



APN#: 365-030-001

SITE AREA: 5.4 ACRES

ZONING: LOW-MEDIUM DENSITY RESIDENTIAL

GENERAL PLAN DESIGNATION: EAST LAKE SPECIFIC PLAN

OCCUPANCY: R-2 B (BUILDING 1, 2, 3, AND 4)
B (BUILDING 1 LEASING AND BUILDING 4 COMMUNITY)

CONSTRUCTION TYPE: V-A

PARKING: 189 PARKING SPOTS (2.33:1 RATIO)

MISSION TRAIL APARTMENTS

LAKE ELSINORE, CALIFORNIA

DESIGN DEVELOPMENT

03.17.17



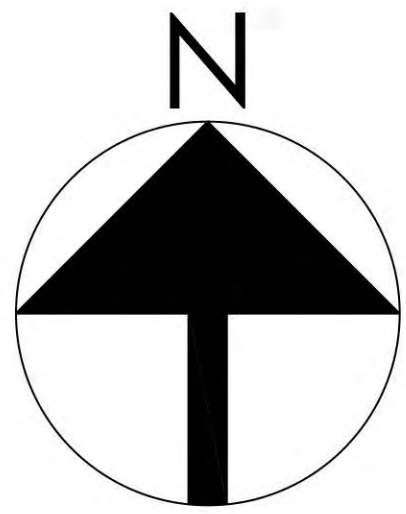
PROJECT SUMMARY

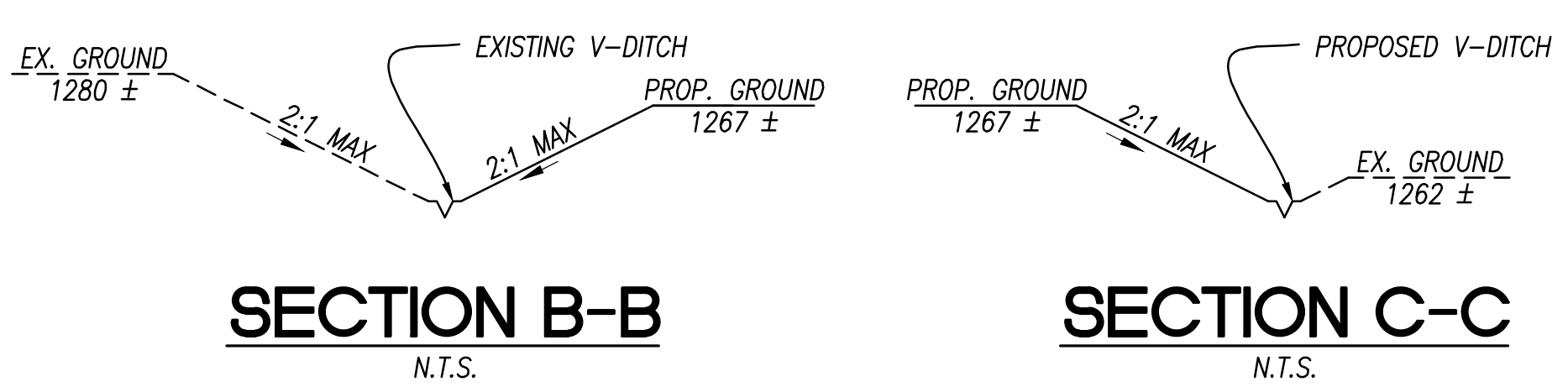
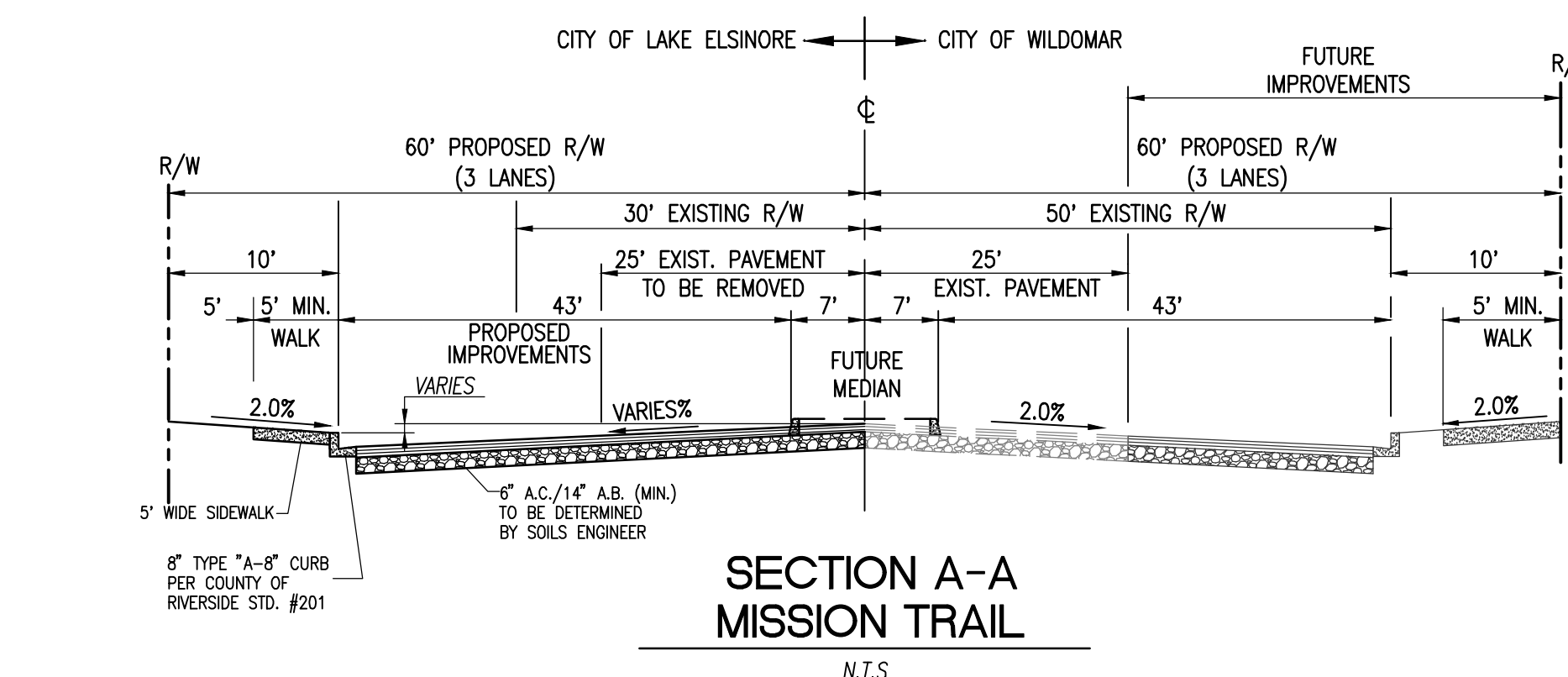
PARKING:	
CARPORT PARKING:	88 SPACES (1.08:1 RATIO)
UNCOVERED PARKING:	101 SPACES
TOTAL PARKING	189 PARKING SPACES (2.33:1 PARKING RATIO)

