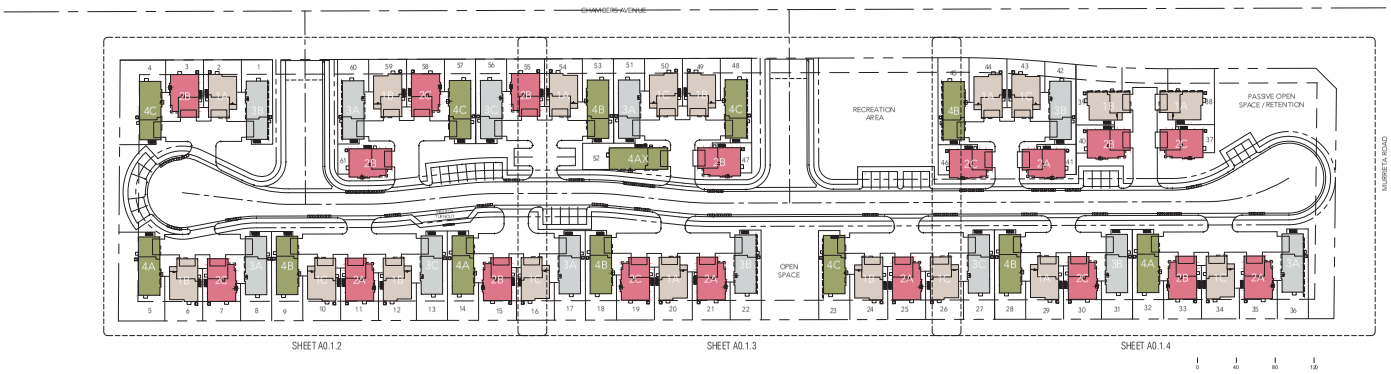
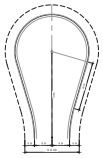
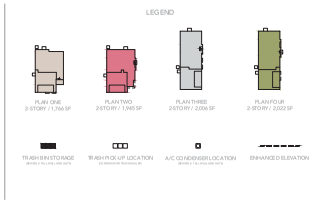






SITE PLAN SUMMARY

NET SITE AREA	7.46 AC / 333,339.85 S.F.
CURRENT ZONING:	LOW-MEDIUM DENSITY RESIDENTIAL (LMDR)
PROPOSED ZONING:	PLANNED RESIDENTIAL DEVELOPMENT
DENSITY*:	5.1 - 8.0 DU/AC ALLOWED 39 MIN - 61 MAX DUs ALLOWED 61 DU PROPOSED
SETBACK*:	FRONT: 15' ALLOWED / 15' PROPOSED SIDE: 5' ALLOWED / 20' PROPOSED CORNER: 15' ALLOWED / 20' PROPOSED REAR: 20' ALLOWED / 20' PROPOSED
PARKING**:	2 SPACES PER SFD REQUIRED / 2 SPACES PROVIDED 0.5 SPACES PER DU REQUIRED (31 SPACES REQ.) / 35 SPACES PROVIDED

* ARB CONE
** FIA CONE

Planning Commission
Exhibit A -
PLN23-0025 and PLN23-0026
February 1, 2024

NOTE:
REFER TO CIVIL ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION. CIVIL DRAWINGS HAVE SUPREMACY OVER ARCHITECTURAL SITE PLAN WHERE ANY DISCREPANCY MAY EXIST.

ARCHITEYK
29222 DAKOTA DRIVE
VALENCIA CALIFORNIA 91354
949 939 1310
www.architeyk.com

APPLICANT
MENIFEE FELLOWSHIP 2022, LLC
MICHAEL RAMIREZ
760.810.8548
verdevistas@aol.com

PROJECT
DI CAPRI
22241 CHAMBERS STREET / MENIFEE, CA 92586

DRAWINGS
SITE PLAN
CONCEPTUAL ARCHITECTURAL SITE PLAN

JOB NO.	MR-22-01
SHEET NO.	A0.1.1
DATE	231204

Planning Commission
Exhibit A -
PLN23-0025 and PLN23-0026
February 1, 2024

0 15 30 45

ARCHITEYK

29222 DAKOTA DRIVE
VALENCIA CALIFORNIA 91354
949 939 1310
www.architeyk.com

APPLICANT

MENIFEE FELLOWSHIP 2022, LLC

MICHAEL RAMIREZ
760.810.8548
verdevistas@aol.com

PROJECT

DI CAPRI

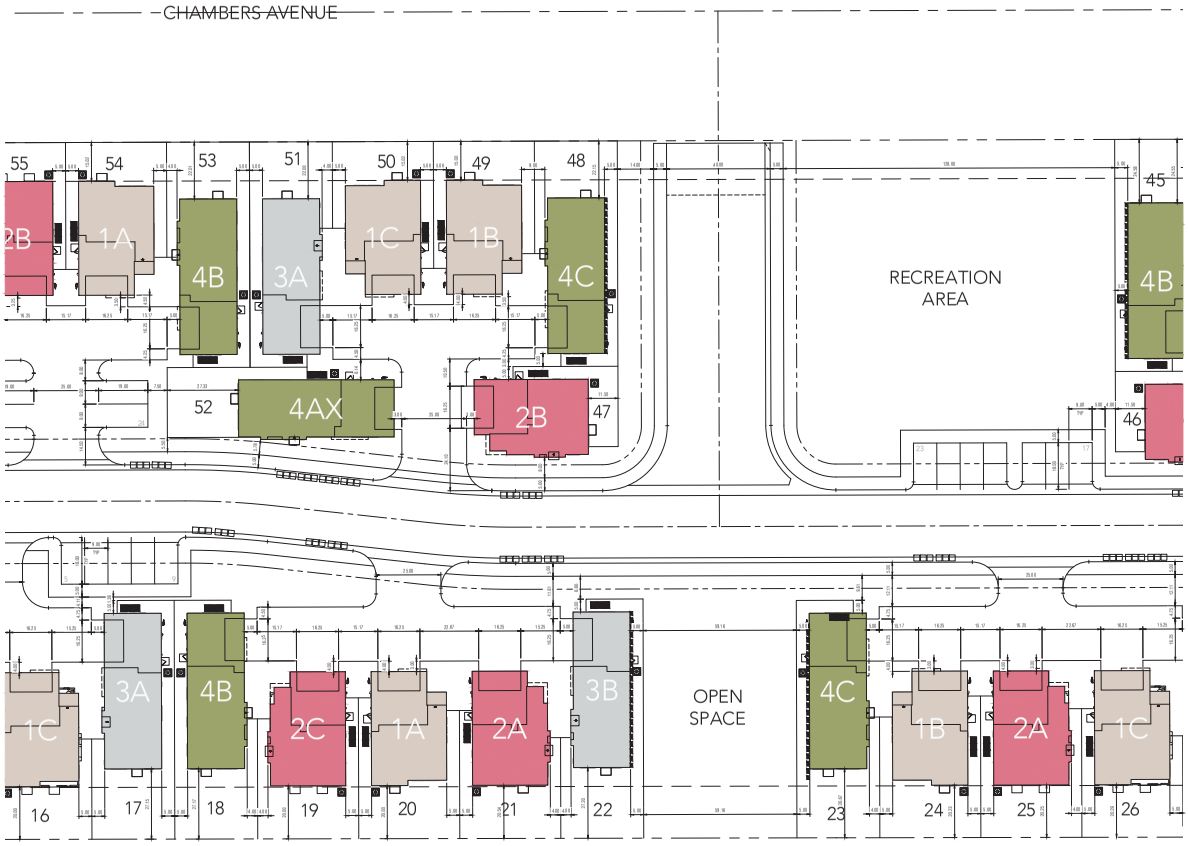
22241 CHAMBERS STREET / MENIFEE, CA 92586

DRAWINGS

SITE PLAN

CONCEPTUAL ARCHITECTURAL SITE PLAN

JOB NO.	MR-22-01
SHEET NO.	A0.1.2
DATE	231204



Planning Commission
Exhibit A -
PLN23-0025 and PLN23-0026
February 1, 2024

0 15 30 45

ARCHITEYK

29222 DAKOTA DRIVE
VALENCIA CALIFORNIA 91354
949 939 1310
www.architeyk.com

APPLICANT

MENIFEE FELLOWSHIP 2022, LLC

MICHAEL RAMIREZ
760.810.8548
verdevistas@aol.com

PROJECT

DI CAPRI

22241 CHAMBERS STREET / MENIFEE, CA 92586

DRAWINGS

SITE PLAN

CONCEPTUAL ARCHITECTURAL SITE PLAN

JOB NO.	MR-22-01
SHEET NO.	A0.1.3
DATE	231204

Planning Commission
Exhibit A -
PLN23-0025 and PLN23-0026
February 1, 2024

0 15 30 45

ARCHITEYK

29222 DAKOTA DRIVE
VALENCIA CALIFORNIA 91354
949 939 1310
www.architeyk.com

APPLICANT

MENIFEE FELLOWSHIP 2022, LLC

MICHAEL RAMIREZ
760.810.8548
verdevistas@aol.com

PROJECT

DI CAPRI

22241 CHAMBERS STREET / MENIFEE, CA 92586

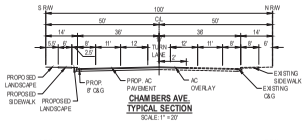
DRAWINGS

SITE PLAN

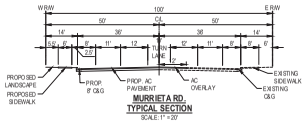
CONCEPTUAL ARCHITECTURAL
SITE PLAN

JOB NO.	MR-22-01
SHEET NO.	A0.1.4
DATE	231204

TENTATIVE PARCEL MAP 38674
APN: 335-080-008
0 CHAMBERS AVENUE MENIFEE, CA 92586



CHAMBERS AVE. TYPICAL SECTION
SCALE: 1" = 20'



MURRIETA RD. TYPICAL SECTION
SCALE: 1" = 20'

SITE STATISTICS:

ACDRE:SS	0 CHAMBERS AVENUE MENIFEE, CA 92586
APN:	335-080-008
LAND USE ZONING	LOW-MEDIUM DENSITY
PROPOSED LAND USE	LOW-MEDIUM DENSITY
FEMA FLOOD ZONE	ZONE X
NET SITE AREA	7.74 AC / 336,947 S.F.
CURRENT ZONING: RESIDENTIAL (LMDR)	LOW-MEDIUM DENSITY
PROPOSED ZONING:	PLANNED RESIDENTIAL DEVELOPMENT
DENSITY*:	5.1 - 8.0 DU/AC ALLOWED 40 MIN - 61 MAX DUs ALLOWED 61 DU PROPOSED
SETBACK:	
FRONT:	15' ALLOWED / 15' PROPOSED
SIDE:	5' ALLOWED / 20' PROPOSED
CORNER:	15' ALLOWED / 20' PROPOSED
REAR:	20' ALLOWED / 20' PROPOSED
PARKING:	2 SPACES PER SFD REQUIRED 2 SPACES PROVIDED 0.5 SPACES PER DU REQUIRED (31 SPACES REQUIRED) 42 SPACES PROVIDED

AREAS:

GROSS AREA	349,978 SF (8.03 AC)
NET AREA	333,340 SF (7.65 AC)
PARCEL 1	119,219 SF (2.74 AC)
PARCEL 2	42,403 SF (0.97 AC)
PARCEL 3	52,051 SF (1.19 AC)
PRIVATE ROAD AREA	84, 169 SF (1.93 AC)
PRIVATE LANE AREA	35,164 SF (0.82 AC)

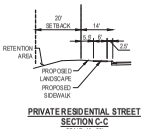
OWNER / SUBDIVIDER:
MENIFEE FELLOWSHIP 2022 LLC.
CONTACT: MICHAEL RAMIREZ
P.O. BOX 245
MONTEREY PARK, CA 91754
P.(760) 8108548

CIVIL ENGINEER:
WABER CONSULTANTS, INC.
CONTACT: MAHIR WABER, PE.
19215 S.VERMONT AVE, SUITE 115
GARDENA, CA 90248
P.(424) 344-2464
F.(562) 332-3282

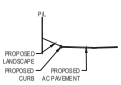
ARCHITECT
ARCHITECTA
CONTACT: EVERITT KING
25022 DAKOTA DRIVE
VALENCIA, CA 91354
P.(949) 939-1310

ABBREVIATIONS:

AC	ASPHALT CONCRETE
CF	CURB FACE
EX.	EXISTING
FF	FINISHED FLOOR
FL	FLOW LINE
GB	GRADE BREAK
MAX.	MAXIMUM
MIN.	MINIMUM
P.L.	PROPERTY LINE
PCC	PORTLAND CEMENT CONCRETE
RL	RIDGE LINE
R/W	RIGHT OF WAY
SD	STORM DRAIN



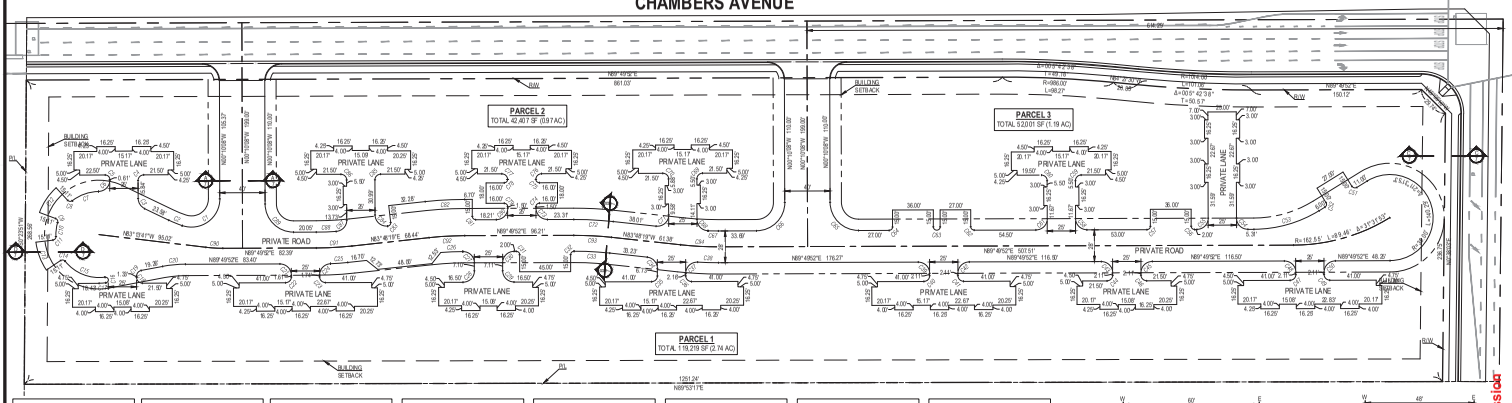
PRIVATE RESIDENTIAL STREET SECTION C-C
SCALE: 1" = 20'



PRIVATE RESIDENTIAL STREET SECTION D-D
SCALE: 1" = 20'

VICINITY MAP
SCALE: 1" = 1000'

CHAMBERS AVENUE


PARCEL 2
TOTAL 42,403 SF (0.97 AC)
PARCEL 3
TOTAL 52,051 SF (1.19 AC)
PARCEL 1
TOTAL 119,219 SF (2.74 AC)
PRIVATE LANE
PRIVATE ROAD
BUILDING SETBACK
R/W
MURRIETA ROAD
N89°49'52"E 661.07'
N89°49'52"E 150.12'
N89°49'52"E 62.39'
N89°49'52"E 176.27'
N89°49'52"E 116.50'
N89°49'52"E 48.30'
N89°49'52"E 507.51'
N89°49'52"E 116.30'
N89°49'52"E 83.40'
N89°49'52"E 61.34'
N89°49'52"E 68.44'
N89°49'52"E 86.21'
N89°49'52"E 33.68'
N63°36'18"E 48.48'
N63°31'41"W 95.02'
N63°31'41"W 155.37'
N63°31'41"W 155.37'
N63°31'41"W 100.00'
N63°31'41"W 100.00'
N63°31'41"W 100.00

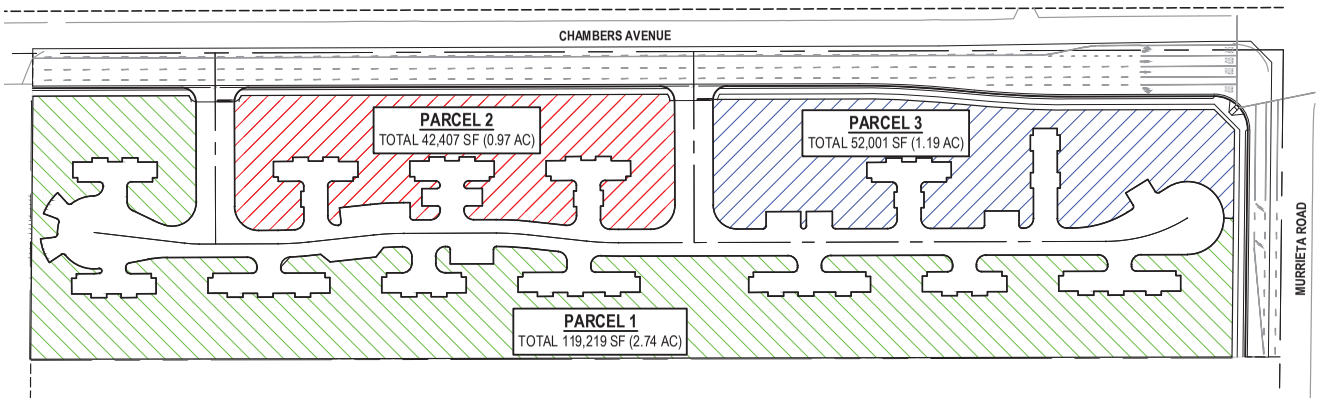
TENTATIVE PARCEL MAP EXHIBIT
APN: 335-080-008
0 CHAMBERS AVENUE MENIFEE, CA 92586

LEGEND:

- PARCEL1
- PARCEL 2
- PARCEL 3

AREAS:

GROSS AREA	349,978 SF (8.03 AC)
NET AREA	333,340 SF (7.65 AC)
PARCEL 1	119,219 SF (2.74 AC)
PARCEL 2	42,407 SF (0.97 AC)
PARCEL 3	52,001 SF (1.19 AC)
PRIVATE ROAD AREA	84,169 SF (1.93 AC)
PRIVATE LANE AREA	35,564 SF (0.82 AC)



Planning Commission
Exhibit A -
PLN23-0025 and PLN23-0026
February 1, 2024

100' 50' 0 100' 200'
SCALE: 1" = 100'

REGISTERED PROFESSIONAL ENGINEER
MAHTR WABER
No. C69050
Exp. 6/30/24
CIVIL
STATE OF CALIFORNIA

Waber Consultants INC
PLANNING CIVIL ENGINEERING SURVEYING
19210 S. VERMONT AVENUE, STE A115, GARDENA, CA 90248
P (424) 344-2464 F (562) 372-5282

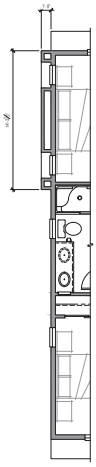
TENTATIVE PARCEL MAP EXHIBIT	JOB NO. 22055
DI CAPRI 0 CHAMBERS AVENUE, MENIFEE, CA 92586	DATE: 2/1/2024
	EX

