

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

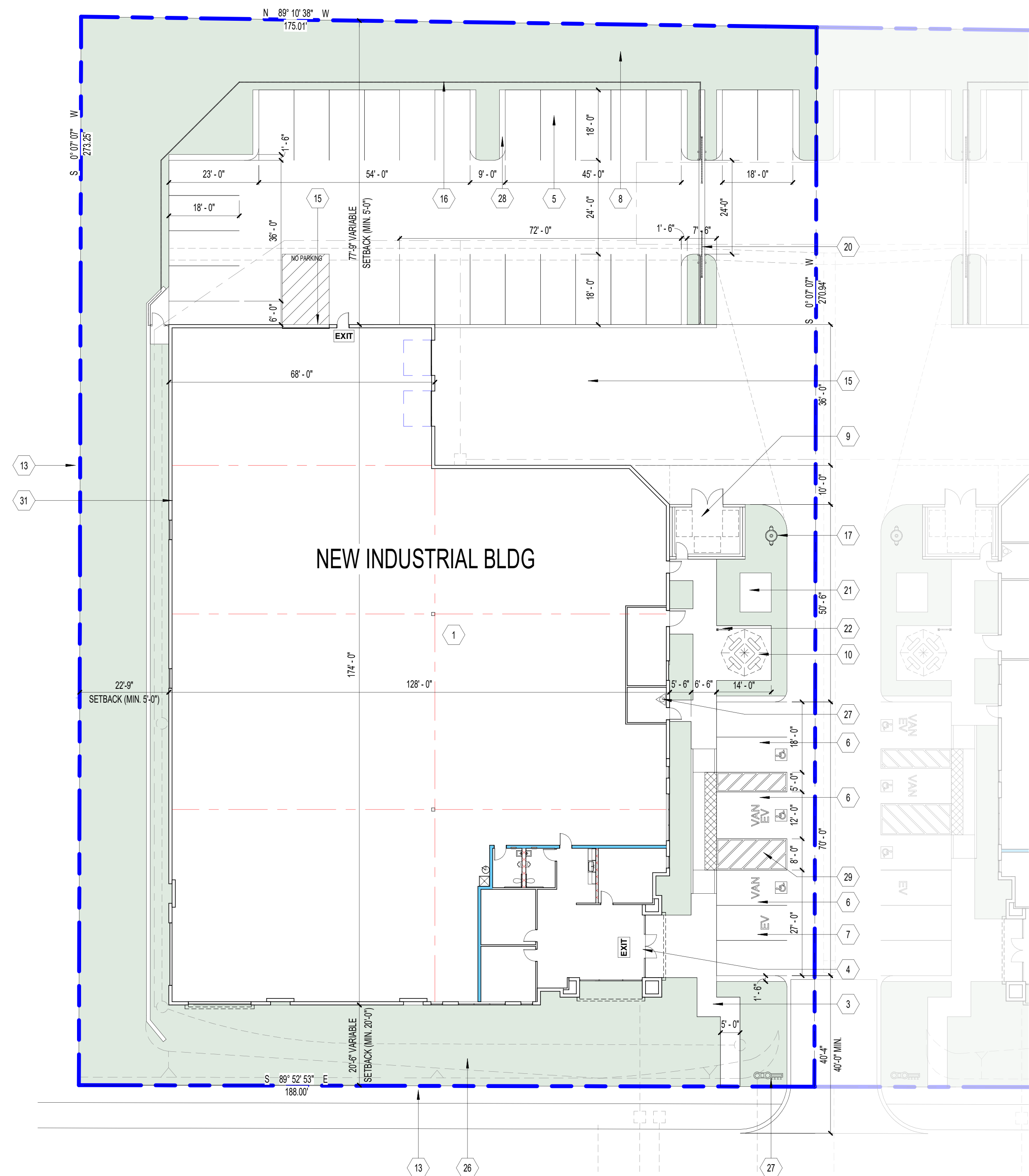
RGA PROJECT NO.: 19073.00
OWNER PROJECT NO.: -
DRAWN BY: CP
CHECKD BY: MGCOPYRIGHT
RGA, OFFICE OF ARCHITECTURAL DESIGN

SHEET TITLE:

SITE PLAN

SHEET INDEX

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



KEYNOTES

1. NEW TYPE II B CONCRETE TILT UP BUILDING.
2. PROPOSED CURB CUT AND DRIVE WAY APPROACH. PROVIDE 40'-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. 4X7 MOTORCYCLE PARKING.
24. DOUBLE CHECK DETECTOR VALVE.
25. RETAINING WALL.
26. SLOPED AREA.
27. KNOX BOX FOR FIRE RISER ROOM ACCESS @ 6'-0" AFF PLACED ON THE RIGHT SIDE OF THE DOOR.
28. 18" STEP OUT ADJACENT TO PARKING STALL.
29. NO PARKING ZONE.
30. DETENTION AREA PER CIVIL.
31. FIRE DEPARTMENT ACCESS DOOR.

VICINITY MAP



PROJECT DIRECTORY

OWNER / APPLICANT

SILAGI DEVELOPMENT & MANAGEMENT, INC.
101 HODENSCAMP ROAD, SUITE 200
THOUSAND OAKS, CA 91320
CONTACT: MOSHE SILAGI
PHONE: 805-494-7704
EMAIL: moshe@silagidevelopment.com
OWNER REP: MARIO CALVILLO
PHONE: 951-218-1803
EMAIL: mcalvillo@eerriverside.com

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

ARCHITECT

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

CIVIL ENGINEER

SDH INC.
14080 MERIDIAN PARKWAY
RIVERSIDE, CA 92518
CONTACT: STEVE SOMMERS
PHONE: 951-883-3691
EMAIL: steve@sdhinc.net

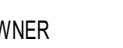
PROJECT DATA

ASSESSOR'S PARCEL NUMBER:	909-290-055	FLOOR AREA RATIO(S):	0.389
STREET ADDRESS:	TBD	OCCUPANCY CLASSIFICATION:	S-1
LEGAL DESCRIPTION OF THE PROPERTY:	PARCEL 9 AS SHOWN BY PARCEL MAP 21382 IN PAR MAP BOOK 181, 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:	IP (INDUSTRIAL PARK)	NUMBER OF STORIES:	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:	51,153 S.F. / 1.17 ACRES		
TOTAL BUILDING AREA:	19,919 S.F.		
LOT COVERAGE:	38.9 %		
BUILDING AREA:	19,919 S.F.	38.9 %	
PARKING AREA:	15,717 S.F.	30.7 %	
LANDSCAPING AREA:	14,150 S.F.	28.36 %	
HARDSCAPE:	1,367 S.F.	2.04 %	
AUTO PARKING:	AREA	RATIO/SQUARE FOOT OF USE(S)	SPACES REQUIRED
OFFICE	2,000 SF	OFFICE PARKING (1/300)	7 STALLS
WAREHOUSE	17,919 SF	WAREHOUSE PARKING (1/1000)	18 STALLS
TOTAL AUTO PARKING:			25 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 PER TABLE 11B-228.3.2.1	1 VAN ACCESSIBLE		
MOTORCYCLE PARKING:	(1) SPACES - * REQUIRED - 1/25 AUTO PARKING PROVIDED		
BICYCLE PARKING:	(1) TWO-BIKE RACK - * REQUIRED 5% OF AUTO PARKING PROVIDED		

FLOOR AREA RATIO(S):	0.389
OCCUPANCY CLASSIFICATION:	S-1
TYPE OF CONSTRUCTION:	II-B
SPRINKLERS:	FULLY SPRINKLERED
NUMBER OF STORIES:	1
HEIGHT OF BUILDING:	MAX BUILDING HEIGHT 35'-0"

PROFESSIONAL SEALS

AVENIDA ALVARADO
CITY OF TEMECULA,
CALIFORNIA



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MANAGEMENT, INC.

6130 VENTURA BLVD SUITE 510
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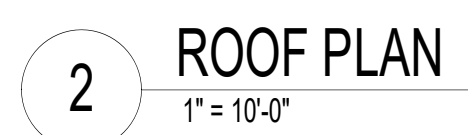
RG&A PROJECT NO:	19073.00
OWNER PROJECT NO:	Approver
DRAWN BY:	Author
CHECK'D BY:	Checker

