

PROJECT TEAM

OWNER:

STEVE Y. KIM LIVING TRUST
3785 WILSHIRE BOULEVARD #2211
LOS ANGELES, CA 90010
PHONE: (213) 700-4883

PROJECT ARCHITECT:

ONESTOP DESIGN, INC.
3530 WILSHIRE BLVD.
LOS ANGELES, CA 90010
PHONE: (213) 950-0452
CONTACT: ANDREW H. KIL AM, LEED AP

STRUCTURAL ENGINEER:

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

CIVIL ENGINEER:

VALUED ENGINEERING INC.
800 N. MOUNTAIN AVENUE, #C102
UPLAND, CA 91786
Phone: (909) 982-4801
CONTACT: JEFF MEYER, CE

LANDSCAPE ARCHITECT:

SOLEA INC.
2688 SATURN ST.
SREA, CA 92821
PHONE: (951) 905-9800
CONTACT: SERENA SUN

MECHANICAL, ELECTRICAL & PLUMBING ENGINEER:

INNOCENT INC.
5777 WEST CENTURARY BLVD., #1110
LOS ANGELES, CA 90048
PHONE: (424) 414-0887
CONTACT: FATE OLI

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REVISIONS

NO.	DATE	DESCRIPTION
1	12-23-2022	PLANNING SUBMITTAL # 5 - REVISED
2	1-19-2023	PLANNING SUBMITTAL # 6
3	5-04-2023	PLANNING SUBMITTAL # 8 - REVISED
4	5-26-2023	PLANNING SUBMITTAL # 7 - REVISED

Job Number _____

Drawn By _____

Checked By _____

Cell No. _____

COVER SHEET

SCALE: 12" = 1'-0"

P - A0.1

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

MOTORCYCLE PARKING SPACES	
REQUIRED NO.	7
PROVIDED NO.	8

BICYCLE PARKING SPACES	
REQUIRED NO.	20
PROVIDED NO.	24

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

BUILDING HEIGHT	
93' - 8" FEET FROM FRONT STREET ENTRANCE TO TOP OF STAIR SHAFTS (ROOF ACCESS)	
ALLOWABLE BLDG HT IS NO MORE THAN 100' - 0" PER OLD TOWN SPECIFIC PLAN)	

KEYNOTES	
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Job Number	
Drawn By	
Checked By	
Cad No.	

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

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

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

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

PROPOSED USE
HOTEL (350 GUESTROOMS), RETAIL, RESTAURANT, SPA, PARKING

ZONING
OLD TOWN SPECIFIC PLAN

GENERAL PLAN LAND USE
SPECIFIC PLAN IMPLEMENTATION

EXISTING LAND USE
VACANT LOT

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

FIRE SPRINKLERS
FULLY FIRE SPRINKLERED THROUGHOUT

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

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

TOTAL BLDG AREA: 285,125 SQFT

FLOOR AREA RATIO(S): 3.05

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

FLOOR AREA

7-LEVEL HOTEL LEVEL	SQ.FT.	4-LEVEL PARKING LEVEL	SOFT
L7	45,016		
L6	46,470		
L5	46,470		
L4	46,470		
L3	46,924	P3	39,477
L2	26,806	P2	46,347
L1	26,989	P1	47,405
		B1	41,153
(R-1) TOTAL:	285,125 SQ.FT.	(S-1) TOTAL:	174,382 SQ.FT.

TOTAL OF (R-1) & (S-1): 459,507 SQ.FT.

MEETING SPACES

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

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

PARKING

NO. OF REQUIRED PARKING SPACES:

1 STALL PER GUEST ROOM X 350 GUEST ROOMS	379
1 STALL PER 300 SF OF MEETING SPACE x 8,507SF	29
TOTAL	379

NO. OF TOTAL PROVIDED PARKING SPACES: 380

LEVEL	STD. STALL	ACCESSIBLE	TANDEM	TOTAL
P3	83	-	33	116
P2	67	-	21	88
P1	51	9	7	67
B1	80	-	29	109
TOTAL	281	9	90	380

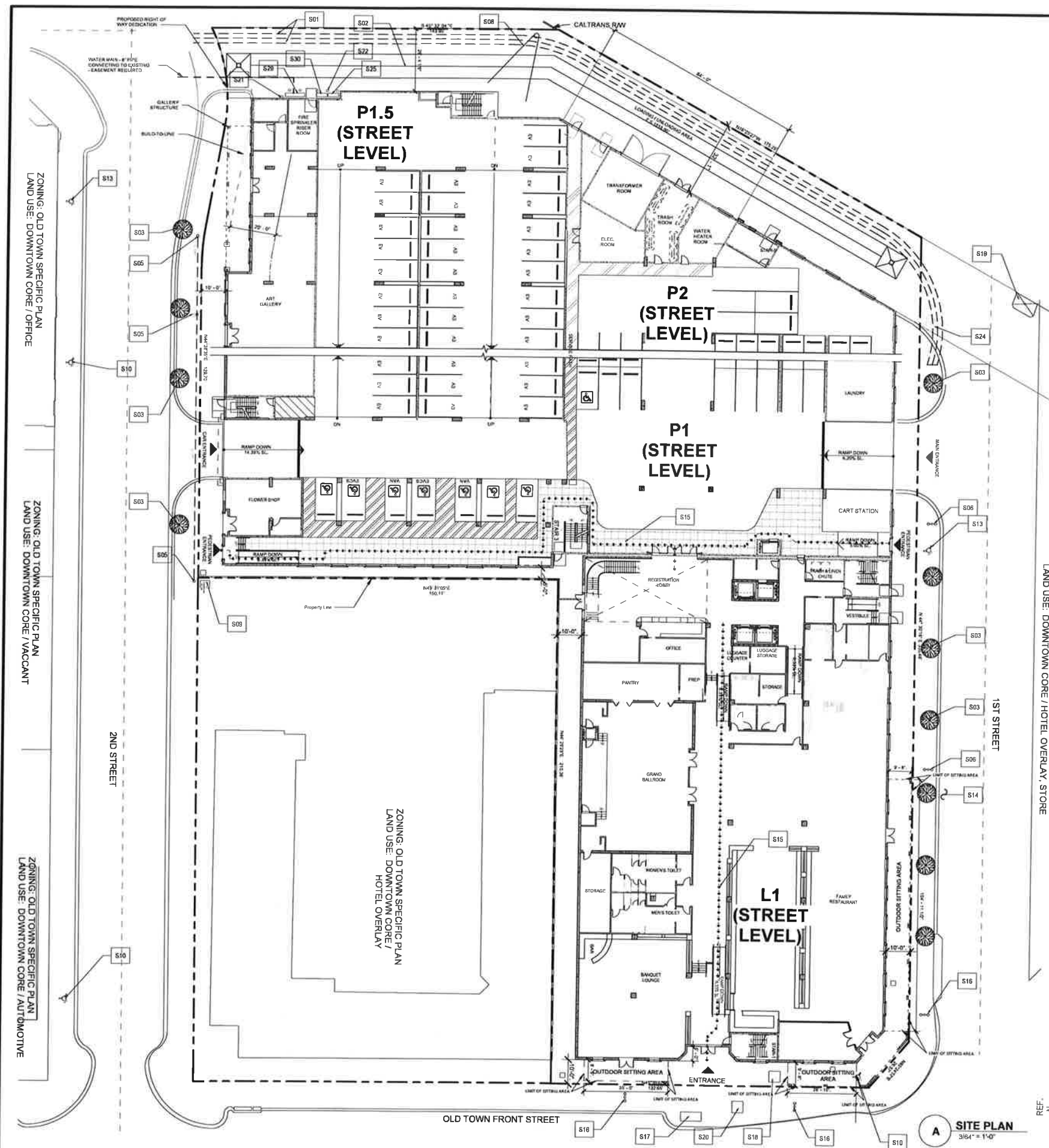
* VALLET SERVICE IS PROVIDED AT ALL TIMES

NO. OF REQUIRED EV PARKING (PER 2022 CALGREEN CODE)

-EV READY	72
-EV CAPABLE	23
-EV CHARGERS	39

NO. OF PROVIDED EV PARKING 134

LEVEL	EV READY/CAPABLE	EV CHARGERS(EVCS)	TOTAL
P3	48	0	48
P2	42	0	42
P1	5	39	44
B1	-	-	-
TOTAL	95	39	134



ZONING: OLD TOWN SPECIFIC PLAN
LAND USE: DOWNTOWN CORE / OFFICE

ZONING: OLD TOWN SPECIFIC PLAN
LAND USE: DOWNTOWN CORE / VACANT

ZONING: OLD TOWN SPECIFIC PLAN
LAND USE: DOWNTOWN CORE / AUTOMOTIVE

ZONING: OLD TOWN SPECIFIC PLAN
LAND USE: DOWNTOWN CORE / HOTEL OVERLAY, STORE

SITE PLAN
3/64" = 1'-0"

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**TEMECULA
RESORT & SPA**
FRONT STREET, TEMECULA, CA 92592

PA22-0035 &
PA22-0037

REVISIONS

PLANNING SUBMITTAL # 5 - REVISED	12-23-2022
PLANNING SUBMITTAL # 6	1-16-2023
PLANNING SUBMITTAL # 6 - REVISED	5-04-2023
PLANNING SUBMITTAL # 7 - REVISED	5-28-2023

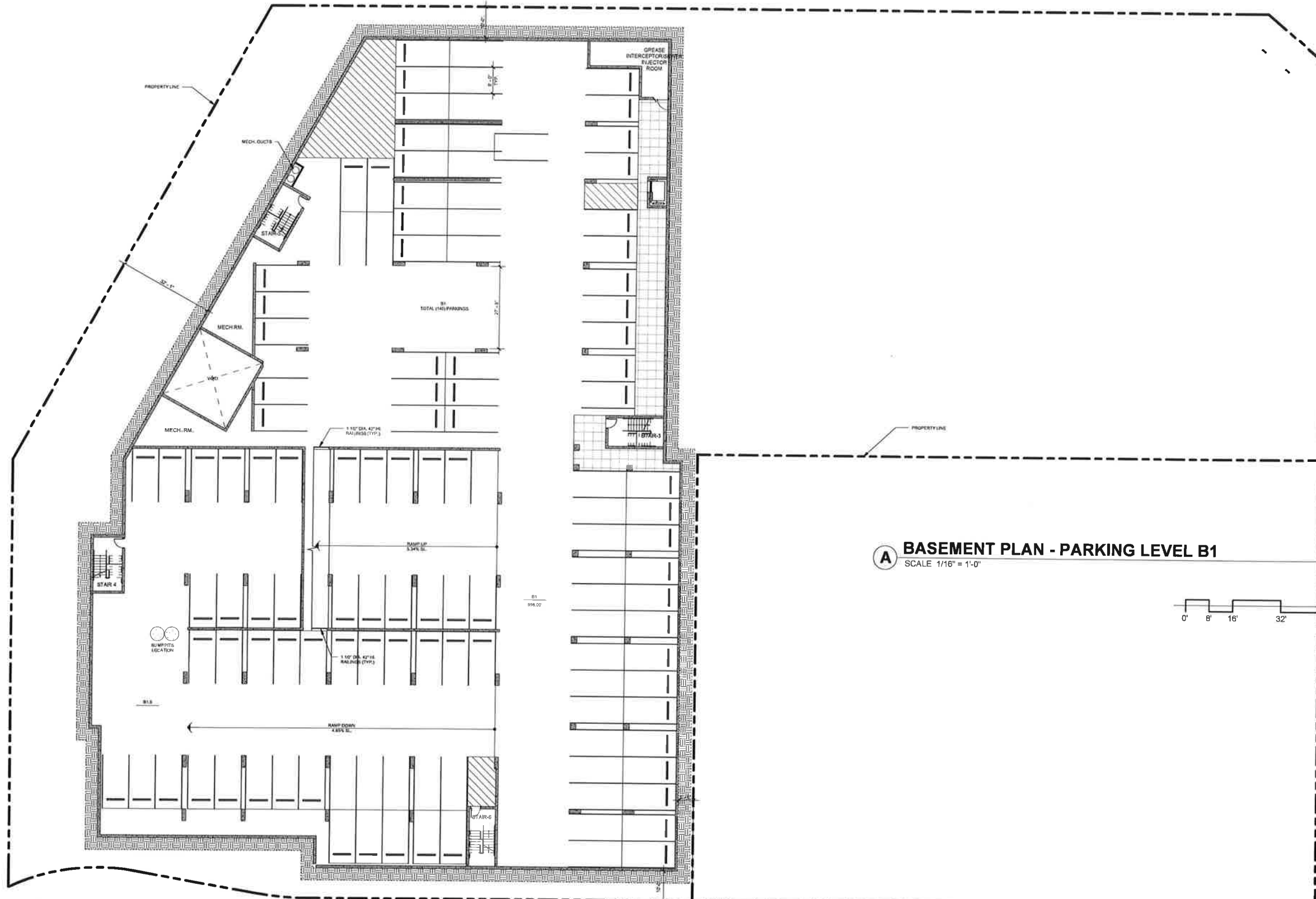
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 Drawn By _____
 Checked By _____
 Cad No. _____

B1 LEVEL BASEMENT
FLOOR PLAN

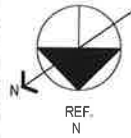
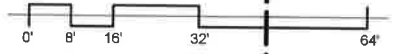
SCALE: 1/16" = 1'-0"

P - A 2.1

USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND NO OTHER USES, REVISIONS AND MODIFICATIONS SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF ONESTOP DESIGN INC. WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT AND ENGINEER. THE ARCHITECT AND ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THEM BY THE CLIENT AND FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THEM BY THE ARCHITECT AND ENGINEER. THE ARCHITECT AND ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THEM BY THE CLIENT AND FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THEM BY THE ARCHITECT AND ENGINEER.

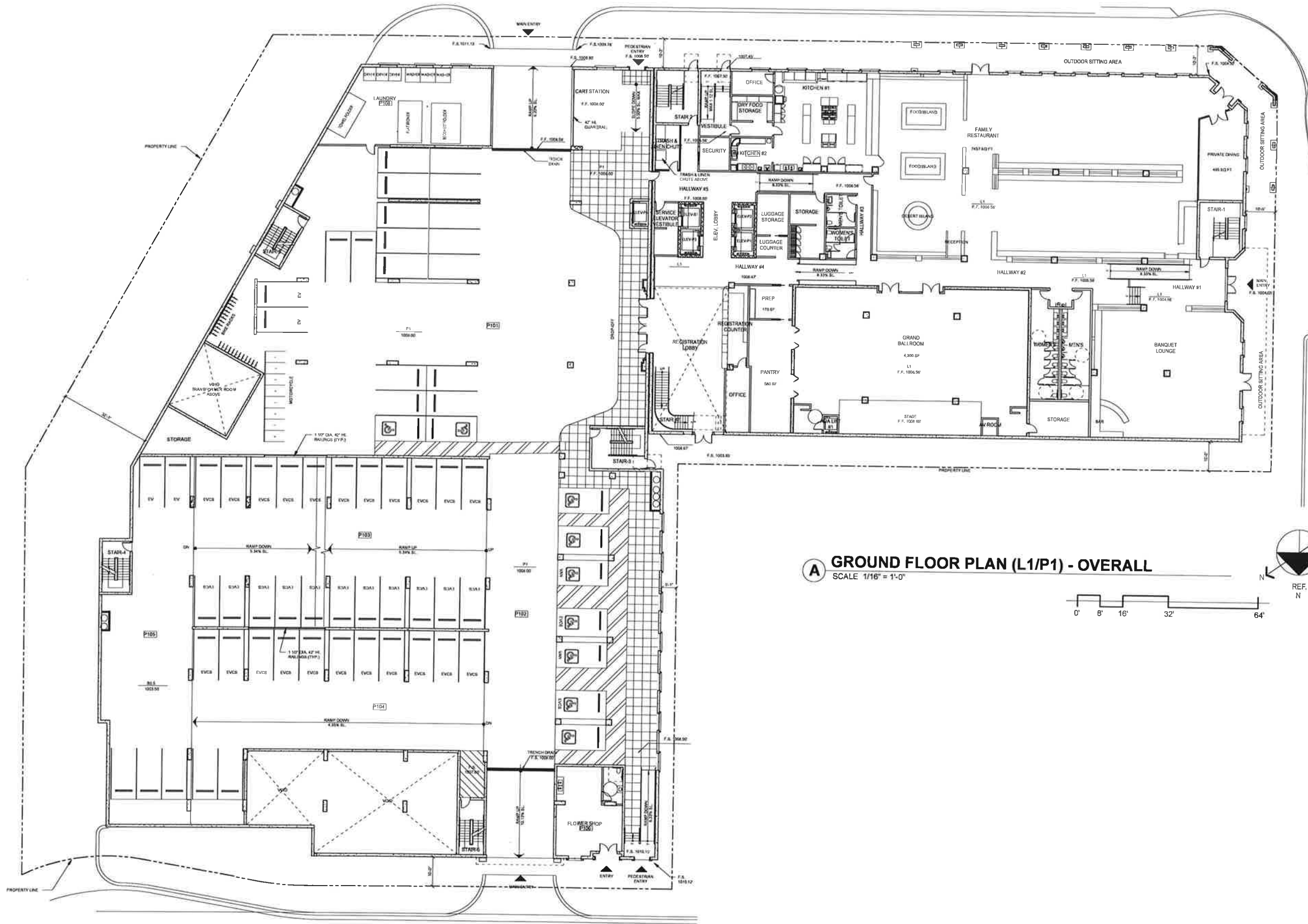


A BASEMENT PLAN - PARKING LEVEL B1
SCALE 1/16" = 1'-0"



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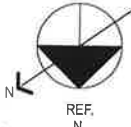
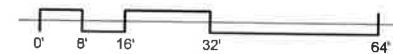
FIRST STREET



FRONT STREET

SECOND STREET

A GROUND FLOOR PLAN (L1/P1) - OVERALL
 SCALE 1/16" = 1'-0"



**ONESTOP
DESIGN**

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

**TEMECULA
RESORT & SPA**
 FRONT STREET, TEMECULA, CA 92592

PA22-0035 &
 PA22-0037

REVISIONS

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

Job Number
 Drawn By
 Checked By
 Cad No.

GROUND FLOOR
 PLAN (L1/P1)

SCALE 1/16" = 1'-0"

P - A 2.2

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REVISIONS

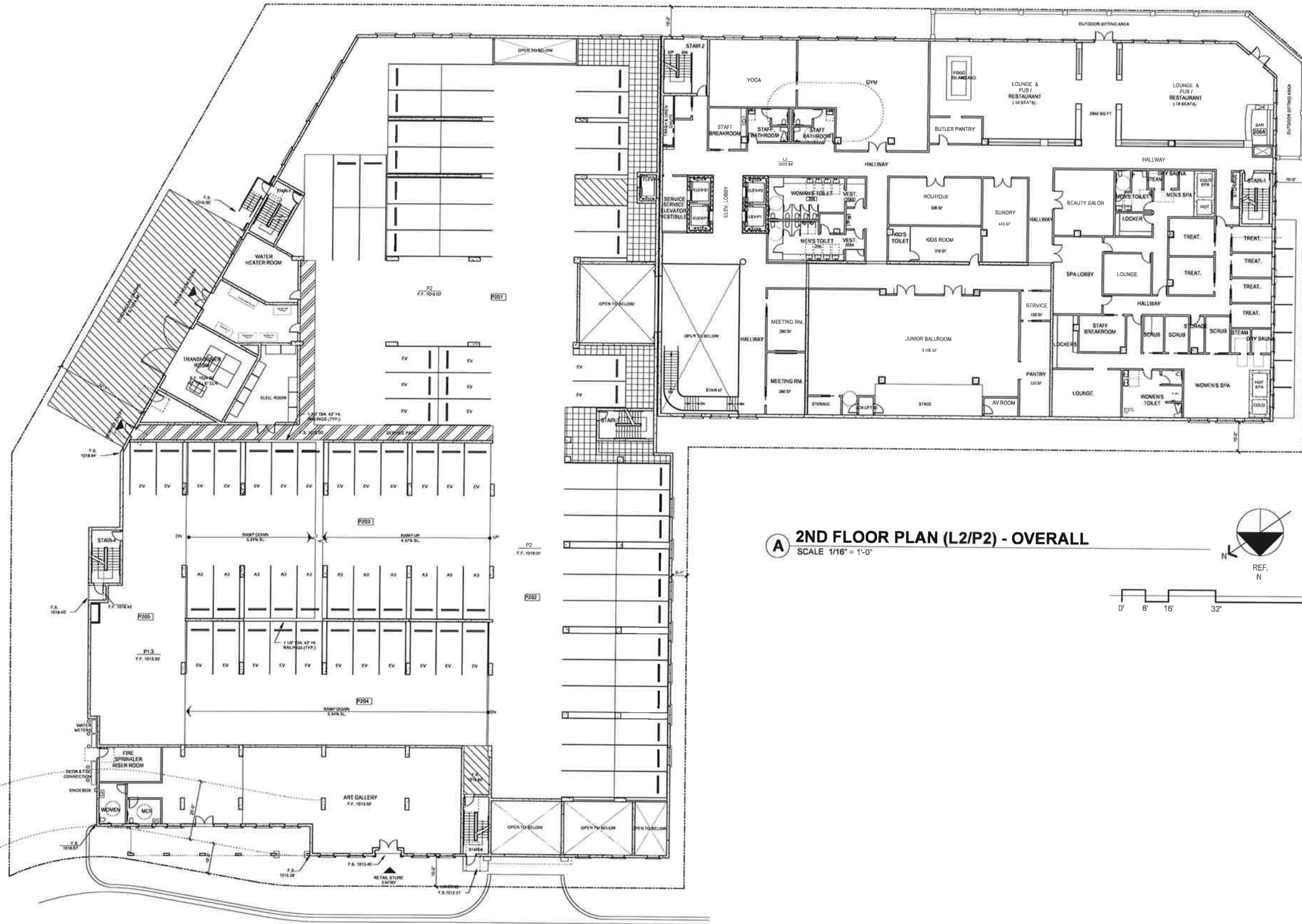
PLANNING SUBMITTAL # 5 - REVISED	12-23-2022
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PLANNING SUBMITTAL # 6 - REVISED	5-04-2023
PLANNING SUBMITTAL # 7 - REVISED	5-26-2023

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Drawn By
Checked By
Cad No.

