

CONSULTANT

PROFESSIONAL SEALS

PROJECT NAME

MS MOUNTAIN VIEW PARK

AVENIDA ALVARADO
CITY OF TEMECULA,
CALIFORNIA

OWNER

MS-MOUNTAIN VIEW LLC
C/O SILAGI DEVELOPMENT &
MANAGEMENT, INC.16130 VENTURA BLVD SUITE 510
ENCINO, CA 91436
PHONE: 805-494-7704

i2	03/15/2021	DEVELOPMENT PLAN SUBMITTAL
v1	01/18/2020	DEVELOPMENT PLAN SUBMITTAL
MARK	DATE	DESCRIPTION

RGA PROJECT NO.: 19073.00
OWNER PROJECT NO.: -
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SHEET TITLE:

SITE PLAN

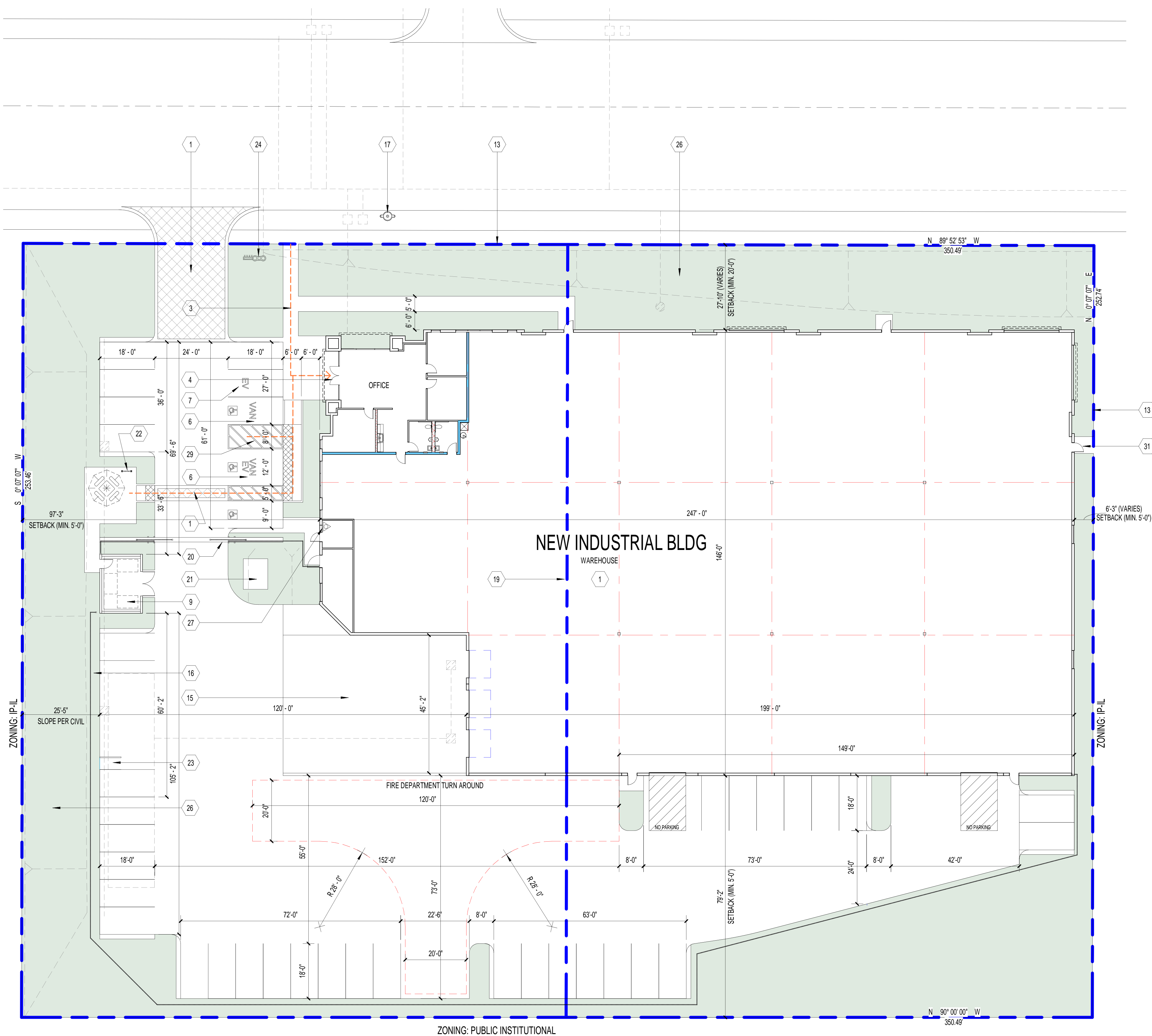
APN# 909-290-006
APN# 909-290-007
PA21-0105

SHEET:

4-A1-1P

SHEET INDEX

SHEET NO.	SHEET NAME	1ST PLAN CHECK SUBMITTAL	2ND PLAN CHECK SUBMITTAL
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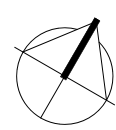


KEYNOTES

- NEW TYPE II B CONCRETE TILT UP BUILDING.
- PROPOSED CURB CUT AND DRIVE WAY APPROACH. PROVIDE 40'-0" MIN. ENHANCED PAVING AT SITE ENTRANCE.
- ACCESSIBLE PATH OF TRAVEL.
- PRIMARY BUILDING ENTRANCE.
- 9' X 16' PARKING STALL.
- ACCESSIBLE PARKING STALL.
- FUTURE EVCS.
- LANDSCAPE AREA.
- TRASH ENCLOSURE.
- 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.
- FIRE HYDRANT.
- MONUMENT SIGN - LOCATION TBD.
- EXISTING PL TO BE REMOVED. 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.
- REZONING WALL.
- 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.

