

CONDITIONALLY APPROVED

- ☐ BY THE PLANNING DEPARTMENT
☐ BY THE PLANNING DIRECTOR
☒ BY THE PLANNING COMMISSION
☐ BY THE CITY COUNCIL

FOR THE CITY OF WILDOMAR ON 04 / 05 / 2023

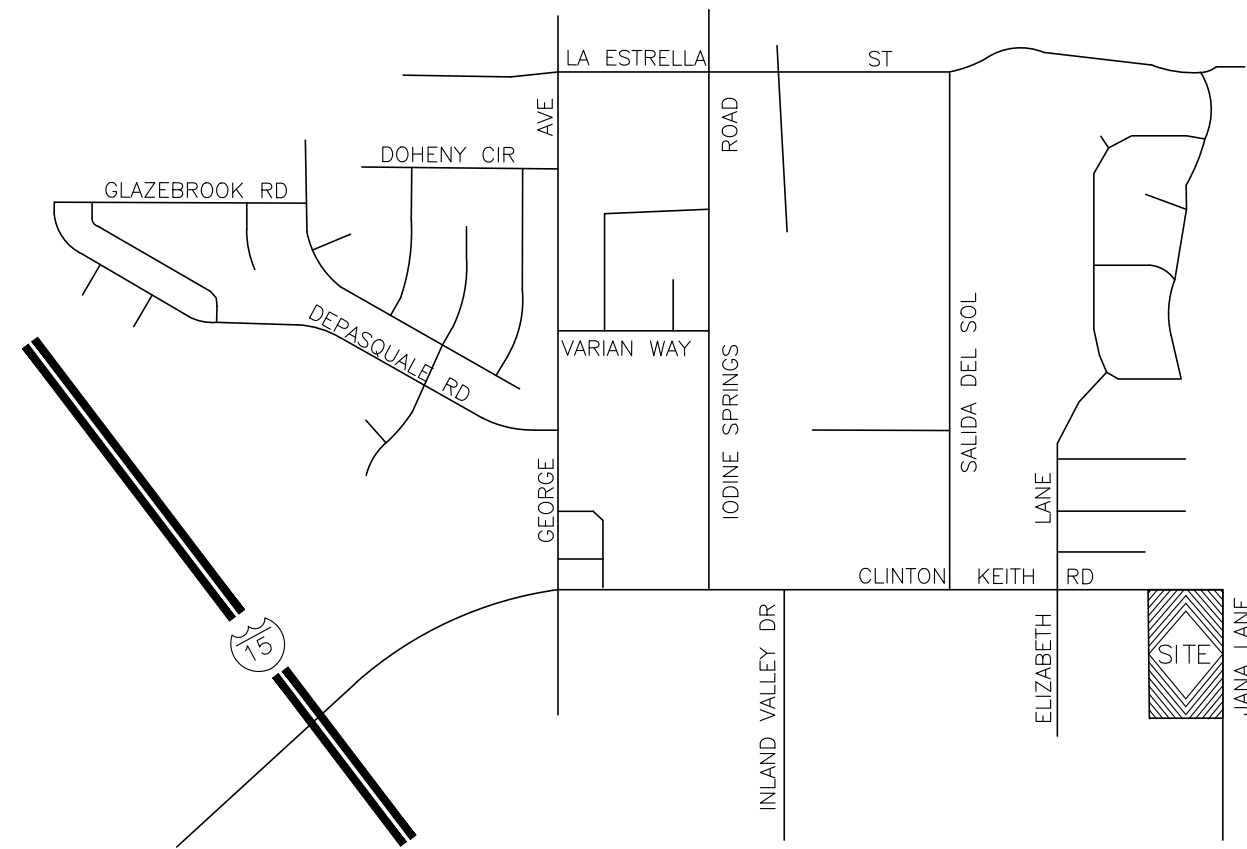
APPLICATION NOS. CUP/Plot Plan No. 22-0006

PLANNER Matthew Bassi

SIGNATURE Matthew Bassi

IN THE CITY OF WILDOMAR, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
JANA RD COMMERCIAL DEVELOPMENT
COMMERCIAL DEVELOPMENT

APN: 362-600-050



VICINITY MAP
N.T.S.

PROPERTY OWNER:
PARADISE LAKE LLC
4300 EDISON AVE
CHINO, CA 91710

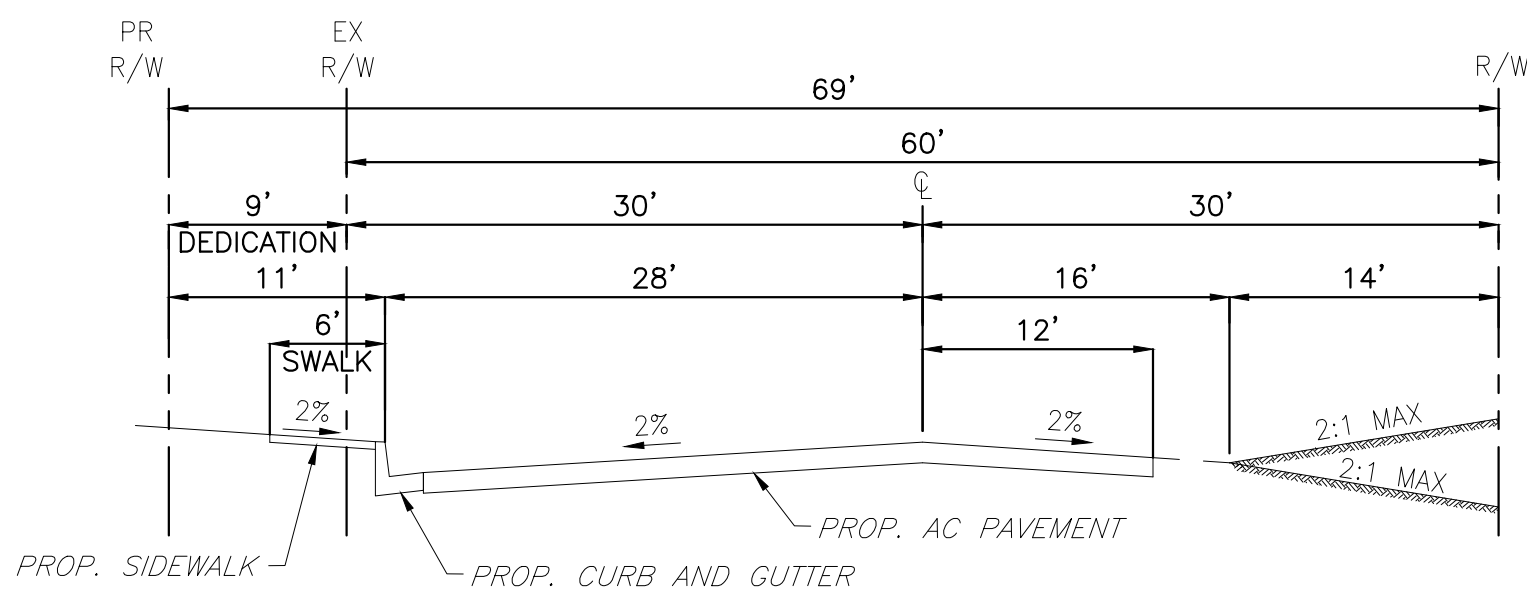
SOILS ENGINEER:
NTS GEOTECHNICAL, INC.
5319 UNIVERSITY DRIVE
IRVINE, CA 92612
CONTACT: NADIM SUNNA, MS, PE, GE
PHONE: (657) 888-4608

BENCHMARK:
COUNTY OF RIVERSIDE
USC&GS 1254 RESET 1964 BRASS DISK AT
BASE OF WILDOMAR SCHOO BELL TOWER AT
SW COR OF CENTRAL ST & PALOMAR ST

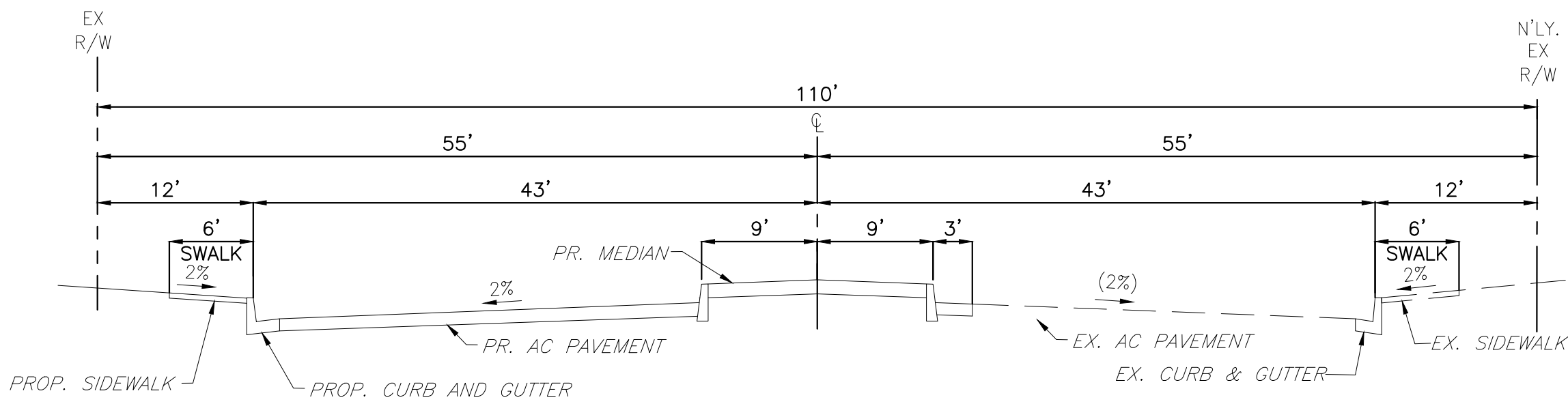
ELEVATION: 1258.00
DATUM: NAVD88

CIVIL ENGINEER:
BLUE ENGINEERING AND CONSULTING, INC.
9320 BASELINE RD., STE. D,
RANCHO CUCAMONGA, CA 91701
CONTACT: ANGEL CESAR, PE
PHONE: (909) 248-6557

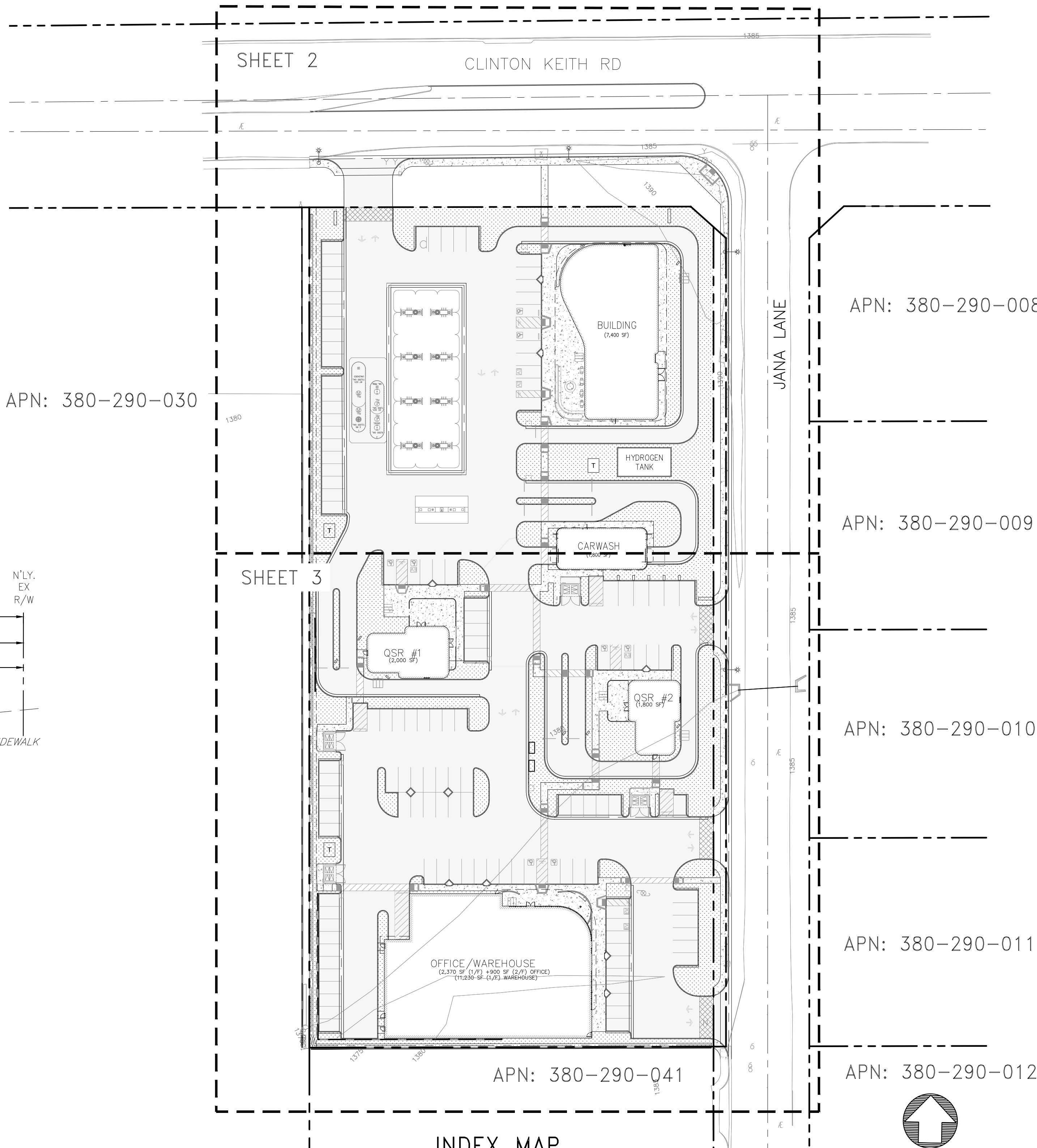
ARCHITECT:
PEGASUS
4300 EDISON AVE.
CHINO, CA 91710
PHONE: (909) 465-4101



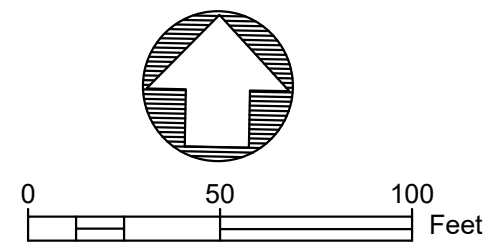
JANA LANE
TYPICAL STREET SECTION
N.T.S.



CLINTON KEITH ROAD
TYPICAL STREET SECTION
N.T.S.



INDEX MAP
SCALE: 1" = 50'

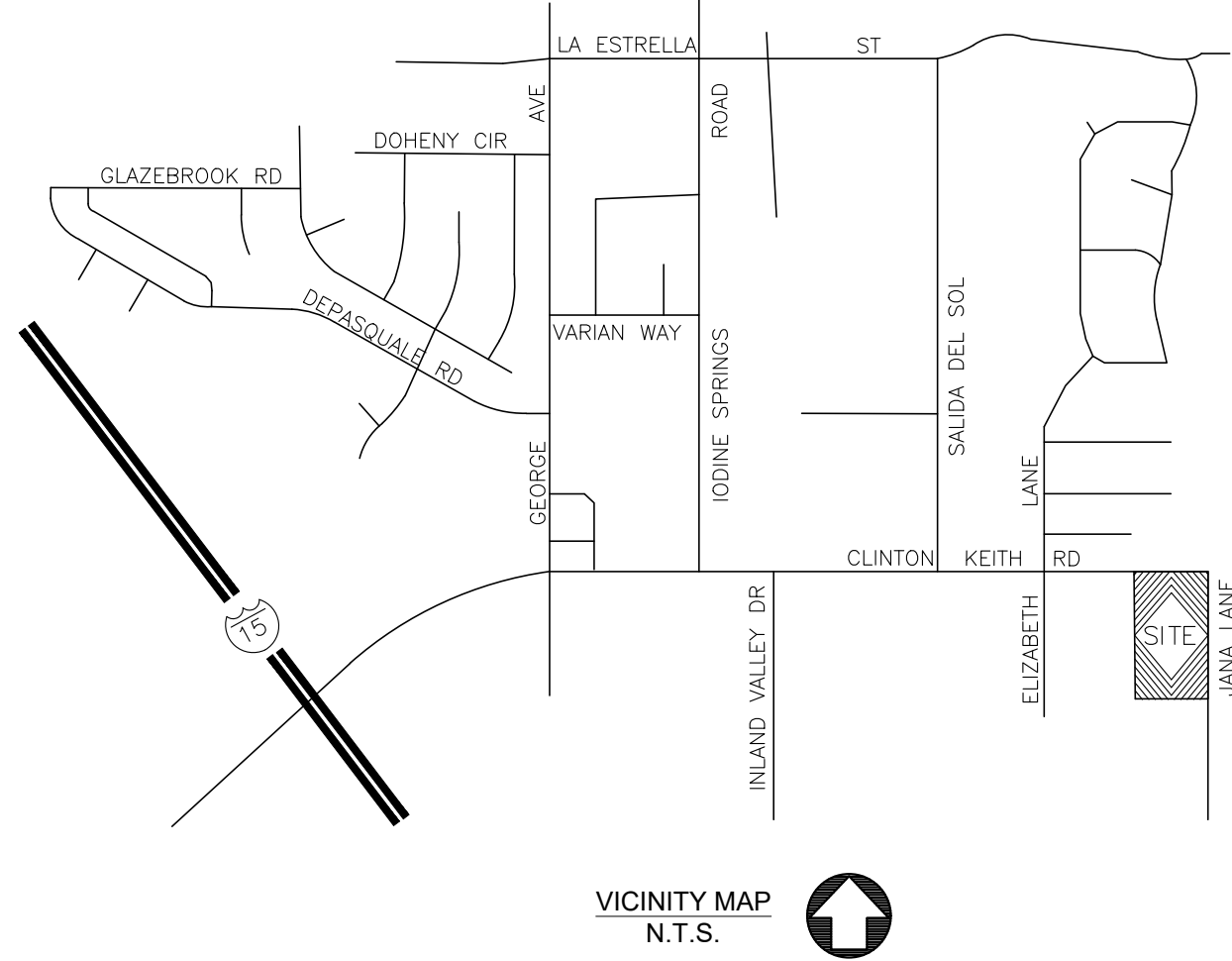
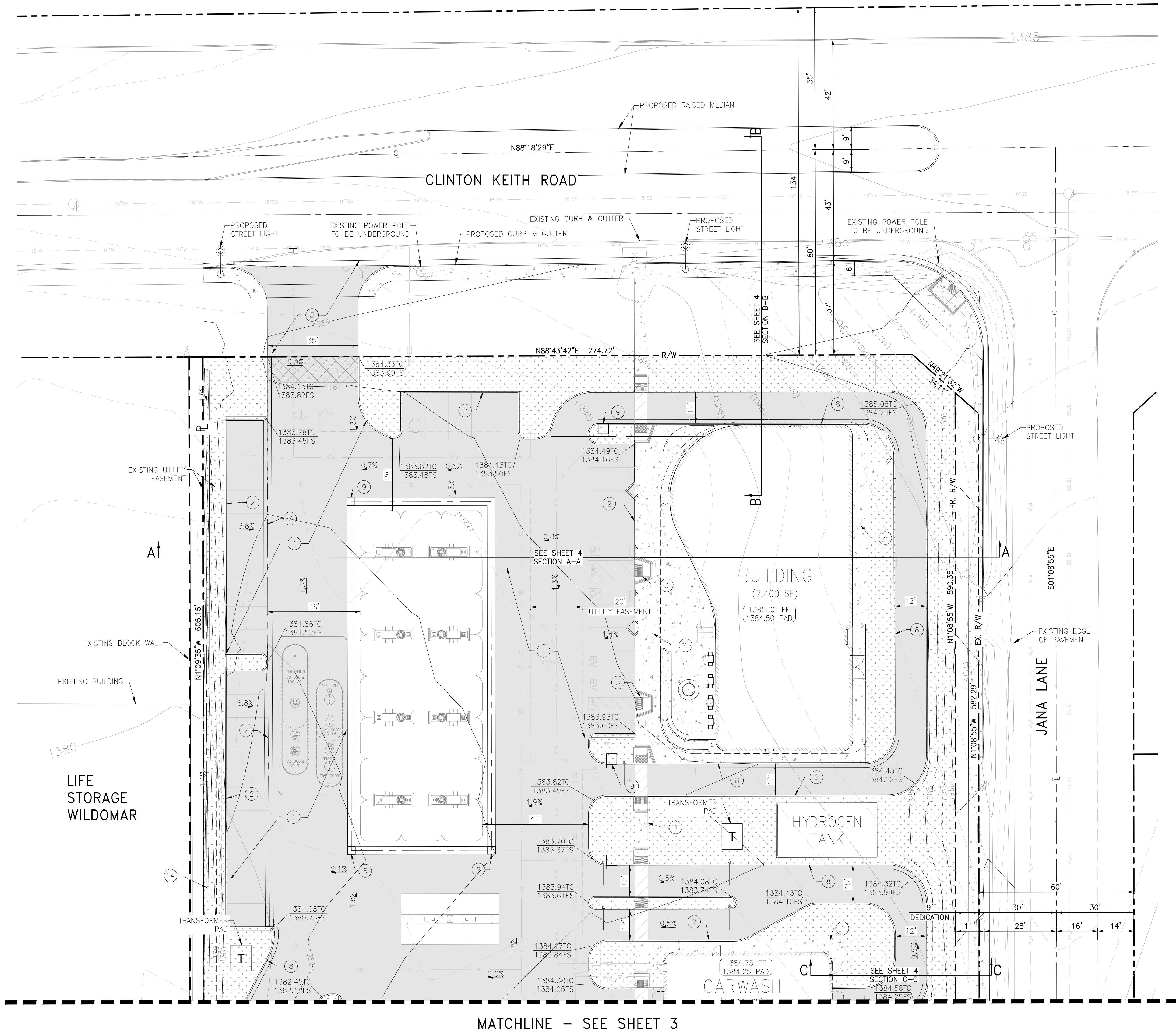


SHEET INDEX

SHEET 1	TITLE SHEET
SHEET 2-3	CONCEPTUAL GRADING PLAN
SHEET 4	SECTIONS
SHEET 5	CONCEPTUAL UTILITY PLAN
SHEET 6	PRE-DEVELOPMENT HYDROLOGY EXHIBIT
SHEET 7	POST-DEVELOPMENT HYDROLOGY EXHIBIT

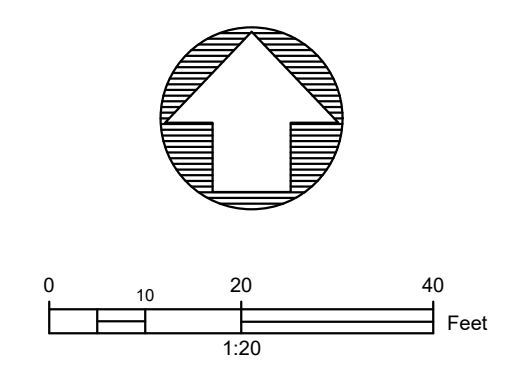
DESIGNED BY: MG	SEAL-DESIGN ENGINEER	 9320 BASELINE RD, STE. D - RANCHO CUCAMONGA, CA 91701 PHONE: 909-248-6557 - INFO@BLUECIVILENG.COM WWW.BLUECIVILENG.COM	REV.	REVISION	DESCRIPTION	BY	DATE	CITY OF WILDOMAR 24831 CLINTON KEITH RD, WILDOMAR, CA 92595	TITLE SHEET	CUP:
DRAWN BY: CG										LDP:
CHECKED BY: AC	PLANS PREPARED UNDER THE SUPERVISION OF ANGEL CESAR, P.E. 87222 EXP. 9/30/23									DATE:
									JANA RD COMMERCIAL DEVELOPMENT CONDITIONAL USE PERMIT	SHEET 1 OF 7 SHEETS PROJECT NUMBER:

Z:\Shared\Blue\2021134 - Jana - Beyond Food\Sheet Set\Entitlement\2021134 - CGP.dwg Dec 16, 2022 - 12:48pm

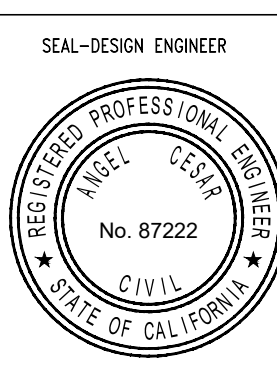


CONSTRUCTION NOTES

- 1 PROPOSED X" AC PAVEMENT OVER X" BASE
- 2 PROPOSED 6" CURB ONLY
- 3 PROPOSED HANDICAP RAMP PER ADA STANDARDS
- 4 PROPOSED SIDEWALK
- 5 PROPOSED COMMERCIAL DRIVE APPROACH
- 6 PROPOSED DEAD END SUMP
- 7 PROPOSED 3' WIDE PCC RIBBON GUTTER
- 8 PROPOSED 6" CURB AND GUTTER
- 9 PROPOSED CATCH BASIN
- 10 PROPOSED TRASH ENCLOSURE
- 14 PROPOSED CONCRETE V-GUTTER



DESIGNED BY: MG
DRAWN BY: CG
CHECKED BY: AC



BLUE Engineering & Consulting, Inc
9320 BASELINE RD, STE. D - RANCHO CUCAMONGA, CA 91701
PHONE: 909-248-6557 - INFO@BLUECIVILENG.COM
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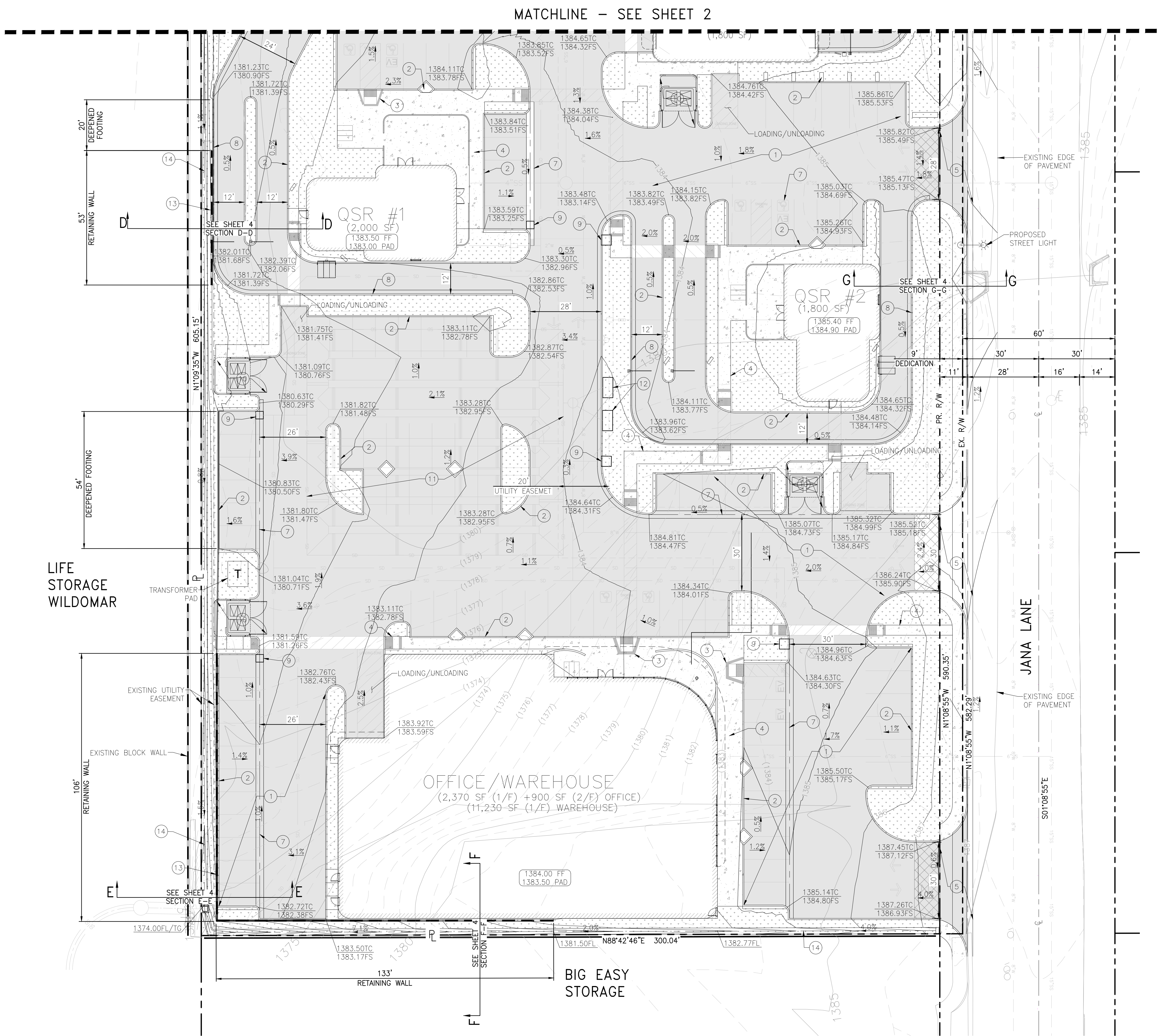
REV.	REVISION	DESCRIPTION	BY	DATE

CITY OF WILDOMAR
24831 CLINTON KEITH RD, WILDOMAR, CA 92595
REVIEWED BY: _____ DATE: _____
XXXXXXXXXX
P.E. NO. C-69109
EXP. DATE 6-30-2020

CONCEPTUAL GRADING PLAN
JANA RD COMMERCIAL DEVELOPMENT
CONDITIONAL USE PERMIT

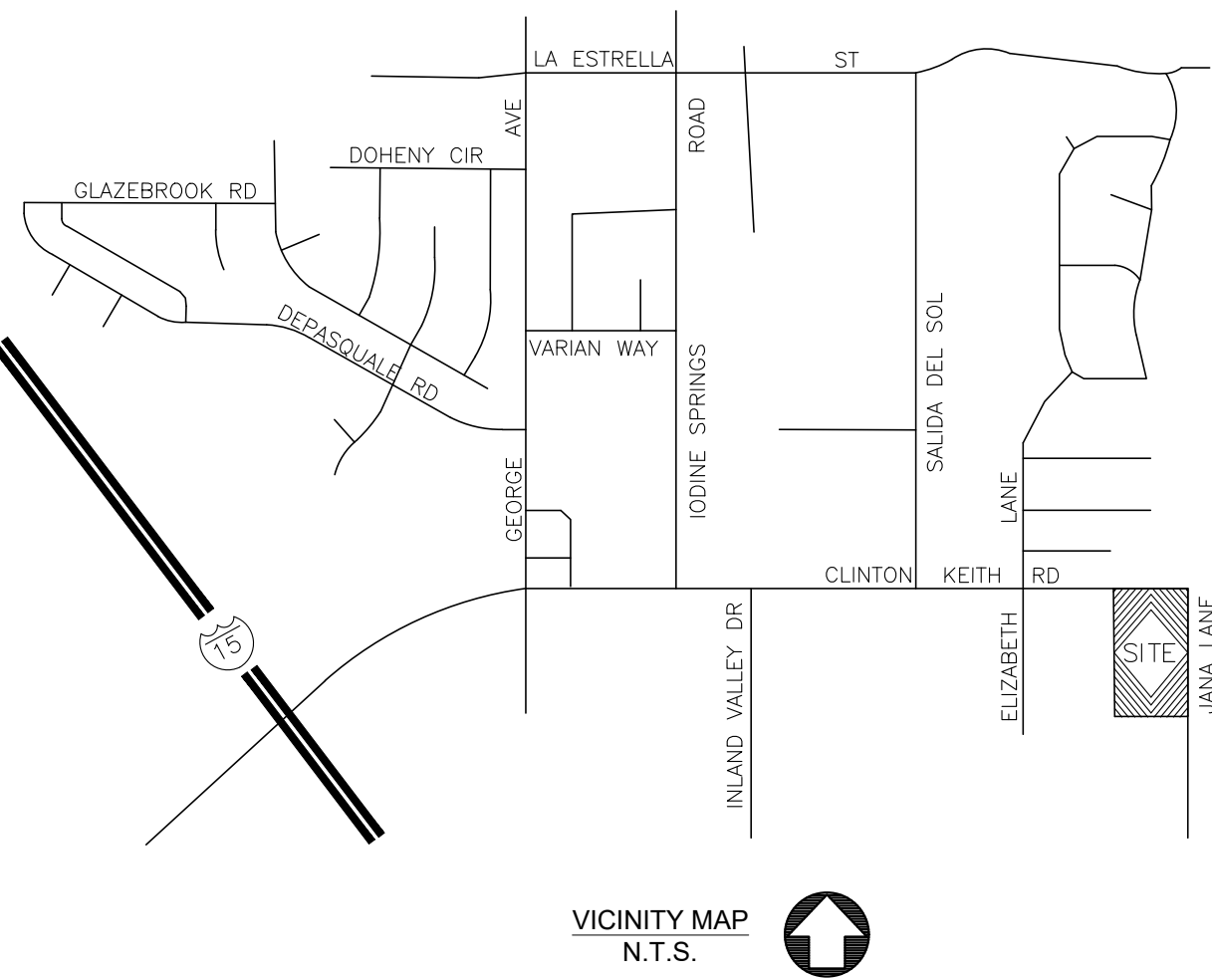
CUP:	
LDP:	
DATE:	December 16, 2022
SHEET	2
OF	7 SHEETS
PROJECT NUMBER:	

MATCHLINE - SEE SHEET 2



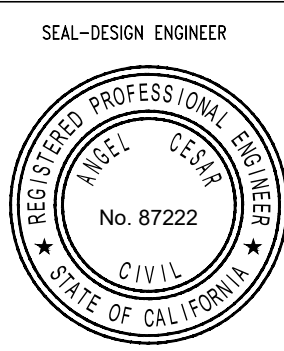
CONSTRUCTION NOTES

- 1 PROPOSED X" AC PAVEMENT OVER X" BASE
- 2 PROPOSED 6" CURB ONLY
- 3 PROPOSED HANDICAP RAMP PER ADA STANDARDS
- 4 PROPOSED SIDEWALK
- 5 PROPOSED COMMERCIAL DRIVE APPROACH
- 6 PROPOSED DEAD END SUMP
- 7 PROPOSED 3' WIDE PCC RIBBON GUTTER
- 8 PROPOSED 6" CURB AND GUTTER
- 9 PROPOSED CATCH BASIN
- 10 PROPOSED TRASH ENCLOSURE
- 11 PROPOSED DETENTION TANK SYSTEM
- 12 PROPOSED MODULAR WETLAND
- 13 PROPOSED RETAINING WALL
- 14 PROPOSED CONCRETE V-GUTTER



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DESIGNED BY: MG
DRAWN BY: CG
CHECKED BY: AC



PLANS PREPARED UNDER THE SUPERVISION OF
ANGEL CESAR, P.E. 87222 EXP. 9/30/23

REV.	REVISION	DESCRIPTION	BY	DATE

CITY OF WILDOMAR
24831 CLINTON KEITH RD, WILDOMAR, CA 92595

REVIEWED BY:

XXXXXXXXXX
P.E. NO. C-69109
EXP. DATE 6-30-2020

DATE

CONCEPTUAL GRADING PLAN

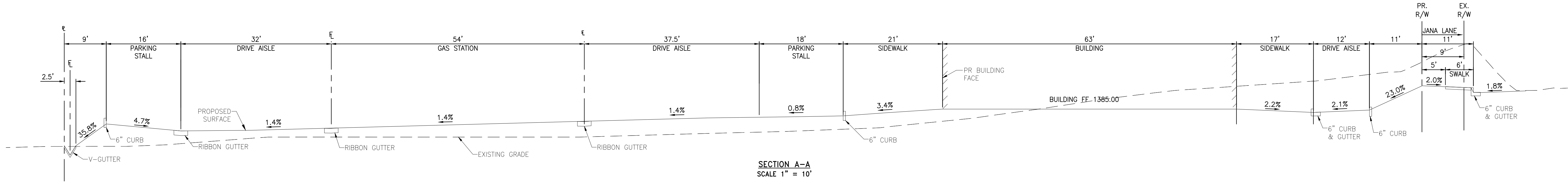
JANA RD COMMERCIAL DEVELOPMENT
CONDITIONAL USE PERMIT

CUP:	
LDP:	
DATE:	December 16, 2022
SHEET	3
OF	7 SHEETS
PROJECT NUMBER:	

