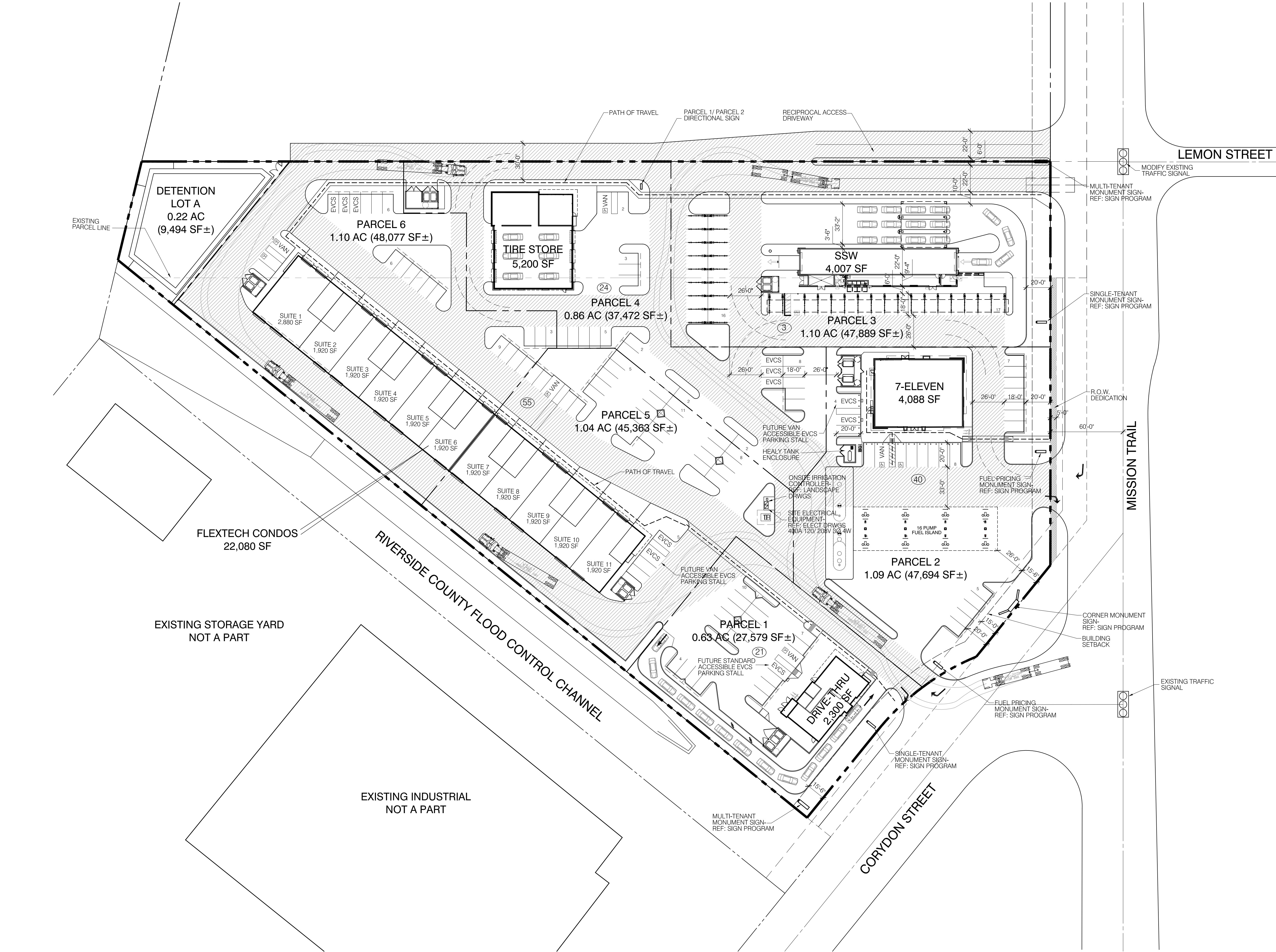




PARKING EMC SEC. 17.148.030

REQUIRED PARKING:	
PARKING STALL DIMENSIONS (U.N.O.):	9' X 18'
MINIMUM AISLE WIDTH (90° PARKING):	26'
RETAIL (1/250):	17 STALLS
DRIVE-THRU RESTAURANT:	
1/45 SF CUSTOMER AREA	15 STALLS
1/200 SF NONCUSTOMER AREA	9 STALLS
1,650 SF/200):	
TIRE STORE:	3 STALLS
3/ SERVICE BAY:	18 STALLS
FLEX-TECH CONDOS:	
5,500 SF/250 OFFICE:	22 STALLS
16,580 SF/500 STORAGE:	34 STALLS
EXPRESS CARWASH (1/ EMPLOYEE)	3 STALLS
PARKING REQUIRED:	121 STALLS
TOTAL PARKING PROVIDED:	143 STALLS

ACCESSIBLE PARKING

2019 CBC
TABLE 11B-208.2

TOTAL NUMBER OF PARKING SPACES PROVIDED	TOTAL NUMBER OF ACCESSIBLE SPACES
1- 25	1
26- 50	2
51- 75	3
76- 100	4
101- 150	5
151- 200	6
201- 300	7
301- 400	8
401- 500	9
501- 1,000	2 PERCENT OF TOTAL
1,001 AND OVER	20 PLUS 1/100 OVER 1,000

TOTAL PARKING PROVIDED: 143 STALLS
TOTAL ACCESSIBLE SPACES REQUIRED: 8 STALLS
VAN ACCESSIBLE REQ'D (SEC. 11B-208.2.4) 1 OF TOTAL REQ'D

ACCESSIBLE SPACES PROVIDED:

STANDARD STALL:	1 STALLS
VAN ACCESSIBLE STALLS:	6 STALLS
TOTAL ACCESSIBLE SPACES PROVIDED:	7 STALLS

CLEAN AIR VEHICLE PARKING

2019 CAL GREEN
TABLE 5.106.5.2

TOTAL NUMBER OF PARKING SPACES	TOTAL NUMBER OF PARKING SPACES
0- 9	0
10- 25	1
26- 50	3
51- 75	6
76- 100	8
101- 150	11
151- 200	16
201 AND OVER	8 PERCENT OF TOTAL

TOTAL PARKING PROVIDED: 143 STALLS
TOTAL CAV PARKING REQUIRED: 11 STALLS
TOTAL CAV PARKING PROVIDED: **11 STALLS

** (CALGREEN 5.106.5.3.5: FUTURE EVCS SPACES QUALIFY AS DESIGNATED PARKING FOR CLEAN AIR VEHICLES)

FUTURE ELECTRICAL VEHICLE CHARGING STATIONS

2019 CAL GREEN
TABLE 5.106.5.3.3

TOTAL NUMBER OF PARKING SPACES	TOTAL NUMBER OF EVCS SPACES
0- 9	0
10- 25	1
26- 50	2
51- 75	4
76- 100	5
101- 150	7
151- 200	10
201 AND OVER	6 PERCENT OF TOTAL

2019 CBC
TABLE 11B-228.3.2.1

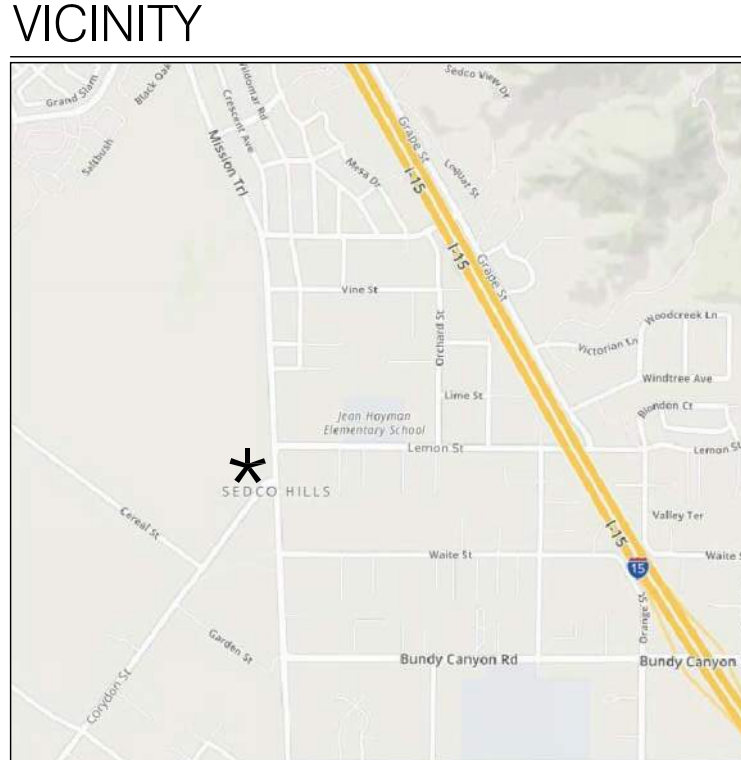
TOTAL NUMBER OF EVCS AT A FACILITY	VAN ACCESSIBLE	STANDARD ACCESSIBLE	AMBULATORY
1- 4	1	0	0
5-25	1	1	0
26- 50	1	1	1
51- 75	1	2	2
76- 100	1	3	3
101 AND OVER	1 + 1/300 OVER 100	3 + 1/60 OVER 100	1 + 1/50 OVER 100

TOTAL PARKING PROVIDED: 143 STALLS
FUTURE EVCS SPACES REQUIRED: 7 STALLS
FUTURE ACCESSIBLE SPACES REQ'D (OF TOTAL):
VAN ACCESSIBLE: 1 STALL
STANDARD ACCESSIBLE: 1 STALLS
AMBULATORY: 0 STALLS

FUTURE EVCS SPACES PROVIDED:
FUTURE STANDARD EVCS SPACES: 7 STALLS
FUTURE VAN ACCESSIBLE EVCS PROVIDED: 2 STALL
FUTURE STANDARD ACCESSIBLE EVCS PROVIDED: 1 STALL
FUTURE AMBULATORY EVCS PROVIDED: 0 STALLS

TOTAL FUTURE EVCS SPACES PROVIDED: 11 STALLS
FUTURE EVCS NOTES:

1. ALL CLEAN AIR VEHICLE PARKING SPACES SHALL BE PROVIDED WITH INFRASTRUCTURE FOR THE ADDITION OF FUTURE ELECTRIC VEHICLE CHARGING STATIONS.
2. FUTURE ACCESSIBLE EVCS SPACES SHALL BE CONSTRUCTED TO MEET CURRENT ACCESSIBILITY STANDARDS ALONG ACCESSIBLE ROUTES OR HAVE THE ABILITY TO BE MODIFIED WITHOUT AFFECTING REQUIRED PARKING SPACE QUANTITIES.



ZONING

GENERAL PLAN: SPECIFIC PLAN

ZONING: EAST LAKE SPECIFIC PLAN PLANNING AREA 2
ACTION SPORTS, TOURISM, COMMERCIAL & RECREATION MIXED US OVERLAY

BUILDING SETBACKS:

FRONT:	15'
SIDE (ADJ. TO PUBLIC RIGHT-OF-WAY):	15'
SIDE (ADJ. TO INTERIOR LOT LINES):	0'
REAR (ADJ. TO INTERIOR LOT LINES):	0'

PARKING SETBACKS:

FRONT:	25' AVG/ 20' MIN
SIDE (ADJ. TO PUBLIC RIGHT-OF-WAY):	15'
SIDE (ADJ. TO INTERIOR LOT LINES):	0'
REAR (ADJ. TO INTERIOR LOT LINES):	0'

MAXIMUM BUILDING HEIGHT: 45'
ARCHITECTURAL ELEMENTS: 65'

MAXIMUM BUILDING COVERAGE:

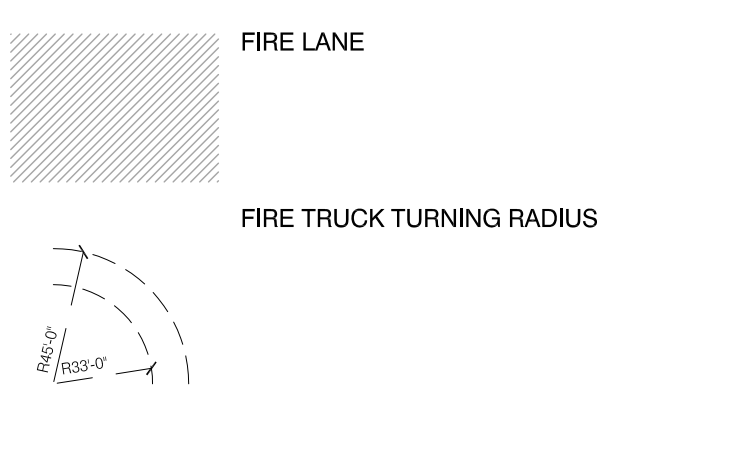
MINIMUM LANDSCAPE COVERAGE: 15%

PROJECT SUMMARY

LAND AREA:	6.05 AC (263,663 SF ±)
RETAIL:	4,088 SF
DRIVE-THRU RESTAURANT:	2,300 SF
TIRE STORE:	
SALES:	750 SF
SERVICE:	4,450 SF (6 SERVICE BAYS)
FLEX-TECH:	
OFFICE:	5,500 SF
STORAGE:	16,580 SF
EXPRESS CARWASH:	4,007 SF
TOTAL BUILDING AREA:	38,395 SF
FUELING CANOPY:	4,285 SF
CARWASH PAY CANOPY:	
BUILDING COVERAGE (F.A.R.):	16.2%
MAXIMUM BUILDING HEIGHT:	30'
ONSITE LANDSCAPE AREA:	40,826 SF (15.5%)

LEGEND & SYMBOLS

VAN	VAN ACCESSIBLE PARKING SPACE
CAV	CLEAN AIR VEHICLE PARKING SPACE
EVCS	FUTURE ELECTRICAL VEHICLE CHARGING PARKING SPACE
DDC	DOUBLE DETECTOR CHECK VALVE- REF: CIVIL DRAWINGS
FDC	FIRE DEPARTMENT CONNECTION- REF: CIVIL DRAWINGS
FH	FIRE HYDRANT- REF: CIVIL DRAWINGS PROVIDE BLUE REFLECTOR @ CL DRIVEWAY PER FIRE DEPT REQUIREMENTS
GM	GAS METER LOCATION- REF: PLUMBING & GAS UTILITY DRAWINGS
PIV	POST INDICATOR VALVE- REF: CIVIL DRAWINGS
R	RECYCLE DUMPSTER
T	TRASH DUMPSTER
TR	TRANSFORMER- REF ELECTRICAL UTILITY DRAWINGS
WM	WATER METER- REF: CIVIL DRAWINGS
SS	STOP SIGN- REF: DET. 9/ SD2.0
AP	ACCESSIBLE PATH SIGN- REF DET. 8/ SD2.0
SE	SITE ENTRANCE SIGN- REF DET. 7/ SD2.0



NOTE:
BUILDING AREAS AND LAND COVERAGE ARE PRELIMINARY AND SUBJECT TO ADJUSTMENT. ANY PROPOSED DEVELOPMENT IS SUBJECT TO APPROVAL OF GOVERNMENT OR OTHER AGENCIES HAVING JURISDICTION. ALL DIMENSIONS AND SITE CONDITIONS ARE SUBJECT TO VERIFICATION.