2ND FLOOR PLAN
(L2/P2)

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

P - A 2.3

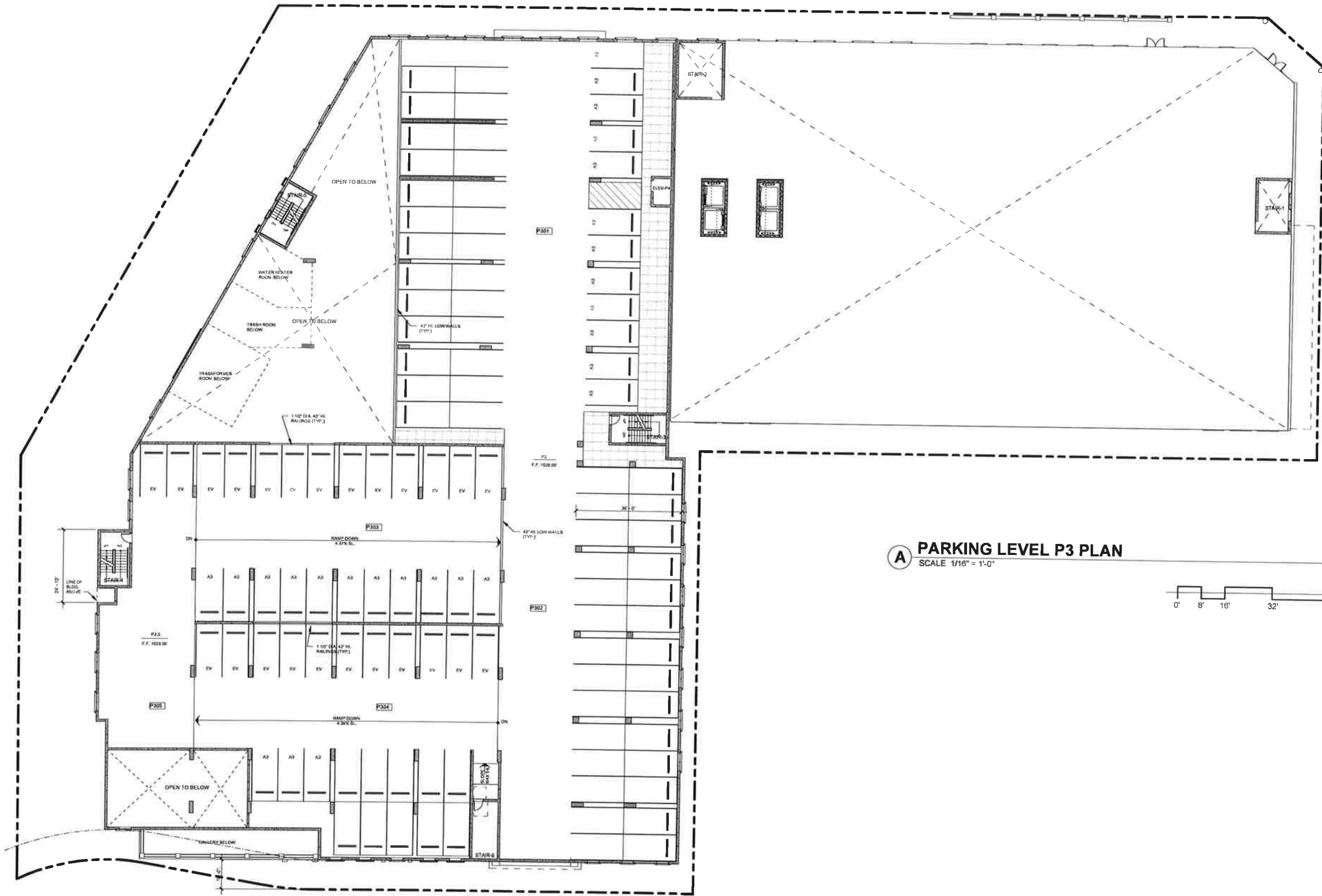


A 2ND FLOOR PLAN (L2/P2) - OVERALL
SCALE 1/16" = 1'-0"

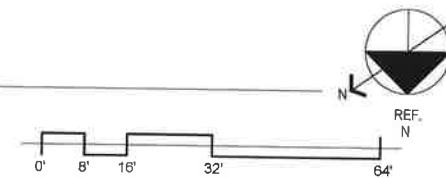
SECOND STREET

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



**ONESTOP
DESIGN**

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

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FRONT STREET, TEMECULA, CA 92592

PA22-0035 &
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REVISIONS

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

Job Number

Drawn By

Checked By

Card No.

P3 LEVEL PARKING
FLOOR PLAN

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

P - A 2.4

USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND NO PART THEREOF SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ONESTOP DESIGN INC.

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RESORT & SPA**
FRONT STREET, TEMECULA, CA 92592

PA22-0035 &
PA22-0037

REVISIONS

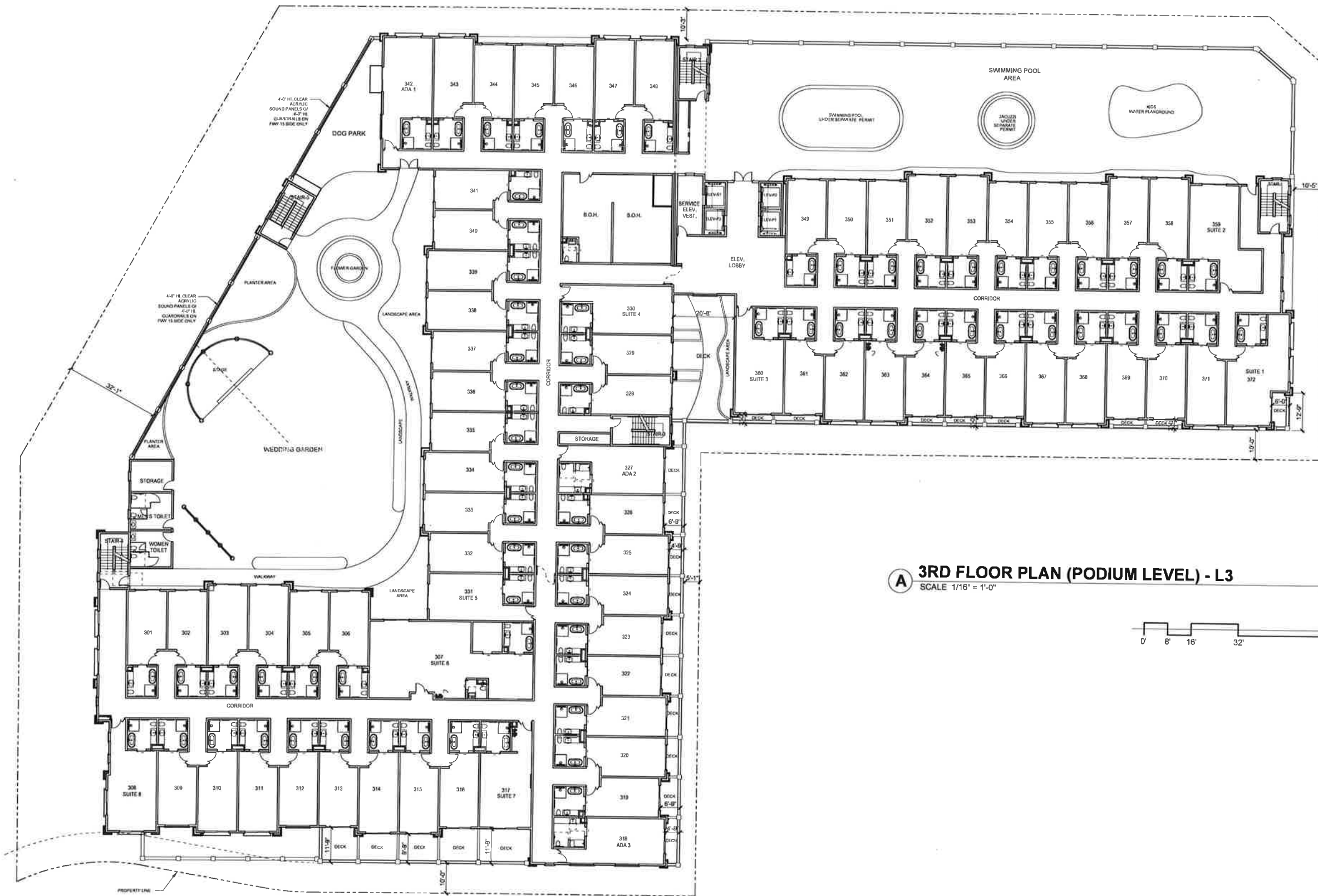
PLANNING SUBMITTAL # 5 - REVISED	12-23-2022
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PLANNING SUBMITTAL # 6 - REVISED	5-04-2023
PLANNING SUBMITTAL # 7 - REVISED	5-26-2023

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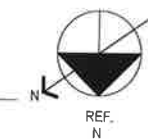
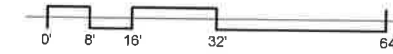
3RD FLOOR PLAN
(PODIUM LEVEL)

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

P - A 2.5



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



USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLISHED. NO PARTS OF THESE PLANS AND SPECIFICATIONS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF ONESTOP DESIGN INC. WITHOUT PREVIOUS WRITTEN CONTRACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE A BREACH OF THE RESTRICTIONS.

REVISIONS

PLANNING SUBMITTAL # 5 - REVISED	12-23-2022
PLANNING SUBMITTAL # 6	1-16-2023
PLANNING SUBMITTAL # 8 - REVISED	5-04-2023
PLANNING SUBMITTAL # 7 - REVISED	5-26-2023

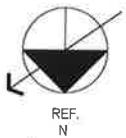
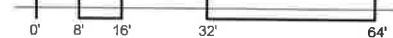
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Checked By	
Cad No.	

TYPICAL FLOOR
PLAN (4TH TO 6TH
FLOOR)

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

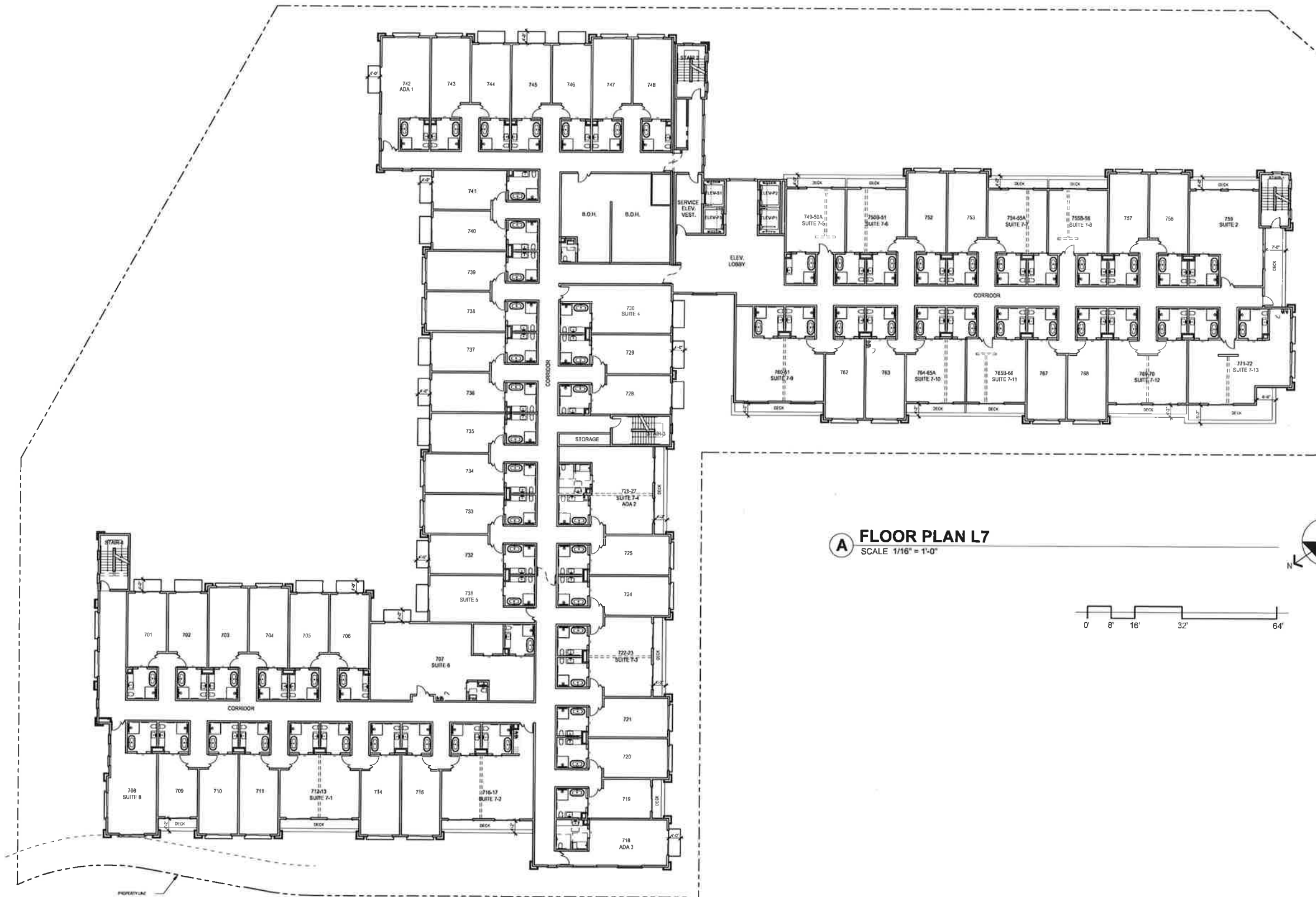


A TYPICAL FLOOR PLAN (4TH TO 6TH FLOOR)
SCALE 1/16" = 1'-0"

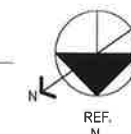


ALL OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. THESE REPRESENTATIONS OR PRODUCTIONS BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLAN AND SPECIFICATIONS REMAINS WITH ONESTOP DESIGN INC. WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE A MAJOR BREACH OF THE ACCEPTANCE OF THE REPRESENTATION OF THE REPRESENTATIVE.

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A FLOOR PLAN L7
SCALE 1/16" = 1'-0"



REVISIONS

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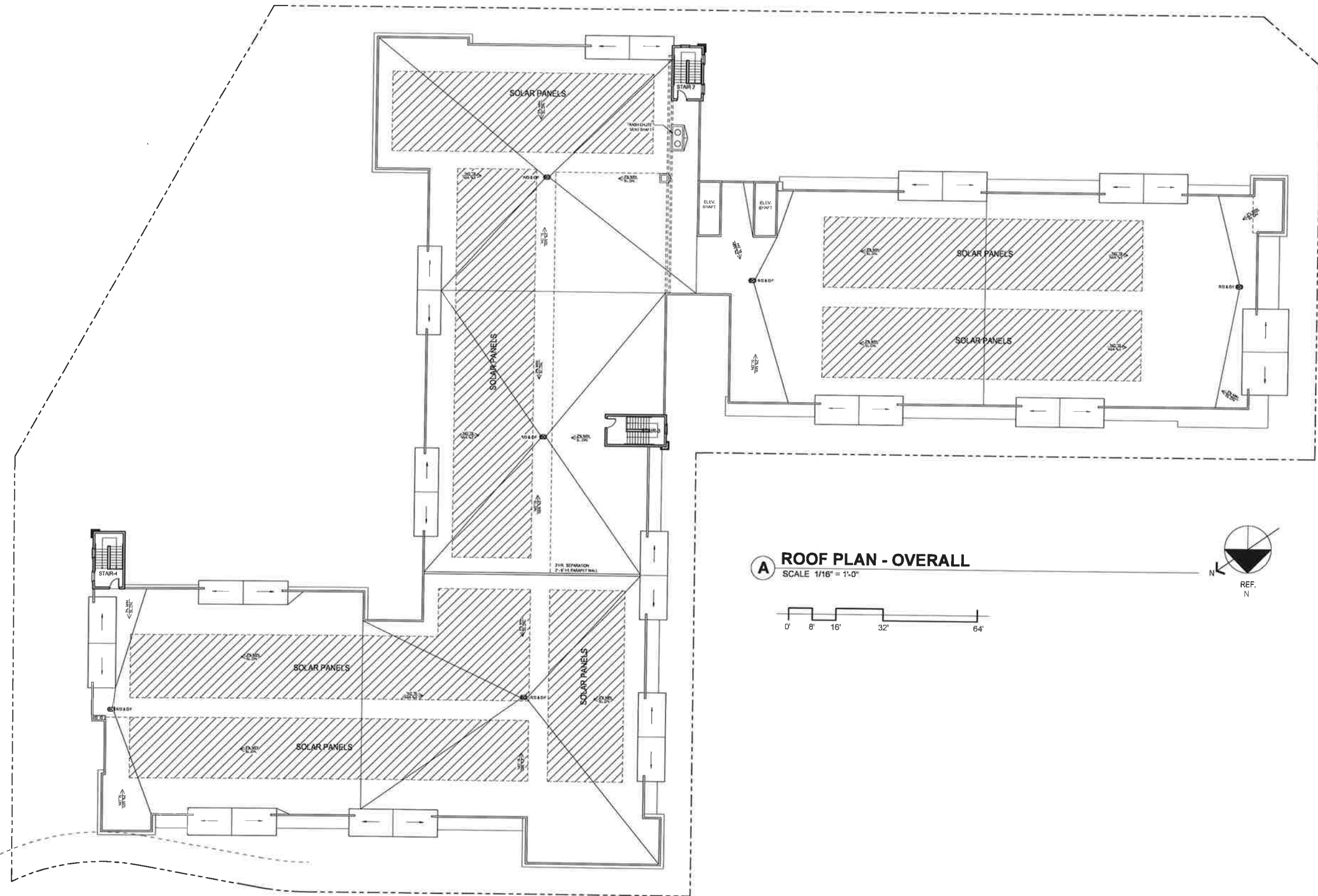
7TH FLOOR PLAN

SCALE 1/16" = 1'-0"

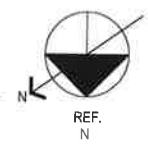
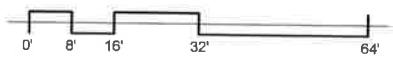
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USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE USE WHICH THESE WERE PREPARED AND PUBLISHED HEREOF IN EXCEPT AS EXPRESSLY LIMITED TO SUCH USE. THESE REVISIONS OR PRODUCTIONS BY ANY METHOD OR MEANS, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH ONESTOP DESIGN INC. WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE FIRM FACE EVIDENCE OF THE RESTRICTIONS.

