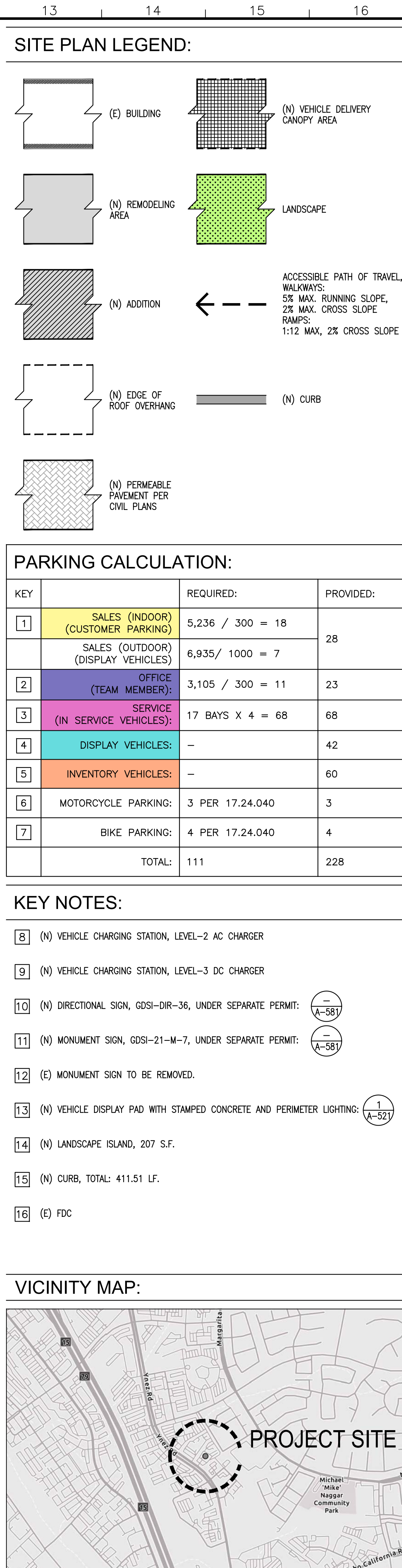
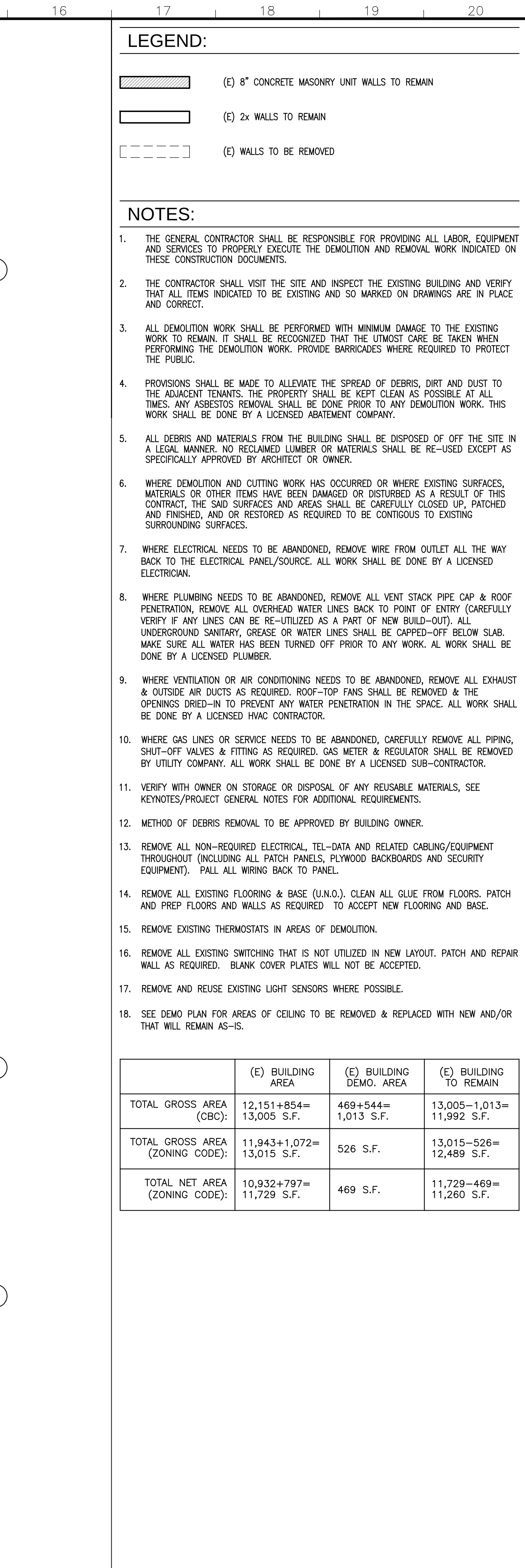




