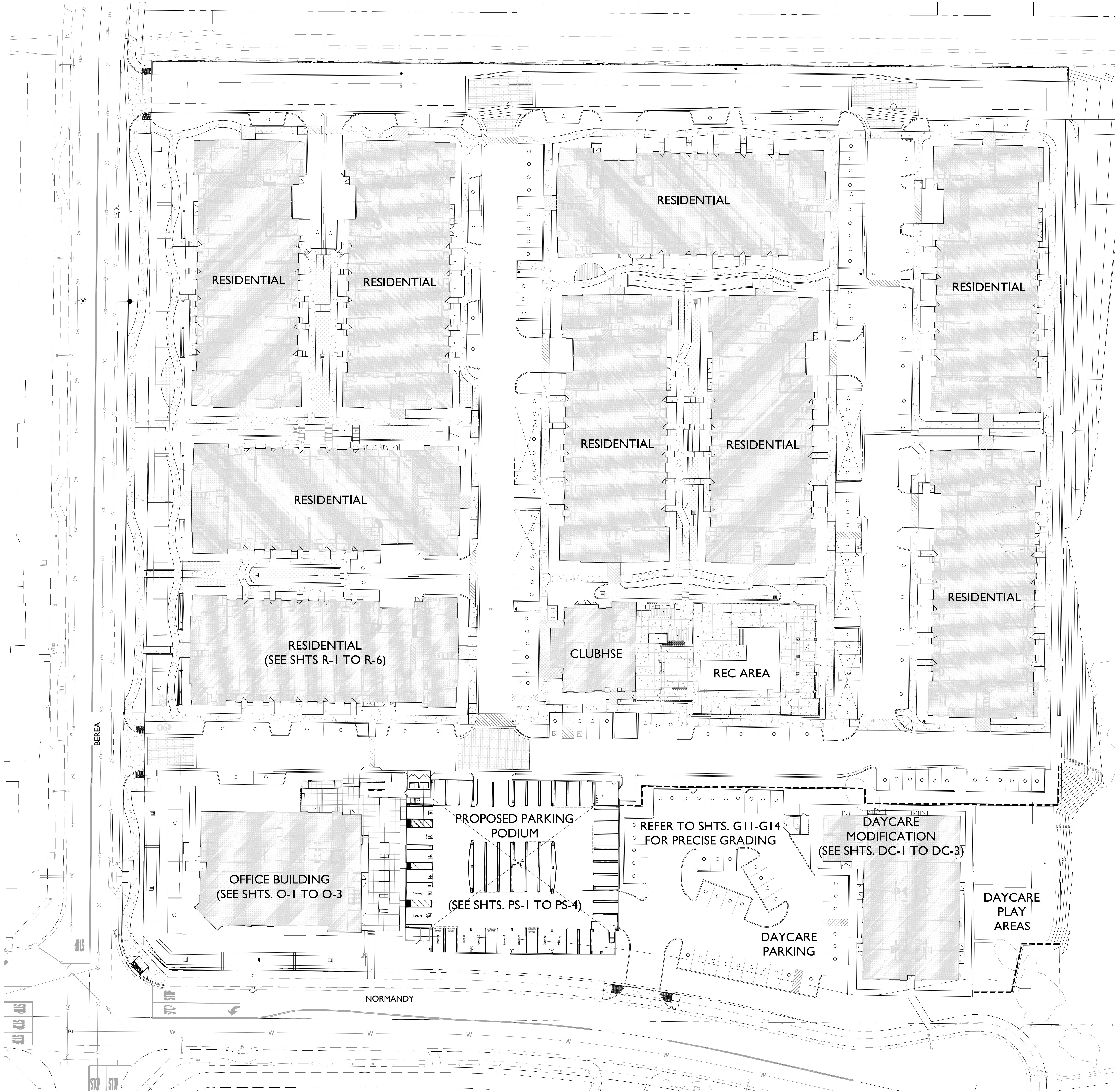




MAJOR PLOT PLAN MODIFICATION PLN22-0120

TS	TITLE SHEET	O-1	OFFICE PERSPECTIVES
SP	CUP MODIFICATION SITE PLAN	O-2	OFFICE FLOOR/ROOF PLANS
G11	OFFICE PRECISE GRADING	O-3	OFFICE ELEVATIONS
G12	PARKING PODIUM PRECISE GRADING	DC-1	DAYCARE PERSPECTIVES
G13	DAYCARE PARKING PRECISE GRADING	DC-2	DAYCARE FLOOR PLAN
G14	DAYCARE BUILDING/PLAY AREA PRECISE GRADING	DC-3	DAYCARE ELEVATIONS
PS-1	PARKING PODIUM PERSPECTIVES	R-1	RESIDENTIAL PERSPECTIVES
PS-2	PARKING PODIUM GROUND LEVEL PLAN	R-2	RESIDENTIAL UNIT PLANS
PS-3	PARKING PODIUM 2ND LEVEL PLAN	R-3	RESIDENTIAL BUILDING 1ST/2ND FLOOR PLANS
PS-4	PARKING PODIUM ELEVATIONS	R-4	RESIDENTIAL BUILDING 3RD FLOOR PLAN
		R-5	RESIDENTIAL TYPE A ELEVATIONS
		R-6	RESIDENTIAL TYPE B ELEVATIONS



BOULDERS PROJECT PARKING SUMMARY			
	UNITS	RATIO	STALLS
1 BDRM	108	1	108
2 BDRM	108	1.5	162
3 BDRM	18	2.5	45
GUEST	234	0.1	23.4

LEASE/MAINT EMPLOYEES			
LEASE MGR			1
ASST MGR			1
ADMIN ASST			1
MAINT MGR			1
MAINT ASST			1

DAYCARE STUDENTS	153	0.2	30.6
------------------	-----	-----	------

DAYCARE EMPLOYEES	28	0.5	14
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OFFICE (LEASABLE AREA)	21461	0.005	107.3
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PROPOSED SHARED PARKING STALLS			-20
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TOTAL C.U.P. MODIFICATION PARKING REQUIRED			475
--	--	--	-----

PROJECT STALLS PROVIDED			
GARAGES			207
CARPORT			28
OPEN			145
PARKING PODIUM			95
TOTAL C.U.P. MODIFICATION PARKING PROPOSED			475

ADDITIONAL STALLS NOT INCLUDED IN TOTAL			
DESIGNATED MOTORCYCLE STALLS			3
LOCKING BIKE RACKS AT PARKING PODIUM			5

TOTAL CURRENT C.U.P. APPROVED PARKING			431
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- PROJECT SUMMARY
1. MAJOR MODIFICATION TO C.U.P. TO ADD PARKING PODIUM ADJACENT TO OFFICE BUILDING
 2. MINOR MODIFICATION TO C.U.P. FOR DAYCARE TO INCREASE FROM 5 CLASSROOMS TO 10 CLASSROOMS, AND FROM 120 STUDENTS TO 153 STUDENTS WITH EXTERIOR REVISIONS
 3. MINOR MODIFICATION TO C.U.P. FOR RESIDENTIAL BUILDINGS UNIT LAYOUTS AND EXTERIOR ELEVATIONS
 4. MINOR MODIFICATION TO C.U.P. FOR OFFICE BUILDING LEASING OFFICE AND EXTERIOR ELEVATIONS

PARKING PODIUM		
GROUND LEVEL	47 STANDARD STALLS	17,500 S.F.
UPPER LEVEL	48 STANDARD STALLS	16,480 S.F.
TOTAL	95 STANDARD STALLS	33,980 S.F.

REQUIRED ADA STALLS @ PARKING PODIUM	4
REQUIRED EV STALLS @ PARKING PODIUM	5

OTHER STALLS NOT COUNTED:	
MOTORCYCLES	3
LOCKING BICYCLE RACKS	5

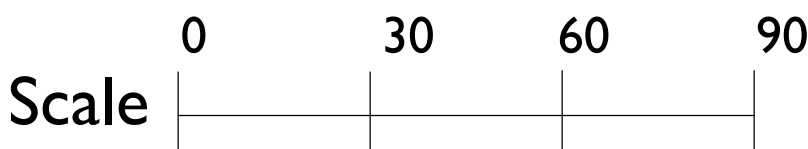
DAYCARE MODIFICATION		
	APPROVED	PROPOSED
NET AREA	8,250 S.F.	8,417 S.F.
GROSS AREA	8,370 S.F.	8,616 S.F.
CLASSROOMS	5	10
STUDENTS	120	153

MENIFEE, CA

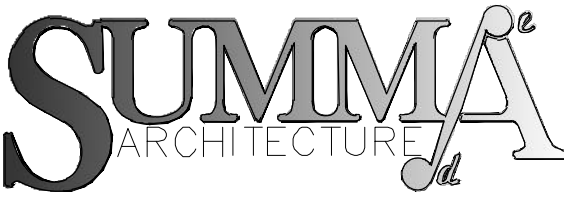
BOULDERS MIXED USE

CUP MODIFICATION - SITE PLAN

TRADEMARK CONSTRUCTION
15916 BERNARDO CENTER DRIVE
SAN DIEGO, CA 92127
(760) 489-9563

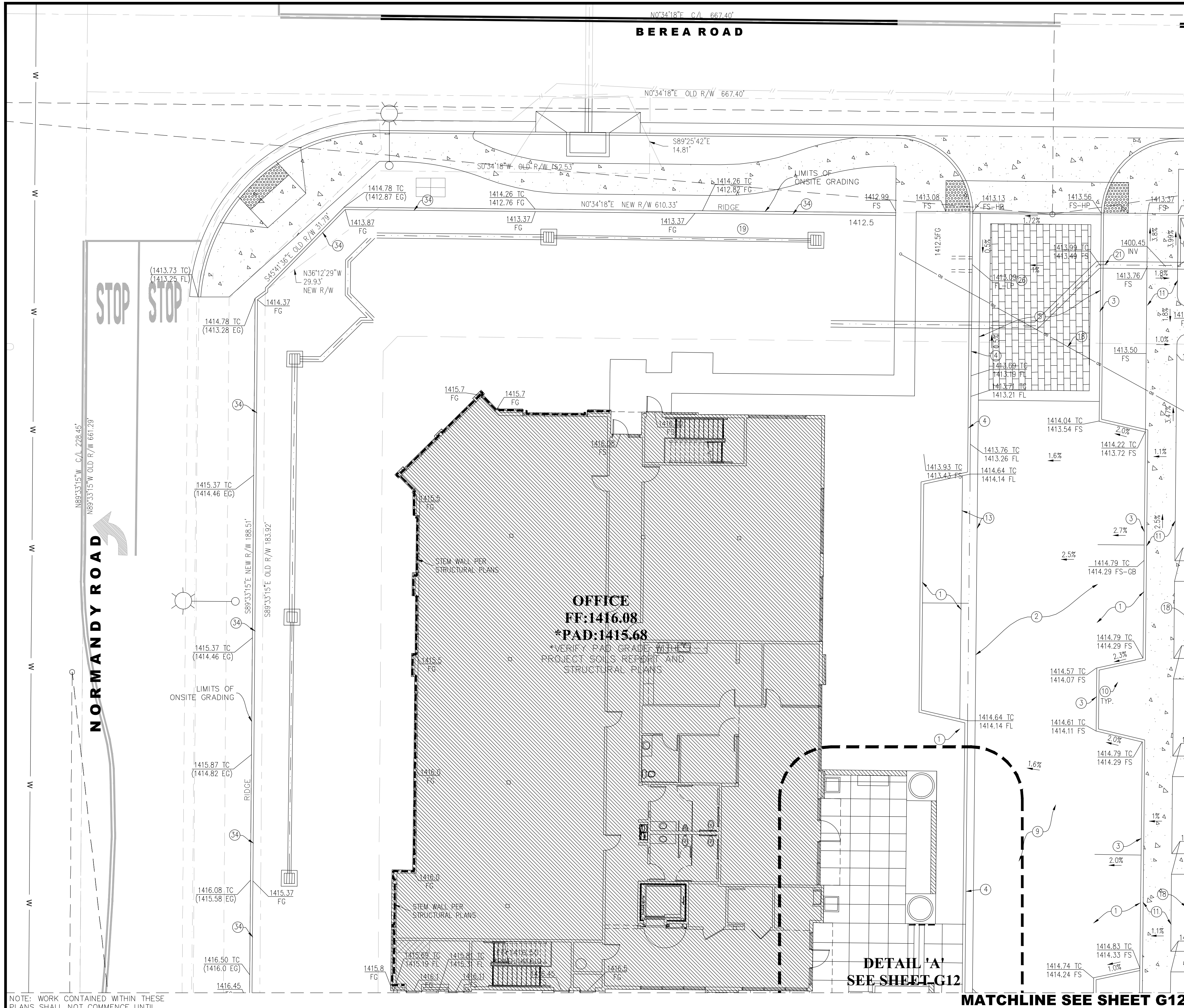


SEPT 21, 2022



5256 S. MISSION ROAD STE. 404
BONSALL, CA. 92003
760.724.1198

SP-I



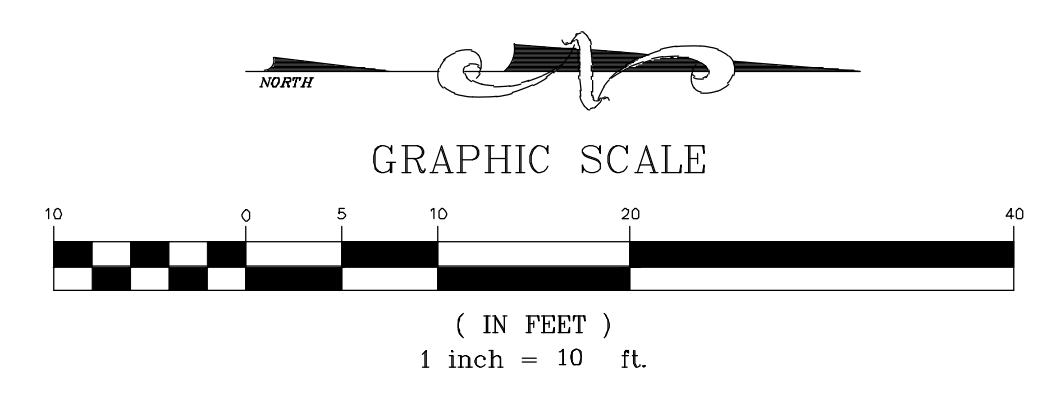
CONSTRUCTION NOTES

1. CONSTRUCT 3.0" AC PAVING OVER 6.2" CLASS II AGGREGATE BASE (95% COMPACTION) OVER 12" SUBGRADE MATERIAL (95% COMPACTION) PER SOILS ENGINEER'S SPECIFICATION.
2. CONSTRUCT 3.2" AC PAVING OVER 7.9" CALSS II AGGREGATE BASE (95% COMPACTION) OVER 12" SUBGRADE MATERIAL (95% COMPACTION) PER SOILS ENGINEER'S SPECIFICATION.
3. CONSTRUCT 6" CURB "TYPE 6A" PER CITY OF MENIFEE STD. PLAN NO. 202.
4. CONSTRUCT 6" CURB AND GUTTER PER CITY OF MENIFEE STD. PLAN NO. 200.
5. CONSTRUCT PAVERS PER ARCHITECTURAL PLAN.
7. CONSTRUCT CURB RAMP PER CITY OF MENIFEE STD. PLAN NO. 405 AND 406.
9. PAINT HANDICAP EMBLEM AND STRIPING PER DETAIL 2 ON SHEET G17.
10. PAINT 4" WIDE WHITE TRAFFIC BEARING STRIPE (BLUE AT ACCESSIBILITY STALLS) (2 COATS MIN.) SEE DETAIL 3 ON SHEET G17.
11. CONSTRUCT 4" THICK CONCRETE WALKWAY OVER 2" OF SAND PER SOILS ENGINEER'S SPECIFICATION.
13. CONSTRUCT 36" WIDE VALLEY GUTTER PER DETAIL 4 ON SHEET G17.
14. CONSTRUCT PRE-TREATMENT SEDIMENT AND FILTRATION BASIN PER DETAIL 5 ON SHEET G17.
15. INSTALL 24"x24" PRECAST CONCRETE CATCH BASIN (BROOKS #2424 OR APPROVED EQUAL) PER DETAIL 6 ON SHEET G17.
17. INSTALL 10' DIA. UNDERGROUND RAINWATER HARVEST STORAGE /RETENTION TANK PER DETAIL 24 ON SHEET G18A-G18C.
19. INSTALL 8" DIA. ADS N12 STORM DRAIN PIPE.
20. INSTALL 12" DIA. ADS N12 STORM DRAIN PIPE.
21. INSTALL 16" DIA. ADS N12 STORM DRAIN PIPE.
23. INSTALL 6" NDS POP-UP EMITTER PER DETAIL 8 ON SHEET G17.
24. INSTALL 4" DIA. ADS N12 STORM DRAIN PIPE.
26. CONSTRUCT MODIFIED CURB OUTLET PER CITY OF MENIFEE STD. PLAN NO. 304. SEE DETAIL 12 ON SHEET G18.
30. CONSTRUCT WALKWAY DEEPEENED FOOTING PER DETAIL 15 ON SHEET G18.
34. CONSTRUCT VARIABLE CURB HEIGHT (CLASS 520-C-2500) PER DETAIL 18 ON SHEET G18.
38. CONSTRUCT CHECK DAM PER DETAIL 22 ON SHEET G18.
39. CONSTRUCT CONCRETE RAMP WALL (CLASS-C-2500) PER DETAIL 23 ON SHEET G18.
43. INSTALL 6" DIA. NDS ATRIUM DRAIN PER DETAIL 11 ON SHEET G17.

