

- ① CLASS A HIGH-BARREL CONCRETE STILES
ACQ. ROOFING, ACQ. FL.
C.O.D. 36% WATER-BED TERRACOTTA
- ② NORMALLY COLORED 3 PART STUCCO
20% SAND F.O.D. FINISH
A-HABA X 73 EGG SHELL
- ③ NORMALLY COLORED 3 PART STUCCO W/ REVEALS AS OCCURS
20% SAND F.O.D. FINISH
A-HABA X 87C S.V. ROAD
- ④ THROUGH-ROOF RAILING ACCENT GRILLS, FENCING, GATE
C.O.D. BLACK HOBBLER CCA FINISH
- ⑤ ROUNDED SAWB. RAFTER W/ S. EAVES, ASCA. POSTS & TRUSSES
STAINED OXFORD BROWN
- ⑥ VINYL WINDOWS W/ CLEAR GLAZING, THERMA
W. GARD. STYLING, IN SERIES - EXTERIOR BROVON FINISH
- ⑦ FIBREGLASS CLAD WINDOWS AND DOORS W/ CLEAR GLAZING
B. CROWN W/ FINISH
W. GARD. WOODCLAD STILES - EXTERIOR BROVON FINISH
- ⑧ PRECAST WINDOW SILL SURROUNDS & BASE PANELS
C.O.D. SANDRIFT
- ⑨ DECORATIVE LIGHT FIXTURE
- ⑩ STEEL BASE-DOOR
C.O.D. OXFORD BROWN
- ⑪ VIN. WALLS & COLUMNS W/ STUCCO FINISH
- ⑫ PRECAST COLUMN CAP
C.O.D. SANDRIFT
- ⑬ SIGNAGE, LETTERING - C.O.D. "B" UNDER SEPARATE PERMIT
- ⑭ CORRUGATED METAL ROOF W/ METAL ANGLES 9M C.O.D. OXFORD BROWN
- ⑮ 24 GA. CORRUGATED STEEL STILES, COMMERCIAL, GUTTERS
W/ 4" SMOOTH SQUARE PROFILE DOWNPOUTS
FACTORY-KNOWN BRAND VANDERBROUW



31625 RANCHO VISTA ROAD
TEMECULA, CA 92592
APN: 955-020-018



PROJECT: VOR

AS TO BE CITY OF TEMECULA
PLANNING DEPARTMENT
CONDITIONALLY
APPROVED
SUBJECT TO THE FINANCIALS AND CONDITIONS OF APPROVAL
APPROVED MODIFICATIONS REQUIRE CITY APPROVAL
scott.cooper
9/12/2017 DRAWING NUMBER



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Building 'B' Parking Lot	+	2.3 fc	4.7 fc	1.0 fc	4.7:1	2.3:1
Drive Aisle 'A' & Building 'A' Lot	+	2.4 fc	6.5 fc	1.1 fc	5.9:1	2.2:1
Drive Aisle 'B'	+	1.6 fc	4.4 fc	1.0 fc	4.4:1	1.6:1
Drive Aisle 'C'	+	2.0 fc	2.9 fc	1.0 fc	2.9:1	2.0:1
Drive Aisle 'D'	+	1.8 fc	4.8 fc	1.0 fc	4.8:1	1.8:1
Drop-off	+	6.9 fc	7.5 fc	5.7 fc	1.3:1	1.2:1
Linfield Way	+	2.4 fc	5.1 fc	1.1 fc	4.6:1	2.2:1

Symbol	Label	QTY	Category Number	Description	Number Luminaire	Luminaire per luminaire	L13	Wallface	Polar Plot
A2_T3		3	AVN-F04-LED-E-U-SL3	VISION SITE MEDIUM LED LUMINAIRE (4) LIGHTBARS WITH ANGLE OPTICS - TYPE 3 W/ SPILL LIGHT CONTROL	28	358	1	204.4	Max: 830cd
A2_T4		3	AVN-F04-LED-E-U-SL4	VISION SITE MEDIUM LED LUMINAIRE (4) LIGHTBARS WITH ANGLE OPTICS - TYPE 4 W/ SPILL LIGHT CONTROL	28	348	1	204.4	Max: 866cd
A_T3		30	AVN-F04-LED-E-U-SL3	VISION SITE MEDIUM LED LUMINAIRE (4) LIGHTBARS WITH ANGLE OPTICS - TYPE 3 W/ SPILL LIGHT CONTROL	28	358	1	102.2	Max: 830cd
A_T4		5	AVN-F04-LED-E-U-SL4	VISION SITE MEDIUM LED LUMINAIRE (4) LIGHTBARS WITH ANGLE OPTICS - TYPE 4 W/ SPILL LIGHT CONTROL	28	348	1	102.2	Max: 866cd
B_T3		2	CEN-F04-LED-E-U-T3	EPIC CLASSICAL MEDIUM DECORATIVE LED LUMINAIRE (4) LIGHTBARS WITH ANGLE OPTICS - TYPE 3 AREA	28	346	1	102.2	Max: 704cd
B_T5M		2	CEN-F04-LED-E-U-SWQ	EPIC CLASSICAL MEDIUM DECORATIVE LED LUMINAIRE (4) LIGHTBARS WITH ANGLE OPTICS - TYPE 5 SQUARE WIDE	28	360	1	102.2	Max: 446cd
B_T5W		6	CEN-F04-LED-E-U-SWQ	EPIC CLASSICAL MEDIUM DECORATIVE LED LUMINAIRE (4) LIGHTBARS WITH ANGLE OPTICS - TYPE 5 SQUARE WIDE	28	352	1	102.2	Max: 353cd
C_T4		10	223-B1-LED-02-4000-UMV-T4-GM10-BK	LUMINAIRE FOR 303-B1 SINGLE HEAD ROLLABLE DOUBLE LED BAR TYPE IV FORWARD THROW OPTICS, CLEAR GLASS LENS	14	98	1	15.5	Max: 88cd
D_T3		2	ENW-E02-LED-E1-BL3	ENTRY LED LUMINAIRE (2) LIGHTBARS WITH ANGLE OPTICS - TYPE 3 W/ SPILL LIGHT CONTROL	42	179	1	46.9	Max: 493cd
D_T4		10	ENW-E02-LED-E1-BL4	ENTRY LED LUMINAIRE (2) LIGHTBARS WITH ANGLE OPTICS - TYPE 4 W/ SPILL LIGHT CONTROL	42	174	1	46.9	Max: 450cd

GENERATIONS
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Development Construction Management
8601 SE Cassey Avenue | Portland, OR 97086
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LINFIELD VILLAGE
SENIOR LIVING COMMUNITY
SITE

31625 RANCHO VISTA ROAD
TEMECULA, CA 92592
APN: 955-020-018

ISSUED FOR: DIVISION PLAN
REV: 05.30.17
DATE: 05.30.17



SITE LIGHTING
PHOTOMETRIC

AS APPLIED BY CITY OF TEMECULA
PLANNING DEPARTMENT
CONDITIONALLY
APPROVED
SUBJECT TO THE FINDINGS AND RECOMMENDATIONS OF APPROVAL AS
APPROVED MODIFIED BY THE CITY OF TEMECULA
SEAL CODE: 9/5/2017
DRAWING NUMBER



**LINEFIELD VILLAGE COMMUNITY
SENIOR LIVING SITE**

31625 RANCHO VISTA ROAD
TEMECULA, CA 92592
APN: 955-020-018

DESIGNED FOR:	REV:	DATE:
DEVELOPER: PLAN		05.30.17



SITE SECTIONS

1"=20'-0"
SCALE:
400x
PROJECT NUMBER
A1.4
DRAWING NUMBER



A low-angle photograph looking up at the corner of a traditional Chinese building. The dark, tiled roof with its curved eaves dominates the upper left. A prominent, ornate circular window with a dark frame is set into the light-colored wall. The sky is a clear, deep blue.

The architectural drawings show a two-story building with a gabled roof. The cross-section drawing at the top illustrates the internal structure, including the roof trusses, floor joists, and foundation. The perspective drawing below shows the exterior of the building, featuring a light-colored facade, dark shutters on the windows, and a small balcony on the second floor. The building is situated on a sloping site, with the foundation and retaining wall clearly visible.

A photograph of a two-story white house with a balcony. The address number '6112' is displayed on the wall. The house has a dark roof and a wooden fence is visible in the foreground.

31625 RANCHO VISTA ROAD
TEMECULA, CA 92592
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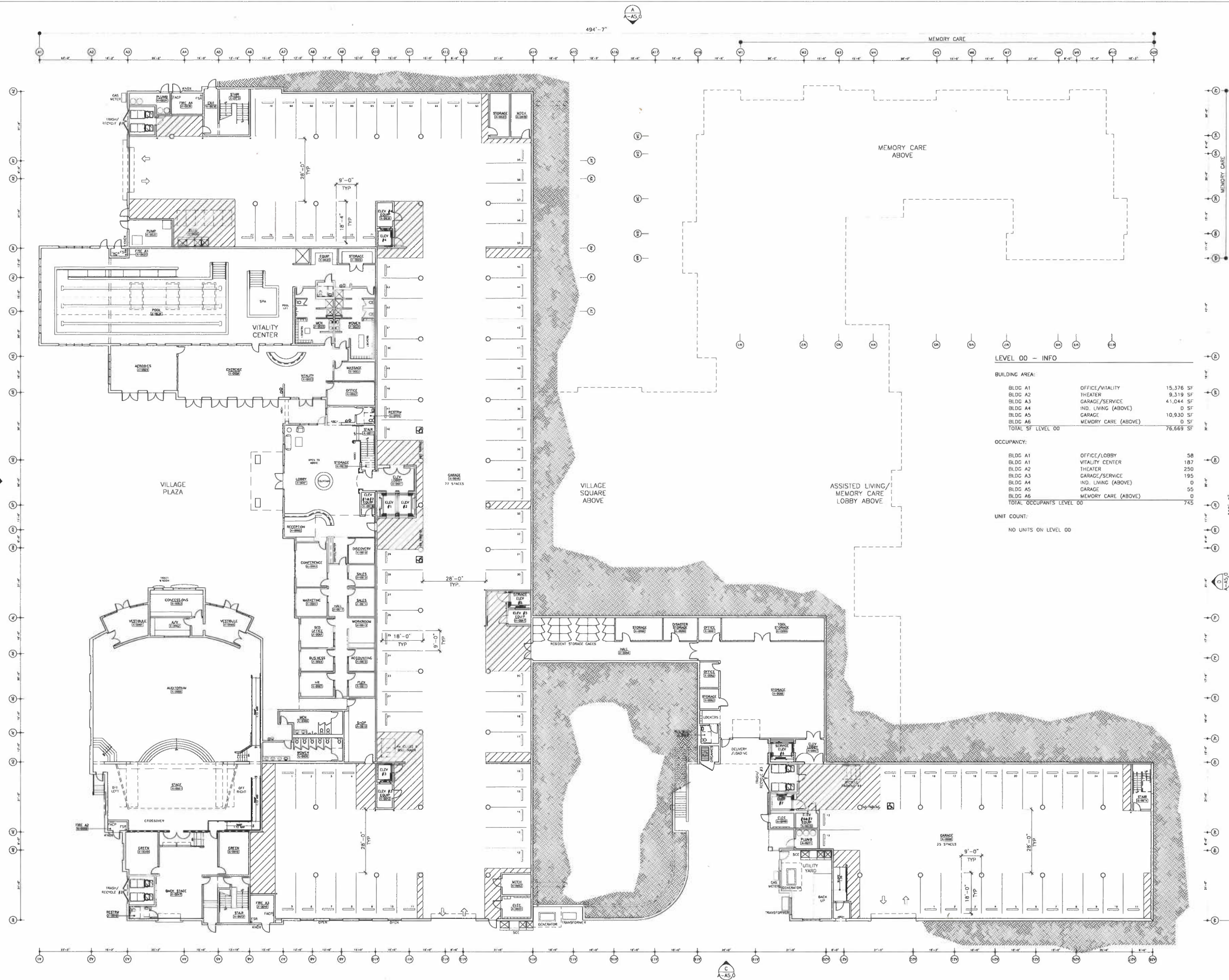
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PROJECT NORTH

DESIGN CONCEPTS

SPANISH REVIVAL STYLE

CITY OF TEMECULA
PLANNING DEPARTMENT
CONDITIONALLY
APPROVED
SUBJECT TO THE FINDINGS AND CONDITIONS OF APPROVAL,
APPROVED MODIFICATION REQUIRE CITY APPROVAL
scott.cooper
9/5/2017



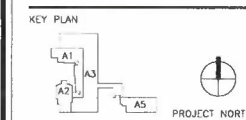
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SENIOR LINFIELD VILLAGE LIVING COMMUNITY BUILDING A

