

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.: Approver
DRAWN BY: Author
CHECKED BY: CheckerCOPYRIGHT
RGA, OFFICE OF ARCHITECTURAL DESIGN

SHEET TITLE:

SITE PLAN

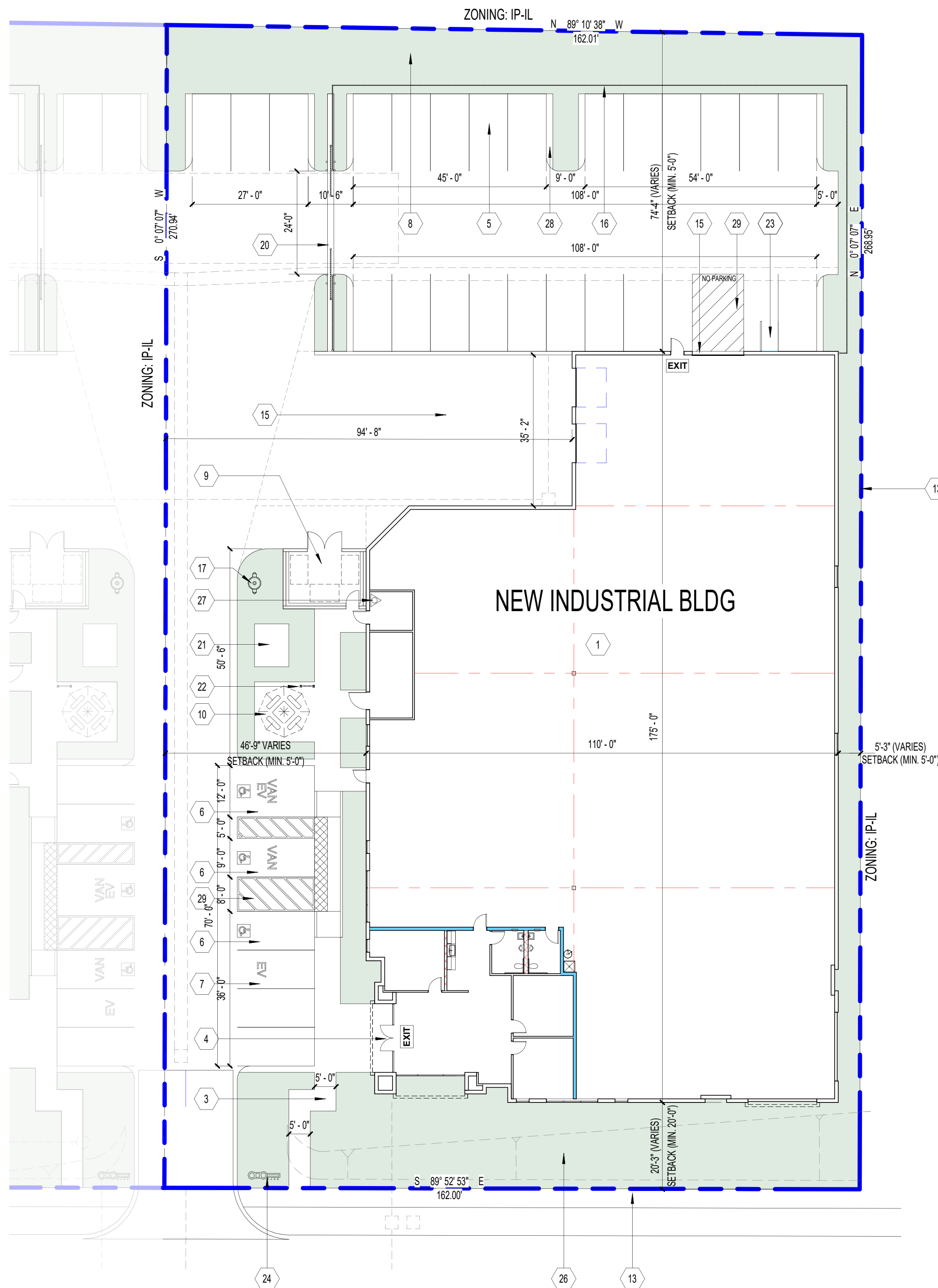
APN# 909-290-056
PA21-0132

SHEET:

8-A1-1P

SHEET INDEX

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

1 SITE PLAN
1" = 20'-0"

KEYNOTES

1. NEW TYPE II B CONCRETE TILT UP BUILDING.
2. PROPOSED CURB CUT AND DRIVE WAY APPROACH. PROVIDE 4'-0" MIN. ENHANCED PAVING AT SITE ENTRANCE.
3. ACCESSIBLE PATH OF TRAVEL.
4. PRIMARY BUILDING ENTRANCE.
5. 9' X 18' PARKING STALL.
6. ACCESSIBLE PARKING STALL.
7. FUTURE EVCS.
8. LANDSCAPE AREA.
9. TRASH ENCLOSURE.
10. EMPLOYEE BREAK AREA.
11. 24'-0" FIRE ACCESS LANE.
12. FIRE DEPARTMENT REQUIRED HAMMER HEAD.
13. PROPERTY LINE.
14. EXISTING EASEMENT - REFER TO CIVIL DWGS.
15. LOADING ZONE.
16. PROPOSED TUBE STEEL FENCE.
17. FIRE HYDRANT.
18. MONUMENT SIGN - LOCATION TBD
19. EXISTING PL TO BE REMOVED / MERGED - PER CIVIL DWGS.
20. BI PARTING SLIDING GATE. PROVIDE KNOX BOX FOR FIRE DEPARTMENT ACCESS.
21. TRANSFORMER PAD
22. BIKE RACK
23. 4'X7' MOTORCYCLE PARKING.
24. DOUBLE CHECK DETECTOR VALVE.
25. SLOPED AREA.
26. KNOX BOX FOR FIRE RISER ROOM ACCESS @ 6' 0" AFF PLACED ON THE RIGHT SIDE OF THE DOOR.
27. 18" STEP OUT ADJACENT TO PARKING STALL.
28. NO PARKING ZONE.
29. DETENTION AREA PER CIVIL.
30. FIRE DEPARTMENT ACCESS DOOR.

VICINITY MAP



PROJECT DIRECTORY

OWNER / APPLICANT

SILAGI DEVELOPMENT & MANAGEMENT, INC.
101 HODGENCAMP ROAD, SUITE 200
THOUSAND OAKS, CA 91360
CONTACT:
PHONE: MOSHE SILAGI
805-494-7704
EMAIL: moshe@silagidevelopment.comOWNER REP:
PHONE: MARIO CALVILLO
951-216-1603
EMAIL: mcalvillo@riverside.com

ARCHITECT

RGA, OFFICE OF ARCHITECTURAL DESIGN
15231 ALTON PARKWAY, SUITE 100
IRVINE, CA 92618
CONTACT:
PHONE: MIKE GILL
949-341-5922
EMAIL: mike@rga-architects.com

CIVIL ENGINEER

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

LANDSCAPE ARCHITECT

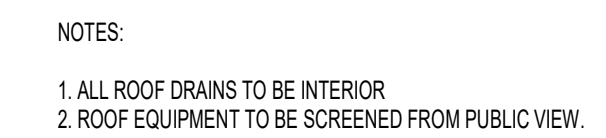
SCOTT PETERSON LANDSCAPE ARCHITECT, INC.
2883 VIA RANCHEROS WAY
FALLBROOK, CA 92028
CONTACT:
PHONE: SCOTT PETERSON
951-317-3023
EMAIL: scott@spalanc.com

FIRE SUPPRESSION ENGINEER

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

PROJECT DATA

ASSESSOR'S PARCEL NUMBER:	909-290-056	FLOOR AREA RATIO(S)	0.39
STREET ADDRESS:	TBD	OCCUPANCY CLASSIFICATION:	S-1
LEGAL DESCRIPTION OF THE PROPERTY:	PARCEL 8 AS SHOWN BY PARCEL MAP 21382 IN PAR MAP BOOK 161, PAGE 47-60 RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.	TYPE OF CONSTRUCTION:	III-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 35'-0"
TOTAL SITE GROSS AREA:	- S.F. / - ACRES		
TOTAL SITE NET AREA:	43,730 S.F. / 1.00 ACRES		
TOTAL BUILDING AREA:	17,329 S.F.		
LOT COVERAGE:	39.62 %		
BUILDING AREA:	17,329 S.F.		39.62 %
PARKING AREA:	16,823 S.F.		38.47 %
LANDSCAPING AREA:	8,194 S.F.		18.75 %
HARDSCAPE:	1,384 S.F.		3.16 %
AUTO PARKING:	AREA	RATIO/SQUARE FOOT OF USE(S)	SPACES REQUIRED
OFFICE	2,000 SF	OFFICE PARKING (1/1000)	7 STALLS
WAREHOUSE	15,329 SF	WAREHOUSE PARKING (1/1000)	16 STALLS
TOTAL AUTO PARKING:			23 STALLS
NUMBER OF ACCESSIBLE SPACES:	1 VAN		
NUMBER OF EV SPACES REQUIRED:	1 EV / CARPOOL / VAN POOL		
TABLES 5.106.5.2 / 5.106.5.3.3			
NUMBER OF ACCESSIBLE EVCS	1 VAN ACCESSIBLE		
PER TABLE 119-228.3.2.1			
MOTORCYCLE PARKING:	(1) SPACE - * REQUIRED - 125 AUTO PARKING PROVIDED		
BICYCLE PARKING:	(1) TWO-BIKE RACK - * REQUIRED 5% OF AUTO PARKING PROVIDED		



2 ROOF PLAN
1" = 10'-0"

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RGA PROJECT NO:	19073.00
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CHECKD BY:	Checker

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SHEET TITLE:

