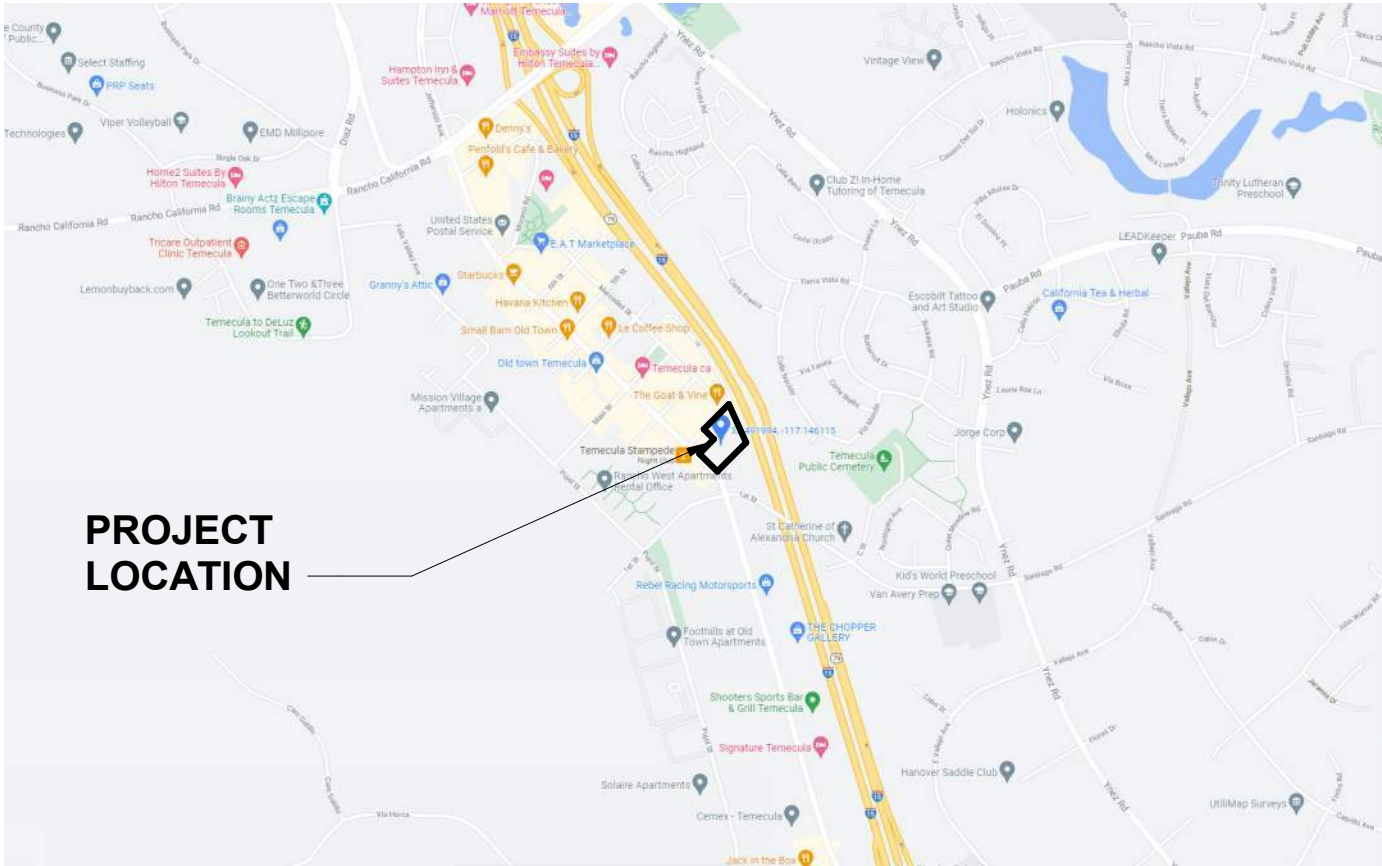


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VICINITY MAP



PROJECT TEAM

OWNER:

STEVE Y. KIM LIVING TRUST
3785 WILSHIRE BOULEVARD #2211
LOS ANGELES, CA 90010
PHONE: (213)700-6883

PROJECT ARCHITECT:

ONESTOP DESIGN, INC.
3530 WILSHIRE BLVD.
LOS ANGELES, CA 90010
PHONE: (213) 880-0452
CONTACT: ANDREW H. KIL AIA, LEED AP

STRUCTURAL ENGINEER:

LEE & LEE STRUCTURAL ENGINEERING INC.
3550 WILSHIRE BLVD., #480
LOS ANGELES, CA 90010
PHONE: (213) 351-0034
CONTACT: SANG LEE, SE

CIVIL ENGINEER:

VALUED ENGINEERING INC.
600 N. MOUNTAIN AVENUE, #C102
UPLAND, CA 91786
Phone: (909) 982-4601
CONTACT: JEFF MEITER, CE

LANDSCAPE ARCHITECT:

SOLA INC.
2669 SATURN ST.
BREA, CA 92821
PHONE: (952) 905-0800
CONTACT: SERENA SUN

MECHANICAL, ELECTRICAL, & PLUMBING ENGINEER:

INNOVEZ, INC.
5777 WEST CENTURY BLVD., #1110
LOS ANGELES, CA 90045
PHONE: (424) 14-5997
CONTACT: FATE OLI

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A2.6 TYPICAL FLOOR PLAN (4TH-7TH FLOOR)
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ONESTOP
DESIGN

ONESTOP DESIGN INC.
3530 WILSHIRE BLVD #310
LOS ANGELES CA 90010

TEMECULA
RESORT & SPA
FRONT STREET, TEMECULA, CA 92592

PA22-0035 &
PA22-0037

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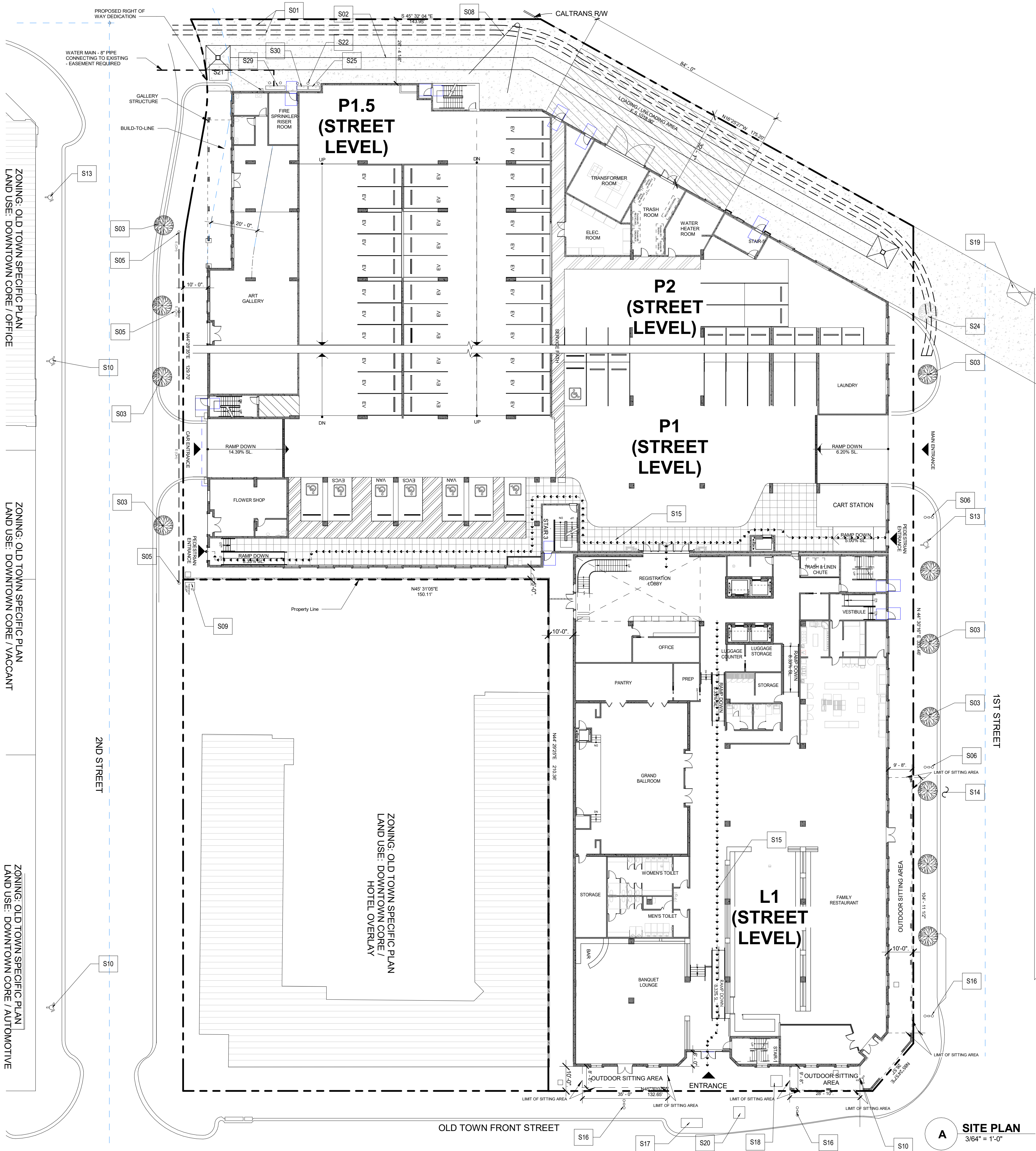
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COVER SHEET

SCALE: 12" = 1'-0"

P - A0.1

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SITE LOCATION
EAST SIDE OF FRONT STREET BETWEEN 1ST STREET AND 2ND STREET

LEGAL DESCRIPTION
LOTS 1 THRU 24, INCLUSIVE, BLOCK 17, MAP OF TEMECULA PER M.B. 15, PAGE 726, RECORDS OF SAN DIEGO COUNTY, IN THE CITY OF TEMECULA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, INCLUDING VACATED ALLEYWAY, BLOCK 17 AND PORTIONS OF VACATED FRONT STREET AND MERCEDES STREET.

APN(PA22-0035)
922-072-005, -007, -010, -011, -013, -016, -018, -020, -021, and -023

OCCUPANCY
R-1, S-2, B/M, A-2, A-3

PROPOSED USE
HOTEL (355 GUESTROOMS), RETAIL, RESTAURANT, SPA, PARKING

ZONING
OLD TOWN SPECIFIC PLAN

GENERAL PLAN LAND USE
SPECIFIC PLAN IMPLEMENTATION

EXISTING LAND USE
VACANT LOT

TYPE OF CONSTRUCTION
TYPE I-A & TYPE II-A

FIRE SPRINKLERS
FULLY FIRE SPRINKLERED THROUGHOUT

UTILITY PURVEYORS
SANITARY SEWER EMWD
POTABLE WATER RANCHO WATER
ELECTRICITY SOCIAL EDISON
TELEPHONE FRONTIER

LOT DATA
TOTAL GROSS AREA: 93,523 SQFT 2.15 ACRES
TOTAL NET AREA: 93,022 SQFT 2.14 ACRES

TOTAL BLDG AREA: 292,806 SQFT

FLOOR AREA RATIO(S): 3.13

LOT COVERAGE	SQFT	PERCENTAGE
BUILDING AREA:	74,682	80%
PARKING AREA:	0	0%
LANDSCAPING AREA:	0	0%
HARDSCAPE:	18,841	20%

FLOOR AREA			
7-LEVEL HOTEL LEVEL	SQ.FT.	4-LEVEL PARKING LEVEL	SQFT
L7	46,808		
L6	46,808		
L5	46,808		
L4	46,808		
L3	47,262	P3	39,477
L2	26,806	P2	46,347
L1	26,969	P1	47,405
		B1	41,153
(R-1) TOTAL:		288,269 SQ.FT.	(S-1) TOTAL: 174,382 SQ.FT.

TOTAL OF (R-1) & (S-1): 462,651 SQ.FT.

MEETING SPACES		SOFT
GRAND BALLROOM (L1)		2,881
BANQUET LOUNGE (L1)		2,538
JUNIOR BALLROOM (L2)		2,312
MEETING ROOMS (L2)		776
TOTAL		8,507 SQ.FT.

** NUMBER OF PEOPLE WHICH THE PROJECT ACCOMODATES FOR CONFERENCE FACILITY SPACE :
8,507 SQ.FT. = 1,215 OCCUPANTS
7 SQ.FT. PER PERSON
(OCCUPANCY LOAD FACTOR FOR ASSEMBLY USE)

PARKING		NO. OF REQUIRED PARKING SPACES:	
1 STALL PER GUEST ROOM X 355 GUEST ROOMS		384	
1 STALL PER 300 SF OF MEETING SPACE x 8,507SF		29	
TOTAL		384	

NO. OF TOTAL PROVIDED PARKING SPACES: 385				
LEVEL	STD. STALL	ACCESSIBLE	TANDEM	TOTAL
P3	83	-	33	116
P2	70	-	21	91
P1	53	9	7	69
B1	80	-	29	109
TOTAL	286	9	90	385

* VALLET SERVICE IS PROVIDED AT ALL TIMES

NO. OF REQUIRED EV PARKING (PER 2022 CALGREEN CIDE)		137
-EV READY		73
-EV CAPABLE		24
-EV CHARGERS		40

NO. OF PROVIDED EV PARKING 137			
LEVEL	EV READY/CAPABLE	EV CHARGERS(EVCS)	TOTAL
P3	49	0	49
P2	43	0	43
P1	5	40	45
B1	-	-	-
TOTAL	97	40	137

MOTORCYCLE PARKING SPACES		
REQUIRED NO.		7
PROVIDED NO.		8

BICYCLE PARKING SPACES		
REQUIRED NO.		20
PROVIDED NO.		24

STORIES
SEVEN STORIES OVER 1 LEVEL BASEMENT
(ALLOWABLE NUMBER OF STORIES IS 8 STORIES)

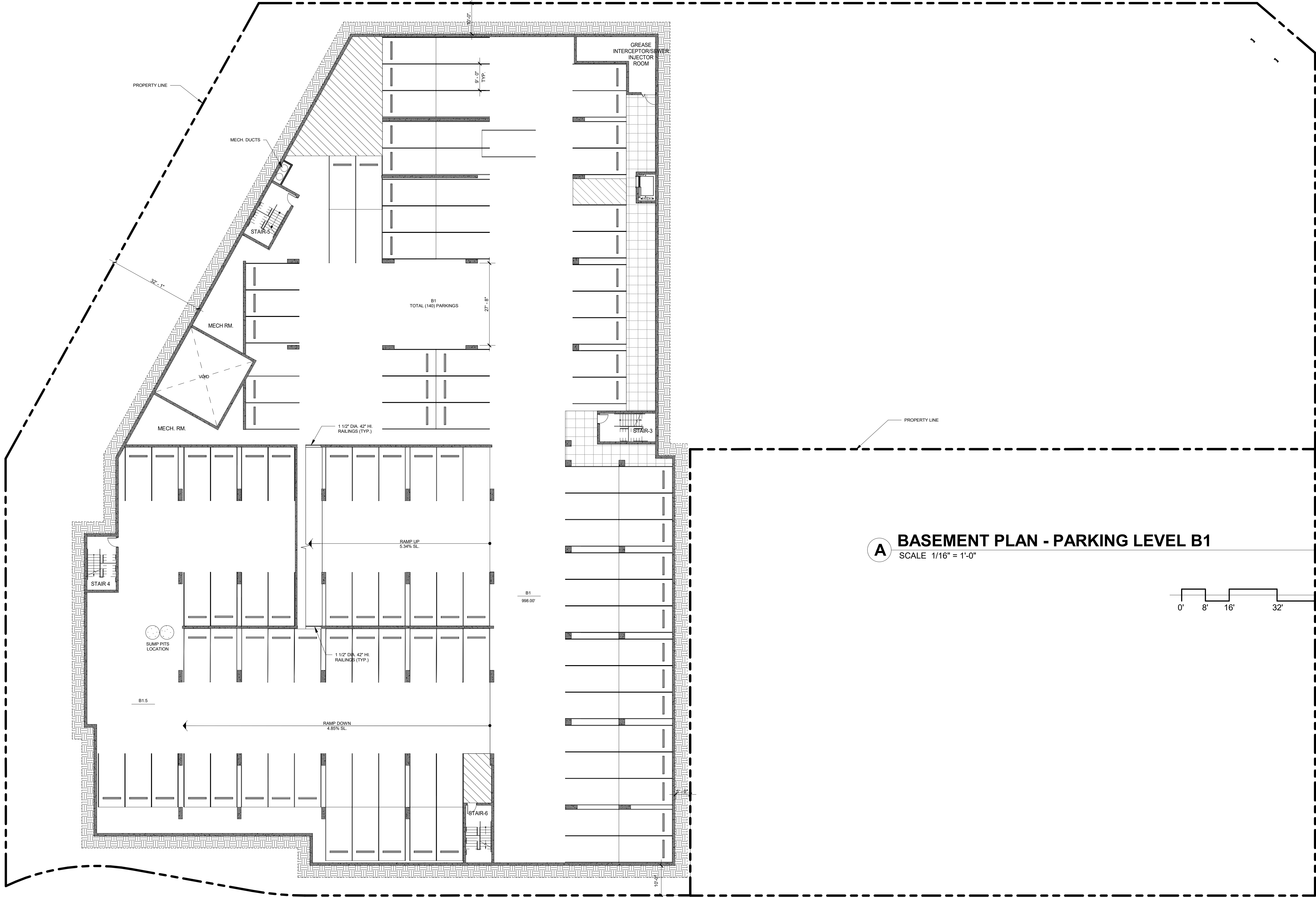
BUILDING HEIGHT
91 FEET FROM LOWEST POINT
(ALLOWABLE BLDG HEIGHT IS NO MORE THAN 100' PER OLD TOWN SPECIFIC PLAN)

