

CITY OF TEMECULA
MAP BOOK 8 PAGE 359, PORTION OF LOT 121
MERCEDES-BENZ SPRINTER
DEVELOPMENT PLAN SUBMITTAL #4

EXHIBIT B Plan Reductions

NATIVE SPECIES NOTE:

PRIOR TO THE ISSUANCE OF A GRADING PERMIT OR ANY PERMIT INVOLVING DISTURBANCE OF LAND, BOTH A BURROWING OWL SURVEY AND CLEARANCE SURVEY FOR ACTIVE NESTS OF RAPTORS AND MIGRATORY BIRDS SHALL BE CONDUCTED. THE BURROWING OWL SURVEY SHALL OCCUR NO MORE THAN 30 DAYS PRIOR TO ANY GROUND-DISTURBING ACTIVITIES. THE CLEARANCE SURVEY SHALL OCCUR NO MORE THAN THREE (3) DAYS PRIOR TO ANY GROUND-DISTURBING ACTIVITIES. THE PREVIOUSLY PROVIDED SURVEYS HAVE SINCE EXPIRED.

UTILITY PURVEYORS:

STORMWATER:

CITY OF TEMECULA, PUBLIC WORKS DEPARTMENT
41000 MAIN STREET
TEMECULA, CA 92590
VALERIE CARAGAN, ASSOCIATE ENGINEER
951.302.4114

SANITARY SEWER:

EASTERN MUNICIPAL WATER DISTRICT
2270 TRUMBLE ROAD
PERRIS, CA 92572
DAVID KANIGOWSKI, SENIOR ENGINEERING TECHNICIAN
951.928.3777

DOMESTIC/FIRE PROTECTION WATER:

RANCHO CALIFORNIA WATER DISTRICT
42135 WINCHESTER ROAD
TEMECULA, CA 92590
JEFF KIRSCHBERG, DIRECTOR OF PLANNING
951.296.6900

ELECTRIC:

SOUTHERN CALIFORNIA EDISON
1444 E. McFADDEN AVENUE
SANTA ANA, CA 92705
800.684.8123

NATURAL GAS:

SOUTHERN CALIFORNIA GAS COMPANY
800.427.2200

FIBER:

SOUTHERN CALIFORNIA TELEPHONE COMPANY
800.840.6673

WASTE HAULING:

CR&R ENVIRONMENTAL SERVICES
BARBARA JIMENEZ,
SENIOR SUSTAINABILITY MANAGER
11292 WESTERN AVENUE
P.O. BOX 125
STANTON, CA 90680
951.436.4915

FIRE DEPARTMENT:

TEMECULA FIRE DEPARTMENT
41000 MAIN STREET
TEMECULA, CA 92590
ELISA WIGLE, DEPUTY FIRE MARSHAL
951.694.6405

SITE DATA:

LOCATION
ASSESSOR'S PARCEL NUMBER 916-400-025, 916-400-029
STREET ADDRESS (IF AVAILABLE) 40910 TEMECULA CENTER DRIVE

GENERAL PLAN & ZONING

ZONING DESIGNATION SPECIFIC PLAN (SP-13)
GENERAL PLAN DESIGNATION SC - SERVICE COMMERCIAL
SPECIFIC PLAN AREA (IF APPLICABLE) PLANNING AREA 12
EXISTING LAND USE VACANT - UNDEVELOPED
PROPOSED LAND USE AUTOMOTIVE SALES AND SERVICE

LOT DATA

TOTAL GROSS AREA: ±132,210 SF (±3.04 AC)
TOTAL NET AREA: ±132,210 SF (±3.04 AC)

1ST FLOOR AREA ±45,114 SF
2ND FLOOR AREA ±40,472 SF
TOTAL BUILDING AREA (2 FLOORS): ±85,586 SF

LOT COVERAGE

AREA PERCENTAGE
BUILDING AREA ±45,114 SF 34.12%
PARKING AREA ±16,762 SF 12.68%
LANDSCAPING AREA ±37,804 SF 28.59%
HARDSCAPING ±35,015 SF 26.48%

BICYCLE PARKING

REQUIRED PROVIDED
SHORT-TERM 3 SP 3 SP
LONG-TERM (ENCLOSED) 1 SP 0 SP

OTHER

OCCUPANCY CLASSIFICATION (PER CALIFORNIA BUILDING CODE) A-3, B, S-1, S-2
TYPE OF CONSTRUCTION (PER CALIFORNIA BUILDING CODE) TYPE II B
INDICATE IF BUILDING HAS FIRE SPRINKLERS AND/OR ALARM YES
NUMBER OF STORES 2
HEIGHT OF BUILDING 36'-2"

PARKING ANALYSIS

TEMECULA ZONING CODE, CHAPTER 17.24 OFF-STREET PARKING AND LOADING

CLASSIFICATION	REQUIREMENT	GROSS FLOOR AREA	PARKING REQUIRED	PARKING PROVIDED
SERVICE AND REPAIR	4 SP/SERVICE BAY	24,311 SF	96	96
CAR WASH	5 SP/20 FT OF INTERNAL WASHING CAPACITY	1,930 SF	5	5
INDOOR SALES: GENERAL RETAIL	1 SP/300 GSF	4,297 SF	15	18
OFFICE	1 SP/300 GSF	13,396 SF	45	45
PARTS STORAGE	1 SP/1,000 GSF	2,472 SF	3	3
OUTDOOR SALES AREA	1 SP/1,000 GSF	5,184 SF	6	6
TOTAL			170	173

PARKING CALCULATIONS

TEMECULA ZONING CODE, CHAPTER 17.24 OFF-STREET PARKING AND LAODING

CLASSIFICATION	REQUIREMENT	PARKING REQUIRED	PARKING PROVIDED
LOADING INVENTORY	50,001 OR GREATER SF GROSS FLOOR AREA	3	3
CBC, TABLE 11B:208.2			
ADA SPACES REQUIRED	151-200 SP PROVIDED	6	7
ACCESSIBLE STANDARD		3	5
VAN ACCESSIBLE		1	1
EVCS ACCESSIBLE STANDARD	TOTAL NUMBER OF EVCS (5-25)	1	1
EVCS VAN ACCESSIBLE	TOTAL NUMBER OF EVCS (5-25)	1	1
CALGREEN, TABLE 5.106.5.3.1			
EV CAPABLE SPACES	151-200 SP PROVIDED	35	35
EV VEHICLE CHARGING STATIONS	151-200 SP PROVIDED	9	9

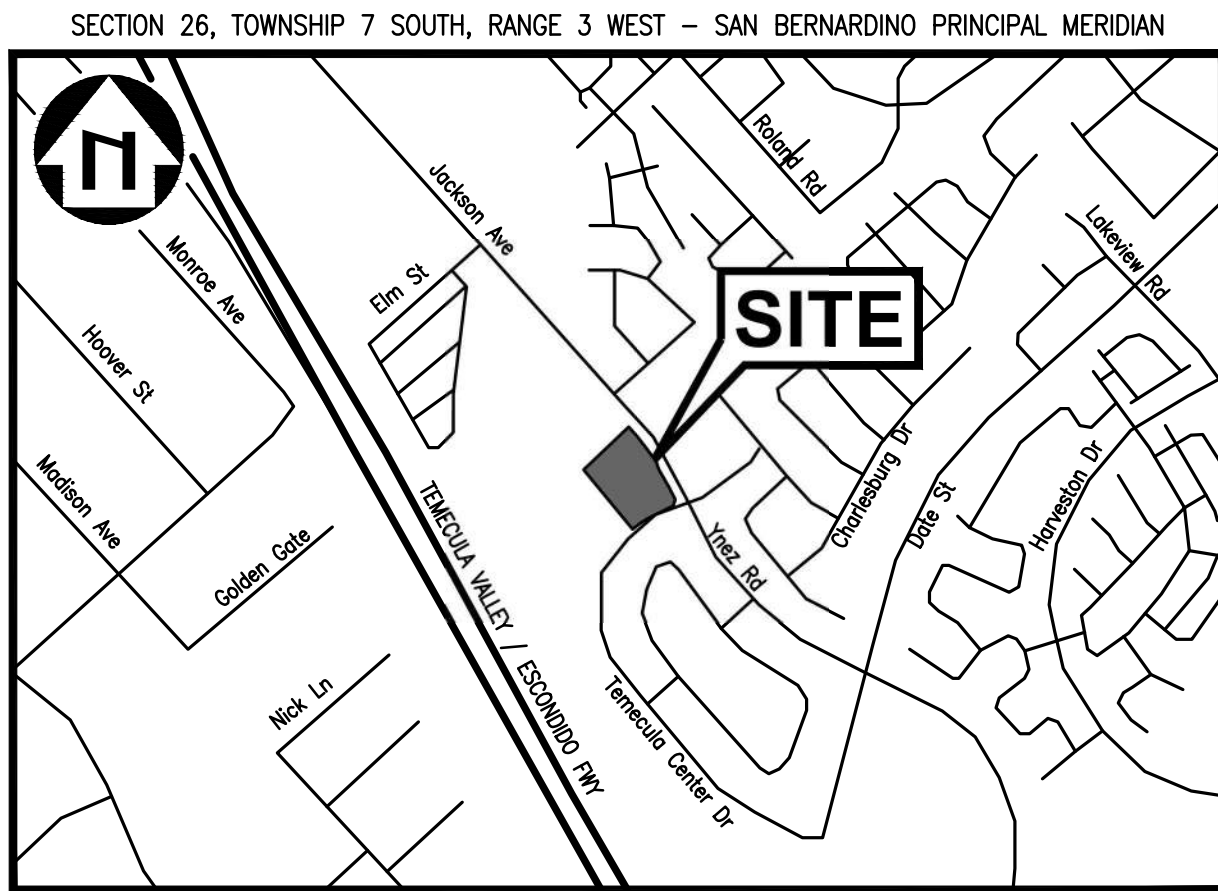
FAR SUMMARY

REQUIREMENTS BY DISTRICT

MAX FAR - HARVESTON SPECIFIC PLAN: PLANNING AREA 12	0.40
TOTAL ACRES (AC)	3.04
PROVIDED:	
BUILDING SF	39,983
RAMP SF	1,089
EXCLUDED FROM BUILDING SF	4,041
TOTAL BUILDING SF	45,114
TOTAL LOT SF	132,210
TOTAL PROVIDED FAR	0.37

SHEET INDEX:

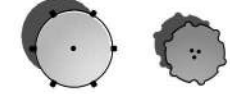
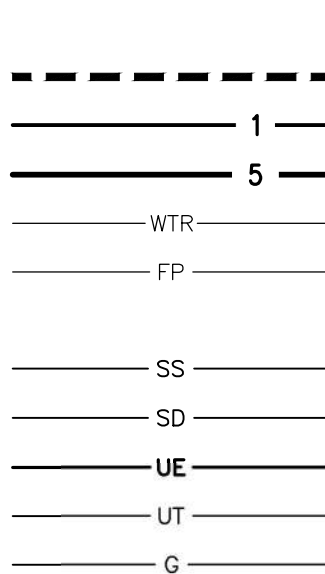
SHEET NO.	DWG. NO.	SHEET TITLE
1	G1.00	COVER SHEET AND NOTES
2	C1.00	SITE PLAN
3	G2.01	FLOOR PLAN - LEVEL 01
4	G2.02	FLOOR PLAN - LEVEL 02
5	G2.03	FLOOR PLAN - DENSITY PARKING LEVEL 02
6	A2.00	OVERALL BUILDING ELEVATIONS (B&W)
7	A2.01	OVERALL BUILDING ELEVATIONS (COLOR)
8-14	R1.01-R1.07	CONCEPTUAL RENDERINGS
15	C2.00	CONCEPTUAL GRADING PLAN
16	C2.01	SITE CROSS SECTIONS
17	C3.00	WATER QUALITY MANAGEMENT PLAN
18	C4.00	PHOTOMETRICS PLAN
19	L-1	LANDSCAPE CONCEPT - OVERALL SITE PLAN
20	L-2	LANDSCAPE CONCEPT - B&W OVERALL SITE PLAN
21	L-3	LANDSCAPE CONCEPT - TYPICAL PLANTING ENLARGEMENT



VICINITY MAP

NOT TO SCALE

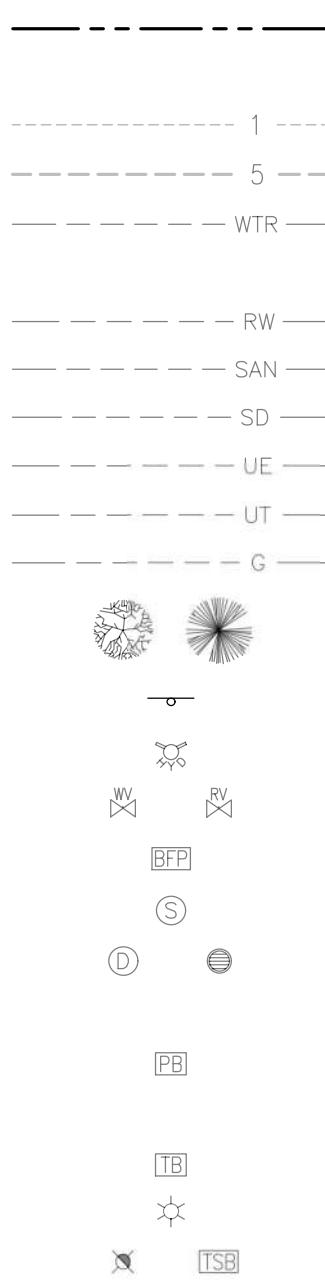
PROPOSED



LEGEND

PROPERTY LINE
APPROXIMATE LIMIT OF DISTURBANCE
1-FOOT CONTOUR
5-FOOT CONTOUR
WATER LINE
FIRE PROTECTION WATER LINE
RECYCLED WATER LINE
SANITARY SEWER LINE
STORM DRAIN LINE
UNDERGROUND ELECTRIC LINE
UNDERGROUND TELECOM LINE
GAS LINE
TREE/SHRUB
SIGN/BOLLARD
FIRE HYDRANT/FIRE DEPT CONNECTION
WATER VALVE/POST INDICATOR VALVE/METER
BACKFLOW PREVENTER/DCDA
SEWER MANHOLE/CLEANOUT/SAMPLE BOX
STORM MANHOLE/CATCH BASIN/CURB INLET
OVERFLOW RISER/CLEANOUT/MITERED END
ELECTRICAL METER/PULLBOX
ELECTRICAL TRANSFORMER
TELECOM BOX
LIGHT POLE
TRAFFIC POLE/SIGNAL BOX

EXISTING



CONTACTS:

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4322 N. LINCOLN AVENUE
SUITE A
CHICAGO, IL 60618
CONTACT: AUSTIN HAHN, P.E.
TEL: 872-270-3682
aj@allegroeng.com

OWNER/DEVELOPER:
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40910 TEMECULA CENTER DR.
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CONTACT: GARTH BLUMENTHAL
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garth@unstopableautogroup.com

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2514 JAMACHA ROAD, 502-182
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619-333-6703
chris@nazareneengineering.com

SOILS ENGINEER:

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1801 E. NEW AVE., SUITE 202
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CONTACT: AHMED ALI
TEL: 714-771-6911
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LANDSCAPE ARCHITECT:

DAVID NEAULT ASSOCIATES, INC.
41877 ENTERPRISE CIRCLE NORTH, SUITE 140
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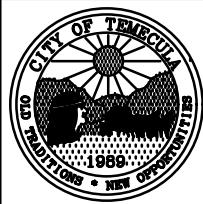
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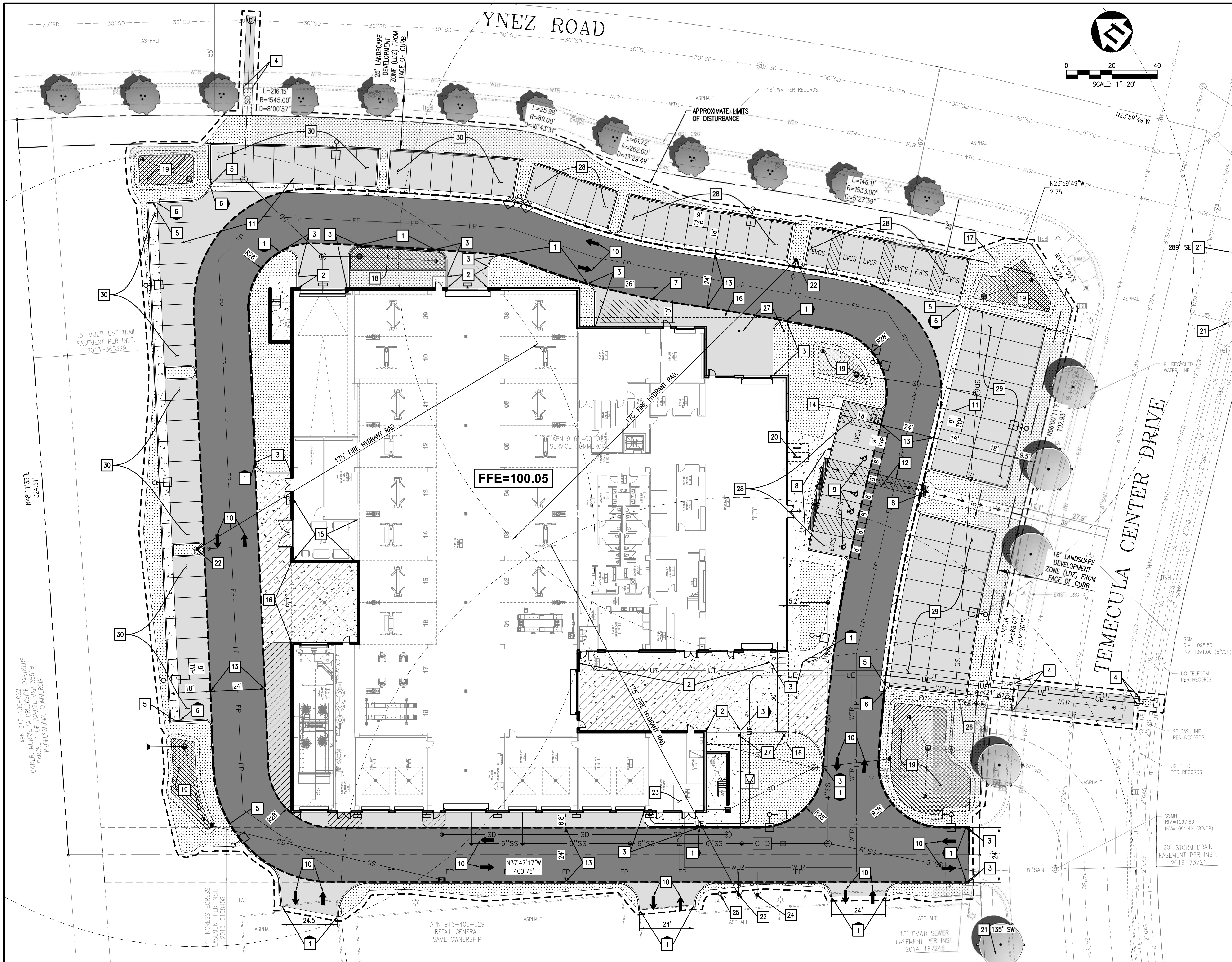
Drawing No.