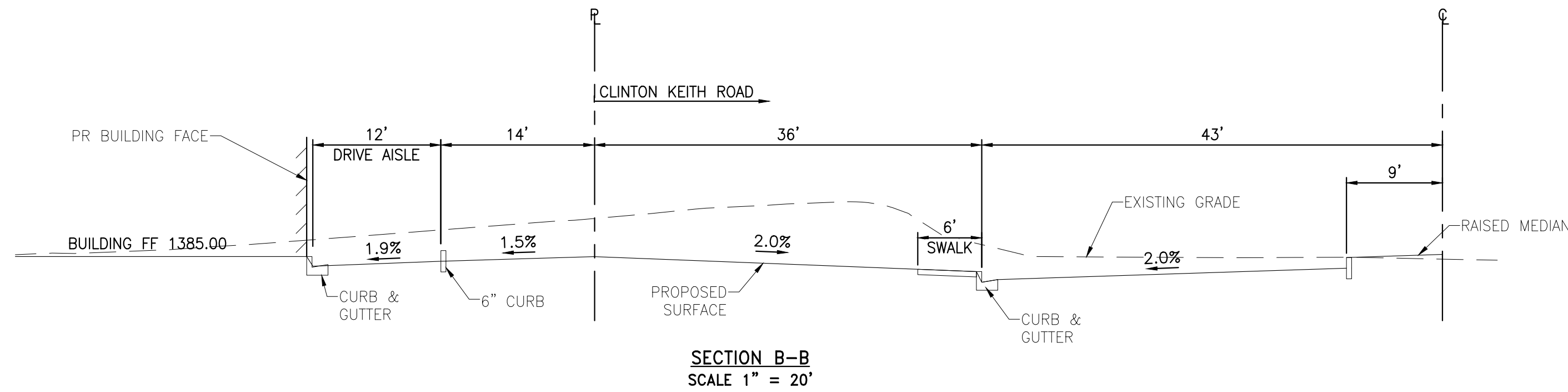
Plans Prepared On: 12/16/2022

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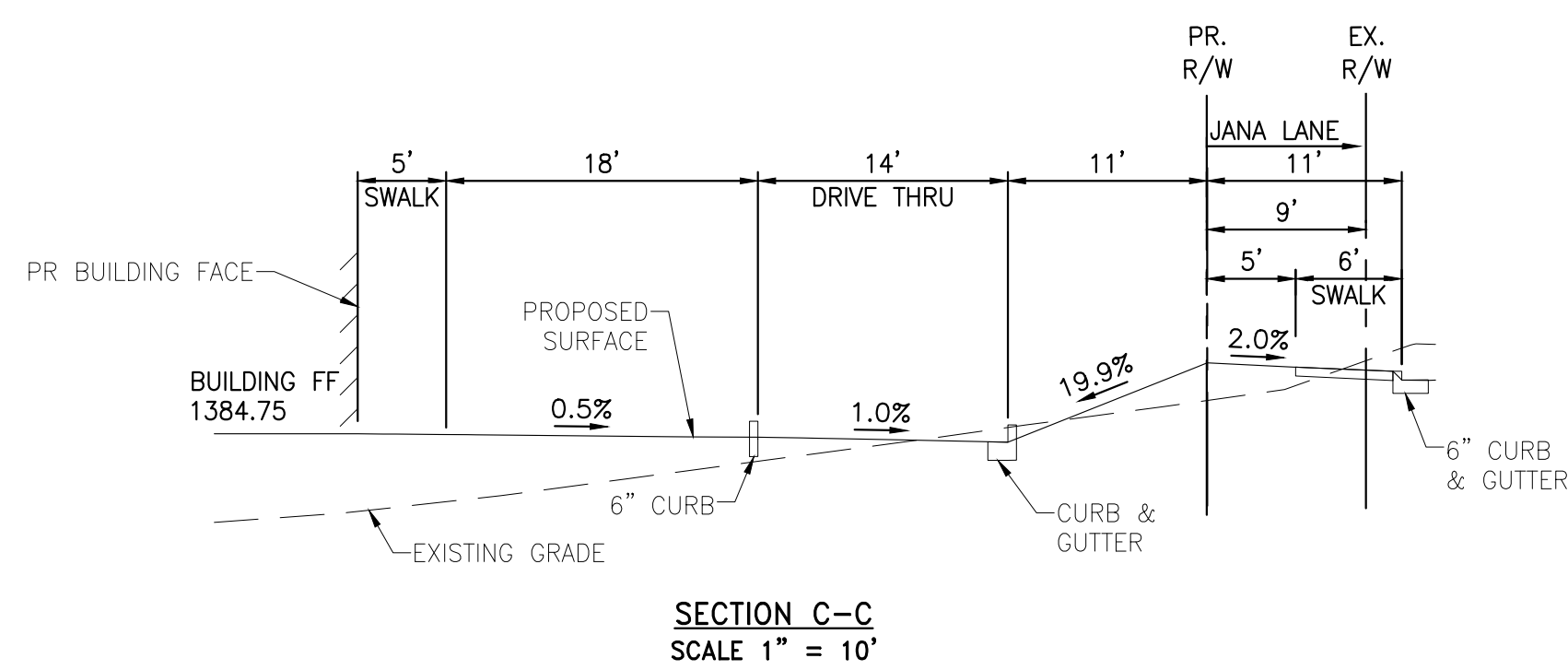
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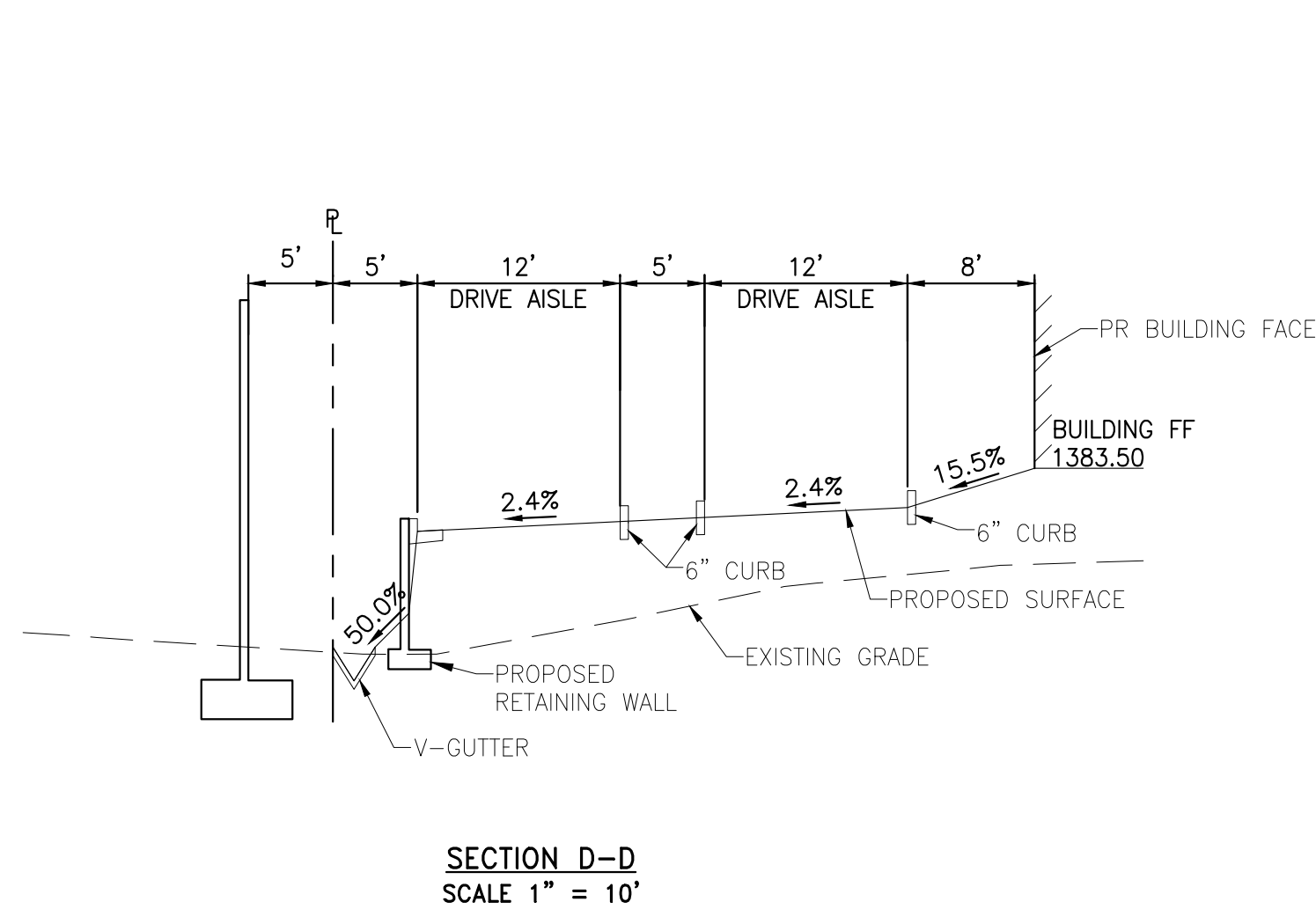
SECTION A-A
SCALE 1" = 10'



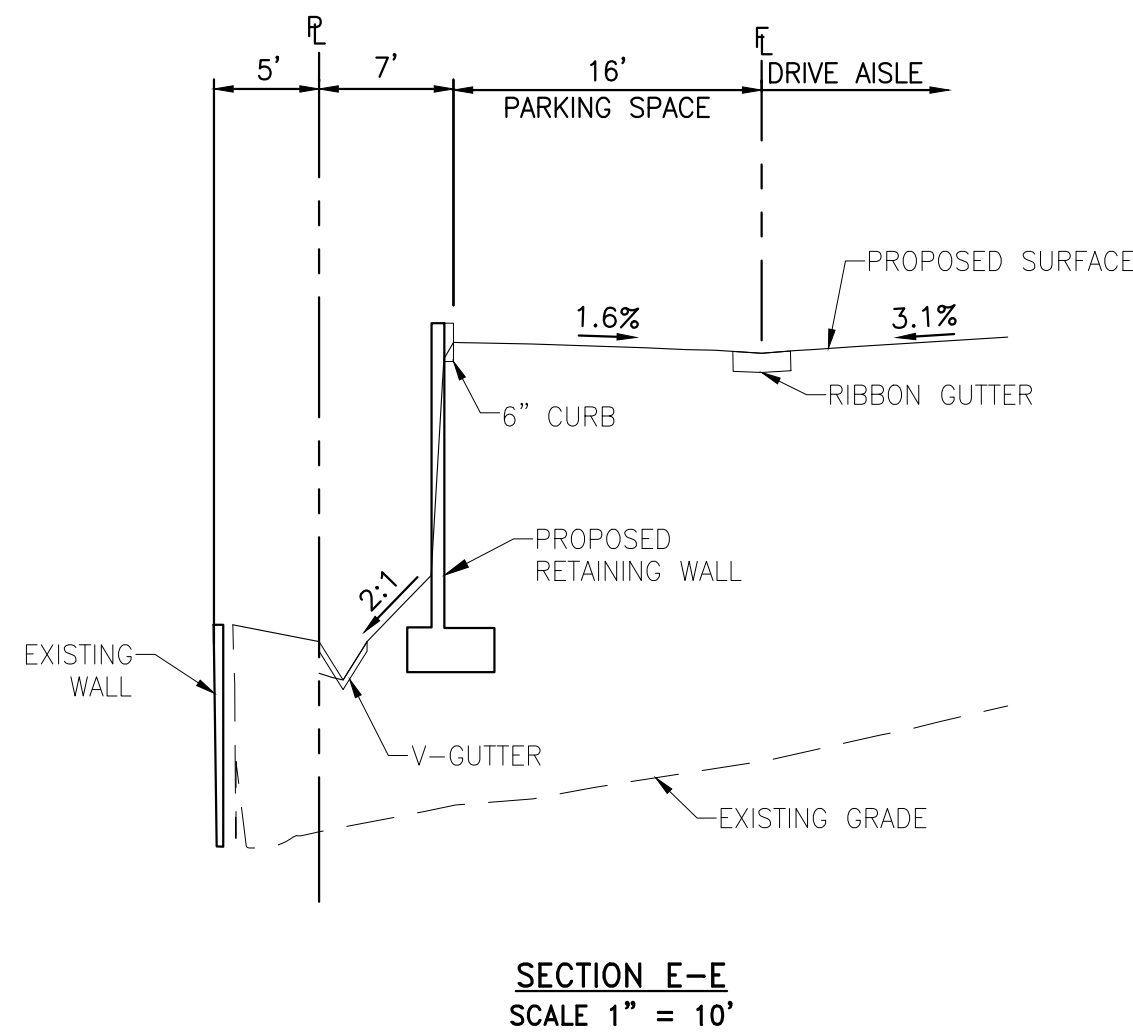
SECTION B-B
SCALE 1" = 20'



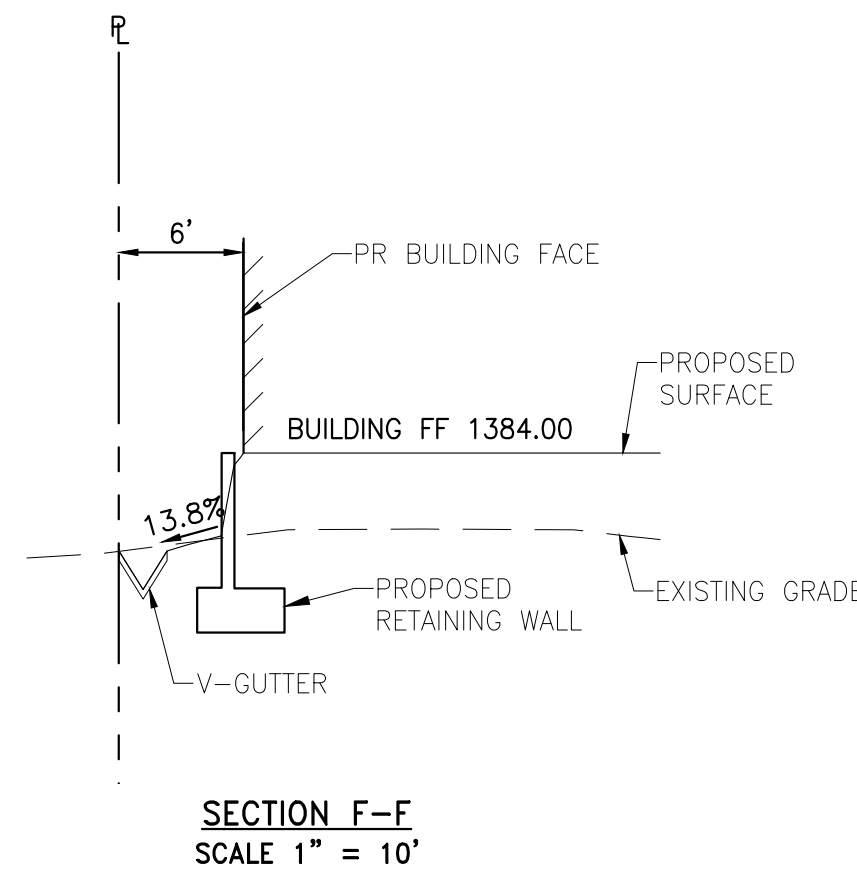
SECTION C-C
SCALE 1" = 10'



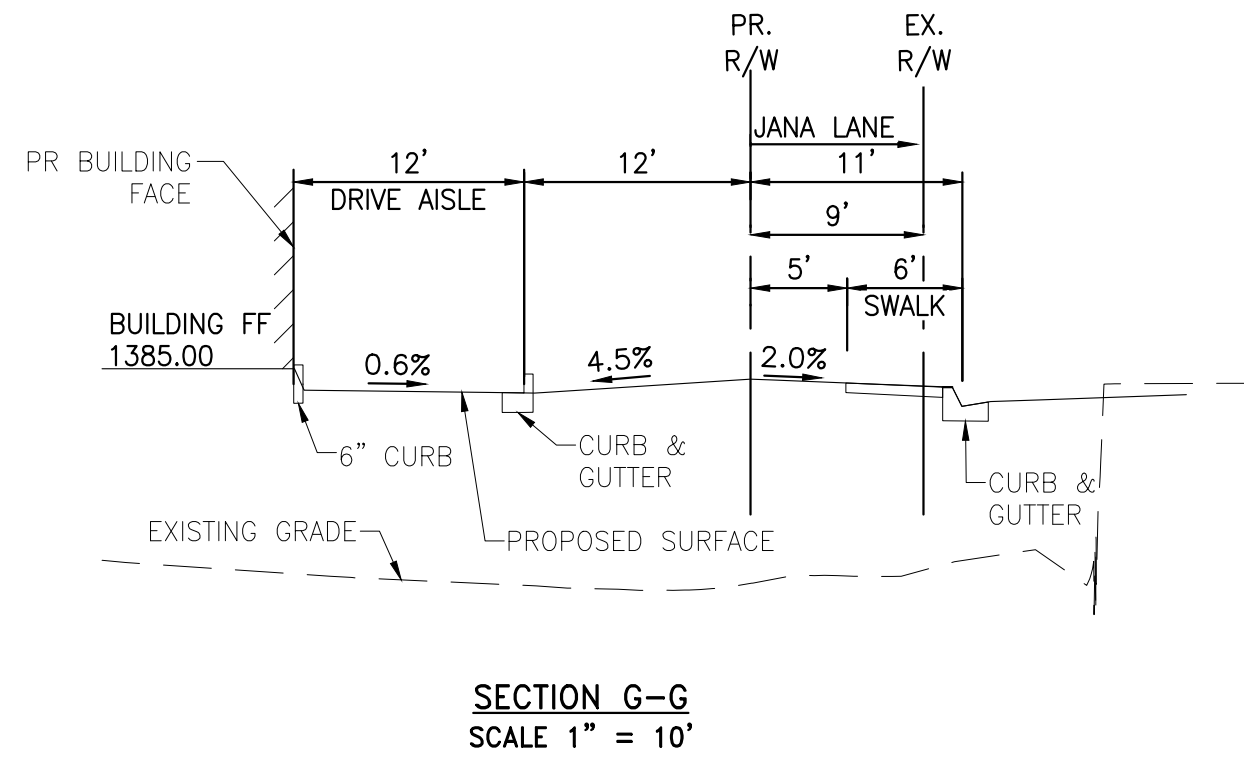
SECTION D-D
SCALE 1" = 10'



SECTION E-E
SCALE 1" = 10'

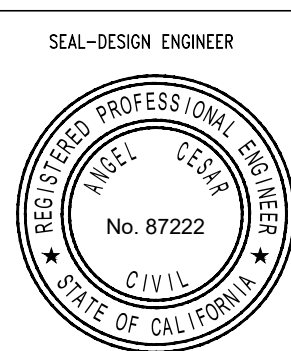


SECTION F-F
SCALE 1" = 10'



SECTION G-G
SCALE 1" = 10'

DESIGNED BY: MG
DRAWN BY: CG
CHECKED BY: AC



PLANS PREPARED UNDER THE SUPERVISION OF
ANGEL CESAR, P.E. 87222 EXP. 9/30/23

DATE

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24831 CLINTON KEITH RD, WILDOMAR, CA 92595

REVIEWED BY:

XXXXXXXXXX
P.E. NO. C-69109
EXP. DATE 6-30-2020

DATE

SECTIONS

**JANA RD COMMERCIAL DEVELOPMENT
CONDITIONAL USE PERMIT**

CUP:

LDP:

DATE:

December 16, 2022

SHEET **4**

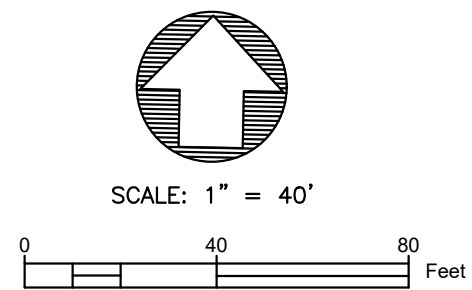
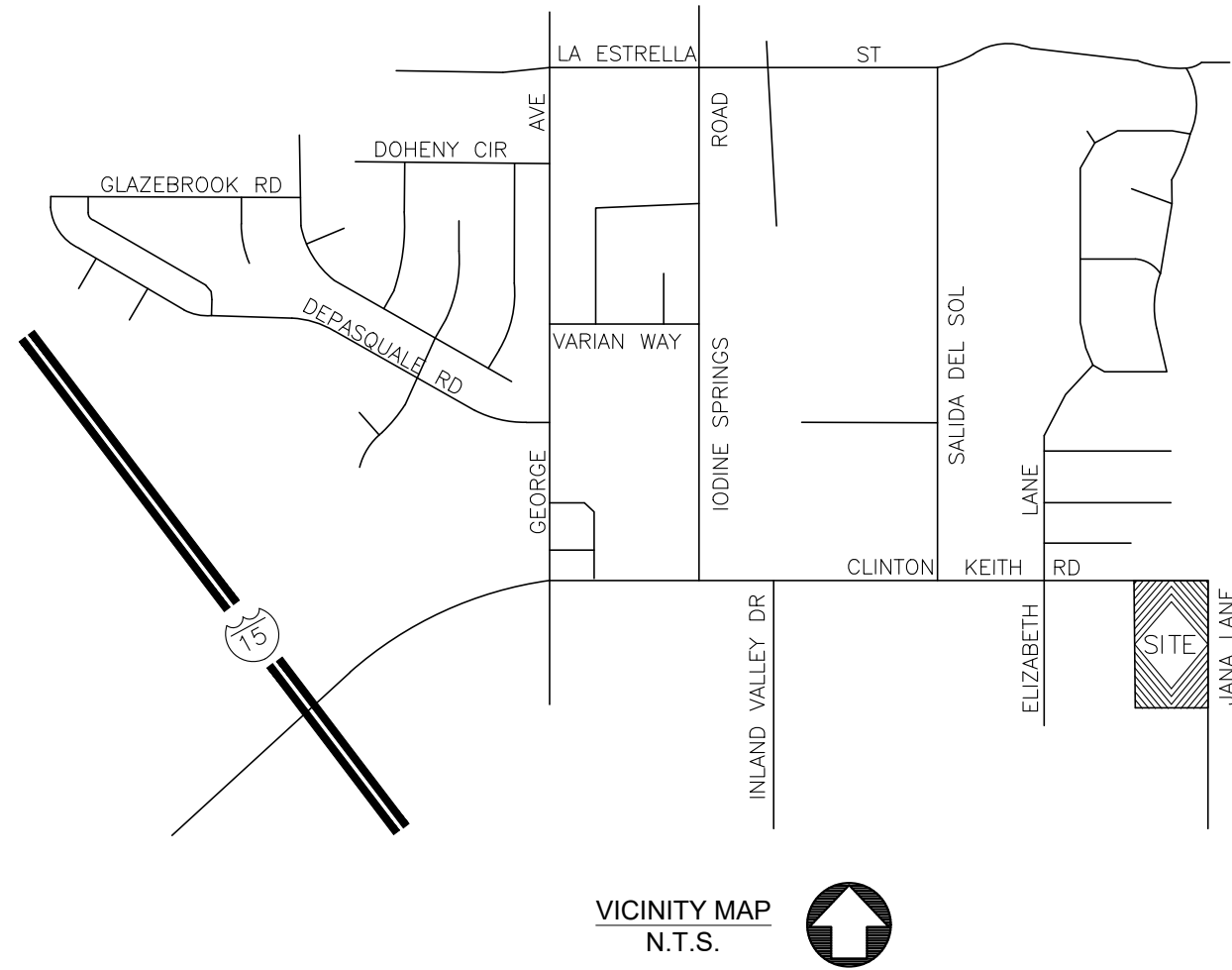
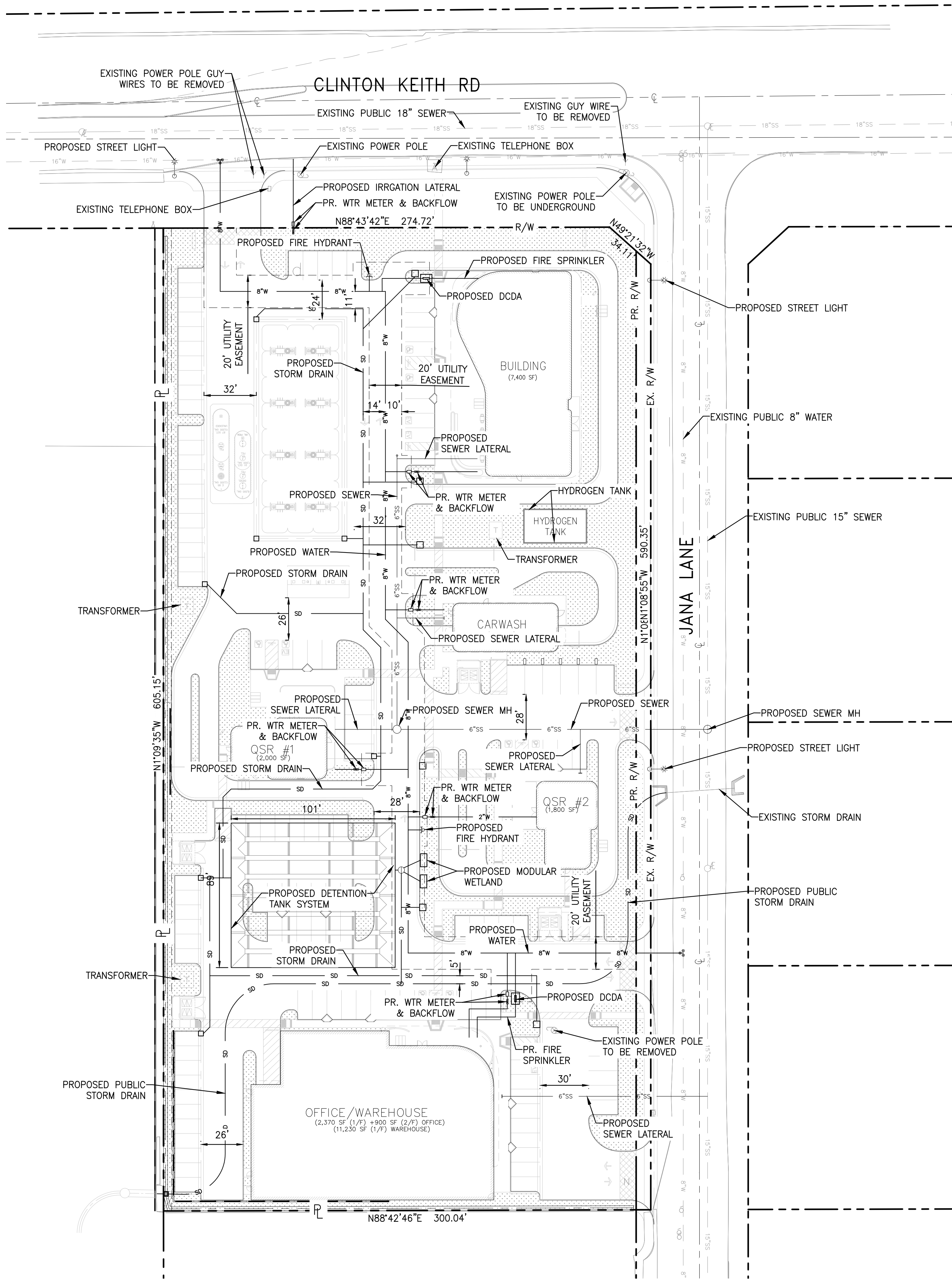
OF **7** SHEETS

PROJECT NUMBER:

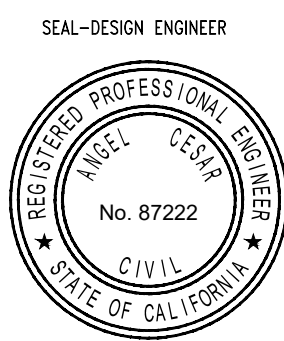
Plans Prepared On: 12/16/2022

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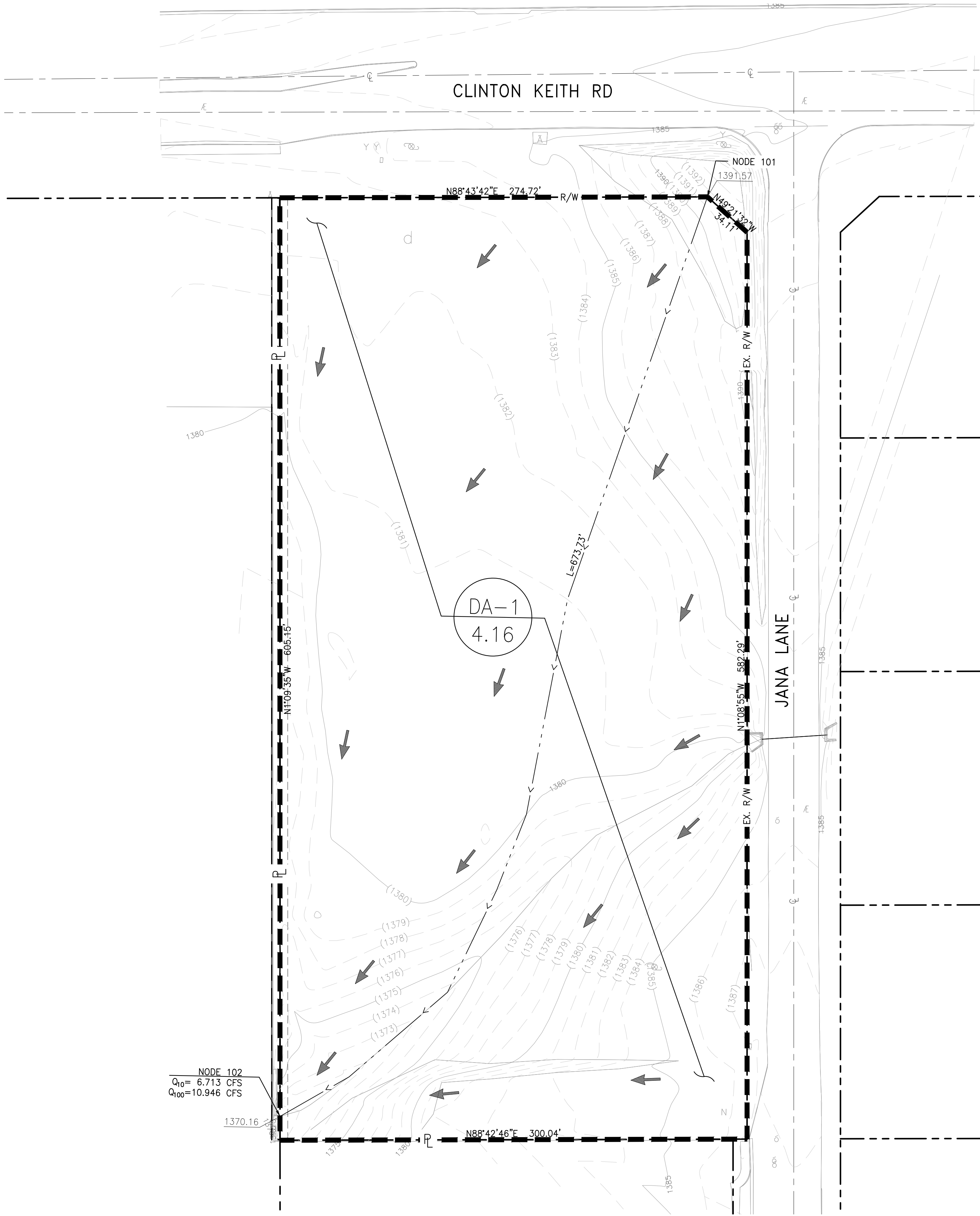
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CITY OF WILDOMAR 24831 CLINTON KEITH RD, WILDOMAR, CA 92595	
REVIEWED BY: _____	DATE: _____
XXXXXXXXXX P.E. NO. C-69109 EXP. DATE 6-30-2020	

CONCEPTUAL UTILITY PLAN	CUP:
JANA RD COMMERCIAL DEVELOPMENT CONDITIONAL USE PERMIT	LDP:
	DATE: December 16, 2022
	SHEET 5
	OF 7 SHEETS
	PROJECT NUMBER:

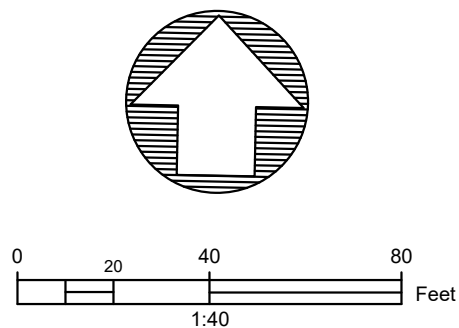
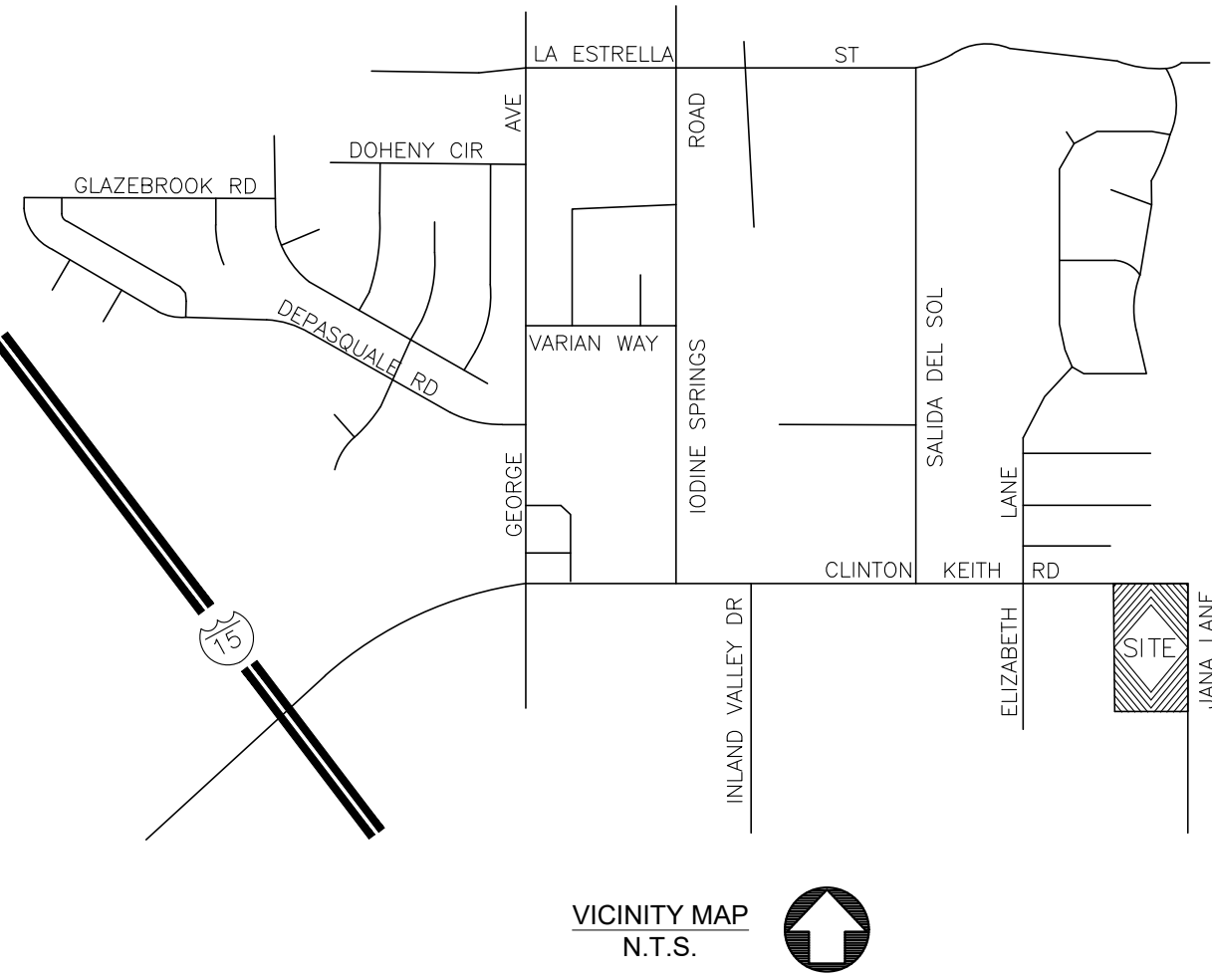
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Z:\Shared\Blue\2021134 - Jana - Beyond Food\Sheet Set\Entitlement\2021134 - PRE HYDRO.dwg Dec 16, 2022 - 12:48pm



LEGEND

- > FLOW LINE
- FLOW DIRECTION
- - - DRAINAGE AREA BOUNDARY
- # / X.XX DRAINAGE AREA DESIGNATION
- X.XX DRAINAGE AREA



DESIGNED BY: MG

DRAWN BY: CG

CHECKED BY: AC



BLUE Engineering & Consulting, Inc

9320 BASELINE RD, STE. D - RANCHO CUCAMONGA, CA 91701
PHONE: 909-248-6557 - INFO@BLUECIVILENG.COM
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ANGEL CESAR, P.E. 87222 EXP. 9/30/23

REV.	REVISION	DESCRIPTION	BY	DATE

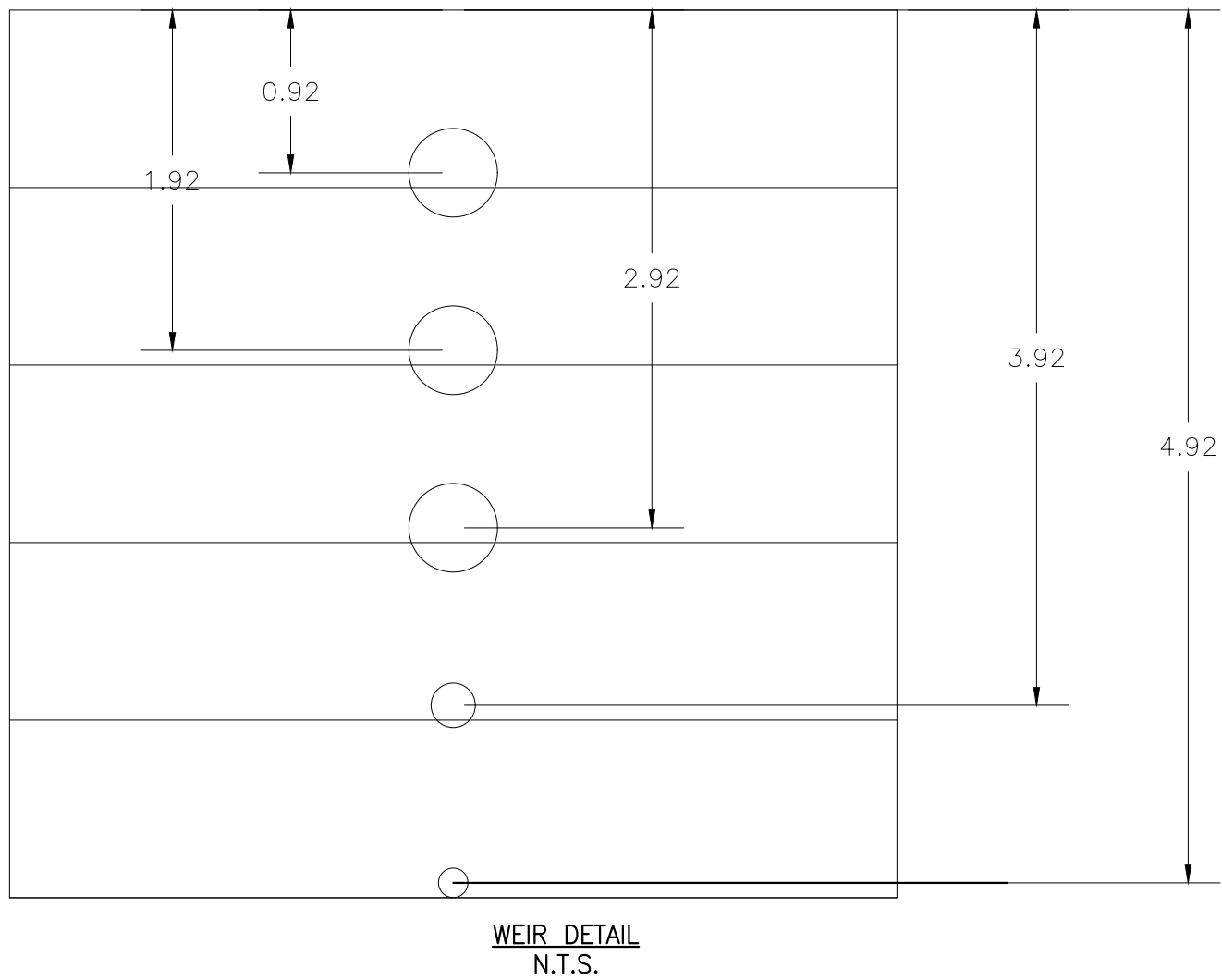
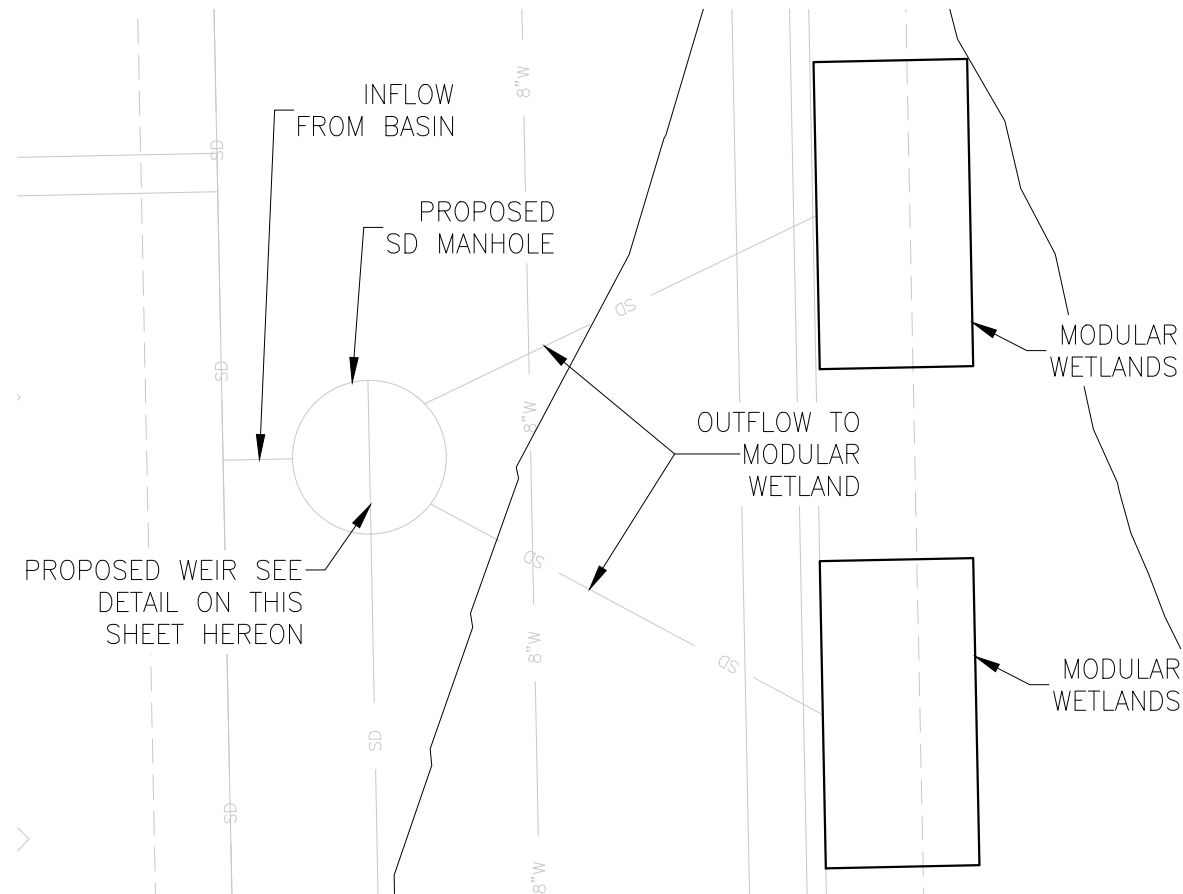
CITY OF WILDOMAR 24831 CLINTON KEITH RD, WILDOMAR, CA 92595

PRE-DEVELOPMENT HYDROLOGY EXHIBIT
JANA RD COMMERCIAL DEVELOPMENT CONDITIONAL USE PERMIT

CUP:
LDP:
DATE: December 16, 2022
SHEET OF 7 SHEETS
PROJECT NUMBER:

Plans Prepared On: 12/16/2022

Z:\Shared\Blue\2021134 - Jana - Beyond Food\Sheet Set\Entitlement\2021134 - PRE HYDRO.dwg - LAST PLOTTED ON Fri 12/16/22 - 12:48PM BY Martin Gonzalez



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DATE

REV.

