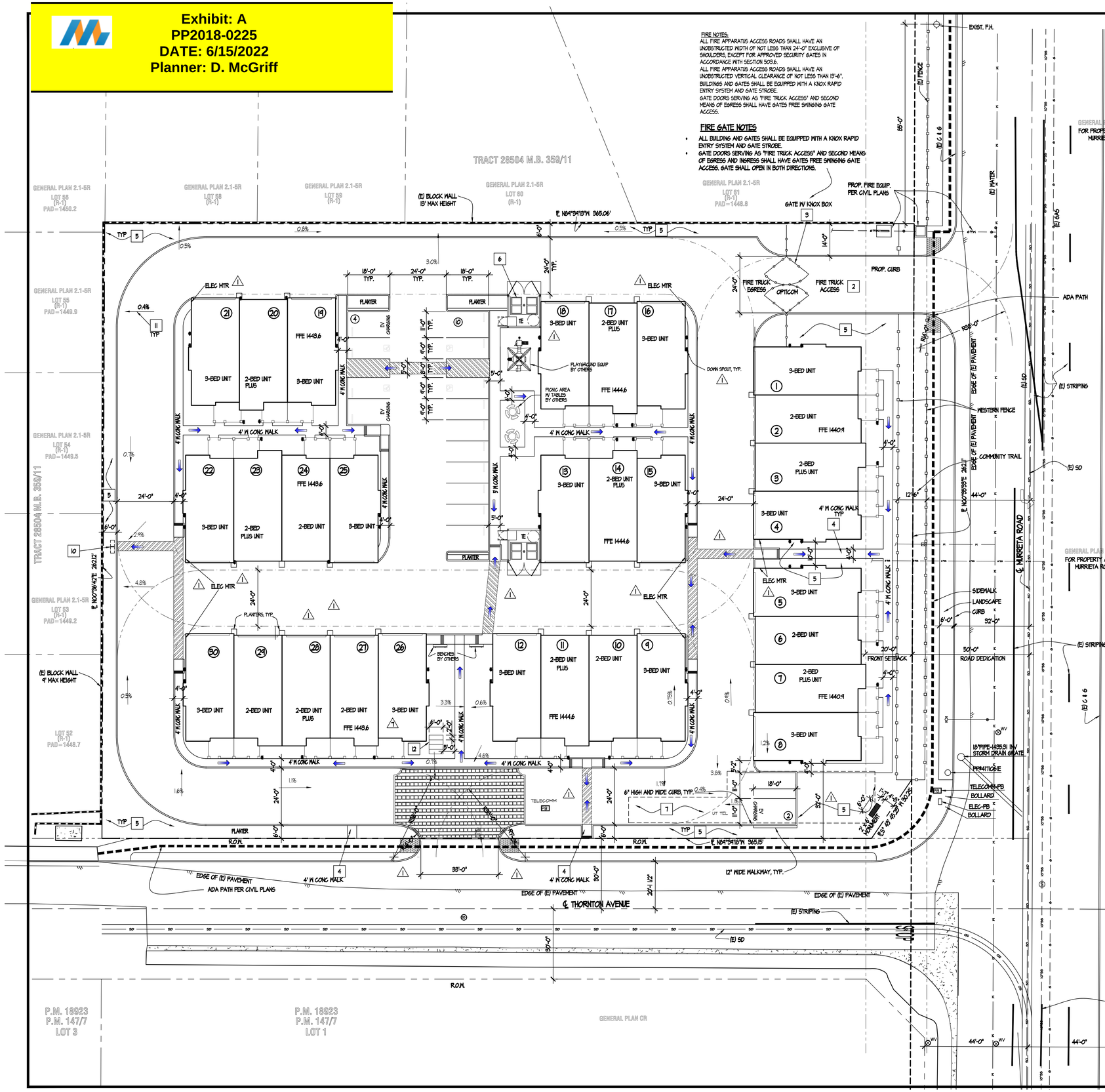
Exhibit: A
PP2018-0225
DATE: 6/15/2022
Planner: D. McGriff

FIRE NOTES:
ALL FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 24'-0" EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES IN ACCORDANCE WITH SECTION 503.6.
ALL FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13'-6".
BUILDINGS AND GATES SHALL BE EQUIPPED WITH A KNOX RAPID ENTRY SYSTEM AND GATE STROBE.
GATE DOORS SERVING AS "FIRE TRUCK ACCESS" AND SECOND MEANS OF EGRESS SHALL HAVE GATES FREE SWINGING GATE ACCESS.