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FLOOR PLAN AND ROOF PLAN

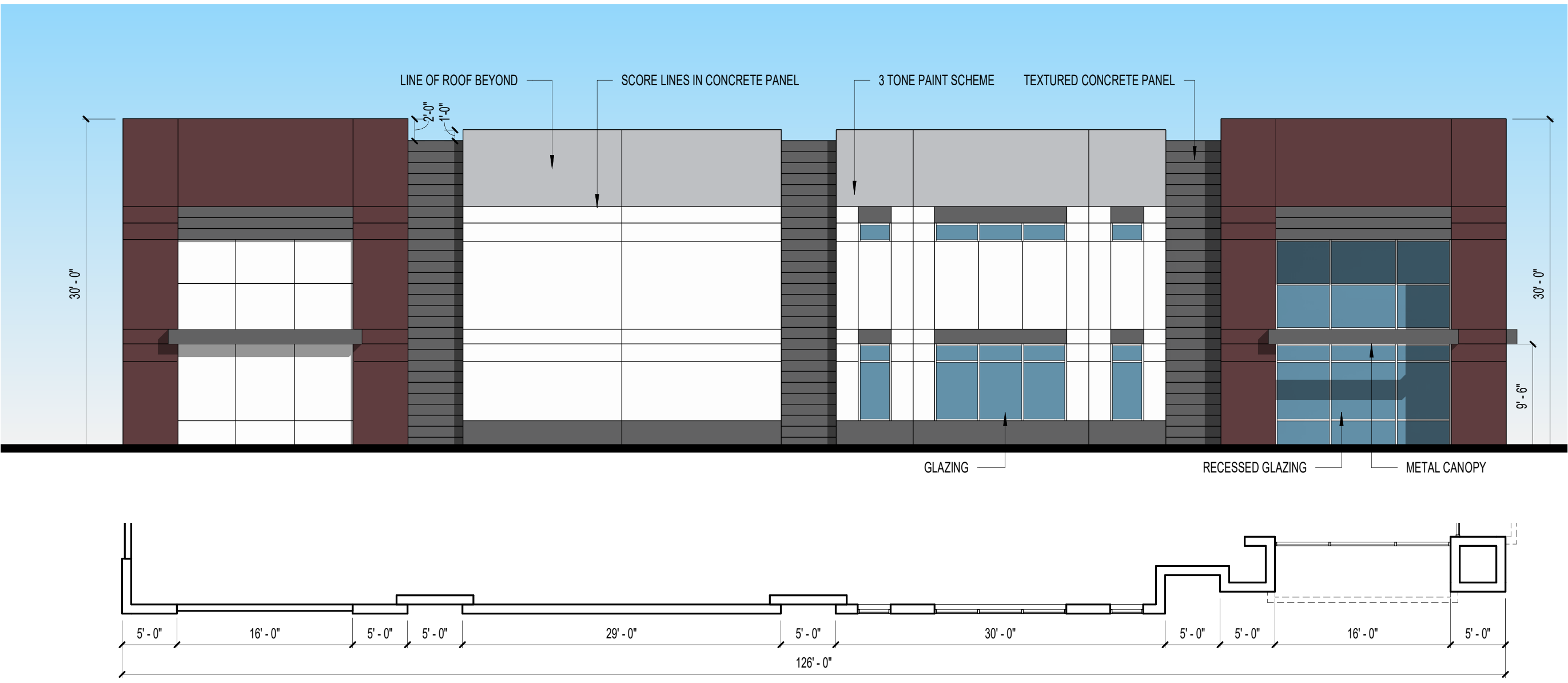
909-290-055
PA21-0125

9-A2-1P

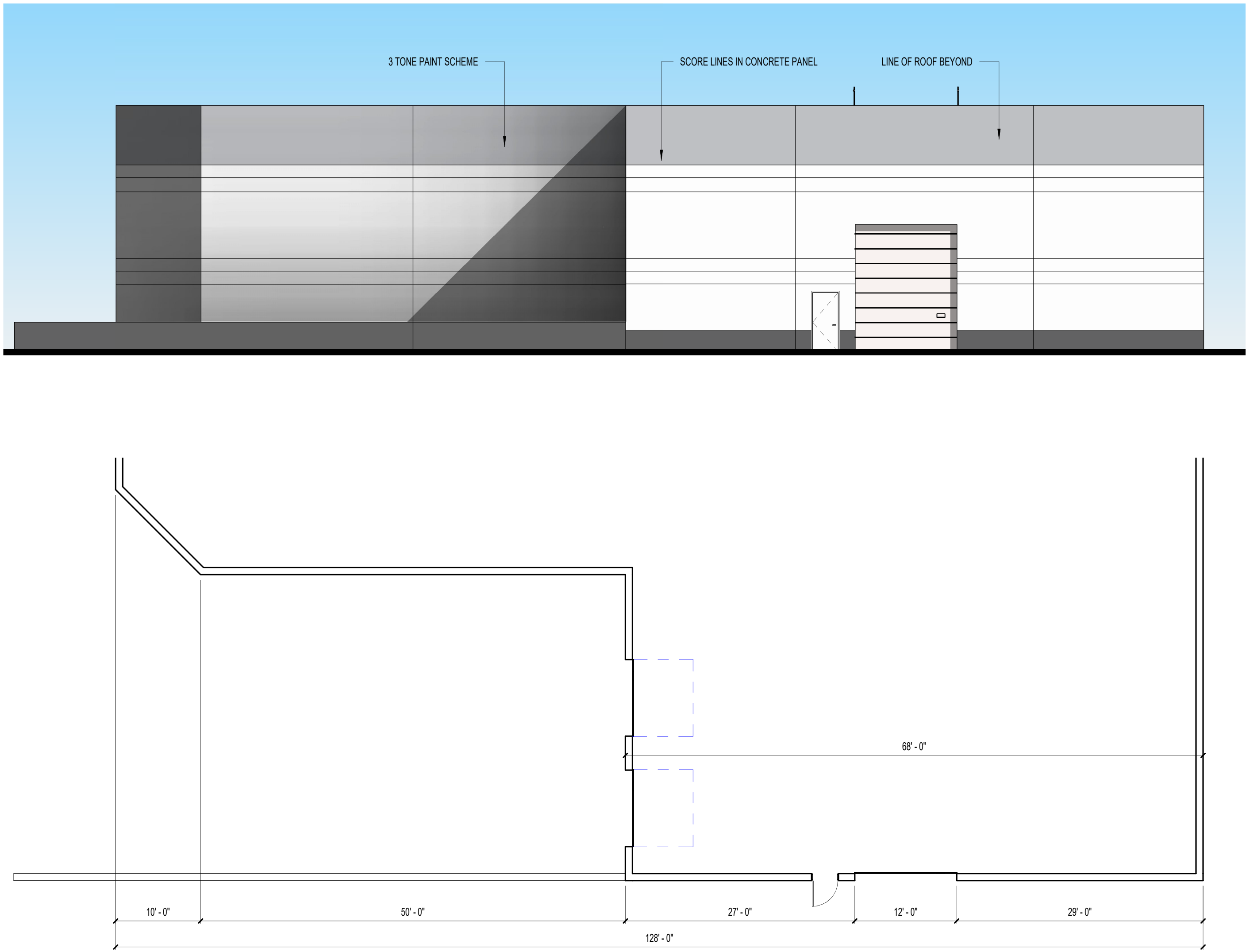


NOTES:

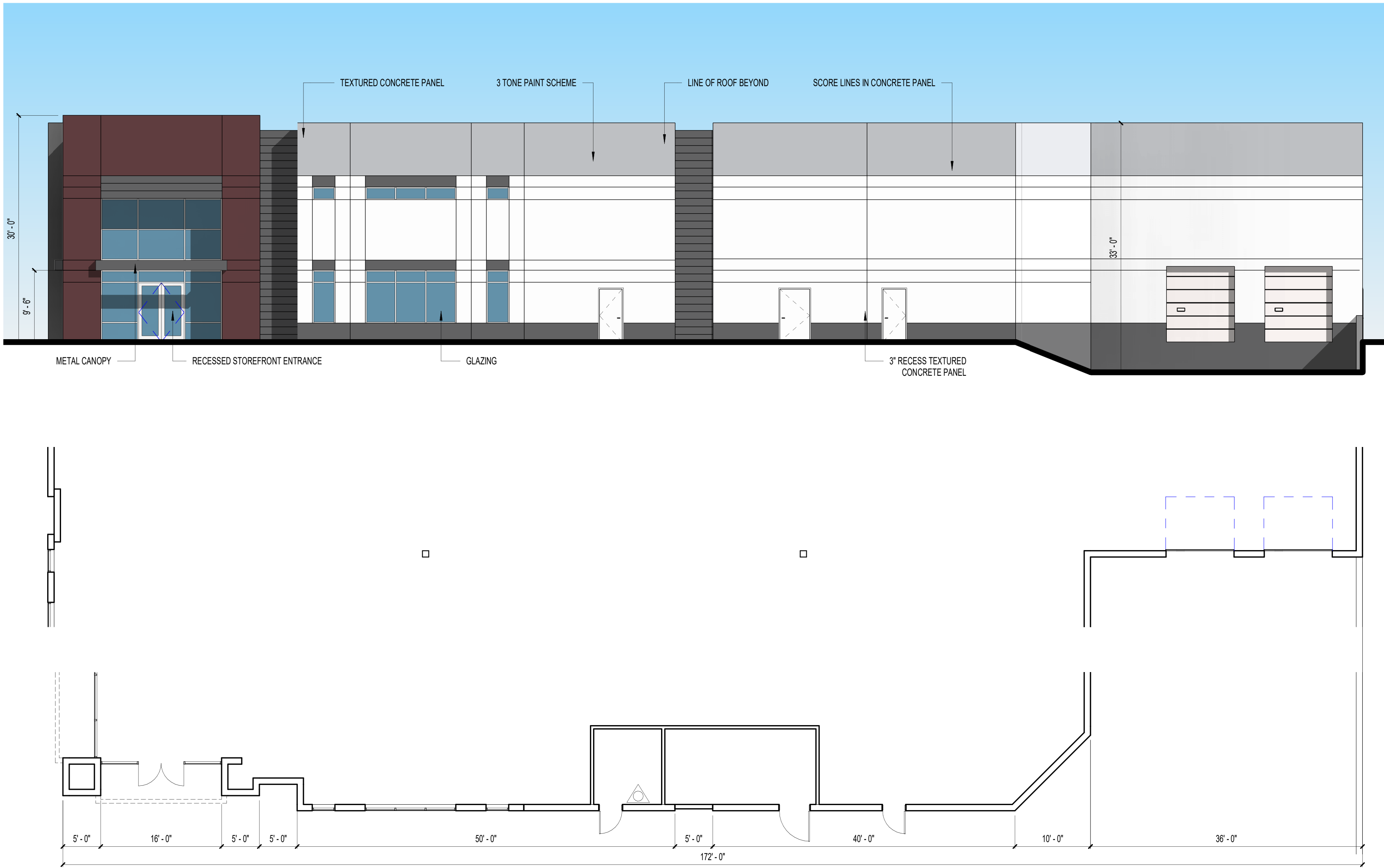
1. ALL ROOF DRAINS TO BE INTERIOR
2. ROOF EQUIPMENT TO BE SCREENED FROM PUBLIC VIEW.



