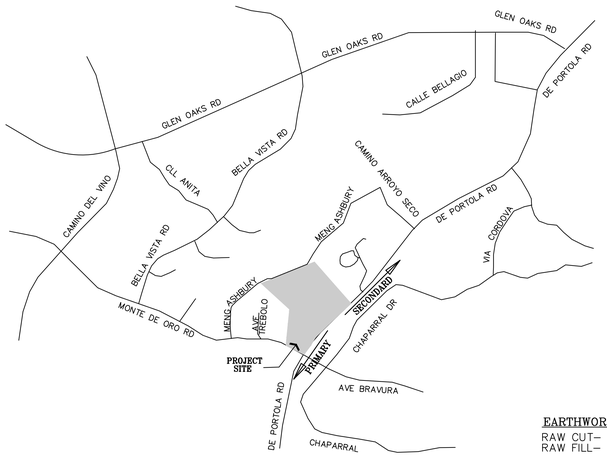
# PPT 180003 /SCHEMATIC GRADING PLAN

## FOR PROPOSED WINERY

LOT K14, RS 50/68

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA




VICINITY MAP

NOT TO SCALE

**UTILITY PURVEYORS & SCHOOL DISTRICT**

| | |
|---|---|
| WATER: | EASTERN MUNICIPAL WATER DISTRICT |
| SEWER: | SEPTIC |
| GAS: | PROPANE |
| ELECTRIC: | SOUTHERN CALIFORNIA EDISON |
| TELEPHONE: | VERIZON |
| CABLE: | NO CABLE |
| SCHOOL DISTRICT: | TEMECULA VALLEY UNIFIED |

**ZONING/USE:**

| | |
|---|---|
| EXISTING ZONING: | C/V-10 |
| EXISTING LAND USE: | VACANT |
| PROPOSED ZONING: | WC-W |
| PROPOSED LAND USE: | WINERY |

**EARTHWORK QUANTITIES**

RAW CUT— 132,816 C.Y.
RAW FILL— 132,816 C.Y.

QUANTITIES ARE ESTIMATES ONLY AND CONTRACTOR IS TO VERIFY QUANTITIES PRIOR TO CONSTRUCTION

CONNECT 24' ON-SITE DRIVEWAY TO EXISTING MENG ASBURY ROAD. EMERGENCY EGRESS FOR FIRE DEPARTMENT USE: ALL WEATHER SURFACE CONSISTING OF COMPACTED SOIL AND GRAVEL CAPABLE OF SUPPORTING 40,000 LBS OVER 2 AXLES. ROADWAY TO BE PRIVATELY MAINTAINED WITHOUT GATES OR BARRIERS TO RESTRICT ACCESS.

**OWNER/APPLICANT:**

LONG JIANG
FERTILE SOIL,LLC

79 DUNMORE
IRVINE, CA 92620
949 981 9026

**SITE ADDRESS:**

DE PORTOLA ROAD
TEMECULA, CA 92592

**REPRESENTATIVE:**

CONTACT PERSON: GREG KOLL
Koll Custom Homes, Inc.
P.O. Box 1658
Temecula, CA 92593
951.225.1065, x501

**ENGINEER:**

CONTACT PERSON: WILFREDO VENTURA
VENTURA ENGINEERING INLAND, INC.
26811 HOBIE CIRCLE, STE 12
MURRIETA, CA 92562
(951)252-7632

**SOURCE OF TOPOGRAPHY**

DELTA SURVEY AND MAPPING
39305 SALINAS DRIVE
MURRIETA, CA 92563
(951)764-0158
DATE OF SURVEY: MARCH 2017

**ASSSESSORS PARCELS:**

941-180-032

**AREA**

42.63 ACRES (GROSS)

**THOMAS GUIDE**

RIVERSIDE COUNTY
PAGE: 930 GRID: F7
PAGE: 960 GRID: F1

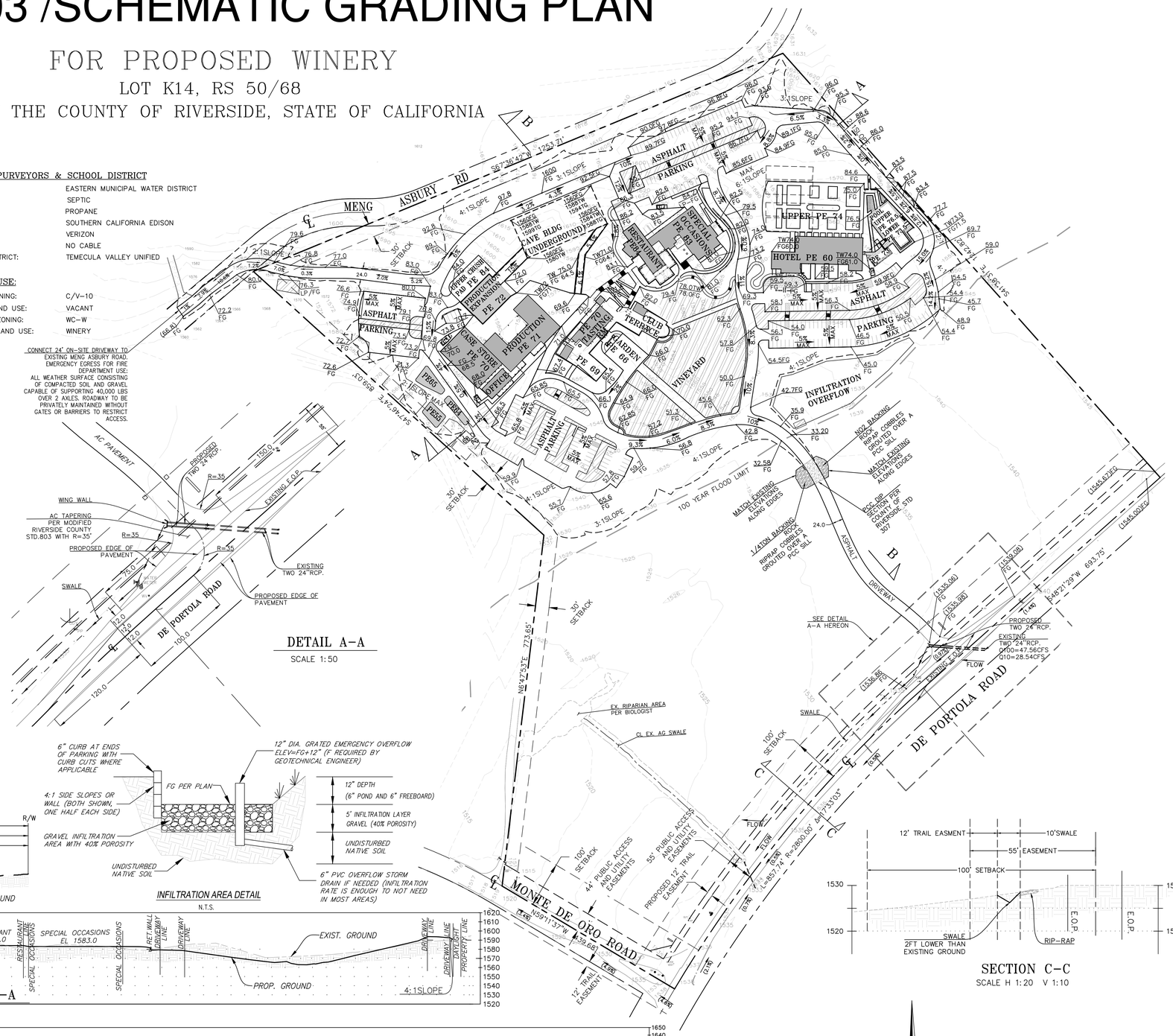
**LEGAL DESCRIPTION**

LOT K14 OF RS 50/68 IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
T7S R1W SEC 29 & 30

**LEGEND:**

| | |
|---|---|
| ℄ = | CENTERLINE |
| ℘ = | EXIST. PROPERTY LINE |
| = | PROJECT BOUNDARY |
| (1300) | EXISTING CONTOUR |
| | PROPOSED BUILDING |
| | INFILTRATION AREA |
| | RETAINING WALL |
| 1940 | EXISTING CONTOUR |
| | DRAINAGE FLOW |
| FLOW LINE | F.L. |
| HIGH POINT | H.P. |
| FINISHED GRADE | F.G. |
| PAD ELEVATION | P.E. |
| EDGE OF PAVEMENT | E.O.P |
| TOP OF WALL | T.W. |

THERE IS NO EASEMENT ON PROPERTY.

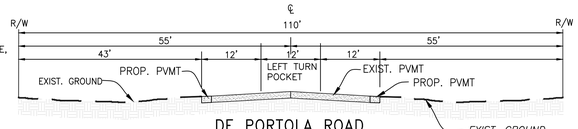






DETAIL A-A

SCALE 1:50



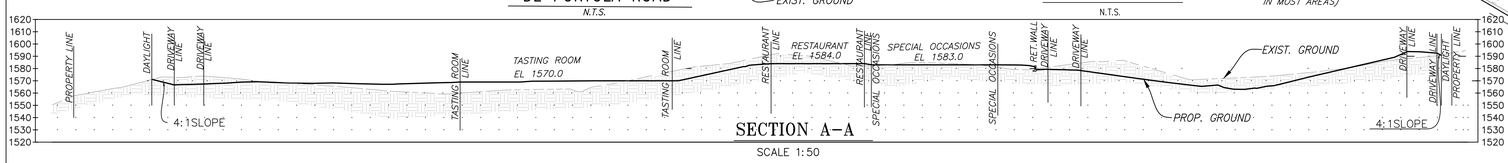

DE PORTOLA ROAD

N.T.S.



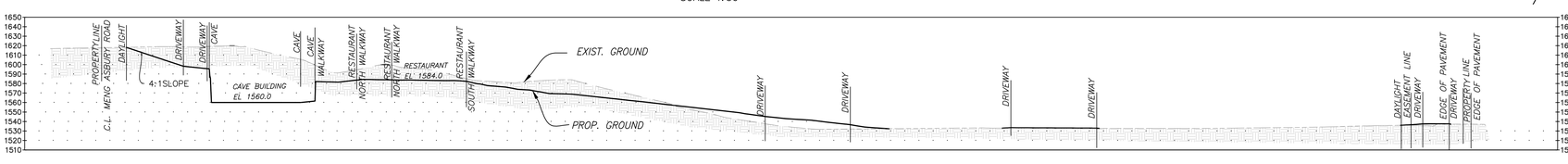

INFILTRATION AREA DETAIL

N.T.S.



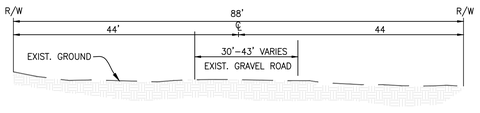

SECTION A-A

SCALE 1:50




SECTION B-B

SCALE 1:60



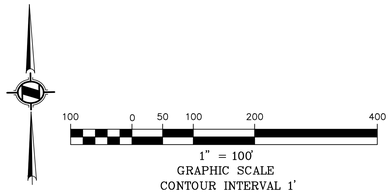

MONTE DE ORO ROAD

N.T.S.




SECTION C-C

SCALE H 1:20 V 1:10




REGISTERED PROFESSIONAL ENGINEER WILFREDO S.D. VENTURA No. 66532 Exp. 6-30-20 CIVIL STATE OF CALIFORNIA


VENTURA ENGINEERING INLAND, INC.
27393 Ynez Rd. Suite 159
Temecula, CA. 92591
PHONE (951) 252-7632

WILFREDO S.D. VENTURA
RCE 66532, EXP. 06/30/20

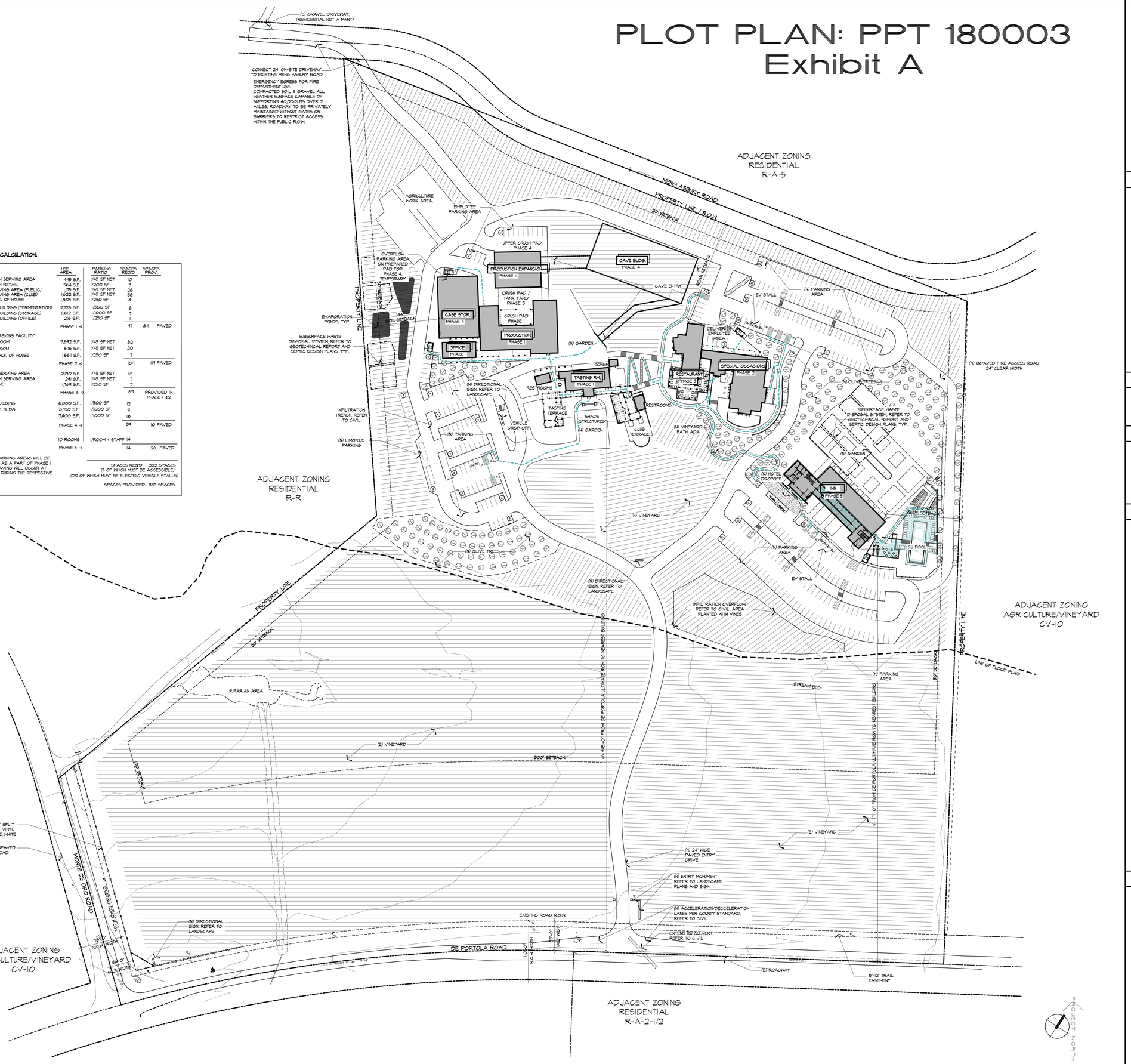

DATE: 10/11/19

REVISIONS:

PPT 180003
FOR
FOR PROPOSED WINERY
LOT K14, RS 50/68
A.P.N. 941-180-032

SHEET NO. 1 OF 1

# PLOT PLAN: PPT 180003
# Exhibit A




OVERALL SITE PLAN

1" = 60'-0"

0 30 60 120 240

**PARKING CALCULATION:**

| USE NAME | USE AREA | PARKING RATIO | SPACES REQ'D | SPACES PROV. |
|---|---|---|---|---|
| TASTING ROOM SERVING AREA | 445 S.F. | 1/45 SF NET | 10 | |
| TASTING ROOM RETAIL | 564 S.F. | 1/200 SF | 3 | |
| TERRACE SERVING AREA (PUBLIC) | 1,175 S.F. | 1/45 SF NET | 26 | |
| TERRACE SERVING AREA (CLUB) | 1,622 S.F. | 1/45 SF NET | 36 | |
| OFFICE / BACK OF HOUSE | 1,805 S.F. | 1/250 SF | 8 | |
| PRODUCTION BUILDING (FERMENTATION) | 2,726 S.F. | 1/500 SF | 6 | |
| PRODUCTION BUILDING (STORAGE) | 6,812 S.F. | 1/1000 SF | 7 | |
| PRODUCTION BUILDING (OFFICE) | 216 S.F. | 1/250 SF | 1 | |
| PHASE 1 -> | | | 97 | 84 PAVED |
| SPECIAL OCCASIONS FACILITY | | | | |
| LARGE BALLROOM | 3,642 S.F. | 1/45 SF NET | 82 | |
| SMALL BALLROOM | 876 S.F. | 1/45 SF NET | 20 | |
| STORAGE / BACK OF HOUSE | 1,661 S.F. | 1/250 SF | 7 | |
| PHASE 2 -> | | | 109 | 1|1 PAVED |
| RESTAURANT SERVING AREA | 2,190 S.F. | 1/45 SF NET | 44 | |
| MEETING ROOM SERVING AREA | 241 S.F. | 1/45 SF NET | 7 | |
| KITCHEN/OFFICE | 1,764 S.F. | 1/250 SF | 7 | |
| PHASE 3 -> | | | 63 | PROVIDED IN PHASE 1 & 2 |
| PRODUCTION BUILDING | 6,000 S.F. | 1/500 SF | 12 | |
| CASE STORAGE BLDG. | 8,750 S.F. | 1/1000 SF | 9 | |
| CAVE | 17,400 S.F. | 1/1000 SF | 18 | |
| PHASE 4 -> | | | 39 | 10 PAVED |
| COUNTRY INN | 10 ROOMS | 1/ROOM + STAFF | 14 | |
| PHASE 5 -> | | | 14 | 1|26 PAVED |

NOTE: ALL PARKING AREAS WILL BE COMPLETED AS A PART OF PHASE 1 GRADING. PAVING WILL OCCUR AT THESE LOTS DURING THE RESPECTIVE PHASE.

