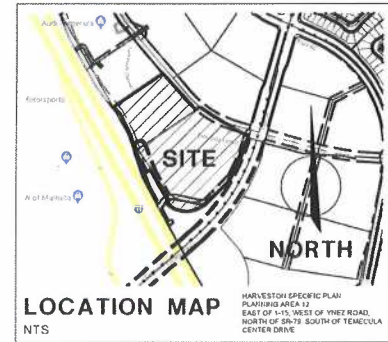


PROJECT DIRECTORY

DEVELOPER/APPLICANT:	REYLAAN PROPERTIES ATTN: DIANE KAPPEL 1415 CLINTON AVE. SUNNYVALE, CA 95086 PHONE: (415) 420-3609 DIANE@REYLAAN.COM
ARCHITECT:	ARK ARCHITECTS, INC. ATTN: JAMES MCCONNELL 20110-BAY AVENUE CARMEL, CA 95008 PHONE: (415) 735-5597 JAMES.MCCONNELL@ARKARCHITECTS.NET
CIVIL ENGINEER:	MICHAEL R. KARR INTERNATIONAL ATTN: MICHAEL KARR 4000 UNIVERSITY CENTER DR #100 TEMECULA, CA 92590 PHONE: (951) 943-2383 MKARR@MRKARRINTL.COM
LANDSCAPE ARCHITECT:	DAVID NEALTY ASSOCIATES, INC. ATTN: BRIAN LOVE, PLS 4157 ENTERPRISE DRIVE NORTH - SUITE 100 TEMECULA, CA 92590 PHONE: (951) 294-3911 EXT. 310 PL@VNEALTYASSOCIATES.COM
ELECTRICAL ENGINEER:	SALAS ORSHEN ATTN: DAVE ORSHEN PHONE: 760.234.9435 DAVE@ORSHENDESIGN.COM



VICINITY MAP



SHEET INDEX

SHEET NO.	SHEET TITLE
CIVIL:	CIVIL TITLE SHEET CONCEPTUAL GRADING PLAN ADA PATH OF TRAVEL WET UTILITIES / FIRE ACCESS FLOOD CONTROL ACCESS
ARCHITECTURAL:	OVERALL SITE PLAN - STREET LEVEL OVERALL SITE PLAN - OPEN SPACE EXHIBIT / OCCUPANCY SEQUENCE FIRE ACCESS PLAN ADA PATH OF TRAVEL WET UTILITIES / FIRE ACCESS FLOOD CONTROL ACCESS
LANDSCAPE:	OVERALL LANDSCAPE PLAN LANDSCAPE EXHIBIT LANDSCAPE EXHIBIT LANDSCAPE EXHIBIT LANDSCAPE EXHIBIT
ELECTRICAL:	PHOTOGRAPHIC PLAN

PARKING CALCULATIONS

MINIMUM REQUIRED PARKING STALL DIMENSIONS AND PARKING CALCULATIONS PER HARVESTON CPA				
UNCOVERED (STANDARD) PARKING SPACE - 8' x 12' COVERED SPACE GARAGE OR CARPORT - 10' x 12' EACH SPACE, DOUBLE GARAGES 20' x 20' MIN. 345 TOTAL COVERED SPACES REQUIRED: 1 COVERED SPACE FOR 1 BR AND 2 BR UNIT; 2 COVERED SPACES FOR 3 BR UNIT 345 TOTAL COVERED SPACES PROVIDED: 175 GARAGE STALLS AND 170 CARPORTS (175 STANDARD + 2 EV + 2 HC)				
REQUIRED PARKING CALCULATIONS				
	S/1 BR	2 BR	3 BR	TOTAL
FLATS	143	170	27	340 UNITS
TOWNHOMES			9	9 UNITS
TOTAL	143	170	36	349 UNITS
PARKING RATIO	1.50	2.00	2.5	STALLS/UNIT
REQUIREMENT	214.5	340	90	645 STALLS
PROVIDED PARKING				
STANDARD PARKING - OPEN				
STANDARD PARKING - CARPORTS				
HC PARKING - OPEN				
HC PARKING - CARPORT				
EV PARKING - OPEN				
EV PARKING - CARPORT				
HC PARKING - EV ACCESSIBLE (1 VAN, 1 STANDARD, 1 AMBULATORY)				
TUCKER UNDER GARAGES				
TOWNHOME GARAGES				
TOTAL				
EV PARKING: 10% OF OPEN PARKING ON SITE = 41 EV STALLS (437 TOTAL OPEN STALLS ON SITE) 41 EV STALLS INCLUDE 2 CARPORT AND 39 EV STALLS (1 VAN, 1 STANDARD AND 1 AMBULATORY) ALL GARAGES SHALL HAVE A MINIMUM ONE (1) HIGH METAL FLEX CONDUIT RUN FROM METER BOX TO THE GARAGE FIRE WALL AND TERMINATED BY A METAL BOX AT FORTY-TWO (42) INCHES ABOVE FINISHED FLOOR FOR FUTURE ELECTRIC VEHICLE CHARGING STATION. SOLAR PANEL LOCATION: 180" IT WILL OCCUR ON CARPORTS OR BUILDING ROOF.				

PROJECT DATA

PROJECT SCHEDULE - Solana Winchester Hills						
UNIT MIX						
UNIT	TYPE	AREA	TOT AREA	QTY	PER TYP	%
S1	STUDIO	573	12,033	21	21	6.0%
A1	1 BR + 1 B	672	29,568	44		
A2	1 BR + 1 B	710	55,380	78	122	35.0%
B1	2 BR + 2 B	1,016	85,314	84		
B2	2 BR + 2 B	1,055	25,320	24		
B3	2 BR + 2 B	1,101	68,262	62	170	48.7%
C1	3 BR + 2 B	1,301	11,709	9		
C2	3 BR + 2 B	1,332	23,976	18	27	7.7%
TH-1	1 BR + 1.5 B	1,755	15,795	9	9	2.6%
TOTAL			327,387	349	349	100%
PROJECT TOTALS				349 UNITS	327,387 S.F.	
AVERAGE UNIT AREA					938 S.F.	
GETBACKS: FROM DATE STREET (URBAN ARTERIAL - 15') 15' MINIMUM BUILDING SEPARATION: TWO-STORY TOWNHOMES AND MULTIFAMILY 25' FROM TEMECULA CENTER (INDUSTRIAL, COLLECTOR), 5' MAX. LOT THREE-STORY TOWNHOMES AND MULTIFAMILY 25' FROM FREEDWAY 50'						
MINIMUM INTERIOR LOT GETBACK: 5' FOR REAR OR SIDE						

SCOPE OF WORK:

A REQUEST FOR A DESIGN REVIEW FOR A VACANT SITE LOCATED IN THE CITY OF TEMECULA, LOT AREA: 15.1 ACRES. THE PROPOSED PROJECT CONSISTS OF 349 APARTMENT UNITS LOCATED IN: 1) THREE-STORY TOWNHOMES OVER TUCKER UNDER GARAGES AND A CLUBHOUSE WITH A POOL DECK.

BUILDING CODE DATA (2019 CBC)

OCCUPANCY GROUP: "R" - RESIDENTIAL, "U" - PRIVATE GARAGES, "A" - AT COMMUNITY AND "P" - AT LEASING
CONSTRUCTION TYPE: "VA"
SPRINKLER SYSTEM: "P" - YES
THE PROJECT WILL COMPLY WITH 2019 CALIFORNIA BUILDING CODE, 2019 CALIFORNIA ENERGY CODE, 2019 CALIFORNIA FIRE CODE, 2019 CALIFORNIA MECHANICAL CODE, 2019 CALIFORNIA PLUMBING CODE, 2019 CALIFORNIA ELECTRICAL CODE, 2019 CALIFORNIA GREEN STANDARD CODE AS ADOPTED AND AMENDED BY THE STATE OF CALIFORNIA AND THE CITY OF TEMECULA.
ELECTRICAL VEHICLE CHARGING: ALL GARAGES SHALL HAVE A MINIMUM ONE (1) HIGH METAL FLEX CONDUIT RUN FROM METER BOX TO THE GARAGE FIRE WALL AND TERMINATED BY A METAL BOX AT FORTY-TWO (42) INCHES ABOVE FINISHED FLOOR FOR FUTURE ELECTRIC VEHICLE CHARGING STATION.
NOTE: PROVIDE ELECTRICAL CONDUIT FOR FUTURE SITE EV CHARGING WITH ELECTRICAL CAPACITY FOR SITE PARKING ONLY. GARAGE SPACE FUTURE CONDUITS CAN BE CONFIGURED FOR FUTURE LOAD BALANCING EQUIPMENT AND ELECTRICAL CAPACITY FOR THE GARAGE SPACES AND CAN BE USED FOR FUTURE LOAD BALANCING EQUIPMENT TO BE APPROVED UNDER FUTURE CODE CYCLES.

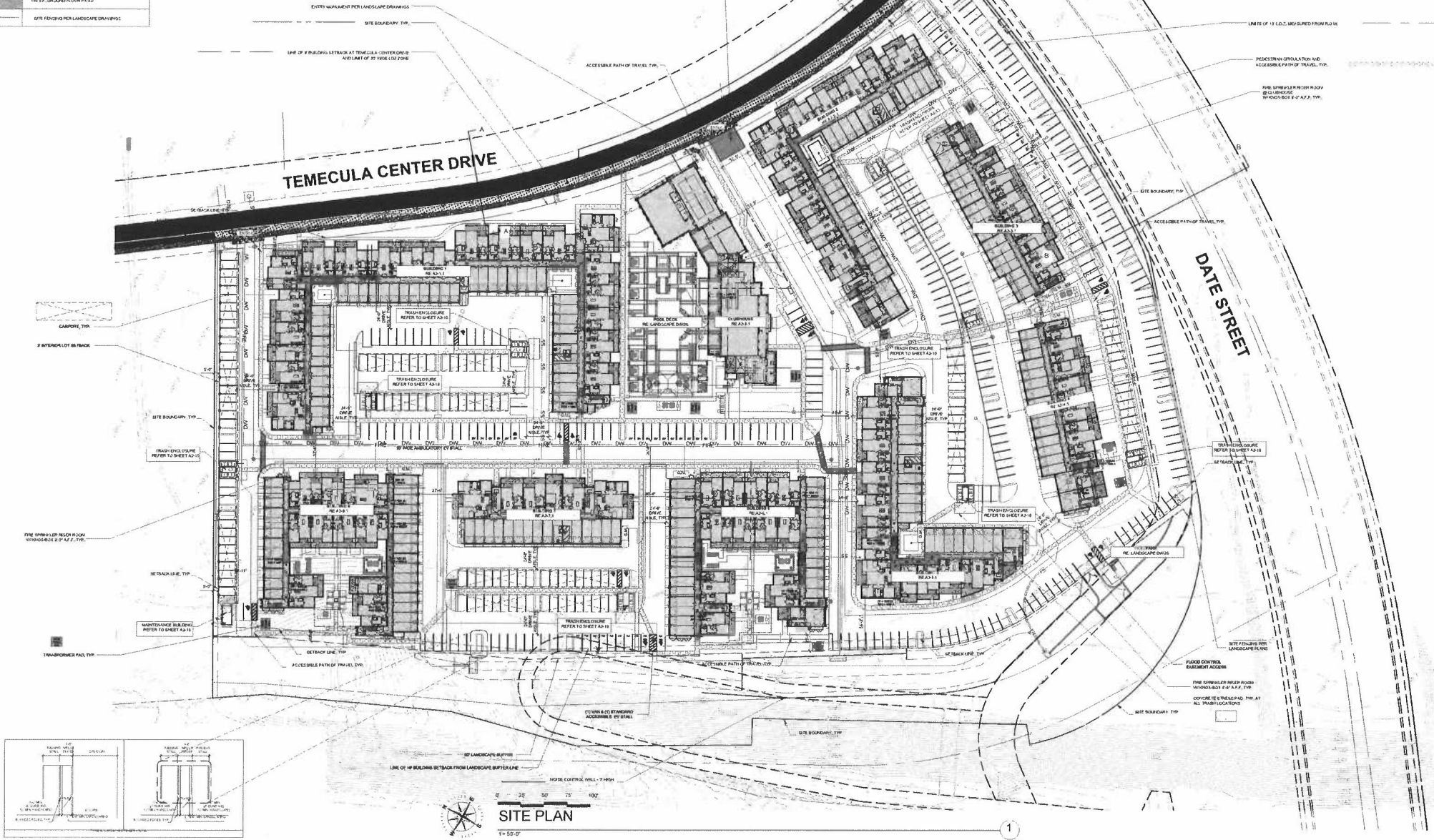
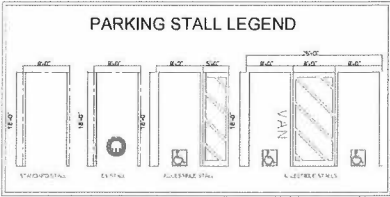
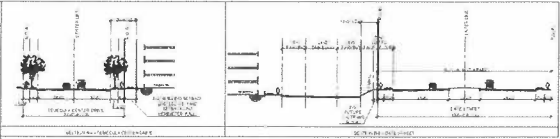
PROJECT DATA

PROJECT DATA	
APN:	916-400-042 & 916-400-058
LEGAL DESCRIPTION:	PARCEL 1 (APN NO. 916-400-042 8) PARCEL 9, AS SHOWN ON THE MAP ENTITLED "PARCEL MAP NO. 36337" DATED AUGUST 20, 2015, IN BOOK 239 OF PARCEL, A.P.S., AT PAGES 33 THROUGH 39, INCLUSIVE, RIVERSIDE COUNTY RECORDS. PARCEL 2 (APN NO. 916-400-058-3) PARCEL C, AS SHOWN ON LOT (LINE ADJUSTMENT) NUMBER 1434, AS EVIDENCED BY DOCUMENT RECORDED DECEMBER 15, 2015 AS INSTRUMENT NUMBER 2015-0542235 OF OFFICIAL RECORDS.
GENERAL PLAN OF SIGNATION:	SPECIFIC PLAN IMPLEMENTATION (SPI)
ZONING:	HARVESTON SPECIFIC PLAN (SP-13)
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	MULTI-FAMILY RESIDENTIAL
TOTAL GROSS AREA:	667,756 SQ. FT. (15.1 ACRES)
TOTAL NET AREA:	457,835 SQ. FT. (10.5 ACRES)
TOTAL BUILDING AREA:	491,087 SQ. FT. (11.25 ACRES)
LOT COVERAGE:	
	BUILDING AREA 183,110 SQ. FT. (27.5%)
	PARKING AREA 199,901 SQ. FT. (13.4%)
	LANDSCAPING AREA 276,636 SQ. FT. (42.1%)
PARKING:	
	STANDARD PARKING - OPEN 246 SPACES PROVIDED (38.1%)
	STANDARD PARKING - CARPORTS 175 SPACES PROVIDED (27.1%)
	ACCESSIBLE PARKING - CARPORTS 2 SPACES PROVIDED
	NUMBER OF ACCESSIBLE PARKING SPACES (INCLUDING CARPORTS, NOT INCLUDING EV ACCESSIBLE) 13 SPACES PROVIDED (13 SPACES REQUIRED) (2%)
	NUMBER OF EV ACCESSIBLE PARKING SPACES 3 SPACES PROVIDED (3 SPACES REQUIRED - 1 VAN, 1 STANDARD AND 1 AMBULATORY)
	TUCKER UNDER GARAGES 190 SPACES PROVIDED (29.5%)
	TOWNHOME GARAGES 18 SPACES PROVIDED (2.8%)
	TOTAL PARKING 645 SPACES PROVIDED (645 SPACES REQUIRED)
FLOOR AREA RATIO:	7.25
DENSITY:	23.11 DENSITY/ACRE
OCCUPANCY CLASSIFICATION:	R2 (HIGH DENSITY RESIDENTIAL 13-20 DU/AC MAX.)
TYPE OF CONSTRUCTION:	VA
FIRE SPRINKLERS AND/OR ALARM:	SPRINKLER SYSTEM NFPA 13R
NUMBER OF STORIES:	3 STORIES
MAX. PROPOSED BUILDING HEIGHT (50' MAX. ALLOWED):	47' 0"
BUILDING 1: 114,992 S.F., 110,476 S.F. RESIDENTIAL AND 10,516 S.F. TUCKER UNDER GARAGES	
BUILDING 2: 85,275 S.F., 627 S.F. RESIDENTIAL AND 6,500 S.F. TUCKER UNDER GARAGES	
BUILDING 3: 36,405 S.F., 31,041 S.F. RESIDENTIAL AND 5,364 S.F. TUCKER UNDER GARAGES	
BUILDING 4: 36,412 S.F., 31,041 S.F. RESIDENTIAL AND 5,364 S.F. TUCKER UNDER GARAGES	
BUILDING 5: 62,166 S.F., 56,954 S.F. RESIDENTIAL AND 5,212 S.F. TUCKER UNDER GARAGES	
BUILDING 6: 48,945 S.F., 47,891 S.F. RESIDENTIAL AND 1,054 S.F. TUCKER UNDER GARAGES	
BUILDING 7: 35,587 S.F., 31,842 S.F. RESIDENTIAL AND 3,745 S.F. TUCKER UNDER GARAGES	
BUILDING 8: 60,524 S.F., 53,778 S.F. RESIDENTIAL AND 6,746 S.F. TUCKER UNDER GARAGES	
BUILDING 9: 11,245 S.F.	
MAINTENANCE BUILDING: 228 S.F.	
*RESIDENTIAL INCLUDES LIVABLE AREA, BALCONIES/PATIOS AND BUILDING CODE	
TOTAL LIVABLE AREA FOR THE PROJECT: 327,387 S.F. (RE UNIT MIX TABLE)	

SOLANA WINCHESTER HILLS TEMECULA CALIFORNIA

PROJECT: 375-010-01-01-01
DATE: 03/23/2022
BY: [Signature]
A0-1
02/24
02/24

SITE LEGEND	
[Symbol]	SITE BOUNDARY, TYP.
[Symbol]	8' BUILDING SETBACK AT TEMECULA CENTER DRIVE AND LIMIT OF 30' VIDE LOU ZONE
[Symbol]	15' BUILDING SETBACK FROM LANDSCAPE BUFFER LINE
[Symbol]	LINE OF 15' L.O.U. MEASURED FROM R.O.W.
[Symbol]	50' LANDSCAPE BUFFER
[Symbol]	7' HIGH LANDSCAPE CONTROL WALL
[Symbol]	PEDESTRIAN CIRCULATION AND ACCESSIBLE PATH OF TRAVEL
[Symbol]	15' S.F. GROUND FLOOR PAVT
[Symbol]	15' FENCING FOR LANDSCAPE DRIVINGS

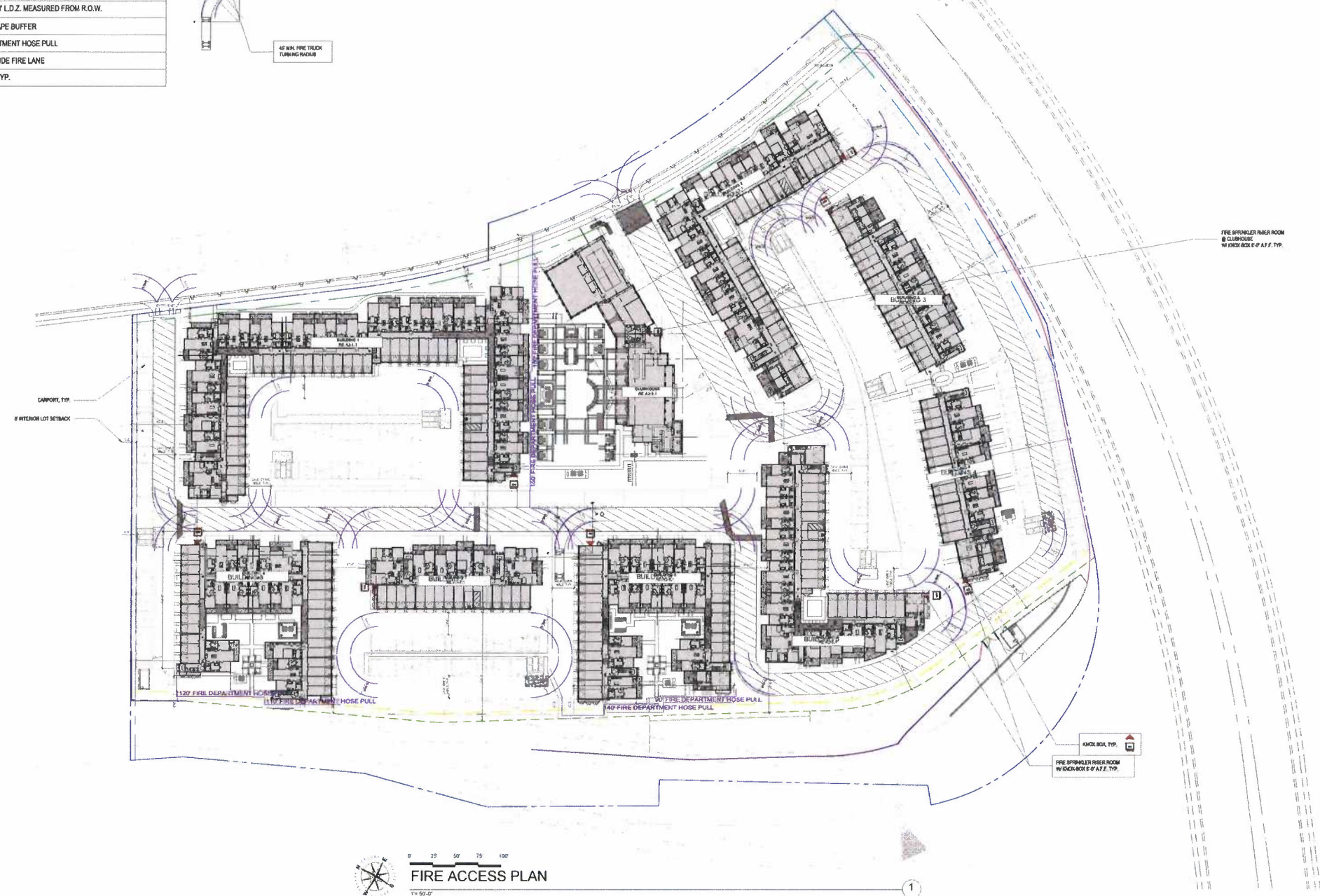
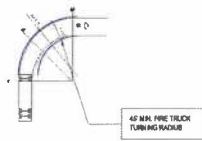


PREPARED BY:
 DATE: 03/13/2022
 PROJECT: SOLANA WINCHESTER HILLS
 SHEET: A1-1
 SCALE: 1" = 50'-0"
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

SOLANA WINCHESTER HILLS TEMECULA CALIFORNIA

PRELIMINARY SUBMITTALS
 DATE: 03/13/2022
 PROJECT: SOLANA WINCHESTER HILLS
 SHEET: A1-1
 SCALE: 1" = 50'-0"
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

LEGEND:	
	SITE BOUNDARY, TYP.
	9' BUILDING SETBACK AT TEMECULA CENTER DRIVE AND LIMIT OF 20' WIDE LDZ ZONE
	10' BUILDING SETBACK FROM LANDSCAPE BUFFER LINE
	LIMITS OF 13' L.D.Z. MEASURED FROM R.O.W.
	50' LANDSCAPE BUFFER
	FIRE DEPARTMENT HOSE PULL
	24'-0" MIN. WIDE FIRE LANE
	KNOX BOX, TYP.



0 25 50 75 100

1"=50'-0"

FIRE ACCESS PLAN

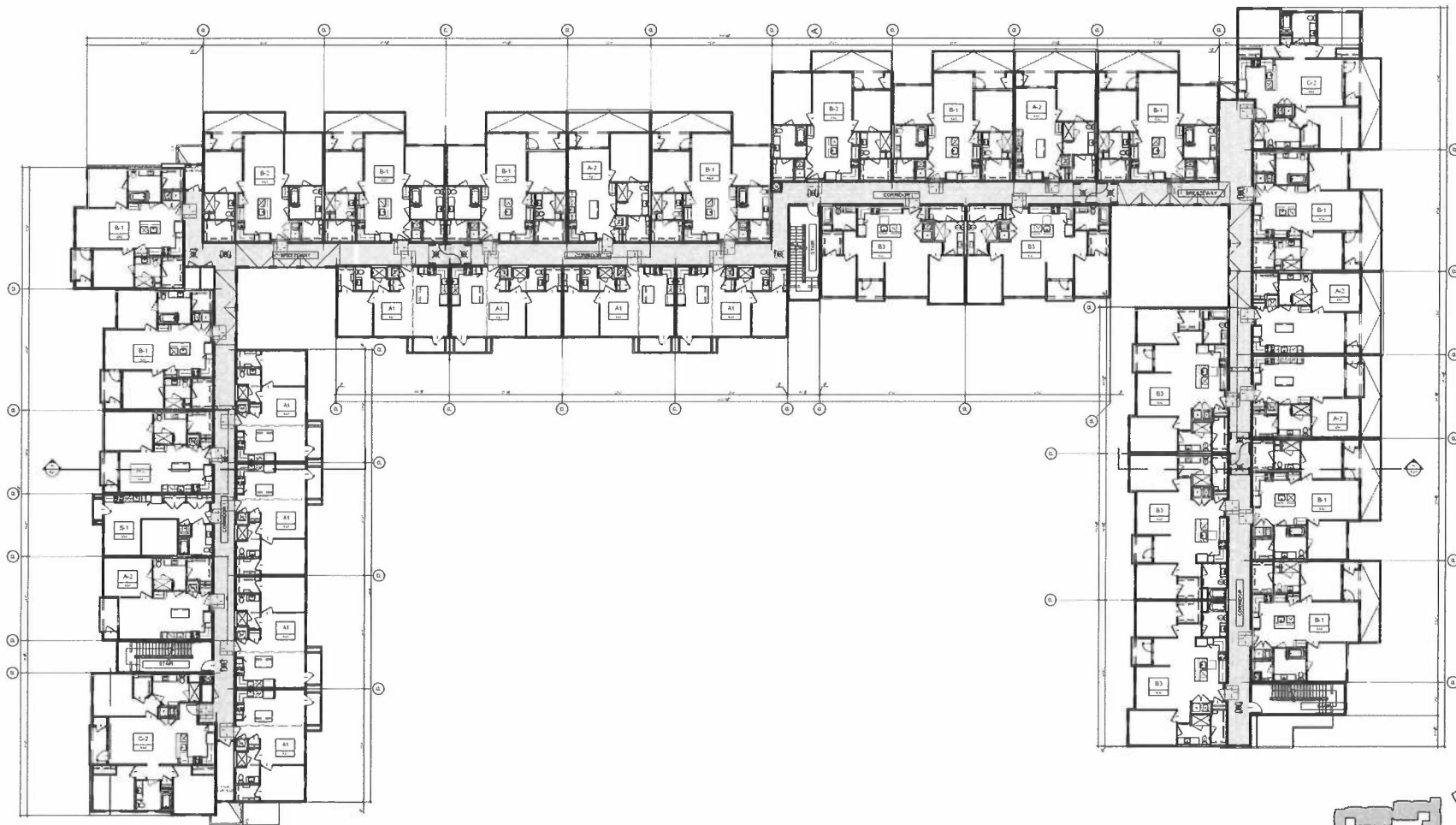
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SHEET NO. 001
 PROJECT NO. 2020-001
 DATE: 02/17/2022
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]
 ALL DIMENSIONS ARE IN FEET AND INCHES
 UNLESS OTHERWISE SPECIFIED
 DIMENSIONS TO FACE UNLESS NOTED
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SOLANA WINCHESTER HILLS TEMECULA CALIFORNIA

PRELIMINARY SUBMITTAL #5
 DATE: 02-17-2022
 PROJECT NO. 2020-001
 SHEET NO. 001

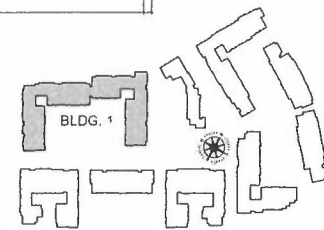
A R K
 ARCHITECTS, INC.
 1001
 PASEO DEL MAR
 CARLSBAD, CA 92008
 TEL: (760) 734-1000
 FAX: (760) 734-1001



BUILDING 1 - SECOND AND THIRD FLOOR PLAN

1/16"=1'-0"

