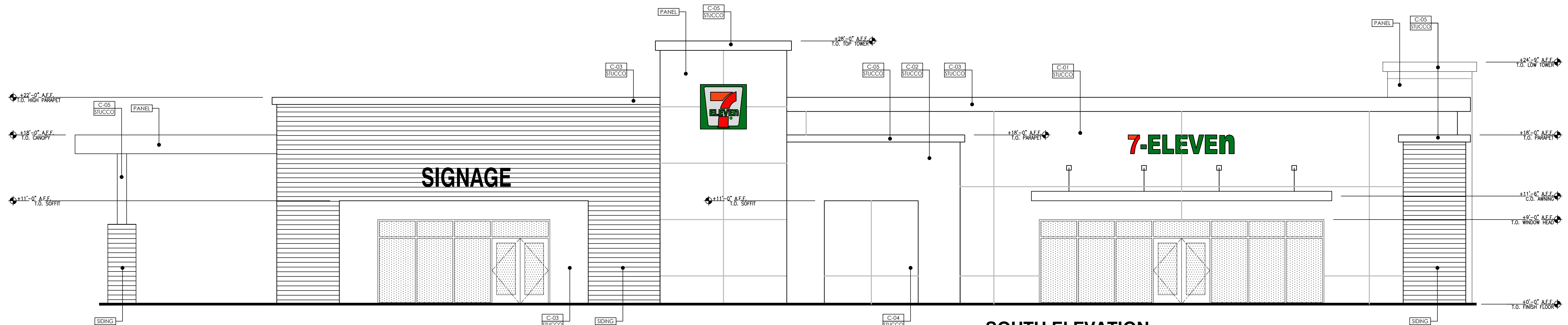
DESIGNED BY: GH
CHECKED BY: GH
DRAWN BY: AH

DRAWING TITLE:

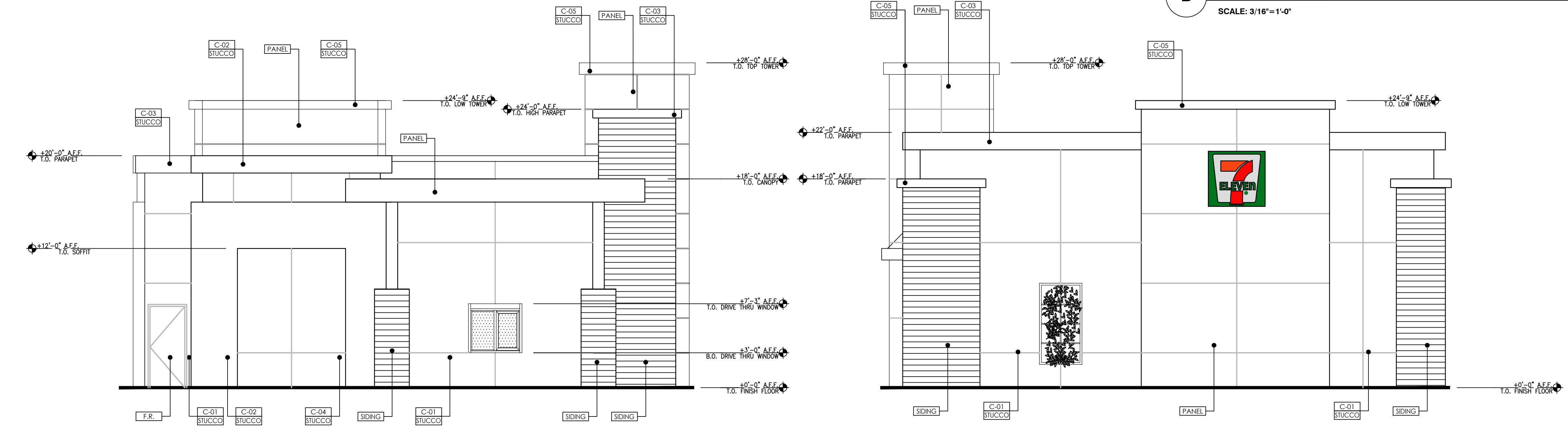
**C-STORE AND
QSR ELEVATIONS**

SHEET NO:

A 2.0



WEST ELEVATION
SCALE: 3/16"=1'-0"



EAST ELEVATION
SCALE: 3/16"=1'-0"

EXTERIOR PAINTS:

- C-01 SW - 7512, "PAVILION BEIGE"
- C-02 SW - 9083, "DUSTED TRUFFLE"
- C-03 SW - 2835, "CRAFTSMAN BROWN"
- C-04 SW - 7505, "MANOR HOUSE"
- C-05 SW - 7011, "NATURAL CHOICE"

EXTERIOR FINISHES:

- STUCCO LAHABRA ACRYLIC FINISH (20/30 SAND FLOAT) OVER THREE PART 7/8" PORTLAND CEMENT PLASTER OVER METAL LATH. PROVIDE CONTROL JOINTS AS SHOWN
- SIDING ALLURA FIBER CEMENT LAP SIDING SERIES: SMOOTH LAP - 6-1/4" COLOR: COOL CHARCOAL ICC-ES: ESR-1668
- PANEL AEP-SPAN SERIES: FLUSH PANEL COLOR: COOL METALLIC COPPER

DOORS:

- F.R. FIRE RISER ACCESS DOOR
- R.A. REAR BUILDING ACCESS DOOR

GENERAL NOTES:

1. SIGNS ARE NOT PART OF THIS REVIEW.



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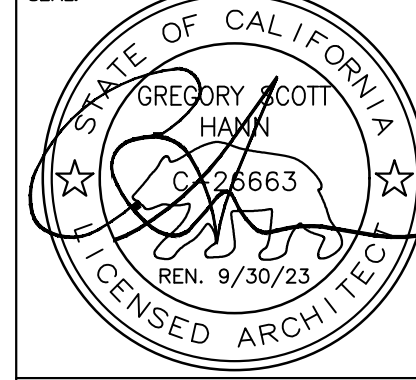
CLIENT:

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PROPERTIES
LLCNORTHWEST COMMERCIAL CENTER
APN: 479-631-010
NWC ALESSANDRO BLVD. & LASSELLE ST.
MORENO VALLEY, CA 92553

ARCHITECT OF RECORD:

GREGORY S. HANN, AIA
511 N MAIN STREET
LAKE ELSINORE, CA 92530
CELL: 951-809-7601
E-MAIL: ghann@empiregr.biz

SEAL:



Date: MAY 20, 2020

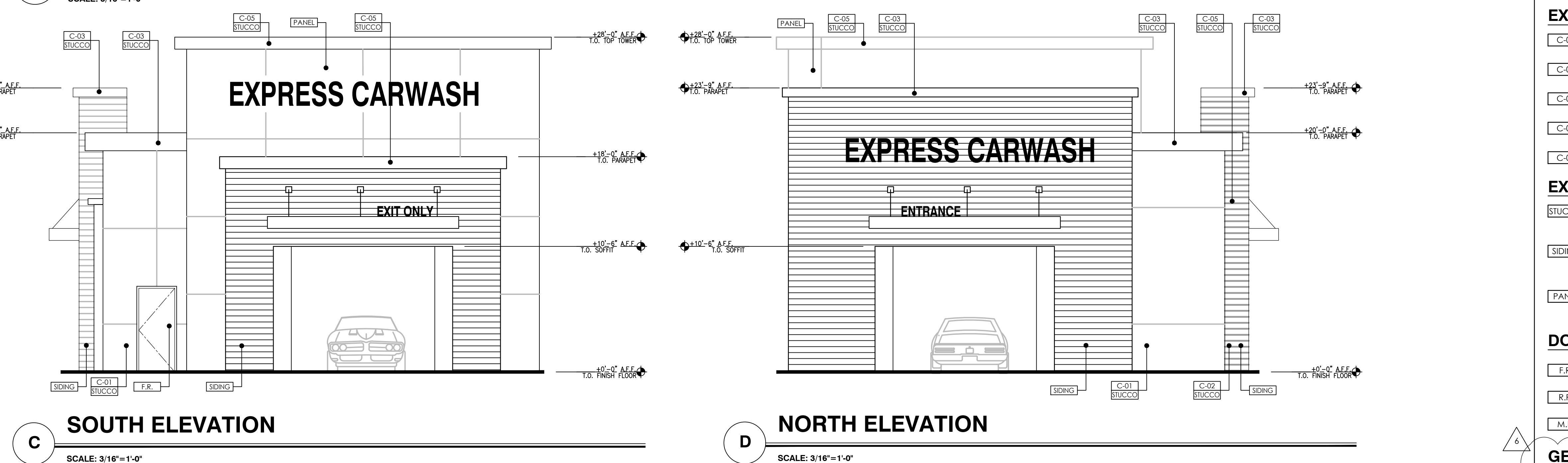
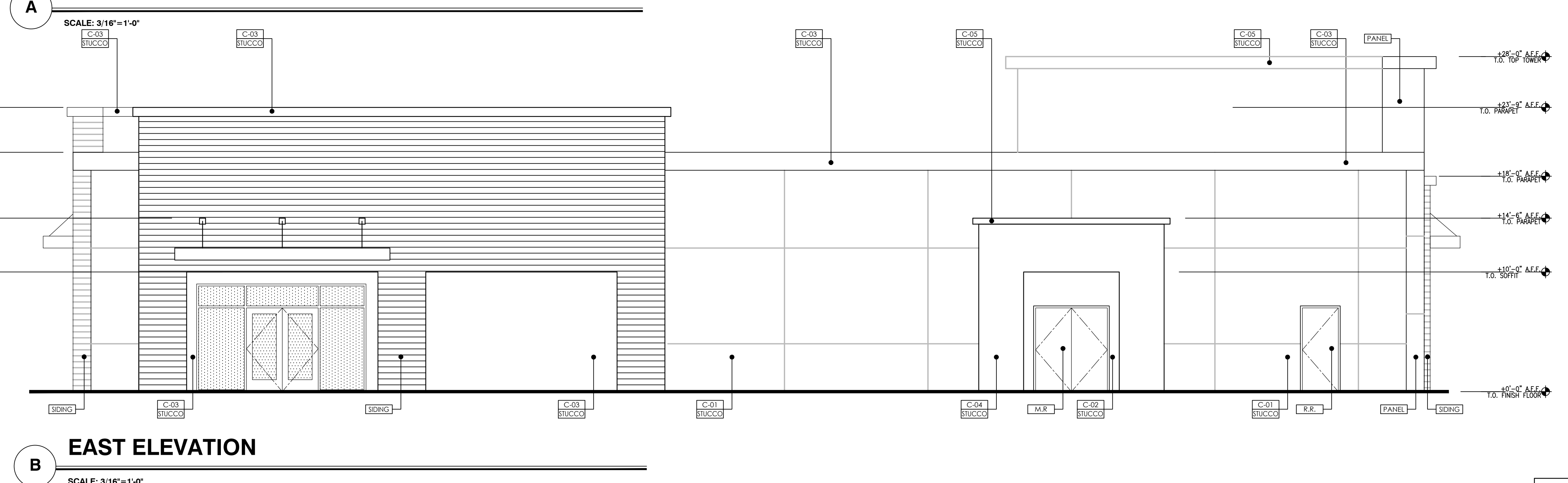
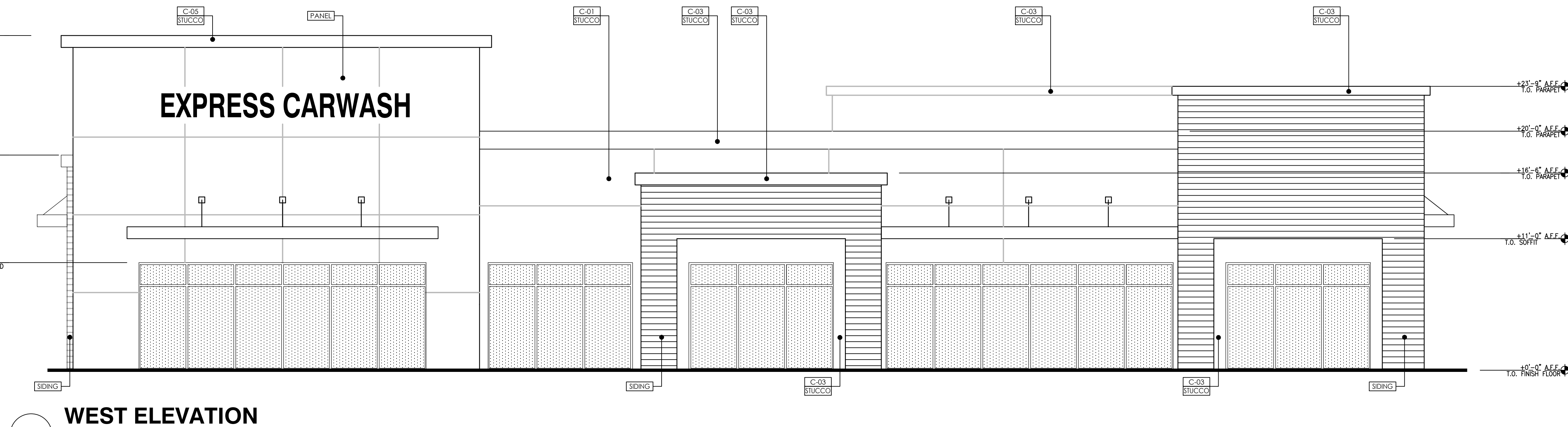
Project Number: EDG#04360

NO.	DATE	REVISION DESCRIPTION
1	3-4-20	1ST CUP COMMENTS PER FCM19-004 DATED 3/5/19
2	1-1-21	2ND PC COMMENTS
3	1-1-22	3RD PC COMMENTS
4	4-15-22	4TH PC COMMENTS
5	6-3-22	TRAFFIC CIRCLE TRANSPORTATION COMMENTS
6	7-14-22	5TH PC COMMENTS

