

SUMMARY

EXHIBIT A - LEGAL DESCRIPTION
 PORTION OF LOT 9 IN BLOCK "A" OF RANCHO LA LAGUNA, MAP IN BOOK 8 PAGE 377 OF MAPS, SAN DIEGO COUNTY RECORDS, ALSO, RECORD OF SURVEY BOOK 74, PAGE 83, RIVERSIDE COUNTY RECORDS, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

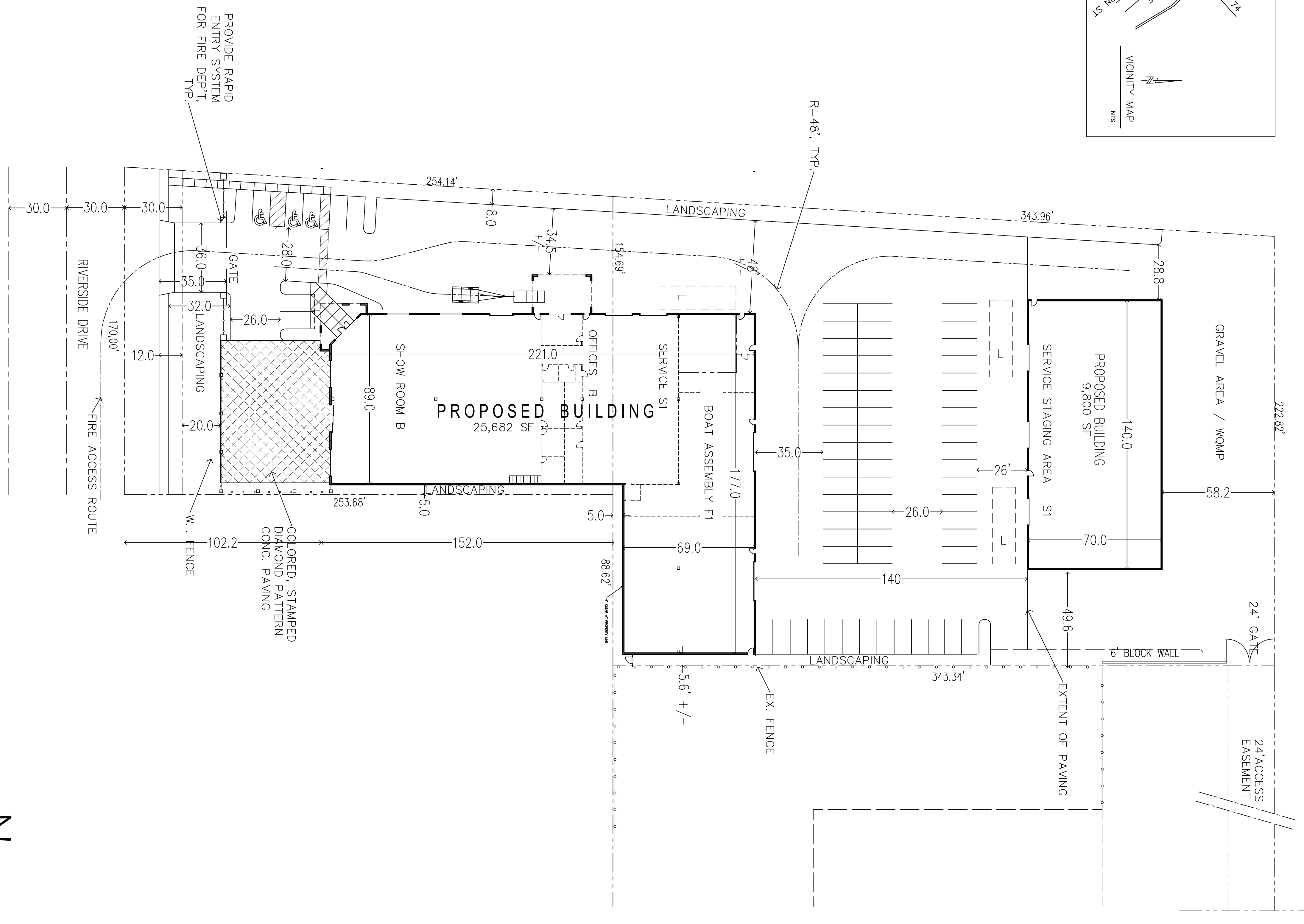
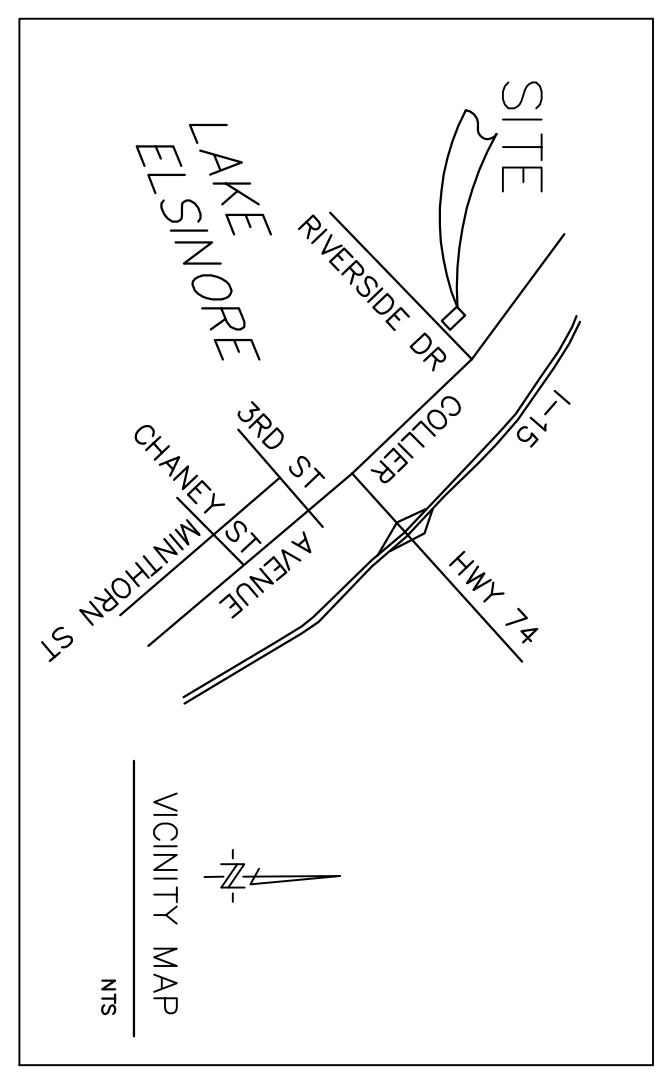
GENERAL INFORMATION	
APN NUMBER	378-030-008
TOTAL NET / GROSS LOT AREA	42,78 AC
TOTAL BUILDING AREA	25,682+9,800=35,482 SF
TOTAL BUILDING COVERAGE	29.3%
TOTAL PAVING AREA	44,142 SF
TOTAL PAVING COVERAGE	42.2%
TOTAL LANDSCAPING AREA	18,469 SF
TOTAL LANDSCAPING COVERAGE	15.2%
EXISTING ZONING	CM
PROPOSED ZONING	CM
TYPE OF CONSTRUCTION	VB
SPRINKLERED OCCUPANCY CLASS	B, SI, F1
DESCRIPTION OF USE: BOAT SHOWROOM, SERVICE, MANUFACTURING	2 STORY
HEIGHT	30'-0"
TOTAL PARKING REQUIRED	66 SPACES
TOTAL HC ACCESSIBLE PARKING REQUIRED	3 SPACES
TOTAL PARKING SHOWN	66 SPACES
TOTAL HC ACCESSIBLE PARKING SHOWN	3 SPACES

ALLOWABLE BUILDING AREA
 PER CBC TABLE 503, ALLOWABLE BUILDING AREA AND CALCULATION
 OCCUPANCY GROUP: B, SI, F1
 TYPE OF CONSTRUCTION: TYPE VB
 BASIC ALLOWABLE: AT = 9,000 SF
 INCREASE PER SPRINKLER: IS = 3
 TOTAL ALLOWABLE BUILDING AREA: AA = AT + (AT X IS) = 9000 + (9000 X 3) = 36,000 SF