W:\22-055 DI CAPRI\DWG\22055 EXPLMNAP.dwg Feb 01, 2024 - 4:31pm

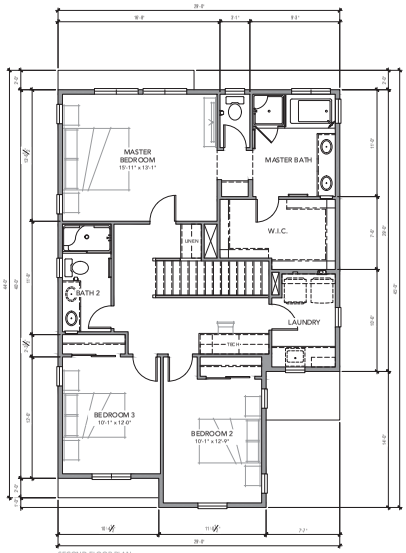
CRAFTSMAN

CONTEMPORARY FARMHOUSE

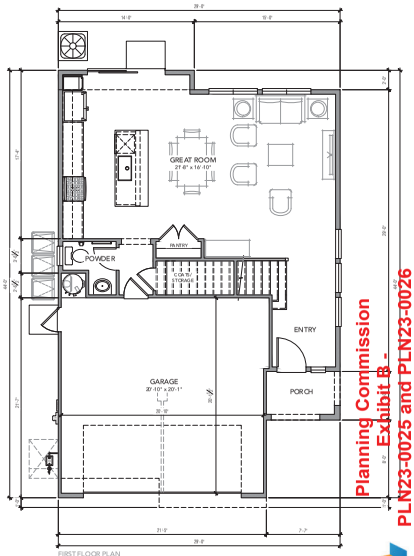
SPANISH COLONIAL



SECOND FLOOR PARTIAL
AT ENHANCED CONDITION



SECOND FLOOR PLAN



FIRST FLOOR PLAN

Planning Commission
Exhibit B -
PLN23-0025 and PLN23-0026
February 1, 2024

PLAN ONE
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR	817 SF
SECOND FLOOR	1,109 SF
TOTAL CONDITIONED	1,926 SF
UNCONDITIONED SPACE	
GARAGE	615 SF
COVERED PORCH	31 SF
TOTAL UNCONDITIONED	646 SF

0 4 8 12

ARCHITEYK
29222 DAKOTA DRIVE
VALENCIA CALIFORNIA 91354
949 939 1310
www.architeyk.com

LICENSED ARCHITECT
MICHAEL RAMIREZ
STATE OF CALIFORNIA

APPLICANT
MENIFEE FELLOWSHIP 2022, LLC

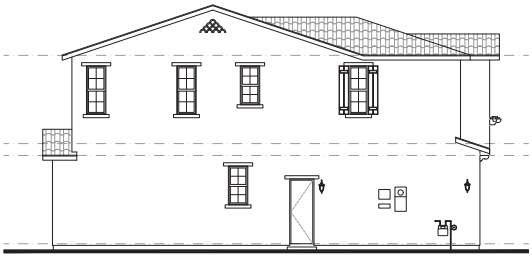
MICHAEL RAMIREZ
760.810.8548
verdevistas@aol.com

PROJECT
DI CAPRI
22241 CHAMBERS STREET / MENIFEE, CA 92586

DRAWINGS
PLAN ONE
PLAN & FRONT ELEVATIONS & ROOF PLANS

JOB NO.	MR-22-01
SHEET NO.	A1.1.1
DATE	231204

LEFT - ENHANCED
DWELLING UNIT #38

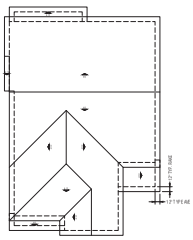


LEFT

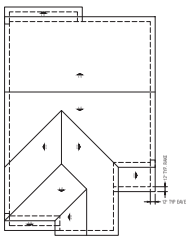
REAR

EXTERIOR COACH LIGHTS
LAMPS PLUS - BELLAGIO

EXTERIOR ELEVATION MATERIAL LEGEND	
ROOF COMPONENTS	
1	CONCRETE FLAT ROOF TILE
2	CONCRETE S-ROOF TILE
3	WOOD FASCIA BOARD
4	ATTIC VENT
5	METAL SECTIONAL GARAGE DOOR
6	BUILDING ADDRESS SIGNAGE
WALL SURFACE FINISH - PLASTER & PAINTED STUCCO FINISH	
7	EXTERIOR PLASTER
8	EXTERIOR PLASTER W/ FOAM TRIM
9	EXTERIOR PLASTER W/ FOAM CORBELS
10	EXTERIOR PLASTER W/ FOAM DETAIL
11	EXTERIOR PLASTER W/ FOAM RIFFLE
12	PAINTED FOX LIFETIME SHUTTER
WALL SURFACE FINISH - CEMENTITIOUS FIBER	
13	LAP SIDING
14	VERTICAL SIDING
15	BOARD & BATTEN
16	TRIM BOARD
WALL SURFACE DETAILS	
17	FIRST ROUGH BEAM
18	BUILT UP WOOD COLUMN
19	TRIM FOLDED BEAM
20	CORBEL
21	POT SHELF
22	OUTLOOKER / KNEE BRACE / HEADER
WALL SURFACE METAL	
23	DECORATIVE METAL POT SHELF
24	GABLE BREATHE VENT
WALL SURFACE GROUNDS	
25	MTR STONE VENEER



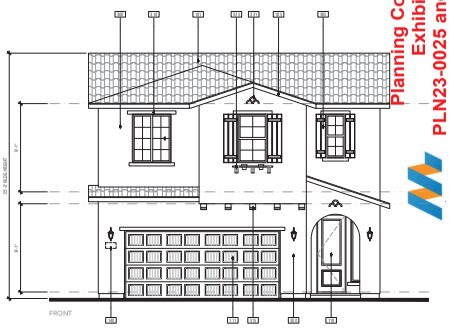
ROOF PLAN AT ENHANCED CONDITION



ROOF PLAN

0 8 16 24

RIGHT



FRONT

0 4 8 12

Planning Commission
Exhibit B -
PLN23-0025 and PLN23-0026
February 1, 2024

ARCHITEYK
29222 DAKOTA DRIVE
VALENCIA CALIFORNIA 91354
949.939.1310
www.architeyk.com

LICENSED ARCHITECT
MICHAEL RAMIREZ
NO. C-31649
STATE OF CALIFORNIA

APPLICANT
MENIFEE FELLOWSHIP 2022, LLC
MICHAEL RAMIREZ
760.810.8548
verdevistas@aol.com

PROJECT
DI CAPRI
22241 CHAMBERS STREET / MENIFEE, CA 92586

DRAWINGS
PLAN ONE
SPANISH COLONIAL
EXTERIOR ELEVATIONS

JOB NO.	MR-22-01
SHEET NO.	A1.2.1
DATE	231204

LEFT

REAR

RIGHT

FRONT

Planning Commission
Exhibit B -
PLN23-0025 and PLN23-0026
February 1, 2024

0 4 8 12

ARCHITEYK
29222 DAKOTA DRIVE
VALENCIA CALIFORNIA 91354
949 939 1310
www.architeyk.com

LICENSED ARCHITECT
MICHAEL RAMIREZ
STATE OF CALIFORNIA

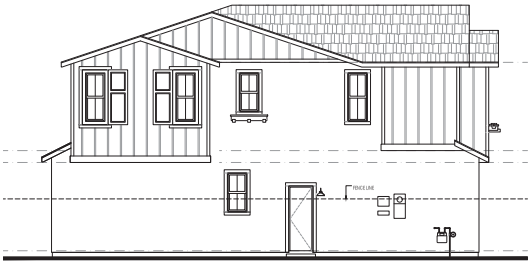
APPLICANT
MENIFEE FELLOWSHIP 2022, LLC

MICHAEL RAMIREZ
760.810.8548
verdevistas@aol.com

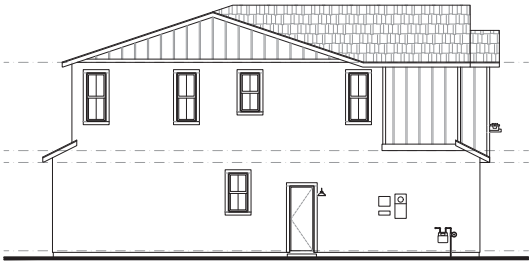
PROJECT
DI CAPRI
22241 CHAMBERS STREET / MENIFEE, CA 92586

DRAWINGS
PLAN ONE
SPANISH COLONIAL
EXTERIOR ELEVATIONS

JOB NO.	MR-22-01
SHEET NO.	A1.2.1
DATE	230216



LEFT-ENHANCED
DWELLING UNIT #39

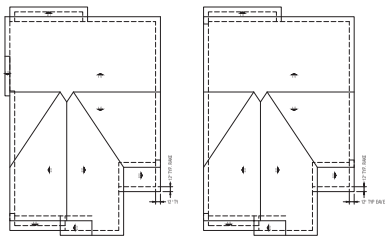


LEFT

REAR

EXTERIOR COACH LIGHTS
LAMPS PLUS - TIMBERLAND MIDLAND

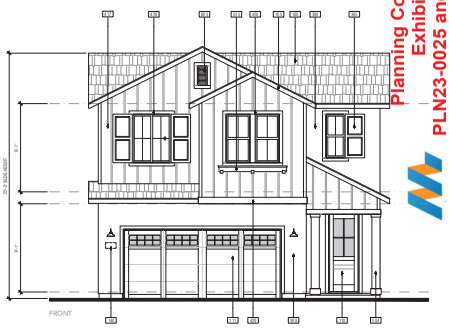
EXTERIOR ELEVATION MATERIAL LEGEND	
MA - ROOF MATERIAL	
MA1	CONCRETE FLAT ROOF TILE
MA2	CONCRETE 'S' ROOF TILE
MA3	WOOD FIBERGLASS DOOR
MA4	ALUM DOOR
MA5	METAL SECTIONAL GARAGE DOOR
MA6	BUILDING ADDRESS GARAGE
MB - EXT ENCLOSURE FINISH - PLASTER OR PAINTED WOOD TRIM	
MB1	EXTERIOR PLASTER
MB2	EXTERIOR PLASTER w/ FOAM TRIM
MB3	EXTERIOR PLASTER w/ FOAM GABLES
MB4	EXTERIOR PLASTER w/ FOAM GETAL
MB5	EXTERIOR PLASTER w/ FOAM PIPES
MB6	PAINTED POLYURETHANE SHUTTER
MC - EXT ENCLOSURE FINISH - SIDING MATERIAL/FASCIA	
MC1	LAP SIDING
MC2	VERTICAL SIDING
MC3	BOARD & BATTEN
MC4	TRIM BOARD
MD - EXTERIOR TRIM	
MD1	FOAM FLUSH GABLE
MD2	BLACK LAP WOOD COLUMN
MD3	TRIM FLUSH GABLE
MD4	CORBEL
MD5	POT SHELF
MD6	OUTLOOKER / RAFTER BRACE / HEADER
ME - EXT ENCLOSURE METAL	
ME1	DECORATIVE METAL POT SHELF
ME2	CABLE END AT TRUSS END
MF - EXTERIOR WINDOWS	
MF1	VINYL TRIM WINDOW



ROOF PLAN AT ENHANCED ELEVATION

ROOF PLAN

RIGHT



FRONT

Planning Commission
Exhibit B -
PLN23-0025 and PLN23-0026
February 1, 2024

ARCHITEYK
29222 DAKOTA DRIVE
VALENCIA CALIFORNIA 91354
949 939 1310
www.architeyk.com

APPLICANT
MENIFEE FELLOWSHIP 2022, LLC

MICHAEL RAMIREZ
760.810.8548
verdevistas@aol.com

PROJECT
DI CAPRI
22241 CHAMBERS STREET / MENIFEE, CA 92586

DRAWINGS
PLAN ONE
CONTEMPORARY FARMHOUSE
EXTERIOR ELEVATIONS

JOB NO.	MR-22-01
SHEET NO.	A1.2.2
DATE	231204

LEFT

REAR

RIGHT

FRONT

Planning Commission
Exhibit B -
PLN23-0025 and PLN23-0026
February 1, 2024

0 4 8 12

ARCHITEYK
29222 DAKOTA DRIVE
VALENCIA CALIFORNIA 91354
949 939 1310
www.architeyk.com

LICENSED ARCHITECT
MICHAEL RAMIREZ
STATE OF CALIFORNIA

APPLICANT
MENIFEE FELLOWSHIP 2022, LLC

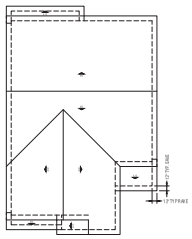
MICHAEL RAMIREZ
760.810.8548
verdevistas@aol.com

PROJECT
DI CAPRI
22241 CHAMBERS STREET / MENIFEE, CA 92586

DRAWINGS
PLAN ONE
CONTEMPORARY FARMHOUSE
EXTERIOR ELEVATIONS

JOB NO.	MR-22-01
SHEET NO.	A1.2.2
DATE	230216

EXTERIOR ELEVATION MATERIAL LEGEND	
E.01 ROOF/ROOF FASCIA	
E.01	CONCRETE FLAT ROOF TILE
E.01	CONCRETE S' ROOF TILE
E.01	WOOD FASCIA BOARD
E.01	ENTRY DOOR
E.01	METAL ELECTRICAL SERVICE DOOR
E.01	BUILDING ADDRESS SIGNAGE
E.02 EXTERIOR WALLS - PLASTER PAINTED FOR MATERIAL	
E.02	EXTERIOR PLASTER
E.02	EXTERIOR PLASTER w/ FOAM TRIM
E.02	EXTERIOR PLASTER w/ FOAM CORBELS
E.02	EXTERIOR PLASTER w/ FOAM DETAIL
E.02	EXTERIOR PLASTER w/ FOAM PIPES
E.02	FRAME OF OUTLOOKER/HALE SHUTTER
E.03 EXTERIOR WALLS - COMPOSITE/ALL FIBER	
E.03	LAP SIDING
E.03	VERTICAL SIDING
E.03	BOARD & BATTEN
E.03	TRIM BOARD
E.04 EXTERIOR WOOD	
E.04	POST: ROUGH SAWN
E.04	BUILT UP WOOD COLUMN
E.04	TRIM ROUGH SAWN
E.04	CORBEL
E.04	POT SHELF
E.04	OUTLOOKER / HALE BRACE / HOOER
E.05 EXTERIOR METAL	
E.05	DECORATIVE METAL POT SHELF
E.05	WALL END STRETCHER
E.06 EXTERIOR VENERS	
E.06	MFR STONE VENEER



ROOF PLAN

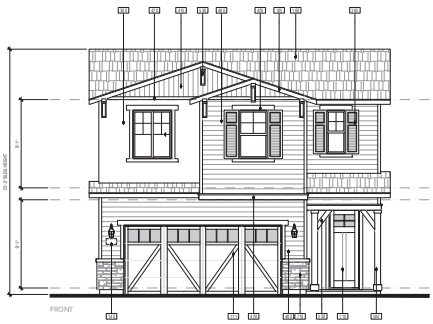
0 8 16 24

LEFT

REAR

EXTERIOR COACH LIGHTS
LAMPS PLUS - OUTDOOR MILKHOUSE

RIGHT



FRONT

0 4 8 12

Planning Commission
Exhibit B -
PLN23-0025 and PLN23-0026
February 1, 2024

ARCHITEYK
29222 DAKOTA DRIVE
VALENCIA CALIFORNIA 91354
949 939 1310
www.architeyk.com

LICENSED ARCHITECT
MICHAEL RAMIREZ
NO. C-31789
STATE OF CALIFORNIA

APPLICANT
MENIFEE FELLOWSHIP 2022, LLC

MICHAEL RAMIREZ
760.810.8548
verdevistas@aol.com

PROJECT

DI CAPRI

22241 CHAMBERS STREET / MENIFEE, CA 92586

DRAWINGS

PLAN ONE

CRAFTSMAN
EXTERIOR ELEVATIONS

JOB NO.	MR-22-01
SHEET NO.	A1.2.3
DATE	231204

LEFT

REAR

RIGHT

FRONT

Planning Commission
Exhibit B -
PLN23-0025 and PLN23-0026
February 1, 2024

0 4 8 12

ARCHITEYK

29222 DAKOTA DRIVE
VALENCIA CALIFORNIA 91354
949 939 1310
www.architeyk.com

LICENSED ARCHITECT
MICHAEL RAMIREZ
C-36 17185
REGISTERED PROFESSIONAL ARCHITECT
STATE OF CALIFORNIA

APPLICANT

MENIFEE FELLOWSHIP 2022, LLC

MICHAEL RAMIREZ
760.810.8548
verdevistas@aol.com

PROJECT

DI CAPRI

22241 CHAMBERS STREET / MENIFEE, CA 92586

DRAWINGS

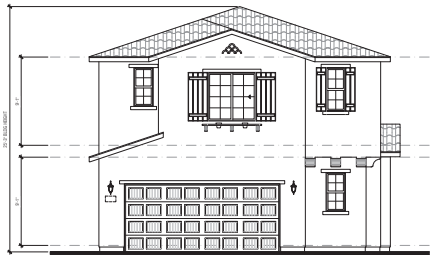
PLAN ONE

CRAFTSMAN
EXTERIOR ELEVATIONS

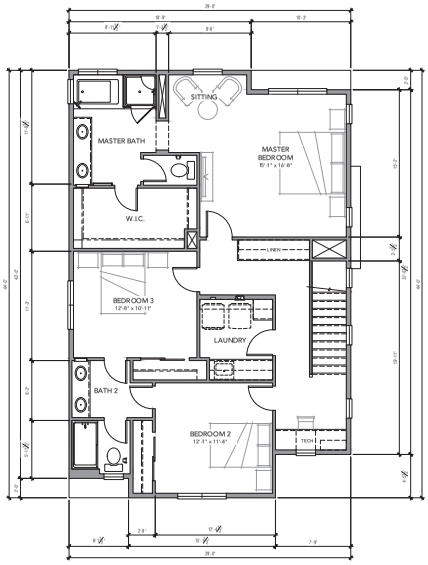
JOB NO.	MR-22-01
SHEET NO.	A1.2.3
DATE	230216

CRAFTSMAN

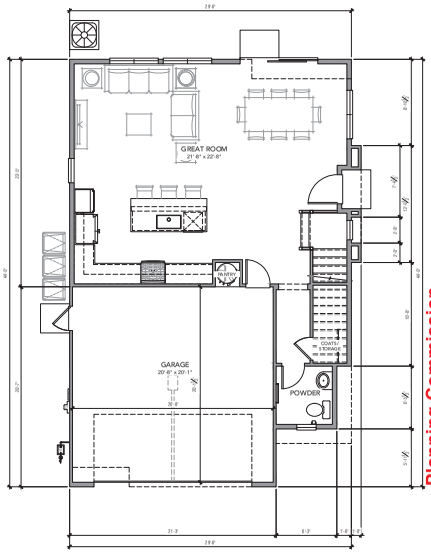
CONTEMPORARY FARMHOUSE



SPANISH COLONIAL



SECOND FLOOR PLAN



FIRST FLOOR PLAN

Planning Commission
Exhibit B -
PLN23-0025 and PLN23-0026
February 1, 2024

PLAN TWO

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR	765 SF
SECOND FLOOR	1,183 SF
TOTAL CONDITIONED	1,948 SF
UNCONDITIONED SPACE	
GARAGE	420 SF
COVERED PORCH	8 SF
TOTAL UNCONDITIONED	441 SF

0 4 8 12

ARCHITEYK

29222 DAKOTA DRIVE
VALENCIA CALIFORNIA 91354
949 939 1310
www.architeyk.com

REGISTERED ARCHITECT

APPLICANT

MENIFEE FELLOWSHIP 2022, LLC

MICHAEL RAMIREZ
760.810.8548
verdevistas@aol.com

PROJECT

DI CAPRI

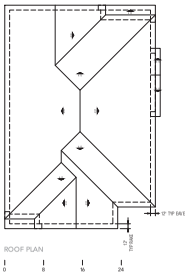
22241 CHAMBERS STREET / MENIFEE, CA 92586

