



Murrieta Mixed Use Yield Study

STONEFIELD DEVELOPMENT



WITHEE MALCOLM ARCHITECTS, LLP
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 MR210360.00 August 16, 2021
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PROJECT SUMMARY									
ZONING SUMMARY									
PROJECT SITE INFORMATION									
		APN #	ADDRESS			ZONING		LOT AREA (SF)	LOT AREA (ACRE)
					EXISTING	PROPOSED	115,936 SF	2.66 ACRES	
		906-070-75	24570 WASHINGTON AVE.		CC	DOWNTOWN SPECIFIC PLAN - MU			
		906-070-76							
PROJECT CONSTRUCTION TYPE		3 STORY TYPE V-B 13D (R3 OCCUPANCY)							
SETBACKS		ALLOWED			PROPOSED		NOTES		
	WASHINGTON AVE. (SOUTH)	2'-0" FRONT YARD			2'-0" TO 10'-0" FRONTYARD		DOWNTOWN SPECIFIC PLAN TABLE 4-2		
	KALMIA ST. (EAST)	0'-0" SIDE YARD			10'-0" SIDE YARD				
	NORTH	0'-0" REAR YARD			52'-0" REAR YARD				
	WEST	0'-0" SIDE YARD			50'-6" SIDE YARD				
DENSITY									
		24 DU. / AC. = 64 DU.			87 DU.		DOWNTOWN SPECIFIC PLAN TABLE 4-2		
		WITH 35% DENSITY BONUS = 87 DU.			GROSS DENSITY = 33 DU./AC.				
FLOOR AREA RATIO									
					0.77				
FLOOR AREA									
					TOTAL = 89,302 SF				
					RESIDENTIAL = 81,633 SF				
					COMMERCIAL / LEASING = 7,669 SF				
BUILDING HEIGHT									
		3 STORIES 50'-0" MAX.			3 STORIES / 40'-0"		DOWNTOWN SPECIFIC PLAN TABLE 4-2		
PARKING SUMMARY									
		REQUIRED			PROPOSED		PARKING BREAK DOWN		
	DOWNTOWN SP TALE 4-3								
		1&2 BR UNIT	1.25 SPACES PER UNIT	109 SPACES	TUCKED-UNDER PARKING = 66 SPACES		TUCKED-UNDER 66 SPACES		
					OPEN PARKING = 87 SPACES		ACCESSIBLE 10 SPACES		
							STANDARD 77 SPACES		
		RETAIL	4 SPACE PER 1,000 SF	31 SPACES	STREET PARKING = 20 SPACES		STREET 20 SPACES		
		TOTAL = 109 SPACES		TOTAL = 173 SPACES		TOTAL = 173 SPACES			
UNIT SUMMARY									
PLAN	DESCRIPTION	QUANTITY	NET AREA	NET AREA SUBTOTAL	GROSS AREA	GROSS AREA SUBTOTAL	DECK	TOTAL DECK	
UNIT 1	1 BEDROOM / 1 BATH	46 UNITS	574 SF	26,404 SF	624 SF	28,704 SF	80 SF	3,680 SF	
UNIT 2	2 BEDROOM / 2 BATH	41 UNITS	860 SF	35,260 SF	924 SF	37,884 SF	80 SF	3,280 SF	
PROJECT UNIT TOTAL		87 UNITS		61,664 SF		66,588 SF		6,960 SF	
BUILDING SUMMARY									
	RESIDENTIAL / COMMERCIAL	CORRIDOR	UTILITY / MECHANICAL / GARAGE / STAIR		FAR BUILDING FLOOR AREA (F.A.R.)		TOTAL GROSS BUILDING FLOOR AREA		
BUILDING 1	30,913 SF	4,806 SF	4,745 SF		35,719 SF		12,307 SF		
BUILDING 2	15,480 SF	2,893 SF	3,854 SF		18,373 SF		7,577 SF		
BUILDING 3	15,480 SF	2,893 SF	3,854 SF		18,373 SF		7,577 SF		
BUILDING 4	12,384 SF	2,893 SF	6,984 SF		15,277 SF		12,307 SF		
COMMUNITY	1,560 SF				1,560 SF				
TOTAL	75,817 SF				89,302 SF		39,768 SF		
OPEN SPACE / AMMENITY SUMMARY									
		PROPOSED			PROPOSED				
COMMON OPEN SPACE		PRIVATE - 60 SF. PER UNIT			5,220 SF	PRIVATE DECK = 6,960 SF			
		COMMON - 150 SF. PER UNIT			13,050 SF	COMMUNITY RM. = 1,340 SF			
						COMMON AREA = 11,900 SF			
		TOTAL = 18,270 SF			TOTAL = 20,200 SF				
BICYCLE SUMMARY									
		REQUIRED		TOTAL REQUIRED					
BICYCLE SPACE		5% OF REQUIRED VEHICULAR PARKING SPACES		5 SPACES		SHORT TERM SPACES = 5 SPACES			
		TOTAL BICYCLE SPACE REQUIRED		5 SPACES		TOTAL PROVIDED BICYCLE SPACE = 5 SPACES			