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COVER SHEET AND NOTES
MAP BOOK 8 PAGE 359, PORTION OF LOT 121
MERCEDES-BENZ SPRINTER
DEVELOPMENT PLAN SUBMITTAL #4



PROPOSED	LEGEND	EXISTING
---	PROPERTY LINE	---
---	APPROXIMATE LIMIT OF DISTURBANCE	---
---	1-FOOT CONTOUR	---
---	5-FOOT CONTOUR	---
---	WATER LINE	---
---	FIRE PROTECTION WATER LINE	---
---	RECYCLED WATER LINE	---
---	SANITARY SEWER LINE	---
---	STORM DRAIN LINE	---
---	UNDERGROUND ELECTRIC LINE	---
---	UNDERGROUND TELECOM LINE	---
---	GAS LINE	---
---	TREE/SHRUB	---
---	SIGN/BOLLARD	---
---	FIRE HYDRANT/FIRE DEPT CONNECTION	---
---	WATER VALVE/POST INDICATOR VALVE/METER	---
---	BACKFLOW PREVENTER/DCDA	---
---	SEWER MANHOLE/CLEANOUT/SAMPLE BOX	---
---	STORM MANHOLE/CATCH BASIN/CURB INLET	---
---	OVERFLOW RISER/CLEANOUT/MITERED END	---
---	ELECTRICAL METER/PULLBOX	---
---	ELECTRICAL TRANSFORMER	---
---	TELECOM BOX	---
---	LIGHT POLE	---
---	TRAFFIC POLE/SIGNAL BOX	---
---	STANDARD AC PAVEMENT	---
---	HEAVY DUTY AC PAVEMENT	---
---	STANDARD PCC PAVEMENT/SIDEWALK	---
---	HEAVY DUTY VEHICULAR CONCRETE PAVEMENT	---
---	LANDSCAPE AREA	---
---	SEE LANDSCAPE PLANS FOR DETAILS	---
---	STORMWATER BIOFILTRATION BMP	---
---	ADA ACCESSIBLE ROUTE	---

- SITE PLAN KEY NOTES**
- PROPOSED TYPE "D-6" 6" TALL PCC BARRIER CURB, PER CITY OF TEMECULA STD. DETAIL NO. 204A.
 - PROPOSED TYPE "D" FLUSH PCC BARRIER CURB, PER CITY OF TEMECULA STD. DETAIL NO. 204B.
 - PROPOSED TRANSITIONAL TYPE "D-6" PCC BARRIER CURB (MODIFIED), PER CITY OF TEMECULA STD. DETAIL NO. 204A. SEE SHEET C2.0 FOR HEIGHT/ELEVATIONS.
 - PROPOSED TYPE "A-6" PCC CURB AND GUTTER (TO MATCH EXISTING), PER CITY OF TEMECULA STD. DETAIL NO. 200A.
 - PROPOSED CURB CUT, PER CITY OF TEMECULA STD. DETAIL NO. 942.
 - PROPOSED 4" WIDE PCC VALLEY GUTTER.
 - PROPOSED 10' X 26' LOADING ZONE.
 - PROPOSED CASE A PERPENDICULAR ACCESSIBLE CURB RAMP WITH DETECTABLE WARNING TRUNCATED DOMES, PER CALTRANS DETAIL AB8A.
 - PROPOSED ACCESSIBLE PARKING STALL WITH PCC WHEELSTOP, ACCESSIBLE LOADING AREA WITH PAVEMENT MARKINGS, AND ADA SIGNAGE.
 - PROPOSED PAVEMENT DIRECTIONAL ARROW AND/OR TEXT, TRAFFIC WHITE PAINT, MINIMUM TWO COATS. DIMENSIONS PER MUTCD STANDARDS (TYP).
 - PROPOSED 4" WIDE PARKING STALL STRIPING, TRAFFIC WHITE PAINT, MINIMUM 2 COATS.
 - PROPOSED 4" WIDE CROSSWALK STRIPING, TRAFFIC WHITE PAINT, MINIMUM 2 COATS.
 - PROPOSED 24" WIDE RED STRIPED FIRE LANE WITH 28' MIN. INSIDE TURNING RADIUS, 52' OUTSIDE TURNING RADIUS, PER CALIFORNIA FIRE CODE.
 - PROPOSED MOTORCYCLE PARKING SPACES (2 SP).
 - PROPOSED INTERIOR DUMPSTER LOCATION. SEE ARCHITECTURAL PLANS.
 - PROPOSED BUILDING CANOPY OVERHANG. SEE ARCHITECTURAL PLANS.
 - EXISTING MONUMENT SIGN TO REMAIN.
 - PROPOSED WALLED BIOFILTRATION BMP.
 - PROPOSED BIOFILTRATION BMP.
 - PROPOSED INVERTED-U BIKE RACKS (3 SP).
 - EXISTING FIRE HYDRANT. DISTANCE SHOWN FROM PROPERTY LINE.
 - PROPOSED FIRE HYDRANT
 - PROPOSED FIRE SPRINKLER RISER ROOM
 - PROPOSED FIRE DEPARTMENT CONNECTION (FDC) ON A STANDPIPE, LOCATED 40' MIN. FROM BUILDING.
 - PROPOSED POST INDICATOR VALVE (PIV)
 - PROPOSED DOUBLE CHECK DETECTOR ASSEMBLY (DCDA)
 - BUILDING COLUMN FOR OVERHANG. SEE ARCHITECTURAL PLANS
 - CUSTOMER PARKING
 - INVENTORY PARKING
 - SERVICE PARKING

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CONTACTS:

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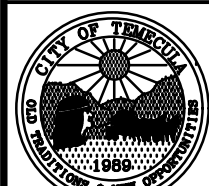
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SITE PLAN
MAP BOOK 8 PAGE 359, PORTION OF LOT 121
MERCEDES-BENZ SPRINTER
DEVELOPMENT PLAN SUBMITTAL #4

Drawing No.

C1.00

Sheet 2 of 21

MEANS OF EGRESS (CBC 2022 SECTION 1005)

OCCUPANT LOAD =	209 PEOPLE
STAIRWAY WIDTH (PER SECTION 1005.3.1): 0.30" PER OCCUPANT WIDTH REQUIRED = WIDTH PROVIDED = MAX. ALLOWABLE OCCUPANTS PER STAIRS =	N/A
OTHER EGRESS COMPONENT (PER SECTION 1005.3.2): 0.15" PER OCCUPANT WIDTH REQUIRED = WIDTH PROVIDED = MAX. ALLOWABLE OCCUPANTS PER OTHER (DOORS) =	31.35" 231" 1540 PEOPLE
NUMBER OF EXITS AND EXIT ACCESS DOORWAYS PER SECTION 1006: EXITS REQUIRED = EXITS PROVIDED =	2 6
EXIT AND EXIT ACCESS DOORWAY CONFIGURATION (1007.1.1): SEPARATION DISTANCE NOT LESS THAN 1/3 THE MAX. OVERALL DIAGONAL DISTANCE (EXCEPTION 2) MAX. DIAGONAL DISTANCE (SHOWROOM) = SEPARATION DISTANCE PROVIDED (SHOWROOM) =	150' - 7" 120' - 1"
MAX. DIAGONAL DISTANCE (SHOP) = SEPARATION DISTANCE PROVIDED (SHOP) =	231' - 10" 229' - 5"

MAX. COMMON PATH OF EGRESS TRAVEL DISTANCE (PER TABLE 1006.2.1):
A = 75'
B = 100'
S = 100'

MINIMUM CLEAR OPENING WIDTH (PER SECTION 1010.1.1) = 32"

MINIMUM CORRIDOR WIDTH (PER TABLE 1009.3) = 44"

MAX. DEAD END CORRIDOR (PER SECTION 1020.5):
A = 20'
B = 50' (EXCEPTION 2)
S = 50' (EXCEPTION 2)

MAXIMUM EGRESS TRAVEL DISTANCE

PER CBC CHAPTER 10 SECTION 1017 & TABLE 1017.2 (WITH SPRINKLER SYSTEM)

OCCUPANCY GROUP	SPRINKLER DISTANCE	ACTUAL TRAVEL DISTANCE
A-3	250 FEET	<250 FEET, SEE EGRESS PLANS
B	300 FEET	<300 FEET, SEE EGRESS PLANS
S-1	250 FEET	<250 FEET, SEE EGRESS PLANS
S-2	400 FEET	<400 FEET, SEE EGRESS PLANS

MINIMUM NUMBER OF EXITS PER STORY

PER CBC CHAPTER 10 SECTION 1006 & TABLE 1006.3.3

OCCUPANT LOAD PER STORY	MINIMUM EXITS OR ACCESS TO EXITS FROM STORY
1-500	2
500-1000	3
>1000	4

MAXIMUM EGRESS TRAVEL DISTANCE

EGRESS PATH SCHEDULE - 1ST FLOOR				
Path Segment Name	Path Segment Length	Max Travel Distance	Common Path of Travel	Max Common Path of Travel
EXIT ROUTE A	207' - 6"	300' - 0"	15'-6"	100'
EXIT ROUTE B	131' - 6"	300' - 0"	6'-4"	100'
EXIT ROUTE C	60' - 6"	400' - 0"	10'-0"	100'
EXIT ROUTE D	172' - 0"	250' - 0"	40'-6"	100'
EXIT ROUTE E	171' - 6"	250' - 0"	40'-6"	100'
EXIT ROUTE F	289' - 0"	300' - 0"	20'-7"	100'
EXIT ROUTE G	171' - 0"	250' - 0"	67'-9"	75'
EXIT ROUTE H	288' - 0"	300' - 0"	35'-0"	100'

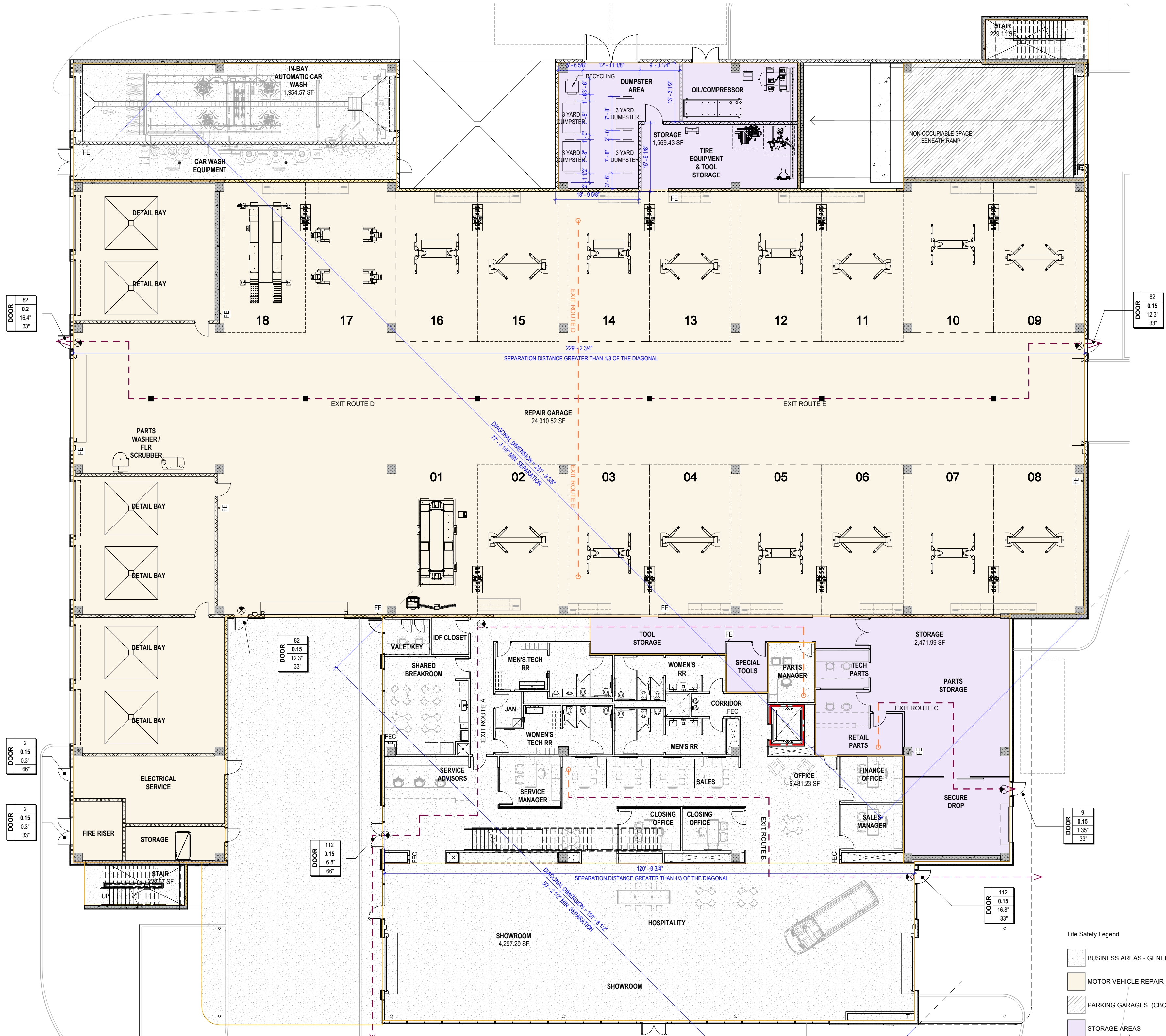
FIRE EXTINGUISHERS

BUILDING IS FULLY SPRINKLERED - CBC 903.3.1 & NFPA 13

FIRE EXTINGUISHER: MULTIPURPOSE DRY-CHEMICAL PORTABLE FIRE EXTINGUISHERS TYPE 2A 10BC, 5 LB. CAPACITY, SPACED AT 75'-0" MAX. TRAVEL DISTANCE ON EACH FLOOR, OR AS REQUIRED BY LOCAL FIRE DEPARTMENT AUTHORITY.

FIRE EXTINGUISHERS AND CABINETS		
FLOOR AREA (W/ HAZARD DESIGNATION)	F.E. REQ'D	F.E.'s PROVIDED
1ST FLOOR B' OCC. AREA (ORDINARY HAZARD) = 15,674 S.F.	(6) 2A F.E.'s	(6) 2A F.E.'s
1ST FLOOR S-1' OCC. AREA (EXTRA HAZARD) = 24,311 S.F.	(7) 4A F.E.'s	(7) 4A F.E.'s
1ST FLOOR S-2' OCC. AREA (LIGHT HAZARD) = 5,130 S.F.	(1) 2A F.E.'s	(1) 2A F.E.'s
TOTAL	14	14
FEC = 2A-10-BC WITH SEMI RECESSED CABINET, CENTER OF CABINET AT 4'-0" A.F.F.		
F.E. = 4A-40-BC WALL OR COLUMN MOUNTED W/ TOP AT 4'-0" A.F.F.		

PER 2022 OFC SECTION 314.4:
ALL VEHICLE BATTERIES WILL REMAIN DISCONNECTED & WILL ONLY BE USED TO MAINTAIN SAFETY FEATURES.
ALL LIQUID FUELED OR GASEOUS-FUELED VEHICLE TANKS WILL NOT EXCEED 14 TANK OR 5 GALLONS (WHICHEVER IS LEAST).
ALL FUEL TANKS AND FILL OPENINGS ARE TO REMAIN CLOSED & SEALED TO PREVENT TAMPERING.
NO VEHICLES WILL BE FUELED OR DEFUELED WITHIN THE BUILDING.



APN 916-400-025/029

PA23-0329

Drawing No.