SPACES REQ'D: 322 SPACES
(1 OF WHICH MUST BE ACCESSIBLE)
(20 OF WHICH MUST BE ELECTRIC VEHICLE STALLS)

SPACES PROVIDED: 359 SPACES

## CONTACT INFORMATION:


OWNER: FERTILE SOIL, LLC
74 DUNMORE
IRVINE, CA 92620

OWNER'S REPRESENTATIVE /CONTRACTOR: KOLL CUSTOM HOMES, INC.
PO BOX 1658,
TEMECULA, CA 92593
tel: (951) 255-1065
fax: (951) 255-1064
CONTACT: GREG KOLL

ARCHITECT: WALTER R. ALLEN, AIA
28465 OLD TOWN FRONT STREET, SUITE 201
TEMECULA, CA 92590
tel: (951) 693-0501
CONTACT: CHRIS CAMPBELL

CIVIL ENGINEER: VENTURA ENGINEERING
27315 JEFFERSON AVENUE, STE. J-229
TEMECULA, CA 92590
tel: (951) 252-7832
fax: (951) 346-5726
CONTACT: WILLY VENTURA


## PROJECT DESCRIPTION:

LEGAL DESCRIPTIONS: REFER TO CIVIL

A.P.N.: 941-180-052

PROJECT ADDRESS: NE CORNER OF DE PORTOLA & MONTE DE ORO, TEMECULA, CA 92592

ZONING: CV-10, PENDING C2 TO WC-W

EXISTING USE: EXISTING VACANT LAND, PREVIOUSLY PLANTED AND REMOVED

OCCUPANCY: A-2, F-2, S-1, B, R-1

OCCUPANT LOAD: REFER TO FLOORPLANS

CODE(S):
- CALIFORNIA BUILDING CODE 2016 ED.
- MECHANICAL: CALIFORNIA MECHANICAL CODE 2016 ED.
- ELECTRICAL: CALIFORNIA ELECTRICAL CODE 2016 ED.
- PLUMBING: CALIFORNIA PLUMBING CODE 2016 ED.
- FIRE: CALIFORNIA FIRE CODE 2016 ED.

TYPE OF CONSTRUCTION: V-B

SPRINKLERS: FULLY-SPRINKLERED, NFPA 13 COMPLIANT SYSTEM

SITE AREA: REFER TO AREA ANALYSIS, THIS SHEET

STORIES: ONE, GENERALLY, TWO AT INN

BLDG. HEIGHT: APPROX. 30'-0" TO RIDGE OF ROOF, 40' WHERE PAD IS SPLIT

SCHOOL DISTRICT: TEMECULA VALLEY UNIFIED SCHOOL DISTRICT, TEL. (951) 676-2661

## PROJECT DECRIPTION:

A NEW WINERY AND ASSOCIATED RETAIL TASTING ROOM, CAVE RESTAURANT & 10 ROOM INN WITH ASSOCIATED SUPPORT STRUCTURES.

## UTILITY PURVEYORS:

| | | |
|---|---|---|
| WATER: | RANCHO CALIFORNIA WATER DISTRICT | TEL. (951) 296-6900 |
| SEWER: | SEPTIC | TEL. ----- |
| GAS: | PROPANE | TEL. ----- |
| ELECTRIC: | SOUTHERN CALIFORNIA EDISON | TEL. (800) 684-8123 |
| TELEPHONE: | VERIZON - BUSINESS | TEL. (800) 483-4000 |
| TRASH: | WASTE MANAGEMENT OF INLAND VALLEY | TEL. (800) 423-4968 |

## AREA CALCULATION:

SITE AREA ANALYSIS:

| | APN | GROSS (AC/SF) | NET (AC/SF) |
|---|---|---|---|
| PARCEL 1: | 941-180-052 | 44.6 / 1,944,451.35 | 42.27 / 1,841,466 |

LOT COVERAGE ANALYSIS: ( COVERAGE % OF GROSS LOT AREA )

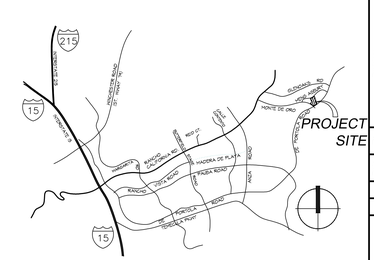
| PROJECT ELEMENTS | AREA ( S.F. ) SUB-TOTAL | % COVERAGE |
|---|---|---|
| BUILDINGS | 53,438 S.F. | 2.9% |
| PARKING / LANDSCAPE | 331,354 S.F. | 18% |
| BASIC DEVELOPMENT TOTAL | 384,792 S.F. | 20.9% |
| VINEYARD | 1,325,833.1 S.F. | 72% |
| OLIVES | 82,461 S.F. | 4.5% |
| VINEYARD OVER CAVE (PLANTED IN PHASE 4) | 48,373.4 S.F. | 2.6% |

**AREA/PHASE SUMMARY**
PRELIMINARY AREA

| | BUILDING NAME | BUILDING AREA | PHASE SUB-TOTAL |
|---|---|---|---|
| PHASE 1 | TASTING BLDG. | 4,923 S.F. | 17,507 S.F. |
| | PRODUCTION BLDG. | 10,641 S.F. | |
| | OFFICES / STORAGE | 1,943 S.F. | |
| PHASE 2 | SPECIAL OCCASIONS FACILITY | 8,711 S.F. | |
| PHASE 3 | RESTAURANT BLDG. | 4,417 S.F. | |
| PHASE 4 | CAVE BLDG. | 17,412 S.F.** | 14,718 S.F. |
| | PRODUCTION BLDG. | 5,425 S.F. | |
| | CASE STORAGE | 8,743 S.F. | |
| PHASE 5 | HOTEL GROUND FLR. | 3,852 S.F. | 8,085 S.F. |
| | HOTEL FIRST FLR. | 4,233 S.F. | |

TOTAL AREA OF BUILDINGS: 53,438 S.F.**
** CAVE AREA NOT INCLUDED

## VICINITY MAP





Walter R. Allen, AIA
28465 Old Town Front Street, Suite 201
Temecula, CA 92590
tel (951) 693-0501
fx (951) 693-4090


REGISTERED ARCHITECT WALTER RUSSELL ALLEN C32018 EXPIRES 12/31/19 STATE OF CALIFORNIA

| | |
|---|---|
| Designed | cac |
| Drawn By | cac |
| Checked | - |
| Date | 01/16/18 |

# Monarch Winery
Northeast corner of De Portola + Monte De Oro
Temecula, CA 92592

| Sym. | Date | By | Revisions |
|---|---|---|---|
| | 02/07/18 | cac | PLANNING RESUBMITTAL |

Job Number

Drawing Number

A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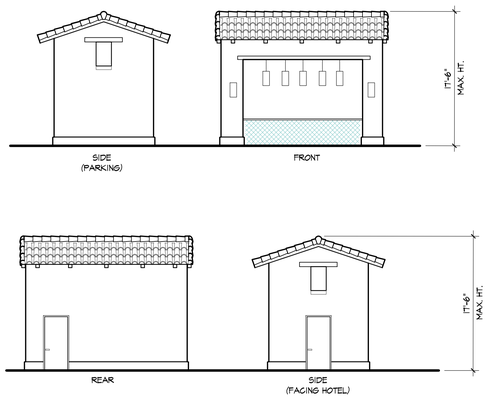
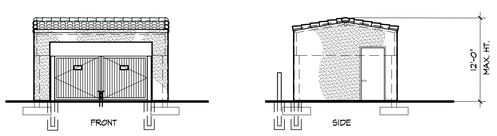
NOTE: FINISHES CONSISTENT WITH HOTEL MATERIALS, STUCCO, ROOF TILE, TRIMS, ETC.



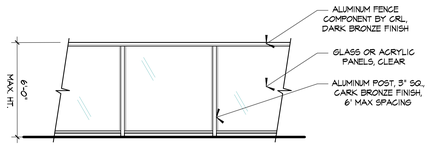

POOL SNACK BAR ELEVATIONS

1/8" = 1'-0"




TYPICAL TRASH ENCLOSURE ELEVATIONS

1/8" = 1'-0"




TYPICAL POOL SECURITY FENCING

1/8" = 1'-0"

ENLARGED POOL AREA

OPEN TO HOTEL GUESTS ONLY

1/8" = 1'-0"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ph (951) 693-0301


LICENSED ARCHITECT
WALTER RUSSELL ALLEN
C24258
EXPIRES 12/31/18
STATE OF CALIFORNIA

| | |
|---|---|
| Designed | cac |
| Drawn By | cac, mph |
| Checked | wra |
| Date | 01/16/18 |

# Monarch Winery

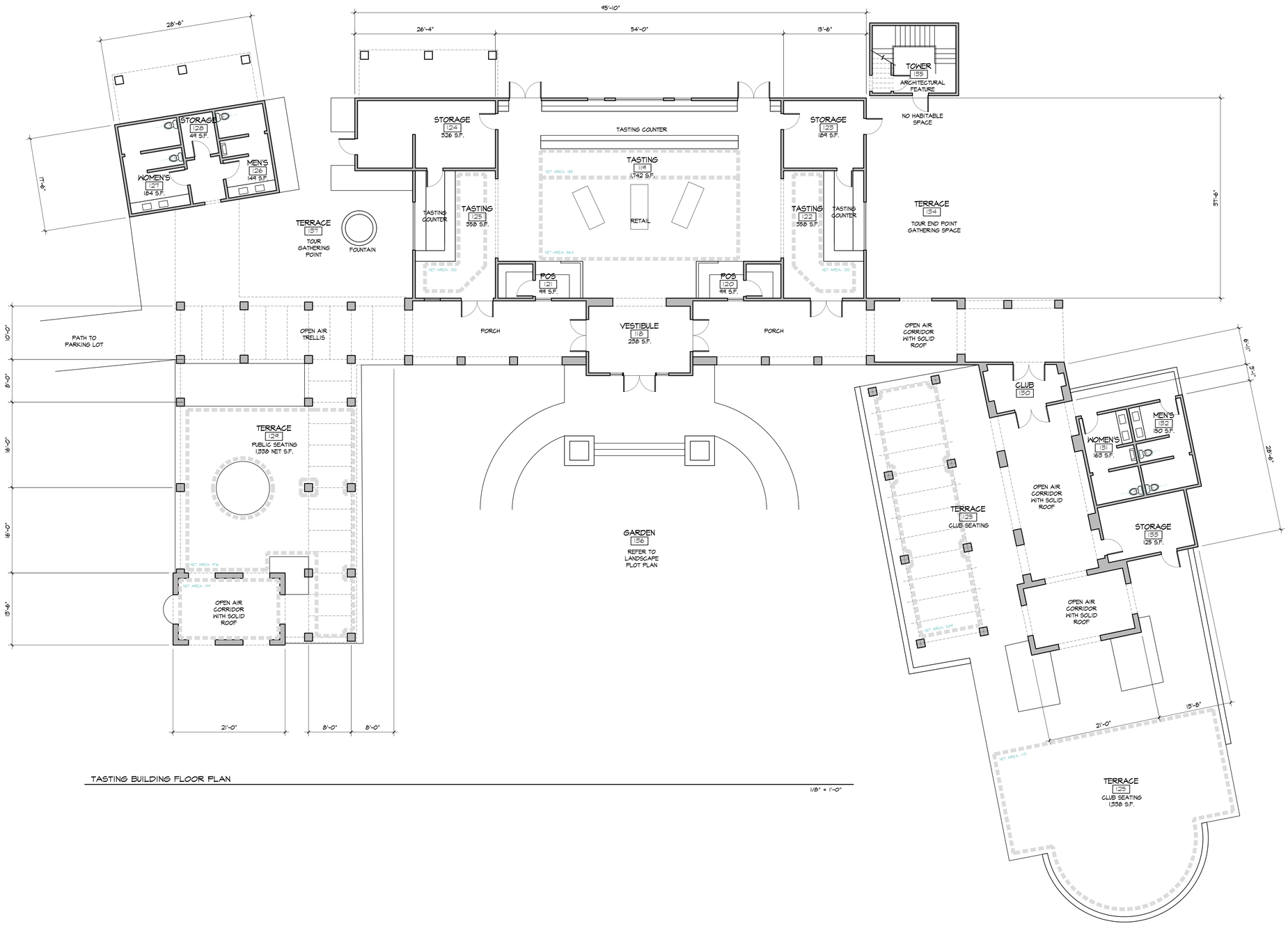
De Portola Rd.
Temecula, CA 92592

| Sym. | Revisions | By | Date |
|---|---|---|---|
| 1 | DAC RESUBMITTAL 1 | CAC | 4.23.18 |
| 2 | DAC RESUBMITTAL 2 | CAC | 07.20.18 |

Job Number: 0710

Drawing Number

A1




TASTING BUILDING FLOOR PLAN

1/8" = 1'-0"


Walter R. Allen, AIA
28465 Old Town Front Street, Suite 201
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ph (951) 693-0301


REGISTERED ARCHITECT
WALTER RUSSELL ALLEN
C24288
EXPIRES 12/31/17
STATE OF CALIFORNIA

| | |
|---|---|
| Designed | cac |
| Drawn By | cac, mph |
| Checked | wra |
| Date | 01/16/18 |

# Monarch Winery

De Portola Rd.
Temecula, CA 92592

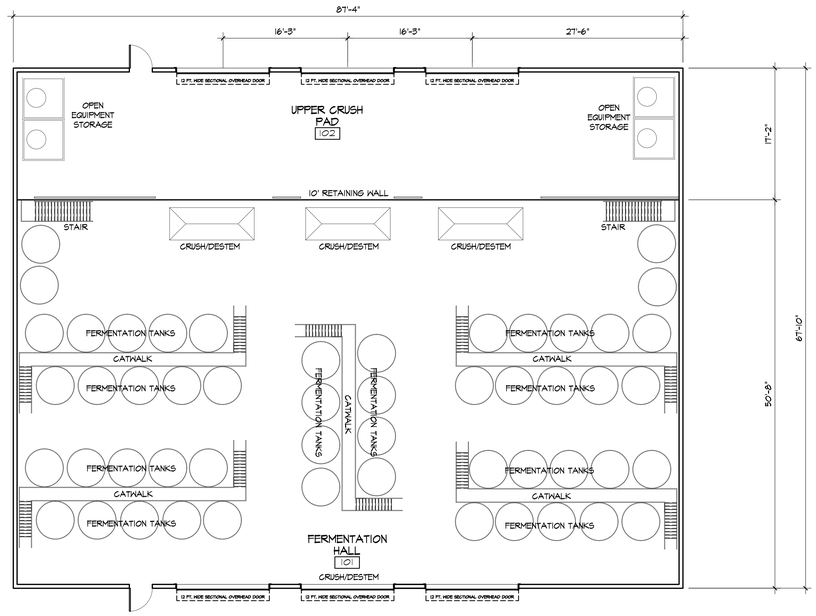
# TASTING ROOM

| Sym. | Revisions | By | Date |
|---|---|---|---|
| 1 | DAC RESUBMITTAL 1 | CAS | 4/25/18 |
| 2 | DAC RESUBMITTAL 2 | CAS | 5/23/2018 |

Job Number: 0710

Drawing Number

B1




PRODUCTION EXPANSION BUILDING FLOOR PLAN

1/8" = 1'-0"

0 1 2 3 4 5 10 20

SCALE IN FEET

# PRODUCTION EXPANSION BUILDING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REGISTERED ARCHITECT
WALTER RUSSELL ALLEN
C24258
EXPIRES 12/31/18
STATE OF CALIFORNIA

| | |
|---|---|
| Designed | cac |
| Drawn By | cac, mph |
| Checked | wra |
| Date | 01/16/18 |

# Monarch Winery

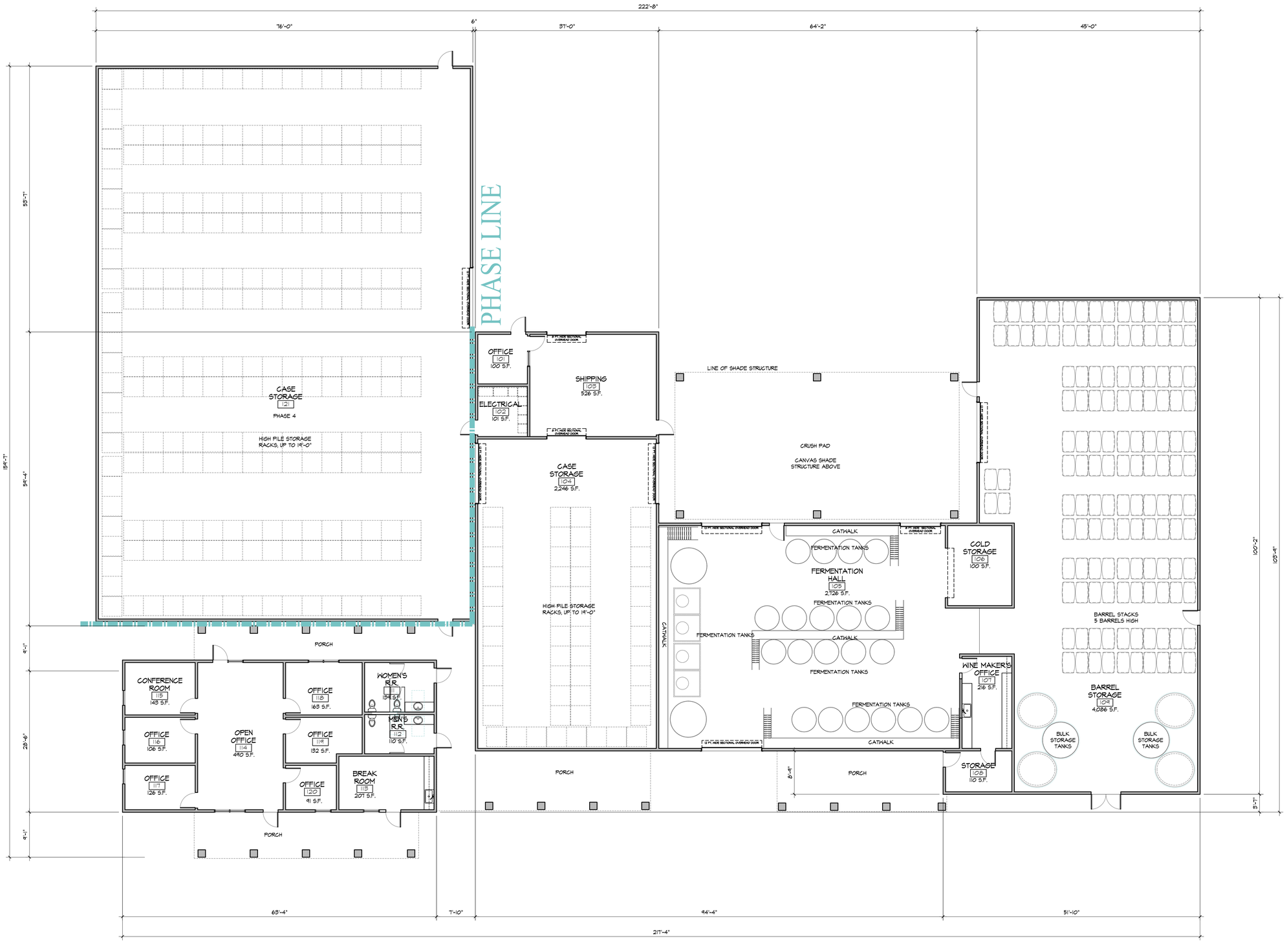
De Portola Rd.
Temecula, CA 92592

| Sym. | Revisions | By | Date |
|---|---|---|---|
| 1 | DAC RESUBMITTAL 1 | cac | 9/25/15 |
| 2 | DAC RESUBMITTAL 2 | cac | 05/20/16 |