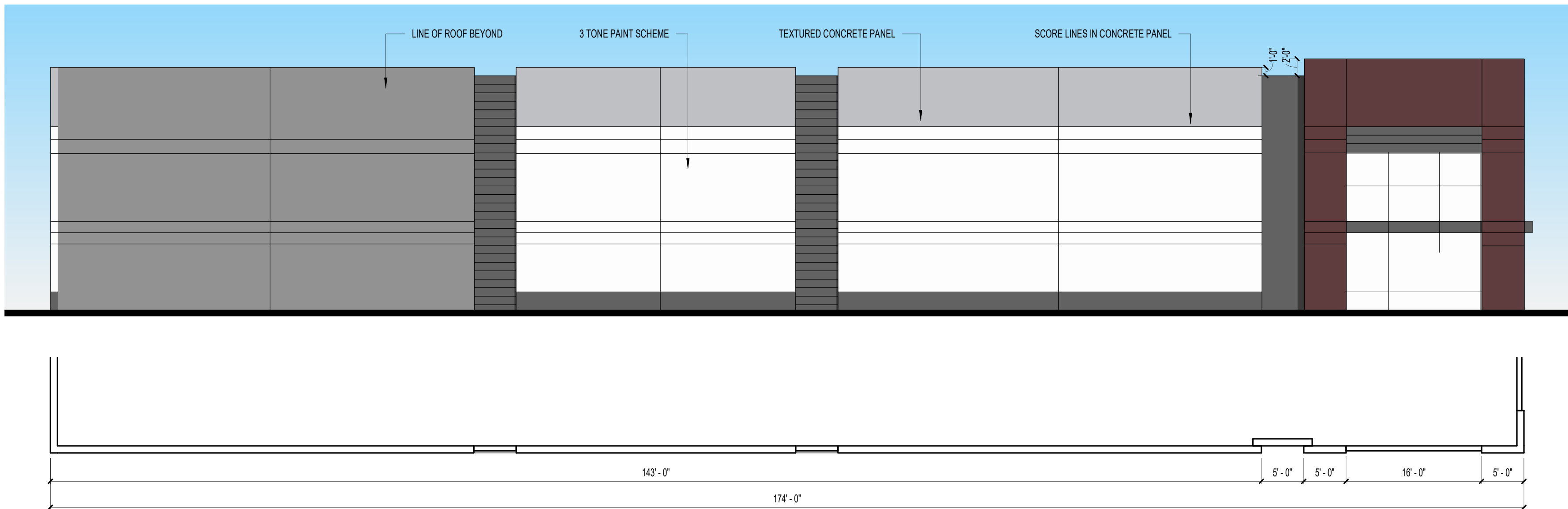
1 SOUTH ELEVATION
1" = 10'-0"



2 NORTH ELEVATION
1" = 10'-0"



3 EAST ELEVATION
1" = 10'-0"



4 WEST ELEVATION
1" = 10'-0"

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. LOFT PAINT SCHEME	SW6010 ESPRIMO BEIGE
4. BASE ACCENT COLOR	SW6166 CONNECTED GRAY
5. GLAZING	PPG VISTACOOL PACIFICA

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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CHECKD BY:	Checker

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SHEET TITLE:

ELEVATIONS

APN# 909-290-055
PA21-0125

SHEET: 9-A3-1P

CONSULTANT

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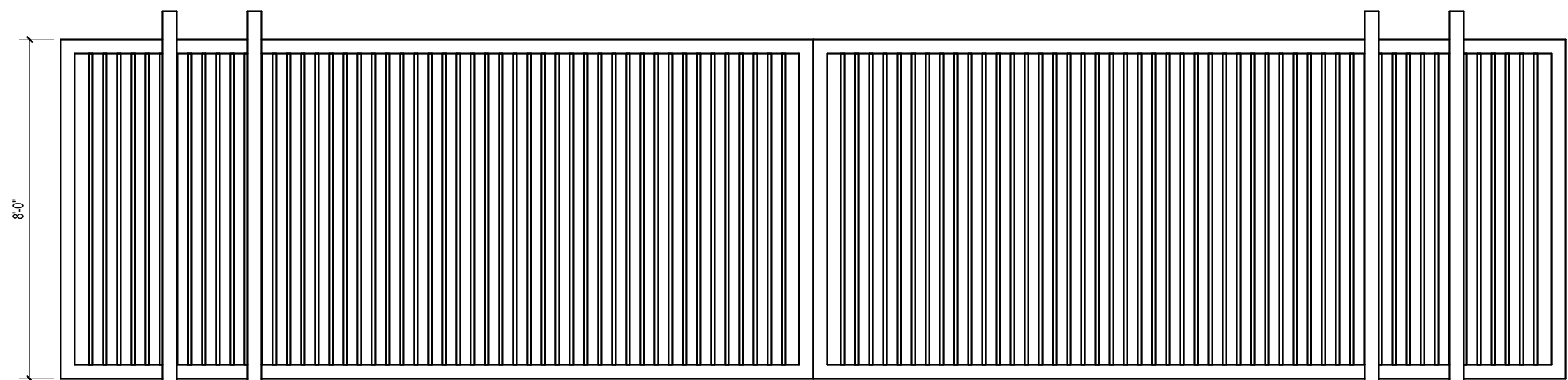
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DETAILS

