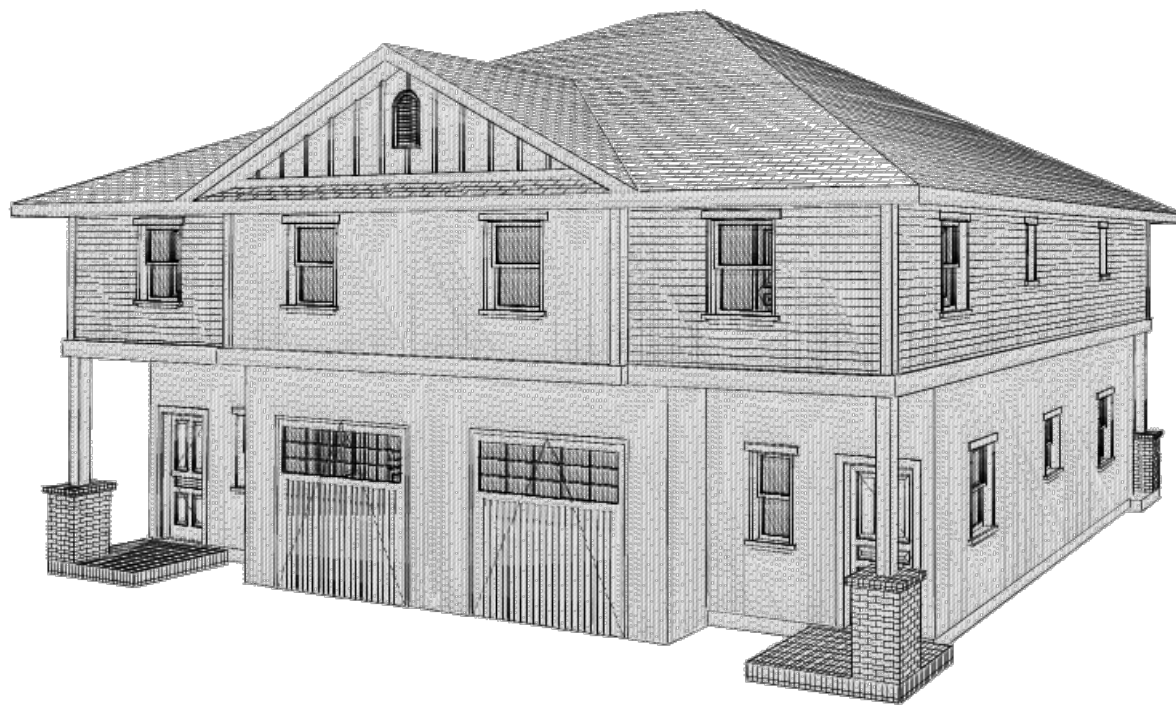


New 5-Unit Apartment Complex



PROJECT DIRECTORY

OWNER: Logan Construction
801 W. Graham Street
Lake Elsinore, CA 92530

Designer: West Coast Design Group
41055 Chaco Cyn. Rd.
Murrieta, CA 92562
(951) 543-6002
Jerry Fabio

SCOPE OF WORK

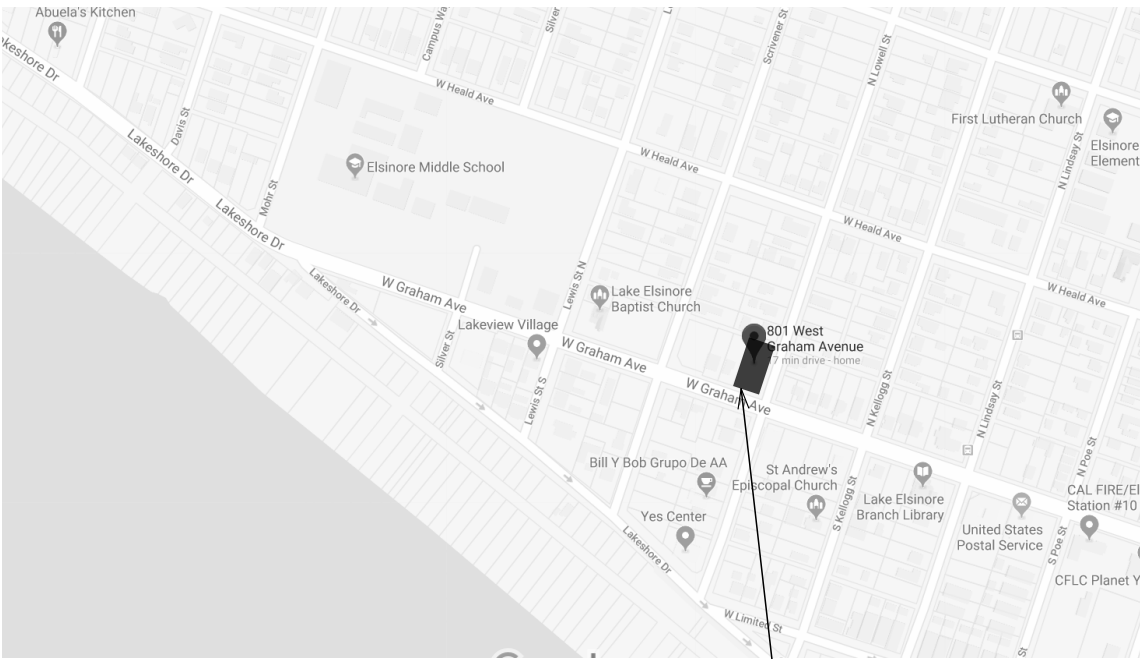
1. NEW RESIDENTIAL - ONE (1) STAND ALONE RESIDENCE 'E'
2. TWO (2) DUPLEXES - RESIDENCES 'A,B,C & D'. RESIDENCES
'A & B' WILL BE ONE BUILDING & 'C & D' WILL BE A SECOND BUILDING.
A TOTAL OF 3 BUILDINGS ARE PROPOSED.

PROJECT INFORMATION

SITE AREA (E) LOT SIZE:	14,810.4 SQ. FT.
SITE AREA FOR BLDG. #1 -UNITS 'A & B':	5,412.60 SQ. FT.
RESIDENCE A - FIRST FLOOR AREA:	593 SQ. FT.
RESIDENCE A - SECOND FLOOR AREA:	980 SQ. FT.
RESIDENCE A - GARAGE AREA:	250 SQ. FT.
RESIDENCE A - COVERED ENTRY AREA:	55 SQ. FT.
RESIDENCE A - TOTAL LIVABLE AREA:	1,573 SQ. FT.
RESIDENCE A - TOTAL COVERED AREA:	1,035 SQ. FT.
RESIDENCE B - FIRST FLOOR AREA:	593 SQ. FT.
RESIDENCE B - SECOND FLOOR AREA:	980 SQ. FT.
RESIDENCE B - GARAGE AREA:	250 SQ. FT.
RESIDENCE B - COVERED ENTRY AREA:	55 SQ. FT.
RESIDENCE B - TOTAL LIVABLE AREA:	1,573 SQ. FT.
RESIDENCE B - TOTAL COVERED AREA:	1,035 SQ. FT.
SITE AREA FOR BLDG. #2 -UNITS 'C & D':	4,888.88 SQ. FT.
RESIDENCE C - FIRST FLOOR AREA:	593 SQ. FT.
RESIDENCE C - SECOND FLOOR AREA:	980 SQ. FT.
RESIDENCE C - GARAGE AREA:	250 SQ. FT.
RESIDENCE C - COVERED ENTRY AREA:	55 SQ. FT.
RESIDENCE C - TOTAL LIVABLE AREA:	1,573 SQ. FT.
RESIDENCE C - TOTAL COVERED AREA:	1,035 SQ. FT.
RESIDENCE D - FIRST FLOOR AREA:	593 SQ. FT.
RESIDENCE D - SECOND FLOOR AREA:	980 SQ. FT.
RESIDENCE D - GARAGE AREA:	250 SQ. FT.
RESIDENCE D - COVERED ENTRY AREA:	55 SQ. FT.
RESIDENCE D - TOTAL LIVABLE AREA:	1,573 SQ. FT.
RESIDENCE D - TOTAL COVERED AREA:	1,035 SQ. FT.

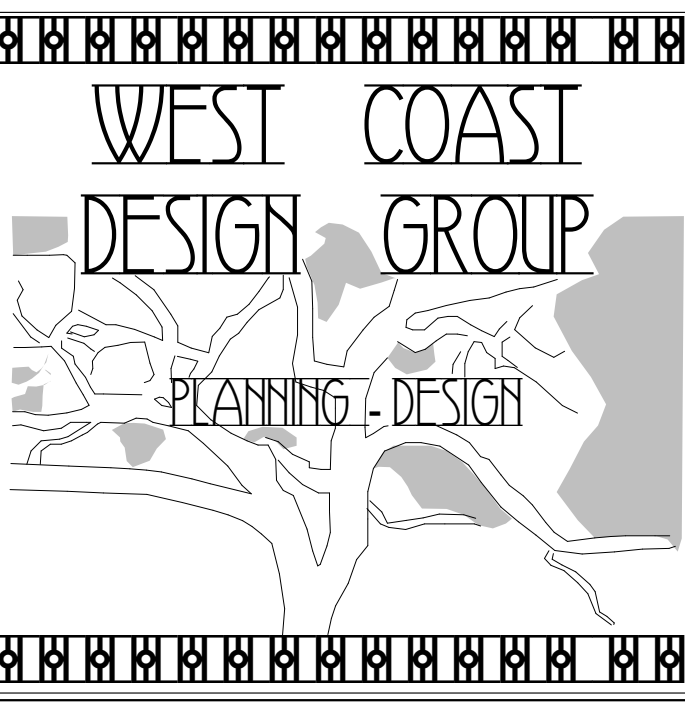
SITE AREA FOR BLDG. #3 - 'E':	4,509 SQ. FT.
RESIDENCE E - FIRST FLOOR AREA:	865 SQ. FT.
RESIDENCE E - SECOND FLOOR AREA:	1,118 SQ. FT.
RESIDENCE E - GARAGE AREA:	479 SQ. FT.
RESIDENCE E - COVERED ENTRY AREA:	38 SQ. FT.
RESIDENCE E - BALCONY 2ND FLR. AREA:	32 SQ. FT.
RESIDENCE E - TOTAL LIVABLE AREA:	1,983 SQ. FT.
RESIDENCE E - TOTAL COVERED AREA:	1,156 SQ. FT.

TYPE OF CONSTRUCTION:	V-B
OCCUPANCY GROUP:	R-3
NUMBER OF UNITS:	Building 'E' -1 Building 'A & B' - 2 Building 'C & D' - 2
NUMBER OF STORIES:	2
SPRINKLERS:	YES
ZONE:	RMU



Vicinity Map

T' Sheets		
T-1	Title Sheet	
T-2	Site Plan	
T-3	Wall Plan	
T-4	Landscape Plan	
Plans		
A-1	Floor Plan (1st.)	
A-2	Floor Plan (2nd)	
A-3	Exterior Elevations (Bldg. "A,B,C&D")	
A-4	Exterior Elevations (Bldg. "E")	
A-5	Exterior Elevations (Bldg. "E")	



41055 CHACO CANYON ROAD
MURRIETA CA 92562

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PROJECT:

New 5-Unit Apartment Complex

801 W. Graham Street
Lake Elsinore, CA 92530

CLIENT:

Logan Construction

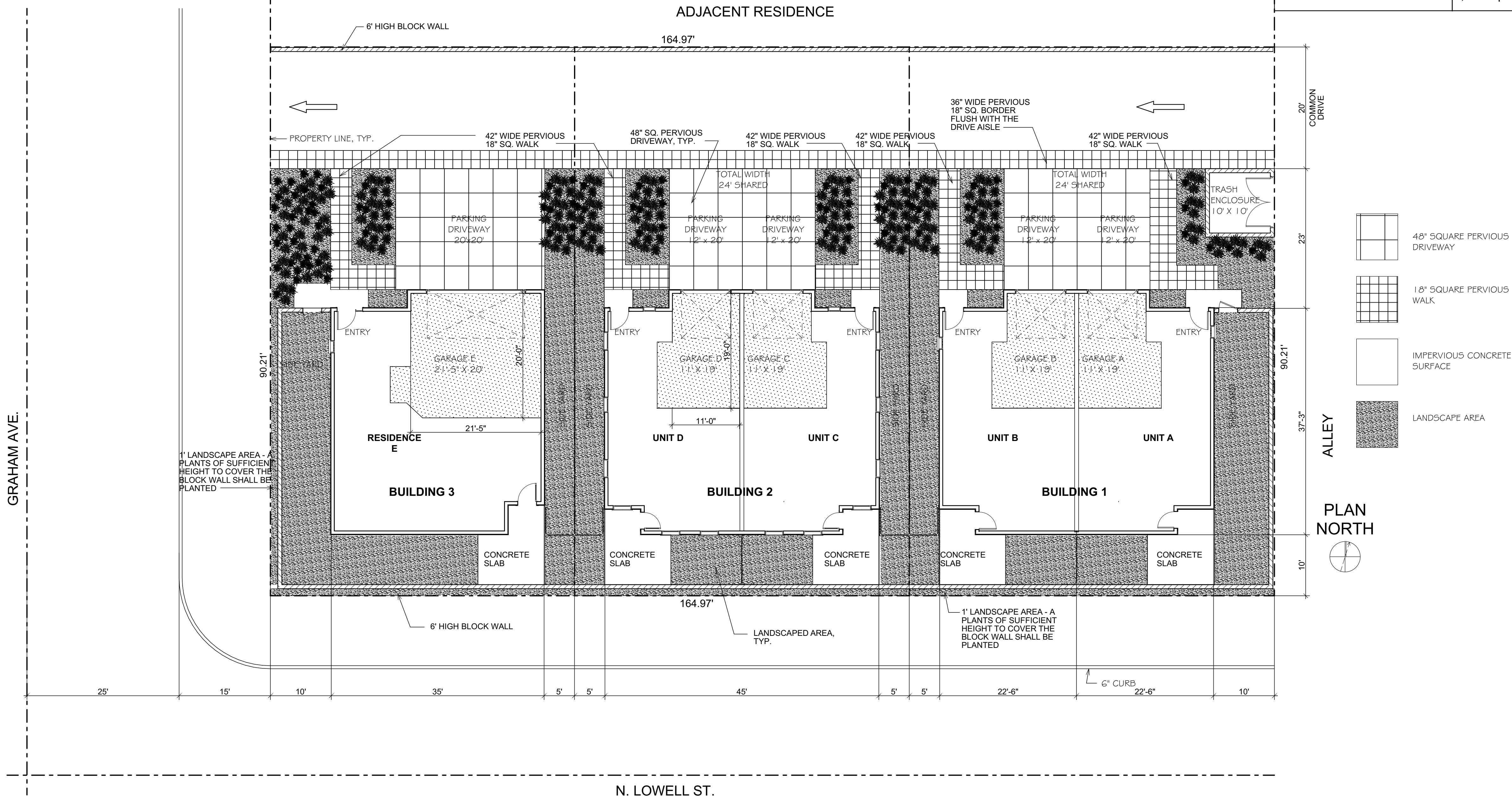
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2	6/29/18	Revised per planning Comments
1	11/8/17	Planning Submittal
MARK	DATE	DESCRIPTION