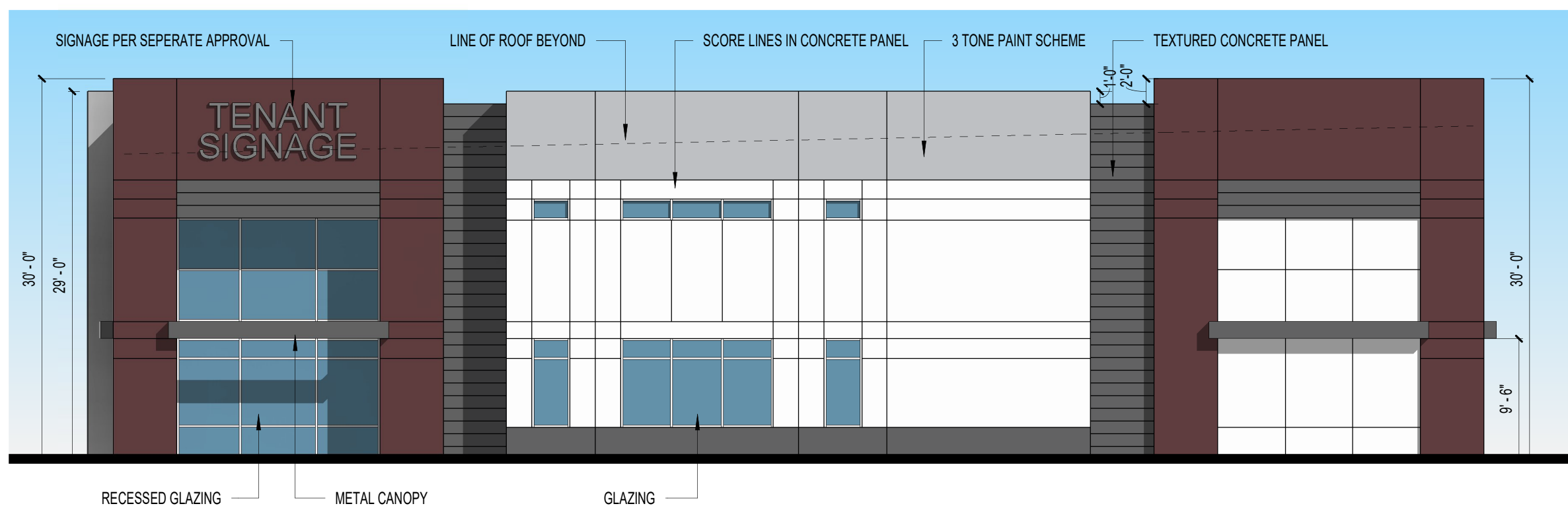
ELEVATIONS

GENERAL NOTES

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

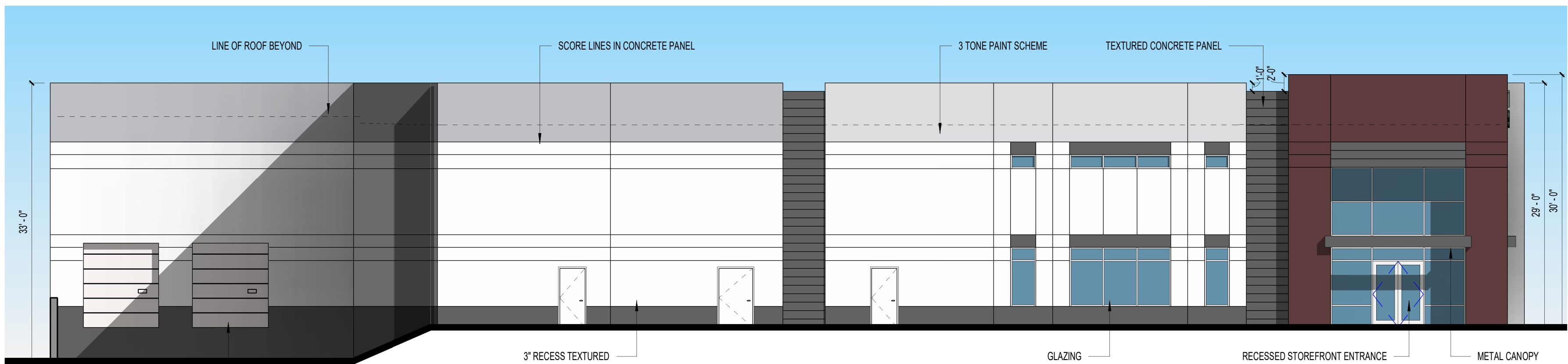
FINISH SCHEDULE

	1. FIELD COLOR	SW6140 MODERATE WHITE
	2. ACCENT COLOR	SW7043 WORLDLY GRAY
	3A. TOWER COLOR	SW6027 CORDOVAN
	3B. TOWER GLAZE	SW6140 MODERATE WHITE
	4. BASE ACCENT COLOR	SW6165 CONNECTED GRAY
	5. GLAZING	PPG VISTACOL PACIFICA



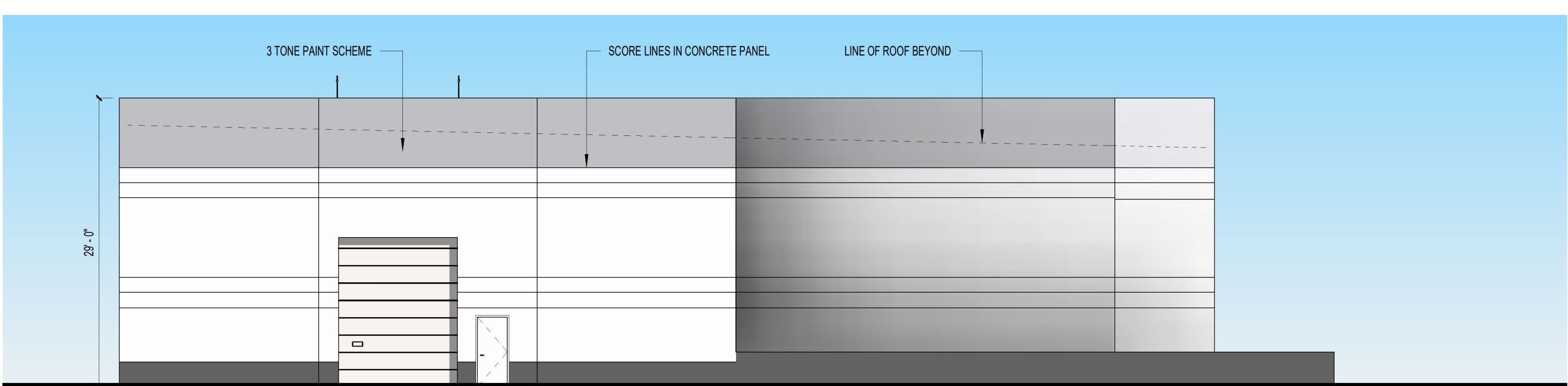
1 SOUTH ELEVATION

1" = 10'-0"



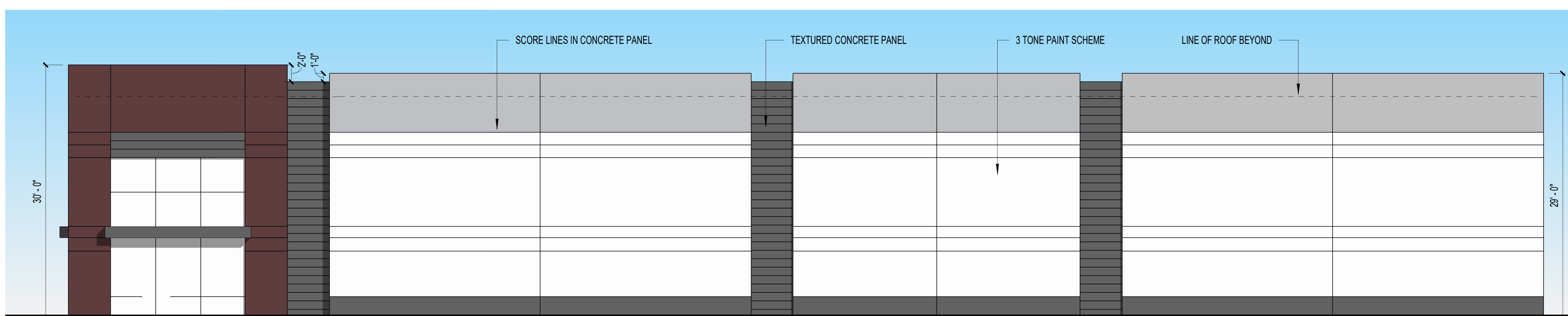
2 WEST ELEVATION

1" = 10'-0"



3 NORTH ELEVATION

1" = 10'-0"



4 EAST ELEVATION

1" = 10'-0"

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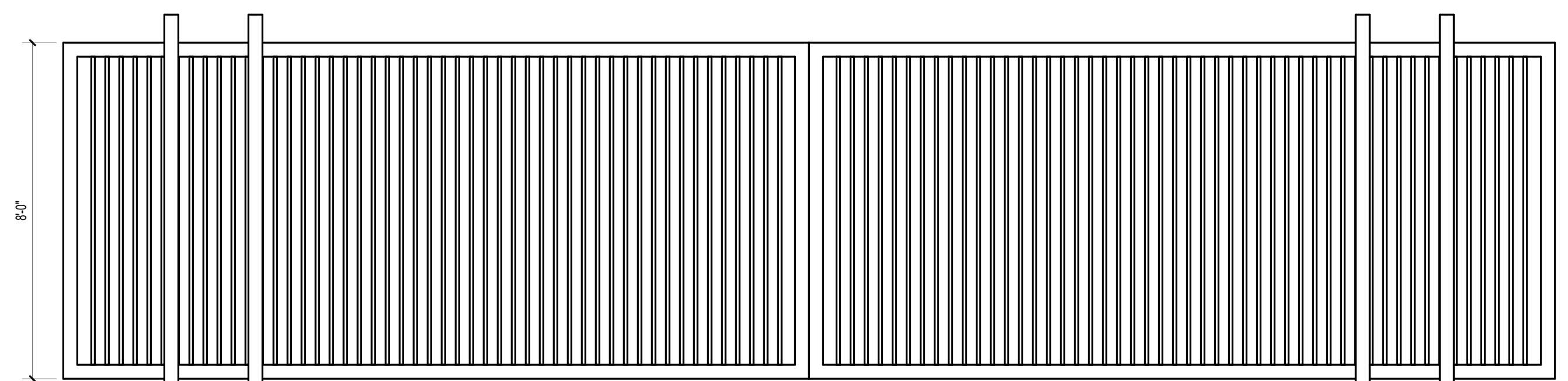
SHEET TITLE:

DETAILS

APN# 909-290-056
PA21-0132

SHEET:

8-A4-1P

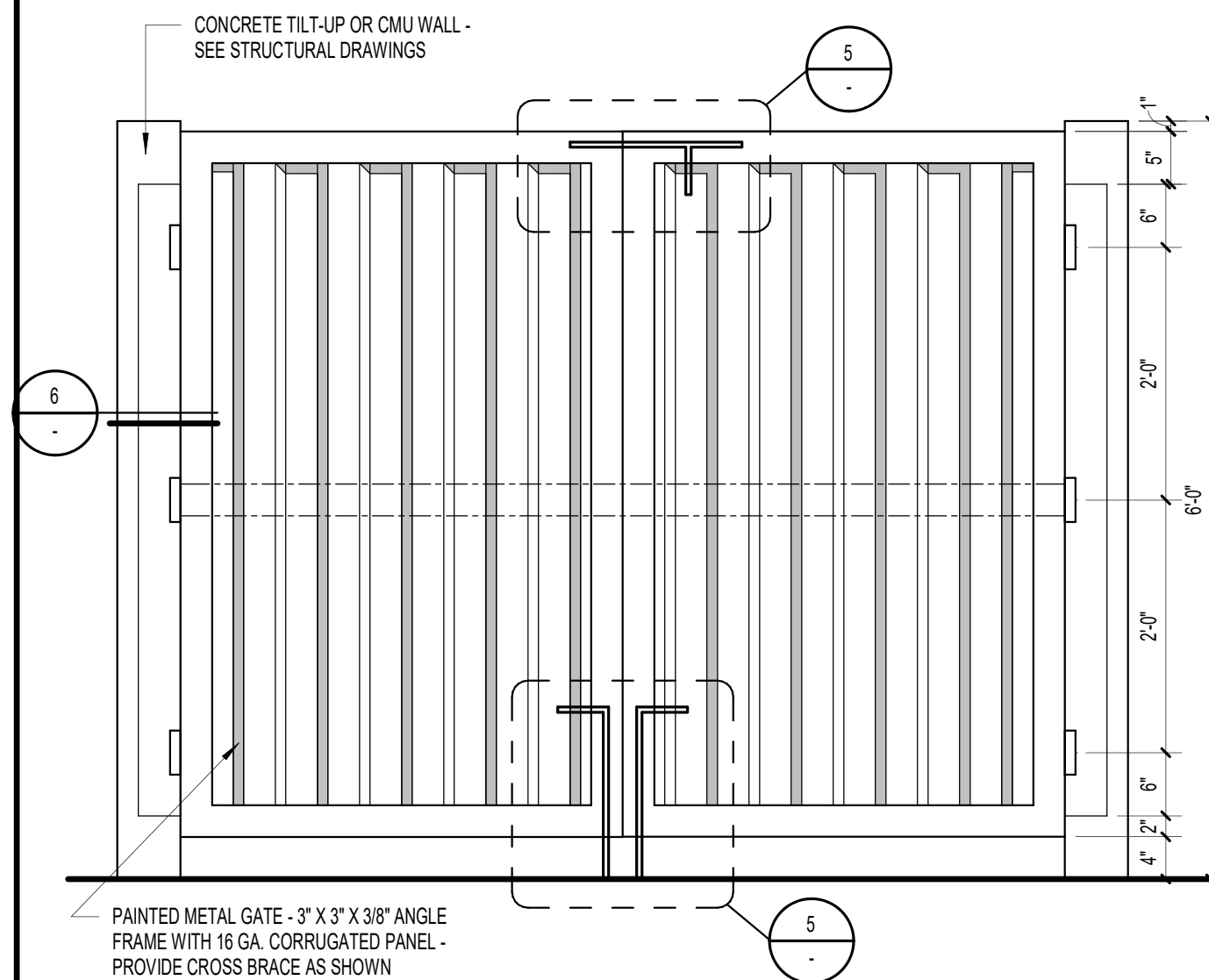


- NOTES:
1. SEE SITE PLAN FOR LOCATION.
 2. GRIND ALL WELDS SMOOTH.
 3. ALL STEEL WORK TO BE A-434 & SHOP PRIMED. PAINT FLAT BLACK TWO COATS.
 4. INCLUDE EXTERIOR DOOR / GATE CLOSER, HEAVY DUTY HINGES, AND EXTERIOR DOOR STOP.
 5. CONTRACTOR TO SUBMIT DETAILED SHOP DWGS. FOR APPROVAL PRIOR TO FABRICATION.

8

GATE ELEVATION

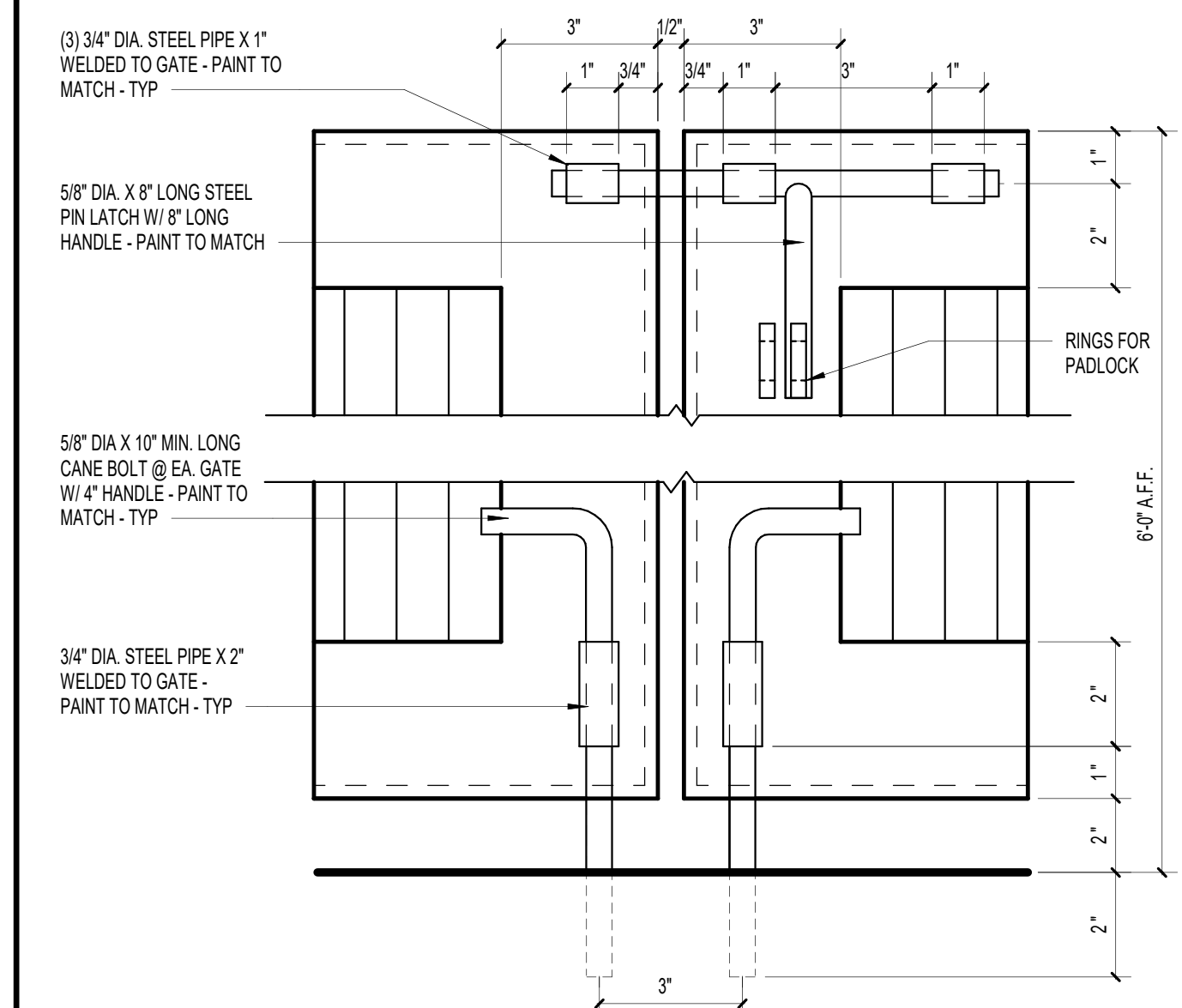
3/8" = 1'-0"



4

TYPICAL TRASH ENCLOSURE GATE ELEVATION

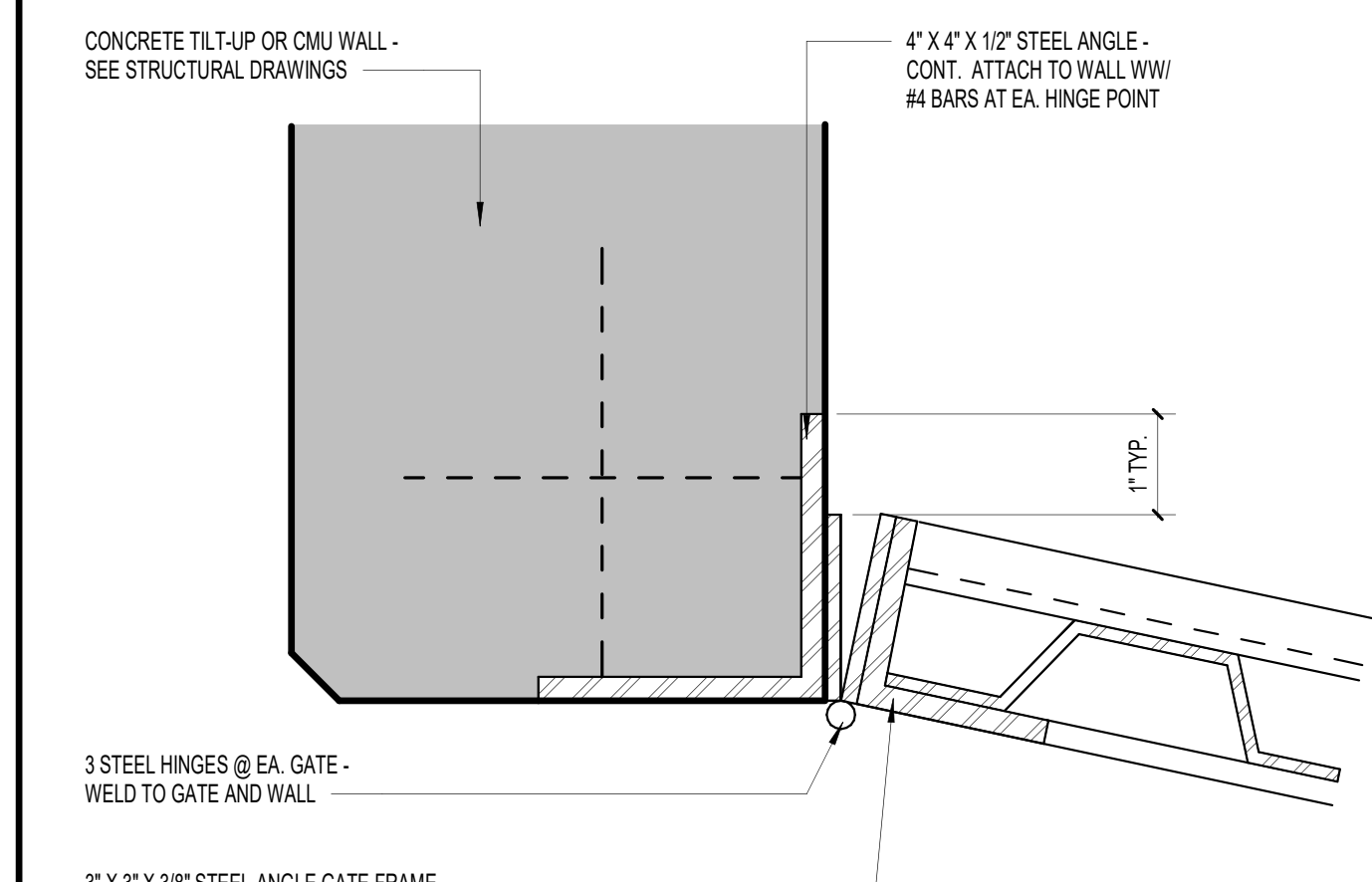
3/4" = 1'-0"



