THE HOTEL WITH CONDOMINIUM

FOURTH ST.

TEMECULA, CA



LEGAL DESCRIPTION

PARCEL 1:
LOT 19-N OF BLOCK 20 OF THE TOWN OF TEMECULA, IN THE CITY OF TEMECULA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15, PAGE(S) 726 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.
TOGETHER WITH THE WESTERLY HALF OF THAT CERTAIN UNNAMED ALLEY LYING ADJACENT TO SAID LOT, WHICH WOULD PASS BY A CONVEYANCE OF SAID LOT, SAID ALLEY BEING ABANDONED BY A RESOLUTION OF THE BOARD OF SUPERVISORS RECORDED FEBRUARY 22, 1980 AS INSTRUMENT NO. 35285 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
PARCEL 2:
LOT 20 OF BLOCK 20 OF THE TOWN OF TEMECULA, IN THE CITY OF TEMECULA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15, PAGE(S) 726 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.
TOGETHER WITH THE WESTERLY HALF OF THAT CERTAIN UNNAMED ALLEY LYING ADJACENT TO SAID LOT, WHICH WOULD PASS BY A CONVEYANCE OF SAID LOT, SAID ALLEY BEING ABANDONED BY A RESOLUTION OF THE BOARD OF SUPERVISORS RECORDED FEBRUARY 22, 1980 AS INSTRUMENT NO. 35285 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY,CALIFORNIA.

STATEMENT OF OPERATIONS

THE PROPOSED PROJECT IS A SELECT SERVICE HOTEL WITH A FOURTH FLOOR OF CONDO RESIDENCES. THE FACILITY IS A 24/7 OPERATION. THE NUMBER OF EMPLOYEES IS APPROXIMATELY 30-50. REQUIRED PARKING IS 87 STALLS, AVERAGE DAILY TRIPS IS EQUAL TO THE NUMBER OF PARKING. AS THIS IS A HOTEL, NO HAZARDOUS MATERIALS/CHEMICAL PROCESSING/ OR SIGNIFICANT EQUIPMENT IS PROPOSED. THERE WILL BE A KITCHEN/BAR AND POOL AREA AS AMENITIES FOR THE GUESTS AND FOR VISITORS.

PROJECT INFORMATION

BUILDING TYPE: 4 STORY, TYPE III-B CONSTRUCTION
OCCUPANCY: A2 / A3 / B / R1/ R3
SPRINKLER: YES
BUILDING HEIGHT: 50'-0"
ZONING DESIGNATION : OLD TOWN SPECIFIC PLAN (SP - 5) DOWN TOWN CORE
GENERAL PLAN DESIGNATION: SPECIFIC PLAN IMPLEMENTATION - SPI
EXISTING LAND USE: VACANT; PROPOSED LAND USE: 4 STORY HOTEL AND CONDO
ZONING OF ADJACENT PARCELS: SP-5 DOWN TOWN CORE

PROJECT INFORMATION	SCHEME 7- CONDO	01.05.2018
GROSS SITE AREA	0.87 AC	37,500 SF
UNDERGROUND PARKING		32,890 SF
TOTAL BUILDING AREA		71,485 SF
1ST FLOOR		15,354 SF
GUEST ROOM (2ND FLOOR)		16,793 SF
GUEST ROOM (3RD FLOOR)		19,669 SF
CONDO (4TH FLOOR)		19,669 SF
NET COVERAGE		40.94%
LANDSCAPE PROVIDED	1,552 SF	4.14%
PARKING REQUIRED		
CONDO @ 4TH FLOOR		
GUEST ROOM @1 / ROOM		70
CONDO @ 1 / UNIT		17
TOTAL REQUIRED		87 STALLS
PARKING PROVIDED		101 STALLS
STANDARD @ GROUND LEVEL		20 AUTO
STANDARD @ UNDERGROUND LEVEL		63 AUTO
ADA @ GROUND LEVEL		4 AUTO
ADA @ UNDER GROUND LEVEL		1 AUTO
CLEAR AIR VAN POOL EV @ GROUND LEVEL		4 AUTO
CLEAR AIR VAN POOL EV@ UNDERGROUND LEVEL		9 AUTO
EV CHARGING STATION PROVIDED		5
EV CHARGING STATION @ GROUND LEVEL		2
EV CHARGING STATION @ UNDERGROUND LEVEL		3
BICYCLE RACK PROVIDED		6

UTILITY PROVIDERS

WATER - RCWD

SEWER - EMWD

ELECTRIC - SO CAL EDISON

SHEET INDEX

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A1.2	ACCESSIBLE EGRESS PLAN
C1	PRELIMINARY GRADING
C2	CROSS SECTIONS
A2	UNDERGROUND PARKING PLAN
A3	FIRST FLOOR PLAN
A4	SECOND FLOOR PLAN
A5	THIRD FLOOR PLAN
A6	FOURTH FLOOR CONDO PLAN
A7	ROOF PLAN
A8	BUILDING ELEVATIONS
A9	BUILDING ELEVATIONS

APPLICANT'S REPRESENTATIVE/ARCHITECT

HERDMAN ARCHITECTURE & DESIGN, INC.
16201 SCIENTIFIC WAY
IRVINE, CA 92618
CONTACT: BRIDGET HERDMAN
PHONE: 714.389.2800
EMAIL: BRIDGET@HERDMAN-AD.COM

ASSESSOR'S PARCEL NO.

ADDRESS #1 - 41970 4TH ST.
PARCEL 1 - 922034024 / .17 AC
PARCEL 2 - 922034023 / .17 AC

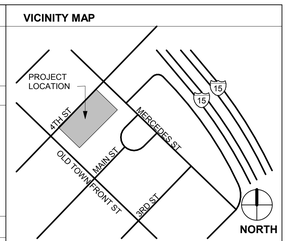
ADDRESS #2 - 41948 4TH ST.
PARCEL 1 - 922034022 / .09 AC
PARCEL 2 - 922034021 / .26 AC

ADDRESS #3 - 41918 4TH ST.
PARCEL 1 - 922034020 / .09 AC
PARCEL 2 - 922034019 / .09 AC

SCOPE OF WORK

CONSTRUCTION OF A NEW 4-STORY HOTEL PROJECT WITH UNDERGROUND PARKING GARAGE, CONSISTS OF GUESTROOMS, RESTAURANT, BAR, GYM AND OUTDOOR POOL. 4TH LEVEL IS CONDOMINIUMS.

VICINITY MAP



THE HOTEL WITH CONDOMINIUMS
TEMECULA, CA

PROJECT
DEVELOPMENT PLAN SUBMITTAL #4
PA 17-0854

HERDMAN
ARCHITECTURE + DESIGN

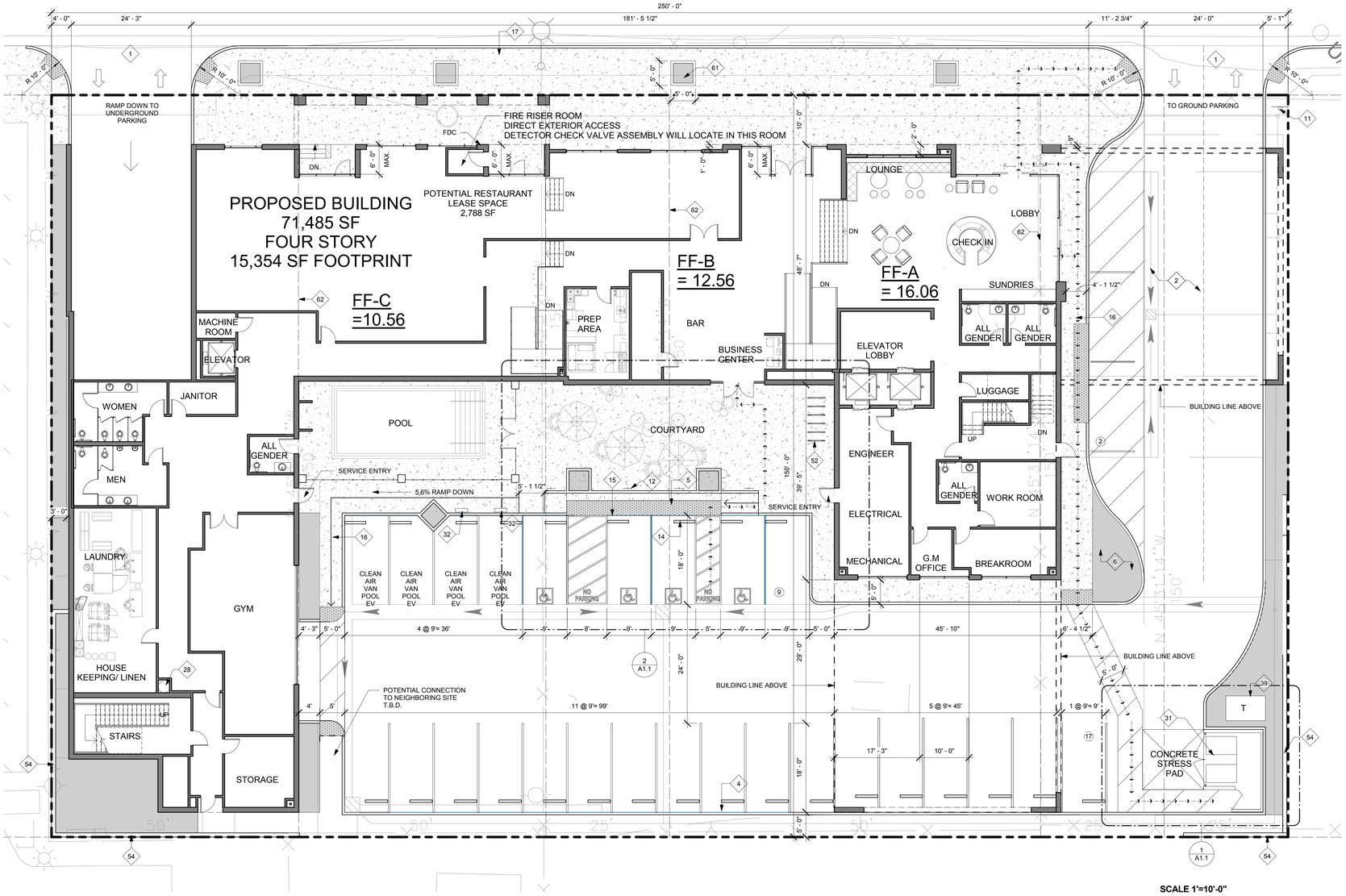
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PA 17-0854
APN# 922-034-021
DEVELOPMENT PLAN SUBMITAL #4

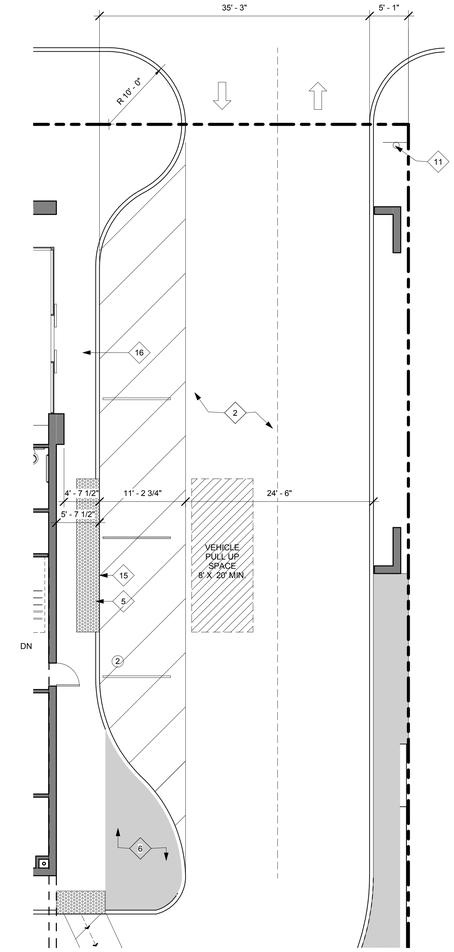
CITY OF TEMECULA
PLANNING DEPARTMENT
CONDITIONALLY APPROVED
SUBJECT TO THE FINDINGS AND CONDITIONS OF APPROVAL, AS APPROVED. MODIFICATIONS REQUIRE CITY APPROVAL.
scott.cooper
4/18/2018

TITLE SHEET
A0.1

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3 SITE PLAN
1" = 10'-0"



1 ENLARGED DROP OFF ZONE
1/8" = 1'-0"

PASSENGER DROP OFF AND LOADING ZONES

PASSENGER DROP-OFF AND LOADING ZONES SHALL COMPLY WITH SECTION 11B-503.

11B 503.2 VEHICLE PULL-UP SPACE. PASSENGER DROP-OFF AND LOADING ZONES SHALL PROVIDE A VEHICULAR PULL-UP SPACE 96 INCHES WIDE MINIMUM AND 20 FEET LONG MINIMUM.

11B-503.3 ACCESS AISLE. PASSENGER DROP-OFF AND LOADING ZONES SHALL PROVIDE ACCESS AISLES COMPLYING WITH SECTION 11B-503 ADJACENT AND PARALLEL TO VEHICLE PULL-UP SPACE. ACCESS AISLES SHALL ADJOIN AN ACCESSIBLE ROUTE AND SHALL NOT OVERLAP THE VEHICULAR WAY.

11B-503.3.1 WIDTH. ACCESS AISLES SERVING VEHICLE PULL-UP SPACE SHALL BE 60 INCHES WIDE MINIMUM

1B-503.3.2 LENGTH. ACCESS AISLES SHALL EXTEND THE FULL LENGTH OF THE VEHICLE PULL-UP SPACES THEY SERVE.

11B-503.3.3 MARKING. ACCESS AISLES SHALL BE MARKED WITH A PAINTED BORDERLINE AROUND THEIR PERIMETER. THE AREA WITHIN THE BORDERLINES SHALL BE MARKED WITH HATCHED LINES A MAXIMUM OF 36 INCHES ON CENTER IN A COLOR CONTRASTING WITH THAT OF THE AISLE SURFACE.

11B-503.4 FLOOR AND GROUND SURFACES. VEHICLE PULL-UP SPACES AND ACCESS AISLES SERVING THEM SHALL COMPLY WITH SECTION 11B-302. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE VEHICLE PULL-UP SPACE THEY SERVE. CHANGES IN LEVEL ARE NOT PERMITTED.
EXCEPTION: SLOPES NOT STEEPER THAN 1:48 SHALL BE PERMITTED.

11B-503.5 VERTICAL CLEARANCE. VEHICLE PULL-UP SPACES, ACCESS AISLES SERVING THEM AND A VEHICULAR ROUTE FROM AN ENTRANCE TO THE PASSENGER LOADING ZONE AND FROM THE PASSENGER LOADING ZONE TO A VEHICULAR EXIT SHALL PROVIDE A VERTICAL CLEARANCE OF 114 INCHES MINIMUM.

SITE LEGEND

- LANDSCAPE AREA
- STANDARD PARKING STALL (18' × 8')
- FIRE HYDRANT
- STREET LIGHT
- PATH OF TRAVEL
- PROPERTY LINE
- ADA PARKING STALL (18' × 8', 5')
- CLEAN VAN POOL/EV PARKING STALL (CLEAN AIR VAN POOL EV)

FF-A	FINISH FLOOR AT GRADE 16.06
FF-B	FINISH FLOOR AT GRADE 12.56
FF-C	FINISH FLOOR AT GRADE 10.56

KEYNOTES

1	NEW DRIVE CUT, PER CITY OR COUNTY STANDARDS. REFER TO LANDSCAPE DRAWINGS FOR ENHANCED PAVING DESIGN IF APPLICABLE. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFO.
2	CONCRETE PAVING, REFER TO CIVIL DRAWINGS FOR SECTION AND DRAINAGE. G.C. TO COORDINATE WITH SOILS REPORT. REFER TO STRUCTURAL DRAWINGS FOR CONCRETE DESIGN AT TRUCK APRONS IF APPLICABLE.
4	PARKING SET BACK
5	TRUNCATED DOMES
6	PROPOSED LANDSCAPE AREA
11	ADA SITE ENTRY SIGN PER CODE TYP
12	ADA PARKING STALL SIGN PER CODE, TYP. PROVIE AT ALL ADA STALLS
14	PRECAST CONCRETE WHEEL STOP
15	ZERO CURB FACE
16	CONCRETE WALK, 4" MIN THICKNESS, SCORE CONCRETE @ 5' O.C., PROVIDE A LIGHT BROOM FINISH
17	REFER TO CIVIL DRAWINGS FOR RIGHT OF WAY DETAIL
28	LAUNDRY CHUTE LOCATION
31	CONCRETE TRASH ENCLOSURE PER CITY REQUIREMENTS

KEYNOTES

32	FUTURE EV CHARGING STATION
39	TRANSFORMER
52	BIKE RACK - DERO ROUND RACK COLOR BLACK SURFACE MOUNT- SEE SPECIFICATION ON A1.1
54	PROPOSED RETAINING WALL - REFER TO CIVIL DRAWINGS
61	TREE GRATES PER LANDSCAPE PLAN
62	INTERNAL LOT LINES PER CIVIL PLAN

SITE PLAN GENERAL NOTES

1. SITE PLAN SHALL MEET ALL ENGINEERING & NPDES REQUIREMENTS.
2. GENERAL CONTRACTOR TO REVIEW SOILS REPORT PREPARED BY SOCALGEO DATED OCTOBER 11, 2016 AND ANY SUBSEQUENT AMENDMENTS. G.C. TO CONFIRM COMPLIANCE.
3. REFER TO CIVIL DRAWINGS FOR ADDITIONAL UTILITY INFORMATION INCLUDING POINTS OF CONNECTION TO OFFSITE UTILITIES AND BUILDING POINTS OF CONNECTION.
4. GENERAL CONTRACTOR TO COORDINATE ALL POINTS OF CONNECTION BETWEEN OFFSITES, CIVIL, M,E,P, & FP DRAWINGS.
5. GRADES SURROUNDING BUILDING TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
6. REFER TO CIVIL DRAWINGS FOR FINISH GRADE ELEVATIONS AND PERCENTAGE SLOPES.
7. GENERAL CONTRACTOR TO CONFIRM AND COMPLY WITH ALL BUILDING, FIRE, AND ENGINEERING DEPARTMENT REGULATIONS DURING CONSTRUCTION INCLUDING ANY TEMPORARY FACILITIES REQUIRED.
8. ALL PAVED AND LANDSCAPED AREAS TO BE BOUND BY 6" MIN. CONCRETE CURB TYPICAL UNLESS SPECIFICALLY NOTED OTHERWISE.
9. ALL ADA PATHS OF TRAVEL NOTED ON PLANS TO MEET THE FOLLOWING MINIMUM REQUIREMENTS: NO ABRUPT CHANGES IN ELEVATION ALLOWABLE ALONG THE PATH OF TRAVEL. THE SLOPE AND CROSS-SLOPE SHALL NOT EXCEED 5% AND 2% RESPECTIVELY UNLESS AN ADA COMPLIANT RAMP OR CURB RAMP IS DESIGNED BY THE CIVIL ENGINEER. IF A WALK CROSSES OR ADJOINS A VEHICLE WAY, AND THE WALKING SURFACES ARE NOT SEPARATED BY CURBS, RAILING OR OTHER ELEMENTS BETWEEN THE PEDESTRIAN AREAS AND VEHICULAR AREAS; THE BOUNDARY BETWEEN THE AREAS SHALL BE DEFINED BY A 4' DEEP DETECTABLE WARNING WHICH IS 36" WIDE COMPLYING WITH CBC SECTION 11B-705.1.2.5
10. ALL SPECIFICATIONS ON DRAWINGS ARE MINIMUM REQUIREMENTS ONLY. GENERAL CONTRACTOR TO NOTIFY ARCHITECT IN WRITING OF ANY CONFLICTS IN DRAWINGS AND SPECIFICATIONS VIA 'RFI'.
11. GENERAL CONTRACTOR TO REFER TO ARCHITECTURAL DETAIL SHEETS FOR TYPICAL MINIMUM SITE IMPROVEMENT STANDARDS.
12. CONCRETE MOW STRIP PER ARCHITECTURAL DETAILS TO BE PROVIDED AT ALL GLAZING/STOREFRONT LOCATIONS WHERE ADJACENT TO LANDSCAPING.
13. CONCRETE SPLASH BLOCK PER ARCHITECTURAL DETAILS TO BE PROVIDED AT ALL ROOF DRAIN/DOWN SPOUT TERMINATIONS AT NON-CONCRETE AREAS.
14. BRASS LAMB'S TONGUE TO BE PROVIDED AT ALL ROOF DRAIN OVERFLOWS THAT DAYLIGHT AT FACE OF BUILDING WALL.
15. GATES, FENCES, AND WALLS MAY BE SUBJECT TO DEFERRED SUBMITTAL REQUIREMENTS. GENERAL CONTRACTOR TO CONFIRM WITH CITY AND MUST SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.

PROJECT
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TEMECULA, CA
DEVELOPMENT PLAN SUBMITTAL #4
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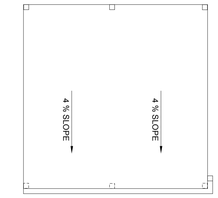
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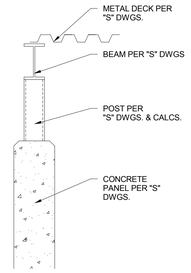
PROPOSED SITE PLAN
A1

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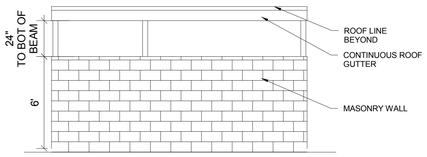


NOTES:
GUTTER AND DOWNSPOUT FINISH
TO MATCH BUILDING MULLIONS

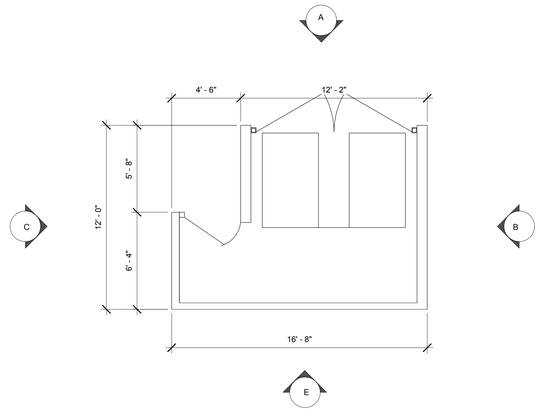
ROOF PLAN



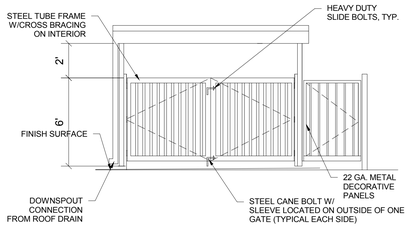
DETAIL



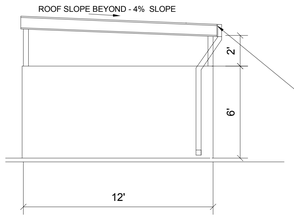
E - REAR ELEVATION



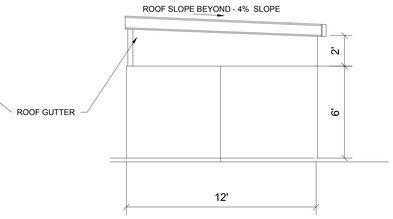
PLAN VIEW



A - FRONT ELEVATION

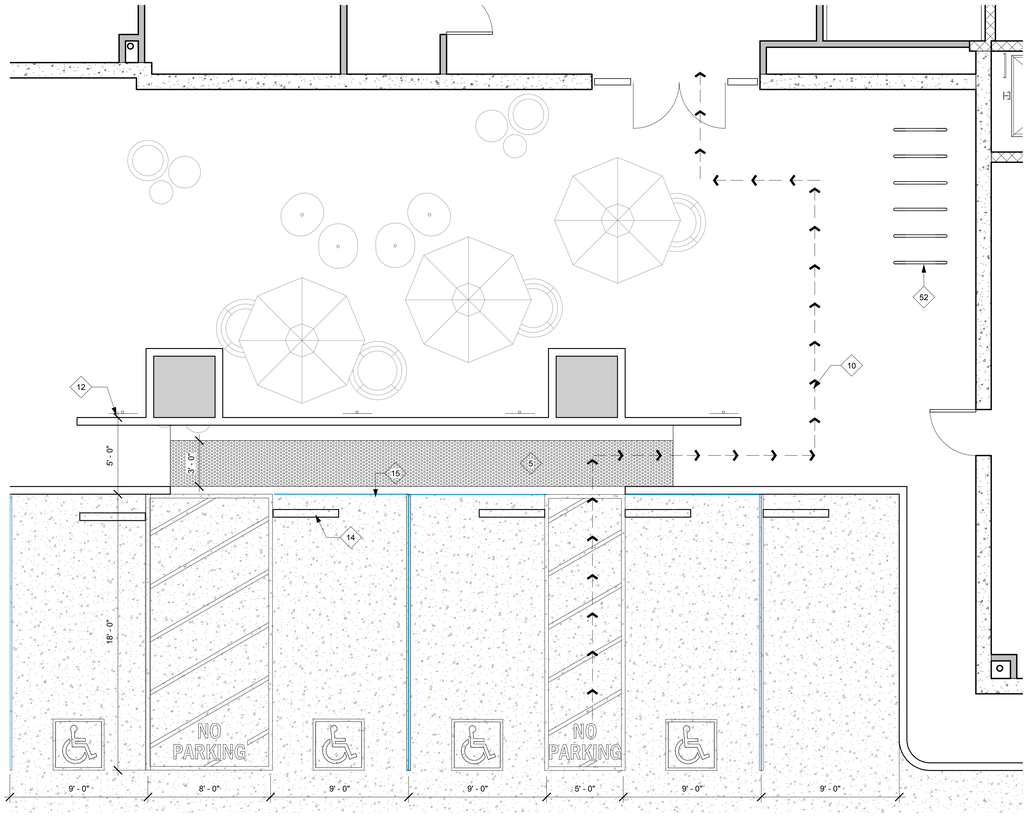


B - SIDE ELEVATION

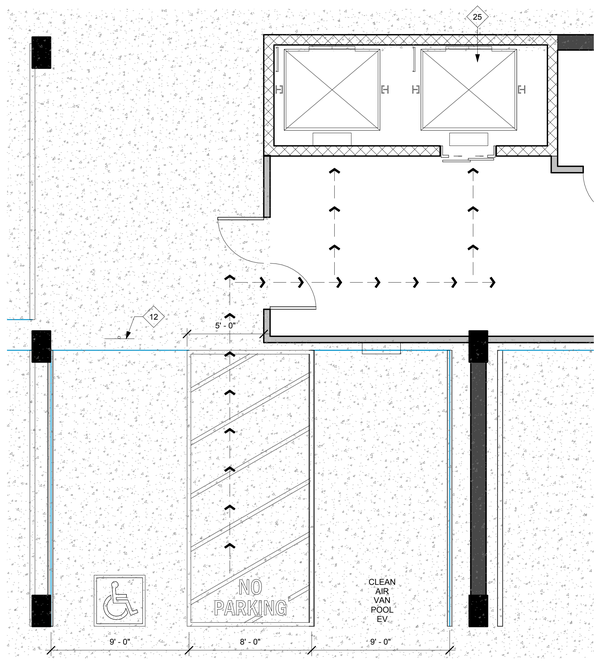


C - SIDE ELEVATION

1 TRASH ENCLOSURE DETAIL
1/4" = 1'-0"



2 ENLARGED ADA PARKING @ GROUND LEVEL
1/4" = 1'-0"



3 ADA PARKING @ UNDERGROUND LEVEL
1/4" = 1'-0"

BICYCLE RACK SPECIFICATION

GUIDE SPECIFICATIONS FOR THE DERO ROUND BIKE RACK
SECTION 02871
BIKE RACKS
These specifications were current at the time of publication but are subject to change at any time without notice. Please confirm the accuracy of these specifications with the manufacturer and/or distributor prior to installation.
PART 1 GENERAL

1.1 Summary
A. This section includes specifications for the Round Bike Rack.
1. Bikes parked per unit: 2
1.2 Quality Assurance
A. Installer Qualifications: An experienced installer who has completed installation of bicycle racks similar in material, design, and extent to that indicated for this project and whose work has resulted in construction with a record of successful in-service performance.
B. Manufacturer Qualifications: A firm experienced in manufacturing bicycle racks similar to those required for this project and with a record of successful in-service performance.
C. Source Limitations: Obtain each color, finish, shape and type of bicycle rack from a single source with resources to provide components of consistent quality in appearance and physical properties.
D. Product Options: Drawings indicate size, shape and dimensional requirements of bicycle racks and are based on the specific system indicated.
1.3 Submittals
A. Product Data: Include physical characteristics such as shape, dimensions, bicycle, material parking capacity and finish for each bicycle rack.
B. Shop Drawings: Show installation details for each bicycle rack.
C. Samples for Verification: Submit finish samples for review and verification.
D. Maintenance Data: For each bicycle rack.
1. Include recommended methods for repairing damage to the finish.
1.4 Delivery, Storage and Handling
A. Upon delivery, before signing for shipment, inspect for any damages and notate on the B.O.L.
B. Store bicycle racks in original undamaged packages and containers until ready for installation. Handle bicycle racks with sufficient care to prevent any scratches or damage to the finish.
1.5 Warranty
A. Bicycle racks carry a one year manufacturer's limited warranty against defects in materials and workmanship. The one year warranty period begins the date the product is shipped from the manufacturer.

PART 2 PRODUCTS
2.1 Acceptable Manufacturers
A. Provide bicycle racks manufactured by DERO BIKE RACK CO., 504 Malcolm Avenue SE, Suite 100, Minneapolis, MN 55414, 1-888-337-6729. Fax: 612-331-2731 Website: www.dero.com
2.2 Materials
A. 1.5" uncoated pipe.
B. Installation Methods: In-ground mount is embedded into concrete base. Flange mount has two 5.2" x 3.9" oval x .25" feet - 6 anchors. In-ground mount and foot mount models are available.
2.3 Finishes
A. A hot-dipped galvanized finish performed after fabrication is standard.
B. Over 250 high quality TGIC powder-coated colors are available from Dero Bike Rack Co.
1. A TGIC powdercoat finish is available.
2. For powder coated/ painted racks, the following specifications are required: Part is prepared for painting with hard sandblasting. An epoxy primer is electrostatically applied. A final TGIC, UV resistant polyester powder coat is applied. Final coating mil thickness shall be no less than 6 mils.
C. A 304 grade stainless steel finish is also available. Either a satin #4 finish or high luster electropolish finish. Both finish options include the Spectra Shield finish for maximum corrosion protection.
2.4 Round Bike Rack
A. Setbacks
1. Wall Setback: For racks set parallel to the wall, a minimum of 24" should be left between the wall and the rack. 36" is the recommended setback. For racks installed perpendicular to the wall, a 34" setback is the minimum distance. 42" is recommended.
2. Distance Between Racks: 24" is the minimum distance between racks. 36" is recommended.
3. Street Setback: 24" is the minimum distance between the street and the rack. 36" is recommended.
PART 3 EXECUTION
3.1 Installation
A. Installation Method
1. Surface mount
2. In-ground mount
3. It is the responsibility of the installer to ensure that all base materials into which the rack will be installed can support the rack and will not be damaged by any required installation procedures.
3.2 Ordering Information
A. When ordering or specifying this rack, make sure the product type, finish and fastener type (if applicable) are included. Contact your Dero representative for a current price list or to place an order.
B. Included in the price is either a hot-dipped galvanized finish, a TGIC powder coat finish, or a stainless steel finish. The foot-mounted Excalibur Round Racks include 6 wedge anchors or concrete spikes.
3.3 Freight
A. Call 1-888-337-6729 for freight quotes.

KEYNOTES

5 TRUNCATED DOMES
10 ADA PATH OF TRAVEL
12 ADA PARKING STALL SIGN PER CODE, TYP. PROVIE AT ALL ADA STALLS
14 PRECAST CONCRETE WHEEL STOP
15 ZERO CURB FACE
25 ELEVATORS
52 BIKE RACK - DERO ROUND RACK COLOR BLACK SURFACE MOUNT- SEE SPECIIFCATION ON A1.1

FLOOR PLAN WALL LEGEND

CONCRETE TILT UP @ UNDERGROUND AND FIRST FLOOR
WOOD SHEAR WALL AT SECOND TO FOURTH FLOOR
INTERIOR METAL STUD PARTITION TYP.

ALUMINUM CLAD WINDOW SYSTEM

EXTERIOR WINDOW SEE ELEVATIONS

ILLUMINATED EMERGENCY EXIT SIGN PER CBC AND FIRE DEPT. SEE "E" DRAWINGS FOR LOCATION. SIGN SHALL BE CONTINUOUSLY ILLUMINATED FOR DURATION OF 90 MIN. IN CASE OF PRIMARY POWER LOSS.

FLOOR PLAN GENERAL NOTES

1. FINISH FLOOR SLAB IS FLAT. REFER TO CIVIL DRAWINGS FOR ELEVATIONS AND ADDITIONAL INFORMATION.
2. PROVIDE STEGO WRAP 15 ML BARRIER BELOW SLAB PER MANUFACTURERS INSTRUCTIONS AND PER SOILS REPORT IN LOCATIONS FOR PROPOSED OFFICE AREAS. SEEL FLOOR PLAN LEGEND FOR HATCHED AREAS.
3. REFER TO STRUCTURAL DRAWINGS FOR DESIGN OF FOUNDATION.
4. POUR STRIP TO BE SLOPED TO EXTERIOR DOORS 1/2"
5. PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY FIRE DEPARTMENT AND CBC/CFC
6. PROVIDE ILLUMINATED EXIT SIGNS AT ALL EXTERIOR EXIT DOORS, DOORS EXITING FROM TENANT SPACES, DOORS INTO EXIT ENCLOSURES, AND ANY ADDITIONAL LOCATIONS NOTED ON PLANS. SEE "E" DRAWINGS FOR ADDITIONAL REQUIREMENTS. SIGN TO BE CONTINUOUSLY ILLUMINATED FOR DURATION OF 90 MIN IN CASE OF PRIMARY POWER LOSS.
7. ALL FIRE RATED PARTITIONS TO EXTEND TO DECK ABOVE, AND PENETRATIONS TO BE SEALED.
8. DO NOT USE CURING COMPOUND OR RELEASE AGENTS TO CURE SLAB.
9. CRANES, CONCRETE TRUCKS, AND SIMILAR HEAVY EQUIPMENT PROHIBITED ON SLAB.
10. FLY-ASH PROHIBITED IN CONCRETE SLAB MIX.
11. STOREFRONT FRAMING TO BE RECESSED IN SLAB 1/2". SEE DETAIL SHEETS.
12. FLOOR SLAB TO BE CLASS V PER ACI 302-IR-89
13. SEE "S" DWGS FOR ADDITIONAL INFO.
14. FLOOR COMPACTION TO BE 95% MIN.
15. TRENCH COMPACTION TO BE 90% MIN.
16. SLAB FINISH TO BE STEEL FLOAT HARD TROWEL BURNISHED FINISH.
17. DIMENSIONS ARE TO FACE OF CONCRETE PANEL, FINISH FACE OF DRYWALL, FINISH OPENING, TYPICAL UNLESS NOTED OTHERWISE.
18. PROVIDE EXIT SIGNS INCLUDING TACTILE SIGN - DETAILS 'N' & 'P'AD 2. REQUIRED BY SECTION 1011 OF 2013 CBC. SIGN TO BE CONTINUOUSLY ILLUMINATED FOR DURATION OF 90 MIN IN CASE OF PRIMARY POWER LOSS.
19. ALL MAN DOORS, OVERHEAD DOORS, AND ROLL-UP DOORS TO BE DESIGNED FOR WIND LOAD AND EXPOSURE DETERMINED BY BUILDING CODE AND LOCAL JURISDICTION.
20. ALL STOREFRONT SYSTEMS TO BE DESIGNED FOR WIND LOAD AND EXPOSURE DETERMINED BY BUILDING CODE AND LOCAL JURISDICTION. STORE FRONT SYSTEMS TO BE DESIGN BUILD.
21. REFER TO CIVIL DRAWINGS FOR ALL POINT OF CONNECTIONS FOR UTILITIES. CONTRACTOR TO VERIFY LOCATIONS.
22. PROVIDE STEEL BOLLARDS FILLED WITH CONCRETE AND PAINTED PER FINISH SCHEDULE AT FIRE RISERS, PIVS, TRANSFORMERS, AND OTHER RLOCATIONS AS REQUIRED. SEE 10/AD.1.

