

CONSULTANT

PROFESSIONAL SEALS

PROJECT NAME

MS MOUNTAIN VIEW PARK

42661

AVENIDA ALVARADO
CITY OF TEMECULA,
CALIFORNIA

OWNER

MS-MOUNTAIN VIEW LLC
C/O SILAGI DEVELOPMENT &
MANAGEMENT, INC.101 HODENCAMP ROAD, SUITE 200
THOUSAND OAKS, CA 91360
PHONE: 805-494-7704

i2	1/18/2022	PLANNING SUBMITTAL 02
v1	5/20/2022	PLANNING SUBMITTAL 01
MARK	DATE	DESCRIPTION

RGD PROJECT NO:	19073.00
OWNER PROJECT NO:	-
DRAWN BY:	C.P.
CHECKD BY:	M.G.

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SHEET TITLE:

SITE PLAN

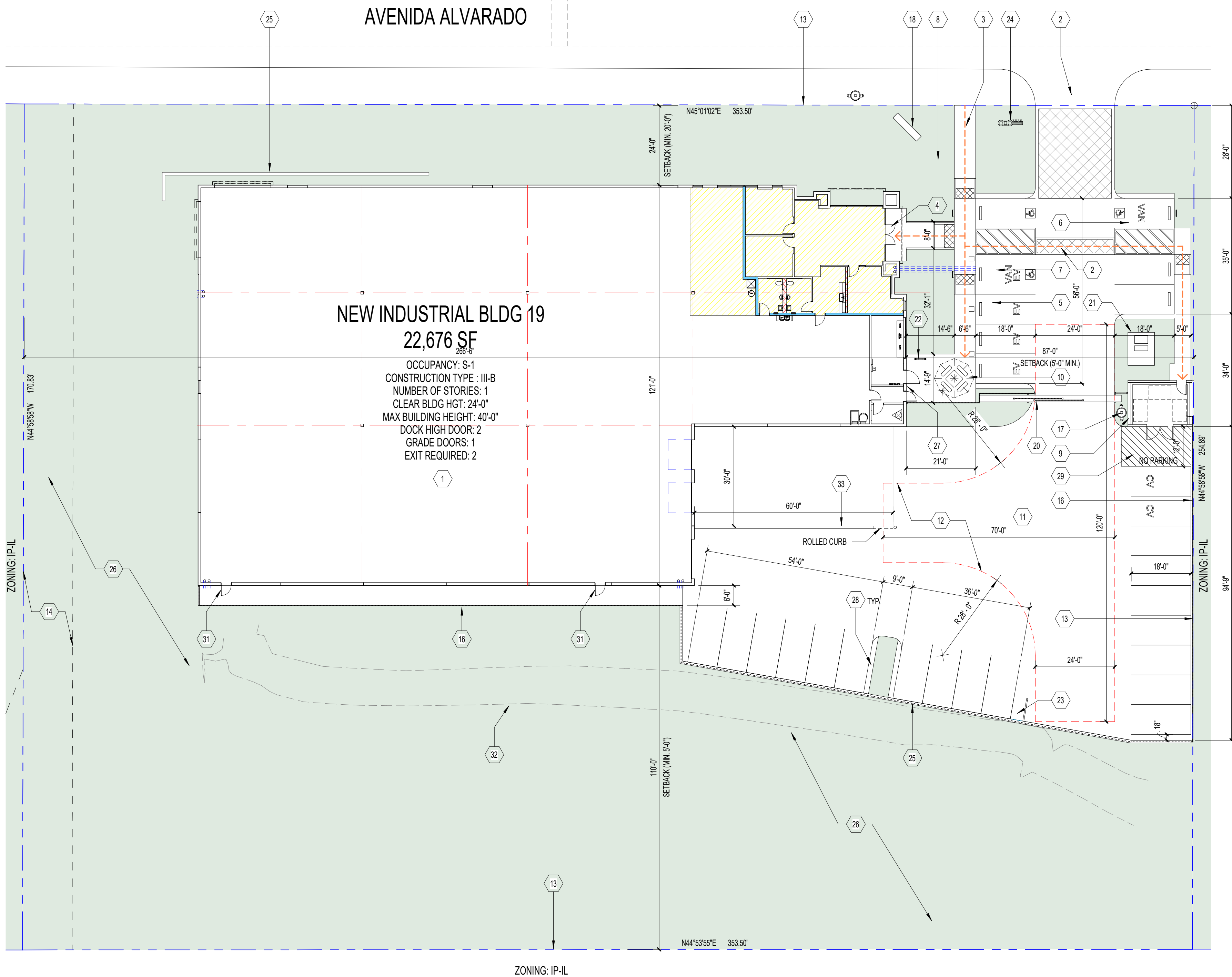
APN# 909-290-078
PA22-0595

SHEET:

19-A1-1P

SHEET INDEX

SHEET NO.	SHEET NAME	1ST PLAN CHECK SUBMITTAL	2ND PLAN CHECK SUBMITTAL
19-A1-1P	SITE PLAN		
19-A2-1P	FLOOR PLAN		
19-A2-2P	ROOF PLAN		
19-A3-1P	ELEVATIONS		
19-A4-1P	DETAILS		
19-A5-1P	SITE PHOTOS		
19-A6-1P	PERSPECTIVE VIEW		
19-A7-1P	COLOR BOARD		



KEYNOTES

- NEW TYPE II B CONCRETE TILT UP BUILDING.
- PROPOSED CURB CUT AND DRIVE WAY APPROACH. PROVIDE 40'-0" MIN. ENHANCED PAVING AT SITE ENTRANCE AND PEDESTRIAN CROSSING WHERE INDICATED.
- ACCESSIBLE PATH OF TRAVEL.
- PRIMARY BUILDING ENTRANCE.
- 9' X 18' PARKING STALL.
- ACCESSIBLE PARKING STALL.
- FUTURE EVCS.
- LANDSCAPE AREA.
- TRASH ENCLOSURE. SEE DETAIL 71A4.1P. REFER TO DETAIL 51A4.1P FOR RING FOR PADLOCK PROVIDED.
- EMPLOYEE BREAK AREA.
- 24'-0" FIRE ACCESS LANE.
- FIRE DEPARTMENT REQUIRED HAMMER HEAD.
- PROPERTY LINE.
- EXISTING EASEMENT - REFER TO CIVIL DWGS.
- LOADING ZONE.
- PROPOSED TUBE STEEL FENCE - SEE 51A4.1
- FIRE HYDRANT.
- MONUMENT SIGN - LOCATION TBD
- EXISTING PL TO BE REMOVED / MERGED - PER CIVIL DWGS.
- BI PARTING SLIDING GATE. PROVIDE KNOX BOX FOR FIRE DEPARTMENT ACCESS.
- TRANSFORMER PAD
- BIKE RACK
- 4X7' MOTORCYCLE PARKING.
- DOUBLE CHECK DETECTOR VALVE.
- RETAINING WALL. SEE 19-A4-1P, DETAIL 9
- SLOPED AREA.
- KNOX BOX FOR FIRE RISER ROOM ACCESS @ 6'-0" AFF PLACED ON THE RIGHT SIDE OF THE DOOR.
- 18" STEP OUT ADJACENT TO PARKING STALL.
- NO PARKING ZONE.
- DETENTION AREA PER CIVIL.
- FIRE DEPARTMENT ACCESS DOOR.
- TOPO LINE
- PAINTED CONCRETE TILT-UP RAMP WALL. TOP OF WALL TO BE MIN. 42" ABOVE ADJACENT GRADES ON EACH SIDE.

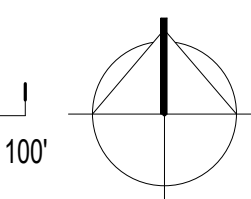
1

SITE PLAN

1" = 20'-0"

1"=20'

0 10' 20' 40' 100'



VICINITY MAP



PROJECT DIRECTORY

OWNER / APPLICANT

SILAGI DEVELOPMENT & MANAGEMENT, INC.
101 HODENCAMP ROAD, SUITE 200
THOUSAND OAKS, CA 91360
CONTACT: MOSHE SILAGI
PHONE: 805-494-7704
EMAIL: moshe@silagidevelopment.com

OWNER REP: MARIO CALVILLO
PHONE: 951-216-1603
EMAIL: mcalvillo@riveriside.com

ARCHITECT

RGA, OFFICE OF ARCHITECTURAL DESIGN
15231 ALTON PARKWAY, SUITE 100
IRVINE, CA 92618
CONTACT: MIKE GILL
PHONE: 949-341-0922
EMAIL: mgill@rga-architects.com

CIVIL ENGINEER

SDH INC.
14080 MERIDIAN PARKWAY
RIVERSIDE, CA 92518
CONTACT: STEVE SOMMERS
PHONE: 951-683-3691
EMAIL: steve@sdhinc.net

LANDSCAPE ARCHITECT

SCOTT PETERSON LANDSCAPE ARCHITECT, INC.
2883 VIA RANCHEROS WAY
FALLBROOK, CA 92028
CONTACT: SCOTT PETERSON
PHONE: 951-317-3023
EMAIL: scott@spalanc.com

FIRE SUPPRESSION ENGINEER

GENERAL UNDERGROUND FIRE PROTECTION, INC.
701 W GROVE AVE
ORANGE, CA 92665
CONTACT: VICTOR MACHADO
PHONE: (714) 632-8646
EMAIL: victor@gufire.com

PROJECT DATA

ASSESSOR'S PARCEL NUMBER:	909-290-078	FLOOR AREA RATIO(S):	0.25
STREET ADDRESS:	42661 AVENIDA ALVARADO	OCCUPANCY CLASSIFICATION:	S-1
LEGAL DESCRIPTION OF THE PROPERTY:	PARCEL 12 AND 13 AS SHOWN BY PARCEL MAP 21382 IN PAR MAP BOOK 161, PAGE 47-60 ECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA	TYPE OF CONSTRUCTION:	II-B
ZONING DESIGNATION:	LI (LIGHT INDUSTRIAL)	SPRINKLERS:	FULLY SPRINKLERED
GENERAL PLAN DESIGNATION:	IP (INDUSTRIAL PARK)	NUMBER OF STORES:	1
EXISTING LAND USE / PROPOSED LAND USE:	LI (LIGHT INDUSTRIAL)	HEIGHT OF BUILDING:	MAX BUILDING HEIGHT 40'-0"
TOTAL SITE NET AREA:	90,169 S.F. / 2.07 AC	BUILDING CLEAR HEIGHT:	24'-0"
TOTAL BUILDING AREA:	22,679 S.F.	DOCK DOORS:	2
LOT COVERAGE:	25%	GRADE DOORS:	1
BUILDING AREA:	22,679 S.F.		
PARKING AREA:	11,177 S.F.		
LANDSCAPING AREA:	48,419 S.F.		
HARDSCAPE:	1,894 S.F.		
AUTO PARKING:	AREA RATIO/SQUARE FOOT OF USE(S)	SPACES REQUIRED	SPACES PROVIDED
OFFICE:	1,800 SF	OFFICE PARKING (1/100)	6 STALLS
WAREHOUSE:	20,879 SF	WAREHOUSE PARKING (1/1000)	21 STALLS
TOTAL AUTO PARKING:			27 STALLS
NUMBER OF ACCESSIBLE SPACES:	2 STALLS (1 VAN)		
NUMBER OF EV SPACES REQUIRED:	2 CLEAN AIR / VANPOOL / EV		
TABLES 5.106.5.2 / 5.106.5.3	4 FUTURE EVCS		
NUMBER OF ACCESSIBLE EVCS	1 VAN ACCESSIBLE		
PER TABLE 11B-228.3.2.1			
MOTORCYCLE PARKING:	1 SPACE - * REQUIRED - 125 AUTO PARKING PROVIDED		
BICYCLE PARKING:	(1) TWO-BIKE RACK - * REQUIRED 5% OF AUTO PARKING PROVIDED		

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C/O SILAGI DEVELOPMENT &
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PHONE: 805-494-7704