SHEET INDEX

AERIAL MAP



Murrieta Mixed Use Yield Study

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PROJECT INFORMATION



WITHEE MALCOLM ARCHITECTS, LLP

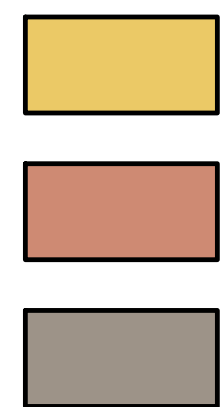
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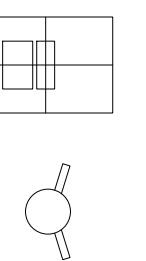
LEGEND



RESIDENTIAL UNITS

RETAIL / COMMUNITY BLDG.

TRASH / MECHANICAL



PROPOSED TRANSFORMER

EXISTING FIRE HYDRANT

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STONEFIELD DEVELOPMENT

SITE PLAN



scale: 1" = 25'-0"

0 25 50 100



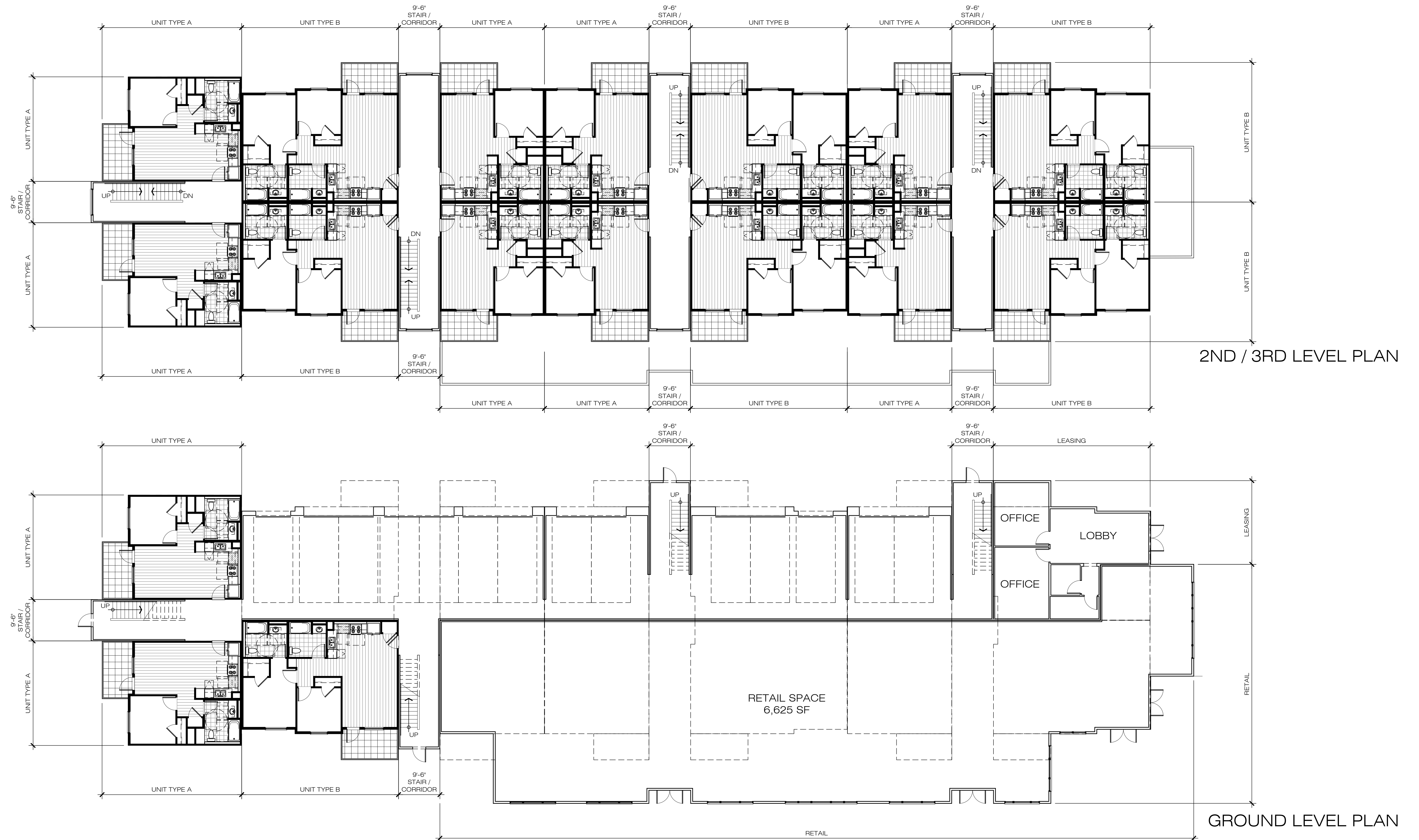
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1.0



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BUILDING 1 - (TYPE I) PLANS

scale: 3/32" = 1'-0"