UNIT COUNT:	
2 BEDROOM	9 UNITS
3 BEDROOM	72 UNITS
TOTAL:	81 UNITS 15.1 DU/AC

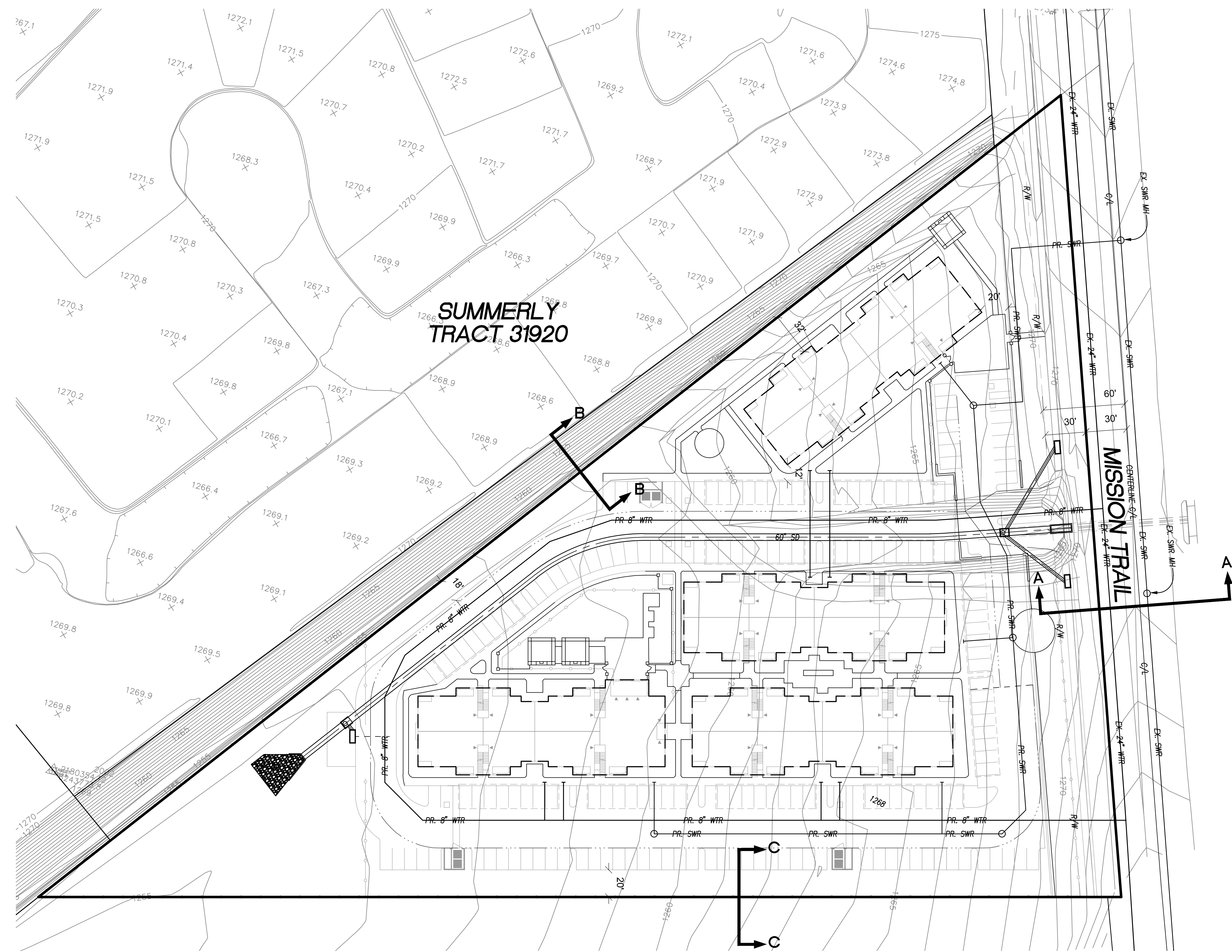
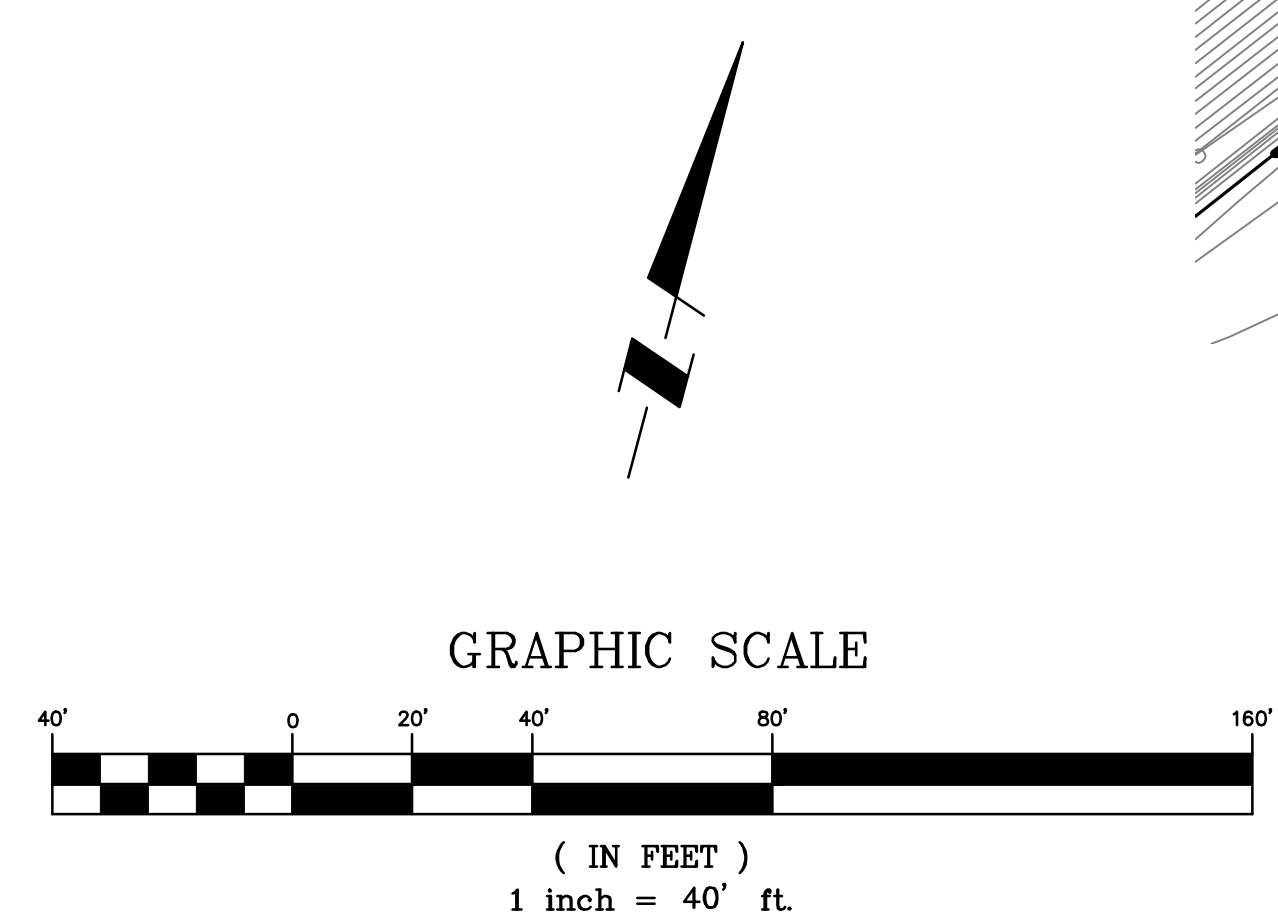
AREA CALCULATIONS:
TOTAL SITE AREA:
235,401.3 SQFT (5.4 ACRES)

