LAKE ELSINORE - 18 ACRES

LAKE ELSINORE, CA

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LAKE ELSINORE | CALIFORNIA

COASTAL COMMERCIAL PROPERTIES | 21-153

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URBAN ARENA

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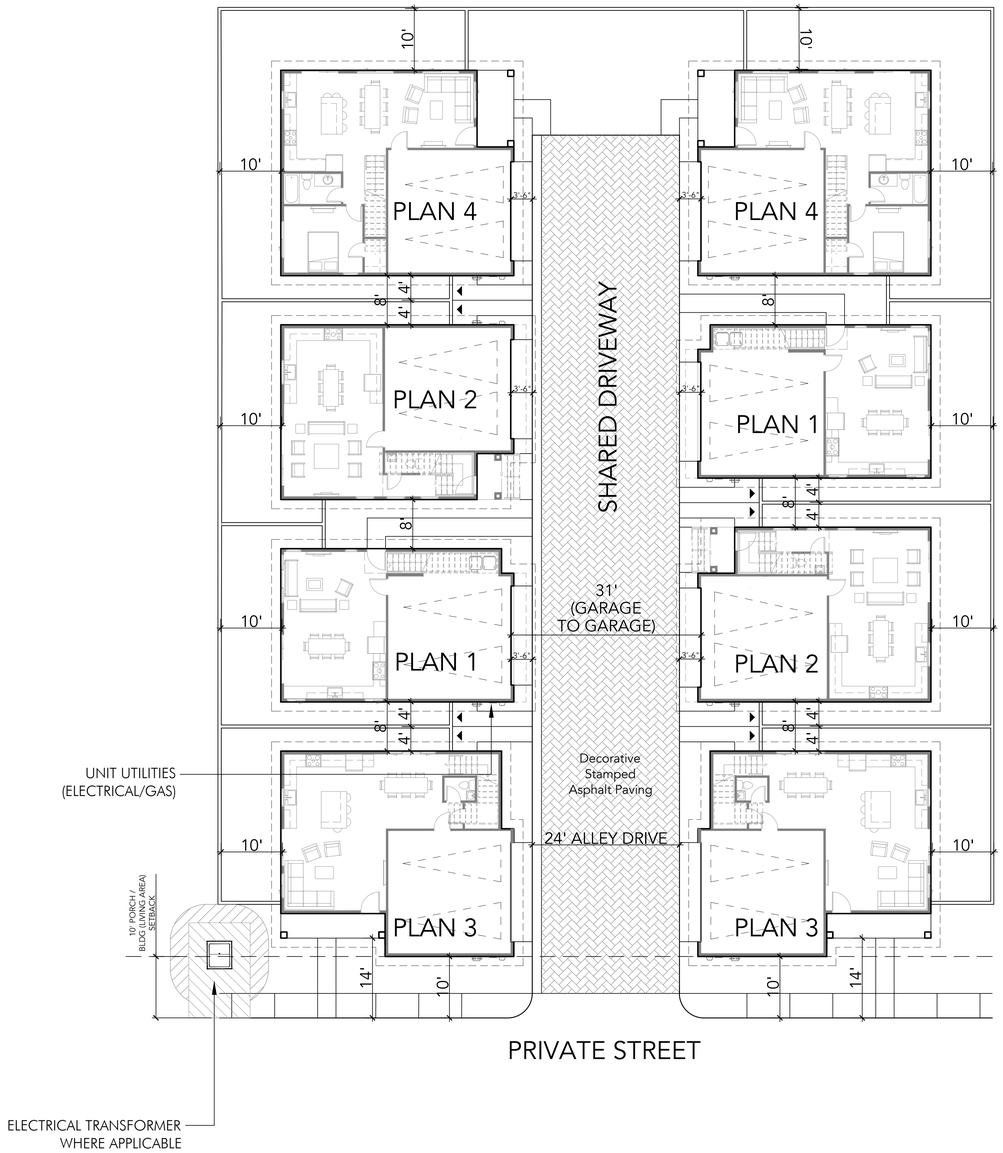
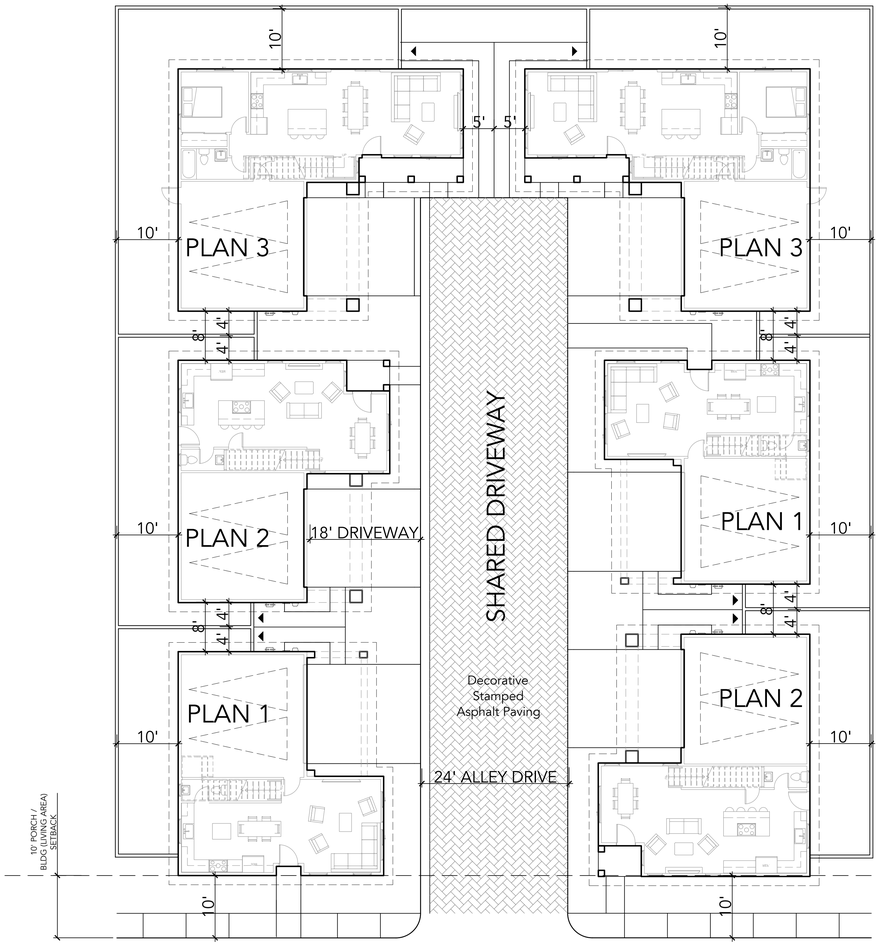
URBAN ARENA

FIRE ACCESS
PRIVATE STREET
PRIVATE STREET
PRIVATE STREET
PRIVATE STREET
PRIVATE STREET
PROPERTY LINE
RECIPROCAL EASEMENT
SHARED DRIVEWAY
SHARED DRIVEWAY
SHARED DRIVEWAY



TYPICAL 8-PLEX CLUSTER



TYPICAL 6-PLEX CLUSTER

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1"= 10' - 0" SCALE

0 10 20

NORTH

PROTOTYPE ENLARGEMENT | SP2

URBAN ARENA

EXISTING MOTORSPORTS PARK
(ACTION SPORTS/ TOURISM,
COMMERCIAL & RECREATION
W/ LIGHT INDUSTRIAL OVERLAY)

EXISTING VACANT LAND
(ACTION SPORTS/ TOURISM,

FIRE ACCESS
26'
PRIVATE STREET
40'
RECIPROCAL EASEMENT
SHARED DRIVEWAY
3,786 SF
REC CENTER
45,258 SF
OPEN LAWN AREA
ROCK
TOT LOT
DOG PARK
HC
VICTORIAN
PROPERTY LINE
LEMON ST
GATED ENTRY
20'
MISSION TRAIL

COMMON OPEN SPACE
- REQUIRED: (250 SF/UNIT X 191 UNITS) = 47,750 SF
- PROVIDED: 49,044 SF. (MIN. WIDTH = 15')

PRIVATE OPEN SPACE
- REQUIRED: 80 SF/UNIT
- PROVIDED: 295 SF (MIN.)/UNIT (MIN. WIDTH = 10')

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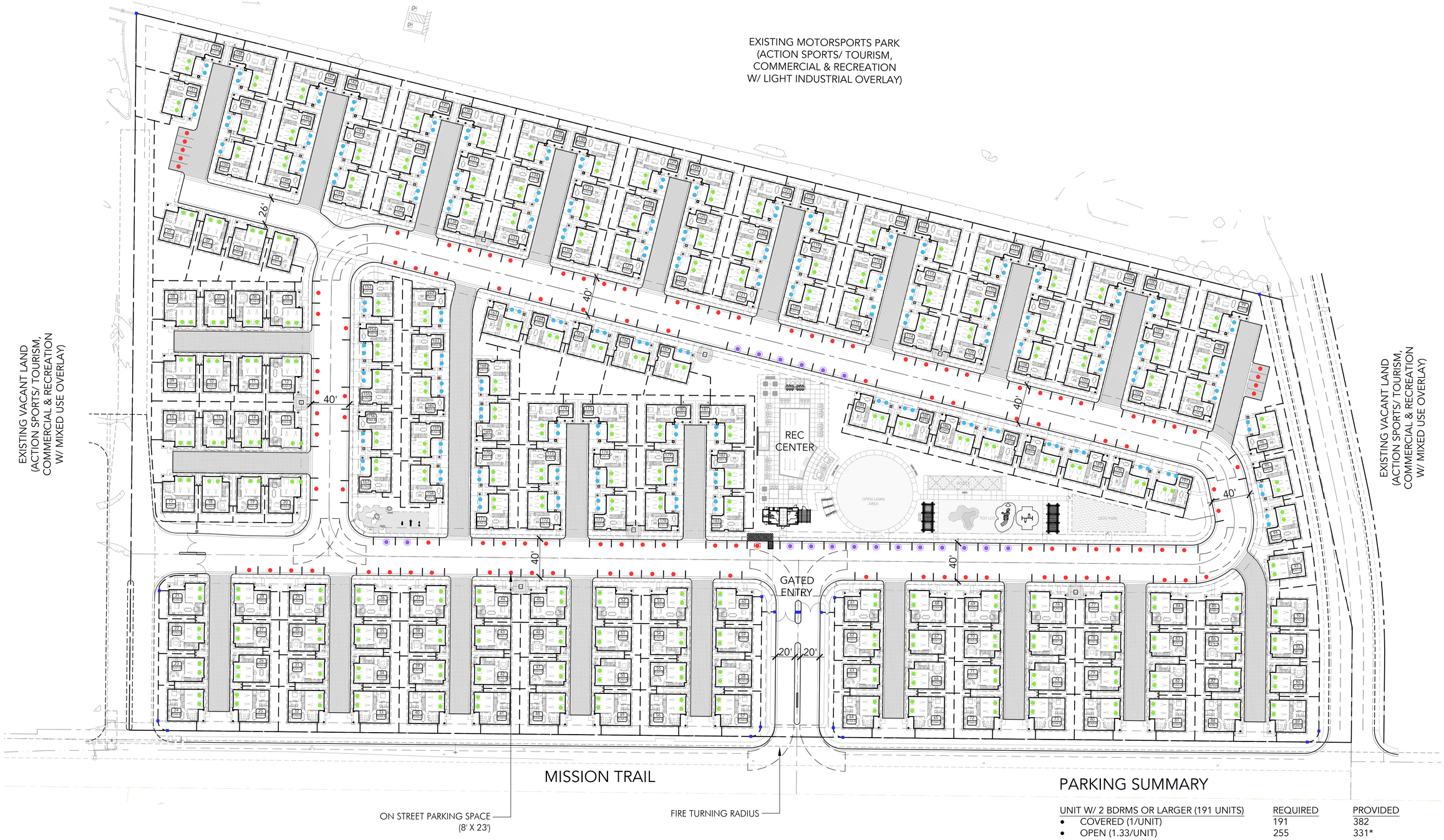
1"=40'-0" SCALE
0 40 80
NORTH

OPEN SPACE EXHIBIT | SP3

URBAN ARENA



TYPICAL STREET PARKING DIMENSION

PARKING SUMMARY

UNIT W/ 2 BDRMS OR LARGER (191 UNITS)	REQUIRED	PROVIDED
• COVERED (1/UNIT)	191	382
• OPEN (1.33/UNIT)	255	331*
• TOTAL PARKING	446	713

ENCLOSED PRIVATE PARKING GARAGE SPACE	382 TOTAL
OPEN ON-STREET COMMON PARKING SPACE	135 TOTAL**
OPEN PRIVATE PARKING SPACE (PRIVATE DRIVEWAY)	196 TOTAL
	713 TOTAL

Notes:
- * 331 total Open Parking Spaces (196 Private driveway + 135 Street parking)
- ** 20 of the 135 On-Street Parking spaces to be designated as Guest/Visitor Parking Space
- Street Parking Space Dimensions = 8' x 23'

DESIGNATED GUEST/VISITOR PARKING SPACE

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1"=40'-0" SCALE
0 40 80

NORTH

PARKING & CIRCULATION PLAN | SP4

URBAN ARENA

SHRUBS	BOTANICAL / COMMON NAME	CONT	O.C.SPACING
	AGAVE DESMETTIANA / SMOOTH AGAVE	5 GAL	3'
	ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA	1 GAL	3.5'
	BOUGAINVILLEA X 'TORCH GLOW' / TORCH GLOW BOUGAINVILLEA	5 GAL	3'
	CISTUS X PURPUREUS 'BRILLIANCY' / BRILLIANCY ROCK ROSE	1 GAL	3'
	DIANELLA CAERULEA CASSA BLUE / BLUE FLAX LILY	1 GAL	3'
	FESTUCA MAIREI / ATLAS FESCUE	1 GAL	3.5'
	FESTUCA OVINA GLAUCA 'ELIJAH BLUE' / ELIJAH BLUE FESCUE	1 GAL	2'
	HESPERALOE PARVIFLORA 'CORAL GLOW' / CORAL GLOW RED YUCCA	1 GAL	4'
	JUNIPERUS CHINENSIS 'BLUE POINT' / BLUE POINT JUNIPER	5 GAL	4'
	SALVIA GREGGII / AUTUMN SAGE	1 GAL	3'

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT
	CUPANIOPSIS ANACARDIOIDES / CARROT WOOD	36" BOX
	JACARANDA MIMOSIFOLIA / JACARANDA	36" BOX
	OLEA EUROPAEA 'WILSONII' / WILSON OLIVE	FIELD GROWN
	PINUS CANARIENSIS / CANARY ISLAND PINE	24" BOX
	PLATANUS X ACERIFOLIA 'BLOODGOOD' / BLOODGOOD LONDON PLANE TREE	24" BOX
	PRUNUS CAROLINIANA 'COMPACTA' / COMPACT CAROLINA LAUREL CHERRY	24" BOX
	RHUS LANCEA / AFRICAN SUMAC	24" BOX
	SCHINUS MOLLE / CALIFORNIA PEPPER	24" BOX

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1"= 40' - 0" SCALE

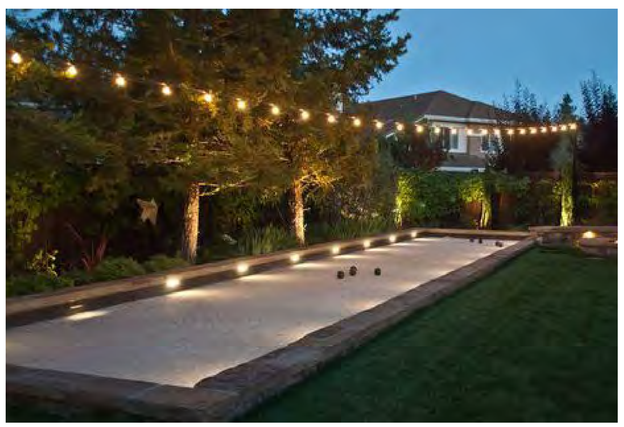
0 40 80

NORTH

OVERALL LANDSCAPE PLAN | L1

URBAN ARENA

1. RESTROOM BUILDING
2. POOL / SPA
3. SPA ACCENT WALL
4. POOL FENCING ENCLOSURE
5. OVERHEAD POOL CABANA
6. OVERHEAD DINING CABANA
7. BBQ
8. POOL GATE
9. POOL EQUIPMENT ENCLOSURE
10. POOL SHOWERS
11. MEN'S
12. WOMEN'S
13. DRINKING FOUNTAIN
14. BOCCE COURT
15. OPEN LAWN AREA
16. OVERHEAD TRELLIS
17. PARK BENCH
18. TOT-LOT AREA
19. PLAY EQUIPMENT
20. TURF BERM
21. MAILBOX CENTER W/ OVERHEAD
22. DOG PARK
23. DOG PARK FENCING



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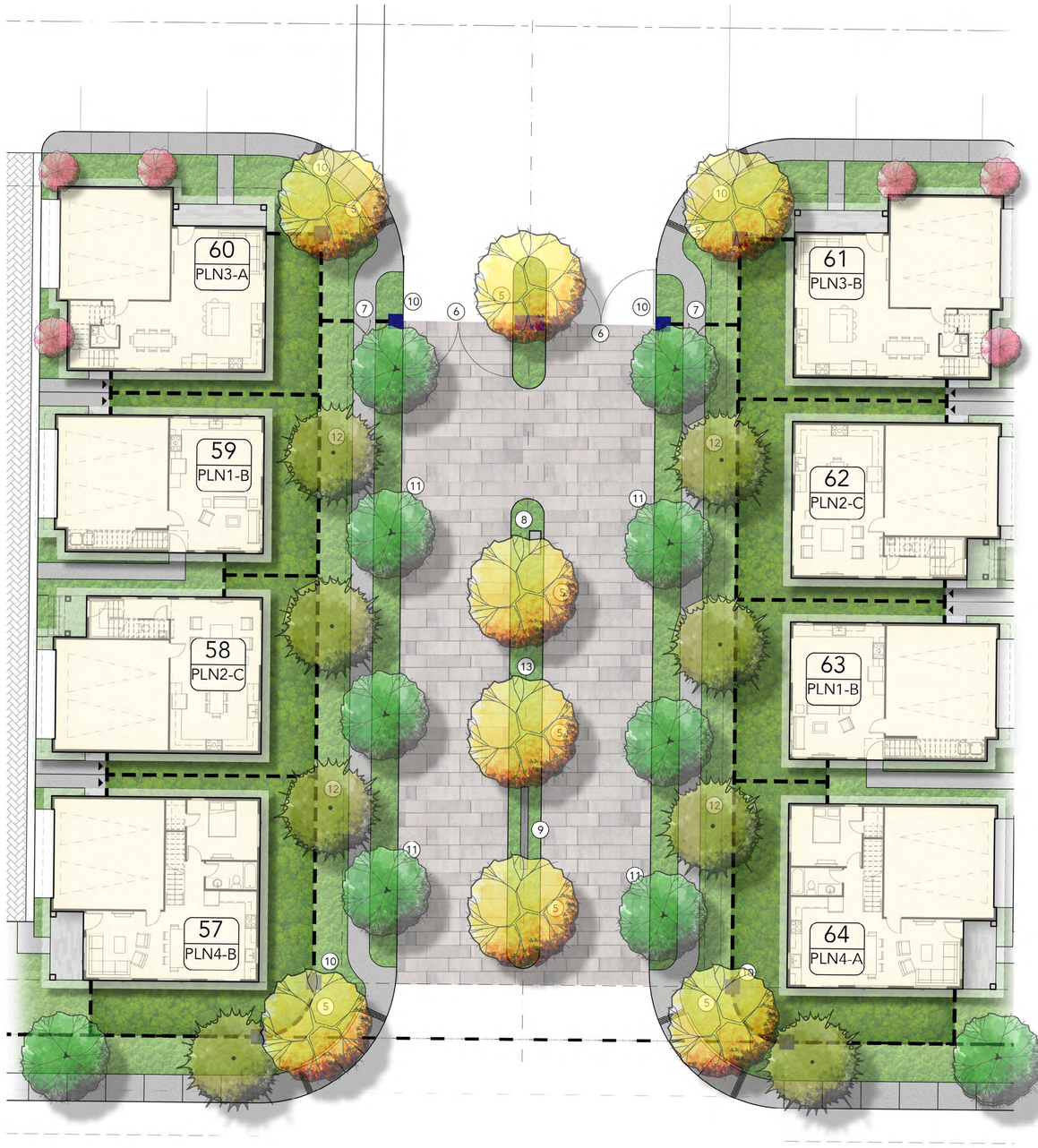
1/16" = 1' - 0" SCALE

0 16 32

NORTH

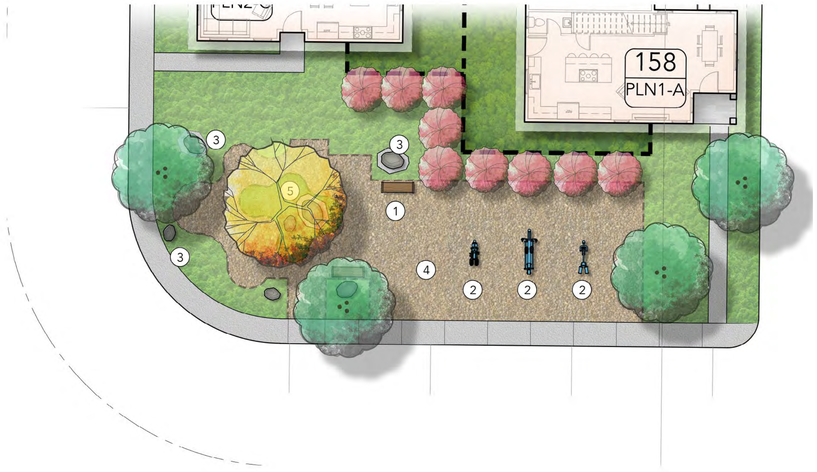
REC CENTER & COMMON OPEN SPACE ENLARGEMENT PLAN | L2

URBAN ARENA



PROJECT ENTRY

1. PARK BENCH
2. OUTDOOR FITNESS EQUIPMENT
3. ACCENT BOULDERS
4. D.G. PAVING
5. SPECIMEN TREE
6. VEHICULAR GATE ENTRY
7. PEDESTRIAN GATE
8. CALL BOX
9. PROJECT MONUMENT SIGNAGE
10. ACCENT PILASTER AT ENTRY
11. ENTRY STREET TREE
12. SECONDARY ENTRY STREET TREE
13. PLANTED MEDIAN AT ENTRY DRIVE



FITNESS GARDEN

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1" = 10' - 0" SCALE

0 10 20

NORTH

URBAN ARENA

FITNESS GARDEN & ENTRY ENLARGEMENT PLAN | L3

FENCE AND WALL LEGEND

SYMBOL	DESCRIPTION
	8' HIGH CMU WALL. WALL TO BE 1-SIDED SPLIT FACE BLOCK WALL WITH PRECISION BLOCK CAP. BLOCK TO BE 6X8X16 ANGELUS . COLOR TO BE CANYONBLUFF. CAP TO BE ANGELUS PRECISION CAP (8X2X16), COLOR: CANYONBLUFF
	6' HIGH CMU WALL. WALL TO BE 1-SIDED SPLIT FACE BLOCK WALL WITH PRECISION BLOCK CAP. BLOCK TO BE 6X8X16 ANGELUS . COLOR TO BE CANYONBLUFF. CAP TO BE ANGELUS PRECISION CAP (8X2X16), COLOR: CANYONBLUFF
	LOT FENCING. 6' HIGH PRIVACY STYLE VINYL FENCE - (DETAIL # V-001)- COLOR TO BE TAN - AVAILABLE THROUGH FENCEWORKS INC. (1-800-350-5620). INSTALL PER MANUFACTURER'S RECOMMENDATIONS
	CMU BLOCK PILASTER
	SIDEYARD WODDEN GATE