PROJECT
THE HOTEL WITH CONDOMINIUMS
TEMECULA, CA
DEVELOPMENT PLAN SUBMITTAL #4
PA 17-0854

HERDMAN
ARCHITECTURE + DESIGN

A15-2116
04.04.2018

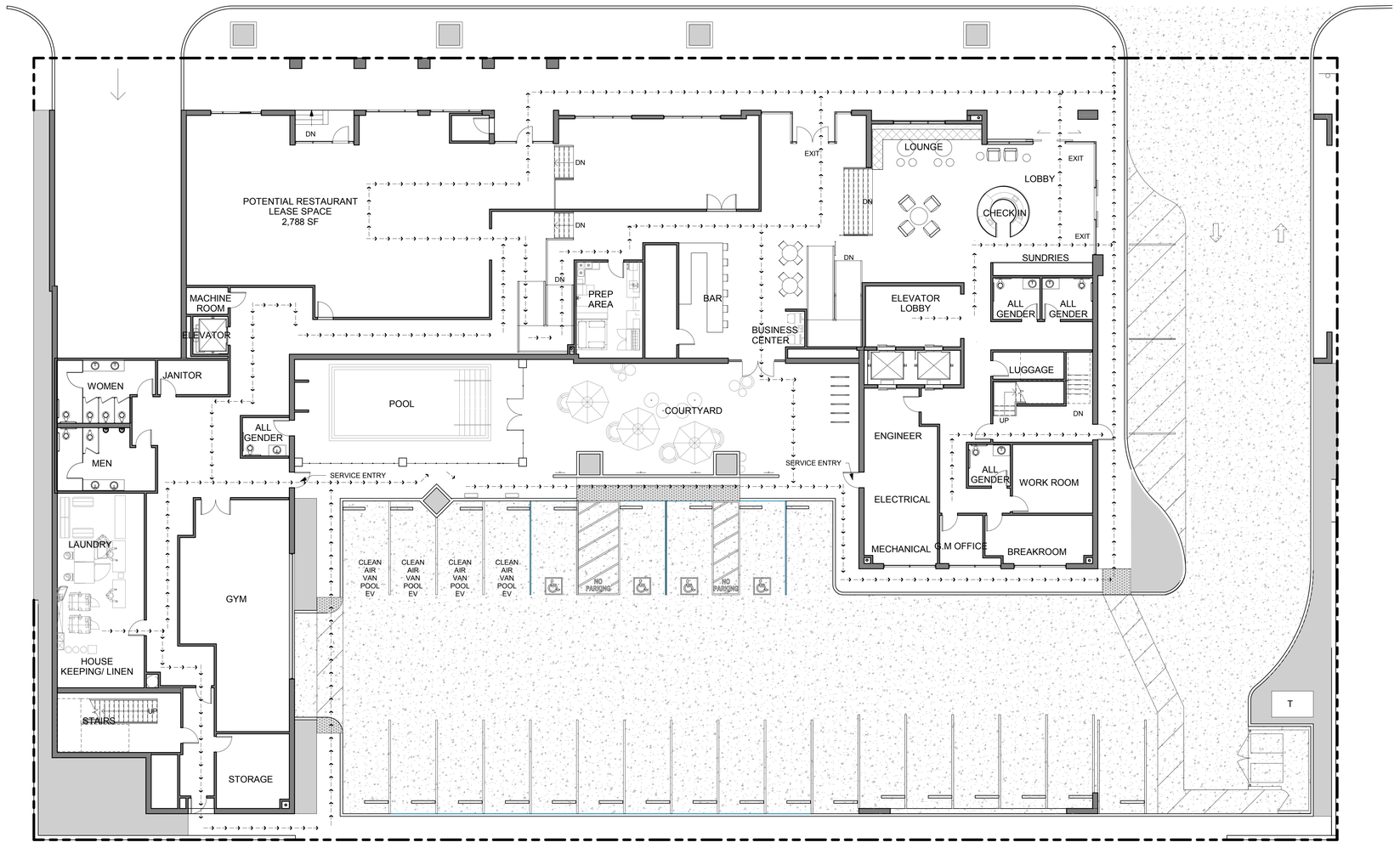
PA 17-0854
APN# 922-034-021
DEVELOMENT PLAN SUBMITTAL #4

CITY OF TEMECULA
PLANNING DEPARTMENT
CONDITIONS / DETAILS
APPROVED
SUBJECT TO THE FINDINGS AND CONDITIONS OF APPROVAL, AS APPROVED. MODIFICATIONS REQUIRE CITY APPROVAL.
scott.cooper
4/18/2018

A1.1

1/9/2018 8:30:40 AM

FOURTH ST.



SCALE 1'=10'-0"

0 20 40 60 80

1 ACCESSIBLE EGRESS PLAN
1" = 10'-0"

PROJECT **THE HOTEL WITH CONDOMINIUMS**
TEMECULA, CA
DEVELOPMENT PLAN SUBMITTAL #4
PA 17-0854

HERDMAN
ARCHITECTURE + DESIGN

A15-2116
04.04.2018

PA 17-0854
APN# 922-034-021
DEVELOPMENT PLAN SUBMITTAL #4

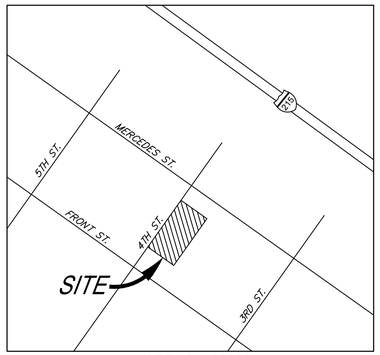
CITY OF TEMECULA
PLANNING DEPARTMENT
CONDITIONALLY
APPROVED
SUBJECT TO THE FINDINGS AND CONDITIONS OF APPROVAL, AS APPROVED. MODIFICATIONS REQUIRE CITY APPROVAL.
scott.cooper
4/18/2018

ACCESSIBLE EGRESS PLAN

A1.2

1/9/2018 8:30:41 AM

TV OLD TOWN LP
4TH STREET- TEMECULA CA.
MARCH 2018



VICINITY MAP
NOT TO SCALE
THOMAS GUIDE PG. 716, PORT. GRID H-5 & H-6

APPLICANT
MR. JEFF ZHANG
TV OLD TOWN LP
44045 MARGARITA ROAD, STE. 203
TEMECULA, CA 92592

ARCHITECT
BRIDGET HERDMAN, AIA
16201 SCIENTIFIC WAY
SUITE 71439
IRVINE, CA 92618
TEL: (714) 389-2800

ENGINEER
SDH & ASSOCIATES, INC.
5225 CANYON CREST DR.
SUITE 71-439
RIVERSIDE, CA 92507
TEL: (951) 683-3691

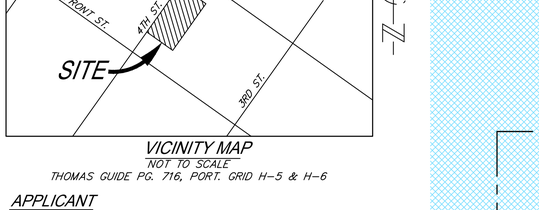
ASSESSORS PARCEL NO.
922-034-019, 922-034-020, 922-034-021
922-034-022, 922-034-023, & 922-034-024

LEGAL DESCRIPTION
LOTS 19-28, BLOCK 20
TOWN OF TEMECULA MB 15/726
S.D. 6.

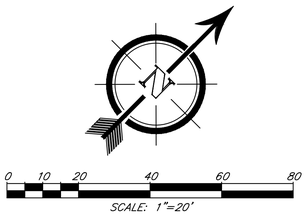
EARTHWORK
CUT: 16,876 CUBIC YARDS
FILL: 27 CUBIC YARDS
EXPORT: 16,849 CUBIC YARDS

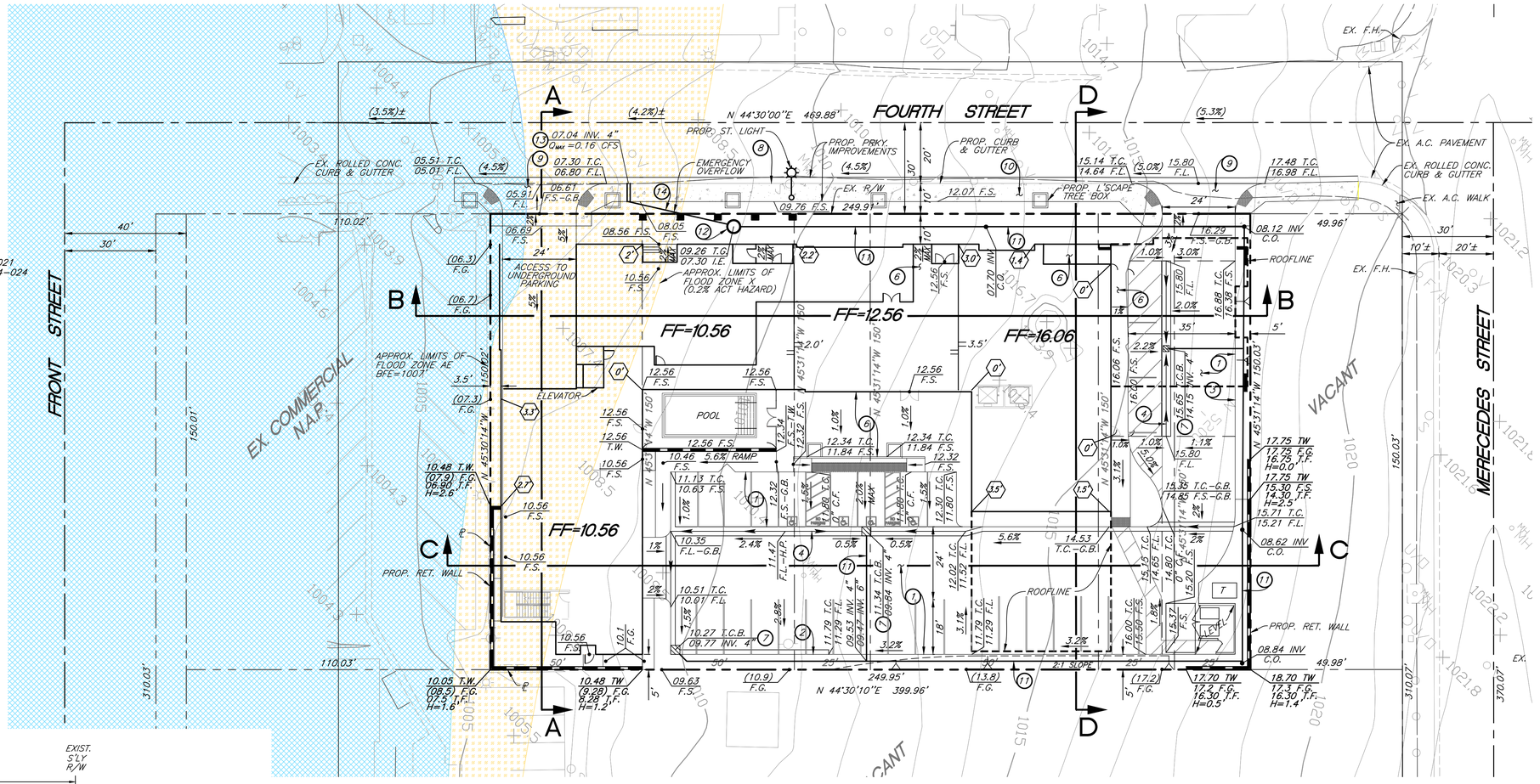
LEGEND
T.C. - TOP OF CURB
F.S. - FINISHED SURFACE
F.G. - FINISHED GRADE
F.L. - FLOW LINE
H.P. - HIGH POINT
EXIST. - EXISTING
P.E. - PAD ELEVATION
G.B. - GRADE BREAK

PARCEL LINES
CENTERLINE
CURB AND GUTTER
1280 EXISTING CONTOUR LINE
LOT LINE
SLOPE
FLOODZONE AE
FLOODZONE X



TYPICAL SECTION
FOURTH STREET
NOT TO SCALE





BENCHMARK:
ID: J 63, 600.7.68
STANDARD BRASS DISC AT TEMECULA, ON MAIN STREET, 100 FEET SOUTH OF AND ACROSS THE STREET FROM THE POST OFFICE, AT A HOTEL BUILDING (FORMER FIRST NATIONAL BANK BUILDING), SET VERTICALLY IN THE NORTHEAST CONCRETE WALL, 1.5 FEET NORTHWEST OF THE EAST CORNER OF A DOOR COLUMN AT THE EAST CORNER OF THE BUILDING, 2.3 FEET ABOVE THE FIRST CONCRETE ENTRANCE STEP, AND ABOUT 2.5 FEET HIGHER THAN THE STREET.
DATE: 1970, ELEVATION: 1005.651 FT

PROJECT NOTES :
1) STREET & PARKWAY IMPROVEMENTS SHALL CONFORM TO THE OLD TOWN SPECIFIC PLAN STANDARDS
2) FLOODPLAIN INFORMATION OBTAINED FROM FEMA FLOOD MAP SERVICE - NAV 88

CONSTRUCTION NOTES :
1. CONSTRUCT CONCRETE OR A.C. PAVING
2. CONSTRUCT 6" CURB & GUTTER
3. CONSTRUCT 6" CURB ONLY
4. CONSTRUCT 3' WIDE CONCRETE RIBBON GUTTER
6. CONSTRUCT P.C.C. CONCRETE
7. CONSTRUCT 24"X24" CATCH BASIN
8. CONSTRUCT 6" TYPE "C" ROLLED CURB AND GUTTER PER OLD TOWN SPECIFIC PLAN STANDARDS
9. CONSTRUCT COMMERCIAL DRIVEWAY APPROACH PER CITY STANDARD NO. 207A
10. CONSTRUCT P.C.C. SIDEWALK PER OLD TOWN SPECIFIC PLAN STANDARDS
11. CONSTRUCT P.V.C. DRAIN PIPE
12. CONSTRUCT TORRENT MAXWELL PLUS DRYWELL OR APPROVE EQUAL (PER WQMP)
13. CONSTRUCT UNDER SIDEWALK DRAIN PIPE PER CITY STANDARD NO. 303
14. CONSTRUCT R.C.P. DRAIN PIPE IN CITY R/W

REVISIONS				
MARK	DESCRIPTION	BY	APPR.	DATE

DESIGNED BY: S.S. DRAWN BY: S.J.S.
CHECKED BY: R.V.Z. PROJECT MANAGER: S.S.

PLANNING DIVISION: DATE:

PREPARED BY: DATE:

ROBERT C. VAN ZANTEN
R.C.E. NO.: 62325 EXP. 9-30-19

SEAL: REGISTERED PROFESSIONAL ENGINEER ROBERT C. VAN ZANTEN No. 62325 Exp. 9-30-19 CIVIL STATE OF CALIFORNIA

PREPARED BY:
SDH & ASSOCIATES INC.
5225 CANYON CREST DRIVE 71439
Riverside, California 92507
TEL: (951) 683-3691 FAX (951) 788-2314

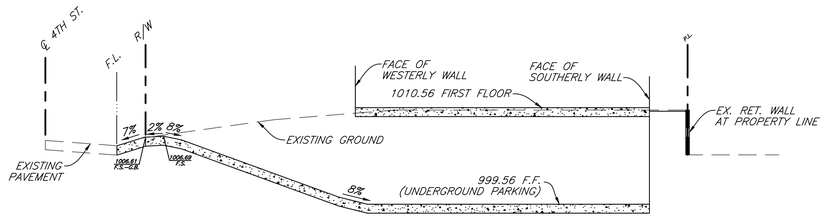
SCALE: 1" =20'
DATE: MARCH 2018

CITY OF TEMECULA

CITY OF TEMECULA ENGINEERING DEPARTMENT
CONDITIONALLY APPROVED
THIS APPROVAL IS SUBJECT TO THE CONDITIONS OF APPROVAL, AS WELL AS ALL APPLICABLE REGULATIONS. ALL CHANGES AND REVISIONS REQUIRE CITY APPROVAL.
Expiration Date per Ordinance 18270
10/31/2018

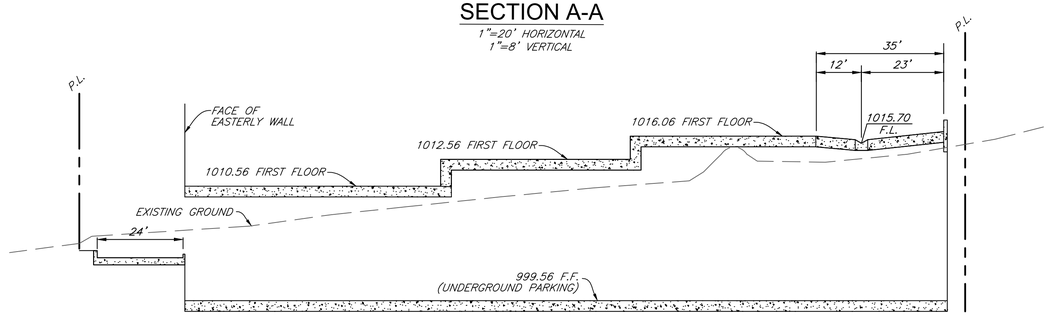
PA17-0834
TV OLD TOWN LP
FOURTH STREET HOTEL
PRELIMINARY GRADING

1 OF 2 SHEETS



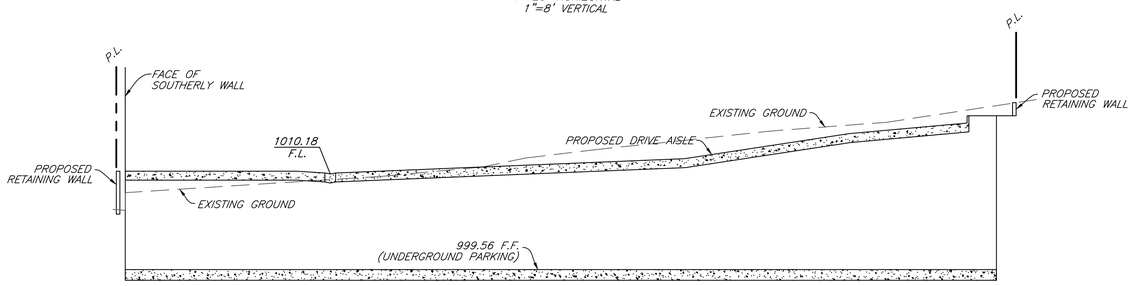
SECTION A-A

1"=20' HORIZONTAL
1"=8' VERTICAL



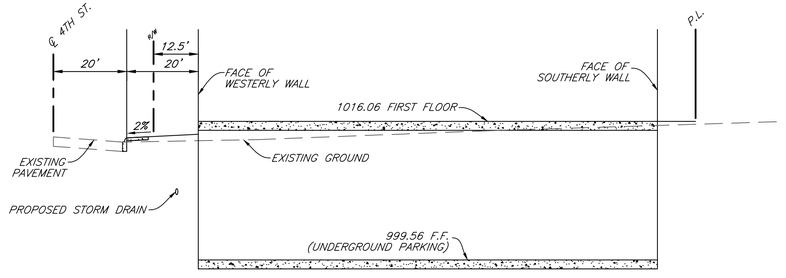
SECTION B-B

1"=20' HORIZONTAL
1"=8' VERTICAL



SECTION C-C

1"=20' HORIZONTAL
1"=8' VERTICAL



SECTION D-D

1"=20' HORIZONTAL
1"=8' VERTICAL

REVISIONS				
MARK	DESCRIPTION	BY	APPR	DATE

DESIGNED BY: S.S. DRAWN BY: S.J.S.
CHECKED BY: R.V.Z. PROJECT MANAGER: S.S.

PLANNING DIVISION: DATE: _____

PREPARED BY: DATE: _____

ROBERT C. VAN ZANTEN
R.C.E. NO.: 62325 EXP. 9-30-19

SEAL: REGISTERED PROFESSIONAL ENGINEER — ROBERT C. VAN ZANTEN — No. 62325 Exp. 9-30-19 — CIVIL — STATE OF CALIFORNIA

PREPARED BY:

SDH & ASSOCIATES INCORPORATED
SDH AND ASSOCIATES INC.
5225 CANYON CREST DRIVE 71439
Riverside, California 92507
TEL: (951) 883-3691 FAX (951) 788-2314

SCALE: VARIES

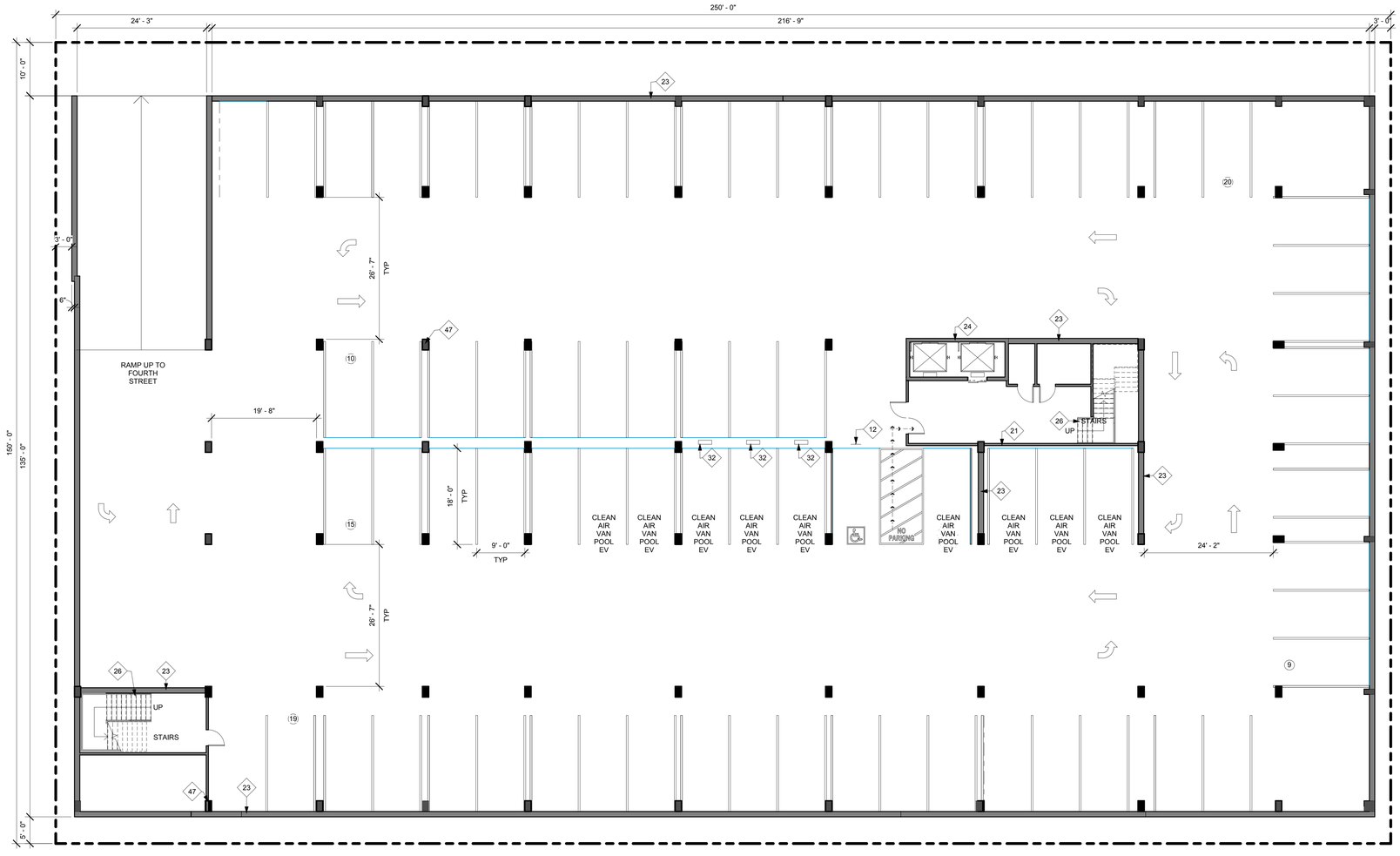
DATE: MARCH 2018

CITY OF TEMECULA

TV OLD TOWN I/II
FOURTH STREET HOTEL
CROSS SECTIONS

CITY OF TEMECULA
PLANNING DEPARTMENT
CONDITIONALLY
APPROVED
SUBJECT TO THE FINDINGS AND CONDITIONS OF APPROVAL, AS APPROVED. MODIFICATIONS REQUIRE CITY APPROVAL.
Shelly Cooper
4/18/2018

SHEET 2 OF 2 SHEETS



1 UNDERGROUND PARKING Condo
1" = 10'-0"

SCALE 1'=10'-0"

0 20 40 60 80

KEYNOTES

12 ADA PARKING STALL SIGN PER CODE, TYP. PROVIE AT ALL ADA STALLS
21 INTERIOR METAL STUD FRAMING WLL TYP.
23 CONCRETE SHEAR WALL
24 CMU BEARING WALL AT ELEVATORS
26 INTERIOR STAIRS
32 FUTURE EV CHARGING STATION
47 STRUCTURAL COLUMN, TYP

UNDERGROUND PARKING NOTES

PARKING SPACES, ACCESS AISELS, AND VEHICULAR ROUTES SERVING THEM SHALL PROVIDE A VERTICAL CLEARANCE OF 98" MINIMUM AT UNDERGROUND PARKING

FLOOR PLAN WALL LEGEND

CONCRETE TILT UP @ UNDERGROUND AND FIRST FLOOR
WOOD SHEAR WALL AT SECOND TO FOURTH FLOOR
INTERIOR METAL STUD PARTITION TYP.

ALUMINUM CLAD WINDOW SYSTEM

EXTERIOR WINDOW SEE ELEVATIONS

ILLUMINATED EMERGENCY EXIT SIGN PER CBC AND FIRE DEPT. SEE "E" DRAWINGS FOR LOCATION. SIGN SHALL BE CONTINUOUSLY ILLUMINATED FOR DURATION OF 90 MIN. IN CASE OF PRIMARY
POWER LOSS.

FLOOR PLAN GENERAL NOTES

1. FINISH FLOOR SLAB IS FLAT. REFER TO CIVIL DRAWINGS FOR ELEVATIONS AND ADDITIONAL INFORMATION.
2. PROVIDE STEGO WRAP 15 MIL BARRIER BELOW SLAB PER MANUFACTURERS INSTRUCTIONS AND PER SOILS REPORT IN LOCATIONS FOR PROPOSED OFFICE AREAS. SEEL FLOOR PLAN LEGEND FOR HATCHED AREAS.
3. REFER TO STRUCTURAL DRAWINGS FOR DESIGN OF FOUNDATION.
4. POUR STRIP TO BE SLOPED TO EXTERIOR DOORS 1/2"
5. PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY FIRE DEPARTMENT AND CBC/CFC
6. PROVIDE ILLUMINATED EXIT SIGNS AT ALL EXTERIOR EXIT DOORS, DOORS EXITING FROM TENANT SPACES, DOORS INTO EXIT ENCLOSURES, AND ANY ADDITIONAL LOCATIONS NOTED ON PLANS. SEE "E" DRAWINGS FOR ADDITIONAL REQUIREMENTS. SIGN TO BE CONTINUOUSLY ILLUMINATED FOR DURATION OF 90 MIN IN CASE OF PRIMARY POWER LOSS.
7. ALL FIRE RATED PARTITIONS TO EXTEND TO DECK ABOVE, AND PENETRATIONS TO BE SEALED.
8. DO NOT USE CURING COMPOUND OR RELEASE AGENTS TO CURE SLAB.
9. CRANES, CONCRETE TRUCKS, AND SIMILAR HEAVY EQUIPMENT PROHIBITED ON SLAB.
10. FLY-ASH PROHIBITED IN CONCRETE SLAB MIX.
11. STOREFRONT FRAMING TO BE RECESSED IN SLAB 1/2". SEE DETAIL SHEETS.
12. FLOOR SLAB TO BE CLASS V PER ACI 302-IR-89
13. SEE "S" DWGS FOR ADDITIONAL INFO.
14. FLOOR COMPACTION TO BE 95% MIN.
15. TRENCH COMPACTION TO BE 90% MIN.
16. SLAB FINISH TO BE STEEL FLOAT HARD TROWEL BURNISHED FINISH.
17. DIMENSIONS ARE TO FACE OF CONCRETE PANEL, FINISH FACE OF DRYWALL, FINISH OPENING, TYPICAL UNLESS NOTED OTHERWISE.
18. PROVIDE EXIT SIGNS INCLUDING TACTILE SIGN - DETAILS 'N' & 'P'/A0.2. REQUIRED BY SECTION 1011 OF 2013 CBC. SIGN TO BE CONTINUOUSLY ILLUMINATED FOR DURATION OF 90 MIN IN CASE OF PRIMARY POWER LOSS.
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PROJECT
THE HOTEL WITH CONDOMINIUMS
TEMECULA, CA

DEVELOPMENT PLAN SUBMITTAL #4
PA 17-0854

HERDMAN
ARCHITECTURE + DESIGN

A15-2116
04.04.2018

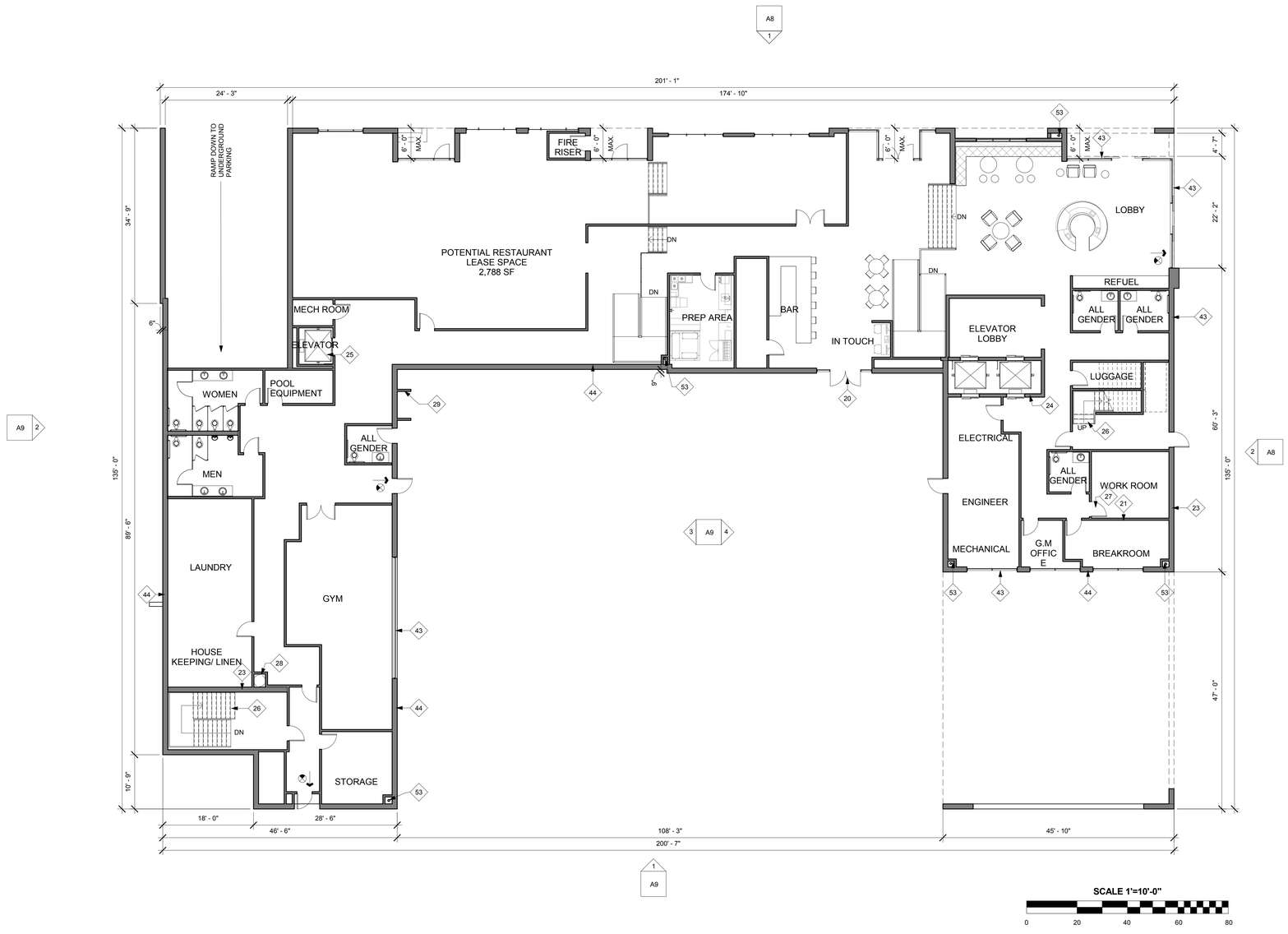
PA 17-0854
APN# 922-034-021
DEVELOMENT PLAN SUBMITTAL #4

CITY OF TEMECULA
PLANNING DEPARTMENT
APPROVED
SUBJECT TO THE FINDINGS AND CONDITIONS OF APPROVAL, AS APPROVED. MODIFICATIONS REQUIRE CITY APPROVAL
scott.cooper
4/18/2018

UNDERGROUND PARKING PLAN

A2

1/9/2018 8:30:20 AM



1 PROPOSED FIRST FLOOR PLAN
1" = 10'-0"

KEYNOTES	
20	EXTERIOR STOREFRONT DOOR, SEE EXTERIOR COLOR SCHEDULE.
21	INTERIOR METAL STUD FRAMING WLL TYP.
23	CONCRETE SHEAR WALL
24	CMU BEARING WALL AT ELEVATORS
25	ELEVATORS
26	INTERIOR STAIRS
27	INTERIOR DOOR, TYP.
28	LAUNDRY CHUTE LOCATION
29	ADA SHOWER
43	ALUMINUM CLAD WINDOW SYSTEM, SEE EXTERIOR COLOR SCHEDULE.
44	CONCRETE TILT-UP PANEL SEE EXTERIOR COLOR SCHEDULE
53	PROPOSED INTERNAL DOWNSPOUT LOCATION

FLOOR PLAN WALL LEGEND

- CONCRETE TILT UP @ UNDERGROUND AND FIRST FLOOR. WOOD SHEAR WALL AT SECOND TO FOURTH FLOOR INTERIOR METAL STUD PARTITION TYP.
- ALUMINUM CLAD WINDOW SYSTEM
- EXTERIOR WINDOW SEE ELEVATIONS
- ILLUMINATED EMERGENCY EXIT SIGN PER CBC AND FIRE DEPT. SEE "E" DRAWINGS FOR LOCATION. SIGN SHALL BE CONTINUOUSLY ILLUMINATED FOR DURATION OF 90 MIN. IN CASE OF PRIMARY POWER LOSS.

