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Civil Plans

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C.2	Preliminary Grading and Drainage Plan
C.3	Maintenance Plan
T1	Tentative Tract Map 37280

Architectural Plans

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CS.02	Sheet Index
SP1 - 4	Planning Sheets
L1-7	Landscape Sheets
A0.1-A6.1	Architectural Sheets

S:\10397.00\dwg\PRSP\0001 - Site Plan.dwg 8/22/22

10 ACRE PROPERTY - LAKESHORE DRIVE

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

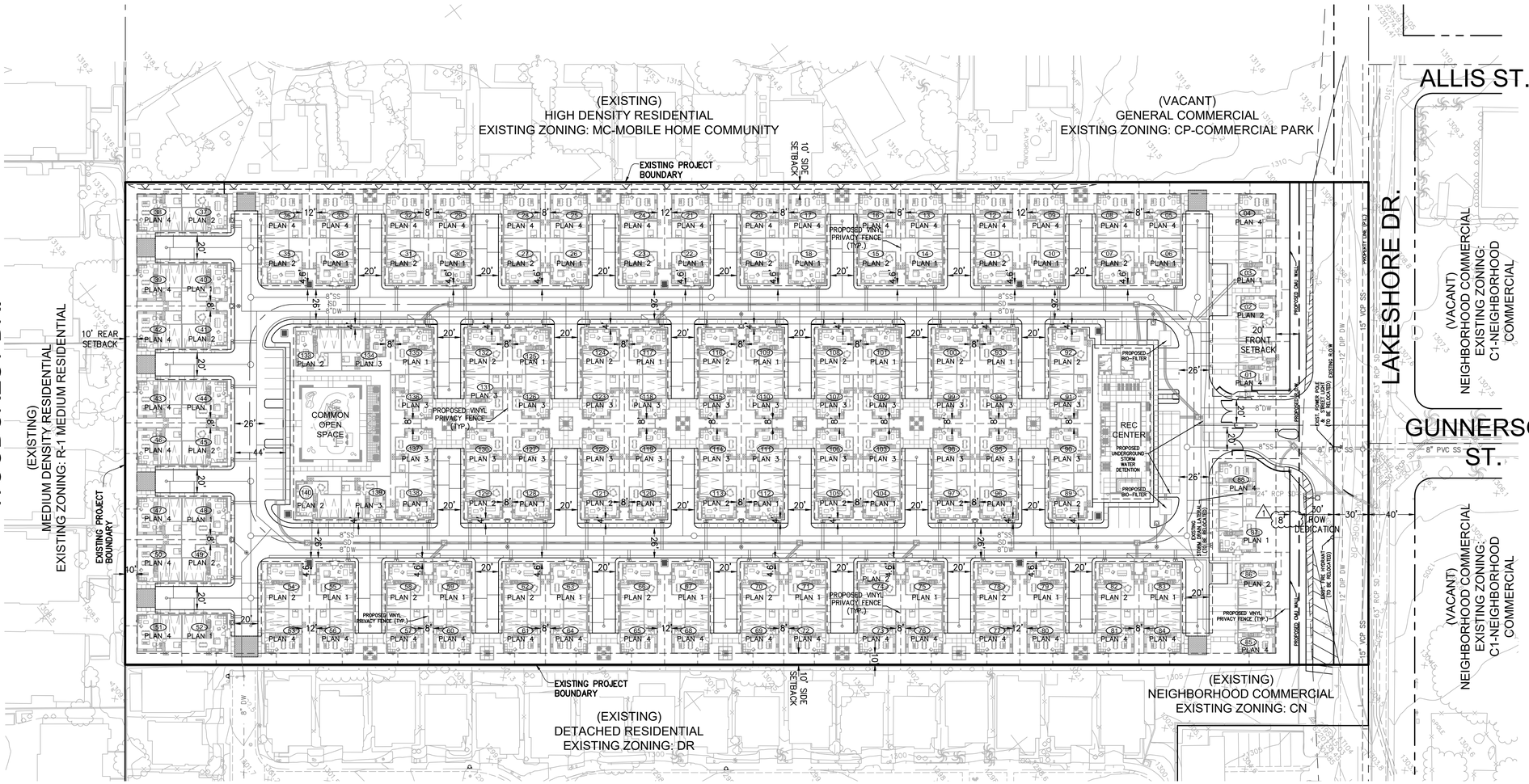
SHEET INDEX

LAKE ELSINORE, CA

WMC PROJECT NO. 10397.00

10/19/2021 1st SUBMITTAL
03/15/2022 2nd SUBMITTAL
05/16/2022 3rd SUBMITTAL
07/18/2022 4th SUBMITTAL
08/22/2022 5th SUBMITTAL

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



ATTACHED RESIDENTIAL DEVELOPMENT STANDARDS Table 3b Lakeshore Village Specific Plan		
Development Criteria	*Standard*	*Provided*
Lot Area Minimum (sq. ft.) ①	8,400	423,176
Lot Area Per Dwelling Unit (sq. ft)①	1,815	3,023
Street Frontage Lot Width (ft.)	70 (for new lots)	416 1
Setbacks (ft)②		
• Front - Main Structures ②	20 average, 15 minimum	20
• Side - Main Structures ③	10, 15 from public R-O-W	10
• Rear - Main Structures ③	10	10
• Front for Parking	10	10
• Accessory Structure - Front ④	10	10
• Accessory Structure - Side	5	5
• Accessory Structure Rear	5	5
• Projections into Required Yards ⑤	Architectural features, any yard - 2 Balconies & exterior stairways, any yard - 4	2 None 1
Lot Coverage (%) ⑥	60	40.3
Building Height (ft.)	35	24'-10" to 27'-0"
Accessory Structure Height (ft.)	15	15
Dwelling Unit Size Minimum (*sq.* ft.)		
• Studio Unit	450	None 1
• One Bedroom Unit	600	None
• Two Bedroom or Larger Unit	700 plus 100 for each additional bedroom over two	1,807 sq. ft
Open Space (sq. ft.)		
• Common Open Space	250 per unit = 35,000	36,666
• Private Open Space ⑦	Units up to 600 sq. ft., 60 per unit (5' min. dimension) Units over 600 so. ft., 80 per unit (8' min. dimension)	192 sq ft.
Parking/Unit		
• Studio & One Bedroom Units	1.66 spaces (1 covered plus 0.66 open space)	None 1
• Two or more Bedroom Units	2.33 spaces (1 covered plus 1.33 open space)	2.49 spaces

Notes:
① 18 units/acre is the maximum density established for the AR designation. Per Table 2 of the Lakeshore Village Secific Plan gross acres is used for target density calculation.
② Setbacks are from external parcel property lines.
③ Main structures consist of the habitable residential buildings and rental office/recreation building.
④ Accessory structures include uninhabitable carports, garages, and laundry buildings. There are no accessory structures.
⑤ No yard encroachments shall project closer than 3 feet to a property line.
⑥ Coverage is for habitable main structures (excluding accessory structures). See landscape summary table.
⑦ The private open space requirement may be reduced by a corresponding increase in common open space at the ratio of an additional 1.5 sq. ft. of common open space (over and above the base requirement of 250 sq. ft./unit) for every 1.0 sq. ft. of private open space reduction.

PROJECT LOCATION

VICINITY MAP

Site Summary	
Gross Site Area	10.29 AC
Gross Site Area (excluding Public ROW)	9.71 AC
Dwelling Units (Attached Duplex)	140 DU
Gross Residential Density (18 du/acre max)	14.4 DU/AC
Net Site Area**	9.71 AC
Net Residential Density	14.4 DU/AC
**Net Site Area includes Common Open Space and Private Streets per below:	
Common Open Space	0.86 AC
Private Streets/Easements	3.21 AC

Residential Parking Summary		
Parking Provided	Spaces/Unit	Space
Garage Spaces		280
Driveway Spaces		12
Open Guest Spaces		56
Total parking spaces	2.49 min.	348

General Plan Designation:
Lake View District, Lakeshore Village Specific Plan

Existing Zoning Designation:
Attached Residential (AR)

LANDSCAPE SUMMARY

DESCRIPTION	TOTAL		%OF NET AREA
RESIDENTIAL BUILDINGS	3.90 AC	169,756 SF	40.1%
RECREATION CENTER BUILDING	0.02 AC	808 SF	0.2%
PRIVATE STREET/COURTS HARDSCAPE	2.48 AC	108,029 SF	25.5%
COMMON AREA LANDSCAPE	0.84 AC	36,666 SF	34.2%
LANDSCAPE AREA (INCLUDES HARDSCAPE , FRONTYARDS AND BACK YARDS)	2.48 AC	107,719 SF	
SITE AREA	9.71 AC	423,176 SF	100%

BUILDING SUMMARY (AREA)

UNIT TYPE	MAXIMUM BEDROOM	BATHROOMS	TOTAL UNIT AREA (SF)	NUMBER OF FLOORS	NUMBER OF UNITS
PLAN 1	3	2.5	1,995	2	34
PLAN 2	3	2.5	1,807	2	35
PLAN 3	4	3	1,892	2	27
PLAN 4	4	3	2,008	2	44
TOTAL					140

ELECTRIC
SOUTHERN CALIFORNIA EDISON
32815 FREESIA WAY
TEMECULA, CA 92592

GAS
SOUTHERN CALIFORNIA
GAS COMPANY
25620 JEFFERSON AVE.
MURRIETA, CA 92562

TELEPHONE / CABLE TELEVISION
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AT&T - (800) 310-2355
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WATER & SEWER
ELSINORE VALLEY MUNICIPAL
WATER DISTRICT (EVMWD)
31315 CHANEY STREET
LAKE ELSINORE, CA 92530

STORMWATER
RIVERSIDE COUNTY FLOOD
CONTROL AND WATER
CONSERVATION DISTRICT
1995 MARKET ST.
RIVERSIDE, CA 92501

WASTE MANAGEMENT
CR&R
1706 GOETZ RD.
PERRIS, CA 92570

ASSESSOR PARCELS NUMBERS:

379-230-001 and 379-230-002

REGISTERED PROFESSIONAL ENGINEER
SCOTT M. WILSON
No. 49884
Exp. 09/30/22
CIVIL
STATE OF CALIFORNIA

10 ACRE PROPERTY - LAKESHORE DRIVE

CONCEPTUAL SITE PLAN

C.1

LAKE ELSINORE LAKESHORE, 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

1 REVISIONS IN RESPONSE TO COMMENTS RECEIVED ON 08/12/22

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

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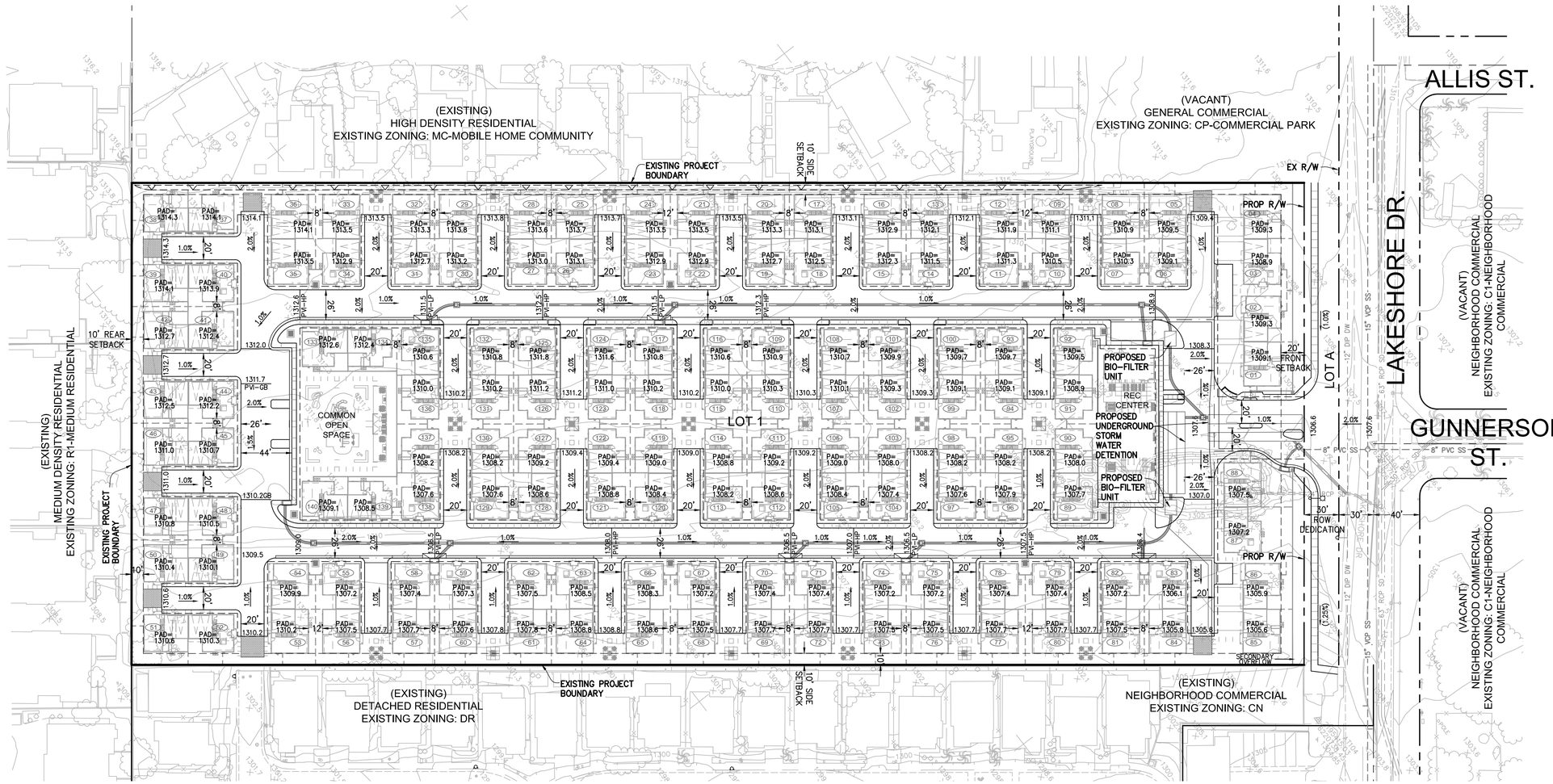

EARTHWORK SUMMARY

RAW VOLUME:	CUT:	13,160 CY
	FILL:	8,130 CY
	SHRINKAGE (10%):	(1,116 CY)
	NET:	3,714 CY (EXPORT)

NOTE: EARTHWORK VOLUMES ABOVE DO NOT INCLUDE REMEDIAL GRADING VOLUMES AND ADJUSTMENTS FOR SHRINKAGE, BULKING OR SUBSIDENCE FOR REMEDIAL GRADING

10 ACRE PROPERTY - LAKESHORE DRIVE

GRADING & DRAINAGE

C.2

LAKE ELSINORE LAKESHORE, 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. 09/30/22
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STATE OF CALIFORNIA

WILSON MIKAMI CORPORATION
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IRVINE, CA 92606
T: 949-679-0090

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LEGEND

	MAINTENANCE RESPONSIBILITY
PRIVATE STREETS & MOTORCOURTS	HOA
PRIVATE LANDSCAPE AREA	HOA
COMMON OPEN SPACE	HOA
PRIVATE RECREATION CENTER	HOA
PRIVATE VINYL FENCE	HOA
PRIVATE CMU WALL	HOA
PERIMETER CMU WALL	HOA
DOMESTIC WATER	EVMWD
SANITARY SEWER	EVMWD
STORMDRAIN	CITY OF LAKE ELSINORE
PUBLIC STREET (LAKESHORE DRIVE)	CITY OF LAKE ELSINORE
PUBLIC STREET PARKWAY LANDSCAPE (LAKESHORE DRIVE)	HOA
HOMES AND BACKYARD LANDSCAPE	HOMEOWNER
(76) CONDOMINIUM UNIT NO.	
UNDERGROUND STORMDRAIN DETENTION	
BIO-FILTER UNITS	

10 ACRE PROPERTY - LAKESHORE DRIVE

MAINTENANCE PLAN

C.3

LAKE ELSINORE LAKESHORE, 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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Exp. 09/30/22
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STATE OF CALIFORNIA

