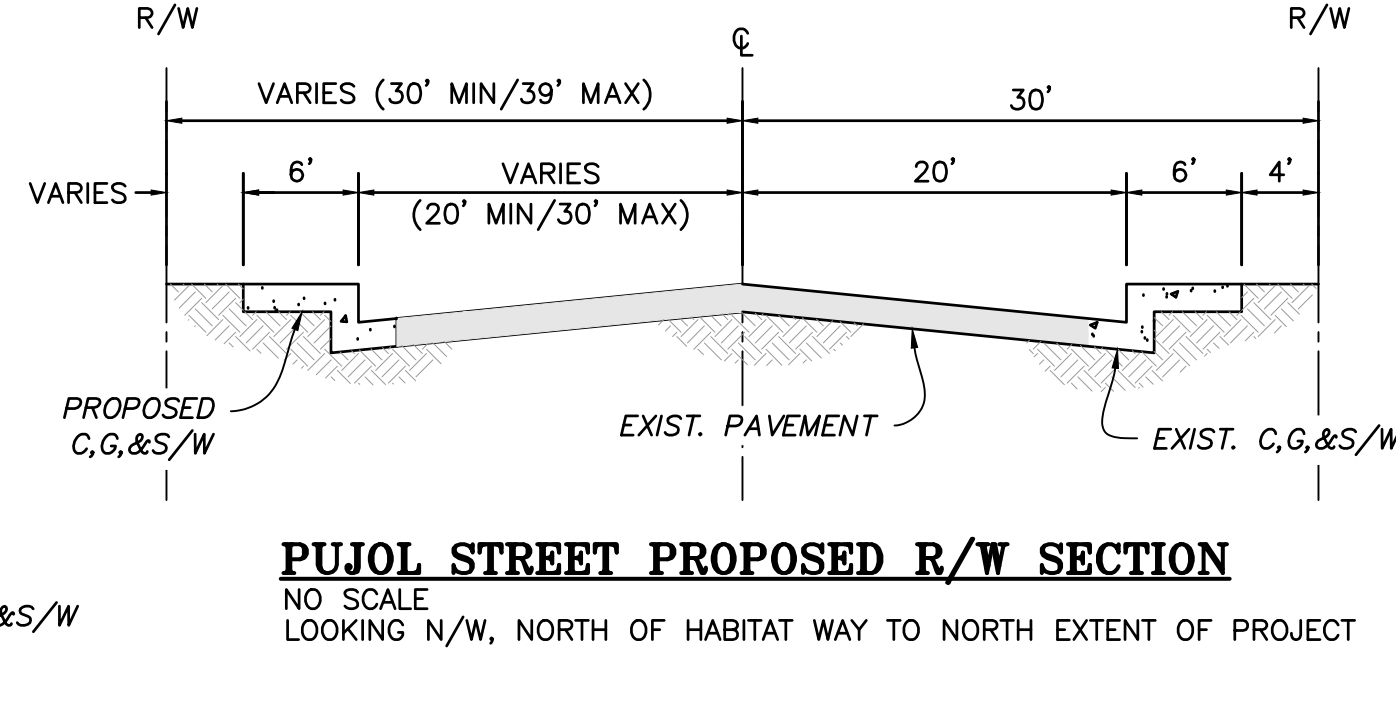
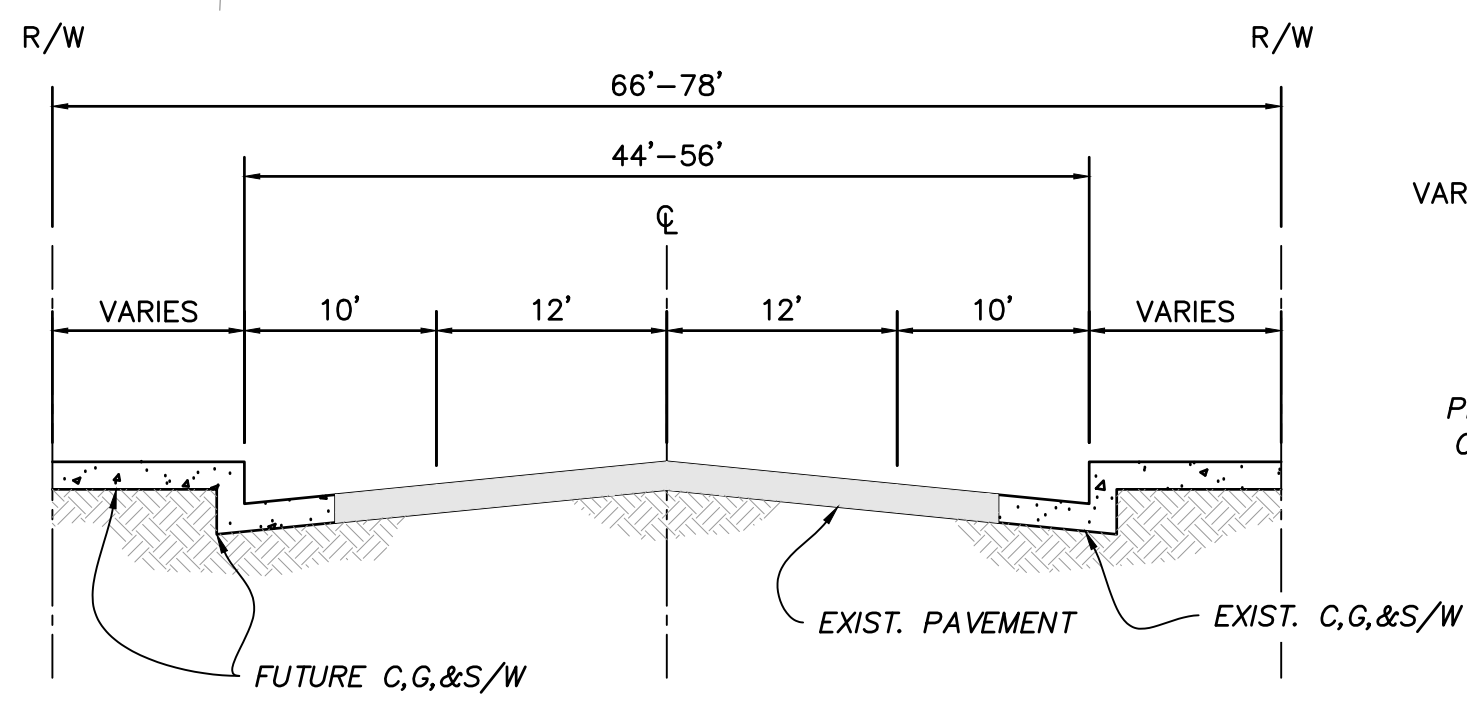


DWG: 22053 CDP 20250501.dwg DATE: May 30, 2025 — 9:11:48am

ALTAIR TRACT 36959-1 AND 36959-2

- CONSTRUCTION NOTES**
- 1 NEW ONSITE POROUS AC PAVEMENT.
 - 2 NEW CONCRETE SIDEWALK. ALL SIDEWALK SHALL BE POROUS CONCRETE.
 - 3 NEW CONCRETE DRIVEWAY.
 - 4 ONSITE LANDSCAPING.
 - 5 RETAINING WALL (MAX 6' HIGH) W/ SAFETY FENCE ON TOP.
 - 6 NOT USED.
 - 7 EARTHEN TRM LINED SWALE.
 - 8 ROLLED CURB.
 - 9 UNDERSIDEWALK DRAIN.
 - 10 NEW HANDICAP RAMP.
 - 11 REMOVE (E) AC BERM. CONSTRUCT NEW CURB, GUTTER, & SIDEWALK.
 - 12 CONSTRUCT LONDON PLANE STREET TREE IN 5'x5' TREE WELL W/ IRON GRATE, TYP. x2.



