



## 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 Perspectives & Roof Plan
A3.1	Building A Elevations
A3.2	Building B Perspectives & Roof Plan
A3.3	Building B Elevations
A3.4	Building C Perspectives & Roof Plan
A3.5	Building C Elevations
A3.6	Building D Perspectives & Roof Plan
A3.7	Building D Elevations
A3.8	Building E Perspectives & 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

Architectural Color & Material Board

## BEL AIR APARTMENT HOMES (MURRIETA 196)

### Rick Mashon & Kazem Zomorrodian

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**Love Engineering**  
 31915 Rancho California Road,  
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## TITLE SHEET

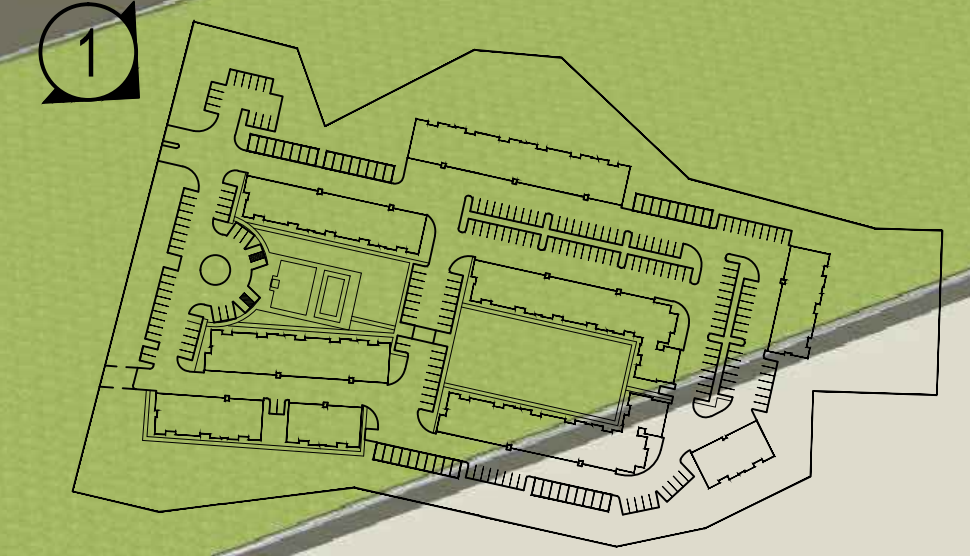
Murrieta, CA

KTGY # 2011-0124

10.25.2013 2nd SUBMITTAL  
 05.31.2013 1st SUBMITTAL

**KTGY Group, Inc.**  
**Architecture+Planning**  
 1733 Ocean Ave., Suite 250  
 Santa Monica, CA 90401  
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KEY PLAN (N.T.S.)

# BEL AIR APARTMENT HOMES (MURRIETA 196)

**Rick Mashon & Kazem Zomorrodian**

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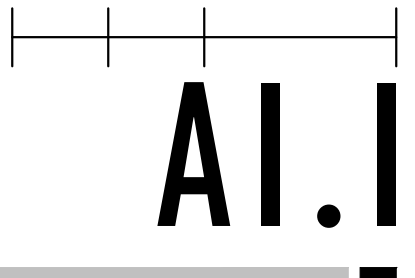
# SITE PERSPECTIVE I

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.



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## SITE PERSPECTIVE 2

Murrieta, CA

KTGY # 2011-0124

10.25.2013 2nd SUBMITTAL  
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AI.2

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## SITE PERSPECTIVE 3

Murrieta, CA

KTGY # 2011-0124

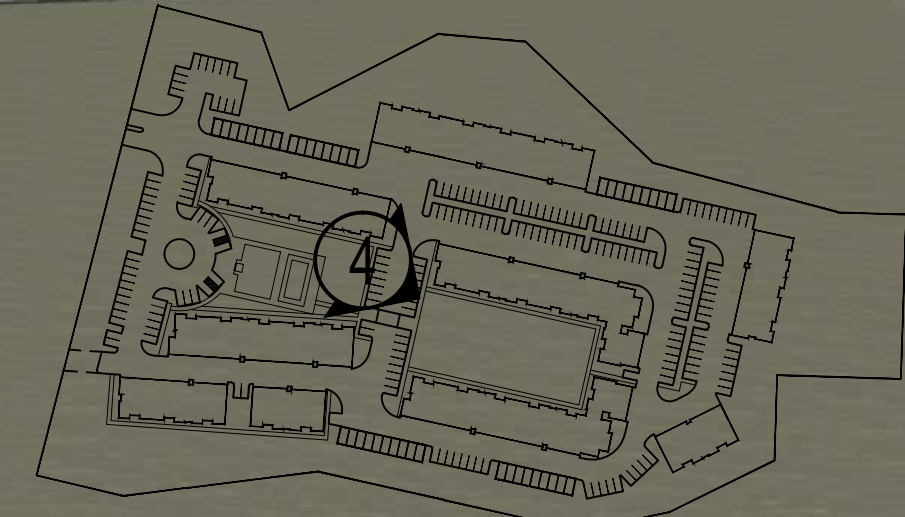
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AI.3