DESIGNED BY: GH
CHECKED BY: GH
DRAWN BY: AH
DRAWING TITLE:EXPRESS CAR
WASH ELEVATIONS

SHEET NO:

A 2.1



EXTERIOR PAINTS:

C-01	SW - 7512, "PAVILION BEIGE"
C-02	SW - 9083, "DUSTED TRUFFLE"
C-03	SW - 2835, "CRAFTSMAN BROWN"
C-04	SW - 7505, "MANOR HOUSE"
C-05	SW - 7011, "NATURAL CHOICE"

EXTERIOR FINISHES:

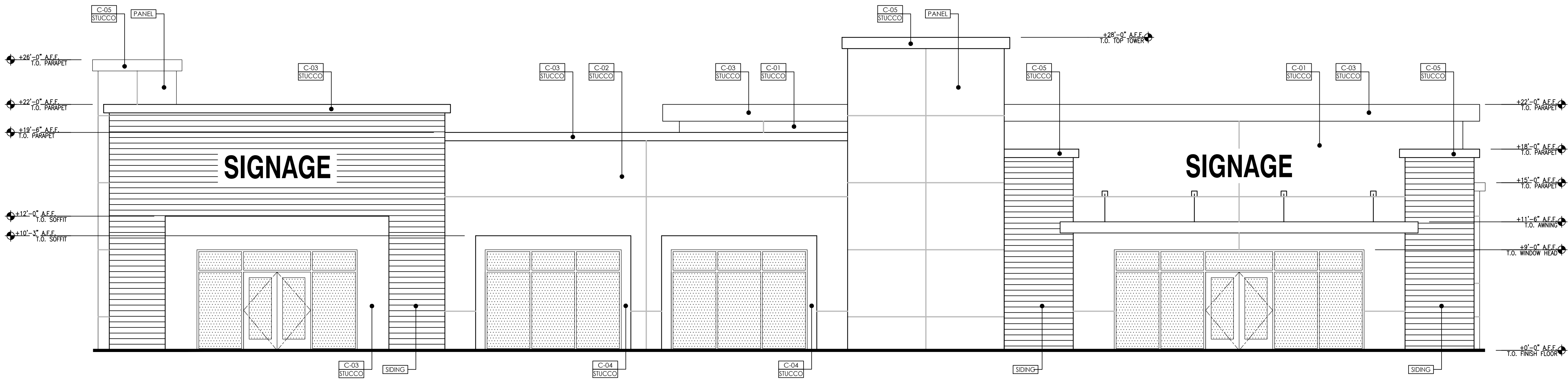
STUCCO	LAHABRA ACRYLIC FINISH (20/30 SAND FLOAT) OVER THREE PART 7/8" PORTLAND CEMENT PLASTER OVER METAL LATH. PROVIDE CONTROL JOINTS AS SHOWN
SIDING	ALLURA FIBER CEMENT LAP SIDING SERIES: SMOOTH LAP - 6-1/4" COLOR: COOL CHARCOAL ICC-ES: ESR-1668
PANEL	AEP-SPAN SERIES: FLUSH PANEL COLOR: COOL METALLIC COPPER

DOORS

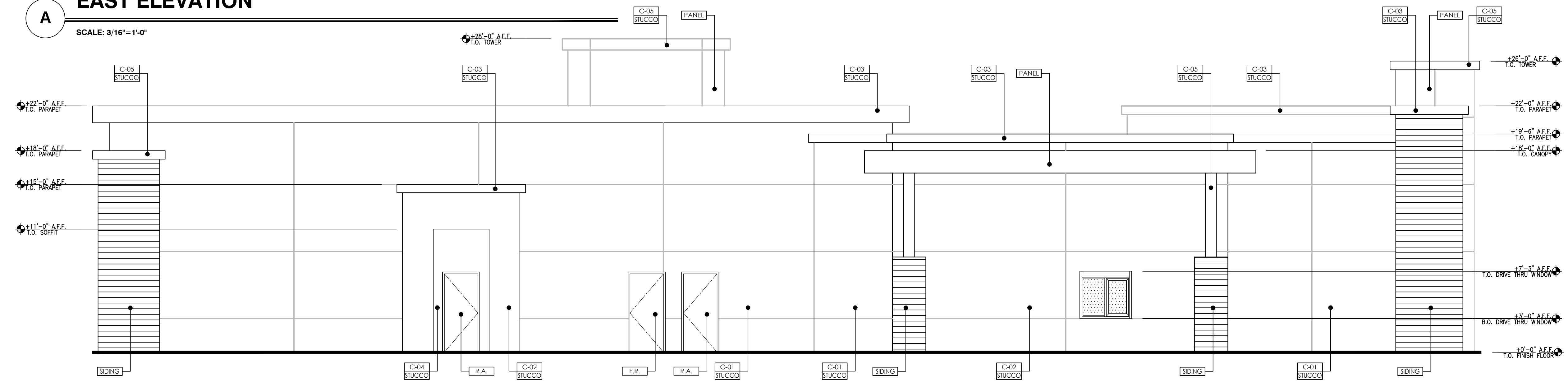
F.R.	FIRE RISER ACCESS DOOR
R.R.	RESTROOM DOOR
M.R.	MECHANICAL ROOM DOOR

GENERAL NOTES:

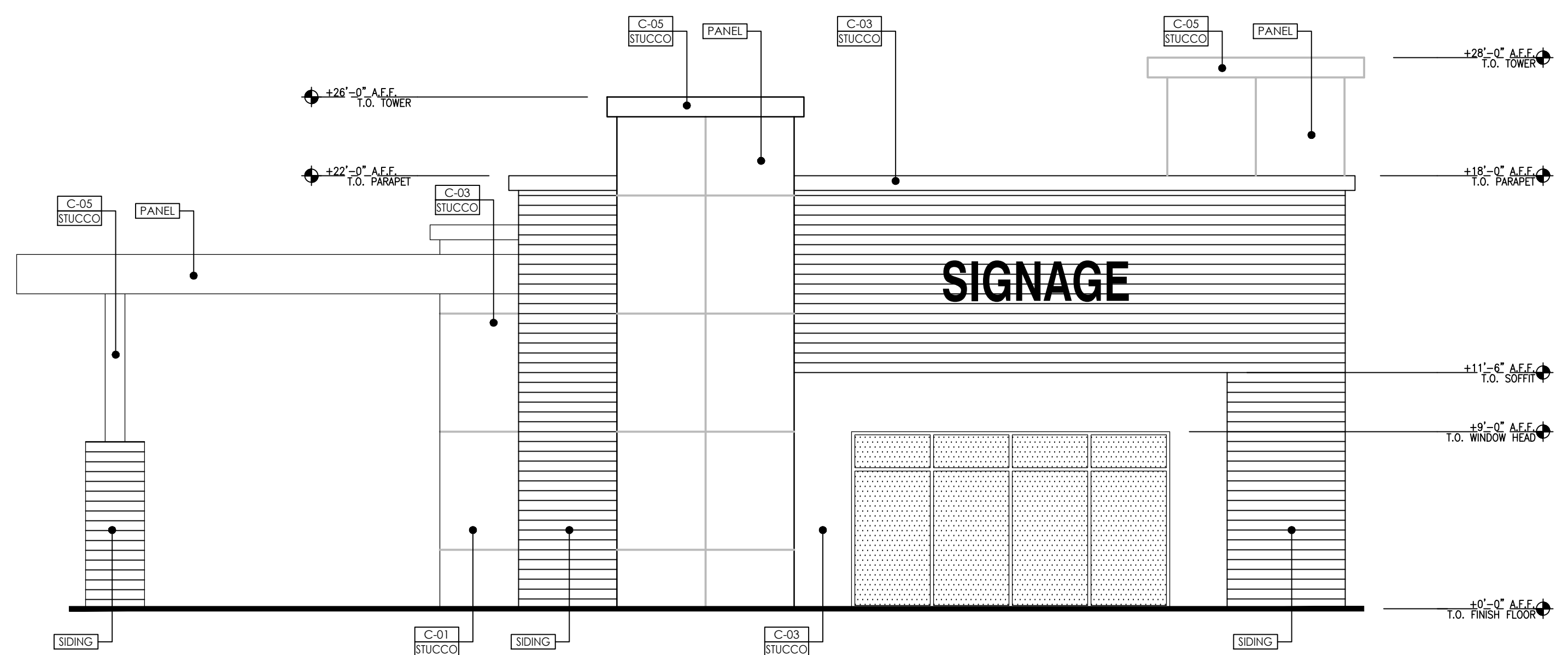
- SIGNS ARE NOT PART OF THIS REVIEW.



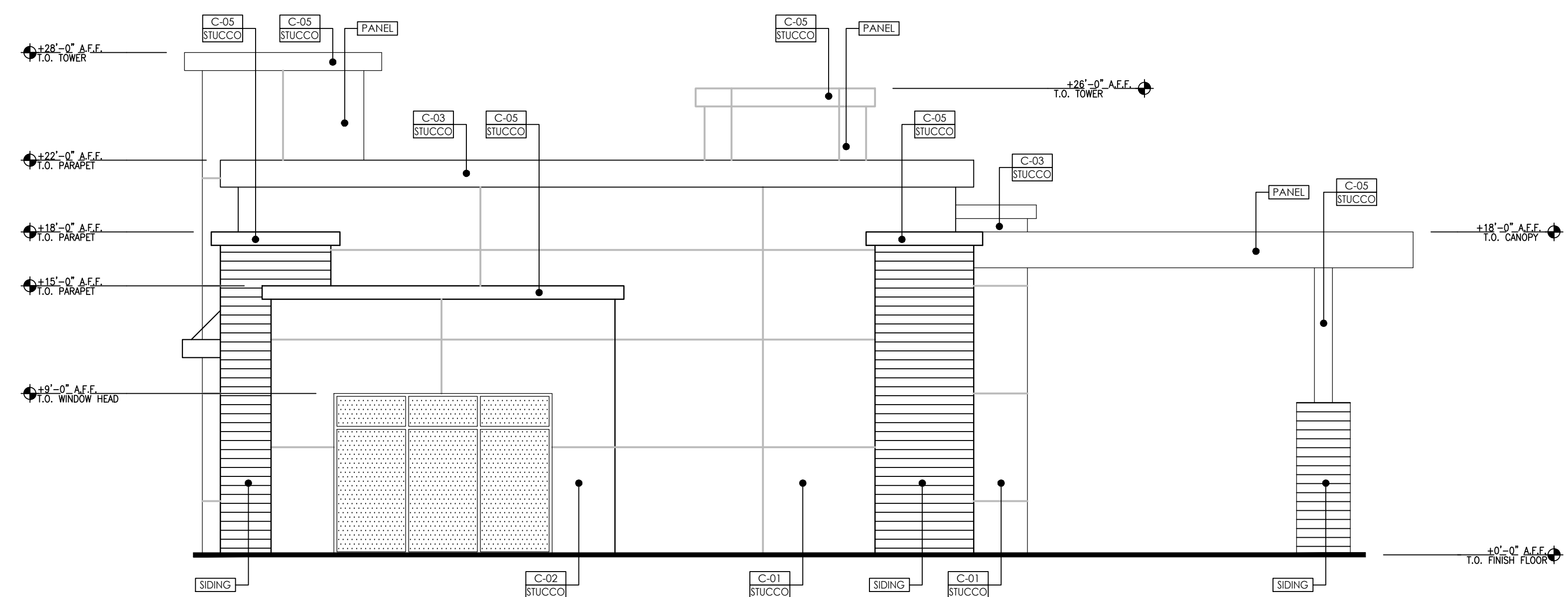
A EAST ELEVATION
SCALE: 3/16"=1'-0"



B WEST ELEVATION
SCALE: 3/16"=1'-0"



C SOUTH ELEVATION
SCALE: 3/16"=1'-0"



D NORTH ELEVATION
SCALE: 3/16"=1'-0"

EXTERIOR PAINTS:

- C-01 SW - 7512, "PAVILION BEIGE"
- C-02 SW - 9083, "DUSTED TRUFFLE"
- C-03 SW - 2835, "CRAFTSMAN BROWN"
- C-04 SW - 7505, "MANOR HOUSE"
- C-05 SW - 7011, "NATURAL CHOICE"

EXTERIOR FINISHES:

- STUCCO LAHABRA ACRYLIC FINISH (20/30 SAND FLOAT) OVER THREE PART 7/8" PORTLAND CEMENT PLASTER OVER METAL LATH. PROVIDE CONTROL JOINTS AS SHOWN
- SIDING ALLURA FIBER CEMENT LAP SIDING SERIES: SMOOTH LAP - 6-1/4" COLOR: COOL CHARCOAL ICC-ES: ESR-1668
- PANEL AEP-SPAN SERIES: FLUSH PANEL COLOR: Cool METALLIC COPPER

DOORS

- F.R. FIRE RISER ACCESS DOOR
- R.A. REAR BUILDING ACCESS DOOR

GENERAL NOTES:

- 1. SIGNS ARE NOT PART OF THIS REVIEW.