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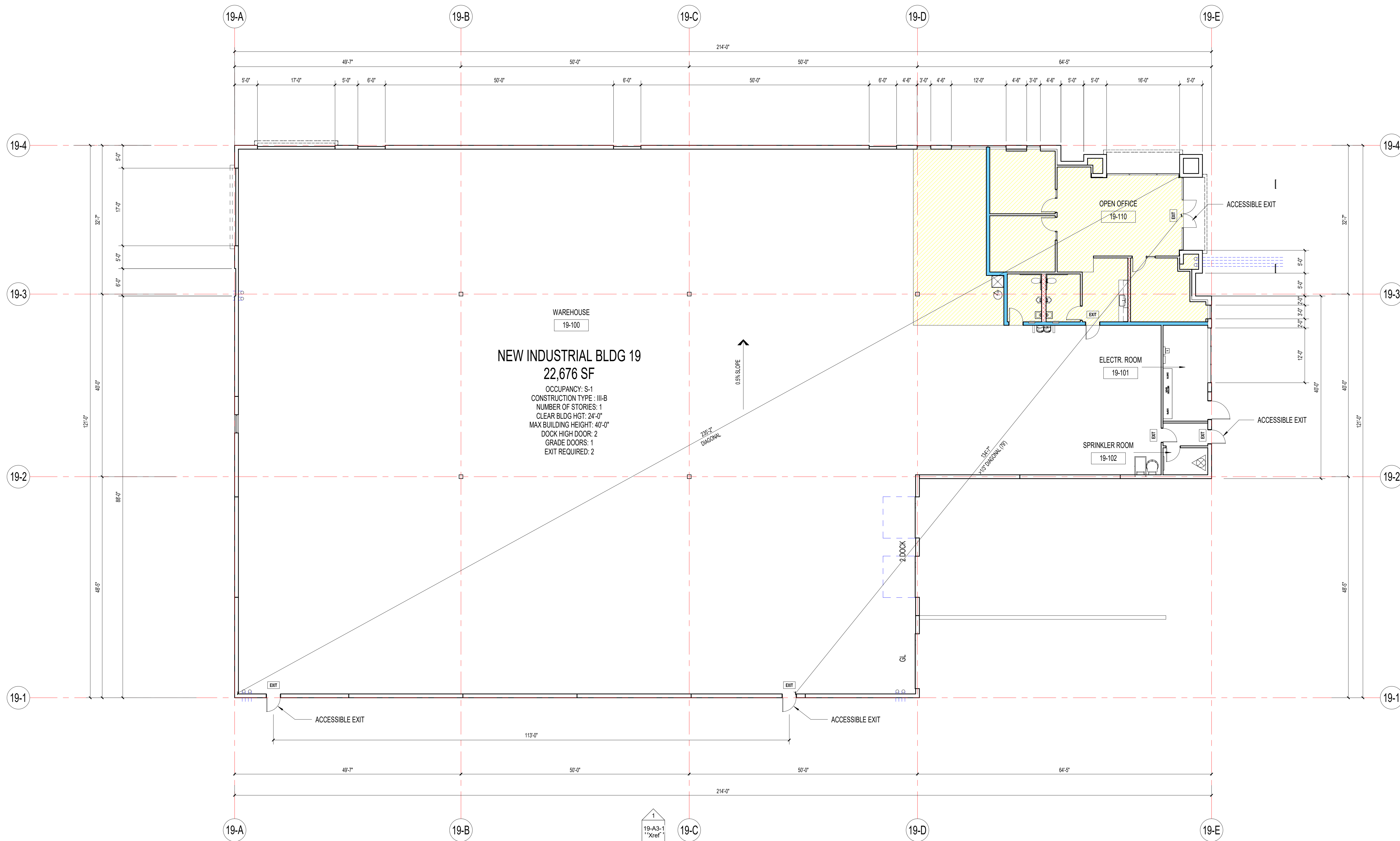
SHEET TITLE:

FLOOR PLAN

APN# 909-290-078
PA22-0595

SHEET:

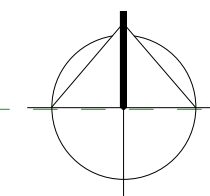
19-A2-1P



NOTES:
1. ALL ROOF DRAINS TO BE INTERIOR.
2. ROOF EQUIPMENT TO BE SCREEND FROM PUBLIC VIEW.

1"=10'

0 5' 10' 20' 50'



1 FLOOR PLAN
1" = 10'-0"

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DRAWN BY:	Author
CHECKD BY:	Checker

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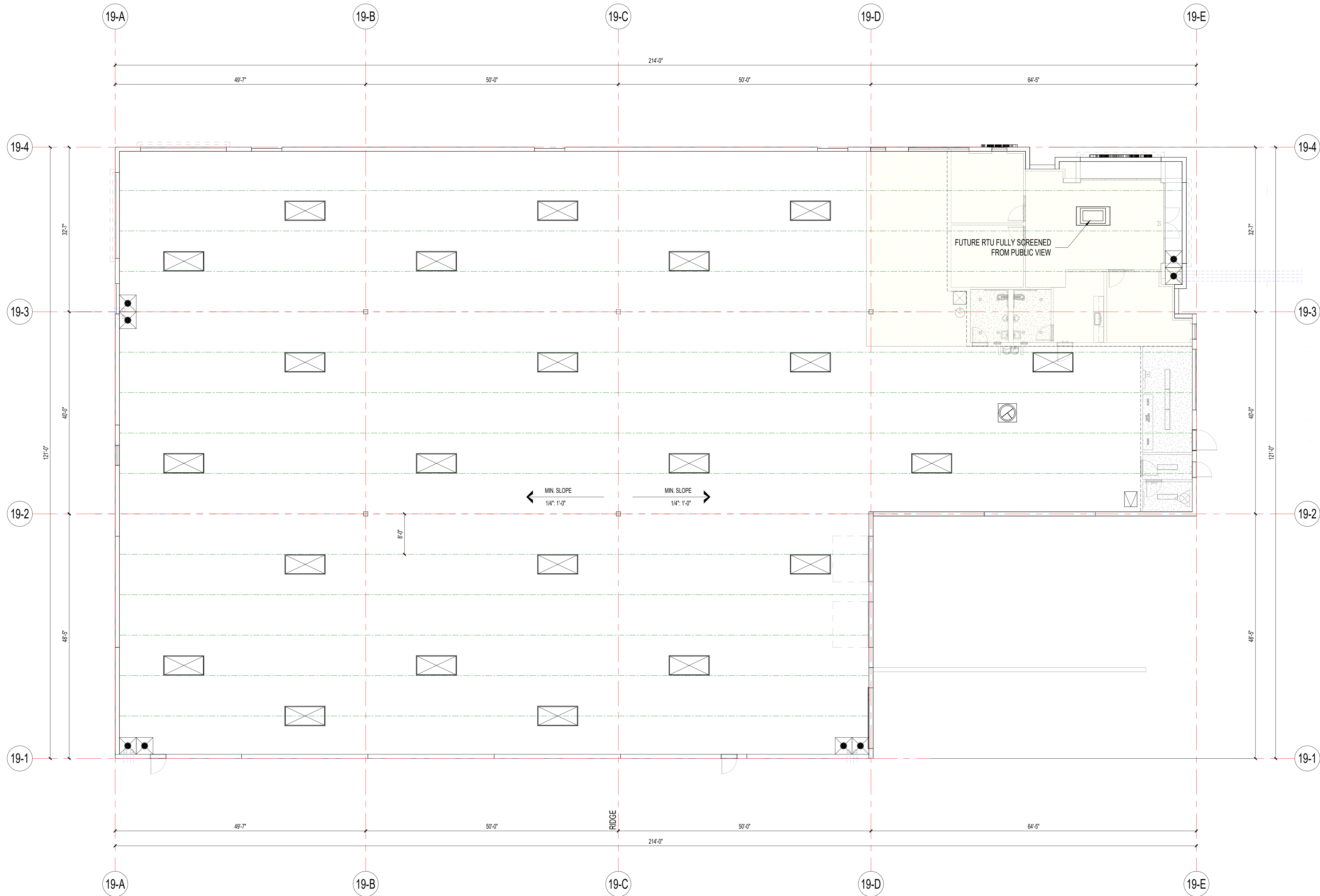
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ROOF PLAN

APN# 909-290-078
PA22-0595

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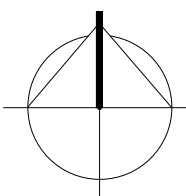
19-A2-2P



NOTES:
1. ALL ROOF DRAINS TO BE INTERIOR.
2. ROOF EQUIPMENT TO BE SCREENED FROM PUBLIC VIEW.

1"=10'

0 5' 10' 20' 50'

1 ROOF PLAN
1" = 10'-0"

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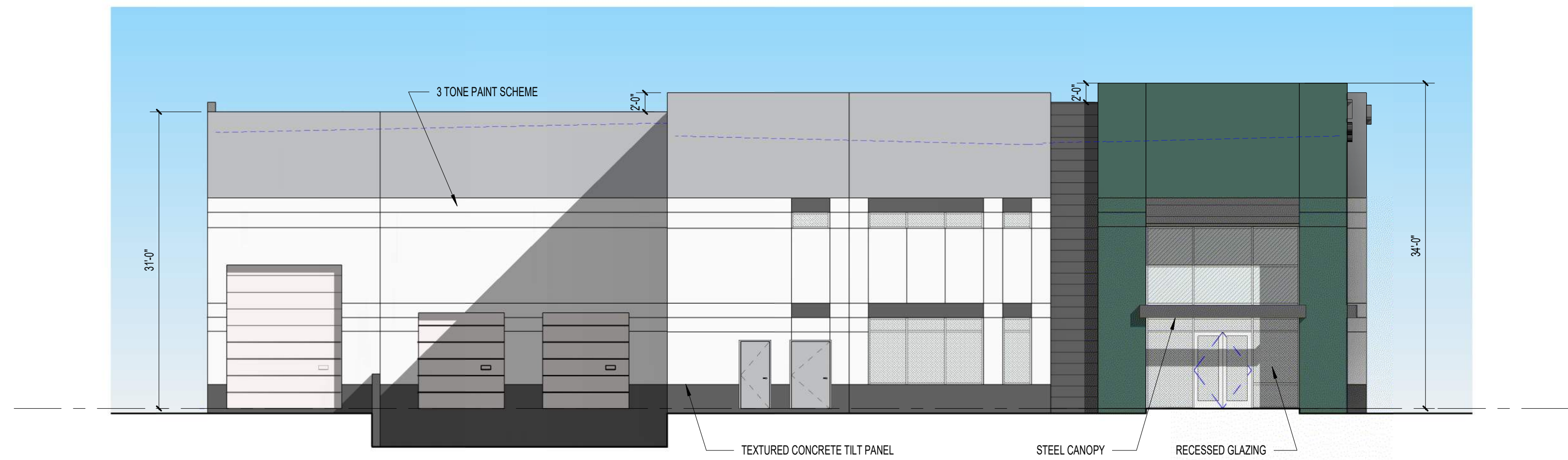
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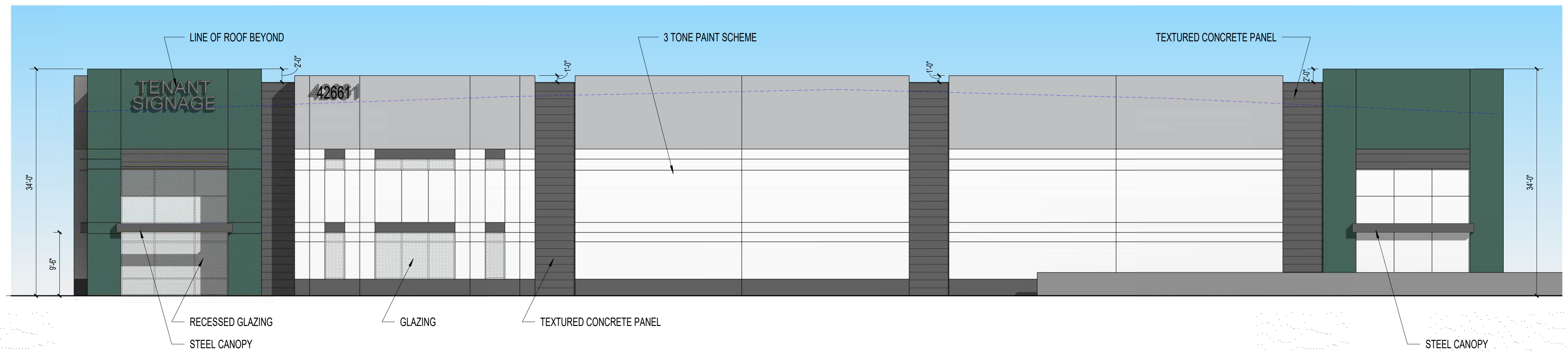
SHEET TITLE:

ELEVATIONS

APN# 909-290-078
PA22-05951 EAST ELEVATION
1" = 10'-0"