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# SITE PERSPECTIVE 4

Murrieta, CA

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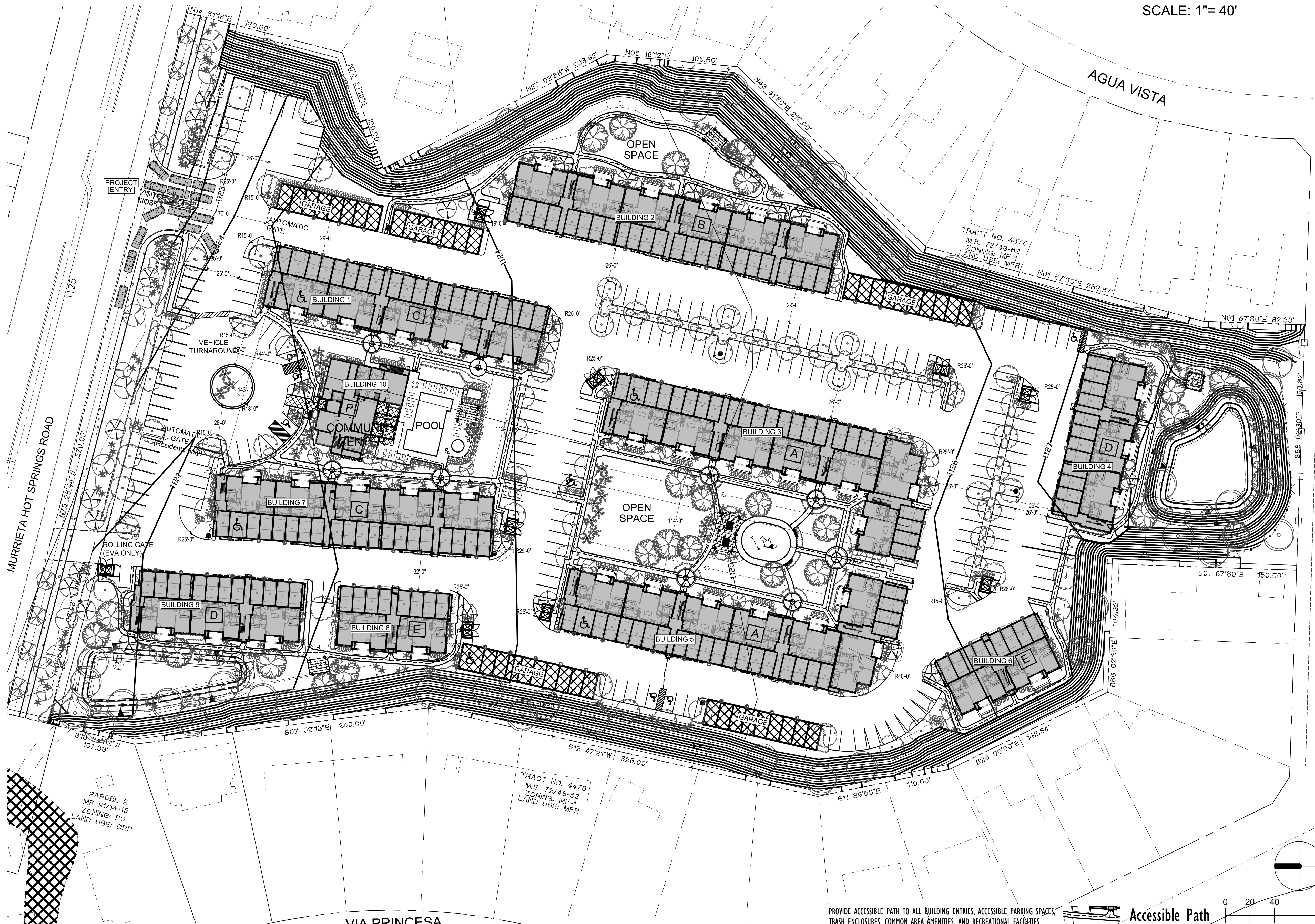
NOTE:  
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AI.4

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SCALE: 1"= 40'



**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 Princesa and Calle Del Lago.  
APN: 913-160-040  
City Case #: DPO-2013-3335

**Site Area Information**

Gross Site Area:	10.91 AC
Net Site Area:	9.85 AC
Dwelling Units:	196.0 DU
Density Allowed:	15 - 18 DU / AC
Density Proposed:	17.96 DU / AC

**Open Space**

Required Common Open Space:	39,200 SF	(200SF / Unit)
Provided Common Open Space:	+/- 45,000 SF	(230SF / Unit)
Required Private Open Space:	100SF/Grd flr Unit, 60SF/Upper flr Unit	
Provided Private Open Space:	100-127SF/ Grd Flr Units, 70-80SF/ Upper Flr Units	

**Site Coverage Calculations**

Allowed Building Coverage :	150,935 SF (35%)
Proposed Building Coverage:	105,493 SF (24%)
Required Landscape Area:	42,829 SF (10%)
Provided Landscape Area:	168,450 SF (39.3%)
Total R.O.W. Area:	23,540 SF
Landscape in R.O.W.:	18,250 SF (77.5%)

**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
<b>TOTAL REQUIRED</b>	<b>406 SPACES</b>
	(210 SURFACE SPACES)
	(196 GARAGE SPACES)

**Parking Provided:**

GARAGE SURFACE	196
TOTAL	210
	406 SPACES

**Accessible Parking Requirements:**

<b>Required</b>	<b>Provided</b>
2% of Assigned (357x.02) = 8 (1 Van)	8 (1 Van)
5% Guest (49x.05) = 3 (1 Van)	3 (1 Van)
Total:	11 (3 Van)

**Land Use & Zoning Information**

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

**Services / Utilities**

Water: Eastern Municipal Water District  
Sewer: Eastern Municipal Water District  
Gas: Southern California Gas Company  
Electric: Southern California Edison  
Telephone: Verizon  
Cable: Time Warner  
School District: Murrieta Valley Unified School District

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**ARCHITECTURAL SITE PLAN**

Murrieta, CA

KTGY # 2011-0124

10.25.2013 2nd SUBMITTAL  
05.31.2013 1st SUBMITTAL



0 20 40 80

Accessible Path

**AI.5**

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## 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.

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### Site Area Information

Gross Site Area: 10.91 AC  
 Net Site Area: 9.85 AC  
 Dwelling Units: 196.0 DU  
 Density Allowed: 15 - 18 DU / AC  
 Density Proposed: 17.96 DU / AC

### Open Space

Required Common Open Space: 39,200 SF (200SF / Unit)  
 Provided Common Open Space: +/- 45,000 SF (230SF / Unit)  
 Required Private Open Space: 100SF/Grnd flr Unit, 60SF/Upper flr Unit  
 Provided Private Open Space: 100-127SF/Grnd Flr Units, (see unit plan sheets A5.0-5.1)  
 70-80SF/ Upper Flr Units

### Site Coverage Calculations

Allowed Building Coverage : 150,935 SF (35%)  
 Proposed Building Coverage: 105,493 SF (24%)

Required Landscape Area: 42,829 SF (10%)  
 Provided Landscape Area: 168,450 SF (39.3%)  
 Total R.O.W. Area: 23,540 SF  
 Landscape in R.O.W.: 18,250 SF (77.5%)