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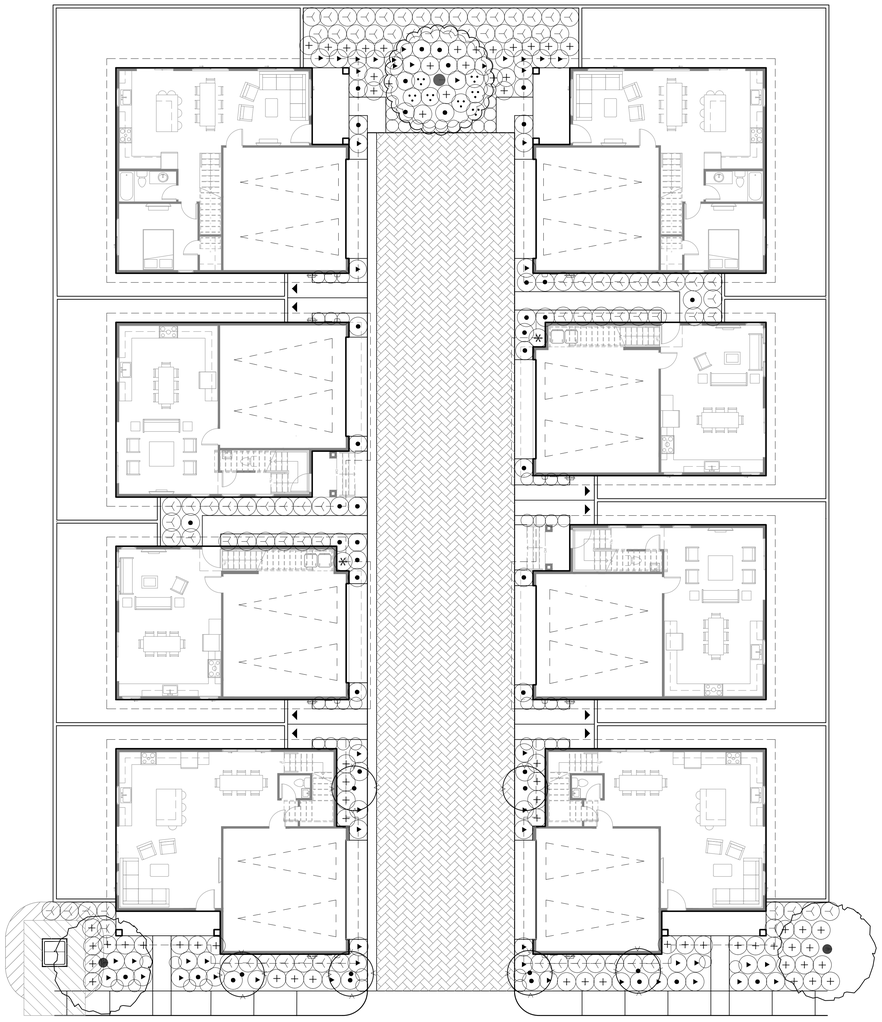
1'= 40' - 0" SCALE

0 40 80

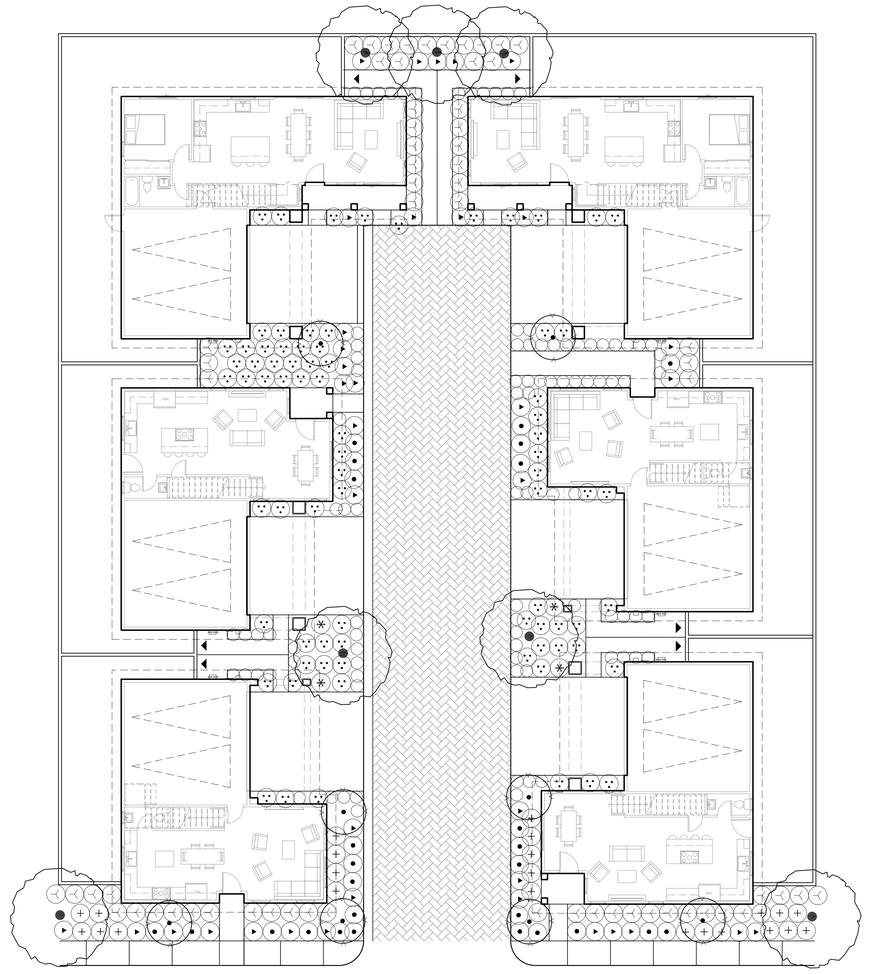
NORTH

FENCE & WALL PLAN | L4

URBAN ARENA



TYPICAL FRONT PLANTING PLAN
(8-PACK CLUSTER)



TYPICAL FRONT PLANTING PLAN
(6-PACK CLUSTER)

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE
	PRUNUS CAROLINIANA 'COMPACTA' / COMPACT CAROLINA LAUREL CHERRY	24" BOX
	RHUS LANCEA / AFRICAN SUMAC	24" BOX
SHRUBS	**BOTANICAL / COMMON NAME**	**SIZE**
	AGAVE DESMETIANA / SMOOTH AGAVE	5 GAL
	BOUGAINVILLEA X 'TORCH GLOW' / TORCH GLOW BOUGAINVILLEA	5 GAL
	CEANOTHUS X 'JOYCE COULTER' / JOYCE COULTER WILD LILAC	5 GAL
	FESTUCA MAIREI / ATLAS FESCUE	5 GAL
	JUNIPERUS CHINENSIS 'BLUE POINT' / BLUE POINT JUNIPER	15 GAL
	SALVIA GREGGII / AUTUMN SAGE	1 GAL
	SENECIO VITALIS / BLUE CHALK FINGERS	1 GAL

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1"= 40' - 0" SCALE

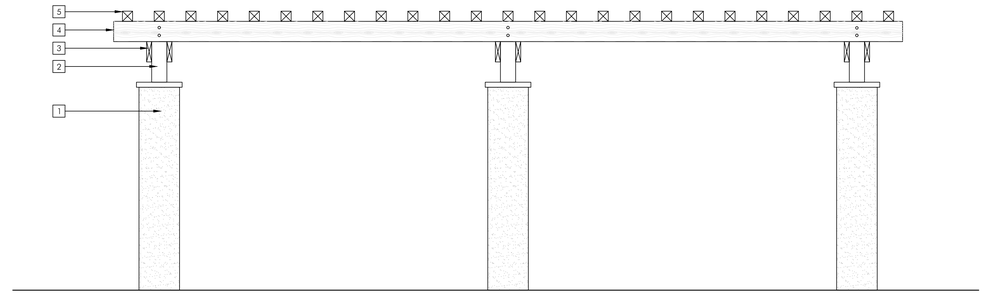
0 40 80

NORTH

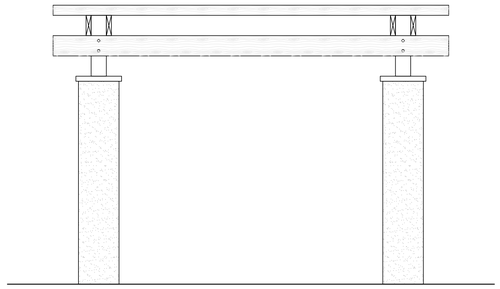
URBAN ARENA

TYPICAL FRONT PLANTING PLAN | L5

1. 16" SQ. CMU PILASTER WITH STUCCO FINISH. STUCCO COLOR TO MATCH BLDG. GROUT AND REINFORCEMENT PER STRUCTURAL ENGINEER. PILASTER TO HAVE PRECAST CONCRETE CAP. CAP TO BE VALORI PRECAST COLOR TO BE CAPPUCCINO SANDBLAST
2. 6X6 WOOD POST. EMBED POST TO PILASTER PER PLANS BY STRUCTURAL ENGINEER.
3. (2) 2X8 WOOD LOWER BEAMS. ATTACH BEAMS TO POST PER PLANS BY STRUCTURAL ENGINEER.
4. (2) 2X8 WOOD UPPER BEAMS. ATTACH JOINTS TO POST PER PLANS BY STRUCTURAL ENGINEER.
5. 4X4 WOOD LATTICE



POOL CABANA - FRONT ELEVATION

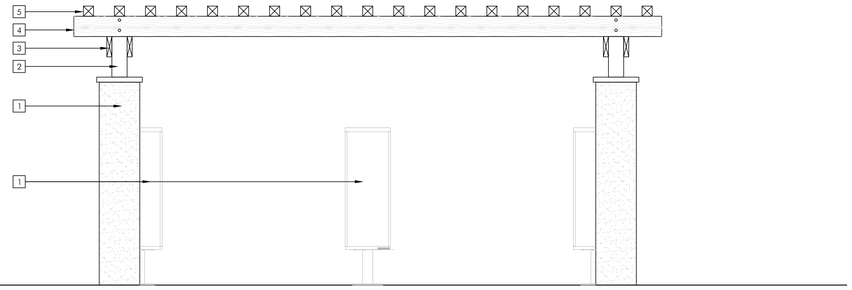


POOL CABANA - SIDE ELEVATION

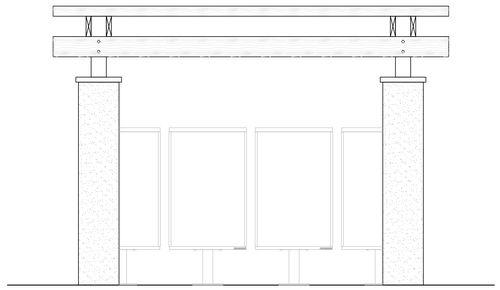
OVERHEAD TRELLIS CABANA AT POOL AREA

1/2" = 1'-0"

1. 16" SQ. CMU PILASTER WITH STUCCO FINISH. STUCCO COLOR TO MATCH BLDG. GROUT AND REINFORCEMENT PER STRUCTURAL ENGINEER. PILASTER TO HAVE PRECAST CONCRETE CAP. CAP TO BE VALORI PRECAST COLOR TO BE CAPPUCCINO SANDBLAST
2. 6X6 WOOD POST. EMBED POST TO PILASTER PER PLANS BY STRUCTURAL ENGINEER.
3. (2) 2X8 WOOD LOWER BEAMS. ATTACH BEAMS TO POST PER PLANS BY STRUCTURAL ENGINEER.
4. (2) 2X8 WOOD UPPER BEAMS. ATTACH JOINTS TO POST PER PLANS BY STRUCTURAL ENGINEER.
5. 4X4 WOOD LATTICE
6. CLUSTER MAIL BOX



MAILBOX TRELLIS - FRONT ELEVATION



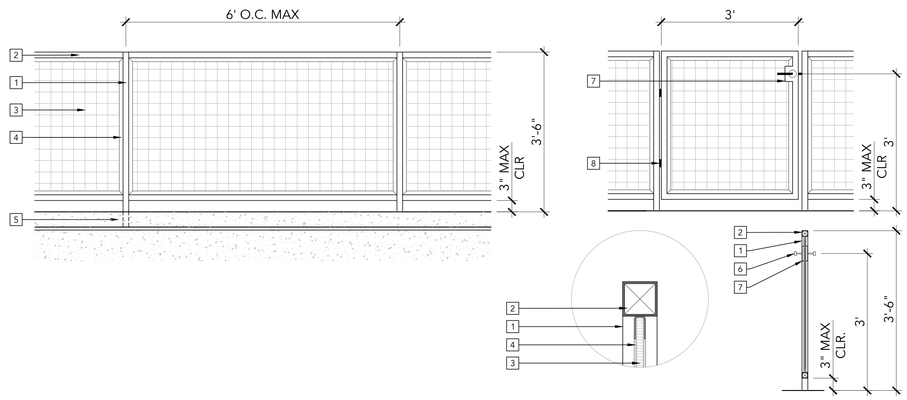
POOL CABANA - SIDE ELEVATION

OVERHEAD TRELLIS AT CENTRAL MAIL

1/2" = 1'-0"

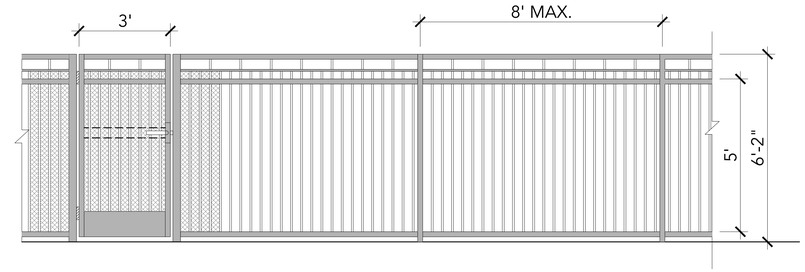
1. 1-1/2" TUBULAR STEEL POST
2. 1-1/2" TUBULAR STEEL MEMBER. TO BE WELDED TO POST
3. 2-3/4 GAUGE 3X3 SQUARE OPENING WIRE MESH - 85% OPEN AREA - ITEM #3629250041 - AVAILABLE THROUGH: MCNICHOLS, OR APPROVED EQUAL. ATTACH TO U-EDGING PER MANUFACTUER'S RECOMMENDATIONS
4. 14 GAUGE U-EDGING - 1/2" OPENING - 1" WIDTH - ITEM #4001445010 - AVAILABLE THROUGH: MCNICHOLS, OR APPROVED EQUAL. TO BE WELDED TO STEEL MEMBER/POST
5. POST ATTACHMENT TO SLAB PER STRUCTURAL ENGINEER.
6. GATE HANDLE PER CONTRACTOR. SPECIFICATIONS AND INSTALLATION TO ADHERE TO ADA STANDARDS
7. STEEL PLATE PER CONTRACTOR. SIZE TO FIT WITH GATE HANDLE.
8. SELF-CLOSING GATE HINGE PER CONTRACTOR.

NOTES:
- ALL STEEL MEMBERS TO BE PAINTED TO MATCH ARCH. RAILING.
- REFER TO METAL SECTION OF CONSTRUCTION SPECIFICATIONS
- CONTRACTOR TO SUBMIT SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR REVIEW.



DOG PARK FENCE AND GATE

3/4" = 1'-0"



T.S. POOL FENCE & GATE

1/2" = 1'-0"

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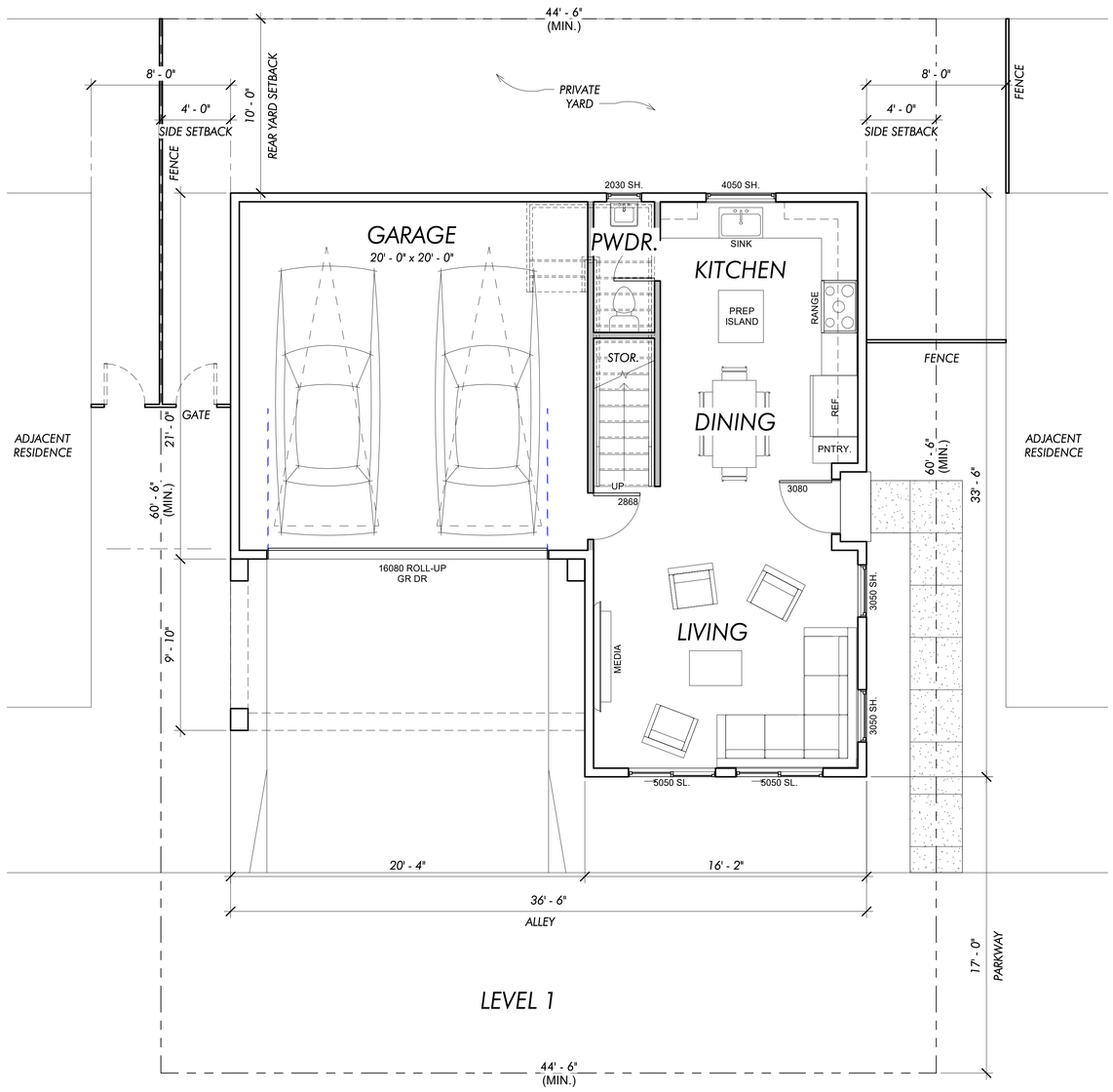

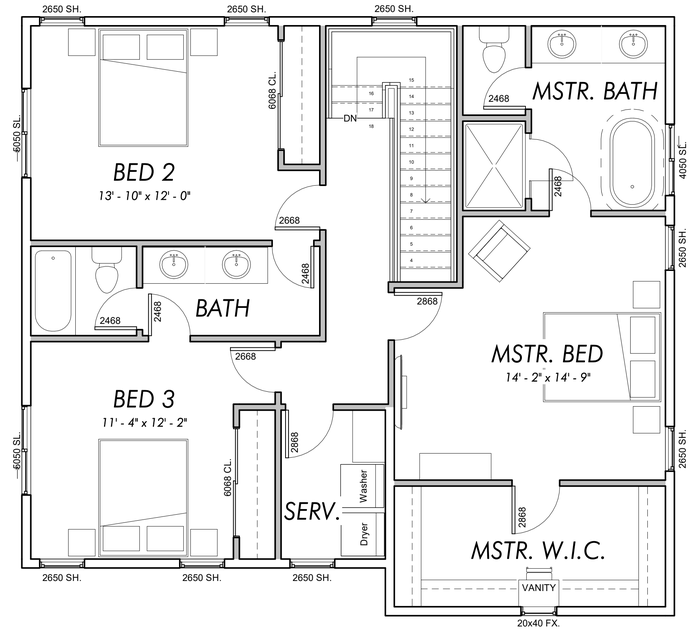

LEVEL 2

SQUARE FOOTAGE	
Name	Area
First Floor	532 SF
Second Floor	1099 SF
Garage	431 SF
Grand total	2061 SF

PLAN 1

1631 SF

LAKE ELSINORE - 18 ACRES 6-PACK

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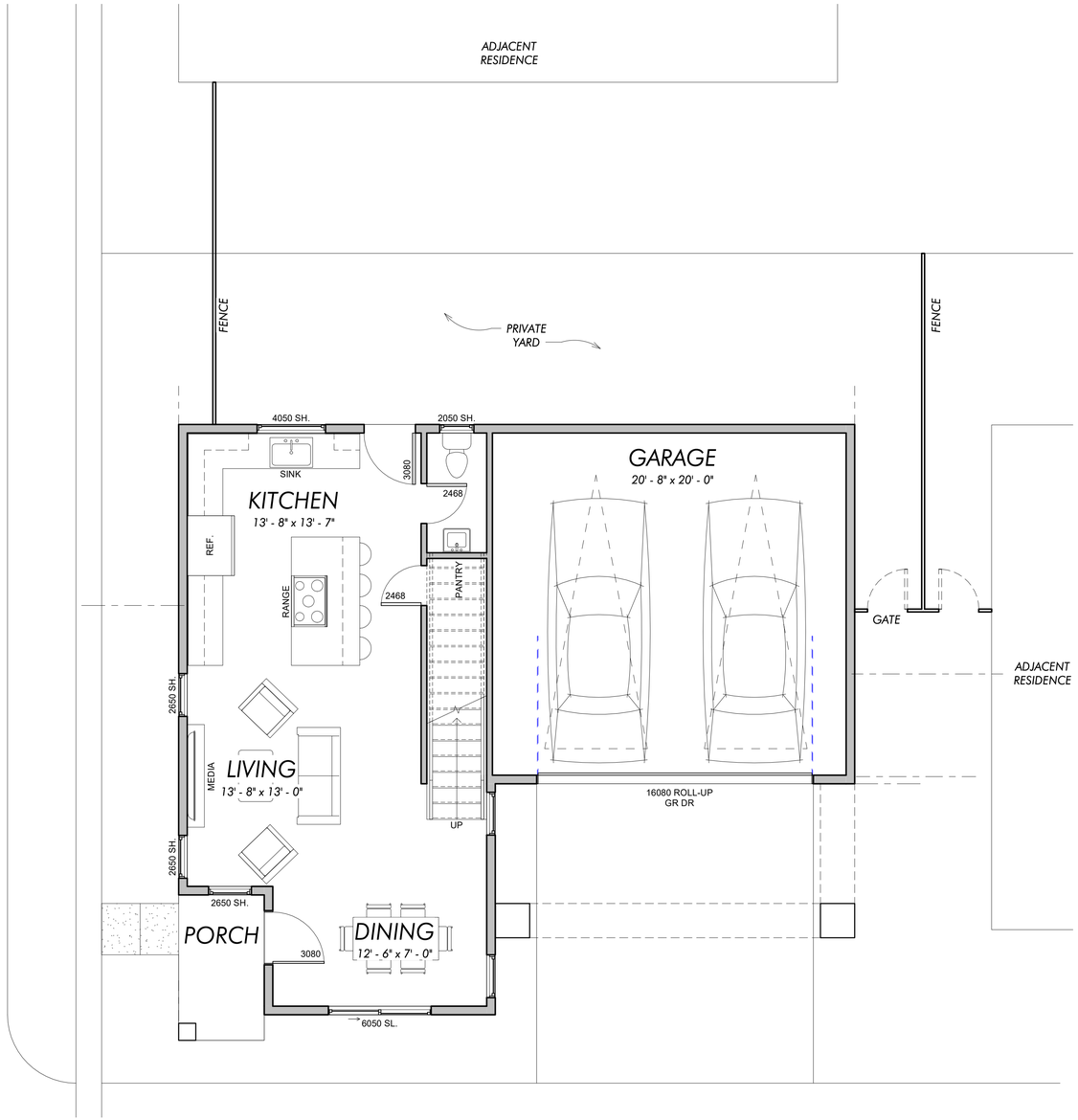
1/4" = 1' - 0" SCALE

