## LEGEND

PROPERTY LINE RIGHT OF WAY LINE CENTER LINE EASEMENT OR SETBACK LINE CIVIL LIMIT OF WORK LINE ACCESSIBLE ROUTE (LOCATION PURPOSES ONLY, . . . . . . . . DO NOT PAINT)  $\otimes$ PARKING STALL COUNT STANDARD DUTY CONCRETE PAVEMENT HEAVY DUTY CONCRETE PAVEMENT LANDSCAPE + + + + CFD MAINTAINED LANDSCAPE

## PROJECT INFORMATION

EXISTING USE: EMPTY LOT RETAIL SALES OF AUTO PARTS PROPOSED USE: MENIFEE UNION SCHOOL DISTRICT SCHOOL DISTRICTS: PERRIS UNION HIGH SCHOOL DISTRICT <u>UTILITY PURVEYORS</u> WATER: EASTERN MUNICIPAL WATER DISTRICT EASTERN MUNICIPAL WATER DISTRICT SEWER: SOCAL GAS POWER: SOCAL EDISON TELEPHONE / CABLE: SPECTRUM <u>HAZARDS</u> HIGH FIRE SEVERITY ZONE: NOT IN HIGH FIRE SEVERITY ZONE **WETLANDS:** NOT WITHIN ANY WETLANDS LIQUEFACTION: LOW LIQUEFACTION POTENTIAL SPECIAL FLOOD HAZARD ZONE: NOT IN SPECIAL FLOOD HAZARD AREA EARTHQUAKE FAULT ZONE: NOT WITHIN A DELINEATED EARTHQUAKE FAULT ZONE GEOLOGICAL HAZARD OLD ALLUVIAL FAN DEPOSITS ZONING DISTRICT: MENIFEE VILLAGE SP ADJACENT ZONING DISTRICTS: N: MENIFEE VILLAGE SP MENIFEE VILLAGE SP E: MENIFEE EAST SP W: MENIFEE VILLAGE SP LAND USE: RETAIL COMMERCIAL ADJACENT LAND USE: SCHOOL

EMPTY LOT

NOT APPLICABLE

FLOODPLAIN.

W: RETAIL COMMERCIAL

PAVEMENT

GRIND AND OVERLAY EX. AC

ZONE X - AREAS DETERMINED TO BE

OUTSIDE THE 0.02% ANNUAL CHANCE

(1) CONSTRUCT CONCRETE CURB.

(2) CONSTRUCT O" CONCRETE CURB.

3) MONUMENT SIGN PER SEPARATE PERMIT.

(4) ACCESSIBLE PARKING STALL SIGN.

JOIN EXISTING CURB, CURB & GUTTER, SIDEWALK.

TRASH ENCLOSURE PER CITY OF MENIFEE STANDARD PLAN NO. (6) IRASH LINGLOSS... 500. SEE SHEET 3.

(7) STANDARD 90° PARKING STALL STRIPING.

(8) INSTALL CONCRETE WHEELSTOPS.

(10) INSTALL BOLLARDS.

11) TRUCK LOADING AREA.

12) CONSTRUCT 2' CURB CUT.

13) RECONSTRUCT 6" CONCRETE CURB AND GUTTER.

14) INSTALL EV CHARGING STATION.

15) PROPOSED STANDARD DUTY CONCRETE PAVEMENT. 16) PROPOSED HEAVY DUTY CONCRETE PAVEMENT.

17) PROPOSED LANDSCAPED AREA.

19) PROPOSED OVERFLOW RISER.

20) PROPOSED STORM DRAIN.

PROPOSED PUMP.

CONNECT AND DISCHARGE TO EXISTING VALLEY GUTTER.

23) PROPOSED CURB AND GUTTER.

PROPOSED STREET LIGHT.

(25) PROPOSED TREE WELL.

(26) PROPOSED BIKE RACK.

(27) PROPOSED 60° STRIPPING (28) PROPOSED STOP SIGN.

## SITE DATA

VICINITY MAP

MENIFEE, CA

SOUTH OF NEWPORT RD PROJECT LOCATION: WEST OF MENIFEE RD MENIFEE VILLAGE SPECIFIC PLAN: SPECIFIC PLAN PROPOSED LAND USE: RETAIL COMMERCIAL 364-030-009 PROJECT AREA: 1.41± ACRES 7,228 SF BUILDING AREA:

30,740 SF

23,452 SF

24

PARKING REQUIREMENTS:

SITE IMPERVIOUS AREA:

SITE PERVIOUS AREA:

REQUIRED STANDARD PARKING: 22 (3/1,000) REQUIRED ADA PARKING PROVIDED:

NEWPORT ROAD

MENIFEE

PROPOSED PARKING:

REQUIRED TOTAL PARKING:

STANDARD PARKING: 32 ADA PARKING PROVIDED: (INCLUDES 1 VAN ACCESSIBLE) EV/CLEAN AIR PROVIDED:

TOTAL PROPOSED PARKING:

### TITLE REPORT EXCEPTIONS

PORTION OF ACCESS EASEMENT AREA SHOWN ON EXHIBIT (A) "C" IN DOC# 2015-0550367 OVER PARCEL "A" OF LLA NO. 15-001, GRANTED THEREIN.

PORTION OF ACCESS EASEMENT AREA SHOWN ON EXHIBIT (B) "C" IN DOC# 2015-0550367 OVER PARCEL "B" OF LLA NO. 15-001, NOT GRANTED THEREIN.

TRASH AREA EASEMENT SHOWN ON EXHIBIT "C" IN DOC# (C) 2015-0550367 OVER PARCEL "B" OF LLA NO. 15-001,

PARKING AREA EASEMENT SHOWN ON EXHIBIT "C" IN (D) DOC# 2015-0550367 OVER PARCEL "B" OF LLA NO. 15-001, GRANTED THEREIN.

DRAINAGE EASEMENT SHOWN ON EXHIBIT "C" IN DOC# (E) 2015-0550367 OVER PARCEL "B" OF LLA NO. 15-001, NOT GRANTED THEREIN.

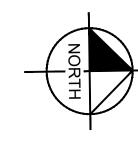
FIRE LINE EASEMENT SHOWN ON EXHIBIT "C" IN DOC# (F) 2015-0550367 OVER PARCEL "B" OF LLA NO. 15-001 NOT GRANTED THEREIN.

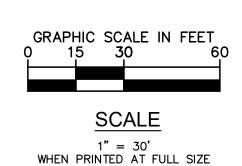
PUBLIC UTILITY EASEMENT SHOWN ON EXHIBIT "C" IN (G) DOC# 2015-0550367 OVER PARCEL "B" OF LLA NO. 15-001, NOT GRANTED THEREIN.

SAID DOC# 2015-0550367 IS NOT IN CURRENT TITLE REPORT DATED MAY 19, 2020.

WITH THE EXCEPTION OF "G", ALL OF THE ABOVE ARE SHOWN ON PARCEL MAP NO. 36998, PMB 240/43-46 AND ARE PURPORTED TO BE PER DOC# 2015-0550367. ONLY "A", "C" & "D" WERE GRANTED THÉREIN.

6 FOOT ELECTRICAL EASEMENT TO SCE PER INSTRUMENT (21) NO. 2016-0256360. ITEM 21 IN THE TITLE REPORT EXCEPTIONS.





(24"X36")

NOT TO SCALE

ROCKPORT

ROAD

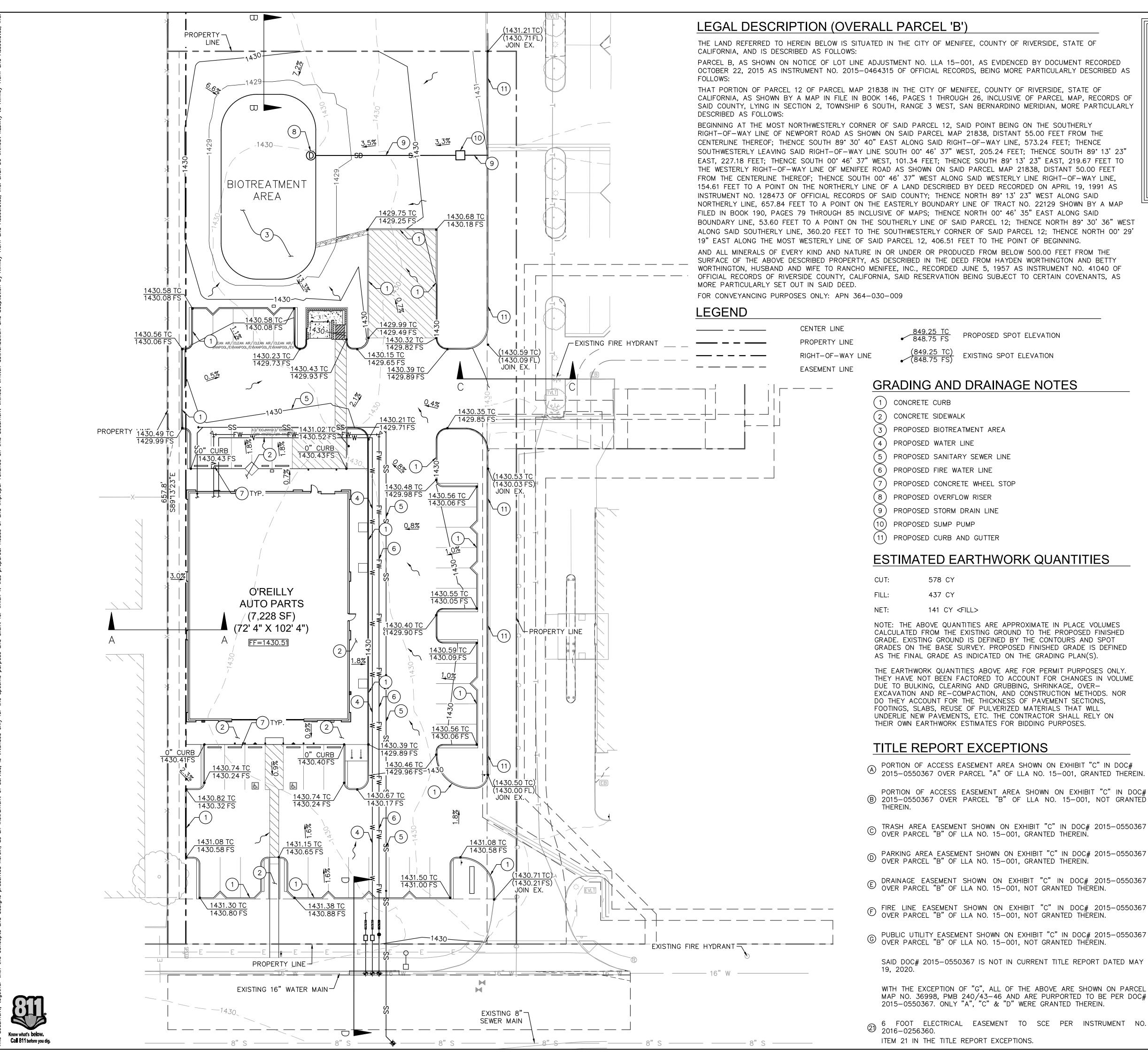
(D) 

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-IMINA  $\Box$ Ш SIT

SHEET NUMBER 1 OF 6



## LEGAL DESCRIPTION (OVERALL PARCEL 'B')

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE. STATE OF

PARCEL B, AS SHOWN ON NOTICE OF LOT LINE ADJUSTMENT NO. LLA 15-001, AS EVIDENCED BY DOCUMENT RECORDED OCTOBER 22, 2015 AS INSTRUMENT NO. 2015-0464315 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS

THAT PORTION OF PARCEL 12 OF PARCEL MAP 21838 IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY A MAP IN FILE IN BOOK 146, PAGES 1 THROUGH 26, INCLUSIVE OF PARCEL MAP, RECORDS OF SAID COUNTY, LYING IN SECTION 2, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY

RIGHT-OF-WAY LINE OF NEWPORT ROAD AS SHOWN ON SAID PARCEL MAP 21838, DISTANT 55.00 FEET FROM THE CENTERLINE THEREOF; THENCE SOUTH 89° 30' 40" EAST ALONG SAID RIGHT-OF-WAY LINE, 573.24 FEET; THENCE SOUTHWESTERLY LEAVING SAID RIGHT—OF—WAY LINE SOUTH 00°46'37" WEST, 205.24 FEET; THENCE SOUTH 89°13'23" EAST, 227.18 FEET; THENCE SOUTH 00° 46' 37" WEST, 101.34 FEET; THENCE SOUTH 89° 13' 23" EAST, 219.67 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF MENIFEE ROAD AS SHOWN ON SAID PARCEL MAP 21838, DISTANT 50.00 FEET FROM THE CENTERLINE THEREOF: THENCE SOUTH 00° 46' 37" WEST ALONG SAID WESTERLY LINE RIGHT-OF-WAY LINE, 154.61 FEET TO A POINT ON THE NORTHERLY LINE OF A LAND DESCRIBED BY DEED RECORDED ON APRIL 19, 1991 AS INSTRUMENT NO. 128473 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE NORTH 89° 13' 23" WEST ALONG SAID NORTHERLY LINE, 657.84 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF TRACT NO. 22129 SHOWN BY A MAP FILED IN BOOK 190, PAGES 79 THROUGH 85 INCLUSIVE OF MAPS; THENCE NORTH 00° 46' 35" EAST ALONG SAID BOUNDARY LINE, 53.60 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL 12; THENCE NORTH 89° 30' 36" WEST ALONG SAID SOUTHERLY LINE, 360.20 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL 12; THENCE NORTH 00° 29'

AND ALL MINERALS OF EVERY KIND AND NATURE IN OR UNDER OR PRODUCED FROM BELOW 500.00 FEET FROM THE SURFACE OF THE ABOVE DESCRIBED PROPERTY, AS DESCRIBED IN THE DEED FROM HAYDEN WORTHINGTON AND BETTY WORTHINGTON, HUSBAND AND WIFE TO RANCHO MENIFEE, INC., RECORDED JUNE 5, 1957 AS INSTRUMENT NO. 41040 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID RESERVATION BEING SUBJECT TO CERTAIN COVENANTS, AS

PROPOSED SPOT ELEVATION

(849.25 TC) EXISTING SPOT ELEVATION

## **GRADING AND DRAINAGE NOTES**

(1) CONCRETE CURB

CONCRETE SIDEWALK

3) PROPOSED BIOTREATMENT AREA

4) PROPOSED WATER LINE

5) PROPOSED SANITARY SEWER LINE

7) PROPOSED CONCRETE WHEEL STOP

8) PROPOSED OVERFLOW RISER

PROPOSED STORM DRAIN LINE

(10) PROPOSED SUMP PUMP

(11) PROPOSED CURB AND GUTTER

## **ESTIMATED EARTHWORK QUANTITIES**

578 CY 437 CY

141 CY <FILL>

NOTE: THE ABOVE QUANTITIES ARE APPROXIMATE IN PLACE VOLUMES CALCULATED FROM THE EXISTING GROUND TO THE PROPOSED FINISHED GRADE. EXISTING GROUND IS DEFINED BY THE CONTOURS AND SPOT GRADES ON THE BASE SURVEY. PROPOSED FINISHED GRADE IS DEFINED AS THE FINAL GRADE AS INDICATED ON THE GRADING PLAN(S)

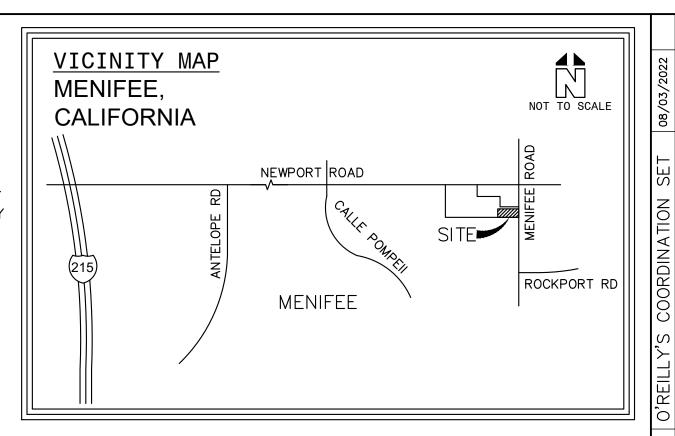
THE EARTHWORK QUANTITIES ABOVE ARE FOR PERMIT PURPOSES ONLY. THEY HAVE NOT BEEN FACTORED TO ACCOUNT FOR CHANGES IN VOLUME DUE TO BULKING, CLEARING AND GRUBBING, SHRINKAGE, OVER-EXCAVATION AND RE-COMPACTION, AND CONSTRUCTION METHODS. NOR DO THEY ACCOUNT FOR THE THICKNESS OF PAVEMENT SECTIONS, FOOTINGS, SLABS, REUSE OF PULVERIZED MATERIALS THAT WILL UNDERLIE NEW PAVEMENTS, ETC. THE CONTRACTOR SHALL RELY ON THEIR OWN EARTHWORK ESTIMATES FOR BIDDING PURPOSES.

