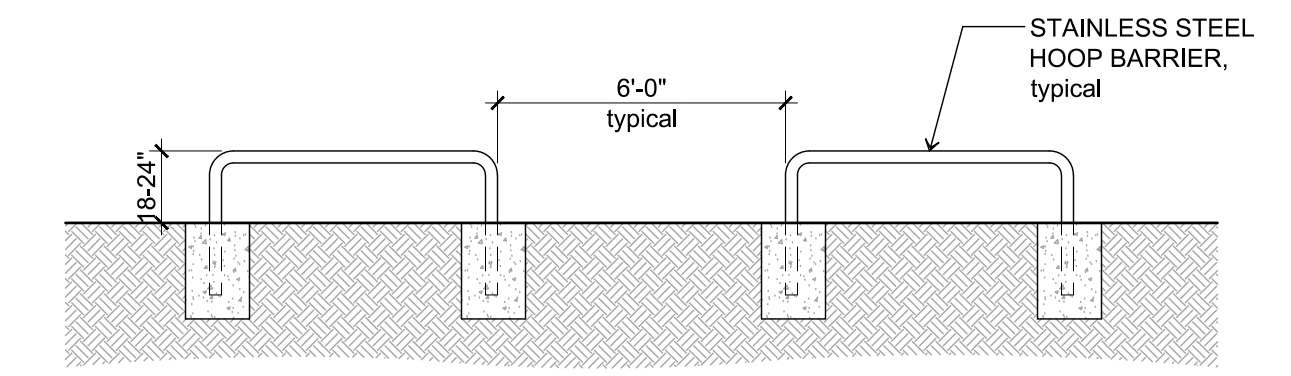
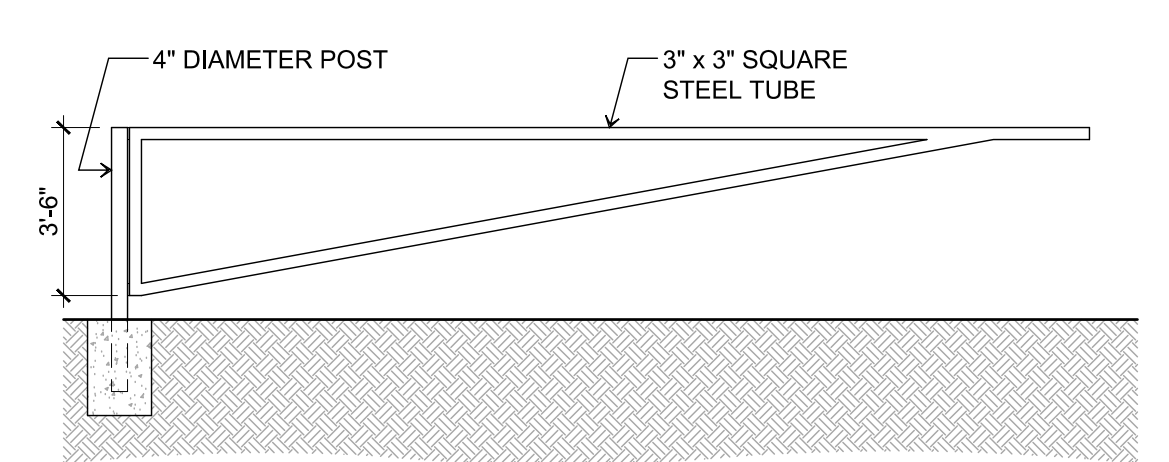