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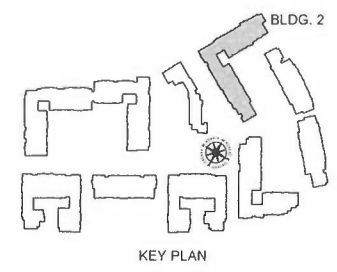
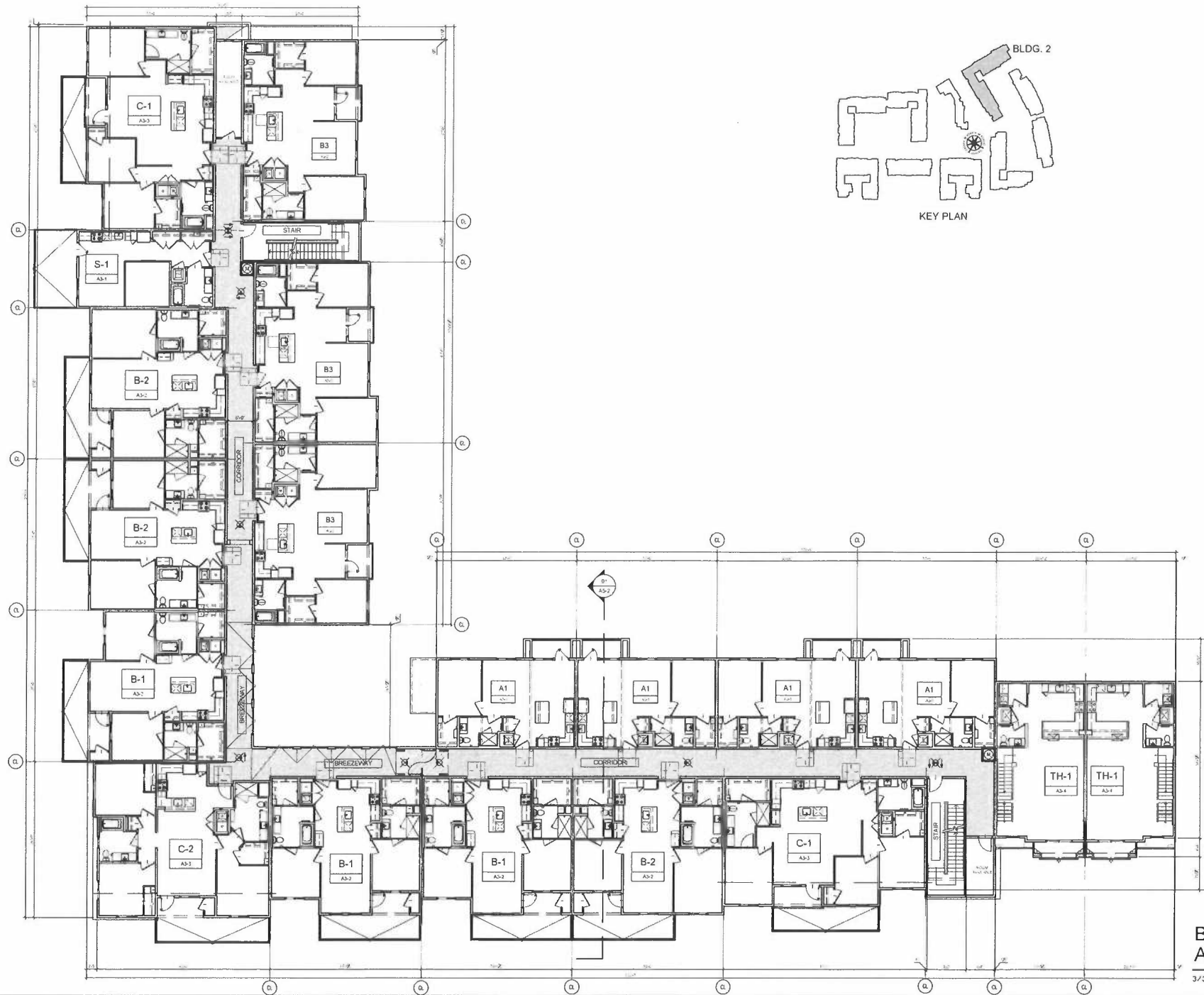


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SOLANA WINCHESTER HILLS
 TEMECULA CALIFORNIA

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BUILDING 2 - SECOND
AND THIRD FLOOR PLAN

3/32"=1'-0"

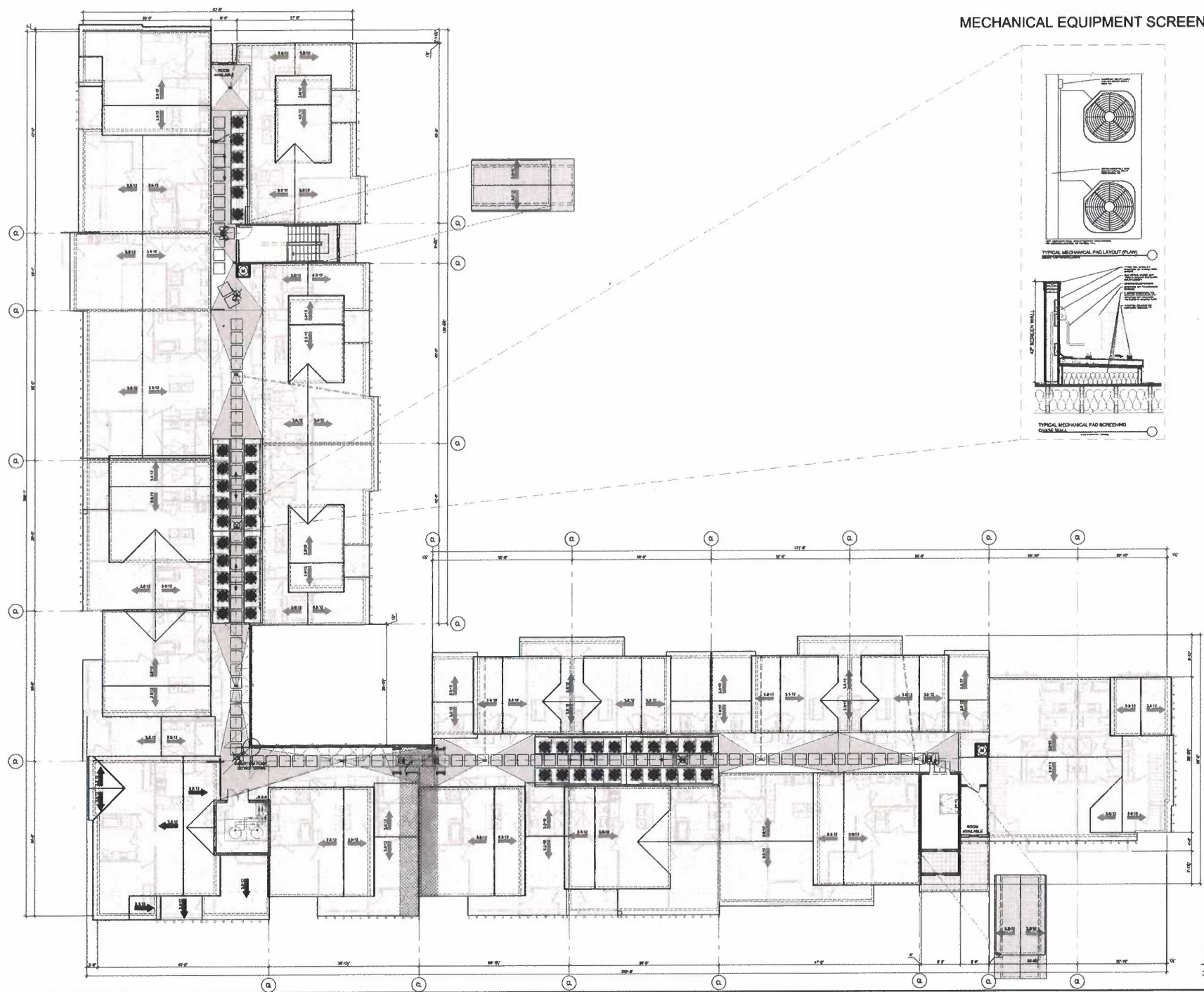
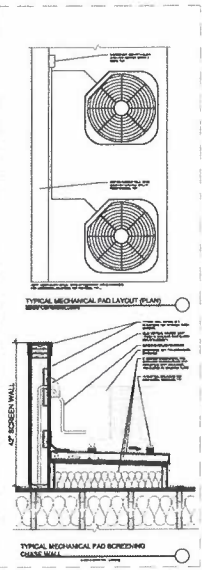
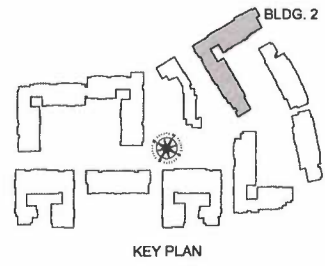
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SOLANA WINCHESTER HILLS
TEMECULA CALIFORNIA

PROJECT: SOLANA WINCHESTER HILLS
DATE: 01/11/2012
DRAWN BY: A R K
CHECKED BY: A R K
APPROVED BY: A R K
SCALE: 3/32"=1'-0"
SHEET: 24 OF 24

MECHANICAL EQUIPMENT SCREENING



ROOF LEGEND:	
	ROOF TILES: BARCELONA GRANITE BLEND FROM BOMI
	RAFTER TAILS @ 24" O. C. TYP.
	ROOF WALKING PADS
	ROOF MECHANICAL UNIT, TYP.
	TYP. ROOF SLOPE
	ROOF CRICKET

12" 3 1/2" ROOF PITCH 3 1/2" / 12", TYPICAL ALL SLOPED ROOFS

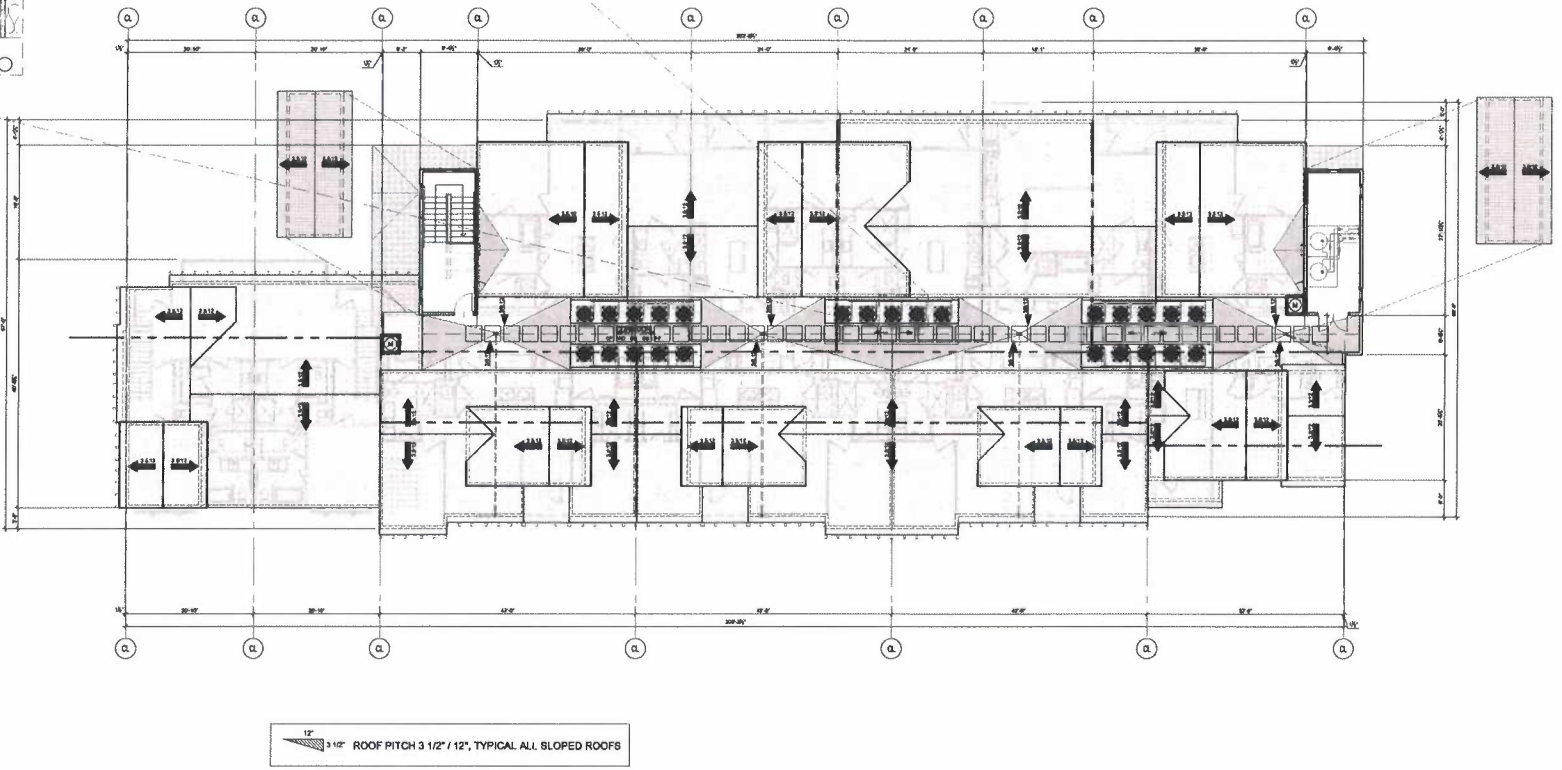
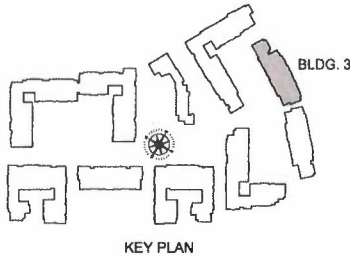
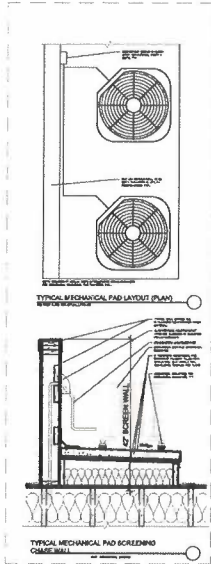
BUILDING 2 - ROOF PLAN

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SOLANA WINCHESTER HILLS
TEMECULA CALIFORNIA

PROJECT: PA20-1371 SUBMITTAL#5
DATE: 03/17/2023
DESIGNER: A R R
ARCHITECT: A R R
FIRM: A R R
A2-2.3
CITY: TEMECULA
COUNTY: RIVERSIDE
STATE: CA
SHEET: 100 OF 100



ROOF LEGEND:	
	ROOF TILES: BARCELONA GARNET BLEND FROM SORAL
	RAFTER TAILS @ 24" O. C. TYP.
	ROOF WALKING PADS
	ROOF MECHANICAL UNIT, TYP.
	TYP. ROOF SLOPE
	ROOF CRICKET

BUILDING 3 - ROOF PLAN

3/32"=1'-0"

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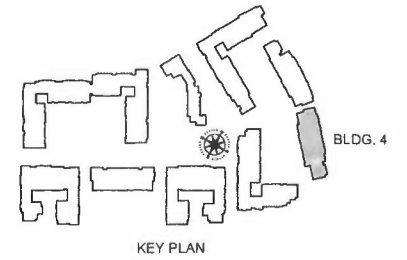
REVISIONS
DATE
BY
CHECKED
APPROVED

SOLANA WINCHESTER HILLS
TEMECULA CALIFORNIA

PROJECT
PA20-1371 SUBMITTALS#5
DATE
02/17/2022
DRAWN
JW/PL

ARCHITECT
A R K
ARCHITECTS, INC.
TEMECULA, CALIFORNIA
PHONE (760) 751-1111
FAX (760) 751-1111

A2-3.3

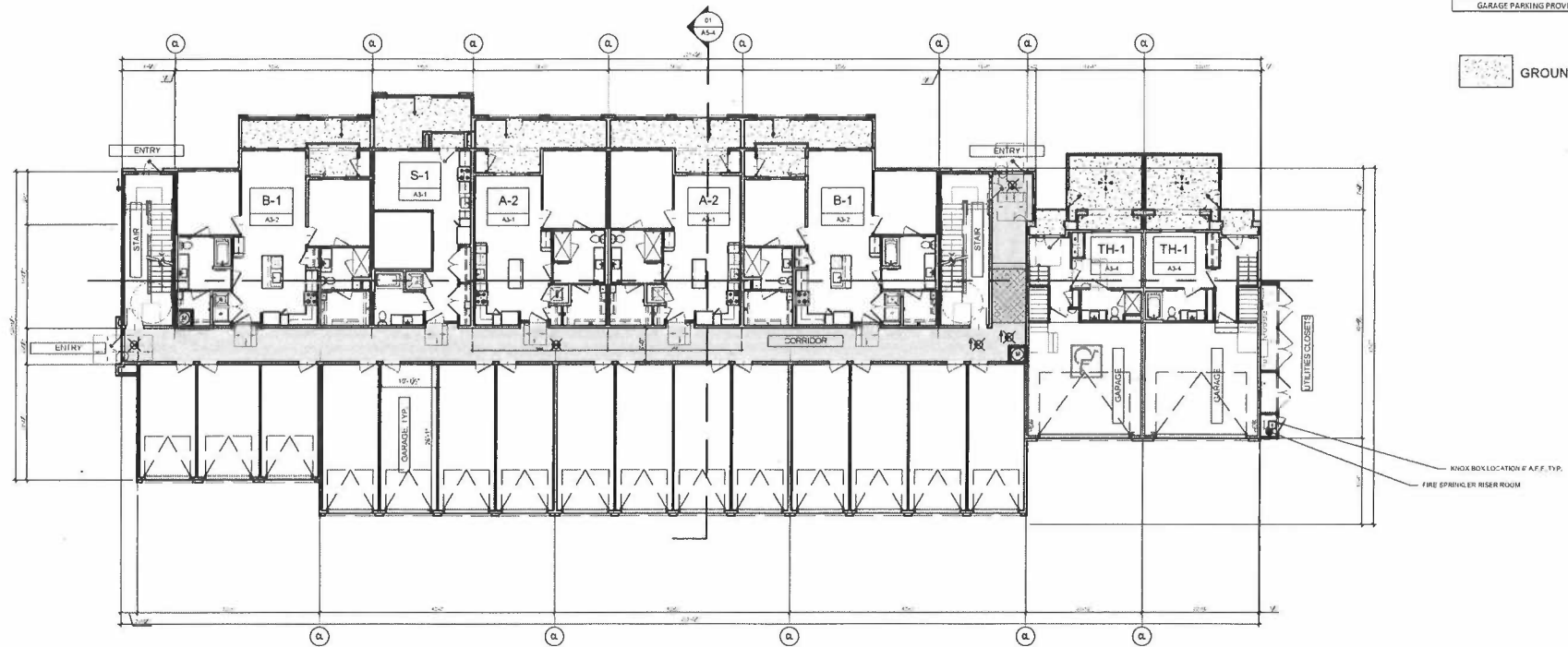


REVISIONS AND NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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BUILDING 4 UNIT MIX						
UNIT	TYPE	AREA	TOT AREA	QTY	PER TYPE	%
S-1	STUDIO	573	1,719	3	3	12.0%
A-1	1 BR + 1 B	672	1,344	2	2	8.0%
A-2	1 BR + 1 B	710	4,700	6	6	32.0%
B-1	2 BR + 2 B	1,016	6,096	6	6	32.0%
B-2	2 BR + 2 B	1,055	0	0	0	0.0%
B-3	2 BR + 2 B	1,101	6,606	6	12	48.0%
C-1	3 BR + 2 B	1,301	0	0	0	0.0%
C-2	3 BR + 2 B	1,392	0	0	0	0.0%
TH-1	2 BR + 3 B	1,755	3,510	2	2	8.0%
TOTAL			23,535	25	25	100%

BUILDING 4 RESID. TOTAL:	25 UNITS	23,535 S.F.
GARAGE PARKING PROVIDED:	19 STALLS	

GROUND FLOOR PATIO - 150 S.F./DU TYP.



BUILDING 4 - FIRST FLOOR PLAN

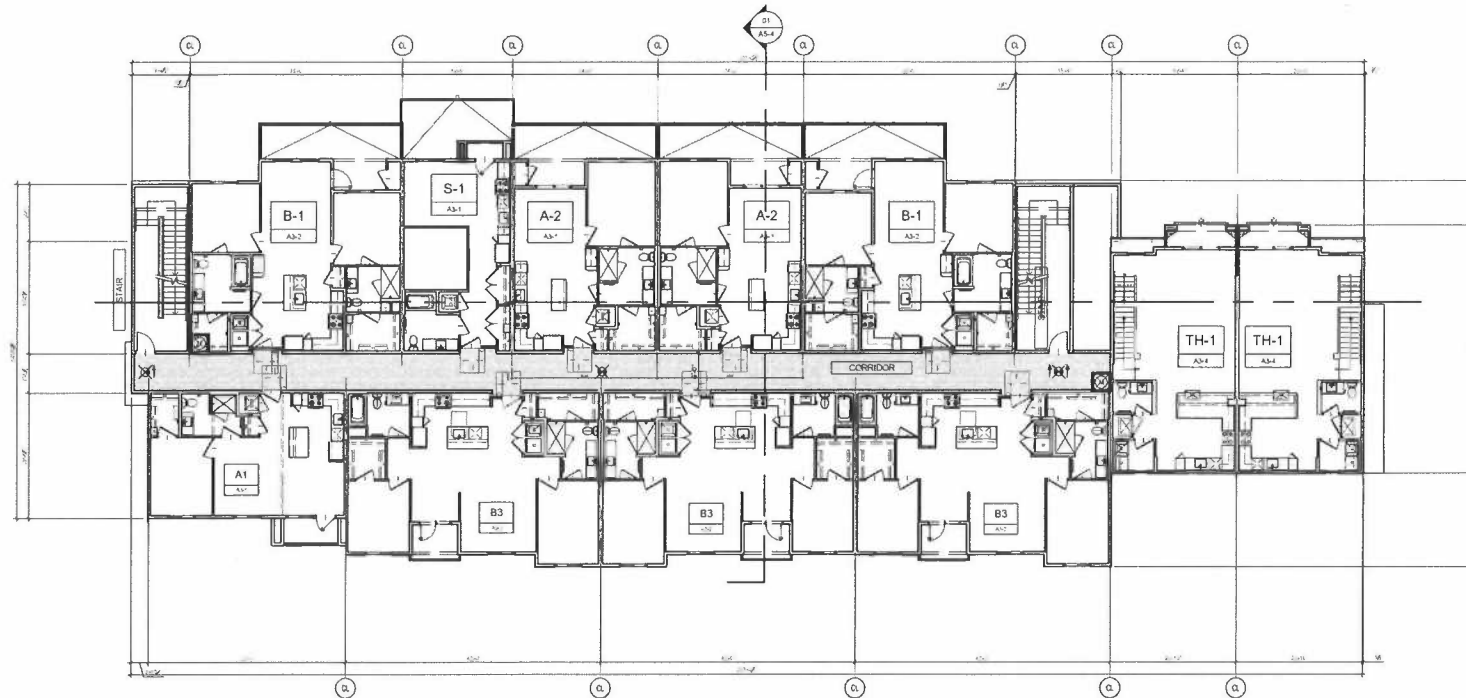
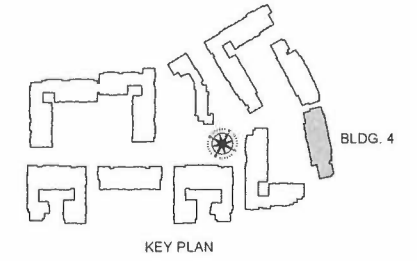
3/32"=1'-0"

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SOLANA WINCHESTER HILLS
 TEMECULA CALIFORNIA

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BUILDING 4 - SECOND AND THIRD FLOOR PLAN

3/32"=1'-0"

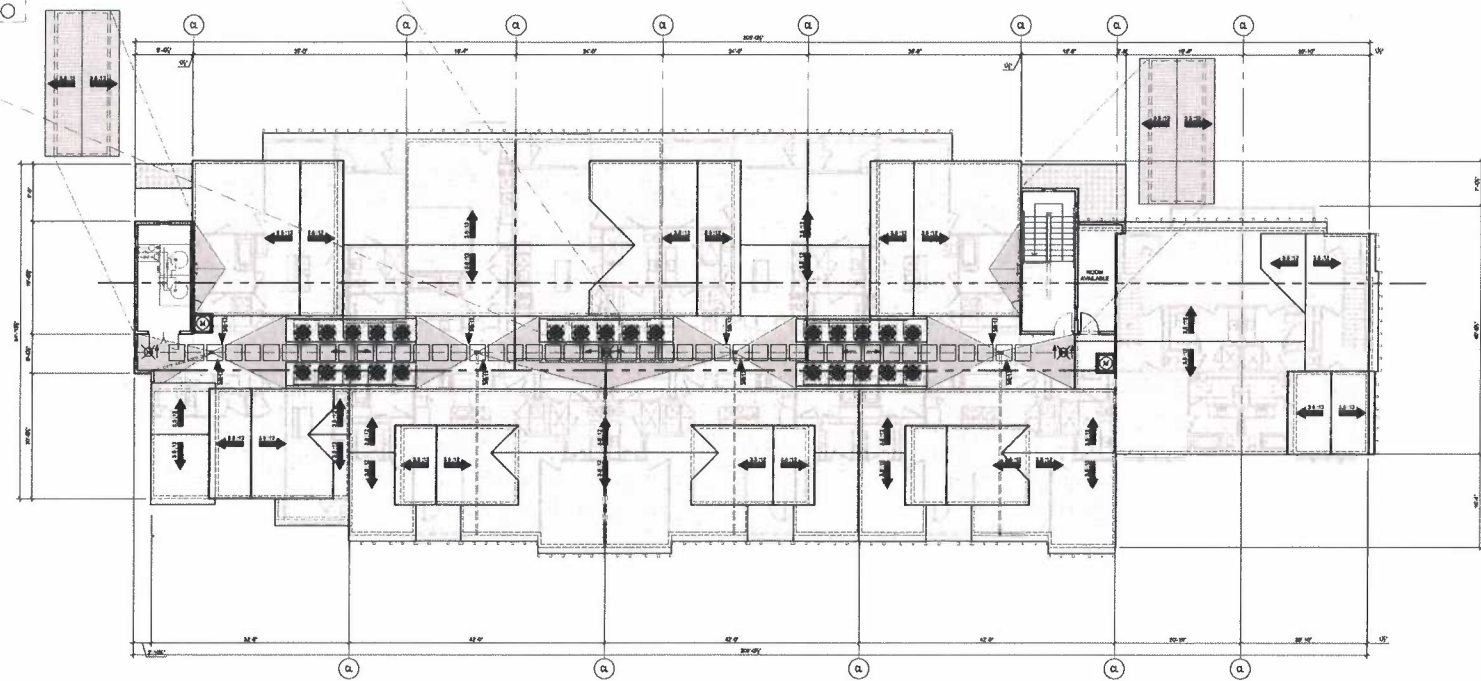
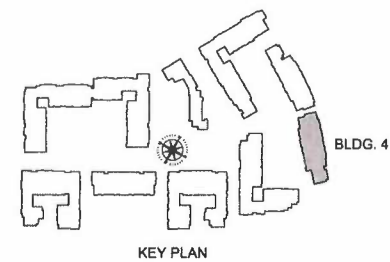
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SOLANA WINCHESTER HILLS
TEMECULA CALIFORNIA

ARCHITECT
SUNSHINE
01/11/2012
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01/11/2012
01/11/2012

ARCHITECT
SUNSHINE
01/11/2012
A2-4.2
01/11/2012
01/11/2012

[illegible]

BUILDING 4 - ROOF PLAN

 $3/32'' \times 1' - 0''$

ROOF LEGEND:	
	ROOF TILES: BARCELONA GARNET BLEND FROM BORAL
	RAFTER TAILS @ 24" O. C. TYP.
	ROOF WALKING PADS
	ROOF MECHANICAL UNIT, TYP.
	TYP. ROOF SLOPE
	ROOF CRICKET

[illegible]



ARL

 ARCHITECTS, INC.