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24831 CLINTON KEITH RD, WILDOMAR, CA 92595

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XXXXXXXXXX
P.E. NO. C-69109
EXP. DATE 6-30-2020

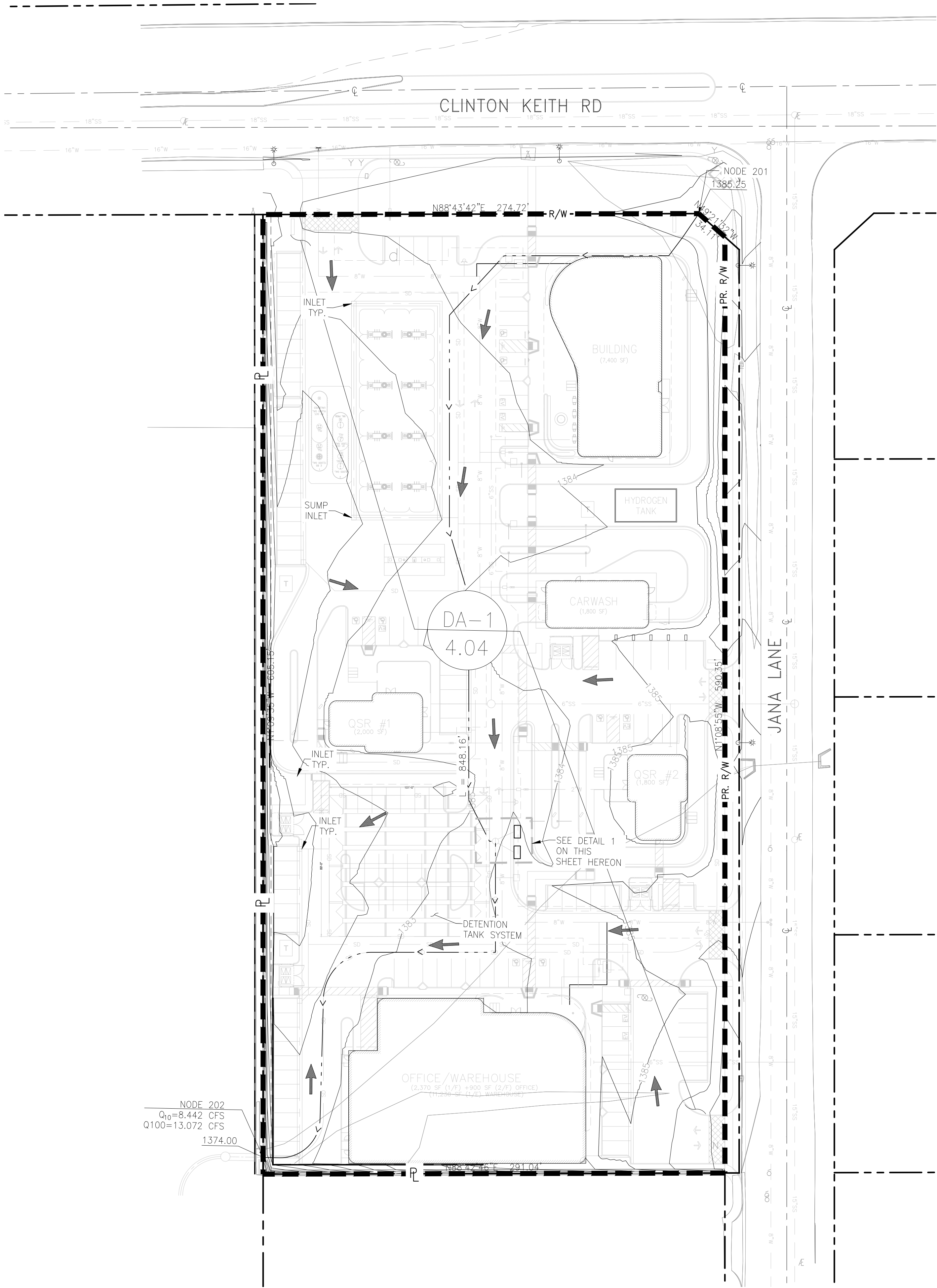
DATE

POST-DEVELOPMENT HYDROLOGY EXHIBIT

**JANA RD COMMERCIAL DEVELOPMENT
CONDITIONAL USE PERMIT**

CUP:
LDP:
DATE: December 16, 2022
SHEET 7
OF 7 SHEETS
PROJECT NUMBER:

Plans Prepared On: 12/16/2022



LEGEND

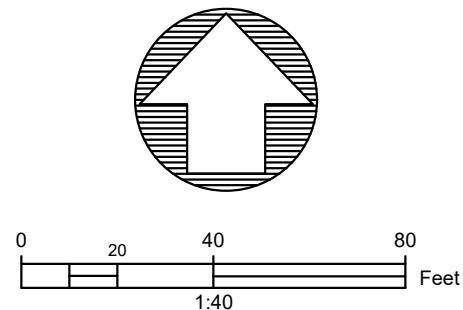
- FLOW LINE
- FLOW DIRECTION
- DRAINAGE AREA BOUNDARY
- DRAINAGE AREA DESIGNATION
- DRAINAGE AREA

NOTE: ALL INLETS HAVE TRASH CAPTURE FILTERS

ENGINEERED SOIL MEDIA REQUIREMENTS

THE ENGINEERED SOIL MEDIA SHALL BE COMPROMISED OF 85 PERCENT MINERAL COMPONENT AND 15 PERCENT ORGANIC COMPONENT, BY VOLUME, DRUM MIXED PRIOR TO PLACEMENT. THE MINERAL COMPONENT SHALL BE CLASS A SANDY LOAM TOPSOIL THAT MEETS THE RANGE SPECIFIED IN THE TABLE BELOW. THE ORGANIC COMPONENT SHALL BE NITROGEN STABILIZED COMPOST, SUCH THAT NITROGEN DOES NOT LEACH MEDIA.

MINERAL COMPONENT RANGE REQUIREMENTS	
Percentage Range	Component
70-80	SAND
15-20	SILT
5-10	CLAY



New Commercial Development

24831 CLINTON KEITH RD.,
WILDOMAR, CA 92595

Abbreviations							
&	AND	D.O.	DOOR OPENING	I.D.	INSIDE DIAMETER	SQ.	SQUARE
L	ANGLE	DR.	DOOR	INSUL.	INSULATION	S.ST.	STAINLESS STEEL
@	AT	DWR.	DRAWER	INT.	INTERIOR	STD.	STANDARD
⏟	CENTERLINE	D.S.	DOWNSPOUT	JT.	JOINT	STL.	STEEL
∅	DIAMETER OF ROUND	DWG.	DRAWING	KIT.	KITCHEN	STOR.	STORAGE
#	POUND OR NUMBER	E.	EXISTING	LAMINATE	LAM.	STRL.	STRUCTURAL
(E)	EXISTING	EA.	EACH	LAV.	LAVATORY	SYM.	SYMMETRICAL
(R)	RELOCATED	E.J.	EXPANSION JOINT	LT.	LIGHT	T.B.S.	TO BE SPECIFIED
(N)	NEW	EL.	ELEVATION	MANU.	MANUFACTURER	TRD.	TREAD
A.F.F.	ABOVE FINISH FLOOR	ELEC.	ELECTRICAL	MAX.	MAXIMUM	T.B.	TOWEL BAR
A.D.	AREA DRAIN	E.P.	ELECTRICAL	M.C.	MEDICINE CABINET	T.C.	TOP OF CURB
ADJ.	ADJUSTABLE	EQ.	EQUAL	MECH.	MECHANICAL	TEL.	TELEPHONE
AGGR.	AGGREGATE	EQPT.	EQUIPMENT	MEMB.	MEMBRANE	TER.	TERRAZZO
AL.	ALUMINUM	EXST.	EXISTING	MET.	METAL	T.& G.	TONGUE & GROOVE
APPROX.	APPROXIMATE	EXP.	EXPANSION	MFR.	MANUFACTURER	THK.	THICK
ARCH.	ARCHITECTURAL	EXT.	EXTERIOR	MIN.	MINIMUM	T.P.	TOP OF PAVEMENT
ASB.	ASBESTOS	FL.	FLOOR FINISH	PL.	PLATE	MIR.	MIRROR
ASPH.	ASPHALT	FDN.	FOUNDATION	P.LAM.	PLASTIC LAMINATE	MISC.	MISCELLANEOUS
BD.	BOARD	FIN.	FINISH	PLAS.	PLASTER	M.O.	MASONRY OPENING
BITUM.	BITUMINOUS	FL.	FLOOR	PLYWD.	PLYWOOD	MTD.	MOUNTED
BLDG.	BUILDING	FLASH'G	FLASHING	PR.	PAIR	MUL.	MULLION
BLKG.	BLOCKING	FLUOR.	FLUORESCENT	PROV'D	PROVIDED	N.	NEW
BM.	BEAM	PT.	POINT	PT.	POINT	N.I.C.	NOT IN CONTRACT
B.O.H.	BACK OF HOUSE	PTN.	PARTITION	Q.T.	QUARRY TILE	NO./#	NUMBER
BOT.	BOTTOM	QSR	QUICK SERVE	R/RAD.	RADIUS	NOM.	NOMINAL
CAB.	CABINET	QSR	QUICK SERVE	RAD.	ROOF DRAIN	N.T.S.	NOT TO SCALE
CEM.	CEMENT	RESTAURANT		REF.	REFERENCE	O.A.	OVERALL
CER.	CERAMIC	R/RAD.	RADIUS	REFR.	REFRIGERATOR	OBS.	OBSCURE
C.I.	CAST IRON	R.D.	ROOF DRAIN	RGTR.	REGISTER	O.C.	ON CENTER
CLG.	CEILING	REF.	REFERENCE	REINF.	REINFORCED	O.D.	OUTSIDE DIAMETER
CLKG.	CAULKING	REFR.	REFRIGERATOR	REQ'D	REQUIRED	OFF.	OFFICE
CLO.	CLOSET	REFR.	REFRIGERATOR	RESIL.	RESILIENT	OPNG.	OPENING
CLR.	CLEAR	R.GTR.	REGISTER	RM.	ROOM	OPP.	OPPOSITE
C.O.	CASED OPENING	REINF.	REINFORCED	R.O.	ROUGH OPENING	PLBG.	PLUMBING
COL.	COLUMN	REQ'D	REQUIRED	RWD.	REDWOOD	T.P.D.	TOILET PAPER
CONC.	CONCRETE	RESIL.	RESILIENT	R.W.L.	RAIN WATER LEADER	DISPENSER	
CONN.	CONNECTION	RM.	ROOM	S.C	SOLID CORE	T.V.	TELEVISION
CONSTR.	CONSTRUCTION	R.O.	ROUGH OPENING	SCHED.	SCHEDULE	T.W.	TOP OF WALL
CONT.	CONTINUOUS	RWD.	REDWOOD	S.D.	SOAP DISPENSER	TYP.	TYPICAL
CTSK.	COUNTERSUNK	R.W.L.	RAIN WATER LEADER	SECT.	SECTION	UNF.	UNFINISHED
CNTR.	COUNTER	S.C	SOLID CORE	SH.	SHELF	U.O.N.	UNLESS
CTR.	CENTER	SCHED.	SCHEDULE	SHR.	SHOWER	OTHERWISE NOTED	
DBL.	DOUBLE	S.D.	SOAP DISPENSER	SHT.	SHEET	VERT	VERTICAL
DEPT.	DEPARTMENT	SECT.	SECTION	SIM.	SIMILAR	W.	WEST
DET.	DETAIL	SH.	SHELF	SL.	SLOPE	W/	WITH
DIA.	DIAMETER	SHR.	SHOWER	SPEC.	SPECIFICATION	W.C.	WATER CLOSET
DIM.	DIMENSION	SHT.	SHEET			WD.	WOOD
DISP.	DISPENSER	SIM.	SIMILAR			W/O	WITHOUT
DN.	DOWN	SL.	SLOPE			WP.	WATERPROOF
		SPEC.	SPECIFICATION			WSCT.	WAINSCOT
						WT.	WEIGHT
		HGT.	HEIGHT				

Symbols

6

A8

DETAIL IDENTIFICATION

5

A3

ELEVATION

3

A3

SECTION (BUILDING)

4

A3

SECTION (WALL / DETAIL)

9

REFERENCE NOTE

1

5

A3

4

3

INTERIOR ELEVATIONS

2

ELEVATION IDENTIFICATION

5

A3

SHEET WHERE ELEVATION IS DRAWN

2

REVISION, CLOUD

1

MATCH LINE, SHADED PORTION IS THE SIDE CONSIDERED

2

DATUM POINT

1

WINDOW SYMBOL

2

DOOR SYMBOL

1

REVISION, CLOUD

1

MATCH LINE, SHADED PORTION IS THE SIDE CONSIDERED

2

DATUM POINT

NOTES:

1. ALL DIMENSIONS ARE TO THE FACE OF STUD, U.O.N.

2. ALL RACKS HEIGHT TO BE LESS THAN 5'-9".

Project Directory

OWNER:
PARADISE LAKE, LLC.
4300 EDISON AVE.,
CHINO, CA 91710

ARCHITECT:
C.F. LAU, A.I.A.
PEGASUS ARCHITECTS
4300 EDISON AVE.,
CHINO, CA 91710
TEL: (909) 465.4101

CIVIL:
BLUE ENGINEERING & CONSULTANTS
MARTIN GONZALEZ
9320 BASELINE RD., SUITE D
RANCHO CUCAMONGA, CA 91710
TEL: (909) 970-5654

LANDSCAPE ARCHITECT:
PHILMAY LANDSCAPE ARCHITECT
ROSALIO SERNA
2532 WALLACE AVENUE
FULLERTON, CA 92831
TEL: (909) 373-1959

Planning Notes

1) **LIQUEFACTION:**
BASED ON RECORDS, THIS PROJECT APPEARS TO BE LOCATED IN AN AREA WITH POTENTIAL FOR SOIL LIQUEFACTION. PER CBC SECTION 1803.5, A GEOTECHNICAL ASSESSMENT OF THIS CONDITION IS REQUIRED AND, ACCORDING TO SECTION 1803, THE ASSESSMENT MUST BE CONDUCTED BY A LICENSED DESIGN PROFESSIONAL. IF THE ASSESSMENT INDICATED THAT THE CONDITION, IF NOT CORRECTED, WOULD LEAD TO STRUCTURAL DEFECTS, THE ASSESSMENT SHALL RECOMMEND CORRECTIVE ACTION WHICH IS LIKELY TO PREVENT STRUCTURAL DAMAGE.

Building Notes:

1) **CODE/ORDINANCE REQUIREMENTS:**
THE APPLICANT SHALL OBTAIN THE REQUIRED BUILDING PERMIT(S) FROM THE BUILDING DEPARTMENT PRIOR TO ANY CONSTRUCTION ON THE PROPERTY. ALL BUILDING PLANS AND SUPPORTING DOCUMENTATION SHALL COMPLY WITH CURRENT ADOPTED CALIFORNIA BUILDING CODES, WILDOMAR ORDINANCES REGULATIONS IN EFFECT AT THE TIME OF BUILDING PLAN SUBMITTAL AND FEE PAYMENT TO THE BUILDING DEPARTMENT. ALL BUILDING DEPARTMENT PLAN SUBMITTAL AND FEE REQUIREMENTS SHALL APPLY.
NOTE: THE NEW UPDATED 2022 CALIFORNIA BUILDING CODES WILL BE IN EFFECT AS OF JANUARY 1ST, 2023, AS MANDATED BY THE STATE OF CALIFORNIA. ANY BUILDING PLAN AND FEE PAYMENT SUBMITTED TO THE BUILDING DEPARTMENT ON OR AFTER JANUARY 1ST, 2023 WILL BE SUBJECT TO THE NEW UPDATED CALIFORNIA BUILDING CODE(S).

2) **PERMIT ISSUANCE:**
PER SECTION 105.1 (2019 CALIFORNIA BUILDING CODE, CBC): WHERE ANY OWNER OR AUTHORIZED AGENT INTENDS TO CONSTRUCT, ENLARGE, ALTER, REPAIR, MOVE, DEMOLISH, OR CHANGE THE OCCUPANCY OF A BUILDING OR STRUCTURE, OR TO ERECT, INSTALL, ENLARGE, ALTER, REPAIR, REMOVE, CONVERT, OR REPLACE ANY ELECTRICAL, GAS, MECHANICAL, OR PLUMBING SYSTEM, THE REGULATION OF WHICH IS GOVERNED BY THIS CODE, OR TO CAUSE ANY SUCH WORK TO BE DONE, SHALL FIRST MAKE APPLICATION TO THE BUILDING OFFICIAL AND OBTAIN THE REQUIRED PERMIT. FURTHER, THE APPLICANT SHALL OBTAIN THE REQUIRED BUILDING PERMIT(S) FROM THE BUILDING DEPARTMENT PRIOR TO ANY CONSTRUCTION OR PLACEMENT OF ANY BUILDING, STRUCTURE OR EQUIPMENT ON THE PROPERTY. THE APPLICANT SHALL OBTAIN AN APPROVAL FINAL BUILDING INSPECTION AND CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT PRIOR TO ANY USE OR OCCUPANCY OF THE BUILDING, OR STRUCTURE. AT NO TIME SHALL THE APPROVAL OF THE PLANNING CASE EXHIBIT ALLOW FOR THE CONSTRUCTION OR USE OF ANY BUILDING, STRUCTURE, OR EQUIPMENT. IN RESIDENTIAL APPLICATIONS, EACH SEPARATE STRUCTURE WILL REQUIRE A SEPARATE BUILDING PERMIT.

3) **GREEN BUILDING CODE / WASTE REDUCTION (NON-RESIDENTIAL):**
INCLUDED WITHIN THE BUILDING PLAN SUBMITTAL DOCUMENTS TO THE BUILDING DEPARTMENT FOR PLAN REVIEW, THE APPLICANT SHALL PROVIDE A COPY OF THE APPROVED CONSTRUCTION WASTE MANAGEMENT PLAN BY THE WASTE MANAGEMENT DEPARTMENT THAT:
A) IDENTIFIES THE MATERIALS TO BE DIVERTED FROM DISPOSAL BY EFFICIENT USAGE, REUSE ON THE PROJECT, OR SALVAGE FOR FUTURE USE OR SALES.
B) DETERMINES IF MATERIALS WILL BE SORTED ON SITE OR MIXED.
C) IDENTIFIES DIVERSION FACILITIES WHERE MATERIAL COLLECTED WILL BE TAKEN.
D) SPECIFIES THE AMOUNT OF MATERIALS DIVERTED SHALL BE CALCULATED BY WEIGHT OR VOLUME, BUT NOT BOTH.

Legal Description

4.35 ACRES IN POR PAR 2 RS 025/062 ACRES 004.35 LOT TYPE PARCEL PARCEL 2 RECMAP TYPE RECORD OF SURVEY MAP PLAT B 025 MAP PLAT P 062 PORTION LOT PORTION

Sheet Index:

ARCHITECTURAL
SHT T PROJECT DIRECTORY & DATA LEGAL DESCRIPTION, SHEET INDEX, VICINITY MAP, NOTES & SCOPE OF WORK
SITE PLAN & REFERENCE NOTES
SITE PLAN ACCESSIBLE TRAVEL OF PATH
TRUCK LANE
CANOPY PLAN & ELEVATIONS
TRASH ENCLOSURE FLOOR PLAN & ELEVATIONS
C-STORE FLOOR PLAN
CARWASH FLOOR PLAN & ELEVATIONS
QSR #1 FLOOR PLAN & ELEVATIONS
QSR #2 FLOOR PLAN & ELEVATIONS
OFFICE/WAREHOUSE FLOOR PLAN
OFFICE/WAREHOUSE MEZZANINE FLOOR PLAN
C-STORE ELEVATIONS
OFFICE/WAREHOUSE ELEVATIONS
CARWASH ELEVATIONS

CIVIL
C-1 TITLE SHEET
C-2 CONCEPTUAL GRADING PLAN
C-3 CONCEPTUAL GRADING PLAN
C-4 SECTIONS
C-5 CONCEPTUAL UTILITY PLAN
C-6 PRE-DEVELOPMENT HYDROLOGY EXHIBIT
C-7 POST-DEVELOPMENT HYDROLOGY EXHIBIT

LANDSCAPE
L-1 COVER SHEET
L-2 PRELIMINARY FUEL MODIFICATION PLAN
L-3 PRELIMINARY LANDSCAPE PLAN -1
L-4 PRELIMINARY LANDSCAPE PLAN -2

Vicinity Map

N. T. S.

SALIDA DEL SOL

ELIZABETH LN

CLINTON KEITH RD.

SMITH RANCH RD

CRIMSON LASSOR DR

JANA LN

PROJECT SITE

NORTH

Scope Of Work

NEW CONSTRUCTION OF A SERVICE STATION WITH C-STORE W/ DRIVE-THRU, CARWASH FACILITY, TRASH ENCLOSURE, AND 2 QSR AND AN OFFICE/WAREHOUSE BUILDING. SIGNAGE, FUEL PUMP CANOPY, UNDERGROUND STORAGE TANKS ARE UNDER SEPARATED PERMIT BY OTHERS.

Project Data

PROJECT ADDRESS: 24831 CLINTON KEITH RD., WILDOMAR, CA 92595
APN#: 380-290-002
GENERAL PLAN LAND USE: BUSINESS PARK
ZONING: M-SC

CONSTRUCTION TYPE: VB
APPLICABLE CODES: 2019 CBC, CEC, CFC, CMC, CPC, CALGREEN, CAL ENERGY CODE

FIRE ALARM: YES (NFPA 72)
FIRE SPRINKLER: YES
OCCUPANCY: M & B, S-1
LOT SIZE (GROSS): ±189,486 S.F. (±4.35 ACRES)
LOT SIZE (NET):

DEVELOPMENT REQUIREMENTS: SETBACK REQUIREMENTS:

	REQUIRED	PROVIDED
FRONT	25'-0"	27'-0"
STREET SIDE	25'-0"	48'-10"
REAR YARD	0'-0"	6'-5"
SIDE	0'-0"	41'-6"

LOT COVERAGE: MAX. 30% (34,020 S.F.)
34,020/189,486 S.F.=18%

F.A.R. BUILDING HEIGHT: MAX. 50'
29'-0" (MARKET)
19'-6" (CANOPY)
20'-0" (QSR#1 & QSR#2)
30'-0" (OFFICE/ WAREHOUSE)

BUILDING AREA:

A) BUILDINGS
BEYOND C-STORE MARKET = 7,460 S.F.
CARWASH BUILDING = 1,790 S.F. (INCL. ELEC/EQUIP RM.)
TOTAL AREA: = 9,250 S.F.

B) CANOPY:
(47'-3"x128'-0") = 5,971 S.F.
C) QSR #1 = 2,000 S.F.
D) QSR #2 = 1,800 S.F.
E) OFFICE = 4,203 S.F. (1/F) + 3,060 S.F. (MEZZANINE)
WAREHOUSE = 10,049 S.F.

PARKING	REQUIRED:	PARKING PROVIDED:
A) BEYOND MARKET 7460/200 1 SPACE /200 SQFT. G.F.A.	38	38 (INCL. 2 HCP)
B) CANOPY C) QSR #1 2,000/2/45 1 SPACE / 45 SQFT. OF SERVING AREA 1 SPACE / 2 EMPLOYEES	23	23 (INCL. 2 HCP)
D) QSR #2 1,800/2/45 1 SPACE / 45 SQFT. OF SERVING AREA 1 SPACE / 2 EMPLOYEES	20	20 (INCL. 2 HCP)
E) OFFICE 1 SPACE / 200 SQFT. G.F.A WAREHOUSE 1 SPACE / 2,000 SQFT. G.F.A	36 5	36 (INC. 1 HCP) 8 (INCL. 1 HCP)
TOTAL	122	125 (INCL. 8 HCP)
LOADING/UNLOADING (10' x 20'): CAR WASH STACKING DRIVE-THRU	4 12 STACK 12 STACK	4 12 STACK 12 STACK

EV PARKING PROVIDED: 6 (EXCLUDED FROM PARKING COUNT)
STANDARD PARKING 9' x 18'
CV PARKING REQUIREMENTS (OVERALL SITE PLAN)
2019 CAL GREEN TABLE 5.106.5.2
REQUIRED: 10 PARKING SPACES
PROVIDED: 10 PARKING SPACES

BICYCLE PARKING REQUIREMENTS (OVERALL SITE PLAN)
CITY OF WILDOMAR CODE SECTION 11.188.060
REQUIRED: 10 BICYCLE SPACES
PROVIDED: 10 BICYCLE SPACES



PEGASUS
ARCHITECTS

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PROJECT: NEW COMMERCIAL DEVELOPMENT

ADDRESS: 24831 CLINTON KEITH RD., WILDOMAR, CA 92595

CLIENT: PARADISE LAKE LLC.
4300 EDISON AVE., CHINO, CA 91710

PROJECT DIRECTORY & DATA
LEGAL DESCRIPTION, SHEET
INDEX, VICINITY MAP, NOTES
& SCOPE OF WORK

SHEET TITLE:

KEY MAP

LOCKED ARCHITECT

CHAK FAI LAU

C27750

Exp. 01-31-23

STATE OF CALIFORNIA

JOB NO. -

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SUPERVISED BY: TL

CHECKED BY: TL

PLAN CHECK: / / /

PERMIT SET: / / /

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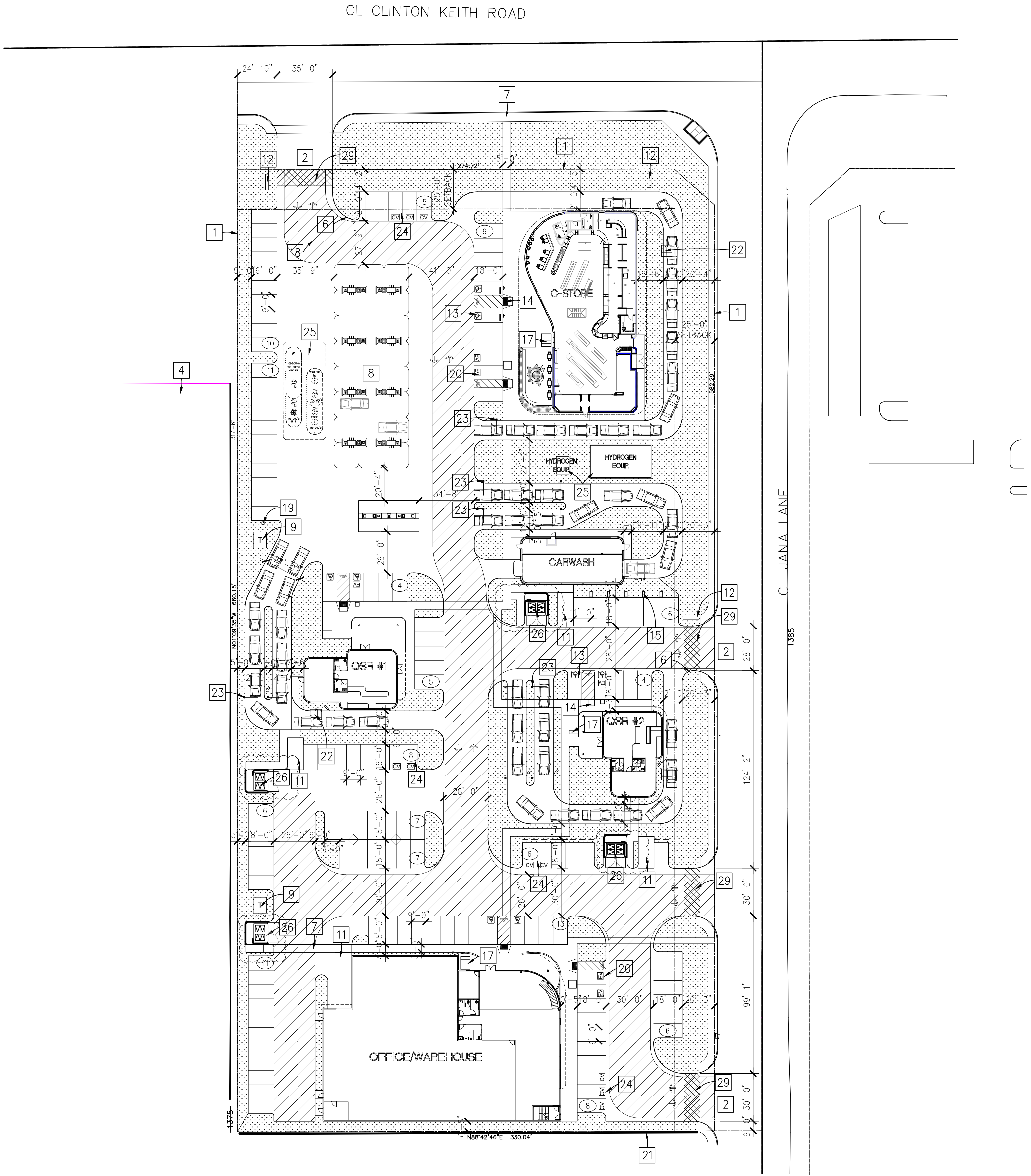
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OF SHEETS

SHEET



Reference Notes

- 1 (E) PROPERTY LINES
- 2 (N) CURB AND GUTTER/DRIVEWAY (RIGHT IN & OUT)
- 3 (N) LANDSCAPE
- 4 ADJACENT BUILDING
- 5 (N) HEALY TANK
- 6 (N) CONCRETE CURB
- 7 (N) CONCRETE SIDEWALK
- 8 (N) CANOPY 47'-0"x128'-0" (UNDER SEPARATED PERMIT)
- 9 (N) TRANSFORMER PAD
- 10 (N) TRASH/RECYCLE ENCLOSURE
- 11 (N) LOADING/UNLOADING (10'-0" x 20'-0")
- 12 (N) CORNER MONUMENT, SIGN BY OTHERS, UNDER SEPARATE PERMIT.
- 13 (N) HCP PARKING
- 14 (N) HCP RAMP
- 15 (N) VACUUM @ 7 LOCS
- 16 (N) 5'-0" WIDE HCP PATH OF TRAVEL PER CODE STD.
- 17 BIKE RACK PER CITY'S STANDARD.
- 18 (N) 26' WIDE FIRE LANE
- 19 (N) AIR/WATER TOWER
- 20 EVCS PARKING PER CITY'S STD. PROVIDE MIN. 1" CONDUIT TERMINATING IN LISTED ENCLOSURE FOR FUTURE CHARGER.
- 21 (N) 6' HT. SPLITFACE CMU FENCE WALL
- 22 (N) MENU BOARD
- 23 (N) HEIGHT BAR
- 24 (N) CLEAN AIR VEHICLE
- 25 (N) UNDERGROUND TANK STORAGE
- 26 (N) TRASH ENCLOSURE
- 27 (N) HYDROGEN EQUIPMENT (UNDER SEPARATE PERMIT)
- 28 (N) HYDROGEN CANOPY (UNDER SEPARATE PERMIT)
- 29 (N) ENTRY DECORATIVE PAVED DRIVEWAY



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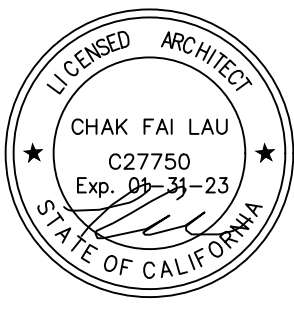
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PROPOSED
SITE PLAN

SHEET TITLE:

KEY MAP

SEAL/STAMP



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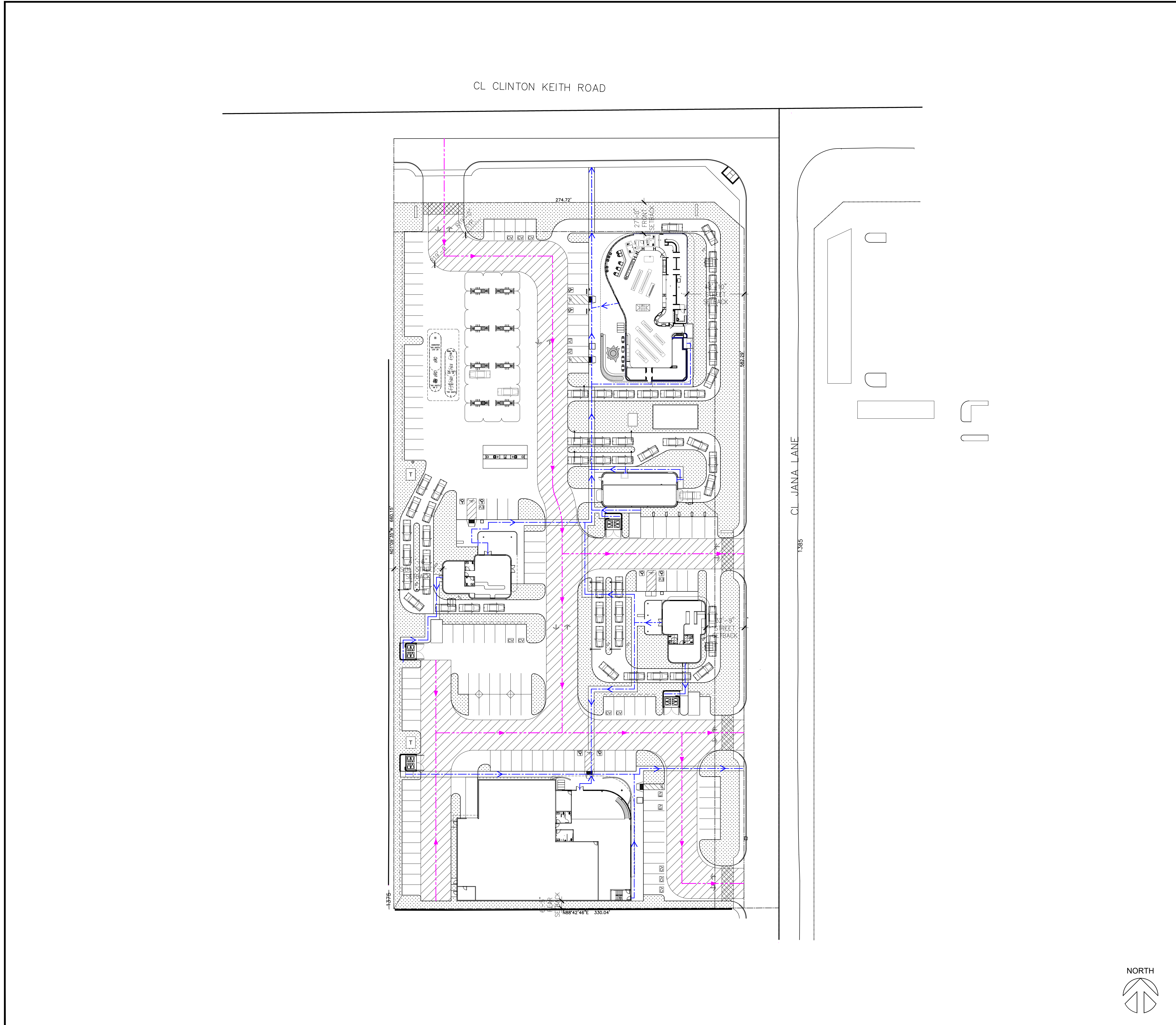
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Reference Notes

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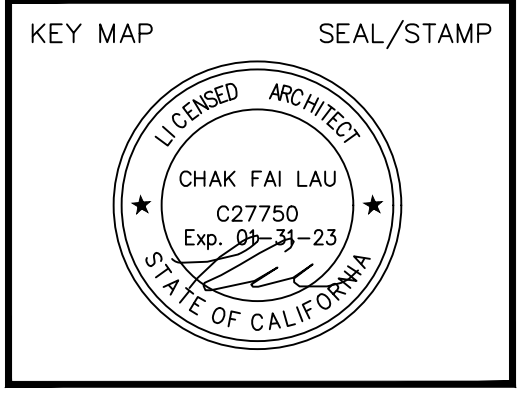
- ACCESSIBLE PATH OF TRAVEL
- EMERGENCY RESPONSES ACCESS PATH



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SHEET TITLE:
SITE PLAN W/
ACCESSIBLE
PATH OF TRAVEL

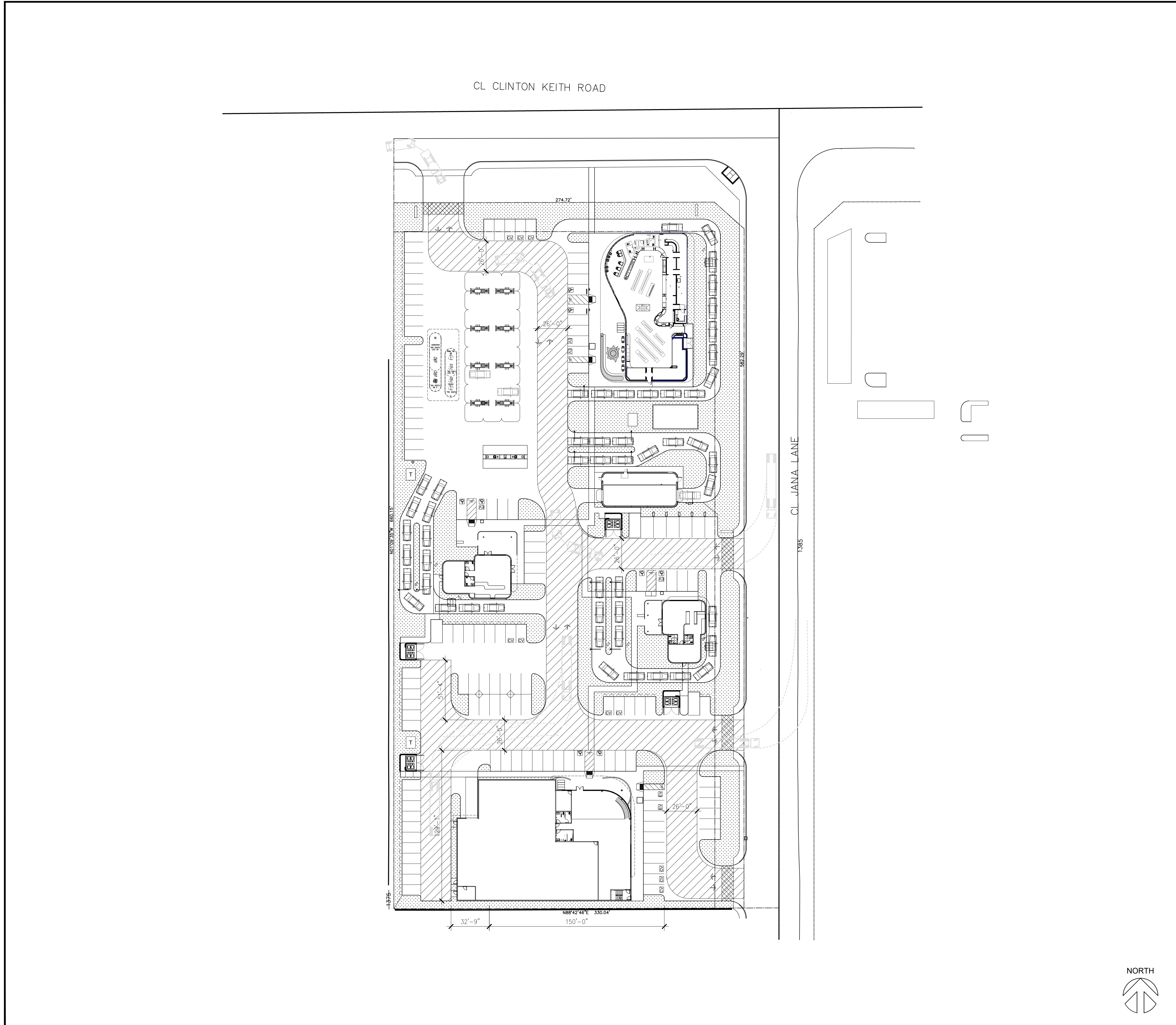


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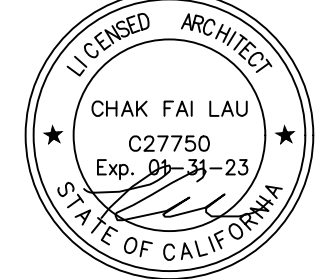
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SHEET TITLE:

TRUCK LANE

KEY MAP

SEAL/STAMP



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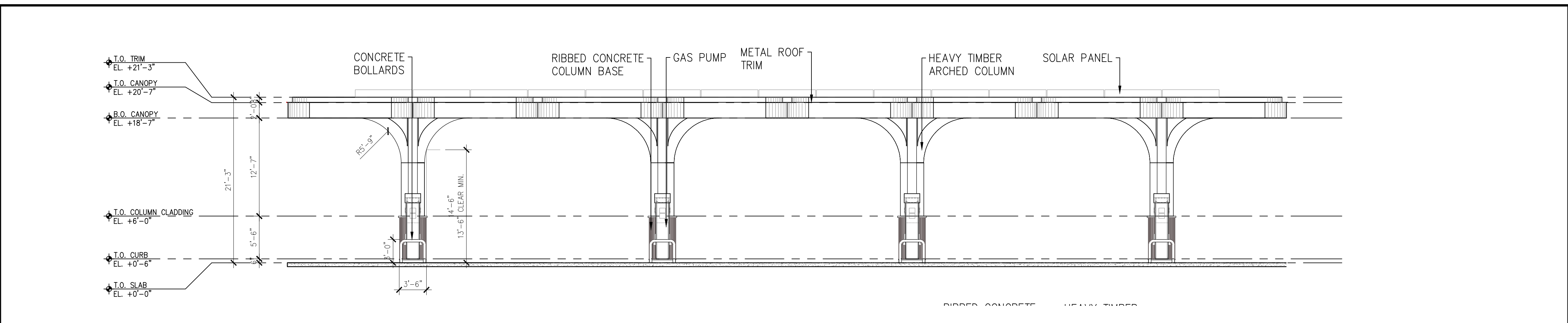
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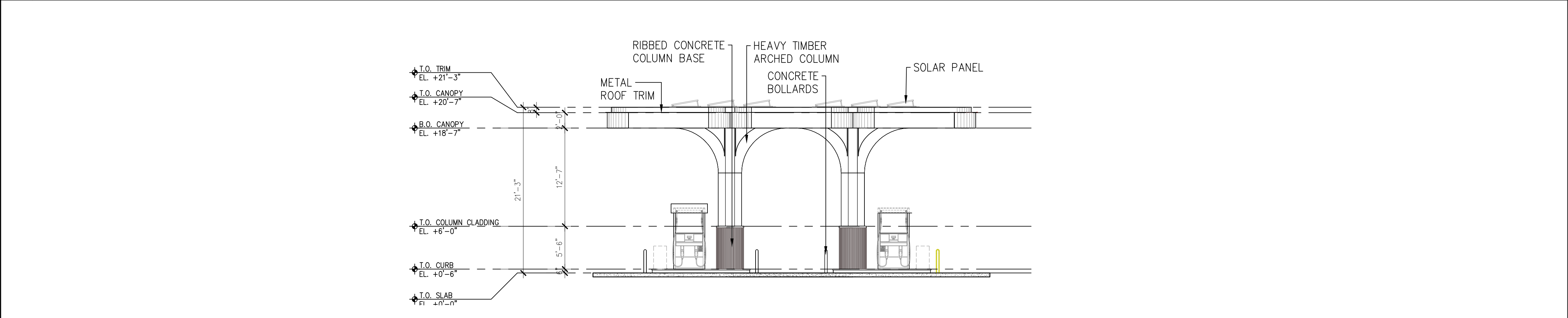
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B

East / West Elevations

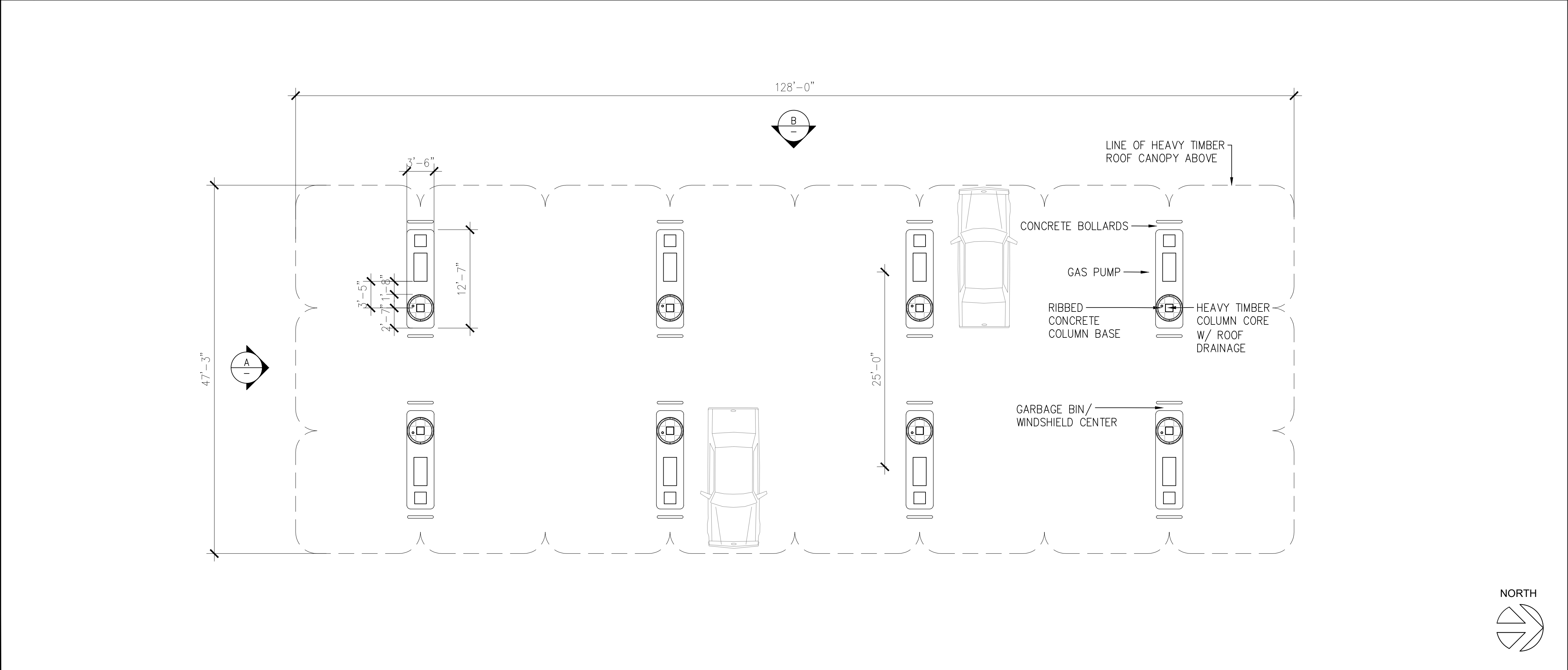
SCALE: 1/8"=1'-0"



A

North / South Elevations

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

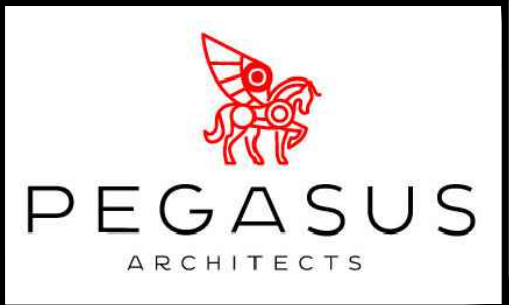


1

Canopy Floor Plan

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

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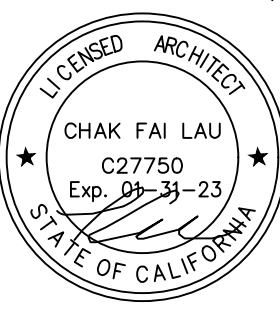
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PROPOSED
CANOPY
FLOOR PLAN & ELEVATIONS

SHEET TITLE:

KEY MAP

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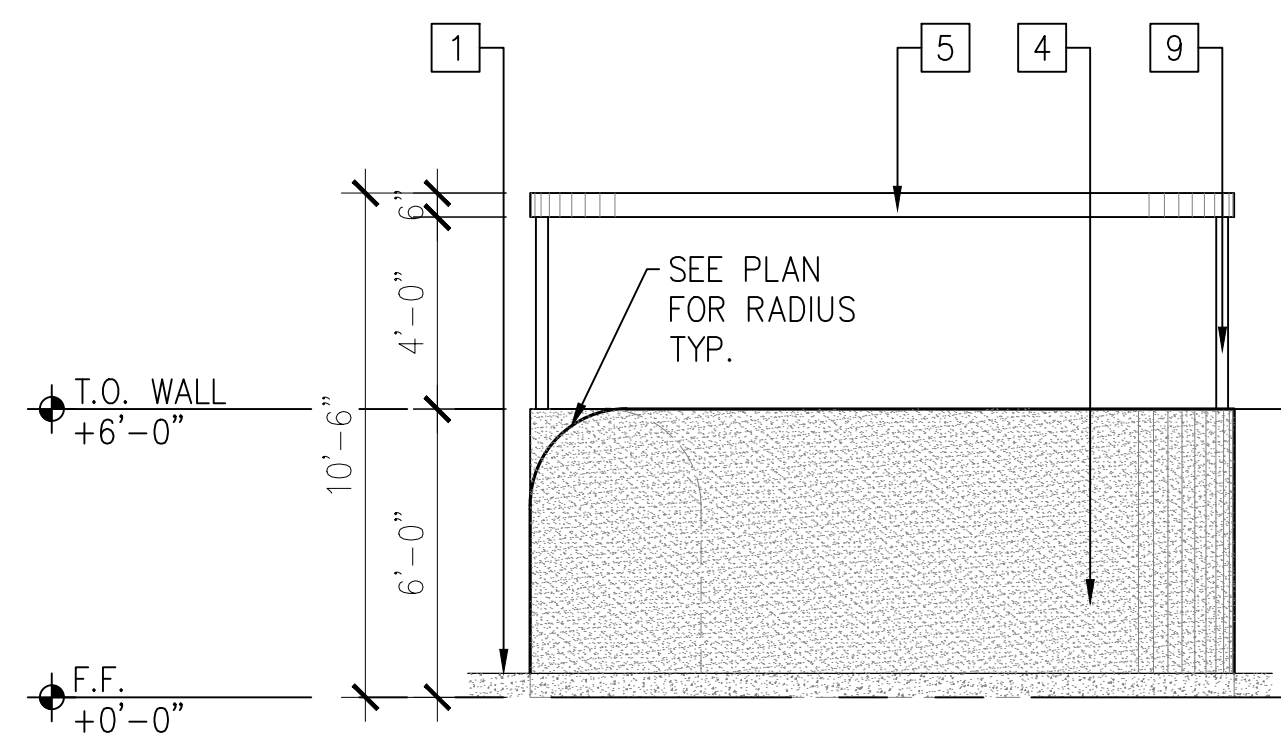
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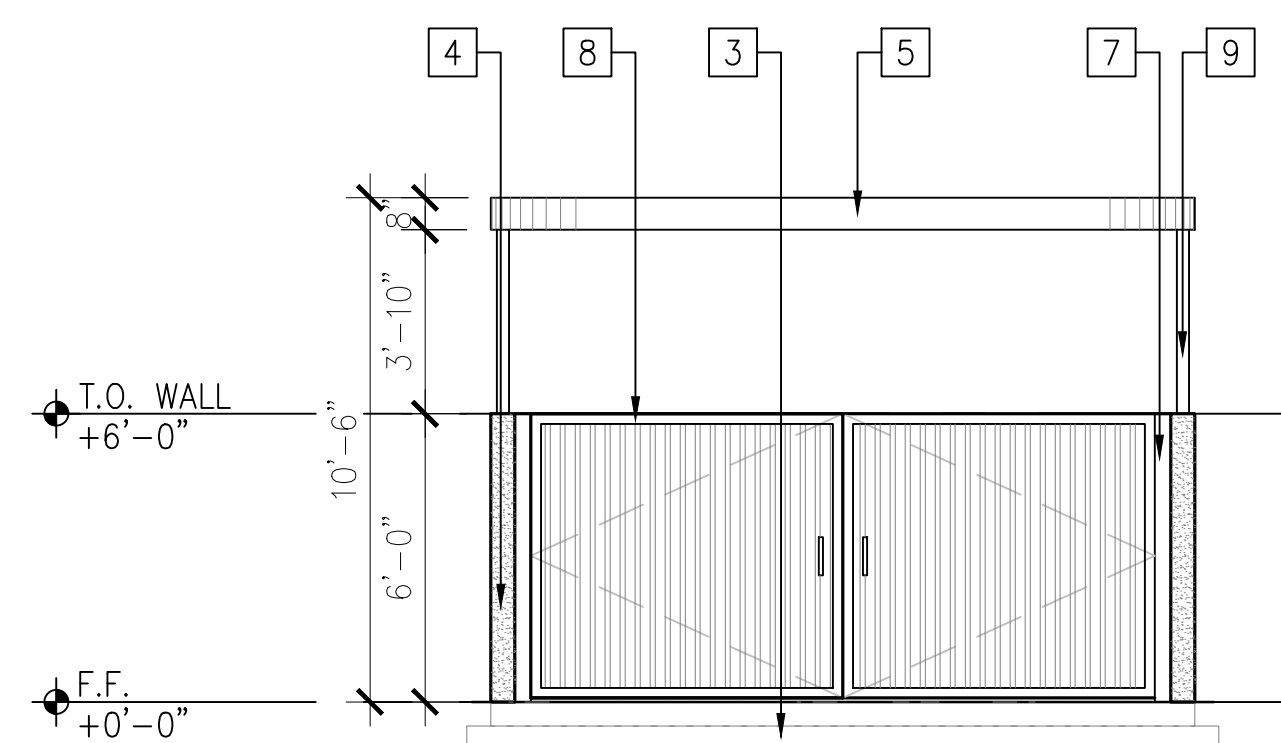
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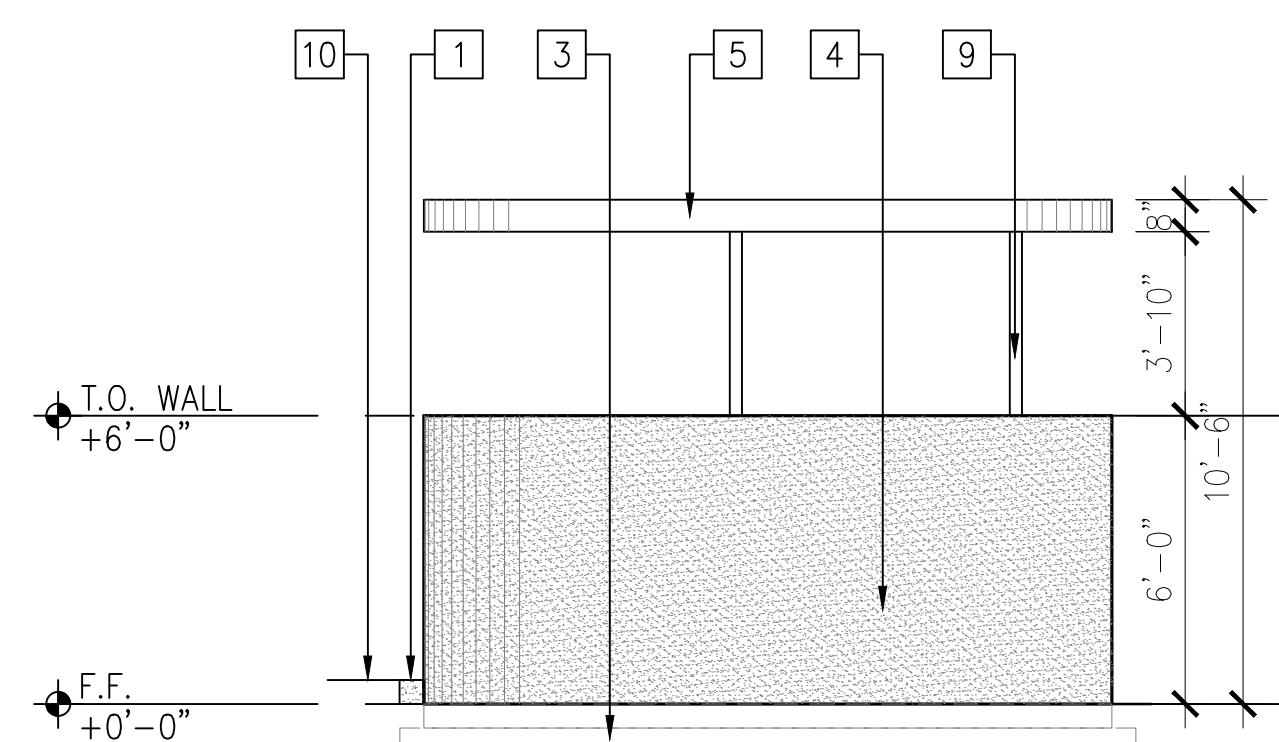
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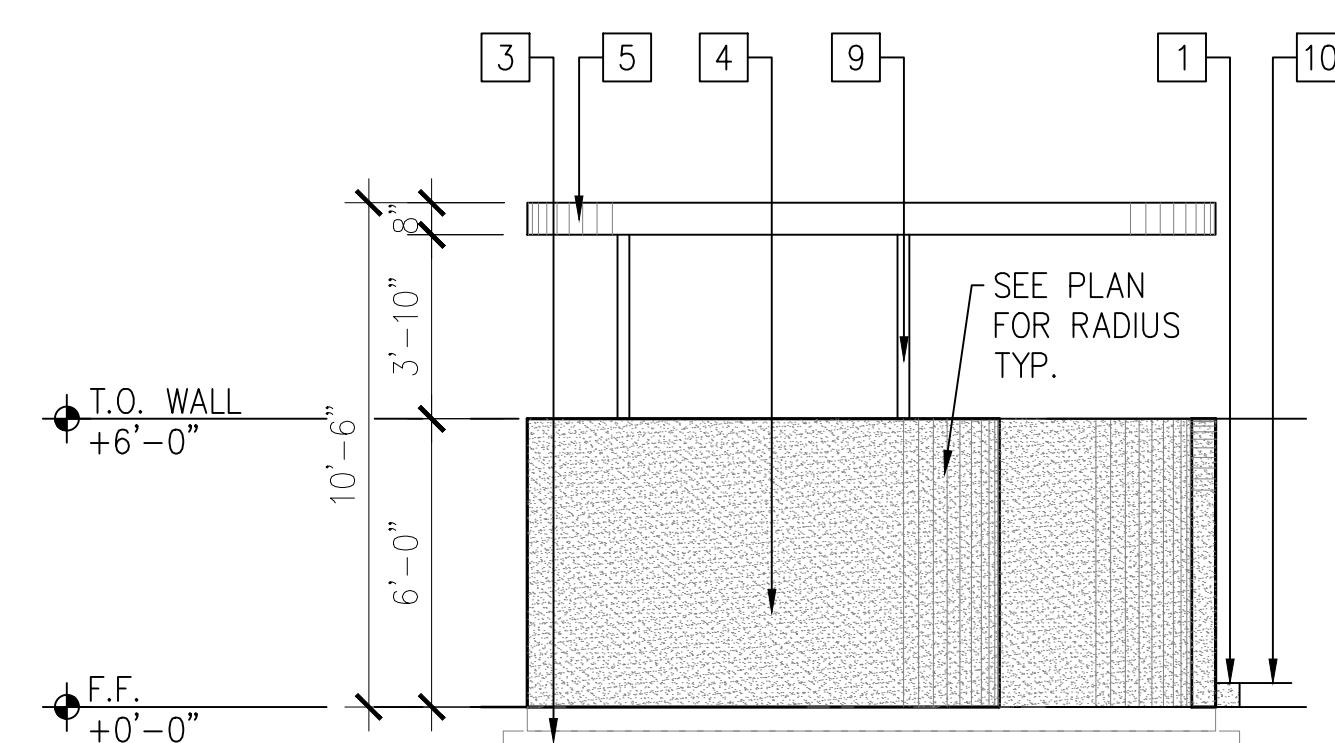
5	Trash Enclosure Elevation	SCALE: 1/4"=1'-0"
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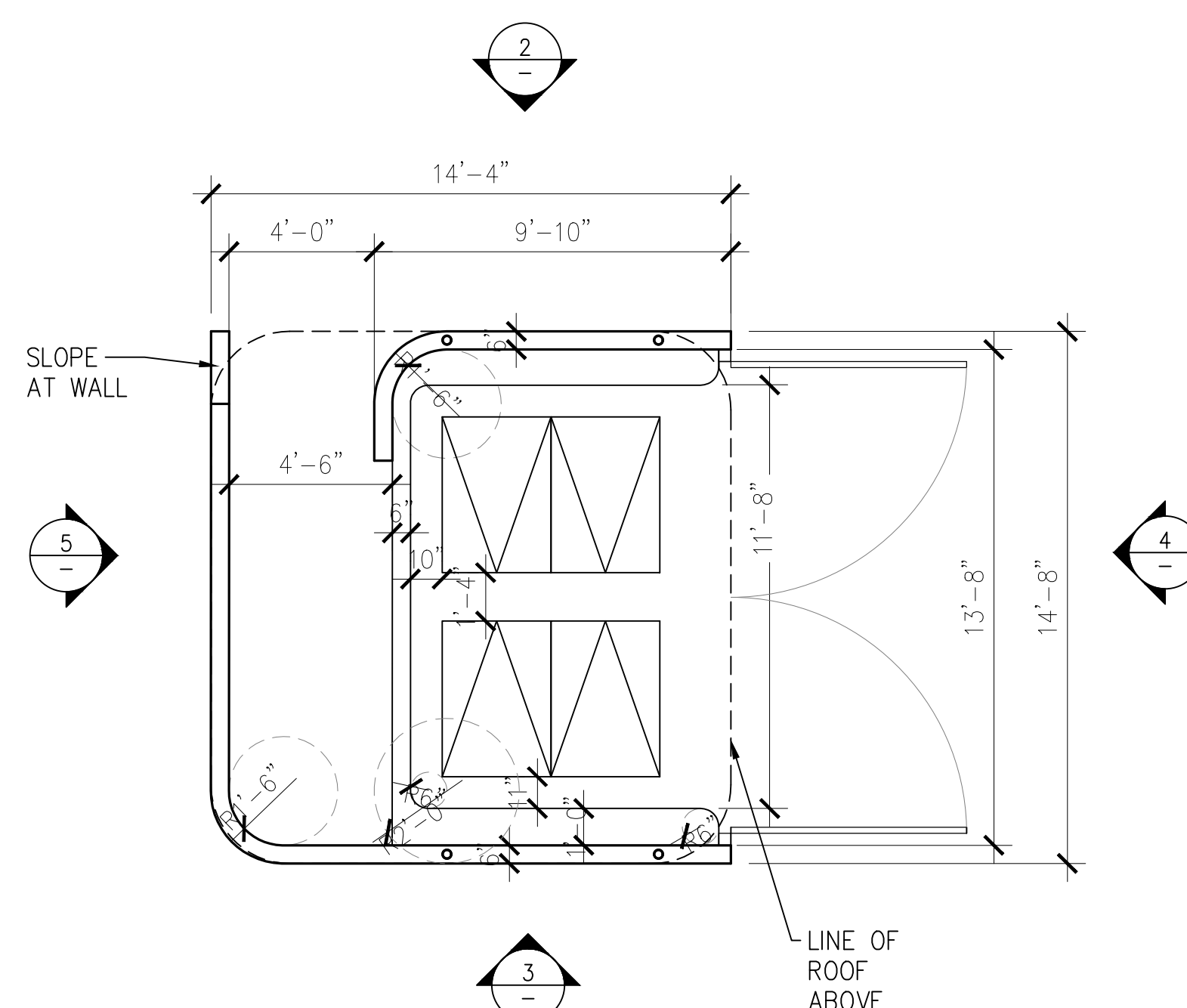
4	Trash Enclosure Elevation	SCALE: 1/4"=1'-0"
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3	Trash Enclosure Elevation	SCALE: 1/4"=1'-0"
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2	Trash Enclosure Elevation	SCALE: 1/4"=1'-0"
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1	Trash Enclosure Floor Plan	SCALE: 1/4" = 1'-0"
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Reference Notes

- 1 CONCRETE CURB AND/OR SIDEWALK
- 2 TRASH RECEPTACLE
- 3 TRASH ENCLOSURE FOUNDATION
- 4 CMU WALL. FULLY GROUTED WITH REBAR, PAINTED STUCCO FINISH. PROVIDE PAINT AT ALL STUCCO WALLS. PROVIDE 3 COATS PREMIUM EXTERIOR LATEX PAINT WITH A 24 MIL. "WET" DEPTH.
- 5 PAINTED ALUMINUM TRIM
- 6 STEEL ROOF DECKING
- 7 2.5" X 2.5" X 3/16" HSS DOOR FRAME PAINTED TO MATCH DOOR.
- 8 MORIN MATRIX 1.0 METAL ALL PANEL SYSTEM. GAUGE TBD. PRIMED AND PAINTED RED FASTENERS TO MATCH.
ALL DOOR OPENING SIZES ARE TO BE MEASURED AND VERIFIED BY CONTRACTOR PRIOR TO ORDERING FROM SUPPLIER. DOOR MANUFACTURER PER SCHEDULE OR EQ. ALL SUBSTITUTIONS OR EQ. TO BE APPROVED BY ARCHITECT.
DOOR HARDWARE AND FINISH PER SCHEDULE. DOOR SHALL BE FULLY WEATHER STRIPPED AND ACCESSIBLE.
- 9 3" DIAMETER X 1/8" HSS STEEL TUBE PER STRUCTURAL.
- 10 LANDSCAPE, IRRIGATION AND PLANT MATERIAL

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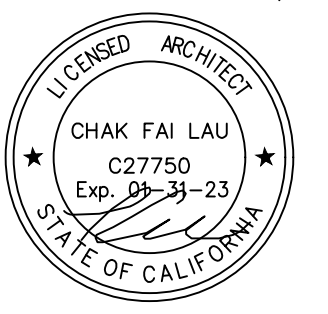
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TRASH ENCLOSURE
FLOOR PLAN & ELEVATIONS

SHEET TITLE:

KEY MAP

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REVISIONS

1 2ND CUP RESUBMITTAL 12/19/2022

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SHEET NO:

A1.11

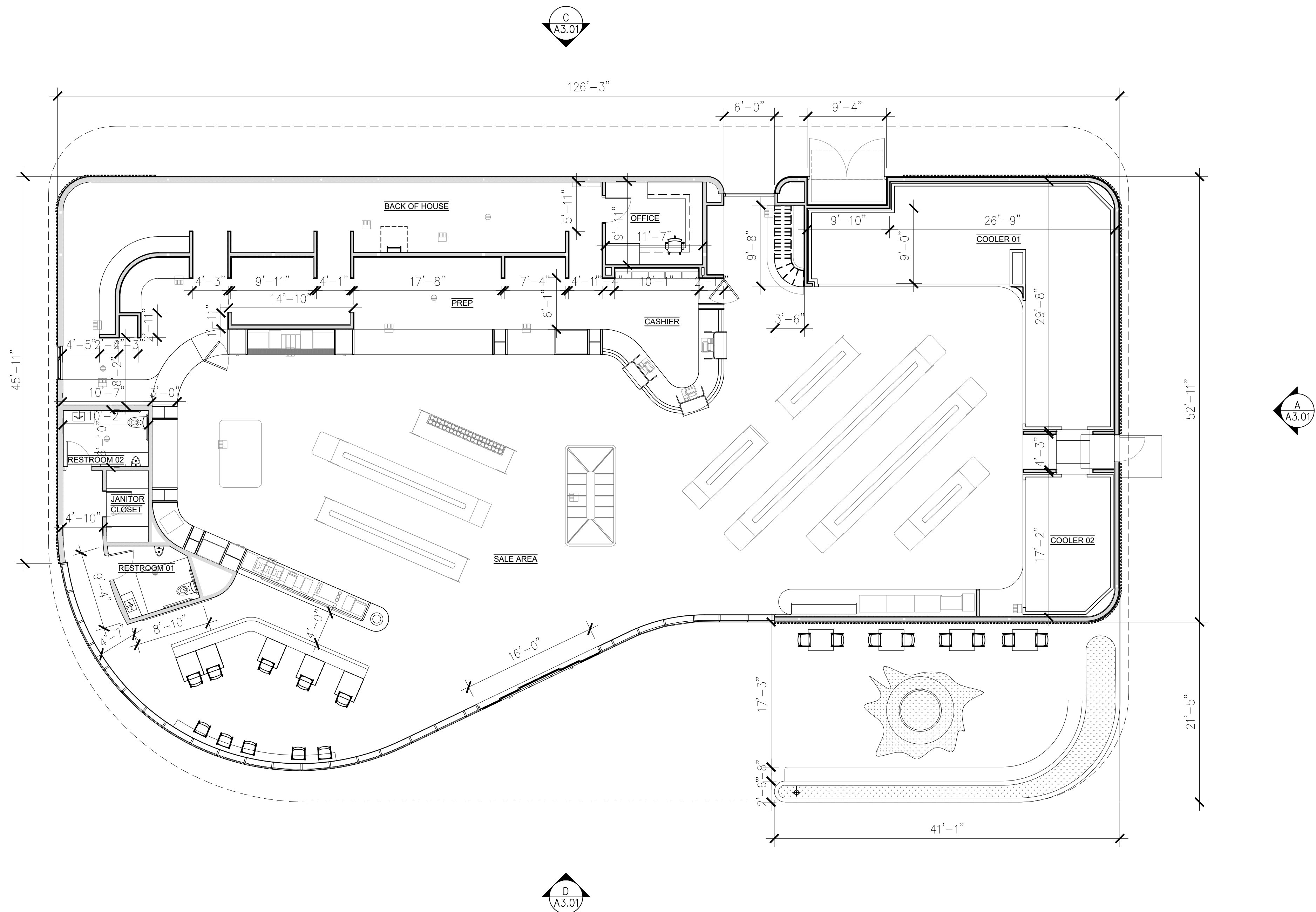
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PROJECT: NEW COMMERCIAL DEVELOPMENT

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WILDOMAR, CA 92595

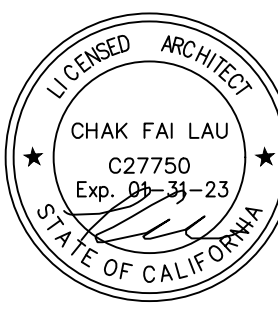
CLIENT: PARADISE LAKE LLC.
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C-STORE
FLOOR PLAN

SHEET TITLE:

KEY MAP

SEAL/STAMP



JOB NO.

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PLAN CHECK: / / /

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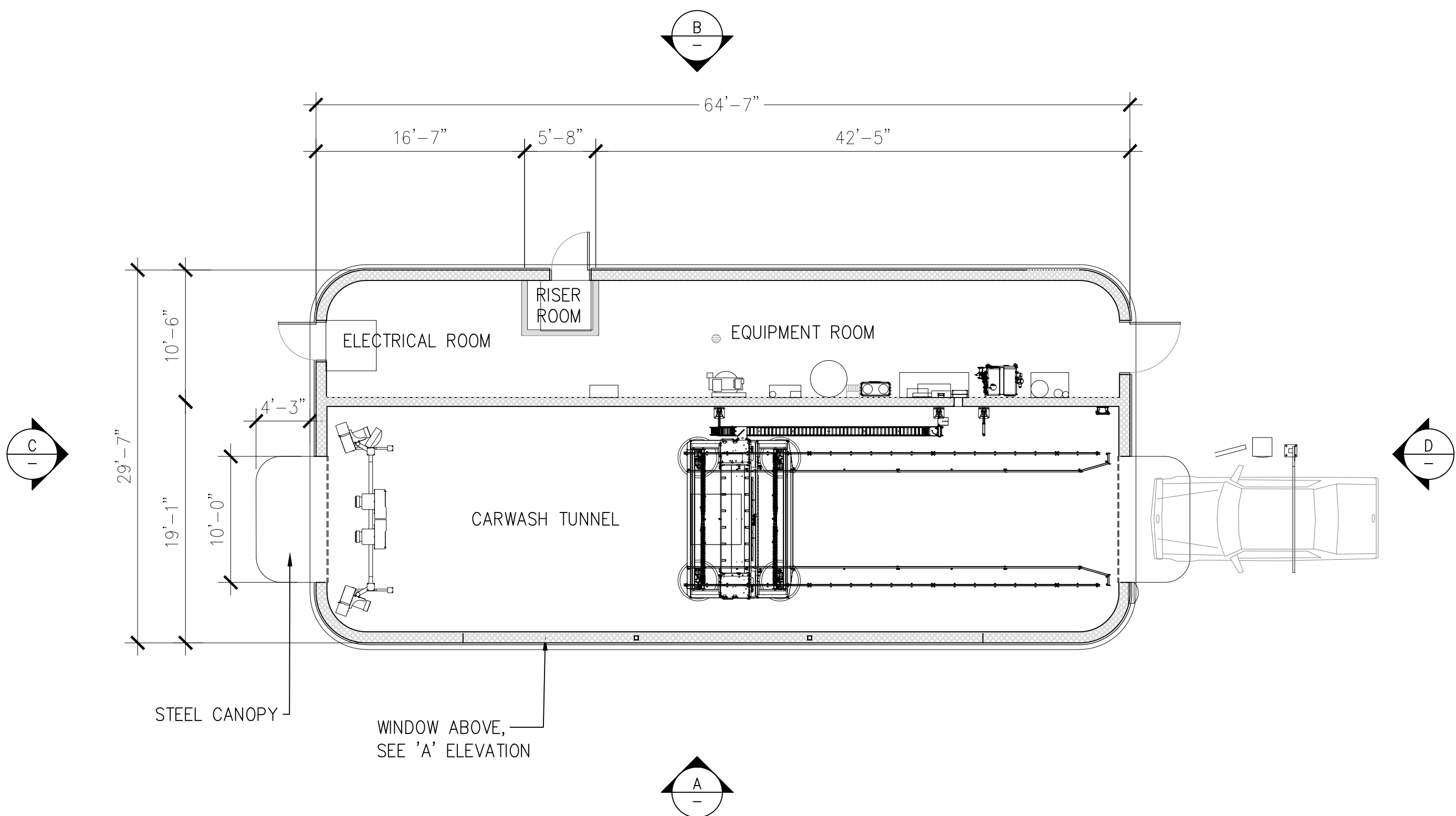
REVISIONS

△	2ND CIP RESUBMITTAL	12/19/2022
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SHEET NO:

A2.01

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Reference Notes

- 1 -
- 2



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PROJECT: NEW COMMERCIAL DEVELOPMENT

ADDRESS: 24831 CLINTON KEITH RD.,
WILDOMAR, CA 92595

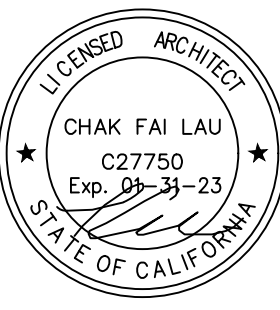
CLIENT: PARADISE LAKE LLC.
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CARWASH
FLOOR PLAN

SHEET TITLE:

KEY MAP

SEAL/STAMP



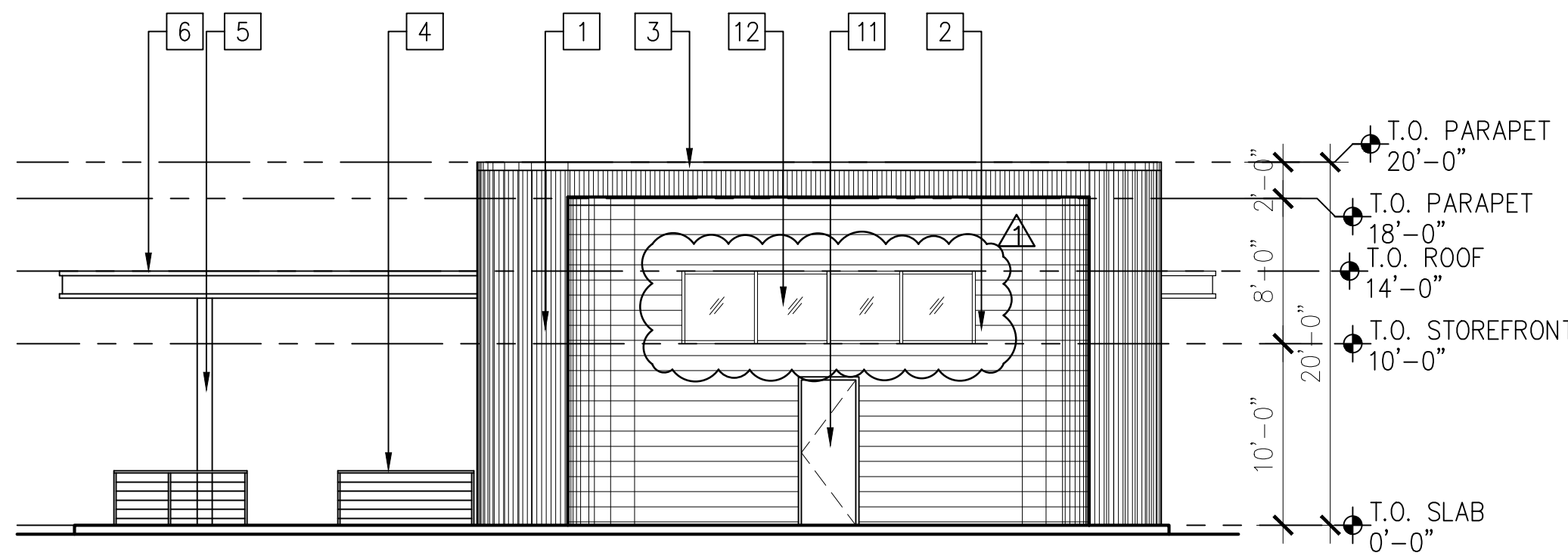
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BID SET	___/___/___