### 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 SPACES  
 (210 SURFACE SPACES)  
 (196 GARAGE SPACES)

### Parking Provided:

GARAGE 196  
 SURFACE 210  
 TOTAL 406 SPACES

### Accessible Parking Requirements:

Required	Provided
2% of Assigned (357x.02) = 8 (1 Van)	8 (1 Van)
5% Guest (49x.05) = 3 (1 Van)	3 (1 Van)
Total:	11 (3 Van)

### Land Use & Zoning Information

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

### Services / Utilities

Water: Eastern Municipal Water District  
 Sewer: Eastern Municipal Water District  
 Gas: Southern California Gas Company  
 Electric: Southern California Edison  
 Telephone: Verizon  
 Cable: Time Warner

## Building Data

### Building SF Summary

Building	Const. Type	1ST Floor	2ND Floor	3RD Floor	TOTAL
Building 1 (C)	VA	3 STORY	11,055 SQ. FT.	10,617 SQ. FT.	10,617 SQ. FT.
Building 2 (B)	VA	3 STORY	13,057 SQ. FT.	12,690 SQ. FT.	12,690 SQ. FT.
Building 3 (A)	VA	3 STORY	14,641 SQ. FT.	14,168 SQ. FT.	14,168 SQ. FT.
Building 4 (D)	VB	3 STORY	6,681 SQ. FT.	6,406 SQ. FT.	6,406 SQ. FT.
Building 5 (A)	VA	3 STORY	14,641 SQ. FT.	14,168 SQ. FT.	14,168 SQ. FT.
Building 6 (E)	VB	3 STORY	4,429 SQ. FT.	4,273 SQ. FT.	4,273 SQ. FT.
Building 7 (C)	VA	3 STORY	11,055 SQ. FT.	10,617 SQ. FT.	10,617 SQ. FT.
Building 8 (E)	VB	3 STORY	4,429 SQ. FT.	4,273 SQ. FT.	4,273 SQ. FT.
Building 9 (D)	VB	3 STORY	6,681 SQ. FT.	6,406 SQ. FT.	6,406 SQ. FT.
Building 10 (F)	VB	2 STORY	3,664 SQ. FT.	1,526 SQ. FT.	-
<b>TOTAL:</b>					<b>259,095 SQ.FT.</b>

Note: Building square footages shown are based on gross floor area of the building

### Building Unit Summary

Building	1-Bed	2-Bed	3-Bed	Total Units	Garages
Building 1 (C)	10	15	-	25	20 (1 Accessible)
Building 2 (B)	12	18	-	30	24
Building 3 (A)	12	18	3	33	24 (1 Accessible)
Building 4 (D)	6	9	-	15	12
Building 5 (A)	12	18	3	33	24 (1 Accessible)
Building 6 (E)	4	6	-	10	8
Building 7 (C)	10	15	-	25	2 (1 Accessible)
Building 8 (E)	4	6	-	10	8
Building 9 (D)	6	9	-	15	12
Building 10 (F)	Rec. Building				
<b>Total:</b>	76	114	6	196 Units	196 Garage Spaces

### Unit SF Summary

Unit Plan	Unit Type	SF	Total	Percent
Plan 1A	1bd/1ba	740 sf	76	39%
Plan 2A	2bd/2ba	993 sf	38	19%
Plan 2B	2bd/2ba	993 sf	76	36%
Plan 3A	3bd/2ba	1247 sf	6	6%
<b>Totals</b>			196	100%

