



SHOP F-1
(RETAIL)
7,491 SF
F.F.=60.00

SITE PLAN (PARCEL 4, PAD E)

PORTION OF REVISED PLOT
PLAN 22461, 11/08

SITE PLAN NOTES

- 1 EXISTING CURB, CURB & GUTTER
- 2 EXISTING CONCRETE SWALE
- 3 NEW CONCRETE CURB PER CITY STANDARDS
- 4 EXISTING CURB TO BE REMOVED
- 5 NEW CONCRETE CURB & GUTTER PER CITY STANDARDS
- 6 EXISTING CONCRETE WALK
- 7 NEW CONCRETE WALK PER CITY STANDARDS
- 8 REMOVE & REPLACE EXISTING WALK & ADA RAMP PER ADA STANDARDS
- 9 EXISTING CONCRETE DRIVE APPROACH
- 10 PAINTED PARKING STALL STRIPES & WHEEL STOPS PER CITY STD.
- 11 EXISTING HANDICAP PARKING STALL
- 12 NEW HANDICAP PARKING SIGNAGE PER ADA STANDARDS
- 13 (E) ADA PATH OF TRAVEL, 5% MAX. SLOPE & 2% MAX. CROSS SLOPE
- 14 NEW TRASH ENCLOSURE, PER CITY STANDARDS - SEE SHEET A-1.3
- 15 EXISTING LANDSCAPE AREA
- 16 NEW LANDSCAPE AREA, SEE LANDSCAPE PLANS
- 17 EXISTING TRANSFORMER LOCATION
- 18 EXISTING PARKING LOT LIGHT POLE
- 19 EXISTING FIRE HYDRANT
- 20 NEW EXTERIOR ELECTRICAL PANEL
- 21 NEW GAS METERS
- 22 NEW 4" ABS DRAIN THRU CURB OR TRASH WALL
- 23 BICYCLE RACK CAPABLE OF HOLDING (2) BICYCLES PERMANENTLY ANCHORED TO CONCRETE
- 24 CLEAN AIR VEHICLE PARKING - LOWER EDGE OF LAST WORD TO ALIGN WITH END OF PARKING STALL, VISIBLE BENEATH A PARKED VEHICLE

PROJECT TABULATION

CODE CLASSIFICATION
 NUMBER OF STORIES: 1
 TYPE OF CONSTRUCTION: V-B w/ SPRINKLERS
 OCCUPANCY: B
 CODE EDITIONS: 2010 CBC, CEC, CPC, CMC & CFC,
 & 2008 CALIFORNIA ENERGY CODE
 & 2010 CALIFORNIA GREEN CODE

ZONE : C-1 / CP
 LOT AREA : 25,655 SF
 BUILDING AREA : 6,350 SF (NET)
 LOT COVERAGE : 22.5 %

PARKING REQUIRED :
 TOTAL OFFICE AREA @ 5 PER 1,000 SF:
 6,350 / 1,000 x 5 = 32
 TOTAL REQUIRED : 32

PARKING PROVIDED :
 STANDARD SPACES : = 34
 HANDICAP SPACES : = 2
 CLEAN AIR SPACES : = 3
 TOTAL PROVIDED : = 39

NOTE: 86 PARKING STALLS ARE ALLOCATED TO
 PARCEL 4, PAD E PER PLOT PLAN 22461

UTILITIES

ELECTRIC : SOUTHERN CALIFORNIA EDISON COMPANY
 26100 MENIFEE ROAD
 ROMOLAND, CA, 92585
 RANDA TAYLOR, SERVICE TECHNICIAN
 951-928-8364

WATER : ELSINORE VALLEY MUNICIPAL WATER DISTRICT
 31315 CHENEY STREET
 LAKE ELSINORE, CA 92530
 LOREN SORBER, SERVICE TECHNICIAN
 951-674-3146 EXT 8259

SEWER : ELSINORE VALLEY MUNICIPAL WATER DISTRICT
 31315 CHENEY STREET
 LAKE ELSINORE, CA 92530
 LOREN SORBER, SERVICE TECHNICIAN
 951-674-3146 EXT 8259

TELEPHONE : VERIZON
CABLE : VERIZON

SCHOOL DISTRICT

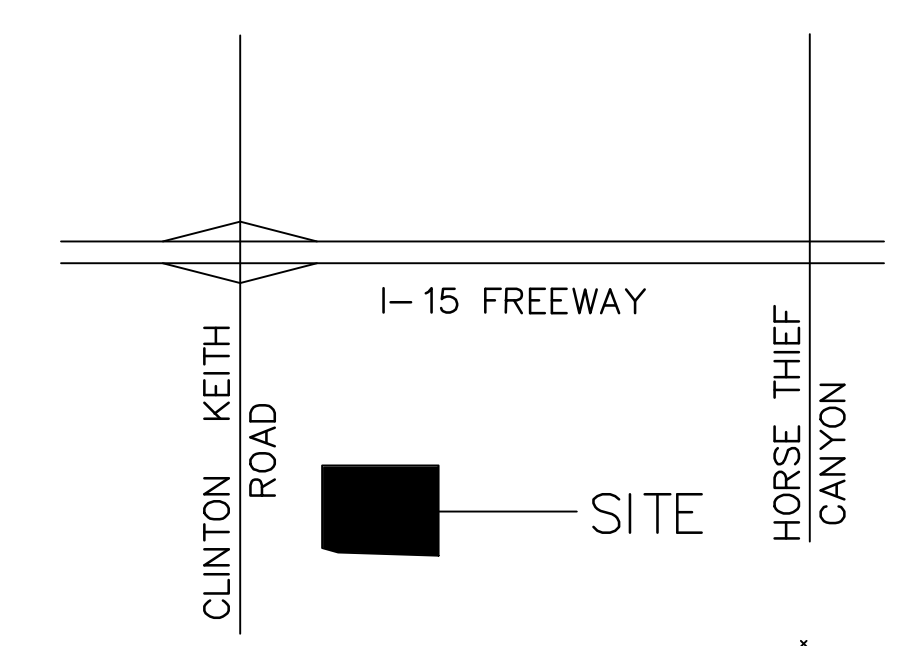
LAKE ELSINORE UNIFIED SCHOOL DISTRICT

LEGAL DESCRIPTION

PARCEL 4, PARCEL MAP 35219
 PM BOOK 228, PAGES 19-23

OWNER

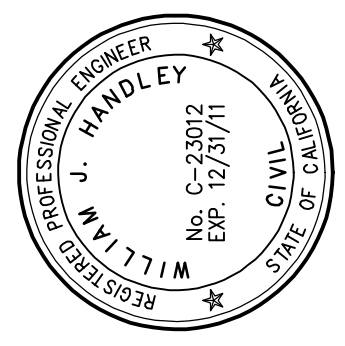
JAMES HOCH, D.D.S.
 32395 CLINTON KEITH ROAD SUITE 201
 WILDOMAR, CA 92595
 PHONE: 951-678-9306



VICINITY MAP
 NOT TO SCALE

NO.	REVISION	BY	DATE

HANDLEY ENGINEERING
 130 EL CAMINO REAL TUSTIN CA 92780
 SUITE 200 (714) 669-1141



NEW PROFESSIONAL OFFICE FOR:
JAMES HOCH, D.D.S.
 32246 CLINTON KEITH ROAD, WILDOMAR, CA 92595

DATE:	11/28/11
JOB NO:	11-23
DRAWN:	WJH
CHECKED:	WJH
SCALE:	1" = 20'
SHEET	

A-1.2
 OF SHEETS