LOT AREA (GROSS):	269,708 sf (6.19 acres)
LOT AREA (NET):	267,510 sf (6.14 acres)
PARCEL 7:	117,180 sf (2.69 acres)
PARCEL 8:	150,330 sf (3.45 acres)
BUILDING AREA:	23,858 sf
FIRST FLOOR:	18,014 sf
SECOND FLOOR:	4,988 sf
CAR WASH:	856 sf
SERVICE RECEPTION:	2,562 sf
COVERAGE (ON NET):	8.01%
PARCEL 7:	0%
PARCEL 8:	14.26%
FLOOR AREA RATIO (ON NET):	9.88%
PARCEL 7:	0%
PARCEL 8:	17.57%
PARKING REQUIRED:	14 spaces
26,420 s.f. at 1 / 2,000 s.f.	
PARKING PROVIDED	50 spaces
STANDARD:	48 spaces
HANDICAP ACCESSIBLE:	2 spaces
LANDSCAPE PROVIDED:	59,248 sf (22.15%)
PARCEL 7:	30,108 sf (25.69 %)
PARCEL 8:	29,140 sf (19.38%)



STEEL HOOP BARRIER

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



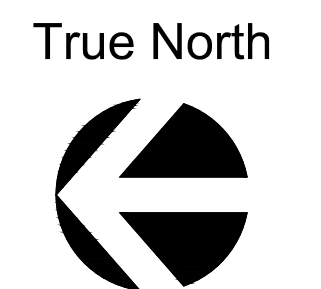
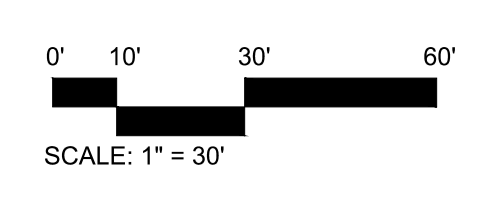
SWING BARRIER GATE

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

SITE PLAN

31 May 2019

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Moreno Valley, California



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NORTH ELEVATION

-  CLEAR GLASS IN BLACK ANODIZED STOREFRONT SYSTEM
-  SPANDREL GLASS - COLOR: #3-820 GREY
-  SPLIT FACE CONCRETE MASONRY UNIT
-  ALPOLIG METAL PANELS - COLOR: 4MMSAW SAW WHITE