5

TRASH GATE LATCHES - 6 FT. HIGH GATES

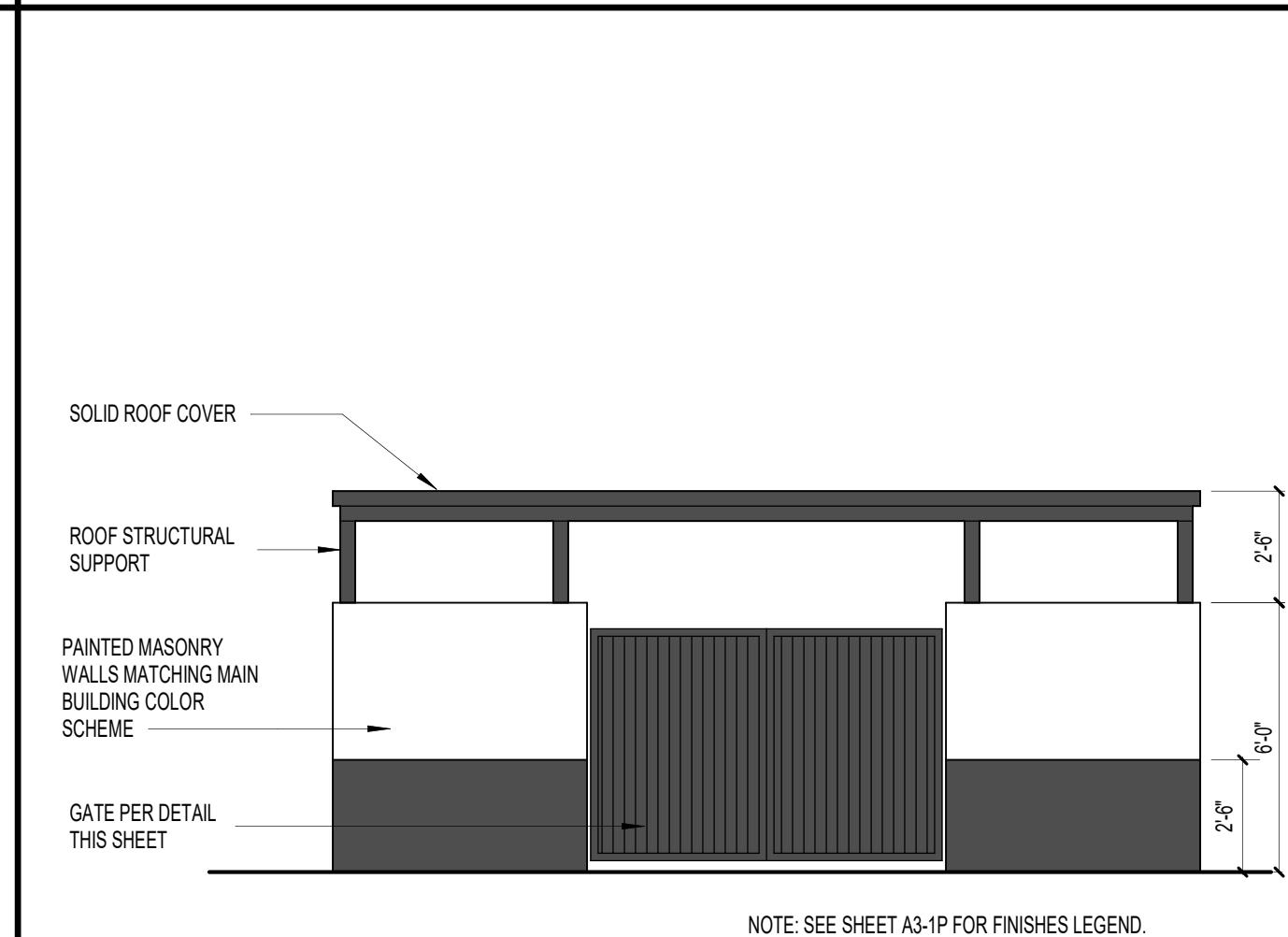
3/4" = 1'-0"



6

TRASH ENCLOSURE GATE & HINGE

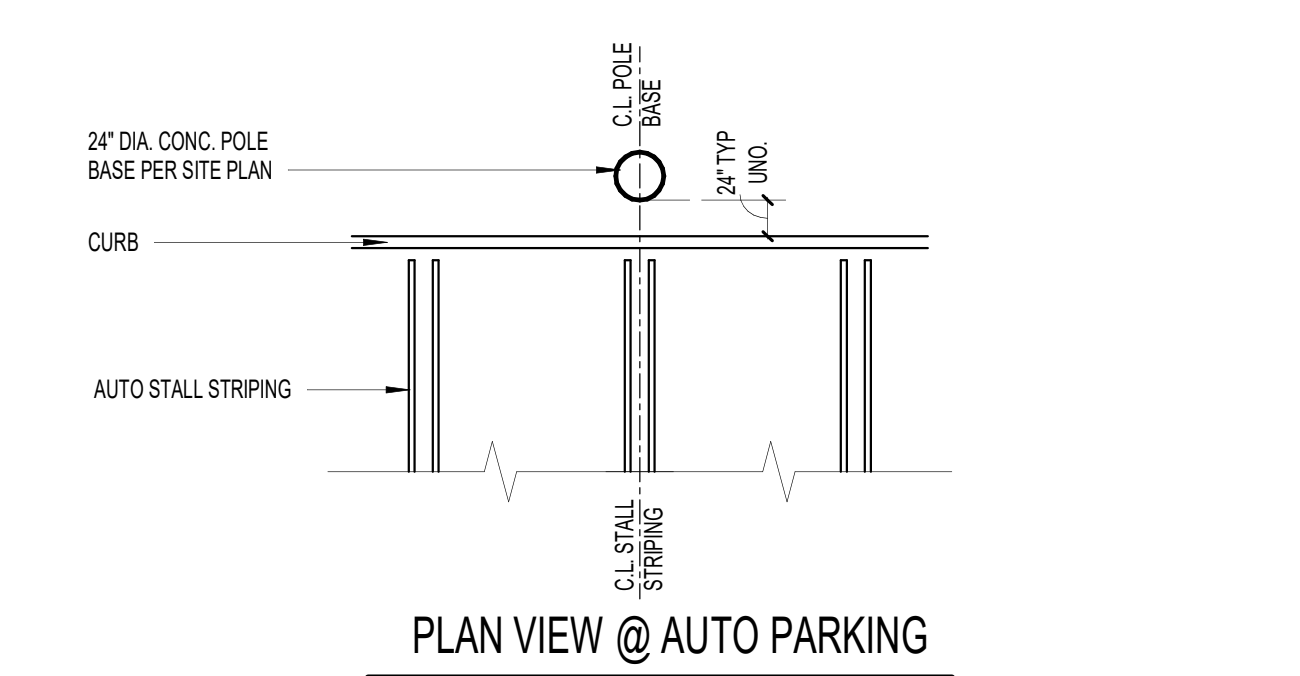
1/2" = 1'-0"



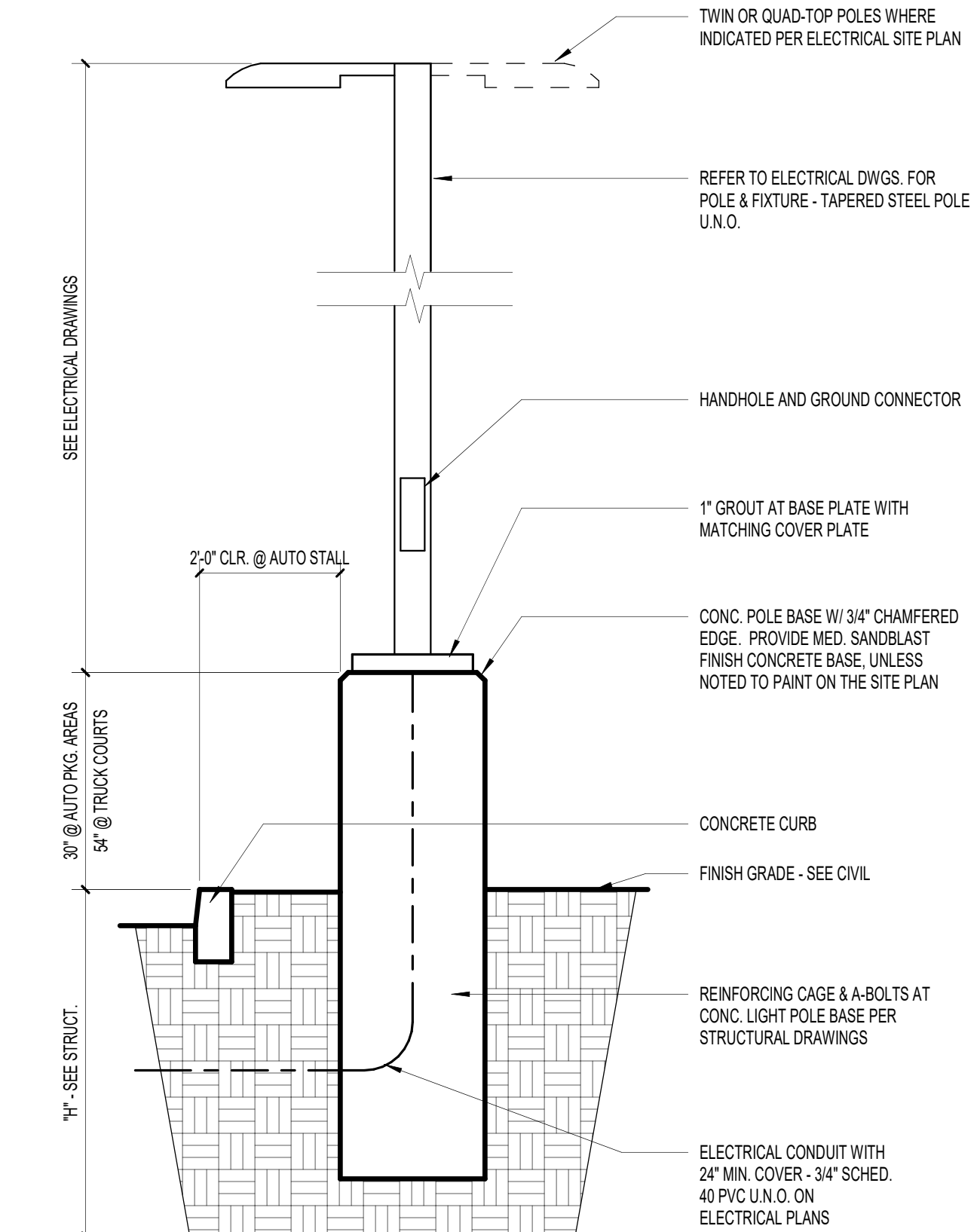
7

TRASH ENCLOSURE

1/4" = 1'-0"