1 SITE PLAN

1" = 20'-0"



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.comOWNER REP: MARIO CALVILLO
PHONE: 951-216-1603
EMAIL: mcalvillo@riveraside.com

ARCHITECT

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

CIVIL ENGINEER

SDI INC.
14060 MERIDIAN PARKWAY
RIVERSIDE, CA 92518
CONTACT: STEVE SOMMERS
PHONE: 951-683-3691
EMAIL: steve@sdinc.net

LANDSCAPE ARCHITECT

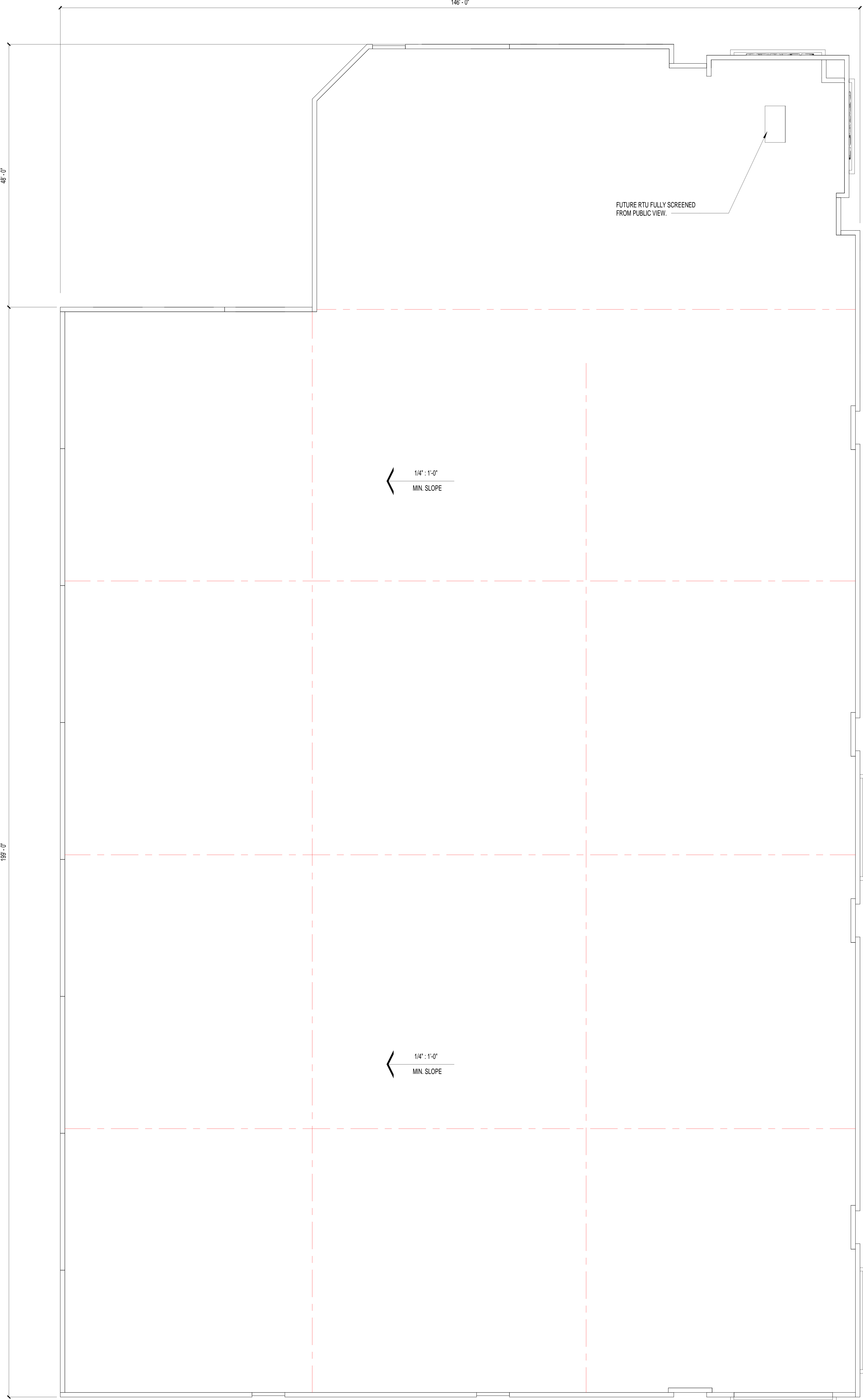
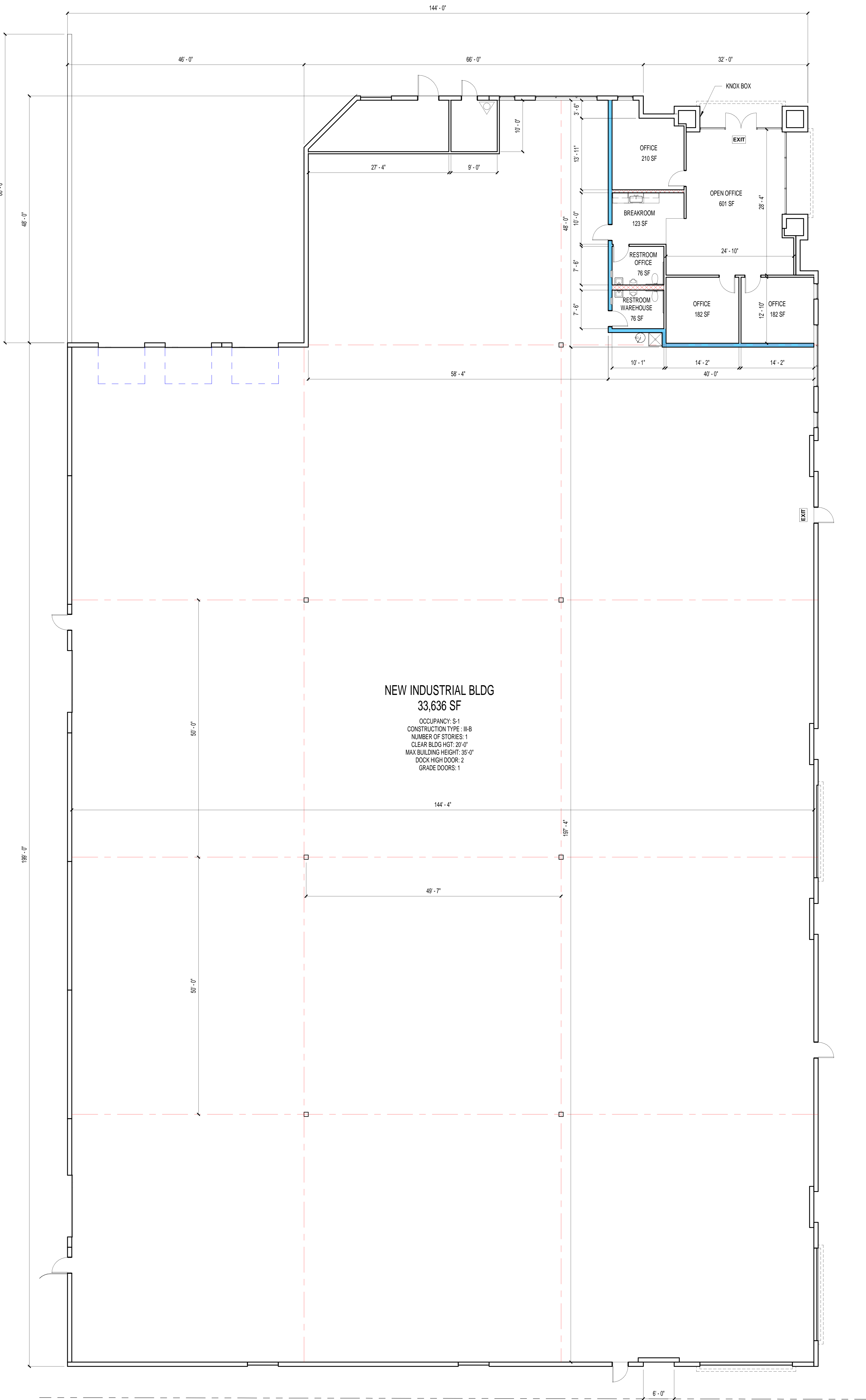
SCOTT PETERSON LANDSCAPE ARCHITECT, INC.
2883 VIA RANCHEROS WAY
FALLBROOK, CA 92028
CONTACT: SCOTT PETERSON
PHONE: 951-317-3023
EMAIL: scott@spalanc.com

