LEGEND

- RED/PINK – BUILDING & SAFETY GRADING DIVISION COMMENTS
- PURPLE – PLANNING DEPARTMENT COMMENTS
- GREEN – ENVIRONMENTAL PROGRAMS DEPARTMENT COMMENTS
- LIGHT ORANGE – TRANSPORTATION DEPARTMENT COMMENTS
- BLUE – FLOOD CONTROL DISTRICT COMMENTS
- LIGHT GREEN – REGIONAL PARKS & OPEN SPACE DISTRICT COMMENTS
- RED – FIRE DEPARTMENT COMMENTS
- YELLOW – ENVIRONMENTAL HEALTH DEPARTMENT COMMENTS
- LIGHT BLUE – BUILDING & SAFETY PLAN CHECK COMMENTS
- ORANGE – WASTE MANAGEMENT DEPARTMENT COMMENTS

CASE: PAR220099
EXHIBIT: Site Plan
DATE: 12/15/2022
PLANNER: Rafael Garcia

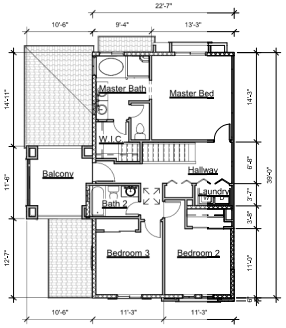
☑ Meeting ☐ Comment Agenda ☐ Final

Pre-Application Review (Category II)

Proposed 31 Townhomes

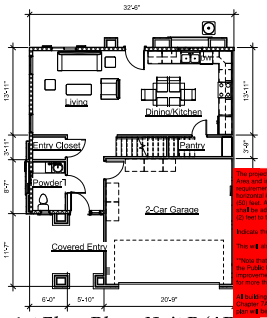
Grand Ave, Lake Elsinore, CA 92530

ANDRESEN ARCHITECTURE INC.
17087 ORANGE WAY, FONTANA, CA 92335 (909) 355-6688



2nd Floor Plan - Unit B (ADA)

1/8" = 1'-0"



1st Floor Plan - Unit B (ADA)

1/8" = 1'-0"

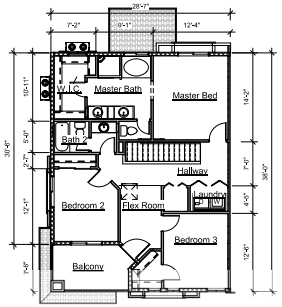
The project is located in the SRA High Fire Hazard Area and is subject to Title 14 CCR § 1273.04 requirements. No road or road structure shall have a horizontal inside radius of curvature of less than fifty (50) feet. An additional surface width of four (4) feet shall be added to curves of 50-100 feet radius; two (2) feet to those from 100-200 feet.

Indicate the 50' inside and 74' outside radius.

This will also pertain to the 24' width fire lane.

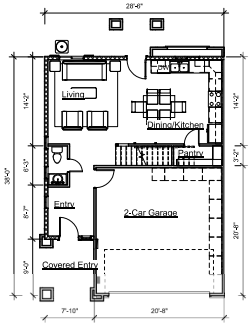
**Note that future subdivision reviews per 4290.5 of the Public Resources Code could require future improvements unless secondary access is provided for more than 30 units.

All buildings shall be fully sprinklered and subject to Chapter 7A requirements, and a fuel modification plan shall be required.



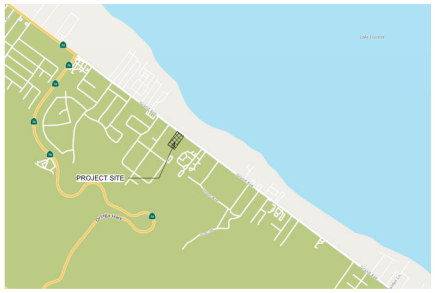
2nd Floor Plan - Unit A

1/8" = 1'-0"



1st Floor Plan - Unit A

1/8" = 1'-0"



Vicinity Map

Show and label existing street catch basin and the SD pipe, pipe size and pipe material.

A 30' access opening along Grand Ave. per recorded PM9501.

Proposed driveway on Access restricted along Grand Ave. per recorded PM9501. Project to abandon the access restricted per separate instrument through Survey Division.

Provide a left turn lane on Grand Ave. Show and label existing and proposed striping. Show and label existing and proposed striping.

The raised median to be minimum of 35' from street flowline per Std. 207A.

Move gate to a minimum of 100' from the curb flowline.