PROJECT NO:	17-37
MODEL FILE:	
DRAWN BY:	
CHK'D BY:	
PLOT DATE:	9/5/2018
PLAN CHECK#:	-

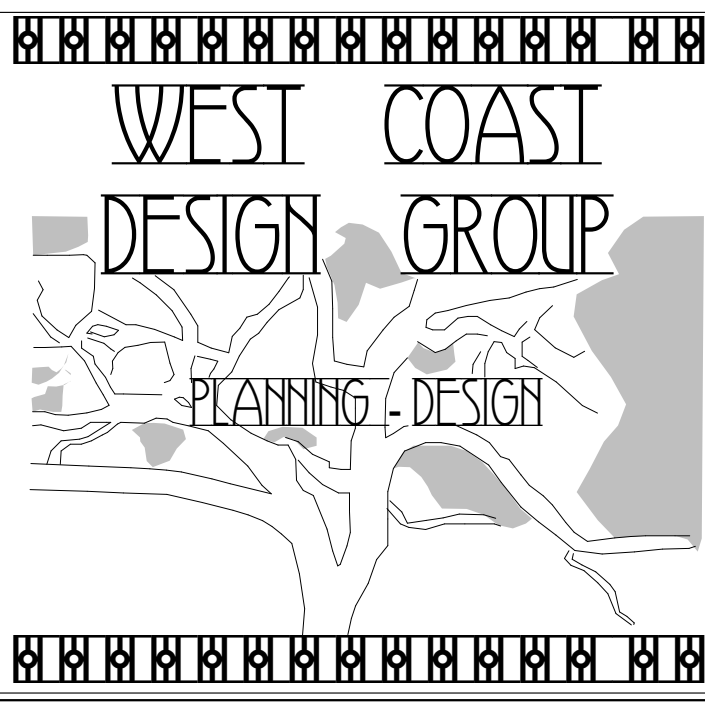
SHEET TITLE

Title Sheet

T-1



IMPERVIOUS SURFACE CALCULATION	
SURFACE	AREA
Common Drive Aisle	2,799 Sq.Ft.
Roof Bldg. (A,B)	2,305 Sq.Ft.
Roof Bldg. (C,D)	2,305 Sq.Ft.
Roof Bldg. (E)	1,465 Sq.Ft.
Conc Front Porch Bldg. (A,B,C,D,E)	109 Sq. Ft.
Conc. Rear Patio Bldg. (A,B,C,D,E)	460 Sq.Ft.
Trash Enclosure	100 Sq. Ft.
Total	9,543 Sq. Ft.



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MURRIETA CA 92562

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PROJECT:

New 5-Unit Apartment Complex
801 W. Graham Street
Lake Elsinore, CA 92530

CLIENT:

Logan Construction

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SHEET TITLE

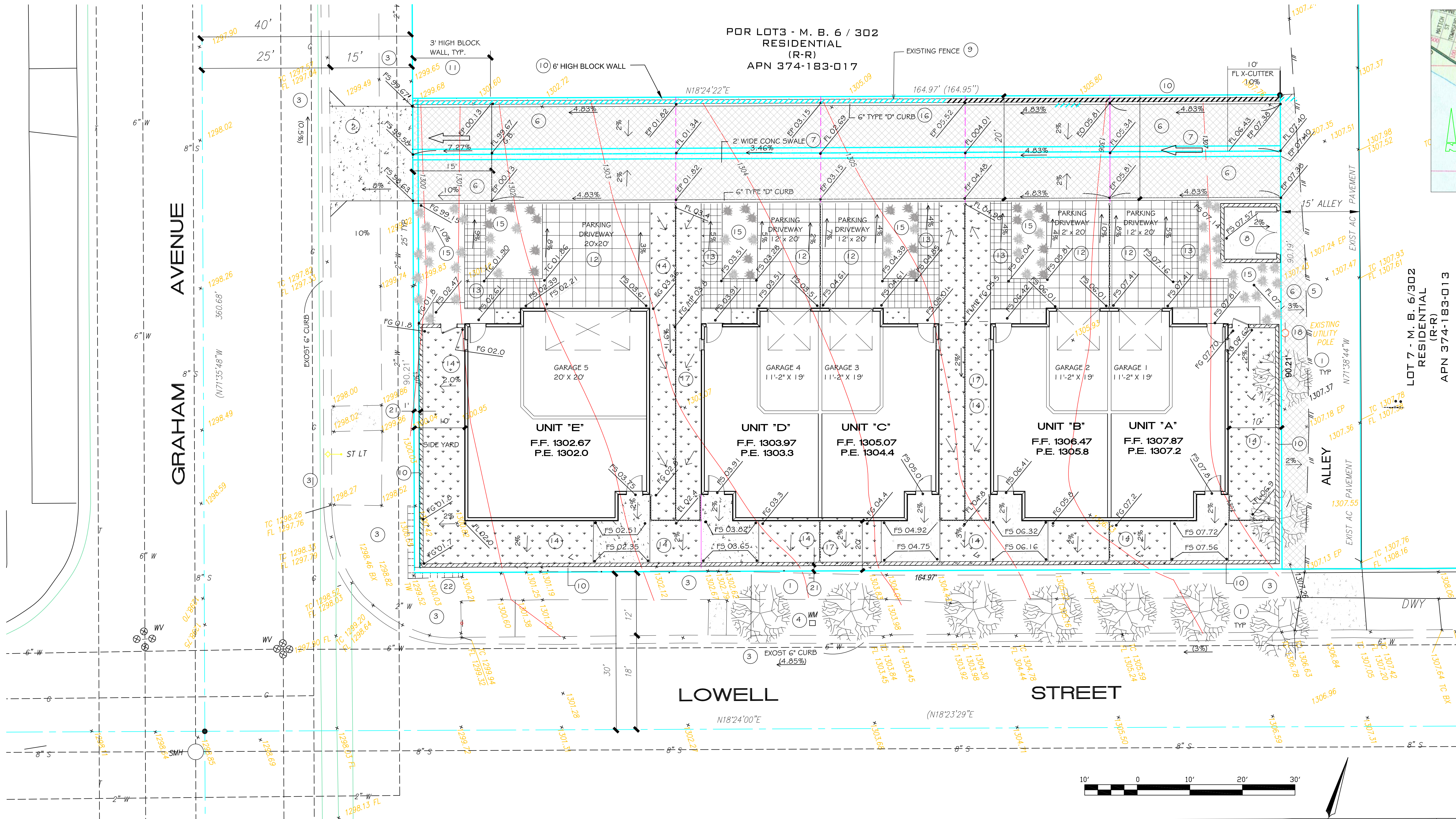
Site Plan

T-2

SHEET 14

1 Site Plan
SCALE: 1" = 10'

ENGINEERING NOTES:
STREET LIGHTS SHALL BE INSTALLED PER CITY STANDARD L52 OR L53, AND COUNTY SPACING STANDARD.
1. UNDERGROUND OVERHEAD UTILITIES UNDER 36 KV.
2. DEDICATE ROW AT THE ALLEY FRONTAGE TO 10' HALF WIDTH.
3. IMPROVE ALLEY FRONTAGE 1/2 WIDTH, PLUS 2' TO INCLUDE RIBBON GUTTER.
4. PALM TREE IN ALLEY IS A PROTECTED VARIETY, RELOCATION IS REQUIRED.
5. LOWELL STREET PALM TREES ARE CITY MAINTAINED, RELOCATION IS PREFERRED.
6. SIDEWALK REMOVAL IS FULL PANEL. DEPENDENT UPON DRIVEWAY LOCATIONS, ALL SIDEWALK MAY NEED TO BE REMOVED AND REPLACED.
7. IF CURB AND GUTTER IS REMOVED, REPLACEMENT IS REQUIRED



LEGEND:

- SITE BOUNDARY
- - - EXISTING CONTOUR
- - - EXIST. SEWER
- - - EXISTING WATER
- - - EXIST. SEWER
- - - TOP CURB / FLOW LINE
- - - FINISH SURFACE
- - - PROPOSED BLOCK WALL
- - - EXIST CURB & GUTTER

GENERAL NOTES:

- (1) EXISTING TREES TO BE PROTECTED ALONG LOWELL STREET & ALLEY

(2) INSTALL 18" CONC DRIVEWAY APPROACH PER C.I.E. STD DWG 117

(3) EXISTING CURB & GUTTER, SIDEWALK PROTECTED IN PLACE

(4) EXISTING WATER METER, RELOCATED AS REQUIRED

(5) SAWCUT 1" ALONG ALLEY AS REQUIRED

(6) INSTALL NEW A.C. PAVEMENT TO BE INSTALLED PER SOILS REPORT

(7) CONSTRUCT 2" CONCRETE RIBBON GUTTER ON-SITE DRIVEWAY

(8) CONSTRUCT 10x10' TRASH ENCLOSURE PER ARCHITECTS DRAWINGS

(9) REMOVE EXISTING FENCE ALONG PROPERTY LINE AT DIRECTION OF OWNER

(10) CONSTRUCT 6" CONCRETE BLOCK WALL W/ WEEP HOLES PER LANDSCAPE PLANS W/ ANTI GRAFFITI SCREENING

(11) INSTALL 3' HIGH BLOCK WALL PER ARCHITECTURAL DETAILS
- (12) INSTALL DRIVEWAY PER ARCHITECTURAL PLANS

(13) INSTALL WALKWAYS AND PATIOS PER ARCHITECTURAL PLANS

(14) INSTALL GRASS BACKYARDS PER STANDARD PRACTICE

(15) INSTALL LANDSCAPE PER LANDSCAPE PLANS

(16) INSTALL 6" TYPE 'D' CURB

(17) INSTALL 6" WOOD FENCE PER LANDSCAPING PLANS

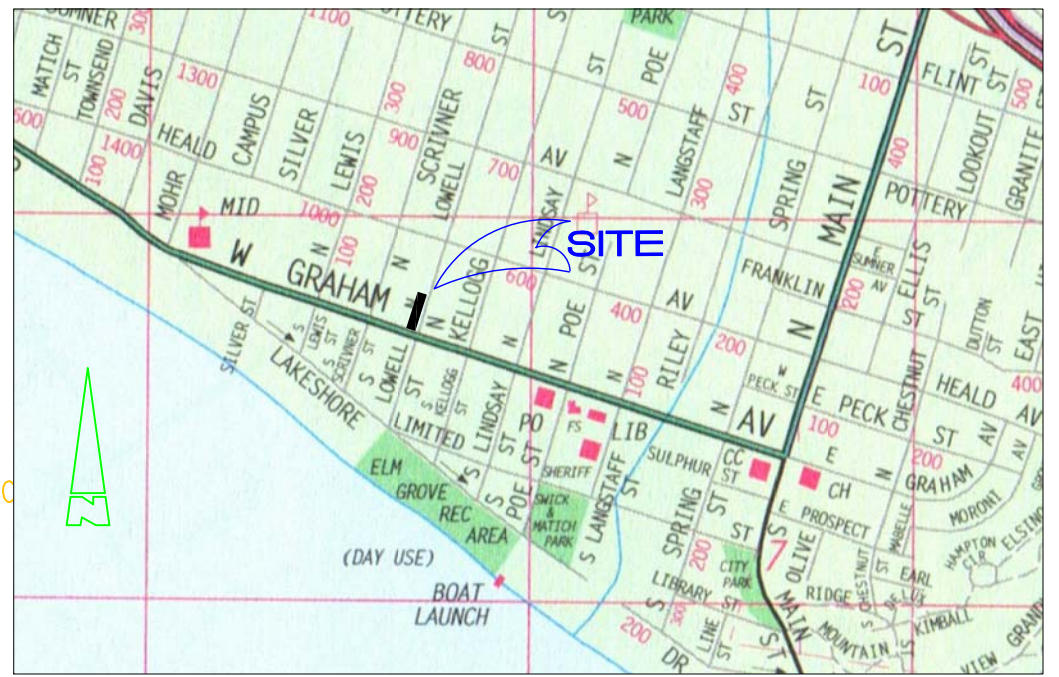
(18) EXISTING POWER POLE TO REMAIN IN PLACE

(19) NO EXISTING STRUCTURES ON SITE

(20) NO EXISTING EASEMENTS ON SITE

(21) 1' LANDSCAPE STRIP ALONG BLOCK WALL - GRAHAM AVENUE & LOWELL STREET

(22) EXISTING BLOCK WALL TO BE PROTECTED IN PLACE



VICINITY MAP

NTS

OWNER/APPLICANT:

GO LOGAN CONSTRUCTION
393 W. LA CADENA DR. UNIT 15
RIVERSIDE, CA. 92501
(805) 835-1238

SITE ADDRESS:

801 W. GRAHAM STREET
LAKE ELSINORE, CA. 92530

ASSESSOR'S PARCEL MAP NO.