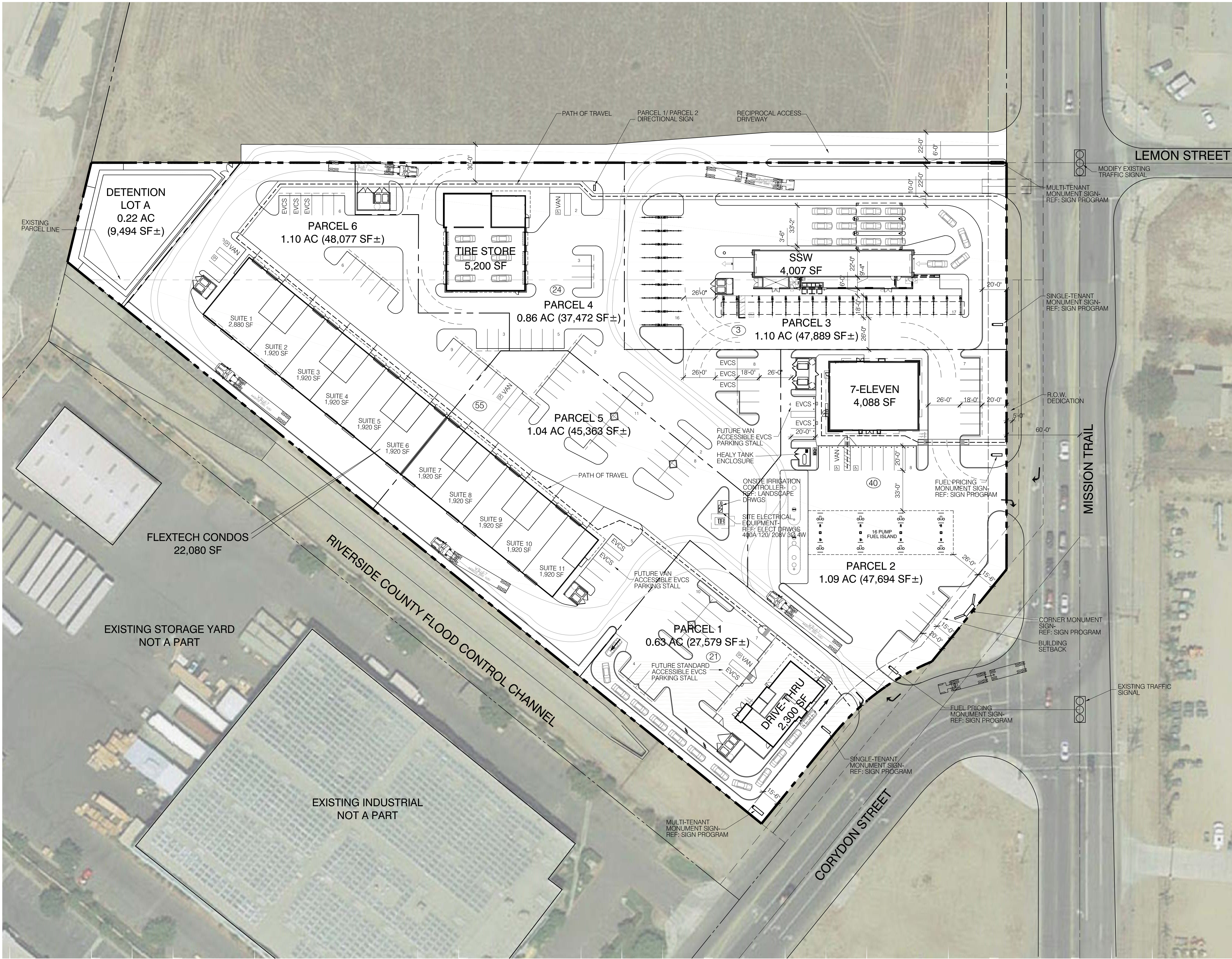
PRELIMINARY SITE PLAN SCHEME Kv6

CORYDON GATEWAY
LAKE ELSINORE, CA

GKPIERCE ARCHITECTS
3 OVERTURE
ALISO VIEJO, CA 92686
T 949.344.2710
F 949.344.2720

GKPIERCE PROJECT #191.14.01
24 JUNE 2020

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PARKING EMC SEC. 17.148.030

REQUIRED PARKING:

PARKING STALL DIMENSIONS (U.N.O.):	9' X 18'
MINIMUM AISLE WIDTH (90° PARKING):	26'

RETAIL (1/250): 17 STALLS

DRIVE-THRU RESTAURANT: 1/45 SF CUSTOMER AREA (650 SF/45): 15 STALLS

1/200 SF NONCUSTOMER AREA (1,650 SF/200): 9 STALLS

TIRE STORE: 750 SF/250 OFFICE/SALES: 3 STALLS

3/ SERVICE BAY: 18 STALLS

FLEX-TECH CONDOS: 5,500 SF/250 OFFICE: 22 STALLS

16,580 SF/500 STORAGE: 34 STALLS

EXPRESS CARWASH (1/ EMPLOYEE): 3 STALLS

PARKING REQUIRED: 121 STALLS

TOTAL PARKING PROVIDED: 143 STALLS

ACCESSIBLE PARKING

2019 CBC TABLE 11B-208.2

TOTAL NUMBER OF PARKING SPACES PROVIDED	TOTAL NUMBER OF ACCESSIBLE SPACES
1- 25	1
26- 50	2
51- 75	3
76- 100	4
101- 150	5
151- 200	6
201- 300	7
301- 400	8
401- 500	9
501- 1,000	2 PERCENT OF TOTAL
1,001 AND OVER	20 PLUS 1/100 OVER 1,000

TOTAL PARKING PROVIDED: 143 STALLS

TOTAL ACCESSIBLE SPACES REQUIRED: 8 STALLS

VAN ACCESSIBLE REQ'D (SEC. 11B-208.2.4) 1 OF TOTAL REQ'D

ACCESSIBLE SPACES PROVIDED:

STANDARD STALL:	1 STALLS
VAN ACCESSIBLE STALLS:	6 STALLS

TOTAL ACCESSIBLE SPACES PROVIDED: 7 STALLS

CLEAN AIR VEHICLE PARKING

2019 CAL GREEN TABLE 5.106.5.2

TOTAL NUMBER OF PARKING SPACES	TOTAL NUMBER OF PARKING SPACES
0- 9	0
10- 25	1
26- 50	3
51- 75	6
76- 100	8
101- 150	11
151- 200	16
201 AND OVER	8 PERCENT OF TOTAL

TOTAL PARKING PROVIDED: 143 STALLS

TOTAL CAV PARKING REQUIRED: 11 STALLS

TOTAL CAV PARKING PROVIDED: **11 STALLS

FUTURE ELECTRICAL VEHICLE CHARGING STATIONS

2019 CAL GREEN TABLE 5.106.5.3.3

TOTAL NUMBER OF PARKING SPACES	TOTAL NUMBER OF EVCS SPACES
0- 9	0
10- 25	1
26- 50	2
51- 75	4
76- 100	5
101- 150	7
151- 200	10
201 AND OVER	6 PERCENT OF TOTAL

TOTAL PARKING PROVIDED: 143 STALLS

TOTAL CAV PARKING REQUIRED: 11 STALLS

TOTAL CAV PARKING PROVIDED: **11 STALLS

** (CALGREEN 5.106.5.3.5: FUTURE EVCS SPACES QUALIFY AS DESIGNATED PARKING FOR CLEAN AIR VEHICLES)

2019 CBC TABLE 5.106.5.3.2.1

TOTAL NUMBER OF EVCS AT A FACILITY	VAN ACCESSIBLE	STANDARD ACCESSIBLE	AMBULATORY
1- 4	1	0	0
5-25	1	1	0
26- 50	1	1	1
51- 75	1	2	2
76- 100	1	3	3
101 AND OVER	1 + 1/300 OVER 100	3 + 1/60 OVER 100	1 + 1/50 OVER 100

TOTAL PARKING PROVIDED: 143 STALLS

FUTURE EVCS SPACES REQUIRED: 7 STALLS

FUTURE ACCESSIBLE SPACES REQ'D (OF TOTAL):

VAN ACCESSIBLE:	1 STALL
STANDARD ACCESSIBLE:	1 STALLS
AMBULATORY:	0 STALLS

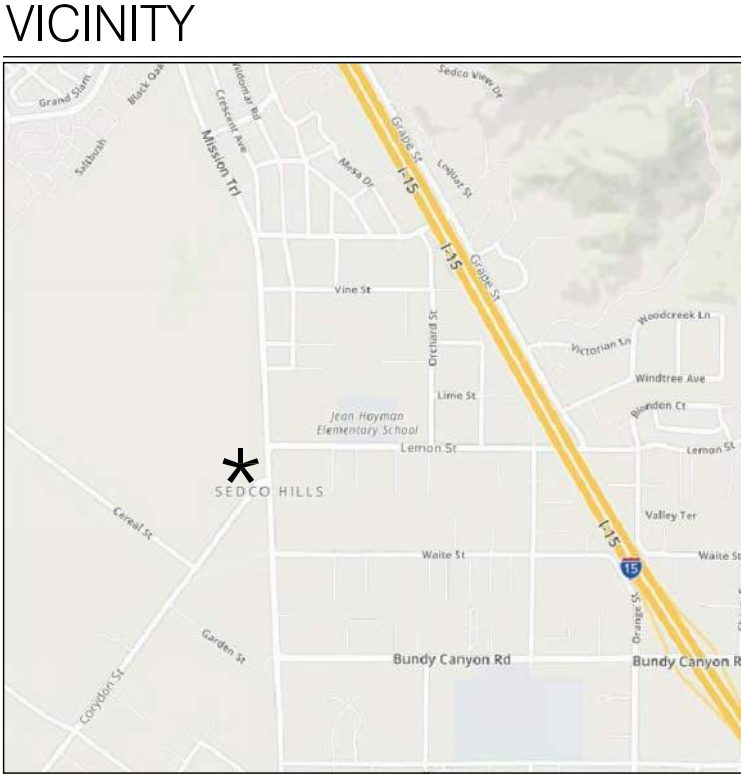
FUTURE EVCS SPACES PROVIDED:

FUTURE STANDARD EVCS SPACES:	7 STALLS
FUTURE VAN ACCESSIBLE EVCS PROVIDED:	2 STALL
FUTURE STANDARD ACCESSIBLE EVCS PROVIDED:	1 STALL
FUTURE AMBULATORY EVCS PROVIDED:	0 STALLS

TOTAL FUTURE EVCS SPACES PROVIDED: 11 STALLS

FUTURE EVCS NOTES:

- ALL CLEAN AIR VEHICLE PARKING SPACES SHALL BE PROVIDED WITH INFRASTRUCTURE FOR THE ADDITION OF FUTURE ELECTRIC VEHICLE CHARGING STATIONS.
- FUTURE ACCESSIBLE EVCS STALLS SHALL BE CONSTRUCTED TO MEET CURRENT ACCESSIBILITY STANDARDS ALONG ACCESSIBLE ROUTES OR HAVE THE ABILITY TO BE MODIFIED WITHOUT AFFECTING REQUIRED PARKING SPACE QUANTITIES.



