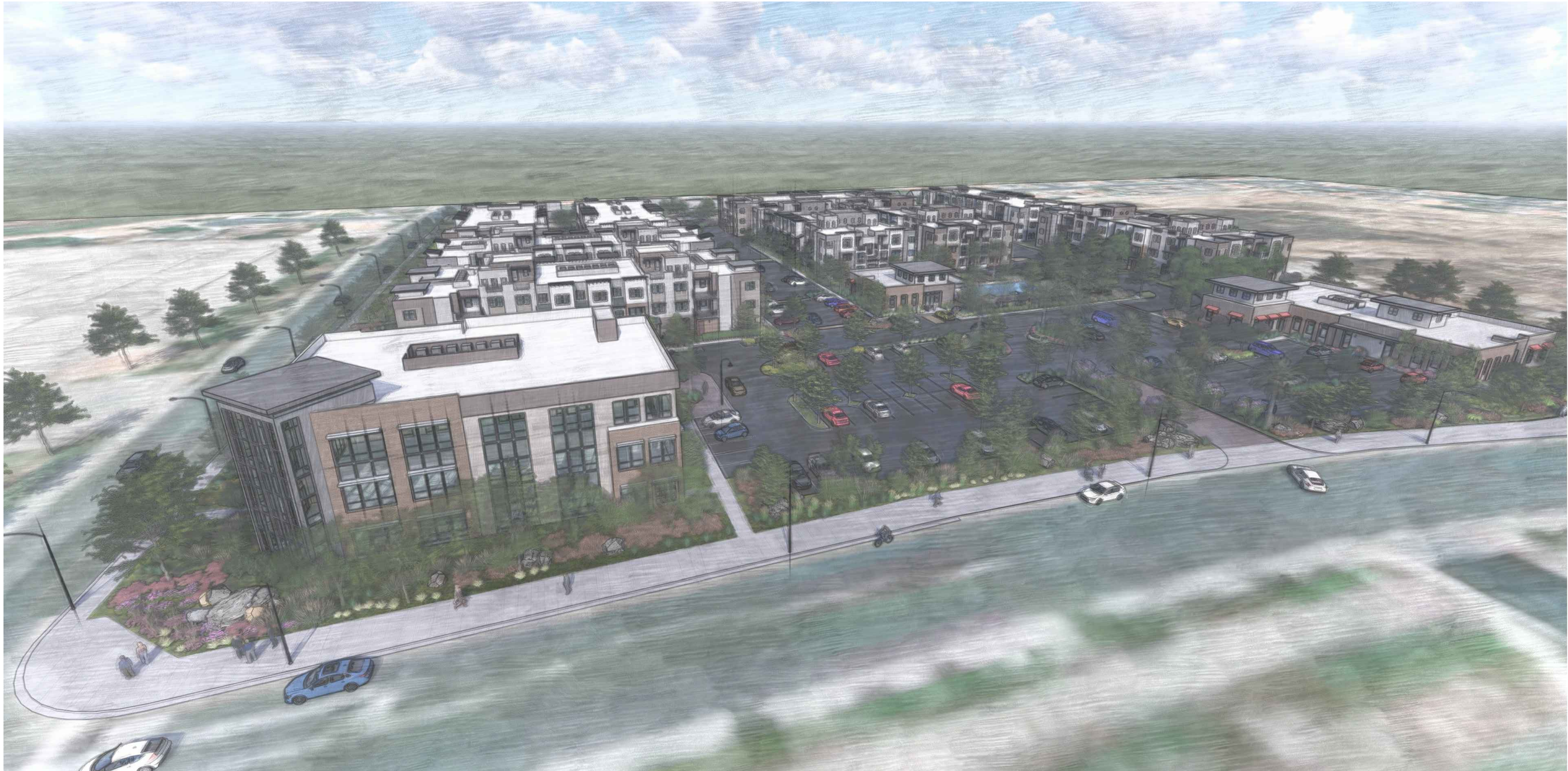




AN ECONOMIC DEVELOPMENT CORRIDOR - HORIZONTAL MIXED USE PROJECT CONSISTING OF
A 25,745 SQUARE FOOT OFFICE BUILDING, 120 CHILD DAYCARE CENTER, AND A 234 UNIT
MULTI-FAMILY RESIDENTIAL COMMUNITY WITH ASSOCIATED PRIVATE RECREATIONAL FACILITIES

TS	TITLE SHEET	A-7	RESIDENTIAL PROJECT PERSPECTIVES
SP	SITE PLAN	A-8	RESIDENTIAL UNIT PLANS
OS	OPEN SPACE EXHIBIT	A-9	RESIDENTIAL BUILDING TYPE 1 - 1ST/2ND FLR PLANS
FW	FENCE/WALL PLAN	A-10	RESIDENTIAL BUILDING TYPE 1 - 3RD FLR PLANS
TR	TRASH EXHIBIT	A-11	RESIDENTIAL BUILDING TYPE 1A - ELEVATIONS/ ROOF PLAN
A-1	OFFICE BUILDING PLAN	A-12	RESIDENTIAL BUILDING TYPE 1B - ELEVATIONS/ROOF PLAN
A-2	OFFICE BUILDING ELEVATIONS	A-13	RESIDENTIAL BUILDING TYPE 2 - 1ST/2ND FLR PLANS
A-3	OFFICE BUILDING PERSPECTIVES	A-14	RESIDENTIAL BUILDING TYPE 2 - 3RD FLR/MEZZANINE PLANS
A-4	DAYCARE BUILDING PLAN	A-15	RESIDENTIAL BUILDING TYPE 2A - ELEVATIONS/ROOF PLAN
A-5	DAYCARE BUILDING ELEVATIONS/PERSPECTIVES	A-16	RESIDENTIAL BUILDING TYPE 2B - ELEVATIONS/ROOF PLAN
A-6	CLUBHOUSE BUILDING PLAN/ELEVATIONS/PERSPECTIVES	A-17	PROJECT SITE SECTIONS/LINE OF SIGHT EXHIBIT
		A-18	TRASH ENCLOSURE/CARPORT/EXTERIOR DETAILS/LIGHTING

MENIFEE, CA

BOULDERS MIXED USE

PROJECT TITLE SHEET

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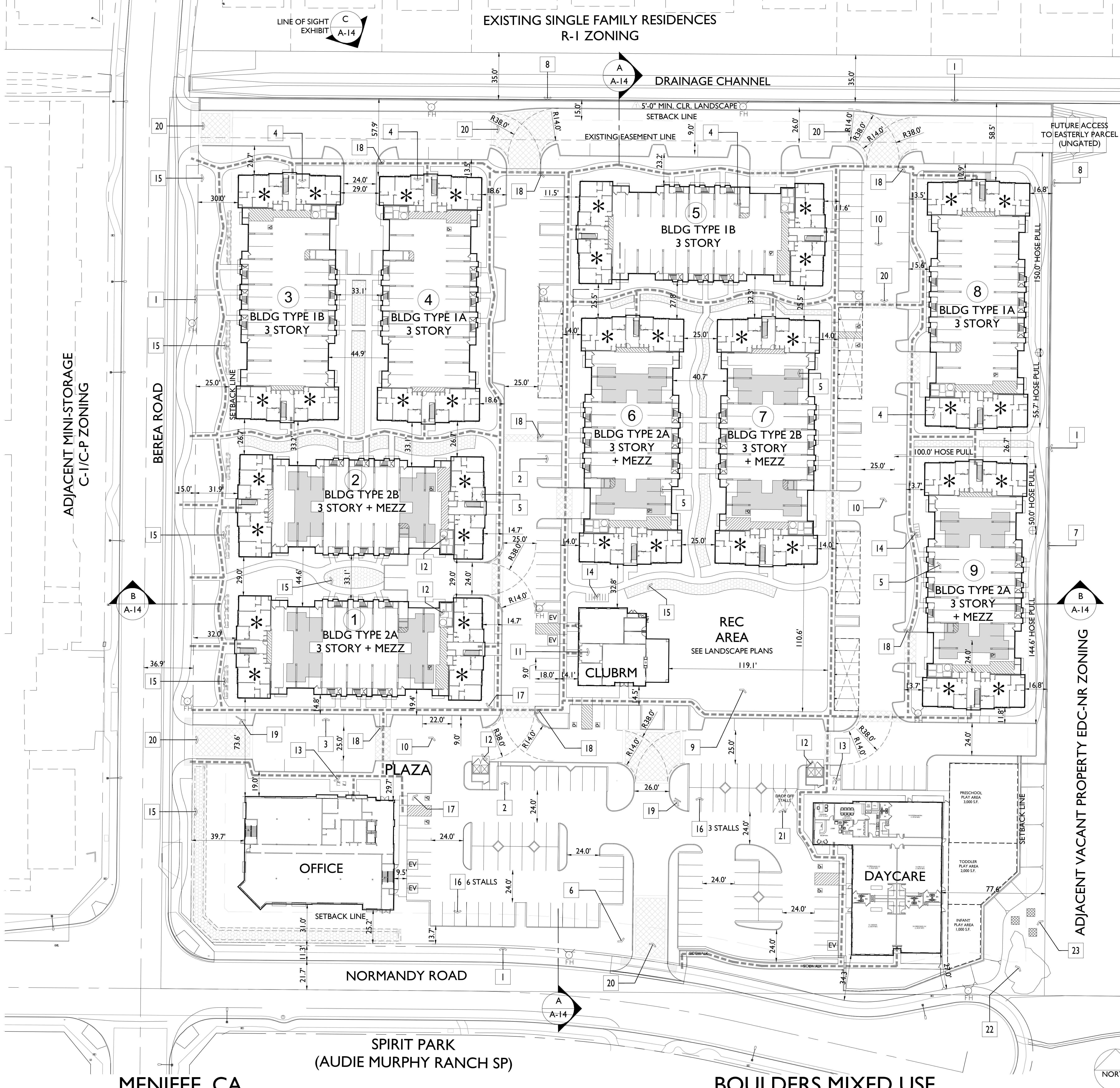
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SITE PLAN KEYNOTES

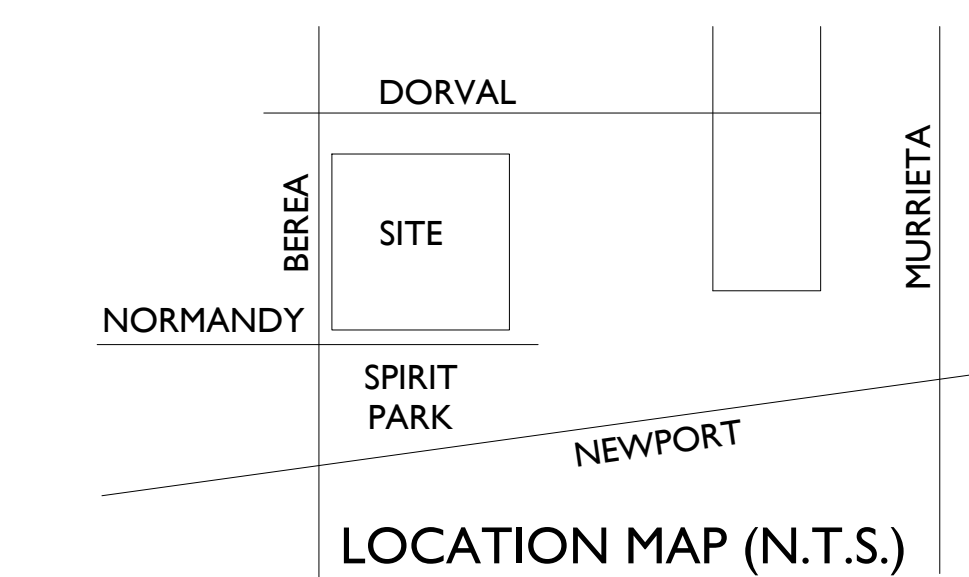
- 1 PROPERTY LINE - REFER TO CIVIL PLANS
- 2 STANDARD PARKING STALL - 9' X 18'
- 3 PARALLEL PARKING STALL - 9' X 22'
- 4 3-STORY APARTMENT BLD'G (TYPE 1)
- 5 3-STORY + MEZZANINE APARTMENT BLD'G (TYPE 2)
- 6 PROJECT MONUMENT WALL - REFER TO LANDSCAPE PLANS
- 7 RETAINING WALL - REFER TO CIVIL PLANS FOR HEIGHT
- 8 PERIMETER WALL PER LANDSCAPE PLANS
- 9 COMMON OPEN AREA - REFER TO OPEN SPACE EXHIBIT AND LANDSCAPE PLANS
- 10 FIRE LANE - 24' MINIMUM WIDTH CLEAR
- 11 MAILROOM - REFER TO CLUBHOUSE PLANS
- 12 TRASH ENCLOSURE - SEE SHEET A-19 FOR PLAN AND ELEVATION. TRASH ROOM IN RESIDENTIAL BLDGS - SEE SHEETS A-9 AND A-13
- 13 BICYCLE LOCKER - CLASS II
- 14 BICYCLE RACK - CLASS III
- 15 LANDSCAPED SWALE - WATER QUALITY AREA
- 16 LOW EMITTING, FUEL-EFFICIENT AND CAR-POLYMER PAINT VEHICLE STALL PROVIDE SIGNAGE DESIGNATION FOR "CLEAN AIR VEHICLE" PER CIBC 5.106.2 AND 5.106.5.2.1
- 17 AT EVERY PRIMARY PUBLIC ENTRANCE AND AT EVERY MAJOR JUNCTION WHERE THE ACCESSIBLE ROUTE DIVERGES FROM THE CIRCULATION PATH ALONG OR LEADING TO AN ACCESSIBLE ROUTE, ENTRANCE OR FACILITY, THERE SHALL BE A SIGN DISPLAYING THE "INTERNATIONAL SYMBOL OF ACCESSIBILITY." SIGNS SHALL INDICATE THE DIRECTION TO ACCESSIBLE BUILDING ENTRANCES AND FACILITIES AND SHALL COMPLY WITH THE REQUIREMENTS FOUND IN SECTION 1143A.2.
- 18 PROVIDE 36" WIDE DETECTABLE WARNING TRUNCATED DOMES WHERE WALK CROSSES VEHICULAR WAY PER CBC 11B. TYP. ALL CROSSINGS
- 19 PROJECT DIRECTORY PER FIRE DEPT. REQMTS
- 20 ENHANCED PAVING PER LANDSCAPE PLANS
- 21 SHORT-TERM DAYCARE STALLS - 2 TOTAL (DROPOFF/PICKUP)
- 22 EXISTING BOULDER OUTCROPPING
- 23 NATURAL UNGRADED AREA

PROJECT LEGEND

- ACCESSIBLE PATH OF TRAVEL
- * GROUND FLOOR ADAPTABLE UNIT LOCATION PER CBC CHAPTER 11A (BLDG TYPE 1 AND 2)
- CARPORT STALLS, 27 TOTAL SEE SHEET A-19 FOR PLAN AND ELEV.
- EV FUTURE ELECTRIC VEHICLE CHARGING STALL REFER TO NOTES FOR MINIMUM REQUIREMENTS
- FIRE TURN RADII - 14' INSIDE, 38' OUTSIDE
- LANDSCAPED SWALE WATER QUALITY AREA
- 2 BIKE LOCKERS (CLASS II)
- BIKE RACK (CLASS III)
- FH FIRE HYDRANT - REFER TO CIVIL PLANS

UTILITY/SERVICES PROVIDERS

WATER SERVICE: EASTERN MUNICIPAL WATER DISTRICT
SEWER SERVICE: EASTERN MUNICIPAL WATER DISTRICT
GAS: SOUTHERN CALIFORNIA GAS COMPANY
ELECTRICITY: SOUTHERN CALIFORNIA EDISON
TEL / CABLE: AT&T / FRONTIER COMMUNICATIONS
SCHOOL DISTRICT: MENIFEE UNION/PERRIS UNION



DATE	REVISION DESCRIPTION
7/12/21	2ND CITY COMMENTS

PROJECT SUMMARY

HORIZONTAL MIXED-USE
3 STORY OFFICE - 21,310 S.F. NET AREA
DAYCARE CENTER - 8,250 S.F. NET AREA
MULTI-FAMILY APTS. - 234 UNITS (MARKET-RATE)
CLUBHOUSE - 3,455 S.F. NET AREA
APT. LEASING OFFICE - 720 S.F. NET AREA

A.P.N. 339-200-080
ZONING EDC-NR
SITE AREA 10.14 ACRES (GROSS)
9.51 ACRES (NET AFTER DEDICATIONS)

LEGAL DESCRIPTION:
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MENIFEE, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
THE WEST HALF OF THE WEST HALF OF THE EAST HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, EXCEPT THOSE PORTIONS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEEDS RECORDED APRIL 9, 1903 IN BOOK 154 PAGE(S) 274 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND RECORDED SEPTEMBER 27, 1950 AS INSTRUMENT NO. 3428, IN BOOK 1207 PAGE(S) 269, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

BUILDING HEIGHT SUMMARY
BLDG. HT. ALLOWED 45'-0"
BLDG. HT. PROPOSED 3 STORY 45'-0" (W/ 5' TOWER PER 9.160.040 G.1)
OFFICE 3 STORY 45'-0"
DAYCARE 1 STORY 27'-6"
RESID. TYPE 1 3 STORY 36'-0"
RESID. TYPE 2 3 STORY + MEZZ 44'-0"

FAR CALCULATION

BUILDING	QTY	TOTAL	1ST FLR	2ND FLR	3RD FLR	MEZZ
BLDG TYPE 1	4	150,160	12,874	12,693	11,973	
BLDG TYPE 2	5	198,630	12,874	12,693	11,973	2,186
OFFICE	1	25,745	8,670	8,677	8,398	
DAYCARE	1	8,253				
CLUBHOUSE	1	3,455	3,455			
TOTAL AREA =		386,213				
TOTAL SITE AREA =		413,521 (AFTER DEDICATIONS)				
TOTAL F.A.R. =		0.93				
LOT COVERAGE =		33.1% (REFER TO SHEET OS FOR DETAILED SUMMARY)				

UNIT PLAN SUMMARY

PLAN	BD/BA	AREA	MIX	BALC/DECK
1A	1BD/1BA	687 SF	72	90 SF
1B	1BD/1BA	677 SF	27	90 SF
1C	1BD/1BA	591 SF	9	90 SF
2	2BD/2BA	1,010 SF	52	94 SF
3	2BD/2.5BA	1,175 SF	54	90 SF
4	3BD/3BA	1,187 SF	20	198 SF
			234 UNITS TOTAL	

PARKING SUMMARY

PARKING REQUIRED	108 STALLS
108 BLDGS x 1.0 =	108 STALLS
106 2BDS x 1.5 =	159 STALLS
20 3BDS x 2.5 =	50 STALLS
2 SHORT-TERM DAYCARE STALLS - 2 TOTAL (DROPOFF/PICKUP)	24 STALLS (1 STALL/10 UNITS)
TOTAL RESIDENTIAL	341 STALLS
OFFICE (3:1000) =	64 STALLS (21,310 S.F.)
DAYCARE CHILD (1:5) =	24 STALLS (1 PER 5 CHILD)
DAYCARE EMPLOYEE =	9 STALLS (0.5 PER EMPLOYEE)
TOTAL COMMERCIAL	97 STALLS
LESS SHARED PARKING FOR OFFICE/DAYCARE (10%)	
97 STALLS X 10% =	9 STALLS
(PER CHAP. 9.70 MINOR EXCEPTION 9.70.020 APPLICABILITY E REDUCTION OFF-STREET PARKING REQUIREMENTS TO MAX. 10%)	
TOTAL STALLS REQ'D =	429 STALLS (438-9)

PARKING PROVIDED	207 STALLS
COVERED GARAGES	197 STALLS
OPEN PARKING	27 STALLS
COVERED CARPORTS	27 STALLS
STALLS PROVIDED	431 STALLS

ACCESSIBLE PARKING SUMMARY

RESIDENTIAL	317 ASSIGNED STALLS X 2% = 7 STALLS REQ'D. 24 UNASSIGNED X 5% = 2 STALLS REQ'D. 2 OPEN/11 COVERED = 13 STALLS PROVIDED
OFFICE/DAYCARE	85 STALLS - 4 STALLS REQUIRED (CBC 11B-208.2) 4 STALLS PROVIDED
EV CAPABLE PARKING REQUIREMENTS PER CGBSC 4.106.4.2 & 5.106.5.3	
OFFICE	4 STALLS
DAYCARE	2 STALLS
RESIDENTIAL	35 STALLS

BICYCLE PARKING SUMMARY

RESIDENTIAL=	1 BIKE PER 20 STALLS REQUIRED 341/20 = 17 BIKES REQUIRED (CLASS I, II, OR III)
DAYCARE =	1 BIKE PER 25 STALLS REQ'D FOR EMPLOYEES 1 BIKE PER 25 STALLS REQ'D FOR PATRONS 30/25 = 2 BIKES REQUIRED (CLASS I OR CLASS II)
OFFICE =	1 BIKE PER 25 STALLS REQ'D FOR EMPLOYEES 1 BIKE PER 25 STALLS REQ'D FOR PATRONS 58/25 = 4 BIKES REQUIRED (CLASS I OR CLASS II)

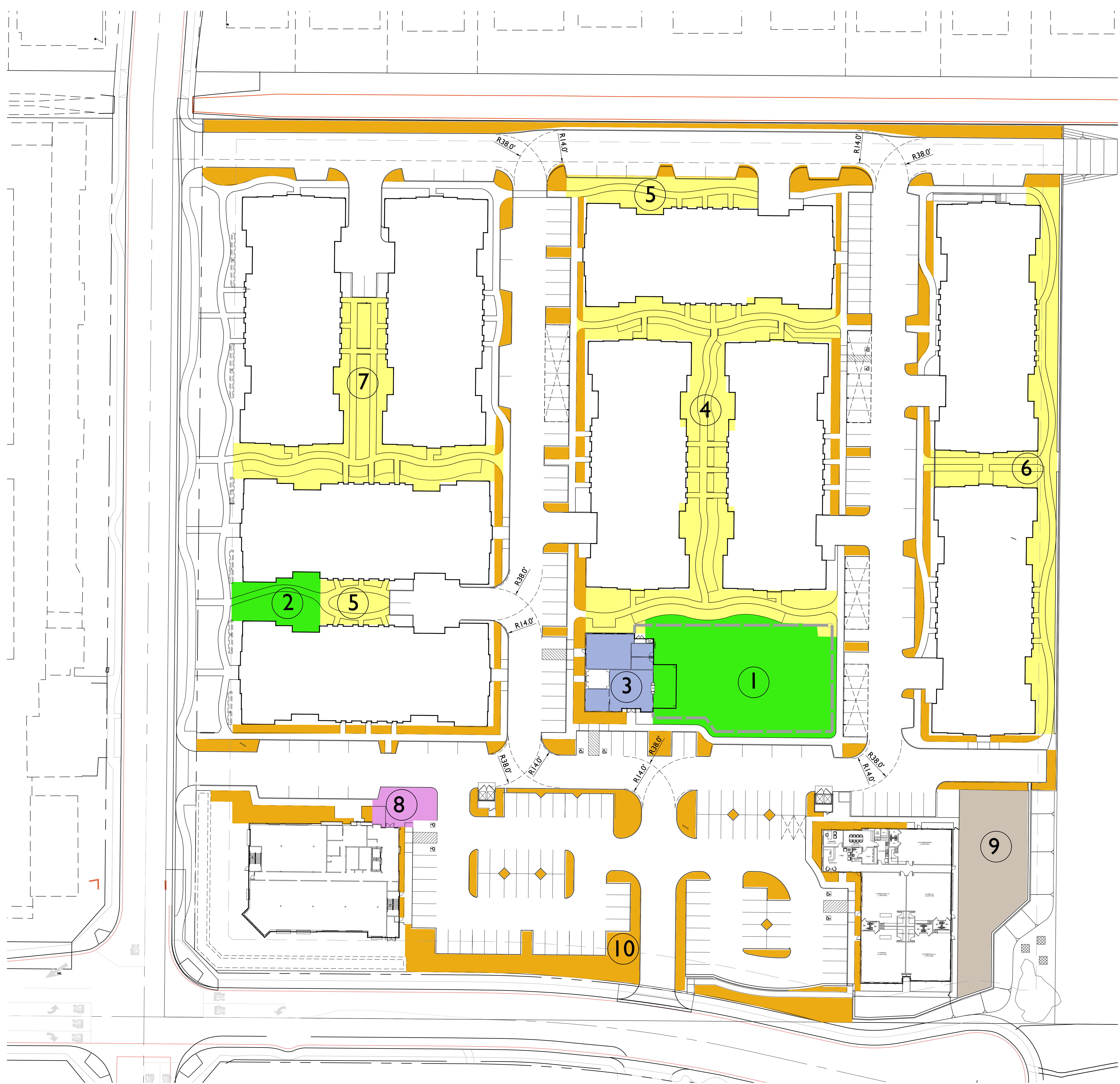
OPEN SPACE SUMMARY

REFER TO SHEET OS FOR DETAILED INFORMATION	
TOTAL OPEN REQ'D =	70,200 S.F.
(300 SF PER UNIT)	
PRIVATE OPEN SPACE (99 SF/UNIT)	29.6% = 23,220 S.F.
ACTIVE OUTDOOR COMMON	18.4% = 14,480 S.F.
INDOOR COMMON AREA	2.8% = 2,140 S.F.
PASSIVE OPEN SPACE	47.7% = 37,440 S.F.
MIXED USE OPEN	1.5% = 1,230 S.F.
TOTAL PROVIDED	78,510 S.F.
OTHER OPEN AREAS:	
DAYCARE OPEN AREA (SCHEDULED USE - 75 SF/STUDENT PROVIDED)	6,000 S.F.