EASEMENT NOTES

- 1 EMERGENCY VEHICLE ACCESS TO CITY REC 5/24/2006, INSTRUMENT NO. 06-378416, RE-STATED IN CC&RS REC 7/14/2006, INSTRUMENT NO. 06-515510, O.R.
- 2 EMERGENCY & SERVICE VEHICLE ACCESS TO BE OFFERED FOR DEDICATION ON TRACT MAP, REPLACING
- 3 PROPOSED RECIPROCAL PRIVATE DRIVEWAY AND DRAINAGE EASEMENT (PD&DE) TO BE GRANTED TO OWNERS OF LOTS 1-6.

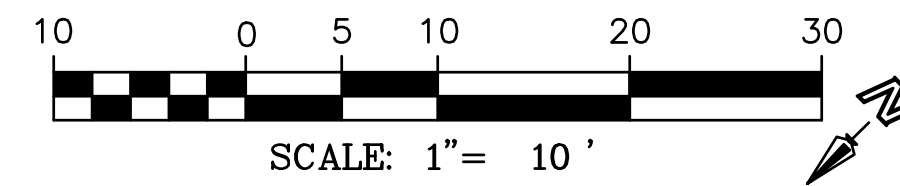
CENTERLINE, RIGHT-OF-WAY, PROPERTY LINE NOTES

- A CENTERLINE PER TR 30990 MB 416/40-42
- B ULTIMATE RIGHT-OF-WAY
- C CURRENT R/RIGHT-OF-WAY

****SEE SHEET 3 FOR ADDITIONAL PROJECT DATA****

EARTHWORK QUANTITIES	
CUT:	771 Cu. Yds.
FILL:	299 Cu. Yds.
BALANCE:	472 (EXPORT) Cu. Yds

PERVIOUS AREA	
LANDSCAPE	5,455 SF - 0.13 AC
POROUS COMMON DRIVE	2,530 SF - 0.06 AC
POROUS PRIVATE DRIVES	2,442 SF - 0.06 AC
TOTAL PERVIOUS AREA	10,427 SF - 0.25 AC 52% COVERAGE
IMPERVIOUS AREA	
CONCRETE (SIDEWALKS, GUTTERS)	2,674 SF - 0.06 AC
BUILDING FOOTPRINTS	6,638 SF - 0.15 AC
TOTAL IMPERVIOUS AREA	9,312 SF - 0.21 AC 48% COVERAGE



DATE	REVISION #	REVISIONS



ACCEPTED BY:	DATE:
PREPARED BY:	
JOHN B. ROGERS	
R.C.E. NO.: 22428	DATE:

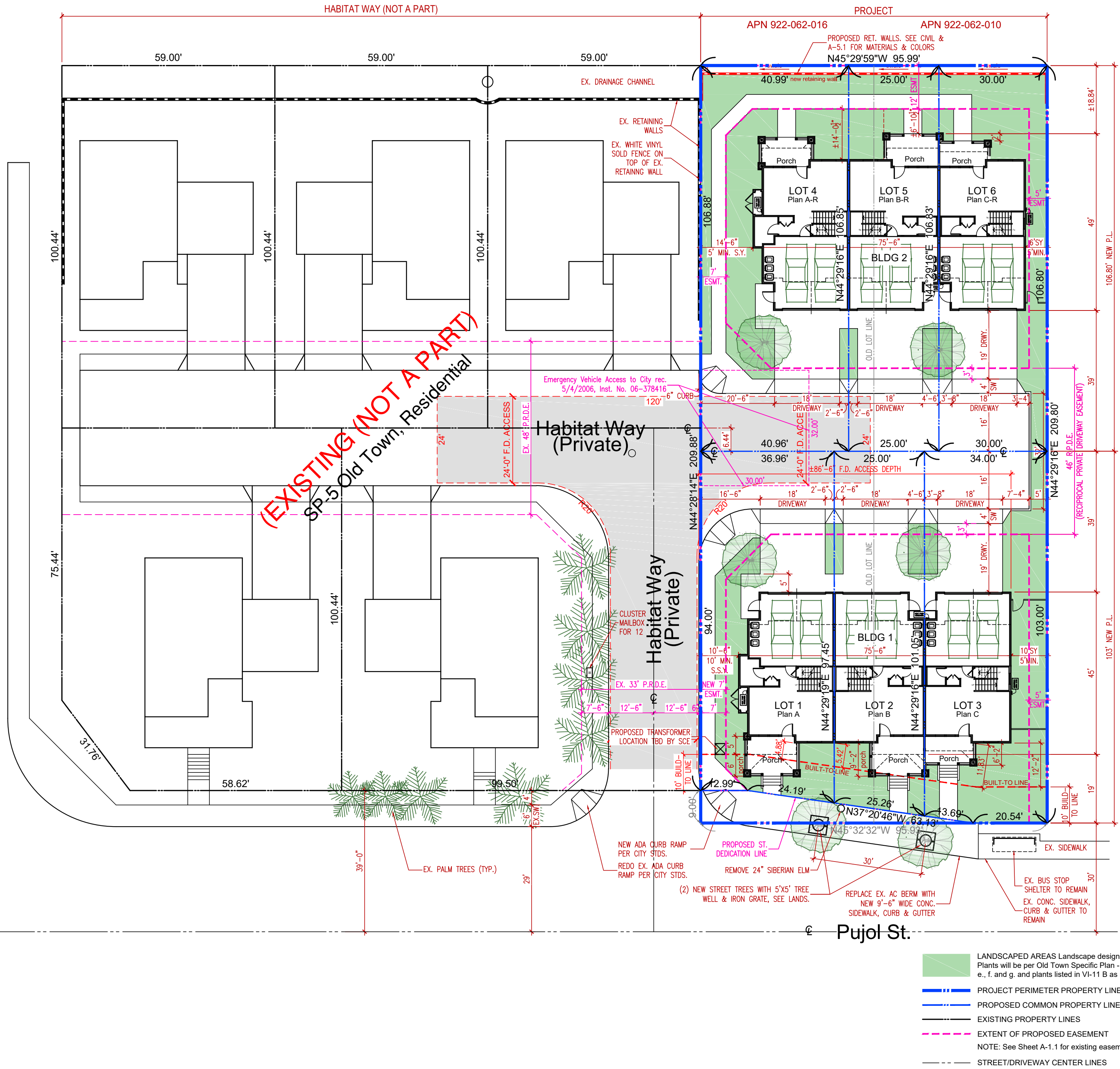
CITY OF TEMECULA, RIVERSIDE COUNTY, CA	
CONCEPTUAL GRADING PLAN	
APN 922-062-010/016	