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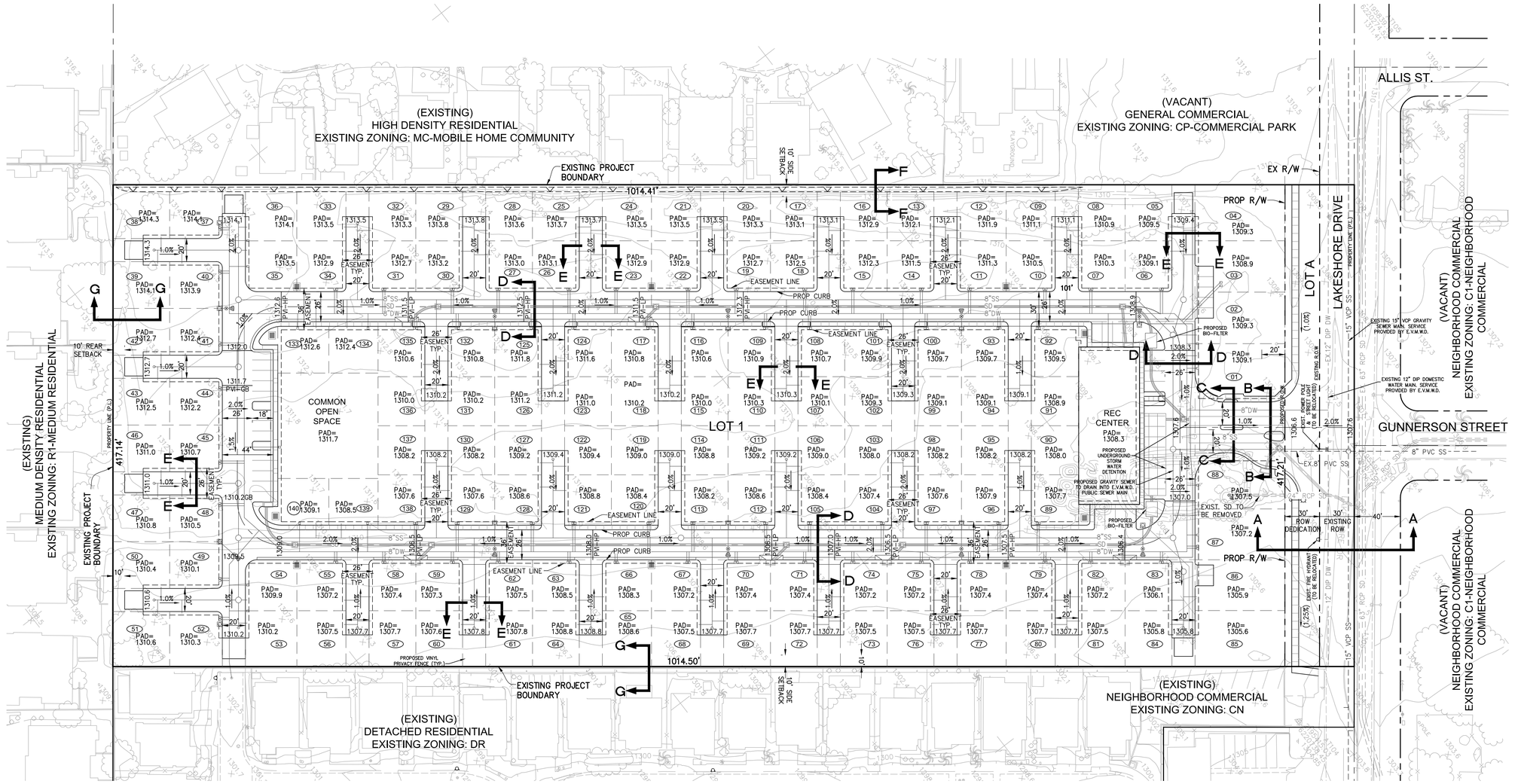


PROJECT LOCATION

VICINITY MAP

PROPOSED MAINTENANCE PLAN:

FUTURE HOME OWNERS'S ASSOCIATION OR PROPERTY MANAGEMENT COMPANY HIRED BY OWNER TO MAINTAIN THE FOLLOWING:

- PRIVATE STREETS
- ONSITE FACILITIES
- ONSITE AND COMMON LANDSCAPE AREA
- LANDSCAPING WITHIN THE RIGHT OF WAY FRONTING THE PROPERTY
- PUBLIC AND PRIVATE WALLS AND FENCES
- FLOW CONTROL AND DRAINAGE STRUCTURES
- WATER QUALITY BASINS AND WATER QUALITY FEATURES

SUBDIVISION LOT SUMMARY:

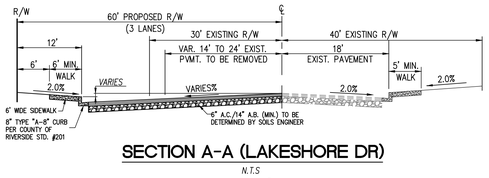
LOT 1:	AREA (SF)	AREA (AC)
CONDOMINIUM DEVELOPMENT LOT	448,235 SF	10.29 AC
EXISTING RIGHT OF WAY	12,516 SF	0.29 AC
RIGHT OF WAY DEDICATION	12,543 SF	0.29 AC
SITE AREA	423,176 SF	9.71 AC
PRIVATE STREET RECIPROCAL ACCESS		
UTILITY AND DRAINAGE EASEMENTS	139,964 SF	3.21 AC
COMMON AREA OPEN SPACE	37,474 SF	0.86 AC
NET SITE AREA	245,738 SF	5.64 AC

PROPOSED PHASING:

SINGLE PHASE CONSTRUCTION

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

ASSESSOR PARCELS NUMBERS:
379-230-001 and 379-230-002



SECTION A-A (LAKESHORE DR)

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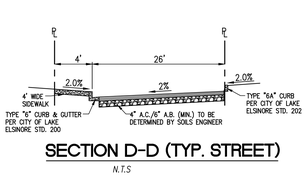

SECTION D-D (TYP. STREET)

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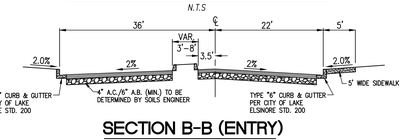
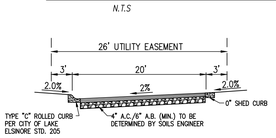


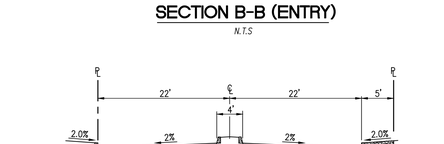
SECTION B-B (ENTRY)

N.T.S



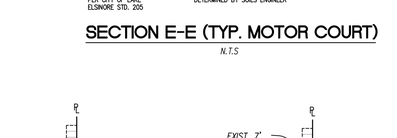
SECTION E-E (TYP. MOTOR COURT)

N.T.S



SECTION C-C (ENTRY)

N.T.S



SECTION F-F

N.T.S

SECTION G-G

N.T.S

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIB\ED AS FOLLOWS:
PARCEL 1: (APN: PORTION OF 379-230-001)
THAT PORTION OF LOT 11 IN BLOCK "B" OF RANCHO LA LAGUNA SUBDIVISION, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 377, OF MAPS, SAN DIEGO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF RICE STREET, AS SHOWN ON SAID MAP, AND THE SOUTHEASTERLY LINE OF ALLIS STREET, AS SHOWN BY MAP OF ORANGE BLOSSOM TRACT ON FILE IN BOOK 12, PAGE 82 OF MAPS, RIVERSIDE COUNTY RECORDS; THENCE SOUTH 36° 55' 30" WEST, ON THE SOUTHEASTERLY LINE OF ALLIS STREET, 1043.73 FEET; MORE OR LESS, TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 11; THENCE SOUTH 53° 04' 30" EAST, ON THE SOUTHWESTERLY LINE OF SAID LOT 208.50 FEET, FOR THE TRUE POINT OF BEGINNING; THENCE SOUTH 53° 04' 30" EAST 104.25 FEET; THENCE NORTH 36° 55' 30" EAST 1043.73 FEET, MORE OR LESS, TO THE SOUTHWESTERLY LINE OF RICE STREET; THENCE NORTH 53° 04' 30" WEST, ON SAID SOUTHEASTERLY LINE OF RICE STREET, 104.25 FEET; THENCE SOUTH 36° 55' 30" WEST 1043.73 FEET, MORE OR LESS TO THE SOUTHWESTERLY LINE OF SAID LOT 11, THE TRUE POINT OF BEGINNING.

PARCEL 2: (APN: PORTION OF 379-230-001)
THAT PORTION OF LOT 11 IN BLOCK "B" OF RANCHO LA LAGUNA SUBDIVISION, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 377, OF MAPS, SAN DIEGO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

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PARCEL 3: (APN: PORTION OF 379-230-001)
THAT PORTION OF LOT 11 IN BLOCK "B" OF RANCHO LA LAGUNA SUBDIVISION IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 377, OF MAPS, SAN DIEGO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF RICE STREET, AS SHOWN ON SAID MAP, AND THE SOUTHEASTERLY LINE OF ALLIS STREET, AS SHOWN BY MAP OF ORANGE BLOSSOM TRACT ON FILE IN BOOK 12, PAGE 82 OF MAPS, RIVERSIDE COUNTY RECORDS; THENCE SOUTH 36° 55' 30" WEST ON THE SOUTHEASTERLY LINE OF ALLIS STREET, 1043.73 FEET, MORE OR LESS TO THE SOUTHWESTERLY LINE OF SAID LOT 11; THENCE SOUTH 53° 04' 30" EAST, ON THE SOUTHWESTERLY LINE OF SAID LOT 104.25 FEET; THENCE NORTH 36° 55' 30" EAST 1043.73 FEET, MORE OR LESS, TO THE SOUTHWESTERLY LINE OF RICE STREET; THENCE NORTH 53° 04' 30" WEST, ON SAID SOUTHWESTERLY LINE OF RICE STREET, 104.25 FEET, TO THE POINT OF BEGINNING.

PARCEL 4: (APN: 379-230-002)
THAT PORTION OF LOT 11 IN BLOCK "B" OF SUBDIVISIONS IN ELSINORE, AS SHOWN BY MAP ON FILE IN BOOK 8 PAGE 377 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF RICE STREET, AS SHOWN BY MAP OF ORANGE BLOSSOM TRACT, ON FILE IN BOOK 12 PAGE 82 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;
THENCE SOUTH 36°55'30" WEST, ALONG THE SOUTHEASTERLY LINE OF ALLIS STREET, 1043.73 FEET, MORE OR LESS, TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 11;
THENCE SOUTH 53°04'30" EAST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 11, 417 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 36°55'30" EAST, 1043.73 FEET, MORE OR LESS, TO A POINT ON THE SOUTHWESTERLY LINE OF RICE STREET, 147 FEET SOUTHEASTERLY, AS MEASURED ALONG SAID SOUTHWESTERLY LINE OF RICE STREET, FROM THE SOUTHEASTERLY LINE OF ALLIS STREET; THENCE NORTH 53°03'30" WEST, ALONG THE SOUTHWESTERLY LINE OF RICE STREET, 104.25 FEET; THENCE SOUTH 36°55'30" WEST, 1043.73 FEET, MORE OR LESS, TO THE SOUTHWESTERLY LINE OF SAID LOT 11;
THENCE SOUTH 53°04'30" EAST, ALONG SAID SOUTHWESTERLY LINE, 104.25 FEET TO THE POINT OF BEGINNING.

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. ALL FINISHED GRADES SHALL GRADE TO DRAIN AT 1% MINIMUM.
5. ALL BLOCK WALL/RETAINING WALLS SHOWN SHALL HAVE A FOOTING DEPTH OF 6" BELOW THE LOWEST ADJACENT FINISHED SURFACE OR FINISHED GROUND AS NOTED ON THE PLAN.
6. ONSITE SANITARY SEWER LINE SHALL BE 8" PVC SDR-35 PIPE.
7. SANITARY SEWER SYSTEM SHALL BE GRAVITY FLOW DISCHARGED INTO PUBLIC LINE OPERATED BY EVMWD.
8. ONSITE FIRE/DOMESTIC WATER MAIN SHALL BE 8" PVC C-900 PIPE.
9. EACH PROPOSED UNIT SHALL HAVE INDIVIDUAL METERS.
10. ONSITE GAS LINE SHALL BE 3" HDPE YELLOW GAS PIPE, NOT SHOWN FOR CLARITY.
11. ONSITE PRIVATE STORM DRAIN LINE SHALL BE AS NOTED.
12. ALL ONSITE STORMDRAIN PIPING SHALL BE DESIGNED TO CONVEY THE 100 YEAR STORM PEAK FLOWRATES AND SHALL HAVE A MINIMUM SLOPE OF 0.35%.
13. PROPOSED INCREASE IN STORMWATER VOLUME AND RUNOFF SHALL BE MITIGATED BY AN ONSITE UNDERGROUND STORMWATER DETENTION SYSTEM WITH AN OUTLET STRUCTURE THAT TIES INTO THE EXISTING 60" RCP STORM DRAIN.
14. 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 100 YEAR, 24 HOUR STORM EVENTS.
15. NO OFFSITE DRAINAGE AREAS ARE TRIBUTARY TO THE SITE.
16. 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. DEEPENED FOOTINGS SHALL BE PROVIDED AROUND BUILDING PERIMETERS WHERE THE ADJACENT FINISHED GRADES ARE HIGHER OR LOWER THAN THE BUILDING PAD ELEVATIONS.
17. 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.

PUBLIC PARK DEDICATION

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

GRAPHIC SCALE

40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

ELECTRIC
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TEMECULA, CA 92592

GAS
SOUTHERN CALIFORNIA GAS COMPANY
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WATER & SEWER
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31315 CHANEY STREET
LAKE ELSINORE, CA 92530

STORMWATER
CITY OF LAKE ELSINORE AND RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
1995 MARKET ST.
RIVERSIDE, CA 92501

WASTE MANAGEMENT
CR&R
1706 GOETZ RD.
PERRIS, CA 92570

LEGEND

- PROJECT BOUNDARY
- RIGHT OF WAY
- TOP & TOE OF SLOPE
- 1250 PROPOSED CONTOUR
- 1250 EXISTING CONTOUR
- PAD=XXXX.X PAD ELEVATION
- 2% SHEET FLOW RATE
- STREET CENTERLINE
- SWALE HIGH POINT
- FLOWLINE
- GRADE BREAK
- PROPOSED STORM DRAIN
- HP HIGH POINT
- LP LOW POINT
- GB GRADE BREAK
- (76) CONDOMINIUM UNIT NO.
- 34 LOT NO.

DATE OF FILING: 5/16/22

REVISION	DATE	DESCRIPTION	APPROVED

REGISTERED PROFESSIONAL ENGINEER SCOTT M. WILSON No. 49884 Exp. 09/30/22 CIVIL 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	9-30-22
	LICENSE NO.	EXP. DATE

OWNER:
LAKE ELSINORE LAKESHORE, LLC
1020 Second St., Suite C
Encinitas, CA 92024
949.632.3122
I CONSENT TO THE FILI[illegible] P
BRETT CROWDER DATE

SUBDIVIDER:
LAKE ELSINORE LAKESHORE, LLC
1020 Second St., Suite C
Encinitas, CA 92024
I APPROVE THIS TENTATIVE [illegible]
BRETT CROWDER DATE

TENTATIVE TRACT NO. 38271
10 ACRE PROPERTY - LAKESHORE DRIVE FOR CONDOMINIUM PURPOSES

SHEET 1 OF 1

S:\10397.00\dwg\PRSP0003 - TENTATIVE TRACT MAP.dwg 7/12/22

ARCHITECTURAL PLANS FOR:

LAKESHORE DRIVE - 10 ACRES

LAKE ELSINORE | CA

PLAN 1 PLAN 3 PLAN 2

LAKESHORE DRIVE - 10 ACRES

LAKE ELSINORE | CA

COASTAL COMMERCIAL PROPERTIES | 21-102

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URBAN ARENA

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Architecture: Plan 2 & 4 Enhanced Elevations Santa Barbara	A6.1

LAKESHORE DRIVE - 10 ACRES

LAKE ELSINORE | CA

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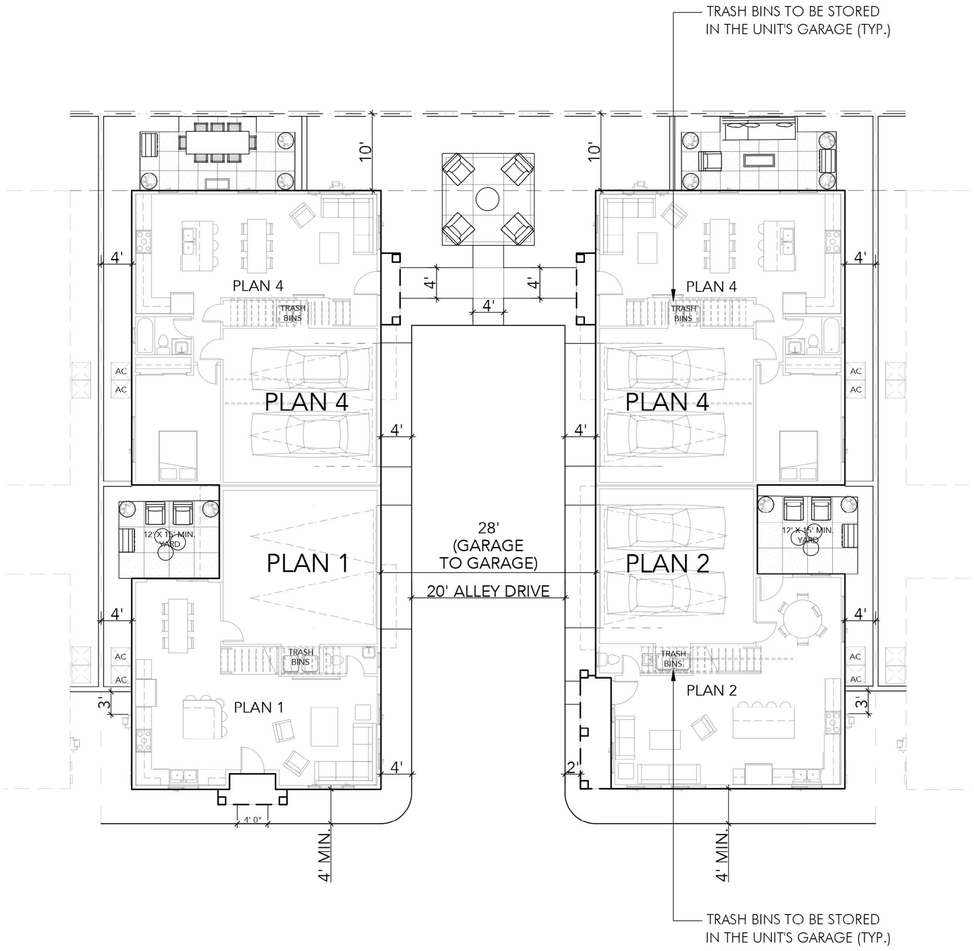
1"= 30' - 0" SCALE