 10000 Wilshire Blvd., Suite 1000

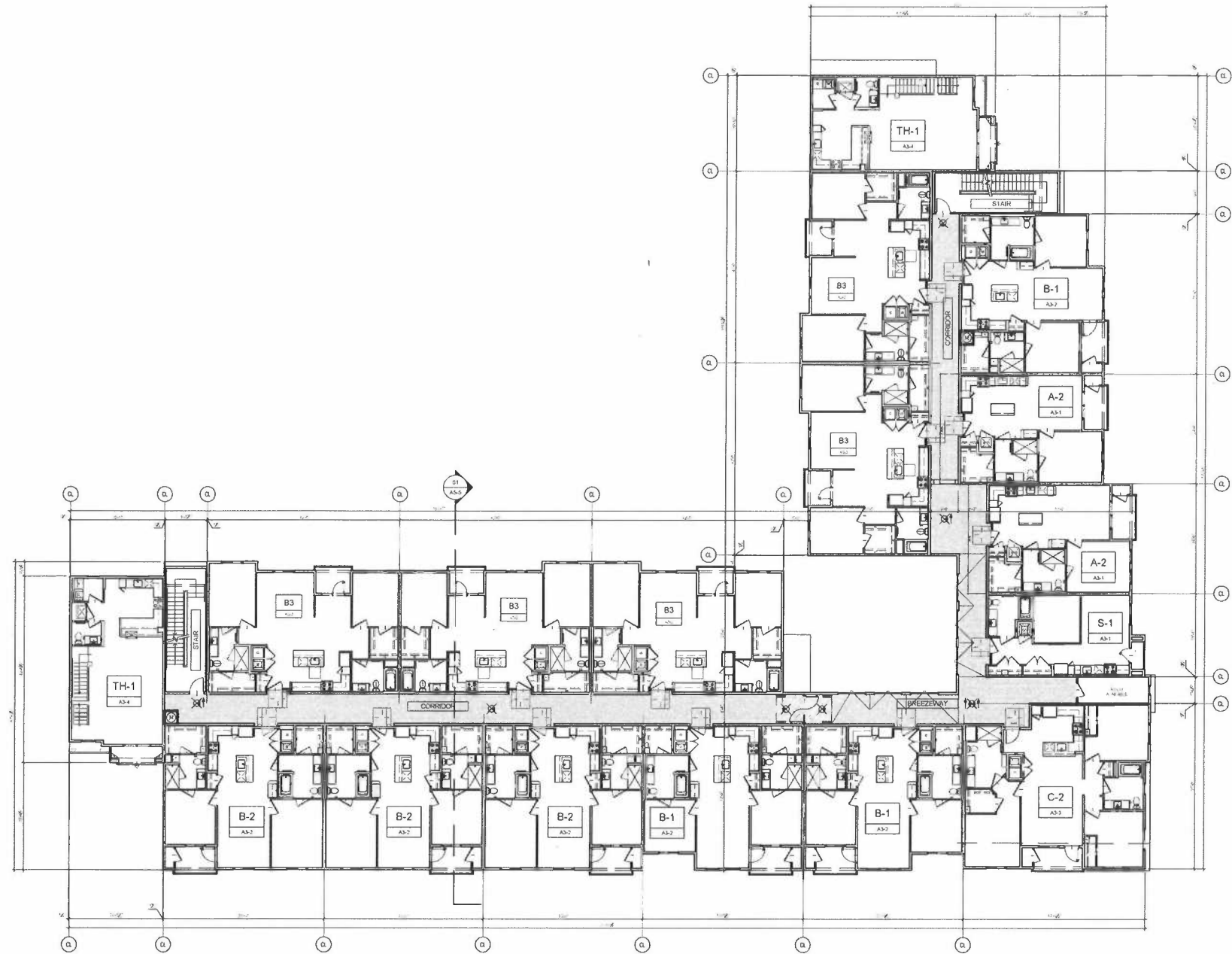
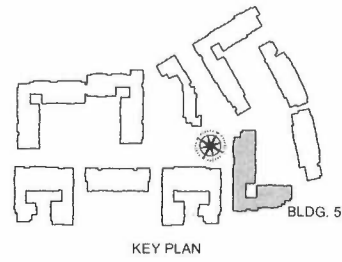
 Beverly Hills, CA 90210

 Tel: (310) 274-1000

 Fax: (310) 274-1001

 www.arl.com

SOLANA WINCHESTER HILLS
TEMECULA CALIFORNIA



BUILDING 5 - SECOND AND THIRD FLOOR PLAN

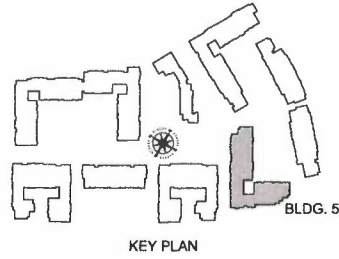
3/32"=1'-0"

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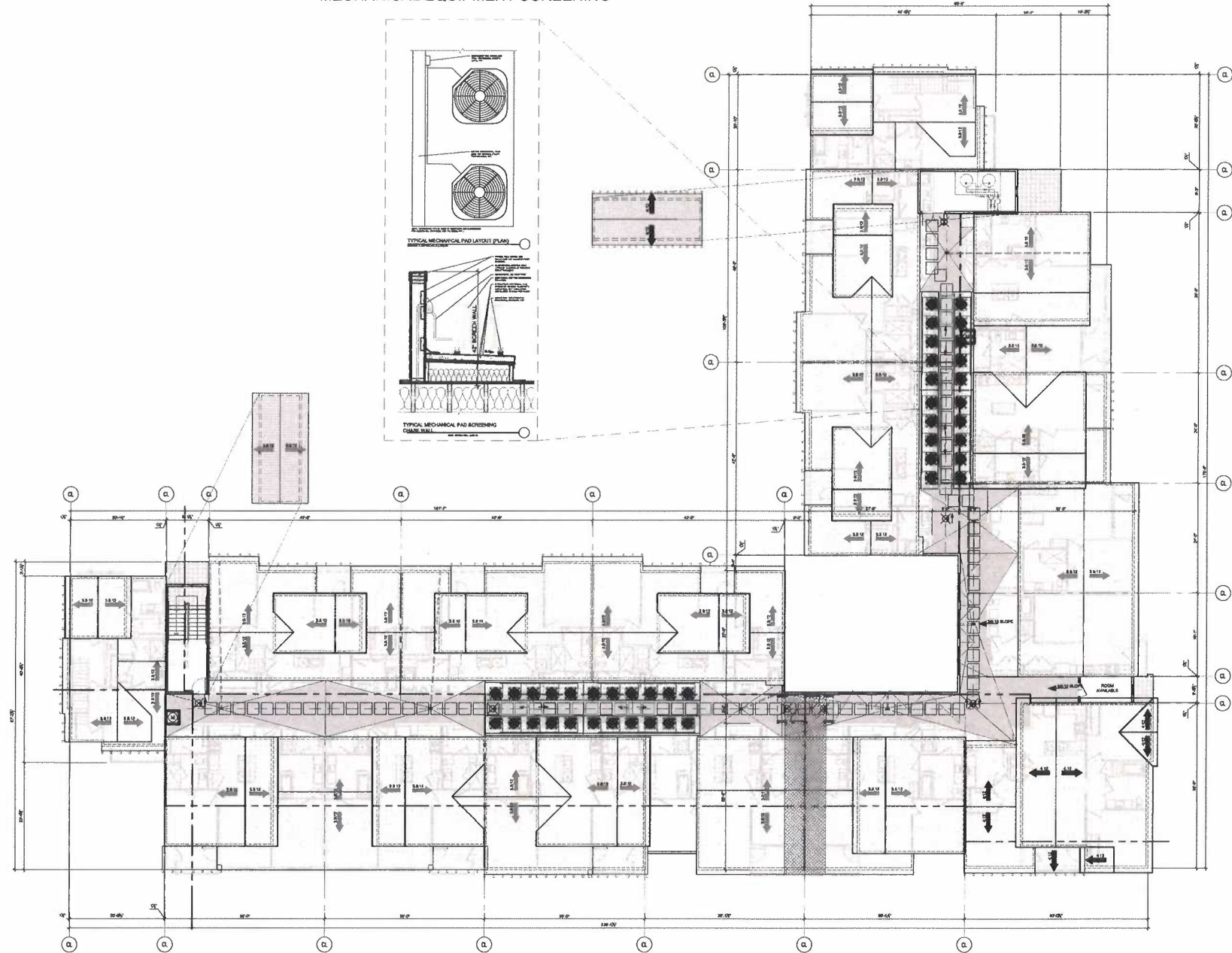
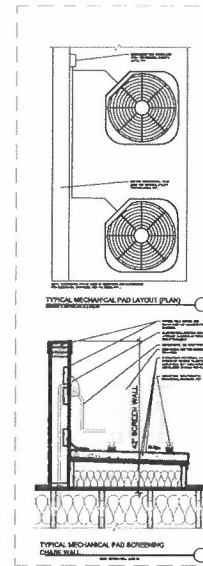
SOLANA WINCHESTER HILLS
TEMECULA CALIFORNIA

ARCHITECT
A R K
ARCHITECTS, INC.
02/11/2022
A2-5.2
02/11/2022
02/11/2022



ROOF LEGEND:	
	ROOF TILES: BARCELONA GARNET BLEND FROM BONA
	RAFTER TAILS @ 24" O. C. TYP.
	ROOF WALKING PADS
	ROOF MECHANICAL UNIT, TYP.
	TYP. ROOF SLOPE
	ROOF CRICKET

MECHANICAL EQUIPMENT SCREENING



BUILDING 5 - ROOF PLAN

3/32"=1'-0"

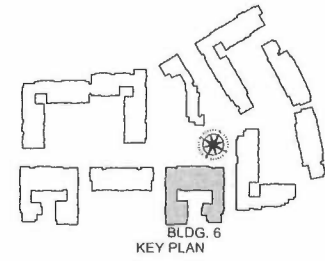
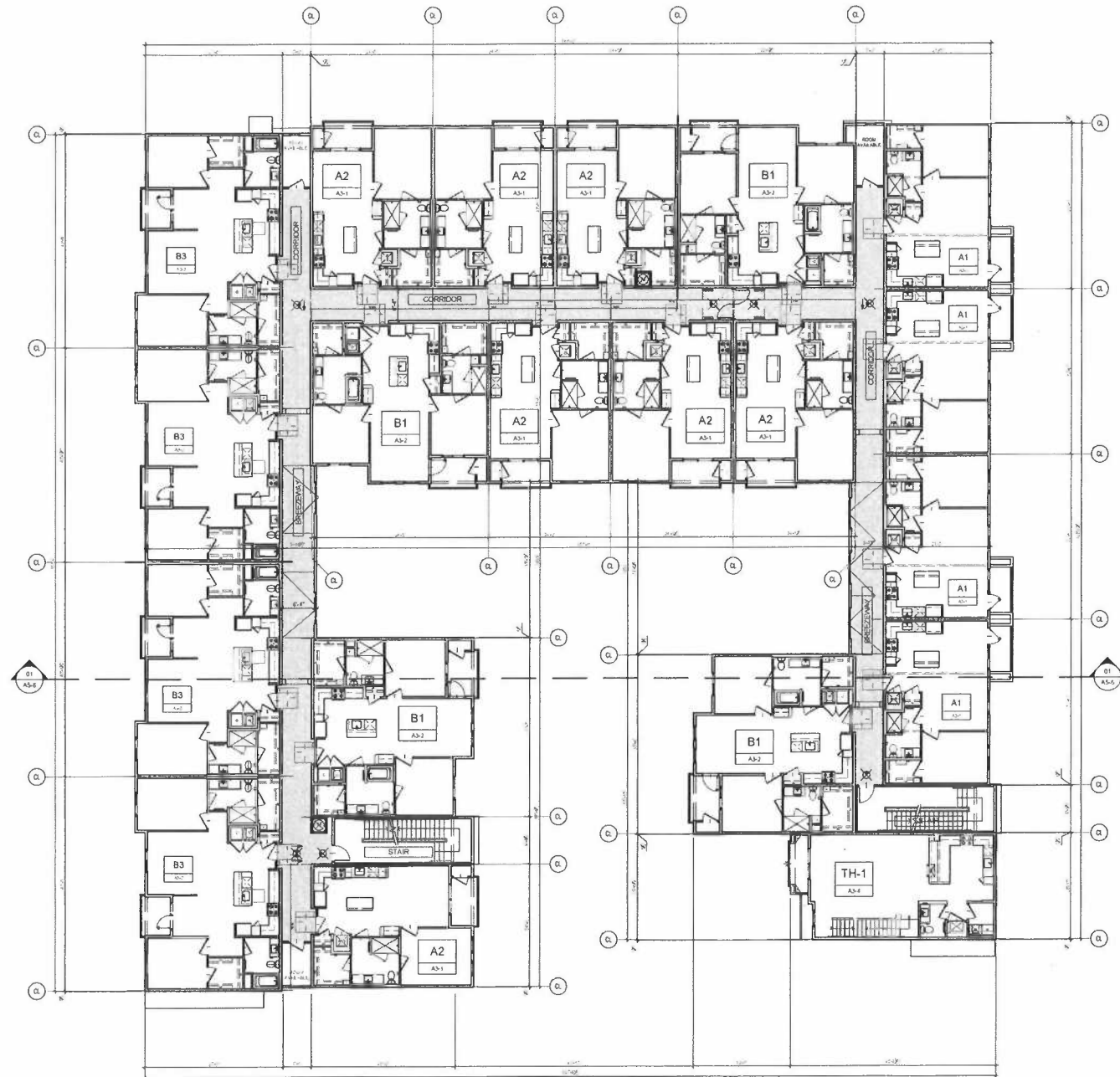
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SOLANA WINCHESTER HILLS
TEMECULA CALIFORNIA

REVISIONS
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BUILDING 6 - SECOND AND THIRD FLOOR PLAN

3/32"=1'-0"

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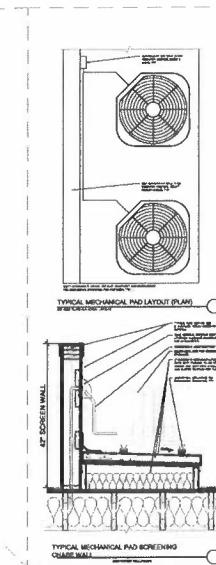
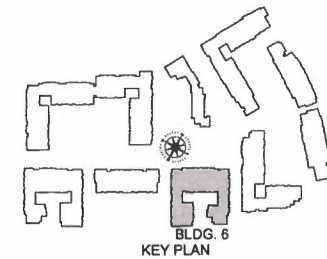
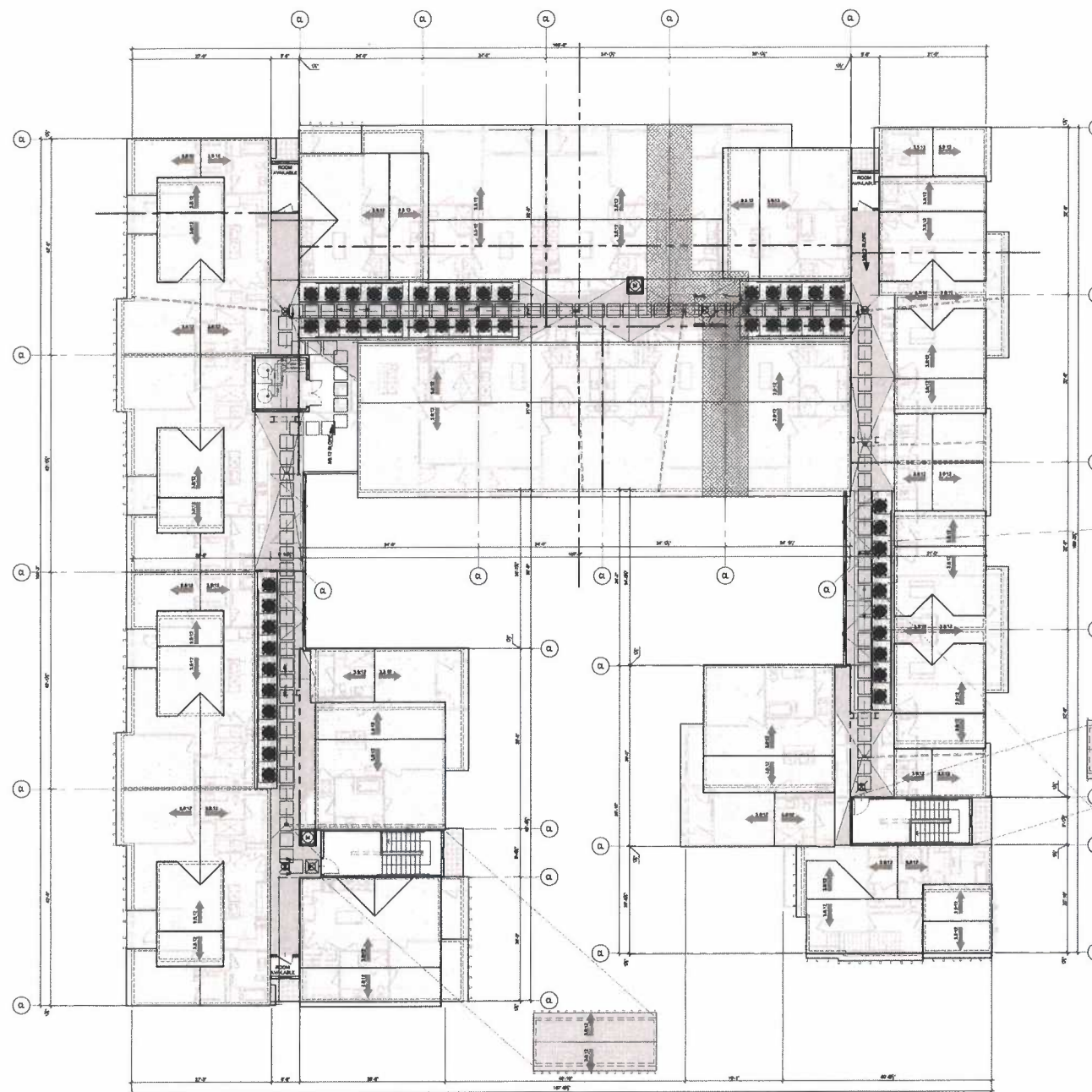
NOTES:
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE ORDINANCES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY MEASURES AND WARNING SIGNS THROUGHOUT THE PROJECT.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL NATURAL RESOURCES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL HISTORIC RESOURCES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL CULTURAL RESOURCES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL ARCHAEOLGICAL RESOURCES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL PALEONTOLOGICAL RESOURCES.

SOLANA WINCHESTER HILLS
TEMECULA CALIFORNIA

PROJECT NO. A2-6.2 SUBMITTAL #5
DATE 02/17/2012
BY
FOR ARCHITECT/ENGINEER
A2-6.2
DATE 02/17/2012
BY

ARK
ARCHITECTS, INC.
201
COSTA MESA, CALIFORNIA
92626
TEL (714) 761-1111
FAX (714) 761-1111
WWW.ARK-ARCHITECTS.COM

ROOF LEGEND:	
	ROOF TILES: BARCELONA GARNET BLEND FROM BORA.
	RAFTER TAILS @ 24" O. C. TYP.
	ROOF WALKING PADS
	ROOF MECHANICAL UNIT, TYP.
	TYP. ROOF SLOPE
	ROOF CRICKET



MECHANICAL EQUIPMENT SCREENING

BUILDING 6 - ROOF PLAN

1" = 32'-0" ROOF PITCH 3 1/2" / 12", TYPICAL ALL SLOPED ROOFS

3/32" = 1'-0"

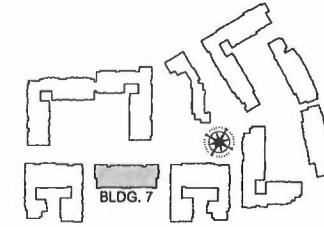
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SOLANA WINCHESTER HILLS
 TEMECULA CALIFORNIA

PROJECT NO.
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ARK
 ARCHITECTS, INC.
 10000 N. 100th Ave.
 Suite 100
 Denver, CO 80231
 Tel: (303) 751-8888
 Fax: (303) 751-8889
 www.arkarchitects.com

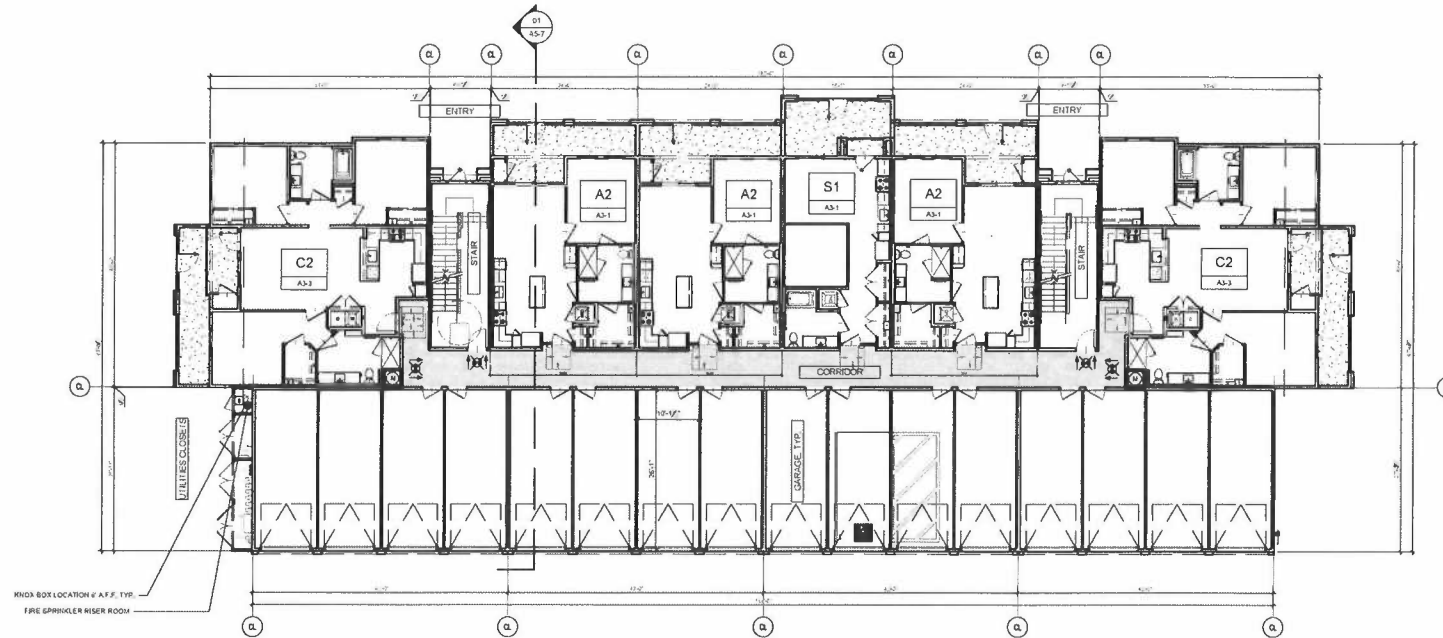


KEY PLAN

BUILDING 7 UNIT MIX						
UNIT	TYPE	AREA	TOT AREA	QTY	PER TYPE	%
S-1	STUDIO	573	1,719	3	3	11.5%
A-1	1 BR + 1 B	672	-	0	-	-
A-2	1 BR + 1 B	710	6,390	9	9	34.0%
B-1	2 BR + 2 B	1,016	-	0	-	-
B-2	2 BR + 2 B	1,055	-	0	-	-
B-3	2 BR + 2 B	1,101	8,808	8	8	30.8%
C-1	3 BR + 3 B	1,201	-	0	-	-
C-2	3 BR + 3 B	1,332	7,992	6	6	23.1%
Tot-1	3 BR + 3 B	1,755	-	0	0	0.0%
TOTAL				24,909	26	100%

BUILDING 7 RESID. TOTAL:	26 UNITS	24,909 S.F.
GARAGE PARKING PROVIDED:	16 STALLS	

GROUND FLOOR PATIO - 150 S.F./DU TYP.



REVISIONS AND NOTES:
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 2. ALL WALLS ARE 12" THICK UNLESS NOTED OTHERWISE.
 3. ALL FLOORS ARE 4" THICK CONCRETE UNLESS NOTED OTHERWISE.
 4. ALL ROOFS ARE 6" THICK CONCRETE UNLESS NOTED OTHERWISE.
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BUILDING 7 - FIRST FLOOR PLAN

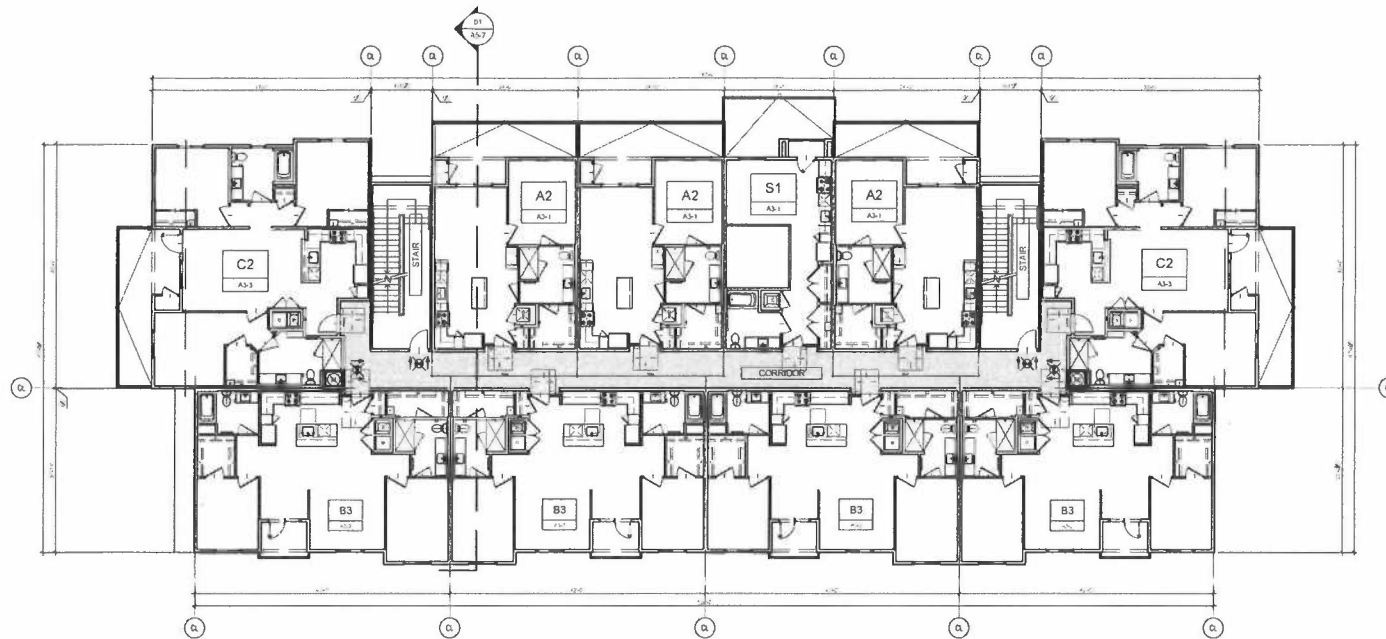
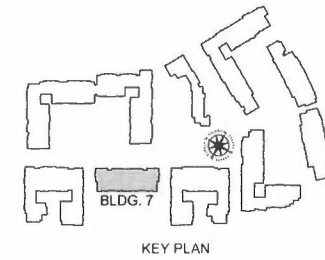
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SOLANA WINCHESTER HILLS
 TEMECULA CALIFORNIA

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BUILDING 7 - SECOND AND THIRD FLOOR PLAN