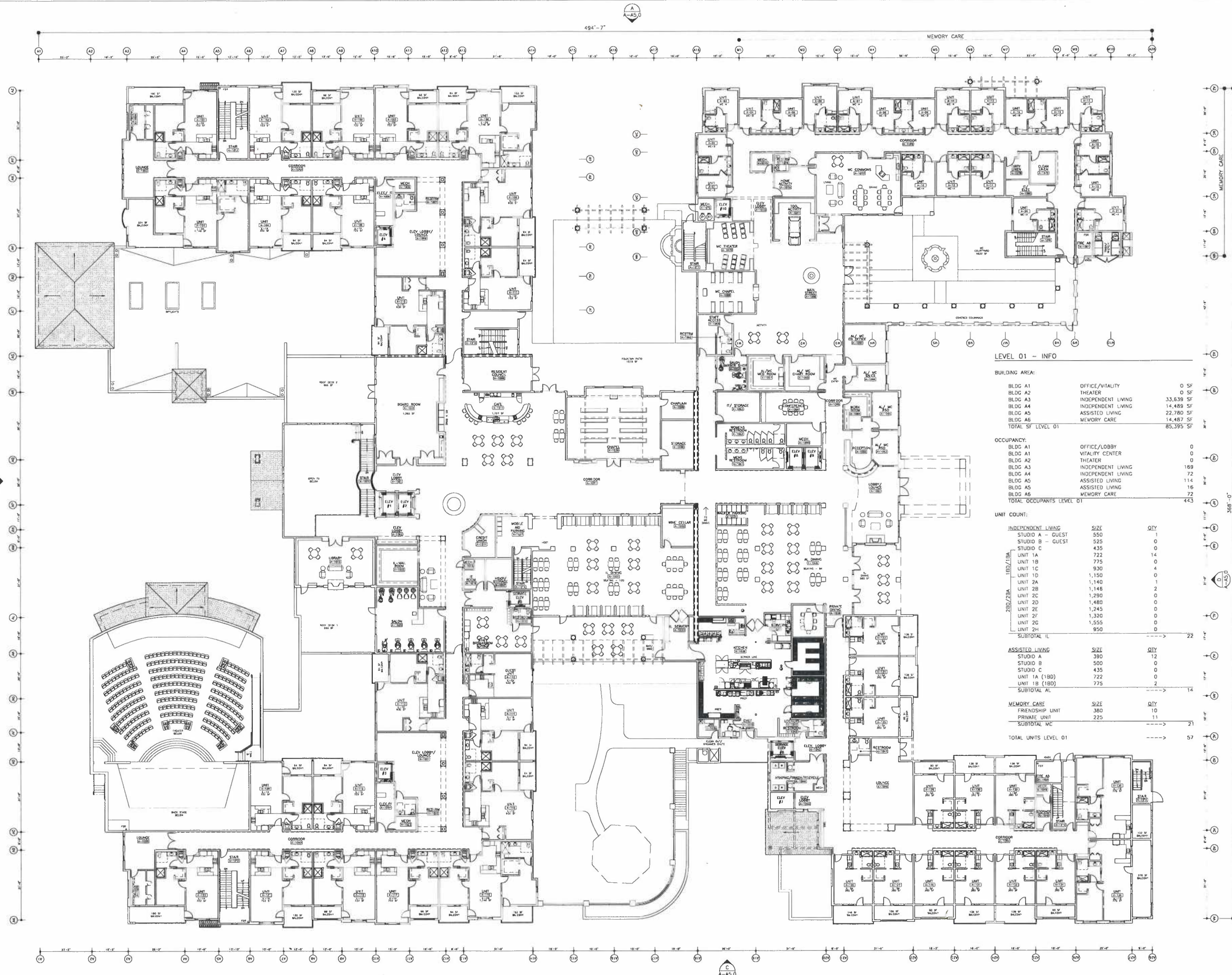
31625 RANCHO VISTA ROAD
TEMECULA, CA 92592
APN: 955-020-018

ISSUED FOR:	REV:	DATE:
DEVELOPMENT PLAN		05.30.17



**BUILDING A
LEVEL 00
FLOOR PLAN**





LEVEL 01 - INFO

BUILDING AREA:		
BLDG A1	OFFICE/VITALITY	0 SF
BLDG A2	THEATER	0 SF
BLDG A3	INDEPENDENT LIVING	33,639 SF
BLDG A4	INDEPENDENT LIVING	14,489 SF
BLDG A5	ASSISTED LIVING	22,780 SF
BLDG A6	MEMORY CARE	14,487 SF
TOTAL SF LEVEL 01		85,395 SF

OCCUPANCY:		
BLDG A1	OFFICE/LOBBY	0
BLDG A1	VITALITY CENTER	0
BLDG A2	THEATER	0
BLDG A3	INDEPENDENT LIVING	169
BLDG A4	INDEPENDENT LIVING	72
BLDG A5	ASSISTED LIVING	114
BLDG A5	ASSISTED LIVING	16
BLDG A6	MEMORY CARE	72
TOTAL OCCUPANTS LEVEL 01		443

UNIT COUNT:		
INDEPENDENT LIVING	SIZE	QTY
STUDIO A - GUEST	550	1
STUDIO B - GUEST	525	0
STUDIO C	435	0
UNIT 1A	722	14
UNIT 1B	775	0
UNIT 1C	930	4
UNIT 1D	1,150	0
UNIT 2A	1,140	1
UNIT 2B	1,146	2
UNIT 2C	1,290	0
UNIT 2D	1,480	0
UNIT 2E	1,245	0
UNIT 2F	1,320	0
UNIT 2G	1,555	0
UNIT 2H	950	0
SUBTOTAL IL		22

ASSISTED LIVING	SIZE	QTY
STUDIO A	390	12
STUDIO B	500	0
STUDIO C	435	0
UNIT 1A (1BD)	722	0
UNIT 1B (1BD)	775	0
SUBTOTAL AL		14

MEMORY CARE	SIZE	QTY
FRIENDSHIP UNIT	380	10
PRIVATE UNIT	225	11
SUBTOTAL MC		21
TOTAL UNITS LEVEL 01		57

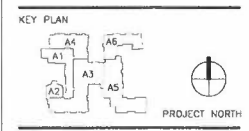
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LINFIELD VILLAGE COMMUNITY
SENIOR LIVING BUILDING A

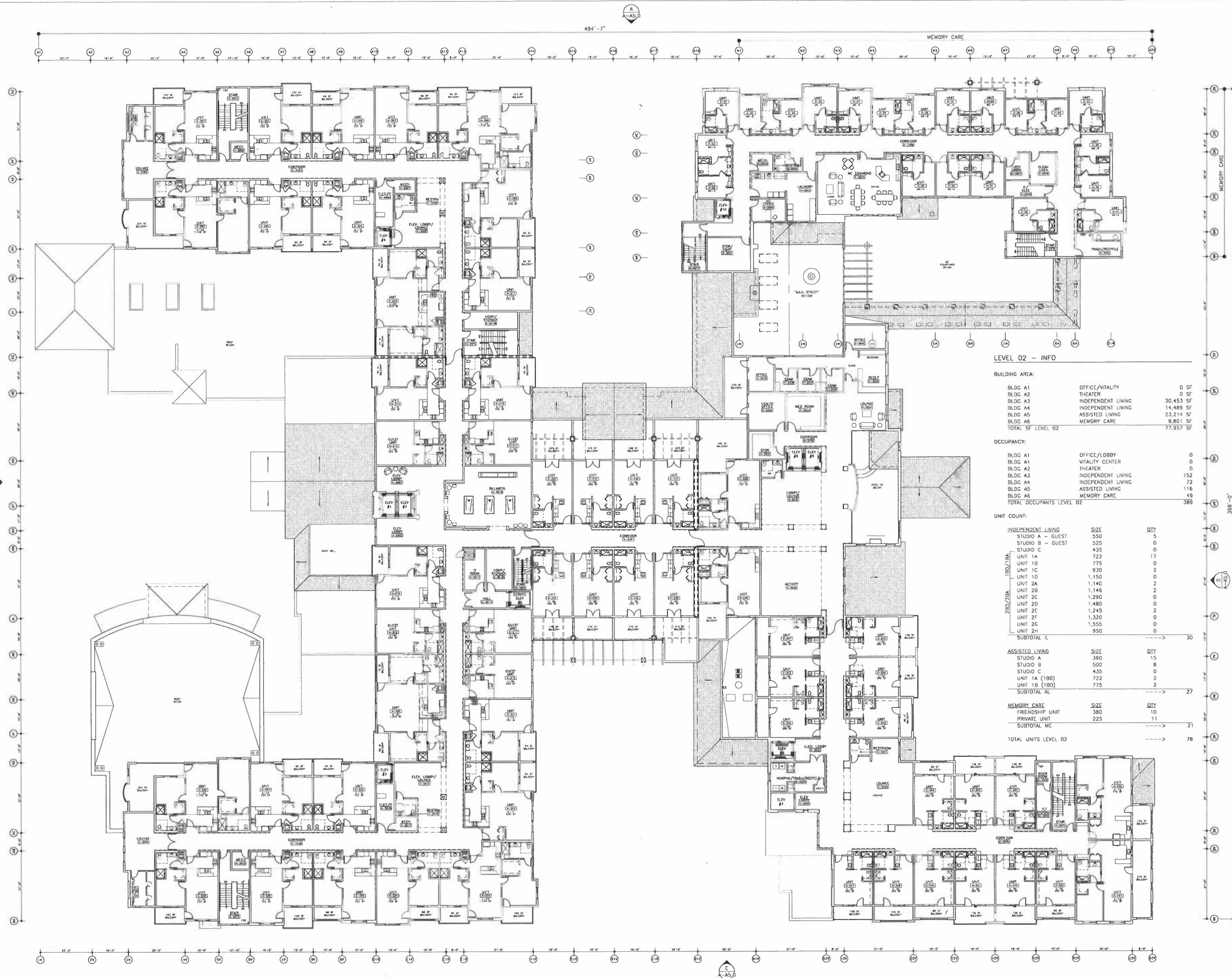
31625 RANCHO VISTA ROAD
TEMECULA, CA 92592
APN: 955-020-018

ISSUED FOR:	REV:	DATE:
DEVELOPMENT PLAN		05.30.17



BUILDING A
LEVEL 01
FLOOR PLAN





LEVEL 02 - INFO

BUILDING AREA		
BLOC A1	OFFICE/VITALITY	0 SF
BLOC A2	THEATER	0 SF
BLOC A3	INDEPENDENT LIVING	30,453 SF
BLOC A4	INDEPENDENT LIVING	14,489 SF
BLOC A5	ASSISTED LIVING	23,214 SF
BLOC A6	MEMORY CARE	9,801 SF
TOTAL SF LEVEL 02		77,957 SF

OCCUPANCY		
BLOC A1	OFFICE/LOBBY	0
BLOC A1	VITALITY CENTER	0
BLOC A2	THEATER	0
BLOC A3	INDEPENDENT LIVING	152
BLOC A4	INDEPENDENT LIVING	72
BLOC A5	ASSISTED LIVING	116
BLOC A6	MEMORY CARE	49
TOTAL OCCUPANTS LEVEL 02		389

UNIT COUNT		
INDEPENDENT LIVING		
STUDIO A - GUEST	550	5
STUDIO B - GUEST	525	0
STUDIO C	435	0
UNIT 1A	722	0
UNIT 1B	775	0
UNIT 1C	930	2
UNIT 1D	1,150	0
UNIT 2A	1,140	2
UNIT 2B	1,146	2
UNIT 2C	1,290	0
UNIT 2D	1,480	0
UNIT 2E	1,245	0
UNIT 2F	1,320	0
UNIT 2G	1,555	0
UNIT 2H	950	0
SUBTOTAL IL		30

ASSISTED LIVING		
STUDIO A	390	15
STUDIO B	500	0
STUDIO C	435	8
UNIT 1A (1BD)	722	2
UNIT 1B (1BD)	775	2
SUBTOTAL AL		27

MEMORY CARE		
FRIENDSHIP UNIT	380	10
PRIVATE UNIT	225	11
SUBTOTAL MC		21

TOTAL UNITS LEVEL 02 78

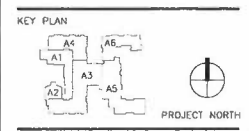
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**LINEFIELD VILLAGE
SENIOR LIVING COMMUNITY
BUILDING A**

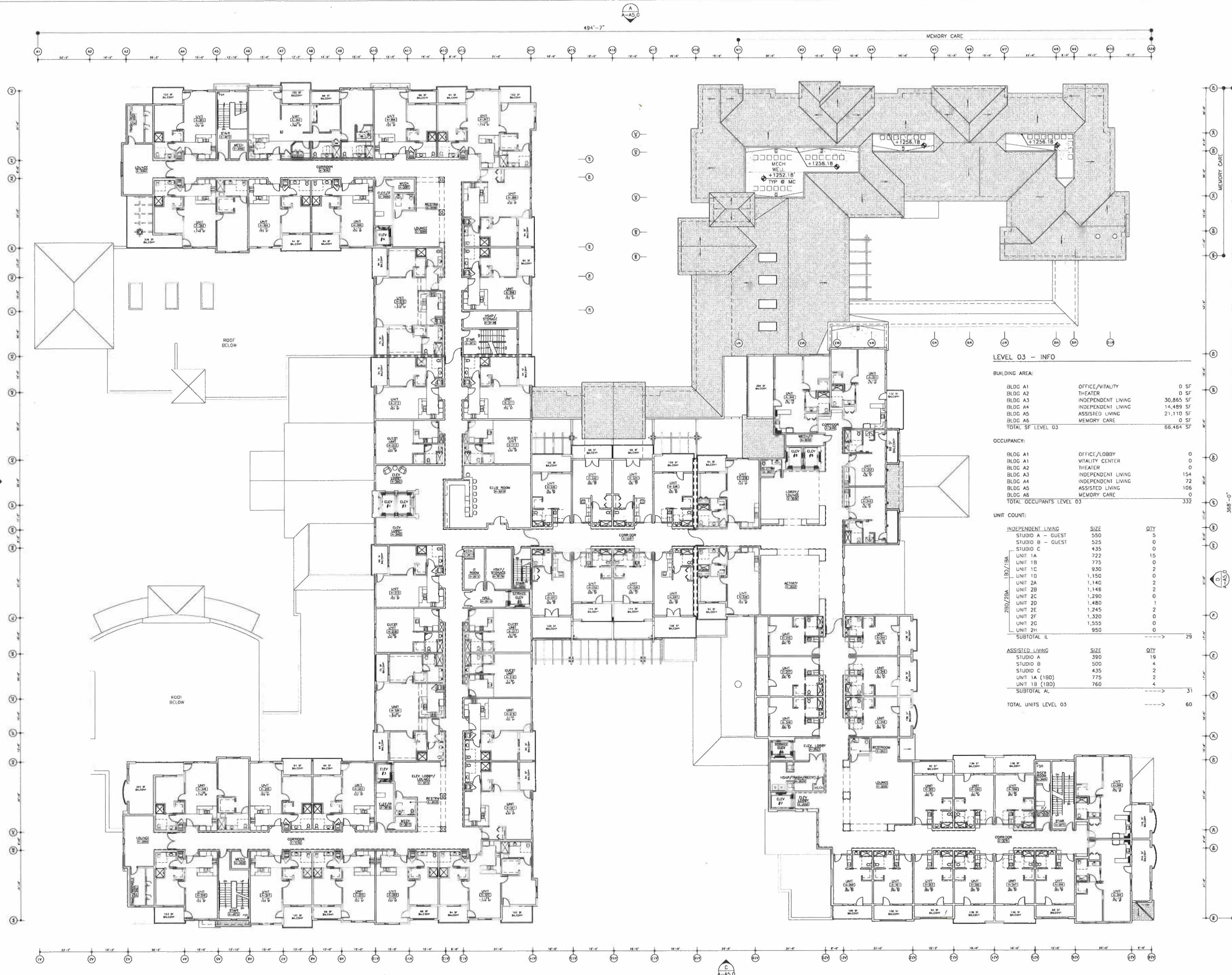
31625 RANCHO VISTA ROAD
TEMECULA, CA 92592
APN: 955-020-018