ZONING

GENERAL PLAN: SPECIFIC PLAN

ZONING: EAST LAKE SPECIFIC PLAN PLANNING AREA 2 ACTION SPORTS, TOURISM, COMMERCIAL & RECREATION MIXED US OVERLAY

BUILDING SETBACKS:

FRONT:	15'
SIDE (ADJ. TO PUBLIC RIGHT-OF-WAY):	15'
SIDE (ADJ. TO INTERIOR LOT LINES):	0'
REAR (ADJ. TO INTERIOR LOT LINES):	0'

PARKING SETBACKS:

FRONT:	25' AVG/ 20' MIN
SIDE (ADJ. TO PUBLIC RIGHT-OF-WAY):	15'
SIDE (ADJ. TO INTERIOR LOT LINES):	0'
REAR (ADJ. TO INTERIOR LOT LINES):	0'

MAXIMUM BUILDING HEIGHT: 45'

ARCHITECTURAL ELEMENTS: 65'

MAXIMUM BUILDING COVERAGE:

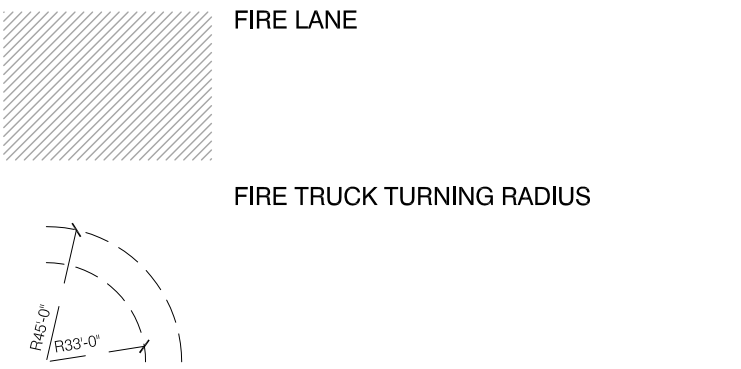
MINIMUM LANDSCAPE COVERAGE: 15%

PROJECT SUMMARY

LAND AREA:	6.05 AC (263,663 SF ±)
RETAIL:	4,088 SF
DRIVE-THRU RESTAURANT:	2,300 SF
TIRE STORE:	750 SF
SALES:	4,450 SF (6 SERVICE BAYS)
SERVICE:	5,500 SF
FLEX-TECH:	16,580 SF
OFFICE:	4,007 SF
STORAGE:	38,395 SF
EXPRESS CARWASH:	4,285 SF
TOTAL BUILDING AREA:	16.2%
FUELING CANOPY:	30'
CARWASH PAY CANOPY:	3'
BUILDING COVERAGE (F.A.R.):	40,826 SF (15.5%)
MAXIMUM BUILDING HEIGHT:	
ONSITE LANDSCAPE AREA:	

LEGEND & SYMBOLS

VAN	VAN ACCESSIBLE PARKING SPACE
CAV	CLEAN AIR VEHICLE PARKING SPACE
EVCS	FUTURE ELECTRICAL VEHICLE CHARGING PARKING SPACE
DDC	DOUBLE DETECTOR CHECK VALVE- REF: CIVIL DRAWINGS
FDC	FIRE DEPARTMENT CONNECTION- REF: CIVIL DRAWINGS
FH	FIRE HYDRANT- REF: CIVIL DRAWINGS PROVIDE BLUE REFLECTOR @ CL DRIVEWAY PER FIRE DEPT REQUIREMENTS
GM	GAS METER LOCATION- REF: PLUMBING & GAS UTILITY DRAWINGS
PIV	POST INDICATOR VALVE- REF: CIVIL DRAWINGS
R	RECYCLE DUMPSTER
T	TRASH DUMPSTER
TR	TRANSFORMER- REF ELECTRICAL UTILITY DRAWINGS
WM	WATER METER- REF: CIVIL DRAWINGS
SS	STOP SIGN- REF: DET. 9/ SD2.0
AP	ACCESSIBLE PATH SIGN- REF DET. 8/ SD2.0
SE	SITE ENTRANCE SIGN- REF DET. 7/ SD2.0



NOTE:

BUILDING AREAS AND LAND COVERAGE ARE PRELIMINARY AND SUBJECT TO ADJUSTMENT. ANY PROPOSED DEVELOPMENT IS SUBJECT TO APPROVAL OF GOVERNMENT OR OTHER AGENCIES HAVING JURISDICTION. ALL DIMENSIONS AND SITE CONDITIONS ARE SUBJECT TO VERIFICATION.

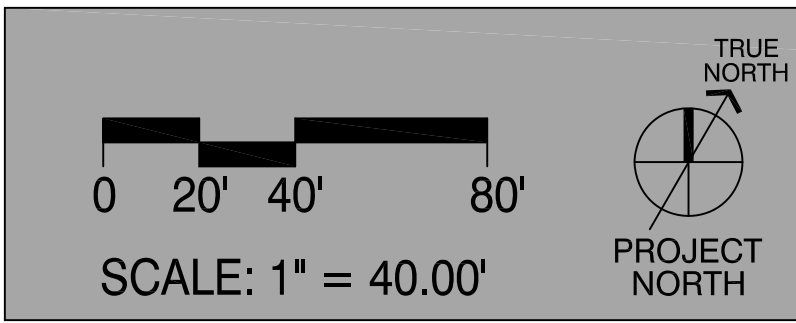
PRELIMINARY SITE PLAN SCHEME Kv6

CORYDON GATEWAY LAKE ELSINORE, CA

GKPIERCE ARCHITECTS

3 OVERTURE ALISO VIEJO, CA 92686 T 949.344.2710 F 949.344.2720

GKPIERCE ARCHITECTS, INC. 2020

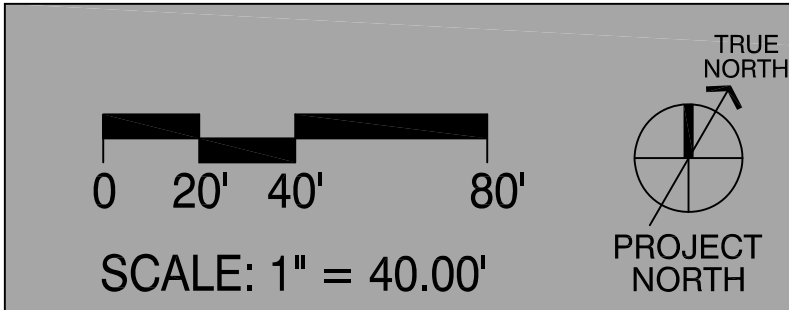


CORYDON GATEWAY

LAKE ELSINORE, CALIFORNIA

RED CORYDON, LLC

25425 JEFFERSON AVENUE, SUITE 101 MURRIETA, CA 92562 951.643.4711



CORYDON GATEWAY

LAKE ELSINORE, CALIFORNIA

RED CORYDON, LLC

25425 JEFFERSON AVENUE, SUITE 101
MURRIETA, CA 92562
951.643.4711

GK

PIERCE

ARCHITECTS

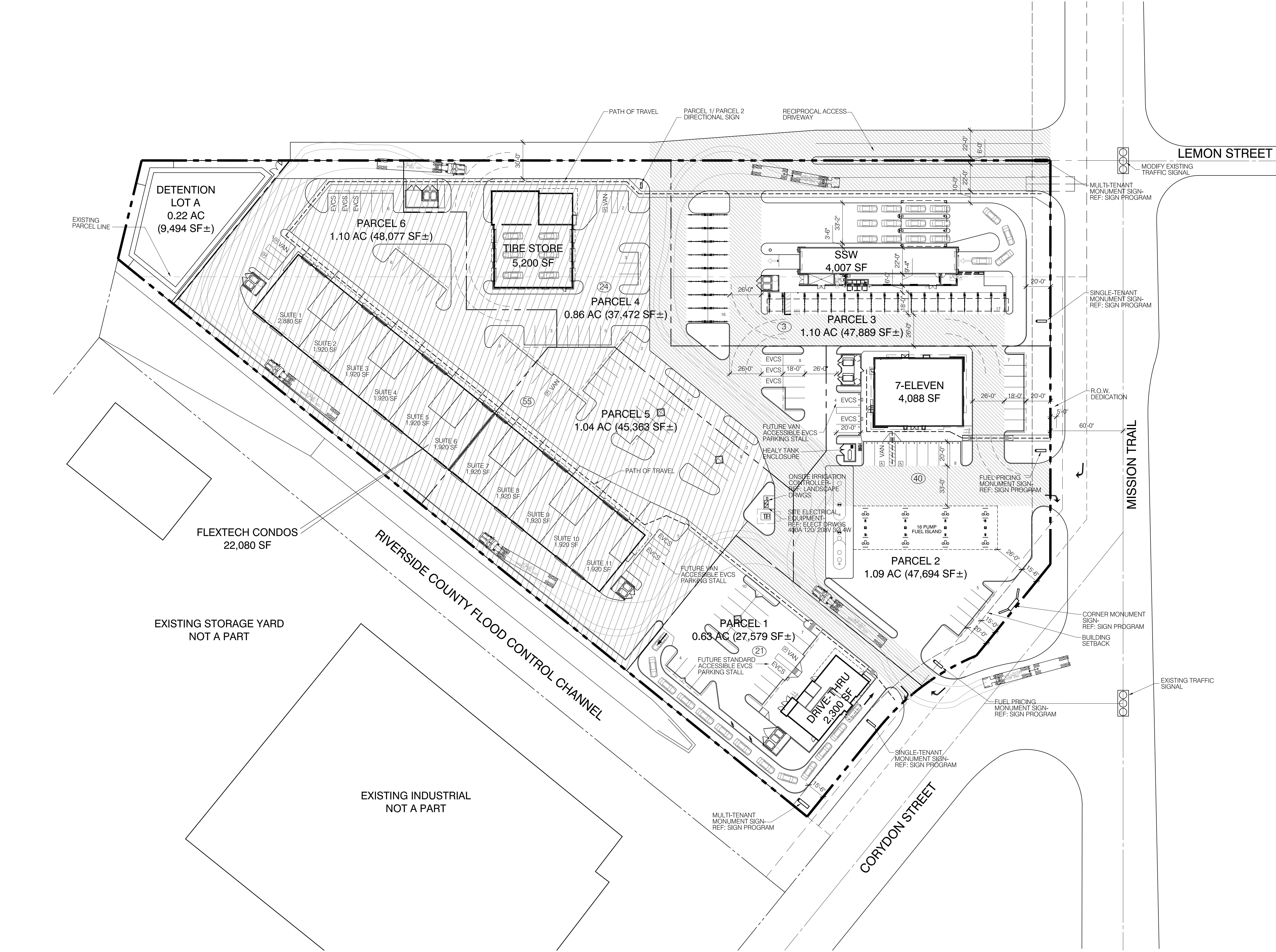
3 OVERTURE

ALISO VIEJO, CA 92656

T 949.344.2710

F 949.344.2720

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PHASE 1 PARKING		EMC SEC. 17.148.030
REQUIRED PARKING:		
PARKING STALL DIMENSIONS:		9' X 18'
MINIMUM AISLE WIDTH (90° PARKING):		26'
PHASE 1:		
RETAIL (1/250):		17 STALLS
DRIVE-THRU RESTAURANT: 1/45 SF CUSTOMER AREA (650 SF/45):		15 STALLS
1/200 SF NONCUSTOMER AREA (1,650 SF/200):		9 STALLS
EXPRESS CARWASH (1/ EMPLOYEE)		3 STALLS
PARKING REQUIRED:		44 STALLS
TOTAL PARKING PROVIDED:		72 STALLS

ACCESSIBLE PARKING

2019 CBC TABLE 11B-208.2	
TOTAL NUMBER OF PARKING SPACES PROVIDED	TOTAL NUMBER OF ACCESSIBLE SPACES
1-25	1
26-50	2
51-75	3
76-100	4
101-150	5
151-200	6
201-300	7
301-400	8
401-500	9
501-1,000	2 PERCENT OF TOTAL
1,001 AND OVER	20 PLUS 1/100 OVER 1,000

TOTAL PARKING PROVIDED:	72 STALLS
TOTAL ACCESSIBLE SPACES REQUIRED:	3 STALLS
VAN ACCESSIBLE REQ'D (SEC.11B-208.2.4)	1 OF TOTAL REQ'D
ACCESSIBLE SPACES PROVIDED:	
STANDARD STALL:	1 STALL
VAN ACCESSIBLE STALLS:	3 STALLS
TOTAL ACCESSIBLE SPACES PROVIDED:	
4 STALLS	

CLEAN AIR VEHICLE PARKING

2019 CAL GREEN TABLE 5.106.5.2	
TOTAL NUMBER OF PARKING SPACES	TOTAL NUMBER OF PARKING SPACES
0-9	0
10-25	1
26-50	3
51-75	6
76-100	8
101-150	11
151-200	16
201 AND OVER	8 PERCENT OF TOTAL

TOTAL PARKING PROVIDED:	72 STALLS
TOTAL CAV PARKING REQUIRED:	6 STALLS
TOTAL CAV PARKING PROVIDED:	**6 STALLS

** (CALGREEN 5.106.5.3.5: FUTURE EVCS SPACES QUALIFY AS DESIGNATED PARKING FOR CLEAN AIR VEHICLES)

FUTURE ELECTRICAL VEHICLE CHARGING STATIONS

2019 CAL GREEN TABLE 5.106.5.3.3	
TOTAL NUMBER OF PARKING SPACES	TOTAL NUMBER OF EVCS SPACES
0-9	0
10-25	1
26-50	2
51-75	4
76-100	5
101-150	7
151-200	10
201 AND OVER	6 PERCENT OF TOTAL

2019 CBC TABLE 11B-228.3.2.1			
TOTAL NUMBER OF EVCS AT A FACILITY	VAN ACCESSIBLE	STANDARD ACCESSIBLE	AMBULATORY
1-4	1	0	0
5-25	1	1	0
26-50	1	1	1
51-75	1	2	2
76-100	1	3	3
101 AND OVER	1 + 1/300 OVER 100	3 + 1/60 OVER 100	1 + 1/50 OVER 100

TOTAL PARKING PROVIDED:	72 STALLS
FUTURE EVCS SPACES REQUIRED:	4 STALLS
FUTURE ACCESSIBLE SPACES REQ'D (OF TOTAL):	
VAN ACCESSIBLE:	1 STALL
STANDARD ACCESSIBLE:	0 STALLS
AMBULATORY:	0 STALLS

FUTURE EVCS SPACES PROVIDED:	4 STALLS
FUTURE STANDARD EVCS SPACES:	1 STALL
FUTURE VAN ACCESSIBLE EVCS PROVIDED:	1 STALL
FUTURE STANDARD ACCESSIBLE EVCS PROVIDED:	0 STALLS
FUTURE AMBULATORY EVCS PROVIDED:	0 STALLS

TOTAL FUTURE EVCS SPACES PROVIDED:	6 STALLS
------------------------------------	----------

- FUTURE EVCS NOTES:
- ALL CLEAN AIR VEHICLE PARKING SPACES SHALL BE PROVIDED WITH INFRASTRUCTURE FOR THE ADDITION OF FUTURE ELECTRIC VEHICLE CHARGING STATIONS.
 - FUTURE ACCESSIBLE EVCS STALLS SHALL BE CONSTRUCTED TO MEET CURRENT ACCESSIBILITY STANDARDS ALONG ACCESSIBLE ROUTES OR HAVE THE ABILITY TO BE MODIFIED WITHOUT AFFECTING REQUIRED PARKING SPACE QUANTITIES.

