

PLAN REDUCTIONS



42081 Dlr Drive, Temecula, CA 92591

VICINITY MAP

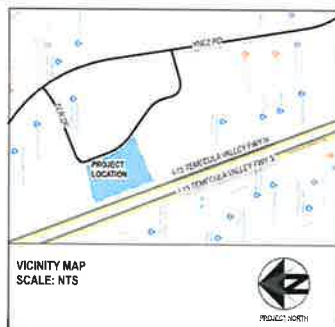
PARKING ANALYSIS

PROJECT INFORMATION

SHEET INDEX

Phys. Chem.
276 T. 100, 111-125 (1971)
R. H. M. S. 100, 111-125 (1971)
R. H. M. S. 100, 111-125 (1971)
R. H. M. S. 100, 111-125 (1971)

1. **Author's Name:** [Name]
 2. **Title:** [Title]
 3. **Journal:** [Journal]
 4. **Volume:** [Volume]
 5. **Issue:** [Issue]
 6. **Page:** [Page]

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AREA BREAKDOWN

[illegible]

ARCHITECTURAL SHEET INDEX		
SHEET NO.	SHEET NAME	SHEET NAME
001	GENERAL NOTES	GENERAL NOTES
002	FOUNDATION	FOUNDATION
003	STRUCTURAL	STRUCTURAL
004	MECHANICAL	MECHANICAL
005	ELECTRICAL	ELECTRICAL
006	PLUMBING	PLUMBING
007	PAINTING	PAINTING
008	LANDSCAPE	LANDSCAPE
009	INTERIOR FINISHES	INTERIOR FINISHES
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011	MECHANICAL	MECHANICAL
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091	PAINTING	PAINTING
092	LANDSCAPE	LANDSCAPE
093	INTERIOR FINISHES	INTERIOR FINISHES
094	EXTERIOR FINISHES	EXTERIOR FINISHES
095	MECHANICAL	MECHANICAL
096	ELECTRICAL	ELECTRICAL
097	PLUMBING	PLUMBING
098	PAINTING	PAINTING
099	LANDSCAPE	LANDSCAPE
100	INTERIOR FINISHES	INTERIOR FINISHES

GENERAL NOTES

2. A VERIFICATION NOTATION, IF APPLICABLE, CLASSIFICATION INDICATOR, WILL BE INCLUDED AT THE TIME OF PLAN DEPOSIT.



Whitfield
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Tulsa, OK 74103
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PROCEEDINGS, 1994 19-1184

**Temecula Valley Lexus
New Auto Dealership**
42081 Dir Drive, Temecula, CA 92591
TEL: 951.766.8844

APN: 921-730-064

SHEET TITLE

COVER SHEET

PROJECT NUMBER:

2019-0003

SCALE: NTS

DRAWN BY: ME

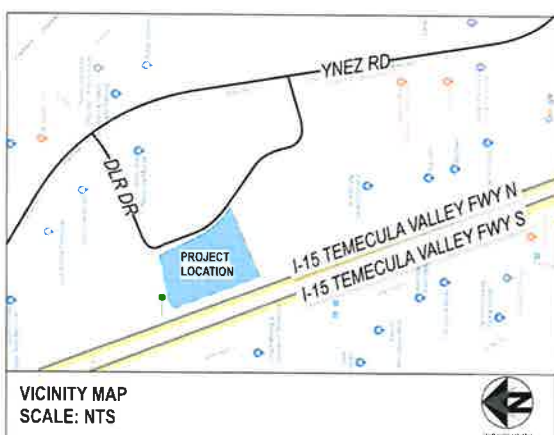
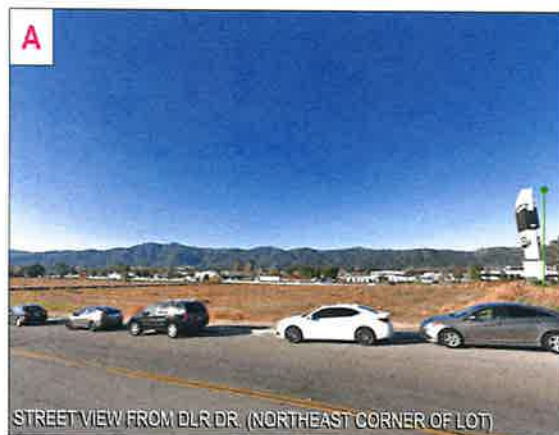
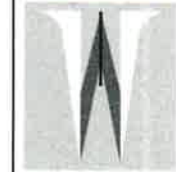
LOT DATE 2018.08.21

WEST NUMBER

A

EXISTING SITE PHOTOS ALL PHOTOS WERE TAKEN FROM GOOGLE EARTH ON 2019.04.03 BY WAI

TEMECULA VALLEY AUTOMALL SIGN
REFERENCE POINT FOR ORIENTATION

[illegible]

Whitfield
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10000 Highway 200, Suite 100, Dallas, TX 75243
Phone: 972.354.1100
www.wgarch.com



PRODUCE TITLE: PNA 19-1104

Temecula Valley Lexus
New Auto Dealership
42081 Dlr Drive, Temecula, CA 92591
APN: 921-730-064