DRAWINGS

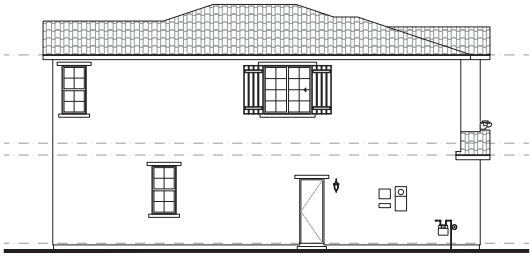
PLAN TWO

PLAN & FRONT ELEVATIONS

JOB NO.	MR-22-01
SHEET NO.	A2.1.1
DATE	231204



ROOF PLAN



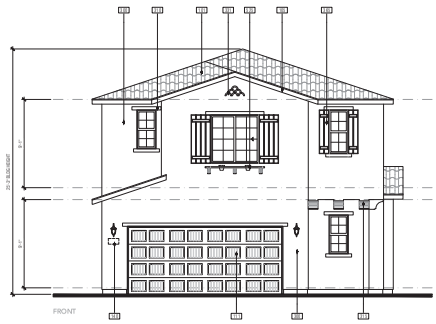
LEFT

REAR

EXTERIOR ELEVATION MATERIAL LEGEND	
1.00 ROOFING/SOFFITS	
1.01	CONCRETE FLAT ROOF TILE
1.02	CONCRETE S' ROOF TILE
1.03	WOOD FASCIA BOARD
1.04	ENTRY DOOR
1.05	METAL ELECTRICAL SERVICE DOOR
1.06	BUILDING ADDRESS SIGNAGE
2.00 EXTERIOR WALLS - PLASTER PAINTED FOR REFERENCE	
2.01	EXTERIOR PLASTER
2.02	EXTERIOR PLASTER w/ FOUNTAIN
2.03	EXTERIOR PLASTER w/ CORBELS
2.04	EXTERIOR PLASTER w/ WINDOW TRIM
2.05	EXTERIOR PLASTER w/ FOUNTAIN
2.06	FRAME OF OUTLOOKER/ SHALE SHUTTER
3.00 EXTERIOR WALLS - COMPOSITE/ALL FREE	
3.01	LAP SIDING
3.02	VERTICAL SIDING
3.03	BOARD & BATTEN
3.04	TRIM BOARD
4.00 EXTERIOR WOOD	
4.01	POST: ROUGH SAWN
4.02	BUILT UP WOOD COLUMN
4.03	TRIM: ROUGH SAWN
4.04	CORBEL
4.05	POT SHELF
4.06	OUTLOOKER / FRAME BRACE / HOOKER
5.00 EXTERIOR METAL	
5.01	DECORATIVE METAL POT SHELF
5.02	GALLEND ATTIC VENT
7.00 EXTERIOR VENTS	
7.01	MFR STONE VENEER

EXTERIOR COACH LIGHTS
LAMP STYLE - BELLAGIO

RIGHT



FRONT

0 4 8 12

Planning Commission
Exhibit B -
PLN23-0025 and PLN23-0026
February 1, 2024

ARCHITEYK
29222 DAKOTA DRIVE
VALENCIA CALIFORNIA 91354
949 939 1310
www.architeyk.com

APPLICANT
MENIFEE FELLOWSHIP 2022, LLC
MICHAEL RAMIREZ
760.810.8548
verdevistas@aol.com

PROJECT
DI CAPRI
22241 CHAMBERS STREET / MENIFEE, CA 92586

DRAWINGS
PLAN TWO
SPANISH COLONIAL
EXTERIOR ELEVATIONS

JOB NO.	MR-22-01
SHEET NO.	A2.2.1
DATE	231204

LEFT

REAR

RIGHT

FRONT

Planning Commission
Exhibit B -
PLN23-0025 and PLN23-0026
February 1, 2024

0 4 8 12

ARCHITEYK

29222 DAKOTA DRIVE
VALENCIA CALIFORNIA 91354
949 939 1310
www.architeyk.com

LICENSED ARCHITECT
MICHAEL RAMIREZ
STATE OF CALIFORNIA

APPLICANT
MENIFEE FELLOWSHIP 2022, LLC

MICHAEL RAMIREZ
760.810.8548
verdevistas@aol.com

PROJECT

DI CAPRI

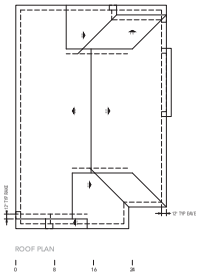
22241 CHAMBERS STREET / MENIFEE, CA 92586

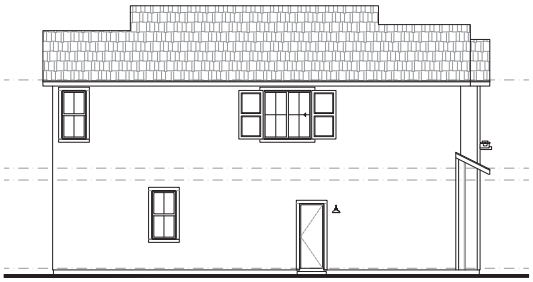
DRAWINGS

PLAN TWO

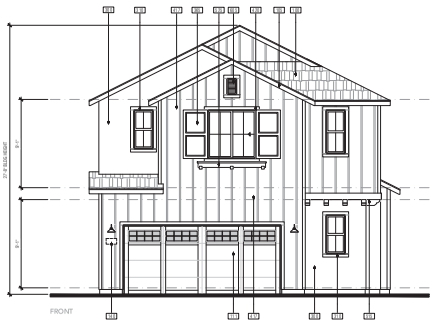
SPANISH COLONIAL
EXTERIOR ELEVATIONS

JOB NO.	MR-22-01
SHEET NO.	A2.2.1
DATE	230216





EXTERIOR ELEVATION MATERIAL LEGEND
E.01 ROOFING MATERIALS
E.01 CONCRETE FLAT ROOF TILE
E.01 CONCRETE S' ROOF TILE
E.02 WOOD FASCIA BOARD
E.03 ENTRY DOOR
E.04 METAL ELECTRICAL SERVICE DOOR
E.05 BUILDING ADDRESS SIGNAGE
E.06 EXTERIOR FINISH - PLASTER PAINTED PULTEX PAINT
E.06 EXTERIOR PLASTER
E.06 EXTERIOR PLASTER w/ FOAM TRIM
E.06 EXTERIOR PLASTER w/ FOAM CORBELS
E.06 EXTERIOR PLASTER w/ FOAM DETAIL
E.06 EXTERIOR PLASTER w/ FOAM PIPES
E.06 FRAME OF OUTLOOKER/ SHALE SHUTTER
E.08 EXTERIOR FINISH - COMPOSITE/ALL FIBER
E.08 LAP SIDING
E.08 VERTICAL SIDING
E.08 BOARD & BATTEN
E.08 TRIM BOARD
E.09 EXTERIOR WOOD
E.09 POST: ROUGH SAWN
E.09 BUILT UP WOOD COLUMN
E.09 TRIM ROUGH SAWN
E.09 CORBEL
E.09 POT SHELF
E.09 OUTLOOKER / RAFTER BRACE / HOOD EB.
E.09 EXTERIOR METAL
E.09 DECORATIVE METAL POT SHELF
E.09 GALVANIZED STEEL RAIL
E.09 EXTERIOR FENCE
E.09 MFR STONE VENEER


E.01
E.01
E.01

LEFT

REAR

RIGHT

FRONT

Planning Commission
Exhibit B -
PLN23-0025 and PLN23-0026
February 1, 2024

0 4 8 12

ARCHITEYK

29222 DAKOTA DRIVE
VALENCIA CALIFORNIA 91354
949 939 1310
www.architeyk.com

LICENSED ARCHITECT
MICHAEL RAMIREZ
C-36 17485
REGISTERED PROFESSIONAL ARCHITECT
STATE OF CALIFORNIA

APPLICANT

MENIFEE FELLOWSHIP 2022, LLC

MICHAEL RAMIREZ
760.810.8548
verdevistas@aol.com

PROJECT

DI CAPRI

22241 CHAMBERS STREET / MENIFEE, CA 92586

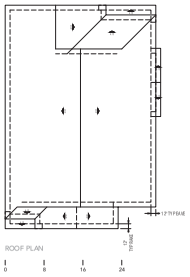
DRAWINGS

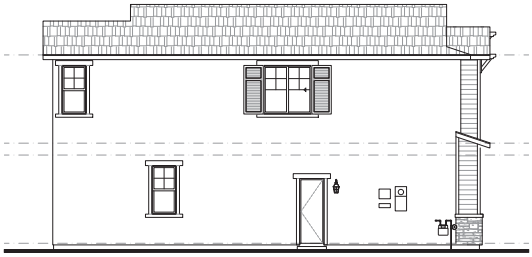
PLAN TWO

CONTEMPORARY FARMHOUSE
EXTERIOR ELEVATIONS

JOB NO.	MR-22-01
SHEET NO.	A2.2.2
DATE	230216

EXTERIOR ELEVATION MATERIAL LEGEND	
1.0 ROOFING/FASCIA	
1.01	CONCRETE FLAT ROOF TILE
1.02	CONCRETE S' ROOF TILE
1.03	WOOD FASCIA BOARD
1.04	ENTRY DOOR
1.05	METAL ELECTRICAL SERVICE DOOR
1.06	BUILDING ADDRESS SIGNAGE
2.00 EXTERIOR WALLS - PLASTER/PAINTED FOUNDATIONS	
2.01	EXTERIOR PLASTER
2.02	EXTERIOR PLASTER w/ FOUNTAIN
2.03	EXTERIOR PLASTER w/ CRAFTSMAN CORBELS
2.04	EXTERIOR PLASTER w/ FOUNDATIONAL
2.05	EXTERIOR PLASTER w/ FOUNTAIN
2.06	FRAME OF OUTLINE/HALF SHUTTER
3.00 EXTERIOR WALLS - COMPOSITION/LAP SIDING	
3.01	LAP SIDING
3.02	VERTICAL SIDING
3.03	BOARD & BATTEN
3.04	TRIM BOARD
4.00 EXTERIOR WOOD	
4.01	POST, ROUGH SAWN
4.02	BUILT UP WOOD COLUMN
4.03	TRIM ROUGH SAWN
4.04	CORBEL
4.05	POT SHELF
4.06	OUTLOOKER / FAKE BRACE / HOOKER
5.00 EXTERIOR METAL	
5.01	DECORATIVE METAL POT SHELF
5.02	GALVANIZED STEEL VENT
7.00 EXTERIOR VENTS	
7.01	MFR DEDICATED VENTER

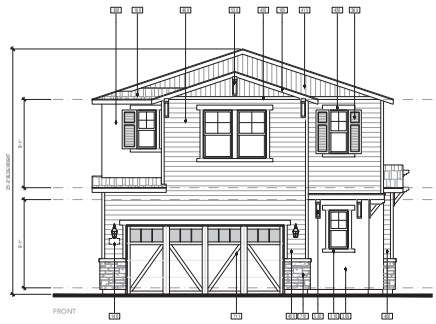



LEFT

REAR

EXTERIOR COACH LIGHTS
LAMPS PLUS - QUOIZE MILLHOUSE

RIGHT



FRONT

0 4 8 12

Planning Commission
Exhibit B -
PLN23-0025 and PLN23-0026
February 1, 2024

ARCHITEYK
29222 DAKOTA DRIVE
VALENCIA CALIFORNIA 91354
949 939 1310
www.architeyk.com

APPLICANT
MENIFEE FELLOWSHIP 2022, LLC
MICHAEL RAMIREZ
760.810.8548
verdevistas@aol.com

PROJECT
DI CAPRI
22241 CHAMBERS STREET / MENIFEE, CA 92586

DRAWINGS
PLAN TWO
CRAFTSMAN
EXTERIOR ELEVATIONS

JOB NO.	MR-22-01
SHEET NO.	A2.2.3
DATE	231204

LEFT

REAR

RIGHT

FRONT

Planning Commission
Exhibit B -
PLN23-0025 and PLN23-0026
February 1, 2024

0 4 8 12

ARCHITEYK

29222 DAKOTA DRIVE
VALENCIA CALIFORNIA 91354
949 939 1310
www.architeyk.com

LICENSED ARCHITECT
MICHAEL RAMIREZ
C-36 17185
REGISTERED PROFESSIONAL ARCHITECT
STATE OF CALIFORNIA

APPLICANT
MENIFEE FELLOWSHIP 2022, LLC

MICHAEL RAMIREZ
760.810.8548
verdevistas@aol.com

PROJECT

DI CAPRI

22241 CHAMBERS STREET / MENIFEE, CA 92586

DRAWINGS

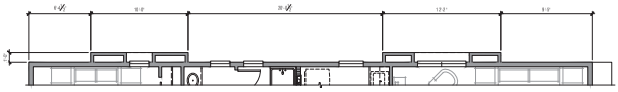
PLAN TWO

CRAFTSMAN
EXTERIOR ELEVATIONS

JOB NO.	MR-22-01
SHEET NO.	A2.2.3
DATE	230216

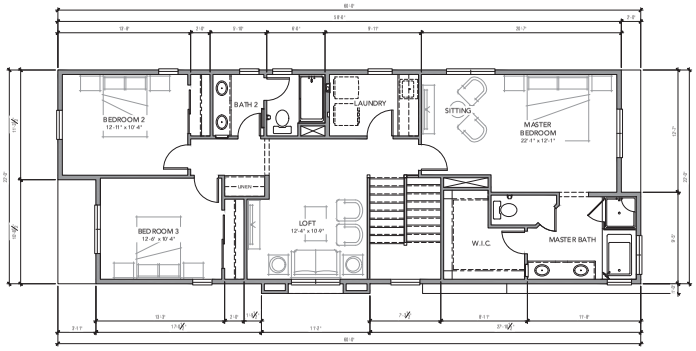
CRAFTSMAN

CONTEMPORARY FARMHOUSE

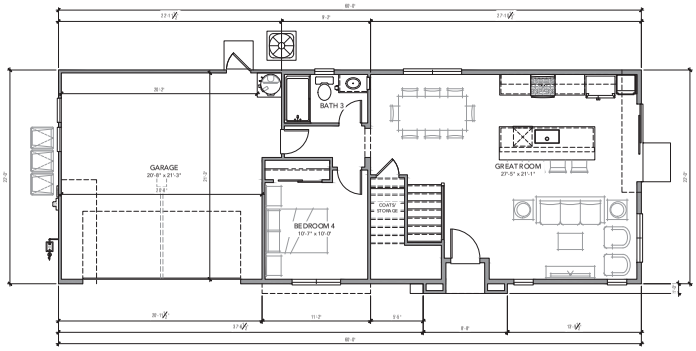


SECOND FLOOR PLAN
AT ENHANCED CONDITION

SPANISH COLONIAL



SECOND FLOOR PLAN



FIRST FLOOR PLAN

Planning Commission
Exhibit B
PLN23-0025 and PLN23-0026
February 1, 2024

PLAN THREE AREA TABULATION	
CONDITIONED SPACE	
FIRST FLOOR	602 SF
SECOND FLOOR	1,179 SF
TOTAL CONDITIONED	1,806 SF
UNCONDITIONED SPACE	
GARAGE	474 SF
COVERED PORCH	9 SF
TOTAL UNCONDITIONED	483 SF

0 4 8 12

ARCHITEYK
29222 DAKOTA DRIVE
VALENCIA CALIFORNIA 91354
949 939 1310
www.architeyk.com

LICENSED ARCHITECT
MICHAEL RAMIREZ
NO. C-31486
STATE OF CALIFORNIA

APPLICANT
MENIFEE FELLOWSHIP 2022, LLC

MICHAEL RAMIREZ
760.810.8548
verdevistas@aol.com

PROJECT

DI CAPRI

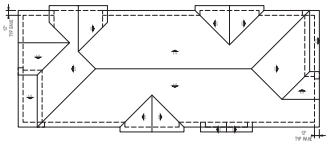
22241 CHAMBERS STREET / MENIFEE, CA 92586

DRAWINGS

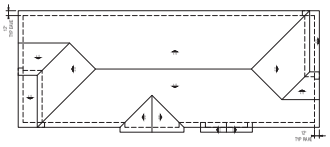
PLAN THREE

PLAN & FRONT ELEVATIONS

JOB NO.	MR-22-01
SHEET NO.	A3.1.1
DATE	231204



ROOF PLAN - SPANISH COLONIAL
AT ENHANCED CONDITION



ROOF PLAN - SPANISH COLONIAL

REAR - ENHANCED
DWELLING UNITS #36 & 60

EXTERIOR ELEVATION MATERIAL LEGEND	
E.01 ROOF MATERIALS	
E.01	CONCRETE FLAT ROOF TILE
E.01	CONCRETE S' ROOF TILE
E.02	WOOD FASCIA BOARD
E.03	ENTRY DOOR
E.04	METAL ELECTRICAL SERVICE DOOR
E.05	BUILDING ADDRESS SIGNAGE
E.06 EXTERIOR FINISH - PLASTER PAINTED PULVERIZED	
E.06	EXTERIOR PLASTER
E.06	EXTERIOR PLASTER w/ FOUNTAIN
E.06	EXTERIOR PLASTER w/ CRAUSCORBELS
E.06	EXTERIOR PLASTER w/ FOUNDETALS
E.06	EXTERIOR PLASTER w/ FOUNPIES
E.06	FRAME OF OUTLWEHAUE SHUTTER
E.06 EXTERIOR FINISH - COMPOSITES FIBER	
E.06	LAP SIDING
E.06	VERTICAL SIDING
E.06	BOARD & BATTEN
E.06	TRIM BOARD
E.06 EXTERIOR WOOD	
E.06	POST: ROUGH SAWN
E.06	BUILT-UP WOOD COLUMN
E.06	TRIM ROUGH SAWN
E.06	CORBEL
E.06	POT SHELF
E.06	OUTLOOKER / KNEE BRACE / HOOKER
E.06 EXTERIOR METAL	
E.06	DECORATIVE METAL POT SHELF
E.06	GALVANIZED STEEL METAL
E.06 EXTERIOR HEADERS	
E.06	MFR STONE VENEER

LEFT

REAR

EXTERIOR COACH LIGHTS
LAMPS PLUS - BELLAGIO

RIGHT

FRONT

Planning Commission
Exhibit B -
PLN23-0025 and PLN23-0026
February 1, 2024

ARCHITEYK
29222 DAKOTA DRIVE
VALENCIA CALIFORNIA 91354
949 939 1310
www.architeyk.com

APPLICANT
MENIFEE FELLOWSHIP 2022, LLC
MICHAEL RAMIREZ
760.810.8548
verdevistas@aol.com

PROJECT
DI CAPRI
22241 CHAMBERS STREET / MENIFEE, CA 92586

DRAWINGS
PLAN THREE
SPANISH COLONIAL
EXTERIOR ELEVATIONS

JOB NO.	MR-22-01
SHEET NO.	A3.2.1
DATE	231204

LEFT

REAR

RIGHT

FRONT

Planning Commission
Exhibit B -
PLN23-0025 and PLN23-0026
February 1, 2024

0 4 8 12

ARCHITEYK

ARCHITeyk

29222 DAKOTA DRIVE
VALENCIA CALIFORNIA 91354
949 939 1310
www.architeyk.com

LICENSED ARCHITECT
MICHAEL RAMIREZ
STATE OF CALIFORNIA

APPLICANT

MENIFEE FELLOWSHIP 2022, LLC

MICHAEL RAMIREZ
760.810.8548
verdevistas@aol.com

PROJECT

DI CAPRI

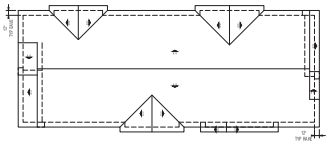
22241 CHAMBERS STREET / MENIFEE, CA 92586