FIRE SUPPRESSION ENGINEER

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

PROJECT DATA

ASSESSOR'S PARCEL NUMBER:	909-290-006 / 909-290-007	FLOOR AREA RATIO(S):	0.38
STREET ADDRESS:	TBD	OCCUPANCY CLASSIFICATION:	S-1
LEGAL DESCRIPTION OF THE PROPERTY:	PARCEL 8 AND 7 AS SHOWN BY PARCEL MAP 21382 IN PAR MAP BOOK 161, PAGE 47-60 RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.	TYPE OF CONSTRUCTION:	II-B
ZONING DESIGNATION:	LI (LIGHT INDUSTRIAL)	SPRINKLERS:	FULLY SPRINKLERED
GENERAL PLAN DESIGNATION:	P (INDUSTRIAL PARK)	NUMBER OF STORES:	1
EXISTING LAND USE / PROPOSED LAND USE:	LI (LIGHT INDUSTRIAL)	HEIGHT OF BUILDING:	MAX BUILDING HEIGHT 35'-0"
TOTAL SITE GROSS AREA:	- S.F. / - ACRES		
TOTAL SITE NET AREA:	88,709 S.F. / 2.04 ACRES		
TOTAL BUILDING AREA:	33,654 S.F.		
LOT COVERAGE:	38%		
BUILDING AREA:	33,654 S.F.		
PARKING AREA:	28,813 S.F.		
LANDSCAPING AREA:	25,330 S.F.		
HARDSCAPE:	912 S.F.		
AUTO PARKING:	AREA RATIO/SQUARE FOOT OF USE(S) SPACES REQUIRED SPACES PROVIDED		
OFFICE	2,000 SF	OFFICE PARKING (1/300)	7 STALLS
WAREHOUSE	31,654 SF	WAREHOUSE PARKING (1/1000)	32 STALLS
TOTAL AUTO PARKING:			39 STALLS
NUMBER OF ACCESSIBLE SPACES:	1 STANDARD 1 VAN		
NUMBER OF EV SPACES REQUIRED:	1 EV / CARPOOL / VAN POOL		
TABLES 5.106.5.2 / 5.106.5.3			
NUMBER OF ACCESSIBLE EVCS PER TABLE 11B-228.3.2.1	1 VAN ACCESSIBLE		
MOTORCYCLE PARKING:	1 SPACE - * REQUIRED - 1/25 AUTO PARKING PROVIDED		
BICYCLE PARKING:	(1) THREE BIKE RACK - * REQUIRED 5% OF AUTO PARKING PROVIDED		



1 FLOOR PLAN
1" = 10'-0"

2 ROOF PLAN
1" = 10'-0"

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

RGA

Office of Architectural Design

15231 Alton Parkway, Suite 100
Irvine, CA 92618

T 949-341-0920
FX 949-341-0922

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OWNER PROJECT NO:	Approver
DRAWN BY:	Author
CHECKD BY:	Checker

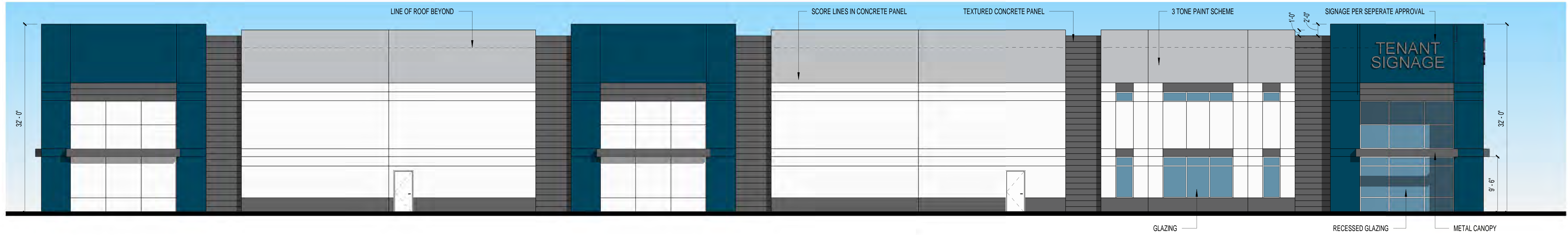
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SHEET TITLE:

FLOOR PLAN AND ROOF PLAN

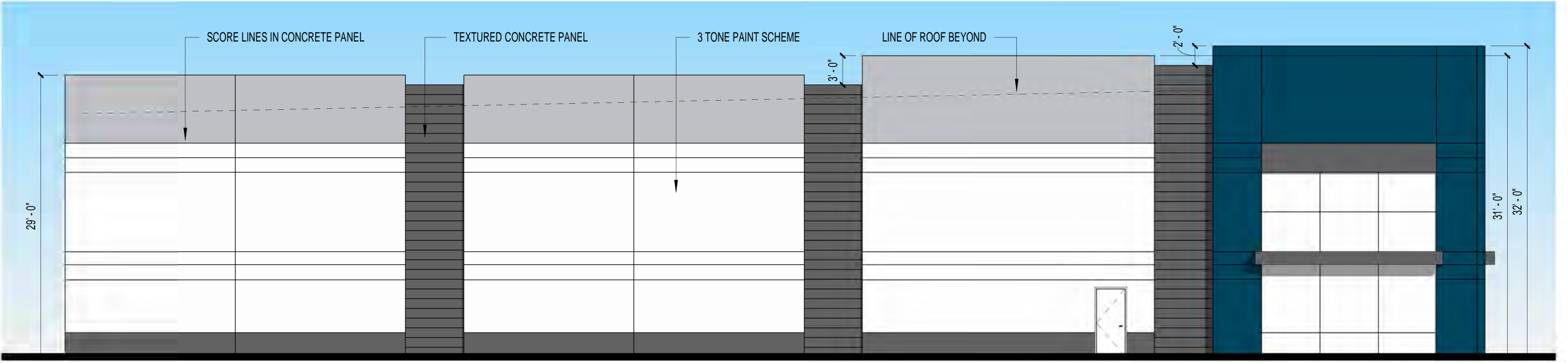
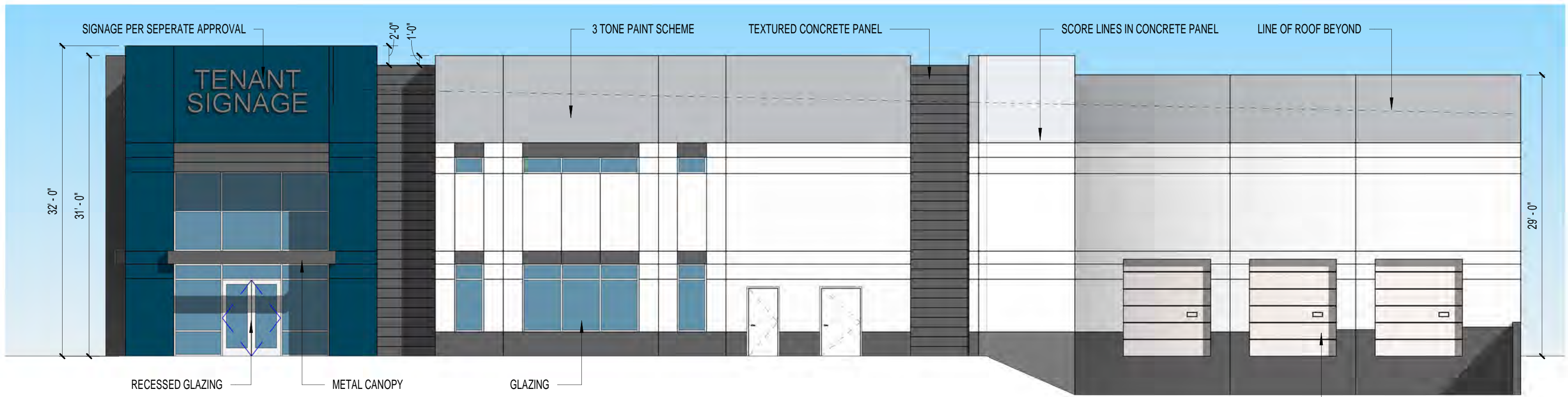
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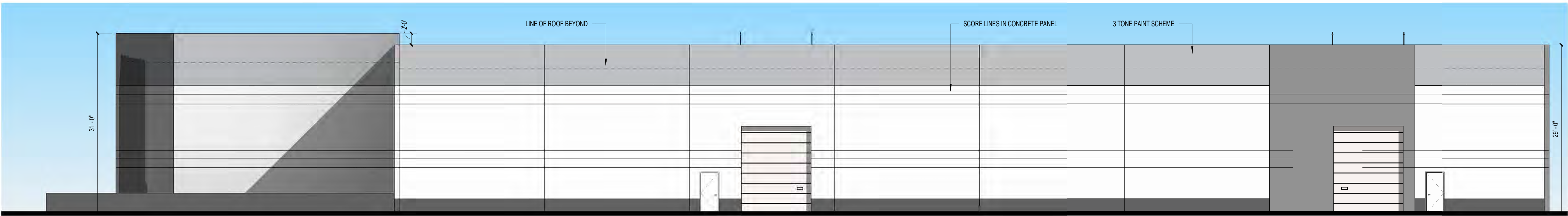
GENERAL NOTES		
1. ALL ROOFTOP MECHANICAL UNITS WILL BE SCREENED FROM VIEW BY THE PARAPET WALLS.		
2. REFER TO LANDSCAPE DIVING FOR EXACT SPECIES AND PLANT LOCATION.		
3. MAIN DOORS TO MATCH ADJACENT WALL PAINT SCHEME.		
FINISH SCHEDULE		
1. FIELD COLOR	SW6140 MODERATE WHITE	
2. ACCENT COLOR	SW7045 WORLDLY GRAY	
3. TOWER COLOR	SW6030 CHAMP	
38. LOYAL BLUE	SW6510 LOYAL BLUE	
4. BASE ACCENT COLOR	SW6165 CONNECTED GRAY	
5. GLAZING	PPG VISTACOL PACIFICA	

1 NORTH ELEVATION
1" = 10'-0"



2 WEST ELEVATION
1" = 10'-0"

3 EAST ELEVATION
1" = 10'-0"



4 SOUTH ELEVATION
1" = 10'-0"

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ELEVATIONS

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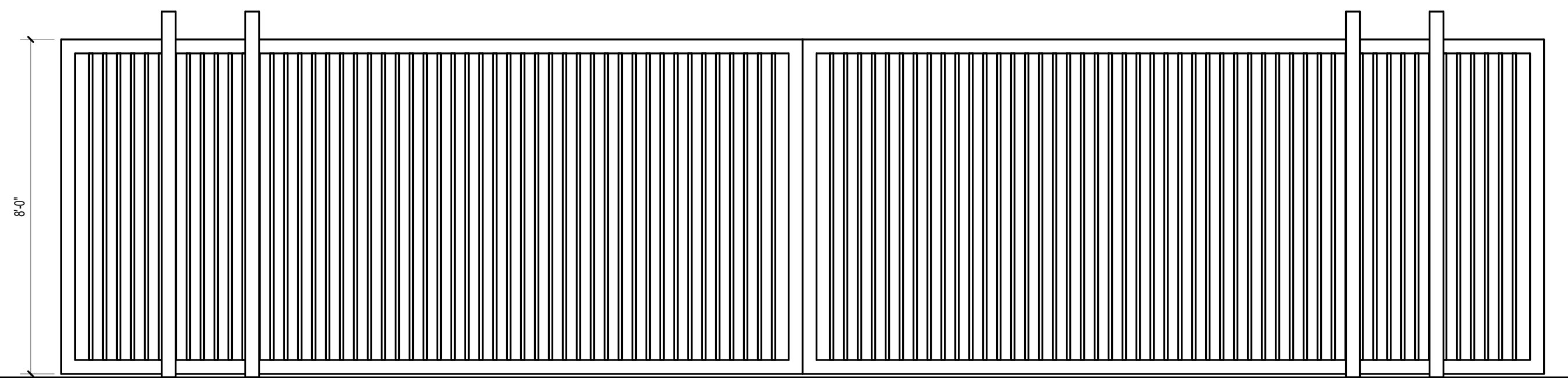
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DETAILS