Average Unit Size 903 sf

Note: Unit square footages shown are based on net floor area of the unit

## General Notes

- OPEN SPACE AREAS SHALL BE PROVIDED FOR EACH UNIT AND DESIGNED TO COMPLY WITH MURRIETA DEVELOPMENT CODE SECTION 16.08.040 AND TABLE 2-3 OF SECTION 18.08.020
- ACCESS DRIVE / MAIN ENTRY SHALL BE DESIGNED PER DEVELOPMENT CODE SECTION 16.08.040 B.2c
- ALL OUTDOOR LIGHTING SHALL CONFIRM TO DEVELOPMENT CODE SECTION 16.18.110 MOUNT PALOMAR LIGHTING STANDARDS
- ACCESSIBLE PARKING SPACES SHALL BE PROVIDED AND DESIGNED PER SECTION 1104A OF THE 2010 CBC.
- 5% OF PROVIDED PARKING SPACES SHALL BE DESIGNATED "CLEAN AIR VEHICLE" PARKING SPACES PER THE 2010 CGBC.
- ALL NEW RESIDENTIAL STRUCTURES SHALL BE EQUIPPED WITH AN APPROVED FIRE SUPPRESSION SYSTEM.
- FIRE HYDRANTS SHALL COMPLY WITH MURRIETA DEVELOPMENT CODE SECTION 16.18.050.
- BLUE DOT HYDRANT MAKERS ARE TO BE INSTALLED TO FIRE DEPARTMENT STANDARDS.
- AS A GATED COMMUNITY THE DEVELOPMENT AND ITS FEATURES SHALL COMPLY WITH MMC SECTION 16.44.085 AND THE "CRIME FREE MULTI-HOUSING PROGRAM".
- ALL BUILDINGS SHALL HAVE FIRE RETARDANT ROOFING WITH A CLASS "B" MINIMUM RATING.
- ALL BUILDING NUMBERS SHALL ILLUMINATED AND VISIBLE FROM THE STREET AND PARKING AREAS. ALL APARTMENT DWELLING UNITS SHALL HAVE PORCH LIGHTS THAT ARE NOT CONTROLLED BY THE RESIDENT. PORCH LIGHTS MUST USE "WHITE LIGHT" TO ILLUMINATE ENTRY AND EXIT POINTS OF VEHICLES TO VIEW VEHICLE COLORS IN A TRUE LIGHT.
- BUILDING NUMBERS/LETTERS MUST BE VISIBLE FROM A DISTANCE OF AT LEAST 100 FEET AND LARGE ENOUGH (12" MIN HEIGHT, AND CONTRASTING COLOR FROM THE BUILDING) AND APPROPRIATELY PLACED TO BE CLEARLY SEEN BY EMERGENCY RESPONDERS. THE NUMBER/LETTER OF THE BUILDING SHALL ALSO BE MARKED WITH A REFLECTORIZED MATERIAL (24" MIN. HEIGHT) ON THE ROOF OF THE BUILDING WHICH DOES NOT NEGATIVELY IMPACT THE AESTHETIC OF THE PROJECT.
- EACH DWELLING UNIT WITHIN A BUILDING SHALL BE SEPARATELY NUMBERED AND CLEARLY VISIBLE FORM 50 FEET. NUMBERS MUST BE LARGE ENOUGH (MIN. 6" IN HEIGHT AND IN CONTRASTING COLOR FROM THE BUILDING) AND APPROPRIATELY PLACED TO BE CLEARLY SEEN FROM THE FRONT OF THE BUILDING. ON THE ROOF OF THE OFFICE OR MAIN BUILDING OF THE COMPLEX, HAVE THE ADDRESS NUMBERS LARGE ENOUGH TO BE CLEARLY VISIBLE FROM A HELICOPTER
- EACH TENANT PARKING SPACE SHALL BE CLEARLY MARKED BY A NUMBERING AND/OR LETTERING SEQUENCE AND MUST NOT CORRESPOND TO THE DWELLING UNIT NUMBER
- EACH MULTI-HOUSING COMPLEX MUST INSTALL A VIDEO SURVEILLANCE SYSTEM CAPABLE OF DAY AND NIGHT VIEWING WHICH ENCOMPASSES REMOTE AREAS AND EVERY ENTRY AND EXIT POINT TO THE SATISFACTION OF THE CHIEF OF POLICE OR HIS DESIGNEE. THE MINIMUM STANDARDS FOR THE SYSTEM MUST BE A DIGITAL SYSTEM WITH THE CAPABILITY TO VIEW IN COLOR AND IN A LOW-LUX ENVIRONMENT AND MUST HAVE THE CAPABILITY TO BE VIEWED OVER THE INTERNET BY THE MURRIETA POLICE DEPARTMENT VIA A TCP/IP CONNECTION, ALTHOUGH ACTUAL CONNECTIVITY IS AT THE DISCRETION OF THE PROPERTY MANAGER. THE SYSTEM MUST BE CAPABLE OF CAPTURING THE FRONT AND REAR LICENSE PLATES AND VEHICLE OCCUPANT(S) AT EACH VEHICLE ENTRY POINT. VIDEO SURVEILLANCE RECORDS MUST BE MAINTAINED BY THE MANAGEMENT OR HOME OWNER ASSOCIATION FOR AT LEAST THIRTY (30) DAYS AND MADE AVAILABLE TO ANY LAW ENFORCEMENT AGENCY FOR VIEWING AND/OR COPYING WITHIN ONE (1) BUSINESS DAY.
- ACCESS CONTROL:
  - Gates must be installed to limit points of exit and entry. White lighting must be installed to illuminate the color of the vehicle.
  - All gated communities must adhere to the following requirements:
    - A radio control device as specified by the Chief of Police; and
    - A master key as specified by the Chief of Police for activating automatic gates or other vehicle barriers in the event of the failure of the radio control device.
    - A strobe light receiver device as specified by the Fire Chief; and
    - A master key as specified by the Fire Chief for activating automatic gates or other vehicle barriers in the event of the failure of the strobe light receiver device.
  - In multi-family complexes where locked pedestrian access doors or gates bar entry:
  - Master key box as specified by the Chief of Police where a key to the door or gate is kept.
- MINIMUM SECURITY REQUIREMENTS:
  - Dead bolts on all entry doors.
  - 180-190 degree eye viewers on entry doors
  - Anti-lift/slide devices on sliding doors and windows and a secondary locking device.
  - 2"-3" screws in strike plates
  - Proper trimming of trees and bushes.
  - Adequate security lighting
- PARTICIPATION IN CFMH PROGRAM:
  - Multi-Family Managements or Home Owner Associations must participate with the Murrieta Police Department's Crime Free Multi-Housing program and adhere to the standards of the program and implement any and all technological upgrades as required by the Chief of Police, or his designee.
- ALL INTERIOR FENCING ON THE PROPERTY SHALL BE OPEN-STYLE;MEANING THE FENCING MUST HAVE THE ABILITY FOR OBJECTS AND PERSONS CAN BE VISIBLE FROM THE OPPOSITE SIDE OF THE FENCING.