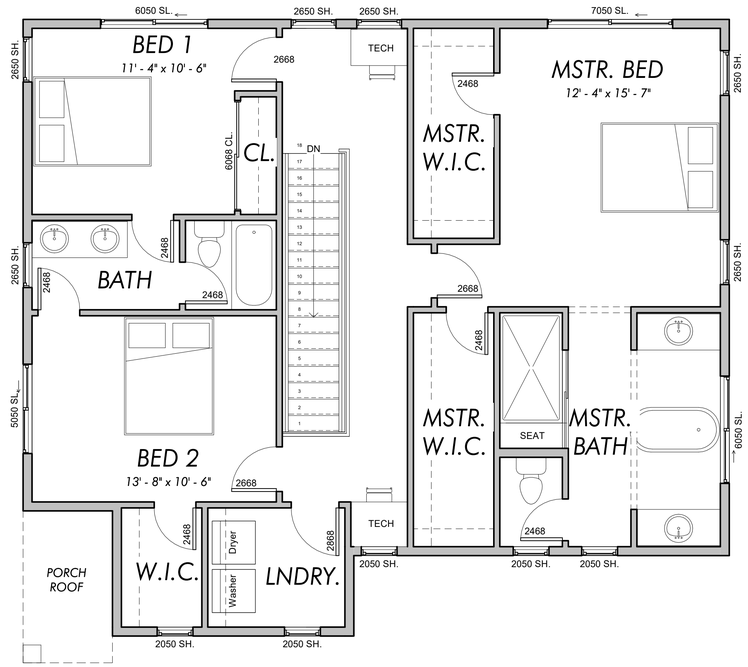
0 4 8

6-PACK PLAN 1

1ST AND 2ND FLOORS | A1.0

URBAN ARENA





SQUARE FOOTAGE	
Name	Area
First Floor	600 SF
Second Floor	1179 SF
Garage	444 SF
Porch	43 SF
Grand total	2265 SF

PLAN 2

1779 SF

LAKE ELSINORE - 18 ACRES 6-PACK

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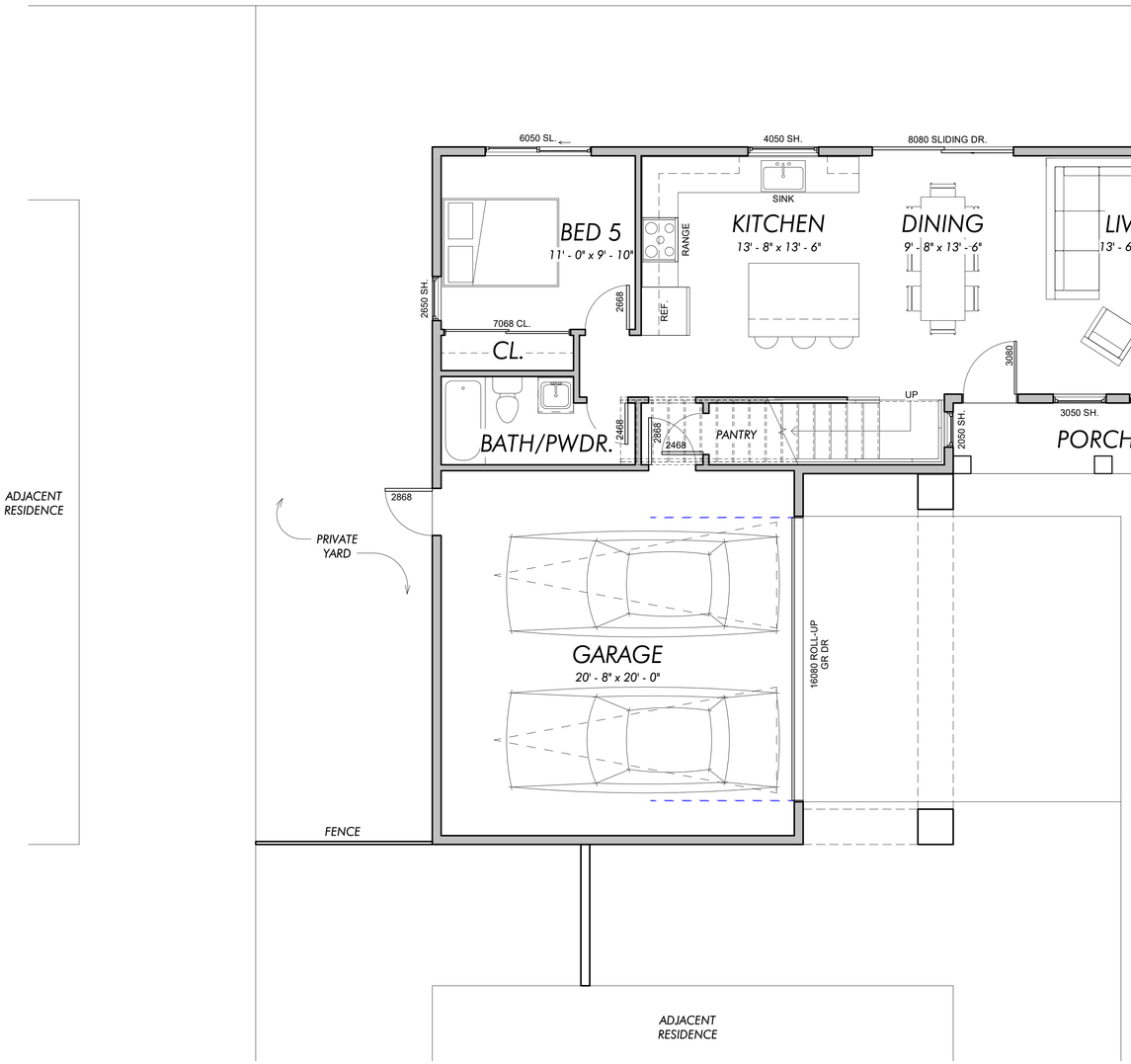
1/4" = 1' - 0" SCALE

0 4 8

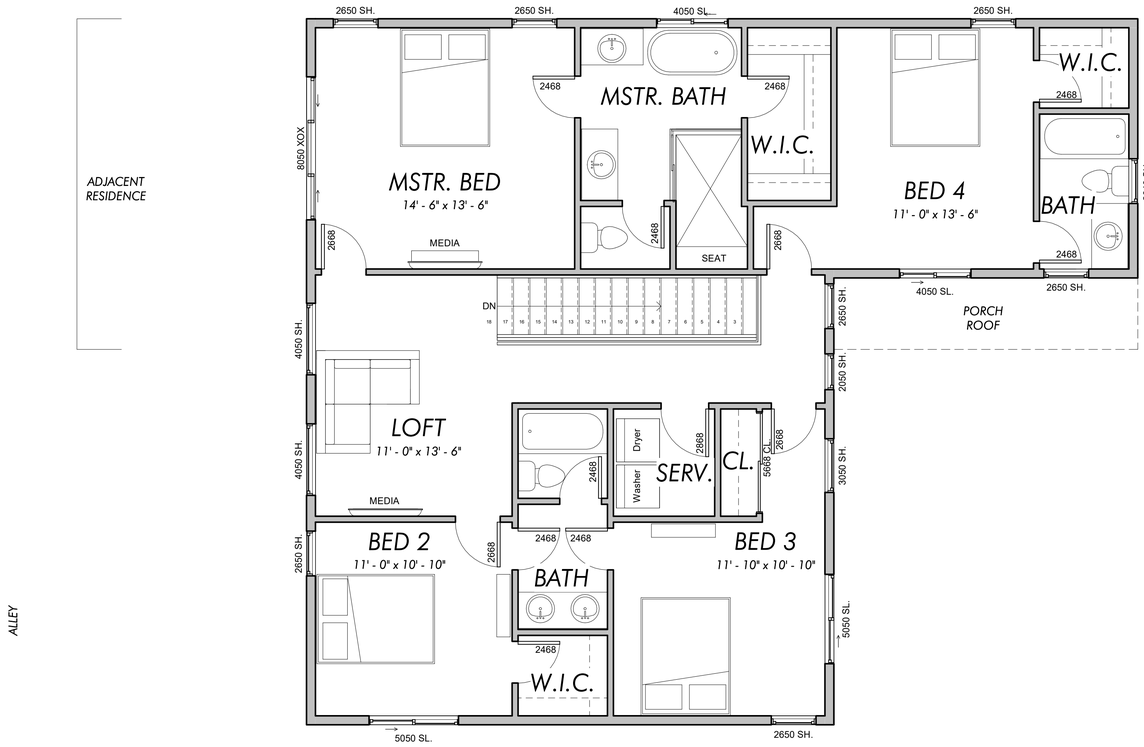
6-PACK PLAN 2

1ST AND 2ND FLOORS | A1.1

URBAN ARENA



LEVEL 1



LEVEL 2

SQUARE FOOTAGE	
Name	Area
First Floor	789 SF
Second Floor	1357 SF
Garage	444 SF
Porch	68 SF
Grand total	2658 SF

PLAN 3

2146 SF

LAKE ELSINORE - 18 ACRES 6-PACK

LAKE ELSINORE | CA

COASTAL COMMERCIAL PROPERTIES | 21-153

DATE: 7 | 01 | 2022

1/4" = 1' - 0" SCALE

0 4 8

6-PACK PLAN 3

1ST AND 2ND FLOORS | A1.2

URBAN ARENA

LAKE ELSINORE - 18 ACRES 6-PACK

LAKE ELSINORE | CA

COASTAL COMMERCIAL PROPERTIES | 21-153

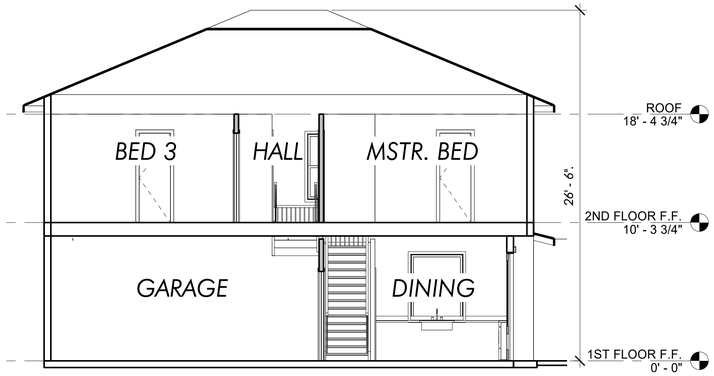
DATE: 07 | 01 | 2022

1/4" = 1' - 0" SCALE

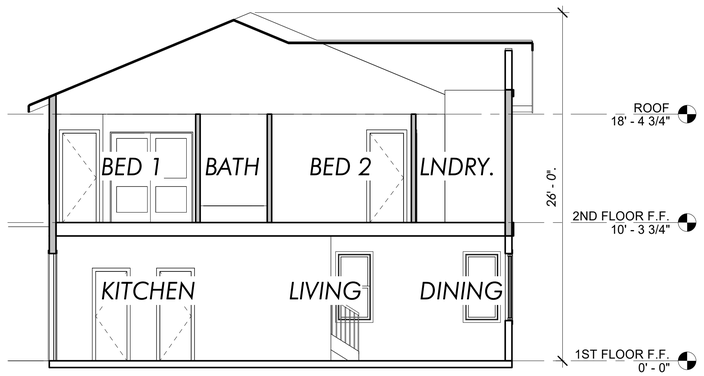
0 4 8

6-PACK CLUSTER
SITE PLAN | A1.3

URBAN ARENA



PLAN 1 - SECTION 1



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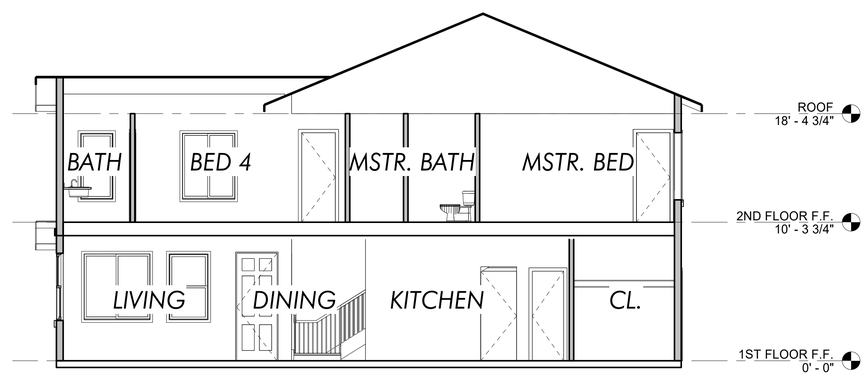

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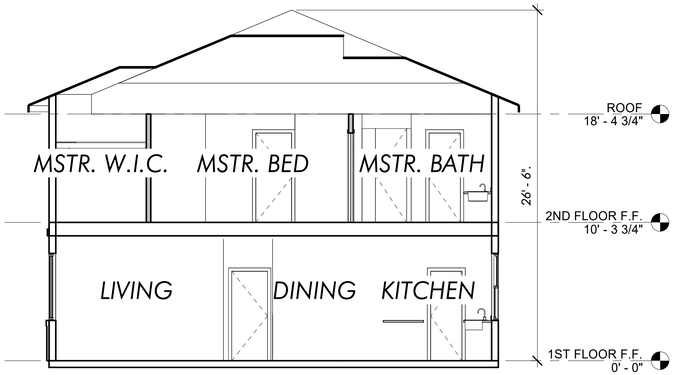

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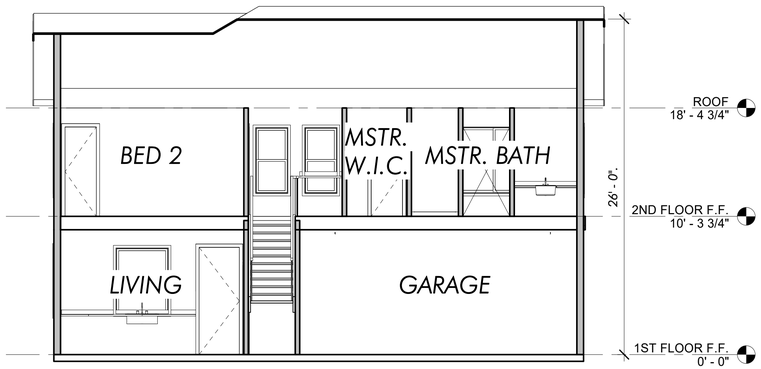
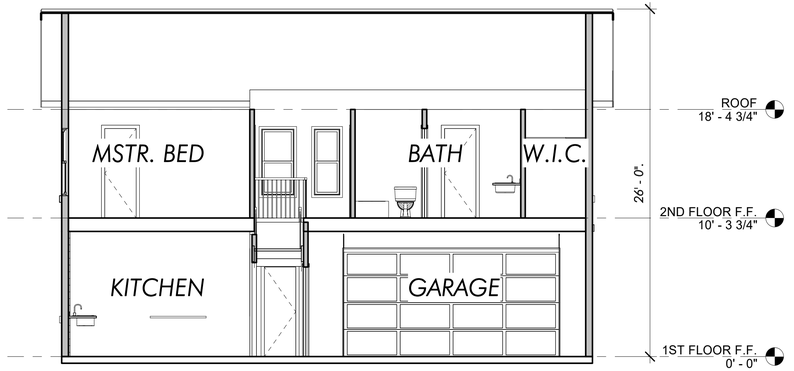


PLAN 2 - SECTION 2



PLAN 3 - SECTION 2

LAKE ELSINORE - 18 ACRES

LAKE ELSINORE | CALIFORNIA

COASTAL COMMERCIAL PROPERTIES | 21-153

DATE 12 | 07 | 22

URBAN ARENA

1 Santa Barbara Front
1/4" = 1'-0"

3 Santa Barbara Right
1/4" = 1'-0"

2 Santa Barbara Rear
1/4" = 1'-0"

4 Santa Barbara Left
1/4" = 1'-0"

COLOR & MATERIAL LEGEND

1. ROOF BORAL
2. STUCCO
3. TRIM/STUCCO 2/ GARAGE
4. ENTRY DOOR
5. SHUTTERS
6. STONE VENEER EL DORADO
7. SIDING
8. RAILING
9. ACCENT TILE
10. GABLE DETAIL

* REFER TO MATERIAL BOARDS FOR SCHEMES

LAKE ELSINORE - 18 ACRES 6-PACK

LAKE ELSINORE | CA

COASTAL COMMERCIAL PROPERTIES | 21-153

DATE: 7 | 01 | 2022

1/4" = 1' - 0" SCALE

0 4 8

6-PACK PLAN 1

ELEVATIONS SANTA BARBARA | A2.0

URBAN ARENA

1 Modern Farmhouse Front
1/4" = 1'-0"

2 Modern Farmhouse Right
1/4" = 1'-0"

3 Modern Farmhouse Rear
1/4" = 1'-0"

4 Modern Farmhouse Left
1/4" = 1'-0"

COLOR & MATERIAL LEGEND

1. ROOF BORAL
2. STUCCO
3. TRIM/STUCCO 2/ GARAGE
4. ENTRY DOOR
5. SHUTTERS
6. STONE VENEER EL DORADO
7. SIDING
8. RAILING
9. ACCENT TILE
10. GABLE DETAIL

* REFER TO MATERIAL BOARDS FOR SCHEMES

LAKE ELSINORE - 18 ACRES 6-PACK

LAKE ELSINORE | CA

COASTAL COMMERCIAL PROPERTIES | 21-153

DATE: 7 | 01 | 2022

1/4" = 1' - 0" SCALE

0 4 8

6-PACK PLAN 1

ELEVATIONS MODERN FARMHOUSE | A2.1

URBAN ARENA

1 French Country Front
1/4" = 1'-0"

2 French Country Right
1/4" = 1'-0"

3 French Country Rear
1/4" = 1'-0"

4 French Country Left
1/4" = 1'-0"

COLOR & MATERIAL LEGEND

1. ROOF BORAL
2. STUCCO
3. TRIM/STUCCO 2/ GARAGE
4. ENTRY DOOR
5. SHUTTERS
6. STONE VENEER EL DORADO
7. SIDING
8. RAILING
9. ACCENT TILE
10. GABLE DETAIL

* REFER TO MATERIAL BOARDS FOR SCHEMES

LAKE ELSINORE - 18 ACRES 6-PACK

LAKE ELSINORE | CA

COASTAL COMMERCIAL PROPERTIES | 21-153

DATE: 7 | 01 | 2022

1/4" = 1' - 0" SCALE

0 4 8

6-PACK PLAN 1

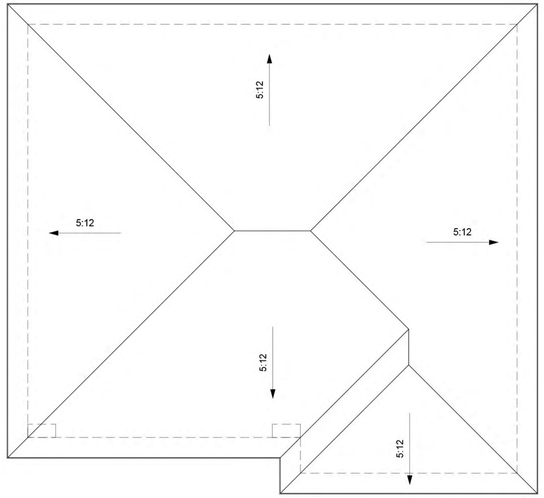
ELEVATIONS FRENCH COUNTRY | A2.2

URBAN ARENA

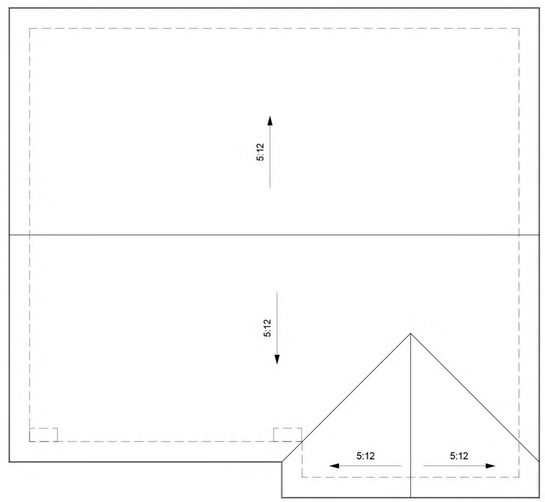
PLAN 1 FRENCH COUNTRY

PLAN 1 MODERN FARMHOUSE

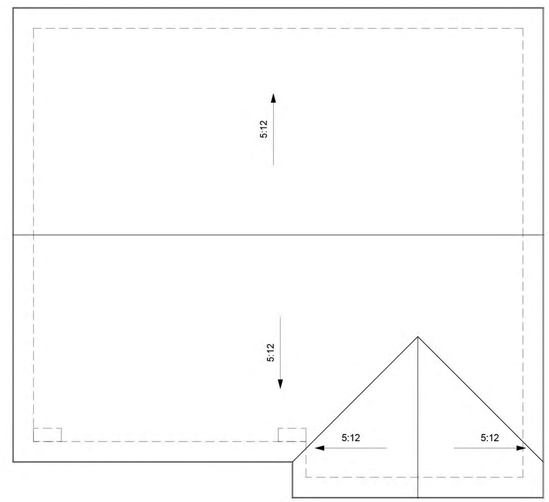
PLAN 1 SANTA BARBARA



1 ROOF - French Country
3/16" = 1'-0"



2 ROOF - Modern Farmhouse
3/16" = 1'-0"



3 ROOF - Santa Barbara
3/16" = 1'-0"

LAKE ELSINORE - 18 ACRES

LAKE ELSINORE | CALIFORNIA

COASTAL COMMERCIAL PROPERTIES | 21-153

DATE 7 | 01 | 22

6-PACK PLAN 1 3D PERSPECTIVES / ROOF | A2.3

URBAN ARENA

1 Santa Barbara Front
1/4" = 1'-0"

3 Santa Barbara Right
1/4" = 1'-0"

2 Santa Barbara Rear
1/4" = 1'-0"

4 Santa Barbara Left
1/4" = 1'-0"

COLOR & MATERIAL LEGEND

1. ROOF BORAL
2. STUCCO
3. TRIM/STUCCO 2/ GARAGE
4. ENTRY DOOR
5. SHUTTERS
6. STONE VENEER EL DORADO
7. SIDING
8. RAILING
9. ACCENT TILE
10. GABLE DETAIL