FLOOR PLAN GENERAL NOTES

1. FINISH FLOOR SLAB IS FLAT. REFER TO CIVIL DRAWINGS FOR ELEVATIONS AND ADDITIONAL INFORMATION.
2. PROVIDE STEGO WRAP 15 ML BARRIER BELOW SLAB PER MANUFACTURERS INSTRUCTIONS AND PER SOILS REPORT IN LOCATIONS FOR PROPOSED OFFICE AREAS. SEEL FLOOR PLAN LEGEND FOR HATCHED AREAS.
3. REFER TO STRUCTURAL DRAWINGS FOR DESIGN OF FOUNDATION.
4. POUR STRIP TO BE SLOPED TO EXTERIOR DOORS 1/2"
5. PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY FIRE DEPARTMENT AND CBC/CFC.
6. PROVIDE ILLUMINATED EXIT SIGNS AT ALL EXTERIOR EXIT DOORS, DOORS EXITING FROM TENANT SPACES, DOORS INTO EXIT ENCLOSURES, AND ANY ADDITIONAL LOCATIONS NOTED ON PLANS. SEE "E" DRAWINGS FOR ADDITIONAL REQUIREMENTS. SIGN TO BE CONTINUOUSLY ILLUMINATED FOR DURATION OF 90 MIN IN CASE OF PRIMARY POWER LOSS.
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8. DO NOT USE CURING COMPOUND OR RELEASE AGENTS TO CURE SLAB.
9. CRANES, CONCRETE TRUCKS, AND SIMILAR HEAVY EQUIPMENT PROHIBITED ON SLAB.
10. FLY-ASH PROHIBITED IN CONCRETE SLAB MIX.
11. STOREFRONT FRAMING TO BE RECESSED IN SLAB 1/2". SEE DETAIL SHEETS.
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PROJECT
THE HOTEL WITH CONDOMINIUMS
TEMECULA, CA
DEVELOPMENT PLAN SUBMITTAL #4
PA 17-0854

HERDMAN
ARCHITECTURE + DESIGN

A15-2116
04.04.2018

PA 17-0854
APN# 922-034-021
DEVELOMENT PLAN SUBMITTAL #4

CITY OF TEMECULA
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scott.cooper
4/18/2018

FIRST FLOOR PLAN

A3

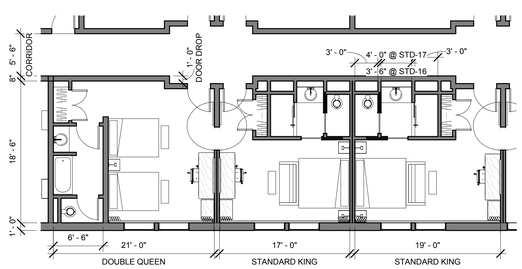
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SCALE 1'=10'-0"

0 20 40 60 80

1 PROPOSED 2ND FLOOR - 32 GUESTROOMS
1" = 10'-0"



2 ENLARGED GUESTROOM PLAN
1/8" = 1'-0"

KEYNOTES

22 WOOD SHEAR WALL AT SECOND TO FOURTH FLOOR TYP.
25 ELEVATORS
26 INTERIOR STAIRS
27 INTERIOR DOOR, TYP.
43 ALUMINUM CLAD WINDOW SYSTEM, SEE EXTERIOR COLOR SCHEDULE.
55 DOUBLE HUNG WINDOW WITH PAINTED EIFS TRIM
58 IRON BALCONY

FLOOR PLAN WALL LEGEND

CONCRETE TILT UP @ UNDERGROUND AND FIRST FLOOR
WOOD SHEAR WALL AT SECOND TO FOURTH FLOOR
INTERIOR METAL STUD PARTITION TYP.

ALUMINUM CLAD WINDOW SYSTEM

EXTERIOR WINDOW SEE ELEVATIONS

ILLUMINATED EMERGENCY EXIT SIGN PER CBC AND FIRE DEPT. SEE "E" DRAWINGS FOR LOCATION. SIGN SHALL BE CONTINUOUSLY ILLUMINATED FOR DURATION OF 90 MIN. IN CASE OF PRIMARY POWER LOSS.

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10. FLY-ASH PROHIBITED IN CONCRETE SLAB MIX.
11. STOREFRONT FRAMING TO BE RECESSED IN SLAB 1/2". SEE DETAIL SHEETS.
12. FLOOR SLAB TO BE CLASS V PER ACI 302-IR-89
13. SEE "S" DWGS FOR ADDITIONAL INFO.
14. FLOOR COMPACTION TO BE 95% MIN.
15. TRENCH COMPACTION TO BE 90% MIN.
16. SLAB FINISH TO BE STEEL FLOAT HARD TROWEL BURNISHED FINISH.
17. DIMENSIONS ARE TO FACE OF CONCRETE PANEL, FINISH FACE OF DRYWALL, FINISH OPENING, TYPICAL UNLESS NOTED OTHERWISE.
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19. ALL MAN DOORS, OVERHEAD DOORS, AND ROLL-UP DOORS TO BE DESIGNED FOR WIND LOAD AND EXPOSURE DETERMINED BY BUILDING CODE AND LOCAL JURISDICTION.
20. ALL STOREFRONT SYSTEMS TO BE DESIGNED FOR WIND LOAD AND EXPOSURE DETERMINED BY BUILDING CODE AND LOCAL JURISDICTION. STORE FRONT SYSTEMS TO BE DESIGN BUILD.
21. REFER TO CIVIL DRAWINGS FOR ALL POINT OF CONNECTIONS FOR UTILITIES. CONTRACTOR TO VERIFY LOCATIONS.
22. PROVIDE STEEL BOLLARDS FILLED WITH CONCRETE AND PAINTED PER FINISH SCHEDULE AT FIRE RISERS, PIVS, TRANSFORMERS, AND OTHER RLOCATIONS AS REQUIRED. SEE 10/AD.1.

PROJECT
THE HOTEL WITH CONDOMINIUMS
TEMECULA, CA
DEVELOPMENT PLAN SUBMITTAL #4
PA 17-0854

HERDMAN
ARCHITECTURE + DESIGN

A15-2116
04.04.2018

PA 17-0854
APN# 922-034-021
DEVELOMENT PLAN SUBMITTAL #4

CITY OF TEMECULA
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4/18/2018

SECOND FLOOR PLAN
A4

1/9/2018 8:30:57 AM



SCALE 1'=10'-0"

0 20 40 60 80

1 PROPOSED 3RD FLOOR - 38 GUESTROOMS
1" = 10'-0"

KEYNOTES	FLOOR PLAN WALL LEGEND	FLOOR PLAN GENERAL NOTES
22 WOOD SHEAR WALL AT SECOND TO FOURTH FLOOR TYP. 25 ELEVATORS 26 INTERIOR STAIRS 27 INTERIOR DOOR, TYP. 55 DOUBLE HUNG WINDOW WITH PAINTED EIFS TRIM	CONCRETE TILT UP @ UNDERGROUND AND FIRST FLOOR WOOD SHEAR WALL AT SECOND TO FOURTH FLOOR INTERIOR METAL STUD PARTITION TYP. ALUMINUM CLAD WINDOW SYSTEM EXTERIOR WINDOW SEE ELEVATIONS ILLUMINATED EMERGENCY EXIT SIGN PER CBC AND FIRE DEPT. SEE "E" DRAWINGS FOR LOCATION. SIGN SHALL BE CONTINUOUSLY ILLUMINATED FOR DURATION OF 90 MIN. IN CASE OF PRIMARY POWER LOSS.	1. FINISH FLOOR SLAB IS FLAT. REFER TO CIVIL DRAWINGS FOR ELEVATIONS AND ADDITIONAL INFORMATION. 2. PROVIDE STEGO WRAP 15 ML BARRIER BELOW SLAB PER MANUFACTURERS INSTRUCTIONS AND PER SOILS REPORT IN LOCATIONS FOR PROPOSED OFFICE AREAS. SEEL FLOOR PLAN LEGEND FOR HATCHED AREAS. 3. REFER TO STRUCTURAL DRAWINGS FOR DESIGN OF FOUNDATION. 4. POUR STRIP TO BE SLOPED TO EXTERIOR DOORS 1/2" 5. PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY FIRE DEPARTMENT AND CBC/CFC 6. PROVIDE ILLUMINATED EXIT SIGNS AT ALL EXTERIOR EXIT DOORS, DOORS EXITING FROM TENANT SPACES, DOORS INTO EXIT ENCLOSURES, AND ANY ADDITIONAL LOCATIONS NOTED ON PLANS. SEE "E" DRAWINGS FOR ADDITIONAL REQUIREMENTS. SIGN TO BE CONTINUOUSLY ILLUMINATED FOR DURATION OF 90 MIN IN CASE OF PRIMARY POWER LOSS. 7. ALL FIRE RATED PARTITIONS TO EXTEND TO DECK ABOVE, AND PENETRATIONS TO BE SEALED. 8. DO NOT USE CURING COMPOUND OR RELEASE AGENTS TO CURE SLAB. 9. CRANES, CONCRETE TRUCKS, AND SIMILAR HEAVY EQUIPMENT PROHIBITED ON SLAB. 10. FLY-ASH PROHIBITED IN CONCRETE SLAB MIX. 11. STOREFRONT FRAMING TO BE RECESSED IN SLAB 1/2". SEE DETAIL SHEETS. 12. FLOOR SLAB TO BE CLASS V PER ACI 302-IR-89 13. SEE "S" DWGS FOR ADDITIONAL INFO. 14. FLOOR COMPACTION TO BE 95% MIN. 15. TRENCH COMPACTION TO BE 90% MIN. 16. SLAB FINISH TO BE STEEL FLOAT HARD TROWEL BURNISHED FINISH. 17. DIMENSIONS ARE TO FACE OF CONCRETE PANEL, FINISH FACE OF DRYWALL, FINISH OPENING, TYPICAL UNLESS NOTED OTHERWISE. 18. PROVIDE EXIT SIGNS INCLUDING TACTILE SIGN - DETAILS 'N' & 'P'/A0.2. REQUIRED BY SECTION 1011 OF 2013 CBC. SIGN TO BE CONTINUOUSLY ILLUMINIATED FOR DURATION OF 90 MIN IN CASE OF PRIMARY POWER LOSS. 19. ALL MAN DOORS, OVERHEAD DOORS, AND ROLL-UP DOORS TO BE DESIGNED FOR WIND LOAD AND EXPOSURE DETERMINED BY BUILDING CODE AND LOCAL JURISDICTION. 20. ALL STOREFRONT SYSTEMS TO BE DESIGNED FOR WIND LOAD AND EXPOSURE DETERMINED BY BUILDING CODE AND LOCAL JURISDICTION. STORE FRONT SYSTEMS TO BE DESIGN BUILD. 21. REFER TO CIVIL DRAWINGS FOR ALL POINT OF CONNECTIONS FOR UTILITIES. CONTRACTOR TO VERIFY LOCATIONS. 22. PROVIDE STEEL BOLLARDS FILLED WITH CONCRETE AND PAINTED PER FINISH SCHEDULE AT FIRE RISERS, PIVS, TRANSFORMERS, AND OTHER RLOCATIONS AS REQUIRED. SEE 10/AD.1.

PROJECT
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THIRD FLOOR PLAN

A5

1/9/2018 8:31:00 AM



SCALE 1'=10'-0"

0 20 40 60 80

1 PROPOSED 4TH FLOOR - CONDO PLAN
1" = 10'-0"

KEYNOTES

- 22 WOOD SHEAR WALL AT SECOND TO FOURTH FLOOR TYP.
- 25 ELEVATORS
- 26 INTERIOR STAIRS
- 27 INTERIOR DOOR, TYP.
- 35 8'-0" x 12'-6" 100 S.F.BALCONY - SEE EXTERIOR ELEVATIONS
- 55 DOUBLE HUNG WINDOW WITH PAINTED EIFS TRIM

FLOOR PLAN WALL LEGEND

- CONCRETE TILT UP @ UNDERGROUND AND FIRST FLOOR
  WOOD SHEAR WALL AT SECOND TO FOURTH FLOOR
  INTERIOR METAL STUD PARTITION TYP.
- ALUMINUM CLAD WINDOW SYSTEM
- EXTERIOR WINDOW SEE ELEVATIONS
- ILLUMINATED EMERGENCY EXIT SIGN PER CBC AND FIRE DEPT. SEE "E" DRAWINGS FOR LOCATION. SIGN SHALL BE CONTINUOUSLY ILLUMINATED FOR DURATION OF 90 MIN. IN CASE OF PRIMARY POWER LOSS.

FLOOR PLAN GENERAL NOTES

1. FINISH FLOOR SLAB IS FLAT. REFER TO CIVIL DRAWINGS FOR ELEVATIONS AND ADDITIONAL INFORMATION.
2. PROVIDE STEGO WRAP 15 ML BARRIER BELOW SLAB PER MANUFACTURERS INSTRUCTIONS AND PER SOILS REPORT IN LOCATIONS FOR PROPOSED OFFICE AREAS. SEEL FLOOR PLAN LEGEND FOR HATCHED AREAS.
3. REFER TO STRUCTURAL DRAWINGS FOR DESIGN OF FOUNDATION.
4. POUR STRIP TO BE SLOPED TO EXTERIOR DOORS 1/2"
5. PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY FIRE DEPARTMENT AND CBC/CFC
6. PROVIDE ILLUMINATED EXIT SIGNS AT ALL EXTERIOR EXIT DOORS, DOORS EXITING FROM TENANT SPACES, DOORS INTO EXIT ENCLOSURES, AND ANY ADDITIONAL LOCATIONS NOTED ON PLANS. SEE "E" DRAWINGS FOR ADDITIONAL REQUIREMENTS. SIGN TO BE CONTINUOUSLY ILLUMINATED FOR DURATION OF 90 MIN IN CASE OF PRIMARY POWER LOSS.
7. ALL FIRE RATED PARTITIONS TO EXTEND TO DECK ABOVE, AND PENETRATIONS TO BE SEALED.
8. DO NOT USE CURING COMPOUND OR RELEASE AGENTS TO CURE SLAB.
9. CRANES, CONCRETE TRUCKS, AND SIMILAR HEAVY EQUIPMENT PROHIBITED ON SLAB.
10. FLY-ASH PROHIBITED IN CONCRETE SLAB MIX.
11. STOREFRONT FRAMING TO BE RECESSED IN SLAB 1/2". SEE DETAIL SHEETS.
12. FLOOR SLAB TO BE CLASS V PER ACI 302-IR-89
13. SEE "S" DWGS FOR ADDITIONAL INFO.
14. FLOOR COMPACTION TO BE 95% MIN.
15. TRENCH COMPACTION TO BE 90% MIN.
16. SLAB FINISH TO BE STEEL FLOAT HARD TROWEL BURNISHED FINISH.
17. DIMENSIONS ARE TO FACE OF CONCRETE PANEL, FINISH FACE OF DRYWALL FINISH OPENING, TYPICAL UNLESS NOTED OTHERWISE.
18. PROVIDE EXIT SIGNS INCLUDING TACTILE SIGN - DETAILS 'N' & 'P'A0.2. REQUIRED BY SECTION 1011 OF 2013 CBC. SIGN TO BE CONTINUOUSLY ILLUMINATED FOR DURATION OF 90 MIN IN CASE OF PRIMARY POWER LOSS.
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PROJECT
THE HOTEL WITH CONDOMINIUMS
DEVELOPMENT PLAN SUBMITTAL #4
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TEMECULA, CA

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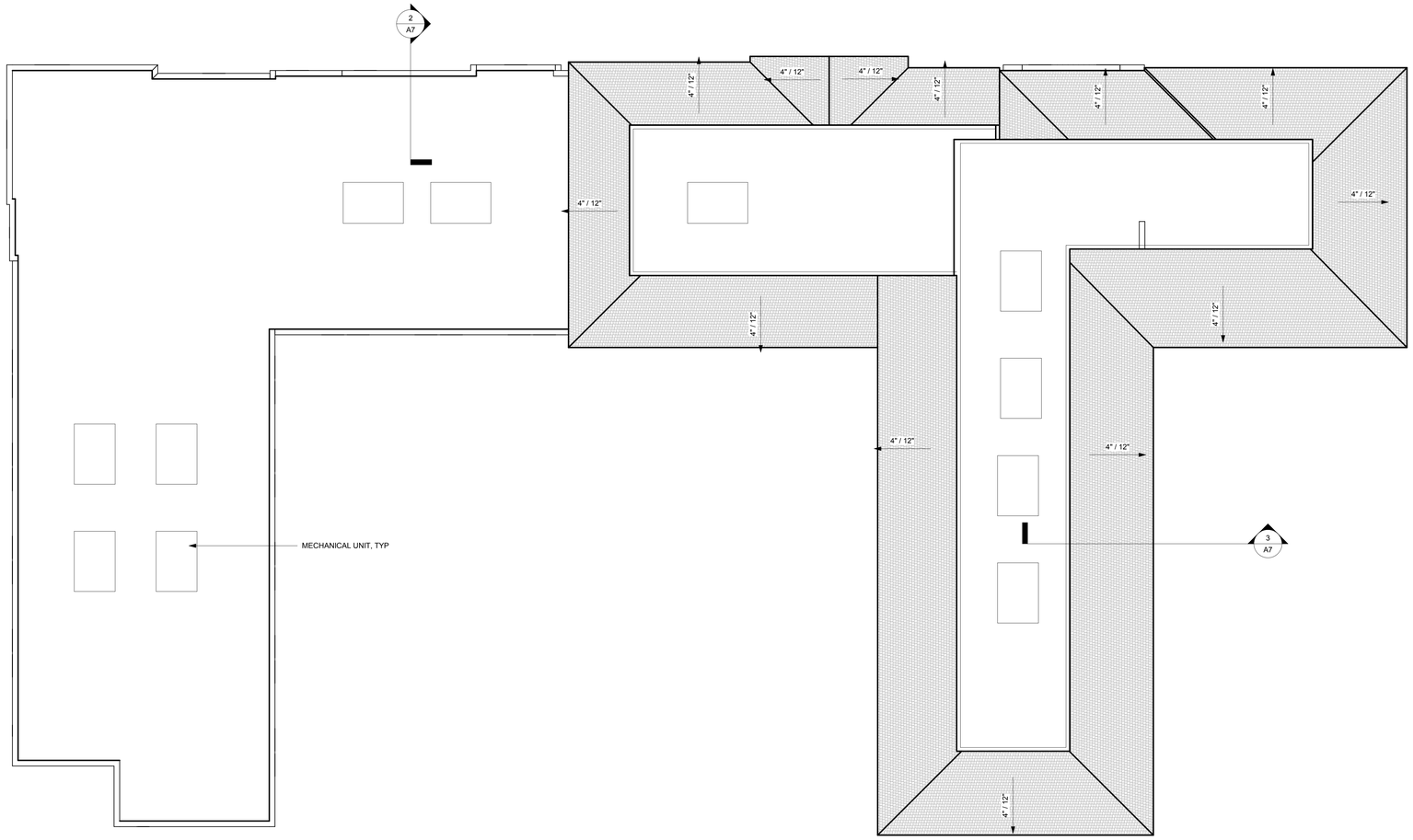
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FOURTH FLOOR CONDO PLAN

A6

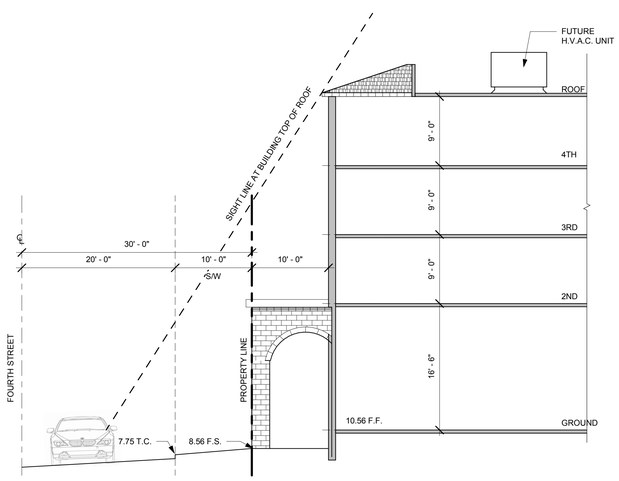
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PROJECT
THE HOTEL WITH CONDOMINIUMS
TEMECULA, CA
DEVELOPMENT PLAN SUBMITTAL #4
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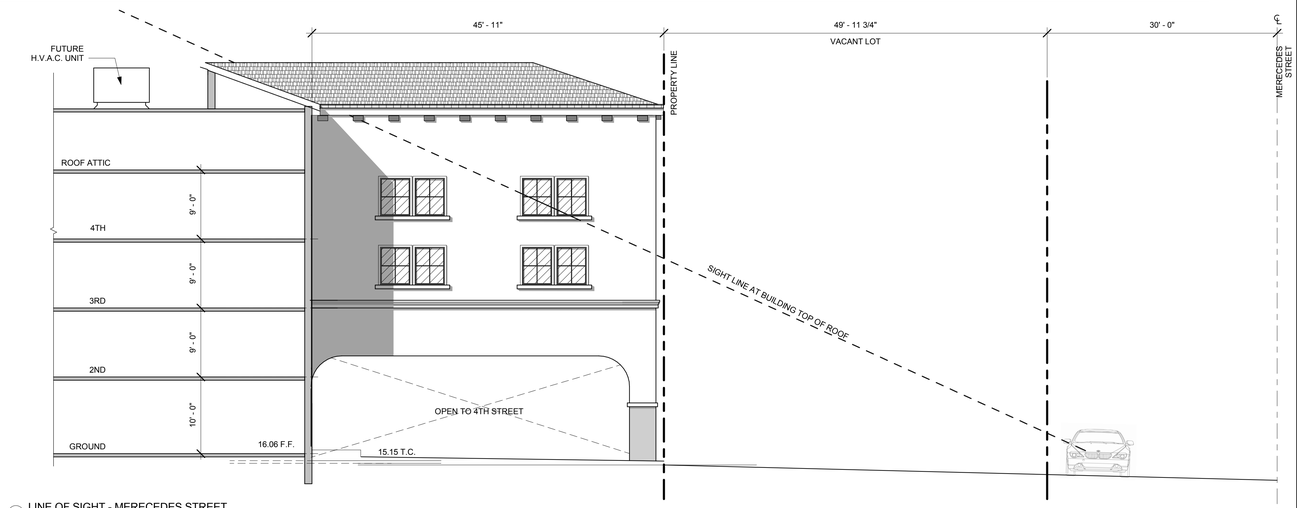


SCALE 1"=10'-0"
0 20 40 60 80

1 ROOF PLAN
1" = 10'-0"



2 LINE OF SIGHT - FOURTH STREET
1/8" = 1'-0"



3 LINE OF SIGHT - MERECEDES STREET
1/8" = 1'-0"

ROOF PLAN GENERAL NOTES

1. CONTRACTOR TO VERIFY POSITIVE ROOF DRAINAGE. ROOFING CONTRACTOR TO VERIFY PRIOR TO INSTALLING RIGID INSULATION OR ROOFING. SEE "S" DRAWINGS FOR CRICKETS, ETC.
2. BUILT UP ROOFING TO BE CLASS 1 UL LISTED ROOFING ASSEMBLY DESIGNED TO RESIST 90MPH OR AS REQUIRED.
3. SEE STRUCTURAL DRAWINGS FOR ROOF ELEVATIONS, TYP.
4. REFER TO DETAIL 1/AD.1 FOR TYPICAL ROOF SECTION.
5. PROVIDE CRICKETS ON (HIGH SIDE) OF ALL MECHANICAL UNITS AND ROOF EQUIPMENT AT SKYLIGHTS & SMOKE HATCHES. PROVIDE POSITIVE DRAINAGE AROUND UNITS AT 1/2" PER SLOPE MINIMUM.
6. CONTRACTOR TO COORDINATE ALL ROOF PENETRATIONS. SEE ROOF DETAIL SHEET FOR PENETRATIONS.
7. ALL SKYLIGHTS AND SMOKEHATCHES TO BE DESIGNED TO MEET WINDLOAD AS DETERMINED BY THE BUILDING CODE AND LOCAL JURISDICTION.
8. ALL MECHANICAL CONDENSATE DRAINS TO BE BELOW ROOF.
9. G.C. TO CONFIRM REQUIREMENT FOR ROOF WALK PADS WITH OWNER.
10. ROOFING CAP SHEET TO HAVE MINIMUM AGED SOLAR REFLECTANCE EQUAL TO OR GREATER THAN 0.63, AND AN SRI EQUAL TO OR GREATER THAN 72 PER 2014 COUNTY OF LOS ANGELES GREEN BUILDING STANDARDS CODE
11. ROOF ELEVATIONS TO BE VERIFIED WITHTABLE A5.106.11.2.2 STRUCTURAL DRAWINGS.
12. FOR ALL PIPE AND DUCT PENETRATIONS THRU ROOF, SEE DETAILS ON AD SHEETS
13. ALL CONDESATE LINES FROM HVAC UNITS MUST BE INSTALLED BELOW ROOF
14. ALL MECHANICAL EQUIPMENT WEIGHTS ARE OPERATING WEIGHTS.
15. PROVIDE A FULL TIME OSB MOISTURE INSPECTION AND GAP DISTANCE, BY A QUALIFIED ROOFING INSPECTION FIRM APPROVED BY THE OWNER AND THE OSB MANUFACTURER. INSPECTION FIRM TO BE ON SITE PRIOR TO THE START OF ANY BUILT UP ROOFING WORK.
16. ALL WOOD CURBS TO BE P.T.D.F.
17. ROOF EXHAUST FANS SHALL BE CENTERED DIRECTLY ABOVE A SPRINKLER HEAD. VERIFY WITH FIRE PROTECTION PLANS PRIOR TO INSTALLATION.
18. ALL SUB-PURLIN HANGERS HALL BE "Z-MAX" TRIPLE ZINC COATED AS MANUF. BY SIMPSON OR APPROVED EQUAL.
19. AUTOMATIC SPRINKLER SYSTEMS SERVING MORE THAN 100 SPRINKLER HEADS SHALL BE SUPERVISED BY AN APPROVED CENTRAL PROPRIETARY, OR REMOTE STATION SERVICE, OR A LOCAL ALARM WHICH WILL GIVE AN AUDIBLE SIGNAL AT CONSTANTLY ATTENDED LOCATION.

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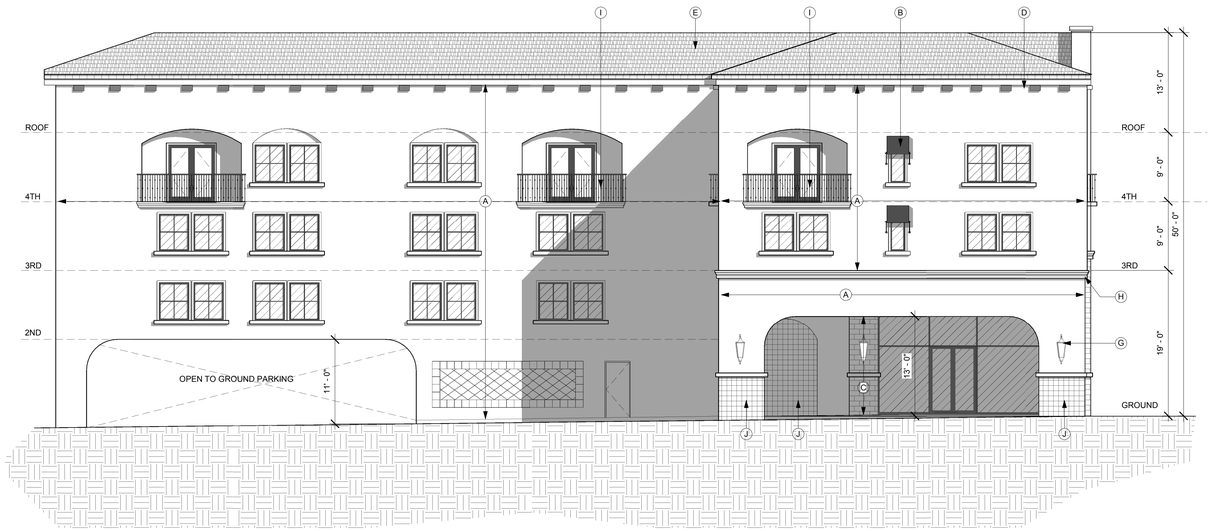
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ROOF PLAN
A7

1/9/2018 8:31:06 AM



1 NORTH ELEVATION CONDO OPTION
1/8" = 1'-0"



2 EAST ELEVATION CONDO OPTION
1/8" = 1'-0"



3 ENLARGED NORTH ELEVATION CONDO OPTION
1/4" = 1'-0"

LEGEND

VISION GLAZING:

EXTERIOR COLOR SCHEDULE

(A) SMOOTH STUCCO PAINT
COLOR: SW7531 CANVAS TAN

(B) METAL AWNING
COLOR: BLACK

(C) BRICK VENEER
MANUF: CORONADO STONE
COLOR: COTTON WOOD

(D) PAINTED FAUX BEAM
MANUF: SHERWIN WILLIAMS HISTORIC COLOR PAINT
COLOR: SW 2808 ROOKWOOD DARK BROWN

(E) U SHAPE CLAY ROOF TILE
MANUF: BORAL AMERICA
STYLE: CLAYTILE
COLOR: JAVA BLEND

(F) ALUMINUM CLAD WINDOW SYSTEM
MEDIUM PERFORMANCE CLEAR GLAZING & BLACK ANODIZED MULLIONS

(G) DECORATIVE WALL SCONCE
MANUF: KICHLER
STYLE: ROCHDALE COLLECTION
COLOR: OLDE BRONZE
SIZE: 13" X 46.75" @ HOTEL ENTRANCE
9" X 24.75" @ OTHER LOCATIONS

(H) PRECAST MOULDING PAINTED TO MATCH A

(I) BLACK WROUGHT IRON DECORATIVE RAILING / SCREEN

(J) DECORATIVE TILE:
OPTION 1:
SPANISH STYLE MOSAIC

SIZE: 8" X 24"

(K) SMOOTH STUCCO PAINT
COLOR: SW2805 RENWICK BEIGE

PROJECT **THE HOTEL WITH CONDOMINIUMS**
TEMECULA, CA

DEVELOPMENT PLAN SUBMITTAL #4
PA 17-0854

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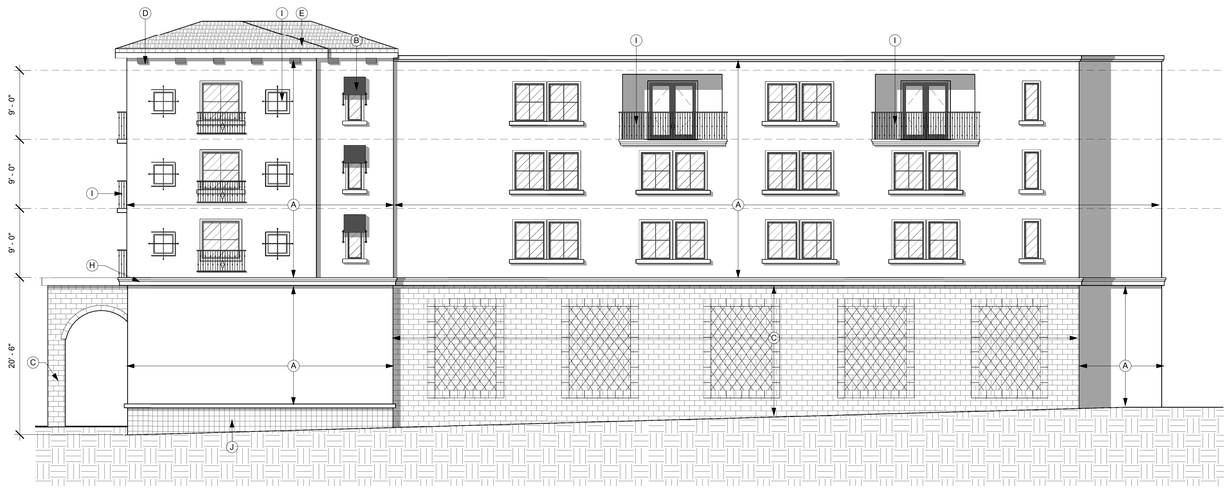
BUILDING ELEVATIONS

A8

1/25/2018 8:40:54 AM



1 SOUTH ELEVATION CONDO OPTION
1/8" = 1'-0"



2 WEST ELEVATION CONDO OPTION
1/8" = 1'-0"



3 BACKYARD SIDE ELEVATION WEST CONDO OPTION
1/8" = 1'-0"



4 BACKYARD SIDE ELEVATION EAST CONDO OPTION
1/8" = 1'-0"

LEGEND

VISION GLAZING:

EXTERIOR COLOR SCHEDULE

(A) SMOOTH STUCCO PAINT
COLOR: SW7531 CANVAS TAN

(B) METAL AWNING
COLOR: BLACK

(C) BRICK VENEER
MANUF: CORONADO STONE
COLOR: COTTON WOOD

(D) PAINTED FAUX BEAM
MANUF: SHERWIN WILLIAMS HISTORIC COLOR PAINT
COLOR: SW 2808 ROOKWOOD DARK BROWN

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STYLE: CLAYTILE
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STYLE: ROCHDALE COLLECTION
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OPTION 1:
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SIZE: 8" X 24"

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COLOR: SW2805 RENWICK BEIGE

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BUILDING ELEVATIONS

A9

1/25/2018 8:41:05 AM

THE HOTEL

FOURTH ST.