RESIDENTIAL STORAGE - 300 CU.FT. PER UNIT PROVIDED. REFER TO BUILDING PLAN SHEETS FOR AREAS

REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION REGARDING EXISTING AND PROPOSED EASEMENTS

SITE PLAN



LOT COVERAGE DETAILED SUMMARY

TOTAL SITE AREA	414,255 S.F.	100%
TOTAL BUILDINGS AT GRADE	136,732 S.F.	33.0%
RESIDENTIAL AREA	116,280 S.F.	
DAYCARE AREA	8,543 S.F.	
OFFICE AREA	9,037 S.F.	
CLUBHOUSE AREA	2,872 S.F.	
TOTAL DRIVE/PARKING AREA:	122,953 S.F.	29.7%
TOTAL HARDSCAPE/LANDSCAPE AREA	154,570 S.F.	37.3%

OPEN SPACE DETAILED SUMMARY

REFER TO LANDSCAPE PLANS FOR SPECIFIC LAYOUT AND AMENITIES IN COMMON AREAS

	SF/UNIT	UNITS	TOTAL	
A. REQUIRED TOTAL OPEN SPACE	300 S.F.	X 234	70,200 S.F.	
B. REQUIRED PRIVATE OPEN SPACE	90 S.F.	X 234	21,060 S.F.	
C. REQUIRED COMMON OPEN SPACE			49,140 S.F.	(A. MINUS B.)
D. PASSIVE RECREATION AREAS (MAX. 50% ALLOWED)			35,100 S.F.	(A. TIMES 50%)
E. REMAINING ACTIVE RECREATION AREAS REQUIRED			14,040 S.F.	(C. MINUS D.)
F. PROVIDED PRIVATE OPEN SPACE (6' X 10' MIN. DIM.)			23,220 S.F.	29.8% (> 21,060 S.F. OK)
PLAN 1A	90 SF	72		
PLAN 1B	90 SF	27		
PLAN 1C	90 SF	9		
PLAN 2	94 SF	52		
PLAN 3	90 SF	54		
PLAN 4	198 SF	20		
G. PROVIDED ACTIVE REC AREA (20' X 20' MIN. DIMENSION)			11,536 S.F.	
AREA 1 (POOL, SPA, BBQS, SEATING)			2,284 S.F.	
AREA 2 (PLAY AREA, SHADE, BBQ)				
H. PROVIDED INDOOR ACTIVE REC AREA (50% MAX. OF ACTIVE AREA)			2,140 S.F.	(14.8% OF G. OK)
AREA 3 (FITNESS, CLUBRM, GAMERM)				
I. SUBTOTAL PROVIDED ACTIVE OPEN AREAS (G PLUS H)			15,960 S.F.	20.5% (>14,040 SF OK)
J. PASSIVE REC AREA (10' X 30' MIN DIMENSIONS)			15,635 S.F.	
AREA 4			3,195 S.F.	
AREA 5			9,041 S.F.	
AREA 6			9,569 S.F.	
AREA 7				
K. MIXED USE SHARED PASSIVE AREAS			1,230 S.F.	
AREA 8 (OFFICE PLAZA)				
L. SUBTOTAL PROVIDED PASSIVE AREAS (J PLUS K)			38,670 S.F.	49.7% (<50% OK)
M. PROVIDED TOTAL OPEN SPACE AREAS (F PLUS I PLUS L)			77,850 S.F.	100 % (>70,200 S.F. OK)

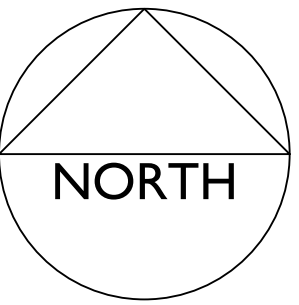
ADDITIONAL SITE AREAS NOT INCLUDED IN OPEN SPACE CALCULATIONS

N. DAYCARE PLAYGROUND (SCHEDULED USE - PRESCHOOL/TODDLER/INFANT - 75 S.F. PER CHILD PROVIDED)	6,000 S.F.
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SITE AREAS NOT COUNTED TOWARD OPEN SPACE OR UTILIZED FOR BUILDINGS, DRIVE AISLES, OR PARKING STALLS SHALL BE FULLY PLANTED AND IRRIGATED. SEE LANDSCAPE PLANS FOR ADDITIONAL NOTES AND DETAILS

VEHICULAR AREA LANDSCAPE AREA CALCULATION

TOTAL VEHICULAR AREA	122,953 S.F.
VEHICULAR LANDSCAPE REQUIRED	12,295 S.F. (10% OF VEHICULAR AREA)
VEHICULAR LANDSCAPE PROVIDED	29,578 S.F. (24% - OK)

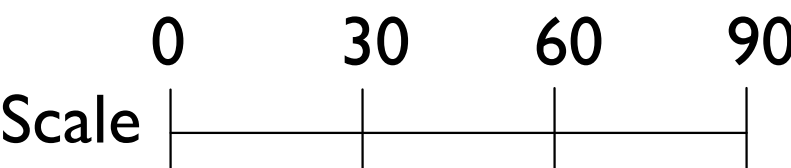


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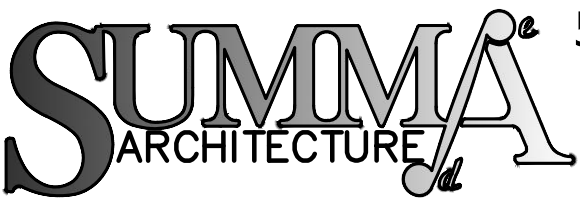
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OPEN SPACE EXHIBIT

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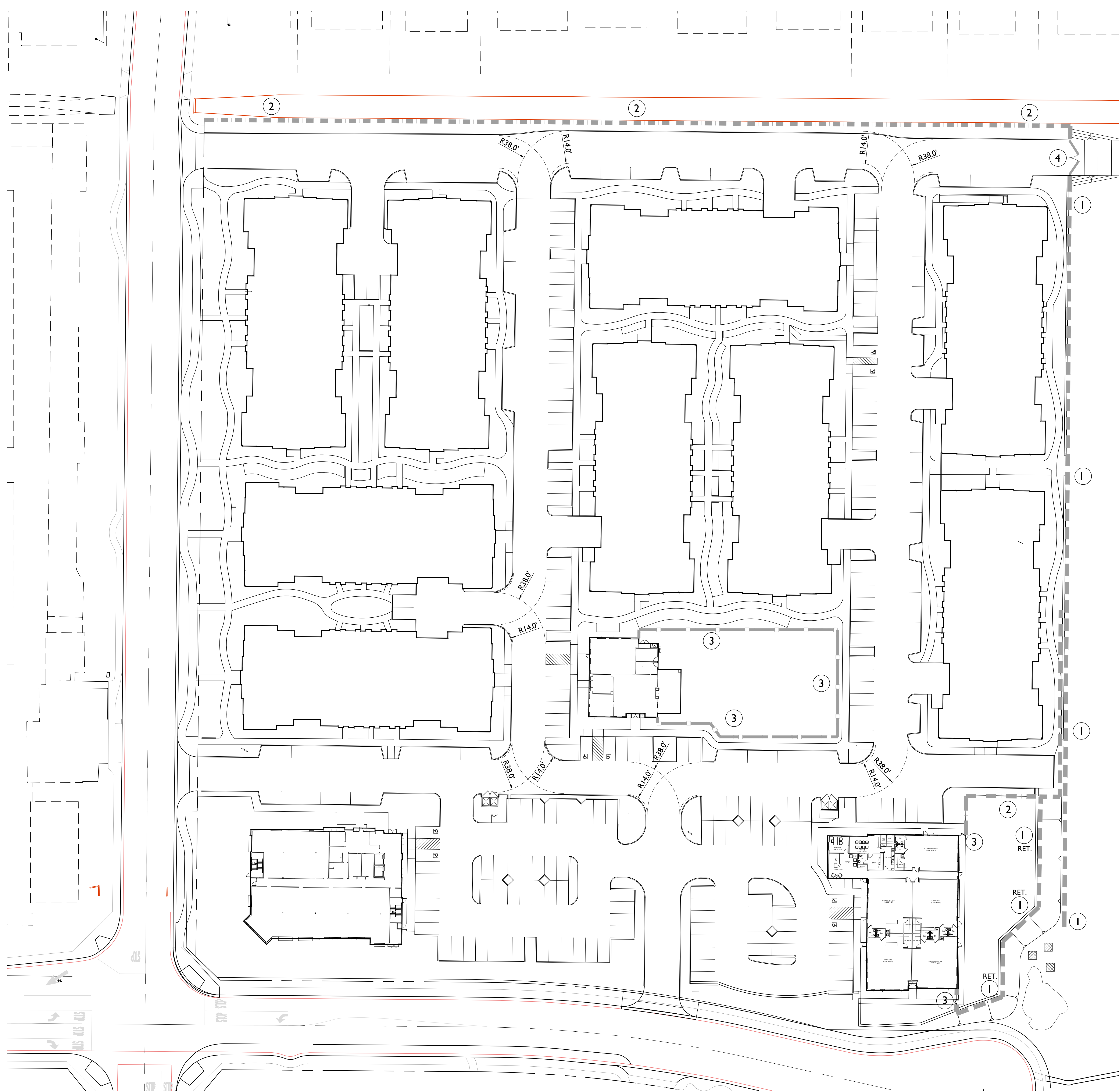


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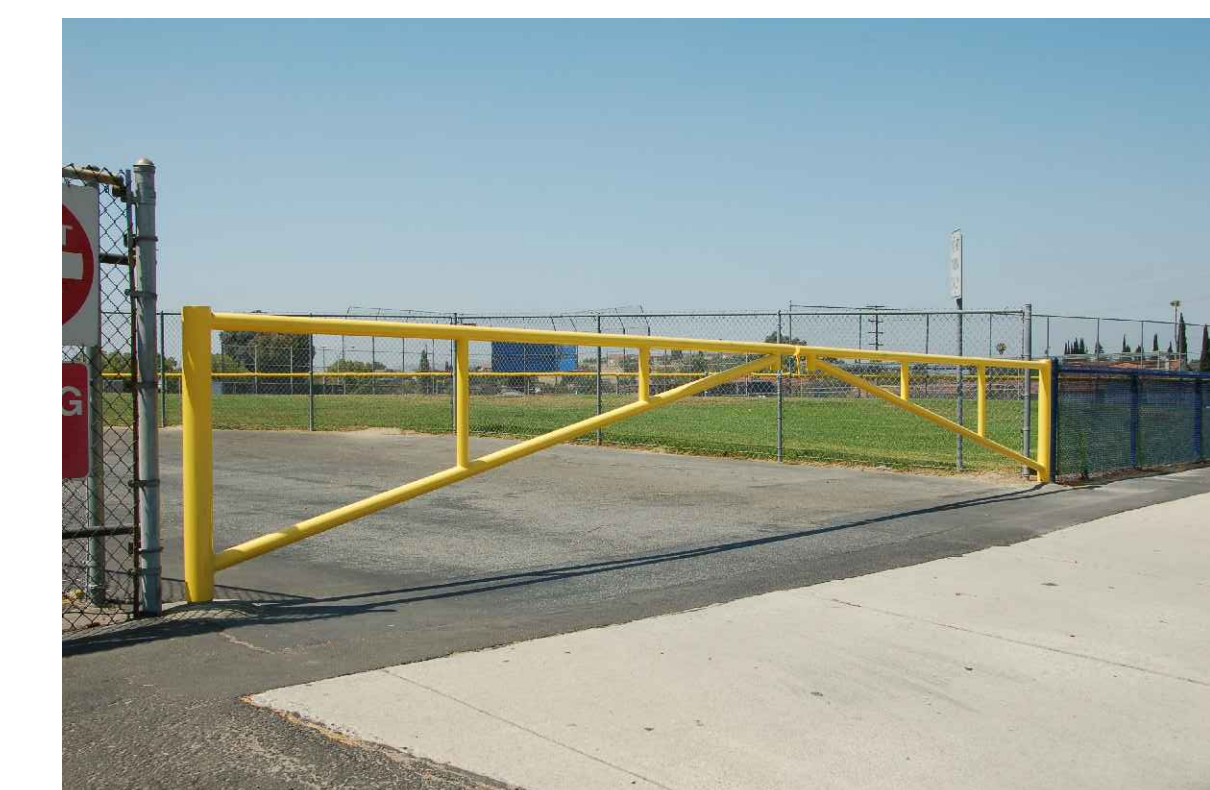
1 SPLIT FACE C.M.U. - 1 SIDED - TAN COLOR



2 TUBULAR STEEL FENCE - BLACK COLOR



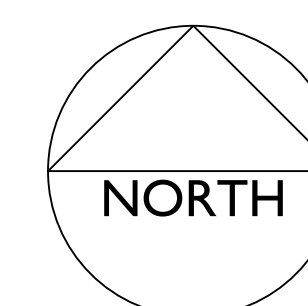
3 TUBULAR STEEL FENCE W/ METAL MESH AT PEDESTRIAN GATE LOCATIONS



4 TEMPORARY PIPE GATE (NORTH ACCESS) - YELLOW COLOR

WALL, FENCE & GATE LEGEND

- 6'-0" HIGH SPLIT-FACE CMU RETAINING WALL, WITH 2" CMU CAP (TAN COLOR). REFER TO CIVIL PLAN FOR RETAINING HEIGHTS
- 5'-6" HIGH TUBE STEEL FENCE (BLACK PAINT COLOR).
- 5'-6" HIGH TUBE STEEL POOL FENCE W/ METAL MESH AT PEDESTRIAN GATES (BLACK COLOR).
- TEMPORARY PIPE GATE



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FENCE/WALL EXHIBIT

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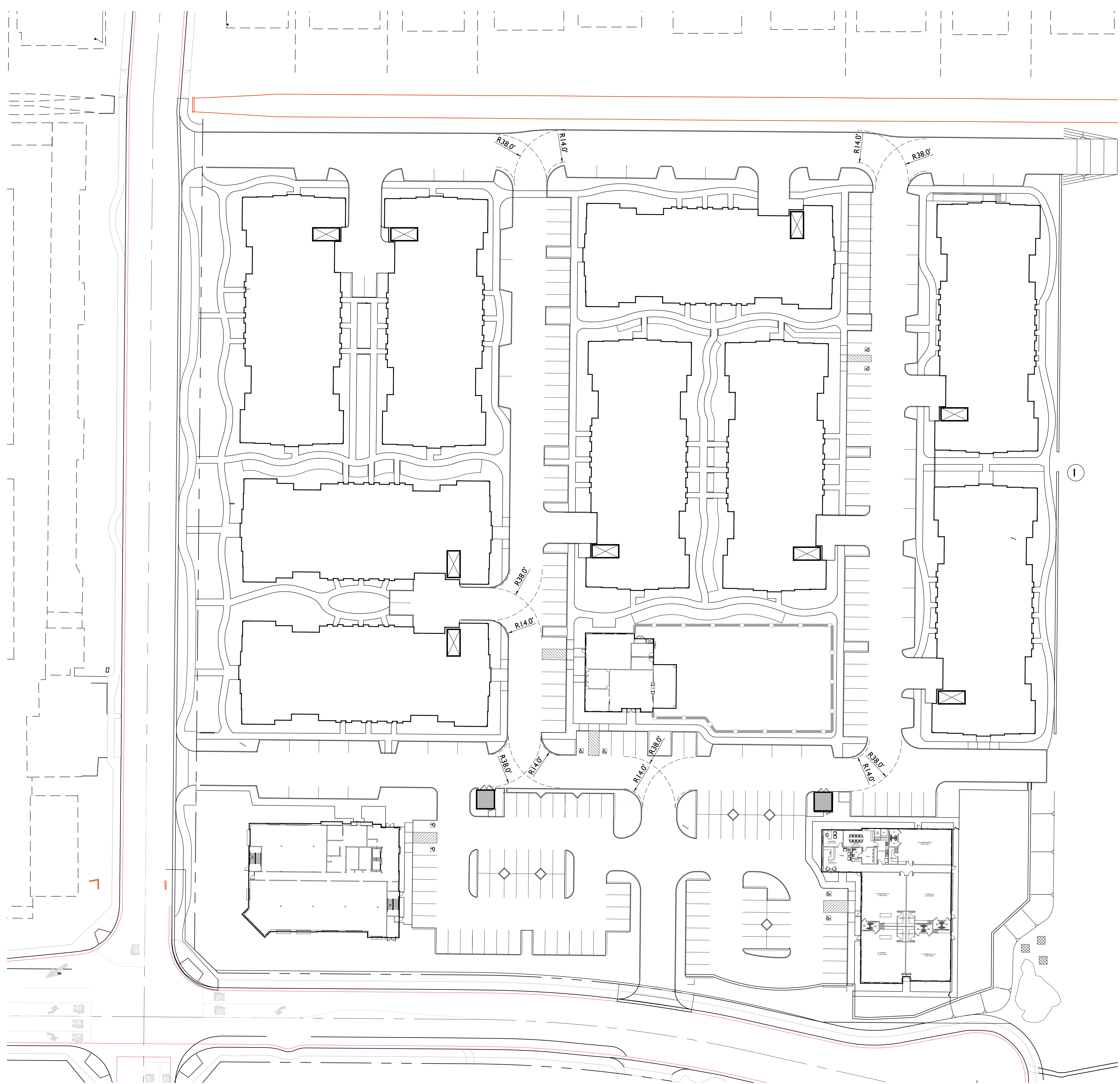
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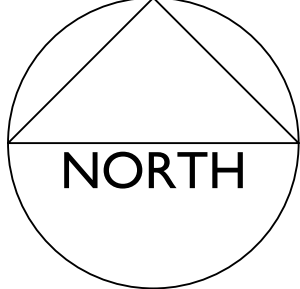
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FW



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TRASH/RECYCLE EXHIBIT

TRASH SERVICE DESCRIPTION
COMMON PICKUP (2X PER WEEK), SERVICE UTILIZING A TOTAL OF 9 TRASH ROOMS LOCATED WITHIN PARKING STRUCTURE OF RESIDENTIAL BUILDINGS WITH PILOT VEHICLE TO PROVIDE BIN STAGING DURING TRASH PICKUP.
OUTDOOR COVERED TRASH ENCLOSURES (2 TOTAL) FOR OFFICE, DAYCARE, AND CLUBHOUSE TRASH SERVICE
GREENWASTE REMOVAL PROVIDED BY LANDSCAPE MAINTENANCE CONTRACTOR

RESIDENTIAL TRASH/RECYCLE CALCULATION
9 RESIDENTIAL BUILDINGS IN PROJECT W/ 26 UNITS EACH
10' X 21" TRASH ROOMS TYPICAL W/ 8' X 8' ROLL UP DOOR
2 - 3 YARD TRASH BINS PER ROOM
2 - 3 YARD RECYCLE BINS PER ROOM

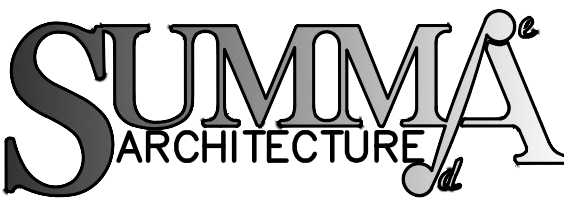
TRASH
234 UNITS X .33 CUBIC YARDS/UNIT/WEEK = 77.2 C.Y./WK
77.2 C.Y. / .3 YD. BINS/ 2X PER WEEK PICKUP = 13 BINS REQUIRED
2 BINS PER ROOM X 9 ROOMS = 18 BINS PROVIDED

RECYCLE
234 UNITS X .25 CUBIC YARDS/UNIT/WEEK = 58.5 C.Y./WK
58.5 C.Y. / .3 YD. BINS/2X PER WEEK PICKUP = 10 BINS REQUIRED
2 BINS PER ROOM X 9 ROOMS = 18 BINS PROVIDED

OFFICE/DAYCARE/CLUBHOUSE TRASH ENCLOSURE - 2 ENCLOSURES TOTAL
1 - 4 YARD TRASH BIN PER ENCLOSURE
1 - 3 YARD RECYCLE BIN PER ENCLOSURE
SEE SHEET A-18 FOR TYPICAL COMMERCIAL TRASH ENCLOSURE PLAN AND ELEVATIONS