### TITLE REPORT EXCEPTIONS

- PORTION OF ACCESS EASEMENT AREA SHOWN ON EXHIBIT "C" IN DOC# (A) 2015-0550367 OVER PARCEL "A" OF LLA NO. 15-001, GRANTED THEREIN.
- PORTION OF ACCESS EASEMENT AREA SHOWN ON EXHIBIT "C" IN DOC# (B) 2015-0550367 OVER PARCEL "B" OF LLA NO. 15-001, NOT GRANTED
- TRASH AREA EASEMENT SHOWN ON EXHIBIT "C" IN DOC# 2015-0550367 © OVER PARCEL "B" OF LLA NO. 15-001, GRANTED THEREIN.
- © DRAINAGE EASEMENT SHOWN ON EXHIBIT "C" IN DOC# 2015-0550367 OVER PARCEL "B" OF LLA NO. 15-001, NOT GRANTED THEREIN.
- FIRE LINE EASEMENT SHOWN ON EXHIBIT "C" IN DOC# 2015-0550367 OVER PARCEL "B" OF LLA NO. 15-001, NOT GRANTED THEREIN.
- © PUBLIC UTILITY EASEMENT SHOWN ON EXHIBIT "C" IN DOC# 2015-0550367 OVER PARCEL "B" OF LLA NO. 15-001, NOT GRANTED THEREIN.

SAID DOC# 2015-0550367 IS NOT IN CURRENT TITLE REPORT DATED MAY

6 FOOT ELECTRICAL EASEMENT TO SCE PER INSTRUMENT NO. 2016-0256360.



SOUTH OF NEWPORT ROAD

MENIFEE VILLAGE SPECIFIC PLAN

WEST OF MENIFEE ROAD

RETAIL COMMERCIAL

23,452 SF

### SITE DATA

PROJECT LOCATION:

SPECIFIC PLAN: PROPOSED LAND USE:

364-030-009 PROJECT AREA: 1.41± ACRES 7,228 SF **BUILDING AREA:** 30,740 SF SITE IMPERVIOUS AREA:

PARKING REQUIREMENTS:

REQUIRED TOTAL PARKING:

SITE PERVIOUS AREA:

REQUIRED STANDARD PARKING: 22 (3/1,000) REQUIRED ADA PARKING PROVIDED:

PROPOSED PARKING: STANDARD PARKING: ADA PARKING PROVIDED:

(INCLUDES 1 VAN ACCESSIBLE) TOTAL PROPOSED PARKING:

## PROJECT INFORMATION

EXISTING USE: EMPTY LOT

PROPOSED USE: RETAIL SALES OF AUTO PARTS MENIFEE UNION SCHOOL DISTRICT SCHOOL DISTRICTS: PERRIS UNION HIGH SCHOOL DISTRICT

UTILITY PURVEYORS

EASTERN MUNICIPAL WATER DISTRIC SEWER: EASTERN MUNICIPAL WATER DISTRICT SOCAL GAS SOCAL EDISON POWER: SPECTRUM TELEPHONE/CABLE:

NOT IN HIGH FIRE SEVERITY ZONE

NOT WITHIN ANY WETLANDS

NOT WITHIN A DELINEATED

EARTHQUAKE FAULT ZONE

MENIFEE VILLAGE SP

N: MENIFEE VILLAGE SP

W: MENIFEE VILLAGE SP

W: RETAIL COMMERCIAL

RETAIL COMMERCIAL

N: RESIDENTIAL

E: EMPTY LOT

SCHOOL

: MENIFEE VILLAGE SP : MENIFEE EAST SP

OLD ALLUVIAL FAN DEPOSITS

LOW LIQUEFACTION POTENTIAL

<u>HAZARDS</u> HIGH FIRE SEVERITY ZONE: WETLANDS:

LIQUEFACTION: SPECIAL FLOOD HAZARD ZONE

EARTHQUAKE FAULT ZONE: GEOLOGICAL HAZARD CATEGORY:

> **ZONING DISTRICT:** ADJACENT ZONING DISTRICTS

LAND USE: ADJACENT LAND USE:

PLANNED COMMERCIAL

FLOOD ZONE:

DEVELOPMENT: NOT APPLICABLE ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.02% ANNUAL CHANCE FLOODPLAIN.

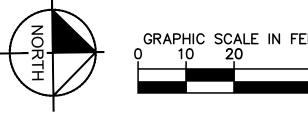
## PROJECT TEAM

W.A. LANDRETH VAQUERO VENTURES 2900 WINGATE ST FORT WORTH, TX 76107 (817) 228-5268

VAQUERO VENTURES 2900 WINGATE STREET SUITE 200 FORT WORTH, TX 76107 (254) 715-5100

CAITLIN ADKINS

CIVIL ENGINEER STEPHANIE LAM, PE KIMLEY-HORN AND ASSOCIATES, INC. 1100 W TOWN & COUNTRY RD, SUITE 700 ORANGE, CA 92868 (714) 705–1345 STEPHANIE.LAM@KIMLEY-HORN.COM



GRAPHIC SCALE IN FEET
0 10 20 4

WHEN PRINTED AT FULL SIZE (24"X36")

NOT IN SPECIAL FLOOD HAZARD AREA

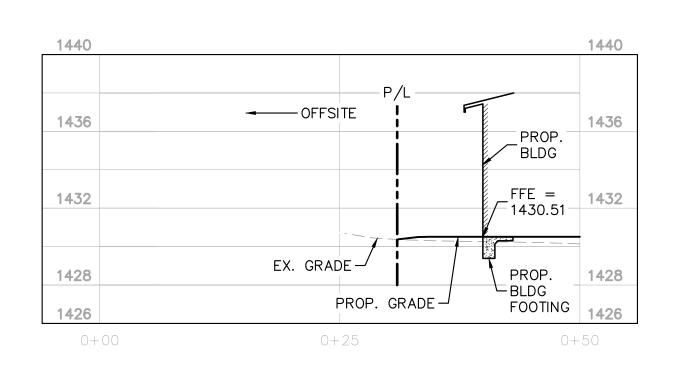
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DINC A D 0 9

PRELIMINARY AND DRAINAG

SHEET NUMBER 2 OF 6



SECTION 'A-A'

HORIZONTAL SCALE 1"=10'

VERTICAL SCALE 1"=10'

1440

P/L

OFFSITE EX. 1436

12.0' 30' SHARED DRIVE AISLE

1432

(1430.09) 1432

FS

1428

PROP. GRADE

EX. CURB

1428

1428

PROP. GRADE

O+25

O+50

SECTION 'C-C'
HORIZONTAL SCALE 1"=10'
VERTICAL SCALE 1"=10'

1440

1436

OFFSITE

1436

BIO
TREATMENT
AREA

1432

(1430.17)

FS

1428

GRADE

PROP.
GRADE

1428.30 BOT

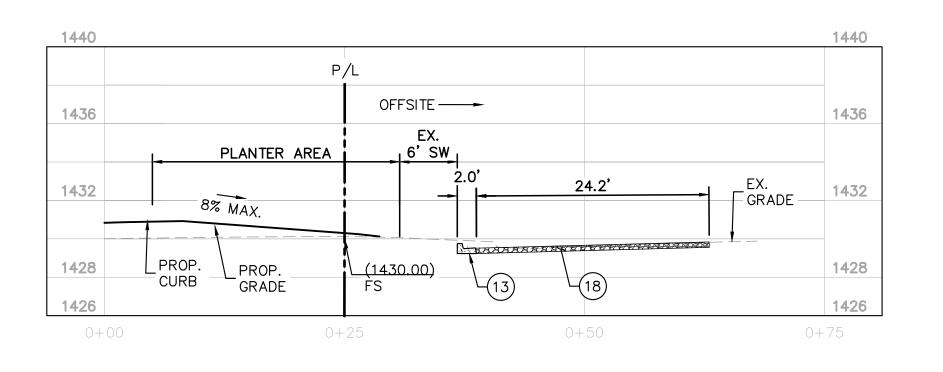
1428

0+00

0+25

0+40

SECTION 'B-B'
HORIZONTAL SCALE 1"=10'
VERTICAL SCALE 1"=10'



SECTION 'D-D'
HORIZONTAL SCALE 1"=10'
VERTICAL SCALE 1"=10'

## CONSTRUCTION NOTES

13) RECONSTRUCT 6" CONCRETE CURB AND GUTTER.

18) GRIND AND OVERLAY EX. AC PAVEMENT.