# BEL AIR APARTMENT HOMES (MURRIETA 196)

## Rick Mashon & Kazem Zomorrodian

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# PROJECT DATA

Murrieta, CA

KTGY # 2011-0124

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1733 Ocean Ave., Suite 250

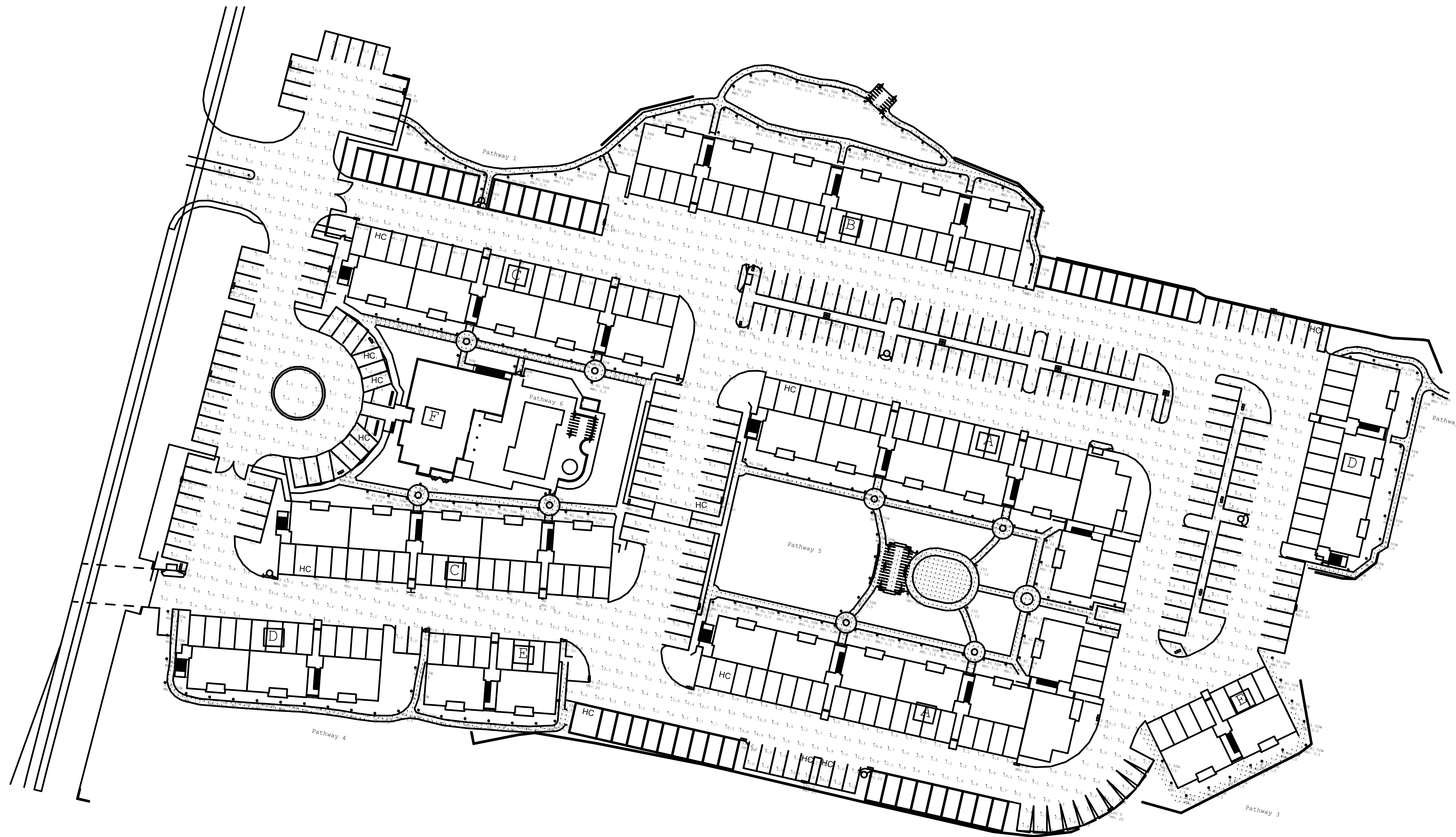
Santa Monica, CA 90401

310.394.2623

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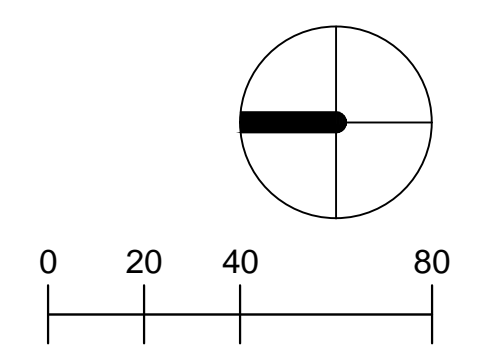


Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
⊞	6	LPS 4	SINGLE	2000	0.900	GARCO // SA14-A-180LPS
⊞	2	LPS 8	SINGLE	2000	0.900	GARCO // SA14-A-180LPS
⊞	8	P-150	SINGLE	1400	0.800	LOUIS FOLSOM // 600001955
⊞	176	B-AI-50W	SINGLE	1400	0.800	GARCO // BR-S-100PSM (PROGRATED TO 50W)
⊞	12	HC	SINGLE	4650	0.900	STANCO // WF2312
⊞	4	LPS 4D	BACK-BACK	12000	0.900	GARCO // SA14-A-180LPS

Calculation Summary						
Area	Fixture Type	Units	Avg	Max	Min	Foot/Candle
Pathway 1	Illuminance	FC	2.89	5.7	1.0	2.89
Pathway 2	Illuminance	FC	2.24	5.6	1.0	2.24
Pathway 3	Illuminance	FC	2.97	5.9	1.0	2.97
Pathway 4	Illuminance	FC	2.95	5.9	1.0	2.95
Pathway 5	Illuminance	FC	3.81	11.4	1.0	3.81
Pathway 6	Illuminance	FC	3.19	6.4	1.0	3.19
Street Parking	Illuminance	FC	4.89	18.1	0.8	5.11

Jobname: Murrieta Site Plan 2013-10 REV2.AGI  
 Report for: Joseph Yan  
 Report by: Danny Tryon/Applications Engineer  
 Mounting Ht.: See Drawing  
 See Luminaire Schedule for Light Loss Factor - Unless otherwise specified by customer  
 Reflectance: 80/50/20 - Unless otherwise specified by customer  
 Date: 10/29/2013

-----Disclaimer-----  
 Luminaire data is obtained according to IES procedures under controlled laboratory conditions. Field results may differ from computer predictions due to many uncontrollable factors such as:  
 Line Voltage Variations, Lamp Performance, and Jobsite Conditions.