0 30 60 90
Scale

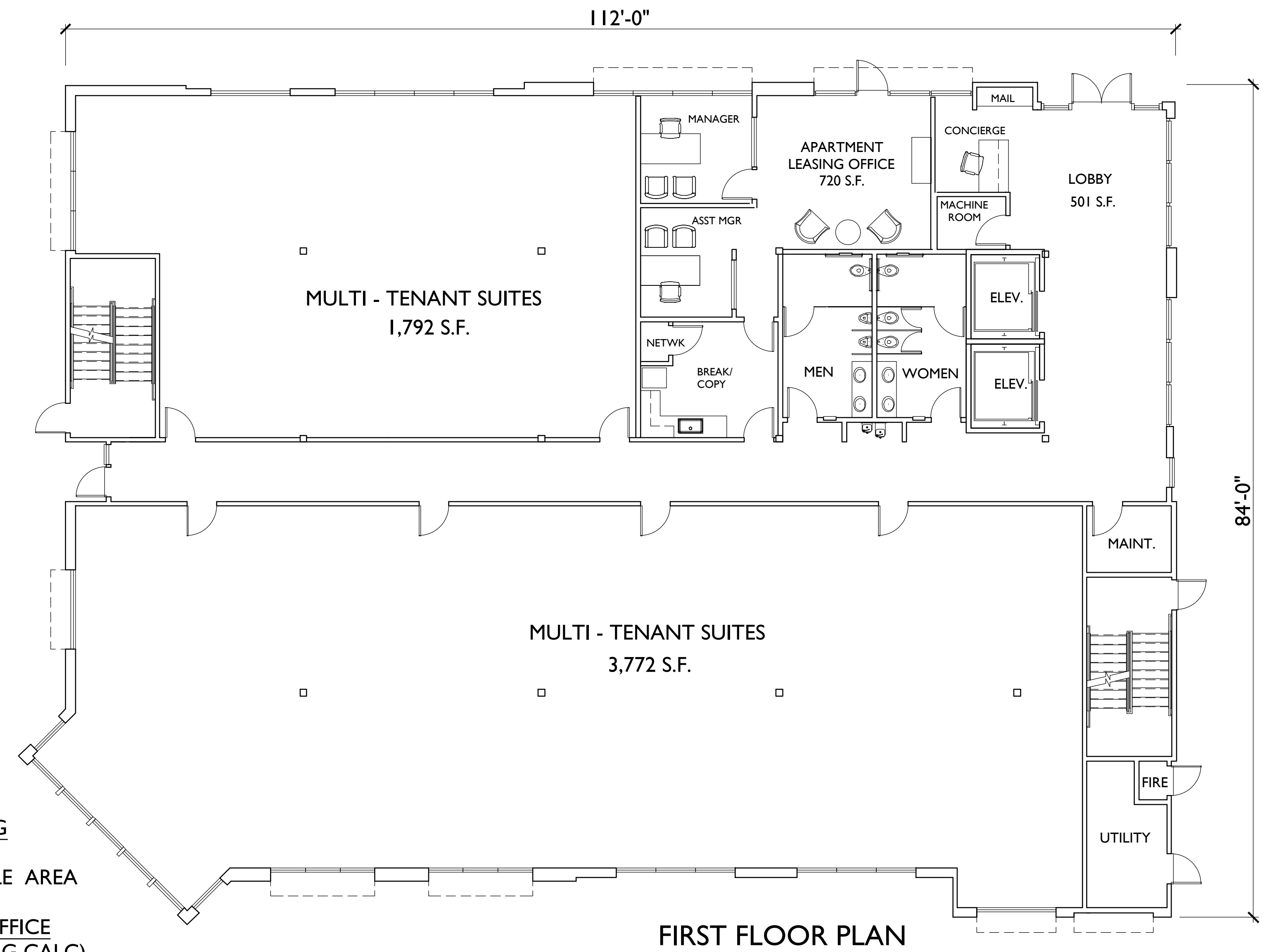
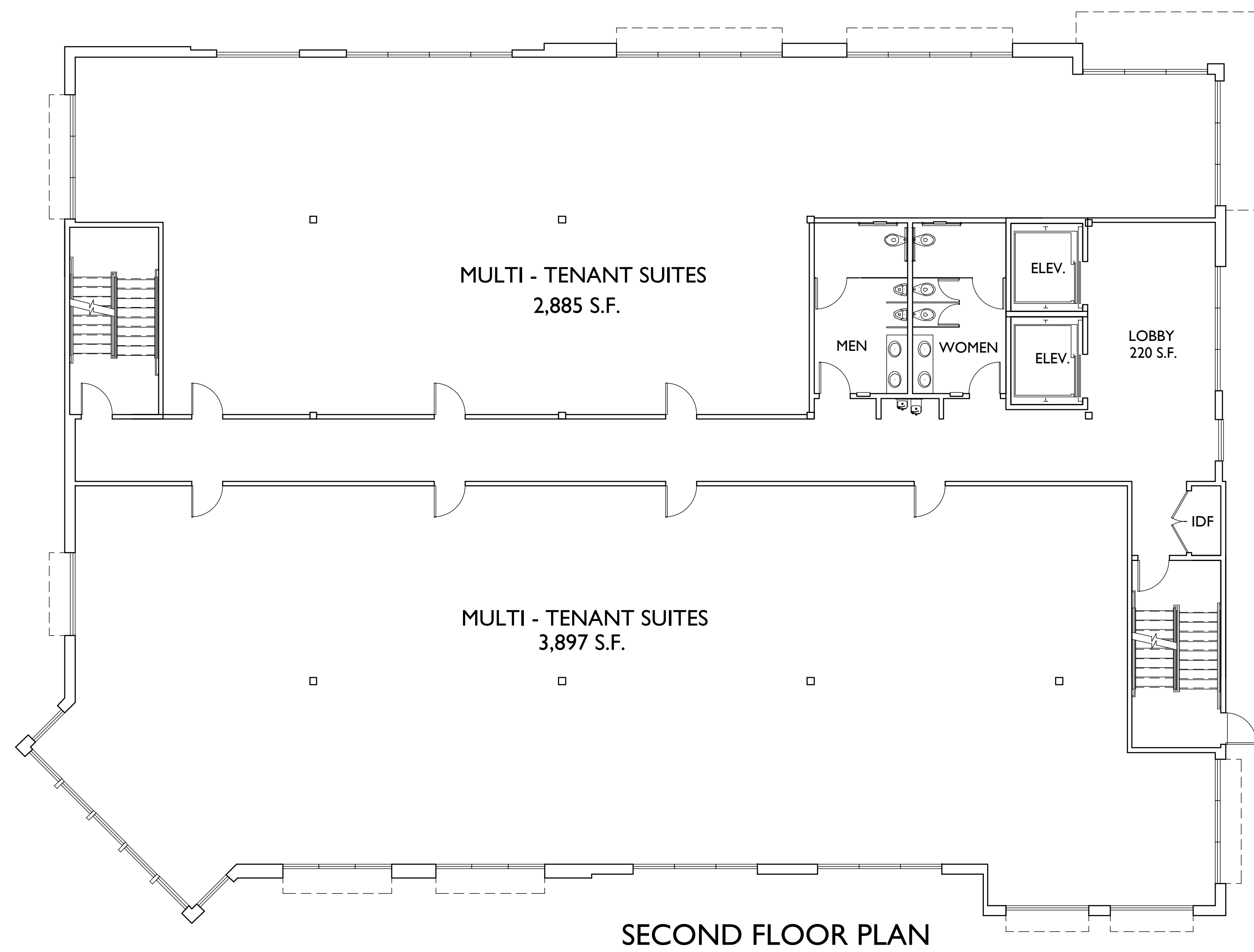
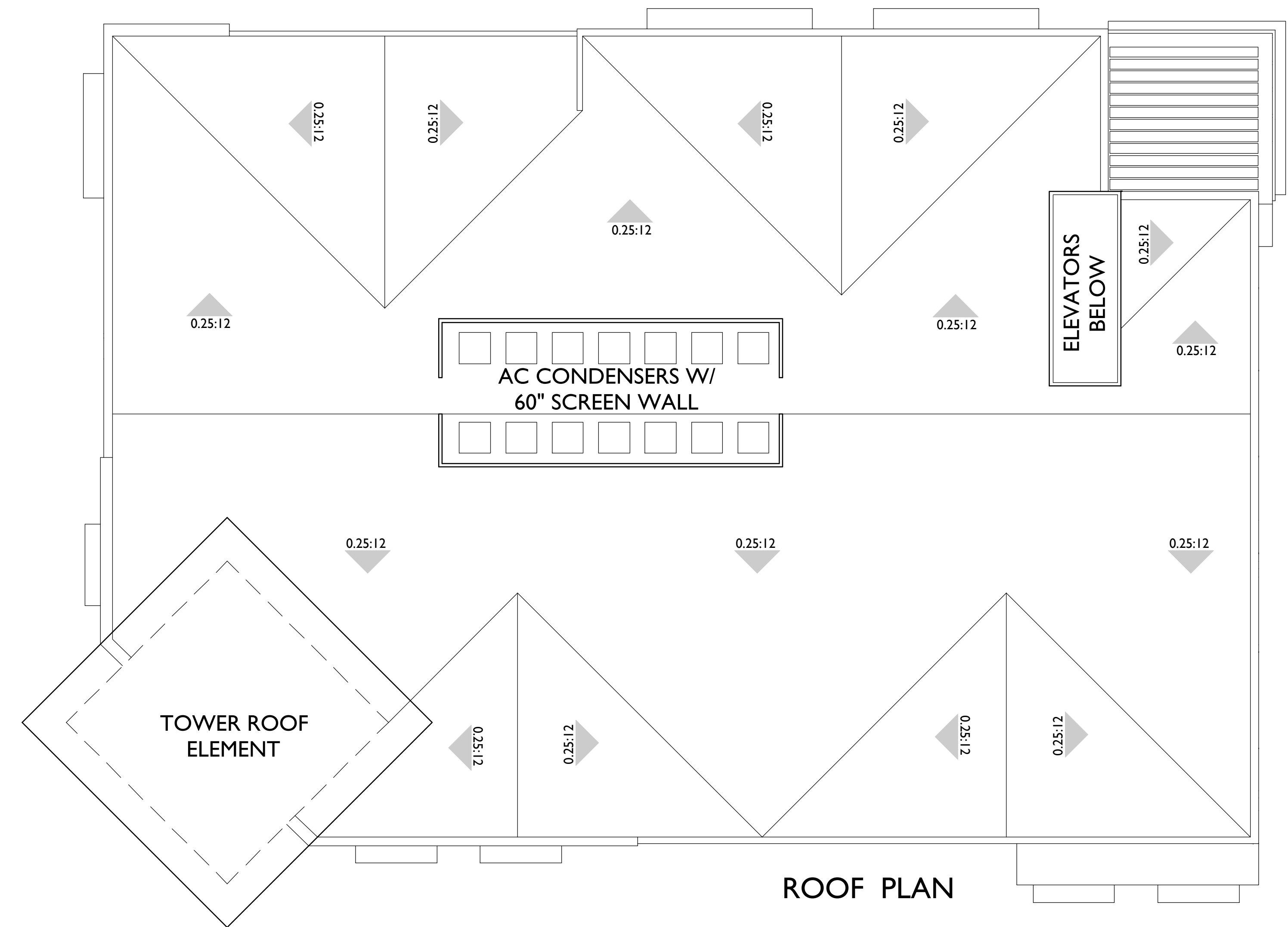
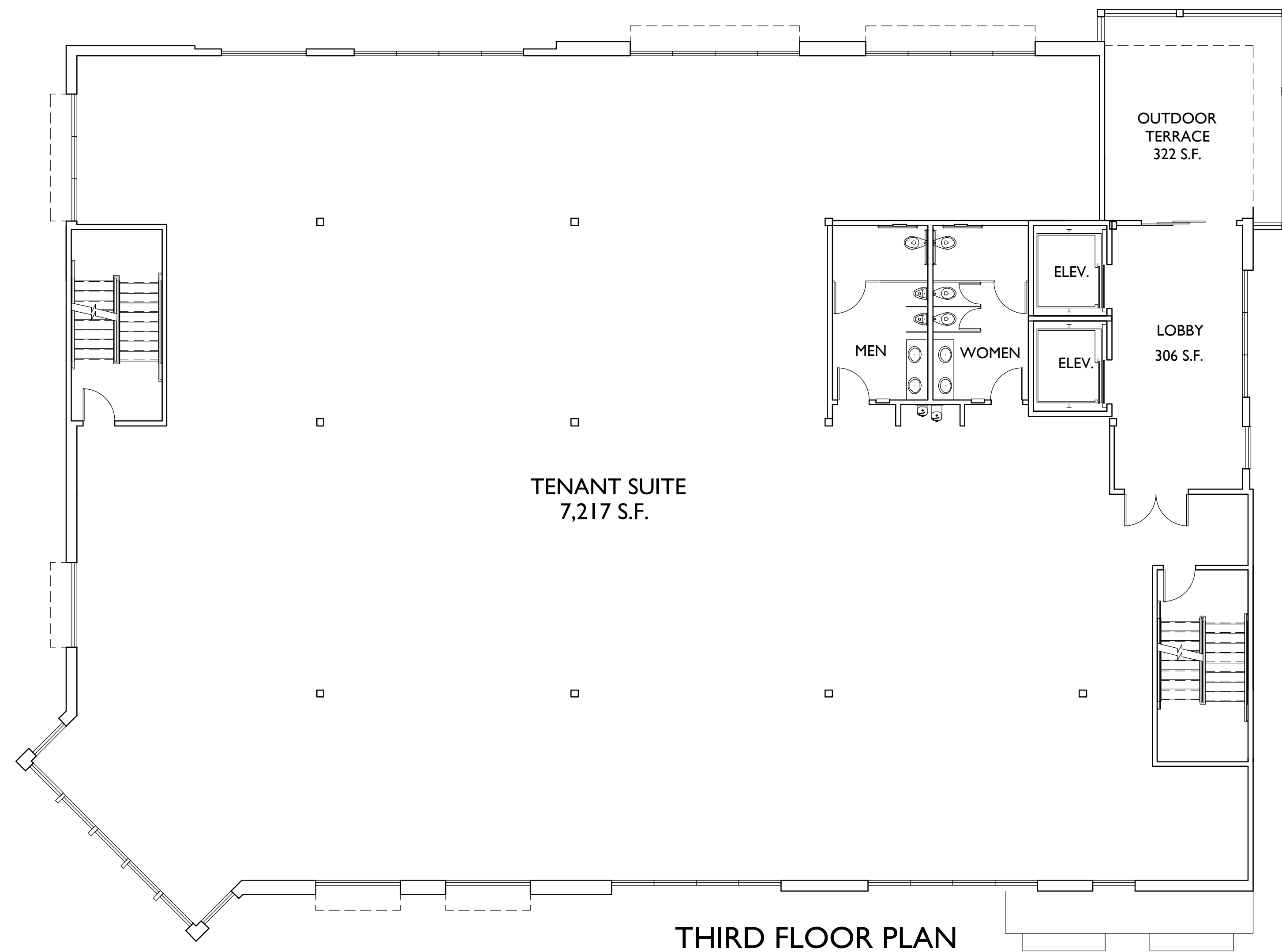
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AREA SUMMARY - 3 STORY BUILDING

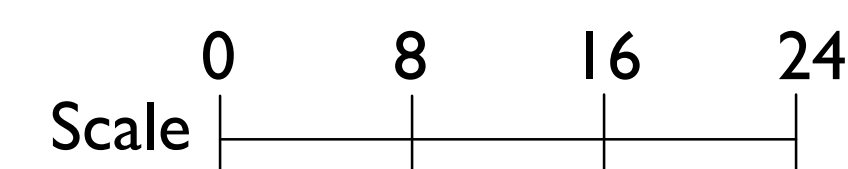
19,563 S.F.	MULTI-TENANT LEASABLE AREA
1,027 S.F.	LOBBY AREAS
720 S.F.	APARTMENT LEASING OFFICE
21,310 S.F.	SUBTOTAL (FOR PARKING CALC)
322 S.F.	OUTDOOR TERRACE
4,113 S.F.	CORRIDOR/RESTROOMS/SUPPORT
25,745 S.F.	TOTAL BUILDING AREA

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OFFICE BUILDING PLAN

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A-1



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

MATERIAL SCHEDULE

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

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A-2



EAST SIDE PERSPECTIVE



NORTH SIDE PERSPECTIVE



BEREA PERSPECTIVE



NORMANDY PERSPECTIVE

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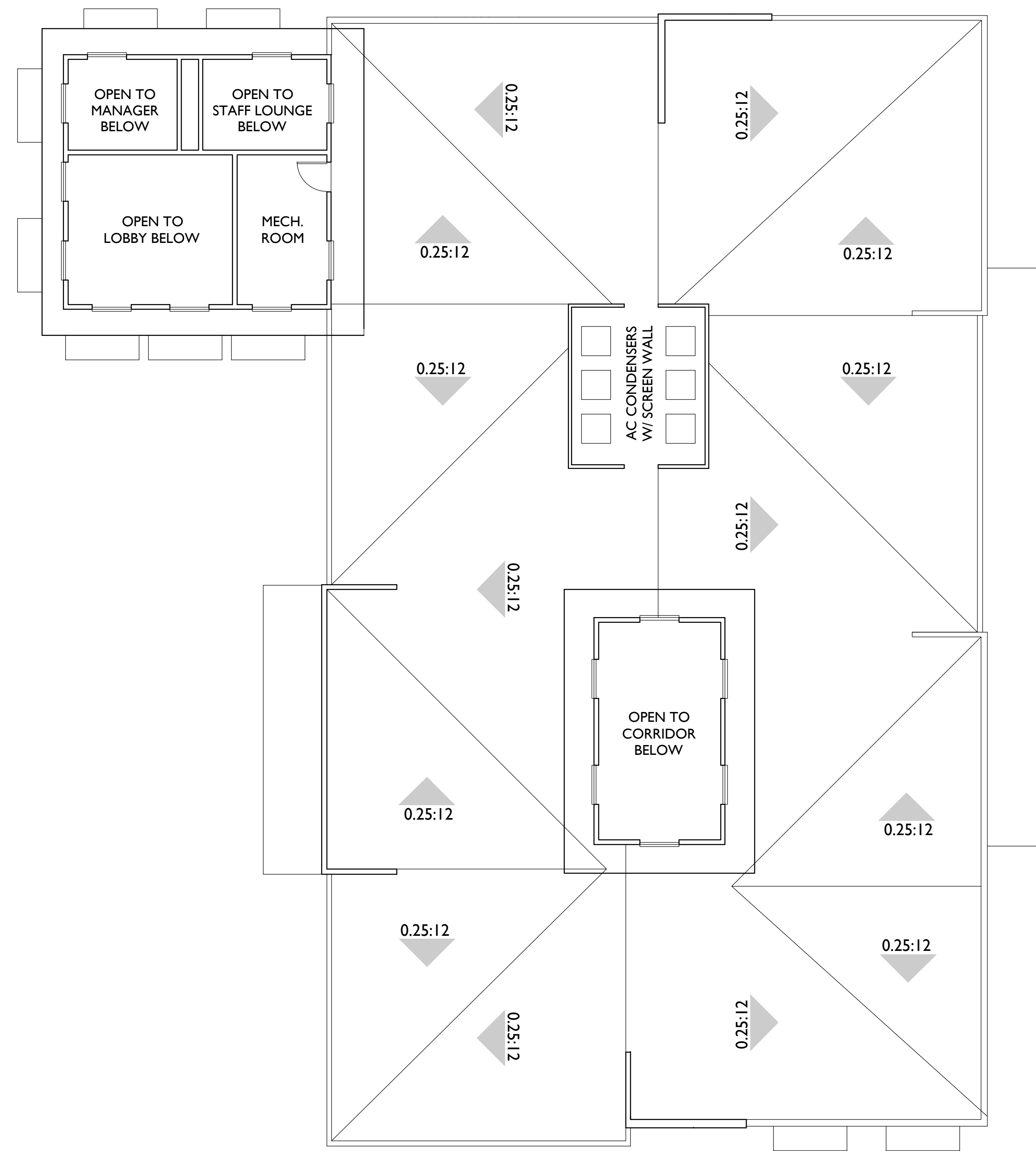
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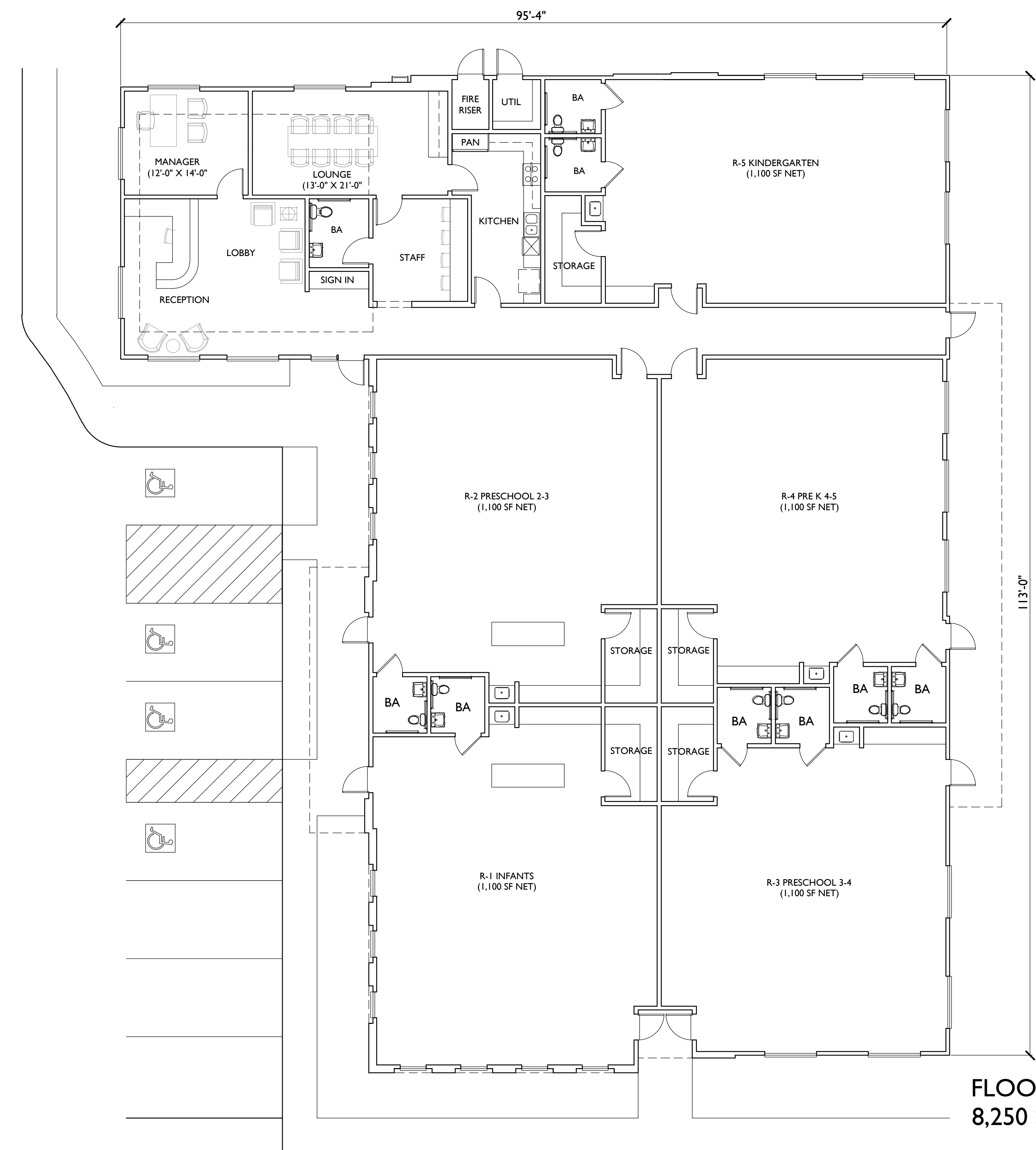
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A-3



ROOF PLAN



FLOOR PLAN
8,250 S.F.