G2.01

SHEET 3 OF 21

FLOOR PLAN - LEVEL 01
MAP BOOK 8 PAGE 359, PORTION OF LOT 121
MERCEDES-BENZ SPRINTER
DEVELOPMENT PLAN SUBMITTAL #4

MEANS OF EGRESS (CBC 2022 SECTION 1005)

OCCUPANT LOAD =	293 PEOPLE
STAIRWAY WIDTH (PER SECTION 1005.3.1):	
0.20' PER OCCUPANT	
WIDTH REQUIRED =	50'-0"
WIDTH PROVIDED =	144"
MAX. ALLOWABLE OCCUPANTS PER STAIRS =	480 PEOPLE
OTHER EGRESS COMPONENT (PER SECTION 1005.3.2):	
0.15' PER OCCUPANT	
WIDTH REQUIRED =	37'-0"
WIDTH PROVIDED =	110"
MAX. ALLOWABLE OCCUPANTS PER OTHER (DOORS) =	900 PEOPLE
NUMBER OF EXITS AND EXIT ACCESS DOORWAYS (PER SECTION 1006):	
EXITS REQUIRED =	2
EXITS PROVIDED =	2
EXIT AND EXIT ACCESS DOORWAY CONFIGURATION (1007.1.1):	
SEPARATION DISTANCE NOT LESS THAN 1/3 THE MAX.	
OVERALL DIAGONAL DISTANCE (EXCEPTION 2)	289' - 0"
MAX. DIAGONAL DISTANCE =	91' - 8"
SEPARATION DISTANCE PROVIDED =	

MAX. COMMON PATH OF EGRESS TRAVEL DISTANCE (PER TABLE 1006.2.1):

A = 75'
B = 100'
S = 100'

MINIMUM CLEAR OPENING WIDTH (PER SECTION 1010.1.1) = 32"

MINIMUM COORIDOR WIDTH (PER TABLE 1002.3) = 44"

MAX. DEAD END CORRIDOR (PER SECTION 1002.5):

A = 20'
B = 50' (EXCEPTION 2)
S = 50' (EXCEPTION 2)

MAXIMUM EGRESS TRAVEL DISTANCE

PER CBC CHAPTER 10 SECTION 1017 & TABLE 1017.2 (WITH SPRINKLER SYSTEM)

OCCUPANCY GROUP	SPRINKLER DISTANCE	ACTUAL TRAVEL DISTANCE
A-3	200 FEET	<200 FEET, SEE EGRESS PLANS
B	300 FEET	<300 FEET, SEE EGRESS PLANS
S-1	200 FEET	<200 FEET, SEE EGRESS PLANS
S-2	400 FEET	<400 FEET, SEE EGRESS PLANS

MINIMUM NUMBER OF EXITS PER STORY

PER CBC CHAPTER 10 SECTION 1006 & TABLE 1006.3.3

OCCUPANT LOAD PER STORY	MINIMUM EXITS OR ACCESS TO EXITS FROM STORY
1-500	2
500-1000	3
>1000	4

MAXIMUM EGRESS TRAVEL DISTANCE

EGRESS PATH SCHEDULE - 2ND FLOOR				
Path Segment Name	Path Segment Length	Max Travel Distance	Common Path of Travel	Max Common Path of Travel
EXIT ROUTE A	207' - 0"	300' - 0"	15'-6"	100'
EXIT ROUTE B	131' - 6"	300' - 0"	6'-4"	100'
EXIT ROUTE C	60' - 6"	400' - 0"	10'-0"	100'
EXIT ROUTE D	172' - 0"	250' - 0"	40'-6"	100'
EXIT ROUTE E	171' - 6"	250' - 0"	40'-6"	100'
EXIT ROUTE F	289' - 0"	300' - 0"	20'-7"	100'
EXIT ROUTE G	171' - 0"	250' - 0"	67'-9"	75'
EXIT ROUTE H	288' - 0"	300' - 0"	35'-0"	100'

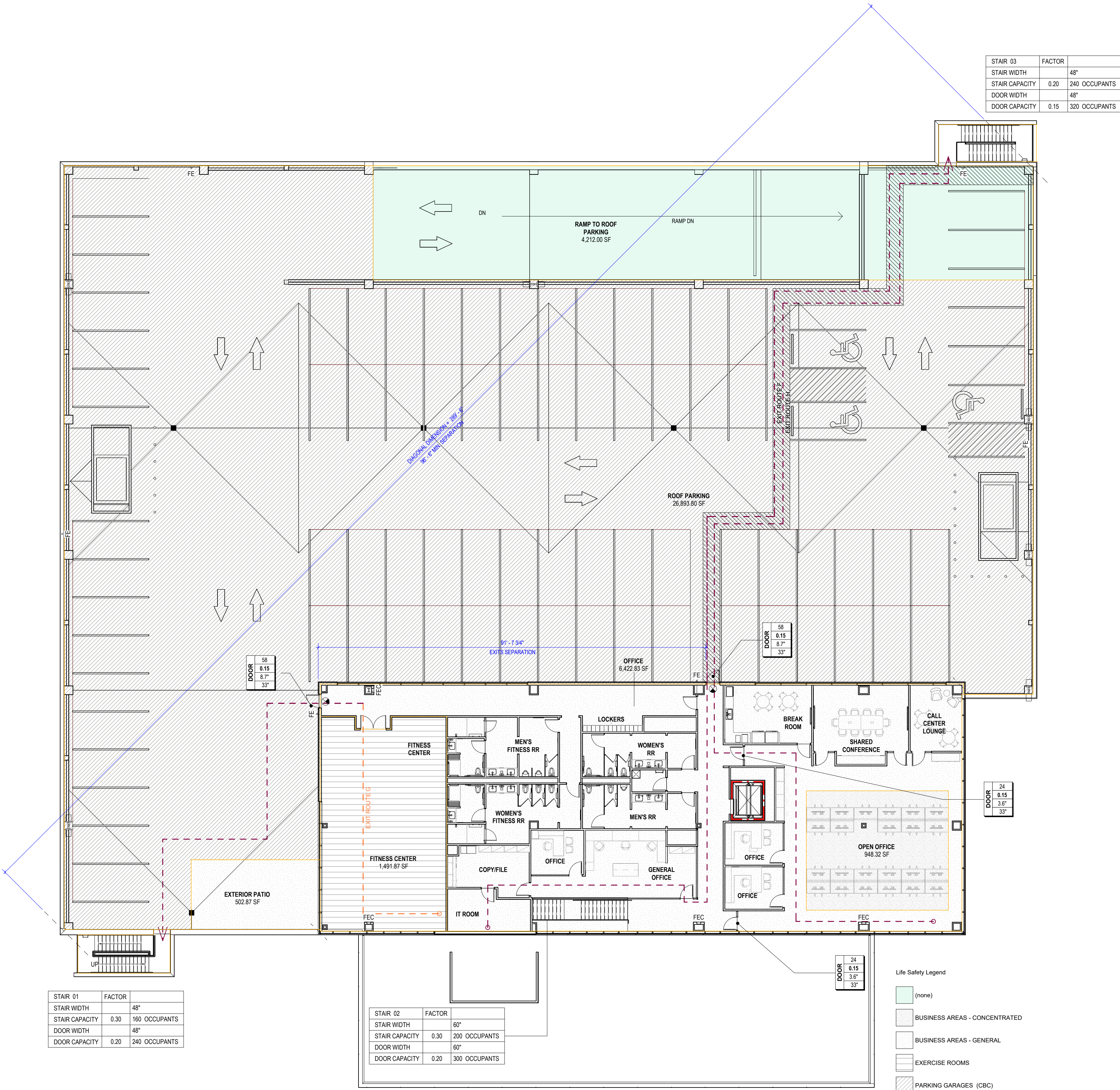
FIRE EXTINGUISHERS

BUILDING IS FULLY SPRINKLERED - CBC 903.3.1 & NFPA 13

FIRE EXTINGUISHER: MULTIPURPOSE DRY-CHEMICAL PORTABLE FIRE EXTINGUISHERS TYPE 2A 10BC, 5 LB. CAPACITY, SPACED AT 75'-0" MAX. TRAVEL DISTANCE ON EACH FLOOR, OR AS REQUIRED BY LOCAL FIRE DEPARTMENT AUTHORITY.

FIRE EXTINGUISHERS AND CABINETS		
FLOOR AREA (W/ HAZARD DESIGNATION)	F.E. REQ'D	F.E.'s PROVIDED
2ND FLOOR A-3 OCC. AREA (ORDINARY HAZARD) = 1,492 S.F.	(1) 2A F.E.'s	(1) 2A F.E.'s
2ND FLOOR B' OCC. AREA (ORDINARY HAZARD) = 7,874 S.F.	(3) 2A F.E.'s	(3) 2A F.E.'s
2ND FLOOR S-2 OCC. AREA (LIGHT HAZARD) = 31,196 S.F.	(6) 2A F.E.'s	(6) 2A F.E.'s
TOTAL	10	10
FEC = 2A-10-BC WITH SEMI RECESSED CABINET. CENTER OF CABINET AT 4'-0" A.F.F.		
F.E. = 4A-60-BC WALL OR COLUMN MOUNTED W/ TOP AT 4'-0" A.F.F.		

PER 2022 CPC SECTION 314.4:
ALL VEHICLE BATTERIES WILL REMAIN DISCONNECTED & WILL ONLY BE USED TO MAINTAIN SAFETY FEATURES.
ALL LIQUID FUELED OR GASEOUS-FUELED VEHICLE TANKS WILL NOT EXCEED 14 TANK OR 3 GALLONS (WHICHEVER IS LEAST).
ALL FUEL TANKS AND FILL OPENINGS ARE TO REMAIN CLOSED & SEALED TO PREVENT TAMPERING.
NO VEHICLES WILL BE FUELED OR DEFUELED WITHIN THE BUILDING.



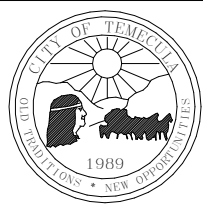
APN 916-400-025/029

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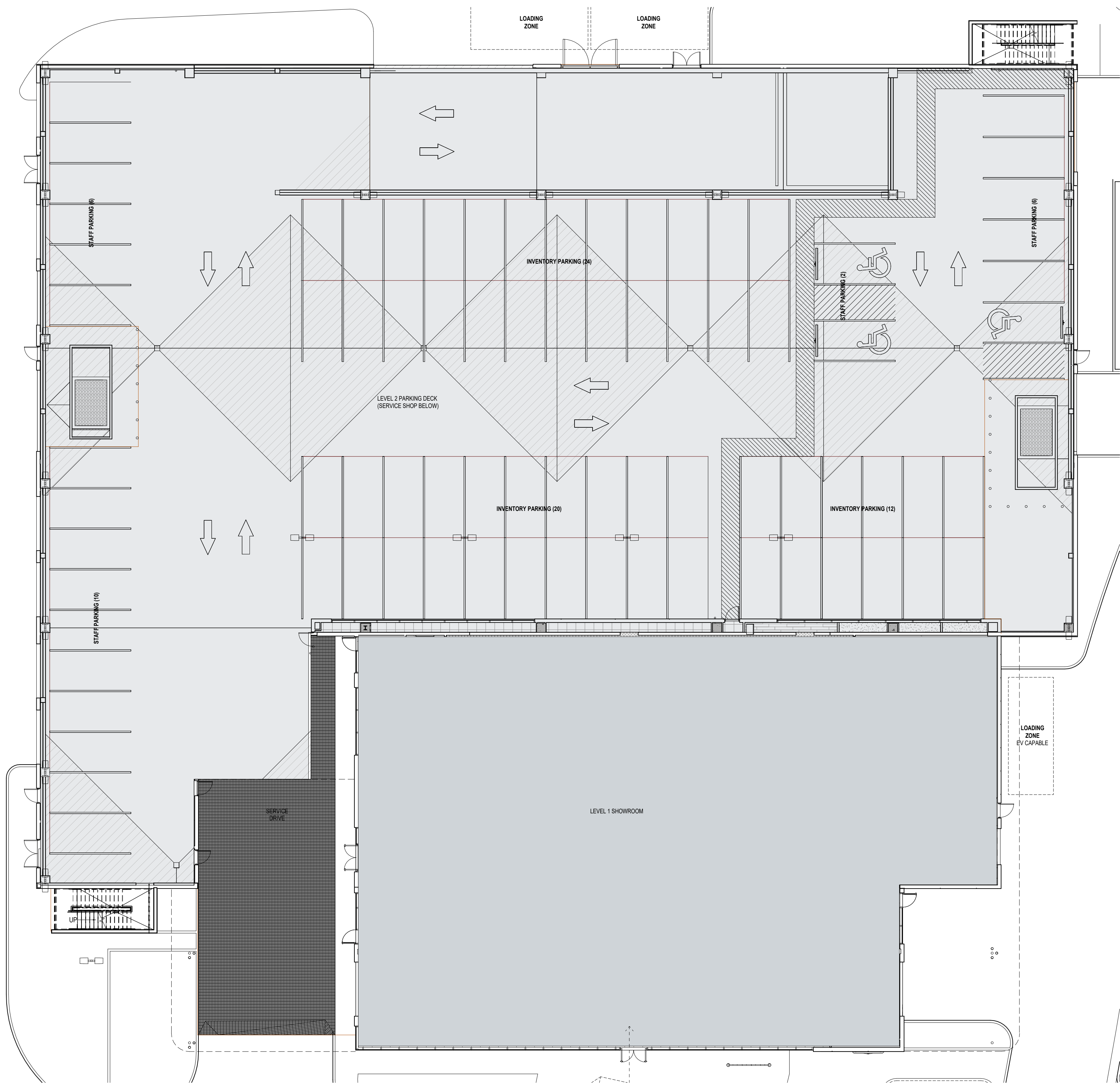
Drawing No.

G2.02

SHEET 4 OF 21



FLOOR PLAN - LEVEL 02
MAP BOOK 8 PAGE 359, PORTION OF LOT 121
MERCEDES-BENZ SPRINTER
DEVELOPMENT PLAN SUBMITTAL #4



PARKING CALCULATIONS

PARKING TOTAL: 173 SPACES
SURFACE PARKING: 93 SPACES
ADDITIONAL ROOF PARKING: 80 SPACES

PARKING ANALYSIS				
TEMECULA ZONING CODE, CHAPTER 17.24 OFF-STREET PARKING AND LOADING				
CLASSIFICATION	REQUIREMENT	GROSS FLOOR AREA	PARKING REQUIRED	PARKING PROVIDED
SERVICE AND REPAIR	4 SPACES/SERVICE BAY	24,311 SF	96	96
CAR WASH	5 SPACES/20 FT OF INTERNAL WASHING CAPACITY	1,930 SF	5	5
INDOOR SALES: GENERAL RETAIL	1 SPACE/300 GSF	4,297 SF	15	18
OFFICE	1 SPACE/300 GSF	13,396 SF	45	45
PARTS STORAGE	1 SPACE/1,000 GSF	2,472 SF	3	3
OUTDOOR SALES AREA	1 SPACE/1,000 GSF	5,184 SF	6	6
TOTAL			170	173

PARKING CALCULATIONS			
	REQUIREMENT	PARKING REQUIRED	PARKING PROVIDED
TEMECULA ZONING CODE, CHAPTER 17.24 OFF-STREET PARKING AND LOADING			
LOADING INVENTORY	50,001 OR GREATER SF GROSS FLOOR AREA	3	3
CBC, TABLE 11B:208.2			
ADA SPACES REQUIRED	151 TO 200 SPACES PROVIDED	6	7
ACCESSIBLE STANDARD		3	5
VAN ACCESSIBLE		1	1
EVCS ACCESSIBLE STANDARD	TOTAL NUMBER OF EVCS (5-25)	1	1
EVCS VAN ACCESSIBLE	TOTAL NUMBER OF EVCS (5-25)	1	1
CALGREEN, TABLE 5.106.5.3.1			
EV CAPABLE SPACES	151 TO 200 SPACES PROVIDED	35	35
ELECTRIC VEHICLE CHARGING STATIONS (EVCS)	151 TO 200 SPACES PROVIDED	9	9

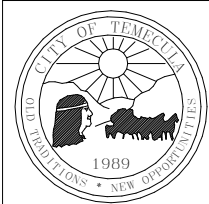
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PA23-0329

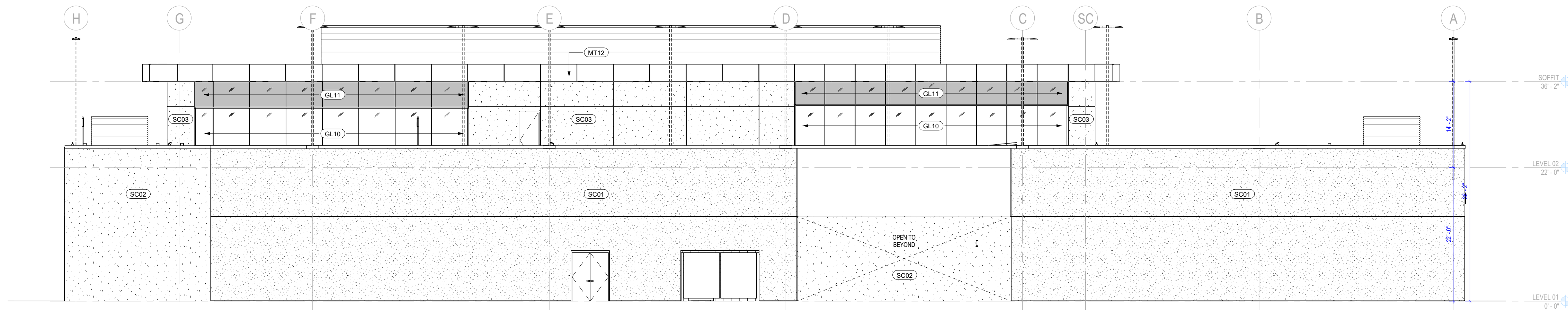
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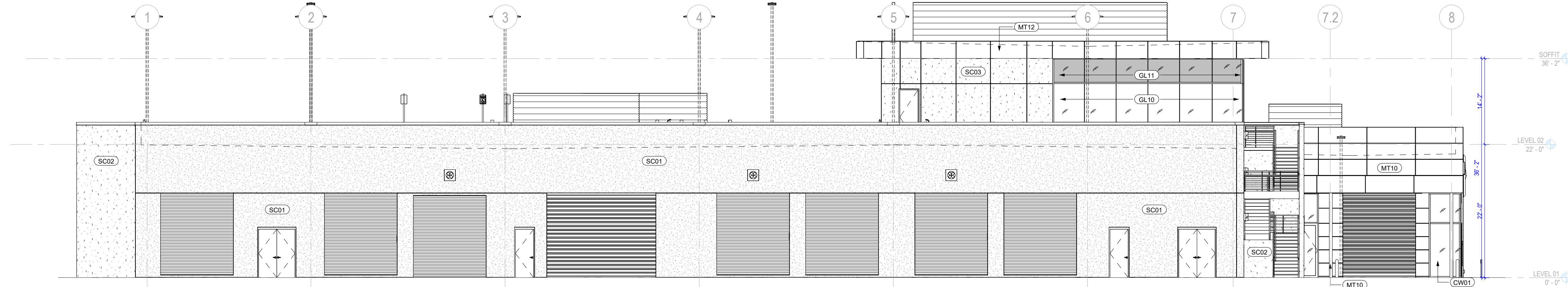
SHEET 5 OF 21