PHASING

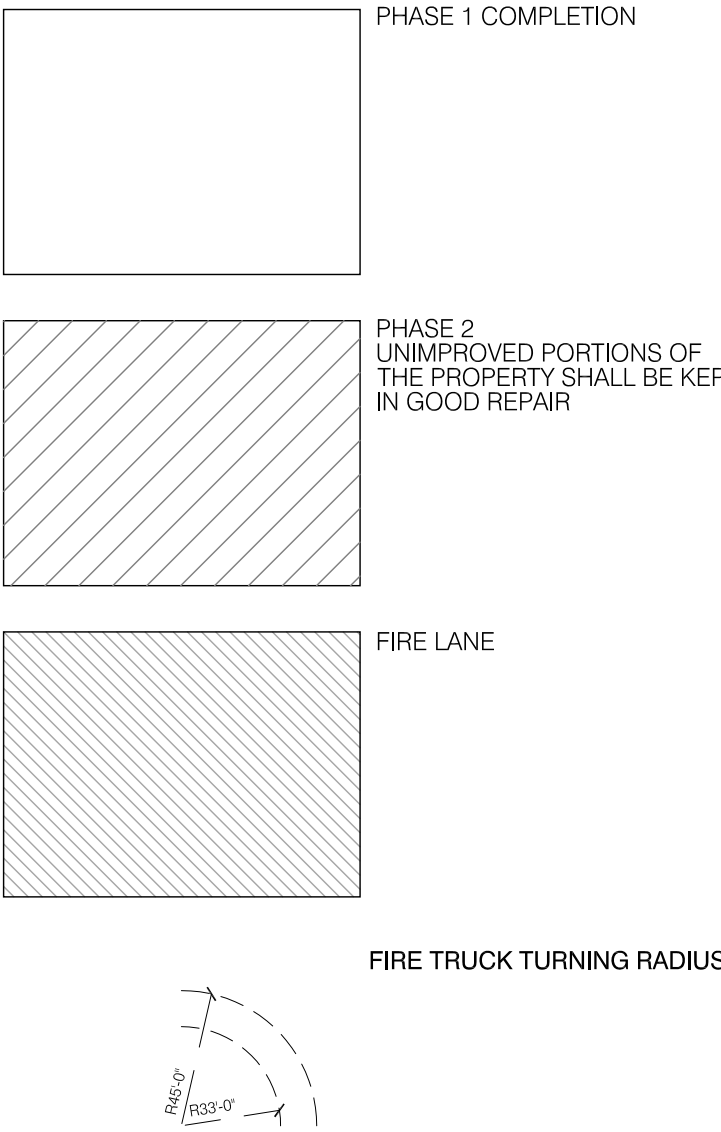
THE PROJECT IS INTENDED TO BE PHASED BASED ON MARKET INTEREST.

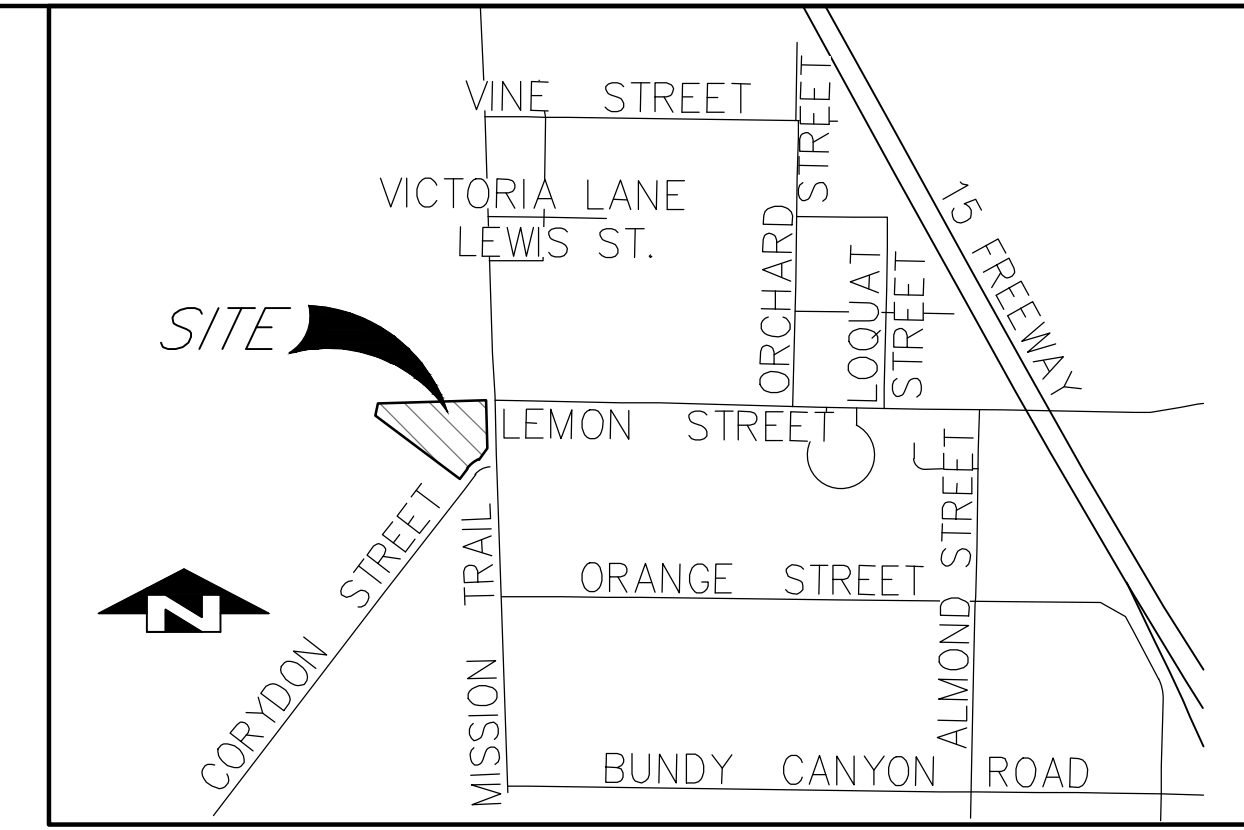
PHASE 1:

PHASE 1 WILL CONSIST OF BUILDING AND SITE IMPROVEMENTS FOR PARCELS 1, 2, 3 AND LOT A (DETENTION BASIN). ALL DRIVEWAYS REQUIRED TO PROVIDE ACCESS FOR CUSTOMERS AND EMERGENCY APPARATUS, AND ALL OFF-SITE WORK INCLUDING STREET IMPROVEMENTS AND PARKWAY LANDSCAPE ALONG MISSION TRAIL & CORYDON STREET. ON-SITE IMPROVEMENTS ALONG CORYDON WILL BE CONSTRUCTED TO THE BUILDING SETBACK LINE. PARKING SHALL BE CONSTRUCTED TO MEET, AT A MINIMUM THE NUMBER OF PARKING SPACES REQUIRED BY CODE.

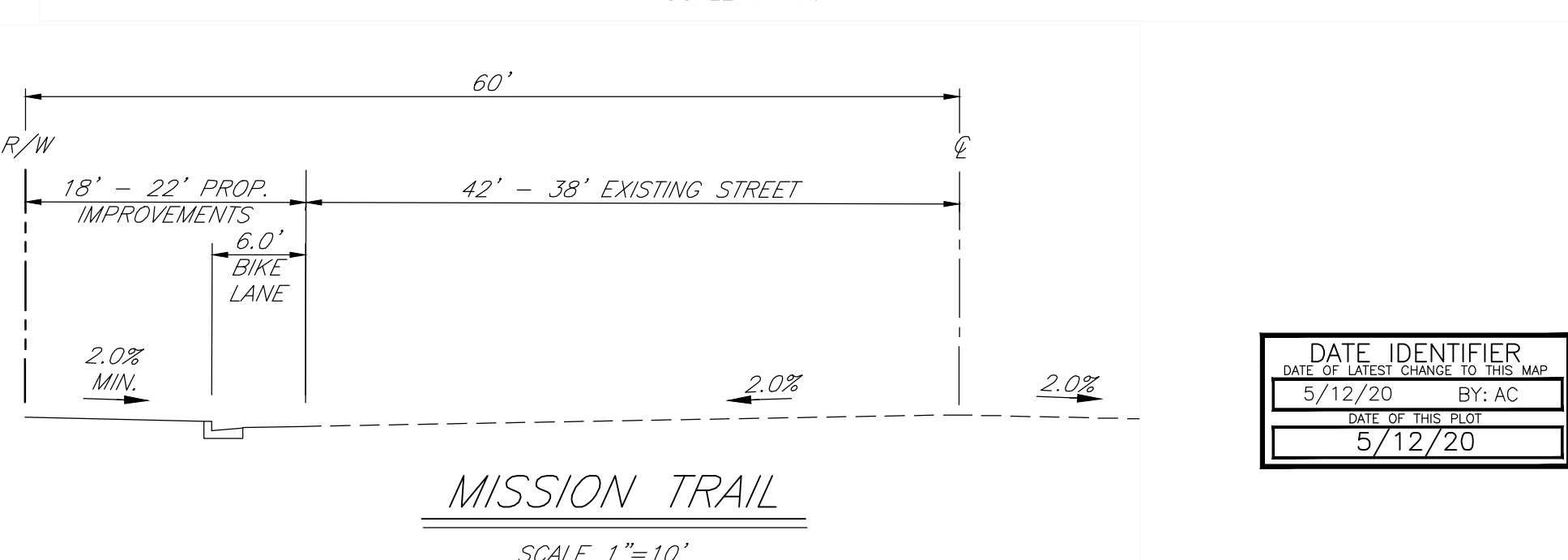
PHASE 2:

PHASE TWO WILL BE ROUGH GRADED AND UTILITIES STUBBED FOR FUTURE DISTRIBUTION. CONSTRUCTION OF PARCELS WITHIN PHASE 2 WILL TAKE PLACE BASED ON MARKET INTEREST WITH BUILDING PADS AND ASSOCIATED SITE IMPROVEMENTS DEVELOPED AS REQUIRED TO MAINTAIN REQUIRED PARKING, EASE OF VEHICULAR CIRCULATION AND EMERGENCY VEHICLE ACCESS.

