

### **Rick Mashon & Kazem Zomorrodian**

Rick P: (323) 584-9500 Email: rick@bonappetitbakery.com Kazem P: (760) 845-3093 Email: mkzomorrodian@yahoo.com Landscape Architect: Royal Oak Design 2456 Hummingbird Way La Verne, CA 91750-2371 909.593.4158 Civil Engineer: Love Engineering 31915 Rancho California Road, Suite 200-166 Temecula, CA 92591 951.440.8149 LoveCivil.com

## TITLE SHEET

Murrieta, CA

10.25.2013 2nd SUBMITTAL 05.31.2013 1st SUBMITTAL

### Sheet Index

- A0.1 Title Sheet & Index
- A1.1 Site Perspective 1
- A1.2 Site Perspective 2
- A1.3 Site Perspective 3
- A1.4 Site Perspective 4
- A1.5 Architectural Site Plan
- A1.6 Project Data
- A1.7 Site Lighting Plan
- A2.0 Building Plan A Level 1
- A2.1 Building Plan A Level 2 & 3
- A2.2 Building Plan B Level 1-3
- A2.3 Building Plan C Level 1-3
- A2.4 Building Plan D Level 1-3
- A2.5 Building Plan E Level 1-3
- A3.0 Building A Perpectives & Roof Plan
- A3.1 Building A Elevations
- A3.2 Building B Perpectives & Roof Plan
- A3.3 Building B Elevations
- A3.4 Building C Perpectives & Roof Plan
- A3.5 Building C Elevations
- A3.6 Building D Perpectives & Roof Plan
- A3.7 Building D Elevations
- A3.8 Building E Perpectives & Roof Plan
- A3.9 Building E Elevations
- A4.0 Typical Building Sections
- A5.0 Unit Plans 1& 2
- A5.1 Unit Plan 3
- A6.0 Community Center 1st Floor Plan
- A6.1 Community Center 2nd Floor Plan
- A6.2 Community Center Perspectives
- A6.3 Community Center Elevations
- A6.4 Typical Garage and Trash Enclosure

A

Architectural Color & Material Board



## BEL AIR APARTMENT HOMES (MURRIETA 196) Rick Mashon & Kazem Zomorrodian

Rick P: (323) 584-9500 Email: rick@bonappetitbakery.com Kazem P: (760) 845-3093 Email: mkzomorrodian@yahoo.com

## SITE PERSPECTIVE I

Murrieta, CA

10.25.2013 2nd SUBMITTAL 05.31.2013 1st SUBMITTAL NOTE: LANDSCAPE SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO LANDSCAPE PLAN FOR FURTHER INFORMATION.

> KTGY Group, Inc. Architecture+Planning 1733 Ocean Ave., Suite 250 Santa Monica, CA 90401 310.394.2623 ktgy.com

AI



## BEL AIR APARTMENT HOMES (MURRIETA 196) Rick Mashon & Kazem Zomorrodian

Rick P: (323) 584-9500 Email: rick@bonappetitbakery.com Kazem P: (760) 845-3093 Email: mkzomorrodian@yahoo.com

## SITE PERSPECTIVE 2

Murrieta, CA

10.25.2013 2nd SUBMITTAL 05.31.2013 1st SUBMITTAL NOTE: LANDSCAPE SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO LANDSCAPE PLAN FOR FURTHER INFORMATION.

> KTGY Group, Inc. Architecture+Planning 1733 Ocean Ave., Suite 250 Santa Monica, CA 90401 310.394.2623 ktgy.com

AI.2



## BEL AIR APARTMENT HOMES (MURRIETA 196) Rick Mashon & Kazem Zomorrodian

Rick P: (323) 584-9500 Email: rick@bonappetitbakery.com Kazem P: (760) 845-3093 Email: mkzomorrodian@yahoo.com

## SITE PERSPECTIVE 3

**Murrieta, CA** KTGY # 2011-0124

10.25.2013 2nd SUBMITTAL 05.31.2013 1st SUBMITTAL KEY PLAN (N.T.S.)

NOTE: LANDSCAPE SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO LANDSCAPE PLAN FOR FURTHER INFORMATION.





### **Rick Mashon & Kazem Zomorrodian**

Rick P: (323) 584-9500 Email: rick@bonappetitbakery.com Kazem P: (760) 845-3093 Email: mkzomorrodian@yahoo.com

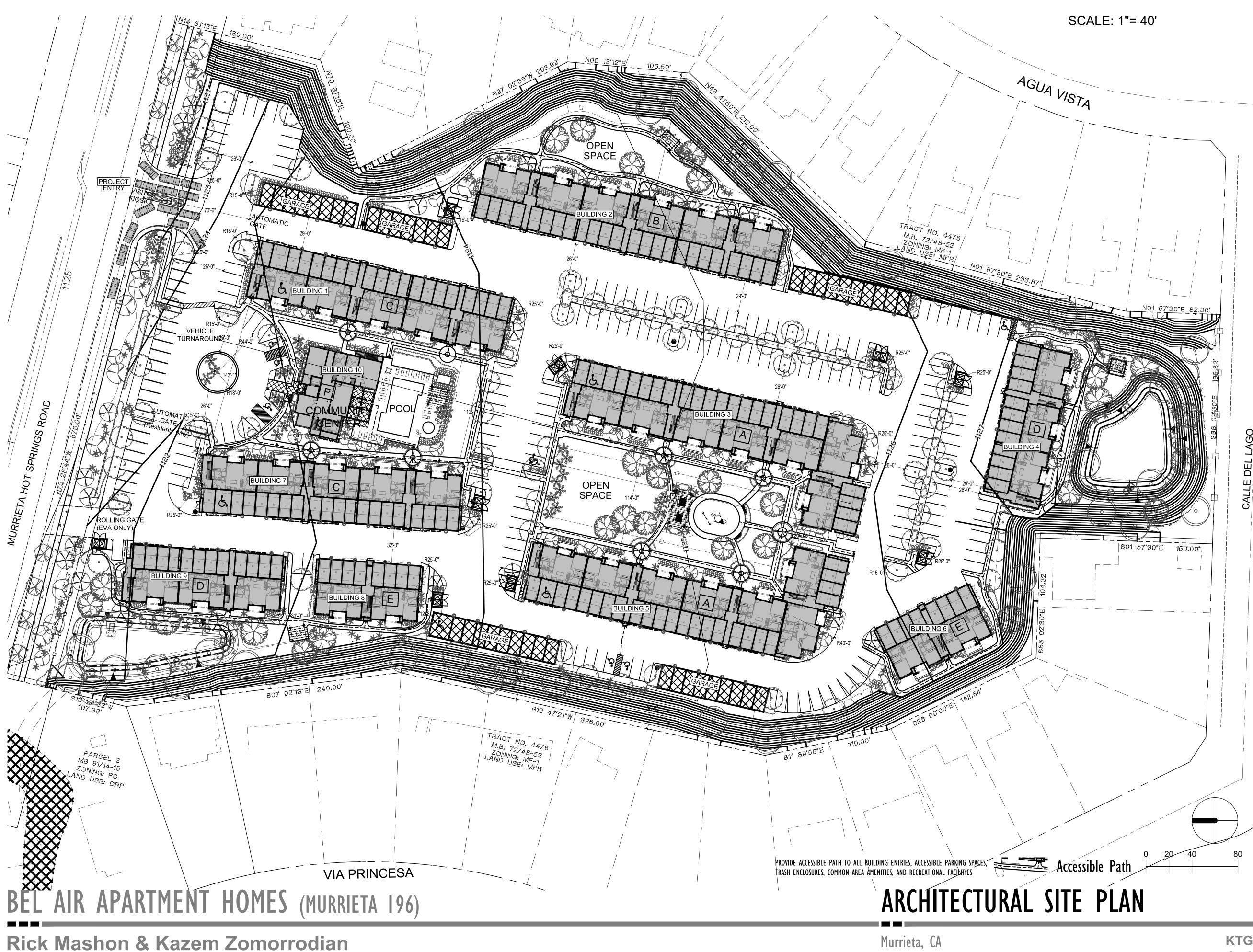
### SITE PERSPECTIVE 4

**Murrieta, CA** KTGY # 2011-0124

10.25.2013 2nd SUBMITTAL 05.31.2013 1st SUBMITTAL NOTE: LANDSCAPE SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO LANDSCAPE PLAN FOR FURTHER INFORMATION.