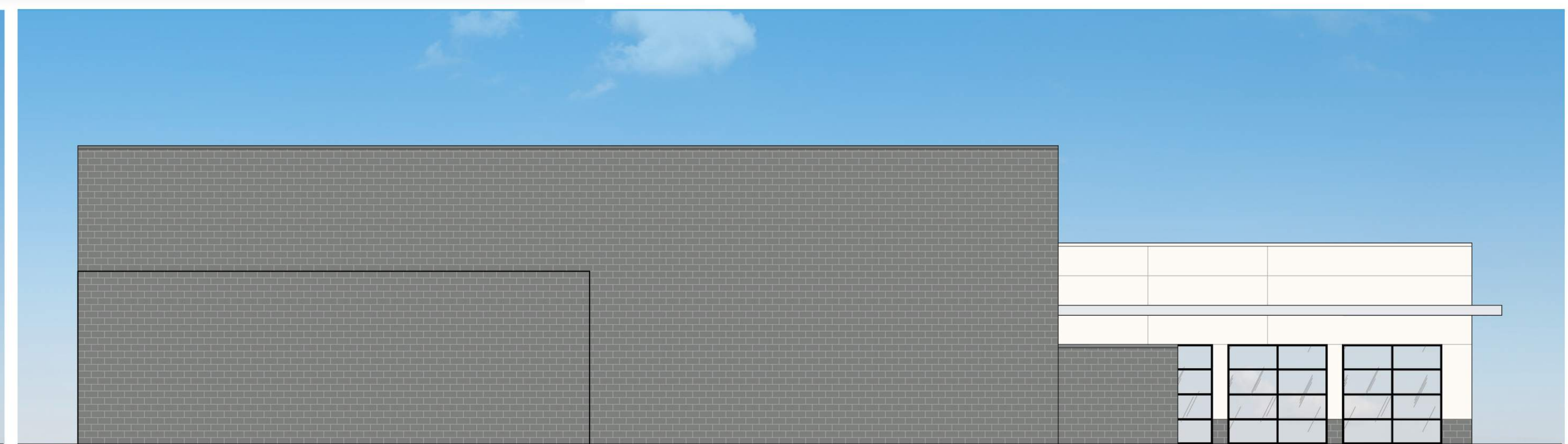
LEGEND



SOUTH ELEVATION



WEST ELEVATION

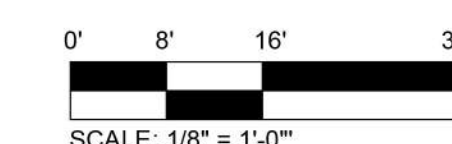


EAST ELEVATION

EXTERIOR ELEVATIONS

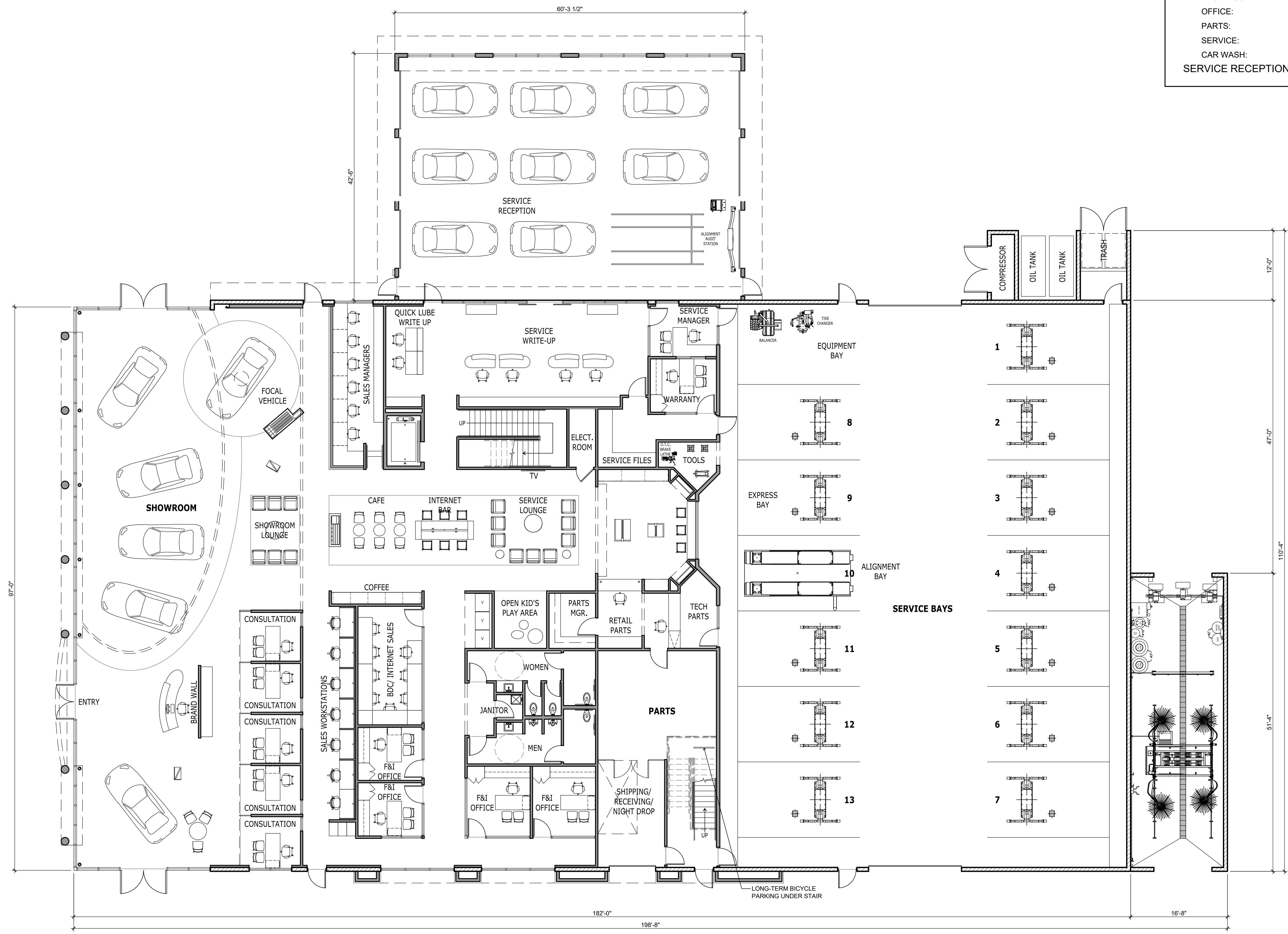
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Moreno Valley, California