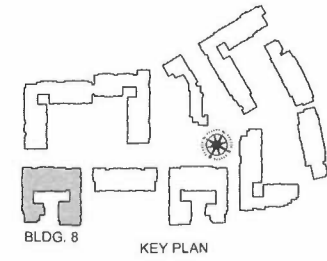
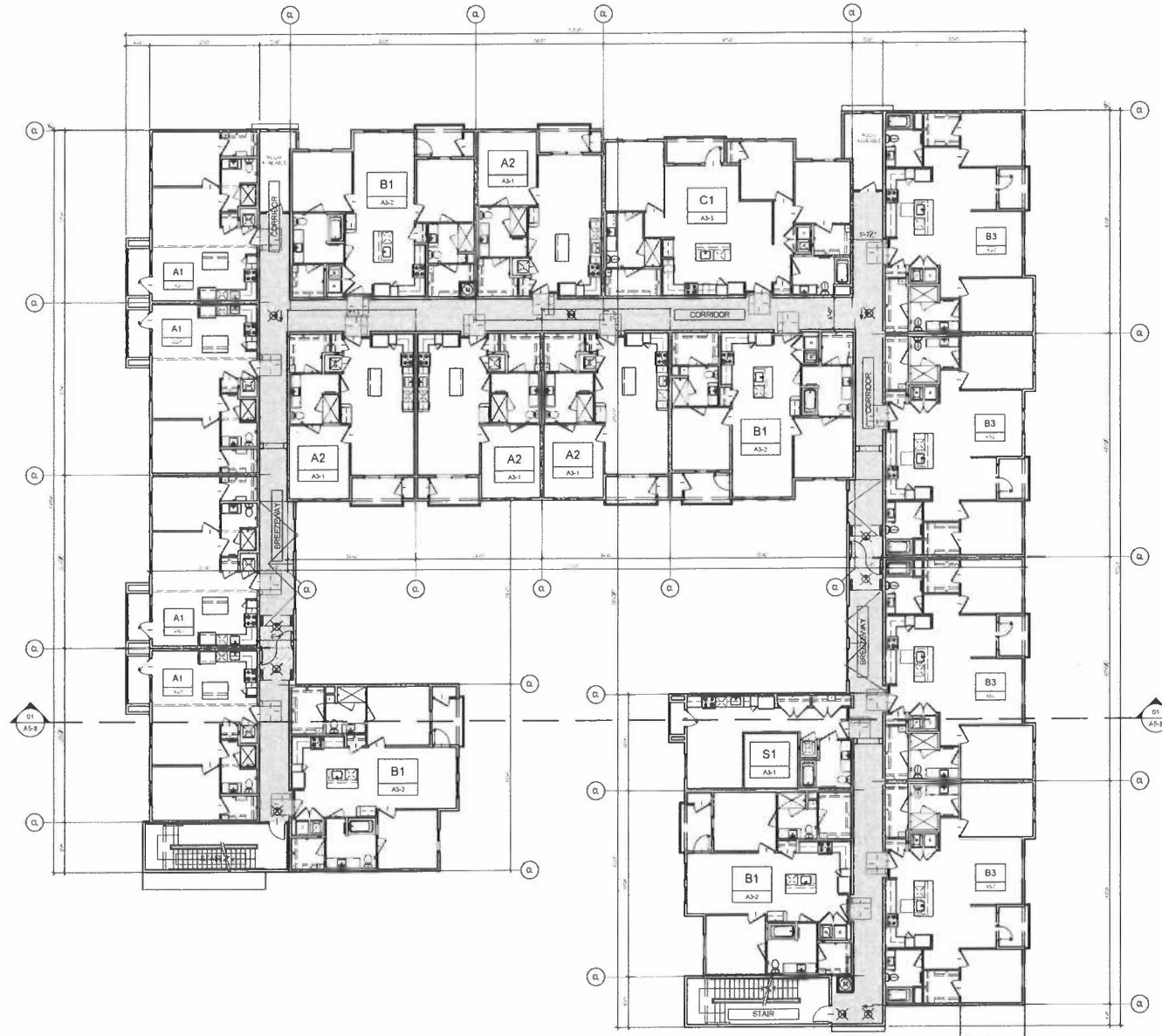
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SOLANA WINCHESTER HILLS
 TEMECULA CALIFORNIA

PROJECT NO. PAS201371 SUBMITTAL #5
 DATE 01/11/2012
 A R K
 ARCHITECT: APC
 PROJECT: JPK
 A2-7.2
 02/07/2012
 JPK



BUILDING 8 - SECOND AND THIRD FLOOR PLAN

3/32"=1'-0"

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SOLANA WINCHESTER HILLS
TEMECULA CALIFORNIA

PROJECT NO. 2420131-1 SUBMITTAL 5
DATE 05/11/2022
BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]
A2-8.2
05/11/2022
05/11/2022



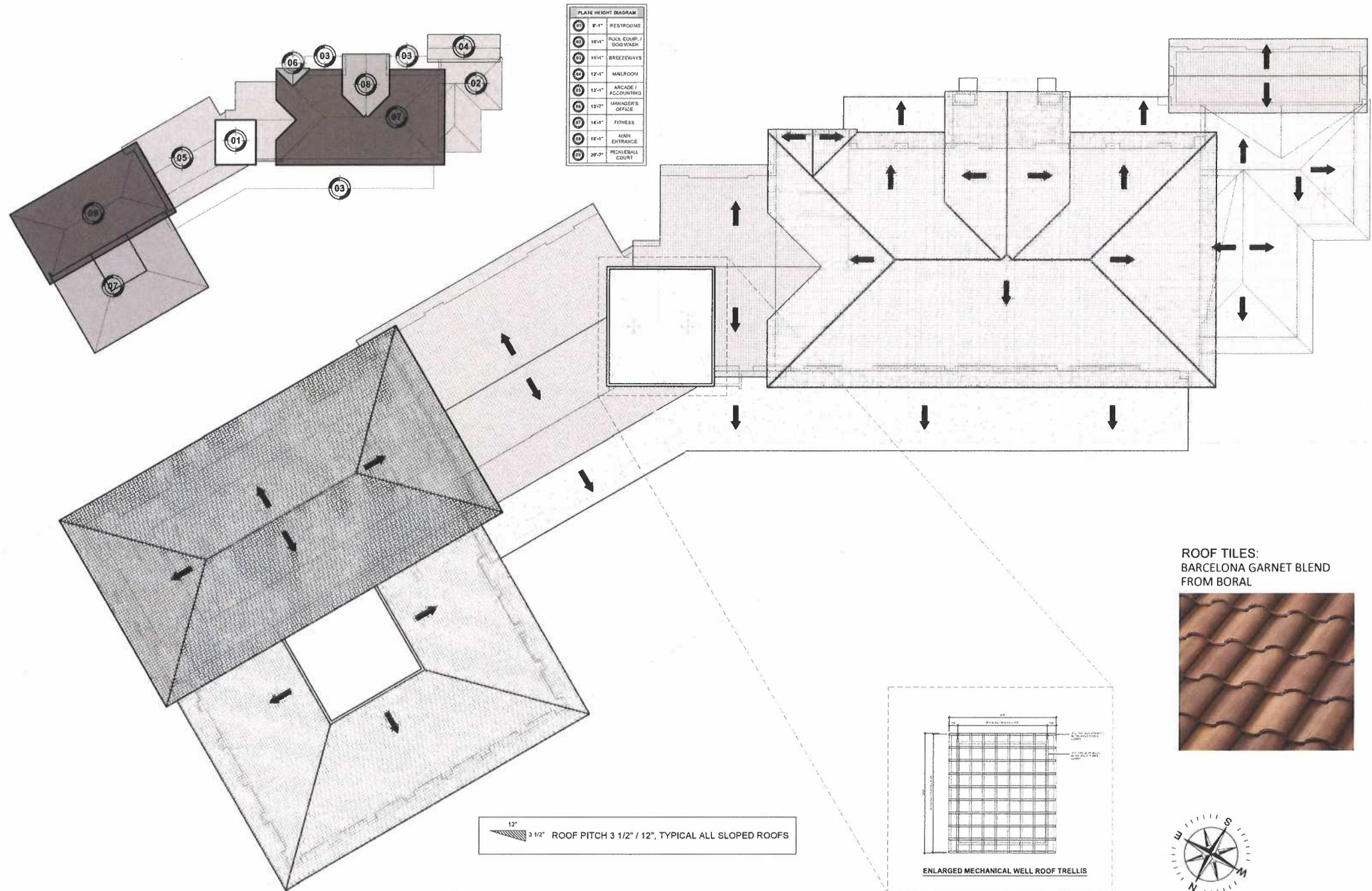
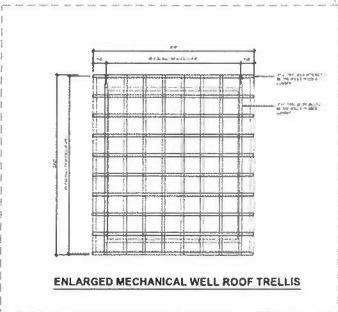


PLATE HEIGHT DIAGRAM	
01	RESTROOMS
02	POOL EQUIP./ DOG WASH
03	BREEZEWAYS
04	HALLROOM
05	ARCADE/ ACCOUNTING
06	MANAGER'S OFFICE
07	FITNESS
08	MAIN ENTRANCE
09	PICKLEBALL COURT

ROOF TILES:
BARCELONA GARNET BLEND
FROM BORAL



CLUBHOUSE ROOF PLAN

1/8"=1'-0"

12" 3 1/2" ROOF PITCH 3 1/2" / 12", TYPICAL ALL SLOPED ROOFS

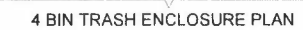
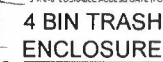
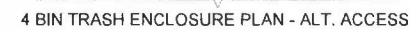
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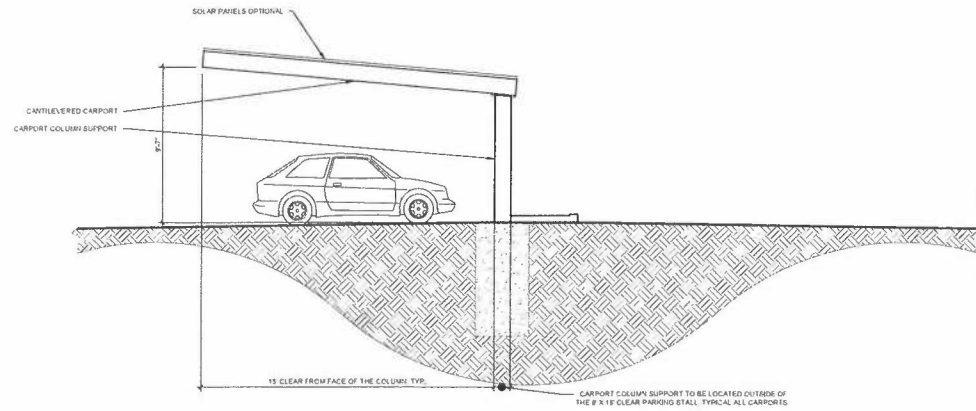
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CHECKED
APPROVED
PROJECT MANAGER
DESIGNER
DRAWN
SCALE
SHEET NO.
TOTAL SHEETS

SOLANA WINCHESTER HILLS
TEMECULA CALIFORNIA

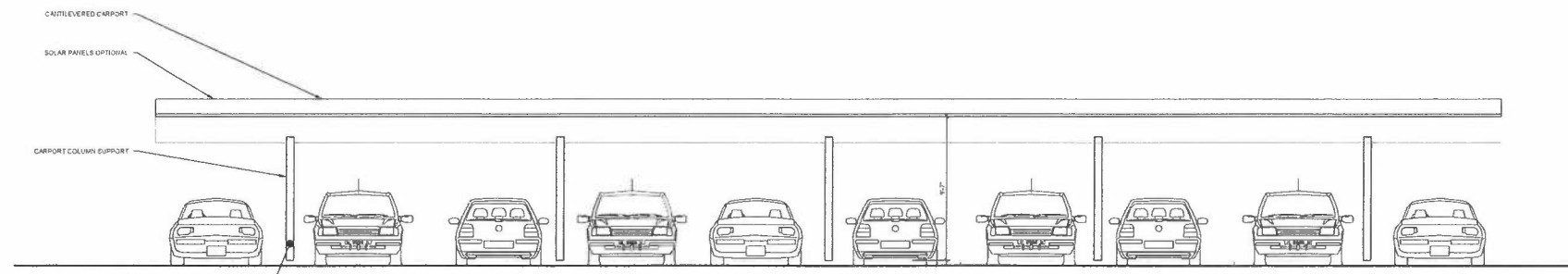
PROJECT NO. 2420-1371 SUBMITTALS
DATE 02/17/2022
SHEET NO. A2-9.2
TOTAL SHEETS 20

ARCHITECT
AKK
4500 BENTLEY BLVD
SAN ANTONIO, TX 78219
TEL 214-343-1234
FAX 214-343-1235

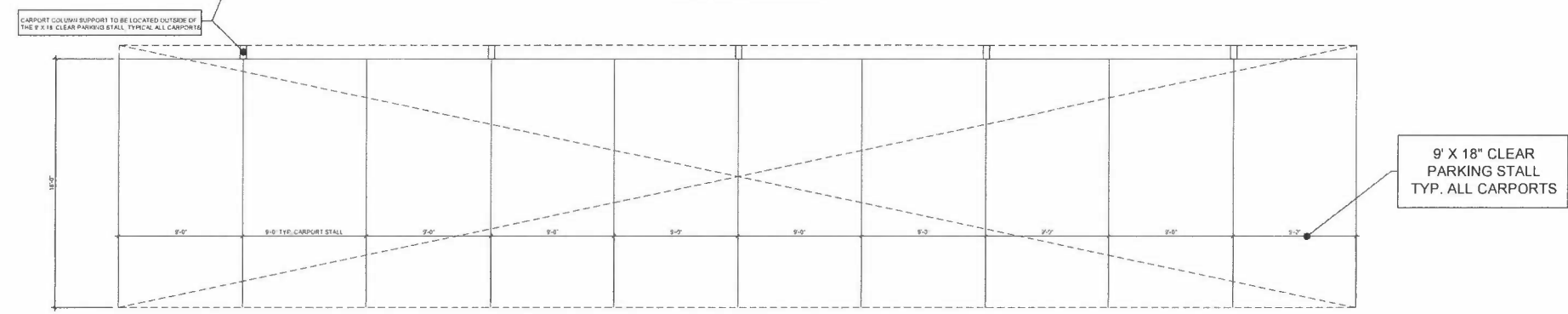




CARPORT CROSS SECTION



CARPORT ELEVATION



CARPORT FLOOR PLAN

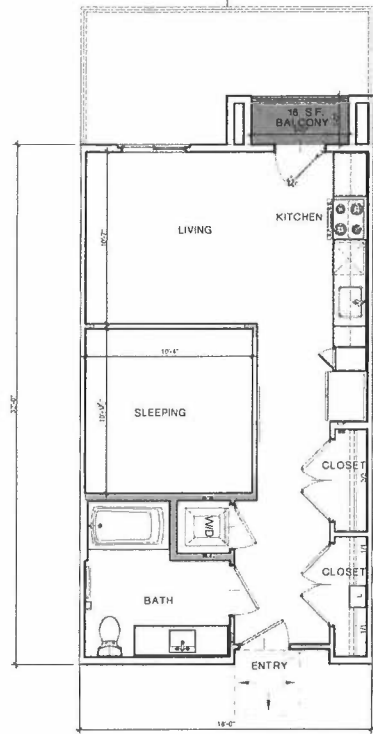
TYPICAL CARPORT - 10 PARKING STALLS MAX. 01
1/4"=1'-0"

NO.	DESCRIPTION	DATE
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2	ISSUED FOR CONSTRUCTION	02/11/2022
3	ISSUED FOR RECORD	02/11/2022
4	ISSUED FOR AS-BUILT	02/11/2022
5	ISSUED FOR FINAL REVIEW	02/11/2022

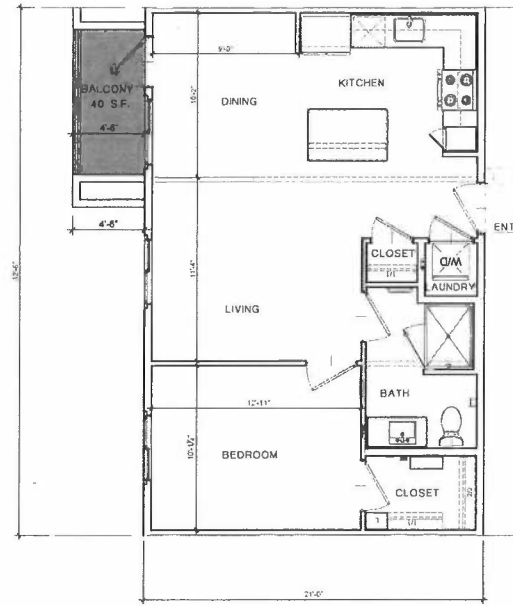
SOLANA WINCHESTER HILLS
TEMECULA CALIFORNIA

PROJECT: SOLANA WINCHESTER HILLS DATE: 02/11/2022 SHEET: A2-11 SCALE: 1/4"=1'-0" DRAWN BY: JLM CHECKED BY: JLM APPROVED BY: JLM	ARCHITECT: JLM ADDRESS: 10000 JLM DRIVE TEMECULA, CA 92590 TEL: (951) 712-1111 FAX: (951) 712-1112
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150 S.F. ENLARGED BALCONY
2ND FLOOR UNITS # BLDG 2, 3, 4 AND 7



S-1 573 S.F.



A-1 672 S.F.



A-2 710 S.F.

PRIVATE OPEN SPACE ON UPPER FLOOR BALCONIES (150 S.F. OF GROUND FLOOR PATIO AT FIRST FLOOR UNITS NOT INCLUDED IN THIS TABLE)						
UNIT	TYPE	BALCONY AREA	TOTAL BALCONY AREA	QTY	PER TYPE	%
S-1	1500HD	18	180	10		
S-1	1500HD	150	600	4	34	5.2%
A-1	188 x 18	40	1,760	44		
A-2	188 x 18	48	2,808	52	96	35.4%
B-1	248 x 24	50	3,100	64		
B-2	248 x 28	50	500	36		
B-3	248 x 24	42	2,604	62	134	49.4%
C-1	348 x 24	50	300	6		
C-2	348 x 28	52	624	12	18	6.6%
TH-1	348 x 33	74	666	9	9	2.3%
	TOTAL		12,800	271	271	100%
BALCONY TOTALS			771,470.15	12,800	5.1%	
AVERAGE BALCONY AREA					47	5.1%

PRIVATE OPEN SPACE AT UPPER FLOOR BALCONIES

TYPICAL UNIT PLANS

1/4"=1'-0"

1

ADAPTABLE UNIT MIX CHAPTER 11A						
UNIT	TYPE	AREA	TOT AREA	QTY	PER TYPE	%
S-1	1500HD	523	4,013	7	7	8.9%
A-1	188 x 18	672		0		
A-2	188 x 18	710	10,340	26	26	32.9%
B-1	248 x 24	1,015	28,448	28		
B-2	248 x 28	3,015	8,540	8		
B-3	248 x 24	1,101		0	36	45.6%
C-1	348 x 24	1,301	1,903	3		
C-2	348 x 28	1,332	2,922	6	9	11.4%
TH-1	348 x 33	1,755	3,755	1	1	1.3%
	TOTAL		73,009	79	79	100%

REVISIONS
NO. DESCRIPTION
1. 01/11/2022
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SOLANA WINCHESTER HILLS
TEMECULA CALIFORNIA

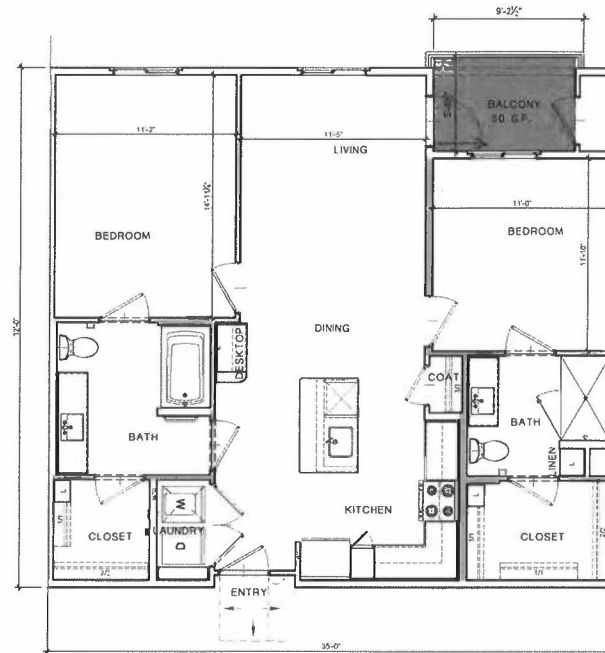
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PRIVATE OPEN SPACE ON UPPER FLOOR BALCONIES					
(150 S.F. OF GROUND FLOOR PATIO AT FIRST FLOOR UNITS NOT INCLUDED IN THIS TABLE)					
UNIT	TYPE	BALCONY AREA	TOTAL BALCONY AREA	QTY	PER TYPE
S-1	STUDIO	18	180	10	18
S-1	STUDIO	150	600	4	15
A-1	1 BR	40	1,780	44	40
A-2	1 BR	48	2,496	52	48
B-1	2 BR	50	3,100	62	50
B-2	2 BR	50	500	10	50
B-3	2 BR	42	2,604	62	42
C-1	3 BR	50	300	6	50
C-2	3 BR	52	424	8	52
TH-1	3 BR	74	666	9	74
TOTAL			12,830	271	271
BALCONY TOTALS				271 UNITS	12,830 S.F.
AVERAGE BALCONY AREA					47 S.F.

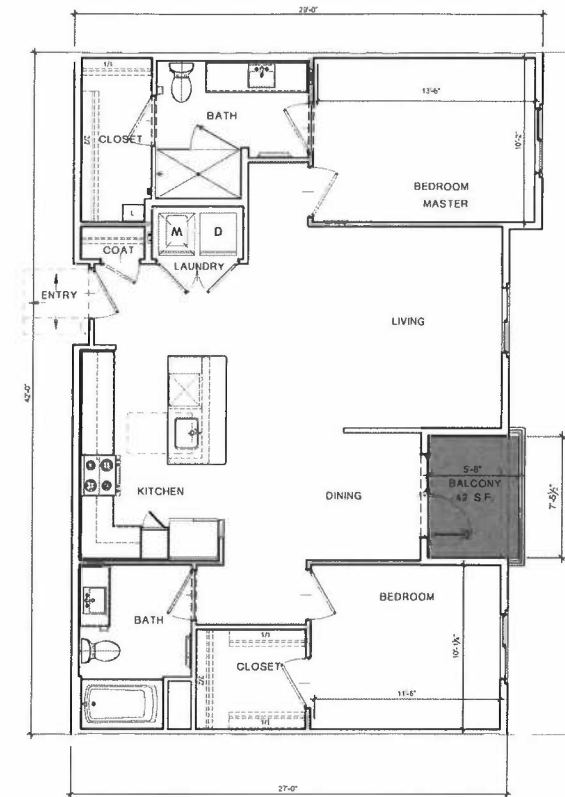
PRIVATE OPEN SPACE AT UPPER FLOOR BALCONIES



B-1 1,016 s.f.



B-2 1,055 s.f.



B-3 1,101 s.f.

TYPICAL UNIT PLANS

1/4"=1'-0"

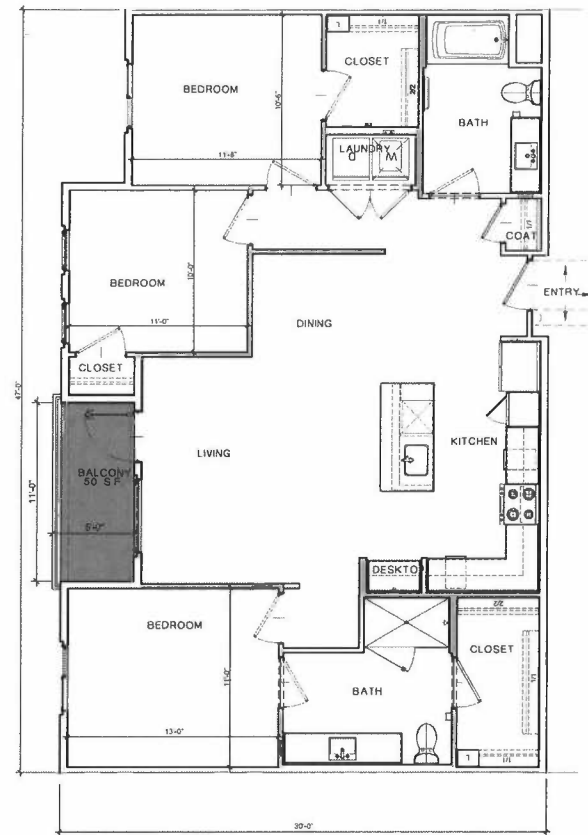
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ADAPTABLE UNIT MIX					
CHAPTER 11A					
UNIT	TYPE	AREA	TOTAL AREA	QTY	PER TYPE
S-1	STUDIO	573	4,011	7	7
A-1	1 BR	672	18,460	26	26
A-2	1 BR	710	18,460	26	26
B-1	2 BR	1,016	28,438	28	28
B-2	2 BR	1,055	8,640	8	8
B-3	2 BR	1,101	0	0	0
C-1	3 BR	5,201	3,903	3	3
C-2	3 BR	1,132	7,932	6	6
TH-1	3 BR	1,255	1,255	1	1
TOTAL			73,009	73	73

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SOLANA WINCHESTER HILLS
TEMECULA CALIFORNIA

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C-1 1,301 s.f.



C-2 1,332 S.F.

TYPICAL UNIT PLANS

1/4"=1'-0"

PRIVATE OPEN SPACE ON UPPER FLOOR BALCONIES						
(150 S.F. OF GROUND FLOOR PATIO AT FIRST FLOOR UNITS NOT INCLUDED IN THIS TABLE)						
UNIT	TYPE	BALCONY AREA	TOTAL BALCONY AREA	QTY	PER TYPE	%
S-1	STUDIO	18	180	10	18	5.2%
S-1	STUDIO	150	600	4	150	5.2%
A-1	1 BR + 1 B	40	1,760	44	40	35.4%
A-2	1 BR + 1 B	48	2,496	52	48	35.4%
B-1	2 BR + 2 B	50	3,100	62	50	49.8%
B-2	2 BR + 2 B	50	500	10	50	49.8%
B-3	2 BR + 2 B	42	2,604	62	42	49.8%
C-1	3 BR + 2 B	50	300	6	50	6.0%
C-2	3 BR + 2 B	52	824	17	52	3.7%
TH-1	3 BR + 2 B	74	656	9	74	100%
TOTAL			12,830	271	271	100%
BALCONY TOTALS				271 UNITS	17,830 S.F.	
AVERAGE BALCONY AREA					47 S.F.	