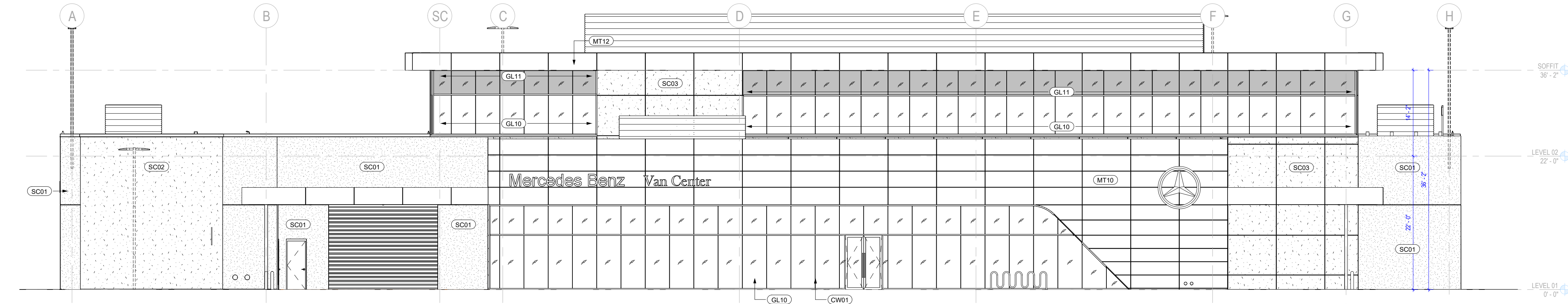
FLOOR PLAN - DENSITY PARKING LEVEL 02
MAP BOOK 8 PAGE 359, PORTION OF LOT 121
MERCEDES-BENZ SPRINTER
DEVELOPMENT PLAN SUBMITTAL #4



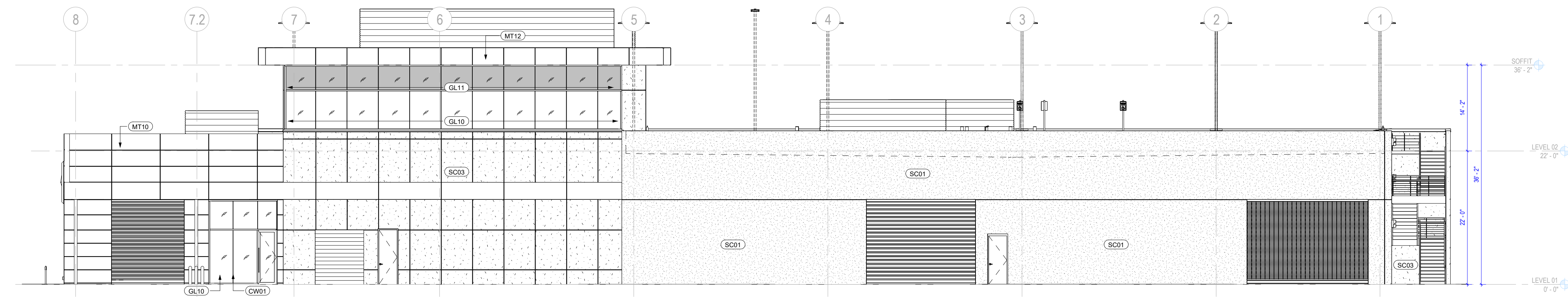
01 EXTERIOR ELEVATION - NORTH



02 EXTERIOR ELEVATION - WEST

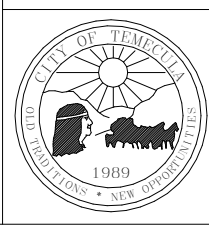


03 EXTERIOR ELEVATION - SOUTH



04 EXTERIOR ELEVATION - EAST

APN 916-400-025/029
PA23-0329

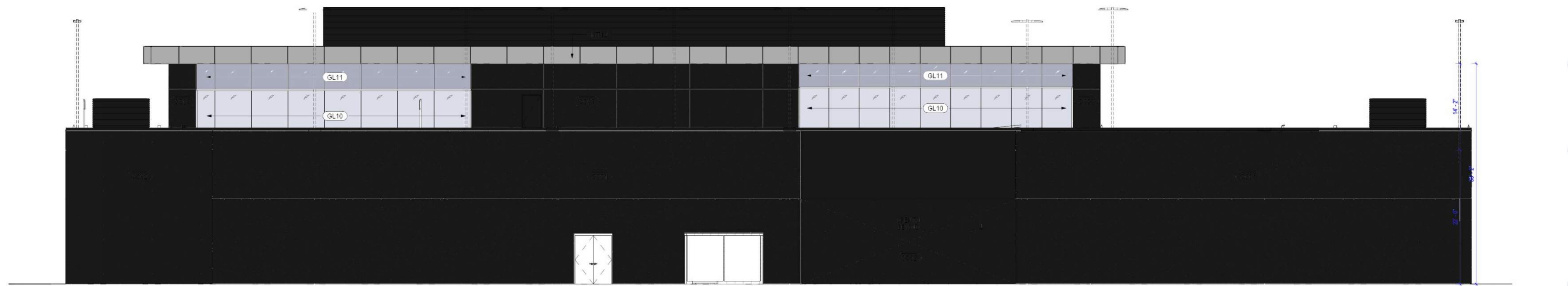


OVERALL BUILDING ELEVATIONS (B&W)
MAP BOOK 8 PAGE 359, PORTION OF LOT 121
MERCEDES-BENZ SPRINTER
DEVELOPMENT PLAN SUBMITTAL #4

Drawing No.

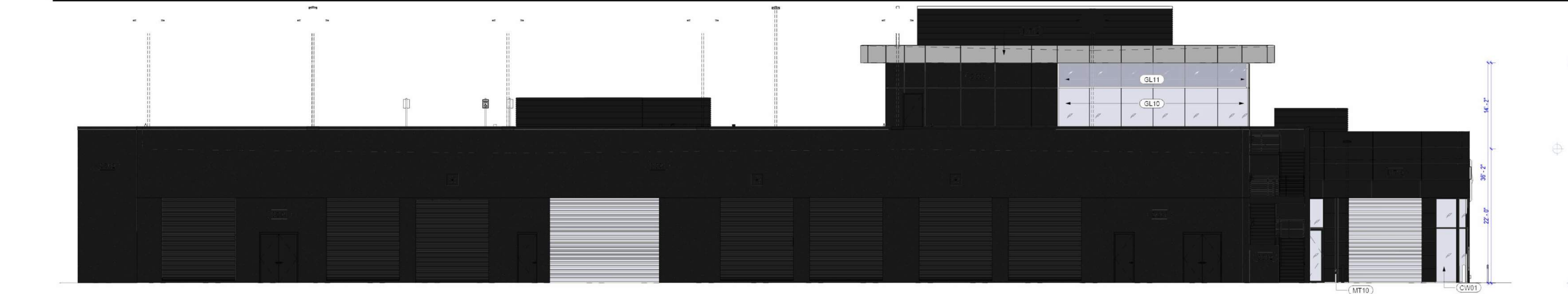
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SHEET 6 OF 21



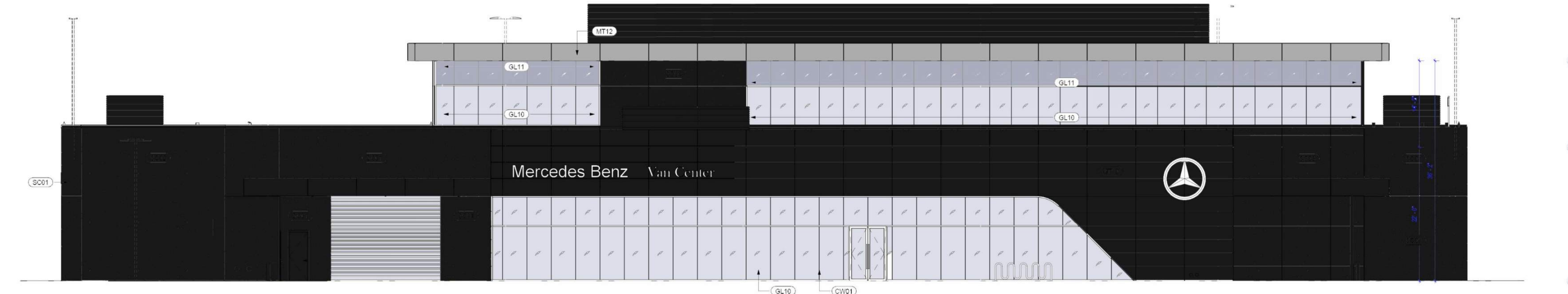
01 EXTERIOR ELEVATION - NORTH
SCALE: 1/8" = 1'-0"

REF: /



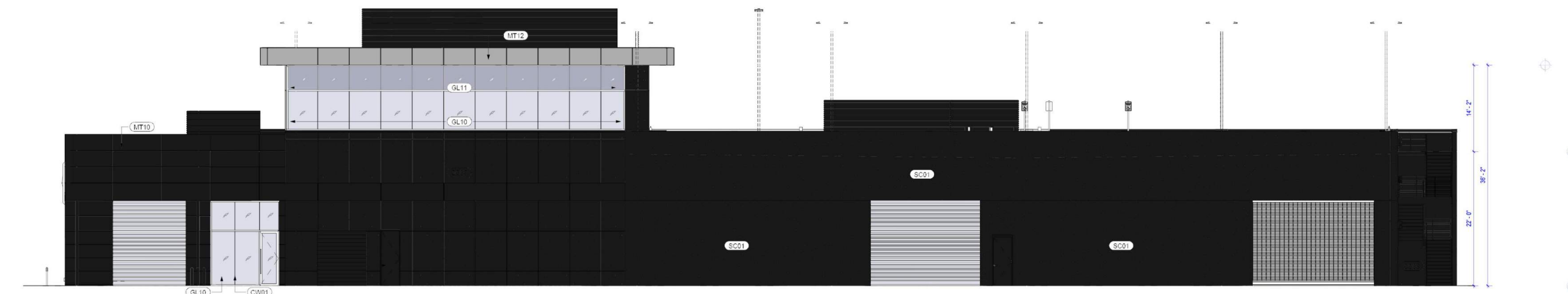
02 EXTERIOR ELEVATION - WEST
SCALE: 1/8" = 1'-0"

REF: 01 / A1.11A



03 EXTERIOR ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"

REF: 01 /



04 EXTERIOR ELEVATION - EAST
SCALE: 1/8" = 1'-0"

REF: /

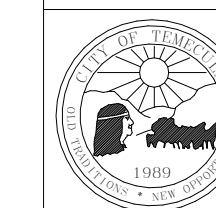
APN 916-400-025/029

PA23-0329

Drawing No.

A2.01

SHEET 7 OF 21

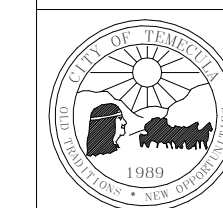


OVERALL BUILDING ELEVATIONS (COLOR)
MAP BOOK 8 PAGE 359, PORTION OF LOT 121
MERCEDES-BENZ SPRINTER
DEVELOPMENT PLAN SUBMITTAL #4



APN 916-400-025/029

PA23-0329

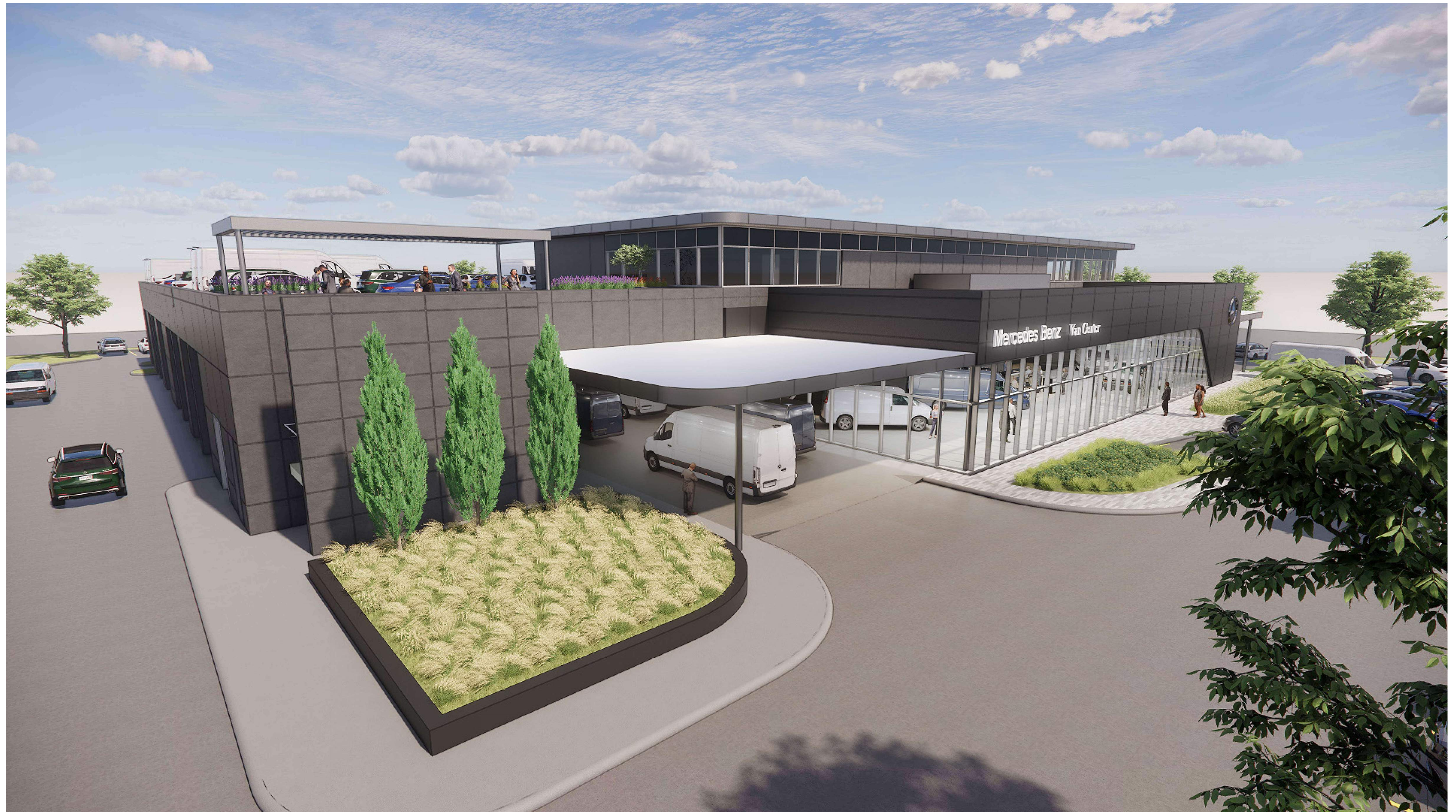


CONCEPTUAL RENDERING
MAP BOOK 8 PAGE 359, PORTION OF LOT 121
MERCEDES-BENZ SPRINTER
DEVELOPMENT PLAN SUBMITTAL #4

Drawing No.

R1.01

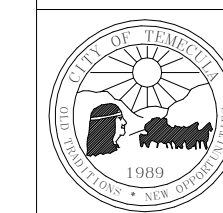
SHEET 8 OF 21



APN 916-400-025/029

PA23-0329

Drawing No.



CONCEPTUAL RENDERING
MAP BOOK 8 PAGE 359, PORTION OF LOT 121
MERCEDES-BENZ SPRINTER
DEVELOPMENT PLAN SUBMITTAL #4

R1.02

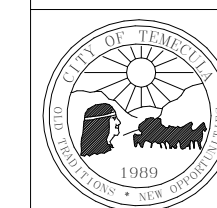
SHEET 9 OF 21



APN 916-400-025/029

PA23-0329

Drawing No.



CONCEPTUAL RENDERING
MAP BOOK 8 PAGE 359, PORTION OF LOT 121
MERCEDES-BENZ SPRINTER
DEVELOPMENT PLAN SUBMITTAL #4

R1.03

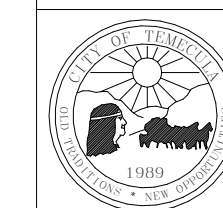
SHEET 10 OF 21



APN 916-400-025/029

PA23-0329

Drawing No.