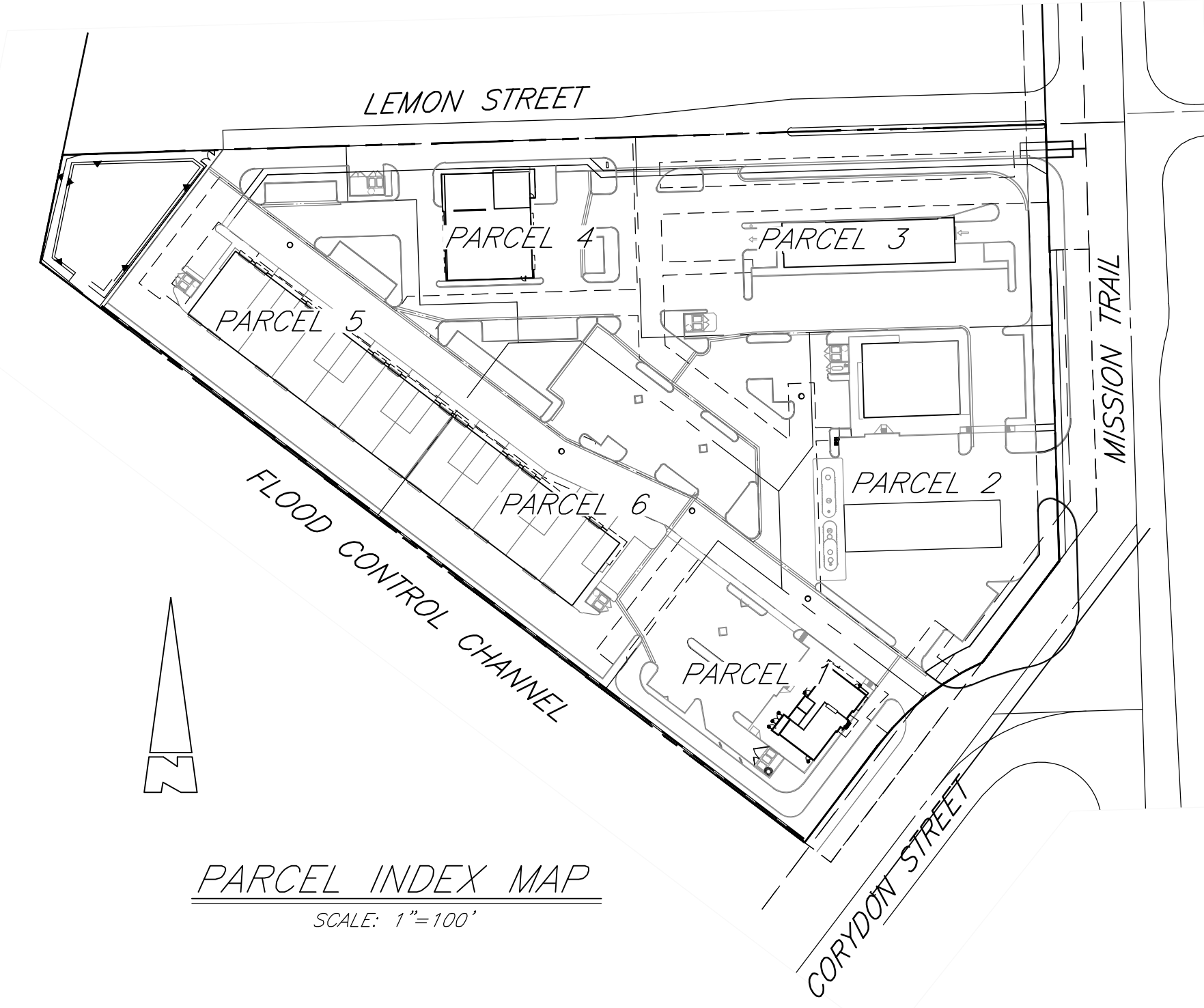
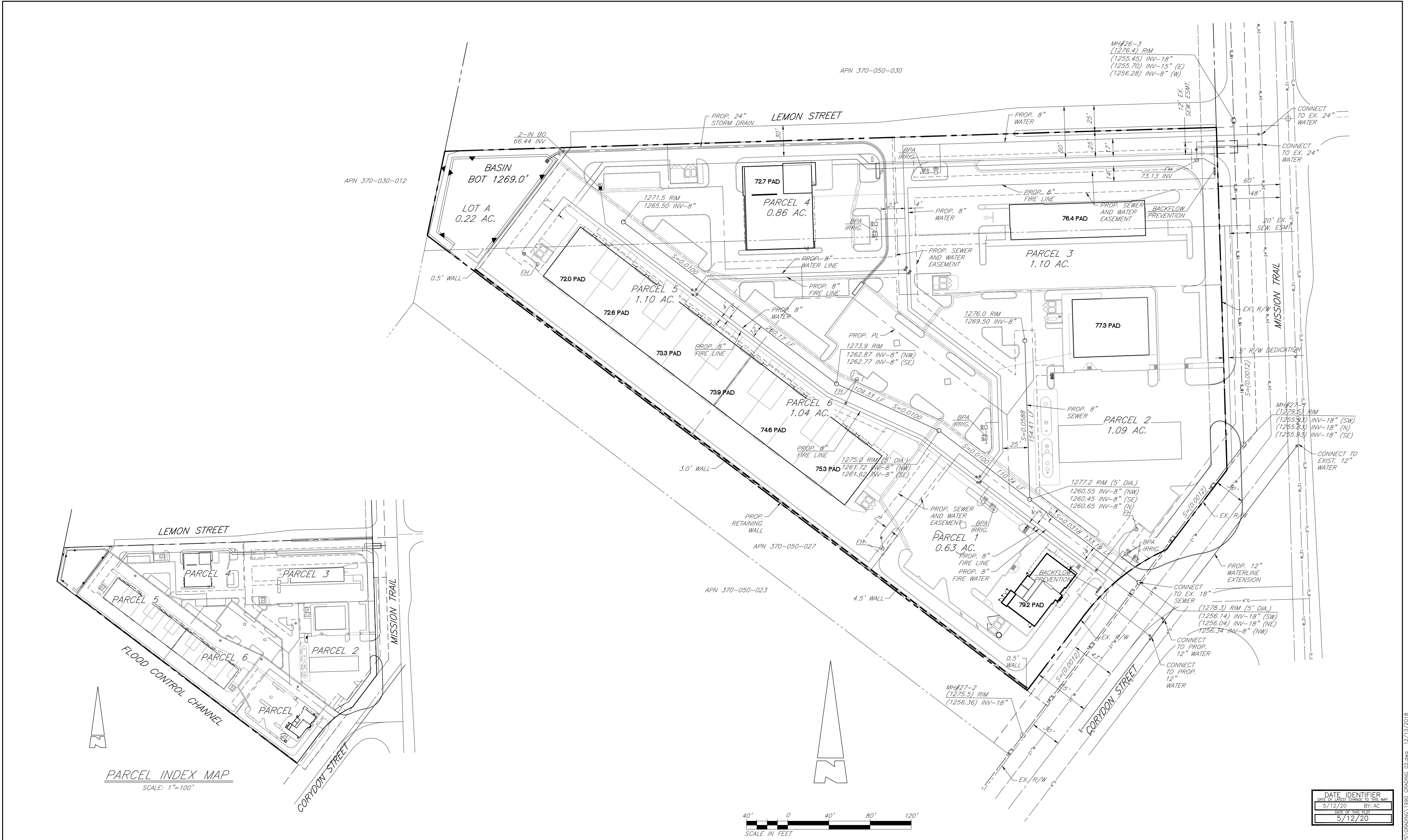




 PROPOSED WATER
 PROPOSED SEWER
 PROPOSED STORM DRAIN
 EXISTING WATER
 EXISTING SEWER
 — 1200 — = EXISTING CONTOUR ELEVATION
 ELEV. = ELEVATION
 FG = FINISH GRADE
 FL = FLOWLINE
 FS = FINISHED SURFACE
 L = LENGTH
 W = WIDTH
 MIN. = MINIMUM
 PL = PROPERTY LINE
 R/W = RIGHT OF WAY
 GB = GRADE BREAK
 TC = TOP OF CURB
  TOE OF SLOPE
  TOE OF SLOPE

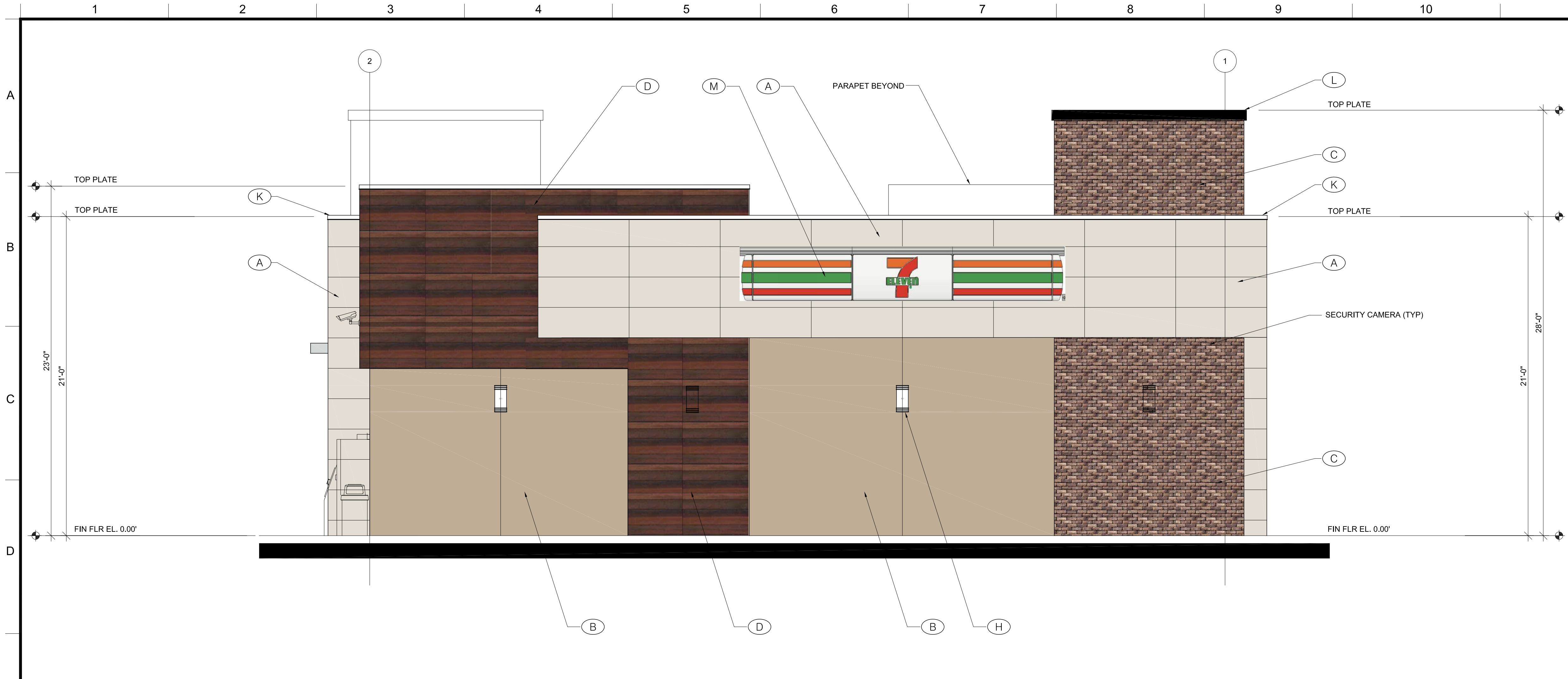


MARK	REVISIONS	APPR.	DATE	THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE APPROPRIATE CONDITIONS OF DEVELOPMENT AND/OR CITY AND STATE LAWS AND HAVE BEEN FOUND ACCEPTABLE	PREPARED BY:  CIVIL ENGINEERS • PLANNERS • SURVEYORS 1880 COMPTON AVENUE, SUITE 100 CORONA, CA. 92681-3370 951-734-2130		CITY OF LAKE ELSINORE	SHEET <u>1</u>
							CORYDON GATEWAY PRELIMINARY GRADING PLAN	OF <u>2</u> SHEETS
				REMON HABIB, RCE No. 83156 CITY ENGINEER CITY OF LAKE ELSINORE	DATE		SCALE:	BENCH MARK:
					DATE		DATE:	



MARK	REVISIONS	APPR.	DATE	THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE APPROPRIATE CONDITIONS OF DEVELOPMENT AND/OR CITY AND STATE LAWS AND HAVE BEEN FOUND ACCEPTABLE.	PREPARED BY: KWC ENGINEERS CIVIL ENGINEERS • PLANNERS • SURVEYORS 1880 COMPTON AVENUE, SUITE 100 CORONA, CA 92681-3370 951-734-2130 MATTHEW L. LANINOVICH, P.E. 2/18/20 DATE	C 85721 CIVIL STATE OF CALIFORNIA	SCALE: 	BENCH MARK: 	DATE: 	CITY OF LAKE ELSINORE CORYDON GATEWAY PRELIMINARY UTILITY PLAN	SHEET 2 OF 2 SHEETS FILE No.
				REMON HABIB, RCE No. 83156 CITY ENGINEER CITY OF LAKE ELSINORE							

JUN: 2017.1672 R:\19\1990\PRELIM\MAPS\GRADING\1990 GRADING 02.dwg 12/13/2018



EAST (MISSION TRAIL)
EXTERIOR ELEVATION

1/4" = 1'-0"
0 4'

1



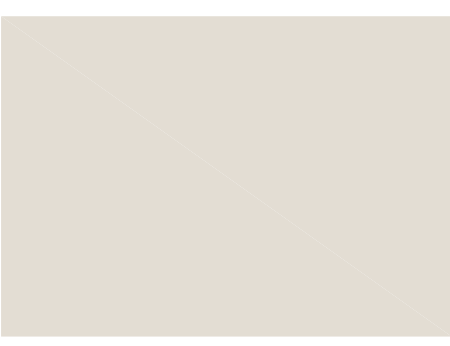
SOUTH (CORYDON ROAD)
EXTERIOR ELEVATION

1/4" = 1'-0"
0 4'

2

EXTERIOR MATERIALS & FINISHES

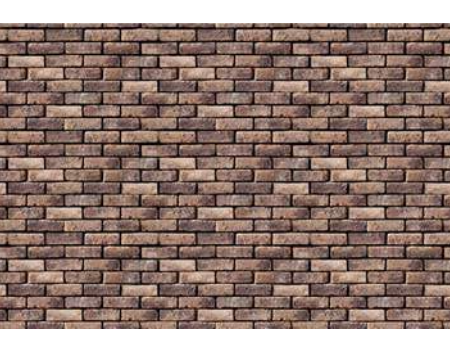
- (A) EXTERIOR CEMENT PLASTER SYSTEM (ECPS)-
FINISH: FINE SAND
COLOR: TO MATCH SHERWIN WILLIAMS SW 7035 "AESTHETIC WHITE"
- (B) EXTERIOR CEMENT PLASTER SYSTEM (ECPS)-
FINISH: FINE SAND
COLOR: TO MATCH SHERWIN WILLIAMS SW 9111 "ANTLER VELVET"
- (C) MANUFACTURED BRICK VENEER
MFR: CORONADO STONE
PATTERN/ COLOR: SPECIAL USED BRICK- "COUNTRY"
(1/2" SMOOTH BRUSHED JOINT)
- (D) COMPOSITE SIDING
MFR: FIBERON HORIZON
FINISH: 60% IPE/ 40% TUDOR BROWN
- (E) ALUMINUM STOREFRONT SYSTEM-
COLOR: ANODIZED DARK BRONZE
- (F) ALUMINUM CANOPY-
MFR: MAPES, INC
COLOR: ANODIZED DARK BRONZE
- (G) METAL DOORS & FRAMES- PAINTED
COLOR: TO MATCH ADJACENT SURFACE
- (H) DECORATIVE LIGHT FIXTURE
MFR: ECLIPSE
GALILEO SIGNATURE SERIES- VEGA W/ FULL PERFX SHIELD
FINISH: ANODIZED DARK BRONZE
REF: ELECTRICAL DRAWINGS FOR SPECIFICATION
- (J) WALL PACK LIGHT FIXTURE-
REF: ELECTRICAL DRAWINGS FOR SPECIFICATION
REF: STRUCTURAL FOR ALLOWABLE CORING OF BEAMS
- (K) GALVANIZED SHEET METAL COPING-
PAINT TO MATCH ADJACENT SURFACE
- (L) ALUMINUM CORNICE-
COLOR: ANODIZED DARK BRONZE
- (M) SIGNAGE UNDER SEPARATE PERMIT-
REFER TO SIGN PROGRAM
GC TO COORDINATE EXTERIOR SIGNAGE W/ CONSTRUCTION PROJECT MANAGER



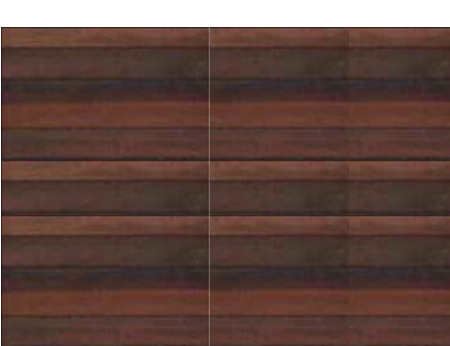
SHERWIN WILLIAMS SW 7035
"AESTHETIC WHITE"