KEYNOTES

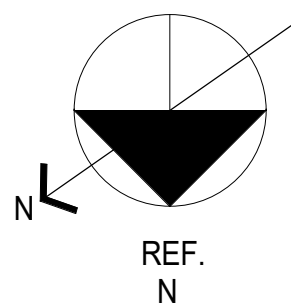
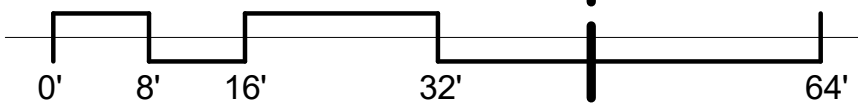
- S01 GTE UTILITY EASEMENT LOCATION. SEE ALTA SURVEY 4 - ALTA EASEMENTS FOR RECORD REFERENCE.
- S02 LAMAR MEDIA MAINTENANCE EASEMENT LOCATION. SEE ALTA SURVEY 4 - ALTA EASEMENTS FOR RECORD REFERENCE.
- S03 TREES TO BE IMPLANTED PER OLD TOWN STREET IMPROVEMENT STANDARDS. SEE LANDSCAPING PLAN FOR DETAILS.
- S04 DOUBLE CHECK DETECTOR ASSEMBLY(DCDA) BY RANCHO WATER DISTRICT DWG #RW-20.
- S05 EXISTING POWERPOLE TO BE REMOVED. OVERHEAD LINE TO BE UNDERGROUNDED.
- S06 NEW STREET LIGHT PER OLD TOWN SPECIFIC PLAN. SEE PHOTOMETRIC STUDY FOR DETAILS.
- S08 EXISTING BILLBOARD.
- S09 1-PHASE TRANSFORMER FOR RODEWAY INN
- S10 EXISTING FIRE HYDRANTS
- S13 NEW FIRE HYDRANT "SUPER"
- S14 NEW ROAD SURFACE PER CITY OF TEMECULA STANDARD DETAIL #104. PLEASE SEE GRADING PLAN FOR DETAILS.
- S15 ADA ROUTE. ACCESSIBLE RAMPS FROM 1ST STREET AND 2ND ST.
- S16 EXISTING STREET LIGHT
- S17 EXISTING TEMECULA SIGN
- S18 EXISTING FLAGPOLE TO BE PROTECTED
- S19 PROPOSED DROP INLET STRUCTURE WITHIN CITY RIGHT-OF-WAY TO CAPTURE CLATTRANS DRAINAGE
- S20 EXISTING TREEWELL
- S21 KNOX BOX
- S22 PROTECTION BOLLARDS
- S24 EXISTING TREE TO BE REMOVED
- S25 IRRIGATION WATER METER & BACKFLOW PREVENTOR
- S26 PROPOSED SCREEN WALL
- S27 STORM DRAIN BASIN
- S28 PROPOSED DROP INLET IN RIBBON GUTTER
- S29 FIRE WATER DCDA & FDC
- S30 DOMESTIC WATER METER & BACKFLOW PREVENTOR

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A BASEMENT PLAN - PARKING LEVEL B1
SCALE 1/16" = 1'-0"



REVISIONS

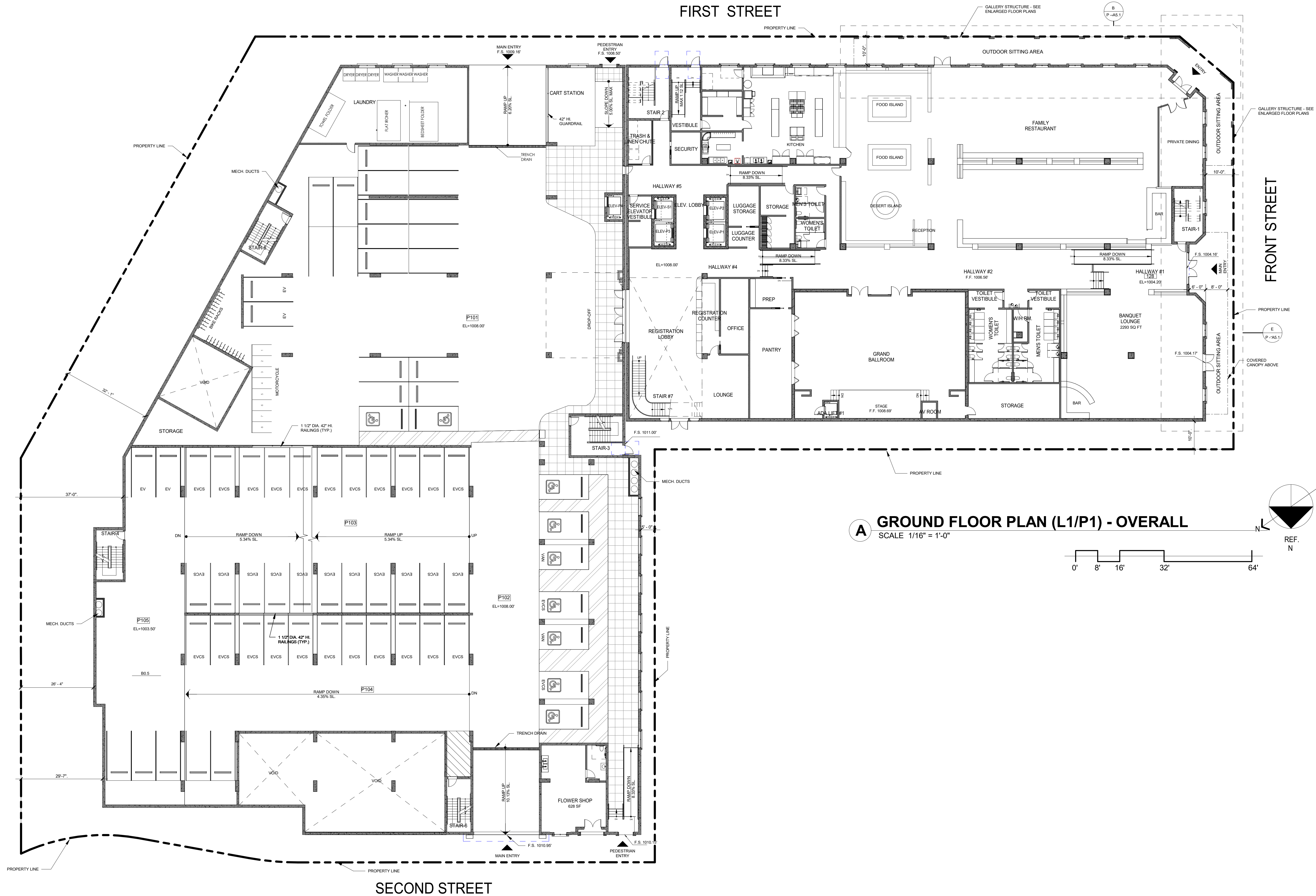
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**B1 LEVEL BASEMENT
FLOOR PLAN**

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

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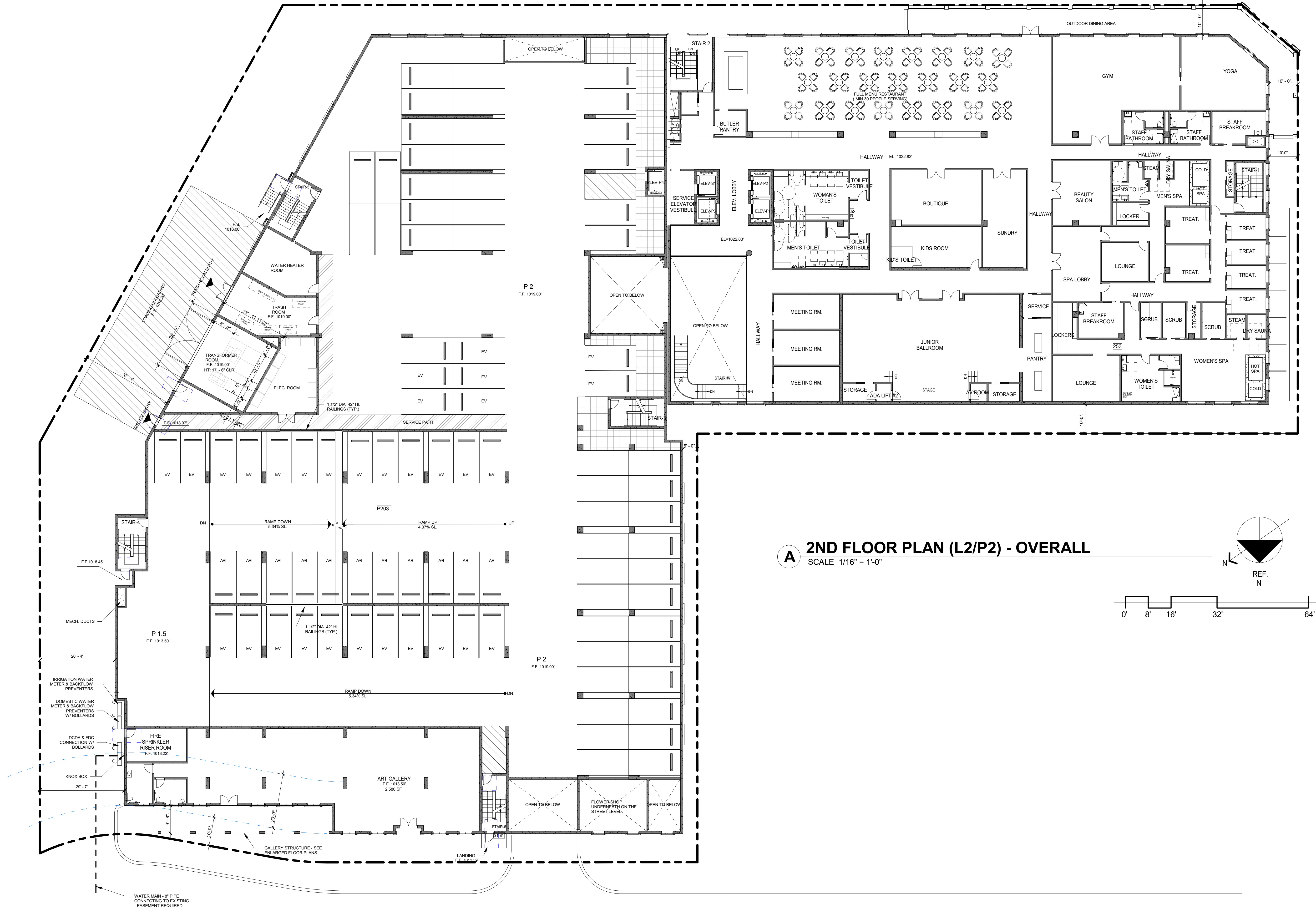
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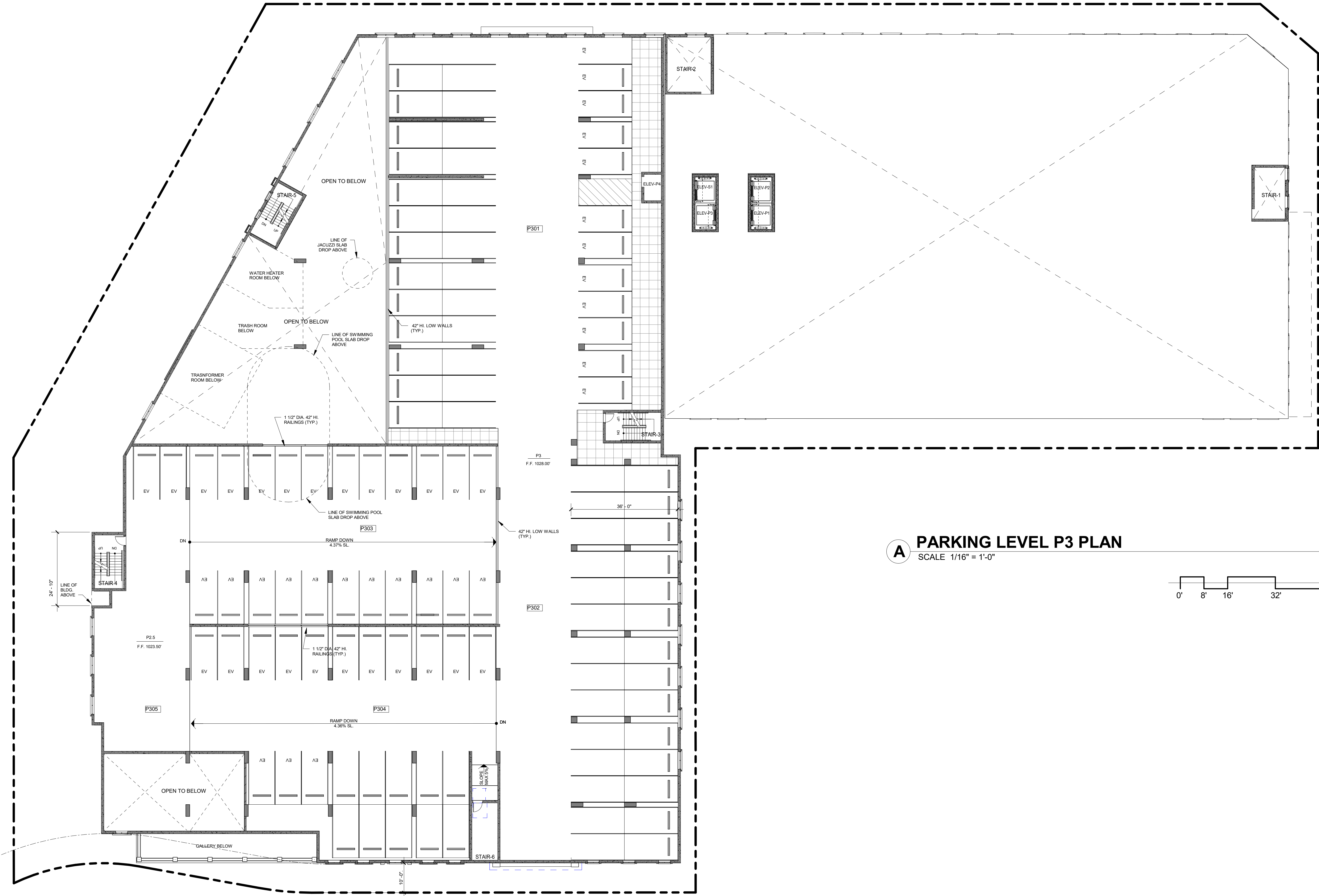
2ND FLOOR PLAN
(L2/P2)

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

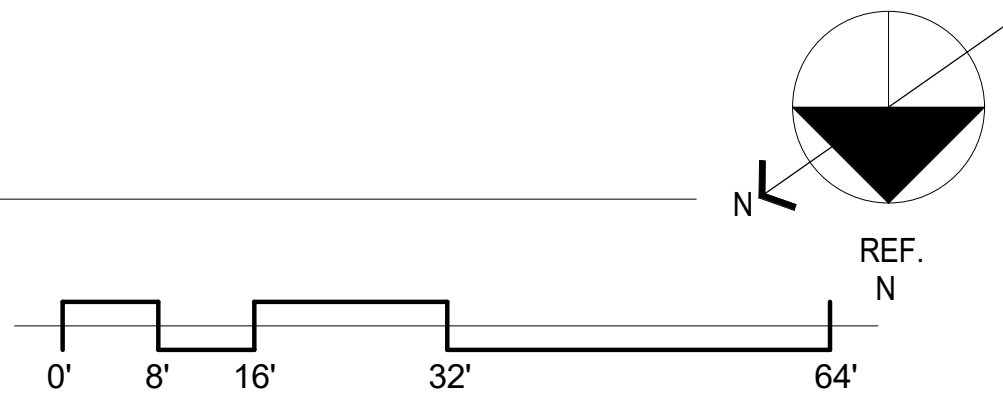
P - A 2.3

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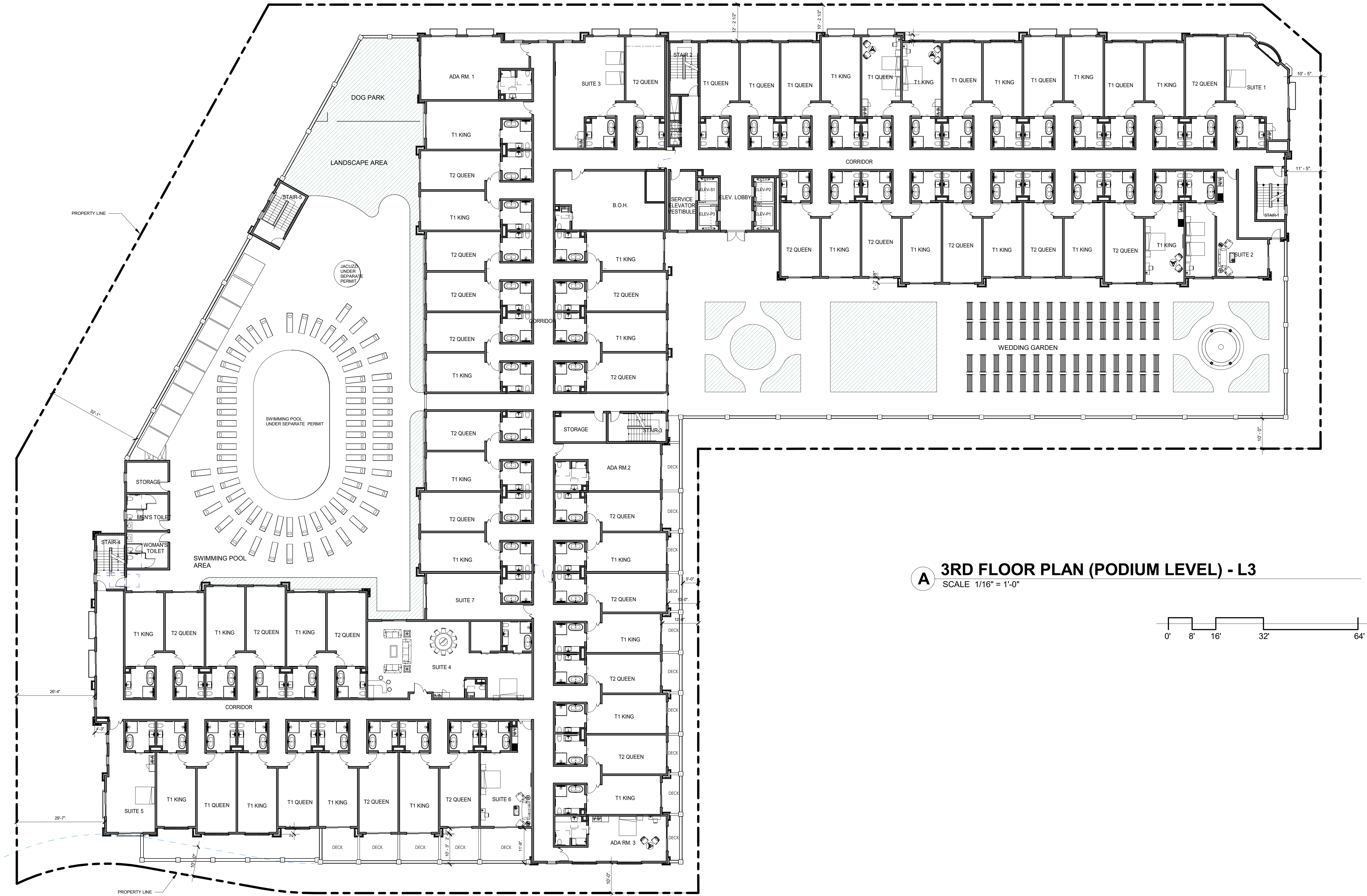
A **PARKING LEVEL P3 PLAN**
SCALE 1/16" = 1'-0"