374-183-018

LEGAL DESCRIPTION:

LOT 1 AND THE EASTERLY RECTANGULAR 40 FEET OF LOT 2, BLK 28, MAP BOOK 6, PAGE 302 IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

AREA CALCULATIONS:

TOTAL GROSS / NET (0.34)	14855 S.F.
IMPRVIOUS SURFACE CALCULATIONS	
SURFACE	AREA
COMMON DRIVE AISLE	3,299 S.F.
ROOF BLDG : A & B	2,305 S.F.
ROOF BLDG : C & D	2,305 S.F.
ROOF BLDG : E	1,486 S.F.
CONC FRONT PORCH	100 S.F.
CONC REAR PATIO BLDG.	450 S.F.
TOTAL	9,943 S.F.

THOMAS BROTHERS:

THOMAS GUIDE RIVERSIDE COUNTY (2004): PAGES 866; GRID D5

EXISTING LAND USE DESIGNATIONS:

GENERAL PLAN DESIGNATION -- CITY OF LAKE ELSINORE
ZONING -- RMU

UTILITY COMPANIES:

WATER	LAKE ELSINORE MUNICIPAL WATER DISTRICT
SEWER	LAKE ELSINORE MUNICIPAL WATER DISTRICT
GAS:	SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC:	SOUTHERN CALIFORNIA EDISON CO.
TELEPHONE:	VERIZON
SCHOOL DISTRICT	LAKE ELSINORE UNIFIED SCHOOL DISTRICT

SOURCE OF TOPOGRAPHY

FIELD SURVEY BY DAVID BIESER - LICENSED SURVEYOR
TOPOGRAPHY BY: INLAND VALLEY DEVELOPMENT CONSULTANTS,
DATE: AUGUST 2017

EARTHWORK QUANTITIES

EXCAVATION	450 C.Y.
EMBANKMENT	450 C.Y.

*UNADJUSTED FOR SOIL LOSSES



BENCH MARK

SOILS ENGINEER:

PREPARED BY:

INLAND VALLEY DEVELOPMENT CONSULTANTS
28100 NEWPORT ROAD R12 - 311
MENIFEE, CA. 92554
951 809-4806

REVISIONS:

A	7/18	REVISED BLOCK WALL POSITION, ADD NOTE 21



SUBMITTED BY:

LAWRENCE R. PHELPS, R.C.E.

DATE

PHELPS ENGINEERING
31130 AVENIDA DEL REPOSO
TEMECULA, CA. 92591
(951) 694-6336

DATE: MAY 2017

SCALE: AS NOTED

BENCHMARK:

CITY OF LAKE ELSINORE
GRAHAM AVENUE
5 UNIT TOWNHOUSE
SITE PLAN
GRADING - DRAINAGE PLAN

WO#

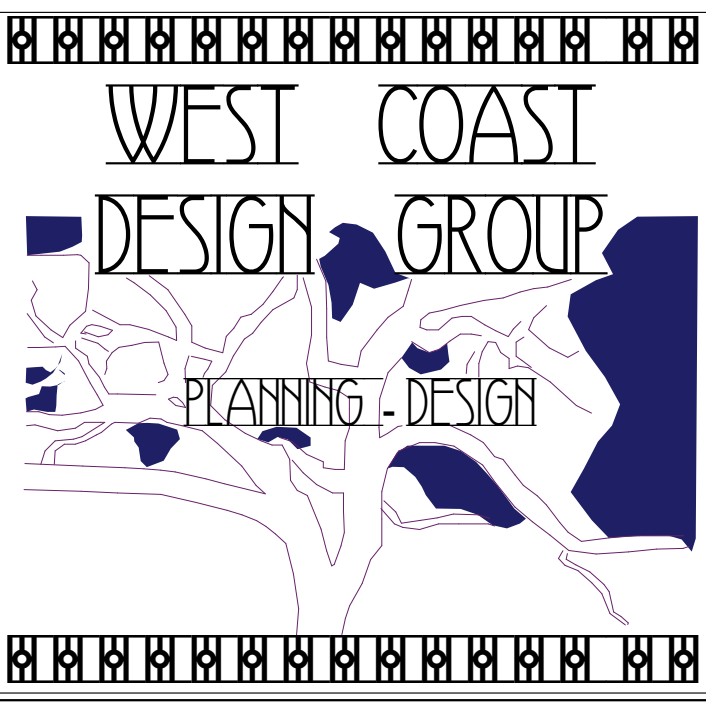
LOGAN, C

F.B.

1

1

FILE NO.



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MURRIETA CA 92562

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PROJECT:

New 5-Unit Apartment Complex
801 W. Graham Street
Lake Elsinore, CA 92530

CLIENT:

Logan Construction

3		
2	6/29/18	Revised per planning Comments
1	11/8/17	Planning Submittal
MARK	DATE	DESCRIPTION

PROJECT NO: 17-37

MODEL FILE:

DRAWN BY:

CHK'D BY:

PLOT DATE: 9/5/2018

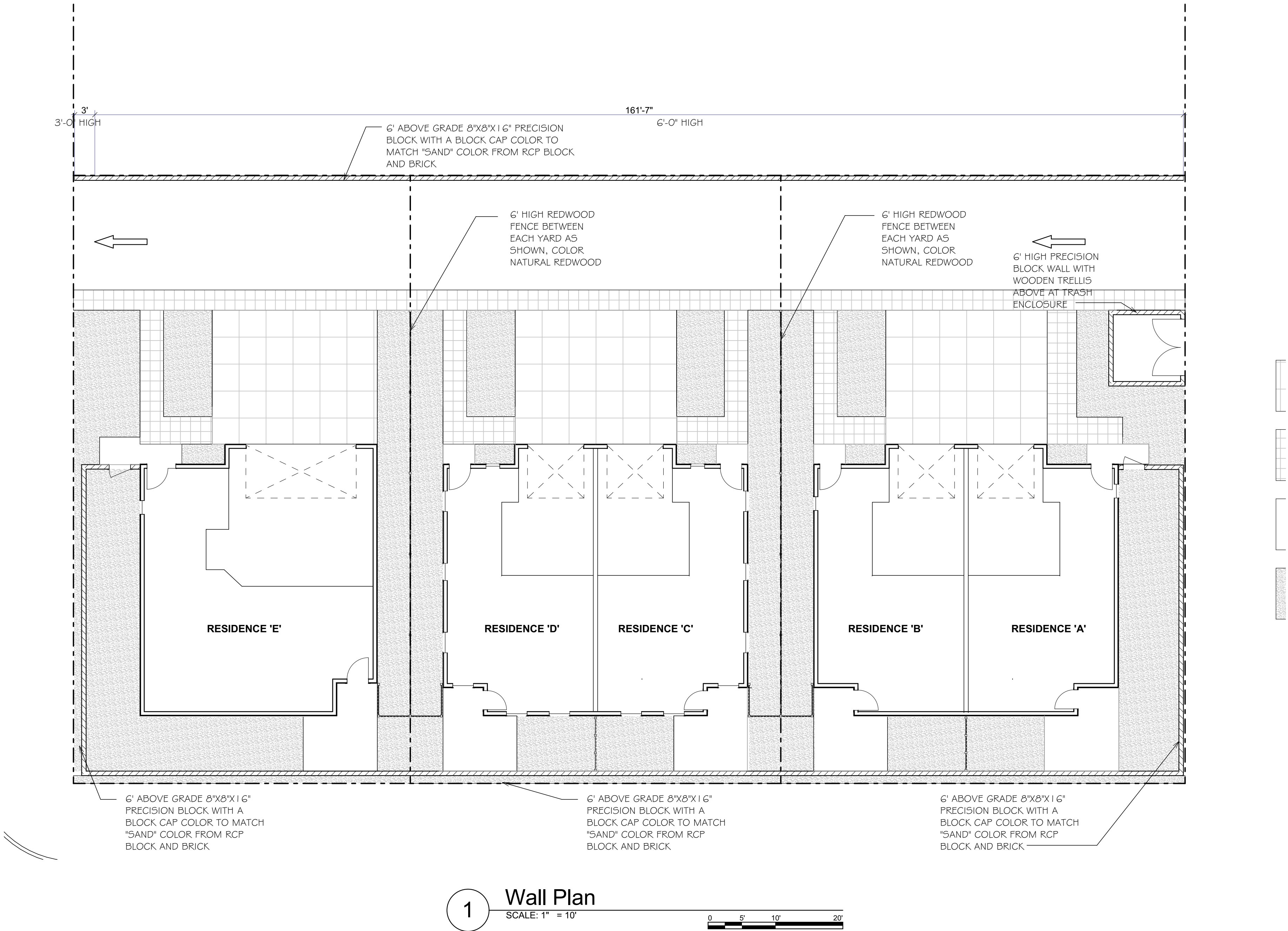
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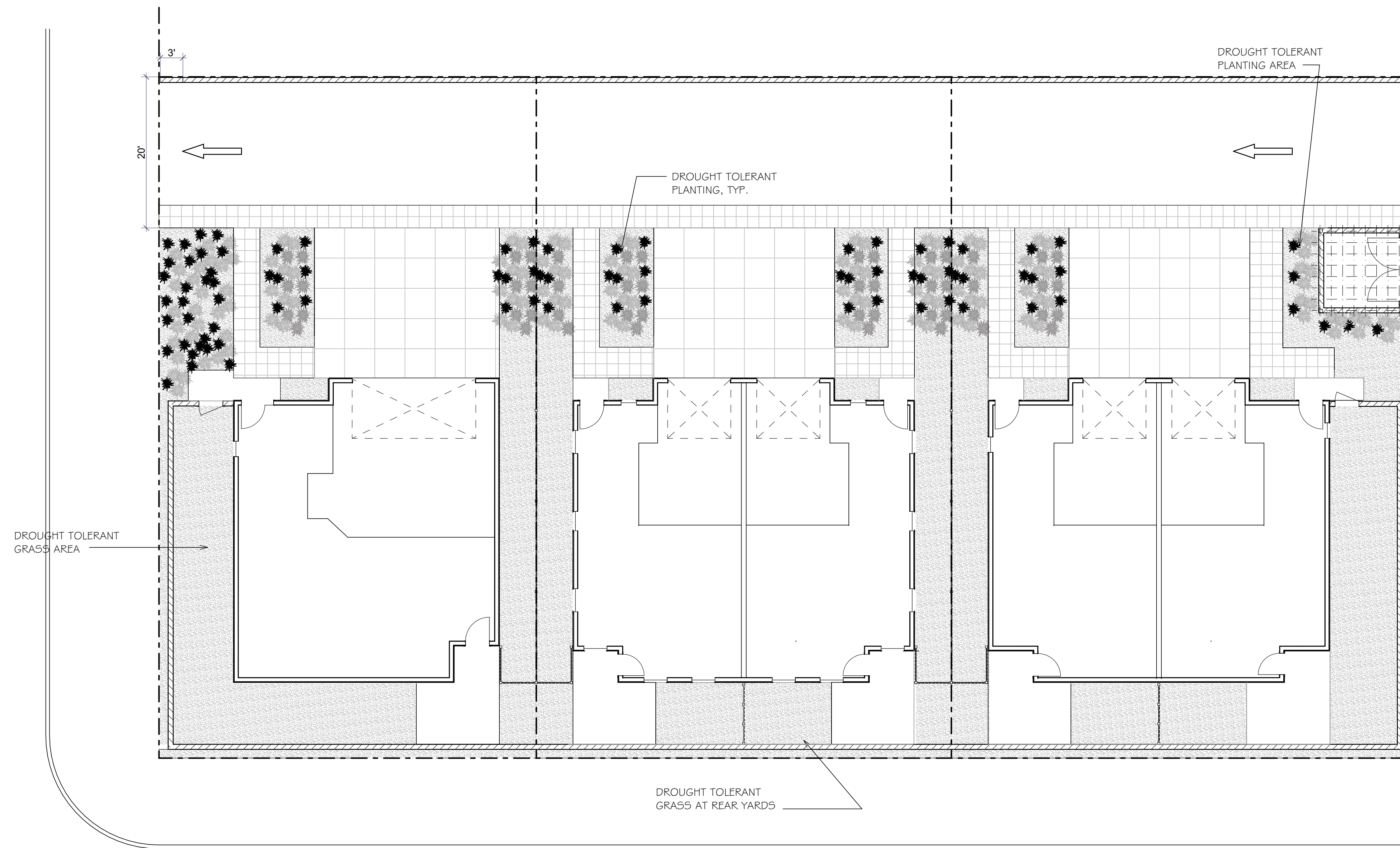
SHEET TITLE

Wall Plan

T-3

SHEET 15





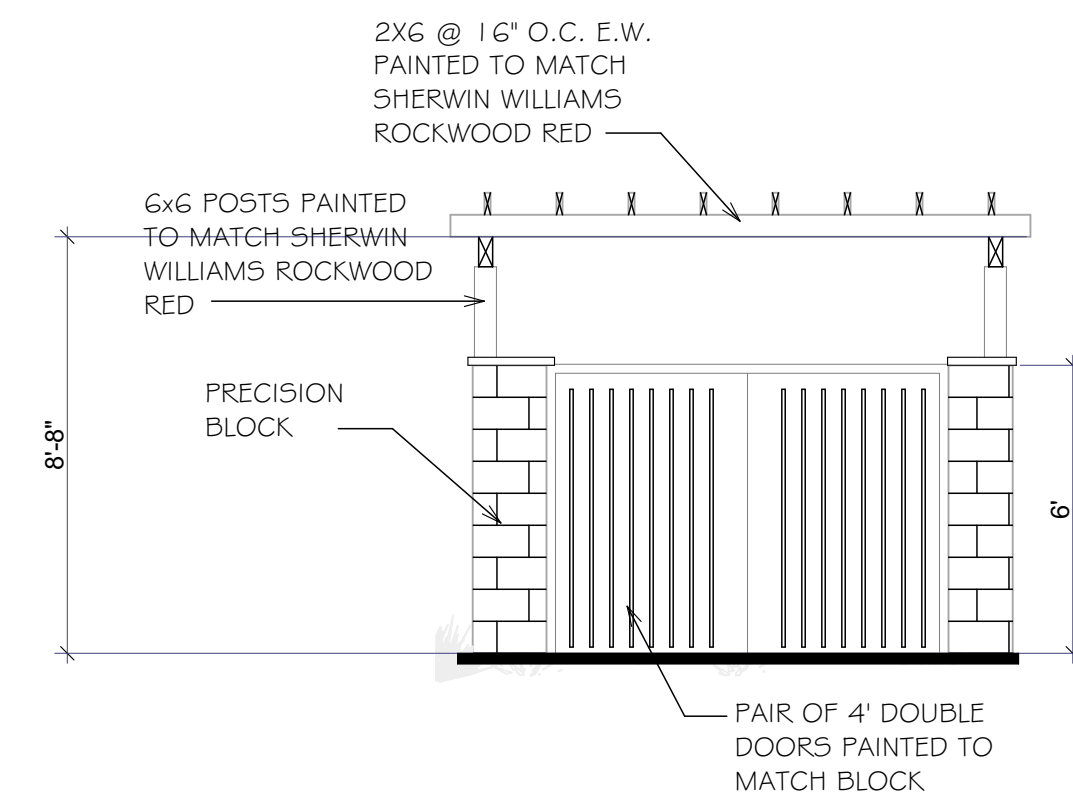
LANDSCAPE LEGEND:

- GRASS
- A MIX OF DROUGHT TOLERANT PLANTS-
1. YARROW
 2. HUMMINGBIRD SAGE
 3. PURPLE THREE-AWN

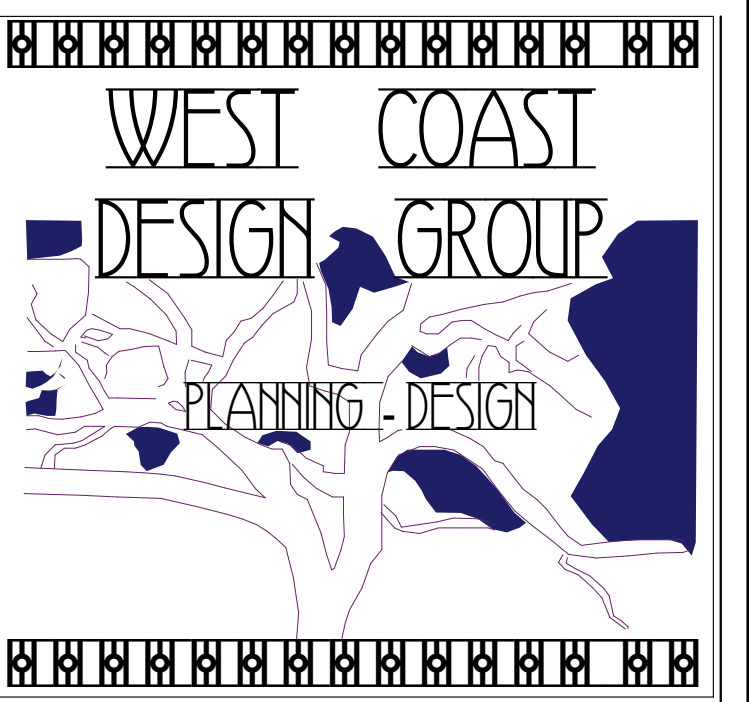
SITE LANDSCAPE INFO.:

SITE AREA:	14,810.4 SQ.FT.
BUILDING FOOTPRINT: (INCLUDING PORCHES)	4,732 SQ.FT.
HARDSCAPE AREA: (INCLUDING DRIVES, PARKING, TRASH)	6,237 SQ.FT.
LANDSCAPE AREA:	3,841.1 SQ.FT.
LANDSCAPE AREA PERCENTAGE:	26%

1 Landscape Plan
SCALE: 1" = 10'



2 Trash Enclosure Elevation
SCALE: 1/4" = 1'-0"



41055 CHACO CANYON ROAD
MURRIETA CA 92562

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New 5-Unit Apartment Complex
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Lake Elsinore, CA 92530

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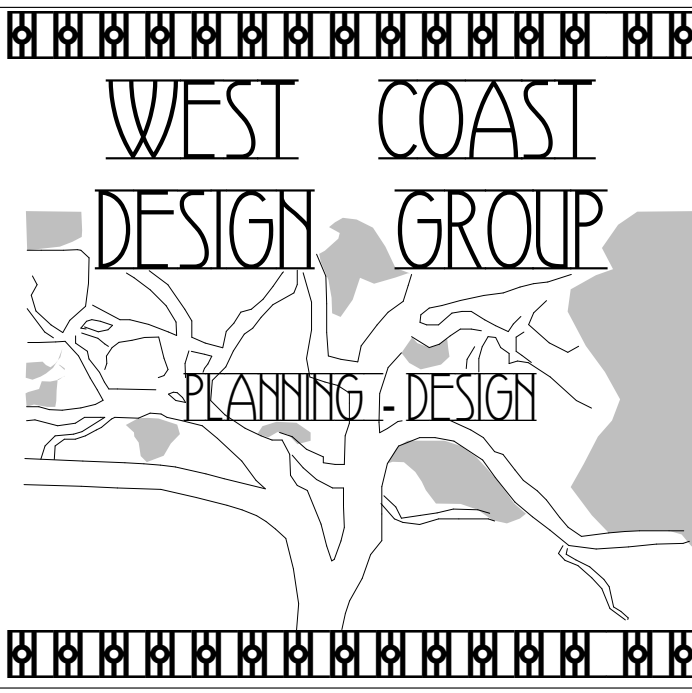
MARK	DATE	DESCRIPTION
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MODEL FILE:	
DRAWN BY:	
CHK'D BY:	
PLOT DATE:	9/5/2018
PLAN CHECK#:	-

SHEET TITLE

Landscape Plan

T-4



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MURRIETA CA 92562

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PROJECT:

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801 W. Graham Street
Lake Elsinore, CA 92530

CLIENT:

Logan Construction

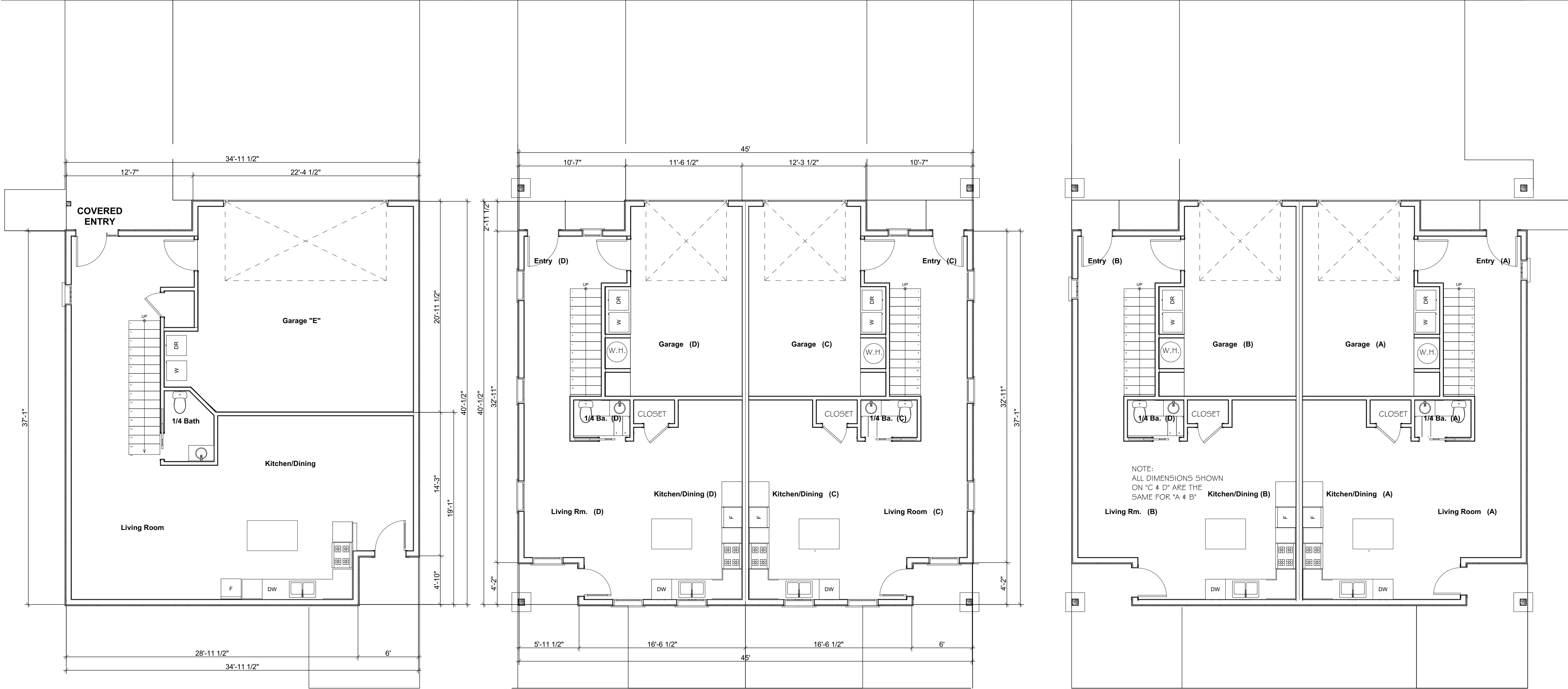
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PLAN CHECK#:

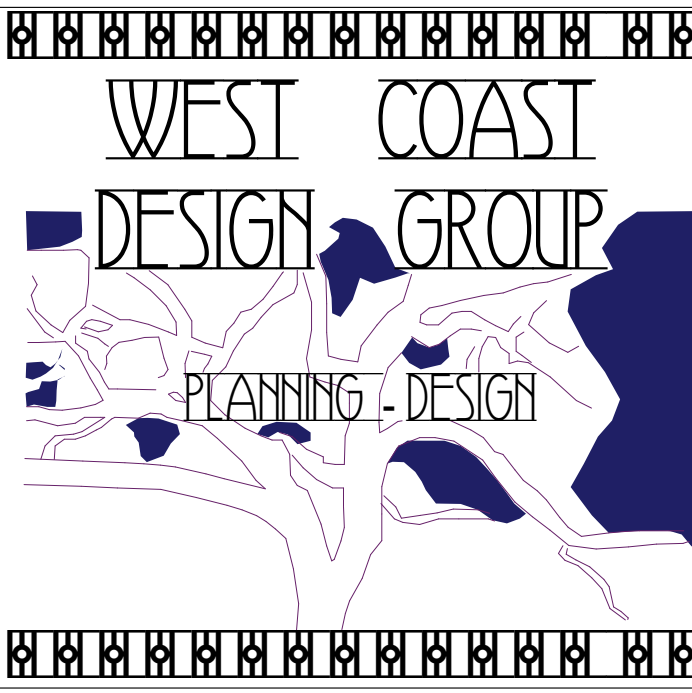
SHEET TITLE

Floor Plan (1st.)