* REFER TO MATERIAL BOARDS FOR SCHEMES

LAKE ELSINORE - 18 ACRES 6-PACK

LAKE ELSINORE | CA

COASTAL COMMERCIAL PROPERTIES | 21-153

DATE: 7 | 01 | 22

1/4" = 1' - 0" SCALE

0 4 8

6-PACK PLAN 2

ELEVATIONS SANTA BARBARA | A3.0

URBAN ARENA

2 Modern Farmhouse Front
1/4" = 1'-0"

3 Modern Farmhouse Right
1/4" = 1'-0"

1 Modern Farmhouse Rear
1/4" = 1'-0"

4 Modern Farmhouse Left
1/4" = 1'-0"

COLOR & MATERIAL LEGEND

1. ROOF BORAL
2. STUCCO
3. TRIM/STUCCO 2/ GARAGE
4. ENTRY DOOR
5. SHUTTERS
6. STONE VENEER EL DORADO
7. SIDING
8. RAILING
9. ACCENT TILE
10. GABLE DETAIL

* REFER TO MATERIAL BOARDS FOR SCHEMES

LAKE ELSINORE - 18 ACRES 6-PACK

LAKE ELSINORE | CA

COASTAL COMMERCIAL PROPERTIES | 21-153

DATE: 7 | 01 | 22

1/4" = 1' - 0" SCALE

0 4 8

6-PACK PLAN 2

ELEVATIONS MODERN FARMHOUSE | A3.1

URBAN ARENA

1 French Country Front
1/4" = 1'-0"

2 French Country Right
1/4" = 1'-0"

3 French Country Rear
1/4" = 1'-0"

4 French Country Left
1/4" = 1'-0"

COLOR & MATERIAL LEGEND

1. ROOF BORAL
2. STUCCO
3. TRIM/STUCCO 2/ GARAGE
4. ENTRY DOOR
5. SHUTTERS
6. STONE VENEER EL DORADO
7. SIDING
8. RAILING
9. ACCENT TILE
10. GABLE DETAIL

* REFER TO MATERIAL BOARDS FOR SCHEMES

LAKE ELSINORE - 18 ACRES 6-PACK

LAKE ELSINORE | CA

COASTAL COMMERCIAL PROPERTIES | 21-153

DATE: 7 | 01 | 22

1/4" = 1' - 0" SCALE

0 4 8

6-PACK PLAN 2

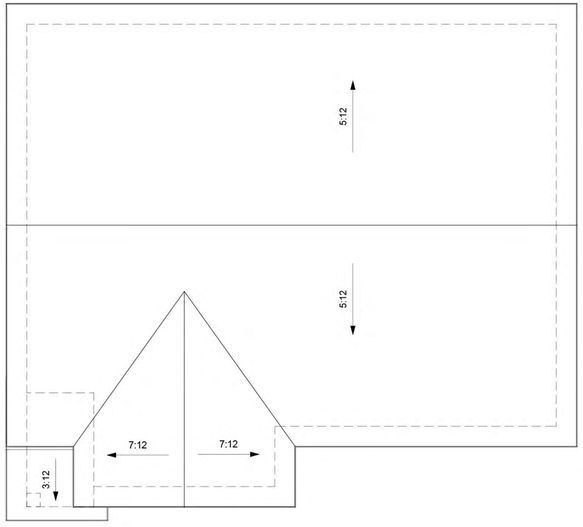
ELEVATIONS FRENCH COUNTRY | A3.2

URBAN ARENA

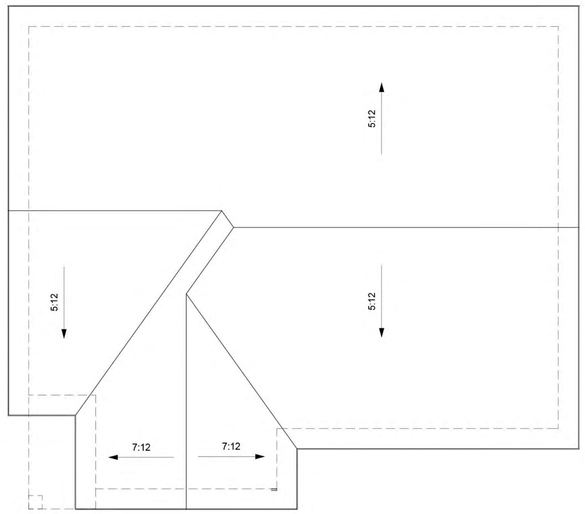
PLAN 2 FRENCH COUNTRY

PLAN 2 MODERN FARMHOUSE

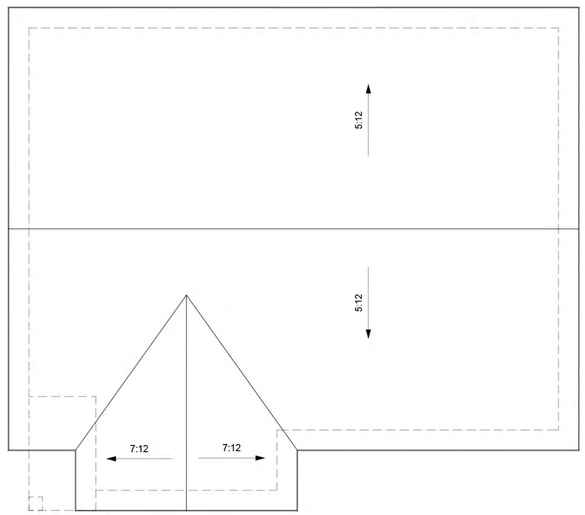
PLAN 2 SANTA BARBARA



1 ROOF - French Country
3/16" = 1'-0"



2 ROOF - Modern Farmhouse
3/16" = 1'-0"



3 ROOF - Santa Barbara
3/16" = 1'-0"

LAKE ELSINORE - 18 ACRES

LAKE ELSINORE | CALIFORNIA

COASTAL COMMERCIAL PROPERTIES | 21-153

DATE 7 | 01 | 22

6-PACK PLAN 2 3D PERSPECTIVES / ROOF | A3.3

URBAN ARENA

1 Santa Barbara Front
1/4" = 1'-0"

3 Santa Barbara Right
1/4" = 1'-0"

2 Santa Barbara Rear
1/4" = 1'-0"

4 Santa Barbara Left
1/4" = 1'-0"

COLOR & MATERIAL LEGEND

1. ROOF BORAL
2. STUCCO
3. TRIM/STUCCO 2/ GARAGE
4. ENTRY DOOR
5. SHUTTERS
6. STONE VENEER EL DORADO
7. SIDING
8. RAILING
9. ACCENT TILE
10. GABLE DETAIL

* REFER TO MATERIAL BOARDS FOR SCHEMES

LAKE ELSINORE - 18 ACRES 6-PACK

LAKE ELSINORE | CA

COASTAL COMMERCIAL PROPERTIES | 21-153

DATE: 7 | 01 | 2022

1/4" = 1' - 0" SCALE

0 4 8

6-PACK PLAN 3

ELEVATIONS SANTA BARBARA | A4.0

URBAN ARENA

2 Modern Farmhouse Front
1/4" = 1'-0"

3 Modern Farmhouse Right
1/4" = 1'-0"

1 Modern Farmhouse Rear
1/4" = 1'-0"

4 Modern Farmhouse Left
1/4" = 1'-0"

COLOR & MATERIAL LEGEND

1. ROOF BORAL
2. STUCCO
3. TRIM/STUCCO 2/ GARAGE
4. ENTRY DOOR
5. SHUTTERS
6. STONE VENEER EL DORADO
7. SIDING
8. RAILING
9. ACCENT TILE
10. GABLE DETAIL

* REFER TO MATERIAL BOARDS FOR SCHEMES

LAKE ELSINORE - 18 ACRES 6-PACK

LAKE ELSINORE | CA

COASTAL COMMERCIAL PROPERTIES | 21-153

DATE: 7 | 01 | 2022

1/4" = 1' - 0" SCALE

0 4 8

6-PACK PLAN 3

ELEVATIONS MODERN FARMHOUSE | A4.1

URBAN ARENA

1 French Country Front
1/4" = 1'-0"

2 French Country Right
1/4" = 1'-0"

3 French Country Rear
1/4" = 1'-0"

4 French Country Left
1/4" = 1'-0"

COLOR & MATERIAL LEGEND

1. ROOF BORAL
2. STUCCO
3. TRIM/STUCCO 2/ GARAGE
4. ENTRY DOOR
5. SHUTTERS
6. STONE VENEER EL DORADO
7. SIDING
8. RAILING
9. ACCENT TILE
10. GABLE DETAIL

* REFER TO MATERIAL BOARDS FOR SCHEMES

LAKE ELSINORE - 18 ACRES 6-PACK

LAKE ELSINORE | CA

COASTAL COMMERCIAL PROPERTIES | 21-153

DATE: 7 | 01 | 2022

1/4" = 1' - 0" SCALE

0 4 8

6-PACK PLAN 3

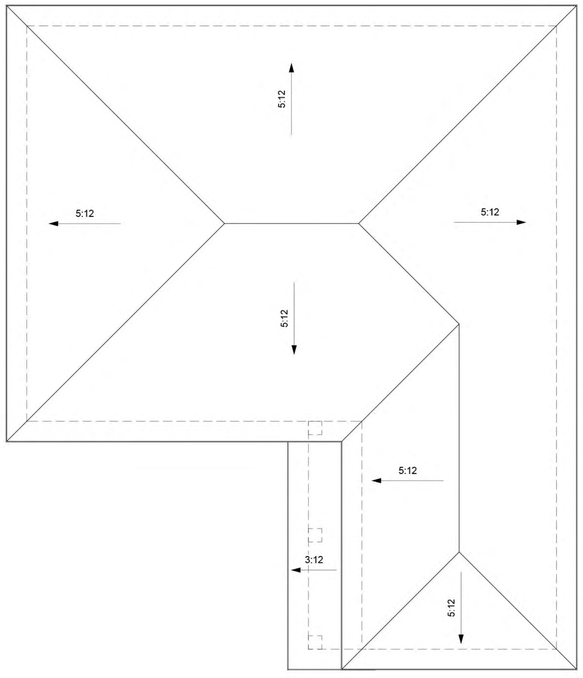
ELEVATIONS FRENCH COUNTRY | A4.2

URBAN ARENA

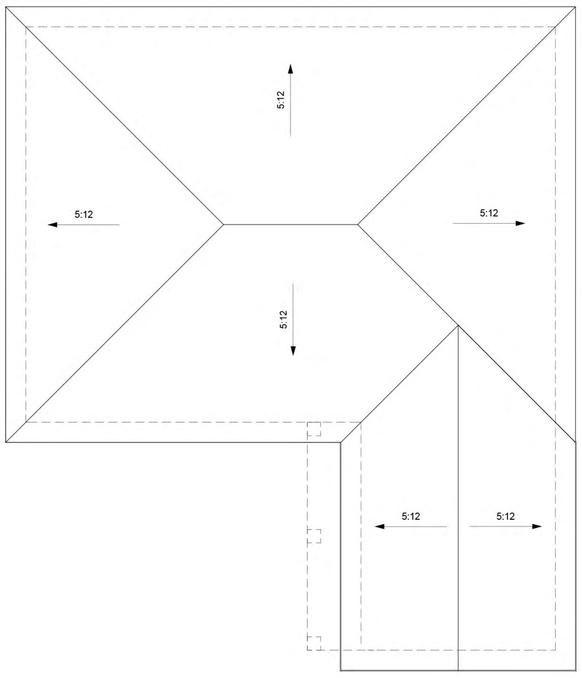
PLAN 3 FRENCH COUNTRY

PLAN 3 MODERN FARMHOUSE

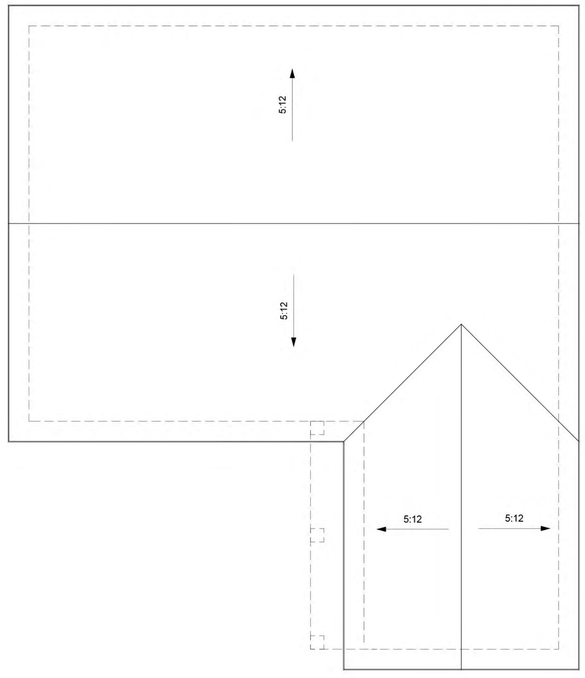
PLAN 3 SANTA BARBARA



1 ROOF - French Country
3/16" = 1'-0"



2 ROOF - Modern Farmhouse
3/16" = 1'-0"



3 ROOF - Santa Barbara
3/16" = 1'-0"

LAKE ELSINORE - 18 ACRES

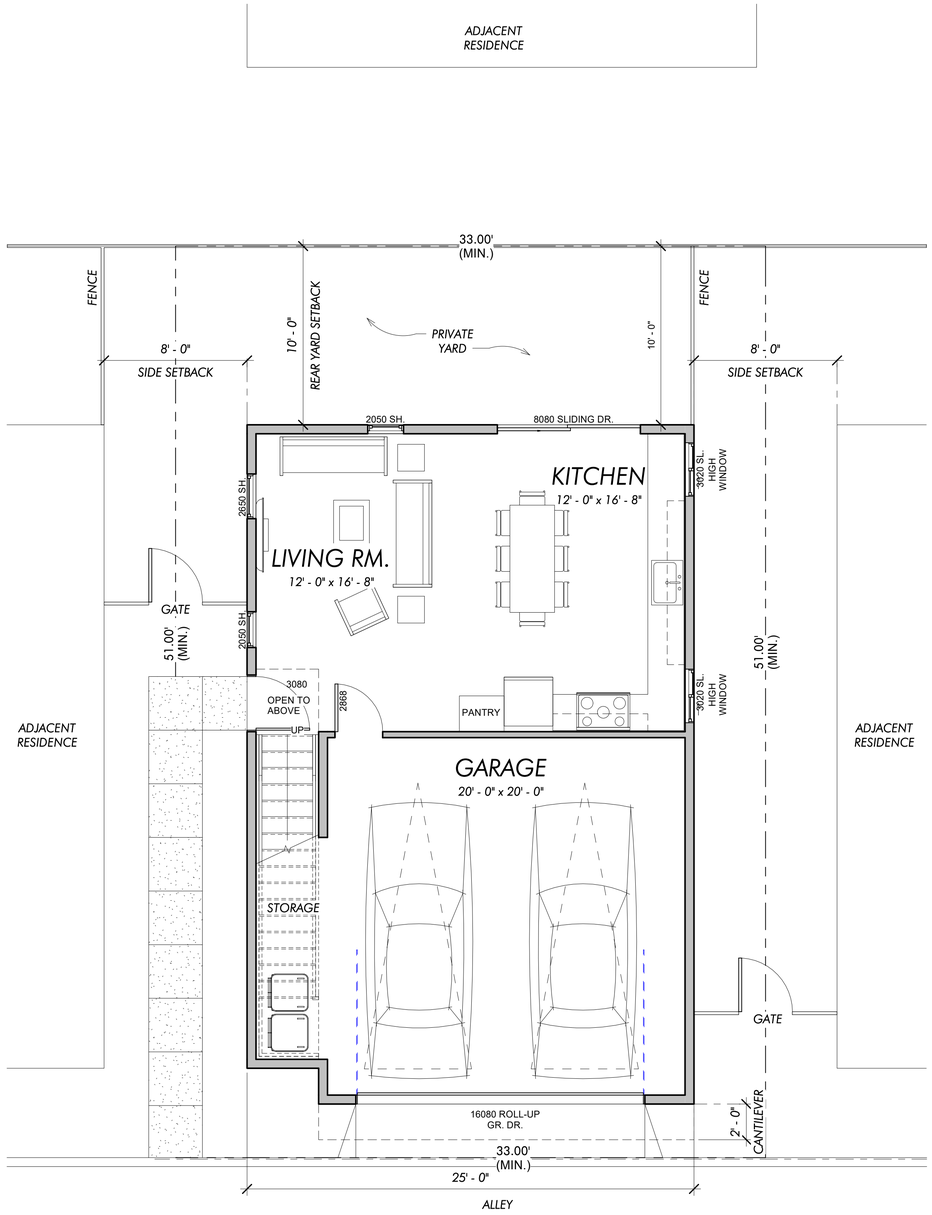
LAKE ELSINORE | CALIFORNIA

COASTAL COMMERCIAL PROPERTIES | 21-153

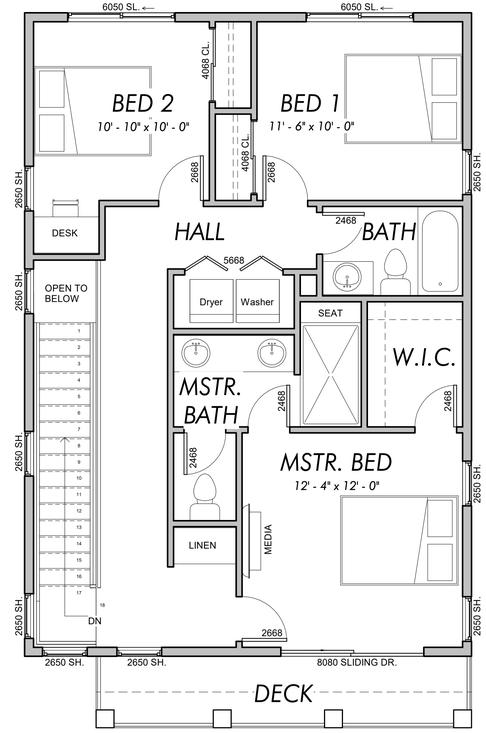
DATE 7 | 01 | 22

6-PACK PLAN 3 3D PERSPECTIVES / ROOF | A4.3

URBAN ARENA



LEVEL 1



LEVEL 2

SQUARE FOOTAGE	
Name	Area
First Floor	511 SF
Second Floor	811 SF
Garage	431 SF
Deck	84 SF
Grand total	1837 SF

PLAN 1

1323 SF

LAKE ELSINORE - 18 ACRES 8-PACK

LAKE ELSINORE | CA

COASTAL COMMERCIAL PROPERTIES | 21-153

DATE: 7 | 01 | 2022

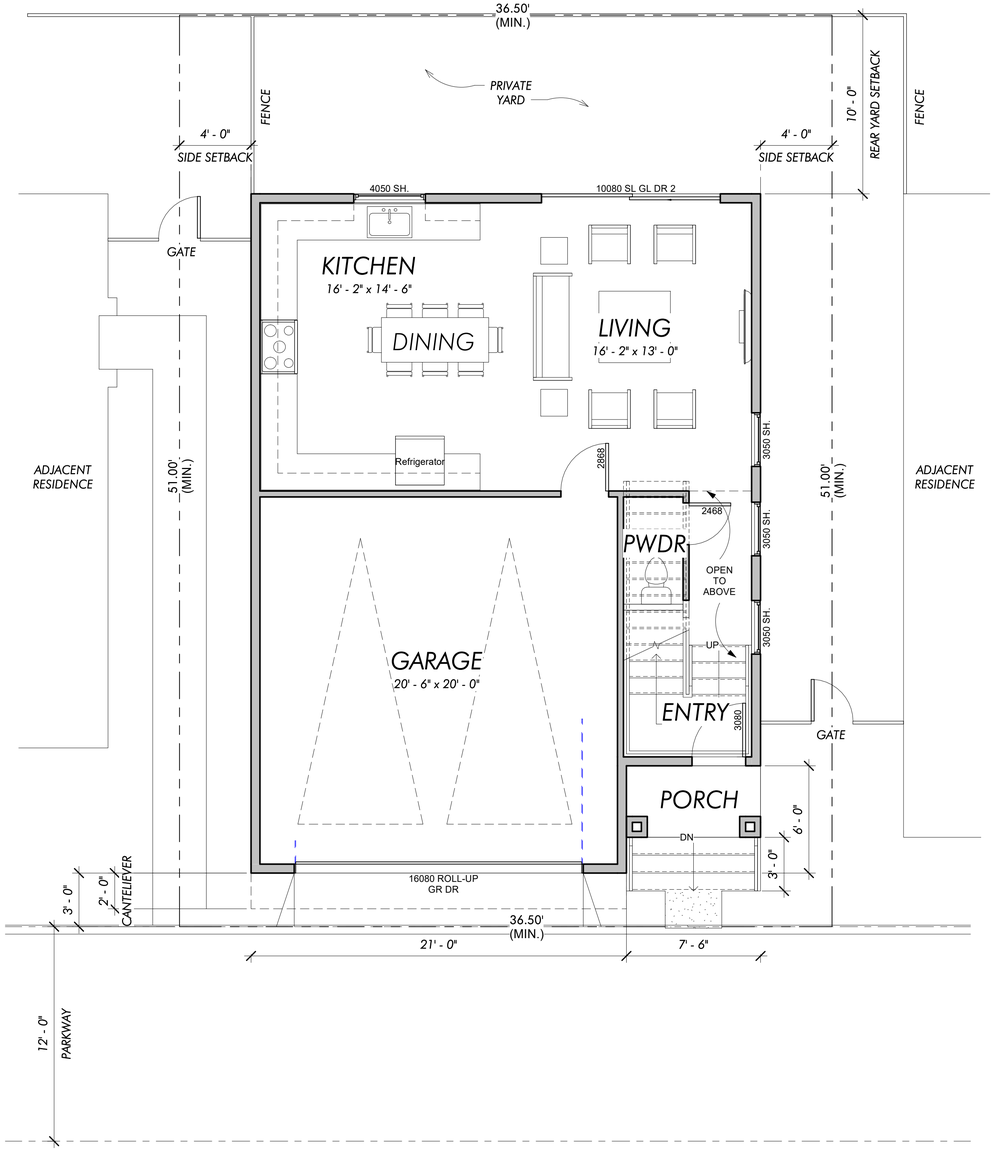
1/4" = 1' - 0" SCALE

0 4 8

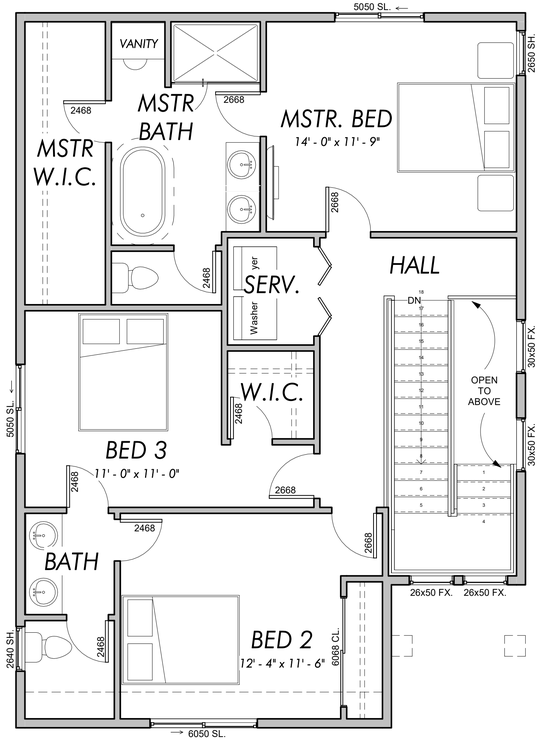
8-PACK PLAN 1

1ST AND 2ND FLOORS | A5.0

URBAN ARENA



LEVEL 1



LEVEL 2

SQUARE FOOTAGE	
Name	Area
First Floor	599 SF
Second Floor	1000 SF
Garage	439 SF
Porch	30 SF
Grand total	2068 SF