APN: 921-730-064

REPORT TITLE

EXISTING SITE PHOTOS

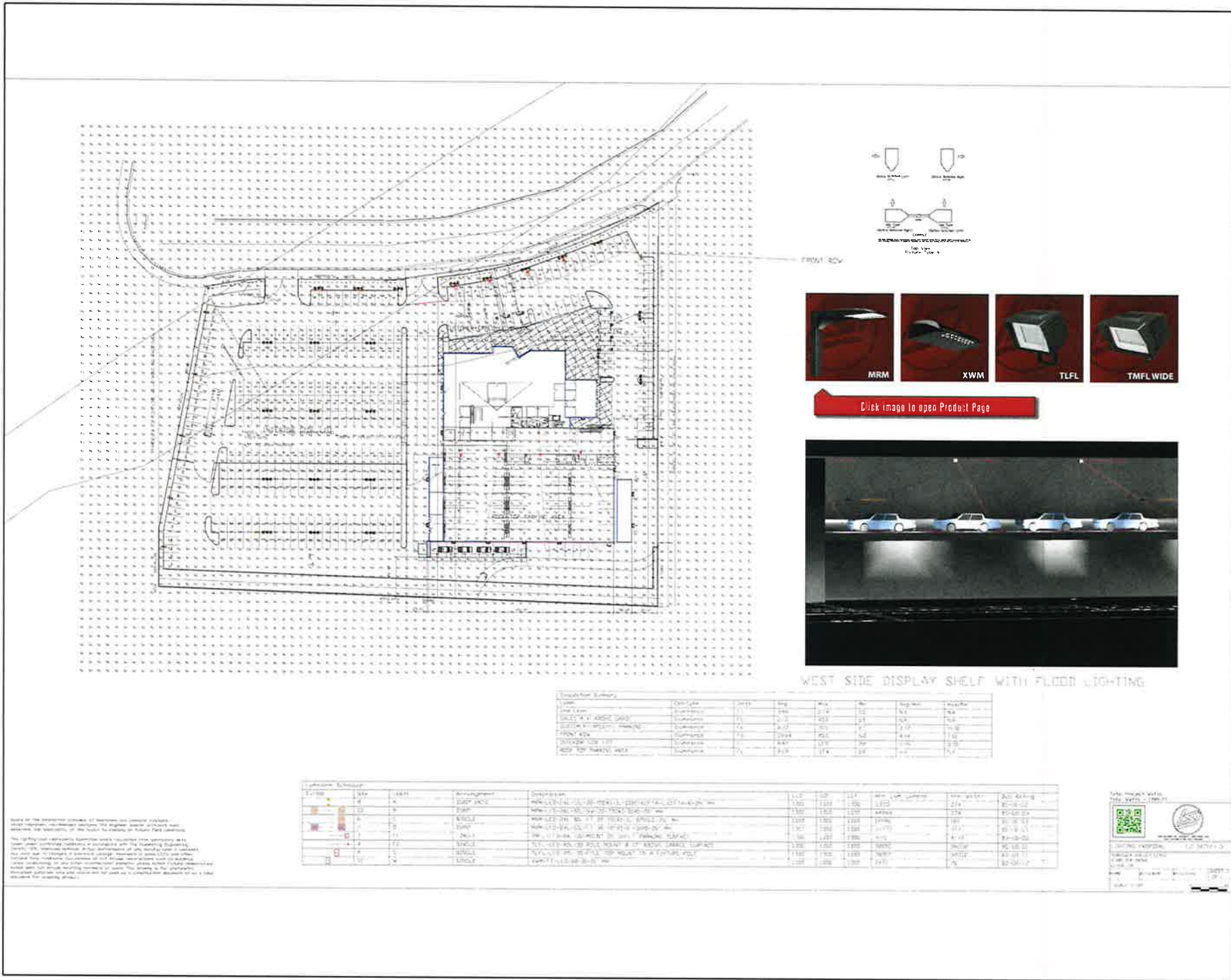
2019-0003

TOTAL 912 = 100%

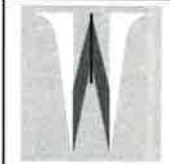
CONTACT THE US

PLOS ONE | <https://doi.org/10.1371/journal.pone.0234346>

AS1.2



DATE	DESCRIPTION
01/15/2019	Initial Site Plan
02/15/2019	Revised Site Plan
03/15/2019	Final Site Plan



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 1000 S. DODD ST. SUITE 100
 TEMECULA, CA 92591
 www.whitfield.com
 (951) 261-1111