NOTE:
ROCKFALL POTENTIAL SHALL BE EVALUATED BY THE GEOTECHNICAL CONSULTANT DURING EARTHWORK.

OVEREXCAVATION NOTE:
OVEREXCAVATION WITHIN THE BUILDING PADS SHOULD EXTEND A MINIMUM OF 4- FEET BELOW THE GROUND SURFACE OR 2- FEET BELOW BOTTOM OF DEEPEST FOOTING, WHICHEVER IS GREATER. OVEREXCAVATION SHOULD EXTEND A MINIMUM OF 5- FEET OUTSIDE THE BUILDING FOOTPRINT OR EQUAL TO THE DEPTH OF OVEREXCAVATION, WHICHEVER IS GREATER.

SEE SHEET G15 & G16 FOR CROSS SECTIONS



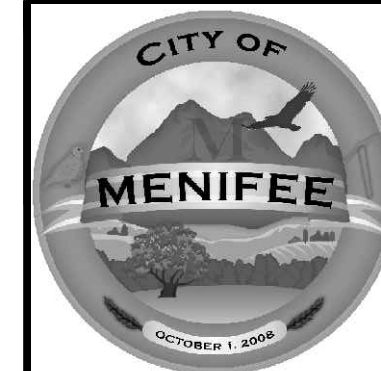
NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT AND/OR GRADING PERMIT HAS BEEN ISSUED.

REVISIONS				
SHT.	DESCRIPTION	DATE	BY	APRD

CST ENGINEERING, INC.
6481 Cypress Meadows Trail PH: 760-409-5640
San Diego, CA 92130 FAX: 760-202-4399
PREPARED UNDER THE SUPERVISION OF:
JIQIANG CAO R.C.E. NO. 66380 DATE _____
MY REGISTRATION EXPIRES ON 06/30/24

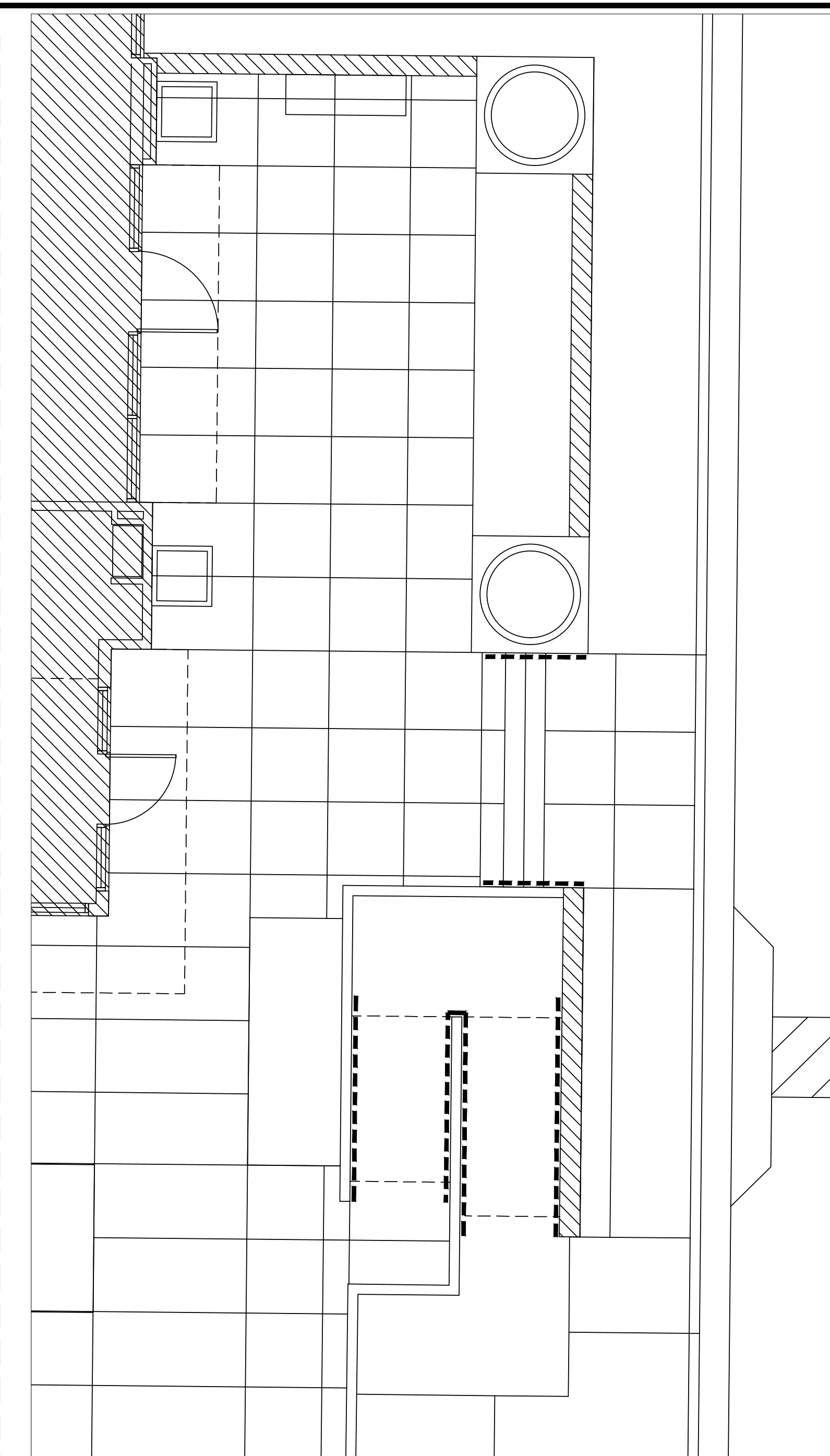
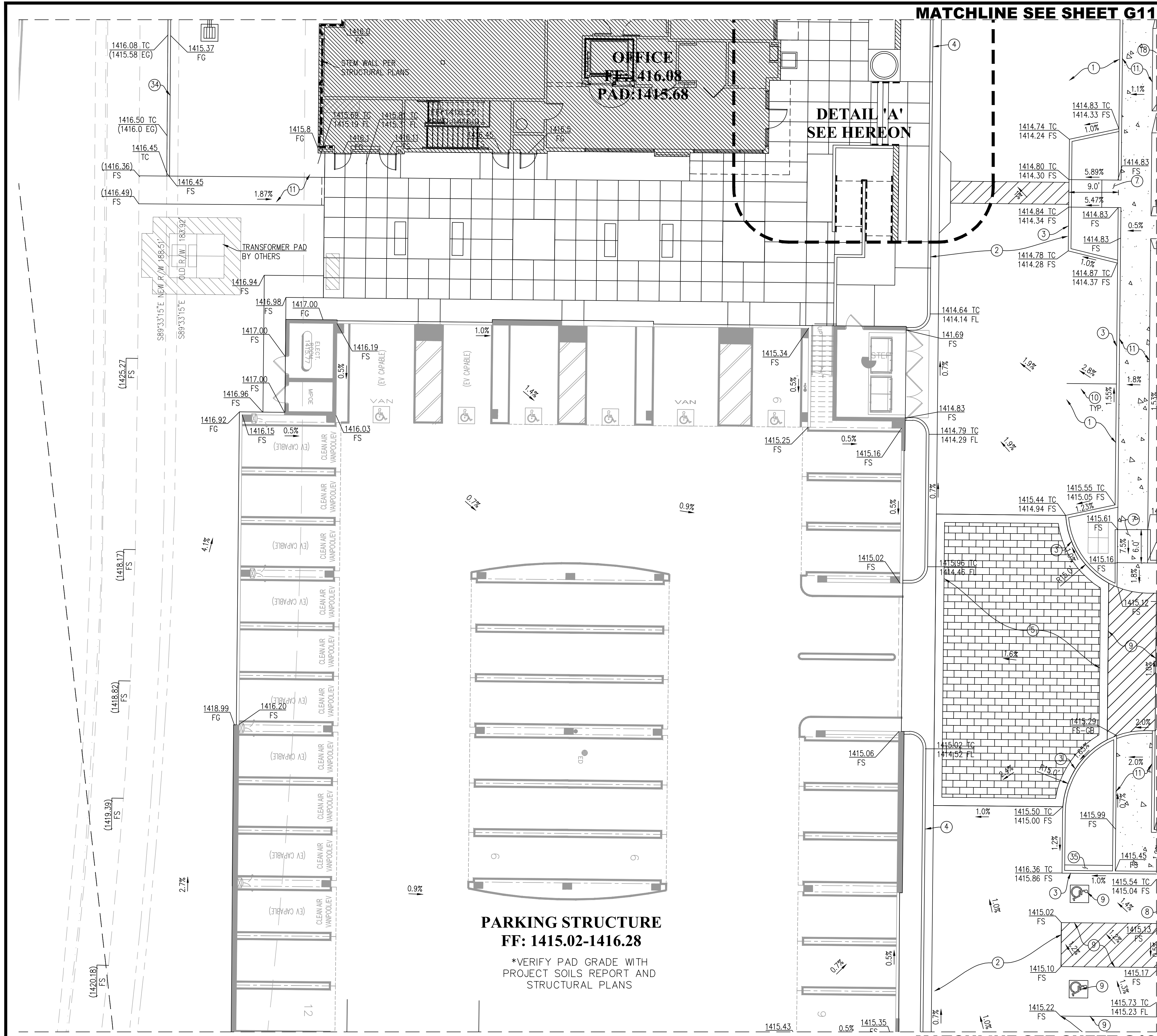
ENGINEER SEAL
JIQIANG CAO
C 66380
EXP. 06/30/24
REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA

SCALE: PER PLAN
DESIGN: JIT
DRAWN: JK
CHECKED: JC
APPROVED: _____
DATE: _____



**CITY OF MENIFEE
ENGINEERING DEPARTMENT**
BOULDERS MENIFEE - A MIXED USE DEVELOPMENT
GP22-007
PRECISE GRADING PLAN

CASE NO. _____
WDID #: 8 33C398135
SHEET NO.
G11
12 OF 10
PROJECT NO: GP22-007



DETAIL 'A'
SCALE: 1"=5'

OVEREXCAVATION NOTE:
OVEREXCAVATION WITHIN THE BUILDING PADS SHOULD EXTEND A MINIMUM OF 4- FEET BELOW THE GROUND SURFACE OR 2- FEET BELOW BOTTOM OF DEEPEST FOOTING, WHICHEVER IS GREATER. OVEREXCAVATION SHOULD EXTEND A MINIMUM OF 5- FEET OUTSIDE THE BUILDING FOOTPRINT OR EQUAL TO THE DEPTH OF OVEREXCAVATION, WHICHEVER IS GREATER.

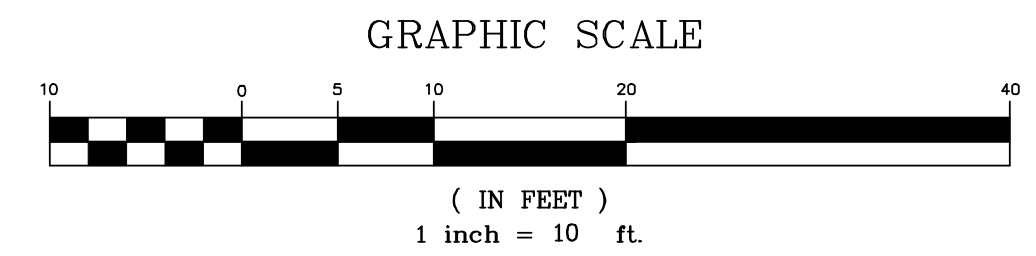
NOTE:
ROCKFALL POTENTIAL SHALL BE EVALUATED BY THE GEOTECHNICAL CONSULTANT DURING EARTHWORK.

CONSTRUCTION NOTES

1. CONSTRUCT 3.0" AC PAVING OVER 6.2" CLASS II AGGREGATE BASE (95% COMPACTION) OVER 12" SUBGRADE MATERIAL (95% COMPACTION) PER SOILS ENGINEER'S SPECIFICATION.
2. CONSTRUCT 3.2" AC PAVING OVER 7.9" CALSS II AGGREGATE BASE (95% COMPACTION) OVER 12" SUBGRADE MATERIAL (95% COMPACTION) PER SOILS ENGINEER'S SPECIFICATION.
3. CONSTRUCT 6" CURB "TYPE 6A" PER CITY OF MENIFEE STD. PLAN NO. 202.
4. CONSTRUCT 6" CURB AND GUTTER PER CITY OF MENIFEE STD. PLAN NO. 200.
7. CONSTRUCT CURB RAMP PER CITY OF MENIFEE STD. PLAN NO. 405 AND 406.
8. INSTALL ACCESSIBLE PARKING SIGN PER DETAIL 1 ON SHEET G17 .
9. PAINT HANDICAP EMBLEM AND STRIPING PER DETAIL 2 ON SHEET G17.
10. PAINT 4" WIDE WHITE TRAFFIC BEARING STRIPE (BLUE AT ACCESSIBILITY STALLS) (2 COATS MIN.) SEE DETAIL 3 ON SHEET G17.
11. CONSTRUCT 4" THICK CONCRETE WALKWAY OVER 2" OF SAND PER SOILS ENGINEER'S SPECIFICATION.
12. CONSTRUCT TRASH ENCLOSURE PER CITY OF MENIFEE STD. PLAN NO. 1301.11 TO 1301.14.
13. CONSTRUCT 36" WIDE VALLEY GUTTER PER DETAIL 4 ON SHEET G17.
24. INSTALL 4" DIA. ADS N12 STORM DRAIN PIPE.
26. CONSTRUCT MODIFIED CURB OUTLET PER CITY OF MENIFEE STD. PLAN NO. 304. SEE DETAIL 12 ON SHEET G18.
28. CONSTRUCT OPEN CONCRETE CHANNEL PER DETAIL 14 ON SHEET G18.
30. CONSTRUCT WALKWAY DEEPEDED FOOTING PER DETAIL 15 ON SHEET G18.
32. INSTALL 6" RIVER ROCK RIP RAP VELOCITY DISSIPATION PAD PER DETAIL 16 ON SHEET G18.
34. CONSTRUCT VARIABLE CURB HEIGHT (CLASS 520-C-2500) PER DETAIL 18 ON SHEET G18.
35. CONSTRUCT 12" WIDE "STEP-OFF" CONCRETE PER DETAIL 19 ON SHEET G18.
42. INSTALL 6"x6" NDS BRASS DECK DRAIN PER DETAIL 10 ON SHEET G17.

NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT AND/OR GRADING PERMIT HAS BEEN ISSUED.

SEE SHEET G15 & G16 FOR CROSS SECTIONS

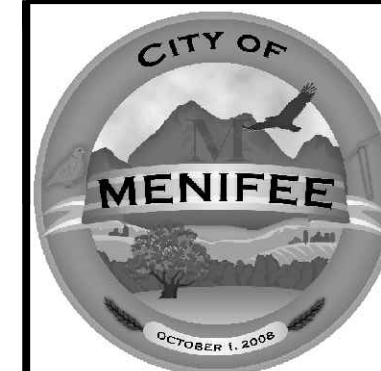


REVISIONS				
SHT.	DESCRIPTION	DATE	BY	APRD

CST ENGINEERING, INC.
6481 Cypress Meadows Trail PH: 760-409-5640
San Diego, CA 92130 FAX: 760-202-4399
PREPARED UNDER THE SUPERVISION OF:
JIQIANG CAO R.C.E. NO. 66380 DATE _____
MY REGISTRATION EXPIRES ON 06/30/24