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TOTAL FIRST FLOOR AREA:	18,870 sf
SHOWROOM:	4,291 sf
OFFICE:	5,816 sf
PARTS:	841 sf
SERVICE:	7,066 sf
CAR WASH:	856 sf
SERVICE RECEPTION:	2,562 sf

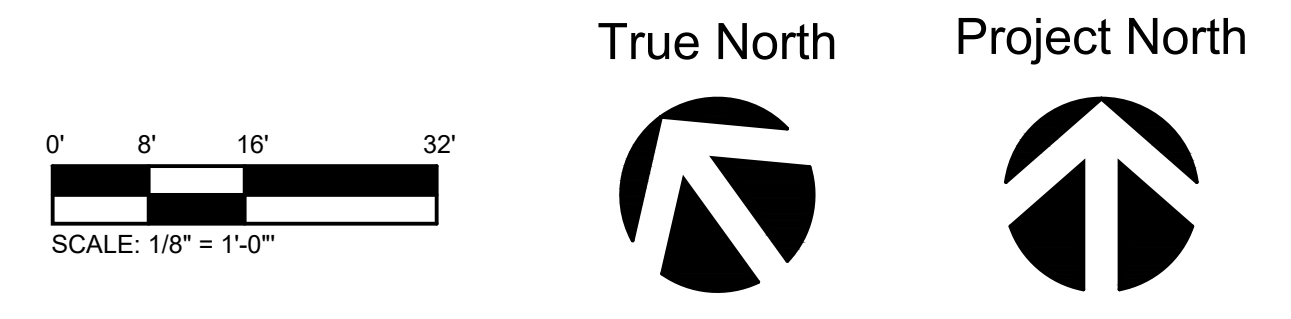


FIRST FLOOR PLAN

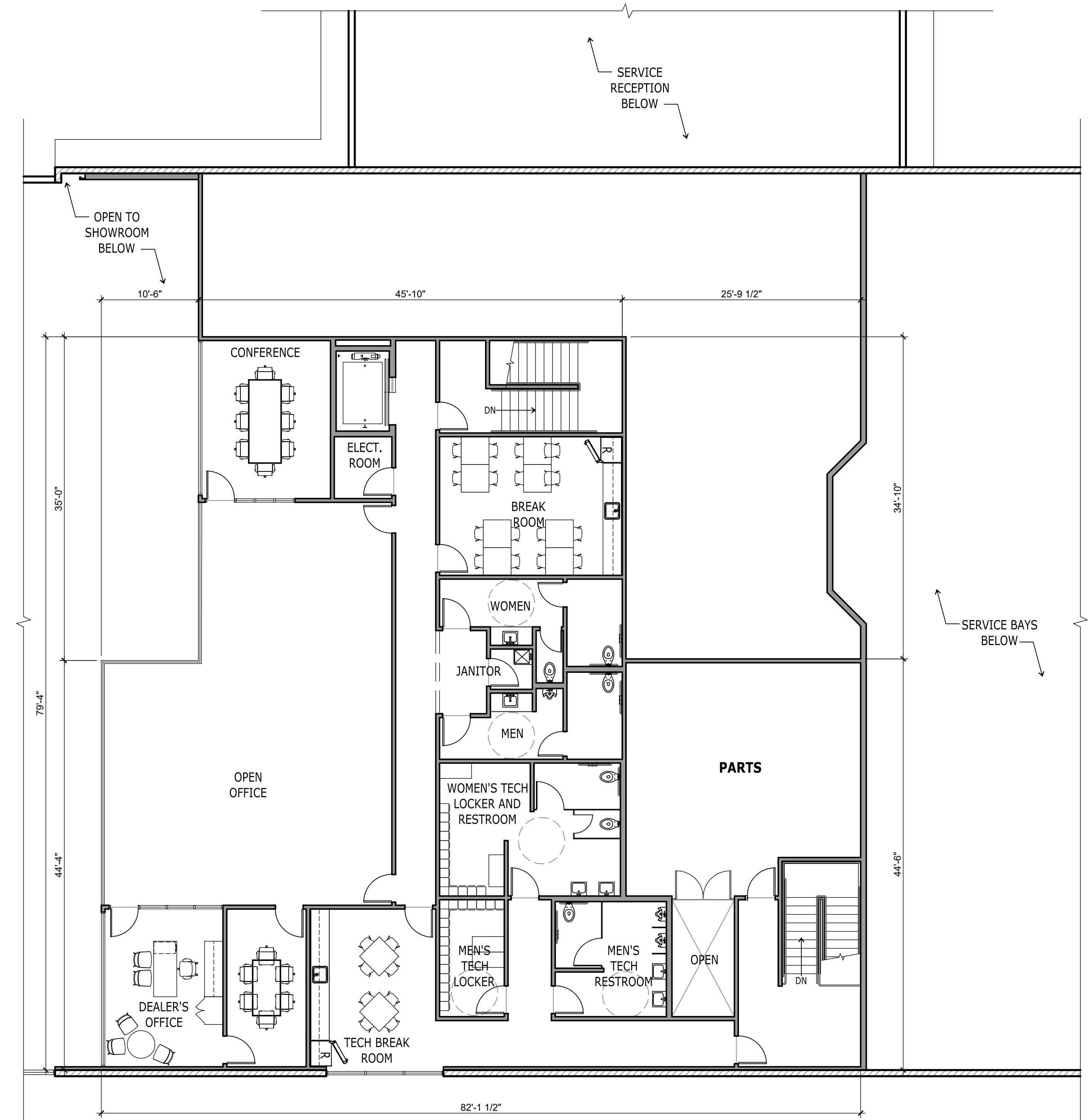
31 May 2019