TEMECULA, CA



LEGAL DESCRIPTION

PARCEL 1:
LOT 19 OF BLOCK 20 OF THE TOWN OF TEMECULA, IN THE CITY OF TEMECULA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15, PAGE(S) 726 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.
TOGETHER WITH THE WESTERLY HALF OF THAT CERTAIN UNNAMED ALLEY LYING ADJACENT TO SAID LOT, WHICH WOULD PASS BY A CONVEYANCE OF SAID LOT, SAID ALLEY BEING ABANDONED BY A RESOLUTION OF THE BOARD OF SUPERVISORS RECORDED FEBRUARY 22, 1980 AS INSTRUMENT NO. 35285 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 2:
LOT 20 OF BLOCK 20 OF THE TOWN OF TEMECULA, IN THE CITY OF TEMECULA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15, PAGE(S) 726 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.
TOGETHER WITH THE WESTERLY HALF OF THAT CERTAIN UNNAMED ALLEY LYING ADJACENT TO SAID LOT, WHICH WOULD PASS BY A CONVEYANCE OF SAID LOT, SAID ALLEY BEING ABANDONED BY A RESOLUTION OF THE BOARD OF SUPERVISORS RECORDED FEBRUARY 22, 1980 AS INSTRUMENT NO. 35285 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

STATEMENT OF OPERATIONS

THE PROPOSED PROJECT IS A SELECT SERVICE HOTEL THE FACILITY IS A 24/7 OPERATION. THE NUMBER OF EMPLOYEES IS APPROXIMATELY 30-50. REQUIRED PARKING IS 108 STALLS, AVERAGE DAILY TRIPS IS EQUAL TO THE NUMBER OF PARKING. AS THIS IS A HOTEL, NO HAZARDOUS MATERIALS/CHEMICAL PROCESSING/ OR SIGNIFICANT EQUIPMENT IS PROPOSED. THERE WILL BE A KITCHEN/BAR/ AND POOL AREA AS AMENITIES FOR THE GUESTS AND FOR VISITORS.

PROJECT INFORMATION

BUILDING TYPE: 4 STORY, TYPE III-B CONSTRUCTION
OCCUPANCY: A2 / A3 / B / R1
SPRINKLER: YES
BUILDING HEIGHT: 50'-0"
ZONING DESIGNATION : OLD TOWN SPECIFIC PLAN (SP - 5) DOWN TOWN CORE
GENERAL PLAN DESIGNATION: SPECIFIC PLAN IMPLEMENTATION - SPI
EXISTING LAND USE: VACANT; PROPOSED LAND USE: 4 STORY HOTEL
ZONING OF ADJACENT PARCELS: SP-5 DOWN TOWN CORE

PROJECT INFORMATION	SCHEME 7-HOTEL	01.05.2018
GROSS SITE AREA	0.87 AC	**37,500 SF**
UNDERGROUND PARKING		32,890 SF
TOTAL BUILDING AREA		**71,485 SF**
1ST FLOOR		15,354 SF
GUEST ROOM (2ND FLOOR)		16,793 SF
GUEST ROOM (3RD FLOOR)		19,669 SF
GUESTROOM (4TH FLOOR)		19,669 SF
NET COVERAGE		**40.94%**
LANDSCAPE PROVIDED	1,552 SF	**4.14%**
PARKING REQUIRED		
GUESTROOM @ 4TH FLOOR		
GUEST ROOM @1 / ROOM		108
TOTAL REQUIRED		**108 STALLS**
PARKING PROVIDED WITH VALET SERVICE		**117 STALLS**
STANDARD @ GROUND LEVEL		20 AUTO
STANDARD @ UNDERGROUND LEVEL		79 AUTO
ADA @ GROUND LEVEL		4 AUTO
ADA @ UNDER GROUND LEVEL		1 AUTO
CLEAR AIR VAN POOL EV @ GROUND LEVEL		4 AUTO
CLEAR AIR VAN POOL EV@ UNDERGROUND LEVEL		9 AUTO
EV CHARGING STATION PROVIDED		**5**
EV CHARGING STATION @ GROUND LEVEL		2
EV CHARGING STATION @ UNDERGROUND LEVEL		3
BICYCLE RACK PROVIDED		**6**

UTILITY PROVIDERS

WATER - RCWD

SEWER - EMWD

ELECTRIC - SO CAL EDISON

SHEET INDEX

A0.1	TITLE SHEET
A2	UNDERGROUND PARKING PLAN
A6	FOURTH FLOOR GUESTROOM PLAN
A8	BUILDING ELEVATIONS
A9	BUILDING ELEVATIONS
E-1.0	SITE PHOTOMETRICS PLAN
E-2.0	UNDERGROUND PARKING PHOTOMETRICS PLAN
E-3.0	LIGHT FIXTURE CUTSHEETS
L1	CONCEPTUAL LANDSCAPE PLAN

APPLICANT'S REPRESENTATIVE/ARCHITECT

HERDMAN ARCHITECTURE & DESIGN, INC.
16201 SCIENTIFIC WAY
IRVINE, CA 92618
CONTACT: BRIDGET HERDMAN
PHONE: 714.389.2800
EMAIL: BRIDGET@HERDMAN-AD.COM

ASSESSOR'S PARCEL NO.

ADDRESS #1 - 41970 4TH ST.
PARCEL 1 - 922034024 / .17 AC
PARCEL 2 - 922034023 / .17 AC

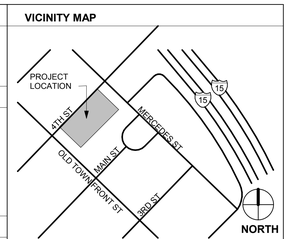
ADDRESS #2 - 41948 4TH ST.
PARCEL 1 - 922034022 / .09 AC
PARCEL 2 - 922034021 / .26 AC

ADDRESS #3 - 41918 4TH ST.
PARCEL 1 - 922034020 / .09 AC
PARCEL 2 - 922034019 / .09 AC

SCOPE OF WORK

CONSTRUCTION OF A NEW 4-STORY HOTEL PROJECT WITH UNDERGROUND PARKING GARAGE. CONSISTS OF GUESTROOMS, RESTARUANT, BAR, GYM AND OUTDOOR POOL.

VICINITY MAP



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ARCHITECTURE + DESIGN

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04.04.2018

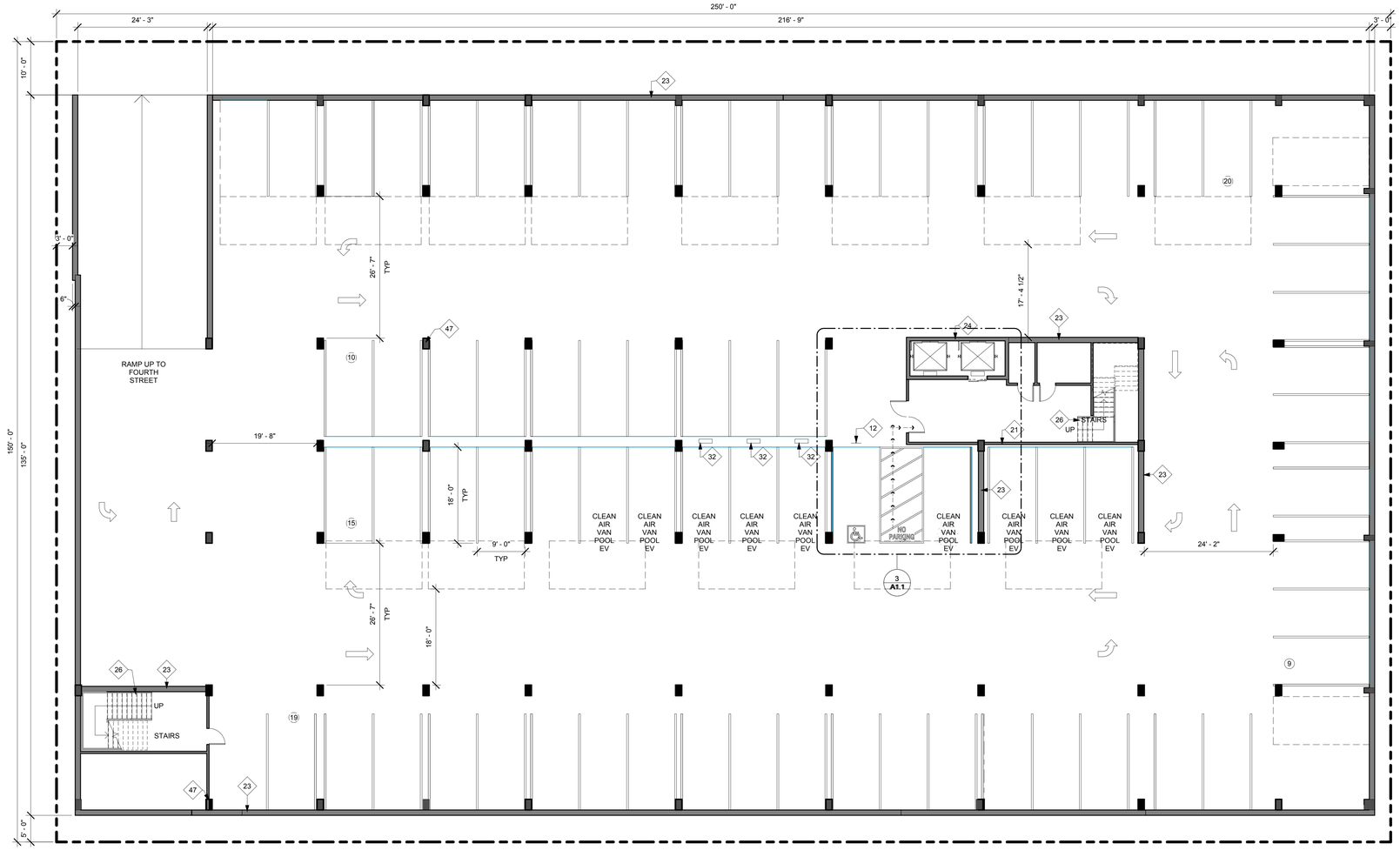
PA 17-0854
APN# 922-034-021
DEVELOPMENT PLAN SUBMITAL #4

CITY OF TEMECULA
PLANNING DEPARTMENT
CONDITIONAL
APPROVED
SUBJECT TO THE FINDINGS AND CONDITIONS OF APPROVAL, AS APPROVED. MODIFICATIONS REQUIRE CITY APPROVAL.
scott.cooper
4/18/2018

TITLE SHEET

A0.1

4/4/2018 9:28:58 AM



SCALE 1'=10'-0"

0 20 40 60 80

1 UNDERGROUND PARKING
1" = 10'-0"

KEYNOTES

12 ADA PARKING STALL SIGN PER CODE, TYP. PROVIE AT ALL ADA STALLS
21 INTERIOR METAL STUD FRAMING WLL TYP.
23 CONCRETE SHEAR WALL
24 CMU BEARING WALL AT ELEVATORS
26 INTERIOR STAIRS
32 FUTURE EV CHARGING STATION
47 STRUCTURAL COLUMN, TYP

UNDERGROUND PARKING NOTES

PARKING SPACES, ACCESS AISELS, AND VEHICULAR ROUTES SERVING THEM SHALL PROVIDE A VERTICAL CLEARANCE OF 98" MINIMUM AT UNDERGROUND PARKING

FLOOR PLAN WALL LEGEND

CONCRETE TILT UP @ UNDERGROUND AND FIRST FLOOR
WOOD SHEAR WALL AT SECOND TO FOURTH FLOOR
INTERIOR METAL STUD PARTITION TYP.

ALUMINUM CLAD WINDOW SYSTEM

EXTERIOR WINDOW SEE ELEVATIONS

ILLUMINATED EMERGENCY EXIT SIGN PER CBC AND FIRE DEPT. SEE "E" DRAWINGS FOR LOCATION. SIGN SHALL BE CONTINUOUSLY ILLUMINATED FOR DURATION OF 90 MIN. IN CASE OF PRIMARY POWER LOSS.

FLOOR PLAN GENERAL NOTES

1. FINISH FLOOR SLAB IS FLAT. REFER TO CIVIL DRAWINGS FOR ELEVATIONS AND ADDITIONAL INFORMATION.
2. PROVIDE STEGO WRAP 15 MIL BARRIER BELOW SLAB PER MANUFACTURERS INSTRUCTIONS AND PER SOILS REPORT IN LOCATIONS FOR PROPOSED OFFICE AREAS. SEEL FLOOR PLAN LEGEND FOR HATCHED AREAS.
3. REFER TO STRUCTURAL DRAWINGS FOR DESIGN OF FOUNDATION.
4. POUR STRIP TO BE SLOPED TO EXTERIOR DOORS 1/2"
5. PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY FIRE DEPARTMENT AND CBC/CFC
6. PROVIDE ILLUMINATED EXIT SIGNS AT ALL EXTERIOR EXIT DOORS, DOORS EXITING FROM TENANT SPACES, DOORS INTO EXIT ENCLOSURES, AND ANY ADDITIONAL LOCATIONS NOTED ON PLANS. SEE "E" DRAWINGS FOR ADDITIONAL REQUIREMENTS. SIGN TO BE CONTINUOUSLY ILLUMINATED FOR DURATION OF 90 MIN IN CASE OF PRIMARY POWER LOSS.
7. ALL FIRE RATED PARTITIONS TO EXTEND TO DECK ABOVE, AND PENETRATIONS TO BE SEALED.
8. DO NOT USE CURING COMPOUND OR RELEASE AGENTS TO CURE SLAB.
9. CRANES, CONCRETE TRUCKS, AND SIMILAR HEAVY EQUIPMENT PROHIBITED ON SLAB.
10. FLY-ASH PROHIBITED IN CONCRETE SLAB MIX.
11. STOREFRONT FRAMING TO BE RECESSED IN SLAB 1/2". SEE DETAIL SHEETS.
12. FLOOR SLAB TO BE CLASS V PER ACI 302-IR-89
13. SEE "S" DWGS FOR ADDITIONAL INFO.
14. FLOOR COMPACTION TO BE 95% MIN.
15. TRENCH COMPACTION TO BE 90% MIN.
16. SLAB FINISH TO BE STEEL FLOAT HARD TROWEL BURNISHED FINISH.
17. DIMENSIONS ARE TO FACE OF CONCRETE PANEL, FINISH FACE OF DRYWALL, FINISH OPENING, TYPICAL UNLESS NOTED OTHERWISE.
18. PROVIDE EXIT SIGNS INCLUDING TACTILE SIGN - DETAILS 'N' & 'P'/A0.2. REQUIRED BY SECTION 1011 OF 2013 CBC. SIGN TO BE CONTINUOUSLY ILLUMINIATED FOR DURATION OF 90 MIN IN CASE OF PRIMARY POWER LOSS.
19. ALL MAN DOORS, OVERHEAD DOORS, AND ROLL-UP DOORS TO BE DESIGNED FOR WIND LOAD AND EXPOSURE DETERMINED BY BUILDING CODE AND LOCAL JURISDICTION.
20. ALL STOREFRONT SYSTEMS TO BE DESIGNED FOR WIND LOAD AND EXPOSURE DETERMINED BY BUILDING CODE AND LOCAL JURISDICTION. STORE FRONT SYSTEMS TO BE DESIGN BUILD.
21. REFER TO CIVIL DRAWINGS FOR ALL POINT OF CONNECTIONS FOR UTILITIES. CONTRACTOR TO VERIFY LOCATIONS.
22. PROVIDE STEEL BOLLARDS FILLED WITH CONCRETE AND PAINTED PER FINISH SCHEDULE AT FIRE RISERS, PIVS, TRANSFORMERS, AND OTHER RLOCATIONS AS REQUIRED. SEE 10/AD.1.

THE HOTEL
TEMECULA, CA

PROJECT
DEVELOPMENT PLAN SUBMITTAL #4
PA 17-0854

HERDMAN
ARCHITECTURE + DESIGN

A15-2116
04.04.2018
PA 17-0854
APN# 922-034-021
DEVELOMENT PLAN SUBMITTAL #4

CITY OF TEMECULA
PLANNING DIVISION
APPROVED
SUBJECT TO THE FINDINGS AND CONDITIONS OF APPROVAL, AS APPROVED. MODIFICATIONS REQUIRE CITY APPROVAL
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4/18/2018

UNDERGROUND PARKING PLAN

A2

3/16/2018 3:52:28 PM



SCALE 1'=10'-0"

0 20 40 60 80

1 PROPOSED 4TH FLOOR - 38 GUESTROOMS SCHEME
1" = 10'-0"

KEYNOTES

22 WOOD SHEAR WALL AT SECOND TO FOURTH FLOOR TYP.
25 ELEVATORS
26 INTERIOR STAIRS
55 DOUBLE HUNG WINDOW WITH PAINTED EIFS TRIM
58 IRON BALCONY

NOTES

CONDOS AT 4TH FLOOR TO BE ADAPTABLE TYPE UNITS

FLOOR PLAN WALL LEGEND

CONCRETE TILT UP @ UNDERGROUND AND FIRST FLOOR
WOOD SHEAR WALL AT SECOND TO FOURTH FLOOR
INTERIOR METAL STUD PARTITION TYP.

ALUMINUM CLAD WINDOW SYSTEM

EXTERIOR WINDOW SEE ELEVATIONS

ILLUMINATED EMERGENCY EXIT SIGN PER CBC AND FIRE DEPT. SEE "E" DRAWINGS FOR LOCATION. SIGN SHALL BE CONTINUOUSLY ILLUMINATED FOR DURATION OF 90 MIN. IN CASE OF PRIMARY POWER LOSS.

FLOOR PLAN GENERAL NOTES

1. FINISH FLOOR SLAB IS FLAT. REFER TO CIVIL DRAWINGS FOR ELEVATIONS AND ADDITIONAL INFORMATION.
2. PROVIDE STEGO WRAP 15 ML BARRIER BELOW SLAB PER MANUFACTURERS INSTRUCTIONS AND PER SOILS REPORT IN LOCATIONS FOR PROPOSED OFFICE AREAS. SEEL FLOOR PLAN LEGEND FOR HATCHED AREAS.
3. REFER TO STRUCTURAL DRAWINGS FOR DESIGN OF FOUNDATION.
4. POUR STRIP TO BE SLOPED TO EXTERIOR DOORS 1/2"
5. PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY FIRE DEPARTMENT AND CBC/CFC
6. PROVIDE ILLUMINATED EXIT SIGNS AT ALL EXTERIOR EXIT DOORS, DOORS EXITING FROM TENANT SPACES, DOORS INTO EXIT ENCLOSURES, AND ANY ADDITIONAL LOCATIONS NOTED ON PLANS. SEE "E" DRAWINGS FOR ADDITIONAL REQUIREMENTS. SIGN TO BE CONTINUOUSLY ILLUMINATED FOR DURATION OF 90 MIN IN CASE OF PRIMARY POWER LOSS.
7. ALL FIRE RATED PARTITIONS TO EXTEND TO DECK ABOVE, AND PENETRATIONS TO BE SEALED.
8. DO NOT USE CURING COMPOUND OR RELEASE AGENTS TO CURE SLAB.
9. CRANES, CONCRETE TRUCKS, AND SIMILAR HEAVY EQUIPMENT PROHIBITED ON SLAB.
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11. STOREFRONT FRAMING TO BE RECESSED IN SLAB 1/2". SEE DETAIL SHEETS.
12. FLOOR SLAB TO BE CLASS V PER ACI 302-IR-89
13. SEE "S" DWGS FOR ADDITIONAL INFO.
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15. TRENCH COMPACTION TO BE 90% MIN.
16. SLAB FINISH TO BE STEEL FLOAT HARD TROWEL BURNISHED FINISH.
17. DIMENSIONS ARE TO FACE OF CONCRETE PANEL, FINISH FACE OF DRYWALL, FINISH OPENING, TYPICAL UNLESS NOTED OTHERWISE.
18. PROVIDE EXIT SIGNS INCLUDING TACTILE SIGN - DETAILS 'N' & 'P'/A0.2. REQUIRED BY SECTION 1011 OF 2013 CBC. SIGN TO BE CONTINUOUSLY ILLUMINIATED FOR DURATION OF 90 MIN IN CASE OF PRIMARY POWER LOSS.
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21. REFER TO CIVIL DRAWINGS FOR ALL POINT OF CONNECTIONS FOR UTILITIES. CONTRACTOR TO VERIFY LOCATIONS.
22. PROVIDE STEEL BOLLARDS FILLED WITH CONCRETE AND PAINTED PER FINISH SCHEDULE AT FIRE RISERS, PIVS, TRANSFORMERS, AND OTHER RLOCATIONS AS REQUIRED. SEE 10/AD.1.

THE HOTEL
TEMECULA, CA

PROJECT
DEVELOPMENT PLAN SUBMITTAL #4
PA 17-0854

HERDMAN
ARCHITECTURE + DESIGN

A15-2116
04.04.2018

PA 17-0854
APN# 922-034-021
DEVELOPMENT PLAN SUBMITTAL #4

CITY OF TEMECULA
PLANNING DEPARTMENT
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4/18/2018

FOURTH FLOOR
FLOOR PLAN

A6

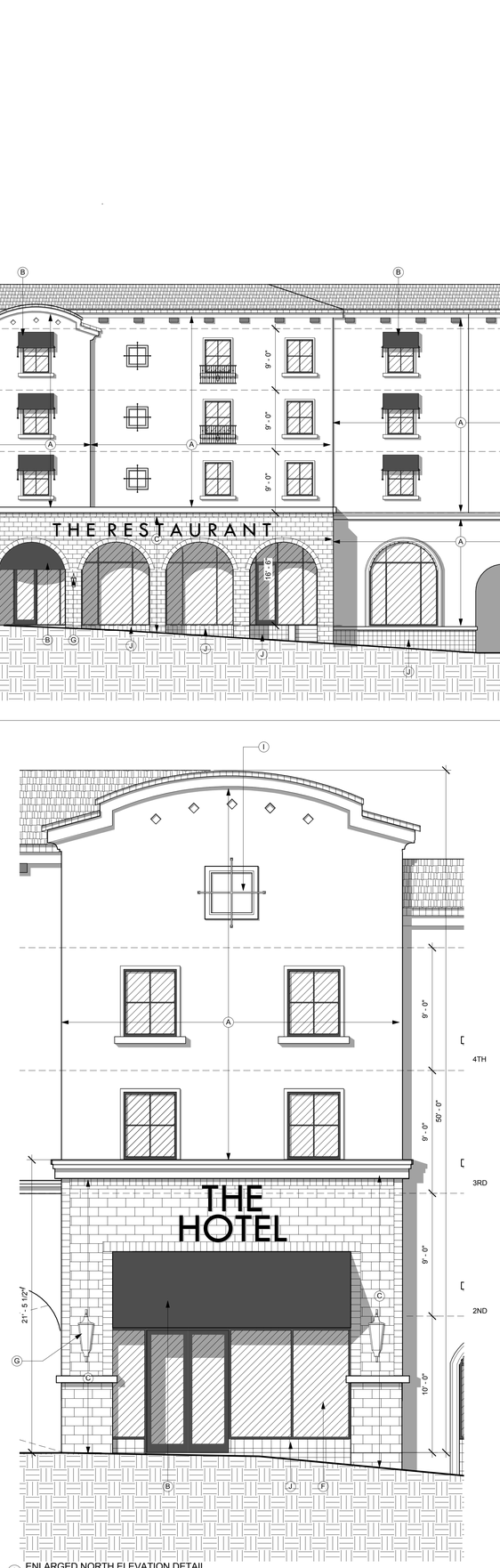
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1 NORTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"



3 ENLARGED NORTH ELEVATION DETAIL
1/4" = 1'-0"

LEGEND

VISION GLAZING:

EXTERIOR COLOR SCHEDULE

(A) SMOOTH STUCCO PAINT
COLOR: SW7531 CANVAS TAN

(B) METAL AWNING
COLOR: BLACK

(C) BRICK VENEER
MANUF: CORONADO STONE
COLOR: COTTON WOOD

(D) PAINTED FAUX BEAM
MANUF: SHERWIN WILLIAMS HISTORIC COLOR PAINT
COLOR: SW 2808 ROOKWOOD DARK BROWN

(E) U SHAPE CLAY ROOF TILE
MANUF: BORAL AMERICA
STYLE: CLAYTILE
COLOR: JAVA BLEND

(F) ALUMINUM CLAD WINDOW SYSTEM
MEDIUM PERFORMANCE CLEAR GLAZING & BLACK ANODIZED MULLIONS

(G) DECORATIVE WALL SCONCE
MANUF: KICHLER
STYLE: ROCHDALE COLLECTION
COLOR: OLDE BRONZE
SIZE: 13" X 46.75" @ HOTEL ENTRANCE
9" X 24.75" @ OTHER LOCATIONS

(H) PRECAST MOULDING PAINTED TO MATCH A

(I) BLACK WROUGHT IRON DECORATIVE RAILING / SCREEN

(J) DECORATIVE TILE:
OPTION 1:
SPANISH STYLE MOSAIC

SIZE: 8" X 24"

(K) SMOOTH STUCCO PAINT
COLOR: SW2805 RENWICK BEIGE

THE HOTEL
TEMECULA, CA

PROJECT
DEVELOPMENT PLAN SUBMITTAL #4
PA 17-0854

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APN# 922-034-021
DEVELOPMENT PLAN SUBMITAL #4

CITY OF TEMECULA
PLANNING DEPARTMENT
CONDITIONALLY APPROVED
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4/18/2018
BUILDING & SAFETY CONDITIONS

A8

1/25/2018 8:41:14 AM



1 SOUTH ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"



3 BACKYARD SIDE ELEVATION WEST
1/8" = 1'-0"



4 BACKYARD SIDE ELEVATION EAST
1/8" = 1'-0"

LEGEND

VISION GLAZING:

EXTERIOR COLOR SCHEDULE

(A) SMOOTH STUCCO PAINT
COLOR: SW7531 CANVAS TAN

(B) METAL AWNING
COLOR: BLACK

(C) BRICK VENEER
MANUF: CORONADO STONE
COLOR: COTTON WOOD

(D) PAINTED FAUX BEAM
MANUF: SHERWIN WILLIAMS HISTORIC COLOR PAINT
COLOR: SW 2808 ROOKWOOD DARK BROWN

(E) U SHAPE CLAY ROOF TILE
MANUF: BORAL AMERICA
STYLE: CLAYTILE
COLOR: JAVA BLEND

(F) ALUMINUM CLAD WINDOW SYSTEM
MEDIUM PERFORMANCE CLEAR GLAZING & BLACK ANODIZED MULLIONS

(G) DECORATIVE WALL SCONCE
MANUF: KICHLER
STYLE: ROCHDALE COLLECTION
COLOR: OLDE BRONZE
SIZE: 13" X 46.75" @ HOTEL ENTRANCE
9" X 24.75" @ OTHER LOCATIONS

(H) PRECAST MOULDING PAINTED TO MATCH A

(I) BLACK WROUGHT IRON DECORATIVE RAILING / SCREEN

(J) DECORATIVE TILE:
OPTION 1:
SPANISH STYLE MOSAIC
SIZE: 8" X 24"

(K) SMOOTH STUCCO PAINT
COLOR: SW2805 RENWICK BEIGE

THE HOTEL
TEMECULA, CA

PROJECT
DEVELOPMENT PLAN SUBMITTAL #4
PA 17-0854

HERDMAN
ARCHITECTURE + DESIGN

A15-2116
04.04.2018

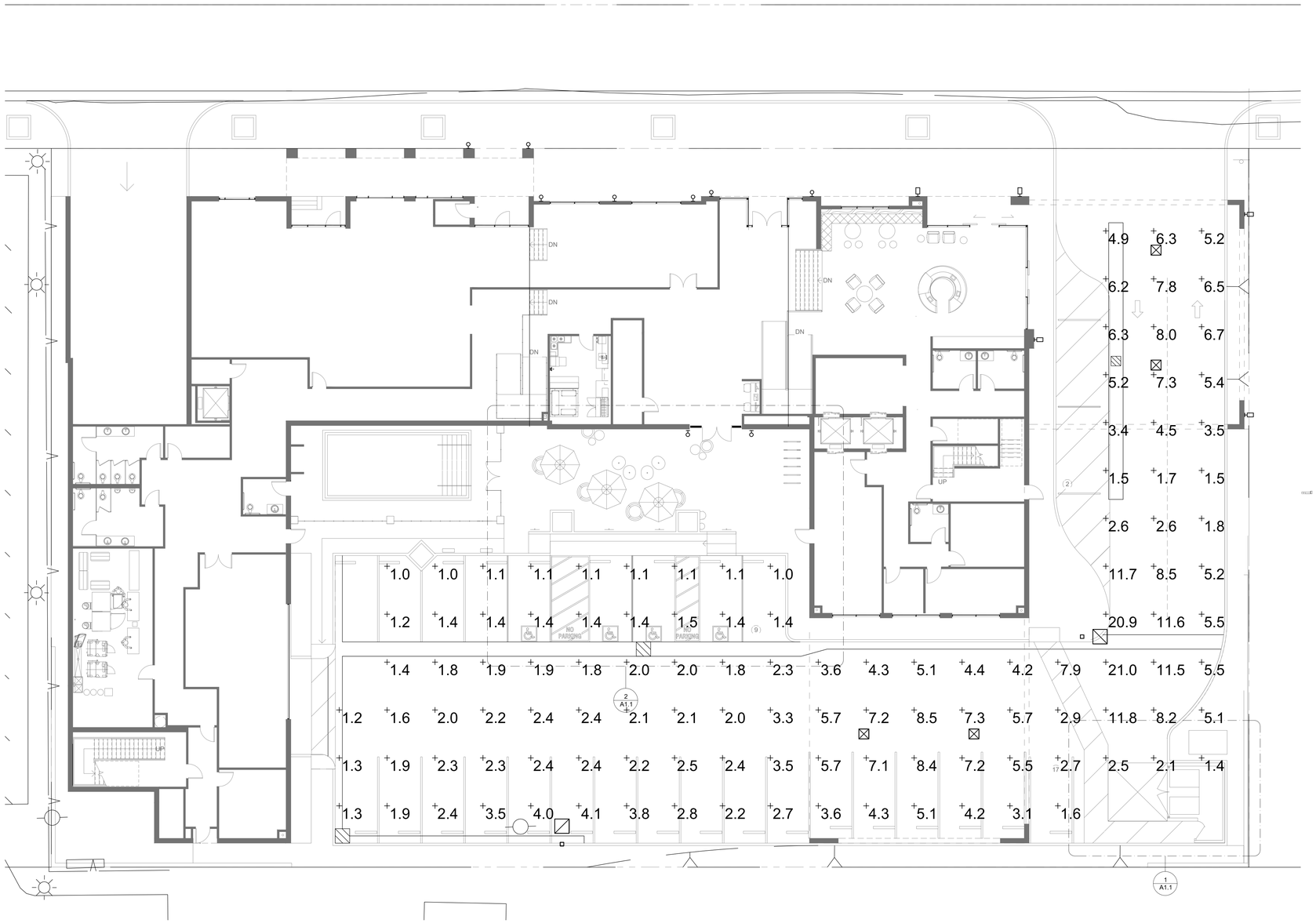
PA 17-0854
APN# 922-034-021
DEVELOPMENT PLAN SUBMITAL #4

CITY OF TEMECULA
PLANNING DEPARTMENT
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4/18/2018

BUILDING ELEVATIONS

A9

1/25/2018 8:41:22 AM



1 SITE PHOTOMETRICS PLAN
1" = 10'-0"

ALL EXTERIOR FIXTURES SHALL HAVE 3000K COLOR OR BELOW.