ISSUED FOR:	REV.	DATE
DEVELOPMENT PLAN		05.30.17



**BUILDING A
LEVEL 02
FLOOR PLAN**





LEVEL 03 - INFO

BUILDING AREA:		
BLDG A1	OFFICE/VITALITY	0 SF
BLDG A2	THEATER	0 SF
BLDG A3	INDEPENDENT LIVING	30,865 SF
BLDG A4	INDEPENDENT LIVING	14,489 SF
BLDG A5	ASSISTED LIVING	21,110 SF
BLDG A6	MEMORY CARE	0 SF
TOTAL SF LEVEL 03		66,464 SF

OCCUPANCY:		
BLDG A1	OFFICE/LOBBY	0
BLDG A1	VITALITY CENTER	0
BLDG A2	THEATER	0
BLDG A3	INDEPENDENT LIVING	154
BLDG A4	INDEPENDENT LIVING	72
BLDG A5	ASSISTED LIVING	106
BLDG A6	MEMORY CARE	0
TOTAL OCCUPANT'S LEVEL 03		332

UNIT COUNT:		
INDEPENDENT LIVING		
STUDIO A - GUEST	550	5
STUDIO B - GUEST	525	0
STUDIO C	435	0
UNIT 1A	722	15
UNIT 1B	775	0
UNIT 1C	930	2
UNIT 1D	1,150	2
UNIT 2A	1,140	2
UNIT 2B	1,146	1
UNIT 2C	1,290	1
UNIT 2D	1,480	2
UNIT 2E	1,245	0
UNIT 2F	1,320	0
UNIT 2G	1,555	0
UNIT 2H	950	0
SUBTOTAL IL		78

ASSISTED LIVING		
STUDIO A	380	18
STUDIO B	500	4
STUDIO C	435	2
UNIT 1A (180)	775	2
UNIT 1B (180)	760	4
SUBTOTAL AL		31

TOTAL UNITS LEVEL 03 60

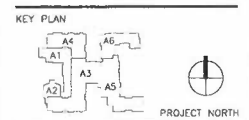
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**LINFIELD VILLAGE
SENIOR LIVING COMMUNITY
BUILDING A**

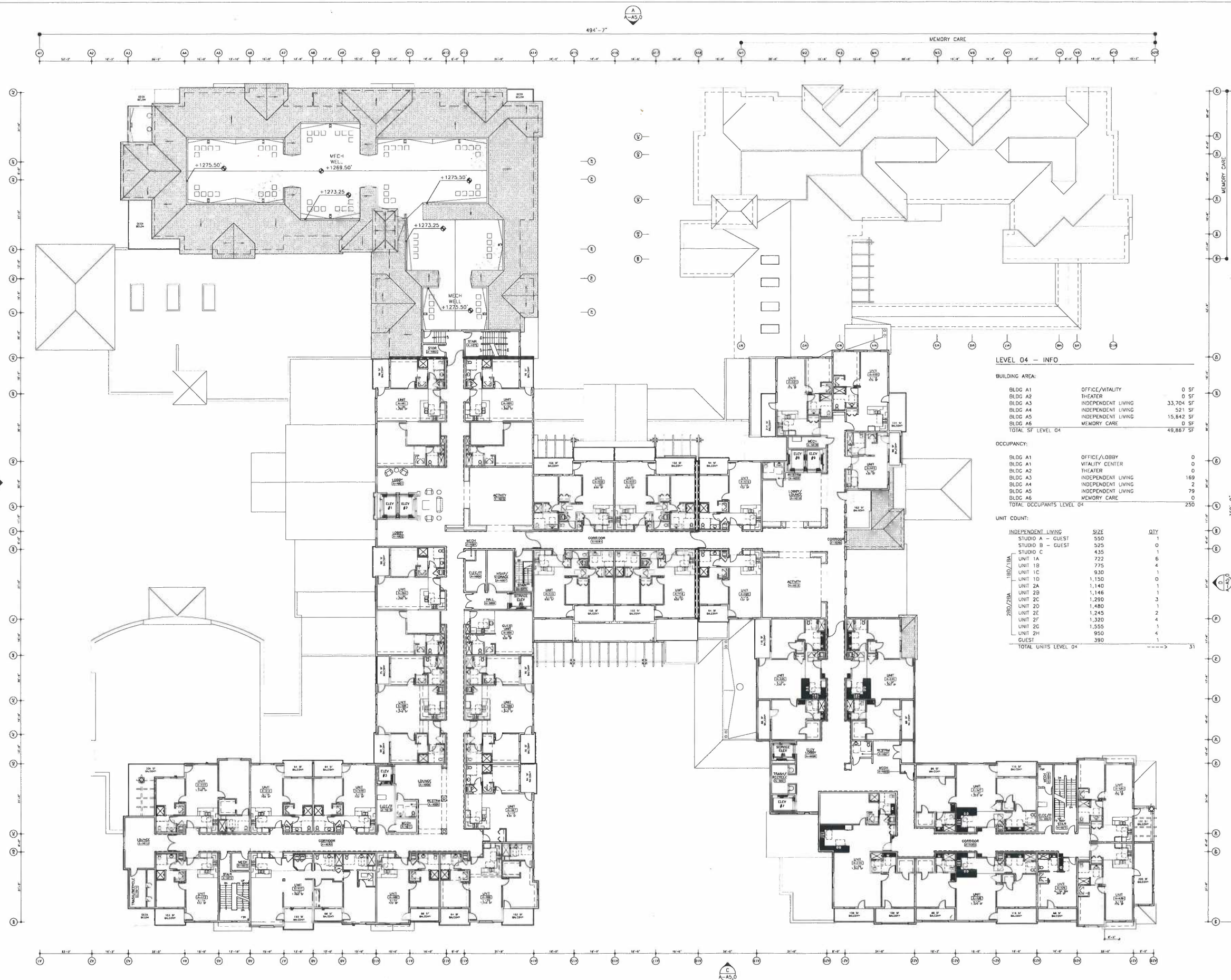
31625 RANCHO VISTA ROAD
TEMECULA, CA 92592
APN: 955-020-018

ISSUED FOR: DEVELOPMENT PLAN REV: DATE: 05.30.17



**BUILDING A
LEVEL 03
FLOOR PLAN**

1716 CITY OF TEMECULA
PLANNING DEPARTMENT
CONDITIONALLY
APPROVED
SUBJECT TO THE APPLICANT'S COMPLETION OF APPROVAL AS
APPROVED BY THE CITY OF TEMECULA
SCOTT COOPER
9/5/2017 DRAWING NUMBER



LEVEL 04 - INFO

BUILDING AREA:		
BLDG A1	OFFICE/VITALITY	0 SF
BLDG A2	THEATER	0 SF
BLDG A3	INDEPENDENT LIVING	33,704 SF
BLDG A4	INDEPENDENT LIVING	521 SF
BLDG A5	INDEPENDENT LIVING	15,842 SF
BLDG A6	MEMORY CARE	0 SF
TOTAL SF LEVEL 04		49,867 SF

OCCUPANCY:		
BLDG A1	OFFICE/LOBBY	0
BLDG A1	VITALITY CENTER	0
BLDG A2	THEATER	0
BLDG A3	INDEPENDENT LIVING	169
BLDG A4	INDEPENDENT LIVING	2
BLDG A5	INDEPENDENT LIVING	78
BLDG A6	MEMORY CARE	0
TOTAL OCCUPANTS LEVEL 04		250

UNIT COUNT:		
INDEPENDENT LIVING		
STUDIO A - GUEST	550	1
STUDIO B - GUEST	525	0
STUDIO C - GUEST	435	1
UNIT 1A	722	6
UNIT 1B	775	4
UNIT 1C	930	1
UNIT 1D	1,150	0
UNIT 2A	1,140	1
UNIT 2B	1,146	1
UNIT 2C	1,290	3
UNIT 2D	1,480	1
UNIT 2E	1,245	2
UNIT 2F	1,320	4
UNIT 2G	1,555	1
UNIT 2H	950	4
GUEST	390	1
TOTAL UNITS LEVEL 04		31

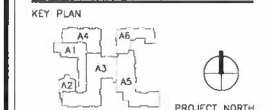
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LINFIELD VILLAGE SENIOR LIVING COMMUNITY BUILDING A

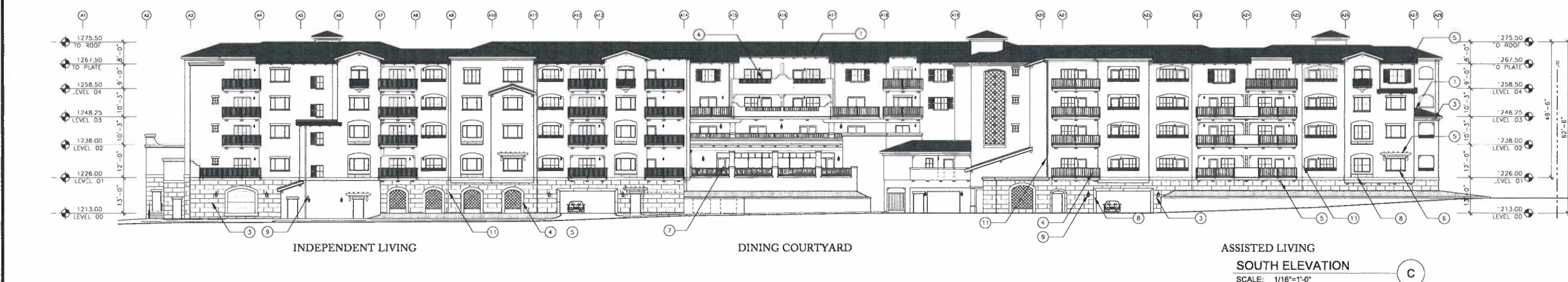
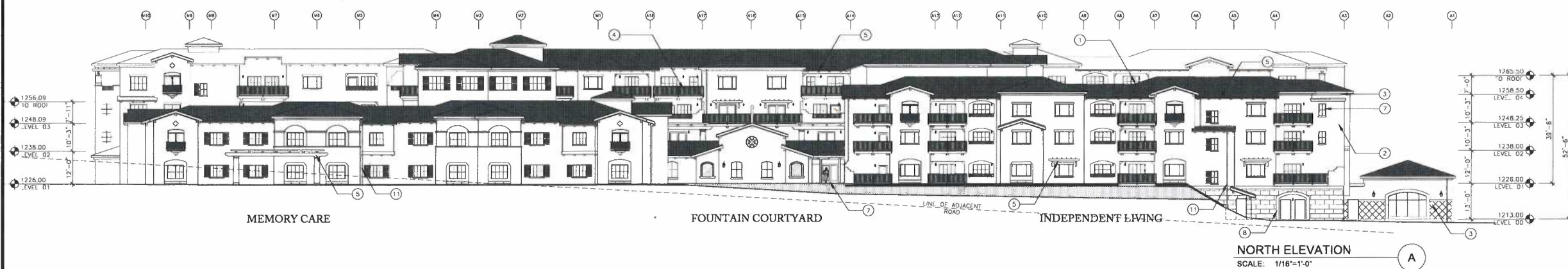
31625 RANCHO VISTA ROAD
TEMECULA, CA 92592
APN: 955-020-018

ISSUED FOR:	REV.	DATE:
DEVELOPMENT PLAN		05.30.17



BUILDING A LEVEL 04 FLOOR PLAN





FINISH NOTES

- CLASS A HIGH BARREL CONCRETE S-TILES
EAGLE ROOFING; ENGLELITE - COLOR: 3615 WEATHERED TERRACOTTA
- INTEGRALLY COLORED 3 PART STUCCO
20/30 SAND FLOAT FINISH - LA HABRA: X-73 EGG SHELL
- INTEGRALLY COLORED 3 PART STUCCO W/ REVEALS AS OCCURS
20/30 SAND FLOAT FINISH - LA HABRA: X-820 SILVERADO
- WROUGHT IRON RAILING ACCENT GRILLES, FENCING, GATE
COLOR: BLACK POWDER COAT FINISH
- ROUGH SAWY RAFTER TAILS, EAVE, FASCIA, POST & TRELLIS
STAINED: OXFORD BROWN
- VINYL WINDOWS W/CLEAR GLAZING - TYPICAL
MILGARD: STYLE LINE SERIES - EXTERIOR BRONZE FINISH
- FIBERGLASS CLAD WINDOWS & DOORS W/CLEAR GLAZING @ COMMON
AREAS - MILGARD: WOODCLAD SERIES - EXTERIOR BRONZE FINISH
- PRECAST WINDOW SILLS, SURROUNDS & BASE PANELS
COLOR: SANDRET
- DECORATIVE LIGHT FIXTURE
- DECORATIVE ACCENT TILES
- 24 GA CONTINUOUS 5" OG-STYLE COMMERCIAL GUTTERS W/4"
SMOOTH SQUARE PROFILE DOWNSPOUTS
FACTORY KYNAR FINISH: MANSARD BROWN