MENIFEE, CA

BOULDERS MIXED USE

DAYCARE CENTER

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

0 8 16 24
Scale

SEP 14, 2021

SUMMA
ARCHITECTURE

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

A-4

MATERIAL SCHEDULE

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



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



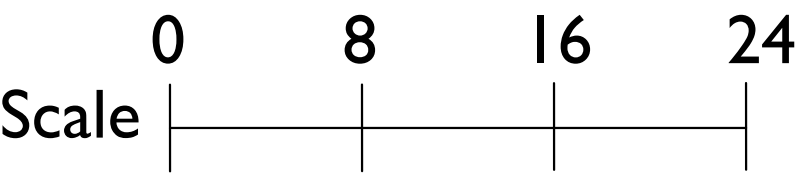
EAST ELEVATION

MENIFEE, CA

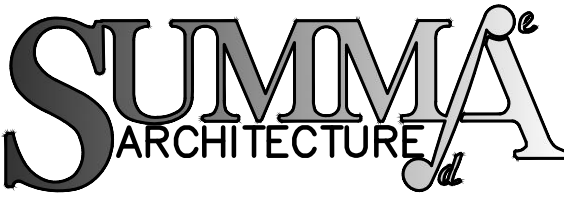
BOULDERS MIXED USE

DAYCARE CENTER ELEVATIONS

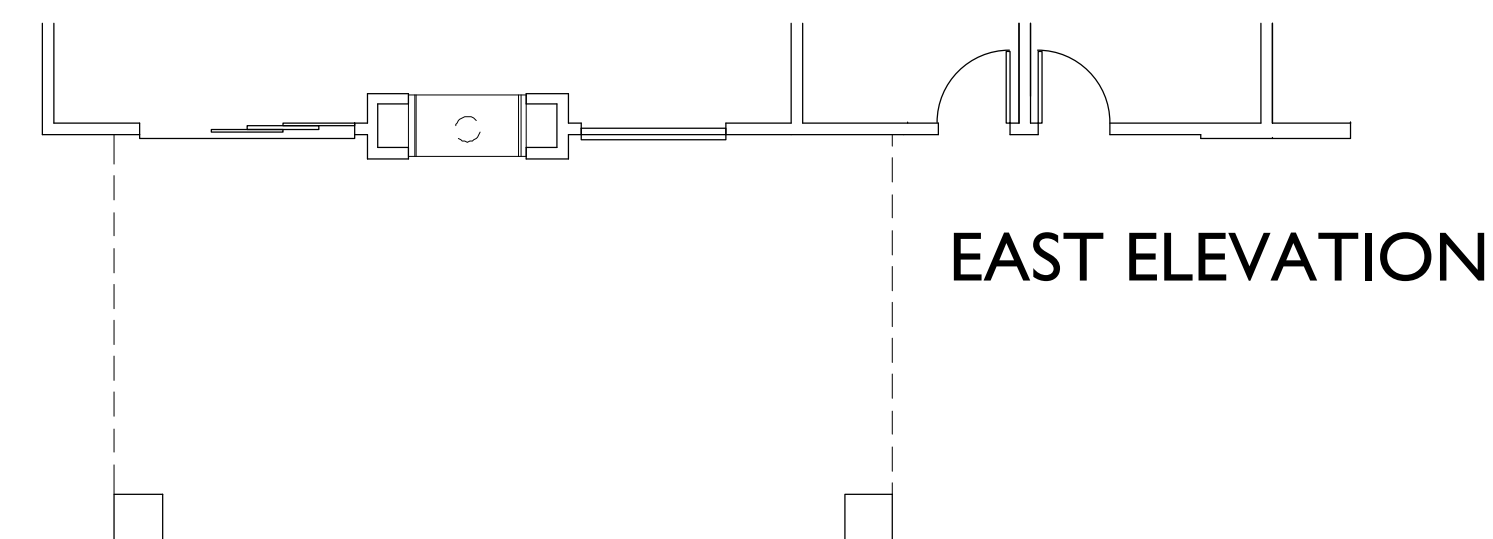
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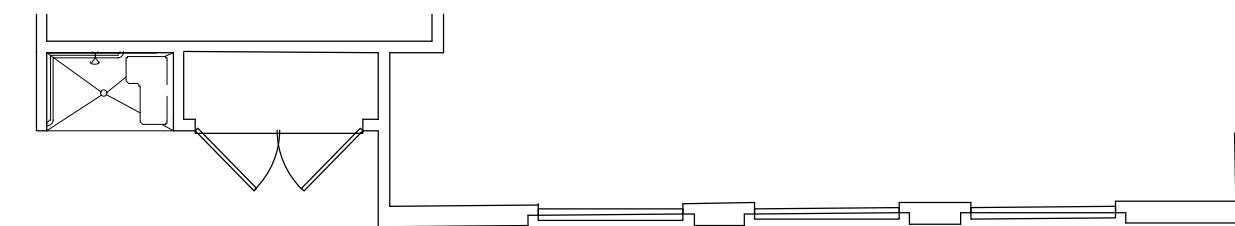
SEP 14, 2021



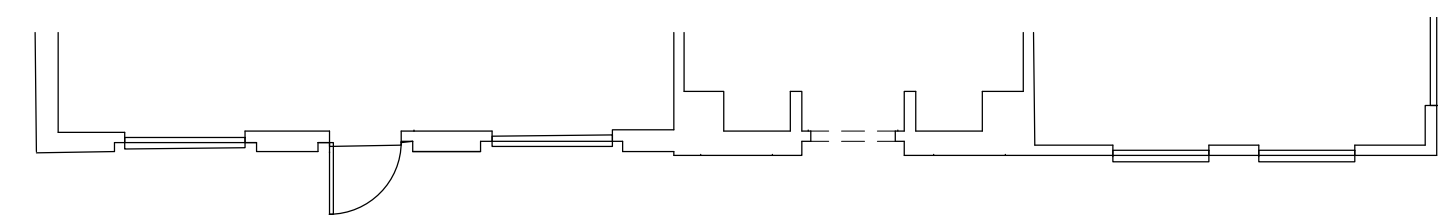
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BONSALL, CA. 92003
760.724.1198



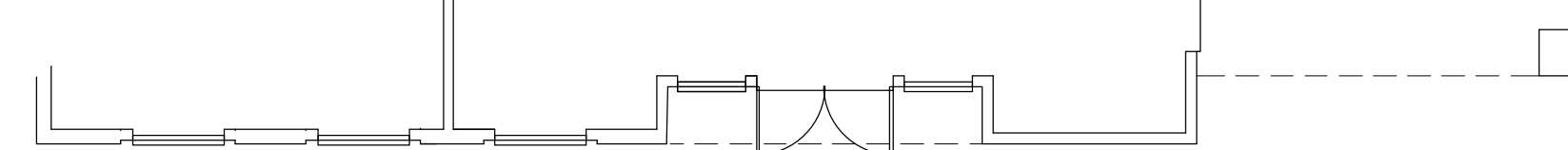
EAST ELEVATION



NORTH ELEVATION



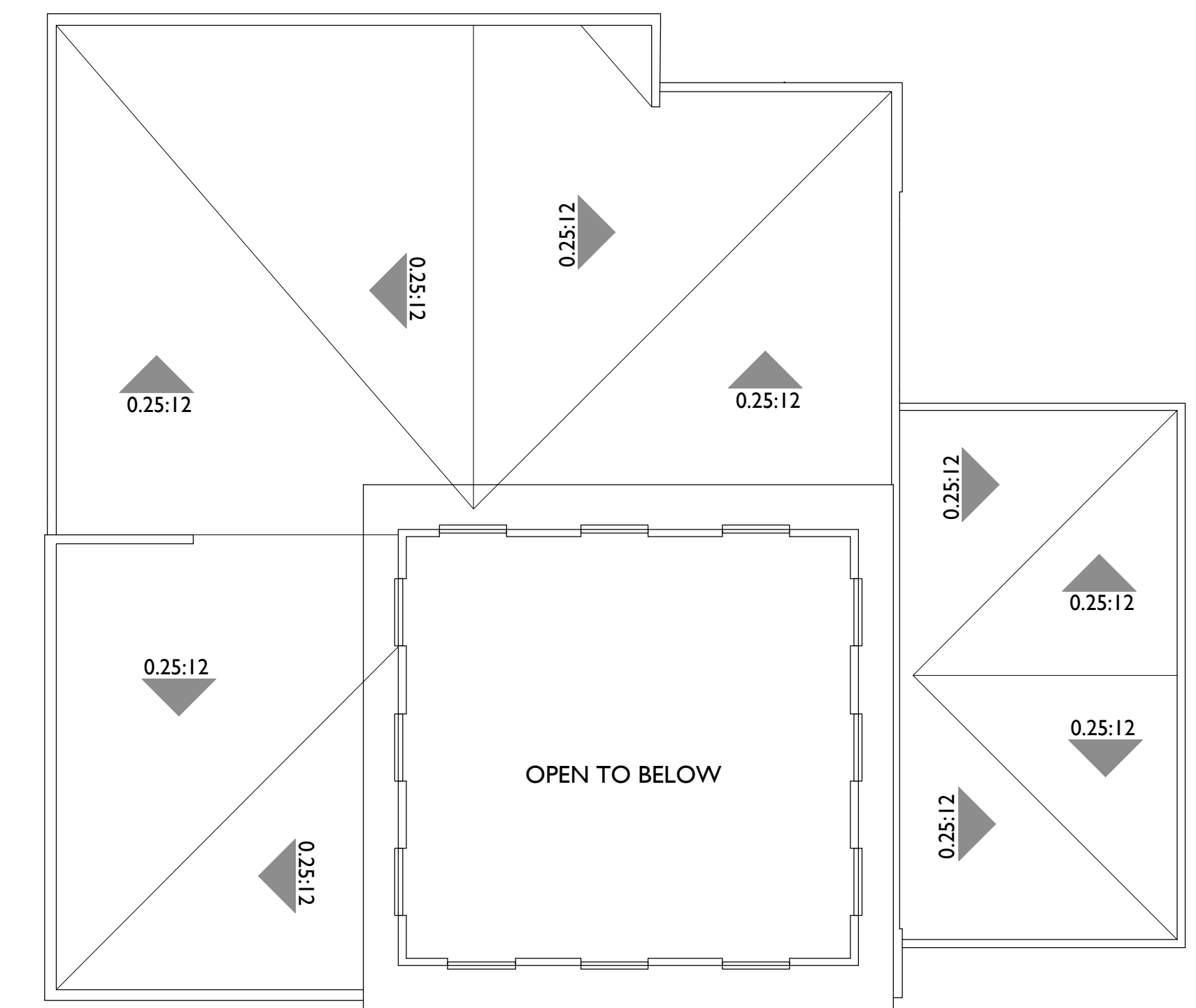
WEST ELEVATION



SOUTH ELEVATION

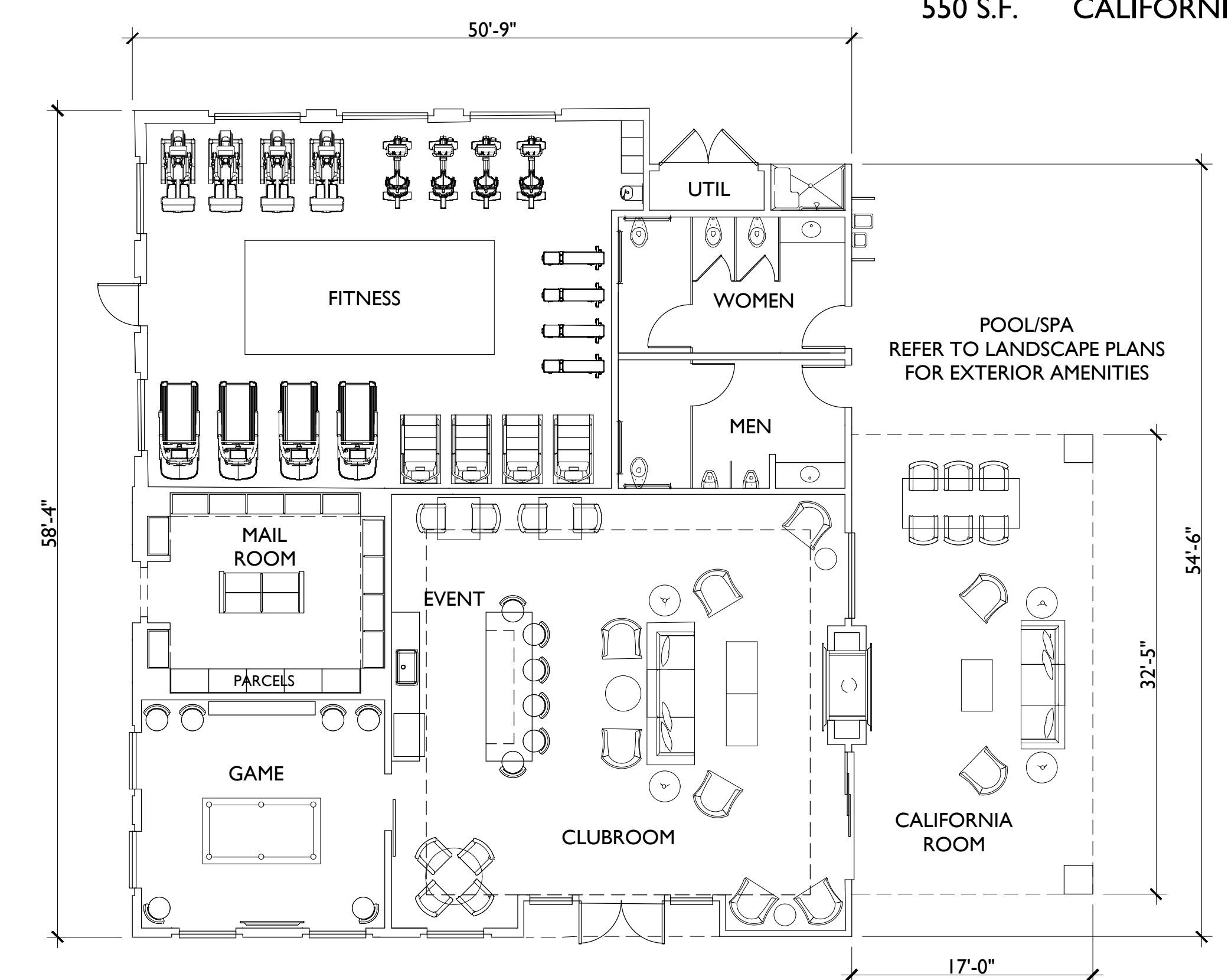
MATERIAL SCHEDULE

1. ROOF - STUCCO OVERHANG
2. WALL - EXTERIOR SAND FINISH STUCCO
3. WALL - BRICK VENEER
4. WALL - HORIZONTAL LAP SIDING
5. ALUMINUM STOREFRONT WINDOW
6. STUCCO EYEBROW OVERHANG
7. STUCCO REGLET
8. DECORATIVE LIGHT FIXTURE
9. UTILITY CLOSET
10. MAIL ROOM
11. OUTDOOR FIREPLACE
12. CANVAS AWNING



ROOF PLAN

3,455 S.F. TOTAL AREA
2,270 S.F. AMENITY SPACES
635 S.F. SUPPORT
550 S.F. CALIFORNIA ROOM



FLOOR PLAN

MENIFEE, CA

BOULDERS MIXED USE

CLUBHOUSE BUILDING

TRADEMARK CONSTRUCTION
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(760) 489-9563