LY AUTO PARTS
PREPARED FOR STERO VENTURES

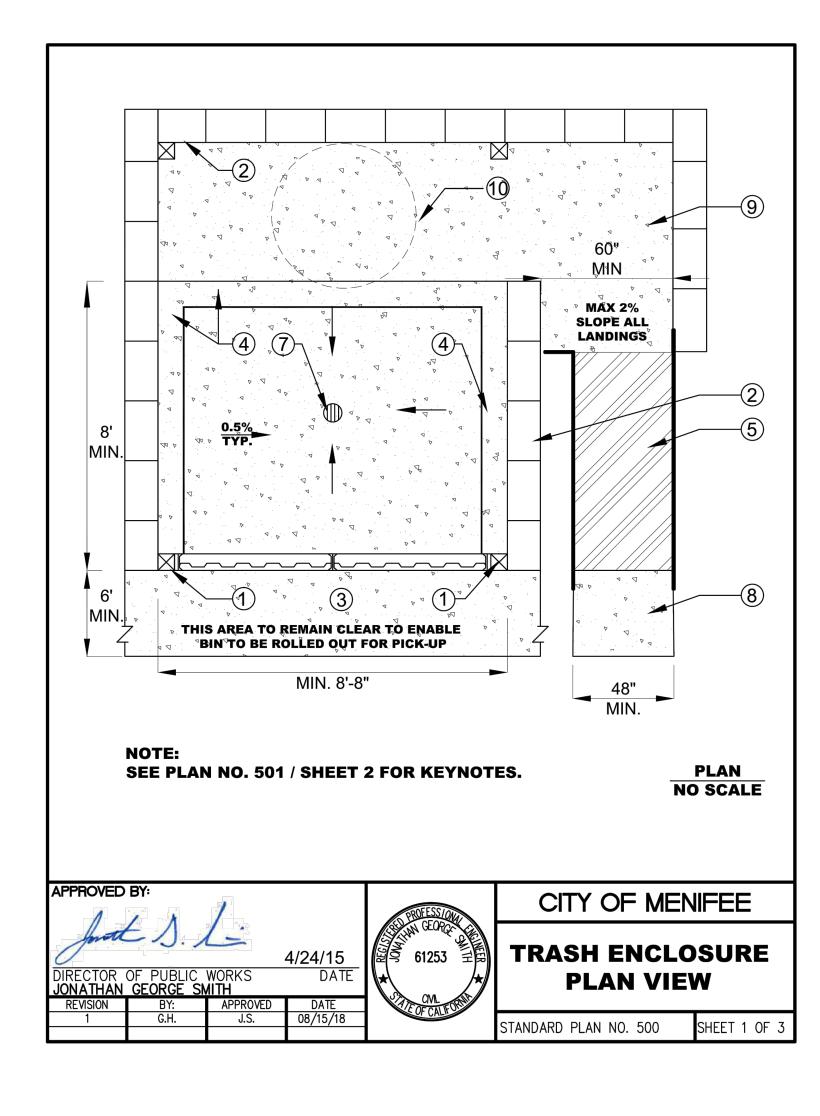
Kimle

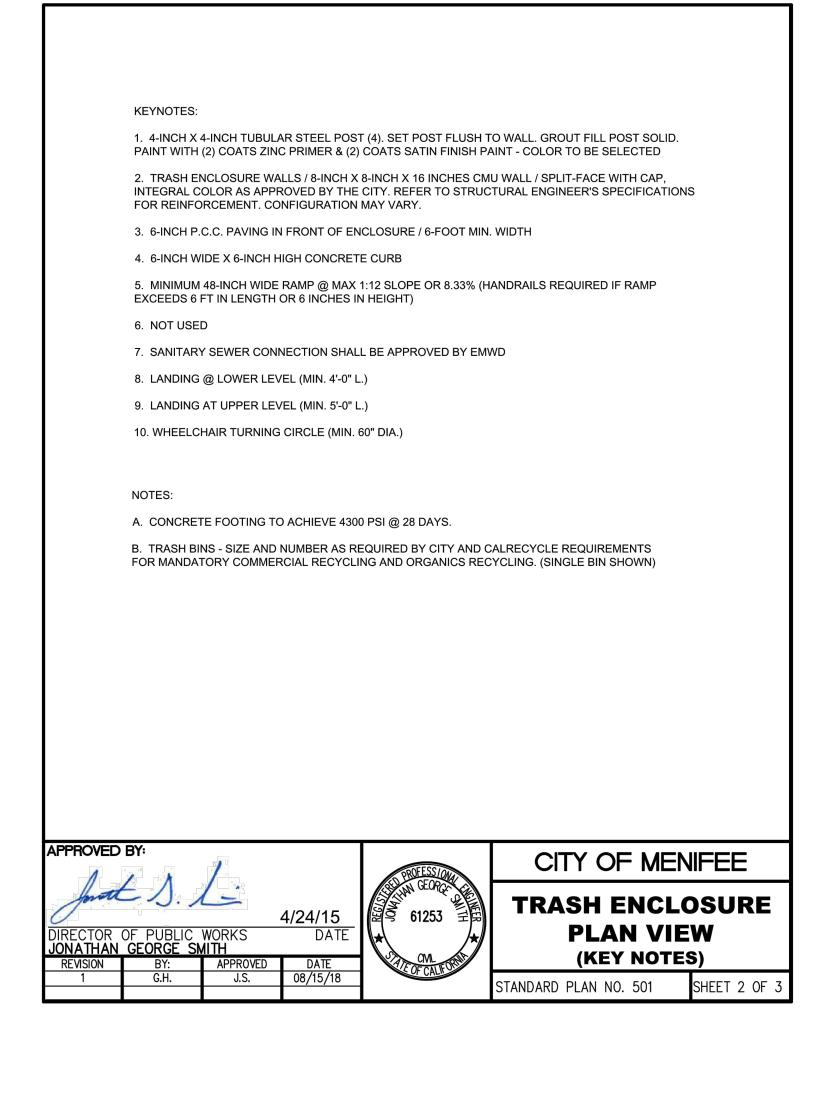
ZAZ Nicer

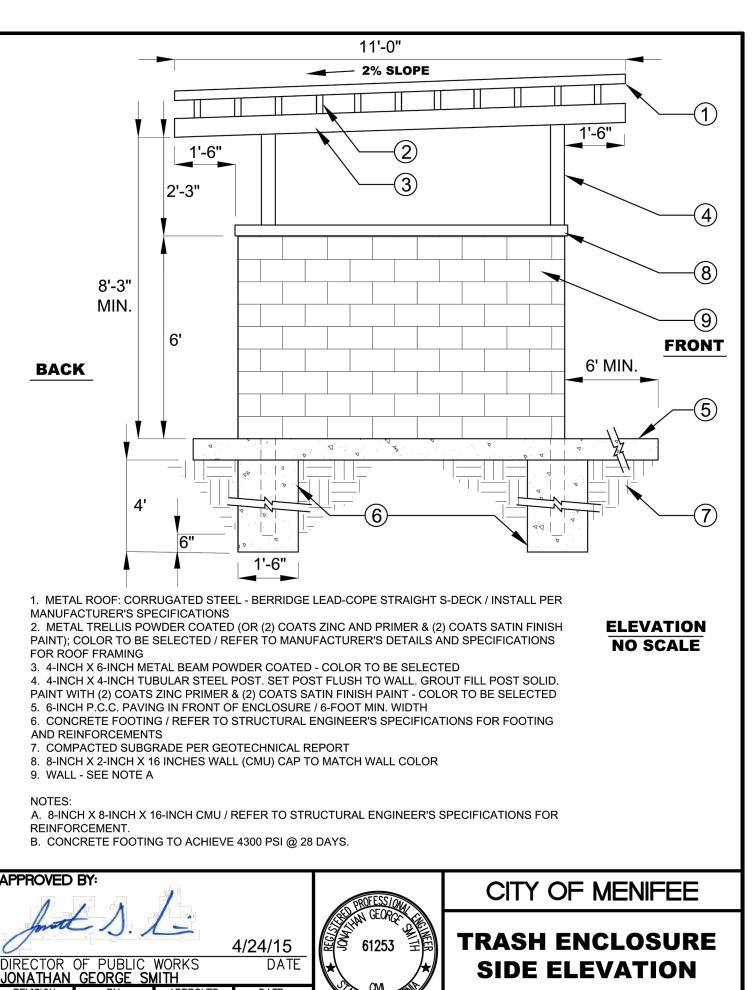
RADING SECTIONS

SHEET NUMBER

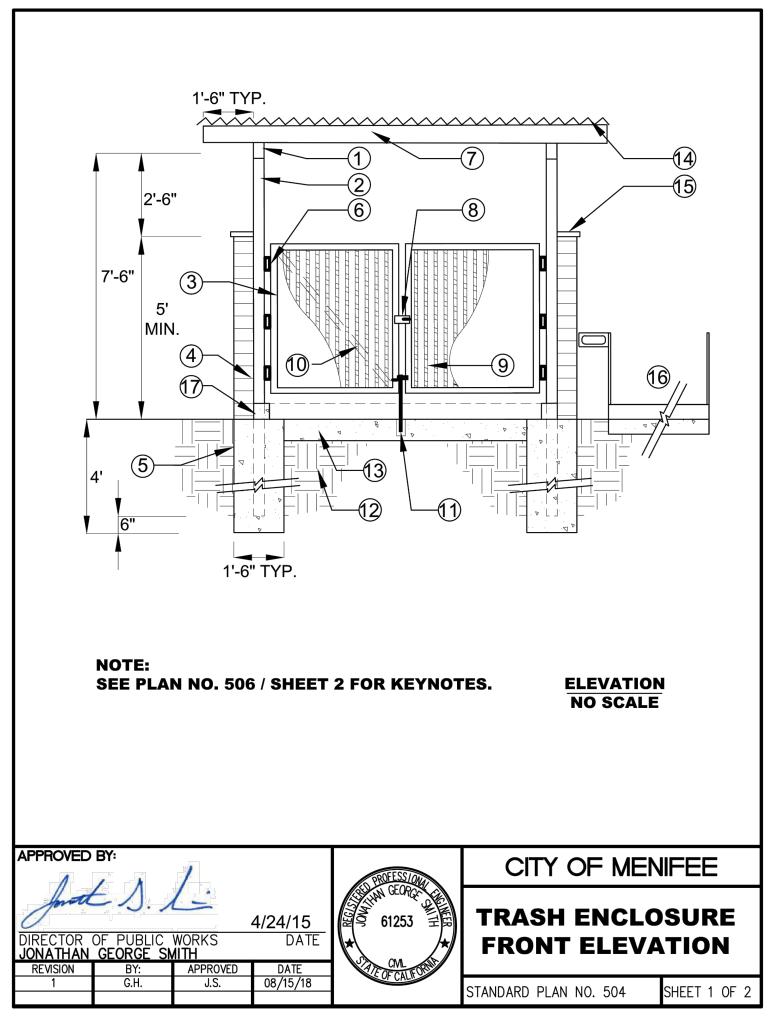
3 OF 6







TANDARD PLAN NO. 503



### TRASH ENCLOSURES STANDARDS AND SPECIFICATIONS: STORM RUNOFF RESULTING IN DIRECT CONTACT WITH TRASH ENCLOSURE, OR WASTEWATER RUNOFF FROM TRASH ENCLOSURE ARE PROHIBITED FROM RUNNING OFF A SITE ONTO THE CITY MS4 WITHOUT PROPER TREATMENT. TRASH ENCLOSURES IN NEW DEVELOPMENTS AND REDEVELOPMENT PROJECTS SHALL MEET NEW STORM WATER QUALITY STANDARDS INCLUDING: a) PROVISION OF A SOLID IMPERMEABLE ROOF WITH A MINIMUM CLEARANCE HEIGHT TO ALLOW THE BIN LID TO COMPLETELY OPEN. b) CONSTRUCTED OF REINFORCED MASONRY WITHOUT WOODEN GATES. WALLS SHALL BE AT LEAST 6 FEET HIGH. c) PROVISION OF CONCRETE SLAB FLOOR, GRADED TO COLLECT ANY SPILL WITHIN THE ENCLOSURE. d) ALL TRASH BINS IN THE TRASH ENCLOSURE SHALL BE LEAK PROOF WITH LIDS THAT ARE CONTINUOUSLY KEPT CLOSED. e) THE ENCLOSURE AREA SHALL BE PROTECTED FROM RECEIVING DIRECT RAINFALL OR RUN-ON FROM COLLATERAL SURFACES. ANY STANDING LIQUIDS WITHIN THE TRASH ENCLOSURES WITHOUT FLOOR DRAIN MUST BE CLEANED UP AND DISPOSED OF PROPERLY USING A MOP AND A BUCKET OR A WET/DRY VACUUM MACHINE. ALL NON-HAZARDOUS LIQUIDS WITHOUT SOLID TRASH MAY BE PUT IN THE

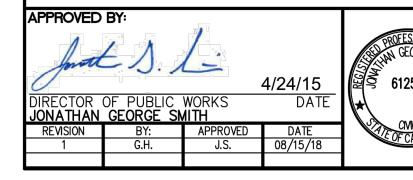
THIS OPTION REQUIRES THE FOLLOWING:

SANITARY SEWER AS AN OPTION, IN ACCORDANCE WITH EASTERN MUNICIPAL WATER DISTRICT (EMWD) CRITERIA. AN ALTERNATE FLOOR DRAIN FROM THE INTERIOR OF THE ENCLOSURE THAT DISCHARGES TO THE SANITARY SEWER MAY BE CONSTRUCTED ONLY AFTER OBTAINING APPROVAL FROM EMWD.

a) THE TRASH ENCLOSURE SHALL BE LOCKABLE AND LOCKED WHEN NOT IN USE WITH A 2-INCH OR LARGER BRASS RESETTABLE COMBINATION LOCK. ONLY EMPLOYEES AND STAFF AUTHORIZED BY THE ENCLOSURE PROPERTY OWNER SHALL BE GIVEN ACCESS. THIS REQUIREMENT MAY NOT BE APPLICABLE TO COMMERCIAL COMPLEXES WITH MULTIPLE

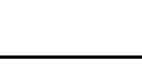
b) A WATERLESS TRAP PRIMER SHALL BE PROVIDED TO PREVENT ESCAPE OF GASSES FROM THE SEWER LINE AND SAVE WATER.

c) HOT AND COLD RUNNING WATER SHALL BE PROVIDED WITH A CONNECTION NEARBY WITH AN APPROVED BACKFLOW PREVENTER. THE SPIGOT SHALL BE PROTECTED AND LOCATED AT THE REAR OF THE ENCLOSURE TO PREVENT DAMAGE FROM BINS.



CITY OF MENIFEE TRASH ENCLOSURE **STANDARDS AND SPECIFICATIONS** 

TANDARD PLAN NO. 502



KEY NOTES: 1. 4-INCH X 6-INCH METAL BEAM POWDER COATED - COLOR TO BE SELECTED

2. 4-INCH X 4-INCH TUBULAR STEEL POST. SET POST FLUSH TO WALL. GROUT FILL POST SOLID. PAINT WITH (2) COATS ZINC PRIMER & (2) COATS SATIN FINISH PAINT - COLOR TO BE SELECTED

3. GATE FRAME CONTINUOUS, ATTACH GATE FRAME TO STEEL POST WITH 3 HEAVY DUTY HINGES.

CONTRACTOR SHALL SUPPLY SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION

4. CMU WALL / REFER TO STRUCTURAL ENGINEER'S SPECIFICATIONS FOR REINFORCEMENT

5. CONCRETE FOOTING / REFER TO STRUCTURAL ENGINEER'S SPECIFICATIONS FOR REINFORCEMENT

6. HEAVY DUTY HINGES

7. METAL TRELLIS POWDER COATED (OR (2) COATS ZINC AND PRIMER & (2) COATS SATIN FINISH PAINT); COLOR TO BE SELECTED / REFER TO SHOP DRAWINGS FOR ROOF FRAMING

8. 3-INCH X 8-INCH X 1/4-INCH THICK GALVANIZED STEEL STOP PLATE AND LOCKABLE KEEPER. WELD TO GATE FRAME - AS SHOWN / CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL

9. MINI-V-BEAM 26 GAUGE WITH ENDURA CLAD FINISH AS MANUFACTURED BY ASC PACIFIC INC. OR APPROVED EQUAL. SPOT WELD TO ANGLE FRAME (CONTRACTOR TO SUBMIT SHOP DRAWINGS)

10. 9-INCH X 1/2-INCH GALVANIZED STEEL DIAGONAL CROSS BRACE / FILLET WELD TO FRAME AND SPOT WELD TO MINI-V-BEAM (AT BACK OF GATE)

11. HEAVY DUTY DROP CANE BOLT. ATTACH TO GATE FRAME. SET 1 - 6 INCHES LONG X 1-INCH O.D. GALVANIZED PIPE SLEEVE TO ACCEPT BOLT. 'STANLY' CD 10009-18 INCHES OR APPROVED EQUAL

12.COMPACTED SUBGRADE PER GEOTECHNICAL REPORT

13. 6-INCH THICK P.C.C. CONCRETE PAD WITH 6 X 6 X 10 WWM

14. METAL ROOF: CORRUGATED STEEL - BERRIDGE LEAD-COPE STRAIGHT S-DECK /INSTALL PER MANUFACTURER'S SPECIFICATIONS

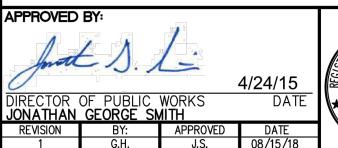
15. 8-INCH X 2-INCH X 16-INCH CMU CAP TO MATCH WALL COLOR

16. DISABLED ACCESSIBLE RAMP & HANDRAIL IF REQUIRED - REFER TO STANDARD PLAN NO. 1301.11

17. CONCRETE CURB

A. CONCRETE FOOTING TO ACHIEVE 4300 PSI @ 28 DAYS.

B. TRASH BINS - SIZE AND NUMBER AS REQUIRED BY CITY. (SINGLE BIN SHOWN)





CITY OF MENIFEE TRASH ENCLOSURE

FRONT ELEVATION (KEY NOTES)

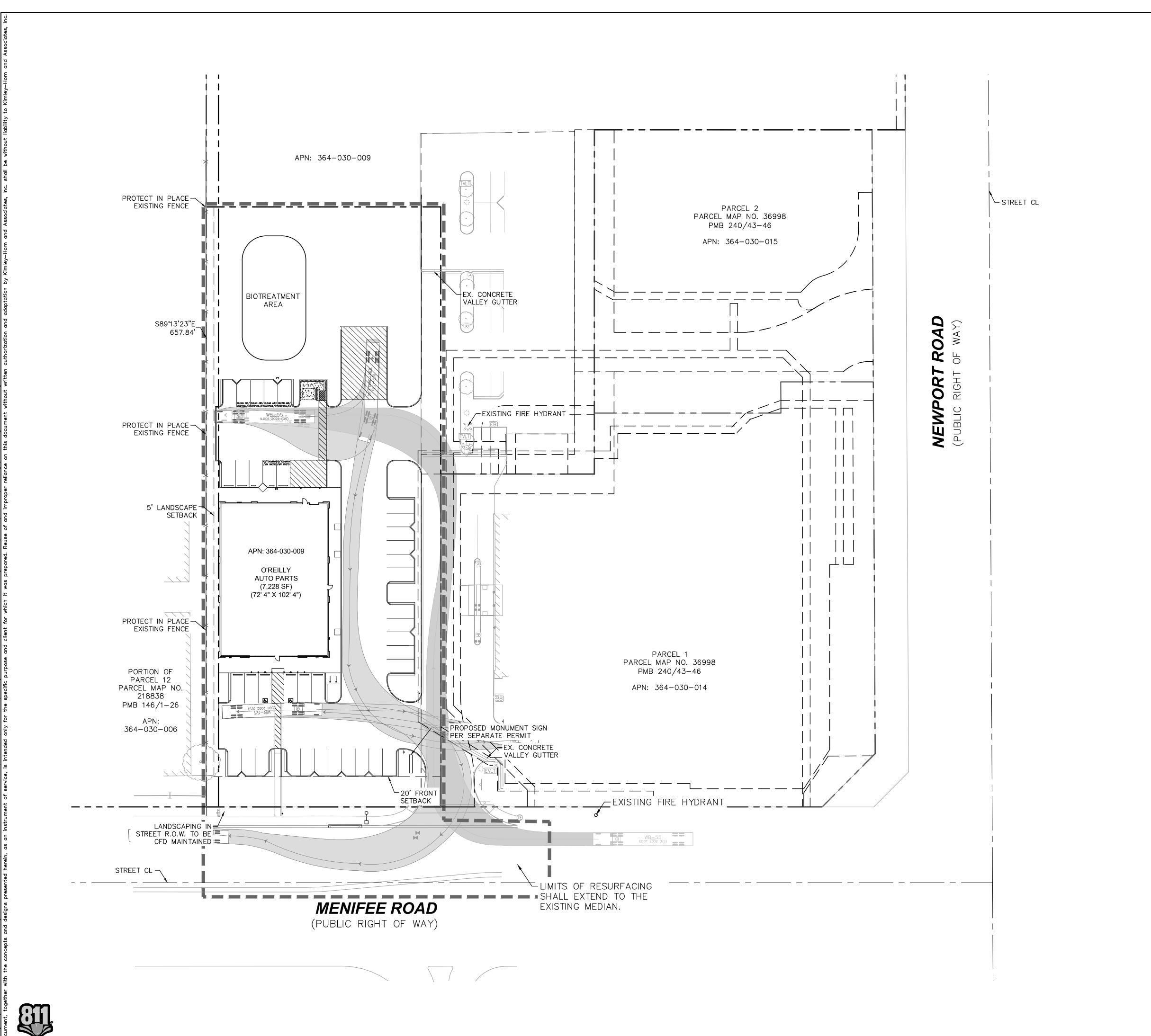
STANDARD PLAN NO. 505

Ca∎ 811 before you dig

4 OF 6

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SHEET NUMBER





PROPERTY LINE RIGHT OF WAY LINE CENTER LINE EASEMENT OR SETBACK LINE CIVIL LIMIT OF WORK LINE ACCESSIBLE ROUTE (LOCATION PURPOSES ONLY, DO NOT PAINT) . . . . . . . . PARKING STALL COUNT STANDARD DUTY CONCRETE PAVEMENT HEAVY DUTY CONCRETE PAVEMENT

LANDSCAPE

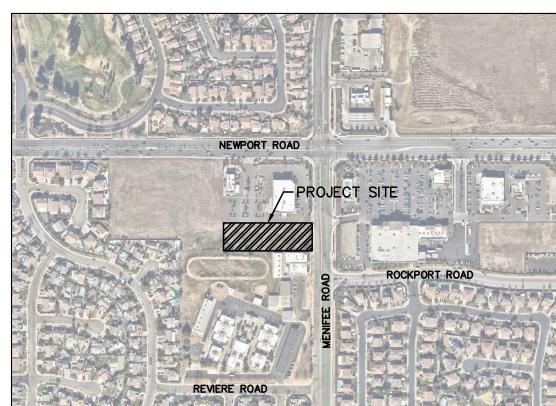
TRUNCATED DOMES

### SITE DATA

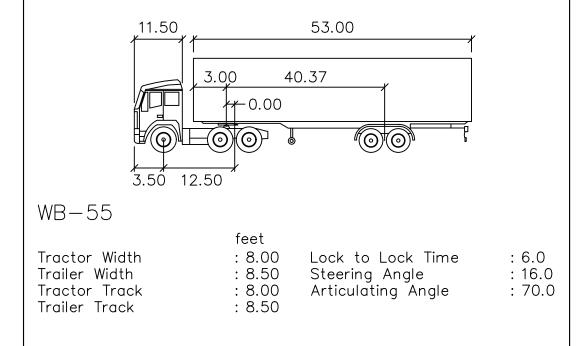
MENIFEE VILLAGE SPECIFIC PLAN SITE ZONING: PROPOSED LAND USE: RETAIL COMMERCIAL 364-030-009 APN: PROJECT AREA: 1.41± ACRES BUILDING AREA: 7,228 SF SITE IMPERVIOUS AREA: 30,363 SF

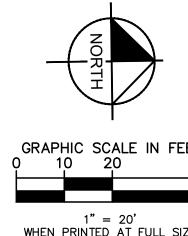
REQUIRED STANDARD PARKING: 22 (3/1,000) REQUIRED ADA PARKING PROVIDED: REQUIRED TOTAL PARKING:

PROPOSED PARKING: STANDARD PARKING: ADA PARKING PROVIDED: (INCLUDES 1 VAN ACCESSIBLE) TOTAL PROPOSED PARKING:



## **VICINITY MAP**





1" = 20'
WHEN PRINTED AT FULL SIZE
(24"X36")