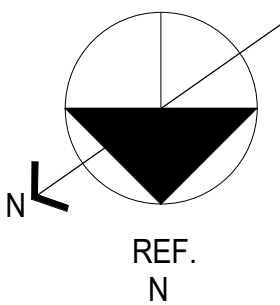
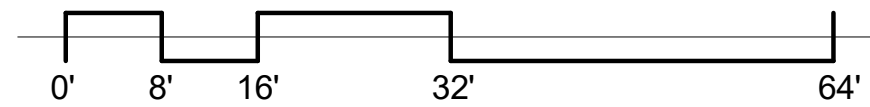
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A 3RD FLOOR PLAN (PODIUM LEVEL) - L3
SCALE 1/16" = 1'-0"



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FRONT STREET, TEMECULA, CA 92592

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**3RD FLOOR PLAN
(PODIUM LEVEL)**

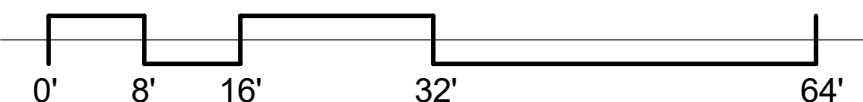
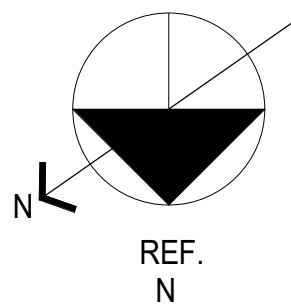
SCALE: 1/16" = 1'-0"

P - A 2.5

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A TYPICAL FLOOR PLAN (4TH TO 7TH FLOOR - L4 TO L7)
SCALE 1/16" = 1'-0"



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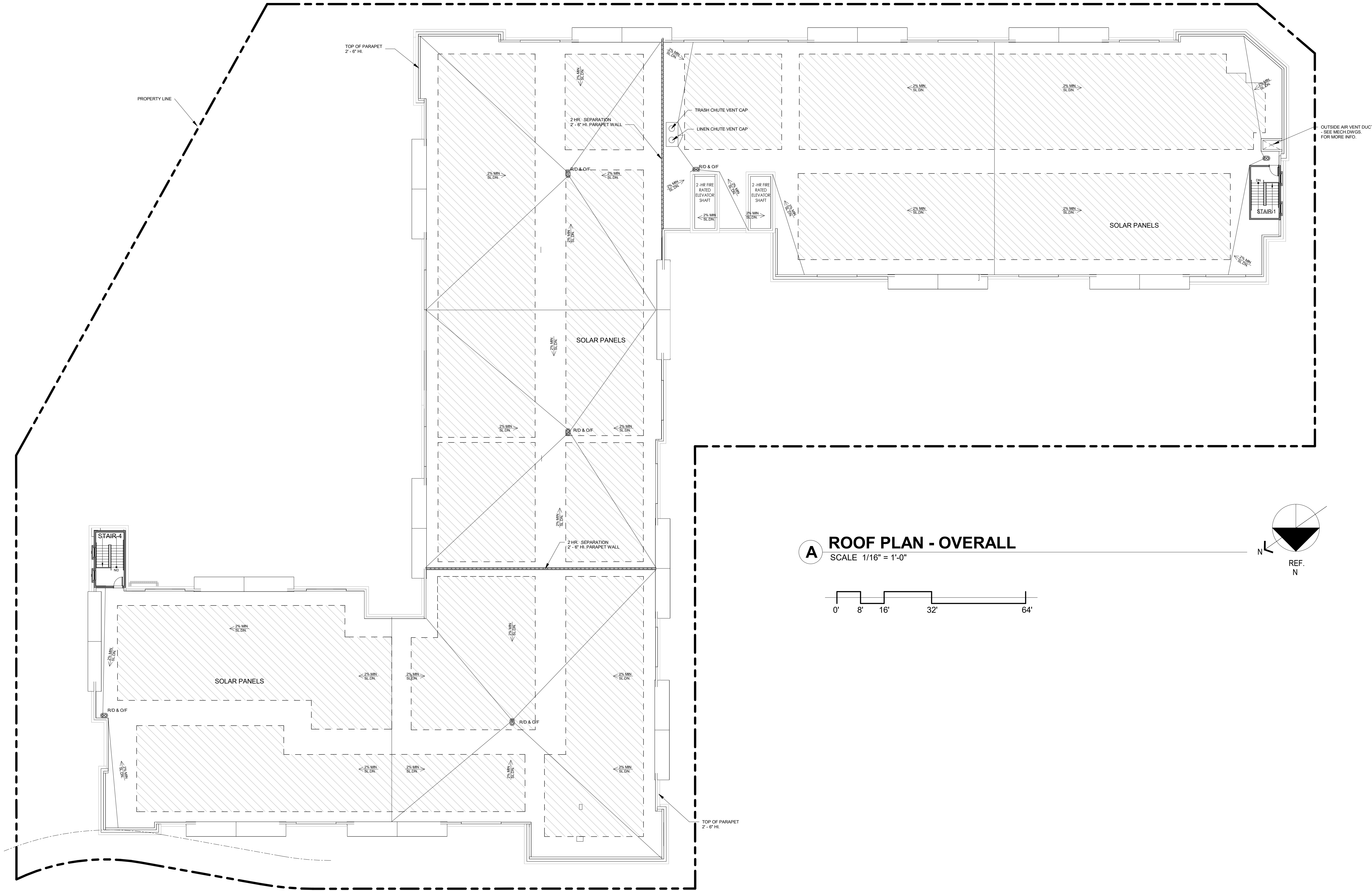
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TYPICAL FLOOR
PLAN (4TH TO 7TH
FLOOR)

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

P - A 2.6

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A ROOF PLAN - OVERALL
SCALE 1/16" = 1'-0"

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ROOF FLOOR PLAN

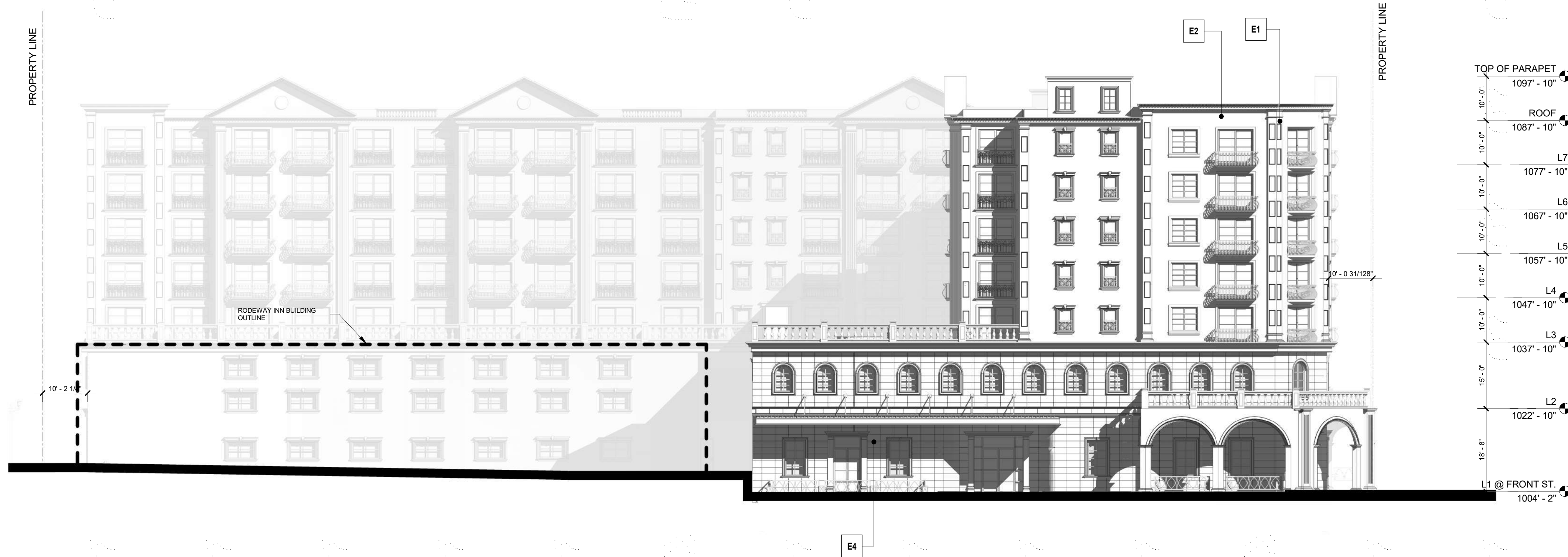
SCALE: 1/16" = 1'-0"

P - A 2.7

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A BUILDING ELEVATION @ FIRST STREET
SCALE 1/16" = 1'-0"



B BUILDING ELEVATION @ FRONT STREET
SCALE 1/16" = 1'-0"

COLOR & FINISH MATERIALS

EXTERIOR PLASTER FINISHES

2 COATS OF 1/2" THK. EXT. PLASTER @ 1 - LAYER @
MIN. GRADE 10 BLDG. PAPER & 1-LAYER TYVEK
FASTWALL 300-K, 3 COATS STUCCO ASSEMBLY WITH
KROM-SHIELD ACRYLIC BASE, SMOOTH FINISH (TYP)
STUCCO MIX 6Y, LA HABRA OR EQUAL

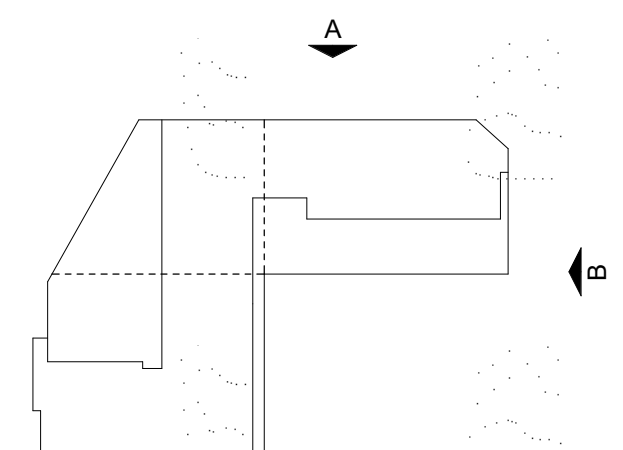
CONTRACTOR TO PROVIDE FOUR FINISHES / COLOR
SAMPLES ON SITE FOR ARCHITECT'S APPROVAL
PRIOR TO APPLICATION OF FINISH COAT.

STUCCO COLORS & LIMESTONE

- E1 STUCCO - 1: SMOOTH FINISH
SW 7005 PURE WHITE
- E2 STUCCO - 1: SMOOTH FINISH
SW 7010 WHITE DUCK
- E3 STUCCO - 1: SMOOTH FINISH
SW 9108 DOUBLE LATTE
- E4 STUCCO - 1: SMOOTH FINISH
LIMESTONE PICARD JAUNE BRUSHED

EXTERIOR DOORS & WINDOWS

BLACK ANODIZED ALUMINUM DOOR & WINDOW
BY _____ OR APPROVED EQUAL
(SEE DOOR & WINDOW SCHEDULE) FOR MORE INFO.)



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**BUILDING
ELEVATIONS**

SCALE: As indicated



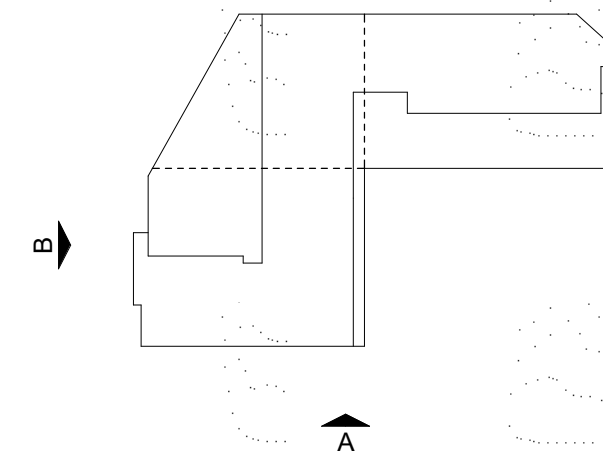
A BUILDING ELEVATION @2ND STREET
SCALE 1/16" = 1'-0"



B BUILDING ELEVATION @ INTERSTATE 15
SCALE 1/16" = 1'-0"

COLOR & FINISH MATERIALS

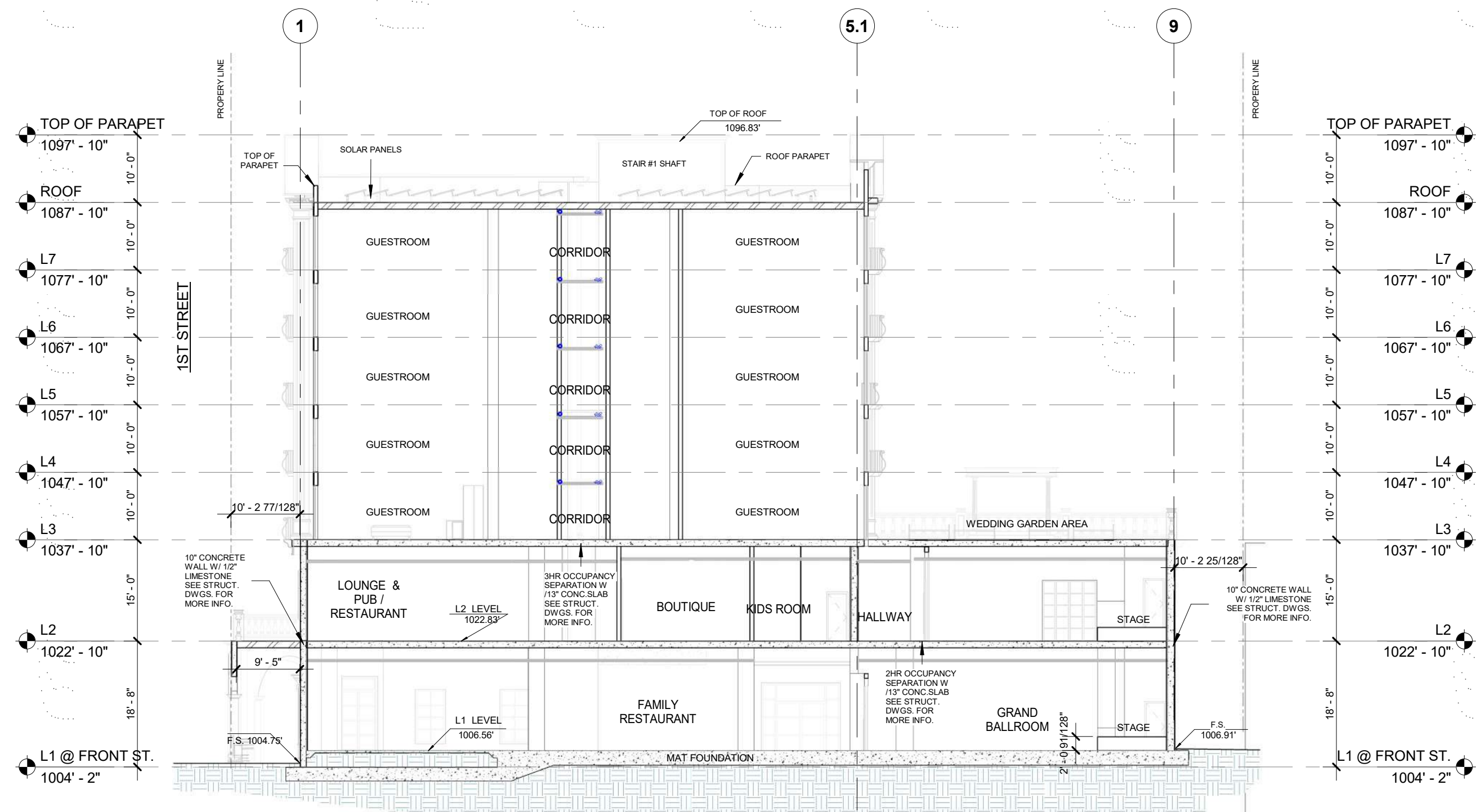
- EXTERIOR PLASTER FINISHES**
- 2 COATS OF 1/2" THK. EXT. PLASTER @ 1 - LAYER 60 MIN. GRADE 10' BLDG. PAPER & 1-LAYER TYVEK, FASTWALL 300K, 3 COATS STUCCO ASSEMBLY WITH KRAK-SHIELD ACRYLIC BASE, SMOOTH FINISH (TYP). STUCCO MIX 6Y, LA HABRA OR EQUAL.
- CONTRACTOR TO PROVIDE FOUR FINISHES / COLOR SAMPLES ON SITE FOR ARCHITECT'S APPROVAL PRIOR TO APPLICATION OF FINISH COAT.
- STUCCO COLORS & LIMESTONE**
- E1 STUCCO - 1: SMOOTH FINISH
SW 7005 PURE WHITE
- E2 STUCCO - 1: SMOOTH FINISH
SW 7010 WHITE DUCK
- E3 STUCCO - 1: SMOOTH FINISH
SW 9108 DOUBLE LATTE
- E4 STUCCO - 1: SMOOTH FINISH
LIMESTONE PICARD JAUNE BRUSHED
- EXTERIOR DOORS & WINDOWS**
- BLACK ANODIZED ALUMINUM DOOR & WINDOW BY _____ OR APPROVED EQUAL (SEE DOOR & WINDOW SCHEDULE) FOR MORE INFO.)