A-1



1 Floor Plan (First)
SCALE: 3/16" = 1'-0"



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MURRIETA CA 92562

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Lake Elsinore, CA 92530

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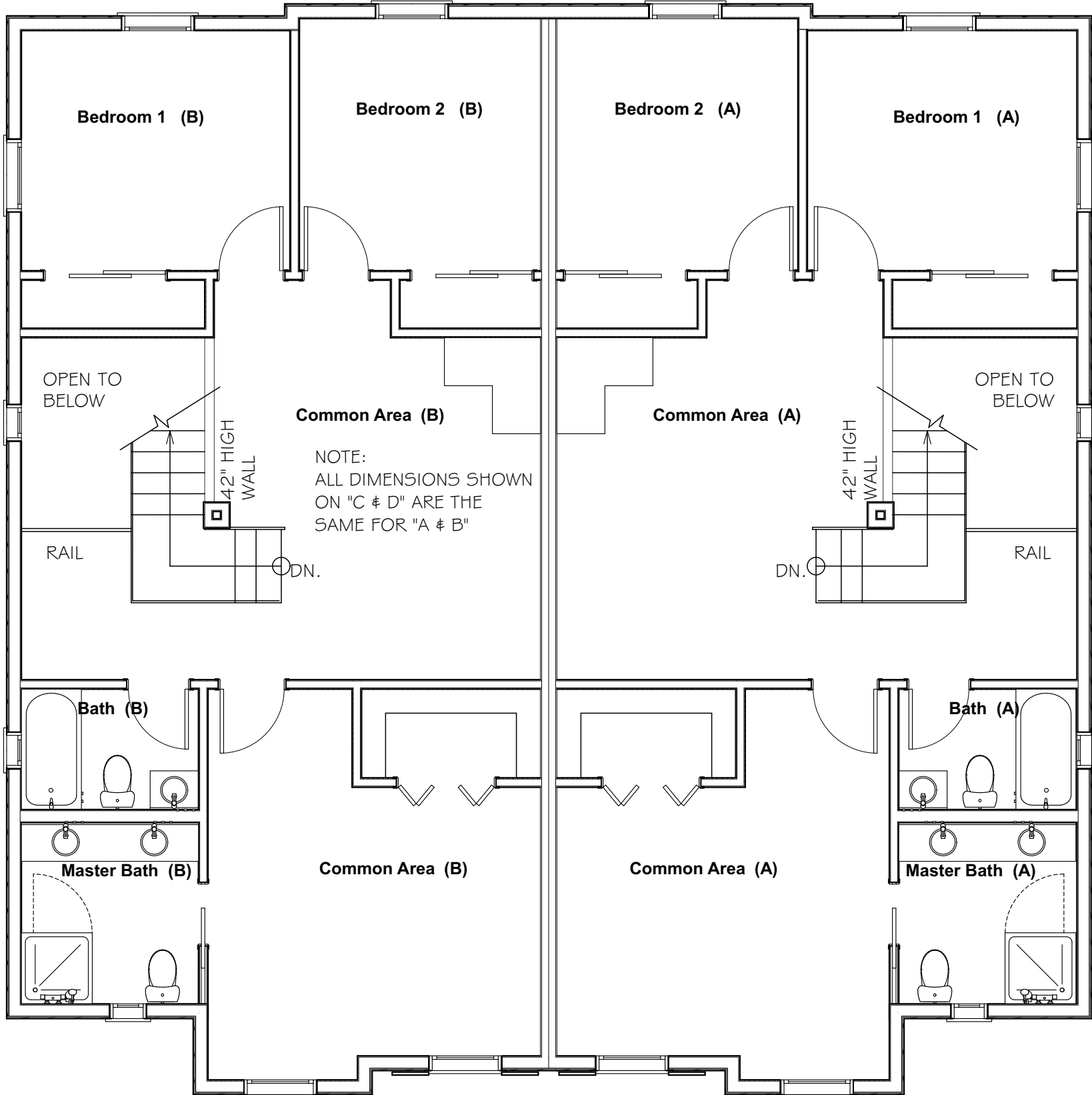
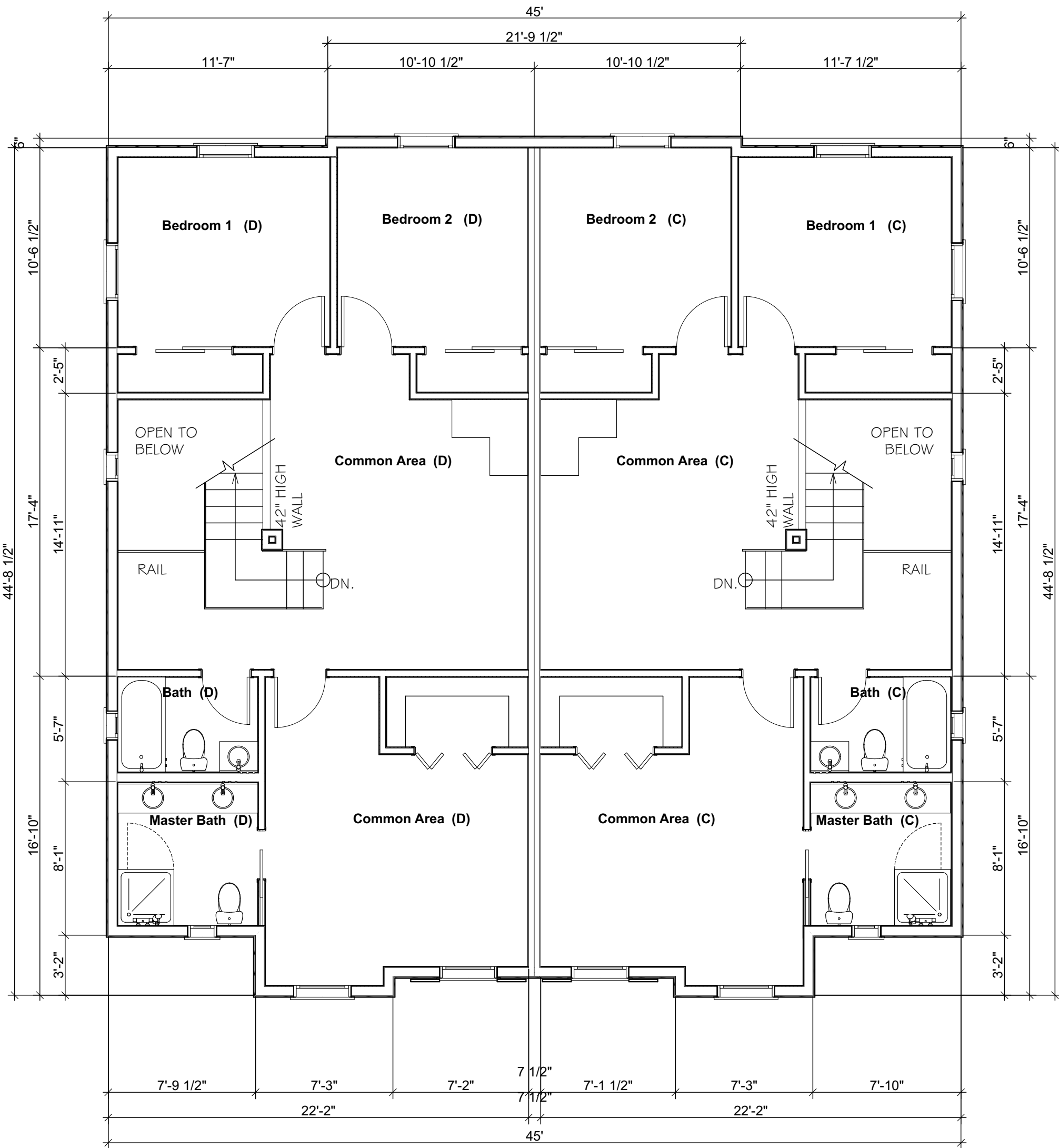
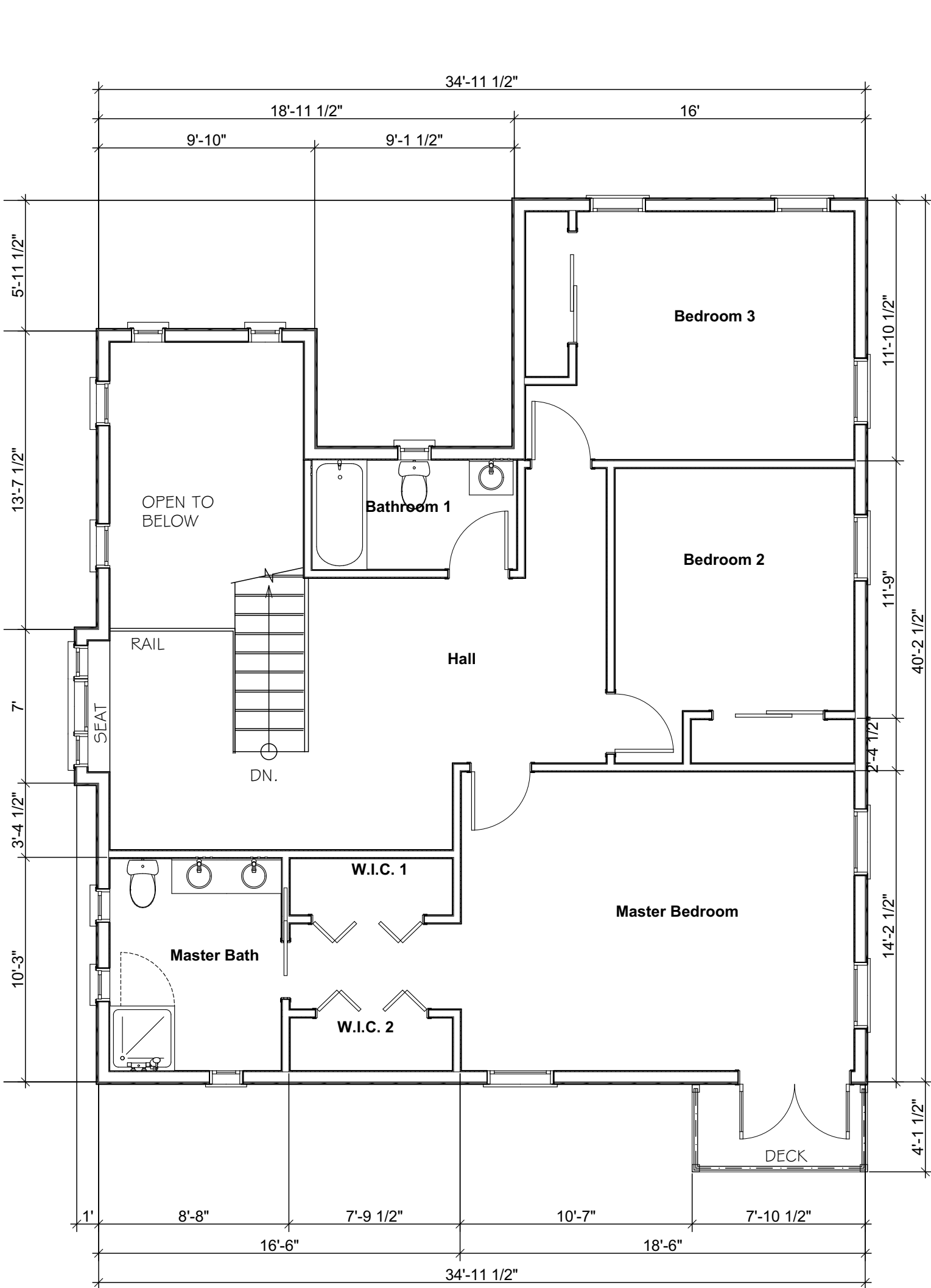
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MODEL FILE:
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PLOT DATE: 9/5/2018
PLAN CHECK#: -

SHEET TITLE

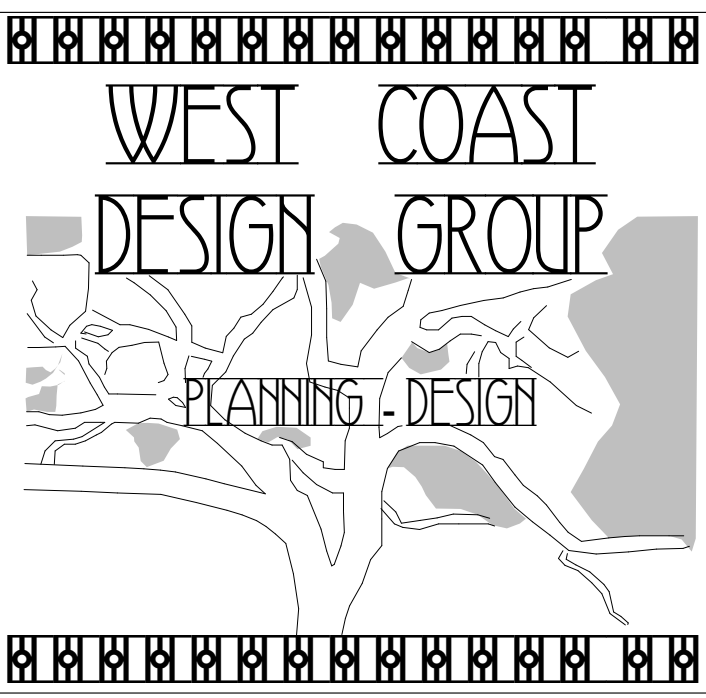
Floor Plan (2nd)

A-2

SHEET 9



1 Floor Plan (Second)
SCALE: 3/16" = 1'-0"



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MURRIETA CA 92562

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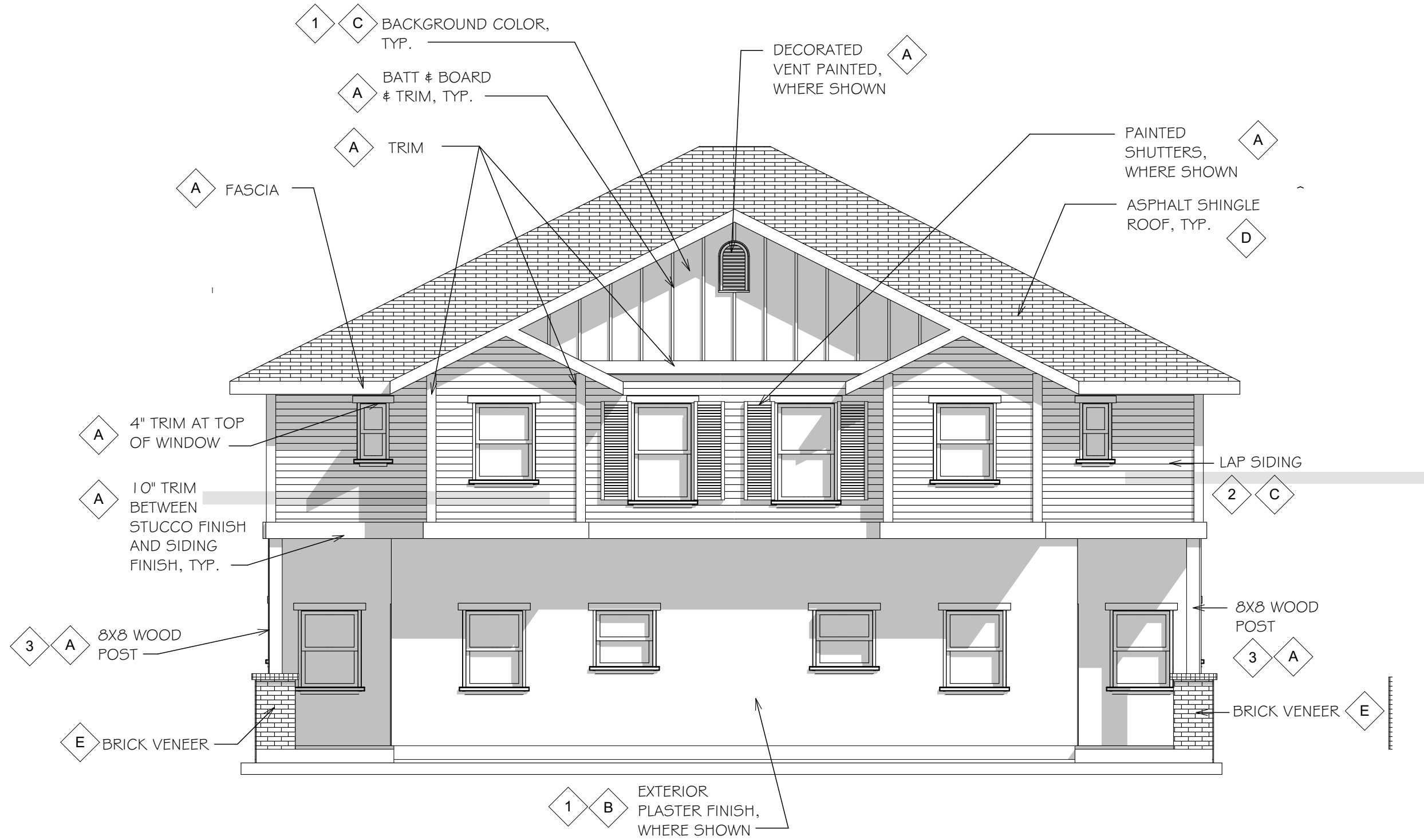
PROJECT NO: 17-37
MODEL FILE:
DRAWN BY:
CHK'D BY:
PLOT DATE: 9/5/2018
PLAN CHECK#:

SHEET TITLE

Exterior Elevations (Bldg.
"A,B,C&D")

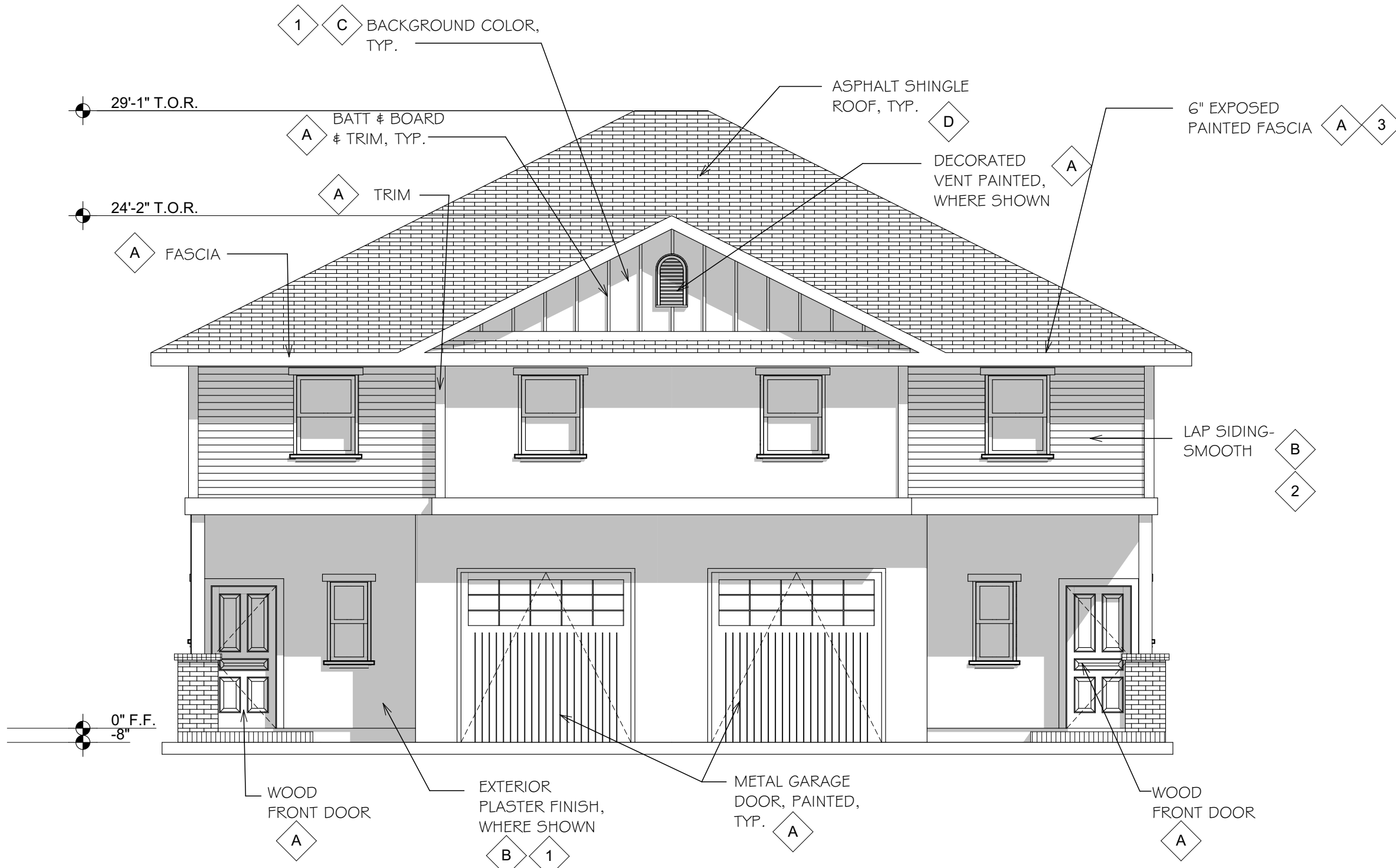
A-3

SHEET 10



1 South Elevation (UNIT A,B,C & D)

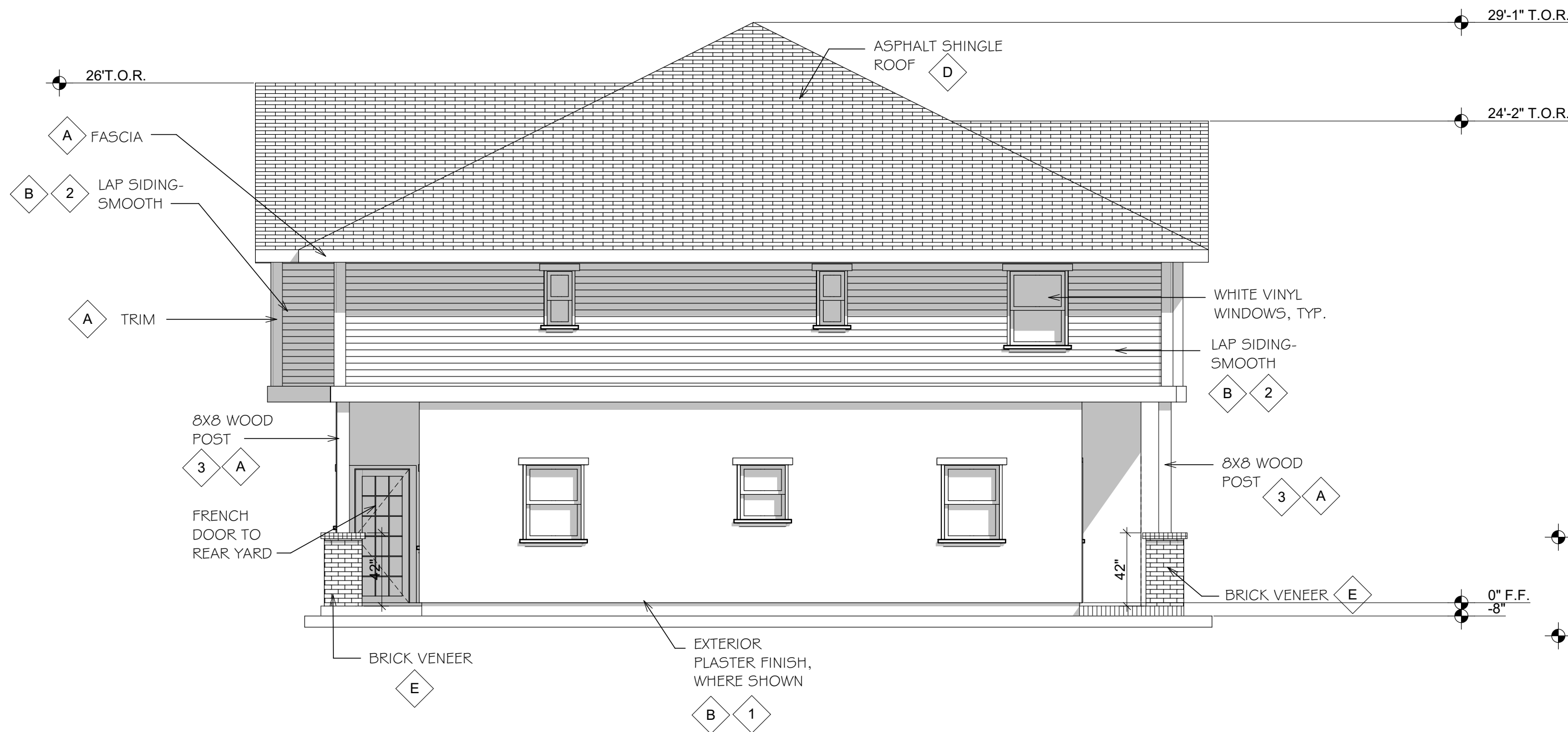
SCALE: 3/16" = 1'-0"



2 North Elevation (UNIT A,B,C & D)

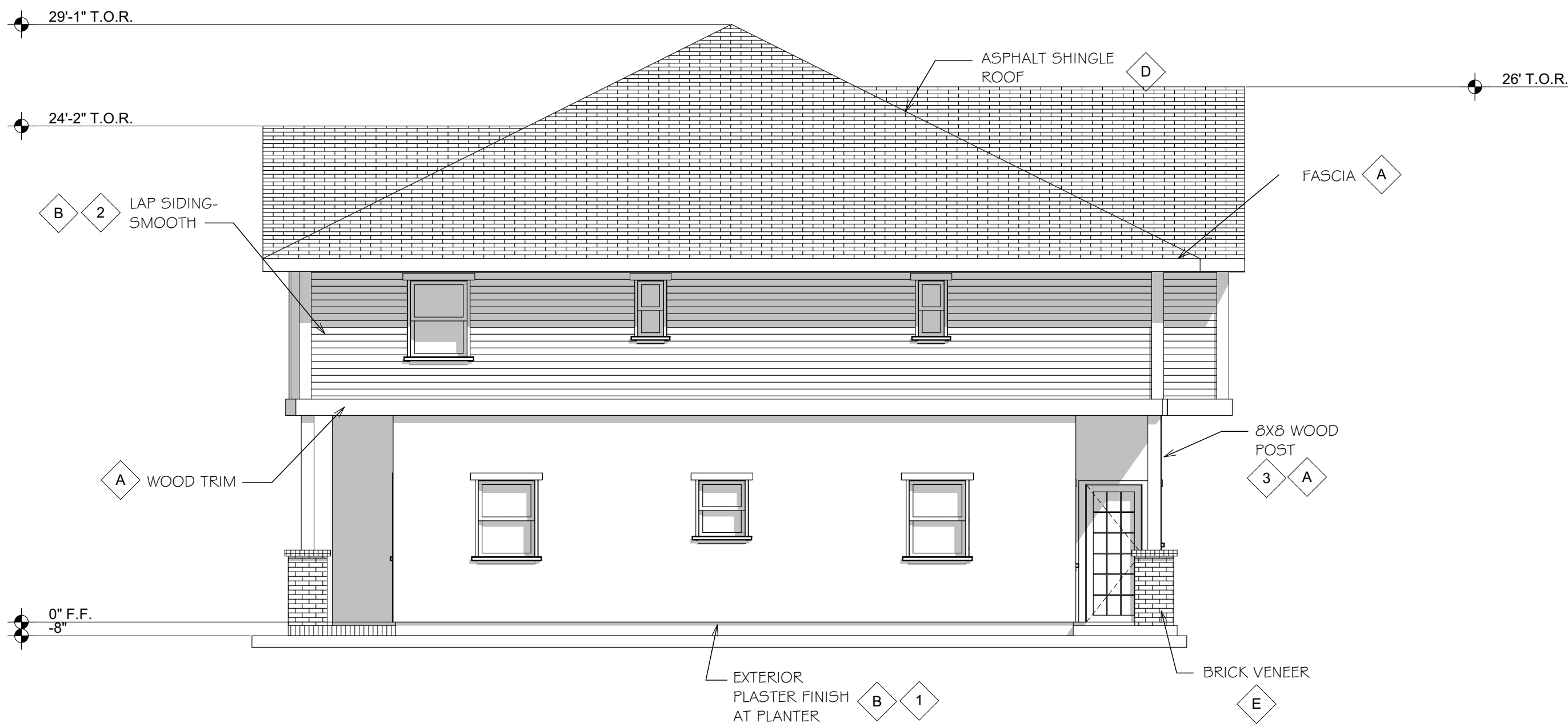
SCALE: 3/16" = 1'-0"

KEYNOTES			
MARK	COLOR	MARK	FINISH
A	SHERWIN WILLIAMS - ROCKWOOD RED - SW2802	1	OMEGA EXTERIOR PLASTER WITH A SAND FINISH
B	SHERWIN WILLIAMS - LEMON DROP SW 7122	2	JAMES HARDIE - HARDIE PLANK LAP SIDING 8.25" - 7" EXPOSURE
C	SHERWIN WILLIAMS - RENWICK OLIVE - SW2815	3	EXPOSED WOOD PRIMED AND PAINTED
D	GAF - TIMBERLINE COOL SERIES BARKWOOD		
E	CORONADO - LA JOLLA BRICK		



3 East Elevation (UNIT A,B,C & D)

SCALE: 3/16" = 1'-0"

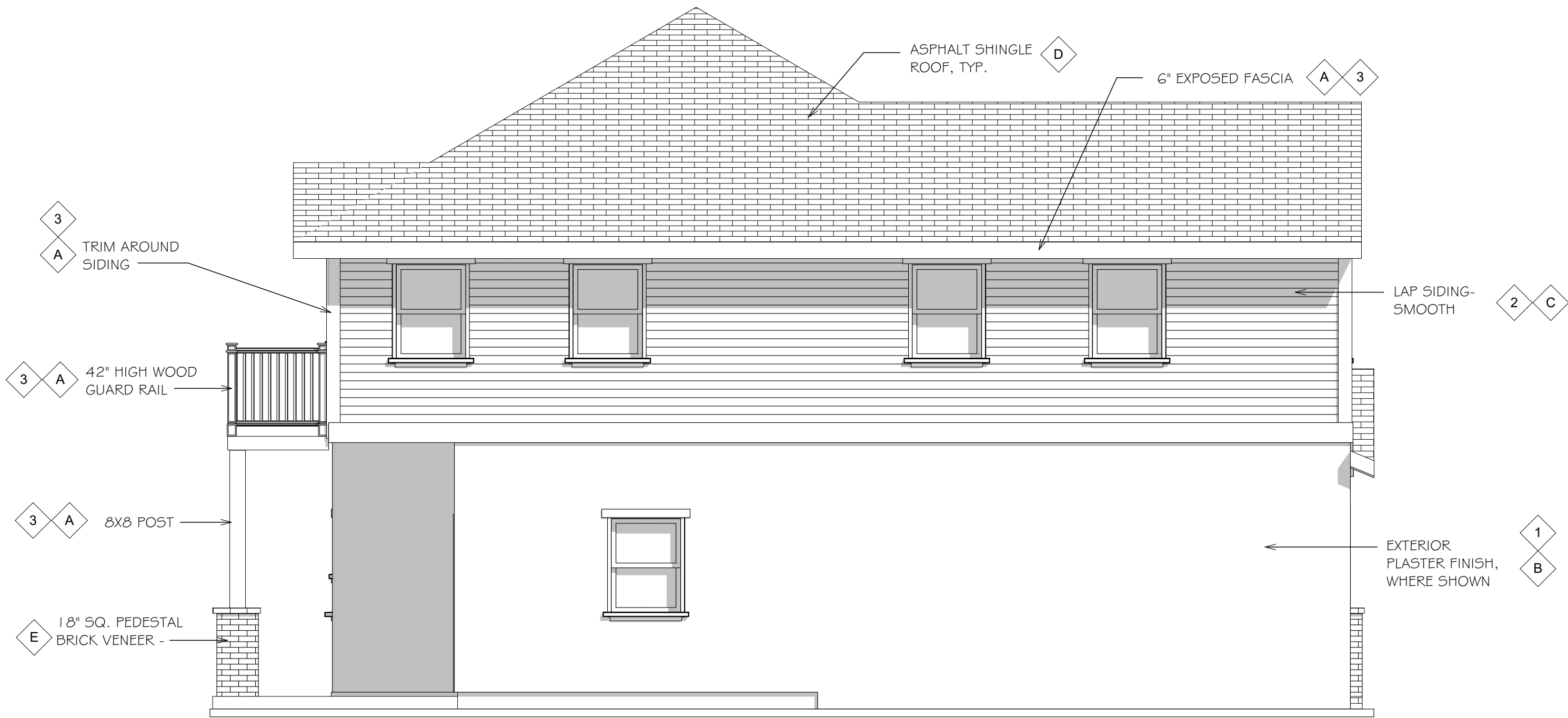


4 West Elevation (UNIT A,B,C & D)

SCALE: 3/16" = 1'-0"