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# SITE LIGHTING PLAN

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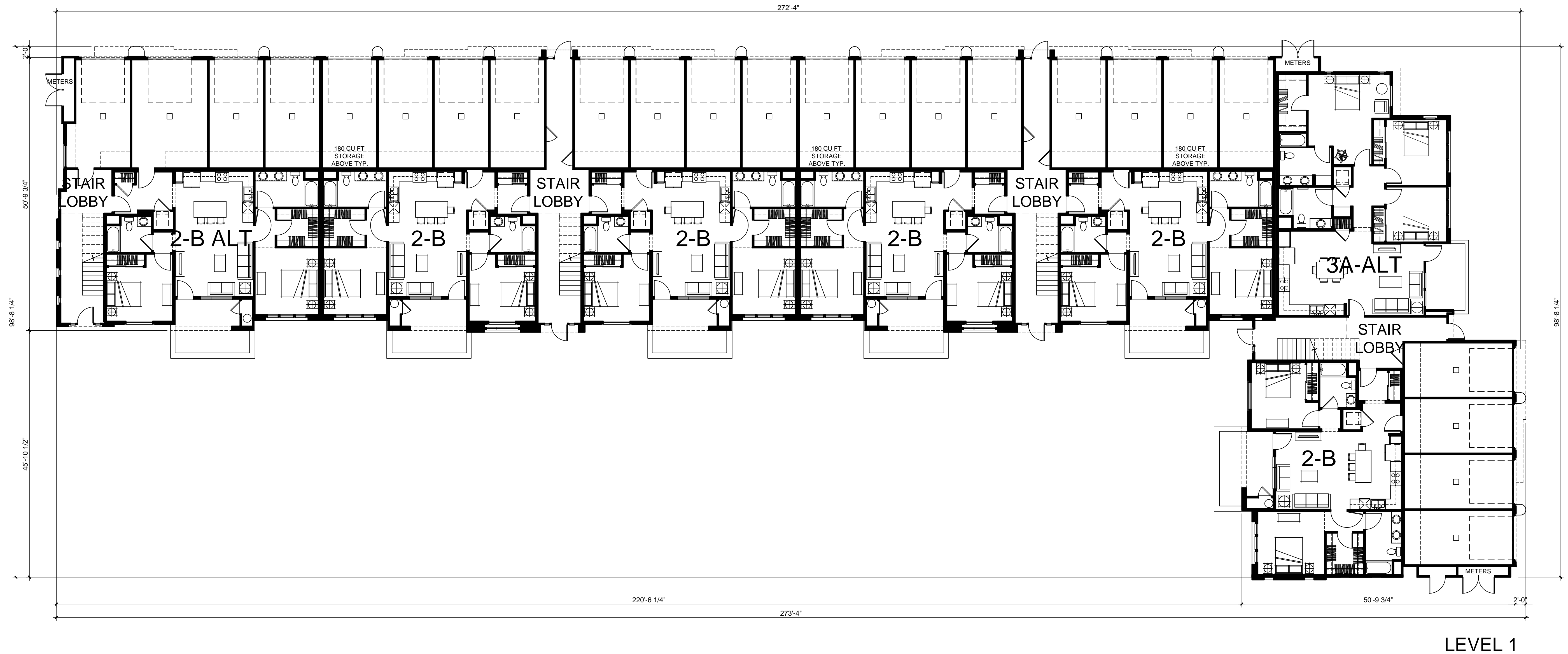
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# AI.7

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LEVEL 1

**BEL AIR APARTMENT HOMES (MURRIETA 196)**

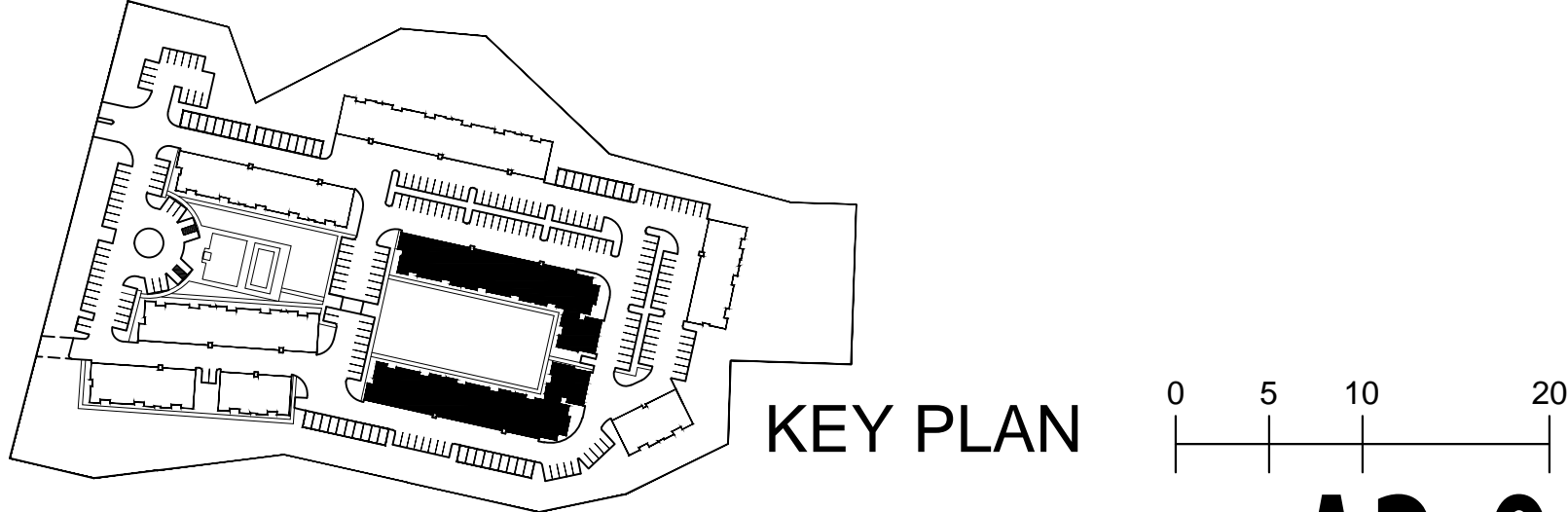
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**BUILDING PLAN A**