REVISIONS

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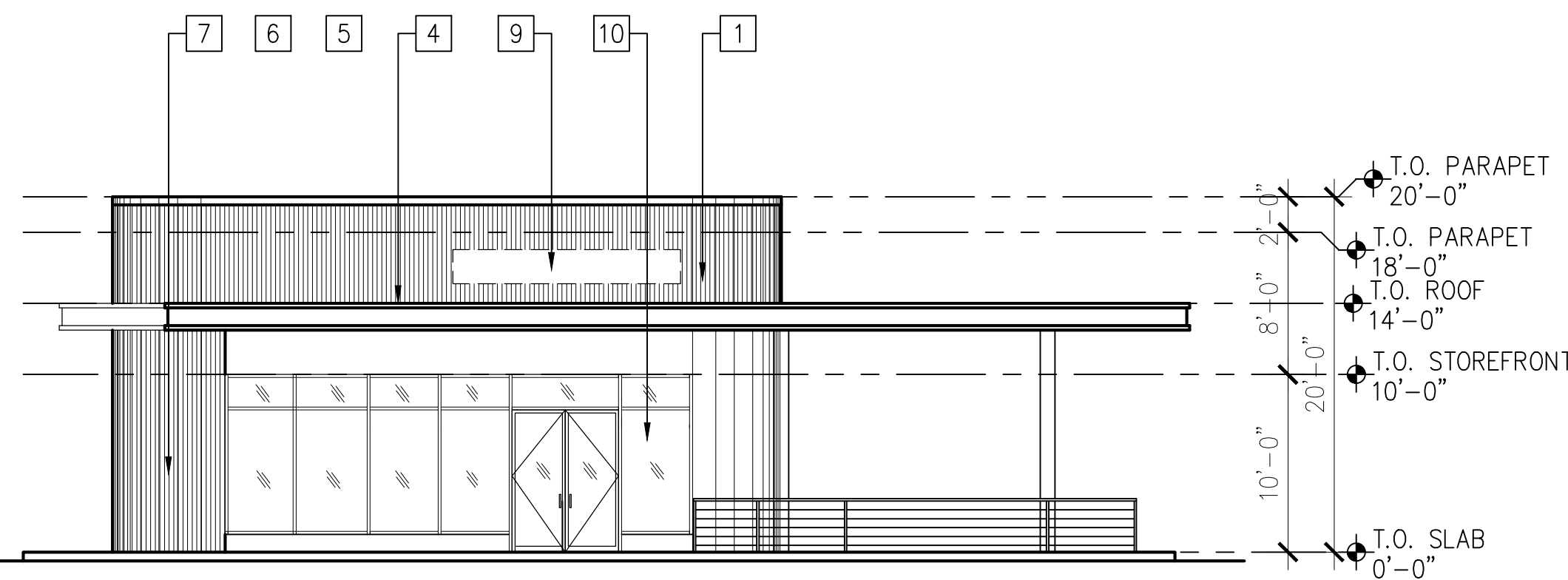
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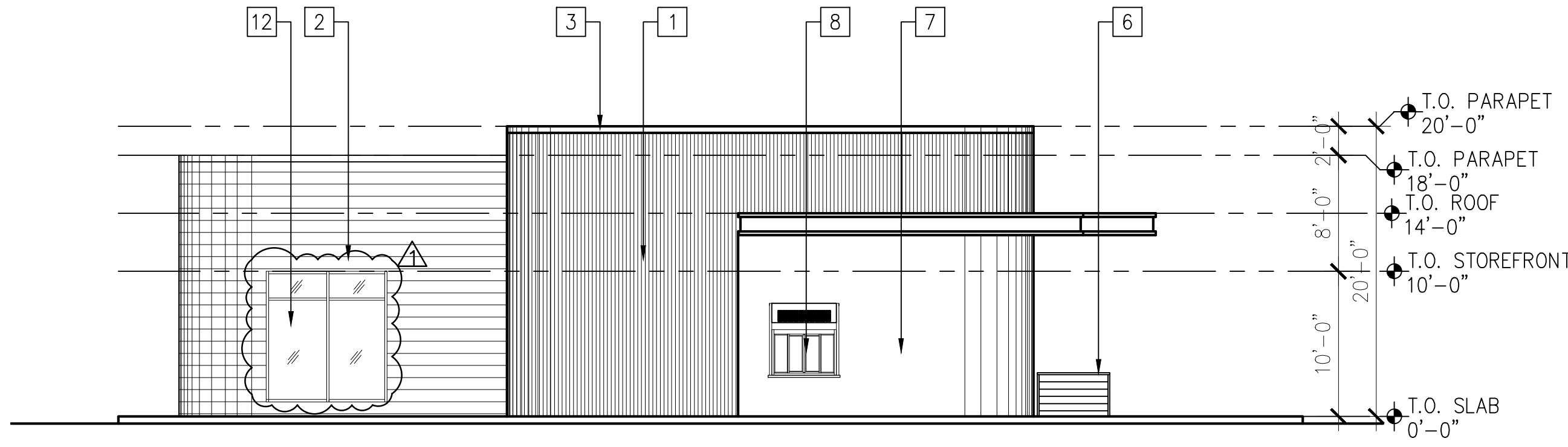
West Elevation

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



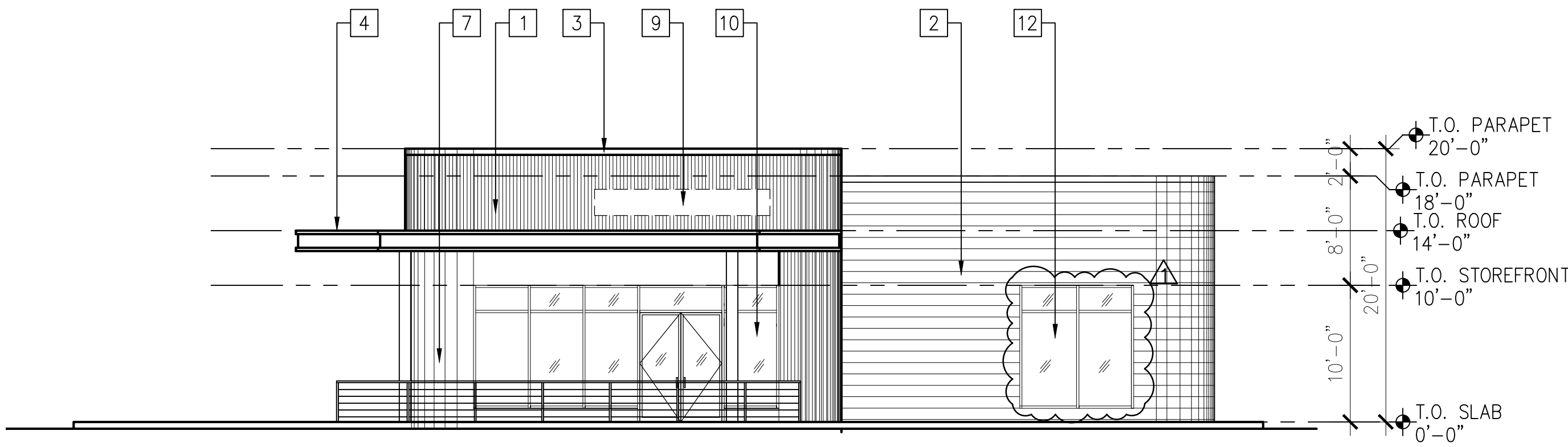
East Elevation

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



South Elevation

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



North Elevation

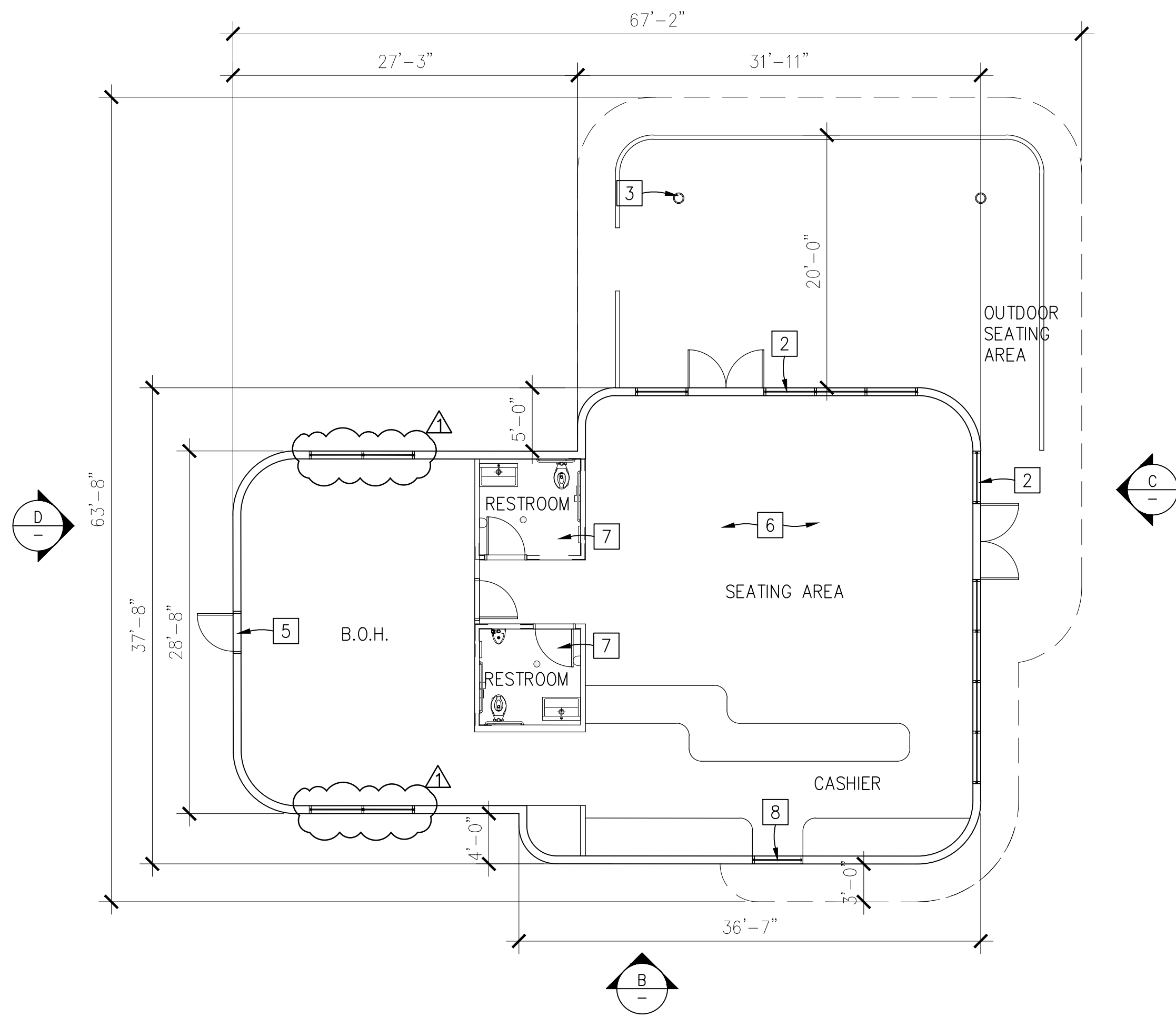
SCALE: 1/8"=1'-0"

Reference Notes (Elevations)

- 1 STANDING SEAM METAL
- 2 CEMENT BOARD SIDING W/ PAINT FINISH
- 3 METAL COPING
- 4 C-CHANNEL METAL TO MATCH ADJ. WALL
- 5 METAL COLUMN
- 6 METAL RAILING
- 7 SMOOTH STUCCO W/ PAINT FINISH
- 8 DRIVE-THRU WINDOW
- 9 SIGNAGE
- 10 GLASS / ALUMN. STOREFRONT
- 11 METAL DOOR AND FRAME W/ PAINT FINISH TO MATCH ADJ. WALL
- 12 SPANDREL GLASS WINDOW

Reference Notes (Floor Plan)

- 1 OVERHANG
- 2 GLASS / ALUMN. STOREFRONT
- 3 METAL COLUMN
- 4 METAL HANDRAIL
- 5 METAL DOOR W/ PAINT FINISH TO MATCH ADJ. WALL
- 6 SEATING AREA
- 7 RESTROOMS
- 8 DRIVE-THRU WINDOW



QSR #1 Floor Plan

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



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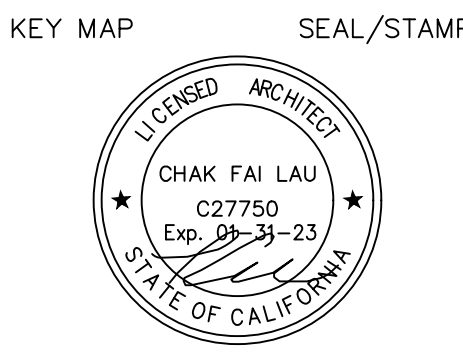
PROJECT: NEW COMMERCIAL DEVELOPMENT

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QSR #1
FLOOR PLAN
& ELEVATIONS

SHEET TITLE:



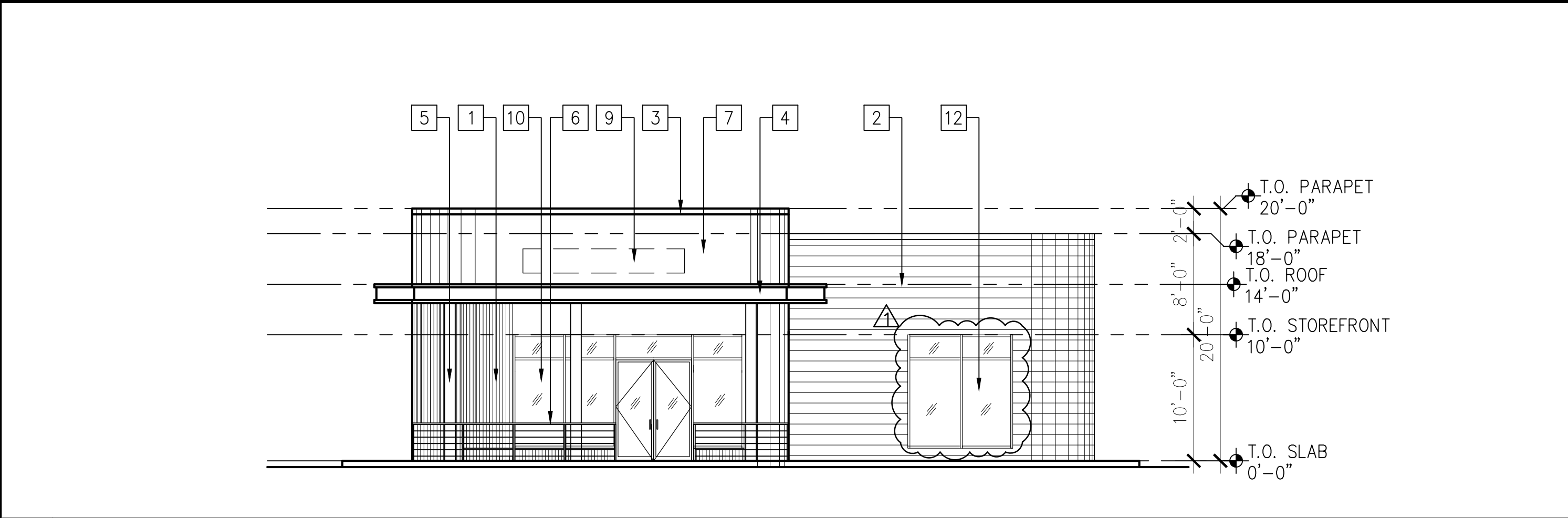
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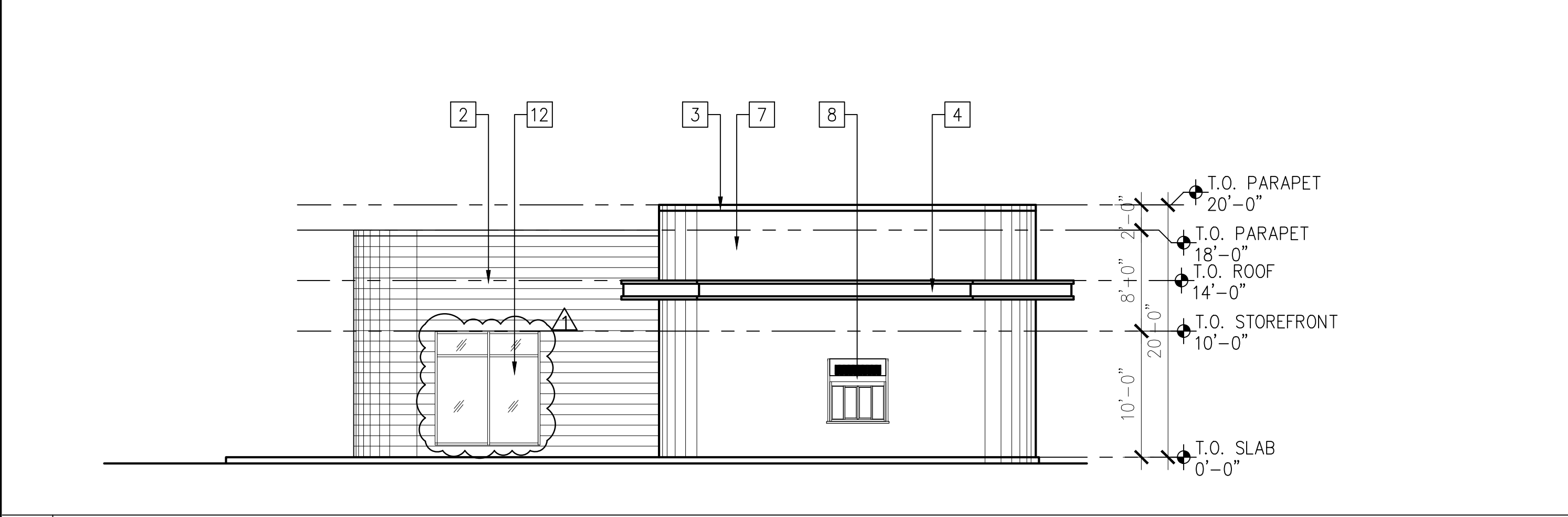
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A2.03

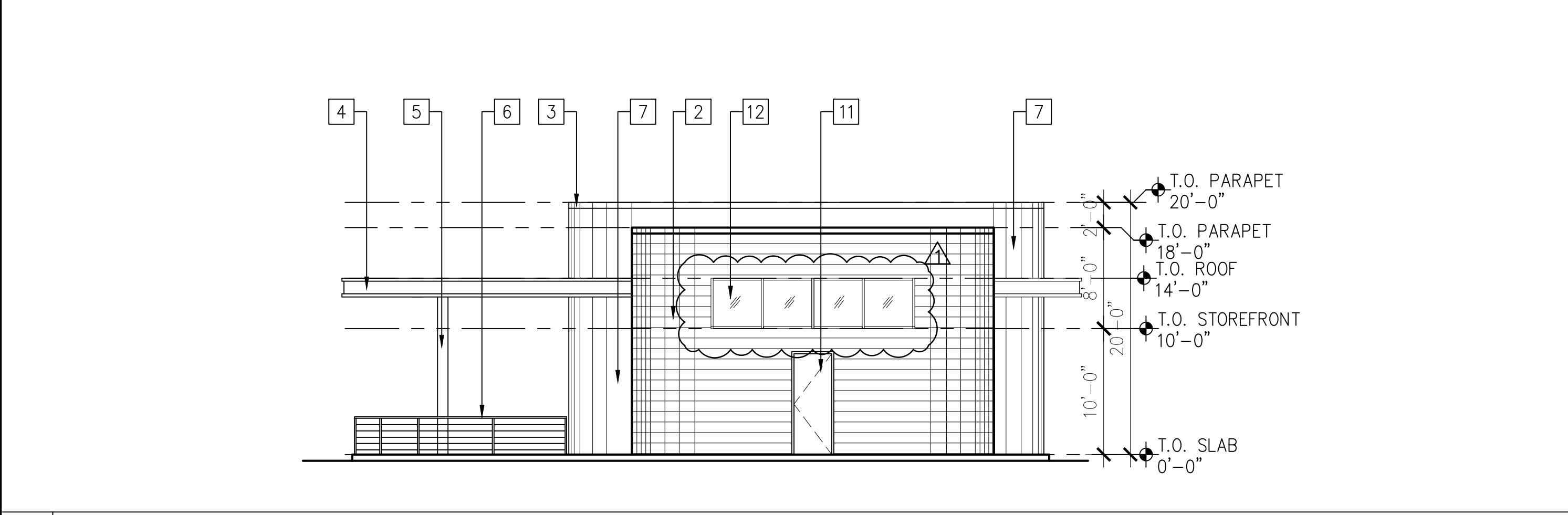
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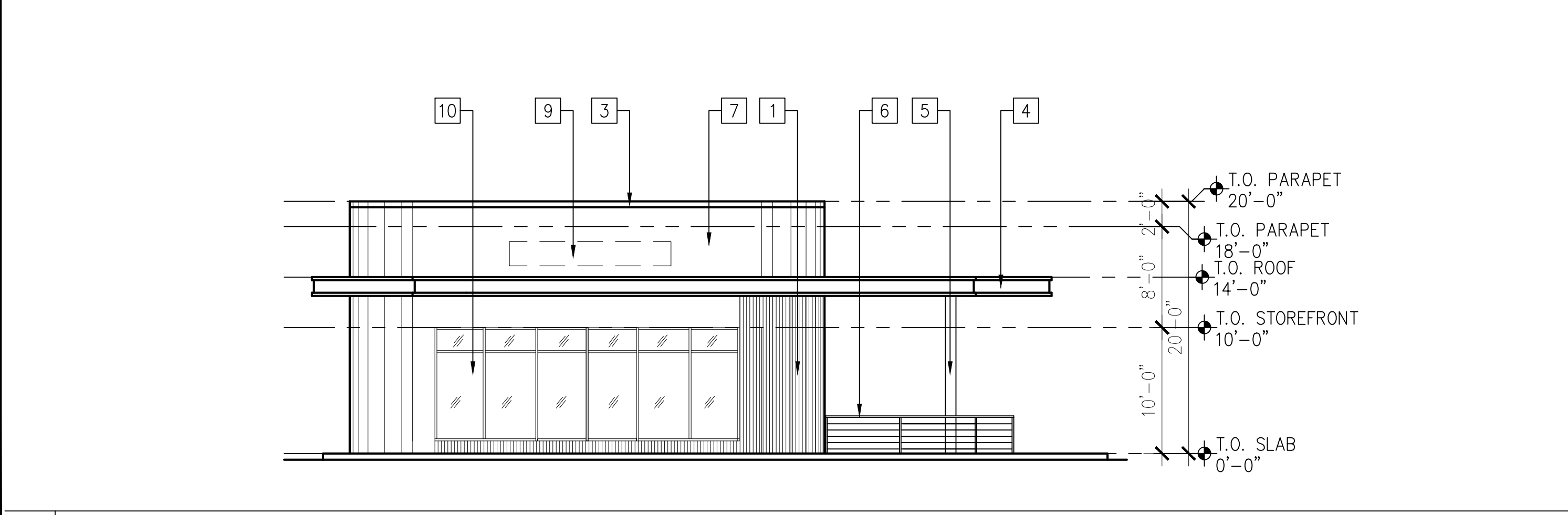
D West Elevation SCALE: 1/8"=1'-0"



C East Elevation SCALE: 1/8"=1'-0"



B South Elevation SCALE: 1/8"=1'-0"



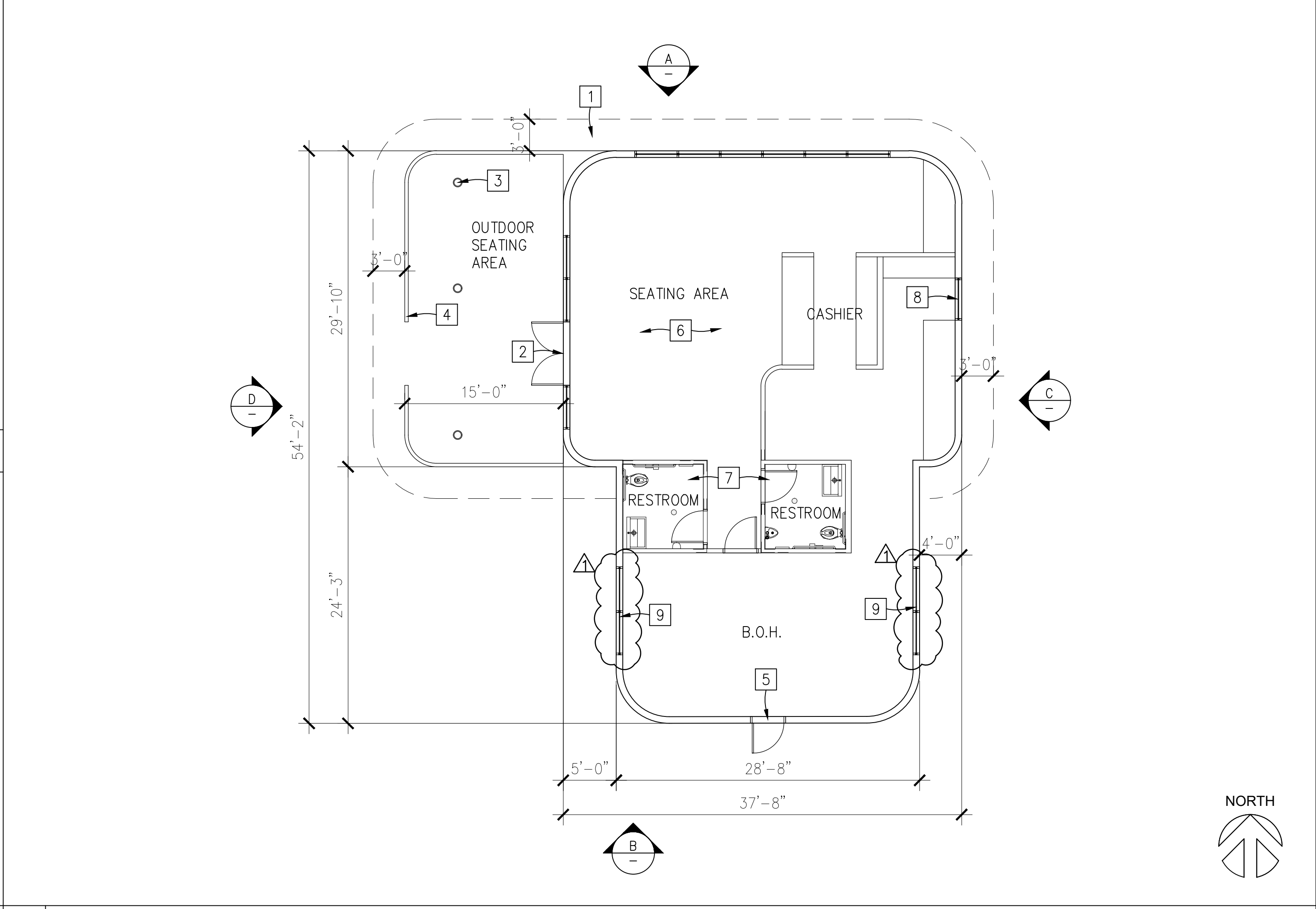
A North Elevation SCALE: 1/8"=1'-0"

Reference Notes (Elevations)

- 1 STANDING SEAM METAL
- 2 CEMENT BOARD SIDING W/ PAINT FINISH
- 3 METAL COPING
- 4 C-CHANNEL METAL TO MATCH ADJ. WALL
- 5 METAL COLUMN
- 6 METAL RAILING
- 7 SMOOTH STUCCO W/ PAINT FINISH
- 8 DRIVE-THRU WINDOW
- 9 SIGNAGE
- 10 GLASS / ALUMN. STOREFRONT
- 11 METAL DOOR AND FRAME W/ PAINT FINISH TO MATCH ADJ. WALL
- 12 SPANDREL GLASS WINDOW

Reference Notes (Floor Plan)

- 1 OVERHANG
- 2 GLASS / ALUMN. STOREFRONT
- 3 METAL COLUMN
- 4 METAL HANDRAIL
- 5 METAL DOOR W/ PAINT FINISH TO MATCH ADJ. WALL
- 6 SEATING AREA
- 7 RESTROOMS
- 8 DRIVE-THRU WINDOW
- 9 SPANDREL WINDOW



1 QSR #2 Floor Plan SCALE: 1/8" = 1'-0"

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QSR #2
FLOOR PLAN
& ELEVATIONS

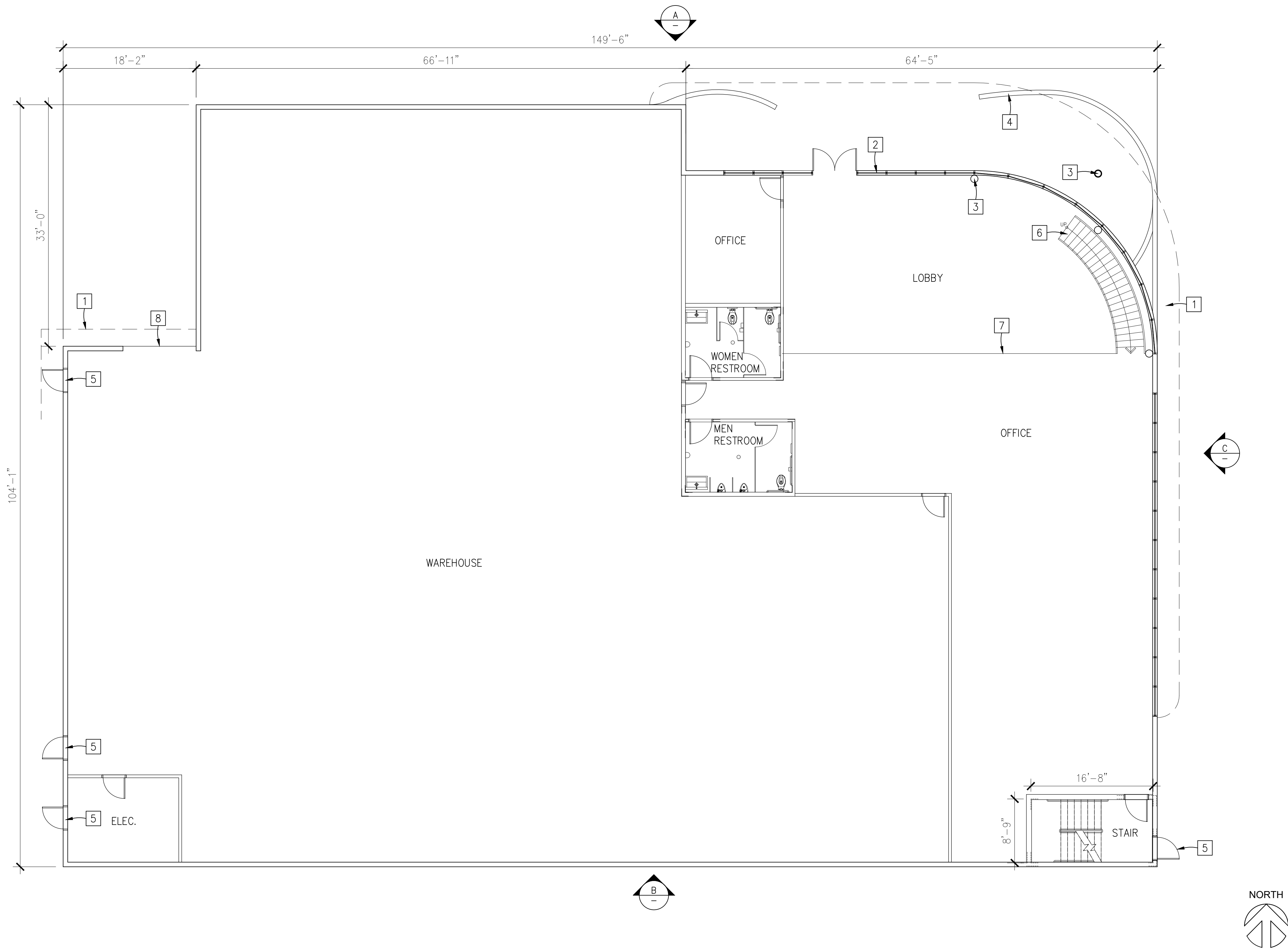
KEY MAP SEAL/STAMP

JOB NO. -
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2ND CIP RESUBMITTAL	12/19/2022

SHEET NO: A2.04 OF SHEETS



Reference Notes

- 1 OVERHANG
- 2 GLASS / ALUMN. STOREFRONT
- 3 METAL COLUMN
- 4 STUCCO LOW WALL
- 5 METAL DOOR W/ PAINT FINISH TO MATCH ADJ. WALL
- 6 STAIRS
- 7 HANDRAIL
- 8 METAL ROL-UP DOOR



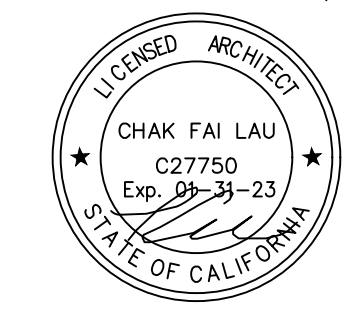
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OFFICE/WAREHOUSE FLOOR PLAN

SHEET TITLE:

KEY MAP SEAL/STAMP



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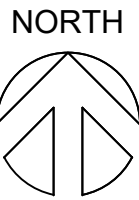
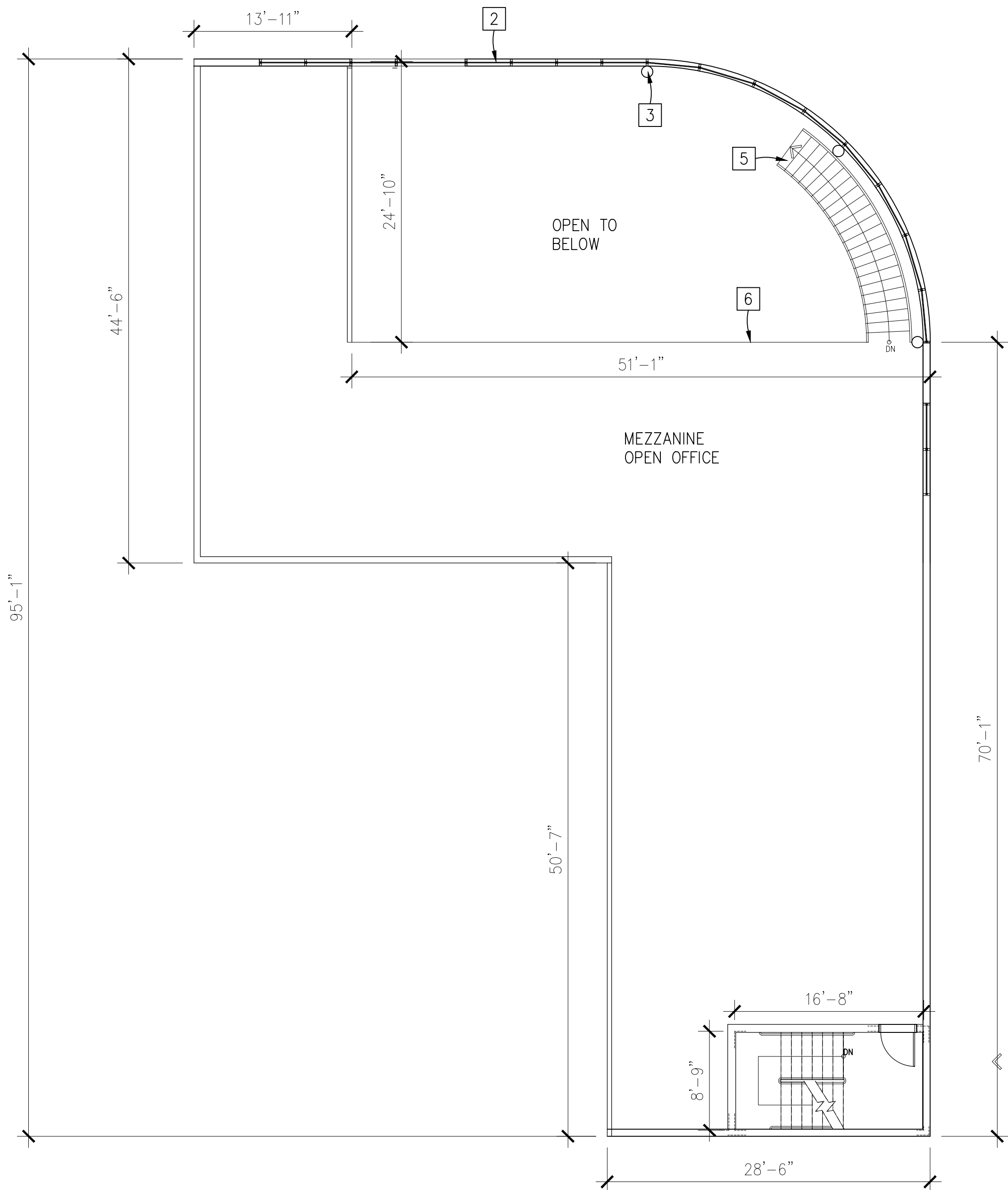
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SHEET NO:

A2.05

OF SHEETS
S H E E T



Reference Notes

- 1 OVERHANG
- 2 GLASS / ALUMN. STOREFRONT
- 3 METAL COLUMN
- 4 STUCCO LOW WALL
- 5 METAL DOOR W/ PAINT FINISH TO MATCH ADJ. WALL
- 6 STAIRS
- 7 HANDRAIL
- 8 METAL ROL-UP DOOR



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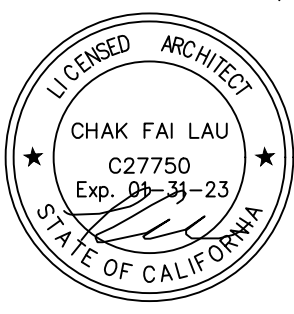
CLIENT: PARADISE LAKE LLC.
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OFFICE/WAREHOUSE
MEZZANINE
FLOOR PLAN

SHEET TITLE:

KEY MAP

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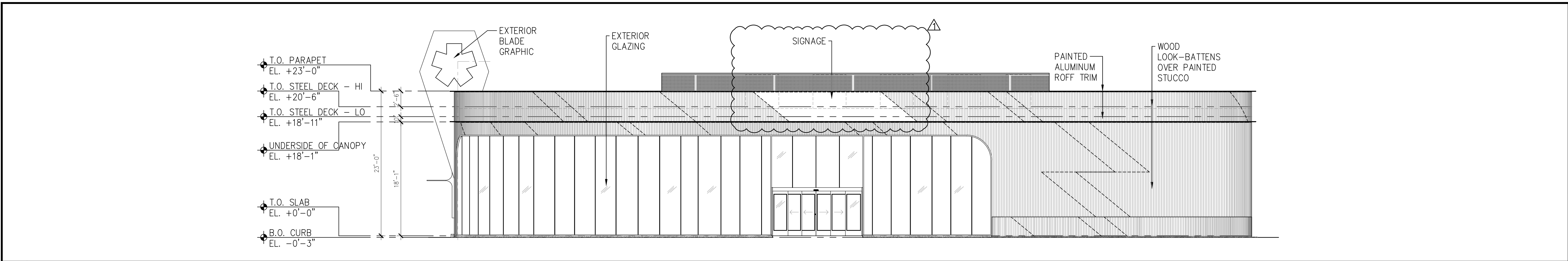
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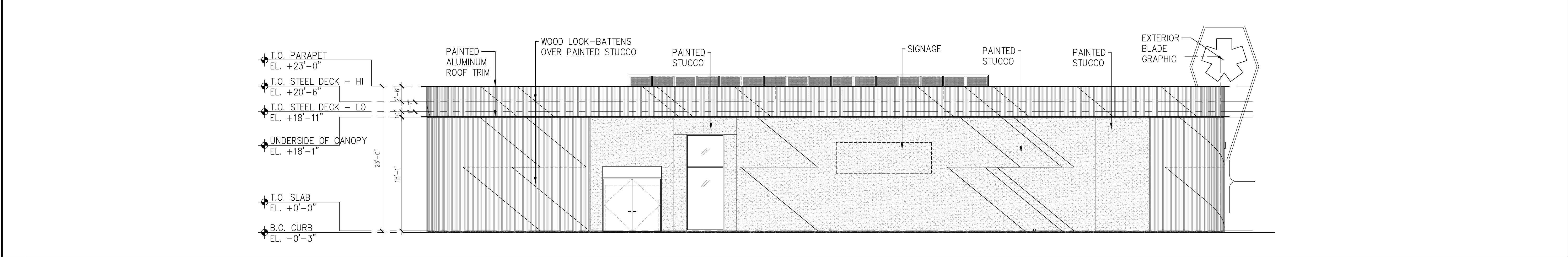
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OF SHEETS
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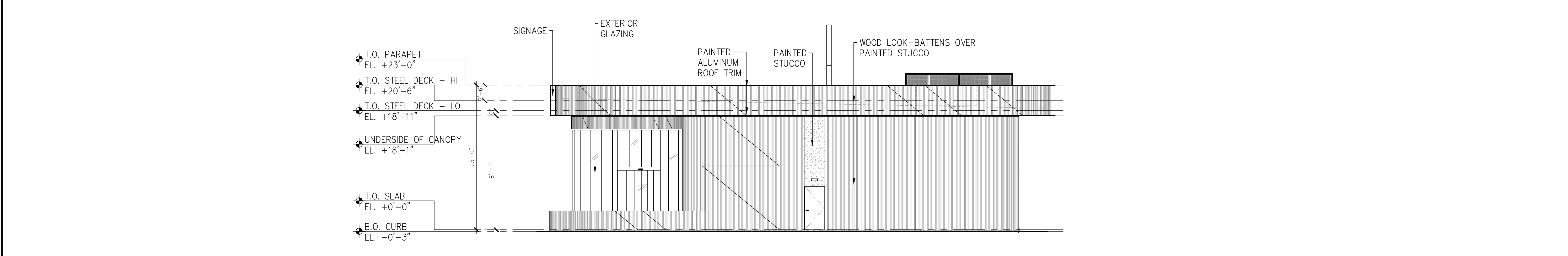
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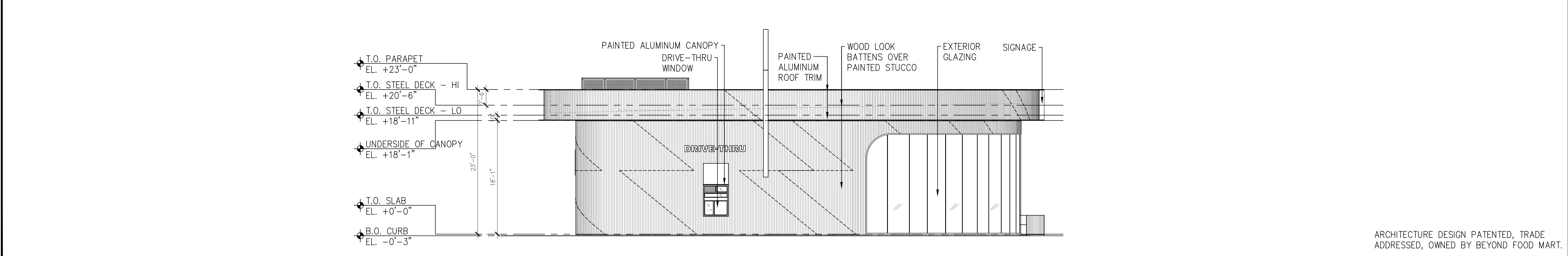
D West Elevation SCALE: 1/8"=1'-0"



C East Elevation SCALE: 1/8"=1'-0"



B South Elevation SCALE: 1/8"=1'-0"



A North Elevation SCALE: 1/8"=1'-0"



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PROJECT: NEW COMMERCIAL DEVELOPMENT

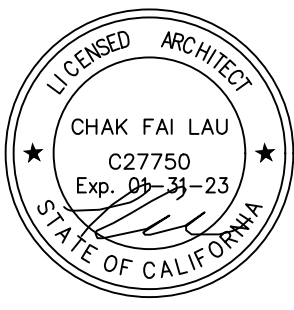
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CLIENT: PARADISE LAKE LLC,
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C-STORE ELEVATIONS

SHEET TITLE:

KEY MAP SEAL/STAMP



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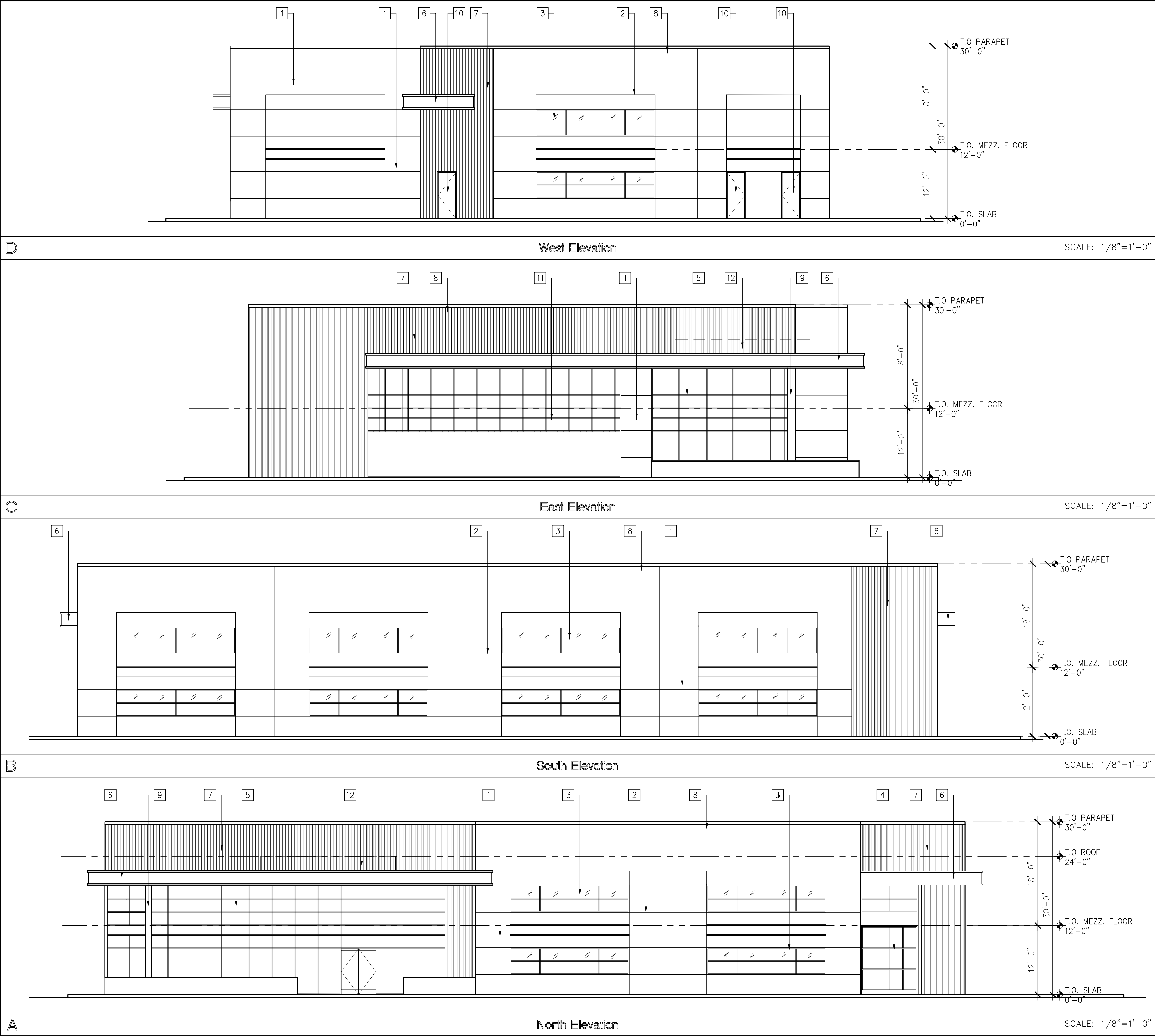
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- Reference Notes
- 1 TILT-UP CONCRETE W/ PAINTED FINISH
 - 2 2" REVEAL
 - 3 ALUMN. WINDOW
 - 4 METAL ROLL-UP DOOR
 - 5 ALUMN. STOREFRONT
 - 6 C-CHANNEL METAL
 - 7 STANDING SEAM METAL
 - 8 METAL COPING
 - 9 COLUMN
 - 10 METAL FRAME DOOR
 - 11 ALUMINUM VERTICAL SHADING DEVICE
 - 12 SIGNAGE



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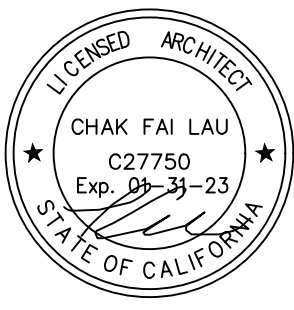
ADDRESS: 24831 CLINTON KEITH RD.,
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CLIENT: PARADISE LAKE LLC,
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OFFICE/WAREHOUSE ELEVATIONS

SHEET TITLE:

KEY MAP SEAL/STAMP



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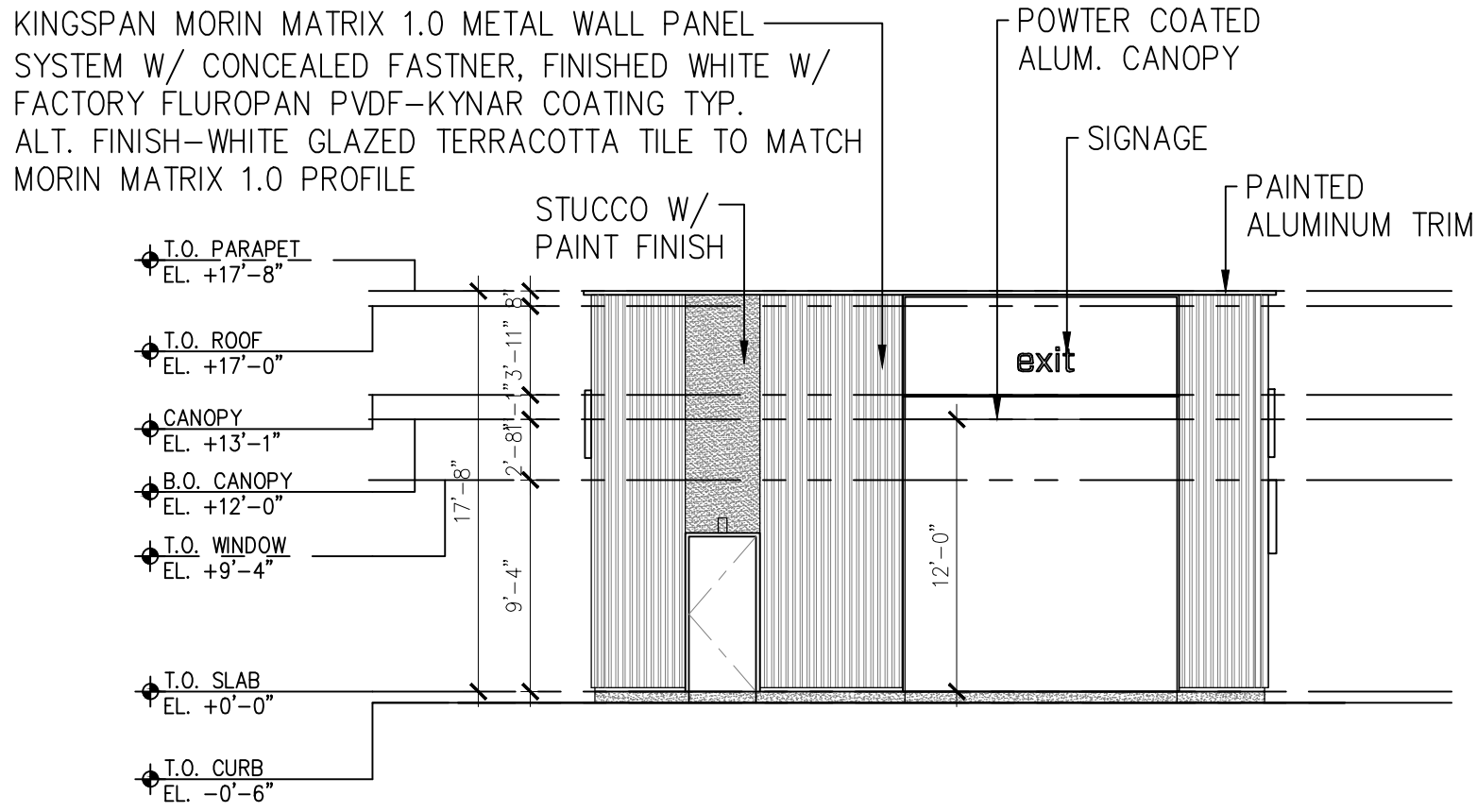
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A3.02

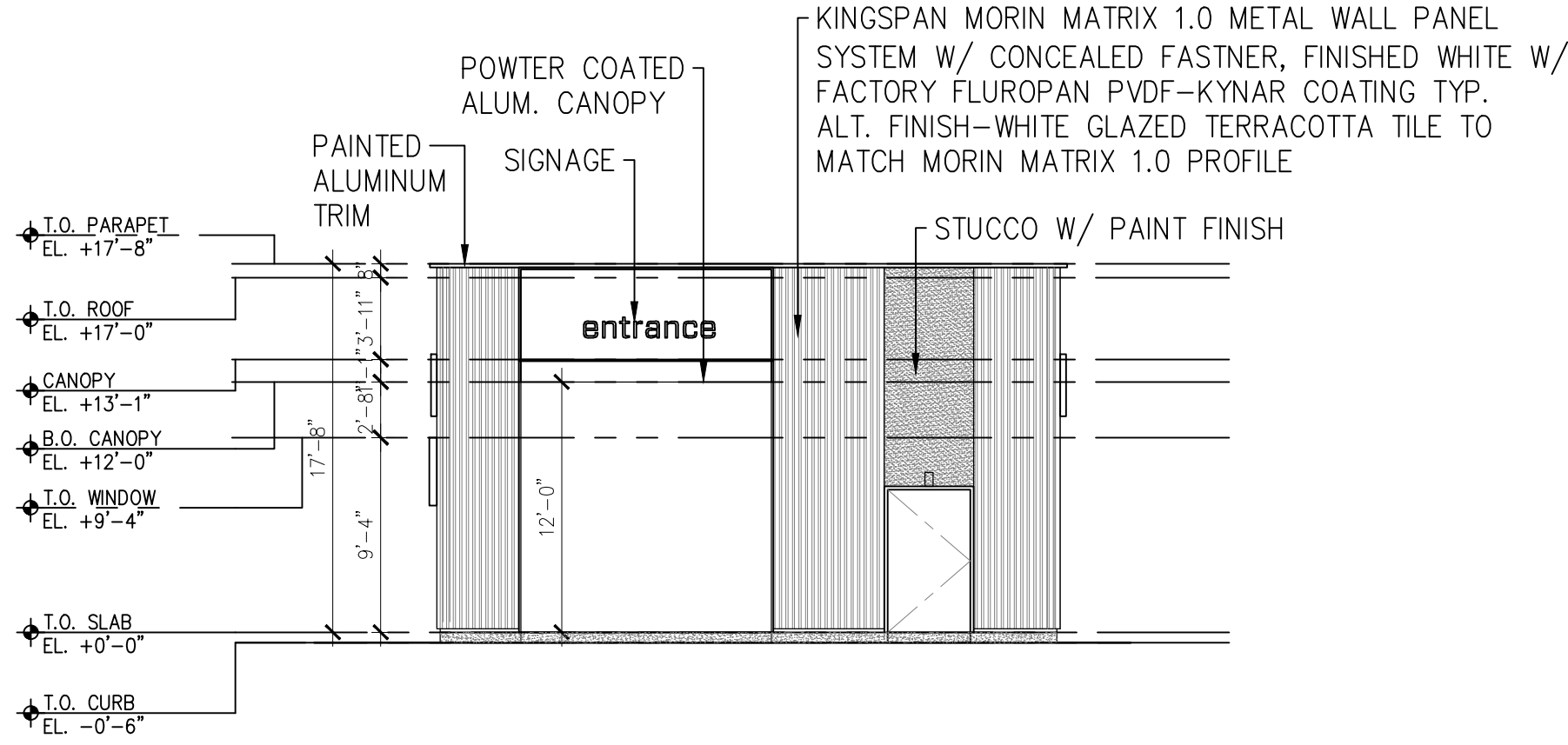
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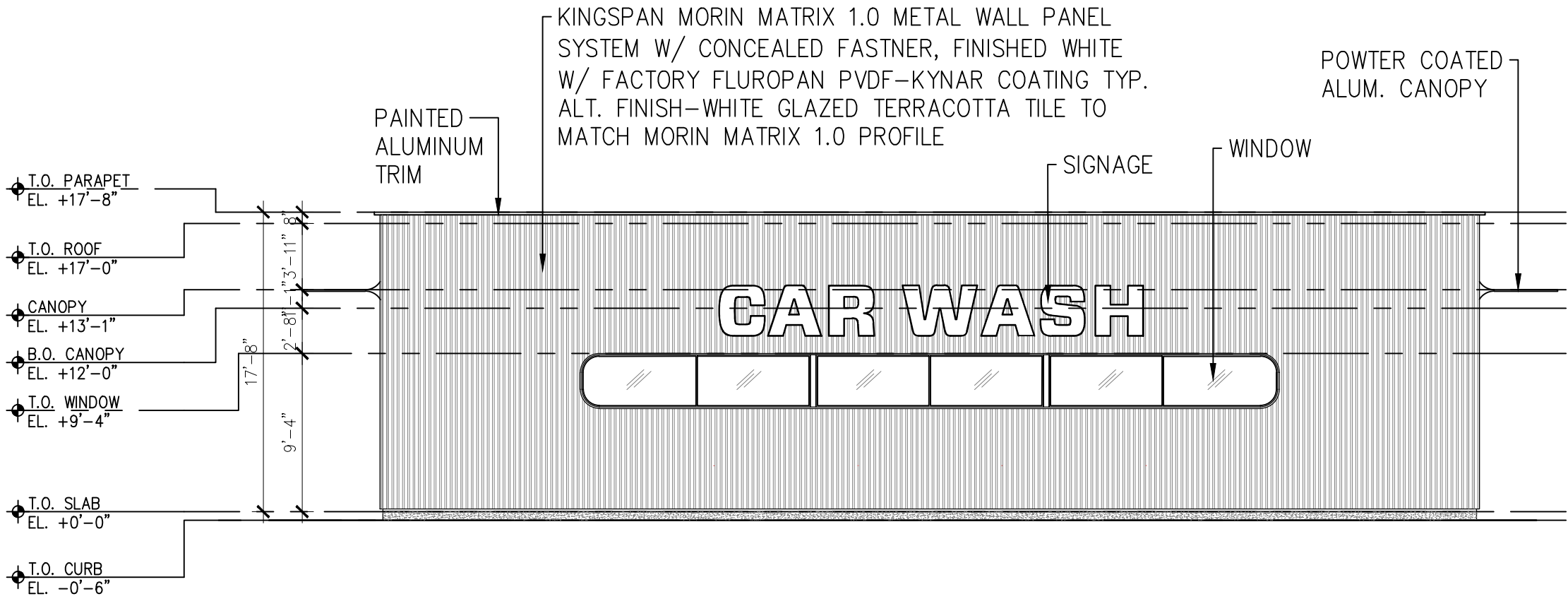
West Elevation

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



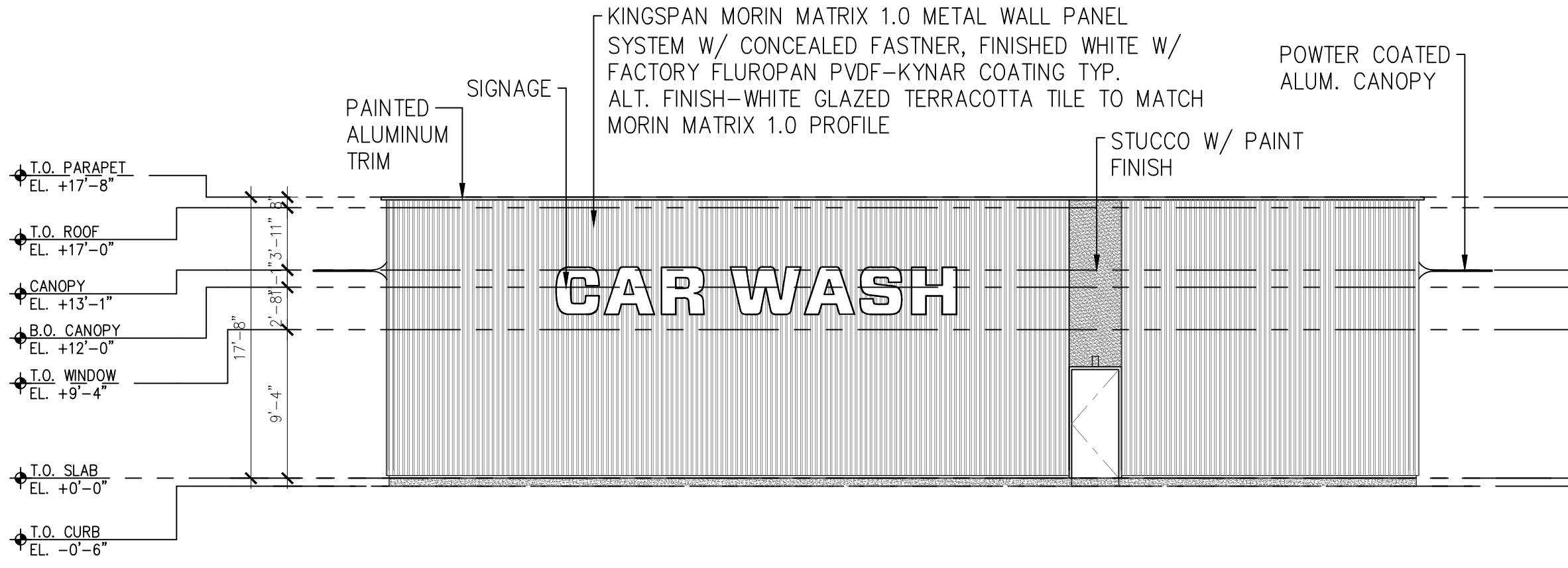
East Elevation

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



South Elevation

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



North Elevation

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

Reference Notes

- 1 -
- 2 -



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PROJECT: NEW COMMERCIAL DEVELOPMENT

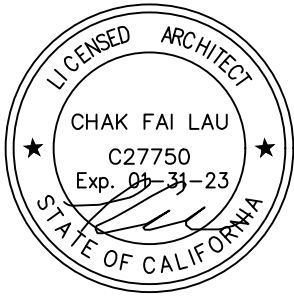
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CARWASH
ELEVATIONS

SHEET TITLE:

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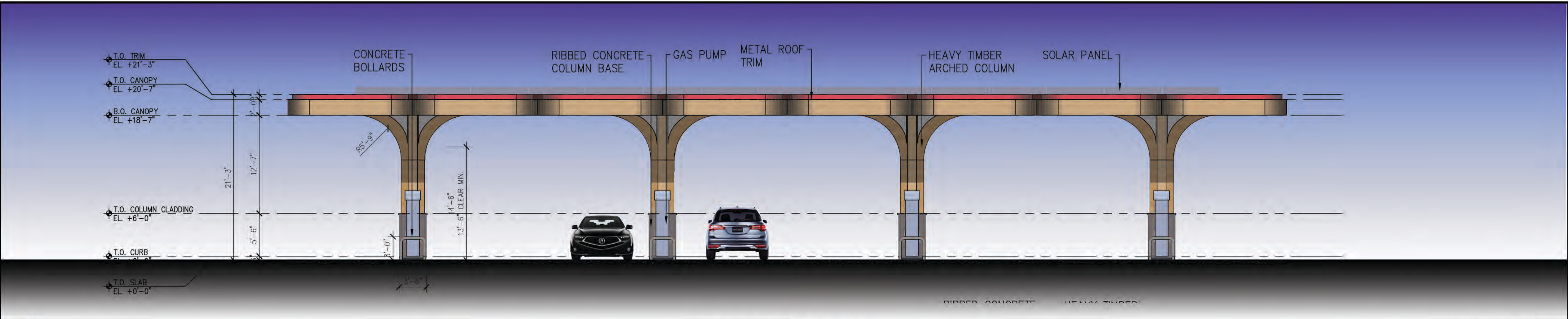
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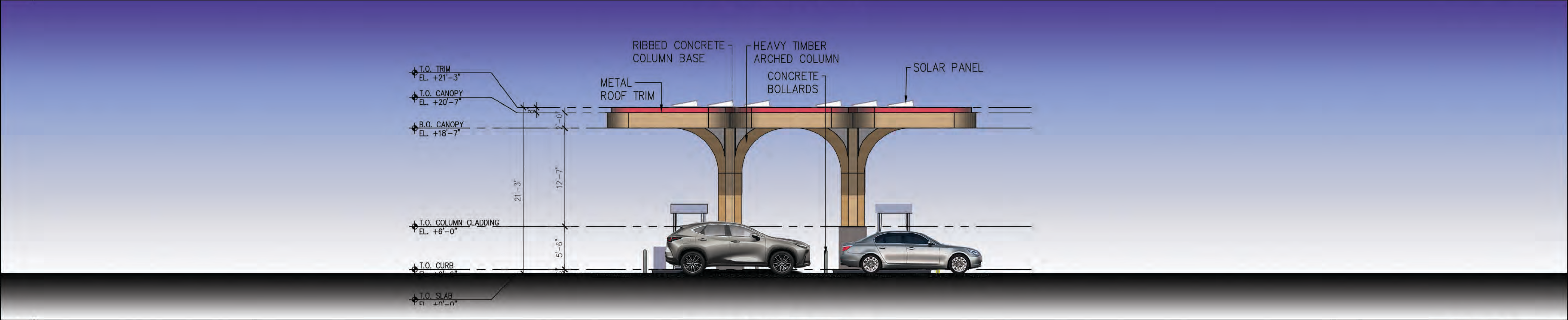
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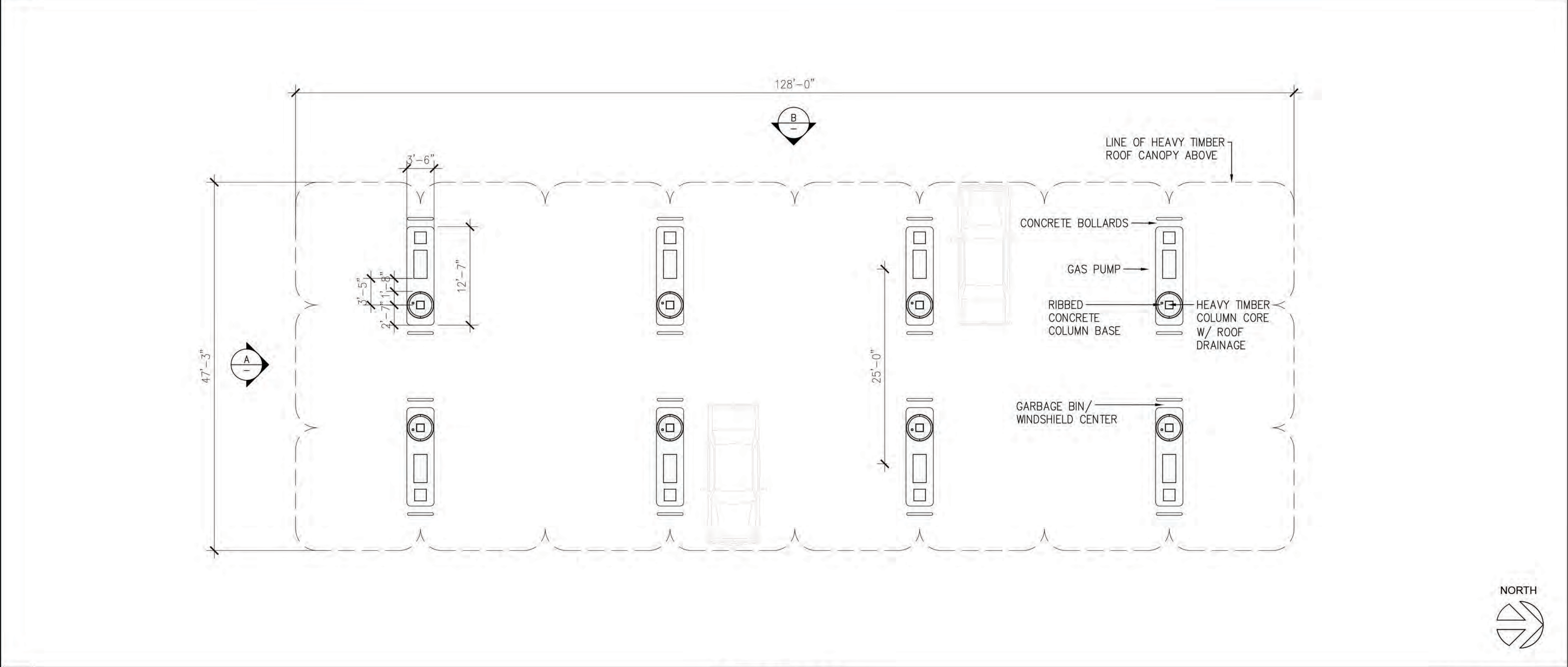
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B East / West Elevations SCALE: 1/8"=1'-0"



A North / South Elevations SCALE: 1/8"=1'-0"



1 Canopy Floor Plan SCALE: 1/8" = 1'-0"



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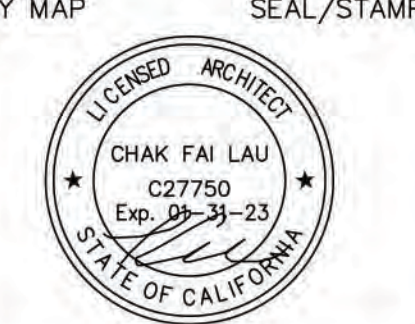
PROJECT: NEW COMMERCIAL DEVELOPMENT

ADDRESS: 24831 CLINTON KEITH RD.,
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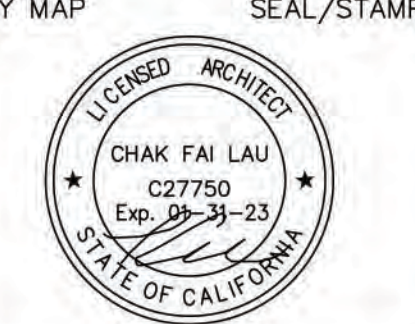
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PROPOSED
CANOPY
FLOOR PLAN & ELEVATIONS

KEY MAP



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1	2ND CLIP RESUBMITTAL	12/19/2022
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SHEET NO:

A1.10

OF SHEETS

S H E E T

ARCHITECTURE DESIGN PATENTED, TRADE
ADDRESSED, OWNED BY BEYOND FOOD MART.



Trash Enclosure Floor Plan

SCALE: 1/4" = 1'-0"

Reference Notes

- 1 CONCRETE CURB AND/OR SIDEWALK
- 2 TRASH RECEPTACLE
- 3 TRASH ENCLOSURE FOUNDATION
- 4 CMU WALL. FULLY GROUTED WITH REBAR, PAINTED STUCCO FINISH. PROVIDE PAINT AT ALL STUCCO WALLS. PROVIDE 3 COATS PREMIUM EXTERIOR LATEX PAINT WITH A 24 MIL. "WET" DEPTH.
- 5 PAINTED ALUMINUM TRIM
- 6 STEEL ROOF DECKING
- 7 2.5" X 2.5" X 3/16" HSS DOOR FRAME PAINTED TO MATCH DOOR.
- 8 MORIN MATRIX 1.0 METAL ALL PANEL SYSTEM. GAUGE TBD. PRIMED AND PAINTED RED FASTENERS TO MATCH.
ALL DOOR OPENING SIZES ARE TO BE MEASURED AND VERIFIED BY CONTRACTOR PRIOR TO ORDERING FROM SUPPLIER. DOOR MANUFACTURER PER SCHEDULE OR EQ. ALL SUBSTITUTIONS OR EQ. TO BE APPROVED BY ARCHITECT.
DOOR HARDWARE AND FINISH PER SCHEDULE. DOOR SHALL BE FULLY WEATHER STRIPPED AND ACCESSIBLE.
- 9 3" DIAMETER X 1/8" HSS STEEL TUBE PER STRUCTURAL.
- 10 LANDSCAPE, IRRIGATION AND PLANT MATERIAL



TEL: 909.465.4101
FAX: 909.606.6839

CLIENT: PARADISE LAKE LLC.
4300 EDISON AVE., CHINO, CA 91710

TRASH ENCLOSURE
FLOOR PLAN & ELEVATIONS

SHEET TITLE:

KEY MAP

SEAL/STAMP



DRAWN BY:

SUPERVISED

CHECKED BY

PLAN CHECK

PERMIT SET

BID SET

REVISIONS

1 2ND CUP RESUBMITTAL 12/19/2022



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NO: _____

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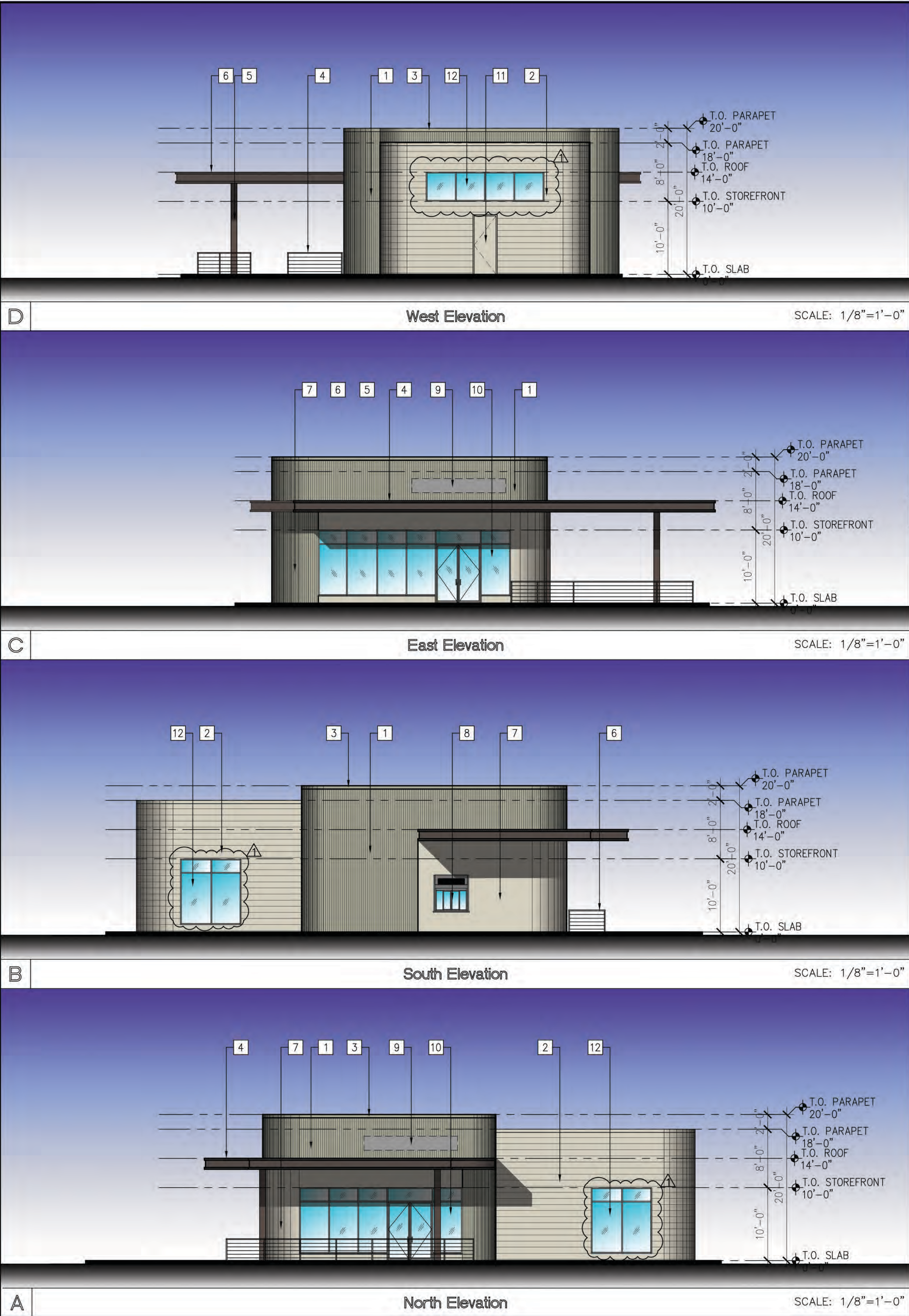
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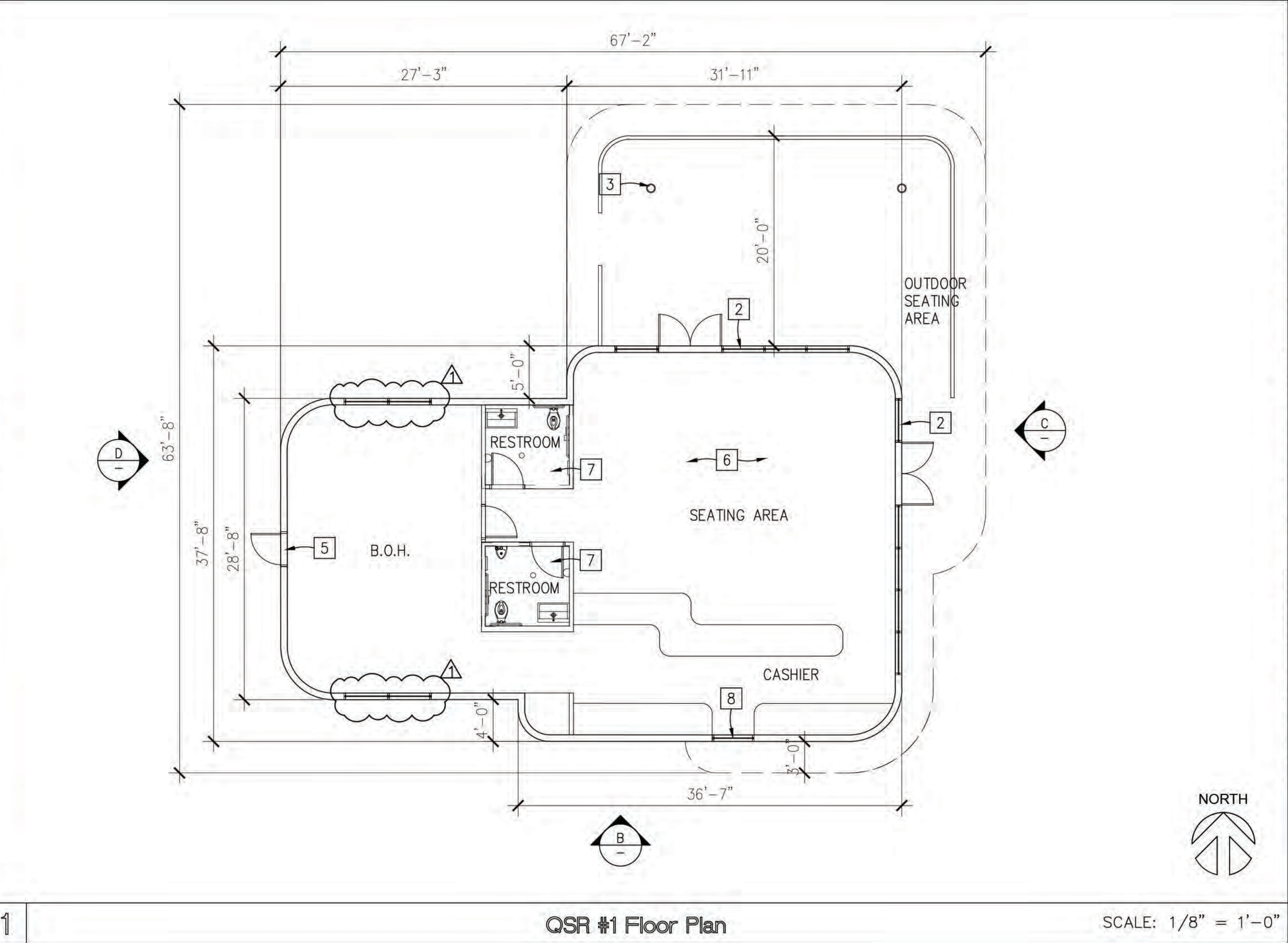
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- Reference Notes (Elevations)**
- 1 STANDING SEAM METAL
 - 2 CEMENT BOARD SIDING W/ PAINT FINISH
 - 3 METAL COPING
 - 4 C-CHANNEL METAL TO MATCH ADJ. WALL
 - 5 METAL COLUMN
 - 6 METAL RAILING
 - 7 SMOOTH STUCCO W/ PAINT FINISH
 - 8 DRIVE-THRU WINDOW
 - 9 SIGNAGE
 - 10 GLASS / ALUMN. STOREFRONT
 - 11 METAL DOOR AND FRAME W/ PAINT FINISH TO MATCH ADJ. WALL
 - 12 SPANDREL GLASS WINDOW