PROJECT TITLE: New Auto Dealership

**Temecula Valley Lexus
 New Auto Dealership**
 42081 DLR Drive, Temecula, CA 92591
 APN: 921-730-004

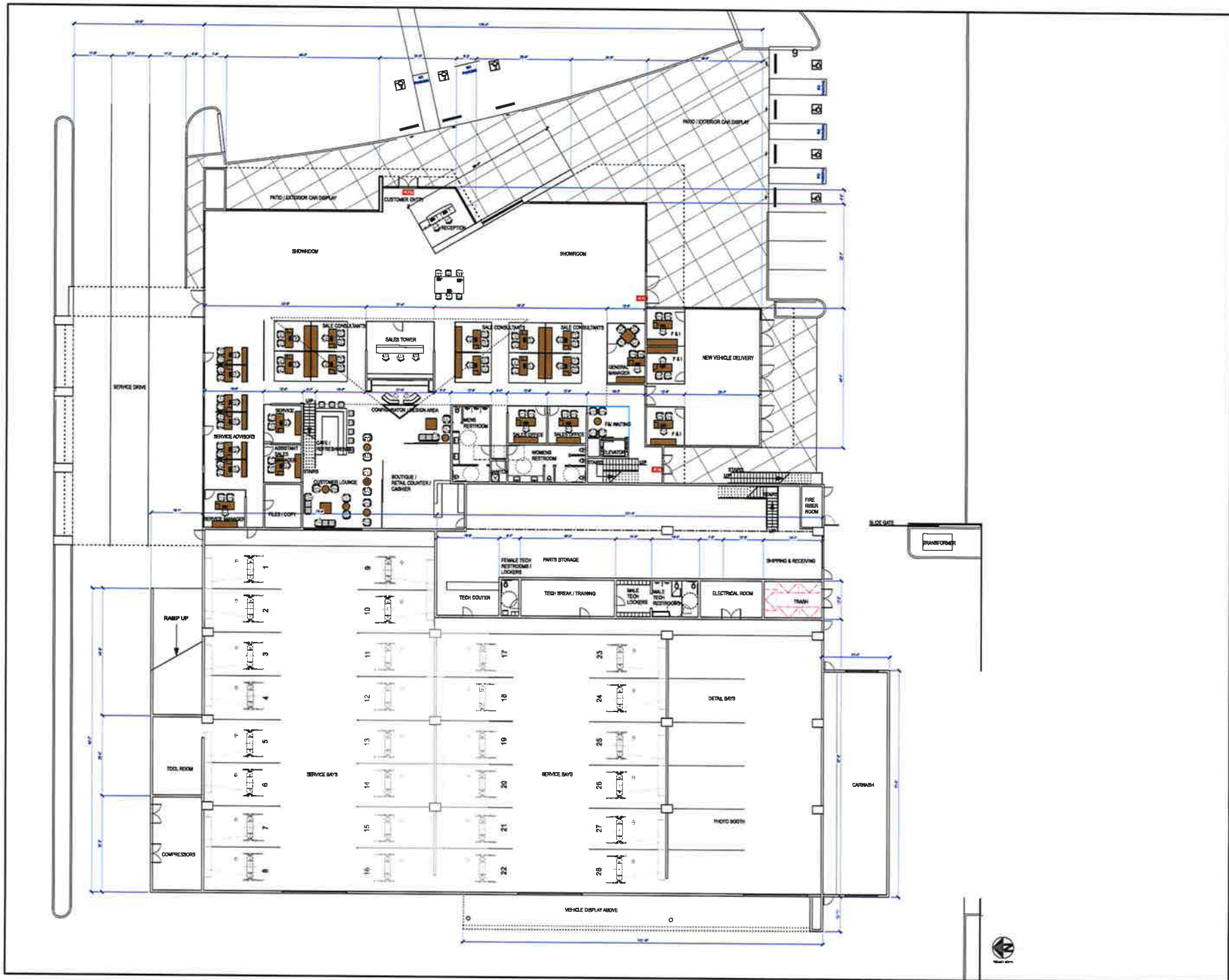
**PROPOSED
 SITE PLAN
 LIGHTING**

PROJECT NUMBER:
2019-0003

SCALE:
 1" = 20' (Horizontal) and 1" = 40' (Vertical)

DATE:
 01/15/2019

PROJECT NAME:
AS-L



A	DATE	DESCRIPTION
1	08/21/2019	ISSUED FOR PERMITTING AND CONSTRUCTION
2	08/21/2019	ISSUED FOR PERMITTING AND CONSTRUCTION
3	08/21/2019	ISSUED FOR PERMITTING AND CONSTRUCTION
4	08/21/2019	ISSUED FOR PERMITTING AND CONSTRUCTION
5	08/21/2019	ISSUED FOR PERMITTING AND CONSTRUCTION
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25	08/21/2019	ISSUED FOR PERMITTING AND CONSTRUCTION
26	08/21/2019	ISSUED FOR PERMITTING AND CONSTRUCTION
27	08/21/2019	ISSUED FOR PERMITTING AND CONSTRUCTION
28	08/21/2019	ISSUED FOR PERMITTING AND CONSTRUCTION



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PROJECT FILE: 2019-0003

Temecula Valley Lexus
New Auto Dealership
42081 Dir Drive, Temecula, CA 92591
APN: 921-730-084

SHEET TITLE

**PROPOSED
1ST FLOOR PLAN**

PROJECT NUMBER

2019-0003

SCALE: 3/32" = 1'-0"

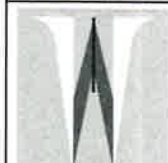
DRAWN BY: DW / ME

PLOT DATE: 2019 08 21

SHEET NUMBER

A1.1

Δ	DATE	DESCRIPTION
1	01/11/18	INITIALS FOR APPROVAL PLANNING SERVICES
2	01/11/18	INITIALS FOR APPROVAL PLANNING SERVICES
3	01/11/18	INITIALS FOR APPROVAL PLANNING SERVICES
4	01/11/18	INITIALS FOR APPROVAL PLANNING SERVICES
5	01/11/18	INITIALS FOR APPROVAL PLANNING SERVICES
6	01/11/18	INITIALS FOR APPROVAL PLANNING SERVICES
7	01/11/18	INITIALS FOR APPROVAL PLANNING SERVICES
8	01/11/18	INITIALS FOR APPROVAL PLANNING SERVICES
9	01/11/18	INITIALS FOR APPROVAL PLANNING SERVICES
10	01/11/18	INITIALS FOR APPROVAL PLANNING SERVICES