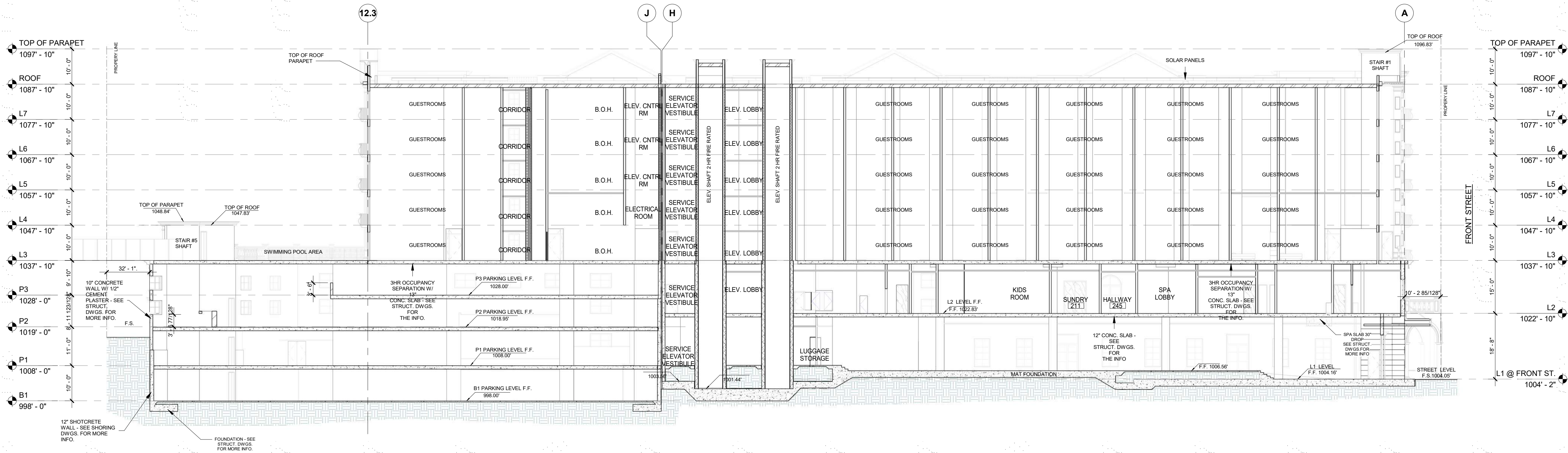
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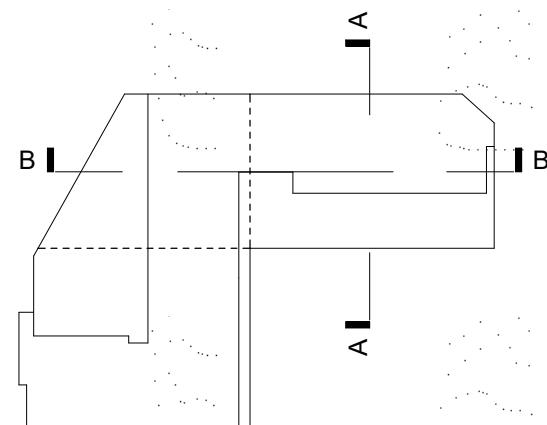
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A BUILDING SECTION
SCALE 1/16" = 1'-0"



B BUILDING SECTION
SCALE 1/16" = 1'-0"



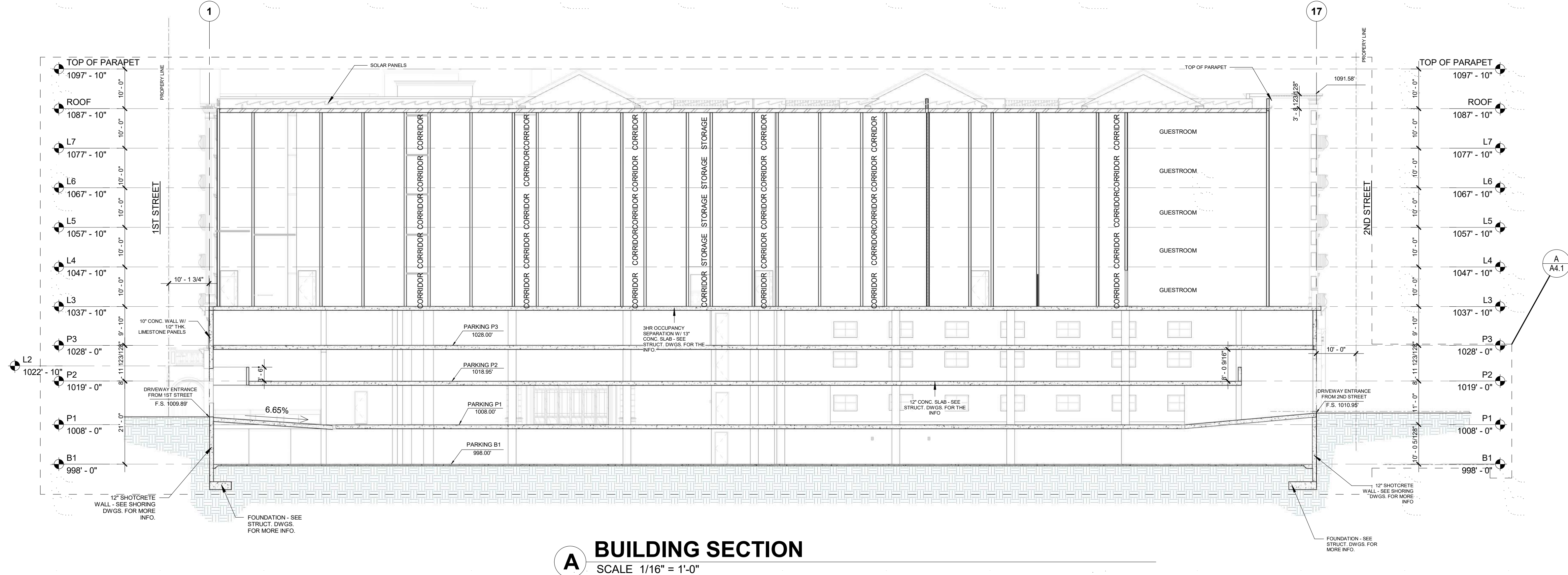
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5-26-2023

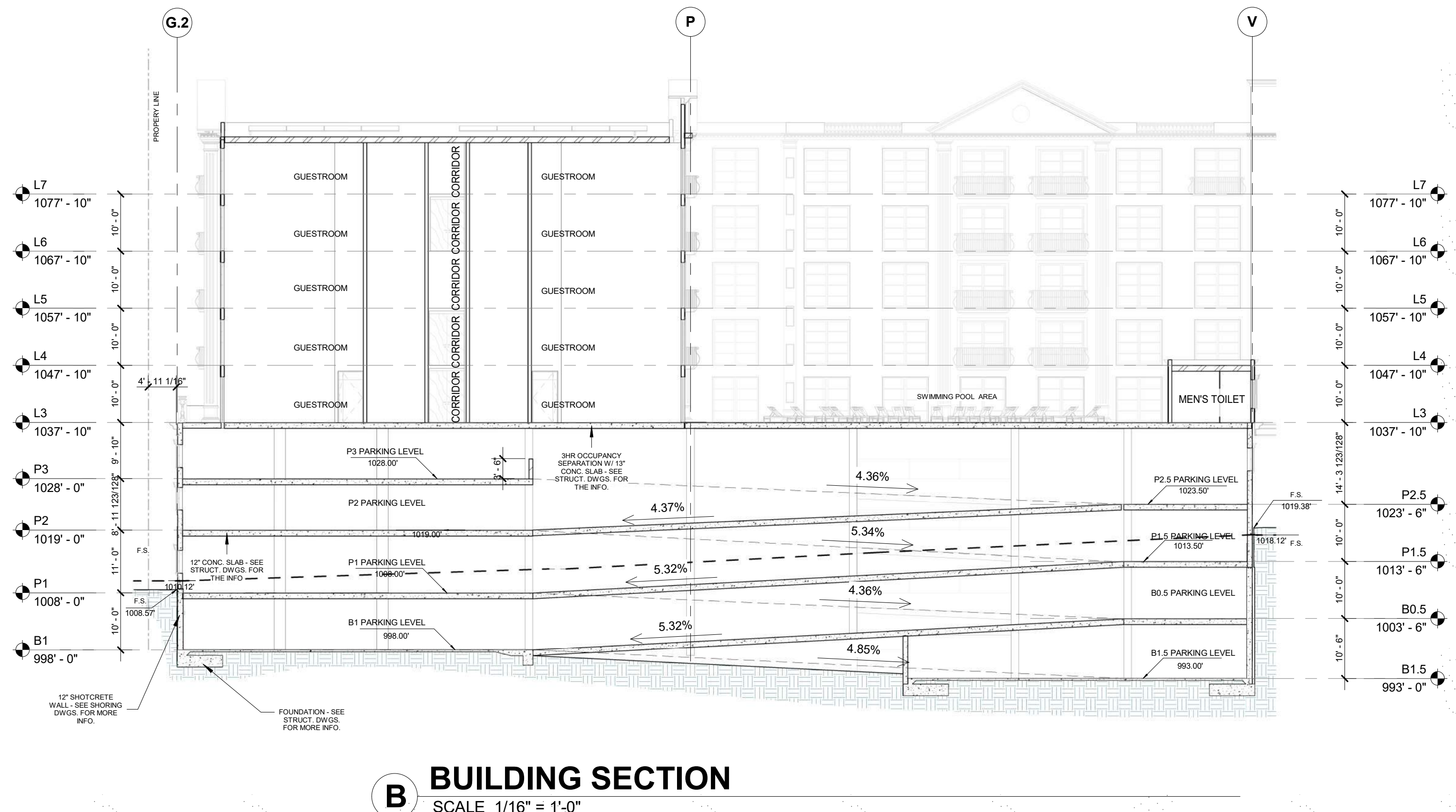
Job Number
Drawn By
Checked By
Cad No.

BUILDING SECTIONS

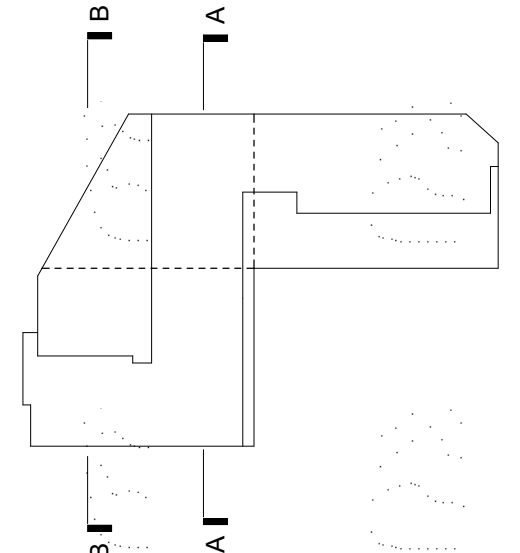
SCALE: 1/16" = 1'-0"



A BUILDING SECTION
SCALE 1/16" = 1'-0"



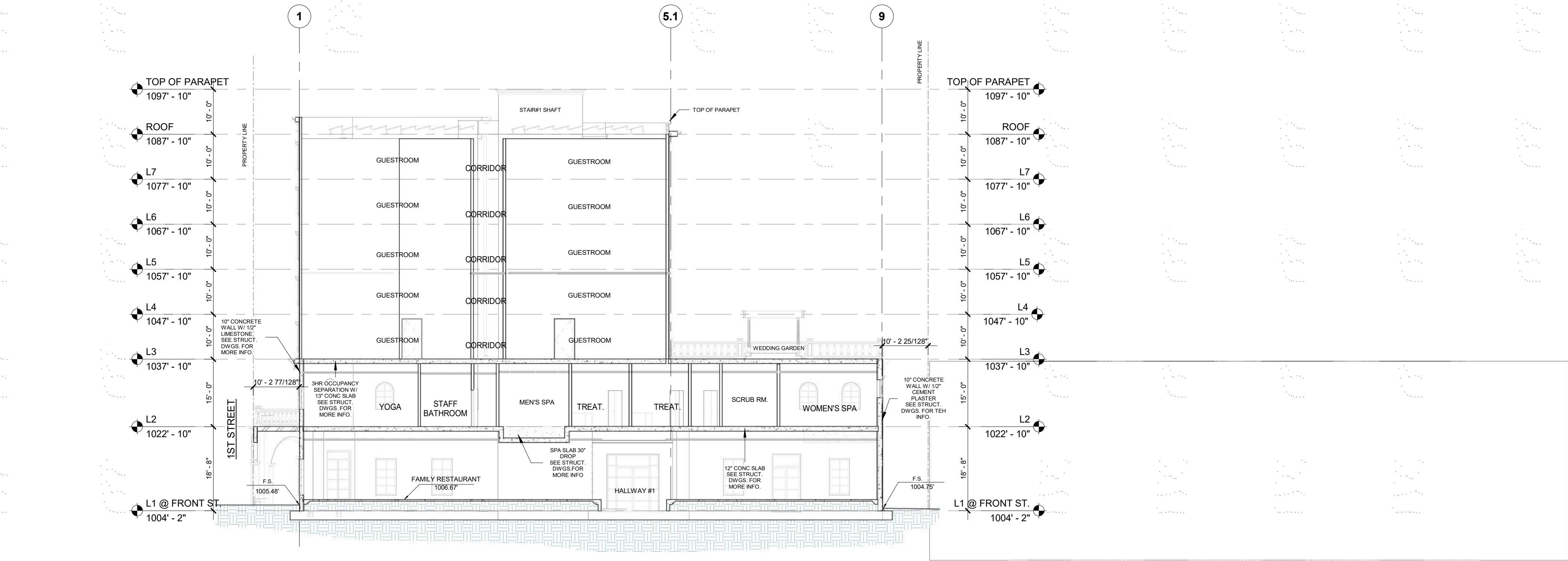
B BUILDING SECTION
SCALE 1/16" = 1'-0"



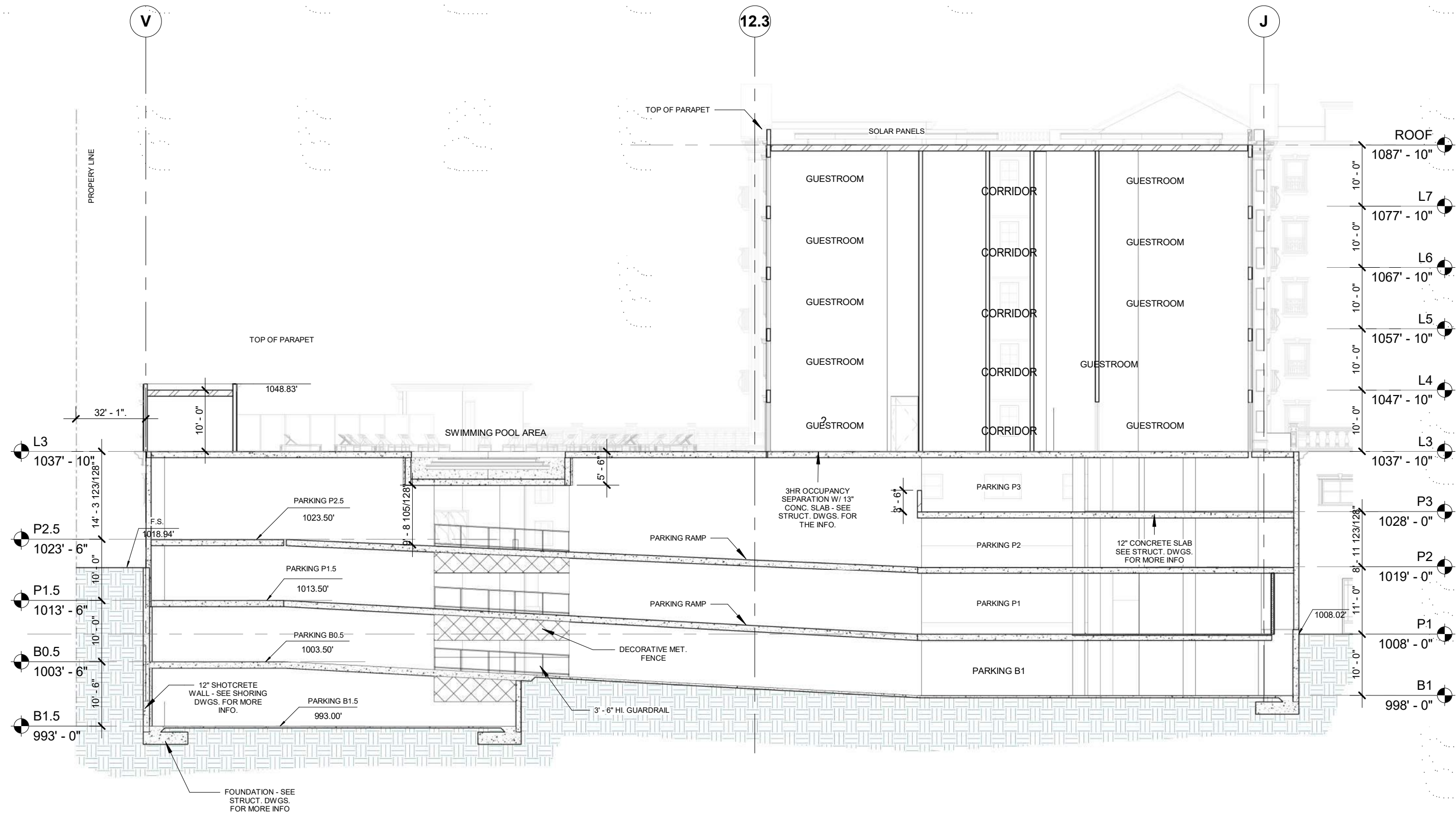
PLANNING SUBMITTAL # 5 - REVISED
12-23-2022
PLANNING SUBMITTAL # 6
1-16-2023
PLANNING SUBMITTAL # 6 - REVISED
5-04-2023
PLANNING SUBMITTAL # 7 - REVISED
5-26-2023

Job Number
Drawn By
Checked By
Cad No.

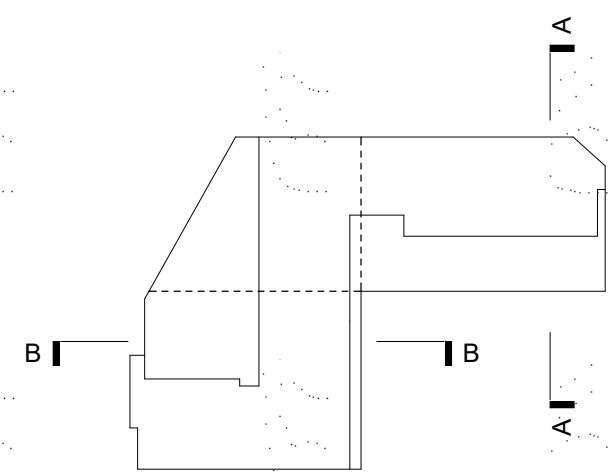
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A BUILDING SECTION
SCALE 1/16" = 1'-0"



B BUILDING SECTION
SCALE 1/16" = 1'-0"



REVISIONS

PLANNING SUBMITTAL # 5 - REVISED
12-23-2022
PLANNING SUBMITTAL # 6
1-16-2023
PLANNING SUBMITTAL # 6 - REVISED
5-04-2023
PLANNING SUBMITTAL # 7 - REVISED
5-26-2023

Job Number

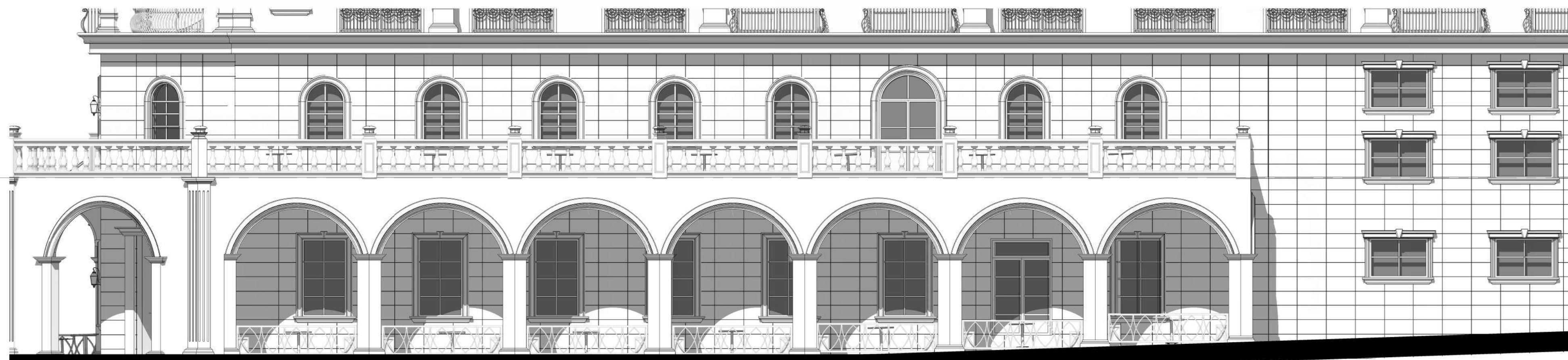
Drawn By

Checked By

Cad No.