IE SURVEY & ENGINEERING, INC.	
41146 ELM STREET, SUITE G MURRIETA, CA 92562 T: (951) 694-1830 E: INFO@IESURVEYANDENG.COM	
DESIGNED BY:	CHECKED BY:
ARP/JBR	RL/JBR

SHEET NO.
2 OF 3
DATE: 5/8/2025
JOB NO.
22053

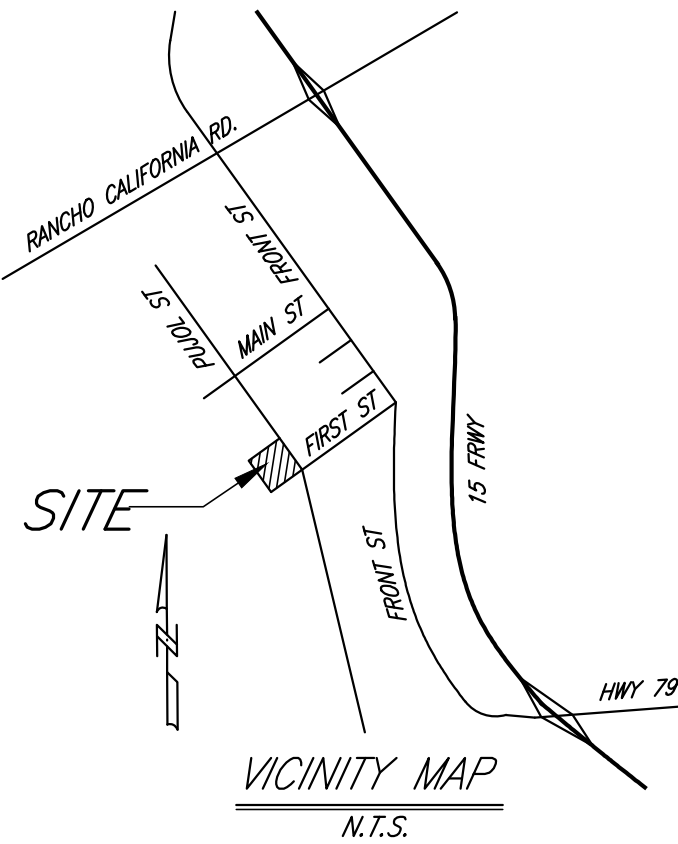
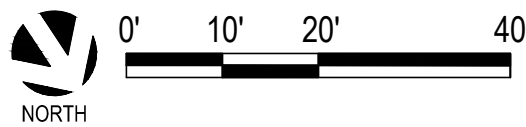
First St.

Adjacent Zone: SP-5 Old Town, Residential



PROPOSED SITE PLAN

SCALE: 1" = 20'-0"



INDEX OF SHEETS

- 3D-1 3D Views
- 3D-2 3D Views
- 3D-3 Aerial 3D Views
- A-1 Proposed Site Plan
- A-1.1 Proposed Easements, Water, Sewer, Trash & Photometric Plans
- A-1.2 Area Takeoffs
- A-2 Proposed Floor Plans
- A-3 Proposed Elevations (Colored)
- A-3.1 Proposed Elevations (Black and White)
- A-4 Photographic Survey
- A-5 Colors and Materials
- A-5.1 Product Specs
- L-1 Preliminary Planting Plan
- TTM Tentative Tract Map
- CGP Conceptual Grading Plan

UTILITY PURVEYORS

- WATER: Rancho California Water District
- SEWER: Eastern Municipal Water District
- ELECTRICAL: Southern California Edison Co.
- GAS: Southern California Gas Co (All electric project)
- SCHOOL: Temecula Valley Unified School District
- TRASH: CR&R Inc. Environmental Services
- INTERNET: Spectrum

CONSULTANTS

- ARCHITECT: Roy Arce, CA Lic. C 28357
Address: 31916 Manzanilla Ln., Lake Elsinore CA 92532
Telephone: (714) 788-7921
- CIVIL ENGINEER: IE Survey & Engineering, Inc.
Contact: John Rogers, C 22428
Address: 41146 Elm St, Suite G, Murrieta CA 92562
Telephone: (951) 698-1830
- LANDSCAPE ARCH: Alhambra Group
Contact: Vincent Di Donato, CA Lic. 2017
Address: 41635 Enterprise Circle North, Suite C, Temecula CA 92590
Telephone: (951) 296-6802
- GEOTECH ENGR: Geotek, Inc.
Contact: Edward H. LaMont, CEG 1892
Address: 1548 North Maple Street, Corona, California 92878
Telephone: (951) 710-1160

Adjacent Zone: SP-5 Old Town, Residential

PROJECT DATA

- LOCATION
 - Assessor's Parcel Number: 922-062-016 and 922-062-010
 - Street Address: 28731 and 28725 Pujol St.
 - Legal Description:
 - Recorded Book/Page: M.B. 15/726
 - Subdivision Name: TOWN OF TEMECULA
 - Lots 5 and 6
 - Block 34
- GENERAL PLAN & ZONING
 - Zoning designation: SP-5
 - General Plan designation: Specific Plan Implementation
 - Specific Plan area: Old Town Specific Plan, Neighborhood Residential (NR)
 - Existing/Proposed Land Use: Residential

- DENSITY (Residential/Mixed-Use Only)
 - Proposed Dwelling Units/Acre: 13
 - Permitted Dwelling Units/Acre: 20 to 35

- LOT DATA
 - Total Gross Area: 20,136 Sq. Ft. 0.46 Acres
 - Total Net Area: 19,739 Sq. Ft. 0.45 Acres
 - Total Building Gross Floor Area: 10,730 Sq. Ft. 0.53 F.A.R.