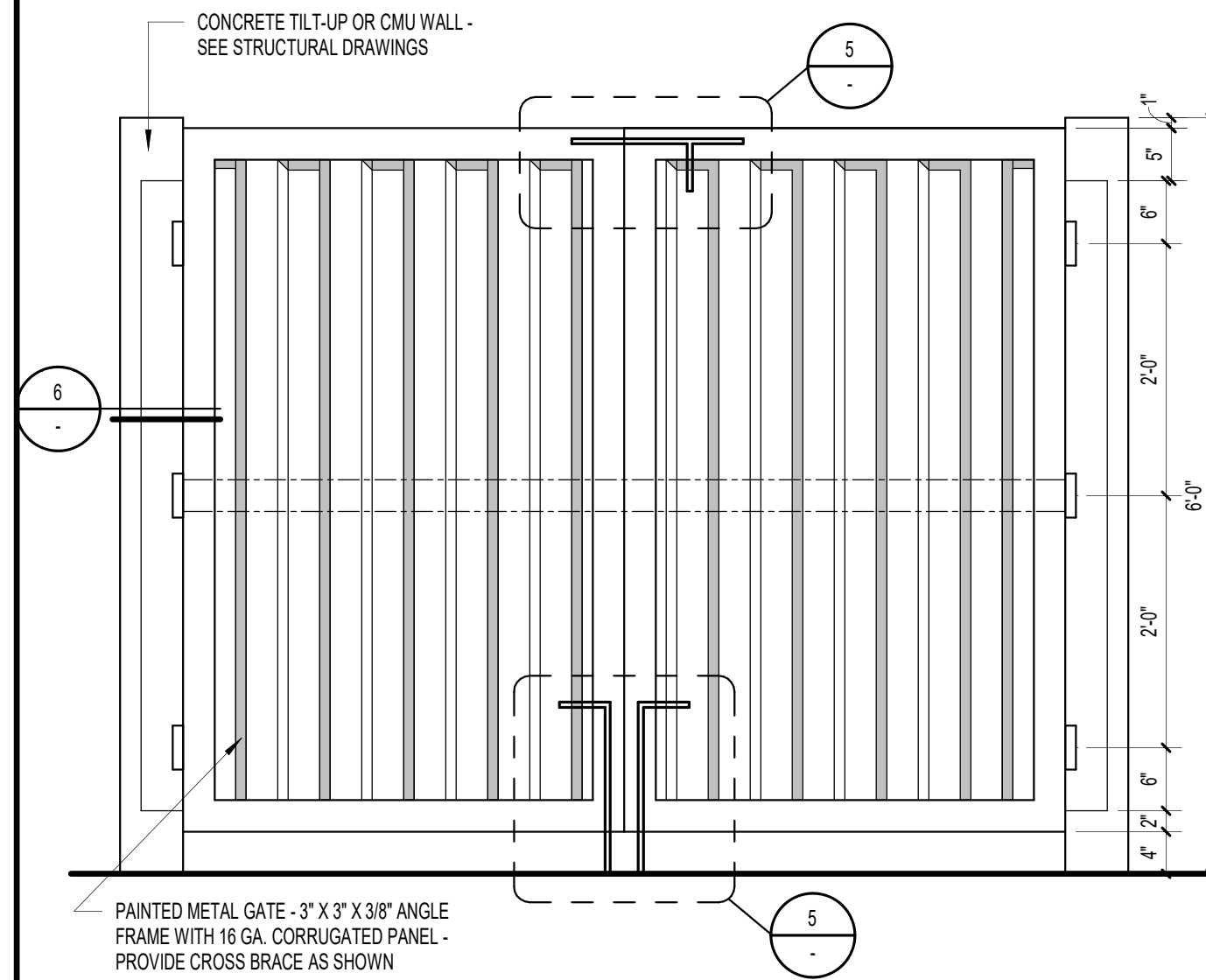
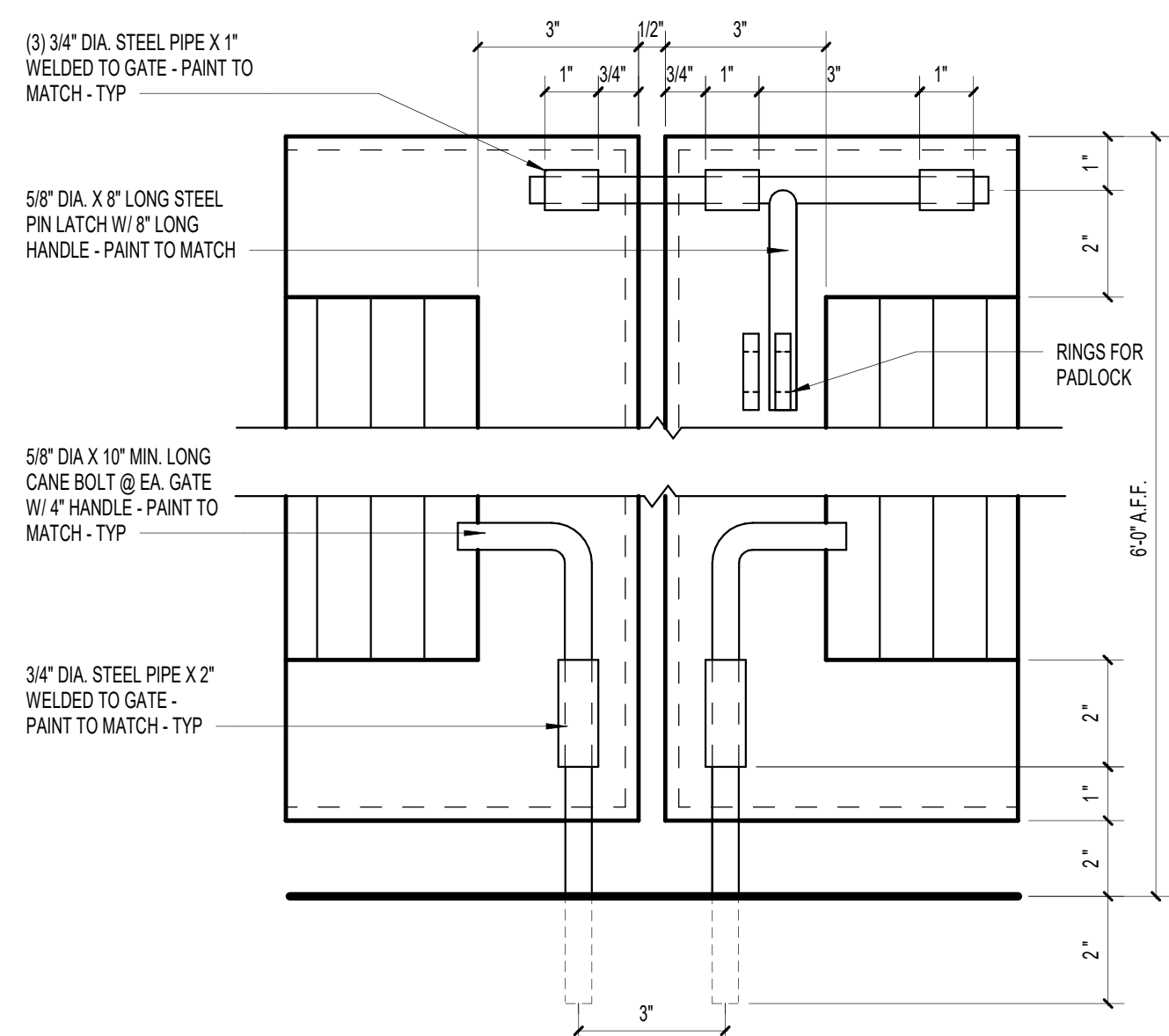
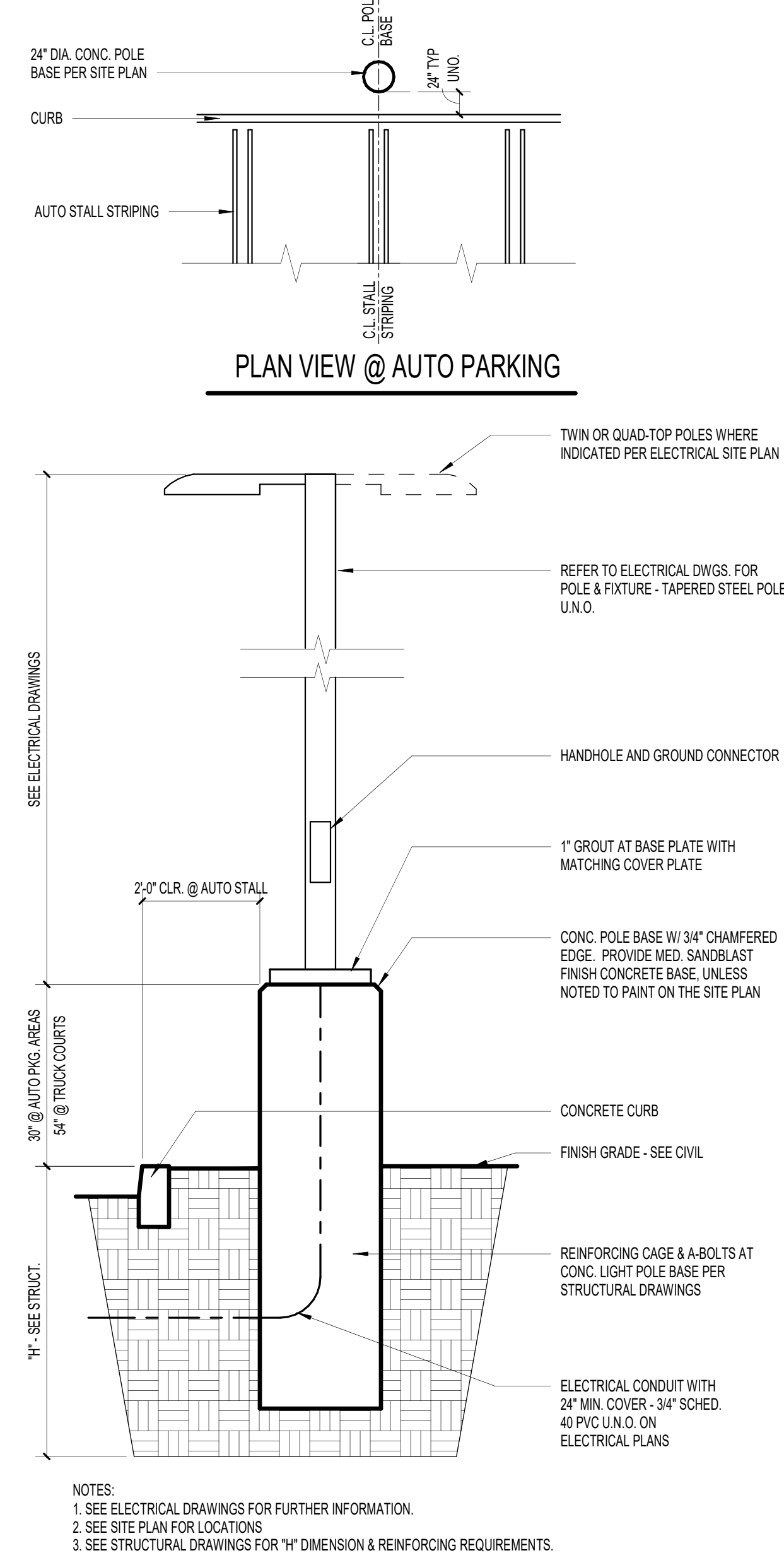
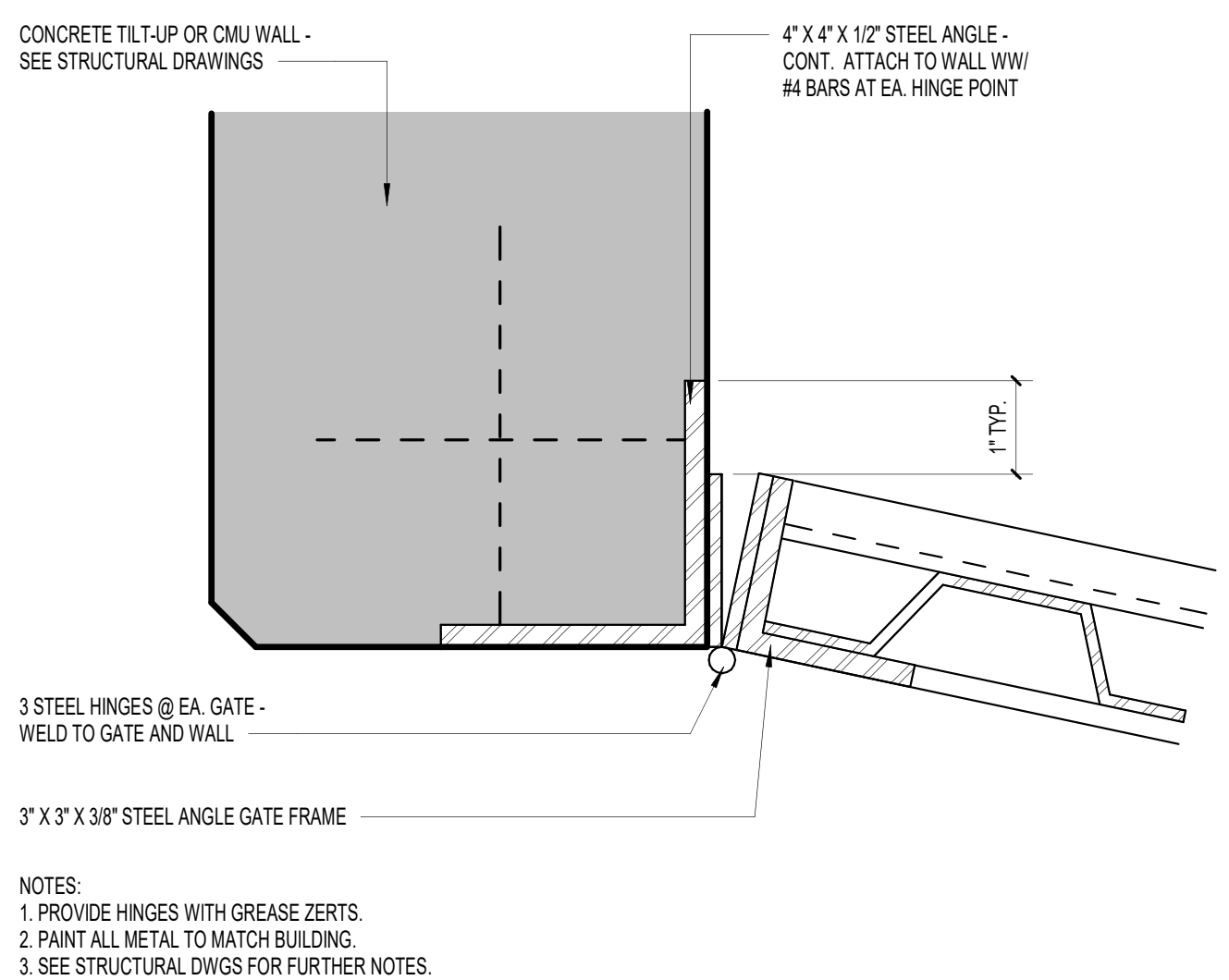
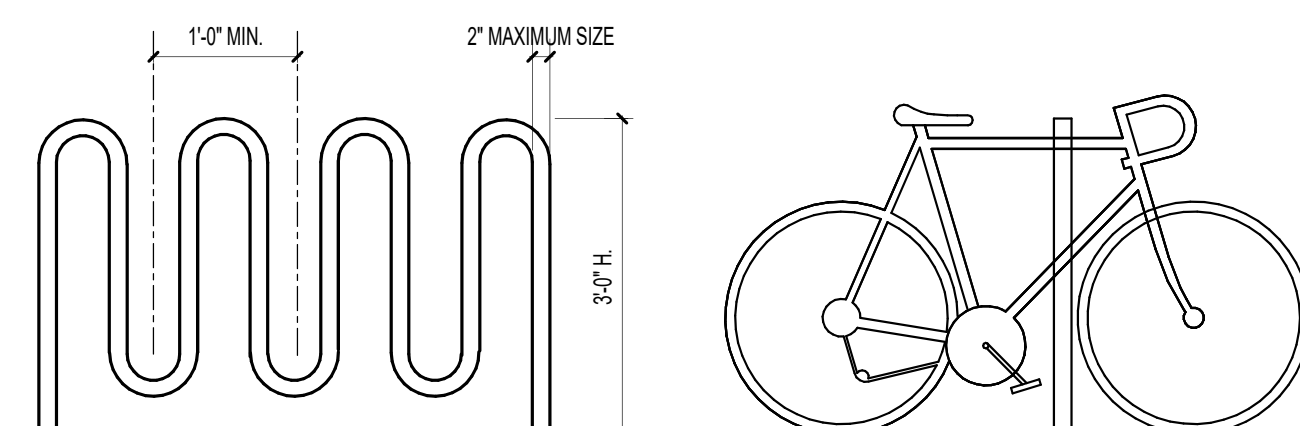
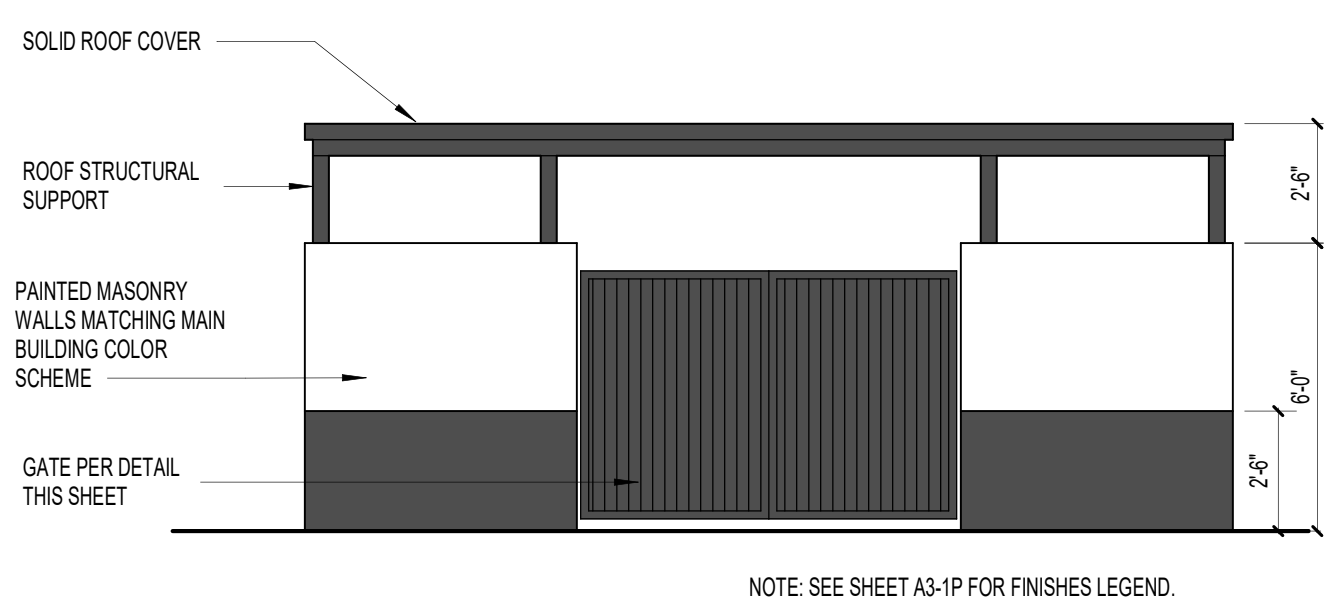
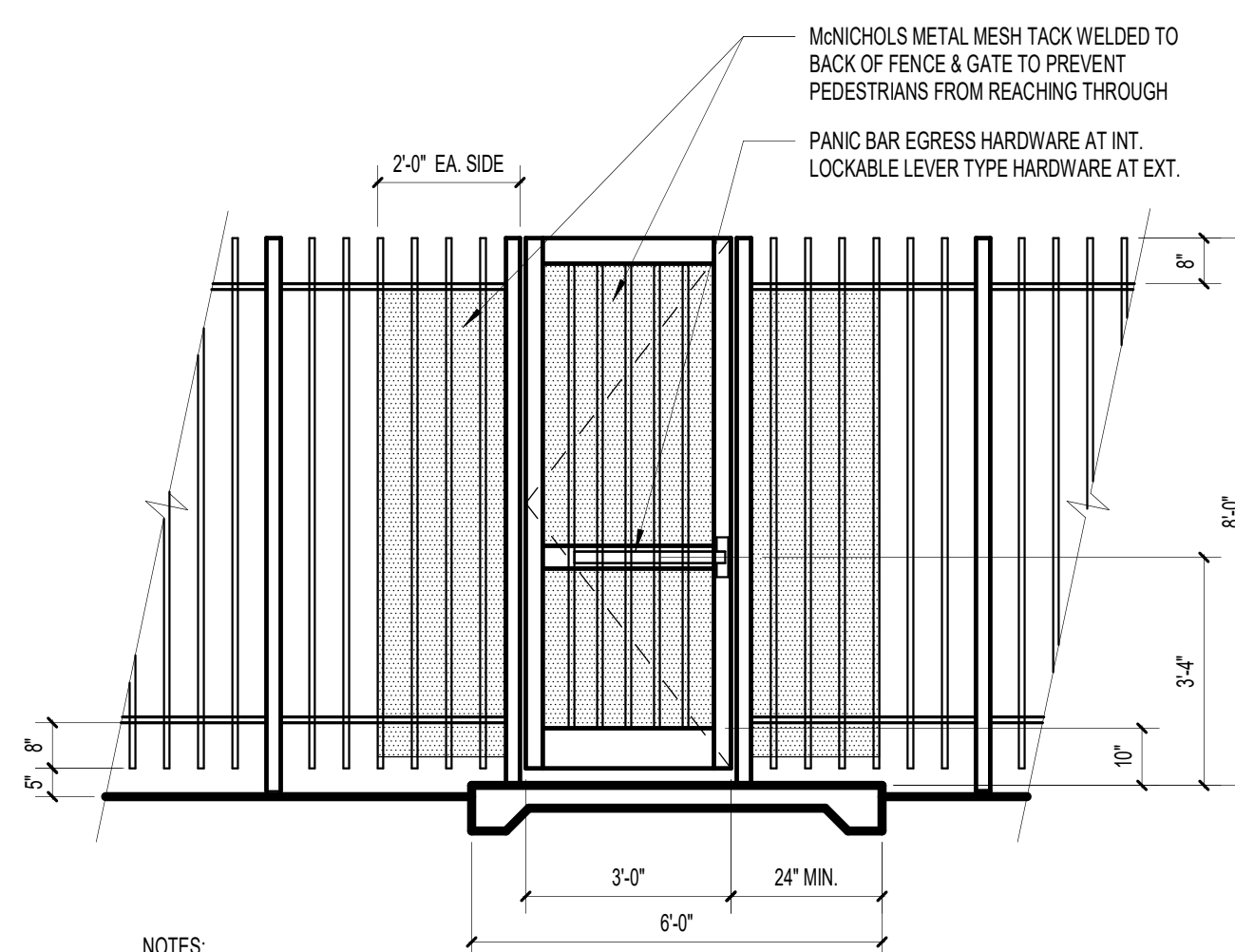
APN# 909-290-055
PA21-0125