Job Number: 0710

Drawing Number

B 2.1




PRODUCTION BUILDING FLOOR PLAN

1/8" = 1'-0"

0 1 2 3 4 5 10 20
SCALE IN FEET

# PRODUCTION BUILDING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REGISTERED ARCHITECT
WALTER RUSSELL ALLEN
C24258
EXPIRES 12/31/17
STATE OF CALIFORNIA

| | |
|---|---|
| Designed | cac |
| Drawn By | cac, mph |
| Checked | wra |
| Date | 01/16/18 |

## Monarch Winery

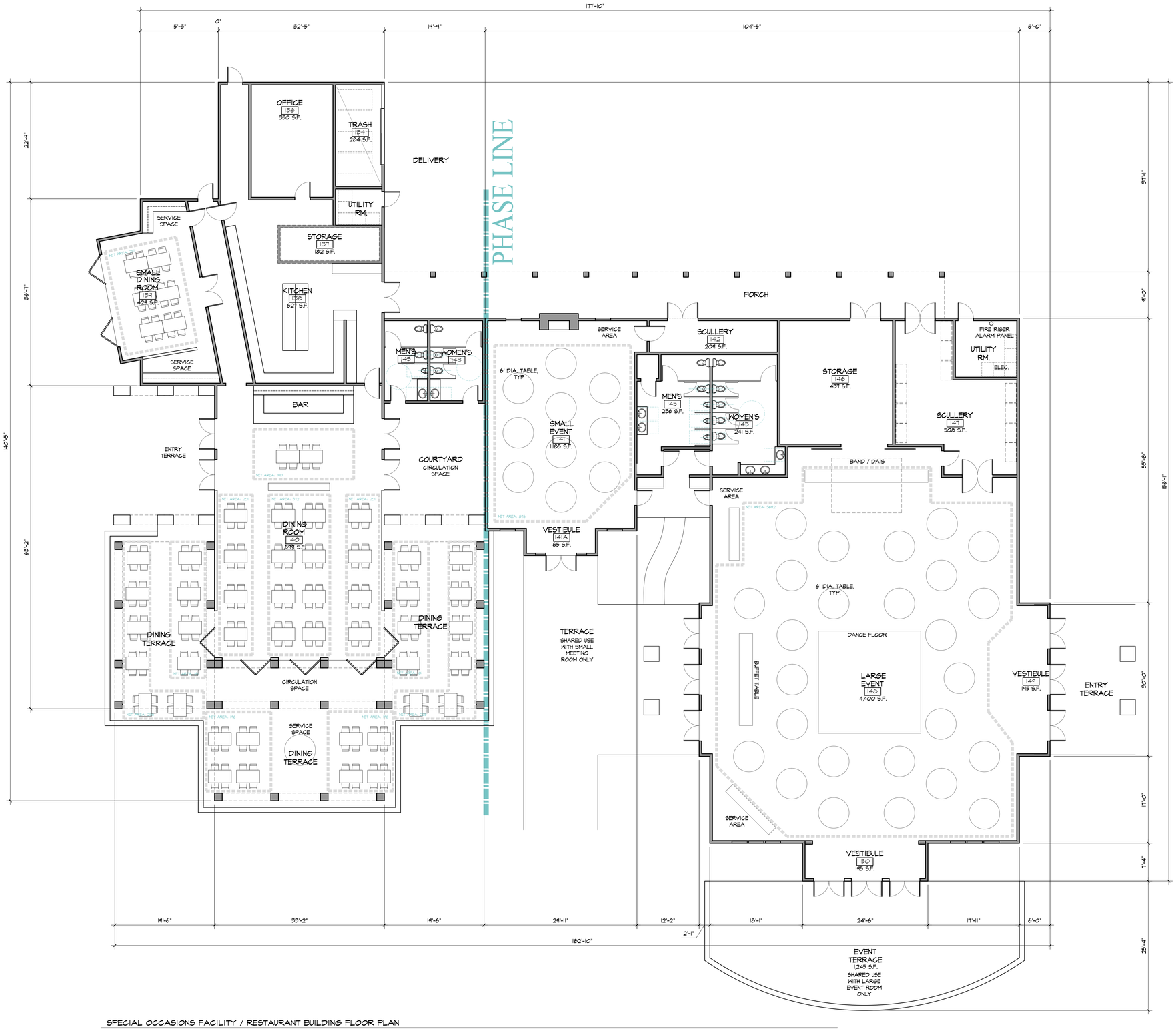
De Portola Rd.
Temecula, CA 92592

| Sym. | Revisions | By | Date |
|---|---|---|---|
| 1 | DAC RESUBMITTAL | cac | 9/25/15 |
| 2 | DAC RESUBMITTAL 2 | cac | 05/20/16 |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |
| 8 | | | |

Job Number: 0710

Drawing Number

B 2




SPECIAL OCCASIONS FACILITY / RESTAURANT BUILDING FLOOR PLAN

1/8" = 1'-0"

# SPECIAL OCCASIONS / RESTAURANT


Walter R. Allen, AIA
28465 Old Town Front Street, Suite 201
Temecula, CA 92590
ph (951) 693-0301


REGISTERED ARCHITECT WALTER RUSSELL ALLEN C24258 EXPIRES 12/31/18 STATE OF CALIFORNIA

| | |
|---|---|
| Designed | cac |
| Drawn By | cac, mph |
| Checked | wra |
| Date | 01/16/18 |

## Portola Winery

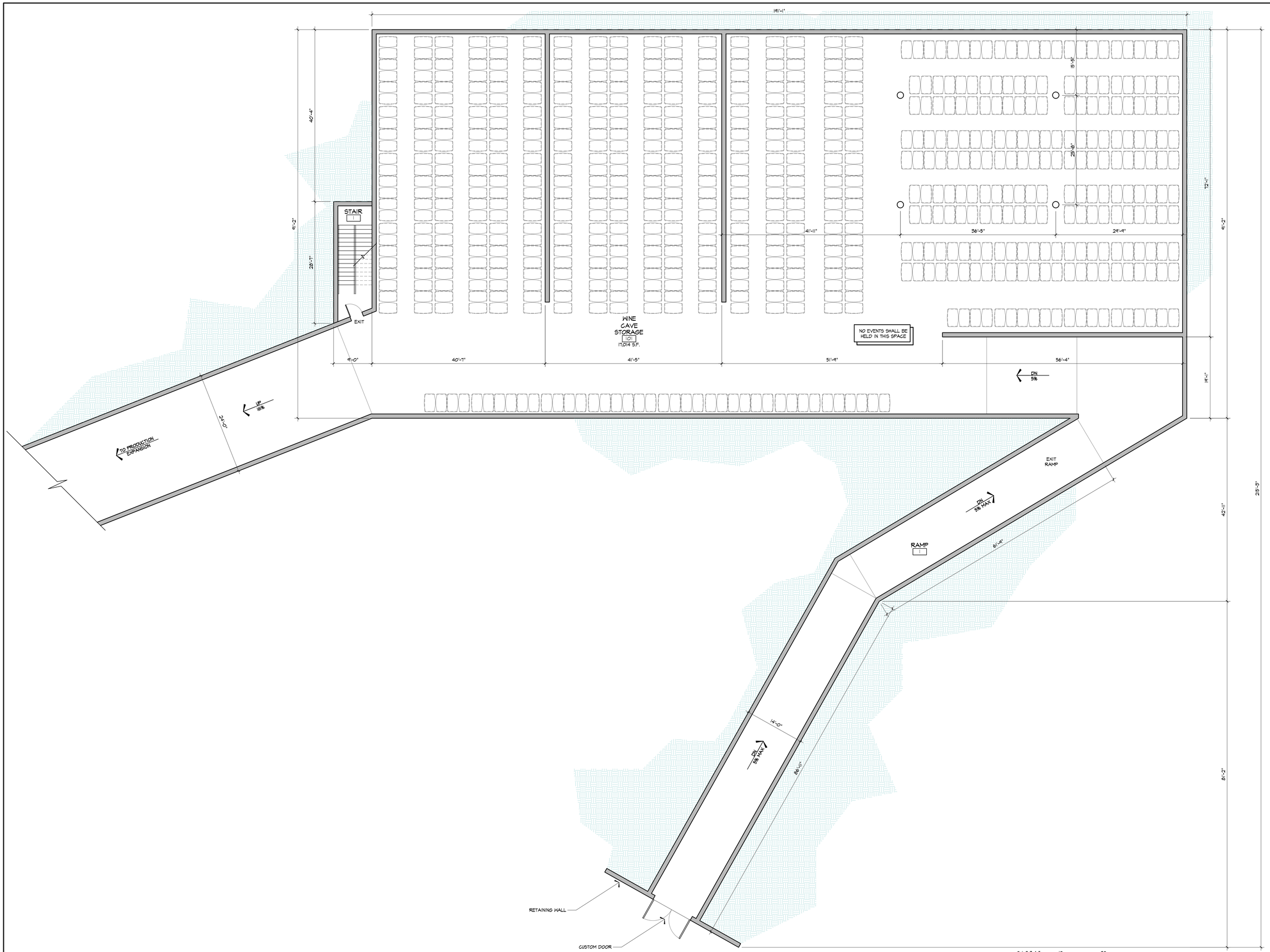
De Portola Rd.
Temecula, CA 92592

| Sym. | Revisions | By | Date |
|---|---|---|---|
| 1 | DRAF. RESUBMITTAL | LAN | 9/25/18 |

Job Number: 0710

Drawing Number

B3




WINE CAVE FLOOR PLAN

1/8" = 1'-0"


Walter R. Allen, AIA
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Temecula, CA 92590
ph: (951) 693-0301


REGISTERED ARCHITECT
WALTER RUSSELL ALLEN
C24258
EXPIRES 12/31/18
STATE OF CALIFORNIA

| | |
|---|---|
| Designed | cac |
| Drawn By | cac, mph |
| Checked | wra |
| Date | 01/16/18 |

# Monarch Winery

De Portola Rd.
Temecula, CA 92592

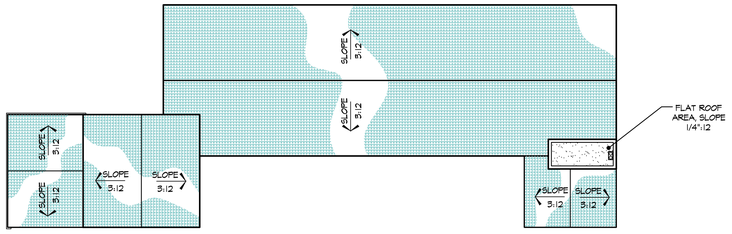
| Date | By | Revisions | Sym. |
|---|---|---|---|
| 10.23.15 | cac | DAC RESUBMITTAL 1 | 1 |
| 03.20.16 | cac | DAC RESUBMITTAL 2 | 2 |

Job Number: 0710

Drawing Number

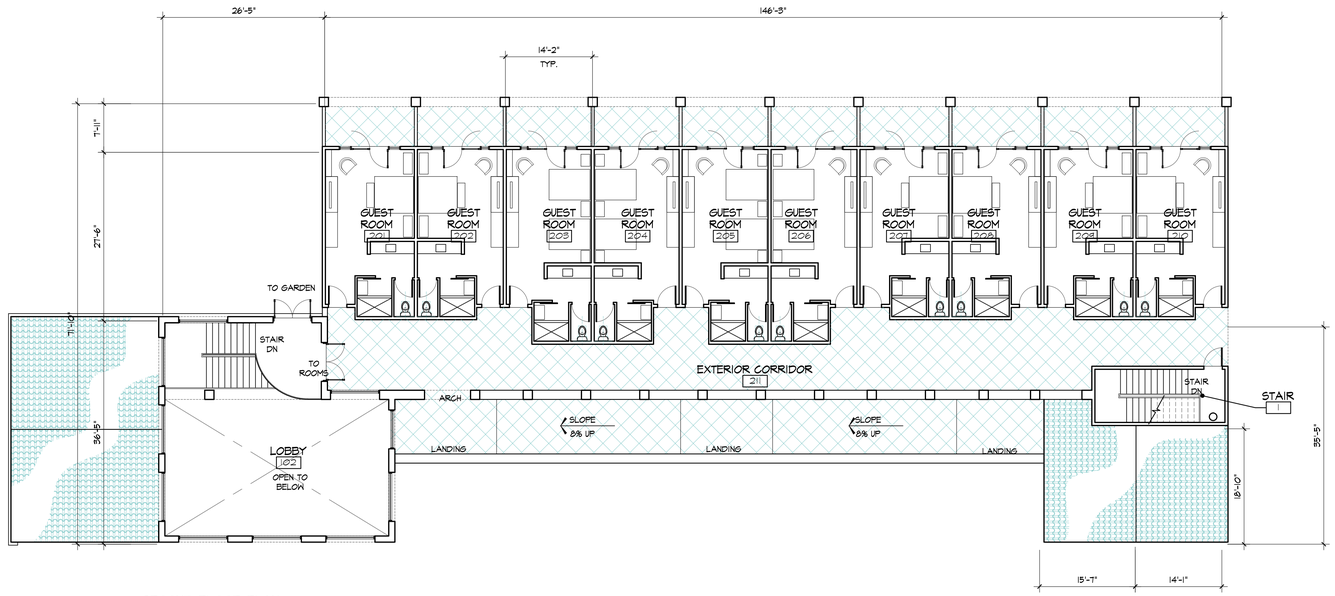
# WINE CAVE

B 4



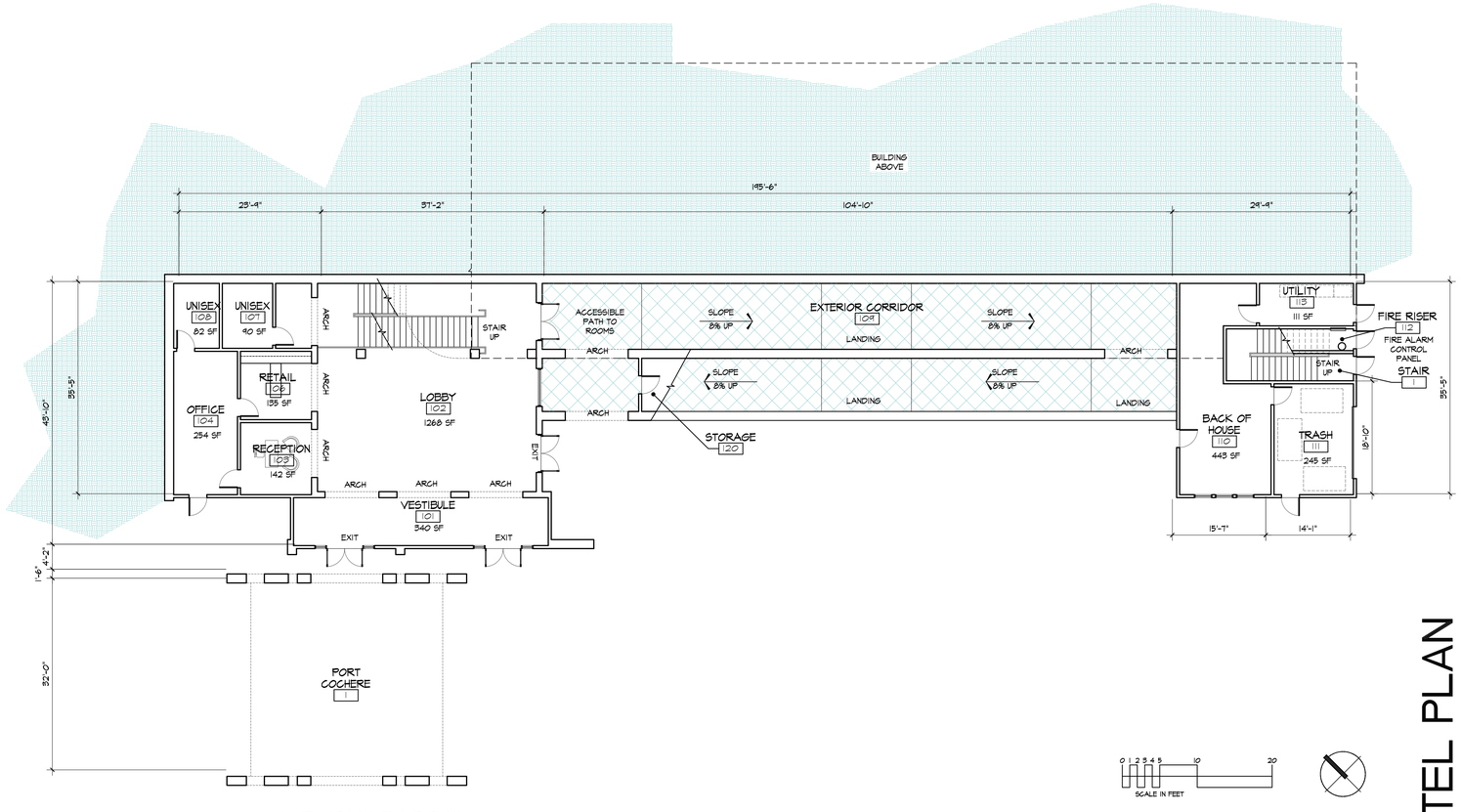

ROOF PLAN

1" = 20'-0"




SECOND FLOOR PLAN

1" = 1'-0"




HOTEL GROUND FLOOR PLAN

1" = 10'-0"

# HOTEL PLAN


Walter R. Allen, AIA
28465 Old Town Front Street, Suite 201
Temecula, CA 92590
ph (951) 693-0301


REGISTERED ARCHITECT WALTER RUSSELL ALLEN C24258 EXPIRES 12/31/18 STATE OF CALIFORNIA

| | |
|---|---|
| Designed | cac |
| Drawn By | cac, mph |
| Checked | wra |
| Date | 01/16/18 |