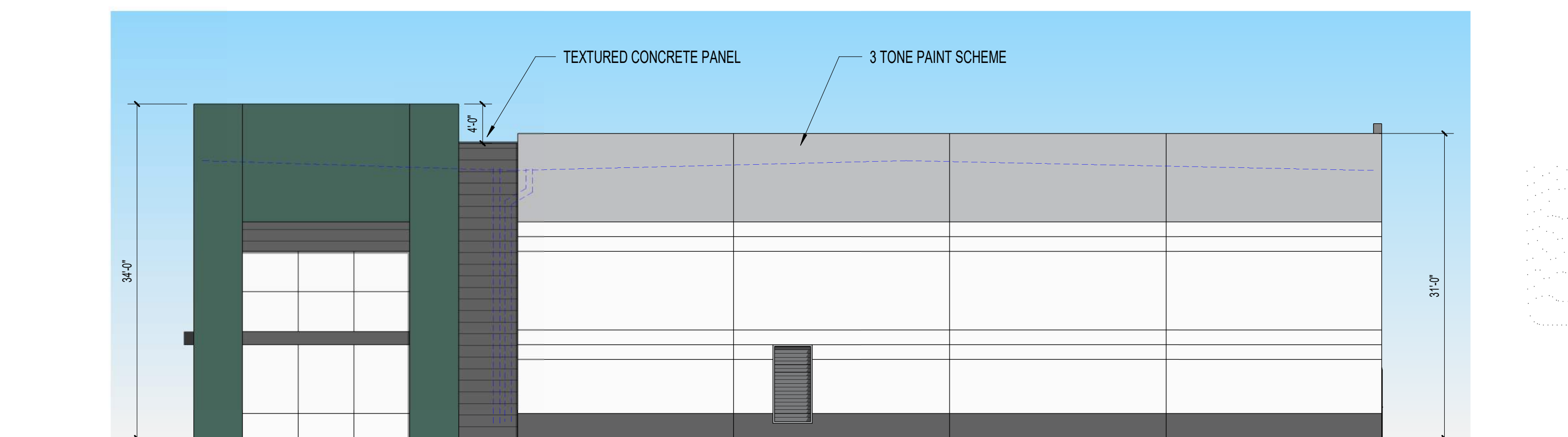
1"=10'

0 5' 10' 20' 50'

2 NORTH ELEVATION
1" = 10'-0"

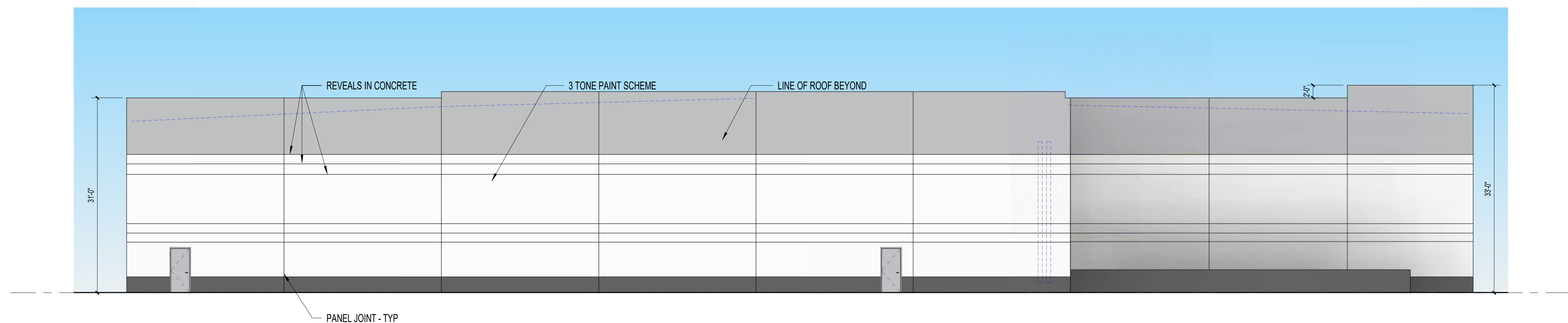
1"=10'

0 5' 10' 20' 50'

3 WEST ELEVATION
1" = 10'-0"

1"=10'

0 5' 10' 20' 50'

4 SOUTH ELEVATION
1" = 10'-0"

1"=10'

0 5' 10' 20' 50'

GENERAL NOTES

- ALL ROOFTOP MECHANICAL UNITS WILL BE SCREENED FROM VIEW BY THE PARAPET WALLS.
- REFER TO LANDSCAPE DWGS FOR EXACT SPECIES AND PLANT LOCATION.
- MAIN DOORS TO MATCH ADJACENT WALL PAINT SCHEME.

FINISH SCHEDULE

1. FIELD COLOR	SW7063 NEBULOUSE WHITE
2. ACCENT COLOR	SW7066 GRAY MATTERS
3A. ACCENT CORNER COLOR	SW6185 PLASTER GRAY
3B. ACCENT CORNER COLOR	SW6187 ROSEMARY
3C. ACCENT CORNER COLOR	SW6188 ROSEMARY
4. BASE ACCENT COLOR	SW2849 WESTCHESTER GRAY
5. GLAZING	PPG VISTACOL PACIFICA

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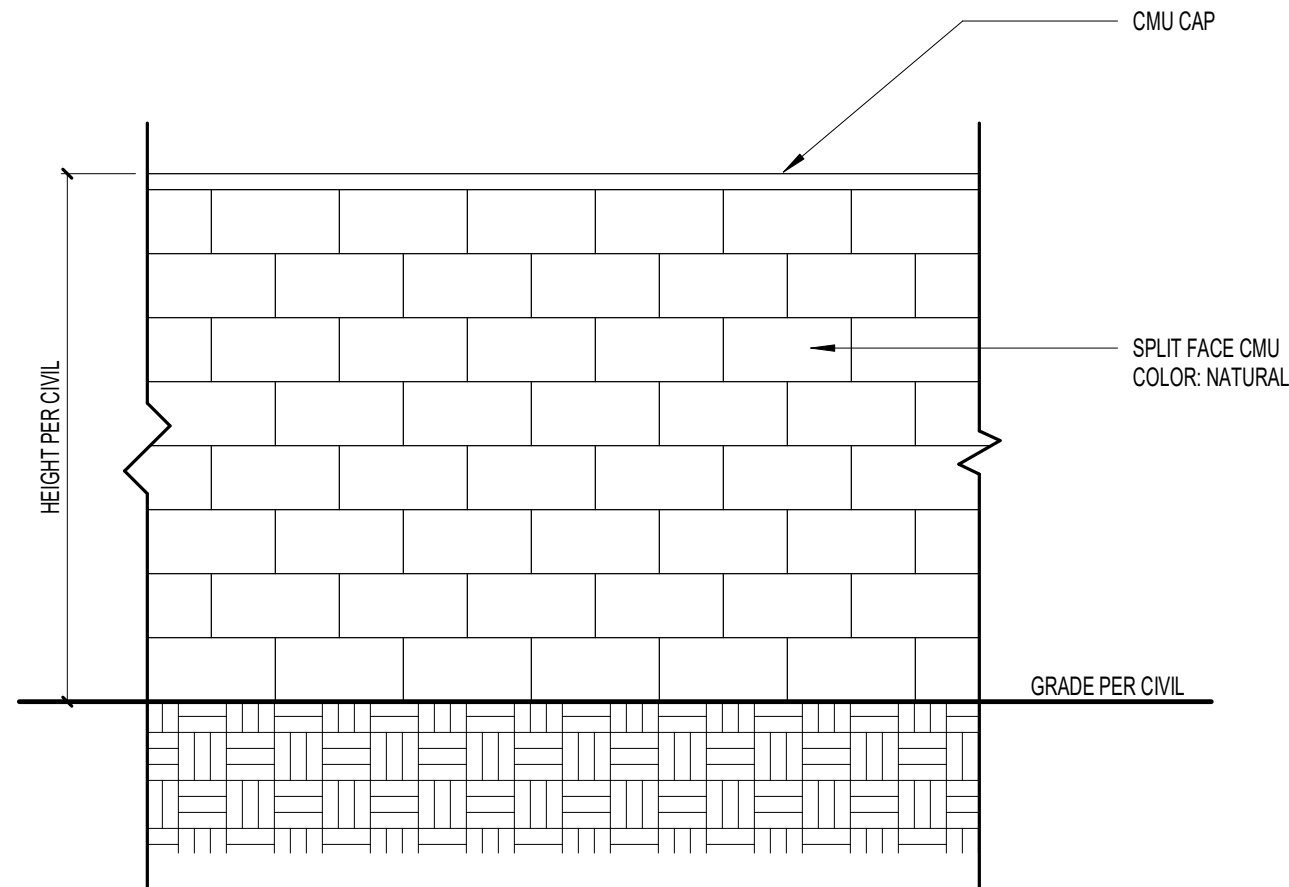
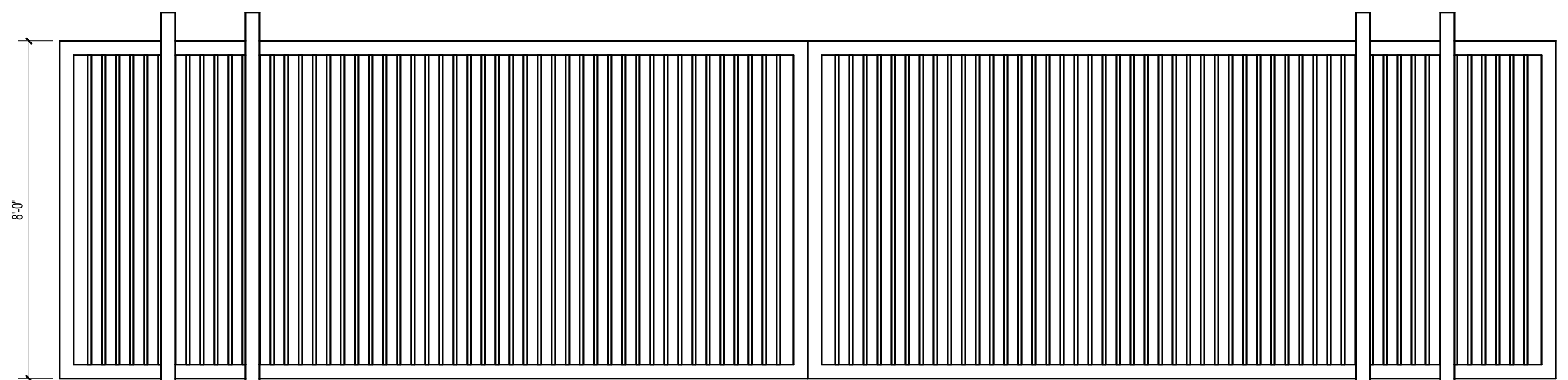
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DETAILS