PLAN 2

1599 SF

LAKE ELSINORE - 18 ACRES 8-PACK

LAKE ELSINORE | CA

COASTAL COMMERCIAL PROPERTIES | 21-153

DATE: 7 | 01 | 2022

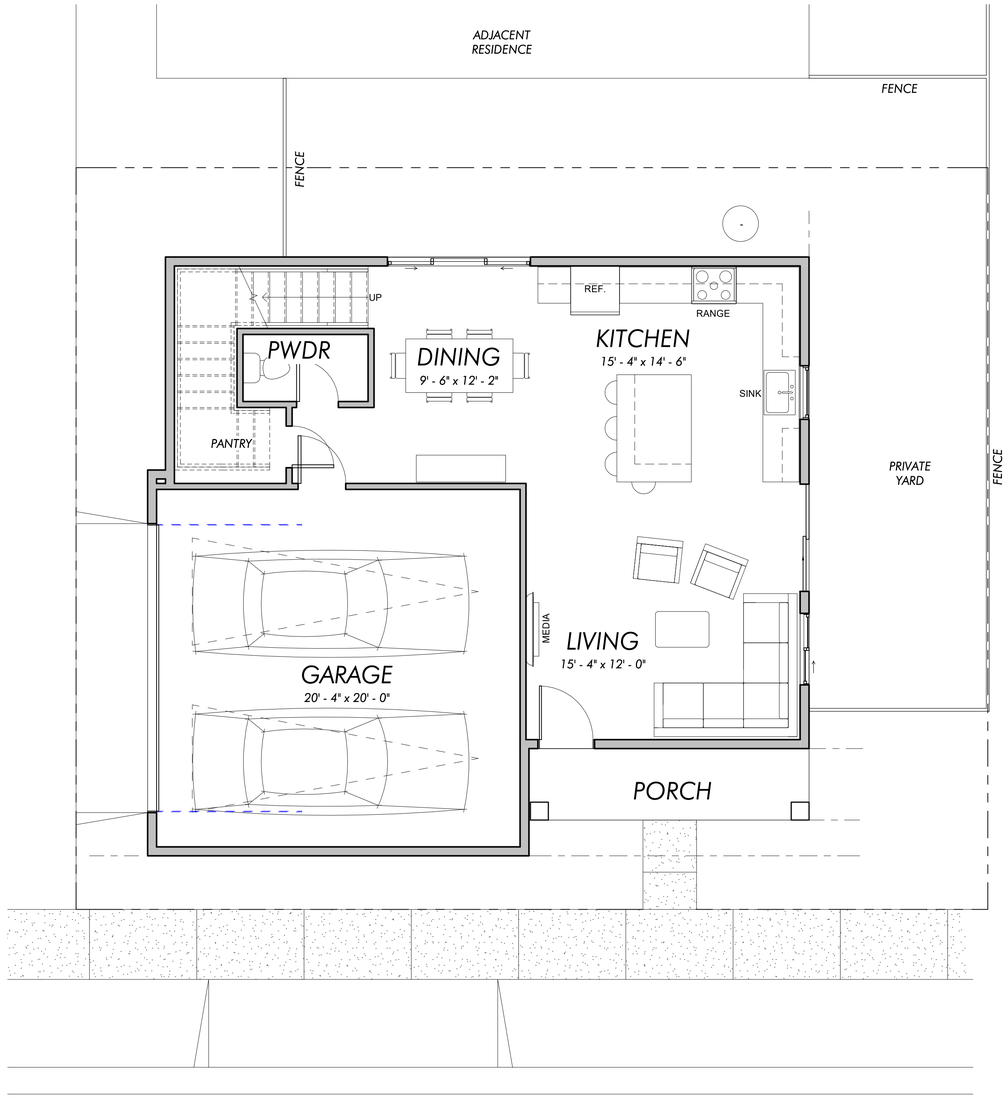
1/4" = 1' - 0" SCALE

0 4 8

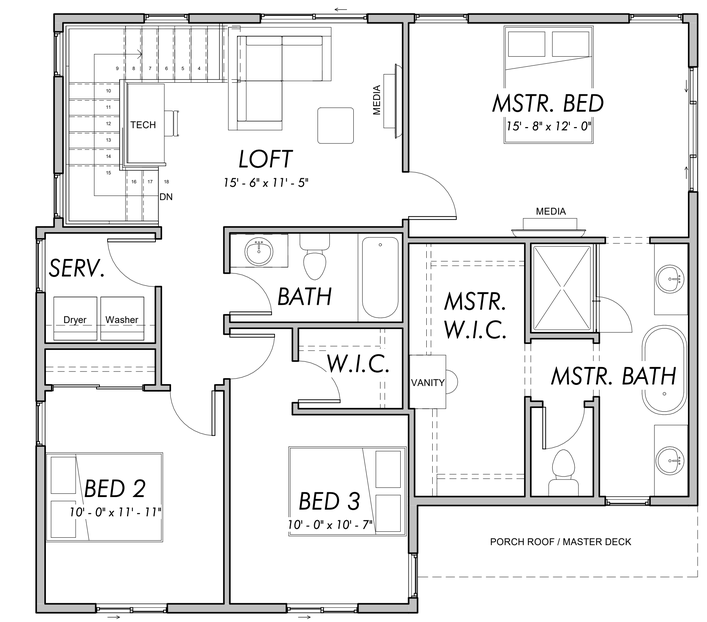
8-PACK PLAN 2

1ST AND 2ND FLOORS | A5.1

URBAN ARENA



LEVEL 1



LEVEL 2

SQUARE FOOTAGE	
Name	Area
First Floor	696 SF
Second Floor	1060 SF
Garage	437 SF
Porch	63 SF
Grand total	2256 SF

PLAN 3

1756 SF

LAKE ELSINORE - 18 ACRES 8-PACK

LAKE ELSINORE | CA

COASTAL COMMERCIAL PROPERTIES | 21-153

DATE: 7 | 01 | 2022

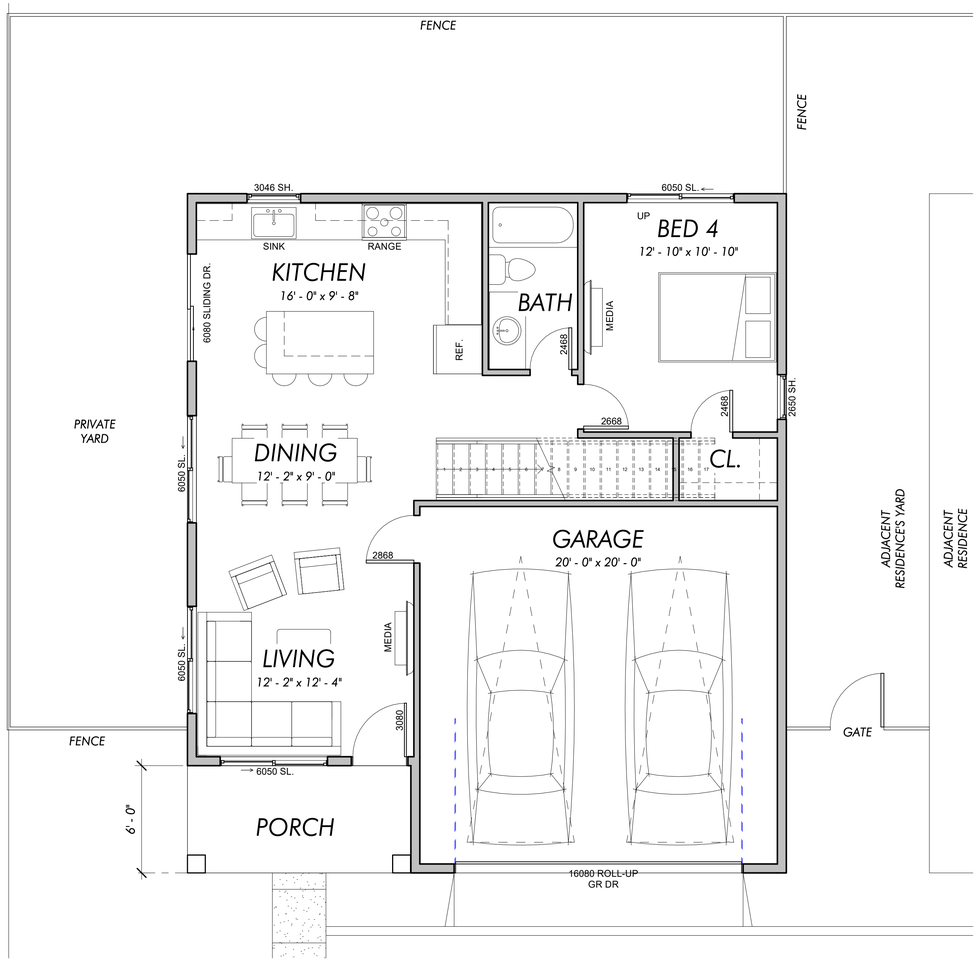
1/4" = 1' - 0" SCALE

0 4 8

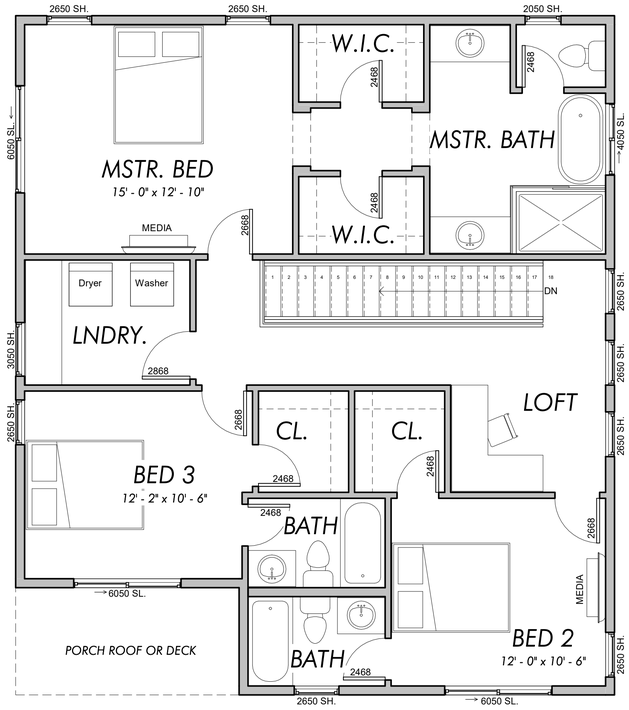
8-PACK PLAN 3

1ST AND 2ND FLOORS | A5.2

URBAN ARENA



LEVEL 1



LEVEL 2

SQUARE FOOTAGE	
Name	Area
First Floor	775 SF
Second Floor	1143 SF
Garage	423 SF
Porch	75 SF
Grand total	2416 SF

PLAN 4

1918 SF

LAKE ELSINORE - 18 ACRES 8-PACK

LAKE ELSINORE | CA

COASTAL COMMERCIAL PROPERTIES | 21-153

DATE: 7 | 01 | 2022

1/4" = 1' - 0" SCALE

0 4 8

8-PACK PLAN 4

1ST AND 2ND FLOORS | A5.3

URBAN ARENA

LAKE ELSINORE - 18 ACRES 8-PACK

LAKE ELSINORE | CA

COASTAL COMMERCIAL PROPERTIES | 21-153

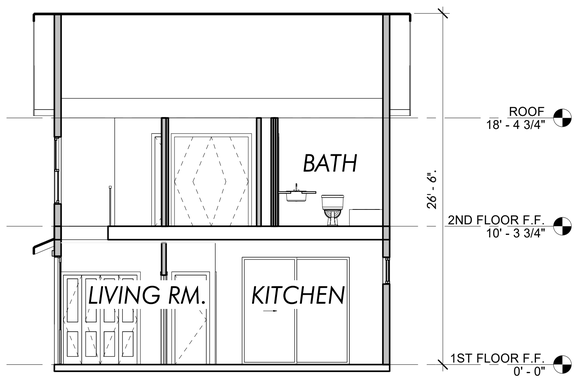
DATE: 7 | 01 | 2022

1/4" = 1' - 0" SCALE

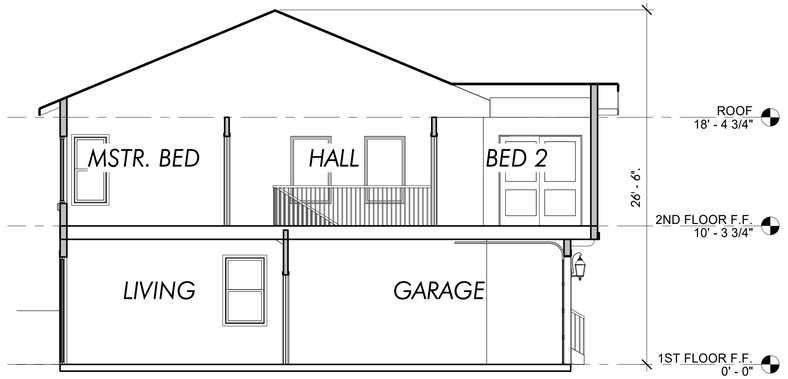
0 4 8

8-PACK CLUSTER
SITE PLAN | A5.4

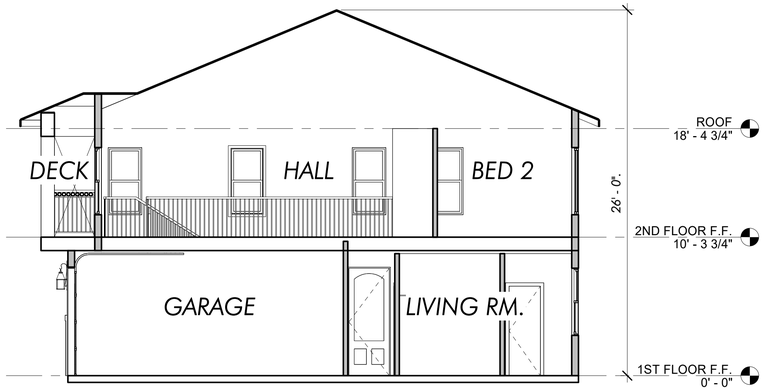
URBAN ARENA



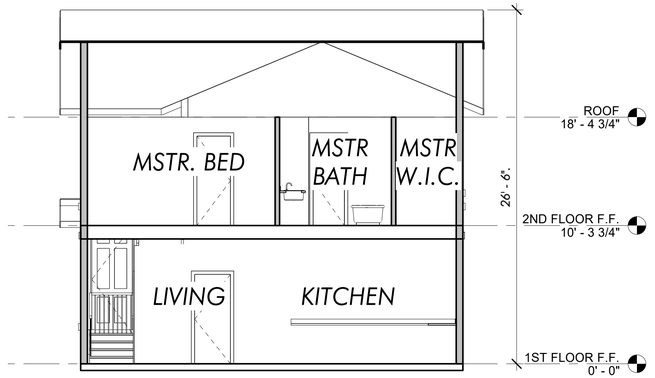
PLAN 1 - SECTION 1



PLAN 2 - SECTION 1



PLAN 1 - SECTION 2



PLAN 2 - SECTION 2

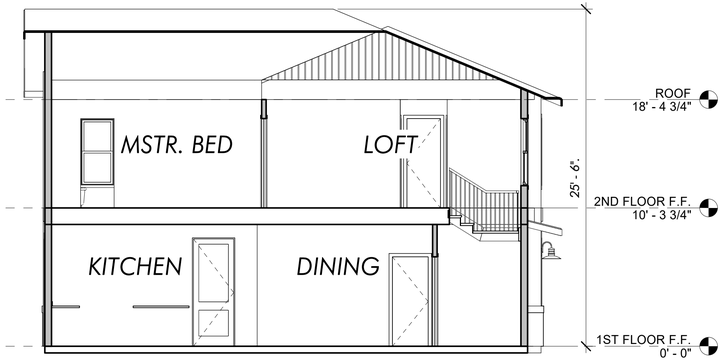
LAKE ELSINORE - 18 ACRES

LAKE ELSINORE | CALIFORNIA

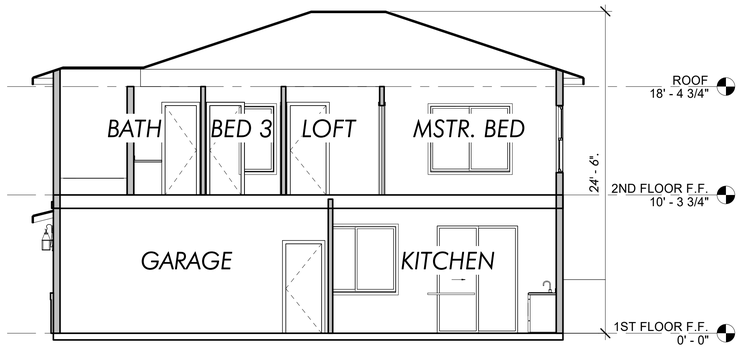
COASTAL COMMERCIAL PROPERTIES | 21-153

DATE 12 | 07 | 22

URBAN ARENA



PLAN 3 - SECTION 1



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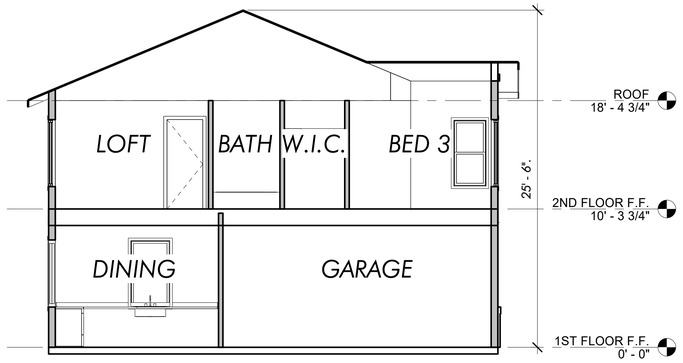
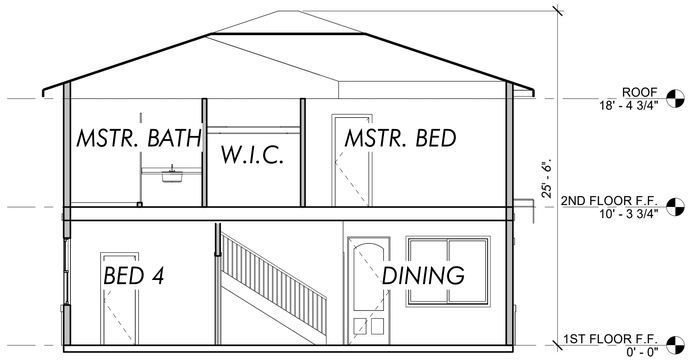


PLAN 3 - SECTION 2



PLAN 4 - SECTION 2

LAKE ELSINORE - 18 ACRES

LAKE ELSINORE | CALIFORNIA

COASTAL COMMERCIAL PROPERTIES | 21-153

DATE 12 | 07 | 22

URBAN ARENA

1 Santa Barbara Front
1/4" = 1'-0"

3 Santa Barbara Right
1/4" = 1'-0"

2 Santa Barbara Rear
1/4" = 1'-0"

4 Santa Barbara Left
1/4" = 1'-0"

COLOR & MATERIAL LEGEND

1. ROOF BORAL
2. STUCCO
3. TRIM/STUCCO 2/ GARAGE
4. ENTRY DOOR
5. SHUTTERS
6. STONE VENEER EL DORADO
7. SIDING
8. RAILING
9. ACCENT TILE
10. GABLE DETAIL

* REFER TO MATERIAL BOARDS FOR SCHEMES

LAKE ELSINORE - 18 ACRES 8-PACK

LAKE ELSINORE | CA

COASTAL COMMERCIAL PROPERTIES | 21-153

DATE: 7 | 01 | 2022

1/4" = 1' - 0" SCALE

0 4 8

8-PACK PLAN 1

ELEVATIONS SANTA BARBARA | A6.0

URBAN ARENA

2 Modern Farmhouse Front
1/4" = 1'-0"

3 Modern Farmhouse Right
1/4" = 1'-0"

1 Modern Farmhouse Rear
1/4" = 1'-0"

4 Modern Farmhouse Left
1/4" = 1'-0"

COLOR & MATERIAL LEGEND

1. ROOF BORAL
2. STUCCO
3. TRIM/STUCCO 2/ GARAGE
4. ENTRY DOOR
5. SHUTTERS
6. STONE VENEER EL DORADO
7. SIDING
8. RAILING
9. ACCENT TILE
10. GABLE DETAIL

* REFER TO MATERIAL BOARDS FOR SCHEMES

LAKE ELSINORE - 18 ACRES 8-PACK

LAKE ELSINORE | CA

COASTAL COMMERCIAL PROPERTIES | 21-153

DATE: 7 | 01 | 2022

1/4" = 1' - 0" SCALE

0 4 8

8-PACK PLAN 1

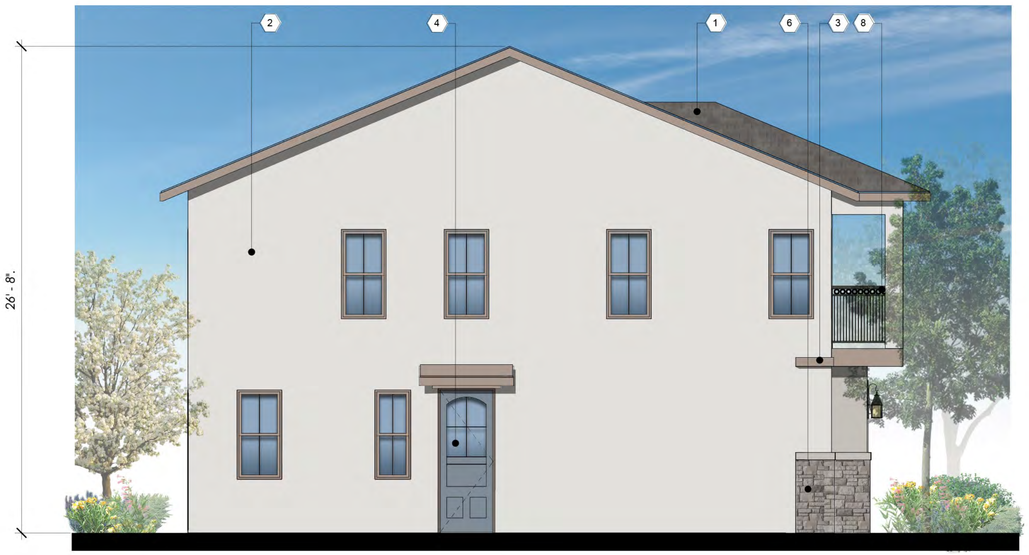
ELEVATIONS MODERN FARMHOUSE | A6.1

URBAN ARENA

1 French Country Front
1/4" = 1'-0"

2 French Country Right
1/4" = 1'-0"

3 French Country Rear
1/4" = 1'-0"



4 French Country Left
1/4" = 1'-0"

COLOR & MATERIAL LEGEND

1	ROOF BORAL
2	STUCCO
3	TRIM/STUCCO 2/ GARAGE
4	ENTRY DOOR
5	SHUTTERS
6	STONE VENEER EL DORADO
7	SIDING
8	RAILING
9	ACCENT TILE
10	GABLE DETAIL