# Monarch Winery

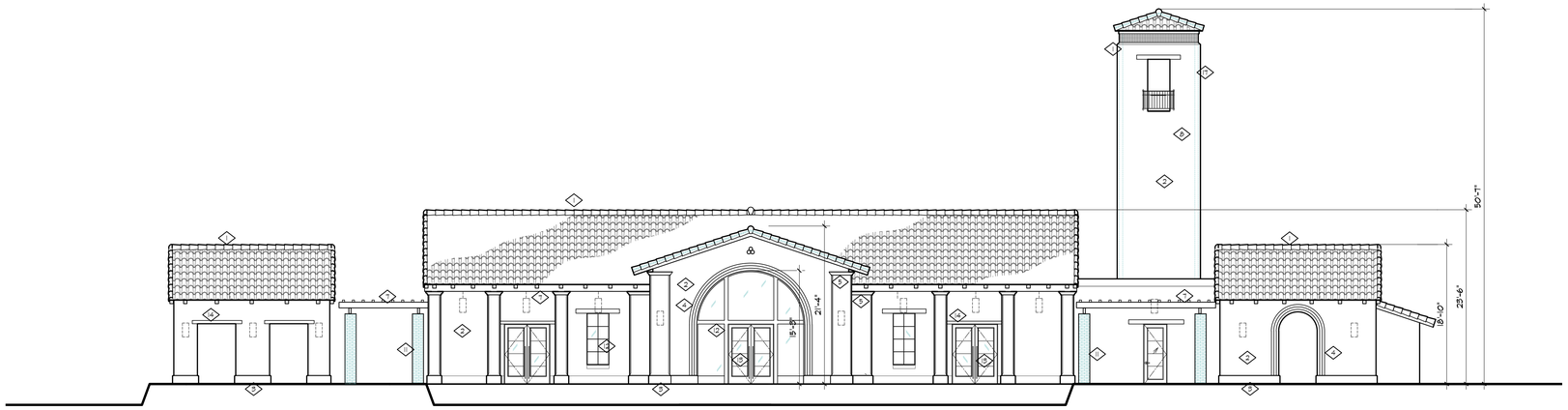
De Portola Rd.
Temecula, CA 92592

| Sym. | Revisions | By | Date |
|---|---|---|---|
| 1 | DAC RESUBMITTAL 1 | cdc | 9/25/15 |
| 2 | DAC RESUBMITTAL 2 | cdc | 05/20/16 |

Job Number: 0710

Drawing Number

B5




SOUTH ELEVATION

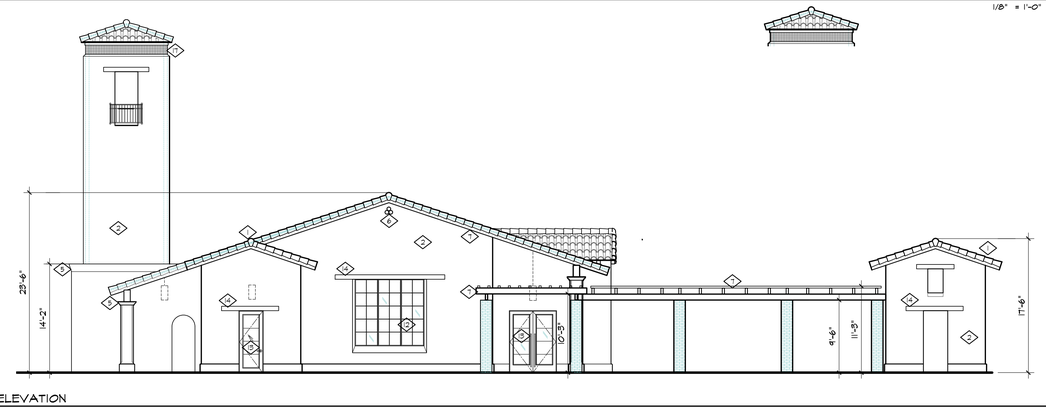
1/8" = 1'-0"

EAST ELEVATION

1/8" = 1'-0"

NORTH ELEVATION

1/8" = 1'-0"




WEST ELEVATION

1/8" = 1'-0"

**KEYNOTES:** EXTERIOR FINISH

1. ROOFING MATERIAL: CLAY MISSION TILE - CLASS "A" FIRE-RATED,
2. STUCCO FINISH: LA HABRA OR EQ. - TROWELED FINE FLOAT TEXTURE W/ HUMP AND BUMP COLOR: EGG SHELL
3. STONE VENEER: EL DORADO STONE - COLOR & STYLE: SIERRA CUT 24 - HIDDEN CREEK FULL GROUT: SMOOTH BRUSHED - COLOR: LOW CONTRAST
4. PRE-CAST CONCRETE DECORATIVE ACCENT: CONCRETE DESIGNS INC. OR EQ. COLOR & STYLE: STANDARD PEBBLE BY DAVIS
5. DECORATIVE TRIM: STUCCO FINISH OVER PRE-FORMED FOAM TRIM, COLOR: CLAY
6. DECORATIVE TILE SCUPPER
7. EXPOSED EAVES, STARTER WOOD BOARDS, BARGE BOARD, TRELLIS, POSTS, BRACKETS, RAILING& ALL OTHER WOOD TRIM: PAINT, COLOR: BROWN
8. WROUGHT IRON RAILING: HOT DIPPED GALVANIZED STEEL - COLOR: BLACK
9. TILE CAP: MATCH ROOFING
10. DECORATIVE AWNING WITH WROUGHT IRON SPEARS: ACCENT AWNING COMPANY OR EQ. AWNING/MARINE GRADE FABRIC, COLOR & STYLE: TERRA COTA BY SUNBRELLA
11. BRICK VENEER
12. WINDOW: SIERRA PACIFIC - COLOR: HERITAGE BROWN
13. DOOR: SIERRA PACIFIC - COLOR: HERITAGE BROWN
14. DECORATIVE 2x WOOD HEADER, APPLIED TO FACE OF SHEATHING, PAINT BROWN
15. DECORATIVE TERRACOTTA ACCENTS
16. CUSTOM DOOR: COLOR & STYLE: PER DOOR SCHEDULE
17. DECORATIVE MOSAIC TILE


Walter R. Allen, AIA
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ph (951) 693-0301


LICENSED ARCHITECT
WALTER RUSSELL ALLEN
C24288
EXPIRES 12/31/18
STATE OF CALIFORNIA

| | |
|---|---|
| Designed | cac |
| Drawn By | cac, mph |
| Checked | wra |
| Date | 01/16/18 |

# Monarch Winery

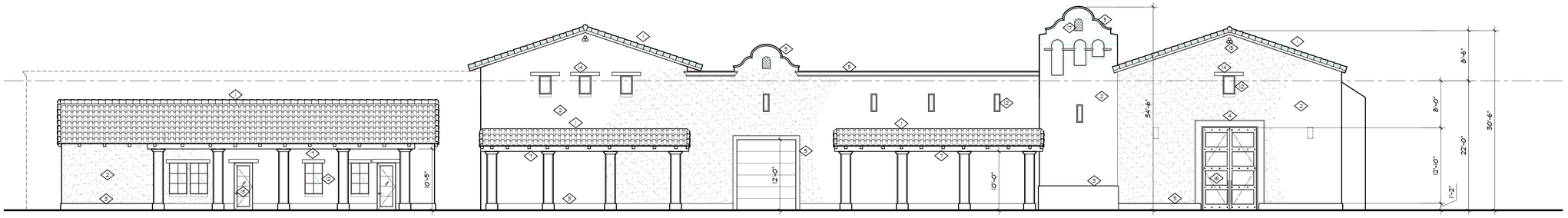
De Portola Rd.
Temecula, CA 92592

| Date | By | Revisions | Sym. |
|---|---|---|---|
| 10.25.18 | cac | DAC RESUBMITTAL 1 | 1 |
| 05.20.19 | cac | DAC RESUBMITTAL 2 | 2 |

Job Number: 0710

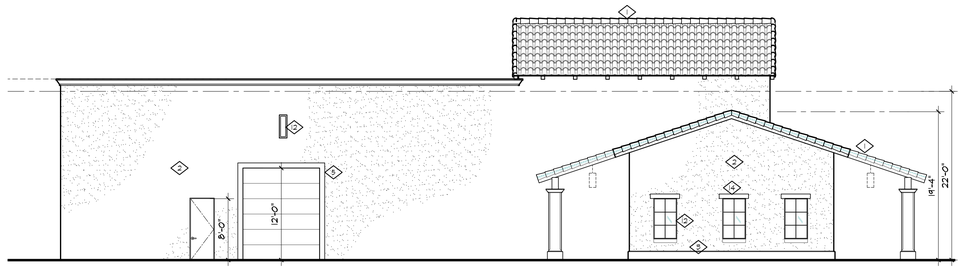
Drawing Number

C1



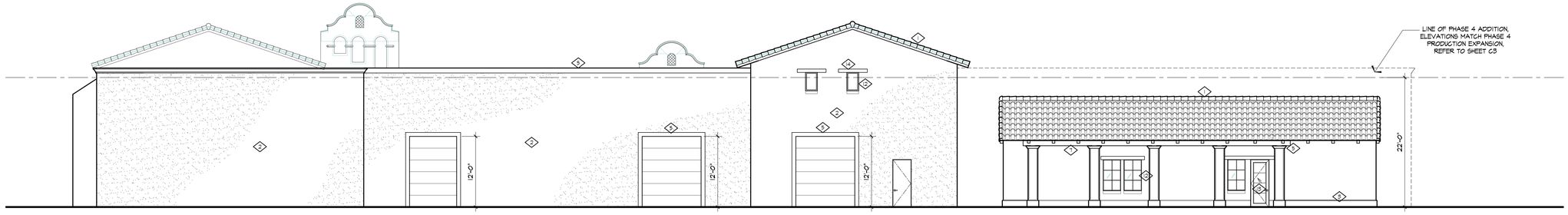

SOUTH ELEVATION

1/8" = 1'-0"



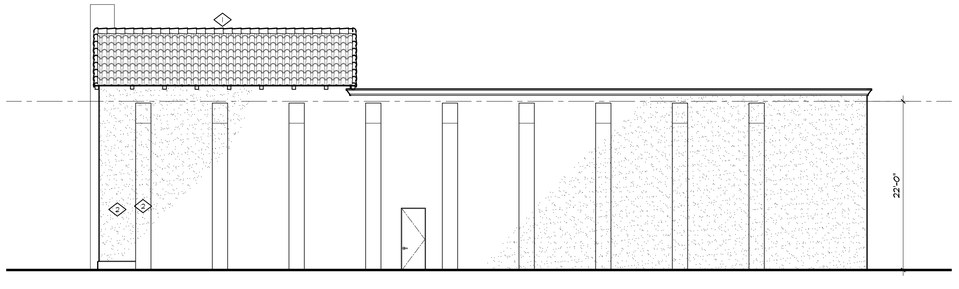

WEST ELEVATION

1/8" = 1'-0"




NORTH ELEVATION

1/8" = 1'-0"




EAST ELEVATION

1/8" = 1'-0"

**KEYNOTES:** EXTERIOR FINISH

1. ROOFING MATERIAL: CLAY MISSION TILE - CLASS "A" FIRE-RATED,
2. STUCCO FINISH: LA HABRA OR EQ. - TROWELED FINE FLOAT TEXTURE W/ HUMP AND BUMP COLOR: EGG SHELL
3. STONE VENEER: EL DORADO STONE - COLOR & STYLE: SIERRA CUT 24 - HIDDEN CREEK FULL GROUT: SMOOTH BRUSHED - COLOR: LOW CONTRAST
4. PRE-CAST CONCRETE DECORATIVE ACCENT: CONCRETE DESIGNS INC. OR EQ. COLOR & STYLE: STANDARD, PEBBLE BY DAVIS
5. DECORATIVE TRIM: STUCCO FINISH OVER PRE-FORMED FOAM TRIM, COLOR: CLAY
6. DECORATIVE TILE SCUPPER
7. EXPOSED EAVES, STARTER WOOD BOARDS, BARGE BOARD, TRELLIS, POSTS, BRACKETS, RAILINGS & ALL OTHER WOOD TRIM: PAINT, COLOR: BROWN
8. WROUGHT IRON RAILING: HOT DIPPED GALVANIZED STEEL - COLOR: BLACK
9. TILE CAP: MATCH ROOFING
10. DECORATIVE AWNING WITH WROUGHT IRON SPEARS: ACCENT AWNING COMPANY OR EQ. AWNING/MARINE GRADE FABRIC, COLOR & STYLE: TERRA COTA BY SUNBRELLA
11. BRICK VENEER
12. WINDOW: SIERRA PACIFIC - COLOR: HERITAGE BROWN
13. DOOR: SIERRA PACIFIC - COLOR: HERITAGE BROWN
14. DECORATIVE 2x WOOD HEADER, APPLIED TO FACE OF SHEATHING, PAINT BROWN
15. DECORATIVE TERRACOTTA ACCENTS
16. CUSTOM DOOR: COLOR & STYLE: PER DOOR SCHEDULE
17. DECORATIVE MOSAIC TILE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ph: (951) 693-0301


LICENSED ARCHITECT
WALTER RUSSELL ALLEN
C24288
EXPIRES 12/31/18
STATE OF CALIFORNIA

| | |
|---|---|
| Designed | cac |
| Drawn By | cac, mph |
| Checked | wra |
| Date | 01/16/18 |

# Monarch Winery

De Portola Rd.
Temecula, CA 92592

| Sym. | Revisions | By | Date |
|---|---|---|---|
| 1 | DAC RESUBMITTAL 1 | CAC | 9/25/15 |
| 2 | DAC RESUBMITTAL 2 | CAC | 05/20/16 |

Job Number: 0710

Drawing Number

C2

SOUTH ELEVATION

1/8" = 1'-0"

**KEYNOTES:** EXTERIOR FINISH

1. ROOFING MATERIAL: CLAY MISSION TILE - CLASS "A" FIRE-RATED,
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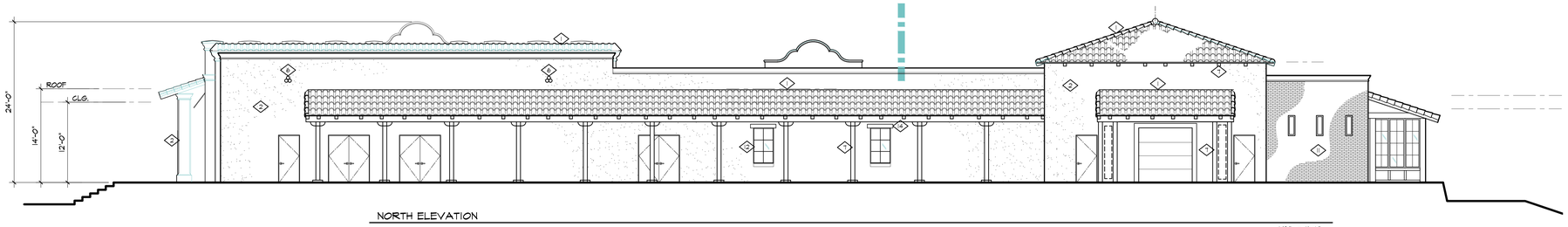
16. CUSTOM DOOR: COLOR & STYLE: PER DOOR SCHEDULE
17. DECORATIVE MOSAIC TILE

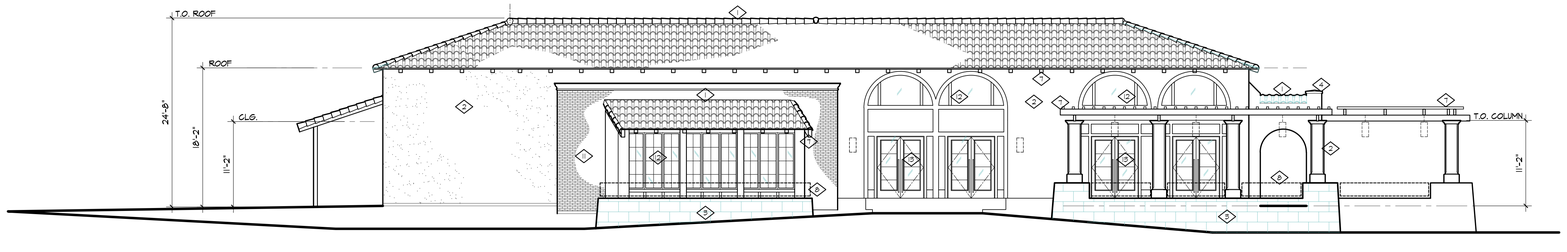
EAST ELEVATION

1/8" = 1'-0"




NORTH ELEVATION

1/8" = 1'-0"




WEST ELEVATION

1/8" = 1'-0"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REGISTERED ARCHITECT
WALTER RUSSELL ALLEN
C24288
EXPIRES 12/31/18
STATE OF CALIFORNIA

| | |
|---|---|
| Designed | CDC |
| Drawn By | CDC, MPH |
| Checked | WRA |
| Date | 01/16/18 |

# Monarch Winery

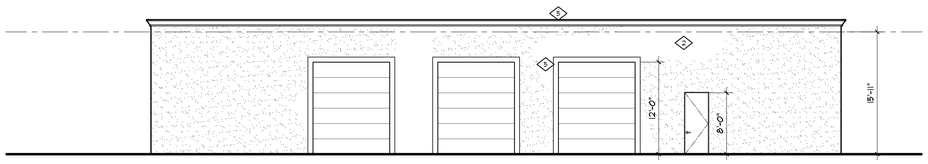
De Portola Rd.
Temecula, CA 92592

| Sym. | Revisions | By | Date |
|---|---|---|---|
| 1 | DAC RESUBMITTAL 1 | CDC | 4.25.18 |
| 2 | DAC RESUBMITTAL 2 | CDC | 05.02.18 |

Job Number: 0710

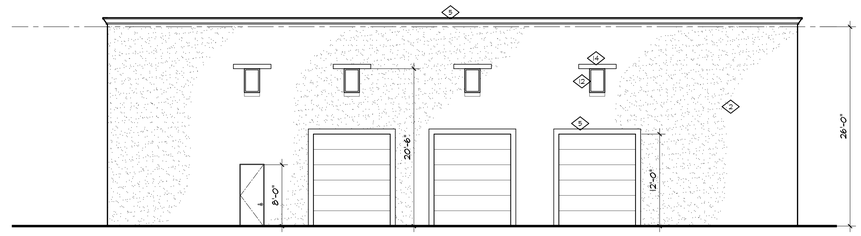
Drawing Number

C3



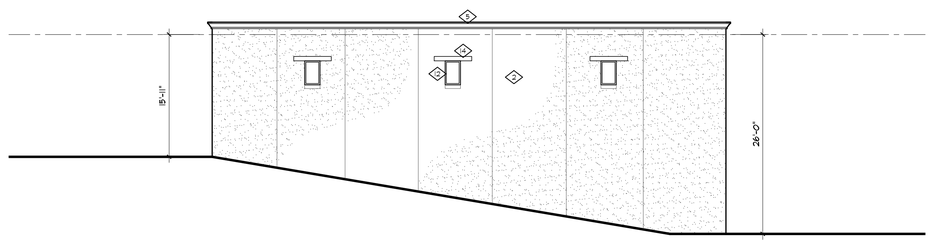

NORTH ELEVATION

1/8" = 1'-0"




SOUTH ELEVATION

1/8" = 1'-0"




EAST ELEVATION (WEST ELEVATION SIM.)