0 30 60

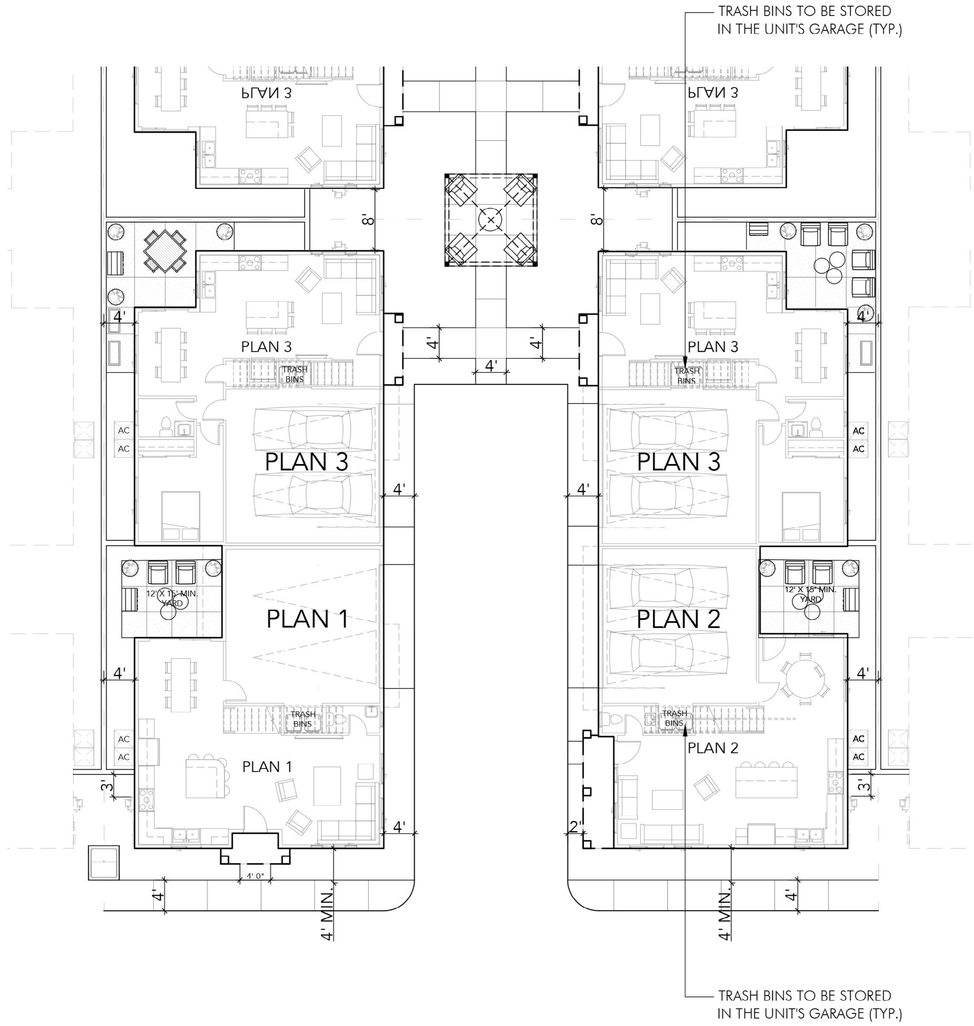
NORTH

ILLUSTRATIVE SITE PLAN | SP1

URBAN ARENA



DUPLEX PROTOTYPE - PERIMETER EDGE CONDITION



DUPLEX PROTOTYPE INTERNAL CONDITION

LAKESHORE DRIVE - 10 ACRES

LAKE ELSINORE | CA

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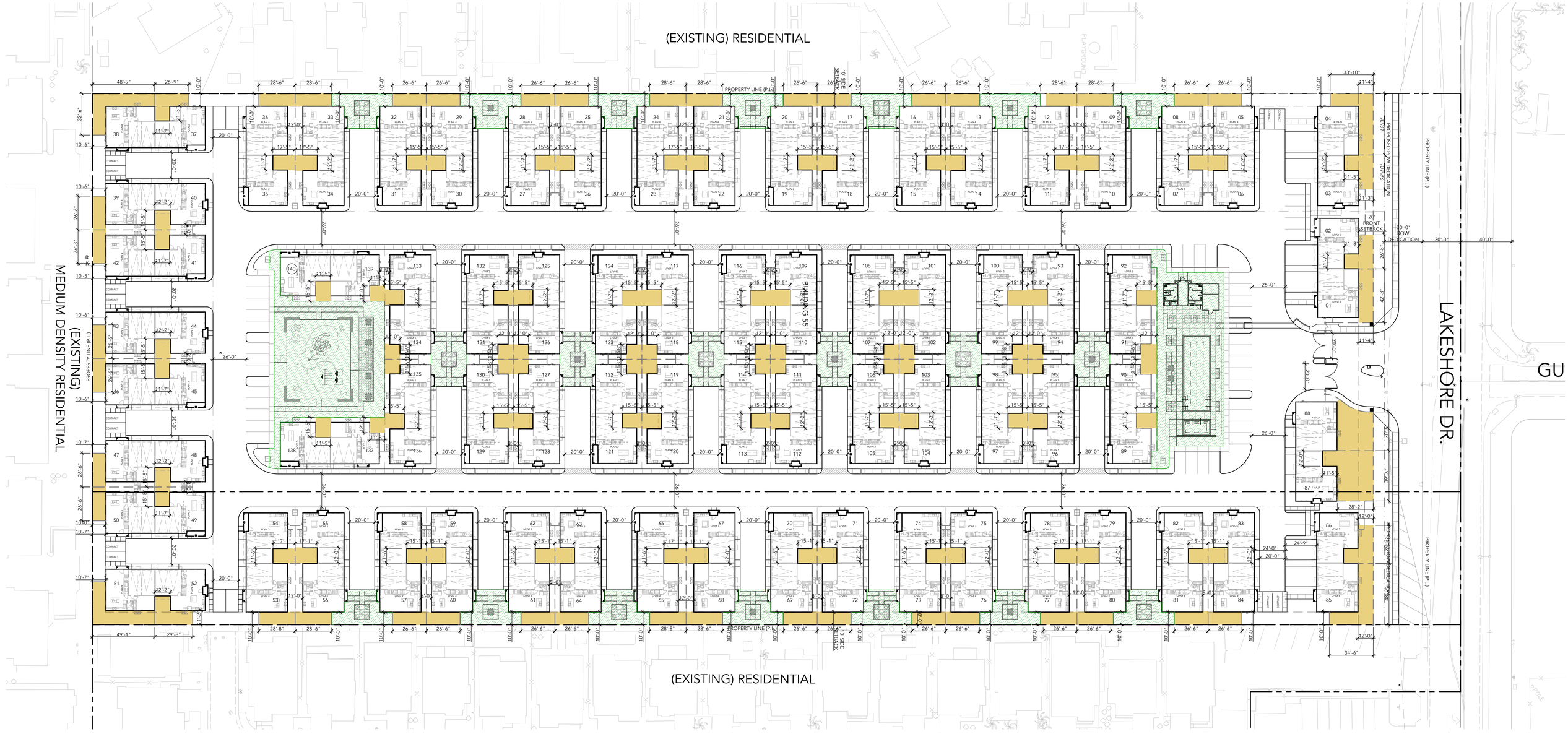
1/8"= 1' - 0" SCALE

0 8 16

NORTH

TYPICAL PROTOTYPE ENLARGEMENTS | SP2

URBAN ARENA



COMMON OPEN SPACE
- REQUIRED: (250 SF/UNIT X 140 UNITS) = 35,000 SF
- PROVIDED: 35,192 SF.

PRIVATE OPEN SPACE (W/ 8' MIN. AREA)
- REQUIRED: 80 SF/UNIT
- PROVIDED: 245 SF (AVG.)/UNIT
  (SEE INDIVIDUAL UNIT SF. ON RIGHT)

INDIVIDUAL LOT
PRIVATE OPEN SPACE
- LOT #01 = 479 SF
- LOT #02 = 434 SF
- LOT #03 = 434 SF
- LOT #04 = 771 SF
- LOT #05 = 265 SF
- LOT #06 = 188 SF
- LOT #07 = 178 SF
- LOT #08 = 265 SF
- LOT #09 = 285 SF
- LOT #10 = 211 SF
- LOT #11 = 201 SF
- LOT #12 = 285 SF
- LOT #13 = 265 SF
- LOT #14 = 188 SF
- LOT #15 = 178 SF
- LOT #16 = 265 SF
- LOT #17 = 265 SF
- LOT #18 = 188 SF
- LOT #19 = 178 SF
- LOT #20 = 265 SF

INDIVIDUAL LOT
PRIVATE OPEN SPACE
- LOT #21 = 285 SF
- LOT #22 = 211 SF
- LOT #23 = 201 SF
- LOT #24 = 285 SF
- LOT #25 = 265 SF
- LOT #26 = 188 SF
- LOT #27 = 178 SF
- LOT #28 = 265 SF
- LOT #29 = 265 SF
- LOT #30 = 188 SF
- LOT #31 = 178 SF
- LOT #32 = 265 SF
- LOT #33 = 285 SF
- LOT #34 = 211 SF
- LOT #35 = 201 SF
- LOT #36 = 285 SF
- LOT #37 = 398 SF
- LOT #38 = 708 SF
- LOT #39 = 265 SF
- LOT #40 = 188 SF

INDIVIDUAL LOT
PRIVATE OPEN SPACE
- LOT #41 = 178 SF
- LOT #42 = 265 SF
- LOT #43 = 265 SF
- LOT #44 = 188 SF
- LOT #45 = 178 SF
- LOT #46 = 265 SF
- LOT #47 = 265 SF
- LOT #48 = 188 SF
- LOT #49 = 178 SF
- LOT #50 = 265 SF
- LOT #51 = 764 SF
- LOT #52 = 462 SF
- LOT #53 = 285 SF
- LOT #54 = 201 SF
- LOT #55 = 211 SF
- LOT #56 = 285 SF
- LOT #57 = 285 SF
- LOT #58 = 201 SF
- LOT #59 = 211 SF
- LOT #60 = 285 SF

INDIVIDUAL LOT
PRIVATE OPEN SPACE
- LOT #61 = 285 SF
- LOT #62 = 201 SF
- LOT #63 = 211 SF
- LOT #64 = 285 SF
- LOT #65 = 285 SF
- LOT #66 = 201 SF
- LOT #67 = 211 SF
- LOT #68 = 285 SF
- LOT #69 = 285 SF
- LOT #70 = 201 SF
- LOT #71 = 211 SF
- LOT #72 = 285 SF
- LOT #73 = 285 SF
- LOT #74 = 201 SF
- LOT #75 = 211 SF
- LOT #76 = 285 SF
- LOT #77 = 285 SF
- LOT #78 = 201 SF
- LOT #79 = 211 SF
- LOT #80 = 285 SF

INDIVIDUAL LOT
PRIVATE OPEN SPACE
- LOT #81 = 285 SF
- LOT #82 = 201 SF
- LOT #83 = 211 SF
- LOT #84 = 285 SF
- LOT #85 = 803 SF
- LOT #86 = 489 SF
- LOT #87 = 1,261 SF
- LOT #88 = 958 SF
- LOT #89 = 180 SF
- LOT #90 = 145 SF
- LOT #91 = 145 SF
- LOT #92 = 180 SF
- LOT #93 = 188 SF
- LOT #94 = 138 SF
- LOT #95 = 138 SF
- LOT #96 = 188 SF
- LOT #97 = 178 SF
- LOT #98 = 138 SF
- LOT #99 = 138 SF
- LOT #100 = 178 SF

INDIVIDUAL LOT
PRIVATE OPEN SPACE
- LOT #101 = 188 SF
- LOT #102 = 138 SF
- LOT #103 = 138 SF
- LOT #104 = 188 SF
- LOT #105 = 178 SF
- LOT #106 = 138 SF
- LOT #107 = 138 SF
- LOT #108 = 178 SF
- LOT #109 = 188 SF
- LOT #110 = 138 SF
- LOT #111 = 138 SF
- LOT #112 = 188 SF
- LOT #113 = 178 SF
- LOT #114 = 138 SF
- LOT #115 = 138 SF
- LOT #116 = 178 SF
- LOT #117 = 188 SF
- LOT #118 = 138 SF
- LOT #119 = 138 SF
- LOT #120 = 188 SF

INDIVIDUAL LOT
PRIVATE OPEN SPACE
- LOT #121 = 178 SF
- LOT #122 = 138 SF
- LOT #123 = 138 SF
- LOT #124 = 178 SF
- LOT #125 = 188 SF
- LOT #126 = 138 SF
- LOT #127 = 138 SF
- LOT #128 = 188 SF
- LOT #129 = 178 SF
- LOT #130 = 138 SF
- LOT #131 = 138 SF
- LOT #132 = 178 SF
- LOT #133 = 188 SF
- LOT #134 = 138 SF
- LOT #135 = 138 SF
- LOT #136 = 188 SF
- LOT #137 = 138 SF
- LOT #138 = 178 SF
- LOT #139 = 138 SF
- LOT #140 = 178 SF

LAKESHORE DRIVE - 10 ACRES

LAKE ELSINORE | CA

COASTAL COMMERCIAL PROPERTIES | 21-102

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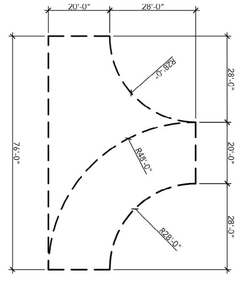
1" = 30' - 0" SCALE (0, 30, 60) NORTH

OPEN SPACE EXHIBIT | SP3

URBAN ARENA



TURNING RADIUS ENLARGEMENT

PARKING SUMMARY

UNIT W/ 2 BDRMS OR LARGER (140 UNITS)	REQUIRED	PROVIDED
• COVERED (1/UNIT)	140	280
• OPEN (1.33/UNIT)	187	68
• TOTAL PARKING	327	348

ENCLOSED PRIVATE PARKING GARAGE SPACE	280 TOTAL
OPEN COMMON PARKING SPACE	56 TOTAL*
OPEN PRIVATE PARKING SPACE (PRIVATE DRIVEWAY)	12 TOTAL
	348 TOTAL

* 56 TOTAL OPEN SPACES (44 STANDARD + 12 COMPACT)

1"= 30' - 0" SCALE
0 30 60

NORTH

LAKESHORE DRIVE - 10 ACRES

LAKE ELSINORE | CA

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PARKING & CIRCULATION EXHIBIT | SP4

URBAN ARENA

(EXISTING) RESIDENTIAL

PROPERTY LINE (P.L.)

PARK - SEE SHEET L2 FOR ENLARGEMENT

END OF ALLEY PARKETTE (TYP.) SEE SHEET L3 FOR ENLARGEMENT

RECREATION CENTER SEE SHEET L2 FOR ENLARGEMENT

BUILDING 55

GATED ENTRY

EVERGREEN CANOPY STREET TREE

FLOWERING CORNER ACCENT TREES AT ENTRY

FOCAL TREE IN ENTRY ISLAND

EVERGREEN CANOPY STREET TREE

LAKESHORE DR.

PROPERTY LINE (P.L.)

MEDIUM DENSITY RESIDENTIAL (EXISTING)

END OF ALLEY PARKETTE (TYP.) SEE SHEET L3 FOR ENLARGEMENT

(EXISTING) RESIDENTIAL

TREE WITHIN PRIVATE YARD NOTE:
TREE SHALL BE INSTALLED BY THE BUILDER/DEVELOPER AND SHALL BE IRRIGATED OFF THE UNIT'S STANDALONE IRRIGATION SYSTEM.