SHEET:

9-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"1 LIGHT POLE & BASE
1/2" = 1'-0"6 TRASH ENCLOSURE GATE & HINGE
1/2" = 1'-0"2 TYPICAL BICYCLE RIBBON RACK
3/4" = 1'-0"7 TRASH ENCLOSURE
1/4" = 1'-0"3 STEEL PICKET SITE ACCESS / EXIT GATE
3/8" = 1'-0"

AVENIDA ALVARADO
CITY OF TEMECULA,
CALIFORNIA



16130 VENTURA BLVD SUITE 510
ENCINO, CA 91436
PHONE: 805-494-7704

[illegible]

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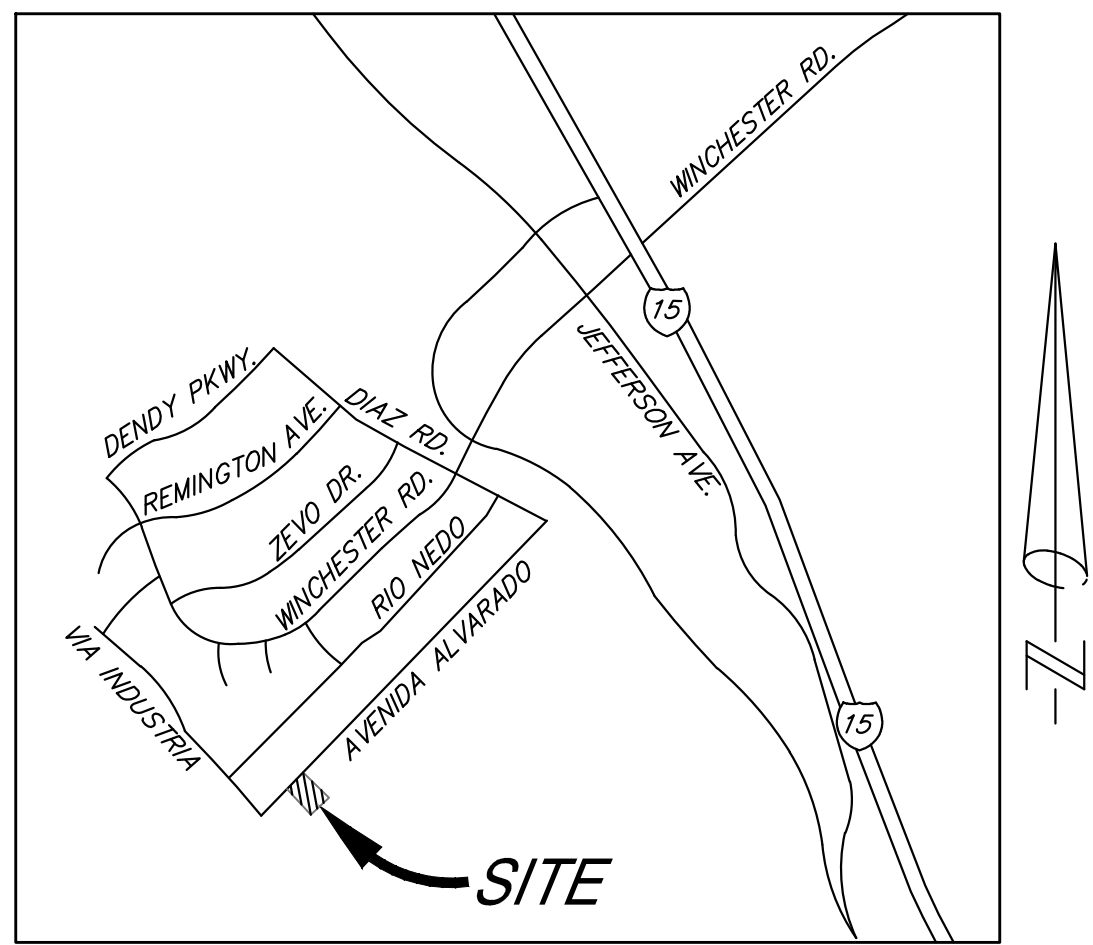
SHEET TITLE: PERSPECTIVE VIEW

PN# 909-290-055
PA21-0125



MS MOUNTAIN VIEW - PARK BUILDING 9 TEMECULA CA.