FIRE GATE NOTES

- ALL BUILDING AND GATES SHALL BE EQUIPPED WITH A KNOX RAPID ENTRY SYSTEM AND GATE STROBE.
- GATE DOORS SERVING AS "FIRE TRUCK ACCESS" AND SECOND MEANS OF EGRESS AND INGRESS SHALL HAVE GATES FREE SWINGING GATE ACCESS. GATE SHALL OPEN IN BOTH DIRECTIONS.



FIRE TRUCK TURN RADIUS

PROJECT DATA:

2-BED UNIT
LOWER FLOOR PLAN:
LIVING: 480 SQ.FT.
GARAGE: 482 SQ.FT.
COVD PATIO: 96 SQ.FT.
UPPER FLOOR PLAN:
LIVING: 671 SQ.FT.
TOTAL LIVING: 1151 SQ.FT.

2-BED PLUS UNIT
LOWER FLOOR PLAN:
LIVING: 498 SQ.FT.
GARAGE: 482 SQ.FT.
COVD PATIO: 94 SQ.FT.
UPPER FLOOR PLAN:
LIVING: 647 SQ.FT.
TOTAL LIVING: 1145 SQ.FT.

3-BED UNIT
LOWER FLOOR PLAN:
LIVING: 442 SQ.FT.
GARAGE: 482 SQ.FT.
COVD PATIO: 96 SQ.FT.
UPPER FLOOR PLAN:
LIVING: 671 SQ.FT.
TOTAL LIVING: 1111 SQ.FT.

SITE NOTES / LEGEND:

INDICATES NOTES APPLICABLE TO THIS PLAN ONLY WHEN REFERENCED.

1. UNIT TYPE AND LOCATION.
2. FIRE TRUCK ACCESS / EGRESS DRIVEWAY. SPECS PER GRADING PLANS.
3. GATE WITH KNOX BOX.
4. CONCRETE WALK PER GRADING AND LANDSCAPE PLANS.
5. LANDSCAPING PER LANDSCAPE PLANS.
6. ACCESSIBLE TRASH ENCLOSURE PER CITY STANDARDS.
7. PROPOSED STORMTECH UNIT PER CIVIL PLANS.
8. PICNIC AREA PER LANDSCAPE PLANS.
9. PLAYGROUND AREA PER LANDSCAPE PLANS.
10. MULTIPLE UNIT MAIL BOXES.
11. DIRECTION OF FLOW.
12. BICYCLE RACK BY OTHERS.

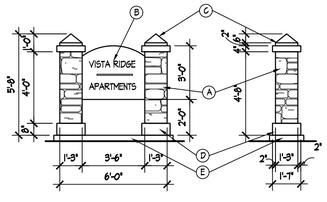
PROPERTY LINE.
NUMBER OF PARKING SPACES IN THAT ROW.
2' x 6' MONUMENT (SIGN).
INDIVIDUAL NUMBER OF EACH UNIT
TOTAL NUMBER OF PARKING SPACES IN THE ROW
ADA PATH
ADA PATH OF TRAVEL
ELECTRIC METER
DOWN SPOUT

MISC. NOTES

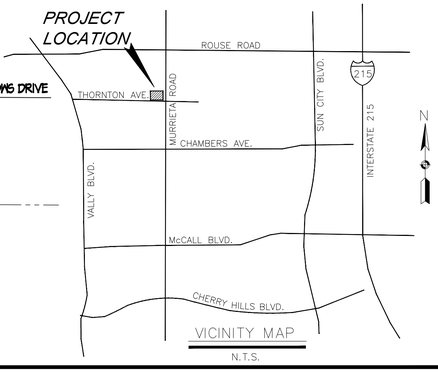
- ALL POWER LINES CARRYING 33.6kV SHALL BE PLACED UNDERGROUND AND SHOULD BE NOTED ON THE TENTATIVE PARCEL MAP.
- NO LEASING OFFICE ON SITE.
- PROJECT LOCATED IN CSA 145.
- LIQUEFACTION POTENTIAL: VERY LOW
- LIGHTING, ORD 655: ZONE B
- SUBSIDENCE: SUSCEPTIBLE
- NOT IN A FAULT ZONE
- NOT IN A FLOOD PLAIN
- SAN JACINTO WATERSHED
- PALE ONTOLOGICAL SENSITIVITY: HIGH SENSITIVITY

MONUMENT NOTES

A. SYNTHETIC STONE VENEER WITH NATURAL GROUT TO MATCH EXTERIOR APARTMENT WALLS.
B. 4" TALL METAL STAND-OFF LETTERS TO MATCH APARTMENT LOGO. VERIFY W/ OWNER.
C. CONCRETE WALL CAP.
D. CONCRETE WALL BASE.
E. CONCRETE FOUNDATION PER SIGN MFR SPECS..