GENERATIONS
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LINFIELD VILLAGE SENIOR LIVING COMMUNITY BUILDING A

31625 RANCHO VISTA ROAD
TEMECULA, CA 92592
APN: 955-020-018

ISSUED FOR: DEVELOPMENT PLAN REV: DATE: 05.30.17

KEY PLAN



BUILDING A ELEVATIONS



APN: 955-020-018 PA15-1885

DEVELOPMENT PLAN REVIEW SUBMITTAL #6
PRINT DATE: 05.30.17



FINISH NOTES

1. CLASS A HIGH-BARREL CONCRETE SLABS (EAGLE ROOFING FASITE) COLOR 3675 WEATHERED TERRACOTTA
2. INTERIOR COLORED 3 DAY STUCCO 20/30 SAND 100% FINISH - A HADRA X 73 100 SHE
3. INTERIOR COLORED 3 DAY STUCCO W/ REINFORCING 20/30 SAND 100% FINISH - A HADRA X 800 SILVERADO
4. WOODGRAIN ROYAL ACACIA GRILLS FENCING DATE COLOR BLACK POWDER COAT FINISH
5. ROUGH SAWN RAFTER 1/4\"/>

GENERATIONS
FAMILY OF COMPANIES
Development Construction Management
8601 SE Casey Avenue | Portland, OR 97086
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LINEFIELD VILLAGE COMMUNITY SENIOR LIVING BUILDING

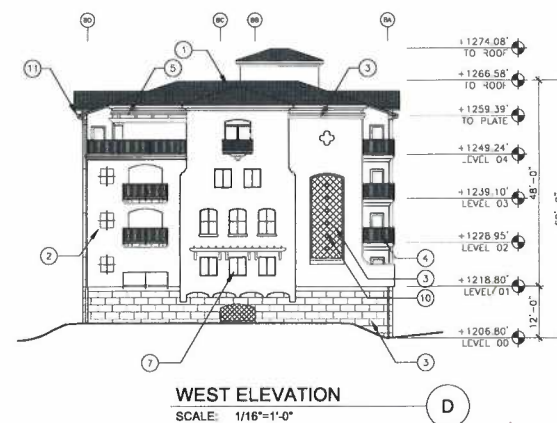
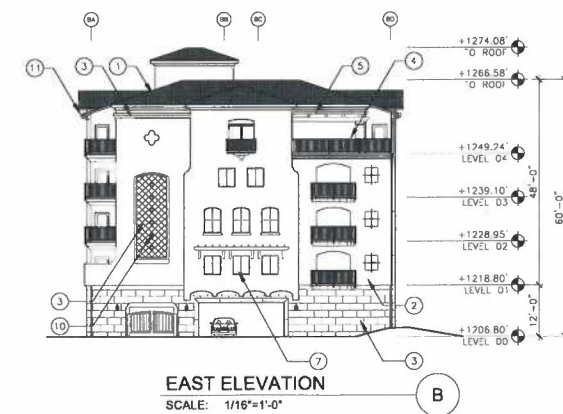
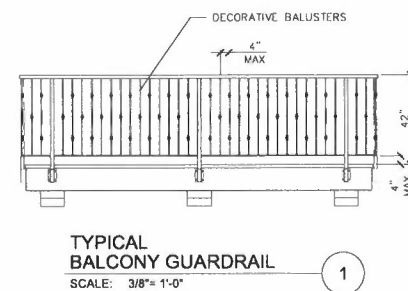
31625 RANCHO VISTA ROAD
TEMECULA, CA 92592
APN: 955-020-018

ISSUED FOR:	NEW	DATE:
DEVELOPER'S PLAN:		09.30.17
KEY PLAN:		
PROJECT NORTH		
BUILDING A COLORED ELEVATIONS		
CITY OF TEMECULA PLANNING DEPARTMENT CONDITIONALLY APPROVED		
SUBJECT TO THE APPLICANT'S CONDITIONS OF APPROVAL AS APPROVED BY THE CITY OF TEMECULA		
Scott Cooper 9/5/2017		



31625 RANCHO VISTA ROAD
TEMECULA, CA 92592
APN: 955-020-018

AIN#955-020-018 PA15-1885



FINISH NOTES

- 1 CLASS A HIGH BARREL CONCRETE S-TILES
EAGLE ROOFING EAGLELITE - COLOR: 3615 WEATHERED TERRACOTTA
- 2 INTEGRALLY COLORED 3 PART STUCCO
20/30 SAND FLOAT FINISH - LA HABRA: X-73 EGG SHELL
- 3 INTEGRALLY COLORED 3 PART STUCCO W/ REVEALS AS OCCURS
20/30 SAND FLOAT FINISH - LA HABRA: X-820 SILVERADO
- 4 WROUGHT IRON RAILING ACCENT GRILLES, FENCING, GATE
COLOR: BLACK POWDER COAT FINISH
- 5 ROUGH SAWN RAFTER TAILS, EAVE, FASCIA, POST & TRELLIS
STAINED: OXFORD BROWN
- 6 VINYL WINDOWS W/CLEAR GLAZING - TYPICAL
MILGARD: STYLE LINE SERIES - EXTERIOR BRONZE FINISH
- 7 FIBERGLASS CLAD WINDOWS & DOORS W/CLEAR GLAZING @ COMMON
AREAS - MILGARD: WOODGLAD SERIES - EXTERIOR BRONZE FINISH
- 8 PRECAST WINDOW SILLS, SURROUNDS & BASE PANELS
COLOR: SANDRIFT
- 9 DECORATIVE LIGHT FIXTURE
- 10 DECORATIVE ACCENT TILES
- 11 24 GA CONTINUOUS 5" OG-STYLE COMMERCIAL GUTTERS W/4"
SMOOTH SQUARE PROFILE DOWNSPOUTS
FACTORY KYNAR FINISH: MANSARD BROWN

GENERATIONS
FAMILY OF COMPANIES
Development Construction Management
8601 SE Caussy Avenue | Portland, OR 97086
Tel.: (503) 652-0750
Fax: (503) 786-6451
www.generationsllc.com



LINEFIELD VILLAGE SENIOR LIVING COMMUNITY BUILDING B

31625 RANCHO VISTA ROAD
TEMECULA, CA 92592
APN: 955-020-018

ISSUED FOR: DEVELOPMENT PLAN REV. DATE: 05.30.17

KEY PLAN



**BUILDING B
ELEVATIONS**



APN: 955-020-018 PA15-1885



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



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



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



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

FINISH NOTES

1. CLASS A HIGH-BARREL CONCRETE SILLERS
LAQUEL ROUNDED TAPERED - CO. OR. 3615 WEATHERED TERRACOTTA
2. INTERIALLY COLORED 3 PART STUCCO
20/30 SAND FLOT FINISH - LA-HABRA X-73 EGG SHELL
3. INTERIALLY COLORED 3 PART STUCCO W/ RETIENAS AS OCCURS
20/30 SAND FLOT FINISH - LA-HABRA X-87C SILVERADO
4. WROUGHT IRON RAILING ACCENT GRILLS: FINISHING, GATE
CO. OR. BLACK POWDER COAT FINISH
5. ROUGH SAWN RAFTER TAILS, FASCIA, POST & TRILLIS
STAINED OXFORD BROWN
6. VINYL WINDOWS W/CLEAR GLAZING - THYCA
VILGARD STYLE JAL SERIES - EXTERIOR BRONZE FINISH
7. FIBERGLASS CLAD WINDOWS & DOORS W/CLEAR GLAZING @ COMMON
AREAS - VILGARD WOODCLAD SERIES - EXTERIOR BRONZE FINISH
8. PRECAST WINDOW SILLERS, SURROUNDS & BASE PANELS
CO. OR. SANDRIT
9. DECORATIVE LIGHT FIXTURE
10. DECORATIVE ACCENT TILES
11. 24 GA CONTINUOUS ST-30 STYLE COMMERCIAL GUTTERS W/4"
SMOOTH SQUARE PROFILE DOWNSPOUTS
FACTORY KYNAR FINISH VILGARD BROWN

GENERATIONS
FAMILY OF COMPANIES
Development Construction Management
8601 SE Causey Avenue | Portland, OR 97086
Tel.: (503) 652 0750
Fax: (503) 786 6451
www.generationsllc.com



LINEFIELD VILLAGE SENIOR LIVING COMMUNITY BUILDING B

31625 RANCHO VISTA ROAD
TEMECULA, CA 92592
APN: 955-020-018

ISSUED FOR	REV	DATE
DEVELOPER PLAN		05.30.17

KEY PLAN



**BUILDING B
COLORED
ELEVATIONS**





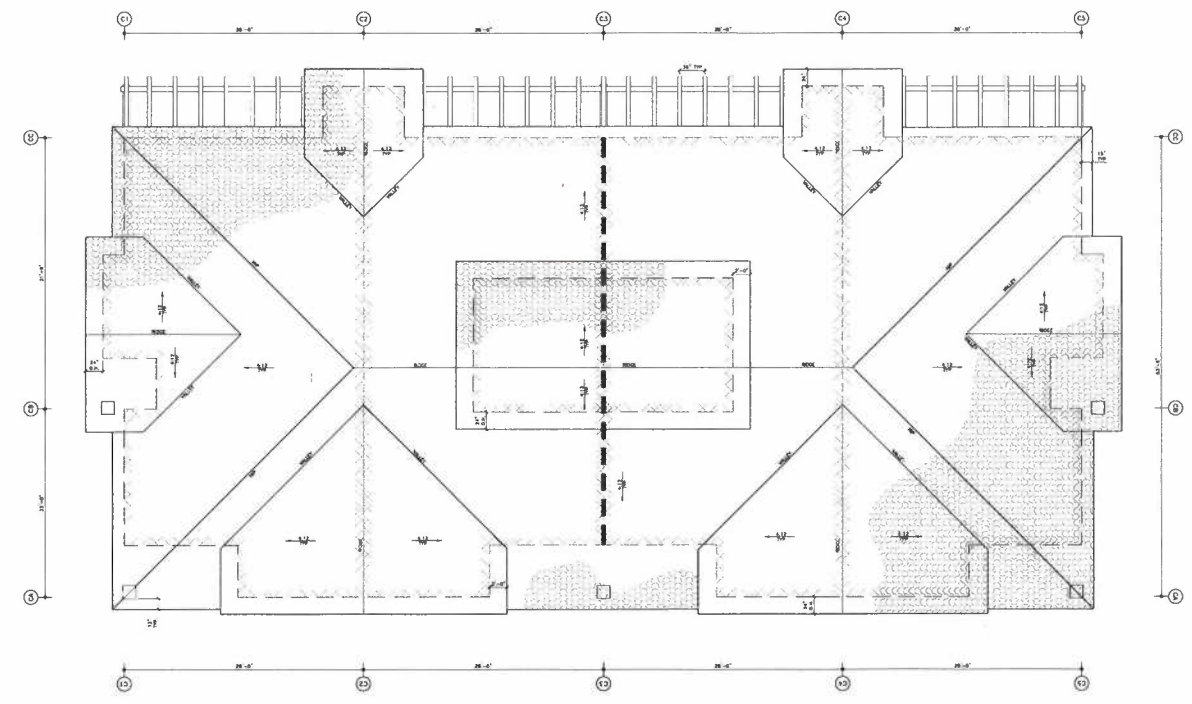
SENIOR LIVING BUILDING C
LINFIELD VILLAGE COMMUNITY

31625 RANCHO VISTA ROAD
TEMECULA, CA 92592
APN: 955-020-01B

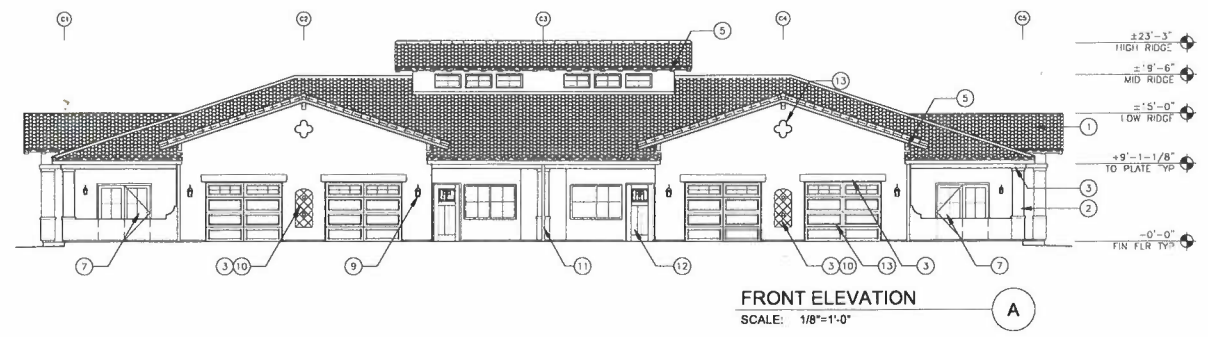
ISSUED FOR: DEVELOPMENT PLAN
REV: 05.30.17
DATE:



**BUILDING C
PLANS & ELEVATIONS**



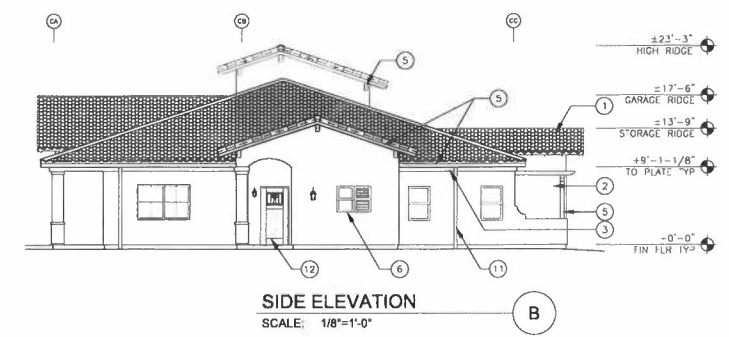
ROOF PLAN
SCALE: 1/8"=1'-0"



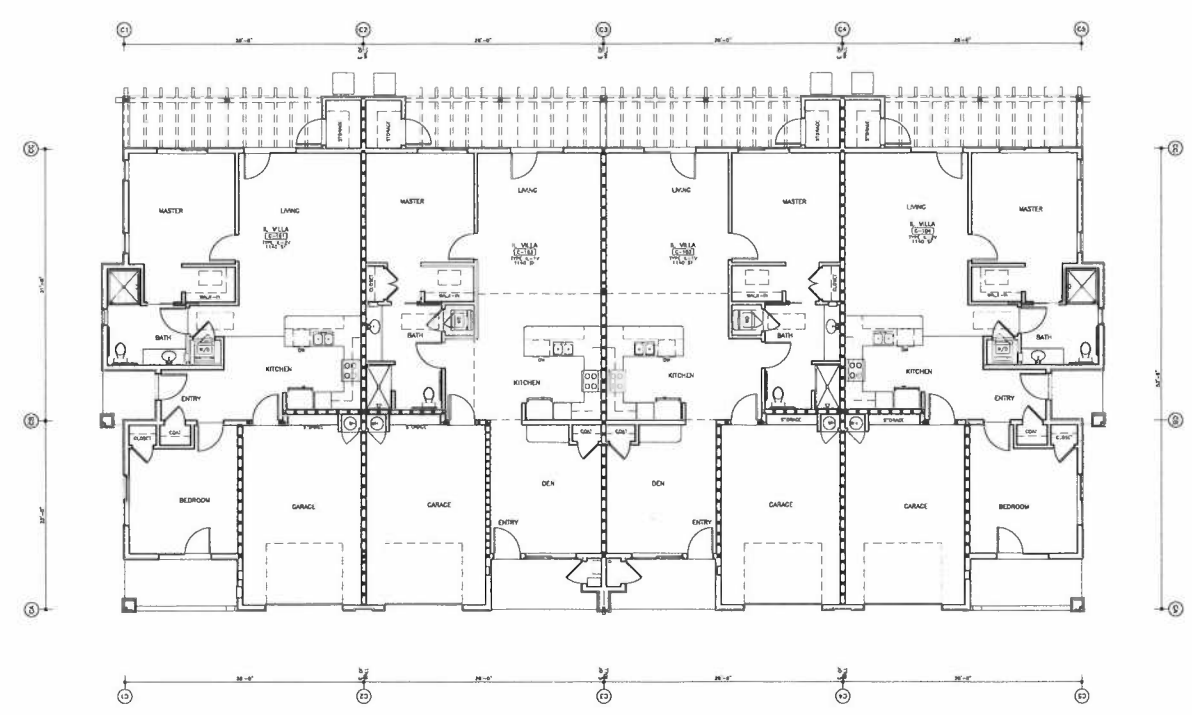
FRONT ELEVATION
SCALE: 1/8"=1'-0"

COTTAGES - INDEPENDENT LIVING

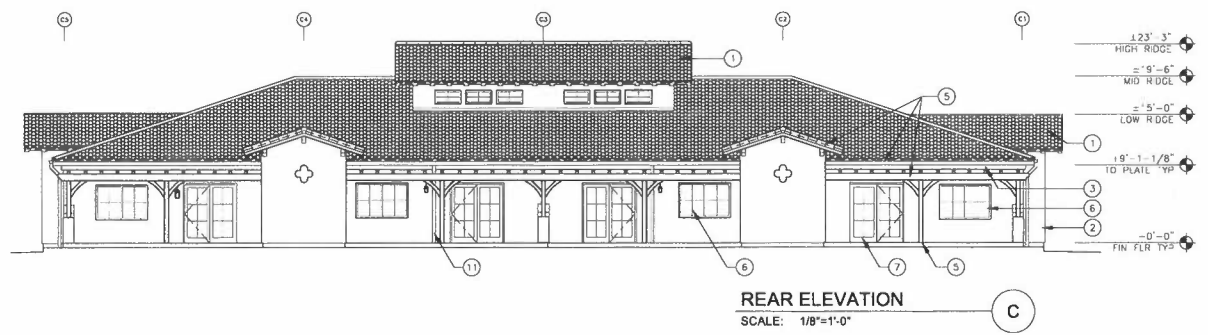
UNIT TYPE	SIZE	COUNT
TYPE 1V	1,170 SF	2
TYPE 2V	1,120 SF	2
TOTAL PER BLDG		4
X 8 BUILDINGS		
TOTAL COTTAGE UNITS		32



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



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



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



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

FINISH NOTES

- CLASS A HIGH BARREL CONCRETE S-TILES
EAGLE ROOFING: EAGLELITE - COLOR: 3615 WEATHERED TERRACOTTA
- INTEGRALLY COLORED 3 PART STUCCO
20/30 SAND FLOAT FINISH - LA HABRA: X-73 EGG SHELL
- INTEGRALLY COLORED 3 PART STUCCO W/ REVEALS AS OCCURS
20/30 SAND FLOAT FINISH - LA HABRA: X-820 SILVERADO
- WROUGHT IRON RAILING ACCENT GRILLES, FENCING, GATE
COLOR: BLACK POWDER COAT FINISH
- ROUGH SAWN RAFTER TAILS, EAVE, FASCIA, POST & TRELLIS
STAINED: OXFORD BROWN
- VINYL WINDOWS W/CLEAR GLAZING - TYPICAL
MILGARD: STYLE LINE SERIES - EXTERIOR BRONZE FINISH
- INSWING FRENCH VINYL PATIO DOOR - MILGARD: 2-PANEL (1 FIXED)
TUSCANY SERIES W/CLEAR GLAZING & BRONZE EXTERIOR FINISH
- PRECAST WINDOW SILLS, SURROUNDS & BASE PANELS
COLOR: SANDRIFT
- DECORATIVE LIGHT FIXTURE
- DECORATIVE ACCENT TILES
- 24 GA CONTINUOUS 5" OG-STYLE COMMERCIAL GUTTERS W/4"
SMOOTH SQUARE PROFILE DOWNSPOUTS
FACTORY KYNAR FINISH: MAHOGANY BROWN
- FIBERGLASS SINGLE PANEL DOOR - MILGARD: ESSENCE SERIES
BRONZE FINISH W/CLEAR GLAZING
- STEEL RECESSED PANEL INSULATED GARAGE DOOR
CLOPAY: CANYON RIDGE COLLECTION - MAHOGANY WALNUT FINISH



LINFIELD VILLAGE
SENIOR LIVING COMMUNITY
BUILDING C

31625 RANCHO VISTA ROAD
TEMECULA, CA 92592
APN: 955-020-01B

BUILDING C
COLORED PLANS &
ELEVATIONS

78-0 CITY OF TEMECULA
PLANNING DEPARTMENT SC
14005
APPROVED
SUBJECT TO THE FINDINGS AND CONDITIONS OF APPROVAL
APPROVE MODIFICATION REQUEST CITY APPROVAL
CASSI
Scott Cooper
9/5/2017

APN #955-020-013 PA'S - '885



DATE	DESCRIPTION	AMOUNT	BALANCE
1970	1/1	100.00	100.00
1970	2/1	100.00	200.00
1970	3/1	100.00	300.00
1970	4/1	100.00	400.00
1970	5/1	100.00	500.00
1970	6/1	100.00	600.00
1970	7/1	100.00	700.00
1970	8/1	100.00	800.00
1970	9/1	100.00	900.00
1970	10/1	100.00	1000.00
1970	11/1	100.00	1100.00
1970	12/1	100.00	1200.00
1971	1/1	100.00	1300.00
1971	2/1	100.00	1400.00
1971	3/1	100.00	1500.00
1971	4/1	100.00	1600.00
1971	5/1	100.00	1700.00
1971	6/1	100.00	1800.00
1971	7/1	100.00	1900.00
1971	8/1	100.00	2000.00
1971	9/1	100.00	2100.00
1971	10/1	100.00	2200.00
1971	11/1	100.00	2300.00
1971	12/1	100.00	2400.00
1972	1/1	100.00	2500.00
1972	2/1	100.00	2600.00
1972	3/1	100.00	2700.00
1972	4/1	100.00	2800.00
1972	5/1	100.00	2900.00
1972	6/1	100.00	3000.00
1972	7/1	100.00	3100.00
1972	8/1	100.00	3200.00
1972	9/1	100.00	3300.00
1972	10/1	100.00	3400.00
1972	11/1	100.00	3500.00
1972	12/1	100.00	3600.00
1973	1/1	100.00	3700.00
1973	2/1	100.00	3800.00
1973	3/1	100.00	3900.00
1973	4/1	100.00	4000.00
1973	5/1	100.00	4100.00
1973	6/1	100.00	4200.00
1973	7/1	100.00	4300.00
1973	8/1	100.00	4400.00
1973	9/1	100.00	4500.00
1973	10/1	100.00	4600.00
1973	11/1	100.00	4700.00
1973	12/1	100.00	4800.00
1974	1/1	100.00	4900.00
1974	2/1	100.00	5000.00
1974	3/1	100.00	5100.00
1974	4/1	100.00	5200.00
1974	5/1	100.00	5300.00
1974	6/1	100.00	5400.00
1974	7/1	100.00	5500.00
1974	8/1	100.00	5600.00
1974	9/1	100.00	5700.00
1974	10/1	100.00	5800.00
1974	11/1	100.00	5900.00
1974	12/1	100.00	6000.00
1975	1/1	100.00	6100.00
1975	2/1	100.00	6200.00
1975	3/1	100.00	6300.00
1975	4/1	100.00	6400.00
1975	5/1	100.00	6500.00
1975	6/1	100.00	6600.00
1975	7/1	100.00	6700.00
1975	8/1	100.00	6800.00
1975	9/1	100.00	6900.00
1975	10/1	100.00	7000.00
1975	11/1	100.00	7100.00
1975	12/1	100.00	7200.00
1976	1/1	100.00	7300.00
1976	2/1	100.00	7400.00
1976	3/1	100.00	7500.00
1976	4/1	100.00	7600.00
1976	5/1	100.00	7700.00
1976	6/1	100.00	7800.00
1976	7/1	100.00	7900.00



- ① CLASS A HIGH-BARRI- CONCRETE S-TILES - EAGLE ROOFING
WATER-RESIST TERRAZZO A
- ② ALUMINUM COLORED 3-PART SUCCO - 20/30 SAND + 10A
FINISH - A-ARRA X-73 100 S-E
- ③ ALUMINUM COLORED 3-PART SUCCO ACCENT W/ BOWLAS AS
OCCURS - 20/30 SAND FLAC FINISH - A-ARRA X-B20 S-E
- ④ WOODGR- ROCK RAILING AND ACCENT DRILLS
BLACK POWDER COAT FINISH
- ⑤ EXPOSED ROUGH-SAWN PATTERN TA S, EAVE, FASCIA & TRUSS
STAINED OXFORD GLAZING
- ⑥ VINYL WINDOWS W/CLAR GLAZING
V-GARD 5-PLY LITE STRIPS - EXTERIOR BRONZE FINISH
STAINLESS WING-WASH WAFED DOOR - V-GARD 2-PANE, 1-100
USCANY SERIES W/ CLAR GLAZING & BRONZE EXTERIOR FINISH
- ⑦ CASE STUDY WINDOW SILLS, SURROUNDS, AND BASE PANELS
COLOR SANDSTR
- ⑧ DECORATIVE BRONZE LIGHT FIXTURE
- ⑨ DECORATIVE ACCENT TILE
- ⑩ STEEL RECESSED PANEL, GARAGE DOOR
CLOAPPY CANYON RING COLLECTION - FINISH- TO MATCH TRIM
- ⑪ FIBERGLASS SINGLE PANEL DOOR - V-GARD 1-SSINGE SERIES
BOWLAS FINISH W/ CLAR SPLYK EASY
- ⑫ 24 GAUGE COMMERCIAL COVINGOLDS & DE-STICK BUTTERS AND
4" SMOOTH SQUARE PROFILES COMBINATION WITH RPE-LOCKED
SAVES GARAGE KRYAR FINISH IN VANDARSD



UTILITY NOTES

WATER: RANCHO CALIFORNIA WATER DISTRICT
42135 WINCHESTER RD
TEMECULA, CA 92590
(951) 296-6930

SEWER: EASTERN MUNICIPAL WATER DISTRICT
2270 TRIMBLE ROAD
PERRIS, CA 92570
(951) 928-3777

POWER: SO CAL EDISON CO.
1351 E. FRANCIS
ONTARIO, CA 91761
(800) 930-8529

GAS: SO CAL GAS CO.
P.O. BOX 3003
REDLANDS, CA 92373
(800) 427-2200

PHONE: VERIZON
P.O. BOX 5156
TAMPA, FL 33675
(800) 922-0204

LEGAL DESCRIPTION

PARCEL "C" OF LLA NO. PA-02-0246
BEING A PORTION OF PARCELS "C" AND "D" OF LOT LINE ADJUSTMENT NO. 1982-0246
IN THE CITY OF TEMECULA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, REDDED
APRIL 29, 2003 AS INSTRUMENT NO. 2003-10100, OF OFFICIAL RECORDS, AND AS
SHOWN ON A RECORD OF SURVEY ON FILE IN BOOK 115, PAGES 15 THROUGH 19,
INCLUDES OF RECORD OF SURVEYS OF SAID COUNTY, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF RANCHO VISTA ROAD AND PRISO
COLUM AS SHOWN ON SAID RECORD OF SURVEY;