Schedule

Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
	A	2	RZR-V-FT-80PLED-1050mA-NW-mm511-MM511 POLE MT AT 25 FT AFG	4 CIRCUIT BOARDS EACH WITH 20 LEDS, 1 CLEAR PLASTIC OPTIC BELOW EACH LED, 1 FORMED SEMI-SPECULAR METAL OPTIC MOUNTING PLATE BELOW EACH CIRCUIT BOARD.	EIGHTY WHITE LIGHT EMITTING DIODES (LEDS), VERTICAL BASE-UP POSITION.	80	265	0.9	266.7	
	B	4	TLED-SC-64-VS-G-mm511	12"SQ. X 2-1/2"H. LED GARAGE CANOPY WITH INTEGRATED OCCUPANCY AND DAYLIGHT SENSOR LEDS WITH DINTED OPTICS		1	7724	0.9	75	
	C	5	KICHLER 49513OZ	WALL MOUNTED 24.75" HIGH LED FIXTURE	(2) 4.5W LED CANDELABRA BASE	2	600	0.9	10	
	D	5	KICHLER 49515OZ	WALL MOUNTED 24.75" HIGH LED FIXTURE	(6) 4.5W LED CANDELABRA BASE	6	1800	0.9	60	

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	4.0 fc	21.0 fc	1.0 fc	21.0:1	4.0:1

PROJECT
DEVELOMENT PLAN SUBMITTAL #4
#PREAPP16-1230
TEMECULA, CA

RPM
Engineers, Inc.
102 DISCOVERY
Irvine, Ca. 92618
Tel: 949-450-1229 ext.208
Fax: 949-450-1454
Contact: Lan Nguyen
e-mail: lann@rpmpe.com

HERDMAN
ARCHITECTURE + DESIGN

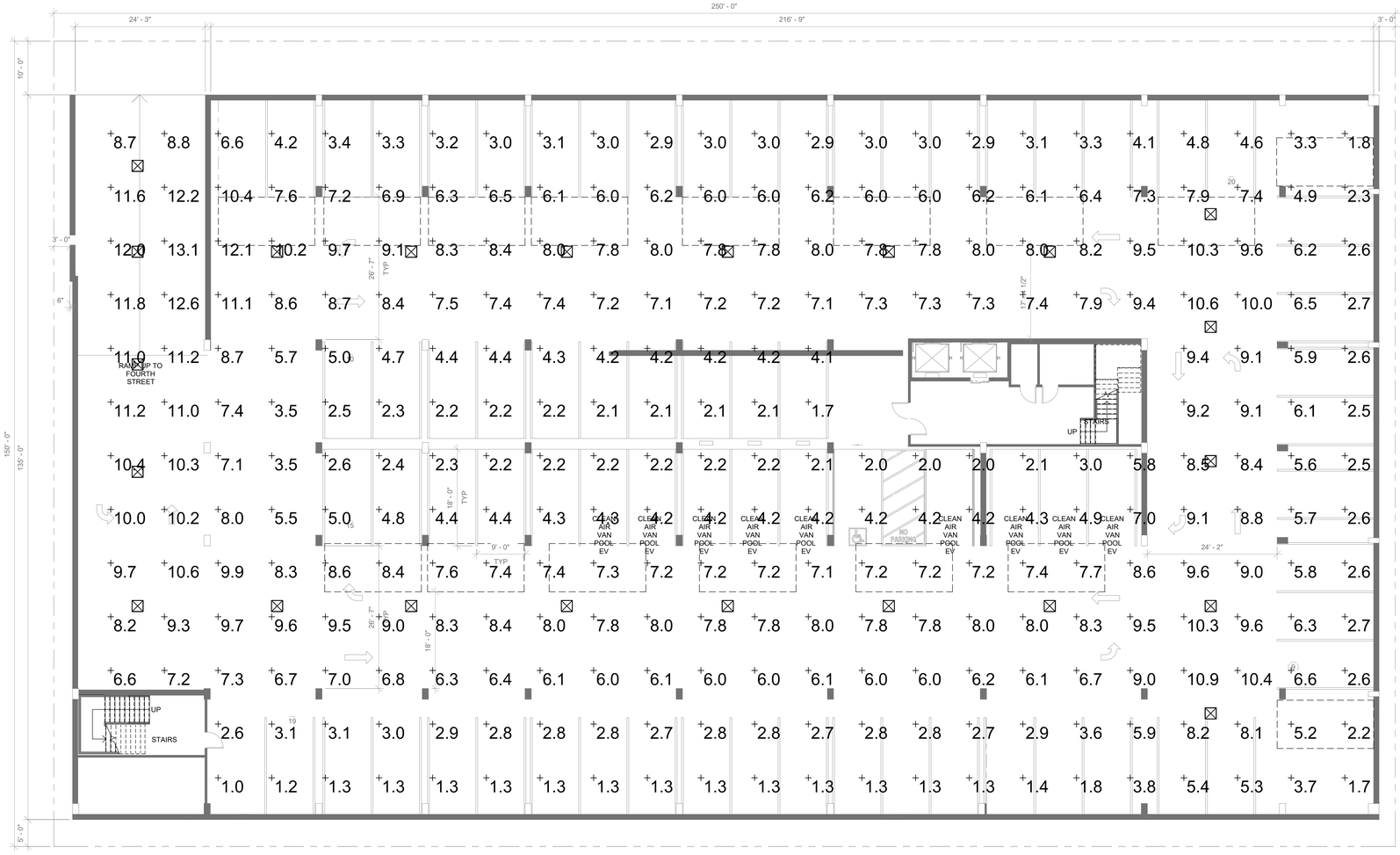
A15-2116
04.04.2018

SITE PHOTOMETRICS PLAN

E1.0

CITY OF TEMECULA
PLANNING DEPARTMENT
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scott.cooper
4/10/2018

01/08/18



1 UNDERGROUND PARKING PHOTOMETRICS PLAN
1" = 10'-0"

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
⊠	B	22	TRACE-LITE	TLED-SC-64-VS-G-mm511	12"SQ. X 2-1/2"H. LED GARAGE CANOPY WITH INTEGRATED OCCUPANCY AND DAYLIGHT SENSOR LEDS WITH DINTED OPTICS		1	TLED-SC-64-VS-G(3).IES	7724	0.9	75

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	5.9 fc	13.1 fc	1.0 fc	13.1:1	5.9:1

PROJECT
DEVELOMENT PLAN SUBMITTAL #4
#PREAPP16-1230
TEMECULA, CA

RPM
Engineers, Inc.
102 DISCOVERY
Irvine, Ca. 92618
Tel: 949-450-1229 ext.208
Fax: 949-450-1454
Contact: Lan Nguyen
e-mail: lann@rpmpe.com

HERDMAN
ARCHITECTURE + DESIGN

A15-2116
04.04.2018

UNDERGROUND PARKING PHOTOMETRICS PLAN

FLOW COMPLIANT
CONDITIONALLY
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SUBJECT TO THE FINDINGS AND CONDITIONS OF APPROVAL, AS APPROVED. MODIFICATIONS REQUIRE FURTHER APPROVAL
scott.cooper
11/08/2018

E2.0

11/08/18

Rochdale Collection
Outdoor Wall 2 Light OZ
49513OZ (Olde Bronze)



Project Name: _____
Location: _____
Type: _____
Qty: _____
Comments: _____

Ordering Information

Product ID	49513OZ
Finish	Olde Bronze
Collection	Rochdale Collection

Dimensions

Extension	10.50"
Height from center of Wall opening	13.50"
Base Backplate	4.50 X 11.50
Weight	12.00 LBS

Specifications

Material	Aluminum
Diffuser Description	Vertical Rain

Qualifications

Safety Rated	Wet
Warranty	www.kichler.com/warranty

Primary Lamping

Light Source	Incandescent
Lamp Included	Not Included
# of Bulbs/LED Modules	2
Max or Nominal Watt	60W
Socket Wire	105
Socket Type	Candelabra
Lamp Type	B
Bulb Product ID	4064CLR

Dimensions

Height	24.75"
Width	9.00"

Kichler
7711 East Pleasant Valley Road
Cleveland, Ohio 44131-5510
Toll free: 866.558.5706 or kichler.com

Notes:
1) Information provided is subject to change without notice. All values are design or typical values when measured under laboratory conditions.
2) Incandescent Equivalent: The incandescent equivalent as presented is an approximate number and is for reference only.

KICHLER

Rochdale Collection
Outdoor Wall 6 Light OZ
49515OZ (Olde Bronze)

Project Name: _____
Location: _____
Type: _____
Qty: _____
Comments: _____

Ordering Information

Product ID	49515OZ
Finish	Olde Bronze
Collection	Rochdale Collection

Dimensions

Extension	15.00"
Height from center of Wall opening	20.00"
Base Backplate	5.50 X 23.50
Weight	22.00 LBS

Specifications

Material	Aluminum
Diffuser Description	Vertical Rain

Qualifications

Safety Rated	Wet
Warranty	www.kichler.com/warranty

Primary Lamping

Light Source	Incandescent
Lamp Included	Not Included
# of Bulbs/LED Modules	6
Max or Nominal Watt	60W
Socket Wire	105
Socket Type	Candelabra
Lamp Type	B
Bulb Product ID	4064CLR

Dimensions

Height	46.75"
Width	13.00"

Kichler
7711 East Pleasant Valley Road
Cleveland, Ohio 44131-5510
Toll free: 866.558.5706 or kichler.com

Notes:
1) Information provided is subject to change without notice. All values are design or typical values when measured under laboratory conditions.
2) Incandescent Equivalent: The incandescent equivalent as presented is an approximate number and is for reference only.

KICHLER

Listing:
The TLED-SC-G is ETL certified under UL1598 specifications and listed for wet locations.

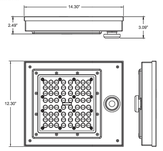
Warranty:
Any component that fails due to manufacturer's defect is guaranteed for 5 years. The warranty does not cover physical damage, abuse or acts of God. Manufacturer reserves the right to charge for such repairs if deemed necessary.

Fixture Performance

Part Number	Total System Watts	Initial Delivered Lumens	Lumens per Watt (LPW)	BUG Ratings
TLED-SC-18/VS-G	21	1907	92	B2-U0-G1
TLED-SC-24-VS-G	28	2817	101	B2-U0-G1
TLED-SC-36-VS-G	41	4119	101	B3-U0-G1
TLED-SC-48-VS-G	55	5712	104	B3-U0-G1

NOTE: Lumen maintenance and life (part of LM-80 data) are per published information from primary LED suppliers and is based on design operation at their specified thermal management and electrical design parameters.

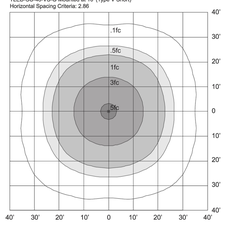
Dimensions



Approximate Weight: 14 lbs.

Sample Photometrics

TLED-SC-48-VS-G Mounted at 10' (Type V Short)
Horizontal Spacing Criteria: 2.86



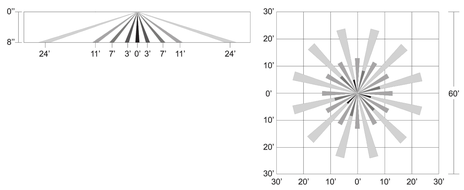
Ordering Information

Example: TLED-SC-24-VS-G-WW

Series	# of LEDs	Input Voltage	Optics	Finish (Housing/Trim)	Options (Factory Installed)
TLED-SC = Standard Canopy	18 = 18 LEDs	VS = 120–277VAC (Voltage Sensing)	G = Garage Optics	WW = White/White	TP = Transient Protection System
	24 = 24 LEDs				
	36 = 36 LEDs				
	48 = 48 LEDs				

Digital High/Low Infrared Sensor (Option: SC)
The TLED-SC sensor canopy utilizes TRACE®LITE's successful LED surface mount canopy design and brings it to a new level of performance and efficiency by the addition of the factory installed Wattstopper FSP-211 Digital High/Low passive infrared sensor. The sensor allows for fully adjustable high and low dimmed light levels based on motion, adjustable time delay, cut off delay and is controlled via the 0-10V dimming driver in the fixture. It also includes an integrated photocell to measure ambient light levels. This sensor is provided with an FSP-L2 lens that was selected for its proven design and ability to provide maximum coverage at an 8ft mounting height. Other lenses are available for multiple mounting heights. Contact factory for details. The TLED-SC series conforms to the Title24 requirements in regards to dimming and control of light fixtures.

Sensor Side and Top Coverage Pattern
L2 lens provides maximum coverage at an 8ft mounting height. Other lenses are available for multiple mounting heights. Contact factory for details.



Default Settings for Sensor:
High Mode: 0-10V; **default 10V**
Low mode: Off, 0-9.8V; **default 1V**
Time Delay: 30sec., 5-30min.; **default 5min.**
Cut off delay: none, 1-60min. 1-5hrs.; **default 1hr.**
Sensitivity: none, low, med, max; **default max**
Setpoint: none, 1-250 fc, auto; **default disabled**
Ramp up time: none, 1-60 sec.; **default disabled**
Fade down time: none, 1-60sec.; **default disabled**

NOTE: Wireless programmable handheld unit to change settings is available through Wattstopper (FSIR-100)

Specifications are subject to change without notice.
Installation must be performed in accordance with Barron Lighting Group installation instructions.
10800309 02/17

BARRON lighting group
800.533.3948 • www.barronltg.com

LAMP/ELECTRICAL GUIDE

LED COUNT	SOURCE TYPE	SOURCE	INITIAL LUMENS - 4000K	INITIAL LUMENS - 3000K	INITIAL LUMENS - 5000K	L70 GREATER THAN (HR)	STARTING TEMP	SYSTEM WATTS	VOLTS	MAX INPUT AMPS
24	LED	24 PLED® Optical Module - 350mA	3,073 – 3,340	2,690 – 2,924	3,147 – 3,421	60,000+	-20°F	28	120 277	0.24 0.10
24	LED	24 PLED® Optical Module - 525mA	4,366 – 4,746	3,822 – 4,155	4,471 – 4,860	60,000+	-20°F	41	120 277	0.34 0.15
24	LED	24 PLED® Optical Module - 700mA	5,467 – 5,943	4,786 – 5,203	5,598 – 6,086	60,000+	-20°F	53	120 277	0.45 0.20
24	LED	24 PLED® Optical Module - 1050mA	7,150 – 7,772	6,260 – 6,805	7,322 – 7,960	60,000+	-20°F	81	120 277	0.68 0.30
40	LED	40 PLED® Optical Module - 350mA	5,002 – 5,579	4,379 – 4,884	5,122 – 5,713	60,000+	-20°F	45	120 277	0.38 0.17
40	LED	40 PLED® Optical Module - 525mA	7,047 – 7,860	6,170 – 6,881	7,216 – 8,049	60,000+	-20°F	66	120 277	0.55 0.24
40	LED	40 PLED® Optical Module - 700mA	8,822 – 9,840	7,724 – 8,615	9,034 – 10,077	60,000+	-20°F	87	120 277	0.73 0.32
40	LED	40 PLED® Optical Module - 1050mA	11,594 – 12,932	10,150 – 11,322	11,872 – 13,244	60,000+	-20°F	134	120 277	1.12 0.49
48	LED	48 PLED® Optical Module - 350mA	6,145 – 6,680	5,380 – 5,849	6,293 – 6,841	60,000+	-20°F	55	120 277	0.46 0.20
48	LED	48 PLED® Optical Module - 525mA	8,731 – 9,492	7,644 – 8,310	8,941 – 9,720	60,000+	-20°F	81	120 277	0.68 0.29
48	LED	48 PLED® Optical Module - 700mA	10,933 – 11,885	9,572 – 10,406	11,195 – 12,172	60,000+	-20°F	105	120 277	0.88 0.38
48	LED	48 PLED® Optical Module - 1050mA	14,299 – 15,545	12,519 – 13,609	14,642 – 15,919	60,000+	-20°F	160	120 277	1.33 0.58
80	LED	80 PLED® Optical Module - 350mA	10,003 – 11,158	8,758 – 9,769	10,243 – 11,426	60,000+	-20°F	87	120 277	0.75 0.33
80	LED	80 PLED® Optical Module - 525mA	14,093 – 15,720	12,338 – 13,763	14,431 – 16,098	60,000+	-20°F	131	120 277	1.10 0.48
80	LED	80 PLED® Optical Module - 700mA	17,644 – 19,681	15,447 – 17,230	18,067 – 20,155	60,000+	-20°F	174	120 277	1.45 0.63
80	LED	80 PLED® Optical Module - 1050mA	23,188 – 25,864	20,301 – 22,644	23,745 – 26,488	60,000+	-20°F	266	120 277	2.22 0.96
120	LED	120 PLED® Optical Module - 350mA	15,005 – 16,931	13,137 – 14,823	15,365 – 17,339	60,000+	-20°F	127	120 277	1.06 0.46
120	LED	120 PLED® Optical Module - 525mA	21,140 – 23,750	18,508 – 20,793	21,647 – 24,322	60,000+	-20°F	195	120 277	1.63 0.70
120	LED	120 PLED® Optical Module - 700mA	26,466 – 30,399	23,171 – 26,614	27,101 – 31,131	60,000+	-20°F	260	120 277	2.17 0.94
120	LED	120 PLED® Optical Module - 1050mA	34,782 – 38,790	30,452 – 33,961	35,617 – 39,725	60,000+	-20°F	396	120 277	3.33 1.43

NOTES:
1. Max Input Amps is the highest of starting, operating, or open circuit currents
2. Lumen values for LED Modules vary according to the distribution type
3. System Watts includes the source watts and all driver components.
4. Fuse value should be sufficient to protect all wiring components. For electronic driver and LED component protection, use 10KV - 20KV surge suppressors
5. L70(10K) - 114,231 6x cycle applied

WARNING: All fixtures must be installed in accordance with local codes or the National Electrical Code. Failure to do so may result in serious personal injury.

U.S. Architectural Lighting
660 West Avenue O, Palmdale, CA 93551
Phone (661) 233-2000 Fax (661) 233-2001
www.usalfg.com

U.S. ARCHITECTURAL LIGHTING

TRACE•LITE
commercial & industrial lighting

TLED-SC-G
Surface Mount LED Garage Lighting with Integrated Occupancy and Daylight Sensor

Model: _____ Date: _____
Accessories: _____
Job Name: _____ Type: _____

LEDLITElogic



5 YEAR LIMITED · Intertek · DLC · RoHS

DESCRIPTION
The TLED-SC-G sensor canopy utilizes TRACE®LITE's successful LED surface mount canopy design and brings it to a new level of performance and efficiency by the addition of the factory installed Wattstopper FSP-211 Digital High/Low passive infrared sensor. The sensor allows for fully adjustable high and low dimmed light levels based on motion, adjustable time delay, cut off delay and is controlled via the 0-10V dimming driver in the fixture. It also includes an integrated photocell to measure ambient light levels. This sensor is provided with an FSP-L2 lens that was selected for its proven design and ability to provide maximum coverage at an 8ft mounting height. Other lenses are available for multiple mounting heights. Contact factory for details. The TLED-SC-G series conforms to the Title24 requirements in regards to dimming and control of light fixtures.

The TLED-SC-G extends the low profile form factor of the complete line by integrating the Wattstopper Occupancy and Daylight sensor on one side of the fixture, ensuring the ease of installation our LED canopy is known for. Our next generation high performance LED light engines feature our superior thermal management that make the entire family an attractive, energy saving choice. Constructed of die formed and welded aluminum, the TLED canopy series family has been engineered to deliver optimum optical performance and lamp longevity. The attractive and durable housings have a UV resistant, powder coated finish to protect against the elements and are ETL Listed for Wet Locations. Our TLED-SC-G series canopies incorporate contractor friendly features that allow for ease of installation in a variety of applications and can be installed by a single person. Available with five (5) different LED light engines configurations with 21, 28, 41 or 55 total system watts and approximate delivered lumen outputs of 1907, 2817, 4119 or 5712. The TLED-SC-G series canopies provide an energy saving solution to a wide spectrum of applications including, but not limited to security lighting in schools, office complexes, light commercial development, apartments, parking garages, entryways, and stairwells. The TLED series canopies are DesignLights Consortium™ (DLC) qualified and meet or exceed the efficacy requirements for various rebate programs across the country.

SPECIFICATIONS
Construction:
Precision die formed aluminum housings feature clean architectural lines with ample, integral mounting space for future accessories. The TLED canopy series family's most important construction feature is their integral thermal management. The housing is fabricated using 1/8" aluminum plate, which not only provides strength and durability but also acts as a substantial heat sink and allows for optimum performance and durability of the LED light engine without sacrificing design aesthetics or increasing the outside dimensions of the housing. LEDLITElogic heat sinking technology moves heat away from the LEDs by taking advantage of thermal convection dynamic properties and maximizing system performance that delivers up to a 190,000 hour life with 70% lumen maintenance. The TLED canopy series family is ETL Listed for Wet Locations, and incorporates a UV resistant, long lasting, polyester based powder coat finish.

Optics:
The TLED canopy series family of luminaires deliver exceptional light quality and efficiency with a garage optic design that provides excellent Type VS distribution. Our garage optic provides more lumens in the 60° to 80° zone, which satisfies the DLC requirements for parking garage luminaires. The stabilized optical PMMA lenses are specifically designed to distribute light where it is needed in the most efficient way possible making it the ideal luminaire for high-efficiency applications.

Electrical:
A choice of five (5) performance levels are available in the TLED canopy series family offering LED light engines with either 18, 24, 36 or 48 LEDs, drawing 21, 28, 41 or 55 total watts and providing approximately 1907, 2817, 4119 or 5712 initial delivered lumens, respectively. See chart on page 2 for complete performance figures. The available LED light engine wattages are powered by 0-10V dimmable, constant current control drivers and provide up to a 190,000 hour rated life with 70% lumen maintenance, a 4700K CCT, and a CRI of 372. All drivers are Class 2 power supplies with input voltage range of 120VAC to 277VAC, providing a Class A EMI rating and a high power factor of ≥0.90. The TLED series canopies are suitable for operation in -40°F to 104°F (-40°C to 40°C) ambient conditions.

Thermal Management:
LEDLITElogic heat sinking technology moves heat away from the LEDs by taking advantage of thermal convection dynamic properties and maximizing system performance that delivers up to a 190,000 hour life with 70% lumen maintenance.

Environmentally Friendly Design:
TLED-SC-G canopy series luminaires consume very little energy and provide long life in comparison to traditional lamp technologies. The TLED-SC-G is RoHS (Restriction of Hazardous Substances) compliant and provides a significant reduction in KW load and carbon emissions.

Installation:
The TLED series canopies can be installed and wired by a single person. The base plate easily attaches to a 3" or 4" J-box, and the fixture housing is attached to the base plate by four (4) captive fasteners. The TLED-SC can be surface mounted to a recessed J-box or pendant mounted using a standard ½" downrod & hardware (supplied by others).

Specs at a Glance

	18 LED	24 LED	36 LED	48 LED
Wattage (Nominal)	21W	28W	41W	55W
Ingress Protection	UL Listed for Wet Locations			
Lumens (lm)	1907	2817	4119	5712
Efficacy (LPW)	92	101	101	104
CCT	4700K			
Input Voltage	120–277 Voltage Sensing			
Optics	Performance Optic - Type V Very Short			
CRI	≥72			
Warranty	5 Years			
Ambient Temp	-40°F to 104°F (-40°C to 40°C)			

Transient Protection System (Option: TP):
The LEDLITElogic optional transient protection device is designed to be used in conjunction with our LED drivers. The -TP option utilizes a 3-leaded device that protects Line-Ground, Line-Neutral, and Neutral-Ground in accordance with IEEE/ANSI C62.41.2 guidelines. The surge current rating of the -TP option is 10,000 amps.

Testing & Compliance:
The reliability and performance of the TLED canopy series luminaires are evaluated in accordance with the parameters outlined and reported by LM-79 and LM-80 documents. Photometric data is tested to IESNA LM-79-08 standard by an independent testing laboratory. Lumen maintenance, or L70, a measure of long term reliability, is determined for the light source, which consists of the LED and PSB sub-assembly as installed in the luminaire, using LM-80 in-situ thermal and reliability data as provided by the LED manufacturer in accordance with DOE/EPA standards. DesignLights Consortium® (DLC) qualified luminaire (check QPL for specific models).

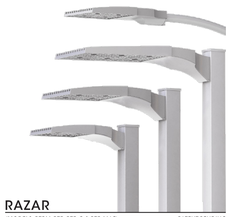
SOLID STATE AREA LIGHTING

RAZAR SERIES-LED

S P E C I F I C A T I O N S

PROJECT NAME:

PROJECT TYPE:



RAZAR
(MODELS: RZRM, RZR, RZR-G & RZR-MAF) PATENT PENDING

OPTICAL HOUSING
Heavy cast low copper aluminum (A356 alloy; <0.2% copper) assembly with integral cooling fins. The Optical Panel mounting surface is milled flat (surface variance <± .002") to facilitate thermal transfer of heat to housing and cooling fins. Solid barrier wall separates optical and electrical compartments. The optical and electrical compartments are integrated to create one assembly. Minimum wall thickness is .188".

ELECTRICAL HOUSING w/ INTEGRATED ARM
Heavy cast low copper aluminum (A356 alloy; <0.2% copper) assembly with integral cooling ribs surrounding the electrical compartment and a flat surface on the top of the arm to accommodate a photocell receptacle. Solid barrier wall separates optical and electrical compartments. The optical compartment and electrical compartment with the integrated support arm combine to create one assembly. Minimum wall thickness is .188". Cast and hinged driver assembly cover is integrated with wiring compartment cover.

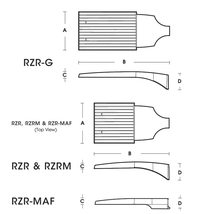
PLED® OPTICS
Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. In asymmetric distributions, a micro-reflector inside the refractor re-directs the house side emitter output towards the street side and functions as a house side shielding element. Refractors are injection molded H1.2 acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED refractors produce standard site/area distributions. Panels are field replaceable and field rotatable in 90° increments.

LED DRIVER(S)
Constant current electronic with a power factor of > 90 and a minimum operating temperature of -40°F. Driver(s) is/are UL and cUL recognized and mounted directly against the Electrical Housing to facilitate thermal transfer, held down by universal clamps to facilitate easy removal. In-line terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V, 50/60Hz or 347V-480V, 50.60Hz. (0 - 10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection. Luminaire supplied with 20KV surge protector for field accessible installation.)

LED EMITTERS
High output LED's are utilized with drive currents ranging from 350mA to 1050mA. 70CRI Minimum. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

FINISH
Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step media blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability.

MAST ARM FITTER/ELECTRICAL HOUSING
Replaces standard Electrical Housing. Fits standard 2 3/8" O.D. horizontal tenon. Two (2) straps with two (2) bolts each encircle the lower half of the tenon. Upper half of the tenon rests on self-centering steps that position the angle of the luminaire at 0°, +1.5°, +1.5 or +3° up from the horizontal. All hardware is stainless steel.



FIXTURE	A	B	C	D
RZR-G	15" (381mm)	36.5" (927mm)	3" (76mm)	7" (177mm)
RZR	14.75" (375mm)	28.25" (718mm)	2.75" (70mm)	6.5" (165mm)
RZRM	11.5" (292mm)	22" (559mm)	2.5" (64mm)	5.25" (133mm)
RZR-MAF	15" (381mm)	28.25" (718mm)	2.5" (64mm)	4" (102mm)

UL Listed for Wet location · MADE IN THE USA

2016217

RAZAR SERIES-LED

S P E C I F I C A T I O N S

POLE DRILLING TEMPLATE

PLED® MODULES

Approximate Average Lumens – 4000K
(Lumens/Coefficient of dB distributions)

	350mA			525mA			700mA			1050mA		
	Watts	Lumens	HID Eq.	Watts	Lumens	HID Eq.	Watts	Lumens	HID Eq.	Watts	Lumens	HID Eq.
24	28	3307	50	41	4506	70 100	53	5705	100	81	7461	100 150
40	45	5291	70 100	66	7454	100 150	87	9331	175	134	12260	200 350
48	55	6413	100	81	9112	150 200	105	11409	200	160	14887	250
80	87	10581	175 200	131	14907	200 250	174	18673	400	266	24526	450 650
120	127	15968	250	195	22445	450	260	28433	525 700	396	36786	700 1000

Spec/Order Example: RZR/PLED-IV/80LED-700mA/CW/277/RAL-6019-S/10SP

S P E C / O R D E R I N G I N F O R M A T I O N

MODEL
- ☐ RZR-G
- ☐ RZR
- ☐ RZR-MAF
- ☐ RZRM

OPTICS
- ☐ TYPE II **PLED-II**
- ☐ TYPE II FRONT ROW **PLED-II-FR**
- ☐ TYPE II MEDIAN ILLUMINATOR **PLED-II-ML**
- ☐ TYPE III MED. **PLED-III-M**
- ☐ TYPE III WIDE **PLED-III-W**
- ☐ TYPE IV **PLED-IV**
- ☐ TYPE IV **PLED-IV-FT**
- ☐ TYPE V NARROW **PLED-V-SQ-N**
- ☐ TYPE V MED. **PLED-V-SQ-M**
- ☐ TYPE V WIDE **PLED-V-SQ-W**

LED MODE
NO. LEDs
RZR-G
- ☐ 120LED
- ☐ 80LED

RZR
- ☐ 80LED
- ☐ 40LED

RZRM
- ☐ 48LED
- ☐ 24LED

DRIVE CURRENT
- ☐ 350mA
- ☐ 525mA
- ☐ 700mA
- ☐ 1050mA

COLOR TEMP - CCT
- ☐ NW (4000K)* *STANDARD
- ☐ CW (5000K)
- ☐ WW (3000K)

CONSULT FACTORY FOR OTHER LED COLORS

VOLTAGE
- ☐ 120
- ☐ 208
- ☐ 240
- ☐ 277
- ☐ 347
- ☐ 480

FINISH
STANDARD TEXTURED FINISH
- ☐ BLACK **RAL-9005-T**
- ☐ WHITE **RAL-9003-T**
- ☐ GREY **RAL-7004-T**
- ☐ DARK BRONZE **RAL-8019-T**
- ☐ GREEN **RAL-6005-T**

FOR SMOOTH FINISH REPLACE SUFFIX "T" WITH SUFFIX "S" (EXAMPLE: RAL-9005-S)

CONSULT FACTORY FOR CUSTOM COLORS

OPTIONS
- ☐ HIGH-LOW DIMMING FOR HARDWIRED SWITCHING OR NON-INTEGRATED MOTION SENSOR . . . . . **HLSW**
- ☐ INTERNAL HOUSE SIDE SHIELD . . . **HS-PLED**
- ☐ PHOTO CELL + VOLTAGE (EXAMPLE: PC120V) . . . **PC+V**
- ☐ TWIST LOCK PHOTO CELL + VOLTAGE (EXAMPLE: PC120V) . . . **TPC+V**
- ☐ TWIST LOCK RECEPTACLE ONLY . . . **TPR**
- ☐ 7-PIN TWIST LOCK RECEPTACLE ONLY . . . **TPR7**
- ☐ SINGLE FUSE (120V, 277V, 347V) . . . **SF**
- ☐ DOUBLE FUSE (208V, 240V, 480V) . . . **DF**
- ☐ STEP DIM MOTION SENSOR (PROGRAMMED ISO 100) **MS-F211**
- ☐ REMOTE MOTION SENSOR CONFIGURATOR **MS-FC10**

ALL EXTERIOR FIXTURES SHALL HAVE 3000K COLOR OR BELOW

PROJECT
DEVELOMENT PLAN SUBMITTAL #4
#PREAPP16-1230
TEMECULA, CA

RPM
Engineers, Inc.
102 DISCOVERY
Irvine, Ca. 92618
Tel: 949-450-1229 ext.208
Fax: 949-450-1454
Contact: Lan Nguyen
e-mail: lann@rpmpe.com

HERDMAN
ARCHITECTURE + DESIGN

A15-2116
04.04.2018

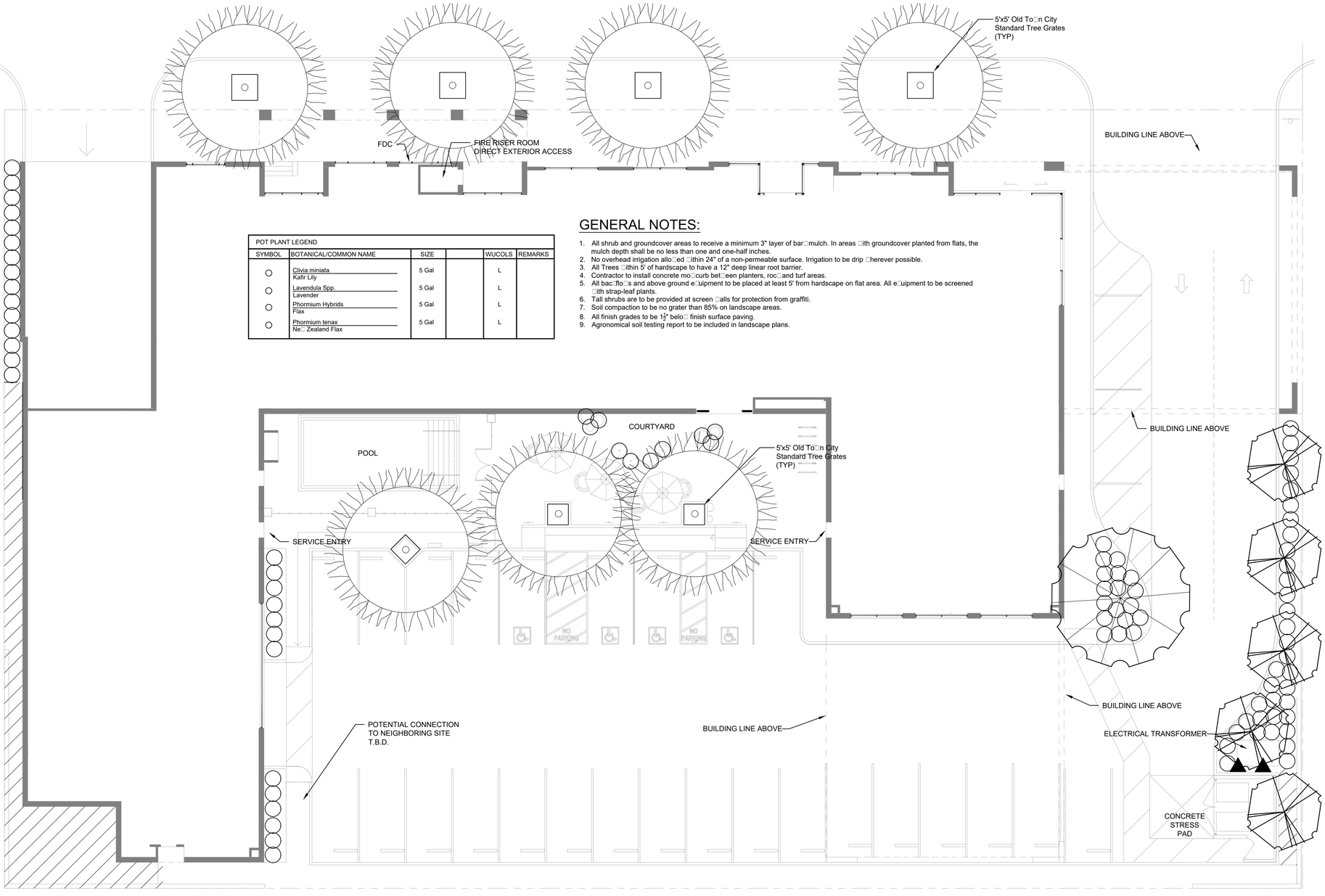
LIGHT FIXTURE CUTSHEETS

CITY OF TEMECULA
PLANNING DEPARTMENT
CONDITIONALLY
APPROVED
SUBJECT TO THE FINDINGS AND CONDITIONS OF APPROVAL AS APPROVED. MODIFICATIONS REQUIRE NEW APPROVAL
scott.cooper
4/10/2018

EXHIBIT 3.0

01/08/18

Fourth Street



POT PLANT LEGEND					
SYMBOL	BOTANICAL/COMMON NAME	SIZE		WUCOLS	REMARKS
○	Clivia miniata Kafir Lily	5 Gal		L	
○	Lavendula Spp. Lavender	5 Gal		L	
○	Phormium Hybrids Flax	5 Gal		L	
○	Phormium tenax Ne□ Zealand Flax	5 Gal		L	

GENERAL NOTES:

1. All shrub and groundcover areas to receive a minimum 3" layer of bar□mulch. In areas □ith groundcover planted from flats, the mulch depth shall be no less than one and one-half inches.
2. No overhead irrigation allo□ed □ithin 24" of a non-permeable surface. Irrigation to be drip □herever possible.
3. All Trees □ithin 5' of hardscape to have a 12" deep linear root barrier.
4. Contractor to install concrete mo□curb bet□een planters, roc□and turf areas.
5. All bac□flo□s and above ground e□uipment to be placed at least 5' from hardscape on flat area. All e□uipment to be screened □ith strap-leaf plants.
6. Tall shrubs are to be provided at screen □alls for protection from graffiti.
7. Soil compaction to be no grater than 85% on landscape areas.
8. All finish grades to be 1½" belo□ finish surface paving.
9. Agronomical soil testing report to be included in landscape plans.