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Moreno Valley, California

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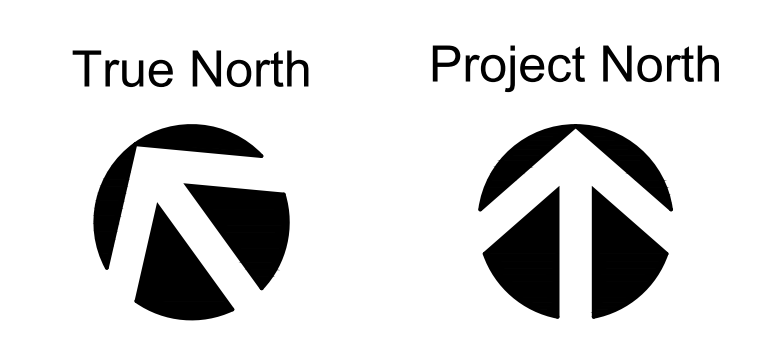
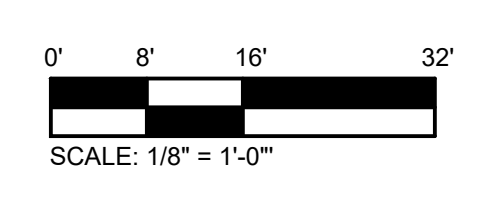
TOTAL SECOND FLOOR AREA:	4,988 sf
OFFICE:	2,988 sf
PARTS:	919 sf
TECHNICIAN AREA:	1,081 sf