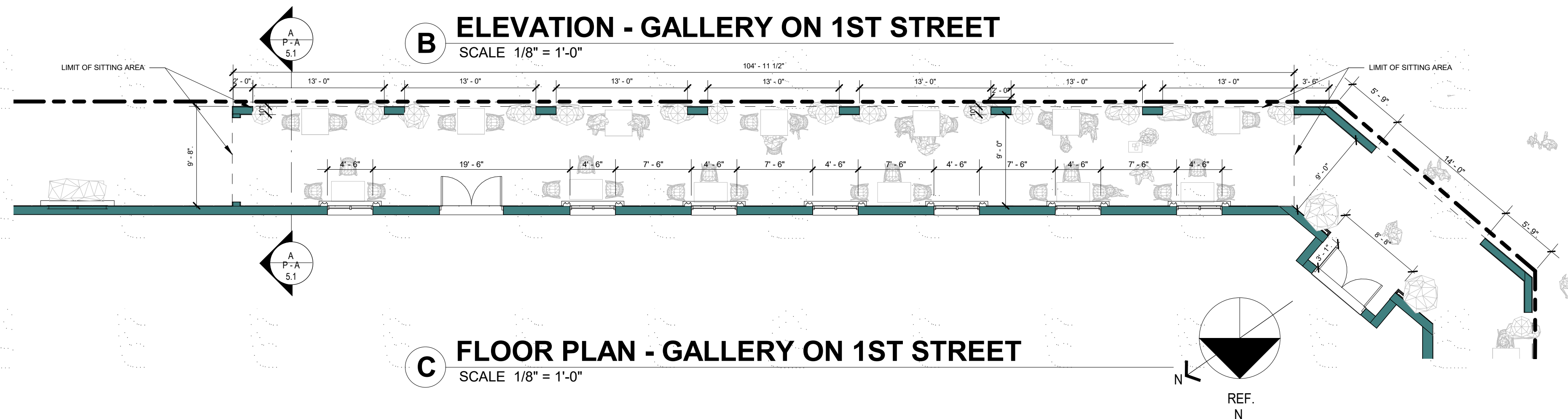
BUILDING SECTIONS

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



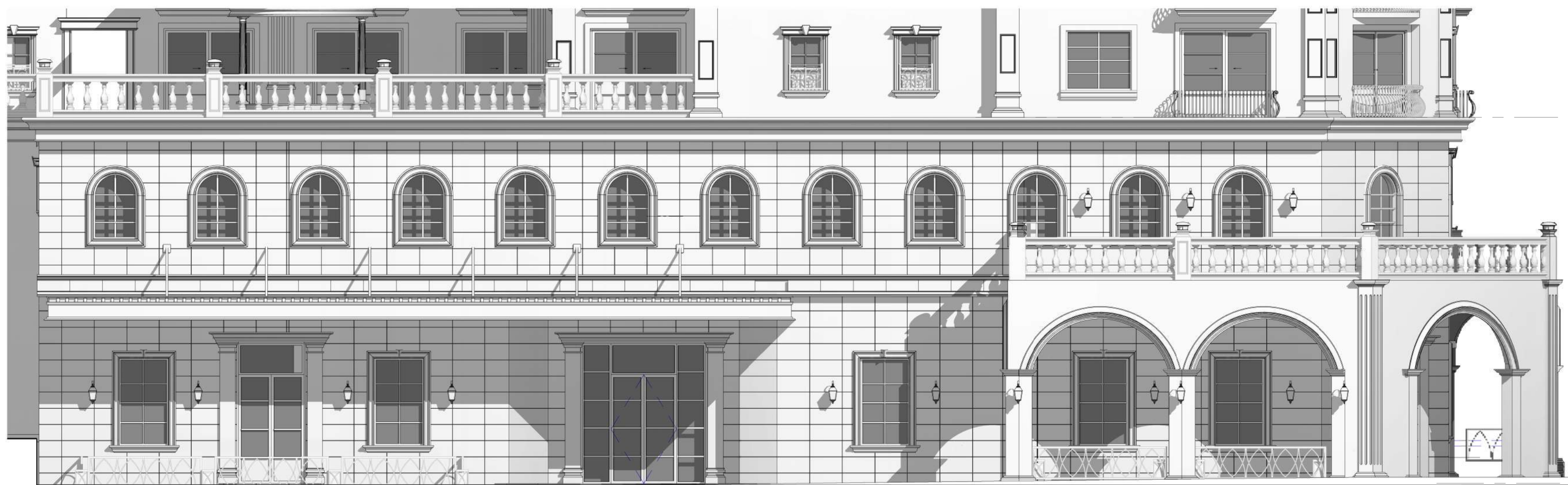
B ELEVATION - GALLERY ON 1ST STREET

SCALE 1/8" = 1'-0"



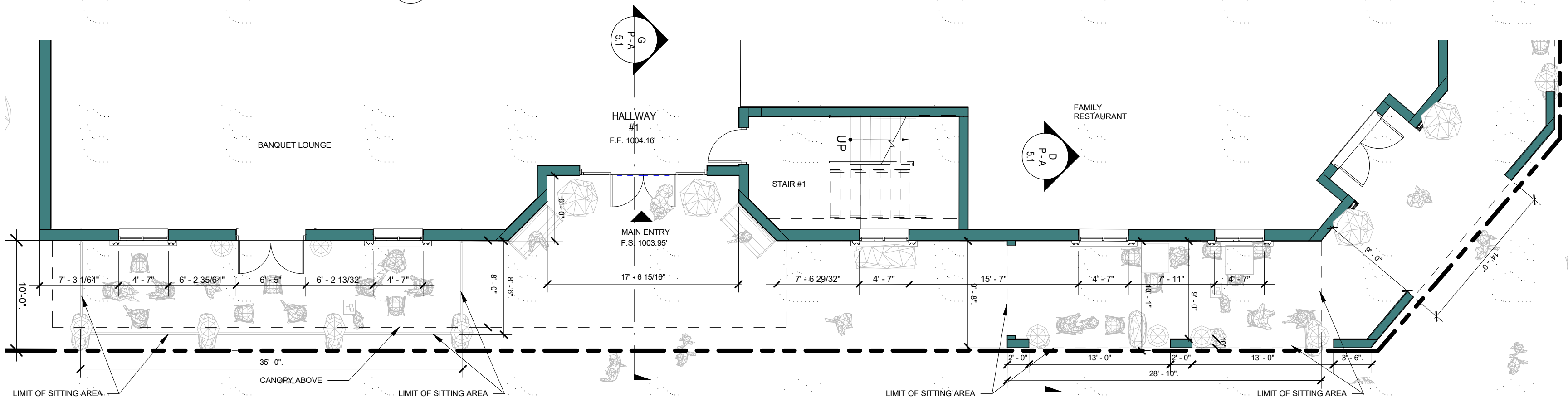
C FLOOR PLAN - GALLERY ON 1ST STREET

SCALE 1/8" = 1'-0"



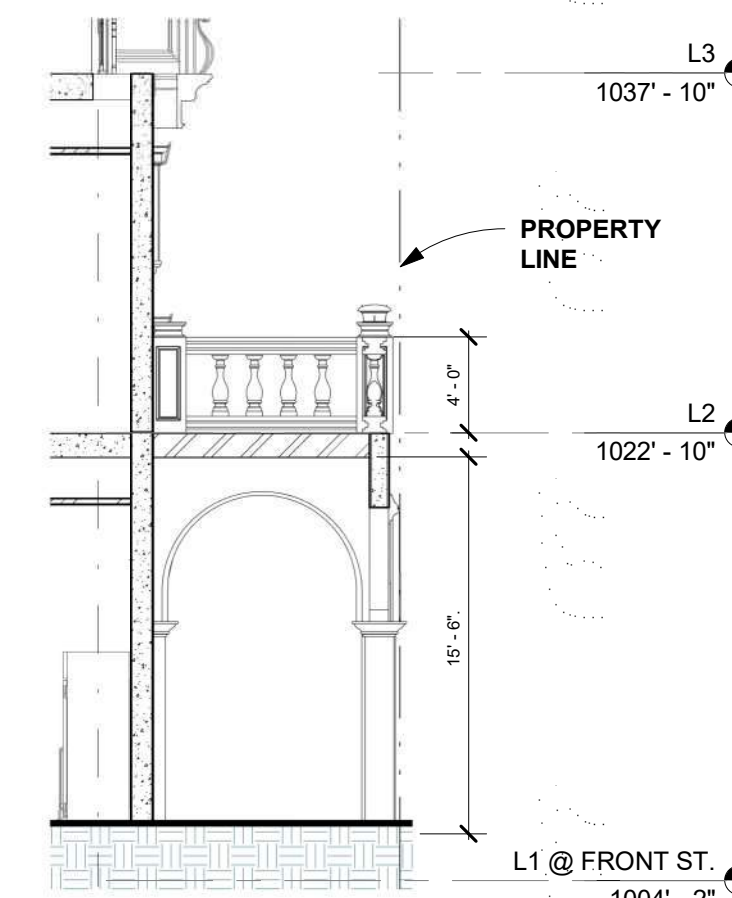
E ELEVATION - MAIN ENTRANCE ON FRONT STREET

SCALE 1/8" = 1'-0"



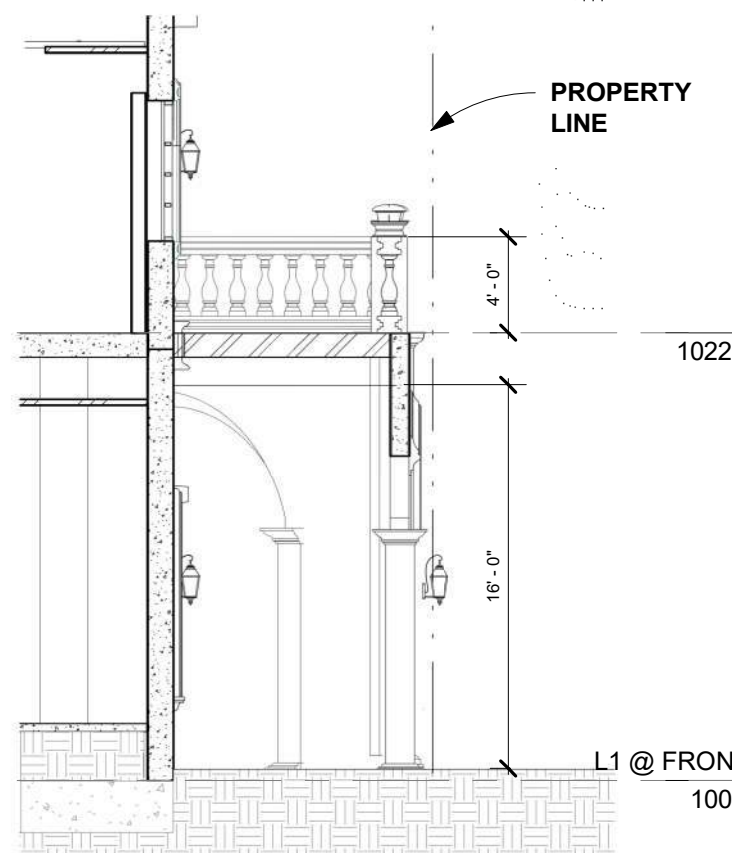
F FLOOR PLAN - FRONT STREET

SCALE 1/8" = 1'-0"



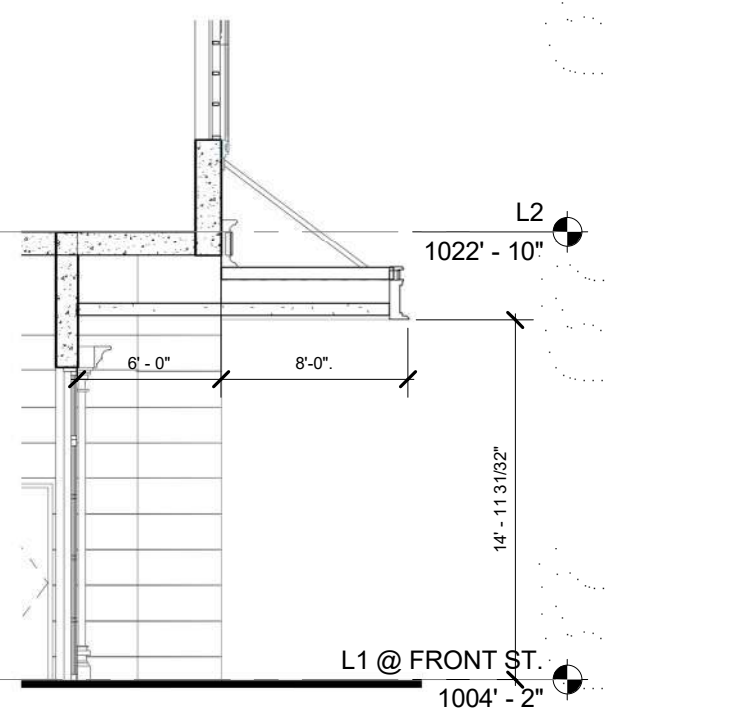
A SECTION - GALLERY ON 1ST STREET

SCALE 1/8" = 1'-0"



D SECTION-GALLERY ON FRONT STREET

SCALE 1/8" = 1'-0"



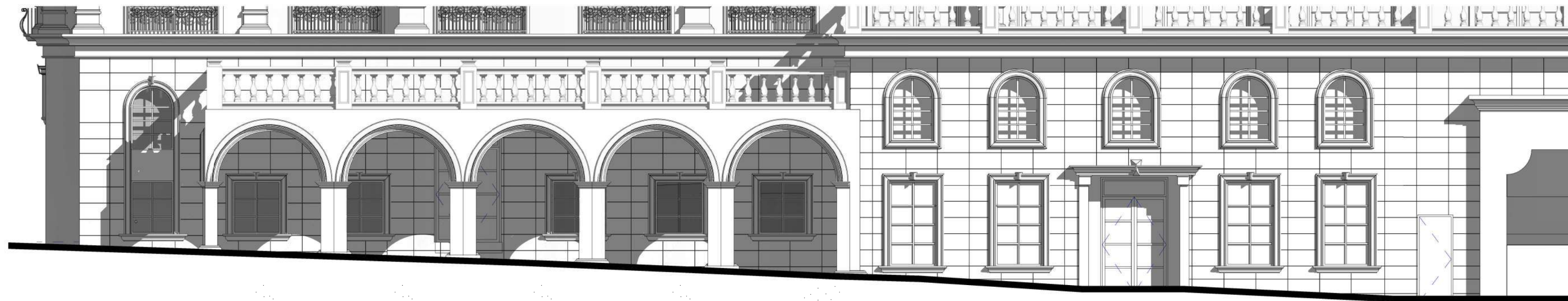
G SECTION - MAIN ENTRANCE ON FRONT STREET

SCALE 1/8" = 1'-0"

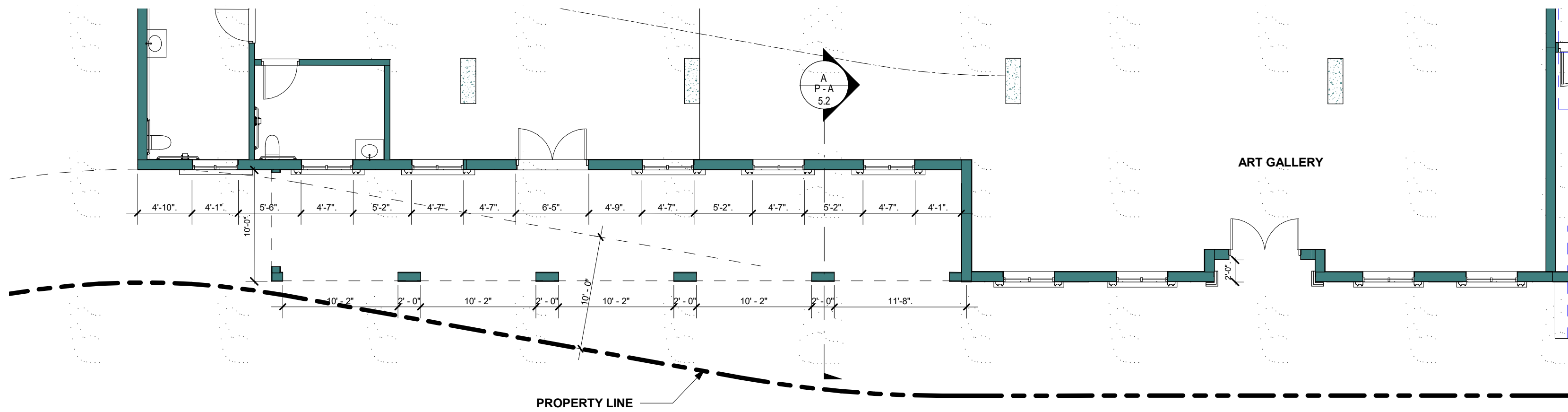
A: HEIGHT OF BULKHEAD
B: HEIGHT OF DISPLAY WINDOW
C: TOP OF DISPLAY WINDOW
D: FLOOR TO CEILING HEIGHT
E: WIDTH OF DISPLAY WINDOW
F: DEPTH OF RECESSED ENTRY
G: HEIGHT OF ARCADE
H: WIDTH BETWEEN COLUMNS
I: HEIGHT OF CANOPY/awning
J: WIDTH OF COVERED WALKWAY
K: COLUMN DIMENSIONS
L: BALCONY HEIGHT
M: CANOPY ENCROACHMENT

PROJECT DESIGN
1' - 0"
8' - 0"
12' - 0"
16' - 0"
5' - 6"
3' - 0" TO 6' - 0"
12' - 0" TO 16' - 0"
13' - 0" & 14' - 0"
15' - 0"
9' - 4" TO 9' - 6"
24" BY 10"
4' - 0"
8' - 0"

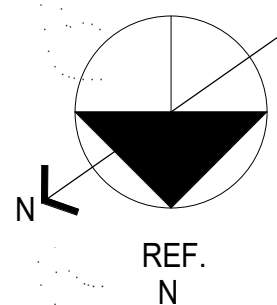
OLD TOWN SPECIFIC PLAN
3' MAX.
6' MIN.
8' MIN.
12' MIN.
14' MAX.
6' MAX.
12' MIN.
14' MAX.
8' MIN.
8' MIN.
10" MIN., 24" MAX.
30" MIN.
8' MAX.