PLANTING LEGEND

TREES					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	Chitalpa tash□entensis Chitalpa	24" Box	1	L	Standard
	Pyrus calleryana Callery Pear	24" Box	0	M	Standard
	Platanus x acerifolia 'Bloodgood' London Plane	24" Box	7	M	Standard
	Lagerstroemia indica Crape Myrtle	24" Box	5	L	Multi

SHRUBS					
SYMBOL	BOTANICAL/COMMON NAME	SIZE		WUCOLS	REMARKS
○	Buxus □Green Beauty' Japanese Box□ood	5 Gal		M	Hedge
○	Euryops pectinatus Shrub Daisy	5 Gal		L	
○	Grevillea Grevilla	5 Gal		L	
○	Leucophyllum frutescens Texas Ranger	5 Gal		L	
○	Lavendula Spp. Lavender	5 Gal		L	
○	Pittosporum tobira 'Variegata' Variegated Moc□Orange	5 Gal		M	Hedge
○	Pittosporum t. 'Wheeleri' Wheeler's D□arf	5 Gal		M	
○	Rhaphiolepis i. 'Clara' Indian Ha□thorn	5 Gal		M	Hedge
○	Rhaphiolepis i. 'Springtime' Indian Ha□thorn	5 Gal		M	Hedge
○	Rosa Hybrids Bush Rose	5 Gal		M	
○	Rosmarinus o. 'Tuscan Blue' Rosemary	5 Gal		L	
○	Salvia c. 'Allen Chic□ering' Allen Chic□ering Sage	5 Gal		L	
○	Salvia greggii Autumn Sage	5 Gal		L	
○	Salvia leucantha Mexican Sage	5 Gal		L	
○	Senna artemisioides Feathery Cassia	5 Gal		L	

ACCENTS					
SYMBOL	BOTANICAL/COMMON NAME	SIZE		WUCOLS	REMARKS
○	Dasylerion □heeleri Desert Spoon	5 Gal		L	
○	Hesperaloe parviflora Red Yucca	5 Gal		L	
○	Lantana 'carnara' Yello□ Lantana	5 Gal		L	
○	Phormium Hybrids Flax	5 Gal		L	
○	Phormium tenax Ne□ Zealand Flax	5 Gal		L	

GROUNDCOVER					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS	REMARKS
	Baccharis p. 'Pigeon Point' D□arf Coyote Bush	1 Gal	6' O.C.	L	
	Baccharis p. 'Centenial' Coyote Bush	1 Gal	48" O.C.	L	
	Hemerocallis hybridus-Yello□ Yello□ Day Lily	1 Gal	24" O.C.	M	
	Lantana 'Camara' Yello□ Lantana	1 Gal	36" O.C.	L	
	Muhlenbergia rigens Pin□Muhly	1 Gal	36" O.C.	L	Grass
	Myoporum parvifolium Myoporum	1 Gal	36" O.C.	L	
	Rosa 'Flo□er Carpet' -Red Red Flo□er Carpet Rose	1 Gal	30" O.C.	L	
	Rosmarinus o. 'Huntington Carpet' Prostrate Rosemary	1 Gal	48" O.C.	L	
	Trachelopspermum □asminiodes Star Jasmine	1 Gal	24" O.C.	M	

VINES					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
▲	Distictus buccinatoria Blood-red Trumpet Vine	1 Gal	2	M	

N

0 50' 10' 20'

Temecula Hotel

17-041
01.04.18

Temecula, California

APN 922-034-021

HUNTER LANDSCAPE
711 FEE ANA STREET PLACENTIA, CA 92870
714.986.2400 FAX 714.986.2408

CITY OF TEMECULA
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PA17-0834
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4/18/2018

THE HOTEL

FOURTH ST. TEMECULA, CA



NORTH ELEVATION



WEST ELEVATION



A. SW 7531 CANVAS TAN

B. METAL AWNING

C. BRICK VENEER

D. PAINTED FAUX WOOD BEAM SW2808 ROOKWOOD DARK BROWN HISTORIC COLOR

E. CLAY ROOF TILE

F. ALUMINUM CLAD WINDOW SYSTEM CLEAR GLAZING WITH BLACK MULLION

G. DECORATIVE WALL SCONCE IN BLACK FINISH

H. PRECAST MOLDING TO MATCH PAINT A.

I. BLACK WROUGHT IRON DECORATIVE RAILING/SCREEN

J. DECOARTIVE SPANISH STYLE CERAMIC TILE

ENLARGED ELEVATION

TWEN MA
ARCHITECTS
ARCHITECTURE / PLANNING

17200 RED HILL AVE.,
IRVINE, CA 92614

TEL: (626)203-8125 (626)358-8125
FAX: (626)358-6842

twenma@yahoo.com
yes4302@gmail.com

Licensed Architect
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C-16815
Exp. 8/31/2021
State of California

HERDMAN
ARCHITECTURE + DESIGN

LICENSED ARCHITECT
BRIDGET HERDMAN
C-32810
12/31/2019
RENEWAL DATE
STATE OF CALIFORNIA

16201 SCIENTIFIC WAY
IRVINE, CA 92618
TEL. 714.389 .2800
INFO@HERDMAN-AD.COM

PROJECT NAME

44045 MARGARITA ROAD SUITE 203
TEMECULA, CA 92592

CLIENT

TV OLD TOWN ,LP.

44045 MARGARITA ROAD SUITE 203
TEMECULA, CA 92592

CITY OF TEMECULA
PLANNING DEPARTMENT
CONDITIONALLY

APPROVED

SUBJECT TO THE FINDINGS AND CONDITIONS OF APPROVAL AS APPROVED. MODIFICATIONS REQUIRE CITY APPROVAL.
Scott Cooper
10/18/2021

THE HOTEL

FOURTH ST. TEMECULA, CA



SOUTH ELEVATION



EAST ELEVATION



BACKYARD SIDE LOOKING EAST ELEVATION



BACKYARD SIDE LOOKING WEST ELEVATION

TWEN MA
ARCHITECTS
ARCHITECTURE / PLANNING

17200 RED HILL AVE.,
IRVINE, CA 92614

TEL: (626)203-8125 (626)358-8125
FAX: (626)358-6842

twenma@yahoo.com
yes4302@gmail.com

Licensed Architect
Twen Ma
C-16815
Exp. 8/31/2021
State of California

HERDMAN
ARCHITECTURE + DESIGN

LICENSED ARCHITECT
BRIDGET HERDMAN
C-32810
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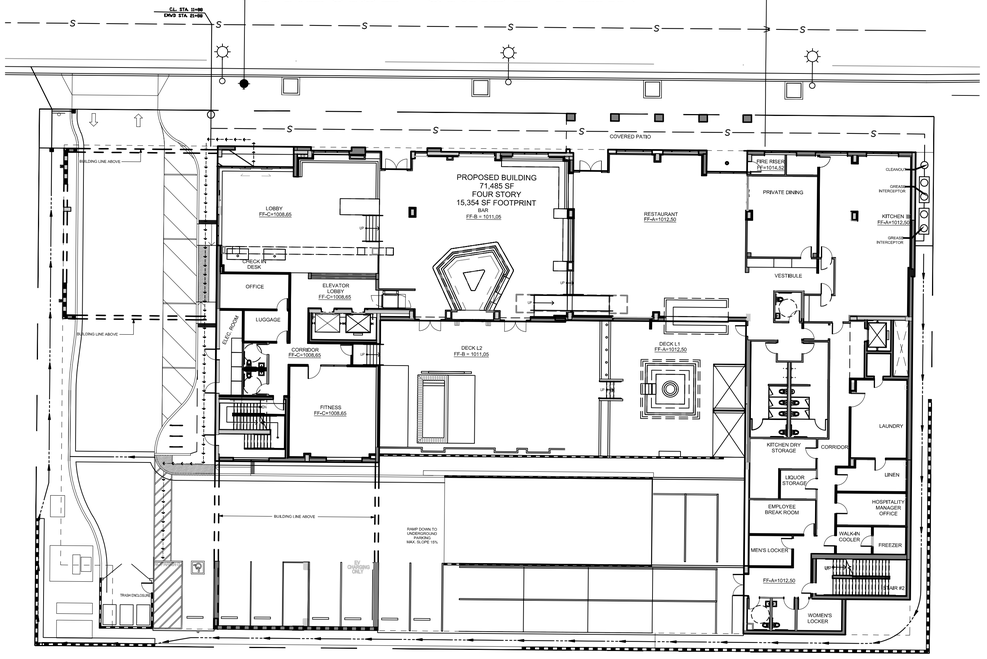
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Scott Cooper
10/18/2021

CITY OF TEMECULA
PARCEL MAP 37561
4TH STREET HOTEL
PRECISE GRADE PLAN



GENERAL NOTES:

1. STANDARDS. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CURRENT EDITION OF THE CITY'S IMPROVEMENT STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION (AND SUBSEQUENT AMENDMENTS), THE CITY'S ENGINEERING AND CONSTRUCTION MANUAL, CITY CODES AND REQUIREMENTS.
2. EMERGENCY TELEPHONE NUMBERS. (ANSWERING MACHINE IS NOT ACCEPTABLE):

JEFF ZHANG	TV OLD TOWN LP	626-233-4029
(RESPONSIBLE PERSON/DEVELOPER)	(COMPANY)	(24-HR PHONE NUMBER)

3. LICENSE/PERMIT REQUIREMENT. PRIOR TO START OF ANY WORK, A BUSINESS LICENSE SHALL BE OBTAINED FROM THE CITY. A GRADING PERMIT SHALL BE OBTAINED, PRIOR TO ANY WORK ON PRIVATE DEVELOPMENT. THE PERMIT AND AN APPROVED SET OF IMPROVEMENT PLANS MUST BE PRESENT AT THE JOBSITE DURING CONSTRUCTION.
4. ERRORS OR OMISSIONS. APPROVAL OF THESE PLANS BY THE CITY DOES NOT RELIEVE THE APPLICANT AND ENGINEER OF RECORD FROM THE RESPONSIBILITY FOR THE CORRECTION OF ERRORS OR OMISSIONS DISCOVERED DURING CONSTRUCTION.
5. WORKING HOURS. CITY ORDINANCE NO. 94-25 STATES THAT NO PERSON SHALL ENGAGE IN OR CONDUCT CONSTRUCTION ACTIVITY, WHEN THE CONSTRUCTION SITE IS WITHIN ONE-QUARTER OF A MILE OF AN OCCUPIED RESIDENCE, BETWEEN THE HOURS OF 6:30 PM AND 6:30 AM, MONDAY THROUGH FRIDAY AND SHALL ONLY ENGAGE IN OR CONDUCT CONSTRUCTION ACTIVITY BETWEEN THE HOURS OF 7:00 AM AND 6:30 PM ON SATURDAY. NO CONSTRUCTION ACTIVITY SHALL BE UNDERTAKEN ON SUNDAY AND NATIONALLY RECOGNIZED HOLIDAYS.
6. REGULATORY AGENCY CLEARANCES. THE ISSUANCE OF A PERMIT BY THE CITY DOES NOT IMPLY OR PROMISE ANY CLEARANCES FROM STATE OR FEDERAL AGENCIES REGULATING THE PROVISIONS OF STATE OR FEDERAL ENDANGERED SPECIES ACTS OR WATER QUALITY REGULATIONS. THE APPROPRIATE CLEARANCES FROM THESE AGENCIES SHALL BE OBTAINED PRIOR TO ANY SITE DISTURBANCE OR GRADING.
7. CONSTRUCTION CHANGE. ANY CONSTRUCTION CHANGE MUST BE FIRST SUBMITTED TO THE CITY AS A REDLINE REVISION FOR REVIEW AND APPROVAL PRIOR TO IMPLEMENTING THE CHANGE IN THE FIELD. REFER TO THE CITY'S ENGINEERING AND CONSTRUCTION MANUAL.
8. PRE-CONSTRUCTION MEETING. A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED TWO WORK DAYS PRIOR TO THE START OF CONSTRUCTION. DURING CONSTRUCTION, A DEPENDABLE AND RESPONSIVE CONTRACTOR'S REPRESENTATIVE SHALL BE AT THE JOB SITE AT ALL TIMES.
9. UTILITIES. APPROVAL OF THESE PLANS BY THE CITY DOES NOT CONSTITUTE A REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF THE LOCATION, NOR THE EXISTENCE OR NON-EXISTENCE OF ANY UNDERGROUND UTILITIES WITHIN THE PROJECT LIMITS. ANY UTILITY DAMAGED DURING THE PERFORMANCE OF THE WORK SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE GOVERNING AGENCY BY THE CONTRACTOR, AT HIS EXPENSE.
10. SURVEY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER OF RECORD AND TO INSTALL STREET CENTERLINE MONUMENTS, AS REQUIRED BY RIVERSIDE COUNTY ORDINANCE NO. 491. CENTERLINE TIES SHALL BE PROVIDED TO THE CITY ENGINEER, UPON COMPLETION OF THE PROJECT AND BEFORE ACCEPTANCE IS GRANTED. ALL EXISTING MONUMENTATION (DISTURBED OR DESTROYED DURING CONSTRUCTION) SHALL BE REPLACED TO CITY STANDARDS IN ACCORDANCE WITH THE LAND SURVEYORS ACT AND THE STREETS AND HIGHWAY CODE, AND AS APPROVED BY THE CITY ENGINEER, UPON REQUEST, SURVEY CUTS SHEETS SHALL BE PROVIDED TO THE CITY ENGINEER.
11. DUST CONTROL. DUST SHALL BE CONTROLLED BY WATERING OR OTHER METHODS, AS APPROVED BY THE CITY ENGINEER AND SHALL COMPLY WITH SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT'S (SCAQMD) RULE 403.
12. CONSTRUCTION FENCING. A SIX FOOT CHAIN LINK FENCE IS REQUIRED ON ALL INDUSTRIAL AND COMMERCIAL PROJECTS UNTIL ROOF SYSTEMS ARE COMPLETED OR AS DEEMED NECESSARY BY THE CITY ENGINEER FOR PUBLIC SAFETY. THE MAINTENANCE OF THE FENCE IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
13. INSPECTIONS. ALL WORK PERFORMED WITHOUT PROPER INSPECTION FROM THE CITY MAY BE SUBJECT TO REJECTION.
14. "GRADING," "EROSION AND SEDIMENT CONTROL," "PAVING" AND "TRAFFIC" REQUIREMENTS, IF APPLICABLE.

PAVING NOTES

1. STANDARDS. ALL WORK AND MATERIALS (I.E., ASPHALT CONCRETE (AC) PAVEMENT, PORTLAND CONCRETE CEMENT (PCC), BASE COURSE, ETC.) SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (I.E., GREENBOOK) LATEST EDITION, THE ENGINEERING AND CONSTRUCTION MANUAL, CITY AND ENGINEERING STANDARDS AND REQUIREMENTS.
2. PERMIT REQUIREMENTS. A GRADING OR ENCROACHMENT PERMIT(S) SHALL BE OBTAINED PRIOR TO PAVING. BEFORE OBTAINING AN ENCROACHMENT PERMIT, A CERTIFICATE OF INSURANCE AND THE REQUIRED BONDING (FOR PUBLIC IMPROVEMENTS) SHALL BE PROVIDED TO THE CITY ENGINEER. A CALTRANS ENCROACHMENT PERMIT MAY BE REQUIRED.
3. SOIL STERILIZER. AN APPROVED SOIL STERILIZER SHALL BE USED ON ALL BASE GRADE SURFACES PRIOR TO PAVING.
4. PRIME COAT. PRIME COAT IS REQUIRED ON SUBGRADE OR BASE WHEN THE BASE IS SUBJECTED TO SUBSTANTIAL CONSTRUCTION TRAFFIC (OR WHEN LONG TIME PERIODS ELAPSE BEFORE AC IS PLACED), AS DETERMINED BY THE SOILS ENGINEER AND APPROVED BY THE CITY ENGINEER.
5. TYPE I SLURRY. PRIOR TO PROJECT FINAL COMPLETION AND ACCEPTANCE OF STREETS INTO THE CITY'S MAINTAINED SYSTEM, TYPE I SLURRY SHALL BE PLACED OVER THE ASPHALT CONCRETE PAVED PROJECT STREET(S), AS DIRECTED BY THE CITY ENGINEER. THE ENTIRE ROADWAY WIDTH SHALL BE SWEPT AT LEAST 3 TIMES OR AS DIRECTED BY THE CITY ENGINEER.
6. FOG SEAL. FOR PRIVATE DEVELOPMENT, ASPHALTIC EMULSION (FOG SEAL) SHALL BE APPLIED NOT LESS THAN 14 DAYS FOLLOWING PLACEMENT OF THE ASPHALT SURFACING AND SHALL BE APPLIED AT A RATE OF 0.05 GALLONS PER SQ. YD. THE ASPHALT EMULSION SHALL CONFORM TO SECTIONS 37, 39 AND 94 OF THE STATE STANDARD SPECIFICATIONS.
7. TACK COAT. A TACK COAT SHALL BE APPLIED TO EXISTING PAVEMENT AND VERTICAL JOINTS, CONCRETE SURFACES AND ASPHALT CONCRETE BASE COURSE, IF IT HAS BEEN EXPOSED TO VEHICULAR LOADS. THE TACK COAT SHALL BE SLOW SETTING ANIONIC EMULSIFIED ASPHALT TYPE "SS-1H" CONFORMING TO THE GREENBOOK.
8. CERTIFICATION/TESTING. ALL SUBGRADE AND BASE GRADE SHALL BE CERTIFIED BY A LICENSED LAND SURVEYOR. BASE AND AC MATERIALS SHALL BE TESTED IN ACCORDANCE WITH THE CITY'S QUALITY ASSURANCE PROGRAM (QAP) AND/OR AS DIRECTED BY THE CITY ENGINEER.
9. PAVING MATERIALS.
   a. AC MATERIALS.
      1. AC MATERIALS SHALL CONFORM TO SECTION 203-6 OF THE GREENBOOK AND CITY STANDARDS.
         I. TYPE C2 PG70-10 FOR FINISH AND OVERLAY COURSES. THIS COURSE SHALL BE A MINIMUM OF 0.12 FOOT (1½ INCHES) THICK INCLUDING GRIND AND OVERLAY INSTALLATIONS.
         II. TYPE B PG70-10 FOR BASE COURSE. THIS COURSE SHALL CONTAIN THE BALANCE OF THE REQUIRED ASPHALT CONCRETE THICKNESS. THE MINIMUM AC LIFT FOR BASE COURSE IS 0.21 FOOT (2½ INCHES).
      2. THE MINIMUM AC THICKNESS IS 0.33 FOOT (4 INCHES).
      3. THE MAXIMUM AC LIFT IS 0.33 FOOT (4 INCHES).
         NOTE: "SHOVING" IS A TYPE OF AC PAVEMENT FAILURE THAT MAY BE CAUSED BY ASPHALT MIXES THAT ARE TOO RICH IN ASPHALT, THAT HAVE COURSE/FINE AGGREGATE THAT IS TOO ROUNDED, ETC. TYPICALLY, SHOVING RESULTS AT HILLS, CURVES OR INTERSECTIONS, CAUSED BY BRAKING OR ACCELERATING VEHICULAR FORCES. TO PREVENT OR MINIMIZE SHOVING, THE CITY RESERVES THE RIGHT TO REQUIRE A MODIFIED AC MIX DESIGN WITH PROPERTIES THAT PROVIDE HIGH STABILITY (I.E., ABILITY TO RESIST SHOVING AND RUTTING, ANGULAR AGGREGATE PARTICLES WITH A ROUGH SURFACE TEXTURE, ETC.) IN COMPLIANCE WITH THE GREENBOOK AND/OR CALTRANS SPECIFICATIONS.
   b. BASE MATERIALS.
      1. BASE MATERIALS SHALL CONFORM TO PROVISIONS OF THE GREENBOOK AND CURRENT CITY STANDARDS.
      2. FOR STREET SECTIONS, BASE COURSE MATERIAL SHALL BE CRUSHED AGGREGATE BASE (CAB) OR CRUSHED MISCELLANEOUS BASE (CMB) PER SECTIONS 200-2.2 AND 200-2.4 OF THE GREENBOOK. PRINCIPAL AND URBAN ARTERIAL ROADS REQUIRE CAB.
   c. PORTLAND CONCRETE CEMENT. ALL PCC USED SHALL BE IN CONFORMANCE TO THE GREENBOOK.
      MIX DESIGNS. TEN WORKING DAYS PRIOR TO PAVING, THE PROPOSED MIX DESIGN(S) FROM THE SUPPLYING ASPHALT OR CONCRETE PLANT SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL. THE MIX DESIGN(S) SHALL CLEARLY SHOW THAT THE DESIGN MEETS ALL CITY AND GREENBOOK REQUIREMENTS.
10. STREET SECTIONS. STREET STRUCTURAL SECTIONS SHOWN ON PLANS ARE TENTATIVE (I.E., THEY'RE USED FOR BONDING PURPOSES). THE FINAL STRUCTURAL SECTION REQUIREMENTS SHALL BE DETERMINED BY ADDITIONAL SOIL TESTS, AFTER ROUGH GRADING. THE STRUCTURAL SECTION DESIGN SHALL BE REVIEWED AND APPROVED BY THE CITY ENGINEER. SAID DESIGN SHALL ADHERE TO THE METHODOLOGY SET FORTH IN CHAPTER 600 OF CALTRANS HIGHWAY DESIGN MANUAL AND SHALL UTILIZE THE "R" VALUE METHOD (I.E., "R" VALUE TESTS SHALL BE CONDUCTED IN ACCORDANCE WITH CALIFORNIA TEST NO. 301 AND SHALL BE CERTIFIED BY A REGISTERED CIVIL ENGINEER). THE NUMBER AND LOCATIONS OF THESE TESTS SHALL BE SUBJECT TO APPROVAL BY THE CITY ENGINEER.
11. COMPACTION. PRIOR TO PLACEMENT OF BASE MATERIAL AND AC, COMPACTION REPORTS BY A SOILS ENGINEER, CERTIFYING 95% COMPACTION OF SUB-GRADE AND BASE MATERIAL, SHALL BE SUBMITTED TO THE CITY ENGINEER. COMPACTION TEST OBSERVATION OF SUB-GRADE AND BASE GRADE MATERIALS SHALL BE COORDINATED TO INCLUDE THE SOILS ENGINEER AND THE PUBLIC WORKS INSPECTOR.
12. PAVING INSPECTIONS.
   a. BASE GRADE INSPECTION. ONE INSPECTION AT SUB-GRADE COMPLETION (PRIOR TO PLACEMENT OF BASE) IS REQUIRED BY THE DEPARTMENT OF PUBLIC WORKS.
   b. PAVING INSPECTIONS. TWO PAVING INSPECTIONS ARE REQUIRED BY THE DEPARTMENT OF PUBLIC WORKS: (1) PRIOR TO PAVING, AT BASE GRADE COMPLETION, AND (2) DURING PLACEMENT OF AC.
   c. DRIVEWAYS. ALL ONSITE PRIVATE RESIDENTIAL DRIVEWAYS SHALL COMPLY WITH THE APPROVED PLANS AND CITY STANDARDS, AND SHALL BE INSPECTED AND CLEARED BY THE CITY ENGINEER PRIOR TO PAVING.
14. UTILITIES. ALL UNDERGROUND FACILITIES AND LATERALS SHALL BE IN PLACE PRIOR TO PAVING.
15. TRENCHING FOR UTILITIES. ALL STREET TRENCHES SHALL CONFORM TO CITY AND ENGINEERING STANDARDS. REFER TO CITY STANDARD NO. 407 "TRENCH/POTHOLE REPAIR" FOR TRENCH MAINTENANCE AND/OR REPAIRS. IF TRENCHES IN CLOSE PROXIMITY AND PARALLEL TO GUTTER LINES RESULT IN LEAVING PAVEMENT STRIPS IN DISTRESS OR LESS THAN TWO FEET IN WIDTH (BETWEEN THE TRENCH AND GUTTER LINE), SAID PAVEMENT STRIPS SHALL BE REMOVED AND REPAVED, AT THE DISCRETION OF THE CITY ENGINEER. A TACK COAT SHALL BE APPLIED TO JOIN EXISTING ASPHALT CONCRETE AND VERTICAL SURFACES IN COMPLIANCE WITH THE GREENBOOK.
16. PARKING LOT GRADE. THE MINIMUM AC OR CONCRETE PAVEMENT GRADE SHALL BE ONE PERCENT (1%).
17. GUTTER LIP. A 3/8 INCH LIP SHALL BE PLACED ADJACENT TO CONCRETE GUTTERS IN ACCORDANCE WITH CITY AND ENGINEERING STANDARDS. REFER TO STANDARD NO. 200.
18. PAVING DETAIL AROUND MANHOLES, VALVE COVERS, ETC. ALL PAVING AROUND MANHOLES, UTILITY VALVE COVERS, ETC. SHALL BE IN ACCORDANCE WITH THE GREENBOOK REQUIREMENTS, UTILITY AGENCY REQUIREMENTS, CITY AND ENGINEERING STANDARDS. REFER TO CITY STANDARD NO. 503 "PAVING DETAIL AROUND MANHOLE."
19. AC PLACEMENT. THE METHOD OF DEPOSITING, DISTRIBUTING (I.E., USING A SELF-PROPELLED SPREADING/FINISHING MACHINE) AND ROLLING AC SHALL BE IN ACCORDANCE WITH THE GREENBOOK.
20. ACCEPTANCE OF PRODUCT. THE CONTRACTOR SHALL REPAIR ANY DEFECTIVE SURFACING DUE TO GRADE SETTLEMENT OF FILLS, TRENCH FILLS OR BASE MATERIAL, AS REQUIRED BY THE CITY ENGINEER. NO PAVEMENT "BIRDBATHS" OR DEVIATIONS GREATER THAN 1/8 INCH IN SIX FEET SHALL BE ACCEPTED.
21. PROTECTION OF WORK. THE CONTRACTOR SHALL: (A) PROTECT EXISTING STRUCTURES, CURB AND GUTTERS, SIDEWALKS, LANDSCAPING, CATCH BASIN DEPRESSIONS AND OTHER SURFACE FEATURES AGAINST DAMAGE CAUSED BY PAVING OPERATIONS AND ASPHALT SPRAY; (B) PROTECT COMPLETED WORK; ALL VEHICULAR TRAFFIC (I.E., MOVING OR STATIONARY LOADS) SHALL BE KEPT OFF NEWLY PAVED AREAS UNTIL PAVEMENT SURFACES HAVE COOLED DOWN ADEQUATELY; (C) CLEAN THE SITE (I.E., REMOVE LOOSE PAVEMENT AND AGGREGATE, CLEAN OUT ALL MANHOLE PITS, ENSURE FREE OPERATION OF VALVES AFTER PAVING, REMOVE ALL DEBRIS, RUBBISH AND EXCESS MATERIAL FROM WORK AREA, ETC.).
22. OTHER CONSTRUCTION NOTES. REFER TO SEPARATE NOTES FOR "GENERAL," "GRADING," AND "EROSION AND SEDIMENT CONTROL" REQUIREMENTS.

CALIFORNIA BUILDING CODE NOTE:

THIS PROJECT SHALL COMPLY WITH 2019 CALIFORNIA BUILDING CODE, WHICH ADOPTS THE 2018 IBC, 2018 UMC, 2018 UPC AND THE 2017 NEC

Underground Service Alert
811
TWO WORKING DAYS BEFORE YOU DIG

ADA NOTE:

PER CALIFORNIA BUILDING CODE SECTION 11B-303, ANY ABRUPT LEVEL CHANGES WILL BE LESS THAN ¼" ALONG ANY ACCESSIBLE ROUTE OF TRAVEL. WHEN CHANGES DO OCCUR, THEY SHALL BE BEVELED WITH A SLOPE OF NO STEEPER THAN 1:2. LEVEL CHANGES OF LESS THAN ¼" MAY BE VERTICAL. IF LEVEL CHANGES GREATER THAN ½", THEY MUST COMPLY WITH THE REQUIREMENTS OF RAMPS

PER CALIFORNIA BUILDING CODE SECTION 11B-502.4, THE MAXIMUM SLOPE OF THE PARKING SURFACE AT THE ACCESSIBLE SPACE AND ADJACENT ACCESS AISLE, IN ANY DIRECTION IS ≤1:48

ADA ACCESS GATE SHALL MEET CALIFORNIA BUILDING CODE SECTION 11B-404.2.7:
a) LATCHING, OR LOCKING, DOORS IN A PATH OF TRAVEL ARE OPERATED WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, BY PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROMOTE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.
b) IS TO BE CENTERED NO LESS THAN 34" AND NO GREATER THAN 44" ABOVE THE FLOOR

THE LOWER 10" OF ALL DOORS/GATES SHALL COMPLY WITH CALIFORNIA BUILDING CODE SECTION 11B-404.2.10:
a) TO BE SMOOTH AND UNINTERRUPTED, TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST, WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION
b) NARROW FRAME DOORS MAY USE A 10" HIGH SMOOTH PANEL ON THE PUSH SIDE OF THE DOOR

ABBREVIATIONS

APN	ASSESSORS PARCEL NUMBER
ABD	ABANDONED
CAB	TRAFFIC CABINET
C	CENTERLINE
CONC	CONCRETE
E	SCE MANHOLE
EB	ELECTRIC PULL BOX
EX	EXISTING
FG	FINISHING GRADE
FH	FIRE HYDRANT
FS	FINISHED SURFACE
G	GAS METER
GTE	GTE VAULT
HC SIGN	HANDICAPPED SIGN
LP	LOW POINT
L.U.	EXISTING LAND USE
MB	MAP BOOK
MH	MAN HOLE
PD	ELECTRIC PEDESTAL
PP	POWER POLL
R/W	RIGHT OF WAY
S	SEWER CLEANOUT
S/W	SIDEWALK
TE	TELEPHONE PULL BOX
TR	TRANSFORMER
TS	TRAFFIC SIGNAL PULL BOX
V	SCE VENT
W	WATER METER

GRAPHIC SCALE

20 0 10 20 40 60
(IN FEET)
1 inch = 20 ft.

SYMBOLS LEGEND:

- 1090 — EXISTING MAJOR CONTOURS
- 1090 — EXISTING MINOR CONTOURS
- BOUNDARY LINE
- PROPERTY LINE
- CENTERLINE
- RIGHT OF WAY LINE
- EXISTING WATER
- EXISTING SEWER
- WALL (BY SEPERATE PERMIT)

NOTICE TO CONTRACTOR:

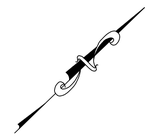
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WAS OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN, AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS, AND IS RESPONSIBLE FOR THE PROTECTION OF AND ANY DAMAGE TO THESE LINES OR STRUCTURES.

THE CONTRACTOR SHALL VERIFY THE LOCATION, DIMENSION AND CONDITION OF ALL UTILITIES AND SHALL REPORT ANY DISCREPANCIES TO THE CIVIL ENGINEER PRIOR TO THE COMMENCEMENT OF WORK. ADDITIONALLY, ALL EXISTING GRADES SHOWN ON THE PLANS ARE APPROXIMATE AND ARE BASED ON THE BEST INFORMATION AVAILABLE. GRADES SHALL BE VERIFIED AND ANY DISCREPANCY BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD FOR EVALUATION AND ADJUSTMENTS AS NEEDED PRIOR TO CONSTRUCTION. ANY CHANGE TO WORK REQUIRED DUE TO CONTRACTORS FAILURE TO VERIFY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION ON THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHELL DEFEND , INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

CONSTRUCTION NOTES:

1. CONSTRUCT CONCRETE PAVING PER ARCHITECT'S STRUCTURAL DESIGN (NOT INCLUDING RAMP OR UNDERGROUND PARKING) ..... 8,508 SF
2. CONSTRUCT 6" TYPE "A-6" CURB & GUTTER PER COT STD. 200 (MODIFIED WITH 18" GUTTER) ..... 203 LF
3. CONSTRUCT 6" TYPE "D" CURB ONLY PER COT STD. 204A ..... 250 LF
4. CONSTRUCT 0" TYPE "D" CURB ONLY PER COT STD. 204B ..... 20 LF
5. CONSTRUCT 0"-6" TYPE "D" CURB ONLY PER COT STD. 204 ..... 23 LF
6. CONSTRUCT 3' WIDE CONCRETE RIBBON GUTTER ..... 24 LF
7. CONSTRUCT P.C.C. CONCRETE (FINISH PER ARCH. PLANS) ..... 7215 SF
8. INSTALL 9"X9" NDS CATCH BASIN #900-4 AND ALL APPURTENANCES (#915 GRATE, #1266 OUTLET, #900FF FILTER, OR EQUIVALENT) ..... 2 EA
9. CONSTRUCT 4" SCHEDULE 40 P.V.C. DRAIN PIPE ..... 10 LF
10. CONSTRUCT UNDER SIDEWALK DRAIN PIPE PER CITY STANDARD NO. 303 ..... 1 EA
11. CONSTRUCT 4" R.C.P. DRAIN PIPE IN CITY R/W ..... 20 LF
12. CONSTRUCT HANDICAP ACCESS RAMP (DETAILS PER ARCHITECTURAL PLANS) ..... 3 EA
13. PAINT 4" WIDE WHITE PARKING STALL STRIPE ..... 453 LF
14. PAINT HANDICAP PAVEMENT SYMBOL PER FIGURE 11B-502.3.3, 2019 CALIFORNIA BUILDING CODE ..... 1 EA
15. PAINT HANDICAP STRIPING PER FIGURE 11B-502.3.3, 2019 CALIFORNIA BUILDING CODE ..... 300 SF
16. PAINT 4" WIDE ADA BLUE PARKING STALL STRIPE ..... 43 LF
17. INSTALL HANDICAP SIGN R99C & R7-8 (VAN) PER 11B-502.6 2019, CALIFORNIA BUILDING CODE ..... 1 EA
18. INSTALL GREASE INTERCEPTOR BY SEPARATE PERMIT ..... AS SHOWN
19. CONSTRUCT 4" V.C.P. SEWER LINE, REPAIR TRENCH PER C.O.T. STD. NO. 407 ..... 265 LF
20. INSTALL SEWER CLEANOUT PER EMWD STANDARD SB-52 ..... 1 EA
21. INSTALL BIKE RACK PER CGC SECTION 5.106.4 & ARCHITECT PLAN ..... AS SHOWN
22. CONSTRUCT TRASH ENCLOSURE PER ARCHITECT PLAN ..... AS SHOWN
23. INSTALL TRUNCATED DOMES ..... 100 SF
24. CONSTRUCT 0"-6" TRANSITION TYPE "A-6" CURB & GUTTER PER COT STD. 200 (MODIFIED WITH 18" GUTTER) ..... 21 LF
25. INSTALL 5' WHEEL STOPS ..... 5 EA



ARCHITECT

BRIDGET HERDMAN, AIA
16201 SCIENTIFIC WAY
SUITE 71439
IRVINE, CA 92618
PH: 714-389-2800

OWNER/APPLICANT

MR. JEFF ZHANG
TV OLD TOWN LP
44045 MARGARITA RD,
TEMECULA, CA 92592

LEGAL DESCRIPTION

PARCEL 1 OF PARCEL MAP 37561 AS SHOWN IN PMB ____ PAGE ___ OFFICIAL RECORDS, COUNTY OF RIVERSIDE.

RAW EARTHWORKS

CUT: 17,811 C.Y.
FILL: 1,000 C.Y.
TOTAL EXPORT: 16,736 C.Y.