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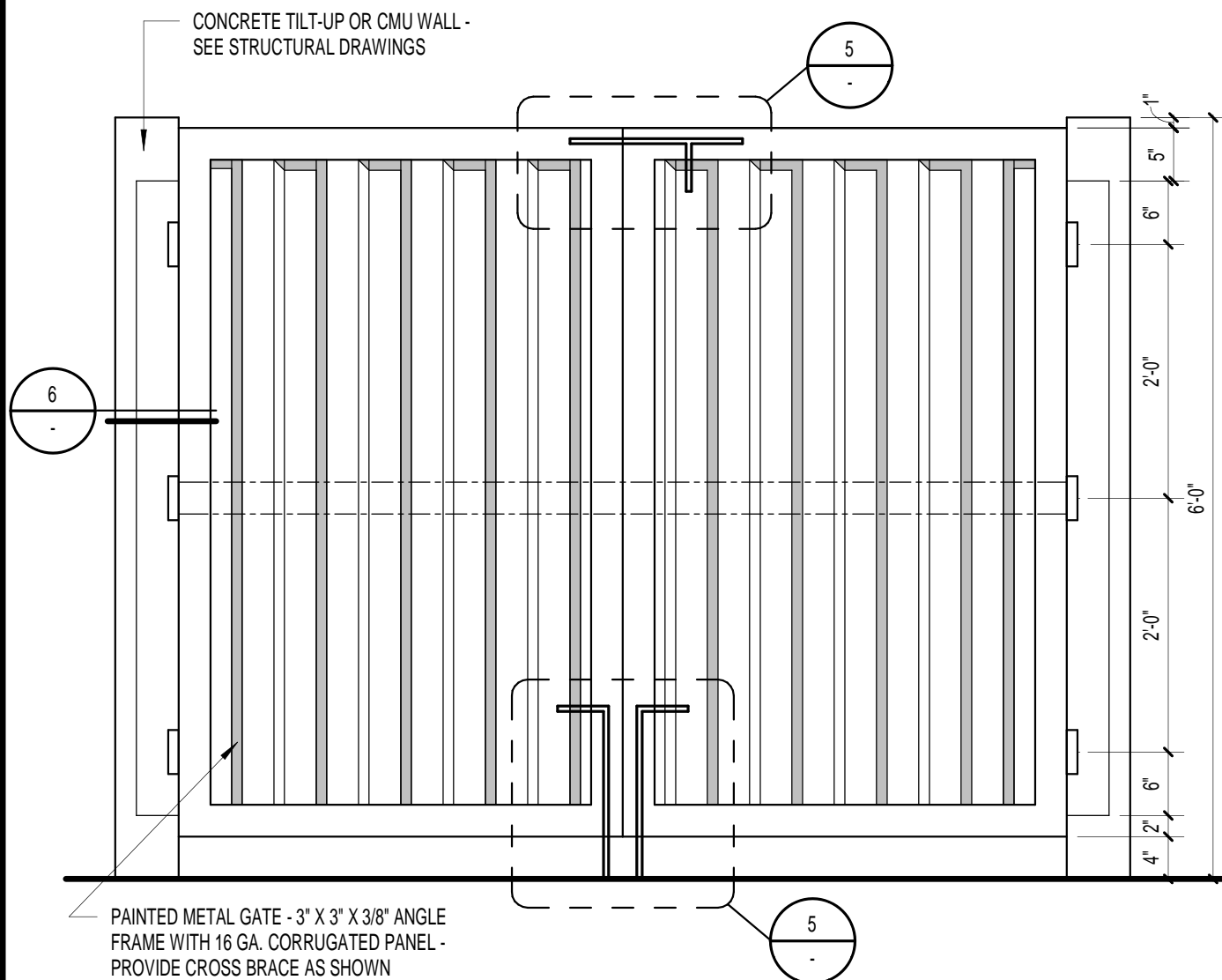


NOTES:
1. SEE SITE PLAN FOR LOCATION.
2. GRIND ALL WELDS SMOOTH.
3. ALL STEEL WORK TO BE A-434 & SHOP PRIMED. PAINT FLAT BLACK TWO COATS.
4. INCLUDE EXTERIOR DOOR / GATE CLOSER, HEAVY DUTY HINGES, AND EXTERIOR DOOR STOP.
5. CONTRACTOR TO SUBMIT DETAILED SHOP DWGS. FOR APPROVAL PRIOR TO FABRICATION.

8

GATE ELEVATION

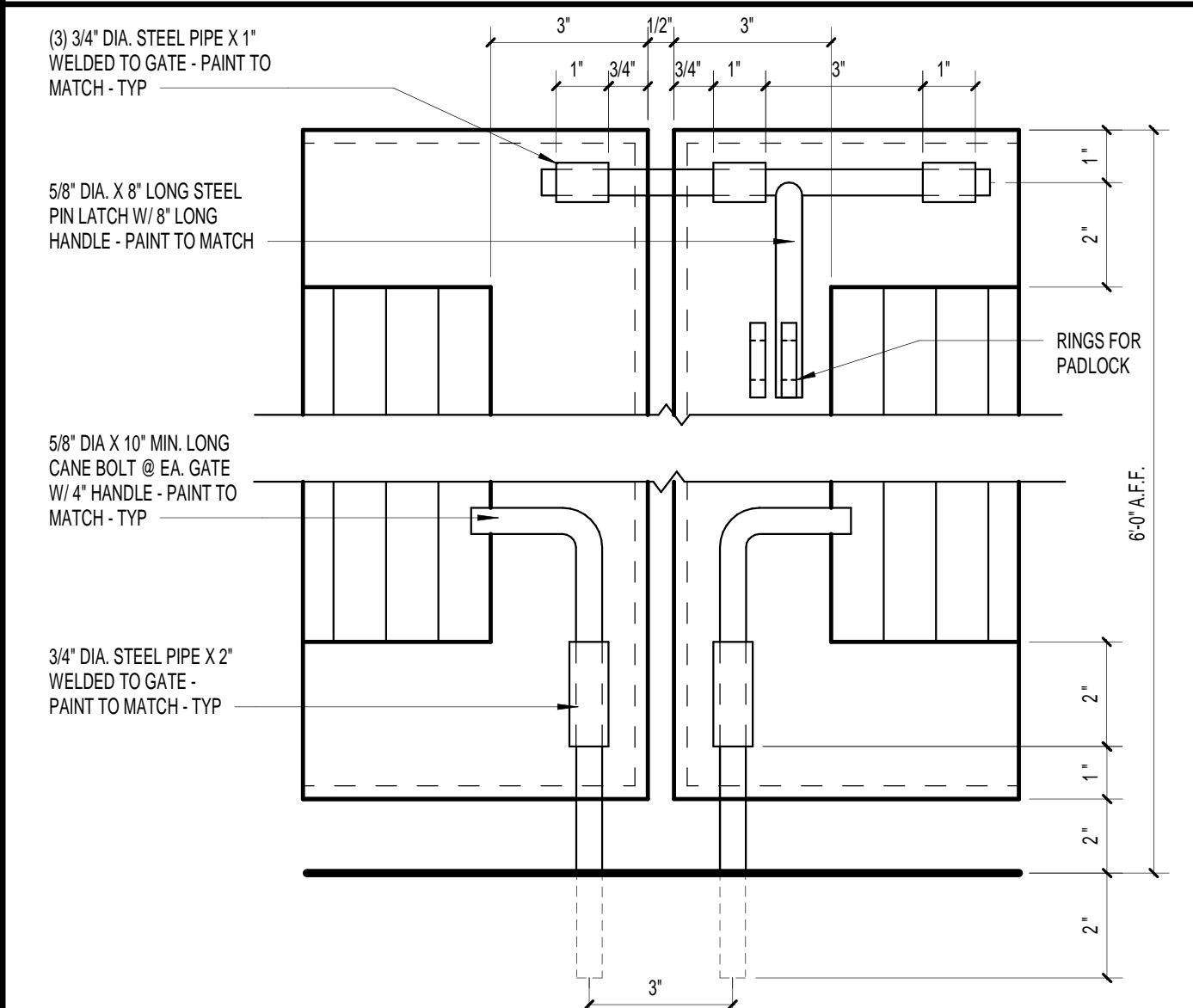
3/8" = 1'-0"