- Reference Notes (Floor Plan)**
- 1 OVERHANG
 - 2 GLASS / ALUMN. STOREFRONT
 - 3 METAL COLUMN
 - 4 METAL HANDRAIL
 - 5 METAL DOOR W/ PAINT FINISH TO MATCH ADJ. WALL
 - 6 SEATING AREA
 - 7 RESTROOMS
 - 8 DRIVE-THRU WINDOW



PEGASUS
ARCHITECTS

4300 EDISON AVE.,
CHINO, CA 91710

TEL: 909.465.4101
FAX: 909.606.6839

PROJECT: NEW COMMERCIAL DEVELOPMENT

ADDRESS: 24831 CLINTON KEITH RD.,
WILDOMAR, CA 92595

CLIENT: PARADISE LAKE LLC,
4300 EDISON AVE., CHINO, CA 91710

**QSR #1
FLOOR PLAN
& ELEVATIONS**

SHEET TITLE:

KEY MAP SEAL/STAMP

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Exp. 03-31-23
STATE OF CALIFORNIA

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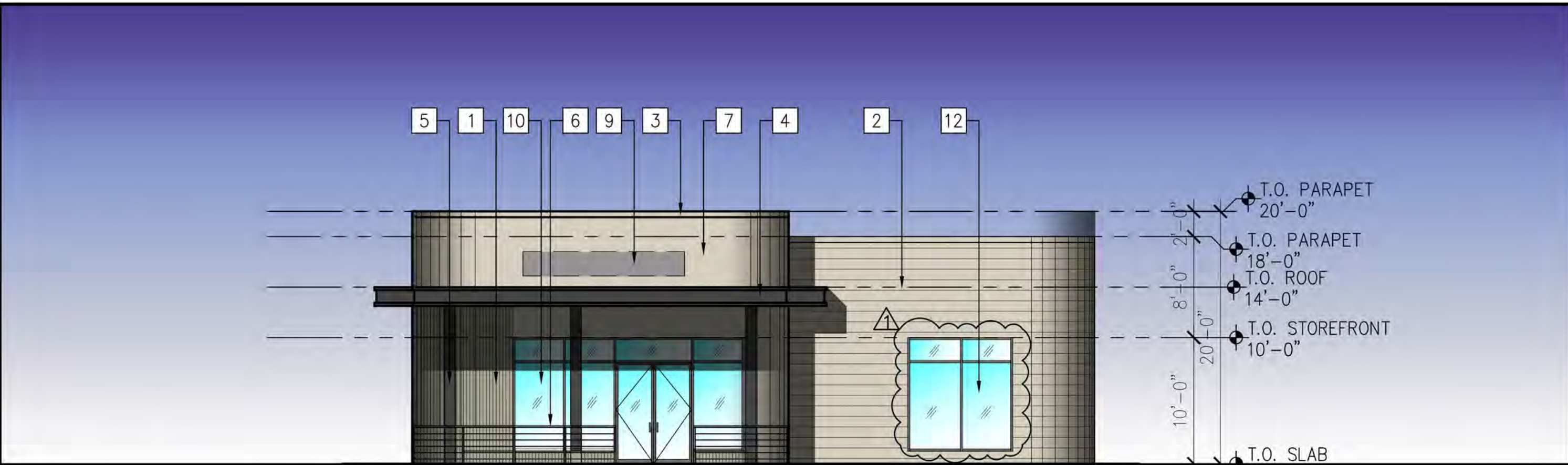
REVISIONS

2ND CLP RESUBMITTAL	12/19/2022

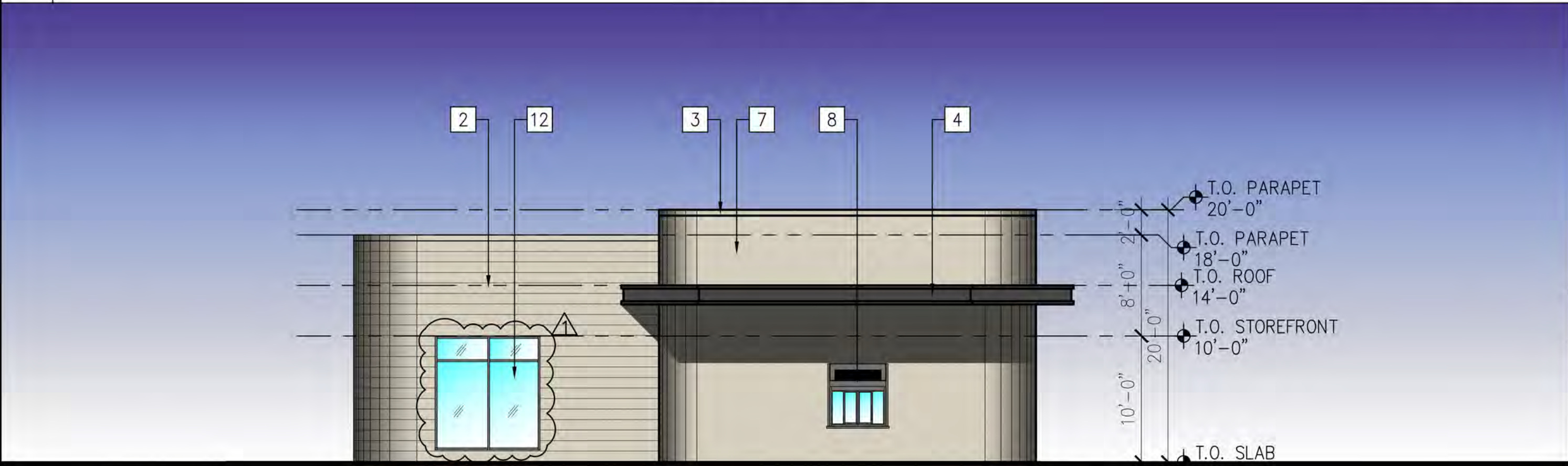
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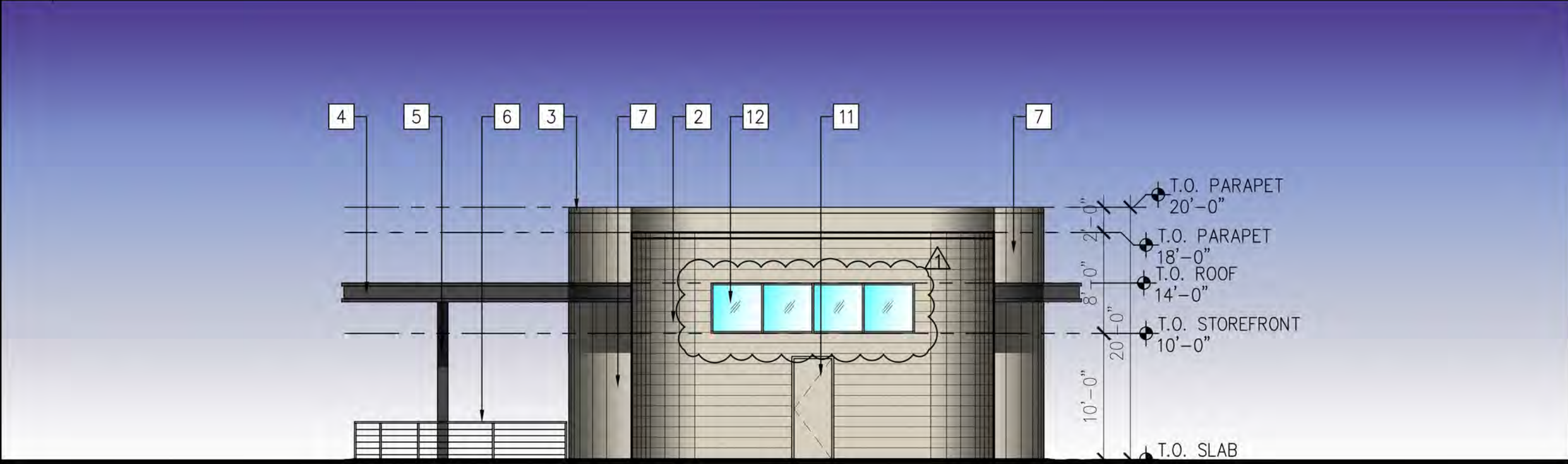
OF SHEETS
S H E E T



D West Elevation SCALE: 1/8"=1'-0"



C East Elevation SCALE: 1/8"=1'-0"



B South Elevation SCALE: 1/8"=1'-0"

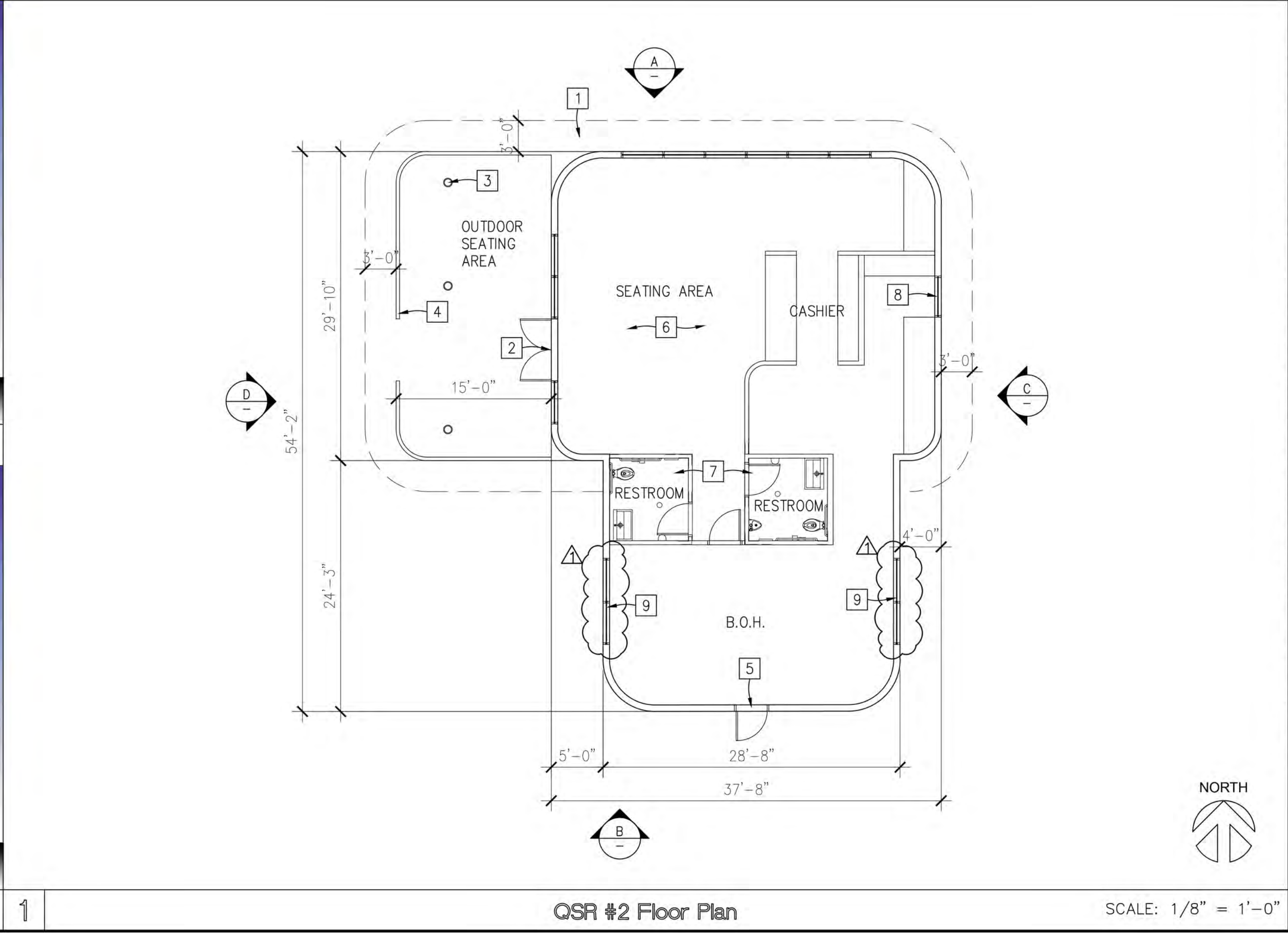


A North Elevation SCALE: 1/8"=1'-0"

- ### Reference Notes (Elevations)
- 1 STANDING SEAM METAL
 - 2 CEMENT BOARD SIDING W/ PAINT FINISH
 - 3 METAL COPING
 - 4 C-CHANNEL METAL TO MATCH ADJ. WALL
 - 5 METAL COLUMN
 - 6 METAL RAILING
 - 7 SMOOTH STUCCO W/ PAINT FINISH
 - 8 DRIVE-THRU WINDOW
 - 9 SIGNAGE
 - 10 GLASS / ALUMN. STOREFRONT
 - 11 METAL DOOR AND FRAME W/ PAINT FINISH TO MATCH ADJ. WALL
 - 12 SPANDREL GLASS WINDOW

ARCHITECTURE DESIGN PATENTED, TRADE
ADDRESSED, OWNED BY BEYOND FOOD MART.

- ### Reference Notes (Floor Plan)
- 1 OVERHANG
 - 2 GLASS / ALUMN. STOREFRONT
 - 3 METAL COLUMN
 - 4 METAL HANDRAIL
 - 5 METAL DOOR W/ PAINT FINISH TO MATCH ADJ. WALL
 - 6 SEATING AREA
 - 7 RESTROOMS
 - 8 DRIVE-THRU WINDOW
 - 9 SPANDREL WINDOW



QSR #2 Floor Plan SCALE: 1/8" = 1'-0"



PEGASUS
ARCHITECTS

4300 EDISON AVE.,
CHINO, CA 91710

TEL: 909.465.4101
FAX: 909.606.6839

PROJECT: NEW COMMERCIAL DEVELOPMENT

ADDRESS: 24831 CLINTON KEITH RD.,
WILDOMAR, CA 92595

CLIENT: PARADISE LAKE LLC,
4300 EDISON AVE., CHINO, CA 91710

QSR #2
FLOOR PLAN
& ELEVATIONS

SHEET TITLE:

KEY MAP SEAL/STAMP



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SUPERVISED BY: TL
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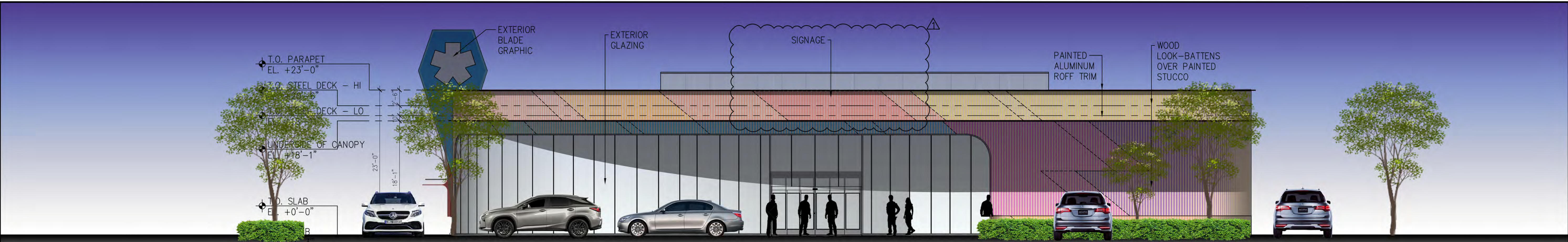
REVISIONS

2ND CUP RESUBMITTAL	12/19/2022

SHEET NO:

A2.04

OF SHEETS
S H E E T



D

West Elevation

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



C

East Elevation

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



B

South Elevation

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



A

North Elevation

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



4300 EDISON AVE.,
CHINO, CA 91710
TEL: 909.465.4101
FAX: 909.606.6839

PROJECT: NEW COMMERCIAL DEVELOPMENT

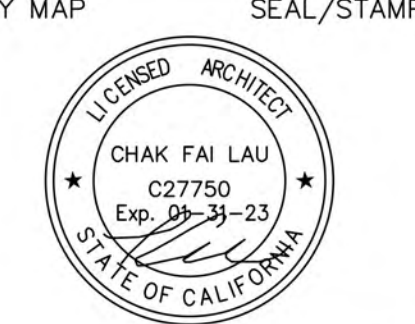
ADDRESS: 24831 CLINTON KEITH RD.,
WILDOMAR, CA 92595

CLIENT: PARADISE LAKE LLC,
4300 EDISON AVE., CHINO, CA 91710

C-STORE
ELEVATIONS

KEY MAP

SEAL/STAMP



JOB NO. -

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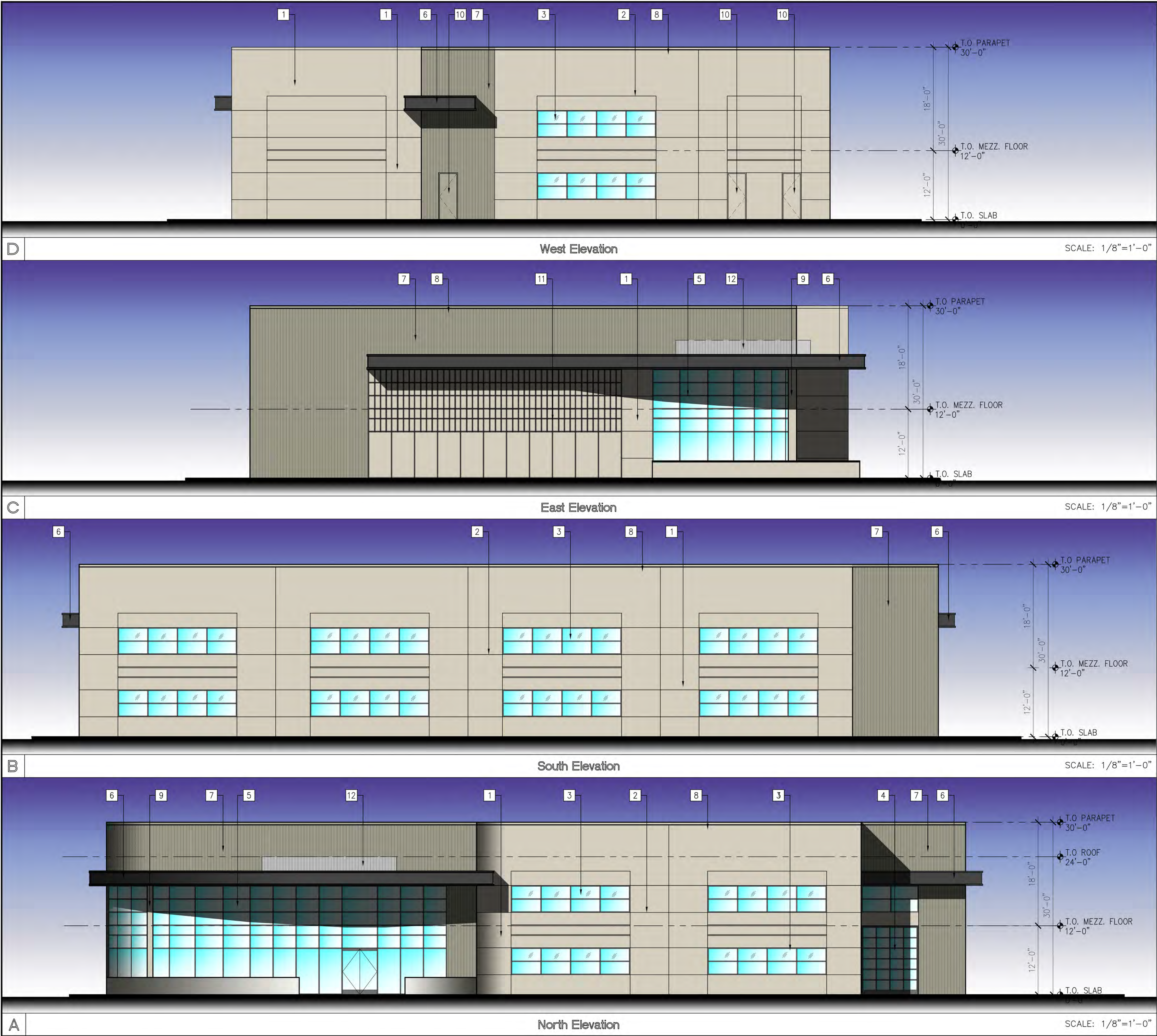
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SHEET NO:

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OF SHEETS

SHEET



- Reference Notes
- 1 TILT-UP CONCRETE W/ PAINTED FINISH
 - 2 2" REVEAL
 - 3 ALUMN. WINDOW
 - 4 METAL ROLL-UP DOOR
 - 5 ALUMN. STOREFRONT
 - 6 C-CHANNEL METAL
 - 7 STANDING SEAM METAL
 - 8 METAL COPING
 - 9 COLUMN
 - 10 METAL FRAME DOOR
 - 11 ALUMINUM VERTICAL SHADING DEVICE
 - 12 SIGNAGE



4300 EDISON AVE.,
CHINO, CA 91710
TEL: 909.465.4101
FAX: 909.606.6839

PROJECT: NEW COMMERCIAL DEVELOPMENT

ADDRESS: 24831 CLINTON KEITH RD.,
WILDOMAR, CA 92595

CLIENT: PARADISE LAKE LLC,
4300 EDISON AVE., CHINO, CA 91710

OFFICE/WAREHOUSE ELEVATIONS

SHEET TITLE:

KEY MAP SEAL/STAMP



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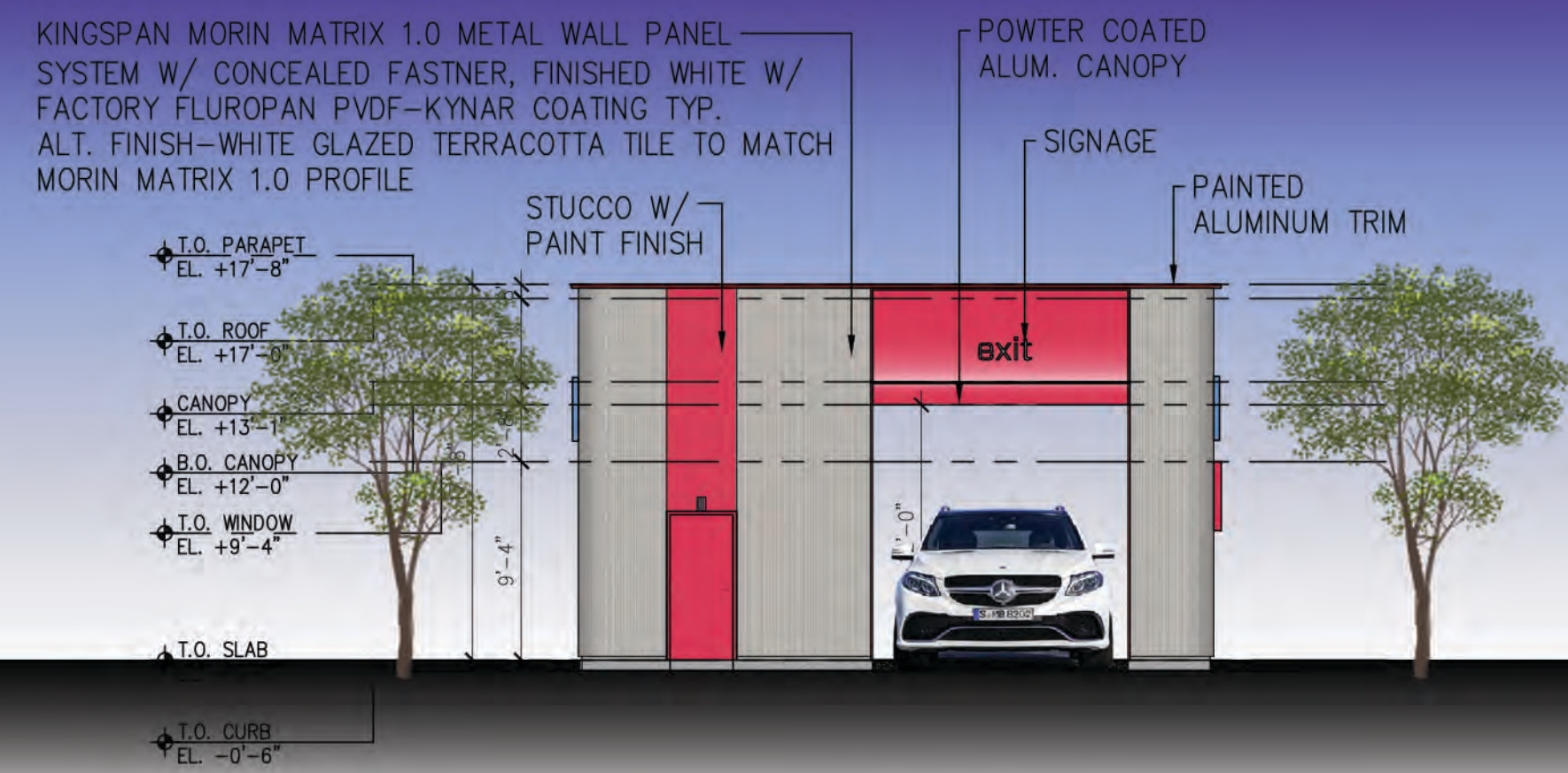
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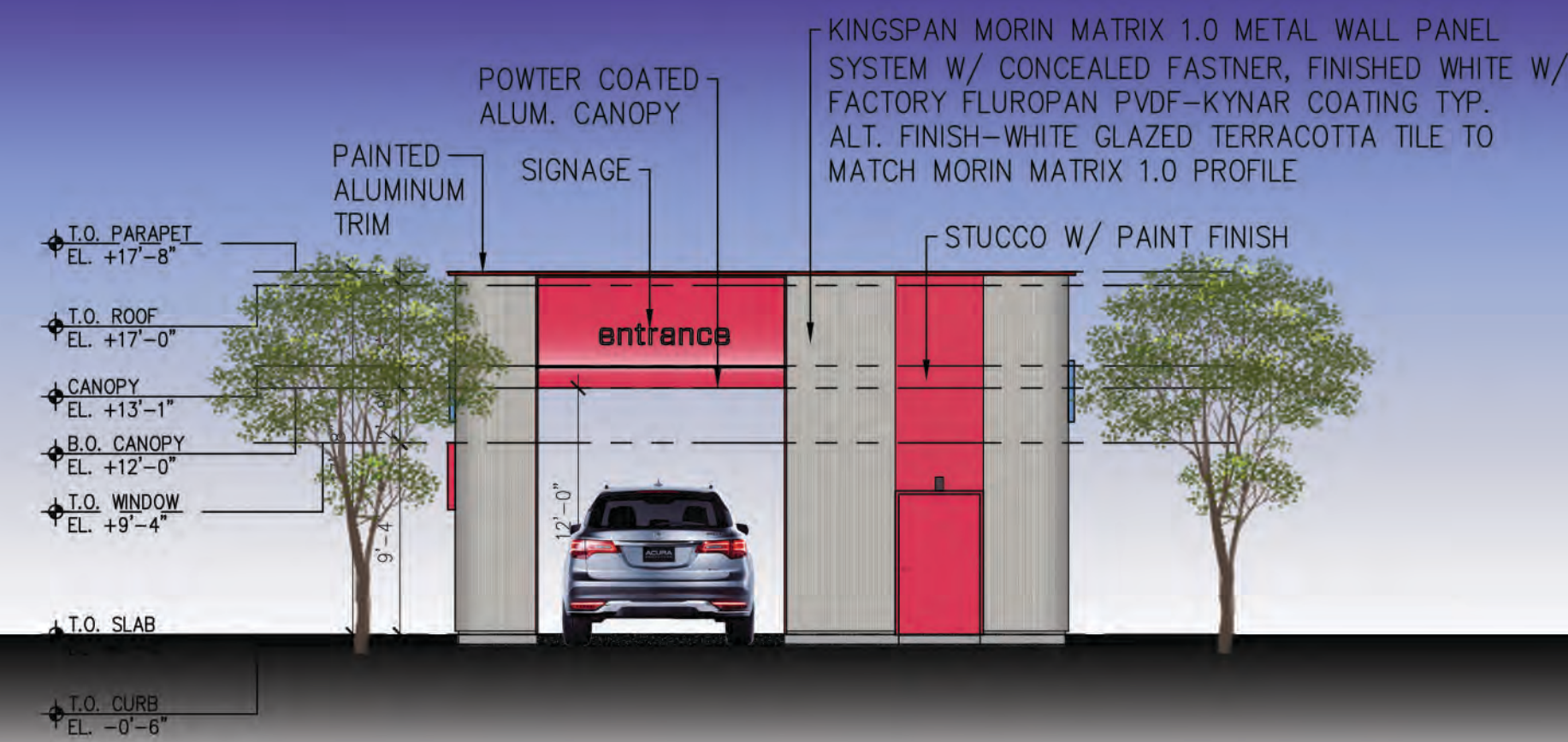
OF SHEETS
S H E E T

ARCHITECTURE DESIGN PATENTED, TRADE
ADDRESSED, OWNED BY BEYOND FOOD MART.



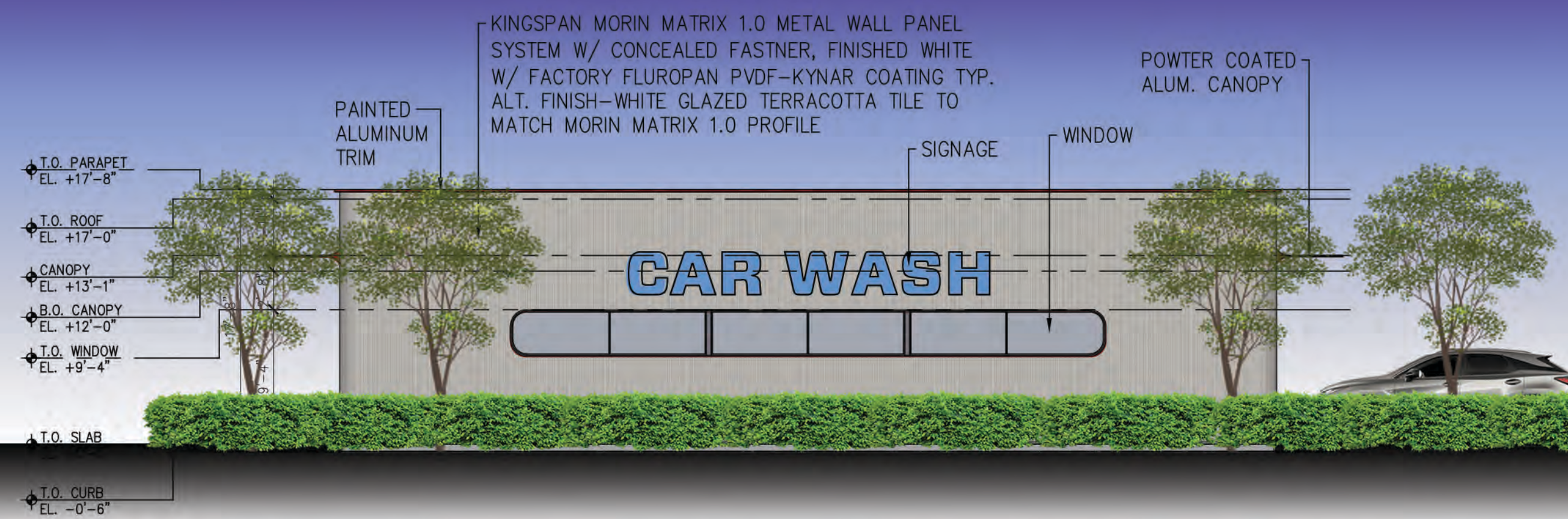
West Elevation

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



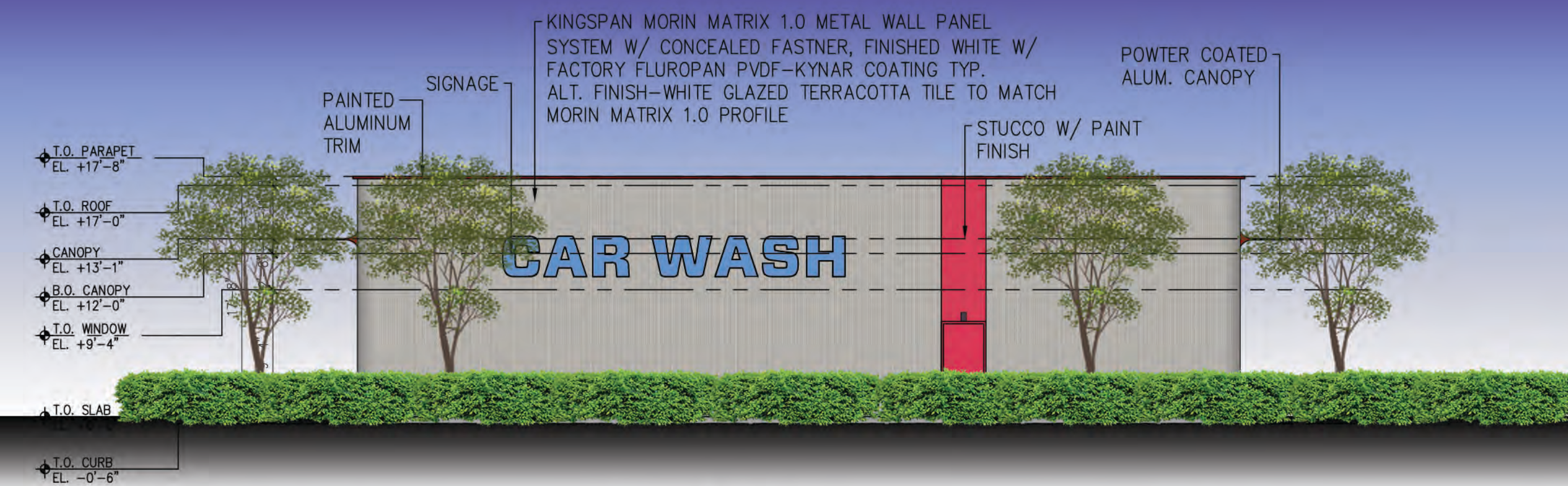
East Elevation

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



South Elevation

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



North Elevation

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

Reference Notes

- 1 -
- 2 -



4300 EDISON AVE.,
CHINO, CA 91710

TEL: 909.465.4101
FAX: 909.606.6839

PROJECT: NEW COMMERCIAL DEVELOPMENT

ADDRESS: 24831 CLINTON KEITH RD.,
WILDOMAR, CA 92595

CLIENT: PARADISE LAKE LLC.
4300 EDISON AVE., CHINO, CA 91710

CARWASH ELEVATIONS

SHEET TITLE:

KEY MAP

SEAL/STAMP



JOB NO.

DRAWN BY: TL/ZL

SUPERVISED BY: TL

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OF SHEETS

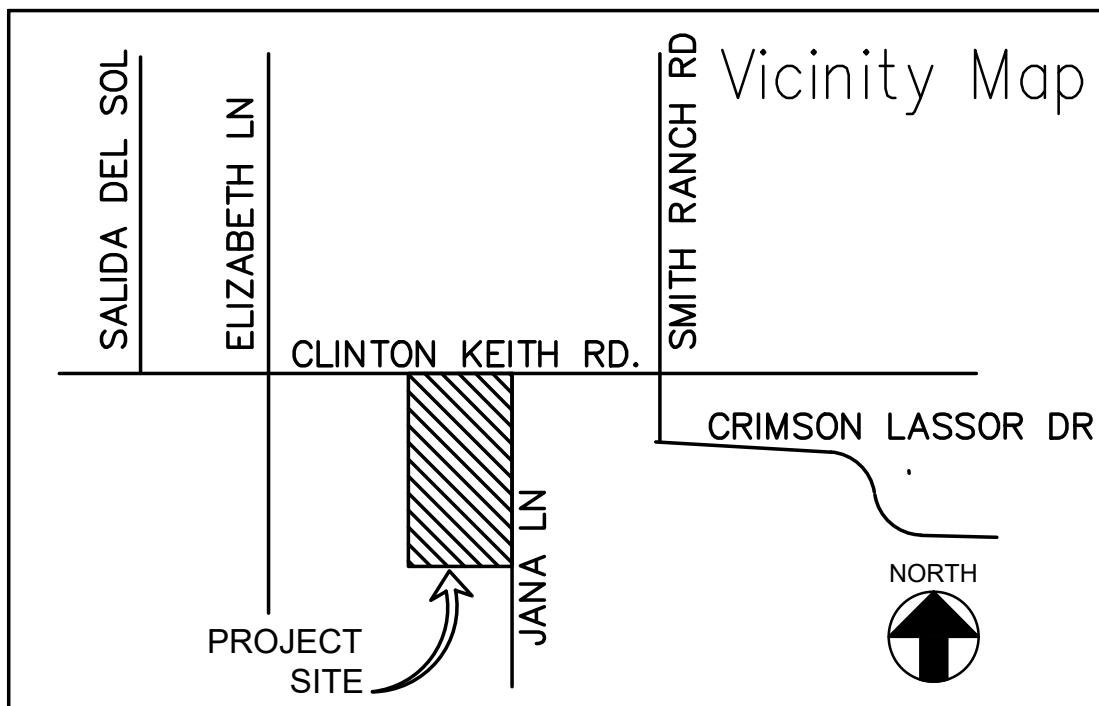
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ARCHITECTURAL LANDSCAPE PLANS

NEW COMMERCIAL DEVELOPMENT

24831 CLINTON KEITH RD.,
WILDOMAR, CA 92595



SHEET INDEX	
L-1	COVER SHEET
L-2	PRELIMINARY FUEL MODIFICATION PLAN
L-3	PRELIMINARY LANDSCAPE PLAN - 1
L-4	PRELIMINARY LANDSCAPE PLAN - 2

Project Directory

OWNER:
PARADISE LAKE LLC
4300 EDISON AVE.
CHINO, CA 91710

ARCHITECT:
TOM LAU, A.I.A.
PEGASUS ARCHITECTS
4300 EDISON AVE.,
CHINO, CA 91710
TEL: (909) 465.4101

LANDSCAPE ARCHITECT:
PHILMAY LANDSCAPE ARCHITECT
215 N. 2ND AVE., SUITE C
UPLAND, CA 91786
TEL: (909) 373-1959
FAX: (909) 373-1958

TOTAL LANDSCAPE AREA = 36,824 s.f.

TOTAL OFF-SITE LANDSCAPE AREA = 11,131 s.f.

Scope Of Work

NEW CONSTRUCTION OF A SERVICE STATION WITH C-STORE W/
DRIVE-THRU, CARWASH FACILITY, TRASH ENCLOSURE, AND 2
QSR AND AN OFFICE/WAREHOUSE BUILDING.
SIGNAGE, FUEL PUMP CANOPY, UNDERGROUND STORAGE TANKS
ARE UNDER SEPARATED PERMIT BY OTHERS.