DRAWINGS

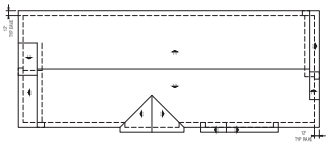
PLAN THREE

SPANISH COLONIAL
EXTERIOR ELEVATIONS

JOB NO.	MR-22-01
SHEET NO.	A3.2.1
DATE	230216



ROOF PLAN - CONTEMPORARY FARMHOUSE
AT ENHANCED CONDITION



ROOF PLAN - CONTEMPORARY FARMHOUSE

0 8 16 24

REAR - ENHANCED
DWELLING UNITS #1 & 22

EXTERIOR ELEVATION MATERIAL LEGEND

1.00 ROOFING MATERIALS	
1.01	CONCRETE FLAT ROOF TILE
1.02	CONCRETE S' ROOF TILE
1.03	WOOD FASCIA BOARD
1.04	ENTRY DOOR
1.05	METAL ELECTRICAL GARAGE DOOR
1.06	BUILDING ADDRESS SIGNAGE
1.08 EXTERIOR WALLS - PLASTER PAINTED PULTEX FINISHES	
1.09	EXTERIOR PLASTER
1.10	EXTERIOR PLASTER w/ CONTRAST
1.11	EXTERIOR PLASTER w/ CONTRAST CORBELS
1.12	EXTERIOR PLASTER w/ CONTRAST ALL
1.13	EXTERIOR PLASTER w/ CONTRAST PIES
1.14	FRAME OF COLUMN/WALL SHUTTER
1.00 EXTERIOR WALLS - CONTEMPORARY FINISH	
1.15	LAP SIDING
1.16	VERTICAL SIDING
1.17	BOARD & BATTEN
1.18	TRIM BOARD
1.00 EXTERIOR WOOD	
1.19	POST, ROUGH SAWN
1.20	BUILT UP WOOD COLUMN
1.21	TRIM ROUGH SAWN
1.22	CORBEL
1.23	POT SHELF
1.24	OUTLOOKER / VANE BRACE / HOOKER
1.00 EXTERIOR METAL	
1.25	DECORATIVE METAL POT SHELF
1.26	GALVANIZED STEEL VENT
1.00 EXTERIOR VENTS	
1.27	MFR STONE VENEER

LEFT

REAR

EXTERIOR COACH LIGHTS
LAMPS PLUS - TIMBERLAND MIDLAND

RIGHT

1.27
1.27
1.27

LEFT

REAR

RIGHT

FRONT

Planning Commission
Exhibit B -
PLN23-0025 and PLN23-0026
February 1, 2024

0 4 8 12

ARCHITEYK

ARCHITEYK

29222 DAKOTA DRIVE
VALENCIA CALIFORNIA 91354
949 939 1310
www.architeyk.com

LICENSED ARCHITECT
MICHAEL RAMIREZ
C-21 LICENSE
STATE OF CALIFORNIA

APPLICANT

MENIFEE FELLOWSHIP 2022, LLC

MICHAEL RAMIREZ
760.810.8548
verdevistas@aol.com

PROJECT

DI CAPRI

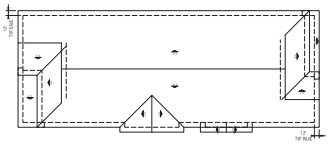
22241 CHAMBERS STREET / MENIFEE, CA 92586

DRAWINGS

PLAN THREE

CONTEMPORARY FARMHOUSE
EXTERIOR ELEVATIONS

JOB NO.	MR-22-01
SHEET NO.	A3.2.2
DATE	230216



ROOF PLAN - CRAFTSMAN

0 8 16 24

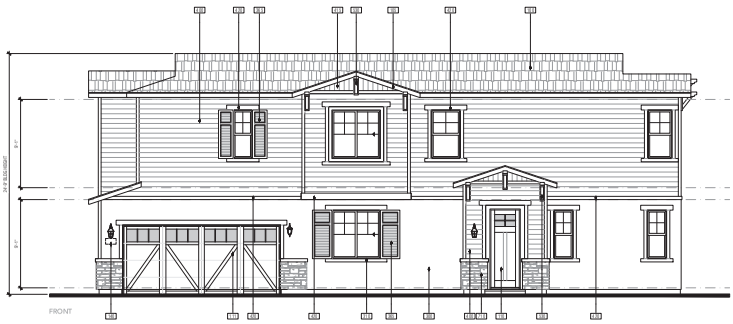
EXTERIOR ELEVATION MATERIAL LEGEND
1.00 EXTERIOR FINISHES
1.01 CONCRETE FLAT ROOF TILE
1.02 CONCRETE S' ROOF TILE
1.03 WOOD FASCIA BOARD
1.04 ENTRY DOOR
1.05 METAL ELECTRICAL GARAGE DOOR
1.06 BUILDING ADDRESS SIGNAGE
1.08 EXTERIOR FINISH - PLASTER PAINTED SOLAR TEXTURE
1.10 EXTERIOR PLASTER
1.11 EXTERIOR PLASTER w/ CRAFTSMAN
1.12 EXTERIOR PLASTER w/ CRAFTSMAN CORBELS
1.13 EXTERIOR PLASTER w/ CRAFTSMAN TAIL
1.14 EXTERIOR PLASTER w/ CRAFTSMAN PIPES
1.15 FRAME OF OUTLOOKER/TRELLIS SHUTTER
1.20 EXTERIOR FINISH - COMPOSITE SIDING
1.21 LAP SIDING
1.22 VERTICAL SIDING
1.23 BOARD & BATTEN
1.24 TRIM BOARD
1.30 EXTERIOR WOOD
1.31 POST - ROUGH SAWN
1.32 BUILT UP WOOD COLUMN
1.33 TRIM ROUGH SAWN
1.34 CORBEL
1.35 POT SHELF
1.36 OUTLOOKER / FRAME BRACE / HOOKER
1.40 EXTERIOR METAL
1.41 DECORATIVE METAL POT SHELF
1.42 GALVANIZED STEEL METAL
1.50 EXTERIOR FENCE
1.51 MR STONE VENEER

LEFT

REAR

EXTERIOR COACH LIGHTS
LAMPS PLUS - QUOIZEL MILLHOUSE

RIGHT



FRONT

0 4 8 12

Planning Commission
Exhibit B -
PLN23-0025 and PLN23-0026
February 1, 2024

ARCHITEYK
29222 DAKOTA DRIVE
VALENCIA CALIFORNIA 91354
949 939 1310
www.architeyk.com

ARCHITECT

APPLICANT

MENIFEE FELLOWSHIP 2022, LLC

MICHAEL RAMIREZ
760.810.8548
verdevistas@aol.com

PROJECT

DI CAPRI

22241 CHAMBERS STREET / MENIFEE, CA 92586

DRAWINGS

PLAN THREE

CRAFTSMAN
EXTERIOR ELEVATIONS

JOB NO.	MR-22-01
SHEET NO.	A3.2.3
DATE	231204

LEFT

REAR

RIGHT

FRONT

Planning Commission
Exhibit B -
PLN23-0025 and PLN23-0026
February 1, 2024

0 4 8 12

ARCHITEYK

ARCHITEYK
29222 DAKOTA DRIVE
VALENCIA CALIFORNIA 91354
949 939 1310
www.architeyk.com

LICENSED ARCHITECT
MICHAEL RAMIREZ
C-21 LICENSE
STATE OF CALIFORNIA

APPLICANT
MENIFEE FELLOWSHIP 2022, LLC

MICHAEL RAMIREZ
760.810.8548
verdevistas@aol.com

PROJECT

DI CAPRI

22241 CHAMBERS STREET / MENIFEE, CA 92586

DRAWINGS

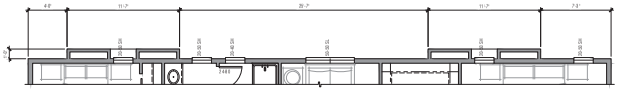
PLAN THREE

CRAFTSMAN
EXTERIOR ELEVATIONS

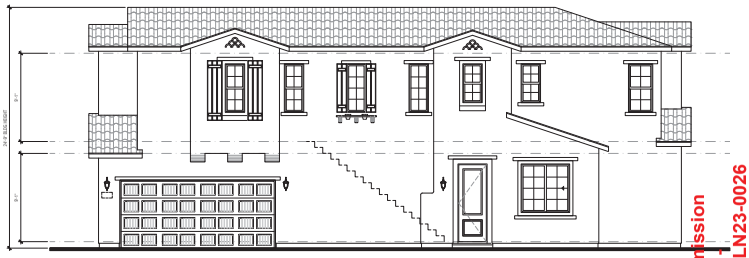
JOB NO.	MR-22-01
SHEET NO.	A3.2.3
DATE	230216

CRAFTSMAN

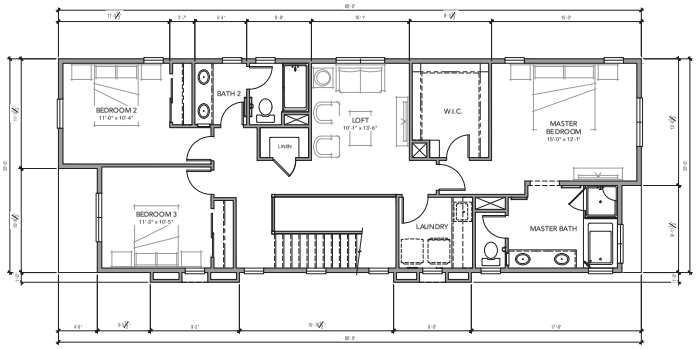
CONTEMPORARY FARMHOUSE



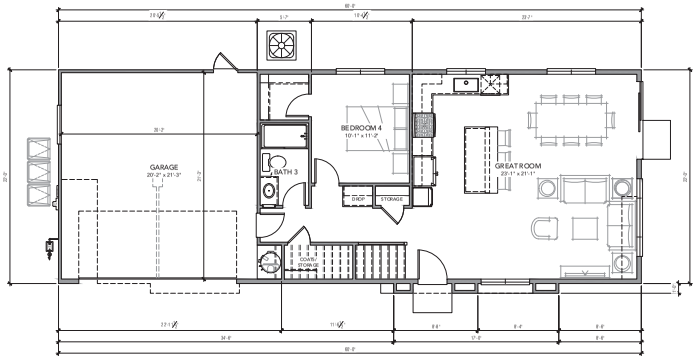
SECOND FLOOR PLAN
AT ENHANCED CONDITION



SPANISH COLONIAL



SECOND FLOOR PLAN



FIRST FLOOR PLAN

Planning Commission
Exhibit B - 1
PLN23-0025 and PLN23-0026
February 1, 2024

PLAN FOUR AREA TABULATION	
CONDITIONED SPACE	
FIRST FLOOR	866 SF
SECOND FLOOR	1,982 SF
TOTAL CONDITIONED	2,848 SF
UNCONDITIONED SPACE	
GARAGE	466 SF
COVERED PORCH	4 SF
TOTAL UNCONDITIONED	464 SF

0 4 8 12

ARCHITEYK
29222 DAKOTA DRIVE
VALENCIA CALIFORNIA 91354
949 939 1310
www.architeyk.com

APPLICANT

MENIFEE FELLOWSHIP 2022, LLC

MICHAEL RAMIREZ
760.810.8548
verdevistas@aol.com

PROJECT

DI CAPRI

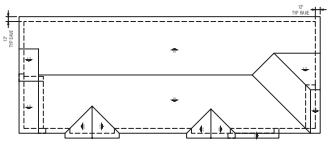
22241 CHAMBERS STREET / MENIFEE, CA 92586

DRAWINGS

PLAN FOUR

PLAN & FRONT ELEVATIONS

JOB NO.	MR-22-01
SHEET NO.	A4.1.1
DATE	231204



ROOF PLAN - SPANISH COLONIAL

0 8 16 24

EXTERIOR ELEVATION MATERIAL LEGEND
E.01 ROOF MATERIALS
E.01 CONCRETE FLAT ROOF TILE
E.01 CONCRETE S' ROOF TILE
E.02 WOOD FASCIA BOARD
E.03 ENTRY DOOR
E.04 METAL SECTIONAL GARAGE DOOR
E.05 BUILDING ADDRESS SIGNAGE
E.06 EXTERIOR FINISH - PLASTER PAINTED PALM SPRINGS
E.06 EXTERIOR PLASTER
E.06 EXTERIOR PLASTER w/ FOAM TRIM
E.06 EXTERIOR PLASTER w/ FOAM CORBELS
E.06 EXTERIOR PLASTER w/ FOAM DETAIL
E.06 EXTERIOR PLASTER w/ FOAM PIPES
E.06 FRAME OF OUTLOOKER/HALE SHUTTER
E.08 EXTERIOR FINISH - COMPOSITE/ALL FREE
E.08 LAP SIDING
E.08 VERTICAL SIDING
E.08 BOARD & BATTEN
E.08 TRIM BOARD
E.08 EXTERIOR WOOD
E.08 POST - ROUGH SAWN
E.08 BUILT UP WOOD COLUMN
E.08 TRIM ROUGH SAWN
E.08 CORBEL
E.08 POT SHELF
E.08 OUTLOOKER / HALE BRACE / HOOER
E.09 EXTERIOR METAL
E.09 DECORATIVE METAL POT SHELF
E.09 GALVANIZED STEEL VENT
E.10 EXTERIOR VENTS
E.10 MFR DEDAL VENTER

LEFT

REAR

EXTERIOR COACH LIGHTS
LAMPS PLUS - BELLAGIO

RIGHT

FRONT

0 4 8 12

Planning Commission
Exhibit B -
PLN23-0025 and PLN23-0026
February 1, 2024

ARCHITEYK
29222 DAKOTA DRIVE
VALENCIA CALIFORNIA 91354
949 939 1310
www.architeyk.com

APPLICANT
MENIFEE FELLOWSHIP 2022, LLC
MICHAEL RAMIREZ
760.810.8548
verdevistas@aol.com

PROJECT
DI CAPRI
22241 CHAMBERS STREET / MENIFEE, CA 92586

DRAWINGS
PLAN FOUR
SPANISH COLONIAL
EXTERIOR ELEVATIONS & ROOF PLAN

JOB NO.	MR-22-01
SHEET NO.	A4.2.1
DATE	231204

LEFT

REAR

RIGHT

FRONT

Planning Commission
Exhibit B -
PLN23-0025 and PLN23-0026
February 1, 2024

0 4 8 12

ARCHITEYK

ARCHITEYK

29222 DAKOTA DRIVE
VALENCIA CALIFORNIA 91354
949 939 1310
www.architeyk.com

LICENSED ARCHITECT
MICHAEL RAMIREZ
STATE OF CALIFORNIA

APPLICANT

MENIFEE FELLOWSHIP 2022, LLC

MICHAEL RAMIREZ
760.810.8548
verdevistas@aol.com

PROJECT

DI CAPRI

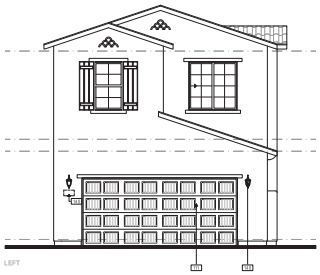
22241 CHAMBERS STREET / MENIFEE, CA 92586

DRAWINGS

PLAN FOUR

SPANISH COLONIAL
EXTERIOR ELEVATIONS

JOB NO.	MR-22-01
SHEET NO.	A4.2.1
DATE	230216



LEFT

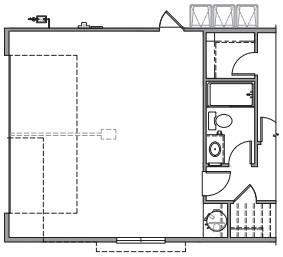
REAR

EXTERIOR ELEVATION MATERIAL LEGEND
1.0 ROOFING MATERIALS
1.01 CONCRETE FLAT ROOF TILE
1.02 CONCRETE 'S' ROOF TILE
1.03 WOOD FASCIA BOARD
1.04 ENTRY DOOR
1.05 METAL ELECTRICAL GARAGE DOOR
1.06 BUILDING ADDRESS SIGNAGE
2.00 EXTERIOR WALLS - PLASTER PAINTED FOR MATERIALS
2.01 EXTERIOR PLASTER
2.02 EXTERIOR PLASTER w/ FOAM TRIM
2.03 EXTERIOR PLASTER w/ FOAM CORBELS
2.04 EXTERIOR PLASTER w/ FOAM DETAIL
2.05 EXTERIOR PLASTER w/ FOAM PIPES
2.06 FRAME OF OUTLOOKER/HALE SHUTTER
3.00 EXTERIOR WALLS - CONDITIONALLY FREE
3.01 LAP SIDING
3.02 VERTICAL SIDING
3.03 BOARD & BATTEN
3.04 TRIM BOARD
4.00 EXTERIOR WOOD
4.01 POST - ROUGH SAWN
4.02 BUILT UP WOOD COLUMN
4.03 TRIM ROUGH SAWN
4.04 CORBEL
4.05 POT SHELF
4.06 OUTLOOKER / HALE BRACE / HOOER
5.00 EXTERIOR METAL
5.01 DECORATIVE METAL POT SHELF
5.02 WALL END STYLE METAL
7.00 EXTERIOR FIXTURES
7.01 MFR SCONCE VENDER

RIGHT

FRONT

EXTERIOR COACH LIGHTS
LAMPS PLUS - BELLAGIO



FIRST FLOOR PLAN PARTIAL - ALTERNATE GARAGE DOOR LOCATION
D.U. #52

0 4 8 12

Planning Commission
Exhibit B -
PLN23-0025 and PLN23-0026
February 1, 2024

ARCHITEYK
29222 DAKOTA DRIVE
VALENCIA CALIFORNIA 91354
949 939 1310
www.architeyk.com

APPLICANT

MENIFEE FELLOWSHIP 2022, LLC

MICHAEL RAMIREZ
760.810.8548
verdevistas@aol.com

PROJECT

DI CAPRI

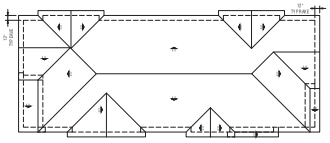
22241 CHAMBERS STREET / MENIFEE, CA 92586

DRAWINGS

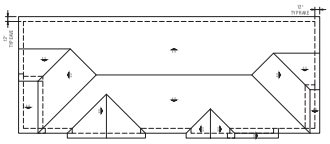
PLAN FOUR

DU #52 SPANISH COLONIAL
PARTIAL PLAN AND ELEVATIONS

JOB NO.	MR-22-01
SHEET NO.	A4.2.1X
DATE	231204

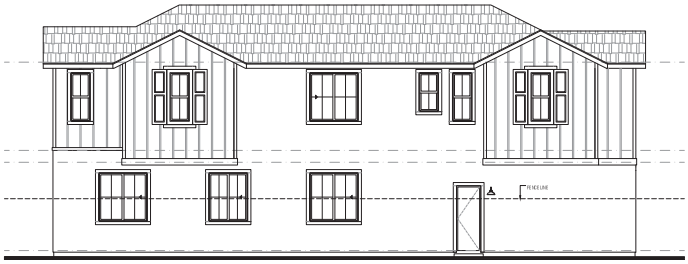


ROOF PLAN - CONTEMPORARY FARMHOUSE
AT ENHANCED CONDITION



ROOF PLAN - CONTEMPORARY FARMHOUSE

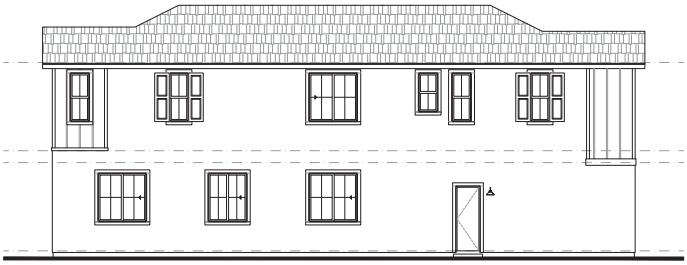
0 8 16 24



REAR - ENHANCED
DWELLING UNIT #45

EXTERIOR ELEVATION MATERIAL LEGEND	
1.00 ROOFING MATERIALS	
1.01	CONCRETE FLAT ROOF TILE
1.02	CONCRETE S' ROOF TILE
1.03	WOOD FASCIA BOARD
1.04	ENTRY DOOR
1.05	METAL ELECTRICAL SERVICE DOOR
1.06	BUILDING ADDRESS SIGNAGE
1.08 EXTERIOR FINISH - PLASTER PAINTED POLYURETHANE	
1.09	EXTERIOR PLASTER
1.10	EXTERIOR PLASTER w/ FOAM TRIM
1.11	EXTERIOR PLASTER w/ FOAM CORBELS
1.12	EXTERIOR PLASTER w/ FOAM CENTAL
1.13	EXTERIOR PLASTER w/ FOAM PIPES
1.14	FRAME OF OUTLOOKER / SHUTTER
1.15 EXTERIOR FINISH - COMPOSITE FIBER	
1.16	LAP SIDING
1.17	VERTICAL SIDING
1.18	BOARD & BATTEN
1.19	TRIM BOARD
1.20 EXTERIOR WOOD	
1.21	POST: ROUGH SAWN
1.22	BUILT UP WOOD COLUMN
1.23	TRIM: ROUGH SAWN
1.24	CORBEL
1.25	POT SHELF
1.26	OUTLOOKER / FRAME BRACE / HOOKER
1.30 EXTERIOR METAL	
1.31	DECORATIVE METAL POT SHELF
1.32	GALVANIZED STEEL METAL
1.38 EXTERIOR HEADERS	
1.39	MFR STONE VENEER