17	18	19	20
TEMECULA HYUNDAI DEALERSHIP BUILDING ADDITION + REMODEL 27430 YNEZ RD TEMECULA, CA 92591			
SCOPE OF WORK:			
ADDITION AND REMODEL OF EXISTING 2-STORY SHOWROOM / SERVICE BUILDING TO MEET THE REQUIREMENTS OF HYUNDAI CORPORATE ID STANDARDS. SCOPE OF WORK TO INCLUDE:			
1. DEMO 469 S.F. (B.C.) PORTION OF EXISTING SHOWROOM AREA & 544 S.F. (B.C.) CANOPY AT FRONT (SOUTH) OF THE BUILDING.			
2. ADD 3,824 S.F. (Z.C. GROSS) OF INTERIOR SPACE TO THE FRONT (SOUTH) OF THE EXISTING BUILDING AND 674 S.F. (B.C.) VEHICLE DELIVERY CANOPY TO THE SIDE (EAST) OF THE EXISTING BUILDING.			
3. EXTERIOR CHANGES TO INCLUDE THE COMPLETE REPAINT OF ALL EXTERIOR WALLS IN THE NEW HYUNDAI CORPORATE COLORS.			
4. SITE WORK PER GRADING PLAN, INCLUDING A NEW VEHICLE DISPLAY PAD NEAR THE ENTRY DRIVEWAY PER KEYNOTE #13.			
PROJECT / BUILDING INFO:			
PROJECT:	TEMECULA HYUNDAI DEALERSHIP BUILDING		
APN:	921-290-14		
ADDRESS:	27430 YNEZ ROAD. TEMECULA, CA 92591		
LEGAL DESCRIPTION:	PARCEL B OF LLA NO.PA14-0206		
LOT AREA:	157,501 S.F.		
ZONE:	SC (SERVICE COMMERCIAL)		
GENERAL PLAN:	SC (SERVICE COMMERCIAL)		
(E) LAND USE:	AUTO DEALER		
(N) LAND USE:	AUTO DEALER		
	EXISTING TO REMAIN	ADDED UNDER PERMIT # PA19-1037	PROPOSED NEW
TOTAL GROSS AREA (CBC):	11,992 S.F.	5,752 S.F.	16,395-11,992 =4,403 S.F.
TOTAL GROSS AREA (ZONING CODE):	12,489 S.F.	6,585 S.F.	16,313-12,489 =3,824 S.F.
TOTAL NET AREA (ZONING CODE):	11,260 S.F.	5,342 S.F.	14,922-11,260 =3,662 S.F.
TOTAL BUILDING AREA: (Z.C. GROSS)	12,489+6,585+3,824 = 22,898 S.F.		22,898/ 157,501= 14.5% FAR
LOT COVERAGE:			
BUILDING AREA: (1ST FLOOR Z.C. GROSS)	6,585+15,241=21,826 S.F.		21,826/ 157,501= 13.8%
PARKING AREA:	34,099 S.F.		34,099/ 157,501= 21.7%
LANDSCAPING AREA:	28,132 S.F.		28,132/ 157,501= 17.8%
PARKING:	PER TABLE ABOVE		
FLOOR AREA RATIO:	22,898/157,501=14.5%		
OCCUPANCY:	B / S1		
TYPE OF CONSTRUCTION:	TYPE V - B		
FIRE SPRINKLER:	YES		
FIRE ALARM:	NO		
NUMBER OF STORIES:	2		

PROJECT TEAM:			
KAZANCHYANDESIGN			
ARCHITECT: ARMEN KAZANCHYAN 3786 LA CRESCENTA AVE, SUITE 201 GLENDALE, CA 91208 T: 818-395-2686 armen.arch@gmail.com			
 HYUNDAI			
PROJECT TITLE: TEMECULA HYUNDAI			
PROJECT ADDRESS: 27430 YNEZ RD TEMECULA, CA 92591			
NO.	ISSUED FOR:	DATE:	
△			
△			
△			
REV	BY:	DATE:	
JOB NO.:	ASH-2102		
DRAWN BY:	P.P.		
CHECKED BY:	A.K.		
DATE:	05-13-2022		
SHEET DESCRIPTION: SITE PLAN			
SHEET NUMBER:			
A-102			



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

SHEETS OF



①

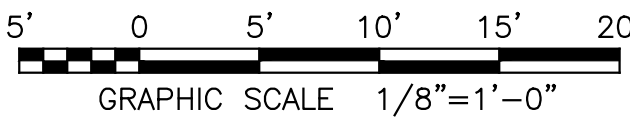
 (E) 8" CONCRETE MASONRY UNIT WALLS TO REMAIN