Project Data

PROJECT ADDRESS:	24831 CLINTON KEITH RD., WILDOMAR, CA 92595 380-290-002
APN#:	380-290-002
LOT SIZE (GROSS):	±189,486 S.F. (±4.35 ACRES)
LOT SIZE (NET):	
ZONING:	GENERAL RESIDENTIAL VA
CONSTRUCTION TYPE:	VA
OCCUPANCY:	
FIRE SPRINKLER:	YES
FIRE ALARM:	YES

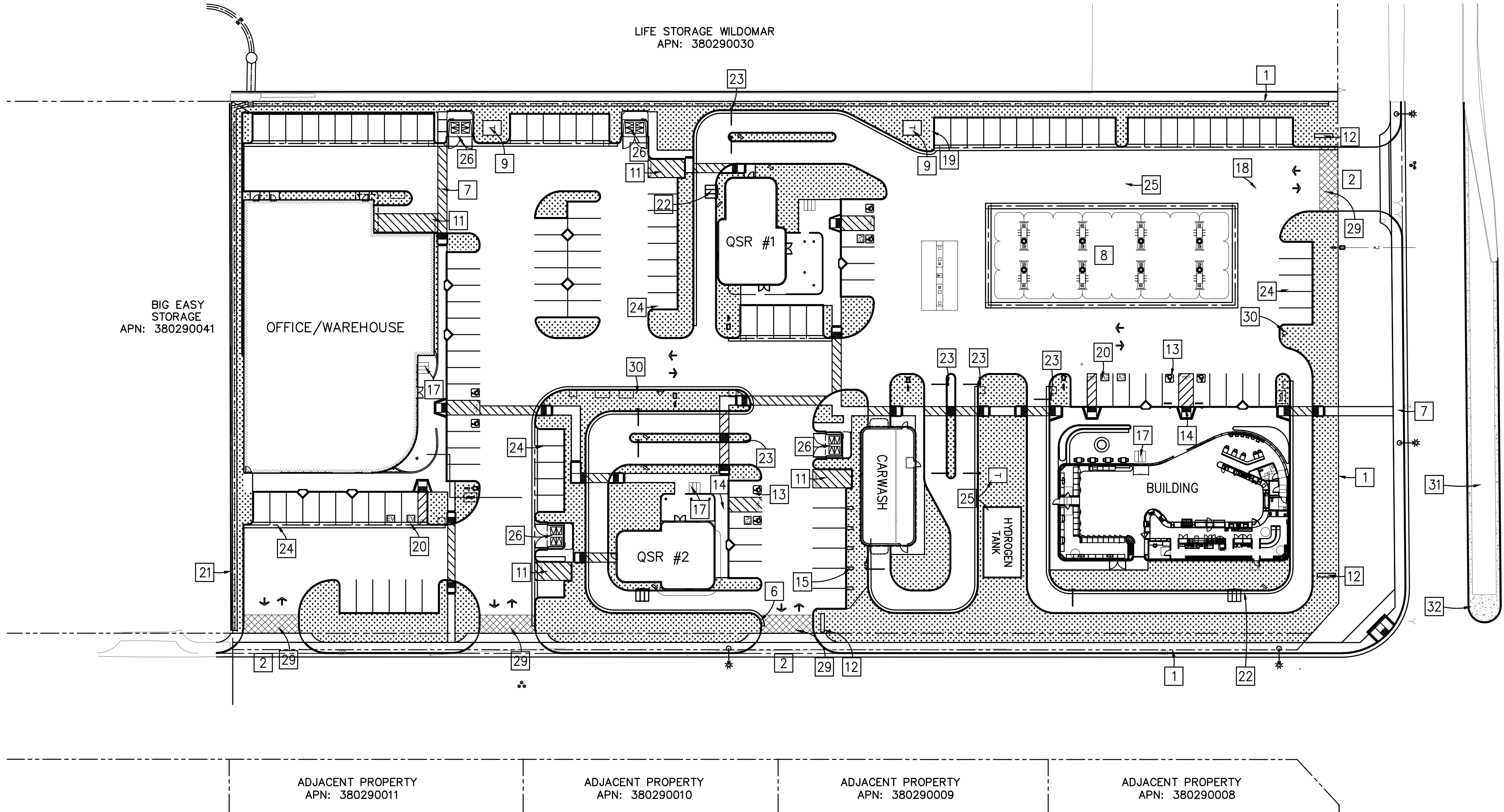
PARKING	REQUIRED:	PARKING PROVIDED:
A) BEYOND MARKET 7460/200 1 SPACE /200 SQFT. G.F.A.	38	38 (INCL. 2 HCP)
B) CANOPY		
C) QSR #1 2,000/2/45 1 SPACE / 45 SQFT. OF SERVING AREA 1 SPACE / 2 EMPLOYEES	23	23 (INCL. 2 HCP)
D) QSR #2 1,800/2/45 1 SPACE / 45 SQFT. OF SERVING AREA 1 SPACE / 2 EMPLOYEES	20	20 (INCL. 2 HCP)
E) OFFICE 1 SPACE / 200 SQFT. G.F.A WAREHOUSE 1 SPACE / 2,000 SQFT. G.F.A	36 5	36 (INCL. 1 HCP) 8 (INCL. 1 HCP)
TOTAL	122	125 (INCL. 8 HCP)

Shade Analysis

PARKING AREA: 19,764 S.F. = 122 PARKING STALLS
PARKING AREA TO BE SHADED = 10,672 S.F. = 51% AREA TO BE SHADED

MAINTENANCE RESPONSIBILITY

All improvements to be maintained by
developer/property owner.



CERTIFICATION OF LANDSCAPE DESIGN

I hereby certify that:

- (1) I am a professional appropriately licensed in the State of California to provide professional landscape design services.
- (2) The landscape design and water use calculations for the property located at _____ NWC OF JANA LN. & CLINTON KEITH RD., _____ (provide street address or parcel number(s)) were prepared by me or under my supervision.
- (3) The landscape design and water use calculations for the identified property comply with the requirements of the City of Wildomar Water Efficient Landscape Ordinance (Municipal Code Chapter 13.18) and the City of Wildomar Water Efficient Landscape Guidelines.
- (4) The information I have provided in this Certificate of Landscape Design is true and correct and is hereby submitted in compliance with the City of Wildomar Water Efficient Landscape Guidelines.

PHIL MAY
Print Name
03-18-2022
Date

Signature
3104
License Number

1937 W/ 9 TH. STREET UPLAND, CA 91786
Address

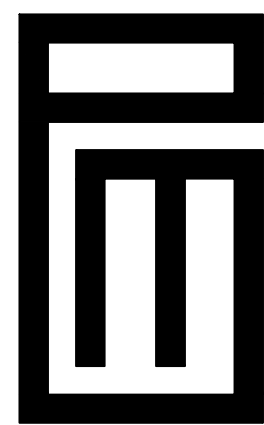
(909) 373-1959
Telephone
pmay@philmaydesign.com
E-mail Address
Landscape Design Professional's Stamp



Reference Notes

- (1) (E) PROPERTY LINES
- (2) (N) CURB AND GUTTER/DRIVEWAY (RIGHT IN & OUT)
- (3) (N) LANDSCAPE
- (4) ADJACENT BUILDING
- (5) (N) HEALY TANK
- (6) (N) CONCRETE CURB
- (7) (N) CONCRETE SIDEWALK
- (8) (N) CANOPY 47'-0"x128'-0" (UNDER SEPARATED PERMIT)
- (9) (N) TRANSFORMER PAD
- (10) (N) TRASH/RECYCLE ENCLOSURE
- (11) (N) LOADING/UNLOADING (10'-0" x 20'-0")
- (12) (N) CORNER MONUMENT, SIGN BY OTHERS, UNDER SEPARATE PERMIT.
- (13) (N) HCP PARKING
- (14) (N) HCP RAMP
- (15) (N) VACUUM @ 7 LOCs
- (16) (N) 5'-0" WIDE HCP PATH OF TRAVEL PER CODE STD.
- (17) BIKE RACK PER CITY'S STANDARD.
- (18) (N) 26' WIDE FIRE LANE
- (19) (N) AIR/WATER TOWER
- (20) EVCS PARKING PER CITY'S STD. PROVIDE MIN. 1" CONDUIT TERMINATING IN LISTED ENCLOSURE FOR FUTURE CHARGER.
- (21) (N) 6' HT. SPLITFACE CMU FENCE WALL
- (22) (N) MENU BOARD
- (23) (N) HEIGHT BAR
- (24) (N) CLEAN AIR VEHICLE
- (25) (N) UNDERGROUND TANK STORAGE
- (26) (N) TRASH ENCLOSURE
- (27) (N) HYDROGEN EQUIPMENT (UNDER SEPARATE PERMIT)
- (28) (N) HYDROGEN CANOPY (UNDER SEPARATE PERMIT)
- (29) (N) ENTRY DECORATIVE PAVED DRIVEWAY
- (30) (N) FIRE HYDRANT
- (31) (N) STREET MEDIAN W/ LANDSCAPE
- (32) (N) STAMPED CONCRETE TO MATCH

REVISIONS	BY



PHIL MAY
LANDSCAPE
ARCHITECTURE

2532 Wallace Ave.
Fullerton, CA 92831

Phone: 909 373 1959

pmay@philmaydesign.com

www.philmaydesign.com



COVER SHEET

NEW COMMERCIAL
DEVELOPMENT
24831 CLINTON KEITH RD.,
WILDOMAR, CA 92595

DRAWN
R.S.
CHECKED
R.S.
DATE
03-18-22

L-1

OF 4 SHEETS

JOB NO.
22036

FUEL MODIFICATION PLAN NOTES

ZONE A – SETBACK ZONE

- Extends 30 feet beyond the edge of any combustible structure, accessory structure, appendage or projection. Overhangs or parts of structures not accurately reflected on the plans may negate the approval of plant location on the approved plan.
- Irrigation by automatic or manual systems shall be provided to maintain healthy vegetation and fire resistance.
- Vegetation in this zone shall consist primarily of green lawns, ground covers not exceeding 6 inches in height, and adequately spaced shrubs. The overall landscape characteristics shall provide adequate defensible space in a fire environment.
- Plants in Zone A shall be inherently highly fire resistant and appropriately spaced. Species selection should reference the Fuel Modification Plant List. Other species may be used subject to approval. Plans re-submitted 6 months after the initial review will be evaluated based on the current Fuel Modification Plant List, available from the Fuel Modification Unit.
- Trees are generally not recommended, except for dwarf varieties or mature trees small in stature.
- Target species will typically not be allowed within 30 feet of combustible structures and may require removal if existing.
- Vines and climbing plants shall not be allowed on any combustible structure requiring review.

ZONE B – IRRIGATED ZONE

- Extends from the outer edge of Zone A to 100 feet from structures.
- Irrigation by automatic or manual systems shall be provided to maintain healthy vegetation and fire resistance.
- Vegetation in this zone shall primarily consist of green lawns, ground covers, and adequately spaced shrubs and trees.
- Unless otherwise approved, ground covers shall be maintained at a height not to exceed 6 inches. On slopes, 12 inches is acceptable within 50 feet of a structure, and 18 inches beyond 50 feet. The overall landscape characteristics shall provide adequate defensible space in a fire environment. Specimen native plants may be approved to remain if properly maintained for adequate defensible space. Annual grasses or weeds shall be maintained at a height not to exceed 3 inches.
- Plants shall be fire resistant and appropriately spaced. Plant selection should reference the Fuel Modification Plant List. Other plants may be used subject to approval.
- Replacement planting to meet minimum City or County slope coverage requirements or ordinances will be considered. In all cases, the overall landscape characteristics shall provide adequate defensible space in a fire environment.
- Target species may require removal within 50 feet of structures, depending on site conditions.
- All trees, unless otherwise approved, shall be planted far enough from structures and Fire access roads, as to not overhang any structure or access at maturity.

ZONE C – NATIVE BRUSH THINNING ZONE

- Extends from the outer edge of Zone B up to 200 feet from structures or to the property line.
- Required thinning and clearance will be determined upon inspection.
- Irrigation systems are not required.
- Vegetation may consist of modified existing native plants, adequately spaced ornamental shrubs and trees, or both. Replacement planting to meet minimum City or County slope coverage requirements or ordinances will be considered. In all cases, the overall landscape characteristics shall provide adequate defensible space in a fire environment.
- Plants shall be spaced appropriately. Existing native vegetation shall be modified by thinning and removal of plants constituting a fire risk; these include, but are not limited to: chamise, sage, sage brush, and buckwheat.
- Annual grasses and weeds shall be maintained at a height not to exceed 3 inches.
- General spacing for existing native shrubs or groups of shrubs is 15 feet between canopies. Native plants may be thinned by reduced amounts as the distance from development increases.
- General spacing for existing native trees or groups of trees is 30 feet between canopies. This distance may vary depending on the slope, arrangement of trees in relation to slope, and the tree species.

FIRE ACCESS ROAD ZONE

- Extends a minimum of 10 feet from the edge of any public or private road used by fire-fighting resources.
- Clear and remove flammable growth for a minimum of 10 feet on each side of Fire Access Roads. (Fire Code 325.10) Additional clearance beyond 10 feet may be required upon inspection.
- Fire access roads, driveways and turnarounds shall be maintained in accordance with fire code. Fire Access Roads shall have unobstructed vertical clearance clear to the sky for a width of 20 feet. (Fire Code 503.2.1)
- Remaining plants shall be appropriately spaced and maintained to provide safe egress in wildland fire environments.
- All trees, unless otherwise approved, shall be planted far enough from structures and Fire access roads, as to not overhang any structure or access at maturity.

MAINTENANCE

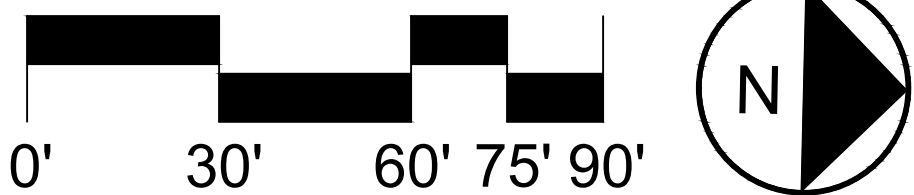
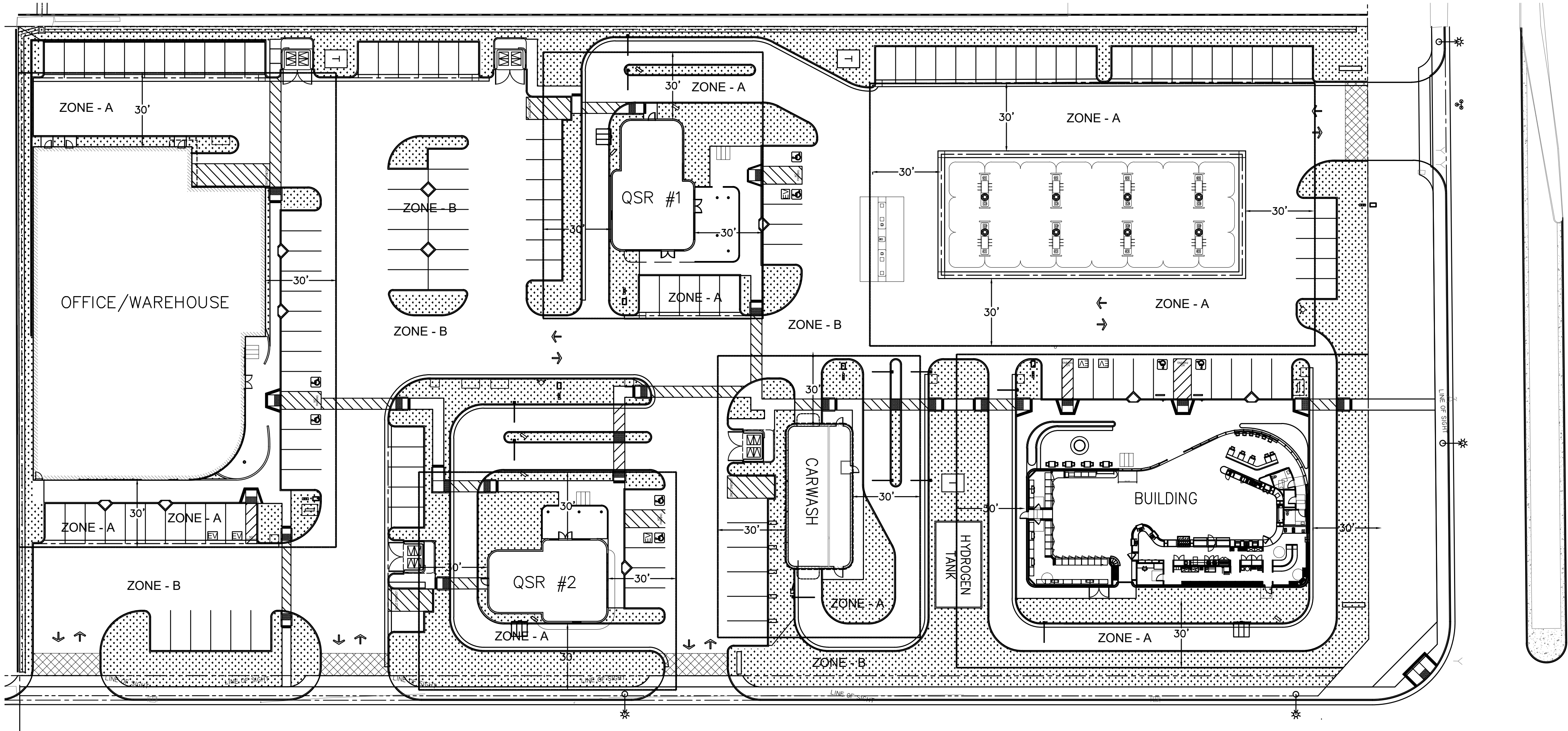
- Routine maintenance shall be regularly performed in all zones. Requirements include items in the Fuel Modification Guidelines and those outlined below:
- Removal or thinning of undesirable combustible vegetation and removal of dead or dying plants to meet minimum brush clearance requirements.
 - Pruning and thinning to reduce the overall fuel load and continuity of fuels.
 - Fuel loads shall be reduced by pruning lower branches of trees and tree-form shrubs to 1/3 of their height, or 6 feet from lowest hanging branches to the ground, to help prevent fire from spreading and make maintenance easier. Trees with understory plants should be limbed up at least three times the height of the underlying vegetation or up to one third the height of the tree, whichever is less, to help prevent fire from spreading upward into the crown.
 - Accumulated plant litter and dead wood shall be removed. Debris and trimmings produced by maintenance should be removed from the site or chipped and evenly dispersed in the same area to a maximum depth of 6 inches.
 - All invasive species and their parts should be removed from the site.
 - Manual and automatic irrigation systems shall be maintained for operational integrity and programming. Effectiveness should be regularly evaluated to avoid over or under-watering.
 - Compliance with the Fire Code is a year-round responsibility. Enforcement will occur following inspection by the Fire Department. Annual inspections for brush clearance code requirements are conducted following the natural drying of grasses and fine fuels, between the months of April and June depending on geographic region. Inspection for compliance with an approved Fuel Modification Plan may occur at any time of year.
 - Brush Clearance enforcement issues on adjacent properties should be directed to the County of Riverside County Fire Department's Brush Clearance Unit.
 - All future plantings shall be in accordance with the County of Riverside Fire Department Fuel Modification Guidelines and approved prior to installation. Changes to the approved plan which require an additional plan review will incur a plan review fee.
 - Questions regarding landscape planting and maintenance with regard to fire safety should be directed to the Riverside County Fire Department's Fuel Modification Unit.

Approval of this Fuel Modification Plan constitutes approval for only those Codes reviewed as part of the Fuel Modification process and does not replace the needed approval of any other office or agency with jurisdiction and review responsibility for those items which may or may not be illustrated on the plan.

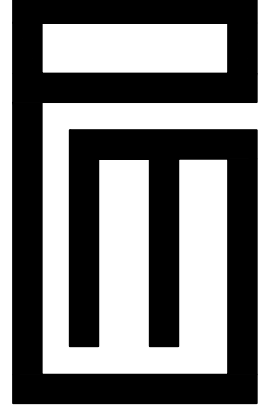
NOTE: INSPECTIONS REQUIRED PRIOR TO FINAL FIRE DEPARTMENT APPROVAL

NOTE: ALL FUTURE PLANTING SHALL BE IN ACCORDANCE WITH THE COUNTY OF RIVERSIDE FIRE DEPARTMENT FUEL MODIFICATION GUIDELINES, AND APPROVED PRIOR TO INSTALLATION.

NOTE: FUEL MODIFICATION PLAN PROVIDED AS A REFERENCE. FUEL MODIFICATION PLAN NOT APPROVED AS PART OF THE LANDSCAPE APPROVAL. FINAL APPROVAL PER FIRE DEPARTMENT AND PENDING FINAL FIRE INSPECTION



REVISIONS	BY



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PRELIMINARY
FUEL MODIFICATION
PLAN

NEW COMMERCIAL
DEVELOPMENT
24831 CLINTON KEITH RD.,
WILDOMAR, CA 92595

DRAWN
R.S.

CHECKED
R.S.

DATE
03-18-22

L-2

OF 4 SHEETS

JOB NO.
22036

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE PROPERTY OF PHIL MAY LANDSCAPE ARCHITECTURE. NO PART OF THESE DRAWINGS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE EXPRESS WRITTEN PERMISSION OF PHIL MAY LANDSCAPE ARCHITECTURE. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	WUCOLS	O.C. SPACING	REMARKS
	TREES						
	Quercus agrifolia	Coast Live Oak	24" box	4	M	30'	Multi-trunk
	Lagestroemia i. "Tuscarora"	Crape Myrtle	24" box	4	M	30'	Multi-trunk
	<u>SHRUBS</u>						
	Agave a. Nova	Blue Clone Foxtail Agave	5 gal	36	L	4'	
	Agave "Blue Glow"	Blue Glow Agave	5 gal	24	L	3'	
	Acacia r. "Desert Carpet"	Prostrate Acacia	5 gal	44	L	4'	
	Rosmarinus o. "Hunt. Carpet"	Hunt. Carpet Rosemary	1 gal	130	L	4'	
	Baccharis p. "Pigeon Point"	Pigeon Point Coyote Bush	1 gal	200	L	4'	
	Dietes bicolor	Fortnight Lily	1 gal	100	M	3'	

TREES

- MULCH

MULCH

- ALL LANDSCAPE INSTALLATION SHALL BE PERMANENTLY MAINTAINED.

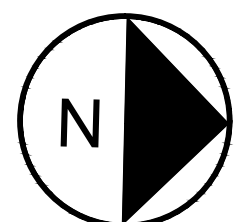
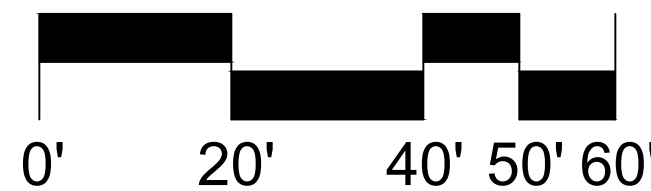
ALL LANDSCAPE AREAS SHALL RECEIVE AUTOMATIC IRRIGATION SYSTEM.

ALL LANDSCAPE PLANS AND INSTALLATIONS SHALL ADHERE TO CITY OF WILDOMAR DESIGN GUIDELINES, CODES AND REGULATIONS.

COMPLIANCE STATEMENT

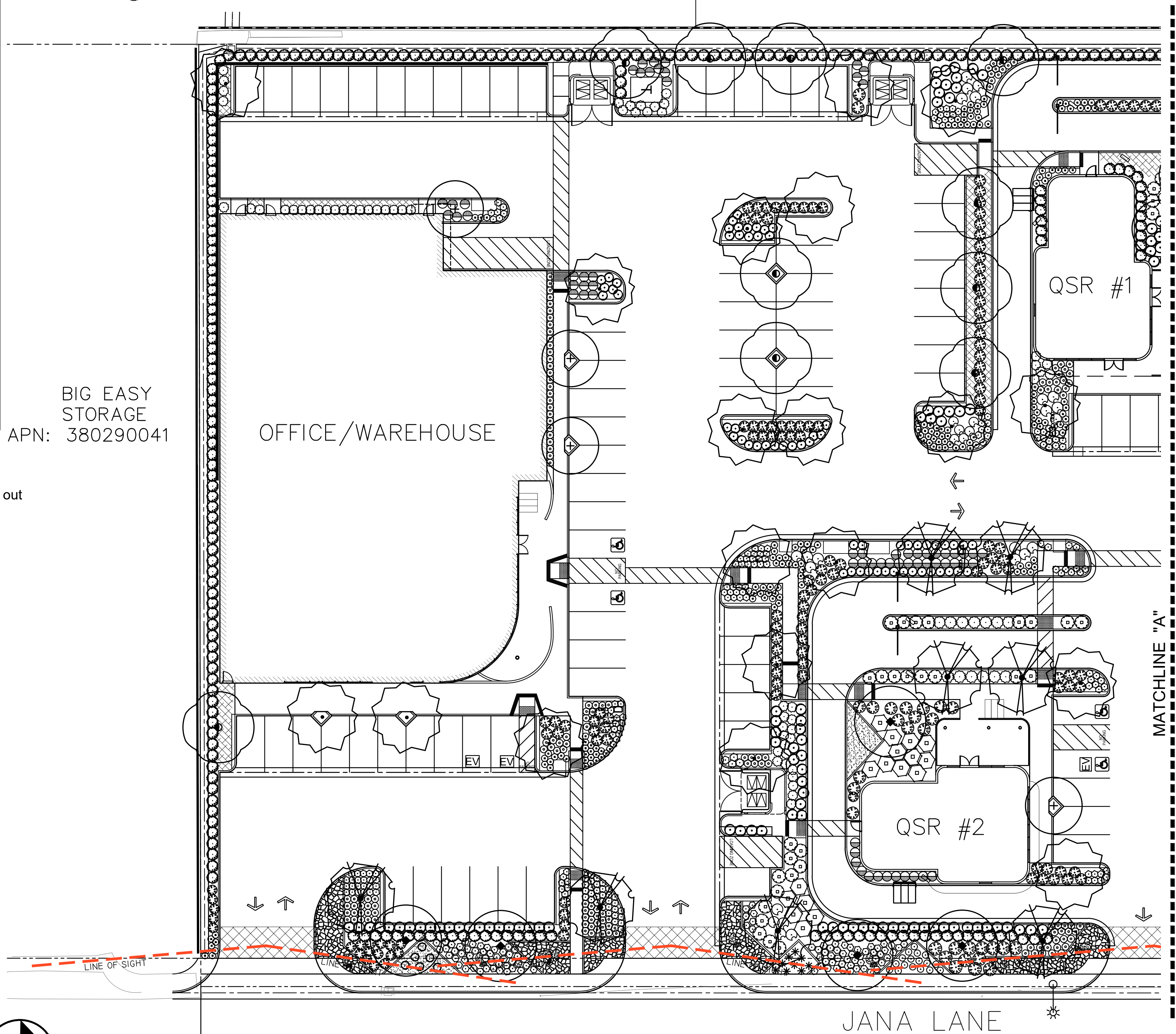


I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE WATER EFFICIENT LANDSCAPE REGULATIONS OF THE CITY OF WILDOMAR. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER.



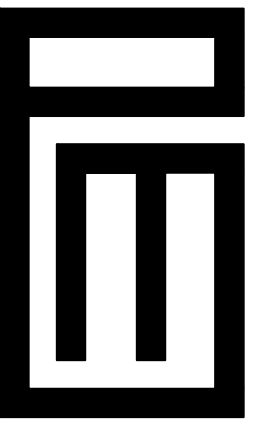
	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	WUCOLS	O.C. SPACING	REMARKS
<u>SYMBOL</u>	<u>TREES</u>						
	Acer p. Adrian's Compact	Compact J. Maple	24" box	1	M	15'	Multi-trunk
	Cercis c. 'Forest Pansy'	Forest Pansy Redbud	24" box	18	M	20'	Standard trunk
	Magnolia g. 'Little Gem'	Little Gem Magnolia	24" box	15	M	20'	Multi-trunk
	Geijera parvifolia	Australian Willow	24" box	31	M	25'	Standard trunk
	Lophostemon confertus	Brisbane box	24" box	22	M	30'	Standard trunk
	Parkinsonia 'Desert Museum'	Palo Verde	24" box	11	L	30'	Multi-trunk
	Lagerstroemia i. 'Tuscarora'	Crape Myrtle	24" box	5	M	30'	Multi-trunk
	<u>SHRUBS</u>						
	Agave a. Nova	Blue Clone Foxtail Agave	5 gal	71	L	4'	
	Agave 'Blue Glow'	Blue Glow Agave	5 gal	42	L	3'	
	Teucrium chamaedrys	Wall Germander	5 gal	79	L	4'	
	Callistemon 'Little John'	Dwarf Bottlebrush	5 gal	192	L	4'	
	Yucca 'Color Guard'	Color Guard Yucca	5 gal	24	L	4'	
	Ligustrum j. 'Texanum'	Texas Privet	5 gal	526	L	5'	
	Westringia fruticosa 'Smokey'	Dwarf Coastal Rosemary	5 gal	135	L	4'	
	Westringia fruticosa 'Mundi'	Mundi Coastal Rosemary	5 gal	265	L	4'	

<u>SYMBOL</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>QTY.</u>	<u>WUCOLS</u>	<u>O.C.</u> <u>SPACING</u>
	<u>PERENNIALS</u>					
	Hesperaloe p. Brakelights	Brakelights Yucca	1 gal	111	L	30"
	Carex divulsa	Berkeley sedge	5 gal	671	L	30"
	Dianella revoluta 'Little Rev'	Flax Lily	1 gal	195	L	30"
	Dianella t. 'Variegata'	Variegated Flax Lily	1 gal	282	M	30"
	<u>GROUNDCOVER</u>					
	Rosmarinus o. 'Hunt. Carpet'	Hunt. Carpet Rosemary	1 gal	395	L	4'
	Baccharis p. 'Pigeon Point'	Pigeon Point Coyote Bush	1 gal	36	L	4'
	Carissa m. 'Emerald Blanket'	Dwarf Natal Plum	1 gal	92	M	4'
	Trachelospermum jasminoides	Star Jasmine (3,200 s.f.)	1 gal	356	M	3'
	3/4" crushed rock Palm Springs Gold					
	6-8" Cobblestone rock set on finish grade.					
	2-3' boulders					



MATCHLINE "A"

SEE SHEET L-4

[illegible]

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PRELIMINARY LANDSCAPE PLAN-2

NEW COMMERCIAL
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24831 CLINTON KEITH RD.,
WILDOMAR, CA 92595

DRAWN
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DATE
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L-3

OF 4 SHEETS

JOB NO.
22036

<u>SYMBOL</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>QTY.</u>	<u>WUCOLS</u>	<u>SPACING</u>	<u>REMARKS</u>
	<u>TREES</u>						
	Quercus agrifolia	Coast Live Oak	24" box	4	M	30'	Multi-trunk
	Lagestroemia i. 'Tuscarora'	Crape Myrtle	24" box	4	M	30'	Multi-trunk
	<u>SHRUBS</u>						
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<u>SYMBOL</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>QTY.</u>	<u>WUCOLS</u>	<u>SPACING</u>	<u>REMARKS</u>
	<u>TREES</u>						
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	Lophostemon confertus	Brisbane Box	24" box	22	M	30'	Standard trunk
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	<u>PERENNIALS</u>					
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	Carissa m. 'Emerald Blanket'	Dwarf Natal Plum	1 gal	92	M	4'
	Trachelospermum jasminoides	Star Jasmine (3,200 s.f.)	1 gal	356	M	3'
	3/4" crushed rock Palm Springs Gold					
	6-8" Cobblestone rock set on finish grade.					
	2-3' boulders					

Water Efficient Landscape Worksheet							
Reference Evapotranspiration (ET _O)		55 Wildomar					
	ETWU requirement	ETWU requirement	ETWU requirement	ETWU requirement	MAWA requirement	ETWU requirement	
Hydrozone®/Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAf (Pf/IE)	Landscape Area (LA) (sq. ft.)	ETAf x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
1) Low water use plants	0.3	Drip	0.81	0.370	35,070	12,988.89	442,921
1) Med water trees	0.5	Drip	0.81	0.617	1,755	1,083.33	36,542
							0
							0
							0
			Totals		36,825	14,072.22	479,863
Special Landscape Areas (SLA): Recycled Water							
1) low water use plants				1	0	0	0
2) medium water use plants				1	0	0	0
3) medium water use plants				1	0	0	0
			Totals		0	0	0
					Estimated Total Water Use (ETWU)		479,863
					Maximum Allowed Water Allowance (MAWA)		565,080

Plant Water Use Type	Plant Factor	Irrigation method	Irrigation Efficiency
very low	0-0.1	overhead spray	0.75
low	0.1-0.3	drip	0.81
medium	0.4-0.6		
high	0.7-1.0		

MAWA (annual gallons allowed) = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]

where 0.62 is a conversion factor that converts acre-inches per acre/year to gallons per sq. ft./year. LA is the total landscape area in sq. ft, SLA is the total special landscape area in sq. ft., and ETAF is .55 for residential areas and 0.45 for non residential areas.

ETAF Calculations		
Regular Landscape Areas		
Total ETAF x Area	14,072	Average ETAF for regular landscape areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.
Total Area	36,825	
Average ETAF	0.38	

All Landscape Areas	
Total ETAF x Area	14,072
Total Area	36,825
Sitewide ETAF	0.38

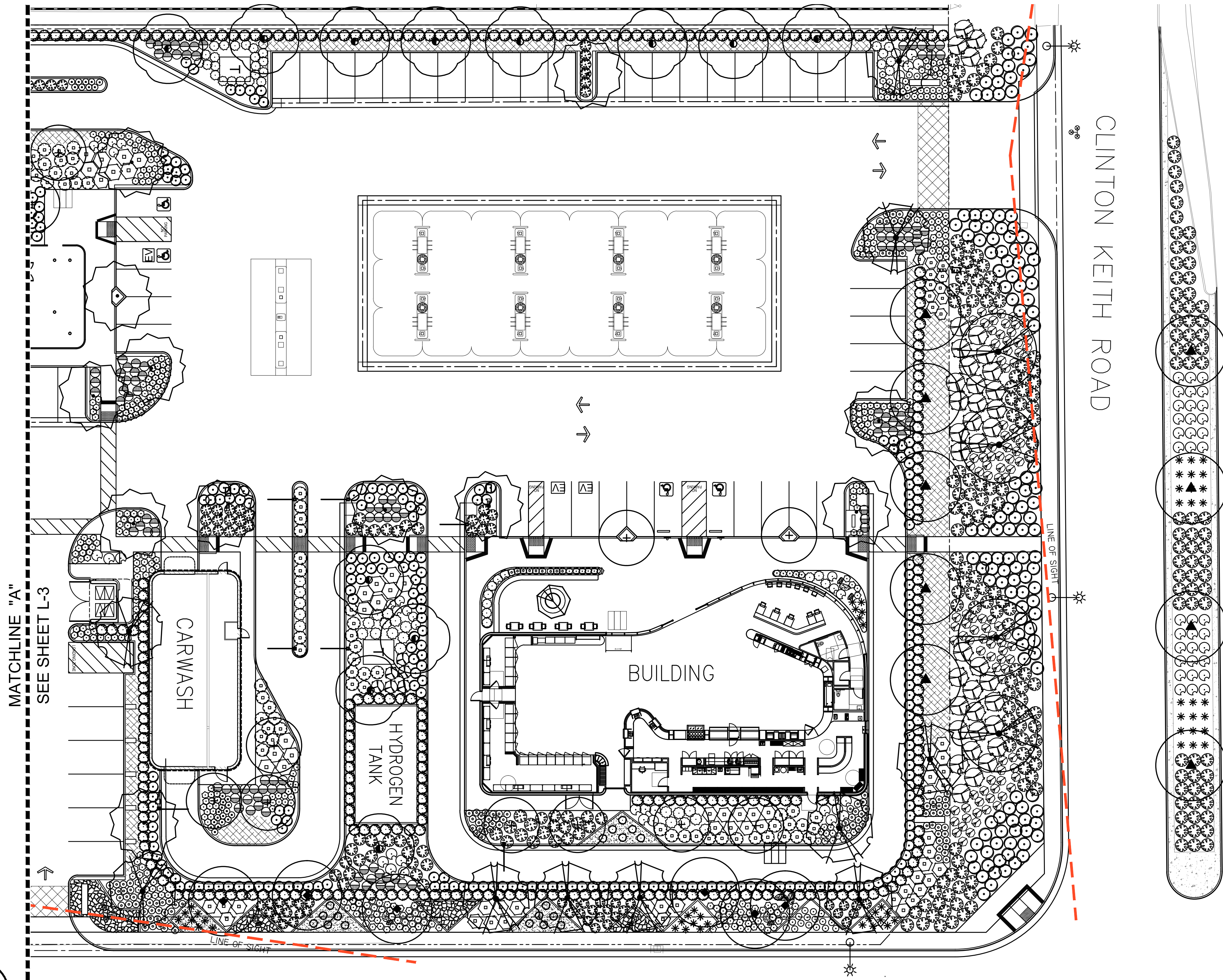
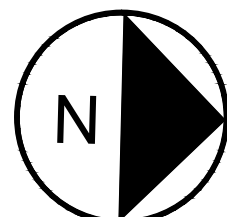
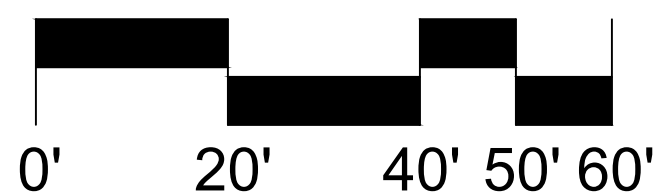
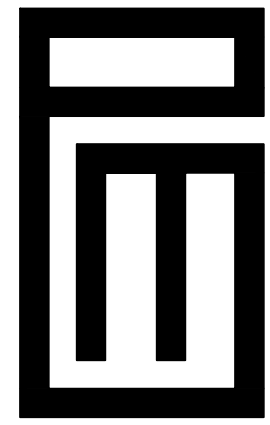
Water Efficient Landscape Worksheet		STREETSCAPE AREAS					
Reference Evapotranspiration (ET ₀)		SS Wildomar					
	ETWU requirement	ETWU requirement	ETWU requirement	ETWU requirement	MAWA requirement	ETWU requirement	
Hydrozone/Planting Description (PP)	Plant Factor	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (LA) [sq. ft.]	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
1) Low water use plants	0.3	Drip	0.81	0.370	10,379	3,844.07	131,083
1) Med water trees	0.5	Drip	0.81	0.617	752	464.20	15,829
							0
							0
							0
			Totals		11,131	4,308.27	146,912
Special Landscape Areas (SLA): Recycled Water							
1) low water use plants				1	0	0	0
2) medium water use plants				1	0	0	0
3) medium water use plants				1	0	0	0
			Totals		0	0	0
					Estimated Total Water Use (ETWU)		146,912
					Maximum Allowed Water Allowance (MAWA)		170,805

Plant Water Use Type	Plant Factor	Irrigation method	Irrigation Efficiency
very low	0-0.1	overhead spray	0.75
low	0.1-0.3	drip	0.81
medium	0.4-0.6		
high	0.7-1.0		

where 0.62 is a conversion factor that converts acre-inches per acre/year to gallons per sq. ft./year. LA is the total landscape area in sq. ft., SLA is the total special landscape area in sq. ft., and ETAF is .55 for residential areas and 0.45 for non residential areas.

ETAF Calculations		
Regular Landscape Areas		
Total ETAF x Area	4,308	Average ETAF for regular landscape areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.
Total Area	11,131	
Average ETAF	0.39	

All Landscape Areas	
Total ETAF x Area	4,308
Total Area	11,131
Sitewide ETAF	0.39

[illegible]

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