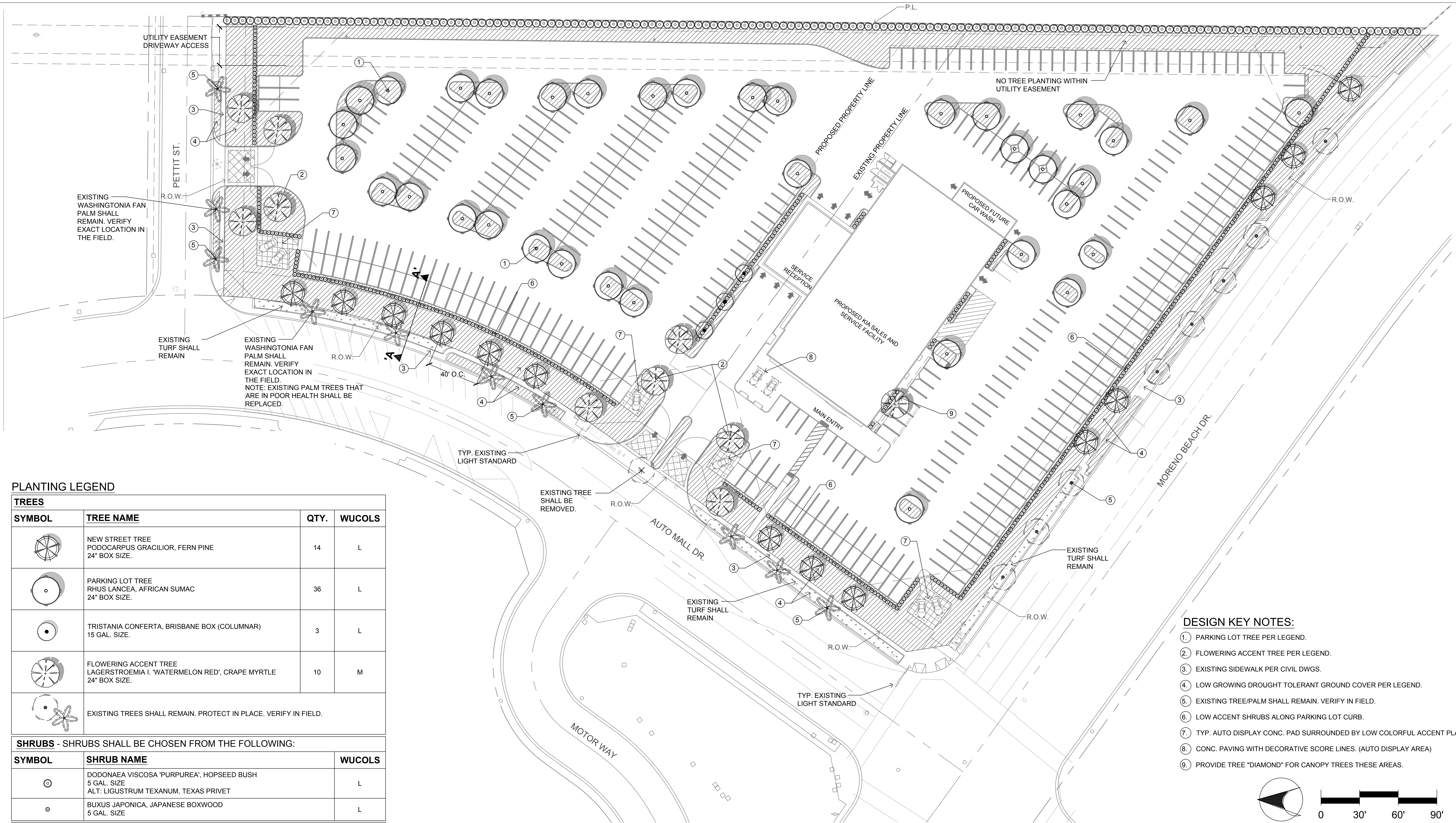
SECOND FLOOR PLAN

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PLANTING LEGEND

TREES			
SYMBOL	TREE NAME	QTY.	WUCOLS
	NEW STREET TREE PODOCARPUS GRACILIOR, FERN PINE 24" BOX SIZE.	14	L
	PARKING LOT TREE RHUS LANCEA, AFRICAN SUMAC 24" BOX SIZE.	36	L
	TRISTANIA CONFERTA, BRISBANE BOX (COLUMNAR) 15 GAL. SIZE.	3	L
	FLOWERING ACCENT TREE LAGERSTROEMIA I. 'WATERMELON RED', CRAPE MYRTLE 24" BOX SIZE.	10	M
	EXISTING TREES SHALL REMAIN. PROTECT IN PLACE. VERIFY IN FIELD.		