- LOT COVERAGE
 - Bldg. Footprint (1st Flr Liv.+Garage+Porch): 6,638 Sq. Ft. 34%
 - Conc. Walks, gutters & swales: 2,674 Sq. Ft. 13%
 - IMPERVIOUS AREA: 9,312 Sq. Ft. 47%
 - Porous Private driveway/parking area: 2,442 Sq. Ft. 12%
 - Porous Reciprocal Private driveway: 2,530 Sq. Ft. 13%
 - Landscaping area: 5,455 Sq. Ft. 28%
 - PERVIOUS AREA: 10,427 Sq. Ft. 53%
 - Total Net Area: 19,739 Sq. Ft. 100%

- PARKING
 - Parking Spaces (2 per SFD): Required: 6 Provided: 6
 - Number of ADA spaces: Required: n/a Provided: n/a
 - Motorcycle Parking spaces: Required: n/a Provided: n/a
 - Total Parking spaces: 6

- BICYCLE
 - Short-term spaces: Required: n/a Provided: n/a
 - Long-term (enclosed) spaces: Required: n/a Provided: n/a

- OTHER
 - Occupancy Classification: R-3, U
 - Type of Construction: Type VB
 - Fire Sprinklers required: YES NFPA 13D
 - Number of stories: 2
 - Height of building: approx. 26 ft.
 - Solar kilowatts (if applicable): TBD

- MISC. INFO
 - Project Type: 6 Attached Single-Family Dwellings
 - Use: Single-Family Dwellings
 - Building Type: Rowhouse
 - Frontage Type: Porch
 - Proposed Architectural Style: Craftsman
 - Gas Utility: All electric, no gas or propane proposed

PROPOSED LOT SIZES						
Lot Number	N.R. Lot Width min. (ft)	Proposed Lot Width (ft)	N.R. Lot Depth min. (ft)	Proposed Lot Depth (ft) Average	N.R. Lot Area min. (sq. ft.)	Proposed Lot Area (sf)
1	50	36.96	75	94.79	3,750	3,514
2	50	25.00	75	99.26	3,750	2,481
3	50	34.00	75	103.00	3,750	3,489
4	50	40.96	75	106.86	3,750	4,379
5	50	25.00	75	106.84	3,750	2,670
6	50	30.00	75	106.81	3,750	3,204

Note: RED values requires Density Bonus Concessions

PROPOSED SETBACKS							
Lot Number	N.R. Front Build-to-Line (ft)	Shortest distance to B.T.L. (ft)	N.R. Side Street Build-to-Line (ft)	Proposed Side St. B.T.L. (ft)	N.R. Side Yard Setback (ft)	Proposed Side Yards Left, Right Setback (ft)	N.R. Rear Yard Setback (ft)
1	10	4.88	10	10'-6"	5	10'-6", 0	39'
2	10	5.42	n/a	n/a	5	0, 0	39'
3	10	11.83	n/a	n/a	5	0, 10'	39'
4	n/a	n/a	n/a	n/a	5	14'-6", 0	19.84'
5	n/a	n/a	n/a	n/a	5	0, 0	18.84'
6	n/a	n/a	n/a	n/a	5	0, 6'	20.84'

Note: RED values requires Density Bonus Concessions

PROPOSED FLOOR AREAS						
Unit	1st Flr SF	2nd Flr SF	Livable SF	Garage SF	GFA SF	Porch SF
A	531	814	1,345	455	1,800	168
A-R	531	814	1,345	455	1,800	122
B	506	814	1,320	478	1,798	168
B-R	506	814	1,320	478	1,798	137
C	482	761	1,243	463	1,706	114
C-R	482	761	1,243	463	1,706	100
AVERAGE/UNIT:			1,303	TOTAL GFA:	10,608	809

Note: Porches serves as private open space, 100sf minimum

REVIEWS:
ISSUED FOR:
OWNER'S APPROVAL:
PLAN CHECK:
PERMITTED:
FIRST BIC:

SEAL:
ROY G. ARCEL
ARCHITECT
CA. LIC. C 28357
31916 Manzanilla Ln., Lake Elsinore CA 92532
Tel: (714) 788-7921 Email: royarch@yanoo.com

PROJECT:
6 Single-Family Rowhouses
27475 Ynez Road #390
Temecula, CA 92590

SHEET:
Proposed Site Plan

DATE:
6-11-25

DRAWN:
RA

PROJECT NO:
210721

SHEET NO:
A-1



WEST SIDE ELEVATION
SCALE: 3/16" = 1'-0"



TYP. DRIVEWAY ELEVATION
SCALE: 3/16" = 1'-0"

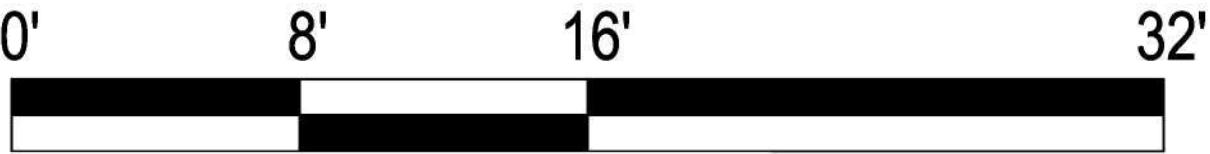
EXTERIOR FINISH SCHEDULE			
ITEM	MATERIAL	ITEM	COLOR
1	7/8" THICK 3-COAT STUCCO, LA HABRA X-434 FALLBROOK 16/20 FLOAT ALT: PAINT COLOR B	A	ACCENT: SHERWIN WILLIAMS SW 0045 ANTIQUARIAN BROWN
2	HARDIE TRIM, PRIMED FOR PAINT (WHITE). PAINT COLOR T	B	BODY: SHERWIN WILLIAMS SW 7038 TONY TAUPE
3	MILGARD TUSCANY SERIES WINDOWS AND DOORS, DUAL-GLAZED, WHITE COLOR	D	ENTRY DOOR: SHERWIN WILLIAMS SW 7583 WILD CURRANT
4	HARDIEPLANK 7.25" WIDE 6" EXPOSURE LAP SIDINGS, CEDARMILL, RAW HONEY. ALT: PAINT COLOR A	G	GARAGE DOOR: AMAAR LINCOLN TRUE WHITE FACTORY COLOR
5	OWENS CORNING TRUDEFINITION COOL PLUS MIDNIGHT ARCHITECTURAL SHINGLES	T	TRIM: SHERWIN WILLIAMS SW 6181 SECRET GARDEN
6	FASCIAS, DECORATIVE MEMBERS, TRIMS	W	TAPERED COLUMN: SHERWIN WILLIAMS SW 7005 PURE WHITE



HABITAT WAY (EAST) SIDE
SCALE: 3/16" = 1'-0"



FRONT ELEVATION AT PUJOL
SCALE: 3/16" = 1'-0"



REVISIONS:

ISSUED FOR:

OWNER'S APPROVAL:

PLAN CHECK:

PERMITTED:

FIRST BID:

SEAL :

ROY G. ARCEL ARCHITECT

CA. LIC. C 28357

31916 Marzanita Ln., Lake Elsinore, CA 92532

Tel: (714) 788-7921 Email: royarch@att.net

PROJECT:

6 Single-Family Homes

DATE:

1-20-25

DRAWN:

RA

PROJECT NO.:

210721

SHEET NO.:

A-3

OWNER/CLIENT:

Habitat for Humanity

27475 Ynez Road #390

Temecula, CA, 92591

Contact: James Buxton

Tel: (951) 440-1338

Email: james@habitativ.org

SHEET:

Proposed Elevations

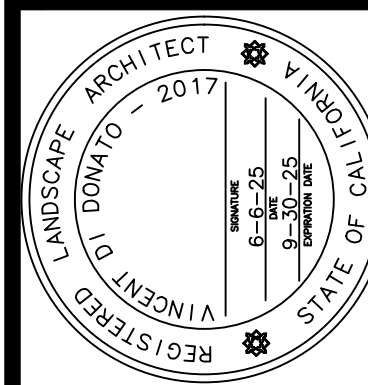
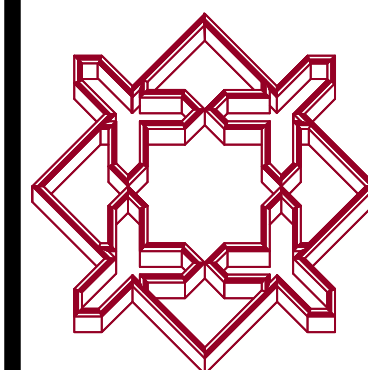
ROY G. ARCEL ARCHITECT

CA. LIC. C 28357

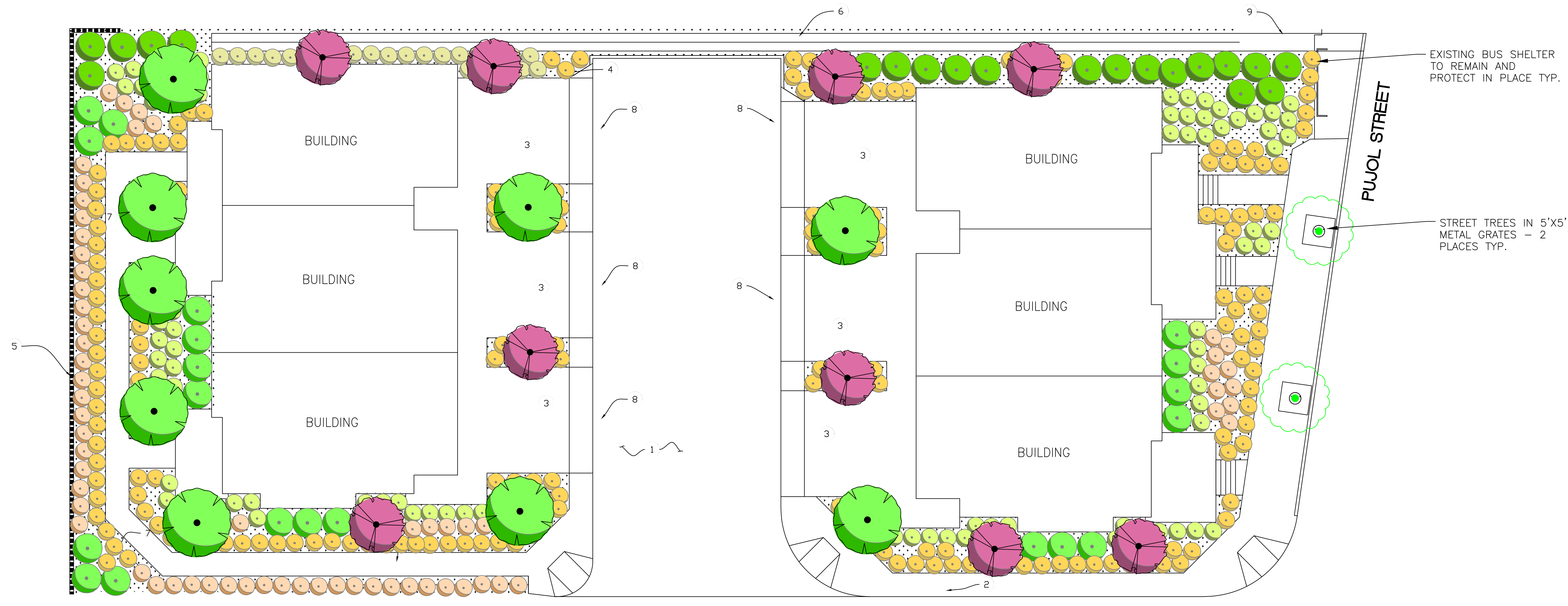
31916 Marzanita Ln., Lake Elsinore, CA 92532

Tel: (714) 788-7921 Email: royarch@att.net

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PROJECT: VACANT LOTS @ 28725 + 28731 PUJOL STR.
OWNER: HABITAT FOR HUMANITY INLAND VALLEY
41615 WINCHESTER ROAD, SUITE 214
TEMECULA, STATE CA 92590

PRINT DATE 6-6-2025 DESIGN DEVELOPMENT SUBMITTAL #5

drawn: V.D.
checked: V.D.
date: 9-04-24
SHEET L-1
of 1 sheets
JOB NO.
24-107

GRADING NOTES

- 1 NEW ONSITE POROUS AC PAVEMENT.
- 2 NEW CONCRETE SIDEWALK. ALL SIDEWALK SHALL BE POROUS CONCRETE.
- 3 NEW CONCRETE DRIVEWAY.
- 4 ONSITE LANDSCAPING.
- 5 RETAINING WALL (MAX 6' HIGH).
- 6 CONCRETE V-DITCH, 3' WIDE.
- 7 EARTHEN SWALE.
- 8 ROLLED CURB.
- 9 UNDERSIDEWALK DRAIN.

CENTERLINE, RIGHT-OF-WAY, PROPERTY LINE NOTES

- A CENTERLINE PER TR 30990 MB 416/40-42
- B ULTIMATE RIGHT-OF-WAY
- C CURRENT R/RIGHT-OF-WAY

PERVIOUS AREA			
LANDSCAPE	4,556 SF	- 0.10 AC	
POROUS PAVEMENT	2,530 SF	- 0.06 AC	
TOTAL PERVIOUS AREA	7,086 SF	- 0.16 AC	35% COVERAGE
IMPERVIOUS AREA			
CONCRETE (PORCHES & DRIVEWAYS)	3,189 SF	- 0.07 AC	
ROOFS	5,892 SF	- 0.14 AC	
TOTAL IMPERVIOUS AREA	9,081 SF	- 0.21 AC	46% COVERAGE

NOTES:

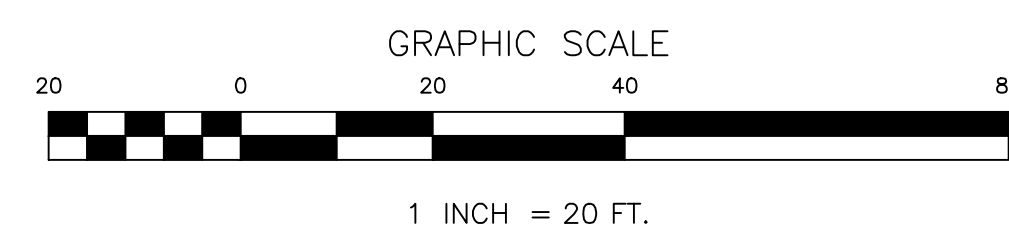
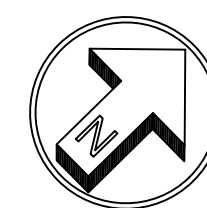
1. ALL PLANTING AND IRRIGATION SHALL CONFORM TO THE CITY OF TEMECULA WATER EFFICIENCY ORDINANCE 17.32.
2. A DRIP IRRIGATION SYSTEM SHALL BE UTILIZED FOR THIS PROJECT PER THE CITY OF TEMECULA'S WATER CONSERVATION ORDINANCE. NO SPRAY IRRIGATION SHALL BE USED.
3. ALL MATURE PLANTING SHALL NOT INTERFERE WITH UTILITY LINES OR TRAFFIC SITE LINES.
4. ALL UTILITIES SHALL BE SCREENED W/ PLANTING TYP.
5. CITY OF TEMECULA PLANNING DEPT. SHALL BE CALLED PRIOR TO ANY INSTALLATION IN ORDER TO SCHEDULE REQUIRED LANDSCAPE INSPECTIONS.
6. TREES & 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 & FIRE DEPARTMENT SPRINKLER & STANDPIPE CONNECTIONS.
7. ALL EXISTING TREES SHALL BE REMOVED FROM THE SIGHT DUE TO GRADE ISSUES AND CLOSE PROXIMITY TO EACH OTHER.

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	NUMBER	REMARKS	WUCOL IV
TREES						
	CHITALPA TASHKENTENSIS	PINK FLOWERING CHITALPA	24" BOX	9	DOUBLE STAKE / HEIGHT 8-10' , SPREAD 3'-4' MIN.	L
	OLEA EUROPEA 'WILSONI'	FRUITLESS OLIVE	24" BOX	9	DOUBLE STAKE / HEIGHT 8-10' , SPREAD 3'-4' MIN.	L
	PLATANUS ACERIFOLIA 'BLOODGOOD'	LONDON PLANE TREE	24" BOX	2	DOUBLE STAKE / HEIGHT 8-10' , SPREAD 3'-4' MIN.	
SHRUBS						
	CALLISTEMON VIMINALIS 'BETTER JOHN'	DWARF BOTTLEBRUSH	5 GAL	88	FULL & BUSHY @ 3' O.C.	L
	WESTRINGIA FRUTICOSA 'BLUE GEM'	BLUE GEM WESTRINGIA	5 GAL	20	FULL & BUSHY @ 5' O.C.	L
	DIANELLA CAERULEA 'CASSA BLUE'	CASSA BLUE FLAX LILY	1 GAL	23	FULL & BUSHY @ 3' O.C.	L
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	GREEN CLOUD TEXAS SAGE	5 GAL	20	FULL & SPREADING INSTALL @ 4'	L
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	81	FULL & BUSHY @ 3' O.C.	L
	ANIGOZANTHOS 'AMBER VELVET'	AMBER VELVET KANGAROO PAW	1 GAL	201	FULL & SPREADING @ 3' O.C.	L
MULCH:						
NOT SHOWN	FOREST BLEND WOOD MULCH	SHREDDED WOOD MULCH	3" MAX.	AS REQ'D.	3" DEEP-TO ALL PLANTING AREAS TYP.	