* REFER TO MATERIAL BOARDS FOR SCHEMES

LAKE ELSINORE - 18 ACRES 8-PACK

LAKE ELSINORE | CA

COASTAL COMMERCIAL PROPERTIES | 21-153

DATE: 7 | 01 | 2022

1/4" = 1' - 0" SCALE

0 4 8

8-PACK PLAN 1

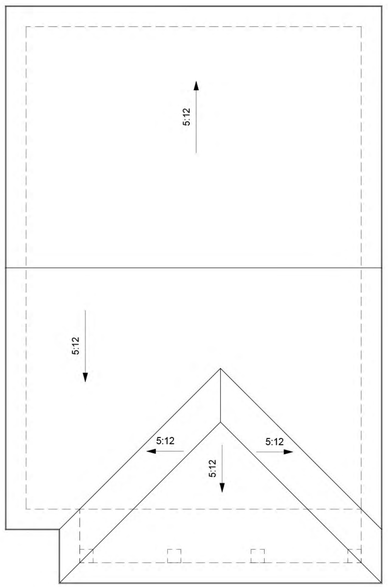
ELEVATIONS FRENCH COUNTRY | A6.2

URBAN ARENA

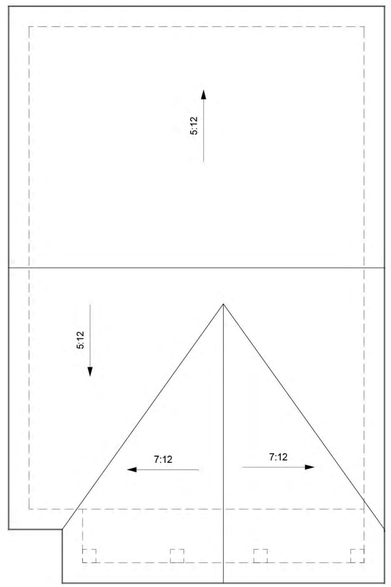
PLAN 1 FRENCH COUNTRY

PLAN 1 MODERN FARMHOUSE

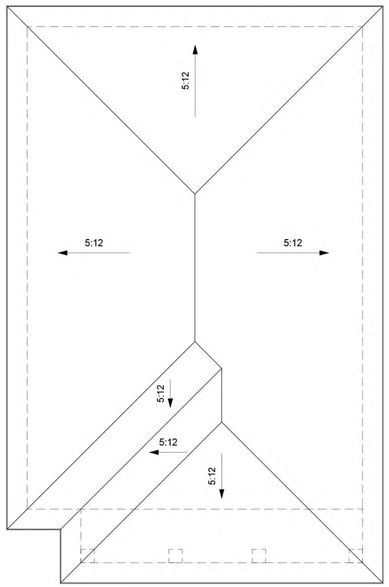
PLAN 1 SANTA BARBARA



1 ROOF - French Country
3/16" = 1'-0"



2 ROOF - Modern Farmhouse
3/16" = 1'-0"



3 ROOF - Santa Barbara
3/16" = 1'-0"

LAKE ELSINORE - 18 ACRES

LAKE ELSINORE | CALIFORNIA

COASTAL COMMERCIAL PROPERTIES | 21-153

DATE 7 | 01 | 22

8-PACK PLAN 1 3D PERSPECTIVES / ROOF | A6.3

URBAN ARENA

1 Santa Barbara Front
1/4" = 1'-0"

3 Santa Barbara Right
1/4" = 1'-0"

2 Santa Barbara Rear
1/4" = 1'-0"

4 Santa Barbara Left
1/4" = 1'-0"

COLOR & MATERIAL LEGEND

1. ROOF BORAL
2. STUCCO
3. TRIM/STUCCO 2/ GARAGE
4. ENTRY DOOR
5. SHUTTERS
6. STONE VENEER EL DORADO
7. SIDING
8. RAILING
9. ACCENT TILE
10. GABLE DETAIL

* REFER TO MATERIAL BOARDS FOR SCHEMES

LAKE ELSINORE - 18 ACRES 8-PACK

LAKE ELSINORE | CA

COASTAL COMMERCIAL PROPERTIES | 21-153

DATE: 7 | 01 | 2022

1/4" = 1' - 0" SCALE

0 4 8

8-PACK PLAN 2

ELEVATIONS SANTA BARBARA | A7.0

URBAN ARENA

2 Modern Farmhouse Front
1/4" = 1'-0"

3 Modern Farmhouse Right
1/4" = 1'-0"

1 Modern Farmhouse Rear
1/4" = 1'-0"

4 Modern Farmhouse Left
1/4" = 1'-0"

COLOR & MATERIAL LEGEND

1. ROOF BORAL
2. STUCCO
3. TRIM/STUCCO 2/ GARAGE
4. ENTRY DOOR
5. SHUTTERS
6. STONE VENEER EL DORADO
7. SIDING
8. RAILING
9. ACCENT TILE
10. GABLE DETAIL

* REFER TO MATERIAL BOARDS FOR SCHEMES

LAKE ELSINORE - 18 ACRES 8-PACK

LAKE ELSINORE | CA

COASTAL COMMERCIAL PROPERTIES | 21-153

DATE: 7 | 01 | 2022

1/4" = 1' - 0" SCALE

0 4 8

8-PACK PLAN 2

ELEVATIONS MODERN FARMHOUSE | A7.1

URBAN ARENA

1 French Country Front
1/4" = 1'-0"

2 French Country Right
1/4" = 1'-0"

3 French Country Rear
1/4" = 1'-0"

4 French Country Left
1/4" = 1'-0"

COLOR & MATERIAL LEGEND

1. ROOF BORAL
2. STUCCO
3. TRIM/STUCCO 2/ GARAGE
4. ENTRY DOOR
5. SHUTTERS
6. STONE VENEER EL DORADO
7. SIDING
8. RAILING
9. ACCENT TILE
10. GABLE DETAIL

* REFER TO MATERIAL BOARDS FOR SCHEMES

LAKE ELSINORE - 18 ACRES 8-PACK

LAKE ELSINORE | CA

COASTAL COMMERCIAL PROPERTIES | 21-153

DATE: 7 | 01 | 2022

1/4" = 1' - 0" SCALE

0 4 8

8-PACK PLAN 2

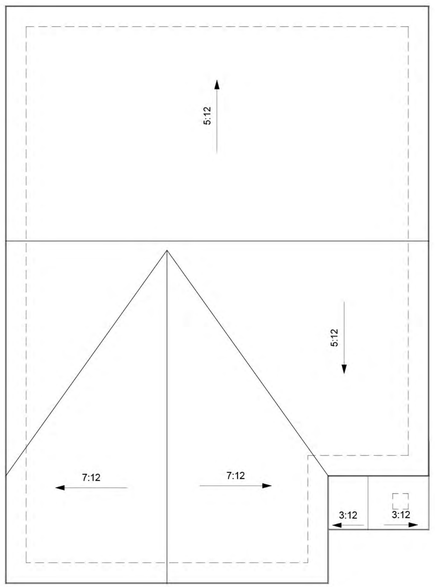
ELEVATIONS FRENCH COUNTRY | A7.2

URBAN ARENA

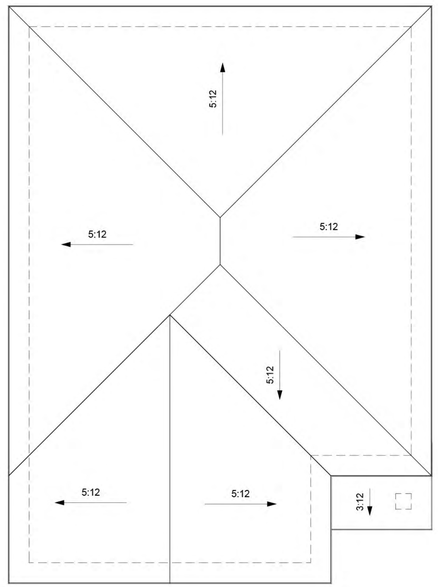
PLAN 2 FRENCH COUNTRY

PLAN 2 MODERN FARMHOUSE

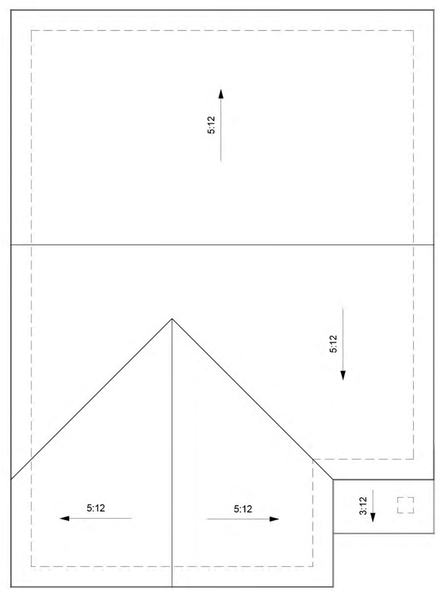
PLAN 2 SANTA BARBARA



1 ROOF - French Country
3/16" = 1'-0"



2 ROOF - Modern Farmhouse
3/16" = 1'-0"



3 ROOF - Santa Barbara
3/16" = 1'-0"

LAKE ELSINORE - 18 ACRES

LAKE ELSINORE | CALIFORNIA

COASTAL COMMERCIAL PROPERTIES | 21-153

DATE 7 | 01 | 22

8-PACK PLAN 2 3D PERSPECTIVES / ROOF | A7.3

URBAN ARENA

1 Santa Barbara Front - Opt. 1 Porch
1/4" = 1'-0"

3 Santa Barbara Right - Opt. 1 Porch
1/4" = 1'-0"

2 Santa Barbara Rear - Opt. 1 Porch
1/4" = 1'-0"

4 Santa Barbara Left - Opt. 1 Porch
1/4" = 1'-0"

COLOR & MATERIAL LEGEND

1. ROOF BORAL
2. STUCCO
3. TRIM/STUCCO 2/ GARAGE
4. ENTRY DOOR
5. SHUTTERS
6. STONE VENEER EL DORADO
7. SIDING
8. RAILING
9. ACCENT TILE
10. GABLE DETAIL
11. TRELLIS

* REFER TO MATERIAL BOARDS FOR SCHEMES

LAKE ELSINORE - 18 ACRES 8-PACK

LAKE ELSINORE | CA

COASTAL COMMERCIAL PROPERTIES | 21-153

DATE: 7 | 01 | 2022

1/4" = 1' - 0" SCALE

0 4 8

8-PACK PLAN 3

ELEVATIONS SANTA BARBARA OPT. 1 | A8.0a

URBAN ARENA

1 Santa Barbara Front - Opt. 2 Deck
1/4" = 1'-0"

2 Santa Barbara Right - Opt. 2 Deck
1/4" = 1'-0"

3 Santa Barbara Rear - Opt. 2 Deck
1/4" = 1'-0"

4 Santa Barbara Left - Opt. 2 Deck
1/4" = 1'-0"

COLOR & MATERIAL LEGEND

1. ROOF BORAL
2. STUCCO
3. TRIM/STUCCO 2/ GARAGE
4. ENTRY DOOR
5. SHUTTERS
6. STONE VENEER EL DORADO
7. SIDING
8. RAILING
9. ACCENT TILE
10. GABLE DETAIL
11. TRELLIS

* REFER TO MATERIAL BOARDS FOR SCHEMES

LAKE ELSINORE - 18 ACRES 8-PACK

LAKE ELSINORE | CA

COASTAL COMMERCIAL PROPERTIES | 21-153

DATE: 7 | 01 | 2022

1/4" = 1' - 0" SCALE

0 4 8

8-PACK PLAN 3

ELEVATIONS SANTA BARBARA OPT. 2 |A8.0b

URBAN ARENA

1 Santa Barbara Front - Opt. 3 Deck w/ Trellis
1/4" = 1'-0"

3 Santa Barbara Right - Opt. 3 Deck w/ Trellis
1/4" = 1'-0"

2 Santa Barbara Rear - Opt. 3 Deck w/ Trellis
1/4" = 1'-0"

4 Santa Barbara Left - Opt. 3 Deck w/ Trellis
1/4" = 1'-0"

COLOR & MATERIAL LEGEND

1. ROOF BORAL
2. STUCCO
3. TRIM/STUCCO 2/ GARAGE
4. ENTRY DOOR
5. SHUTTERS
6. STONE VENEER EL DORADO
7. SIDING
8. RAILING
9. ACCENT TILE
10. GABLE DETAIL
11. TRELLIS

* REFER TO MATERIAL BOARDS FOR SCHEMES

LAKE ELSINORE - 18 ACRES 8-PACK

LAKE ELSINORE | CA

COASTAL COMMERCIAL PROPERTIES | 21-153

DATE: 7 | 01 | 2022

1/4" = 1' - 0" SCALE

0 4 8

8-PACK PLAN 3

ELEVATIONS SANTA BARBARA OPT. 3 | A8.0c

URBAN ARENA

2 Modern Farmhouse Front - Opt. 1 Porch
1/4" = 1'-0"

3 Modern Farmhouse Right - Opt. 1 Porch
1/4" = 1'-0"

1 Modern Farmhouse Rear - Opt. 1 Porch
1/4" = 1'-0"

4 Modern Farmhouse Left - Opt. 1 Porch
1/4" = 1'-0"

COLOR & MATERIAL LEGEND

1	ROOF BORAL
2	STUCCO
3	TRIM/STUCCO 2/ GARAGE
4	ENTRY DOOR
5	SHUTTERS
6	STONE VENEER EL DORADO
7	SIDING
8	RAILING
9	ACCENT TILE
10	GABLE DETAIL
11	TRELLIS

* REFER TO MATERIAL BOARDS FOR SCHEMES

LAKE ELSINORE - 18 ACRES 8-PACK

LAKE ELSINORE | CA

COASTAL COMMERCIAL PROPERTIES | 21-153

DATE: 7 | 01 | 2022

1/4" = 1' - 0" SCALE

0 4 8

8-PACK PLAN 3

ELEVATIONS MODERN FARMHOUSE OPT. 1 | A8.1a

URBAN ARENA

1 Modern Farmhouse Front - Opt. 2 Deck
1/4" = 1'-0"

3 Modern Farmhouse Right - Opt. 2 Deck
1/4" = 1'-0"

2 Modern Farmhouse Rear - Opt. 2 Deck
1/4" = 1'-0"

4 Modern Farmhouse Left - Opt. 2 Deck
1/4" = 1'-0"

COLOR & MATERIAL LEGEND

1	ROOF BORAL
2	STUCCO
3	TRIM/STUCCO 2/ GARAGE
4	ENTRY DOOR
5	SHUTTERS
6	STONE VENEER EL DORADO
7	SIDING
8	RAILING
9	ACCENT TILE
10	GABLE DETAIL
11	TRELLIS

* REFER TO MATERIAL BOARDS FOR SCHEMES

LAKE ELSINORE - 18 ACRES 8-PACK

LAKE ELSINORE | CA

COASTAL COMMERCIAL PROPERTIES | 21-153

DATE: 7 | 01 | 2022

1/4" = 1' - 0" SCALE

0 4 8

8-PACK PLAN 3

ELEVATIONS MODERN FARMHOUSE OPT. 2 |A8.1b

URBAN ARENA

1 Modern Farmhouse Front - Opt. 3 Deck w/ Trellis
1/4" = 1'-0"

4 Modern Farmhouse Right - Opt. 3 Deck w/ Trellis
1/4" = 1'-0"

3 Modern Farmhouse Rear - Opt. 3 Deck w/ Trellis
1/4" = 1'-0"

2 Modern Farmhouse Left - Opt. 3 Deck w/ Trellis
1/4" = 1'-0"

COLOR & MATERIAL LEGEND

1. ROOF BORAL
2. STUCCO
3. TRIM/STUCCO 2/ GARAGE
4. ENTRY DOOR
5. SHUTTERS
6. STONE VENEER EL DORADO
7. SIDING
8. RAILING
9. ACCENT TILE
10. GABLE DETAIL
11. TRELLIS

* REFER TO MATERIAL BOARDS FOR SCHEMES

LAKE ELSINORE - 18 ACRES 8-PACK

LAKE ELSINORE | CA

COASTAL COMMERCIAL PROPERTIES | 21-153

DATE: 7 | 01 | 2022

1/4" = 1' - 0" SCALE

0 4 8

8-PACK PLAN 3

ELEVATIONS MODERN FARMHOUSE OPT. 3 | A8.1c

URBAN ARENA

1 French Country Front - Opt. 1 Porch
1/4" = 1'-0"

2 French Country Right - Opt. 1 Porch
1/4" = 1'-0"

3 French Country Rear - Opt. 1 Porch
1/4" = 1'-0"

4 French Country Left - Opt. 1 Porch
1/4" = 1'-0"

COLOR & MATERIAL LEGEND

1. ROOF BORAL
2. STUCCO
3. TRIM/STUCCO 2/ GARAGE
4. ENTRY DOOR
5. SHUTTERS
6. STONE VENEER EL DORADO
7. SIDING
8. RAILING
9. ACCENT TILE
10. GABLE DETAIL
11. TRELLIS

* REFER TO MATERIAL BOARDS FOR SCHEMES

LAKE ELSINORE - 18 ACRES 8-PACK

LAKE ELSINORE | CA

COASTAL COMMERCIAL PROPERTIES | 21-153

DATE: 7 | 01 | 2022

1/4" = 1' - 0" SCALE

0 4 8

8-PACK PLAN 3

ELEVATIONS FRENCH COUNTRY - OPT. 1 |A8.2a

URBAN ARENA

1 French Country Front - Opt. 2 Deck
1/4" = 1'-0"

4 French Country Right - Opt. 2 Deck
1/4" = 1'-0"

2 French Country Rear - Opt. 2 Deck
1/4" = 1'-0"

3 French Country Left - Opt. 2 Deck
1/4" = 1'-0"

COLOR & MATERIAL LEGEND

1. ROOF BORAL
2. STUCCO
3. TRIM/STUCCO 2/ GARAGE
4. ENTRY DOOR
5. SHUTTERS
6. STONE VENEER EL DORADO
7. SIDING
8. RAILING
9. ACCENT TILE
10. GABLE DETAIL
11. TRELLIS

* REFER TO MATERIAL BOARDS FOR SCHEMES

LAKE ELSINORE - 18 ACRES 8-PACK

LAKE ELSINORE | CA

COASTAL COMMERCIAL PROPERTIES | 21-153

DATE: 7 | 01 | 2022

1/4" = 1' - 0" SCALE

0 4 8

8-PACK PLAN 3

ELEVATIONS FRENCH COUNTRY - OPT. 2 |A8.2b

URBAN ARENA

4 French Country Front - Opt. 3 Deck w/ Trellis
1/4" = 1'-0"

1 French Country Right - Opt. 3 Deck w/ Trellis
1/4" = 1'-0"

3 French Country Rear - Opt. 3 Deck w/ Trellis
1/4" = 1'-0"

2 French Country Left - Opt. 3 Deck w/ Trellis
1/4" = 1'-0"

COLOR & MATERIAL LEGEND

1. ROOF BORAL
2. STUCCO
3. TRIM/STUCCO 2/ GARAGE
4. ENTRY DOOR
5. SHUTTERS
6. STONE VENEER EL DORADO
7. SIDING
8. RAILING
9. ACCENT TILE
10. GABLE DETAIL
11. TRELLIS

* REFER TO MATERIAL BOARDS FOR SCHEMES

LAKE ELSINORE - 18 ACRES 8-PACK

LAKE ELSINORE | CA

COASTAL COMMERCIAL PROPERTIES | 21-153

DATE: 7 | 01 | 2022

1/4" = 1' - 0" SCALE

0 4 8

8-PACK PLAN 3

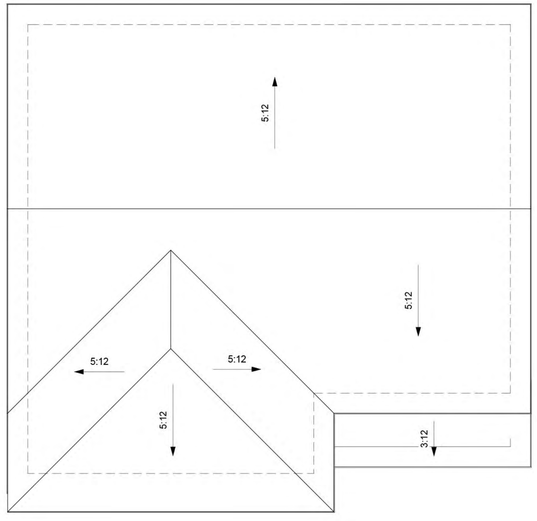
ELEVATIONS FRENCH COUNTRY - OPT. 3 | A8.2c

URBAN ARENA

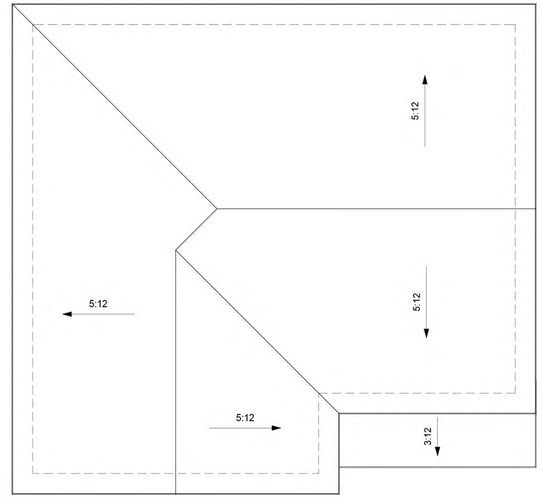
PLAN 3 FRENCH COUNTRY
OPT. 1

PLAN 3 MODERN FARMHOUSE
OPT. 1

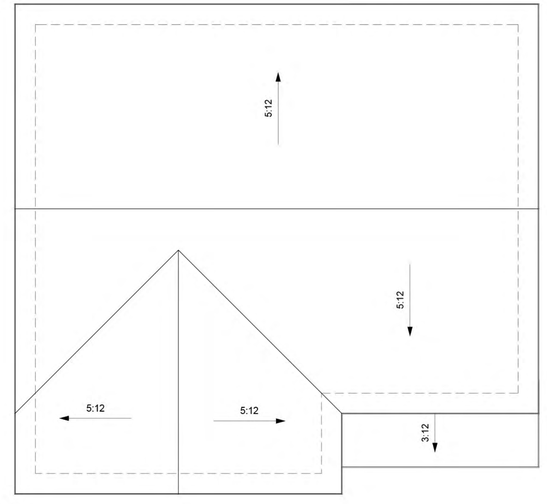
PLAN 3 SANTA BARBARA
OPT. 1



1 ROOF - French Country
3/16" = 1'-0"



2 ROOF - Modern Farmhouse
3/16" = 1'-0"



3 ROOF - Santa Barbara
3/16" = 1'-0"

LAKE ELSINORE - 18 ACRES

LAKE ELSINORE | CALIFORNIA

COASTAL COMMERCIAL PROPERTIES | 21-153

DATE 7 | 01 | 22

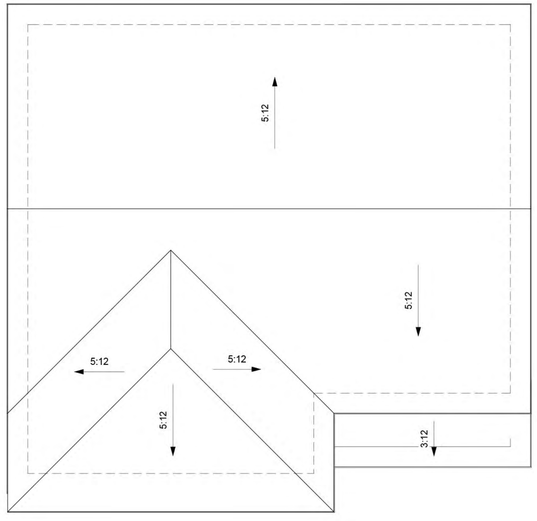
8-PACK PLAN 3 3D PERSPECTIVES / ROOF OP.T 1 | A8.3a