SHRUBS - SHRUBS SHALL BE CHOSEN FROM THE FOLLOWING:

SYMBOL	SHRUB NAME	WUCOLS
	DODONAEA VISCOSA 'PURPUREA', HOPSEED BUSH 5 GAL. SIZE ALT: LIGUSTRUM TEXANUM, TEXAS PRIVET	L
	BUXUS JAPONICA, JAPANESE BOXWOOD 5 GAL. SIZE	L

GROUND COVER AND SHRUB MASSES

SYMBOL	GROUND COVER/SHRUB MASS NAME	WUCOLS
	ROSMARINUS O. 'PROSTRATUS', CREEPING ROSEMARY 1 GAL. SIZE @ 30" O.C.	L
	LANTANA 'DWARF YELLOW', YELLOW LANTANA 1 GAL. SIZE @ 24" O.C.	L
	MYOPORUM P. 'PINK', PINK MYOPORUM 1 GAL. SIZE @ 36" O.C.	L
	FESTUCA GLAUCA, BLUE FESCUE 5 GAL. SIZE @ 36" O.C.	L
	DIANELLA TASMANICA 'VARIEGATA', VARIEGATED FLAX LILY 5 GAL. SIZE @ 36" O.C.	L
	EXISTING TURF SHALL REMAIN. "PROTECT IN PLACE." VERIFY IN FIELD.	

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 AND FIRE CHECK VALVES WILL BE SCREENED WITH EVERGREEN PLANT MATERIAL ONCE FINAL LOCATIONS HAVE BEEN DETERMINED.
- ENSURE ANY TREES SURROUNDING BUILDING ROOFTOPS BE KEPT AT A DISTANCE TO PREVENT ROOF ACCESSIBILITY BY POTENTIAL BURGLARS. BRANCHES MUST BE PRUNED TO HAVE AT LEAST SIX-FOOT CLEARANCE FROM BUILDINGS.

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.