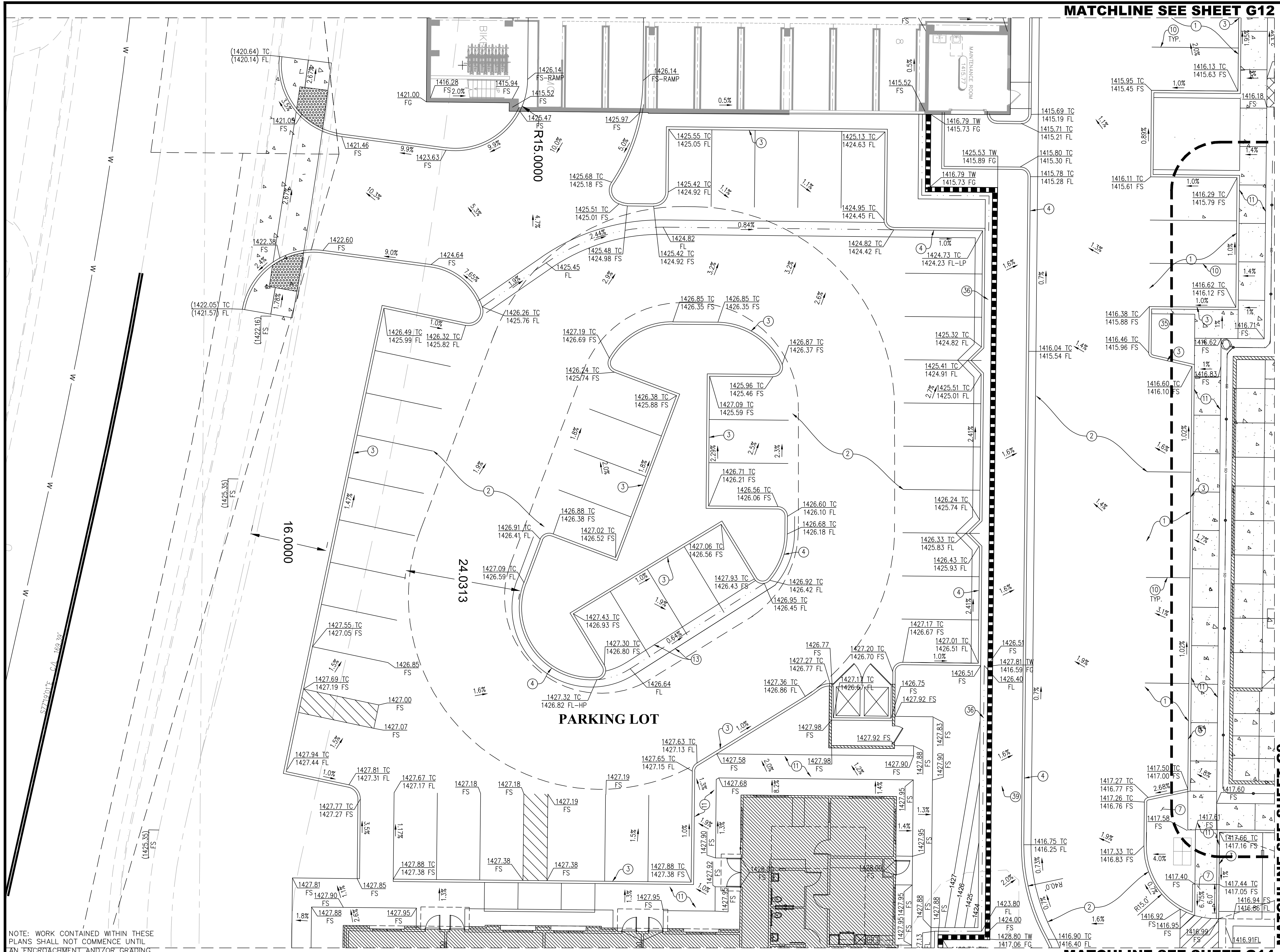
ENGINEER SEAL

SCALE: PER PLAN
DESIGN: JIT
DRAWN: JK
CHECKED: JC
APPROVED: _____
DATE: -



**CITY OF MENIFEE
ENGINEERING DEPARTMENT**
BOULDERS MENIFEE - A MIXED USE DEVELOPMENT
GP22-007
PRECISE GRADING PLAN

CASE NO. -
WDID #: 8 33C398135
SHEET NO.
G12
13 OF 10
PROJECT NO: GP22-007



MATCHLINE SEE SHEET G12

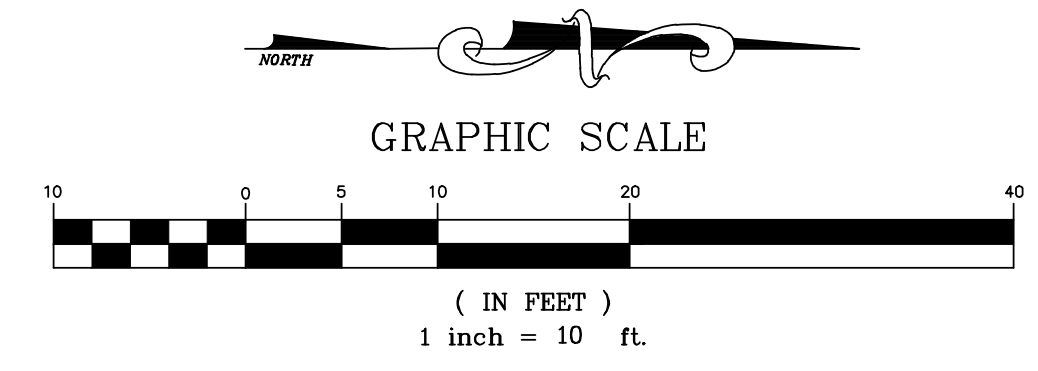
CONSTRUCTION NOTES

- 1. CONSTRUCT 3.0" AC PAVING OVER 6.2" CLASS II AGGREGATE BASE (95% COMPACTION) OVER 12" SUBGRADE MATERIAL (95% COMPACTION) PER SOILS ENGINEER'S SPECIFICATION.
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- 3. CONSTRUCT 6" CURB "TYPE 6A" PER CITY OF MENIFEE STD. PLAN NO. 202.
- 4. CONSTRUCT 6" CURB AND GUTTER PER CITY OF MENIFEE STD. PLAN NO. 200.
- 5. CONSTRUCT PAVERS PER ARCHITECTURAL PLAN.
- 7. CONSTRUCT CURB RAMP PER CITY OF MENIFEE STD. PLAN NO. 405 AND 406.
- 8. INSTALL ACCESSIBLE PARKING SIGN PER DETAIL 1 ON SHEET G17.
- 9. PAINT HANDICAP EMBLEM AND STRIPING PER DETAIL 2 ON SHEET G17.
- 10. PAINT 4" WIDE WHITE TRAFFIC BEARING STRIPE (BLUE AT ACCESSIBILITY STALLS) (2 COATS MIN.) SEE DETAIL 3 ON SHEET G17.
- 11. CONSTRUCT 4" THICK CONCRETE WALKWAY OVER 2" OF SAND PER SOILS ENGINEER'S SPECIFICATION.
- 12. CONSTRUCT TRASH ENCLOSURE PER CITY OF MENIFEE STD. PLAN NO. 1301.11 TO 1301.14.
- 13. CONSTRUCT 36" WIDE VALLEY GUTTER PER DETAIL 4 ON SHEET G17.
- 24. INSTALL 4" DIA. ADS N12 STORM DRAIN PIPE.
- 27. CONSTRUCT UNDER SIDEWALK CONCRETE CHANNEL PER DETAIL 13 ON SHEET G18.
- 29. CONSTRUCT RETAINING WALL PER SEPARATE PERMIT.
- 30. CONSTRUCT WALKWAY DEEPEENED FOOTING PER DETAIL 15 ON SHEET G18.
- 31. CONSTRUCT 5' HIGH FENCE PER ARCHITECTURAL PLAN.
- 35. CONSTRUCT 12" WIDE "STEP-OFF" CONCRETE PER DETAIL 19 ON SHEET G18.
- 36. CONSTRUCT 18" CONCRETE V-DITCH PER DETAIL 20 ON SHEET G18.
- 37. INSTALL 6" DIA. NDS AREA DRAIN PER DETAIL 21 ON SHEET G18.
- 39. CONSTRUCT CONCRETE RAMP WALL (CLASS-C-2500) PER DETAIL 23 ON SHEET G18.

NOTE:
ROCKFALL POTENTIAL SHALL BE EVALUATED BY THE GEOTECHNICAL CONSULTANT DURING EARTHWORK.

OVEREXCAVATION NOTE:
OVEREXCAVATION WITHIN THE BUILDING PADS SHOULD EXTEND A MINIMUM OF 4- FEET BELOW THE GROUND SURFACE OR 2- FEET BELOW BOTTOM OF DEEPEST FOOTING, WHICHEVER IS GREATER. OVEREXCAVATION SHOULD EXTEND A MINIMUM OF 5- FEET OUTSIDE THE BUILDING FOOTPRINT OR EQUAL TO THE DEPTH OF OVEREXCAVATION, WHICHEVER IS GREATER.

SEE SHEET G15 & G16 FOR CROSS SECTIONS



NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN 'ENCROACHMENT' AND/OR 'GRADING' PERMIT HAS BEEN ISSUED.

Call before you Dig
Call 811
1-800-422-4133

REVISIONS

SHT.	DESCRIPTION	DATE	BY	APRD

CST ENGINEERING, INC.

6481 Cypress Meadows Trail PH: 760-409-5640
San Diego, CA 92130 FAX: 760-202-4399

PREPARED UNDER THE SUPERVISION OF:

JIQIANG CAO R.C.E. NO. 66380 DATE
MY REGISTRATION EXPIRES ON 06/30/24

ENGINEER SEAL

JIQIANG CAO
C 66380
EXP. 06/30/24
REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

SCALE: PER PLAN

DESIGN: JIT

DRAWN: JK

CHECKED: JC

APPROVED: _____

DATE: _____

NOTE:
RETAINING WALLS ARE PER SEPARATE PERMIT WITH THE BUILDING DEPARTMENT

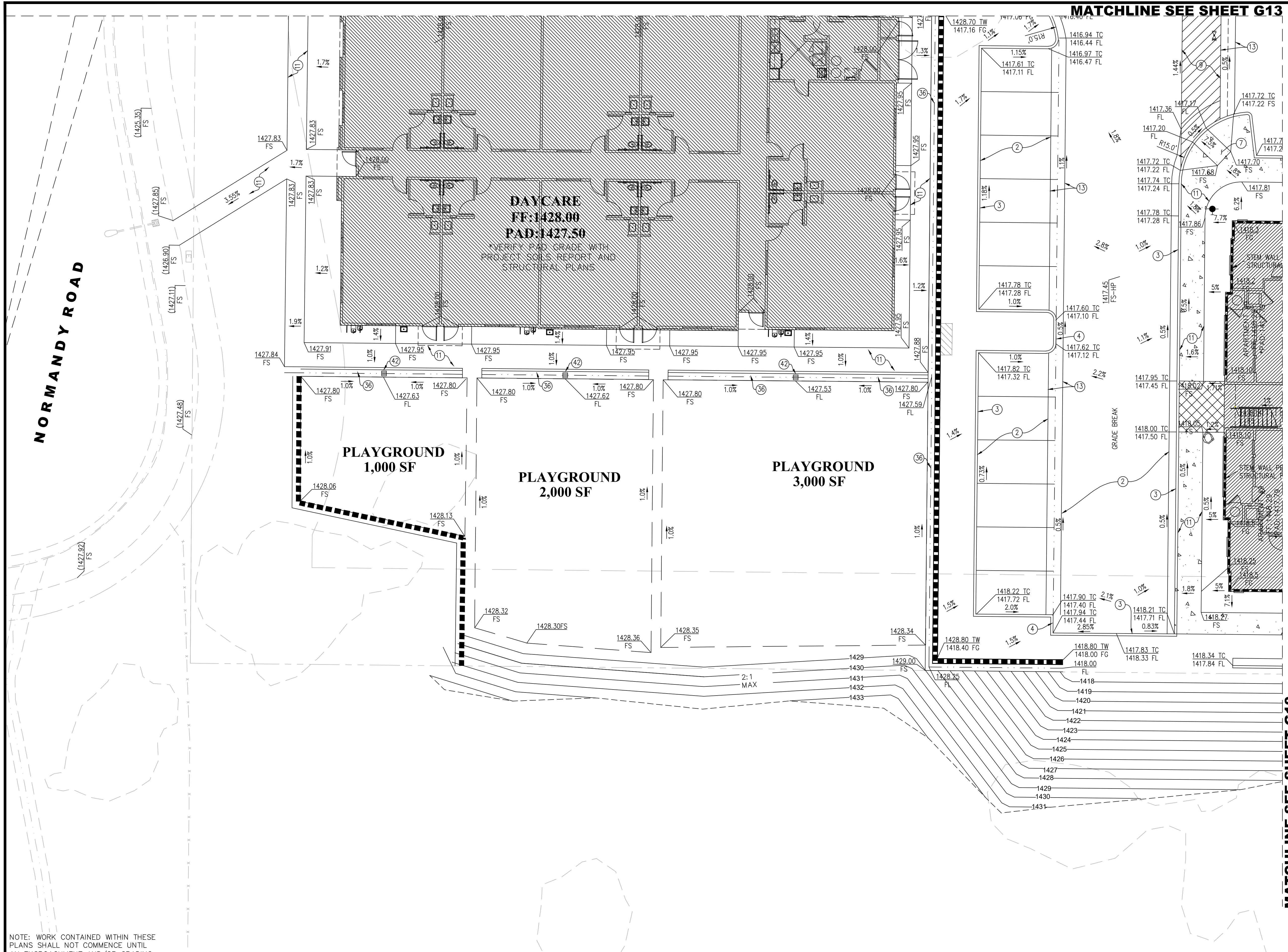
CITY OF MENIFEE
ENGINEERING DEPARTMENT
BOULDERS MENIFEE - A MIXED USE DEVELOPMENT
GP22-007

PRECISE GRADING PLAN

CASE NO. _____
WDID #: B 33C398135

SHEET NO.
G13
14 OF 10

PROJECT NO: GP22-007



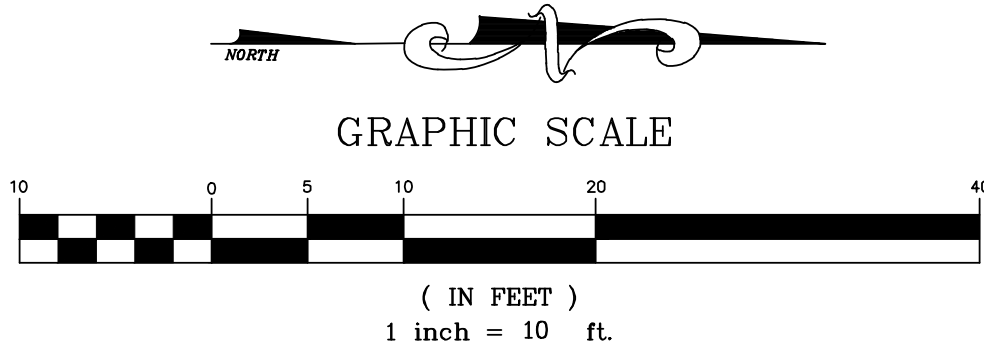
CONSTRUCTION NOTES

1. CONSTRUCT 3.0" AC PAVING OVER 6.2" CLASS II AGGREGATE BASE (95% COMPACTION) OVER 12" SUBGRADE MATERIAL (95% COMPACTION) PER SOILS ENGINEER'S SPECIFICATION.
2. CONSTRUCT 3.2" AC PAVING OVER 7.9" CLASS II AGGREGATE BASE (95% COMPACTION) OVER 12" SUBGRADE MATERIAL (95% COMPACTION) PER SOILS ENGINEER'S SPECIFICATION.
3. CONSTRUCT 6" CURB "TYPE 6A" PER CITY OF MENIFEE STD. PLAN NO. 202.
4. CONSTRUCT 6" CURB AND GUTTER PER CITY OF MENIFEE STD. PLAN NO. 200.
7. CONSTRUCT CURB RAMP PER CITY OF MENIFEE STD. PLAN NO. 405 AND 406.
8. INSTALL ACCESSIBLE PARKING SIGN PER DETAIL 1 ON SHEET G17.
9. PAINT HANDICAP EMBLEM AND STRIPING PER DETAIL 2 ON SHEET G17.
10. PAINT 4" WIDE WHITE TRAFFIC BEARING STRIPE (BLUE AT ACCESSIBILITY STALLS) (2 COATS MIN.) SEE DETAIL 3 ON SHEET G17.
11. CONSTRUCT 4" THICK CONCRETE WALKWAY OVER 2" OF SAND PER SOILS ENGINEER'S SPECIFICATION.
13. CONSTRUCT 36" WIDE VALLEY GUTTER PER DETAIL 4 ON SHEET G17.
14. CONSTRUCT PRE-TREATMENT SEDIMENT AND FILTRATION BASIN PER DETAIL 5 ON SHEET G17.
24. INSTALL 4" DIA. ADS N12 STORM DRAIN PIPE.
25. CONSTRUCT CURB OUTLET PER CITY OF MENIFEE STD. PLAN NO. 304.
27. CONSTRUCT UNDER SIDEWALK CONCRETE CHANNEL PER DETAIL 13 ON SHEET G18.
29. CONSTRUCT RETAINING WALL PER SEPARATE PERMIT.
30. CONSTRUCT WALKWAY DEEPEENED FOOTING PER DETAIL 15 ON SHEET G18.
31. CONSTRUCT 5' HIGH FENCE PER ARCHITECTURAL PLAN.
35. CONSTRUCT 12" WIDE "STEP-OFF" CONCRETE PER DETAIL 19 ON SHEET G18.
36. CONSTRUCT 18" CONCRETE V-DITCH PER DETAIL 20 ON SHEET G18.
37. INSTALL 6" DIA. NDS AREA DRAIN PER DETAIL 21 ON SHEET G18.
39. CONSTRUCT CONCRETE RAMP WALL (CLASS-C-2500) PER DETAIL 23 ON SHEET G18.
40. INSTALL TURF BLOCK PER ARCHITECTURAL PLANS.

NOTE:
ROCKFALL POTENTIAL SHALL BE EVALUATED BY THE GEOTECHNICAL CONSULTANT DURING EARTHWORK.

OVEREXCAVATION NOTE:
OVEREXCAVATION WITHIN THE BUILDING PADS SHOULD EXTEND A MINIMUM OF 4- FEET BELOW THE GROUND SURFACE OR 2- FEET BELOW BOTTOM OF DEEPEST FOOTING, WHICHEVER IS GREATER. OVEREXCAVATION SHOULD EXTEND A MINIMUM OF 5- FEET OUTSIDE THE BUILDING FOOTPRINT OR EQUAL TO THE DEPTH OF OVEREXCAVATION, WHICHEVER IS GREATER.

SEE SHEET G15 & G16 FOR CROSS SECTIONS



NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT AND/OR GRADING PERMIT HAS BEEN ISSUED.