UTILITY PROVIDERS
 WATER: ELSINORE VALLEY MUNICIPAL WATER DISTRICT, 31,315 CHANEY ST., LAKE ELSINORE, CA 92531 (951) 674-3146
 SEWER: ELSINORE VALLEY MUNICIPAL WATER DISTRICT, 31,315 CHANEY ST., LAKE ELSINORE, CA 92531 (951) 674-3146
 GAS: SOUTHERN CALIFORNIA GAS COMPANY, P.O. BOX 3003, REDLANDS, CA 92373, (909) 335-7828
 TELEPHONE: VERIZON, 120 E. THIRD STREET, PERRIS, CA 92570 (951) 657-7612
 ELECTRIC: SOUTHERN CALIFORNIA EDISON COMPANY, 26100 MENIFEE RD., ROKOLAND, CA 92580, (951) 928-8232

GOVERNING CODES
 ALL CODE REFERENCES ARE TO BE IN COMPLIANCE WITH TITLE 24, 2016 EDITION:
 0 PART 1, CALIFORNIA ADMINISTRATION CODE (CAC)
 0 PART 2, CALIFORNIA BUILDING CODE (CBC)
 0 PART 3, CALIFORNIA ELECTRICAL CODE (CEC)
 0 PART 4, CALIFORNIA MECHANICAL CODE (CMC)
 0 PART 5, CALIFORNIA PLUMBING CODE (CPC)
 0 PART 6, CALIFORNIA ENERGY EFFICIENCY STANDARDS (CEES)
 0 PART 9, CALIFORNIA FIRE CODE (CFC)
 0 PART 11, CALIFORNIA GREEN BUILDING STANDARDS CODE
 ALL CODES SHALL INCLUDE LOCAL AMENDMENTS

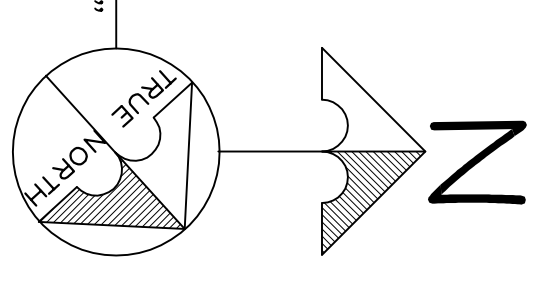
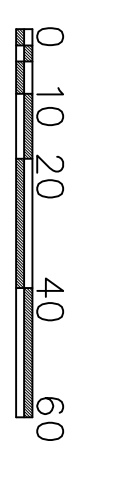
SHEET INDEX	
C1	SITE PLAN
A1	MAIN BUILDING FLOOR PLAN
A2	MAIN BUILDING ELEVATIONS
A3	REAR BUILDING / SERVICE STAGING AREA



SITE PLAN / WALL AND FENCE PLAN

FLOOR AREA: 25,682 SF

SCALE: 1"=30'-0"

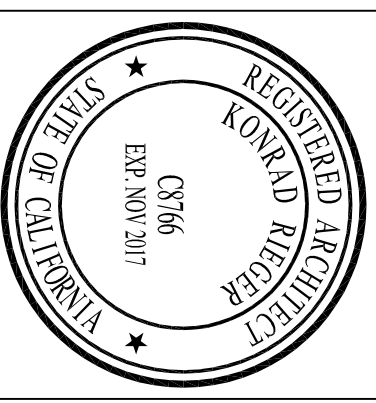


ISSUED	

rieger associates
 architecture, engineering

40440 Carmelita Circle
 Temecula, California 92591
 Phone: 951-676-3759

PROJECT NAME:
 PROPOSED NEW BUILDING FOR
tige Watersports
 RIVERSIDE DRIVE
 LAKE ELSINORE, CALIFORNIA



DATE:	OCT 2016
SCALE:	
DRAWN:	
CHECK:	
JOB NO.:	672
C1	