LANDSCAPE AREA TABULATION:

•	TOTAL SITE AREA (NET)	= 423,318 SF
•	LESS TOTAL STREETS & ALLEYS	108,029 SF
•	LESS TOTAL BUILDING AREA	169,756 SF
•	LESS REC. CENTER BLDG.	808 SF
•	TOTAL LANDSCAPE AREA	= 144,725 SF (34%)

PLANT SCHEDULE

TREES

BOTANICAL / COMMON NAME	CONT	QTY
KOELREUTERIA BIPINNATA / CHINESE FLAME TREE	24" BOX	11
LAGERSTROEMIA INDICA 'LAVENDER' / LAVENDER CRAPE MYRTLE MULTI-TRUNK	24" BOX	66
MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM DWARF SOUTHERN MAGNOLIA	24" BOX	176
PHOENIX DACTYLIFERA 'MEDJOOL' / DATE PALM	18' BTH	10
PINUS CANARIENSIS / CANARY ISLAND PINE	24" BOX	7
PROSOPIS CHILENSIS 'THORNLESS' / THORNLESS CHILEAN MESQUITE	48" BOX	14
PRUNUS CAROLINIANA 'COMPACTA' / COMPACT CAROLINA LAUREL CHERRY	24" BOX	91
WASHINGTONIA FILIFERA / CALIFORNIA FAN PALM	18' BTH	11

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'

LAKESHORE DRIVE - 10 ACRES

LAKE ELSINORE | CA

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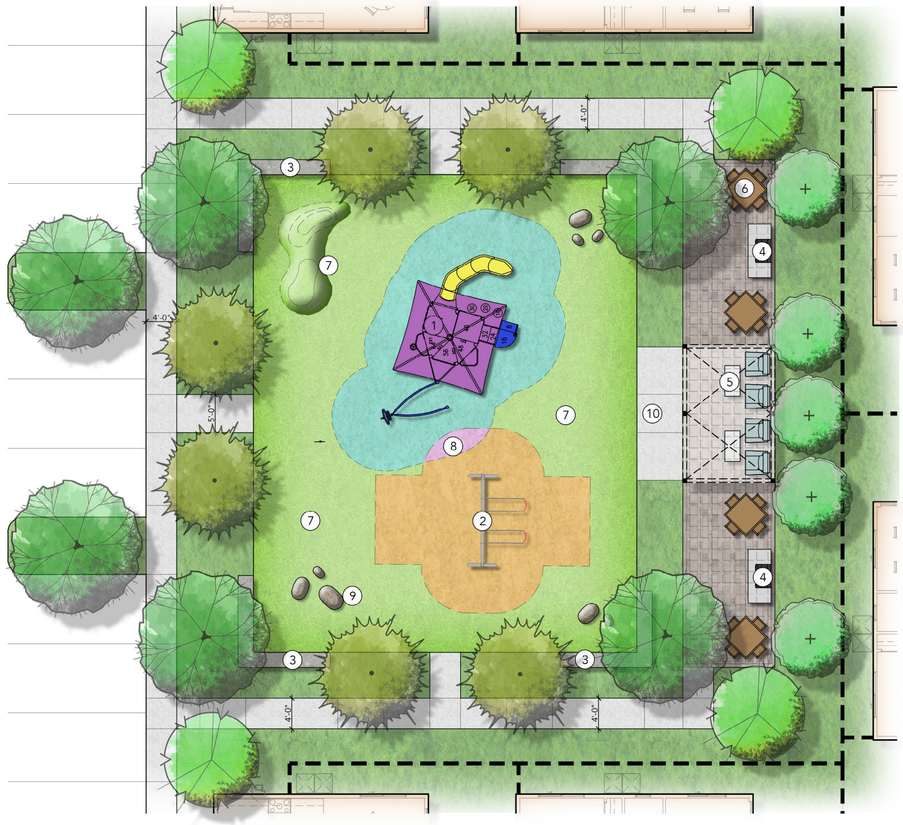
1" = 30' - 0" SCALE 0 30 60

NORTH

URBAN ARENA

OVERALL CONCEPTUAL LANDSCAPE PLAN | L1



1. PLAYGROUND EQUIPMENT
2. SWING SET
3. LOW SEAT WALL
4. BBQ
5. OVERHEAD TRELLIS
6. DINING
7. ARTIFICIAL GRASS W/ BERM
8. SOFT SURFACING
9. ARTIFICIAL BOULDER SEAT
10. SIDEWALK

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 ROOM
10. POOL SHOWERS
11. MEN'S
12. WOMEN'S
13. DRINKING FOUNTAIN

LAKESHORE DRIVE - 10 ACRES

LAKE ELSINORE | CA

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1/8"= 1' - 0" SCALE

0 8 16

NORTH

PARK & REC CENTER ENLARGEMENTS | L2

URBAN ARENA

1. EXISTING PERIMETER WALL
2. PRIVACY WALL - SEE WALL & FENCE PLAN
3. 4' CONCRETE SIDEWALK
4. END OF ALLEY POCKET PARK
5. OVERHEAD TRELLIS
6. COMMUNAL SEATING/LOUNGING/DINING AREA
7. PRIVATE OPEN SPACE (REAR YARD PATIO)
8. A.C. CONDENSER
9. TRASH BINS (INSIDE GARAGE)

LAKESHORE DRIVE - 10 ACRES

LAKE ELSINORE | CA

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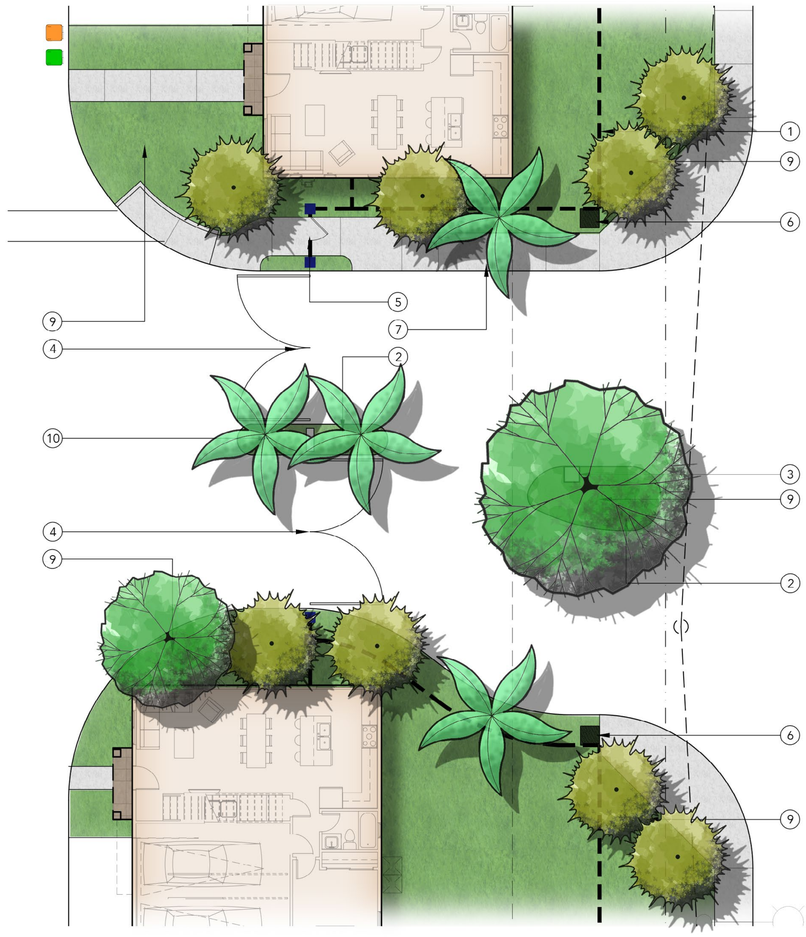
1/8"= 1' - 0" SCALE

0 8 16

NORTH

PROTOTYPE ENLARGEMENTS | L3

URBAN ARENA



1/8"= 1' - 0" SCALE

0 8 16

NORTH

ENTRY VEHICULAR GATE

MONUMENT PILASTER

1. PERIMETER BLOCK WALL
2. PLANTED ISLAND
3. CALL BOX
4. VEHICULAR ENTRY GATE
5. PEDESTRIAN ACCESS GATE
6. MONUMENT SIGNAGE PILASTER
7. SIDEWALK
8. CORNER ACCENT TREE
9. FOCAL TREE
10. VERTICAL ACCENT PALM TREES
11. PROJECT NAME/LOGO

LAKESHORE DRIVE - 10 ACRES

LAKE ELSINORE | CA

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ENTRY ENLARGEMENTS | L4

URBAN ARENA

EXISTING MASONRY PERIMETER BLOCK WALL TO REMAIN

EXISTING MASONRY PERIMETER BLOCK WALL TO REMAIN

NEW MASONRY PERIMETER BLOCK WALL

NEW MASONRY PERIMETER BLOCK WALL

NEW MASONRY PERIMETER BLOCK WALL TO MATCH ADJACENT NEIGHBOR'S WALL THAT FACES LAKESHORE DRIVE

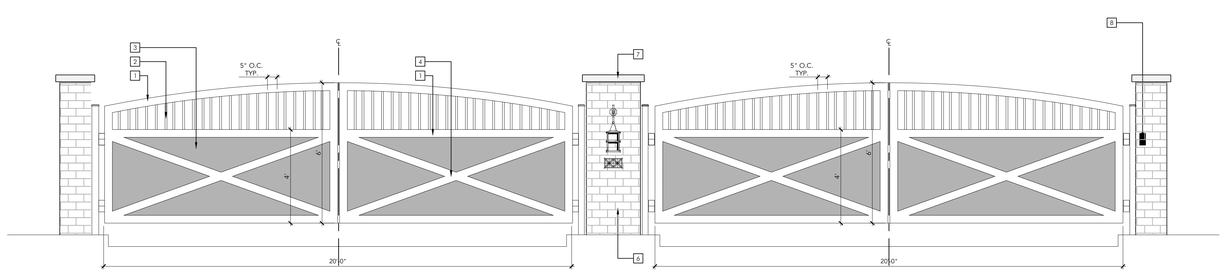
EXISTING NEIGHBOR'S BLOCK WALL THAT FACES LAKESHORE DRIVE WITH 8" HIGH SPLIT FACE BLOCK & 4" SPLIT FACE CAP. COLOR TO BE SIMILARLY TO ANGELUS SANDSTONE

EXISTING MASONRY PERIMETER BLOCK WALL (SPLIT FACE & PRECISION COMBO) TO REMAIN

EXISTING MASONRY PERIMETER BLOCK WALL (SPLIT FACE & PRECISION COMBO) TO REMAIN

FENCE AND WALL LEGEND

SYMBOL	DESCRIPTION
	EXISTING PERIMETER BLOCK WALL TO REMAIN
	INTERIOR WALL @ 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 (8X3X16), 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



ELEVATION

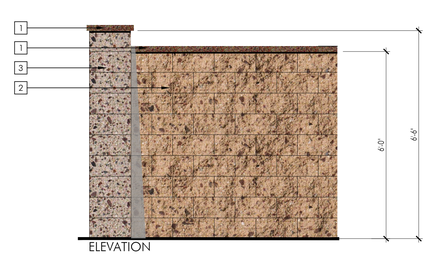
1. 3X4 T.S. GATE FRAME
2. 1X1 T.S. PICKETS
3. 1/4" SOLID STEEL PANEL
4. 2X4 T.S. CROSS RAILS
5. THIN BRICK VENEER PILASTER. BRICK TO MATCH REC BUILDING
6. TWO-SIDED SPLIT FACE BLOCK WALL - MATCH PERIMETER
7. PRECAST CONCRETE PILASTER/WALL CAP
8. KNOX BOX - FINAL LOCATION PER FIRE MARSHAL'S APPROVAL

METAL COLOR = SW 6991 (BLACK MAGIC)

BRICK COLOR = EL DORADO - TUNDRA CHALK DUST

ENTRY VEHICULAR GATE

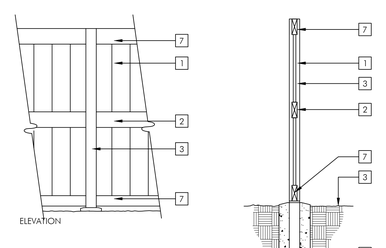
3/8" = 1'-0"



ELEVATION

1. ANGELUS CONCRETE SPLIT-FACE CAP. COLOR SANDSTONE WALL CAP = 8x4x16. PILASTER CAP = 4" X 18" SQ
2. ANGELUS ONE-SIDED SIDE SPLIT-FACE. COLOR TO BE SANDSTONE. (SPLIT-FACE TO FACE STREET - PRECISION ON HOMEOWNER'S SIDE).
3. 16" SQUARE BLOCK PILASTER. COLOR TO BE BURNISHED NATURAL GRAY.

C.M.U. BLOCK WALL



ELEVATION

SECTION

1. 1 X 7 VINYL FENCING PLANKS WITH GALVESTON STYLE
2. 2 X 6 VINYL MID RAIL WITH GALVESTON STYLE
3. 4 X 4 VINYL POST WITH GALVESTON STYLE
4. DOMED CONCRETE FOOTING - SIZE AND REINFORCEMENT PER STRUCTURAL ENGINEER
5. COMPACT SUBGRADE BELOW FOOTING PER STRUCTURAL SOILS REPORT RECOMMENDATIONS
6. FINISH GRADE
7. 2 X 6 VINYL TOP AND BOTTOM RAILING WITH GALVESTON STYLE

VINYL SIDEYARD FENCE

LAKESHORE DRIVE - 10 ACRES

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1"= 30' - 0" SCALE

0 30 60

NORTH

URBAN ARENA

FENCE & WALL EXHIBITS | L5

LAKESHORE DRIVE - 10 ACRES

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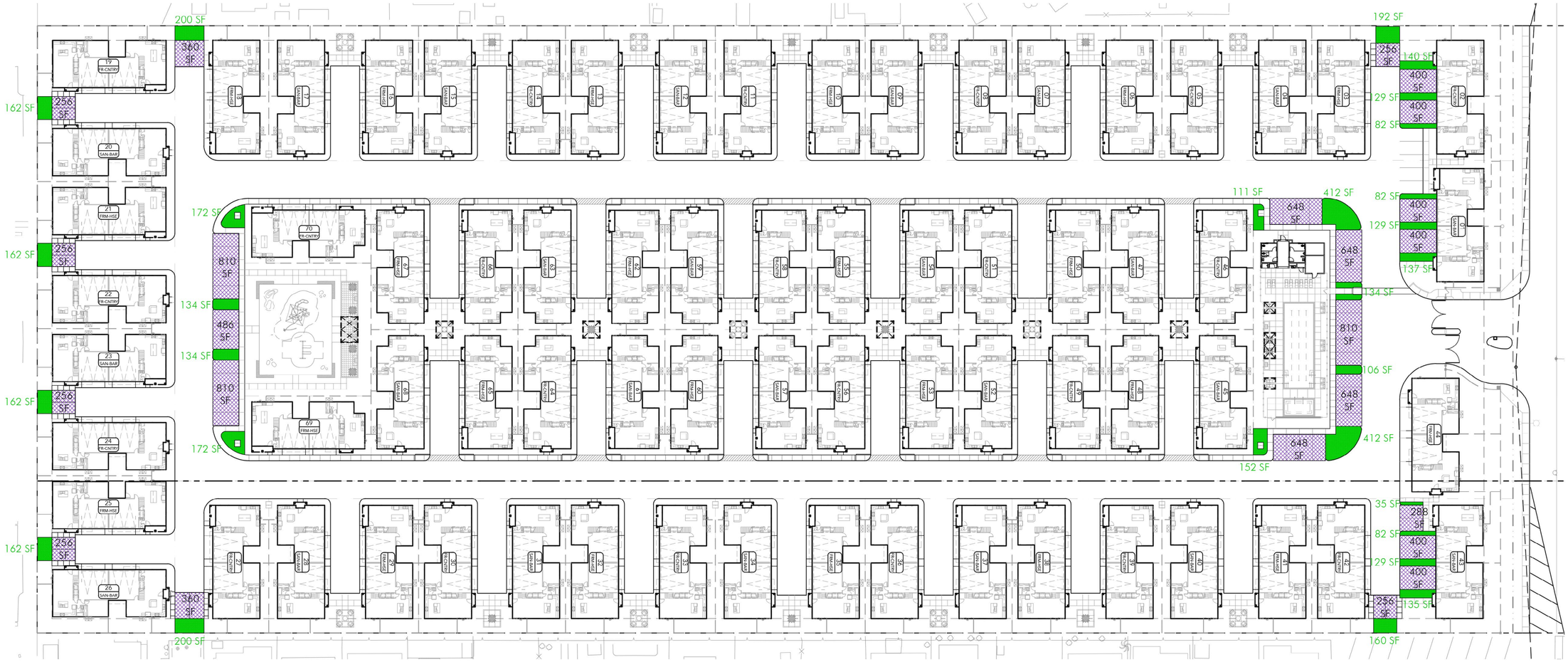
1"= 30' - 0" SCALE

0 30 60

NORTH

TRASH PICK UP EXHIBIT | L6

URBAN ARENA



PARKING & DRIVEWAY AREA =	10,452 SF	
LANDSCAPING AREA =	4,209 SF	
REQUIRED PARKING LANDSCAPING AREA =	523 SF	(5% OF PARKING & DRIVEWAY AREA)
PROVIDED PARKING LANDSCAPING AREA =	4,209 SF	(40 % OF PARKIMG & DRIVEWAY AREA)