SITE CALCULATIONS

SITE AREA	20,472 SQ. FT.	0.469 NET ACRES
TOTAL LANDSCAPE AREA	4,567 SQ. FT.	22.3% OF TOTAL SITE



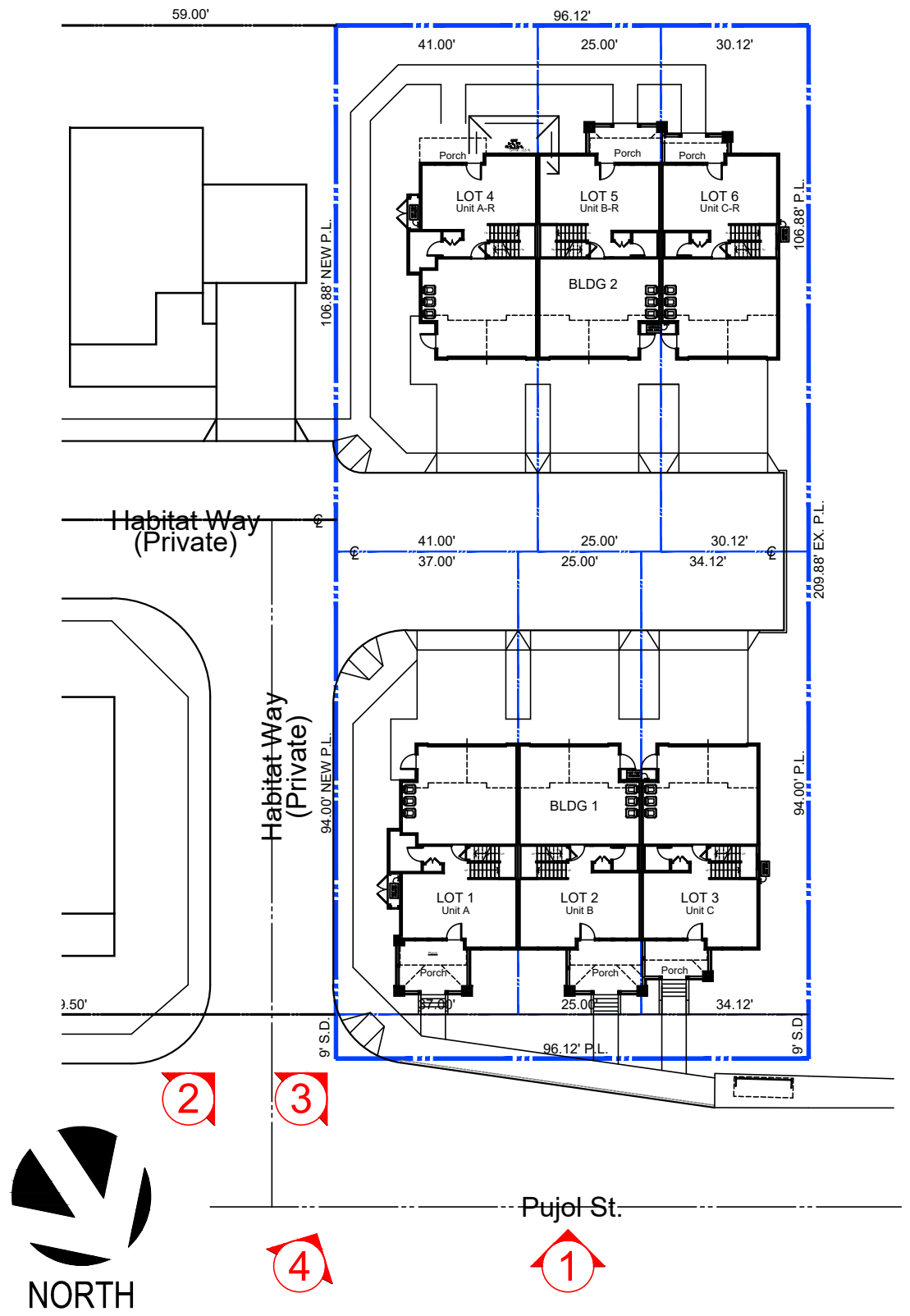
COLOR CONCEPT PLAN

APN 922-062-010/016

PA24-0230/PA24-0231



① Front View along Pujol Street



② Front Left View at Pujol St and Habitat Way

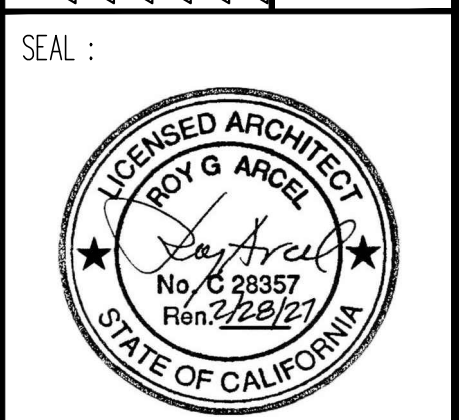


③ Front Left View at Pujol St and Habitat Way



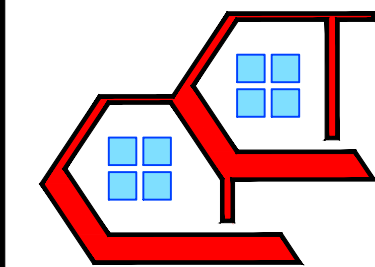
④ Front Left Aerial View

REVISIONS:	ISSUED FOR:
OWNERS APPROVAL:	PERMITTED:
PLAN CHECK:	FIRST BIC:



ROY G. ARCEL
ARCHITECT
CA. LIC. C 28357
31916 Marzanita Ln., Lake Elsinore, CA 92532
Tel: (714) 788-7921 Email: royarcel@yanoo.com

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OWNER/CLIENT:
Habitat for Humanity
27475 Ynez Road #390
Temecula, CA, 92591
Contact: James Buxton
Tel: (951) 440-1338
Email: james@habitatativ.org

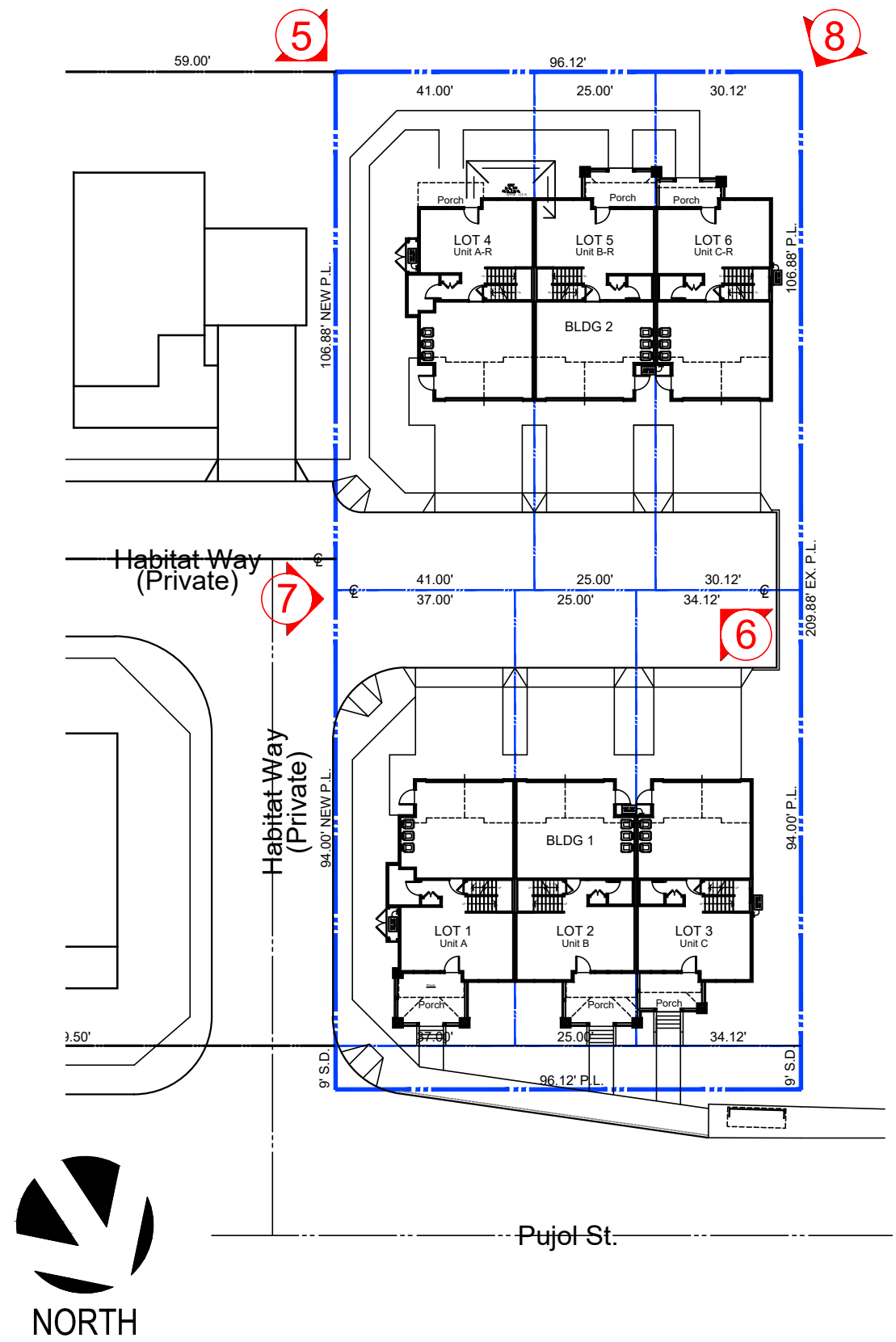
PROJECT:
6 Single-Family Rowhouses
Pujol St.,
Temecula, CA 92590