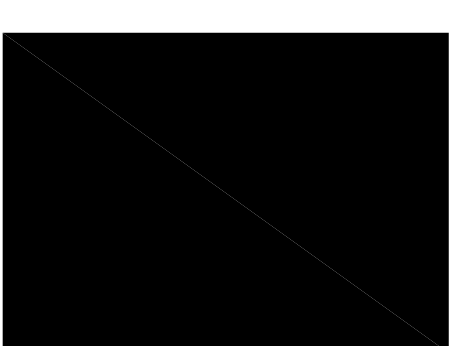
SHERWIN WILLIAMS SW 9111
"ANTLER VELVET"



MANUFACTURED BRICK VENEER
MFR: CORONADO STONE
PATTERN/ COLOR: SPECIAL USED BRICK-
"COUNTRY"
(1/2" SMOOTH BRUSHED JOINT)

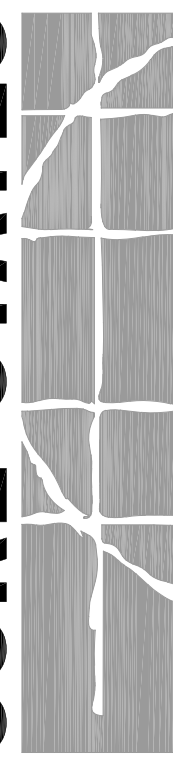


COMPOSITE SIDING
MFR: FIBERON HORIZON
FINISH: 60% IPE/ 40% TUDOR BROWN



ANODIZED DARK BRONZE

CORE STATES



GROUP

1210 East Juniper Street, Suite 402
Orem, UT 84057
Phone (801) 467-8940
TVincent@core-states.com

REV	DATE	COMMENT	BY

EXTERIOR ELEVATIONS

7-ELEVEN STORE NO. 1045787

XXXXX MISSION TRAIL

LAKE ELSINORE, CA 92525



7-ELEVEN, Inc.
3200 Hackberry Road
Irving, TX 75063

DOCUMENTS PREPARED BY CORESTATES, INC. INCLUDING THIS DOCUMENT, ARE TO BE USED ONLY FOR THE SPECIFIC PROJECT AND SPECIFIC USE FOR WHICH THEY WERE INTENDED. ANY EXTENSION OF USE TO ANY OTHER PROJECTS, BY OWNER OR BY ANY OTHER PARTY, WITHOUT THE EXPRESSED WRITTEN CONSENT OF CORESTATES, INC. IS DONE UNLAWFULLY AND AT THE USER'S OWN RISK. IF USED IN A WAY OTHER THAN THAT SPECIFICALLY INTENDED, USER WILL HOLD CORESTATES, INC. HARMLESS FROM ALL CLAIMS AND LOSSES.

GKPIERCE

ARCHITECTS

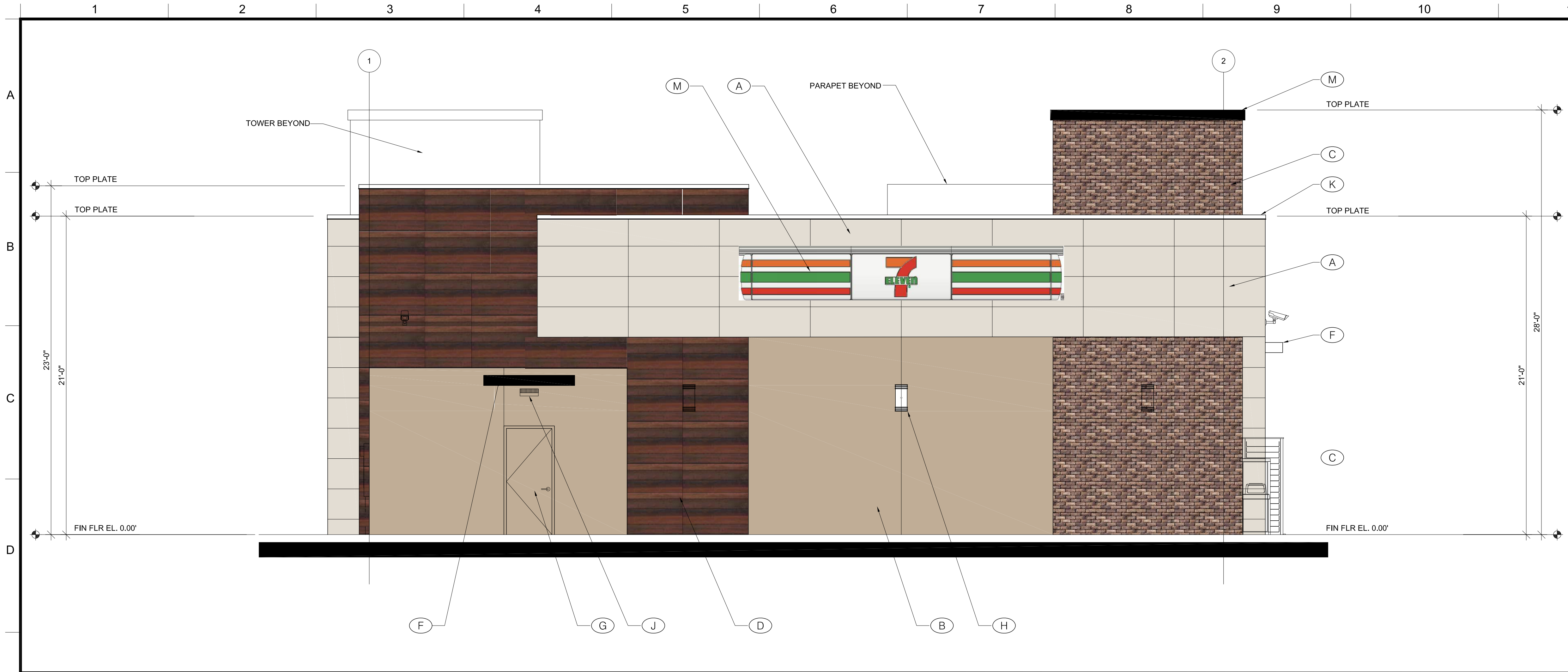
3 OVERTURE
ALISO VIEJO, CA 92656
T 949.344.2710
F 949.344.2720
gkparchitecture.com

GK PIERCE ARCHITECTS, INC. 2020

JOB #:	19131.10
DATE:	04.22.2020
SCALE:	1/4" = 1'-0"
DRAWN BY:	AJC
CHECKED BY:	GKP

SHEET NO.

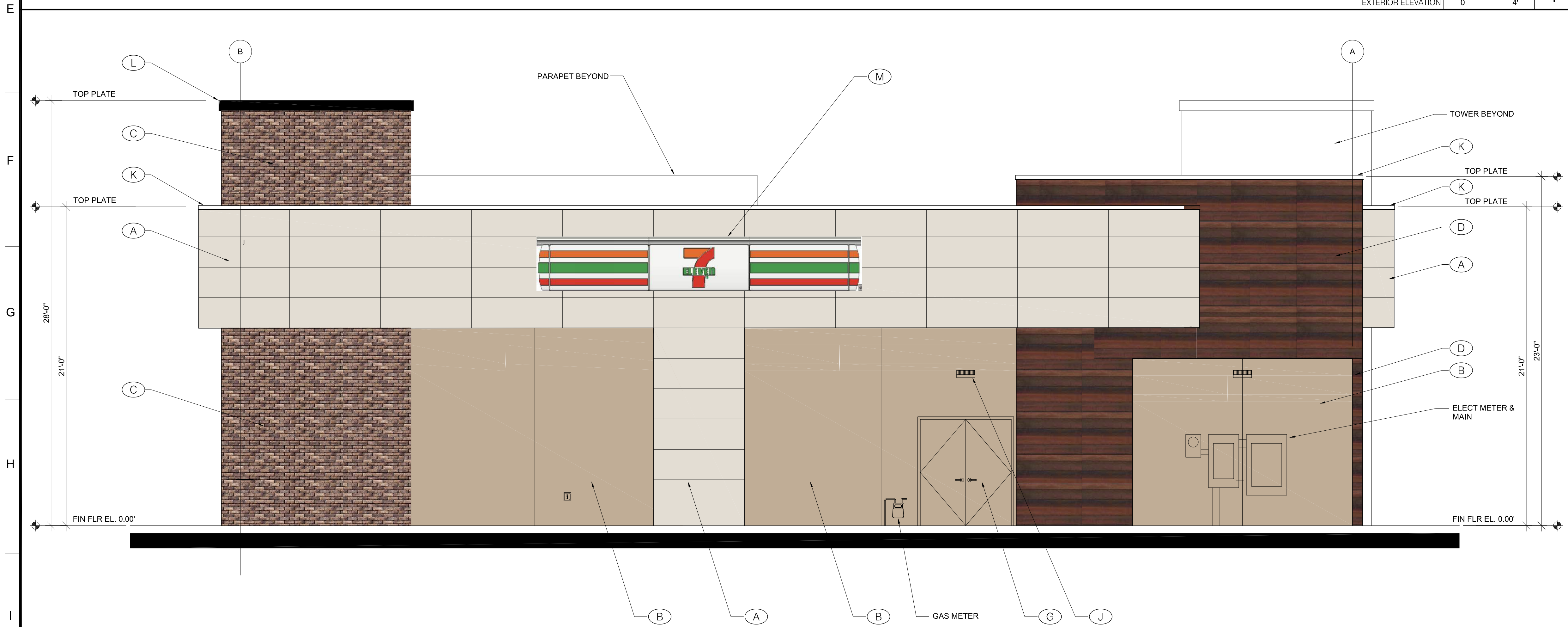
A3.0



WEST
EXTERIOR ELEVATION

1/4" = 1'-0"
0 4'

1



NORTH
EXTERIOR ELEVATION

1/4" = 1'-0"
0 4'

2

EXTERIOR MATERIALS & FINISHES

- (A) EXTERIOR CEMENT PLASTER SYSTEM (ECPS)-
FINISH: FINE SAND
COLOR: TO MATCH SHERWIN WILLIAMS SW 7035 "AESTHETIC WHITE"
- (B) EXTERIOR CEMENT PLASTER SYSTEM (ECPS)-
FINISH: FINE SAND
COLOR: TO MATCH SHERWIN WILLIAMS SW 9111 "ANTLER VELVET"
- (C) MANUFACTURED BRICK VENEER
MFR: CORONADO STONE
PATTERN/ COLOR: SPECIAL USED BRICK- "COUNTRY"
(1/2" SMOOTH BRUSHED JOINT)
- (D) COMPOSITE SIDING
MFR: FIBERON HORIZON
FINISH: 60% IPE/ 40% TUDOR BROWN
- (E) ALUMINUM STOREFRONT SYSTEM-
COLOR: ANODIZED DARK BRONZE
- (F) ALUMINUM CANOPY-
MFR: MAPES, INC
COLOR: ANODIZED DARK BRONZE
- (G) METAL DOORS & FRAMES- PAINTED
COLOR: TO MATCH ADJACENT SURFACE
- (H) DECORATIVE LIGHT FIXTURE
MFR: ECLIPSE
GALILEO SIGNATURE SERIES- VEGA W/ FULL PERFX SHIELD
FINISH: ANODIZED DARK BRONZE
REF: ELECTRICAL DRAWINGS FOR SPECIFICATION
- (J) WALL PACK LIGHT FIXTURE-
REF: ELECTRICAL DRAWINGS FOR SPECIFICATION
REF: STRUCTURAL FOR ALLOWABLE CORING OF BEAMS
- (K) GALVANIZED SHEET METAL COPING-
PAINT TO MATCH ADJACENT SURFACE
- (L) ALUMINUM CORNICE-
COLOR: ANODIZED DARK BRONZE
- (M) SIGNAGE UNDER SEPARATE PERMIT-
REFER TO SIGN PROGRAM
GC TO COORDINATE EXTERIOR SIGNAGE W/ CONSTRUCTION PROJECT MANAGER

SHERWIN WILLIAMS SW 7035
"AESTHETIC WHITE"

SHERWIN WILLIAMS SW 9111
"ANTLER VELVET"

MANUFACTURED BRICK VENEER
MFR: CORONADO STONE
PATTERN/ COLOR: SPECIAL USED BRICK-
"COUNTRY"
(1/2" SMOOTH BRUSHED JOINT)

COMPOSITE SIDING
MFR: FIBERON HORIZON
FINISH: 60% IPE/ 40% TUDOR BROWN

ANODIZED DARK BRONZE

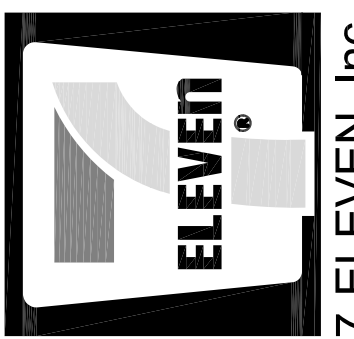
CORE STATES

GROUP
1210 East Junipero Street, Suite 402
Ontario, CA 91761
Phone (909) 467-8940
TVincent@core-states.com