1/8" = 1'-0"

**KEYNOTES:** EXTERIOR FINISH

1. ROOFING MATERIAL: CLAY MISSION TILE - CLASS "A" FIRE-RATED,
2. STUCCO FINISH: LA HABRA OR EQ. - TROWELED FINE FLOAT TEXTURE W/ HUMP AND BUMP COLOR: EGG SHELL
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16. CUSTOM DOOR: COLOR & STYLE: PER DOOR SCHEDULE
17. DECORATIVE MOSAIC TILE


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LICENSED ARCHITECT
WALTER RUSSELL ALLEN
C24288
EXPIRES 12/31/14
STATE OF CALIFORNIA

| | |
|---|---|
| Designed | cac |
| Drawn By | cac, mph |
| Checked | wra |
| Date | 01/16/18 |

# Portola Winery

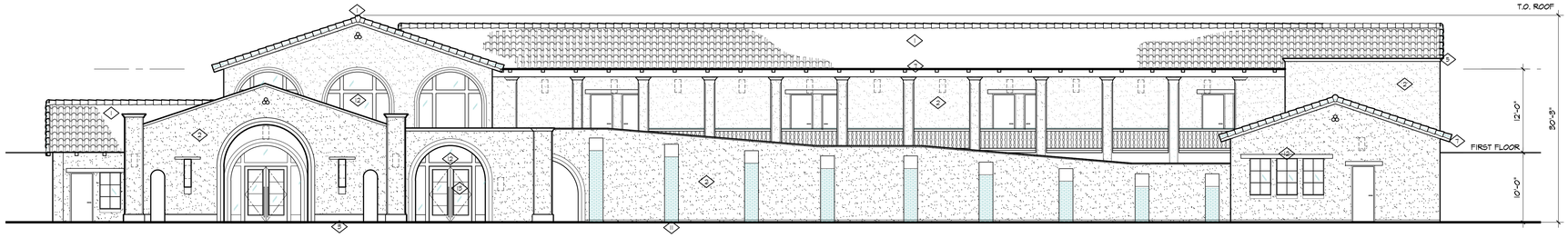
De Portola Rd.
Temecula, CA 92592

| Sym. | Revisions | By | Date |
|---|---|---|---|
| 1 | DRAC RESUBMITTAL 1 | CAS | 4-23-18 |

Job Number: 0710

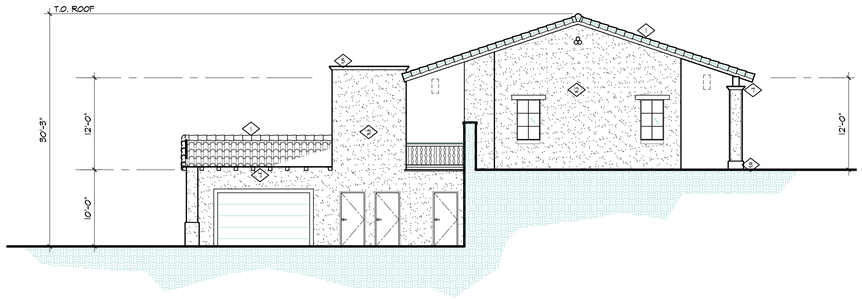
Drawing Number

C4




SOUTH ELEVATION

1/8" = 1'-0"




EAST ELEVATION

1/8" = 1'-0"

**KEYNOTES:** EXTERIOR FINISH

1. ROOFING MATERIAL: CLAY MISSION TILE - CLASS "A" FIRE-RATED.
2. STUCCO FINISH: LA HABRA OR EQ. - TROWELED FINE FLOAT TEXTURE W/ HUMP AND BUMP COLOR: EGG SHELL
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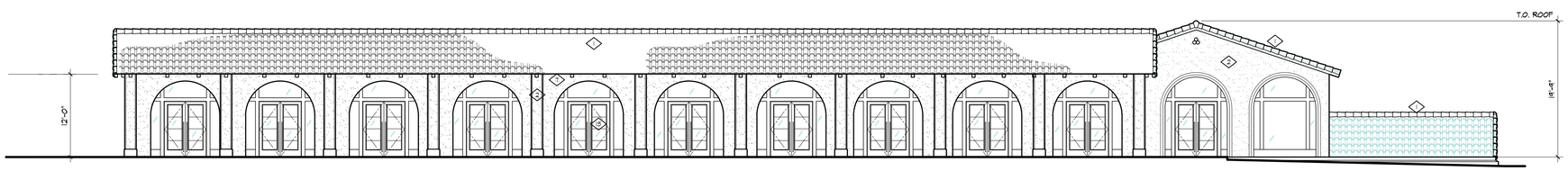
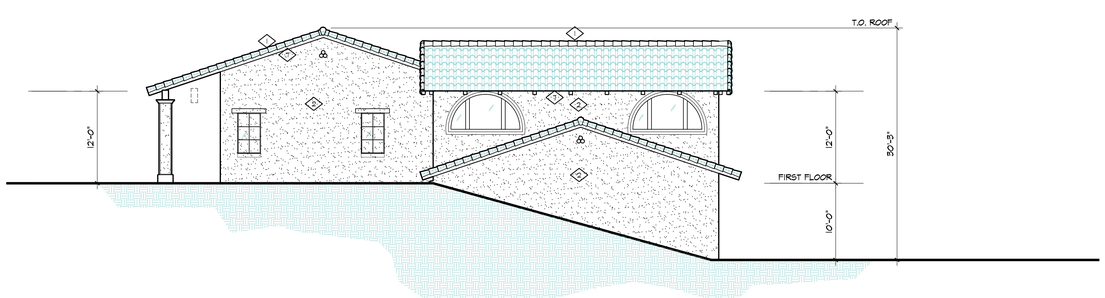
15. DECORATIVE TERRACOTTA ACCENTS
16. CUSTOM DOOR: COLOR & STYLE: PER DOOR SCHEDULE
17. DECORATIVE MOSAIC TILE




NORTH ELEVATION

1/8" = 1'-0"




WEST ELEVATION

1/8" = 1'-0"


Walter R. Allen, AIA
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ph (951) 693-0301


LICENSED ARCHITECT
WALTER RUSSELL ALLEN
C24218
EXPIRES 10/31/17
STATE OF CALIFORNIA

| | |
|---|---|
| Designed | CDC |
| Drawn By | CDC, MPH |
| Checked | WRA |
| Date | 01/16/18 |

# Monarch Winery

De Portola Rd.
Temecula, CA 92592

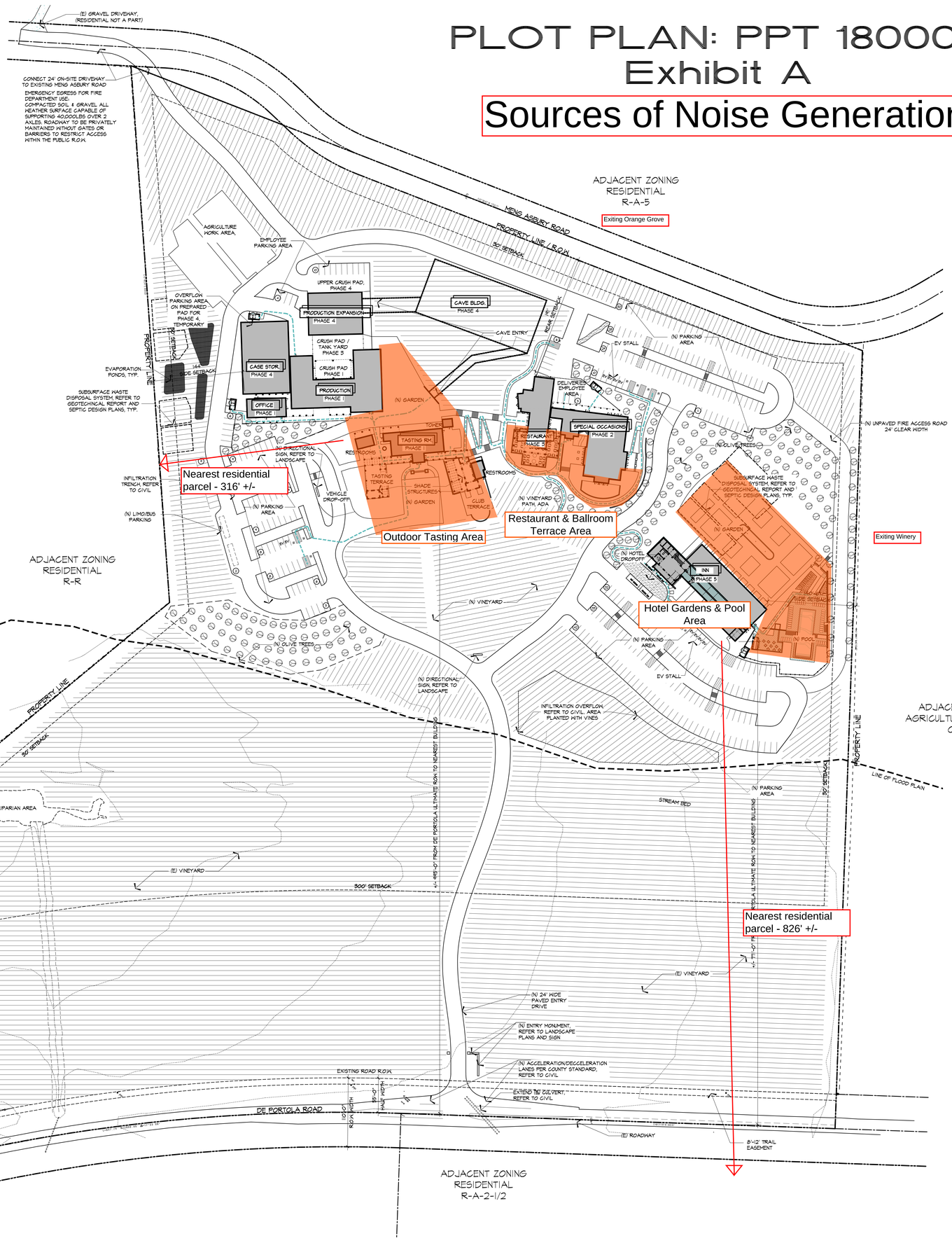
| Sym. | Revisions | By | Date |
|---|---|---|---|
| 1 | DRAC RESUBMITTAL | CDC | 10/25/16 |
| 2 | DRAC RESUBMITTAL 2 | CDC | 05/20/16 |

Job Number: 0710

Drawing Number

C5

# PLOT PLAN: PPT 180003
## Exhibit A
## Sources of Noise Generation




OVERALL SITE PLAN

1" = 60'-0"

0 30 60 120 240

**PARKING CALCULATION:**

| USE NAME | USE AREA | PARKING RATIO | SPACES REQ'D | SPACES PROV. |
|---|---|---|---|---|
| TASTING ROOM SERVING AREA | 445 S.F. | 1/45 SF NET | 10 | |
| TASTING ROOM RETAIL | 564 S.F. | 1/200 SF | 3 | |
| TERRACE SERVING AREA (PUBLIC) | 1,175 S.F. | 1/45 SF NET | 26 | |
| TERRACE SERVING AREA (CLUB) | 1,622 S.F. | 1/45 SF NET | 36 | |
| OFFICE / BACK OF HOUSE | 1,805 S.F. | 1/250 SF | 8 | |
| PRODUCTION BUILDING (FERMENTATION) | 2,726 S.F. | 1/500 SF | 6 | |
| PRODUCTION BUILDING (STORAGE) | 6,812 S.F. | 1/1000 SF | 7 | |
| PRODUCTION BUILDING (OFFICE) | 216 S.F. | 1/250 SF | 1 | |
| PHASE 1 -> | | | 97 | 84 PAVED |
| SPECIAL OCCASIONS FACILITY | | | | |
| LARGE BALLROOM | 3,642 S.F. | 1/45 SF NET | 82 | |
| SMALL BALLROOM | 876 S.F. | 1/45 SF NET | 20 | |
| STORAGE / BACK OF HOUSE | 1,661 S.F. | 1/250 SF | 7 | |
| PHASE 2 -> | | | 109 | 1|8 PAVED |
| RESTAURANT SERVING AREA | 2,190 S.F. | 1/45 SF NET | 44 | |
| MEETING ROOM SERVING AREA | 241 S.F. | 1/45 SF NET | 7 | |
| KITCHEN/OFFICE | 1,764 S.F. | 1/250 SF | 7 | |
| PHASE 3 -> | | | 63 | PROVIDED IN PHASE 1 & 2 |
| PRODUCTION BUILDING | 6,000 S.F. | 1/500 SF | 12 | |
| CASE STORAGE BLDG. | 8,750 S.F. | 1/1000 SF | 9 | |
| CAVE | 17,400 S.F. | 1/1000 SF | 18 | |
| PHASE 4 -> | | | 39 | 10 PAVED |
| COUNTRY INN | 10 ROOMS | 1/ROOM + STAFF | 14 | |
| PHASE 5 -> | | | 14 | 1|6 PAVED |

NOTE: ALL PARKING AREAS WILL BE COMPLETED AS A PART OF PHASE 1 GRADING. PAVING WILL OCCUR AT THESE LOTS DURING THE RESPECTIVE PHASE.

SPACES REQ'D: 322 SPACES
(7 OF WHICH MUST BE ACCESSIBLE)
(10 OF WHICH MUST BE ELECTRIC VEHICLE STALLS)

SPACES PROVIDED: 359 SPACES

**CONTACT INFORMATION:**

OWNER: FERTILE SOIL, LLC
74 DUNMORE
IRVINE, CA 92620

OWNER'S REPRESENTATIVE /CONTRACTOR: KOLL CUSTOM HOMES, INC.
PO BOX 1658,
TEMECULA, CA 92593
tel: (951) 255-1065
fax: (951) 255-1064
CONTACT: GREG KOLL

ARCHITECT: WALTER R. ALLEN, AIA
28465 OLD TOWN FRONT STREET, SUITE 201
TEMECULA, CA 92590
tel: (951) 693-0501
CONTACT: CHRIS CAMPBELL

CIVIL ENGINEER: VENTURA ENGINEERING
27315 JEFFERSON AVENUE, STE. J-229
TEMECULA, CA 92590
tel: (951) 252-7832
fax: (951) 346-5726
CONTACT: WILLY VENTURA

**PROJECT DESCRIPTION:**

| | |
|---|---|
| LEGAL DESCRIPTIONS: | REFER TO CIVIL |
| A.P.N.: | 941-180-052 |
| PROJECT ADDRESS: | NE CORNER OF DE PORTOLA & MONTE DE ORO, TEMECULA, CA 92592 |
| ZONING: | CV-10, PENDING C2 TO WC-W |
| EXISTING USE: | EXISTING VACANT LAND, PREVIOUSLY PLANTED AND REMOVED |
| OCCUPANCY: | A-2, F-2, S-1, B, R-1 |
| OCCUPANT LOAD: | REFER TO FLOORPLANS |
| CODE(S): | - CALIFORNIA BUILDING CODE 2016 ED.<br>- MECHANICAL: CALIFORNIA MECHANICAL CODE 2016 ED.<br>- ELECTRICAL: CALIFORNIA ELECTRICAL CODE 2016 ED.<br>- PLUMBING: CALIFORNIA PLUMBING CODE 2016 ED.<br>- FIRE: CALIFORNIA FIRE CODE 2016 ED. |
| TYPE OF CONSTRUCTION: | V-B |
| SPRINKLERS: | FULLY-SPRINKLERED, NFPA 13 COMPLIANT SYSTEM |
| SITE AREA: | REFER TO AREA ANALYSIS, THIS SHEET |
| STORIES: | ONE, GENERALLY, TWO AT INN |
| BLDG. HEIGHT: | APPROX. 30'-0" TO RIDGE OF ROOF, 40' WHERE PAD IS SPLIT |
| SCHOOL DISTRICT: | TEMECULA VALLEY UNIFIED SCHOOL DISTRICT, TEL. (951) 676-2661 |

**PROJECT DECRIPTION:**

A NEW WINERY AND ASSOCIATED RETAIL TASTING ROOM, CAVE RESTAURANT & 10 ROOM INN WITH ASSOCIATED SUPPORT STRUCTURES.

