

2019 GREEN BUILDING CODE REQUIREMENTS

INDOOR WATER USE
SHOW COMPLIANCE WITH THE FOLLOWING TABLE FOR NEW FIXTURES, PER CGC 5.303

FIXTURE TYPE	MAXIMUM FLOW RATE
WATER CLOSETS	1.28 GALLONS/FLUSH
SHOWERHEADS	1.8 GPM @ 80 PSI
LAVATORY FAUCETS	1.2 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.25 GALLONS PER CYCLE

LANDSCAPE IRRIGATION
WATER USE SHALL HAVE WEATHER OR SOIL BASED CONTROLLERS. CGC 5.304

RECYCLING
A MINIMUM OF 65% OF CONSTRUCTION WASTE IS TO BE RECYCLED. CGC 5.408.1

THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN TO THE JURISDICTION AGENCY THAT REGULATES WASTE MANAGEMENT, PER CGC 5.408.2.

OPERATION AND MAINTENANCE MANUAL
THE BUILDER IS TO PROVIDE AN OPERATION MANUAL (CONTAINING INFORMATION FOR MAINTAINING APPLIANCES, ETC.) FOR THE OWNER AT THE TIME OF FINAL INSPECTION. CGC 5.410.1.

POLLUTANT CONTROL
DURING CONSTRUCTION, ENDS OF DUCT OPENINGS ARE TO BE SEALED, AND MECHANICAL EQUIPMENT IS TO BE COVERED. CGC 5.504.1

VOC'S MUST COMPLY WITH THE LIMITATIONS LISTED IN SECTION 5.504.3 AND TABLES 5.504.1, 5.504.2, 5.504.3 AND 5.504.5 FOR: ADHESIVES, PAINTS AND COATINGS, CARPET AND COMPOSITION WOOD PRODUCTS. CGC 5.504.2

INTERIOR MOISTURE CONTROL
BUILDINGS SHALL MEET OR EXCEED THE PROVISIONS OF THE CALIFORNIA BUILDING CODE CCR, TITLE 24, PART 2 SECTION 1202 (Ventilation) AND CHAPTER 14 (Exterior Walls)

INDOOR AIR QUALITY
FOR MECHANICALLY OR NATURALLY VENTILATED SPACES IN BUILDINGS, MEET THE MINIMUM REQUIREMENTS OF SECTION 120.1 OF THE CALIFORNIA ENERGY CODE OR THE APPLICABLE LOCAL CODE, WHICHEVER IS MORE STRINGENT, AND DIV 1, CHAP 4 OF CCR, TITLE 8. CGC 5.506.1.

WRITTEN VERIFICATION
PRIOR TO FINAL INSPECTION THE LICENSED CONTRACTOR, ARCHITECT OR ENGINEER IN RESPONSIBLE CHARGE OF THE OVERALL CONSTRUCTION MUST PROVIDE TO THE BUILDING DEPARTMENT OFFICIAL WRITTEN VERIFICATION THAT ALL APPLICABLE PROVISIONS FROM THE GREEN BUILDING STANDARDS CODE HAVE BEEN IMPLEMENTED AS PART OF THE CONSTRUCTION. CGC 102.3.

UTILITY COORDINATION

LOCATIONS OF ALL ON SITE UTILITIES AND LIGHT STANDARDS SHALL BE COORDINATED WITH THE FULL SET OF CONSTRUCTION PLANS AT TIME OF SUBMITTAL.

EXISTING TREES

THE THREE EXISTING PINE TREES ALONG THE MADISON AVE PROPERTY LINE WILL BE REMOVED FOR THE REQUIRED ROAD WIDENING.

THERE ARE ALSO SEVERAL TREES ALONG WARM SPRINGS CREEK THAT WILL NOT BE REMOVED.

FIRE PROTECTION NOTES

ALL REFERENCES TO FIRE PROTECTION ON THE PLANS ARE FOR REFERENCE ONLY. REQUIREMENTS WILL BE SPECIFIED AT TIME OF PERMIT REVIEW

PROPERTY IS NOT LOCATED WITHIN THE VERY HIGH FIRE HAZARD SEVERITY ZONE

ALLOWABLE AREA ANALYSIS

OPEN YARDS: 4 SIDES		MIN YARD WIDTH: 60 FT		AREA INCREASE: UNLIMITED	
OCCUPANCY GROUP				9, F, B	
BASIC AREA 50FT (CBC TABLE 506.2)		A	A	8,500	
AREA INCREASE FOR OPEN YARDS (CBC 506.3)		B	x2+	17,000	
AREA INCREASE FOR SPRINKLERS		C	x2+	34,000	
AREA INCREASE FOR MULTI-STORY		D	x2+	68,000	
MAXIMUM BUILDING AREA 50FT (D)				UNLIMITED (CBC 505.2)	
MAXIMUM STORIES (CBC TABLE 504.4)		F	F	2	
STORIES INCREASE FOR SPRINKLERS (CBC 505.3)		G	x1+	2	
NUMBER OF BUILDING STORIES (G)				2	
MAXIMUM BUILDING HEIGHT (CBC TABLE 504.3)				40	

UTILITY PURVEYORS:

WATER SERVICE
RANCHO CALIFORNIA
WATER DISTRICT
42135 WINCHESTER RD
TEMECULA, CA 92590
(951) 296-4400

ELECTRIC SERVICE
SOUTHERN CALIFORNIA EDISON
24481 PRIELIFF RD
WILDOMAR, CA 92595
(800) 611-1911

SCHOOL DISTRICT
MURRIETA VALLEY UNIFIED
SCHOOL DISTRICT
41870 MCALLEY COURT
MURRIETA, CA 92562
(951) 696-1600

SEWER SERVICE
EASTERN MUNICIPAL
WATER DISTRICT
22710 TRUMBLE RD
PERRIS, CA 92570
(951) 428-3177

GAS SERVICE
GAS COMPANY
23620 JEFFERSON AVE
MURRIETA, CA 92562
(800) 421-2200

OCCUPANT LOAD

OCCUPANCY	sq.ft.	factor	load
[N] OFFICES (B)	11,706	/ 100	117
[N] WAREHOUSE (S1)	4,980	/ 500	10
TOTAL OCCU LOAD	16,686 SF		127

SITE PARKING REQUIRED

OFFICES:	12,000 SF	
• FIRST 5,000 SF	5,000 SF / 250	20 SPACES
• ABOVE 5,000 SF	7,000 SF / 350	20 SPACES
WAREHOUSE:	5,000 SF / 1,000	5 SPACES
REQUIRED TOTAL PARKING SPACES		45 SPACES

ACCESSIBLE PARKING (1 VAN ACCESSIBLE)
REQUIRED SPACES 2 SPACES
PROVIDED SPACES 3 SPACES

CLEAN AIR, VAN POOL, ELECTRIC VEHICLE PARKING
REQUIRED SPACES 1 SPACE
PROVIDED SPACES 1 SPACE

FUTURE ELECTRIC VEHICLE CHARGING STATIONS (1 VAN ACCESSIBLE)
REQUIRED SPACES 2 SPACES
PROVIDED SPACES 2 SPACES

TOTAL SITE PARKING PROVIDED
STANDARD STALLS (9'x18') 47 SPACES
ACCESSIBLE (INCLUDING 1 VAN ACCESSIBLE) 3 SPACES
CLEAN AIR/VAN/POOL/ EV 1 SPACE
FUTURE EVCS 2 SPACES
TOTAL 53 SPACES

BICYCLE LOCKERS (5% OF 45 SPACES =2.25) 3 LOCKERS

MINIMUM PLUMBING FACILITIES

OFFICE OCCUPANT LOAD =117 (59 ea M/F) OCCUPANCY B

WATER CLOSETS REQUIRED
MALE 1 FOR (1-100 OCCUPANTS)
FEMALE 3 FOR (51-100 OCCUPANTS)

URINALS REQUIRED
MALE 1 FOR (1-100 OCCUPANTS)

LAVATORIES REQUIRED
MALE 1 FOR (1-200 OCCUPANTS)
FEMALE 1 FOR (1-100 OCCUPANTS)

DRINKING FOUNTAINS REQUIRED
1 FOR (1-250 OCCUPANTS)

WAREHOUSE OCCUPANT LOAD =10 (5 ea M/F) OCCUPANCY S1

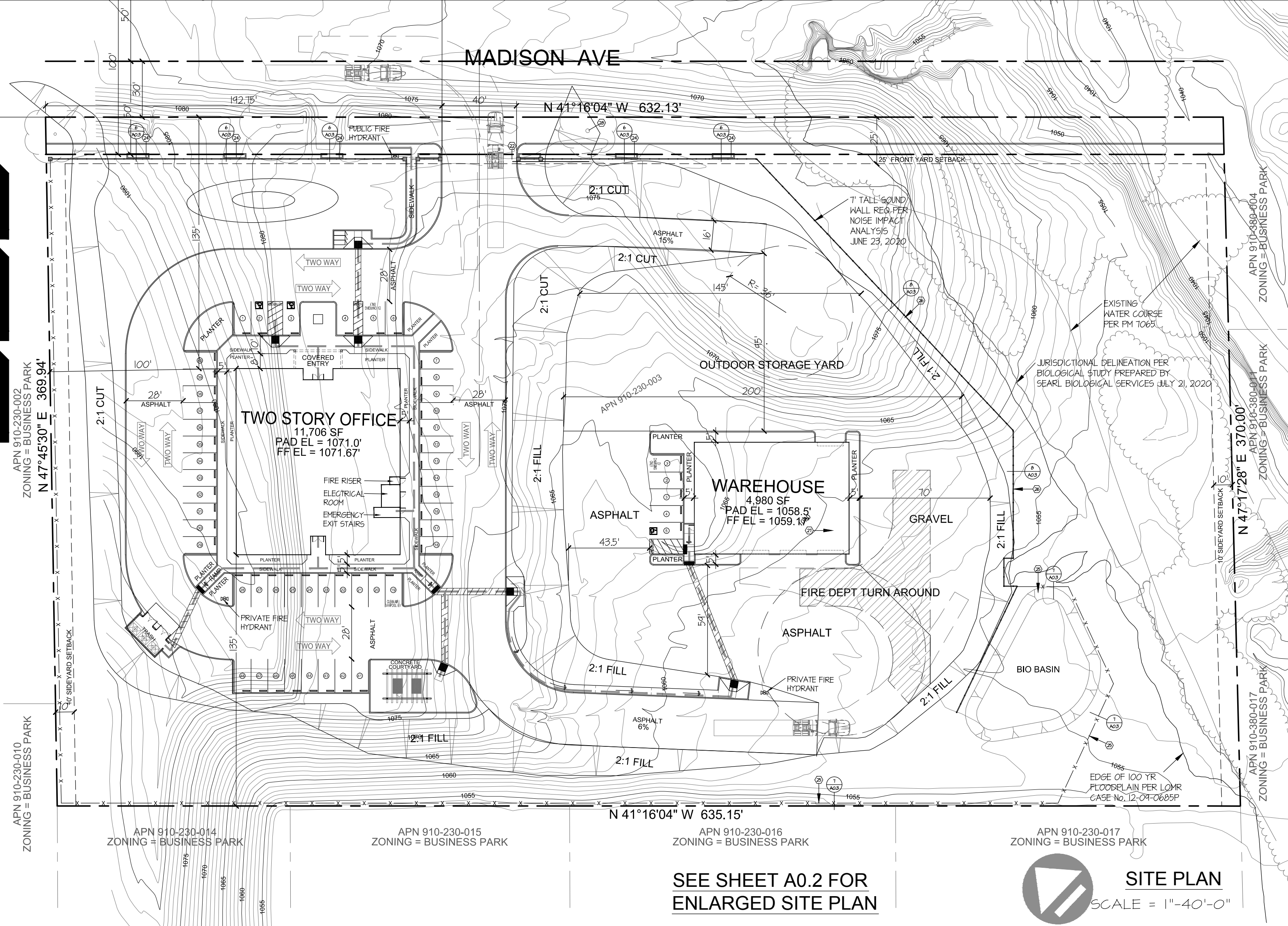
WATER CLOSETS REQUIRED
MALE 1 FOR (1-100 OCCUPANTS)
FEMALE 1 FOR (1-100 OCCUPANTS)