> KTGY Group, Inc. Architecture+Planning 1733 Ocean Ave., Suite 250 Santa Monica, CA 90401 310.394.2623 ktgy.com

**A** |



Rick P: (323) 584-9500 Email: rick@bonappetitbakery.com Kazem P: (760) 845-3093 Email: mkzomorrodian@yahoo.com Murrieta, CA KTGY # 2011-0124

10.25.2013 2nd SUBMITTAL 05.31.2013 Ist SUBMITTAL

### **Project Summary**

### Project Description:

A 196 unit multi-family apartment project on a 9.9 acre parcel including nine apartment buildings, a clubhouse and pool, play area, and other bbq areas. The unit mix includes 1, 2, and 3 bedroom apartments ranging from 810 square feet to 1309 square feet.

### Legal Description:

All that portion of lots 188 and 190, Webster Ave, and Clinton Ave, and a portion of the Murrieta portion of the Temecula Rancho, as shown by the map of the Temecula land and water Company, on file in Book 8 Page 359 of maps, records of San Diego County, California

Project Info: Address: The site is located on Murrieta Hot Springs Road between Via Pricesa and Calle Del Lago. APN: 913-160-040 City Case #: DPO-2013-3335 Site Area Information 10.91 AC Gross Site Area:

9.85 AC

196.0 DU

15 - 18 DU / AC

17.96 DU / AC

39,200 SF

+/- 45,000 SF

150,935 SF (35%) 105,493 SF (24%)

42,829 SF (10%)

23,540 SF

168,450 SF (39.3%)

(39%)

(58%)

<u>(3%)</u>

114

228

406 SPACES (210 SURFACE SPACES) (196 GARAGE SPACES)

196 <u>210</u> 406 SPACES

<u>Provided</u>

8 (1 Van)

<u>3 (1 Van)</u> 11 (3 Van)

15

100-127SF/ Grnd Flr Units, 70-80SF/ Upper Flr Units

(200SF / Unit)

(230SF / Unit)

100SF/Grnd flr Unit, 60SF/Upper flr Unit

Net Site Area: Dwelling Units: Density Allowed: Density Proposed:

### Open Space

Required Common Open Space: Provided Common Open Space: Required Private Open Space: Provided Private Open Space: (see unit plan sheets A5.0-5.1)

Site Coverage Calculations Allowed Building Coverage : Proposed Building Coverage:

Required Landscape Area: Provided Landscape Area: Total R.O.W. Area:

18,250 SF (77.5%) Landscape in R.O.W.: Unit Mix 1 Bedroom: 76 2 Bedroom: 114 3 Bedroom: Total 196 Units

Parking Required: 1 BR (76 x 1.5) 2 BR (114 x 2) 3 BR (6 x 2.5) GUEST (196 x .25) TOTAL REQUIRED

Parking Provided: GARAGE <u>SURFACE</u> TOTAL

Accessible Parking Requirements: Required 2% of Assigned (357x.02) = 8 (1Van) <u>5% Guest (49x.05) = 3 (1 Van)</u> Total:

Land Use & Zoning Information Existing Land Use: Vacant Multi-Family Residential Proposed Land Use: Multi-Family Residential (MF-2) Existing Zoning: Proposed Zoning: Multi-Family Residential (MF-2) Airport Compatibility Zone D (site under 10 net Acres)

Services / Utilities Water: Sewer: Gas: Electric: Telephone:

Cable:

School District

Eastern Municipal Water District Eastern Municipal Water District Southern California Gas Comapny Southern California Edison Verizon Time Warner Murrieta Valley Unified School District



Project Summar	У				Buildin
Project Description: A 196 unit multi-family apa	artment proje	ect on a 9 9 a	cre narcel in	cluding nine	Building \$
apartment buildings, a clu unit mix includes 1, 2, and to 1309 square feet.	bhouse and	pool, play are	ea, and othe	r bbq areas. The	Building Building 1 Building 2 Building 3
Legal Description:					Building 4
All that portion of lots 188	and 190, We	ebster Ave. a	nd Clinton A	ve, and a portion	Building 5 Building 6
of the Murrieta portion of t	the Temecula	a Rancho, as	shown by th	ne map of the	Building 7
Temecula land and water	Company, o	n file in Book	8 Page 359	of maps,	Building 8
records of San Diego Cou	ınty, Californ	ia			Building 9 Building 1
Project Info:					TOTAL:
Address: The site is locate and Calle Del La APN: 913-160-040		ta Hot Spring	s Road betw	veen Via Pricesa	Note: Build
City Case #: DPO-2013-3	335				Building I
Site Area Information					Building
Gross Site Area:		10.91 AC			Building 1
Net Site Area:		9.85 AC			Building 2
Dwelling Units:		196.0 DU			Building 3
Density Allowed:		15 - 18 DU /	AC		Building 4
Density Proposed:		17.96 DU / A	AC		Building 5 Building 6
Open Space					Building 7
Required Common Open	Space:	39,200 SF		(200SF / Unit)	Building 8 Building 9
Provided Common Open	•	+/- 45,000 S		(230SF / Unit)	Building 1
Required Private Open Sp	-	•		SF/Upper flr Unit	Total:
Provided Private Open Sp		100-127SF/			
(see unit plan sheets A5.0		70-80SF/ Up			
	-				Unit SF S
Site Coverage Calculation		450.005.05			Unit Plan
Allowed Building Coverag Proposed Building Covera		150,935 SF 105,493 SF	. ,		Plan 1A Plan 2A
Required Landscape Area	9.	42,829 SF	(10%)		Plan 2B
Provided Landscape Area		168,450 SF	· · ·		Plan 3A Totals
Total R.O.W. Area:		23,540 SF	()		Average L
Landscape in R.O.W.:		18,250 SF	(77.5%)		Note: Unit
Unit Mix					
1 Bedroom:		76	(39%)		
2 Bedroom:		114	(58%)		
3 Bedroom:		6	(3%)		
Total		196 Units		_	
Parking Required:					
1 BR (76 x 1.5)			114		
2 BR (114 x 2)			228		
3 BR (6 x 2.5)			15		
GUEST (196 x .25)			49		
TOTAL REQUIRED			406 SPACE	<del>-</del> S	
				CE SPACES)	
Darking Drovidad:			(196 GARA	GE SPACES)	
Parking Provided: GARAGE			196		
SURFACE			210		
TOTAL			406 SPACE	ES	
Accessible Parking Requi	rements:				
Required			Provided		
2% of Assigned (357x.02	) = 8 (1 Van)		8 (1 Van)		
5% Guest (49x.05) = 3 (1	, , ,		3 (1 Van)		
Total:			11 (3 Van)		
Land Use & Zoning Inform	nation				
Existing Land Use:	Vacant				
•	Multi-Family				
• •	•	Residential (	, ,		
Proposed Zoning: Airport Compatibility Zone	-	Residential ( er 10 net Acre			
			,		
<u>Services / Utilities</u> Water:	Eastern Mur	nicipal Water	District		
Sewer:		nicipal Water			
Gas:		alifornia Gas (			
Electric:		alifornia Edisc	• •		
Telephone:	Verizon				
Cable:	Time Warne	r			
Colored D'state	· · · · · · · · · · · · · · · · · ·			•	-1