REVISIONS				
SHT.	DESCRIPTION	DATE	BY	APRD

CST ENGINEERING, INC.
6481 Cypress Meadows Trail PH: 760-409-5640
San Diego, CA 92130 FAX: 760-202-4399
PREPARED UNDER THE SUPERVISION OF:
JIOIANG CAO R.C.E. NO. 66380 DATE
MY REGISTRATION EXPIRES ON 06/30/24



SCALE: PER PLAN
DESIGN: JIT
DRAWN: JK
CHECKED: JC
APPROVED:
DATE: -

NOTE:
RETAINING WALLS ARE PER SEPARATE PERMIT WITH THE BUILDING DEPARTMENT



**CITY OF MENIFEE
ENGINEERING DEPARTMENT**
BOULDERS MENIFEE - A MIXED USE DEVELOPMENT
GP22-007
PRECISE GRADING PLAN

CASE NO. -
WDID #: 8 33C398135
SHEET NO.
G14
15 OF 10
PROJECT NO: GP22-007



AERIAL VIEW FROM SOUTHEAST



VIEW FROM NORTHWEST AT PROJECT INTERIOR



NORMANDY VIEW FROM SPIRIT PARK AT PROJECT ENTRY



VIEW FROM CLUBHOUSE



VIEW FROM SOUTHWEST ALONG NORMANDY



PROJECT ENTRY AT NORMANDY

MENIFEE, CA

BOULDERS MIXED USE

PARKING PODIUM - PERSPECTIVES

TRADEMARK CONSTRUCTION
15916 BERNARDO CENTER DRIVE
SAN DIEGO, CA 92127
(760) 489-9563

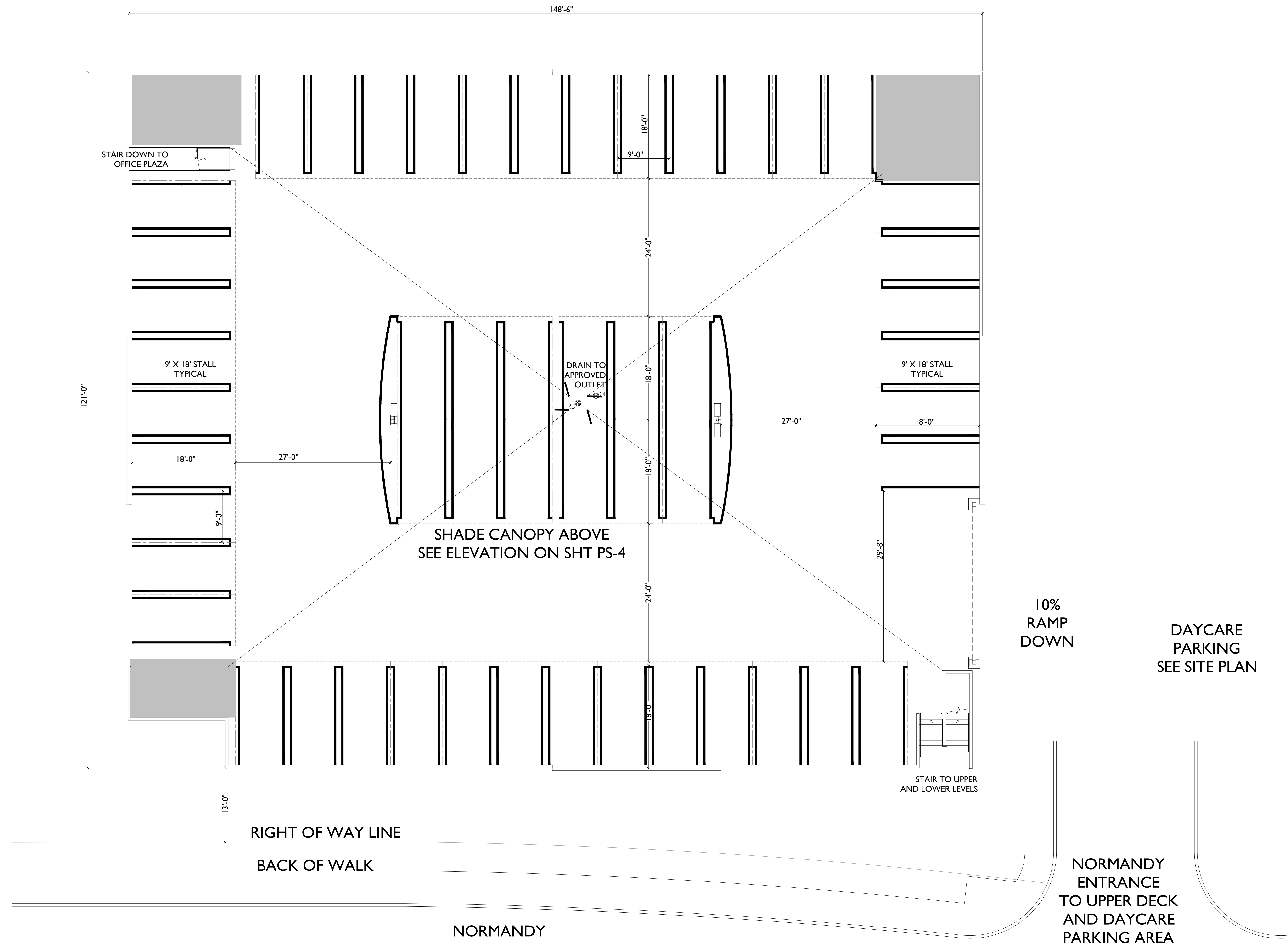
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Scale

SEPT 21, 2022

SUMMA
ARCHITECTURE

5256 S. MISSION ROAD STE. 404
BONSALL, CA. 92003
760.724.1198

PS-I



MENIFEE, CA

BOULDERS MIXED USE

PARKING PODIUM - UPPER DECK PLAN

TRADEMARK CONSTRUCTION
15916 BERNARDO CENTER DRIVE
SAN DIEGO, CA 92127
(760) 489-9563

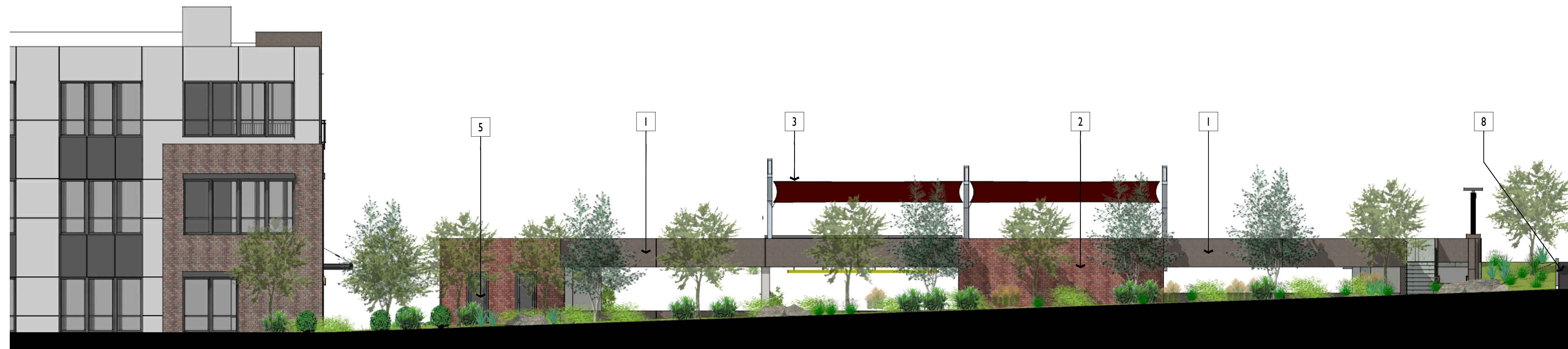
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Scale

SEPT 21, 2022

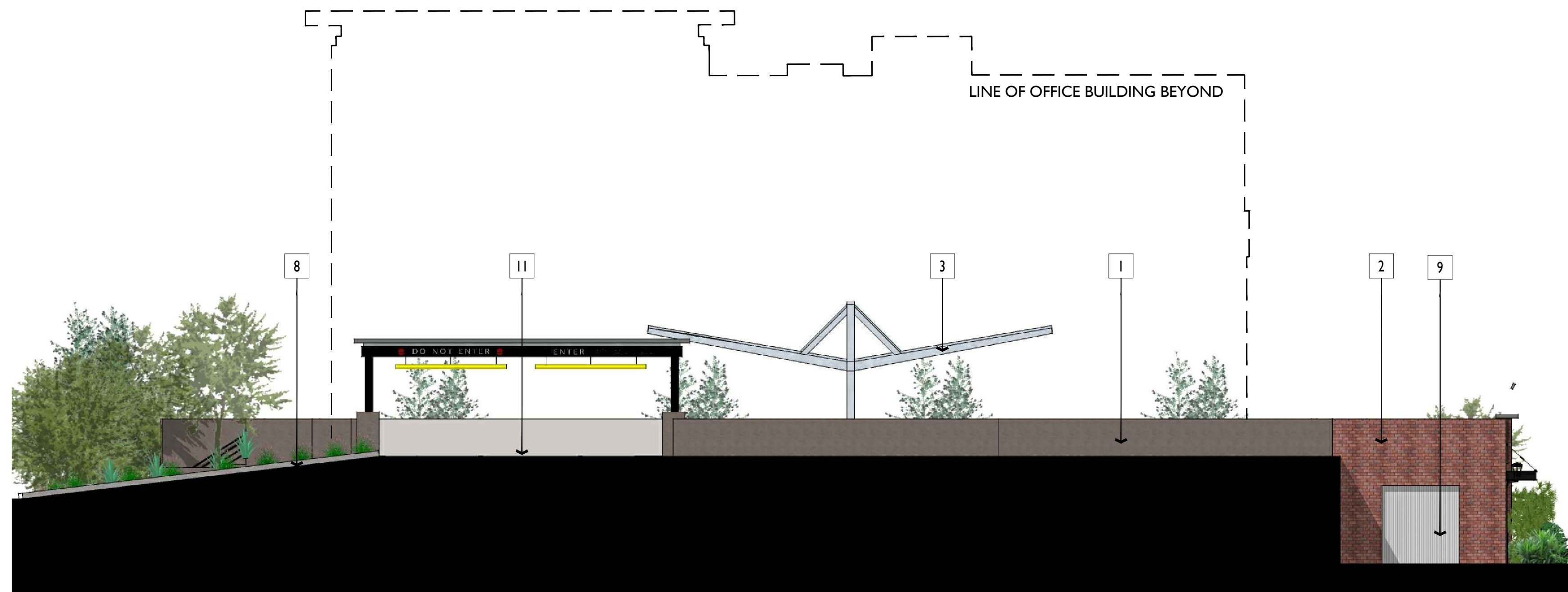
SUMMA
ARCHITECTURE

5256 S. MISSION ROAD STE. 404
BONSALL, CA. 92003
760.724.1198

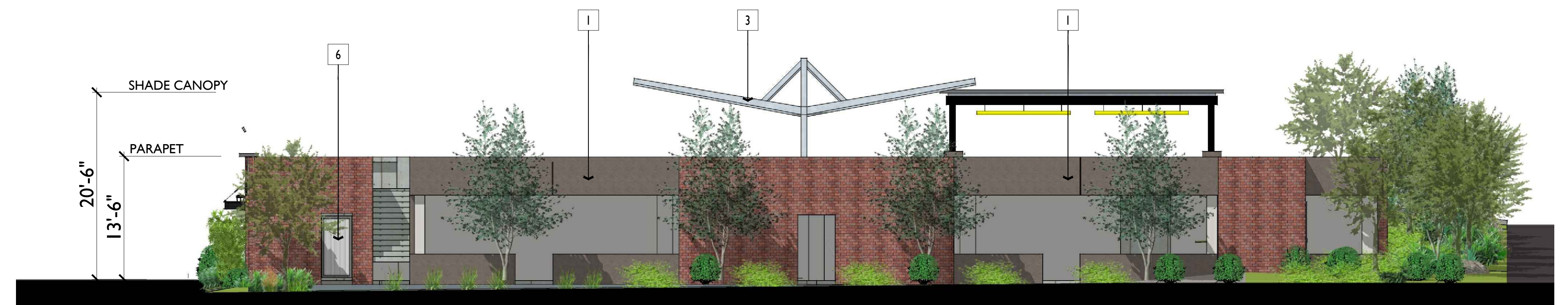
PS-3



SOUTH ELEVATION (NORMANDY)



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

- MATERIAL SCHEDULE**
- 1 PAINTED CONCRETE SPANDREL PANELS
 - 2 BRICK VENEER
 - 3 TENSIONED SHADE CANOPY ON STEEL FRAME
 - 4 LOWER LEVEL GARAGE ENTRY
 - 5 UTILITY ROOM DOORS
 - 6 TRASH ENCLOSURE GATE
 - 7 GARAGE ENTRY
 - 8 RAMP TO UPPER DECK FROM NORMANDY
 - 9 RESIDENTIAL MAINTENANCE ROOM
 - 10 STEEL AWNING CANOPY
 - 11 UPPER LEVEL PODIUM DECK ENTRY

MENIFEE, CA

BOULDERS MIXED USE

PARKING PODIUM - ELEVATIONS

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0 8 16 24
Scale

SEPT 21, 2022

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PS-4



SOUTH SIDE FROM NORMANDY



INTERIOR VIEW FROM NORTHWEST



AERIAL VIEW FROM NORMANDY



OFFICE PLAZA VIEW FROM NORTH



ENTRY VIEW FROM BERE

SUMMARY OF REVISIONS

- ENLARGED LEASING OFFICE FOR RESIDENTIAL OPERATIONS
- REMOVED SPANDREL GLASS, REVISE TO 8' HIGH COMMERCIAL GLAZED OPENINGS
- REVISED/RECONCILED BRICK VENEER LOCATIONS
- REMOVED LARGE FORMAT STONE VENEER AND REPLACE WITH REGLETS AND SAND FINISH STUCCO
- REVISED WINDOW EYEBROWS AND METAL AWNINGS
- REMOVED SHADE TRELLIS AT THIRD FLOOR COMMON DECK
- REVISED OFFICE PLAZA/ENLARGED OFFICE PASEO ALONG EAST SIDE