URINALS REQUIRED
NOT REQUIRED

LAVATORIES REQUIRED
MALE 1 FOR (1-200 OCCUPANTS)
FEMALE 1 FOR (1-200 OCCUPANTS)

DRINKING FOUNTAINS REQUIRED
1 FOR (1-250 OCCUPANTS)

MADISON AVE



SEE SHEET A0.2 FOR ENLARGED SITE PLAN

SITE PLAN

SCALE = 1"=40'-0"

HAZARDOUS MATERIALS

THERE WILL BE NO HAZARDOUS MATERIALS STORED OR USED WITHIN THE BUILDING WHICH WOULD EXCEED THE QUANTITIES LISTED IN IBC TABLES 307.1(I) AND 307.1(2)

DEFERRED SUBMITTALS

DEFERRED SUBMITTAL AND SEPARATE PERMITS ARE REQUIRED FOR THE FOLLOWING:

- FIRE SPRINKLERS
- FIRE ALARMS
- HIGH PILE STORAGE

SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE, WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

PROJECT DIRECTORY:

OWNER/APPLICANT
W M LYLES CO
42142 ROICK DR
TEMECULA, CA 92540
(951) 912-1343

DESIGNER
DAVE HENRIKSON
HENRIKSON BUILDING DESIGN
33175 TEMECULA PARKWAY #A218
TEMECULA, CA 92542
(951) 764-2302

ARCHITECT
SHAUN O'BRIEN
234 W. CLEMENS LANE #80
FALLBROOK, CA 92028
(760) 801-0450

STRUCTURAL ENGINEER
DUNN SAVOIE, INC
908 S. CLEVELAND ST
OCEANSIDE, CA 92054
(760) 966-6355

GENERAL CONTRACTOR
YOUNGREN CONSTRUCTION
443 E. ALVARADO ST
FALLBROOK, CA 92028
(760) 728-9874

ELECTRICAL ENGINEER
GMEP ENGINEERS
26439 RANCHO PKWY S SUITE 120
LAKE FOREST, CA 92630
(444) 261-4045

PLUMBING ENGINEER
GMEP ENGINEERS
26439 RANCHO PKWY S SUITE 120
LAKE FOREST, CA 92630
(444) 261-4045

MECHANICAL ENGINEER
GMEP ENGINEERS
26439 RANCHO PKWY S SUITE 120
LAKE FOREST, CA 92630
(444) 261-4045

TITLE 24 ENGINEER
GMEP ENGINEERS
26439 RANCHO PKWY S SUITE 120
LAKE FOREST, CA 92630
(444) 261-4045

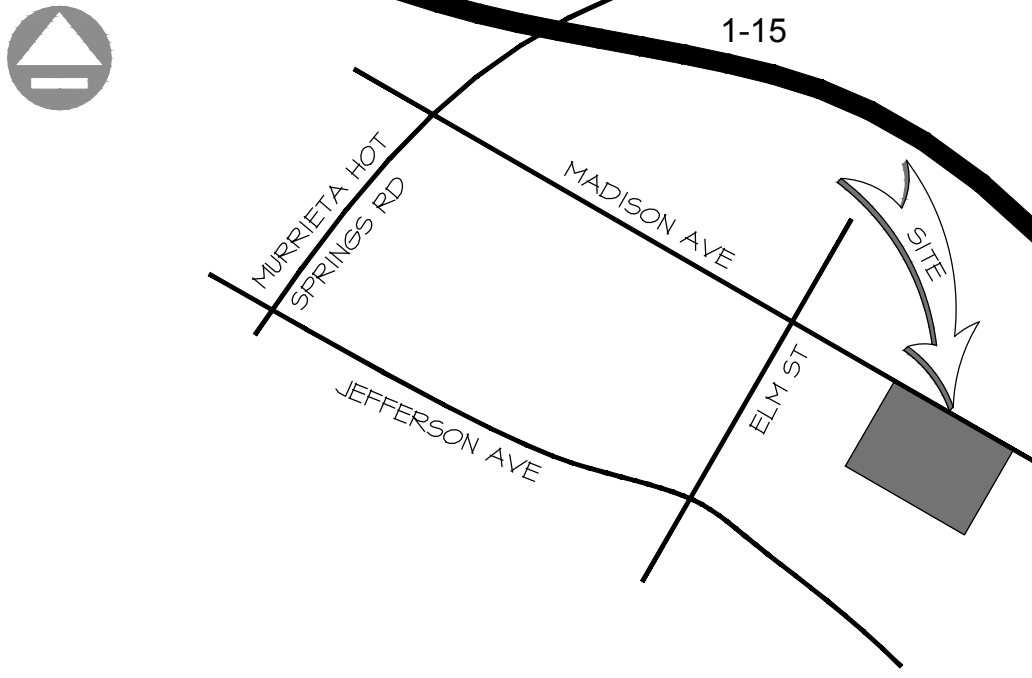
CODE COMPLIANCE:

THIS PROJECT SHALL COMPLY WITH TITLE 24, AND 2019 CALIFORNIA BUILDING CODE AS APPLICABLE 2019 CALIFORNIA GREEN BUILDING CODE 2019 CALIFORNIA ELECTRICAL CODE 2019 CALIFORNIA PLUMBING CODE 2019 CALIFORNIA MECHANICAL CODE 2019 CALIFORNIA FIRE CODE 2019 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS THESE PLANS AND ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDING STANDARD CODE FOUND IN THE STATE OF CALIFORNIA TITLE 24 CCR AS AMENDED AND ADOPTED BY THE CITY OF MURRIETA.

SCOPE OF WORK

- CONSTRUCT A NEW 11,706 SF TWO STORY OFFICE STRUCTURE
- CONSTRUCT A NEW 4,980 SF SINGLE STORY WAREHOUSE STRUCTURE
- CONSTRUCT A NEW SF OUTDOOR COURTYARD
- CONSTRUCT A NEW SF TRASH ENCLOSURE

VICINITY MAP



SHEET INDEX

NO.	DESCRIPTION
A0.1	SITE PLAN / PROJECT INFORMATION
A0.2	ENLARGED SITE PLAN
A0.3	PARKING DETAIL AND FENCING DETAILS
A0.4	COURTYARD DETAILS
A0.5	TRASH ENCLOSURE DETAILS
A1.1	OFFICE FIRST FLOOR PLAN AND KEY NOTES
A1.2	OFFICE SECOND FLOOR PLAN AND KEY NOTES
A1.3	WAREHOUSE FLOOR PLAN
A2.1	OFFICE ROOF PLAN
A2.2	WAREHOUSE ROOF PLAN
A3.1	OFFICE ELEVATIONS
A3.2	OFFICE ELEVATIONS
A3.3	WAREHOUSE ELEVATIONS

REVISIONS

△	
△	
△	



henrikson
BUILDING DESIGN
DAVE HENRIKSON PRINCIPAL DESIGNER
33175 TEMECULA PARKWAY #A218
TEMECULA, CA 92542
e-mail: dave@hen-bd.com

YOUNGREN CONSTRUCTION INC.
GENERAL CONTRACTING, DESIGN, REMODELING
443 East Alvarado Street, Fallbrook, CA 92028
760.728.9874 or 760.728.0259 or Law 784656
www.youngrenconstruction.com