Building D	Data						General Notes
Building SF Su							1. OPEN SPACE AREAS SHALL BE PROVIDED FOR E
						TOTAL	OF SECTION 18.08.020
Building Building 1 (C)	Const. Type VA 3 S	STORY	<u>1ST Floor</u> 11,055 SQ. FT.	2ND Floor 10,617 SC		<u>TOTAL</u> 32,289 SQ. FT.	2. ACCESS DRIVE / MAIN ENTRY SHALL BE DESIGNE
Building 2 (B)	VA 38	STORY	13,057 SQ. FT.	12,690 SC	). FT. 12,690 SQ. FT.	38,437 SQ. FT.	3. ALL OUTDOOR LIGHTING SHALL CONFIRM TO DE
Building 3 (A) Building 4 (D)		STORY STORY	14,641 SQ. FT. 6,681 SQ. FT.	14,168 SC 6,406 SQ.	•	42,977 SQ. FT. 19,493 SQ. FT.	4. ACCESSIBLE PARKING SPACES SHALL BE PROVI
Building 5 (A)		STORY	14,641 SQ. FT.			42,977 SQ. FT.	
Building 6 (E)		STORY	4,429 SQ. FT.	4,273 SQ.		12,975 SQ. FT.	5. 5% OF PROVIDED PARKING SPACES SHALL BE D
Building 7 (C) Building 8 (E)		STORY STORY	11,055 SQ. FT. 4,429 SQ. FT.	10,617 SC 4,273 SQ.	•	32,289 SQ. FT. 12,975 SQ. FT.	6. ALL NEW RESIDENTIAL STRUCTURES SHALL BE
Building 9 (D)	VB 38	STORY	6,681 SQ. FT.	6,406 SQ.	FT. 6,406 SQ. FT.	19,493 SQ. FT.	7. FIRE HYDRANTS SHALL COMPLY WITH MURRIET
Building 10 (F)	VB 23	STORY	3,664 SQ. FT	1,526 SQ.	FT	5,190 SQ. FT.	8. BLUE DOT HYDRANT MAKERS ARE TO BE INSTAL
TOTAL:	nuara faatagaa aha	wa ara baaad	l on groop floor orog	of the building	~	259,095 SQ.FT.	9. AS A GATED COMMUNITY THE DEVELOPMENT AN
Note: Building St	quare rootages sho	whate based	d on gross floor area		9		PROGRAM".
Building Unit S	ummary						10. ALL BUILDINGS SHALL HAVE FIRE RETARDANT R
							11. ALL BUILDING NUMBERS SHALL ILLUMINATED AN
Building Building 1 (C)	<u>1-Bed</u> 10	<u>2-Bed</u> 15	<u>3-Bed To</u> - 25	tal Units	Garages 20 (1 Accessible)		LIGHTS THAT ARE NOT CONTROLLED BY THE RE
Building 2 (B)	12	18	- 30		24		VIEW VEHICLE COLORS IN A TRUE LIGHT.
Building 3 (A)	12	18	3 33		24 (1 Accessible)		12. BUILDING NUMBERS/LETTERS MUST BE VISIBLE
Building 4 (D) Building 5 (A)	6 12	9 18	- 15 3 33		12 24 (1 Accessible)		
Building 6 (E)	4	6	- 10		8		FROM THE BUILDING) AND APPROPRIATELY PLAC
Building 7 (C)	10	15	- 25		2 (1 Accessible)		BE MARKED WITH A REFLECTORIZED MATERIAL
Building 8 (E) Building 9 (D)	4	6 9	- 10 - 15		8 12		THE PROJECT.
Building 10 (F)	Rec. Buil	ding					13. EACH DWELLING UNIT WITHIN A BUILDING SHALL
Total:	76	114	6 19	6 Units	196 Garage Spaces		IN HEIGHT AND IN CONSTRASTING COLOR FROM
							THE ROOF OF THE OFFICE OR MAIN BUILDING OF
<u>Unit SF Summa</u>	ary						14. EACH TENANT PARKING SPACE SHALL BE CLEAR
Unit Plan	Unit Type	SF	Total	Percent			UNIT NUMBER
Plan 1A	1bd/1ba	740 sf	76	<u>39%</u>			15. EACH MULTI-HOUSING COMPLEX MUST INSTALL
Plan 2A	2bd/2ba	993 sf	38	19%			
Plan 2B Plan 3A	2bd/2ba 3bd/2ba	993 sf 1247 sf	76 6	36% 6%			AND EVERY ENTRY AND EXIT POINT TO THE SAT
Totals	550/250	1247 31	196	100%			DIGITAL SYSTEM WITH THE CAPABILITY TO VIEW
Average Unit Siz		ana kasadan					INTERNET BY THE MURRIETA POLICE DEPARTME
Note: Unit squar	e tootages snown a	are based on	net floor area of the	e unit			MANAGER. THE SYSTEM MUST BE CAPABLE OF
							POINT. VIDEO SURVEILLANCE RECORDS MUST E
							MADE AVAILABLE TO ANY LAW ENFORCEMENT A
							16. ACCESS CONTROL:
							<ul> <li>16.1. Gates must be installed to limit points of exit and</li> <li>16.2. All gated communities must adhere to the followin</li> <li>16.2.1. A radio control device as specified by the Ch</li> <li>16.2.2. A master key as specified by the Chief of Po</li> <li>16.2.3. A strobe light receiver device as specified by</li> <li>16.2.4. A master key as specified by the Fire Chief f</li> <li>16.3. In multi-family complexes where locked pedestria</li> <li>16.4. Master key box as specified by the Chief of Police</li> </ul>
							17. MINIMUM SECURITY REQUIREMENTS:
							<ul> <li>17.1. Dead bolts on all entry doors.</li> <li>17.2. 180-190 degree eye viewers on entry doors</li> <li>17.3. Anti-lift/slide devices on sliding doors and window</li> <li>17.4. 2"-3" screws in strike plates</li> <li>17.5. Proper trimming of trees and bushes.</li> <li>17.6. Adequate security lighting</li> </ul>
							18. PARTICIPATION IN CFMH PROGRAM:
							18.1. Multi-Family Managements or Home Owner Asso of the program and implement any and all techno
							19. ALL INTERIOR FENCING ON THE PROPERTY SHA
							VISIBLE FROM THE OPPOSITE SIDE OF THE FENC