SHEET NUMBER 5 OF 6

LEGEND

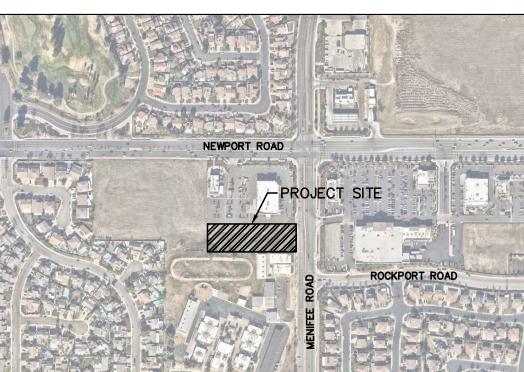
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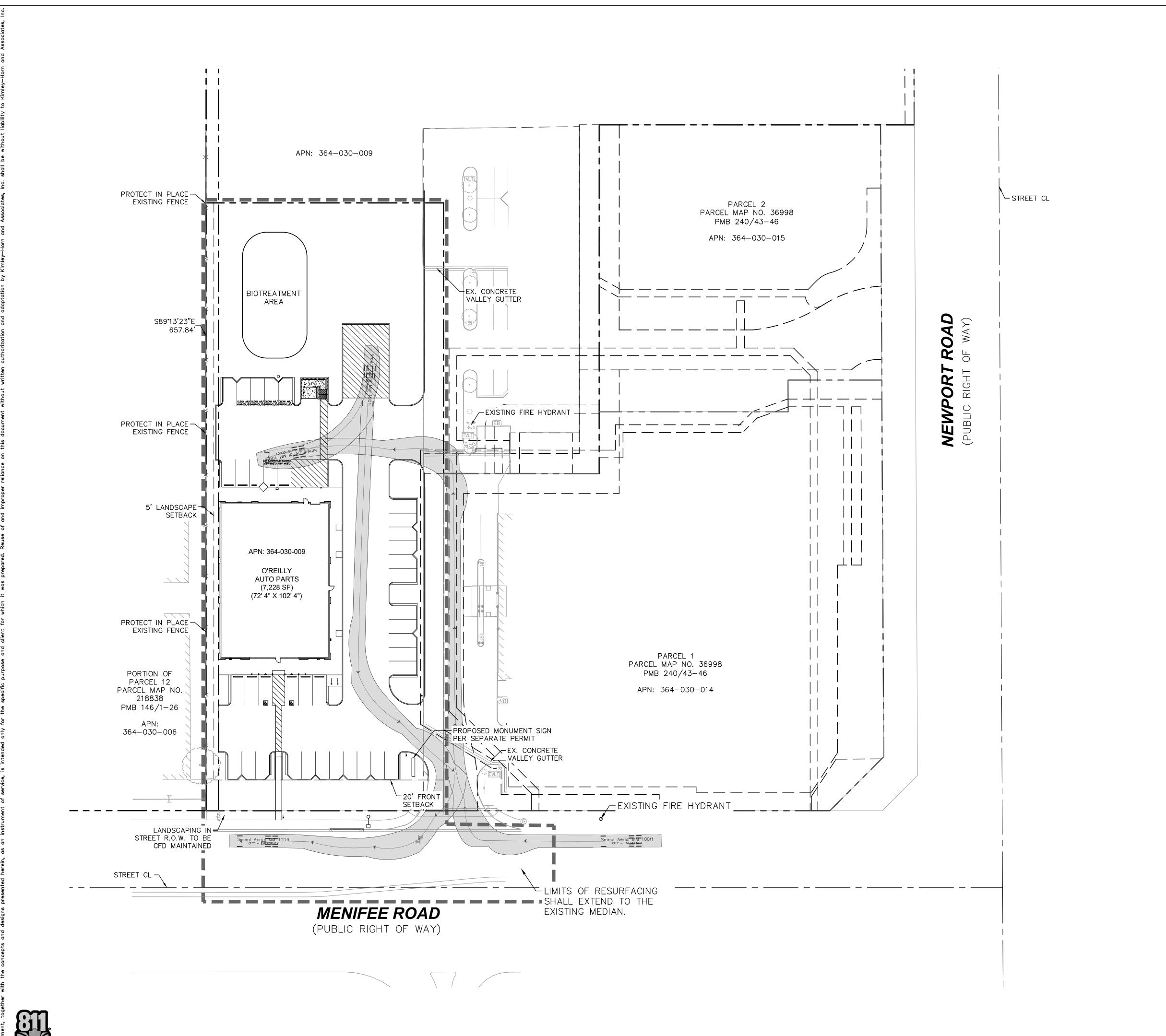
PART

O'REILLY

PREPARED FOR VAQUERO VENTURES

PARKING REQUIREMENTS:







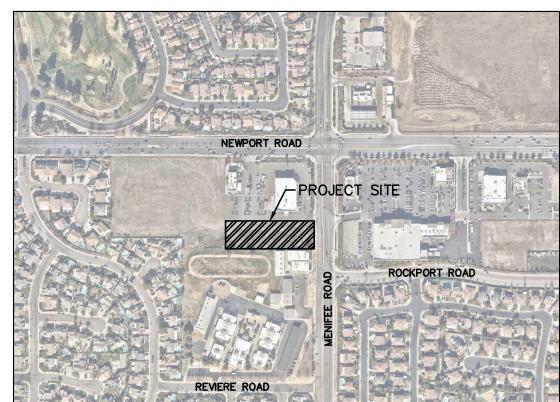
PROPERTY LINE RIGHT OF WAY LINE CENTER LINE EASEMENT OR SETBACK LINE CIVIL LIMIT OF WORK LINE ACCESSIBLE ROUTE (LOCATION PURPOSES ONLY, DO NOT PAINT) • • • • • • • • PARKING STALL COUNT STANDARD DUTY CONCRETE PAVEMENT HEAVY DUTY CONCRETE PAVEMENT

MENIFEE VILLAGE SPECIFIC PLAN SITE ZONING: PROPOSED LAND USE: RETAIL COMMERCIAL 364-030-009 APN: PROJECT AREA: 1.41± ACRES BUILDING AREA: 7,228 SF SITE IMPERVIOUS AREA: 30,363 SF

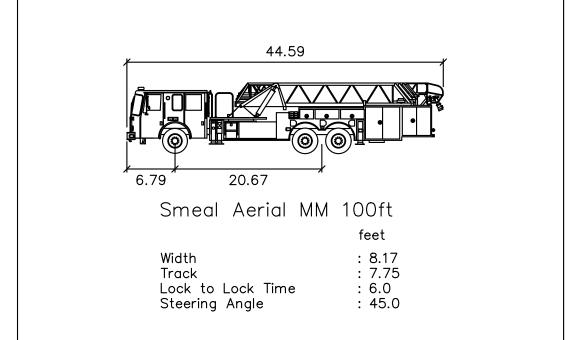
## PARKING REQUIREMENTS:

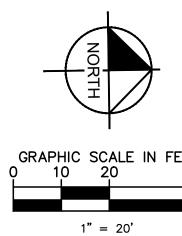
REQUIRED STANDARD PARKING: 22 (3/1,000) REQUIRED ADA PARKING PROVIDED: REQUIRED TOTAL PARKING:

PROPOSED PARKING: STANDARD PARKING: ADA PARKING PROVIDED: (INCLUDES 1 VAN ACCESSIBLE)



## **VICINITY MAP**





SHEET NUMBER 6 OF 6

TRUCK T EXHIBIT

FIRE

1" = 20'
WHEN PRINTED AT FULL SIZE
(24"X36")

LANDSCAPE TRUNCATED DOMES

SITE DATA

TOTAL PROPOSED PARKING:



0

PART

O'REILLY

PREPARED FOR VAQUERO VENTURES

### GENERAL LANDSCAPE NOTES

- 1. THE WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS AND THE MOST CURRENT EDITION OF THE APPLICABLE CITY AND/OR REGIONAL STANDARDS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN COPIES OF THESE STANDARDS, SPECIFICATIONS AND DRAWINGS, AS WELL AS ALL OTHER STANDARDS AND SPECIFICATIONS WHICH MAY BE NECESSARY TO COMPLETE AND ACCURATELY INTERPRET THESE PLANS.
- 2. ALL QUANTITIES LISTED IN THE LANDSCAPE SCHEDULE ARE FOR THE CONVENIENCE OF THE CONTRACTOR. IN THE CASE OF ANY DISCREPANCIES, PLANS SHALL OVERRIDE THE LANDSCAPE AND BID SCHEDULE QUANTITIES. CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON THE PLANS AND BASE THEIR BID ACCORDINGLY.
- 3. RESPONSIBILITY FOR ESTABLISHING SUBGRADES IS NOT INCLUDED IN THIS WORK. INSPECT SUBGRADES PRIOR TO COMMENCING WORK TO CONFIRM SUBGRADE DEPTHS AND GRADES. ADVISE LANDSCAPE ARCHITECT OF DISCREPANCIES WITH DRAWINGS OR SPECIFICATIONS. ALL PLANTING AREAS SHALL BE LEFT FREE OF CONSTRUCTION DEBRIS AND/OR TOXIC MATERIAL AND GRADED TO A LEVEL TO PERMIT LANDSCAPE CONSTRUCTION. TRENCHES OR OTHER FILLED EXCAVATIONS SHALL BE COMPACTED PRIOR TO LANDSCAPE INSTALLATION.
- 4. SITE GRADING NECESSITATED BY THE WORK AS IT PROGRESSES AND NOT SPECIFICALLY CALLED OUT ON THE PLANS WILL BE CONSIDERED INCIDENTAL WORK.
- . ALL LANDSCAPE AREAS SHALL BE UNIFORMLY GRADED SO THAT FINISHED SURFACES CONFORM TO THE TYPICAL SECTIONS AND PROPOSED GRADES SHOWN. FINISHED SURFACES SHALL BE REASONABLY SMOOTH, COMPACTED, AND FREE FROM IRREGULAR SURFACE DRAINAGE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING THE FINISH GRADE AND SHALL BEAR FINAL RESPONSIBILITY FOR PROPER SURFACE DRAINAGE OF PLANTED AREAS.
- 3. AFTER ROUGH GRADING HAS OCCURRED, CONTRACTOR SHALL OBTAIN AN AGRONOMIC SOILS REPORT AND SUBMIT TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO AMENDMENTS AND/OR PLANTING. CONTRACTOR SHALL APPLY RECOMMENDATIONS UNLESS OTHERWISE NOTED BY LANDSCAPE ARCHITECT.
- 7. BACKFILL MIX SHALL BE PLACED IN 6" LIFTS AND TAMPED INTO PLACE AROUND THE PLANT. NO TRANSPLANTING SHALL BE DONE WHEN SOIL IS EXCESSIVELY WET. DO NOT COUNTERSINK AROUND CACTI OR SUCCULENTS. PROVIDE POSITIVE DRAINAGE AWAY FROM PLANT.
- ALL TREES SHALL BE PLANTED A MINIMUM OF 5 FEET, ALL SHRUBS AND ACCENTS A MINIMUM OF 24", AND ALL GROUNDCOVERS 18" FROM EDGE OF CURBS, WALKS, WALLS, PADS, ETC., UNLESS DIRECTED OTHERWISE BY THE LANDSCAPE ARCHITECT.
- 9. EXCAVATE PITS, AS SHOWN ON DRAWINGS AND DETAILS. LOOSEN HARD SUBSOIL IN BOTTOM OF PIT. TEST DRAINAGE OF TREE, SHRUB AND PLANT PITS BY FILLING WITH WATER TWICE IN SUCCESSION. THE RETENTION OF WATER IN PLANTING PITS FOR MORE THAN TWENTY-FOUR (24) HOURS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. SUBMIT IN WRITING A PROPOSAL FOR THE CORRECTION TO THE OWNER'S REPRESENTATIVE FOR APPROVAL BEFORE PROCEEDING WITH WORK.
- 10. IF ROCK, UNDERGROUND CONSTRUCTION, ADVERSE DRAINAGE CONDITIONS, OR OTHER OBSTRUCTIONS ARE ENCOUNTERED IN EXCAVATION FOR PLANTING OF ANY PLANT MATERIAL, NOTIFY THE OWNER'S REPRESENTATIVE. NEW LOCATIONS MAY BE SELECTED BY THE OWNER'S REPRESENTATIVE, OR INSTRUCTIONS MAY BE ISSUED TO DIRECT REMOVAL OF OBSTRUCTION. PROCEED WITH WORK ONLY AFTER APPROVAL OF THE OWNER'S REPRESENTATIVE.
- 11. DO NOT MAKE SUBSTITUTIONS. IF SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY FROM AT LEAST FIVE SOURCES TO THE OWNER'S REPRESENTATIVE, TOGETHER WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL FOR FINAL APPROVAL.
- 12. ALL PLANT MATERIAL AND SPECIFICATIONS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK STANDARDS UNLESS OTHERWISE NOTED.
- 13. LAY OUT INDIVIDUAL TREE AND PLANT LOCATIONS AND AREAS FOR MULTIPLE PLANTINGS, STAKE LOCATIONS AND OUTLINE AREAS AND SECURE THE OWNER'S REPRESENTATIVE'S ACCEPTANCE BEFORE START OF PLANTING WORK. MAKE MINOR ADJUSTMENTS AS DIRECTED.
- 14. ALL SHRUBS SHALL HAVE A FULL HEAD THAT COVERS THE CAN DIAMETER (CAN FULL) AND A MINIMUM OF THREE STEMS/BRANCHES.
- 15. FINISH GRADE FOR PLANTED AREAS SHALL BE 1" BELOW ALL CURBS, WALKS AND PAVING WITH SMOOTH EVEN LINES AT EDGES OF STRUCTURES.
- 16. FINISH LANDSCAPE GRADES SHALL SLOPE AT A 2% GRADE AWAY FROM CURBS, WALKS, AND WALLS.
- 17. ALL LANDSCAPE AREAS SHALL RECEIVE A 3" DEPTH OF MULCH, UNLESS OTHERWISE NOTED ON THESE PLANS. TREES TO HAVE A 6' DIAMETER RING AROUND TRUNK FREE OF MULCH. MULCH SHALL EXTEND UNDER ALL SHRUBS AND PLANTS. APPLY PRE-EMERGENT HERBICIDE PRIOR TO AND AFTER MULCH INSTALLATION.
- 18. PROVIDE SAMPLES OF PROPOSED MULCH SHOWING COLOR, GRADATION SIZE RANGE AND TEXTURE INCLUDING PROPOSED SOURCE. PROVIDE 1/2 CUBIC FOOT SAMPLE OF EACH.
- 19. ANY ROCK MULCH OR DECOMPOSED GRANITE SHALL NOT CONTAIN LUMPS OR BALLS OF CLAY, CALICHE, ORGANIC MATTER OR CALCAREOUS COATING. PROVIDE WEED BARRIER UNDER ALL DG AND/OR ROCK MULCH. THE CONTRACTOR SHALL ENSURE THAT SUFFICIENT QUANTITY IS AVAILABLE FROM A SINGLE SOURCE TO COMPLETE THE PROJECT. THE OWNER'S REPRESENTATIVE SHALL APPROVE SAMPLES PRIOR TO ORDERING.
- 20. NO JOB WILL BE CONSIDERED COMPLETE UNTIL ALL CURBS, PAVEMENT AND SIDEWALKS HAVE BEEN SWEPT CLEAN OF ALL DIRT AND DEBRIS ACCORDING TO PLANS.
- 21. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ANY PERMITS REQUIRED. (SEE THE CITY GENERAL CONDITIONS)
- 22. ALL CONSTRUCTION ROADS AND COMPACTED AREAS DEVELOPED THROUGH CONSTRUCTION THAT ARE WITHIN THE LANDSCAPE AREAS SHALL BE SCARIFIED AND LOOSENED TO A DEPTH OF 12" PRIOR TO LANDSCAPE AND IRRIGATION WORK BEGINNING
- 23. PLANTINGS WITHIN THE SIGHT VISIBILITY TRIANGLE LINE SHALL BE MAINTAINED SO THAT NO LIMBS HANG LOWER THAN SEVEN (7) FEET AND SHRUBS OR OTHER PLANTS PLANTED WITHIN THE SIGHT VISIBILITY TRIANGLE LINE SHALL BE NO TALLER THAN TWO (2) FEET AT FULL GROWTH.

### CITY NOTES

- CFD/OFF SITE IRRIGATION SYSTEMS (PUBLIC RIGHTS-OF-WAY) SHALL BE SEPARATE FROM ASSOCIATION/ PRIVATE ON SITE IRRIGATION SYSTEMS (CONTROLLERS, VALVES, MAIN LINE). OFF SITE AND ON SITE LANDSCAPE IMPROVEMENTS SHALL BE SEPARATED BY CONCRETE MOW CURBS (6" X 8") OR OTHER SUITABLE BARRIER ALONG PROPERTY LINES/RIGHTS-OF-WAY.
- PLAN SHALL COMPLY WITH CITY OF MENIFEE, LANDSCAPE WATER USE EFFICIENCY REQUIREMENTS, MMC 15.04; LANDSCAPING STANDARDS, MMC 9.195; AND STATE OF CALIFORNIA AB 1881, THE WATER CONSERVATION IN LANDSCAPING ACT (2015).
- 3. ALL TREES WITHIN SIX (6) FEET OF HARDSCAPE OR BUILDINGS SHALL BE INSTALLED WITH LINEAR ROOT CONTROL BARRIER FROM DEEP ROOT CORPORATION (OR APPROVED SUBSTITUTION). ROOT BARRIER LENGTH SHALL BE 16 FEET MINIMUM, CENTERED ON TREE TRUNK. ROOT BARRIER SHALL BE PLACED IN A LINEAR INSTALLATION ADJACENT TO HARDSCAPE PER MANUFACTURER'S SPECIFICATIONS AND NOT ENCIRCLING ROOTBALL. ROOT CONTROL BARRIER DEPTH SHALL BE 18 INCHES MIN. ADJACENT TO FLATWORK AND 24 INCHES MIN. ADJACENT TO CURBS.
- 4. ALL GROUND-MOUNTED ELECTRICAL/MECHANICAL EQUIPMENT SHALL BE EFFECTIVELY SCREENED WITH LANDSCAPING.
- 5. LANDSCAPE MARTERIALS OVER 30 INCHES IN HEIGHT SHALL NOT BE PLACED IN SIGHT DISTANCE RESTRICTED AREAS.
- 6. SEPARATE PERMIT REQUIRED FOR MONUMENT SIGN.