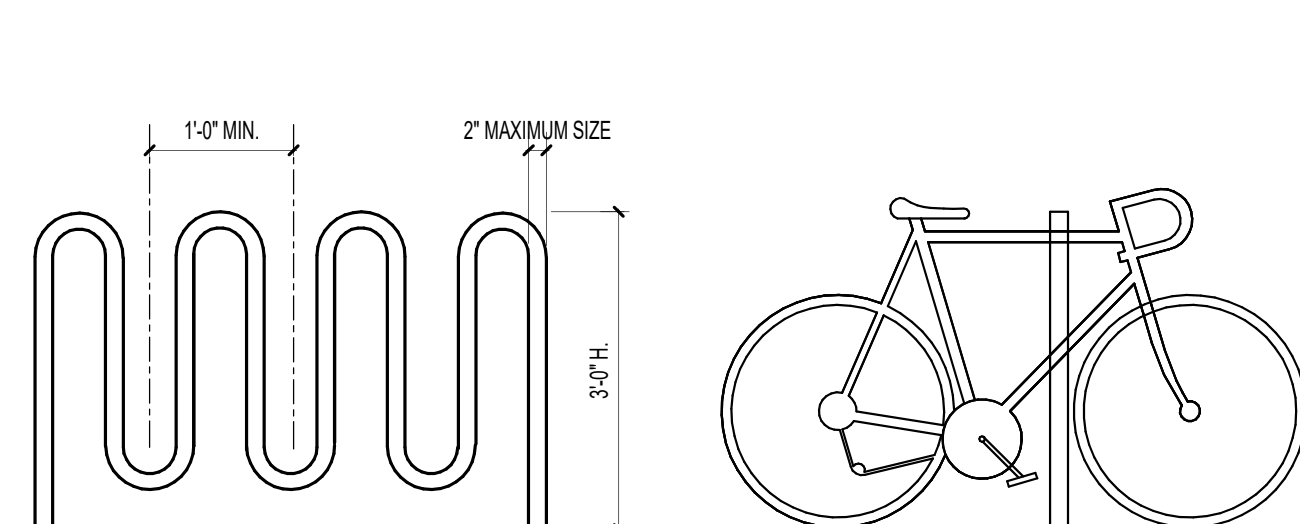
PLAN VIEW @ AUTO PARKING



1

LIGHT POLE & BASE

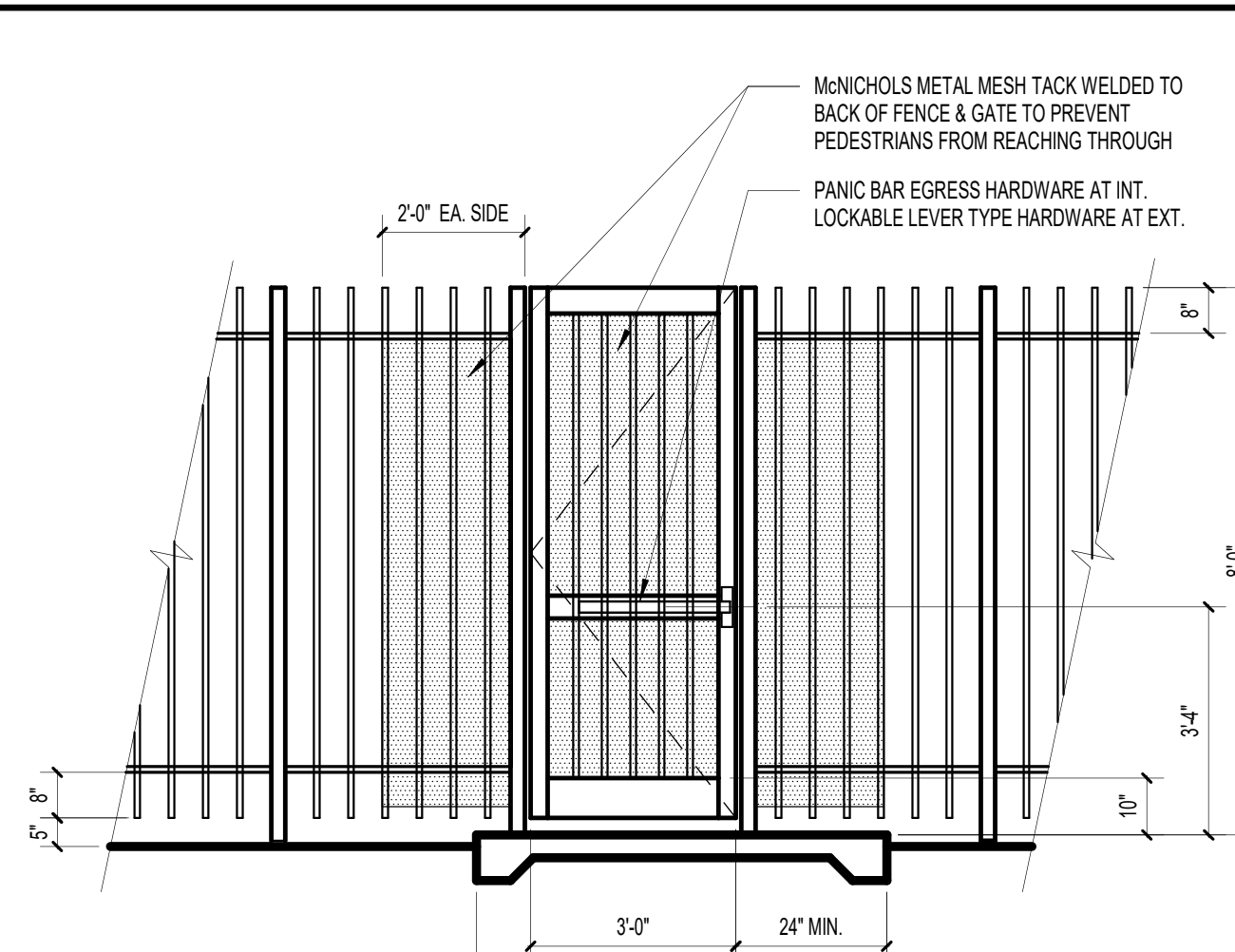
1/2" = 1'-0"



2

TYPICAL BICYCLE RIBBON RACK

3/4" = 1'-0"



3

STEEL PICKET SITE ACCESS / EXIT GATE

3/8" = 1'-0"



1

PERSPECTIVE 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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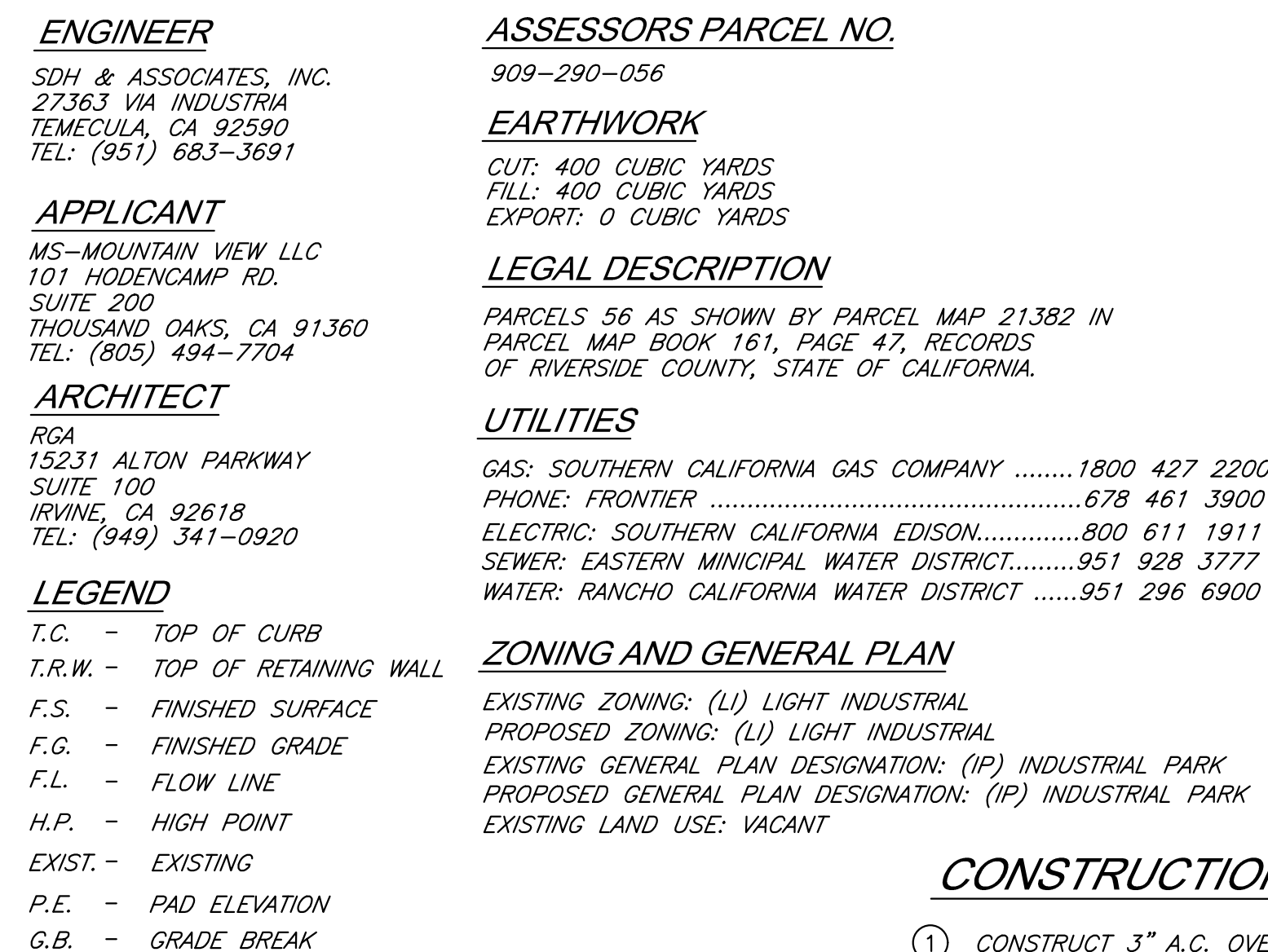
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PERSPECTIVE VIEW