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BOULDERS MIXED USE

OFFICE BUILDING PERSPECTIVES

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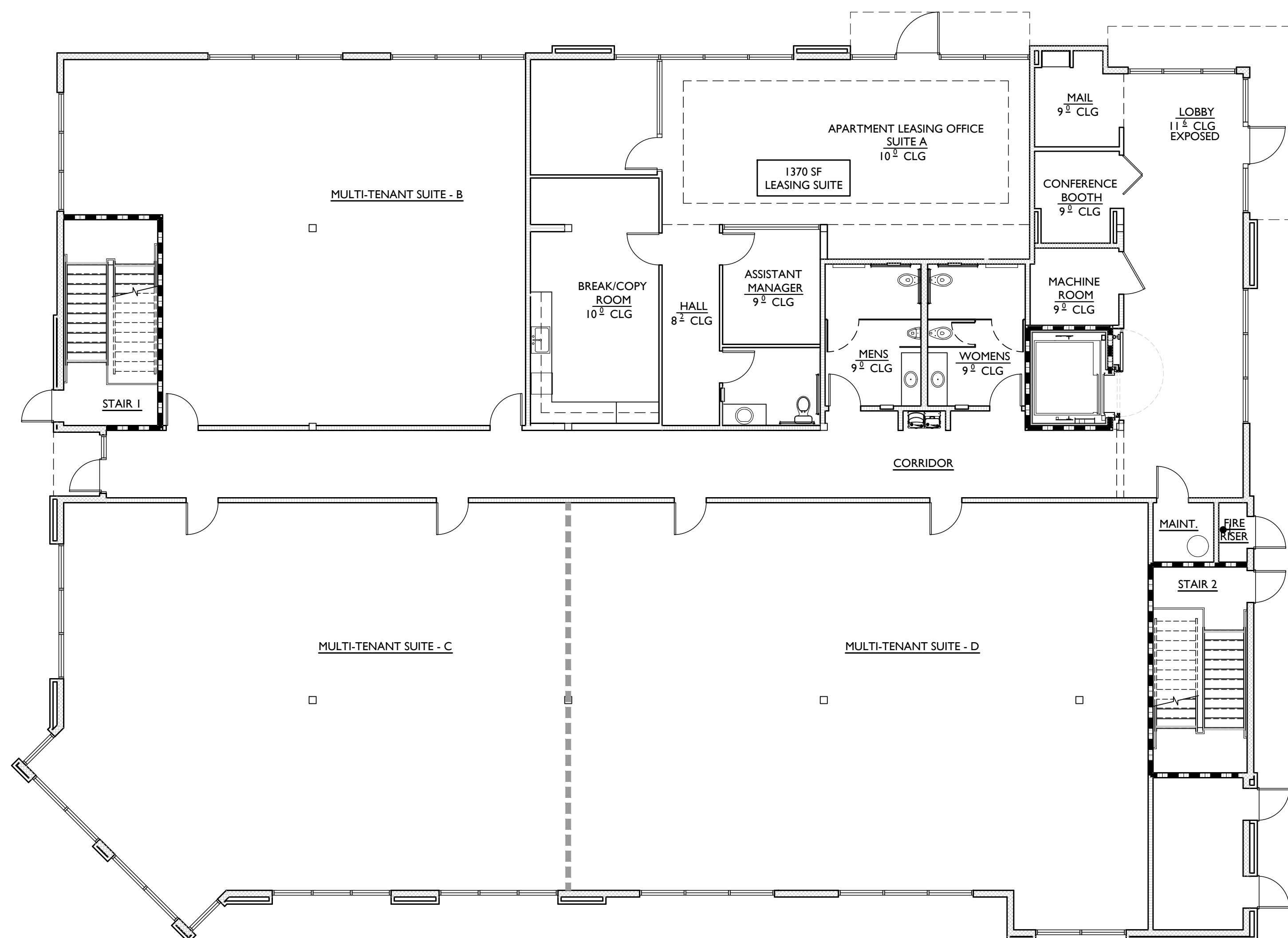
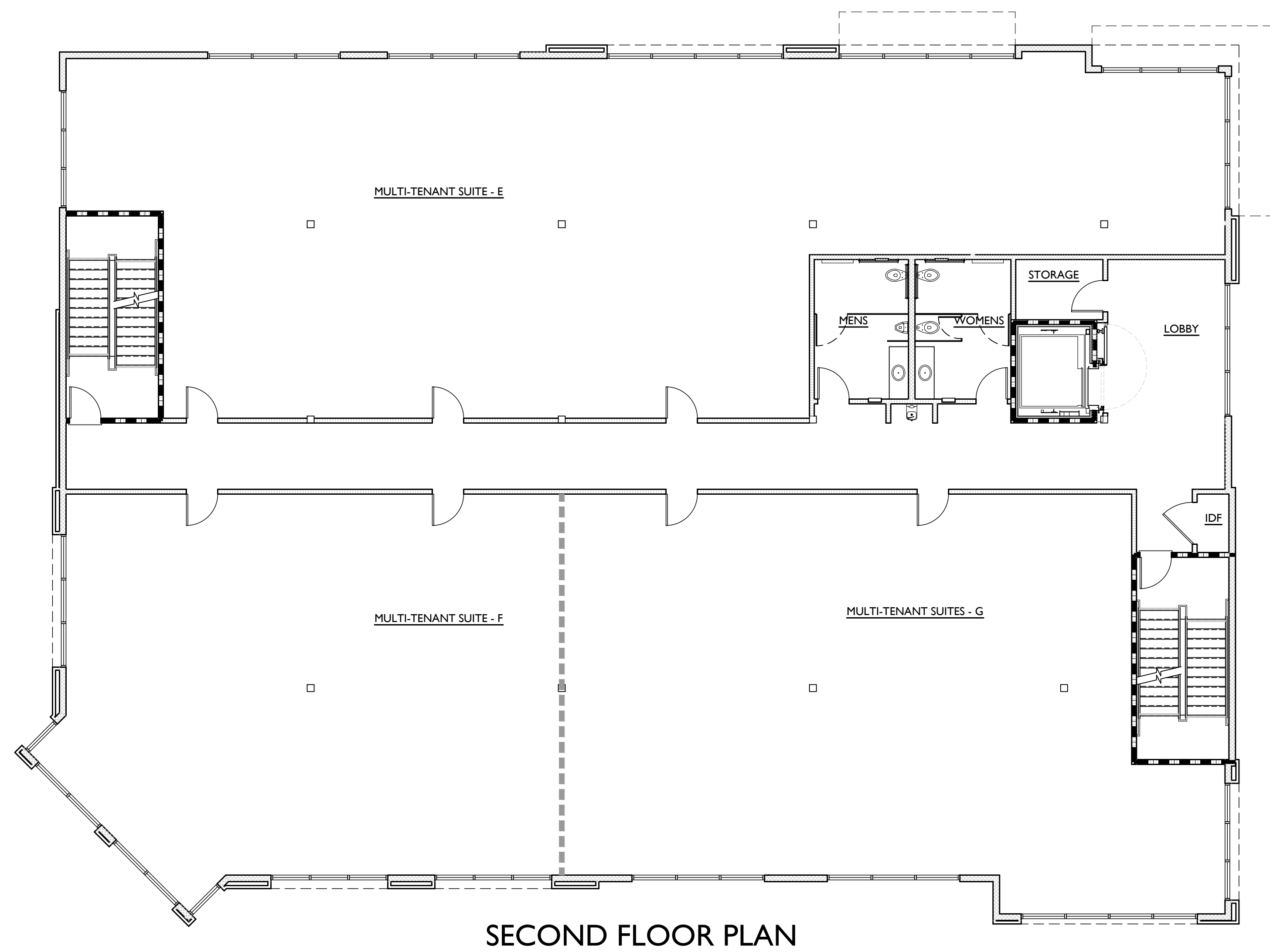
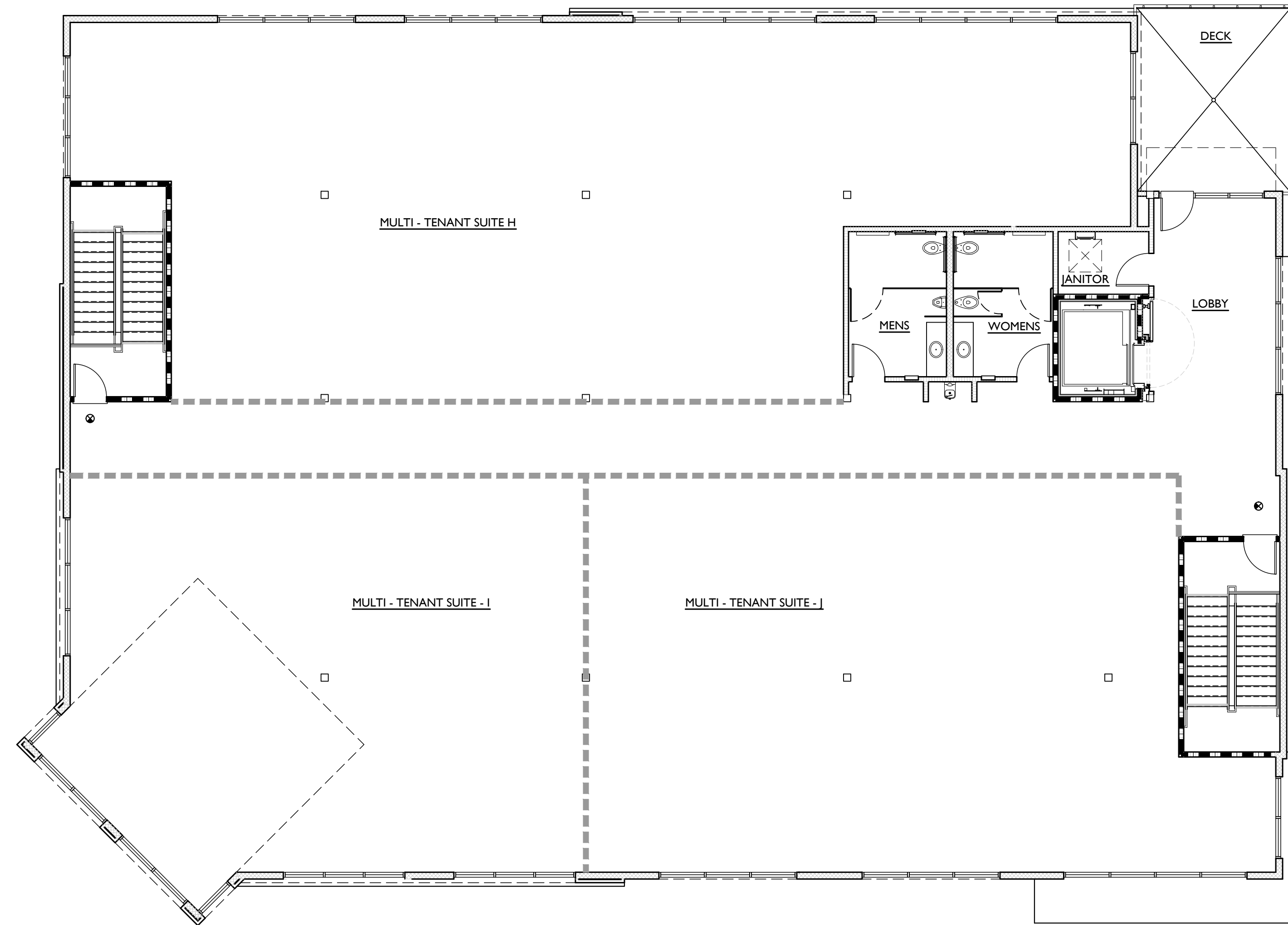
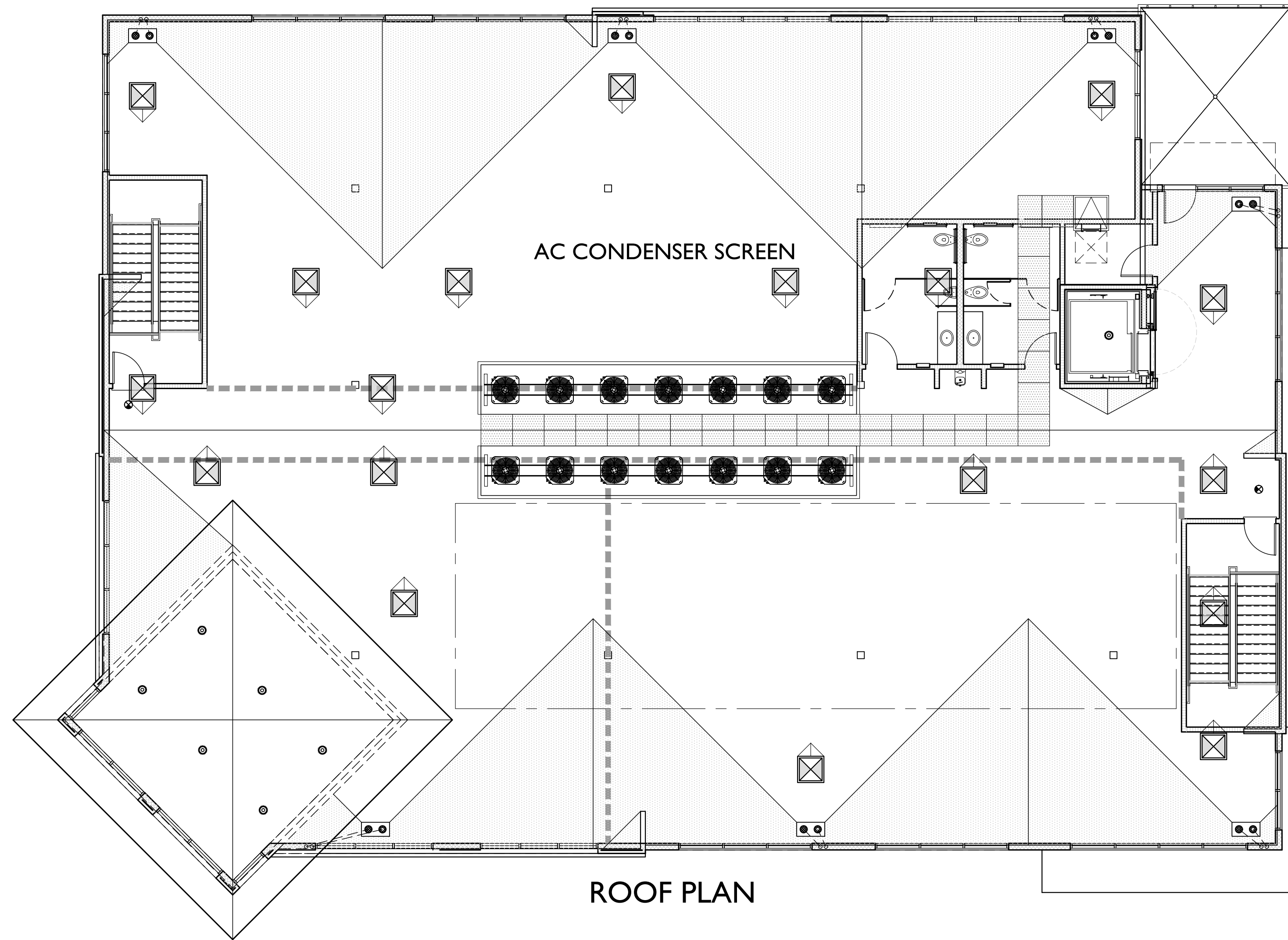
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O-I



OFFICE BUILDING	
USE/ OCCUPANCY	B OCC.
MULTI-TENANT SUITE (B)	1367
MULTI-TENANT SUITE (C)	1808
MULTI-TENANT SUITE (D)	2108
MULTI-TENANT SUITE (E)	2995
MULTI-TENANT SUITE (F)	1808
MULTI-TENANT SUITE (G)	2232
MULTI-TENANT SUITE (H)	2885
MULTI-TENANT SUITE (I)	1785
MULTI-TENANT SUITE (J)	2126
TOTAL TENANT AREAS	19114
RESID. LEASING OFFICE STE. A	1370
LOBBIES	1043
CORRIDORS	2347
RESTROOMS	822
STAIRS/ ELEVATORS	1476
UTILITY/ MAINTENANCE	453
DECK (UN-COND.)	263
TOTAL BUILDING AREA	26888
TENANT AREAS B-J PLUS CORRIDORS (PARKING CALC.)	21461

NOTE: SEE TABLE ON SHT SP-1 FOR PARKING PROVIDED AT LEASING SUITE A (RESIDENTIAL EMPLOYEE AREA)

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BOULDERS MIXED USE

OFFICE BUILDING PLANS

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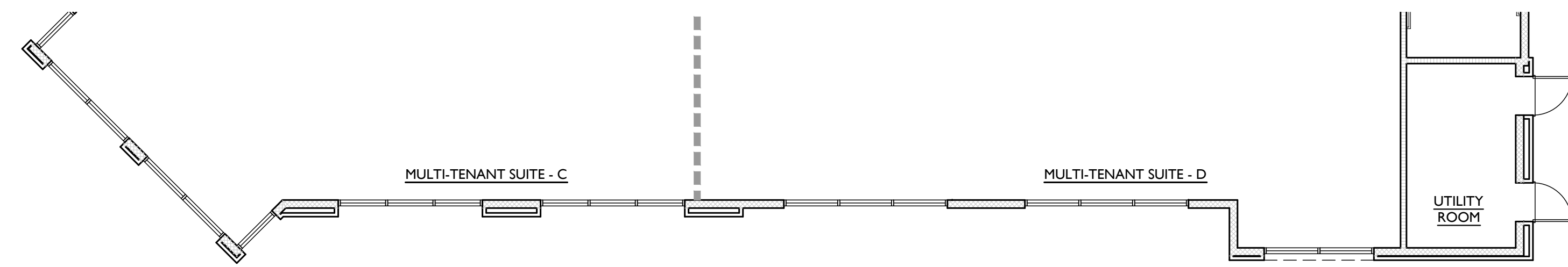
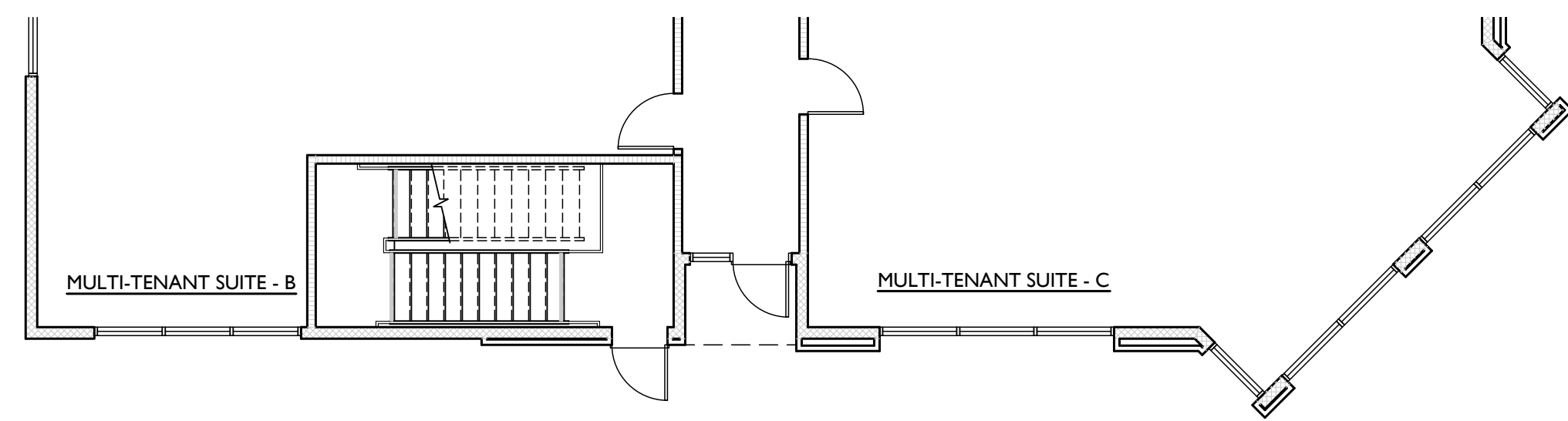
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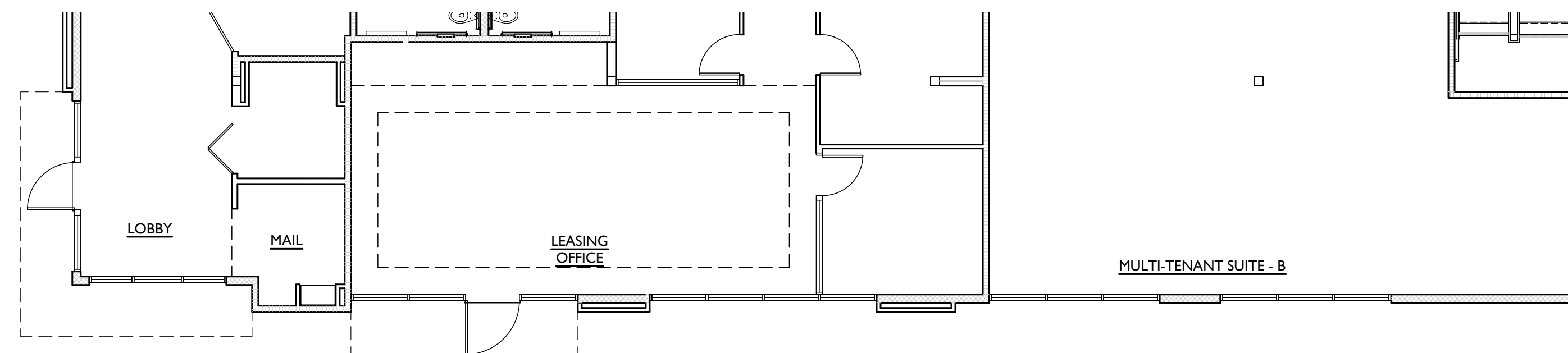
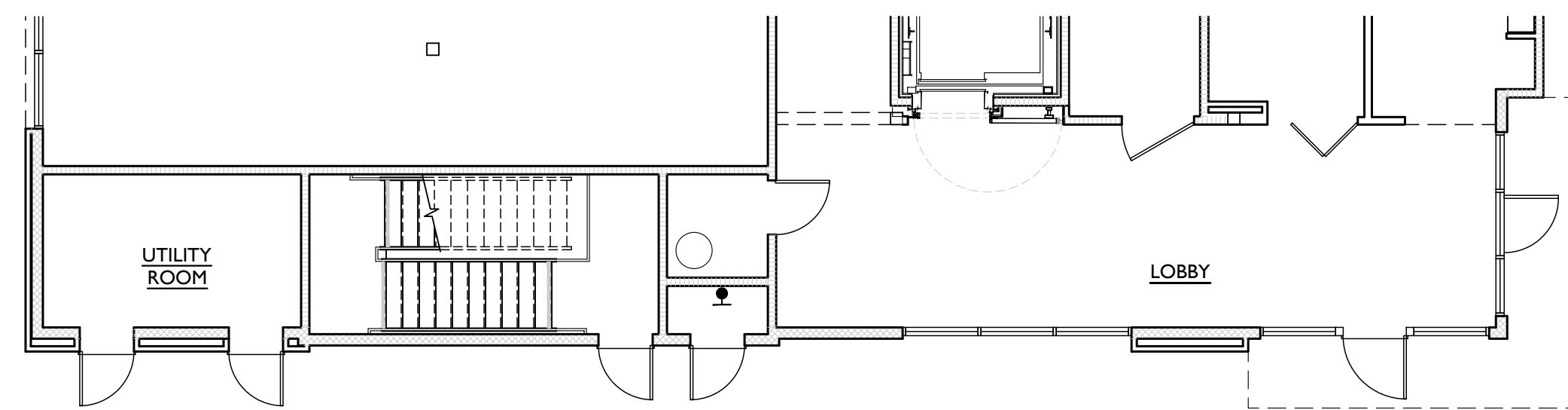
O-2