- 2 BEDROOM
- 3 BEDROOM
- LEASE/COMMUNITY/ LAUNDRY





- LEGEND**
- PROJECT BOUNDARY
 - RIGHT OF WAY
 - LOT LINE
 - TOP & TOE OF SLOPE
 - PROPOSED CONTOUR
 - EXISTING CONTOUR
 - EXISTING STORM DRAIN
 - EXISTING POWER POLE
 - FF=XXXX.XX FINISHED FLOOR ELEVATION
 - PAD=XXXX.X PAD ELEVATION
 - 2% SHEET FLOW RATE
 - GRADED SWALE
 - DIRECTION OF FLOW
 - STREET CENTERLINE
 - SWALE HIGH POINT
 - FLOWLINE
 - GRADE BREAK
 - RETAINING WALL
 - PROPOSED STORM DRAIN
 - TC TOP OF CURB
 - FL FLOWLINE ELEV.
 - TG TOP OF GRATE
 - GB GRADE BREAK
 - FS FINISH SURFACE
 - LP LOW POINT
 - HP HIGH POINT
 - INV. INVERT OF PIPE



ESTIMATED EARTHWORK QUANTITIES:

	CUT	FILL
RAW	2,540 C.Y.	37,970 C.Y.
SHRINKAGE(10%±)	(254 C.Y.)	
TOTAL	2,794 C.Y.	37,970 C.Y.

S:\10269.00\dwg\PRELIM\GRADING.dwg

DESIGNED BY:	
DRAFTED BY:	
CHECKED BY:	
DATE:	

NO.	DATE	REVISIONS

WILSON MIKAMI CORPORATION

9 CORPORATE PARK, SUITE 100
IRVINE, CA 92606
T: 949-679-0090

PRELIMINARY UTILITY PLAN

MISSION TRAIL APARTMENTS

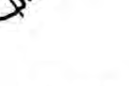
LAKE ELSINORE, CA

DATE: 02/15/17

PROJECT NO. 10269.00

SHEET 1 OF 1

TREE SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	QTY
	CA	Cupaniopsis anacardioides / Carrot Wood	24"box	24
	LM	Lagerstroemia indica 'Cherokee Red' / Cherokee Red Crape Myrtle	24"box	23
	MM2	Maytenus boaria / Mayten Tree Multi-Trunk	15 gal	3
	PIN CAN	Pinus canariensis / Canary Island Pine	24"box	32
	PB	Prunus caroliniana 'Bright 'N Tight' TM / Bright 'N Tight Carolina Laurel	24"box	20
	QS	Quercus suber / Cork Oak	36"box	23
	RS	Rhus lancea / African Sumac	24"box	1
	SM	Schinus molle / California Pepper	24"box	41

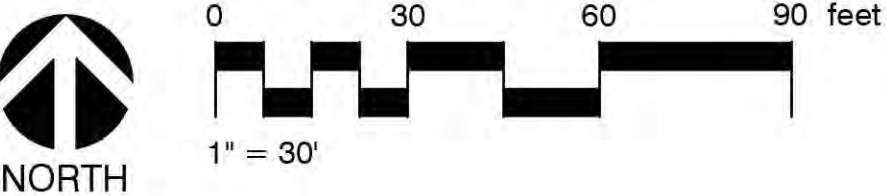
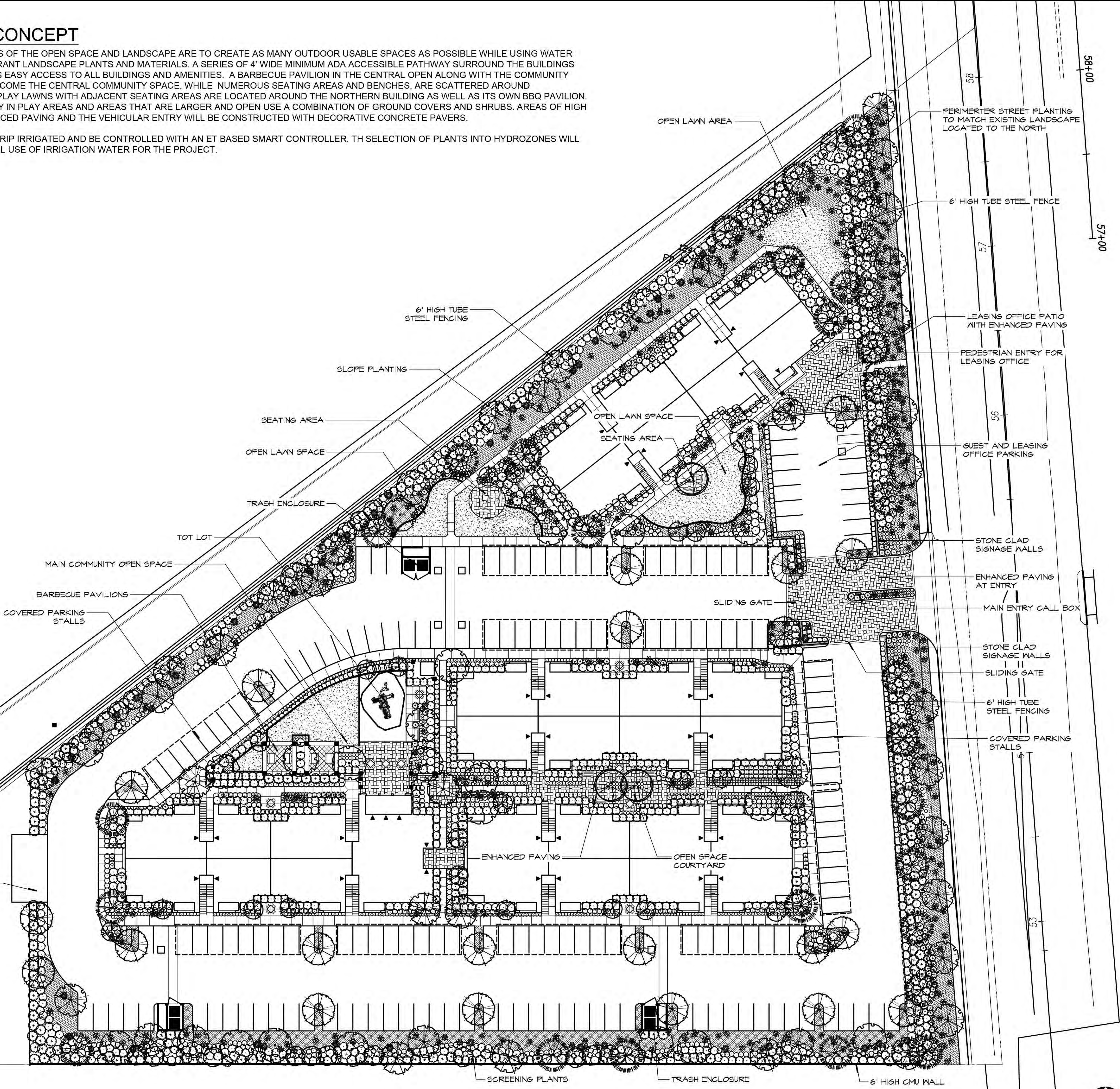
SHRUB AND GROUND COVERS