4

TYPICAL TRASH ENCLOSURE GATE ELEVATION

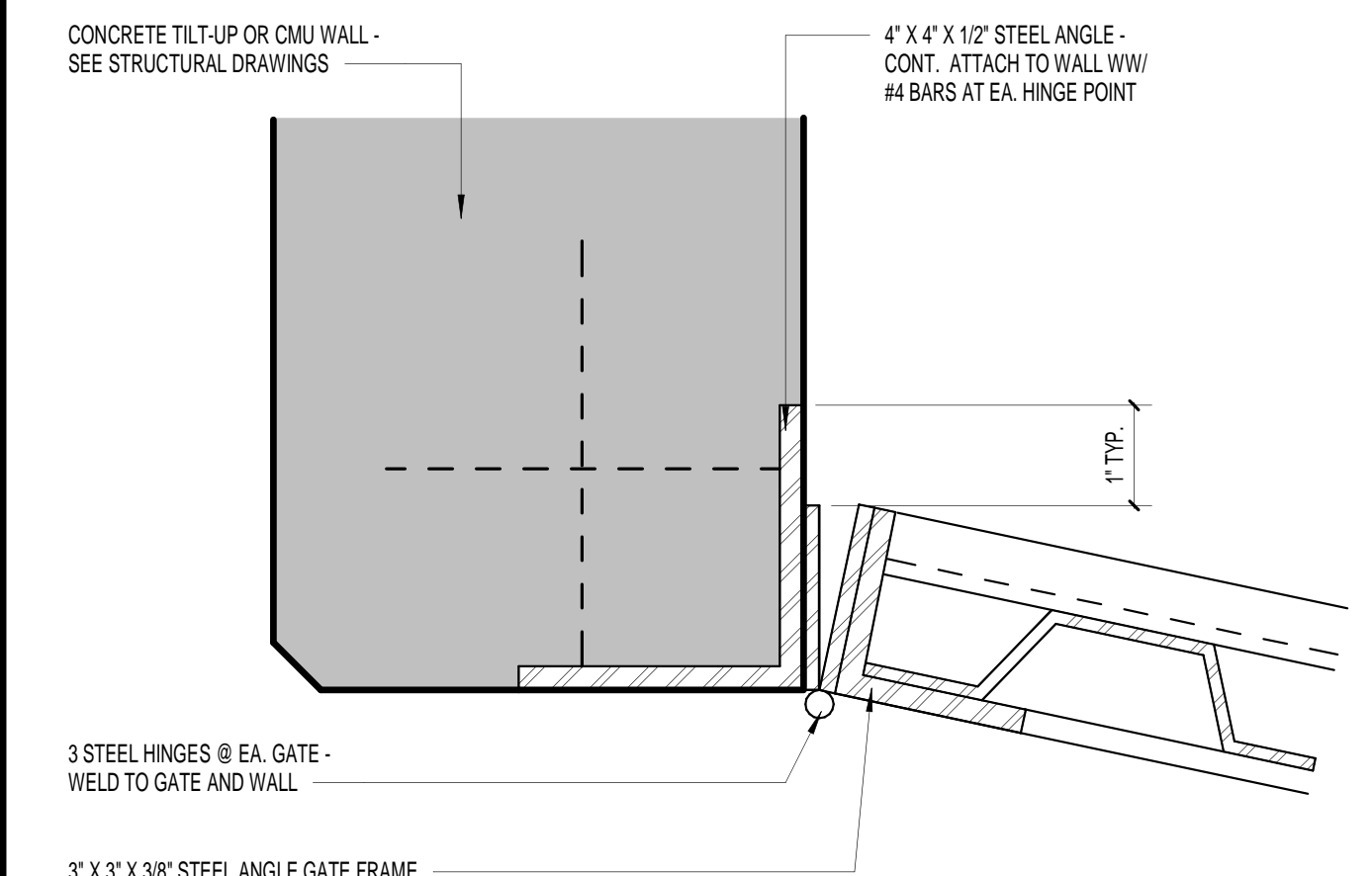
3/4" = 1'-0"