WEST (BEREA) ELEVATION



SOUTH (NORMANDY) ELEVATION



MATERIAL SCHEDULE

1. ROOF - STUCCO OVERHANG AT TOWER
2. WALL - EXTERIOR SAND FINISH STUCCO
3. WALL - BRICK VENEER
4. ALUMINUM WINDOW
5. STUCCO EYEBROW
6. STEEL SHADE OVERHANG AWNING
7. DECORATIVE METAL RAILING
8. STUCCO REGLET
9. DECORATIVE LIGHT FIXTURE
10. UTILITY CLOSET
11. BUILDING SIGNAGE AREA - SEPARATE APPROVAL REQ'D
12. ROOFTOP AC CONDENSER SCREENING
13. ELEVATOR



EAST (PLAZA) ELEVATION



NORTH (INTERIOR) ELEVATION

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BOULDERS MIXED USE

OFFICE BUILDING PLANS

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O-3



VIEW FROM SOUTHEAST



VIEW OF DAYCARE ENTRY



VIEW FROM PROJECT INTERIOR (NORTH)



VIEW FROM NORMANDY

PROPOSED MATERIALS

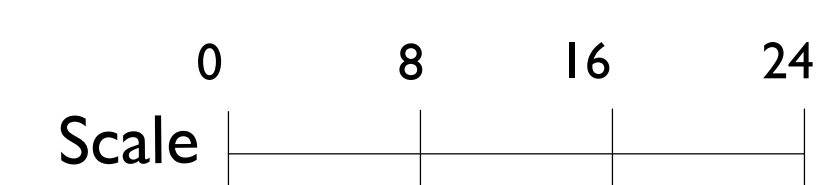
BRICK VENEER
METAL AWNING CANOPIES
SAND FINISH STUCCO W/ REGLETS
STUCCO EYEBROW TRIM
12" HORIZONTAL LAP SIDING (10.75" EXPOSURE)

MENIFEE, CA

BOULDERS MIXED USE

DAYCARE MODIFICATION PERSPECTIVES

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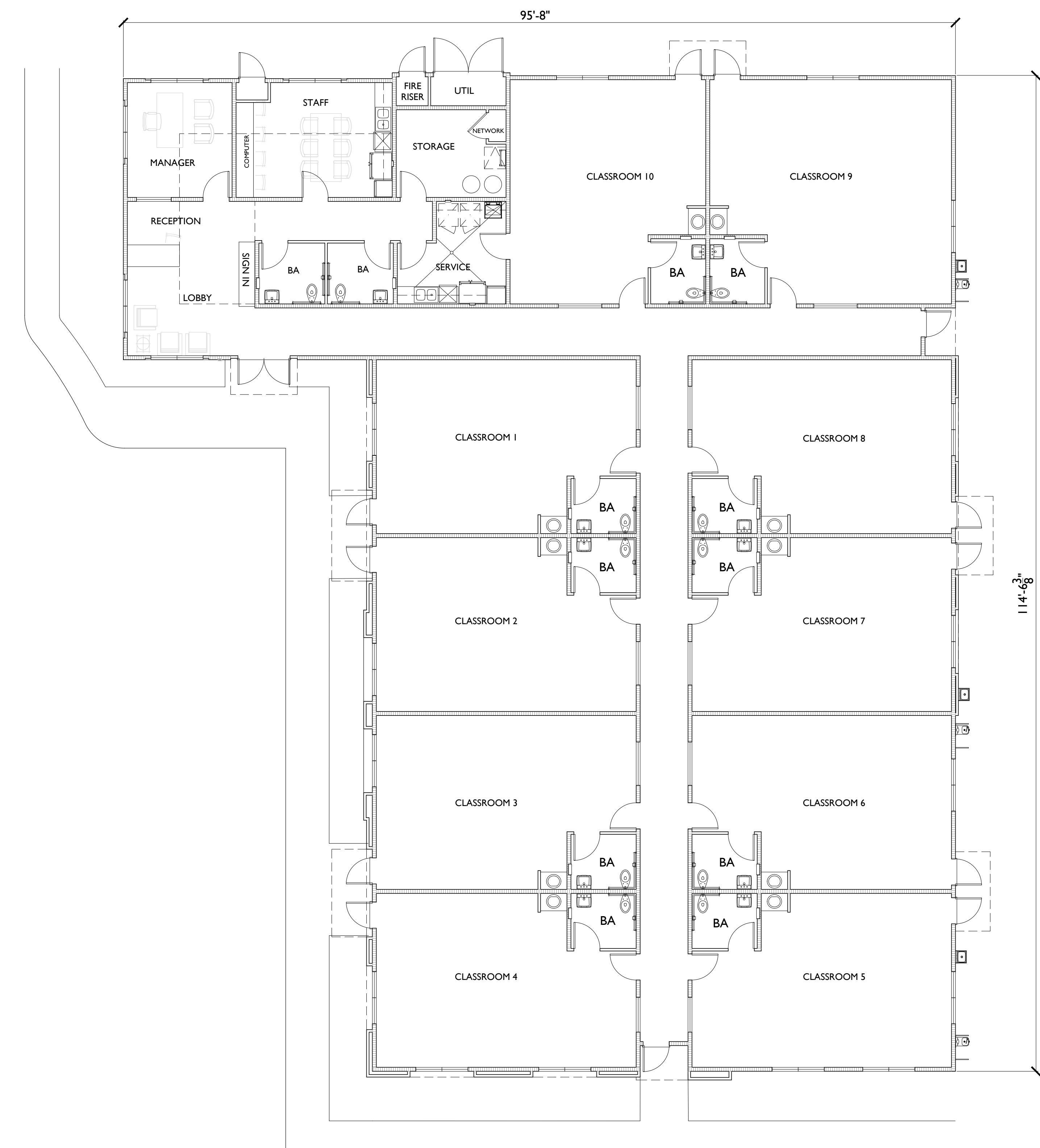
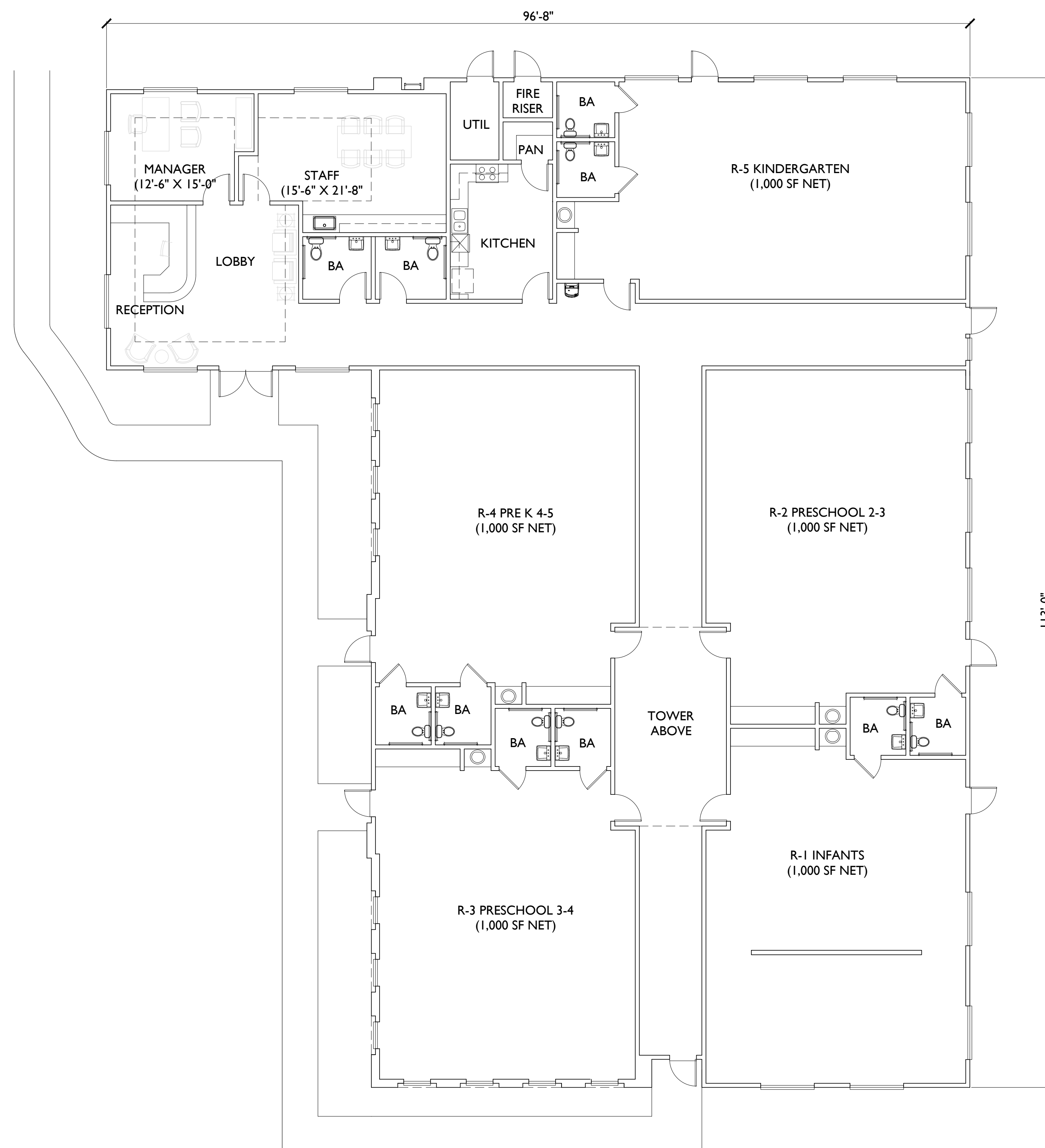


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DC-I





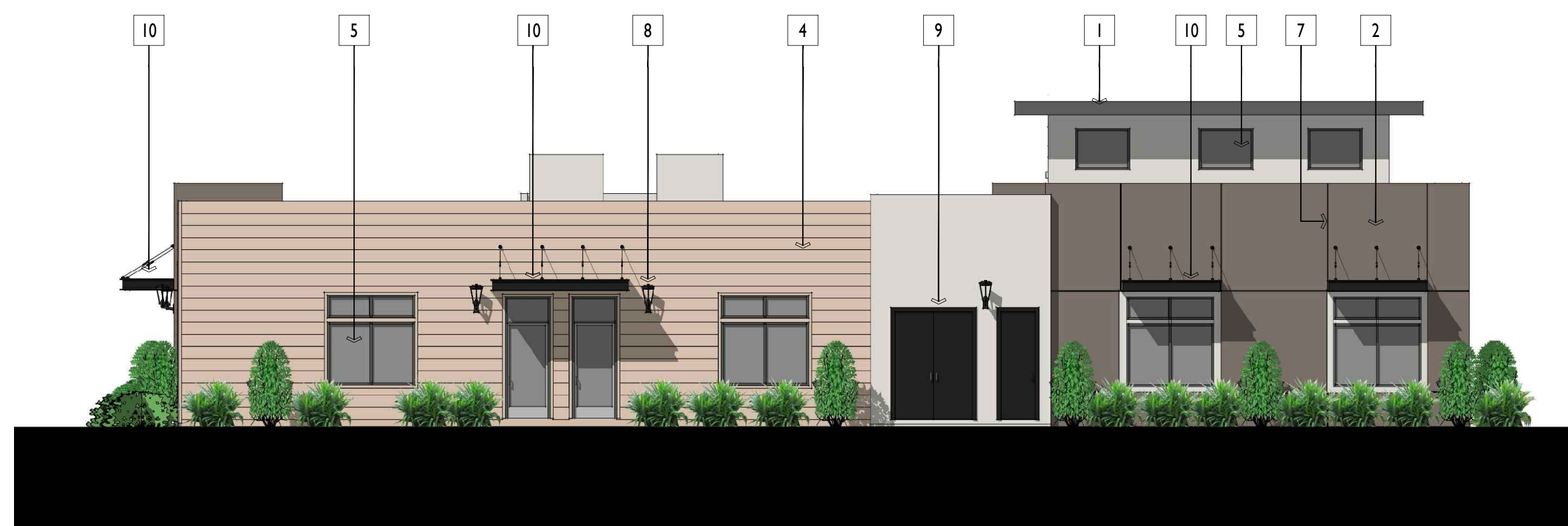
DAYCARE - SOUTH ELEVATION



DAYCARE - EAST ELEVATION

MATERIAL SCHEDULE

1. ROOF - STUCCO OVERHANG
2. WALL - EXTERIOR SAND FINISH STUCCO
3. WALL - BRICK VENEER
4. WALL - 12" HORIZONTAL LAP SIDING
5. ALUMINUM FRAME WINDOW
6. STUCCO EYEBROW
7. STUCCO REGLET
8. DECORATIVE LIGHT FIXTURE
9. UTILITY CLOSET
10. STEEL AWNING CANOPY
11. MECHANICAL VENT
12. BUILDING SIGNAGE - SEPARATE APPROVAL REQ'D
13. ROOFTOP AC CONDENSER SCREENING