PRIVATE OPEN SPACE AT UPPER FLOOR BALCONIES

ADAPTABLE UNIT MIX						
CHAPTER 11A						
UNIT	TYPE	AREA	TOT AREA	QTY	PER TYPE	%
S-1	STUDIO	573	4,011	7	7	8.9%
A-1	1 BR + 1 B	672	0	0	0	0.0%
A-2	1 BR + 1 B	730	18,960	26	26	32.9%
B-1	2 BR + 2 B	1,016	28,438	28	28	45.6%
B-2	2 BR + 2 B	1,015	6,450	8	8	11.4%
B-3	2 BR + 2 B	1,101	0	0	0	0.0%
C-1	3 BR + 2 B	1,301	1,301	1	1	1.3%
C-2	3 BR + 2 B	1,332	7,932	6	6	7.7%
TH-1	3 BR + 2 B	1,755	1,755	1	1	1.3%
TOTAL			73,009	79	79	100%

REVISIONS
1. 01/17/2012
2. 01/17/2012
3. 01/17/2012
4. 01/17/2012
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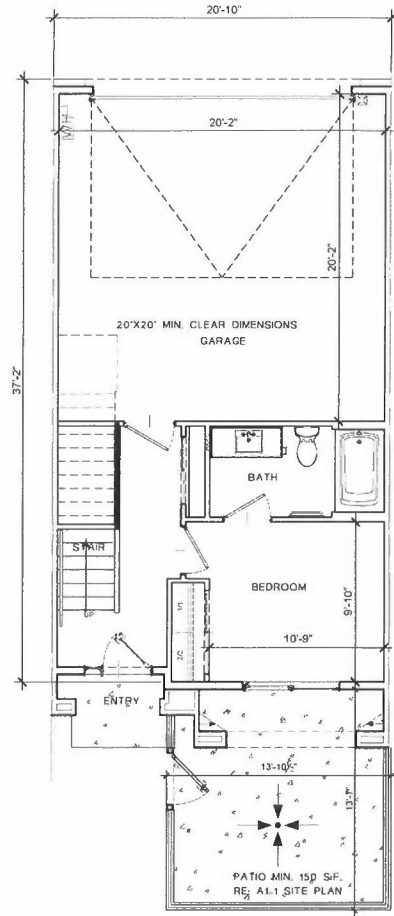
SOLANA WINCHESTER HILLS
TEMECULA CALIFORNIA

REVISIONS
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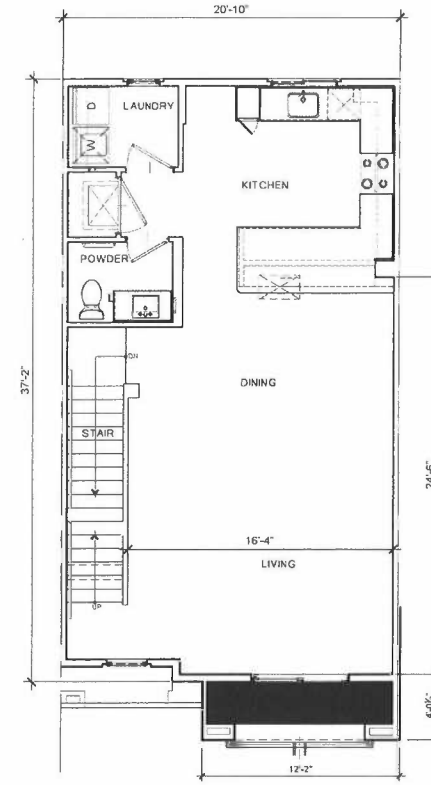
ADAPTABLE UNIT MIX						
CHAPTER 11A						
UNIT	TYPE	AREA	TOTAL AREA	QTY	PER TYPE	%
S-1	1 BR	575	4,011	7	7	8.9%
A-1	1 BR - 1 B	622		0		
A-2	1 BR - 1 B	710	18,460	26	26	32.9%
B-1	2 BR - 2 B	1,018	28,148	28		
B-2	2 BR - 2 B	1,051	8,440	8		
B-3	2 BR - 2 B	1,101	0	0	36	45.8%
C-1	3 BR - 3 B	1,301	1,301	1		
C-2	3 BR - 3 B	1,332	2,392	2	9	11.4%
TH-1	3 BR - 3.5 B	1,755	1,755	1	1	1.3%
TOTAL			73,029	79	79	100%

PRIVATE OPEN SPACE ON UPPER FLOOR BALCONIES						
(150 S.F. OF GROUND FLOOR PATIO AT FIRST FLOOR UNITS NOT INCLUDED IN THIS TABLE)						
UNIT	TYPE	BALCONY AREA	TOTAL BALCONY AREA	QTY	PER TYPE	%
S-1	1 BR	18	180	15		
S-1	1 BR	150	600	4	14	5.2%
A-1	1 BR - 1 B	40	1,760	84		
A-2	1 BR - 1 B	48	2,436	52	96	35.4%
B-1	2 BR - 2 B	50	3,100	62		
B-2	2 BR - 2 B	50	1,000	10		
B-3	2 BR - 2 B	42	2,604	62	134	49.4%
C-1	3 BR - 3 B	50	1,000	6		
C-2	3 BR - 3 B	52	874	17	18	8.1%
TH-1	3 BR - 3.5 B	74	666	9	9	2.7%
TOTAL			12,950	271	271	100%
BALCONY TOTALS				271 UNITS	12,950 S.F.	
AVERAGE BALCONY AREA					47 S.F.	

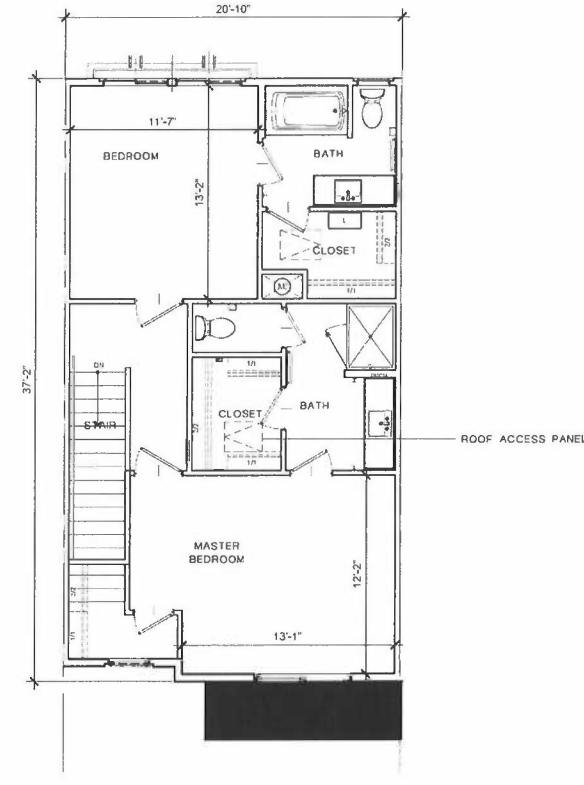
PRIVATE OPEN SPACE AT UPPER FLOOR BALCONIES



TH-1
1ST LEVEL 313 S.F. ①



TH-1
2ND LEVEL 721 S.F. ②



TH-1
3RD LEVEL 721 S.F. ③

TYPICAL UNIT PLANS TH-1 TOTAL: 1,755 S.F. ①

1/4"=1'-0"

REVISIONS
1. 02/17/2022
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SOLANA WINCHESTER HILLS
TEMECULA CALIFORNIA

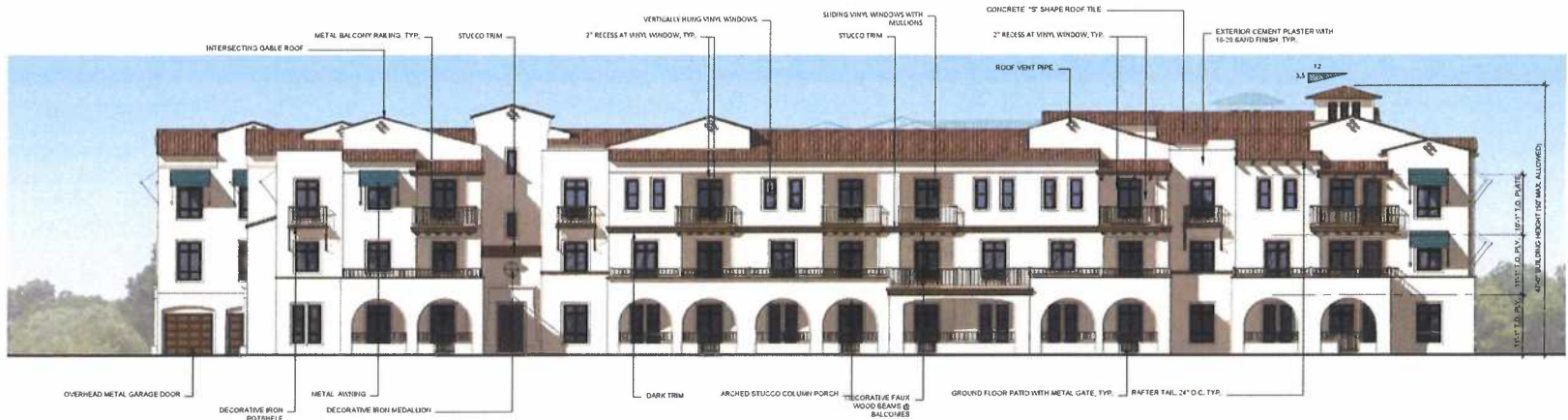
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BUILDING 1 WEST ELEVATION

3/32"x1'-0"

D

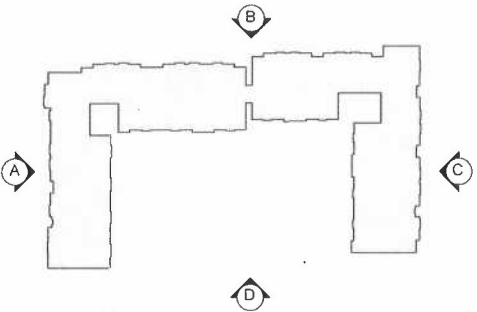


BUILDING 1 SOUTH ELEVATION

3/32"x1'-0"

C

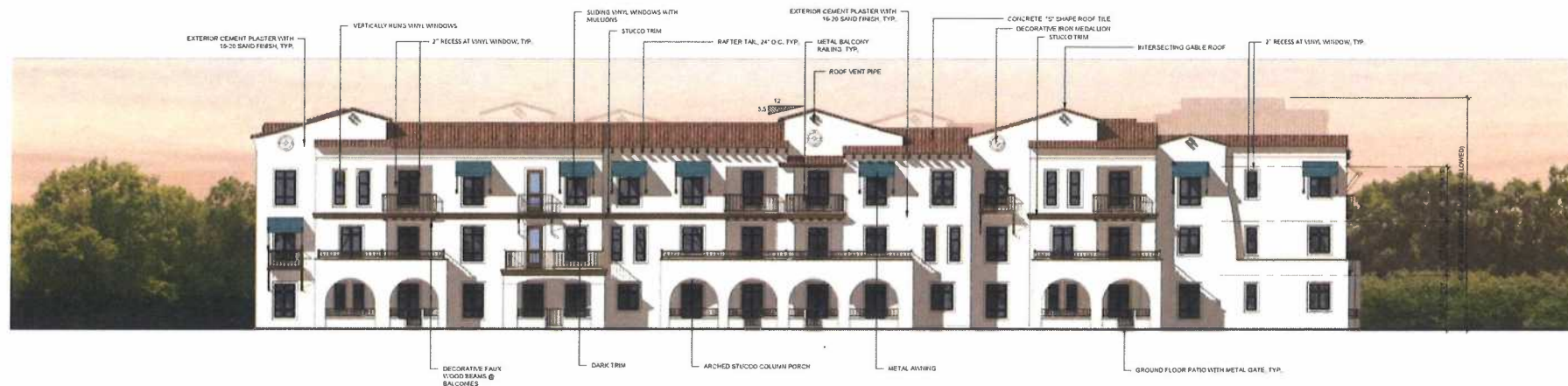
PROPOSED COLOR/MATERIAL SCHEME			
EXTERIOR CEMENT PLASTER	WOOD ELEMENTS (RAFTER TAIL / FAUCET, BEAMS / FASCIA / GARAGE DOOR)	METAL ELEMENTS (RAILING / ROD WORK)	ROOF
			
White Floor SW 7102	Dark Brown Rafter Tail, Fascia, Beams, Garage Door	Dark Brown Railing, Rod Work	Dark Brown Concrete S-Shape Roof Tile
White Floor SW 7102	Dark Brown Rafter Tail, Fascia, Beams, Garage Door	Dark Brown Railing, Rod Work	Dark Brown Concrete S-Shape Roof Tile



SHEET 1 OF 1
 PROJECT: SOLANA WINCHESTER HILLS
 LOCATION: TEMECULA, CALIFORNIA
 DATE: 05/11/2022
 DRAWN BY: JEN P
 CHECKED BY: JEN P
 APPROVED BY: JEN P

SOLANA WINCHESTER HILLS
 TEMECULA CALIFORNIA

ARCHITECTURAL SUBMITTALS
 05/11/2022
 A4-1.2
 JEN P



BUILDING 2 NORTH EAST ELEVATION

3/32"=1'-0"

(B)



BUILDING 2 NORTH WEST ELEVATION

3/32"=1'-0"

(A)

PROPOSED COLOR/MATERIAL SCHEME			
EXTERIOR CEMENT PLASTER	WOOD ELEMENTS (RAILING / FASCIA) GARAGE DOOR	METAL ELEMENTS (RAILING / ROOF RIM)	ROOF
White Plaster SW 7102	White Plaster SW 7102	White Plaster SW 7102	Brown Roof Tiles
White Plaster SW 7102	White Plaster SW 7102	White Plaster SW 7102	Brown Roof Tiles

NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL MATERIALS AND FINISHES ARE TO BE APPROVED BY THE ARCHITECT.
3. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
4. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
5. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.

SOLANA WINCHESTER HILLS
TEMECULA CALIFORNIA

FAST TRACK SUBMITTAL
02/11/2022
A4-2.1
02/11/2022

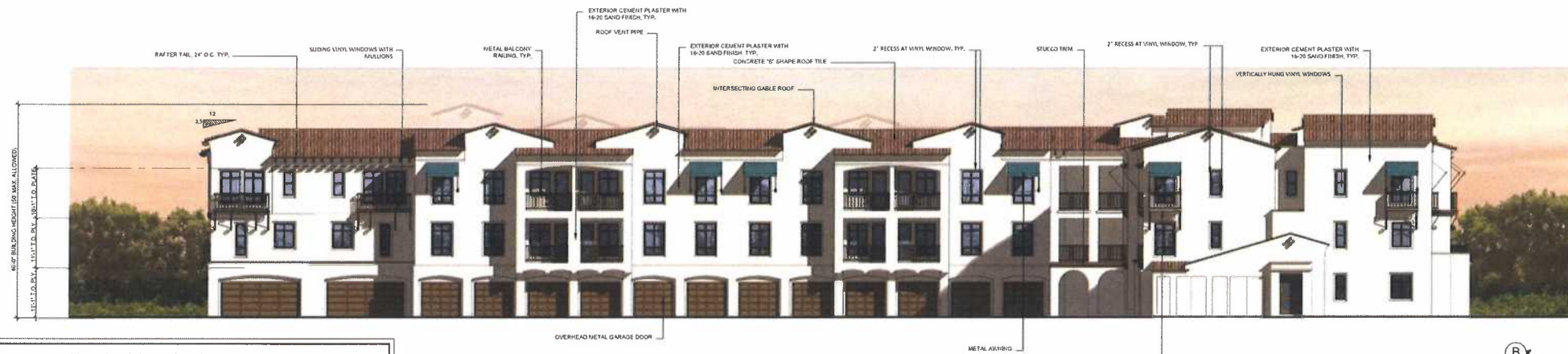
ARK
ARCHITECTS, INC.
FARMERSVILLE, ALA
101
Boulevard
Cottrell, California
Tel: (916) 754-1143
Fax: (916) 754-1143



BUILDING 2 SOUTH WEST ELEVATION

3/32"=1'-0"

D

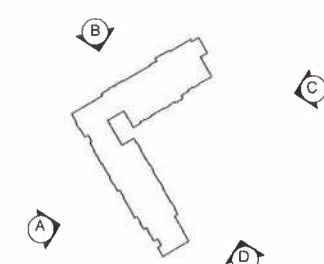


BUILDING 2 SOUTH EAST ELEVATION

3/32"=1'-0"

C

PROPOSED COLOR/MATERIAL SCHEME			
EXTERIOR CEMENT PLASTER	WOOD ELEMENTS (RAFTER TAIL/FASCIA BEAMS / FASCIAL GARAGE DOORS)	METAL ELEMENTS (RAILING / ROD (ROD))	ROOF
White Flour SW 7102 SHERWIN WILLIAMS	White Flour SW 7102 SHERWIN WILLIAMS	Sherwin Williams Iron Gate SHERWIN WILLIAMS	Barcelona Granite Blend from Azule



SHEET NO. A4-2.2
 PROJECT NO. 2017-001
 DATE: 06/17/2017
 DRAWN BY: J. L. LEE
 CHECKED BY: J. L. LEE
 APPROVED BY: J. L. LEE
 PROJECT LOCATION: SOLANA WINCHESTER HILLS, TEMECULA, CALIFORNIA
 CLIENT: ARK
 ARCHITECT: ARK
 10000 JAVELLE, APT. 404
 TEMECULA, CALIFORNIA 92590
 TEL: (951) 770-1000
 FAX: (951) 770-1001

SOLANA WINCHESTER HILLS
 TEMECULA CALIFORNIA

PROJECT SUBMITTALS
 ARK
 06/17/2017
 A4-2.2
 06/17/2017
 06/17/2017

PROPOSED COLOR/MATERIAL SCHEME			
EXTERIOR CEMENT PLASTER	WOOD ELEMENTS (RAFTER TAILS / FAUX BEAMS / FASCIAE GARAGE DOORS)	METAL ELEMENTS (RAILING / ROOF HORN)	ROOF
			
White Plaster SW 7102 BM 7102 WHITE PLASTER SHERWIN WILLIAMS	Dark Wood SW 1204 BM 1204 DARK WOOD SHERWIN WILLIAMS	Dark Metal SW 7008 BM 7008 DARK METAL SHERWIN WILLIAMS	Concrete Gablet Blend From Solar



BUILDING 3 NORTH EAST ELEVATION

3/32"x1'-0"

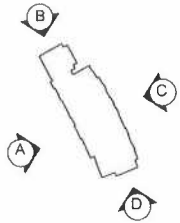
B



BUILDING 3 NORTH WEST ELEVATION

3/32"x1'-0"

A



SHEET NO. A4-3.1
 PROJECT NO. 2020-00000000-00
 DATE: 02/17/2022
 DRAWN BY: J. [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]
 ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE ORDINANCES. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE CLIENT ASSUMES ALL LIABILITY FOR ANY SUCH ERRORS OR OMISSIONS.

SOLANA WINCHESTER HILLS
 TEMECULA CALIFORNIA

PREPARED FOR:

A R K

PREPARED BY:

A R K

DATE:

02/17/2022

SHEET NO.:

A4-3.1

PROJECT NO.:

2020-00000000-00

DRAWN BY:

J. [Name]

CHECKED BY:

[Name]

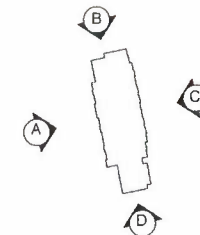
APPROVED BY:

[Name]

Architectural elevation drawing of a three-story house. The drawing includes the following callouts and dimensions:

- CONCRETE, 6" SHAPE ROOF TILE
- RAFTER TIE, 2" O.C. TYP.
- METAL BALCONY RAILING, TYP.
- EXTERIOR CEMENT PLASTER WITH 10-20 SAND FINISH, TYP.
- VERTICALLY HUNG VINYL WINDOWS
- SLIDING VINYL WINDOWS WITH BULLDOGS
- 12
- 3.5
- 15'-0" TO PLIN.
- 15'-7 1/2" TO PLIN.
- 15'-7 1/2" TO PLIN.
- 15'-0" TO PLIN.

3/32" ± 1'-0"

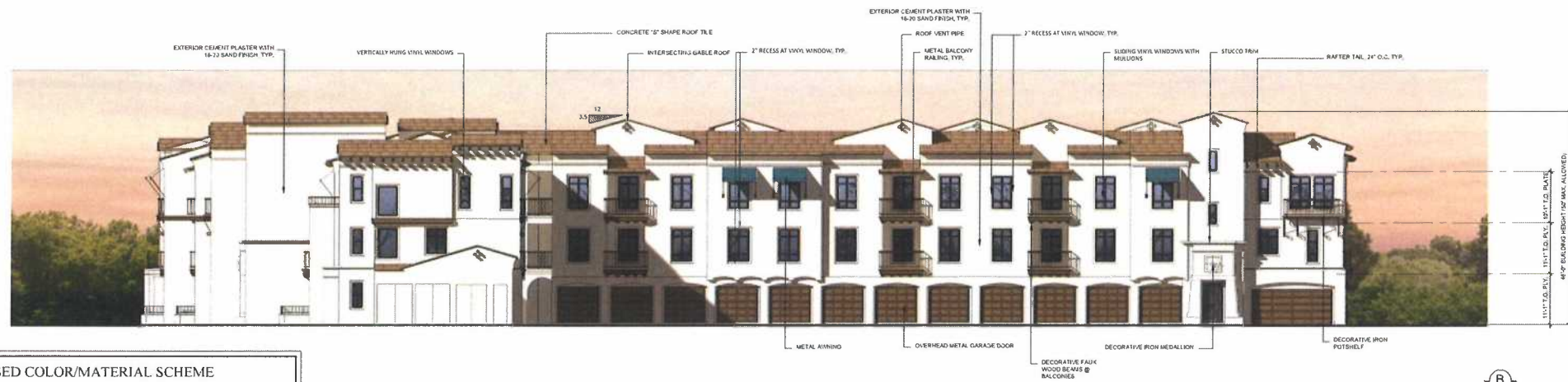




BUILDING 5 WEST ELEVATION

3/32"x1'-0"

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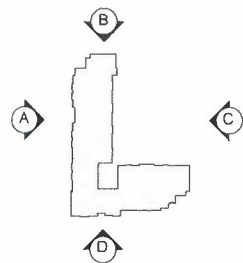


BUILDING 5 SOUTH ELEVATION

3/32"x1'-0"

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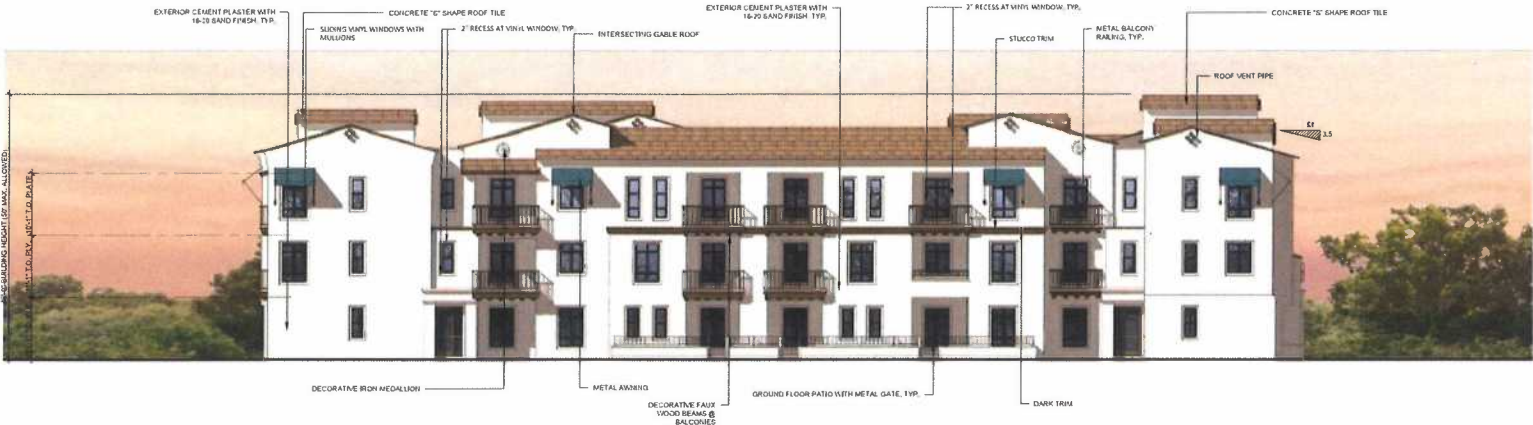
PROPOSED COLOR/MATERIAL SCHEME			
EXTERIOR CEMENT PLASTER	WOOD ELEMENTS (RAFTER TAIL / FAUX BEAMS / FASCIA / GARAGE DOORS)	METAL ELEMENTS (RAILING / FROG IRON)	ROOF
White Flour SW 7107	 White Flour SW 7107 SHERWIN WILLIAMS	 White Flour SW 7107 SHERWIN WILLIAMS	 White Flour SW 7107 SHERWIN WILLIAMS
White Flour SW 7107	 White Flour SW 7107 SHERWIN WILLIAMS	 White Flour SW 7107 SHERWIN WILLIAMS	 White Flour SW 7107 SHERWIN WILLIAMS



1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE, THE CALIFORNIA MECHANICAL CODE, THE CALIFORNIA ELECTRICAL CODE, AND THE CALIFORNIA FIRE CODE.

SOLANA WINCHESTER HILLS
 TEMECULA CALIFORNIA

PACK 1 SUBMITTAL #1
 02/17/2021
 A4-5.2
 02/17/2021
 02/17/2021



BUILDING 6 EAST ELEVATION

3/32"x1'-0"

B

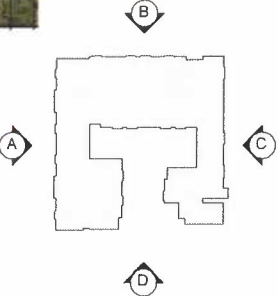


BUILDING 6 NORTH ELEVATION

3/32"x1'-0"

A

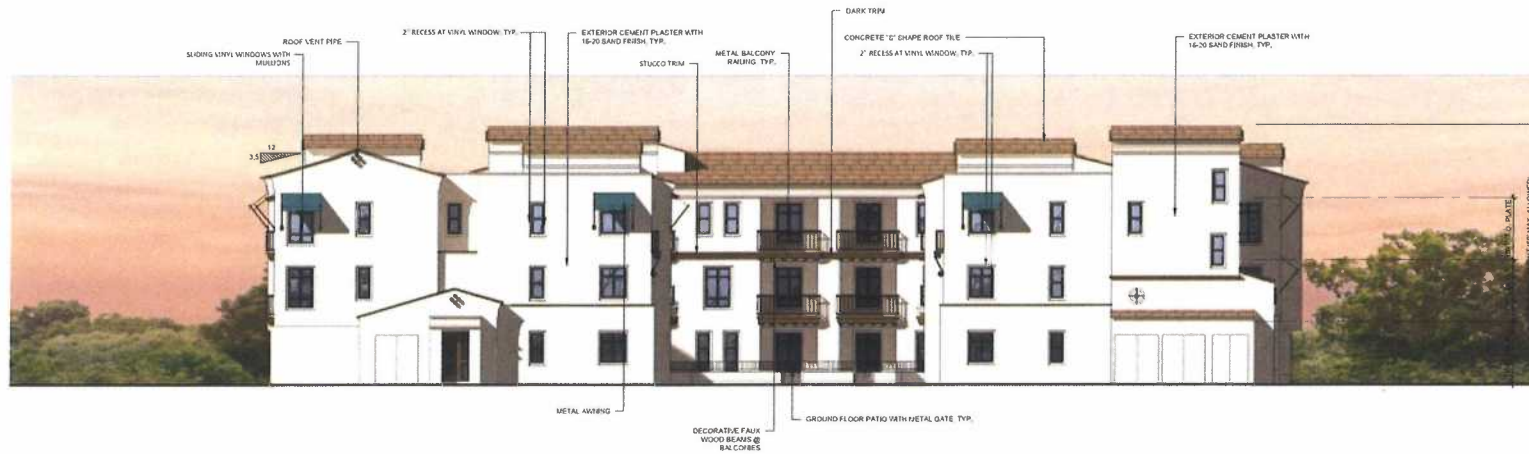
PROPOSED COLOR/MATERIAL SCHEME			
EXTERIOR CEMENT PLASTER	WOOD ELEMENTS (SHUTTER, FAUX, BEAMS / FASCIA, GARAGE DOOR)	METAL ELEMENTS (RAILING / RIGID END)	ROOF
White Plaster SW 7102	White Plaster SW 7102	White Plaster SW 7102	Brown Roof Tiles
White Plaster SW 7102	White Plaster SW 7102	White Plaster SW 7102	Brown Roof Tiles



SHEET NO. A4-6.1
 PROJECT NO. 2020-0001
 DATE: 05/17/2021
 DRAWN BY: J. [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]
 SCALE: 1/8" = 1'-0"
 NOTES: SEE SHEET A4-6.2 FOR FURTHER DETAILS.