APN# 909-290-078
PA22-0595

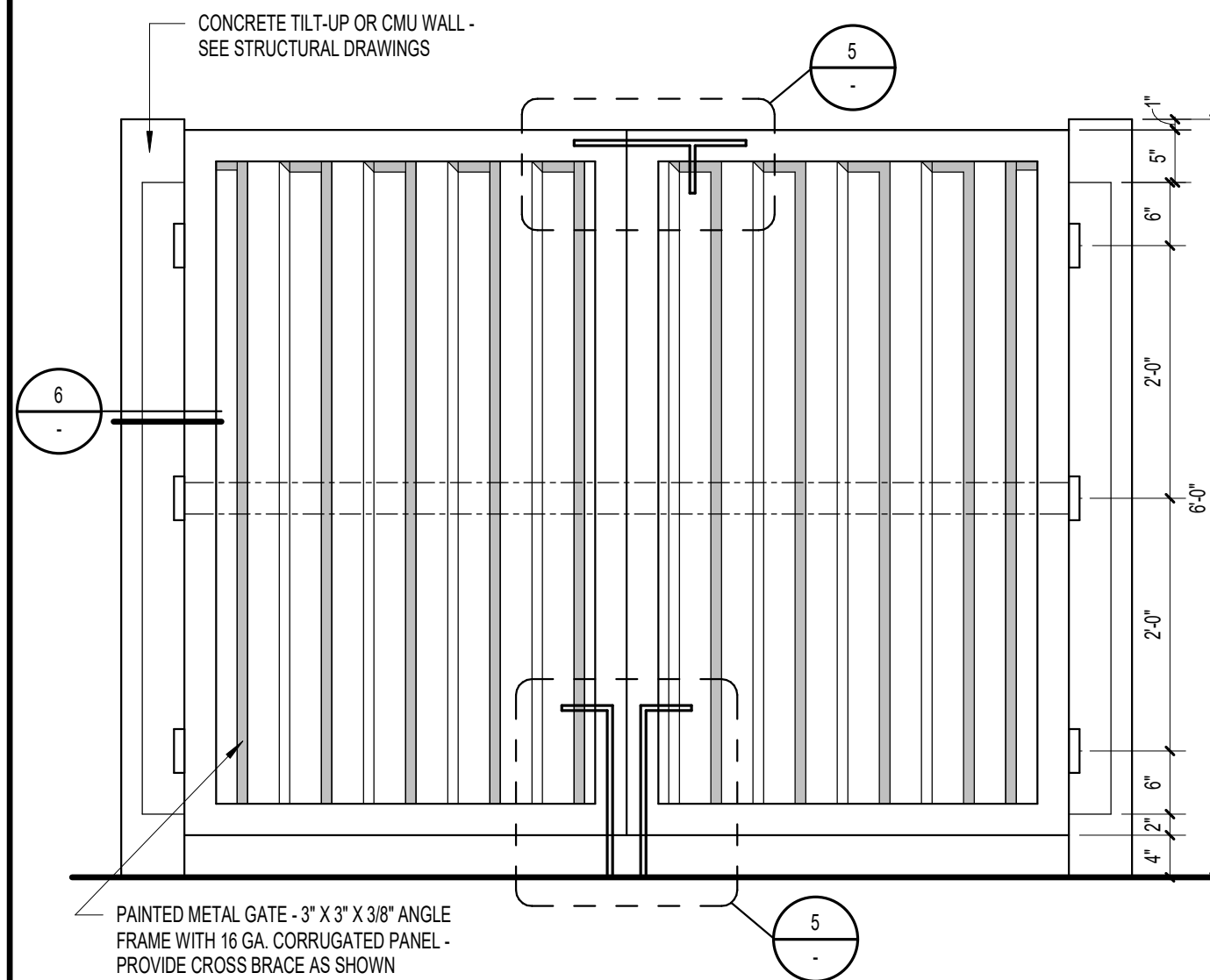
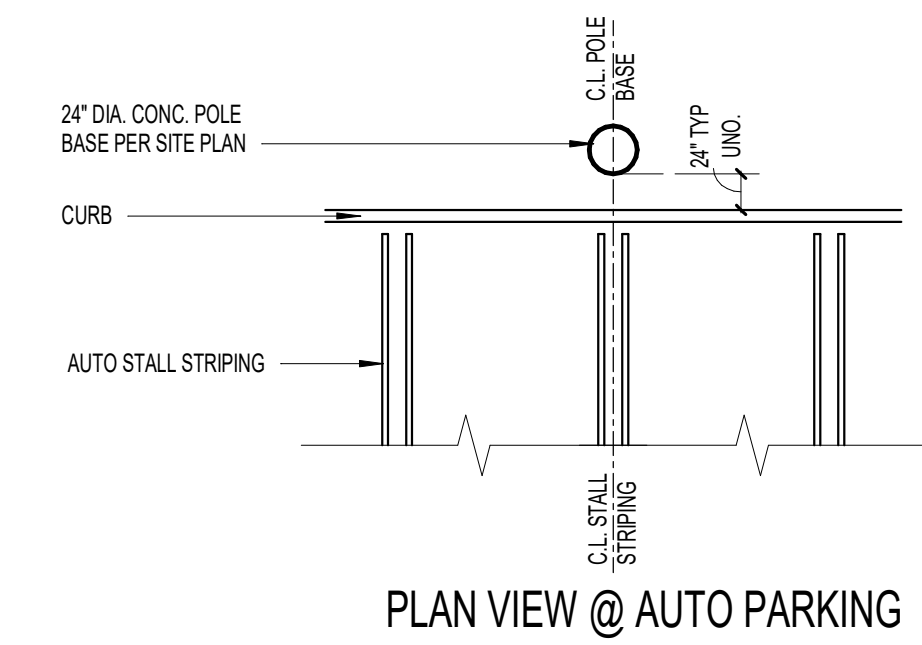
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19-A4-1P

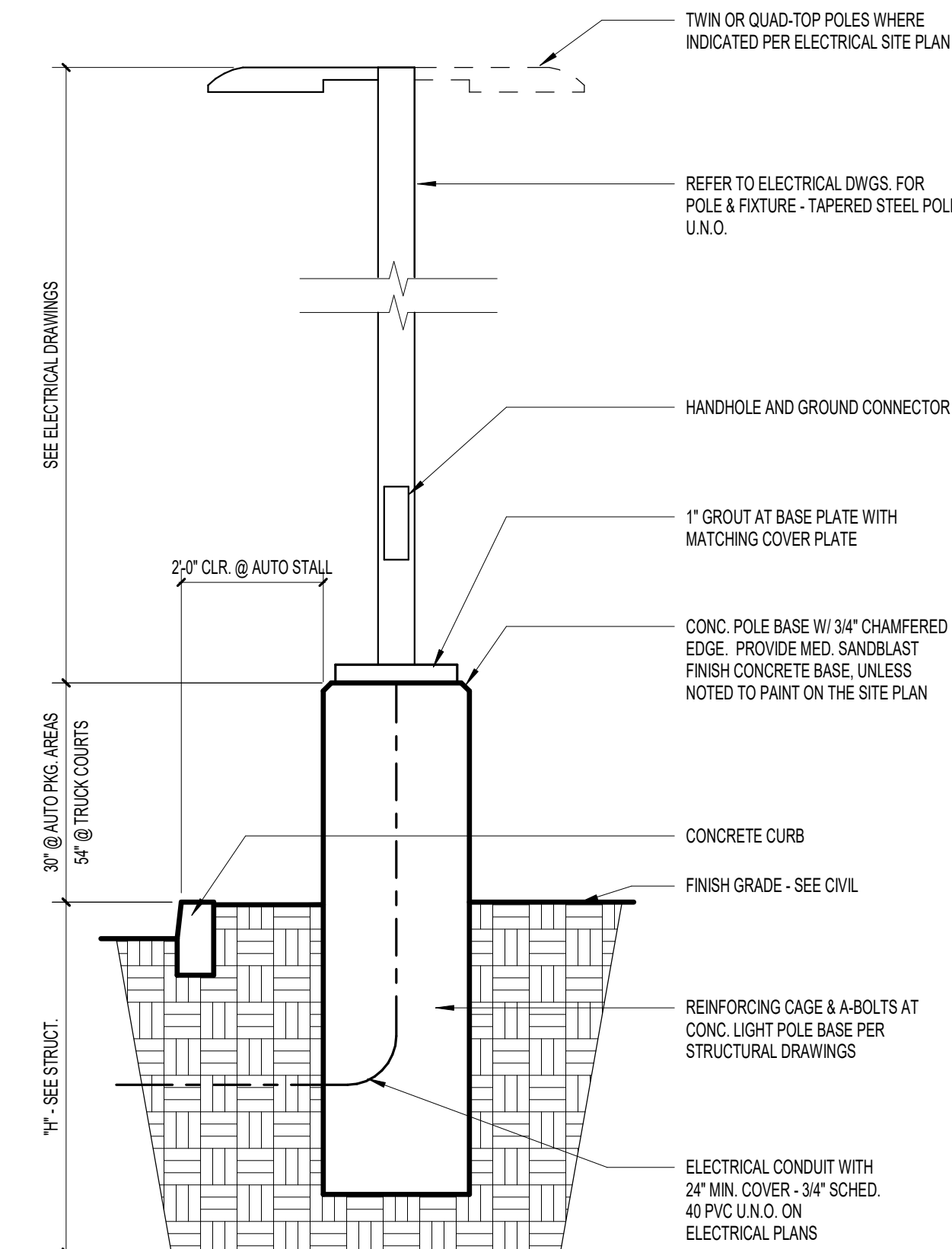
9 RETAINING WALL
1/2" = 1'-0"

NOTES:

1. SEE SITE PLAN FOR LOCATION.
2. GRIND ALL WELDS SMOOTH.
3. ALL STEEL WORK TO BE A-434 & SHOP PRIMED. PAINT FLAT BLACK TWO COATS.
4. INCLUDE EXTERIOR DOOR / GATE CLOSER, HEAVY DUTY HINGES, AND EXTERIOR DOOR STOP.
5. CONTRACTOR TO SUBMIT DETAILED SHOP DWGS. FOR APPROVAL PRIOR TO FABRICATION.