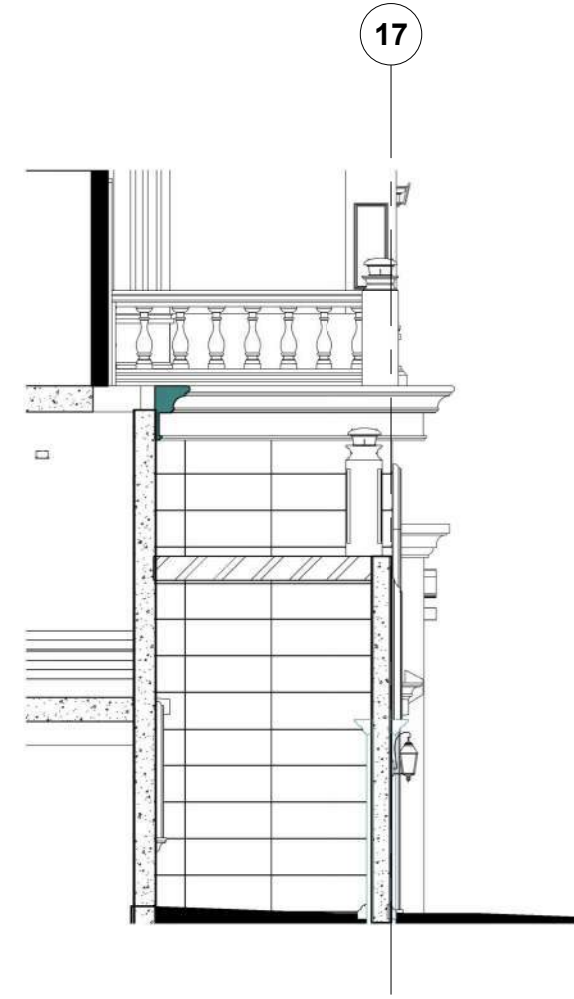
B ELEVATION - RETAIL ON 2ND STREET
SCALE 1/8" = 1'-0"



C FLOOR PLAN - RETAIL ON 2ND STREET
SCALE 1/8" = 1'-0"



SECOND STREET EXIT
DOOR ELEVATION
1012' - 2 1/2"



A SECTION - RETAIL ON
SECOND STREET
SCALE 1/8" = 1'-0"

A: HEIGHT OF BULKHEAD
B: HEIGHT OF DISPLAY WINDOW
C: TOP OF DISPLAY WINDOW
D: FLOOR TO CEILING HEIGHT
E: WIDTH OF DISPLAY WINDOW
F: DEPTH OF RECESSED ENTRY
G: HEIGHT OF ARCADE
H: WIDTH BETWEEN COLUMNS
I: HEIGHT OF CANOPY/AWNING
J: WIDTH OF COVERED WALKWAY
K: COLUMN DIMENSIONS
L: BALCONY HEIGHT
M: CANOPY ENCROACHMENT

PROJECT DESIGN
1'
8'
12' - 0"
16'
5' - 6"
3' - 0" TO 6' - 0"
12' - 0" TO 16' - 0"
12' - 5"
15' - 0"
9' - 0"
2' BY 12"
4' - 0"
8' - 0"

OLD TOWN SPECIFIC PLAN
3' MAX.
6' MIN.
8' MIN.
12' MIN.
14' MAX.
6' MAX.
12' MIN.
14' MAX.
8' MIN.
10' MIN., 24" MAX.
30" MIN.
8' MAX.

REVISIONS

PLANNING SUBMITTAL # 5 - REVISED
12-23-2022
PLANNING SUBMITTAL # 6
1-16-2023
PLANNING SUBMITTAL # 6 - REVISED
5-04-2023
PLANNING SUBMITTAL # 7 - REVISED
5-26-2023

Job Number

Drawn By

Checked By

Cad No.

ENLARGED DETAILS-
2ND STREET

SCALE: As indicated



OLD TOWN FRONT STREET & FIRST STREET PERSPECTIVE VIEW



GALLERY VIEW



GARAGE ENTRANCE



MAIN ENTRANCE

REVISIONS

PLANNING SUBMITTAL # 5 - REVISED
12-23-2022
PLANNING SUBMITTAL # 6
1-16-2023
PLANNING SUBMITTAL # 6 - REVISED
5-04-2023
PLANNING SUBMITTAL # 7 - REVISED
5-26-2023

Job Number
Drawn By
Checked By
Cad No.

3D RENDERINGS

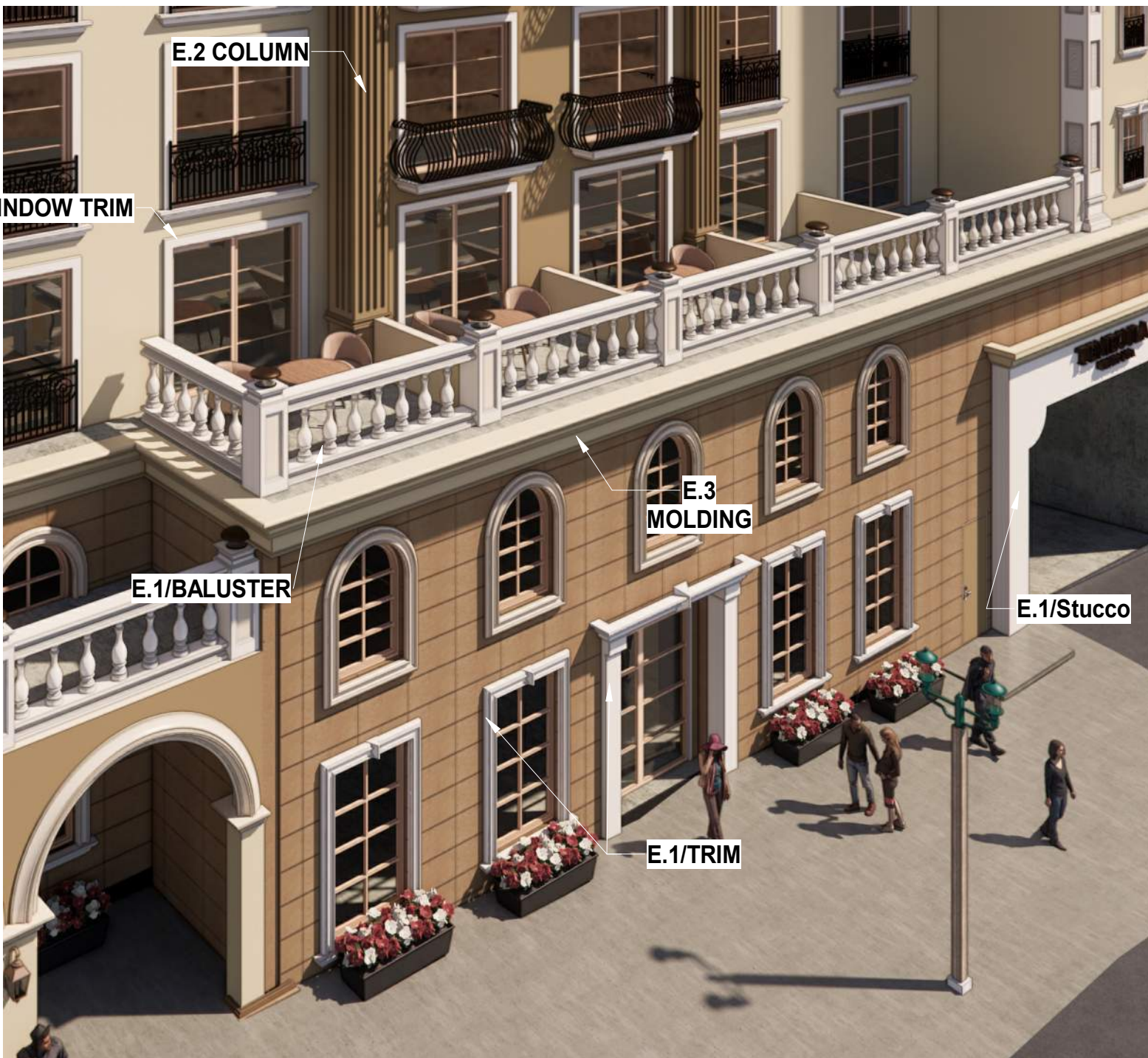
SCALE:



SECOND STREET PERSPECTIVE VIEW



GALLERY VIEW



OPEN PATIO



RETAIL & PEDESTRIAN ENTRANCE VIEW

REVISIONS

PLANNING SUBMITTAL # 5 - REVISED
12-23-2022
PLANNING SUBMITTAL # 6
1-16-2023
PLANNING SUBMITTAL # 6 - REVISED
5-04-2023
PLANNING SUBMITTAL # 7 - REVISED
5-26-2023

Job Number
Drawn By
Checked By
Cad No.

3D RENDERINGS

SCALE:



INTERSTATE 15 PERSPECTIVE VIEW



MECHANICAL & TRASH ROOMS



STAIR TOWER

REVISIONS

PLANNING SUBMITTAL # 5 - REVISED
12-23-2022
PLANNING SUBMITTAL # 6
1-16-2023
PLANNING SUBMITTAL # 6 - REVISED
5-04-2023
PLANNING SUBMITTAL # 7 - REVISED
5-26-2023

Job Number
Drawn By
Checked By
Cad No.

3D RENDERINGS

SCALE:



REVISIONS

WINING SUBMITTAL # 5 - REVISED
2022
WINING SUBMITTAL # 6
2023
WINING SUBMITTAL # 6 - REVISED
2023
WINING SUBMITTAL # 7 - REVISED
2023

Number _____
 Drawn By _____
 Checked By _____
 No. _____

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OLD TOWN FRONT STREET ELEVATION

COLOR & MATERIALS



D.1



CORNICE DETAIL

D.2



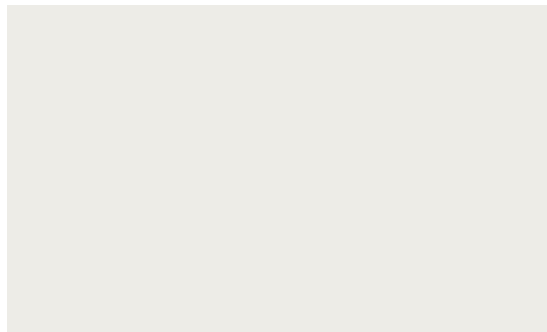
BELLY BAND

A.1



PEDIMENT MOTIF

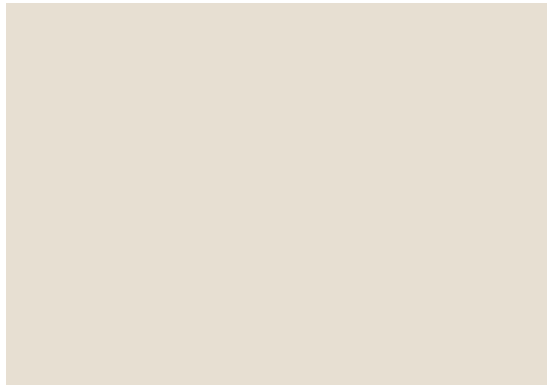
A.3



E.1: COLOR - SHERWIN WILLIAMS
SW 7005 PURE WHITE



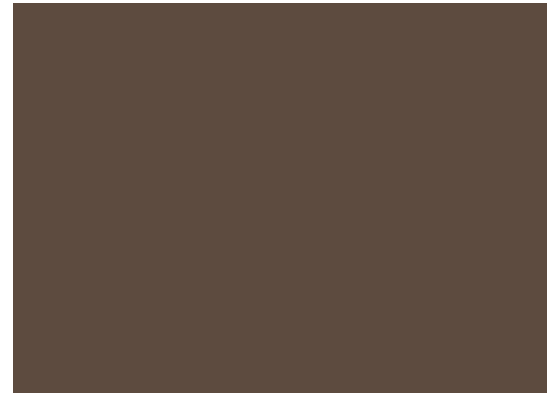
E.2: COLOR - SHERWIN WILLIAMS
SW 9108 DOUBLE LATTE



E.3: COLOR - SHERWIN WILLIAMS
SW 7010 WHITE DUCK



E.4: LIMESTONE -
PICARD JAUNE BRUSHED



E.5: METAL BALCONY RAILING & METALCANOPY
SHERWIN WILLIAMS
SW 2808 ROOKWOOD DARK BROWN



FRONT STREET WINDOWS



FRONT STREET MAIN ENTRANCE



FRONT STREET RESTAURANT ENTRANCE

REVISIONS

PLANNING SUBMITTAL # 5 - REVISED
12-23-2022
PLANNING SUBMITTAL # 6
1-16-2023
PLANNING SUBMITTAL # 6 - REVISED
5-04-2023
PLANNING SUBMITTAL # 7 - REVISED
5-26-2023

Job Number

Drawn By

Checked By

Cad No.

COLORS &
MATERIALS

SCALE:

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SECOND STREET ELEVATION



RETAIL ENTRANCE



SECOND STREET GARAGE ENTRANCE



QUOIN ENLARGED DETAIL

NOTES:
FOR FINISH LEGENDS, REFER TO P - A7.1 SHEET.

REVISIONS

PLANNING SUBMITTAL # 5 - REVISED
12-23-2022
PLANNING SUBMITTAL # 6
1-16-2023
PLANNING SUBMITTAL # 6 - REVISED
5-04-2023
PLANNING SUBMITTAL # 7 - REVISED
5-26-2023

Job Number

Drawn By

Checked By

Cad No.

COLORS &
MATERIALS

SCALE:

TEMECULA
RESORT & SPA
FRONT STREET, TEMECULA, CA 92592

A22-0035 &
PA22-0037

REVISIONS

WINNING SUBMITTAL # 5 - REVISED
 2022
 WINNING SUBMITTAL # 6
 2023
 WINNING SUBMITTAL # 6 - REVISED
 2023
 WINNING SUBMITTAL # 7 - REVISED
 2023

Number _____

own By _____

checked By _____

No. _____

COLORS & MATERIALS

LE:

P - A 7.3



NOTES:

FOR FINISH LEGENDS, REFER TO P - A7.1 SHEET.

TOTAL SITE SQUARE FOOTAGE:
2.13 ACRES / 93,022 SF

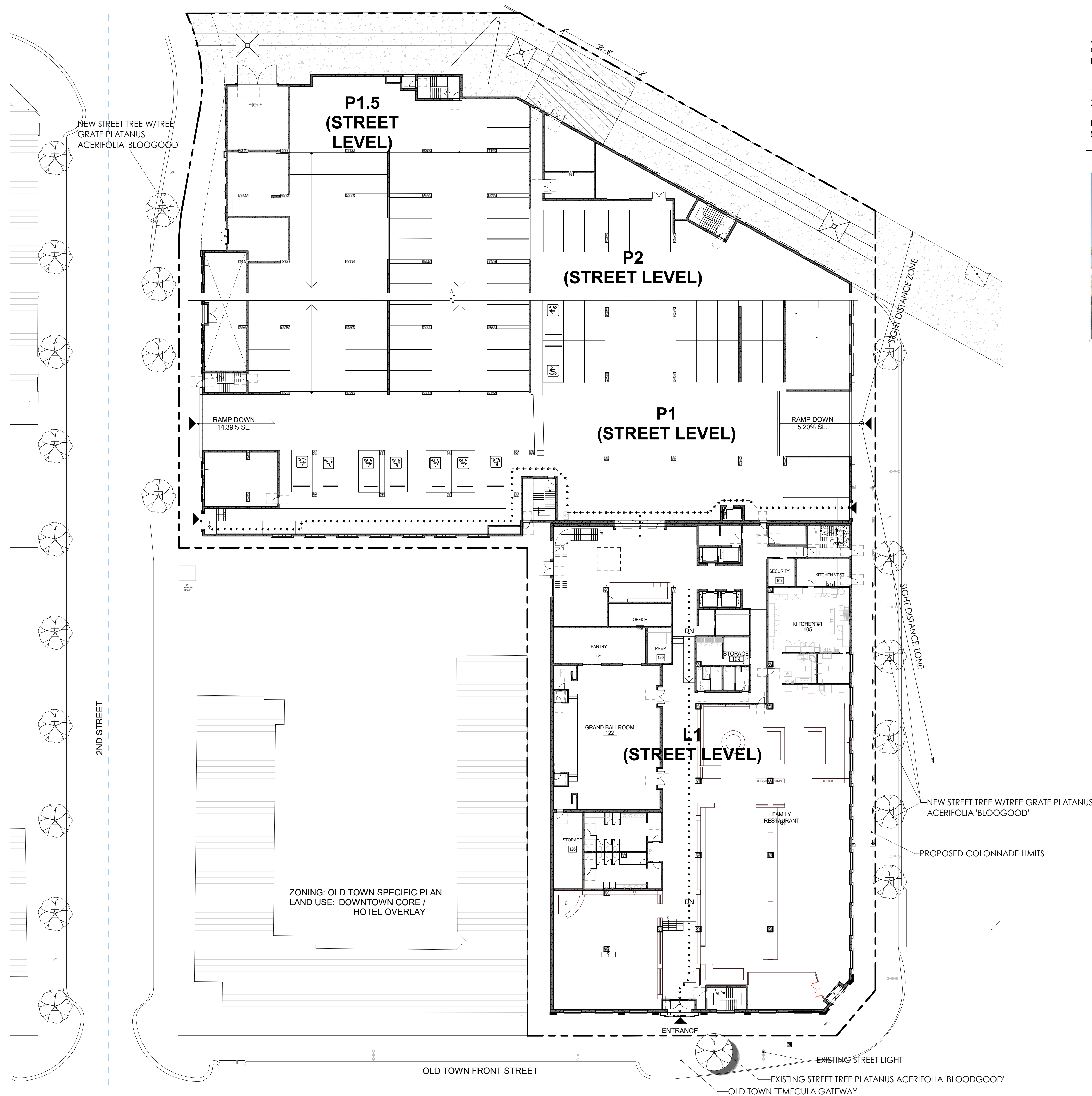
LANDSCAPE SQUARE FOOTAGE PROVIDED:
8,086 SF PROVIDED - 8.6% LANDSCAPE



SIDEWALK DECORATIVE POLE LIGHT (EXCEPT FROM TEMECULA OLD TOWN SPECIFIC PLAN)



Figure V-135
a,b: Examples
of decorative
double posted
lantern style
light fixtures in
Old Town.