REV	DATE	COMMENT	BY

EXTERIOR ELEVATIONS

7-ELEVEN STORE NO. 1045787
XXXXX MISSION TRAIL
LAKE ELSINORE, CA 92525



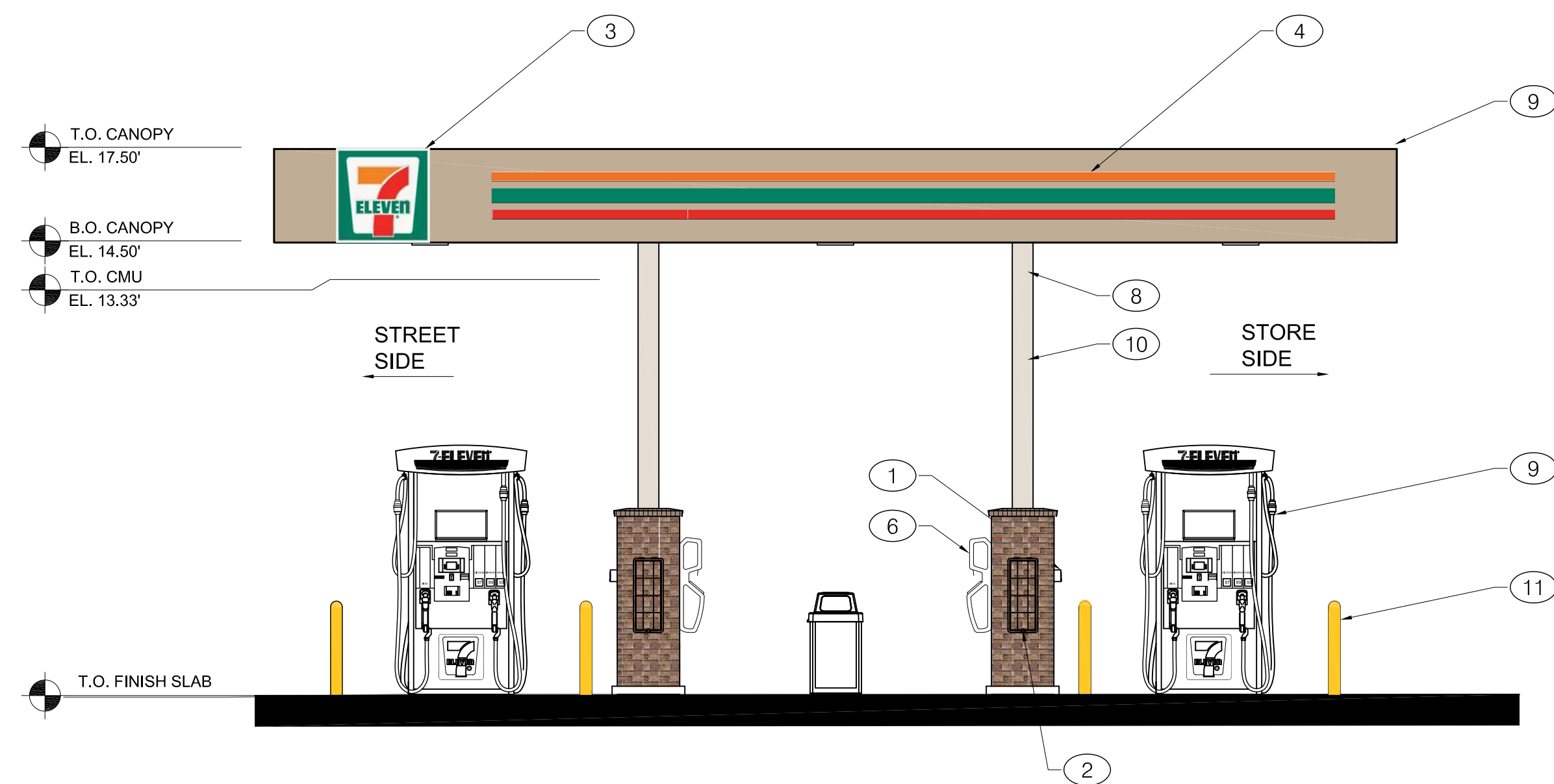
DOCUMENTS PREPARED BY CORESTATES, INC. INCLUDING THIS DOCUMENT, ARE TO BE USED ONLY FOR THE SPECIFIC PROJECT AND SPECIFIC USE FOR WHICH THEY WERE INTENDED. ANY EXTENSION OF USE TO ANY OTHER PROJECTS, BY OWNER OR BY ANY OTHER PARTY, WITHOUT THE EXPRESSED WRITTEN CONSENT OF CORESTATES, INC. IS DONE UNLAWFULLY AND AT THE USER'S OWN RISK. IF USED IN A WAY OTHER THAN THAT SPECIFICALLY INTENDED, USER WILL HOLD CORESTATES, INC. HARMLESS FROM ALL CLAIMS AND LOSSES.

GK PIERCE ARCHITECTS

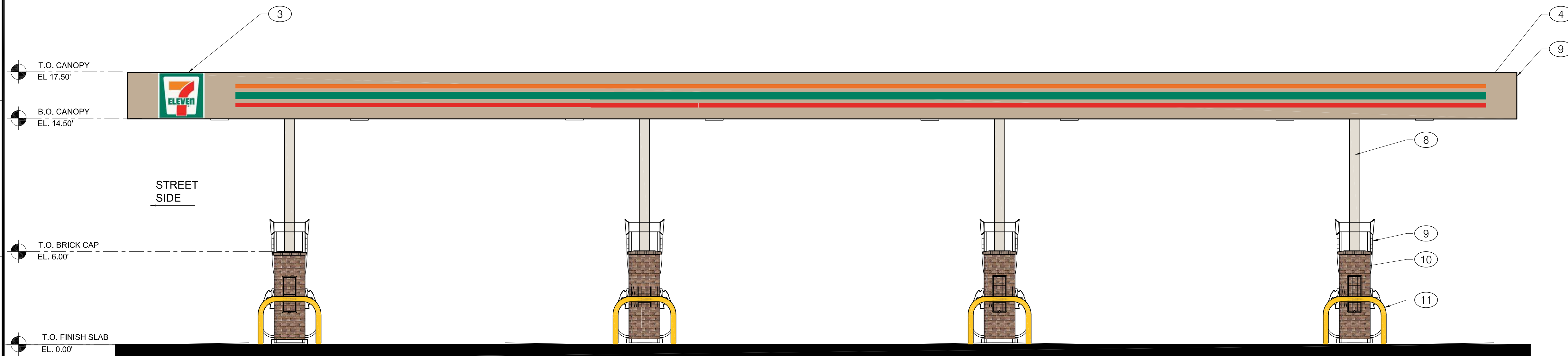
3 OVERTURE
ALISO VIEJO, CA 92656
T 949.344.2710
F 949.344.2720
gkparchitecture.com
GK PIERCE ARCHITECTS, INC. 2020

JOB #: 19131.10
DATE: 04.22.2020
SCALE: 1/4" = 1'-0"
DRAWN BY: AUC
CHECKED BY: GKP

SHEET NO.
A3.1



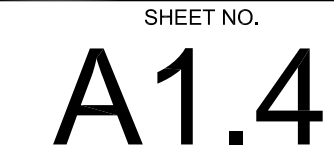
FUELING CANOPY EXTERIOR ELEVATION	$\frac{1/4" = 1'-0"}{0 \quad 4'}$	1
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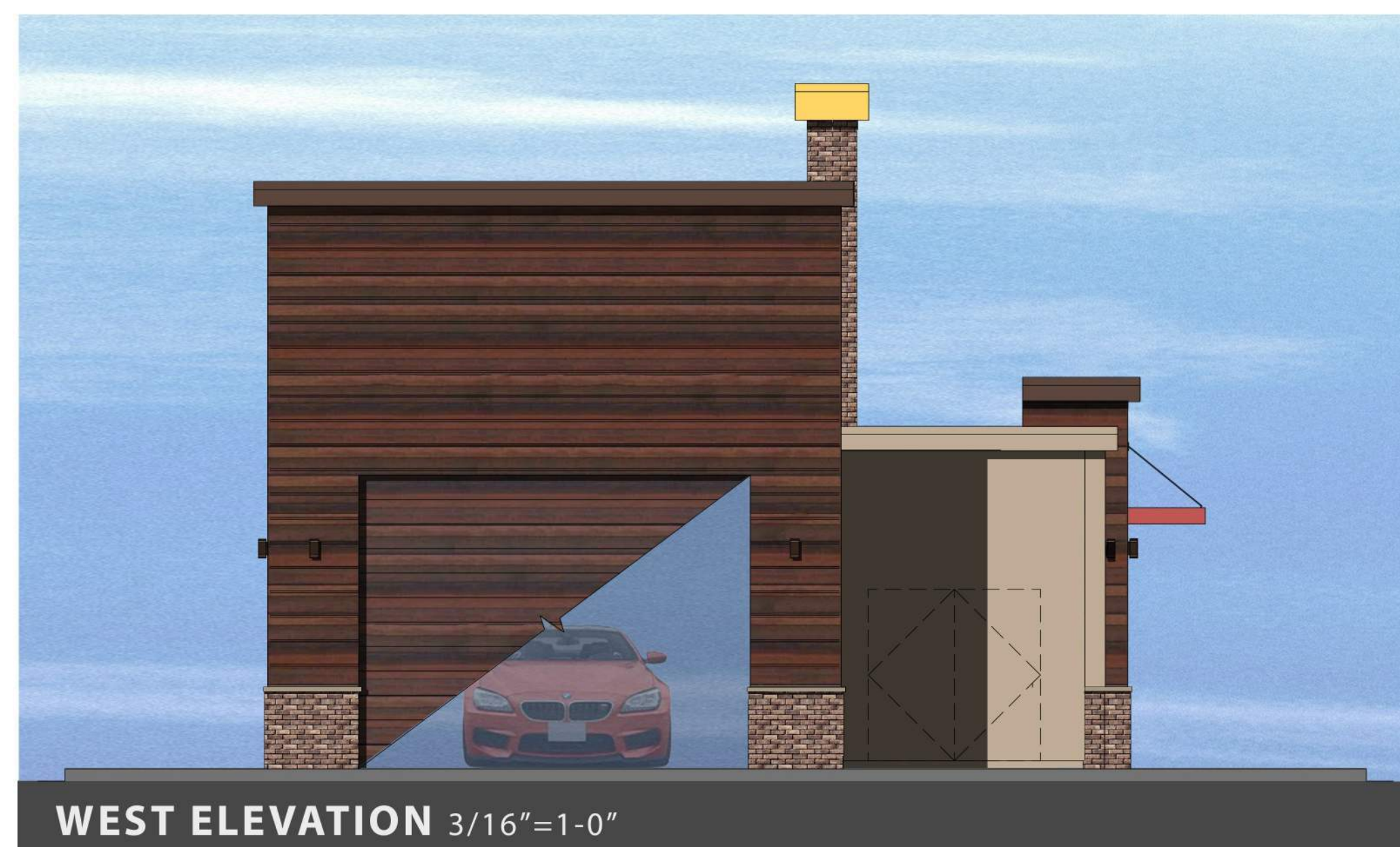


FUELING CANOPY EXTERIOR ELEVATION	$\frac{1/4" = 1'-0"}{0 \quad 4'}$	2
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EXTERIOR MATERIALS & FINISHES

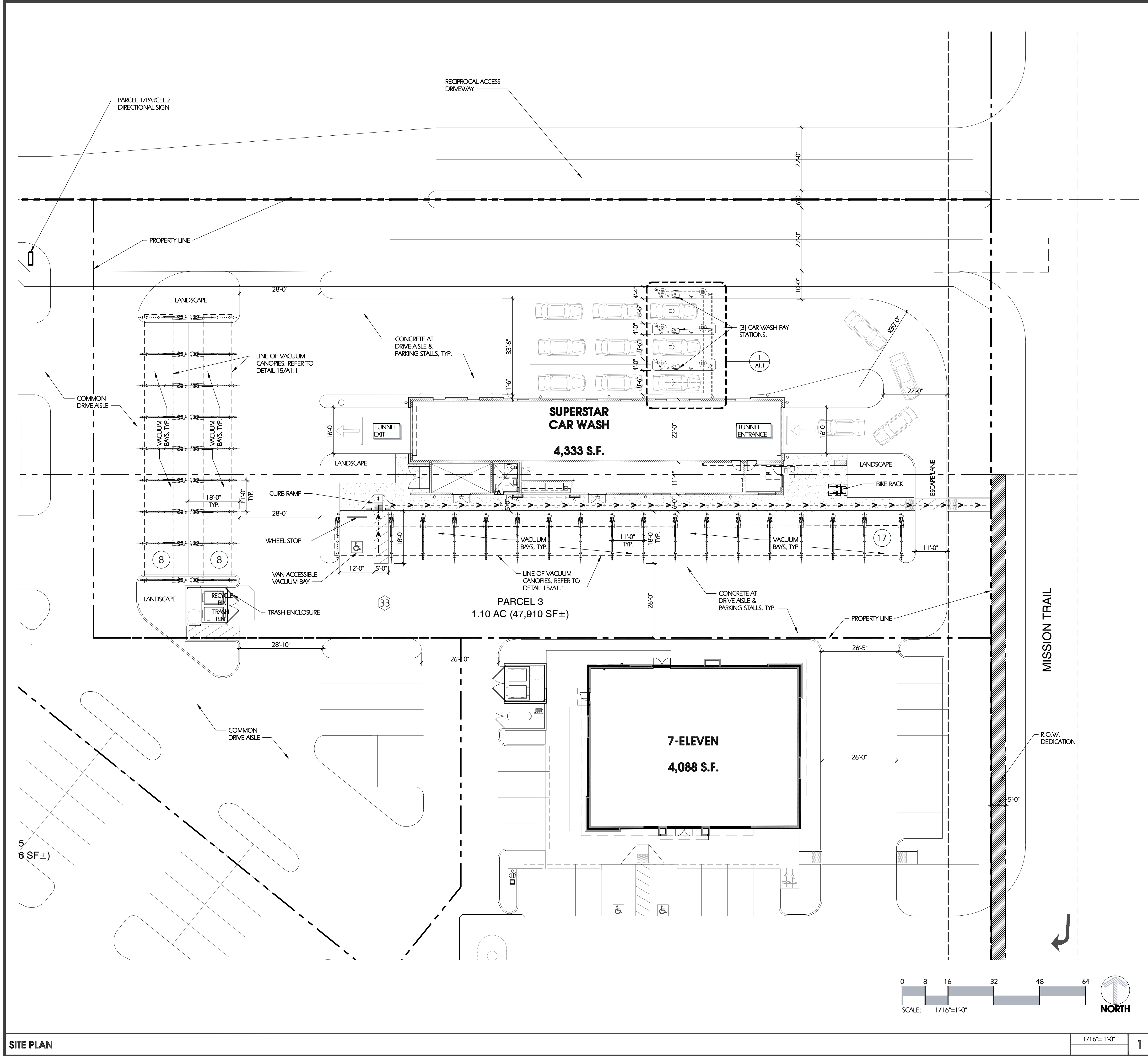
- 1 INTERCOM CALL BOX-
MECHANICALLY FASTENED TO COLUMN.
MOUNT AT 48" MAX ABOVE SLAB TO BUTTON
- 2 FIRE EXTINGUISHER
- 3 ILLUMINATED LOGO SIGN-
UNDER SEPARATE PERMIT
- 4 TATEYAMA IMAGE STRIPE (NON-ILLUMINATED)
- 5 OVERFLOW PROTECTION AS REQUIRED.
REF: CANOPY DRAWINGS & SPECIFICATIONS
- 6 WASH BUCKET/ PAPER TOWEL DISPENSER-
MOUNT AT 48" MAX DEOM SLAB TO PAPER TOWEL OPENING
- 7 GAS DISPENSER
- 8 CANOPY COLUMN (PAINTED)
COLOR: TO MATCH SHERWIN WILLIAMS SW7035 'AESTHETIC WHITE'
- 9 ACM CANOPY FASCIA (PAINTED)
COLOR: TO MATCH SHERWIN WILLIAMS SW9111 'ANTLER VELVET'
- 10 MANUFACTURED STONE VENEER
MFR: CORONADO STONE
COLOR/ PATTERN: DURANGO MOUNTAIN LEDGE (DRYSTACK)
- 11 PIPE GUARD (PAINTED
COLOR: SAFETY YELLOW