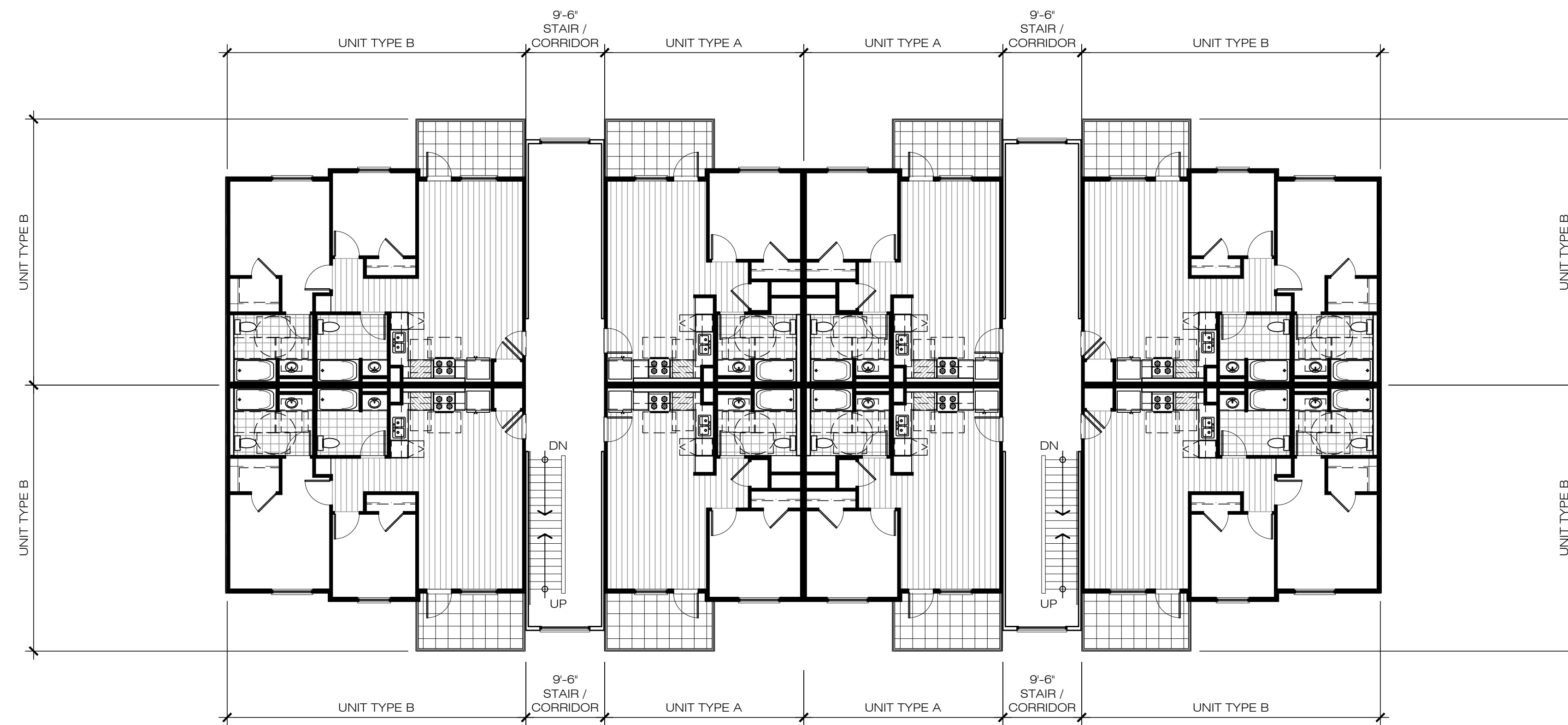
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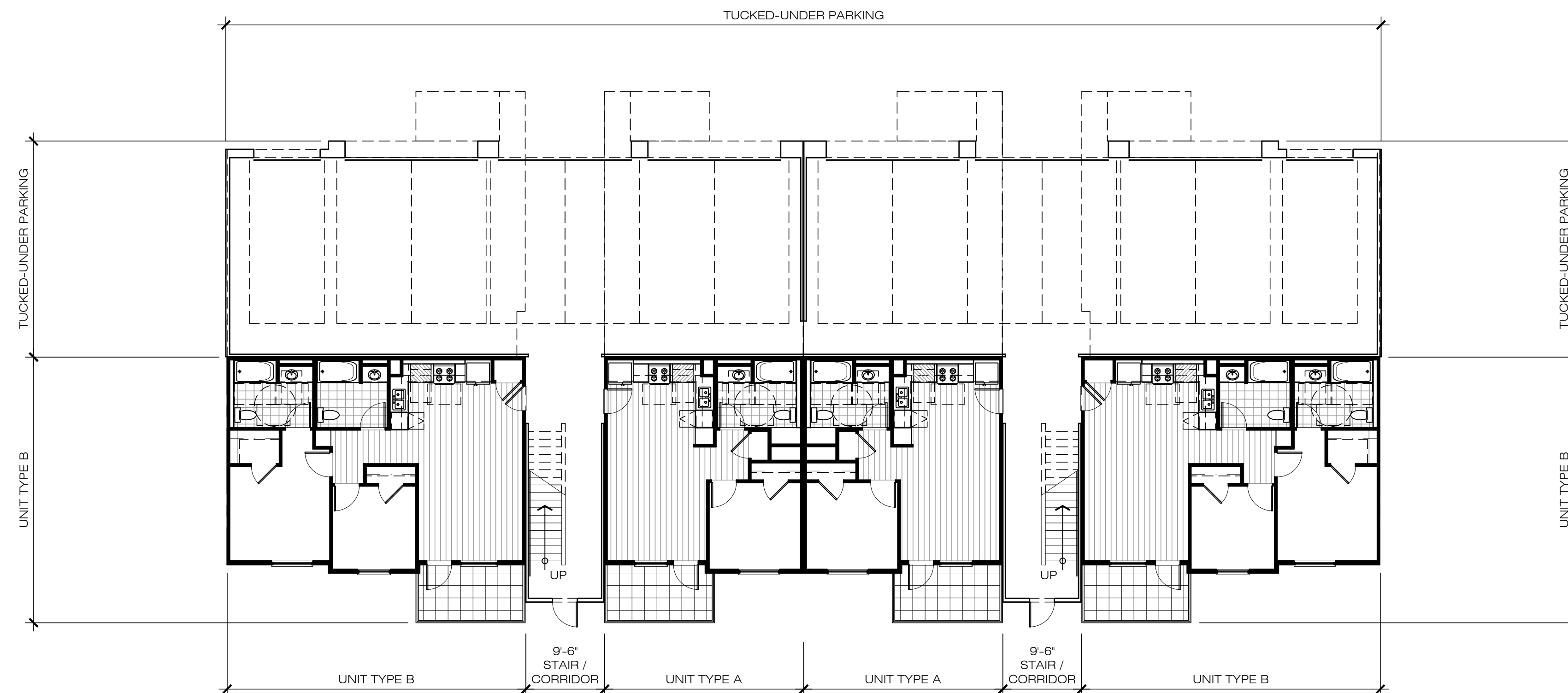
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2ND / 3RD LEVEL PLAN