JANUARY 2021



VICINITY MAP
NOT TO SCALE

ENGINEER

SDH & ASSOCIATES, INC.
27363 VIA INDUSTRIA
TEMECULA, CA 92590
TEL: (951) 683-3691

APPLICANT

MS-MOUNTAIN VIEW LLC
101 HODENCAMP RD.
SUITE 200
THOUSAND OAKS, CA 91360
TEL: (805) 494-7704

ARCHITECT

RGA
15231 ALTON PARKWAY
SUITE 100
IRVINE, CA 92618
TEL: (949) 341-0920

LEGEND

T.C. - TOP OF CURB
T.R.W. - TOP OF RETAINING WALL
F.S. - FINISHED SURFACE
F.G. - FINISHED GRADE
F.L. - FLOW LINE
H.P. - HIGH POINT
EXIST. - EXISTING
P.E. - PAD ELEVATION
G.B. - GRADE BREAK

--- PARCEL LINES
--- CENTERLINE
--- CURB AND GUTTER
--- EXISTING CONTOUR LINE
--- LOT LINE
--- SLOPE

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:

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

ASSESSORS PARCEL NO.

909-290-055

EARTHWORK

CUT: 400 CUBIC YARDS
FILL: 400 CUBIC YARDS
EXPORT: 0 CUBIC YARDS

LEGAL DESCRIPTION

PARCELS 55 AS SHOWN BY PARCEL MAP 21382 IN
PARCEL MAP BOOK 161, PAGE 47, RECORDS
OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

UTILITIES

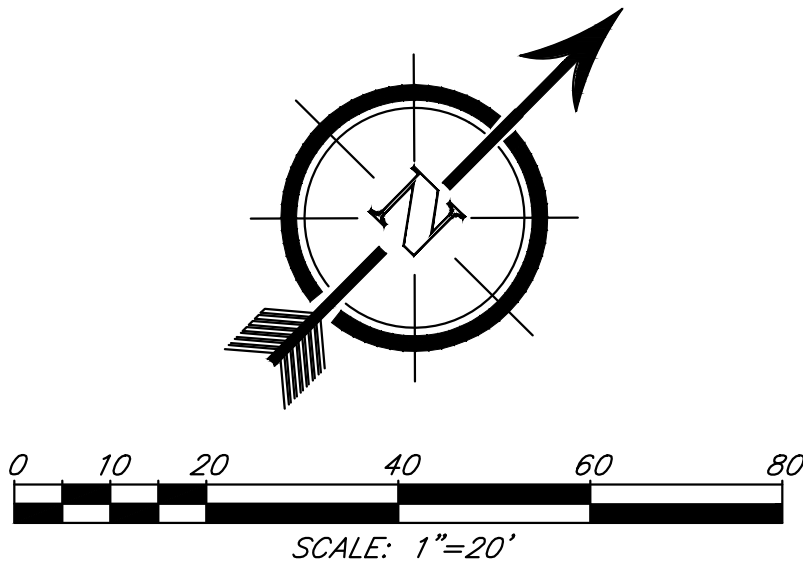
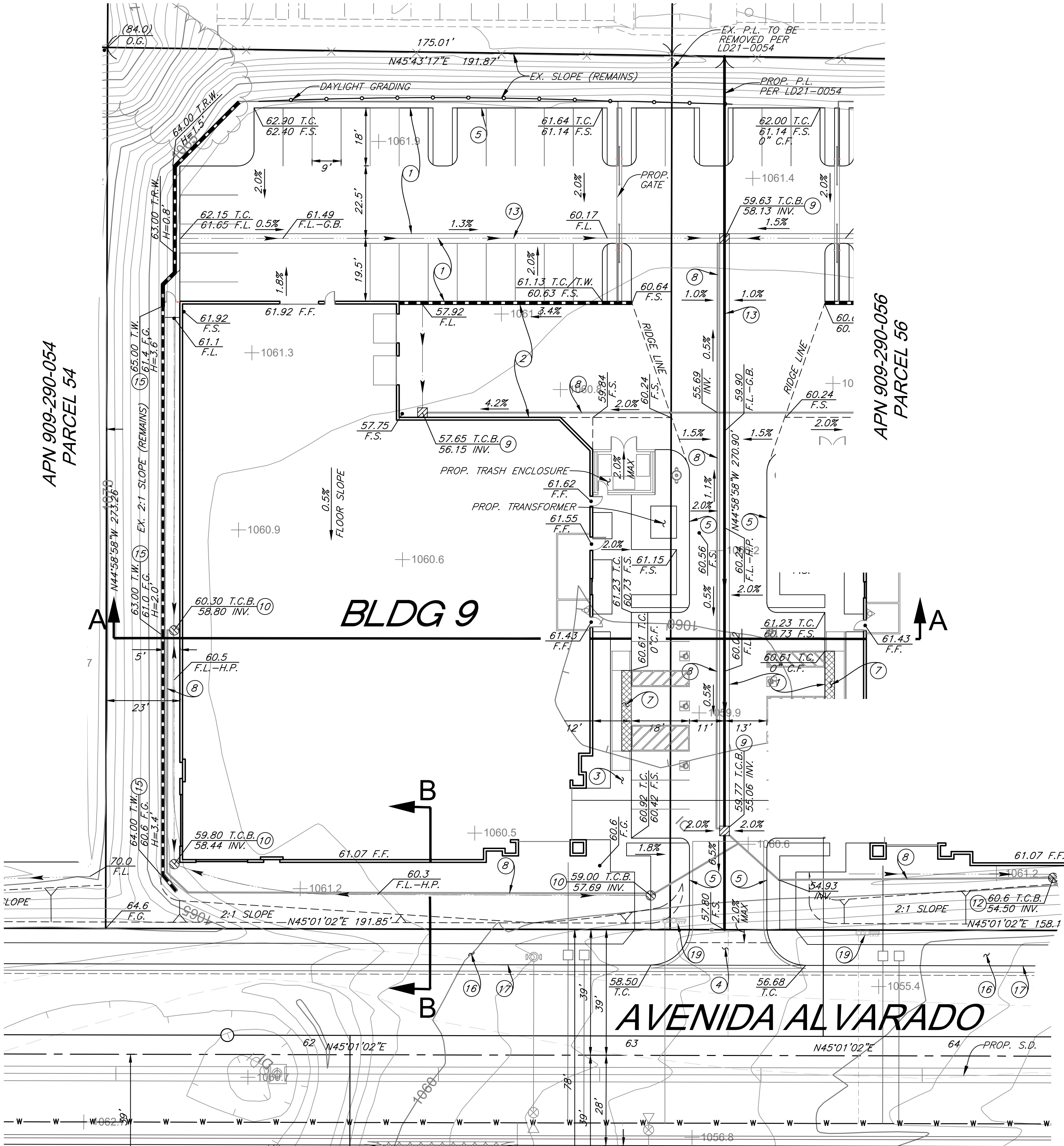
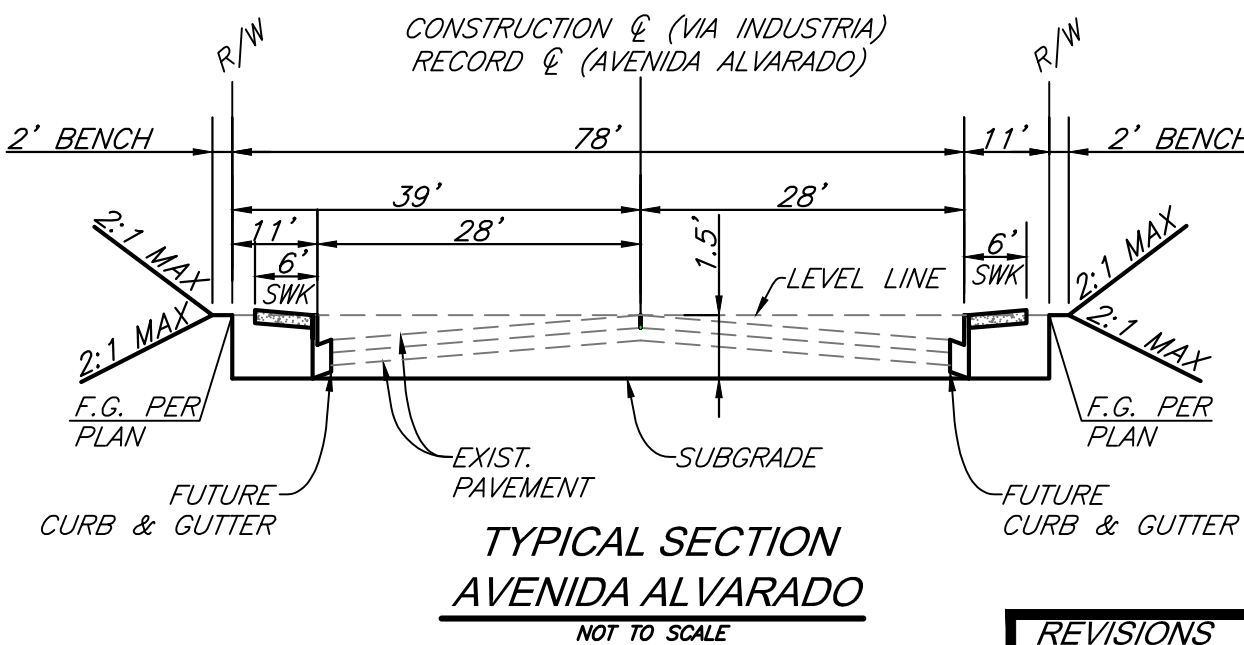
GAS: SOUTHERN CALIFORNIA GAS COMPANY1800 427 2200
PHONE: FRONTIER678 461 3900
ELECTRIC: SOUTHERN CALIFORNIA EDISON.....800 811 1911
SEWER: EASTERN MUNICIPAL WATER DISTRICT.....951 928 3777
WATER: RANCHO CALIFORNIA WATER DISTRICT951 296 6900

ZONING AND GENERAL PLAN

EXISTING ZONING: (L1) LIGHT INDUSTRIAL
PROPOSED ZONING: (L1) LIGHT INDUSTRIAL
EXISTING GENERAL PLAN DESIGNATION: (IP) INDUSTRIAL PARK
PROPOSED GENERAL PLAN DESIGNATION: (IP) INDUSTRIAL PARK
EXISTING LAND USE: VACANT