 (E) 2x WALLS TO REMAIN

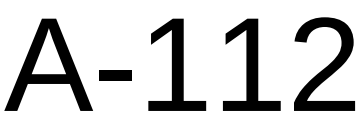
 (E) WALLS TO BE REMOVED

- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL LABOR, EQUIPMENT AND SERVICES TO PROPERLY EXECUTE THE DEMOLITION AND REMOVAL WORK INDICATED ON THESE CONSTRUCTION DOCUMENTS.
2. THE CONTRACTOR SHALL VISIT THE SITE AND INSPECT THE EXISTING BUILDING AND VERIFY THAT ALL ITEMS INDICATED TO BE EXISTING AND SO MARKED ON DRAWINGS ARE IN PLACE AND CORRECT.
3. ALL DEMOLITION WORK SHALL BE PERFORMED WITH MINIMUM DAMAGE TO THE EXISTING WORK TO REMAIN. IT SHALL BE RECOGNIZED THAT THE UTMOST CARE BE TAKEN WHEN PERFORMING THE DEMOLITION WORK. PROVIDE BARRICADES WHERE REQUIRED TO PROTECT THE PUBLIC.
4. PROVISIONS SHALL BE MADE TO ALLEVIATE THE SPREAD OF DEBRIS, DIRT AND DUST TO THE ADJACENT TENANTS. THE PROPERTY SHALL BE KEPT CLEAN AS POSSIBLE AT ALL TIMES. ANY ASBESTOS REMOVAL SHALL BE DONE PRIOR TO ANY DEMOLITION WORK. THIS WORK SHALL BE DONE BY A LICENSED ABATEMENT COMPANY.
5. ALL DEBRIS AND MATERIALS FROM THE BUILDING SHALL BE DISPOSED OF OFF THE SITE IN A LEGAL MANNER. NO RECLAIMED LUMBER OR MATERIALS SHALL BE RE-USED EXCEPT AS SPECIFICALLY APPROVED BY ARCHITECT OR OWNER.
6. WHERE DEMOLITION AND CUTTING WORK HAS OCCURRED OR WHERE EXISTING SURFACES, MATERIALS OR OTHER ITEMS HAVE BEEN DAMAGED OR DISTURBED AS A RESULT OF THIS CONTRACT, THE SAID SURFACES AND AREAS SHALL BE CAREFULLY CLOSED UP, PATCHED AND FINISHED, AND OR RESTORED AS REQUIRED TO BE CONTIGUOUS TO EXISTING SURROUNDING SURFACES.
7. WHERE ELECTRICAL NEEDS TO BE ABANDONED, REMOVE WIRE FROM OUTLET ALL THE WAY BACK TO THE ELECTRICAL PANEL/SOURCE. ALL WORK SHALL BE DONE BY A LICENSED ELECTRICIAN.
8. WHERE PLUMBING NEEDS TO BE ABANDONED, REMOVE ALL VENT STACK PIPE CAP & ROOF PENETRATION, REMOVE ALL OVERHEAD WATER LINES BACK TO POINT OF ENTRY (CAREFULLY VERIFY IF ANY LINES CAN BE RE-UTILIZED AS A PART OF NEW BUILD-OUT). ALL UNDERGROUND SANITARY, GREASE OR WATER LINES SHALL BE CAFFED-OFF BELOW SLAB. MAKE SURE ALL WATER HAS BEEN TURNED OFF PRIOR TO ANY WORK. ALL WORK SHALL BE DONE BY A LICENSED PLUMBER.
9. WHERE VENTILATION OR AIR CONDITIONING NEEDS TO BE ABANDONED, REMOVE ALL EXHAUST & OUTSIDE AIR DUCTS AS REQUIRED. ROOF-TOP FANS SHALL BE REMOVED & THE OPENINGS DRIED-IN TO PREVENT ANY WATER PENETRATION IN THE SPACE. ALL WORK SHALL BE DONE BY A LICENSED HVAC CONTRACTOR.
10. WHERE GAS LINES OR SERVICE NEEDS TO BE ABANDONED, CAREFULLY REMOVE ALL PIPING, SHUT-OFF VALVES & FITTING AS REQUIRED. GAS METER & REGULATOR SHALL BE REMOVED BY UTILITY COMPANY. ALL WORK SHALL BE DONE BY A LICENSED SUB-CONTRACTOR.
11. VERIFY WITH OWNER ON STORAGE OR DISPOSAL OF ANY REUSABLE MATERIALS, SEE KEYNOTES/PROJECT GENERAL NOTES FOR ADDITIONAL REQUIREMENTS.
12. METHOD OF DEBRIS REMOVAL TO BE APPROVED BY BUILDING OWNER.
13. REMOVE ALL NON-REQUIRED ELECTRICAL, TEL-DATA AND RELATED CABLING/EQUIPMENT THROUGHOUT (INCLUDING ALL PATCH PANELS, PLYWOOD BACKBOARDS AND SECURITY EQUIPMENT). PULL ALL WIRING BACK TO PANEL.
14. REMOVE ALL EXISTING FLOORING & BASE (U.N.O.). CLEAN ALL GLUE FROM FLOORS. PATCH AND PREP FLOORS AND WALLS AS REQUIRED TO ACCEPT NEW FLOORING AND BASE.
15. REMOVE EXISTING THERMOSTATS IN AREAS OF DEMOLITION.
16. REMOVE ALL EXISTING SWITCHING THAT IS NOT UTILIZED IN NEW LAYOUT. PATCH AND REPAIR WALL AS REQUIRED. BLANK COVER PLATES WILL NOT BE ACCEPTED.
17. REMOVE AND REUSE EXISTING LIGHT SENSORS WHERE POSSIBLE.
18. SEE DEMO PLAN FOR AREAS OF CEILING TO BE REMOVED & REPLACED WITH NEW AND/OR THAT WILL REMAIN AS-IS.

REF. NORTH

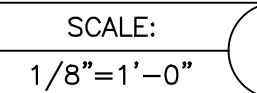


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SHEETS OF

File Location: C:\Users\Paruyr\AK Architecture Dropbox\A-AUTO\2102 - Temecula Hyundai - 27430 Ynez Rd. Temecula, CA 92591\Drawings\SD DDIA-112 DEMO 2ND FLOOR PLAN.dwg Last Saved: March 4, 2022, by Paruyr Plotted: Monday, May 16, 2022 7:53:16 AM by Paruyr



SHEETS OF

File Location: C:\Users\Paruyr\AK Architecture Dropbox\A-AUTO\2102 - Temecula Hyundai - 27430 Ynez Rd, Temecula, CA 92591\Drawings\SD DD\A-121 PROPOSED 1ST FLOOR PLAN.dwg Last Saved: July 18, 2022, by Paruyr Plotted: Monday, July 18, 2022 10:14:45 AM by Paruyr



SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION ON UNITS.

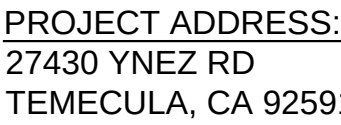
ALL HATCHWAY OPENINGS ON THE ROOF OF ANY BUILDING OR PREMISES USED FOR BUSINESS PURPOSES SHALL BE SECURED AS FOLLOWS:

- IF THE HATCHWAY IS OF WOODEN MATERIAL, IT SHALL BE COVERED ON THE INSIDE WITH AT LEAST 16 U.S. GAUGE SHEET PILING, OR ITS EQUIVALENT, ATTACHED WITH:
 - THE HATCHWAYS SHALL BE SECURED FROM THE INSIDE WITH A SLIDE BAR OR SLIDE BOLTS.
 - OUTSIDE HINGES ON ALL HATCHWAY OPENINGS SHALL BE PROVIDED WITH NON REMOVABLE PINS WHEN USING PIN-TYPE HINGES.

BUILDINGS, EXCEPT PARKING STRUCTURES, WITH A TOTAL SQUARE FOOTAGE OF AT LEAST 10,000 SQUARE FEET SHALL HAVE ROOFTOP NUMBERS PLACED PARALLEL TO THE ADDRESSED STREET, SCREENED FROM PUBLIC VIEW AND ONLY VISIBLE FROM THE AIR. THE NUMERALS ARE TO BE WHITE, BLOCK LETTERED, CONSTRUCTED OF WEATHER RESISTANT MATERIAL, AND PLACED AGAINST A BLACK BACKGROUND. ADDRESS NUMBERS ARE TO BE A MINIMUM OF 4 FEET IN HEIGHT AND 18 INCHES WIDE. WHEN MORE THAN ONE STREET ADDRESS IS ASSIGNED TO A BUILDING, THE BEGINNING AND ENDING ADDRESS NUMBERS ARE TO BE PLACED ON THE ROOFTOP, AT OPPOSITE ENDS OF THE BUILDING, REFLECTING THE APPROXIMATE LOCATION OF THESE ADDRESSES. EXCEPTIONS:

- FOR BUILDINGS HAVING WHITE ROOFING, BLACK LETTERING SHALL BE USED IN LIEU OF WHITE LETTERING.
- BUILDINGS PROVIDING ADDRESSING FOR A HELIPAD AS SPECIFIED IN THE CALIFORNIA BUILDING CODE.