LEFT



REAR

EXTERIOR COACH LIGHTS
LAMPS PLUS - TIMBERLAND MIDLAND

RIGHT

FRONT

0 4 8 12

Planning Commission
Exhibit B -
PLN23-0025 and PLN23-0026
February 1, 2024

ARCHITEYK
29222 DAKOTA DRIVE
VALENCIA CALIFORNIA 91354
949 939 1310
www.architeyk.com

APPLICANT
MENIFEE FELLOWSHIP 2022, LLC

MICHAEL RAMIREZ
760.810.8548
verdevistas@aol.com

PROJECT

DI CAPRI

22241 CHAMBERS STREET / MENIFEE, CA 92586

DRAWINGS

PLAN FOUR

CONTEMPORARY FARMHOUSE
EXTERIOR ELEVATIONS

JOB NO.	MR-22-01
SHEET NO.	A4.2.2
DATE	231204

LEFT

REAR

RIGHT

FRONT

Planning Commission
Exhibit B -
PLN23-0025 and PLN23-0026
February 1, 2024

0 4 8 12

ARCHITEYK

29222 DAKOTA DRIVE
VALENCIA CALIFORNIA 91354
949 939 1310
www.architeyk.com

LICENSED ARCHITECT
MICHAEL RAMIREZ
STATE OF CALIFORNIA

APPLICANT

MENIFEE FELLOWSHIP 2022, LLC

MICHAEL RAMIREZ
760.810.8548
verdevistas@aol.com

PROJECT

DI CAPRI

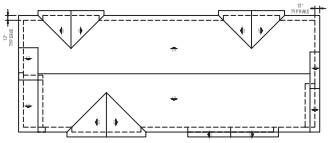
22241 CHAMBERS STREET / MENIFEE, CA 92586

DRAWINGS

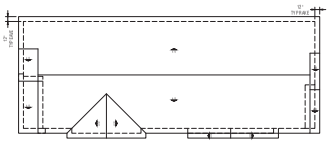
PLAN FOUR

CONTEMPORARY FARMHOUSE
EXTERIOR ELEVATIONS

JOB NO.	MR-22-01
SHEET NO.	A4.2.2
DATE	230216



ROOF PLAN - CRAFTSMAN
AT ENHANCED CONDITION



ROOF PLAN - CRAFTSMAN

0 8 16 24

REAR - ENHANCED
DWELLING UNITS #23 & 48

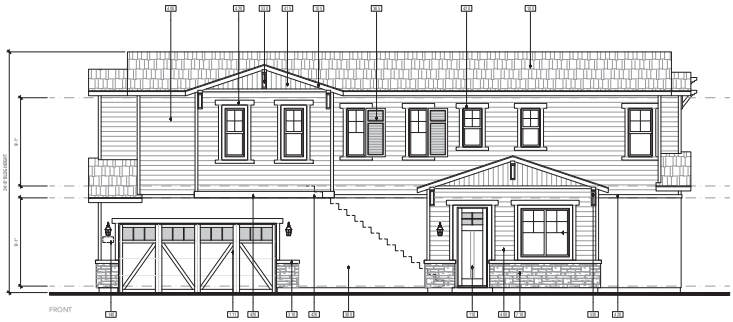
EXTERIOR ELEVATION MATERIAL LEGEND	
1.00 ROOFING/SHEATHING	
1.01	CONCRETE FLAT ROOF TILE
1.02	CONCRETE S' ROOF TILE
1.03	WOOD FASCIA BOARD
1.04	ENTRY DOOR
1.05	METAL ELECTRICAL SERVICE DOOR
1.06	BUILDING ADDRESS SIGNAGE
1.08 EXTERIOR WALLS - PLASTER/PAINTED PLASTERWALL	
1.09	EXTERIOR PLASTER
1.10	EXTERIOR PLASTER w/ CAST STONE
1.11	EXTERIOR PLASTER w/ CAST CORBELS
1.12	EXTERIOR PLASTER w/ CAST DETAIL
1.13	EXTERIOR PLASTER w/ CAST PIPES
1.14	FRAME OF OUTWEIGHT SHUTTER
1.15 EXTERIOR WALLS - COMPOSITE/ALL FREE	
1.16	LAP SIDING
1.17	VERTICAL SIDING
1.18	BOARD & BATTEN
1.19	TRIM BOARD
1.20 EXTERIOR WOOD	
1.21	POST, ROUGH SAWN
1.22	BUILT UP WOOD COLUMN
1.23	TRIM ROUGH SAWN
1.24	CORBEL
1.25	POT SHELF
1.26	OUTLOOKER / VANE BRACE / HOOKER
1.30 EXTERIOR METAL	
1.31	DECORATIVE METAL POT SHELF
1.32	GALVANIZED STEEL VENT
1.40 EXTERIOR VENTS	
1.41	MFR DUCT VENTER

LEFT

REAR

EXTERIOR COACH LIGHTS
LAMPS PLUS - QUOZIE MILLHOUSE

RIGHT



FRONT

0 4 8 12

Planning Commission
Exhibit B -
PLN23-0025 and PLN23-0026
February 1, 2024

ARCHITEYK
29222 DAKOTA DRIVE
VALENCIA CALIFORNIA 91354
949 939 1310
www.architeyk.com

APPLICANT

MENIFEE FELLOWSHIP 2022, LLC

MICHAEL RAMIREZ
760.810.8548
verdevistas@aol.com

PROJECT

DI CAPRI

22241 CHAMBERS STREET / MENIFEE, CA 92586

DRAWINGS

PLAN FOUR

CRAFTSMAN
EXTERIOR ELEVATIONS

JOB NO.	MR-22-01
SHEET NO.	A4.2.3
DATE	231204

LEFT

REAR

RIGHT

FRONT

Planning Commission
Exhibit B -
PLN23-0025 and PLN23-0026
February 1, 2024

0 4 8 12

ARCHITEYK
29222 DAKOTA DRIVE
VALENCIA CALIFORNIA 91354
949 939 1310
www.architeyk.com

LICENSED ARCHITECT
MICHAEL RAMIREZ
STATE OF CALIFORNIA

APPLICANT
MENIFEE FELLOWSHIP 2022, LLC

MICHAEL RAMIREZ
760.810.8548
verdevistas@aol.com

PROJECT
DI CAPRI
22241 CHAMBERS STREET / MENIFEE, CA 92586

DRAWINGS
PLAN FOUR
CRAFTSMAN
EXTERIOR ELEVATIONS

JOB NO.	MR-22-01
SHEET NO.	A4.2.3
DATE	230216

SITE PLAN
DI CAPRI
0 CHAMBERS AVENUE MENIFEE, CA 92586

SITE STATISTICS:

ADDRESS:	0 CHAMBERS AVENUE MENIFEE, CA92586
APN:	335-080-008
FEMA FLOOD ZONE	ZONE X
NET SITE AREA	7.74 AC / 336,947 S.F.
CURRENT ZONING:	LOW/MEDIUM DENSITY
RESIDENTIAL (LMDR)	
PROPOSED ZONING:	PLANNED RESIDENTIAL DEVELOPMENT
DENSITY*:	5.1 - 8.0 DU/AC ALLOWED 40 MIN - 61 MAX DUs ALLOWED 61 DU PROPOSED
SET BACK*:	
FRONT:	15' ALLOWED / 15' PROPOSED
SIDE:	5' ALLOWED / 20' PROPOSED
CORNER:	15' ALLOWED / 20' PROPOSED
REAR:	20' ALLOWED / 20' PROPOSED
PARKING:	2 SPACES PER SFD REQUIRED 2 SPACES PROVIDED 0.5 SPACES PER DU REQUIRED (31 SPACES REQUIRED) 33 SPACES PROVIDED

AREAS:

GROSS AREA	349,978 SF (8.03 AC)
NET AREA	333,340 SF (7.65 AC)
PARCEL 1	187,209 SF (4.30 AC)
PARCEL 2	48,495 SF (1.11 AC)
PRIVATE ROAD AREA	58,278 SF (1.34 AC)
PRIVATE LANE AREA	39,358 SF (0.90 AC)

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THE NORTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

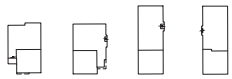
EXCEPT THE EAST 30 FEET AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED JANUARY 26, 1932, IN BOOK 635 PAGE 21 OF OFFICIAL RECORDS.

ALSO EXCEPT 52 PERCENT OF THE OIL AND MINERAL RIGHTS IN, ON AND UNDER THE SAME WITHOUT ANY RIGHT OF INGRESS OR EGRESS, OR TO ENTER UPON THE SURFACE OF ANY OF SAID SECTIONS FOR THE PURPOSE OF TAKING OR MINING ANY OF SUCH RESERVED OIL OR MINERALS AS RESERVED IN THE DEED FROM GEORGE D. NEWPORT AND DOROTHEA K. NEWPORT, HUSBAND AND WIFE, TO RANO PROPERTIES, INC., A CORPORATION, RANO INVESTMENT CO., A CORPORATION, SANTA ANA PLAZA INC., A CORPORATION, AND RICHARD RANO, A MARRIED MAN, DATED NOVEMBER 14, 1957, AND RECORDED NOVEMBER 29, 1957, IN BOOK 2185 PAGE 189 OF OFFICIAL RECORDS.

APN: 335-080-008

BUILDING PLAN	NO. OF BUILDINGS	BUILDING SF	TOTAL SF
ONE	22	1,700	37,400
TWO	14	1,900	26,600
THREE	12	2,000	24,000
FOUR	13	2,100	27,300

CURVE TABLE				
CURVE	DIST.	RADIUS	DELTA	DIR.
C1	23.57	15.00	90°00'00"	S 45°00'00" E
C2	23.57	15.00	90°00'00"	S 45°00'00" W
C3	23.57	15.00	90°00'00"	N 45°00'00" E
C4	23.57	15.00	90°00'00"	N 45°00'00" W



ABBREVIATIONS:

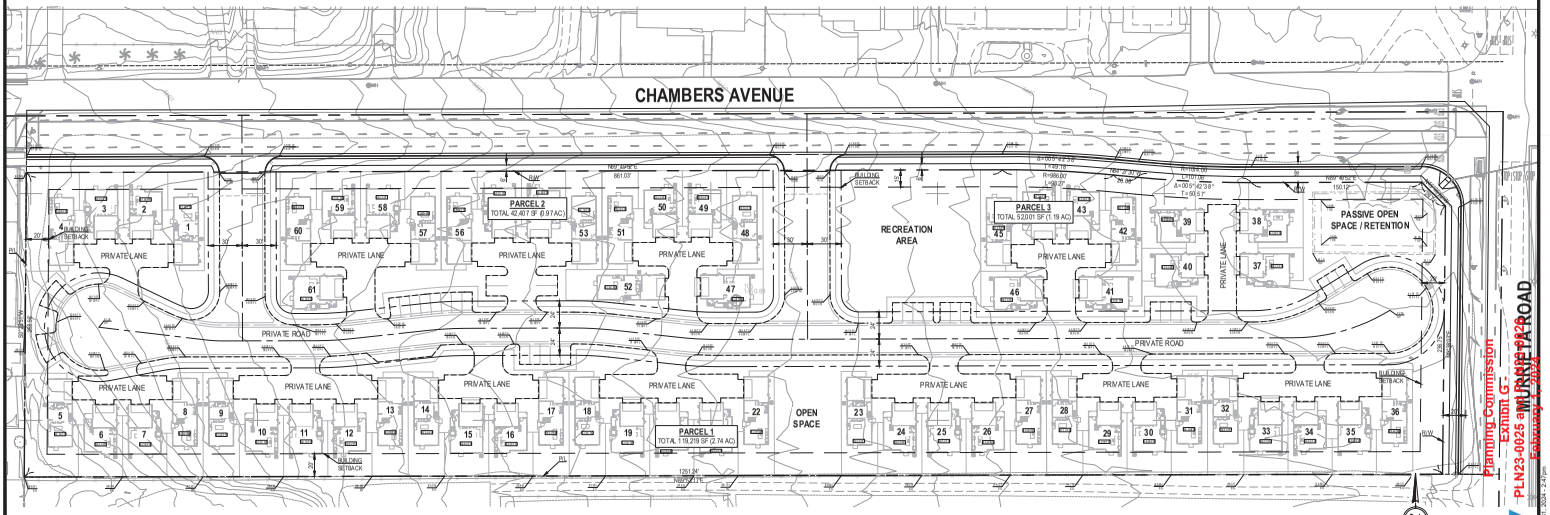
AC	ASPHALT CONCRETE
CF	CURB FACE
EX.	EXISTING
FF	FINISHED FLOOR
FL	FLOW LINE
GB	GRADE BREAK
MAX.	MAXIMUM
MIN.	MINIMUM
P.L.	PROPERTY LINE
PCC	PORTLAND CEMENT CONCRETE
RL	RIDGE LINE
R/W	RIGHT OF WAY
SD	STORM DRAIN

OWNER / SUBDIVIDER:
MENIFEE FELLOWSHIP 2022 LLC.
CONTACT: MICHAEL RAMIREZ
P.O. BOX 245
MONTEREY PARK, CA 91754
P (760) 810-8968

CIVIL ENGINEER:
WABER CONSULTANTS, INC.
CONTACT: MAHIR WABER, PE
16210 S. VERMONT AVE., SUITE 115
GARDENA, CA 90248
P (424) 344-2464
F (562) 372-3292

ARCHITECT
ARCHITEK
CONTACT: EVERITT KANG
29222 DAKOTA DRIVE
VALENCIA, CA 91354
P (949) 939-1310

VICINITY MAP
SCALE 1" = 500'



Planning Commission
Exhibit G
PLN23-00026 aMURNIE TRACT
February 7, 2024

DIGALERT
CALL BEFORE YOU DIG.
TWO WORKING DAYS BEFORE YOU DIG!
TOLL FREE
1-800-227-2600
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

REVISIONS

DATE	△	DESCRIPTION

BENCHMARK
PER RECORD MONUMENT SON RECORD OF SURVEY 50/51.

BASIS OF BEARINGS
THE WEST BOUNDARY LINE OF RS 50/51 N0°23'42"E. THE VERTICAL DATUM WAS ESTABLISHED PER NGS OPUS PT8105, ELEVATION OF 1450.89', PER NAVD 88 ORTHOMETRIC HEIGHTS.

REGISTERED PROFESSIONAL ENGINEER
No. 080050
Exp. 6/30/24
MAHIR A. WABER
STATE OF CALIFORNIA

Waber Consultants INC
PLANNING, CIVIL ENGINEERING, SURVEYING
16210 S. VERMONT AVE., SUITE 115, GARDENA, CA 90248
P (424) 344-2464 F (562) 372-3292

SITE PLAN

DI CAPRI
0 CHAMBERS AVENUE MENIFEE, CA 92586

JOB NO. 22055
DATE: 1/31/2024
SHEET 1 OF 7 SHEETS

PRELIMINARY GRADING PLAN
DI CAPRI
0 CHAMBERS AVENUE MENIFEE, CA 92586

SITE STATISTICS:

ADDRESS:	0 CHAMBERS AVENUE MENIFEE, CA92586
APN:	XXX-XXX-XX
LAND USE ZONING:	XXX
PROPOSED LAND USE:	XXXX
FEMA FLOOD ZONE:	ZONE X
NET SITE AREA:	7.74 AC / 336,947 S.F.
CURRENT ZONING:	LOW/MEDIUM DENSITY
RESIDENTIAL (LMDR) PROPOSED ZONING:	PLANNED RESIDENTIAL DEVELOPMENT
DENSITY*:	5.1 - 8.0 DU/AC ALLOWED 40 MIN - 61 MAX DUs ALLOWED 61 DU PROPOSED
SET BACK*:	
FRONT:	15' ALLOWED / 15' PROPOSED
SIDE:	5' ALLOWED / 20' PROPOSED
CORNER:	15' ALLOWED / 20' PROPOSED
REAR:	20' ALLOWED / 20' PROPOSED
PARKING:	2 SPACES PER SFD REQUIRED 2 SPACES PROVIDED 0.5 SPACES PER DU REQUIRED (31 SPACES REQUIRED) 42 SPACES PROVIDED

OWNER / SUBDIVIDER:
MENIFEE FELLOWSHIP 2022 LLC.
CONTACT: MICHAEL RAMIREZ
P.O. BOX 245
MONTEREY PARK, CA 91754
P (760) 810-8548

CIVIL ENGINEER:
WABER CONSULTANTS, INC.
CONTACT: MAHIR WABER, P.E.
19210 S. VERMONT AVE., SUITE 15
GARDENA, CA 90248
P (424) 346-2464
F (562) 372-3282

ARCHITECT
ARCHITEDYA
CONTACT: EVERETT KANG
26222 DAKOTA DRIVE
VALENCIA, CA 91354
P (949) 930-1310

ESTIMATED EARTHWORK QUANTITIES	
CUT	7,932 CY
FILL	9,671 CY
IMPORT	2,169 CY
EXPORT	-
EARTHWORK QUANTITIES SHOWN ARE RAW ESTIMATES ONLY INTENDED FOR ESTABLISHING GOVERNING AGENCY FEES.	
CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE QUANTITIES FOR BID PURPOSES AND ANY EXPORT OR IMPORT REQUIRED TO BALANCE THE SITE.	