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



REVISIONS

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

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ROOF FLOOR PLAN

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

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REVISIONS

NO.	DATE	DESCRIPTION
1	12-23-2022	PLANNING SUBMITTAL # 5 - REVISED
2	1-16-2023	PLANNING SUBMITTAL # 6
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4	5-26-2023	PLANNING SUBMITTAL # 7 - REVISED

Job Number	
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Cad No.	

BUILDING
ELEVATIONS

SCALE: As indicated



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

COLOR & FINISH MATERIALS

EXTERIOR PLASTER FINISHES

2 COATS OF 1/2" THK. EXT. PLASTER @ 1-LAYER 60 MIN. GRADE 'D' G.D. PAPER & 1-LAYER 75# FIBERGLASS MESH
PARTWALL 3/8" X 3 COATS STUCCO ASSEMBLY WITH KRACK-RESISTANT G. GRADE, SMOOTH FINISH (E1)
STUCCO MIX #1, 1 A HANDED OR EQUAL

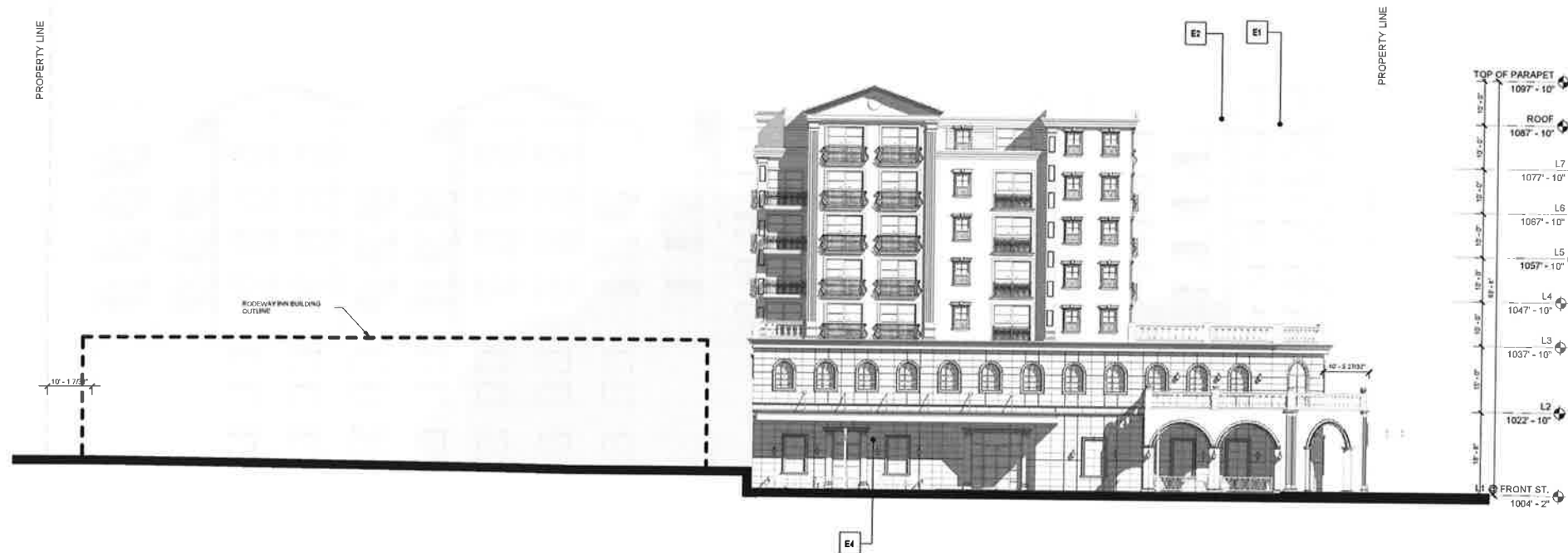
CONTRACTOR TO PROVIDE FOUR FINISHES / COLOR SAMPLES ON SITE FOR ARCHITECT'S APPROVAL PRIOR TO APPLICATION OF FINISH COAT.

STUCCO COLORS & LIMESTONE

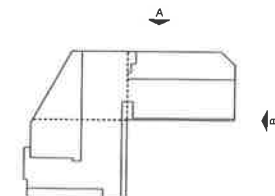
- E1 STUCCO - 1 SMOOTH FINISH SW 7015 PURE WHITE
- E2 STUCCO - 1 SMOOTH FINISH SW 7010 WHITE DUCK
- E3 STUCCO - 1 SMOOTH FINISH SW 9108 DOUBLE LATTE
- E4 STUCCO - 1 SMOOTH FINISH LIMESTONE PICARD JUVENE BRUSHED

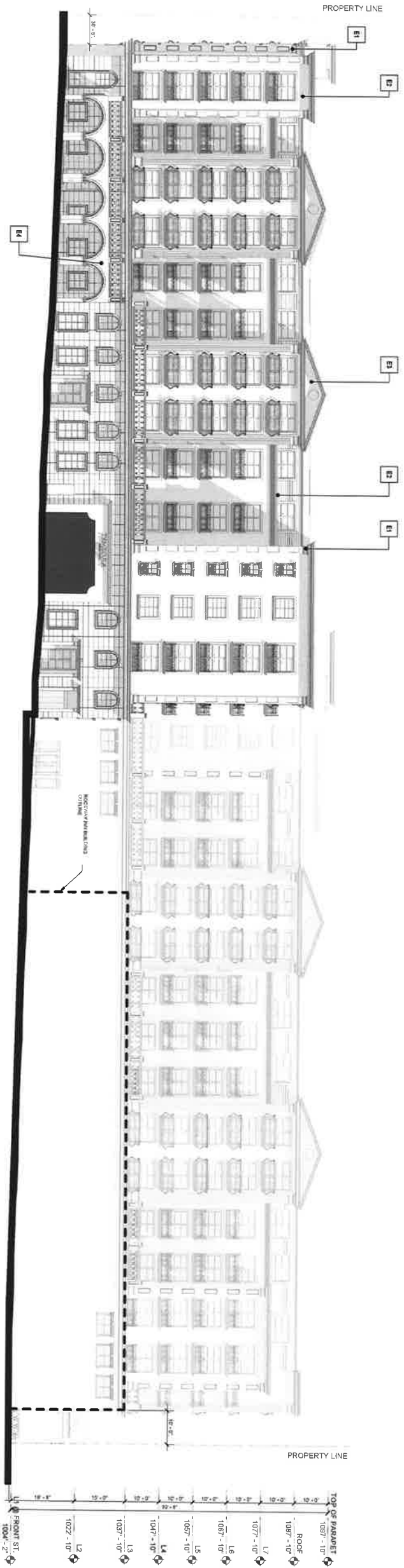
EXTERIOR DOORS & WINDOWS

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

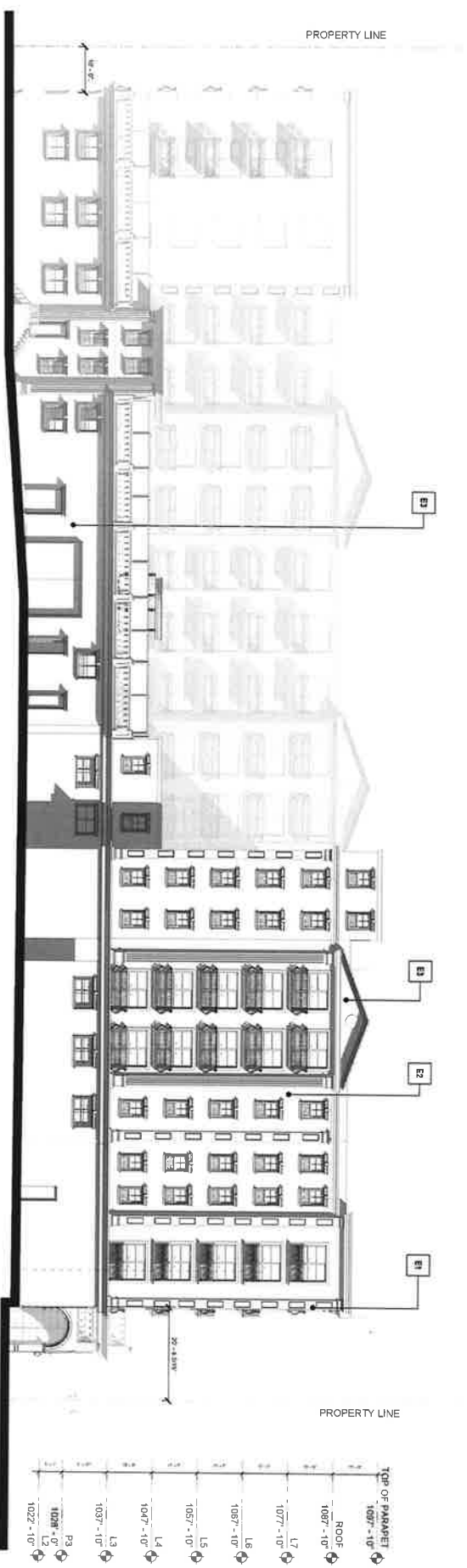


B BUILDING ELEVATION @ FRONT STREET
SCALE 1/16" = 1'-0"

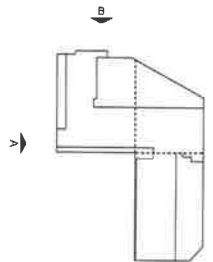




A BUILDING ELEVATION @ 2ND STREET
SCALE 1/16" = 1'-0"



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



COLOR & FINISH MATERIALS

- EXTERIOR WALLS/FACADE:**
 1. STUCCO - 1. SANDY FINISH
 2. STUCCO - 2. SMOOTH FINISH
 3. STUCCO - 3. SMOOTH FINISH
 4. STUCCO - 4. SANDY FINISH
 5. STUCCO - 5. SANDY FINISH
 6. STUCCO - 6. SANDY FINISH
 7. STUCCO - 7. SANDY FINISH
 8. STUCCO - 8. SANDY FINISH
 9. STUCCO - 9. SANDY FINISH
 10. STUCCO - 10. SANDY FINISH
 11. STUCCO - 11. SANDY FINISH
 12. STUCCO - 12. SANDY FINISH
 13. STUCCO - 13. SANDY FINISH
 14. STUCCO - 14. SANDY FINISH
 15. STUCCO - 15. SANDY FINISH
 16. STUCCO - 16. SANDY FINISH
 17. STUCCO - 17. SANDY FINISH
 18. STUCCO - 18. SANDY FINISH
 19. STUCCO - 19. SANDY FINISH
 20. STUCCO - 20. SANDY FINISH

REVISIONS

NO.	DATE	DESCRIPTION
1	12-23-2022	PA22-0035 & PA22-0037
2	12-23-2022	PA22-0035 & PA22-0037
3	12-23-2022	PA22-0035 & PA22-0037
4	12-23-2022	PA22-0035 & PA22-0037
5	12-23-2022	PA22-0035 & PA22-0037

**TEMECULA
RESORT & SPA**
FRONT STREET, TEMECULA, CA 92592

**ONESTOP
DESIGN**
ONESTOP DESIGN INC.
3550 MILSHIRE BLVD #310
LOS ANGELES CA 90010

PA22-0035 & PA22-0037
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 CAD No. [Number]
 SCALE: As indicated
P-A 3.2

USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PRODUCTION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH [Firm Name]. WITHOUT PREVIOUS VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THE RESTRICTIONS.

PA22-0035 &
PA22-0037

REVISIONS

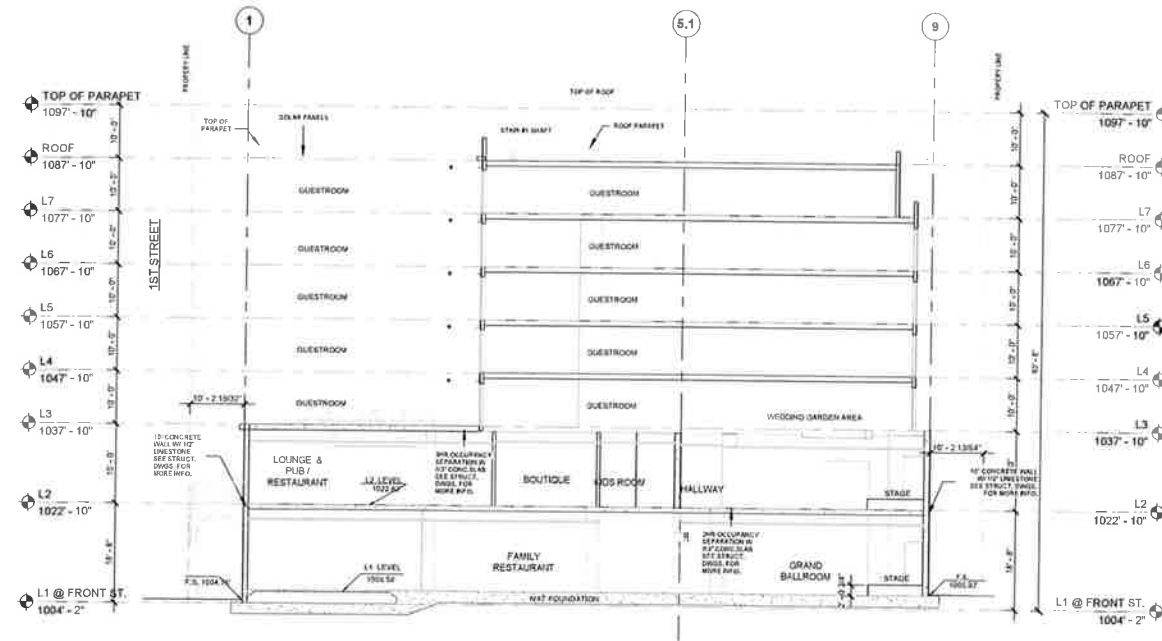
PLANNING SUBMITTAL # 5 - REVISED	12-23-2022
PLANNING SUBMITTAL # 6	1-16-2023
PLANNING SUBMITTAL # 6 - REVISED	5-04-2023
PLANNING SUBMITTAL # 7 - REVISED	5-26-2023

Job Number
Drawn By
Checked By
Cad No.

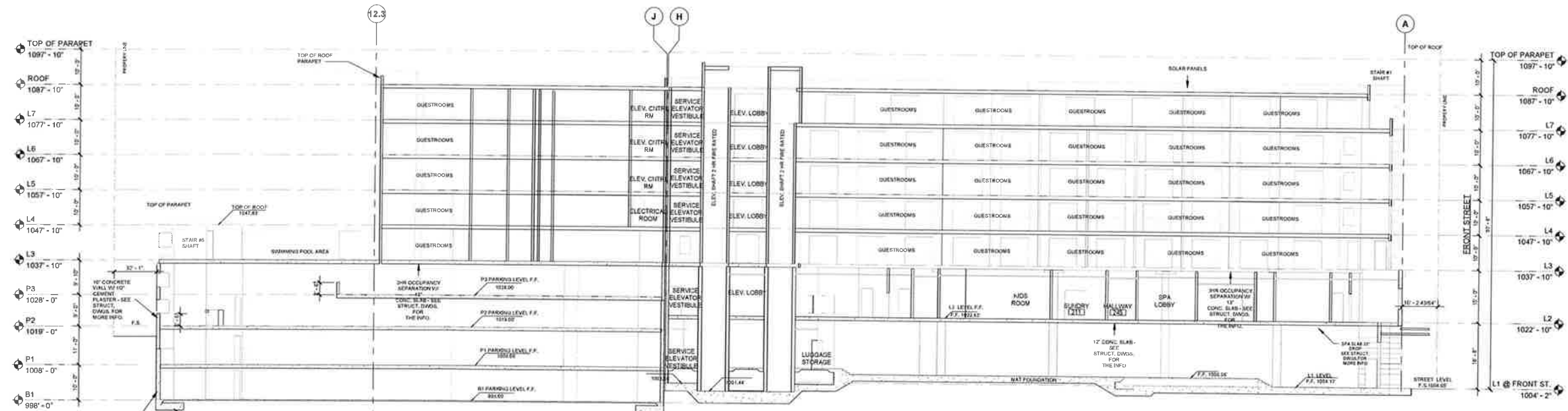
BUILDING SECTIONS

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

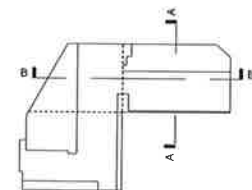
P - A 4.1



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



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



USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SET FOR WHICH THEY WERE PREPARED AND NO PART THEREOF SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF ONESTOP DESIGN INC. WITHOUT THE WRITTEN PERMISSION OF ONESTOP DESIGN INC. WITHOUT THE WRITTEN PERMISSION OF ONESTOP DESIGN INC.

**TEMECULA
RESORT & SPA**
FRONT STREET, TEMECULA, CA 92592

PA22-0035 &
PA22-0037

REVISIONS

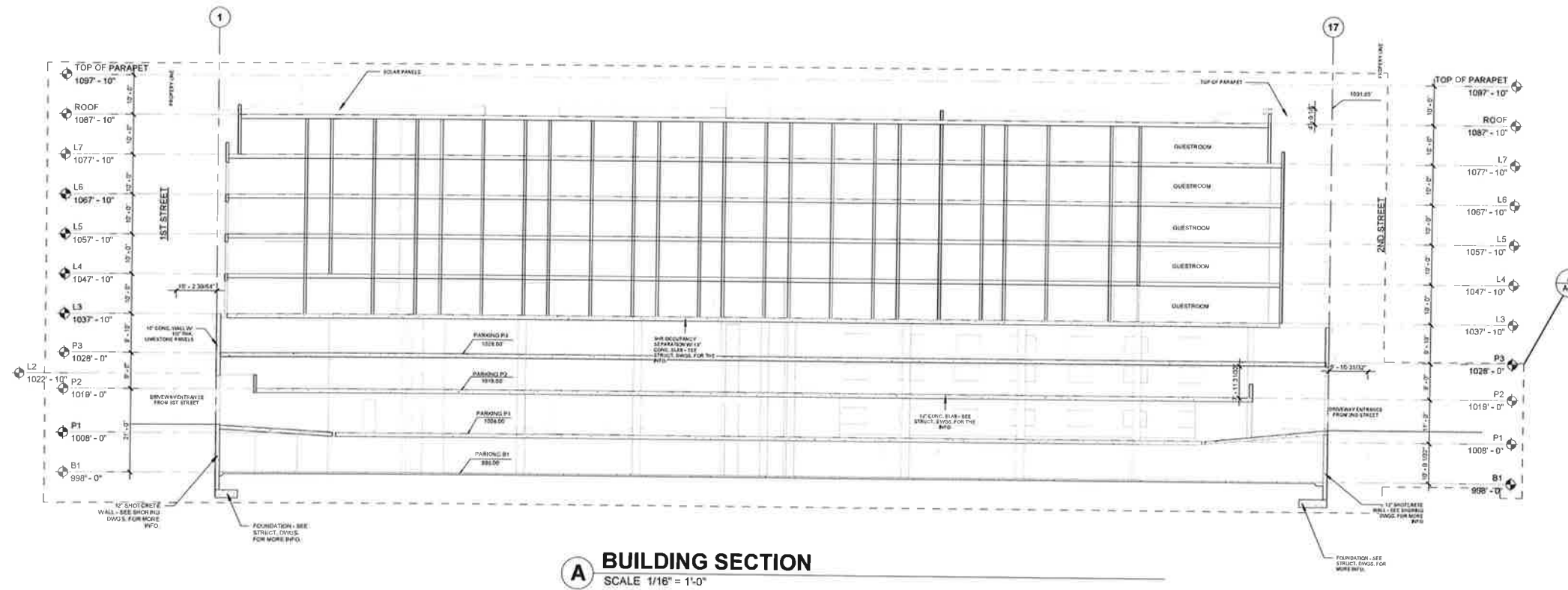
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12-23-2022	PLANNING SUBMITTAL # 5 - REVISED
1-16-2023	PLANNING SUBMITTAL # 6
5-04-2023	PLANNING SUBMITTAL # 6 - REVISED
5-26-2023	PLANNING SUBMITTAL # 7 - REVISED