CONCEPTUAL RENDERING
MAP BOOK 8 PAGE 359, PORTION OF LOT 121
MERCEDES-BENZ SPRINTER
DEVELOPMENT PLAN SUBMITTAL #4

R1.04

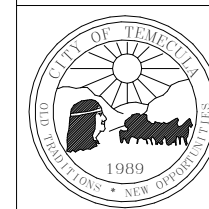
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APN 916-400-025/029

PA23-0329

Drawing No.



CONCEPTUAL RENDERING
MAP BOOK 8 PAGE 359, PORTION OF LOT 121
MERCEDES-BENZ SPRINTER
DEVELOPMENT PLAN SUBMITTAL #4

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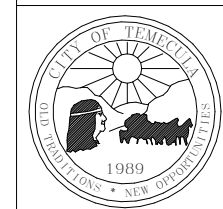
SHEET 12 OF 21



APN 916-400-025/029

PA23-0329

Drawing No.



CONCEPTUAL RENDERING
MAP BOOK 8 PAGE 359, PORTION OF LOT 121
MERCEDES-BENZ SPRINTER
DEVELOPMENT PLAN SUBMITTAL #4

R1.06

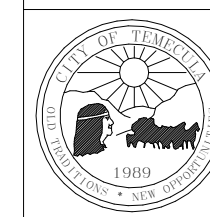
SHEET 13 OF 21



APN 916-400-025/029

PA23-0329

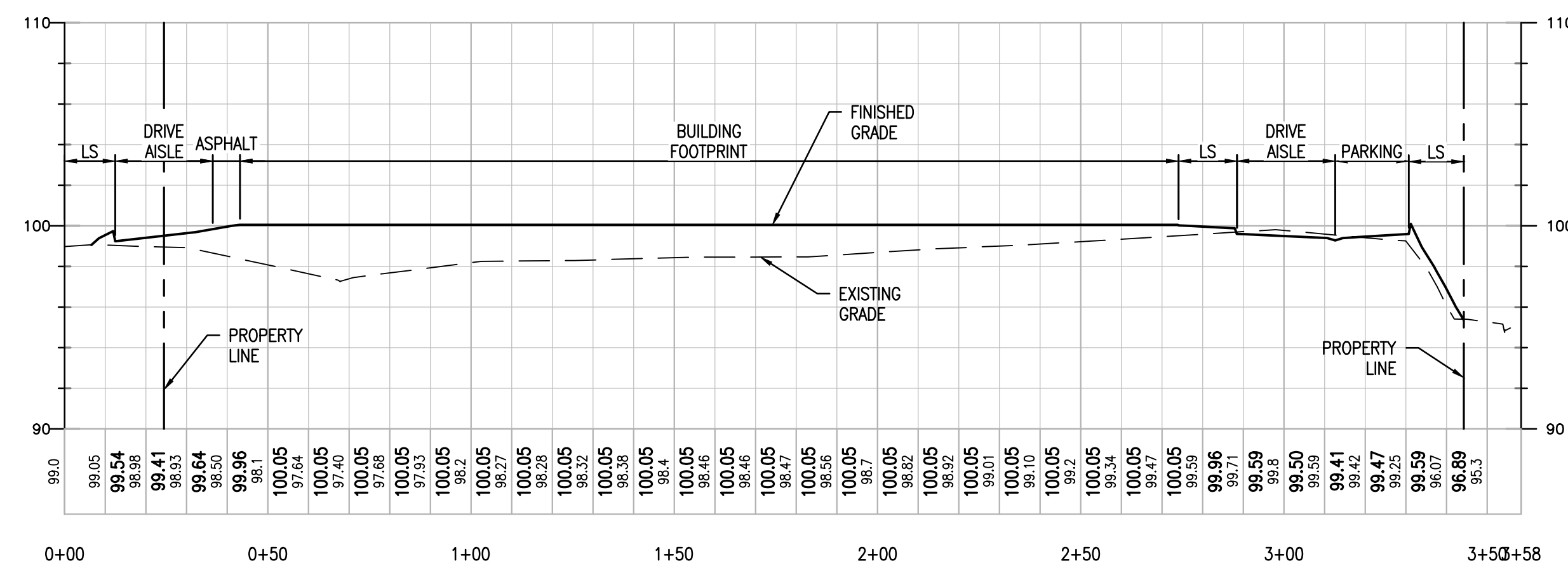
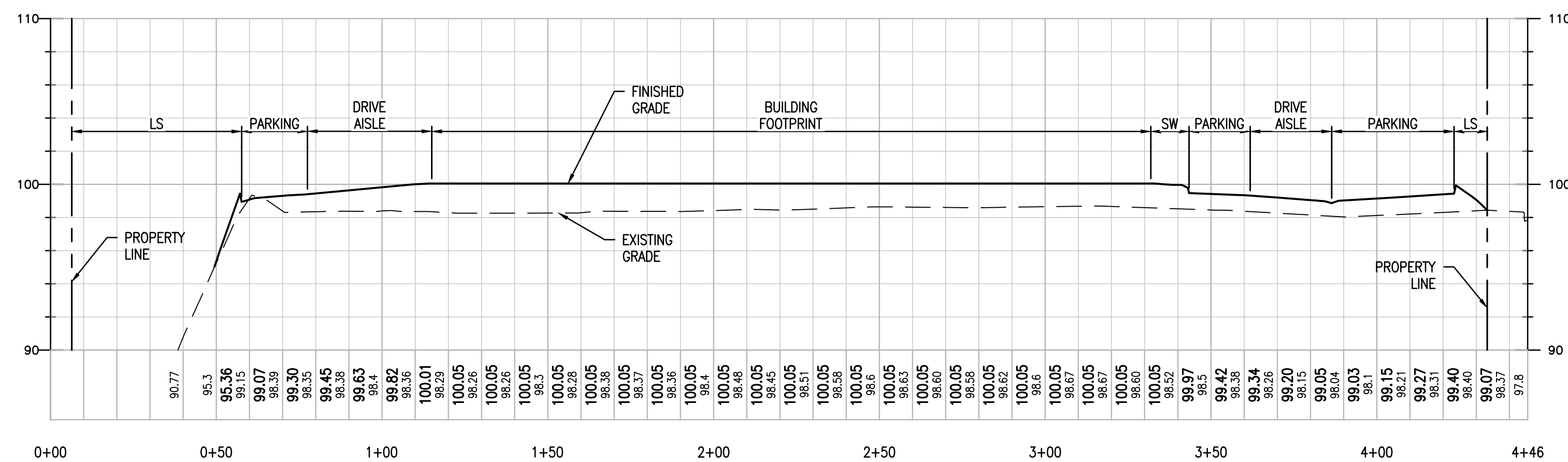
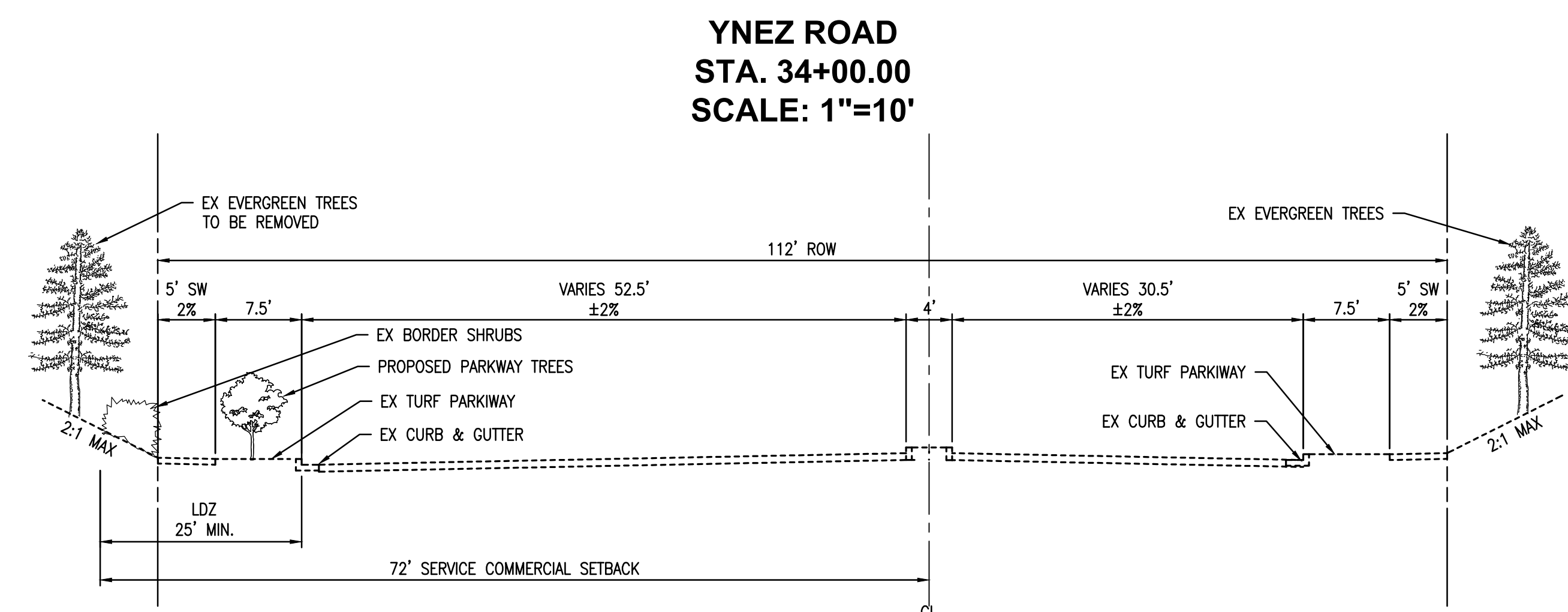
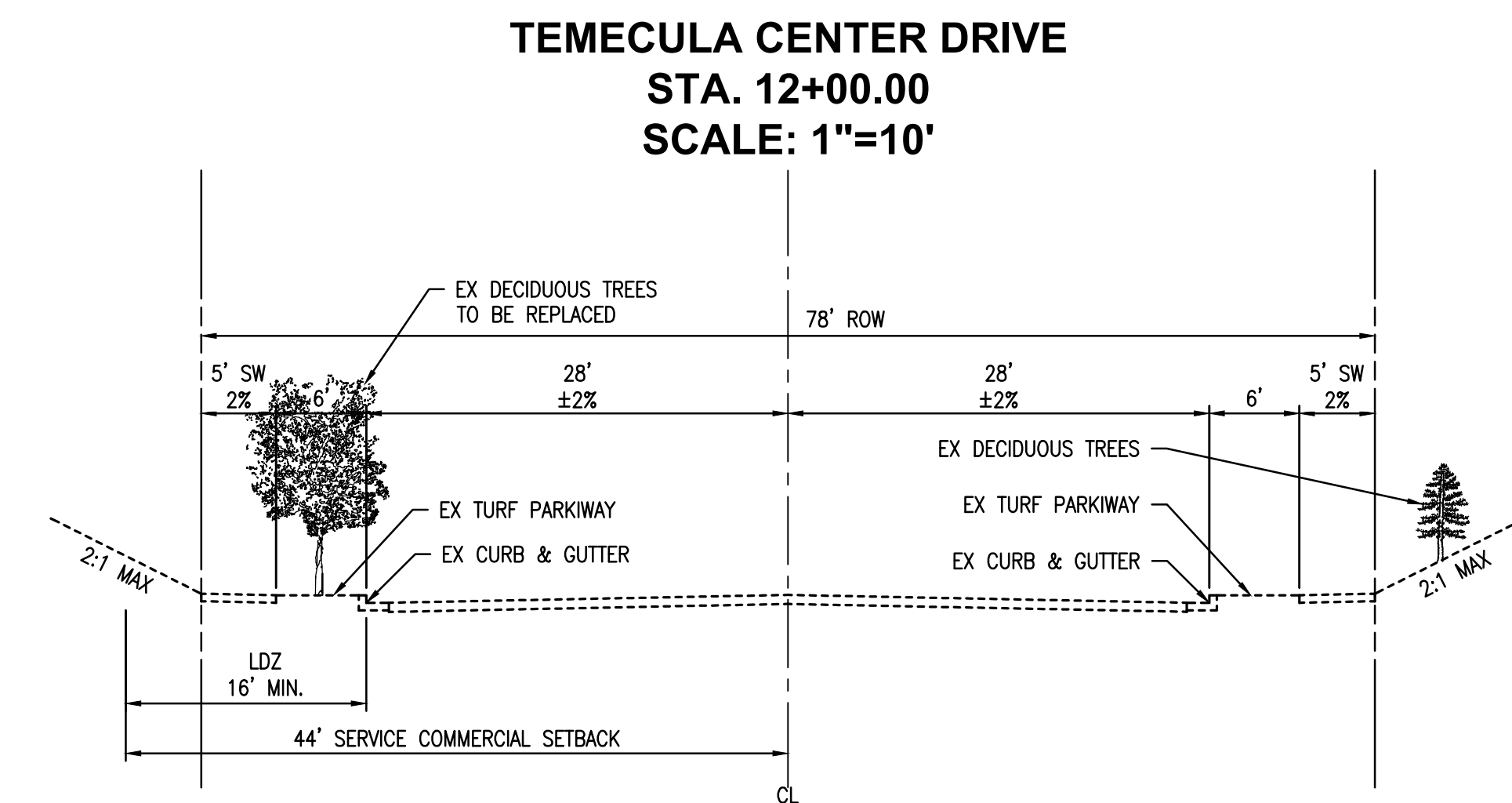
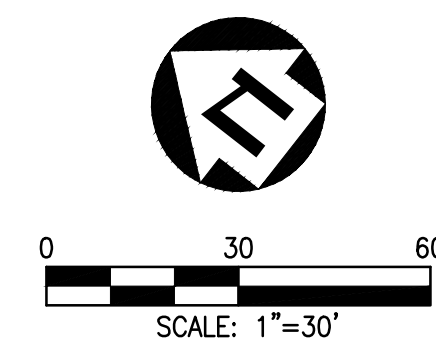
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CONCEPTUAL RENDERING
 MAP BOOK 8 PAGE 359, PORTION OF LOT 121
 MERCEDES-BENZ SPRINTER
 DEVELOPMENT PLAN SUBMITTAL #4

R1.07

SHEET 14 OF 21

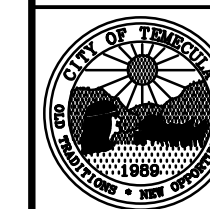


PA23-0329

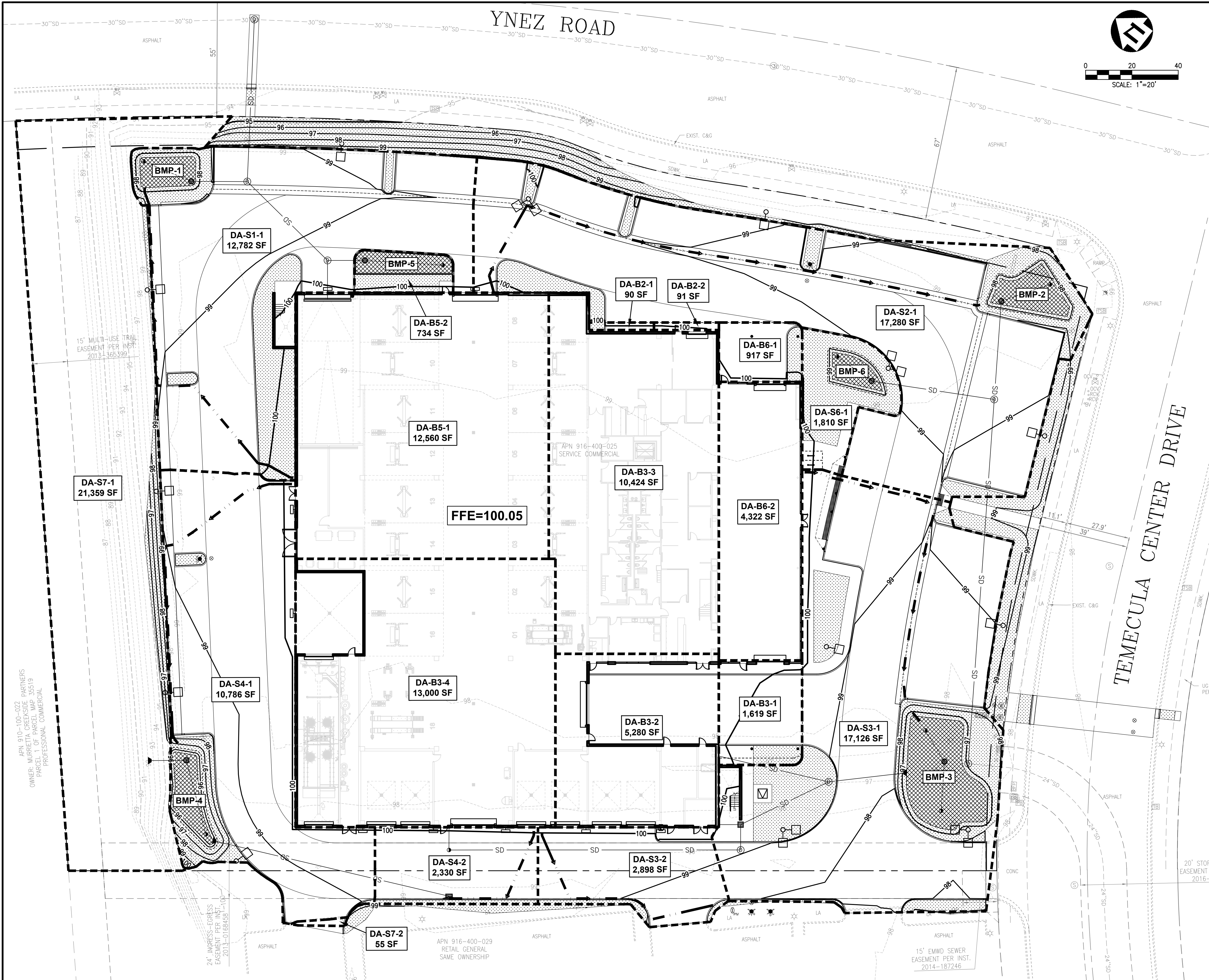
Drawing No.