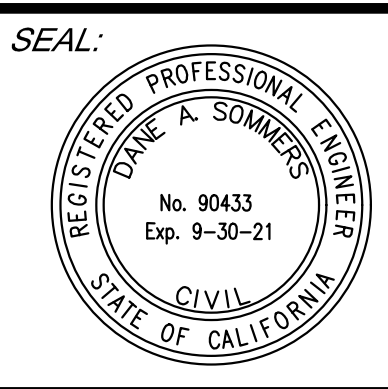
CONSTRUCTION NOTES

- 1) CONSTRUCT 3" A.C. OVER 6" A.B. PAVING
- 2) CONSTRUCT 7" THICK CONCRETE OVER NATIVE
- 3) CONSTRUCT 4" RCC 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 24" GAP IN CURB TO CONVEY DRAINAGE TO SWALE
- 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



REVISIONS	DATE	BY	APPR	DATE
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	EXP. 9-30-21
R.C.E. NO.: 90433	

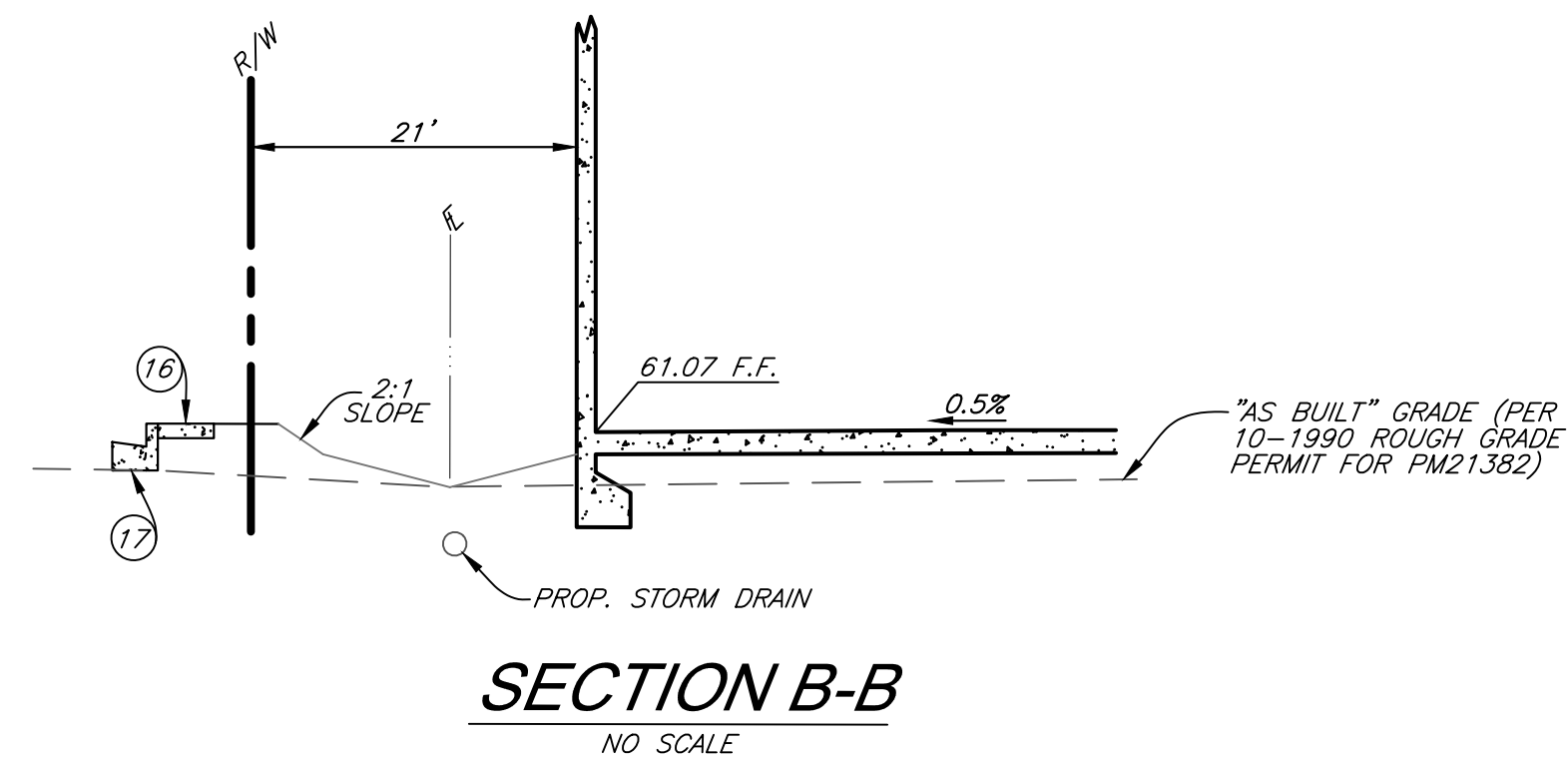
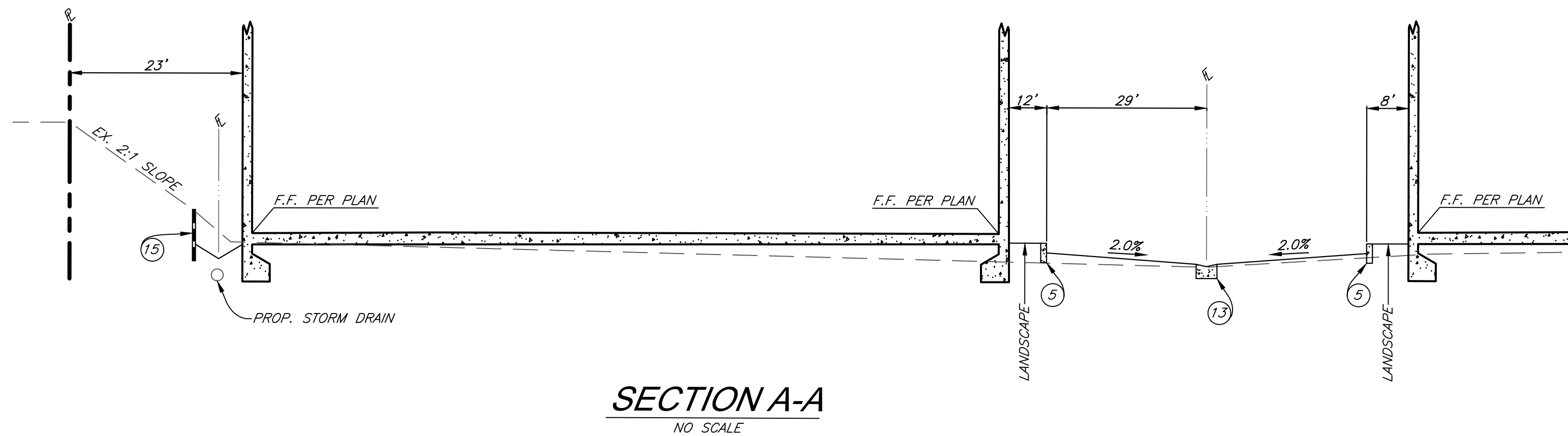


PREPARED BY:	DATE:
SCALE: 1"=20'	DATE: MARCH 2021

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

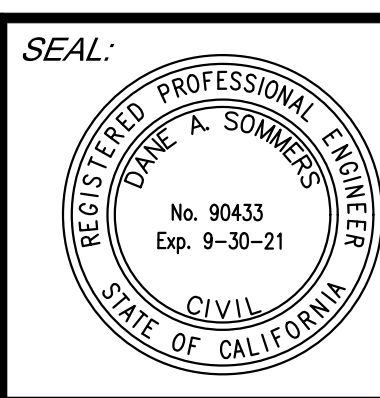
BENCHMARK: RIVERSIDE COUNTY DESIGNATION 1-83-81
3" ALUMINUM DISK IN CONC. CYLINDER
FROM THE INT. OF FRONT ST. AND RANCH CALIF. RD. 1.2
MILES W ON RANCHO CALIF. RD. 23' N OF THE CL RANCHO
CALIF. RD., IN THE BEGINNING OF CUT FOR RANCHO
CALIF RD; SET FIBERGLASS POST 1" N OF MONUMENT

CITY OF TEMECULA	1 OF
BUILDING 9 MS MOUNTAIN VIEW CONCEPTUAL GRADING	2 SHEETS



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	EXP. 9-30-21
R.C.E. NO.: 90433	



PREPARED BY:	SDH AND 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 9 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. TREE CLUSTERS PER LEGEND.
- 7. SCREEN SHRUBS SURROUNDING ELECTRIC TRANSFORMER. APPLY CRUSHED GRAVEL IN FRONT OF ELECTRICAL BOX ACCESS DOORS.
- 8. VERTICAL TREE ALONG PROPERTY LINE 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.

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	=	31
*PARKING LOT TREES REQUIRED AT 1 TREE PER 4 SPACES	=	8
*NUMBER OF PARKING LOT TREES PROVIDED	=	8