LAKESHORE DRIVE - 10 ACRES

LAKE ELSINORE | CA

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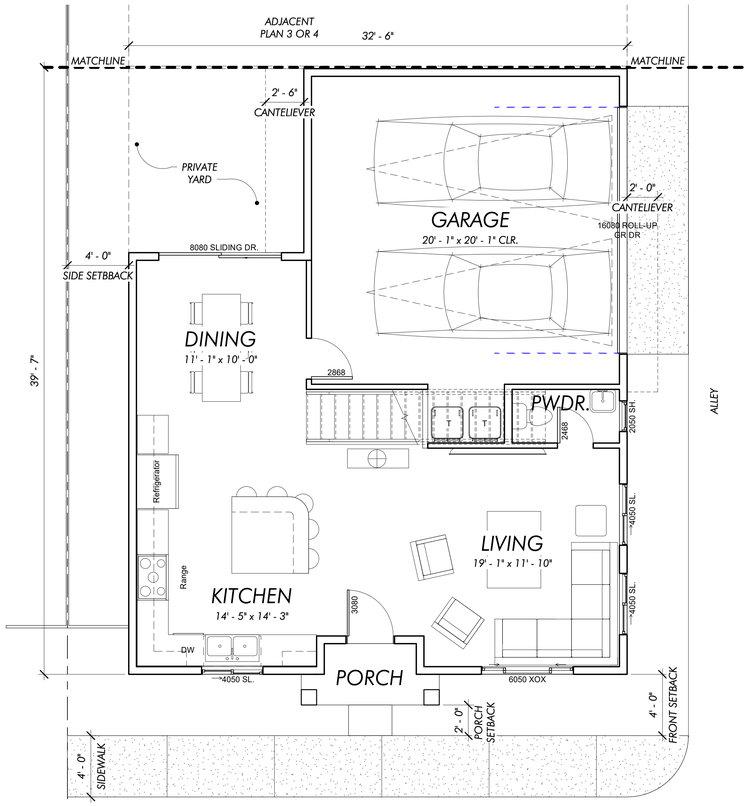
1"= 30' - 0" SCALE

0 30 60

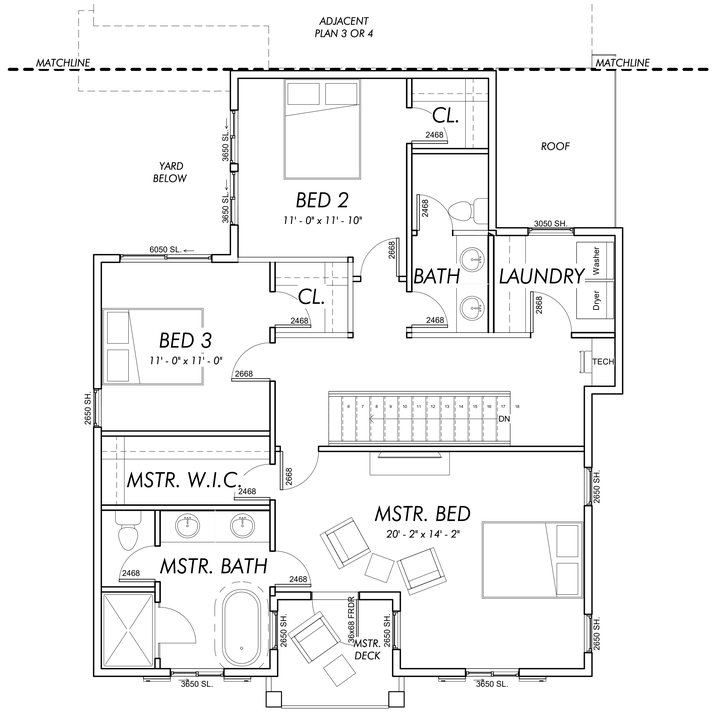
NORTH

PARKING LANDSCAPING EXHIBIT | L7

URBAN ARENA



1 1ST FLOOR F.F.
1/4" = 1'-0"



2 2ND FLOOR F.F.
1/4" = 1'-0"

SQUARE FOOTAGE	
Name	Area
Porch	30 SF
Second Floor	1290 SF
First Floor	705 SF
Garage	430 SF
Grand total	2455 SF

PLAN 1
1995 SF

LAKESHORE DRIVE - 10 ACRES

LAKE ELSINORE | CA

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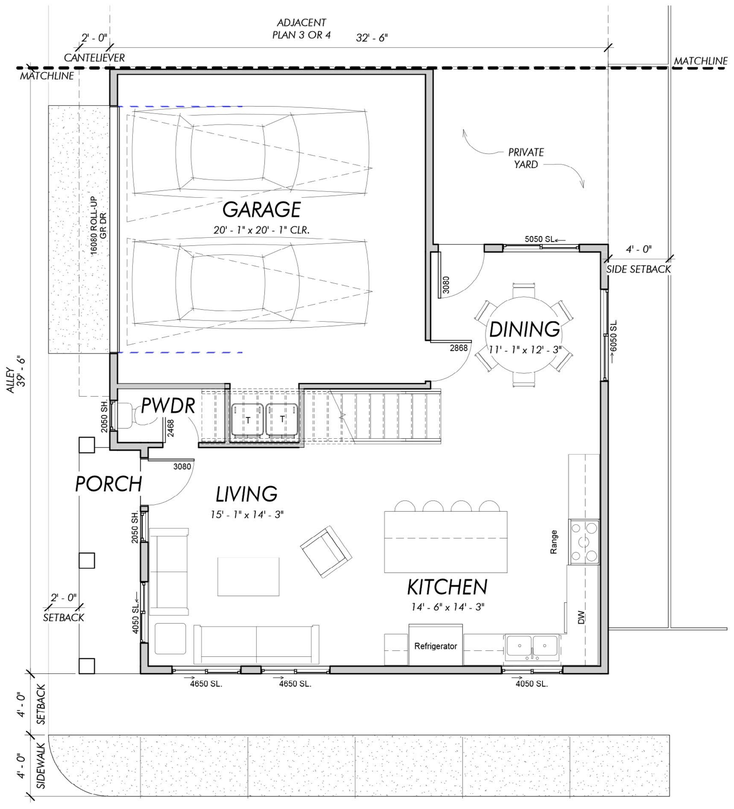
PLAN 1 - 1ST AND 2ND FLOORS | A.01

URBAN ARENA



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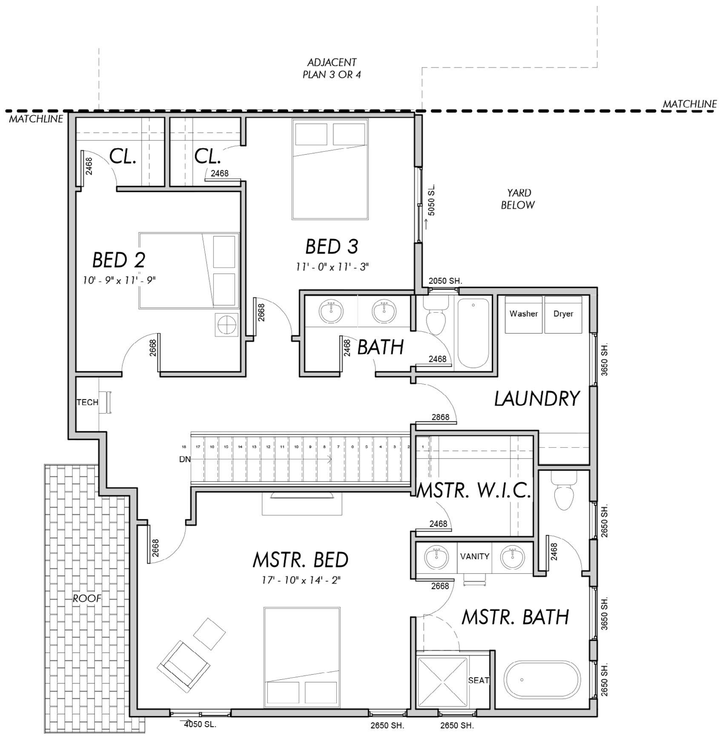
1/4" = 1'-0"



2 2ND FLOOR F.F.
1/4" = 1'-0"

SQUARE FOOTAGE	
Name	Area
First Floor	694 SF
Second Floor	1113 SF
Garage	428 SF
Porch	58 SF
Grand total	2293 SF

PLAN 2
1807 SF

LAKESHORE DRIVE - 10 ACRES

LAKE ELSINORE | CA

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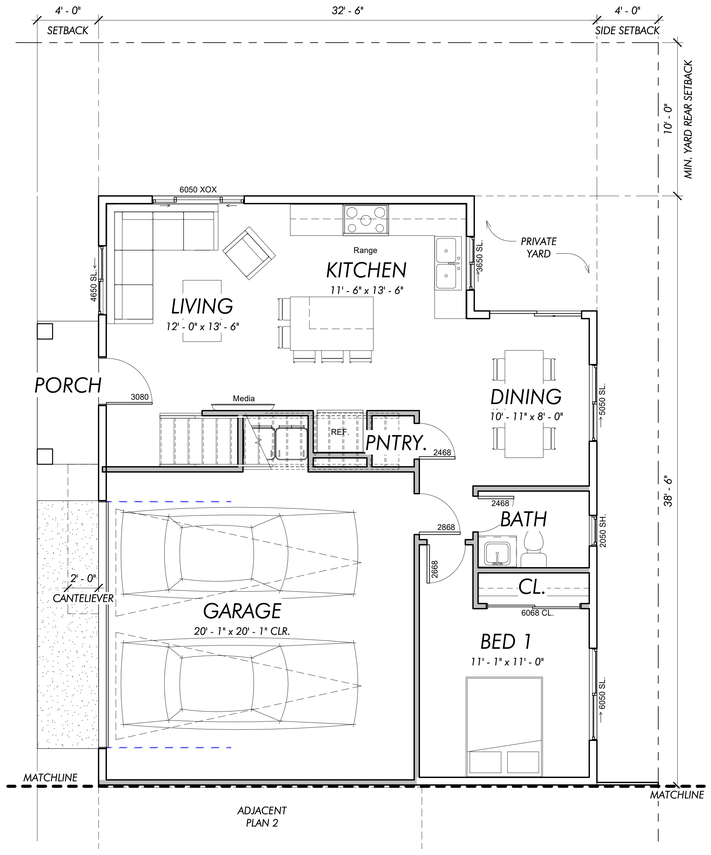
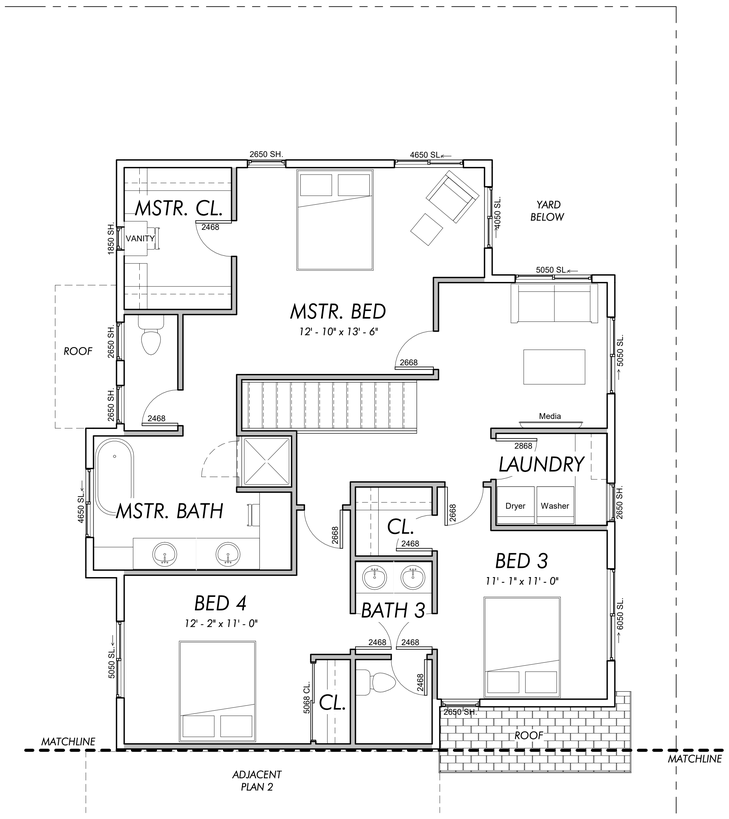
PLAN 2 - 1ST AND 2ND FLOORS | A0.2

URBAN ARENA



1 1ST FLOOR F.F.
1/4" = 1'-0"



2 2ND FLOOR F.F.
1/4" = 1'-0"

SQUARE FOOTAGE	
Name	Area
First Floor	768 SF
Second Floor	1123 SF
Garage	420 SF
Porch	37 SF
Grand total	2349 SF

PLAN 3
1892 SF

LAKESHORE DRIVE - 10 ACRES

LAKE ELSINORE | CA

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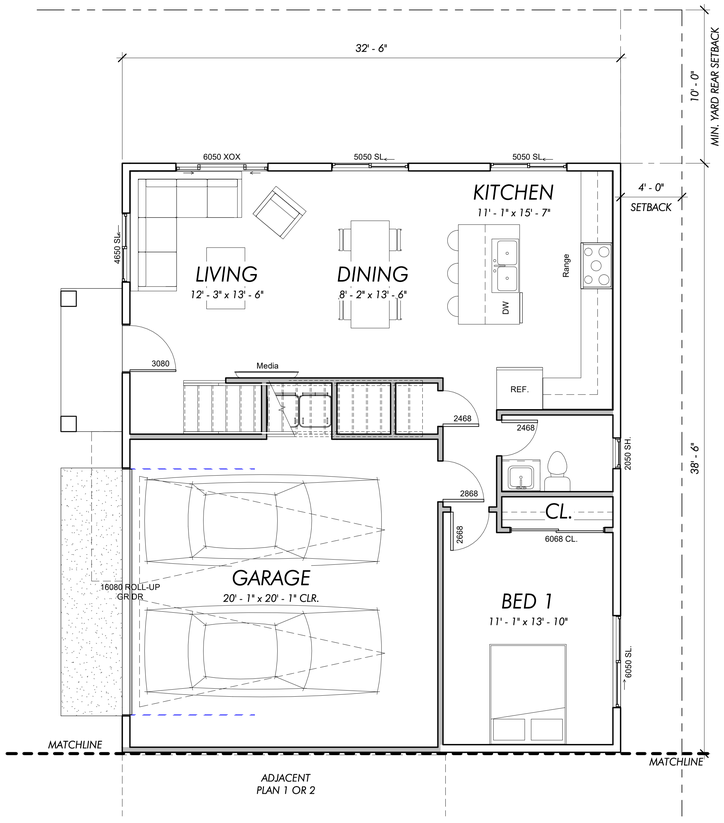
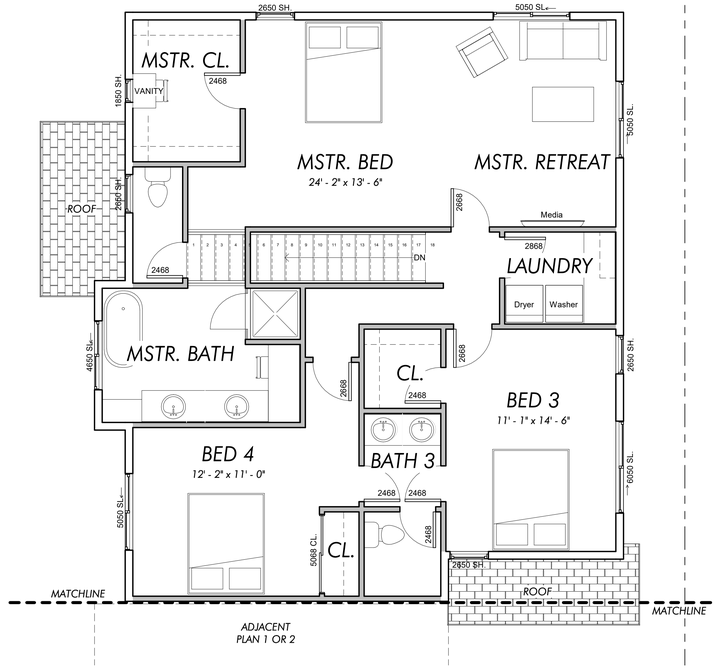
URBAN ARENA



LEVEL 1

1 1ST FLOOR F.F.
1/4" = 1'-0"



LEVEL 2

2 2ND FLOOR F.F.
1/4" = 1'-0"

SQUARE FOOTAGE	
Name	Area
First Floor	828 SF
Second Floor	1180 SF
Garage	420 SF
Porch	37 SF
Grand total	2465 SF

PLAN 4
2008 SF

LAKESHORE DRIVE - 10 ACRES

LAKE ELSINORE | CA

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URBAN ARENA

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

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

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

4 PLAN 1 - 3D FRONT

COLOR & MATERIAL LEGEND

1. ROOF ROFAI
2. STUCCO
3. TRIM/STUCCO 2/ GARAGE
4. RAILING
5. ENTRY DOOR
6. SHUTTERS
7. STONE VENEER EL DORADO
8. SIDING

* REFER TO MATERIAL BOARDS FOR SCHEMES

LAKESHORE DRIVE - 10 ACRES

LAKE ELSINORE | CA

COASTAL COMMERCIAL PROPERTIES | 21-102

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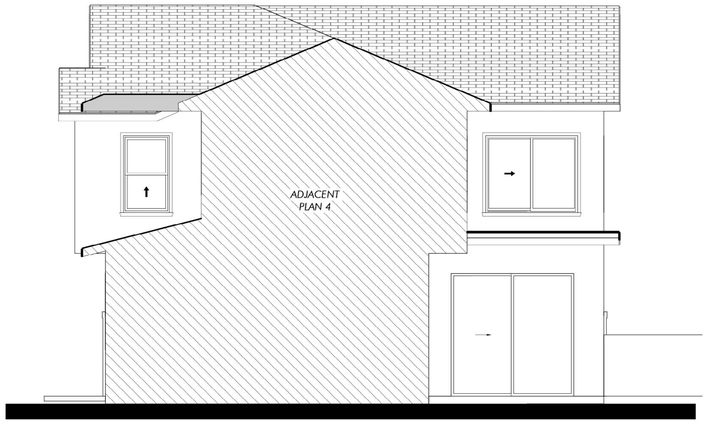
PLAN 1