**UTILITY PURVEYORS:**

| | | |
|---|---|---|
| WATER: | RANCHO CALIFORNIA WATER DISTRICT | TEL. (951) 296-6900 |
| SEWER: | SEPTIC | TEL. ----- |
| GAS: | PROPANE | TEL. ----- |
| ELECTRIC: | SOUTHERN CALIFORNIA EDISON | TEL. (800) 684-8123 |
| TELEPHONE: | VERIZON - BUSINESS | TEL. (800) 483-4000 |
| TRASH: | WASTE MANAGEMENT OF INLAND VALLEY | TEL. (800) 423-4968 |

**AREA CALCULATION:**

SITE AREA ANALYSIS:

| | APN | GROSS (AC/SF) | NET (AC/SF) |
|---|---|---|---|
| PARCEL 1: | 941-180-052 | 44.6 / 1,944,451.35 | 42.27 / 1,841,466 |

LOT COVERAGE ANALYSIS: ( COVERAGE % OF GROSS LOT AREA )

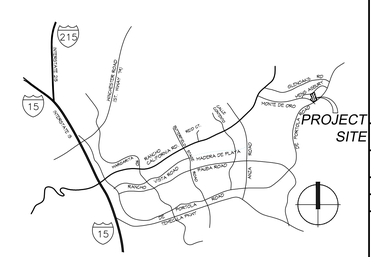
| PROJECT ELEMENTS | AREA ( S.F. ) SUB-TOTAL | % COVERAGE |
|---|---|---|
| BUILDINGS | 53,438 S.F. | 2.9% |
| PARKING / LANDSCAPE | 331,354 S.F. | 18% |
| BASIC DEVELOPMENT TOTAL | 384,792 S.F. | 20.9% |
| VINEYARD | 1,325,833.1 S.F. | 72% |
| OLIVES | 82,461 S.F. | 4.5% |
| VINEYARD OVER CAVE (PLANTED IN PHASE 4) | 48,373.4 S.F. | 2.6% |

**AREA/PHASE SUMMARY**
PRELIMINARY AREA

| | BUILDING NAME | BUILDING AREA | PHASE SUB-TOTAL |
|---|---|---|---|
| PHASE 1 | TASTING BLDG. | 4,923 S.F. | 17,507 S.F. |
| | PRODUCTION BLDG. | 10,641 S.F. | |
| | OFFICES / STORAGE | 1,943 S.F. | |
| PHASE 2 | SPECIAL OCCASIONS FACILITY | 8,711 S.F. | |
| PHASE 3 | RESTAURANT BLDG. | 4,417 S.F. | |
| PHASE 4 | CAVE BLDG. | 17,412 S.F.** | 14,718 S.F. |
| | PRODUCTION BLDG. | 5,425 S.F. | |
| | CASE STORAGE | 8,743 S.F. | |
| PHASE 5 | HOTEL GROUND FLR. | 3,852 S.F. | 8,085 S.F. |
| | HOTEL FIRST FLR. | 4,233 S.F. | |

TOTAL AREA OF BUILDINGS: 53,438 S.F.**
** CAVE AREA NOT INCLUDED

**VICINITY MAP**





Walter R. Allen, AIA
28465 Old Town Front Street, Suite 201
Temecula, CA 92590
tel: (951) 693-0501
fax: (951) 693-4090


REGISTERED ARCHITECT WALTER RUSSELL ALLEN C32138 EXPIRES 12/31/18 STATE OF CALIFORNIA

| | |
|---|---|
| Designed | cac |
| Drawn By | cac |
| Checked | - |
| Date | 01/16/18 |

# Monarch Winery
Northeast corner of De Portola + Monte De Oro
Temecula, CA 92592

| Sym. | Revisions | By | Date |
|---|---|---|---|
| | PLANNING RESUBMITTAL | WRA | 02/07/18 |

Job Number

Drawing Number

A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PROJECT:

# Monarch Winery

De Portola Road
Temecula, CA 92592

OWNER:

Long Jiang
Fertile Soil, LLC
79 Dunmore
Irvine, CA 92620
949.981.9026

## PROJECT DESCRIPTION

THIS PROJECT IS LOCATED WITHIN THE RIVERSIDE COUNTY CITRUS/VINEYARD ZONE ALONG THE DE PORTOLA WINE TRAIL. THE ARCHITECTURAL DESIGN REFLECTS ONE OF THE EARLY CALIFORNIA MISSIONS, THE LA PURISIMA MISSION IN LOMPOC. THE LANDSCAPE DESIGN REFLECTS THIS AS WELL THROUGH AN EARLY CALIFORNIA SPANISH THEME. BY UTILIZING CALIFORNIA NATIVE TYPE PLANT MATERIAL THAT CORRESPONDS WITH THE RIVERSIDE COUNTY PLANT LIST THIS THEME IS CARRIED THROUGHOUT THE PROJECT. THE ADJACENT PROPERTIES ARE EXISTING RESIDENTIAL TO THE WEST & ACROSS DE PORTOLLA STREET TO THE EAST, AN EXISTING WINERY TO THE NORTHEAST, AN EXISTING CITRUS GROVE TO THE NORTHWEST, AND AN UNIMPROVED LOT TO THE SOUTH ACROSS MONTE DE ORO ROAD.

## GENERAL NOTE

PRIOR TO PROJECT CONSTRUCTION, I AGREE TO SUBMIT A COMPLETE LANDSCAPE CONSTRUCTION DOCUMENT PAGKAGE THAT COMPLIES WITH THE REQUIREMENTS OF APPLICABLE ORDINANCES, INCLUDING BUT NOT NECESSARLY LIMITED TO ORDINANCE NO. 859.3; ORDINANCE 348; ORDINANCE 461; PROJECT CONDITIONS OF APPROVAL; AND IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED LANDSCAPE CONCEPT PLAN, SHOULD THE ORDINANCES BE REVISED, PLANS MAY BE SUBJECT TO CHANGE.

## LANDSCAPE NOTES

1) ALL LANDSCAPING AND IRRIGATION TO BE INSTALLED BY OWNER OR OWNERS AGENT, IN ACCORDANCE WITH ALL LOCAL CODES AND REGULATIONS.
2) ALL LANDSCAPING SHALL BE MAINTAINED BY OWNER OR OWNERS AGENT.
3) ALL PLANTING SHALL BE CONTAINED WITHIN PROPERTY LINES OF THE LOT.
4) IRRIGATION AND PLANTING SHALL BE INSTALLED TO PROMOTE EFFICIENT USE OF WATER.
5) ALL TREES WITHIN 6' FT. MIN. OF WALLS, HARDSCAPE, OR BUILDINGS SHALL BE INSTALLED WITH COUNTY APPROVED LINEAR BIO BARRIER ROOT CONTROL BARRIERS OR EQUAL. ROOT BARRIER SHALL NOT ENCIRCLE THE TREE ROOTBALL BUT SHALL BE LOCATED AT EDGE OF HARDSCAPE AND EXTEND BEYOND CENTER OF TREE A MINIMUM OF 5' IN EACH DIRECTION.
6) ALL PLANTING LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL PLANT LOCATIONS WITH THE OWNER OR THE OWNERS REPRESENTATIVE PRIOR TO PLANTING.
7) ALL TREES SHALL BE STAKED PER COUNTY STANDARDS WITH 2-3 STAKES AND 6 TREE TIES. USE TRIPLE STAKING WITH 3" DIA. STAKES IN HIGH WIND AREAS. ALL TREES SHALL HAVE BREATHER TUBES PER COUNTY STANDARD DETAIL.
8) REFER TO LANDSCAPE CONSTRUCTION DRAWING SET FOR PLANTING DETAILS AND SPECIFICATIONS.
9) TREE PLACEMENT MINIMUMS SHALL BE: 20' FROM LIGHT STANDARDS, POWER POLES, AND DRIVE APPROACHES AND 5' FROM FIRE HYDRANTS, UTILITIES AND PROPERTY LINES, & 10' FROM ALL DRIVEWAYS, ALLEYS, OR STREET INTERSECTIONS. NO TREES ALLOWED IN SWALES.
10) ALL 2:1 SLOPES SHALL BE PLANTED AND IRRIGATED PER THE COUNTY OF RIVERSIDE CODES AND REGULATIONS. PLANTING CONCEPT MUST BE COMPLIANT WITH MINIMUM STANDARDS FOR BUILDING & SAFETY EROSION CONTROL STANDARDS (ORDINANCE 457, SECTION 3316.1). SLOPES OVER 3 FEET VERTICAL - GROUNDCOVER PLANT MATERIAL MAXIMUM 12" ON CENTER. SLOPES OVER 15 VEET VERTICAL - SHRUBS MAXIMUM 10' ON CENTER, TREES 20' MAXIMUM ON CENTER, OR A COMBINATION THEREOF.

## LEGEND

1. MAIN DRIVEWAY ENTRANCE & MONUMENTATION - SPECIMAN TREE / FAN PALMS / ITALIAN CYPRESS
2. CORNER SIGNAGE & MONUMENTATION - SPECIMAN TREE / ITALIAN CYPRESS
3. MAIN DRIVEWAY STREETSCAPE - ITALIAN CYPRESS
4. DRIVEWAY INTERSECTION - DIRECTIONAL SIGNAGE / MONUMENTATION / DATE PALMS
5. OLIVE GROVE
6. PROJECT SCREENING - TREES & SHRUBS
7. PARKING LOT - SHADE TREES & FLOWERING SHRUBS
8. WINERY TASTING ROOM & WINE CLUB DROP-OFF - DATE PALMS / ITALIAN CYPRESS
9. ENTRY WALKWAY - SPECIMAN TREE / DATE PALMS / ITALIAN CYPRESS
10. TASTING ROOM ENTRY FOUNTAIN / COURTYARD - ACCENT PAVING / TREES / FLOWERING SHRUBS / BENCHES
11. TASTING ROOM PATIO - SPECIMAN SHADE TREE / FLOWERING SHRUBS / PATIO FURNITURE
12. WINE CLUB PATIO - CAFE LIGHTS & FOUNTAIN
13. WINE PRODUCTION - LANDSCAPE SCREENING
14. EVENT PATIO - CAFE LIGHTS / ITALIAN CYPRESS BUILDING ACCENTS / POTTERY
15. WINE CAVE ENTRANCE - ACCENT PAVING / POTTERY
16. LANDSCAPED SLOPE - STEPS & TRAIL TO RESTAURANT / FLOWER GARDEN / KITCHEN GARDEN
17. MAIN RESTAURANT ENTRANCE COURTYARD - ACCENT PAVING / FAN PALMS / POTTERY
18. SIDEWALK PATH TO RESTAURANT & PARKING - FAN PALMS / ACCENT TREES & FLOWERING SHRUBS
19. BANQUET PATIO - ACCENT PAVING / LANDSCAPE / POTTERY / SEATING
20. MAIN HOTEL ENTRANCE & DROP-OFF - SPECIMAN TREE / DATE PALMS / FLOWERING SHRUBS
21. HOTEL FLOWER GARDENS
22. HOTEL POOL & CABANAS - DATE PALMS / LANDSCAPE / POTTERY / SEATING / LOUNGE CHAIRS / SAFETY FENCING
23. HOTEL PATIO - OLIVE TREES / FLOWERING SHRUBS / POTTERY / PATIO FURNITURE
24. HOTEL ROOM PRIVATE PATIOS - FLOWERING SHRUBS / SCREENING SHRUBS / PATIO FURNITURE
25. HOTEL PATIO FOUNTAIN - FOUNTAIN SPRAYS / RAISED BASIN
26. HOTEL FLOWER & ROSE GARDENS - FLOWER BEDS / BOXWOOD HEDGES / D.G. PATHS
27. HOTEL GUEST FIRE PITS & SEATING
28. GARDEN PATIO - ACCENT PAVING / SPECIMAN TREE / LANDSCAPE
29. GARDEN ENTRANCE TRELLIS - FLOWERING VINE
30. GARDEN AREAS W/ D.G. PATHS
31. GARDEN ROSE ARBOR / TRELLIS
32. POOL ACCESS - GATE W/ KEY CODE BOX
33. VINEYARDS
34. SECONDARY DRIVE & MAINTENANCE ROADS
35. PARKING LOT PLANTER CROSSINGS W/ D.G. & CONCRETE STEPS
36. TYPICAL TRASH ENCLOSURE - ALL TRASH ENCLOSURES TO BE SCREENED WITH SHRUBS AND VINES.

## PROPOSED TREE / PALM PALETTE

| SYMBOL | BOTANICAL NAME/COMMON NAME | SIZE/ SPACING | WUCOLS IV PLANT FACTOR |
|---|---|---|---|
| PROPOSED EVERGREEN SCREENING TREES: | | | |
| | SCHINUS MOLLE / CALIFORNIA PEPPER | 15 GAL./24" BOX 40' | L |
| | PRUNUS ILICIFOLIA LYONII / CATALINA CHERRY | 15 GAL./24" BOX 25' | L |
| | CERATONIA SILIQUA / CAROB TREE | 15 GAL./24" BOX 20' | L |
| | CUPRESSUS SEMPERVIRENS / ITALIAN CYPRESS | 15 GAL./24" BOX 8' | L |
| PROPOSED EVERGREEN SPECIMAN TREES: | | | |
| | LAURUS NOBILIS 'SARATOGA' / SWEET BAY | 24" BOX 35' | L |
| | OLEA EUROPAEA 'SWAN HILL' / SWAN HILL FRUITLESS OLIVE | 24" BOX 30' | L |
| | SCHINUS MOLLE / CALIFORNIA PEPPER | 24" BOX 40' | L |
| PROPOSED DECIDUOUS ACCENT TREES: | | | |
| | CERCIDIUM X. 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE | 15 GAL. 25' | L |
| | GLEDITSIA T. 'SHADEMASTER' / SHADEMASTER HONEYLOCUST | 15 GAL. 30' | L |
| PROPOSED PALMS: | | | |
| | CHAMAEROPS HUMILIS / MEDITERRANEAN FAN PALM | 4' BTH 15' | L |
| | PHOENIX DACTYLIFERA / DATE PALM | 20' BTH 80' | L |
| | WASHINGTONIA FILIFERA / CALIFORNIA FAN PALM | 15' BTH 60' | L |

## PROPOSED PLANT PALETTE

| BOTANICAL NAME/COMMON NAME | SIZE/ SPACING | WUCOLS IV PLANT FACTOR |
|---|---|---|
| PROPOSED SHRUBS: | | |
| LOW SHRUBS: | | |
| ANIGOZANTHOS FLAVIDUS / KANGAROO PAW | 5 GAL. 3' O.C. | L |
| LAVANDULA STOECHAS / SPANISH LAVENDER | | L |
| KNIPHOFIA TRIANGULARIS / CORAL POKER | | L |
| MEDIUM SHRUBS: | | |
| MUHLENBERGIA C. 'REGAL MIST' / PINK MUHLY GRASS | 5 GAL. 4' O.C. | L |
| CISTUS 'SNOW WHITE' / SNOW WHITE ROCKROSE | | L |
| ROSMARINUS O. 'TUSCAN BLUE' / TUSCAN BLUE ROSEMARY | | L |
| SALVIA LEUCANTHA / MEXICAN BUSH SAGE | | L |
| TALL SHRUBS: | | |
| ALYOGYNE HUEGELII / BLUE HIBISCUS | 5 GAL. 6' O.C. | L |
| CEANOTHUS SPP. / CALIFORNIA WILD LILAC | | L |
| HETEROMELES ARBUTIFOLIA / TOYON | | L |
| LAVATERA MARITIMA / BUSH MALLOW | | L |
| PHORMIUM T. 'AUTROPURPUREA' / PURPLE NEW ZEALAND FLAX | | L |
| PROPOSED GROUND COVER: | | |
| ACACIA R. 'DESERT CARPET' / DESERT CARPET ACACIA | 1 GAL. 6' O.C. | L |
| BACCHARIS PILULARIS / COYOTE BUSH | | L |
| CISTUS S. 'PROSTRATUS' / SAGELEAF ROCKROSE | | L |
| VERBENA P. 'PURPLE' / PURPLE VERBENA | | L |
| PROPOSED VINES: | | |
| MACFADYENA UNGIS-CATI / CAT'S CLAW VINE | 5 GAL. 15' O.C. | L |
| VITUS VINIFERA 'SANGIOVESE' / SANGIOVESE WINE GRAPE | | L |
| WISTERIA SINENSIS / CHINESE WISTERIA | | M |
| PROPOSED PLANTING FOR BIOSWALE/BASINS: | | |
| MUHLENBERGIA C. 'REGAL MIST' / PINK MUHLY GRASS | 5 GAL. 4' O.C. | L |

## SUCCULENT PLANT PALETTE

| BOTANICAL NAME/COMMON NAME | SIZE/ SPACING | WUCOLS IV PLANT FACTOR |
|---|---|---|
| PROPOSED PLANTS: | | |
| AGAVE AMERICANA / CENTURY PLANT | 5 GAL. 4' O.C. | L |
| AGAVE 'BLUE FLAME' / BLUE FLAME AGAVE | | L |
| AGAVE VILMORINIANA / OCTOPUS AGAVE | | L |
| HESPERALOE PARVIFLORA / RED YUCCA | | L |
| ECHEVERIA A. 'LIPSTICK' / LIPSTICK ECHEVERIA | | L |
| EUPHORBIA T. 'STICKS ON FIRE' / FIRE STICKS | | L |
| PROPOSED GROUND COVER: | | |
| DELOSPERMA ALBA / WHITE TRAILING ICE PLANT | R.C's. 18" O.C. | L |
| SENICIO V. 'SERPENTS' / BLUE CHALK STICKS | | L |

**Riverside County Ordinance 859 Landscape Water Use Calculations**
**Project Type** Commercial
**Portola Winery**
0.45 55.1

Applicant to use drop down menus in cells that indicate a selection to describe each hydrozone.
Where "INPUT" is shown, applicant to enter project specific information.
Please note that embedded formulas will reflect as 'false' or as an error until selections are completed.

**1 Maximum Annual Water Allowance (MAWA)**
INPUT the total square footage of landscape = 118,221 S.F.
INPUT the Hist. ETo for the area = 55.10
MAWA = 242,968 cu ft / yr

**2 Estimated Annual Water Use (EAWU)**

| Hydrozone | Square footage | Plant Factor | Irrigation Efficiency | EAWU (cu ft / yr) | Plant Type | Water Use |
|---|---|---|---|---|---|---|
| Hydrozone # 1 | 104,338 | 0.2 | 0.90 Point Source Drip | 105,894 | Shrubs / Groundcover | Low |
| Hydrozone # 2 | 7,768 | 0.2 | 0.90 Point Source Drip | 7,884 | Shrubs / Groundcover Slopes | Low |
| Hydrozone # 3 | 2,773 | 0.5 | 0.90 Point Source Drip | 7,036 | Basin - Bottom | Moderate |
| Hydrozone # 4 | 1,628 | 0.5 | 0.90 Point Source Drip | 4,131 | Basin - Slopes | Moderate |
| Hydrozone # 5 | 625 | 0.5 | 0.90 Point Source Drip | 1,586 | Other Vines | Moderate |
| Hydrozone # 6 | 1,089 | 0.8 | 1 n/a | 3,979 | Other Fountains | High |

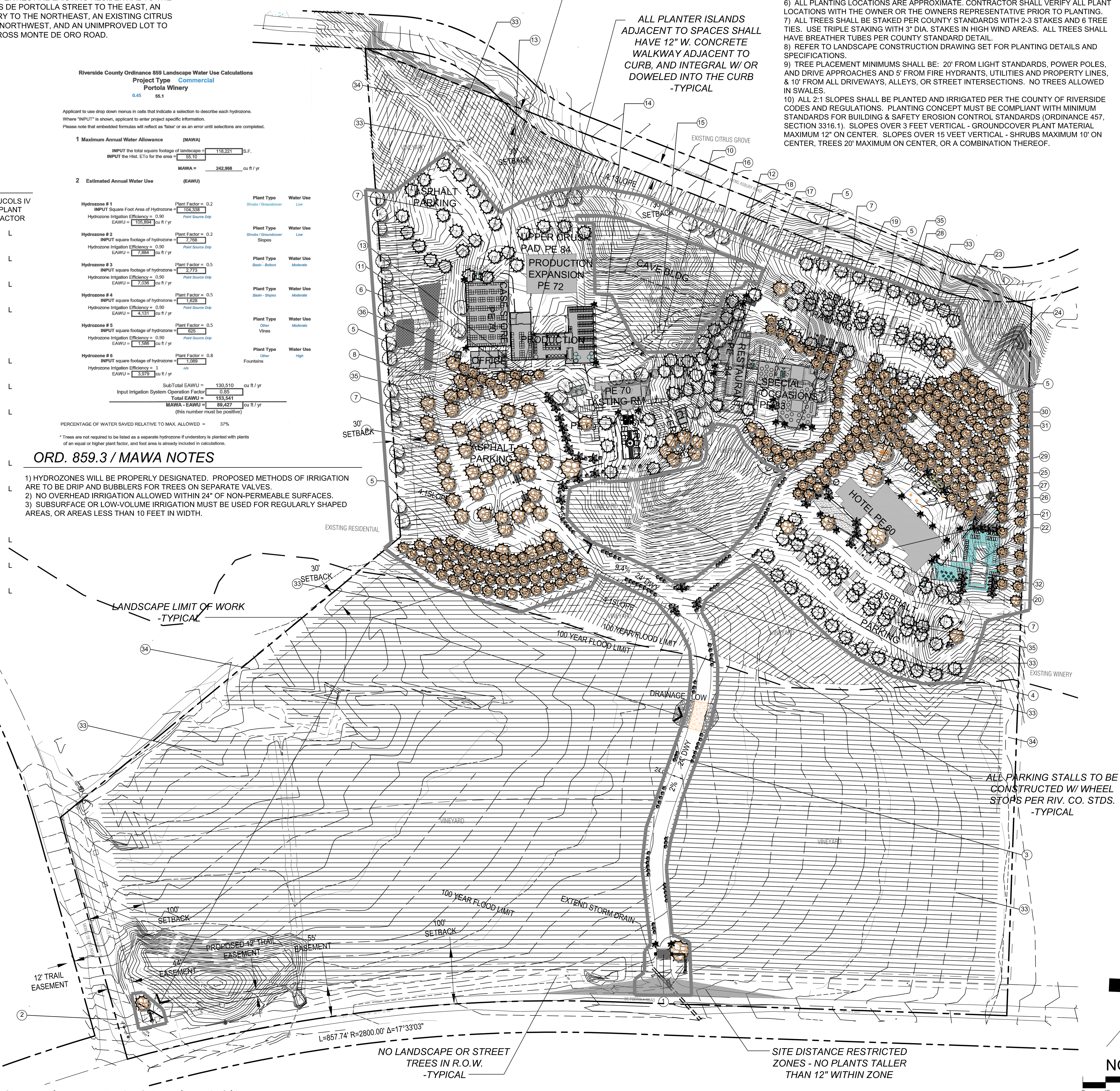
SubTotal EAWU = 130,510 cu ft / yr
Input Irrigation System Operation Factor 0.85
Total EAWU = 153,541
MAWA - EAWU = 89,427 cu ft / yr
(this number must be positive)

PERCENTAGE OF WATER SAVED RELATIVE TO MAX. ALLOWED = 37%

* Trees are not required to be listed as a separate hydrozone if understory is planted with plants of an equal or higher plant factor, and foot area is already included in calculations.