DEVELOPMENT PLAN
W M LYLES
26231 MADISON
MURRIETA, CA 92562

JOB NO: 19-12

DATE: 2/03/2021

DESIGNER: DWH

CHECKED: DWH

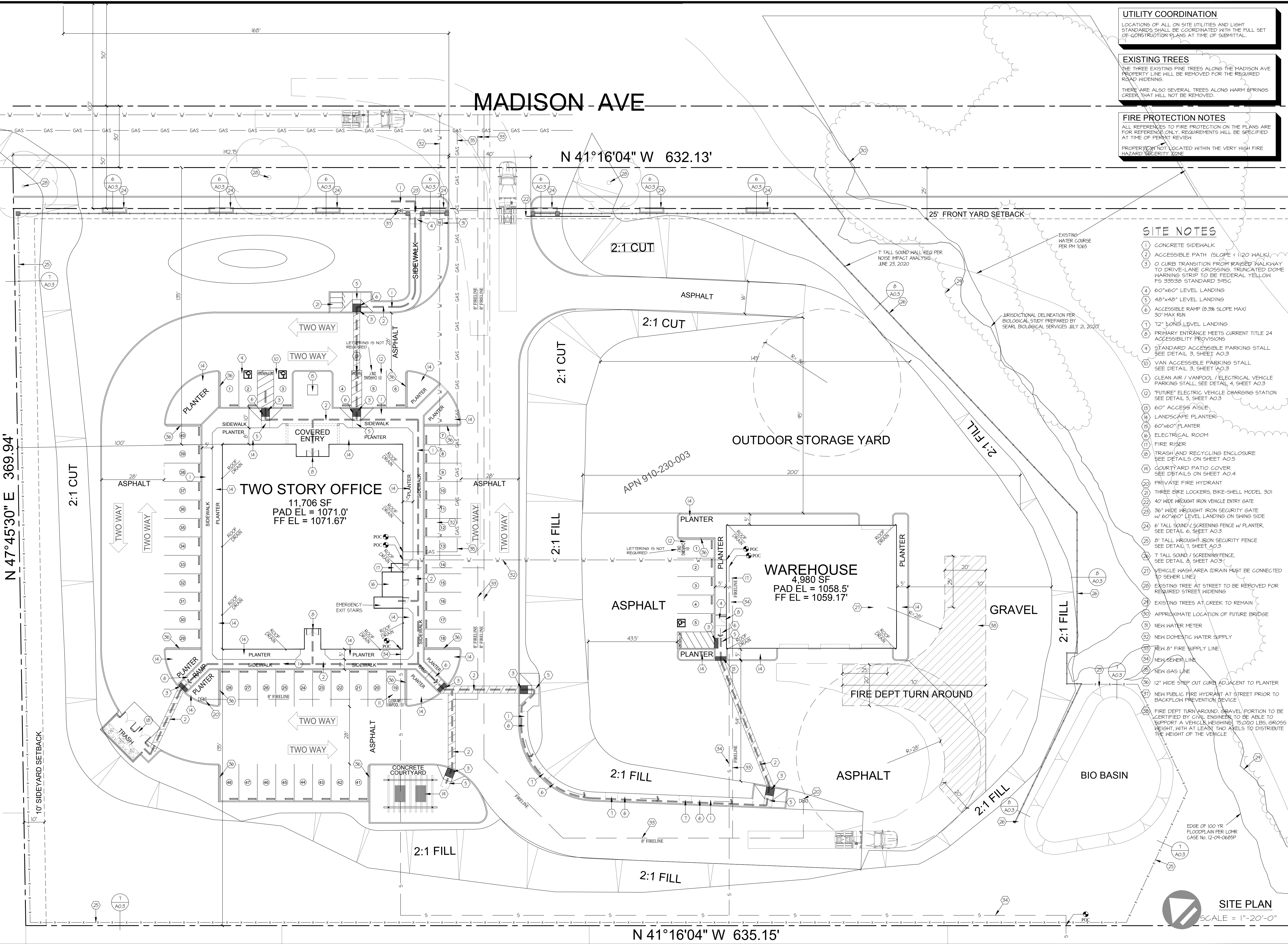
SCALE: 1"=40'-0"

SHEET TITLE

SITE PLAN FOR DEVELOPMENT PLAN

SHEET NO.

A0.1



UTILITY COORDINATION
LOCATIONS OF ALL ON SITE UTILITIES AND LIGHT STANDARDS SHALL BE COORDINATED WITH THE FULL SET OF CONSTRUCTION PLANS AT TIME OF SUBMITTAL.

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THERE ARE ALSO SEVERAL TREES ALONG WARM SPRINGS CREEK THAT WILL NOT BE REMOVED.

FIRE PROTECTION NOTES
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PROPERTY IS NOT LOCATED WITHIN THE VERY HIGH FIRE HAZARD SEVERITY ZONE.

SITE NOTES

1. CONCRETE SIDEWALK
2. ACCESSIBLE PATH (SLOPE < 1:20 WALK)
3. CURB TRANSITION FROM RAISED WALKWAY TO DRIVE-LANE CROSSING. TRUNCATED DOME WARNING STRIP TO BE FEDERAL YELLOW FS 35530 STANDARD 595C
4. 60"x60" LEVEL LANDING
5. 48"x48" LEVEL LANDING
6. ACCESSIBLE RAMP (8.3% SLOPE MAX) 30' MAX RUN
7. 12" LONG LEVEL LANDING
8. PRIMARY ENTRANCE MEETS CURRENT TITLE 24 ACCESSIBILITY PROVISIONS
9. STANDARD ACCESSIBLE PARKING STALL SEE DETAIL 3, SHEET AO.3
10. VAN ACCESSIBLE PARKING STALL SEE DETAIL 3, SHEET AO.3
11. CLEAN AIR / VANPOOL / ELECTRICAL VEHICLE PARKING STALL, SEE DETAIL 4, SHEET AO.3
12. "FUTURE" ELECTRIC VEHICLE CHARGING STATION SEE DETAIL 5, SHEET AO.3
13. 60" ACCESS AISLE
14. LANDSCAPE PLANTER
15. 60"x60" PLANTER
16. ELECTRICAL ROOM
17. FIRE RISER
18. TRASH AND RECYCLING ENCLOSURE SEE DETAILS ON SHEET AO.5
19. COURTYARD PATIO COVER SEE DETAILS ON SHEET AO.4
20. PRIVATE FIRE HYDRANT
21. THREE BIKE LOCKERS, BIKE-SHELL MODEL 301
22. 40' WIDE WROUGHT IRON VEHICLE ENTRY GATE
23. 36" WIDE WROUGHT IRON SECURITY GATE w/ 60"x60" LEVEL LANDING ON SWING SIDE
24. 6' TALL SOUND / SCREENING FENCE w/ PLANTER, SEE DETAIL 6, SHEET AO.3
25. 8' TALL WROUGHT IRON SECURITY FENCE SEE DETAIL 7, SHEET AO.3
26. 7' TALL SOUND / SCREENING FENCE, SEE DETAIL 8, SHEET AO.3
27. VEHICLE WASH AREA (DRAIN MUST BE CONNECTED TO SEWER LINE)
28. EXISTING TREE AT STREET TO BE REMOVED FOR REQUIRED STREET WIDENING
29. EXISTING TREES AT CREEK TO REMAIN
30. APPROXIMATE LOCATION OF FUTURE BRIDGE
31. NEW WATER METER
32. NEW DOMESTIC WATER SUPPLY
33. NEW 8" FIRE SUPPLY LINE
34. NEW SEWER LINE
35. NEW GAS LINE
36. 12" WIDE STEP OUT CURB ADJACENT TO PLANTER
37. NEW PUBLIC FIRE HYDRANT AT STREET PRIOR TO BACKFLOW PREVENTION DEVICE
38. FIRE DEPT TURN AROUND. GRAVEL PORTION TO BE CERTIFIED BY CIVIL ENGINEER TO BE ABLE TO SUPPORT A VEHICLE WEIGHING 15,000 LBS, GROSS WEIGHT, WITH AT LEAST TWO AXELS TO DISTRIBUTE THE WEIGHT OF THE VEHICLE

REVISIONS

PROJECT NAME

DEVELOPMENT PLAN

W M LYLES

26231 MADISON

MURRIETA, CA 92562

JOB NO. 19-12

DATE: 2/03/2021

DESIGNER: DWH

CHECKED: DWH

SCALE: 1"=20'-0"

SHEET TITLE

ENLARGED SITE PLAN FOR DEVELOPMENT PLAN

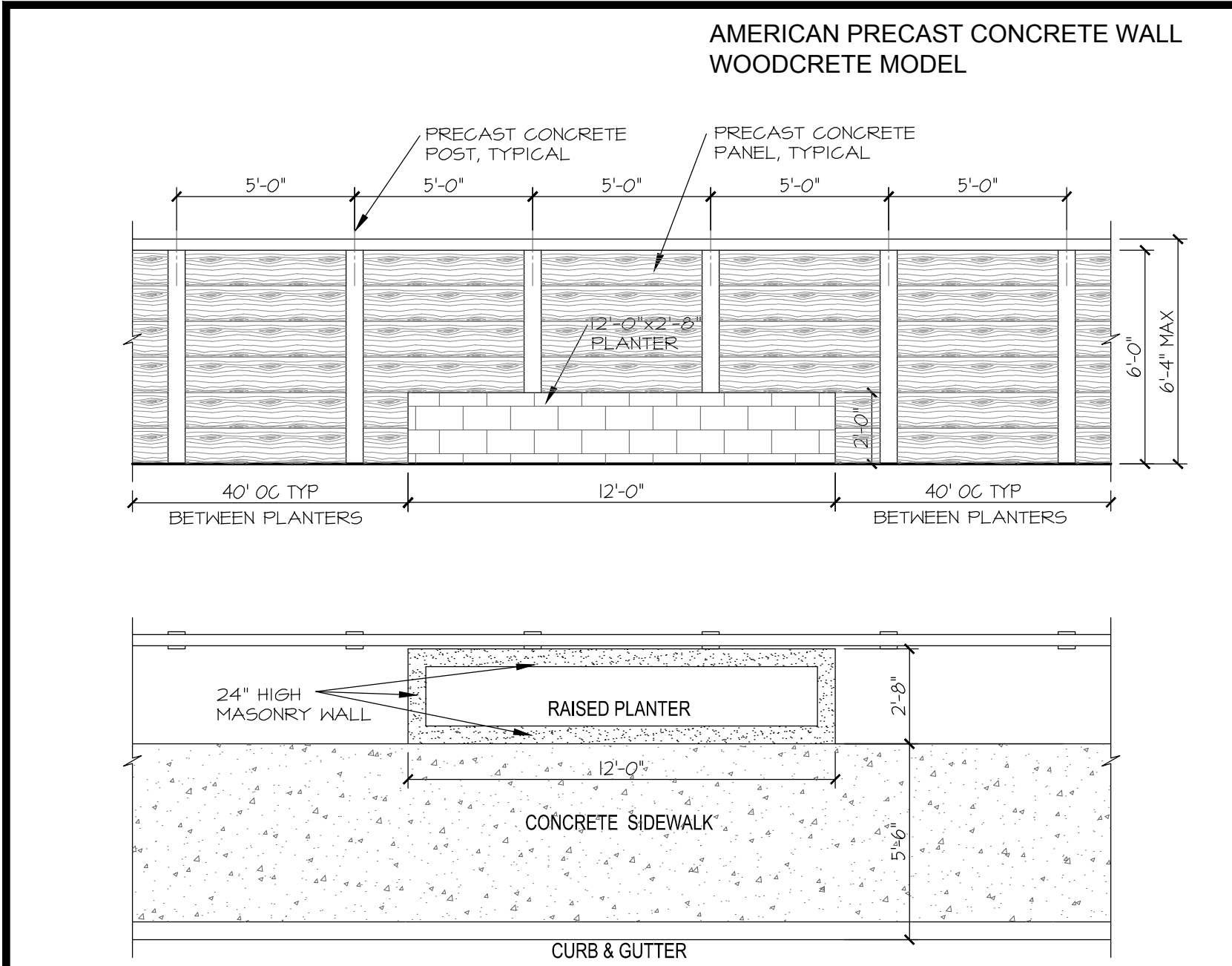
SHEET NO.