SOLANA WINCHESTER HILLS
 TEMECULA CALIFORNIA

ARCHITECT: JPC
 DATE: 05/17/2021
 A4-6.1
 SCALE: 1/8" = 1'-0"
 SHEET NO. A4-6.1



BUILDING 8 WEST ELEVATION

3/32"-1'-0"

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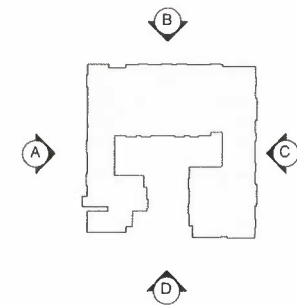


BUILDING 8 SOUTH ELEVATION

3/32"-1'-0"

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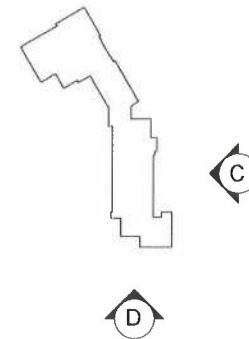
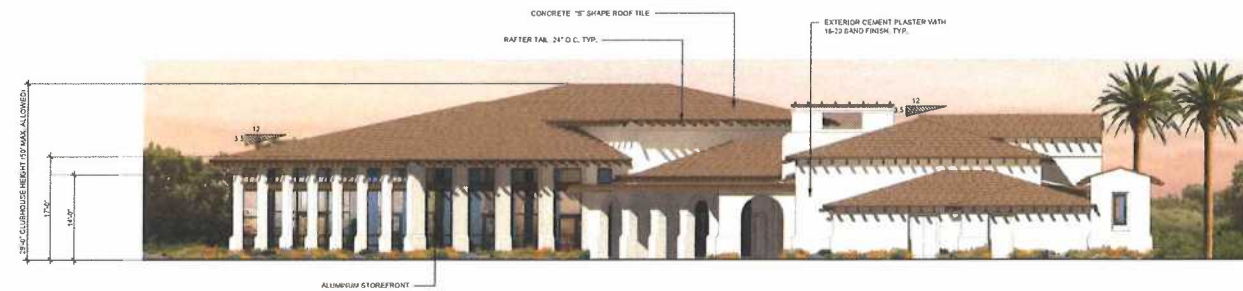
PROPOSED COLOR/MATERIAL SCHEME			
EXTERIOR CEMENT PLASTER	WOOD ELEMENTS (SHUTTER, BALCONY RAILING, FASCIA, GARAGE DOOR)	METAL ELEMENTS (DRAINAGE / RAILING / RING)	ROOF
			
White Flat SW 7102	SW 7102	SW 7102	SW 7102
WHITE FLOUR	WHITE FLOUR	WHITE FLOUR	WHITE FLOUR
SHERWIN WILLIAMS	SHERWIN WILLIAMS	SHERWIN WILLIAMS	SHERWIN WILLIAMS

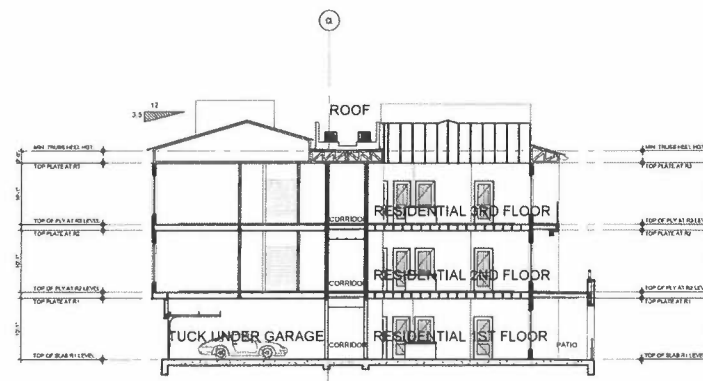
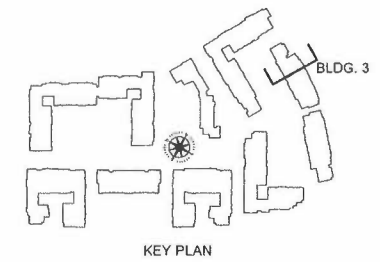


1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE, THE INTERNATIONAL RESIDENTIAL CODE, AND THE INTERNATIONAL MECHANICAL, ELECTRICAL, AND PLUMBING CODES.
 2. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.
 3. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.
 4. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.
 5. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.

SOLANA WINCHESTER HILLS
 TEMECULA CALIFORNIA

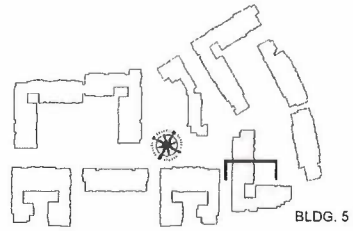
ARCHITECTURAL
 02/11/2018
 A4-8.2
 02/11/2018
 02/11/2018





BUILDING 3 SECTION

3/32" ± 1'-0"



BUILDING 5 SECTION

3/32" x 1'-0"

1

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SOLANA WINCHESTER HILLS
TEMECULA CALIFORNIA

PERSONALITY

02/17/2022

A5-5

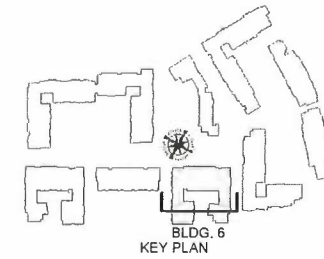
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■ ■ ■

A R K
ADCBTE TS HC

1261
Farmer Avenue
CHICAGO, ILL.

TABLE 1			
Summary of the results of the 1990-1991 survey			
Year	(1990)	(1991)	(1992)
Year	(1990)	(1991)	(1992)



BUILDING 6 SECTION

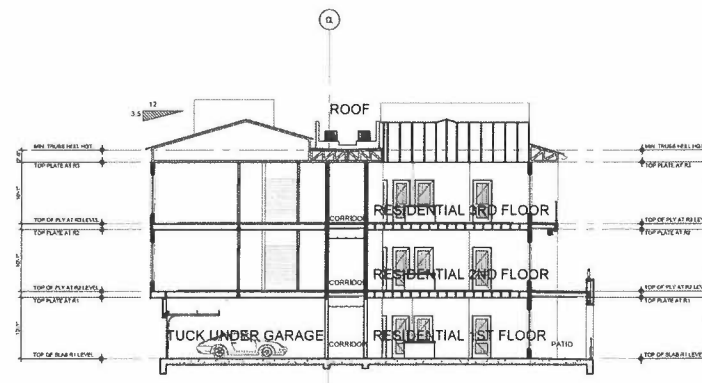
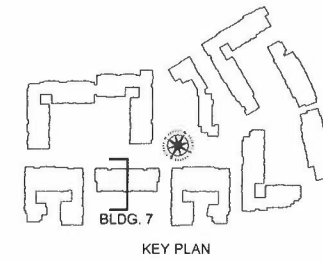
3/32"=1'-0"

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DATE	1/1/2015
BY	WJ/2015
CHECKED	WJ/2015
APPROVED	WJ/2015
PROJECT	SOLANA WINCHESTER HILLS
SHEET	A5-6
DESCRIPTION	SECTION

SOLANA WINCHESTER HILLS
TEMECULA CALIFORNIA

PROJECT	SOLANA WINCHESTER HILLS
DATE	1/1/2015
BY	WJ/2015
CHECKED	WJ/2015
APPROVED	WJ/2015
PROJECT	SOLANA WINCHESTER HILLS
SHEET	A5-6
DESCRIPTION	SECTION



BUILDING 7 SECTION

3/32"-1'-0"

1

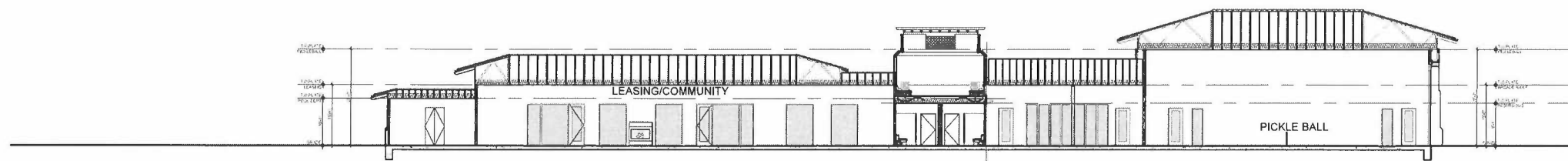
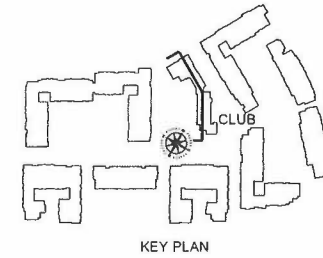
ALABAMA #	1 07809
ARIZONA #	1 3030
CALIFORNIA #	1 37799
COLORADO #	1 6166
IDAHO #	1 3649

ALL BIDS, DESIGN AMENDMENTS AND PLANS MUST BE SUBMITTED BY MAIL DRAWING AND COVERED BY MAIL TO: JAMES J. ANDERSON, JR. AND BARK CORP. 6001 FURNACE AND DEVELOPERS FOR SALE AND IN CONNECTION WITH THE ABOVE-ENTITLED PROJECT, NAME OF BIDDING CONTRACTOR OR FIRM, MUST BE PLACED BY MAIL OR DELIVERED TO ANY PERSON, OR IN CONNECTION FOR ANY PURPOSE, AND PROJECT WHICH IS NOT AUTHORIZED PERSONNEL OF BARK AND ASSOCIATES, INC.

SOLANA WINCHESTER HILLS
TEMECULA CALIFORNIA

REC'D NO.
FA20-1371 SUBMITTAL #5
02/17/2022
A5-7
00/PM
JEM/TT

A R K
ARCHITECTS INC.
Paramount Building, A10
1300
BAYVIEW AVENUE
CARLISLE, CALIFORNIA
94501
TEL (415) 792-5593
FAX (415) 792-5854



CLUBHOUSE SECTION

3/32" ± 1'-0"

①

CALIFORNIA	1	C13706
IDAHO	1	23020
ARIZONA	1	23790
COLORADO	1	42000
GILBERT	1	20400

ALL FLAKE FORMS AMMUNITIONS AND
 PLUME MAGAZINES ARE INTERCHANGED
 WITH FLAKE AND ARE COVERED BY THE
 ABOVE LIST. ALL AMMUNITIONS ARE
 COVERED IN ONE CASE. S&W AND R&W ARE
 FOR LAW ENFORCEMENT USE
 THE SPEEDY FLAKE MAG. OF S&W
 IS INTERCHANGED TO PLUMES
 IN USED BY THE COURTESY NO. 1
 PLUMES, FOR THE LAW ENFORCEMENT
 PLUMES AND PLUMES ARE USED IN
 THE PRODUCTION OF THE AMMUNITION,
 INC.

SOLANA WINCHESTER HILLS
TEMECULA CALIFORNIA

PREPARED BY
 PA29-1371 SUBMITTAL 45
 REC-12
 02/17/2022
 5437
 A5-9
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A R K
ARCHITECTS INC
Paramount 13th Fl. AIA
1201
Fairfax Avenue
Culver City, California
90009
Tel: (310) 750-1957
Fax: (310) 392-1818

SPANISH COLONIAL



SPANISH COLONIAL ELEMENTS

- 1. LOW PITCHED ROOF WITH TERRACOTTA CLAY TILE ROOF COVERING
- 2. EAVES WITH LITTLE TO NO ROOF OVERHANG
- 3. MAY INCLUDE GABLES OR SQUARE TOWERS
- 4. DECORATIVE VENTS
- 5. EXPOSED, UNFINISHED OR DARK-STAINED WOODEN BEAMS
- 6. DECORATIVE IRON WORK
- 7. HALF-ROUND ARCHED DOORWAYS, WINDOWS OR ARCADES
- 8. THICK, STUCCO CLAD EXTERIOR WALLS
- 9. WHITE OR VERY LIGHT NEUTRAL COLORS
- 10. STUCCO OR DECORATIVE TILE VENTS
- 11. BALCONIES (OPEN OR ROOFED WITH WOOD OR IRON)
- 12. ASYMMETRICAL FACADES
- 13. USE OF SMALL WINDOWS, CANOPIES OR WOODEN SHUTTERS FOR SUN CONTROL

HARVESTON SPECIFIC PLAN

SPANISH COLONIAL STYLE

REQUIREMENTS

- 2 STORY MASSING WITH STRONG ONE STORY ELEMENT
- 4:12 TO 5:12 ROOF PITCH
- 12" TO 18" OVERHANG
- SHALE HIP OR GABLE ROOF WITH ONE INTERSECTING GABLE ROOF
- BARREL OR "S" SHAPE CONCRETE TILES
- FINE TO LIGHT SAND FINISH OR LIGHT LACE LACE FINISH STUCCO
- VERTICALLY HUNG 8 TO 12 PANEL WINDOWS AT FRONT ELEVATION AND IN HIGH VISIBILITY AREAS
- OFTEN GANGED IN PAIRS
- SINGLE PANELED WINDOWS AT SIDES AND REARS
- WHITE VINYL WRAP ALUMINUM WINDOWS
- STUCCO OVER FOAM WINDOW AND DOOR TRIM
- ARCHED STUCCO COLUMN PORCHES
- GARAGE DOOR PATTERNS COMPLEMENTARY TO STYLE
- WHITE TONE BODY WITH BRIGHT ACCENT TRIM
- DARK BROWN TRIMS

PROPOSED BUILDING ELEVATIONS



CONCEPTUAL VIEW

NTS



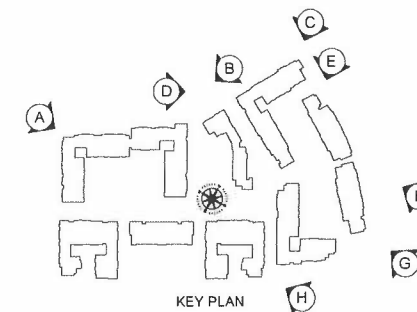
TYPICAL BUILDING ELEVATION

1/8" = 1'-0"

REVISIONS
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SOLANA WINCHESTER HILLS
TEMECULA CALIFORNIA

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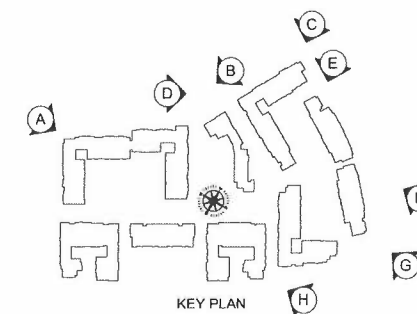
CONCEPTUAL VIEWS

NTS

[illegible]

SOLANA WINCHESTER HILLS
TEMECULA CALIFORNIA

[illegible]



CONCEPTUAL VIEWS

NTF

[illegible]

SOLANA WINCHESTER HILLS
TEMECULA CALIFORNIA

[illegible]

NOTES:

- 1) PERMANENT AUTOMATIC IRRIGATION SYSTEMS SHALL BE INSTALLED ON ALL LANDSCAPED AREAS REQUIRING IRRIGATION. LOW WATER USE SYSTEMS SHALL BE IMPLEMENTED. IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT OVER SPRAY ONTO WALKWAYS, PARKING AREAS, BUILDINGS AND FENCES.
- 2) ALL TREES SHALL BE MINIMUM DOUBLE-SHADED, HEATER AND/OR SLOW-GROWING TREES SHALL BE STEEL STAKED.
- 3) SLOPE BANKS FIVE FEET OR GREATER IN VERTICAL HEIGHT WITH SLOPES GREATER THAN OR EQUAL TO 3:1 TO BE LANDSCAPED AT A MINIMUM WITH AN APPROPRIATE GROUND COVER. ONE 15-GALLON OR LARGER TREE PER 400 SQUARE FEET OF SLOPE AREA, AND ONE 1-GALLON OR LARGER SHRUB FOR EACH 100 SQUARE FEET OF SLOPE AREA. SLOPE BANKS IN EXCESS OF EIGHT FEET IN VERTICAL HEIGHT WITH SLOPES GREATER OR EQUAL TO 2:1 SHALL ALSO BE PROVIDED WITH ONE 5-GALLON OR LARGER TREE PER 1,000 SQUARE FEET OF SLOPE AREA IN ADDITION TO THE ABOVE REQUIREMENTS.
- 4) ALL LANDSCAPE AREAS SHALL RECEIVE 3" DEPTH SHREDDED BARK MULCH.
- 5) ALL UTILITIES SHALL BE SCREENED WITH APPROPRIATE PLANT MATERIAL.
- 6) ALL PARKWAYS, LANDSCAPING, FENCING AND ON-SITE LIGHTING SHALL BE MAINTAINED BY THE PROPERTY OWNER.
- 7) ALL BRIGATED AREAS TO HAVE MOISTURE SENSORS INSTALLED TO ENSURE PLANT MATERIAL SURVIVAL.
- 8) A COMBINATION OF TREES, SHRUBS, AND GROUND COVER SHALL BE INCORPORATED INTO LANDSCAPING PLANS. MINIMUM SIZES ARE AS FOLLOWS:
 - TREES: 24-INCH BOX (15-GALLON SIZE ACCEPTABLE FOR SLOPES).
 - SHRUBS: 5-GALLON, AND
 - SHRUBS: 1-GALLON PLANTED DENSELY TO ACHIEVE 100 PERCENT COVERAGE IN ONE YEAR.
- 9) DRIP SYSTEMS SHOULD BE USED IN ALL AREAS EXCEPT TURF IRRIGATION AND SMALL ORNAMENTAL PLANTING.
- 10) NATIVE AND DROUGHT TOLERANT PLANTS WILL BE INCORPORATED WHEREVER POSSIBLE.
- 11) THE APPLICANT INSURES THAT MATURE PLANTINGS WILL NOT INTERFERE WITH UTILITIES, ADJACENT SITE, EXISTING STRUCTURES AND TRAFFIC SIGHT LINES.
- 12) THIS PLAN IS IN CONFORMANCE WITH THE CITY OF TEMECULA DEVELOPMENT CODE AND DESIGN GUIDELINES AND SHALL BE USED IN CONJUNCTION WITH THE CITY OF TEMECULA'S CITY-WIDE DESIGN GUIDELINES FOR LANDSCAPING.
- 13) TREES AND SHRUBS SHALL BE PLACED A MINIMUM OF 5' AWAY FROM WATER METER, GAS METER, OR SEWER LATERALS; A MINIMUM OF 10' AWAY FROM POWER POLES; AND A MINIMUM OF 8' AWAY FROM FIRE HYDRANTS AND FIRE DEPARTMENT SPRINKLER AND STANDPIPE CONNECTIONS.
- 14) ALL SHRUB AREAS AND SLOPE IRRIGATION SHALL BE DRIP-TYPE IRRIGATION AS MEASURED IN GALLONS PER HOUR.
- 15) ALL PLANTERS ADJACENT TO PARKING SHALL RECEIVE A 12" CONCRETE STEP OUT, IN ADDITION TO THE 6" WIDE CURB.
- 16) NO OVERHEAD IRRIGATION IS ALLOWED WITHIN 24" OF A NON-PERMEABLE SURFACE.



CLIENT:
REYLENN PROPERTIES
CONTACT: DEREK EMPEY/DOMENIC RAMUNDO
444 S CEDROS AVENUE
SOLANA BEACH, CA 92075
760-420-3000 / 760-579-8654

ARCHITECT:
ARK ARCHITECTS, INC.
CONTACT: FARAHARZ JABBAR / JAMES MCCONNELL / VESNA MRKOVIC
2240 FARADAY AVENUE
CARLSBAD, CA 92008
858-792-5997
FJABBAR@ARKARCHITECTS.NET
JMCONE@ARKARCHITECTS.NET
VMRKOVIC@ARKARCHITECTS.NET

CIVIL ENGINEER:
MICHAEL BAKER INTERNATIONAL
CONTACT: MIGUEL GONZALEZ
40810 COUNTY CENTER DR STE 200
TEMECULA, CA 92591
951-541-3283
MGONZALEZ@MBAKERINTL.COM

LANDSCAPE ARCHITECT:
DAVID NEALUT ASSOCIATES
CONTACT: BRYAN LOVE
41877 ENTERPRISE CIRCLE NORTH #140
TEMECULA, CA 92590
951-296-3430

ASSESSORS PARCEL NUMBERS (APN)
916-400-042, 916-400-058

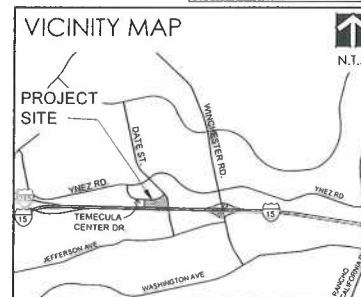
LEGAL DESCRIPTION OF PROPERTY:
PARCEL 1 (APN NO. 916-400-042-8)
PARCEL 9, AS SHOWN ON THE MAP ENTITLED "PARCEL MAP NO. 36336 FILED AUGUST 20, 2015 IN BOOK 239 OF PARCEL MAPS, AT PAGES 33 THROUGH 39, INCLUSIVE, RIVERSIDE COUNTY RECORDS."
PARCEL 2 (APN NO. 916-400-058-3)
PARCEL C AS SHOWN ON LOT LINE ADJUSTMENT NO. PA15-1434, AS EVIDENCED BY DOCUMENT RECORDED DECEMBER 15, 2015 AS INSTRUMENT NO. 2015-0542235 OF OFFICIAL RECORDS.

ZONING: SPI (SPECIFIC PLAN IMPLEMENTATION)

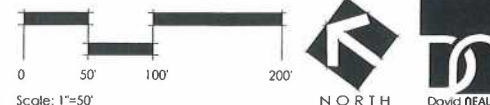
EXISTING LAND USE: VACANT
PROPOSED LAND USE: MULTI-FAMILY RESIDENTIAL
INTENDED OCCUPANCY USE: - R2

TOTAL GROSS AREA: 15.1 ACRES

NOTE:
NO EXISTING TREES ON SITE.



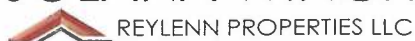
SHEET 1 OF 7
OVERALL LANDSCAPE PLAN



NOTE:
36' WIDE RIVERSIDE COUNTY FLOOD CONTROL EASEMENT - PER REQMTS,
NO TREES ALLOWED IN EASEMENT - ONLY SHRUBS AND GROUNDCOVERS
ALLOWED IN EASEMENT

CONTACT: DEVRAJ OZA
RIVERSIDE COUNTY FLOOD CONTROL & WATER
CONSERVATION DISTRICT
EMAIL: DOZA@RIVCO.ORG | OFFICE: 951-955-1266

LANDSCAPE CONCEPT PLAN FOR:
SOLANA WINCHESTER HILLS



APN# 916-400-042, 058 "PA20-1371"

03/29/22

DATE: 03/29/22 5th SUBMITTAL



OUTDOOR KITCHEN



CABAÑAS (SIMILAR)



FIRE PLACE



TOT LOT (SIMILAR)



ENTRY MONUMENT



PAVERS AT ENTRY & ENHANCED CROSSWALKS

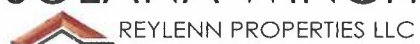


SHEET 2 OF 7
ENLARGEMENTS



LANDSCAPE CONCEPT PLAN FOR:

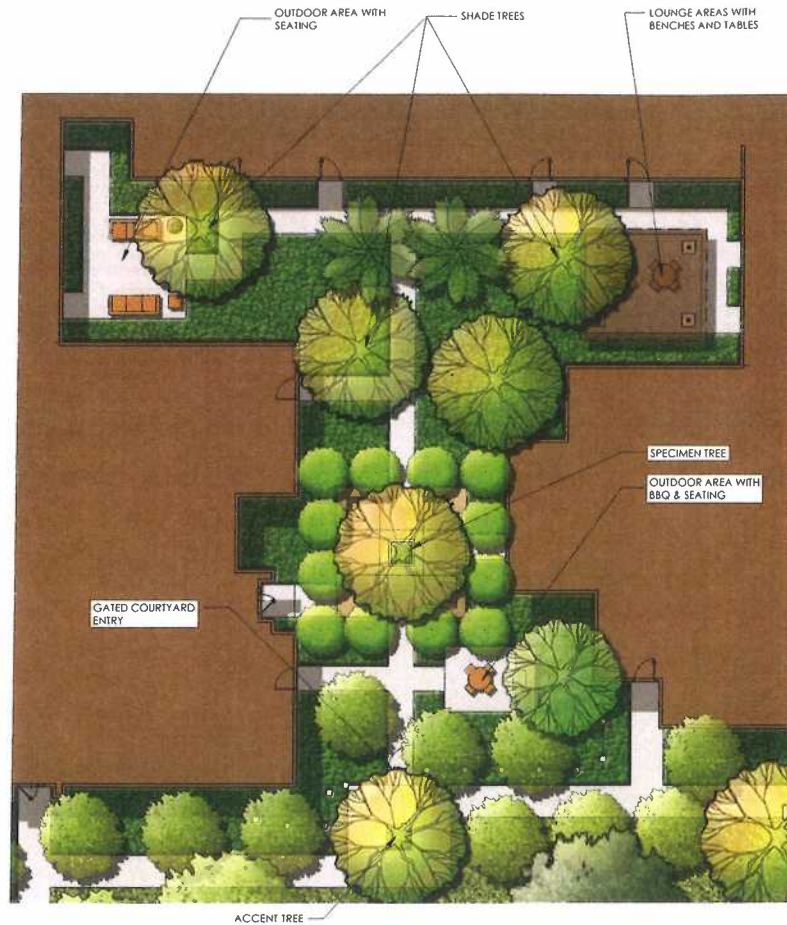
SOLANA WINCHESTER HILLS



CITY OF TEMECULA
APN# 916-400-042, 058 "PA20-1371"

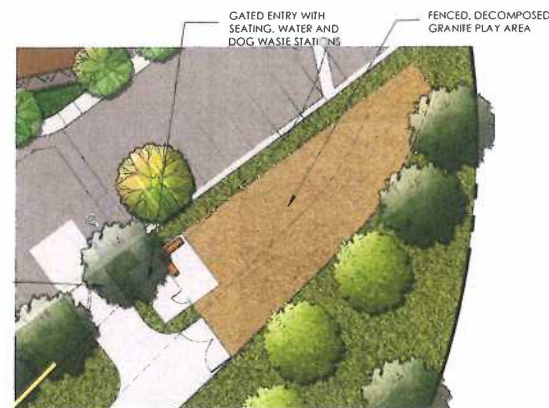
03.29.22

DATE: 03.29.22 5th SUBMITTAL



2. TYPICAL COURTYARD

1"=10'



3. GATED AND FENCED DOG PARK

1"=20'