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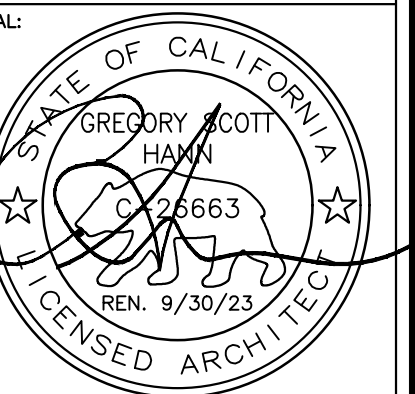
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APN: 479-631-010
NWC ALESSANDRO BLVD. & LASSELLE ST.
MORENO VALLEY, CA 92553

ARCHITECT OF RECORD:
GREGORY S. HANN, AIA
511 N MAIN STREET
LAKE ELSINORE, CA 92530
TEL: 951-696-1490
CELL: 951-809-7601
E-MAIL: ghann@empiregr.biz



Date:		MAY 20, 2020
Project Number:		EDG#04360
NO.	DATE	REVISION DESCRIPTION
1	3-4-20	1ST CUP COMMENTS PER PEN19-004 DATED 3/5/19
2	1-1-21	2ND PC COMMENTS
3	1-1-22	3RD PC COMMENTS
4	4-15-22	4TH PC COMMENTS
5	6-3-22	TRAFFIC CIRCLE TRANSPORTATION COMMENTS
6	7-14-22	5TH PC COMMENTS

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

DRIVE THRU AND RETAIL ELEVATIONS

SHEET NO:

A 2.2



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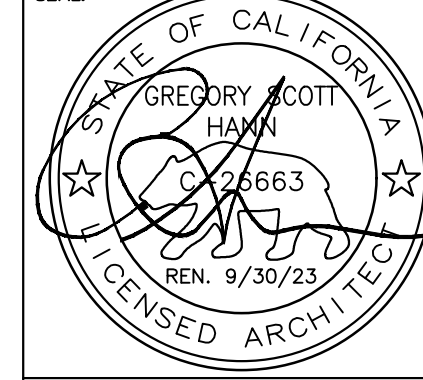
CLIENT:

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LLCNORTHWEST COMMERCIAL CENTER
APN: 479-631-010
NWC ALESSANDRO BLVD. & LASSELLE ST.
MORENO VALLEY, CA 92553

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511 N MAIN STREET
LAKE ELSINORE, CA 92530
TEL: 951-696-1490
CELL: 951-809-1760
E-MAIL: ghann@empiregr.biz

SEAL:



Date: MAY 20, 2020

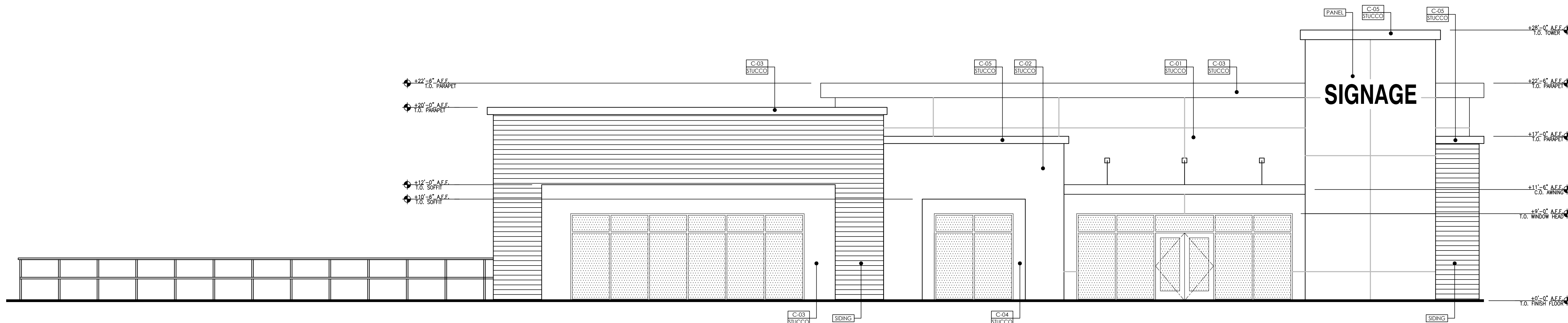
Project Number: EDG#04360

NO.	DATE	REVISION DESCRIPTION
1	3-4-20	1ST CUP COMMENTS PER PDMP-004 DATED 3/5/19
2	1-1-21	2ND PC COMMENTS
3	1-1-22	3RD PC COMMENTS
4	4-15-22	4TH PC COMMENTS
5	6-3-22	TRAFFIC CIRCLE TRANSPORTATION COMMENTS
6	7-14-22	5TH PC COMMENTS

DESIGNED BY: GH
CHECKED BY: GH
DRAWN BY: AH
DRAWING TITLE:SIT DOWN
DINING ELEVATIONS

SHEET NO:

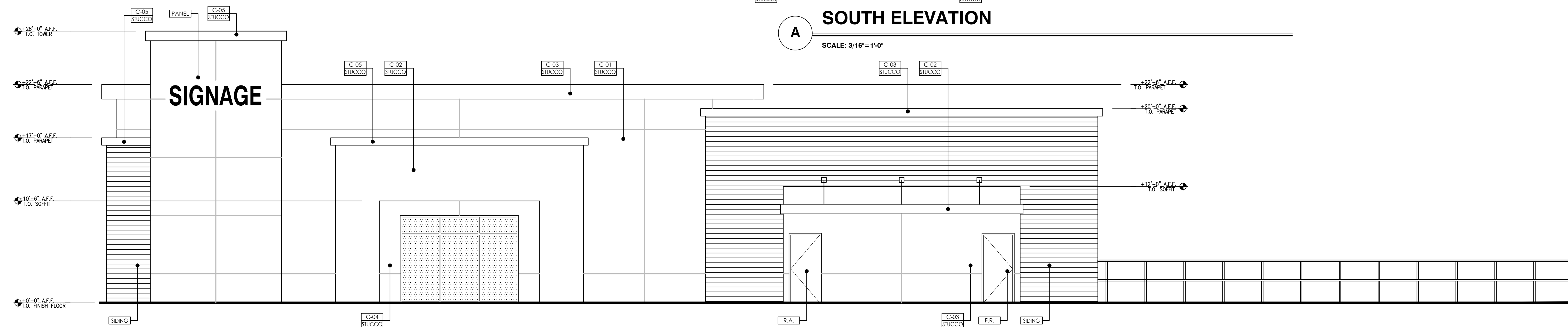
A 2.3



SOUTH ELEVATION

A

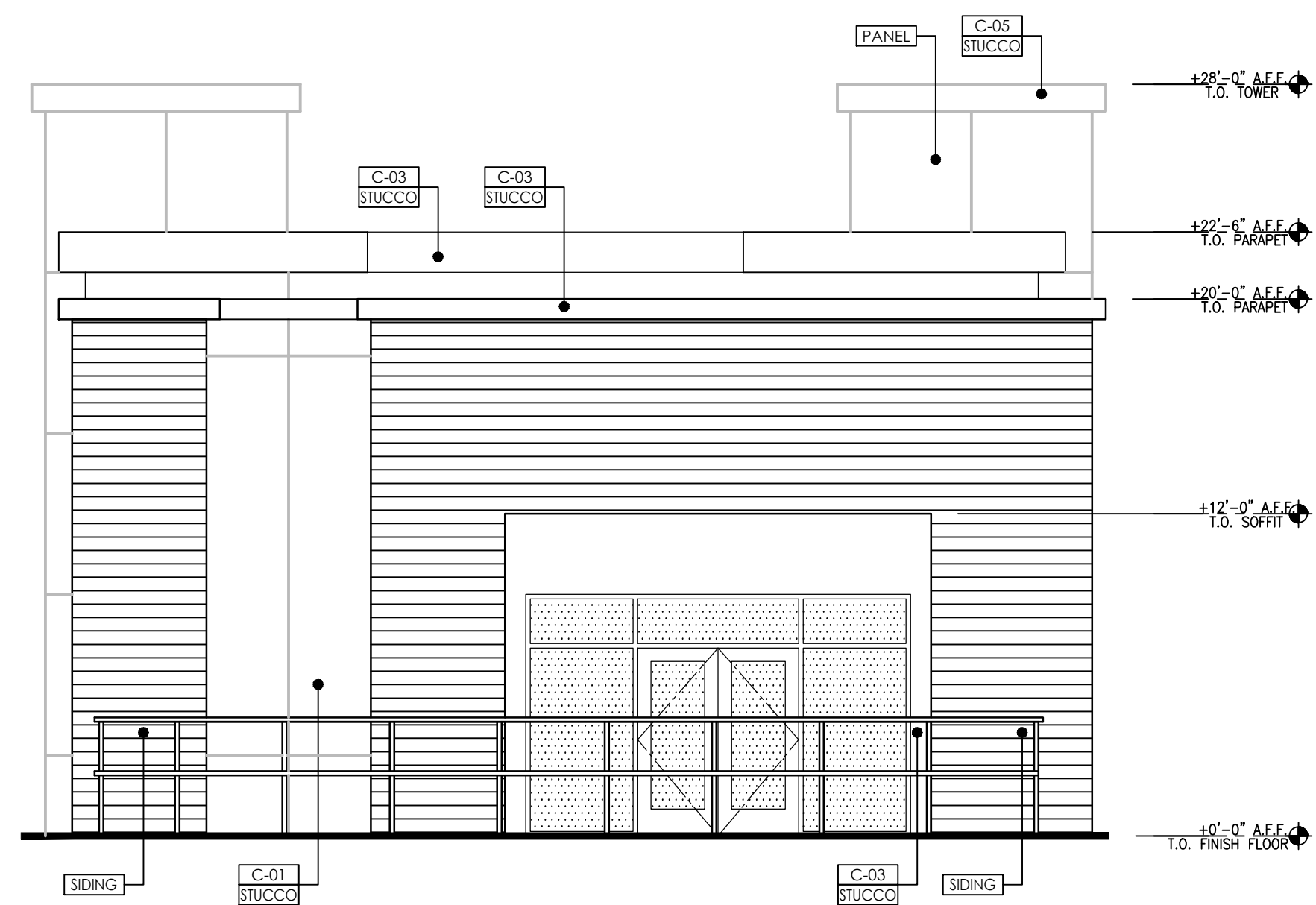
SCALE: 3/16"=1'-0"



NORTH ELEVATION

B

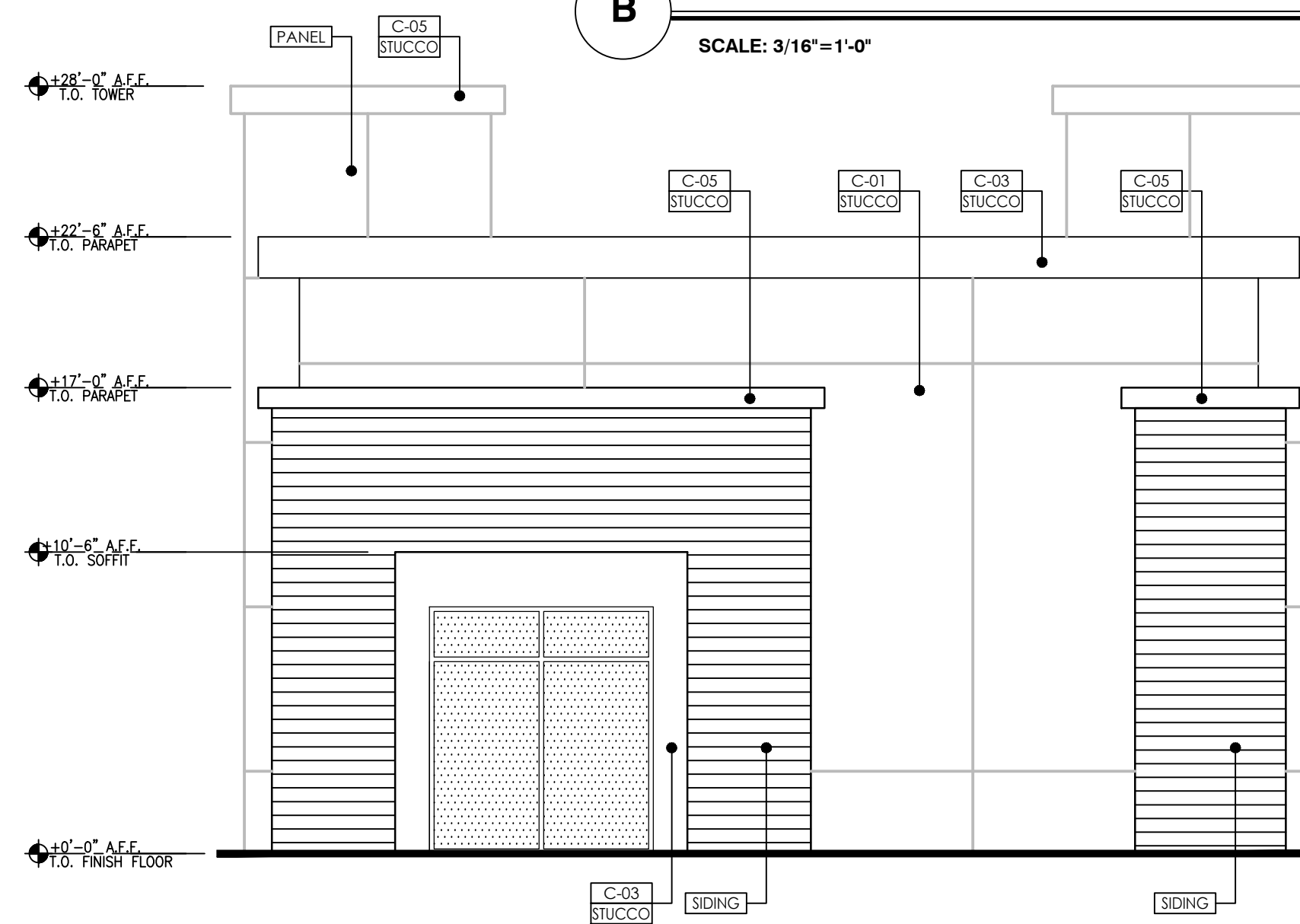
SCALE: 3/16"=1'-0"



WEST ELEVATION

C

SCALE: 3/16"=1'-0"



EAST ELEVATION

D

SCALE: 3/16"=1'-0"

EXTERIOR PAINTS:

C-01	SW - 7512, "PAVILION BEIGE"
C-02	SW - 9083, "DUSTED TRUFFLE"
C-03	SW - 2835, "CRAFTSMAN BROWN"
C-04	SW - 7505, "MANOR HOUSE"
C-05	SW - 7011, "NATURAL CHOICE"

EXTERIOR FINISHES:

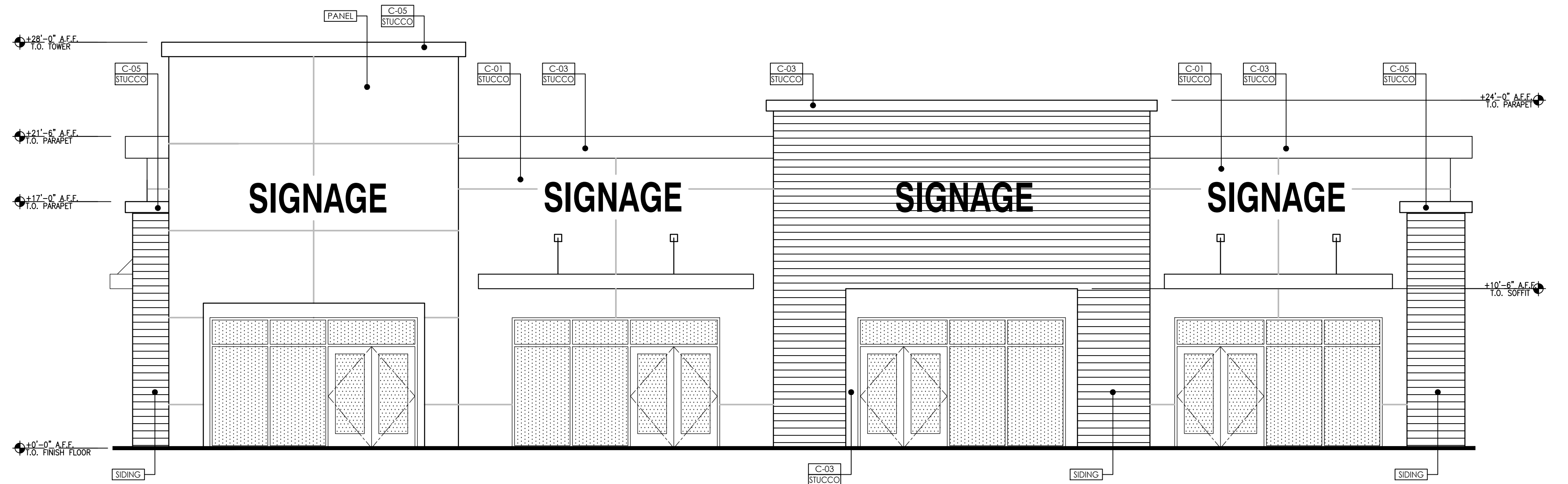
STUCCO	LAHABRA ACRYLIC FINISH (20/30 SAND FLOAT) OVER THREE PART 7/8" PORTLAND CEMENT PLASTER OVER METAL LATH. PROVIDE CONTROL JOINTS AS SHOWN
SIDING	ALLURA FIBER CEMENT LAP SIDING SERIES: SMOOTH LAP - 6-1/4" COLOR: COOL CHARCOAL ICC-ES: ESR-1668
PANEL	AEP-SPAN SERIES: FLUSH PANEL COLOR: COOL METALLIC COPPER

DOORS

F.R.	FIRE RISER ACCESS DOOR
R.A.	REAR BUILDING ACCESS DOOR

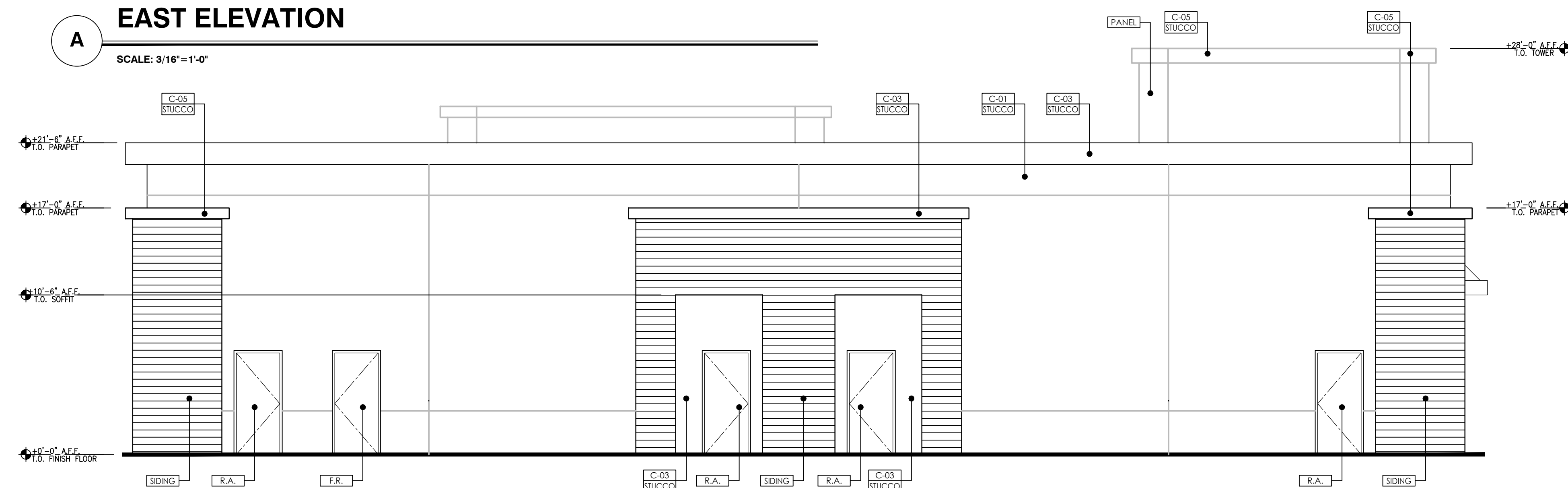
GENERAL NOTES:

- SIGNS ARE NOT PART OF THIS REVIEW.



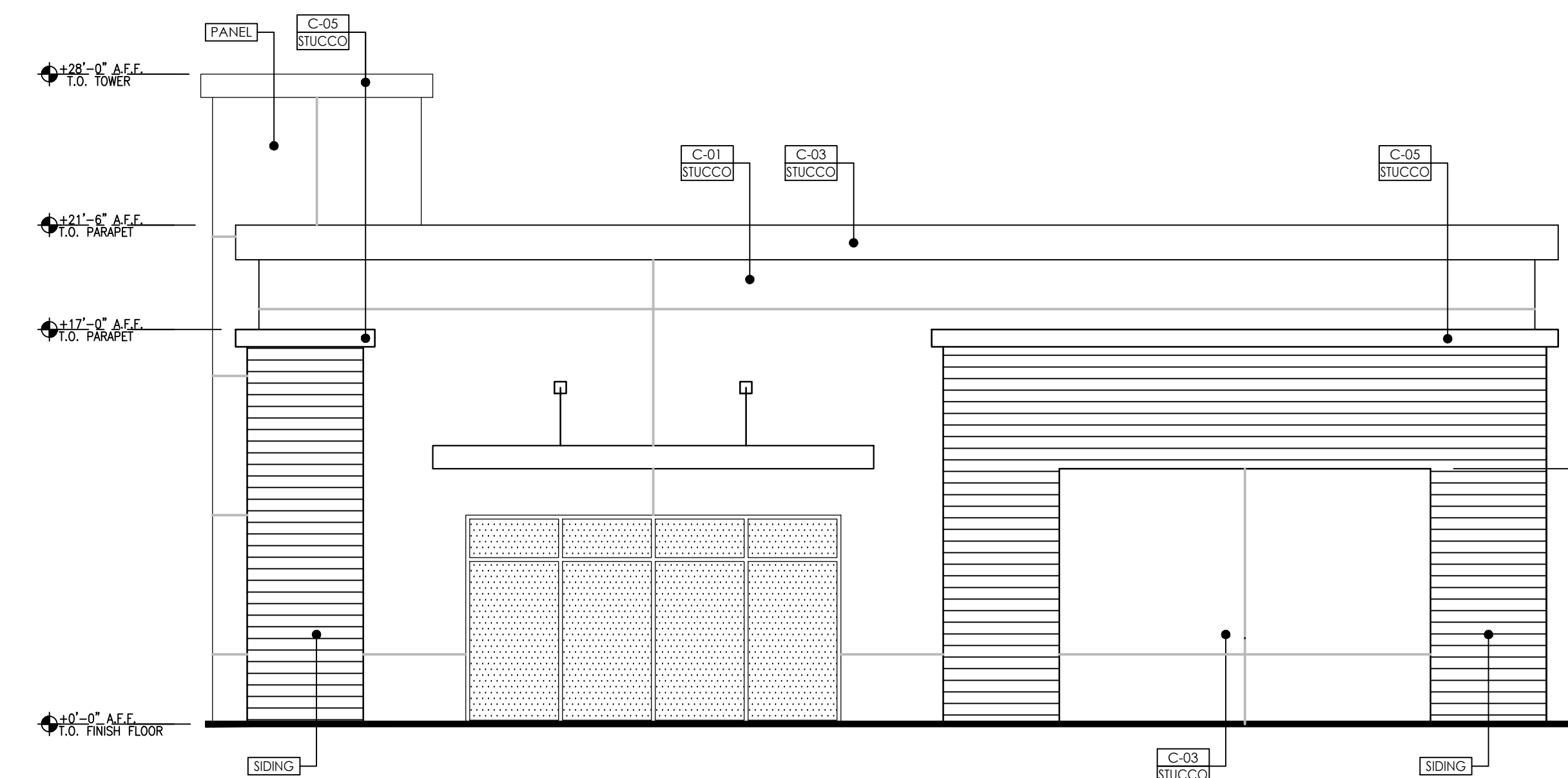
EAST ELEVATION

A
SCALE: 3/16"=1'-0"



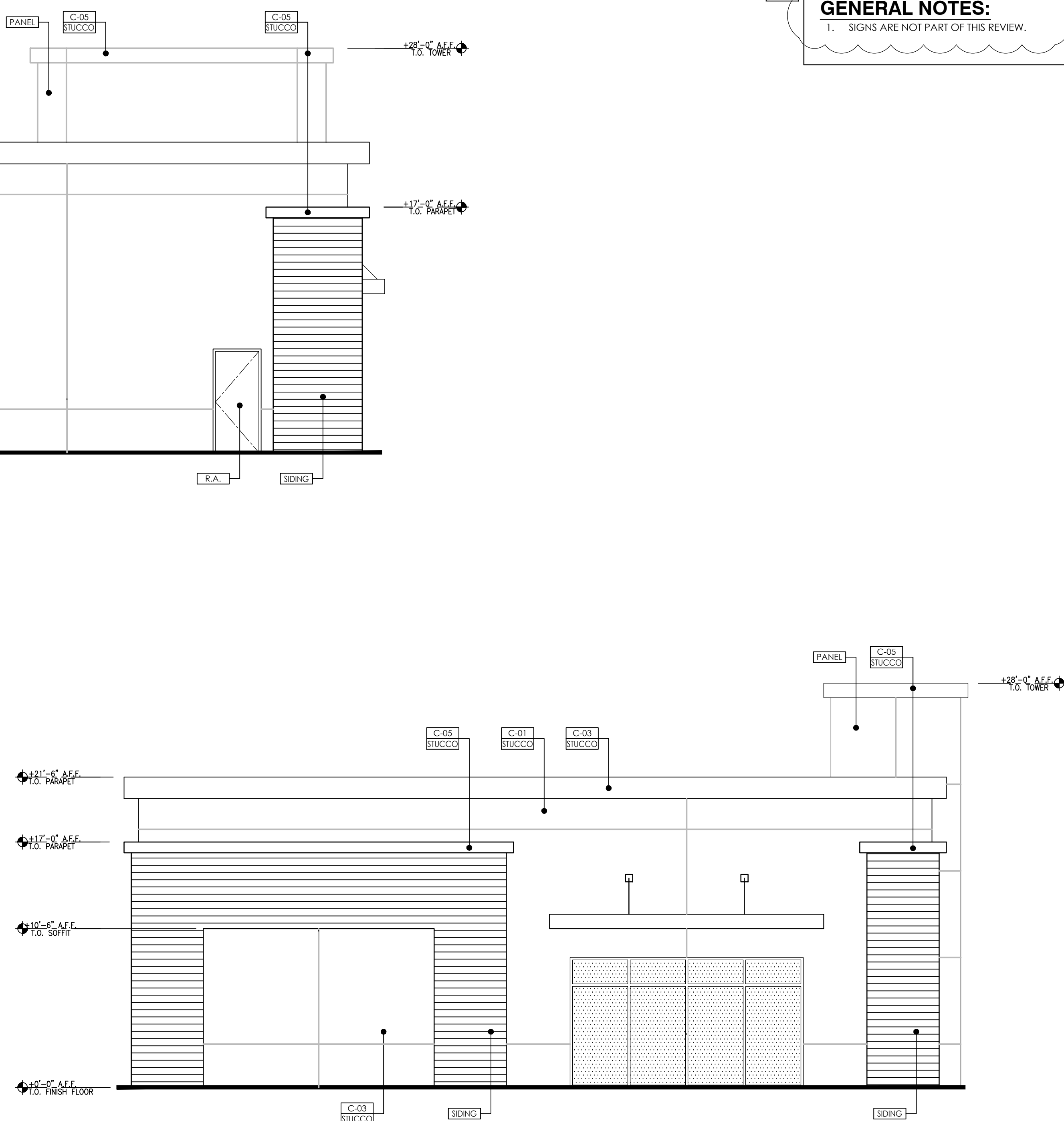
WEST ELEVATION

B
SCALE: 3/16"=1'-0"



NORTH ELEVATION

C
SCALE: 3/16"=1'-0"



SOUTH ELEVATION

D
SCALE: 3/16"=1'-0"

EXTERIOR PAINTS:

- C-01 SW - 7512, "PAVILION BEIGE"
- C-02 SW - 9083, "DUSTED TRUFFLE"
- C-03 SW - 2835, "CRAFTSMAN BROWN"
- C-04 SW - 7505, "MANOR HOUSE"
- C-05 SW - 7011, "NATURAL CHOICE"

EXTERIOR FINISHES:

- STUCCO LAHABRA ACRYLIC FINISH (20/30 SAND FLOAT) OVER THREE PART 7/8" PORTLAND CEMENT PLASTER OVER METAL LATH. PROVIDE CONTROL JOINTS AS SHOWN
- SIDING ALLURA FIBER CEMENT LAP SIDING SERIES: SMOOTH LAP - 6-1/4" COLOR: COOL CHARCOAL ICC-ES: ESR-1668
- PANEL AEP-SPAN SERIES: FLUSH PANEL COLOR: Cool METALLIC COPPER

DOORS

- F.R. FIRE RISER ACCESS DOOR
- R.A. REAR BUILDING ACCESS DOOR

GENERAL NOTES:

- SIGNS ARE NOT PART OF THIS REVIEW.