DAYCARE - NORTH ELEVATION



DAYCARE - WEST ELEVATION

MENIFEE, CA

BOULDERS MIXED USE

DAYCARE - MODIFICATION ELEVATIONS

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DC-3



BUILDING TYPE 1B/1A - WESTERLY VIEW FROM BEREA



BUILDING TYPE 1B - VIEW EASTERLY FROM PROJECT INTERIOR



BUILDING TYPE 1A - VIEW TO NORTHWEST FROM PROJECT INTERIOR



BUILDING TYPE 1A - VIEW NORTHERLY FROM PROJECT INTERIOR

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BOULDERS MIXED USE

RESIDENTIAL PERSPECTIVES

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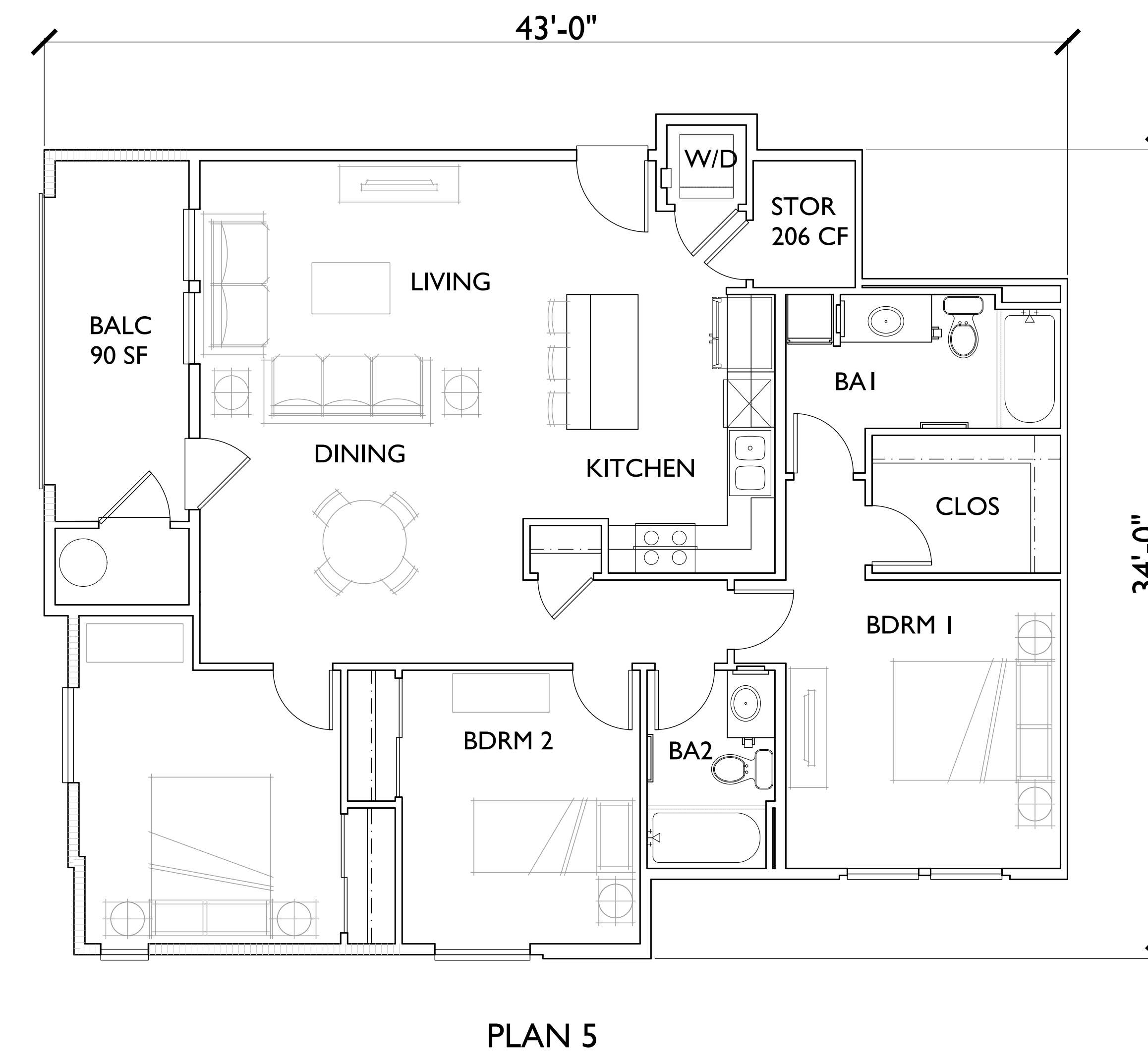
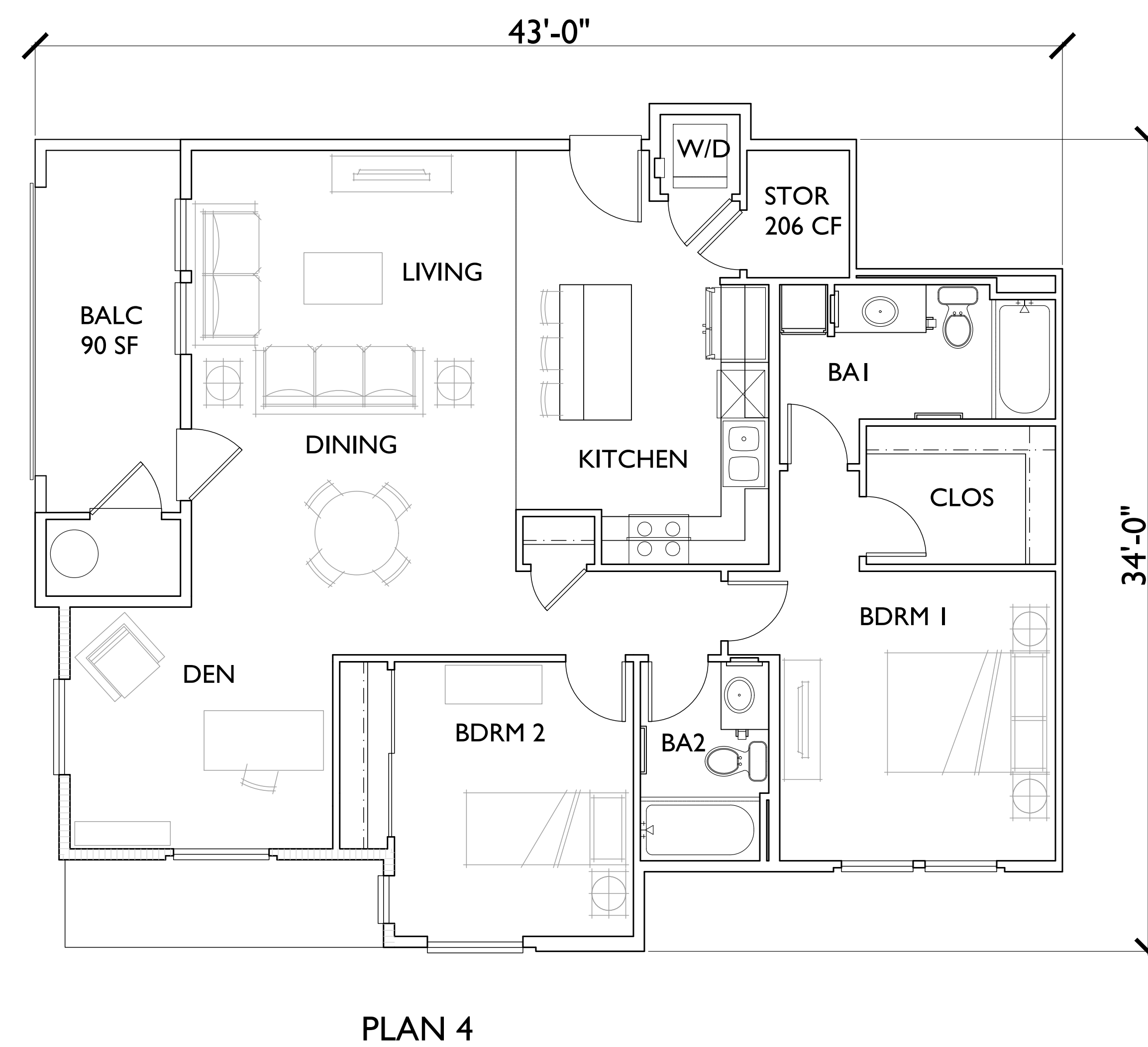
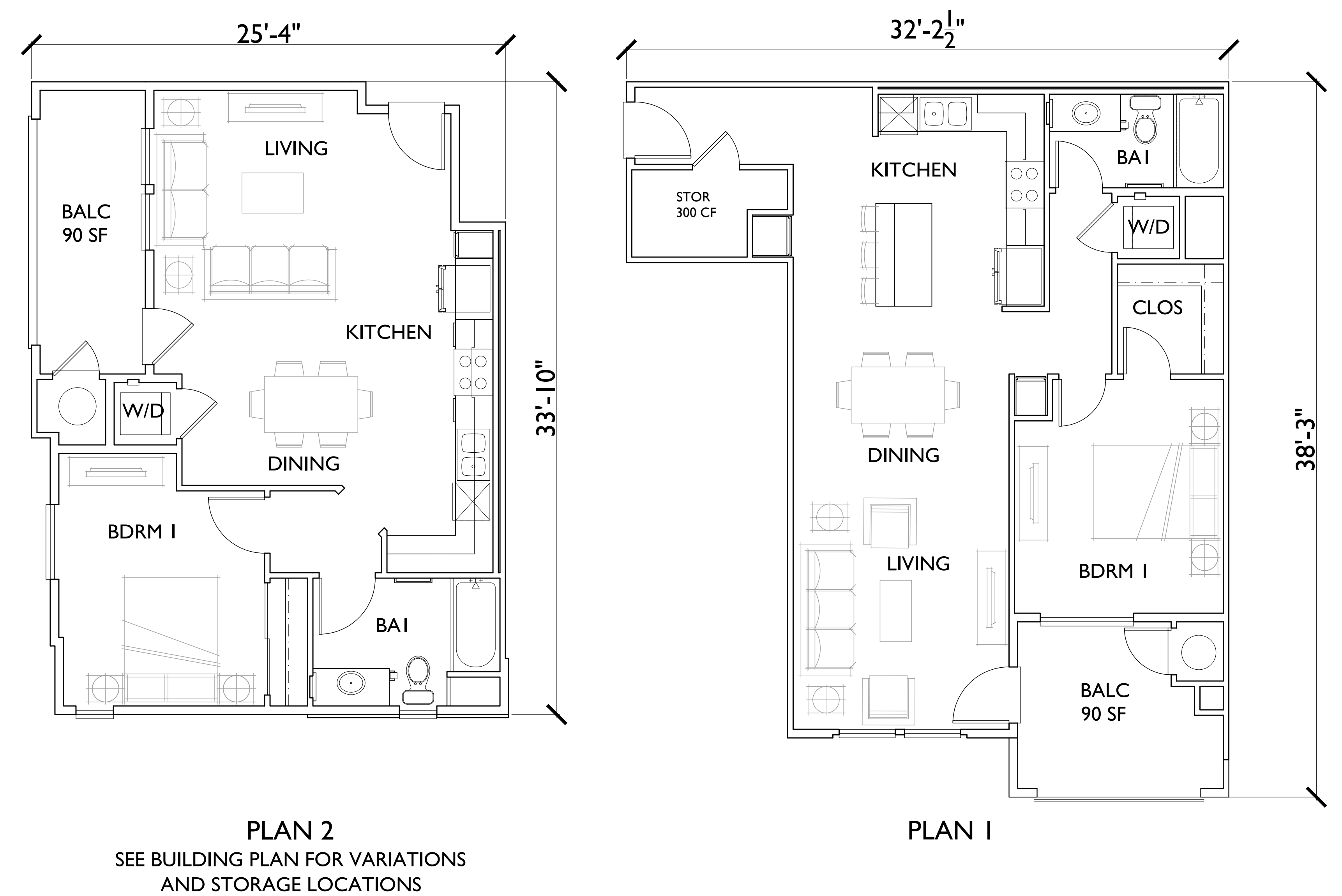
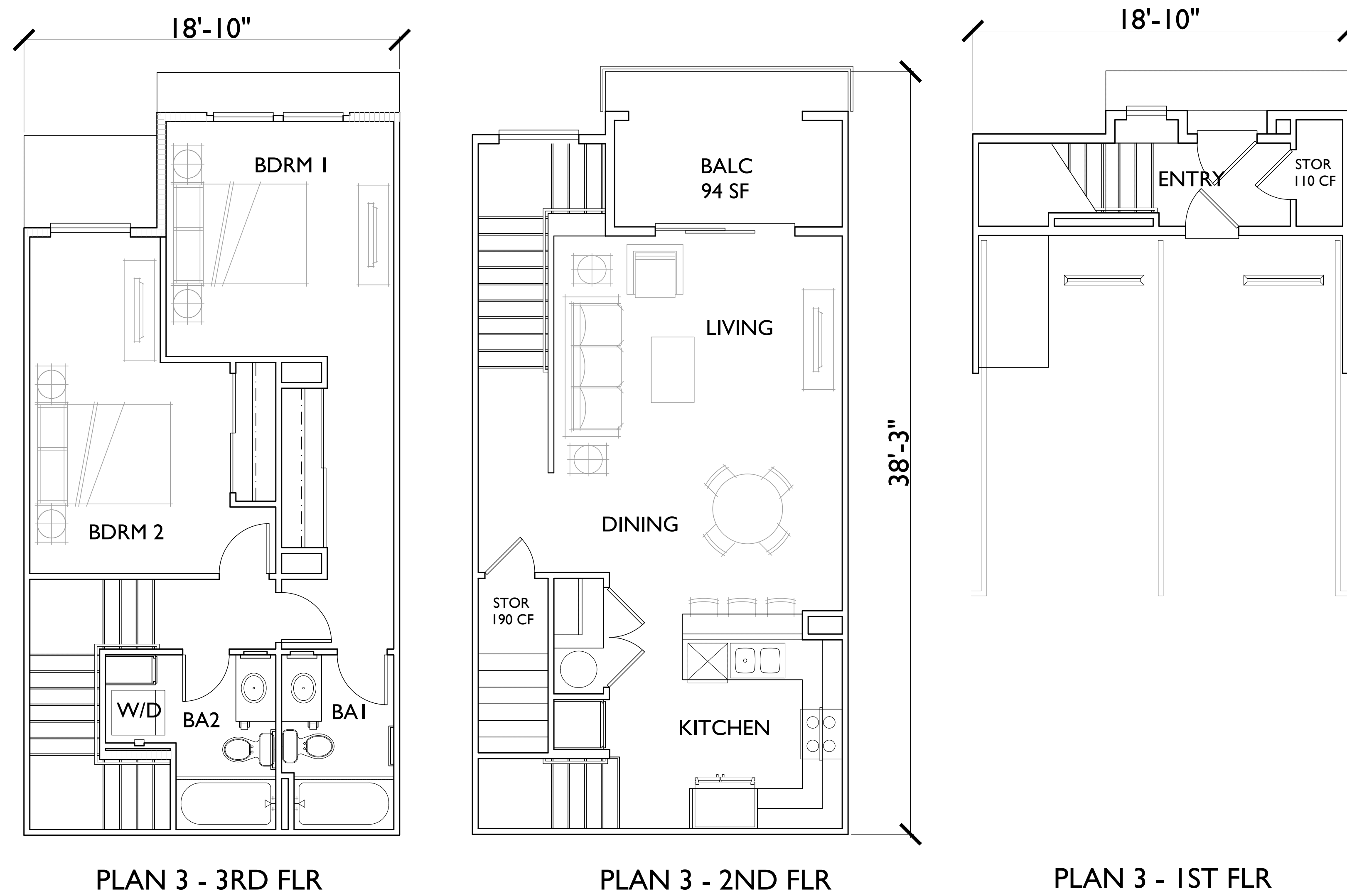
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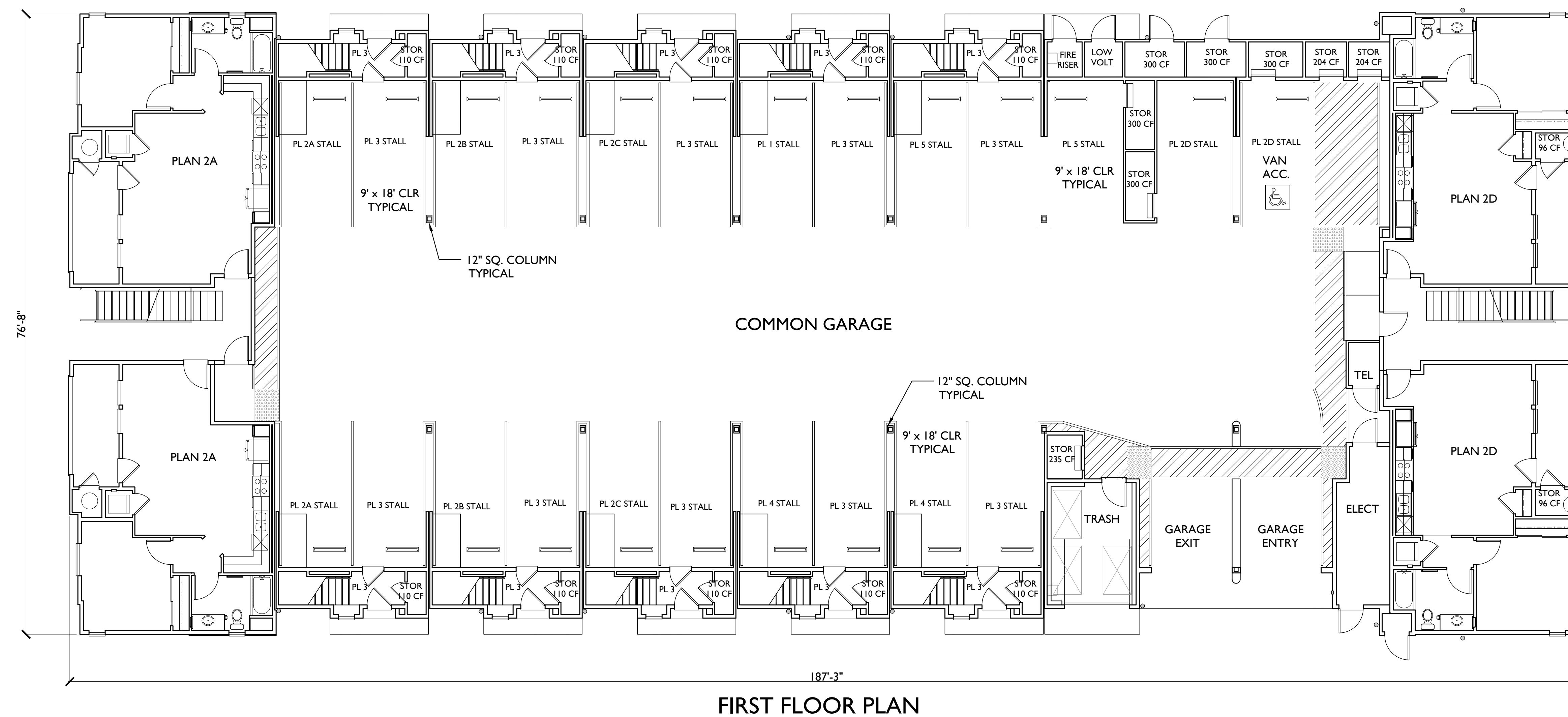
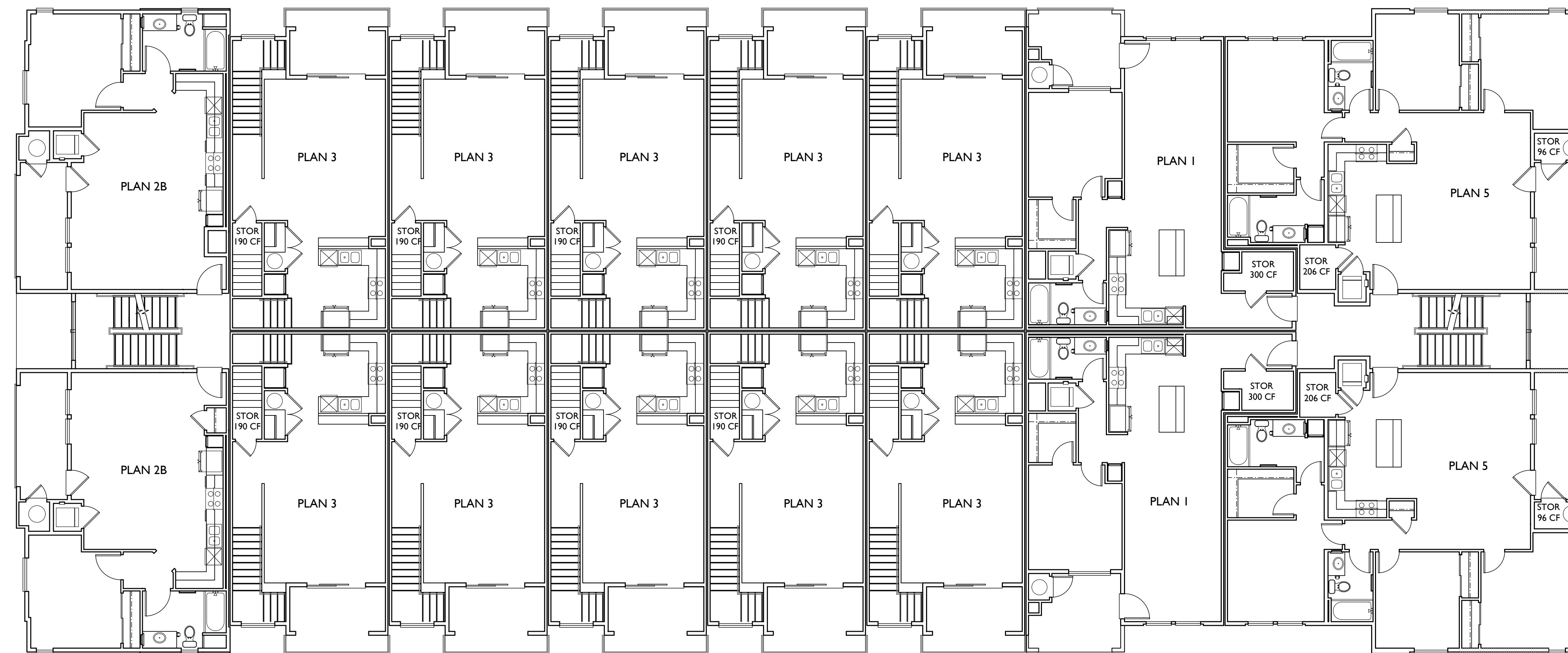
R-1