Building D	ata						General Notes
Building SF Sur	mmary						1. OPEN SPACE AREAS SHALL BE PROVIDED FOR E
<b>Duilding</b> (	Const Type		1ST Elear		2PD Elear	τοται	OF SECTION 18.08.020
Building ( Building 1 (C)	Const. Type VA 3 S	STORY	1ST Floor 11,055 SQ. F	2ND Floc T. 10,617 S			2. ACCESS DRIVE / MAIN ENTRY SHALL BE DESIGNE
Building 2 (B)	VA 35	STORY	13,057 SQ. F	T. 12,690 S	Q. FT. 12,690 SQ. FT.	38,437 SQ. FT.	3. ALL OUTDOOR LIGHTING SHALL CONFIRM TO DE
Building 3 (A) Building 4 (D)		STORY STORY	14,641 SQ. F⊺ 6,681 SQ. FT.	•	•	42,977 SQ. FT. 19,493 SQ. FT.	4. ACCESSIBLE PARKING SPACES SHALL BE PROVI
Building 5 (A)		STORY	14,641 SQ. F	,	,	42,977 SQ. FT.	
Building 6 (E)		STORY	4,429 SQ. FT.			12,975 SQ. FT.	5. 5% OF PROVIDED PARKING SPACES SHALL BE DI
Building 7 (C) Building 8 (E)		STORY STORY	11,055 SQ. FT 4,429 SQ. FT		•	32,289 SQ. FT. 12,975 SQ. FT.	6. ALL NEW RESIDENTIAL STRUCTURES SHALL BE E
Building 9 (D)	VB 35	STORY	6,681 SQ. FT.	. 6,406 SC	). FT. 6,406 SQ. FT.	19,493 SQ. FT.	7. FIRE HYDRANTS SHALL COMPLY WITH MURRIET
Building 10 (F)	VB 2 \$	STORY	3,664 SQ. FT.	1,526 SQ	). FT	5,190 SQ. FT.	8. BLUE DOT HYDRANT MAKERS ARE TO BE INSTAL
TOTAL:	www.exe feeteree eker					259,095 SQ.FT.	9. AS A GATED COMMUNITY THE DEVELOPMENT AN
Note: Building sc	quare footages sho	wh are based	i on gross noor are	ea of the building	ig		PROGRAM".
Building Unit Su	ummary						10. ALL BUILDINGS SHALL HAVE FIRE RETARDANT R
							11. ALL BUILDING NUMBERS SHALL ILLUMINATED AN
Building Building 1 (C)	<u>1-Bed</u> 10	<u>2-Bed</u> 15		Fotal Units	Garages 20 (1 Accessible)		LIGHTS THAT ARE NOT CONTROLLED BY THE RE
Building 2 (B)	12	18		30	24 (1 Accessible)		VIEW VEHICLE COLORS IN A TRUE LIGHT.
Building 3 (A)	12	18		33	24 (1 Accessible)		12. BUILDING NUMBERS/LETTERS MUST BE VISIBLE I
Building 4 (D) Building 5 (A)	6 12	9 18		5 33	12 24 (1 Accessible)		
Building 6 (E)	4	6		0	8		FROM THE BUILDING) AND APPROPRIATELY PLAC
Building 7 (C)	10	15		25	2 (1 Accessible)		BE MARKED WITH A REFLECTORIZED MATERIAL
Building 8 (E) Building 9 (D)	4 6	6 9		0 5	8 12		THE PROJECT.
Building 10 (F)	Rec. Build	ding		• 			13. EACH DWELLING UNIT WITHIN A BUILDING SHALL
Total:	76	114	6 1	96 Units	196 Garage Spaces		IN HEIGHT AND IN CONSTRASTING COLOR FROM
							THE ROOF OF THE OFFICE OR MAIN BUILDING OF
<u>Unit SF Summa</u>	ry						14. EACH TENANT PARKING SPACE SHALL BE CLEAR
Unit Plan	Unit Type	SF	Total	Percent			UNIT NUMBER
Plan 1A	1bd/1ba	740 sf	76	39%			15. EACH MULTI-HOUSING COMPLEX MUST INSTALL
Plan 2A	2bd/2ba	993 sf	38	19%			
Plan 2B Plan 3A	2bd/2ba 3bd/2ba	993 sf 1247 sf	76 6	36% 6%			AND EVERY ENTRY AND EXIT POINT TO THE SAT
Totals	0000/200		196	100%			DIGITAL SYSTEM WITH THE CAPABILITY TO VIEW
Average Unit Siz		vra basad an	not floor area of th	aa unit			INTERNET BY THE MURRIETA POLICE DEPARTME
Note: Unit square	e footages shown a	are based on	net noor area of tr	ne unit			MANAGER. THE SYSTEM MUST BE CAPABLE OF
							POINT. VIDEO SURVEILLANCE RECORDS MUST E
							MADE AVAILABLE TO ANY LAW ENFORCEMENT A
							16. ACCESS CONTROL:
							<ul> <li>16.1. Gates must be installed to limit points of exit and 16.2. All gated communities must adhere to the followin 16.2.1. A radio control device as specified by the Ch 16.2.2. A master key as specified by the Chief of Po 16.2.3. A strobe light receiver device as specified by 16.2.4. A master key as specified by the Fire Chief f 16.3. In multi-family complexes where locked pedestria 16.4. Master key box as specified by the Chief of Police</li> </ul>
							17. MINIMUM SECURITY REQUIREMENTS:
							<ul> <li>17.1. Dead bolts on all entry doors.</li> <li>17.2. 180-190 degree eye viewers on entry doors</li> <li>17.3. Anti-lift/slide devices on sliding doors and window</li> <li>17.4. 2"-3" screws in strike plates</li> <li>17.5. Proper trimming of trees and bushes.</li> <li>17.6. Adequate security lighting</li> </ul>
							18. PARTICIPATION IN CFMH PROGRAM:
							18.1. Multi-Family Managements or Home Owner Asso of the program and implement any and all techno
							19. ALL INTERIOR FENCING ON THE PROPERTY SHAI
							VISIBLE FROM THE OPPOSITE SIDE OF THE FEND