## ORD. 859.3 / MAWA NOTES

1) HYDROZONES WILL BE PROPERLY DESIGNATED. PROPOSED METHODS OF IRRIGATION ARE TO BE DRIP AND BUBBLERS FOR TREES ON SEPARATE VALVES.
2) NO OVERHEAD IRRIGATION ALLOWED WITHIN 24" OF NON-PERMEABLE SURFACES.
3) SUBSURFACE OR LOW-VOLUME IRRIGATION MUST BE USED FOR REGULARLY SHAPED AREAS, OR AREAS LESS THAN 10 FEET IN WIDTH.




Plan View - Total Project Site

Scale: 1" = 80'

## LANDSCAPE NOTES

11) ALL IRRIGATION SYSTEMS SHALL BE INSTALLED PER THE COUNTY OF RIVERSIDE CODES AND REGULATIONS.
12) ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM THAT PROVIDES 100% (HEAD-TO-HEAD) COVERAGE WHERE SHRUB AND TURF AREAS ARE VALVED SEPARATELY. REFER TO LANDSCAPE CONSTRUCTION DRAWING SET FOR IRRIGATION DETAILS AND SPECIFICATIONS.
13) ALL IRRIGATION SYSTEMS IN LANDSCAPE AREAS ADJACENT TO PEDESTRIAN TRAFFIC AREAS INCLUDING, BUT NOT LIMITED TO; TURF, SIDEWALKS, AND DRIVEWAYS SHALL BE INSTALLED WITH POP-UP IRRIGATION HEADS IN LIEU OF FIXED RISER HEADS.
14) ALL SHRUB PLANTER AREAS SHALL RECEIVE A 3" LAYER OF MEDIUM BARK MULCH THROUGHOUT (NO BARK MULCH IN DRAINAGE SWALE AREAS).
15) ALL LANDSCAPED AREAS SHALL BE KEPT FREE FROM WEEDS AND DEBRIS AND MAINTAINED IN A HEALTHY, GROWING CONDITION AND SHALL RECEIVE REGULAR PRUNING, FERTILIZING, MOWING, AND TRIMMING. ANY DAMAGED, DEAD, DISEASED, OR DECAYING PLANT MATERIAL SHALL BE REPLACED WITHIN 30 DAYS FROM THE DATE OF DAMAGE.
16) ALL PROPOSED TREES, SHRUBS, VINE, AND GROUND COVER ARE CONSIDERED DROUGHT TOLERANT AND ARE TO BE IRRIGATED WITH AN AUTOMATIC ET BASED CONTROLLER AND DRIP IRRIGATION SYSTEM.
17) ALL PARKING SPACES SHALL BE INSTALLED WITH WHEEL STOPS PER RIV. CO. STDS.
18) THERE ARE TO BE NO INVASIVE PLANTS USED ON THIS PROJECT.
19) THERE ARE NO EXISTING TREES, SHRUBS, TURF AREAS, OR IRRIGATION TO REMAIN.

## LANDSCAPE AREA

TOTAL NEW PROPOSED LANDSCAPE AREA: 117,132 S.F. (+/-16%)
TOTAL LANDSCAPE IN PARKING AREAS: 46, 853 S.F. (+/-15%)

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LICENSED LANDSCAPE ARCHITECT Robert E. Taft No. 3669 Signature 03-31-2022 Expiration Date 5/18/2020 Date STATE OF CALIFORNIA


PROJECT LANDSCAPE ARCHITECT:
ROBERT TAFT + ASSOCIATES
LANDSCAPE ARCHITECTURE

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Contact: Robert Taft


# Monarch Winery - Conceptual Landscape Master Plan

# Monarch Winery

De Portola Road
Temecula, CA 92592

## *PROPOSED TREE / PALM PALETTE*

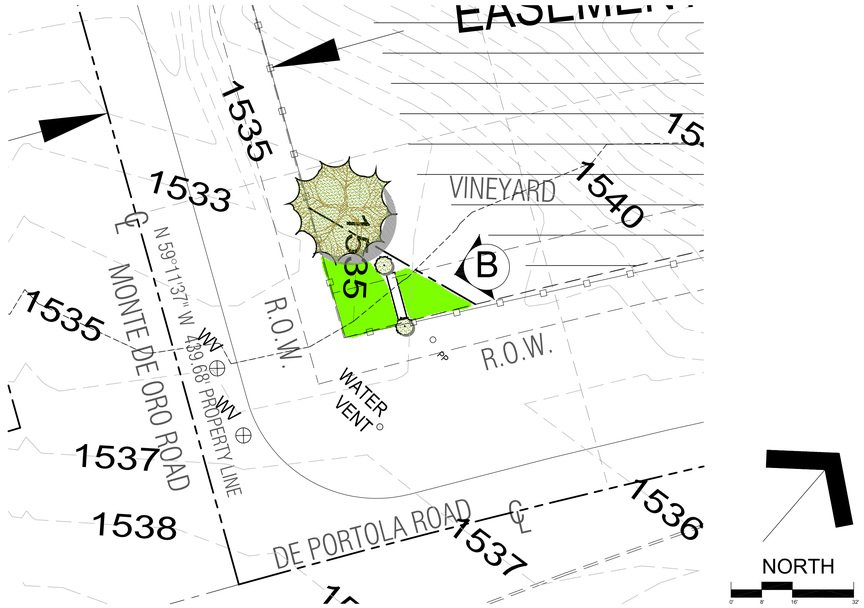
| SYMBOL | BOTANICAL NAME/COMMON NAME | SIZE/ SPACING | WUCOLS IV PLANT FACTOR |
|---|---|---|---|
| PROPOSED EVERGREEN SCREENING TREES: | | | |
| | SCHINUS MOLLE / CALIFORNIA PEPPER | 15 GAL./24" BOX 40' | L |
| | PRUNUS ILICIFOLIA LYONII / CATALINA CHERRY | 15 GAL./24" BOX 25' | L |
| | CERATONIA SILIQUA / CAROB TREE | 15 GAL./24" BOX 20' | L |
| | CUPRESSUS SEMPERVIRENS / ITALIAN CYPRESS | 15 GAL./24" BOX 8' | L |
| PROPOSED EVERGREEN SPECIMAN TREES: | | | |
| | LAURUS NOBILIS / SWEET BAY | 24" BOX 25' | L |
| | OLEA EUROPAEA 'SWAN HILL' / SWAN HILL FRUITLESS OLIVE | 24" BOX 30' | L |
| | SCHINUS MOLLE / CALIFORNIA PEPPER | 24" BOX 40' | L |
| PROPOSED DECIDUOUS ACCENT TREES: | | | |
| | CERCIDIUM X. 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE | 15 GAL. 25' | L |
| | GLEDITSIA T. 'SHADEMASTER' / SHADEMASTER HONEYLOCUST | 15 GAL. 30' | L |
| PROPOSED PALMS: | | | |
| | CHAMAEROPS HUMILIS / MEDITERRANEAN FAN PALM | 4' BTH 15' | L |
| | PHOENIX DACTYLIFERA / DATE PALM | 20' BTH 25' | L |
| | WASHINGTONIA FILIFERA / CALIFORNIA FAN PALM | 15' BTH 25' | L |

## *PROPOSED PLANT PALETTE*

| BOTANICAL NAME/COMMON NAME | SIZE/ SPACING | WUCOLS IV PLANT FACTOR |
|---|---|---|
| PROPOSED SHRUBS: | | |
| LOW SHRUBS: | | |
| ANIGOZANTHOS FLAVIDUS / KANGAROO PAW | 5 GAL. | L |
| LAVANDULA STOECHAS / SPANISH LAVENDER | 3' O.C. | L |
| KNIPHOFIA TRIANGULARIS / CORAL POKER | | L |
| MEDIUM SHRUBS: | | |
| MUHLENBERGIA C. 'REGAL MIST' / PINK MUHLY GRASS | 5 GAL. | L |
| CISTUS 'SNOW WHITE' / SNOW WHITE ROCKROSE | 4' O.C. | L |
| ROSMARINUS O. 'TUSCAN BLUE' / TUSCAN BLUE ROSEMARY | | L |
| SALVIA LEUCANTHA / MEXICAN BUSH SAGE | | L |
| TALL SHRUBS: | | |
| ALYOGYNE HUEGELII / BLUE HIBISCUS | 5 GAL. | L |
| CEANOTHUS SPP. / CALIFORNIA WILD LILAC | 6' O.C. | L |
| HETEROMELES ARBUTIFOLIA / TOYON | | L |
| LAVATERA MARITIMA / BUSH MALLOW | | L |
| PHORMIUM T. 'AUTROPURPUREA' / PURPLE NEW ZEALAND FLAX | | L |
| PROPOSED GROUND COVER: | | |
| ACACIA R. 'DESERT CARPET' / DESERT CARPET ACACIA | 1 GAL. | L |
| BACCHARIS PILULARIS / COYOTE BUSH | 6' O.C. | L |
| CISTUS S. 'PROSTRATUS' / SAGELEAF ROCKROSE | | L |
| VERBENA P. 'PURPLE' / PURPLE VERBENA | | L |
| PROPOSED VINES: | 5 GAL. | |
| MACFADYENA UNGIS-CATI / CAT'S CLAW VINE | 15' O.C. | L |
| VITUS VINIFERA 'SANGIOVESE' / SANGIOVESE WINE GRAPE | | L |
| WISTERIA SINENSIS / CHINESE WISTERIA | | M |

## *SUCCULENT PLANT PALETTE*

| BOTANICAL NAME/COMMON NAME | SIZE/ SPACING | WUCOLS IV PLANT FACTOR |
|---|---|---|
| PROPOSED PLANTS: | | |
| AGAVE AMERICANA / CENTURY PLANT | 5 GAL. | L |
| AGAVE 'BLUE FLAME' / BLUE FLAME AGAVE | 4' O.C. | L |
| AGAVE VILMORINIANA / OCTOPUS AGAVE | | L |
| HESPERALOE PARVIFLORA / RED YUCCA | | L |
| ECHEVERIA A. 'LIPSTICK' / LIPSTICK ECHEVERIA | | L |
| EUPHORBIA T. 'STICKS ON FIRE' / FIRE STICKS | | L |
| PROPOSED GROUND COVER: | R.C's. | |
| DELOSPERMA ALBA / WHITE TRAILING ICE PLANT | 18" O.C. | L |
| SENICIO V. 'SERPENTS' / BLUE CHALK STICKS | | L |

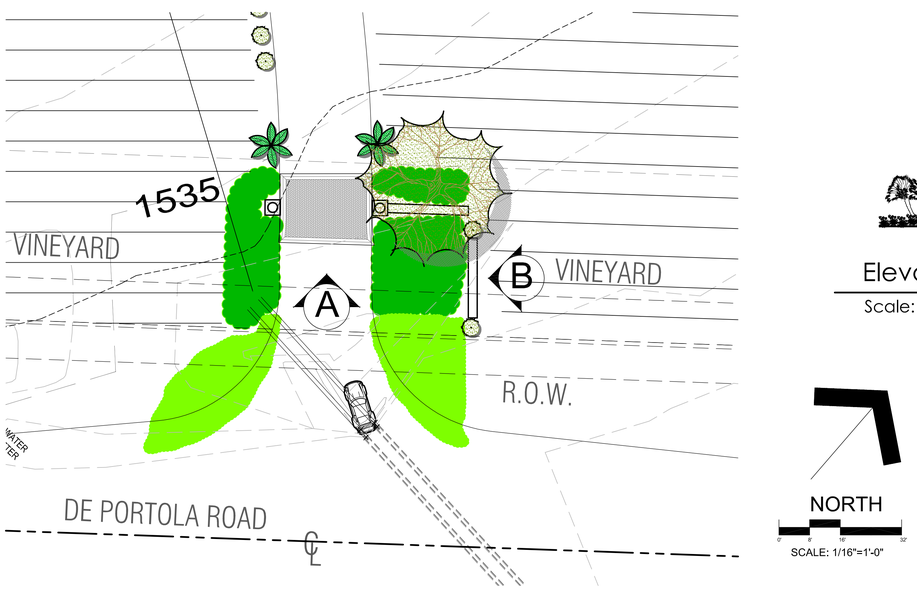



Plan View - Corner Signage @ De Portola & Monte De Oro

Scale: 1/16" = 1'-0"

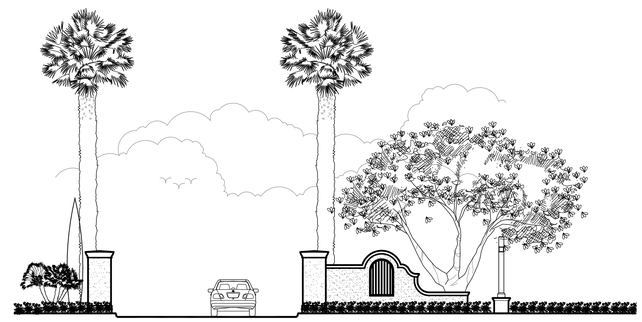
Elevation 'B' - Corner Signage & Driveway Entry Signage

Scale: 3/8" = 1'-0"




Plan View - Driveway Entry @ De Portola

Scale: 1/16" = 1'-0"



Elevation 'A' - Driveway Entry Monumentation

Scale: 1/8" = 1'-0"

LICENSED LANDSCAPE ARCHITECT
ROBERT E. TAFT No. 3669
Revised
03-11-2022
03-05-2021
4/30/2020
date
STATE OF CALIFORNIA

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MONARCH WINERY - CONCEPTUAL LANDSCAPE PLAN - SHEET 2 OF 5 - 4/27/20

# Conceptual Landscape Plan - Driveway Entry @ De Portola & Corner Signage



APRIL 27, 2020

# Monarch Winery

De Portola Road
Temecula, CA 92592

## PROPOSED TREE / PALM PALETTE

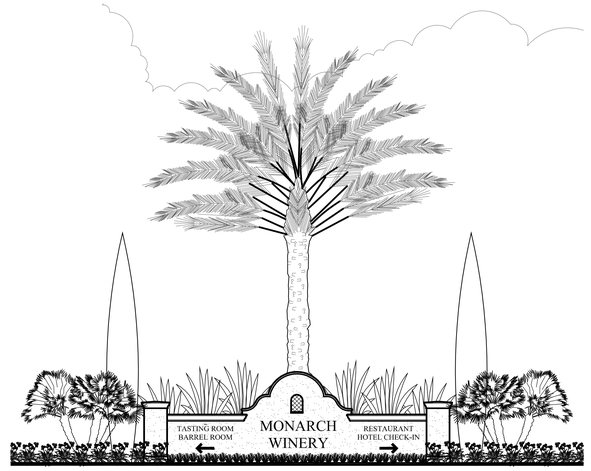
| SYMBOL | BOTANICAL NAME/COMMON NAME | SIZE/ SPACING | WUCOLS IV PLANT FACTOR |
|---|---|---|---|
| PROPOSED EVERGREEN SCREENING TREES: | | | |
| | SCHINUS MOLLE / CALIFORNIA PEPPER | 15 GAL./24" BOX 40' | L |
| | PRUNUS ILICIFOLIA LYONII / CATALINA CHERRY | 15 GAL./24" BOX 25' | L |
| | CERATONIA SILIQUA / CAROB TREE | 15 GAL./24" BOX 20' | L |
| | CUPRESSUS SEMPERVIRENS / ITALIAN CYPRESS | 15 GAL./24" BOX 8' | L |
| PROPOSED EVERGREEN SPECIMAN TREES: | | | |
| | LAURUS NOBILIS / SWEET BAY | 24" BOX 35' | L |
| | OLEA EUROPAEA 'SWAN HILL' / SWAN HILL FRUITLESS OLIVE | 24" BOX 30' | L |
| | SCHINUS MOLLE / CALIFORNIA PEPPER | 24" BOX 40' | L |
| PROPOSED DECIDUOUS ACCENT TREES: | | | |
| | CERCIDIUM X. 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE | 15 GAL. 25' | L |
| | GLEDITSIA T. 'SHADEMASTER' / SHADEMASTER HONEYLOCUST | 15 GAL. 30' | L |
| PROPOSED PALMS: | | | |
| | CHAMAEROPS HUMILIS / MEDITERRANEAN FAN PALM | 4' BTH 15' | L |
| | PHOENIX DACTYLIFERA / DATE PALM | 20' BTH 25' | L |
| | WASHINGTONIA FILIFERA / CALIFORNIA FAN PALM | 15' BTH 25' | L |