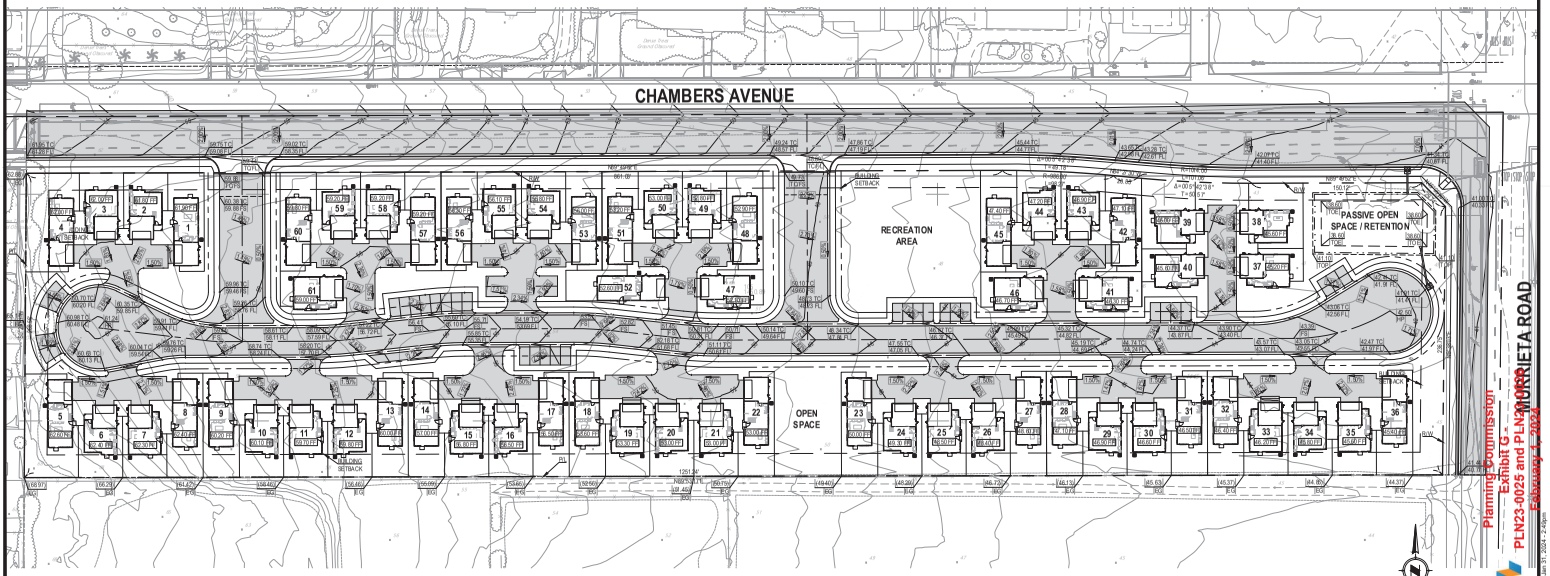
LEGEND:

- NEW PCC SIDEWALK
- NEW AC PAVEMENT
- NEW PCC PAVEMENT
- RAW OR P/L
- EASEMENT LINE
- CURB
- CURB AND GUTTER
- FLOW LINE

ABBREVIATIONS:

AC	ASPHALT CONCRETE
CF	CURB FACE
EX.	EXISTING
FF	FINISHED FLOOR
FL	FLOW LINE
GB	GRADE BREAK
MAX	MAXIMUM
MIN	MINIMUM
P/L	PROPERTY LINE
PCC	PORTLAND CEMENT CONCRETE
RL	RIDGE LINE
RW	RIGHT OF WAY
SD	STORM DRAIN

VICINITY MAP
SCALE 1" = 1000'



SCALE: 1" = 40'

Planning Commission
Exhibit G
PLN23-00025 and PLN23-00026
February 7, 2024

DIGALERT
CALL BEFORE YOU DIG.
TWO WORKING DAYS BEFORE YOU DIG!
TOLL FREE
1-800-227-2600
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

REVISIONS

DATE	△	DESCRIPTION

BENCHMARK
PER RECORD MONUMENT SON RECORD OF SURVEY 50/51.

BASIS OF BEARINGS
THE WEST BOUNDARY LINE OF RS 50/51 N0°23'42"E. THE VERTICAL DATUM WAS ESTABLISHED PER NGS OPUS PT8105, ELEVATION OF 1450.89', PER NAVD 88' ORTHOMETRIC HEIGHTS.

REGISTERED PROFESSIONAL ENGINEER No. 080050 Exp. 6/30/24 CIVIL STATE OF CALIFORNIA

Waber Consultants INC
PLANNING, CIVIL ENGINEERING, SURVEYING
19210 S. VERMONT AVE., SUITE 115, GARDENA, CA 90248
P (424) 346-2464 F (562) 372-3282

PRELIMINARY GRADING PLAN

DI CAPRI
0 CHAMBERS AVENUE MENIFEE, CA 92586

JOB NO. 22055
DATE: 1/31/2024
SHEET 2 OF 7 SHEETS

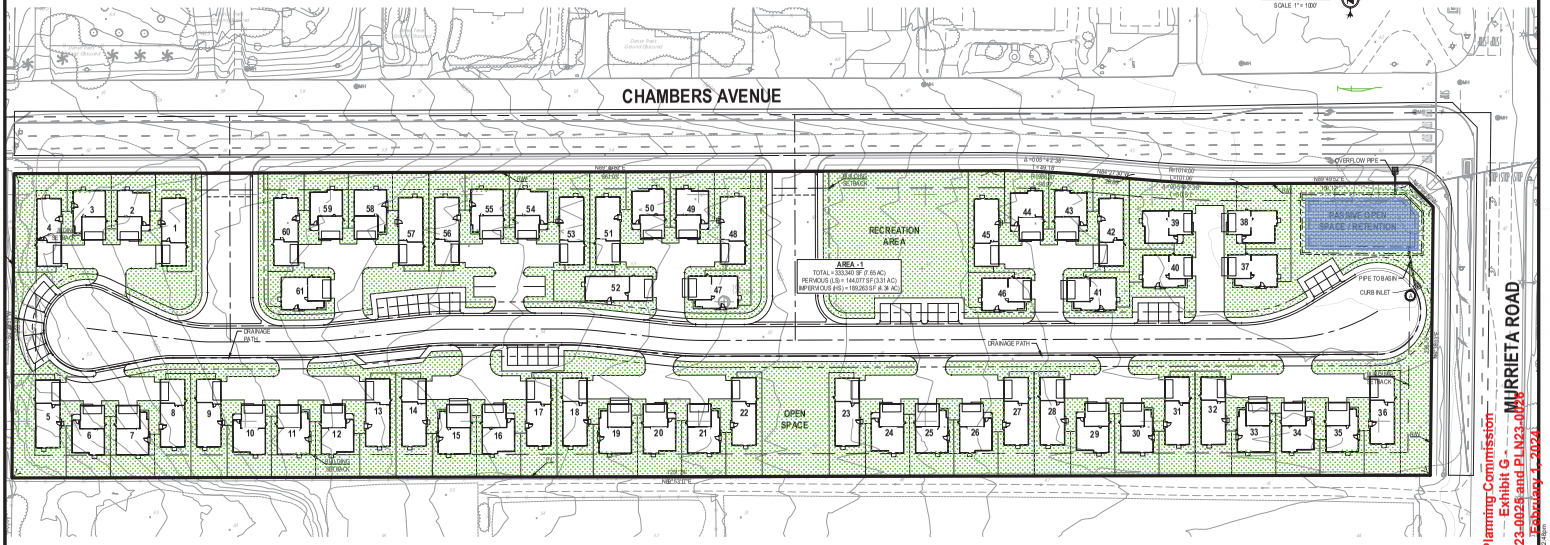
T:\22055 di capri\DWG\22055-DI CAPRI.dwg 1/31/2024 2:48pm

PRELIMINARY WQMP
DI CAPRI
0 CHAMBERS AVENUE MENIFEE, CA 92586

LEGEND:

- PROPOSED PERVIOUS AREA
- PROPOSED IMPERVIOUS AREA
- PROPOSED INFILTRATION BMP
- DRAINAGE BOUNDARY
- STENCIL "NO DUMPING" SIGN

VICINITY MAP
SCALE 1" = 1000'



Planning Commission
Exhibit G
PLN23-0028 and PLN23-0029
February 7, 2024

DIGALERT
CALL BEFORE YOU DIG.
TWO WORKING DAYS BEFORE YOU DIG!
TOLL FREE 1-800-227-2600
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

REVISIONS	
DATE	DESCRIPTION

BENCHMARK

PER RECORD MONUMENT SON RECORD OF SURVEY 50051.

BASIS OF BEARINGS

THE WEST BOUNDARY LINE OF RS 50051 N0°23'42"E. THE VERTICAL DATUM WAS ESTABLISHED PER NGS OPUS PT8105, ELEVATION OF 1450.89', PER NAVD 88 ORTHOMETRIC HEIGHTS.

REGISTERED PROFESSIONAL ENGINEER No. 080050 Exp. 6/30/24 OF CALIFORNIA

Waber Consultants INC
PLANNING, CIVIL ENGINEERING, SURVEYING
31725 E. WRIGHT AVE., SUITE 111, GARDENA, CA 90248
P: (424) 344-0444 F: (424) 372-2186

PRELIMINARY WQMP

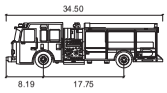
DI CAPRI
0 CHAMBERS AVENUE MENIFEE, CA 92586

JOB NO. 22055
DATE: 1/31/2024
SHEET 3 OF 7 SHEETS

P:\22055 di capri\DWG\22055-DI CAPRI.dwg Jan 31, 2024 - 2:24pm

PRELIMINARY FIRE ACCESS PLAN
DI CAPRI

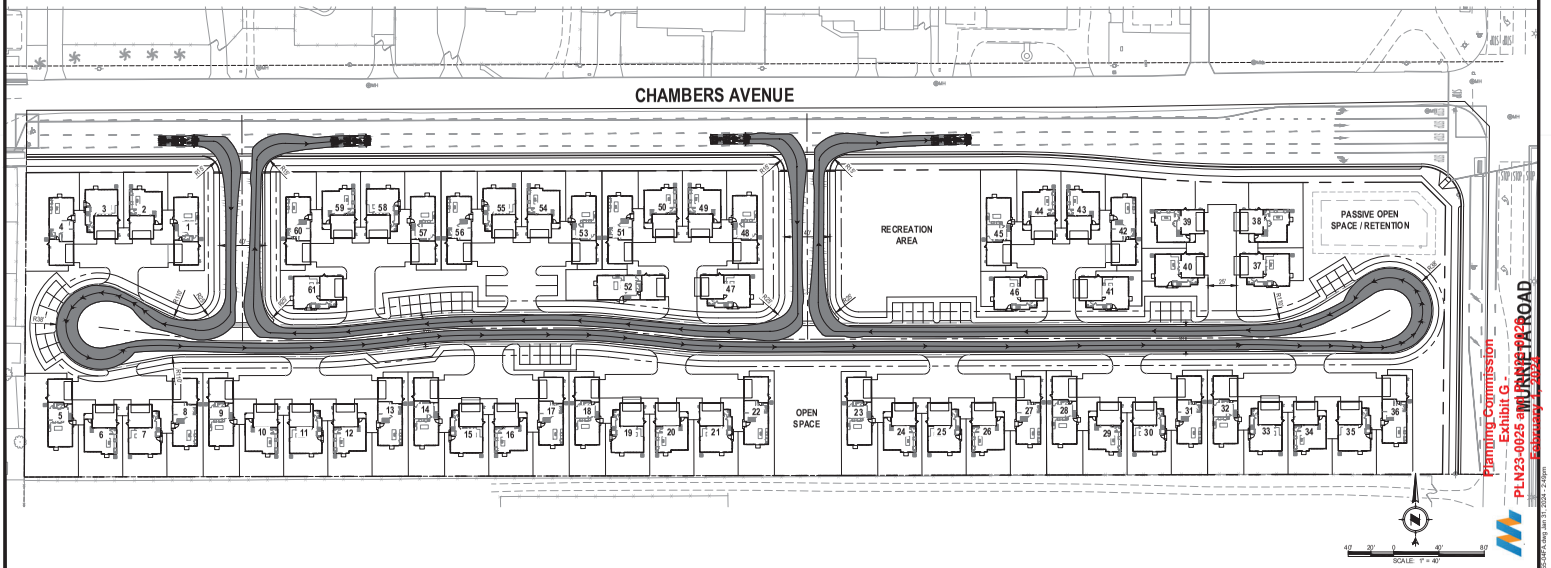
0 CHAMBERS AVENUE MENIFEE, CA 92586



Spartan Gladiator 2013

		feet
Width	:	8.25
Track	:	8.20
Lock to Lock Time	:	6.0
Steering Angle	:	36.7

VICINITY MAP
SCALE 1" = 500'



Planning Commission
Exhibit G
PLN23-0026 aMURNE1A2ROAD
February 7, 2024

DIGALERT
CALL BEFORE YOU DIG.
TWO WORKING DAYS BEFORE YOU DIG
TOLL FREE 1-800-227-2600
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

REVISIONS	
DATE	DESCRIPTION

BENCHMARK

PER RECORD MONUMENT SON RECORD OF SURVEY 50/51.

BASIS OF BEARINGS

THE WEST BOUNDARY LINE OF RS 50/51 N0°23'42"E. THE VERTICAL DATUM WAS ESTABLISHED PER NGS OPUS PT8150, ELEVATION OF 1450.89', PER NAVD 88 ORTHOMETRIC HEIGHTS.

REGISTERED PROFESSIONAL ENGINEER No. 080050 Exp. 6/30/24 CIVIL STATE OF CALIFORNIA

Waber Consultants INC
PLANNING, CIVIL ENGINEERING, SURVEYING
31725 E. WRIGHT AVE., SUITE 111, GARDENA, CA 92282
P: (424) 344-0444 F: (562) 372-2186

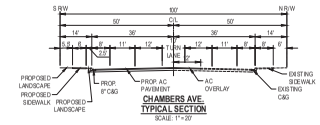
PRELIMINARY FIRE ACCESS PLAN

DI CAPRI
0 CHAMBERS AVENUE MENIFEE, CA 92586

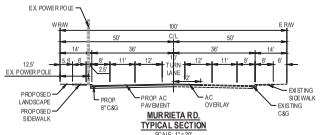
JOB NO. 22055
DATE: 1/31/2024
SHEET 4 OF 7 SHEETS

T:\22055 di capri\DWG\22055 DI CAPRI Survey.dwg Jan 31, 2024 - 2:24pm

PRELIMINARY STREET IMPROVEMENTS PLAN
DI CAPRI
0 CHAMBERS AVENUE MENIFEE, CA 92586

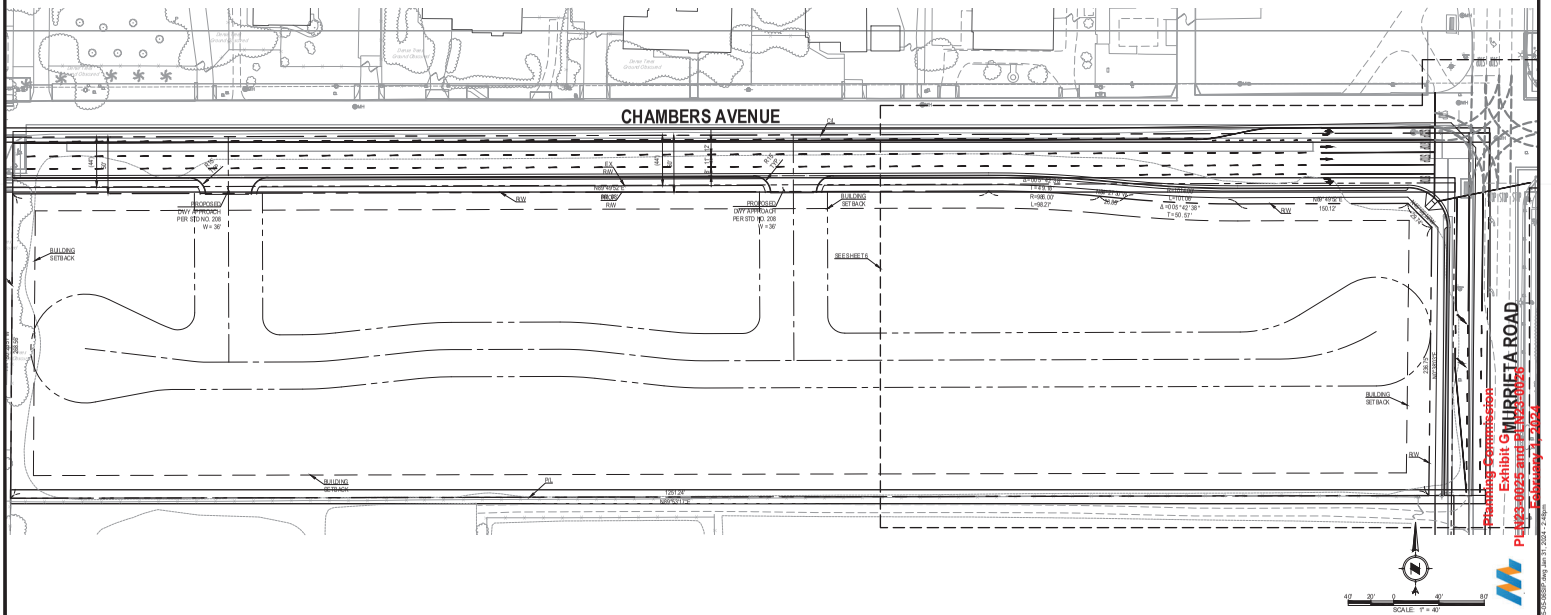


CHAMBERS AVE.
TYPICAL SECTION
SCALE: 1"=20'



MURRIETA RD.
TYPICAL SECTION
SCALE: 1"=20'

VICINITY MAP
SCALE 1"= 1000'



DIGALERT
CALL BEFORE YOU DIG.
AVOID DAMAGE AND DELAYS BEFORE YOU DIG!
TOLL FREE 1-800-227-2600
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

REVISIONS

DATE	△	DESCRIPTION

BENCHMARK

PER RECORD MONUMENT SON RECORD OF SURVEY 50/51.

BASIS OF BEARINGS

THE WEST BOUNDARY LINE OF RS 92/51 N0°23'42"E. THE VERTICAL DATUM WAS ESTABLISHED PER NGS OPUS PT8105, ELEVATION OF 1450.89', PER NAVD 88 ORTHOMETRIC HEIGHTS.