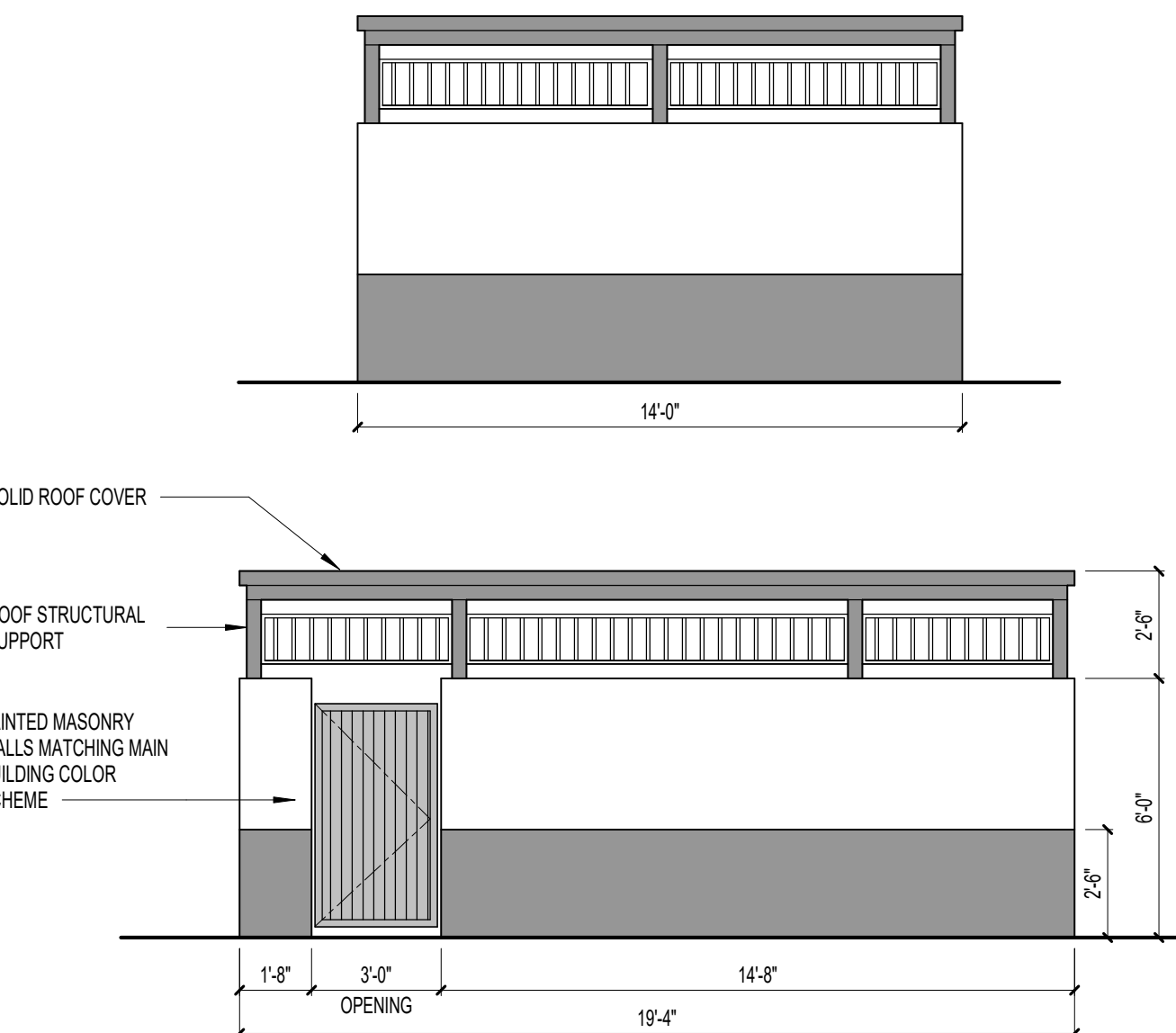
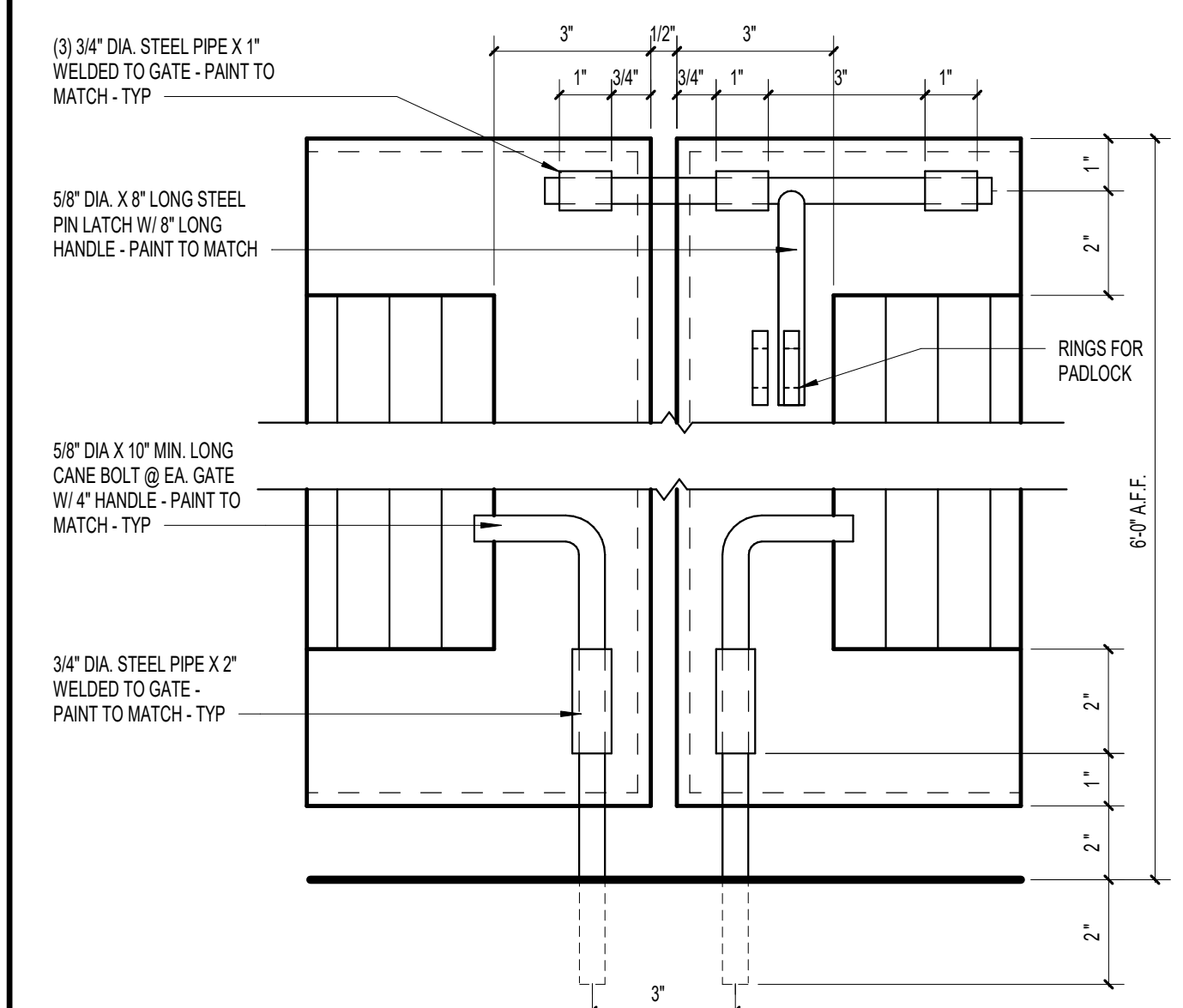
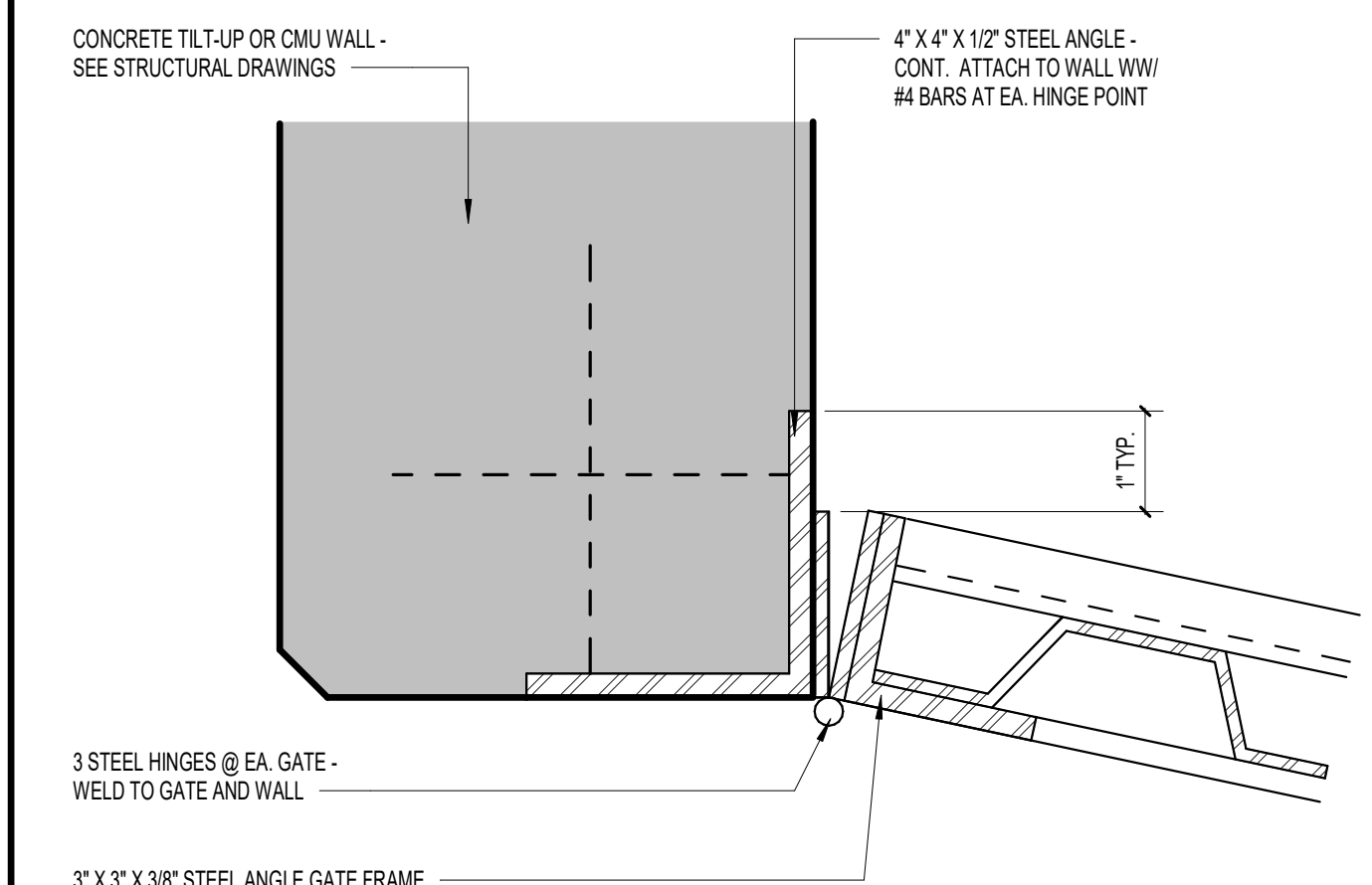
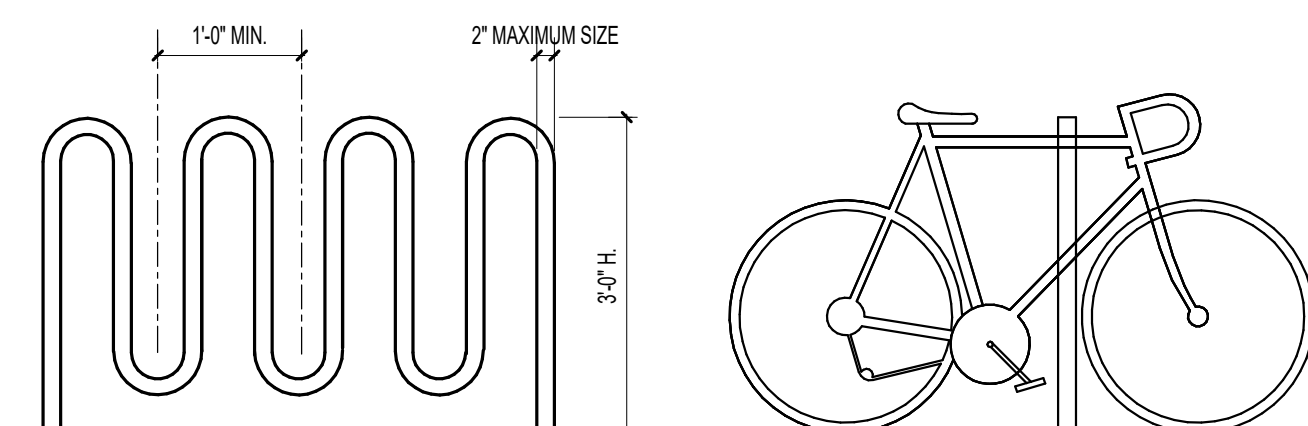
4 GATE ELEVATION
3/8" = 1'-0"5 TYPICAL TRASH ENCLOSURE GATE ELEVATION
3/4" = 1'-0"

PLAN VIEW @ AUTO PARKING



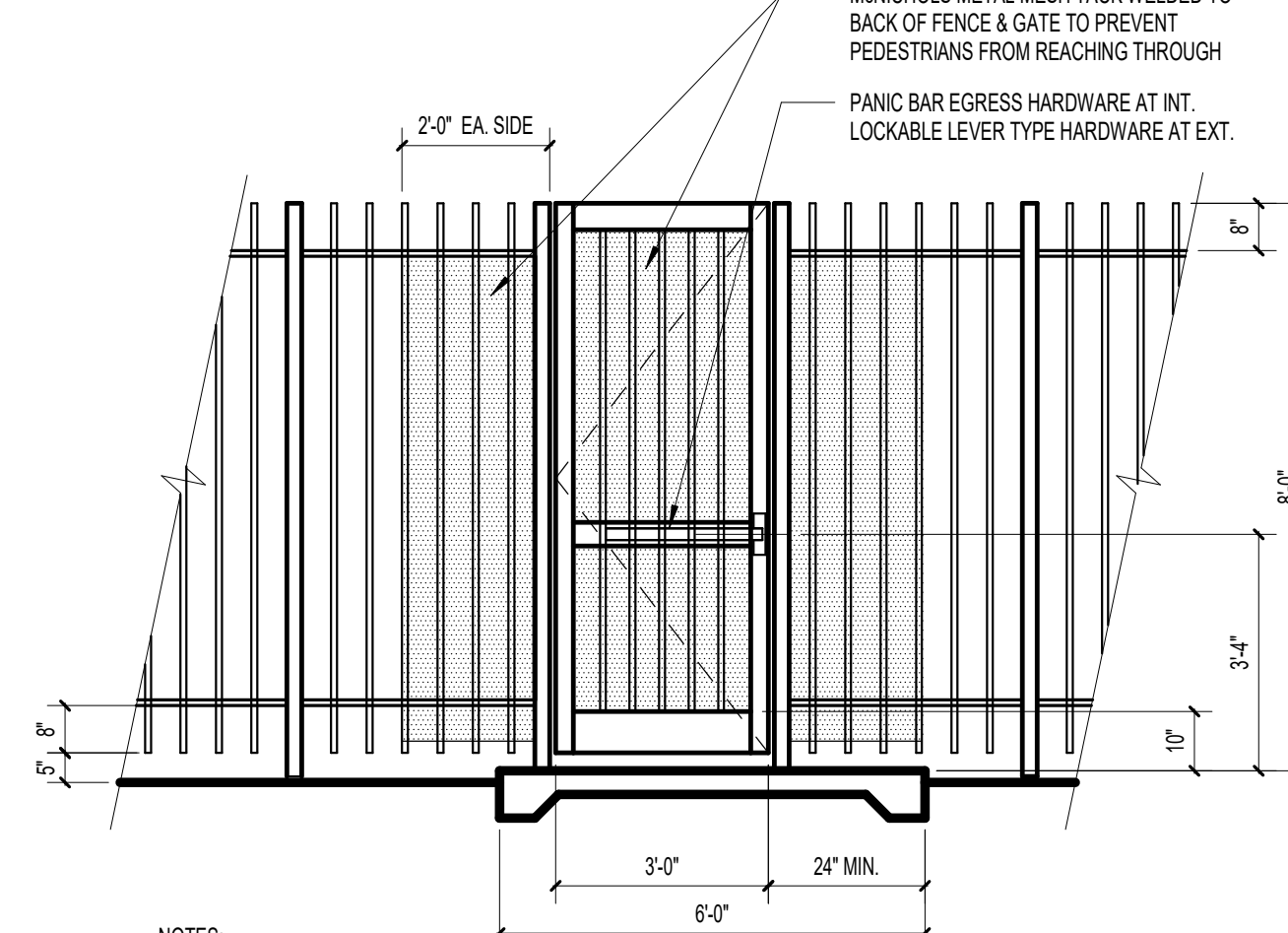
NOTES:

1. SEE ELECTRICAL DRAWINGS FOR FURTHER INFORMATION.
2. SEE SITE PLAN FOR LOCATIONS.
3. SEE STRUCTURAL DRAWINGS FOR 1" DIMENSION & REINFORCING REQUIREMENTS.