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ARCHITECTURE

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A-6



BUILDING TYPE 2A - SOUTHERLY PROJECT ENTRY FROM BEREA



BUILDING TYPE 1B - NORTHERLY PROJECT ENTRY FROM BEREA



BUILDING TYPE 2A - VIEW TO NORTHEAST FROM OFFICE PLAZA



BUILDING TYPE 2A - VIEW NORTHERLY FROM PROJECT INTERIOR

MENIFEE, CA

BOULDERS MIXED USE

RESIDENTIAL PERSPECTIVES

TRADEMARK CONSTRUCTION
15916 BERNARDO CENTER DRIVE
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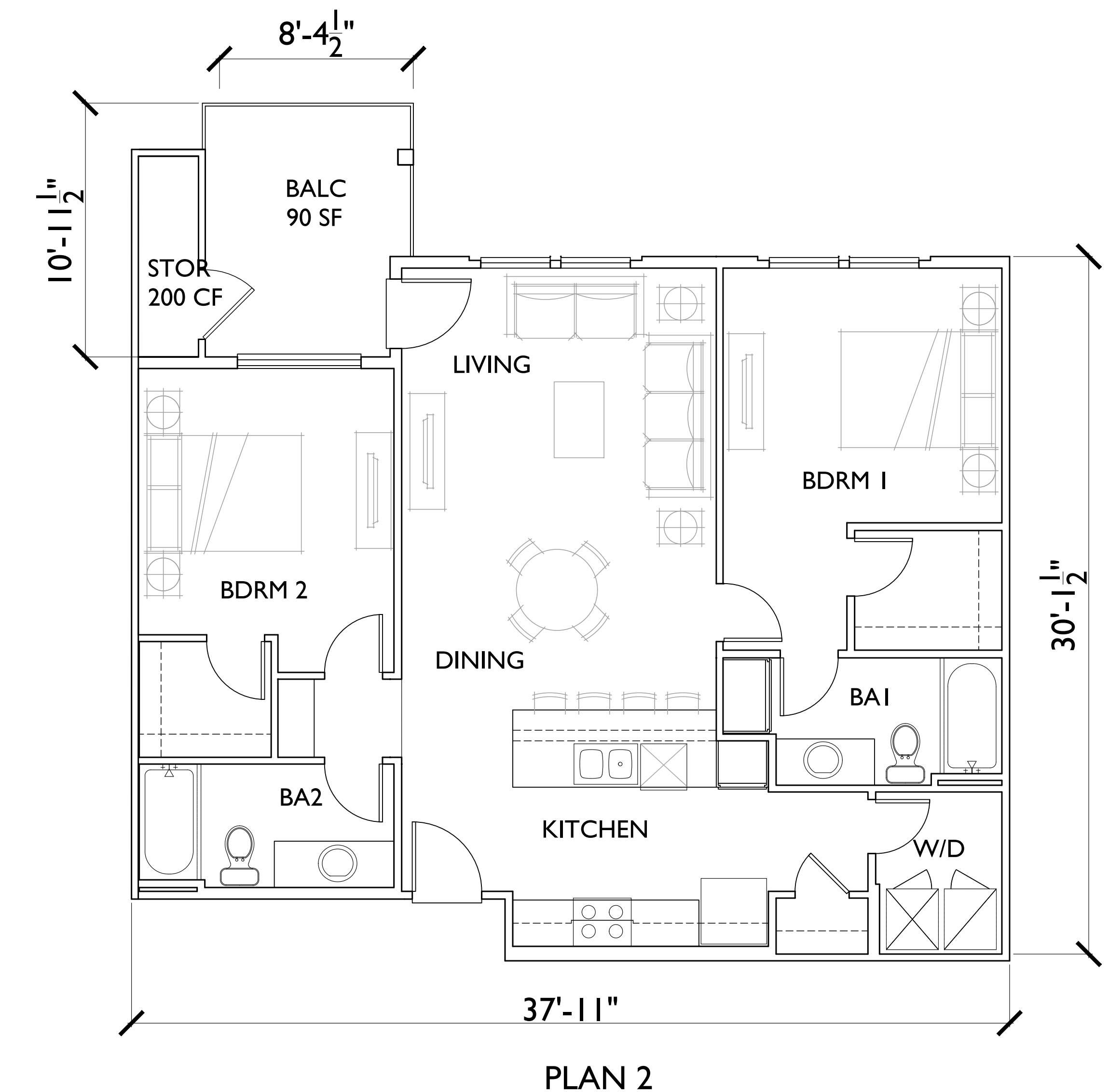
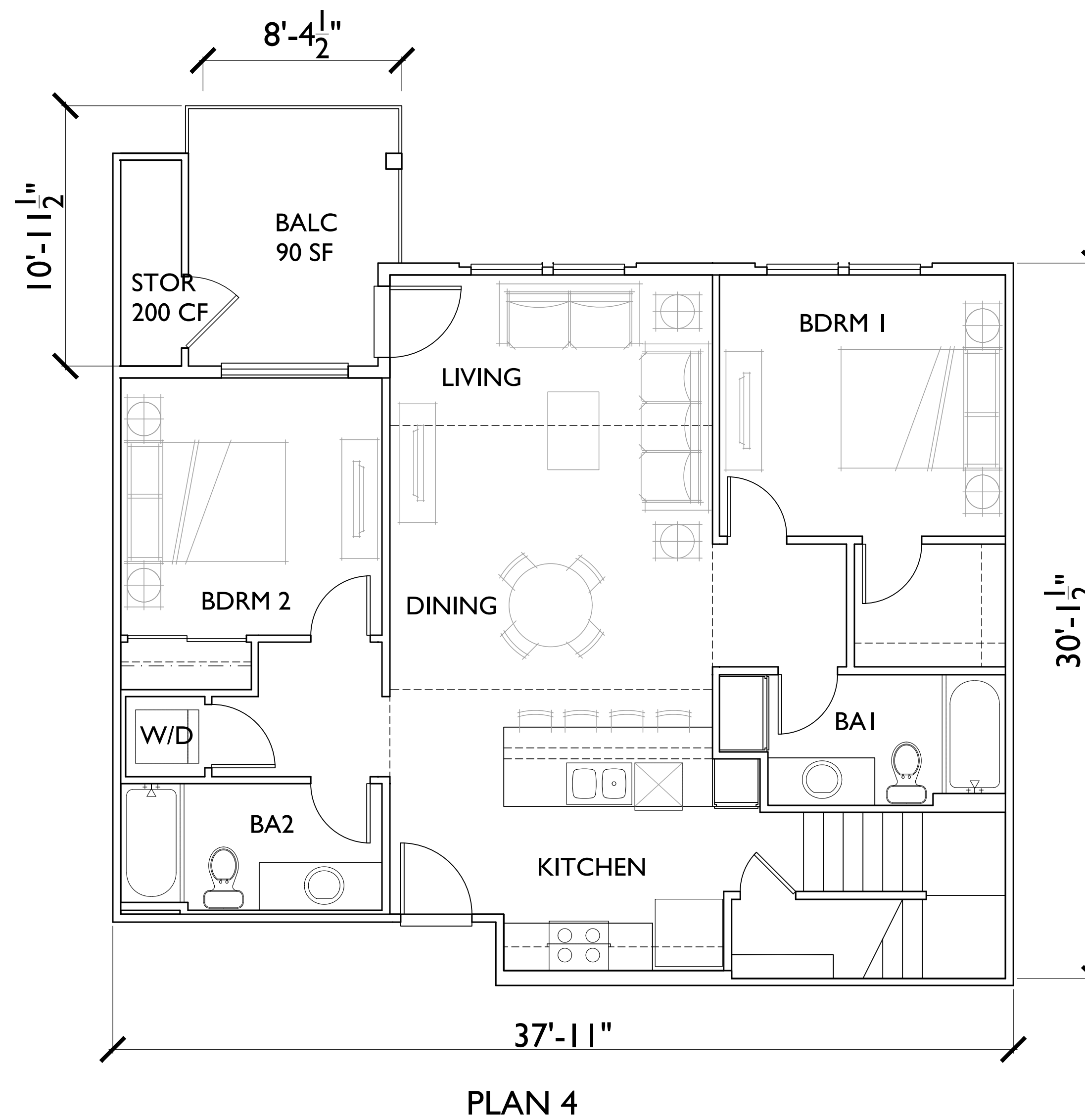
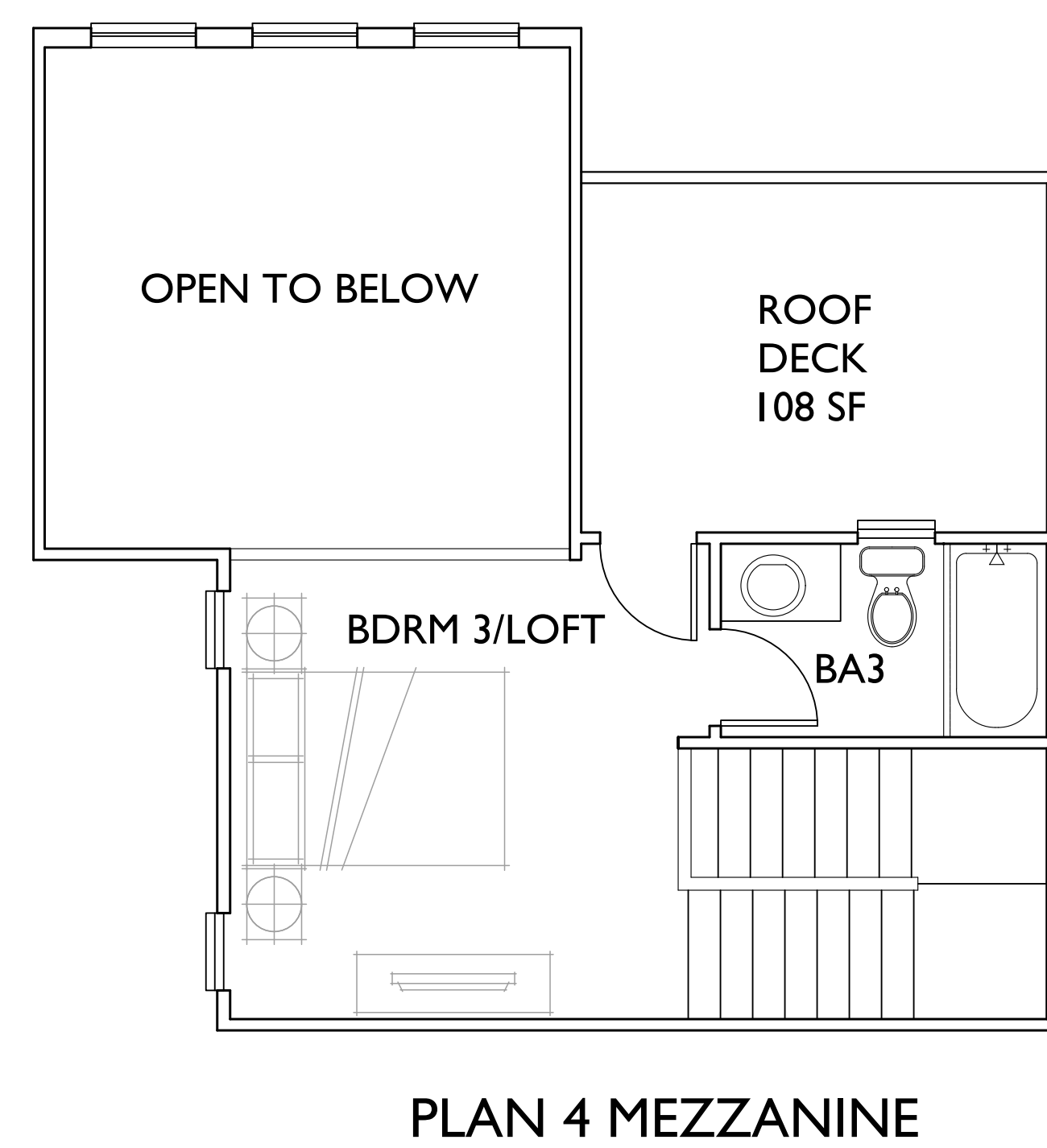
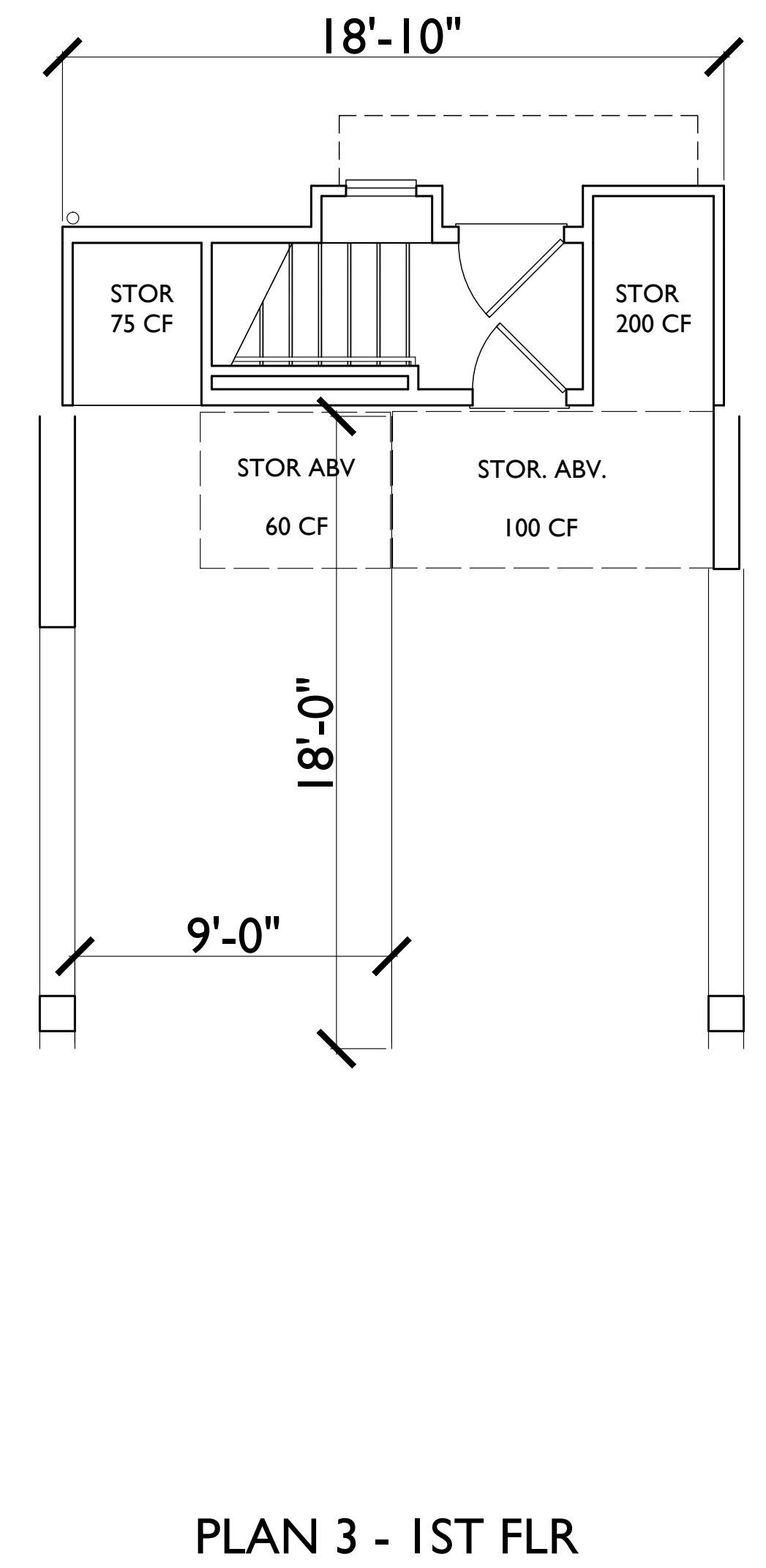
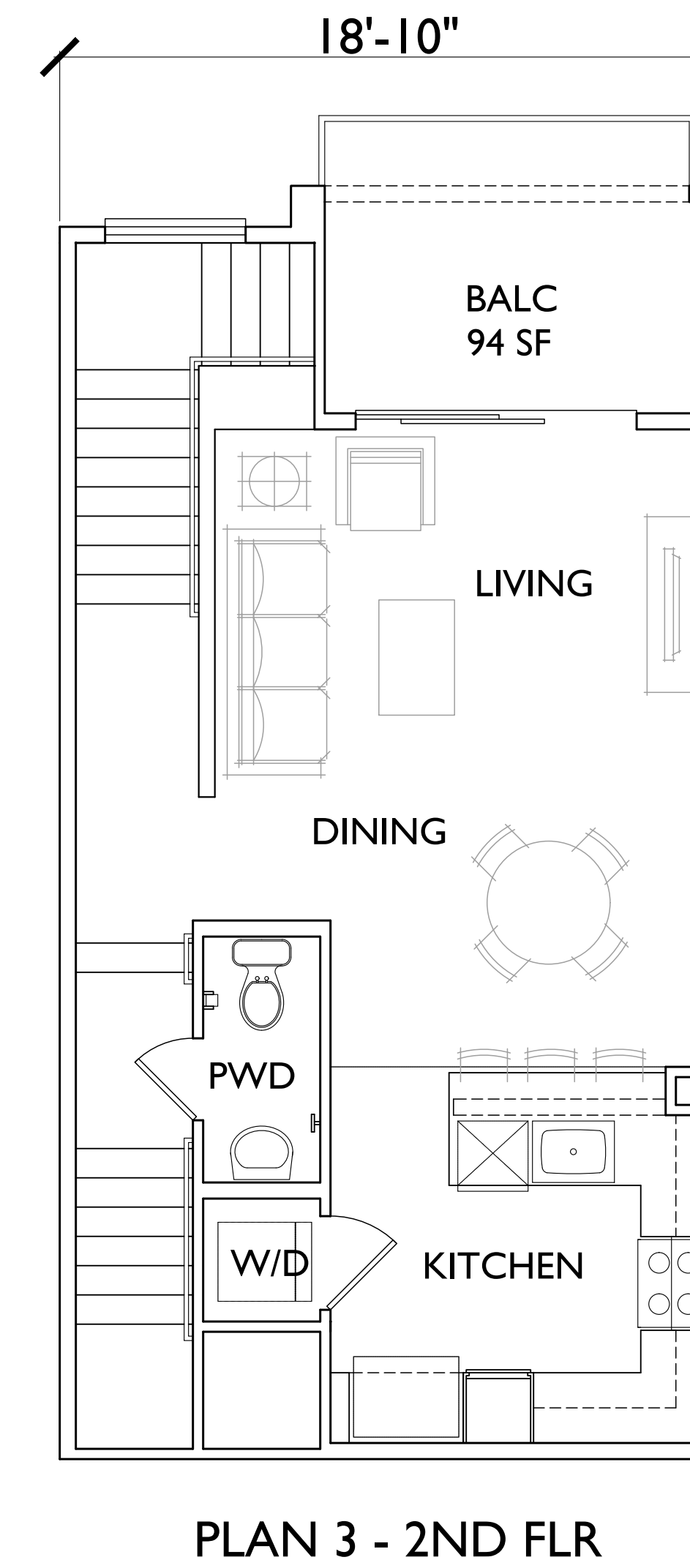
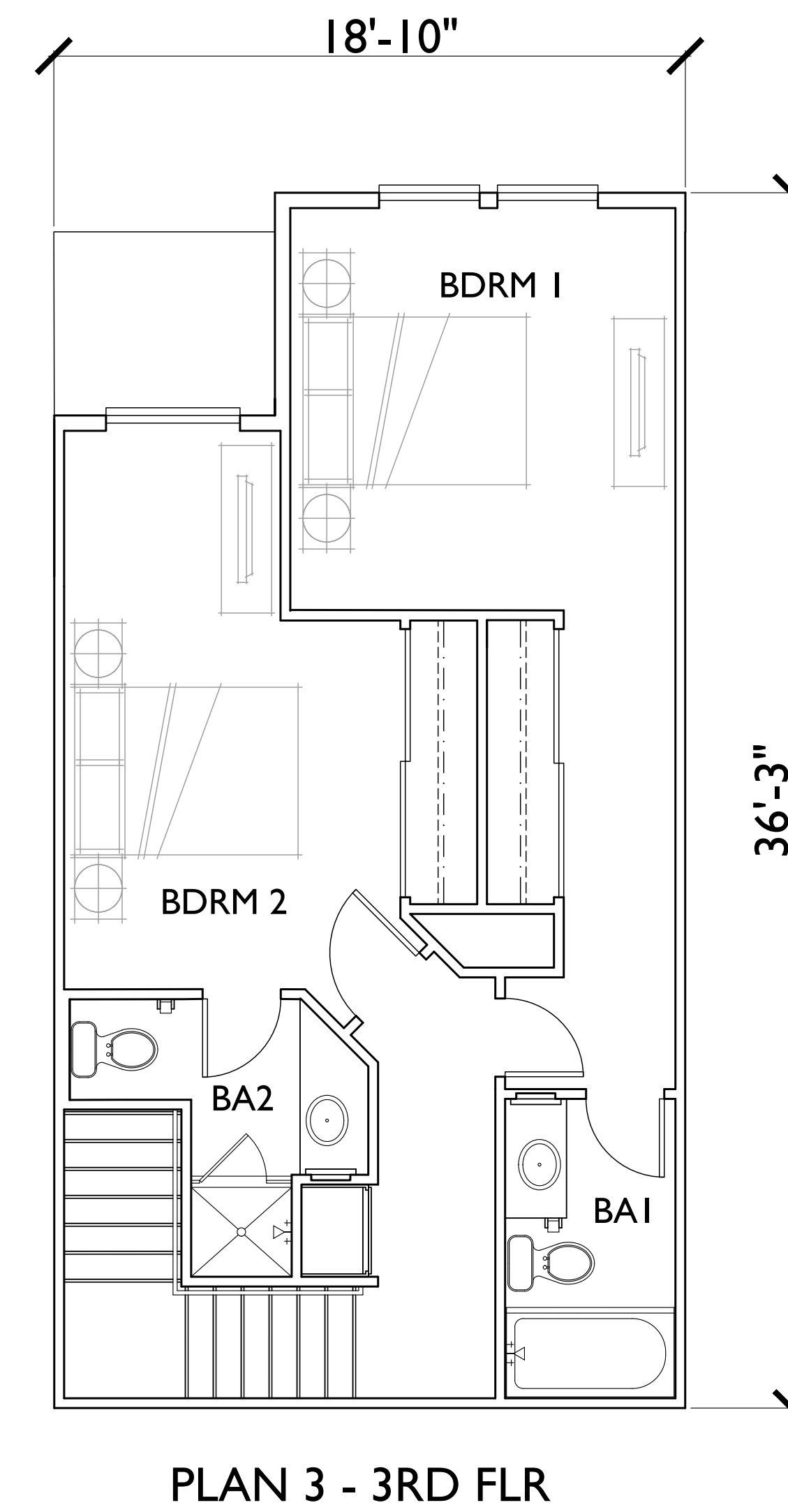
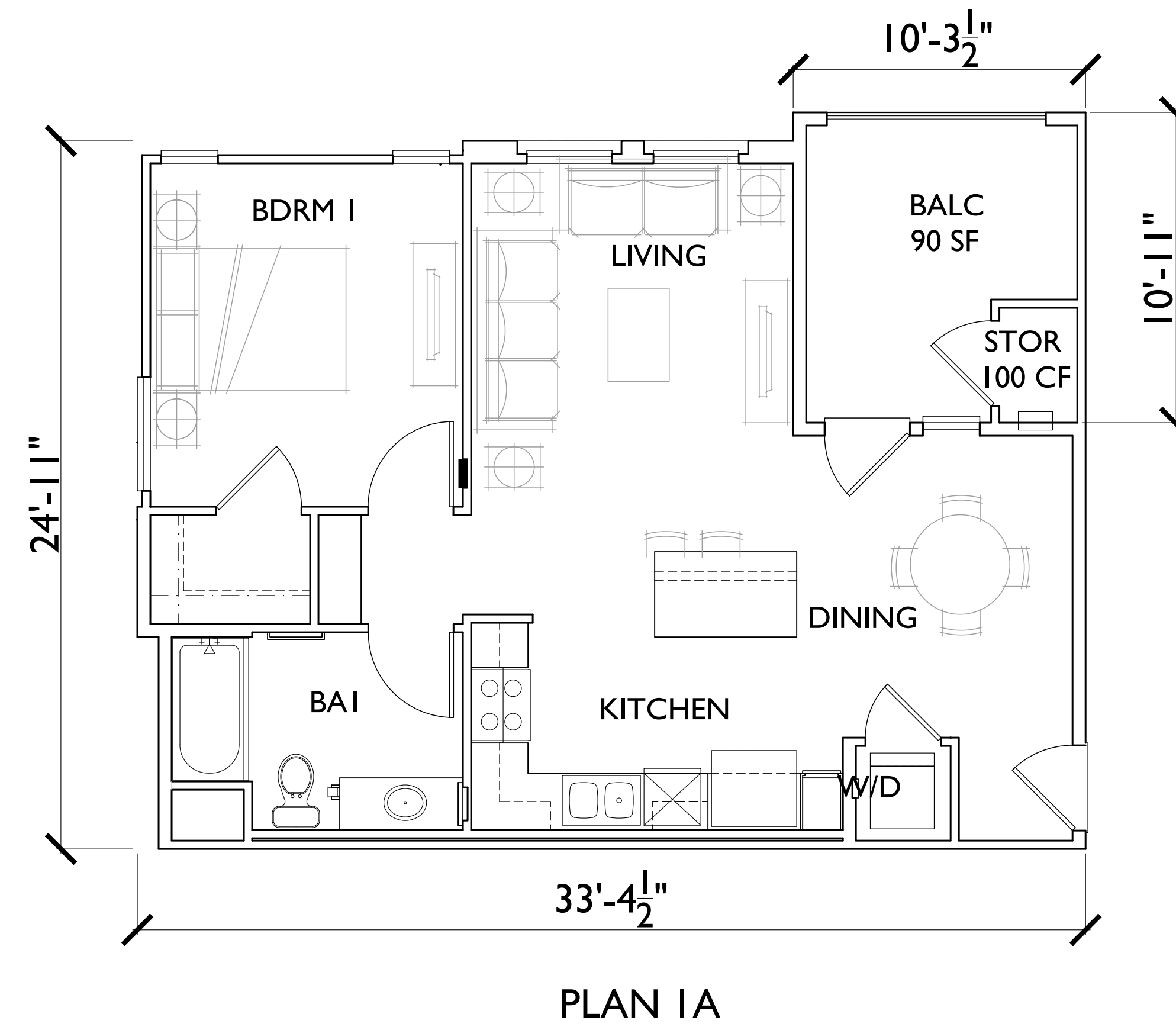
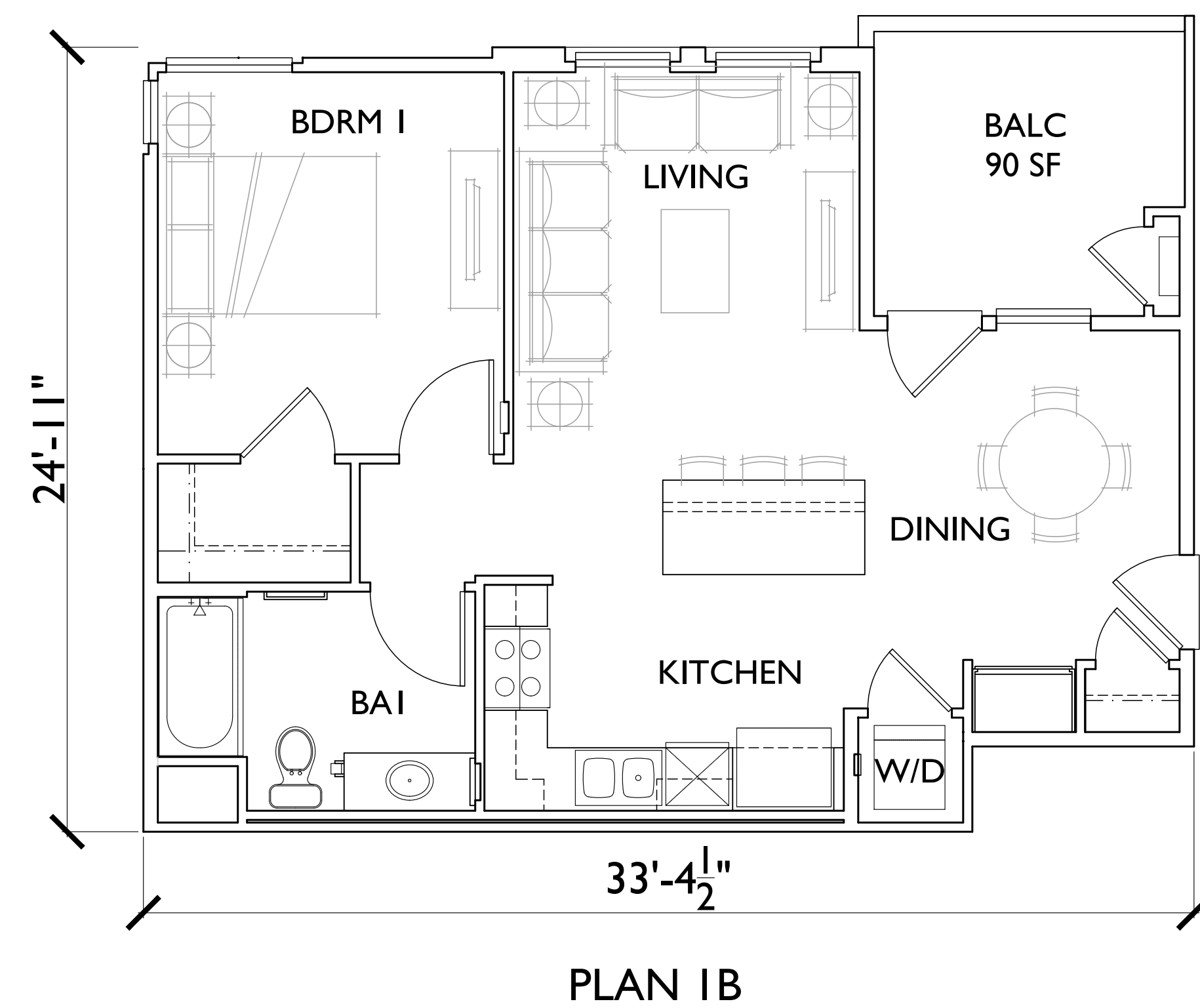
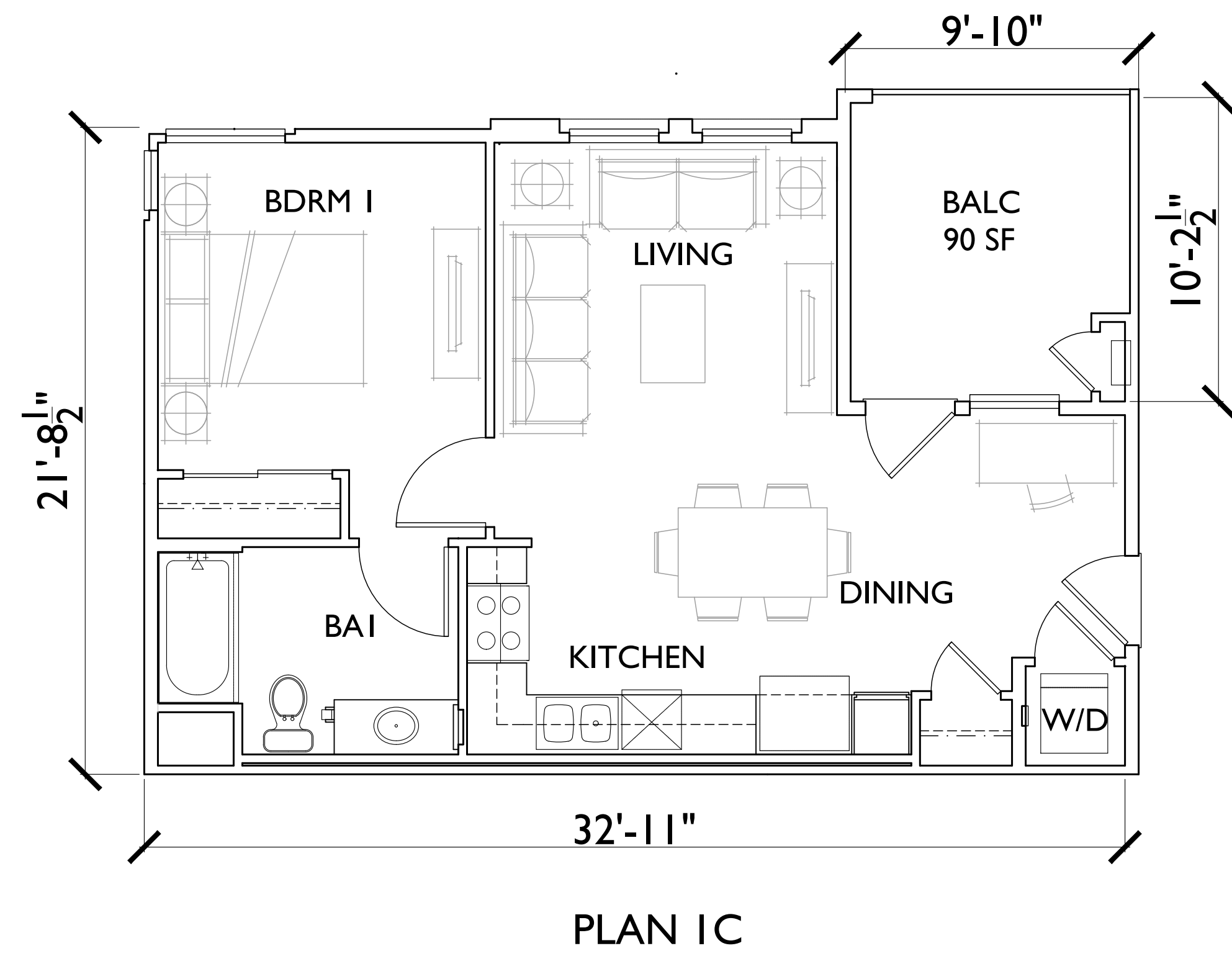
0 8 16 Scale 24 0 8 16 24