### LANDSCAPE ARCHITECT NOTES

- 1. THE TERM "LANDSCAPE ARCHITECT" USED HEREIN SHALL MEAN THE LANDSCAPE ARCHITECT WHO HAS SIGNED AND SEALED THESE PLANS AND IS IN RESPONSIBLE CHARGE OF THE LANDSCAPE ARCHITECTURE DESIGN. THE TERM "CONTRACTOR" USED HEREIN SHALL MEAN ANY GENERAL CONTRACTOR OR SUBCONTRACTOR USING THESE PLANS. ANY AGENCY SIGNATURE OR APPROVAL ON THESE PLANS DOES NOT CONSTITUTE APPROVAL OF ANY OF THESE NOTES.
- 2. THE LANDSCAPE ARCHITECT WILL NOT PROVIDE, OBSERVE, COMMENT ON NOR ENFORCE ANY SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY MEASURES AND SHALL BE SOLELY RESPONSIBLE FOR SAME AND COMPLYING WITH ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS. THE CONTRACTOR AGREES THAT SHE/HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- 3. THE LANDSCAPE ARCHITECT SHALL HAVE NO RESPONSIBILITY FOR ANY OF THE CONTRACTOR'S MEANS AND METHODS OF CONSTRUCTION, TECHNIQUES, EQUIPMENT CHOICE AND USAGE, SEQUENCE, SCHEDULE, SAFETY PROGRAMS, OR SAFETY PRACTICES, NOR SHALL THE LANDSCAPE ARCHITECT HAVE ANY AUTHORITY OR RESPONSIBILITY TO STOP OR DIRECT THE WORK OF ANY CONTRACTOR.
- 4. THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE LANDSCAPE ARCHITECT AND OWNER, THEIR AGENTS AND EMPLOYEES, HARMLESS FROM ANY AND ALL CLAIMS, DEMANDS, JUDGMENTS, LOSS, DAMAGES, COSTS, EXPENSES, FEES OR LIABILITY WHATSOEVER, REAL OR ALLEGED, IN CONNECTION WITH, IN WHOLE OR IN PART, DIRECTLY OR INDIRECTLY, THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE LANDSCAPE ARCHITECT.
- 5. IF THERE ARE ANY QUESTIONS REGARDING THESE PLANS, THE CONTRACTOR SHALL REQUEST IN WRITING FROM THE LANDSCAPE ARCHITECT AND THE OWNER, AN INTERPRETATION BEFORE DOING ANY RELATED OR IMPACTED WORK.
- 6. THE CONTRACTOR SHALL TAKE THE NECESSARY STEPS TO PROTECT THE PROPERTY FROM ANY EROSION AND SILTATION THAT RESULT FROM CONTRACTOR OPERATIONS BY APPROPRIATE MEANS UNTIL SUCH TIME THAT THE PROJECT IS COMPLETED AND ACCEPTED FOR MAINTENANCE BY WHOMEVER IS TO BE ULTIMATELY RESPONSIBLE FOR MAINTENANCE.
- 7. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO STARTING WORK NEAR THEIR FACILITIES AND SHALL COORDINATE WORK WITH UTILITY COMPANY REPRESENTATIVES.
- 8. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM A SEARCH OF READILY AVAILABLE RECORDS. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN HEREON AND ANY OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS. ALL DAMAGES THERETO CAUSED BY THE CONTRACTOR SHALL BE REPAIRED TO THE APPROPRIATE SPECIFICATIONS AND STANDARDS AT THE SOLE EXPENSE OF THE CONTRACTOR.
- 9. THE LOCATION, ELEVATIONS, SIZE, TYPE AND CONDITION OF EXISTING IMPROVEMENTS ADJACENT TO THE PROPOSED WORK INDICATED ON THESE PLANS SHALL BE CONFIRMED BY THE CONTRACTOR BY FIELD MEASUREMENTS AND OBSERVATIONS PRIOR TO CONSTRUCTION OF NEW WORK. THE CONTRACTOR WILL IMMEDIATELY INFORM THE LANDSCAPE ARCHITECT IN WRITING IF ANY DISCREPANCIES OR CONFLICTING INFORMATION IS FOUND.
- 10. THE CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND FACILITIES AS NEEDED, SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY DUE TO THE ACTUAL LOCATION, SIZE, TYPE, OR CONDITION OF EXISTING FACILITIES DIFFERING FROM WHAT IS SHOWN ON THESE PLANS.
- 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ANY DAMAGE TO THE EXISTING IMPROVEMENTS AND REPLACEMENT TO THE SATISFACTION OF THE OWNER.
- 12. SHOULD CONFLICTING INFORMATION BE FOUND ON THE PLANS THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING IMMEDIATELY BEFORE PROCEEDING WITH THE WORK IN QUESTION.
- 13. ANYTHING MENTIONED IN THE SPECIFICATIONS, IF ANY, AND NOT SHOWN ON THE DRAWINGS, OR SHOWN ON THE DRAWINGS AND NOT MENTIONED IN THE SPECIFICATIONS, SHALL BE OF LIKE EFFECT AS IF SHOWN OR MENTIONED IN BOTH.

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AB-1881 AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

MICHAEL P. MADSEN, LLA 5798

### SEED MIX CHART



### ORNAMENTAL, LOW GROWING NATIVE MIX

This is a mixture of showy, low growing annual and perennial species that will provide months of bright spring color in a non-irrigated setting, or year-round color when irrigated. This mix may be used alone or in conjunction with grass and shrub seeds.

SPECIES	COMMON NAME	BULK #'s/ACRE	MIN % PLS*
Achillea millefolium	Yarrow	1.00	85
Acmispon glaber	Deerweed	4.00	76
Acmispon heermannii	Hermann's lotus	2.00	70
Camissoniopsis cheiranthifolia	Beach evening primrose	1.00	86
Clarkia bottae	Punchbowl godetia	1.00	74
Collinsia heterophylla	Chinese houses	3.00	83
Eschscholzia californica	California poppy	2.00	83
Festuca microstachys	Small fescue	8.00	90
Lasthenia californica	Dwarf goldfields	0.50	68
Layia platyglossa	Tidy tips	0.50	77
Lupinus bicolor	Bicolor lupine	1.00	83
Lupinus nanus	Sky lupine	2.00	83
Mimulus aurantiacus longiflorus	Sticky monkeyflower	1.00	3
Mimulus aurantiacus puniceus	Mission red monkeyflower	1.00	3
Muhlenbergia microsperma	Littleseed muhly	2.00	48
Nemophila maculata	Fivespot	3.00	83
Sisyrinchium bellum	Blue eyed grass	2.00	78
	* # 1906 10 - 54.5 04.0 145 140 01	35.00	

### SITE DATA

SITE ZONING:

PROPOSED LAND USE:

APN:

PROJECT AREA:

BUILDING AREA:

MENIFEE VILLAGE SPECIFIC PLAN

RETAIL COMMERCIAL

364-030-009

1.41± ACRES

7,228 SF

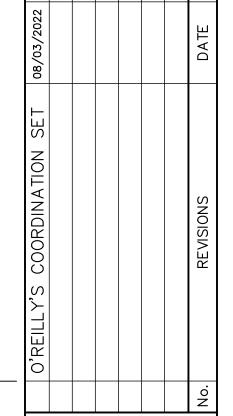
30,363 SF

### PLANT SCHEDULE

SITE IMPERVIOUS AREA:

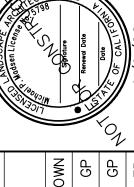
TREES	<u>QTY</u>	BOTANICAL / COMMON NAME	CONT	HEIGHT/SPREAD	CAL.	WUCOLS
	3	LAGERSTROEMIA INDICA 'WHIT IX' TM / DOUBLE FEATURE CRAPE MYRTLE	36" BOX	12-14` HT. X 5-6` SPR.	3"	MODERATE
	6	LAGERSTROEMIA X 'NATCHEZ' / NATCHEZ CRAPE MYRTLE	36" BOX	12-14` HT. X 5-6` SPR.	3"	MODERATE
• 5	3	LAURUS NOBILIS 'MONRIK' TM / LITTLE RAGU SWEET BAY	24" BOX	6-7` HT. X 3-4` SPR.	2" CAL.	LOW
	15	PLATANUS RACEMOSA / CALIFORNIA SYCAMORE STANDARD TRUNK	24" BOX	10-12` HT. X 4-5` SPR.	2" CAL.	LOW
	22	PODOCARPUS GRACILIOR / FERN PINE	24" BOX	9`-10` HT. X 3`-4` SPR.	2" CAL.	LOW
<u>SHRUBS</u>	<u>QTY</u>	BOTANICAL / COMMON NAME	CONT.	SPACING	WUCOLS	
	218	CALLIRHOE INVOLUCRATA / PURPLE POPPYMALLOW	5 GAL.	36" O.C.	LOW	
<b>(•)</b>	47	CHONDROPETALUM ELEPHANTINUM / LARGE CAPE RUSH	5 GAL.	48" O.C.	MODERATE	
	11	CORDIA BOISSIERI / ANACAHUITA	5 GAL.	AS SHOWN	LOW	
$\Rightarrow$	23	CORDYLINE AUSTRALIS 'PINK STRIPE' / PINK STRIPE GRASS PALM	5 GAL.	AS SHOWN	LOW	
	284	GAURA LINDHEIMERI 'KLEAU04263' TM / BELLEZA DARK PINK GAURA	5 GAL.	36" O.C.	MODERATE	
	71	JUNCUS PATENS / CALIFORNIA GRAY RUSH	5 GAL.	36" O.C.	LOW	
watere.	11	PARTHENOCISSUS TRICUSPIDATA / BOSTON IVY	5 GAL.	48" O.C.	MODERATE	
	78	RHAPHIOLEPIS INDICA 'CLARA' / CLARA INDIAN HAWTHORN	5 GAL.	48" O.C.	MODERATE	
+	97	RHAPHIOLEPIS INDICA 'PINK LADY' / PINK LADY INDIAN HAWTHORN	5 GAL.	36" O.C.	LOW	
	135	SALVIA GREGGII / AUTUMN SAGE	5 GAL.	36" O.C.	LOW	
GROUND COVERS	<u>QTY</u>	BOTANICAL / COMMON NAME	CONT.	SPACING	WUCOLS	
	179	JUNIPERUS HORIZONTALIS `BLUE CHIP` / BLUE CHIP JUNIPER	5 GAL.	48" O.C.	LOW	
+++++++ ++++++ +++++++ +++++++ +++++++	191	MUHLENBERGIA RIGENS / DEER GRASS	5 GAL.	30" O.C.	LOW	
	10,912 SF	NATIVE WILDFLOWER SEED MIX	SEED MIX	-	LOW	

PARKING LOT TREE CRITERIA			
	PARKING SPACES	PERCENT SHADED	
REQUIRED	29+ SPACES	50% SHADED MINIMUM	
PROVIDED	38 SPACES	55%	



THORN AND ASSOCIATES, INC.
JINTRY, SUITE 700, ORANGE, CA 9
59-1030 FAX: 714-938-9488

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DATE
9/9/22
SCALE AS SHOWN
DESIGNED BY GP

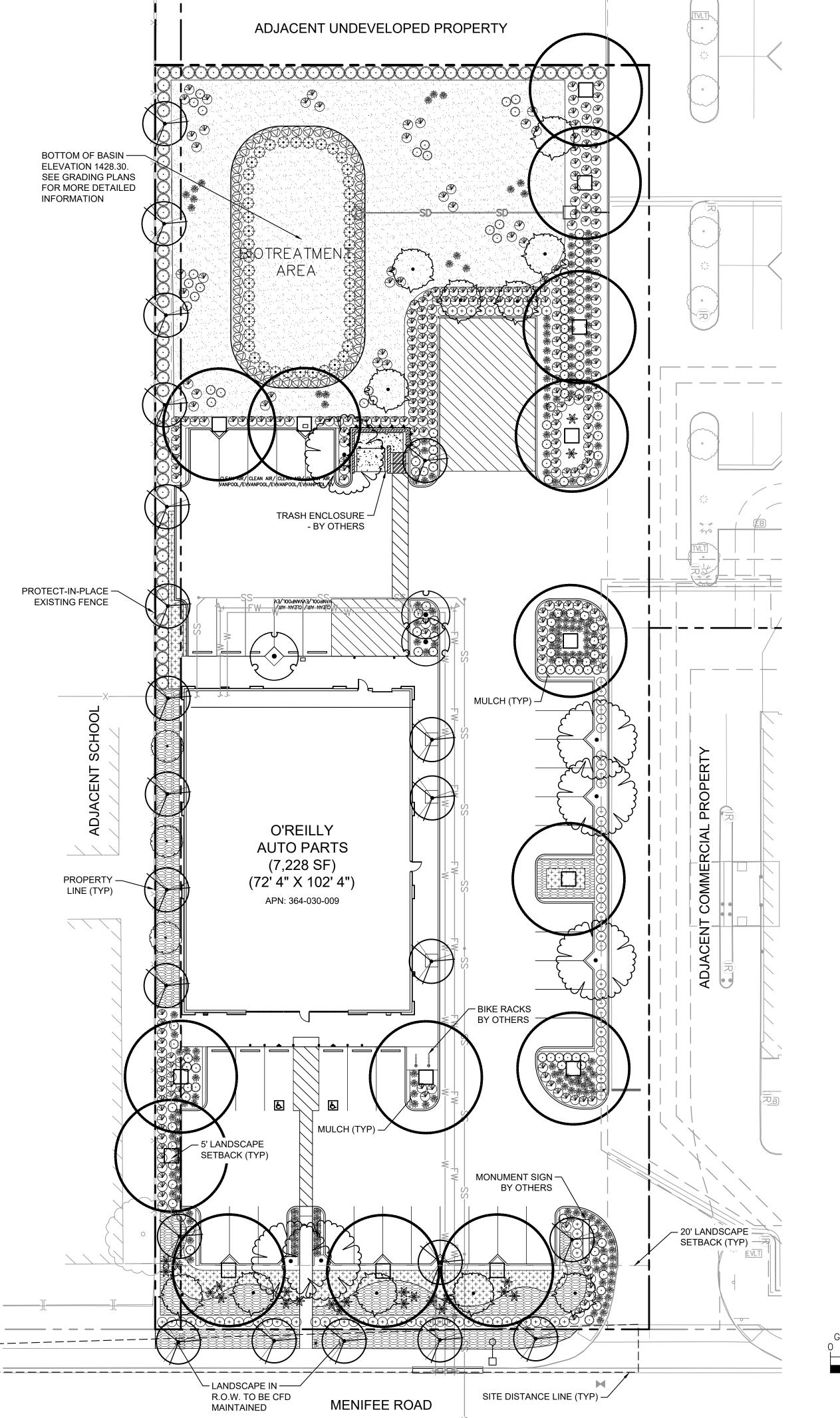
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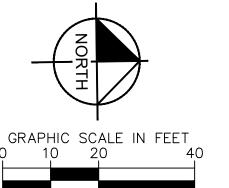
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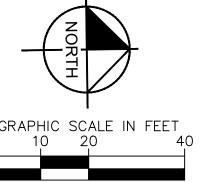






TREES	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT/SPREAD	CAL.	WUCOLS
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	6	LAGERSTROEMIA X 'NATCHEZ' / NATCHEZ CRAPE MYRTLE	36" BOX	12-14` HT. X 5-6` SPR.	3"	MODERATE
• 5	3	LAURUS NOBILIS 'MONRIK' TM / LITTLE RAGU SWEET BAY	24" BOX	6-7` HT. X 3-4` SPR.	2" CAL.	LOW
	15	PLATANUS RACEMOSA / CALIFORNIA SYCAMORE STANDARD TRUNK	24" BOX	10-12` HT. X 4-5` SPR.	2" CAL.	LOW
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$\langle \bullet \rangle$	47	CHONDROPETALUM ELEPHANTINUM / LARGE CAPE RUSH	5 GAL.	48" O.C.	MODERATE	
	11	CORDIA BOISSIERI / ANACAHUITA	5 GAL.	AS SHOWN	LOW	
*	23	CORDYLINE AUSTRALIS 'PINK STRIPE' / PINK STRIPE GRASS PALM	5 GAL.	AS SHOWN	LOW	
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+++++++ +++++++ ++++++++ ++++++++ ++++++	191	MUHLENBERGIA RIGENS / DEER GRASS	5 GAL.	30" O.C.	LOW	
	10,912 SF	NATIVE WILDFLOWER SEED MIX	SEED MIX	-	LOW	