Building D	ata						General Notes
Building SF Sur	nmary						1. OPEN SPACE AREAS SHALL BE PROVIDED FOR E
Building (	Const. Type		1ST Floo	or 2ND Flo	oor 3RD Floor	TOTAL	OF SECTION 18.08.020
Building 1 (C)	<b>2 1</b>	STORY	11,055 S			32,289 SQ. FT.	2. ACCESS DRIVE / MAIN ENTRY SHALL BE DESIGN
Building 2 (B)		STORY	13,057 S	· · · · · ·		38,437 SQ. FT.	3. ALL OUTDOOR LIGHTING SHALL CONFIRM TO DE
Building 3 (A) Building 4 (D)		STORY STORY	14,641 S 6,681 SC			42,977 SQ. FT. 19,493 SQ. FT.	4. ACCESSIBLE PARKING SPACES SHALL BE PROVI
Building 5 (A)	VA 3	STORY	14,641 S	Q. FT. 14,168	SQ. FT. 14,168 SQ. FT.	42,977 SQ. FT.	5. 5% OF PROVIDED PARKING SPACES SHALL BE D
Building 6 (E) Building 7 (C)		STORY STORY	4,429 SC 11,055 S	•	•	12,975 SQ. FT. 32,289 SQ. FT.	6. ALL NEW RESIDENTIAL STRUCTURES SHALL BE
Building 8 (E)		STORY	4,429 SC			12,975 SQ. FT.	
Building 9 (D)		STORY	6,681 SC	,		19,493 SQ. FT.	7. FIRE HYDRANTS SHALL COMPLY WITH MURRIET
Building 10 (F)	VB 2	STORY	3,664 SC	Q. FT1,526 S	Q. FT	5,190 SQ. FT.	8. BLUE DOT HYDRANT MAKERS ARE TO BE INSTAL
TOTAL: Note: Building sa	ware footages sho	own are based	l on aross flo	or area of the build	lina	259,095 SQ.FT.	9. AS A GATED COMMUNITY THE DEVELOPMENT AN
Note: Dunding oq	luare reetages she				an ig		PROGRAM".
Building Unit Su	ummary						10. ALL BUILDINGS SHALL HAVE FIRE RETARDANT R
Duilding	1 Dod	2 Pod	2 Pod	Total Unita	Corogoo		11. ALL BUILDING NUMBERS SHALL ILLUMINATED AN
Building Building 1 (C)	<u>1-Bed</u> 10	<u>2-Bed</u> 15	<u>3-Bed</u> -	Total Units 25	<u> </u>		LIGHTS THAT ARE NOT CONTROLLED BY THE RE
Building 2 (B)	12	18	-	30	24		VIEW VEHICLE COLORS IN A TRUE LIGHT.
Building 3 (A) Building 4 (D)	12 6	18 9	3	33 15	24 (1 Accessible) 12		12. BUILDING NUMBERS/LETTERS MUST BE VISIBLE
Building 5 (A)	12	18	3	33	24 (1 Accessible)		FROM THE BUILDING) AND APPROPRIATELY PLAC
Building 6 (E)	4	6	-	10	8		BE MARKED WITH A REFLECTORIZED MATERIAL
Building 7 (C) Building 8 (E)	10 4	15 6	-	25 10	2 (1 Accessible) 8		
Building 9 (D)	6	9	-	15	12		THE PROJECT.
Building 10 (F) Total:	Rec. Bui 76	Iding 114	6	196 Units	196 Garage Spaces		13. EACH DWELLING UNIT WITHIN A BUILDING SHALL
TOTAL	70	114	6	196 Units	190 Garage Spaces		IN HEIGHT AND IN CONSTRASTING COLOR FROM
							THE ROOF OF THE OFFICE OR MAIN BUILDING O
Unit SF Summa	ry						14. EACH TENANT PARKING SPACE SHALL BE CLEAF
Unit Plan	Unit Type	SF	То	otal Percent			UNIT NUMBER
Plan 1A	1bd/1ba	740 sf	76				15. EACH MULTI-HOUSING COMPLEX MUST INSTALL
Plan 2A Plan 2B	2bd/2ba 2bd/2ba	993 sf 993 sf	38 76				AND EVERY ENTRY AND EXIT POINT TO THE SAT
Plan 3A	3bd/2ba	1247 sf	6	6%			DIGITAL SYSTEM WITH THE CAPABILITY TO VIEW
Totals	e 903 sf		19	6 100%			INTERNET BY THE MURRIETA POLICE DEPARTME
Average Unit Siz Note: Unit square	e footages shown	are based on	net floor area	a of the unit			MANAGER. THE SYSTEM MUST BE CAPABLE OF
	C						
							POINT. VIDEO SURVEILLANCE RECORDS MUST E
							MADE AVAILABLE TO ANY LAW ENFORCEMENT A
							16. ACCESS CONTROL:
							<ul> <li>16.1. Gates must be installed to limit points of exit and</li> <li>16.2. All gated communities must adhere to the followin</li> <li>16.2.1. A radio control device as specified by the Ch</li> <li>16.2.2. A master key as specified by the Chief of Point</li> <li>16.2.3. A strobe light receiver device as specified by</li> <li>16.2.4. A master key as specified by the Fire Chief for</li> <li>16.3. In multi-family complexes where locked pedestria</li> <li>16.4. Master key box as specified by the Chief of Point</li> </ul>
							17. MINIMUM SECURITY REQUIREMENTS:
							<ul> <li>17.1. Dead bolts on all entry doors.</li> <li>17.2. 180-190 degree eye viewers on entry doors</li> <li>17.3. Anti-lift/slide devices on sliding doors and window</li> <li>17.4. 2"-3" screws in strike plates</li> <li>17.5. Proper trimming of trees and bushes.</li> <li>17.6. Adequate security lighting</li> </ul>
							18. PARTICIPATION IN CFMH PROGRAM:
							18.1. Multi-Family Managements or Home Owner Asso of the program and implement any and all techno
							19. ALL INTERIOR FENCING ON THE PROPERTY SHA
							VISIBLE FROM THE OPPOSITE SIDE OF THE FEND

### **Rick Mashon & Kazem Zomorrodian**

Rick P: (323) 584-9500 Email: rick@bonappetitbakery.com Kazem P: (760) 845-3093 Email: mkzomorrodian@yahoo.com

# **PROJECT DATA**

Murrieta, CA KTGY # 2011-0124

10.25.2013 2nd SUBMITTAL 05.31.2013 Ist SUBMITTAL

REACH UNIT AND DESIGNED TO COMPLY WITH MURRIETA DEVELOPMENT CODE SECTION 16.08.040 AND TABLE 2-3

SNED PER DEVELOPMENT CODE SECTION 16.08.040 B.2c

- DEVELOPMENT CODE SECTION 16.18.110 MOUNT PALOMAR LIGHTING STANDARDS
- VIDED AND DESIGNED PER SECTION 1104A OF THE 2010 CBC.
- DESIGNATED "CLEAN AIR VEHICLE" PARKING SPACES PER THE 2010 CGBC.
- E EQUIPPED WITH AN APPROVED FIRE SUPPRESSION SYSTEM.
- ETA DEVELOPMENT CODE SECTION 16.18.050.
- ALLED TO FIRE DEPARTMENT STANDARDS.
- AND ITS FEATURES SHALL COMPLY WITH MMC SECTION 16.44.085 AND THE "CRIME FREE MULTI-HOUSING

FROOFING WITH A CLASS "B" MINIMUM RATING.

AND VISIBLE FROM THE STREET AND PARKING AREAS. ALL APARTMENT DWELLING UNITS SHALL HAVE PORCH RESIDENT. PORCH LIGHTS MUST USE "WHITE LIGHT" TO ILLUMINATE ENTRY AND EXIT POINTS OF VEHICLES TO

E FROM A DISTANCE OF AT LEAST 100 FEET AND LARGE ENOUGH (12" MIN HEIGHT, AND CONTRASTING COLOR LACED TO BE CLEARLY SEEN BY EMERGENCY RESPONDERS. THE NUMBER/LETTER OF THE BUILDING SHALL ALSO AL (24" MIN. HEIGHT) ON THE ROOF OF THE BUILDING WHICH DOES NOT NEGATIVELY IMPACT THE AESTHETIC OF

ALL BE SEPARATELY NUMBERED AND CLEARLY VISIBLE FORM 50 FEET. NUMBERS MUST BE LARGE ENOUGH (MIN. 6" OM THE BUILDING) AND APPROPRIATELY PLACED TO BE CLEARLY SEEN FROM THE FRONT OF THE BUILDING. ON OF THE COMPLEX, HAVE THE ADDRESS NUMBERS LARGE ENOUGH TO BE CLEARLY VISIBLE FROM A HELICOPTER ARLY MARKED BY A NUMBERING AND/OR LETTERING SEQUENCE AND MUST NOT CORRESPOND TO THE DWELLING

LL A VIDEO SURVEILLANCE SYSTEM CAPABLE OF DAY AND NIGHT VIEWING WHICH ENCOMPASSES REMOTE AREAS ATISFACTION OF THE CHIEF OF POLICE OR HIS DESIGNEE. THE MINIMUM STANDARDS FOR THE SYSTEM MUST BE A EW IN COLOR AND IN A LOW-LUX ENVIRONMENT AND MUST HAVE THE CAPABILITY TO BE VIEWED OVER THE MENT VIA A TCP/IP CONNECTION, ALTHOUGH ACTUAL CONNECTIVITY IS AT THE DISCRETION OF THE PROPERTY OF CAPTURING THE FRONT AND REAR LICENSE PLATES AND VEHICLE OCCUPANT(S) AT EACH VEHICLE ENTRY BE MAINTAINED BY THE MANAGEMENT OR HOME OWNER ASSOCIATION FOR AT LEAST THIRTY (30) DAYS AND AGENCY FOR VIEWING AND/OR COPYING WITHIN ONE (1) BUSINESS DAY.

nd entry. White lighting must be installed to illuminate the color of the vehicle.

- wing requirements: Chief of Police; and
- Police for activating automatic gates or other vehicle barriers in the event of the failure of the radio control device.
- d by the Fire Chief; and ef for activating automatic gates or other vehicle barriers in the event of the failure of the strobe light receiver device. trian access doors or gates bar entry:
- lice where a key to the door or gate is kept.