Murrieta, CA  
 KTG # 2011-0124

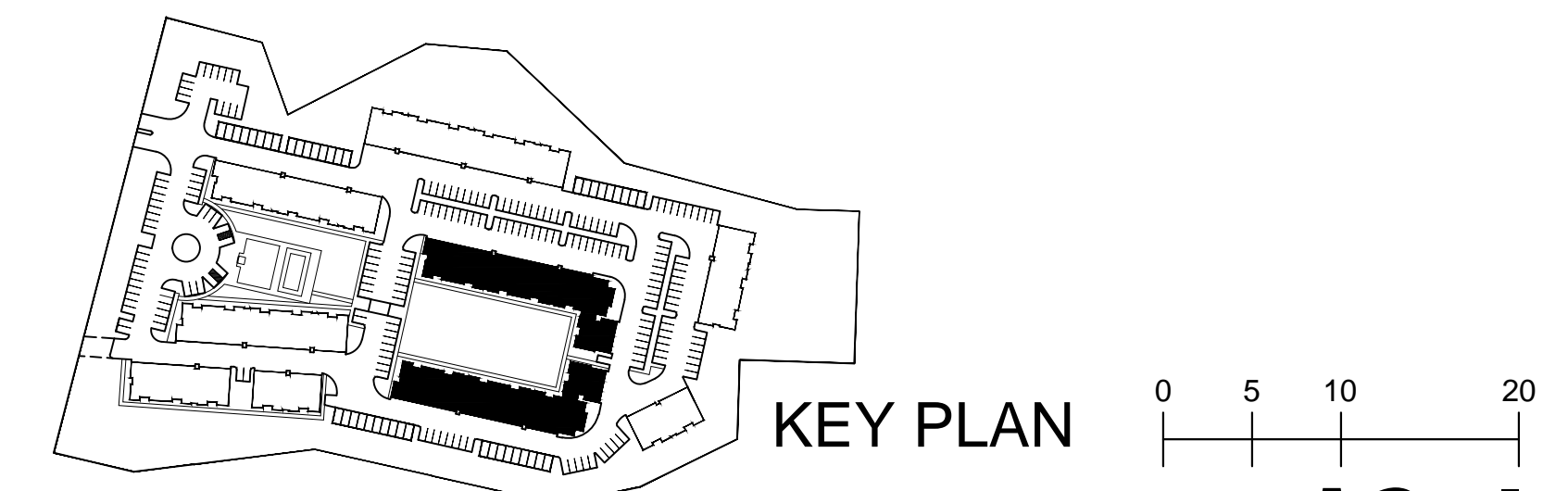
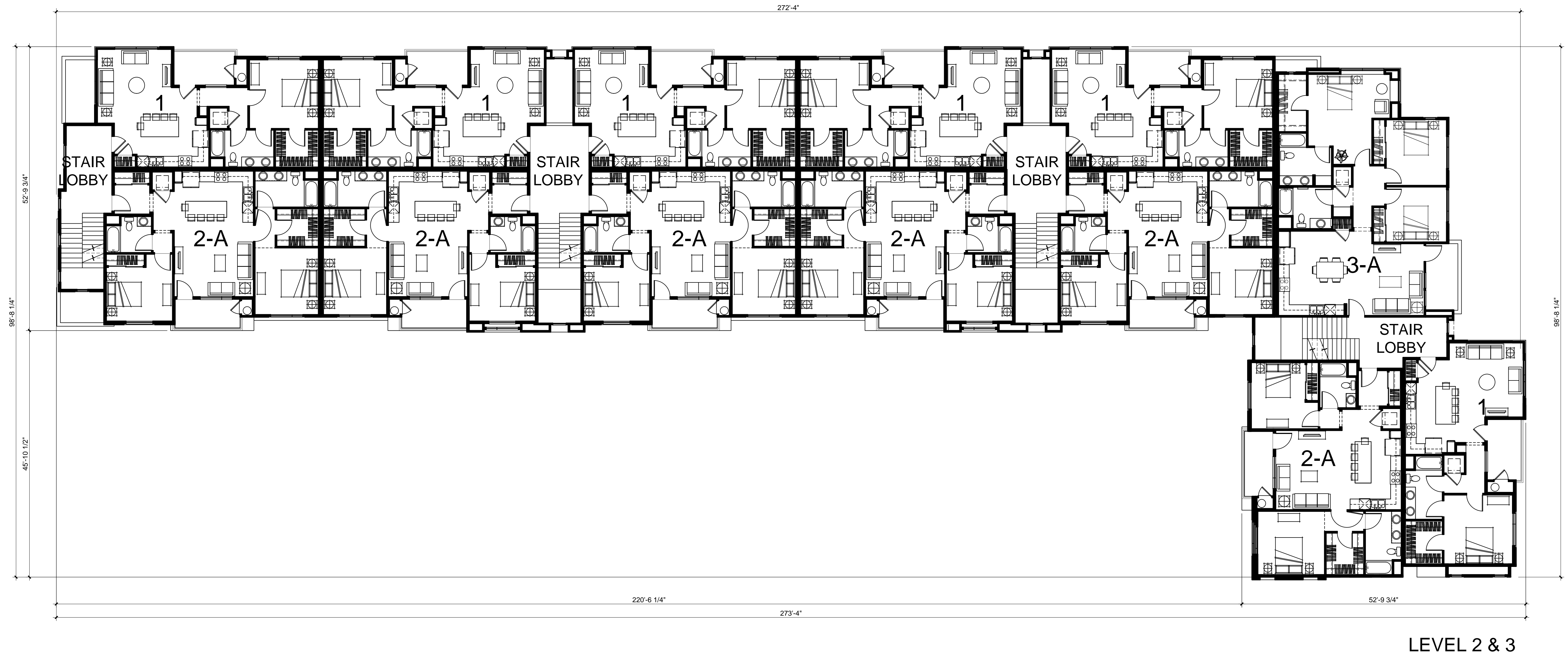
10.25.2013 2nd SUBMITTAL  
 05.31.2013 1st SUBMITTAL



**A2.0**

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# BEL AIR APARTMENT HOMES (MURRIETA 196)