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JOB NO.:	ASH-2102
DRAWN BY:	P.P.
CHECKED BY:	A.K.
DATE:	05-13-2022

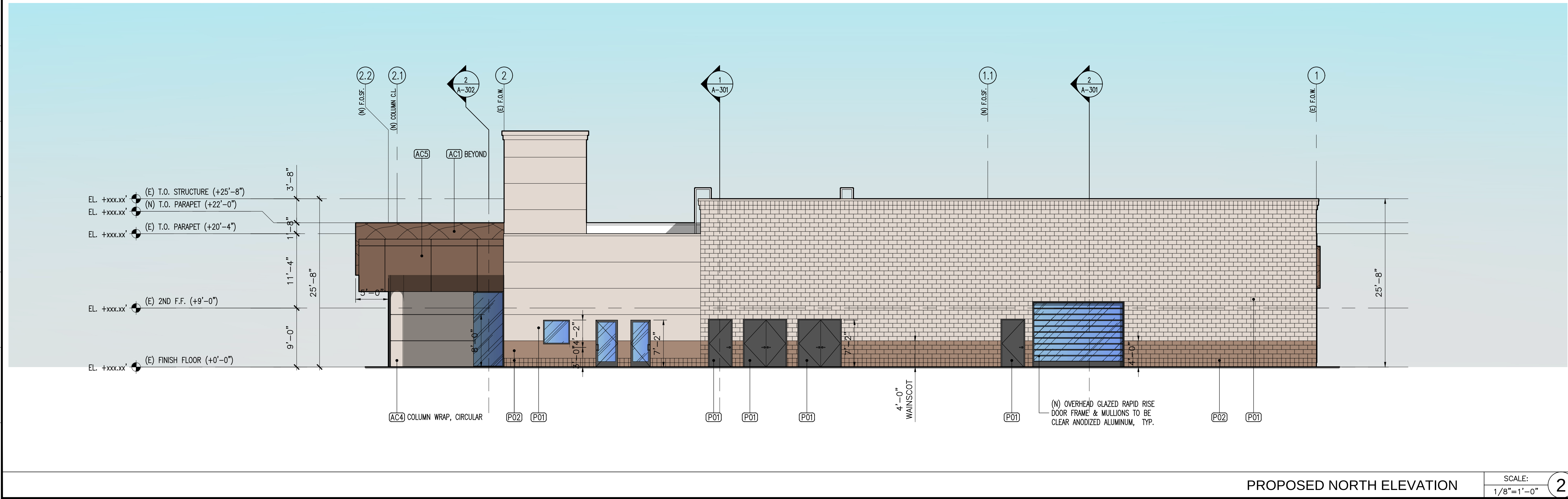
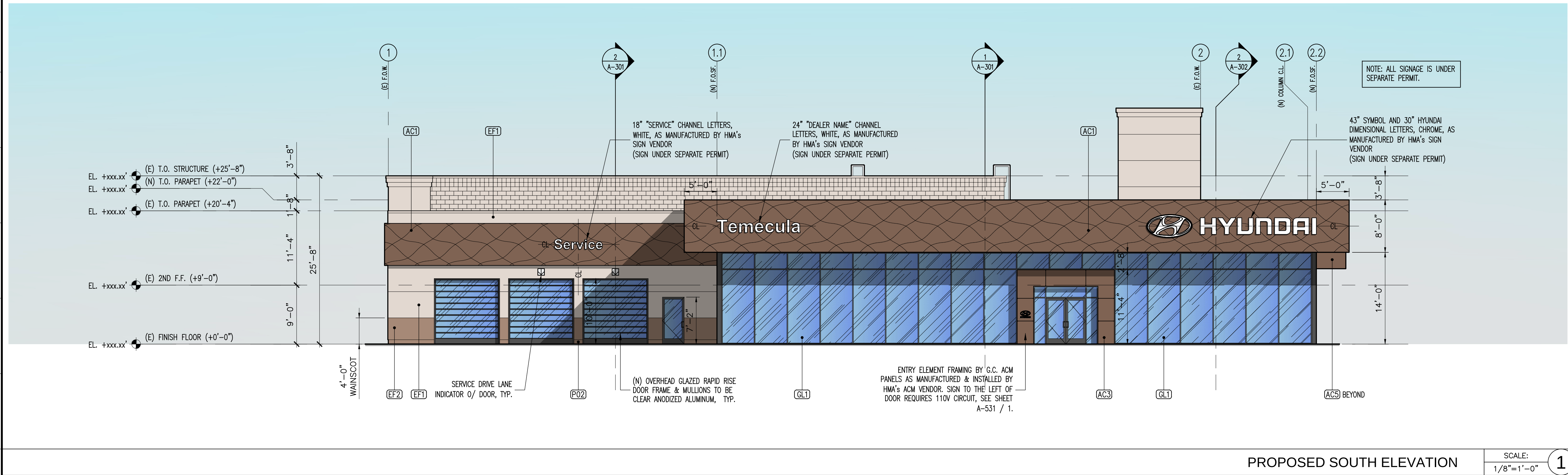
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ROOF PLAN

SHEET NUMBER:

A-123

SHEETS OF

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					TAGHATCHMATERIALCOLORMANF. / SUPPLIER					TAGHATCHMATERIALCOLOR / DESCRIPTIONMANF. / SUPPLIER					TAGHATCHMATERIALCOLOR / DESCRIPTIONMANF. / SUPPLIER				
					GL1 STRUCTURAL SILICONE GLAZED (SSG) CURTAIN WALL SYSTEMSOLARBAN 72 ON STARPHIRE OVER CLEAR / CLEAR ANODIZED FRAMEARCADIA T500-OPG3000 OR APPROVED EQUAL.					EF1 EFIS WALL SYSTEMCOLOR TO MATCH SHERWIN WILLIAMS #SW91111 "ANTILER VELVET", SANDBLAST FINISH.--					AC1 ACM-1, "SHAPED SKY" METAL FASCIACOMPLETE RAIN SCREEN ACM SYSTEM, BLACK, WITH 4MM SHAPED SKY PANEL OVERLAY, BRONZE, DRY JOINT.				
					NOTE: VERTICAL MULLIONS TO BE INTERIOR ONLY WITH SILICONE JOINTS ON THE EXTERIOR, HORIZONTAL MULLIONS TO HAVE ALUMINUM COVERS ON THE EXTERIOR.					EF2 EFIS WALL SYSTEMCOLOR TO MATCH SHERWIN WILLIAMS #SW6104 "KAFFEE", SANDBLAST FINISH.--					AC2 ACM-2, "SHAPED SKY" CEILING PANELSXXX				
										P01 EXTERIOR PAINTSHERWIN WILLIAMS #SW91111 "ANTILER VELVET", SEMI-GLOSS.SHERWIN WILLIAMS					AC3 ACM-3, ENTRY ELEMENTSHERWIN WILLIAMS SW9111 "ANTILER VELVET"				
										P02 EXTERIOR PAINTSHERWIN WILLIAMS #SW6104 "KAFFEE", SEMI-GLOSS.SHERWIN WILLIAMS					AC4 ACM-4PUEBLO TAN				
															AC5 FLAT PANEL SYSTMEBRONZE				



PROJECT TEAM:

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armen.arch@gmail.com

PROJECT TITLE:
TEMECULA HYUNDAI

PROJECT ADDRESS:
27430 YNEZ RD
TEMECULA, CA 92591

NO.	ISSUED FOR:	DATE:

REV	BY:	DATE:

JOB NO.:	ASH-2102
DRAWN BY:	P.P.
CHECKED BY:	A.K.
DATE:	05-13-2022

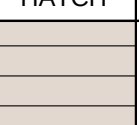
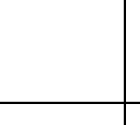
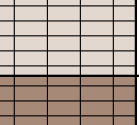
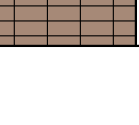
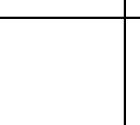
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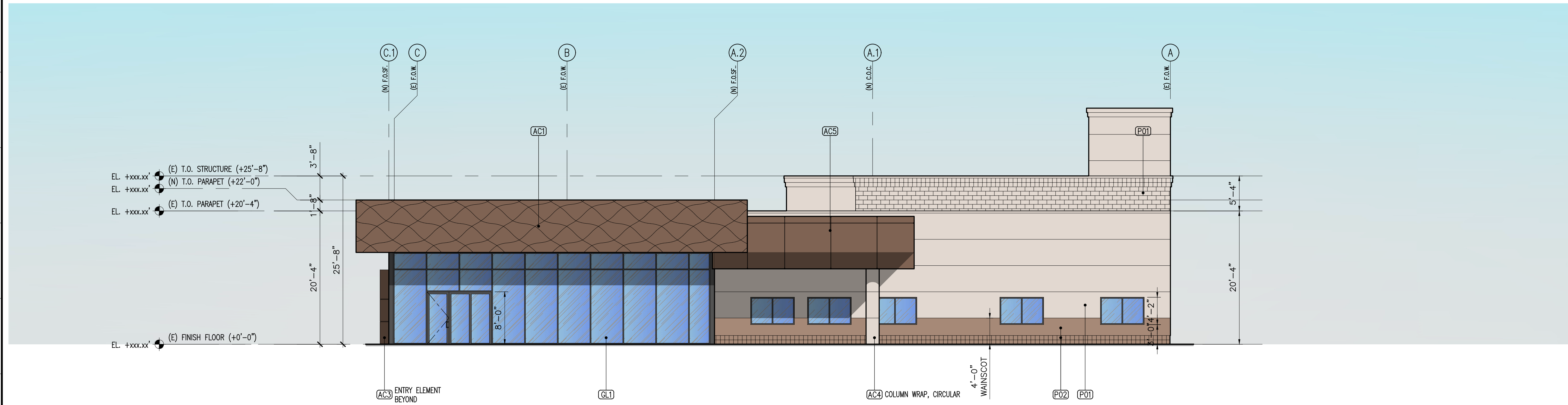
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PRINTED ON 7.15.2013

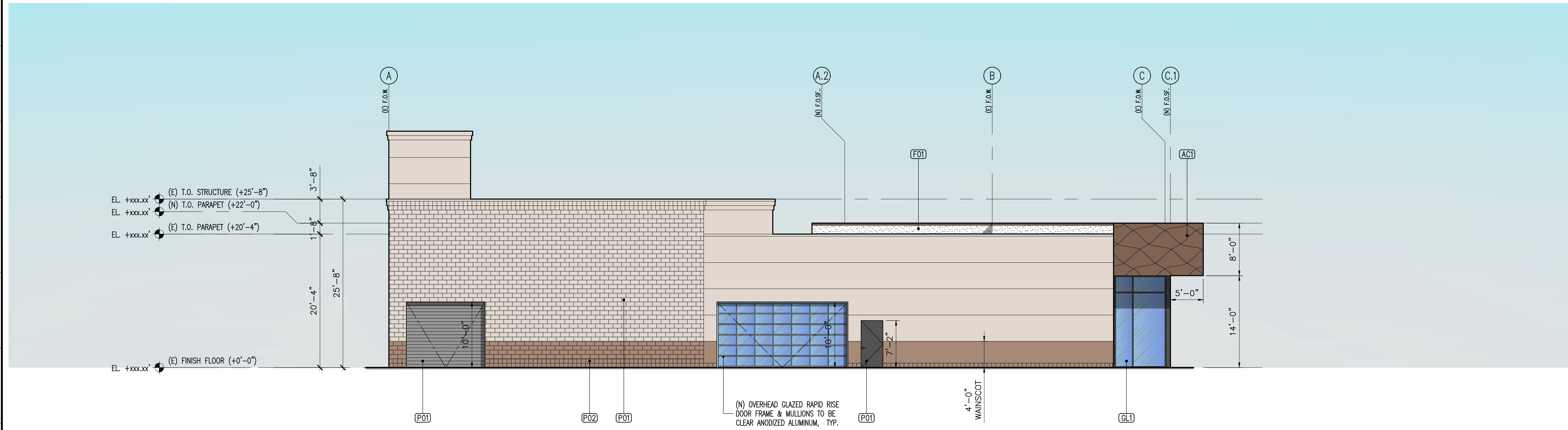
AS INSTRUMENT OF SERVICE, ALL DESIGN, REVISIONS, AND INFORMATION SHOWN ON THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF KAZANCHYAN DESIGN. NO PART THEREOF SHALL BE COPIED, REPRODUCED, OR USED IN CONNECTION WITH ANY WORK OF PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY WERE BEING PREPARED AND DEVELOPED UNLESS THE WRITTEN CONSENT OF KAZANCHYAN DESIGN. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE INSTRUCTIONS.