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A-7

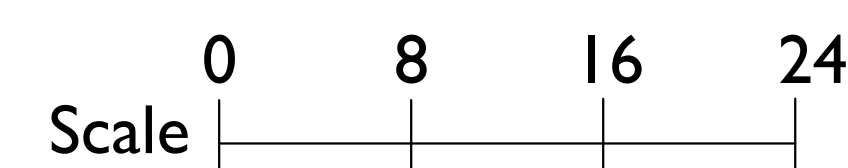


MENIFEE, CA

BOULDERS MIXED USE

UNIT PLANS

TRADEMARK CONSTRUCTION
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SAN DIEGO, CA 92127
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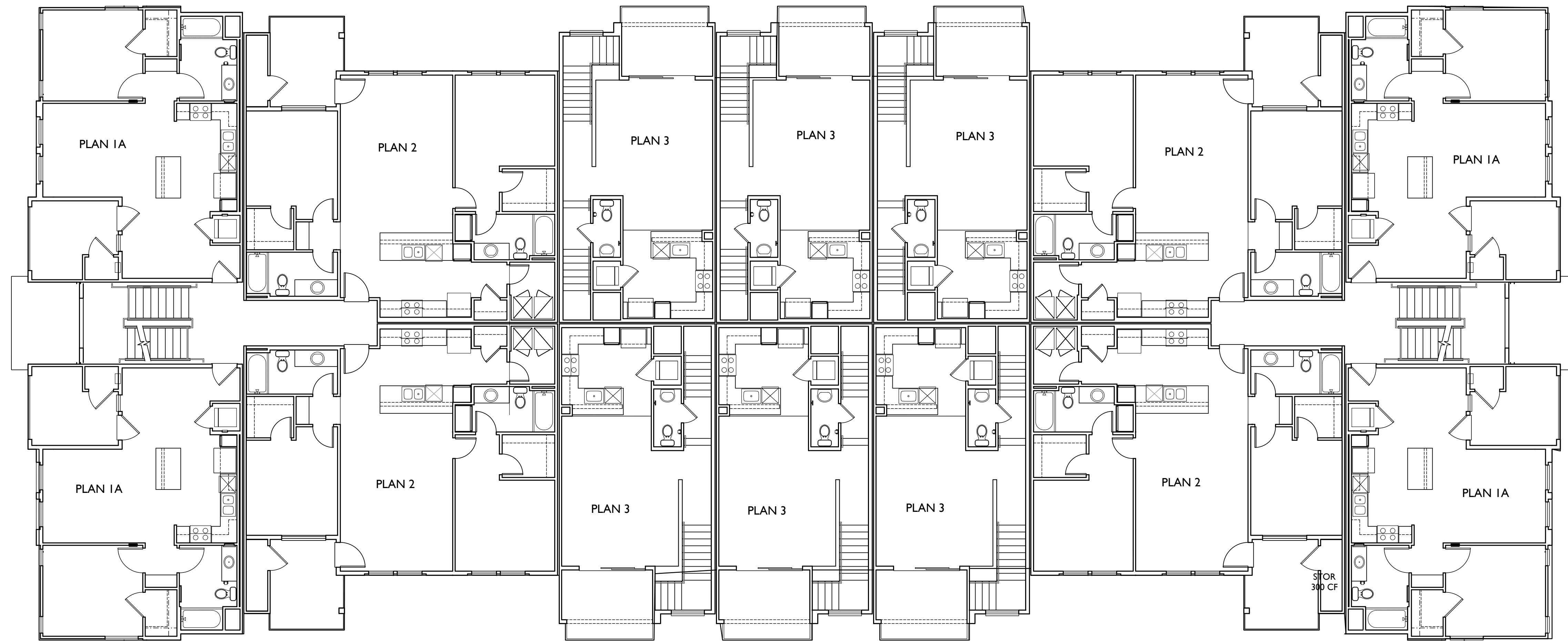


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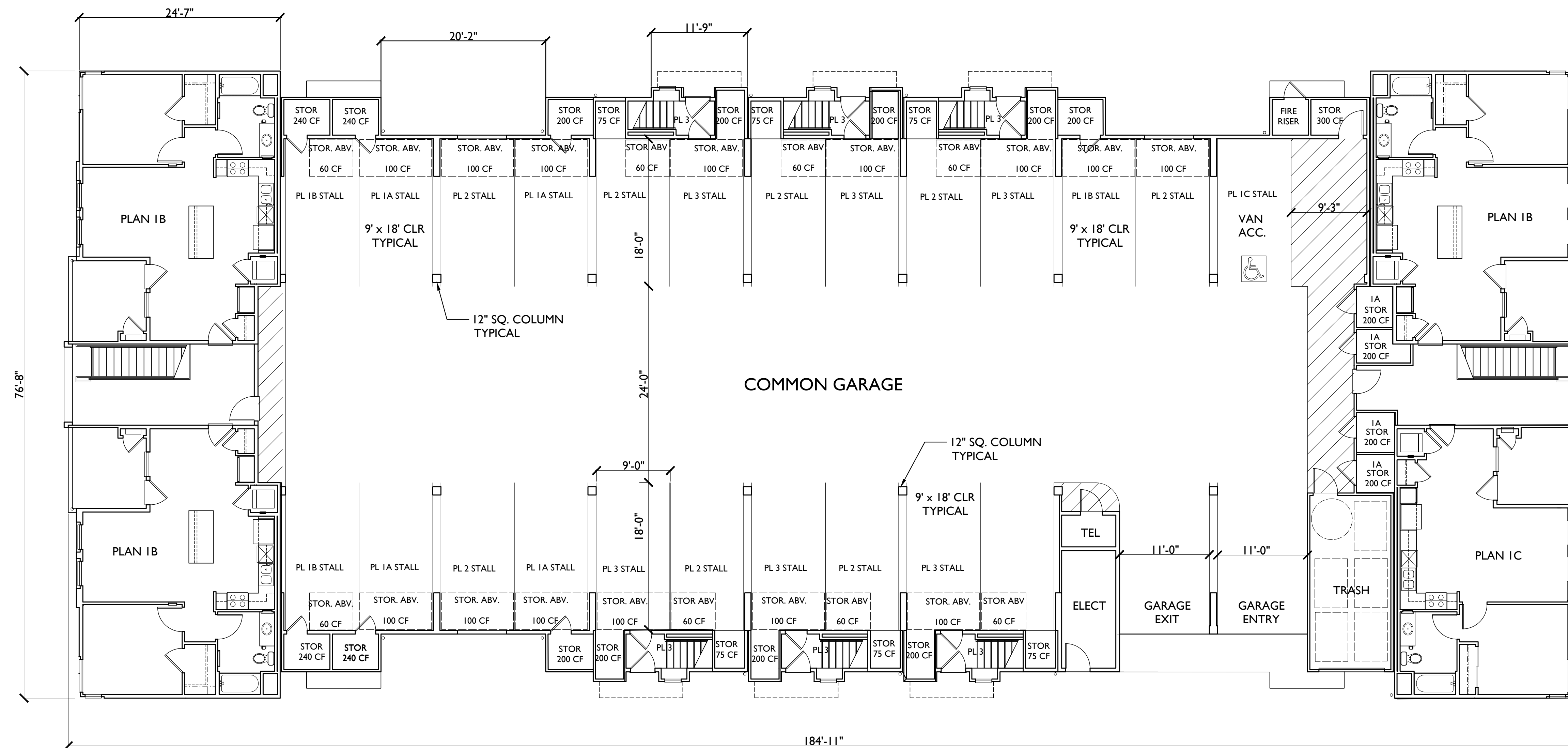
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A-8



SECOND FLOOR PLAN



FIRST FLOOR PLAN

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

MENIFEE, CA

BOULDERS MIXED USE

RESIDENTIAL BUILDING TYPE I

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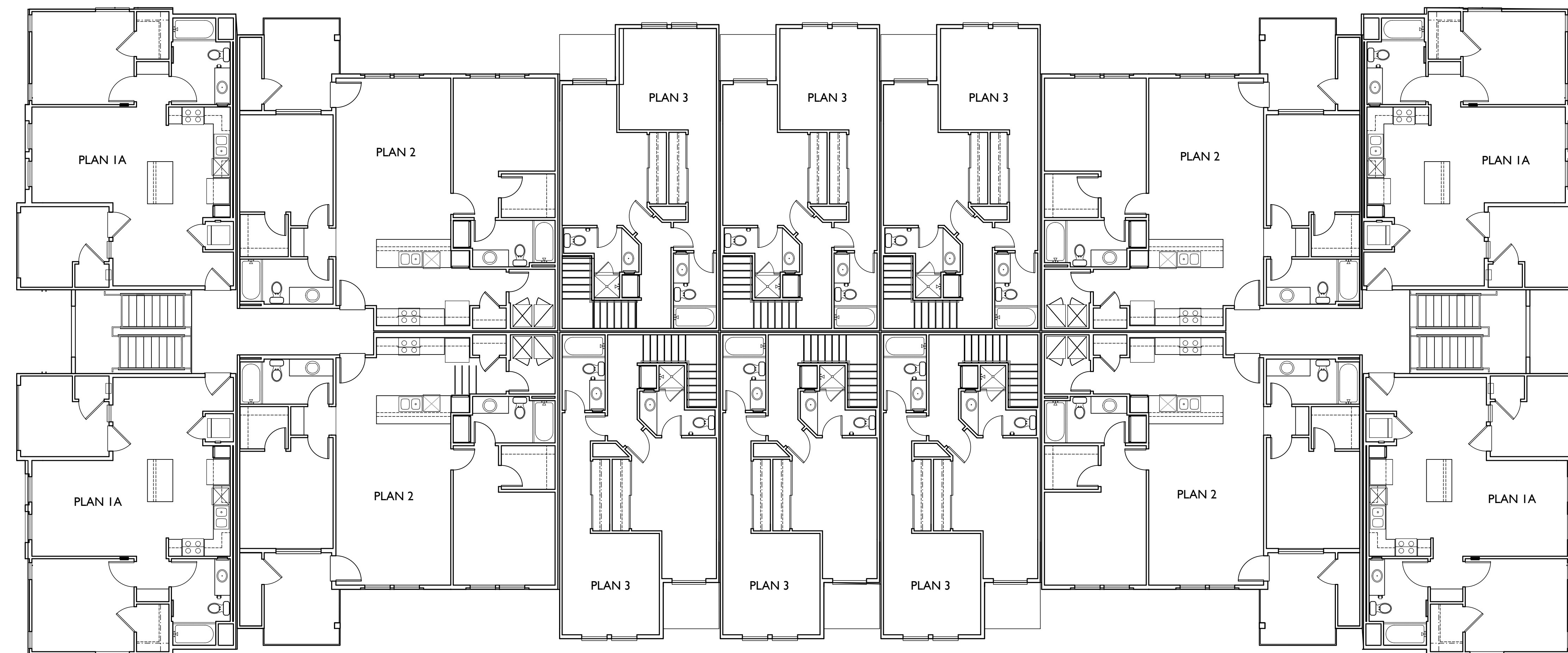
Scale 0 8 16 24

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A-9



THIRD FLOOR PLAN

MENIFEE, CA

BOULDERS MIXED USE

RESIDENTIAL BUILDING TYPE I

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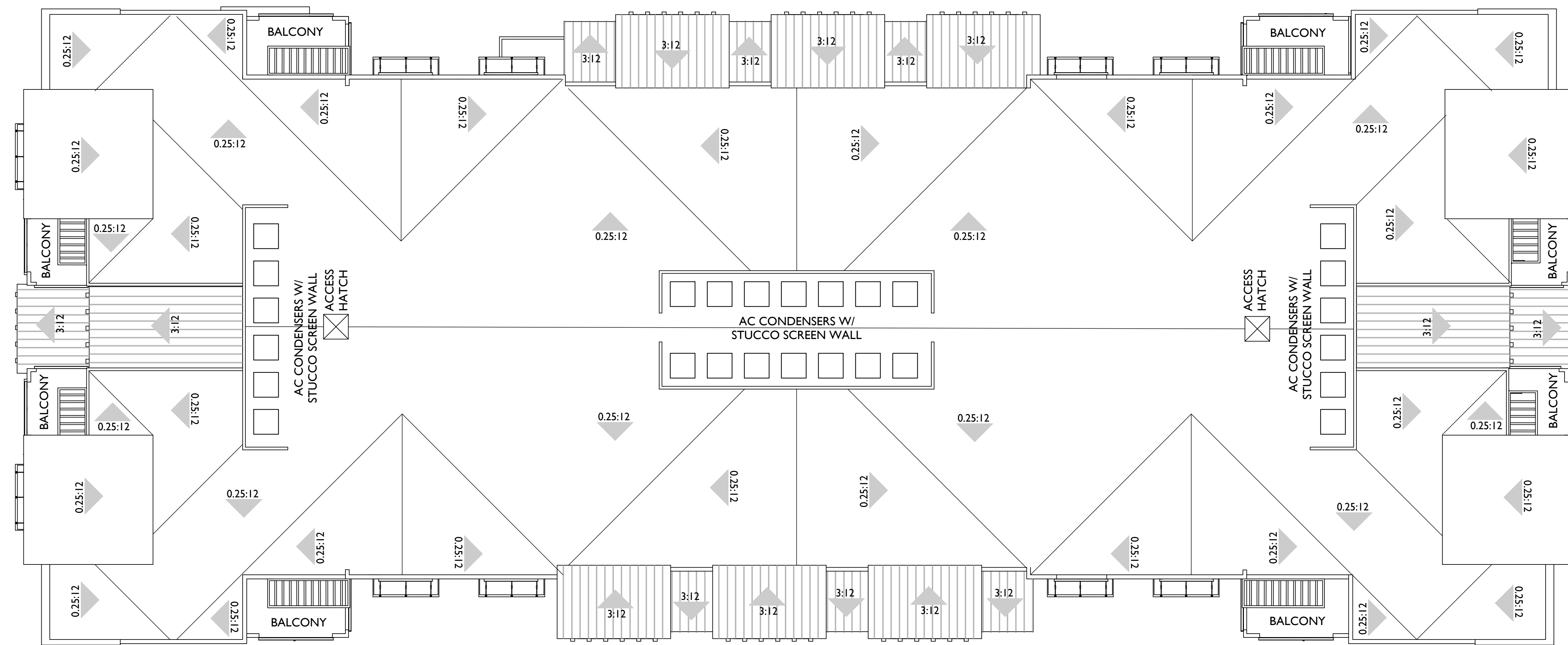
Scale 0 8 16 24

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A-10



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
15. METAL GARAGE SCREEN
16. METAL GARAGE GATE



RIGHT ELEVATION



FRONT ELEVATION



LEFT ELEVATION



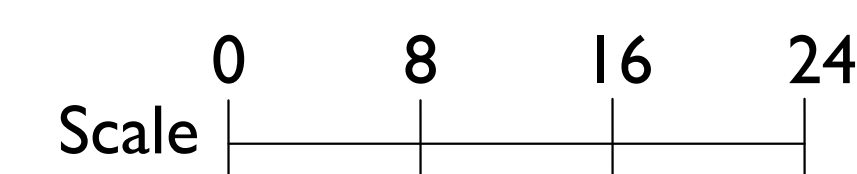
REAR ELEVATION

MENIFEE, CA

BOULDERS MIXED USE

RESIDENTIAL BUILDING TYPE 1A

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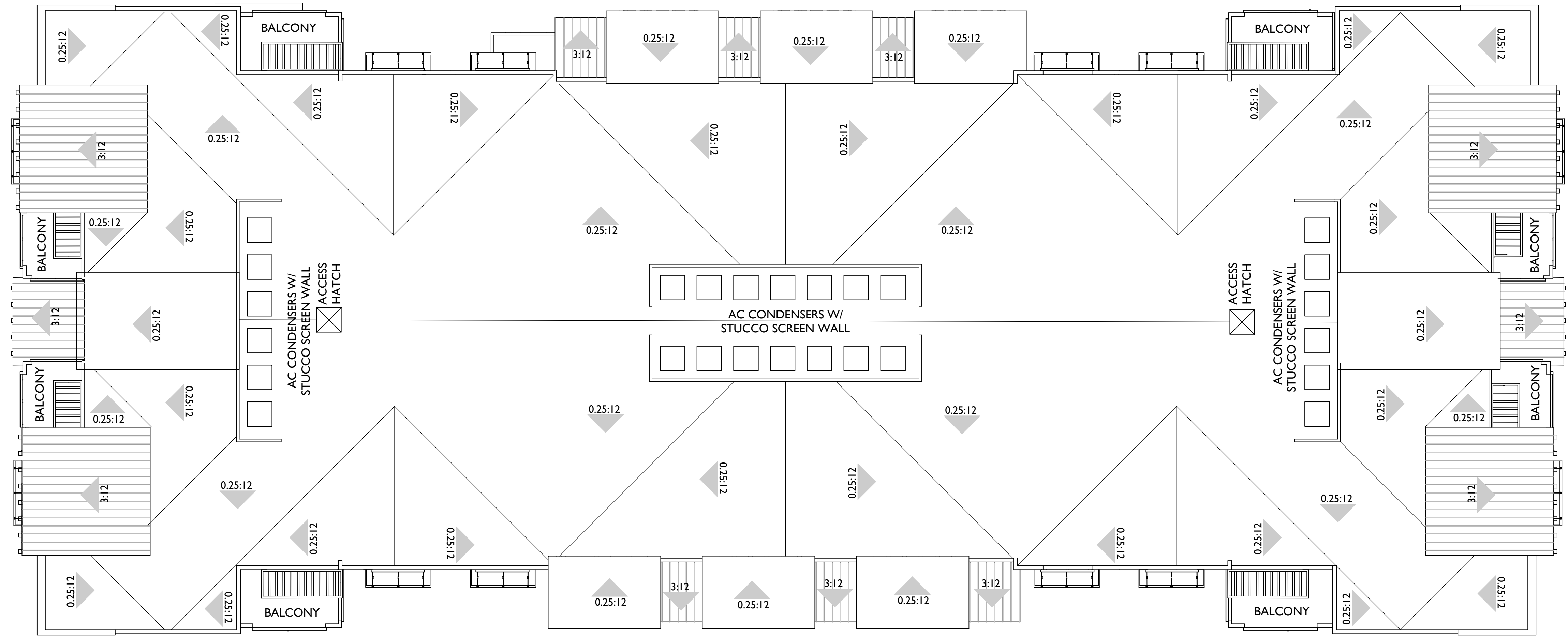


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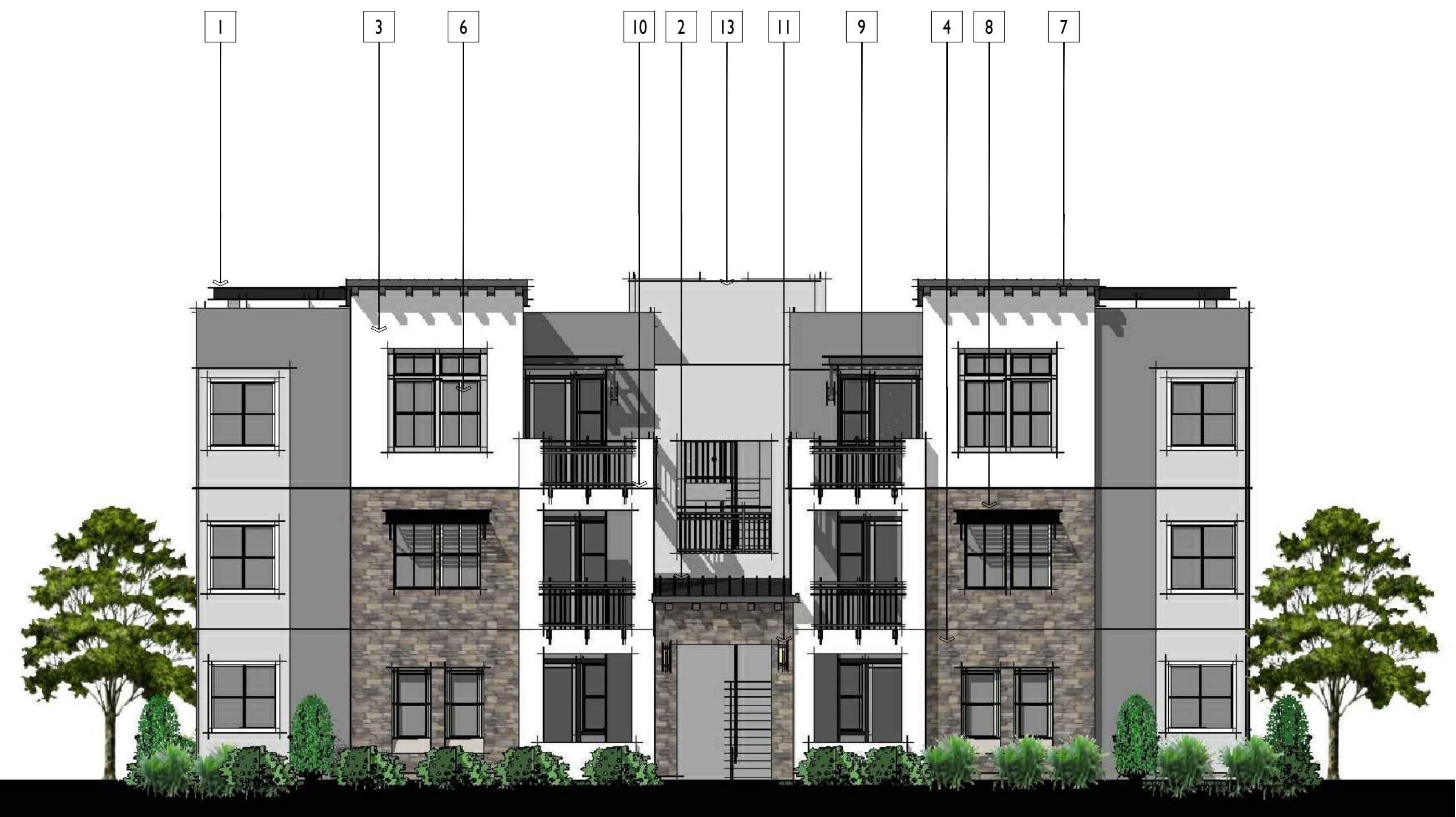
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A-11