TOTAL GROSS AREA:

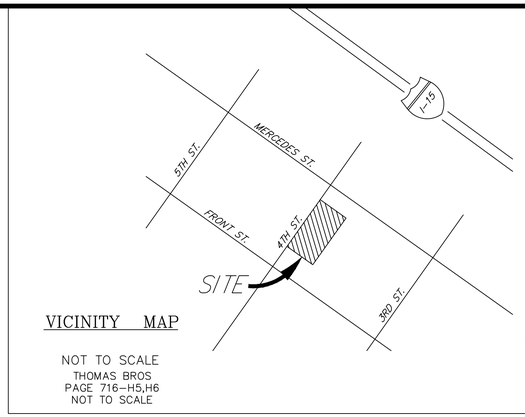
GROSS ACREAGE: 0.87 AC
DISTURBED ACREAGE: 0.95 AC

EROSION AND SEDIMENT CONTROL NOTES & QUANTITIES:

CASQA TC-1 = STABILIZED CONSTRUCTION ENTRANCE/EXIT ..... 1 EACH
CASQA SE-1 = CONSTRUCT SILT FENCE ..... 776 LF

ASSESSORS PARCEL NO.'S:

922-034-019, 922-034-020, 922-034-021,
922-034-022, 922-034-023, & 922-034-024

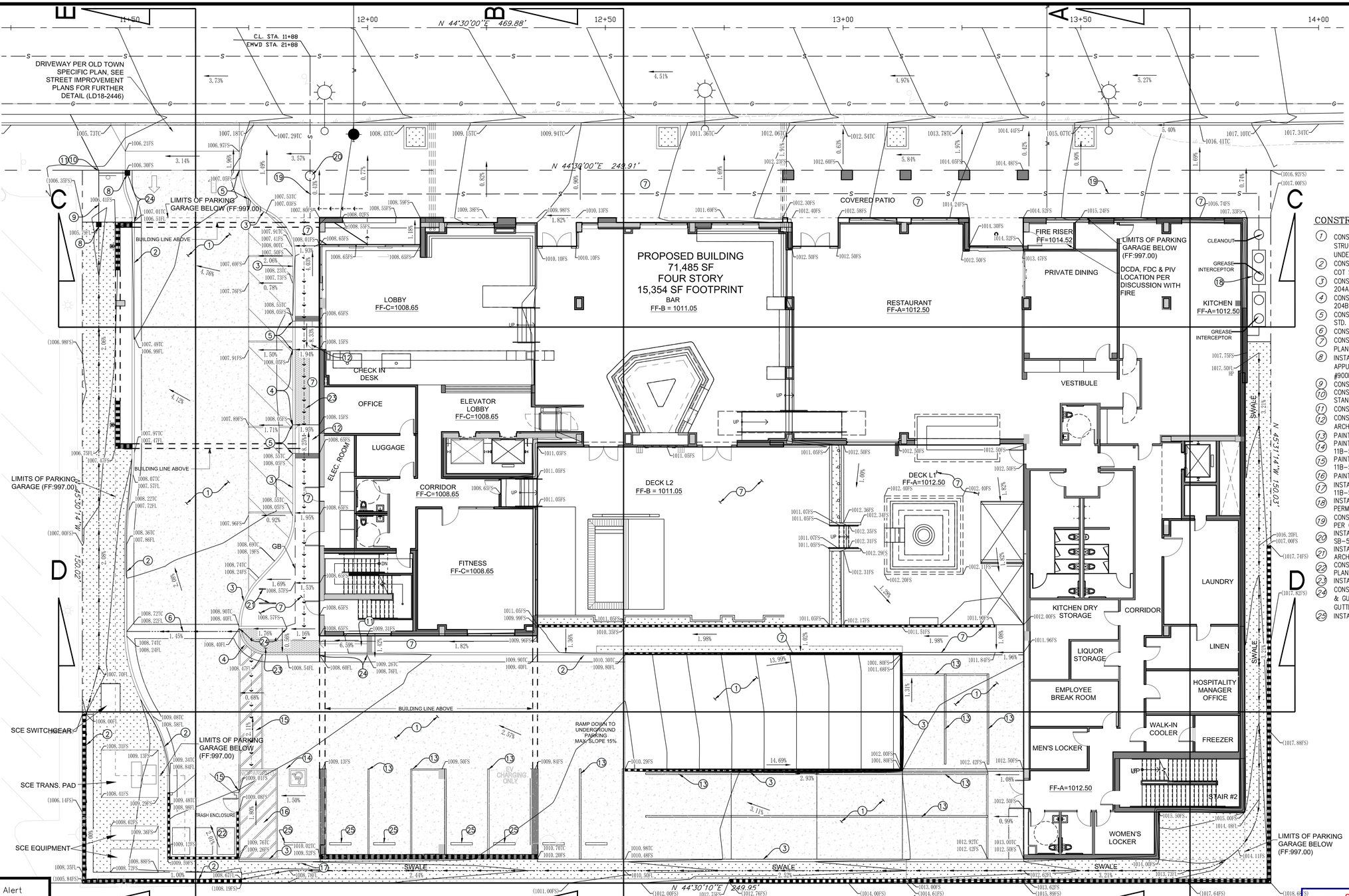


VICINITY MAP

NOT TO SCALE
THOMAS BROS
PAGE 716-H5,H6
NOT TO SCALE

GRADING NOTES

1. STANDARDS. ALL CONSTRUCTION AND GRADING RELATED ACTIVITIES (I.E., STOCKPILING, LAND CLEARING, EROSION & SEDIMENT CONTROL, ETC.) SHALL BE PERFORMED IN ACCORDANCE WITH CHAPTER 18 OF THE CITY OF TEMECULA MUNICIPAL CODE, THE ENGINEERING AND CONSTRUCTION MANUAL, ALL APPLICABLE STANDARDS, THE LATEST EDITION OF THE CALIFORNIA BUILDING CODE (APPENDIX J) AND, IF APPLICABLE, THE STATE WATER RESOURCES CONTROL BOARD (SWRCB) NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT FOR CONSTRUCTION ACTIVITIES.
2. PERMIT REQUIREMENTS. A GRADING PERMIT SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF ANY WORK ON THE SITE.
3. NOTIFICATIONS. PUBLIC WORKS SHALL BE NOTIFIED VIA THE PUBLIC WORKS INSPECTION LINE AT (951) 308-6395 AT LEAST 24 HOURS IN ADVANCE OF BEGINNING ANY CONSTRUCTION/GRADING OPERATIONS.
4. SOILS. ALL CONSTRUCTION/GRADING ACTIVITIES SHALL BE DONE IN CONFORMANCE WITH RECOMMENDATIONS OF THE PRELIMINARY SOILS REPORT BY SOUTHERN CALIFORNIA GEOTECHNICAL, INC. DATED OCTOBER 11, 2016. SAID REPORT SHALL BE CONSIDERED A PART OF THIS GRADING PLAN.
5. CUT/FILL.
   a. MAXIMUM CUT AND FILL SLOPES SHALL BE 2:1, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER, AND SHALL COMPLY WITH THE RECOMMENDATIONS OF THE SOILS REPORT. FILL SLOPES SHALL NOT HAVE LESS THAN 90% RELATIVE COMPACTION OUT TO THE FINISH SURFACE.
   b. FILL MATERIAL SHALL NOT BE PLACED ON EXISTING GROUND UNTIL THE GROUND HAS BEEN CLEARED OF WEEDS, DEBRIS, TOPSOIL, VEGETATION AND OTHER DELETERIOUS MATERIAL. IF THE SLOPE RATIO EXCEEDS 5:1 AND IS GREATER THAN FIVE FEET, THE TERRAIN MUST BE KEYED AND BENCHED INTO EITHER BEDROCK OR NATIVE SOIL, AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
   c. STABILITY CALCULATIONS WITH A FACTOR-OF-SAFETY OF AT LEAST ONE AND FIVE TENTHS (1.5) SHALL BE SUBMITTED TO PUBLIC WORKS BY A REGISTERED CIVIL ENGINEER, SOILS ENGINEER OR GEOLOGIST FOR CUT AND FILL SLOPES OVER 30 FEET IN VERTICAL HEIGHT.
   D. ALL GRADING SHALL BE DONE UNDER THE SUPERVISION OF A REGISTERED CIVIL ENGINEER, SOILS ENGINEER OR GEOLOGIST, WHO SHALL SUBMIT TWO SETS OF WRITTEN CERTIFICATION THAT ALL FILLS OVER ONE FOOT IN DEPTH HAVE BEEN PROPERLY PLACED.
6. DRAINAGE.
   a. AS APPLICABLE, PROVIDE CONCRETE BROW DITCHES TO CONVEY 100-YEAR STORM FLOWS OR PROVIDE GRADED BERMS ALONG THE TOP OF ALL GRADED SLOPES OVER THREE FEET IN VERTICAL HEIGHT OR THAT ARE ADJACENT TO GRADED AREAS, TO DIRECT SURFACE RUNOFF AWAY FROM THE TOP OF SLOPES. ALL DRAINAGE DEVICES SHALL BE CONSTRUCTED PER THE APPROVED PLANS.
   b. EXISTING DRAINAGE COURSES SHALL CONTINUE TO FUNCTION AT ALL TIMES. NO OBSTRUCTION OF FLOOD PLAINS OR NATURAL WATER COURSES SHALL BE PERMITTED.
   c. TEMPORARY DRAINAGE SHALL BE PROVIDED UNTIL PERMANENT DRAINAGE STRUCTURES ARE INSTALLED. PROTECTIVE MEASURES SHALL BE IMPLEMENTED TO PROTECT ADJOINING AND DOWNSTREAM PROPERTIES FROM SILT DEPOSITION AND PONDING WATER DURING CONSTRUCTION/GRADING OPERATIONS.
   d. APPROVED PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING THE GRADING PROJECT.
   e. DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF ALL OBSTRUCTIONS; NO BUILDING OR WALLS SHALL BE PLACED WITHIN THE LIMITS OF EASEMENTS.
   f. THE MINIMUM GRADE FOR CONCRETE SURFACE DRAINAGE FACILITIES SHALL BE A ONE-HALF PERCENT (0.5%).
7. PROPERTY CORNERS. ALL PROPERTY CORNERS SHALL BE CLEARLY DELINEATED IN THE FIELD PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION/GRADING ACTIVITY, AS DIRECTED BY THE CITY ENGINEER.
8. ROUGH GRADING INSPECTIONS PRIOR TO BUILDING PERMIT. INSPECTIONS SHALL BE REQUESTED VIA THE PUBLIC WORKS INSPECTION LINE AT (951) 308-6395. SUBMIT THE FOLLOWING:
   a. TWO SETS OF PAD ELEVATION CERTIFICATION (I.E., ROUGH GRADE) TO INCLUDE A STATEMENT THAT THE PAD ELEVATION COMPLIES WITH THE APPROVED GRADING PLAN. CERTIFICATION SHALL BE TO LINE, GRADE, ELEVATION AND LOCATION OF CUT/FILL SLOPES.
   b. TWO SETS OF PAD COMPACTION CERTIFICATION (I.E., FINAL GEOTECHNICAL/SOILS REPORT) TO INC



CONSTRUCTION NOTES:

1. CONSTRUCT CONCRETE PAVING PER ARCHITECT'S STRUCTURAL DESIGN (NOT INCLUDING RAMP OR UNDERGROUND PARKING)
2. CONSTRUCT 6" TYPE "A-6" CURB & GUTTER PER COT STD. 200 (MODIFIED WITH 18" GUTTER)
3. CONSTRUCT 6" TYPE "D" CURB ONLY PER COT STD. 204A
4. CONSTRUCT 0" TYPE "D" CURB ONLY PER COT STD. 204B
5. CONSTRUCT 0"-6" TYPE "D" CURB ONLY PER COT STD. 204
6. CONSTRUCT 3' WIDE CONCRETE RIBBON GUTTER
7. CONSTRUCT P.C.C. CONCRETE (FINISH PER ARCH. PLANS)
8. INSTALL 9"x9" NDS CATCH BASIN #900-4 AND ALL APPURTENANCES (#915 GRATE, #1266 OUTLET, #900FF FILTER, OR EQUIVALENT)
9. CONSTRUCT 4" SCHEDULE 40 P.V.C. DRAIN PIPE
10. CONSTRUCT UNDER SIDEWALK DRAIN PIPE PER CITY STANDARD NO. 303
11. CONSTRUCT 4" R.C.P. DRAIN PIPE IN CITY R/W
12. CONSTRUCT HANDICAP ACCESS RAMP (DETAILS PER ARCHITECTURAL PLANS)
13. PAINT 4" WIDE WHITE PARKING STALL STRIPE
14. PAINT HANDICAP PAVEMENT SYMBOL PER FIGURE 11B-502.3.3, 2019 CALIFORNIA BUILDING CODE
15. PAINT HANDICAP STRIPING PER FIGURE 11B-502.3.3, 2019 CALIFORNIA BUILDING CODE
16. PAINT 4" WIDE ADA BLUE PARKING STALL STRIPE
17. INSTALL HANDICAP SIGN R99C & R7-B (VAN) PER 11B-502.6 2019, CALIFORNIA BUILDING CODE
18. INSTALL GREASE INTERCEPTOR BY SEPARATE PERMIT
19. CONSTRUCT 4" V.C.P. SEWER LINE, REPAIR TRENCH PER C.O.T. STD. NO. 407
20. INSTALL SEWER CLEANOUT PER EMWD STANDARD SB-52
21. INSTALL BIKE RACK PER CGC SECTION 5.106.4 & ARCHITECT PLAN
22. CONSTRUCT TRASH ENCLOSURE PER ARCHITECT PLAN
23. INSTALL TRUNCATED DOMES
24. CONSTRUCT 0"-6" TRANSITION TYPE "A-6" CURB & GUTTER PER COT STD. 200 (MODIFIED WITH 18" GUTTER)
25. INSTALL 5' WHEEL STOPS

Underground Service Alert
811
TWO WORKING DAYS BEFORE YOU DIG

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

BENCH MARK: 600-7-68 BRASS DISK STAMPED J 63 AT TEMECULA, ON MAIN ST., 100 FEET S. OF AND ACROSS THE STREET FROM POST OFFICE, SET VERTICALLY IN THE NORTHEAST CONC. WALL, 1.5' NW OF THE E. CORNER OF A DOOR COLUMN AT THE E. COR. OF THE BUILDING, 2.3 FEET ABOVE THE 1ST CONC. ENTRANCE STEP, AND ABOUT 2 1/8" HIGHER THAN THE STREET DATE: 1970 ELEV. 1005.651 FT.

SCALE
Horizontal
Vertical

SEAL: REGISTERED PROFESSIONAL ENGINEER — KIRK R. MEDEIROS No. 86558 Exp. 3/31/23 — CIVIL — STATE OF CALIFORNIA

Designed By	Drawn By	Checked By
KRM	KRM	KRM

Plans Prepared Under Supervision Of
Kirk R. Medeiros — Date 9/15/2021
KIRK R. MEDEIROS
R.C.E. No. 86558

RECOMMENDED BY: _____ DATE: _____

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

PREPARED BY:
4M ENGINEERING AND DEVELOPMENT, INC.
41635 Enterprise Circle N. - Suite B
Temecula, California 92590
TEL: (951) 296-3466

REVIEWED FOR CONFORMANCE WITH STATE REQUIRED ACCESS AND ACCESSIBILITY LAWS

APPROVED BY: _____ DATE: _____

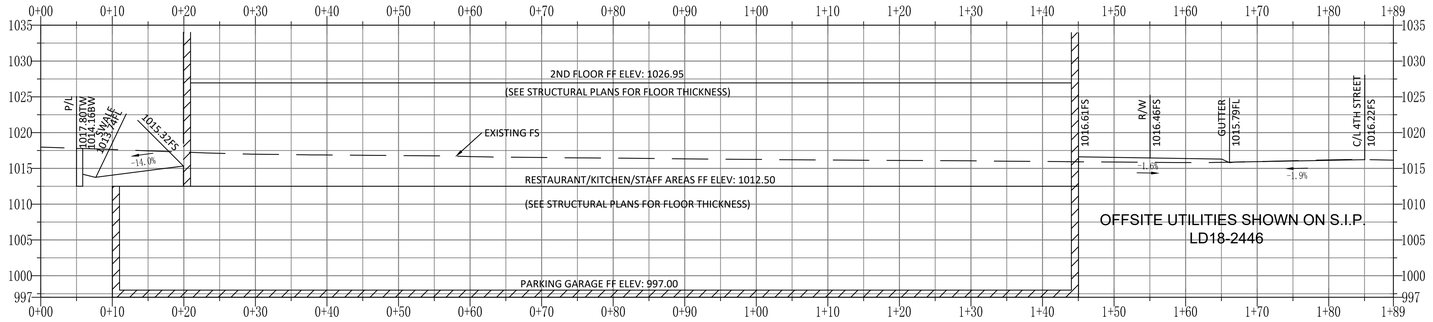
CITY OF TEMECULA
PLANNING DEPARTMENT
CONDITIONALLY
BUILDING AND SAFETY
APPROVED
SUBJECT TO THE FINDINGS AND CONDITIONS OF APPROVAL, AS APPROVED. MODIFICATIONS REQUIRE CITY APPROVAL.
Sam Adams
10/18/2021
DEPARTMENT OF PUBLIC WORKS

LD20-4205

CITY OF TEMECULA

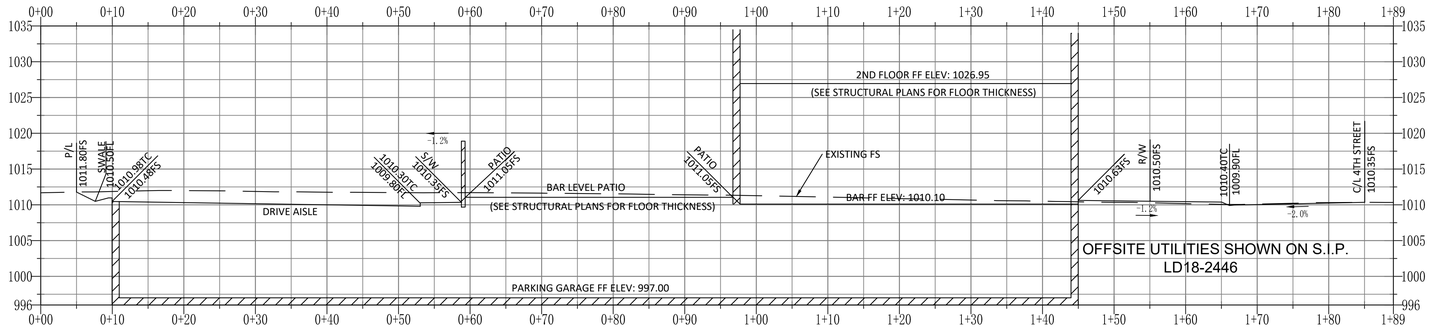
PARCEL MAP 37561
4TH STREET HOTEL
PRECISE GRADE PLAN
VERTICAL CONTROL SHEET

Drawing No. 2
Sheet 2 of 6



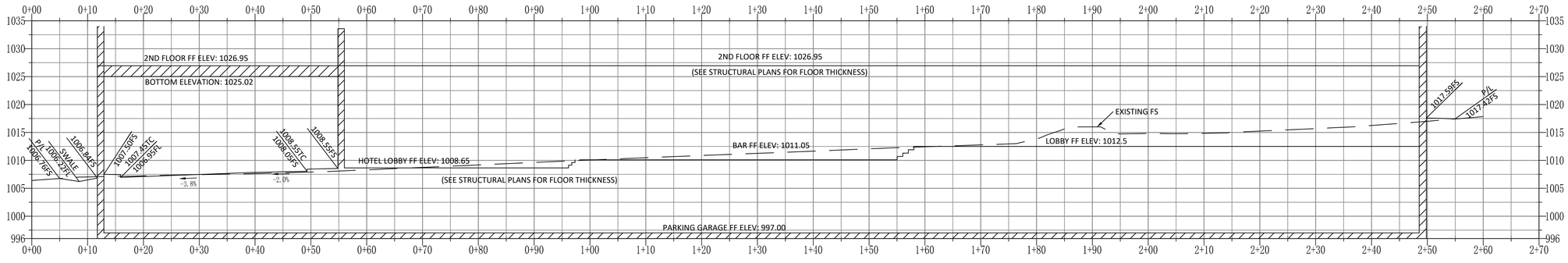
SECTION A PROFILE

X-Axis: Stations
Y-Axis: Elevations
Horizontal Scale: 1"=10'
Vertical Scale: 1"=10'



SECTION B PROFILE

X-Axis: Stations
Y-Axis: Elevations
Horizontal Scale: 1"=10'
Vertical Scale: 1"=10'



SECTION C PROFILE

X-Axis: Stations
Y-Axis: Elevations
Horizontal Scale: 1"=10'
Vertical Scale: 1"=10'

Underground Service Alert
811
TWO WORKING DAYS BEFORE YOU DIG

GRAPHIC SCALE
10 0 5 10 20 30
(IN FEET)
1 inch = 10 ft.

PREPARED BY:
4M ENGINEERING AND DEVELOPMENT, INC.
41635 Enterprise Circle N. - Suite B
Temecula, California 92590
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REVIEWED FOR CONFORMANCE WITH CITY'S REQUIRED ACCESS AND ACCESSIBILITY LAWS

APPROVED BY: _____ DATE: _____

CITY OF TEMECULA
PLANNING DEPARTMENT
CONDITIONAL
BUILDING AND SAFETY
APPROVED
SUBJECT TO THE FINDINGS AND CONDITIONS OF APPROVAL, AS APPROVED. MODIFICATIONS REQUIRE CITY APPROVAL.
Sara Cargo
10/18/2021

LD20-4205

CONSTRUCTION RECORD	DATE	BY	REVISIONS	ACC'D	DATE
Contractor_____					
Inspector_____					
Date Completed_____					

BENCH MARK
600-7-68 BRASS DISK STAMPED J 63 AT TEMECULA, ON MAIN ST., 100 FEET S. OF AND ACROSS THE STREET FROM POST OFFICE, SET VERTICALLY IN THE NORTHEAST CONC. WALL, 1.5' NW OF THE E. CORNER OF A DOOR COLUMN AT THE E. COR. OF THE BUILDING, 2.3 FEET ABOVE THE 1ST CONC. ENTRANCE STEP, AND ABOUT 2 1/8' HIGHER THAN THE STREET DATE: 1970 ELEV. 1005.651 FT.

SCALE
Horizontal
Vertical

SEAL:
REGISTERED PROFESSIONAL ENGINEER
KIRK R. MEDEIROS
No. 86558
Exp. 3/31/23
CIVIL
STATE OF CALIFORNIA

Designed By	Drawn By	Checked By
KRM	KRM	KRM

Plans Prepared Under Supervision Of
Kirk R. Medeiros Date 9/15/2021
KIRK R. MEDEIROS
R.C.E. No. 86558

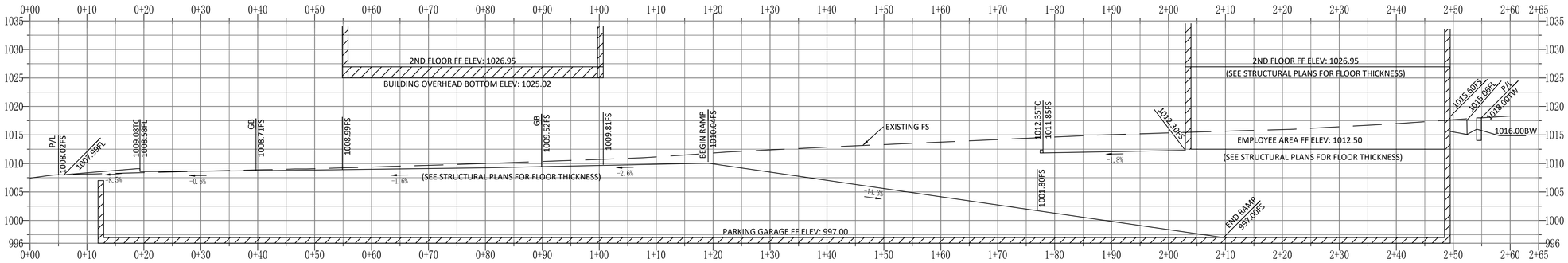
RECOMMENDED BY:_____ DATE:_____

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

CITY OF TEMECULA
DEPARTMENT OF PUBLIC WORKS

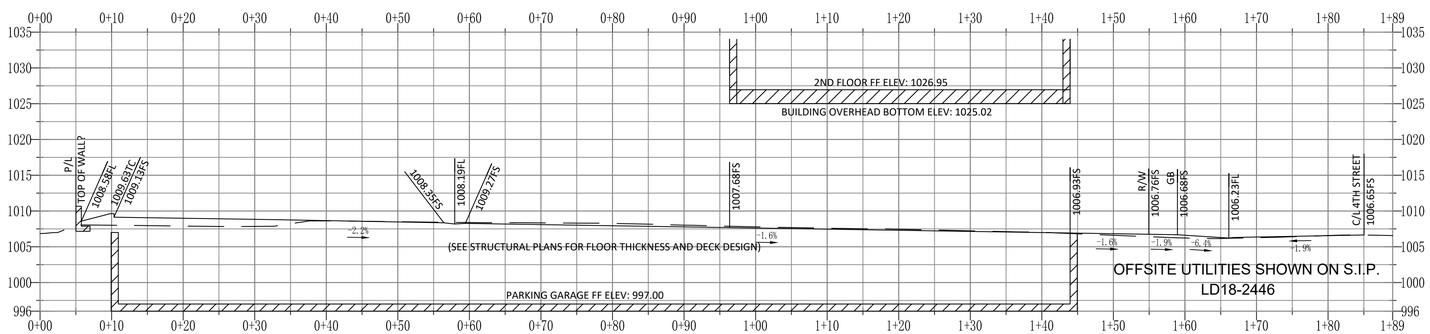
PARCEL MAP 37561
4TH STREET HOTEL
PRECISE GRADE PLAN
CROSS SECTIONS SHEET

Drawing No.
3
Sheet 3 of 6



SECTION D PROFILE

X-Axis: Stations
Y-Axis: Elevations
Horizontal Scale: 1"=10'
Vertical Scale: 1"=10'



SECTION E PROFILE

X-Axis: Stations
Y-Axis: Elevations
Horizontal Scale: 1"=10'
Vertical Scale: 1"=10'

Underground Service Alert
811
TWO WORKING DAYS BEFORE YOU DIG

GRAPHIC SCALE
10 0 5 10 20 30
(IN FEET)
1 inch = 10 ft.

PREPARED BY:
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41635 Enterprise Circle N. - Suite B
Temecula, California 92590
TEL: (951) 296-3466

LD20-4205

REVIEWED FOR CONFORMANCE WITH CITY REQUIREMENTS RELATED TO ACCESS AND ACCESSIBILITY FOR:
CITY OF TEMECULA
BUILDING AND SAFETY
APPROVED BY:_____ DATE:_____

CITY OF TEMECULA
PLANNING DEPARTMENT
CONDITIONALLY
APPROVED
SUBJECT TO THE FINDINGS AND CONDITIONS OF APPROVAL. AS APPROVED. MODIFICATIONS REQUIRE CITY APPROVAL.
SIGNATURE
10/18/2021
DEPARTMENT OF PUBLIC WORKS

CONSTRUCTION RECORD	DATE	BY	REVISIONS	ACC'D	DATE
Contractor_____					
Inspector_____					
Date Completed_____					

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SCALE
Horizontal
Vertical

SEAL:
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No. 86558
Exp. 3/31/23
CIVIL
STATE OF CALIFORNIA

Designed By	Drawn By	Checked By
KRM	KRM	KRM

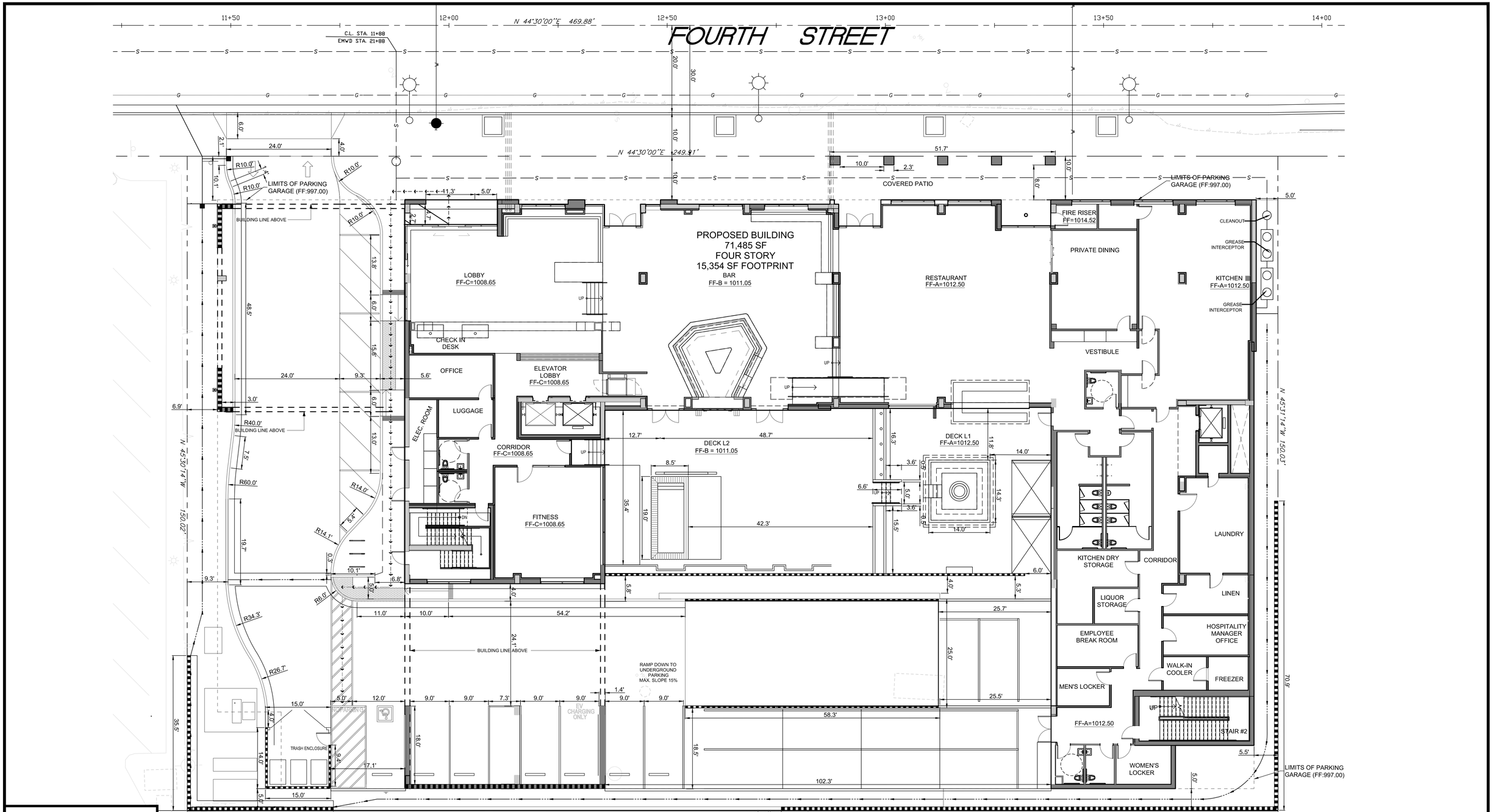
Plans Prepared Under Supervision Of
Kirk R. Medeiros Date 9/15/2021
KIRK R. MEDEIROS
R.C.E. No. 86558

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

CITY OF TEMECULA

PARCEL MAP 37561
4TH STREET HOTEL
PRECISE GRADE PLAN
CROSS SECTIONS SHEET

Drawing No. 4
Sheet 4 of 6



Underground Service Alert

811

TWO WORKING DAYS BEFORE YOU DIG

GRAPHIC SCALE

10 0 5 10 20 30

(IN FEET)

1 inch = 10 ft.

PREPARED BY:

4M ENGINEERING AND DEVELOPMENT, INC.
41635 Enterprise Circle N. - Suite B
Temecula, California 92590
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CITY OF TEMECULA
PLANNING DEPARTMENT
CONDITIONALLY APPROVED
BUILDING AND SAFETY

REVIEWED FOR ACCESSIBILITY ONLY. NOT APPROVED AS TO ACCESS AND ACCESSIBILITY.

APPROVED BY: _____ DATE: _____

APPROVED
SUBJECT TO THE FINDINGS AND CONDITIONS OF APPROVAL AS APPROVED. MODIFICATIONS REQUIRE CITY APPROVAL.
Sam Gibbs
10/18/2021
DEPARTMENT OF PUBLIC WORKS

LD20-4205

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

BENCH MARK

600-7-68 BRASS DISK STAMPED J 63 AT TEMECULA, ON MAIN ST., 100 FEET S. OF AND ACROSS THE STREET FROM POST OFFICE, SET VERTICALLY IN THE NORTHEAST CONC. WALL, 1.5' NW OF THE E. CORNER OF A DOOR COLUMN AT THE E. COR. OF THE BUILDING, 2.3 FEET ABOVE THE 1ST CONC. ENTRANCE STEP, AND ABOUT 2 1/8' HIGHER THAN THE STREET DATE: 1970 ELEV. 1005.651 FT.

SCALE
Horizontal
Vertical

SEAL: REGISTERED PROFESSIONAL ENGINEER — KIRK R. MEDEIROS No. 86558 Exp. 3/31/23 — CIVIL — STATE OF CALIFORNIA

Designed By	Drawn By	Checked By
KRM	KRM	KRM

Plans Prepared Under Supervision Of

Kirk R. Medeiros Date 9/15/2021

KIRK R. MEDEIROS
R.C.E. No. 86558

RECOMMENDED BY: _____ DATE: _____

ACCEPTED BY: _____ DATE: _____

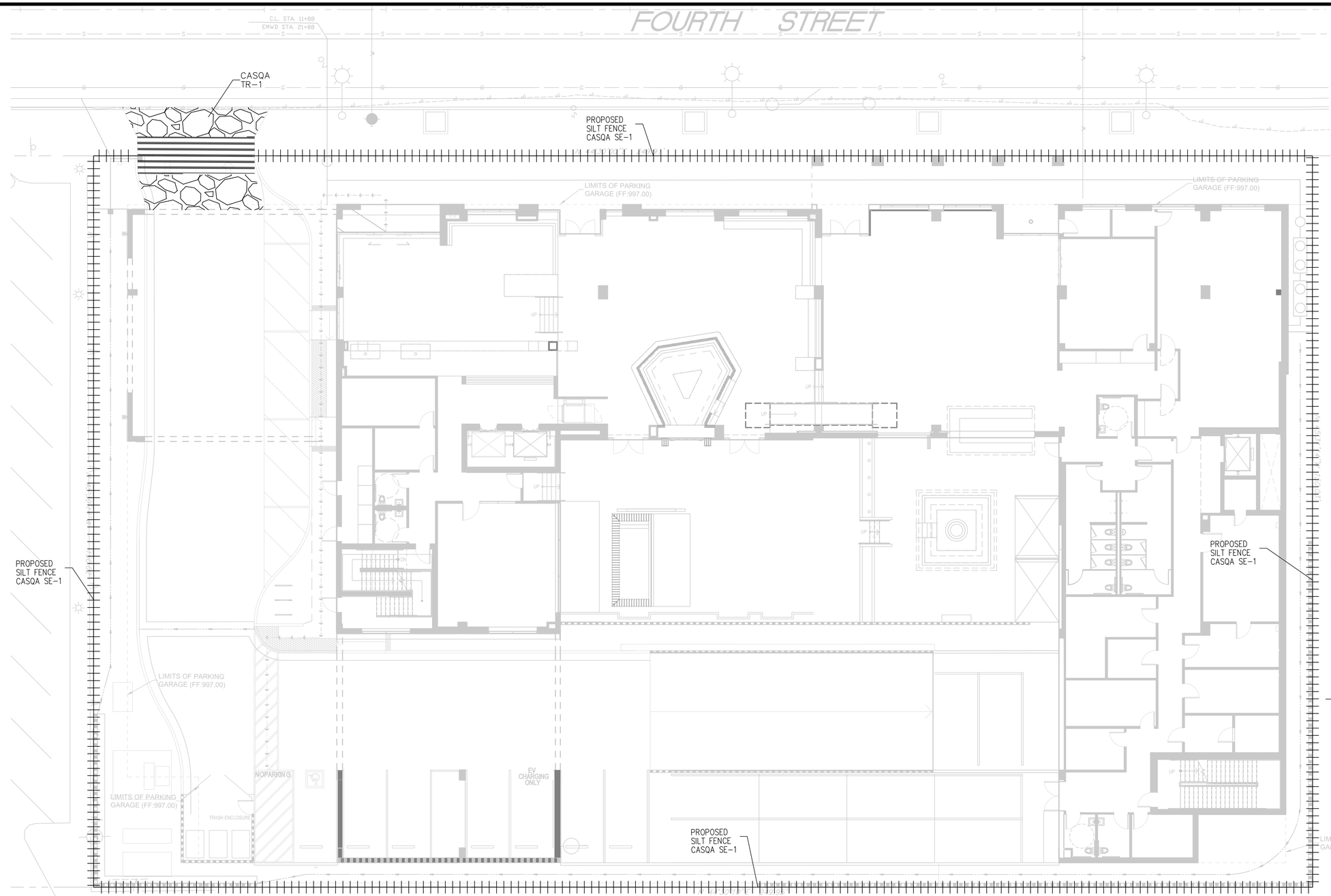
PATRICK A. THOMAS, PE
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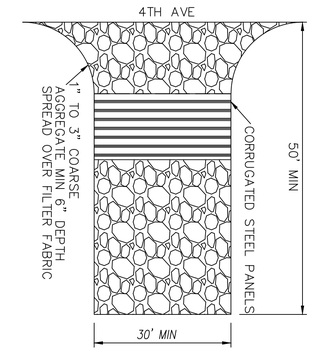
CITY OF TEMECULA

PARCEL MAP 37561
4TH STREET HOTEL
PRECISE GRADE PLAN
HORIZONTAL CONTROL SHEET

Drawing No. 5

Sheet 5 of 6

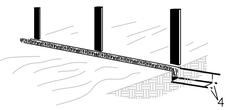




CASQA TC-1
DETAIL
N.T.S.