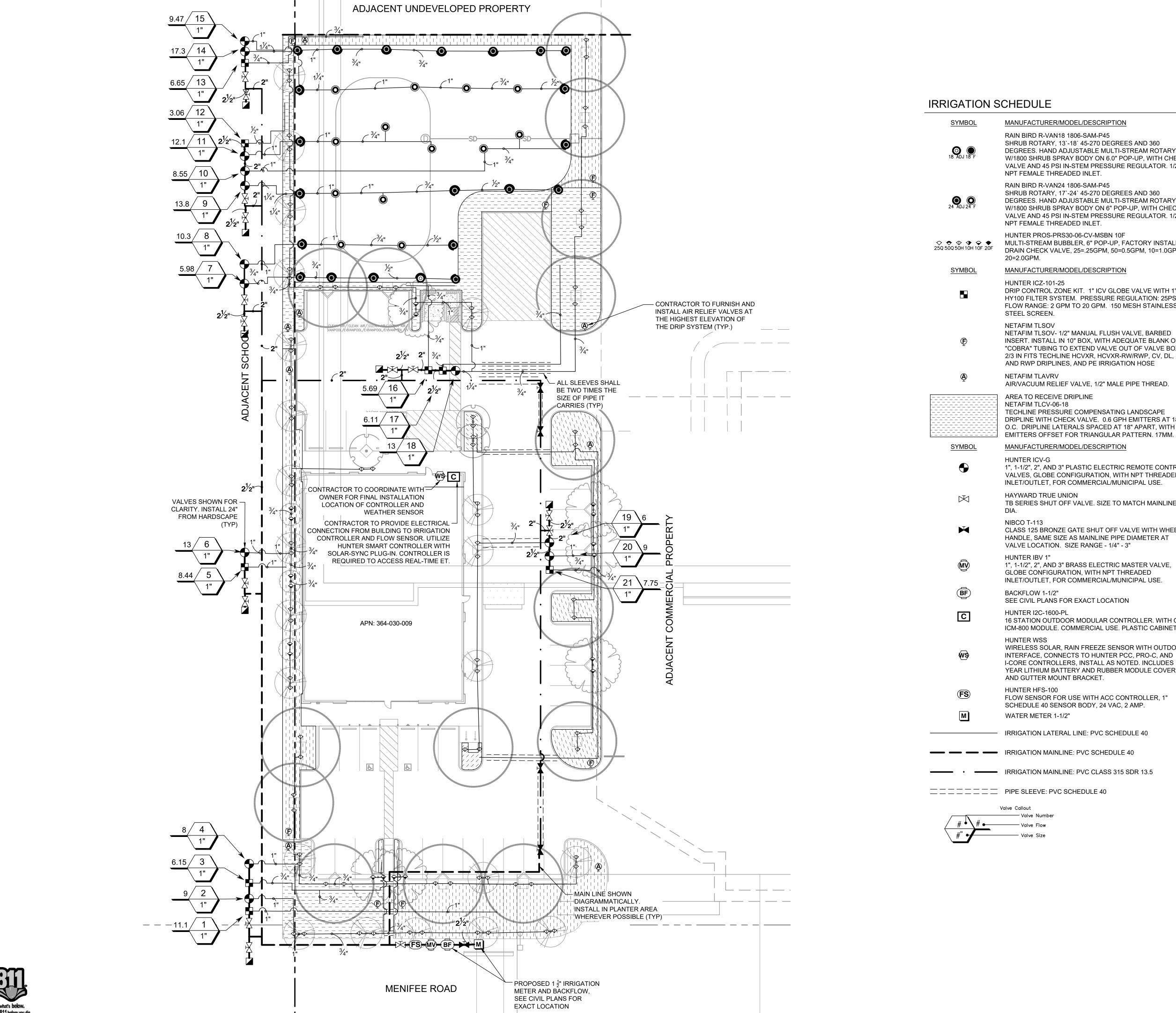


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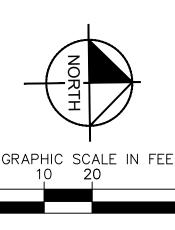
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O'REILLY

Kim



	OFFICE		
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	<u>PS</u>
18 ADJ 18 F	RAIN BIRD R-VAN18 1806-SAM-P45 SHRUB ROTARY, 13`-18` 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 SHRUB SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.	1	45
24 ADJ 24 F	RAIN BIRD R-VAN24 1806-SAM-P45 SHRUB ROTARY, 17`-24` 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 SHRUB SPRAY BODY ON 6" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.	34	45
	HUNTER PROS-PRS30-06-CV-MSBN 10F MULTI-STREAM BUBBLER, 6" POP-UP, FACTORY INSTALLED DRAIN CHECK VALVE, 25=.25GPM, 50=0.5GPM, 10=1.0GPM, 20=2.0GPM.	98	30
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	HUNTER ICZ-101-25 DRIP CONTROL ZONE KIT. 1" ICV GLOBE VALVE WITH 1" HY100 FILTER SYSTEM. PRESSURE REGULATION: 25PSI. FLOW RANGE: 2 GPM TO 20 GPM. 150 MESH STAINLESS STEEL SCREEN.	8	
<b>©</b>	NETAFIM TLSOV NETAFIM TLSOV- 1/2" MANUAL FLUSH VALVE, BARBED INSERT. INSTALL IN 10" BOX, WITH ADEQUATE BLANK OR "COBRA" TUBING TO EXTEND VALVE OUT OF VALVE BOX. 2/3 IN FITS TECHLINE HCVXR, HCVXR-RW/RWP, CV, DL, RW AND RWP DRIPLINES, AND PE IRRIGATION HOSE	8	
<b>@</b>	NETAFIM TLAVRV AIR/VACUUM RELIEF VALVE, 1/2" MALE PIPE THREAD.	8	
	AREA TO RECEIVE DRIPLINE NETAFIM TLCV-06-18 TECHLINE PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH CHECK VALVE. 0.6 GPH EMITTERS AT 18" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. 17MM.	12,362 S.F.	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	<u>QTY</u>	
•	HUNTER ICV-G 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.	13	
M	HAYWARD TRUE UNION TB SERIES SHUT OFF VALVE. SIZE TO MATCH MAINLINE DIA.	15	
×	NIBCO T-113 CLASS 125 BRONZE GATE SHUT OFF VALVE WITH WHEEL HANDLE, SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE LOCATION. SIZE RANGE - 1/4" - 3"	5	
(MV)	HUNTER IBV 1" 1", 1-1/2", 2", AND 3" BRASS ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.	1	
BF	BACKFLOW 1-1/2" SEE CIVIL PLANS FOR EXACT LOCATION	1	
C	HUNTER I2C-1600-PL 16 STATION OUTDOOR MODULAR CONTROLLER. WITH ONE ICM-800 MODULE. COMMERCIAL USE. PLASTIC CABINET.	1	
<b>(WS</b> )	HUNTER WSS WIRELESS SOLAR, RAIN FREEZE SENSOR WITH OUTDOOR INTERFACE, CONNECTS TO HUNTER PCC, PRO-C, AND I-CORE CONTROLLERS, INSTALL AS NOTED. INCLUDES 10 YEAR LITHIUM BATTERY AND RUBBER MODULE COVER, AND GUTTER MOUNT BRACKET.	1	
FS	HUNTER HFS-100 FLOW SENSOR FOR USE WITH ACC CONTROLLER, 1"	1	
M	SCHEDULE 40 SENSOR BODY, 24 VAC, 2 AMP. WATER METER 1-1/2"	1	
<b>_</b>	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	3,189 L.F.	
	IRRIGATION MAINLINE: PVC SCHEDULE 40	619.6 L.F.	
·	IRRIGATION MAINLINE: PVC CLASS 315 SDR 13.5	575.4 L.F.	
======	PIPE SLEEVE: PVC SCHEDULE 40	228.3 L.F.	
,	Valve Callout		

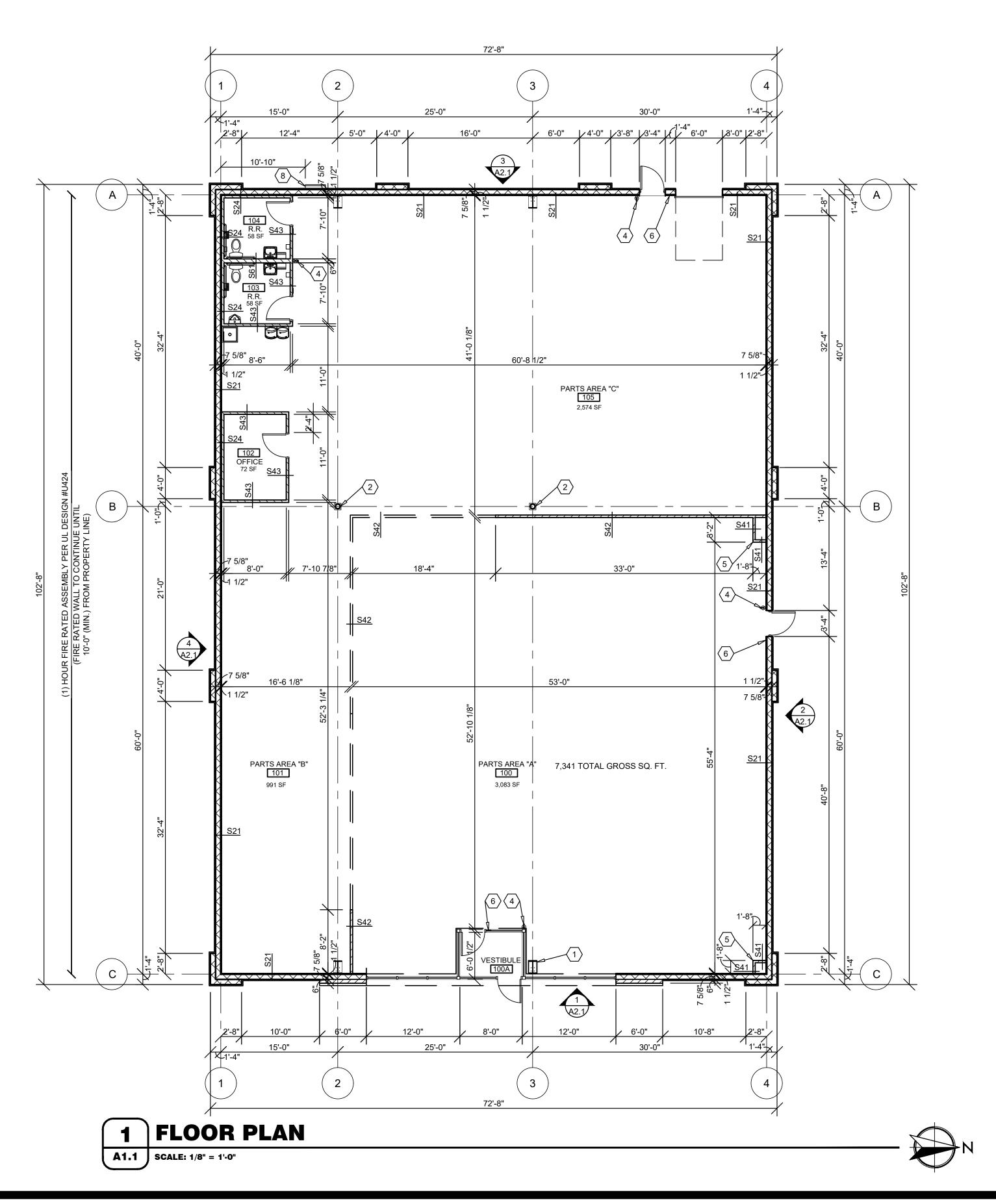


**IRRIGATION** SHEET NUMBER

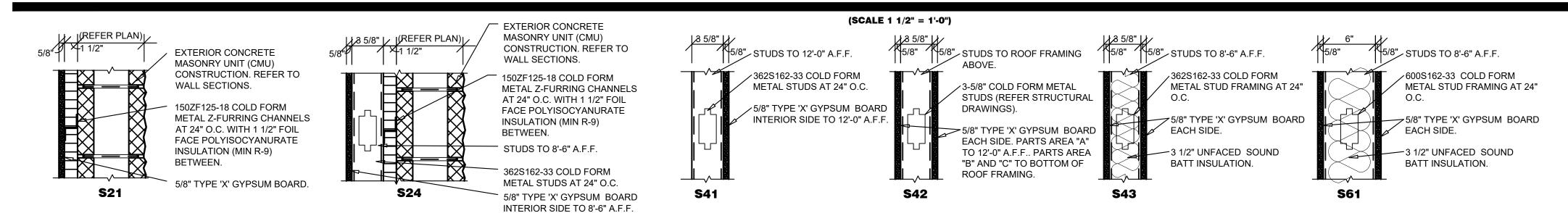
PREPARED FOR VAQUERO VENTURE

O'REILLY

Kim



## **INTERIOR WALL TYPES**



## **GENERAL NOTES**

- $\overline{\langle \mathsf{A} \rangle}$  REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
- (B) ALL DIMENSIONS TO ROUGH FACE OF ROUGH FRAMING, CONCRETE, MASONRY OR CENTERLINE OF STRUCTURE, UNLESS OTHERWISE NOTED. COLD FORM METAL STUD INTERIOR PARTITION DIMENSIONS 3-5/8" UNLESS OTHERWISE INDICATED AND NOT SHOWN FOR
- © REFER TO EXTERIOR AND INTERIOR FINISH SCHEDULES FOR ADDITIONAL REQUIREMENTS.
- D REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS FOR ADDITIONAL REQUIREMENTS. NOTIFY ARCHITECT IF FINAL DESIGN CONDITIONS DEVIATE SUBSTANTIALLY FROM THOSE INDICATED HEREIN.

## **KEY NOTES**

- (1) CONCEALED STEEL COLUMN, REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS. PROVIDE SHEET METAL COVER WITH NO EXPOSED HORIZONTAL SEAMS. FINISH TO MATCH WINDOW
- (2) EXPOSED STEEL COLUMN, REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS, (PAINT W-3, REFER INTERIOR FINISH
- $\sqrt{3}$  (NOT USED)
- SURFACE MOUNTED PORTABLE FIRE EXTINGUISHER, REFER TO DETAIL 10/A4.2.
- 5 SHOWROOM CORNER WALL BOX OUT. INSTALL 5/8" FIRE TREATED PLYWOOD BACKING TO BACK SIDE OF STUD INTERIOR FLANGE ON EACH EXPOSED WALL FACE FROM 8'-0" TO 10'-0" A.F.F. FOR INSTALLATION OF SECURITY MIRRORS. REFER TO 4/A4.2 (TYPICAL).
- $\langle 6 \rangle$  TACTILE EXIT SIGN AT EXIT DISCHARGE DOOR STATING "EXIT" WITH BRAILLE (GRADE 2 CONTRACTED) LETTERING. SIGN CONSTRUCTION AND LOCATION TO COMPLY WITH ANSI A117.1. MOUNT 48" MINIMUM ABOVE FINISH FLOOR TO BOTTOM OF LOWEST TACTILE CHARACTER AND 60" MAXIMUM ABOVE FINISH FLOOR TO BOTTOM OF HIGHEST TACTILE CHARACTER.
- 7 STEEL COLUMN. PROVIDE 7/8" COLD FORM FURRING (20 GA.) OR FIRE TREATED 2X NAILERS AT 24" O.C. WITH 5/8" TYPE "X" GYPSUM BOARD. HOLD TIGHT AND PLUMB WITH COLUMN.

## ARCHITECT OF RECORD ABBYE N. BOBBETT ARCHITECT LICENSE NUMBER C-39034

SHEETS BEARING THIS SEAL ARE AUTHENTICATED, RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS OR INSTRUMENTS ARE DISCLAIMED.

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# **CEILING NOTES**

A. REFER TO FINISH SCHEDULES FOR ADDITIONAL WALL FINISH MATERIAL APPLICATIONS.

**INTERIOR WALL &** 

B. REFER TO WALL SECTIONS AND DETAILS FOR ADDITIONAL CONDITIONS.

A. PROVIDE FIRE TREATED 2X BLOCKING AS REQUIRED FOR INSTALLATION

OF ACCESSORIES PER MANUFACTURER'S RECOMMENDATIONS. B. PROVIDE DIAGONAL WALL BRACING ( 3" X 16 GA. FLAT STRIP ) AT

CORNER FACES OF FREE STANDING PARTITION SYSTEMS. C. WHERE WALL FRAMING EXTENDS TO BOTTOM OF ROOF DECK OR STRUCTURE, PROVIDE DEFLECTION CHANNELS AT TOP TRACK FOR 1 1/2"

D. REFER TO STRUCTURAL DRAWINGS FOR STRUCTURAL STUD

E. REFER TO WINDOW AND DOOR HEAD, JAMB AND SILL DETAILS FOR

ADDITIONAL FRAMING REQUIREMENTS.