A0.2

SHAUNEE N. O'BRIEN
C-25802
EXP. 3-31-22
STATE OF CALIFORNIA

henrikson
BUILDING DESIGN
DAVE HENRIKSON PRINCIPAL DESIGNER
33715 TEMECULA PKWY #210
TEMECULA, CA 92592
760.728.8924
e-mail: dave@hen-hd.com

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443 East Alvarado Street, Fullerton, CA 92633
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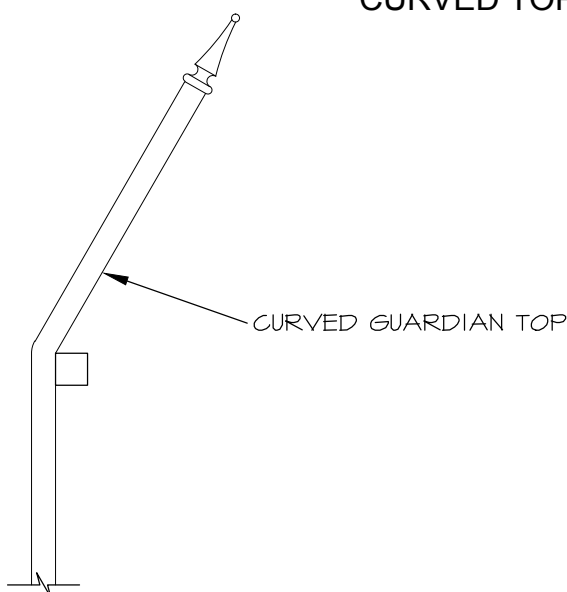


STREET FRONT SCREENING / SOUND WALL

SCALE
1/4" = 1'-0"

DET-6

WROUGHT IRON FENCE BY SECURE-WELD
CURVED TOP ORNAMENTAL IRON, BLACK

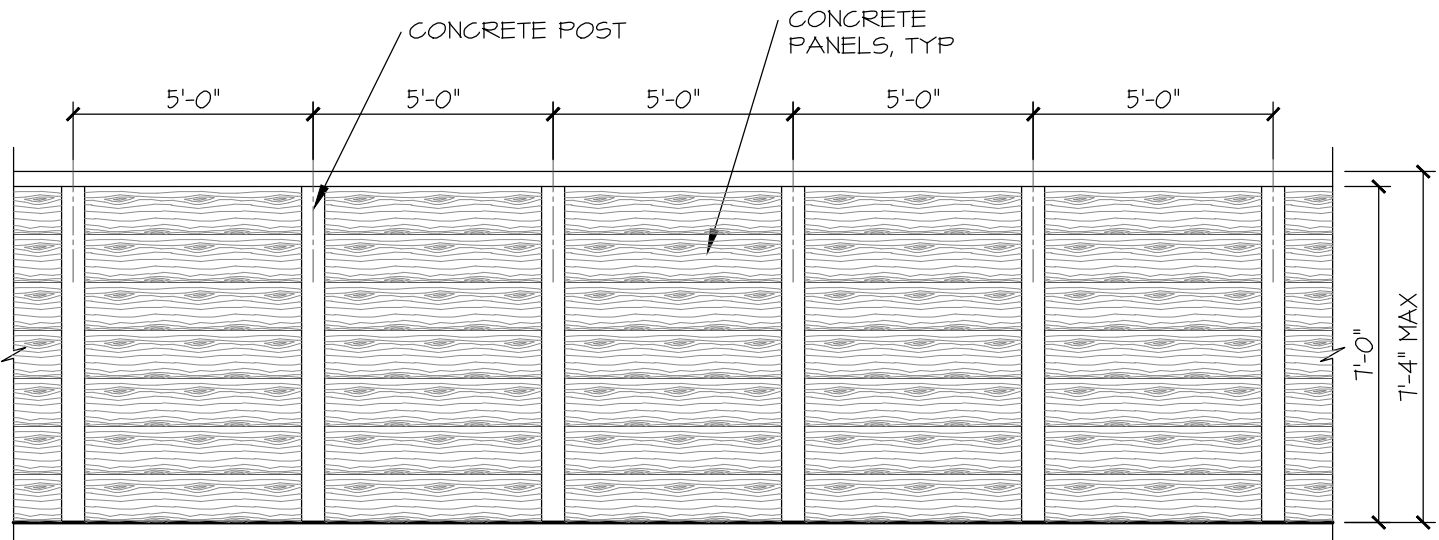


REAR AND SIDE YARD FENCING

SCALE
1/4" = 1'-0"

DET-7

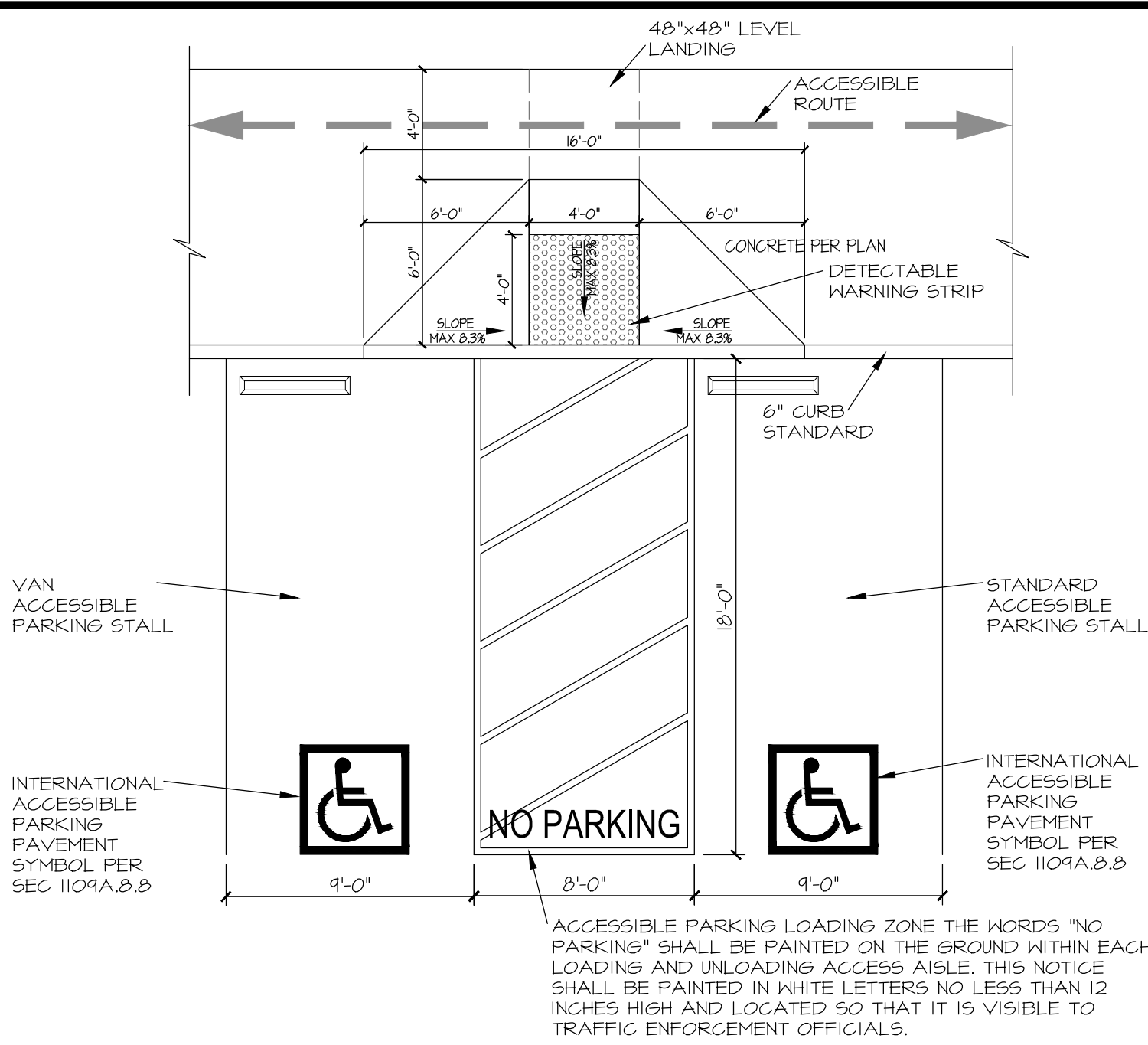
AMERICAN PRECAST CONCRETE WALL
WOODCRETE MODEL



SIDE YARD SCREENING / SOUND WALL

SCALE
1/4" = 1'-0"