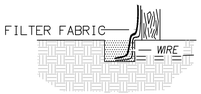
NOTE:
CONSTRUCT SEDIMENT BARRIER AND CHANNELIZE RUNOFF TO SEDIMENT TRAPPING DEVICE.

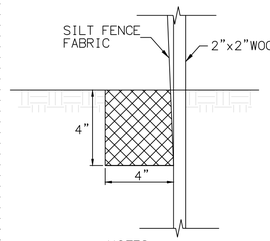
1. SET POSTS AND EXCAVATE A 4 BY 4 IN (10 BY 10 CM) TRENCH UPSLOPE FROM AND ALONG THE LINE OF POSTS.



2. ATTACH THE FILTER FABRIC TO POST AND EXTEND IT INTO THE TRENCH.

3. BACKFILL AND COMPACT THE EXCAVATED SOIL.





NOTES:
1. STAKE DIMENSIONS ARE NOMINAL.
2. STAKES SHALL BE SPACED AT 8'-0" MAXIMUM AND SHALL BE POSITIONED ON DOWNSTREAM SIDE OF FENCE.
3. STAKES SHOULD BE PLACED ALONG TEMPORARY CONSTRUCTION FENCE

CASQA SE-1
DETAIL
N.T.S.

Underground Service Alert
811
TWO WORKING DAYS BEFORE YOU DIG

LEGEND:

CASQA TC-1 – STABILIZED CONSTRUCTION ENTRANCE/EXIT ..... 1 EA

CASQA SE-1 – CONSTRUCT SILT FENCE ..... 776 LF

GRAPHIC SCALE
10 0 5 10 20 30
(IN FEET)
1 inch = 10 ft.

PREPARED BY:
4M ENGINEERING AND DEVELOPMENT, INC.
41635 Enterprise Circle N. - Suite B
Temecula, California 92590
TEL: (951) 296-3466

CITY OF TEMECULA
PLANNING DEPARTMENT
CONDITIONALLY
BUILDING AND SAFETY
REVIEWED FOR CONFORMANCE WITH APPLICABLE ACCESS AND ACCESSIBILITY LAWS
APPROVED BY: DATE:

APPROVED
SUBJECT TO THE FINDINGS AND CONDITIONS OF APPROVAL, AS APPROVED. MODIFICATIONS REQUIRE CITY APPROVAL.
CASE NUMBER: LD20-4205
10/18/2021
DEPARTMENT OF PUBLIC WORKS

LD20-4205

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

BENCH MARK: 600-7-68 BRASS DISK STAMPED J 63 AT TEMECULA, ON MAIN ST., 100 FEET S. OF AND ACROSS THE STREET FROM POST OFFICE, SET VERTICALLY IN THE NORTHEAST CONC. WALL, 1.5' NW OF THE E. CORNER OF A DOOR COLUMN AT THE E. COR. OF THE BUILDING, 2.3 FEET ABOVE THE 1ST CONC. ENTRANCE STEP, AND ABOUT 2 1/8' HIGHER THAN THE STREET DATE: 1970 ELEV. 1005.651 FT.

SCALE: Horizontal / Vertical

SEAL: REGISTERED PROFESSIONAL ENGINEER — KIRK R. MEDEIROS No. 86558 Exp. 3/31/23 CIVIL STATE OF CALIFORNIA

Designed By	Drawn By	Checked By
KRM	KRM	KRM

Plans Prepared Under Supervision Of
KIRK R. MEDEIROS
R.C.E. No. 86558
Date 9/15/2021

RECOMMENDED BY: DATE:

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

CITY OF TEMECULA

PARCEL MAP 37561
4TH STREET HOTEL
PRECISE GRADE PLAN
EROSION & SEDIMENT CONTROL SHEET

Drawing No. 6
Sheet 6 of 6

HOTEL CURIO TEMECULA

41950 4TH STREET, TEMECULA, CA 92592

PROJECT TEAM

OWNER:
TV OLD TOWN LP
44045 MARGARITA ROAD, SUITE 203
TEMECULA, CA
CONTACT: JEFF ZHANG
PHONE: (626)462-9919
EMAIL: JZHANG@ACIEUS.COM

ARCHITECT:
TWEN MA ARCHITECTS
ARCHITECTURE / PANNING
17200 RED HILL AVE.,
IRVINE, CA 92618
PHONE:(626)203-8125 (626)358-8125
EMAIL: TWENMA@YAHOO.COM
YES4302@GMAIL.COM

GENERAL CONTRACTOR:
T.B.D.

STRUCTURAL ENGINEER:
LEE & LEE STRUCTURAL ENGINEERING INC.
CONSULTING STRUCTURAL ENGINEERS
3550 WILSHIRE BLVD., SUITE 480
LOS ANGELES, CA 90010
PHONE: (213)351-0034
EMAIL: SYLEE@LEENLEE.NET

MECHANICAL ENGINEER:
PERFECT DESIGN
2416 W. VALLEY BLVD.,
ALHAMBRA, CA 91803
PHONE: (626)289-8808
PERFECTAAA@AOL.COM
PERFECTAAA2@GMAIL.COM

PLUMBING ENGINEER:
PERFECT DESIGN
2416 W. VALLEY BLVD.,
ALHAMBRA, CA 91803
PHONE: (626)289-8808
PERFECTAAA@AOL.COM
PERFECTAAA2@GMAIL.COM

ELECTRICAL ENGINEER:
PERFECT DESIGN
2416 W. VALLEY BLVD.,
ALHAMBRA, CA 91803
PHONE: (626)289-8808
PERFECTAAA@AOL.COM
PERFECTAAA2@GMAIL.COM

CIVIL ENGINEER:
4M ENGINEERING AND DEVELOPMENT, INC.
41365 ENTERPRISE CIRCLE N. SUITE B
TEMECULA, CA 92590
PHONE: (951)296-3466

LANDSCAPE ARCHITECT:
BEN LUNDGREN & ASSOCIATES
2605 FAIRFIELD PLACE
SAN MARINO, CA 91108
PHONE: (626)535-9544
EMAIL: BLAGOGREEN@ATT.NET

LEGAL DESCRIPTION

PARCEL 1:
LOT 19 OF BLOCK 20 OF THE TOWN OF TEMECULA, IN THE CITY OF TEMECULA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15, PAGE(S) 726 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.
TOGETHER WITH THE WESTERLY HALF OF THAT CERTAIN UNNAMED ALLEY LYING ADJACENT TO SAID LOT, WHICH WOULD PASS BY A CONVEYANCE OF SAID LOT, SAID ALLEY BEING ABANDONED BY A RESOLUTION OF THE BOARD OF SUPERVISORS RECORDED FEBRUARY 22,1980 AS INSTRUMENT NO. 35285 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
PARCEL 2:
LOT 20 OF BLOCK 20 OF THE TOWN OF TEMECULA, IN THE CITY OF TEMECULA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15, PAGE(S) 726 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.
TOGETHER WITH THE WESTERLY HALF OF THAT CERTAIN UNNAMED ALLEY LYING ADJACENT TO SAID LOT, WHICH WOULD PASS BY A CONVEYANCE OF SAID LOT, SAID ALLEY BEING ABANDONED BY A RESOLUTION OF THE BOARD OF SUPERVISORS RECORDED FEBRUARY 22, 1980 AS INSTRUMENT NO. 35285 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY,CALIFORNIA.

STATEMENT OF OPERATIONS

THE PROPOSED PROJECT IS A SELECT SERVICE HOTEL THE FACILITY IS A 24/7 OPERATION, THE NUMBER OF EMPLOYEES IS APPROXIMATELY 30-50. REQUIRED PARKING IS 108 STALLS, AVERAGE DAILY TRIPS IS EQUAL TO THE NUMBER OF PARKING. AS THIS IS A HOTEL, NO HAZARDOUS MATERIALS/CHEMICAL PROCESSING/ OR SIGNIFICANT EQUIPMENT IS PROPOSED. THERE WILL BE A KITCHEN/BAR/ AND POOL AREA AS AMENITIES FOR THE GUESTS AND FOR VISITORS.

OCCUPANCY & EXIT REQUIREMENT

OCCUPANCY: R-1 (HOTEL)
S-2 (GARAGE)

TYPE OF CONSTRUCTION:
BASEMENT GARAGE: TYPE ONE
HOTEL TOWN: TYPE VA

A FULLY SPRINKLERED BUILDING

CBC TABLE 506.2
R-1 (HOTEL) OCCUPANCY TYPE VA, ALLOWS MAX. 36,000 SF PER FLOOR (OK)
S-2 (GARAGE) TYPE ONE, ALLOWS UNLIMITED FLOOR AREA (OK)

CBC TABLE 504.4
R-1 (HOTEL) OCCUPANCY TYPE VA, ALLOWS 4-STORY BUILDING (OK)
SEE A1.5 FOR EXIT SUMMAY

DEFERRED SUBMITTAL

1. FIRE SPIRNKLER
2. FIRE ALARM SYSTEM

PROJECT INFORMATION & AREA ANALYSIS

BUILDING TYPE: 4 STORY, TYPE III-B(UP TO 2ND FL.) & V-A CONSTRUCTION(2ND TO 4TH FL.)
OCCUPANCY: A2 / A3 / B / R1
SPRINKLER: YES
BUILDING HEIGHT: 50'-0"
ZONING DESIGNATION : OLD TOWN SPECIFIC PLAN (SP - 5) DOWN TOWN CORE
GENERAL PLAN DESIGNATION: SPECIFIC PLAN IMPLEMENTATION - SPI
EXISTING LAND USE: VACANT; PROPOSED LAND USE: 4 STORY HOTEL
ZONING OF ADJACENT PARCELS: SP-5 DOWN TOWN CORE

PROJECT INFORMATION SCHEME 7-HOTEL 01.05.2018		
GROSS SITE AREA 0.87 AC		37,500 SF
UNDERGROUND PARKING		31,808 SF
TOTAL BUILDING AREA		72,486 SF
1ST FLOOR		14,772 SF
GUEST ROOM (2ND FLOOR)		19,238 SF
GUEST ROOM (3RD FLOOR)		19,238 SF
GUESTROOM (4TH FLOOR)		19,238 SF
NET COVERAGE		40.94%
LANDSCAPE PROVIDED	1,552 SF	4.14%
PARKING REQUIRED		110 STALLS
PARKING PROVIDED WITH VALET SERVICE		113 STALLS
STANDARD @ GROUND LEVEL		17 STALLS
STANDARD @ UNDERGROUND LEVEL		96 STALLS
ADA@GROUNDLEVEL		1 STALLS
CLEAR AIR VAN POOL EV @ GROUND LEVEL		4
CLEAR AIR VAN POOL EV@ UNDERGROUND LEVEL		9
EV CHARGING STATION PROVIDED		5
EV CHARGING STATION@GROUND LEVEL		2
EV CHARGING STATION @ UNDERGROUND LEVEL		3
BICYCLE RACK PROVIDED		6

ASSESSOR'S PARCEL NO.

ADDRESS #1 - 41970 4TH ST.
PARCEL 1 - 922034024 / .17 AC
PARCEL 2 - 922034023 / .17 AC

ADDRESS #2 - 41948 4TH ST.
PARCEL 1 - 922034022 / .09 AC
PARCEL 2 - 922034021 / .26 AC

ADDRESS #3 - 41918 4TH ST.
PARCEL 1 - 922034020 / .09 AC
PARCEL 2 - 922034019 / .09 AC

UTILITY PROVIDERS

WATER - RCWD

SEWER - EMWD

ELECTRIC - SO CAL EDISON

OWNER/ OCCUPANT

TV OLD TOWN LP
44045 MARGARITA ROAD, SUITE 203
TEMECULA, CA
CONTACT: JEFF ZHANG
PHONE: 626.462.9919
EMAIL: JZHANG@ACIEUS.COM

APPLICANT'S REPRESENTATIVE/ARCHITECT

ARCHITECT:
TWEN MA ARCHITECTS
ARCHITECTURE / PANNING
17200 RED HILL AVE.,
IRVINE, CA 92618
PHONE:(626)203-8125 (626)358-8125
EMAIL: TWENMA@YAHOO.COM
YES4302@GMAIL.COM

SCOPE OF WORK

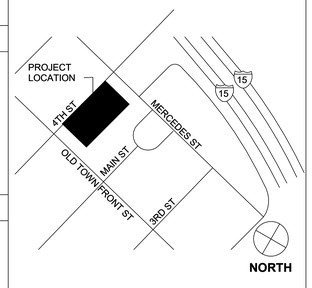
CONSTRUCTION OF A NEW 4-STORY HOTEL PROJECT WITH UNDERGROUND PARKING GARAGE. CONSISTS OF GUESTROOMS, RESTARUANT, BAR, GYM

REFERENCED CODE

2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA FIRE CODE
2019 NFPA - FIRE ALARM
2019 NFPA - FIRE SPRINKLER
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
AMERICAN WITH DISABILITES ACT

ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CURRENT CODE AND ORDINANCES HAVING JURISDICTION

VICINITY MAP



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A0.2.2 ADA DETAILS
A0.2.3 ADA NOTES AND DETAILS
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PROJECT NAME

HOTEL CURIO TEMECULA

41950 4TH STREET,
TEMECULA, CA 92592

CLIENT

TV OLD TOWN ,LP.

44045 MARGARITA ROAD SUITE 203
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PERFECT DESIGN
CIVIL ENGINEER
4M ENGINEERING AND DEVELOPMENT
INTERIOR DESIGNER
DESIGN360 Unlimited

REVISIONS

NO.	DATE
1	8/1/2021

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H-A&D JOB NO:
ISSUE DATE: 8/9/2021
DRAWING SCALE: AS NOTED

CITY OF TEMECULA
PLANNING DEPARTMENT
CONDITIONS
APPROVED
SUBJECT TO THE FINDINGS AND CONDITIONS OF APPROVAL. AS APPROVED MODIFICATIONS REQUIRE CITY APPROVAL
Scott Cooper
10/18/2021

SHEET

A0.1

TITLE SHEET

FOURTH ST.

PROPOSED BUILDING
71,485 SF
FOUR STORY
14,772 SF FOOTPRINT

BUILDING LINE ABOVE

IRON FENCE AT PROPERTY LINE SEE 1/A0.2. TYP.

(FINISH GRADES TO MATCH ADJACENT CITY SIDEWALK GRADES)

□O□□Y 101 — FF-C=1008.65

CHECK IN DESK

O□□□E 103

E□E□□TOR □O□Y 102

H.C. LIFT

E□E□ROOM 107

□□□□□E 104

□N□R 108

□N□R 109

□ORR□DOR 105

ST□R 110

□TNESS 106

FF-B = 1011.05

□□R 111

UNDER FLOOR SPACE FOR DRAFT BEER KETTLE

DE□K□□ 129

REST□□R□NT 112

FF-A=1012.50

DE□K□□ 128

□RE R□SER 131

□REE□ER 132

□R□□□TE D□N□ 114

K□T□□EN 115

□EST□□□E 119

□N□R 116

□OMEN'S R□R 118

MEN'S R□R 117

□□□NDRY 120

K□T□□EN DRY STOR□□E 124

□ORR□DOR 130

□□□OR STOR□□E

□NEN 121

EM□□OYEE RE□□K ROOM 125

□OS□□T□□□TY M□N□□ER O□□□E 122

MEN'S □O□KER 126

□□□K□N □OO□ER 123

□REE□ER

ST□R 150

□N□R 127

□N□R 128

□OMEN'S O□□KER 129

UNDERGROUND GREASE INTERCEPTOR

IRON FENCE AT PROPERTY LINE SEE 1/A0.2. TYP.

NO PARKING

TRASH ENCLOSURE

H.C.

EV CHARGING ONLY

BUILDING LINE ABOVE

RAMP DOWN TO UNDERGROUND PARKING

MAX. SLOPE 15%

POTENTIAL CONNECTION TO NEIGHBORING SITE T.B.D.

IRON FENCE AT PROPERTY LINE SEE 1/A0.2. TYP.

PARKING SUMMARY:

DIRECT ACCESS STALLS:	7
TANDEM STALLS:	(10)
TOTAL STALLS:	17

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

NORT□

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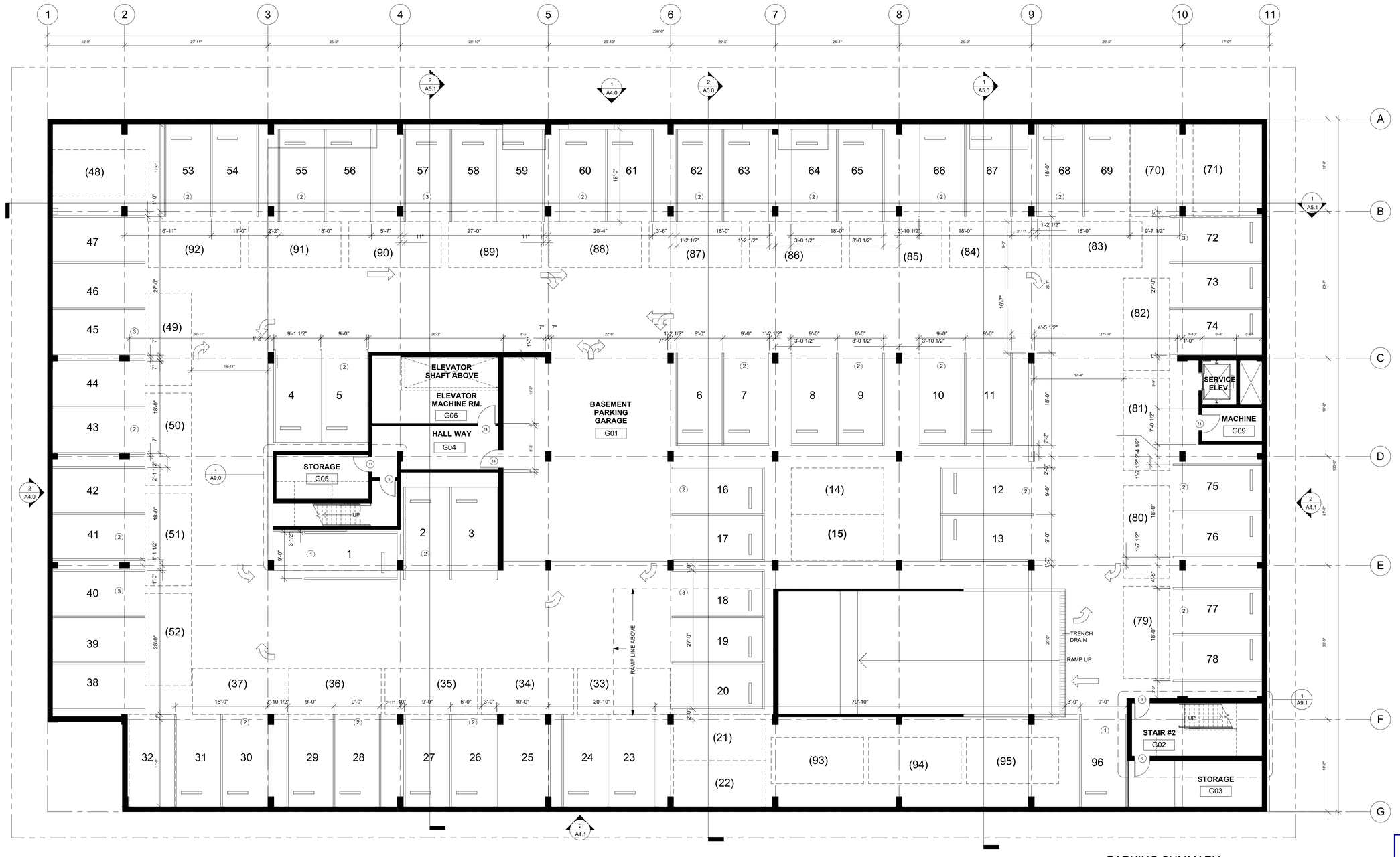
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T.B.D.
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ME□EN□NEERS
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4M ENGINEERING AND DEVELOPMENT
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1	8/1/2021

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H-A&D JOB NO:
ISSUE DATE: 8/23/2021
DRAWING SCALE: AS NOTED

SHEET
A1.0

SITE PLAN



PARKING SUMMARY:

DIRECT ACCESS STALLS:	63
TANDEM STALLS:	(33)
TOTAL STALLS:	96

1 UNDERGROUND PARKING PLAN
SCALE: 1/8" = 1'-0"

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CITY OF TEMECULA
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Scott Cooper
10/18/2021

SHEET
A2.0

NORTH

UNDERGROUND PARKING PLAN

FOURTH ST.

BUILDING LINE ABOVE

BUILDING LINE ABOVE

(FINISH GRADES TO MATCH ADJACENT CITY SIDEWALK GRADES)

PROPOSED BUILDING
71,485 SF
FOUR STORY
14,772 SF FOOTPRINT

SEE A1.0

CHECK IN DESK

UNDER FLOOR SPACE FOR DRAFT BEER KETTLE

NO PARKING

TRASH ENCLOSURE

H.C.

UNDERGROUND GREASE INTERCEPTOR

1 PROPOSED 1ST FLOOR - 37 GUESTROOMS
SCALE: 1/8" = 1'-0"

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CITY OF TEMECULA
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Scott Cooper
10/18/2021

SHEET
A2.1

NORT□

FIRST FLOOR PLAN



1 2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"

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NO.	DATE
1	8/1/2021
	5/1/2021

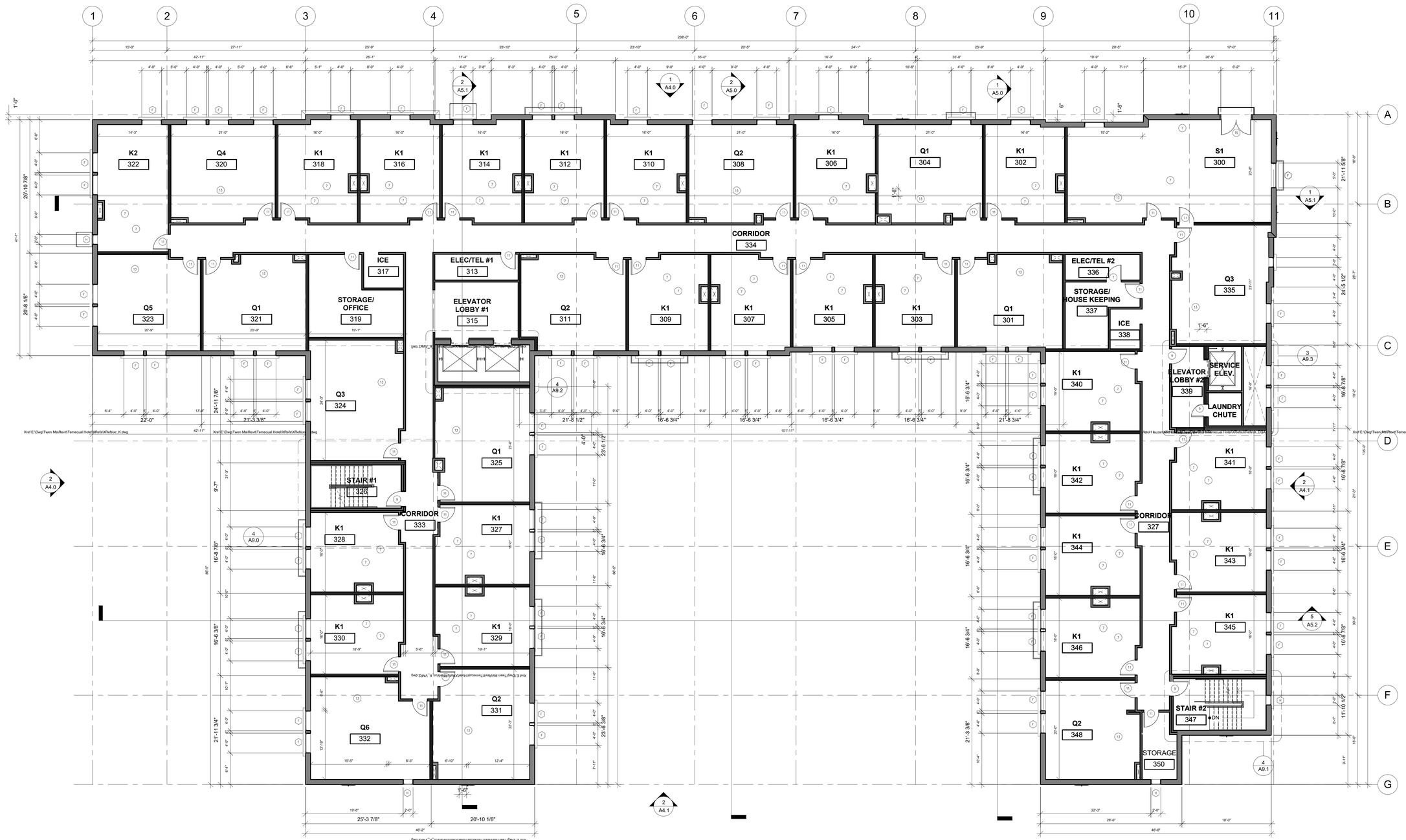
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DRAWING SCALE: AS NOTED

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Scott Cooper
10/18/2021

SHEET
A2.2

NORTH

SECOND FLOOR PLAN



1 3RD FLOOR PLAN
SCALE: 1/8" = 1'-0"

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INFO@HERDMAN-AD.COM

PROJECT NAME

HOTEL CURIO TEMECULA

41950 4TH STREET,
TEMECULA, CA 92592

CLIENT

TV OLD TOWN ,LP.

44045 MARGARITA ROAD SUITE 203
TEMECULA, CA 92592

CONSULTANTS

GENERAL CONTARCTOR
T.B.D.
STRUCTURAL ENGINEER
LEE & LEE STRUCTURAL ENGINEERING INC.
MEP ENGINEERS
PERFECT DESIGN
CIVIL ENGINEER
4M ENGINEERING AND DEVELOPMENT
INTERIOR DESIGNER
DESIGN360 Unlimited

REVISIONS	
NO.	DATE
1	8/1/2021
	5/1/2021

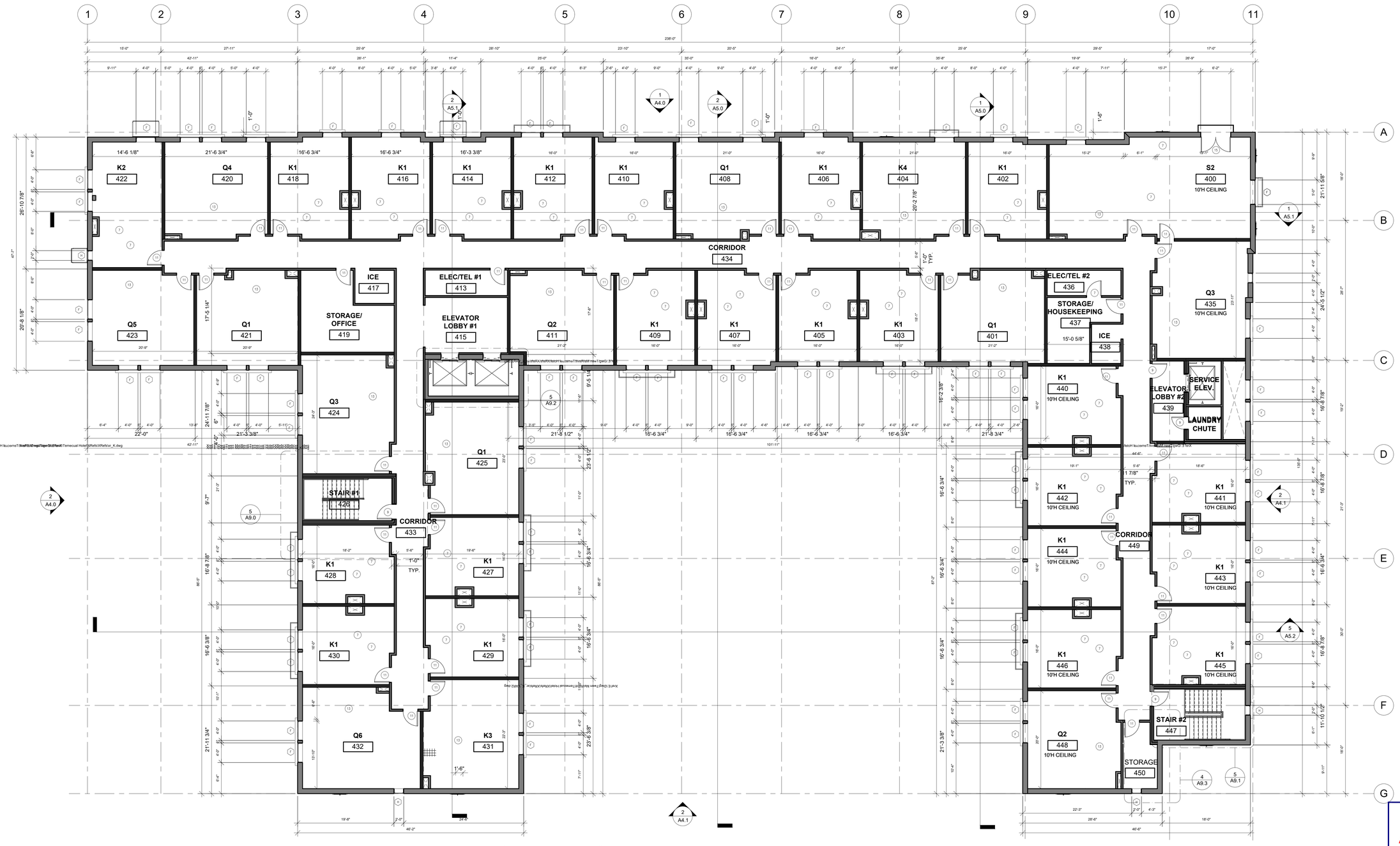
DRAWN BY:
H-A&D JOB NO:
ISSUE DATE: 8/9/2021
DRAWING SCALE: AS NOTED

CITY OF TEMECULA
PLANNING DEPARTMENT
CONDITIONAL
APPROVED
SUBJECT TO THE FINDINGS AND
CONDITIONS OF APPROVAL AS APPROVED.
MODIFICATIONS REQUIRE CITY APPROVAL
Scott Cooper
10/18/2021

SHEET
A2.3

NORTH

THIRD
FLOOR PLAN


1
2
3
4
5
6
7
8
9
10
11
A
B
C
D
E
F
G
K2
422
Q4
420
K1
418
K1
416
K1
414
K1
412
K1
410
Q1
408
K1
406
K4
404
K1
402
S2
400
10'H CEILING
CORRIDOR
434
Q5
423
Q1
421
ICE
417
STORAGE/
OFFICE
419
ELEC/TEL #1
413
ELEVATOR
LOBBY #1
415
Q2
411
K1
409
K1
407
K1
405
K1
403
Q1
401
ELEC/TEL #2
436
STORAGE/
HOUSEKEEPING
437
15'-0 5/8"
ICE
438
Q3
435
10'H CEILING
Q3
424
Q1
425
STAIR #1
426
CORRIDOR
433
K1
428
K1
427
K1
430
K1
429
Q6
432
K3
431
K1
440
10'H CEILING
ELEVATOR
LOBBY #2
439
SERVICE
ELEV.
LAUNDRY
CHUTE
K1
442
10'H CEILING
K1
441
10'H CEILING
CORRIDOR
449
K1
444
10'H CEILING
K1
443
10'H CEILING
K1
446
10'H CEILING
K1
445
10'H CEILING
STAIR #2
447
Q2
448
10'H CEILING
STORAGE
450
1'-0" TYP.
1'-6"
1 7/8" TYP.
2'-0"
4'-3"
22'-3"
28'-6"
18'-0"
46'-6"
19'-8"
46'-2"
101'-11"
238'-0"
47'-7"
26'-10 7/8"
20'-8 1/8"
24'-11 7/8"
21'-11 3/4"
21'-11 5/8"
24'-5 1/2"
26'-7"
16'-0"
9'-9"
16'-3 7/8"
16'-5 7/8"
11'-10 1/2"
9'-11"
9'-7"
10'-8 7/8"
16'-6 3/8"
86'-5"
87'-2"
20'-2 7/8"
16'-2 3/8"
21'-3 3/8"
9'-5 1/8"
23'-6 1/2"
23'-6 3/8"
16'-6 3/4"
16'-8 3/4"
16'-8 7/8"
16'-6 5/8"
16'-6 7/8"
16'-6 3/4"
16'-6 5/8"
16'-6 3/4"
16'-6 3/4"
16'-6 3/4

THE HOTEL

FOURTH ST. TEMECULA, CA



SOUTH ELEVATION



EAST ELEVATION



BACKYARD SIDE LOOKING WEST ELEVATION



BACKYARD SIDE LOOKING EAST ELEVATION

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Scott Cooper
9/18/2023

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Twen Ma
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Exp. 8/31/2024
State of California

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ARCHITECTURE + DESIGN

C-32810

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