F. PROVIDE HORIZONTAL STUD BRIDGING AT 4'-0" O.C. VERTICAL.

3. GYPSUM AND BACKING BOARD:

MINIMUM DEFLECTION.

A. EXPANSION/CONTROL JOINTS: INSTALL EXPANSION/CONTROL JOINTS IN CEILINGS EXCEEDING 2500 SQ. FT. IN AREA AND IN PARTITION WALL LENGTHS EXCEEDING 30 FEET. DO NOT EXCEED A DISTANCE OF 50 FEET IN ANY DIRECTION BETWEEN CEILING JOINTS. INSTALL CONTROL JOINTS WHERE FRAMING OR FURRING CHANGES DIRECTION.

B. PROVIDE MOISTURE RESISTANT TYPE "X" GYPSUM BOARD AT ALL WET

C. PROVIDE "J" MOLDING, REGLETS, OR CORNER BEAD AT GYPSUM BOARD PERIMETER CONDITIONS TRANSITIONING TO DISSIMILAR EXPOSED FINISH MATERIALS.

LOCATIONS (RESTROOMS, WET WALLS, AND JANITOR'S SINK AREAS).

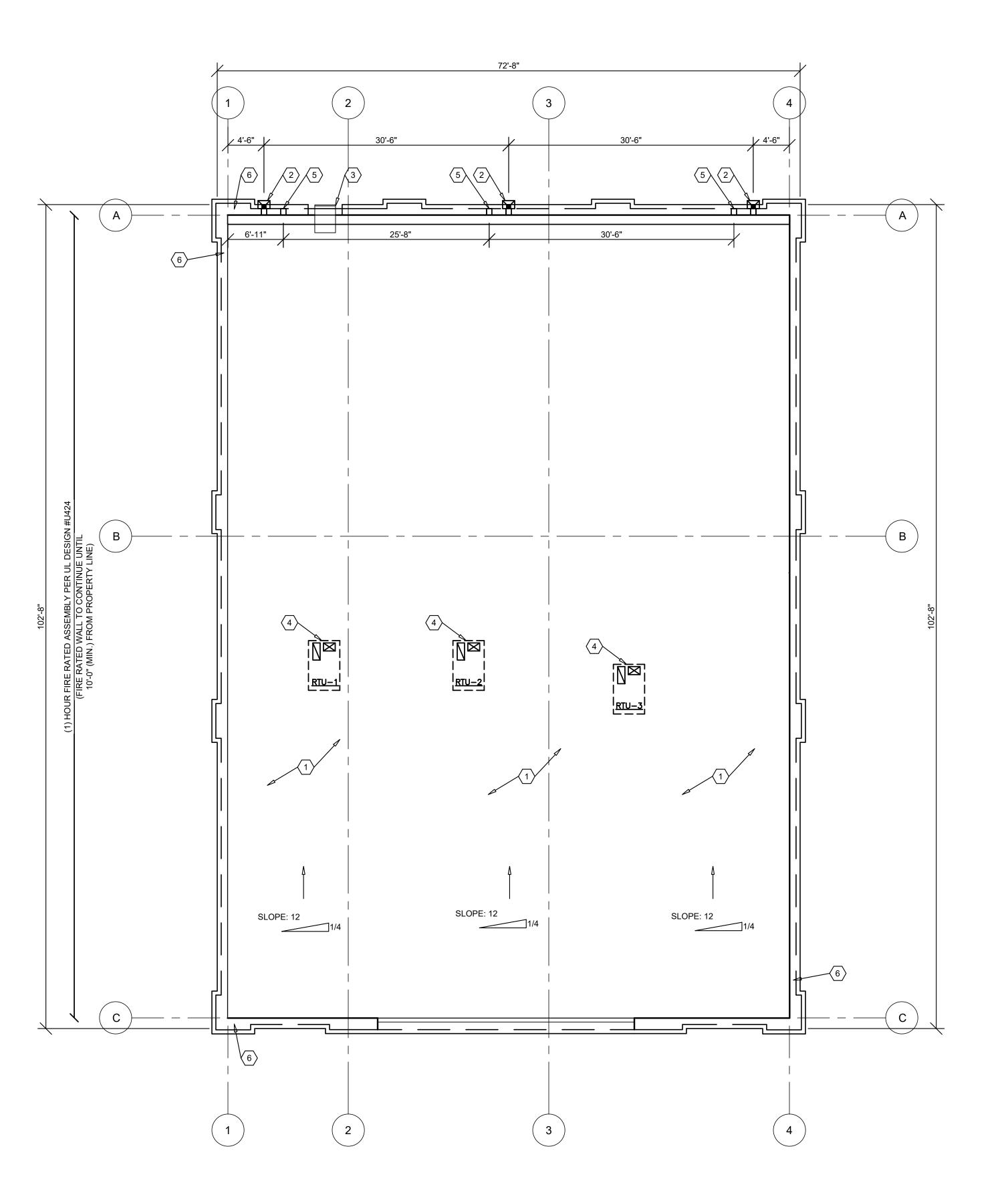
A. INSULATION SHALL HAVE A FLAME SPREAD RATING OF 0-25 AND A SMOKE DEVELOPMENT RATING OF 0- 450.

B. PROVIDE SEALANT ON BOTH SIDES OF STUD BOTTOM TRACKS AT ACOUSTICAL INSULATED WALL LOCATIONS.

5. FIRE STOPPING:
A. PROVIDE FIRE STOPPING AND FIRE SEALANT MATERIALS AS REQUIRED AT ALL FIRE RATED ASSEMBLY TRANSITIONS, PENETRATIONS, AND PERIMETER CONDITIONS. RATING TO BE EQUAL TO RATED ASSEMBLY.

KR **JUNE 10, 2021** 

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1 ROOF PLAN
A1.4 SCALE: 1/8" = 1'-0"

## **GENERAL NOTES**

- (A) REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
- B REFER TO PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS FOR SYSTEM TYPES.
- REFER TO STRUCTURAL DRAWINGS FOR FRAMING LAYOUT.
  PROVIDE ADDITIONAL BLOCKING AS REQUIRED FOR INSTALLATION
  OF ROOF MOUNTED EQUIPMENT.
- SHEET METAL CONSTRUCTION SHALL COMPLY WITH SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION(SMACNA) DESIGN STANDARDS AND RECOMMENDATIONS.
- ROOFING CONSTRUCTION SHALL COMPLY WITH NATIONAL ROOFING CONTRACTORS ASSOCIATION (NRCA) DESIGN STANDARDS AND RECOMMENDATIONS.
- F MECHANICAL EQUIPMENT CONDENSATE LINES NOT SHOWN. PROVIDE PRE-MANURFACTURED PIPE SUPPORTS. REFER TO MECHANICAL DRAWINGS.

## **KEY NOTES**

- 1 PRE-ENGINEERED METAL BUILDING ROOF PANEL SYSTEM.
- 2 1'-2" INTERNAL GUTTER WITH THROUGH WALL SCUPPER AND COLLECTOR HEAD WITH 6" DOWNSPOUT SYSTEM. REFER TO EXTERIOR ELEVATIONS FOR LOCATIONS, REFERENCE A3.4 FOR DETAILS.
- 3 ROOF ACCESS LADDER. REFER TO DETAIL 1/A3.3.
- 4 FOR RTU SIZE AND LOCATION REFERENCE MECHANICAL SHEETS.
- 5 SECONDARY THROUGH WALL SCUPPER.
- 6 PRE-ENGINEERED METAL BUILDING SHEET METAL FLASHING, FIELD BENT STOCK.

ARCHITECT OF RECORD

ABBYE N. BOBBETT

ARCHITECT LICENSE NUMBER

C-39034

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BBYE N. BOBBETT
ARCHITECT

VENUE - OZARK, MO 65721 - P (417) 581-8889 - F (4)

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REPRODUCTION PR

CA 92584

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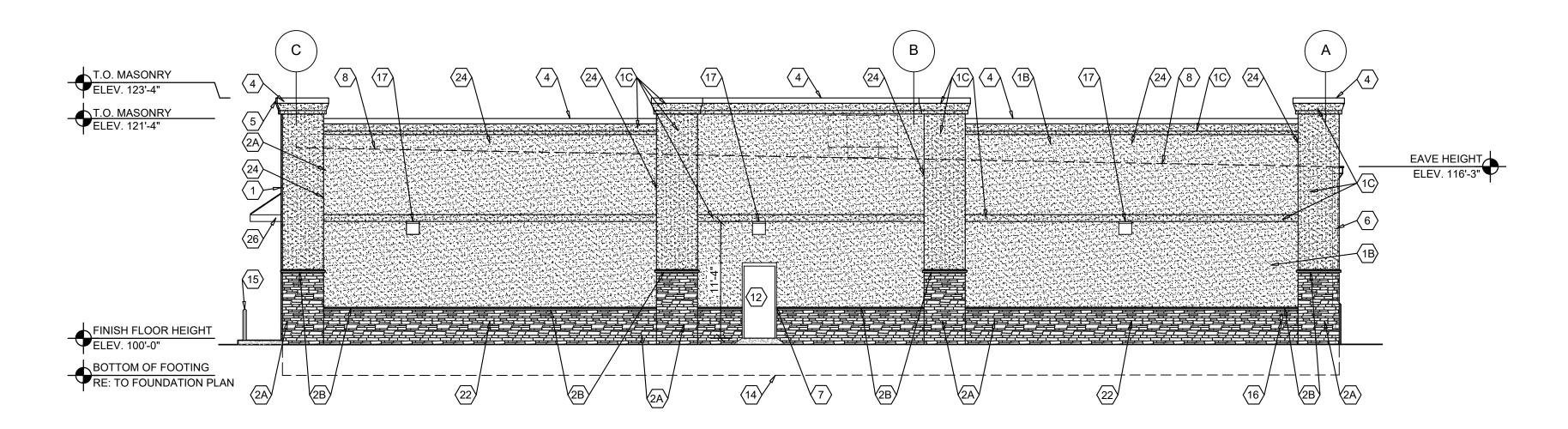
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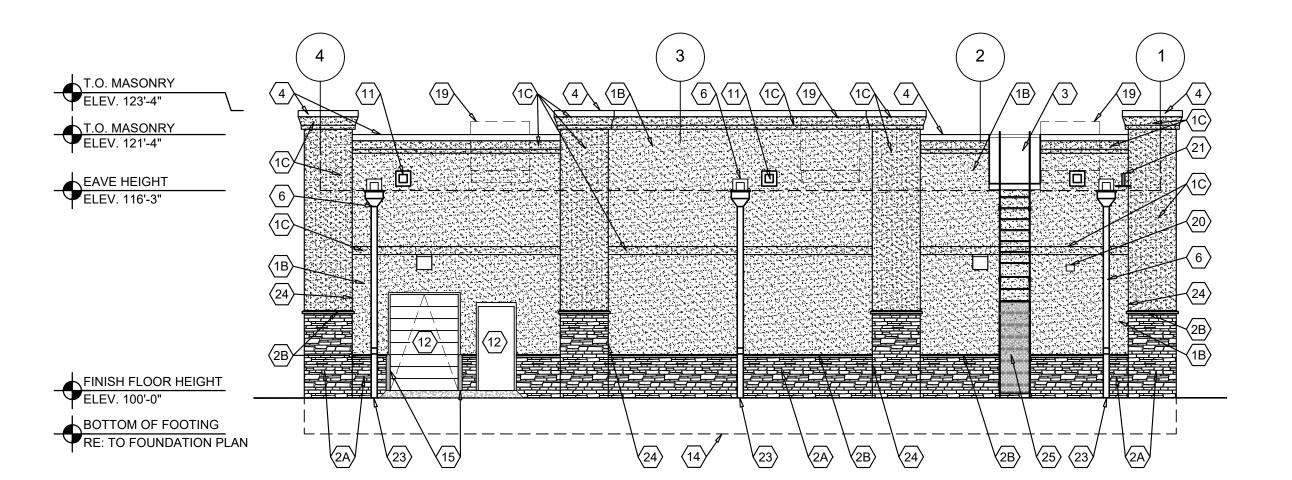
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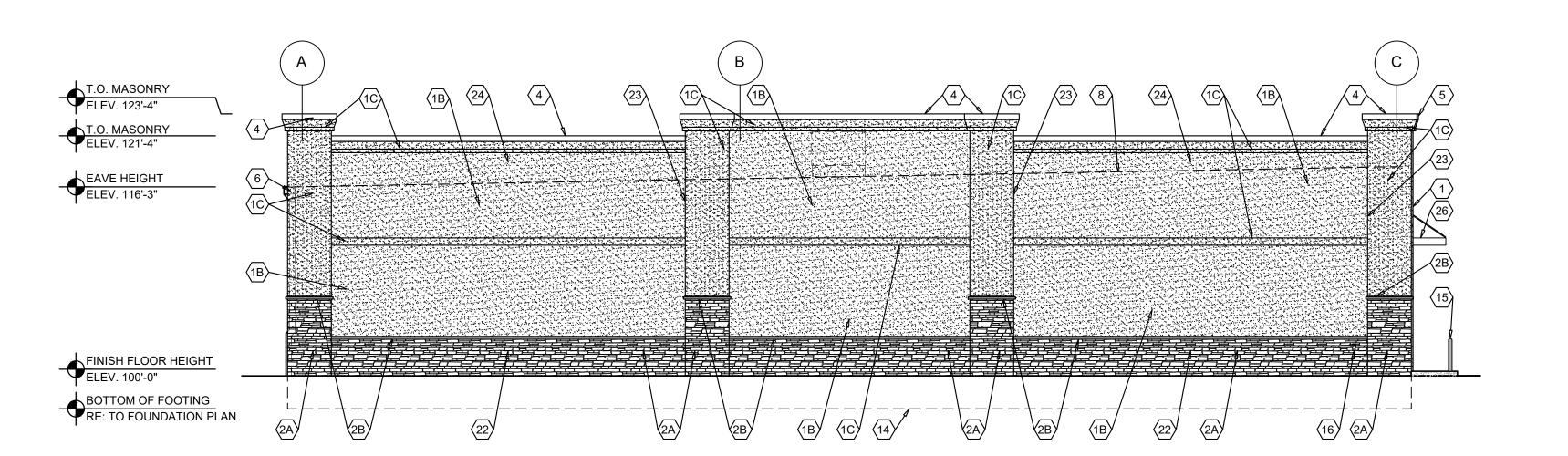
DATE: JUNE 10, 2021

PROJECT NUMBER:
21190-MCA

A13







## **EXTERIOR FINISH SCHEDULE**

### EXTERIOR INSULATION AND FINISH SYSTEM (EIFS)

**KEY NOTE NO. 1A:** 

MFG: DRYVIT SPECIFIED. EQUAL BY STO OR MASTER BUILDERS (NO SUBSTITUTES)

SERIES: OUTSULATION PLUS MD

SERIES: OUTSULATION PLUS MD

TEXTURE: SANDBLAST COLOR: DRYVIT "ORAP011030S" STRATOTONE HIGH PERFORMANCE COLOR STANDARD: SHERWIN WILLIAMS "POSITIVE RED" SW6871

(SHER-CRYL) GLOSS

### **KEY NOTE NO. 1B:**

MFG: DRYVIT SPECIFIED. EQUAL BY STO OR BASF (NO SUBSTITUTES) SERIES: OUTSULATION PLUS MD TEXTURE: SANDBLAST

COLOR: DRYVIT STRATOTONE HIGH PERFORMANCE COLOR STANDARD: SHERWIN WILLIAMS "SOFTER TAN" SW6141 (SHER-CRYL) GLOSS

### **KEY NOTE NO. 1C:** MFG: DRYVIT SPECIFIED. EQUAL BY STO OR BASF (NO SUBSTITUTES)

TEXTURE: SANDBLAST COLOR: DRYVIT STRATOTONE HIGH PERFORMANCE COLOR STANDARD: SHERWIN WILLIAMS "LATTE" SW6108 (SHER-CRYL)

## UNIT MASONRY KEY NOTE NO. 2A:

TYPE: STONE VENEER WAINSCOT MFG: EQUAL TO ELDORADO SIZE: VARIES, 1" - 4.5" HEIGHT, 6"-20" LENGTH TYPE: RUSTIC LEDGE SAWTOOTH

**KEY NOTE NO. 2B:** TYPE: STONE VENEER WAINSCOT CAP MFG: EQUAL TO ELDORADO STYLE: CHISELED EDGE COLOR: BUCKSKIN

### FLASHING AND SHEET METAL

**KEY NOTE NO. 3:** TYPE: STANDING SEAM ROOFING SYSTEM MFG: (REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS) COLOR: GALVALUME

**KEY NOTE NO. 4:** TYPE: CAP FLASHING AT EIFS 1C - FIELD BENT STOCK MFG: (REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS)

FINISH: FACTORY PRIMED AND FIELD PAINT COLOR: SHERWIN WILLIAMS "LATTE" SW6108 (SEMI-GLOSS)