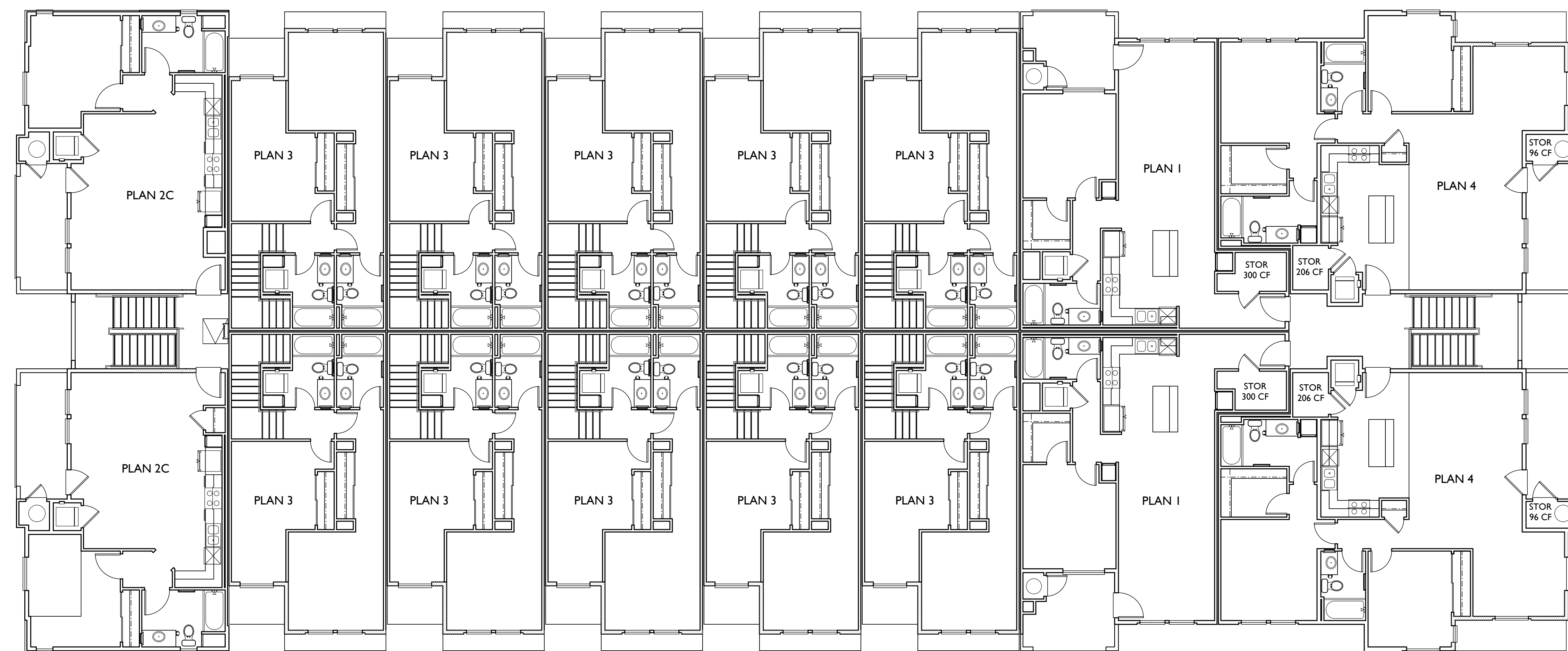
MENIFEE, CA

BOULDERS MIXED USE

UNIT PLANS



BUILDING TYPE I - 3 STORY				
UNIT PLAN SUMMARY				
PLAN	BD/BA	AREA	MIX	BALC/DECK
1A	1BD/1BA	687 SF	8	90 SF
1B	1BD/1BA	677 SF	3	90 SF
1C	1BD/1BA	591 SF	1	90 SF
2	2BD/2BA	1,010 SF	8	94 SF
3	2BD/2.5BA	1,175 SF	6	90 SF
			26 UNITS TOTAL	



THIRD FLOOR PLAN

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BOULDERS MIXED USE

RESIDENTIAL BUILDING TYPE I

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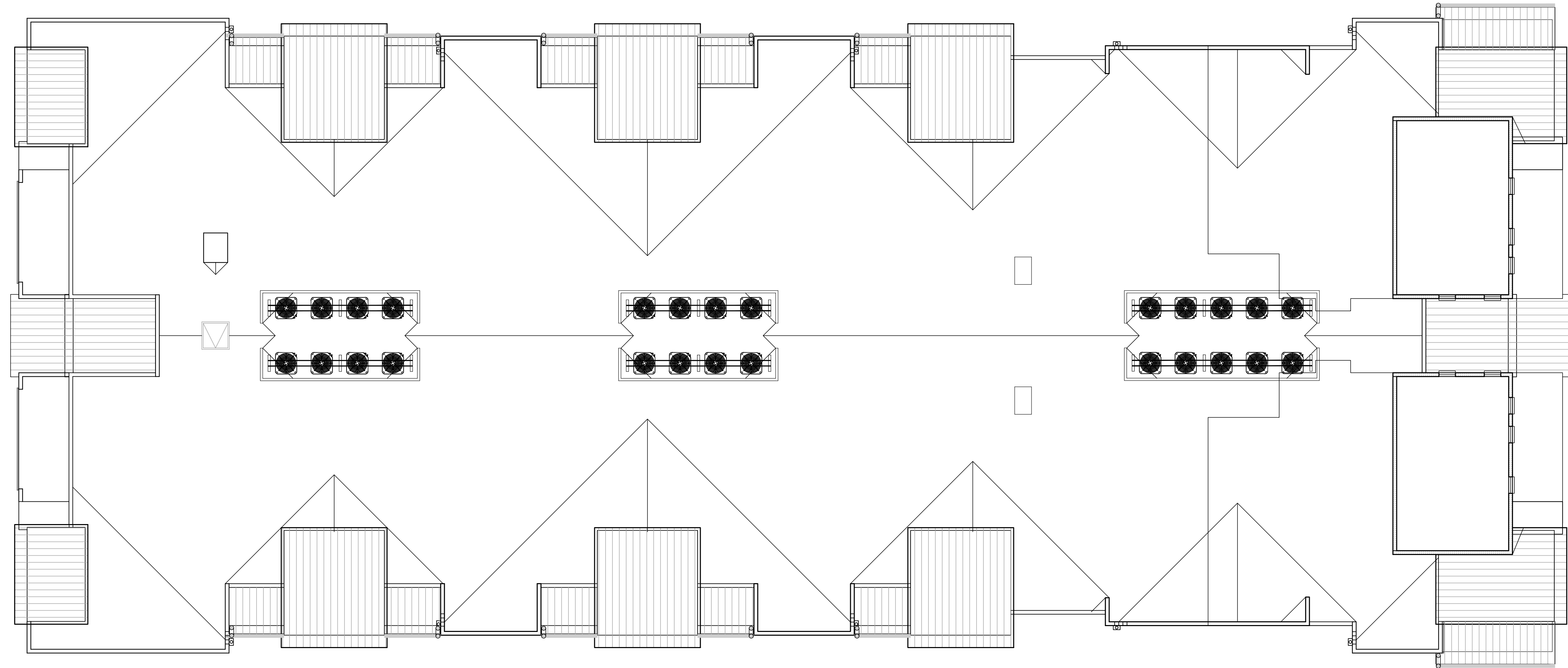
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R-4



ROOF PLAN 1A

MATERIAL SCHEDULE

1. ROOF - STUCCO OVERHANG
2. ROOF - STANDING SEAM METAL
3. WALL - EXTERIOR SAND FINISH STUCCO
4. WALL - BRICK/STONE VENEER
5. WALL - HORIZONTAL SIDING
6. VINYL WINDOW
7. STUCCO OVER RAFTER TAILS
8. METAL AWNING OVERHANG
9. DECORATIVE METAL RAILING
10. STUCCO REGLET
11. DECORATIVE LIGHT FIXTURE
12. UTILITY CLOSET
13. ROOFTOP AC CONDENSER SCREENING
14. TRASH ROOM



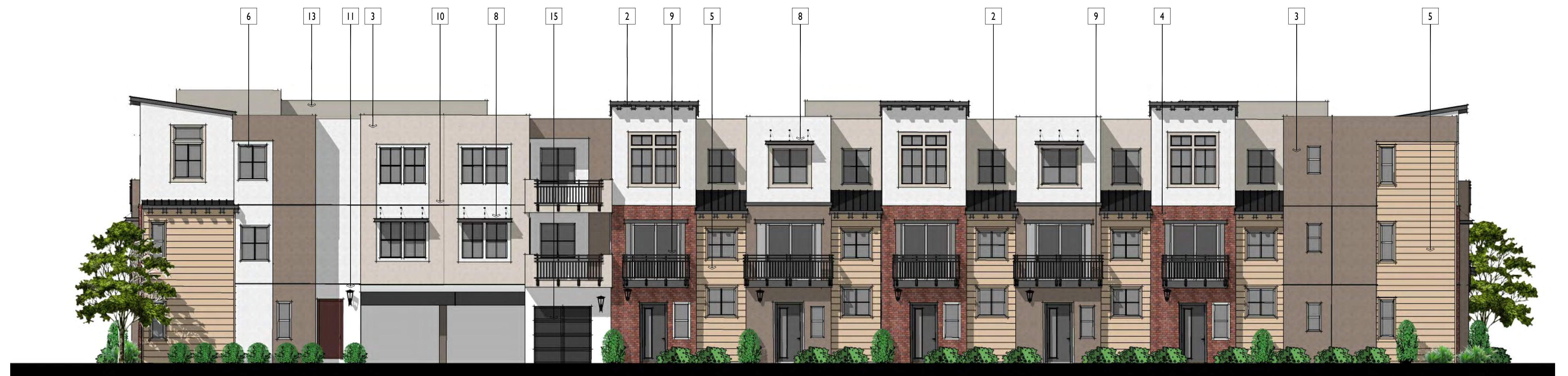
RIGHT ELEVATION



FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION

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BOULDERS MIXED USE

RESIDENTIAL BUILDING TYPE 1A

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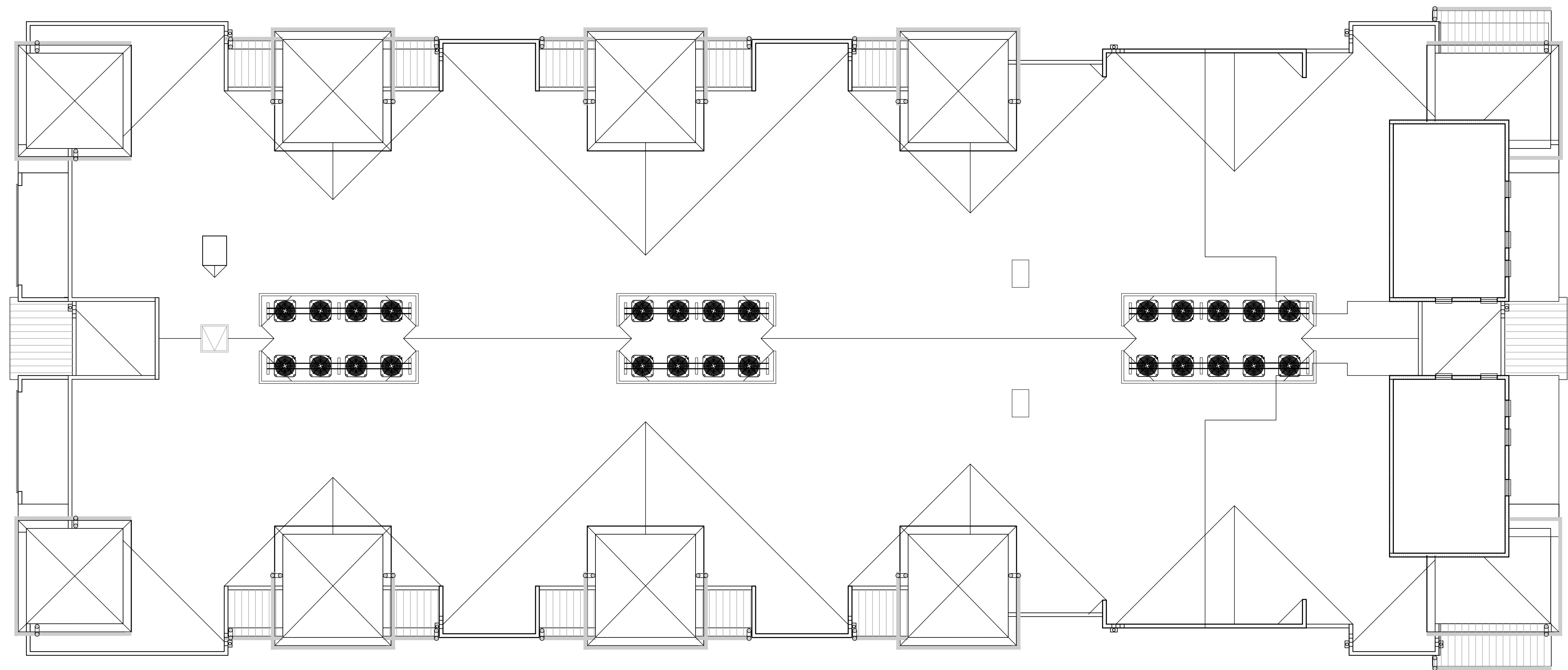
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R-5



ROOF PLAN 1B

MATERIAL SCHEDULE

1. ROOF - STUCCO OVERHANG
2. ROOF - STANDING SEAM METAL
3. WALL - EXTERIOR SAND FINISH STUCCO
4. WALL - BRICK/STONE VENEER
5. WALL - HORIZONTAL SIDING
6. VINYL WINDOW
7. STUCCO OVER RAFTER TAILS
8. METAL AWNING OVERHANG
9. DECORATIVE METAL RAILING
10. STUCCO REGLET
11. DECORATIVE LIGHT FIXTURE
12. UTILITY CLOSET
13. ROOFTOP AC CONDENSER SCREENING
14. TRASH ROOM



RIGHT ELEVATION



FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION

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BOULDERS MIXED USE

RESIDENTIAL BUILDING TYPE 1B

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R-6