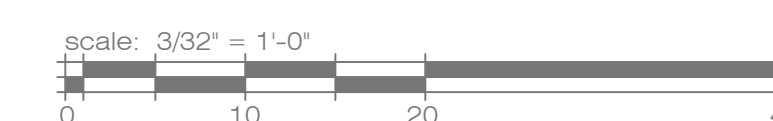


GROUND LEVEL PLAN

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STONEFIELD DEVELOPMENT

BUILDING 2&3 - (TYPE II) PLANS

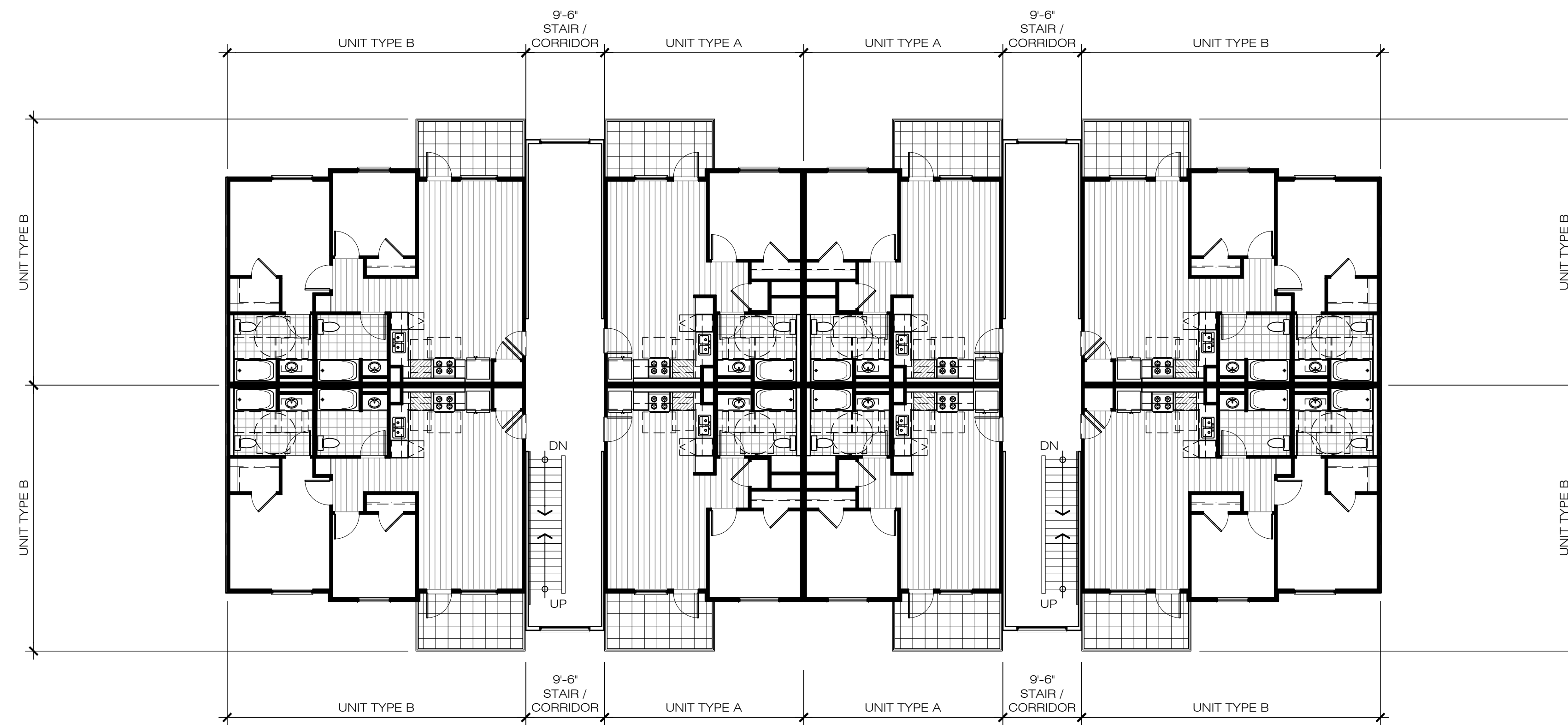


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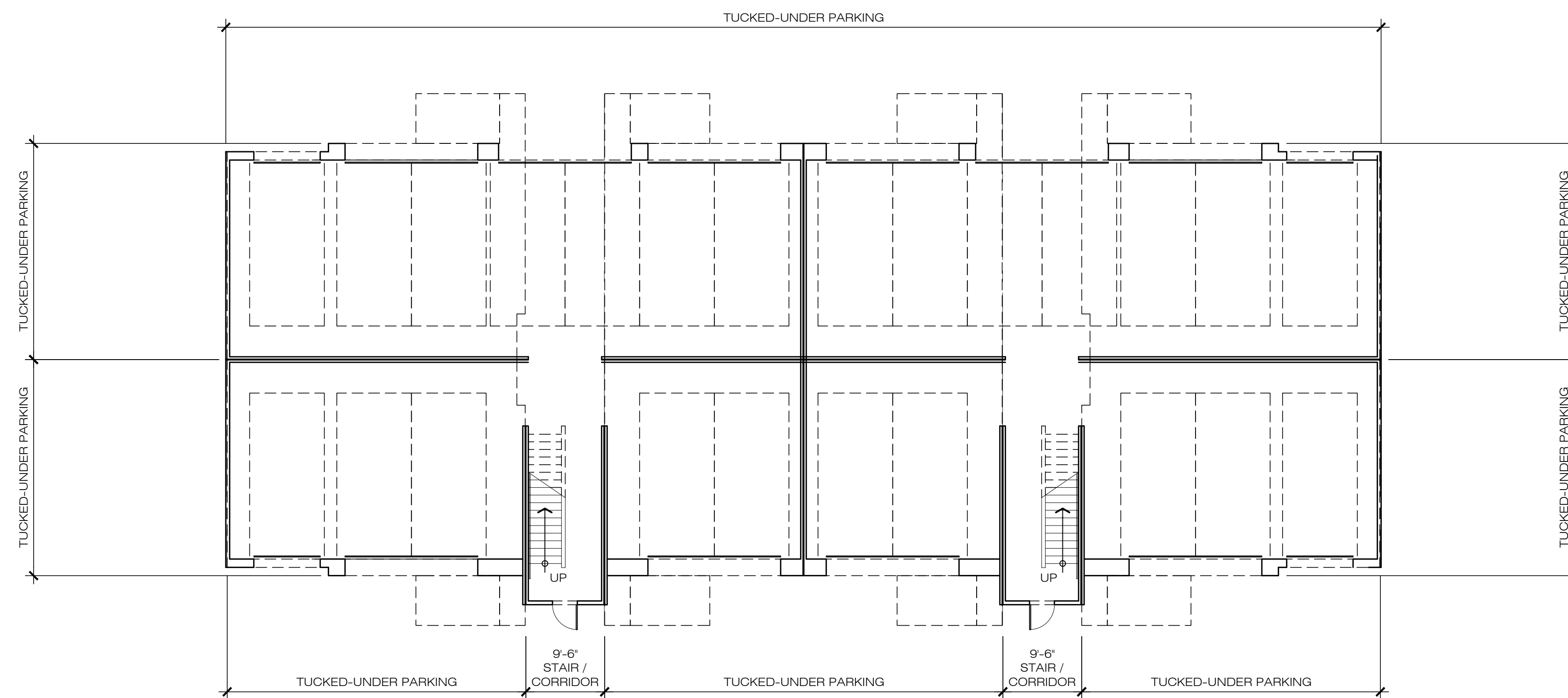
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2ND / 3RD LEVEL PLAN



GROUND LEVEL PLAN

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BUILDING 4 - (TYPE III) PLANS

scale: 3/32" = 1'-0"
0 10 20 40



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1. (WASHINGTON AVE.) SOUTH ELEVATION