CONCEPTUAL PLANT LEGEND

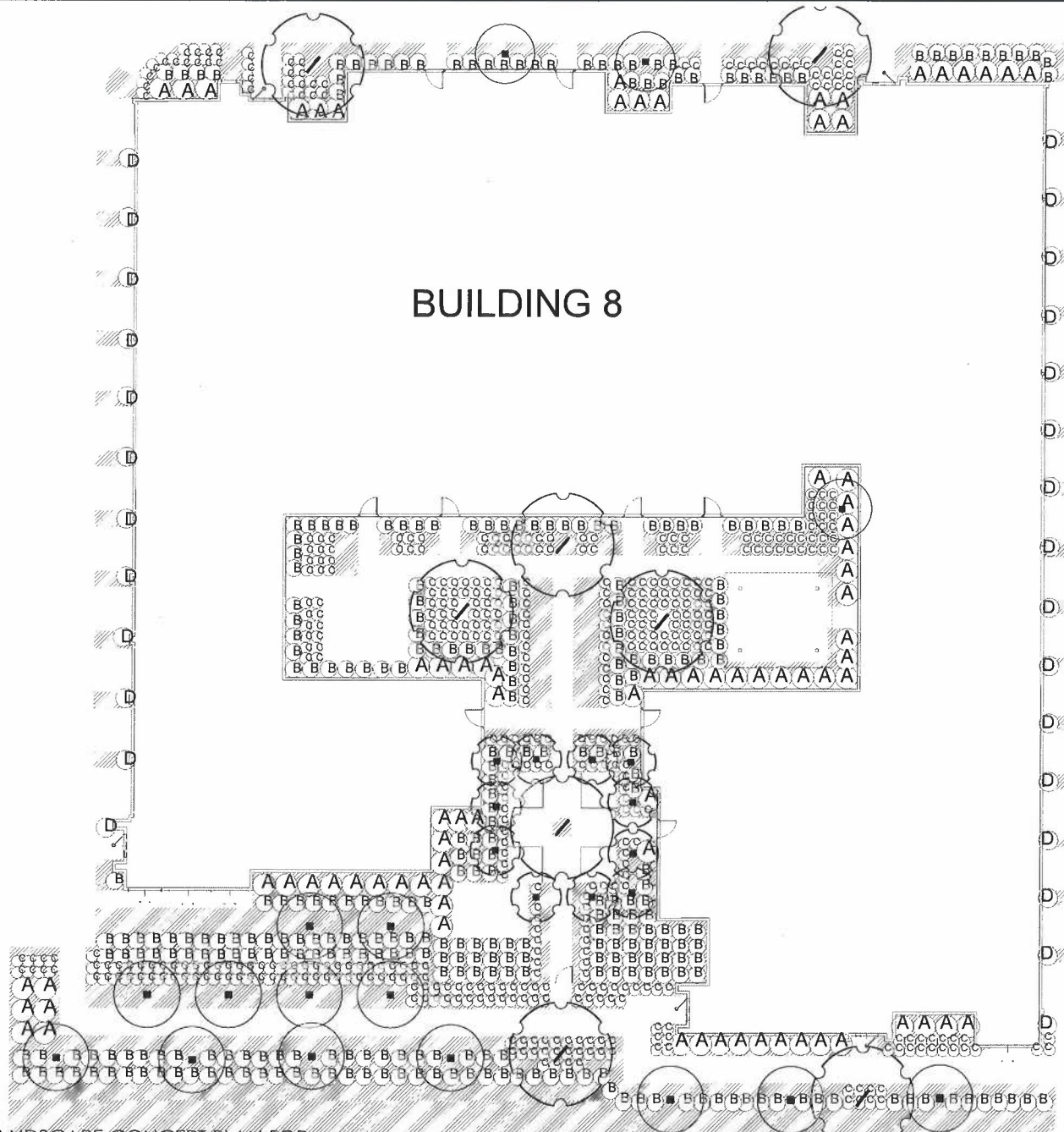
	BOTANICAL NAME	COMMON NAME	MINI SIZE	SPACING	WUCOLS ZONE 4
	STREET TREES				
	LAGERSTROEMIA L. "MUSKOGEE"	CRABE MYRTLE	24" BOX	AVG. 40' O.C.	MEDIUM
	PALM TREES				
	PHOENIX DACTYLIFERA "MEDIOLAI"	DATE PALM	10 BTH	AVG. 20' O.C.	MEDIUM
	FOCAL / ENTRY TREE				
	ARBUTUS "MARINA"	MARINA ARBUTUS	24" BOX	AS SHOWN	LOW
	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA			MEDIUM
	QUERCUS AGRIFOLIA	COAST LIVE OAK			LOW
	BUILDING FOUNDATION TREE / LANDSCAPE TREE				
	CINNAMOMUM CAMPHORA	CAMPHOR TREE			LOW
	GEHRA PARVIFLORA	AUSTRALIAN WILLOW	15 GALLON	AS SHOWN	LOW
	PYRUS C. "CHANTICLEER"	CHANTICLEER PEAR			MEDIUM
	PODOCARPUS GRACILIOR	FERN PINE			MEDIUM
	QUERCUS AGRIFOLIA	COAST LIVE OAK			LOW
	ROBINIA AMBROUA "DAHOEHSIS"	DAHO LOCUST			LOW
	SMALL ALLEY TREE				
	ERIOBOHYA DEFLEXA	BRONZE LOOUIE	15 GALLON	AS SHOWN	LOW
	LIGUSTRUM LUCIDUM	GLOSSY PRIVET			MEDIUM
	RHAPHIOLEPS "MAJESTIC BEAUTY"	INDIA HAWTHORN			MEDIUM
	ACCENT TREE				
	LAGERSTROEMIA L. "MUSKOGEE"	CRABE MYRTLE	24" BOX	AS SHOWN	LOW
	PYRUS C. "CHANTICLEER"	CHANTICLEER PEAR			MEDIUM
	PRUNUS CERASIFERA	PURPLE LEAF PLUM			MEDIUM
	SHRUB / SUCCULENTS				
	AGAPANTHUS AFRICANUS	LILY-OF-THE-IRIE	5 GALLON	2' O.C.	MEDIUM
	AGAVE BRACICEOSA	SOLID AGAVE	5 GALLON	3' O.C.	LOW
	AGAVE VILMORINIANA	OCTOPUS AGAVE	5 GALLON	3' O.C.	LOW
	ALOE ARBORESCENS	LORENZ ALOE	5 GALLON	3' O.C.	LOW
	ALOE FERTCH	CARL ALOE	5 GALLON	3' O.C.	LOW
	ANZOZANTHUS FLAVIDUS	KANGAROO PAW	5 GALLON	3' O.C.	LOW
	BUXUS JAPONICA	JAPANESE BOXWOOD	5 GALLON	4' O.C.	MEDIUM
	CALLISTEMON "LITTLE JOHN"	DWARF BOTTLE BRUSH	5 GALLON	4' O.C.	LOW
	CISTUS PURPUREUS	ROCKROSE	5 GALLON	4' O.C.	LOW
	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	5 GALLON		LOW
	DIELES BICOLOR	FORTNIGHT LILY	5 GALLON	3' O.C.	MEDIUM
	ELAEAGNUS PUNGENS	SILVERBERRY	5 GALLON	4' O.C.	LOW
	EUCHYRUS SPP	EUCHYRUS	5 GALLON	4' O.C.	MEDIUM
	GREVILLEA NOELII	GREVILLEA	5 GALLON	4' O.C.	LOW
	HETEROMELES ARBUTIFOLIA	IOYON	5 GALLON	5' O.C.	LOW
	HEPACOCALIS HYBRID	DAYLEY	5 GALLON	2' O.C.	MEDIUM
	HEPACOCALIS PARVIFLOPA	RED YUCCA	1 GALLON	2' O.C.	LOW
	HECTOIRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GALLON	2' O.C.	MEDIUM
	KNIPHOFIA UVARIA	RED HOT POKER	1 GALLON	2' O.C.	LOW
	LAURUS NOBILIS	BAY LAUREL	5 GALLON		LOW
	LEUCOPHYLLUM F. "GREEN CLOUD"	TEXAS RANGER	5 GALLON	5' O.C.	LOW
	LIGUSTRUM TEXANUM	TEXAS PRIVET	5 GALLON	4' O.C.	MEDIUM
	MULLENBERGIA CAPILLARIS	PINK MIMBLE	1 GALLON	2' O.C.	LOW
	MULLENBERGIA RIGENS	DEER GRASS	1 GALLON	2' O.C.	MEDIUM
	OLEA "LITTLE OLIVE"	DWARF OLIVE	5 GALLON	4' O.C.	LOW
	PHOTOSPORUM "VARIEGATA"	VARIATED MOCK ORANGE	5 GALLON	4' O.C.	MEDIUM
	PODOCARPUS MACROPHYLLUS	YEW PINE	5 GALLON		LOW
	PRUNUS CAROLINIANA	CAROLINA CHERRY LAUREL	5 GALLON		MEDIUM
	RHAPHIOLEPS "MAJESTIC BEAUTY"	INDIA HAWTHORN	5 GALLON	4' O.C.	MEDIUM
	ROSA SPECIES	SHRUB ROSE	5 GALLON	3' O.C.	MEDIUM
	ROSARINUS "LUSCAN BLUE"	UPRIGHT ROSEMARY	5 GALLON	3' O.C.	LOW
	SALVIA LEUCANTHIA	MEXICAN SAGE	5 GALLON	4' O.C.	LOW
	SALVIA GREGGII	AUTUMN SAGE	5 GALLON	4' O.C.	LOW
	XYLOSMA CONGESTUM	SHINY LEAF XYLOSMA	5 GALLON	5' O.C.	MEDIUM
	VINES				
	DISTICTUS BUCCHATORIA	RED TRUMPET VINE	5 GALLON	10' O.C.	MEDIUM
	MACTADYENA UNIGRUS-CATI	CATS CLAW VINE	5 GALLON	10' O.C.	MEDIUM
	PARHENOCESSUS TRICUSPIDATA	BOSTON IVY	5 GALLON	10' O.C.	MEDIUM
	GROUND COVER				
	BACCHARIS P. "PIGEON POINT"	DWARF COYOTE BRUSH	FLATS	12' O.C.	LOW
	BERBERIS REPENS	CREeping BARBERRY			LOW
	CISTUS SALVIFOLUS	SAGELEAF ROCKROSE			LOW
	JUNIPERUS HORIZONTALIS "BLUE CHIP"	BLUE CHIP JUNIPER			LOW
	ROSARINUS O. "PROSTRATUS"	PROSTRATE ROSEMARY			LOW
	ROSA "FLOWER CARPET VARIETIES"	GROUND COVER ROSE			MEDIUM
	BIO-SWALE / BASINS				
	CAREX PANSA	CALIFORNIA MEADOW SEDGE	LITERS	12' O.C.	MEDIUM



SHEET 3 OF 7
ENLARGEMENTS



DATE: 03.29.22 5th SUBMITTAL



TYPICAL PLANT LEGEND

BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	WUCOLS ZONE 4
FOCAL / ENTRY TREE				
ARBUTUS "MARINA"	MARINA ARBUTUS	24" BOX	AS SHOWN	LOW
QUERCUS AGRIFOLIA	COAST LIVE OAK			LOW
CLIPAHOPSIS ANACARDIOIDES	CARROT WOOD			MEDIUM
MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA			LOW
PHOENIX DACTYLIFERA "MEDJOL"	DATE PALM	10 BTH	AS SHOWN	MEDIUM
BUILDING FOUNDATION TREE / LANDSCAPE TREE				
GEJERA PARVIFLORA	AUSTRALIAN WILLOW	24" BOX	AS SHOWN	LOW
PYRUS C. "CHARITABLE"	CHARITABLE PEAR			MEDIUM
PODOCARPUS GRACILIOR	FERN PINE			MEDIUM
CERRADODRUM CANADENSE	CANADIAN PINE			LOW
QUERCUS AGRIFOLIA	COAST LIVE OAK			LOW
ROBINIA AMBIGUA "IDAHOENSE"	IDAHO LOCUST			LOW
SMALL ALLEY TREE				
ERIOBOTRYA DEFLEXA	BRONIE LOQUAT	24" BOX	AS SHOWN	LOW
UGUSTRUA LUCIDUM	GLOSSY PRIVET			MEDIUM
RHAPHIOLEPIS "MAJESTIC BEAUTY"	INDIA HAWTHORN			MEDIUM
ACCENT TREE				
LACERTIDENSAL "MAJESTIC BEAUTY"	CRABAPPLE	24" BOX	AS SHOWN	LOW
PYRUS C. "CHARITABLE"	CHARITABLE PEAR			MEDIUM
PRUNUS CERSIIFERA	PURPLE LEAF PLUM			MEDIUM
LARGE FOUNDATION / SCREEN SHRUBS				
ELAEAGNUS PURGENSE	SILVERBERRY	5 GALLON	4' O.C.	LOW
GREVILLEA ROSEI	GREVILLEA	5 GALLON	4' O.C.	LOW
HESTEROCARPA ARBUTIFOLIA	TOYON	5 GALLON	5' O.C.	LOW
LEUCOPHYLLUM "GREEN CLOUD"	TEXAS RANGER	5 GALLON	5' O.C.	LOW
PRITOSPORA "VARIEGATA"	VARIATED MOCK ORANGE	5 GALLON	4' O.C.	MEDIUM
RHAPHIOLEPIS "MAJESTIC BEAUTY"	INDIA HAWTHORN	5 GALLON	4' O.C.	MEDIUM
XYLOSMA CONGESTUM	SHINY LEAF XYLOSMA	5 GALLON	5' O.C.	MEDIUM
MEDIUM SHRUBS				
CALLISTEMACH "LITTLE JOHN"	DWARF BOTTLE BRUSH	5 GALLON	4' O.C.	LOW
ERIOBOTRYA DEFLEXA	BRONIE LOQUAT	5 GALLON	4' O.C.	LOW
LEUCOPHYLLUM "GREEN CLOUD"	TEXAS RANGER	5 GALLON	4' O.C.	MEDIUM
PHORMIUM TENAX "DARK DELIGHT"	NEW ZEALAND FLAX	5 GALLON	4' O.C.	MEDIUM
RHAPHIOLEPIS "MAJESTIC BEAUTY"	INDIA HAWTHORN	5 GALLON	4' O.C.	MEDIUM
ROSA SPECIES	SHRUB ROSE	5 GALLON	3' O.C.	MEDIUM
ROSEMARINUS "TUSCAN BLUE"	UPRIGHT ROSEMARY	5 GALLON	3' O.C.	LOW
RUELLIA BRITTONIA	MEXICAN RUELLIA	5 GALLON	3' O.C.	MEDIUM
SALVIA LEUCANTHA	MEXICAN SAGE	5 GALLON	4' O.C.	LOW
SMALL SHRUBS / ORNAMENTAL GRASSES				
AGAPANTHUS AFRICANUS	ILYX-OF-THE-ILE	5 GALLON	2' O.C.	MEDIUM
ANGONANTHOS FLAMMUS	KANGAROO PAW	5 GALLON	3' O.C.	LOW
DIETES BICOLOR	FORTNIGHT LILY	5 GALLON	3' O.C.	MEDIUM
HELIOPOLYCHIS HYBRID	DANIEL	5 GALLON	2' O.C.	MEDIUM
HESTEROCARPA ARBUTIFOLIA	RED TUCCA	1 GALLON	2' O.C.	LOW
HELIOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GALLON	2' O.C.	MEDIUM
KNIPHOFIA UVARIA	RED HOT POKER	1 GALLON	2' O.C.	LOW
MULLENBERGIA CAPILLARE	PINK MUHLY	1 GALLON	2' O.C.	LOW
MULLENBERGIA NIGRA	DEER GRASS	1 GALLON	2' O.C.	MEDIUM
PERFECTUM SETACEUM	PURPLE FOUNTAIN GRASS	1 GALLON	2' O.C.	LOW
COLUMNAR / ACCENT SHRUBS				
LAURUS NOBILIS	BAY LAUREL	5 GALLON	-	LOW
PODOCARPUS MACROPHYLLUS	YEW PINE	5 GALLON	-	LOW
PRUNUS CAROLINIANA	CAROLINA CHERRY LAUREL	5 GALLON	-	MEDIUM
GROUND COVER				
BACCHARIS P. "PICEA POINT"	DWARF COYOTE BRUSH	1 GALLON	2' O.C.	LOW
BERBERIS REPENS	CREeping BARBERRY	1 GALLON	2' O.C.	LOW
CISTUS SALICIFOLIUS	SAGELEAF ROCK ROSE	1 GALLON	2' O.C.	LOW
JUNIPERUS HORIZONTALIS "BLUE CHIP"	BLUE CHIP JUNIPER	FLATS	2' O.C.	LOW
ROSEMARINUS O. "PROSTRATUS"	PROSTRATE ROSEMARY	1 GALLON	2' O.C.	LOW
ROSA FLOWER CARPET VARIETIES	GROUND COVER ROSE	5 GALLON	2' O.C.	MEDIUM
SENECIO SCAPOSUS	BLUE CHALK	FLATS	18" O.C.	MEDIUM
DECORATIVE ROCK, DECOMPOSED GRAVEL AND BOULDERS				

SHEET 4 OF 7
TYPICAL PLANTING

LANDSCAPE CONCEPT PLAN FOR:

SOLANA WINCHESTER HILLS



REYLENN PROPERTIES LLC

0 10' 20' 40'
Scale: 1"=10' NORTH



David Ball
ASSOCIATES Inc.

CITY OF TEMECULA

APN# 916-400-042, 058 "PA20-1371"

03.29.22

PROJECTED LANDSCAPE IRRIGATION WATER USED						
Solana Winchester Hills						
STEP	HYDROZONE NUMBER	155	255	25R	3TR	4TS
1	EVOTRANSPIRATION RATE (BY HYDROZONES)	55.45	55.45	55.45	55.45	55.45
2	AREA OF HYDROZONE (SQ. FT.)	33,148	48,750	108,644	0	1,100
3	PLANT COEFFICIENT (BY HYDROZONES)	0.20	0.50	0.20	0.70	0.70
4	IRRIGATION SYSTEM DISTRIBUTION EFFIC. (TABLE 1)	0.90	0.90	0.85	0.85	0.70
5	PROPOSED IRRIGATION OPERATION EFFIC. (TABLE 1)	0.85	0.85	0.85	0.85	0.85
6	YEARLY PLANT WATER DEMAND (STEP 1 X STEP 3) (GAL. T. PER YEAR)	11,009	27,731	11,009	38,821	38,821
7	TOTAL AREA WATER DEMAND (GAL. T. PER YEAR)	30,530	114,483	100,004	0	3,544
8	IRRIGATION EFFICIENCY (STEP 4 X STEP 5)	0.77	0.77	0.72	0.72	0.60
9	HYDROZONE WATER DEMAND (CU. FT.) (GAL. T. PER YEAR) RESULT IN CU. FT.	39,908	149,852	138,413	0	5,956
709,358	CU. FT. YR. ALLOWABLE PROJECT DEMAND	709,358				
333,929	CU. FT. YR. TOTAL ALL AREAS WATER D.	333,929				
709,358	MWA = MAXIMUM WATER ALLOWANCE					
333,929	EWU = ESTIMATED WATER USE					
47.07%	% OF ESTIMATED WATER USE					

- 155 = DRIP SYSTEMS (LOW)
- 255 = DRIP SYSTEMS (MODERATE)
- 25R = SHRUB ROTORS (LOW)
- 3TR = TURF ROTORS
- 4TS = TURF SPRAYHEADS

WALL AND FENCE LEGEND

- CONCRETE BLOCK SOUND WALL - 7' HEIGHT PER SOUND ATTENUATION REPORT - WALL TO BE "TAN" ONE-SIDED SPLIT-FACE BLOCK
- 5' HIGH TUBE STEEL POOL, COURTYARDS, DOG PARK & BOUNDARY FENCE / GATES - COLOR: "BLACK"
- 5' HIGH TUBE STEEL FENCE ON RETAINING WALL - COLOR: "BLACK"

SEE SHEET 6 FOR WALL AND FENCE DETAILS

SHADE LEGEND

- PROPOSED TREE AT 3/4 MATURE GROWTH
- SHADED AREA OF PARKING STALLS (BY CARPORTS)
- SHADED AREA OF PARKING STALLS (BY TREES)

TOTAL PARKING AREA: 73,401 SQ. FT.
TOTAL SHADED AREA: 32,223 SQ. FT.
PERCENT SHADED: 43%

NOTE:
36' WIDE RIVERSIDE COUNTY FLOOD CONTROL EASEMENT - PER REQMTS, NO TREES ALLOWED IN EASEMENT - ONLY SHRUBS AND GROUNDCOVERS ALLOWED IN EASEMENT

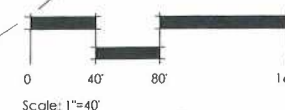
NOTE:
36' WIDE RIVERSIDE COUNTY FLOOD CONTROL EASEMENT - PER REQMTS, NO TREES ALLOWED IN EASEMENT - ONLY SHRUBS AND GROUNDCOVERS ALLOWED IN EASEMENT

SHEET 5 OF 7
SHADE PLAN /
WALL & FENCE PLAN

LANDSCAPE CONCEPT PLAN FOR:

SOLANA WINCHESTER HILLS

REYLENN PROPERTIES LLC



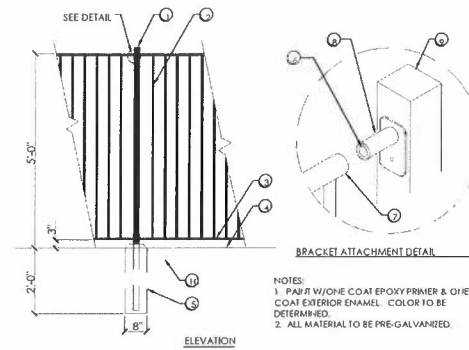
CITY OF TEMECULA

APN# 916-400-042, 058 "PA20-1371"

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03.29.22

DATE: 03.29.22 5th SUBMITTAL

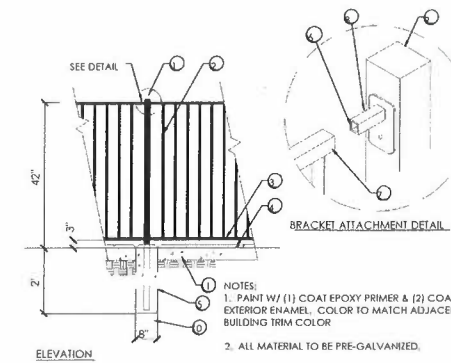


5'-0" HIGH TUBULAR STEEL FENCE

1. 2" SQ. TUBULAR STEEL POST W/ CAP @ 8'-0" O.C. MAX.
2. 3/4" ROUND PICKETS @ 4'-0" O.C.
3. 1-3/8" ROUND TUBULAR STEEL RAILS TOP & BOTTOM
4. FINISH GRADE
5. 8" X 24" DOMED CONCRETE FOOTING
6. CAULK JOINT W/ CLEAR SILICON
7. FENCE RAIL SLIPS OVER POST ASSEMBLY
8. OUTSIDE DIAMETER SLIGHTLY LESS THAN INSIDE DIAMETER OF TOP OR BOTTOM RAIL
9. 2" X 2" FENCE POST (OR BLOCK PORTION OF WALL/PLASTER)
10. COMPACTED SUBGRADE-PER SOILS REPORT'S RECOMMENDATIONS

NOTES:
1. PAINT W/ ONE COAT EPOXY PRIMER & ONE COAT EXTERIOR ENAMEL. COLOR TO BE DETERMINED.
2. ALL MATERIAL TO BE PRE-GALVANIZED.

SCALE: 1/2" = 1'-0"

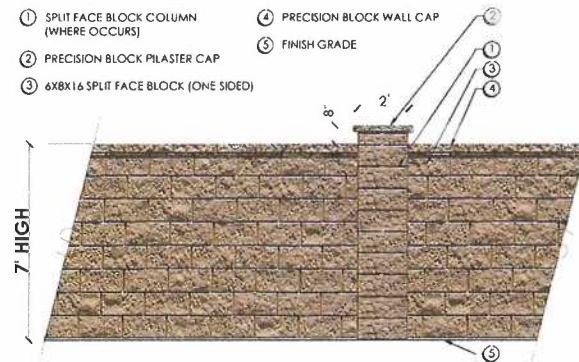


42" HIGH TUBULAR STEEL FENCE

1. 2" SQ. TUBULAR STEEL POST W/ CAP @ 8'-0" O.C. MAX.
2. 3/4" SQUARE PICKETS @ 4'-0" O.C.
3. 1-3/8" SQUARE TUBULAR STEEL RAILS TOP & BOTTOM
4. FINISH GRADE
5. 8" X 24" DOMED CONCRETE FOOTING
6. CAULK JOINT W/ CLEAR SILICON
7. FENCE RAIL SLIPS OVER POST ASSEMBLY
8. OUTSIDE DIAMETER SLIGHTLY LESS THAN INSIDE DIAMETER OF TOP OR BOTTOM RAIL
9. 2" X 2" FENCE POST (OR BLOCK PORTION OF WALL/PLASTER - SOLID CAP)
10. COMPACTED SUBGRADE-PER SOILS REPORT'S RECOMMENDATIONS
11. CONCRETE MOW CURB

NOTES:
1. PAINT W/ (1) COAT EPOXY PRIMER & (2) COATS EXTERIOR ENAMEL. COLOR TO MATCH ADJACENT BUILDING TRIM COLOR.
2. ALL MATERIAL TO BE PRE-GALVANIZED.

SCALE: 1/2" = 1'-0"



1. SPLIT FACE BLOCK COLUMN (WHERE OCCURS)
2. PRECISION BLOCK PILASTER CAP
3. 6X8X16 SPLIT FACE BLOCK (ONE SIDED)
4. PRECISION BLOCK WALL CAP
5. FINISH GRADE

6. PRECISION BLOCK WALL CAP
7. FINISH GRADE

LANDSCAPE CONCEPT PLAN FOR:

SOLANA WINCHESTER HILLS



REYLENN PROPERTIES LLC

CITY OF TEMECULA

APN# 916-400-042, 058 "PA20-1371"

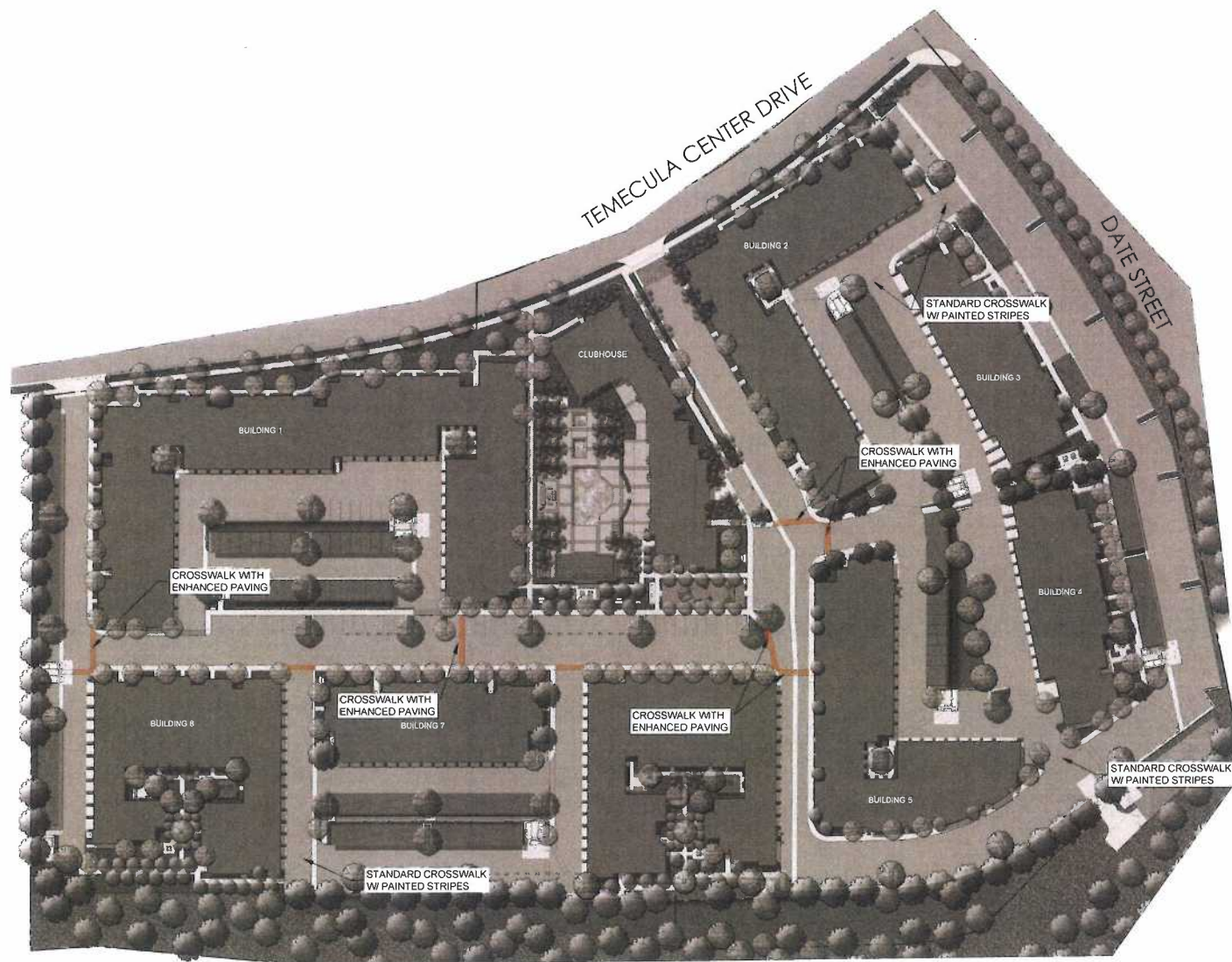


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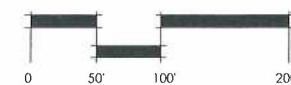
03.29.22

DATE: 03/22/22 - DRAFTSMAN



LANDSCAPE CONCEPT PLAN FOR:
SOLANA WINCHESTER HILLS
 REYLENN PROPERTIES LLC

SHEET 7 OF 7
 ENHANCED CROSSWALK EXHIBIT



David NEAULT
 ASSOCIATES Inc.
 951 | 296 | 3430
 www.davidneault.com

CITY OF TEMECULA

APN# 916-400-042, 058 "PA20-1371"