EMPIRE DESIGN GROUP Inc.



511 N Main St.
Lake Elsinore, CA 92530
951-696-1490
empiredesigngroup.biz

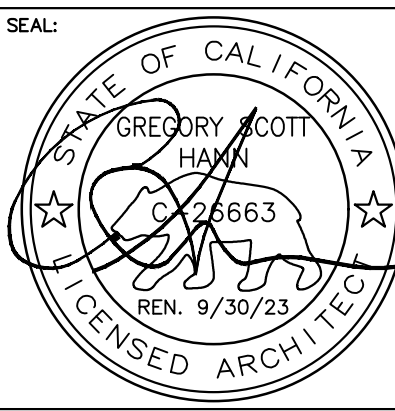
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PROPERTIES
LLC

NORTHWEST COMMERCIAL CENTER
APN: 479-631-010
NWC ALESSANDRO BLVD. & LASSELLE ST.
MORENO VALLEY, CA 92553

ARCHITECT OF RECORD:
GREGORY S. HANN, AIA
511 N MAIN STREET
LAKE ELSINORE, CA 92530
TEL: 951-696-1490
CELL: 951-809-7601
E-MAIL: ghann@empiregr.biz



Date: MAY 20, 2020

Project Number: EDG#04360

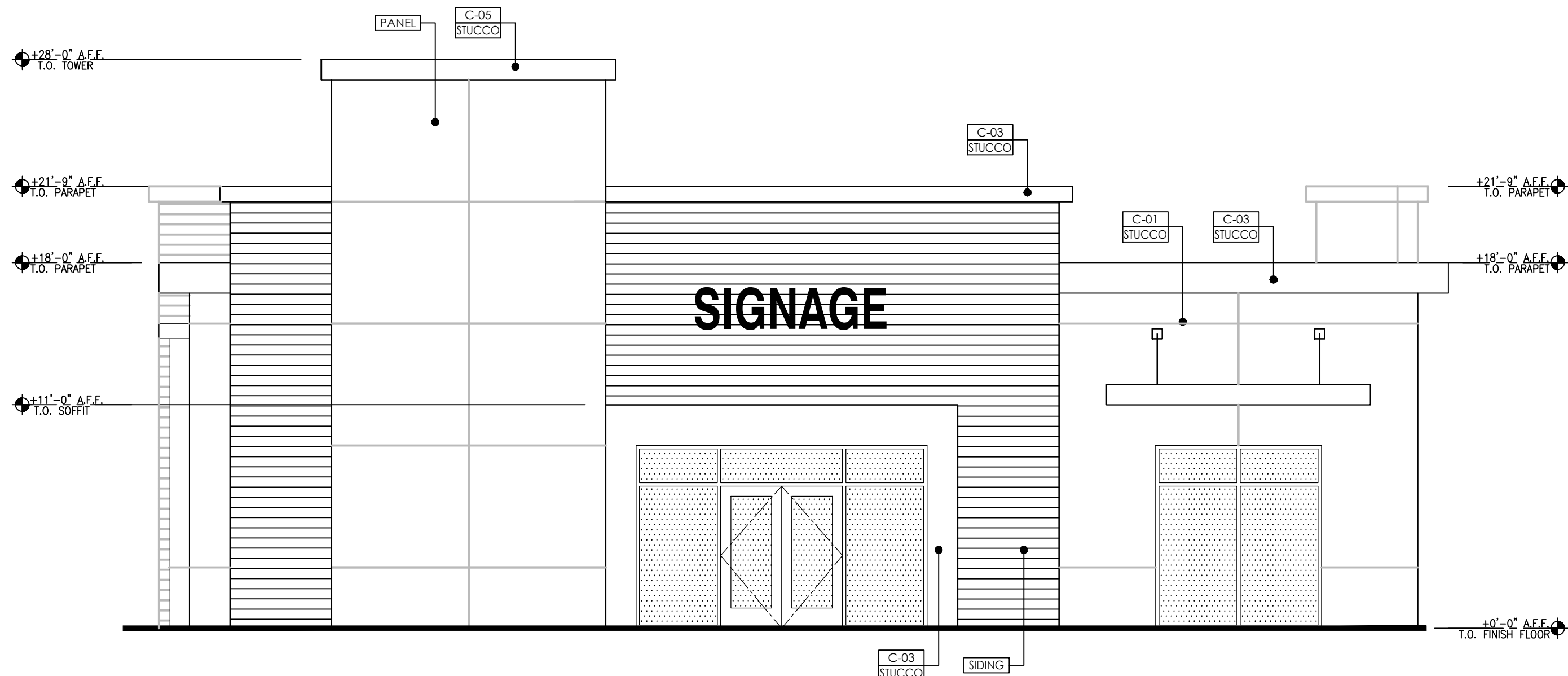
NO.	DATE	REVISION DESCRIPTION
1	3-4-20	1ST CUP COMMENTS PER FOM-104 DATED 3/5/19
2	1-1-21	2ND PC COMMENTS
3	1-1-22	3RD PC COMMENTS
4	4-15-22	4TH PC COMMENTS
5	6-3-22	TRAFFIC CIRCLE TRANSPORTATION COMMENTS
6	7-14-22	5TH PC COMMENTS

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

OFFICE
ELEVATIONS

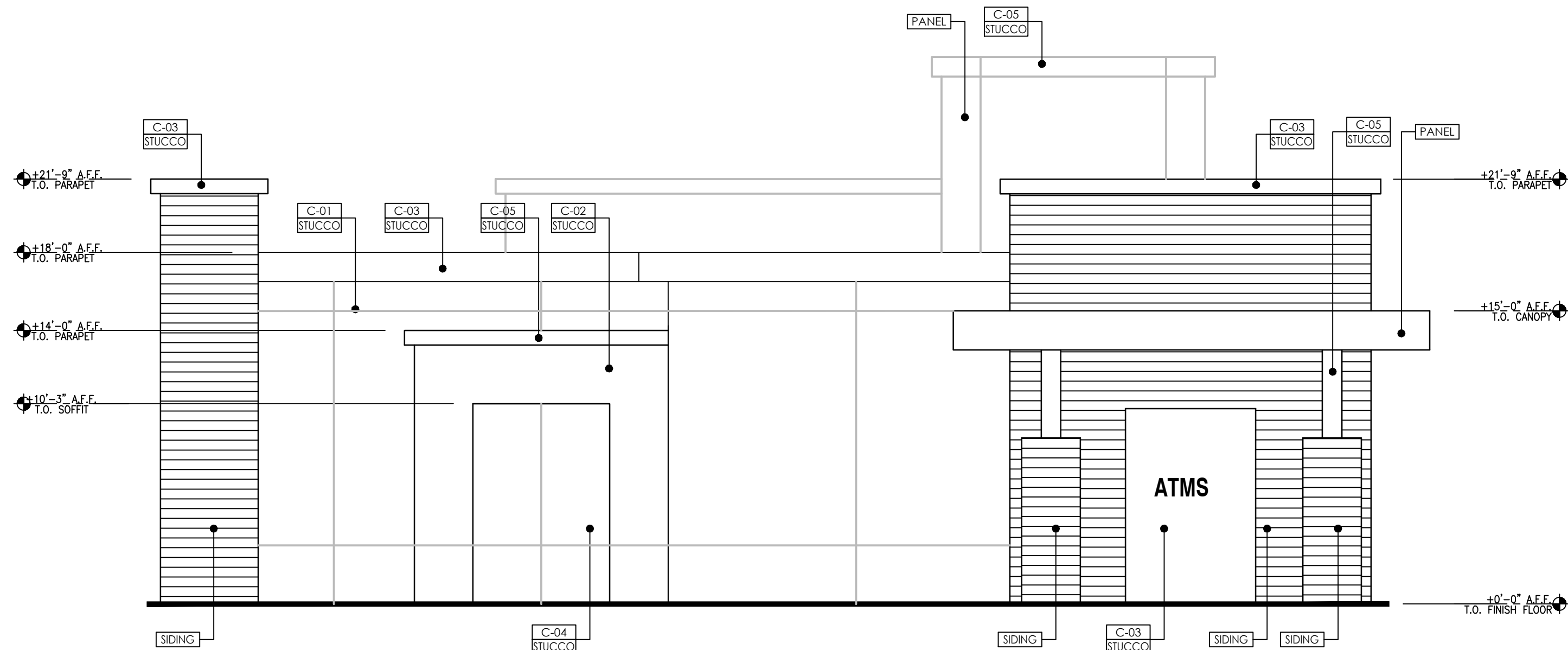
SHEET NO:

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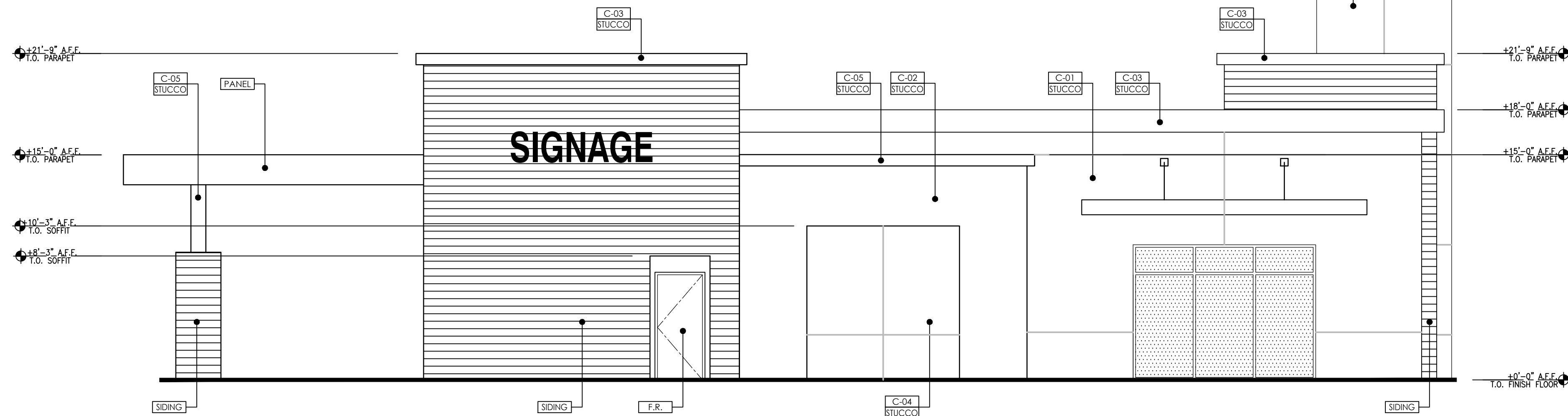
WEST ELEVATION

SCALE: 3/16"=1'-0"



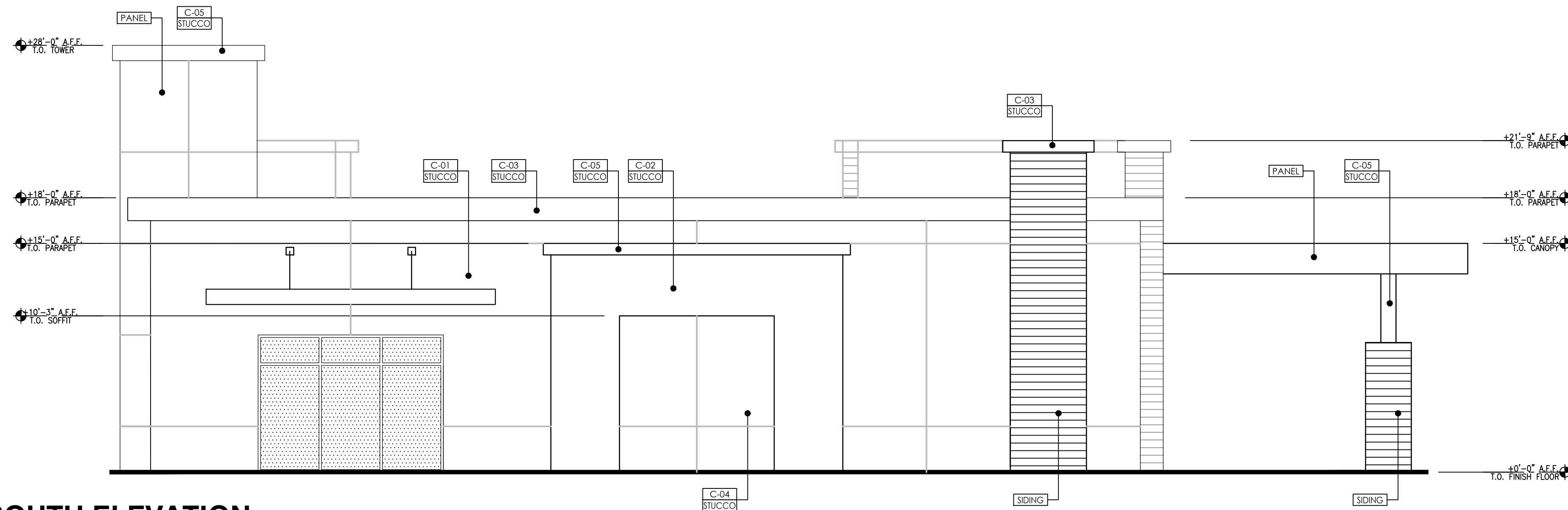
EAST ELEVATION

SCALE: 3/16"=1'-0"