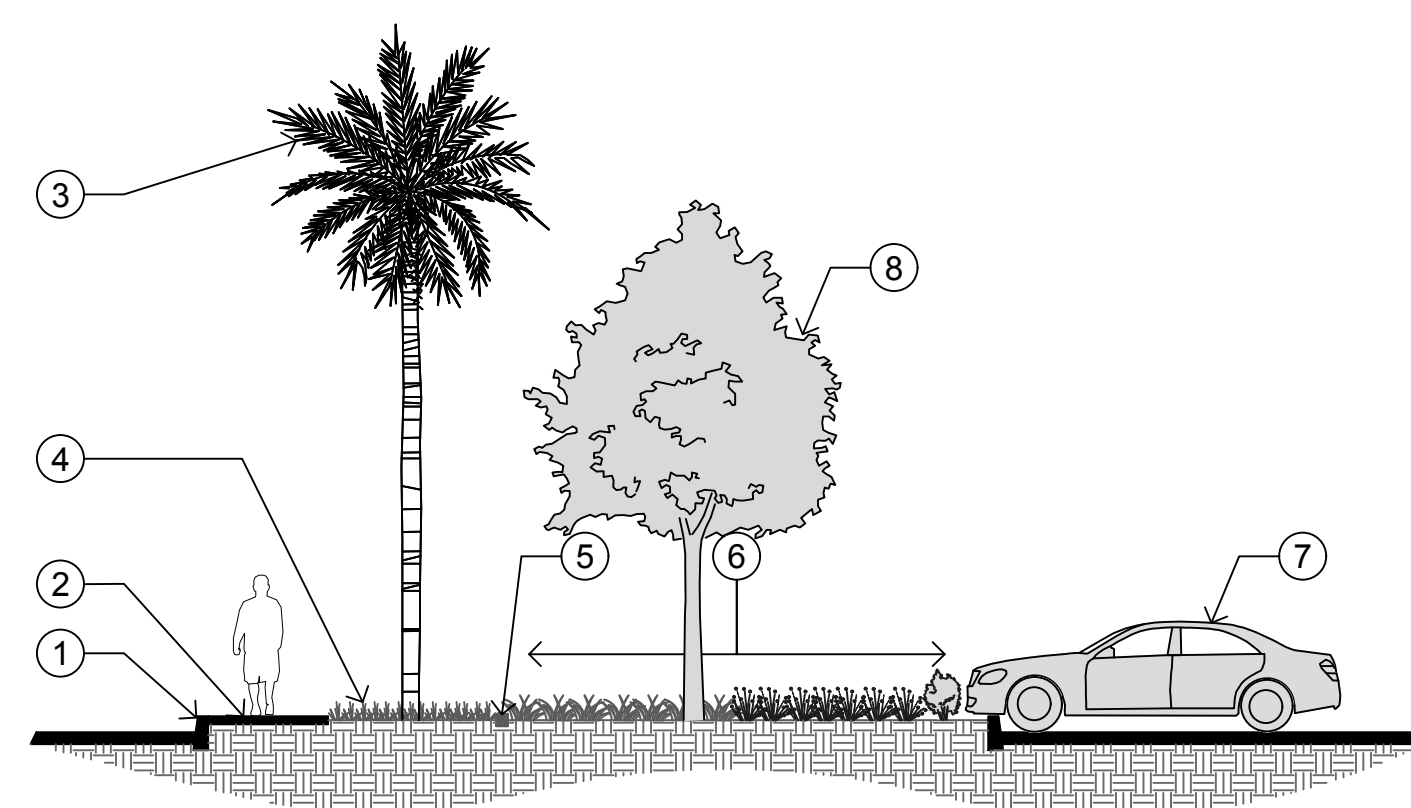
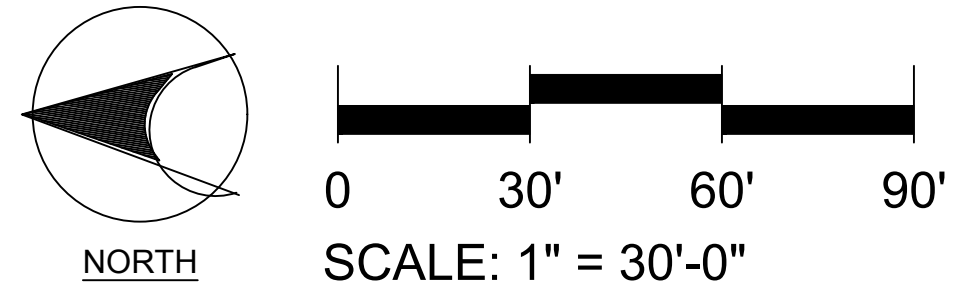
WUCOLS PLANT FACTOR

THIS PROJECT IS LOCATED IN 'WUCOLS' REGION '4-SOUTH INLAND VALLEY'.

- H = HIGH WATER NEEDS
- M = MODERATE WATER NEEDS
- L = LOW WATER NEEDS
- VL = VERY LOW WATER NEEDS

DESIGN KEY NOTES:

- PARKING LOT TREE PER LEGEND.
- FLOWERING ACCENT TREE PER LEGEND.
- EXISTING SIDEWALK PER CIVIL DWGS.
- LOW GROWING DROUGHT TOLERANT GROUND COVER PER LEGEND.
- EXISTING TREE/PALM SHALL REMAIN. VERIFY IN FIELD.
- LOW ACCENT SHRUBS ALONG PARKING LOT CURB.
- TYP. AUTO DISPLAY CONC. PAD SURROUNDED BY LOW COLORFUL ACCENT PLANTING.
- CONC. PAVING WITH DECORATIVE SCORE LINES. (AUTO DISPLAY AREA)
- PROVIDE TREE "DIAMOND" FOR CANOPY TREES THESE AREAS.



SECTION 'A-A'
SCALE: 1/8" = 1'-0"