SHEET:
3D Views

DATE: 6-11-25
DRAWN: RA
PROJECT NO: **210721**
SHEET NO: **3D-1**



⑤ Building 2 Front-right View



⑥ Building 2 Garage-side View



⑦ Common Driveway View



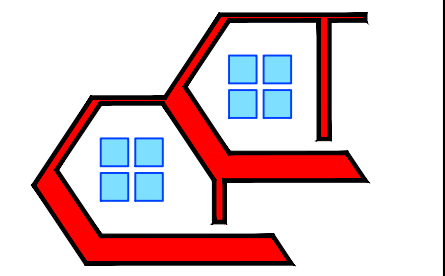
⑧ Building 2 Front-left View

REVISIONS:	ISSUED FOR:
OWNERS APPROVAL:	OWNERS APPROVAL:
PLAN CHECK:	PLAN CHECK:
PERMITTED:	PERMITTED:
FIRST BID:	FIRST BID:



ROY G. ARCEL
ARCHITECT
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 Tel: (714) 788-7921 Email: royarcel@yanoo.com

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 Temecula, CA, 92591
 Contact: James Buxton
 Tel: (951) 440-1338
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PROJECT:
 6 Single-Family Rowhouses
 Pujol St.
 Temecula, CA 92590

SHEET:
 3D Views

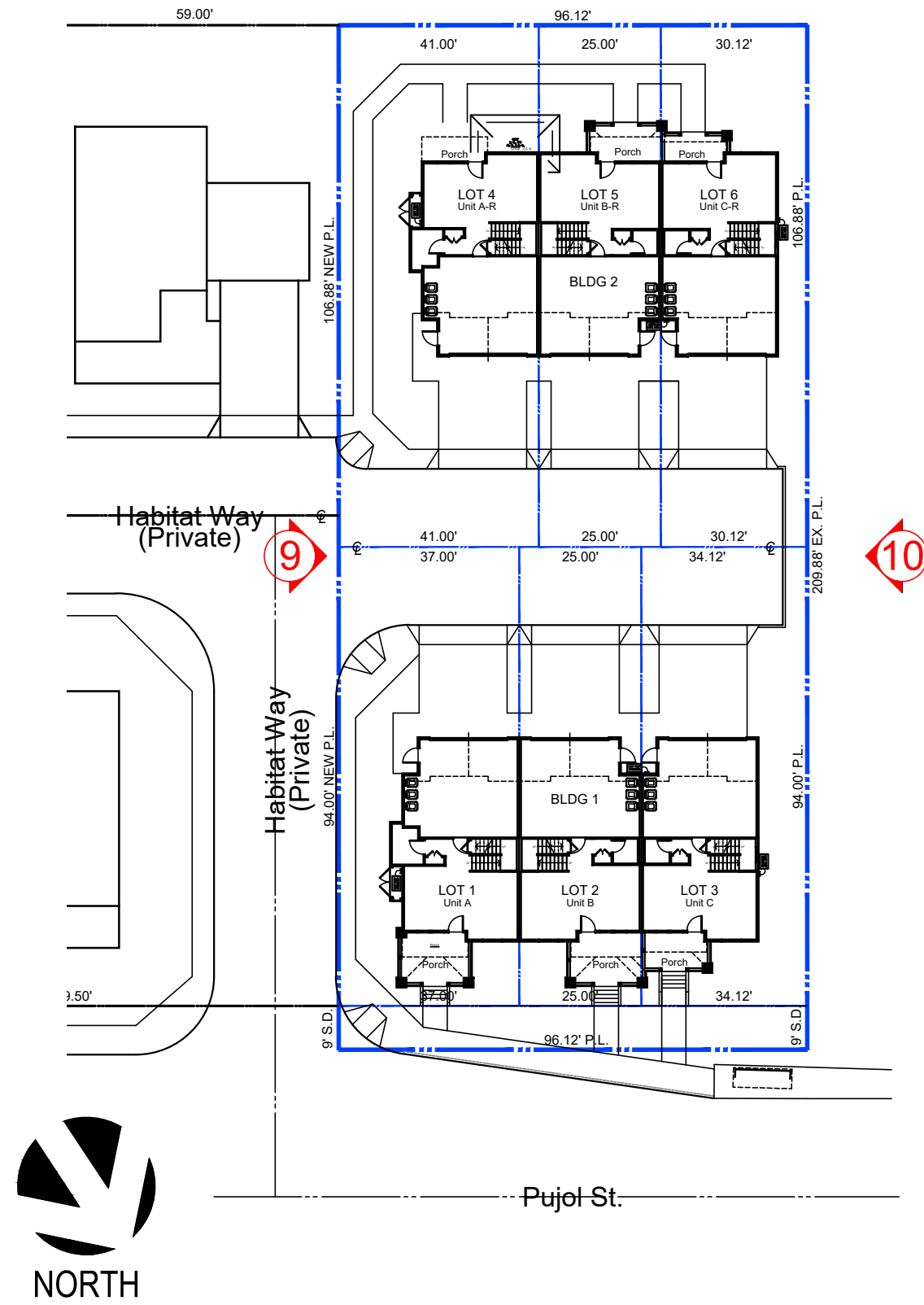
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DRAWN: RA
PROJECT NO: 210721
SHEET NO. 3D-2



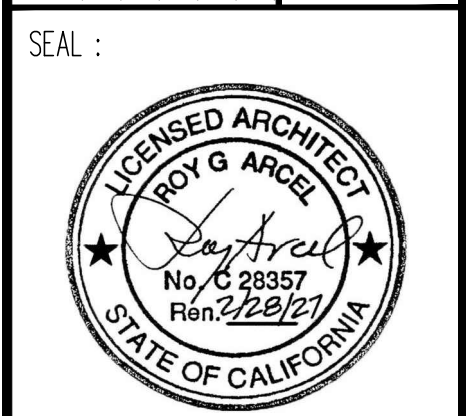
⑨ Aerial Driveway View from Habitat Way



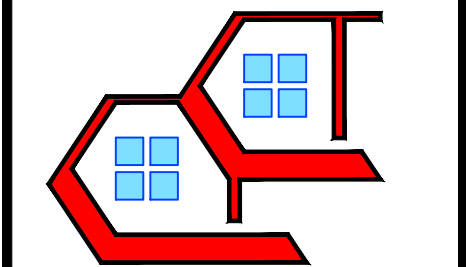
⑩ Opposite Aerial Driveway View



REVISIONS:	ISSUED FOR:
1. 11/11/25	OWNER'S APPROVAL:
2. 11/11/25	PLAN CHECK:
3. 11/11/25	PERMITTED:
4. 11/11/25	FIRST BID:



ROY G. ARCEL
ARCHITECT
CA. LIC. C 28357
31916 Marzetta Ln., Lake Elsinore, CA 92532
Tel: (714) 788-7921 Email: royarcel@yanoo.com
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Temecula, CA, 92591
Contact: James Buxton
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PROJECT:
6 Single-Family Rowhouses
Pujol St.,
Temecula, CA 92590
SHEET:
Aerial 3D Views

DATE: 6-11-25
DRAWN: RA
PROJECT NO: 210721
SHEET NO. 3D-3