## PROPOSED PLANT PALETTE

| BOTANICAL NAME/COMMON NAME | SIZE/ SPACING | WUCOLS IV PLANT FACTOR |
|---|---|---|
| PROPOSED SHRUBS: | | |
| LOW SHRUBS: | | |
| ANIGOZANTHOS FLAVIDUS / KANGAROO PAW | 5 GAL. | L |
| LAVANDULA STOECHAS / SPANISH LAVENDER | 3' O.C. | L |
| KNIPHOFIA TRIANGULARIS / CORAL POKER | | L |
| MEDIUM SHRUBS: | | |
| MUHLENBERGIA C. 'REGAL MIST' / PINK MUHLY GRASS | 5 GAL. | L |
| CISTUS 'SNOW WHITE' / SNOW WHITE ROCKROSE | 4' O.C. | L |
| ROSMARINUS O. 'TUSCAN BLUE' / TUSCAN BLUE ROSEMARY | | L |
| SALVIA LEUCANTHA / MEXICAN BUSH SAGE | | L |
| TALL SHRUBS: | | |
| ALYOGYNE HUEGELII / BLUE HIBISCUS | 5 GAL. | L |
| CEANOTHUS SPP. / CALIFORNIA WILD LILAC | 6' O.C. | L |
| HETEROMELES ARBUTIFOLIA / TOYON | | L |
| LAVATERA MARITIMA / BUSH MALLOW | | L |
| PHORMIUM T. 'AUTROPURPUREA' / PURPLE NEW ZEALAND FLAX | | L |
| PROPOSED GROUND COVER: | | |
| ACACIA R. 'DESERT CARPET' / DESERT CARPET ACACIA | 1 GAL. | L |
| BACCHARIS PILULARIS / COYOTE BUSH | 6' O.C. | L |
| CISTUS S. 'PROSTRATUS' / SAGELEAF ROCKROSE | | L |
| VERBENA P. 'PURPLE' / PURPLE VERBENA | | L |
| PROPOSED VINES: | 5 GAL. | |
| MACFADYENA UNGIS-CATI / CAT'S CLAW VINE | 15' O.C. | L |
| VITUS VINIFERA 'SANGIOVESE' / SANGIOVESE WINE GRAPE | | L |
| WISTERIA SINENSIS / CHINESE WISTERIA | | M |

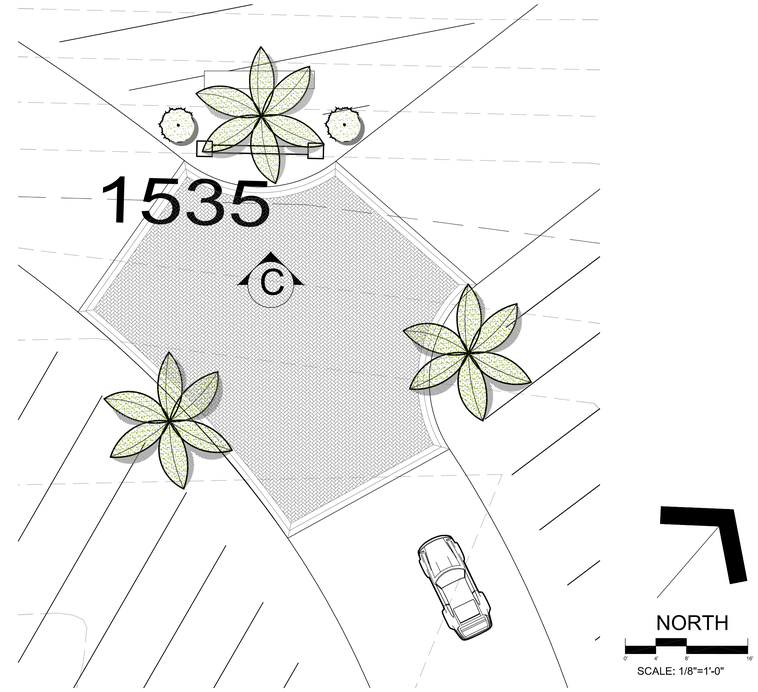
## SUCCULENT PLANT PALETTE

| BOTANICAL NAME/COMMON NAME | SIZE/ SPACING | WUCOLS IV PLANT FACTOR |
|---|---|---|
| PROPOSED PLANTS: | | |
| AGAVE AMERICANA / CENTURY PLANT | 5 GAL. | L |
| AGAVE 'BLUE FLAME' / BLUE FLAME AGAVE | 4' O.C. | L |
| AGAVE VILMORINIANA / OCTOPUS AGAVE | | L |
| HESPERALOE PARVIFLORA / RED YUCCA | | L |
| ECHEVERIA A. 'LIPSTICK' / LIPSTICK ECHEVERIA | | L |
| EUPHORBIA T. 'STICKS ON FIRE' / FIRE STICKS | | L |
| PROPOSED GROUND COVER: | R.C's. | |
| DELOSPERMA ALBA / WHITE TRAILING ICE PLANT | 18" O.C. | L |
| SENICIO V. 'SERPENTS' / BLUE CHALK STICKS | | L |



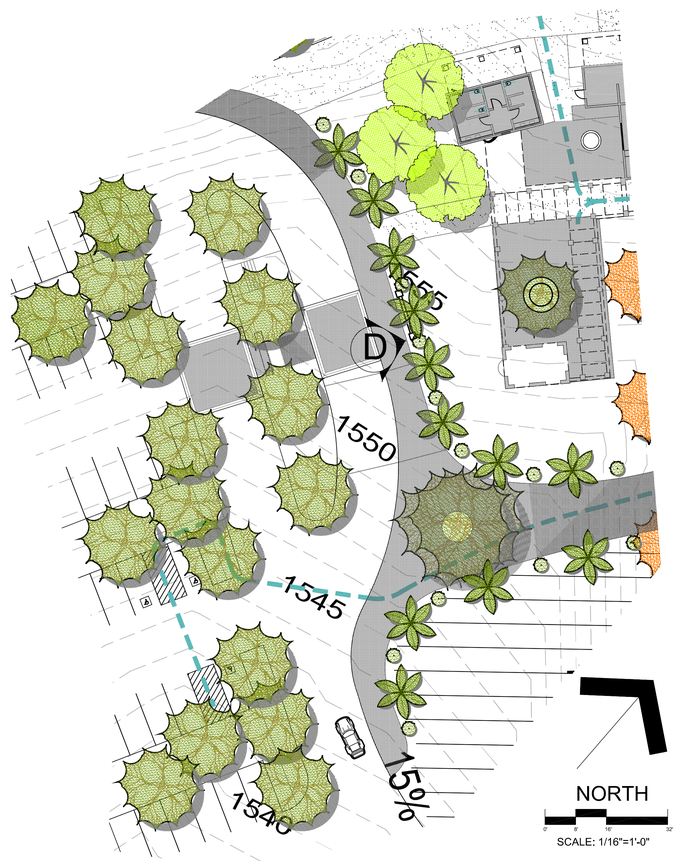

Elevation 'C' - Driveway Intersection Directional Sign

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



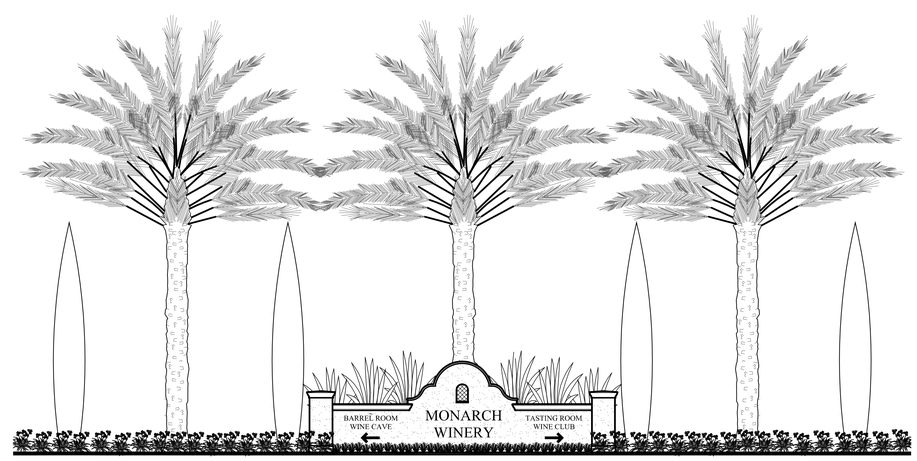

Plan View - Driveway Intersection

Scale: 1/8" = 1'-0"




Plan View - Tasting Room Areas

Scale: 1" = 20'




Elevation 'D' - Drop-Off Area Directional Sign

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

LICENSED LANDSCAPE ARCHITECT
ROBERT E. Taft No. 3669
Signature
05-21-2022
Expiration Date
4/30/2020
Date
STATE OF CALIFORNIA

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MONARCH WINERY - CONCEPTUAL LANDSCAPE PLAN - SHEET 3 OF 5 - 4/27/20

# Conceptual Landscape Plan - Tasting Room Drop-Off Areas & Driveway Intersection



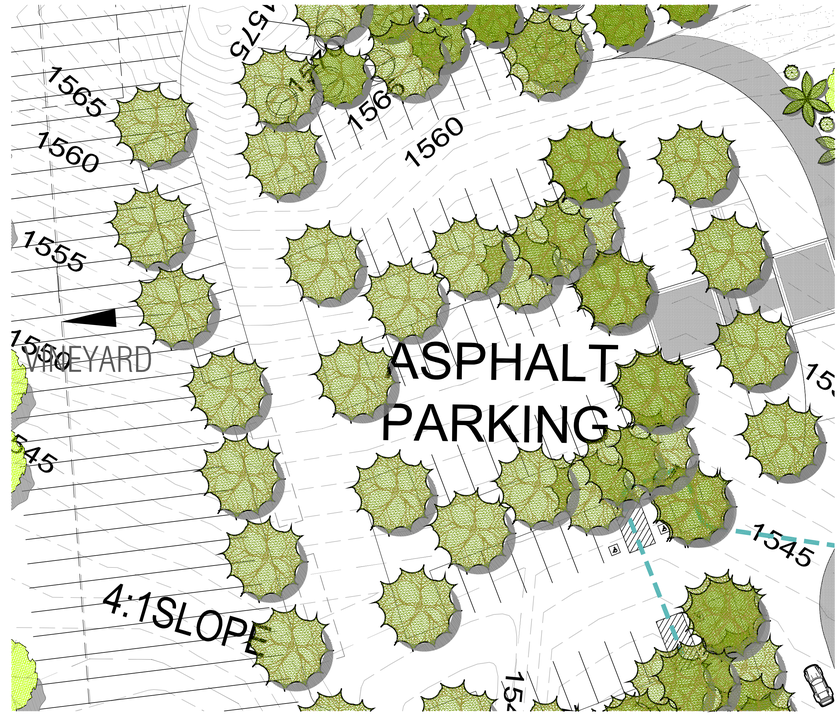
APRIL 27, 2020

# Monarch Winery

De Portola Road
Temecula, CA 92592

## PROPOSED TREE PALETTE @ PERIMETER SCREEN AREA & PARKING LOT

| SYMBOL | BOTANICAL NAME/COMMON NAME | SIZE/ SPACING | WUCOLS IV PLANT FACTOR |
|---|---|---|---|
| PROPOSED EVERGREEN SCREENING TREES: | | | |
| | SCHINUS MOLLE / CALIFORNIA PEPPER | 15 GAL./24" BOX 40' | L |
| | PRUNUS ILICIFOLIA LYONII / CATALINA CHERRY | 15 GAL./24" BOX 25' | L |
| | CERATONIA SILIQUA / CAROB TREE | 15 GAL./24" BOX 20' | L |
| PROPOSED PARKING LOT TREES: | | | |
| | CERCIDIUM X. 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE | 24" BOX 25' | L |
| | OLEA EUROPAEA 'SWAN HILL' / SWAN HILL FRUITLESS OLIVE | 24" BOX 30' | L |
| | SCHINUS MOLLE / CALIFORNIA PEPPER | 24" BOX 40' | L |




Plan View - Parking Lot

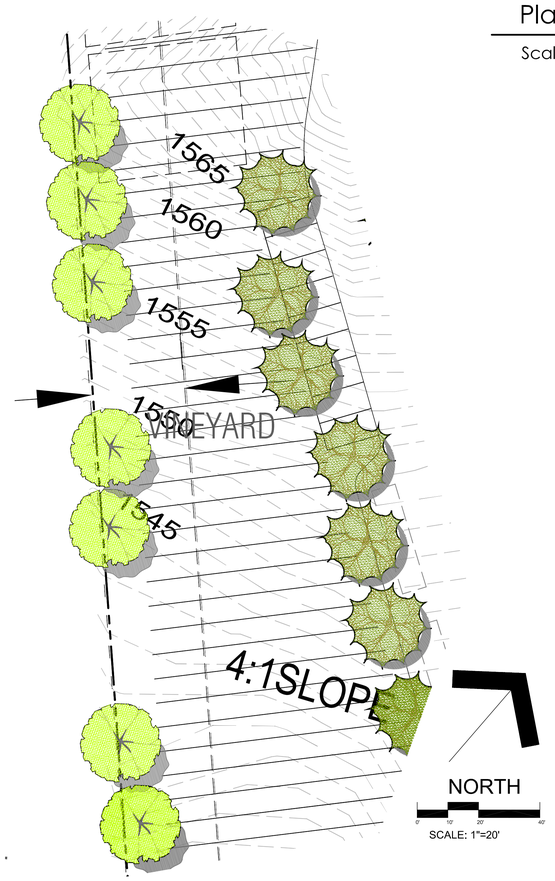
Scale: 1" = 20'

## PROPOSED PARKING LOT PLANT PALETTE

| BOTANICAL NAME/COMMON NAME | SIZE/ SPACING | WUCOLS IV PLANT FACTOR |
|---|---|---|
| PROPOSED SHRUBS: | | |
| ANIGOZANTHOS FLAVIDUS / KANGAROO PAW | 5 GAL. | L |
| KNIPHOFIA TRIANGULARIS / CORAL POKER | 4' TO 6' O.C. | L |
| MUHLENBERGIA C. 'REGAL MIST' / PINK MUHLY GRASS | | L |
| LAVANDULA STOECHAS / SPANISH LAVENDER | | L |
| ROSMARINUS O. 'TUSCAN BLUE' / TUSCAN BLUE ROSEMARY | | L |
| SALVIA LEUCANTHA / MEXICAN BUSH SAGE | | L |
| PROPOSED GROUND COVER: | | |
| CISTUS S. 'PROSTRATUS' / SAGELEAF ROCKROSE | 1 GAL. | L |
| VERBENA P. 'PURPLE' / PURPLE VERBENA | 3' TO 4" O.C. | L |

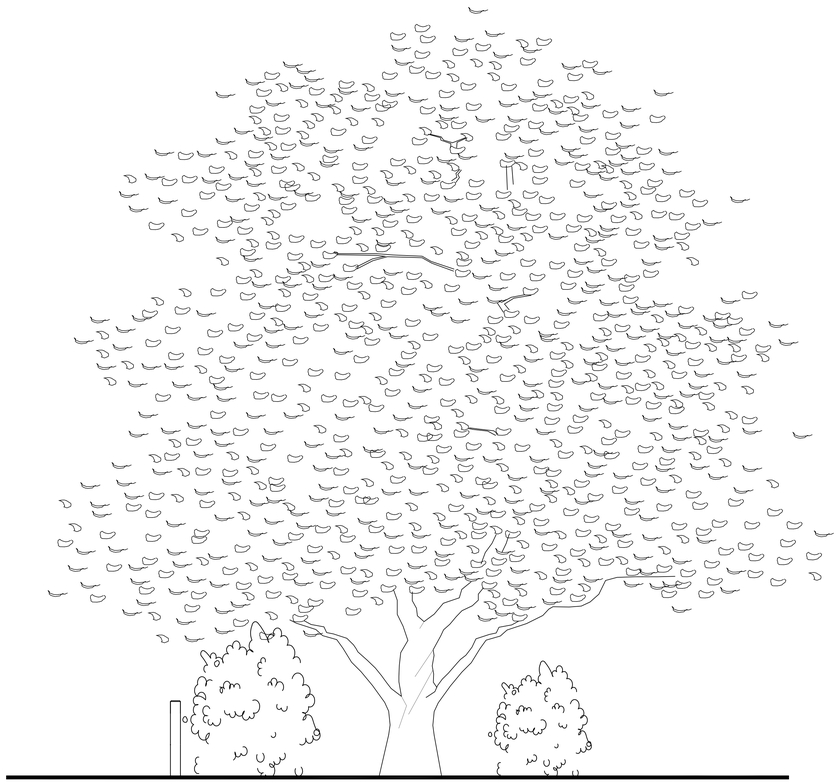
## PROPOSED SCREENING PLANT PALETTE

| BOTANICAL NAME/COMMON NAME | SIZE/ SPACING | WUCOLS IV PLANT FACTOR |
|---|---|---|
| PROPOSED SHRUBS: | | |
| CEANOTHUS SPP. / CALIFORNIA WILD LILAC | 5 GAL. | L |
| HETEROMELES ARBUTIFOLIA / TOYON | 15' O.C. | L |
| LAVATERA ASSURGENTIFLORA / TREE MALLOW | | L |




Plan View - Typical Perimeter Planting

Scale: 1" = 20'



Section - Typical Perimeter Planting

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

# Conceptual Landscape Plan - Permeter Screening Areas & Parking Lots

SHEET 4 OF 5

APRIL 27, 2020

LICENSED LANDSCAPE ARCHITECT
ROBERT E. Taft No. 3669
03-31-2022
Expiration Date
4/30/2020
Date
STATE OF CALIFORNIA

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MONARCH WINERY - CONCEPTUAL LANDSCAPE PLAN - SHEET 4 OF 5 - 4/27/20

# Monarch Winery

De Portola Road
Temecula, CA 92592

Plan View - Main Winery & Resort Parking Areas

Scale: 1" = 40'

## SHADING NOTES

1. 18' PARKING SPACE PER COUNTY MINIMUM REQUIREMENTS

## GENERAL NOTES

1. FOR PLANT LEGEND SEE SHEET 1

## TREE SHADING LEGEND

PARKING AREA SHADED BY TREES

## SHADING SUMMARY

| | |
|---|---|
| TOTAL PARKING AREA: (EXCLUDES DRIVE AISLES AND COVERED PARKING SPACES) | 61,463 S.F. |
| 50% SHADING REQUIRED FOR UNCOVERED AREAS: | 30,732 S.F. |
| PARKING AREA SHADED BY 153 TREES:* | 31,030 S.F. |

* TREE SIZE SHOWN AT 15 YEARS MATURITY, PER RIVERSIDE COUNTY ORDINANCE 348, SECTION 18.12

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MONARCH WINERY - SHADING PLAN - SHEET 5 OF 5 - 4/27/20

# Shading Plan



APRIL 27, 2020