C2.01

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SITE CROSS SECTIONS
MAP BOOK 8 PAGE 359, PORTION OF LOT 121
MERCEDES-BENZ SPRINTER
DEVELOPMENT PLAN SUBMITTAL #4



STORMWATER CONTROL LEGEND

--- APPROXIMATE BOUNDARY OF DRAINAGE MANAGEMENT AREA
DA-1 BMP-1 DRAINAGE AREA (DA-1, DA-2, ETC), AND BMP (B1, B2, ETC) DESIGNATION
--- TIME OF CONCENTRATION

DRAINAGE MANAGEMENT AREAS (DMA'S)

DMA	TOTAL DRAINAGE AREA [SF]	TOTAL DRAINAGE AREA [AC.]	ROUTING AND TYPE	IMPERVIOUS (SF)	IMPERVIOUS (AC)
				PERVIOUS (SF)	PERVIOUS (AC)
S1-1	12,782	0.29	BMP-1 BIOFILTRATION	10,916	0.25
S2-1	17,280	0.40	BMP-2 BIOFILTRATION	1,866	0.04
S3-1	17,126	0.39	BMP-3 BIOFILTRATION	15,476	0.36
S3-2	2,898	0.07	BMP-3 BIOFILTRATION	1,804	0.04
S4-1	10,786	0.25	BMP-4 BIOFILTRATION	12,835	0.29
S4-2	2,230	0.05	BMP-4 BIOFILTRATION	4,291	0.10
S6-1	1,810	0.04	BMP-6 BIOFILTRATION	2,786	0.06
S7-1	21,359	0.49	SELF-MITIGATING	112	0.01
S7-2	55	0.01	UNRESTRICTED	9,530	0.22
B2-1	90	0.01	BMP-2 BIOFILTRATION	1,256	0.03
B2-2	91	0.01	BMP-2 BIOFILTRATION	2,200	0.05
B3-1	1,619	0.04	BMP-3 BIOFILTRATION	130	0.01
B3-2	5,280	0.12	BMP-3 BIOFILTRATION	358	0.01
B3-3	10,424	0.24	BMP-3 BIOFILTRATION	1,452	0.03
B3-4	13,000	0.30	BMP-3 BIOFILTRATION	0	0
B5-1	12,560	0.29	BMP-5 BIOFILTRATION	21,359	0.49
B5-2	734	0.02	BMP-5 BIOFILTRATION	55	0.01
B6-1	917	0.02	BMP-6 BIOFILTRATION	90	0.01
B6-2	4,322	0.10	BMP-6 BIOFILTRATION	91	0.01
				1,619	0.04
				0	0
				5,280	0.12
				0	0
				10,424	0.24
				0	0
				13,000	0.30
				0	0
				12,560	0.29
				0	0
				80	0.01
				654	0.02
				917	0.02
				0	0
				4,322	0.10
				0	0

BMP CHARACTERISTICS - WATER QUALITY

BMP	LINED/ UNLINED	DESIGN CAPTURE VOLUME (CF)	BMP AREA PROVIDED (SF)	SURFACE PONDING (IN)	FREEBOARD (IN)	SOIL MEDIA DEPTH (IN)	GRAVEL DEPTH (IN)
BMP-1	UNLINED	690	302	6	2	18	12
BMP-2	UNLINED	990	430	6	2	18	12
BMP-3	UNLINED	2,890	1,260	6	2	18	12
BMP-4	UNLINED	744	350	6	2	18	12
BMP-5	LINED	791	343	6	2	18	12
BMP-6	LINED	357	217	6	2	18	12
TOTAL		6,462	2,902				

BMP PERFORMANCE SUMMARY - WATER QUALITY

BMP	85TH % STORM DEPTH (IN)	DESIGN INFILTRATION RATE (IN/HR)	TOTAL TRIBUTARY AREA (SF)	85TH % CAPTURE VOLUME (CF)	RUNOFF FACTOR	DESIGN CAPTURE VOLUME (CF)	% ANNUAL RUNOFF RETENTION REQ'D	% ANNUAL RUNOFF RETENTION PROVIDED	COMPLY?
BMP-1	0.83	0.16	12,782	884	0.78	690	17.3%	25.1%	YES
BMP-2	0.83	0.28	17,461	1,208	0.82	990	26.1%	36.3%	YES
BMP-3	0.83	0.26	50,347	3,482	0.83	2,890	24.9%	32.4%	YES
BMP-4	0.83	0.24	13,116	907	0.82	744	23.6%	34.3%	YES
BMP-5	0.83	0.00	13,294	920	0.86	791	1.5%	1.5%	YES
BMP-6	0.83	0.00	6,883	476	0.75	357	1.5%	4.6%	YES
TOTAL			113,883	7,877		6,462			

GEOTECHNICAL NOTES:

1. PER USDA'S WEB SOIL SURVEY, THE UNDERLYING SITE SOIL IS CLASSIFIED AS GROUP C.
2. GROUNDWATER WAS NOT ENCOUNTERED TO A DEPTH OF 50' PER THE GEOTECHNICAL REPORT ISSUED FOR THIS PROJECT.
3. REFER TO THE GEOTECHNICAL REPORT BY GEO-ETKA, INC., PROJECT NO. FP-12059-23, TITLED, "PRELIMINARY SOIL INVESTIGATION REPORT FOR PROPOSED SPRINTER VAN CENTER MERCEDES-BENZ OF TEMECULA 40910 TEMECULA CENTER DRIVE TEMECULA, CALIFORNIA 92591", DATED JUNE 28, 2023 AND REVISED AUGUST 31, 2023; FOR ALL PROJECT SPECIFICATIONS, REQUIREMENTS, RECOMMENDATIONS AND PROCEDURES IN REGARDS TO PAVEMENT SECTIONS, PAD PREPARATION, SITE CLEARING REQUIREMENTS, OVER-EXCAVATION, COMPACTION, SOIL REMEDIATION, ETC.

HYDROMODIFICATION NOTE:

THROUGH EMAIL COMMUNICATIONS WITH CITY STAFF, IT IS UNDERSTOOD THAT THIS PROJECT IS EXEMPT FROM HYDROMODIFICATION MANAGEMENT REQUIREMENTS.

BMP MAINTENANCE NOTE:

REFER TO THE TEMECULA BMP DESIGN MANUAL APPENDIX E FOR INFORMATION REGARDING BMP MAINTENANCE.

POLLUTANT NOTE:

POTENTIAL POLLUTANTS OF CONCERN INCLUDE SEDIMENT, OIL, AND GREASE. NUTRIENTS, BACTERIA, VIRUSES, AND PESTICIDES ARE ALSO RECEIVING WATER POLLUTANTS OF CONCERN.

APN 916-400-025/029

PA23-0329

Drawing No.

C3.00

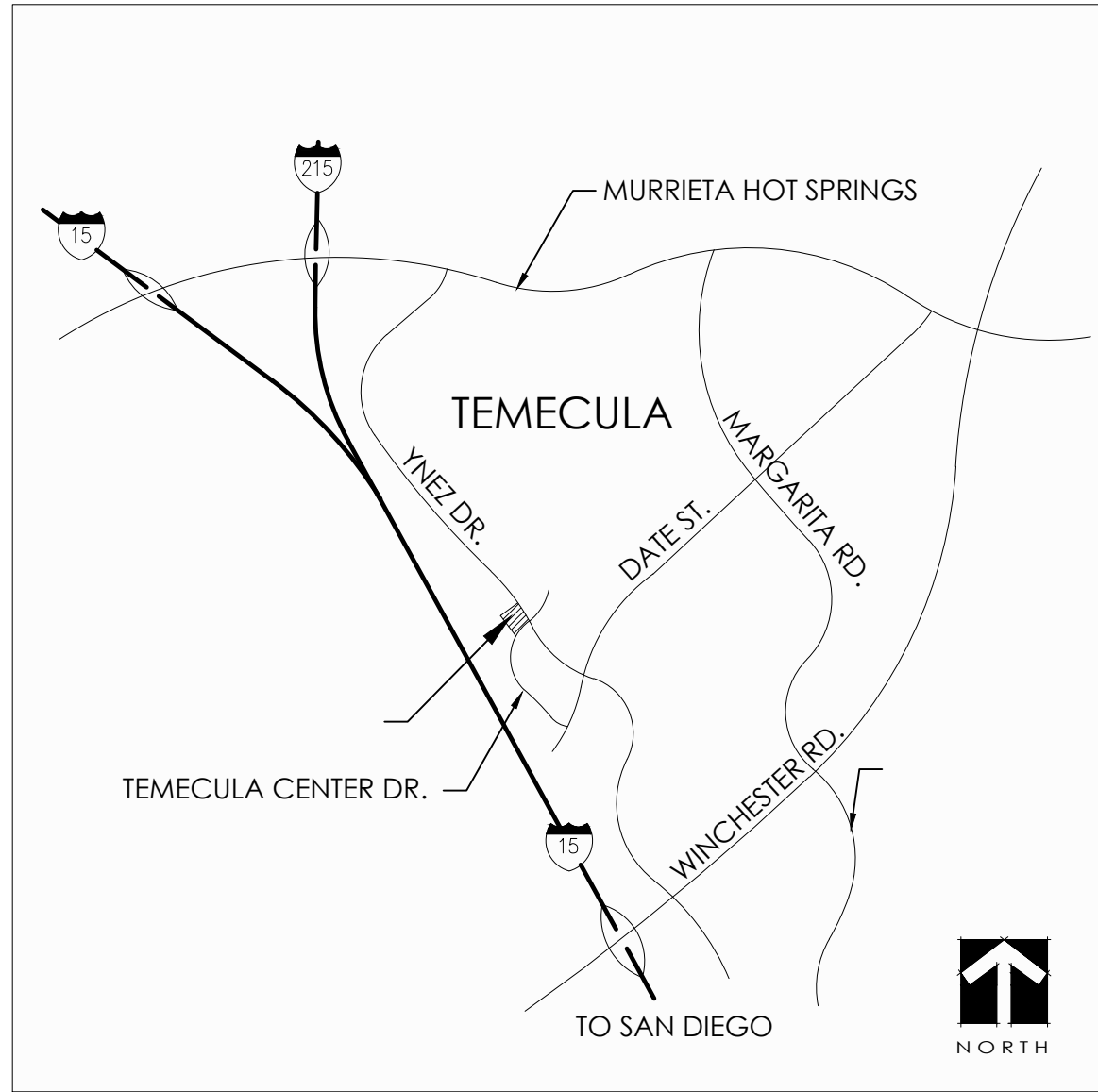
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WATER QUALITY MANAGEMENT PLAN
MAP BOOK 8 PAGE 359, PORTION OF LOT 121
MERCEDES-BENZ SPRINTER
DEVELOPMENT PLAN SUBMITTAL #4



SITE CALCULATIONS:		
SITE AREA:		132,210 S.F. (3.04 AC.)
PROPOSED PLANTING AREA:		37,804 S.F.
TURF AREA:		0 S.F.
EXISTING PLANTING AREA:		0 S.F.
INFILTRATION BASIN AREA:		2,910 S.F.
TOTAL LANDSCAPE AREA:		35,410 S.F.

CONCEPTUAL PLANT LEGEND						
	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	PLANT FACTOR	
STREET TREES:						
	TEMECULA CENTER DRIVE PLATANUS A. 'BLOODGOOD'	LONDON PLANE TREE	24" BOX	AVG. 40' O.C.	MEDIUM	
	YNEZ ROAD LAGERSTROEMIA I. 'TUSCARORA'	CRAPE MYRTLE	24" BOX	AVG. 35' O.C.	MEDIUM	
TREES						
	OLEA EUROPAEA 'FRUITLESS'	FRUITLESS OLIVE	24" BOX		LOW	
	PODOCARPUS GRACILIOR	FERN PINE	24" BOX		MEDIUM	
	PYRUS CALLERYANA	FLOWERING PLUM	24" BOX		MEDIUM	
VERTICAL ACCENTS						
	CUPRESSUS SEMPERVIRENS 'STRICTA'	ITALIAN CYPRESS	15 GALLON		MEDIUM	
SLOPE TREES						
	QUERCUS AGRIFOLIA	COAST LIVE OAK	15 GALLONS		LOW	
	QUERCUS ENGELMANNII	MESA OAK	15 GALLONS		LOW	
FOUNDATION SHRUBS						
	BUXUS M. JAPONICA	JAPANESE BOXWOOD	5 GALLON	4' O.C.	MEDIUM	
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GALLON	4' O.C.	LOW	
	EUONYMUS AUREO-MARGINATA	GOLD EUONYMUS	5 GALLON	4' O.C.	MEDIUM	
	HETEROMELES ARBUTIFOLIA	TOYON	5 GALLON	4' O.C.	LOW	
	LEUCOPHYLLUM F. 'GREEN CLOUD'	TEXAS RANGER	5 GALLON	4' O.C.	LOW	
	PRUNUS C. 'BRIGHT N' TIGHT'	CAROLINA LAUREL CHERRY	5 GALLON	4' O.C.	LOW	
	RAPHIOLEPIS I. 'MAJESTIC BEAUTY'	INDIAN HAWTHORN	5 GALLON	3'-6" O.C.	MEDIUM	
	RAPHIOLEPIS I. 'CLARA'	INDIAN HAWTHORN	5 GALLON	3' O.C.	MEDIUM	
	ACCENT SHRUBS / PERENNIALS					
		AGAVE AMERICANA	AMERICAN CENTURY PLANT	5 GALLON	4' O.C.	LOW
ANIGOZANTHOS FLAVIDUS		KANGAROO PAW	5 GALLON	2' O.C.	LOW	
CISTUS PURPUREUS		ROCKROSE	1 GALLON	2' O.C.	LOW	
ROSMARINUS 'TUSCAN BLUE'		UPRIGHT ROSEMARY	5 GALLON	2' O.C.	LOW	
ROSA SPECIES		SHRUB ROSE	5 GALLON	2' O.C.	MEDIUM	
YUCCA 'GOLDEN SWORD'		GOLDEN YUCCA	5 GALLON	2' O.C.	LOW	
SALVIA LEUCANTHA		MEXICAN SAGE	5 GALLON	4' O.C.	LOW	
ORNAMENTAL GRASSES						
	HELIOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GALLON		MEDIUM	
	MUHLENBERGIA CAPILLARIS	HAIRY AWN MUHLY	1 GALLON		MEDIUM	
	MUHLENBERGIA RIGENS	DEER GRASS	1 GALLON		MEDIUM	
GROUND COVERS						
	BACCHARIS P. 'PIGEON POINT'	DWARF COYOTE BRUSH	1 GALLON @ 24" O.C.		LOW	
	CISTUS SALVIFOLIUS	SAGELEAF ROCKROSE	1 GALLON @ 24" O.C.		LOW	
	GAZANIA SP.	GAZANIA	FLATS @ 12" O.C.		MEDIUM	
	LONICERA JAPONICA 'HALLIANA'	HALL'S HONEYSUCKLE	FLATS @ 12" O.C.		LOW	
	ROSMARINUS O. 'PROSTRATUS'	PROSTRATE ROSEMARY	FLATS @ 12" O.C.		LOW	
	ROSA 'FLOWER CARPET'	GROUND COVER ROSE	1 GALLON @ 24" O.C.		MEDIUM	
	VERBENA PERUVIANA	VERBENA	FLATS @ 12" O.C.		MEDIUM	
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GALLON @ 18" O.C.		MEDIUM	
INFILTRATION BASIN AREA GROUND COVER						
	CAREX PANSA	MEADOW SEDGE	1 GALLON		MEDIUM	
VINES						
	MACFADYENA UNGUIS-CATI	CAT'S CLAW VINE	5 GALLON	10' O.C.	MEDIUM	



DIRECTORY:

OWNER / APPLICANT :
MERCEDES-BENZ OF TEMECULA
40910 TEMECULA CENTER DRIVE
TEMECULA, CA 92591
951-216-7979
CONTACT: GARTH BLUMENTHAL

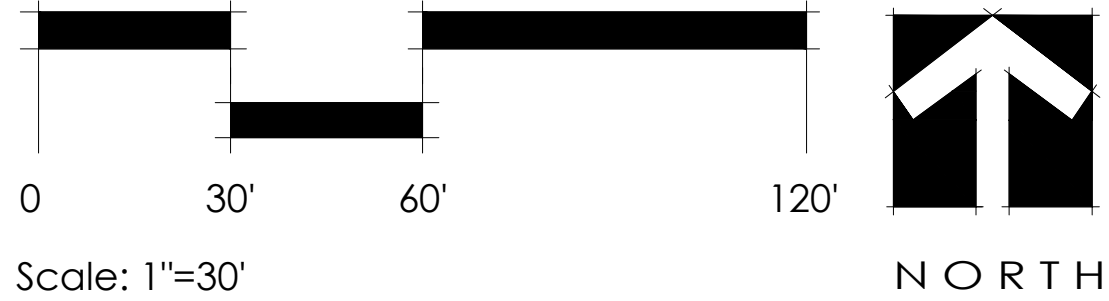
ARCHITECT :
GENSLER
5005 GREENVILLE AVE
DALLAS, TX. 75206
214-273-1543
CONTACT: ABBEY TEETERS

LANDSCAPE ARCHITECT:
DAVID NEAULT ASSOCIATES, INC.
41877 ENTERPRISE CIRCLE NORTH SUITE 140
TEMECULA, CALIFORNIA 92590
(951) 296-3430
CONTACT: DAVID NEAULT