URBAN ARENA

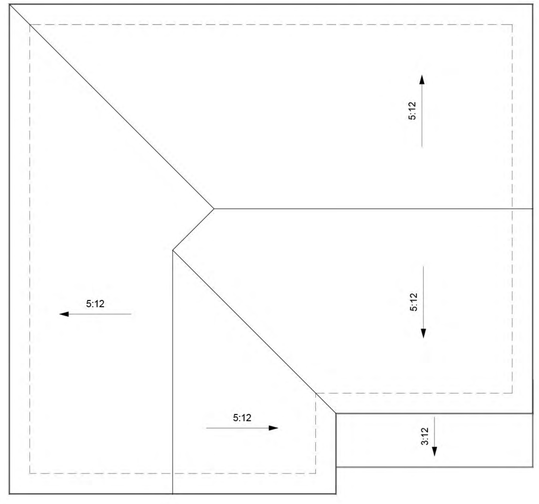
PLAN 3 FRENCH COUNTRY
OPT. 2

PLAN 3 MODERN FARMHOUSE
OPT. 2

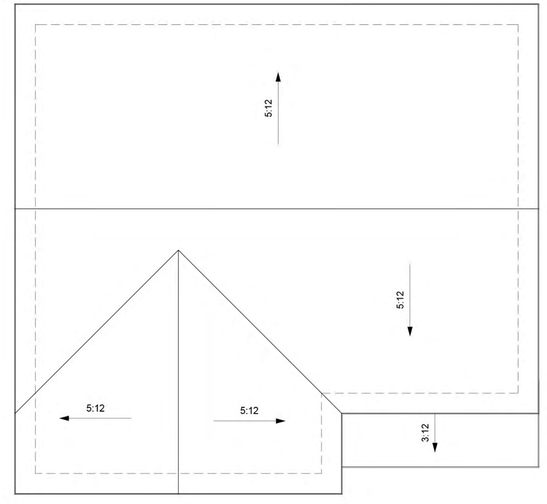
PLAN 3 SANTA BARBARA
OPT. 2



1 ROOF - French Country
3/16" = 1'-0"



2 ROOF - Modern Farmhouse
3/16" = 1'-0"



3 ROOF - Santa Barbara
3/16" = 1'-0"

LAKE ELSINORE - 18 ACRES

LAKE ELSINORE | CALIFORNIA

COASTAL COMMERCIAL PROPERTIES | 21-153

DATE 7 | 01 | 22

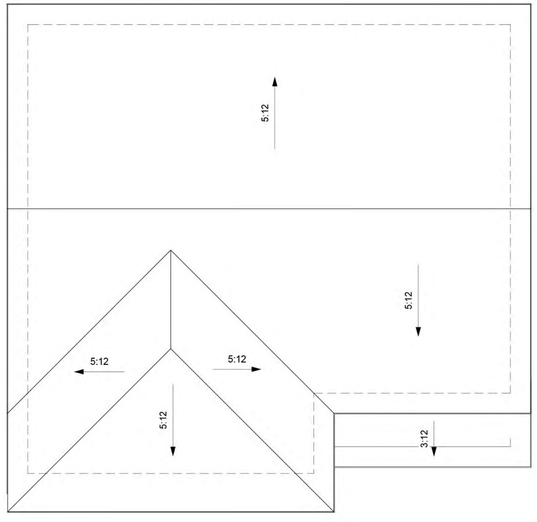
8-PACK PLAN 3 3D PERSPECTIVES / ROOF OP.T 2 | A8.3b

URBAN ARENA

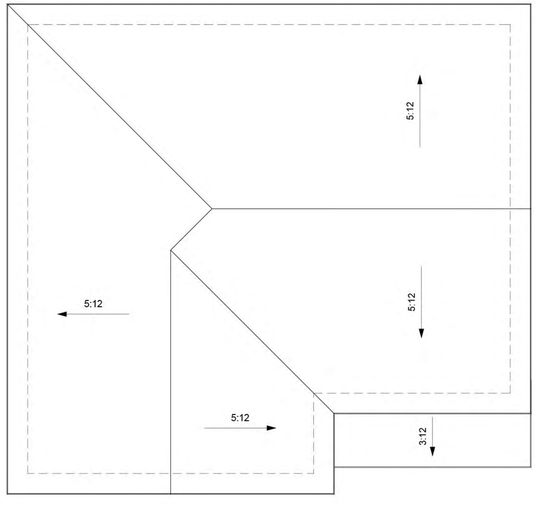
PLAN 3 FRENCH COUNTRY
OPT. 3

PLAN 3 MODERN FARMHOUSE
OPT. 3

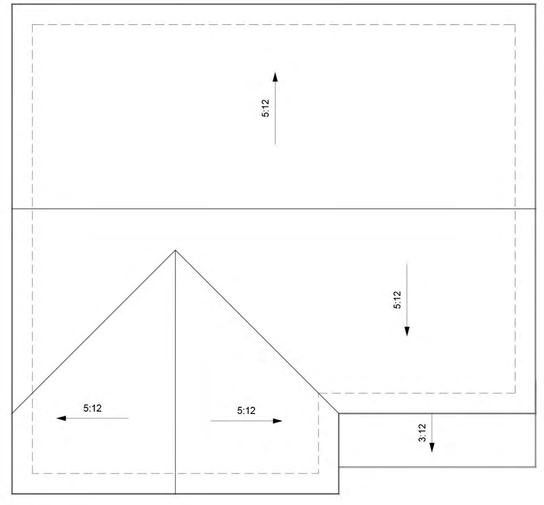
PLAN 3 SANTA BARBARA
OPT. 3



1 ROOF - French Country
3/16" = 1'-0"



2 ROOF - Modern Farmhouse
3/16" = 1'-0"



3 ROOF - Santa Barbara
3/16" = 1'-0"

LAKE ELSINORE - 18 ACRES

LAKE ELSINORE | CALIFORNIA

COASTAL COMMERCIAL PROPERTIES | 21-153

DATE 7 | 01 | 22

8-PACK PLAN 3 3D PERSPECTIVES / ROOF OP.T 3 | A8.3c

URBAN ARENA

1 Santa Barbara Front
1/4" = 1'-0"

3 Santa Barbara Right
1/4" = 1'-0"

2 Santa Barbara Rear
1/4" = 1'-0"

4 Santa Barbara Left
1/4" = 1'-0"

COLOR & MATERIAL LEGEND

1. ROOF BORAL
2. STUCCO
3. TRIM/STUCCO 2/ GARAGE
4. ENTRY DOOR
5. SHUTTERS
6. STONE VENEER EL DORADO
7. SIDING
8. RAILING
9. ACCENT TILE
10. GABLE DETAIL

* REFER TO MATERIAL BOARDS FOR SCHEMES

LAKE ELSINORE - 18 ACRES 8-PACK

LAKE ELSINORE | CA

COASTAL COMMERCIAL PROPERTIES | 21-153

DATE: 7 | 01 | 2022

1/4" = 1' - 0" SCALE

0 4 8

8-PACK PLAN 4

ELEVATIONS SANTA BARBARA | A9.0

URBAN ARENA

2 Modern Farmhouse Front
1/4" = 1'-0"

3 Modern Farmhouse Right
1/4" = 1'-0"

1 Modern Farmhouse Rear
1/4" = 1'-0"

4 Modern Farmhouse Left
1/4" = 1'-0"

COLOR & MATERIAL LEGEND

1	ROOF BORAL
2	STUCCO
3	TRIM/STUCCO 2/ GARAGE
4	ENTRY DOOR
5	SHUTTERS
6	STONE VENEER EL DORADO
7	SIDING
8	RAILING
9	ACCENT TILE
10	GABLE DETAIL

* REFER TO MATERIAL BOARDS FOR SCHEMES

LAKE ELSINORE - 18 ACRES 8-PACK

LAKE ELSINORE | CA

COASTAL COMMERCIAL PROPERTIES | 21-153

DATE: 7 | 01 | 2022

1/4" = 1' - 0" SCALE

0 4 8

8-PACK PLAN 4

ELEVATIONS MODERN FARMHOUSE | A9.1

URBAN ARENA

1 French Country Front
1/4" = 1'-0"

2 French Country Right
1/4" = 1'-0"

3 French Country Rear
1/4" = 1'-0"

4 French Country Left
1/4" = 1'-0"

COLOR & MATERIAL LEGEND

1. ROOF BORAL
2. STUCCO
3. TRIM/STUCCO 2/ GARAGE
4. ENTRY DOOR
5. SHUTTERS
6. STONE VENEER EL DORADO
7. SIDING
8. RAILING
9. ACCENT TILE
10. GABLE DETAIL

* REFER TO MATERIAL BOARDS FOR SCHEMES

LAKE ELSINORE - 18 ACRES 8-PACK

LAKE ELSINORE | CA

COASTAL COMMERCIAL PROPERTIES | 21-153

DATE: 7 | 01 | 2022

1/4" = 1' - 0" SCALE

0 4 8

8-PACK PLAN 4

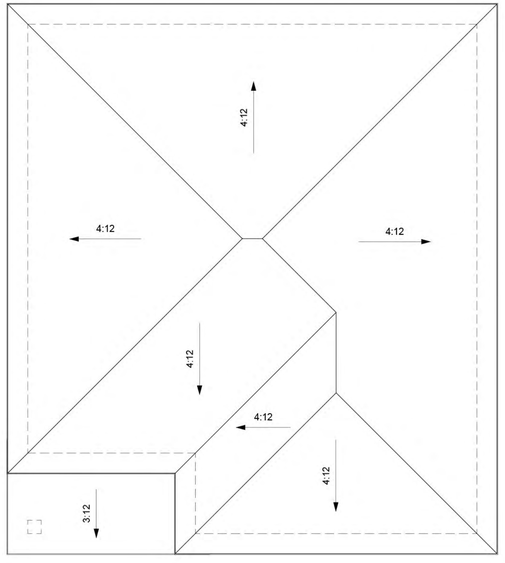
ELEVATIONS FRENCH COUNTRY | A9.2

URBAN ARENA

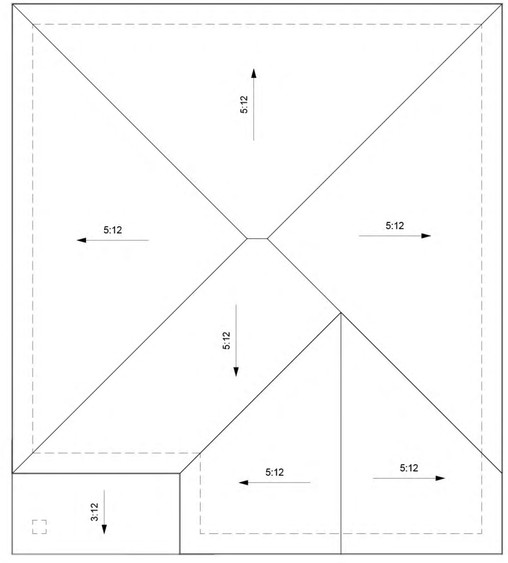
PLAN 4 FRENCH COUNTRY

PLAN 4 MODERN FARMHOUSE

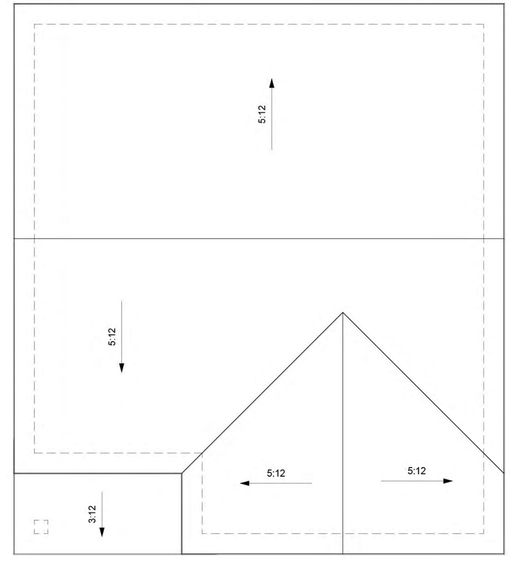
PLAN 4 SANTA BARBARA



1 ROOF - French Country
3/16" = 1'-0"



2 ROOF - Modern Farmhouse
3/16" = 1'-0"



3 ROOF - Santa Barbara
3/16" = 1'-0"

LAKE ELSINORE - 18 ACRES

LAKE ELSINORE | CALIFORNIA

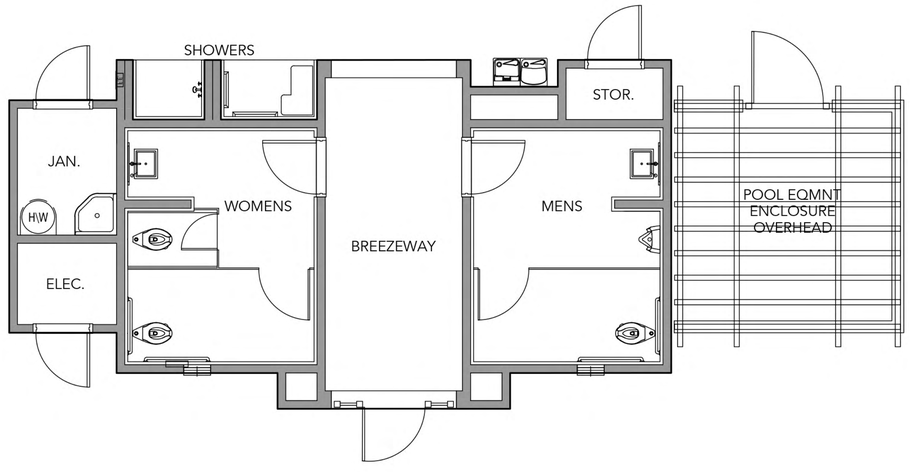
COASTAL COMMERCIAL PROPERTIES | 21-153

DATE 7 | 01 | 22

8-PACK PLAN 4 3D PERSPECTIVES / ROOF | A9.3

URBAN ARENA

MODERN FARMHOUSE ELEVATION



FLOOR PLAN

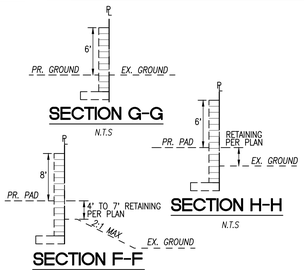
LAKE ELSINORE - 18 ACRES

LAKE ELSINORE | CALIFORNIA

COASTAL COMMERCIAL PROPERTIES | 21-153

DATE 12 | 07 | 22

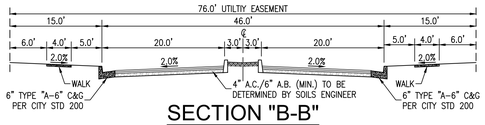
URBAN ARENA



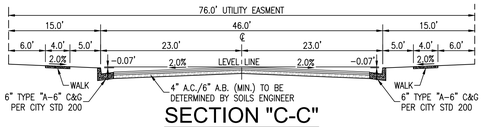
SECTION G-G
N.T.S

SECTION H-H
N.T.S

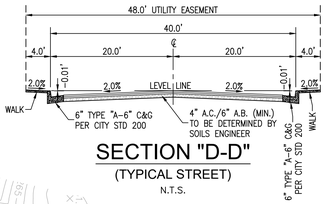
SECTION F-F
N.T.S



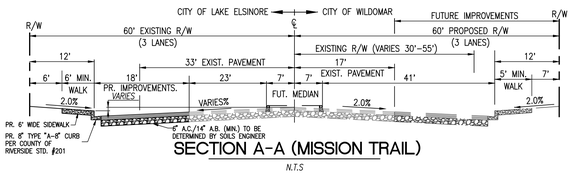
SECTION "B-B"
(ENTRY STREET)
N.T.S.



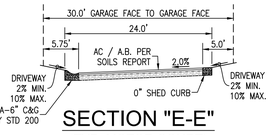
SECTION "C-C"
(ENTRY STREET)
N.T.S.



SECTION "D-D"
(TYPICAL STREET)
N.T.S.



SECTION A-A (MISSION TRAIL)
N.T.S



SECTION "E-E"
(TYP. MOTOR COURT)
N.T.S.

VICTORIAN LANE
(TYPICAL STREET)
FUTURE IMPROVEMENTS
N.T.S.

PROJECT LOCATION

VICINITY MAP

TELEPHONE / CABLE TELEVISION	STORMWATER	ASSESSOR PARCEL NUMBERS
VERIZON / GTE - (800) 483-1000	CITY OF LAKE ELSINORE	370-050-019
AT&T - (800) 310-2355	130 SOUTH MAIN ST.	370-050-020
TIME WARNER - (888) 354-9622	LAKE ELSINORE, CA 92530	370-050-032
ELECTRIC	**WASTE MANAGEMENT**	**GAS**
SOUTHERN CALIFORNIA EDISON	CR&R	SOUTHERN CALIFORNIA GAS
32815 FREESIA WAY	1706 GOETZ RD.	COMPANY
TEMECULA, CA 92592	PERRIS, CA 92570	25620 JEFFERSON AVE.
		MURRIETA, CA 92562
		WATER & SEWER
		ELSINORE VALLEY MUNICIPAL
		WATER DISTRICT (EVMWD)
		31315 CHANEY STREET
		LAKE ELSINORE, CA 92530

PUBLIC PARK DEDICATION

NO PUBLIC PARK DEDICATION IS PROPOSED AND IN LIEU FEES WILL BE PAID.

SUBDIVISION LOT SUMMARY

LOT 1:	AREA (SF)	AREA (AC)
CONDOMINIUM DEVELOPMENT LOT	749,850	17.21
EXISTING RIGHT OF WAY	-	-
RIGHT OF WAY DEDICATION	12,140	0.28
NET SITE AREA**	737,610	16.93
**NET SITE AREA INCLUDES COMMON OPEN SPACE, PRIVATE STREETS, AND EASEMENTS PER BELOW:		
COMMON OPEN SPACE	53,924	1.24
PRIVATE STREETS	228,647	5.25
EASEMENTS	228,647	5.25

PROPOSED PHASING

SINGLE PHASE CONSTRUCTION
A. OFFSITE IMPROVMENTS WITHIN LAKESHORE DRIVE
B. ROUGH GRADING
C. ONSITE & OFFSITE UTILITIES
D. PRECISE GRADING
F. BUILDING CONSTRUCTION
F. SITEWORK & LANDSCAPING

LEGEND AND ABBREVIATIONS

	PROJECT BOUNDARY		FLOWLINE
	RIGHT OF WAY		FLOOD PLAIN LIMIT (EL. 1265.8 NGVD88)
	STREET CENTERLINE	SS	PROPOSED SEWER
A	LOT NUMBER	SD	PROPOSED STORM DRAIN
(83)	CONDOMINIUM UNIT NUMBER	W	PROPOSED WATER
PAD=1275.0	PAD ELEVATION		SWALE HIGH POINT
	TOP AND TOE OF SLOPE		GRADE BREAK
1250	PROPOSED CONTOUR	EX	EXISTING
1250	EXISTING CONTOUR	PR	PROPOSED
2%	SHEET FLOW RATE	HP	HIGH POINT
	WATER QUALITY UNIT	LP	LOW POINT
		GB	GRADE BREAK

LEGAL DESCRIPTION

PARCEL 1: (APN: 370-050-019)

THAT PORTION OF LOT 1 OF AMENDED MAP OF A PORTION OF SEDCO TRACT NO. 28, AS SHOWN BY MAP ON FILE IN BOOK 19, PAGE 37, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, TOGETHER WITH THAT PORTION OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY RIGHT OF WAY PER DEED RECORDED APRIL 8, 1921 IN BOOK 543, PAGE 259 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND TOGETHER WITH A PORTION OF SECTION 21 AND SECTION 22, TOWNSHIP 6 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY LINE OF CORYDON STREET 60.00 FEET WIDE AND THE WESTERLY RIGHT OF WAY LINE OF MISSION TRAIL 60.00 FEET WIDE AS SHOWN ON RECORD OF SURVEY IN BOOK 19, PAGE 25, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE OF MISSION TRAIL NORTH 02° 27' WEST 610.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE NORTH 02° 27' WEST 420.00 FEET; THENCE SOUTH 87° 33' WEST 603.30 FEET; THENCE SOUTH 11° 03' 36" WEST 431.95 FEET TO A POINT ON A LINE PASSING THROUGH THE TRUE POINT OF BEGINNING HAVING A BEARING OF NORTH 87° 33' EAST; THENCE ALONG SAID NORTH 87° 33' EAST 704.21 FEET TO THE TRUE POINT OF BEGINNING. SAID LAND IS ALSO KNOWN AS PARCEL 6 AS SHOWN BY MAP ON FILE IN BOOK 73, PAGE 44, OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, PURSUANT TO THAT CERTAIN CERTIFICATE OF COMPLIANCE, RECORDED DECEMBER 3, 1984 AS INSTRUMENT NO. 258459 AND RERECORDED APRIL 22, 1985 AS INSTRUMENT NO. 85-83641 AND REVISED MAY 15, 1985 AS INSTRUMENT NO. 85-103581, ALL OF OFFICIAL RECORDS.

PARCEL 2: (APN: 370-050-020)

PARCEL VII OF LOT LINE ADJUSTMENT 84-5, AS PER CERTIFICATE OF COMPLIANCE RECORDED DECEMBER 3, 1984 AS INSTRUMENT NO. 84-258459, RE-RECORDED APRIL 22, 1985 AS INSTRUMENT NO. 85-83641, AND RE-RECORDED MAY 15, 1985 AS INSTRUMENT NO. 85-103581, ALL OF OFFICIAL RECORDS, IN THE CITY OF LAKE ELSINORE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 1 OF AMENDED MAP OF A PORTION OF SEDCO TRACT NO. 28 AS SHOWN IN BOOK 19, PAGE 37 OF MAPS, RIVERSIDE COUNTY RECORDS, TOGETHER WITH THAT PORTION OF THE ATCHISON, TOPEKA AND SANTA FE RAIL WAY COMPANY RIGHT OF WAY PER DEED RECORDED APRIL 8, 1921 IN BOOK 543, PAGE 259 OF DEEDS, RIVERSIDE COUNTY RECORDS AND TOGETHER WITH A PORTION OF SECTION 21 AND SECTION 22, TOWNSHIP 6 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY LINE OF CORYDON STREET, 60.00 FEET WIDE WITH THE WESTERLY RIGHT OF WAY LINE OF MISSION TRAIL, 60.00 FEET WIDE, AS SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 19, PAGE 25 OR RIVERSIDE COUNTY RECORDS; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE OF MISSION TRAIL NORTH 02° 27' WEST 1030.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE NORTH 02° 27' WEST, 544.06 FEET; THENCE SOUTH 87° 27' 07" WEST 149.96 FEET; THENCE SOUTH 74° 45' 14" WEST 350.00 FEET; THENCE SOUTH 11° 03' 36" WEST 479.54 FEET TO A POINT ON A LINE PASSING THROUGH THE TRUE POINT OF BEGINNING HAVING A BEARING OF NORTH 87° 33' EAST; THENCE NORTH 87° 33' EAST, 603.30 FEET TO THE TRUE POINT OF BEGINNING.

SAID LAND IS ALSO KNOWN AS PARCEL 7 AS SHOWN BY MAP ON FILE IN BOOK 73, PAGE 44 OF RECORD OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3: (APN: 370-050-32)

A PORTION OF PARCEL 5, AS SHOWN ON A MAP RECORDED IN BOOK 73, PAGE 44, OF RECORD OF SURVEYS, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LYING NORTHERLY OF THE DESCRIBED LINE:

BEGINNING AT A POINT ON THE WESTERLY LINE OF SAID PARCEL 5 DISTANT THEREON SOUTH 11°04' 48" WEST, 322.89 FEET FROM THE NORTHWEST CORNER OF SAID PARCEL, SAID POINT BEING ALSO PARALLEL WITH AND DISTANT 96.00 FEET NORTHERLY FROM THE SOUTHERLY LINE OF SAID PARCEL 5; THENCE NORTH 87° 36' 07" EAST, 749.86 FEET PARALLEL WITH SAID SOUTHERLY LINE TO A POINT ON THE EASTERLY LINE OF SAID PARCEL 5, SAID POINT BEING ALSO THE WESTERLY RIGHT-OF-WAY LINE OF MISSION TRAIL, A 60 FOOT HALF-WIDTH, AND THE POINT OF TERMINUS.