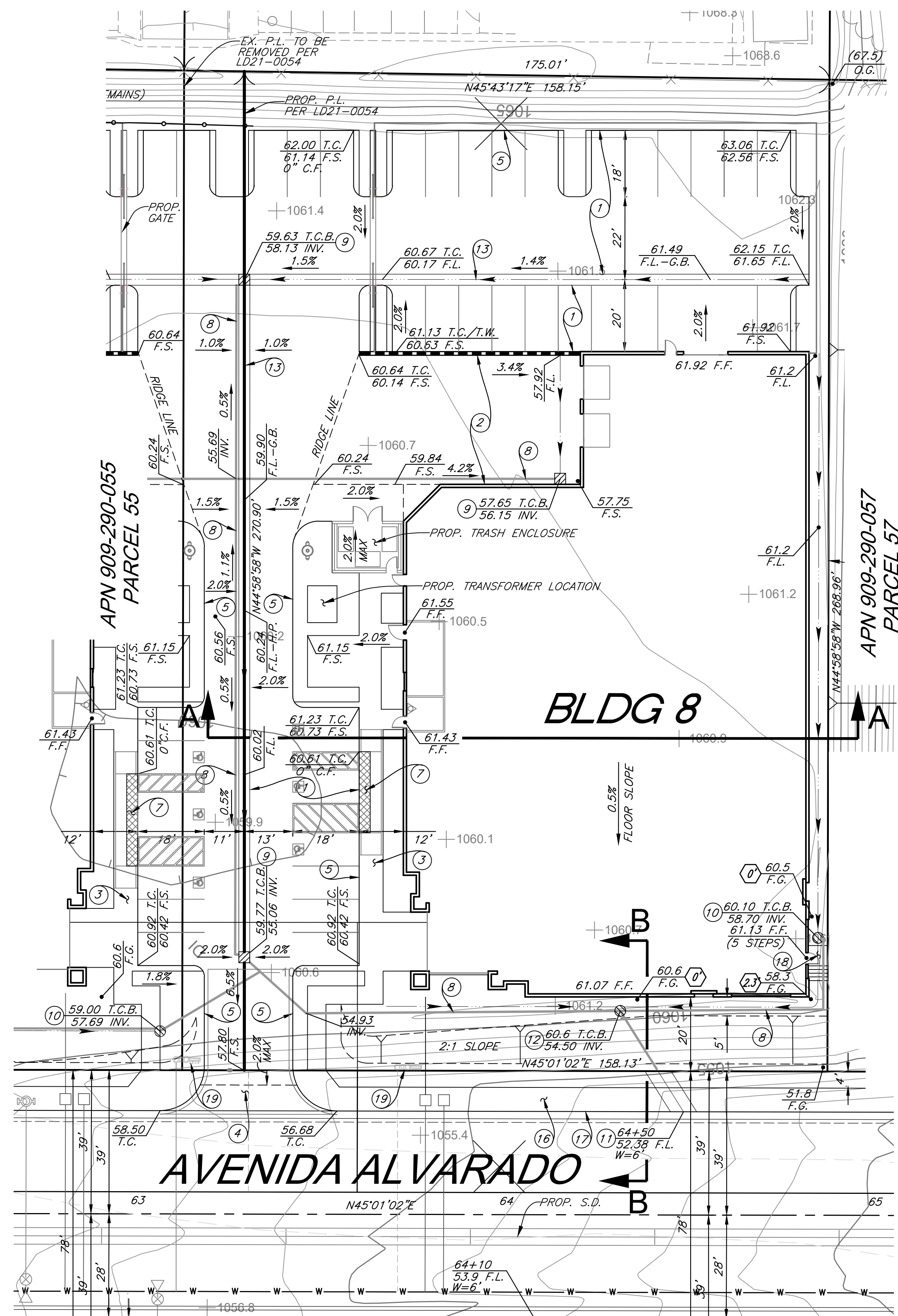
APN# 909-290-056
PA21-0132

SHEET:

8-A6-1P



JANUARY 2020



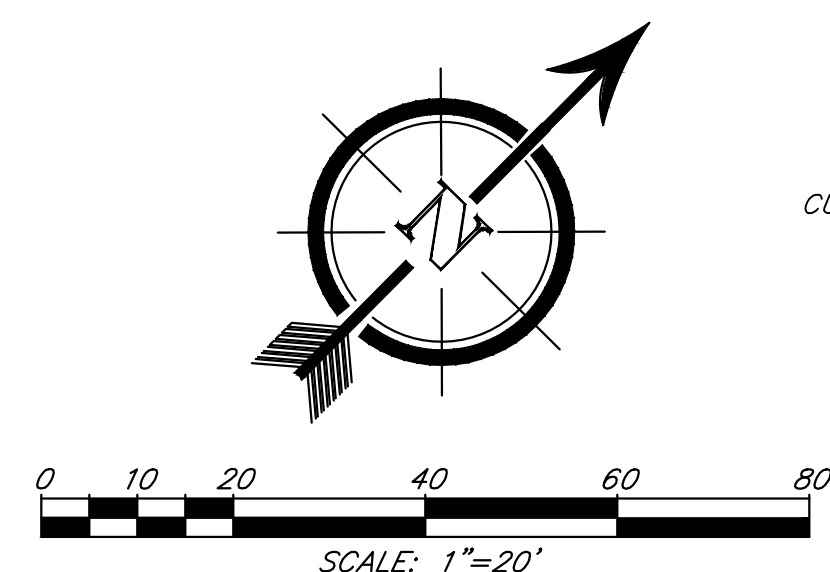
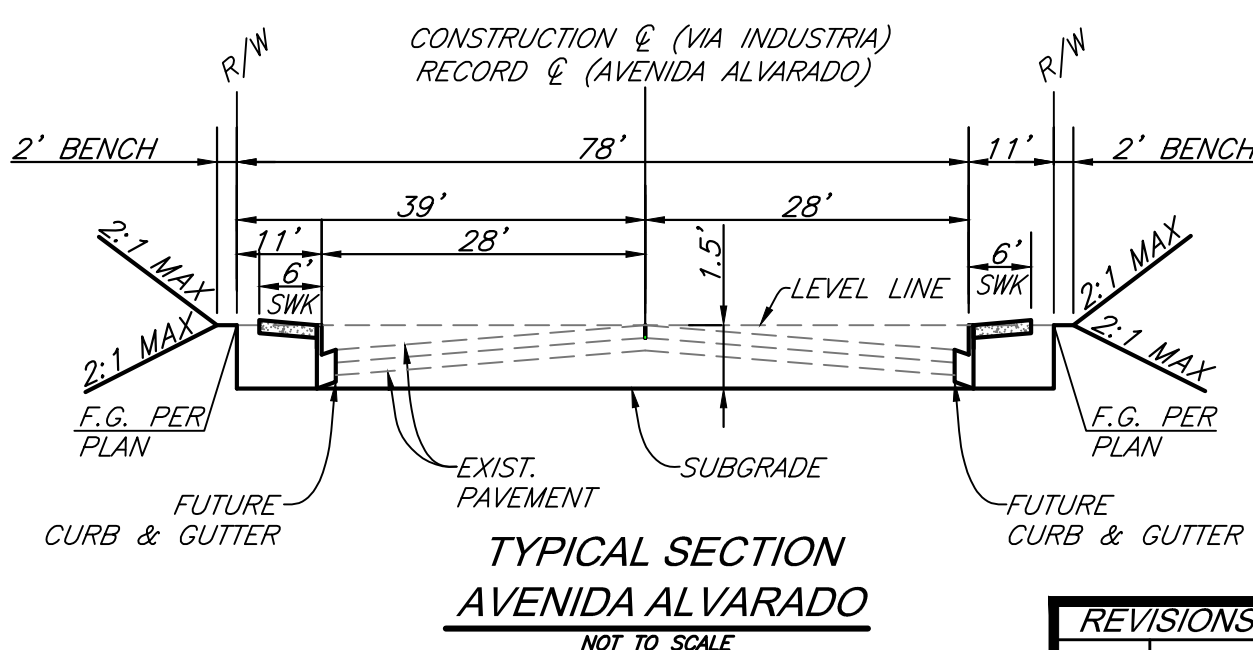
- CONSTRUCTION NOTES*

- (1) CONSTRUCT 3" A.C. OVER 8" A.B. PAVING
- (2) CONSTRUCT 7" THICK CONCRETE OVER NATIVE
- (3) CONSTRUCT 4" PCC CONC. PER ARCH. PLANS
- (4) CONSTRUCT COMMERCIAL DWY APPROACH
- (5) CONSTRUCT 6" CURB ONLY
- (6) CONSTRUCT 6" CURB AND GUTTER
- (7) CONSTRUCT HANDICAP ACCESS RAMP PER ARCH PLANS
- (8) CONSTRUCT HDPE STORM DRAIN
- (9) CONSTRUCT 24"x24" CATCH BASIN W/ TRAFFIC GRATE
- (10) CONSTRUCT LANDSCAPE DRAIN W/ ATRIUM GRATE
- (11) CONSTRUCT PARKWAY DRAIN
- (12) CONSTRUCT STORM DRAIN CLEANOUT
- (13) CONSTRUCT 3' WIDE RIBBON GUTTER
- (14) CONSTRUCT BACKFLOW/FDC
- (15) CONSTRUCT RETAINING WALL
- (16) CONSTRUCT PUBLIC SIDEWALK PER STREET IMP. PLANS
- (17) CONSTRUCT PUBLIC CURB & GUTTER PER STREET
- (18) CONSTRUCT (2) 4" PIPES UNDER CONC. PAD
- (19) PROP. BACKFLOW/FDC

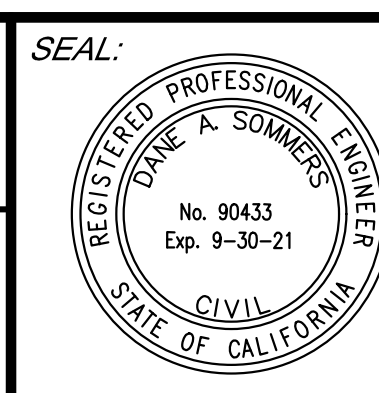
WATER QUALITY & HYDROMODIFICATION
MANAGEMENT PLAN NOTES

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

<i>BASIN ID</i>	<i>BENEFITING</i>
<i>BASIN 1 LOT 3</i>	<i>PARCELS 4-7, 55-57 OF PARCEL MAP 21382</i>

[illegible]