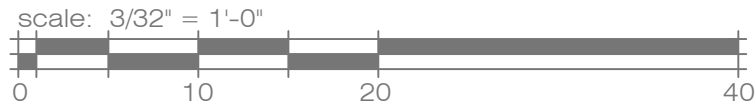
2. (KALMIA ST.) EAST ELEVATION

MATERIAL LEGEND	
① EXTERIOR CEMENT STUCCO COLOR 1	⑦ DUAL GLAZED VINYL WINDOWS WHITE COLORED FRAME
② EXTERIOR CEMENT STUCCO COLOR 2	⑧ PAINTED METAL GUARD RAIL
③ EXTERIOR CEMENT STUCCO COLOR 3	⑨ METAL CANOPY
④ EXTERIOR CEMENT STUCCO COLOR 4	⑩ SCREED LINE
⑤ ENHANCED EXTERIOR MATERIAL	⑪ STOREFRONT DOOR / WINDOW
⑥ EXTERIOR VENEER FINISH	⑫ PAINTED FOAM TRIM

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BUILDING ELEVATIONS



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1. NORTH ELEVATION



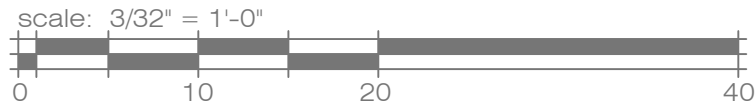
2. WEST ELEVATION

MATERIAL LEGEND	
① EXTERIOR CEMENT STUCCO COLOR 1	⑦ DUAL GLAZED VINYL WINDOWS WHITE COLORED FRAME
② EXTERIOR CEMENT STUCCO COLOR 2	⑧ PAINTED METAL GUARD RAIL
③ EXTERIOR CEMENT STUCCO COLOR 3	⑨ METAL CANOPY
④ EXTERIOR CEMENT STUCCO COLOR 4	⑩ SCREED LINE
⑤ ENHANCED EXTERIOR MATERIAL	⑪ STOREFRONT DOOR / WINDOW
⑥ EXTERIOR VENEER FINISH	⑫ PAINTED FOAM TRIM