CIVIL ENGINEER :
ALLEGRO CIVIL ENGINEERS, PC
872-270-3682
CONTACT: AUSTIN HAHN

NOTES:

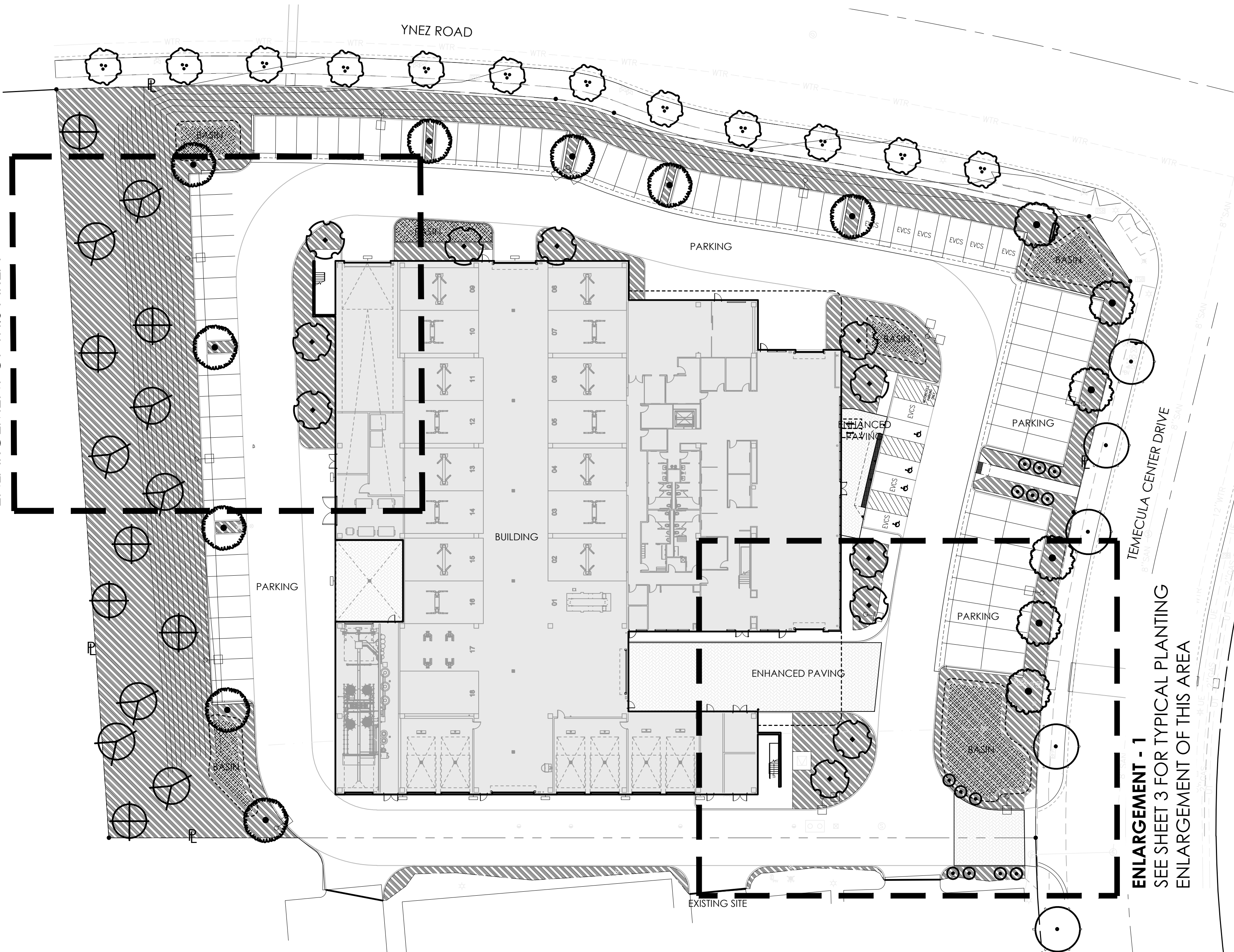
- 1) PERMANENT AUTOMATIC IRRIGATION SYSTEMS SHALL BE INSTALLED ON ALL LANDSCAPED AREAS REQUIRING IRRIGATION. LOW WATER USE SYSTEMS SHALL BE IMPLEMENTED. IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT OVER SPRAY ONTO WALKWAYS, PARKING AREAS, BUILDINGS AND FENCES.
- 2) ALL TREES SHALL BE MINIMUM DOUBLE-STAKED. WEAKER AND/OR SLOW-GROWING TREES SHALL BE STEEL-STAKED.
- 3) SLOPE BANKS FIVE FEET OR GREATER IN VERTICAL HEIGHT WITH SLOPES GREATER THAN OR EQUAL TO 3:1 TO BE LANDSCAPED AT A MINIMUM WITH AN APPROPRIATE GROUND COVER, ONE 1.5-GALLON OR LARGER SIZE TREE PER 600 SQUARE FEET OF SLOPE AREA, AND ONE 1-GALLON OR LARGER SHRUB FOR EACH 100 SQUARE FEET OF SLOPE AREA. SLOPE BANKS IN EXCESS OF EIGHT FEET IN VERTICAL HEIGHT WITH SLOPES GREATER OR EQUAL TO 2:1 SHALL ALSO BE PROVIDED WITH ONE 5-GALLON OR LARGER TREE PER 1,000 SQUARE FEET OF SLOPE AREA IN ADDITION TO THE ABOVE REQUIREMENTS.
- 4) ALL LANDSCAPE AREAS SHALL RECEIVE 3" DEPTH SHREDDED BARK MULCH
- 5) ALL UTILITIES SHALL BE SCREENED WITH APPROPRIATE PLANT MATERIAL
- 6) ALL PARKWAYS, LANDSCAPING, FENCING AND ON-SITE LIGHTING SHALL BE MAINTAINED BY THE PROPERTY OWNER.
- 7) ALL IRRIGATED AREAS TO HAVE MOISTURE SENSORS INSTALLED TO ENSURE PLANT MATERIAL SURVIVAL.
- 8) A COMBINATION OF TREES, SHRUBS, AND GROUND COVER SHALL BE INCORPORATED INTO LANDSCAPING PLANS. MINIMUM SIZES ARE AS FOLLOWS:
 - TREES: 24-INCH BOX (15 GALLON SIZE ACCEPTABLE FOR SLOPES).
 - SHRUBS: 5-GALLON, AND
 - SHRUBS: 1-GALLON (PLANTED DENSELY TO ACHIEVE 100 PERCENT COVERAGE IN ONE YEAR).
- 9) DRIP SYSTEMS SHOULD BE USED IN ALL AREAS EXCEPT TURF IRRIGATION AND SMALL ORNAMENTAL PLANTING.
- 10) NATIVE AND DROUGHT TOLERANT PLANTS WILL BE INCORPORATED WHEREVER POSSIBLE.
- 11) THE APPLICANT INSURES THAT MATURE PLANTINGS WILL NOT INTERFERE WITH UTILITIES, ADJACENT SITE, EXISTING STRUCTURES AND TRAFFIC SIGHT LINES.
- 12) THIS PLAN IS IN CONFORMANCE WITH THE CITY OF TEMECULA DEVELOPMENT CODE AND DESIGN GUIDELINES AND SHALL BE USED IN CONJUNCTION WITH THE CITY OF TEMECULA'S CITY-WIDE DESIGN GUIDELINES FOR LANDSCAPING.
- 13) NO OVERHEAD IRRIGATION IS ALLOWED WITHIN 24" OF A NON-PERMEABLE SURFACE.
- 14) TREES SHALL BE PLACED A MINIMUM OF 5' AWAY FROM WATER METERS, GAS METER, OR SEWER LATERALS. A MINIMUM OF 10' AWAY FROM POWER POLES, 8' AWAY FROM FIRE HYDRANTS AND FIRE DEPARTMENT SPRINKLER AND STANDPIPE CONNECTIONS.



LANDSCAPE CONCEPT PLAN FOR:
SPRINTER VAN CENTER
MERCEDES-BENZ OF TEMECULA

OVERALL SITE PLAN		Drawing No.
MAP BOOK 8 PAGE 359, PORTION OF LOT 121 MERCEDES-BENZ SPRINTER DEVELOPMENT PLAN SUBMITTAL #3		L-1
APN 916-400-025/029 PA23-0329		Sheet 19 of 21

ENLARGEMENT - 2
SEE SHEET 3 FOR TYPICAL PLANTING
ENLARGEMENT OF THIS AREA



IRRIGATION SYSTEM DESIGN STATEMENT

A PERMANENT AUTOMATIC IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED TO IRRIGATE ALL PLANTING AREAS. THE IRRIGATION CONTROLLER(S) SHALL BE EQUIPPED FROM THE MANUFACTURER WITH WEATHER/EVAPOTRANSPIRATION (ET) SENSING CAPABILITIES TO AUTOMATICALLY ADJUST WATERING SCHEDULES AND AMOUNTS. THE DESIGN OF THE IRRIGATION SYSTEM SHALL EMPHASIZE WATER CONSERVATION AND PROVIDE EFFICIENT AND UNIFORM DISTRIBUTION OF IRRIGATION WATER. IF THE SITE IS PLANNED TO UTILIZE RECYCLED WATER IN THE LANDSCAPE, THEN THE IRRIGATION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH THE STATE OF CALIFORNIA AND LOCAL WATER DISTRICT (RCWD) RULES AND REGULATIONS FOR RECYCLED WATER USE.

DRIP AND/OR BUBBLER IRRIGATION, OR OTHER LOW-VOLUME, LOW-PRESSURE MICRO-IRRIGATION SYSTEM AS APPROVED BY THE CITY OF TEMECULA / RCWD, SHALL BE INSTALLED IN PLANTER AREAS TO PROVIDE WATER DIRECTLY TO THE ROOT ZONE OF PLANTS. THE IRRIGATION SYSTEM MAY UTILIZE THE EFFICIENT ROTATOR NOZZLES IN LARGE PLANTING AREAS, SUBJECT TO THE APPROVAL OF RCWD AND THE CITY. THE AUTOMATIC IRRIGATION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF TEMECULA MUNICIPAL CODE NO. 17.32, "WATER EFFICIENT LANDSCAPE DESIGN" AND LANDSCAPE STANDARDS.

FOR SITES UTILIZING POTABLE WATER FOR LANDSCAPE IRRIGATION, A REDUCED PRESSURE BACKFLOW PREVENTER SHALL BE INSTALLED AFTER THE WATER METER TO PROTECT THE POTABLE WATER SUPPLY IN ACCORDANCE WITH STATE OF CALIFORNIA, CITY OF TEMECULA, AND RCWD STANDARDS AND REQUIREMENTS. IRRIGATION EQUIPMENT SHOWN IS INTENDED AS SAMPLES FOR USE IN THE ONSITE (PRIVATE) IRRIGATION SYSTEM - FINAL DESIGN MAY VARY.

Landscape Water Use Calculations
Project Type (Select) Commercial
(Insert Project Name, Description)
0.45 ETo allowance

Applicant to use drop down menus in cells that indicate a selection to describe each hydrozone.
Where "INPUT" is shown, applicant to enter project specific information.
Please note that embedded formulas will reflect as 'false' or as an error until selections are completed.

1 Maximum Annual Water Allowance (MAWA)
INPUT the total square footage of landscape = 35,410 S.F.
INPUT the Hist. ETo for the area = 56.70
MAWA = 74,888 cu ft / yr

2 Estimated Annual Water Use (EAWU)
Hydrozone # 1 INPUT Square Foot Area of Hydrozone = 24,700 Plant Factor = 0.2 Plant Type Shrubs / Groundcover Water Use Low
Hydrozone Irrigation Efficiency = 0.80 EAWU = 23,021 cu ft / yr In-line Drip-Sparsely Planted

Hydrozone # 2 INPUT square footage of hydrozone = 10,710 Plant Factor = 0.5 Plant Type Shrubs / Groundcover Water Use Moderate
Hydrozone Irrigation Efficiency = 0.80 EAWU = 31,459 cu ft / yr In-line Drip-Sparsely Planted

SubTotal EAWU = 60,480 cu ft / yr
Input Irrigation System Operation Factor = 0.85
Total EAWU = 71,153
MAWA - EAWU = 3,735 cu ft / yr
(this number must be positive)

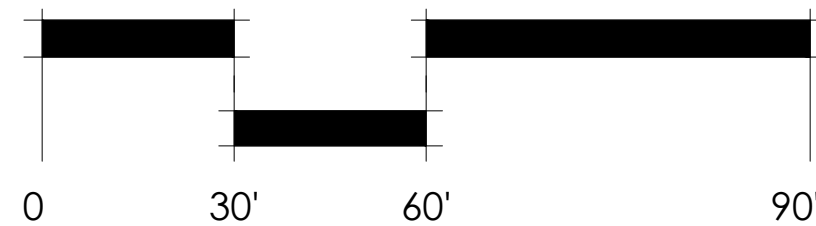
PERCENTAGE OF WATER SAVED RELATIVE TO MAX. ALLOWED = 5%

* Trees are not required to be listed as a separate hydrozone if understory is planted with plants of an equal or higher plant factor, and foot area is already included in calculations.

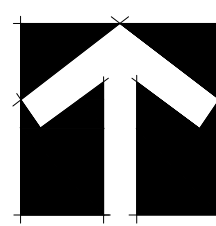
	PROJECTED LANDSCAPE IRRIGATION WATER USED					
	M.B. TEMECULA SPRINTER VAN CENTER					
STEP	HYDROZONE NUMBER	1SS	2SS	2SS**	3TR***	4TS
1	EVOTRANSPIRATION RATE (IN/HR)x55.40'	56.70	56.70	56.70	56.70	56.70
2	AREA OF HYDROZONE (SQ FT)	32,500	2,910	0	0	0
3	PLANT COEFFICIENT (Kc)(EXHIBIT B)	0.20	0.50	0.40	0.70	0.70
4	IRRIGATION SYSTEM DISTRIBUTION EFFIC. (TABLE 1)	0.85	0.90	0.70	0.85	0.70
5	PROPOSED IRRIGATION OPERATION EFFIC. (TABLE 2)	0.85	0.85	0.85	0.85	0.85
6	YEARLY PLANT WATER DEMAND (STEP 1 X STEP 3) RESULT IN (IN/HR)	11.34	28.35	22.68	39.69	39.69
7	TOTAL AREA WATER DEMAND (0.083X ITEM 6 X ITEM 2) RESULT IN (CU.FT.)	30,590	6,847	0	0	0
8	IRRIGATION EFFICIENCY (STEP 4 X STEP 5)	0.72	0.77	0.60	0.72	0.60
9	HYDROZONE WATER DEMAND (CU.FT.) (ITEM 7/ITEM 8) RESULT IN (CU.FT.)	42,339	8,951	0	0	0
133,314	CU.FT/YR. ALLOWABLE PROJECT DEMAND	133,314				
51,289	CU.FT/YR. TOTAL ALL AREAS WATER D.	51,289				
133,314	MWA = MAXIMUM WATER ALLOWANCE					
51,289	EWU = ESTIMATED WATER USE					
38.47%	% OF ESTIMATED WATER USE					
	* 1SS = DRIP SYSTEMS (LOW)					
	* 2SS = DRIP SYSTEMS (MODERATE)					
	** 2SS = SHRUB SPRAYHEADS					
	*** 3TR = TURF ROTORS					
	* 4TS = TURF SPRAYHEADS					

CONCEPTUAL PLANT LEGEND

BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	PLANT FACTOR
STREET TREES:				
TEMECULA CENTER DRIVE PLATANUS A. 'BLOODGOOD'	LONDON PLANE TREE	24" BOX	AVG. 40' O.C.	MEDIUM
YNEZ ROAD LAGERSTROEMIA I. 'TUSCARORA'	CRAPE MYRTLE	24" BOX		MEDIUM
TREES				
OLEA EUROPAEA 'FRUITLESS'	FRUITLESS OLIVE	24" BOX		LOW
PODOCARPUS GRACILIOR	FERN PINE	24" BOX		MEDIUM
PYRUS CALLERYANA	FLOWERING PLUM	24" BOX		MEDIUM
VERTICAL ACCENTS				
CUPRESSUS SEMPERVIRENS 'STRICTA'	ITALIAN CYPRESS	15 GALLON		MEDIUM
SLOPE TREES				
QUERCUS AGRIFOLIA	COAST LIVE OAK	15 GALLONS		LOW
QUERCUS ENGELMANNII	MESA OAK	15 GALLONS		LOW
FOUNDATION SHRUBS				
BUXUS M. JAPONICA	JAPANESE BOXWOOD	5 GALLON	4' O.C.	MEDIUM
CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GALLON	4' O.C.	LOW
EUONYMUS AUREO-MARGINATA	GOLD EUONYMUS	5 GALLON	4' O.C.	MEDIUM
HETEROMELES ARBUTIFOLIA	TOYON	5 GALLON	4' O.C.	LOW
LEUCOPHYLLUM F. 'GREEN CLOUD'	TEXAS RANGER	5 GALLON	4' O.C.	LOW
PRUNUS C. 'BRIGHT N' TIGHT'	CAROLINA LAUREL CHERRY	5 GALLON	4' O.C.	LOW
RAPHIOLEPIS I. 'MAJESTIC BEAUTY'	INDIAN HAWTHORN	5 GALLON	3'-6" O.C.	MEDIUM
RAPHIOLEPIS I. 'CLARA'	INDIAN HAWTHORN	5 GALLON	3' O.C.	MEDIUM
ACCENT SHRUBS / PERENNIALS				
AGAVE AMERICANA	AMERICAN CENTURY PLANT	5 GALLON	4' O.C.	LOW
ANIGOZANTHOS FLAVIDUS	KANGAROO PAW	5 GALLON	2' O.C.	LOW
CISTUS PURPUREUS	ROCKROSE	1 GALLON	2' O.C.	LOW
ROSMARINUS 'TUSCAN BLUE'	UPRIGHT ROSEMARY	5 GALLON	2' O.C.	LOW
ROSA SPECIES	SHRUB ROSE	5 GALLON	2' O.C.	MEDIUM
YUCCA 'GOLDEN SWORD'	GOLDEN YUCCA	5 GALLON	2' O.C.	LOW
SALVIA LEUCANTHA	MEXICAN SAGE	5 GALLON	4' O.C.	LOW
ORNAMENTAL GRASSES				
HELIOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GALLON		MEDIUM
MUHLENBERGIA CAPILLARIS	HAIRY AWN MUHLY	1 GALLON		MEDIUM
MUHLENBERGIA RIGENS	DEER GRASS	1 GALLON		MEDIUM
GROUND COVERS				
BACCHARIS P. 'PIGEON POINT'	DWARF COYOTE BRUSH	1 GALLON @ 24" O.C.		LOW
CISTUS SALVIFOLIUS	SAGELEAF ROCKROSE	1 GALLON @ 24" O.C.		LOW
GAZANIA SP.	GAZANIA	FLATS @ 12" O.C.		MEDIUM
LONICERA JAPONICA 'HALLIANA'	HALL'S HONEYSUCKLE	FLATS @ 12" O.C.		LOW
ROSMARINUS O. 'PROSTRATUS'	PROSTRATE ROSEMARY	FLATS @ 12" O.C.		LOW
ROSA 'FLOWER CARPET'	GROUNDCOVER ROSE	1 GALLON @ 24" O.C.		MEDIUM
VERBENA PERUVIANA	VERBENA	FLATS @ 12" O.C.		MEDIUM
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GALLON @ 18" O.C.		MEDIUM
INFILTRATION BASIN AREA GROUND COVER				
CAREX PANSA	MEADOW SEDGE	1 GALLON		MEDIUM
VINES				
MACFADYENA UNGUIS-CATI	CAT'S CLAW VINE	5 GALLON	10' O.C.	MEDIUM