1 LIGHT POLE & BASE
1/2" = 1'-0"8 TRASH ENCLOSURE
1/4" = 1'-0"6 TRASH GATE LATCHES - 6 FT. HIGH GATES
3/4" = 1'-0"7 TRASH ENCLOSURE GATE & HINGE
1/2" = 1'-0"

NOTES:

1. BICYCLE RACKS MUST BE CAPABLE OF LOCKING BOTH THE FRAME AND THE WHEELS OF A BICYCLE USING EITHER A "U" TYPE BIKE LOCK OR A "CABLE / CHAIN" TYPE BIKE LOCK WHILE MAINTAINING THE BIKE IN AN UPRIGHT POSITION.
2. BICYCLE RACKS SHALL BE INSTALLED WITH ADEQUATE SPACE (1/2" MINIMUM) BESIDE THE PARKED BICYCLE SO THAT A BICYCLIST WILL BE ABLE TO REACH AND OPERATE THE LOCKING MECHANISM.
3. A HARD-SURFACE PARKING AREA IS REQUIRED.
4. A RAMP, AT LEAST TWO FEET WIDE, SHALL CONNECT ALL OUTDOOR BICYCLE PARKING AREAS TO THE NEAREST ACCESS ROADWAY IN ORDER TO PROVIDE SAFE AND CONVENIENT ACCESS FROM EXTERNAL CIRCULATION SYSTEMS TO ON-SITE BUILDINGS OR INTERNAL STREETS AND SIDEWALKS.
5. BICYCLE LOCKERS AND RACKS SHALL BE LOCATED NEAR THE PRIMARY BUILDING ENTRANCES, BUT NOT IN MAIN WALKWAY AREA.

2 TYPICAL BICYCLE RIBBON RACK
3/4" = 1'-0"

NOTES:

1. SEE SITE PLAN FOR LOCATION.
2. GRIND ALL WELDS SMOOTH.
3. ALL STEEL WORK TO BE A-434 & SHOP PRIMED. PAINT FLAT BLACK TWO COATS.
4. INCLUDE EXTERIOR DOOR / GATE CLOSER, HEAVY DUTY HINGES, AND EXTERIOR DOOR STOP.
5. CONTRACTOR TO SUBMIT DETAILED SHOP DWGS. FOR APPROVAL PRIOR TO FABRICATION.

3 STEEL PICKET SITE ACCESS / EXIT GATE
3/8" = 1'-0"

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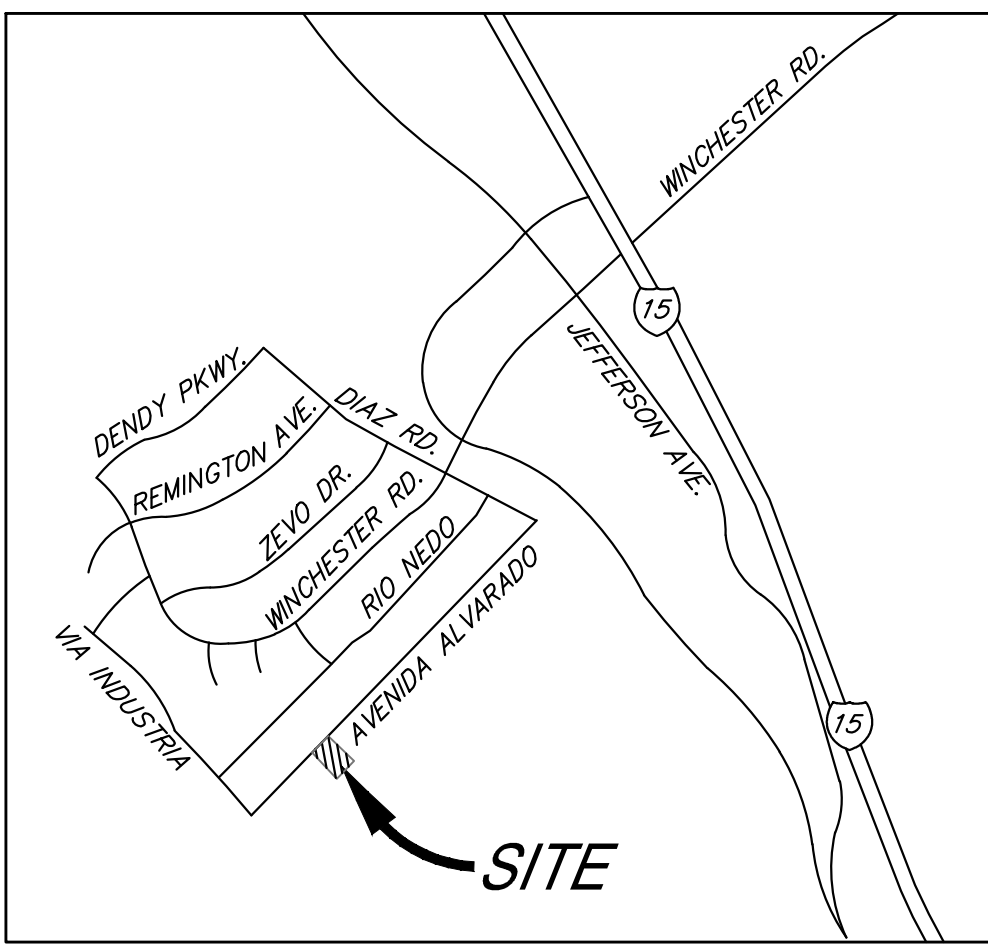
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SHEET:

19-A6-1P



1 PERSPECTIVE VIEW



VICINITY MAP
NOT TO SCALE

ENGINEER

SDH & ASSOCIATES, INC.
27363 VIA INDUSTRIA
TEMECULA, CA 92590
TEL: (951) 683-3691

APPLICANT

MS-MOUNTAIN VIEW LLC
16130 VENTURA BLVD.
SUITE 510
ENCINO, CA 91436
TEL: (805) 494-7704

ARCHITECT

RCA
15231 ALTON PARKWAY
SUITE 100
IRVINE, CA 92618
TEL: (949) 341-0920

LEGEND

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

PARCEL LINES
CENTERLINE
CURB AND GUTTER
EXISTING CONTOUR LINE
LOT LINE
SLOPE

STEM WALL HEIGHT

FIRE HYDRANT

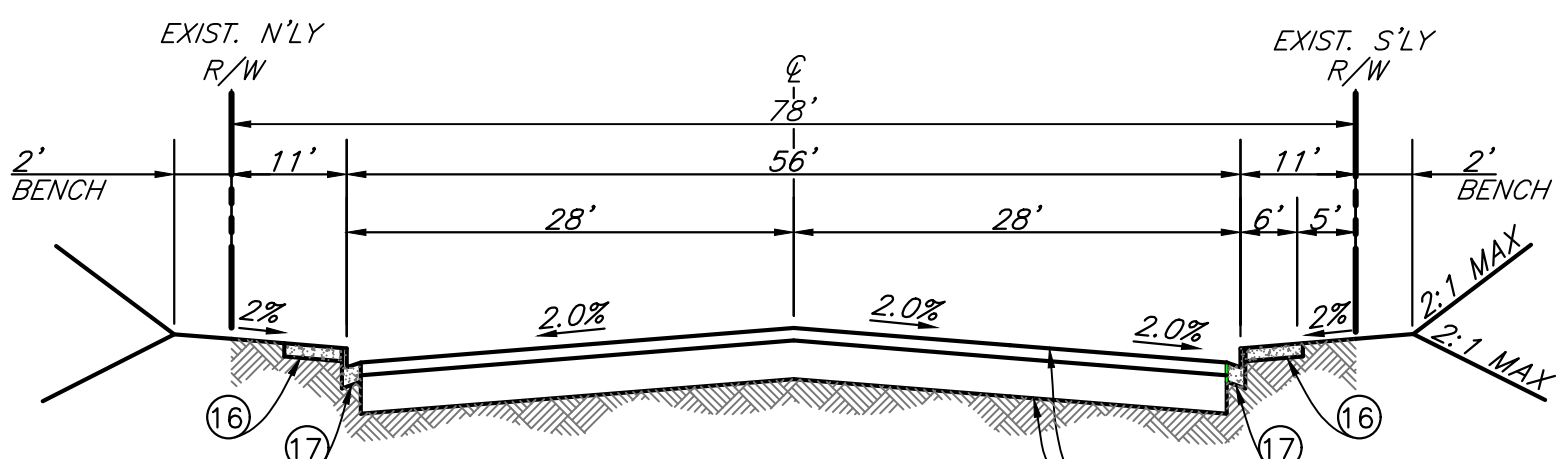
CROSS LOT DRAINAGE NOTE

CROSS LOT DRAINAGE WILL BE PERMITTED PER THE C.C&R'S PROVIDED IN THE FINAL ENGINEERING PHASE.

WATER QUALITY & HYDROMODIFICATION
MANAGEMENT PLAN NOTES

- THE WATER QUALITY AND HYDROMODIFICATION BASINS IS CONSTRUCTED TO THE LATEST REQUIREMENTS OF THE SAN DIEGO REGIONAL WATER QUALITY CONTROL BOARD, SANTA MARGARITA WATERSHED, AS ADMINISTERED BY THE CITY OF TEMECULA.
- WATER QUALITY AND HYDROMODIFICATION MANAGEMENT BASIN LOTS SHALL BE RETAINED BY THE HOA.
- WATER QUALITY AND HYDROMODIFICATION BASIN IS AS FOLLOWS:

BASIN ID	BENEFITING
BASIN 2	PARCELS 11-14, 49-52
LOT 10	OF PARCEL MAP 21382



TYPICAL SECTION
AVENIDA ALVARADO

ASSESSORS PARCEL NO.

909-290-012, 909-290-013

EARTHWORK

CUT: 709 CUBIC YARDS
FILL: 2786 CUBIC YARDS
IMPORT: 2077 CUBIC YARDS

LEGAL DESCRIPTION

PARCELS 12 & 13 AS SHOWN BY PARCEL MAP 21382 IN PARCEL MAP BOOK 161, PAGE 47-50, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

UTILITIES

GAS: SOUTHERN CALIFORNIA GAS COMPANY800 422 4133
PHONE: VERIZON800 422 4133
ELECTRIC: SOUTHERN CALIFORNIA EDISON.....800 422 4133
SEWER: EASTERN MUNICIPAL WATER DISTRICT.....714 925 7676
WATER: RANCHO CALIFORNIA WATER DISTRICT800 422 4133

ZONING AND GENERAL PLAN

EXISTING ZONING: (LI) LIGHT INDUSTRIAL
PROPOSED ZONING: (LI) LIGHT INDUSTRIAL
EXISTING GENERAL PLAN DESIGNATION: (IP) INDUSTRIAL PARK
PROPOSED GENERAL PLAN DESIGNATION: (IP) INDUSTRIAL PARK
EXISTING LAND USE: VACANT

CONSTRUCTION NOTES

- CONSTRUCT 3" A.C. OVER 8" A.B. PAVING
- CONSTRUCT 7" THICK CONCRETE OVER NATIVE
- CONSTRUCT 4" PCC CONC. PER ARCH. PLANS
- CONSTRUCT COMMERCIAL DWY APPROACH PER CITY STD. 207A
- CONSTRUCT 6" CURB ONLY PER CITY STD. 204A
- CONSTRUCT 6" CURB AND GUTTER PER CITY STD. 200
- CONSTRUCT HANDICAP ACCESS RAMP PER ARCH PLANS
- CONSTRUCT HDPE STORM DRAIN
- CONSTRUCT 24"x24" CATCH BASIN W/ TRAFFIC GRATE (INLET TO INCLUDE STENCILING "ONLY RAIN DOWN THE STORM DRAIN")
- CONSTRUCT LANDSCAPE DRAIN W/ ATRIUM GRATE
- CONSTRUCT DECORATIVE PAVING PER ARCH PLANS
- CONSTRUCT STORM DRAIN CLEANOUT
- CONSTRUCT FIRE WATER PER SEPARATE PERMIT
- CONSTRUCT BACKFLOW/FDC PER SEPARATE PERMIT
- CONSTRUCT RETAINING WALL PER SEPARATE PERMIT (MAX HEIGHT=4.2')
- CONSTRUCT PUBLIC SIDEWALK PER STREET IMP. PLANS AND CITY STD. 401
- CONSTRUCT PUBLIC CURB & GUTTER PER STREET IMP. PLANS AND CITY STD. 201
- CONSTRUCT STEPS PER ARCHITECTURAL PLAN
- CONSTRUCT TRENCH DRAIN WITH TRAFFIC RATED GRATE
- CONSTRUCT 24" CMP RISER WITH CONCRETE ARROW AND SPLASH WALL PER DETAIL ON SHEET 2

REVISIONS	MARK	DESCRIPTION	DRAWN BY:	BY	APPR	DATE
DESIGNED BY:	S.S.	DRAWN BY:	X.O.F.			
CHECKED BY:	J.C.B.	PROJECT MANAGER:	S.J.S.			