FRONT ELEVATION STYLES | A1.0

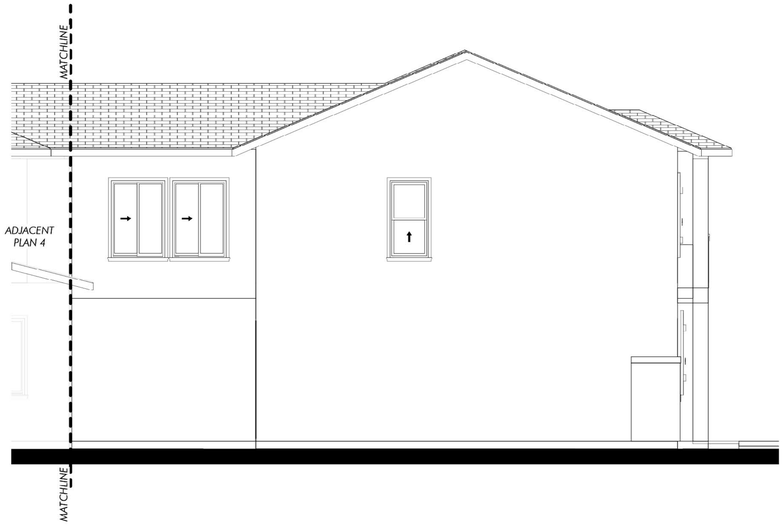
URBAN ARENA

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"

LAKESHORE DRIVE - 10 ACRES

LAKE ELSINORE | CA

COASTAL COMMERCIAL PROPERTIES | 21-102

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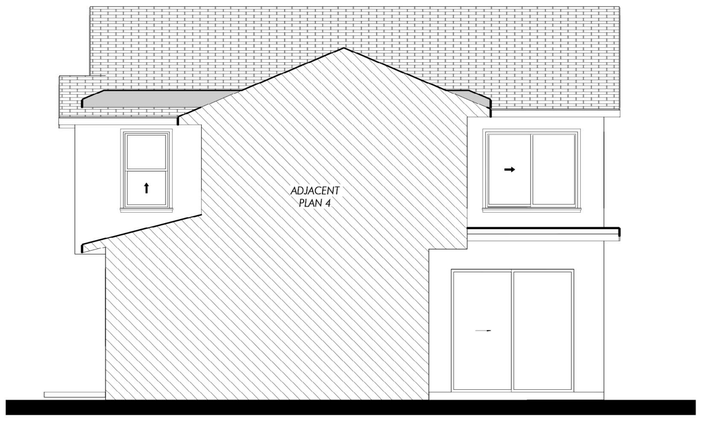
PLAN 1

ELEVATIONS FRENCH COUNTRY | A1.1

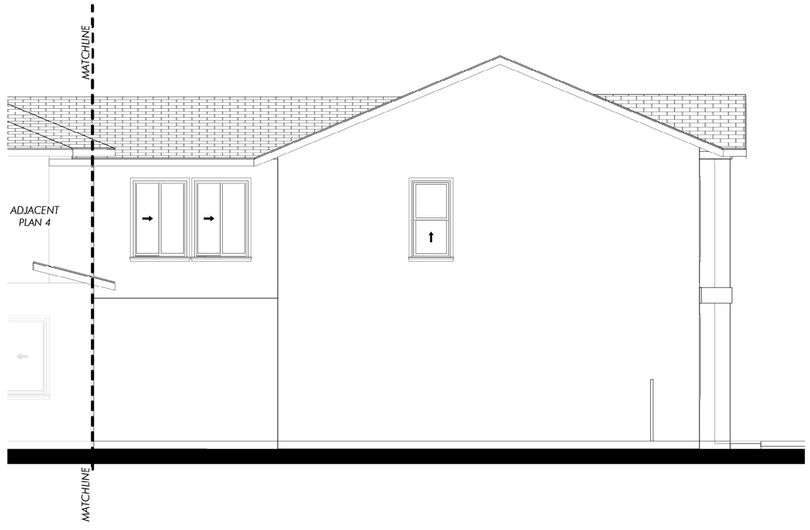
URBAN ARENA

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

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



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



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

LAKESHORE DRIVE - 10 ACRES

LAKE ELSINORE | CA

COASTAL COMMERCIAL PROPERTIES | 21-102

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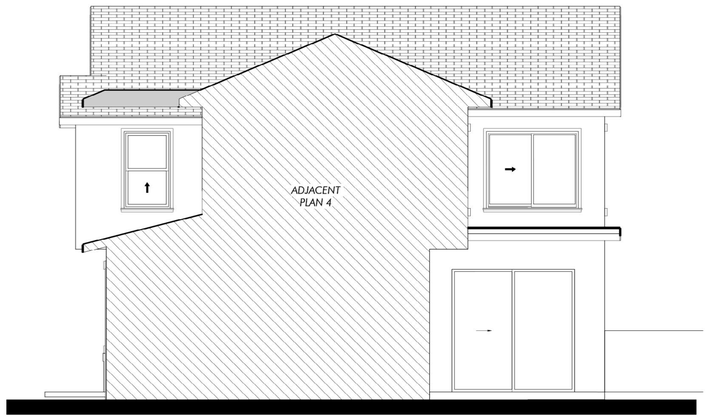
PLAN 1

ELEVATIONS MODERN FARMHOUSE | A1.2

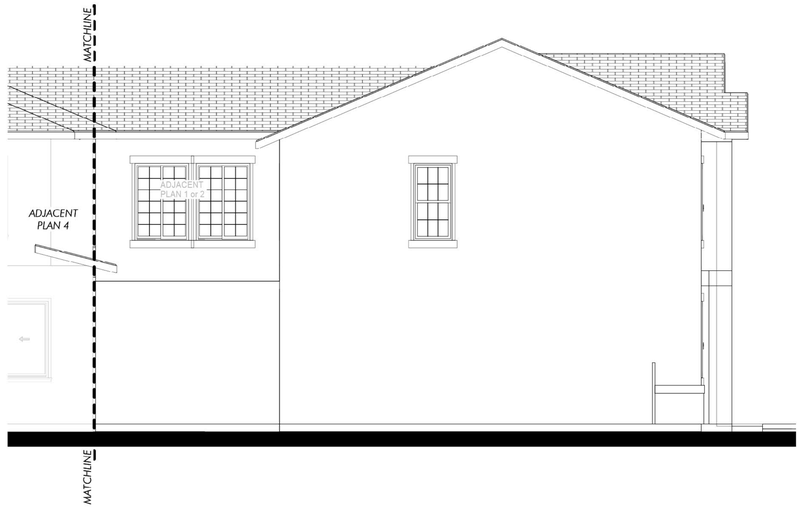
URBAN ARENA

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"

LAKESHORE DRIVE - 10 ACRES

LAKE ELSINORE | CA

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PLAN 1

ELEVATIONS SATNA BARBARA | A1.3

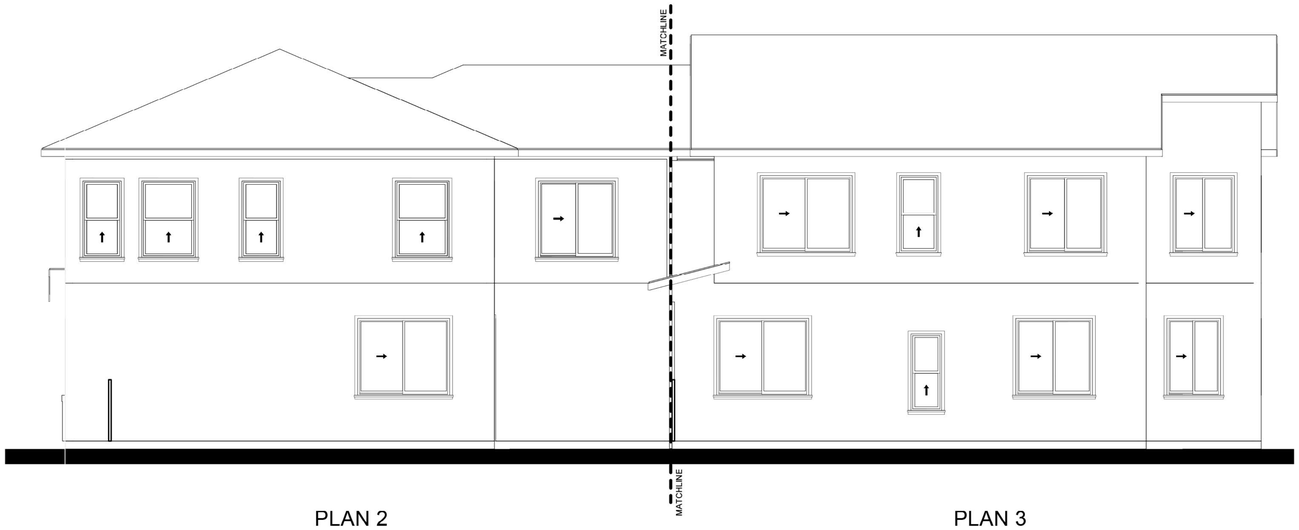
URBAN ARENA

PLAN 3 PLAN 2

2 P2-P3 French Country Front
1/4" = 1'-0"

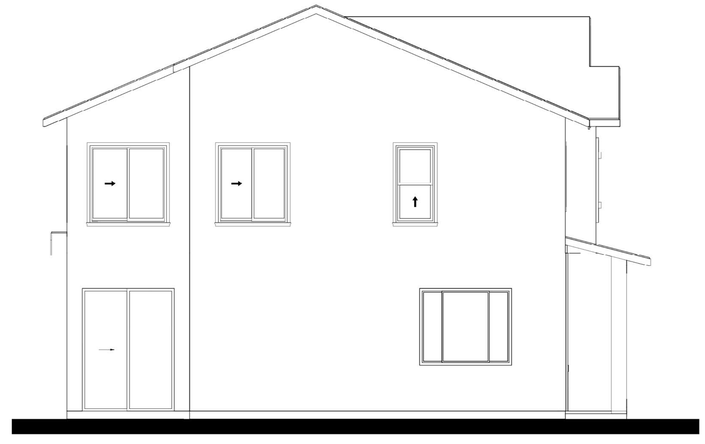
PLAN 2

4 P2 French Country Right
1/4" = 1'-0"



PLAN 2 PLAN 3

1 P2-P3 French Country Rear
1/4" = 1'-0"



PLAN 3

3 P3 French Country Left
1/4" = 1'-0"

COLOR & MATERIAL LEGEND #

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

* REFER TO MATERIAL BOARDS FOR SCHEMES

LAKESHORE DRIVE - 10 ACRES

LAKE ELSINORE | CA

COASTAL COMMERCIAL PROPERTIES | 21-102

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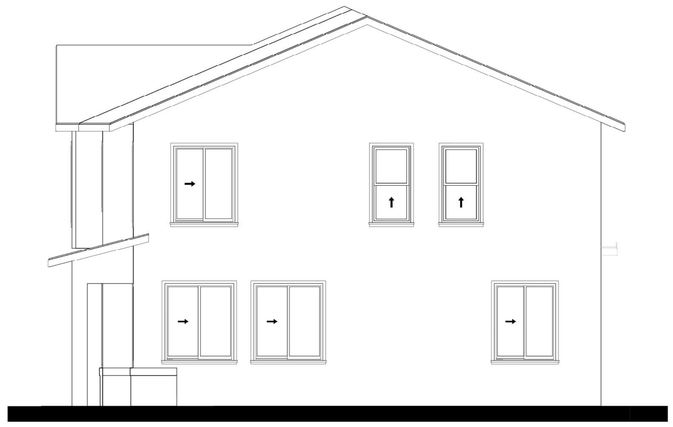
PLAN 2 & 3
ELEVATIONS FRENCH COUNTRY | A2.1

URBAN ARENA

PLAN 3 PLAN 2

1 P2-P3 Modern Farmhouse Front
1/4" = 1'-0"



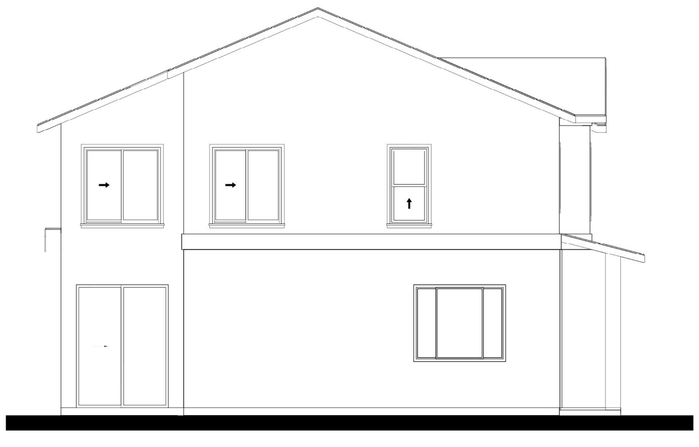
PLAN 2

4 P2 Modern Farmhouse Right
1/4" = 1'-0"

MODERN FARMHOUSE

PLAN 2 PLAN 3

2 P2-P3 Modern Farmhouse Rear
1/4" = 1'-0"



PLAN 3

3 P3 Modern Farmhouse Left
1/4" = 1'-0"

MODERN FARMHOUSE

LAKESHORE DRIVE - 10 ACRES

LAKE ELSINORE | CA

COASTAL COMMERCIAL PROPERTIES | 21-102

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COLOR & MATERIAL LEGEND #

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

* REFER TO MATERIAL BOARDS FOR SCHEMES

PLAN 2 & 3

ELEVATIONS MODERN FARMHOUSE | A2.2

URBAN ARENA

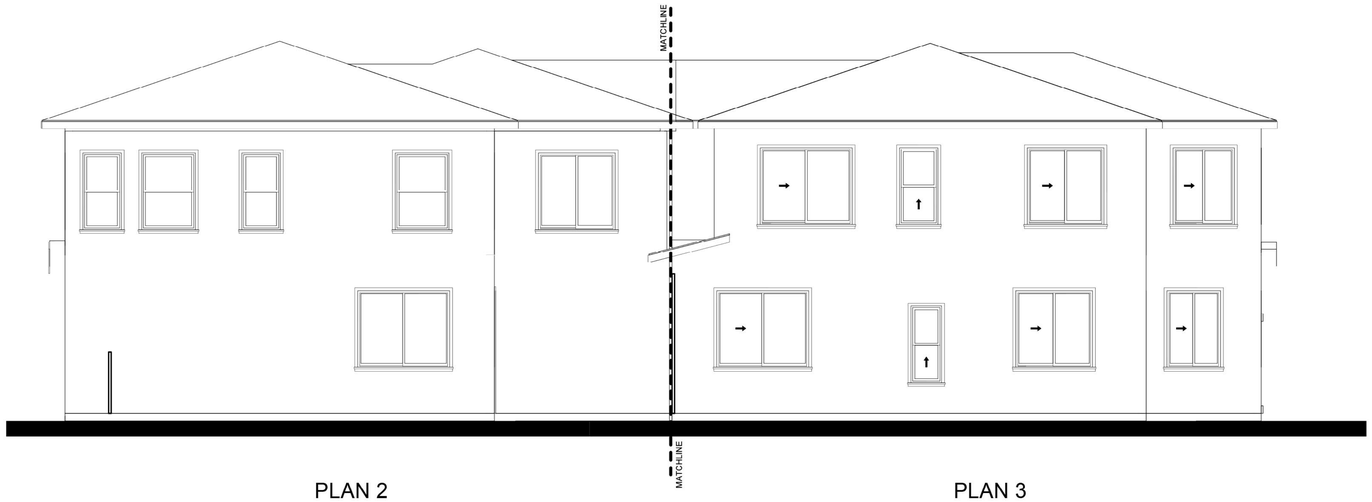
PLAN 3 PLAN 2

1 P2-P3 Santa Barbara Front
1/4" = 1'-0"

SANTA BARBARA

PLAN 2

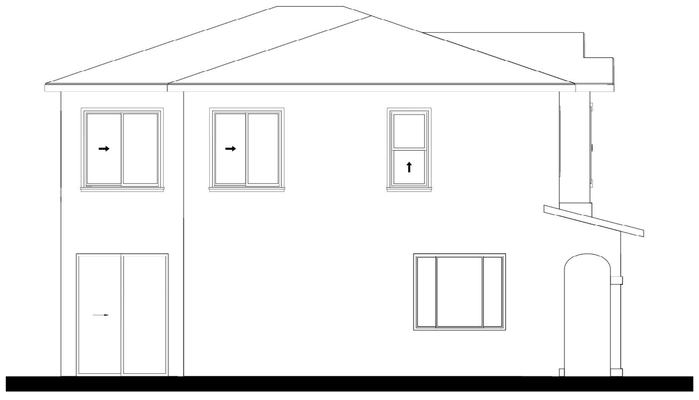
4 P2 Santa Barbara Right
1/4" = 1'-0"