	LARGE SHRUBS Ceanothus x 'Concha' / California Lilac Ligustrum japonicum / Japanese Privet Photinia x fraseri / Photinia Pittosporum tobira 'Variegata' / Variegated Mock Orange	321	5 gal 5 gal 5 gal 5 gal
	MEDIUM SHRUBS Ceanothus griseus horizontalis 'Yankee Point' / California Lilac Lantana x 'New Gold' / New Gold Lantana Leucophyllum langmaniae 'Rio Bravo' TM / Barometerbush Raphiolepis indica 'Ballerna' / Ballerna Indian Hawthorn Rosmarinus officinalis 'Blue Spires' / Rosemary	936	5 gal 5 gal 5 gal 5 gal 5 gal
	COLORFUL SMALL SHRUBS Agapanthus africanus 'Peter Pan' / Dwarf Blue Lily of the Nile Azalea x 'Red Bird' / Red Bird Azalea Buddleia davidii 'Blue Chip' / Dwarf Blue Butterfly Bush Rosa x 'Knockout' TM / Rose	991	5 gal 5 gal 5 gal 5 gal
	SMALL SHRUBS Callistemon citrinus 'Little John' / Dwarf Bottle Brush Hesperaloe parviflora 'Brakelights' TM / Brakelights Red Yucca Lavandula dentata / French Lavender Penstemon eatonii / Firecracker Penstemon	1,667	5 gal 5 gal 5 gal 5 gal
	SUCCULENT/ACCENTS Agave attenuata / Agave Agave x 'Blue Glow' / Blue Glow Agave Dasylirion wheeleri / Grey Desert Spoon Phormium tenax 'Bronze Baby' / Bronze Baby New Zealand Flax	309	5 gal 5 gal 5 gal 5 gal
	LARGE GRASSES Dietes bicolor / Fortnight Lily Muhlenbergia capillaris / Pink Muhly	247	5 gal 5 gal
	COLOR ACCENTS Bougainvillea x 'La Jolla' / Bougainvillea Phormium tenax 'Maori Chief' / Giant Maori Flax	44	5 gal 5 gal
	GROUND COVERS Myoporum parvifolium 'Prostratum' / Myoporum Rosmarinus officinalis 'Prostratus' / Dwarf Rosemary Trachelospermum jasminoides / Chinese Star Jasmine	17,997 sf	1 gal 1 gal 1 gal
	TURF Turf Sod / Drought Tolerant Fescue Blend	5,660 sf	sod

LANDSCAPE CONCEPT

THE KEY DESIGN FEATURES OF THE OPEN SPACE AND LANDSCAPE ARE TO CREATE AS MANY OUTDOOR USABLE SPACES AS POSSIBLE WHILE USING WATER WISE AND DROUGHT TOLERANT LANDSCAPE PLANTS AND MATERIALS. A SERIES OF 4' WIDE MINIMUM ADA ACCESSIBLE PATHWAY SURROUND THE BUILDINGS PROVIDING THE RESIDENTS EASY ACCESS TO ALL BUILDINGS AND AMENITIES. A BARBECUE PAVILION IN THE CENTRAL OPEN ALONG WITH THE COMMUNITY CENTER AND A TOT LOT BECOME THE CENTRAL COMMUNITY SPACE, WHILE NUMEROUS SEATING AREAS AND BENCHES, ARE SCATTERED AROUND COMMUNITY. TWO ACTIVE PLAY LAWNS WITH ADJACENT SEATING AREAS ARE LOCATED AROUND THE NORTHERN BUILDING AS WELL AS ITS OWN BBQ PAVILION. TURF HAS BEEN USED ONLY IN PLAY AREAS AND AREAS THAT ARE LARGER AND OPEN USE A COMBINATION OF GROUND COVERS AND SHRUBS. AREAS OF HIGH TRAFFIC WILL HAVE ENHANCED PAVING AND THE VEHICULAR ENTRY WILL BE CONSTRUCTED WITH DECORATIVE CONCRETE PAVERS.

THE LANDSCAPE WILL BE DRIP IRRIGATED AND BE CONTROLLED WITH AN ET BASED SMART CONTROLLER. TH SELECTION OF PLANTS INTO HYDROZONES WILL HELP TO LIMIT THE OVERALL USE OF IRRIGATION WATER FOR THE PROJECT.