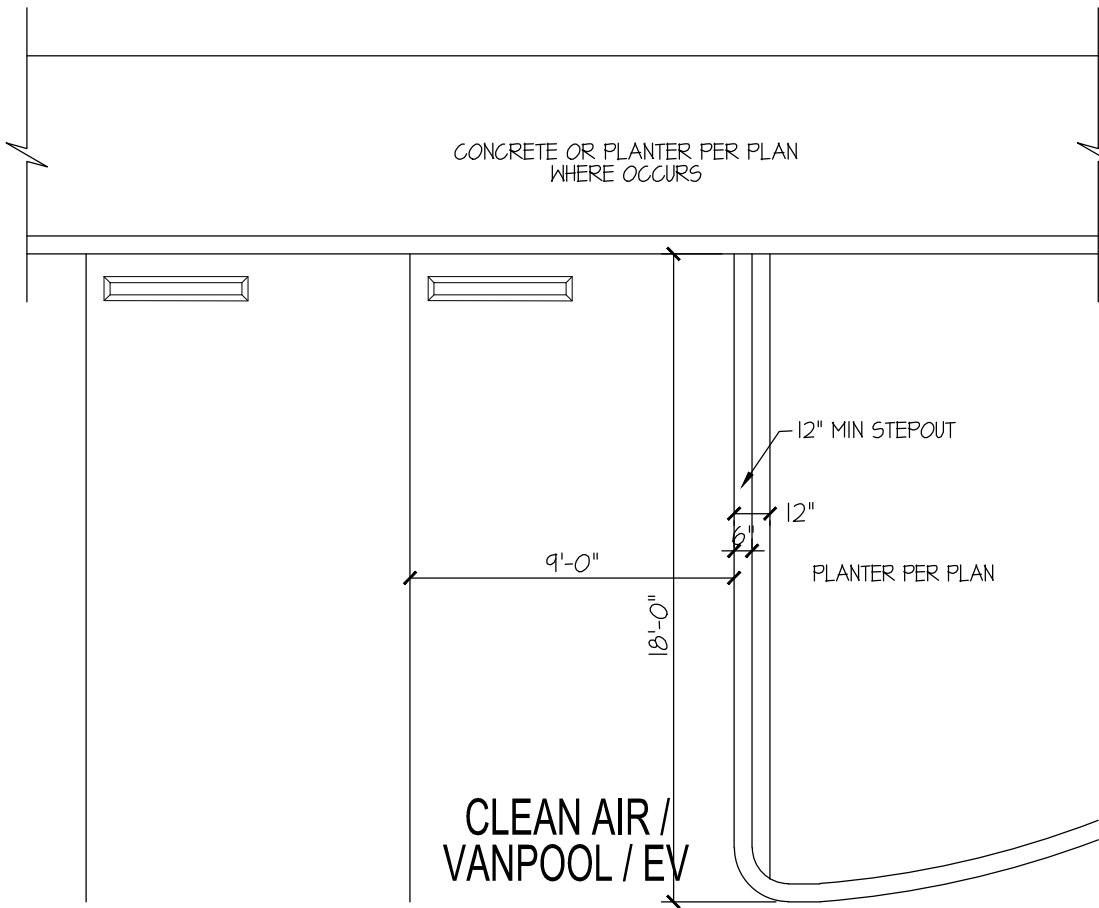
DET-8



STANDARD ACCESSIBLE PARKING STALL

SCALE
3/16" = 1'-0"

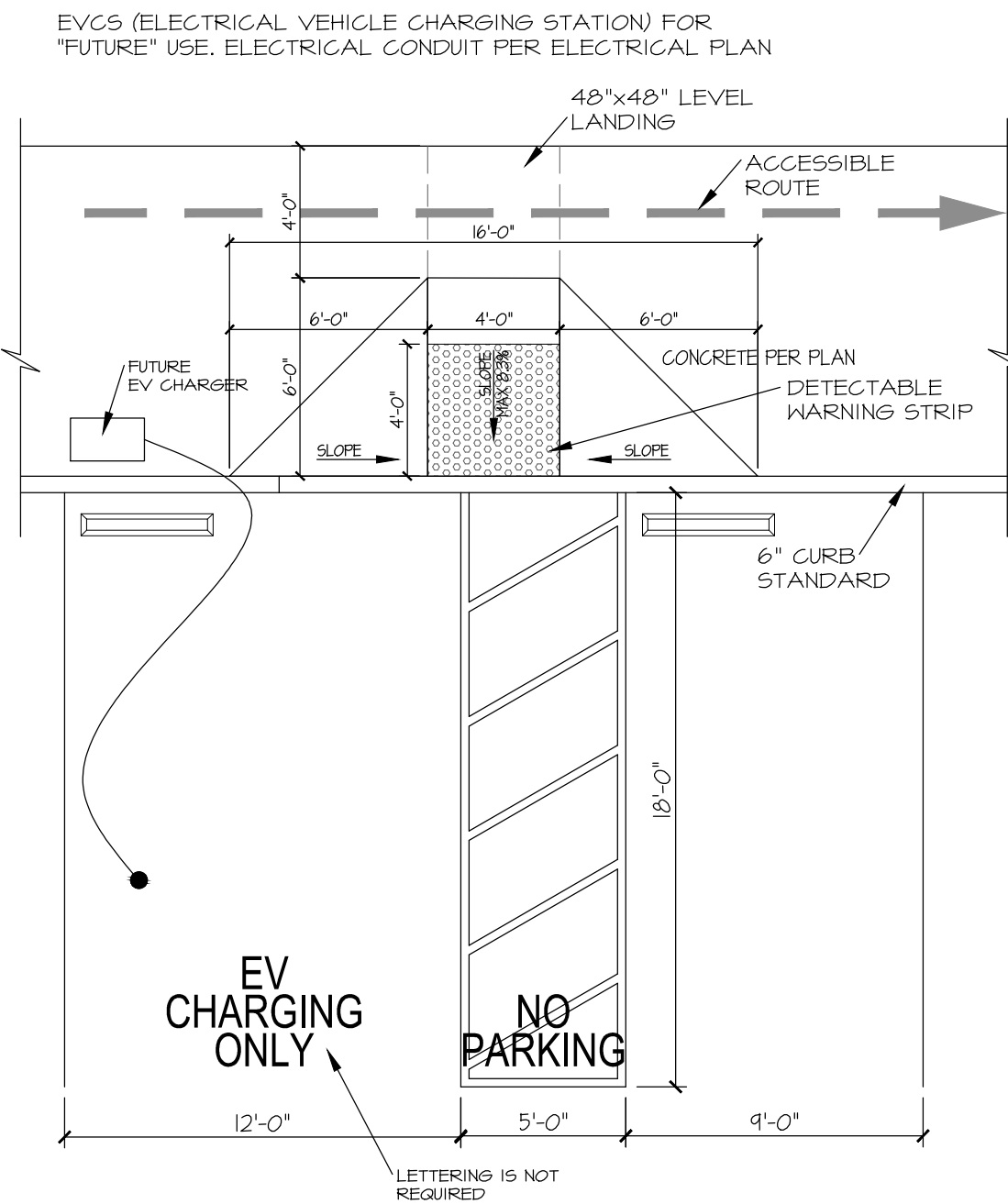
DET-3



CLEAN AIR / VANPOOL / ELECTRIC VEHICAL PARKING STALL

SCALE
3/16" = 1'-0"

DET-4



VAN ACCESSIBLE FOR "FUTURE" ELECTRIC VEHICLE CHARGING STATION

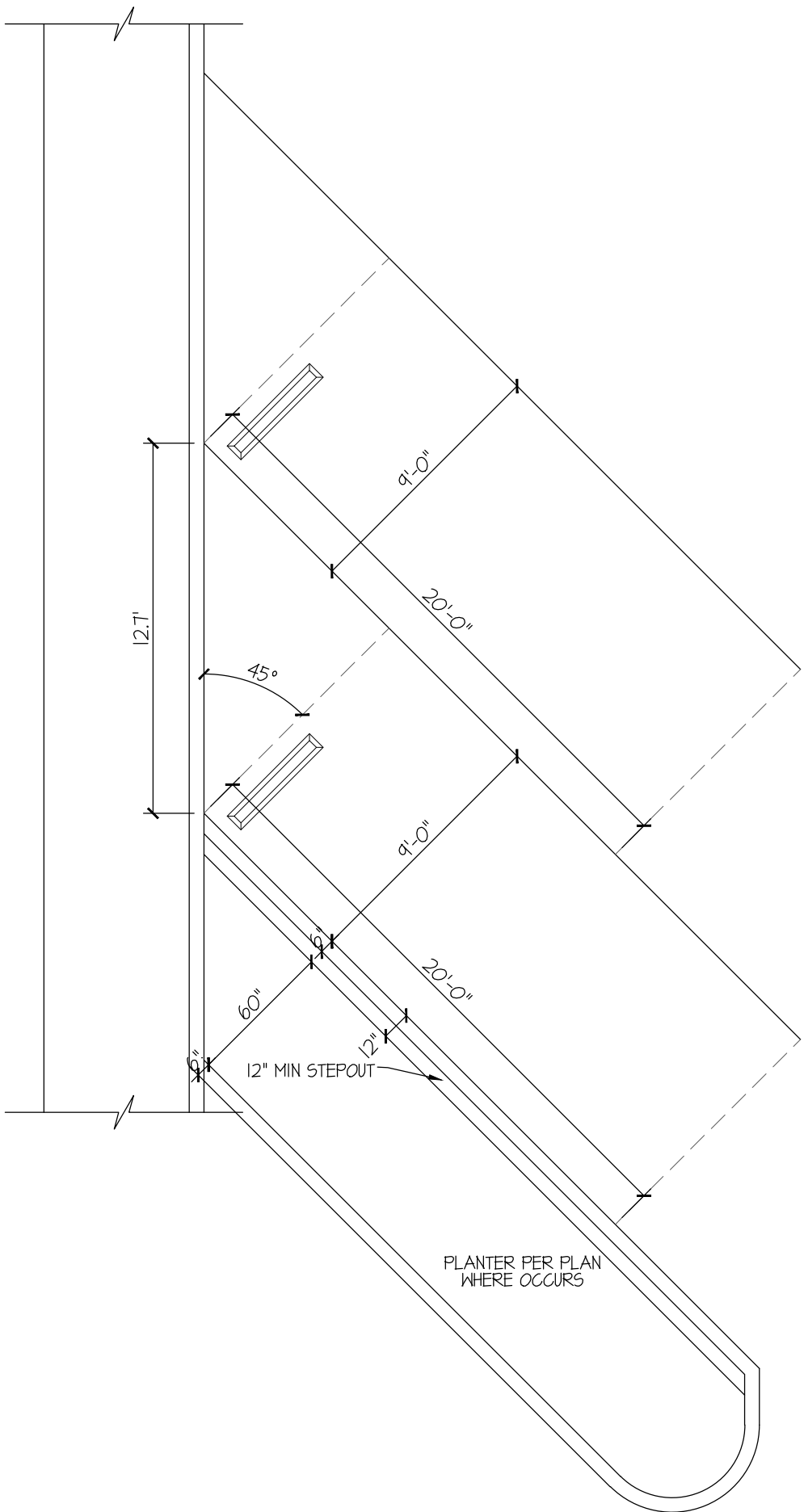
SCALE
3/16" = 1'-0"