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# BUILDING PLAN A

Murrieta, CA

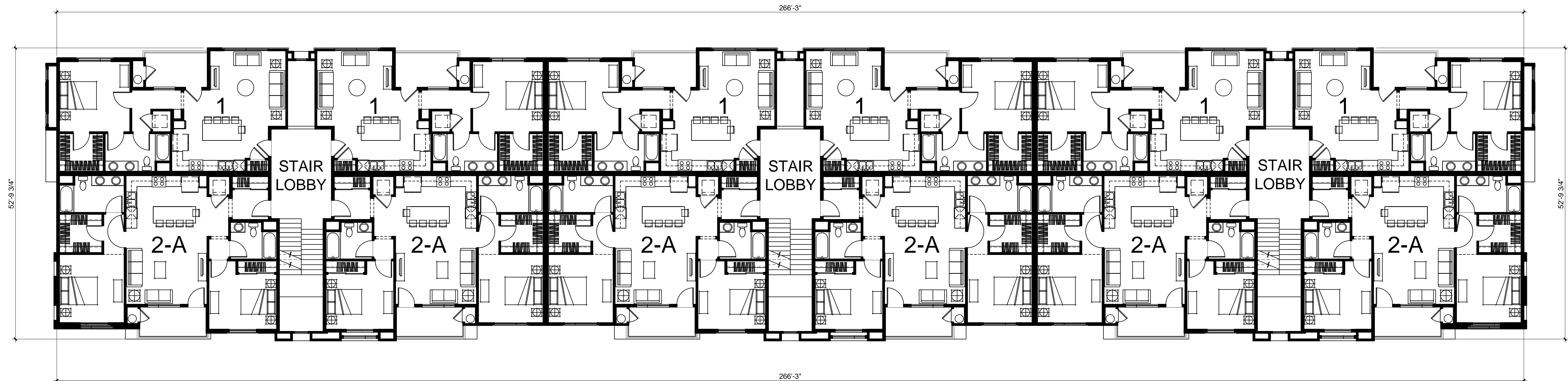
KTGY # 2011-0124

10.25.2013 2nd SUBMITTAL  
 05.31.2013 1st SUBMITTAL

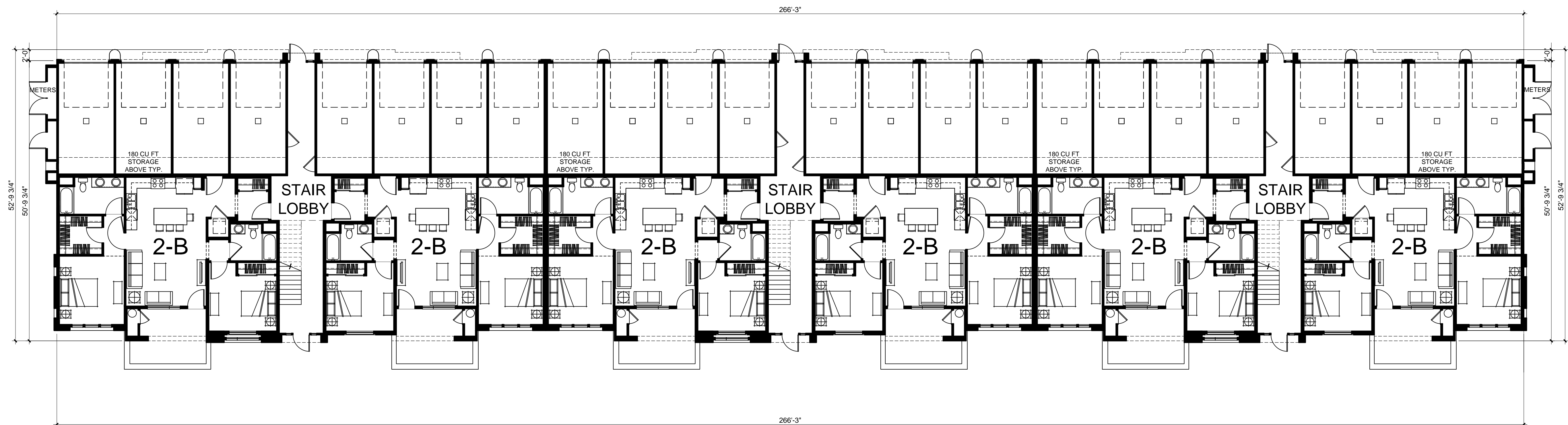
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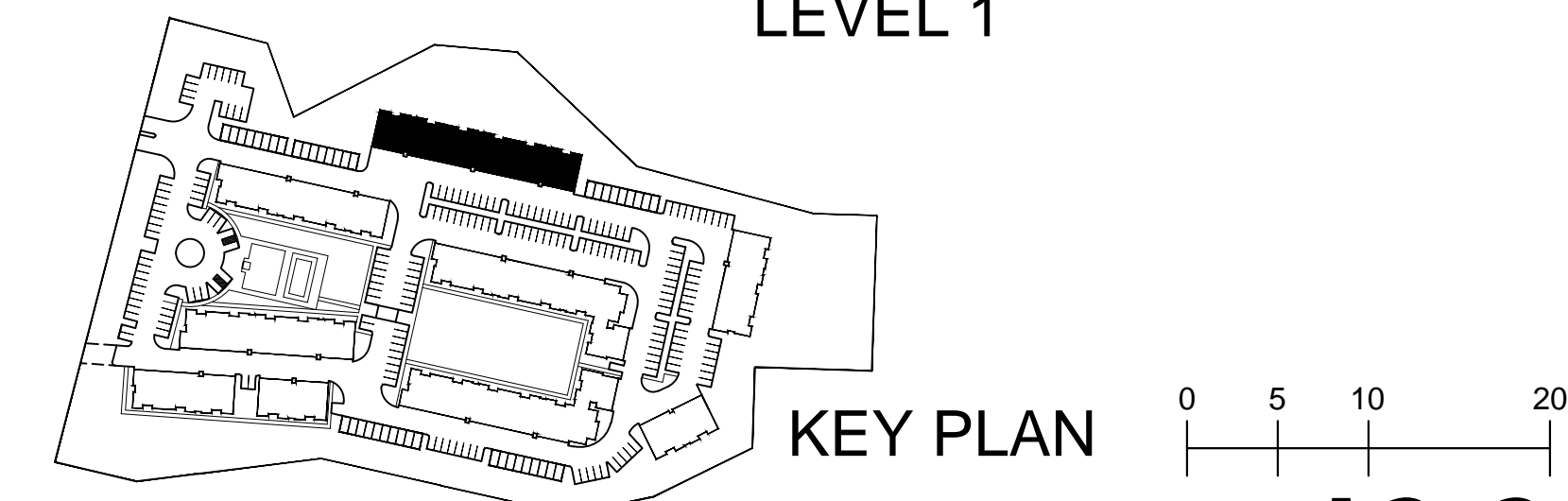
**A2.1**



LEVEL 2 & 3



LEVEL 1



**BEL AIR APARTMENT HOMES (MURRIETA 196)**

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**BUILDING PLAN B**

Murrieta, CA

KTGY # 2011-0124

10.25.2013 2nd SUBMITTAL  
 05.31.2013 1st SUBMITTAL

**A2.2**

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