MONUMENT DETAIL



OWNER and APPLICANT:
LUIS NAVARRO
27225 MURRIETA ROAD
MENIFEE, CA 92584
(951)348-1171

EXHIBIT PREPARER:
DAVE MADDEN ARCHITECT
41M1 GOLDEN GATE CIRCLE
MURRIETA, CA 92562
951-634-2712

SCOPE OF WORK:
THE PROPOSED PROJECT CONSISTS OF 30-UNIT APARTMENT COMPLEX, INCLUDING LANDSCAPED AREAS AND PLAYGROUND. THE PROJECT SITE PROPOSES A TOTAL OF 76 PARKING STALLS. THIS PROJECT DOES NOT INCLUDE AN ON-SITE LEASING OFFICE OR A MAINTENANCE BUILDING.

PROPERTY ADDRESS:
27225 MURRIETA ROAD
MENIFEE, CA 92584

LEGAL DESCRIPTION:
LOTS 15 OF PRATT'S EUCALYPTUS TRACT NO. 28504 AS SHOWN BY MAP ON FILE IN BOOK 359, PAGE 11 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ASSESSOR'S PARCEL NUMBER:
APN: 335-481-015

PLOT PLAN NUMBER:
2018-225

ZONING/USE:
EXISTING ZONING: R-1-1000
PROPOSED ZONING: MDR
EXISTING LAND USE: VACANT LOT
PROPOSED LAND USE: RESIDENTIAL, 8.1-14R

AREA
RECORDED LOT SIZE IS 2.65 ACRES GROSS, 2.20 ACRES NET

UTILITY PURVEYORS & SCHOOL DISTRICT

WATER:	EASTERN MUNICIPAL WATER DISTRICT	(951) 928-3777
SEWER:	EASTERN MUNICIPAL WATER DISTRICT	(951) 928-3777
GAS:	SOUTHERN CALIFORNIA GAS	(800) 427-2200
ELECTRIC:	SOUTHERN CALIFORNIA EDISON	(800) 990-7788
TELEPHONE:	VERIZON - BUSINESS	(800) 483-3000
CABLE:	NO CABLE	
SCHOOL DISTRICT:	MENIFEE UNIFIED SCHOOL DISTRICT	(951) 672-1851
	FERRIS UNIFIED HIGH SCHOOL DISTRICT	(951) 443-6564

PARKING CALCULATIONS:

APARTMENTS # OF BEDROOMS	# OF UNITS	PARKING REQ PER UNIT		PARKING REQ'D	
		PRK'G SPCS PER UNIT	AMNT TO BE COVRD	PRK'G SPCS PER UNIT	AMNT TO BE COVRD
2	14	2.25	1	32	14
3	16	2.75	1	44	16
TOTAL UNIT PARKING REQUIRED				76	30
TOTAL UNIT PARKING PROVIDED				76	60
PARKING BREAKDOWN: 76-100 PARKING SPACES = 4 ACCESSIBLE PARKING 50+ PARKING SPACES = 3 EV PARKING					

BICYCLE PARKING CALCULATIONS:

PARKING TYPE	QUANTITY REQ'D	QUANTITY PROV'D
BICYCLE	4	4
(77) PARKING SPACES = (4) BICYCLE PARKING PER TABLE 4.220.040-S (1) BICYCLE PARKING PER EVERY (20) PARKING		

Revisions:
INITIAL SUBMITTAL 10-8-2018 TC
6 PLANNING DEPTARTMEN 7-6-2021 TC
5 PLANNING DEPTARTMEN 8-26-2021 SF

DMA
DAVE MADDEN ARCHITECT
Phone 951-634-2712 • E-Mail: dave@dmarchitect.net
41M1 Golden Gate Circle, Ste. 104, Murrieta, California 92562

Project and Location
VISTA RIDGE APARTMENTS
27225 MURRIETA ROAD
MENIFEE, CA 92584
APN 335-481-015

Title:
SITE PLAN
PP 2018-225

LICENSED ARCHITECT DAVE MADDEN No. C-25783 Exp. 10-31-23 STATE OF CALIFORNIA

Drawn by TC
Checked by
Date 5-24-2021
Job No. 18-046

NORTH

1"=20'-0"

Sheet Number
A-1.0
Of Sheets

REVISION 18046-SP-01-17