12345					678910					1112131415					1617181920				
					EXTERIOR FINISH SCHEDULE (CONT'D):					EXTERIOR FINISH SCHEDULE (CONT'D):					EXTERIOR FINISH SCHEDULE:				
					TAGHATCHMATERIALCOLORMANF. / SUPPLIER					TAGHATCHMATERIALCOLOR / DESCRIPTIONMANF. / SUPPLIER					TAGHATCHMATERIALCOLOR / DESCRIPTIONMANF. / SUPPLIER				
					GL1  STRUCTURAL SILICONE GLAZED (SSG) CURTAIN WALL SYSTEMSOLARBAN 72 ON STARPHIRE OVER CLEAR / CLEAR ANODIZED FRAMEARCADIA T500-OPG3000 OR APPROVED EQUAL.					EF1  EFIS WALL SYSTEMCOLOR TO MATCH SHERWIN WILLIAMS #SW9111 "ANTILER VELVET", SANDBLAST FINISH.--					AC1  ACM-1, "SHAPED SKY" METAL FASCIACOMPLETE RAIN SCREEN ACM SYSTEM, BLACK, WITH 4MM SHAPED SKY PANEL OVERLAY, BRONZE, DRY JOINT.				
					NOTE: VERTICAL MULLIONS TO BE INTERIOR ONLY WITH SILICONE JOINTS ON THE EXTERIOR, HORIZONTAL MULLIONS TO HAVE ALUMINUM COVERS ON THE EXTERIOR.					EF2  EFIS WALL SYSTEMCOLOR TO MATCH SHERWIN WILLIAMS #SW6104 "KAFFEE", SANDBLAST FINISH.--					AC2  ACM-2, "SHAPED SKY" CEILING PANELSXXX				
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															AC5  FLAT PANEL SYSTIMEBRONZE				



PROPOSED EAST ELEVATION

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



PROPOSED WEST ELEVATION

SCALE: 1/8"=1'-0" 2

PROJECT TEAM:

KAZANCHYANDESIGN

ARCHITECT:
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armen.arch@gmail.com



PROJECT TITLE:

TEMECULA HYUNDAI

PROJECT ADDRESS:
27430 YNEZ RD
TEMECULA, CA 92591

NO.	ISSUED FOR:	DATE:

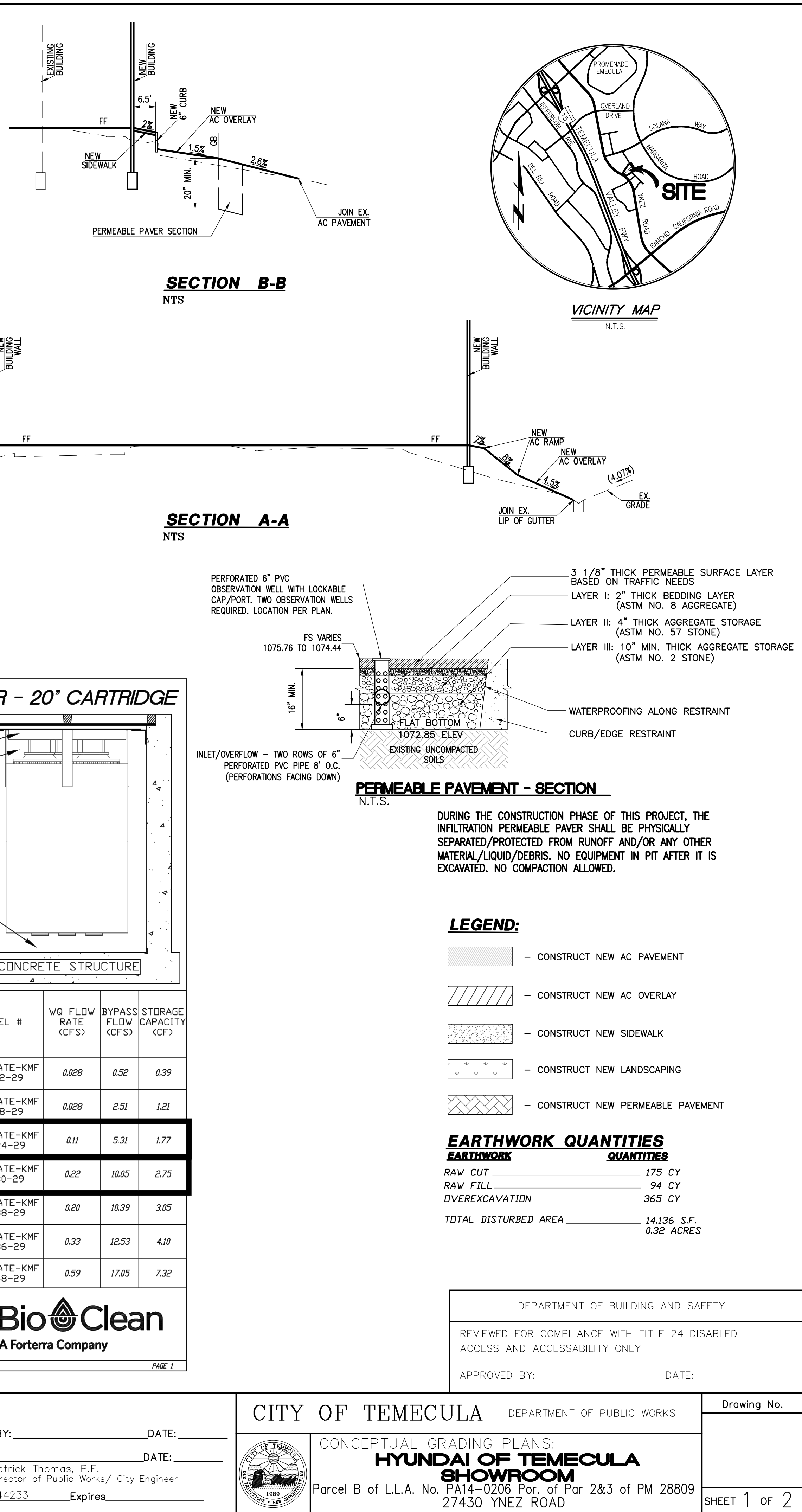
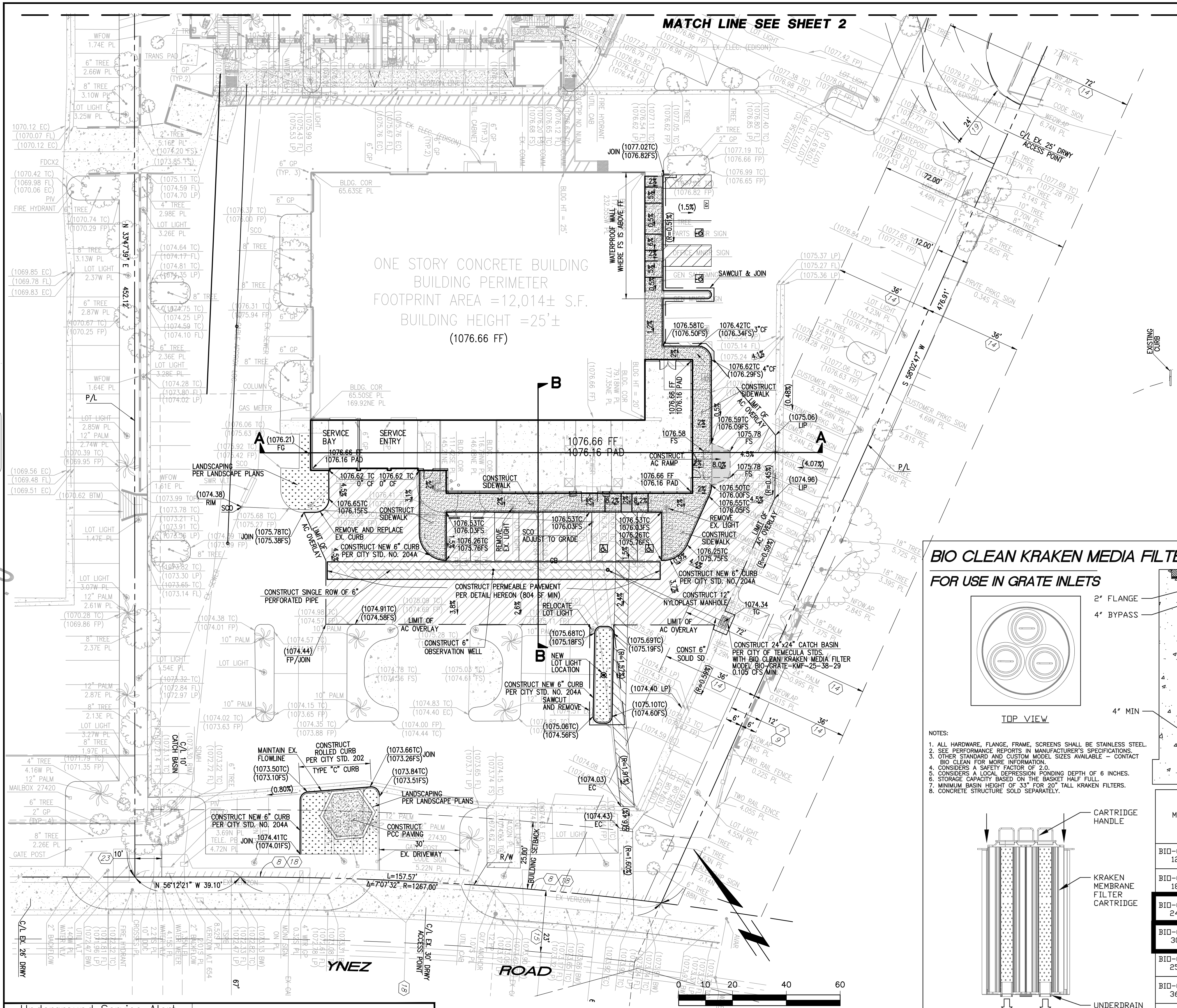
JOB NO.:	ASH-2102
DRAWN BY:	P.P.
CHECKED BY:	A.K.
DATE:	05-13-2022

SHEET DESCRIPTION:
EXTERIOR ELEVATIONS

SHEET NUMBER:

A-204

SHEETS OF

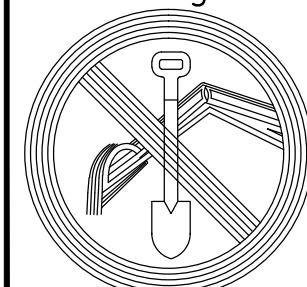




7. AN EASEMENT SHOWN OR DEDICATED ON THE MAP FILED OR RECORDED TRACT NO. 3334 IN BOOK 54, PAGES 25 TO 30, INCLUSIVE OF MAPS FOR: PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF: THE COUNTY OF RIVERSIDE AFFECTS: SOUTHEASTERLY 6.00 FEET OF PARCEL 3 (EASEMENT PLOTTED HEREON)
8. AN EASEMENT FOR SLOPE EASEMENTS TO PUBLIC USE AND INCIDENTAL PURPOSES, RECORDED APRIL 8, 1966 AS INSTRUMENT NO. 37051 OF OFFICIAL RECORDS, IN FAVOR OF: RANCH CALIFORNIA, A PARTNERSHIP AFFECTS: SAID LAND (EASEMENT PLOTTED HEREON)
9. AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS AND INCIDENTAL PURPOSES, RECORDED APRIL 28, 1966 AS INSTRUMENT NO. 40992 OF OFFICIAL RECORDS, IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY AND CALIFORNIA WATER AND TELEPHONE COMPANY AFFECTS: SAID LAND RESTRICTIONS ON THE USE, BY THE OWNERS OF SAID LAND, OF THE EASEMENT AREA AS SET FORTH IN THE EASEMENT SHOWN ABOVE (EASEMENT PLOTTED HEREON)
14. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED RECIPROCAL EASEMENT AGREEMENT, EXECUTED BY AND BETWEEN RANCHO MOBILE HOME ESTATES, A CALIFORNIA LIMITED PARTNERSHIP AND H.B. RANCHES, INC., A CALIFORNIA CORPORATION, RECORDED DECEMBER 12, 1990, AS INSTRUMENT NO. 450272 OF OFFICIAL RECORDS. (EASEMENT PLOTTED HEREON)
15. AN EASEMENT FOR PUBLIC ROAD AND DRAINAGE PURPOSES, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES PURPOSE AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 9, 1993 AS INSTRUMENT NO. 50716 OF OFFICIAL RECORDS, IN FAVOR OF: CITY OF TEMECULA AFFECTS: SAID LAND (EASEMENT PLOTTED HEREON)
18. THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY THE MAP OF SAID TRACT. SAID LAND, HOWEVER, ABUTS UPON A PUBLIC THOROUGHFARE OTHER THAN THE ROAD REFERRED TO ABOVE, OVER WHICH RIGHTS OF VEHICULAR INGRESS AND EGRESS HAVE NOT BEEN RELINQUISHED. (SAID RESTRICTED RIGHTS PLOTTED HEREON.)
19. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF COVENANTS AND GRANT OF EASEMENTS" RECORDED DECEMBER 9, 1998 AS INSTRUMENT NO. 534468 OF OFFICIAL RECORDS. (ACCESS ROAD EASEMENT PLOTTED HEREON.)
21. AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES, RECORDED JANUARY 6, 1999 AS INSTRUMENT NO. 004037 OF OFFICIAL RECORDS, IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION AFFECTS: SAID LAND RESTRICTIONS ON THE USE, BY THE OWNERS OF SAID LAND, OF THE EASEMENT AREA AS SET FORTH IN THE EASEMENT SHOWN ABOVE. (EASEMENT PLOTTED HEREON.)
23. AN EASEMENT FOR PIPELINE OR PIPELINES AND INCIDENTAL PURPOSES, RECORDED AUGUST 23, 2001 AS INSTRUMENT NO. 2001-407049 OF OFFICIAL RECORDS, IN FAVOR OF: RANCHO CALIFORNIA WATER DISTRICT AFFECTS: SAID LAND (EASEMENT PLOTTED HEREON.)

MATCH LINE SEE SHEET 1

Underground Service Alert



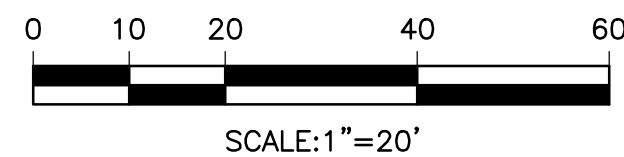
CALL TOLL FREE
-800-422-4133

TWO WORKING DAYS BEFORE YOU DIG

Thienes Engineering, Inc.
CIVIL ENGINEERING • LAND SURVEYING
14349 FIRESTONE BLVD.
LA MIRADA, CALIFORNIA 90638
PH.(714)521-4811 FAX(714)521-4173

BENCHMARK:

COUNTY OF RIVERSIDE BENCHMARK "T-32-81"
2 1/2" ALUMINUM DISK, STAMPED T-32-81, AT THE INTERSECTION OF
RANCHO CALIFORNIA ROAD AND FRONT STREET, 96± SOUTHWESTERLY OF
FRONT STREET, 29± NORTHWESTERLY OF RANCHO CALIFORNIA ROAD, IN
APPROXIMATE CENTER OF NORTHERLY SIDEWALK OF BRIDGE OVER TEMECULA
RIVER, FLUSH WITH SIDEWALK. ALSO 32± SOUTHWESTERLY OF A SIGNAL POST
AT NORTHWEST CORNER OF BRIDGE.
ELEVATION = 1007.337' (NAVD '29)



DEPARTMENT OF BUILDING AND SAFETY

REVIEWED FOR COMPLIANCE WITH TITLE 24 DISABLED
ACCESS AND ACCESSIBILITY ONLY

APPROVED BY: _____ DATE: _____

CONSTRUCTION RECORD	DATE	BY	REVISIONS	DATE APP'D	BENCHMARK
Contractor					SEE BENCHMARK ABOVE
Inspector					
Date Completed					

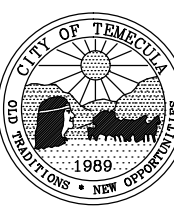
SCALE
HORIZONTAL
AS SHOWN
VERTICAL
AS SHOWN



DESIGNED BY	DRAWN BY	CHECKED BY
Plans Prepared Under The Supervision Of <i>Reinhard Stenzel</i> REINHARD STENZEL	Date: 6-30-22	
R.C.E. No. RCE 56155	Expires 12- 31- 22	

RECOMMENDED BY: _____ DATE: _____
ACCEPTED BY: _____ DATE: _____
Patrick Thomas, P.E.
Director of Public Works/ City Engineer
R.C.E. No. 44233 Expires _____

CITY OF TEMECULA DEPARTMENT OF PUBLIC WORKS



CONCEPTUAL GRADING PLANS:
**HYUNDAI OF TEMECULA
SHOWROOM**
Parcel B of L.L.A. No. PA14-0206 Por. of Par 2&3 of PM 28809
27430 YNEZ ROAD

Drawing No.

SHEET 2 of 2