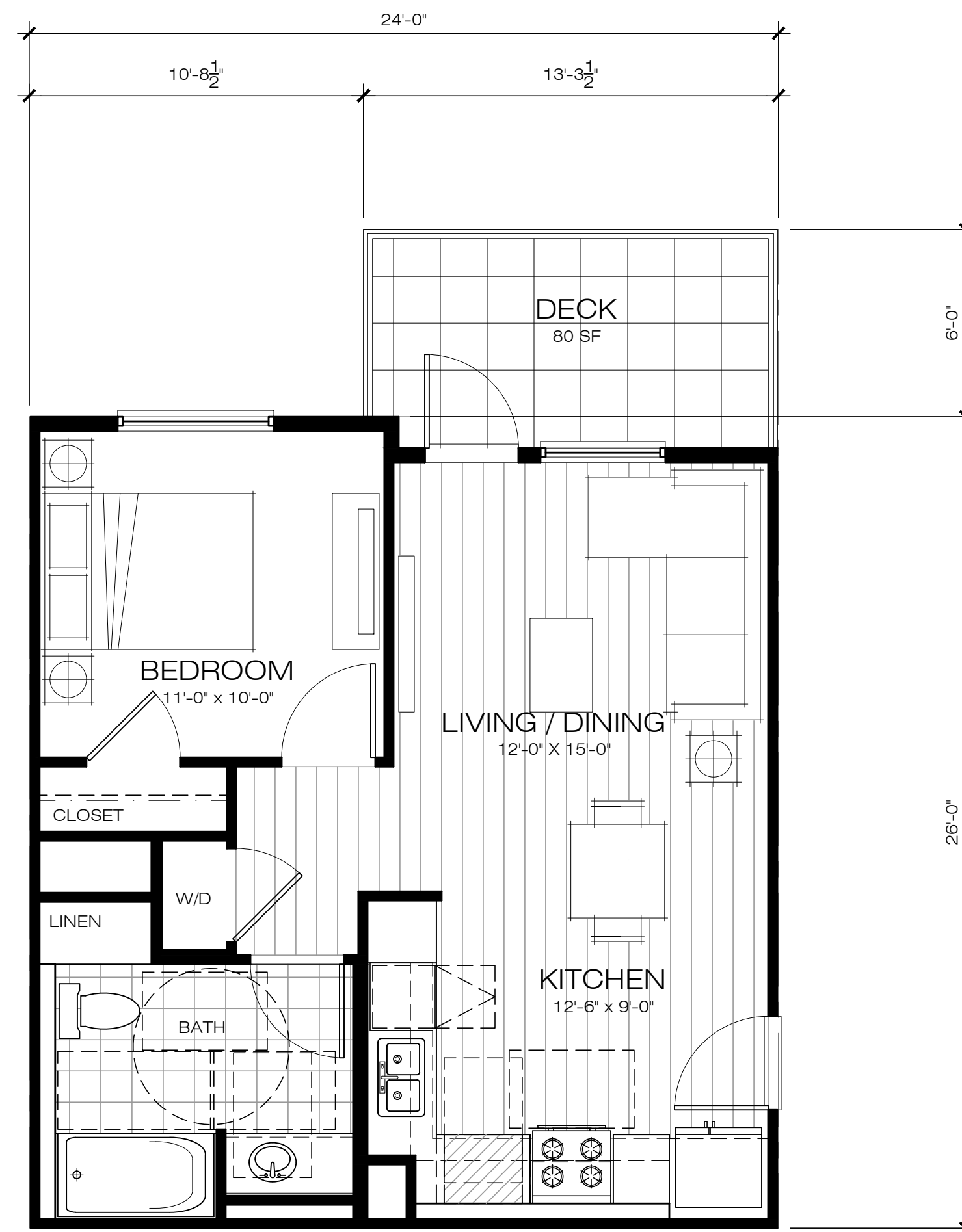
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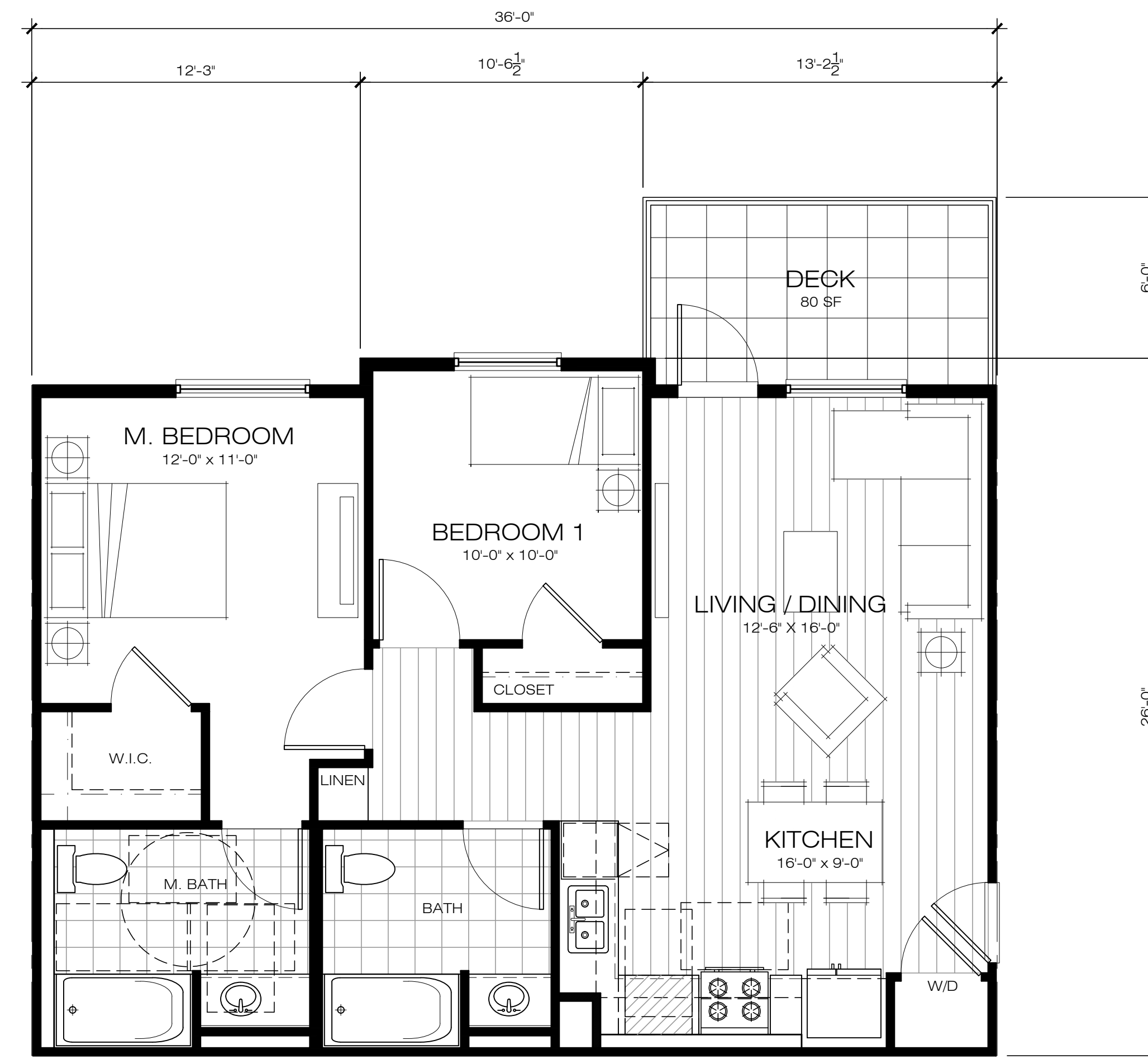
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UNIT TYPE A
1 BEDROOM / 1 BATH
GROSS UNIT SF = 624 S.F.
NET UNIT SF = 574 S.F.
DECK AREA = 80 S.F.
46 UNIT