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

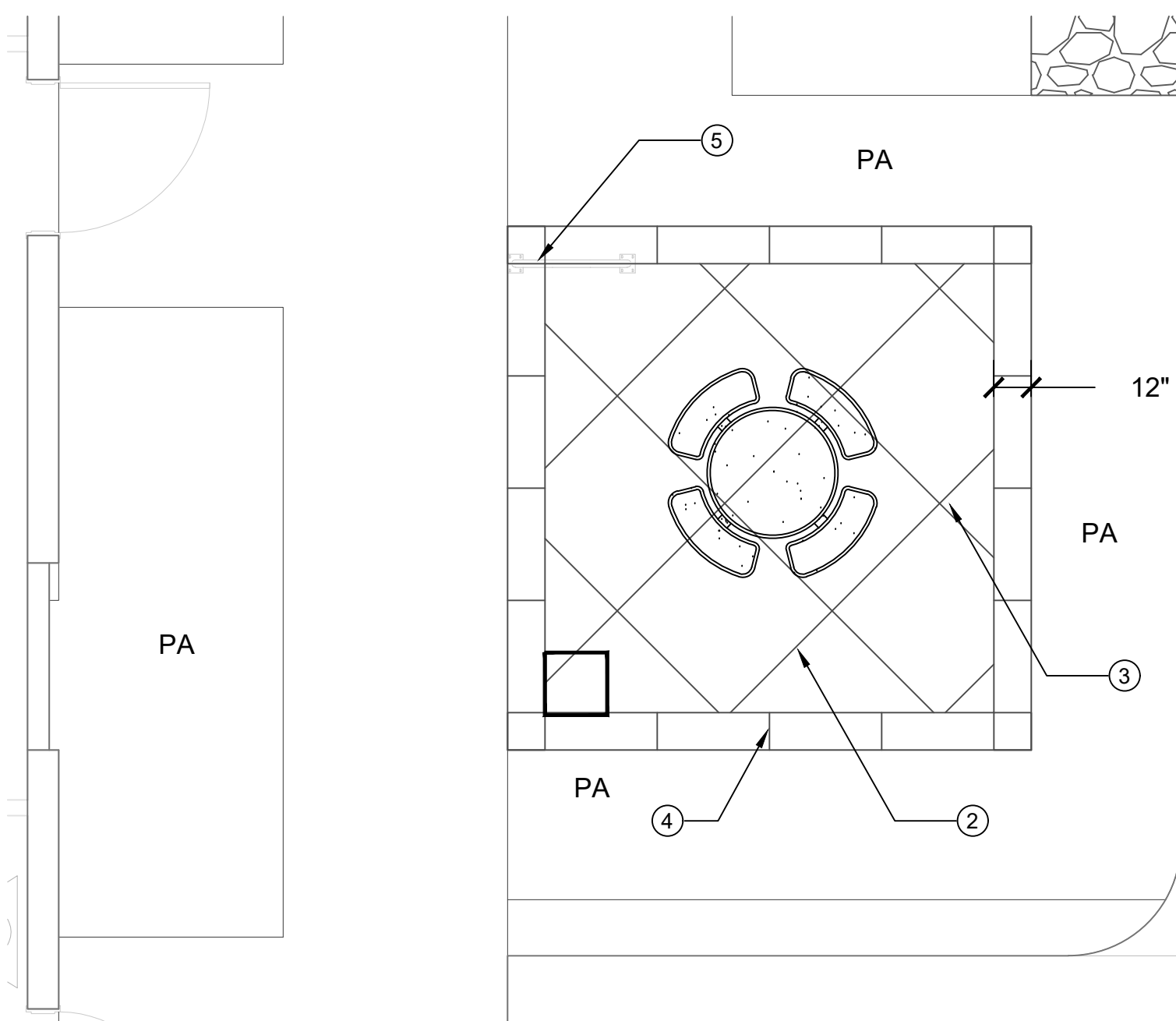
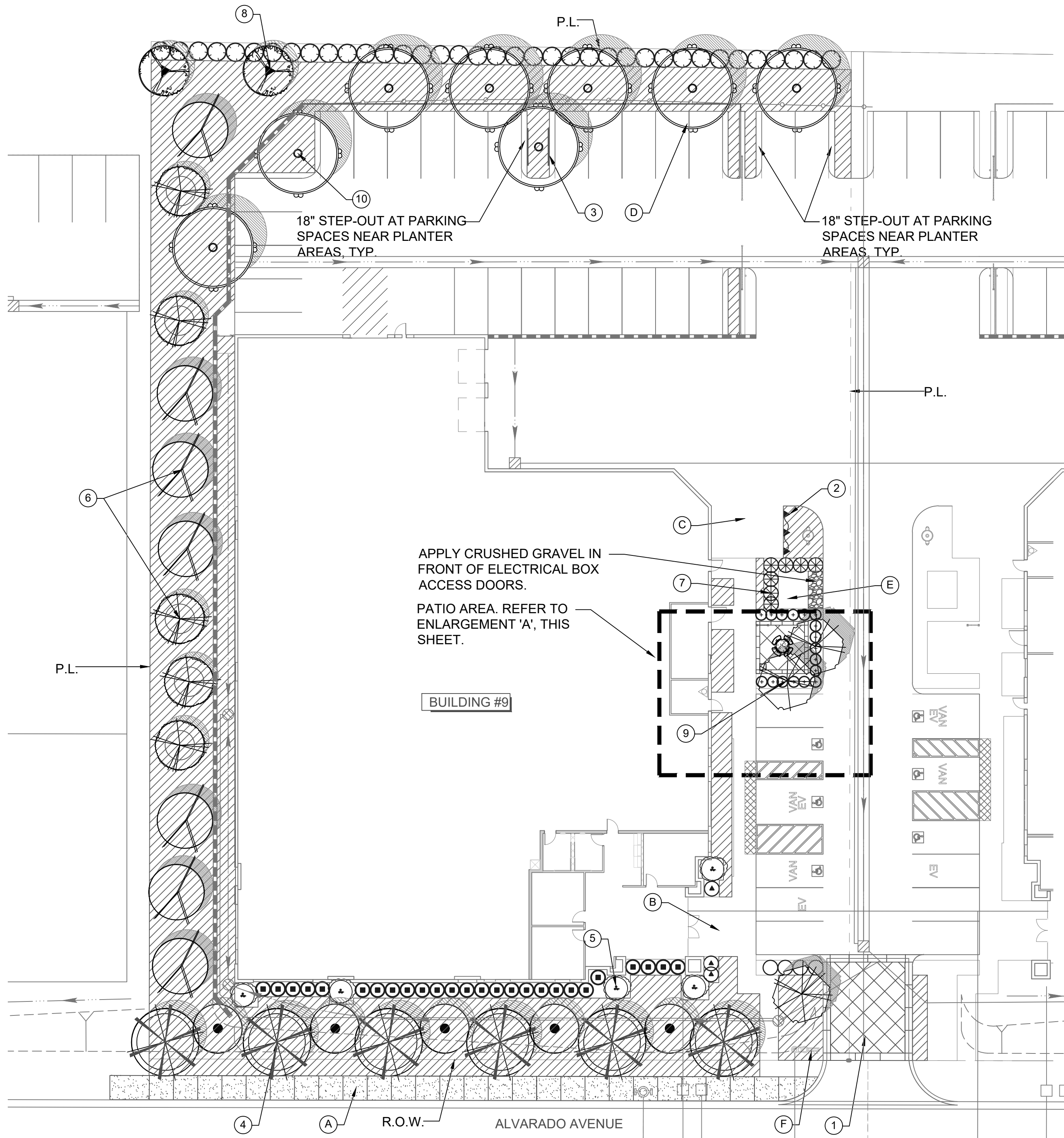
SYMBOL	GROUND COVER/SHRUB MASS NAME	WUCOLS
	LANTANA 'GOLD RUSH', LANTAN GOLD RUSH 1 GAL. SIZE @ 24" O.C.	L
	SALVIA GREGGII, AUTUMN SAGE 1 GAL. SIZE @ 36" O.C.	L
	ROSMARINUS OFFICINALIS 'PROSTRATUS', PROSTRATE ROSEMARY 1 GAL. SIZE @ 30" O.C.	L
	LONICERA J. 'HALLIANA', HALL'S HONEYSUCKLE 1 GAL. SIZE @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

NOTE: APPLY A 3" LAYER OF SHREDDED WOOD MULCH UNDER TREES AND SHRUBS THROUGHOUT AND 1 1/2" LAYER UNDER GROUND COVER.

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

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. TYP. LIGHT STANDARD PER CIVIL PLANS.
- E. ELECTRICAL TRANSFORMER PER CIVIL PLANS.
- F. FIFDDC UNIT PER CIVIL PLANS.



ENLARGEMENT 'A' - EMPLOYEE BREAK AREA

SCALE: 1/4" = 1'-0"

ENLARGEMENT 'A' KEY NOTES:

- 1. (1) TRASH RECEPTACLE BY 'QUICK CRETE PRODUCTS' MODEL #QS-SQ2432W (20" SQUARE). LIGHT SAND BLASTED FINISH. (NATURAL COLOR)
- 2. SAW-CUT SCORE LINE 45° ANGLE 3'X3' GRID PATTERN. COLOR TO BE INTEGRAL COLOR COCOA #6130 BY DAVIS COLORS. TOPCAST 05 FINISH INFIELD. NOTE: CONTRACTOR SHALL PROVIDE A 3'X3' SAMPLE FOR REVIEW & APPROVAL BY LANDSCAPE ARCHITECT & OWNER PRIOR TO FINAL POUR.
- 3. (1) TABLE BY 'QUICK CRETE PRODUCTS CORP', MODEL #QR42FC, LIGHT SAND BLASTED FINISH. (NATURAL COLOR)
- 4. 12" MAX. NATURAL CONCRETE PERIMETER BAND
- 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" BOX SIZE.	6	M
	EVERGREEN SCREEN TREE PINUS ELДАРICA, MONDELL PINE 24" BOX SIZE.	7	L
	PLATANUS RACEMOSA, CALIFORNIA SYCAMORE 15 GAL. SIZE.	5	M
	VERTICAL TREE ALONG BUILDING CUPRESSUS SEMPERVIRENS, MEDITERRANEAN CYPRESS 15 GAL. SIZE.	5	L
	PARKING LOT CANOPY TREE RHUS LANCEA, AFRICAN SUMAC 24" BOX SIZE.	8	L
	BACKDROP TREE GEUJERA PARVIFLORA, AUSTRALIAN WILLOW 24" BOX SIZE.	5	M
	TYP. PROPERTY LINE TREE QUERCUS ILEX, HOLLY OAK 15 GAL. SIZE.	2	L
	FLOWERING ACCENT TREE AT ENTRY DRIVE CERCIDIUM 'DESERT MUSEUM', PALO VERDE 36" BOX SIZE. MULTI-TRUNK.	3	L

SHRUBS - PROPOSED SHRUBS WILL BE SELECTED FROM THE FOLLOWING:

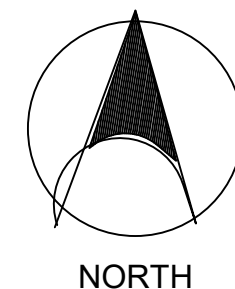
SYMBOL	SHRUB NAME	WUCOLS
	LEUCOPHYLLUM FRUTESCENS, TEXAS RANGER 5 GAL. SIZE	L
	CASSIA NEMOPHILA, DESERT CASSIA 5 GAL. SIZE	L
	WESTRINGIA FRUTICOSA, COAST ROSEMARY 5 GAL. SIZE	L
	JUSTICIA SPICIGERA, MEXICAN HONEYSUCKLE 5 GAL. SIZE	L
	TAGETES LEMMONII, MOUNTAIN MARIGOLD 5 GAL. SIZE	L
	LIGUSTRUM JAPONICUM '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



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 9)

TEMECULA, CA



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

DATE: 03-15-2021
APN # 909-290-055, PA21-0125

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