Job Number _____
Drawn By _____
Checked By _____
Cad No. _____

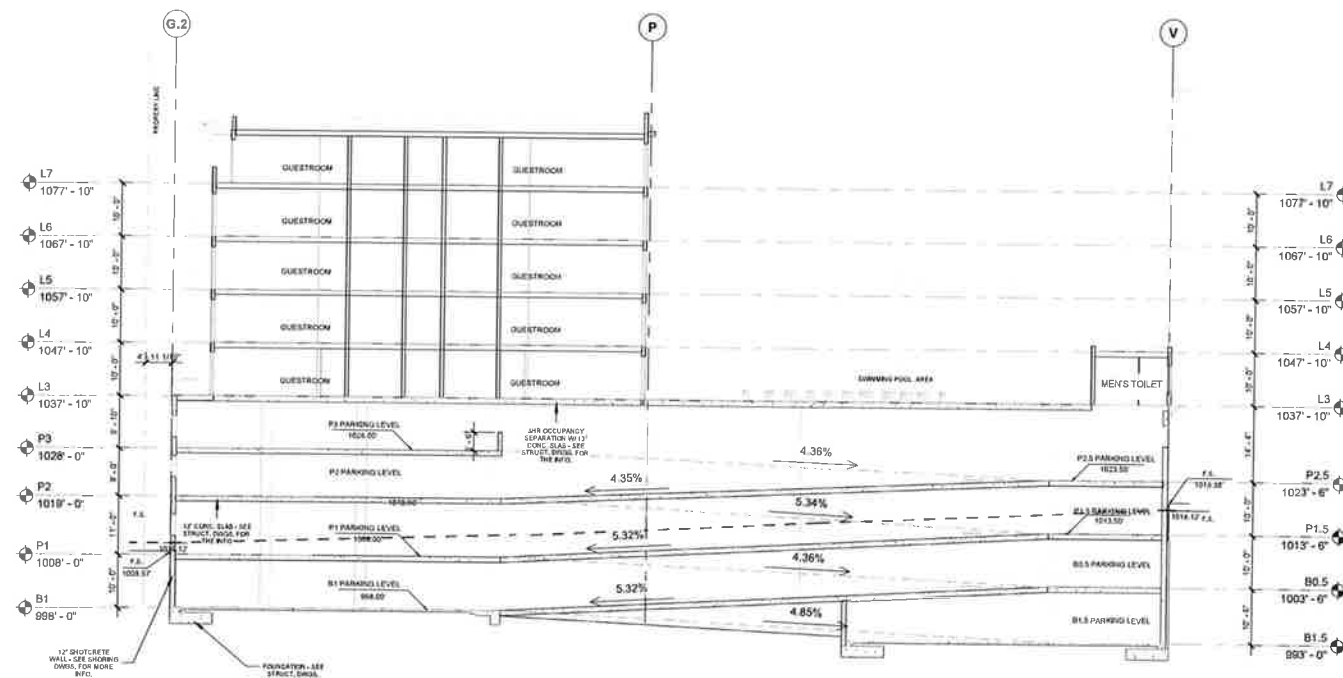
BUILDING SECTIONS

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

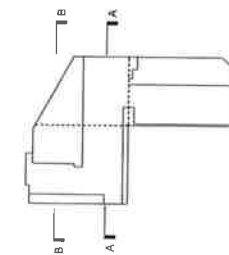
P - A 4.2



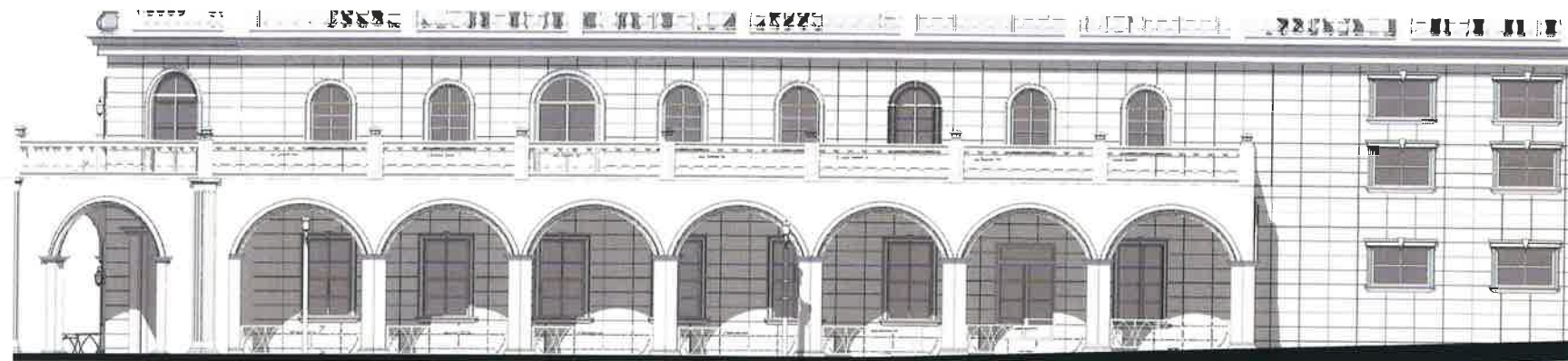
A BUILDING SECTION
SCALE 1/16" = 1'-0"



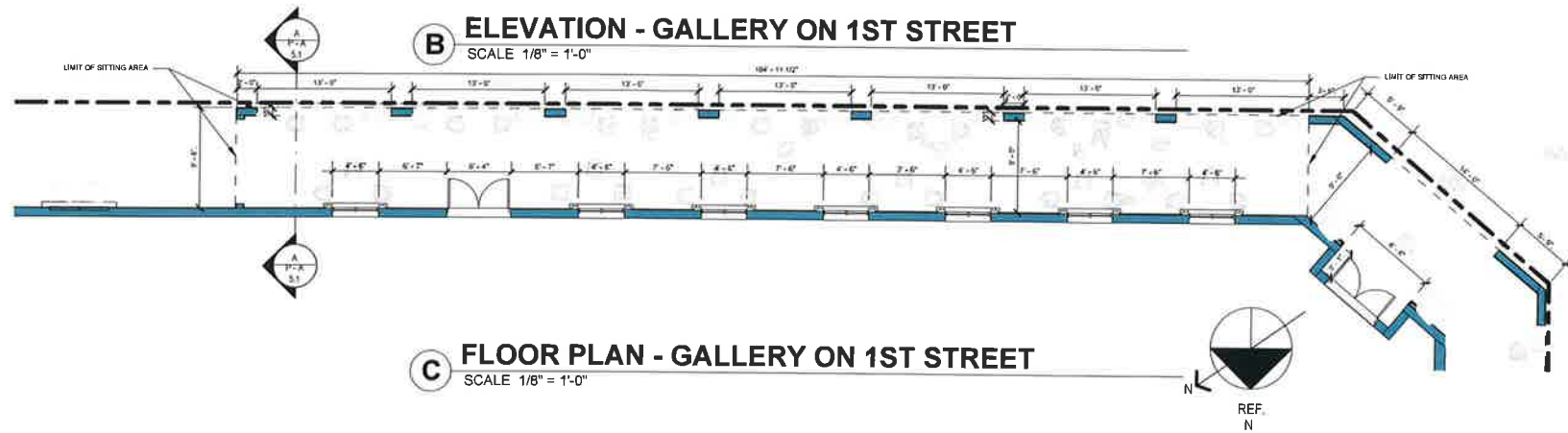
B BUILDING SECTION
SCALE 1/16" = 1'-0"



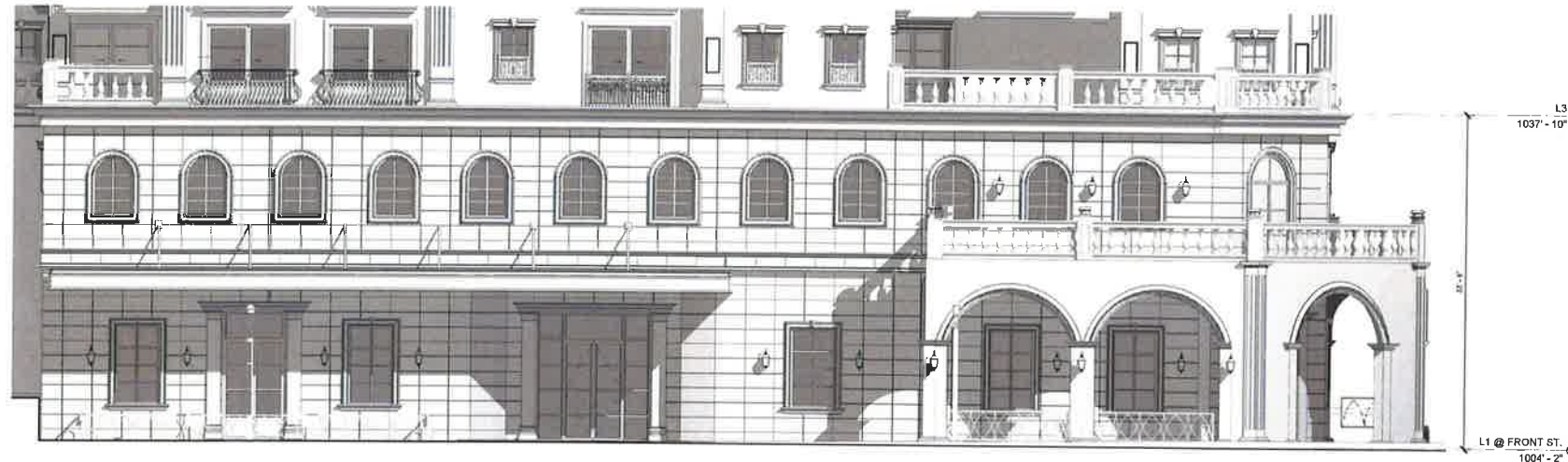
USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND NO REVISIONS OR ALTERATIONS SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF ONESTOP DESIGN INC. WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE A FINAL OFFER OF THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION.



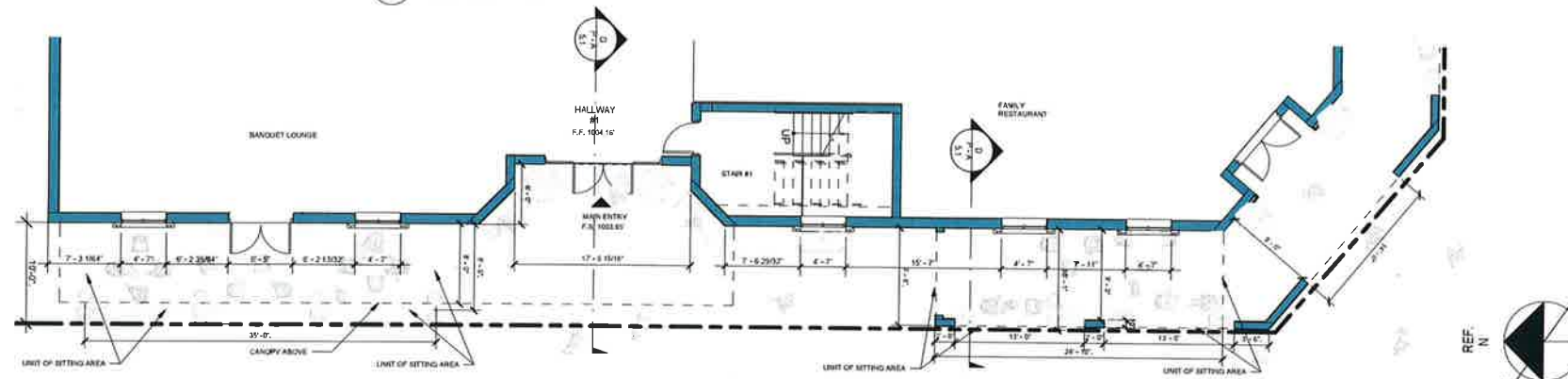
B ELEVATION - GALLERY ON 1ST STREET
SCALE 1/8" = 1'-0"



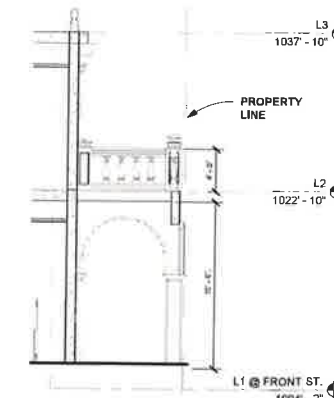
C FLOOR PLAN - GALLERY ON 1ST STREET
SCALE 1/8" = 1'-0"



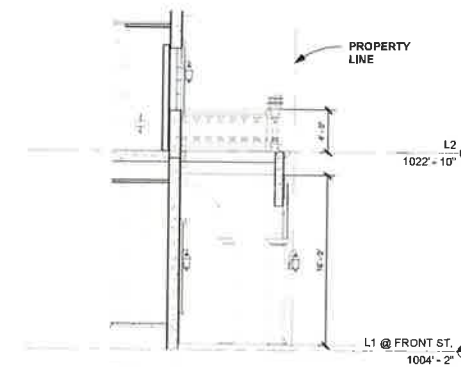
E ELEVATION- MAIN ENTRANCE ON FRONT STREET
SCALE 1/8" = 1'-0"



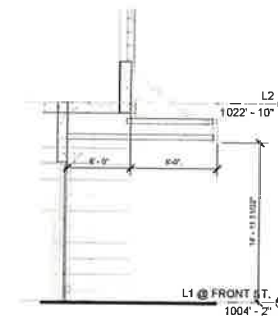
F FLOOR PLAN - FRONT STREET
SCALE 1/8" = 1'-0"



A SECTION - GALLERY ON 1ST STREET
SCALE 1/8" = 1'-0"



D SECTION-GALLERY ON FRONT STREET
SCALE 1/8" = 1'-0"



G SECTION - MAIN ENTRANCE ON FRONT STREET
SCALE 1/8" = 1'-0"

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

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

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

REVISIONS

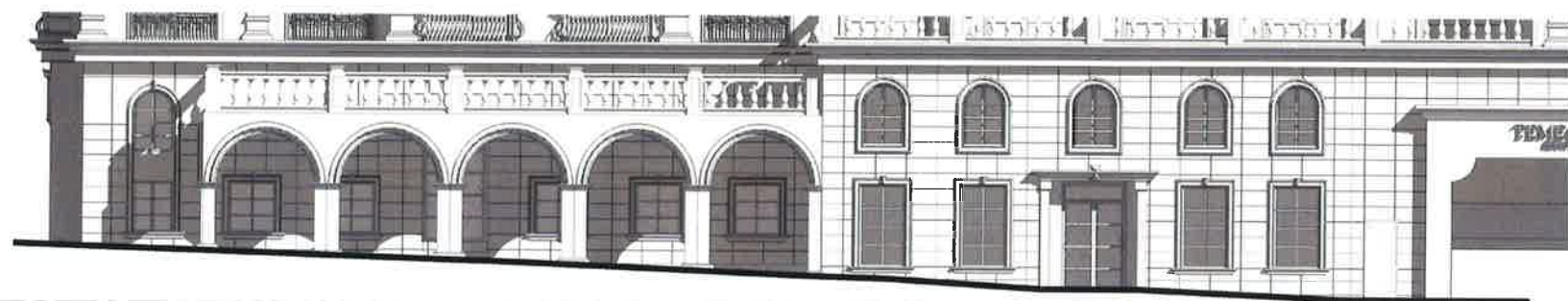
PLANNING SUBMITTAL #5 - REVISED	12-23-2022
PLANNING SUBMITTAL #6	1-16-2023
PLANNING SUBMITTAL #6 - REVISED	5-04-2023
PLANNING SUBMITTAL #7 - REVISED	5-26-2023

Job Number	
Drawn By	
Checked By	
Cad No	

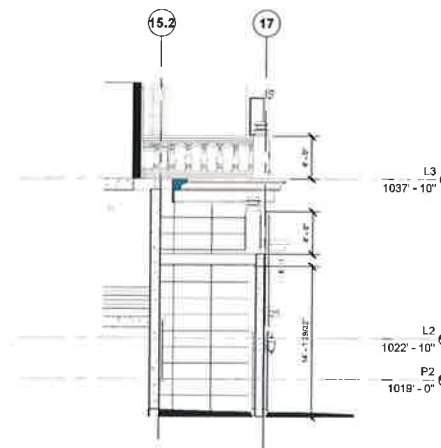
ENLARGED DETAILS-
1ST AND FRONT
STREET

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

**TEMECULA
RESORT & SPA**
FRONT STREET, TEMECULA, CA 92592



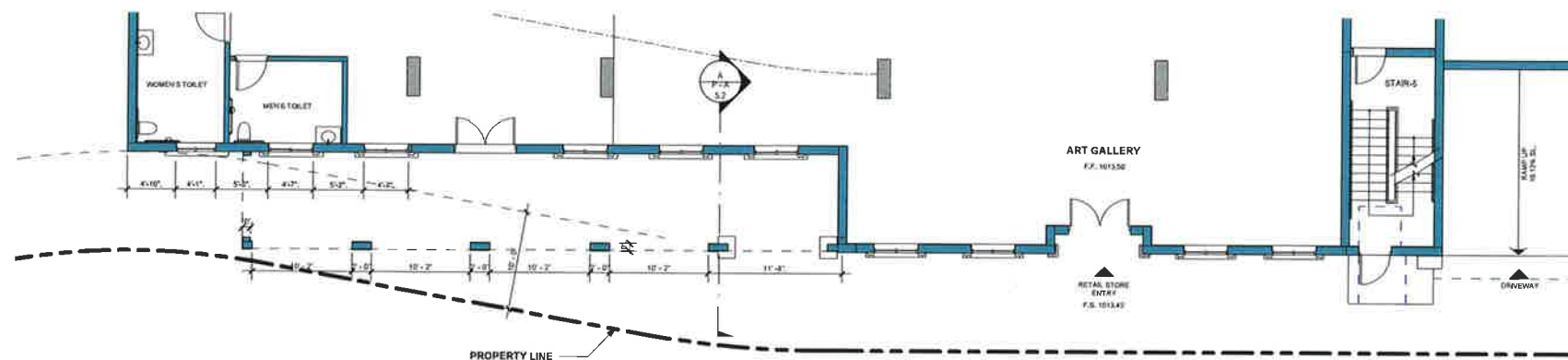
B ELEVATION - RETAIL ON 2ND STREET
SCALE 1/8" = 1'-0"



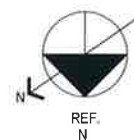
**A SECTION - RETAIL ON
SECOND STREET**
SCALE 1/8" = 1'-0"

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

PROJECT DESIGN	OLD TOWN SPECIFIC PLAN
1' - 0"	3' MAX.
8' - 0"	6' MIN.
12' - 0"	8' MIN.
16' - 0"	12' MIN.
5' - 6"	14' MAX.
3' - 0" TO 6' - 0"	6' MAX.
12' - 0" TO 16' - 0"	12' MIN.
10' - 2"	14' MAX.
15' - 0"	8' MIN.
9' - 0"	8' MIN.
24" BY 10"	10" MIN., 24" MAX.
4' - 0"	30" MIN.
8' - 0"	8' MAX.



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



PA22-0035 &
PA22-0037

REVISIONS

PLANNING SUBMITTAL # 5 - REVISED
12-23-2022
PLANNING SUBMITTAL # 6
1-16-2023
PLANNING SUBMITTAL # 6 - REVISED
5-24-2023
PLANNING SUBMITTAL # 7 - REVISED
5-28-2023

Job Number
Drawn By
Checked By
Cad No.

ENLARGED DETAILS-
2ND STREET

SCALE: As indicated

P - A 5.2



OLD TOWN FRONT STREET & FIRST STREET PERSPECTIVE VIEW



GALLERY VIEW



GARAGE ENTRANCE



MAIN ENTRANCE

10/30/2024 3:44:20 PM

PA22-0035 &
PA22-0037

REVISIONS

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

Job Number _____
Drawn By _____
Checked By _____
Cad No. _____

3D RENDERINGS

SCALE: _____

USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE OR WHEN THEY WERE PREPARED AND PUBLISHED. THE USER IS RESPONSIBLE TO OBTAIN NECESSARY PERMITS AND TO OBTAIN ALL NECESSARY INFORMATION FROM THE LOCAL AUTHORITIES. THE USER SHALL CONTACT THE ARCHITECT FOR ANY CHANGES TO THESE PLANS AND SPECIFICATIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CHANGES TO THESE PLANS AND SPECIFICATIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CHANGES TO THESE PLANS AND SPECIFICATIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CHANGES TO THESE PLANS AND SPECIFICATIONS.