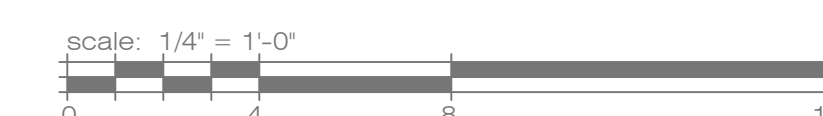


UNIT TYPE B
2 BEDROOM / 2 BATH
GROSS UNIT SF = 924 S.F.
NET UNIT SF = 860 S.F.
DECK AREA = 80 S.F.
41 UNIT

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TYPICAL UNIT PLANS

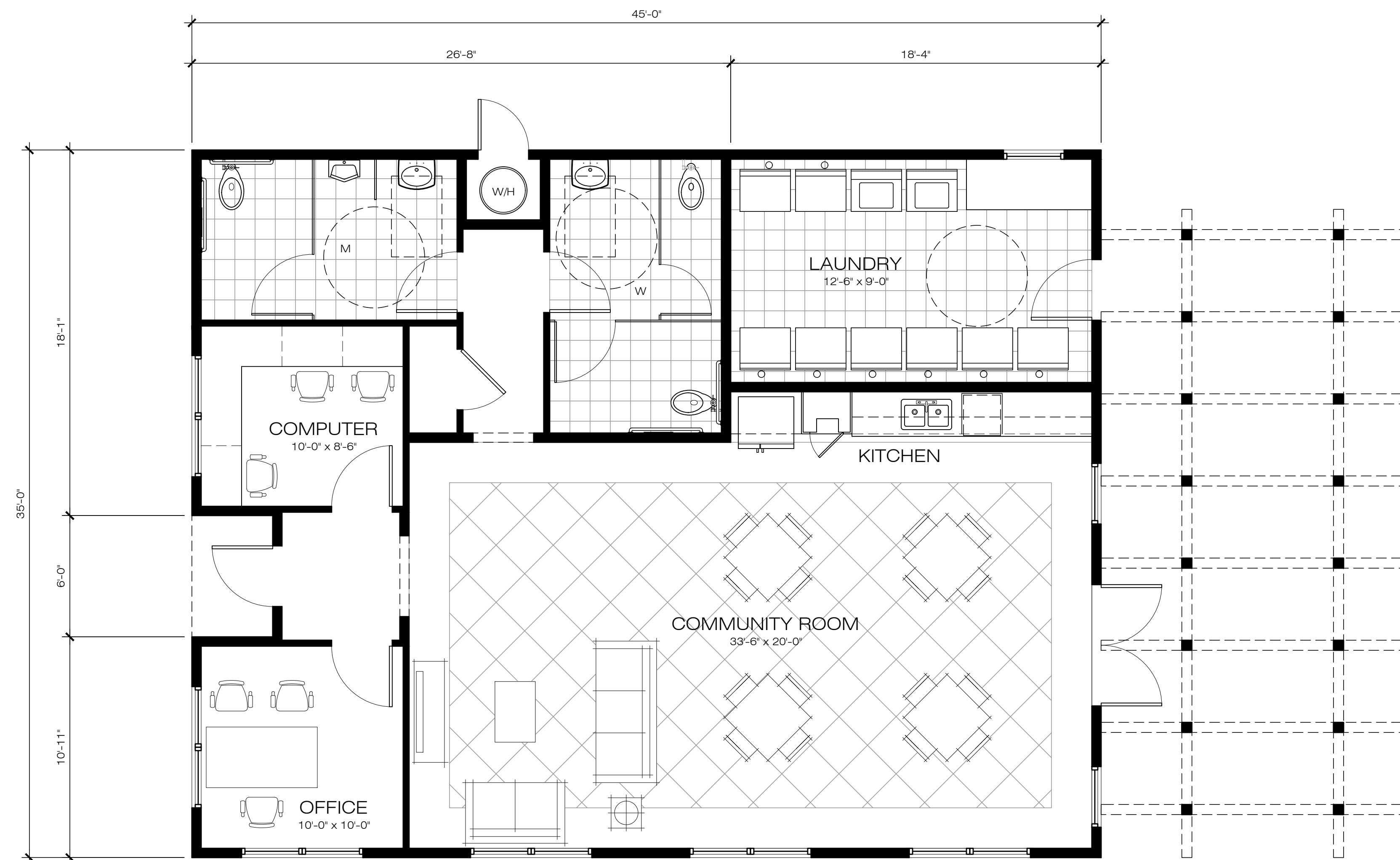


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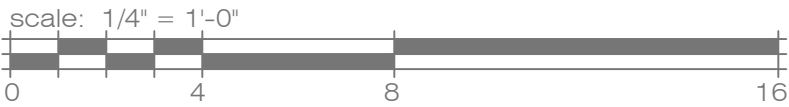


COMMUNITY BUILDING	
	GROSS UNIT SF = 1,340 S.F.
	NET UNIT SF = 1,248 S.F.
	DECK AREA = N/A

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TYPICAL UNIT PLANS



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