DET-5

STANDARD 90° PARKING STALL

SCALE
3/16" = 1'-0"

DET-1



STANDARD 45° PARKING STALL

SCALE
3/16" = 1'-0"

DET-2

PARKING

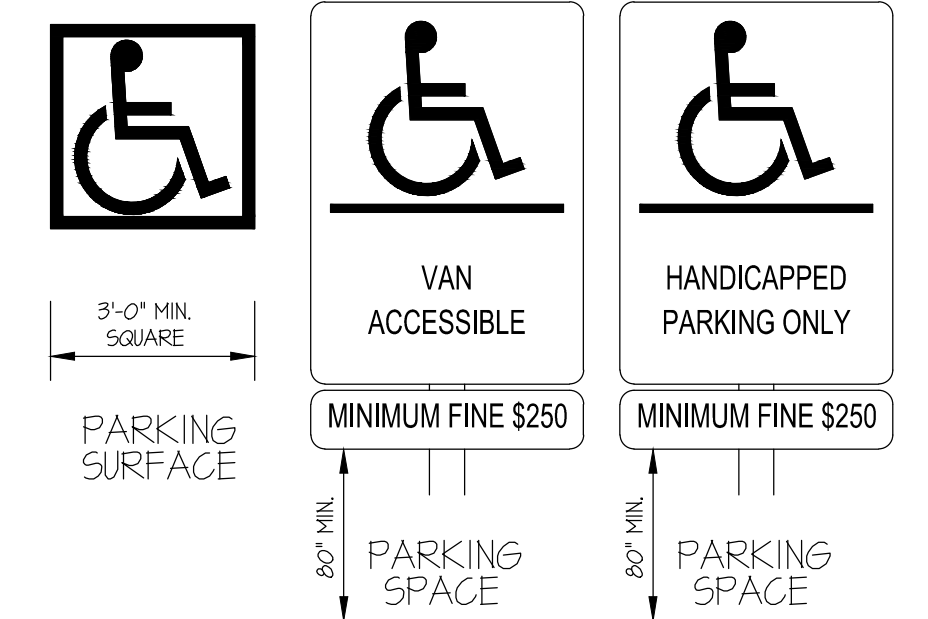
1. WHERE A SINGLE ACCESSIBLE PARKING STALL IS PROVIDED IT SHALL BE 14'-0" WIDE AND OUTLINED TO PROVIDE A 9'-0" WIDE PARKING AREA AND A 5'-0" LOADING AND UNLOADING AREA ON THE PASSENGER SIDE OF THE VEHICLE.
2. TWO ADJACENT PARKING SPACES MAY BE PROVIDED WITH A 23 FOOT WIDE AREA LINED TO PROVIDED A 9 FOOT PARKING AREA ON EACH SIDE OF A 5 FOOT LOADING AND UNLOADING AREA IN THE CENTER.
3. THE LENGTH OF EACH PARKING SPACE SHALL BE 20 FEET.
4. SURFACE SLOPES OF PARKING SPACES FOR THE PHYSICALLY DISABLED SHALL NOT EXCEED 1:50 OR (2% GRADIENT) IN ANY DIRECTION.
5. WHEN LESS THAN 5 PARKING SPACES ARTE PROVIDED AT BUILDINGS AND FACILITIES SUBJECT TO THESE REGULATIONS, ONE SHALL BE 14 FEET WIDE AND LINED TO PROVIDE A 9 FOOT FOOT PARKING AREA AND A 5 FOOT LOADING AND UNLOADING AREA. HOWEVER, THERE IS NO REQUIREMENT THAT THE SPACE BE RESERVED EXCLUSIVELY OR IDENTIFIED FOR DISABLED USE ONLY.
6. A ACCESSIBLE PARKING SPACE SHALL BE LOCATED SO AS NOT TO REQUIRE ITS USER TO WHEEL OR WALK BEHIND ANY OTHER ACCESSIBLE OR NON-ACCESSIBLE PARKING SPACE.
7. PEDESTRIAN WAYS WHICH ARE ACCESSIBLE TO THE PHYSICALLY DISABLED SHALL BE PROVIDED FROM EACH ACCESSIBLE PARKING SPACE TO RELATED FACILITIES, INCLUDING CURB CUTS OR RAMPS AS NEEDED.
8. IN EACH PARKING AREA A BUMPER OR CURB SHALL BE PROVIDED AND LOCATED TO PREVENT ENCRoACHMENT OF CARS OVER THE REQUIRED WIDTH OF WALKWAYS.
9. PHYSICALLY ACCESSIBLE PARKING SPACE SHALL BE LOCATED AS NEAR AS PRACTICAL TO A PRIMARY ENTRANCE(S).
10. ALL PARKING SPACES TO BE DOUBLE STRIPED.
11. AT LEAST ONE VAN ACCESSIBLE SPACE IS TO BE PROVIDED. IT SHALL BE 11'-0" WIDE AND OUTLINED TO PROVIDE A 9'-0" WIDE PARKING AREA AND A 8'-0" LOADING AND UNLOADING AREA ON THE PASSENGER SIDE OF THE SPACE THE LENGTH SHALL BE A MIN. OF 20'-0".

PARKING SIGNS

1. EACH PARKING SPACE RESERVED FOR PERSONS WITH PHYSICAL DISABILITIES SHALL BE IDENTIFIED BY THE REFLECTORIZED SIGN PERMANENTLY POSTED IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE, CONSISTING OF A PROFILE VIEW OF A WHEELCHAIR WITH OCCUPANT IN THE WHITE ON DARK BLUE BACKGROUND. THE SIGN SHALL NOT BE SMALLER THAN 10 SQUARE INCHES IN AREA AND AND THEIR COLOR AND CONTRAST SHALL BE DISTINCTLY DIFFERENT FROM WHEN IN THE PATH OF TRAVEL, SHALL BE POSTED AT A MINIMUM HIGH OF 80-INCHES FROM THE BOTTOM OF THE SIGN TO THE PARKING SPACE FINISHED GRADE. SIGNS MAY ALSO BE CENTERED ON THE WALL AT THE 36-INCHES FROM THE PARKING SPACE FINISHED GRADE, GROUND OR SIDEWALK.
2. AN ADDITIONAL SIGN SHALL ALSO BE POSTED IN A CONSPICUOUS PLACE, AT EACH ENTRANCE TO OFF-STREET PARKING FACILITIES, OR IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE. THE SIGN SHALL BE NOT LESS THAN 11" X 22" IN SIZE WITH LETTERING NOT LESS THAN 1-INCH IN HEIGHT, WHICH CLEARLY AND CONSPICUOUSLY STATES THE FOLLOWING:

"UNAUTHORIZED VEHICLES NOT DISPLAYING DISTINGUISHING PLACARDS OR LICENSE PLATES ISSUED FOR PHYSICALLY DISABLED PERSONS MAY BE TOWED AWAY AT OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT OR BY TELEPHONE..."

3. IN ADDITION TO THE ABOVE SIGNAGE REQUIREMENTS, THE SURFACE OF EACH PARKING PLACE SHALL HAVE A SURFACE IDENTIFICATION DUPLICATING THE SYMBOL OF ACCESSIBILITY CONSISTING OF A WHITE FIGURE ON A BLUE BACKGROUND, AT LEAST 3 FOOT SQUARE.



PROJECT DATA

SITE ADDRESS

26501 MADISON AVE
MURRIETA, CA 92562

OWNER

W M LYLES CO
42142 ROICK DR
TEMECULA, CA 92540
(951) 912-7343

APPLICANT (AGENT FOR OWNER & EXHIBIT PREPARER))

DAVE HENRIKSON
HENRIKSON BUILDING DESIGN
39175 TEMECULA PARKWAY #A218
TEMECULA, CA 92542
(951) 764-2302

LEGAL DESCRIPTION

A.P.N.: 910-230-003
REC BOOK/PAGE PM 20/50
SUBDIVISION PM T065
LOT 2

BUILDING DATA

DEVELOPMENT PERMIT No

ZONING DESIGNATION	BP -BUSINESS PARK
GENERAL PLAN DESIGNATION	BP -BUSINESS PARK
EXISTING LAND USE	VACANT
TOTAL SITE AREA (GROSS)	234.331 SF 5.83 AC
TOTAL BUILDING AREA (PROPOSED)	
OFFICE BUILDING	11,706 SF
WAREHOUSE	4,980 SF
TOTAL	16,686 SF

FLOOR AREA RATIO (F.A.R.) 0.07
FLOOR AREA RATIO ALLOWED 0.