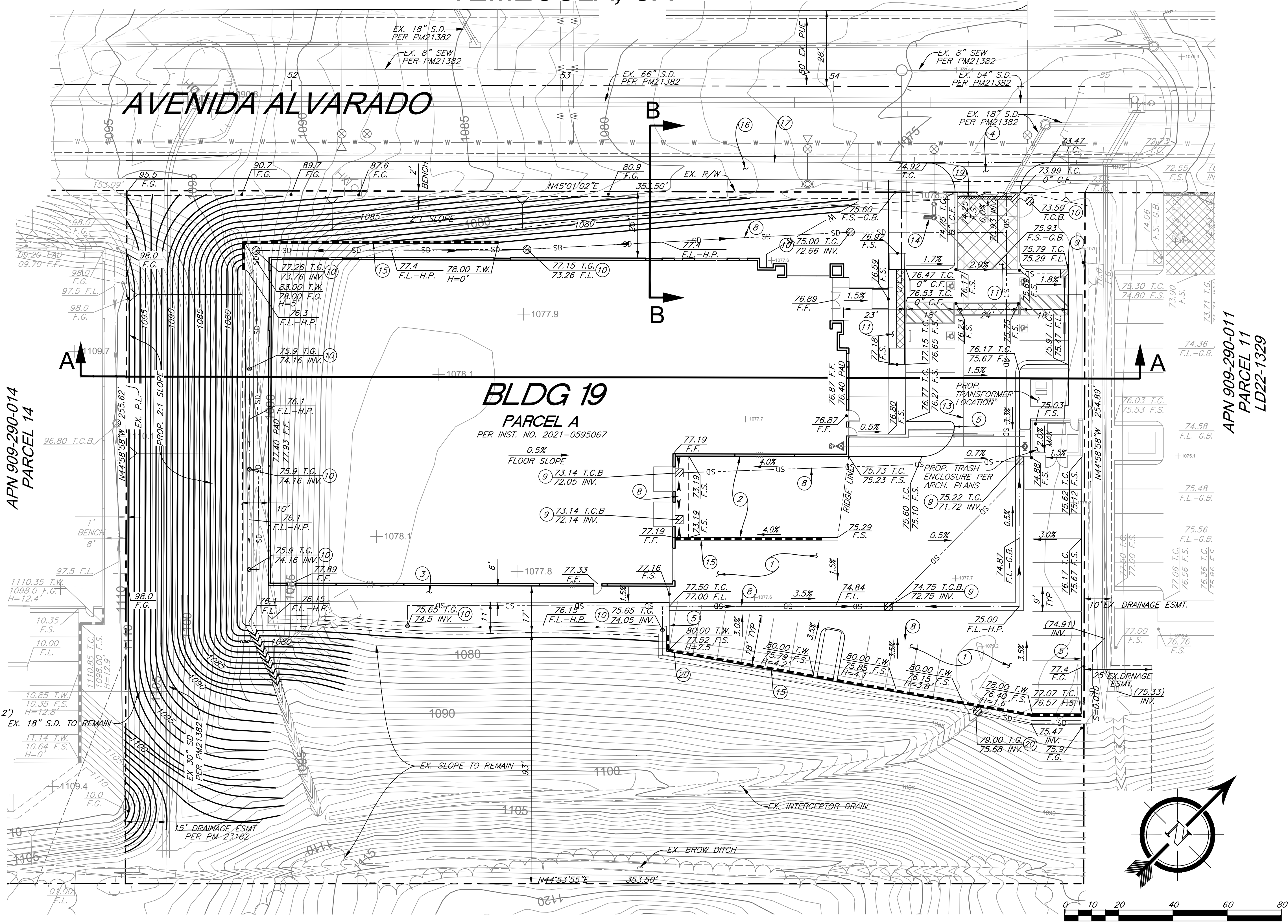
CONCEPTUAL GRADING PLAN

PM 21382 - PARCELS 12 & 13

(PARCEL "A" PER INST. NO. 2021-0595067)

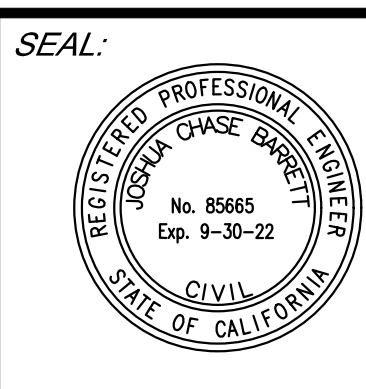
MS MOUNTAIN VIEW - BUILDING 19

TEMECULA, CA



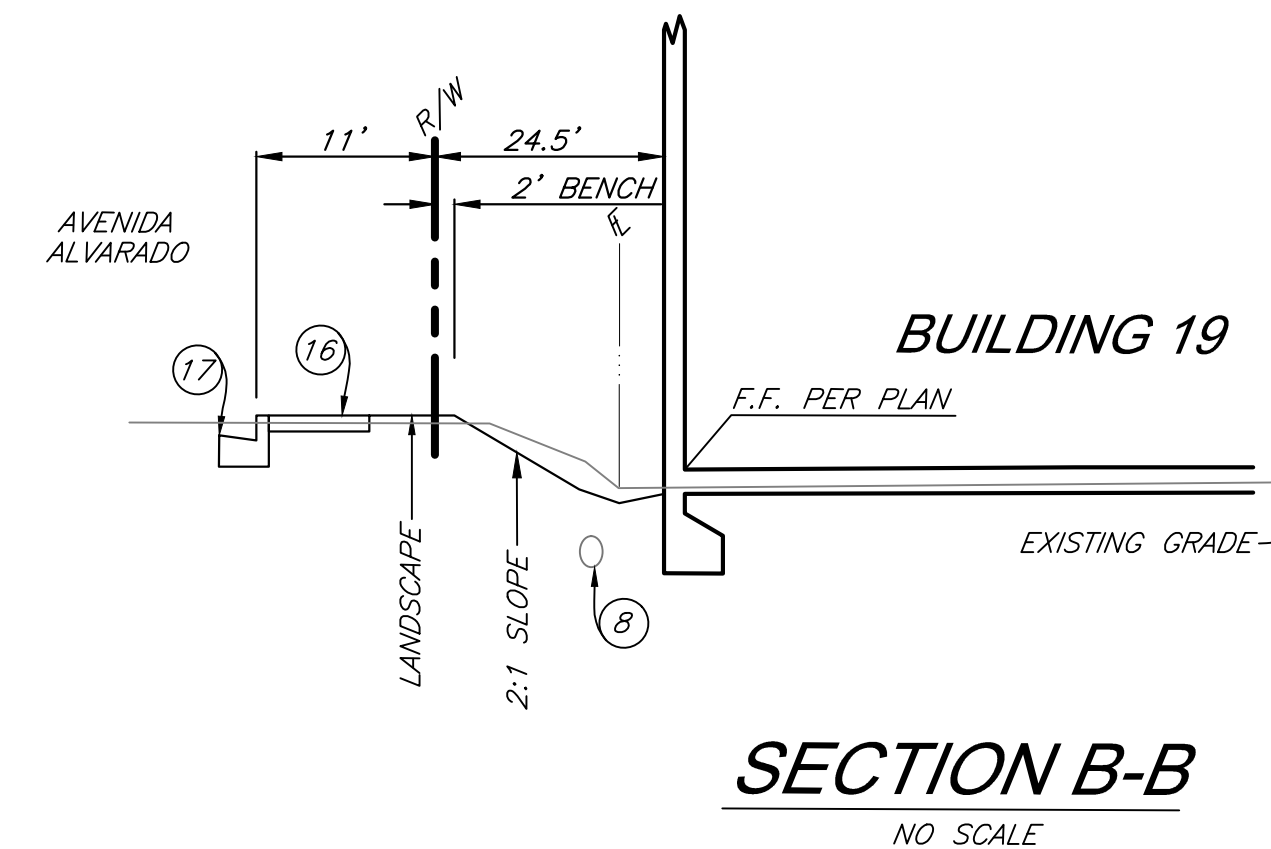
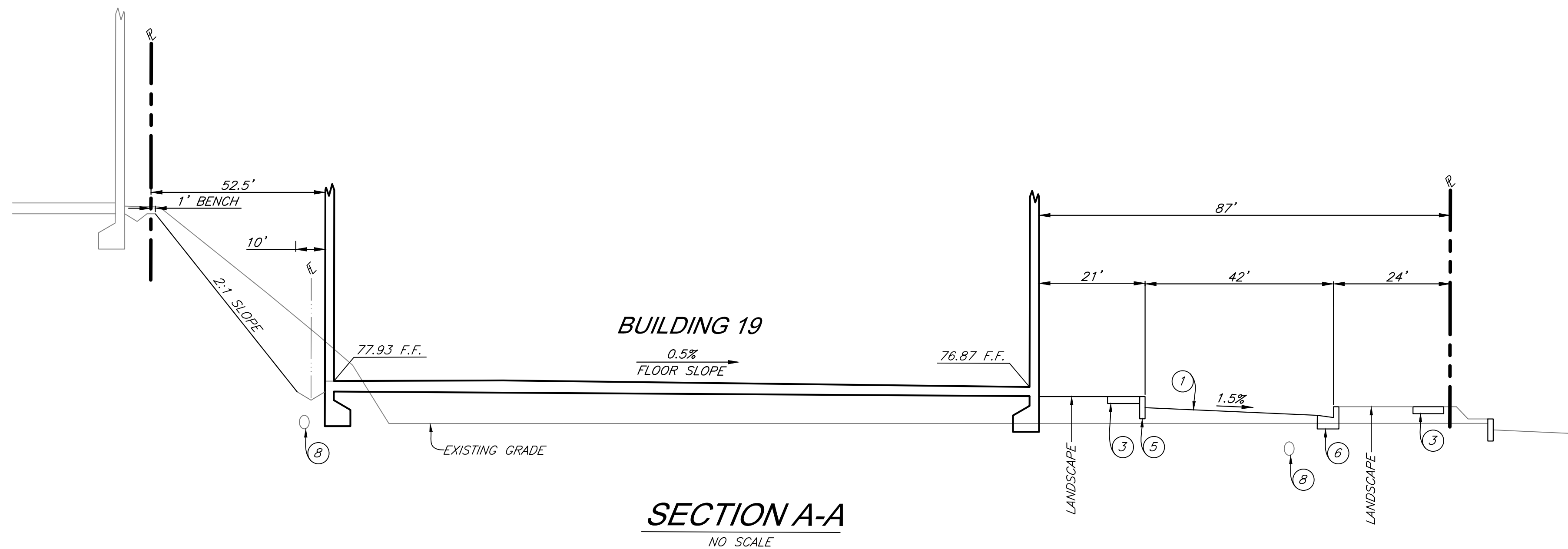
APN 909-290-011
PARCEL 11
LD22-1329

PLANNING DIVISION:	DATE:
PREPARED BY:	DATE:
JOSHUA BARRETT	EXP. 9-30-22
R.C.E. NO.: 85665	



PREPARED BY:	SDH & ASSOCIATES, INC. 27363 VIA INDUSTRIA TEMECULA, CA 92590 TEL: (951) 683-3691 FAX (951) 788-2314
SCALE: 1"=20'	BENCHMARK: RIVERSIDE COUNTY DESIGNATION T-83-81 3" ALUMINUM DISK IN CONC. CYLINDER FROM THE INT. OF FRONT ST. AND RANCH CALIF. RD. 1.2 MILES W. ON RANCHO CALIF. RD. 23' N. OF THE CL RANCHO CALIF. RD., IN THE BEGINNING OF CUT FOR RANCHO CALIF. RD.; SET FIBERGLASS POST 1' N. OF MONUMENT
DATE: MAY 2022	

CITY OF TEMECULA	1 OF
BUILDING 19 PM 21382 PARCELS 12 & 13 (PARCEL "A" PER INST. NO. 2021-0595067)	2 SHEETS
MS MOUNTAIN VIEW PRELIMINARY GRADING	



CONSTRUCTION NOTES

- 1 CONSTRUCT 3" A.C. OVER 8" A.B. PAVING
- 3 CONSTRUCT 4" PCC CONC. PER ARCH. PLANS
- 5 CONSTRUCT 6" CURB ONLY PER CITY STD. 204A
- 6 CONSTRUCT 6" CURB AND GUTTER PER CITY STD. 200
- 8 CONSTRUCT HDPE STORM DRAIN
- 16 CONSTRUCT PUBLIC SIDEWALK PER STREET IMP. PLANS AND CITY STD. 401
- 17 CONSTRUCT PUBLIC CURB & GUTTER PER STREET IMP. PLANS AND CITY STD. 201

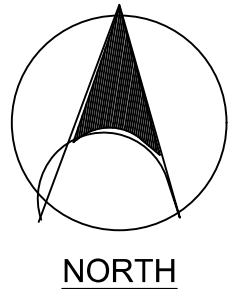
REVISIONS						PLANNING DIVISION:		DATE:		SEAL:		PREPARED BY:		CITY OF TEMECULA		2	
																	OF
																	2
																	SHEETS
MARK		DESCRIPTION				BY		APPR		DATE							
DESIGNED BY: S.S.		DRAWN BY: X.O.F.															
CHECKED BY: J.C.B.		PROJECT MANAGER: J.C.B.															
						JOSHUA C. BARRETT		EXP. 9-30-22									
						R.C.E. NO.: 85665											