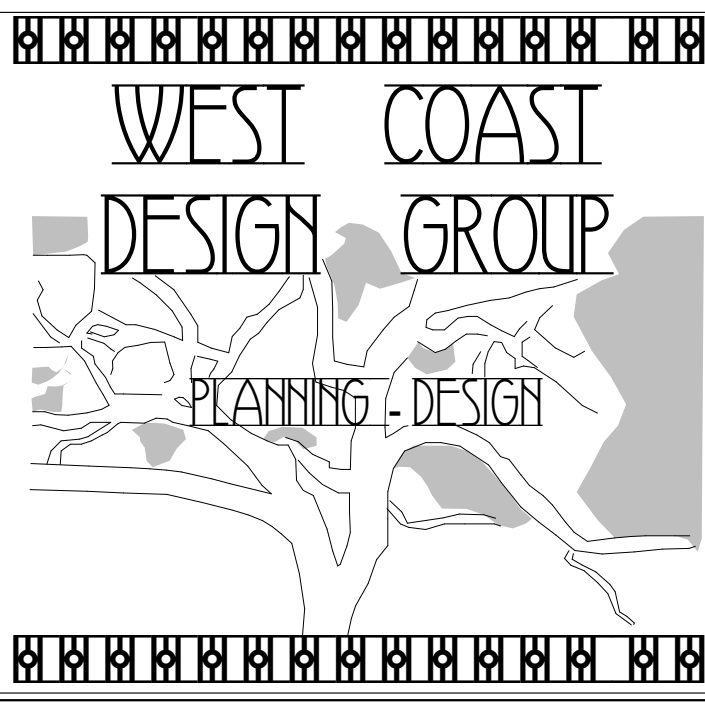


1 South Elevation (Bldg. 'E')
SCALE: 1/4" = 1'-0"



2 East Elevation (Bldg. 'E')
SCALE: 1/4" = 1'-0"

KEYNOTES			
MARK	COLOR	MARK	FINISH
A	SHERWIN WILLIAMS - ROCKWOOD RED - SW2802	1	OMEGA EXTERIOR PLASTER WITH A SAND FINISH
B	SHERWIN WILLIAMS - LEMON DROP SW 7122	2	JAMES HARDIE - HARDIE PLANK LAP SIDING 8.25" - 7" EXPOSURE
C	SHERWIN WILLIAMS - RENWICK OLIVE - SW2815	3	EXPOSED WOOD PRIMED AND PAINTED
D	GAF - TIMBERLINE COOL SERIES BARKWOOD		
E	CORONADO - LA JOLLA BRICK		



41055 CHACO CANYON ROAD
MURRIETA CA 92562

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New 5-Unit Apartment Complex
801 W. Graham Street
Lake Elsinore, CA 92530

CLIENT:

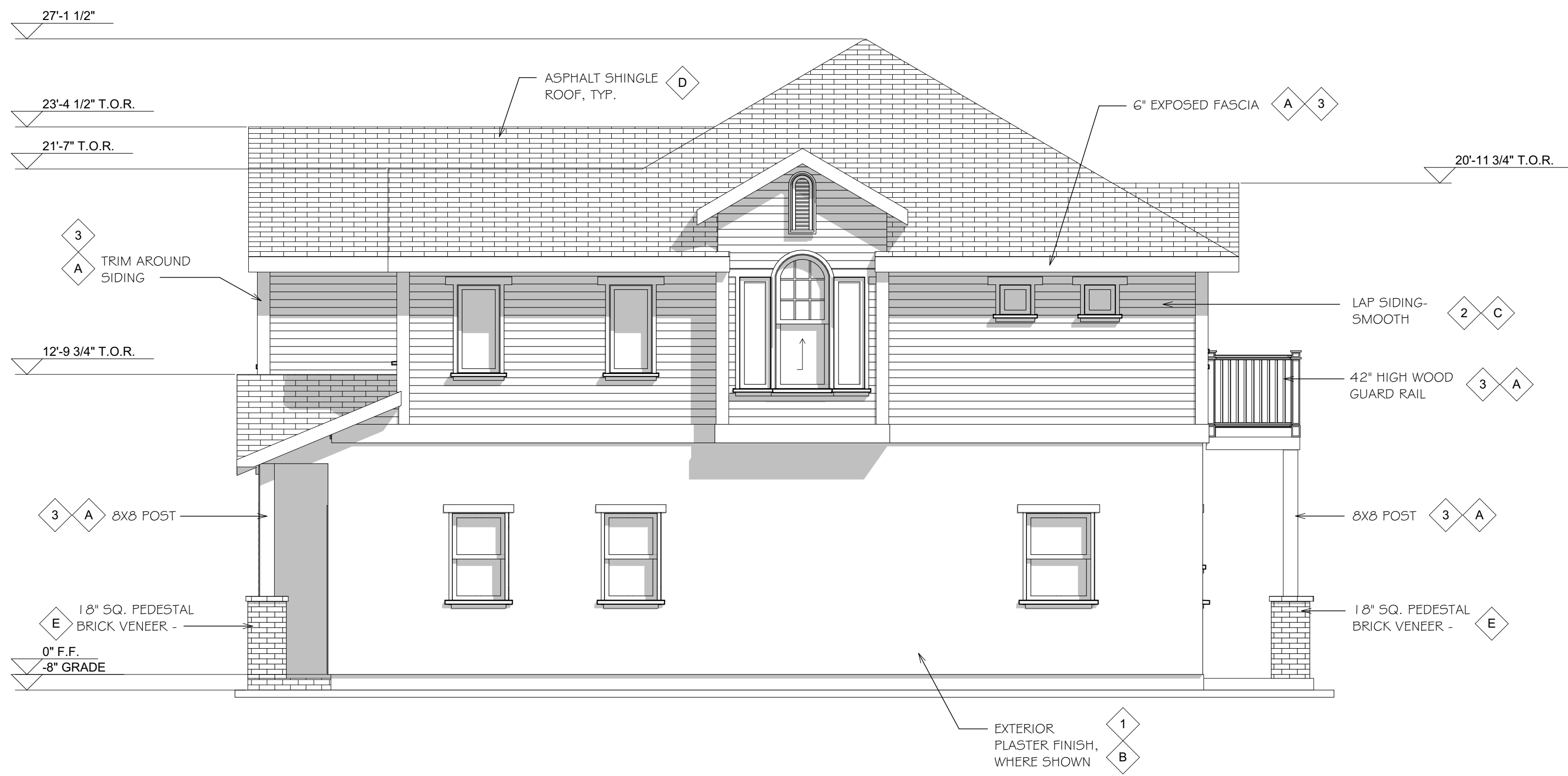
Logan Construction

3		
2	6/29/18	Revised per planning Comments
1	11/8/17	Planning Submittal
MARK	DATE	DESCRIPTION

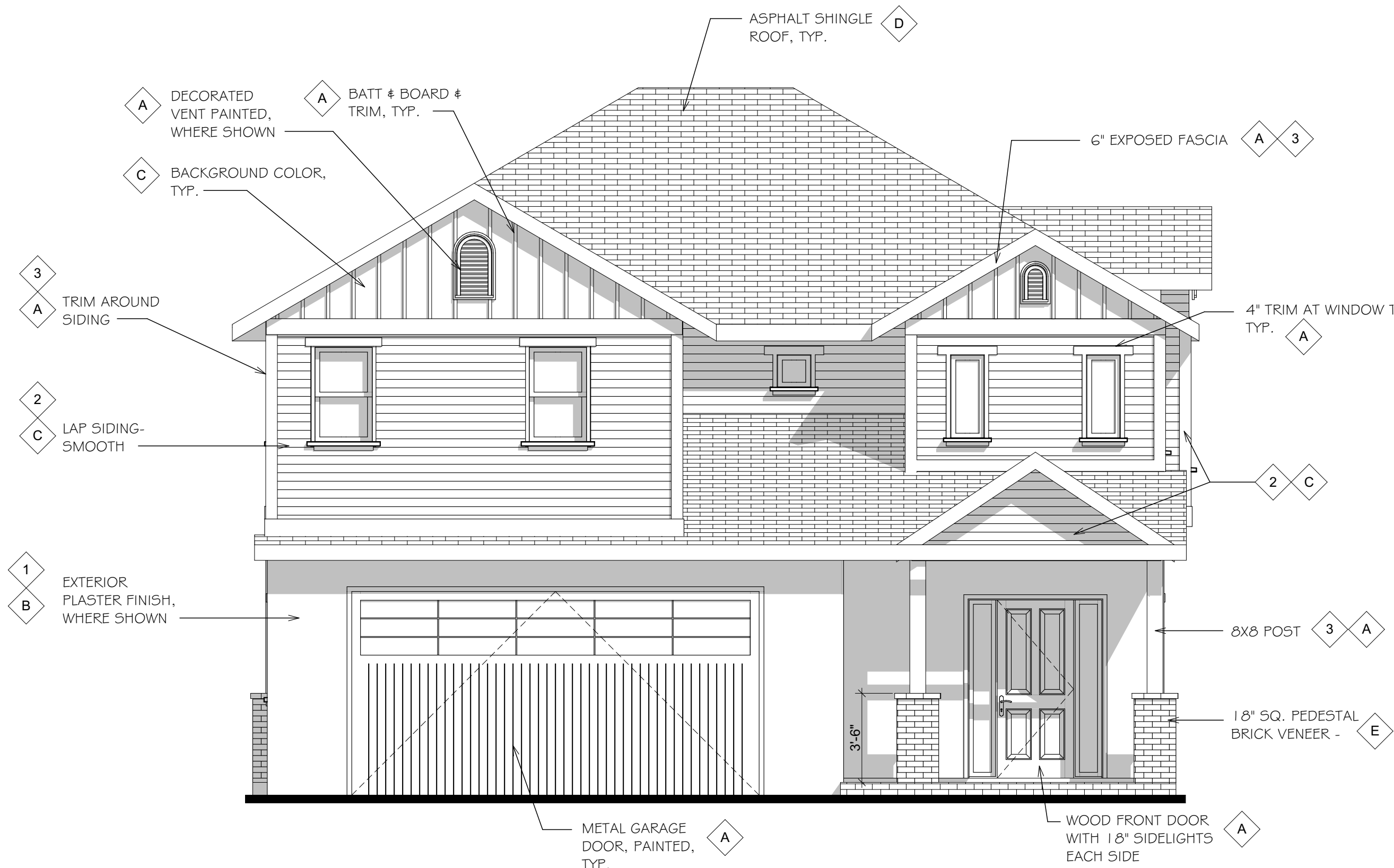
PROJECT NO: 17-37
MODEL FILE:
DRAWN BY:
CHK'D BY:
PLOT DATE: 9/5/2018
PLAN CHECK#:

SHEET TITLE

Exterior ELevations (Bldg. "E")

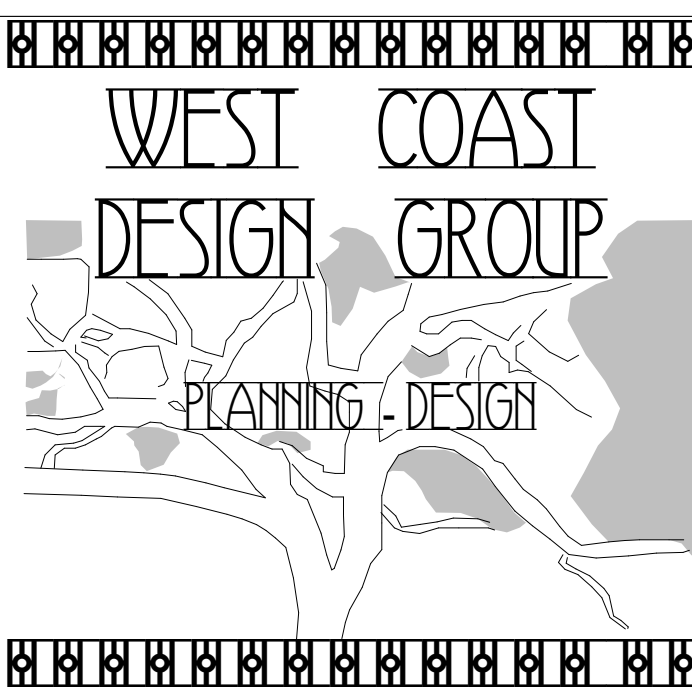


1 West Elevation (Bldg. 'E')
SCALE: 1/4" = 1'-0"



2 North Elevation (Bldg. 'E')
SCALE: 1/4" = 1'-0"

KEYNOTES			
MARK	COLOR	MARK	FINISH
A	SHERWIN WILLIAMS - ROCKWOOD RED - SW2802	1	OMEGA EXTERIOR PLASTER WITH A SAND FINISH
B	SHERWIN WILLIAMS - LEMON DROP SW 7122	2	JAMES HARDIE - HARDIE PLANK LAP SIDING 8.25" - 7" EXPOSURE
C	SHERWIN WILLIAMS - RENWICK OLIVE - SW2815	3	EXPOSED WOOD PRIMED AND PAINTED
D	GAF - TIMBERLINE COOL SERIES BARKWOOD		
E	CORONADO - LA JOLLA BRICK		