NORTH ELEVATION

SCALE: 3/16"=1'-0"



SOUTH ELEVATION

SCALE: 3/16"=1'-0"

EXTERIOR PAINTS:

C-01	SW - 7512, "PAVILION BEIGE"
C-02	SW - 9083, "DUSTED TRUFFLE"
C-03	SW - 2835, "CRAFTSMAN BROWN"
C-04	SW - 7505, "MANOR HOUSE"
C-05	SW - 7011, "NATURAL CHOICE"

EXTERIOR FINISHES:

STUCCO	LAHABRA ACRYLIC FINISH (20/30 SAND FLOAT) OVER THREE PART 7/8" PORTLAND CEMENT PLASTER OVER METAL LATH. PROVIDE CONTROL JOINTS AS SHOWN
SIDING	ALLURA FIBER CEMENT LAP SIDING SERIES: SMOOTH LAP - 6-1/4" COLOR: COOL CHARCOAL ICC-ES: ESR-1668
PANEL	AEP-SPAN SERIES: FLUSH PANEL COLOR: COOL METALLIC COPPER

DOORS

F.R.	FIRE RISER ACCESS DOOR
------	------------------------

GENERAL NOTES:

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511 N Main St.
Lake Elsinore, CA 92530
951-696-1490
empiredesigngroup.biz

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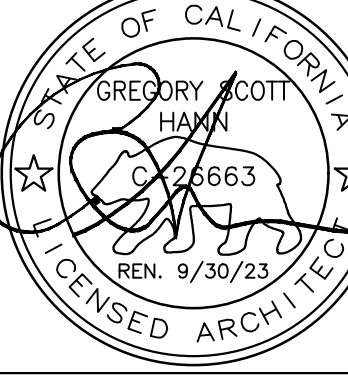
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LLC

NORTHWEST COMMERCIAL CENTER
APN: 479-631-010
NWC ALESSANDRO BLVD. & LASSELLE ST.
MORENO VALLEY, CA 92553

ARCHITECT OF RECORD:

GREGORY S. HANN, AIA
511 N MAIN STREET
LAKE ELSINORE, CA 92530
TEL: 951-696-1490
CELL: 951-809-7601
E-MAIL: ghann@empiregr.biz

SEAL:



Date: MAY 20, 2020

Project Number: EDG#04360

NO.	DATE	REVISION DESCRIPTION
1	3-4-20	1ST CIP COMMENTS PER PDH9-004 DATED 3/5/19
2	1-1-21	2ND PC COMMENTS
3	1-1-22	3RD PC COMMENTS
4	4-15-22	4TH PC COMMENTS
5	6-3-22	TRAFFIC CIRCLE TRANSPORTATION COMMENTS
6	7-14-22	5TH PC COMMENTS

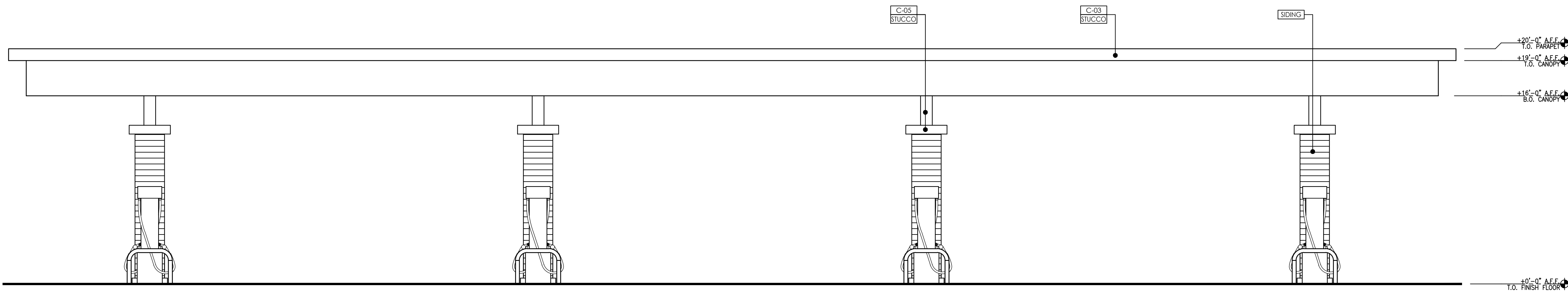
DESIGNED BY:	GH
CHECKED BY:	GH
DRAWN BY:	AH

DRAWING TITLE:

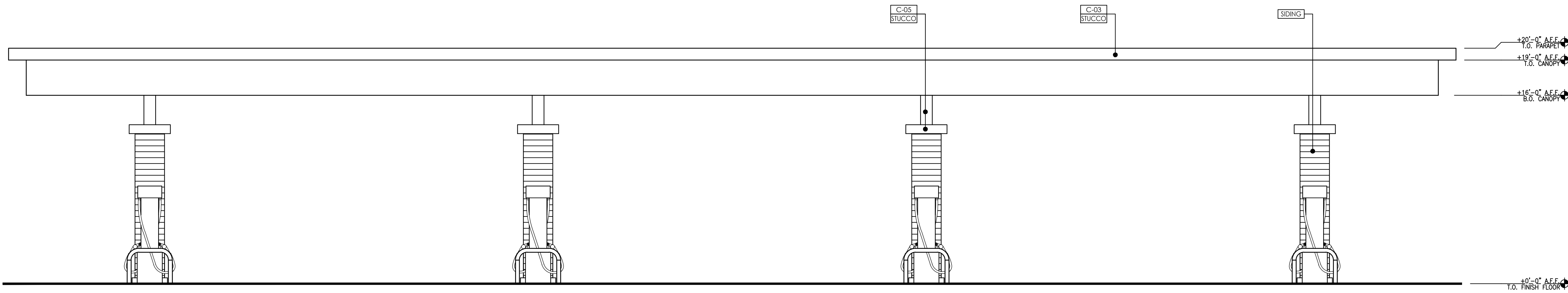
BANK
ELEVATIONS

SHEET NO:

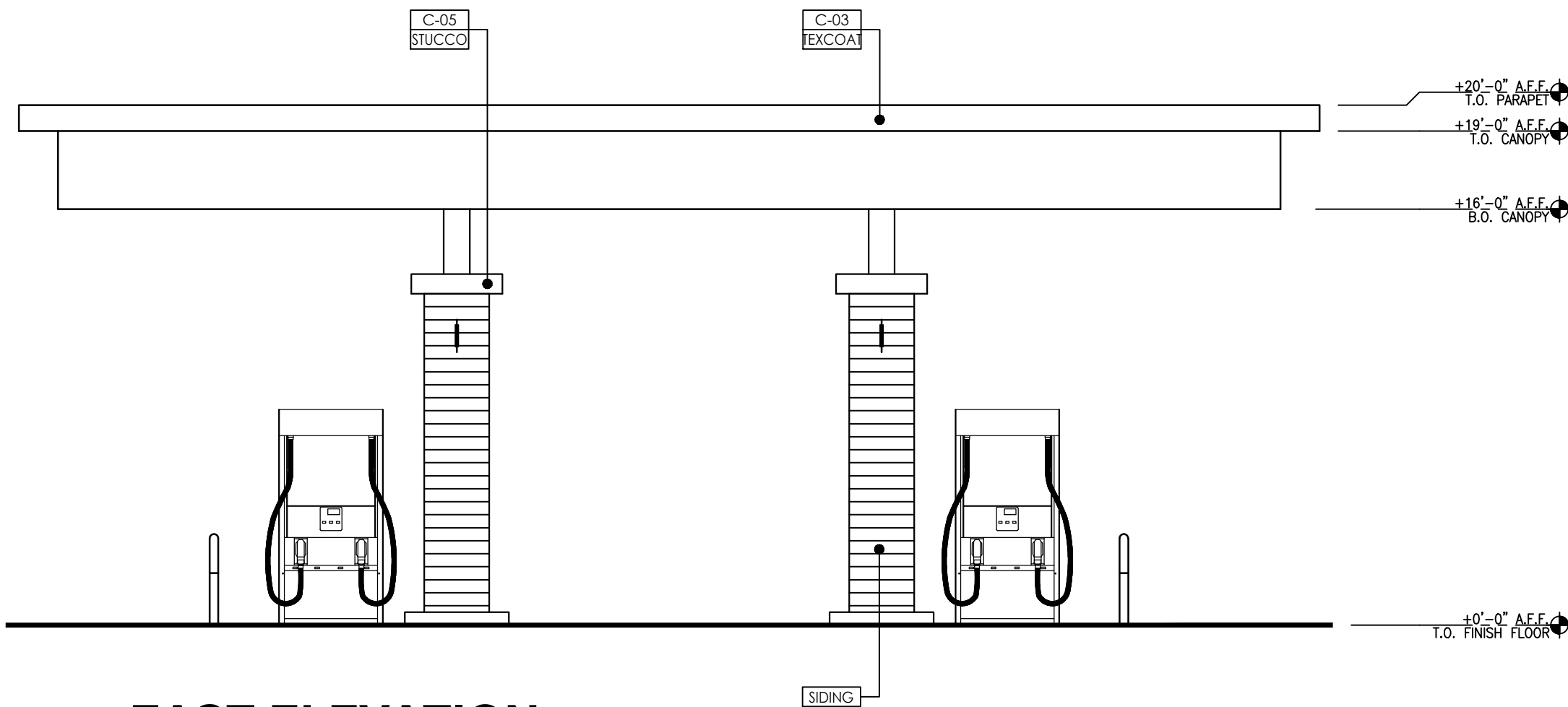
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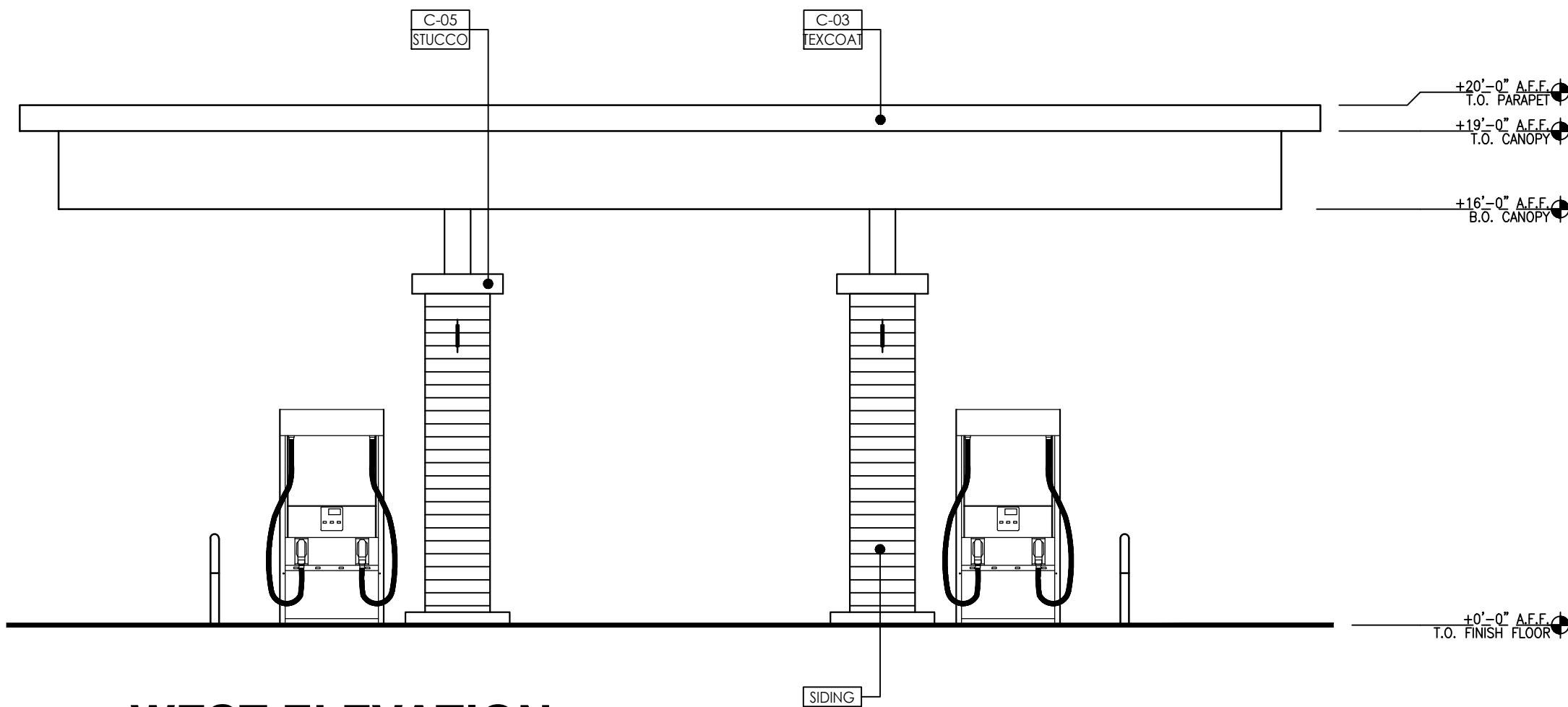
A NORTH ELEVATION
SCALE: 3/16"=1'-0"



B SOUTH ELEVATION
SCALE: 3/16"=1'-0"



C EAST ELEVATION
SCALE: 3/16"=1'-0"



D WEST ELEVATION
SCALE: 3/16"=1'-0"

EXTERIOR PAINTS:

- C-01** SW - 7512, "PAVILION BEIGE"
C-02 SW - 9083, "DUSTED TRUFFLE"
C-03 SW - 2835, "CRAFTSMAN BROWN"
C-04 SW - 7505, "MANOR HOUSE"
C-05 SW - 7011, "NATURAL CHOICE"