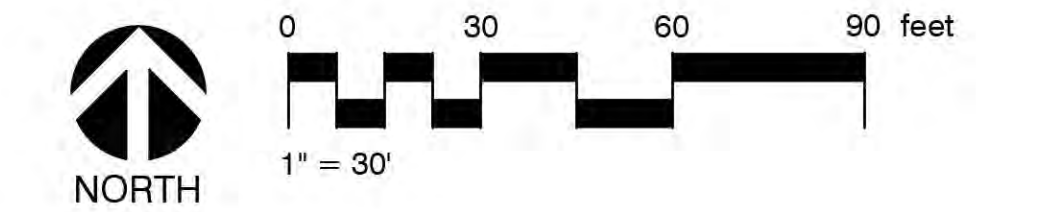
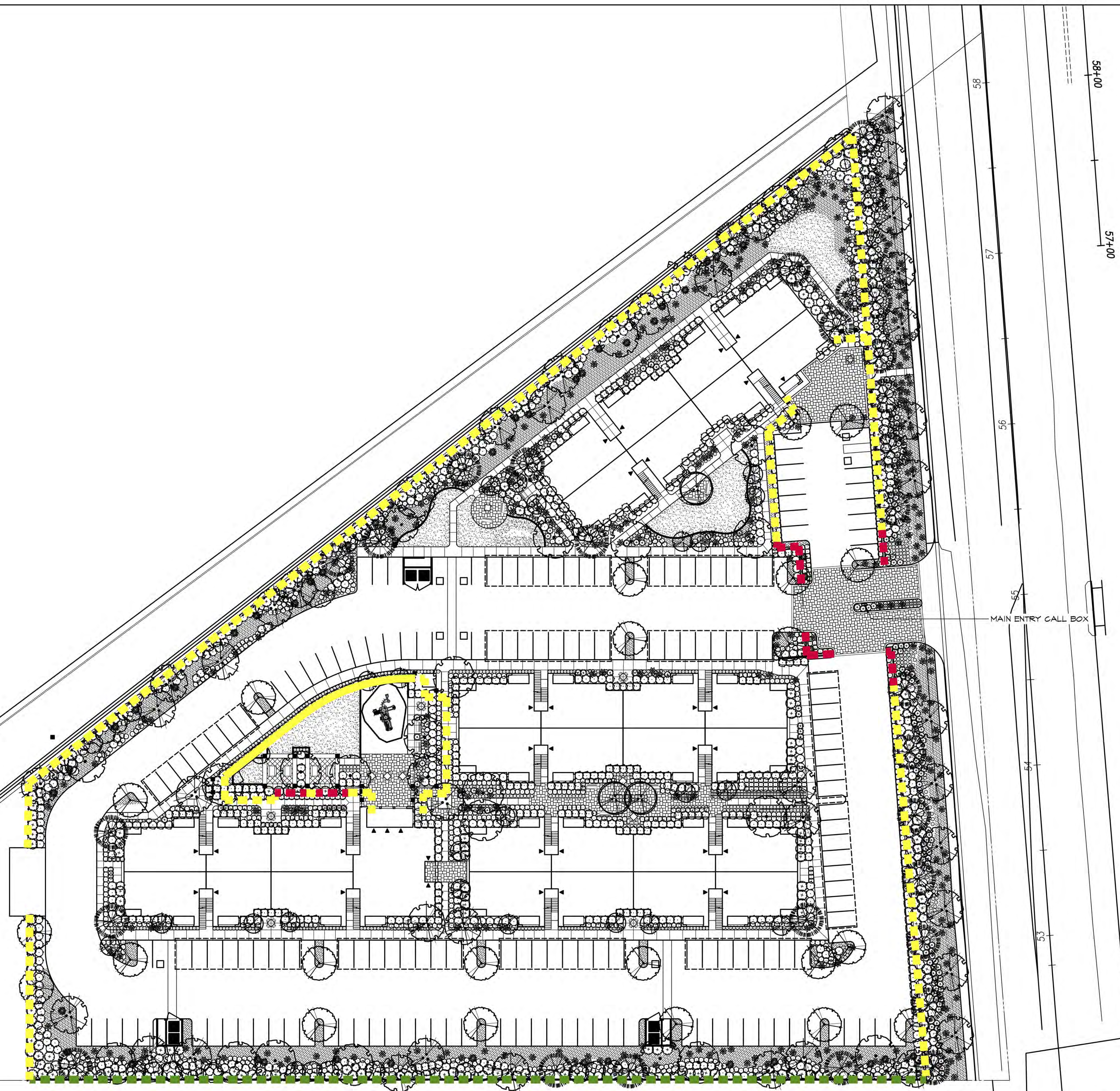
LANDSCAPE CONCEPT
PLANTING & OVERALL PLAN