LANDSCAPED AREA 36,000 SF

LANDSCAPE AREA REQUIRED (15%) 35,150 SF

NUMBER OF STORIES 2 ABOVE GRADE

BUILDING HEIGHT 27'-0" MAX

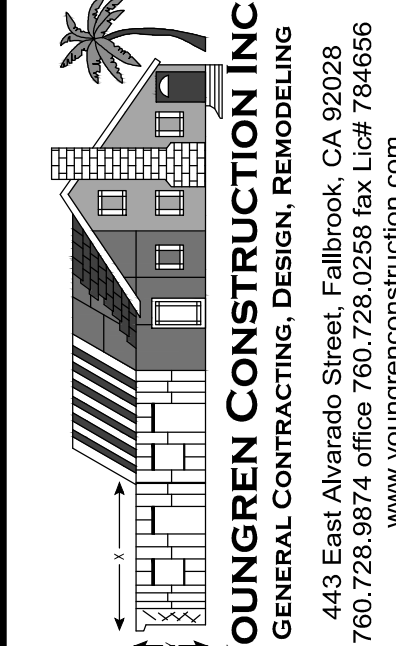
BUILDING HEIGHT ALLOWED 50'-0" MAX

TYPE OF CONSTRUCTION TYPE V-NR, FULLY SPRINKLED

OCCUPANCY CLASSIFICATION B (BUSINESS)
SI (WAREHOUSE)

FIRE SPRINKLERS YES, SPRINKLERS ARE MONITORED

REVISIONS



JOB NO: 19-12

DATE: 2/03/2021

DESIGNER: DWH

CHECKED: DWH

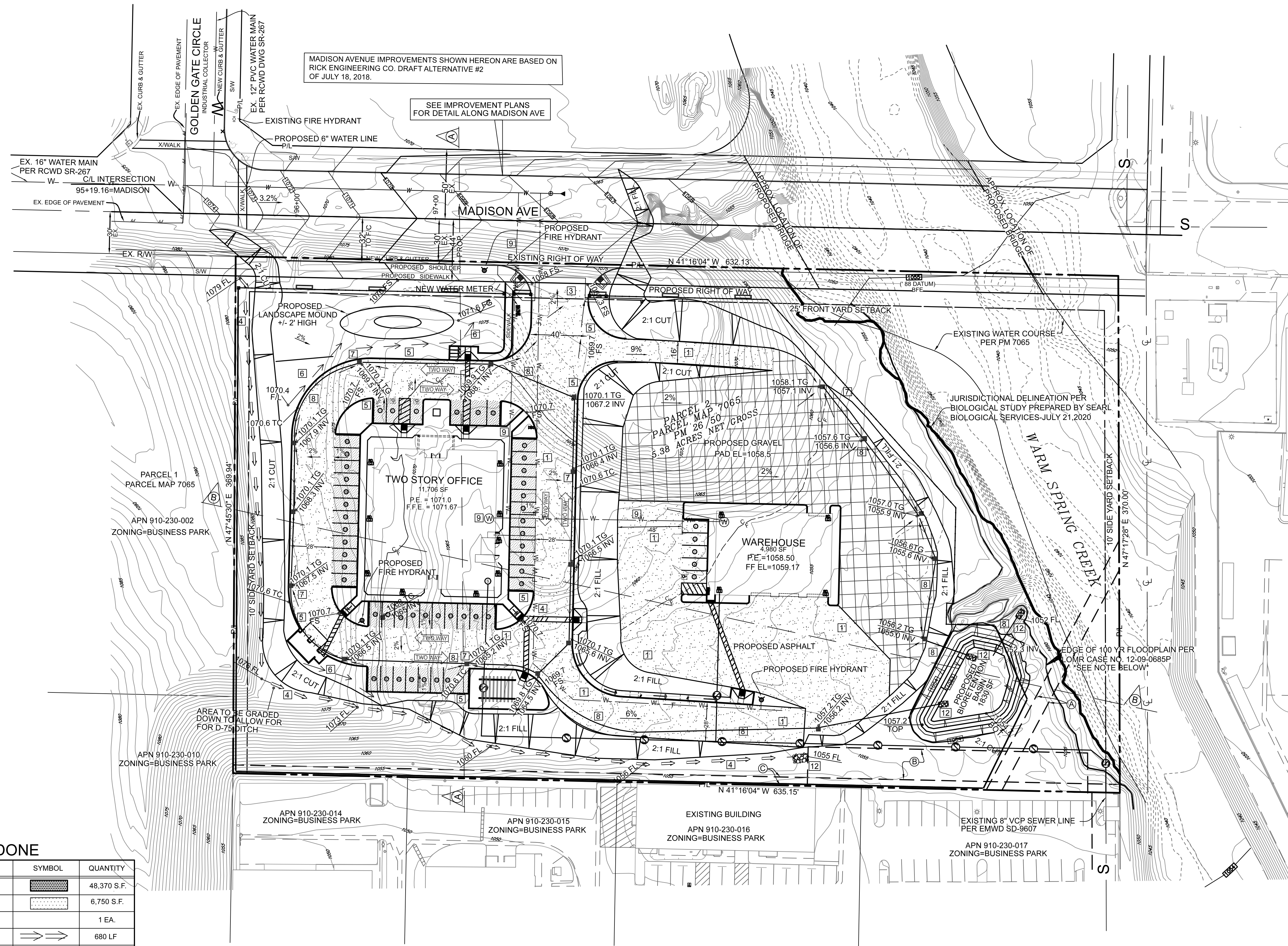
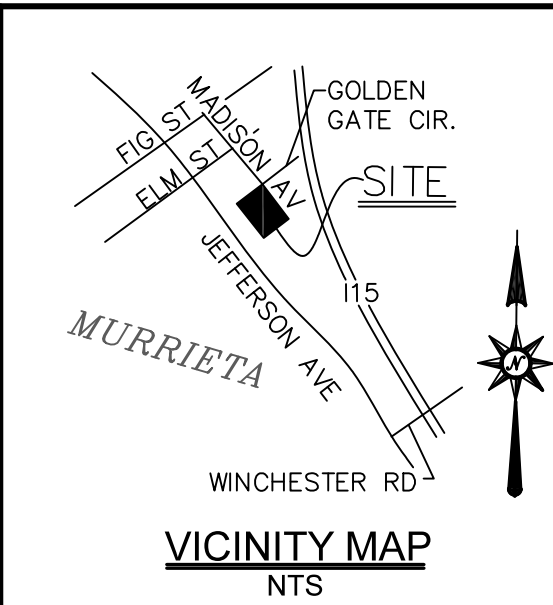
SCALE: NO SCALE

SHEET TITLE

PARKING DETAILS
& FENCING DETAILS
DEVELOPMENT
PLAN

SHEET NO.

A0.3



WORK TO BE DONE

ITEM NO.	DESCRIPTION	C.O.M.	SYMBOL	QUANTITY
1	ASPHALT PAVING-3" OVER 6" BASE	---		48,370 S.F.
2	PERVIOUS CONCRETE	310C		6,750 S.F.
3	COMMERCIAL DRIVEWAY ENTRANCE	432		1 EA.
4	INTERCEPTOR DRAIN	305		680 LF
5	TYPE "D" CONCRETE CURB	---		2 EA.
6	EARTHEN SWALE 36"X 12" DEEP	---		260 LF
7	18" NDS TRAFFIC RATED BROOKS BOX	---		18 EA.
8	8" PVC DRAIN PIPE	---		1,210 LF
9	PRIVATE 2" WATER SERVICE	---		380 LF
10	8" WATER -FIRE	---		520 LF
11	PRIVATE 6" SEWER LATERAL	---		688 LF
12	RIP RAP ENERGY DISSIPATOR	446A		1 EA.
13	GRAVEL SURFACE	---		23,215 SF
14	NOT USED	---	---	---
15	NOT USED	---	---	---
16	NOT USED	---	---	---
17	NOT USED	---	---	---
18	NOT USED	---	---	---
19	NOT USED	---	---	---

FEMA FLOODPLAIN NOTE
FEMA MAP NUMBER 06065C2720G PANEL 2720 OF 3805, EFF. DATE OF AUGUST 28, 2008 HAS BEEN REVISED PER CASE NO. 12-09-0685P EFF. DATE OF MAY 24, 2013. THIS LOMR PROVIDES THE BASE FLOOD ELEVATION (BFE) AND THE LIMITS OF THE 100 YR FLOOD PLAIN ON THE NAVD '88 VERTICAL DATUM. THIS CONCEPTUAL GRADING PLAN IS ON THE NGVD '29 VERTICAL DATUM. BY USING THE NGS VERTCON SOFTWARE THE APPROXIMATE VERTICAL SHIFT FROM '88 TO '29 IS APPROXIMATELY -2.4'. THE LIMITS OF SAID 100YR FLOODPLAIN SHOWN HEREON IS BASED ON THE BFE ELEVATION PER THE LOMR, ADJUSTED BY THE -2.4' AND FOLLOWING THE CONTOURS HEREON.

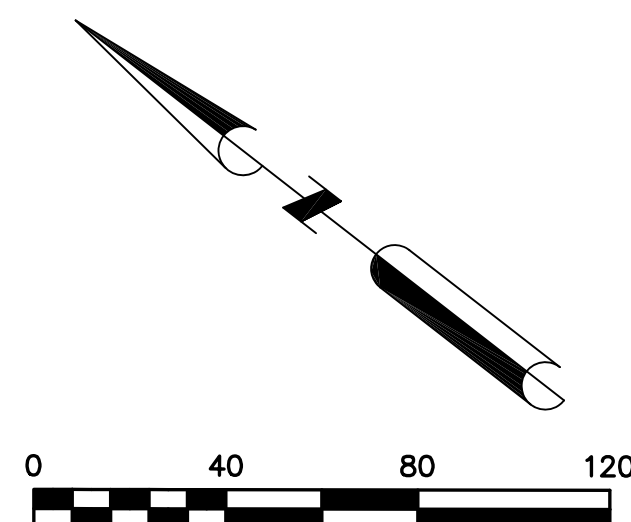
ADD 2.4' TO '29 DATUM TO OBTAIN '88 DATUM



Underground Service Alert
Call: TOLL FREE
1-800
422-4133
TWO WORKING DAYS BEFORE YOU DIG

BENCH MARK
DESCRIPTION: 3 1/4" ALUM. DISC IN TOP OF CURB
LOCATION: E'LY CORNER OF JEFFERSON AVE AND DATE ST.
38' N'LY OF JEFFERSON AVE AND 65' S'LY OF DATE ST.
RECORDED: BENCHMARK NO. "600-10-68"
ELEVATION: 1039.286 DATUM: NGVD '29

APPROVED FOR SIGNATURE
HORIZONTAL
AS NOTED
VERTICAL
AS NOTED



dk Greene Consulting, Inc.
P. O. BOX 143
BONSALL, CA 92003

PREPARED BY: Kristin L. Greene
DATE: 12/7/20
KRISTIN L. GREENE
PE NO. C 57860 EXP. 6/30/2022

DATE
INITIAL
ENGINEER OF WORK

REVISION DESCRIPTION

SHT. NO. DATE CITY APPROVAL

GENERAL NOTES

APPLICANT
W.M. LYLES CO.
1210 WEST OLIVE AVENUE
FRESNO, CA 93728

ASSESSOR PARCEL NUMBER
910-230-003, VACANT LAND

PROJECT DESCRIPTION
PROPOSED 12,000 SF TWO STORY
OFFICE BUILDING AND 5,000 SINGLE
STORY METAL WAREHOUSE

LAND OWNER
W.M. LYLES CO.
1210 WEST OLIVE AVENUE
FRESNO, CA 93728

LEGAL DESCRIPTION
PARCEL 2 OF PARCEL MAP NO. 7065,
COUNTY OF RIVERSIDE, STATE OF
CALIFORNIA, CITY OF MURRIETA
PER BOOK 26, PAGE 50