PLANNING DIVISION:	DATE: _____
PREPARED BY:	DATE: _____
DANE A. SOMMERS	
R.C.E. NO.: 90433	EXP. 9-30-21



PREPARED BY:

SCALE: 1"=20'

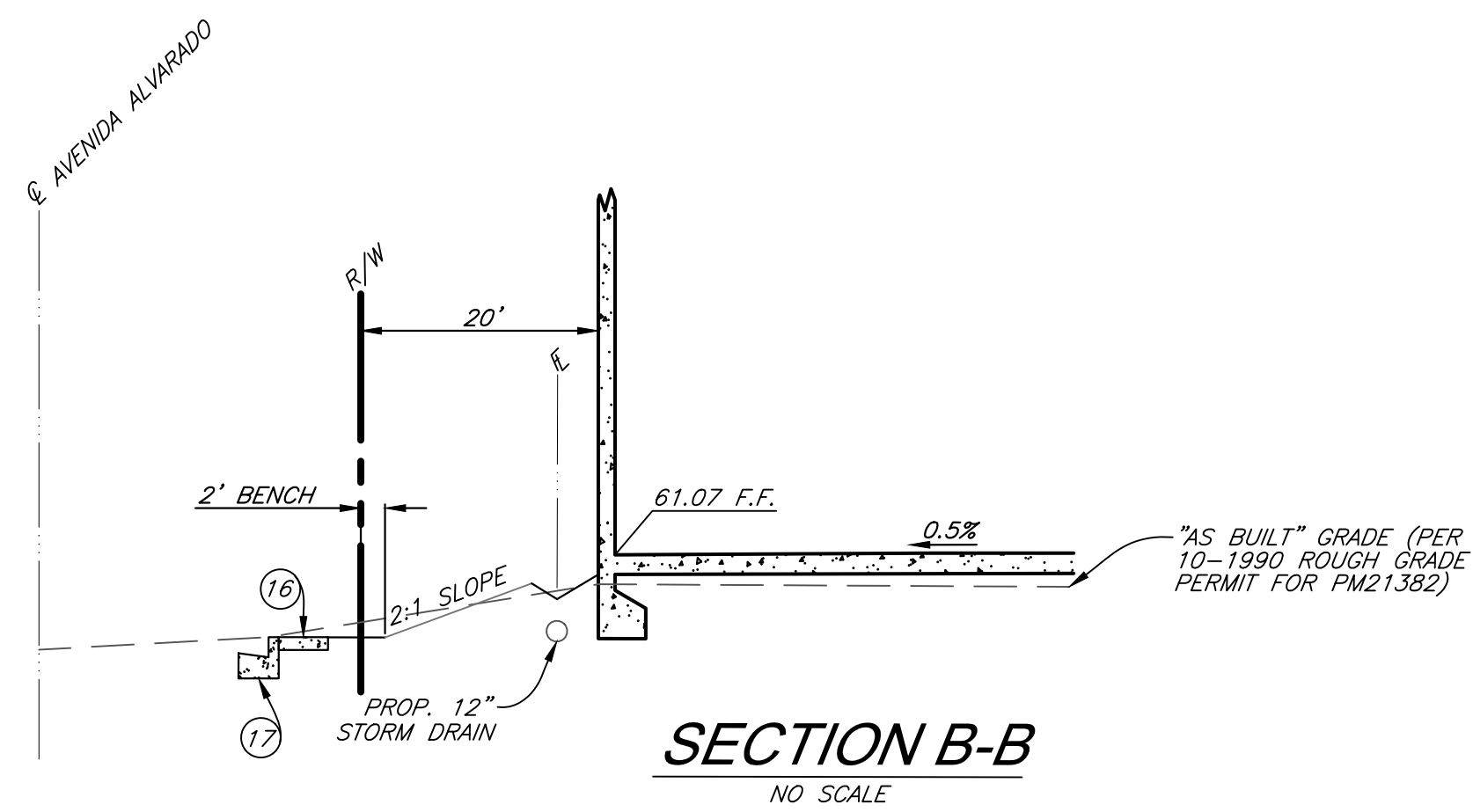
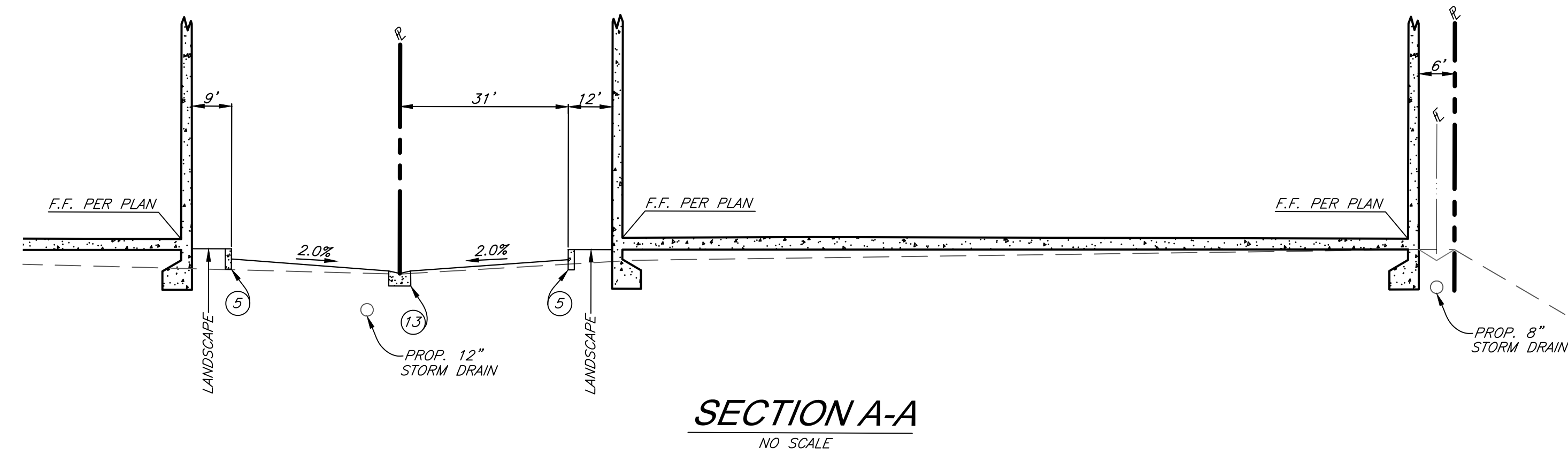
DATE: JANUAR



SDH AND ASSOCIATES INC.
27363 VIA INDUSTRIA
TEMECULA, CA 92590
TEL. (951) 683-3691 FAX (951) 788-2314

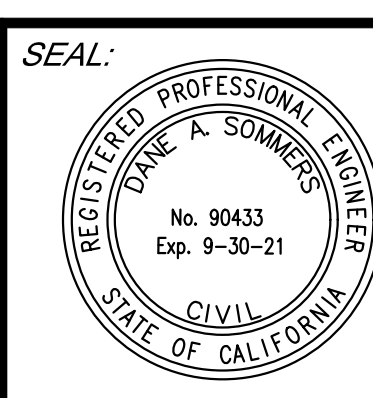
CITY OF TEMECULA

BUILDING 8
MS MOUNTAIN VIEW
CONCEPTUAL GRADING



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

PLANNING DIVISION:	DATE:
PREPARED BY:	DATE:
DANE A. SOMMERS	
R.C.E. NO.: 90433	EXP. 9-30-21



PREPARED BY:	SDH ASSOCIATES INC. 27363 VIA INDUSTRIA TEMECULA, CA 92590 TEL: (951) 683-3691 FAX (951) 788-2314
SCALE: NONE	BENCHMARK: RIVERSIDE COUNTY DESIGNATION 1-83-81 3" ALUMINUM DISK IN CONC. CYLINDER FROM THE INT. OF FRONT ST. AND RANCHO 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: MARCH 2021	

CITY OF TEMECULA	2 OF
BUILDING 8 MS MOUNTAIN VIEW SECTIONS	2 SHEETS

DESIGN KEY NOTES:

1. ENHANCED VEHICULAR ENTRY PAVING. COLORED GRID PATTERN CONC.
2. TYP. VINES AT TRASH ENCLOSURE.
3. 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.
4. TYP. STREET TREE PER LEGEND.
5. VERTICAL TREE AGAINST BUILDING PER LEGEND.
6. GROUND COVER PER LEGEND.
7. SCREEN SHRUBS SURROUNDING ELECTRIC TRANSFORMER. APPLY CRUSHED GRAVEL IN FRONT OF ELECTRICAL BOX ACCESS DOORS.
8. VERTICAL TREE ALONG BUILDING PER LEGEND.
9. FLOWERING ACCENT TREE AT ENTRY DRIVEWAYS PER LEGEND.
10. PARKING LOT SHADE TREE PER LEGEND.

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.
DRIP SHALL BE USED WHEREVER POSSIBLE. NO OVERHEAD IRRIGATION ALLOWED WITHIN 24" OF A NON-PERMEABLE SURFACE.

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 SPRINKLER AND STANDPIPE CONNECTIONS.