ROOF PLAN IB

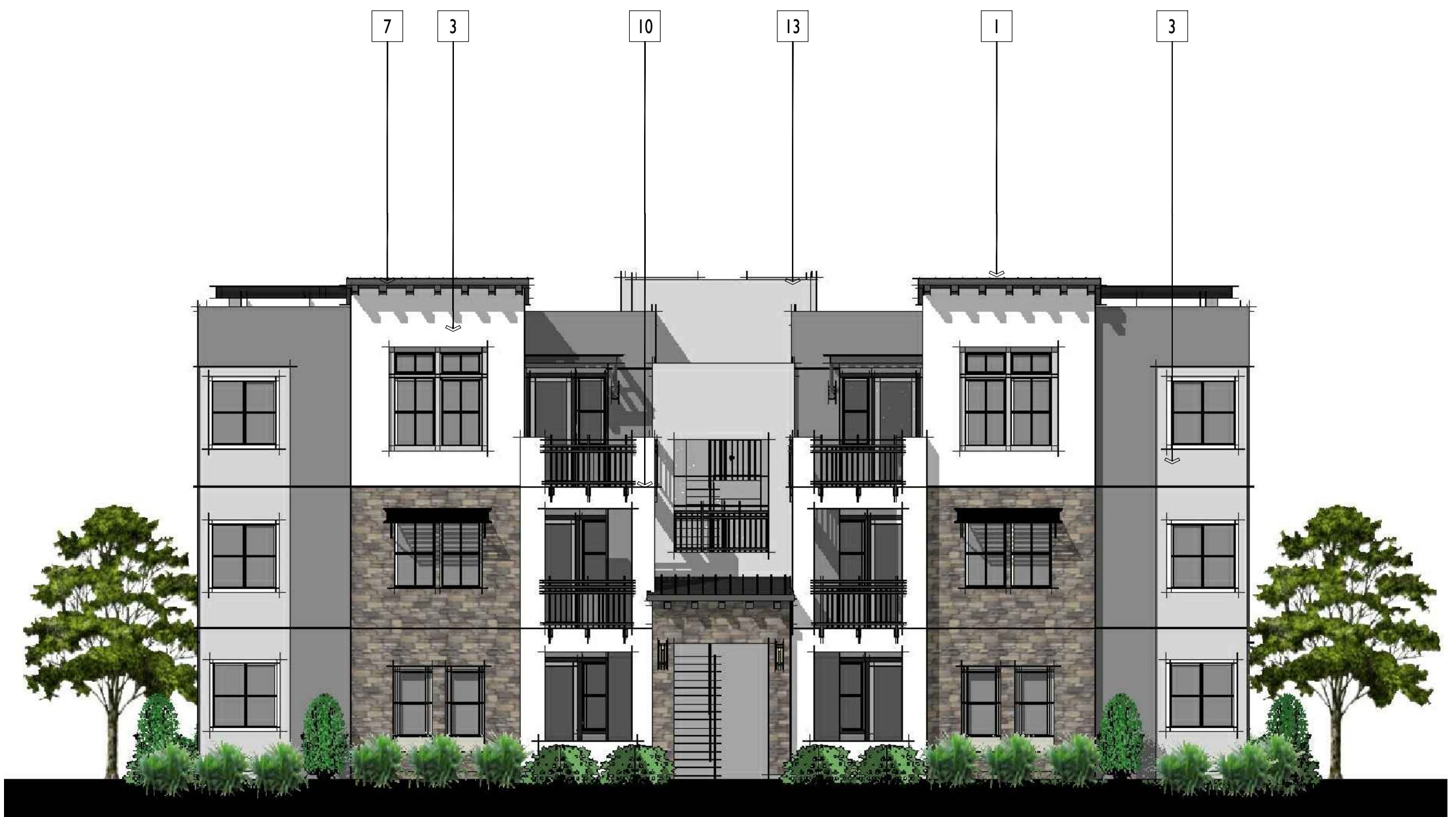
- MATERIAL SCHEDULE**
- 1. ROOF - STUCCO OVERHANG
 - 2. ROOF - STANDING SEAM METAL
 - 3. WALL - EXTERIOR SAND FINISH STUCCO
 - 4. WALL - BRICK/STONE VENEER
 - 5. WALL - HORIZONTAL SIDING
 - 6. VINYL WINDOW
 - 7. STUCCO OVER RAFTER TAILS
 - 8. METAL AWNING OVERHANG
 - 9. DECORATIVE METAL RAILING
 - 10.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



RIGHT ELEVATION



FRONT ELEVATION



LEFT ELEVATION



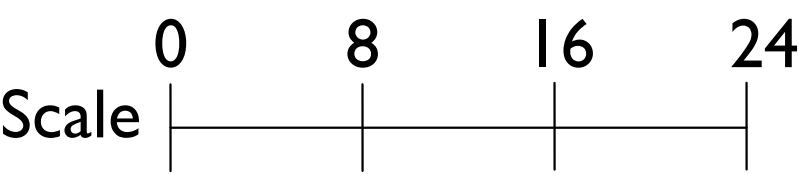
REAR ELEVATION

MENIFEE, CA

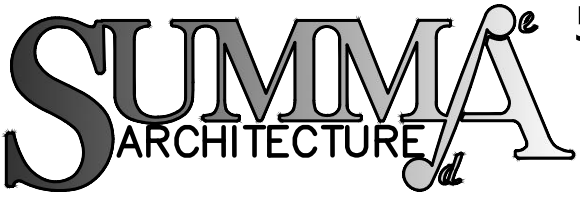
BOULDERS MIXED USE

RESIDENTIAL BUILDING TYPE 1B

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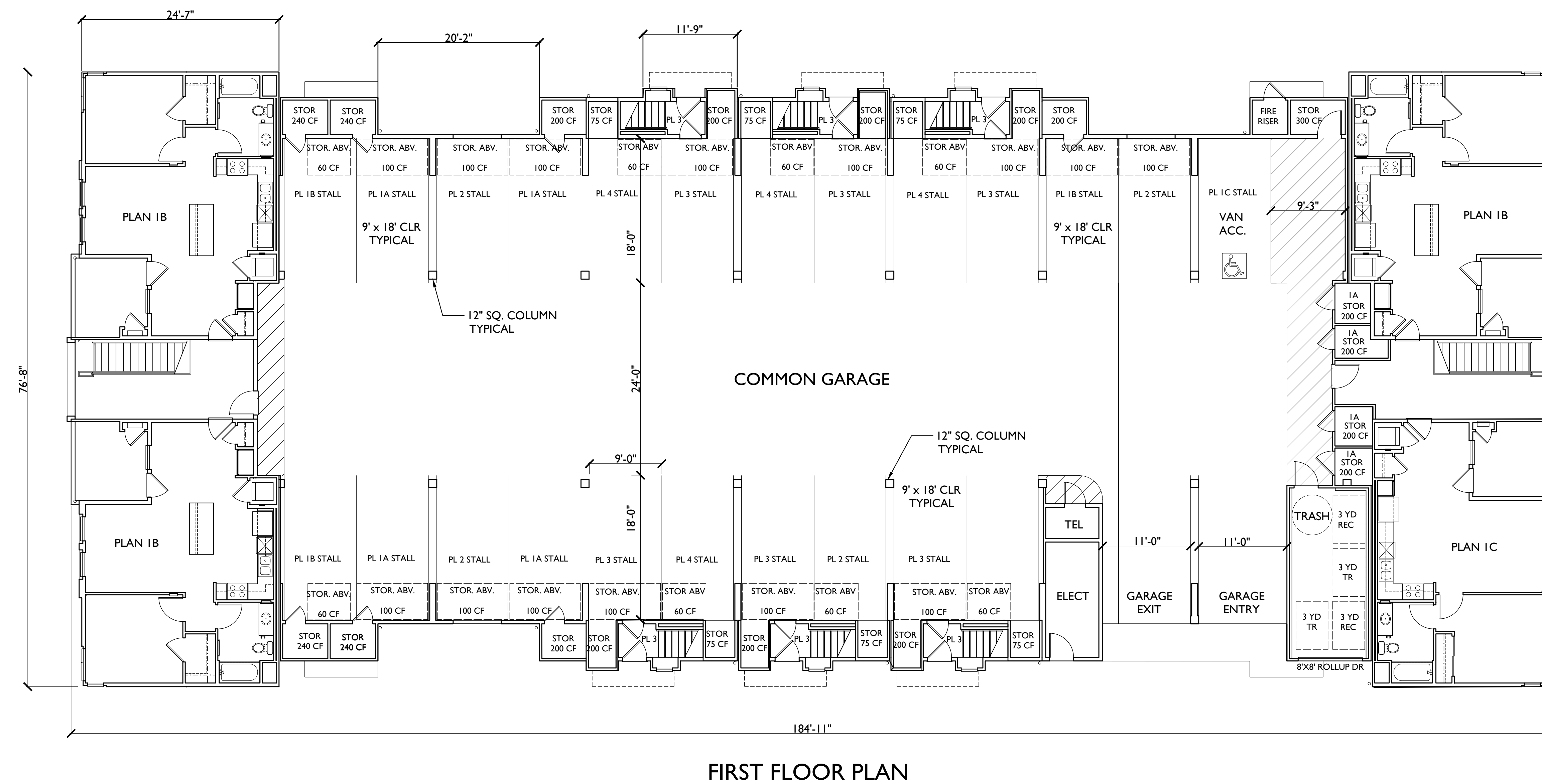
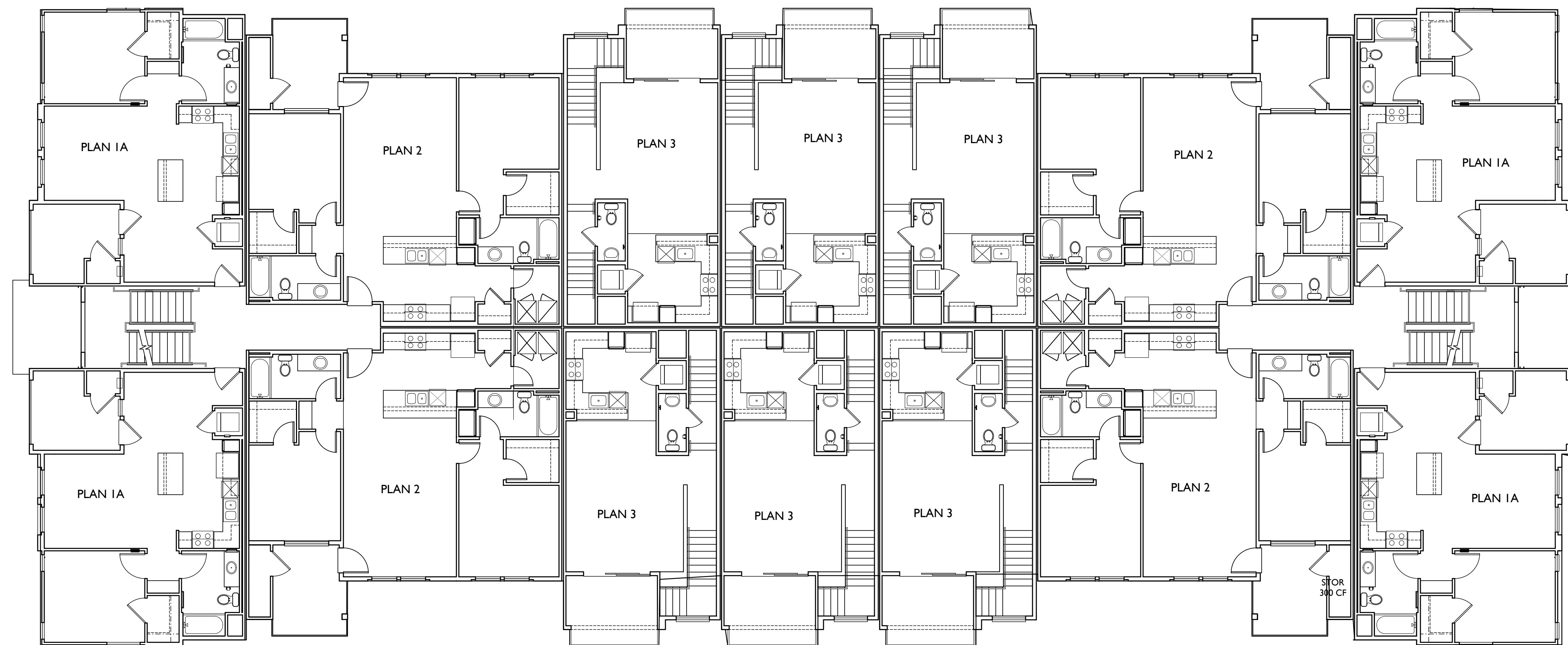


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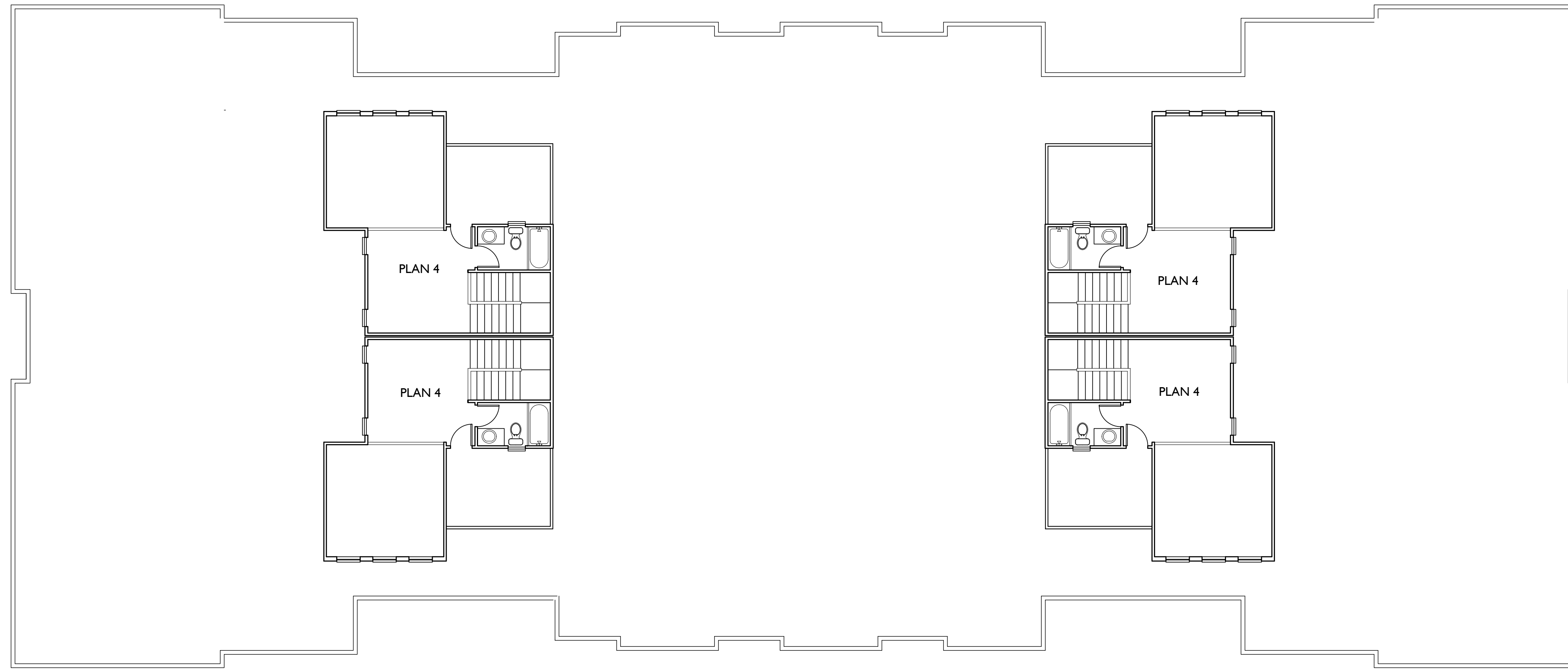
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A-12

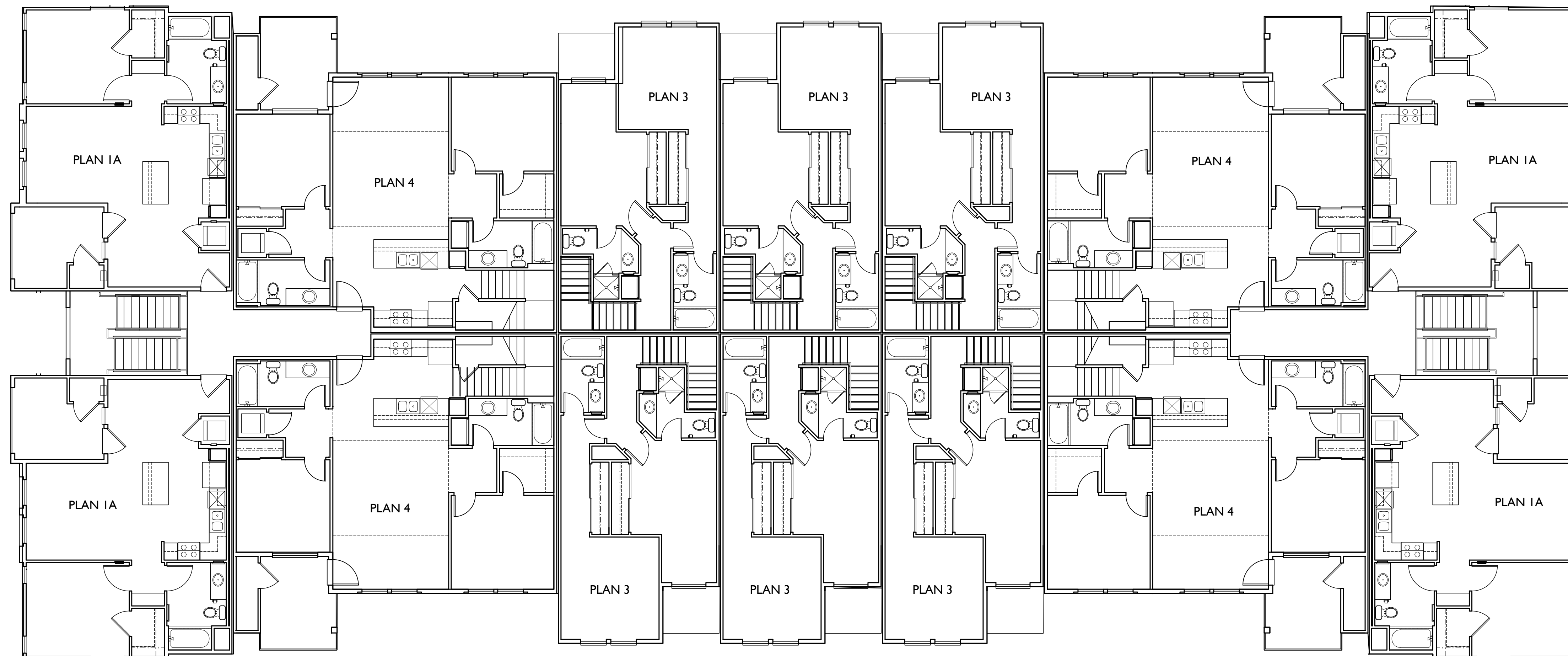


BUILDING TYPE 2 - 3 STORY + MEZZANINE UNIT PLAN SUMMARY

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	4	94 SF
3	2BD/2.5BA	1,175 SF	6	90 SF
4	3BD/3BA	1,187 SF	4	198 SF
26 UNITS TOTAL				



MEZZANINE PLAN



THIRD FLOOR PLAN

MENIFEE, CA

BOULDERS MIXED USE

RESIDENTIAL BUILDING TYPE 2

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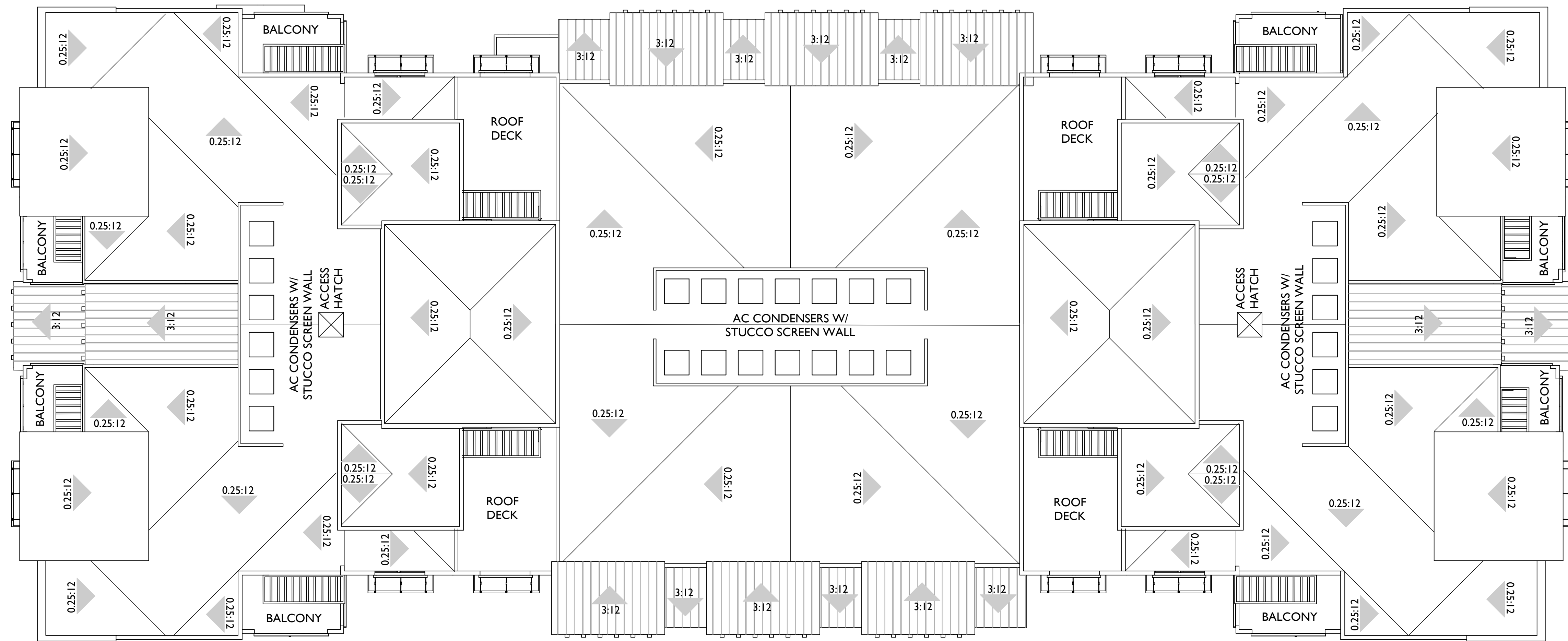
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A-14



ROOF PLAN 2A

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
15. METAL GARAGE SCREEN
16. METAL GARAGE GATE



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

MENIFEE, CA

BOULDERS MIXED USE

RESIDENTIAL BUILDING TYPE 2A

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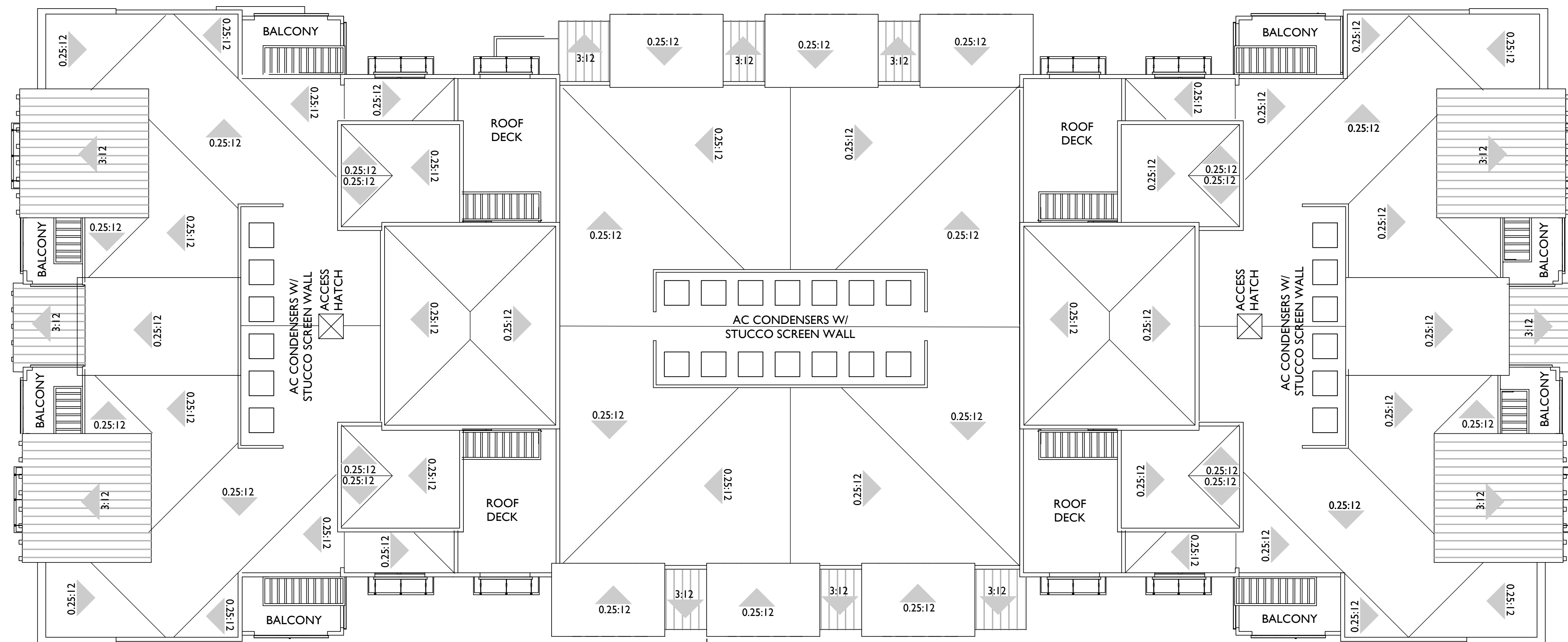
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A-15