THENCE, SOUTH 49°11'52" EAST, LONG SAID CENTERLINE OF RANCHO VISTA ROAD, A
DISTANCE OF 809.58 FEET TO THE TRUE POINT OF BEGINNING;

THENCE, SOUTH 40°18'08" EAST, LEAVING SAID CENTERLINE, A DISTANCE OF 500.85
FEET TO A POINT LYING ON THE SOUTHERLY LINE OF SAID PARCEL "C";

THENCE, SOUTH 78°53'26" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 45.87
FEET TO AN ANGLE POINT IN SAID SOUTHERLY LINE;

THENCE, SOUTH 47°32'29" WEST, A DISTANCE OF 514.36 FEET;

THENCE, SOUTH 42°27'30" EAST, LEAVING SAID SOUTHERLY LINE, A DISTANCE OF 197.51
FEET;

THENCE, SOUTH 53°34'28" WEST, A DISTANCE OF 275.52 FEET;

THENCE, NORTH 84°48'29" WEST, A DISTANCE OF 585.84 FEET;

THENCE, NORTH 08°16'17" EAST, A DISTANCE OF 382.55 FEET;

THENCE, NORTH 50°47'08" WEST, A DISTANCE OF 361.44 FEET TO A POINT LYING ON
THE SOUTHERLY LINE OF SAID RANCHO VISTA ROAD, BEING 44.00 FEET
SOUTHERLY MEASURED AT RIGHT ANGLES OF SAID RANCHO VISTA ROAD CENTERLINE AS
SHOWN ON SAID RECORD OF SURVEY;

THENCE, NORTH 08°36'07" WEST, A DISTANCE OF 44.00 FEET TO A POINT LYING ON
THE CENTERLINE OF SAID RANCHO VISTA ROAD, SAID POINT ALSO BEING THE BEGINNING
OF A NON-ADJACENT CLARE CONCRETE NORTHWESTERLY AND HAVING A BEARING OF
160.00 FEET, A BEARING BEARING TO SAID POINT BEARS SOUTH 17°11'43" EAST

THENCE, NORTHWESTERLY ALONG CENTERLINE AND SAID CLARE, THROUGH A CORNER
ANGLE OF 31°42'01", AN ARC DISTANCE OF 885.24 FEET TO THE BEGINNING OF A
TANGENT LINE;

THENCE, NORTH 49°41'52" EAST, ALONG SAID CENTERLINE AND SAID TANGENT LINE, A
DISTANCE OF 125.31 FEET TO SAID TRUE POINT OF BEGINNING.

OWNER/DEVELOPER:
GENERATIONS, LLC
8601 SE CAUSEWAY AVE, SUITE #1
PORTLAND, OREGON 97086
(503) 852-0750

ENGINEER:
KWC ENGINEERS
1880 COMPTON AVENUE, SUITE 100
CORONA, CA 92701-3370
(951) 734-2130
ATTN: BRANDON M. BARNETT, P.E., P.L.S.

ASSESSOR'S PARCEL NUMBER
APN 955-020-006

SOURCE OF TOPOGRAPHY
TOPO MAP FLOWN 3-30-07 BY ARROWHEAD MAPPING

ESTIMATED EARTHWORK QUANTITIES

ON-SITE EARTHWORK QUANTITIES		
GRADING SUMMARY	CUT (CY)	FILL (CY)
RAW QUANTITIES	69,000	57,000

TOTAL AREA = 15.38 ACRES
AREA OF DISTURBANCE (DUST) = 13.29 ACRES
AREA OF DISTURBANCE (DUST) = 0.83 ACRES
AREA OF DISTURBANCE (DUST) = 14.40 ACRES

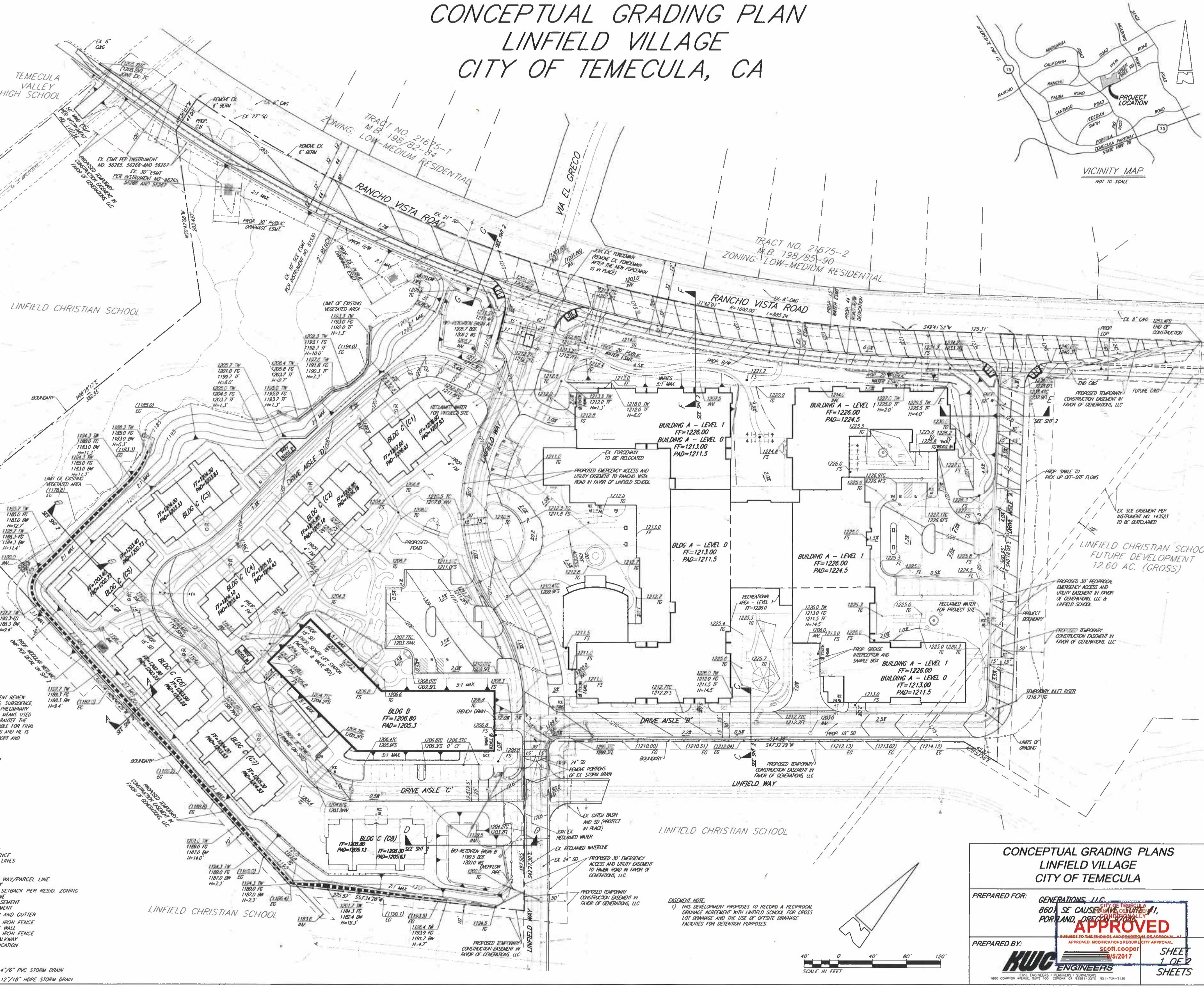
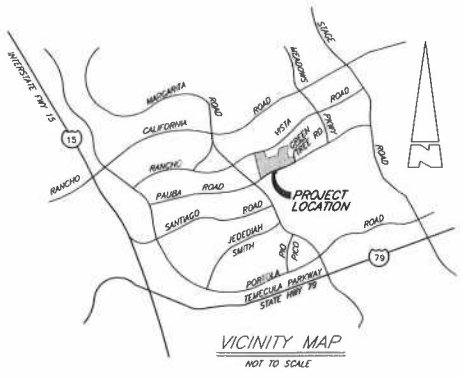
NOTE:
THE ABOVE QUANTITIES HAVE BEEN ESTIMATED BY THE ENGINEER FOR DEVELOPMENT REVIEW
PURPOSES ONLY. THESE QUANTITIES DO NOT REFLECT ANY SHORING, SHELING, SUBSIDENCE,
OVER EXCAVATION OR ANY SPECIAL CONDITIONS THAT MAY BE SPECIFIED IN THE PRELIMINARY
SOILS REPORT. SINCE THE ENGINEER CANNOT CONTROL THE EXACT METHOD OR MEANS USED
BY THE CONTRACTOR DURING GRADING OPERATION, NOR CAN THE ENGINEER GUARANTEE THE
EXACT SOILS CONDITIONS OVER THE SITE, THE ENGINEER ASSUMES NO RESPONSIBILITY FOR FINAL
EARTHWORK QUANTITIES. THE CONTRACTOR SHALL DETERMINE HIS OWN QUANTITIES AND HE IS
SOLELY RESPONSIBLE FOR DETERMINING THE AMOUNT AND COST OF IMPORT/EXPORT AND
OTHER GRADING QUANTITIES FOR THIS PROJECT.

LEGEND OF SYMBOLS & ABBREVIATIONS:

STREET LIGHT
LIGHT
TRAFFIC SIGNAL
CATCH BASIN
GRATE INLET
SIGN
FIRE HYDRANT
POWER POLE
TEMPORARY POWER POLE
METER
POST
BLOW OFF
AIR RELEASE VALVE
MANHOLE
UTILITY BOX
UNDEFINED OBJECT ROUND
UNDEFINED OBJECT SQUARE
ASPH
BLDG
CURB & GUTTER
CONC
CORNER
DRIVEWAY
ELEV
ELECTRICAL
EXISTING
ELEVATION
EDGE OF PAVEMENT
FINISHED FLOOR
FLOW LINE ELEVATION
GRATE INLET
HIGH POINT
IRRIGATION CONTROL VALVE
NOTE: NOT ALL SYMBOLS/ABBREVIATIONS MAY BE USED.

IRRIG IRRIGATION
LP LOW POINT
MAX MAXIMUM
MIN MINIMUM
NLY NORTHERLY
PMT PAVEMENT
PROP PROPOSED
PWR POWER POLE
PNT POINT
RET RETAINING
R/W RIGHT OF WAY
SYC SYCAMORE TREE
SWR SEWER MANHOLE
SD STORM DRAIN
SLY SOUTHERLY
WLY WESTERLY
CLF CHAIN LINK FENCE
WIF WROUGHT IRON FENCE
OH OVERHEAD UTILITY LINES
R/L RIDGE LINE
LINE TYPES
RIGHT OF WAY/PARCEL LINE
BOUNDARY
BUILDING SETBACK PER RESID. ZONING
CENTERLINE
PROP EASEMENT
EX EASEMENT
EX CURB AND GUTTER
WROUGHT IRON FENCE
RETAINING WALL
WROUGHT IRON FENCE
PAVED WALKWAY
R/W DEDICATION
SLOPE
PROPOSED 4" PVC STORM DRAIN
PROPOSED 12" HDPE STORM DRAIN