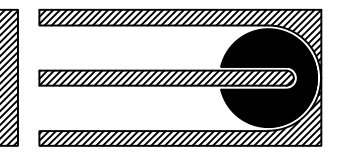
EXTERIOR FINISHES:

- STUCCO** LAHABRA ACRYLIC FINISH (20/30 SAND FLOAT) OVER THREE PART 7/8" PORTLAND CEMENT PLASTER OVER METAL LATH. PROVIDE CONTROL JOINTS AS SHOWN
SIDING ALLURA FIBER CEMENT LAP SIDING
SERIES: SMOOTH LAP - 6-1/4"
COLOR: COOL CHARCOAL
ICC-ES: ESR-1668
PANEL AEP-SPAN
SERIES: FLUSH PANEL
COLOR: COOL METALLIC COPPER

GENERAL NOTES:

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511 N Main St.
Lake Elsinore, CA 92530
951-696-1490
empiredesigngroup.biz

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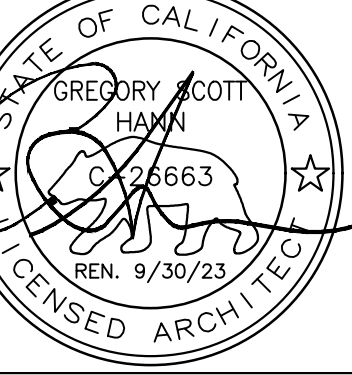
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LLC**

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APN: 479-631-010
NWC ALESSANDRO BLVD. & LASSELLE ST.
MORENO VALLEY, CA 92553

ARCHITECT OF RECORD:

GREGORY S. HANN, AIA
511 N MAIN STREET
LAKE ELSINORE, CA 92530
TEL: 951-696-1490
CELL: 951-809-7601
E-MAIL: ghann@empiregr.biz

SEAL:



Date: MAY 20, 2020

Project Number: EDG#04360

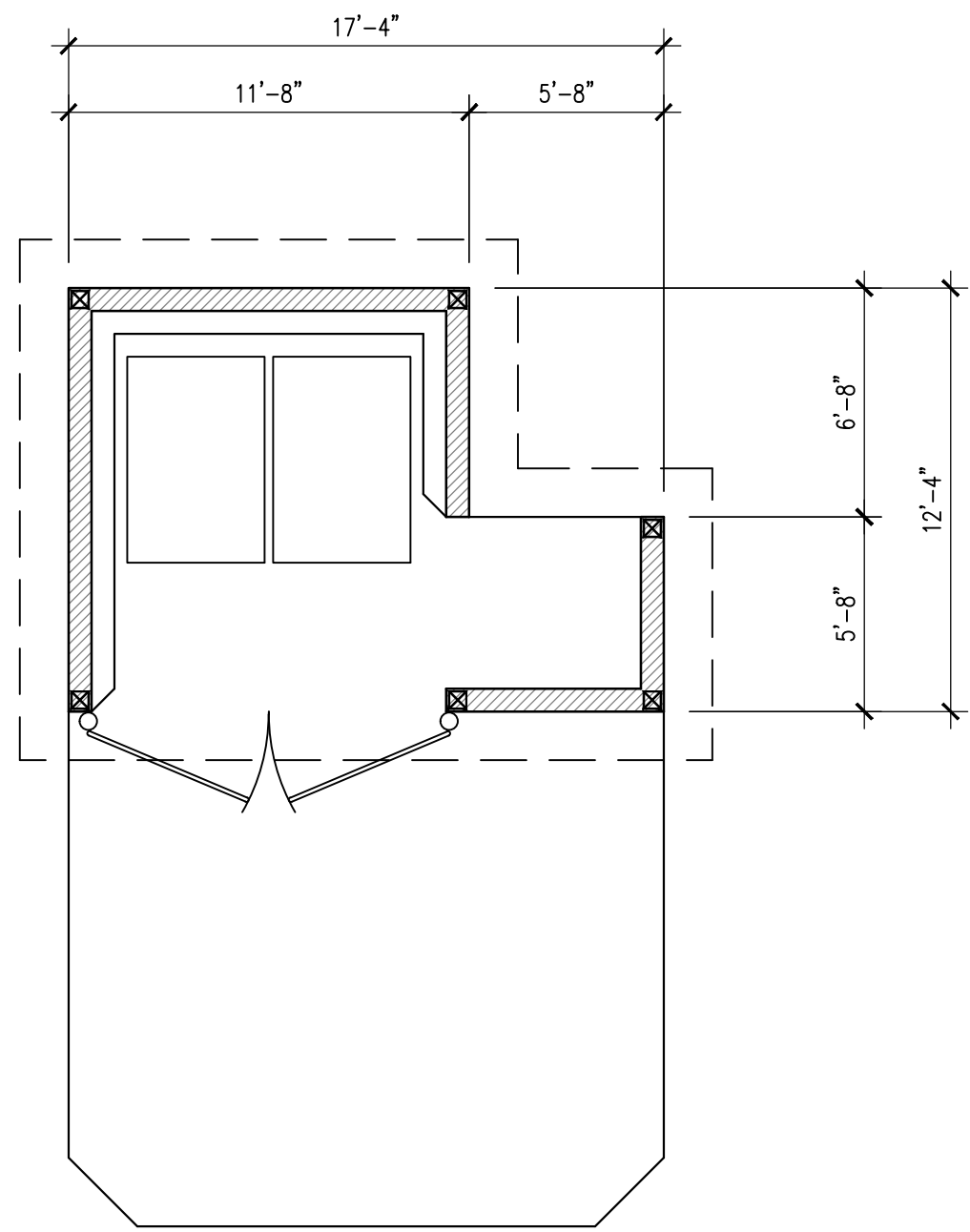
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	1-1-21	2ND PC COMMENTS
	1-1-22	3RD PC COMMENTS
	4-15-22	4TH PC COMMENTS
	6-3-22	TRAFFIC CIRCLE TRANSPORTATION COMMENTS
	7-14-22	5TH PC COMMENTS

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

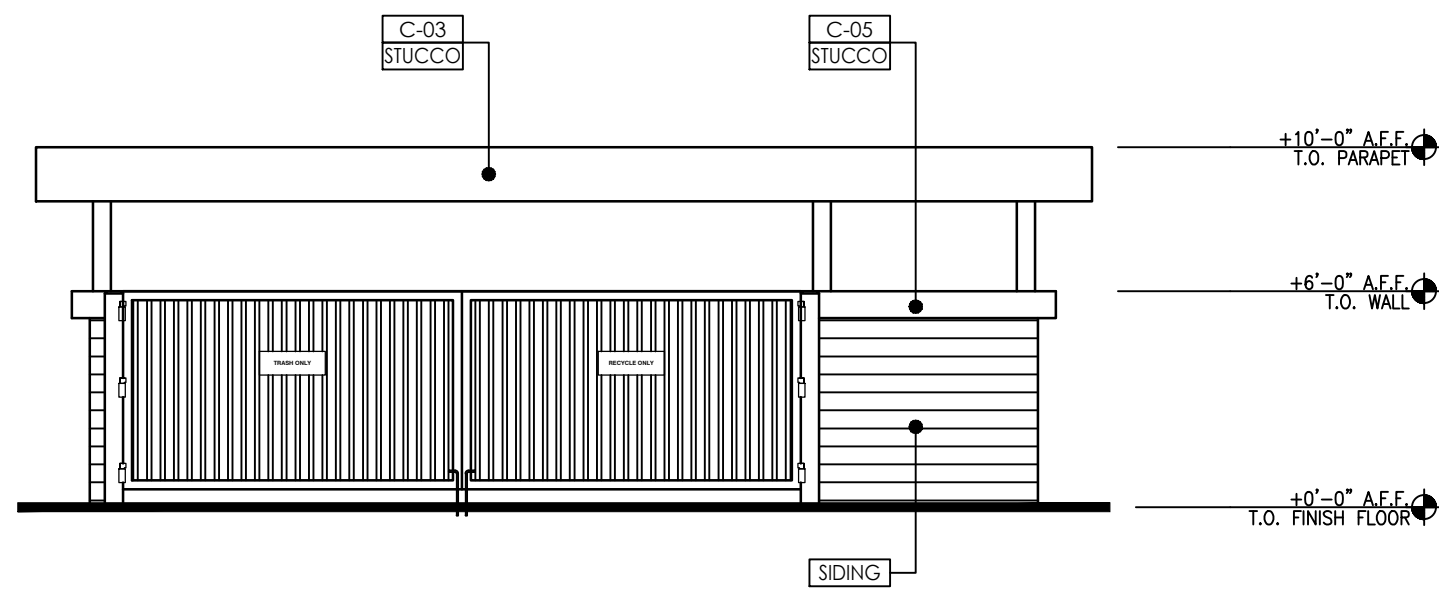
**CANOPY
ELEVATIONS**

SHEET NO:

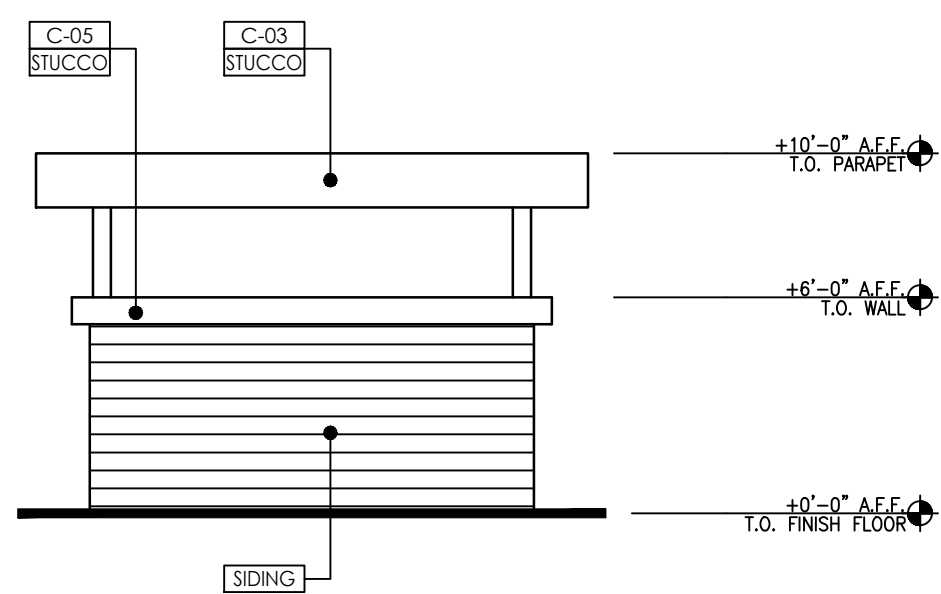
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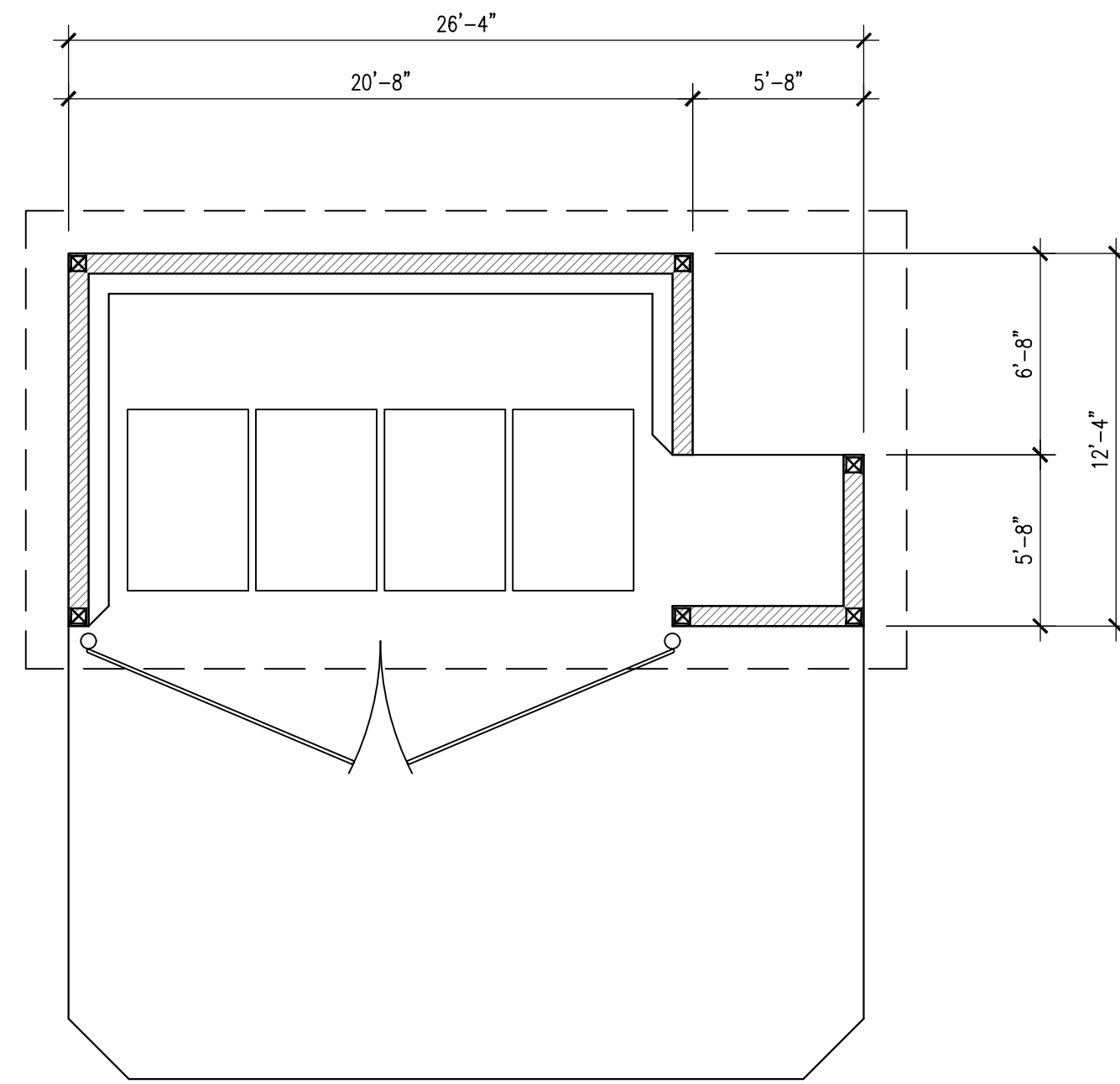
A FLOOR PLAN
SCALE: 3/16"=1'-0"