PLAN 2 PLAN 3

2 P2-P3 Santa Barbara Rear
1/4" = 1'-0"

FRENCH COUNTRY



PLAN 3

3 P3 Santa Barbara Left
1/4" = 1'-0"

COLOR & MATERIAL LEGEND #

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

* REFER TO MATERIAL BOARDS FOR SCHEMES

LAKESHORE DRIVE - 10 ACRES

LAKE ELSINORE | CA

COASTAL COMMERCIAL PROPERTIES | 21-102

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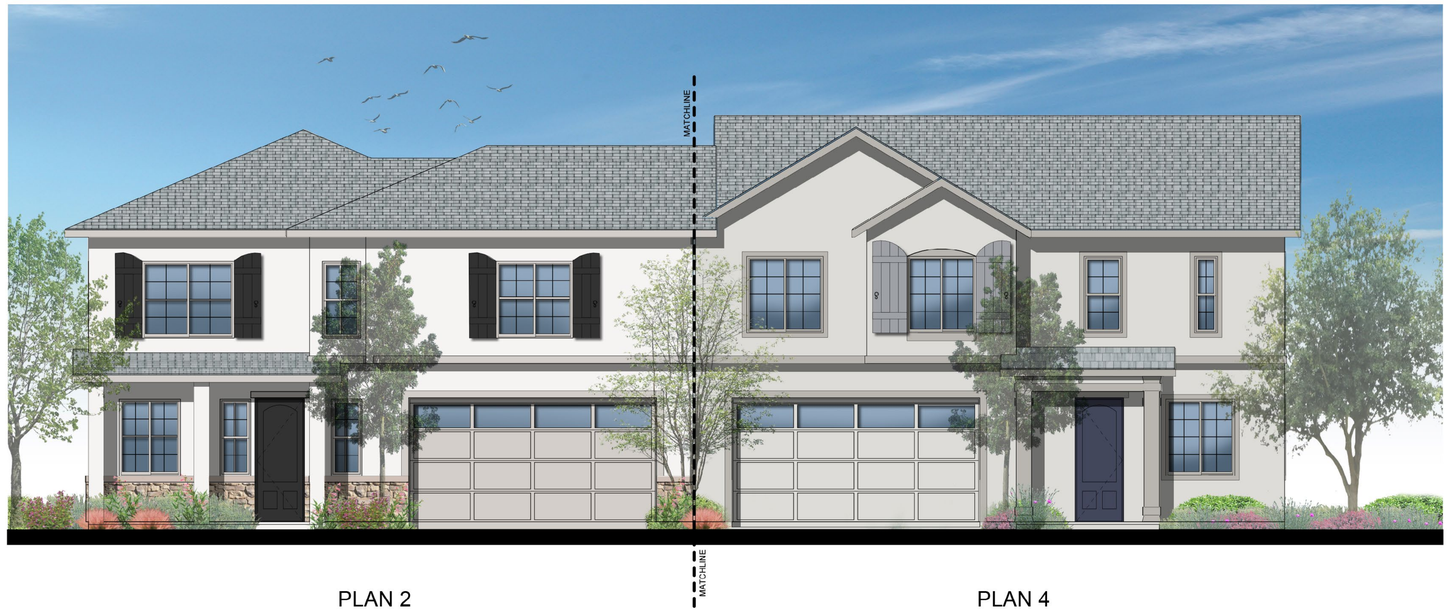
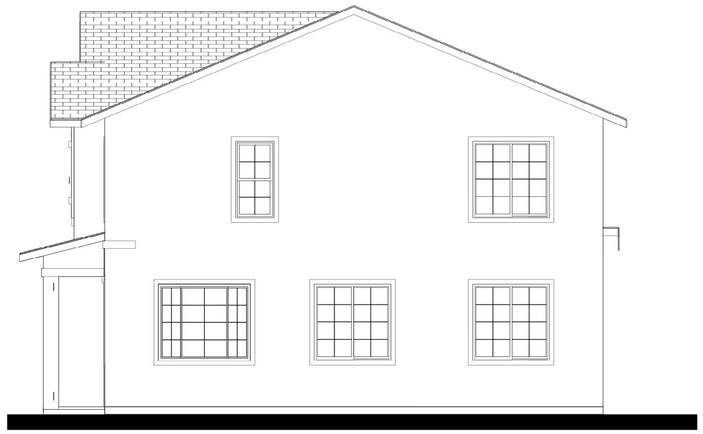
PLAN 2 & 3
ELEVATIONS SANTA BARBARA | A2.3

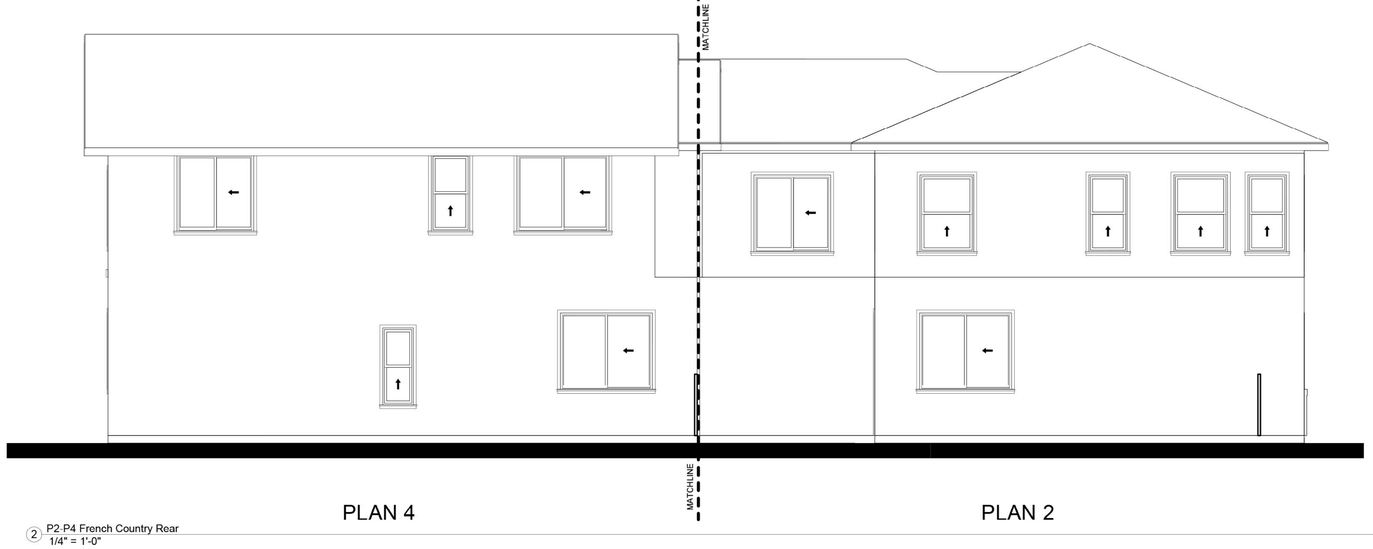
URBAN ARENA



1 P2-P4 French Country Front
1/4" = 1'-0"



3 P4 French Country Right
1/4" = 1'-0"



2 P2-P4 French Country Rear
1/4" = 1'-0"

LAKESHORE DRIVE - 10 ACRES

LAKE ELSINORE | CA

COASTAL COMMERCIAL PROPERTIES | 21-102

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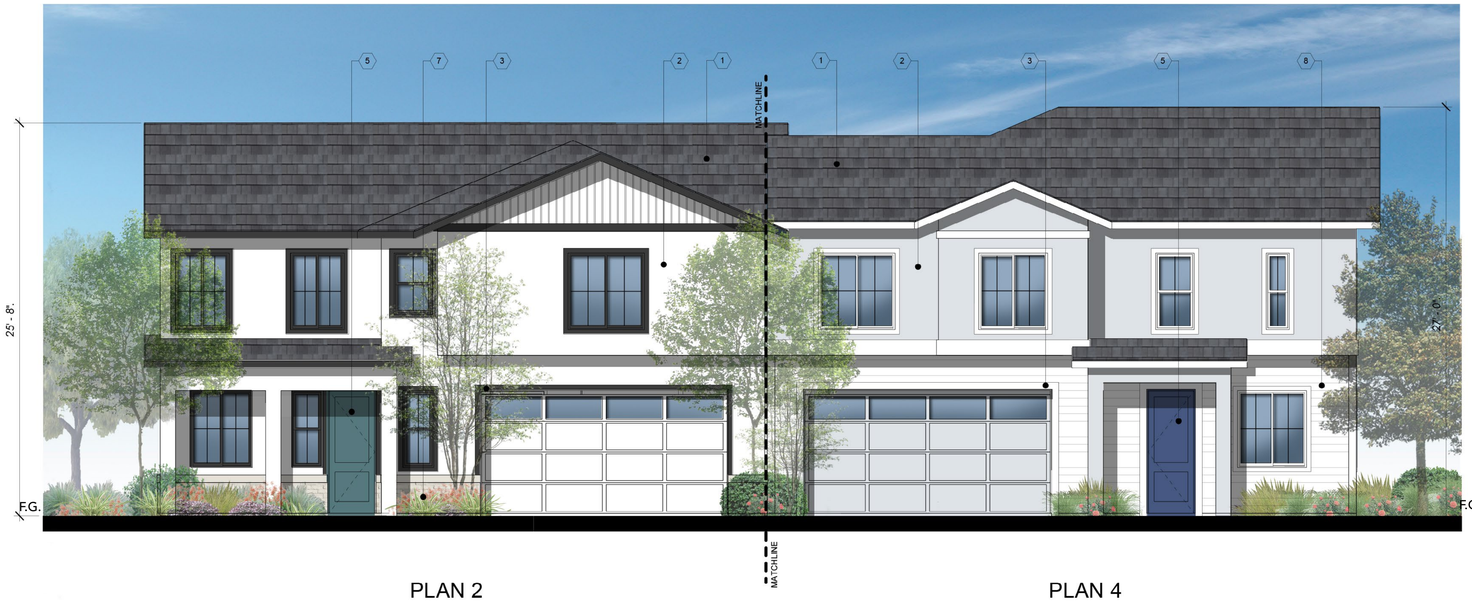
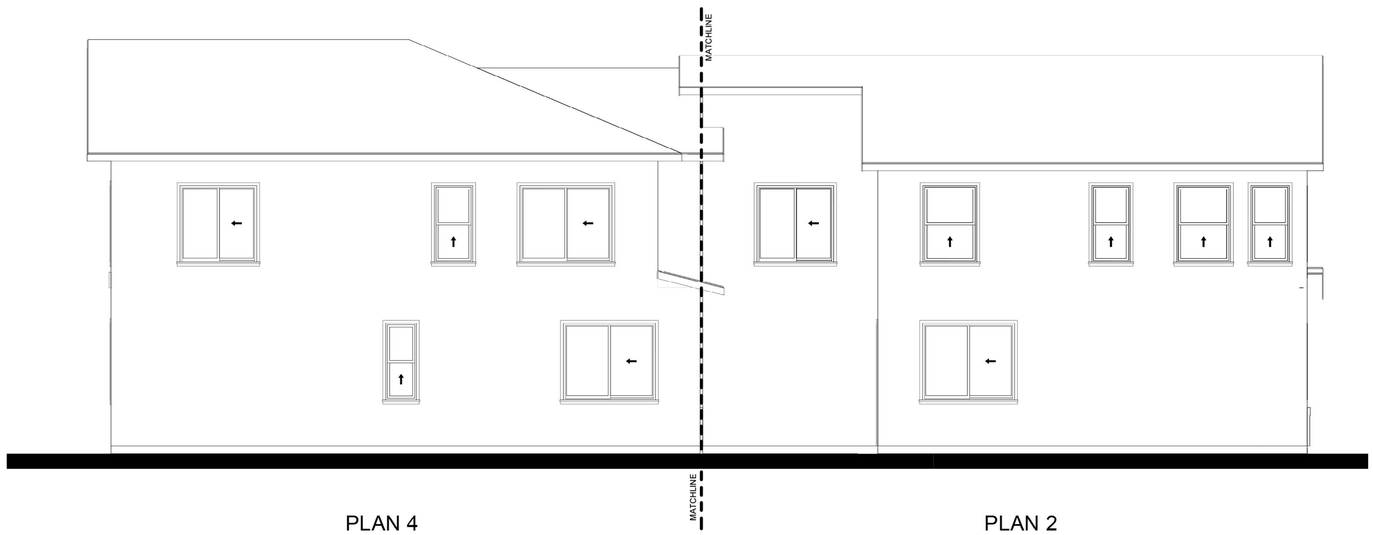
PLAN 4 & 2
ELEVATIONS FRENCH COUNTRY | A3.1

URBAN ARENA



1 P2-P4 Modern Farmhouse Front
1/4" = 1'-0"

3 P4 Modern Farmhouse Right
1/4" = 1'-0"



2 P2-P4 Modern Farmhouse Rear
1/4" = 1'-0"

COLOR & MATERIAL LEGEND #

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

* REFER TO MATERIAL BOARDS FOR SCHEMES

LAKESHORE DRIVE - 10 ACRES

LAKE ELSINORE | CA

COASTAL COMMERCIAL PROPERTIES | 21-102

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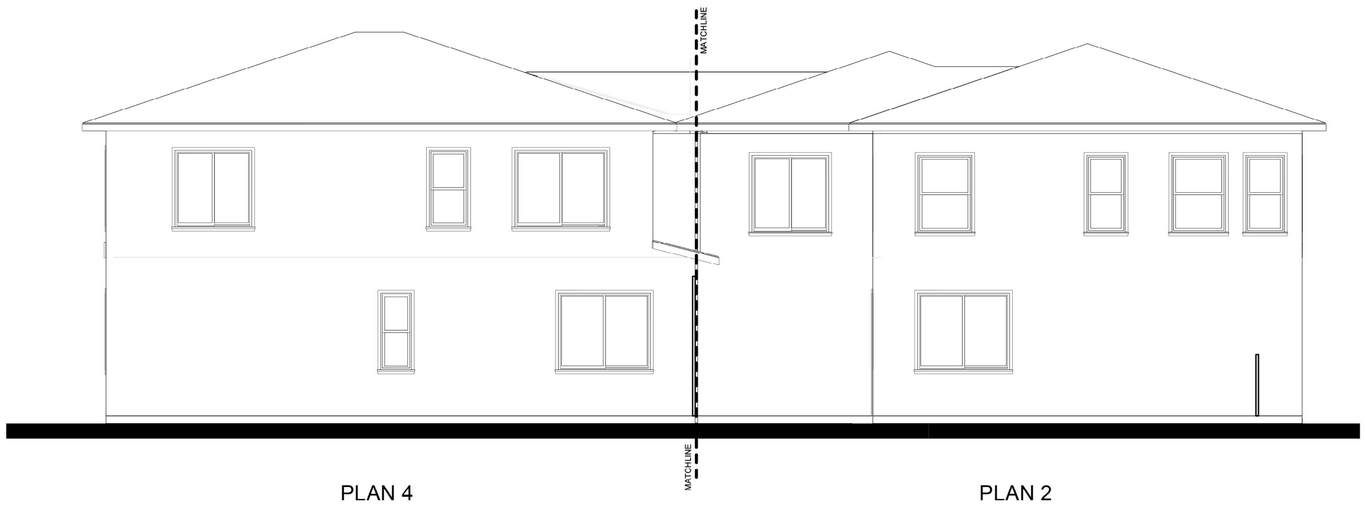
PLAN 4 & 2