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Architect/Engineer/Planner/Interior Designer



PROJECT TITLE: 2019-0003

Temecula Valley Lexus
New Auto Dealership
42081 Dir Drive, Temecula, CA 92591
APN: 921-730-064

SHEET TITLE:

**PROPOSED 2ND FLOOR
& PARKING DECK
PLAN**

PROJECT NUMBER:

2019-0003

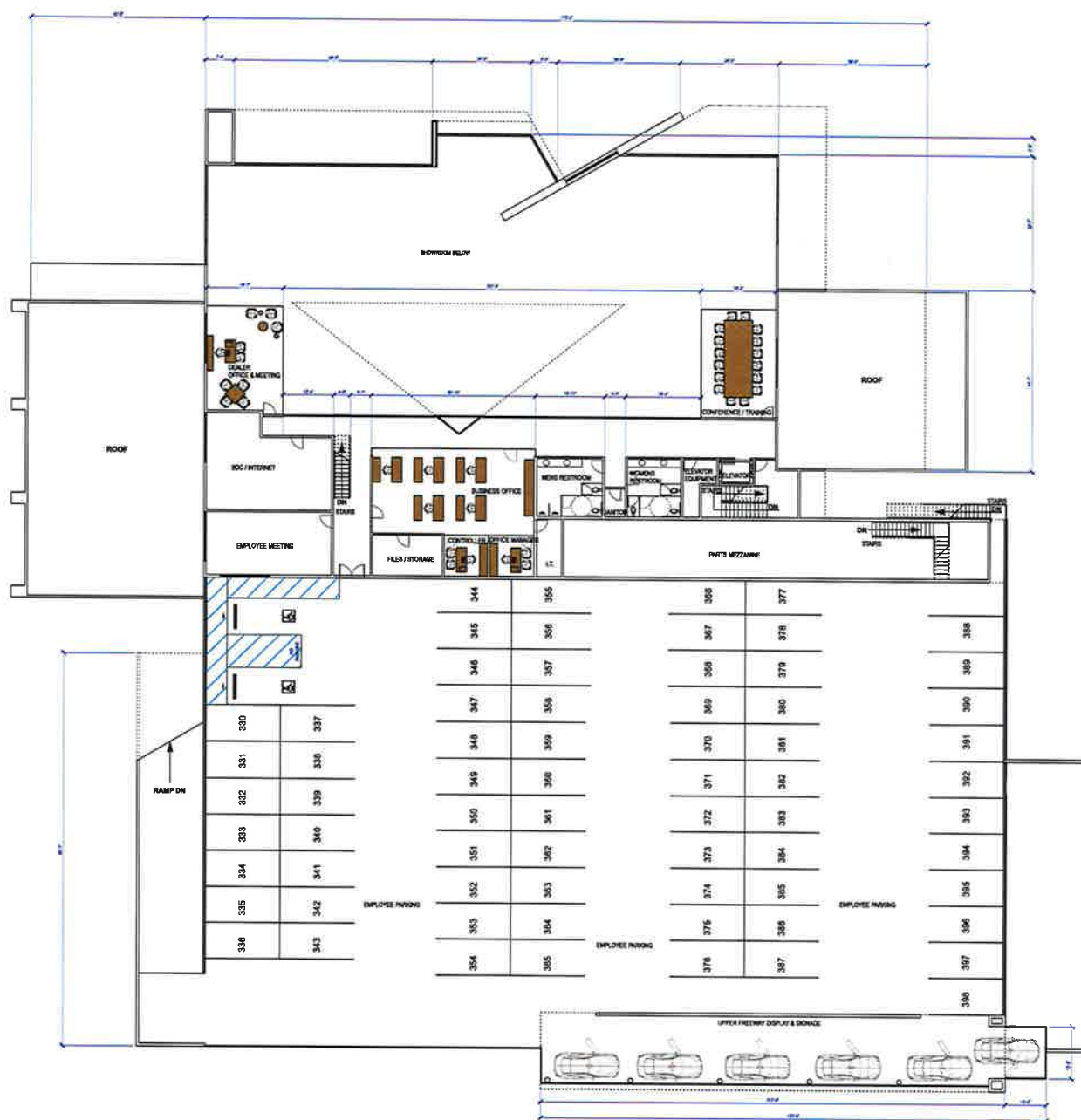
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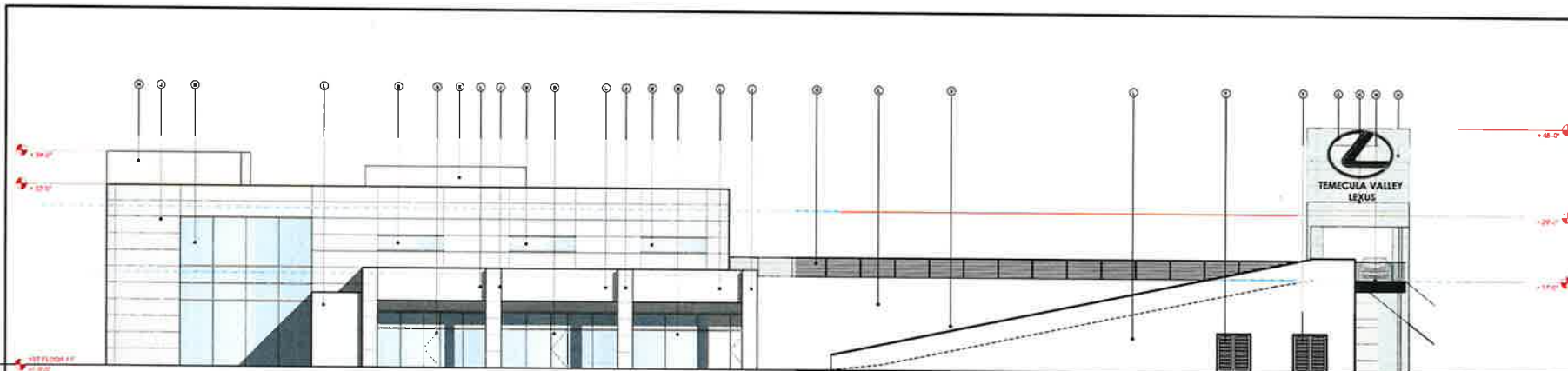
DRAWN BY: CH/ME