REGISTERED PROFESSIONAL ENGINEER No. 096050 Exp. 6/30/24 CIVIL STATE OF CALIFORNIA

Waber Consultants INC
PLANNING, CIVIL ENGINEERING, SURVEYING
17120 E. WRIGHT AVE., SUITE 111, GARDEN, CA 92840
P (562) 944-0444 F (562) 372-2186

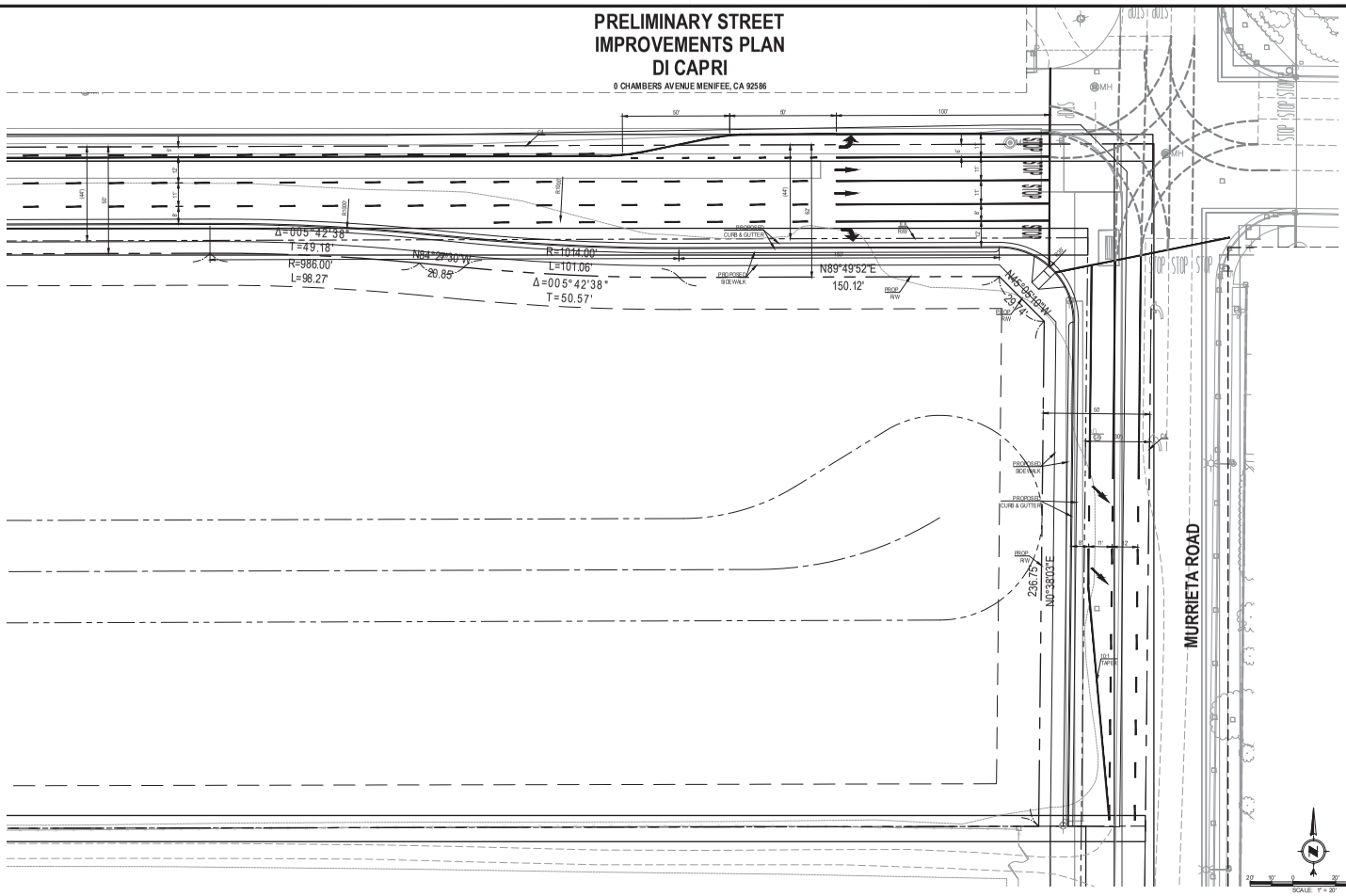
PRELIMINARY STREET IMPROVEMENTS PLAN

DI CAPRI
0 CHAMBERS AVENUE MENIFEE, CA 92586

JOB NO. 22055
DATE: 1/31/2024
SHEET 5 OF 7 SHEETS

T:\22055 Di Capri\Dwg\22055-PS.dwg Jan 31, 2024 - 2:45pm

PRELIMINARY STREET IMPROVEMENTS PLAN
DI CAPRI
0 CHAMBERS AVENUE MENIFEE, CA 92586



Planning Commission
Exhibit G
PLN23-0025 and PLN23-0026
February 7, 2024

DIGALERT
CALL BEFORE YOU DIG.
TWO WORKING DAYS BEFORE YOU DIG!
TOLL FREE 1-800-227-2600
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

REVISIONS	
DATE	DESCRIPTION

BENCHMARK

PER RECORD MONUMENT SON RECORD OF SURVEY 50/51.

BASIS OF BEARINGS

THE WEST BOUNDARY LINE OF RS 92/51 N0°23'42"E. THE VERTICAL DATUM WAS ESTABLISHED PER NGS OPUS PT8105, ELEVATION OF 1450.89', PER NAVD 88 ORTHOMETRIC HEIGHTS.

REGISTERED PROFESSIONAL ENGINEER No. 080050 Exp. 6/30/24 OF CALIFORNIA

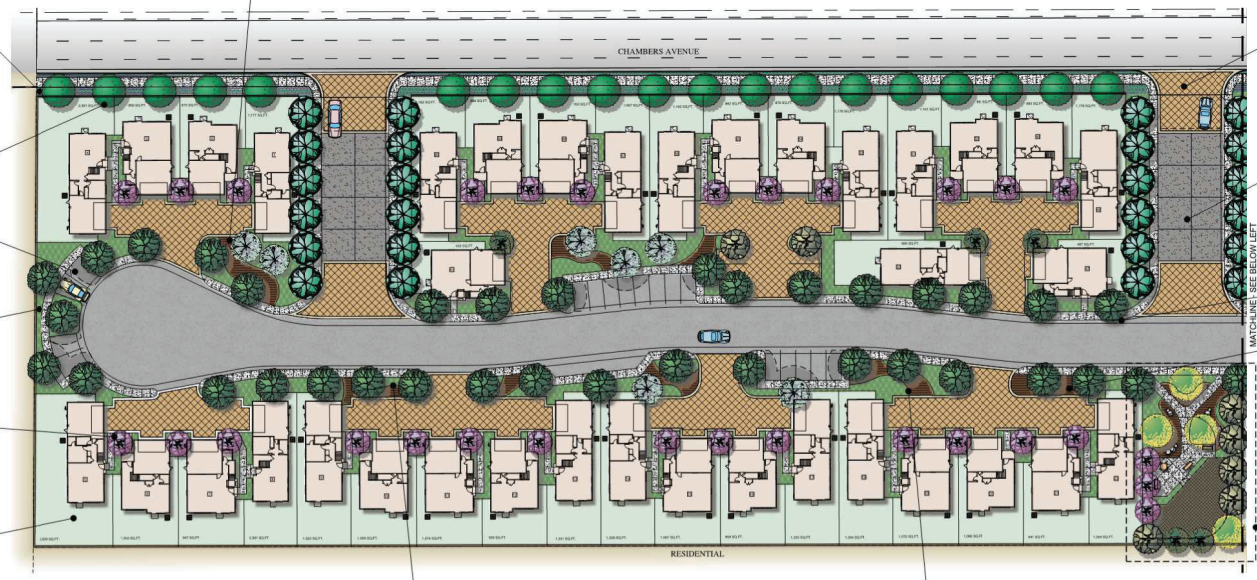
Waber Consultants INC
PLANNING, CIVIL ENGINEERING, SURVEYING
31725 E. WRIGHT AVE., SUITE 111, GRAHAM, CA 92585
P: (424) 344-2444 F: (951) 572-1315

PRELIMINARY STREET IMPROVEMENTS PLAN

DI CAPRI
0 CHAMBERS AVENUE MENIFEE, CA 92586

JOB NO. 22055
DATE: 1/31/2024
SHEET 6 OF 7 SHEETS

T:\22055 Di Capri\Dwg\22055-PS-SHEET.dwg Jan 31, 2024 - 2:16pm



LANDSCAPE AREAS:

333,340 SQ.FT. NET AREA	30% LANDSCAPE REQUIREMENT
PROVIDED LANDSCAPE	(44%) 147,141 SQ.FT.

*GROSS AREA 349,978 SQ.FT.
*TOTAL BACK YARD AREAS: 65,043 SQ.FT. (44%)
*AVERAGE BACKYARD LANDSCAPE AREA 1,112 SF
*TOTAL SF OF EACH COMMON AREA:
a. LARGE PARK: 15,089 SF
b. DOG PARK: 6,057 SF
c. SIDE PARK: 3,305 SF
d. RETENTION BASIN: 5,811 SF

NOTES:

CFD LANDSCAPE TO USE A SEPARATE WATER METER AND CONTROLLER FROM SITE LANDSCAPE.

SELF ATTACHING VINES MAY BE REQUIRED IN CFD AND OS SPACE. DEPENDS ON HEIGHT OF PLANT MATERIAL AGAINST WALL. TO BE USED FOR SCREENING THE WALL.

IRRIGATION SYSTEM DESIGN STATEMENT

A PERMANENT AUTOMATIC IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED TO IRRIGATE ALL PLANTING AREAS. THE IRRIGATION CONTROLLER(S) SHALL BE EQUIPPED FROM THE MANUFACTURER WITH WEATHER/ EVAPOTRANSPIRATION (ET) SENSING CAPABILITIES TO AUTOMATICALLY ADJUST WATERING SCHEDULES AND AMOUNTS. THE DESIGN OF THE IRRIGATION SYSTEM SHALL EMPHASIZE WATER CONSERVATION AND PROVIDE EFFICIENT AND UNIFORM DISTRIBUTION OF IRRIGATION WATER. IF THE SITE IS PLANNED TO UTILIZE RECYCLED WATER IN THE LANDSCAPE, THEN THE IRRIGATION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH STATE OF CALIFORNIA AND EASTERN MUNICIPAL WATER DISTRICT (EMWD) RULES AND REGULATIONS FOR RECYCLED WATER USE.

DRIP AND/OR BUBBLER IRRIGATION, OR OTHER LOW-VOLUME, LOW-PRESSURE MICRO-IRRIGATION SYSTEM AS APPROVED BY THE CITY OF MENIFEE AND EMWD, SHALL BE INSTALLED IN PLANTER AREAS TO PROVIDE WATER DIRECTLY TO THE ROOT ZONE OF PLANTS. THE IRRIGATION SYSTEM MAY UTILIZE EFFICIENT ROTATOR NOZZLES IN LARGE PLANTING AREAS, SUBJECT TO THE APPROVAL OF EMWD AND THE CITY. THE AUTOMATIC IRRIGATION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF MENIFEE ORDINANCE NO. 2009-61, "LANDSCAPE WATER USE EFFICIENCY REQUIREMENTS," AND LANDSCAPE REQUIREMENTS.

FOR SITES UTILIZING POTABLE WATER FOR LANDSCAPE IRRIGATION, A REDUCED PRESSURE BACKFLOW PREVENTER SHALL BE INSTALLED AFTER THE WATER METER TO PROTECT THE POTABLE WATER SUPPLY IN ACCORDANCE WITH STATE OF CALIFORNIA, CITY OF MANIFEE, AND EMWD STANDARDS AND REQUIREMENTS.

LANDSCAPE MAINTENANCE AND SEPARATION NOTE - PLP

THE LANDSCAPE CONCEPT PLAN INDICATED LANDSCAPE IMPROVEMENTS FOR BOTH ON SITE AND OFF SITE (PUBLIC RIGHTS-OF-WAY, PARKS, ECT.) AREAS. THE PROPERTY OWNER SHALL MAINTAIN OFF SITE AREAS UNTIL SUCH TIME AS THE OFF SITE LANDSCAPE AREAS ARE ANNEXED INTO A SPECIAL DISTRICT (CFD OR L&LMD) AND ACCEPTED BY THE CITY FOR MAINTENANCE PURPOSES. THE PROPERTY OWNER ACKNOWLEDGES THAT SEPARATE WATER AND ELECTRIC METERS FOR IRRIGATION USE ARE REQUIRED TO BE INSTALLED BY THE OWNER PRIOR TO THE CITY'S ACCEPTANCE OF THE OFF SITE AREAS FOR MAINTENANCE BY THE SPECIAL DISTRICT. IN ADDITION, PROPERTY OWNER ACKNOWLEDGES THAT COSTS FOR ANNEXATION INTO THE SPECIAL DISTRICT, AND INSTALLATION OF THE IRRIGATION WATER AND ELECTRIC METERS, SHALL BE BORNE BY THE PROPERTY OWNER.

LANDSCAPE IMPROVEMENTS IN OFF SITE AREAS/PUBLIC RIGHTS-OF-WAY SHALL BE SEPARATED FROM PRIVATELY - MAINTAINED ON SITE LANDSCAPE AREAS WITH A CITY-STANDARD, CONTINUOUS CONCRETE MOW CURB (6" x 8") ALONG THE PROPERTY LINE (ON SITE)

Planning Commission
Exhibit L -
PLN23-0025 and PLN23-0026
February 1, 2024

SCALE: 1" = 30'

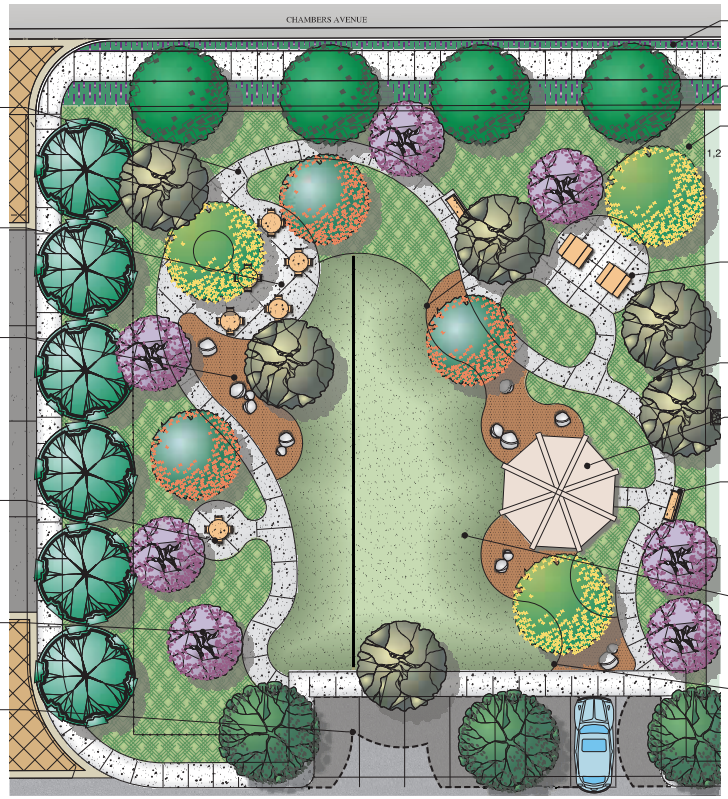
PROJECT # 23-09 DATE DECEMBER-2023-FINAL

PRELIMINARY PLAN
DI CAPRI - 61 RESIDENTIAL
22241 CHAMBERS STREET, MENIFEE, CA 92586

CLIENT:
MENIFEE FELLOWSHIP 2023, LLC
760-810-8548
VERDEVISTA@AOL.COM
MICHAEL RAMIREZ

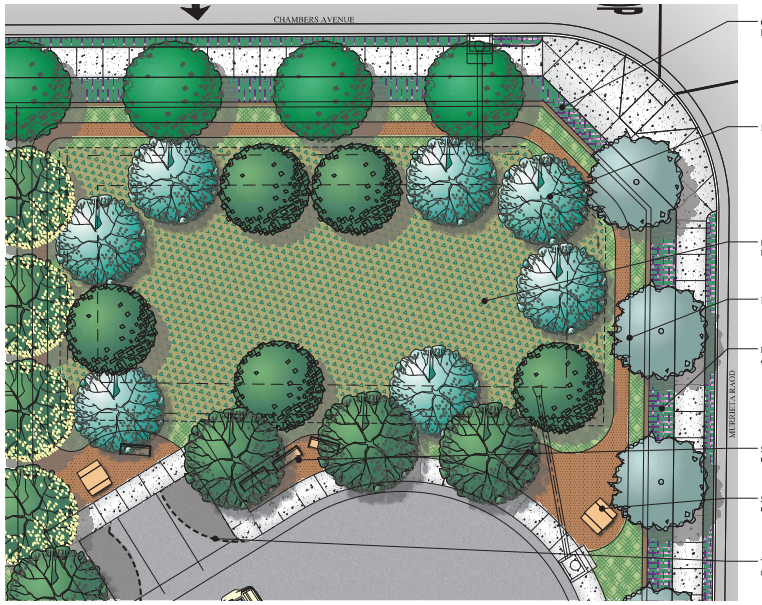
Segura Associates, Inc.
Landscape Architecture Land Planning, Urban Design
PO Box 364 T: (909) 626-2700
La Verne, CA 91750 E: info@seguraLA.com

OVERALL PLAN
P-1



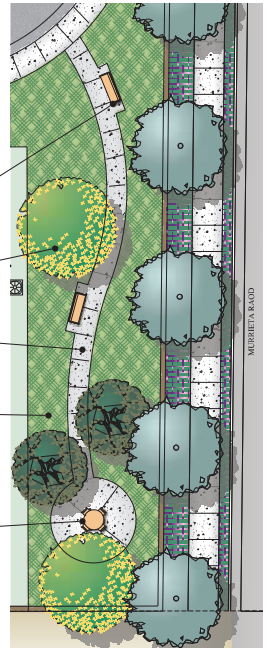
OPEN FIELD PARK

SCALE: 1" = 10'



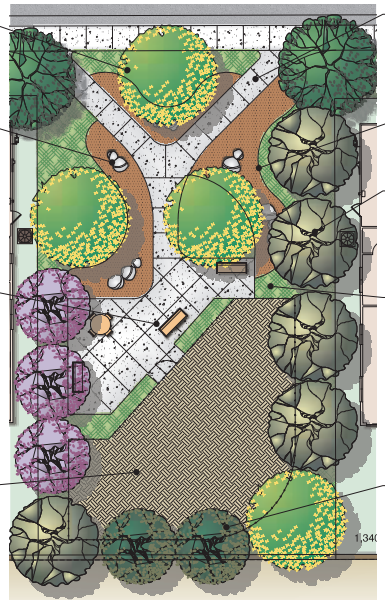
RETENTION BASIN

SCALE: 1" = 10'



SIDE PARK

SCALE: 1" = 10'



DOG PARK

SCALE: 1" = 10'

CITY NOTES

A. IF RECYCLED WATER IS PROPOSED FOR USE, THEN PROVIDED EMWD-APPROVED RWUD WITH NEXT SUBMITTAL
B. IF POTABLE WATER IS PROPOSED FOR USE, THEN PROVIDE "RECYCLED WATER IRRIGATION NON-CANDIDACY" LETTER FROM EMWD WITH NEXT SUBMITTAL

2. LANDSCAPE WATER USE EFFICIENCY REQUIREMENTS, MMC 15.04; LANDSCAPING STANDARDS, MMC 9.195; AND STATE OF CALIFORNIA AB 1881, THE WATER CONSERVATION IN LANDSCAPING ACT (2015)

3. CFD/OFF SITE IRRIGATION SYSTEMS (PUBLIC RIGHTS-OF-WAY) SHALL BE SEPARATE FROM ANY ASSOCIATION/PRIVATE ON SITE IRRIGATION SYSTEMS (CONTROLLERS, VALVES, MAIN LINE). OFF SITE AND ON SITE LANDSCAPE IMPROVEMENTS SHALL BE SEPARATED BY CONCRETE HEADERS (6" x 8") OR OTHER SUITABLE BARRIER ALONG THE PROPERTY LINE.

4. TREES WITHIN 6 FEET OF HARDSCAPE SHALL BE INSTALLED WITH APPROVED ROOT CONTROL BARRIER (TOTAL 16 FEET LENGTH MIN. EACH TREE/CENTERED ON TREE TRUNK).

5. LANDSCAPE MATERIALS OVER 30 INCHES IN HEIGHT SHALL NOT BE PLACED IN SIGHT DISTANCE RESTRICTED AREAS.

6. IMPROVEMENTS FOR SIGNAGE, PERIMETER WALLS, FENCING, PILASTER, ECT. SHALL BE MAINTAINED BY THE ASSOCIATION OR PRIVATE OWNER(S).

7. ALL GROUND-MOUNTED ELECTRICAL/MECHANICAL EQUIPMENT SHALL BE EFFECTIVELY SCREENED WITH LANDSCAPING.

8. ALL PARKING LOT AREAS VISIBLE FROM ADJOINING PROPERTIES AND PUBLIC RIGHTS-OF-WAY (OFF-SITE) SHALL BE EFFECTIVELY SCREENED WITH LANDSCAPING. SCREENING SHALL INCLUDE TREES, DENSE EVERGREEN SHRUBS, LOW WALLS, EARTH BERMS OR A COMBINATION THEREOF.