TREES	BOTANICAL / COMMON NAME	CONT	PE	QTY	REMARKS
	JUNIPERUS CHINENSIS 'SPARTAN' / SPARTAN JUNIPER	15 GAL	L	4	
	PHOENIX ROEBELENI / PIGMY DATE PALM MULTI-TRUNK	15 GAL	L	40	
	PLATANUS X ACERIFOLIA 'BLOODGOOD' / BLOODGOOD LONDON PLANE TREE	EXISTING	M	1	
	PLATANUS X ACERIFOLIA 'BLOODGOOD' / BLOODGOOD LONDON PLANE TREE	24"BOX	M	3	STREET TREE
	SYAGRUS ROMANZOFFIANA / QUEEN PALM	36"BOX	L	6	

SHRUBS	BOTANICAL / COMMON NAME	CONT	PE	QTY	REMARKS
	ALOE STRIATA / CORAL ALOE	5 GAL	L	80	
	DIANELLA REVOLUTA 'VARIEGATED' / VARIEGATED FLAX LILY	1 GAL	L	125	
	MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS	1 GAL	M	37	
	PENNISETUM SETACEUM 'RUBRUM' / PURPLE FOUNTAIN GRASS	1 GAL	M	98	
	PHORMIUM TENAX 'BRONZE BABY' / BRONZE BABY NEW ZEALAND FLAX	5 GAL	M	30	
	PUNICA GRANATUM 'NANA' / DWARF POMEGRANATE	15 GAL	M	22	
	ROSA FLORIBUNDA 'ICEBERG' / ICEBERG ROSE	5 GAL	M	40	

SHRUB AREAS	BOTANICAL / COMMON NAME	CONT	PE	QTY	REMARKS
	SHRUBS & GROUNDCOVERS	4,260 SF			
	ADIANTUM AFRICANUM 'QUEEN ANNE' / QUEEN ANNE AFRICAN LILY	1 GAL	M	293 SF	
	ANIGOZANTHOS X BUSH BLAZE / BUSH BLAZE KANGAROO PAW	1 GAL	M	334 SF	
	ARMERIA MARITIMA / SEA THRIFT	1 GAL	M	257 SF	
	COREOPSIS AURICULATA 'NANA' / DWARF TICKSEED	1 GAL	L	293 SF	
	COREOPSIS LANCEOLATA / LANCELEAF TICKSEED	1 GAL	L	293 SF	
	DUDLEYA PULVERULENTA / CHALK LETTUCE	1 GAL	VL	361 SF	
	ECHEVERIA X 'EVENING GLOW' / EVENING GLOW ECHEVERIA	1 GAL	L	320 SF	
	ECHEVERIA X 'LIME N' CHILI' / LIME N' CHILI ECHEVERIA	1 GAL	L	320 SF	
	ECHEVERIA X 'MORNING LIGHT' / MORNING LIGHT ECHEVERIA	1 GAL	L	334 SF	
	HEMEROCALLIS X 'BETTY WOODS' / BETTY WOODS DAYLILY	1 GAL	M	334 SF	
	SEDUM SIEBOLDII 'ROSE GLOW' / ROSE GLOW SIEBOLD STONECROP	1 GAL	L	334 SF	
	SEDUM X 'PURPLE EMPEROR' / PURPLE EMPEROR STONECROP	1 GAL	L	334 SF	
	TEUCRUM CHAMAEDRYS 'PROSTRATUM' / PROSTRATE GERMANDER	1 GAL	L	260 SF	

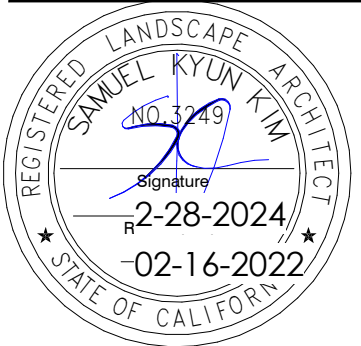
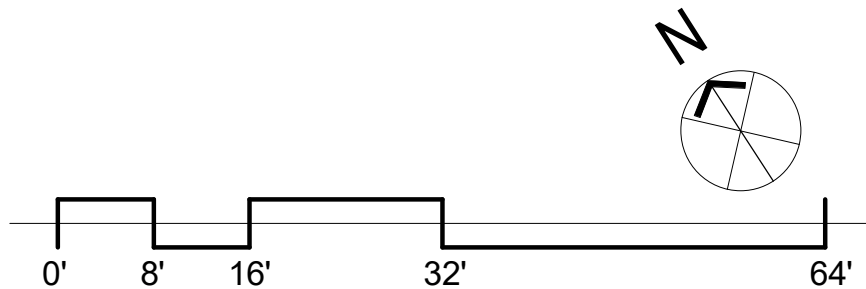
- NOTE: 1. 3"DEPTH OF BARK MULCH REQUIRED UNDER ALL PLANT MATERIAL.
1 1/2" DEPTH OF BARK MULCH CAN BE USED UNDER GROUNDCOVER FROM FLATS.
2. TREES AND SHRUBS SHALL BE PLACED A MINIMUM OF 5' AWAY FROM WATER METER, GAS METER, OR SEWER LATERALS:
A MINIMUM OF 10' AWAY FROM UTILITY POLES; A MINIMUM OF 8' AWAY FROM FIRE HYDRANTS AND FIRE DEPARTMENT SPRINKLER
AND STANDPIPE CONNECTIONS.
3. SEE CONCEPTUAL LANDSCAPE PLAN (POTTED PLANTS) FOR POTTED PLANTS.

QTY OF TEMECULA REQUIRED FIELD OPERATION: A MINIMUM OF THREE INSPECTIONS WILL BE REQUIRED PER CONSTRUCTION PHASING. THE FIRST IS AN IRRIGATION INSPECTION TO VERIFY PIPE DEPTHS AND IRRIGATION MATERIAL CONFORMANCE. THE SECOND IS A LANDSCAPE INSPECTION TO VERIFY IRRIGATION COVERAGE AND OPERATION, AND TO VERIFY THAT ALL PLANTINGS HAVE BEEN INSTALLED CONSISTENT WITH THE APPROVED CONSTRUCTION PLANS. THE THIRD IS A FINAL INSPECTION ONCE MUCH HAS BEEN LAID AND ALL PLANT MATERIAL AND IRRIGATION SYSTEMS ARE IN PLACE. CONTACT THE PLANNING DEPARTMENT TO SCHEDULE REQUIRED LANDSCAPE INSPECTIONS.

ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH LOW VOLUME DRIPLINE IRRIGATION IN SHRUB AND GROUNDCOVER AREAS AND BUBBLER IRRIGATION FOR ALL PROPOSED NEW TREES

TOTAL SITE SQUARE FOOTAGE:
2.13 ACRES / 93,022 SF

LANDSCAPE SQUARE FOOTAGE PROVIDED:
8,086 SF PROVIDED - 8.6% LANDSCAPE



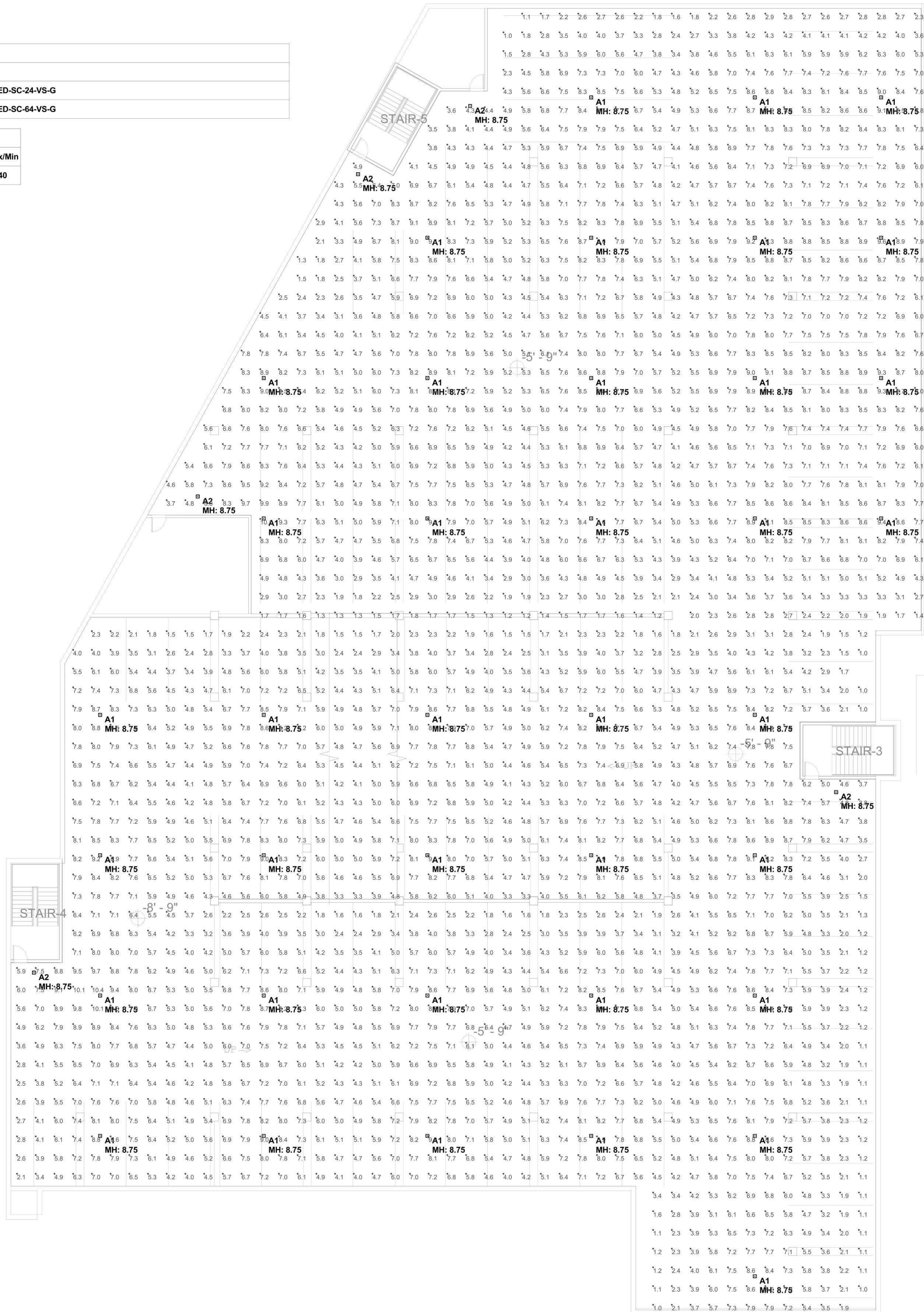
PLANNING SUBMITTAL # 5 - REVISED	12-23-2022
PLANNING SUBMITTAL # 6	1-16-2023
PLANNING SUBMITTAL # 6 - REVISED	5-04-2023

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	5	A2	SINGLE	N.A.	0.850	Barron // TLED-SC-24-VS-G
	38	A1	SINGLE	N.A.	0.850	Barron // TLED-SC-64-VS-G

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
B1_Floor	Illuminance	Fc	5.83	10.4	1.0	5.83	10.40

Jobname
Temecula Resort & Spa (Parking Garage-B1)___2021-10-14.AGI
Report for: Andrew Crane
Report by: Ismael Avina-Prieto / Applications Engineer
Mounting Ht.: See Drawing
See Luminaire Schedule for Light Loss Factor - Unless otherwise specified by customer
Reflectance: 20/20/20 - Unless otherwise specified by customer
Date:10/14/2021

-----Disclaimer-----
Luminaire data is obtained according to IES procedures under controlled laboratory conditions. Field results may differ from computer predictions due to many uncontrollable factors including, but not limited to Line Voltage Variations, Lamp Performance, Ballast input watts, LED Drivers input watts, Temperature Variations and Jobsite Conditions.

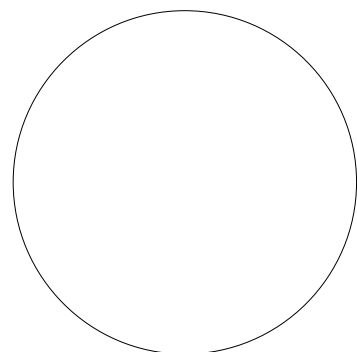
**ONESTOP
DESIGN**

ONESTOP DESIGN INC.
3530 WILSHIRE BLVE #310
LOS ANGELES CA 90010

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TEMECULA RESORT
& SPA

DEVELOPMENT PLAN

11/05/21

SUE

[illegible]

PROJECT ARCHITECT	T.B.D
-------------------	-------

PROJECT
NUMBER

OSD-21-02

10/15/21

EET NAME

**PHOTOMETRIC
PLAN - GARAGE**
1

SHEET NUMBER

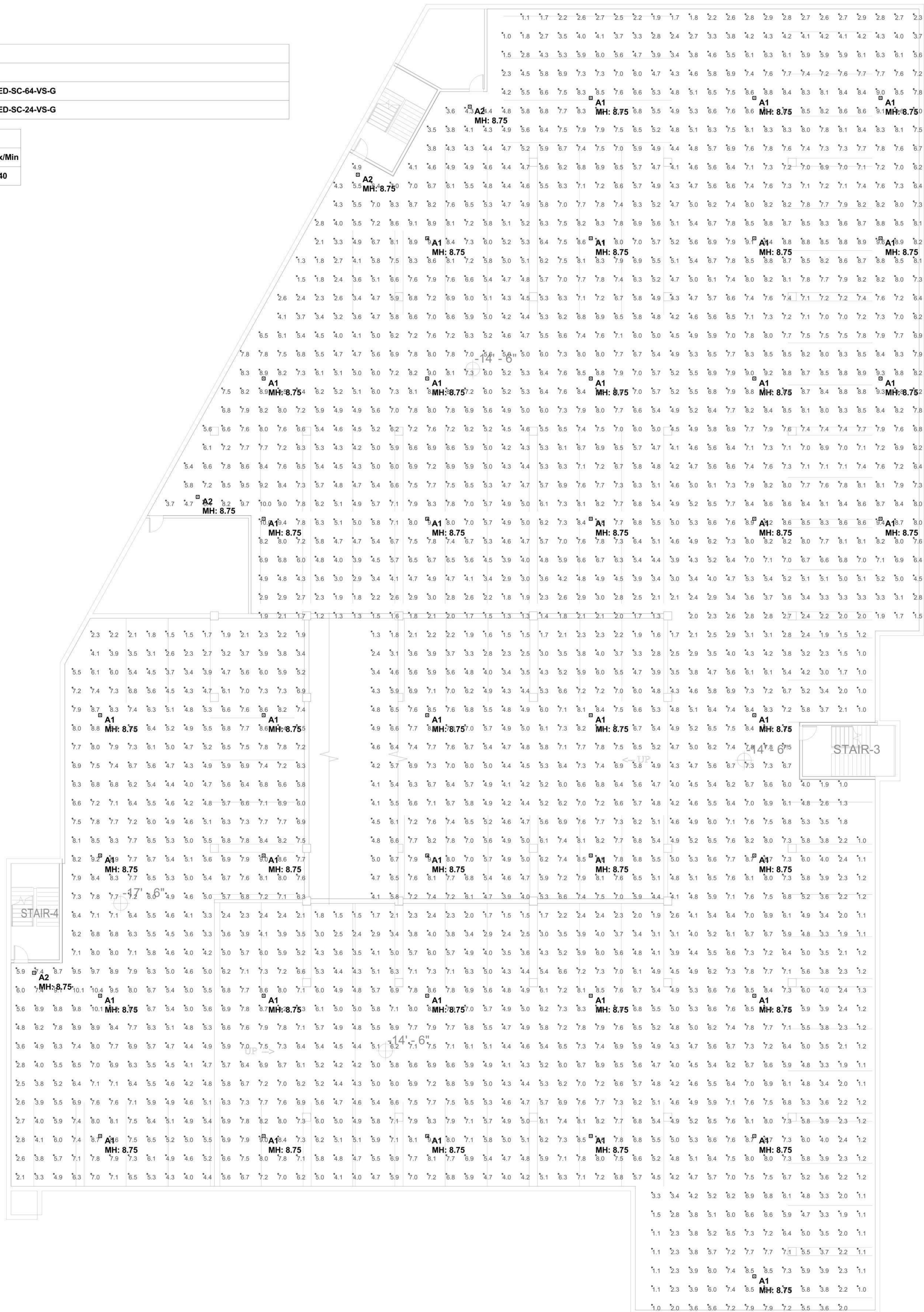
P101

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	38	A1	SINGLE	N.A.	0.850	Barron // TLED-SC-64-VS-G
	4	A2	SINGLE	N.A.	0.850	Barron // TLED-SC-24-VS-G

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
B2_Floor	Illuminance	Fc	5.84	10.4	1.0	5.84	10.40

Jobname
Temecula Resort & Spa (Parking Garage-B2)___2021-10-14.AGI
Report for: Andrew Crane
Report by: Ismael Avina-Prieto / Applications Engineer
Mounting Ht.: See Drawing
See Luminaire Schedule for Light Loss Factor - Unless otherwise specified by customer
Reflectance: 20/20/20 - Unless otherwise specified by customer
Date:10/14/2021

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Luminaire data is obtained according to IES procedures under controlled laboratory conditions. Field results may differ from computer predictions due to many uncontrollable factors including, but not limited to Line Voltage Variations, Lamp Performance, Ballast input watts, LED Drivers input watts, Temperature Variations and Jobsite Conditions.



**ONESTOP
DESIGN**

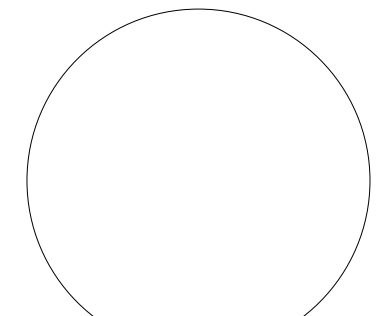
ONESTOP DESIGN INC.

3530 WILSHIRE BLVE #31
LOS ANGELES CA 90010

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TEMECULA RESORT
& SPA

DEVELOPMENT PLAN

11/05/21

SSUE

[illegible]

SCALE	PROJECT ARCHITECT
1/4" = 1'-0"	1/4" = 1'-0"

PROJECT NUMBER	OSD-21-02
----------------	-----------

10/15/21

**PHOTOMETRIC
PLAN - GARAGE**

SHEET NUMBER

P102

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
P1_Floor	Illuminance	Fc	8.94	53.4	1.0	8.94	53.40

-----Disclaimer-----
Luminaire data is obtained according to IES procedures under controlled laboratory conditions. Field results may differ from computer predictions due to many uncontrollable factors including, but not limited to Line Voltage Variations, Lamp Performance, Ballast input watts, LED Drivers input watts, Temperature Variations and Jobsite Conditions.