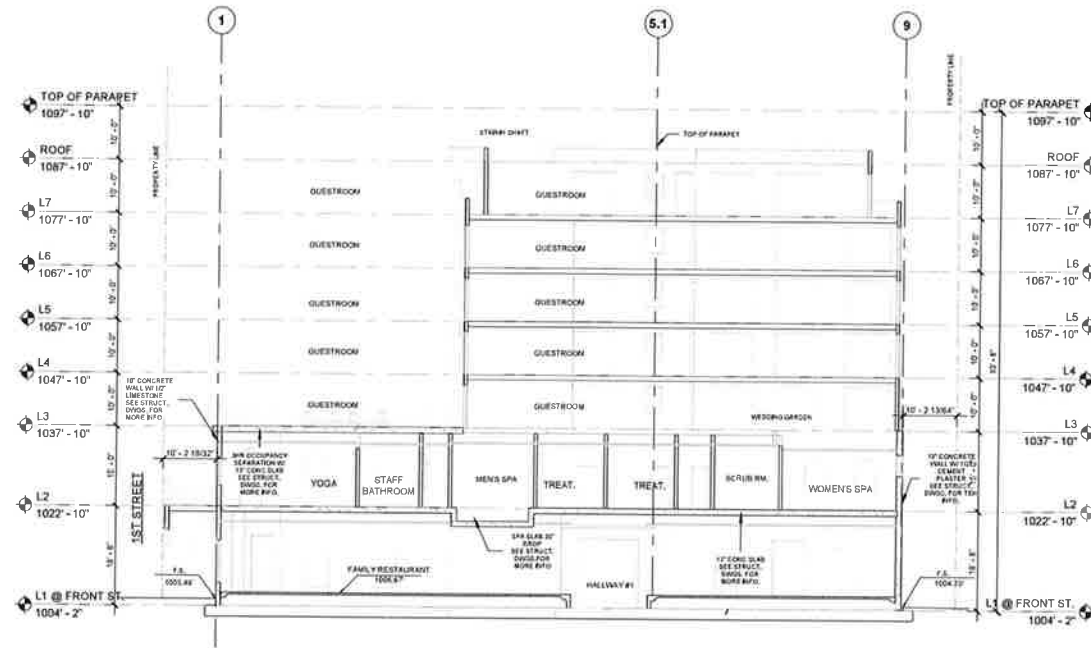
REVISIONS

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

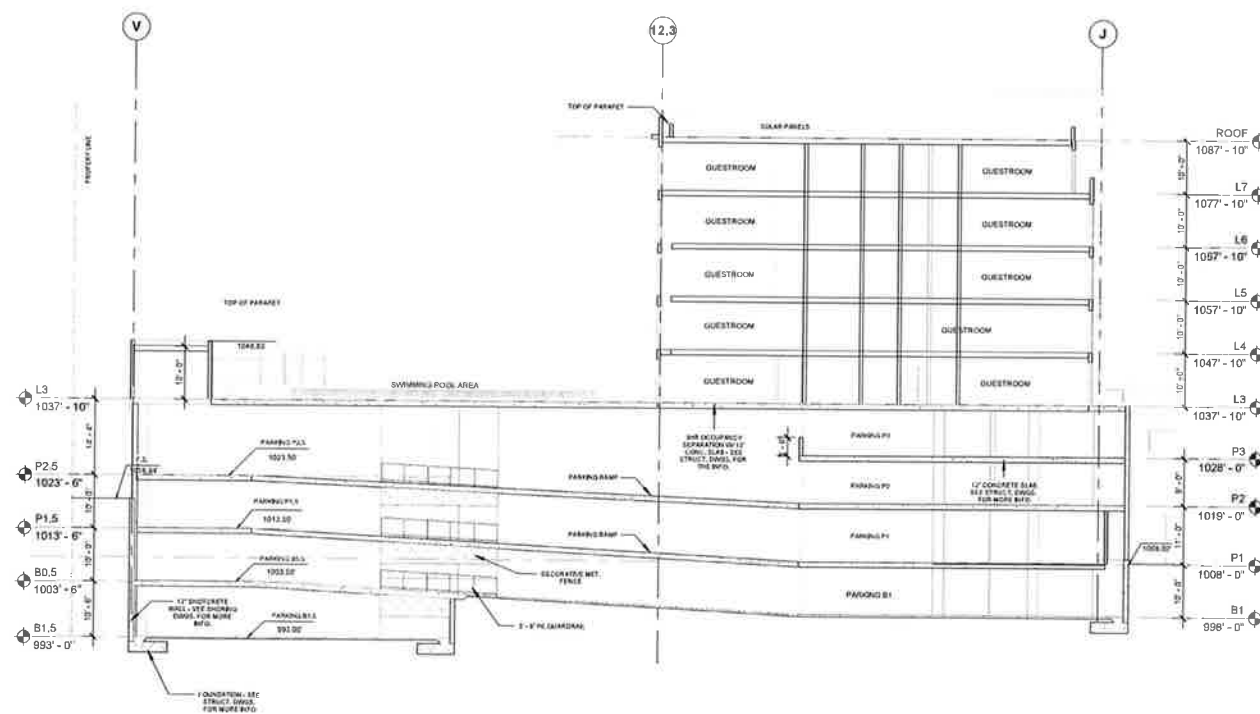
Job Number	
Drawn By	
Checked By	
Cad No.	

BUILDING SECTIONS

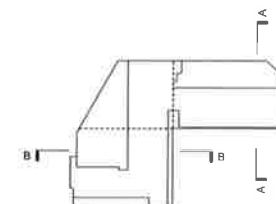
SCALE: 1/16" = 1'-0"



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



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



USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PRODUCTION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH ONESTOP DESIGN INC. WITHOUT RESERVE. USUAL CONTRACT LIMITS APPLY AND SPECIFICATIONS SHALL CONTROL IN THE EVENT OF ANY CONFLICT THEREOF. THE ACCEPTANCE OF THE RESTRICTIONS.



SECOND STREET PERSPECTIVE VIEW



GALLERY VIEW



OPEN PATIO



RETAIL & PEDESTRIAN ENTRANCE VIEW

10/30/2024 3:44:21 PM

**ONESTOP
DESIGN**

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

**TEMECULA
RESORT & SPA**
FRONT STREET, TEMECULA, CA 92592

PA22-0035 &
PA22-0037

REVISIONS

PLANNING SUBMITTAL # 5 - REVISED	12-23-2022
PLANNING SUBMITTAL # 6	1-16-2023
PLANNING SUBMITTAL # 8 - REVISED	5-24-2023
PLANNING SUBMITTAL # 7 - REVISED	5-29-2023

Job Number
Drawn By
Checked By
Cad No.

3D RENDERINGS

SCALE:

P - A 6.2

USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SET FOR WHICH THESE PLANS AND SPECIFICATIONS WERE PREPARED AND PUBLISHED. NO OTHER REUSE, REPRODUCTION OR PRODUCTION BY ANY METHOD OR MEANS FOR ANY PURPOSE IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH ONESTOP DESIGN INC. WITHOUT PREJUDICE. VISUAL CONCEPTS WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PART OF THE EVIDENCE OF THE ACCEPTANCE OF THE RESTRICTIONS.



INTERSTATE 15 PERSPECTIVE VIEW



MECHANICAL & TRASH ROOMS



STAIR TOWER

**TEMECULA
RESORT & SPA**
FRONT STREET, TEMECULA, CA 92592

PA22-0035 &
PA22-0037

REVISIONS

PLANNING SUBMITTAL # 5 - REVISED	12-23-2022
PLANNING SUBMITTAL # 6	1-16-2023
PLANNING SUBMITTAL # 6 - REVISED	5-24-2023
PLANNING SUBMITTAL # 7 - REVISED	5-26-2023

Job Number _____
 Drawn By _____
 Checked By _____
 Cad No. _____

3D RENDERINGS

SCALE: _____

10/30/2024 3:44:22 PM



INTERSTATE 15 PERSPECTIVE VIEW



QUOIN ENLARGED DETAIL



UTILITY ROOMS ENTRANCES

**ONESTOP
DESIGN**

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

**TEMECULA
RESORT & SPA**
FRONT STREET, TEMECULA, CA 92592

PA22-0035 &
PA22-0037

REVISIONS

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

Job Number _____
Drawn By _____
Checked By _____
Cad No. _____

3D RENDERINGS

SCALE: _____

USE OF THESE PLANNING SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PAID FOR. ANY OTHER USE, REPRODUCTION OR PRODUCTION BY ANY METHOD OR IN ANY MEDIUM WITHOUT WRITTEN PERMISSION OF ONESTOP DESIGN INC. IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH ONESTOP DESIGN INC. WITHOUT PREJUDICE TO ANY CONTRACT WITH THESE PLANS AND SPECIFICATIONS THAT MAY BE ENTERED INTO BY THE CLIENT. ONESTOP DESIGN INC. IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS AND SPECIFICATIONS.

REVISIONS

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

Job Number	
Drawn By	
Checked By	
Cad No.	

COLORS &
MATERIALS

SCALE:



SECOND STREET ELEVATION



RETAIL ENTRANCE



SECOND STREET GARAGE ENTRANCE



QUOIN ENLARGED DETAIL

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

USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND NO PART THEREOF IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF ONESTOP DESIGN INC. WITHOUT PREVIOUS WRITTEN CONSENT. THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE THE PRIMARY RESPONSIBILITY OF THE ARCHITECT.

**TEMECULA
RESORT & SPA**
FRONT STREET, TEMECULA, CA 92592

PA22-0035 &
PA22-0037

REVISIONS

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

Job Number _____
Drawn By _____
Checked By _____
Cad No. _____

COLORS &
MATERIALS

SCALE

P - A 7.3



1ST STREET ELEVATION



PEDIMENT & WINDOWS



FRONT & FIRST STREETS BUILDING CORNER ENLARGED VIEW



PEDIMENT ENLARGED VIEW

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

USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL. SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. FURTHER REPRODUCTION OR PRODUCTION BY ANY METHOD OR IN ANY MANNER IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF ONESTOP DESIGN, INC. WITHOUT PREVIOUS WRITTEN CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE A BREACH OF THE ACCEPTANCE OF THE RESTRICTIONS.

REVISIONS

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

Job Number
Drawn By
Checked By
Cad No.

COLORS &
MATERIALS

SCALE:



OLD TOWN FRONT STREET ELEVATION

COLOR & MATERIALS



D.1



CORNICE DETAIL D.2



BELLY BAND A.1



PEDIMENT MOTIF A.3

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



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



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



E.4: LIMESTONE -
PICARD JAUNE BRUSHED



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



FRONT STREET WINDOWS



FRONT STREET MAIN ENTRANCE



FRONT STREET RESTAURANT ENTRANCE

10/30/2024 3:44:26 PM

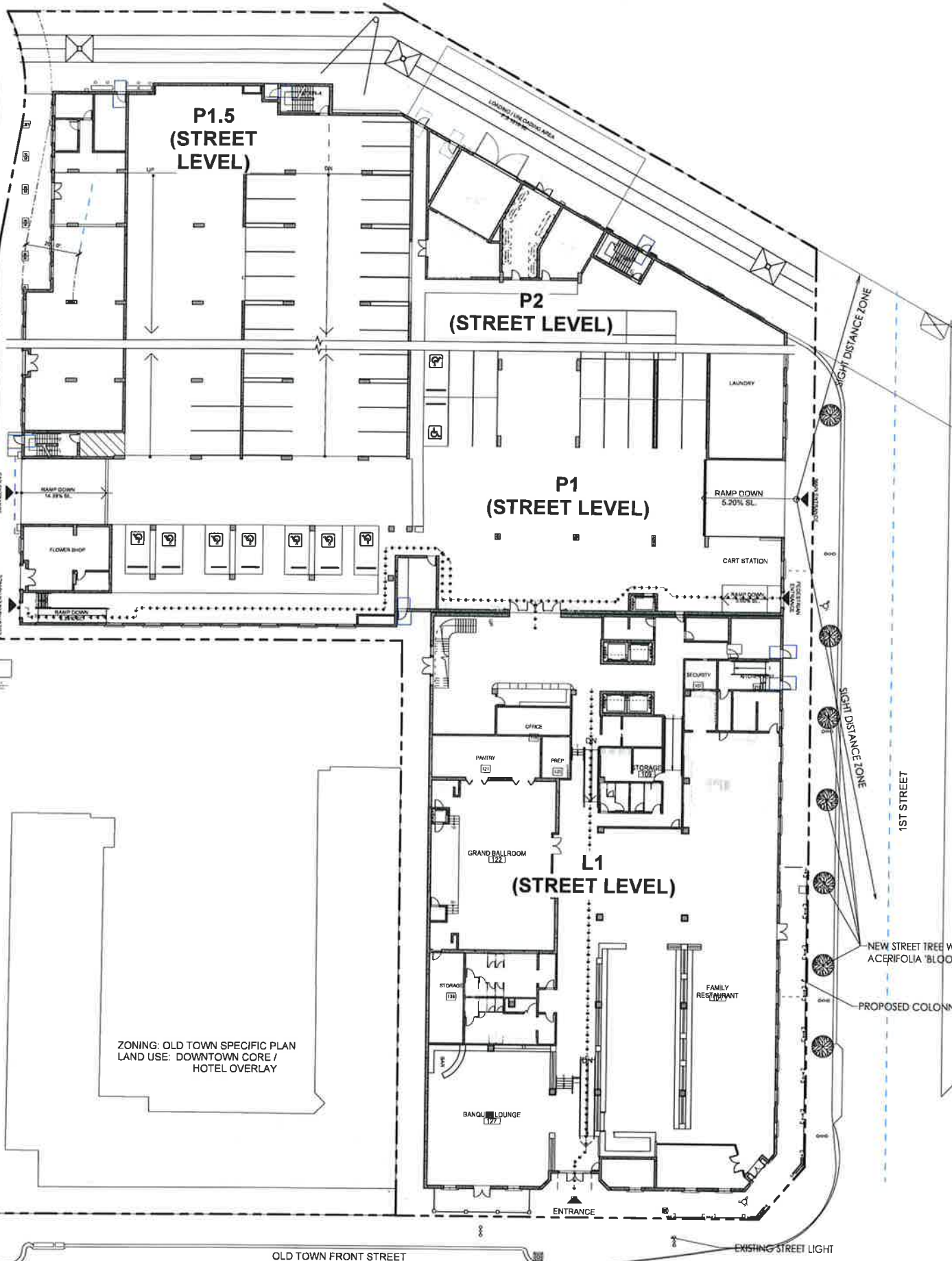
ZONING: OLD TOWN SPECIFIC PLAN
LAND USE: DOWNTOWN CORE / OFFICE

ZONING: OLD TOWN SPECIFIC PLAN
LAND USE: DOWNTOWN CORE / VACANT

ZONING: OLD TOWN SPECIFIC PLAN
LAND USE: DOWNTOWN CORE / AUTOMOTIVE

NEW STREET TREE W/TREE GRATE PLATANUS ACERIFOLIA 'BLOGOOD'

2ND STREET



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

TOTAL SITE SQUARE FOOTAGE:
2.13 ACRES / 93,022 SF
LANDSCAPE SQUARE FOOTAGE PROVIDED:
8,086 SF PROVIDED - 8.6% LANDSCAPE



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

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

ZONING: OLD TOWN SPECIFIC PLAN
LAND USE: DOWNTOWN CORE / HOTEL OVERLAY, STORE

SIGHT DISTANCE ZONE

1ST STREET

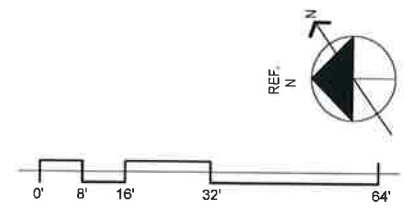
NEW STREET TREE W/TREE GRATE PLATANUS ACERIFOLIA 'BLOGOOD'

PROPOSED COLONNADE LIMITS

ZONING: OLD TOWN SPECIFIC PLAN
LAND USE: DOWNTOWN CORE / HOTEL OVERLAY

OLD TOWN FRONT STREET

EXISTING STREET LIGHT



ONESTOP DESIGN

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



TEMECULA
RESORT & SPA
FRONT STREET, TEMECULA, CA 92592

SQILA INC
Landscape Architects

PA22-0035 &
PA22-0037

REVISIONS

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

Job Number
Drawn By
Checked By
Cad No.

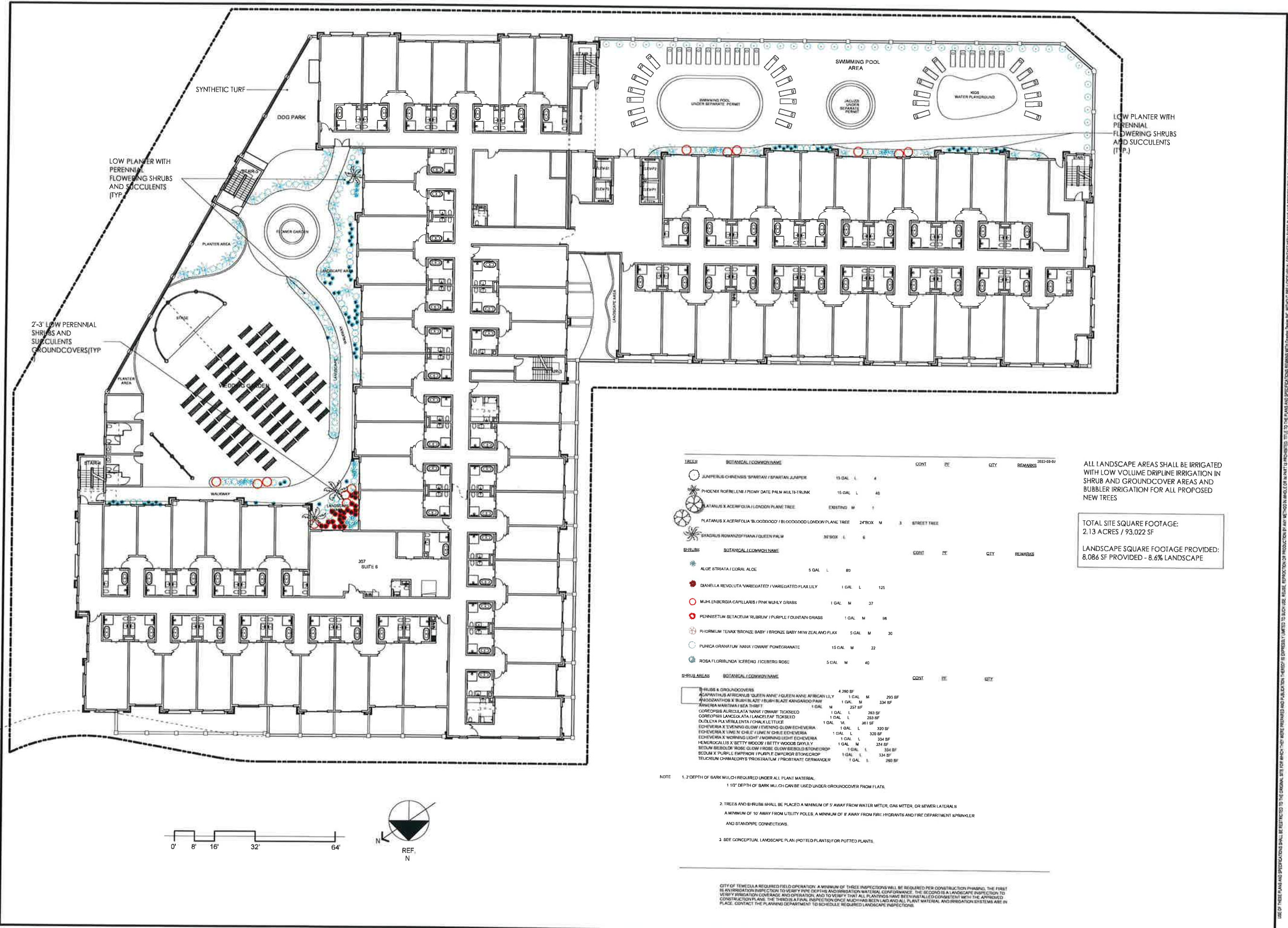
LANDSCAPE PLAN

SCALE: 3/64" = 1'-0"

P - L 1.0

USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL LIST FOR WHICH THEY WERE PREPARED AND SHALL NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