CITY NOTE:

CITY OF TEMECULA PLANNING DEPARTMENT SHALL BE CALLED PRIOR TO COMMENCING ANY LANDSCAPE INSTALLATION IN ORDER TO SCHEDULE REQUIRED LANDSCAPE INSPECTIONS

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

PARKING LOT TREE REQUIREMENTS

*TOTAL NUMBER OF PARKING STALLS

= 29

*PARKING LOT TREES REQUIRED AT 1 TREE PER 4 SPACES

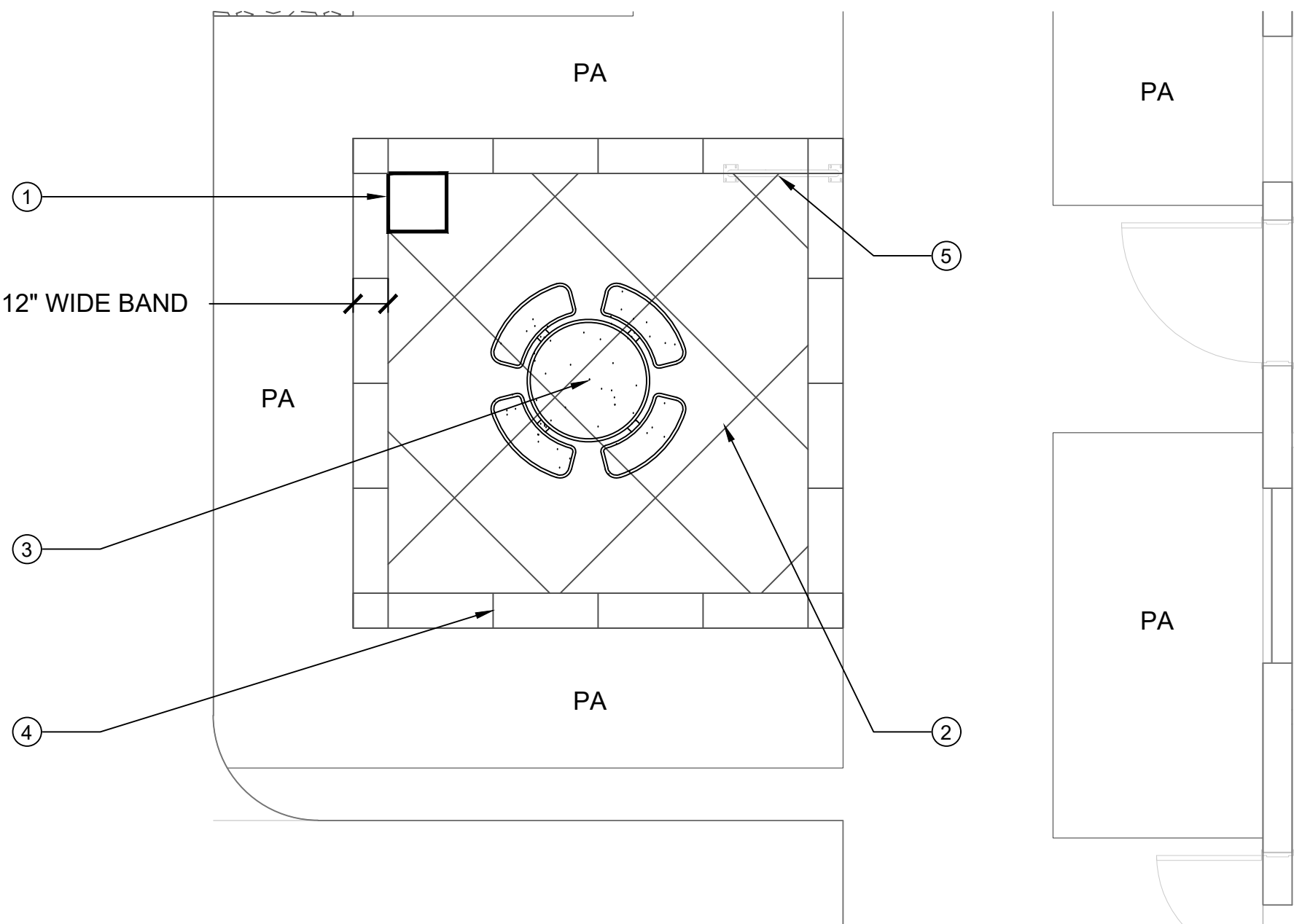
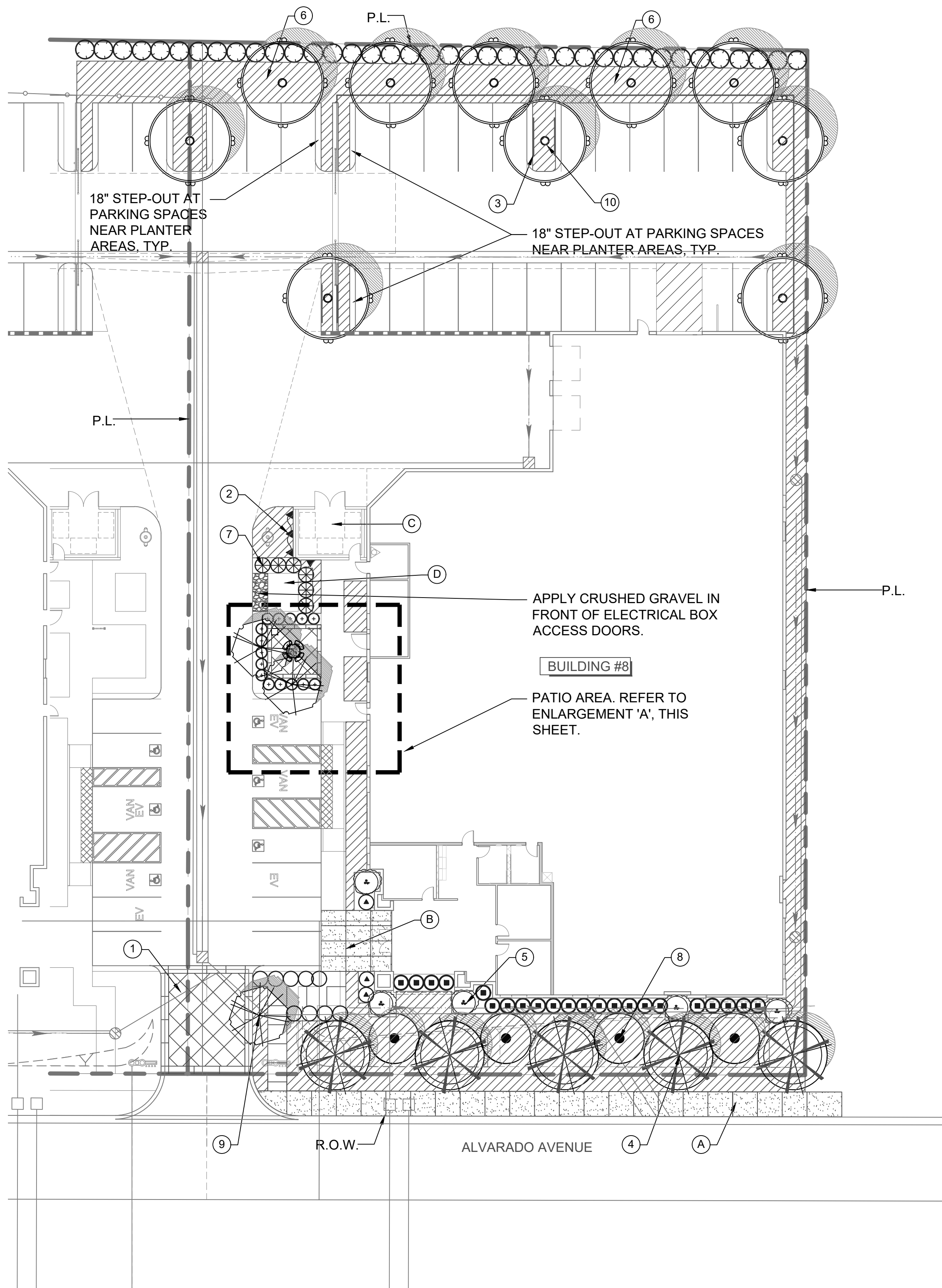
= 7

*NUMBER OF PARKING LOT TREES PROVIDED

= 10

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.



ENLARGEMENT 'A' - EMPLOYEE BREAK AREA

SCALE: 1/4\"/>

ENLARGEMENT 'A' KEY NOTES:

- (1) TRASH RECEPTACLE BY 'QUICK CRETE PRODUCTS' MODEL #QS-SQ2432W (20\"/>
- (2) SAW-CUT SCORE LINE 45\"/>
- (3) (1) TABLE BY 'QUICK CRETE PRODUCTS CORP', MODEL #QR42FC, LIGHT SAND BLASTED FINISH. (NATURAL COLOR)
- (4) 12\"/>
- (5) BIKE RACK PER ARCH. DWGS.



PLANTING LEGEND

TREES			
SYMBOL	TREE NAME	QTY.	WUCOLS
	TYP. STREET TREE ALONG ALVARADO AVENUE PLATANUS ACERIFOLIA 'BLOODGOOD', LONDON PLANE TREE 24\"/>	5	M
	VERTICAL TREE ALONG BUILDING CUPRESSUS SEMPERVIRENS, MEDITERRANEAN CYPRESS 15 GAL. SIZE.	5	L
	PARKING LOT CANOPY TREE RHUS LANCEA, AFRICAN SUMAC 24\"/>	10	L
	BACKDROP TREE GEIJERA PARVIFLORA, AUSTRALIAN WILLOW 24\"/>	4	M
	FLOWERING ACCENT TREE AT ENTRY DRIVE CERCIDIMUM 'DESERT MUSEUM', PALO VERDE 36\"/>	3	L

SHRUBS - PROPOSED SHRUBS WILL BE SELECTED FROM THE FOLLOWING:

SYMBOL	SHRUB NAME	WUCOLS
	LEUCOPHYLLUM FRUTESCENS, TEXAS RANGER 5 GAL. SIZE	L
	CASSIA NEMOPHILA, DESERT CASSIA 5 GAL. SIZE	L
	WESTRINGIA FRUTICOSA, COAST ROSEMARY 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
	ROSMARINUS 'TUSCAN BLUE', TUSCAN BLUE ROSEMARY 5 GAL. SIZE	L
	DODONAEA VISCOSA, HOPSEED BUSH 5 GAL. SIZE	M

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

SYMBOL	GROUND COVER/SHRUB MASS NAME	WUCOLS
	LANTANA 'GOLD RUSH', LANTAN GOLD RUSH 1 GAL. SIZE @ 24\"/>	L
	SALVIA GREGGII, AUTUMN SAGE 1 GAL. SIZE @ 36\"/>	L
	ROSMARINUS OFFICINALIS 'PROSTRATUS', PROSTRATE ROSEMARY 1 GAL. SIZE @ 30\"/>	L
	LONICERA J. 'HALLIANA', HALL'S HONEYSUCKLE 1 GAL. SIZE @ 24\"/>	L
	SALVIA LEUCANTHA, MEXICAN BUSH SAGE 5 GAL. SIZE @ 42\"/>	L
	MUHLENBERGIA RIGENS, DEER GRASS 1 GAL. SIZE @ 42\"/>	M

NOTE: APPLY A 3\"/>

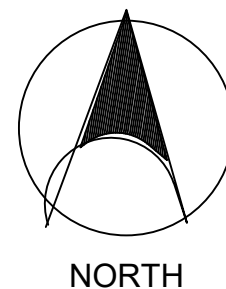
VINE		
SYMBOL	VINE NAME	WUCOLS
	FICUS REPENS, CREEPING FIG 5 GAL. SIZE. TRAIN TO FENCE.	M



SPLA
SCOTT PETERSON LANDSCAPE ARCHITECT, INC.
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FALLBROOK, CA 92028
PH: 760-842-8993

CONCEPTUAL LANDSCAPE PLAN
MS TEMECULA PHASE I-B (BLDG 8)

TEMECULA, CA



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

DATE: 03-15-2021
APN #909-290-056, PA21-0132

L-1