5

TRASH GATE LATCHES - 6 FT. HIGH GATES

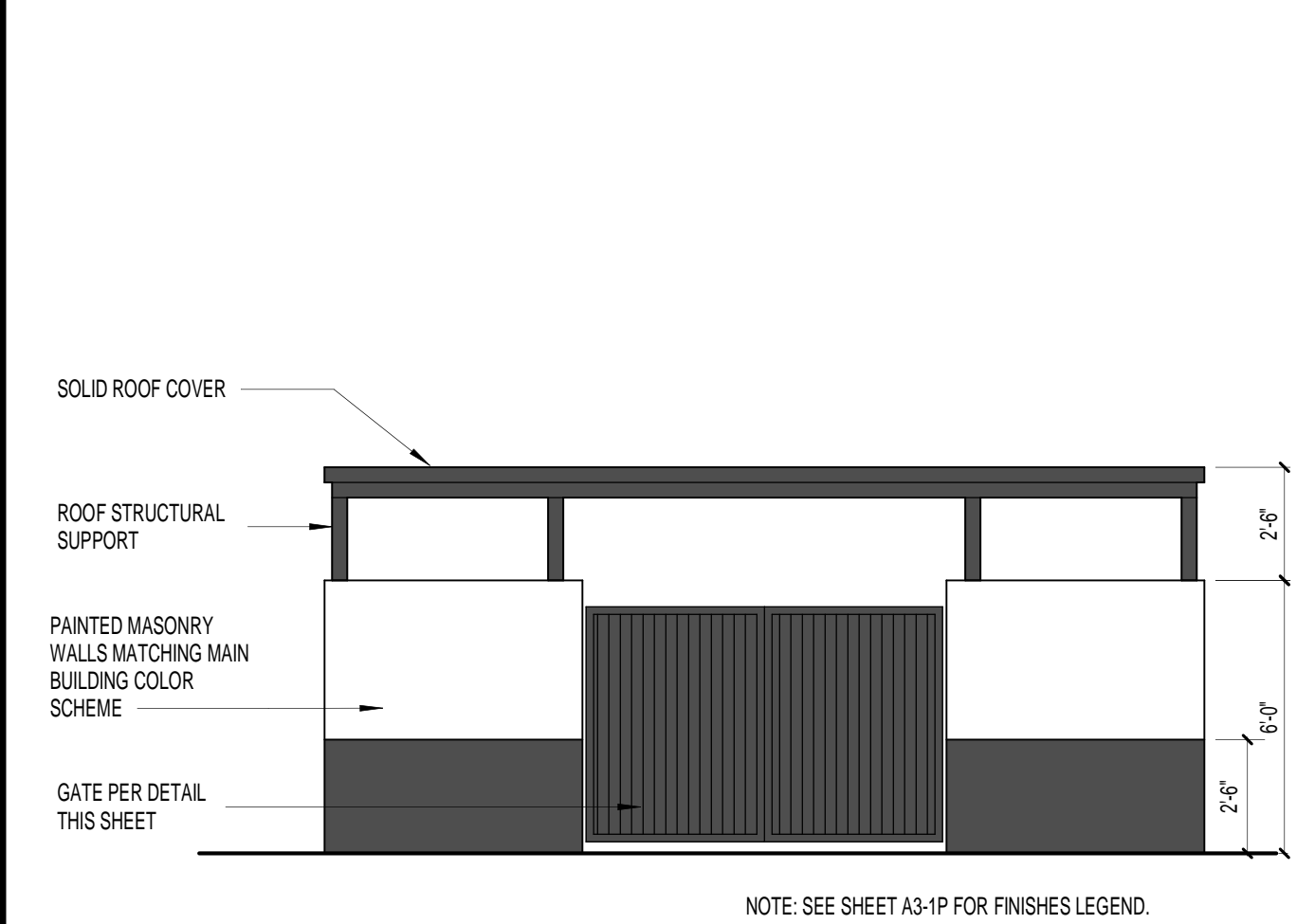
3/4" = 1'-0"



6

TRASH ENCLOSURE GATE & HINGE

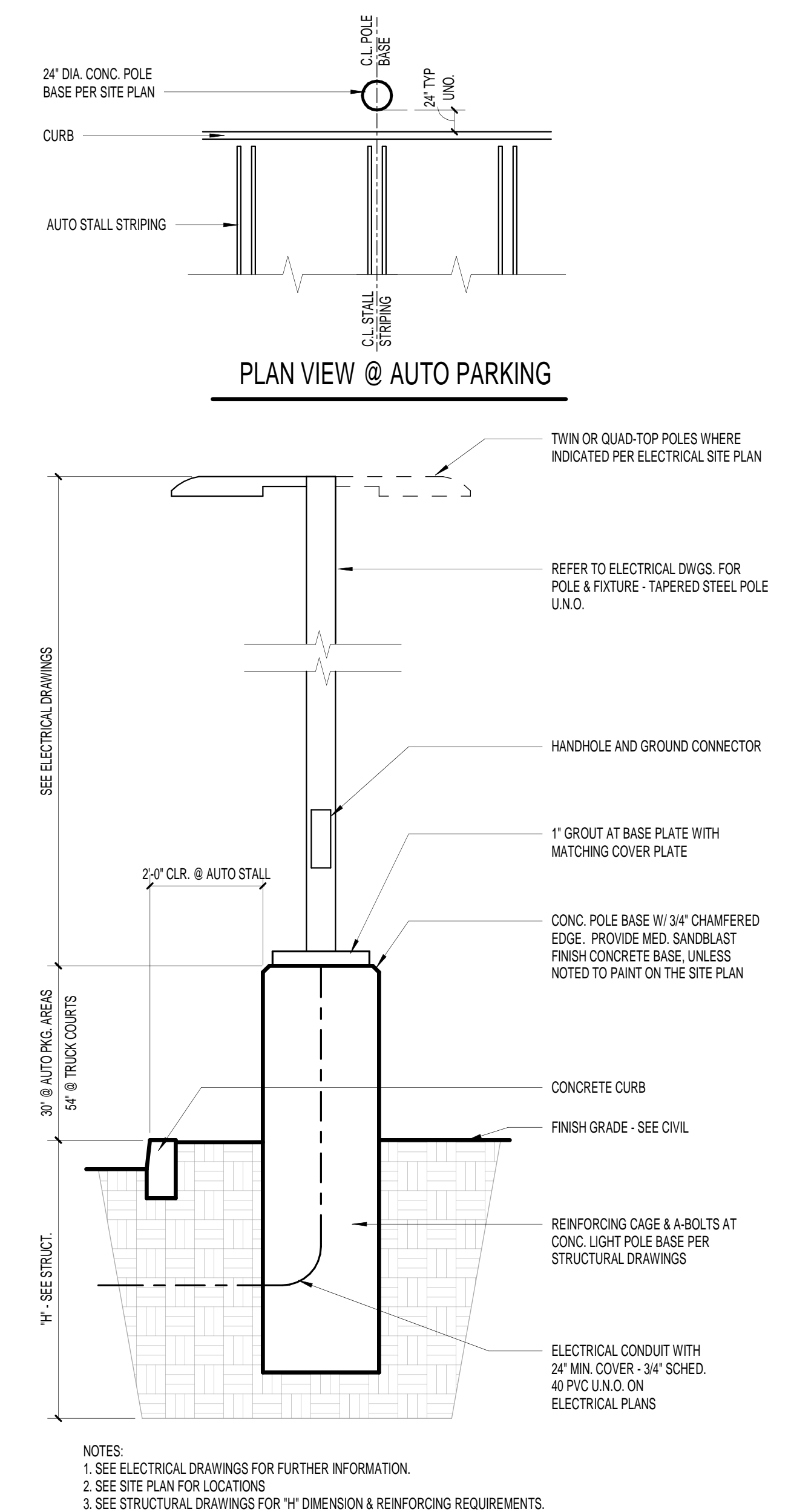
1/2" = 1'-0"