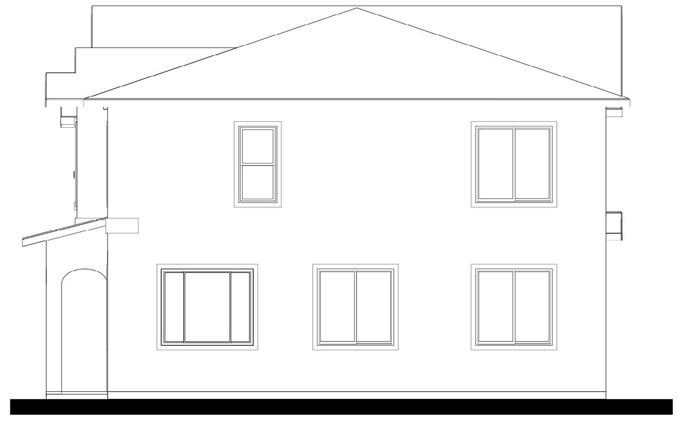
ELEVATIONS MODERN FARMHOUSE | A3.2

URBAN ARENA

1 P2-P4 Santa Barbara Front
1/4" = 1'-0"



2 P2-P4 Santa Barbara Rear
1/4" = 1'-0"



3 P4 Santa Barbara Right
1/4" = 1'-0"

SANTA BARBARA

COLOR & MATERIAL LEGEND #

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

* REFER TO MATERIAL BOARDS FOR SCHEMES

LAKESHORE DRIVE - 10 ACRES

LAKE ELSINORE | CA

COASTAL COMMERCIAL PROPERTIES | 21-102

DATE 8 | 23 | 22

PLAN 4 & 2
ELEVATIONS SANTA BARBARA | A3.3

URBAN ARENA

1 P1-P4 French Country Front Enhanced
1/4" = 1'-0"

2 P1 French Country Left Enhanced
1/4" = 1'-0"

3 P4 French Country Right Enhanced
1/4" = 1'-0"

COLOR & MATERIAL LEGEND #

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

* REFER TO MATERIAL BOARDS FOR SCHEMES

LAKESHORE DRIVE - 10 ACRES

LAKE ELSINORE | CA

COASTAL COMMERCIAL PROPERTIES | 21-102

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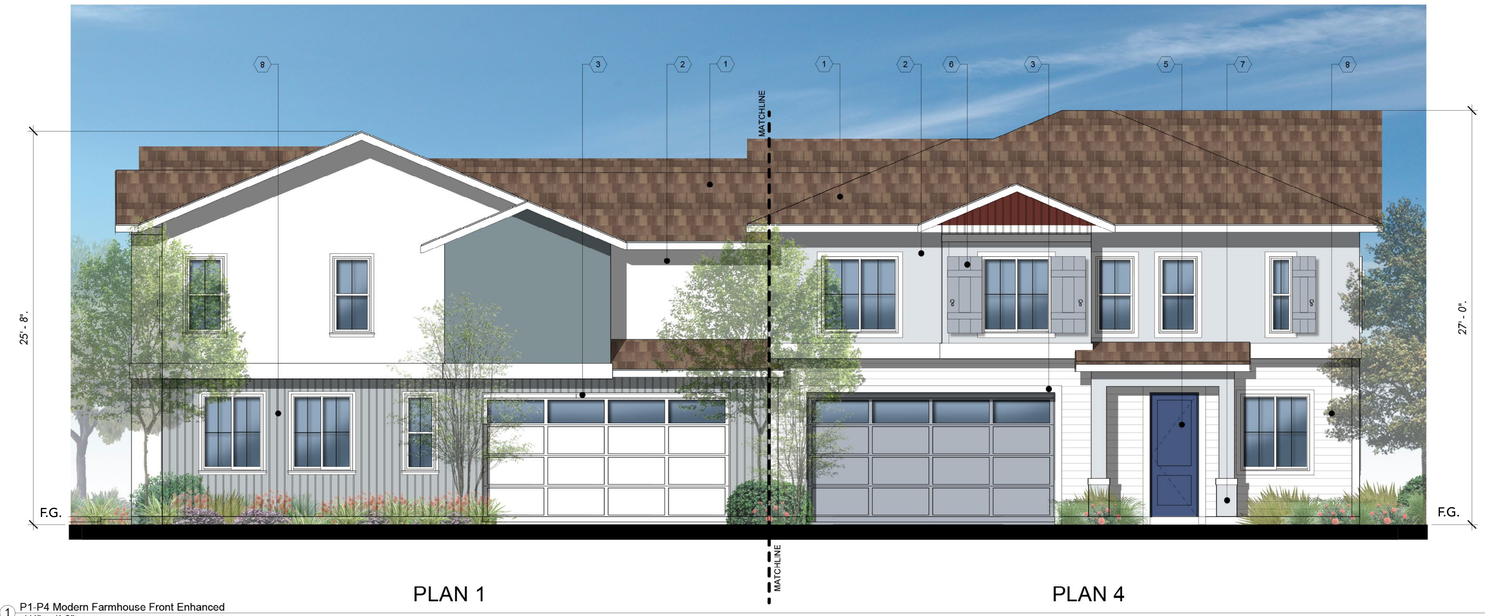
PLAN 1 & 4 ENHANCED
ELEVATIONS FRENCH COUNTRY | A4.1

URBAN ARENA



1 P1-P4 Modern Farmhouse Front Enhanced
1/4" = 1'-0"

3 P1 Modern Farmhouse Left Enhanced
1/4" = 1'-0"

2 P4 Modern Farmhouse Right Enhanced
1/4" = 1'-0"

COLOR & MATERIAL LEGEND #

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

* REFER TO MATERIAL BOARDS FOR SCHEMES

LAKESHORE DRIVE - 10 ACRES

LAKE ELSINORE | CA

COASTAL COMMERCIAL PROPERTIES | 21-102

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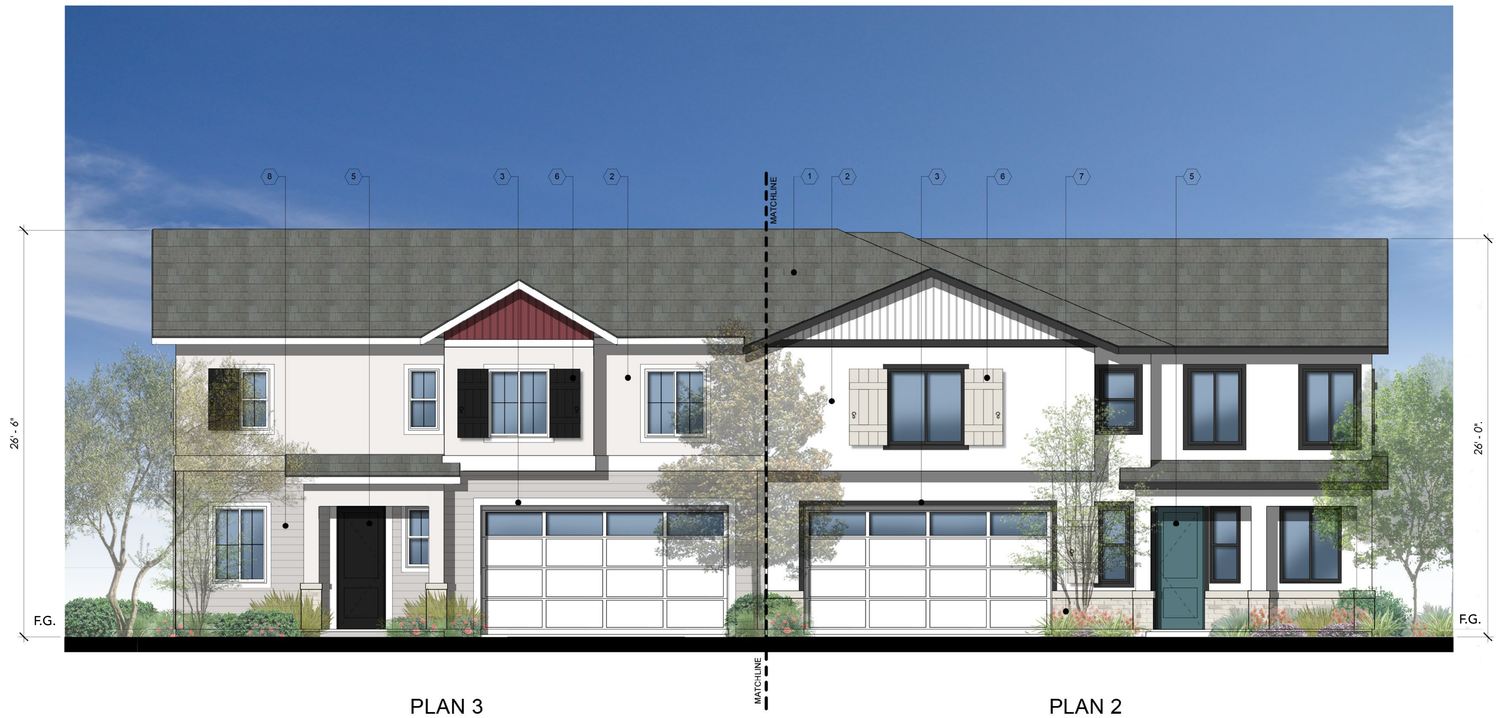
PLAN 1 & 4 ENHANCED
ELEVATIONS MODERN FARMHOUSE | A4.2

URBAN ARENA



1 P2-P3 Modern Farmhouse Front Enhanced
1/4" = 1'-0"

2 P3 Modern Farmhouse Left Enhanced
1/4" = 1'-0"

3 P2 Modern Farmhouse Right Enhanced
1/4" = 1'-0"

LAKESHORE DRIVE - 10 ACRES

LAKE ELSINORE | CA

COASTAL COMMERCIAL PROPERTIES | 21-102

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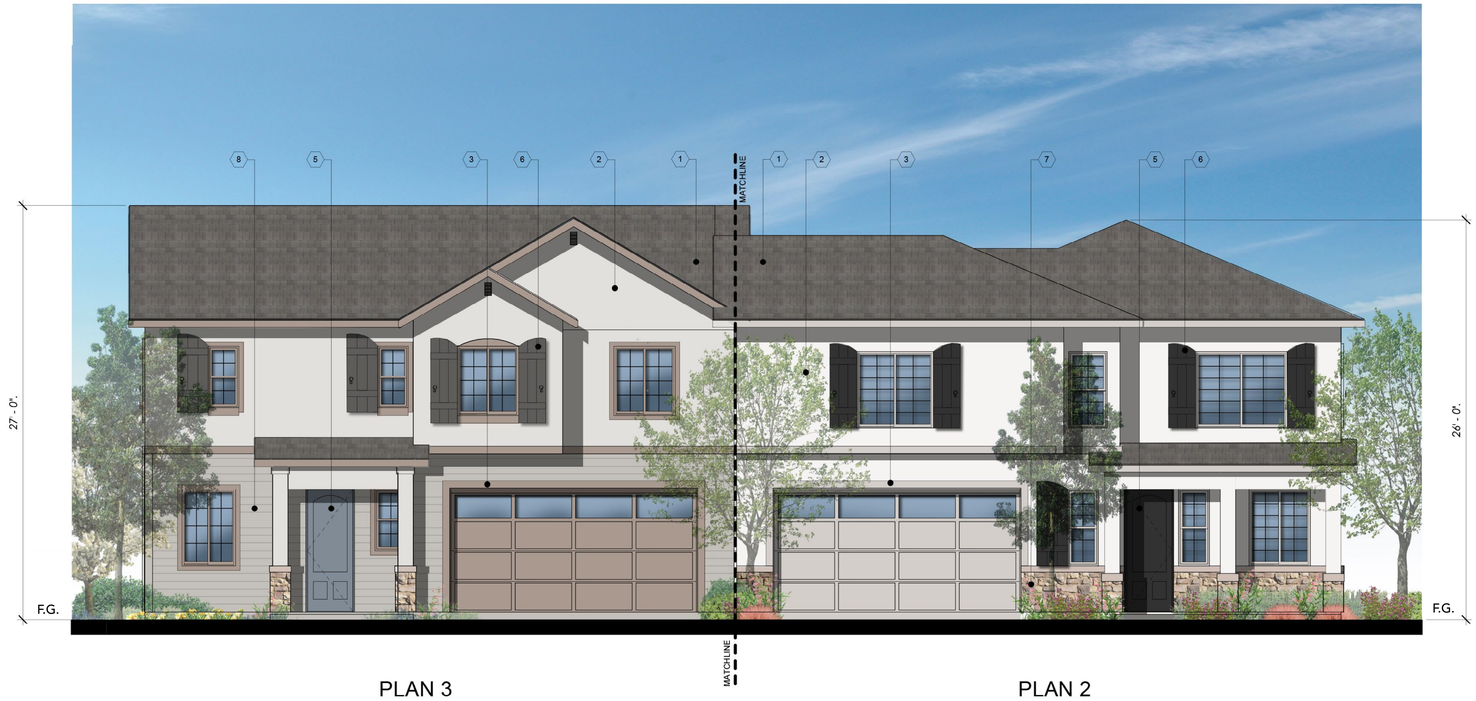
COLOR & MATERIAL LEGEND (#)

1 ROOF BORAL
2 STUCCO
3 TRIM/STUCCO 2/ GARAGE
5 ENTRY DOOR
6 SHUTTERS
7 STONE VENEER EL DORADO
8 SIDING

* REFER TO MATERIAL BOARDS FOR SCHEMES

PLAN 2 & 3 ENHANCED
ELEVATIONS MODERN FARMHOUSE | A5.0

URBAN ARENA



PLAN 3 PLAN 2

1 P2-P3 French Country Front Enhanced
1/4" = 1'-0"

ENHANCED
FRENCH COUNTRY

2 P3 French Country Left Enhanced
1/4" = 1'-0"

3 P2 French Country Right Enhanced
1/4" = 1'-0"

LAKESHORE DRIVE - 10 ACRES

LAKE ELSINORE | CA

COASTAL COMMERCIAL PROPERTIES | 21-102

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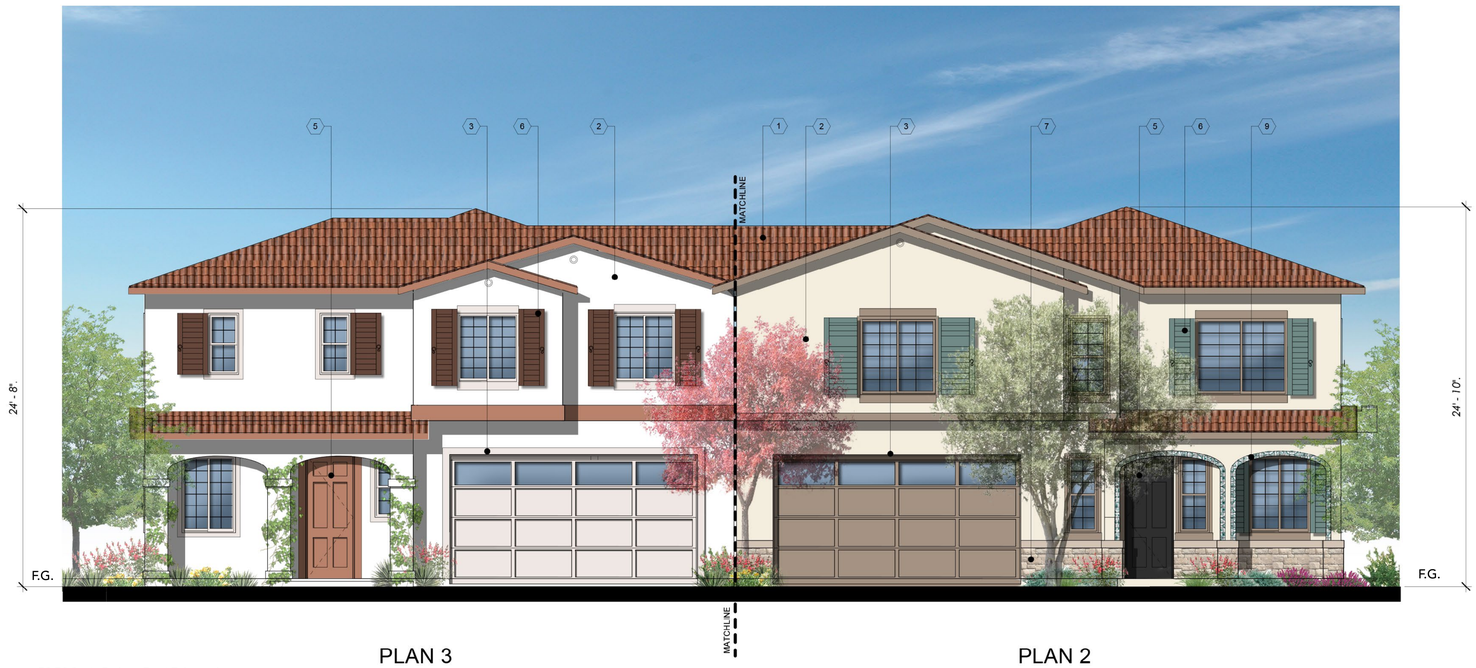
COLOR & MATERIAL LEGEND #

1	ROOF BORAL
2	STUCCO
3	TRIM/STUCCO 2/ GARAGE
5	ENTRY DOOR
6	SHUTTERS
7	STONE VENEER EL DORADO
8	SIDING

* REFER TO MATERIAL BOARDS FOR SCHEMES

PLAN 2 & 3 ENHANCED
ELEVATIONS FRENCH COUNTRY | A5.1

URBAN ARENA



PLAN 3 PLAN 2

1 P2-P3 Santa Barbara Front Enhanced
1/4" = 1'-0"

ENHANCED
SANTA BARBARA

2 P3 Santa Barbara Left Enhanced
1/4" = 1'-0"

3 P2 Santa Barbara Right Enhanced
1/4" = 1'-0"

COLOR & MATERIAL LEGEND #

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

* REFER TO MATERIAL BOARDS FOR SCHEMES

LAKESHORE DRIVE - 10 ACRES

LAKE ELSINORE | CA

COASTAL COMMERCIAL PROPERTIES | 21-102

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PLAN 2 & 3 ENHANCED
ELEVATIONS SANTA BARBARA | A5.2

URBAN ARENA

PLAN 2 PLAN 4

ENAHANCED
SANTA BARBARA

1 P2-P4 Santa Barbara Front Enhanced
1/4" = 1'-0"

3 P2-P4 Santa Barbara Left Enhanced
1/4" = 1'-0"

2 P4 Santa Barbara Right Enhanced
1/4" = 1'-0"

COLOR & MATERIAL LEGEND #

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

* REFER TO MATERIAL BOARDS FOR SCHEMES

LAKESHORE DRIVE - 10 ACRES

LAKE ELSINORE | CA

COASTAL COMMERCIAL PROPERTIES | 21-102

DATE 8 | 23 | 22

PLAN 2 & 4 ENHANCED
ELEVATIONS SANTA BARBARA | A6.1

URBAN ARENA