10/30/2024 5:18:36 PM



TREES	BOTANICAL / COMMON NAME	CONT	EQ	QTY	REMARKS
●	JUNIPERUS CHINENSIS 'SPARTAN' / SPARTAN JUNIPER	15 GAL	L	4	
●	PHOENIX ROBELENI / PONDY DATE PALM MULTI-TRUNK	15 GAL	L	45	
●	PLATANUS X ACERIFOLIA / LONDON PLANE TREE	EXISTING	M	1	
●	PLATANUS X ACERIFOLIA 'BLOODGOOD' / BLOODGOOD LONDON PLANE TREE	24" BOX	M	3	STREET TREE
●	SYAGRUS ROMANZOFFIANA / QUEEN PALM	36" BOX	L	6	
BIERBS	BOTANICAL / COMMON NAME	CONT	EQ	QTY	REMARKS
●	ALOE STRIATA / CORAL ALOE	5 GAL	L	80	
●	DIANELLA REVOLUTA 'VARIEGATED' / VARIEGATED FLAX LILY	1 GAL	L	125	
●	MULLENBERGIA CAPILLARIS / PINK MULLY GRASS	1 GAL	M	37	
●	PENNISTEMUM SETACEUM 'RUBRUM' / PURPLE FOUNTAIN GRASS	1 GAL	M	96	
●	PHORMIUM TENAX 'BRONZE BABY' / BRONZE BABY NEW ZEALAND FLAX	5 GAL	M	30	
●	PUNICA GRANATUM 'NANA' / DWARF POMEGRANATE	15 GAL	M	22	
●	ROSA FLORIBUNDA 'ICEBERG' / ICEBERG ROSE	5 GAL	M	40	
SHRUBS	BOTANICAL / COMMON NAME	CONT	EQ	QTY	REMARKS
●	SHRUBS & GROUNDCOVERS	4,260 SF			
●	ADONISANTHUS AFRICANUS 'QUEEN ANNE' / QUEEN ANNE AFRICAN LILY	1 GAL	M	293 SF	
●	ADONISANTHUS X BUSH BLAZE / BUSH BLAZE KANSASBIRD FAWN	1 GAL	M	334 SF	
●	AMERICA MARITIMA / SEA THORNT	1 GAL	M	257 SF	
●	COREOPSIS AURICULATA 'NANA' / NANA TICKSEED	1 GAL	L	293 SF	
●	COREOPSIS LANCEOLATA / LANCELEAF TICKSEED	1 GAL	L	293 SF	
●	DUDELEYA PL. VERGILIANA / CHALK LETTUCE	1 GAL	M	361 SF	
●	ECHINVERIA X EVENING GLOW / EVENING GLOW ECHINVERIA	1 GAL	L	320 SF	
●	ECHINVERIA X LIME 'N' CHILE' / LIME 'N' CHILE ECHINVERIA	1 GAL	L	320 SF	
●	ECHINVERIA X MORNING LIGHT / MORNING LIGHT ECHINVERIA	1 GAL	L	334 SF	
●	HENRIKALLIX X BETTY WOODS / BETTY WOODS DANIELLY	1 GAL	M	334 SF	
●	SEDUM BEBOLDOR ROSE GLOW / ROSE GLOW BEBOLDOR STONECROP	1 GAL	L	334 SF	
●	SEDUM X PURPLE EMPEROR / PURPLE EMPEROR STONECROP	1 GAL	L	334 SF	
●	TEUCRIUM CHAMAEDRYS 'PROSTRATUM' / PROSTRATE GERMANDER	1 GAL	L	269 SF	

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

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

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

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

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

ONESTOP DESIGN

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LOS ANGELES CA 90010

TEMECULA RESORT & SPA
FRONT STREET, TEMECULA, CA 92592

SQLA INC
Landscape Architects

PA22-0035 & PA22-0037

REVISIONS

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

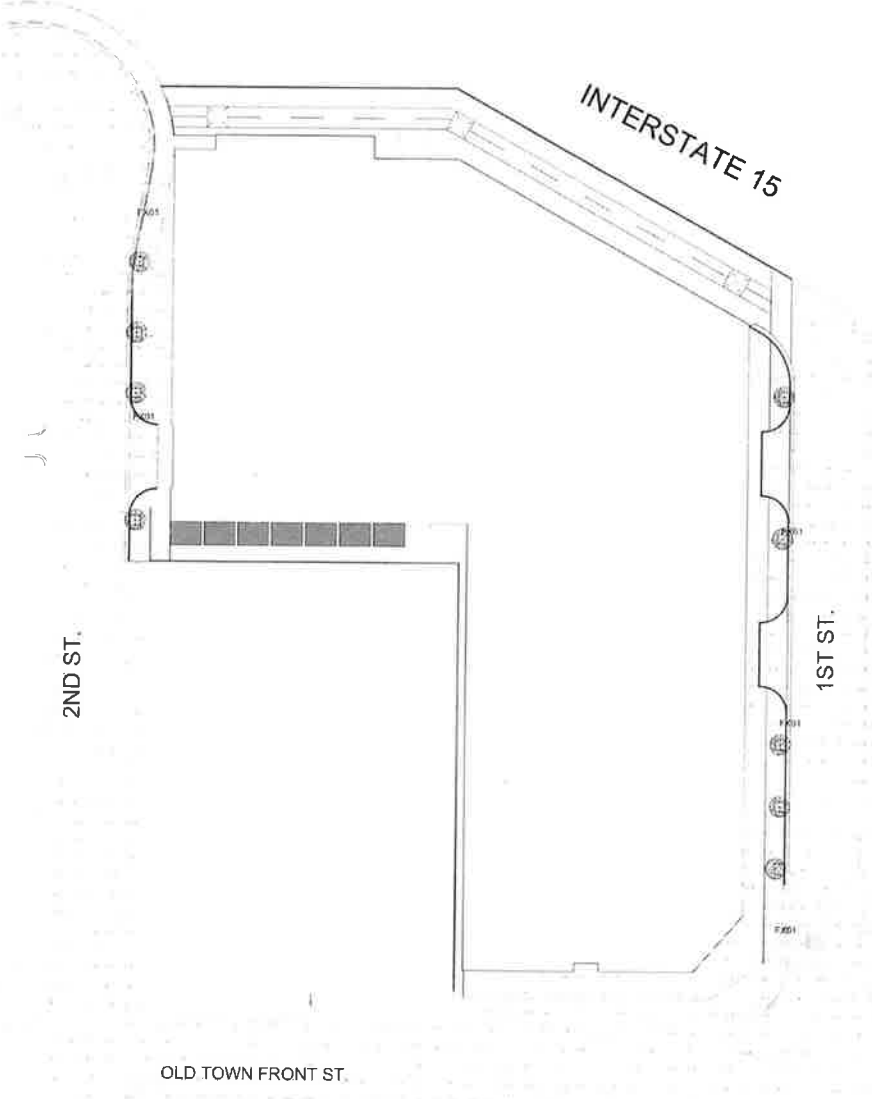
Job Number
Drawn By
Checked By
Cad No.

LANDSCAPE PLAN L
3

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

P - L 1.1

TEMECULA RESORT AND SPA
FRONT ST. TEMECULA, CA 92592
APN: 922-07-NEW



FIXTURE TYPE: FX01
MANUFACTURER: LITELINES
MODEL: OTT-5-50-MH-277-2-BK-HSS-PC
MOUNTING HEIGHT: 16'-0"
WATTAGE: 50W
LUMENS: 4000 LUMENS
LLF: .8

Litelines Old Town Series

Component Specifications

- Cast Aluminum**
Cast in aluminum. 303 stainless steel and copper with 12 stainless steel hardware for the support arms.
- Aluminum Reflector**
Light is reflected evenly down and in three sides, long range and glare.
- Exterior Support Arm**
Made of 2" x 1/2" wall aluminum. The design for mounting of fixture to arm.
- Clear Polycarbonate Lens**
Made in America with a strength of 21 mil thickness.
- Non-toxic Glass Bulb socket**
Made of glass and brass. The socket is made of brass and has a lead-free solder. The socket is made of brass and has a lead-free solder. The socket is made of brass and has a lead-free solder.
- Signal Base Lamp**
Made of brass. The lamp is made of brass and has a lead-free solder. The lamp is made of brass and has a lead-free solder. The lamp is made of brass and has a lead-free solder.
- 1/2" x 1/2" Glass Bulb Socket**
Made of glass and brass. The socket is made of brass and has a lead-free solder. The socket is made of brass and has a lead-free solder. The socket is made of brass and has a lead-free solder.
- Cast Aluminum Housing**
Made of cast aluminum. The housing is made of cast aluminum and has a lead-free solder. The housing is made of cast aluminum and has a lead-free solder. The housing is made of cast aluminum and has a lead-free solder.

Quantity	Description	Material	Notes
1	Signal Base Lamp	Brass	
1	1/2" x 1/2" Glass Bulb Socket	Glass/Brass	

Litelines Old Town Series

Specifications

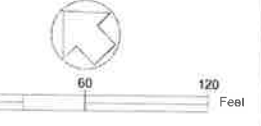
Appearance
The fixture shall be finished in a dark bronze or black color. The fixture shall be finished in a dark bronze or black color. The fixture shall be finished in a dark bronze or black color.

Material
The fixture shall be made of cast aluminum. The fixture shall be made of cast aluminum. The fixture shall be made of cast aluminum.

Lighting
The fixture shall be designed to provide uniform illumination. The fixture shall be designed to provide uniform illumination. The fixture shall be designed to provide uniform illumination.

Dimensions
The fixture shall be 16 feet high. The fixture shall be 16 feet high. The fixture shall be 16 feet high.

Installation
The fixture shall be installed in accordance with the manufacturer's instructions. The fixture shall be installed in accordance with the manufacturer's instructions. The fixture shall be installed in accordance with the manufacturer's instructions.



LXXX-XXXX
BUILDING AND SAFETY

REVIEWED FOR COMPLIANCE WITH
TITLE 24, CHAPTER 9.5, CALIFORNIA GREEN BUILDING CODE

APPROVED BY: _____

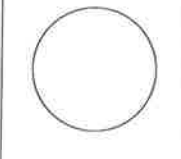
DATE	BY	REVISIONS	DATE	BY	REVISIONS

Designed By: MARIS	Drawn By: MARIS	Checked By: WALKER	APPROVED BY: _____ DATE: _____
Plans Prepared Under Supervision of: _____			ACCEPTED BY: _____ DATE: _____
R.C.E. No. _____			PRIME CONSULTING PHOTOGRAPHY AND VIDEO / CITY DESIGNER R.C.E. No. 44224

CITY OF TEMECULA	DEPARTMENT OF PUBLIC WORKS	Stamp No. _____
LIGHTING PHOTOMETRICS TEMECULA RESORT AND SPA FRONT ST. TEMECULA, CA 92592		CS-4
Sheet 1 of 2		

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TEMECULA RESORT & SPA

DEVELOPMENT PLAN

11/05/21

ISSUE

MARK	DATE	DESCRIPTION

SCALE AS INDICATED PROJECT ARCHITECT T.B.D.

PROJECT NUMBER **08D-21-02**

DATE **10/15/21**

SHEET NAME
PHOTOMETRIC PLAN - STREET

SHEET NUMBER
P100

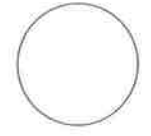


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TEMECULA RESORT
& SPA

DEVELOPMENT PLAN

11/05/21

ISSUE

MARK DATE DESCRIPTION

MARK	DATE	DESCRIPTION

SCALE AS INDICATED

PROJECT ARCHITECT
T.B.D

PROJECT NUMBER

OSD-21-02

DATE

10/15/21

SHEET NAME

PHOTOMETRIC
PLAN - GARAGE
B1

SHEET NUMBER

P101

Luminaire Schedule

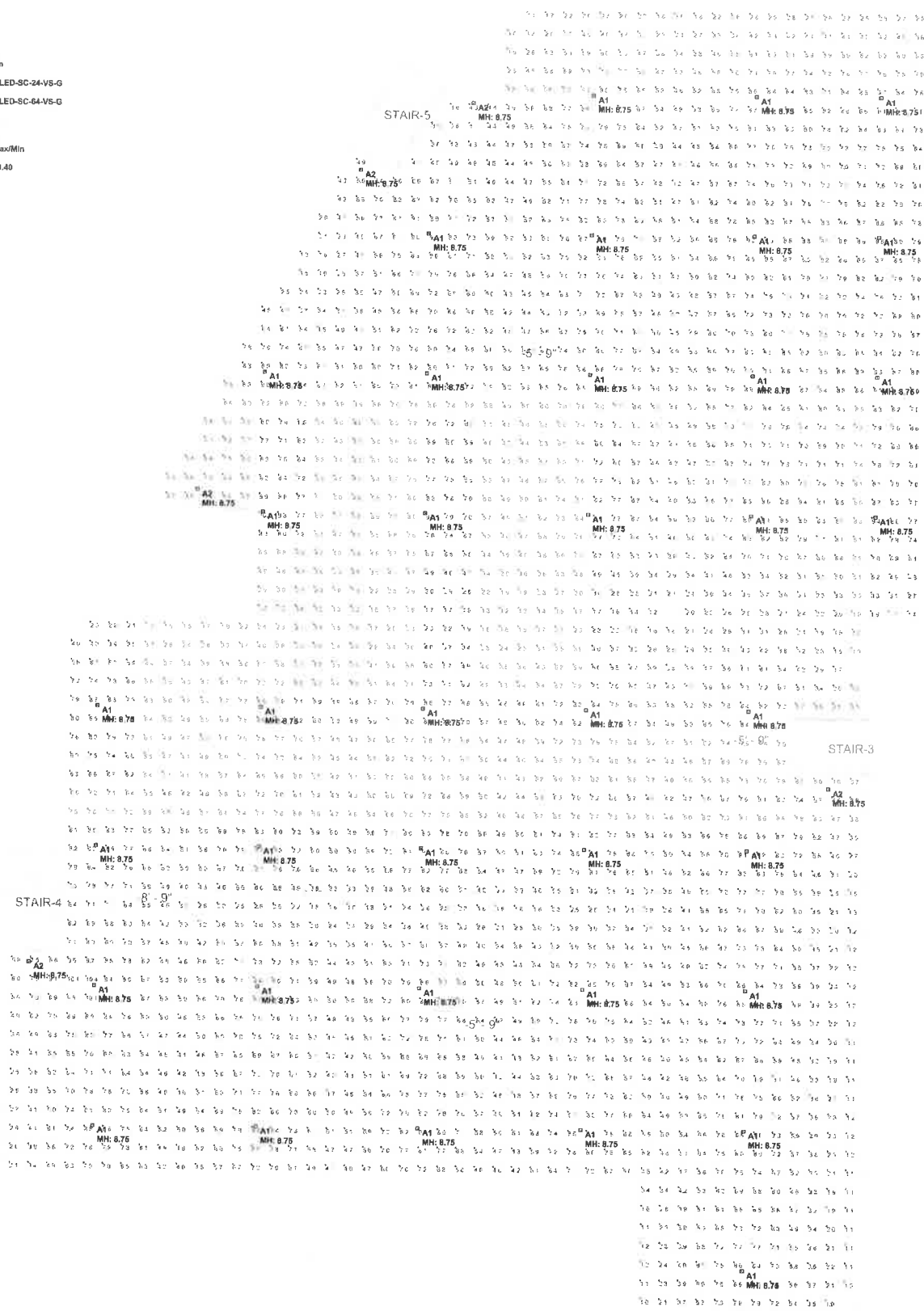
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
A2	5	A2	SINGLE	N.A.	0.850	Barron II TLED-SC-24-V8-G
A1	38	A1	SINGLE	N.A.	0.850	Barron II TLED-SC-64-V8-G

Calculation Summary

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

Jobname: Temecula Resort & Spa (Parking Garage-B1)_2021-10-14 ADI
Report for: Andrew Crane
Report by: Ismael Avina-Prieto / Applications Engineer
Mounting Ht.: See Drawing
See Luminaire Schedule for Light Loss Factor - Unless otherwise specified by customer
Reflectance: 20/20/20 - Unless otherwise specified by customer
Date: 10/14/2021

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



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Original Print Size: 42" x 30"

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	36	A1	SINGLE	N.A.	0.850	Barren # TLED-SC-64-VS-G
	4	A2	SINGLE	N.A.	0.850	Barren # TLED-SC-24-VS-G

Calculation Summary

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

Jobname

Temecula Resort & Spa (Parking Garage-B2) - 2021-10-14.AGI

Report for: Andrew Crane

Report by: Ismael Avins-Prieto / Applications Engineer

Mounting Ht.: See Drawing

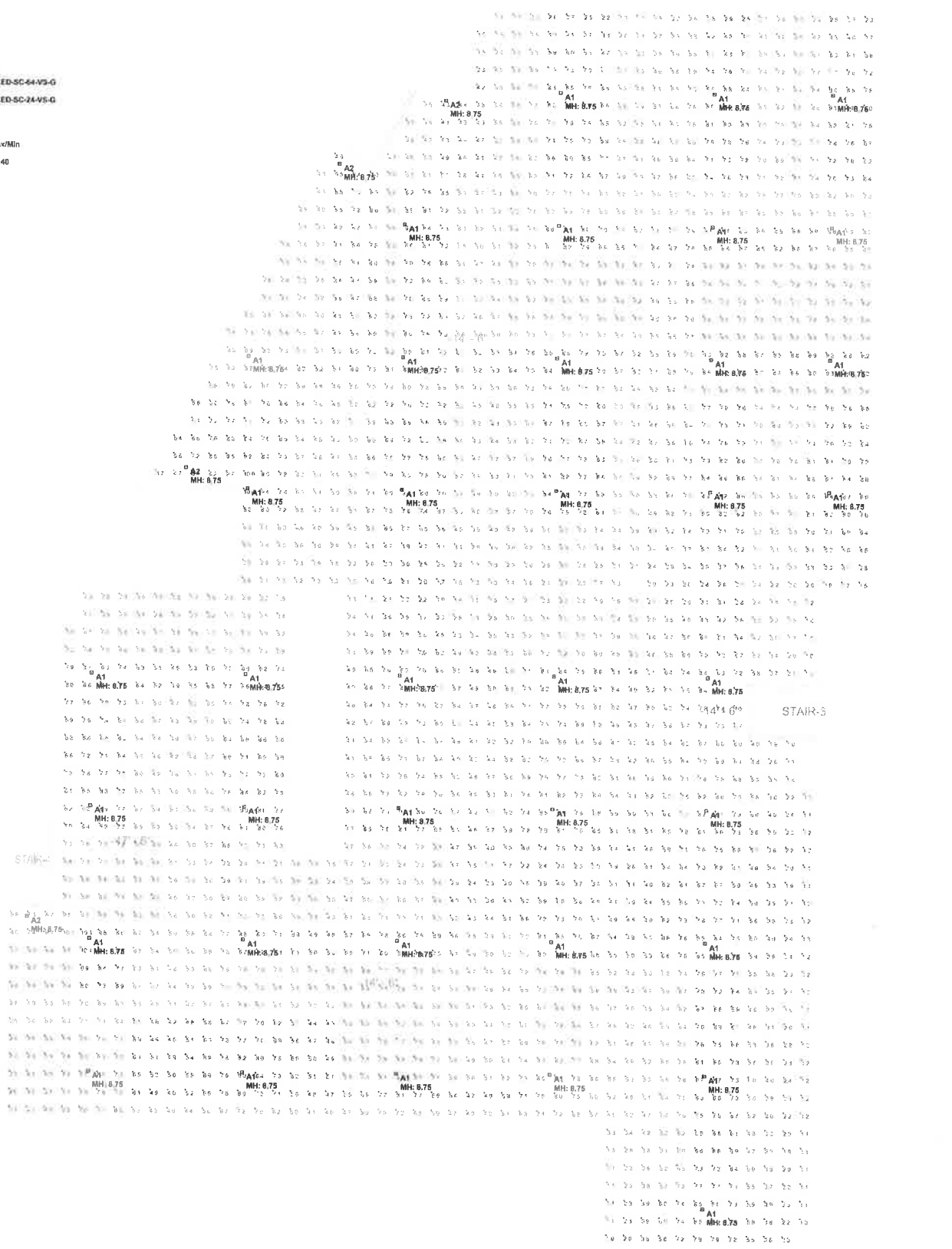
See Luminaire Schedule for Light Loss Factor - Unless otherwise specified by customer