PLT DATE: 2019.08.21

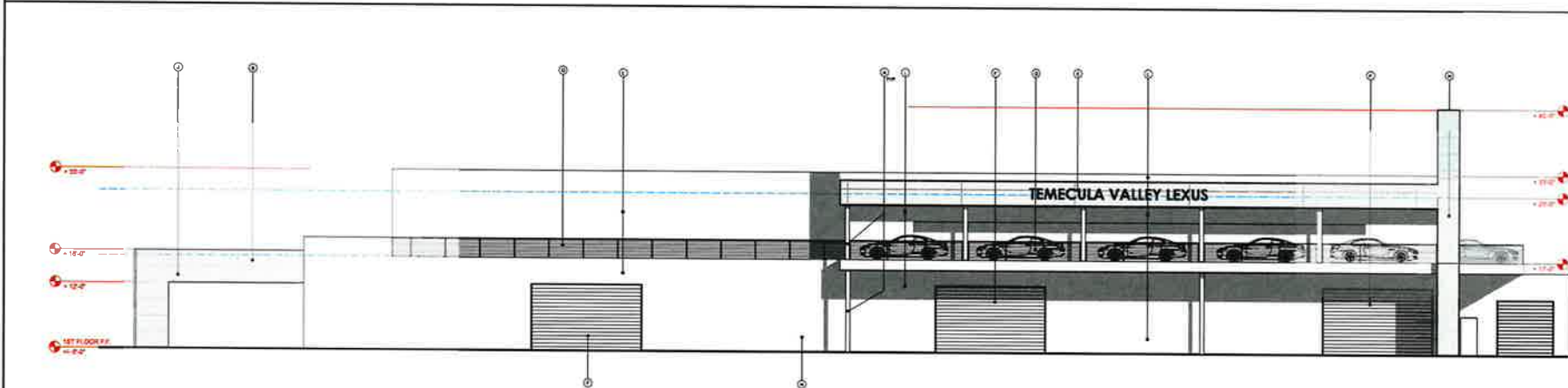
SHEET NUMBER:

A1.2





1 NORTH (SIDE) ELEVATION
SCALE 1/8" = 1'-0"



2 WEST (FREEWAY) ELEVATION
SCALE 1/8" = 1'-0"

NOTE:
SHOWN UNDER EXISTING FINISH

EXTERIOR ELEVATION KEY NOTES

1. CLAD COLUMN, LIGHT ACID ALUMINUM OR APPROVED EQUAL
2. CLAD SHOWN IN SECTION WITH CLAD INDICATED BY DASHED LINE
3. 1/2" ALUMINUM BRASS FINISH, 1/2" ALUMINUM BRASS FINISH
4. 1/2" ALUMINUM BRASS FINISH, 1/2" ALUMINUM BRASS FINISH
5. 1/2" ALUMINUM BRASS FINISH, 1/2" ALUMINUM BRASS FINISH
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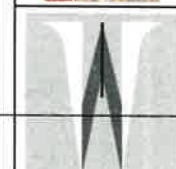
EXTERIOR FINISH SCHEDULE

SYM.	TYPE	MANUFACTURER	PATTERN / FINISH	COLOR
SP-1	STAINLESS STEEL	TRIMCOR	STAINLESS	STAINLESS
AL-1	ALUMINUM COMPOSITE PANEL	ALUMINUM	METALLIC	METALLIC
AL-2	ALUMINUM COMPOSITE PANEL	ALUMINUM	METALLIC	METALLIC
AL-3	ALUMINUM COMPOSITE PANEL	ALUMINUM	METALLIC	METALLIC
AL-4	ALUMINUM COMPOSITE PANEL	ALUMINUM	METALLIC	METALLIC
AL-5	ALUMINUM COMPOSITE PANEL	ALUMINUM	METALLIC	METALLIC
AL-6	ALUMINUM COMPOSITE PANEL	ALUMINUM	METALLIC	METALLIC
AL-7	ALUMINUM COMPOSITE PANEL	ALUMINUM	METALLIC	METALLIC
AL-8	ALUMINUM COMPOSITE PANEL	ALUMINUM	METALLIC	METALLIC
AL-9	ALUMINUM COMPOSITE PANEL	ALUMINUM	METALLIC	METALLIC
AL-10	ALUMINUM COMPOSITE PANEL	ALUMINUM	METALLIC	METALLIC