ENGINEER'S NOTES

1. ALL GUTTER FLOWLINE SLOPES SHALL BE 0.5% MINIMUM SLOPE AND DRAIN AS NOTED.
2. ALL PROPOSED CURB FACES SHALL BE 6" TALL PER CITY STANDARDS.
3. CURB ELEVATIONS HAVE BEEN OMITTED FOR CLARITY BUT SHALL BE 6" ABOVE THE FINISHED SURFACE OR GUTTER FLOWLINE AS NOTED ON THE PLAN.
4. ONSITE SANITARY SEWER LINE SHALL BE 8" PVC SDR-35 PIPE.
5. SANITARY SEWER SYSTEM SHALL BE GRAVITY FLOW DISCHARGED INTO PUBLIC LINE OPERATED BY EVMWD.
6. ONSITE FIRE/DOMESTIC WATER MAIN SHALL BE 8" PVC C-900 PIPE.
7. EACH PROPOSED UNIT SHALL HAVE INDIVIDUAL METERS.
8. ONSITE GAS LINE SHALL BE 3" HDPE YELLOW GAS PIPE, NOT SHOWN FOR CLARITY.
9. ONSITE PRIVATE STORM DRAIN LINE SHALL BE AS NOTED.
10. ALL ONSITE STORMDRAIN PIPING SHALL BE DESIGNED TO CONVEY THE 100 YEAR STORM PEAK FLOWRATES AND SHALL HAVE A MINIMUM SLOPE OF 0.35%.
11. PROPOSED INCREASE IN STORMWATER VOLUME AND RUNOFF SHALL BE MITIGATED BY AN ONSITE UNDRGROUND STORMWATER DETENTION SYSTEM WITH AN OUTLET STRUCTURE THAT TIES INTO THE EXISTING 60" RCP STORM DRAIN.
12. ONSITE UNDERGROUND STORMWATER DETENTION SYSTEM SHALL BE CONTECH, STORMTECH, OR ADS AND SHALL BE DESIGNED TO DETAIN THE DIFFERENTIAL VOLUME BETWEEN THE PRE-CONSTRUCTION AND POST-CONSTRUCTION 10 YEAR, 24 HOUR STORM EVENTS.
13. NO OFFSITE DRAINAGE AREAS ARE TRIBUTARY TO THE SITE.
14. ALL OPEN SPACE AND LANDSCAPE AREAS SHALL DRAIN AT 1% MINIMUM AND LANDSCAPE ARCHITECT SHALL DESIGN A YARD DRAIN SYSTEM TO CONVEY NUISANCE WATER TO THE PRIVATE STREETS AND/OR THE ONSITE STORM DRAIN NETWORK. YARD DRAINS ADJACENT TO PROPOSED BUILDINGS SHALL BE A MINIMUM OF 0.3' LOWER THAN THE ADJACENT BUILDING PAD ELEVATION.
15. DEEPENED FOOTINGS SHALL BE PROVIDED AROUND BUILDING PERIMETERS WHERE THE ADJACENT FINISHED GRADES ARE HIGHER OR LOWER THAN THE BUILDING PAD ELEVATIONS.
16. PLUMBER SHALL DESIGN ROOF DRAINAGE SYSTEM WITH GUTTER DOWNSPOUTS, DECK DRAIN SYSTEM AND PATIO DRAINAGE SYSTEM TO DRAIN INTO THE ADJACENT LANDSCAPE AND OPEN SPACE AREAS WHERE POSSIBLE.
17. PROPOSED DEVELOPMENT IS FOR DETACHED MULTI-FAMILY CLUSTER RESIDENTIAL PRODUCTS.

DATE OF FILING: 10/18/22

GRAPHIC SCALE
0 20 40 80
(IN FEET)
1 inch = 40 ft.

REVISION	DATE	DESCRIPTION	APPROVED

SCOTT M. WILSON — No. 49884 — Exp. 09/30/24 — CIVIL — REGISTERED PROFESSIONAL ENGINEER — STATE OF CALIFORNIA

PREPARED BY:
WILSON MIKAMI CORPORATION
9 CORPORATE PARK, SUITE 100, IRVINE, CA 92606
T: 949-679-0090 | F: 949-679-0091

CIVIL ENGINEER: SCOTT M. WILSON | 49884 | 9-30-24
LICENSE NO. | EXP. DATE

OWNER:
THE DEVELOPMENT AT MISSION TRAILS - LAKE ELSINORE, LLC
I CONSENT TO THE FILING OF THIS TENTATIVE TRACT MAP
DocuSigned by: Richard M. Rosenthal 10/25/2022
RICHARD M. ROSENTHAL — DATE

SUBDIVIDER:
LAKE ELSINORE MISSION TRAIL. LLC
1020 Seccond St., Suite C
Encinitas, CA 92024
I APPROVE THIS TENTATIVE MAP AS SUBMITTED
DocuSigned by: Brett Crowder 10/25/2022
BRETT CROWDER — DATE

TENTATIVE TRACT NO. 38378
18 ACRE PROPERTY - LAKESHORE DRIVE
FOR CONDOMINIUM PURPOSES

SHEET C.1 OF 1

S:\10408.00\dwg\PRSP0001 - C1 - TTM.dwg

LEGEND AND ABBREVIATIONS

PROJECT BOUNDARY	
RIGHT OF WAY	
PROPOSED LOT LINE	
STREET CENTERLINE	
(83)	RESIDENTIAL LOT NUMBER
PAD=1275.0	PAD ELEVATION
	TOP AND TOE OF SLOPE
1250	PROPOSED CONTOUR
(1250)	EXISTING CONTOUR
	DAYLIGHT LINE
2%	SHEET FLOW RATE
	FLOWLINE
	FLOOD PLAIN LIMIT
SS	PROPOSED SEWER
SD	PROPOSED STORM DRAIN
W	PROPOSED WATER
EX	EXISTING
PR	PROPOSED
HP	HIGH POINT
LP	LOW POINT
GB	GRADE BREAK

EARTHWORK SUMMARY

RAW CUT:	24,000 CY
RAW FILL:	21,690 CY
SHRINKAGE (10%):	(2,410) CY
NET:	0 CY

NOTE:
EARTHWORK QUANTITIES DO NOT INCLUDED REMEDIAL GRADING QUANTITIES AND ADJUSTMENTS FOR SUBSIDENCE.

EXISTING VACANT LAND
(ACTION SPORTS/TOURISM,COMMERCIAL AND RECREATION W/MIXED USE OVERLAY)

PROJECT BOUNDARY

EXISTING VACANT LAND
(ACTION SPORTS/TOURISM,COMMERCIAL AND RECREATION W/LIGHT INDUSTRIAL OVERLAY)

PR. 5.0' RET WALL
PR. 7.5' RET WALL
PR. 5.5' RET WALL
PR. 4.0' RET WALL
PR. 4.5' RET WALL
PR. 4.1' RET WALL
PR. 2.0' RET WALL

FLOOD PLAIN LIMIT

STREET "A"

LOT D
LOT A
LOT 1
COMMON OPEN SPACE

PROPOSED UNDERGROUND DETENTION BASIN ADS WC-3300 (71 ITs, 57 FT) OR APPROVED EQUAL RCP DETENTION SYSTEM

EX LOT LINE

SHARED ACCESS EASEMENT

EMERGENCY ACCESS

EXISTING SCE CROSSING HAND ACCESS EASEMENT

EXISTING EVMWD SEWER EASEMENT

EXISTING TRAFFIC SIGNAL

EX SWR
EX WTR
PR SD
JOIN EX SD
EX SD LINE 'D'

MOUNTAIN AVE. ROW

FLOOD PLAIN LIMIT

LEMON ST
MISSION TRAIL
LEWIS ST.
VICTORIAN LN
VINE ST.

EXISTING COMMERCIAL

18 ACRE PROPERTY - MISSION TRAIL

GRADING & DRAINAGE

C.2

LAKE ELSINORE MISSION TRAIL, LLC
1020 Second St., Suite C
Encinitas, CA 92024
949.632.3122

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

LAKE ELSINORE, CA

WMC PROJECT NO. 10397.00
Jurisdiction #
03/04/2022 1st SUBMITTAL

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

REGISTERED PROFESSIONAL ENGINEER
SCOTT M. WILSON
No. 49884
Exp. 09/30/24
CIVIL
STATE OF CALIFORNIA

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GENERAL PLAN DESIGNATION:

EAST LAKE SPECIFIC PLAN

EXISTING ZONING DESIGNATION:

EAST LAKE SPECIFIC PLAN

RESIDENTIAL PARKING SUMMARY

PARKING PROVIDED	SPACES/UNIT	SPACE
GARAGE SPACES:	2	382
DRIVEWAY SPACES:	1	196
OPEN GUEST SPACES:	0.7	135
TOTAL PARKING SPACES:	3.7	713

SITE SUMMARY

GROSS SITE AREA:	17.21 AC
NET SITE AREA (EXCLUDING PUBLIC ROW):	16.94 AC
DWELLING UNITS:	191 DU
NET RESIDENTIAL DESNISTY (XX DU/AC MAX):	11.3 DU/AC
NONRESIDENTIAL BUILDING AREAS	
BATHROOM BUILDING:	610 SF

FOR CONDOMINIUM PURPOSES

EXISTING LAND USE:

MIXED USE OVERLAY

* NOTES:

1-	Front setbacks measured from property line at edge of public right-of-way, or from edge of pavement on private streets and/or alleys, which do not include shared driveway access into dwelling clusters. Side and rear setbacks are measured from interior property lines. Setbacks are not measured from the edges of dwelling unit clusters except where such edge coincides with a property line.
2-	Setback measured from edge of alley pavement
3-	Separation of buildings on same lot.
4-	Coverage maximum excludes permitted porches and architectural projections
5-	Identified minimum width notwithstanding, additional width shall be provided if required by adopted Fire Department standards in effect at time of implementing development approval.
6-	24-foot drive with 8-foot parallel parking on both sides. 4-foot sidewalk required both sides of drive.
7-	Sleeping quarters within living room area
8-	"Private open space" shall mean a fenced or otherwise screened area which is devoid of structures and improvements other than those provided for landscape or recreation purposes.
9-	Usable open space shall constitute area(s) readily accessible, practical, and generally acceptable for active and/or passive recreational uses. In all instances, however, a majority of the usable common open space shall be devoted primarily to active recreational facilities (i.e., pool, court games, par jogging courses, etc.)

EAST LAKE SPECIFIC PLAN MIXED USE OVERLAY

DETACHED MULTIPLE-FAMILY CLUSTER RESIDENTIAL ONLY DEVELOPMENT

Development Criteria	Standard	Provided
Density	Up to 18 du/ac	11.3 DU/AC
Lot Area Minimum (sq. ft.)	No Minimum	16.94 AC
Minimum Lot Width (ft)	No Minimum	N/A
Setbacks (ft.) *1		
Front - Living Area to Public Street	10' min.	10' min. - 10' max.
Front - Living Area to Private Drive	10' min.	10' min. - 19' max.
Front - Porch	10' min.	10' min. - 13' max.
Front - Garage, Straight-in Drive	18' min.	19' min. - 24' max.
Front - Garage, Side Entry	10' min.	10' min. - 19' max.
Front - Rear Alley/Street Loaded Garage	5' min.	5' min. - 6' max.
Side - Main Dwelling	5' min.	8' min. - 20' max.
Side - Garage	5' min.	8' min. - 20' max.
Rear	10' min.	20' min. - 20' max.
Rear - Alley/Street Loaded Garage *2	18' min.	N/A
Corner Side - Public Street	10' min.	10' min. - 10' max.
Corner Side - Private Street	10' min.	10' min. - 10' max.
Separation Between buildings (ft) *3		
Garage Face to Garage Face	28' min.	30' min. - 35' max.
Bldg. Front to Bldg. Front	10' min.	30' min. - 35' max.
Bldg. Front to Bldg. Side	8' min.	43' min. - 74' max.
Bldg. Front to Bldg. Rear	15' for one-story building, plus 5 additional ft. for each additional story	88' min. - 89.5' max.
Bldg. Side to Side	8' min.	8' min. - 20' max.
Bldg. Side to Rear	8' min.	8' min. - 23' max.
Bldg. Rear to Rear	15' for one-story building, plus 5' additional ft. for each additional story	20' min. - 23' max.
Lot Coverage (%) *4	70%	42%
Building Height	40 feet maximum	-
Parking	Per Title 17 - Zoning, Lake Elsinor Municipal Code 382 Covered 382 Private Driway and/or 191 On-street	Covered: 382 Total Open: 331 (196 Private Driveway 135 On-street)
Shared driveway access into dwelling unit cluster		
Building heights up to 25 feet *5	26 feet minimum width	N/A
Building heights greater than 25 feet *5	30 feet minimum width	N/A
Driveway in front of garage door	18 feet minimum length	19' min. - 24' max.
Accessory Structures	Per section 17.84.040. Lake Elsinore Municiple Code	N/A
Private Street Width *5.6	40 feet minimum	40' min. - 46' max.
Garage Access Alley/Street Width		
Building heights up to 25 feet *5	24 ft. with no on-street/alley parking allowed	24' max.
Building heights greater than 25 feet *5	30 feet with no on-street/alley parking allowed	N/A
Minimum Dwelling Unit Sizes (sq. ft.)		
Studio Dwelling Units *7	900	955
One-Bedroon Dwelling Units	900	955
Two-Bedroom Dwelling Units or larger	1,000 plus 100 sq. ft. for each additional bedroom	1,323+ SF
Open Space		
Private Open Space *8	Each dwelling unit shall be provided with a usable private open space area in the form of a lawn, patio or courtyard, or combination thereof, with a minimum area of 100 suare feet and a minimum dimension of 10 feet	10' Min. Distance 649 SF/UNIT
Common Open Space *9	For projects of more than four dwelling units, 250 square feet of usable common open space per unit shall be provided within the boundaries of all projects. Common open space may include setback areas but in no case shall be less than 15 feet in width	15' Min. Distance 46,894 SF

LEGEND AND ABBREVIATIONS

- PROJECT BOUNDARY
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- FLOOD PLAIN LIMIT
- EXISTING RIGHT OF WAY

REGISTERED PROFESSIONAL ENGINEER
SCOTT M. WILSON
No. 49884
Exp. 09/30/24
CIVIL
STATE OF CALIFORNIA

18 ACRE PROPERTY - MISSION TRAIL

SITE PLAN

C.3

LAKE ELSINORE MISSION TRAIL, LLC
1020 Second St., Suite C
Encinitas, CA 92024
949.632.3122

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

LAKE ELSINORE, CA

WMC PROJECT NO. 10397.00

Jurisdiction #

03/04/2022 1st SUBMITTAL

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

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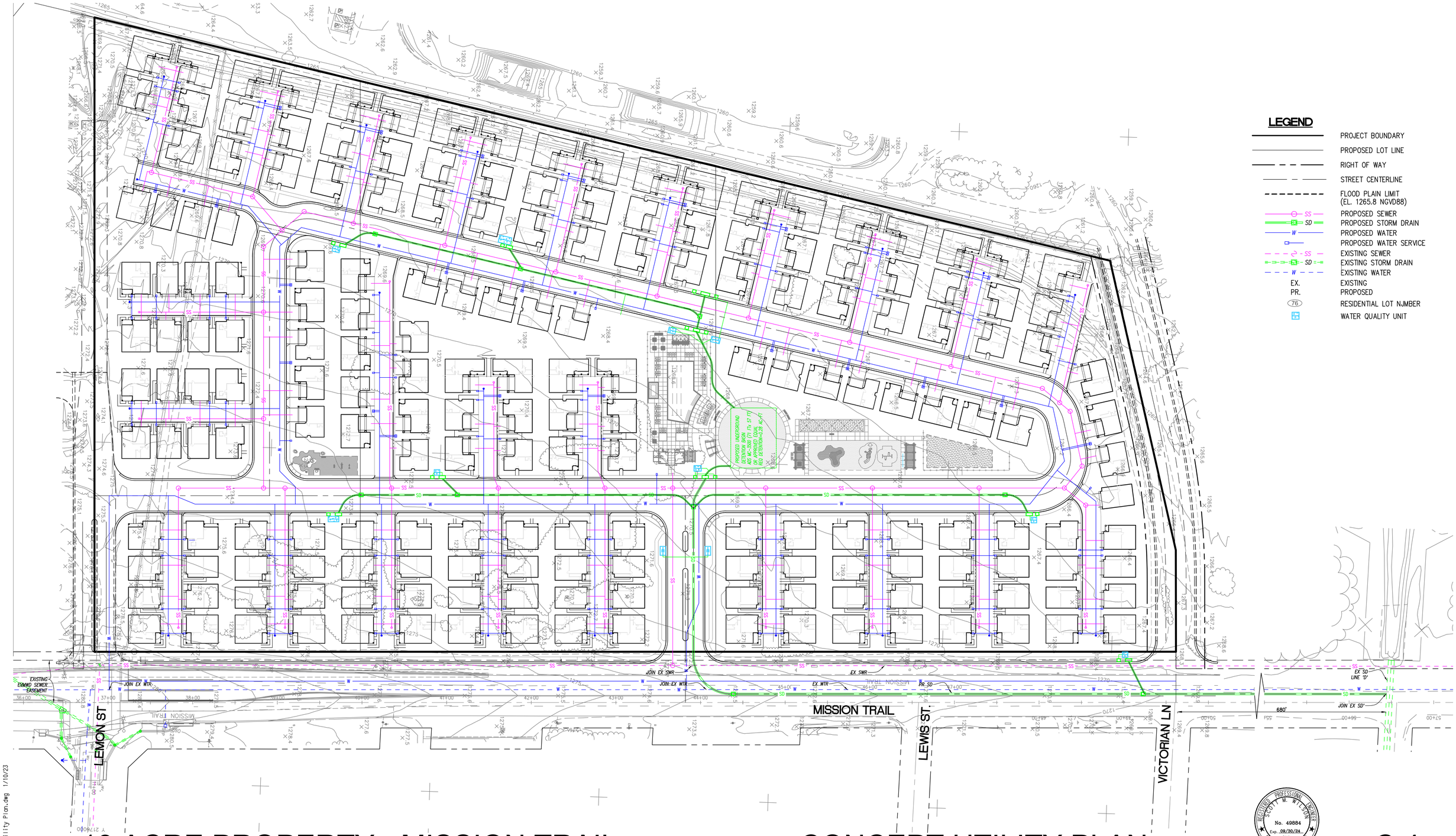

18 ACRE PROPERTY - MISSION TRAIL

CONCEPT UTILITY PLAN

C.4

LAKE ELSINORE MISSION TRAIL, LLC
1020 Second St., Suite C
Encinitas, CA 92024
949.632.3122

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

LAKE ELSINORE, CA

WMC PROJECT NO. 10397.00

REGISTERED PROFESSIONAL ENGINEER SCOTT M. WILSON No. 49884 Exp. 09/30/24 CIVIL STATE OF CALIFORNIA

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

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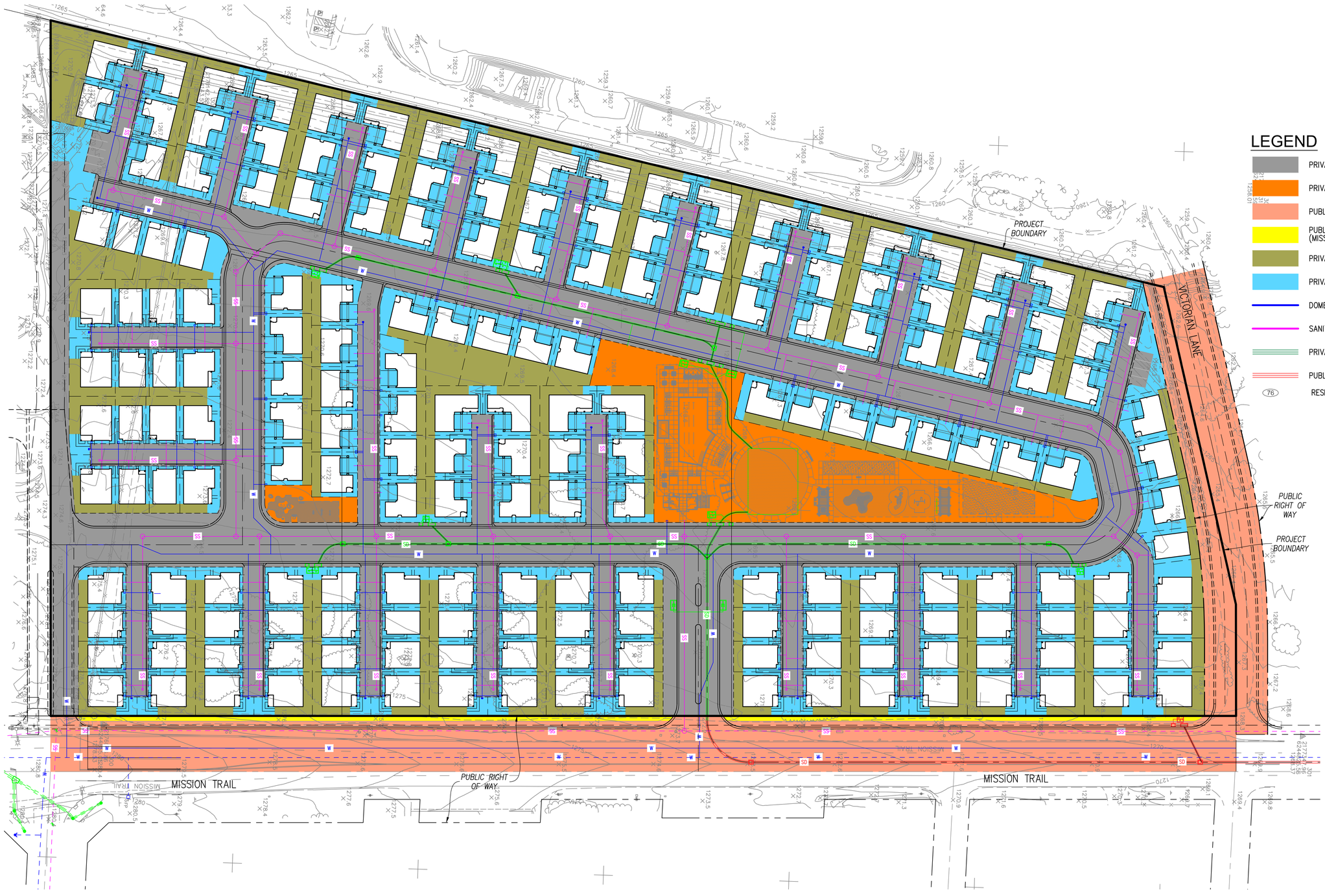

LEGEND

	MAINTENANCE RESPONSIBILITY
PRIVATE STREETS & MOTORCOURTS	HOA
PRIVATE PARK/RECREATION CENTER	HOA
PUBLIC STREET (MISSION TRAIL/VICTORIAN LANE)	CITY OF LAKE ELSINORE
PUBLIC STREET PARKWAY LANDSCAPE (MISSION TRAIL)	CITY OF LAKE ELSINORE
PRIVATE LANDSCAPE	HOMEOWNER
PRIVATE LANDSCAPE	HOA
DOMESTIC WATER	EVMWD
SANITARY SEWER	EVMWD
PRIVATE STORM DRAIN	HOA
PUBLIC STORM DRAIN	CITY OF LAKE ELSINORE
(76) RESIDENTIAL UNIT NUMBER	

18 ACRE PROPERTY - MISSION TRAIL

MAINTENANCE PLAN

C.5

LAKE ELSINORE MISSION TRAIL, LLC
1020 Second St., Suite C
Encinitas, CA 92024
949.632.3122

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

LAKE ELSINORE, CA

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