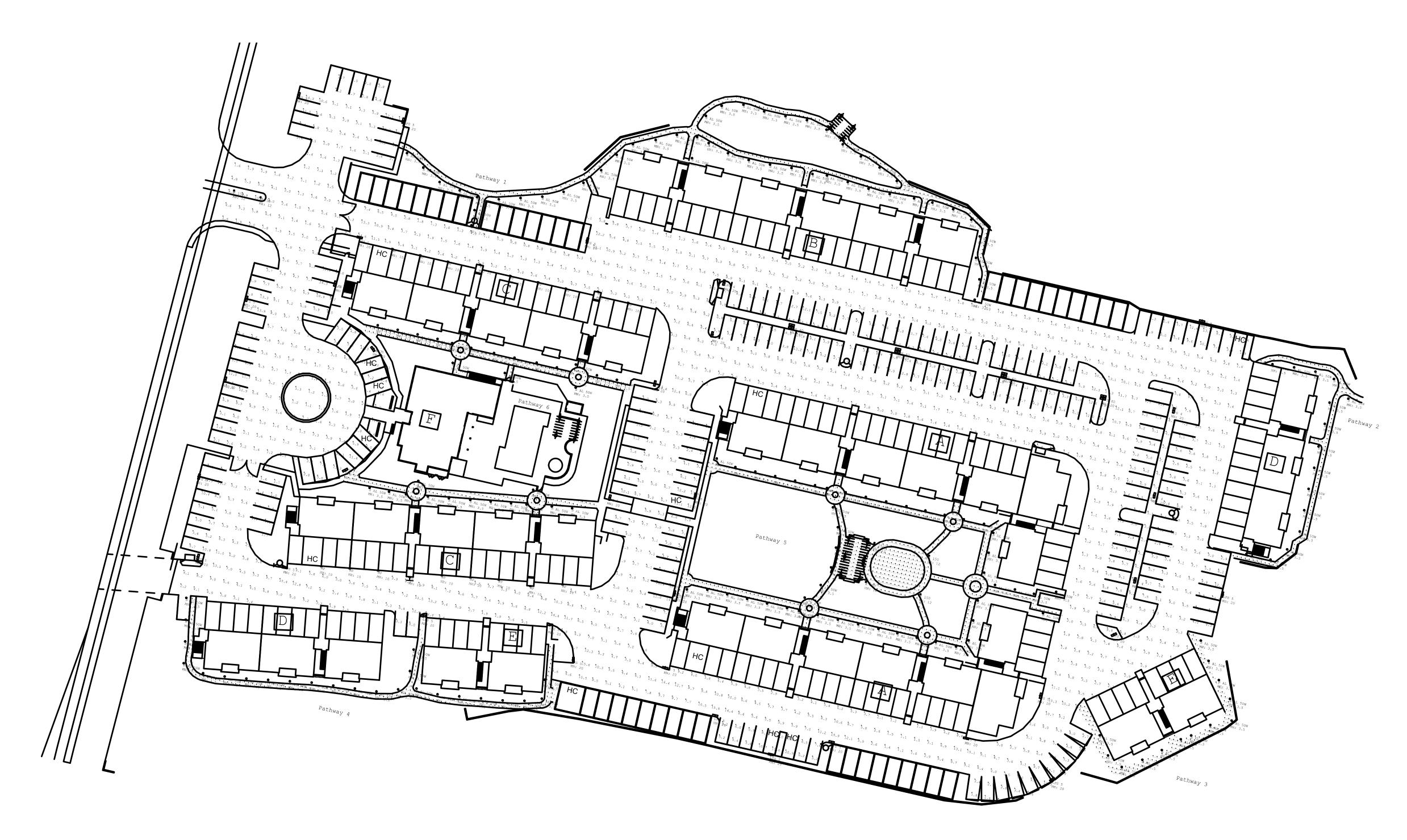
lows and a secondary locking device.

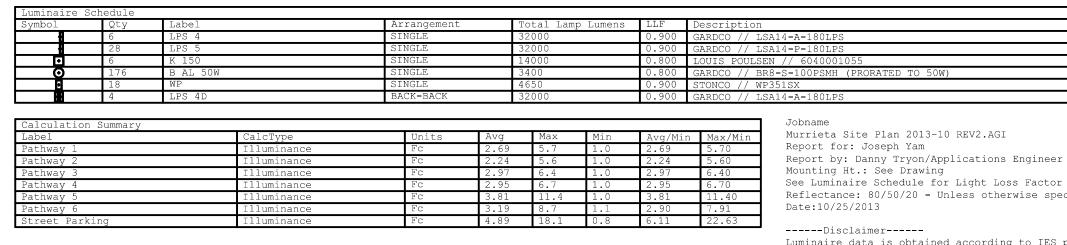
ssociations must participate with the Murrieta Police Department's Crime Free Multi-Housing program and adhere to the standards nnological upgrades as required by the Chief of Police, or his designee.

HALL BE OPEN-STYLE; MEANING THE FENCING MUST HAVE THE ABILITY FOR OBJECTS AND PERSONS CAN BE ENCING.

> **KTGY Group**, Inc. Architecture+Planning 1733 Ocean Ave., Suite 250 Santa Monica, CA 90401 310.394.2623 ktgy.com

AI





-----Disclaimer----uncontrollable factors such as: Line Voltage Variations, Lamp Performance, and Jobsite Conditions.

# BEL AIR APARTMENT HOMES (MURRIETA 196)

### **Rick Mashon & Kazem Zomorrodian**

Rick P: (323) 584-9500 Email: rick@bonappetitbakery.com Kazem P: (760) 845-3093 Email: mkzomorrodian@yahoo.com

50W)	

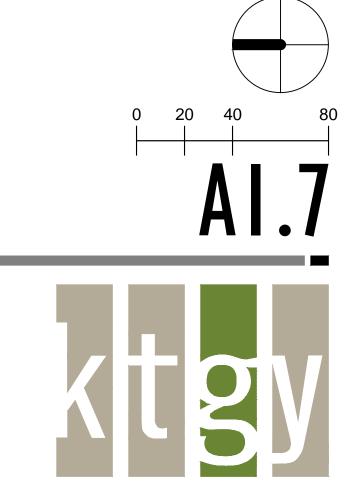
See Luminaire Schedule for Light Loss Factor - Unless otherwise specified by customer Reflectance: 80/50/20 - Unless otherwise specified by customer