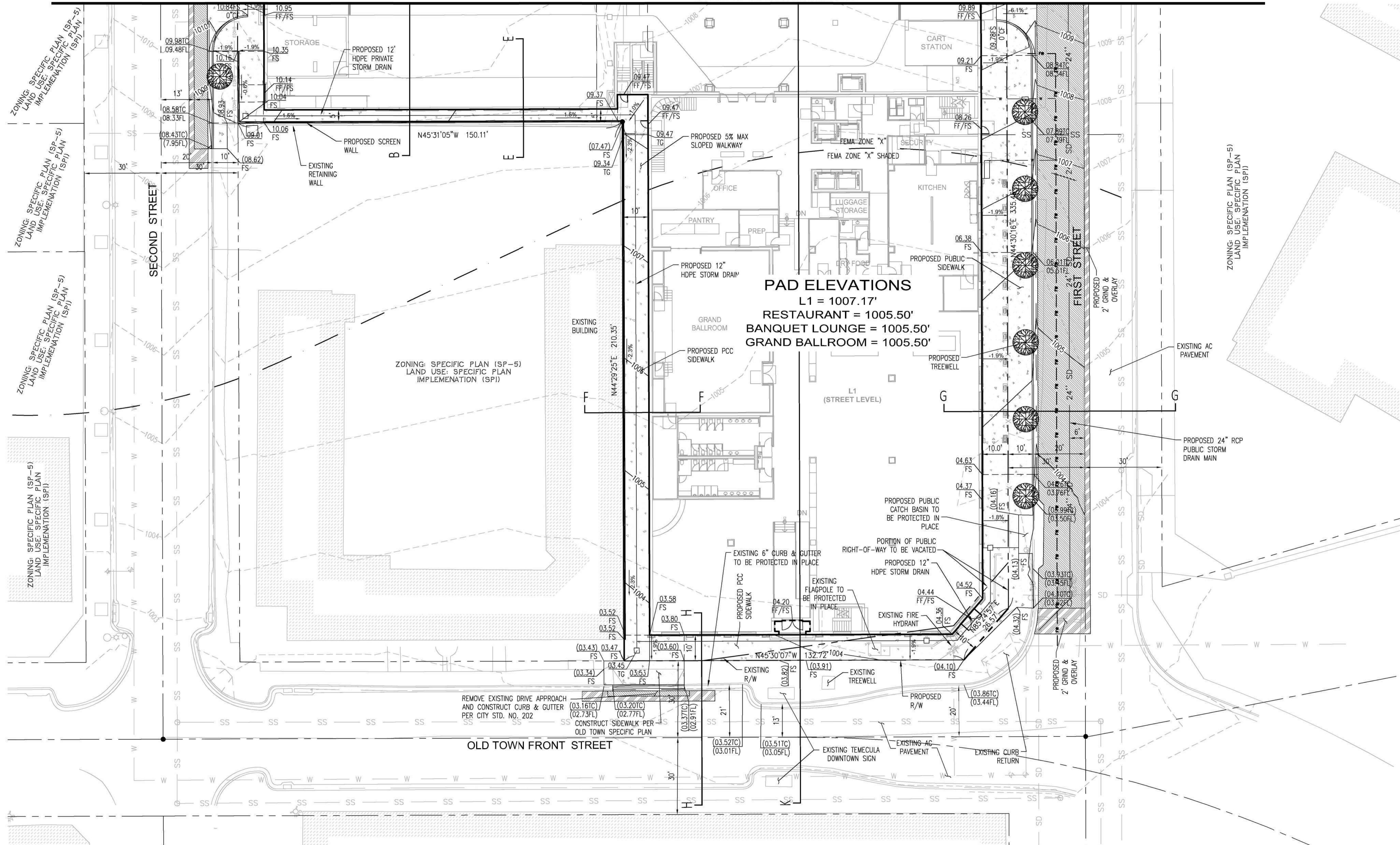
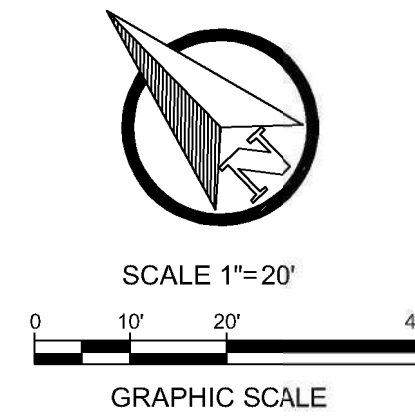


SEE SHEET CG-2 FOR CONTINUATION

Drawing No.
CG-1
Sheet 1 of 4

p:\JOBS\1482101\CAD\SHEETS\PLANNING\CGP-01 PRELIM GRADING.dwg|Lost
Sunday, Jul 2023 11:28am

SEE SHEET CG-1 FOR CONTINUATION



LEGEND

- IMPERVIOUS PCC PAVEMENT
- IMPERVIOUS AC PAVEMENT
- IMPERVIOUS AC GRIND & OVERLAY
- CATCH BASIN
- BLOCK WALL

NOTE: SEE SHEET CG-3 & CG-4 FOR CROSS-SECTIONS



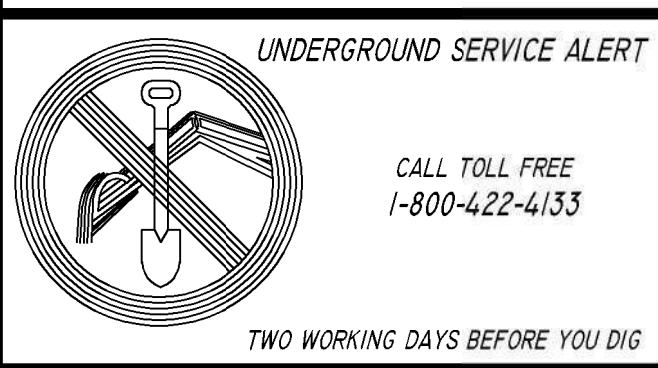
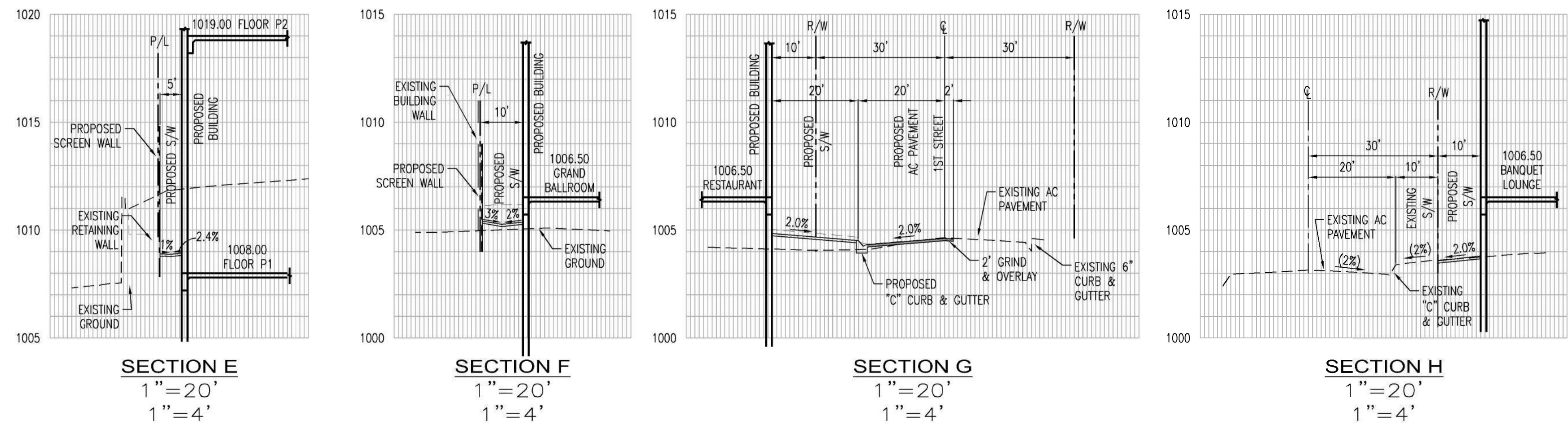
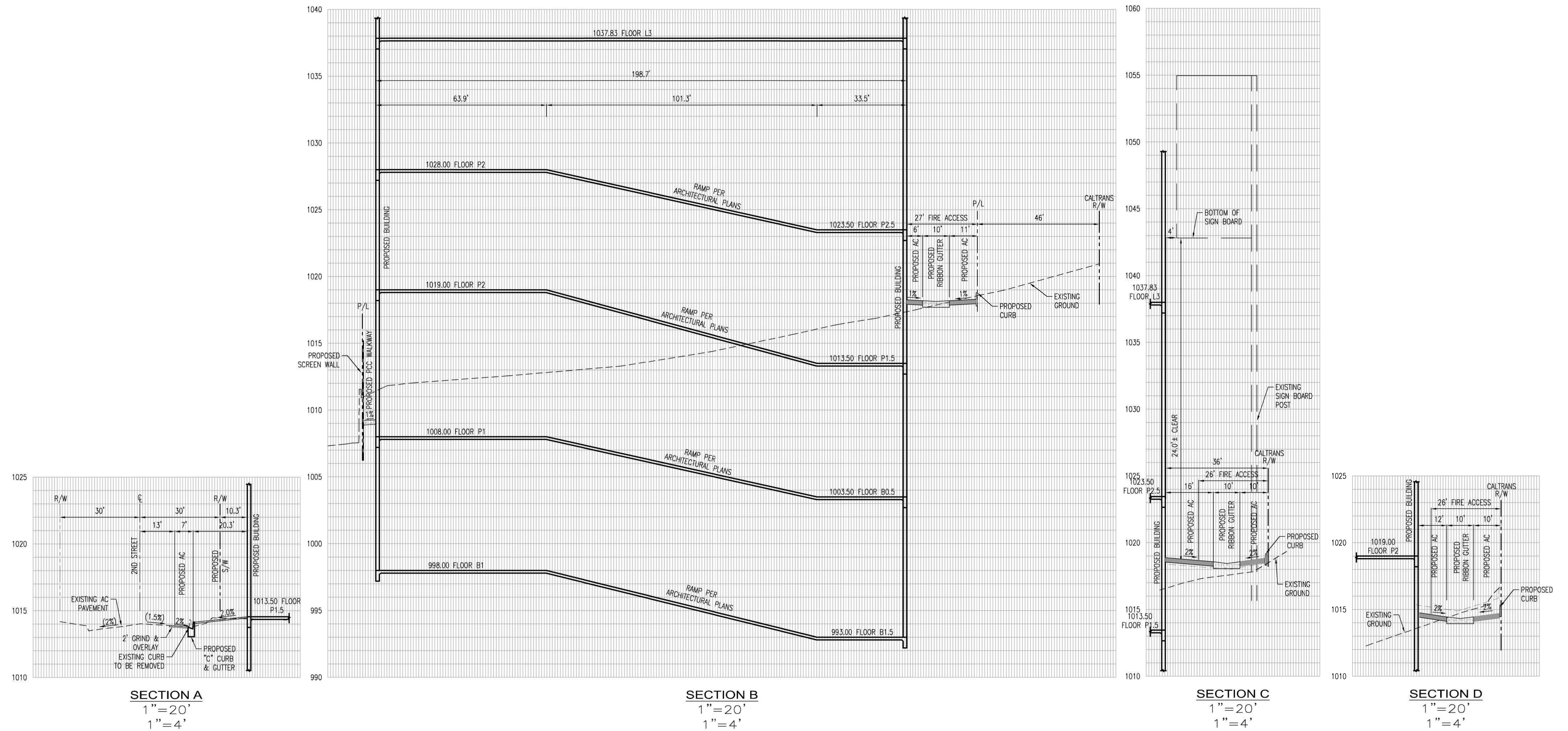
CONSTRUCTION RECORD	DATE	BY	REVISIONS	ACC'D	DATE	BENCH MARK
Contractor						
Inspector						
Date Completed						

SCALE	SEAL
Horizontal	JEFFREY D. MITCHELL No. 64696 CIVIL STATE OF CALIFORNIA
Vertical	

Designed By DH	Drawn By JH	Checked By JDM
Plans Prepared Under Supervision Of VALUED ENGINEERING, INC. CIVIL ENGINEERING • LAND SURVEYING • LAND PLANNING 600 N. MOUNTAIN AVE. STE. 2102, UPLAND, CA 91786 PHONE: (909) 982-4601		
Date R.C.E. No. 64696		

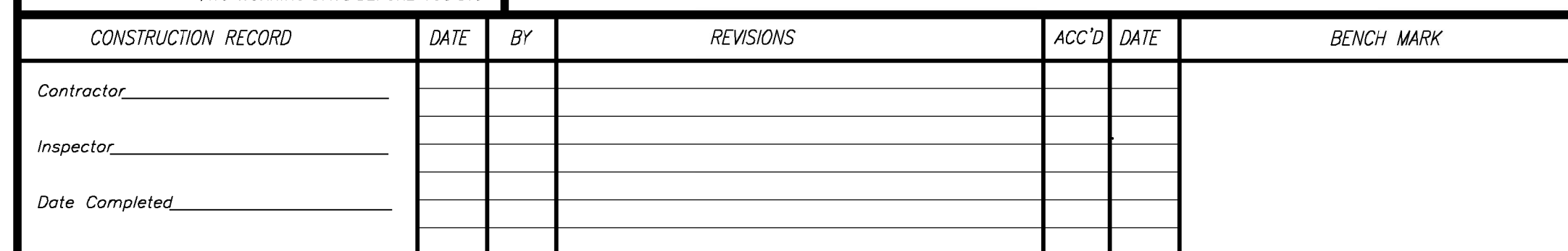
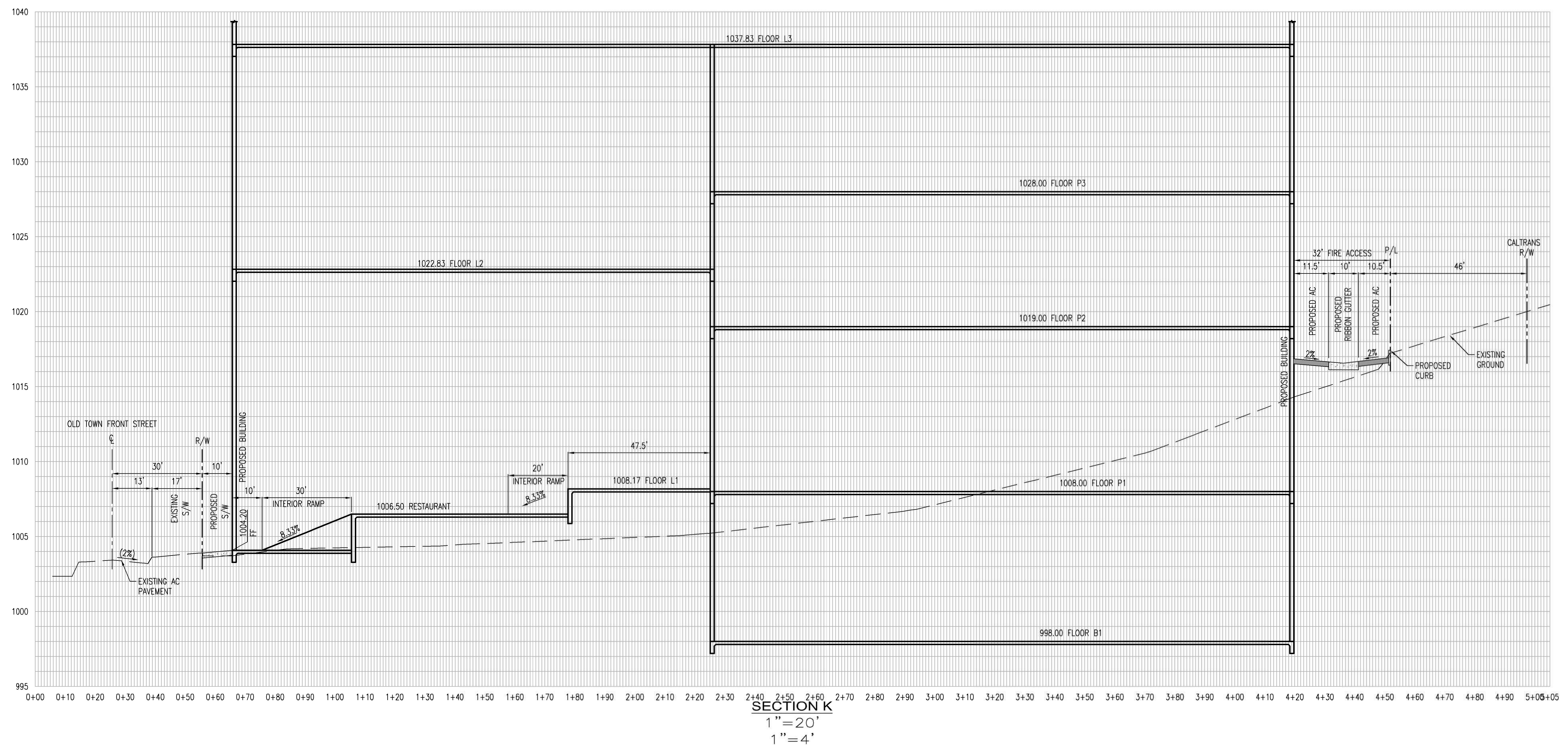
RECOMMENDED BY:	DATE:
ACCEPTED BY:	DATE:
PATRICK THOMAS, P.E. DIRECTOR OF PUBLIC WORKS / CITY ENGINEER R.C.E. No. 44223	

CITY OF TEMECULA DEPARTMENT OF PUBLIC WORKS	Drawing No. CG-2
PRELIMINARY GRADING PLAN TEMECULA RESORT AND SPA FRONT ST. TEMECULA, CA 92592	Sheet <u>2</u> of <u>4</u>
PA22-0035	SUBMITTAL #6



CONSTRUCTION RECORD	DATE	BY	REVISIONS	ACC'D	DATE	BENCH MARK
Contractor						
Inspector						
Date Completed						

SCALE	SEAL	Designed By	Drawn By	Checked By	RECOMMENDED BY:	DATE:	CITY OF TEMECULA	DEPARTMENT OF PUBLIC WORKS	Drawing No.
Horizontal	JEFFREY D. MITCHELL No. 64696 REGISTERED PROFESSIONAL ENGINEER STATE OF CALIFORNIA	DH	JH	JDM	PATRICK THOMAS, P.E. DIRECTOR OF PUBLIC WORKS / CITY ENGINEER R.C.E. No. 44223			CROSS SECTIONS	CG-3
Vertical								TEMECULA RESORT AND SPA	Sheet 3 of 4
								FRONT ST. TEMECULA, CA 92592	



RECOMMENDED BY: _____ DATE: _____

ACCEPTED BY: _____ DATE: _____

PATRICK THOMAS, P.E.
DIRECTOR OF PUBLIC WORKS / CITY ENGINEER
R.C.E. No. 44223