MISSION TRAIL APARTMENTS
LAKE ELSINORE, CALIFORNIA
DESIGN DEVELOPMENT



WALL & FENCE LEGEND

SYMBOL	NOTES
	NEW 6' HIGH CMU WALL
	NEW TUBE STEEL FENCING
	NEW DECORATIVE STONE CLAD BLOCK WALL
	EXISTING BLOCK WALL



LANDSCAPE CONCEPT WALL & FENCE PLAN

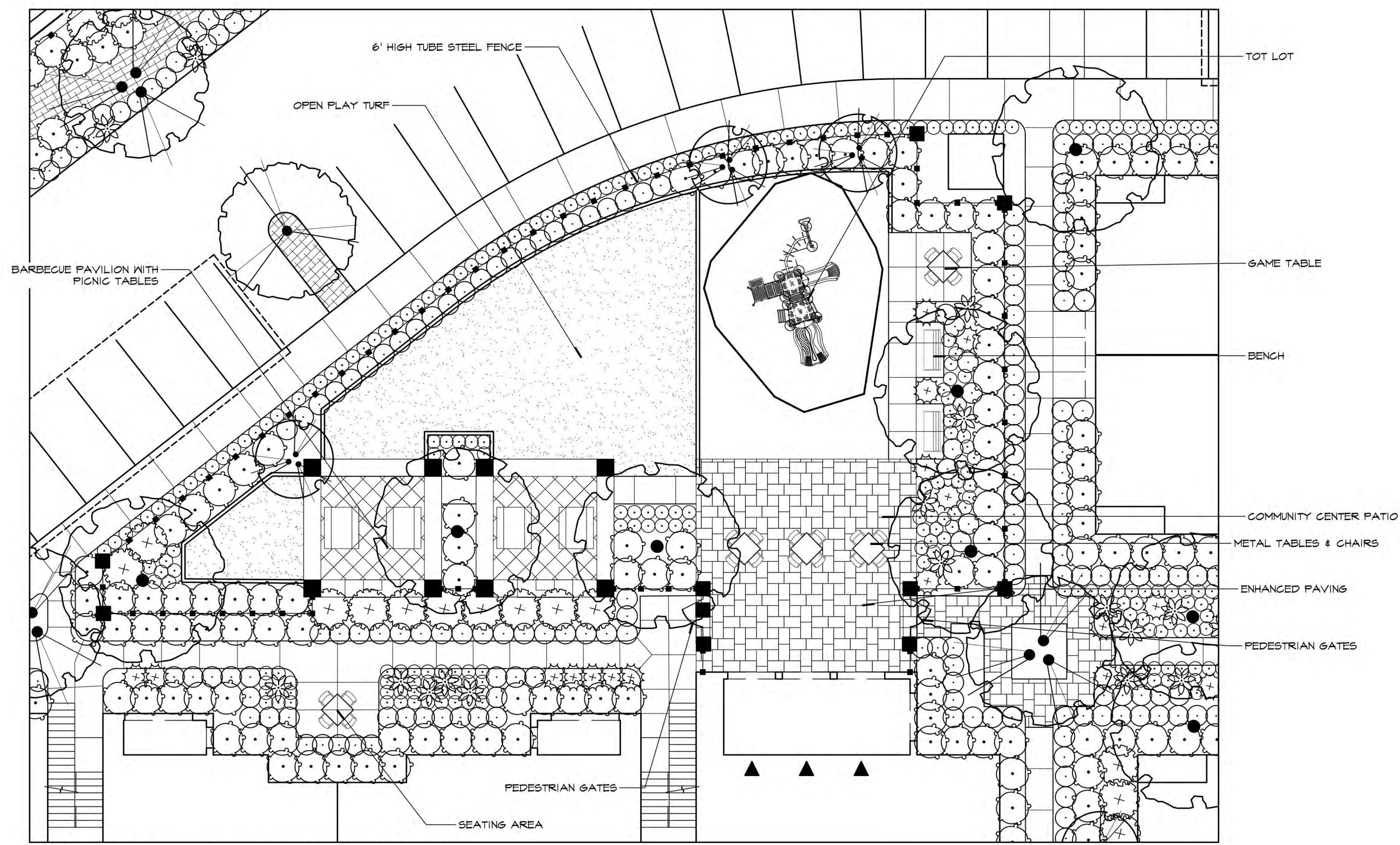
MISSION TRAIL APARTMENTS

LAKE ELSINORE, CALIFORNIA
DESIGN DEVELOPMENT

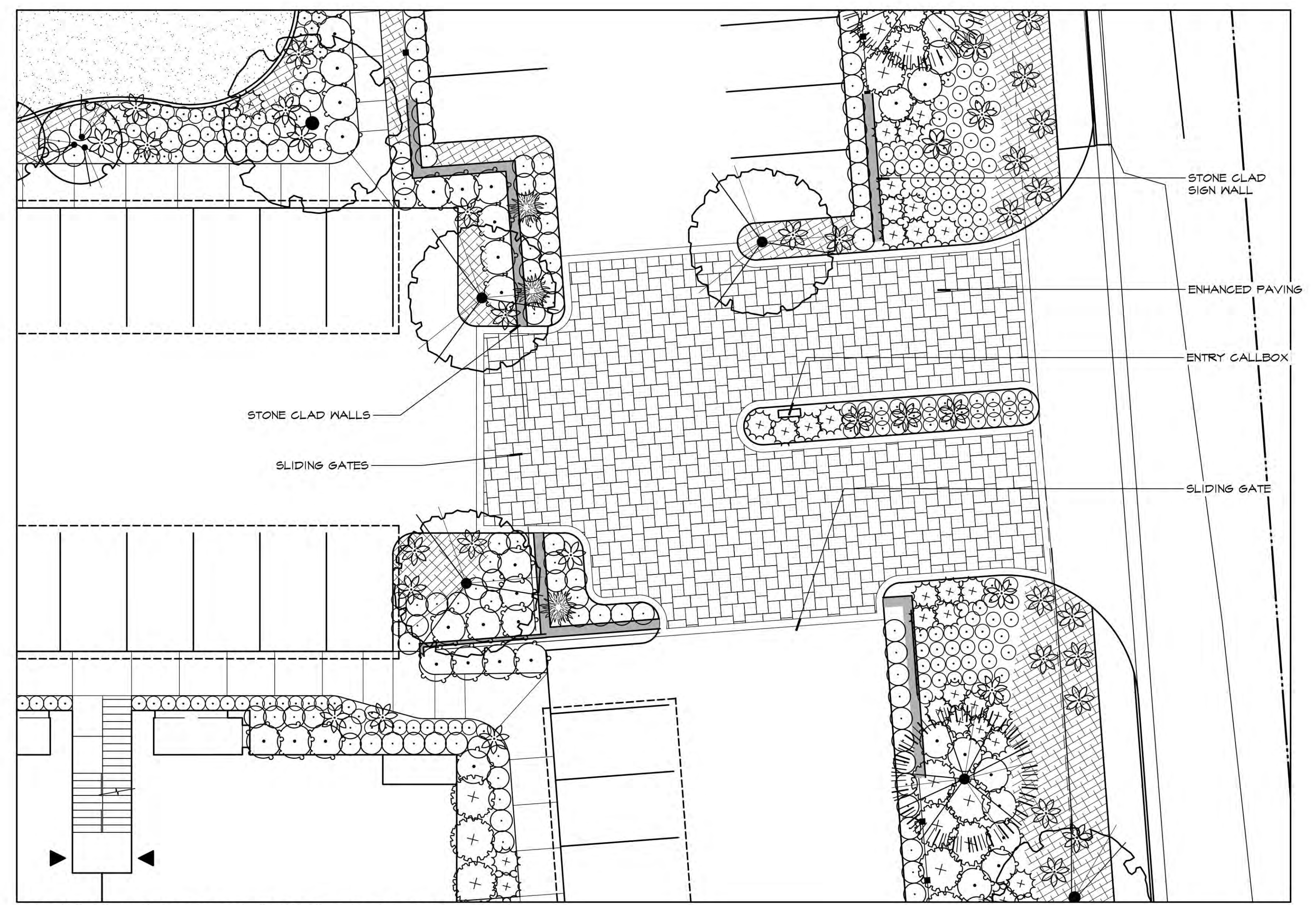


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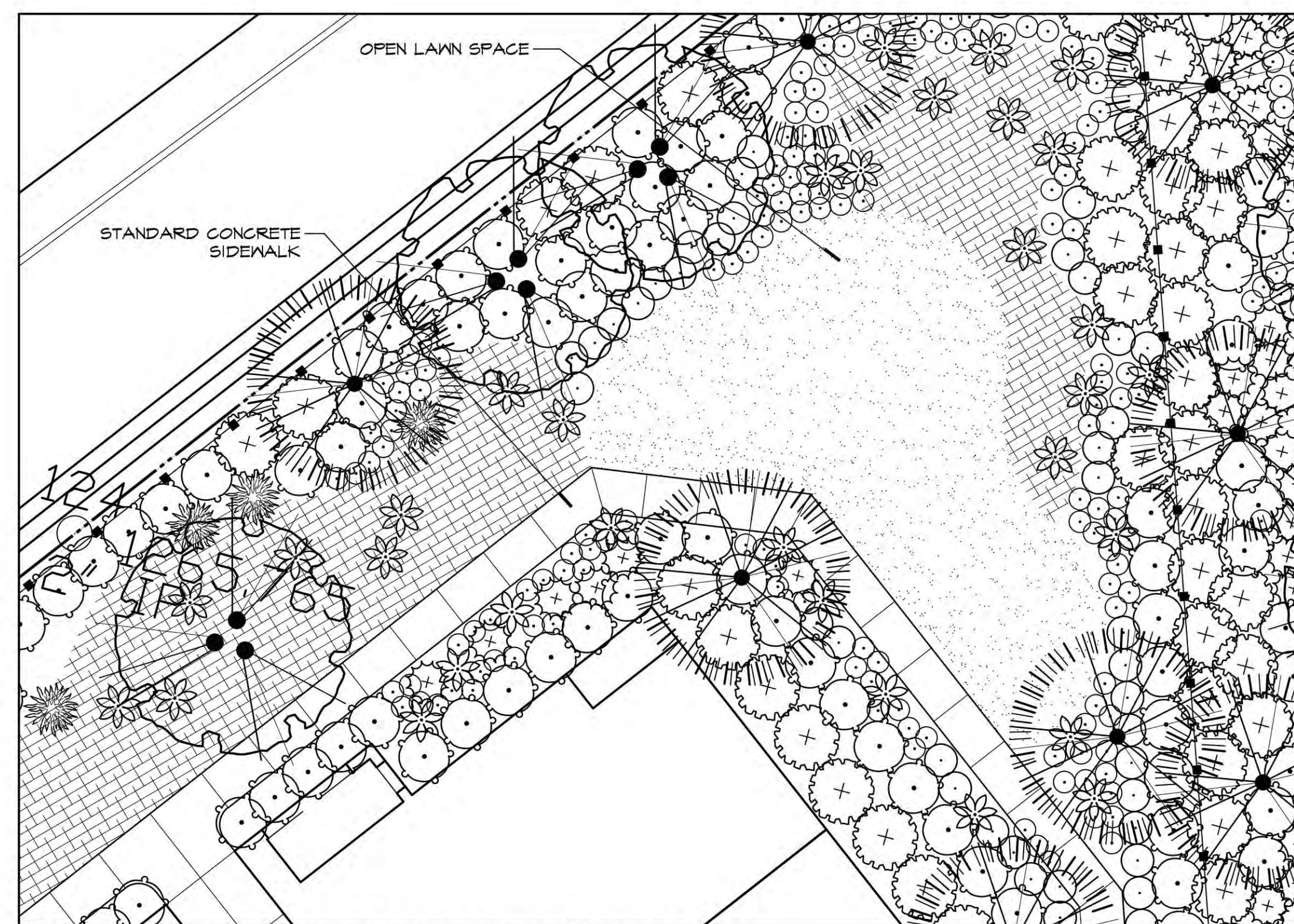