7

TRASH ENCLOSURE

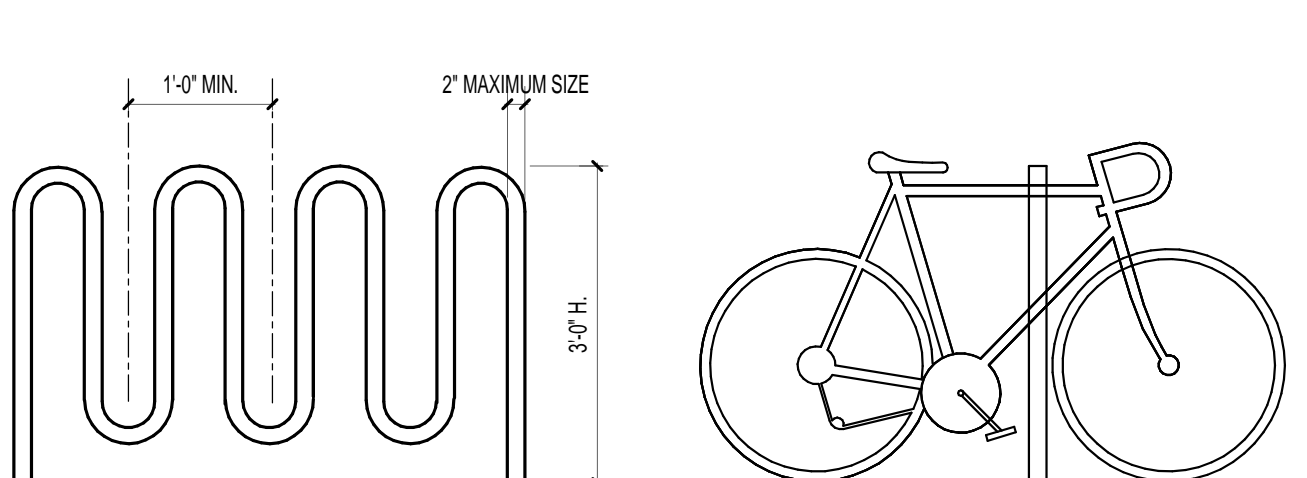
1/4" = 1'-0"



1

LIGHT POLE & BASE

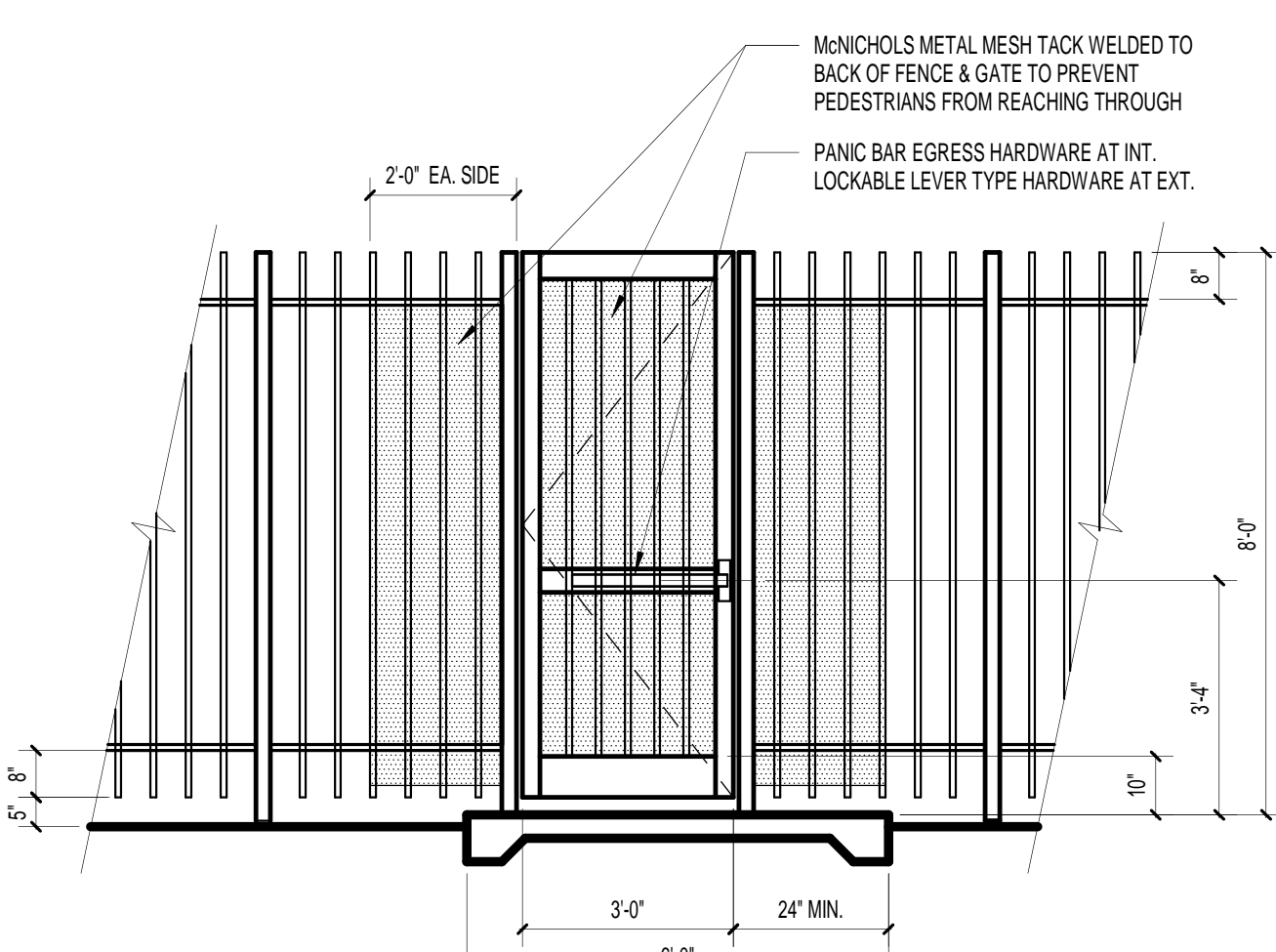
1/2" = 1'-0"



2

TYPICAL BICYCLE RIBBON RACK

3/4" = 1'-0"



3

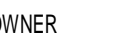
STEEL PICKET SITE ACCESS / EXIT GATE

3/8" = 1'-0"

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SITE PHOTOS

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