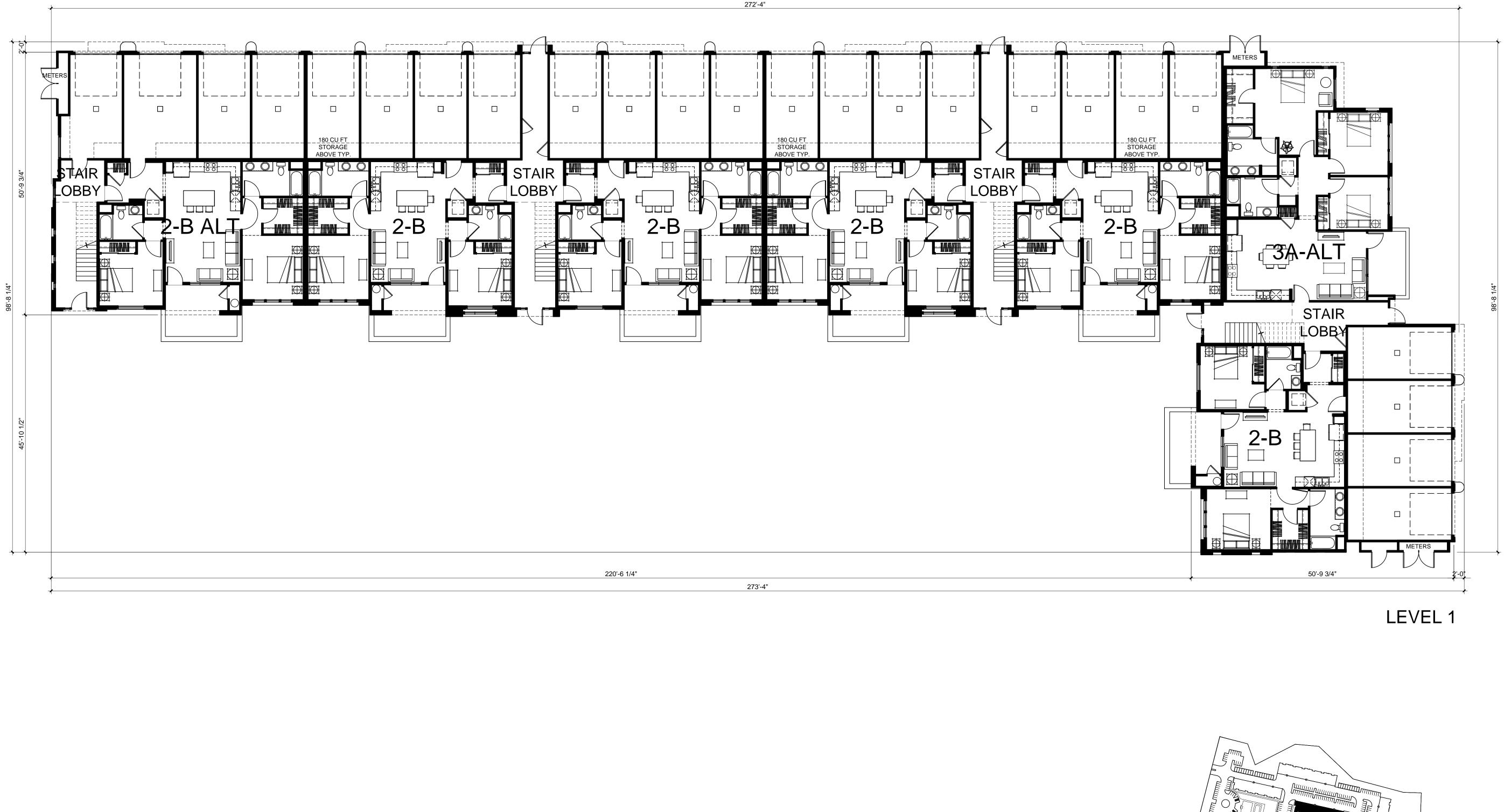
Luminaire data is obtained according to IES procedures under controlled laboratory conditions. Field results may differ from computer predictions due to many

## SITE LIGHTING PLAN

Murrieta, CA KTGY # 2011-0124

10.25.2013 2nd SUBMITTAL 05.31.2013 Ist SUBMITTAL





### **Rick Mashon & Kazem Zomorrodian**

Rick P: (323) 584-9500 Email: rick@bonappetitbakery.com Kazem P: (760) 845-3093 Email: mkzomorrodian@yahoo.com

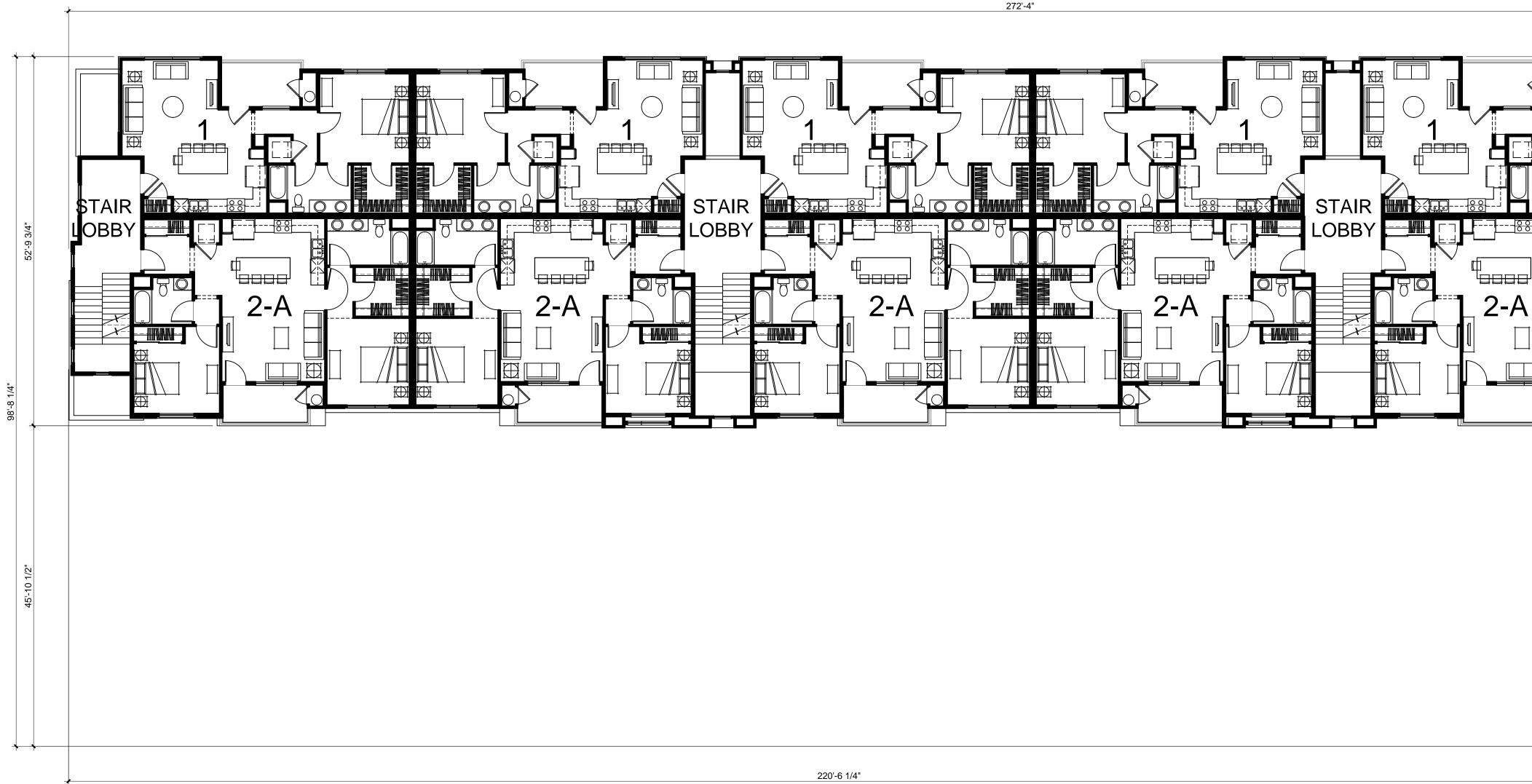


Murrieta, CA KTGY # 2011-0124

10.25.2013 2nd SUBMITTAL 05.31.2013 Ist SUBMITTAL KTGY Group, Inc. Architecture+Planning 1733 Ocean Ave., Suite 250 Santa Monica, CA 90401 310.394.2623 ktgy.com