SPLA
SCOTT PETERSON LANDSCAPE ARCHITECT, INC.
2883 VIA RANCHEROS WAY
FALLBROOK, CA 92028
PH: 760-842-9993

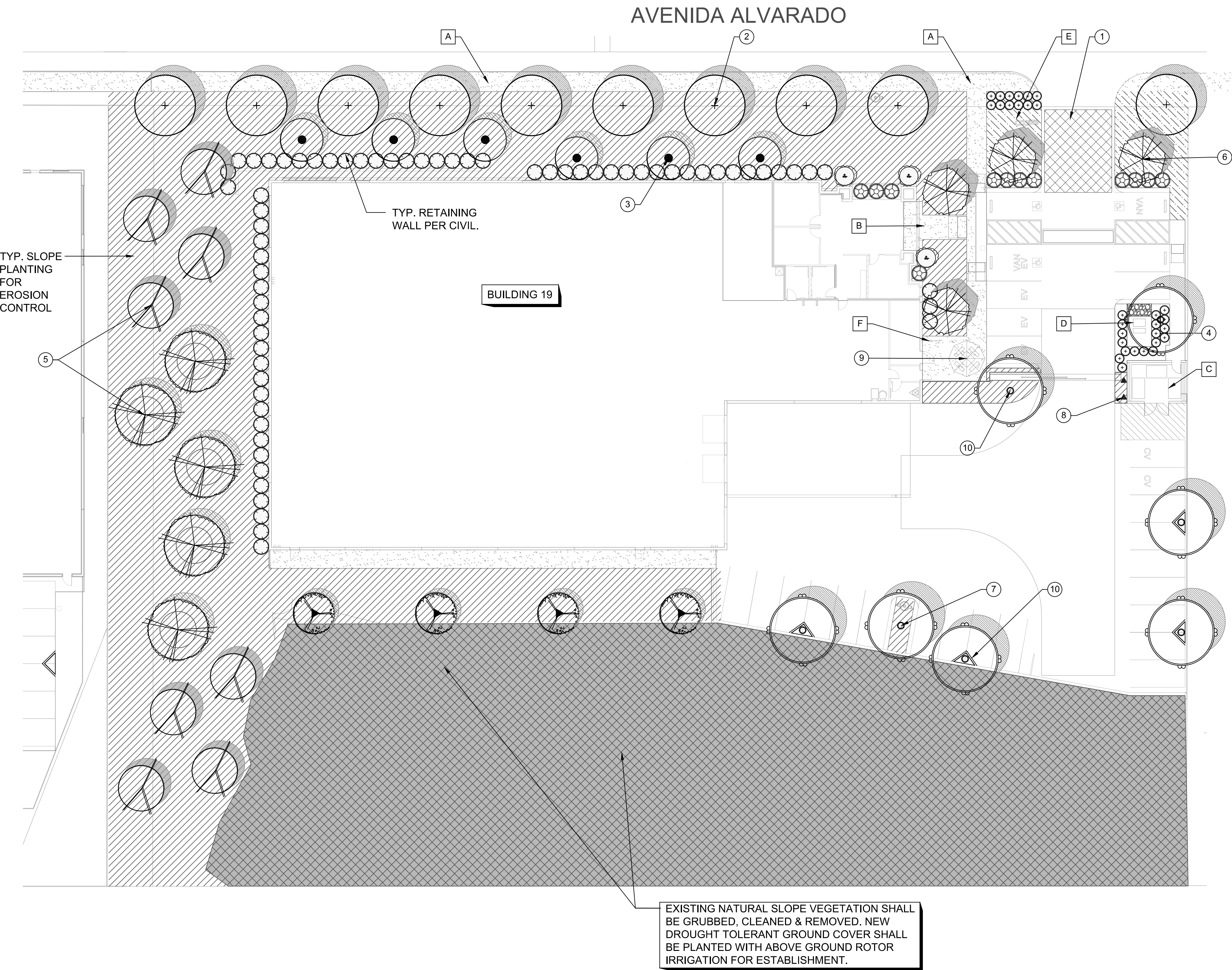
CONCEPTUAL LANDSCAPE PLAN
MS MOUNTAIN VIEW PARK BUILDING 19 - PHASE V

TEMECULA, CA



0 20' 40' 60'
SCALE: 1" = 20'-0"

BLDG. 19: APN# 909-290-078, PA22-0595



DESIGN KEY NOTES:

1. ENHANCED VEHICULAR ENTRY PAVING. COLORED GRID PATTERN CONC.
2. ALL TREES LOCATED 3' OR LESS TO CURB, WALKWAY OR WALL SHALL BE INSTALLED WITH DEEP ROOT BARRIER PANELS. 18" MIN. DEPTH X 10' WIDE PANEL.
3. VERTICAL TREE AGAINST BUILDING PER LEGEND.
4. SCREEN SHRUBS SURROUNDING ELECTRIC TRANSFORMER.
5. TREE ALONG PROPERTY LINE PER LEGEND.
6. FLOWERING ACCENT TREE PER LEGEND.
7. PARKING LOT SHADE TREE PER LEGEND.
8. TYP. VINES AT TRASH ENCLOSURE.
9. BREAK PATIO AREA WITH TABLES.
10. PROVIDE REQUIRED DIAMOND TREE WELL FOR SHADE TREE REQUIRED BY CITY.

REFERENCE KEY NOTES:

- A. PUBLIC SIDEWALK PER CIVIL PLANS.
- B. CONCRETE ENTRY PAVING AT BUILDING ENTRY PER ARCHITECTURAL PLANS.
- C. TRASH ENCLOSURE PER ARCHITECTURE PLANS.
- D. ELECTRICAL TRANSFORMER PER CIVIL PLANS.
- E. FIFDDC UNIT PER CIVIL PLANS.
- F. BIKE RACK PER ARCH. PLANS.

PARKING LOT TREE REQUIREMENTS

- *TOTAL NUMBER OF PARKING STALLS = 28
- *PARKING LOT TREES REQUIRED AT 1 TREE PER 4 SPACES = 7
- *NUMBER OF PARKING LOT TREES PROVIDED = 7

LANDSCAPE DATA

- LANDSCAPE SQUARE FOOTAGE:
- ROW AREA = 1,451 SQ. FT (STREET FRONTAGE)
 - ON-SITE AREA = 47,051 SQ. FT

TOTAL LANDSCAPE = 48,508 SQ. FT

TOTAL NUMBER OF TREES PROVIDED = 48

GENERAL NOTES:

- SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH EROSION CONTROL GROUND COVER PER LEGEND, AND MULCH MATERIAL WITH 'BINDER' MATERIAL SHALL BE APPLIED FOR EROSION CONTROL.
- ROCK RIP-RAP MATERIAL SHALL BE INSTALLED WHERE DRAIN LINES CONNECT TO INFILTRATION AREAS.
- ALL UTILITY EQUIPMENT SUCH AS BACKFLOW UNITS, FIRE DETECTOR CHECKS, FIRE CHECK VALVE, AND AIR CONDITIONING UNITS WILL BE SCREENED WITH EVERGREEN PLANT MATERIAL ONCE FINAL LOCATIONS HAVE BEEN DETERMINED.
- TREES AND SHRUBS SHALL BE PLACED A MINIMUM OF 5' AWAY FROM WATER METER, GAS METER, OR SEWER LATERALS; A MINIMUM OF 10' AWAY FROM UTILITY POLES; AND A MINIMUM OF 8' AWAY FROM FIRE HYDRANTS AND FIRE DEPARTMENT SPRINKLERS AND STANDPIPE CONNECTIONS.

CONCEPTUAL PLAN NOTE:

THIS IS A CONCEPTUAL LANDSCAPE PLAN. IT IS BASED ON PRELIMINARY INFORMATION WHICH IS NOT FULLY VERIFIED AND MAY BE INCOMPLETE. IT IS MEANT AS A COMPARATIVE AID IN EXAMINING ALTERNATE DEVELOPMENT STRATEGIES AND ANY QUANTITIES INDICATED ARE SUBJECT TO REVISION AS MORE RELIABLE INFORMATION BECOMES AVAILABLE.

IRRIGATION NOTE:

THE PROJECT WILL BE EQUIPPED WITH A LOW FLOW IRRIGATION SYSTEM CONSISTING OF ET WEATHER BASED SMART CONTROLLER, LOW FLOW ROTORS, BUBBLER AND/ OR DRIP SYSTEMS USED THROUGHOUT. THE IRRIGATION WATER EFFICIENCY WILL MEET OR SURPASS THE CURRENT STATE MANDATED AB-1881 WATER ORDINANCE.

WUCOLS PLANT FACTOR

THIS PROJECT IS LOCATED IN 'WUCOLS' REGION '4-SOUTH INLAND'.

H = HIGH WATER NEEDS
M = MODERATE WATER NEEDS
L = LOW WATER NEEDS
VL= VERY LOW WATER NEEDS

PLANTING LEGEND

TREES			
SYMBOL	TREE NAME	QTY.	WUCOLS
	PODOCARPUS GRACILIOR FERN PINE 24" BOX SIZE. STANDARD TRUNK. DOUBLE STAKE.	6	M
	PINUS ELДАРICA, MONDELL PINE 24" BOX SIZE. STANDARD TRUNK. DOUBLE STAKE	8	L
	PLATANUS RACEMOSA, CALIFORNIA SYCAMORE 15 GAL. SIZE. STANDARD TRUNK. DOUBLE STAKE.	5	M
	CUPRESSUS SEMPERVIRENS, MEDITERRANEAN CYPRESS 15 GAL. SIZE. DOUBLE STAKE	3	L
	RHUS LANCEA, AFRICAN SUMAC 24" BOX SIZE. STANDARD TRUNK. DOUBLE STAKE	7	L
	QUERCUS ILEX, HOLY OAK 24" BOX SIZE. STANDARD TRUNK. DOUBLE STAKE	4	L
	CERCIDIUM 'DESERT MUSEUM', PALO VERDE 36" BOX SIZE. MULTI-TRUNK. DOUBLE STAKE	4	L
	PLATANUS X. ACERIFOLIA 'BLOODGOOD', LONDON PLANE TREE 24" BOX SIZE, DOUBLE STAKE. STREET TREE ALONG AVENIDA ALVARADO PLANT WITH DEEP ROOT BARRIER PANELS.	10	M
TOTAL NO. TREES =		48	

SHRUBS - PROPOSED SHRUBS WILL BE SELECTED FROM THE FOLLOWING:

SYMBOL	SHRUB NAME	WUCOLS
	LEUCOPHYLLUM FRUTESCENS, TEXAS RANGER 5 GAL. SIZE	L
	JUSTICIA SPICIGERA, MEXICAN HONEYSUCKLE 5 GAL. SIZE	L
	TAGETES LEMMONII, MOUNTAIN MARIGOLD 5 GAL. SIZE	L
	LIGUSTRUM JAPONICUM 'TEXANUM', WAXLEAF PRIVET 5 GAL. SIZE	M
	DODONAEA VISCOSA, HOPSEED BUSH 5 GAL. SIZE	M
	RHAPHIOLEPIS l. 'CLARA', INDIAN HAWTHORN 5 GAL. SIZE	L

GROUND COVER AND SHRUB MASSES - GROUND COVER AND SHRUB MASSES SHALL BE CHOSEN FROM THE FOLLOWING:

SYMBOL	GROUND COVER/SHRUB MASS NAME	WUCOLS
	TYPICAL NEW SLOPE PLANTING FOR EROSION CONTROL ALL GRADED SLOPES	L
	TYPICAL ACCENT PLANTING AT ENTRY DRIVES ASSORTED LAYERED PLANTINGS.	L
	NATIVE EXISTING SLOPE SHALL BE CLEANED, REMOVING ALL UNSIGHTLY VEGETATION & PLANTED WITH NEW DROUGHT TOLERANT GROUND COVER FOR EROSION CONTROL. *ABOVE GRADE ROTOR HEADS ON SLOPE FOR PLANT ESTABLISHMENT.	

*APPLY A 3" LAYER OF SHREDDED WOOD MULCH THROUGHOUT ALL PLANTING AREAS EXCEPT ROCK MULCH AREAS. MULCH SHALL BE FOREST FINES MULCH BY AGRISERVICE OR APPROVED EQUAL.

VINE			
SYMBOL	VINE NAME	QTY.	WUCOLS
	FICUS REPENS, CREEPING FIG 5 GAL. SIZE. TRAIN ON WALL OF TRASH ENCLOSURE.	2	M
	APPLY A 3" LAYER OF CRUSHED GRAVEL IN FRONT OF ELECTRICAL BOX ACCESS DOORS. INSTALL WEED FILTER FABRIC 'MOJAVE GOLD' AVAILABLE THROUGH KRC ROCK OR APPROVED EQUAL. PROVIDE SAMPLES FOR REVIEW.		