Reflectance: 20/20/20 - Unless otherwise specified by customer

Date: 10/14/2021

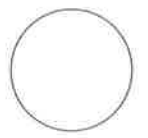
Disclaimer

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TEMECULA RESORT & SPA

DEVELOPMENT PLAN

11/05/21

MARK	DATE	DESCRIPTION

SCALE AS INDICATED PROJECT ARCHITECT T.B.D

PROJECT NUMBER OSD-21-02

DATE 10/16/21

PHOTOMETRIC PLAN - GARAGE B2

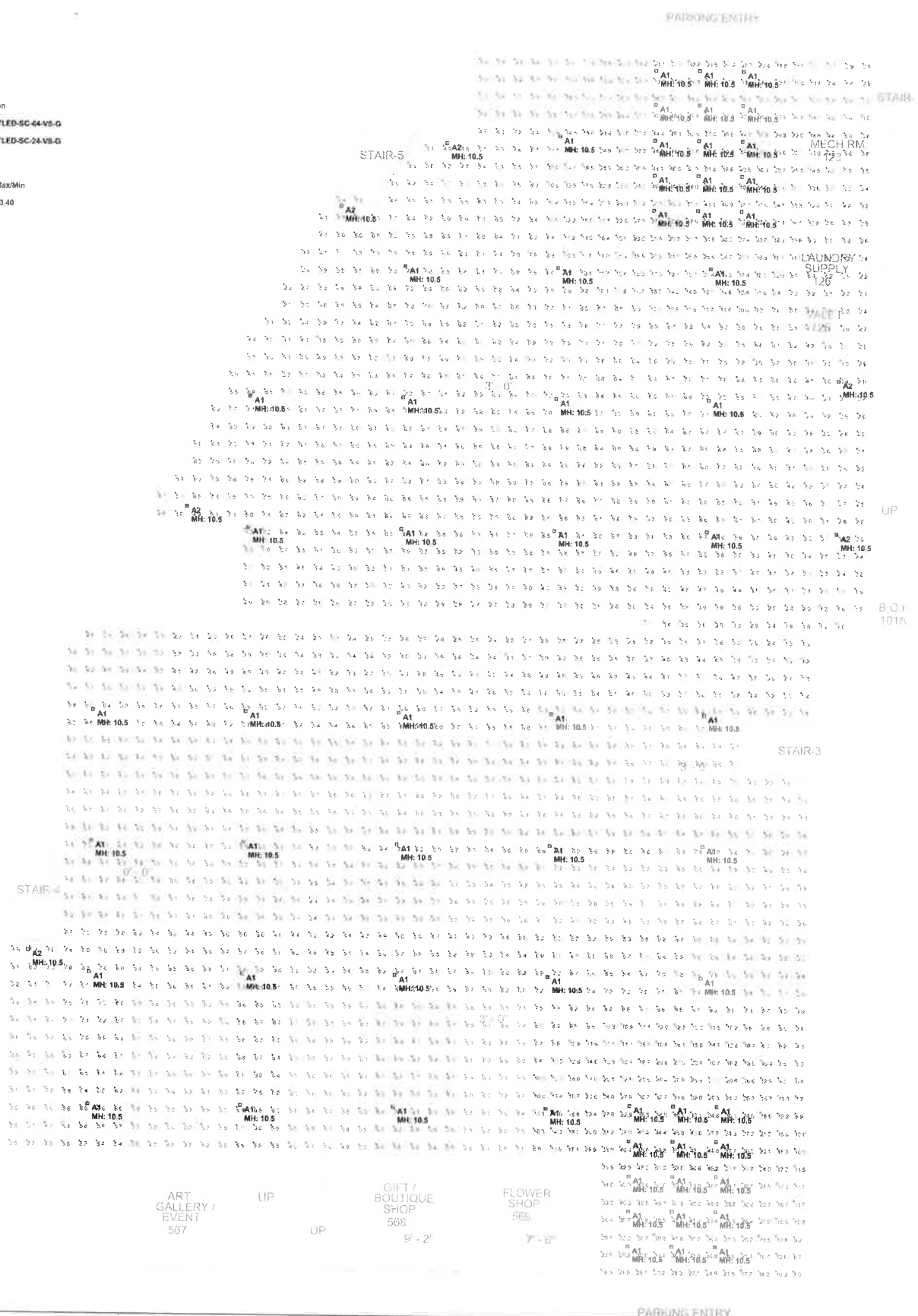
SHEET NUMBER P102

Symbol	Qty	Label	Arrangement	Total Lamp Lumens LLF	Description
	61	A1	SINGLE	N.A.	9,850 Barren # TLED-SC-64-VS-G
	6	A2	SINGLE	N.A.	8,850 Barren # TLED-SC-24-VS-G

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

Jobname: Temecula Resort & Spa (Parking Garage-P1)_2021-10-14 AIGI
Report for: Andrew Crane
Report by: Jasmal Avins-Pireto / Applications Engineer
Mounting Ht.: See Drawing
Site Luminaire Schedule for Light Loss Factor - Unless otherwise specified by customer
Reflectance: 20/20/20 - Unless otherwise specified by customer
Date: 10/14/2021

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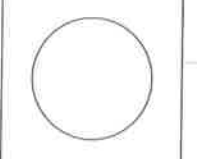


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TEMECULA RESORT & SPA

DEVELOPMENT PLAN

11/05/21

ISSUE		
MARK	DATE	DESCRIPTION

SCALE AS INDICATED PROJECT ARCHITECT T.B.D

PROJECT NUMBER OSD-21-02

DATE 10/15/21

SHEET NAME
PHOTOMETRIC PLAN - GARAGE P1

SHEET NUMBER
P103

11/05/21 10:24:15 AM C:\Users\mward\CustomerDocuments\Temecula Resort & Spa_Without Redaction\m_1mryclares.mxd Original Print Size: 42" x 30"

Luminaire Schedule

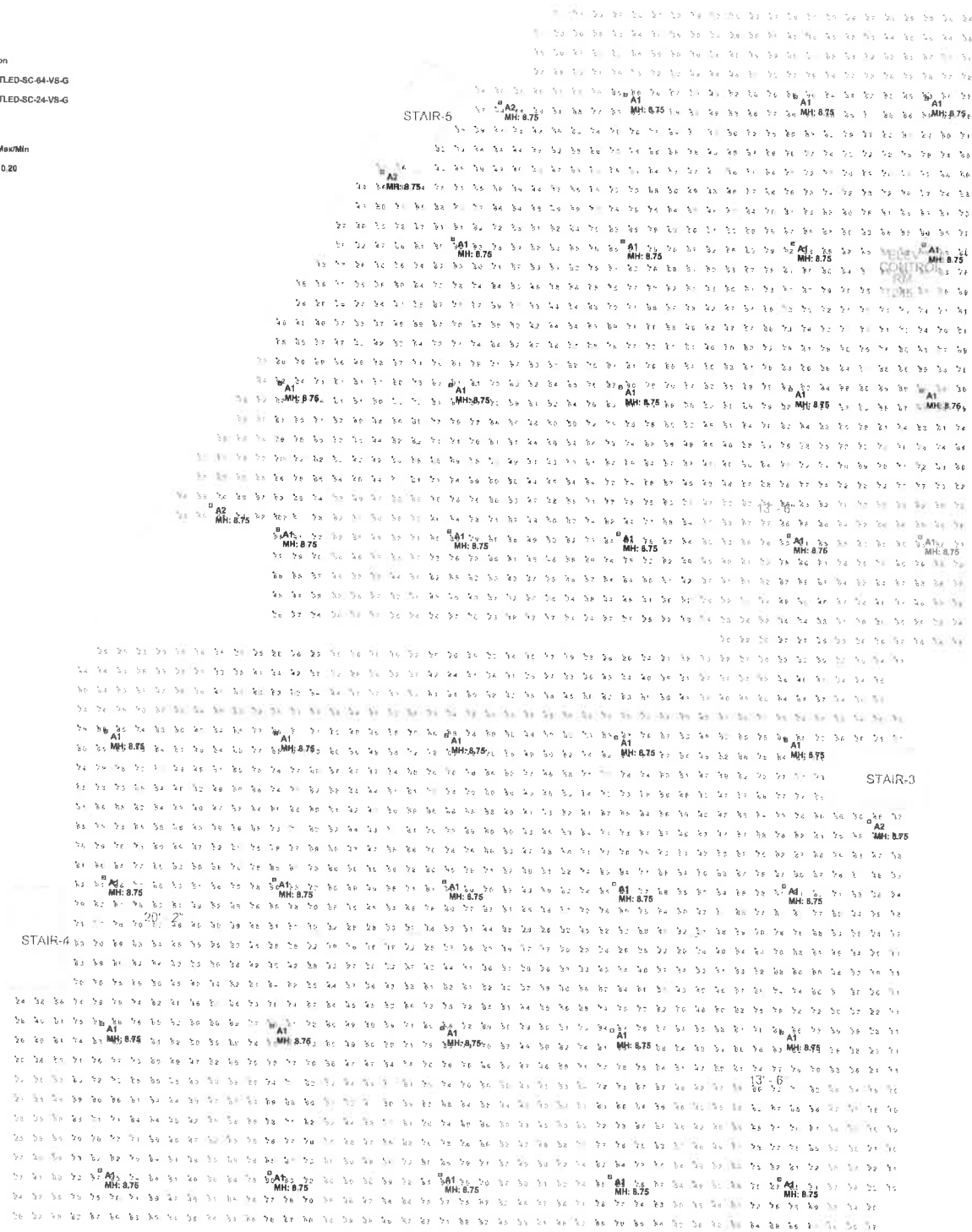
Symbol	Qty	Label	Arrangement	Total Lamp Lumens LLF	Description
37	A1		SINGLE	N.A.	0.850 Barron // TLED-SC-64-V8-G
4	A2		SINGLE	N.A.	0.850 Barron // TLED-SC-24-V8-G

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
P2_Floor	Illuminance	Fc	5.89	10.2	1.0	5.89	10.20

Jobname
 Temecula Resort & Spa (Parking Garage-P2)_2021-10-14.AGI
 Report for: Andrew Crane
 Report by: Ismael Avina-Prieto / Applications Engineer
 Mounting Ht: See Drawing
 See Luminaire Schedule for Light Loss Factor - Unless otherwise specified by customer
 Reflectance: 20/20/20 - Unless otherwise specified by customer
 Date: 10/14/2021

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 Line Voltage Variations, Lamp Performance, Ballast Input watts, LED Drivers input watts, Temperature Variations and Jobsite Conditions.

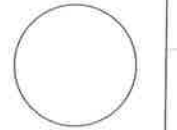


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TEMECULA RESORT & SPA

DEVELOPMENT PLAN

11/02/21

ISSUE

MARK	DATE	DESCRIPTION

SCALE: AS INDICATED PROJECT ARCHITECT: T.B.D

PROJECT NUMBER: 080-21-02

DATE: 10/15/21

SHEET NAME:

PHOTOMETRIC PLAN - GARAGE P2

SHEET NUMBER:

P104

Luminaire Schedule

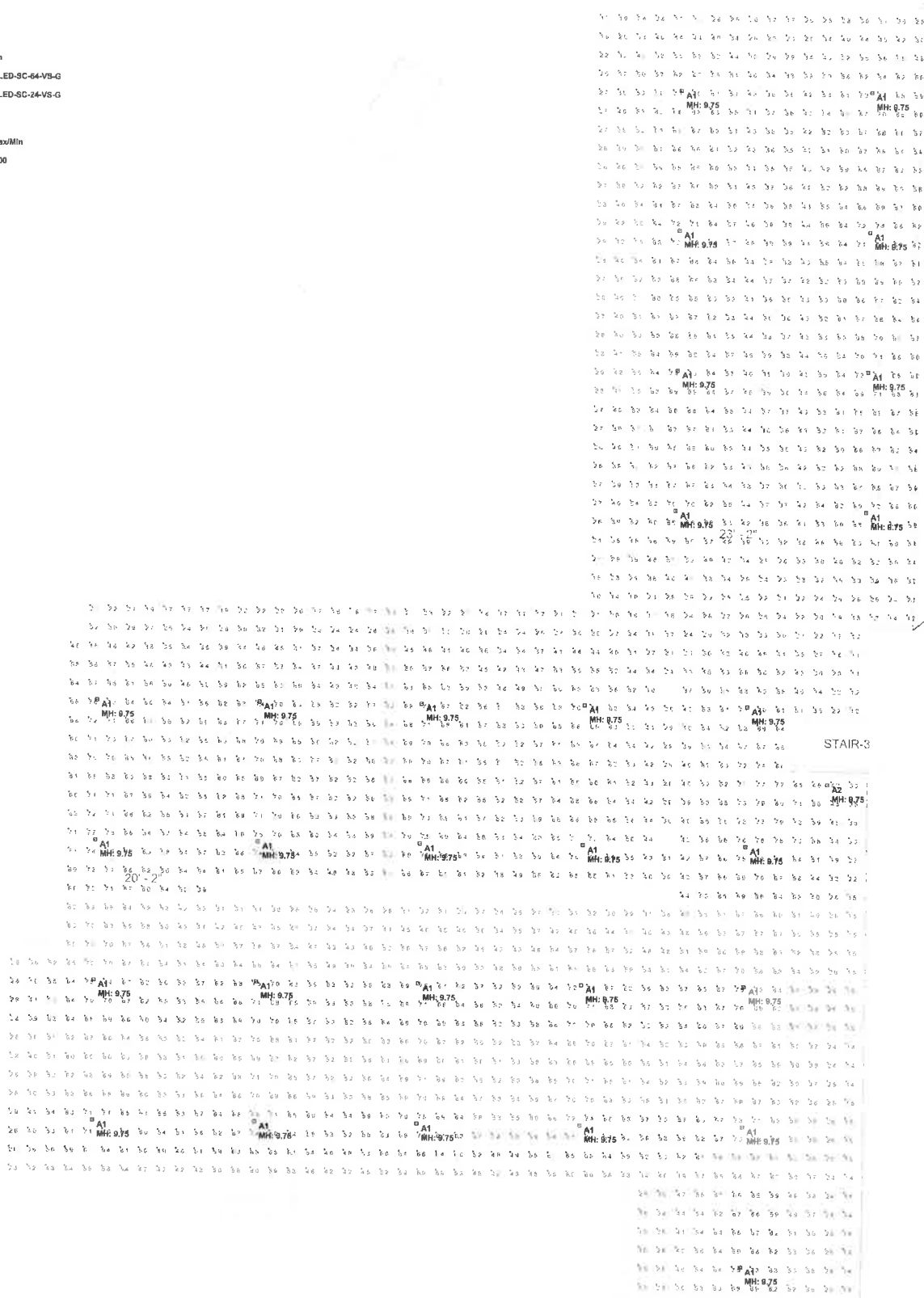
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	29	A1	SINGLE	N.A.	0.850	Barron // TLED-SC-64-V8-G
	1	A2	SINGLE	N.A.	0.850	Barron // TLED-SC-24-V8-G

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
P3_Floor	Illuminance	Fc	5.21	8.0	1.0	5.21	8.00

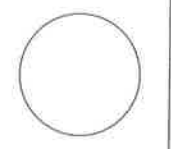
Jobname
Temecula Resort & Spa (Parking Garage-P3) 2021-10-14.AGI
Report for: Andrew Crane
Report by: Ismael Avila-Prieto / Applications Engineer
Mounting Ht: See Drawing
See Luminaire Schedule for Light Loss Factor - Unless otherwise specified by customer
Reflectance: 20/20/20 - Unless otherwise specified by customer
Date: 10/14/2021

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TEMECULA RESORT & SPA

DEVELOPMENT PLAN
11/05/21

ISSUE

MARK	DATE	DESCRIPTION

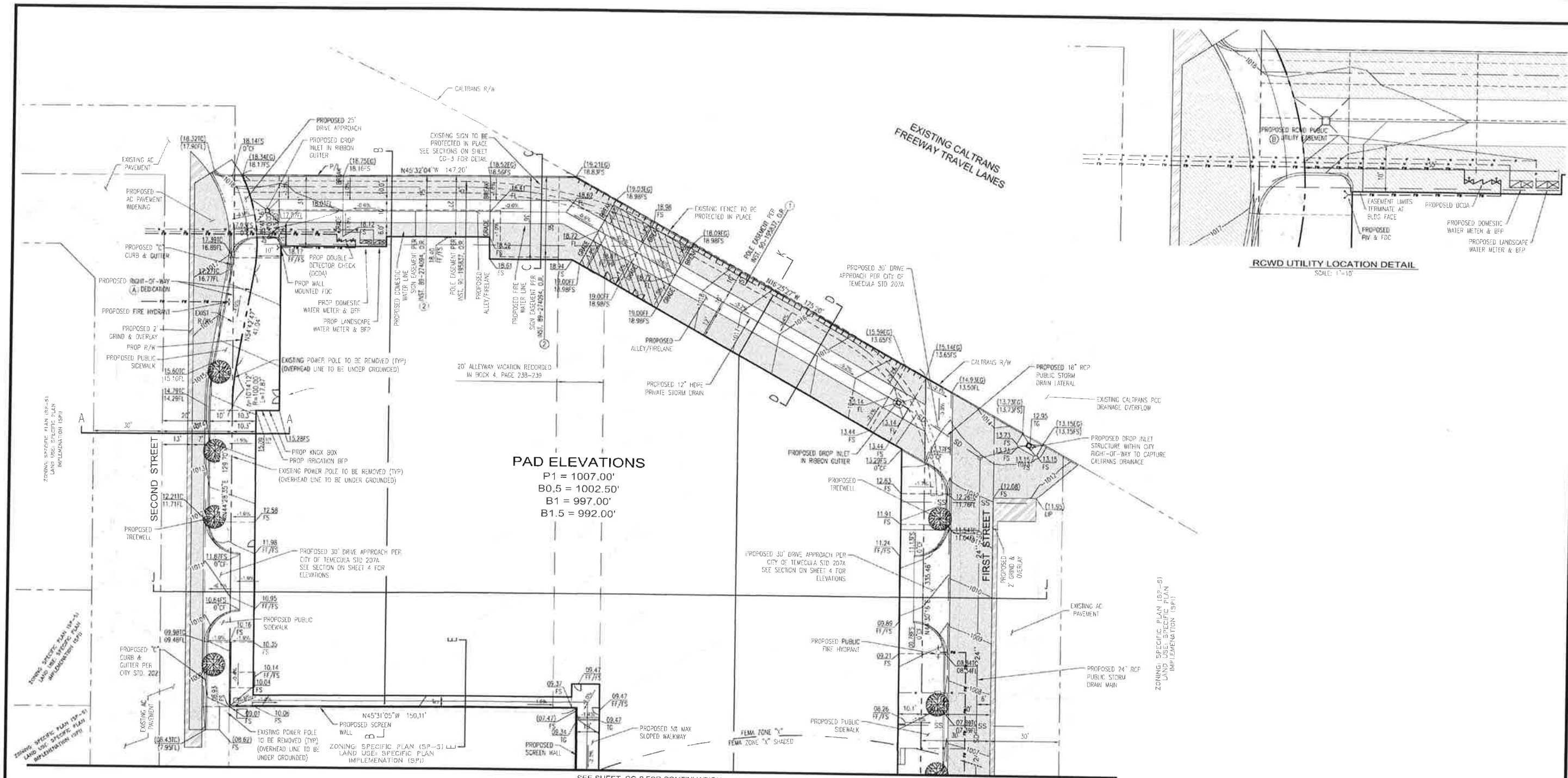
SCALE AS INDICATED PROJECT ARCHITECT T.B.D.