A

 $\mathsf{KEYPLAN} \stackrel{0 \quad 5 \quad 10 \qquad 20}{\rule{0mm}{3mm}}$ 



### **Rick Mashon & Kazem Zomorrodian**

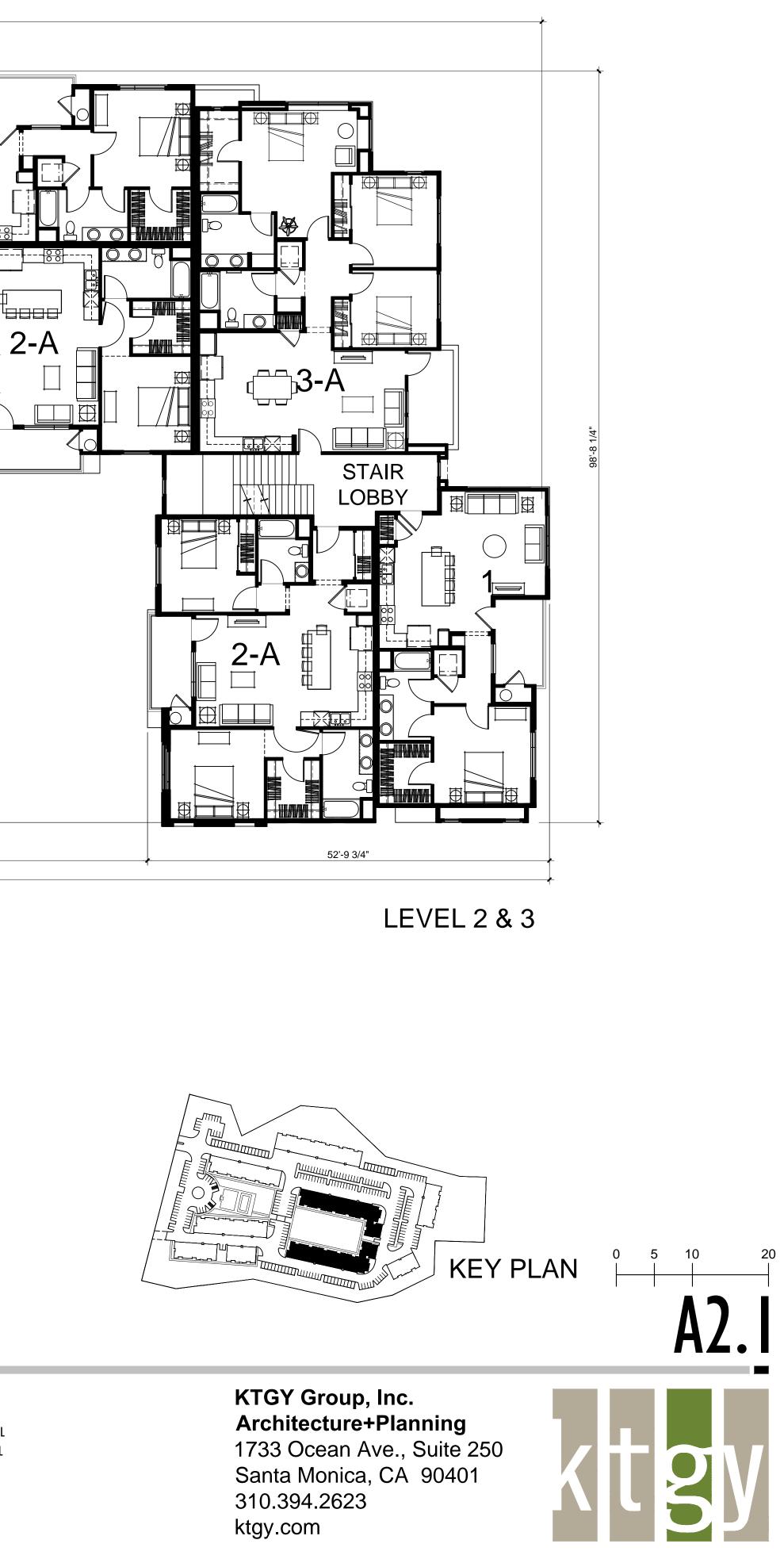
Rick P: (323) 584-9500 Email: rick@bonappetitbakery.com Kazem P: (760) 845-3093 Email: mkzomorrodian@yahoo.com

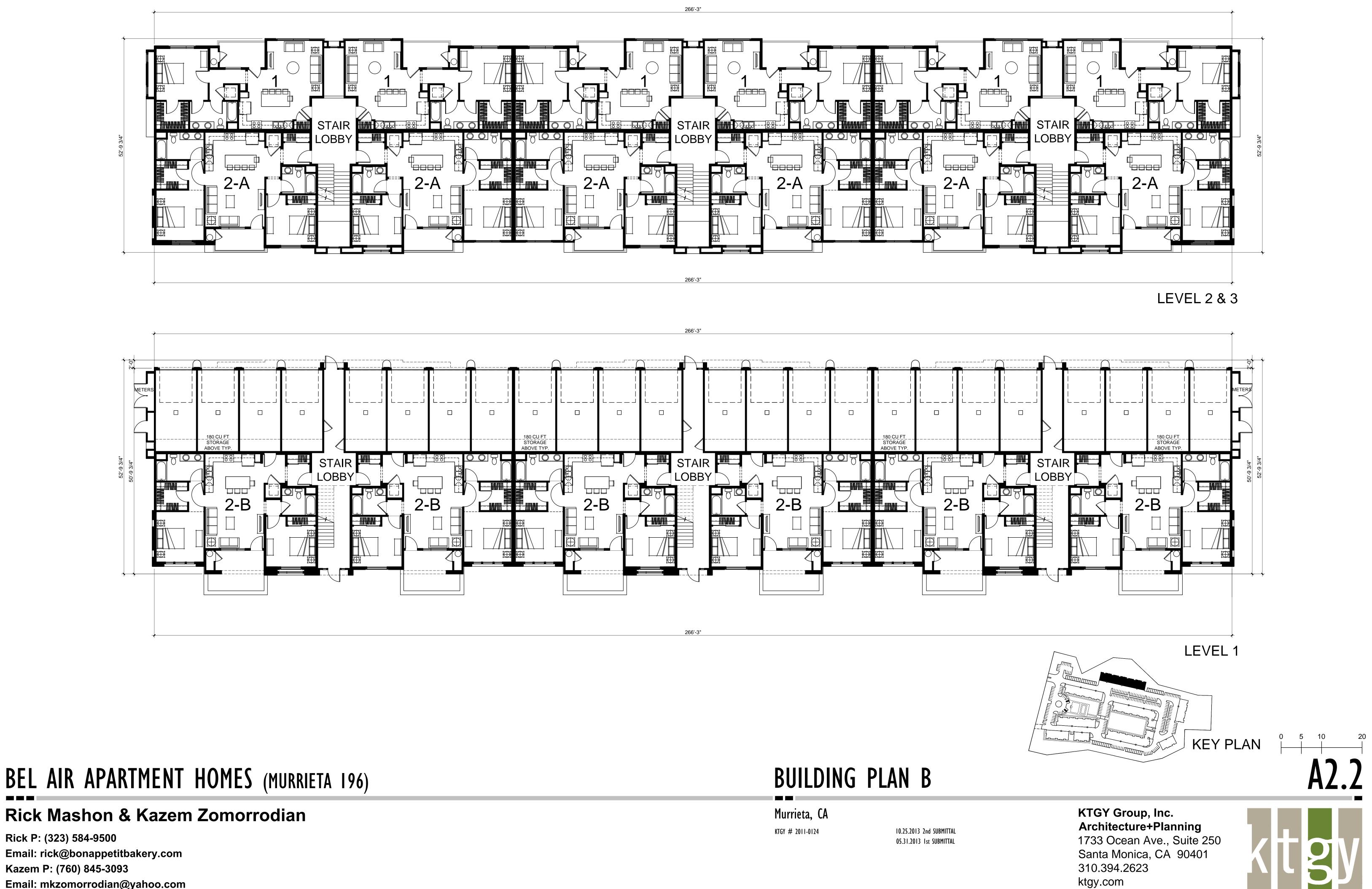
273'-4"



Murrieta, CA KTGY # 2011-0124

10.25.2013 2nd SUBMITTAL 05.31.2013 Ist SUBMITTAL





Rick P: (323) 584-9500 Email: rick@bonappetitbakery.com Kazem P: (760) 845-3093 Email: mkzomorrodian@yahoo.com