EXTERIOR FINISHES LEGEND

- 1. STAINLESS STEEL (STAINLESS STEEL)
- 2. ALUMINUM COMPOSITE PANEL (ALUMINUM COMPOSITE PANEL)
- 3. ALUMINUM COMPOSITE PANEL (ALUMINUM COMPOSITE PANEL)
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- 19. ALUMINUM COMPOSITE PANEL (ALUMINUM COMPOSITE PANEL)
- 20. ALUMINUM COMPOSITE PANEL (ALUMINUM COMPOSITE PANEL)

DATE	DESCRIPTION
01/15/2019	PRELIMINARY PLAN REVIEW
02/15/2019	FINAL PLAN REVIEW
03/15/2019	FINAL PLAN REVIEW
04/15/2019	FINAL PLAN REVIEW
05/15/2019	FINAL PLAN REVIEW
06/15/2019	FINAL PLAN REVIEW
07/15/2019	FINAL PLAN REVIEW
08/15/2019	FINAL PLAN REVIEW
09/15/2019	FINAL PLAN REVIEW
10/15/2019	FINAL PLAN REVIEW
11/15/2019	FINAL PLAN REVIEW
12/15/2019	FINAL PLAN REVIEW



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www.whitfield.com

APN: 921-730-064



PROJECT TITLE: NEW AUTO DEALERSHIP

PROJECT NUMBER: 2019-0003

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

DRAWN BY: CH / ME

PLT DATE: 03/15/2019

SHEET NUMBER

EXTERIOR ELEVATIONS

2019-0003

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

DRAWN BY: CH / ME

PLT DATE: 03/15/2019

SHEET NUMBER

EXTERIOR ELEVATIONS

2019-0003

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

DRAWN BY: CH / ME

PLT DATE: 03/15/2019

SHEET NUMBER

EXTERIOR ELEVATIONS

2019-0003

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

DRAWN BY: CH / ME

PLT DATE: 03/15/2019

SHEET NUMBER

EXTERIOR ELEVATIONS

2019-0003

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

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2019-0003

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

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PLT DATE: 03/15/2019

SHEET NUMBER

EXTERIOR ELEVATIONS

2019-0003

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

DRAWN BY: CH / ME

PLT DATE: 03/15/2019

SHEET NUMBER

EXTERIOR ELEVATIONS

2019-0003



LEGEND:

- 1 PROPERTY LINE
- 2 SIDEWALK PER CIVIL ENGINEER PLANS.
- 3 LIGHTING SHOWN FOR REFERENCE ONLY- REFER TO ARCHITECTURE PLANS.
- 4 PARKING STRIPING- REFER TO CIVIL ENGINEER PLANS.
- 5 ADA PATH OF TRAVEL- REFER TO CIVIL ENGINEER PLANS.
- 6 ADA PARKING STALL- REFER TO CIVIL ENGINEER PLANS.
- 7 ENHANCED PAVING AT MAIN ENTRANCE (CONCRETE, TILE, STONE, PAVES). FINAL MATERIAL TO BE DETERMINED.
- 8 EASEMENT- REFER TO CIVIL ENGINEER PLANS.
- 9 GRAVEL/ROCK MULCH- 3/4" DIAMETER- INCLUDE WOOD CHIPPER AT FINISH GRADE.
- 10 MHCPC CONSERVATION AREA. DO NOT DISTURB. REFER TO WESTERN RIVERSIDE MULTIPLE SPECIES HABITAT CONSERVATION PLAN SECTION 8.1.4 FOR INFORMATION PERTAINING TO THE CONSERVATION AND PROTECTION OF THIS AREA, INCLUDING PLANT SPECIES TO AVOID AS OUTLINED IN THIS SECTION.
- 11 GATES PER ARCHITECTURE PLANS.
- 12 CMU BLOCK WALL- REFER TO CIVIL ENGINEER PLANS.
- 13 AVOIDANCE AREA- DO NOT DISTURB.
- 14 PROPOSED 6' HIGH FENCE PER ARCHITECTURE PLANS.

TREE NOTE:
TREES AND SHRUBS SHALL BE PLACED A MIN. 5' AWAY FROM 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 BRINKLER AND STANDPIPE CONNECTIONS.

MULCH NOTE:
ALL PLANTING AREAS TO RECEIVE 3" OF DECORATIVE BARK MULCH (DARK BROWN COLOR). INCLUDE NO LESS THAN 1" OF MULCH UNDER GROUND COVER FROM PLANTS.

IRRIGATION NOTES AND REQUIREMENTS:
THE PROJECT LANDSCAPE PLANTING AREAS SHALL RECEIVE THE FOLLOWING IRRIGATION SYSTEM:

LOW PRECIPITATION SHRUB DRIP SYSTEM AUTOMATICALLY PROGRAMMED WITH AN ELECTRICAL CONTROLLER. SYSTEM COMPONENTS WILL INCLUDE A BRASS GATE VALVE (IN VALVE BOX) AT THE POINT OF CONNECTION, BACK FLOW DEVICE (PER LOCAL CODES), ELECTRICALLY OPERATED REMOTE CONTROL VALVES AND DRIP SYSTEM IN SHRUB BEDS. ALL SUPPLIED BY PVC SCHEDULE 40 MAINLINE AND LATERAL LINES SIZED ACCORDING TO HYDRAULIC CALCULATION. CIRCUITS SHALL BE DETERMINED BY SOLAR ORIENTATION AND PLANTING AREA. 100% COVERAGE SHALL BE ACHIEVED THROUGHOUT THE SYSTEM. SEPARATE VALVE INCLUDED FOR FUTURE POTTED PLANTS AND ALL TREES.