PROJECT NUMBER OSD-21-02

DATE 10/16/21

SHEET NAME
PHOTOMETRIC PLAN - GARAGE P3

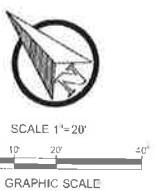
SHEET NUMBER
P105



RCWD UTILITY LOCATION DETAIL
SCALE: 1"=10'

PAD ELEVATIONS
 P1 = 1007.00'
 B0.5 = 1002.50'
 B1 = 997.00'
 B1.5 = 992.00'

SEE SHEET CG-2 FOR CONTINUATION



EASEMENT NOTES

- EXISTING EASEMENTS**
- AN EASEMENT FOR POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES IN FAVOR OF GTE CALIFORNIA, RECORDED 05/30/1990 AS INST. NO. 90-195837, O.R.
 - AN EASEMENT FOR SIGN ACCESS AND INCIDENTAL PURPOSES IN FAVOR OF ADAMS ADVERTISING, RECORDED 08/14/1989 AS INST. NO. 89-274094, O.R.
 - AN EASEMENT FOR POLES AND ANCHORS IN FAVOR OF THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, RECORDED 09/21/1917 AS BOOK 470, PAGE 14, OF DEEDS **NOT PLOTTABLE**.
 - AN EASEMENT FOR POLES IN FAVOR OF THE SOUTHERN SIERRAS POWER COMPANY, RECORDED 06/29/1922 AS BOOK 571, PAGE 157, OF DEEDS **NOT PLOTTABLE**.
- PROPOSED EASEMENTS**
- AN EASEMENT DEDICATED TO THE CITY OF TEMECULA FOR PUBLIC STREET AND UTILITY PURPOSES
 - AN EASEMENT DEDICATED TO RANCHO CALIFORNIA WATER DISTRICT FOR PUBLIC UTILITY PURPOSES

LEGEND

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

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

OWNER

STEVE Y. KIM LIVING TRUST
 3785 WILSHIRE BOULEVARD #2211
 LOS ANGELES, CA 90010
 ATTN: MR. STEVE KIM

CIVIL ENGINEER

VALUED ENGINEERING, INC.
 600 N. MOUNTAIN AVENUE, SUITE C102
 UPLAND, CA 91786
 PHONE: (909) 982-4601
 ATTN: MR. JEFF MEYER

EARTHWORK

RAW EXCAVATION: 27,400 CY
 RAW IMPORT: 5,200 CY
 IMPORT/EXPORT: 22,200 CY

LEGAL DESCRIPTION

LOTS 1 THRU 24, INCLUSIVE, BLOCK 12, MAP OF TEMECULA PER M.B. 15, PAGE 726, RECORDS OF SAN DIEGO COUNTY, IN THE CITY OF TEMECULA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, INCLUDING VACATED ALLEYWAY, BLOCK 17 AND PORTIONS OF VACATED FRONT STREET AND MERCEDES STREET.

PROJECT LOCATION

APNS: 922-072-005, -007, -010, -011, -013, -015, -018, -020, -021 & -023
 ADDRESS: NE CORNER OF FRONT STREET AND FIRST STREET, TEMECULA, CA

GENERAL PLAN DESIGNATION

SPECIFIC PLAN IMPLEMENTATION

LAND USE DESIGNATION

DOWNTOWN CORE/HOTEL OVERLAY

UNDERGROUND SERVICE ALERT
 CALL TOLL FREE
 1-800-422-4135
 TWO WORKING DAYS BEFORE YOU DIG

CONSTRUCTION RECORD	DATE	BY	REVISIONS	ACCD	DATE	BENCH MARK
Contractor:						
Inspector:						
Date Completed:						

SCALE: 1"=20'
 GRAPHIC SCALE

REGISTERED PROFESSIONAL ENGINEER
 JEFFREY D. MEYER
 No. 54696
 STATE OF CALIFORNIA

Designed By: DH
 Drawn By: JH
 Checked By: JDM

VALUED
 ENGINEERING, INC.
 CIVIL ENGINEERING • LAND SURVEYING • LAND PLANNING
 1204 W. 13TH STREET, UNIT 2, UPLAND, CA 91786
 PHONE: (909) 982-4601

Dote: _____
 R.C.E. No. 64696

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

CITY OF TEMECULA DEPARTMENT OF PUBLIC WORKS

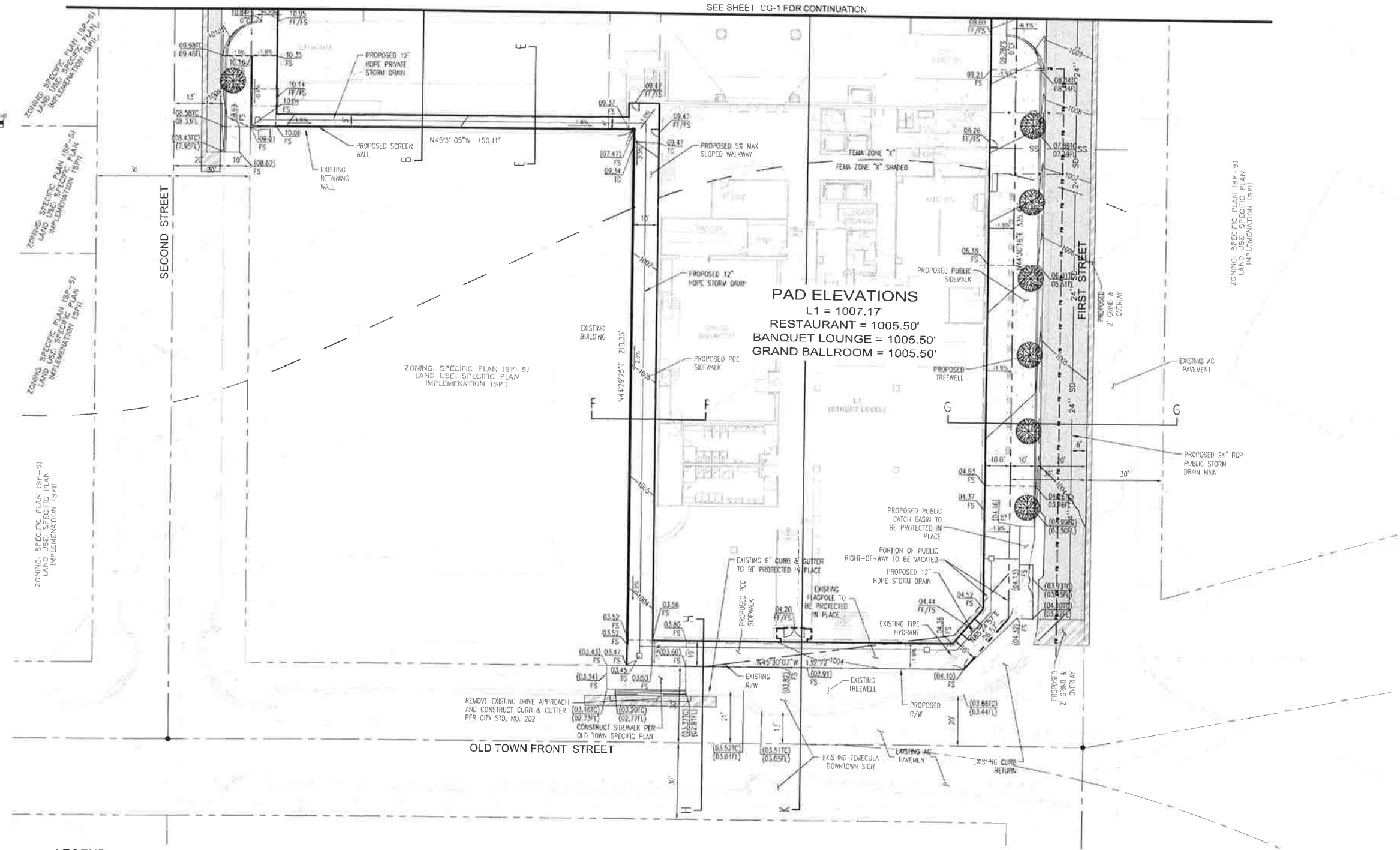
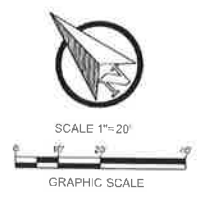
PRELIMINARY GRADING PLAN
 TEMECULA RESORT AND SPA
 FRONT ST. TEMECULA, CA 92592

PA22-0035 SUBMITTAL #6

Drawing No. **CG-1**
 Sheet 1 of 4

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SEE SHEET CG-1 FOR CONTINUATION



PAD ELEVATIONS
L1 = 1007.17'
RESTAURANT = 1005.50'
BANQUET LOUNGE = 1005.50'
GRAND BALLROOM = 1005.50'

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

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

UNDERGROUND SERVICE ALERT
CALL TOLL FREE 1-800-422-4133
TWO WORKING DAYS BEFORE YOU DIG

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

SCALE: Horizontal, Vertical

SEAL: REGISTERED PROFESSIONAL ENGINEER
JEFFERY D. MEYER
No. 64696
STATE OF CALIFORNIA

Designed By: DH
Drawn By: JH
Checked By: JDM

VALUED
ENGINEERING, INC.
CIVIL ENGINEERING • LAND SURVEYING • LAND PLANNING
1528 N. 13TH STREET, UNIT G, LIP, LAND, CA 91788
PHONE: (909) 987-4400

Date: _____
R.C.E. No. 64696

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

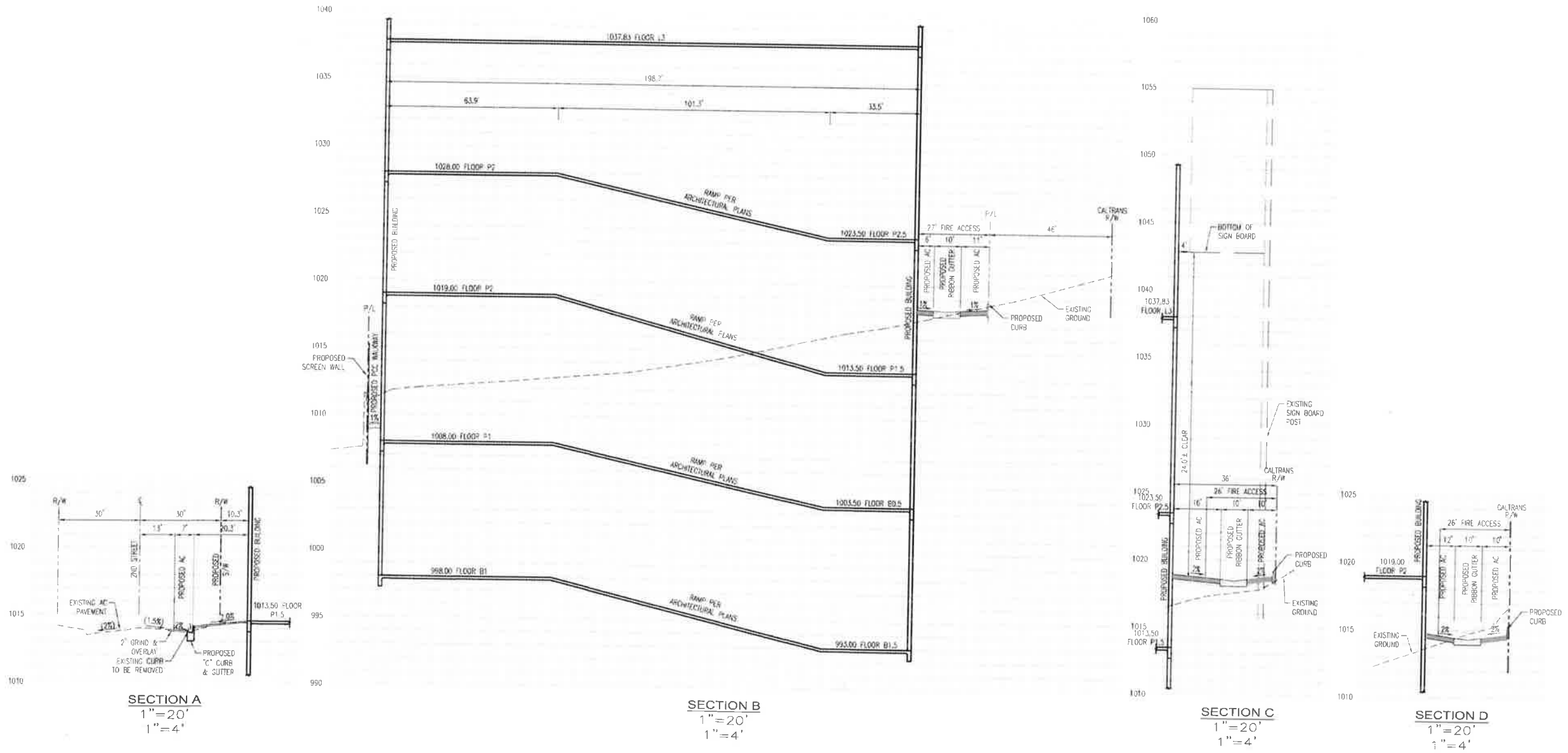
CITY OF TEMECULA DEPARTMENT OF PUBLIC WORKS

PRELIMINARY GRADING PLAN
TEMECULA RESORT AND SPA
FRONT ST, TEMECULA, CA 92592

PA22-0035 SUBMITTAL #6

Drawing No. **CG-2**
Sheet 2 of 4

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

SCALE
 1" = 20'
 1" = 4'

SEAL
 REGISTERED PROFESSIONAL ENGINEER
 JEFFREY D. METZGER
 64696
 CIVIL
 STATE OF CALIFORNIA

Designed By: DH
 Drawn By: JH
 Checked By: JDM

Plans Prepared Under Supervision Of
VALUED
 ENGINEERING, INC.
 CIVIL ENGINEERS • LAND SURVEYING • ARCHITECTURAL PLANNING
 1525 N. 15TH STREET, SUITE C, LINDLAND, CA 91768
 PHONE: (909) 982-4601

Date: _____
 R.C.E. No. 64696

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

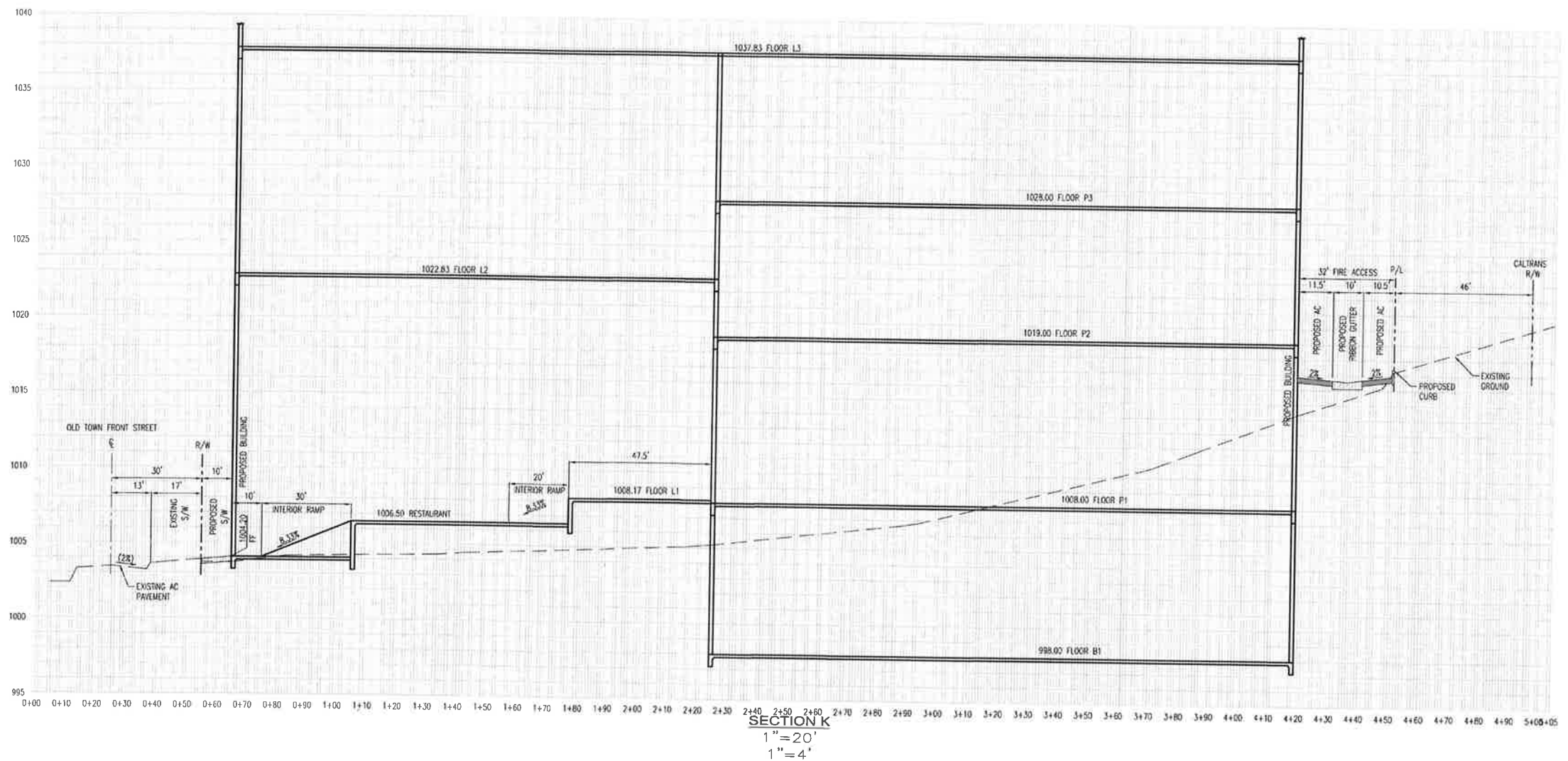
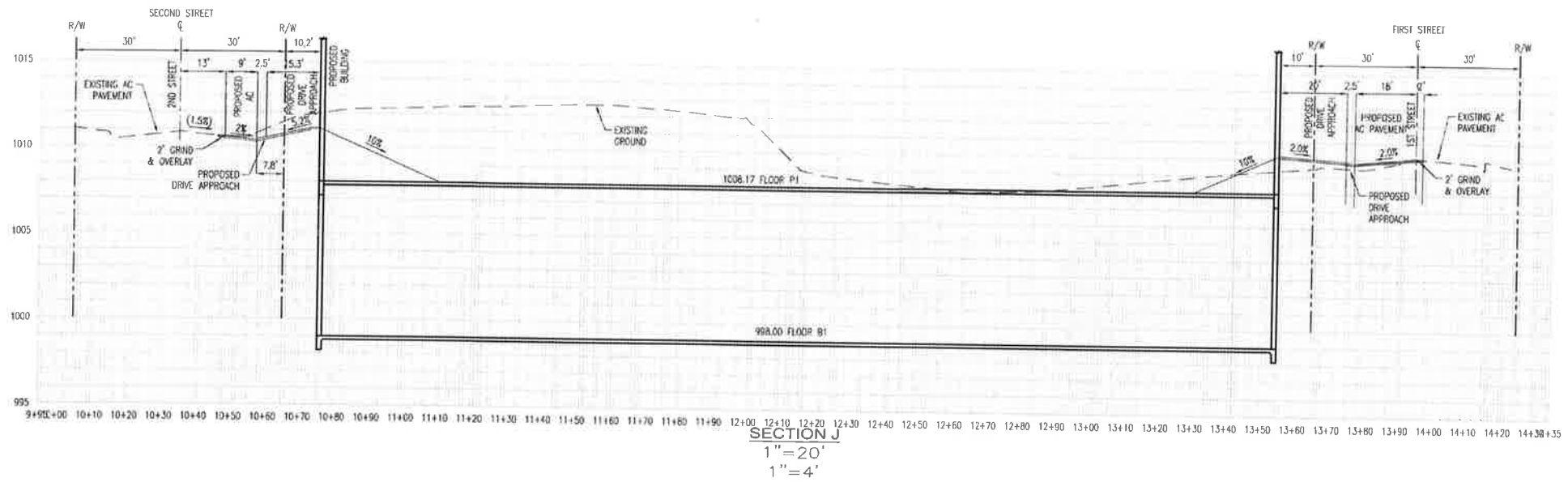
CITY OF TEMECULA DEPARTMENT OF PUBLIC WORKS

CROSS SECTIONS

TEMECULA RESORT AND SPA
 FRONT ST. TEMECULA, CA 92592

Drawing No. **CG-3**
 Sheet 3 of 4

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 Sheets: Mon Jul 20 2003 11:02am



UNDERGROUND SERVICE ALERT

CALL TOLL FREE
1-800-422-4133

TWO WORKING DAYS BEFORE YOU DIG

CONSTRUCTION RECORD	DATE	BY	REVISIONS	ACC'D	DATE	BENCH MARK	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	RECOMMENDED BY	DATE	CITY OF TEMECULA	DRAWING NO.
Contractor							Horizontal	DH	JH	JDM	PARKER THOMAS, P.E.		DEPARTMENT OF PUBLIC WORKS	CG-4
Inspector							Vertical				DIRECTOR OF PUBLIC WORKS / CITY ENGINEER			
Date Completed											R.C.E. No. 44223			



Date _____
 R.C.E. No. 64696



PA22-0035
 TEMECULA RESORT AND SPA
 FRONT ST. TEMECULA, CA 92582
 SUBMITTAL #6

Sheet 4 of 4

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