### **KEY NOTE NO. 5:**

TYPE: CAP FLASHING AT EIFS 1A - FIELD BENT SOCK MFG: (REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS) FINISH: FACTORY PRIMED AND FIELD PAINT

COLOR: SHERWIN WILLIAMS "POSITIVE RED" SW6871 (SHER-CRYL) GLOSS WITH SHERWIN WILLIAMS THREE COMPONENT (B65T105 / B65V105 / B65C105) CLEAR URETHANE

### **KEY NOTE NO. 6:**

TYPE: GUTTER AND DOWNSPOUTS MFG: (REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS)

FINISH: PREFINISHED COLOR: EQUAL TO BUTLER BUILDING "COOL BIRCH WHITE"

### **DOORS AND WINDOWS**

KEY NOTE NO. 12: TYPE: STEEL DOORS AND FRAMES (DOORS NO. 2 AND 7) MFG: (OWNER FURNISHED / CONTRACTOR INSTALLED) FINISH: FACTORY PRIMED AND FIELD PAINTED COLOR: SHERWIN WILLIAMS (MATCH ADJACENT MASONRY COLOR) (SEMI-GLOSS)

### **KEY NOTE NO. 12:**

TYPE: STEEL DOORS AND FRAMES (DOORS NO. 3)

MFG: (REFER PROJECT MANUAL) FINISH: FACTORY PRIMED AND FIELD PAINTED

COLOR: SHERWIN WILLIAMS (MATCH ADJACENT MASONRY COLOR) (SEMI-GLOSS)

## **KEY NOTE NO. 13:**

TYPE: (REFER TO WINDOW SCHEDULE)

MFG: EFCO, KAWNEER, OR OLD CASTLE (VISTA WALL). (NO SUBSTITUTES) COLOR: EFCO "IVY", KAWNEER "DARK IVY", VISTA WALL "INTERSTATE

## PAINTING KEY NOTE NO. 15:

TYPE: STEEL BOLLARDS (REFER TO CIVIL DRAWINGS) FINISH: FIELD PRIMED AND PAINTED

COLOR: SHERWIN WILLIAMS "HUNT CLUB" SW6468 (SEMI-GLOSS)

## **KEY NOTE NO. 25:**

TYPE: ROOF ACCESS LADDER MFG: (REFER PROJECT MANUAL)

FINISH: FACTORY PRIMED AND FIELD PAINTED COLOR: SHERWIN WILLIAMS (MATCH ADJACENT MASONRY COLOR)

### **KEY NOTE NO. 26:**

TYPE: PREFABRICATED PROTECTIVE COVER SYSTEM FINISH: PRIME & FIELD PAINT

SHERWIN WILLIAMS "HUNT CLUB" SW6468 (SEMI-GLOSS)

## **GENERAL NOTES**

- (A) REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
- B REFER TO CIVIL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
- © REFER TO PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS FOR SYSTEM TYPES AND ADDITIONAL REQUIREMENTS.
- D REFER TO EXTERIOR FINISH SCHEDULE FOR MATERIAL TYPES.
- REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS FOR ADDITIONAL REQUIREMENTS.
- F REFER TO SCOPE OF WORK SCHEDULE FOR ADDITIONAL REQUIREMENTS.

## **KEY NOTES**

- (1A) EXTERIOR INSULATION AND FINISH SYSTEM (EIFS).
- (EIFS).
- (1C) EXTERIOR INSULATION AND FINISH SYSTEM (EIFS).
- STONE VENEER WAINSCOT. REFER TO PLANS, SECTIONS, AND DETAILS FOR ADDITIONAL REQUIREMENTS.
- 2B) CHISELED EDGE WAINSCOT SILL.
- 3 PRE-ENGINEERED METAL BUILDING SHEET METAL ROOFING SYSTEM(BEYOND).
- PRE-ENGINEERED METAL BUILDING SHEET METAL FLASHING (AT
- 5 PRE-ENGINEERED METAL BUILDING SHEET METAL FLASHING (AT EIFS 1A).
- 6 PRE-ENGINEERED METAL BUILDING SHEET METAL CONDUCTOR
- HEAD AND DOWNSPOUT SYSTEM.
- $\overline{7}$  (NOT USED)
- 8 LINE OF ROOF BEYOND WITH 1/4":12" SLOPE MINIMUM.
- 9 SURFACE MOUNTED SIGN OWNER FURNISHED AND INSTALLED. PROVIDE BACKING FOR MOUNTING AND ROUGH-IN ELECTRICAL. COORDINATE REQUIREMENTS WITH OWNER. REFER TO SHEET
- BUILDING ADDRESS NUMBERS IN 6" HIGH HELVETICA WHITE VINYL ADHERED TO EXTERIOR FACE OF GLAZING.
- PRE-ENGINEERED METAL BUILDING THRU WALL SCUPPER SYSTEM.
- EXTERIOR DOOR AND FRAME SYSTEM. REFER TO FLOOR PLAN AND DOOR SCHEDULE FOR TYPES.
- (13) EXTERIOR WINDOW SYSTEM. REFER TO FLOOR PLAN AND WINDOW SCHEDULE FOR TYPES.
- APPROXIMATE LINE OF FOUNDATION, REFER TO STRUCTURAL
- DRAWINGS. (15) STEEL BOLLARDS, REFER TO CIVIL AND STRUCTURAL DRAWINGS.
- (16) HOSE BIB, REFER TO PLUMBING DRAWINGS.
- (17) LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS.
- (NOT USED).
- (19) MECHANICAL ROOF TOP UNIT, REFER TO MECHANICAL DRAWINGS.
- (20) MECHANICAL WALL PENETRATIONS, REFER TO MECHANICAL DRAWINGS. PROVIDE FRAMING, FLASHING, AND SEALANT AS REQUIRED. INSTALL RESTROOM EXHAUST FANS 12" MINIMUM ABOVE INTERIOR CEILING FRAMING.
- (21) PLUMBING ROOF VENT, REFER TO PLUMBING DRAWINGS AND DETAIL 11/A4.2.
- (22) MASONRY CONTROL JOINT.
- DOWNSPOUT TO TIE INTO STORM SEWER PER CIVIL.
- RUSTICATION JOINT, REFER TO DETAIL 6/A3.2.
- PRE-FABRICATED ALUMINUM ROOF ACCESS LADDER SYSTEM (PAINT). PROVIDE SECURITY PANEL WITH SIDE GUARDS. LADDER TO COMPLY WITH "OSHA" AND "ANSI" REQUIREMENTS. ALL CONNECTIONS TO BE FACTORY WELDED AND FIELD ANCHORED TO WALL AND CONCRETE SLAB CONSTRUCTION PER MANUFACTURER'S RECOMMENDATIONS. TREADS 12" O.C. MAX. WITH 300 LBS MINIMUM DESIGN LOAD. LADDER TO BE 1'-6" MINIMUM CLEAR WIDTH BETWEEN VERTICAL SIDE RAILS. PROVIDE 7" MINIMUM CLEARANCE BETWEEN INSIDE FACE OF LADDER AND EXTERIOR WALL ASSEMBLY. SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL.
- PREFABRICATED PROTECTIVE COVER SYSTEM WITH 1" DIA. TENSION RODS, ADJUSTABLE CLEVISES, AND PLATE FABRICATED CONNECTIONS INSTALLED PER MANUFACTURER'S RECOMMENDATIONS (SUBMIT SHOP DRAWINGS). REFER TO EXTERIOR ELEVATIONS FOR LOCATIONS OF TENSION RODS AND COORDINATION WITH SIGNS. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.

ARCHITECT OF RECORD

ABBYE N. BOBBETT ARCHITECT LICENSE NUMBER C-39034

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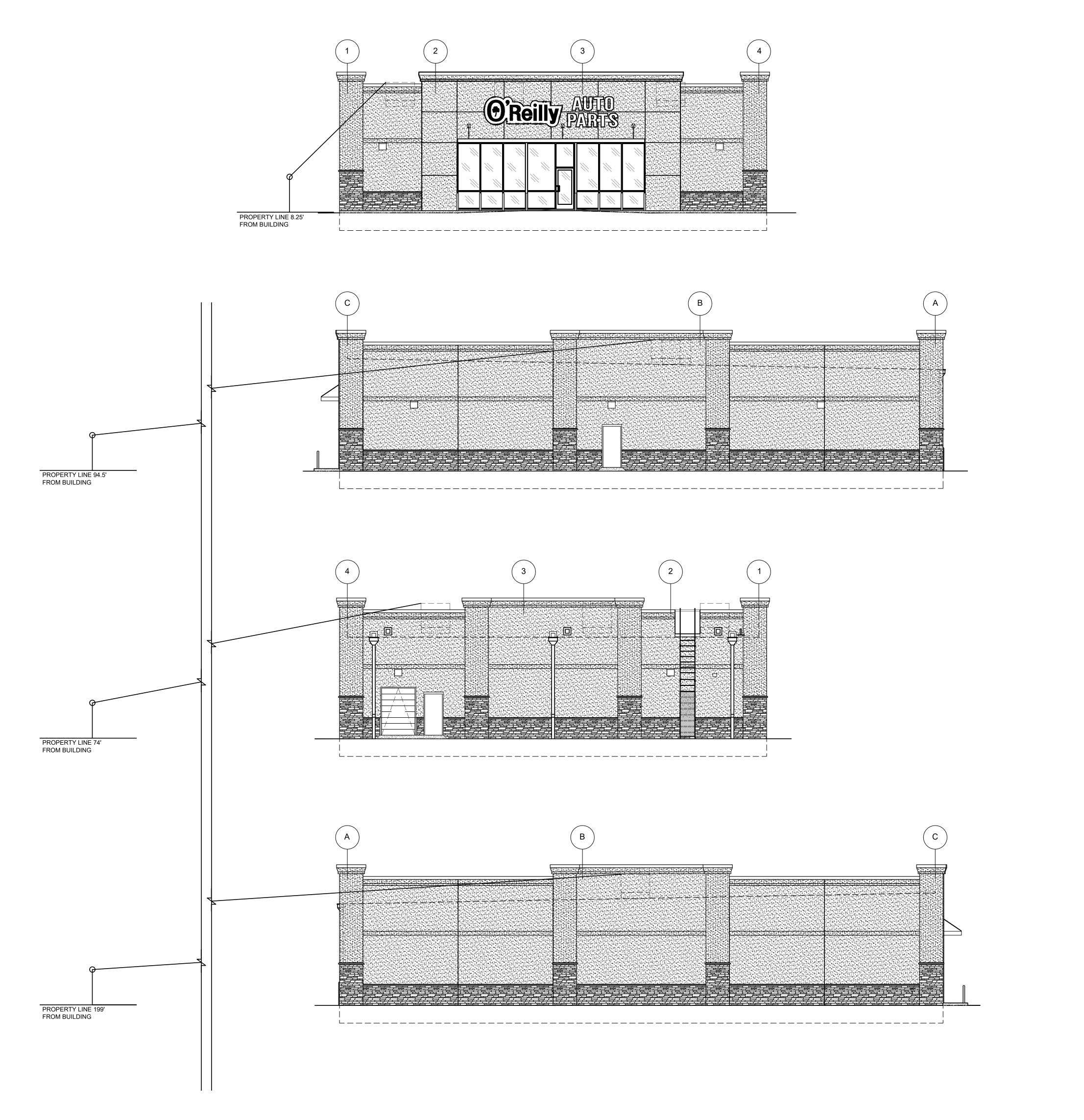
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CH KR **JUNE 10, 2021** 

PROJECT NUMBER:

21190-MCA



## **GENERAL NOTES**

- A REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
- B REFER TO CIVIL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
- C REFER TO PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS FOR SYSTEM TYPES AND ADDITIONAL REQUIREMENTS.
- D REFER TO EXTERIOR FINISH SCHEDULE FOR MATERIAL TYPES.
- REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS FOR ADDITIONAL REQUIREMENTS.
- F REFER TO SCOPE OF WORK SCHEDULE FOR ADDITIONAL REQUIREMENTS.

ARCHITECT OF RECORD
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TUDY

ATIONS:

ENIFEE, CA

AUTO PARTS

SORPORATE OFFICE 33 SOUTH PATTERS SPRINGFIELD, MISS 417) 862-2674 TELE

N BY: CHECKED

KR

JUNE 10, 2021

REVISION:

PROJECT NUMBER:
21190-MCA

HEET NUMBER



# 1 FRONT ELEVATION



# 2 RIGHT SIDE ELEVATION



## 3 BACK ELEVATION



4 LEFT SIDE ELEVATION



MENIFEE, CA (MCA) O'REILLY BTS

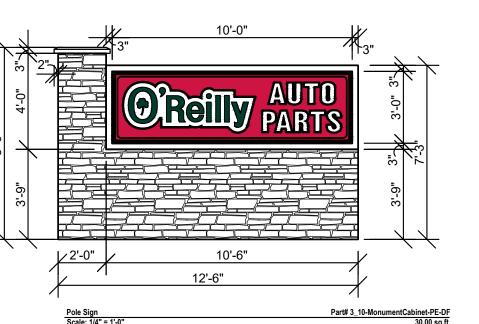
# Exterior Finish Legend Metal Stud Base Signage under separate permit





5 SITE SIGNAGE ELEVATION





Wireway with power supplies A 24" deep fabricated cabinet with support structure and 2 1/4" retainers

© GE-Tetra PowerStrip DS White LED's. Part #GEDS71-2 (7100K)14 LED's per module (7 LED's per side) on GE-Tetra Mounting Rails. Part #GEDSRL08. Rails on 10"

B Steel pipe provided by others, shown for reference only.

centers. 64 total modules.

CABINET SET UP TO RECEIVE STEEL PIPE. (PIPE BY OTHERS) MONUMENT BASE, BY OTHERS (VARIES PER LOCATION) (NTS)

© GE-Tetra Power Supplies. Part #GEPS24-100U-NA 24 Volt 120-277VAC 50/60HZ Load capacity: 16 modules per power supply. Total of four (4) per display. E Fabricated aluminum internal power supply wireway.

Manufacture and supply one (1) new d/f illum. monument cabinet with formed and embossed faces. (F) Disconnect Switch A Faces are formed out of lexan with 2" draw. "O'Reilly" graphics are double embossed, "Auto Parts" copy is single embossed with

painted graphics on 2nd surface. Graphics to match PMS 200c Red, PMS 342c Green, Black and White.

1 24" deep fabricated cabinet with 2 1/4" (removable) non-hinged retainers. Cabinet internally set yo to receive steel pipe (pipe by others).

Vertical GE (GEDS71-2) White DS LED Illumination. Paint cabinet to: Gloss Black. Internal pipe/cabinet exposure calculation: C80

1 NOT USED

SG1.2 | SCALE: 1/4" = 1'-0"

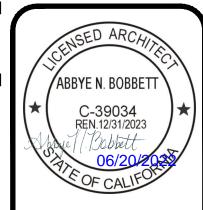
## GROUND SIGN ELEVATION

SG1.2 | SCALE: 1/4" = 1'-0"

## **GENERAL NOTES**

- A REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
- B CONTACT OWNER'S OR TENANT'S DESIGNATED PROJECT ADMINISTRATOR FOR QUESTIONS OR CLARIFICATIONS.
- C PERMANENT SIGNAGE OWNER FURNISHED AND INSTALLED, (REFER TO SCOPE OF WORK SCHEDULE). SIGNAGE GRAPHICS PROVIDED FOR REFERENCE ONLY (N.I.C.) AND CONTRACTOR'S COORDINATION WITH SPECIFIC PROJECT CONSTRUCTION CONDITIONS.
- SITE SIGN ROUGH-IN ELECTRICAL TO BE PROVIDED BY CONTRACTOR.
- REQUIRED GOVERNMENTAL PERMITS FOR PERMANENT TYPE SIGNAGE TO BE PROVIDED BY SIGN COMPANY PER OWNER'S DIRECTION (N.I.C.).
- F "COMING SOON" TEMPORARY CONSTRUCTION SIGN TO BE PROVIDED BY GENERAL CONTRACTOR. APPLIED SIGNAGE GRAPHICS TO BE OWNER FURNISHED AND GENERAL CONTRACTOR INSTALLED. LOCATE TEMPORARY CONSTRUCTION SIGN ON SITE SO AS TO BE VISIBLE TO PUBLIC FROM RIGHT-OF-WAY.
- G UNLESS OTHERWISE INDICATED, SITE POLE SIGN FOUNDATION CONSTRUCTION BY SIGN CONTRACTOR (BY OTHERS - NOT IN CONTRACT). WHERE PROVIDED, SITE MONUMENT SIGN FOUNDATION CONSTRUCTION BY GENERAL CONTRACTOR (BASE BID), REFER TO SHEET S1.2.

SPECIAL NOTE:
SIGN DESIGN BY OTHERS, REFER TO SIGN CONTRACTOR'S SHOP DRAWINGS FOR ADDITIONAL REQUIREMENTS.



ARCHITECT OF RECORD

ABBYE N. BOBBETT ARCHITECT LICENSE NUMBER C-39034

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JUNE 10, 2021

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