SPRAY TO BE USED AT FREEWAY INTERCHANGE WHERE POSSIBLE. OVERHEAD SPRAY IRRIGATION IS NOT ALLOWED WITHIN 24' OF A NON-PERMEABLE SURFACE.

PALM & TREE LEGEND

SYMBOL	BOTANICAL NAME (COMMON NAME)	SIZE/COMMENTS	SPACING	QTY.
	SYAGRUS ROMANOFFIANA (QUEEN PALM)	18" BTH	35' O.C. AT STREET FRONTAGE	18
	ARBUSUTUS MARINA (STRAWBERRY TREE)	36" BOX MIN.	AS SHOWN	8
	LAGERSTROEMIA INDICA (CRANE MYRTLE)			
	CELESTRA PARVIFLORA (AUSTRALIAN WILLOW)	24" BOX MIN.	AS SHOWN	21
	QUERCUS VIRGINIANA (SOUTHERN LIVE OAK)			
	PODOCARPUS GRACILIOR (FERN PIN)			
	RUBUS LANCEA (AFRICAN SINGAC)			
SYMBOL	BOTANICAL NAME (COMMON NAME)	SIZE	SPACING	WUCOLS
	LIGUSTRUM JAPONICUM 'TEXANUM' (MAX LEAF PRIVET)	5 GAL	3' O.C.	M
	PHOTINIA FRASER 'RED ROBIN' (PHOTINIA)	5 GAL	3' O.C.	M
	MYRTISODORUM TOBIRA VARIGATA (VARIEGATED MOCK ORANGE)	5 GAL	3' O.C.	M
	RAPHANOLEPS INDICA 'MAJESTIC BEAUTY' (INDIAN HAWTHORNE)	5 GAL	3' O.C.	M

SHRUB- LOW PLANTING/GROUND COVER

SYMBOL	BOTANICAL NAME (COMMON NAME)	SIZE	SPACING	WUCOLS
	PHORMIUM 'JACK SPARR' (FLAX)	5 GAL	2' O.C.	M
	RHAPHANOLEPS INDICA 'BALLERINA' (INDIAN HAWTHORNE)	5 GAL	3' O.C.	M
	TRACHELOSPERMUM JASMINOIDES (STAR JASMINE)	5 GAL	3' O.C.	M
	STIPA SPECIES (FEATHER GRASS)	5 GAL	3' O.C.	L

SHRUB- ACCENT SHRUB/SUCCULENT

SYMBOL	BOTANICAL NAME (COMMON NAME)	SIZE	SPACING	WUCOLS
	AGAVE ATTENUATA (FOXTAIL AGAVE)	5 GAL	3' O.C.	L
	AGAPANTHUS SPECIES (LILY OF THE NAILE)	5 GAL	3' O.C.	M
	ALOE SPECIES (ALOE)	5 GAL	24" O.C.	L
	CALLISTEMON 'LITTLE JOHN' (DWARF BOTTLE BRUSH)	5 GAL	3' O.C.	L
	DIETES BICOLOR (FORTNIGHT LILY)	5 GAL	3' O.C.	L
	HEMEROCALLIS (DAYLILY)	5 GAL	24" O.C.	M
	LAVENDER SPECIES (LAVENDER)	5 GAL	36" O.C.	M

SHRUB/GROUND COVER- BACK OF PARKING LOT/FREEWAY INTERFACE

SYMBOL	BOTANICAL NAME (COMMON NAME)	SIZE	SPACING	WUCOLS
	BACHARIS SPECIES (COYOTE BUSH)	1 GAL	3' O.C.	L
	SENIO SPECIES (BLUE CHALK STICKS)	1 GAL	36" O.C.	L
	AGAVE AMERICANA (CENTURY AGAVE)	15 GAL	AS SHOWN	L
	SALVIA LEUCANTHA (MEXICAN BUSH SAGE)	5 GAL	AS SHOWN	L
	DIETES BICOLOR (FORTNIGHT LILY)	5 GAL	AS SHOWN	M

SITE CALCULATIONS
GROSS SITE AREA: 296,010 SF
PROPOSED PLANTING AREA: 22,860 SF
PARKING AVOIDANCE AREA: 1,996 SF
PLANTING IN ROW: 115 SF
TOTAL LANDSCAPE AREA: 22,870 SF



SAN CLEMENTE, CA
P: 949.444.9495
E: AARON@ASEVILLA.NET
E: RAY@ASEVILLA.NET



PROJECT NAME:

TEMECULA VALLEY LEXUS
4281 DLR DRIVE
TEMECULA, CA 92591
APR: 821-730-064

REVISIONS:
DATE DESCRIPTION
15/04/18 REVISIONS 1504/18

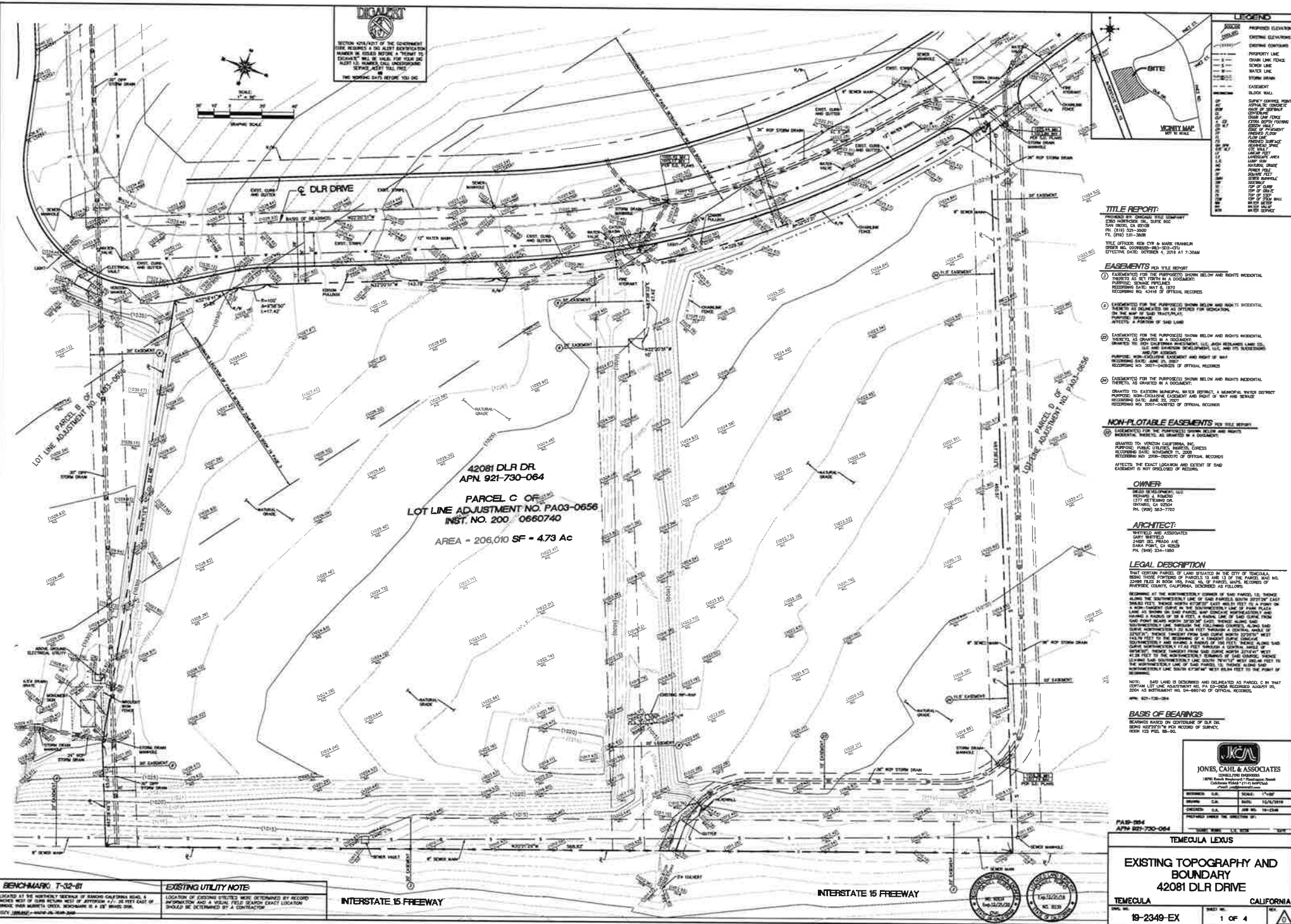


SHEET DESCRIPTION:

PRELIMINARY LANDSCAPE PLAN

DESIGNED:
DATE 15/04/18
SCALE 1"=20'-0"
CAD FILE LEXUS TEMECULA
SHEET NUMBER:

PLP-1



BENCHMARK: T-32-81
LOCATED AT THE NORTHEAST CORNER OF RANCHO CALIFORNIA ROAD, 4
MILES WEST OF DLR DRIVE, WEST OF INTERSECTION 4+1, 10 FEET EAST OF
BRIDGE OVER MARSH CREEK. BENCHMARK IS A 2" BRASS DISK.
NAD 83, DATUM: NAD 83, YEAR: 2008

EXISTING UTILITY NOTE:
LOCATION OF EXISTING UTILITIES WERE DETERMINED BY RECORD
INFORMATION AND A VISUAL FIELD SEARCH. EXACT LOCATION
SHOULD BE DETERMINED BY A CONTRACTOR.

INTERSTATE 15 FREEWAY

INTERSTATE 15 FREEWAY

TEMECULA LEXUS

EXISTING TOPOGRAPHY AND BOUNDARY
42081 DLR DRIVE

TEMECULA CALIFORNIA

19-2349-EX

SHEET NO. 1 OF 4

JCA
JONES, CARL & ASSOCIATES
CONSULTING ENGINEERS
18100 BAKERS ROAD, SUITE 100
BAKERSFIELD, CALIFORNIA 93311
(805) 338-1100
WWW.JCA-CA.COM

DATE	BY	REVISION
12/15/2018	JCA	1.00
12/15/2018	JCA	1.01
12/15/2018	JCA	1.02
12/15/2018	JCA	1.03
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12/15/2018	JCA	2.00

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