03.29.22

DATE: 03.29.22 5th SUBMITTAL

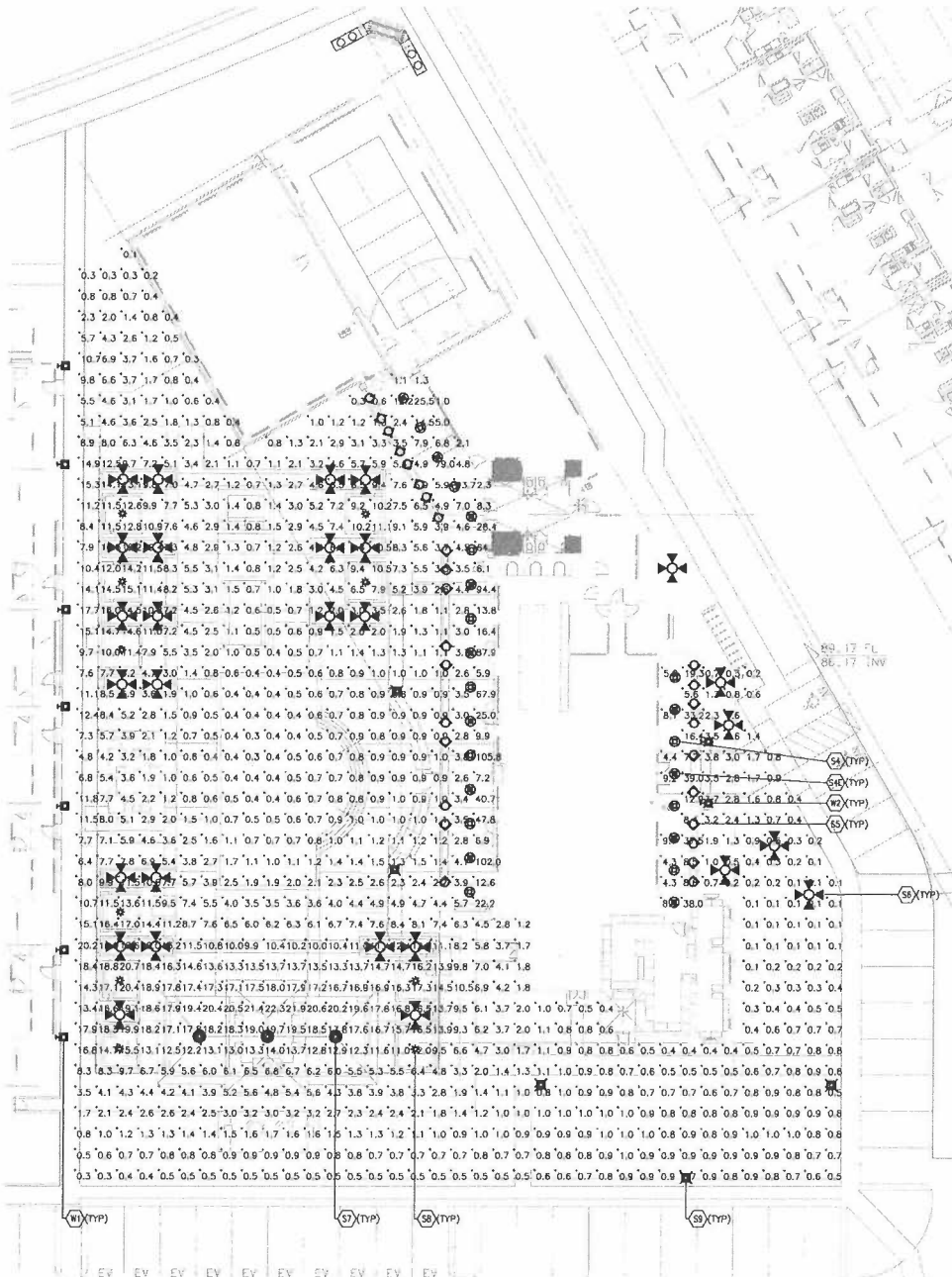
Summary		Avg	Max	Min	Max/Min	Avg/Min
1	PAVING & WALKWAY AREA	1.28	1.32%	0.0%	N/A	N/A
2	PAVING & WALKWAY AREA	1.28	1.31%	0.0%	N/A	N/A
3	PARKING LOT	2.00	1.22%	0.0%	N/A	N/A



1	PAVING & WALKWAY AREA	1.28	1.32%	0.0%	N/A	N/A
2	PAVING & WALKWAY AREA	1.28	1.31%	0.0%	N/A	N/A
3	PARKING LOT	2.00	1.22%	0.0%	N/A	N/A

REYLENN DEVELOPMENT
SOLANA WINCHESTER HILLS
TEMECULA CALIFORNIA

DATE	08/18/2019
BY	ARCHITECT, INC.
PROJECT	E1-1
02	



SITE LIGHTING FIXTURE SCHEDULE								
SYM DESC	SYMBOL	LAMP TYPE	FIXTURE MOUNTING	LAMP DESC	WATTS	VOLTS	DESCRIPTION	
S1		LED	15' POLE LIGHT	54W LED NBA 3,166 LUMENS	54	208	LITHONIA OR EQUAL DSK1 LED-P4- AMBLW-TSM-208- SPA-PR-OF-HS- DOBKD	15" HIGH NARROW BAND AMBER LED POLE MOUNTED LIGHT FIXTURE, INTEGRAL MOTION SENSOR DIMMING, HOUSE SHIELD, 4" SQUARE STEEL POLE AND ELECTRONIC DRIVER
S2		LED	42" HIGH BOLLARD LIGHT	20W LED NBA 1,995 LUMENS	20	208	LITHONIA OR EQUAL KBAS LED-16C- 450-AMBLW-SYM- 208-OF-DOBKD	8" DIAMETER, 42" HIGH NARROW BAND AMBER LED BOLLARD LIGHT FIXTURE, SYMMETRIC DISTRIBUTION, DARK BRONZE FINISH AND ELECTRONIC DRIVER
S3		LED	CANOPY	26W LED NBA 2,899 LUMENS	26	208	LITHONIA OR EQUAL DSKSC LED-10C- 700-AMPC-TSM- 208-SRM-OF-DOBKD	PHOSPHOR CONVERTED AMBER LED CANOPY LIGHT FIXTURE, TYPE 5 RECTANGULAR OPTICS AND DARK BRONZE FINISH
S4		LED	RECESSED	15W LED 3000K 1,285 LUMENS	15	120	SPECTRUM OR EQUAL SR30MO XT13L D010 120 RD13F 30K MD NW GL WL	3" DIAMETER RECESSED LED ADJUSTABLE DOWN LIGHT FIXTURE WITH 0-10V DIMMING, 15 DEGREE ADJUSTABLE, AND CLEAR GLASS LENS
S5		LED	RECESSED	15W LED 3000K 1,285 LUMENS	15	120	SPECTRUM OR EQUAL SR30MO XT13L D010 120 EM RD13F 30K MD NW GL WL	3" DIAMETER RECESSED LED ADJUSTABLE DOWN LIGHT FIXTURE WITH 0-10V DIMMING, 15 DEGREE ADJUSTABLE, AND CLEAR GLASS LENS AND 90 MIN BATTERY PACK BACKUP
S6		LED	INGROUND	12W LED 3000K 505 LUMENS	12	12	WAC LIGHTING OR EQL 5031-308BR	3" INGROUND UPLIGHT, TILTABLE AND ADJUSTABLE BEAM ANGLE, INTEGRAL DIMMER, SOLID DIECAST BRASS
S7		LED	TREE RING UP-DOWN LIGHT	(6)7W LED 3000K NARROW FLOOD	42	277	FOCUS LIGHTING FA-TR-246H-277-BRT AND (6) R20-05LED- P2040-BRT	LED UP-DOWN PALM TREE LIGHT, 75W 277VAC TO 12VDC TRANSFORMER, TREE STRAP, HEIGHT AND LAMP ORIENTATION PER LANDSCAPE DESIGNER
S8		LED	PENDANT	59W LED 3000K 4,955 LUMENS	59	120	LITHONIA OR EQUAL EHL22 ST 49LED 350MA 3K GCF R5 MVOLT DBLXD	22" PENDANT LIGHT FIXTURE WITH GLASS CLEAR FLAT LENS, SMOOTH BASE AND BLACK FINISH
S9		LED	PENDANT	59W LED 3000K 4,955 LUMENS	59	120	LITHONIA OR EQUAL EHL16 ST 49LED 350MA 3K GCF R5 MVOLT DBLXD	16" PENDANT LIGHT FIXTURE WITH GLASS CLEAR FLAT LENS, SMOOTH BASE AND BLACK FINISH
S10		LED	POST	47W LED NBA 2,125 LUMENS	47	120	LUMINIS OR EQUAL MA20 11LK2A-TYP5 208 BRT MS	15" HIGH NARROW BAND AMBER POST LED LIGHT FIXTURE WITH 0-10V DIMMING, INTEGRAL MOTION SENSOR, AND ELECTRONIC DRIVER
W1		LED	WALL AT 10'-0" ABOVE GRADE	25W LED 2,700K 3,163 LUMENS	25	120	LITHONIA OR EQUAL WST LED P2K 27K VT THROW, WITH ELECTRONIC DRIVER	10" HIGH LED WALL MOUNTED LIGHT FIXTURE, WHITE HOUSING, FORWARD THROW, WITH ELECTRONIC DRIVER
W2		INCAND.	WALL AT 10'-0" ABOVE GROUND	(3)60W	(3)60	120	HINKLEY OR EQUAL 23690Z	DECORATIVE WALL MOUNT LANTERN LIGHT FIXTURE, DIE-CASTED ALUMINUM HOUSING, DECORATIVE SCROLLED ARM, DARK BRONZE FINISH

LIGHTING FIXTURE NOTES:

1. PROVIDE SPECIFIED LIGHTING MANUFACTURER FOR EACH LIGHT FIXTURE. ANY SUBSTITUTIONS SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE LISTED MANUFACTURERS CATALOG NUMBER.
2. COORDINATE ALL FIXTURE COLORS, REFLECTORS, FINISHES, MOUNTING LOCATIONS AND HEIGHTS WITH ARCHITECT.

Statistics						
Symbol	Description	Area	Max	Min	Max/Min	Avg/Min
+	POOL/CLUBHOUSE AREA	5,546	105.88	0.18	1058.01	35.81

0' 6' 12' 24' 36'
POOL/CLUBHOUSE PHOTOMETRIC PLAN
1"=15'-0"

STREET LEVEL
1

DATE: 08/19/2019
TIME: 1:18 PM
PROJECT: REYLENN DEVELOPMENT
SOLANA WINCHESTER HILLS
TEMECULA, CALIFORNIA
DRAWN BY: J. B. BROWN
CHECKED BY: J. B. BROWN
APPROVED BY: J. B. BROWN
SCALE: AS SHOWN
SHEET: 1 OF 1

REYLENN DEVELOPMENT
SOLANA WINCHESTER HILLS
TEMECULA CALIFORNIA

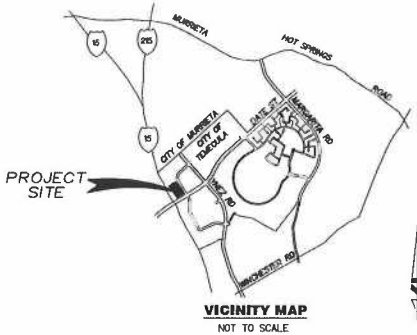
PROJECT: REYLENN DEVELOPMENT
SOLANA WINCHESTER HILLS
TEMECULA, CALIFORNIA
DATE: 08/19/2019
TIME: 1:18 PM
DRAWN BY: J. B. BROWN
CHECKED BY: J. B. BROWN
APPROVED BY: J. B. BROWN
SCALE: AS SHOWN
SHEET: 1 OF 1

REYLENN SOLANA WINCHESTER HILLS

CONCEPTUAL GRADING

FOR
PA20-1371

City of Temecula, County of Riverside,
State of California

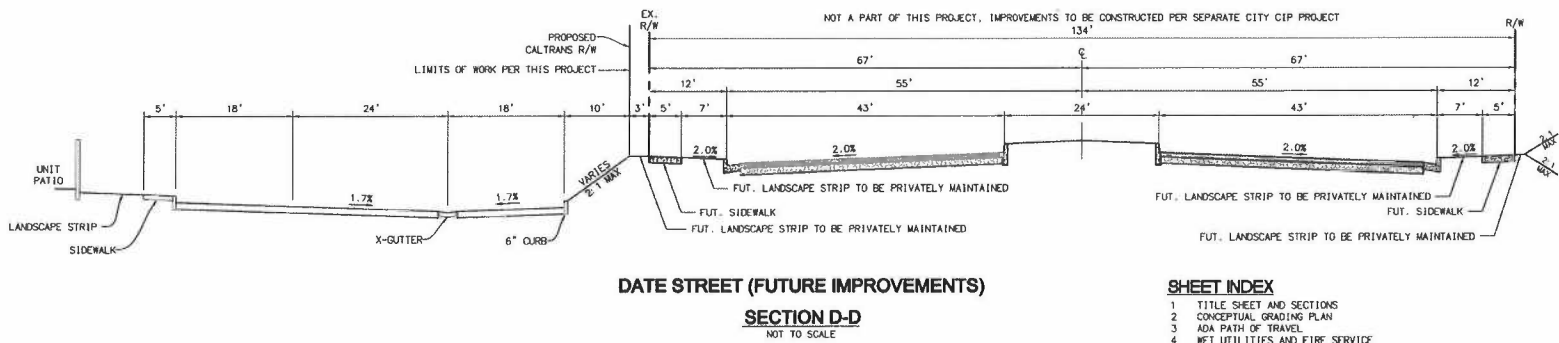
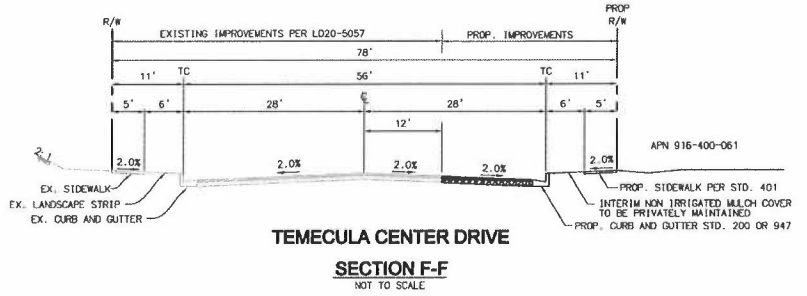
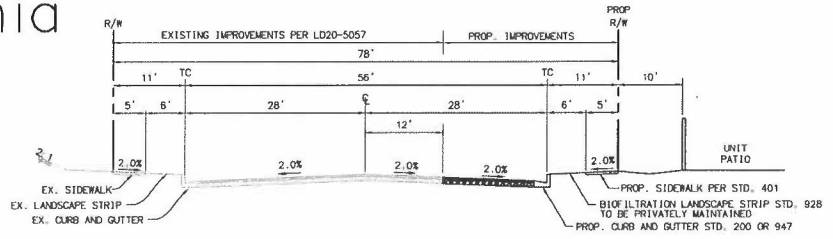
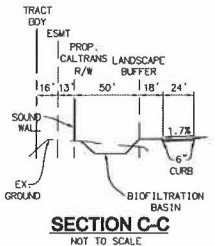
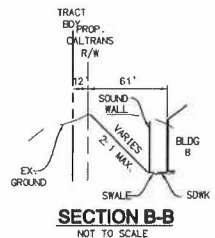
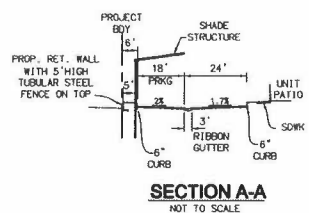


- LEGEND**
- DAYLIGHT LINE
 - CALTRANS LANDSCAPE BUFFER LINE
 - RETAINING WALL
 - SOUND WALL
 - EXISTING UTILITIES (AS LABELED)
 - PROPOSED STORM DRAIN
 - SS PROPOSED SANITARY SEWER
 - DW PROPOSED DOMESTIC WATER
 - PROPOSED STORM DETENTION
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - DAYLIGHT/GRADING LIMITS
 - PROPOSED GRADE SWALE
 - FF FINISHED FLOOR
 - GF GARAGE FLOOR
 - ADA PATH OF TRAVEL
 - FIRE HYDRANT
 - FIRE LANE

DATA TABLE

APN 916-400-042 & -050
PROJECT NAME: SOLANA WINCHESTER
LEGAL DESCRIPTION:
PARCEL 1 (APN NO. 916-400-042-6)
PARCEL 9, AS SHOWN ON THE MAP ENTITLED "PARCEL MAP NO. 36336"
FILED AUGUST 20, 2015, IN BOOK 239 OF PARCEL MAPS, AT PAGES 33
THROUGH 39, INCLUSIVE, RIVERSIDE COUNTY RECORDS.
PARCEL 2: (APN NO. 916-400-050-3)
PARCEL C AS SHOWN ON LOT LINE ADJUSTMENT NO. PA15-1434, AS EVIDENCED
BY DOCUMENT RECORDED DECEMBER 15, 2015 AS INSTRUMENT NO. 2015-0542235
OF OFFICIAL RECORDS.
APPROXIMATE EARTHWORK QUANTITIES
RAW CUT: 28,900 CY
RAW FILL: 16,300 CY
NET: 12,600 CY
BALANCED ON SITE

DATE AND SOURCE OF TOPOGRAPHY: FLOWN ON JUNE 2013, BY INLAND AERIAL SURVEYS



- SHEET INDEX**
- TITLE SHEET AND SECTIONS
 - CONCEPTUAL GRADING PLAN
 - ADA PATH OF TRAVEL
 - NET UTILITIES AND FIRE SERVICE



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CITY OF TEMECULA
DEPARTMENT OF PUBLIC WORKS
CONCEPTUAL GRADING PLAN
PA20-1371
REYLENN SOLANA WINCHESTER HILLS
TITLE SHEET AND SECTIONS

SHEET NO.
1
OF **4** SHEETS

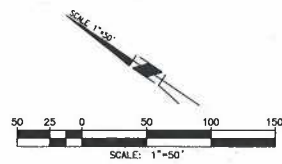
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LEGEND

- DAYLIGHT LINE
- CALTRANS LANDSCAPE UTTER LINE
- RETAINING WALL
- SOUND WALL
- EXISTING UTILITIES (AS LABELED)
- PROPOSED STORM DRAIN
- PROPOSED SANITARY SEWER
- PROPOSED DOMESTIC WATER
- PROPOSED STORM DETENTION
- EXISTING CONTOUR
- PROPOSED CONTOUR
- DAYLIGHT/GRADING LIMITS
- PROPOSED GRADE SWALE
- FF FINISHED FLOOR
- GF GARAGE FLOOR
- ADA PATH OF TRAVEL
- FIRE HYDRANT
- FIRE LANE

APN 916-400-061

N.A.P.



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CITY OF TEMECULA

DEPARTMENT OF PUBLIC WORKS



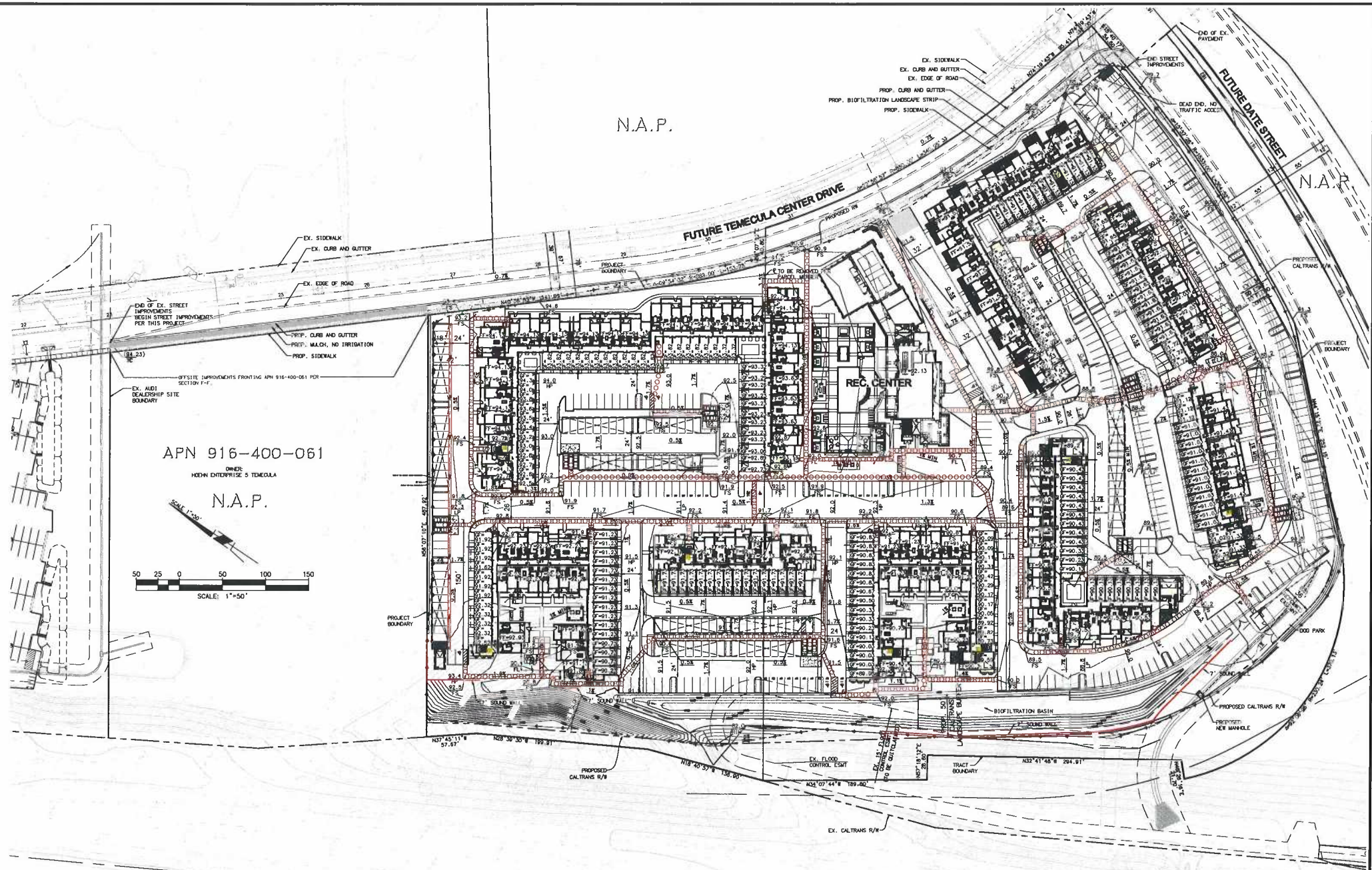
**CONCEPTUAL GRADING PLAN
PA20-1371
REYLENN SOLANA WINCHESTER HILLS
CONCEPTUAL GRADING PLAN**

SHEET NO.

2

OF 4 SHEETS

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LEGEND

○○○○○○ ADA PATH OF TRAVEL



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DEPARTMENT OF PUBLIC WORKS



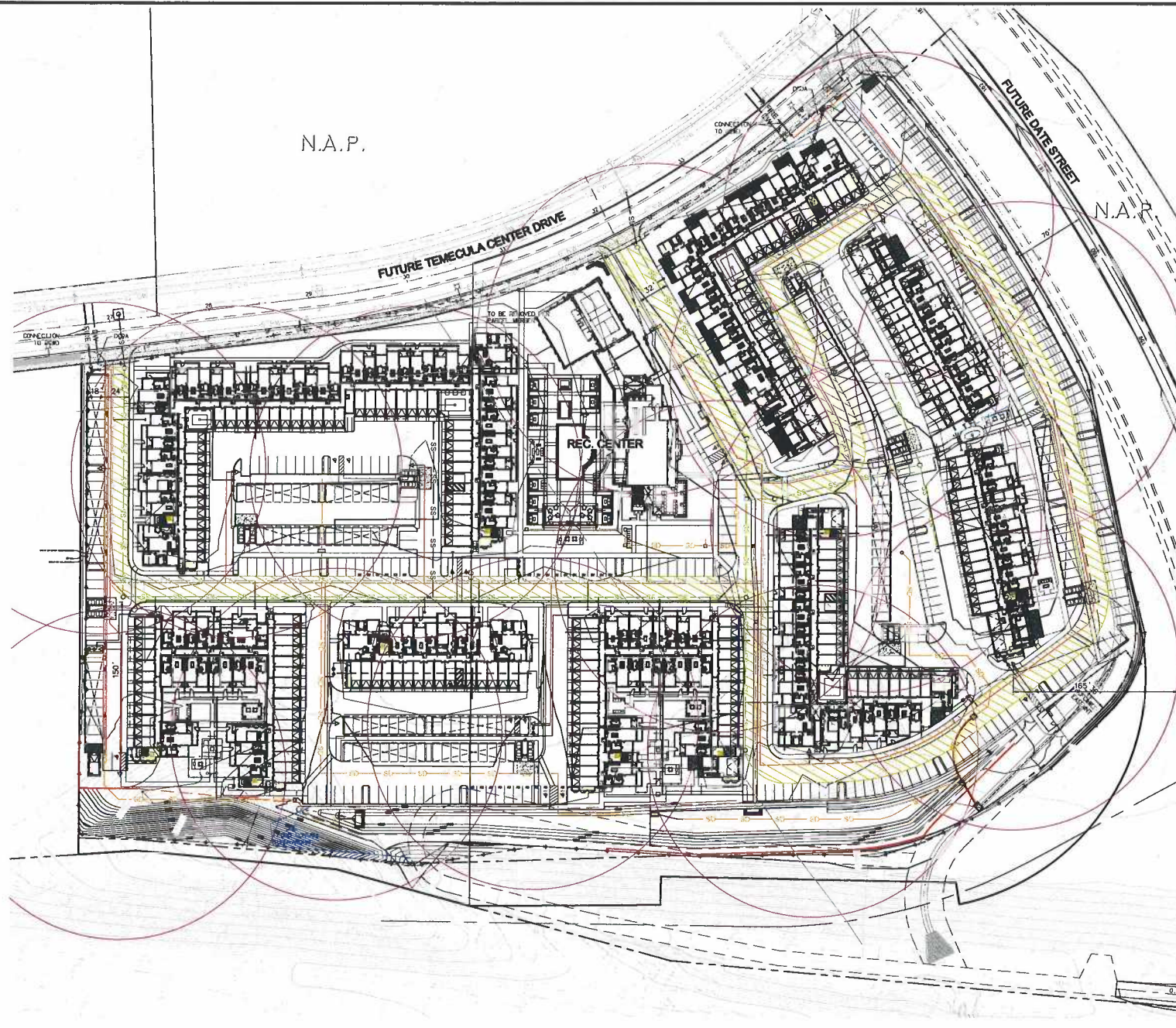
CONCEPTUAL GRADING PLAN
PA20-1371
REYLENN SOLANA WINCHESTER HILLS
ADA PATH OF TRAVEL

SHEET NO.

3

OF 4 SHEETS

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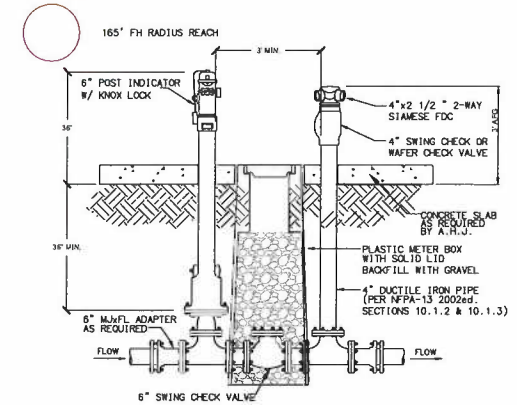
DATA TABLE

APN: 916-400-042 & -058
PROJECT NAME: SOLANA WINCHESTER
LEGAL DESCRIPTION:
PARCEL 1 (APN NO. 916-400-042-8)
PARCEL 9, AS SHOWN ON THE MAP ENTITLED "PARCEL MAP NO. 36336"
FILED AUGUST 20, 2015, IN BOOK 239 OF PARCEL MAPS, AT PAGES 33
THROUGH 39, INCLUSIVE, RIVERSIDE COUNTY RECORDS.
PARCEL 2: (APN NO. 916-400-058-3)
PARCEL C AS SHOWN ON LOT LINE ADJUSTMENT NO. PA15-1434, AS EVIDENCED
BY DOCUMENT RECORDED DECEMBER 15, 2015 AS INSTRUMENT NO. 2015-0542235
OF OFFICIAL RECORDS.
APPROXIMATE EARTHWORK QUANTITIES
RAW CUT: 28,900 CY
RAW FILL: 16,300 CY
NET: 12,600 CY
BALANCED ON SITE

DATE AND SOURCE OF TOPOGRAPHY: FLOWN ON JUNE 2013, BY INLAND AERIAL SURVEYS

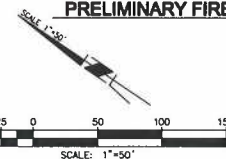
LEGEND

- EXISTING UTILITIES (AS LABELED)
- PROPOSED STORM DRAIN
- PROPOSED SANITARY SEWER
- PROPOSED DOMESTIC WATER
- PROPOSED DOMESTIC WATER
- PROPOSED STORM DETENTION
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED GRADE SWALE
- FINISHED FLOOR
- GARAGE FLOOR
- ADA PATH OF TRAVEL
- FIRE HYDRANT (4-1/2" x 2-1/2" x 2-1/2")
- FIRE DEPARTMENT CONNECTION (FDC)
- PEDESTAL INDICATOR VALVE (PIV)
- FIRE LAKE



PRELIMINARY FIRE DEPARTMENT CONNECTION DETAIL

N.T.S.



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DEPARTMENT OF PUBLIC WORKS



CONCEPTUAL GRADING PLAN
PA20-1371
REYLENN SOLANA WINCHESTER HILLS
WET UTILITIES AND FIRE SERVICE

SHEET NO.

4

OF **4** SHEETS

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