41055 CHACO CANYON ROAD
MURRIETA CA 92562

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PROJECT:

New 5-Unit Apartment Complex
801 W. Graham Street
Lake Elsinore, CA 92530

CLIENT:

Logan Construction

MARK	DATE	DESCRIPTION
3		
2	6/29/18	Revised per planning Comments
1	11/8/17	Planning Submittal

PROJECT NO: 17-37
MODEL FILE:
DRAWN BY:
CHK'D BY:
PLOT DATE: 9/5/2018
PLAN CHECK#:

SHEET TITLE

Exterior Elevations (Bldg. "E")



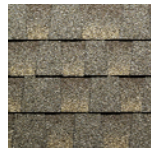
A. SHERWIN WILLIAMS - ROCKWOOD RED - SW2802



B. SHERWIN WILLIAMS - LEMON DROP - SW7122



C. SHERWIN WILLIAMS - RENWICK OLIVE - SW2815



D. GAF - TIMBERLINE COOL SERIES BARKWOOD



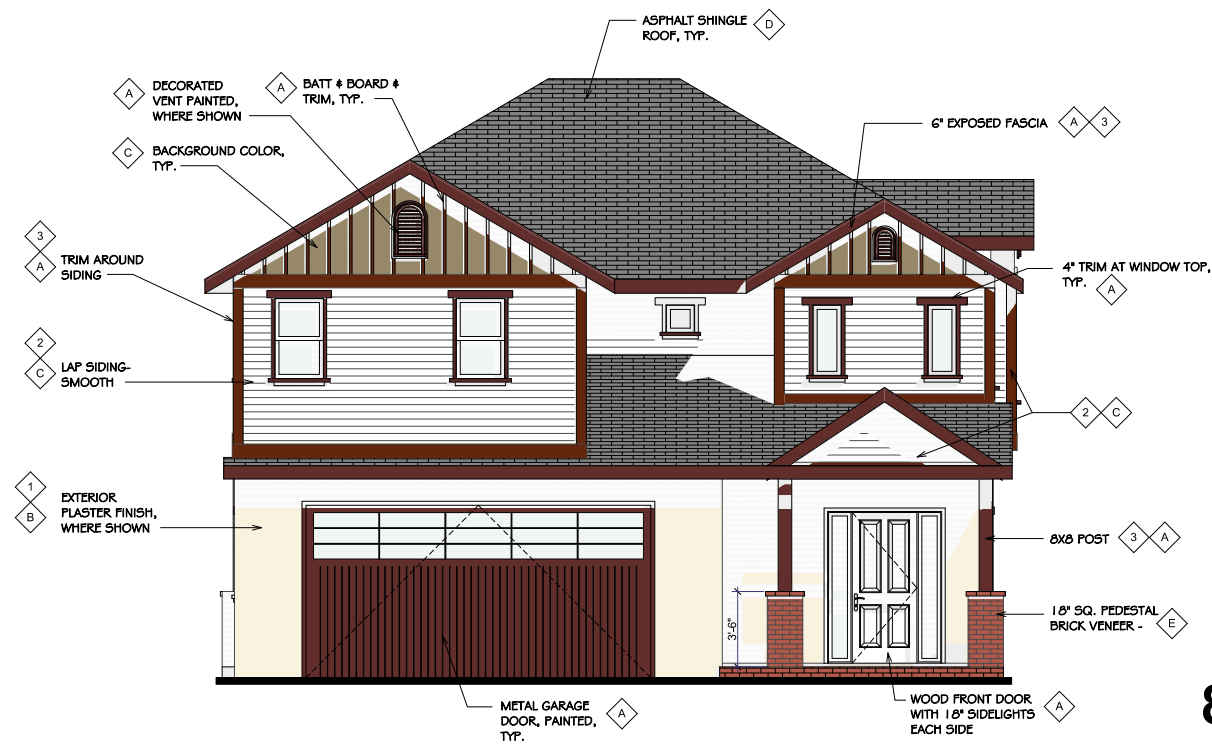
E. CORONADO - LA JOLLA BRICK



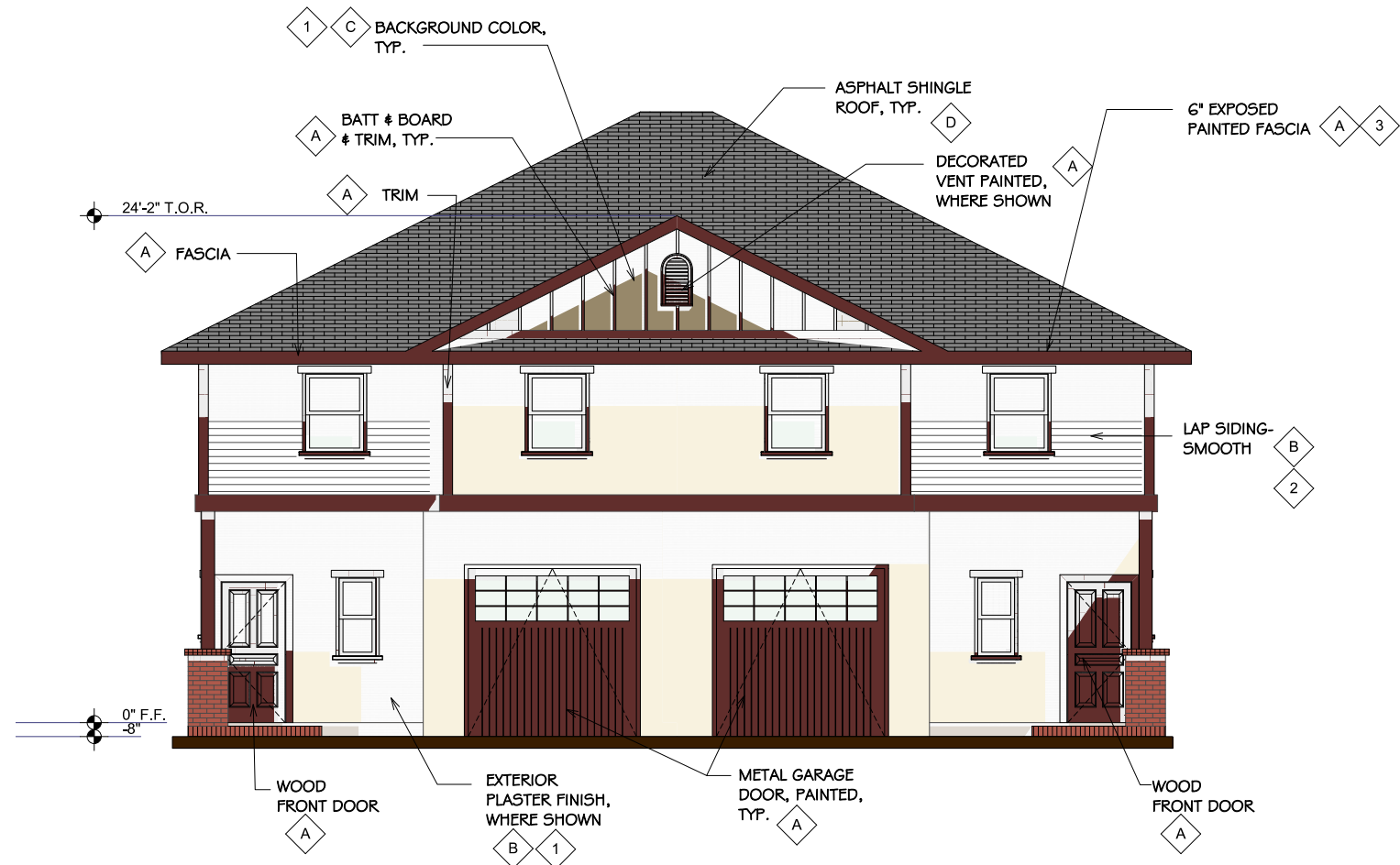
1. OMEGA EXTERIOR PLASTER WITH A SAND FINISH



2. JAMES HARDIE - HARDIE PLANK LAP SIDING 8.25" - 7" EXPOSURE



Front Elevation Bldg. "E"



Front Elevation (UNIT A,B,C & D)

801 W. Graham Street,
Lake Elsinore, CA



A. SHERWIN WILLIAMS - ROCKWOOD RED - SW2802



B. SHERWIN WILLIAMS - LEMON DROP - SW7122



C. SHERWIN WILLIAMS - RENWICK OLIVE - SW2816



D. GAF - TIMBERLINE COOL SERIES BARKWOOD



E. CORONADO - LA JOLLA BRICK



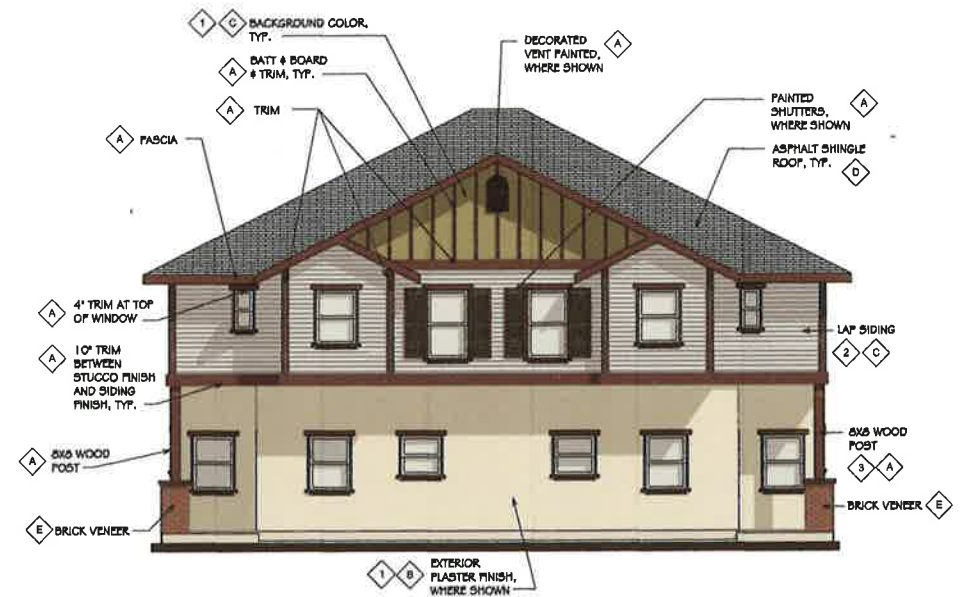
1. OMEGA EXTERIOR PLASTER WITH A SAND FINISH



2. JAMES HARDIE - HARDIE PLANK LAP SIDING 8.25" - 7" EXPOSURE



South Elev. (Bldg. E) Lowell Ave.



South Elev. (Unit A,B,C & D) Lowell Ave.

801 W. Graham Street,
Lake Elsinore, CA



A. SHERWIN WILLIAMS - ROCKWOOD RED - SW2802



B. SHERWIN WILLIAMS - LEMON DROP - SW7122



C. SHERWIN WILLIAMS - RENWICK OLIVE - SW2815



D. GAF - TIMBERLINE COOL SERIES BARKWOOD



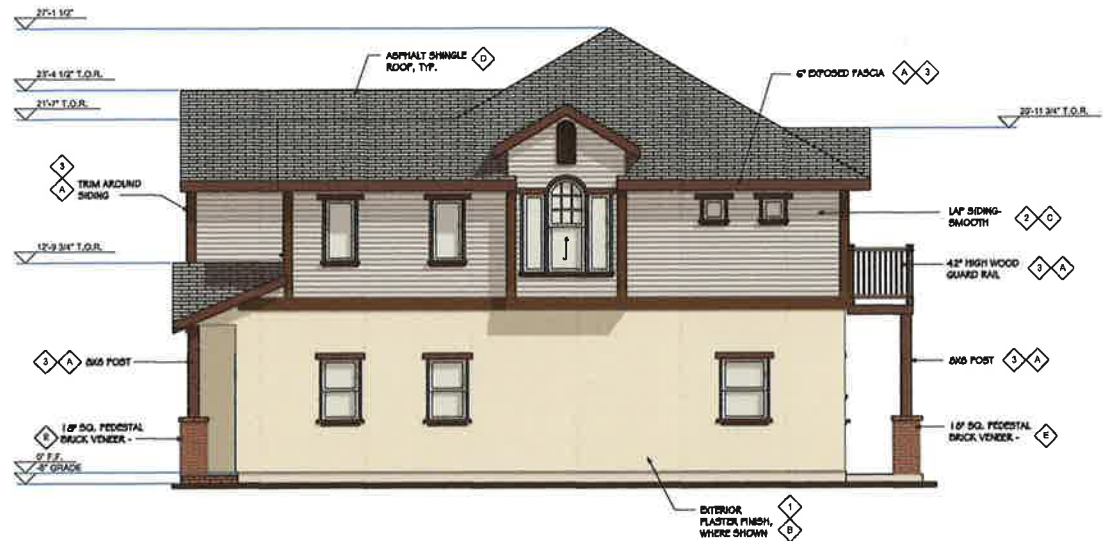
E. CORONADO - LA JOLLA BRICK



1. OMEGA EXTERIOR PLASTER WITH A SAND FINISH



2. JAMES HARDIE - HARDIE PLANK LAP SIDING 8.25" - 7" EXPOSURE



West Elev. (Bldg. E) Graham Ave.
801 W. Graham Street,
Lake Elsinore, CA