CONCEPTUAL GRADING PLAN LINFIELD VILLAGE CITY OF TEMECULA, CA



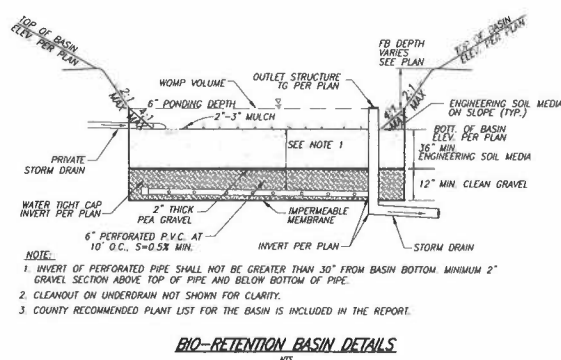
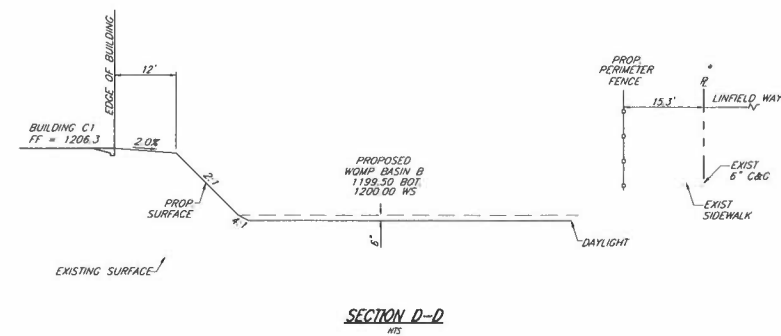
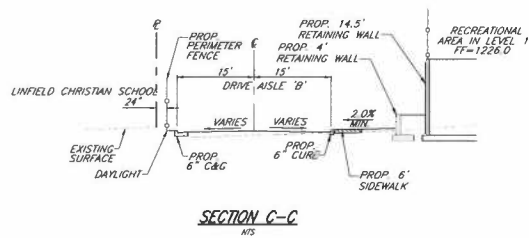
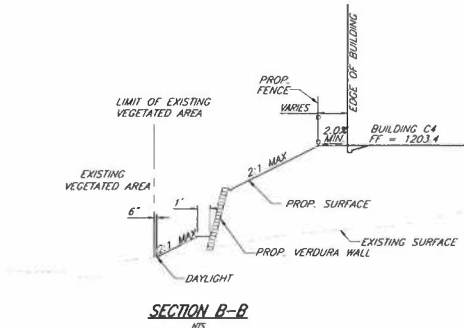
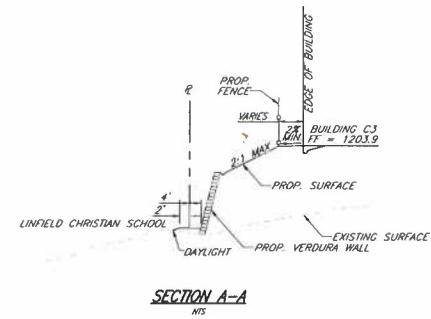
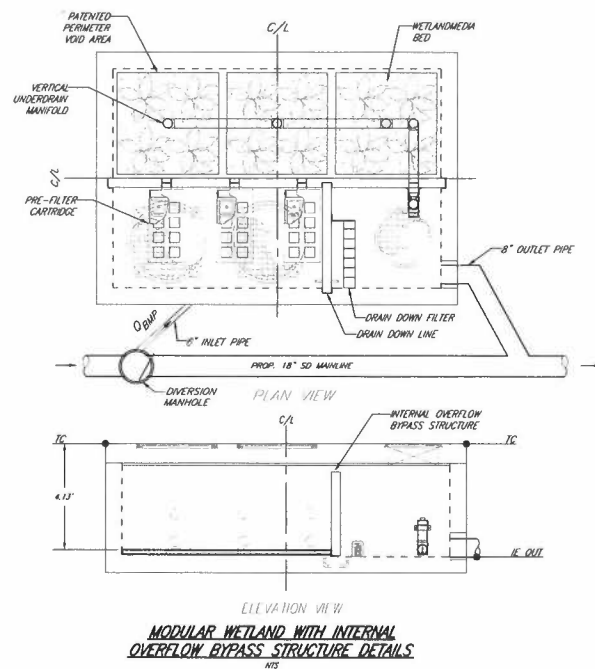
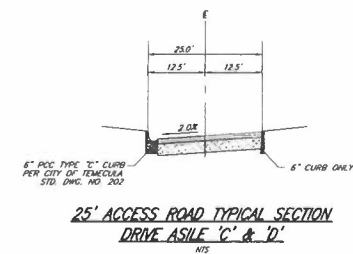
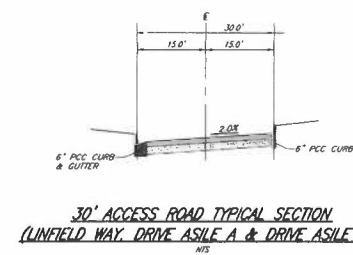
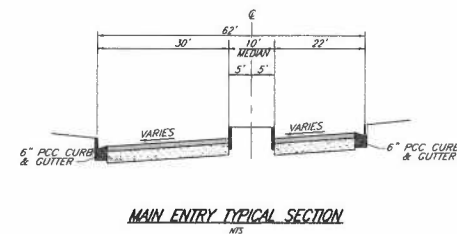
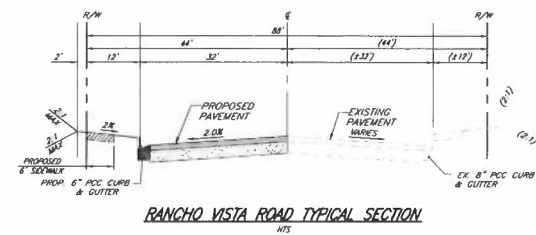
CONCEPTUAL GRADING PLANS
LINFIELD VILLAGE
CITY OF TEMECULA

PREPARED FOR: GENERATIONS, LLC
8601 SE CAUSEWAY AVE, SUITE #1
PORTLAND, OREGON 97086

APPROVED
SCOTT COOPER
10/2017

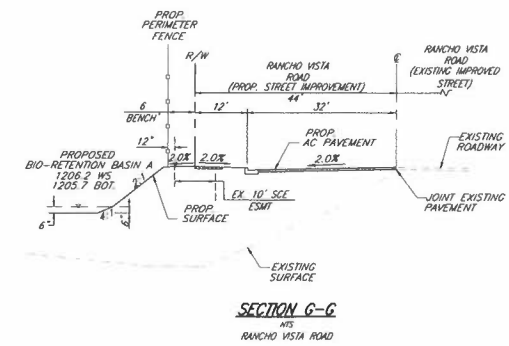
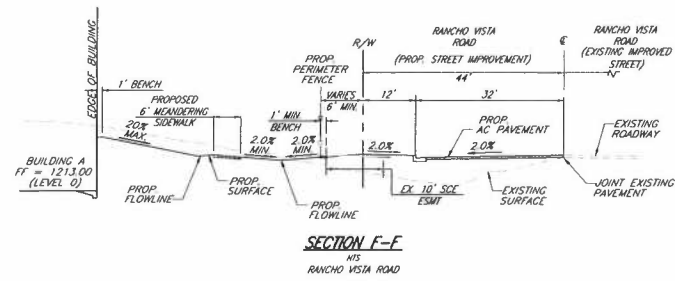
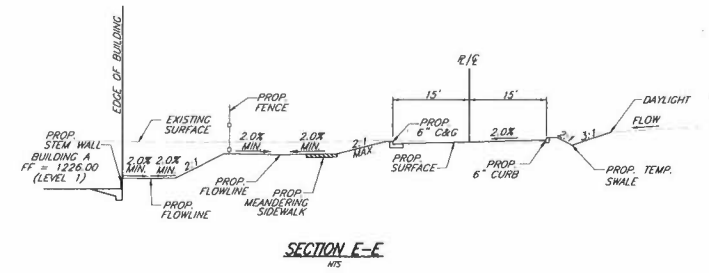
PREPARED BY: KWC ENGINEERS
1880 COMPTON AVENUE, SUITE 100, CORONA, CA 92701-3370 (951) 734-2130

SHEET 1 OF 2
SHEETS



ENGINEERED SOIL MEDIA REQUIREMENTS:
THE ENGINEERED SOIL MEDIA SHALL BE COMPOSED OF 85% MINERAL COMPONENT AND 15% ORGANIC COMPONENT, BY VOLUME. DRUM MIXED PRIOR TO PLACEMENT. THE MINERAL COMPONENT SHALL BE A GRADE 4 SANDY LOAM TOP SOIL THAT MEETS THE RANGE SPECIFIED IN TABLE BELOW. THE ORGANIC COMPONENT SHALL BE NITROGEN STABILIZED COMPOST.

MINERAL COMPONENT RANGE REQUIREMENT	COMPONENT
70-80	SAND
15-20	SILT
5-10	CLAY



**CONCEPTUAL GRADING PLANS
GENERATIONS VILLAGE
CITY OF TEMECULA**

PREPARED FOR: **GENERATIONS, LLC**
8601 SE CAUSEWAY SUITE #1,
PORTLAND, OREGON 97206

PREPARED BY: **KUC ENGINEERS**
CIVIL ENGINEERS • PLANNERS • SURVEYORS
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APPROVED
APPROVED MODIFICATIONS REQUIRE CITY APPROVAL
scott.cooper
5/5/2017

SHEET 2 OF 2 SHEETS

PLANTING NOTES

- CONTRACTOR IS TO REVIEW PLANS, VERIFY SITE CONDITIONS AND PLANT QUANTITIES PRIOR TO INSTALLATION. CONFLICTS BETWEEN THE SITE AND THESE PLANS OR WITHIN THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND THE CITY OF TEMECULA PRIOR TO LANDSCAPE INSTALLATION. ANY DEVIATION FROM THE PLANS OR SPECIFICATIONS IS TO HAVE WRITTEN APPROVAL.
- ALL TREES SHALL HAVE A MINIMUM 1" CALIPER AT A POINT 6" INCHES ABOVE ROOT BALL. ALL OTHER MEASUREMENTS SUCH AS NUMBER OF CANES, BALL SIZE, QUALITY DESIGNATIONS, ETC. SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS OF THE "AMERICAN NURSERY AND LANDSCAPE ASSOCIATION" www.anla.org.
- LANDSCAPE ARCHITECT SHALL APPROVE PLANT MATERIAL PLACEMENT BY CONTRACTOR PRIOR TO INSTALLATION.
- SEE PLANTING DETAILS FOR PLANTING AND STAKING AND GUYING REQUIREMENTS.
- FERTILIZER FOR ALL GROUND COVER AREAS SHALL BE AS SPECIFIED WITHIN THE SPECIFICATIONS.
- REFER TO SPECIFICATIONS FOR STANDARDS OF MATERIALS AND WORKMANSHIP.
- REFER TO CIVIL PLANS FOR BMP PLANS & REQUIREMENTS.
- CONTRACTOR TO INCLUDE IN HIS BID THE REPAIR OF ANY AND ALL DAMAGE RESULTING FROM INSTALLATION OF UTILITIES. REPAIR TO INCLUDE ALL DAMAGED IRRIGATION AND PLANTING ITEMS. CONNECT TO EXISTING CONDITIONS.
- THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTED AREAS BY MEANS OF CONTINUOUS WATERING, PRUNING, RAISING TREE BALLS WHICH SETTLE BELOW GRADE, APPLICATION OF SPRAYS WHICH ARE NECESSARY TO KEEP THE PLANTINGS FREE OF INSECTS AND DISEASES, FERTILIZING, WEEDING, ROLLING, MOWING, EDGING, RESEEDING, AND/OR OTHER OPERATIONS NECESSARY FOR PROPER CARE AND UPKEEP. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AS SPECIFIED ABOVE FOR A PERIOD OF NINETY (90) DAYS. CONTACT OWNER FOR ONE YEAR SERVICE CONTRACT. CONTRACTOR TO WALK LANDSCAPE AND IRRIGATION WAGONER TO INSURE THAT EVERYTHING IS IN WORKING ORDER AND THAT THE PLANTS ARE HEALTHY AND IS READY TO BE TAKEN OVER BY ANOTHER MAINTENANCE COMPANY IF APPLICABLE.
- SUBSTITUTIONS IN TYPE, AND/OR DEVIATIONS IN SIZE OR QUANTITY FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS SHALL NOT BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT REGARDING ALL SUBSTITUTIONS.
- THE CONTRACTOR SHALL CONFIRM LOCATIONS OF ALL UTILITIES PRIOR TO STARTING ANY IRRIGATION AND INSTALLATION OF PLANT MATERIALS.
- IRRIGATION ON THIS PROJECT TO CONFORM TO STATE WATER EFFICIENT MODEL ORDINANCE STANDARDS AND WILL INCORPORATE RAIN SENSORS, MATCH PRECIPITATION HEADS AND DROUGHT TOLERANT PLANT MATERIAL.

- FINISH GRADE TO BE 1" BELOW TOP OF CURB OR WALK FOR TURF AREAS, 7" FOR GROUND COVER AREAS.
- ALL LANDSCAPE AREA SHALL CONFORM TO CITY OF TEMECULA CITY-SIDE DESIGN GUIDELINES.
- DESIGN INTENT: ACCENT SHRUBS ARE USED AT ENTRY LOCATIONS, GATHERING LOCATIONS AND ALONG PEDESTRIAN AND VEHICULAR ACCENT POINTS. SCREENING SHRUBS ARE USED ALONG PROPERTY LINE WALLS, PARKING STRUCTURES, TRASH ENCLOSURES, ETC. TO HELP MITIGATE THE IMPACT OF SAID AREAS. MASSING SHRUBS ARE USED TO FILL IN REMAINING AREAS AND FURTHER ESTABLISH THE AREAS PLANTED WITH ACCENT SHRUBS.
- 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 SPRINKLER AND STANDPIPE CONNECTIONS.
- CONTACT THE CITY OF TEMECULA PLANNING DEPARTMENT TO SCHEDULE REQUIRED IRRIGATION AND LANDSCAPE INSPECTIONS PRIOR TO COMMENCING WORK.