0 8 16 Scale 24 0 8 16 24



ROOF PLAN 2B

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
15. METAL GARAGE SCREEN
16. METAL GARAGE GATE



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

MENIFEE, CA

BOULDERS MIXED USE

RESIDENTIAL BUILDING TYPE 2B

TRADEMARK CONSTRUCTION
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5256 S. MISSION ROAD STE. 404
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A-16

0 8 16 Scale 24 0 8 16 24



C LINE OF SIGHT EXHIBIT - VIEW SOUTHERLY FROM SINGLE FAMILY RESIDENCES

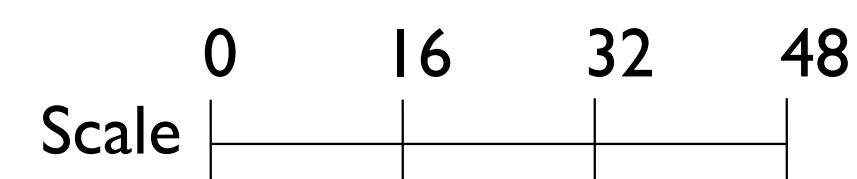


MENIFEE, CA

BOULDERS MIXED USE

SITE SECTIONS

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A-17



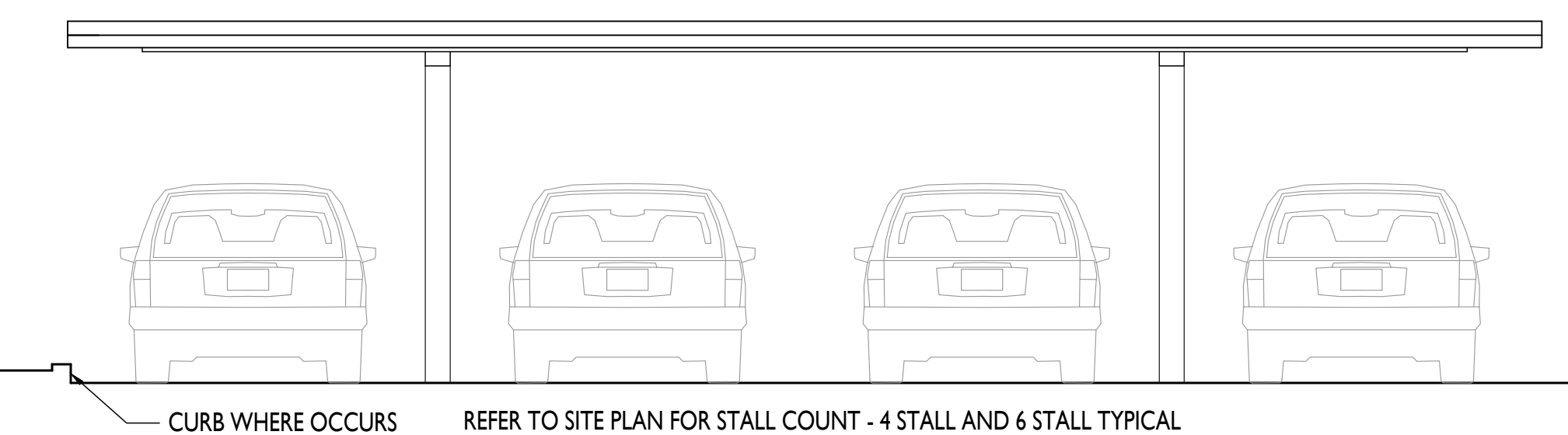
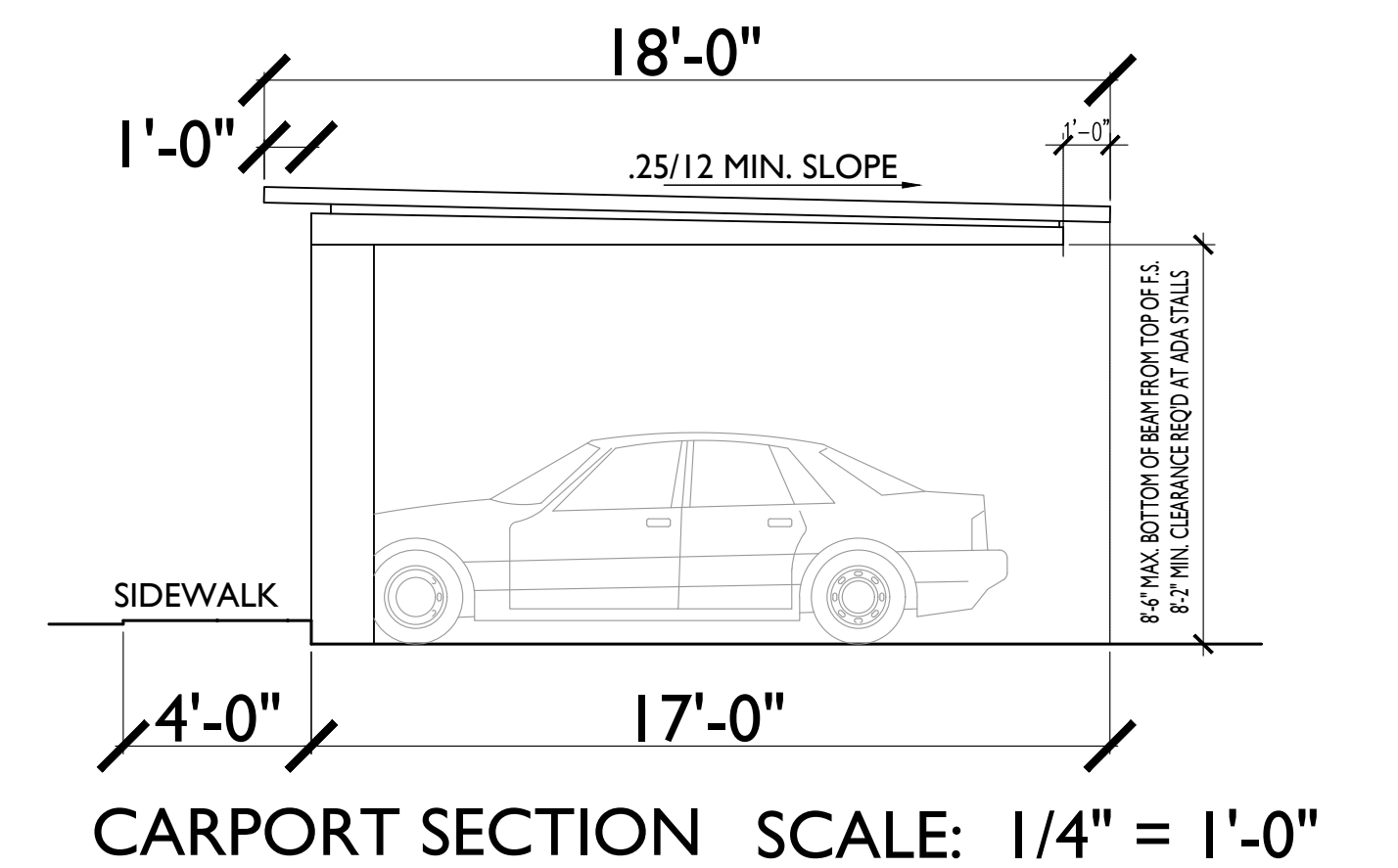
EXTERIOR DETAILS

REFER TO COLOR/MATERIAL BOARDS FOR ADDITIONAL INFORMATION

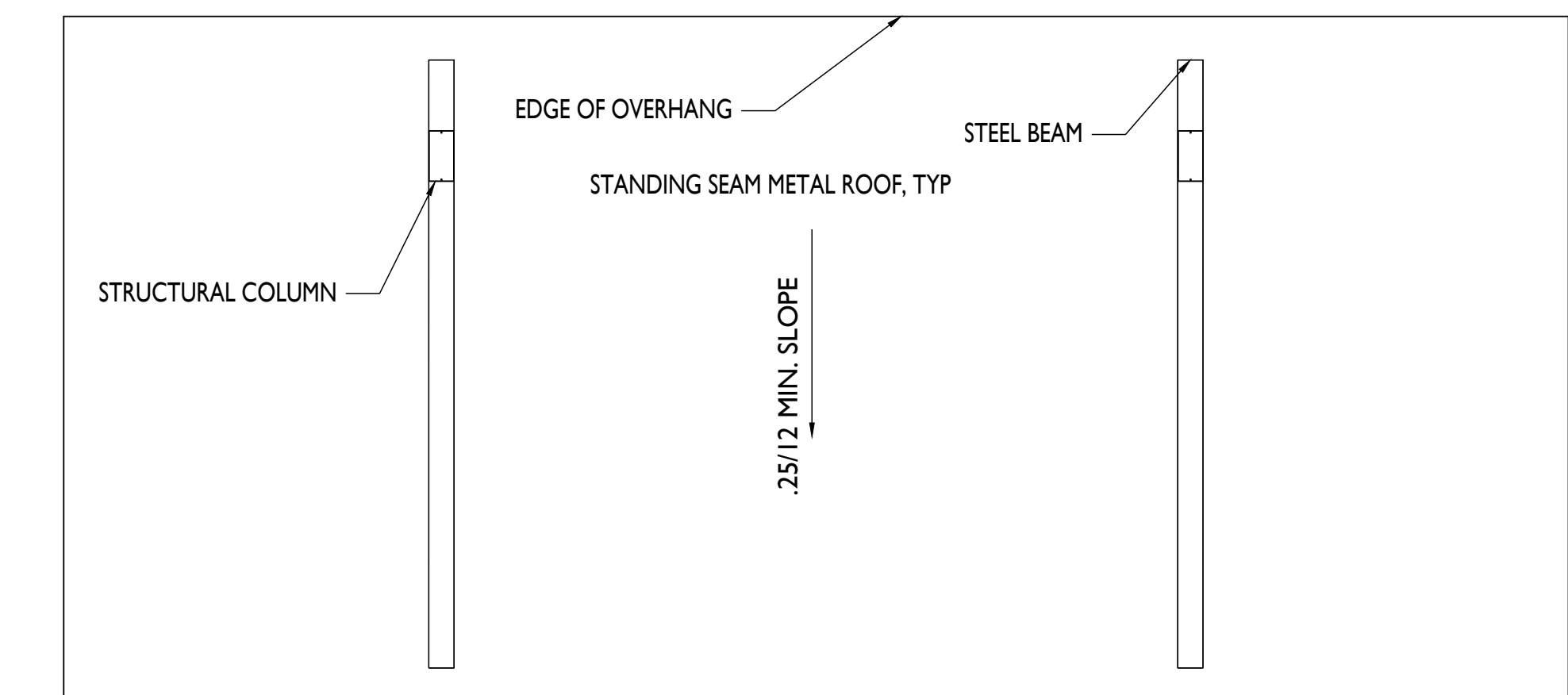
- 1 METAL SHADE OPEN TRELLIS
- 2 METAL CANTILEVERED AWNING
- 3 TUBULAR STEEL BALCONY RAIL
- 4 JAMES HARDIE SMOOTH LAP CEMENTITIOUS SIDING
- 5 1620 SAND FINISH STUCCO
- 6 RECESSED WINDOW
- 7 FRY REGLET
- 8 STUCCO OVER RAFTER TAILS
- 9 METAL ANGLED SLAT AWNING
- 10 ELDORADO SIMULATED STONE VENEER
- 11 ELDORADO SIMULATED BRICK VENEER
- 12 VINYL EXTERIOR WINDOW
- 13 METAL EXTERIOR DOOR
- 14 ALUMINUM STOREFRONT
- 15 FIRESIST CANVAS AWNING
- 16 ALUMINUM SPANDREL PANEL
- 17 LIGHTGAUGE METAL PANEL AWNING
- 18 TERRACORE PIETRA LIMESTONE PANEL



CARPORT PERSPECTIVE



CARPORT ELEVATION SCALE: 1/4" = 1'-0"



CARPORT ROOF PLAN SCALE: 1/4" = 1'-0"



HINKLEY 1660TT-LED WALL MOUNT



LANDSCAPE FORMS ASHBERY LED WALL MOUNT



LANDSCAPE FORMS ASHBERY LED PATH LIGHT



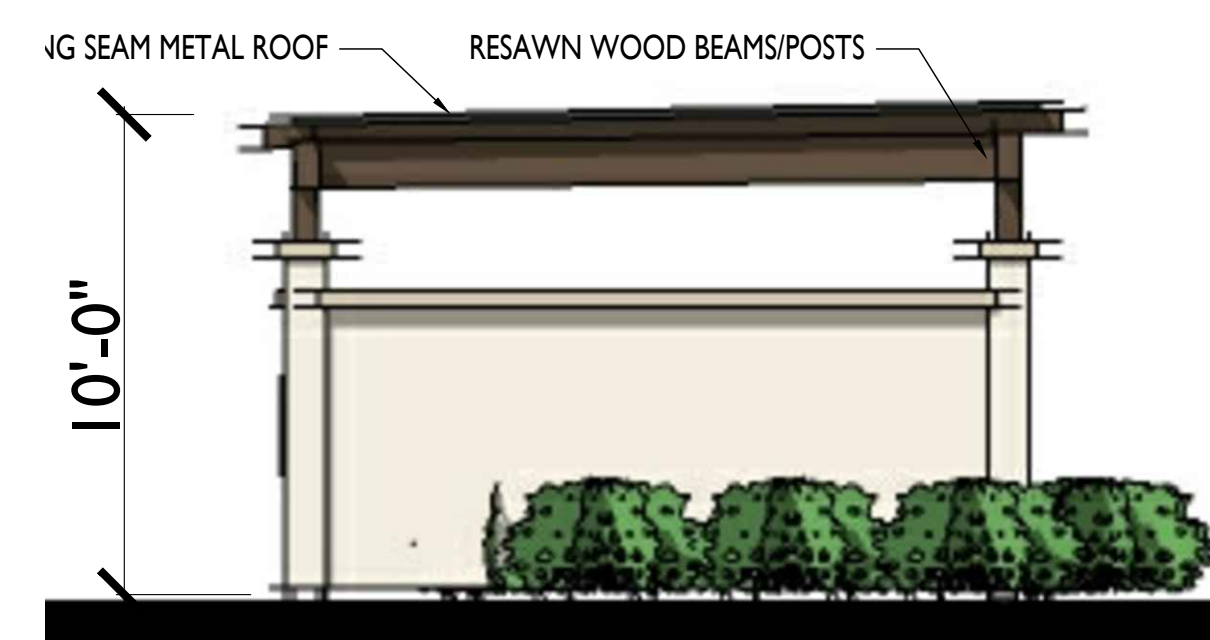
LANDSCAPE FORMS ASHBERY LED 14' POLE LIGHT

EXTERIOR PROJECT SITE LIGHTING

FIXTURE LOCATIONS AND TYPES TO BE CONFIRMED WITH PHOTOMETRIC STUDY FOR ALL SITE AREAS INCLUDING PARKING LOTS, PATHWAYS, AND LANDSCAPE AREAS PRIOR TO BUILDING PERMIT ISSUANCE



TRASH ENCLOSURE - DRIVE SIDE SCALE: 1/4" = 1'-0"

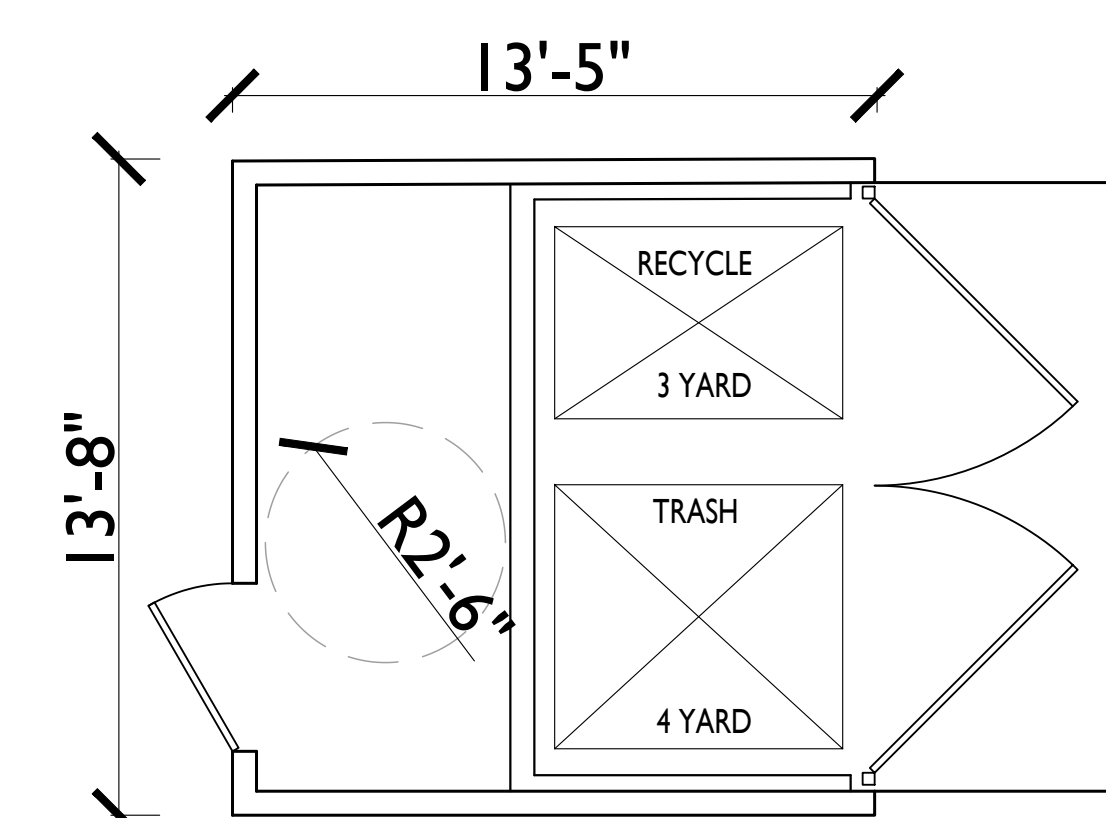


TRASH ENCLOSURE - SIDE ELEVATION SCALE: 1/4" = 1'-0"

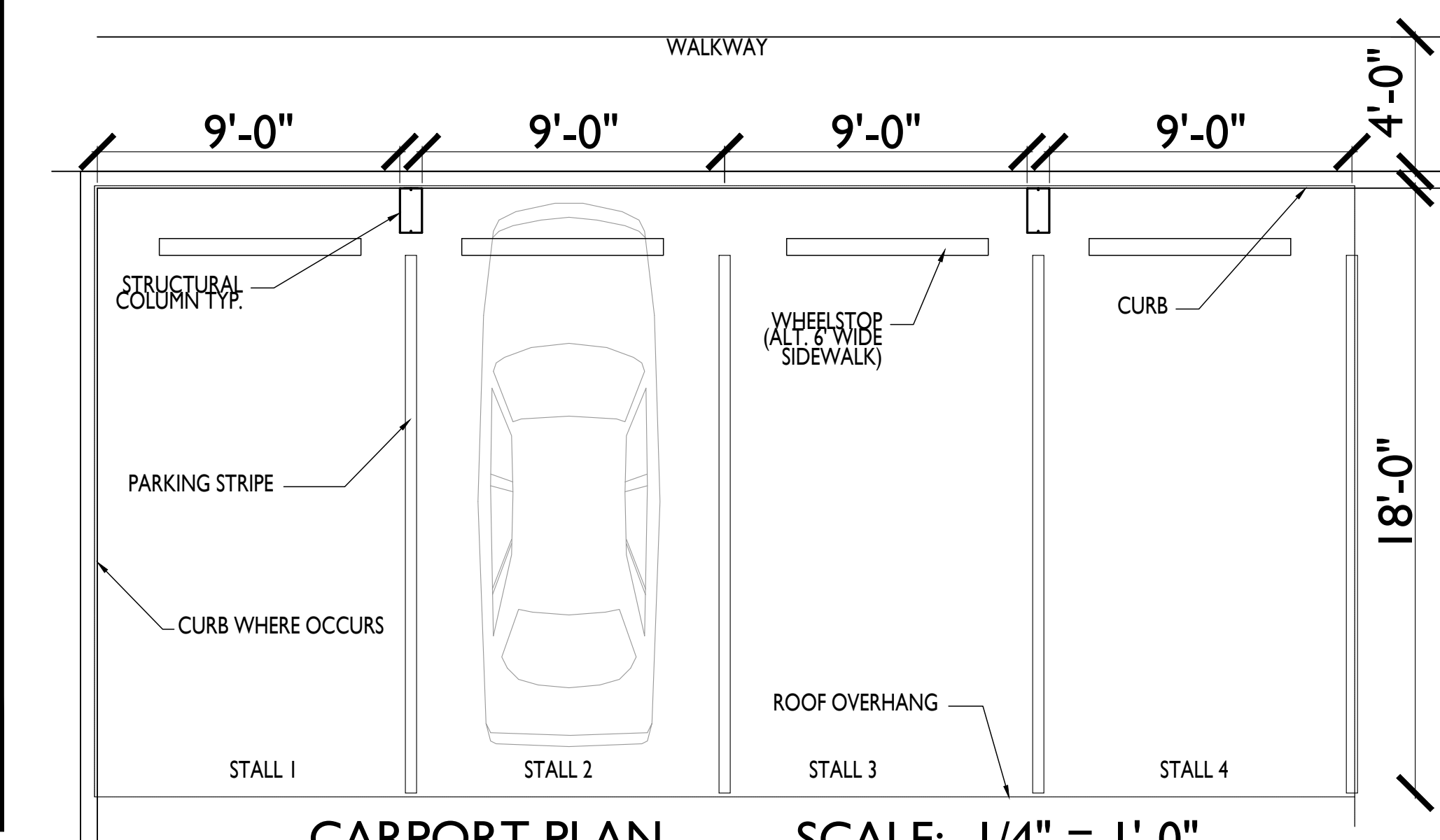


TRASH ENCLOSURE - PED. SIDE SCALE: 1/4" = 1'-0"

OUTDOOR TRASH ENCLOSURES FOR USE AT OFFICE, DAYCARE, AND CLUBHOUSE. REFER TO BUILDING COMPOSITE PLANS FOR TRASH ROOMS LOCATED WITHIN COMMON GARAGE AREA.



TRASH ENCLOSURE PLAN SCALE: 1/4" = 1'-0"



CARPORT PLAN SCALE: 1/4" = 1'-0"

MENIFEE, CA

BOULDERS MIXED USE

CARPORTS-TRASH ENCLOSURES-LIGHTING-PROJECT DETAILS

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(760) 489-9563

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A-18