Scale: 1"=30'



NORTH



APN 916-400-025/029

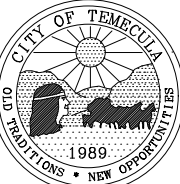
PA23-0329

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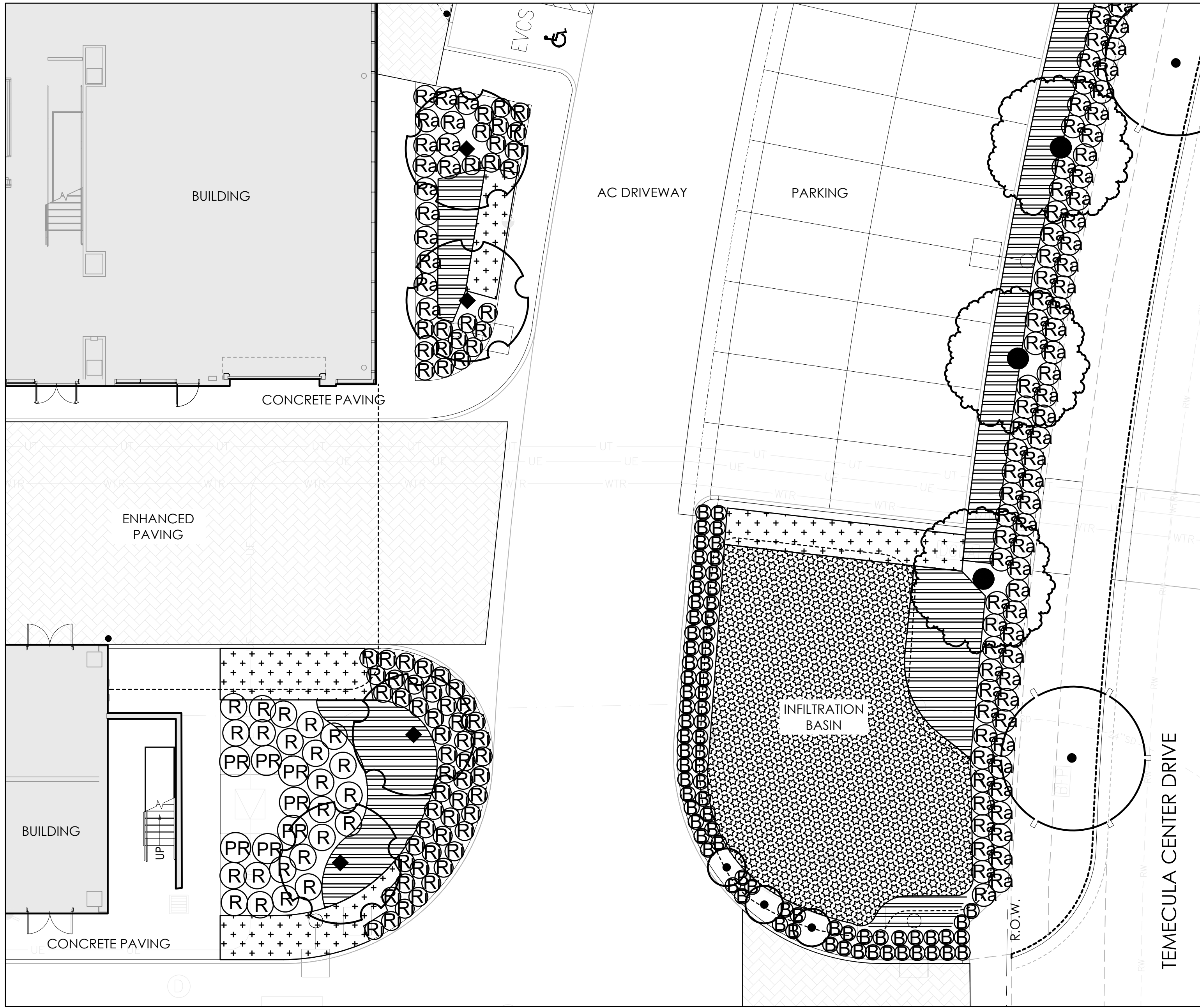
L-2

Sheet 20 of 21

LANDSCAPE CONCEPT PLAN FOR:
SPRINTER VAN CENTER
MERCEDES-BENZ OF TEMECULA



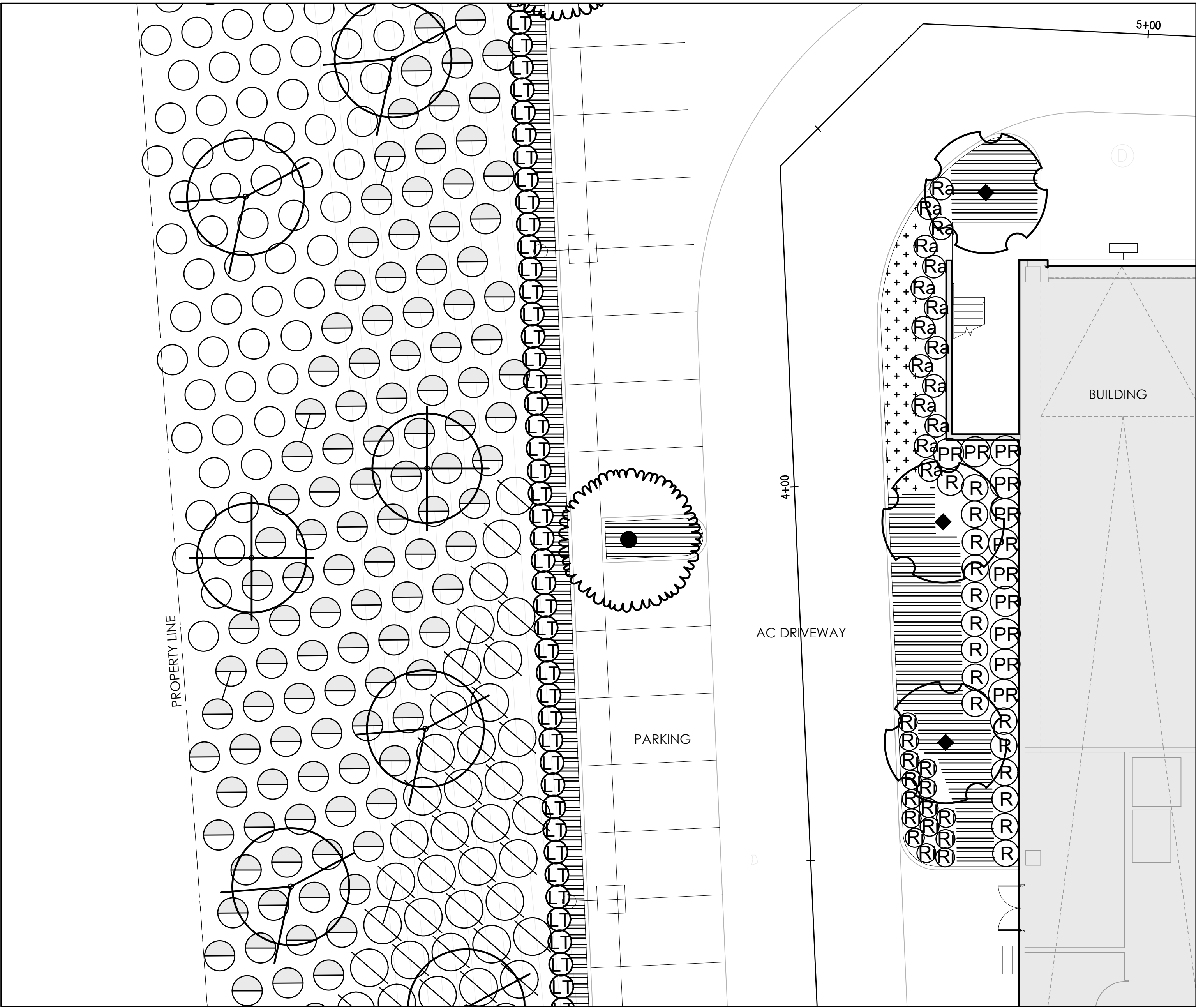
MAP BOOK 8 PAGE 359, PORTION OF LOT 121
MERCEDES-BENZ SPRINTER
DEVELOPMENT PLAN SUBMITTAL #3



ENLARGEMENT - 1

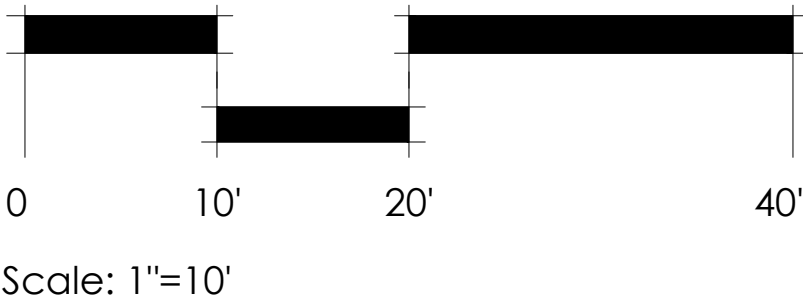
CONCEPTUAL PLANT LEGEND

BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	PLANT FACTOR
STREET TREES:				
TEMECULA CENTER DRIVE PLATANUS A. 'BLOODGOOD'	LONDON PLANE TREE	24" BOX	AVG. 40' O.C.	MEDIUM
YNEZ ROAD LAGERSTROEMIA L. 'TUSCARORA'	CRAPE MYRTLE	24" BOX		MEDIUM
TREES				
OLEA EUROPAEA 'FRUITLESS'	FRUITLESS OLIVE	24" BOX		LOW
PODOCARPUS GRACILIOR	FERN PINE	24" BOX		MEDIUM
PYRUS CALLERYANA	FLOWERING PLUM	24" BOX		MEDIUM
VERTICAL ACCENTS				
CUPRESSUS SEMPERVIRENS 'STRICTA'	ITALIAN CYPRESS	15 GALLON		MEDIUM
SLOPE TREES				
QUERCUS AGRIFOLIA	COAST LIVE OAK	15 GALLONS		LOW
QUERCUS ENGELMANNII	MESA OAK	15 GALLONS		LOW
FOUNDATION SHRUBS				
BUXUS M. JAPONICA	JAPANESE BOXWOOD	5 GALLON	4" O.C.	MEDIUM
CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GALLON	4" O.C.	LOW
EUONYMUS AUREO-MARGINATA	GOLD EUONYMUS	5 GALLON	4" O.C.	MEDIUM
HETEROMELES ARBUTIFOLIA	TOYON	5 GALLON	4" O.C.	LOW
LEUCOPHYLLUM F. 'GREEN CLOUD'	TEXAS RANGER	5 GALLON	4" O.C.	LOW
PRUNUS C. 'BRIGHT N' TIGHT'	CAROLINA LAUREL CHERRY	5 GALLON	4" O.C.	LOW
RAPHIOLEPS L. 'MAJESTIC BEAUTY'	INDIAN HAWTHORN	5 GALLON	3'-6" O.C.	MEDIUM
RAPHIOLEPS L. 'CLARA'	INDIAN HAWTHORN	5 GALLON	3' O.C.	MEDIUM
ACCENT SHRUBS / PERENNIALS				
AGAVE AMERICANA	AMERICAN CENTURY PLANT	5 GALLON	4" O.C.	LOW
ANGIOZANTHOS FLAVIDUS	KANGAROO PAW	5 GALLON	2" O.C.	LOW
CISTUS PURPUREUS	ROCKROSE	1 GALLON	2" O.C.	LOW
ROSMARINUS 'TUSCAN BLUE'	UPRIGHT ROSEMARY	5 GALLON	2" O.C.	LOW
ROSA SPECIES	SHRUB ROSE	5 GALLON	2" O.C.	MEDIUM
YUCCA 'GOLDEN SWORD'	GOLDEN YUCCA	5 GALLON	2" O.C.	LOW
SALVIA LEUCANTHA	MEXICAN SAGE	5 GALLON	4" O.C.	LOW
ORNAMENTAL GRASSES				
HELIOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GALLON		MEDIUM
MUHLENBERGIA CAPILLARIS	HARRY ANN MUHLY	1 GALLON		MEDIUM
MUHLENBERGIA RIGENS	DEER GRASS	1 GALLON		MEDIUM
GROUND COVERS				
BACCHARIS P. 'PIGEON POINT'	DWARF COYOTE BRUSH	1 GALLON @ 24" O.C.		LOW
CISTUS SALVIFOLIUS	SAGELEAF ROCKROSE	1 GALLON @ 24" O.C.		LOW
GAZANIA SP.	GAZANIA	FLATS @ 12" O.C.		MEDIUM
LONICERA JAPONICA 'HALLIANA'	HALL'S HONEYSUCKLE	FLATS @ 12" O.C.		LOW
ROSMARINUS O. 'PROSTRATUS'	PROSTRATE ROSEMARY	FLATS @ 12" O.C.		LOW
ROSA TOWER CARPET	GROUND COVER ROSE	1 GALLON @ 24" O.C.		MEDIUM
VERBENA	VERBENA	FLATS @ 12" O.C.		MEDIUM
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GALLON @ 18" O.C.		MEDIUM
INFILTRATION BASIN AREA GROUND COVER				
CAREX PANSA	MEADOW SEDGE	1 GALLON		MEDIUM
VINES				
MACFADYENA UNGUIS-CATI	CATS CLAW VINE	5 GALLON	10' O.C.	MEDIUM



ENLARGEMENT - 2

BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	PLANT FACTOR
SHRUBS				
BUXUS M. JAPONICA	JAPANESE BOXWOOD	5 GALLON	4" O.C.	MEDIUM
LIGUSTRUM TEXANUM	TEXAS PRIVET	5 GALLON	3" O.C.	MEDIUM
PRUNUS C. 'BRIGHT N' TIGHT'	CAROLINA LAUREL CHERRY	5 GALLON	4" O.C.	LOW
RAPHIOLEPS L. 'MAJESTIC BEAUTY'	INDIAN HAWTHORN	5 GALLON	3'-6" O.C.	MEDIUM
RAPHIOLEPS L. 'CLARA'	INDIAN HAWTHORN	5 GALLON	3" O.C.	MEDIUM
ROSA FLOWER CARPET	GROUND COVER ROSE	1 GALLON	2" O.C.	MEDIUM
GROUND COVERS				
ANNUAL COLOR	BLUES / WHITES	4" POTS	12" O.C.	MEDIUM
CAREX PANSA	MEADOW SEDGE	1 GALLON	18" O.C.	MEDIUM
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GALLON	18" O.C.	MEDIUM
SLOPE SHRUBS				
BACCHARIS P. 'PIGEON POINT'	COYOTE BUSH	1 GALLON	AS SHOWN	LOW
CAREX PANSA	CALIFORNIA MEADOW SEDGE	1 GALLON	AS SHOWN	MEDIUM
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GALLON	AS SHOWN	MEDIUM



LANDSCAPE CONCEPT PLAN FOR:
SPRINTER VAN CENTER
MERCEDES-BENZ OF TEMECULA

APN 916-400-025/029
PA23-0329

TYPICAL PLANTING ENLARGEMENT

MAP BOOK 8 PAGE 359, PORTION OF LOT 121
MERCEDES-BENZ SPRINTER
DEVELOPMENT PLAN SUBMITTAL #3

Drawing No.
L-3
Sheet 21 of 21

LICENSED LANDSCAPE ARCHITECT
DAVID S. NEALT
Signature
06-30-2024
Renewal Date
06-30-2025
Date
STATE OF CALIFORNIA

David NEALT
ASSOCIATES INC.
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