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS CODE	REMARKS
TREES					
ENTRY TREES					
	LAGERSTROEMIA INDICA	CRAPPE MYRTLE	24" BOX	M	MULTI
	ARUNUS UNEDO	STRAWBERRY TREE	24" BOX	L	STANDARD
INTERIOR STREET TREES					
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX	L	HIGH BRANCH
	RAUS LANCEA	AFRICAN SUMAC	24" BOX	L	STANDARD
	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	L	STANDARD
INTERIOR OPEN SPACE					
	BRACHYCHTON POPULNEUS	BOTTLE TREE	24" BOX	L	STANDARD
	OLEITIS TRIACANTHOS	HONEY LOCUST	24" BOX	L	STANDARD
	CHITALPA TASKENTENSIS	CHITALPA	24" BOX	L	STANDARD
PERIMETER / OPEN SPACE TRANSITION					
	QUERCUS AGROFOLIA	CALIFORNIA LIVE OAK	24" BOX	L	STANDARD
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX	L	STANDARD
	POPULUS FREMONTI	FREMONT'S COTTONWOOD	24" BOX	L	STANDARD
COURTYARD TREES					
	GEUERA PARVIFLORA	AUSTRALIAN WILLOW	24" BOX	M	STANDARD
	ARUNUS UNEDO	STRAWBERRY TREE	24" BOX	L	STANDARD
	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	L	STANDARD
PARKING LOT SHADE TREE					
	QUERCUS ILEX	HOLLY OAK	24" BOX	L	STANDARD
RANCHO VISTA ROAD STREET TREE					
	CHITALPA TASKENTENSIS	CHITALPA	24" BOX	L	STANDARD
VINES					
	MACADYENA UNGUIS-CATI	CAT'S CLAW VINE	5 GALLON	L	TRAINED TO TRASH ENCLOSURE WALL

SHRUBS

SCREENING SHRUBS					
	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL.	L	5' O.C.
	LEUCOPHYLLUM F. 'GREEN CLOUD'	GREEN CLOUD SAGE	5 GAL.	L	5' O.C.
	WESTRINGIA F. 'WINTY' ABIE GET	COAST ROSEMARY	5 GAL.	L	5' O.C.
MASSING SHRUBS					
	LEUCOPHYLLUM F. 'GREEN CLOUD'	GREEN CLOUD SAGE	5 GAL.	L	5' O.C.
	WESTRINGIA F. 'WINTY' ABIE GET	COAST ROSEMARY	5 GAL.	L	5' O.C.
	ARCTOSTAPHYLOS 'HERALD CARPET'	MANZANITA	1 GAL.	L	3' O.C.
	ROSMARINUS O. 'PROSTANTUS'	TRAILING ROSEMARY	1 GAL.	L	3' O.C.
	TEUCRIUM FRUTICOSA	BUSH GERMANDER	5 GAL.	L	4' O.C.
	SALVIA SPECIES	SAGE	5 GAL.	L	30" O.C.
	CAESALPINIA MEXICANA	MEXICAN BIRD OF PARADISE	5 GAL.	L	5' O.C.
	SENNA ARTHROIDEA	FEATHERY CASSIA	5 GAL.	L	4' O.C.
	CEANOTHUS G. 'YANKEE POINT'	LILAC	1 GAL.	L	3' O.C.
	CISTUS PURPUREUS	ORCHID ROCKROSE	1 GAL.	L	3' O.C.
	CISTUS 'SUNSET'	ROCKROSE	1 GAL.	L	3' O.C.
	DALEA GREGGII	TRAILING INDIGO	1 GAL.	L	3' O.C.
OPEN SPACE TRANSITION NATIVE SHRUBS					
	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL.	L	5' O.C.
	BACCHARIS PILULARIS	COYOTE BUSH	1 GAL.	L	3' O.C.
	SALVIA APIANA	WHITE SAGE	1 GAL.	L	4' O.C.
	ENCLEA CALIFORNICA	CALIFORNIA BRITTLE BUSH	5 GAL.	L	6' O.C.
	ERIGONUM FASCICULATUM	CALIFORNIA BUCKWHEAT	1 GAL.	L	4' O.C.
ACCENT SHRUBS					
	SALVIA GREGGII	ALTIPIN SAGE	5 GAL.	L	30" O.C.
	CISTUS PURPUREUS	ORCHID ROCKROSE	1 GAL.	L	3' O.C.
	CISTUS 'SUNSET'	ROCKROSE	1 GAL.	L	3' O.C.
PERENNIAL SHRUBS					
	COREOPSIS 'TEQUILA SUNRISE'	NCN	1 GAL.	L	24" O.C.
	KNIPHOFIA UVARIA	RED HOT POKER	1 GAL.	L	24" O.C.
	BACCHARIS CENTENNIAL	CENTENNIAL COYOTE BUSH	1 GAL.	L	24" O.C.
SLOPE ALONG RANCHO VISTA ROAD					
PLANTING ALONG THIS AREA TO BE HYDRO SEEDING WITH NATIVE SPECIES.					

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LINFIELD VILLAGE COMMUNITY SENIOR LIVING COMMUNITY

31625 RANCHO VISTA ROAD
TEMECULA, CA 92592
APN: 955-020-018

ISSUED FOR: DEVELOPMENT PLAN REV: DATE: 05.30.17

KEY PLAN



PRELIMINARY
PLANTING
PLAN

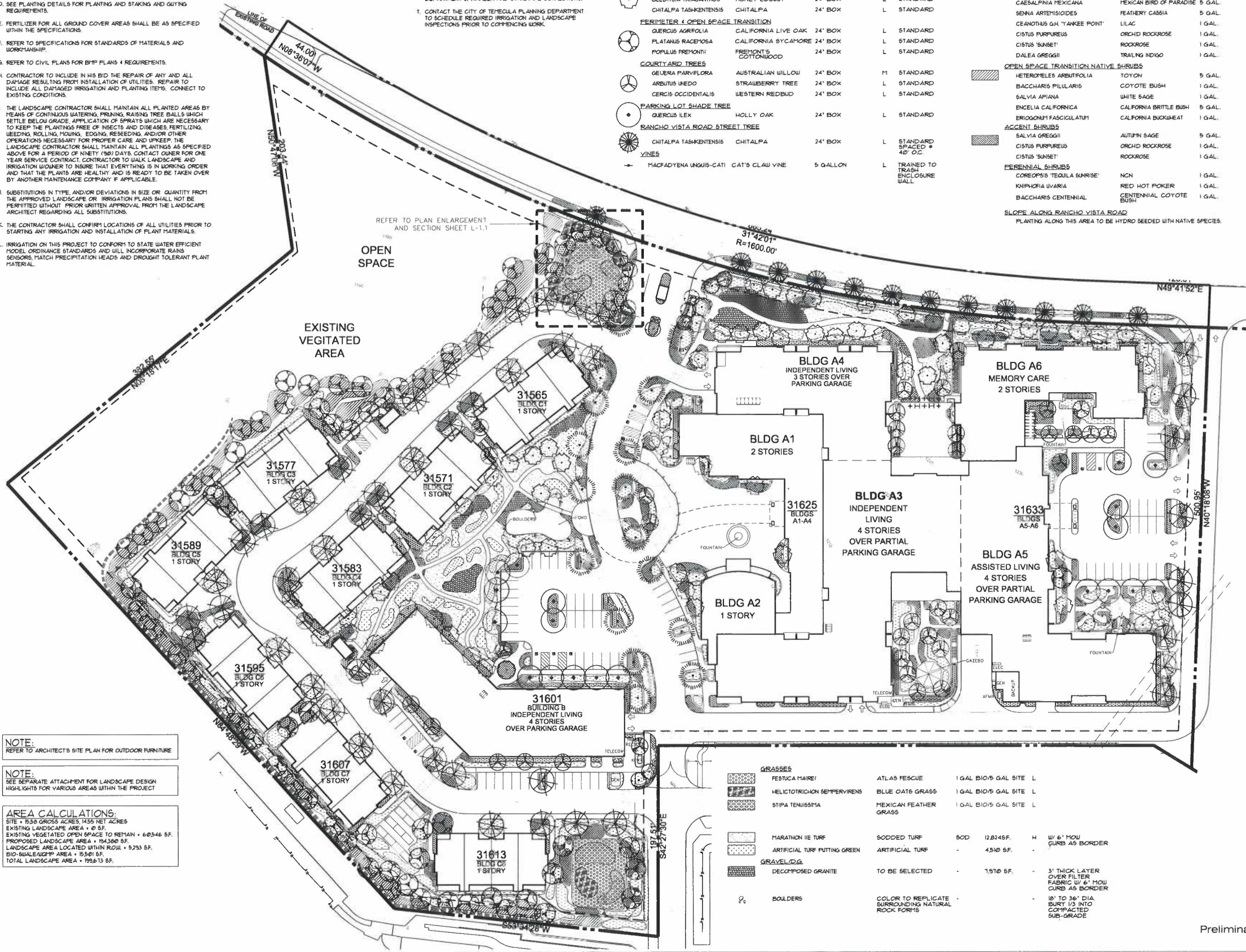


APN: 955-020-018 PA15-1885

NOTE:
REFER TO ARCHITECT'S SITE PLAN FOR OUTDOOR FURNITURE

NOTE:
SEE SEPARATE ATTACHMENT FOR LANDSCAPE DESIGN HIGHLIGHTS FOR VARIOUS AREAS WITHIN THE PROJECT

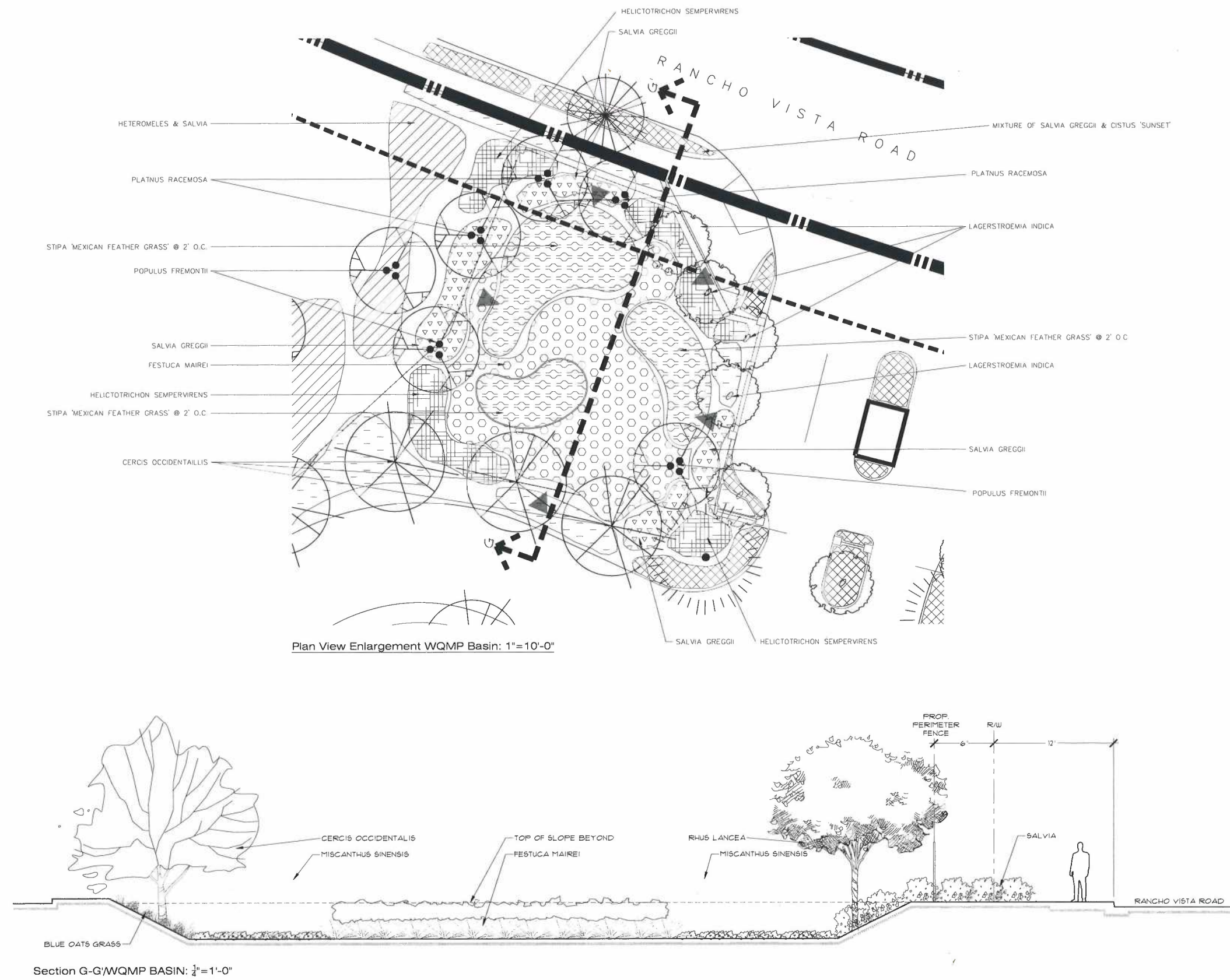
AREA CALCULATIONS:
SITE = 65.00 GROSS ACRES, 1435 NET ACRES
EXISTING LANDSCAPE AREA = 0 SF
EXISTING VEGETATED OPEN SPACE TO REMAIN = 60546 SF
PROPOSED LANDSCAPE AREA = 104500 SF
LANDSCAPE AREA LOCATED WITHIN ROUL = 5293 SF
BIO-SWALE/DRP AREA = 1501 SF
TOTAL LANDSCAPE AREA = 10613 SF



GRASSES					
	FESTUCA MAIREI	ATLAS FESCUE	1 GAL BIO/5 GAL SITE	L	
	HELIOTRICHON SEMPERVIRENS	BLUE OATS GRASS	1 GAL BIO/5 GAL SITE	L	
	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	1 GAL BIO/5 GAL SITE	L	
MARATHON IIE TURF					
	SODDED TURF	50D	12,824 SF.	H	1/2" 6" HOU CURB AS BORDER
	ARTIFICIAL TURF PUTTING GREEN	ARTIFICIAL TURF	4510 SF.		
GRAVEL/DG					
	DECOMPOSED GRANITE	TO BE SELECTED	7,910 SF.		3" THICK LAYER OVER FILTER FABRIC 1/2" 6" HOU CURB AS BORDER
BOULDERS					
	COLOR TO REPLICATE SURROUNDING NATURAL ROCK FORMS				18" TO 36" DIA BURY 1/3 INTO COMPACTED SUB-GRADE

Preliminary Planting Plan

PRINT DATE: 05.30.17 DEVELOPMENT PLAN REVIEW SUBMITTAL #6



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DEVELOPMENT PLAN	05.30.17

KEY PLAN



**ENLARGEMENTS
 AND SECTION PLAN**

CITY OF TEMECULA
 PLANNING DEPARTMENT
 CONDITIONALLY
APPROVED
 14004
 SCALE 1/4"=1'-0"
 SUBJECT TO THE FINISHED AND CONDITIONS OF APPROVAL AS
 APPROVED: MODIFICATIONS REQUIRE CITY APPROVAL
 SCOTT COOPER 9/5/2017 DRAWING NUMBER