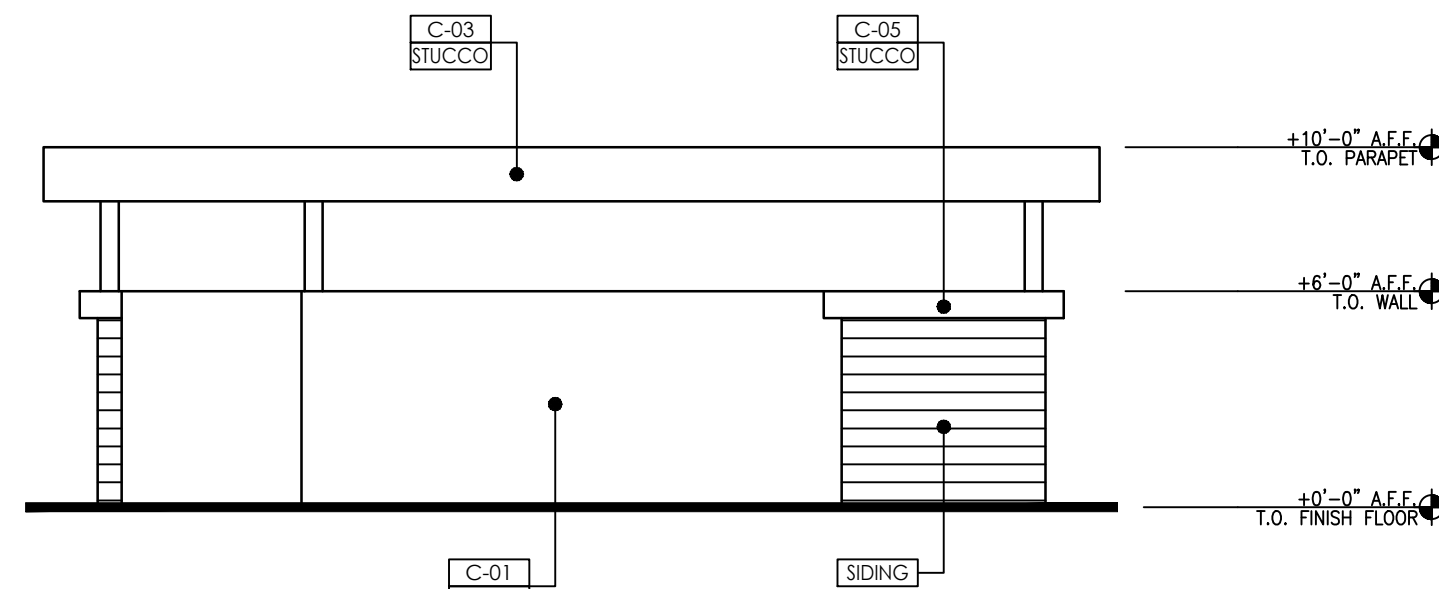
1 TYPICAL FRONT ELEVATION
SCALE: 3/16"=1'-0"



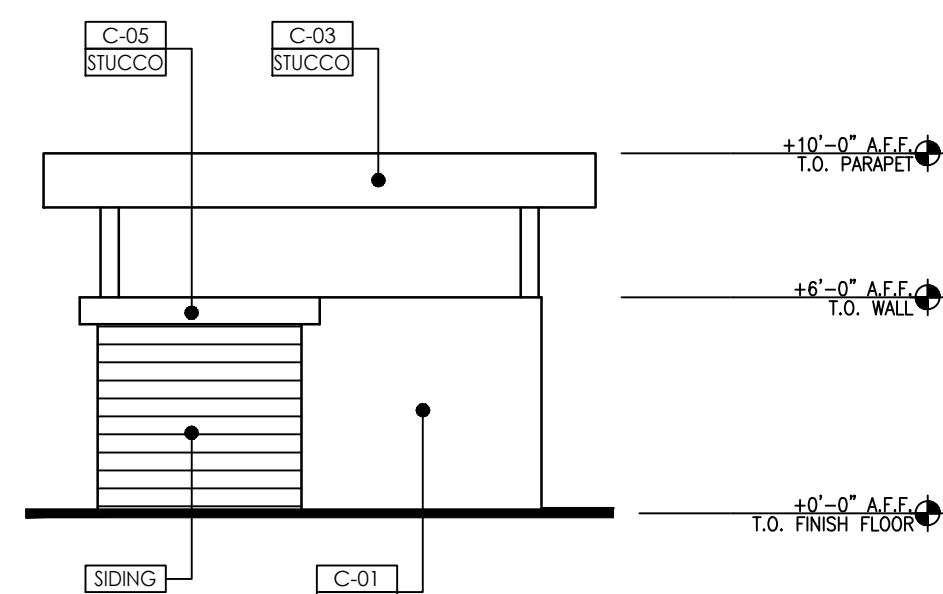
3 TYPICAL SIDE ELEVATION
SCALE: 3/16"=1'-0"



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



2 TYPICAL REAR ELEVATION
SCALE: 3/16"=1'-0"



4 TYPICAL SIDE ELEVATION
SCALE: 3/16"=1'-0"

EXTERIOR PAINTS:

- C-01 SW - 7512, "PAVILION BEIGE"
C-02 SW - 9083, "DUSTED TRUFFLE"
C-03 SW - 2835, "CRAFTSMAN BROWN"
C-04 SW - 7505, "MANOR HOUSE"
C-05 SW - 7011, "NATURAL CHOICE"

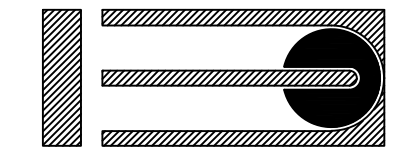
EXTERIOR FINISHES:

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SIDING ALLURA FIBER CEMENT LAP SIDING SERIES: SMOOTH LAP - 6-1/4" COLOR: COOL CHARCOAL ICC-ES: ESR-1668
PANEL AEP-SPAN SERIES: FLUSH PANEL COLOR: COOL METALLIC COPPER

GENERAL NOTES:

1. SIGNS ARE NOT PART OF THIS REVIEW.

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GROUP Inc.**



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Lake Elsinore, CA 92530
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empiredesigngroup.biz

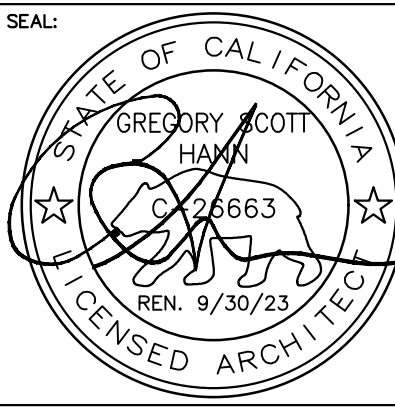
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MORENO VALLEY, CA 92553**

ARCHITECT OF RECORD:
GREGORY S. HANN, AIA
511 N MAIN STREET
LAKE ELSINORE, CA 92530
TEL: 951-696-1490
CELL: 951-809-7601
E-MAIL: ghann@empiregr.biz



Date: MAY 20, 2020

Project Number: EDG#04360

NO.	DATE	REVISION DESCRIPTION
1	3-4-20	1ST CUP COMMENTS PER FORTH-20A DATED 3/5/19
2	1-1-21	2ND PC COMMENTS
3	1-1-22	3RD PC COMMENTS
4	4-15-22	4TH PC COMMENTS
5	6-3-22	TRAFFIC CIRCLE TRANSPORTATION COMMENTS
6	7-14-22	5TH PC COMMENTS

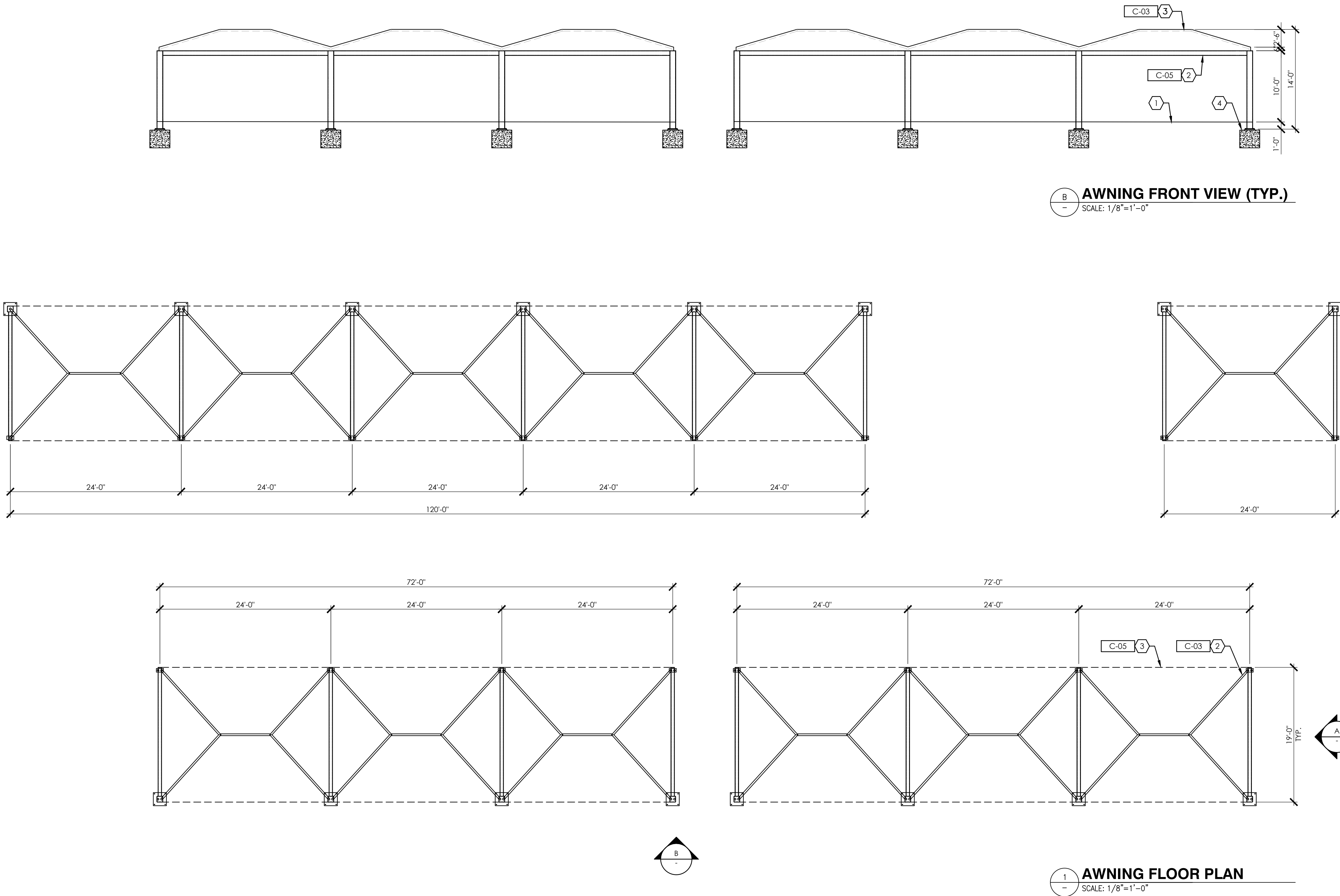
DESIGNED BY: GH
CHECKED BY: GH
DRAWN BY: AH

DRAWING TITLE:

**TRASH ENCLOSURE
PLAN**

SHEET NO:

A 2.7



KEYED NOTES:

- 1 LINE OF FINISH GRADE
- 2 METAL FABRICATED AWNING
- 3 METAL SHADE COVER
- 4 FOUNDATION AND CONNECTION BY STRUCTURAL ENGINEER

EXTERIOR PAINTS:

- C-03 SW - 2835, "CRAFTSMAN BROWN"
- C-05 SW - 7011, "NATURAL CHOICE"

GENERAL NOTES:

- 1. SIGNS ARE NOT PART OF THIS REVIEW.

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GROUP** Inc.



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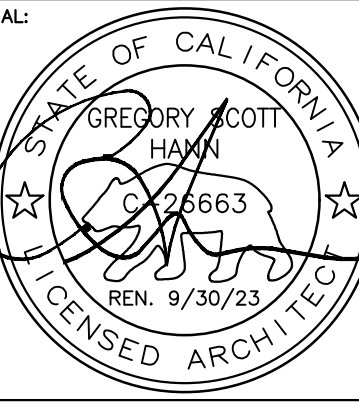
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MORENO VALLEY, CA 92553

ARCHITECT OF RECORD:
GREGORY S. HANN, AIA
511 N MAIN STREET
LAKE ELSINORE, CA 92530
TEL: 951-696-1490
CELL: 951-809-1760
E-MAIL: ghann@empiregr.biz



Note:		MAY 20, 20
Project Number:		EDG#04360
NO.	DATE	REVISION DESCRIPTION
1	3-4-20	1ST CUP COMMENTS PER PEN19-004 DATED 3/5/
2	1-1-21	2ND PC COMMENTS
3	1-1-22	3RD PC COMMENTS
4	4-15-22	4TH PC COMMENTS
5	6-3-22	TRAFFIC CIRCLE TRANSPORTATION COMME
6	7-14-22	5TH PC COMMENTS

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

VACUUM AWNING PLAN

SHEET NO:

A 2.8