Grand Ave is designated as a Major Highway per general plan. Improve Grand Ave with landscape within parkway on 59' half-width RW dedication per Major Hwy std. 93.

check the dimension for the curb face

Grand Ave

Site Plan

1" = 20'-0"

Existing 50' floodway easement per recorded PM9501

OWNER: TRAC PHAM
MAILING ADDRESS: 2859 S. Euclid Ave, Ontario, CA 91762
tracpham32@yahoo.com
(951) 545-8604

PROJECT ADDRESS: GRAND AVE & BLANCHE DR., LAKE ELSINORE, CA 92530

ARCHITECT: ANDRESEN ARCHITECTURE INC.
17087 ORANGE WAY
FONTANA, CA 92335
CONTACT: FLORY SMITH
(909) 355-6688
flory.smith@aaifirm.com

APN: 381-300-009

EXISTING/PROPOSED ZONING:	R-3
LAND USE:	VACANT
OCCUPANCY:	GROUP R-2
CONSTRUCTION:	TYPE V-B

PROJECT DESCRIPTION: PRPOPOSED 31, 2-STORY 3-BEDROOM TOWNHOMES WITH 2 - CAR GARAGES, TRASH ENCLOSURES, AMENITY AREAS, PERIMETER WALLS, ENTRY GATES, SITE LIGHTING, AND LANDSCAPING (PERVIOUS CONCRETE PROPOSED W/ GRAVEL CHAMBERS BELOW FOR WATER QUALITY BMPS)

LOT SIZE:	84,974 SF. (1.95 AC) - ORIGINAL
MAXIMUM DENSITY:	PROPOSED: 16 DWELLING UNITS/ACRE
MAXIMUM HEIGHT:	35'
TOWNHOMES PROPOSED:	31 UNITS
LOT COVERAGE: (BUILDING FOOTPRINT < 50% MAX)	34,136 SF (40.2%)
NET LOT SIZE:	50,838 SF (100%)
LANDSCAPE AREA:	15,964 SF (31.4%)
HARDSCAPE AREA:	34,874 SF (68.6%)
PARKING SUMMARY: 2.75 SPACES REQ./ UNIT (31 UNITS X 2.75)	85.25 (86) PARKING SPACES REQ.
2 GARAGE SPACES/ UNIT (31 X 2) PROVIDED	62 SPACES
UNCOVERED TENANT SPACES PROVIDED	24 SPACES
TOTAL	87 SPACES PROVIDED
GUEST PARKING (NOT REQUIRED)	1 SPACE PROVIDED
AMENITIES PROVIDED:	2 BBQ AREAS WITH TRELLIS & TOT LOT
REQUIRED BICYCLE SPACE 1 SPACE / 4 UNITS (31 UNITS / 4)	8 SPACES REQUIRED
20% SHORT-TERM = 2 SPACES	2 BICYCLE RACKS PROVIDED
80% LONG TERM = 8 SPACES)	6 BICYCLE LOCKERS PROVIDED
	8 BICYCLE SPACES PROVIDED

UNIT TYPES:
TYPE A (3 BEDROOMS / 2 BATHS) (27 UNITS):
TYPE B (3 BEDROOMS / 2 BATHS) (4 UNITS):

	# OF UNITS	FOOTPRINT
BUILDING #1:	4 UNITS	4,391 SQ. FT.
BUILDING #2:	4 UNITS	4,300 SQ. FT.
BUILDING #3:	3 UNITS	3,317 SQ. FT.
BUILDING #4:	3 UNITS	3,447 SQ. FT.
BUILDING #5:	3 UNITS	3,317 SQ. FT.
BUILDING #6:	4 UNITS	4,300 SQ. FT.
BUILDING #7:	3 UNITS	3,317 SQ. FT.
BUILDING #8:	3 UNITS	3,447 SQ. FT.
BUILDING #9:	4 UNITS	4,300 SQ. FT.
TOTALS:	31 UNITS	34,136 SQ. FT.

Area Schedule - Type A

Name	Area
First Floor Area	585 SF
Second Floor Area	953 SF
Conditioned Area	1538 SF
2-Car Garage	427 SF
Balcony	93 SF
Covered Entry	71 SF
Porch	95 SF
Non-Conditioned Area	685 SF

Area Schedule - Type B

Name	Area
First Floor Area	672 SF
Second Floor Area	854 SF
Conditioned Area	1525 SF
2-Car Garage	426 SF
Balcony	109 SF
Covered Entry	89 SF
Non-Conditioned Area	624 SF

Grading Comments:
1)Provide a conceptual grading and drainage plan.
2)Provide existing topography.
3)Include pad and finish floor elevations.
4)All manufactured slopes shall be shown as YYYY with the top of Y indicating top of slope and single leg of Y as toe of slope.
5)Provide Spot Elevations (proposed finish surface elevations) sufficient to demonstrate the streets, driveways, and drainage grades meet minimum requirements. Spot elevations should be provided at street intersections; cul-de-sac ends; beginning and end of driveways and all grade breaks.
6)Indicate whether the parking lots are asphalt or concrete. Keep in mind minimum surface grades are .35% for concrete and 1% for all other surface types.
7)If proposing walls: Identify wall types (garden or retaining). Provide typical sections with maximum retaining wall heights and total wall heights – includes any wall or fencing atop the retaining wall.
8)If a Water Quality Management Plan (WQMP) is required, please show location of all water quality BMPs and point of discharge per WQMP.

Provide TIA and VMT for the project

Show and label existing power pole and its sizes in kV. Power pole sizes 33.6 kV or less shall be underground.

Provide a preliminary grading and drainage for the project

Pre-Application Review (Category II)
Proposed 31 Townhomes
Grand Ave, Lake Elsinore, CA 92530

4 Nov. 2022
22-4648

LICENSED ARCHITECT DOUGLAS ANDRESEN C-14504 REGISTERED PROFESSIONAL ENGINEER STATE OF CALIFORNIA

Pre-Application Review

PA1

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