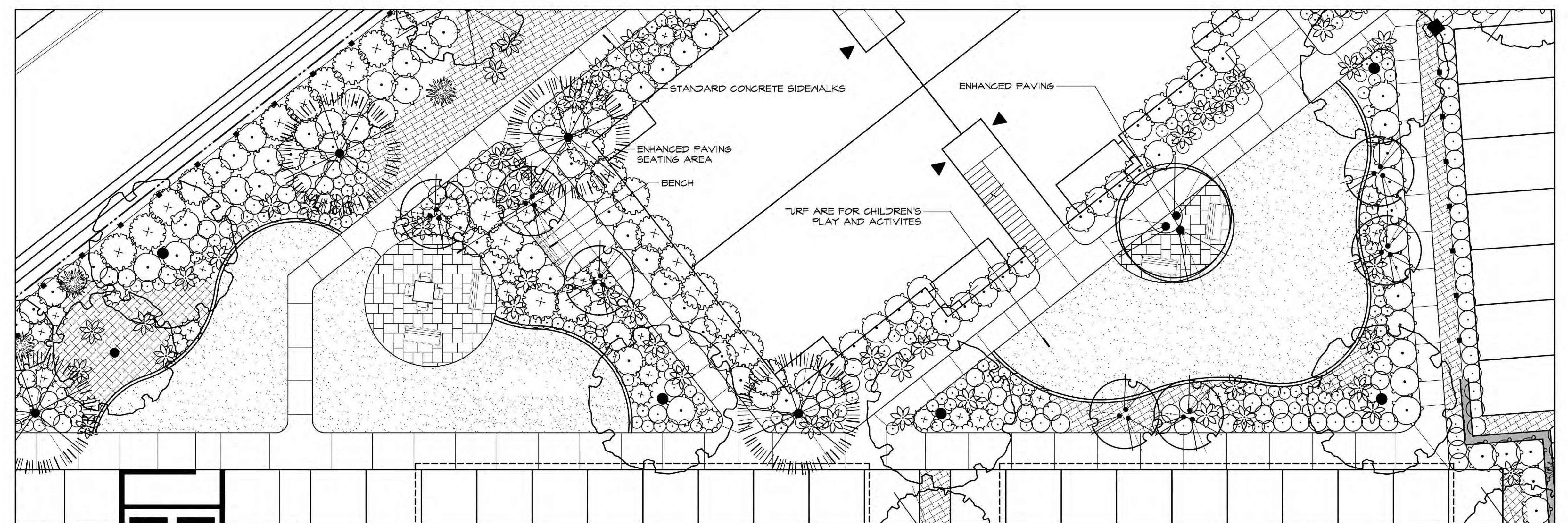
MAIN COMMUNITY OPEN SPACE



COMMUNITY VEHICULAR ENTRY



NORTHERN BARBECUE PAVILION



COMMUNITY PLAY LAWNS

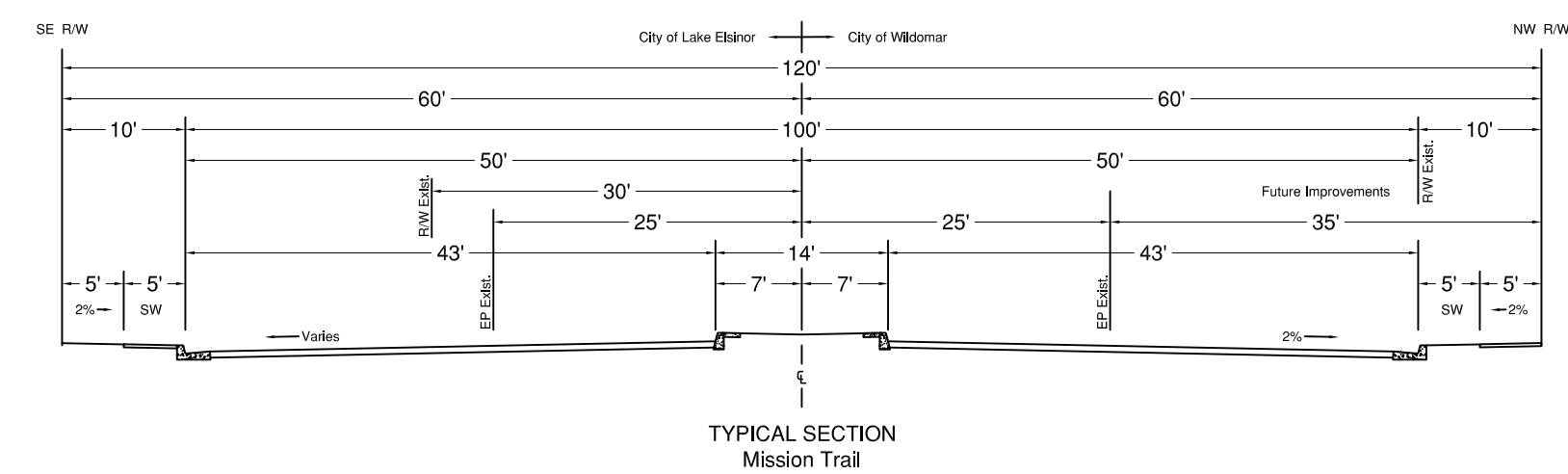
LANDSCAPE CONCEPT OPEN SPACE DETAILS

MISSION TRAIL APARTMENTS

LAKE ELSINORE, CALIFORNIA
DESIGN DEVELOPMENT



03.17.17



PICK-UP POINT
EX. 2-5" (622')
V0802 TO CAP
INSTALLED ON DESIGN #?
2 5"
199' CAP TO P1
PICK-UP EX. 2-5"
& EXTEND TO P1

CL: P1	PAD
7'x14'x11'	TUB MODULAR TOP TYPE 1

EPL (TENSION) OK BOTH DIRECTIONS
Cable 3-1/C 1/0 AL JCN
 ? 12KV

V0802 TO P1

	CL: P2	SLAB BOX
	8'x10'	CONCRETE
	500 KVA-12KV	
	120/208 3ø	
	SN _____	
	TLM=??%	
? FUT CUST. + ? HM		

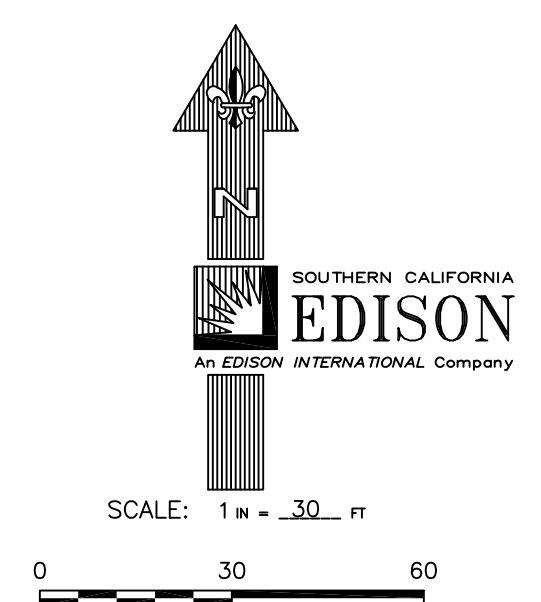
EPL (TENSION) OK BOTH DIRECTIONS
Cable 3-1/C 1/0 AL JCN
335' 12KV

1	5"	P1 TO P2
331'		

OPEN SPACE

WATER/DRAINAGE
OUTLET

MISSION TRAIL

PRELIMINARY
Not For Construction[illegible]

DISTRICT		PROJ. MGR. PHONE		PLANNER PHONE		SR. NO.	
FOREMAN		TRUCK NO. P/E		INVENTORY MAP NO. THOMAS GUIDE		GRID NO.	
CSD 140		BY-PASS CODE		EXISTING CHANGE TO		TLM CHECKED	
PRODUCT/SAP NO.		TO - LINE EXTENSION		PRODUCT/SAP NO.		PRODUCT/SAP NO.	
A		CHECKED BY		R. CONEY		PAX #	
TYPE APPROVED BY		DATE		DRAWN BY		SHEET	
						1 OF 1	
						JOB NO.	
Southern California Edison Company							



1 - FRONT



1 - REAR

BUILDING TYPE 1
FRONT AND REAR ELEVATIONS

MISSION TRAIL APARTMENTS

LAKE ELSINORE, CALIFORNIA

DESIGN DEVELOPMENT

3/16" = 1'-0"

03.17.2017



1 - RIGHT



1 - LEFT

BUILDING TYPE 1
RIGHT AND LEFT ELEVATIONS

MISSION TRAIL APARTMENTS

LAKE ELSINORE, CALIFORNIA

DESIGN DEVELOPMENT

3/16" = 1'-0"



2 - FRONT



2 - REAR

BUILDING TYPE 2
FRONT AND REAR ELEVATIONS

MISSION TRAIL APARTMENTS

LAKE ELSINORE, CALIFORNIA

DESIGN DEVELOPMENT

3/16" = 1'-0"

03.17.2017



2 - RIGHT



2 - LEFT

BUILDING TYPE 2
RIGHT AND LEFT ELEVATIONS

MISSION TRAIL APARTMENTS

LAKE ELSINORE, CALIFORNIA

DESIGN DEVELOPMENT

3/16" = 1'-0"



3 - FRONT



3 - REAR

BUILDING TYPE 3
FRONT AND REAR ELEVATIONS

MISSION TRAIL APARTMENTS

LAKE ELSINORE, CALIFORNIA
DESIGN DEVELOPMENT

3/16" = 1'-0"

03.17.2017



3 - RIGHT



3 - LEFT

BUILDING TYPE 3
RIGHT AND LEFT ELEVATIONS

MISSION TRAIL APARTMENTS

LAKE ELSINORE, CALIFORNIA
DESIGN DEVELOPMENT

3/16" = 1'-0"