ZONING
EXISTING=BUSINESS PARK
PROPOSED=BUSINESS PARK
EXISTING USE=VACANT
EARTH WORK QUANTITIES
PROPOSED CUT=15,000 CY
PROPOSED FILL=15,000 CY

PREPARED BY
dk GREENE CONSULTING, INC.
P. O. BOX 143
BONSALL, CA 92003
KRISTIN GREENE, PE
(760) 310-9408

UTILITY PURVEYORS
WATER: RCWD METROPOLITAN MUNICIPAL
WATER DISTRICT (ANNEXATION IN PROCESS)
SEWER: EASTERN MUNICIPAL WATER DISTRICT
GAS:
ELECTRICITY: SOUTHERN CALIFORNIA EDISON
TELEPHONE:
CABLE TV: N/A

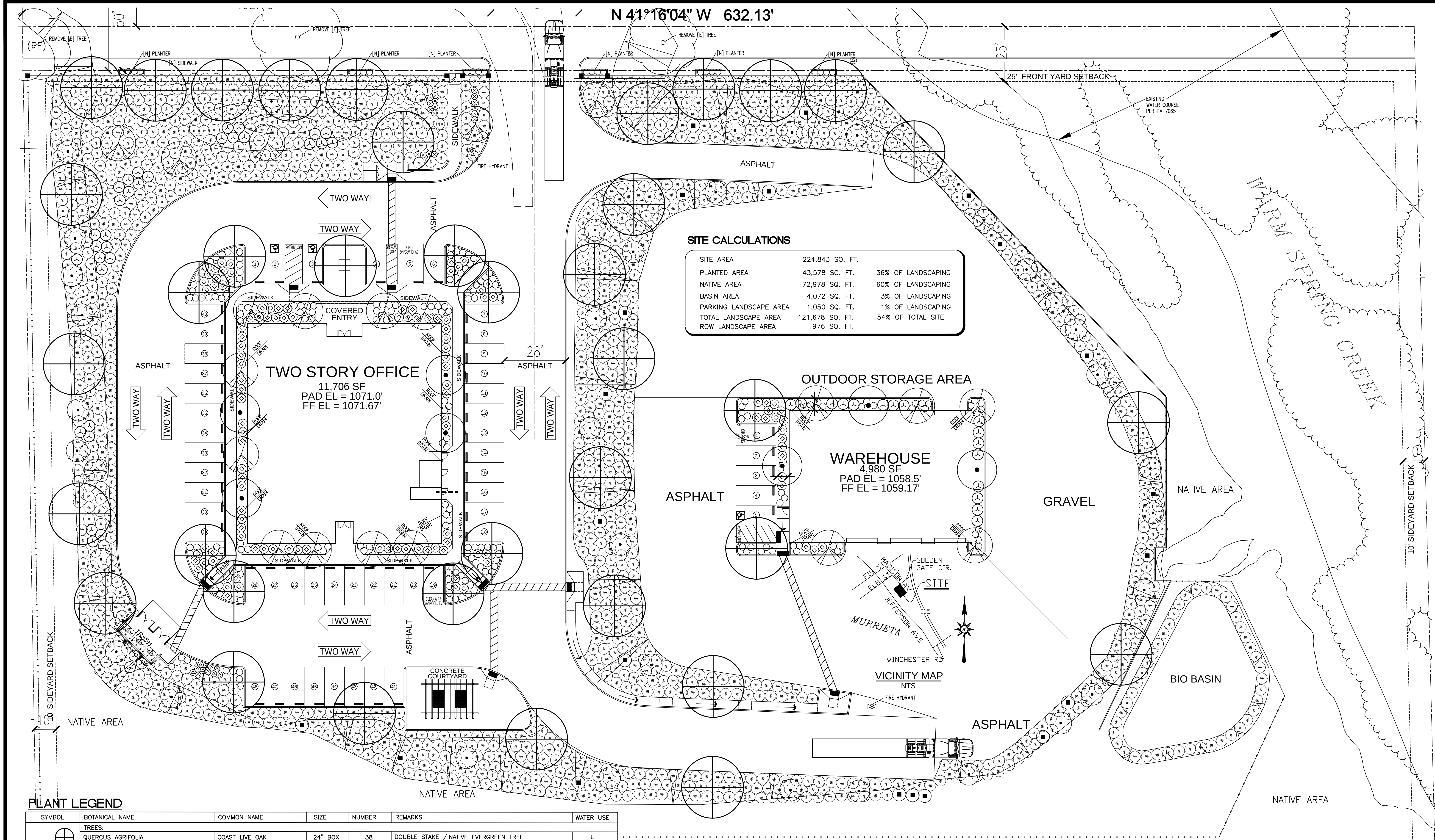
EASEMENT LEGEND

- (A) A 10' EASEMENT AND RIGHT OF WAY GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY RECORDED APRIL 28, 1978 IN BOOK 1978 PAGE 84042
- (B) AN EASEMENT FOR INGRESS AND EGRESS RECORDED JUNE 22, 1990 AS DOCUMENT NO. 231465 OF OFFICIAL RECORDS.
- (C) A 6' EASEMENT AND RIGHT OF WAY GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY RECORDED APRIL 28, 1978 BOOK 1978 PAGE 84042

LEGEND

PROPERTY LINE	
EASEMENT	
EXISTING CONTOUR	
PROPOSED CONTOUR	
EXISTING SEWER LINE	
EXISTING WATER LINE	
DIRECTION OF FLOW	
FLOW LINE	
2:1 CUT SLOPE	
2:1 FILL SLOPE	
PAD ELEVATION	
FINISH FLOOR ELEVATION	
DAYLITE LINE	
FLOWLINE GRADE	
FINISHED SURFACE	
NATURAL GROUND SURFACE	
FIRE - WATER SERVICE LINE	
TOP OF CURB	
TOP OF GRATE	
FINISH SURFACE	
PROPOSED PERVIOUS CONCRETE - SEE DETAIL ON SHEET 2-	
PROPOSED CONCRETE	
PROPOSED ASPHALT	
PROPOSED GRAVEL	
EDGE OF PAVEMENT	
6" PVC DRAIN PIPE	
18" NDS TRAFFIC RATED BROOKS BOXES	
PROPOSED 6" SEWER LATERAL	
PROPOSED 8" WATER SERVICE	
PROPOSED FIRE HYDRANT	
ROOF DRAIN LOCATIONS	

SHEET 1	CITY OF MURRIETA ENGINEERING DEPARTMENT	SHEETS 2
CONCEPTUAL GRADING W.M. LYLES CO. 26501 MADISON AVE PARCEL 2, P.M. 7065, BK 26, PG 50		
APPROVED ROBERT K. MOEHLING CITY ENGINEER		
DATE		
DWN BY:	CHKD BY:	DRAWING NO.
FIELD BK:		



NOTES:

- ALL PLANTING AND IRRIGATION SHALL CONFORM TO THE CITY OF MURRIETA CODE-TITLE 16.28.
- A DRIP IRRIGATION SYSTEM SHALL BE UTILIZED FOR THIS PROJECT PER THE CITY OF MURRIETA'S WATER CONSERVATION ORDINANCE.
- ALL MATURE PLANTING SHALL NOT INTERFERE WITH UTILITY LINES OR TRAFFIC SITE LINES.
- ALL UTILITIES SHALL BE SCREENED W/ PLANTING TYP.
- ALL ON-SITE SLOPES 3' IN VERTICAL HEIGHT & STEEPER THAN 4 TO 1 SHALL BE PLANTED WITH A COMBINATION OF GROUNDCOVER SHRUBS, AND TREES SELECTED FROM THE PLANT LIST OR AS APPROVED BY THE CITY LANDSCAPE ARCHITECT.
- ALL INTERIOR LANDSCAPE SHALL BE MAINTAINED BY OWNER.
- SEE SITE PLAN FOR ALL FENCE, WALLS AND SHELTER DETAILS.

UTILITY PURVEYORS
WATER: EASTERN MUNICIPAL
WATER DISTRICT
(ANNEXATION IN PROCESS)
SEWER: EASTERN MUNICIPAL
WATER DISTRICT
GAS:
ELECTRICITY: SOUTHERN
CALIFORNIA EDISON
TELEPHONE:
CABLE TV: N/A

LEGAL DESCRIPTION
PARCEL 2 OF PARCEL MAP NO. 7065,
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA,
CITY OF MURRIETA
PER BOOK 26, PAGE 50
ASSESSOR PARCEL NUMBER
910-230-003, VACANT LAND

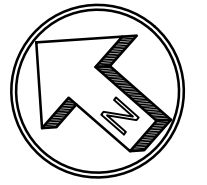
SHADE REQUIREMENT

PROVIDED 40 SPACES @ 162 S.F. EA.= 6,480 S.F.
6,480 S.F. @ 40% COVERAGE REQUIRED= 2,592 S.F.
ACTUAL AREA SHADED= 2,622 S.F. OR 40% OF STALLS

PARKING LANDSCAPE REQUIREMENT
PROVIDED 40 SPACES @ 162 S.F. EA.= 6,480 S.F.
6,480 S.F. @ 10% COVERAGE REQUIRED= 648 S.F.
ACTUAL AREA = 1,050 S.F. OR 16.2 % OF STALL AREA

PROJECT AREA:

GROSS AREA: 234,374 S.F. (5.38 ACRES)
NET AREA: 224,843 S.F. (5.16 ACRES)



GRAPHIC SCALE

1 INCH = 20 FT.

PRELIMINARY PLANTING PLAN

REVISED

ALHAMBRA GROUP
LANDSCAPE ARCHITECTURE
California license #2017
RECREATION FACILITIES PLANNING
41635 Enterprise Circle North, Suite C
Temecula, CA 92590 (951) 296-6802 FAX 296-6803

PROJECT: W.M. LYLES CO. BUILDING and WAREHOUSE
OWNER: W.M. LYLES CO.
1210 WEST OLIVE AVENUE
FRESNO, CA 93728 PH 760-728-9874 office CONTACT: SCOTT YOUNGREN

drawn: V.D.
checked: V.D.
date: 02/05/21
SHEET L-1
of 1 sheets
JOB NO. 20-104