9. MINIMUM NURSERY CONTAINER SIZES FOR TREES SHALL BE 24-IN BOX, SHRUBS-5 GALLON, AND GROUNDCOVERSS/GRASSES/PERENNIALS-1 GALLON. A MINIMUM OF 10% OF TOTAL TREE QUANTITY SHALL BE SPECIMEN SIZE (36" BOX SIZE OR LARGER)

0' 5' 20'
10' 2' 10' 30'

Planning Commission
Exhibit -
PLN23-0025 and PLN23-0026
February 7, 2024

PROJECT # 23-09 DATE DECEMBER-2023-FINAL

PRELIMINARY PLAN

DI CAPRI - 61 RESIDENTIAL

22241 CHAMBERS STREET, MENIFEE, CA 92586

CLIENT:
MENIFEE FELLOWSHIP 2023, LLC
760-810-8548
VERDEVISTA@AOL.COM
MICHAEL RAMIREZ

Segura Associates, Inc.
Landscape Architecture Land Planning . Urban Design
PO Box 964 La Verne, CA 91750
T: 909-626-2700
E: info@seguraLA.com

ENLARGEMENTS

P-2

PLANTING LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	W.U.	P.F.	QTY	COMMENTS
	TREES:						
	CHITALPA TASHKENTENSIS	CHITALPA	36' BOX	L	0.2	24	-
	CUPANIOPSIS ANACARDIODES	CARROT WOOD TREE	24' BOX	M	0.5	62	-
	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	24' BOX	L	0.2	5	-
	GLEDITSIA TRICANTHOS	HONEY LOCUST	24' BOX	L	0.2	4	-
	JULGANS CALIFORNICA	CALIFORNIA BLACK WALNUT	24' BOX	L	0.2	7	-
	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	24' BOX	M	0.5	9	-
	LAGERSTROEMIA INDICA	WHITE CRAPE MYRTLE	24' BOX	M	0.5	47	'NATCHEZ'
	PROSOPIS VELUTINA	VELVET MESQUITE	24' BOX	L	0.2	10	-
	RHUS LANCEA	AFRICAN SUMAC	24' BOX	L	0.2	13	-
	TRISTANIA CONFERTA	BRISBANE BOX	24' BOX	L	0.2	11	-
	UMBELLARIA CALIFORNICA	CALIFORNIA LAUREL	24' BOX	L	0.2	3	-
	SHRUBS:						
	ABELIA GRANDIFLORA	GLOSSY ABELIA	5 GAL	L	0.2	QTY	'CONFETI'
	AGAVE ATTENUATTA	FOX TAIL AGAVE	5 GAL	L	0.2	QTY	-
	GREVILLEA	NOEL'S GREVILLEA	5 GAL	L	0.2	QTY	'NOELII'
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	L	0.2	QTY	-
	JUSTICIA SPICIGERA	MEXICAN HONEYSUCKLE	5 GAL	L	0.2	QTY	-
	LEUCOPHYLLUM FRUTESCENS	TEXAS RANGER	5 GAL	L	0.2	QTY	'COMPACTA'
	MAHONIA AQUIFOLIUM	OREGON GRAPE	5 GAL	L	0.2	QTY	-
	NANDINA DOMESTICA	HEAVENLY BAMBOO	5 GAL	L	0.2	QTY	-
	NERIUM OLEANDER	DWARF OLEANDER	5 GAL	L	0.2	QTY	'PETITE PINK'
	RHUS OVATA	SUGAR BUSH	5 GAL	L	0.2	QTY	-
	ROSA CALIFORNICA	CALIFORNIA WILD ROSE	5 GAL	L	0.2	QTY	-
	SANTOLINA CHAMAE.	LAVENDER COTTON	5 GAL	L	0.2	QTY	-
	WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL	L	0.2	QTY	'ROSEMARIFORMUS'
	RETENTION BASIN:						
	ROSA CALIFORNICA	CALIFORNIA WILD ROSE	5 GAL	L	0.2	QTY	-
	JUNCUS PATENS	CALIFORNIA GREY RUSH	5 GAL	L	0.2	QTY	-
	GROUNDCOVERS:						
	ROSMARINUS OFFICINALIS	ROSEMARY	1 GAL	L	0.2	QTY	'HUNGTINGTON CARPET'
	WOOD MULCH	3" THICK	STANDARD			56,167 SQ.FT.	'NATURAL REDWOOD'
	DECOMPOSED GRANITE	RED D.G.	STABILIZED			8,489 SQ.FT.	
	BERMUDA SPP.	TIFWAY TURF	SOD	M	0.5	3,255 SQ.FT.	'TIFWAY BERMUDA'

CFD PLANTING LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	W.U.	P.F.	QTY	COMMENTS
	TREES:						
	PISTACHE CHINENSIS	CHINESE PISTACHE	24" BOX	M	0.5	36	'KEITH DAVEY'
	PLATANUS ACERIFOLIA	LONDON PLANE TREE	24" BOX	L	0.2	9	'COLUMBIA'
	SHRUBS:						
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	L	0.2	QTY	-
	SANTOLINA CHAMAE.	LAVENDER COTTON	5 GAL	L	0.2	QTY	-

LANDSCAPE SCREENING NOTES

ALL OUTDOOR MECHANICAL EQUIPMENT SHALL BE EFFECTIVELY SCREENED WITH LANDSCAPING. SCREENING SHALL INCLUDE TREES, DENSE EVERGREEN SHRUBS, LOW WALLS, EARTH BERMS OR A COMBINATION THEREOF.

LANDSCAPE CALCULATIONS:

- TOTAL PROJECT SITE AREA (NET AREA MINUS R/W): 333,340 SF
- TOTAL LANDSCAPE AREA ON SITE: 147,141 SF
- LANDSCAPE AREA PERCENTAGE: 44%
- TOTAL LANDSCAPE PRIVATE/BACKYARD AREA: 65,043 SF
- AVERAGE BACKYARD LANDSCAPE AREA: 1,412 SF
- TOTAL SF OF EACH COMMON AREA:
  - a. LARGE PARK: 15,088 SF
  - b. DOG PARK: 6,057 SF
  - c. SIDE PARK: 3,360 SF
  - d. RETENTION BASIN: 5,811 SF
- PRIVATE/BACKYARD AREA PERCENTAGE: 44%
- TOTAL OFF SITE OFD AREA (ROW): 15,205 SF
- TOTAL OFF SITE LANDSCAPE AREA (EXC. SIDEWALKS): 969 SF
- TOTAL SITE PERIMETER LENGTH (EAST & NORTH): 1,352 LF
- TOTAL PARKING SPACES PROVIDED: 31
- TOTAL PARKING LOT TREES REQUIRED (1 TREE/4 SP.): 9 REQUIRED
- TOTAL PARKING LOT TREES PROVIDED: 23
- TOTAL STREET TREES REQUIRED (1 TREE/30 LF): 45
- TOTAL STREET TREES PROVIDED: 45

SHADE PLAN/TREE REQUIREMENTS:

REQUIRED:
1 TREE FOR EVERY 4 PARKING STALLS
TOTAL OF 41 PARKING STALLS
REQUIRED 11 TREES

PROVIDED:
54 TREES

REQUIRED SHADE :
50% FOR PARKING LOTS WITH MORE THAN 50 PARKING STALLS
(41 TOTAL PARKING STALLS)

PARKING STALL AREA: 6,899 SF.
TREE SHADE PROVIDED : 2,057 SF.

TOTAL SHADE PROVIDED: 30%

WATER EFFICIENT LANDSCAPE WORKSHEET

Reference Evapotranspiration (Eto)				57			
Hydrozone #/Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF X Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
1/Tree-Med	0.5	B	0.81	0.617	462	285.19	10078.44
2/Tree-Low	0.2	D	0.81	0.247	255	62.96	2225.11
3/Shrub-Low	0.2	D	0.81	0.247	65,474	16166.42	571121.27
4/Lawn-mod	0.5	S	0.75	0.667	3,255	2170.00	76637.80
				Totals	69446	18684.57	
Special Landscape Areas							
				Totals	(C)	(D)	
						ETWU Total	660112.63
		Maximum Allowed Water Allowance (MAWA)					1227110.82

Hydrozone #/Planting Description	Irrigation Method	Irrigation Efficiency	ETWU (Annual Gallons Required)
Eg	overhead spray	0.75 for spray head	= Eto x 0.62 x ETAF x Area
1) front lawn	or drip	0.81 for drip	where 0.62 is a conversion factor
2) low water use plantings			(that converts acre-inches per acre per
3) medium water use planting			year to gallons per square foot per year.

MAWA (Annual Gallons Allowed) = (Eto) x (0.62) x ((ETAF) x LA)
= (1 x ETAF) x (SLA)

where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet.

Average ETAF for Regular Landscape Areas must be 0.5 or below for residential areas, and 0.45 or below for non-residential areas.

ETAF Calculations					
				All Landscape Areas	
Total ETAF x Area	18684.57		Total ETAF x Area	18684.57	
Total Area	69446	Regular Landscape	Total Area	69446	
Average ETAF	0.27	Areas	Sitewide ETAF	0.27	

CHITALPA

CARROT WOOD TREE

CARROT WOOD TREE

HONEY LOCUST

GOLDEN RAIN TREE

CRAPE MYRTLE

VELVET MEQUITE

AFRICAN SUMAC

BRISBANE BOX

CHINESE PISTACHE

LONDON PLANE TREE

GLOSSY ABELIA

FOX TAIL AGAVE

GREVILLEA

RED YUCCA

MEXICAN HONEYSUCKLE

TEXAS RANGER

OREGON GRAPE

HEAVENLY BAMBOO

DWARF OLEANDER

SUGAR BUSH

CALIFORNIA WILD ROSE

LAVENDER COTTON

COAST ROSEMARY

CALIFORNIA GREY RUSH

ROSEMARY

BERMUDA TURF

DECOMPOSED GRANITE

Planning Commission
PLN23-0025 and PLN23-0026
February 14, 2024

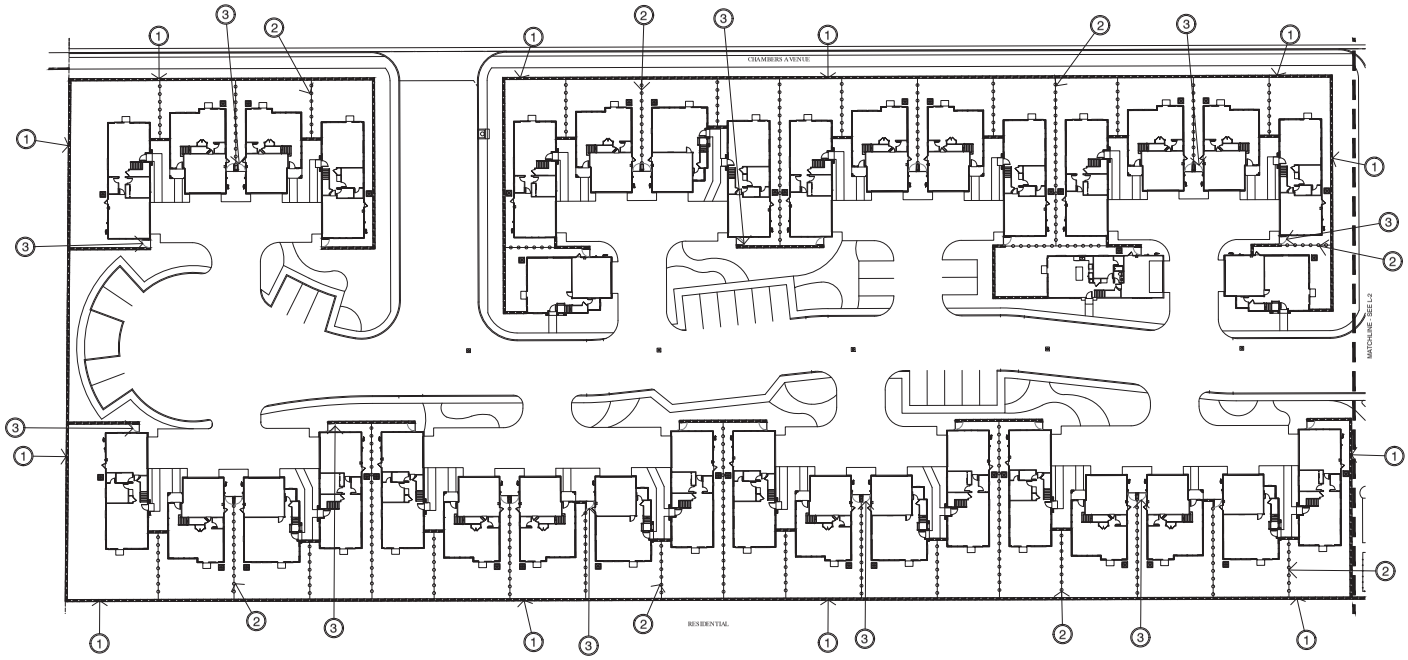
PROJECT # 23-09 DATE DECEMBER-2023-FINAL

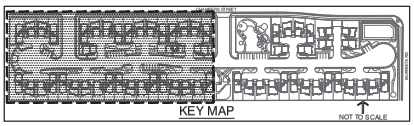
PRELIMINARY PLAN
DI CAPRI - 61 RESIDENTIAL
22241 CHAMBERS STREET, MENIFEE, CA 92586

CLIENT:
MENIFEE FELLOWSHIP 2023, LLC
760-810-8548
VERDEVISTA@AOL.COM
MICHAEL RAMIREZ

Segura Associates, Inc.
Landscape Architecture . Land Planning . Urban Design
PO Box 964 La Verne, CA 91750
T: (909) 626-2700
E: info@seguraLA.com

MATERIALS
P-3

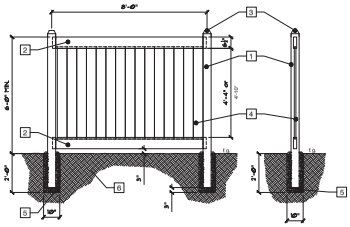




FENCING LEGEND

1. MASONRY BLOCK WALLS - 6'-0" HIGH 6X8X16 SINGLE SIDED SPLIT FACE BLOCK WALL WITH 4X8X16 PRECISION WALL CAP. COLOR TO BE TUSCANY ORCO BLOCK (800-473-6726)
2. INTERIOR LOT LINE FENCING - 6'-0" HIGH VINYL FENCING COLOR TO BE TAN BY FENCEWORK 800-350-5620
3. SIDE YARD GATES - 4'-0" WIDE WROUGHT IRON GATE. COLOR TO BE BLACK. ONE ACCESS GATE PER LOT AT THE GARAGE SIDE OF HOUSE.

VINYL FENCE & GATES - TAN COLOR
BY FENCEWORKS, INC. (888-786-5620)



2 VINYL FENCE BY FENCEWORKS, INC
SCALE: 1/2" = 1'-0"

Planning Commission
Exhibit W -
PLN23-0025 and PLN23-0026
February 1, 2024

SCALE: 1" = 20'

PROJECT # 23-09 DATE MAY 30, 2023

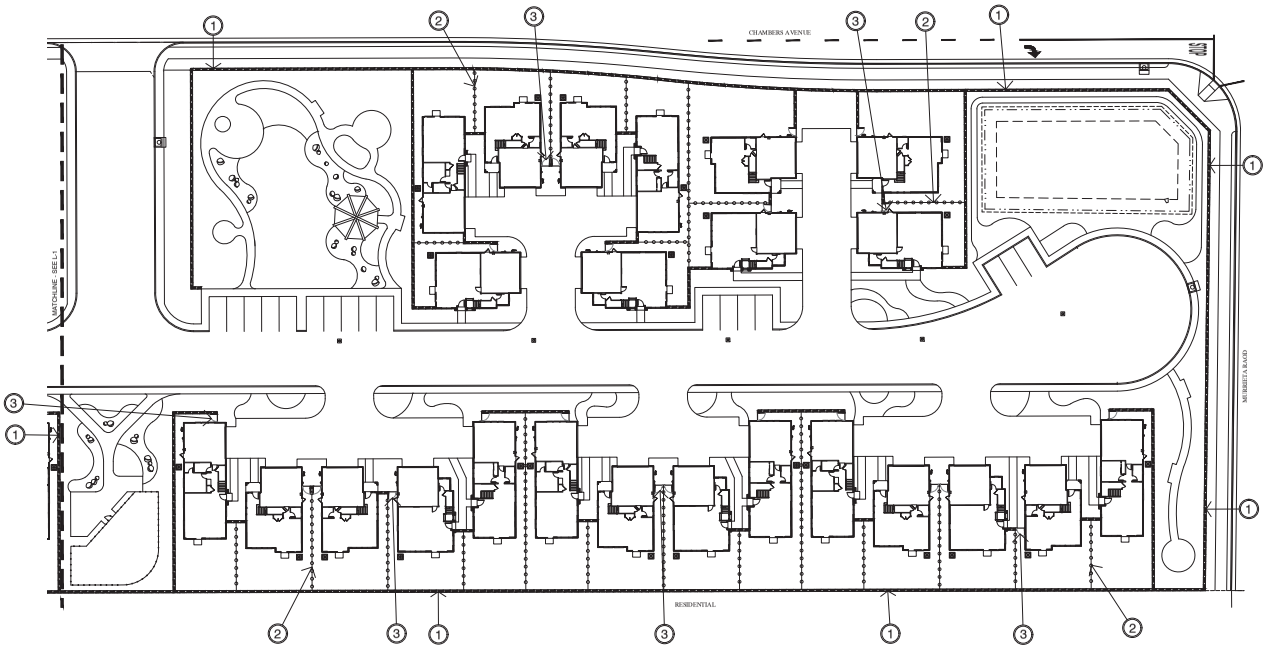
WALL-FENCING PLAN

DI CAPRI - 61 RESIDENTIAL
22241 CHAMBERS STREET, MENIFEE, CA 92586

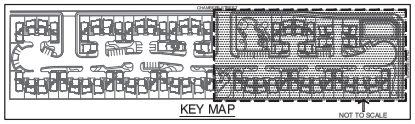
CLIENT:
MENIFEE FELLOWSHIP 2023, LLC
760-810-8548
VERDEVISTA@AOL.COM
MICHAEL RAMIREZ

Segura Associates, Inc.
Landscape Architecture . Land Planning . Urban Design
PO Box 964
T: (909) 624-2706

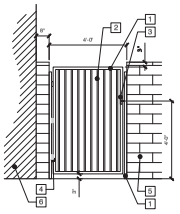
PARTIAL PLAN
L-1



Planning Commission
Exhibit W -
PLN23-0025 and PLN23-0026
February 1, 2024

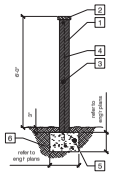


WROUGHT IRON GATES - BLACK COLOR
(SIDE YARD ACCESS)



3 SIDE YARD W.I. GATE
SCALE: 1/2" = 1'-0"

SPLIT FACE - TUSCANY COLOR
BY ORCO BLOCK (800-473-6726)



1 SPLITFACE WALL w/ BLOCK CAP
SCALE: 1/2" = 1'-0"

FENCING LEGEND

1. MASONRY BLOCK WALLS - 6'-0" HIGH 6X8X16 SINGLE SIDED SPLIT FACE BLOCK WALL WITH 4X8X16 PRECISION WALL CAP. COLOR TO BE TUSCANY ORCO BLOCK (800-473-6726)
2. INTERIOR LOT LINE FENCING - 6'-0" HIGH VINYL FENCING COLOR TO BE TAN BY FENCEWORK 800-350-5920
3. SIDE YARD GATES - 4'-0" WIDE WROUGHT IRON GATE. COLOR TO BE BLACK. ONE ACCESS GATE PER LOT AT THE GARAGE SIDE OF HOUSE.

SCALE: 1" = 20'

PROJECT # 23-09 DATE MAY 30, 2023

WALL-FENCING PLAN

DI CAPRI - 61 RESIDENTIAL
22241 CHAMBERS STREET, MENIFEE, CA 92586

CLIENT:
MENIFEE FELLOWSHIP 2023, LLC
760-810-8548
VERDEVISTA@AOL.COM
MICHAEL RAMIREZ

Segura Associates, Inc.
Landscape Architecture . Land Planning . Urban Design
PO Box 964
T: (909) 624-2706

PARTIAL PLAN
L-2