MATERIAL LEGEND:





SITE SUMMARY

ZONING

GENERAL PLAN: SPECIFIC PLAN
ZONING: EAST LAKE SPECIFIC PLAN
PLANNING AREA 2
ACTION SPORTS, TOURISM, COMMERCIAL & RECREATION
MIXED US OVERLAY

BUILDING SETBACKS:
FRONT: 15'
SIDE(ADJ TO PUBLIC RIGHT-OF-WAY): 15'
SIDE(ADJ TO INTERIOR LOT LINES): 0'
REAR(ADJ TO INTERIOR LOT LINES): 0'
PARKING SETBACKS:
FRONT: 25' AVG/ 20' MIN
SIDE(ADJ TO PUBLIC RIGHT-OF-WAY): 15'
SIDE(ADJ TO INTERIOR LOT LINES): 0'
REAR(ADJ TO INTERIOR LOT LINES): 0'

MAXIMUM BUILDING HEIGHT: 45'
ARCHITECTURAL ELEMENTS: 65'

MAXIMUM BUILDING COVERAGE:

MINIMUM LANDSCAPE COVERAGE: 15%

PROJECT SUMMARY

LAND AREA: 6.05 AC (263,663 SF±)
RETAIL: 4,088 SF
DRIVE-THRU RESTAURANT: 5,298 SF
FLEX-TECH: 22,080 SF
EXPRESS CARWASH: 4,033 SF
TOTAL BUILDING AREA: 35,499 SF
FUELING CANOPY: 4,284 SF
BUILDING COVERAGE (F.A.R.): 15.1%

PARKING EMC SEC. 17.148.030

REQUIRED PARKING:
PARKING STALL DIMENSIONS: 9' X 18'
MINIMUM AISLE WIDTH (90° PARKING): 26'
RETAIL (1/250): 16 STALLS
DRIVE-THRU RESTAURANT 1:
1/ 45 SF CUSTOMER AREA (648 SF/ 45): 14 STALLS
1/ 200 SF NONCUSTOMER AREA (1,650 SF/ 200): 8 STALLS
TIRE STORE:
1,500 SF/ 250 OFFICE/ SALES: 6 STALLS
3/ SERVICE BAY: 18 STALLS
FLEX-TECH CONDOS:
12,000 SF/ 250 OFFICE: 48 STALLS
10,080 SF/ 500 STORAGE: 20 STALLS
EXPRESS CARWASH (1/ EMPLOYEE) 3 STALLS
PARKING REQUIRED: 133 STALLS
SHARED USE REDUCTION (10%): <13 STALLS>
TOTAL PARKING REQUIRED: 120 STALLS
TOTAL PARKING PROVIDED: 121 STALLS

NOTE:
BUILDING AREAS AND LAND COVERAGE ARE PRELIMINARY AND SUBJECT TO ADJUSTMENT. ANY PROPOSED DEVELOPMENT IS SUBJECT TO APPROVAL OF GOVERNMENT OR OTHER AGENCIES HAVING JURISDICTION. ALL DIMENSIONS AND SITE CONDITIONS ARE SUBJECT TO VERIFICATION.

SITE PLAN LEGEND

- PROPERTY LINE
- ACCESSIBLE PATH OF TRAVEL:
 - 48" MIN. CLEAR WIDTH PATH OF TRAVEL
 - 5% MAX. SLOPE
 - 2% MAX. CROSS SLOPE
- ACCESSIBLE PARKING
- CONCRETE AT SIDEWALK

PM DESIGN
Architectural Solutions Group
38 EXECUTIVE PARK
SUITE 310
IRVINE, CA 92614
PROJECT CONTACT: JEFF LIEDERMAN
PHONE: (949) 430-7051
EMAIL: jlederman@pmginc.com
JEFF LIEDERMAN, ARCHITECT
SEAL:

CONSULTANT:

SUPER STAR CAR WASH
CORYDON GATEWAY
LAKE ELSINORE, CA
14425 W. MC DONWELL RD. STE F-108
CODYEAR, AZ 85395

REV	DATE	DESCRIPTION
1	01/31/20	1ST PLANNING SUBMITTAL
2	05/01/20	2ND PLANNING SUBMITTAL

DRAWN BY: R.A.
CHECKED BY: R.K.
ARCH. PROJECT NO.: SSW20001.0
SHEET NAME: SITE PLAN
SHEET NUMBER: A01.10

05/01/2020 - 2ND PLANNING SUBMITTAL



VACUUM CANOPY - RENDERING

N.T.S.

15

OUTDOOR LIGHT FIXTURE

FIXTURE: 'SC'



WST LED
Architectural Wall Sconce

Category	
Notes	
Type	

(By the Tab key or mouse over the page to see all interactive elements.)

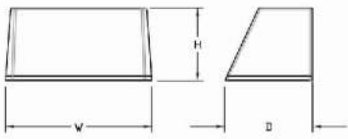
Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL* controls marked by a **shaded background**. DTL DTL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability!
- This luminaire is part of an A+ Certified solution for ROAM* or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a **shaded background**

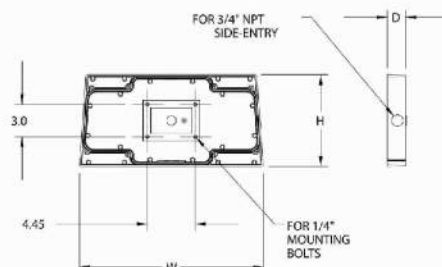
To learn more about A+, visit www.acuitybrands.com/aplus. See ordering tree for details.

A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: [Link to Roam](#); [Link to DTL DTL](#)



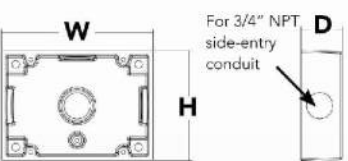
Optional Back Box (PBBW)

Height: 8.49" (21.56 cm)
Width: 17.01" (43.21 cm)
Depth: 1.70" (4.32 cm)



Optional Back Box (BBW)

Height: 4" (10.2 cm)
Width: 5-1/2" (14.0 cm)
Depth: 1-1/2" (3.8 cm)

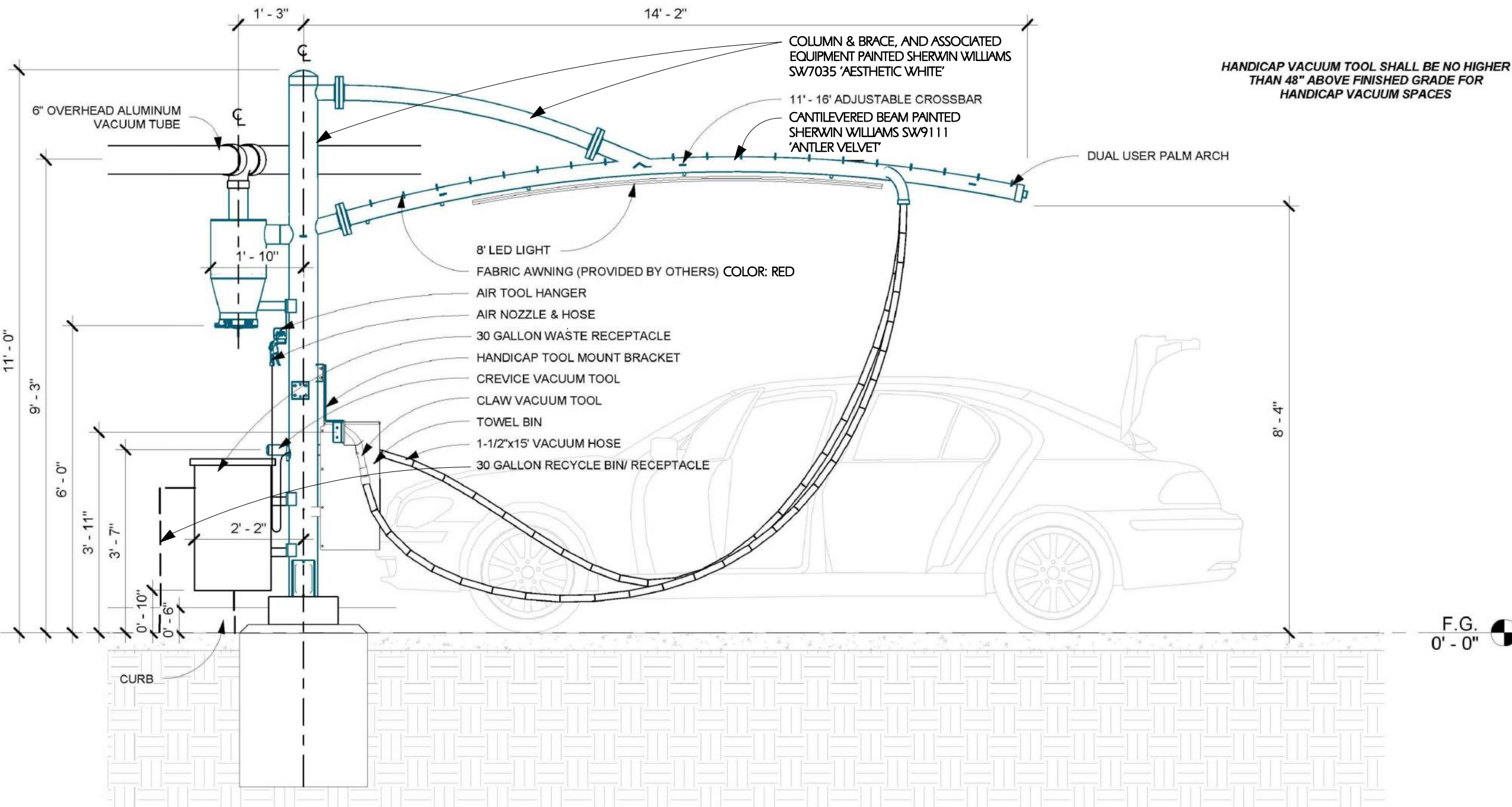


One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • www.lithonia.com
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WSTLED
Rev: 06/21/18

N.T.S.

4



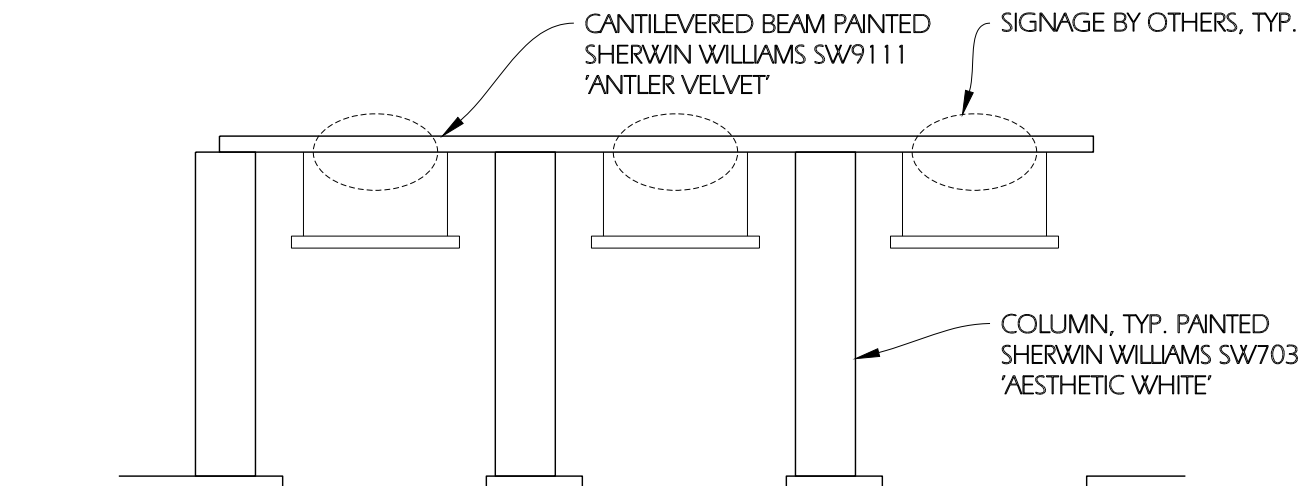
VACUUM CANOPY - ELEVATION

1/2" = 1'-0"

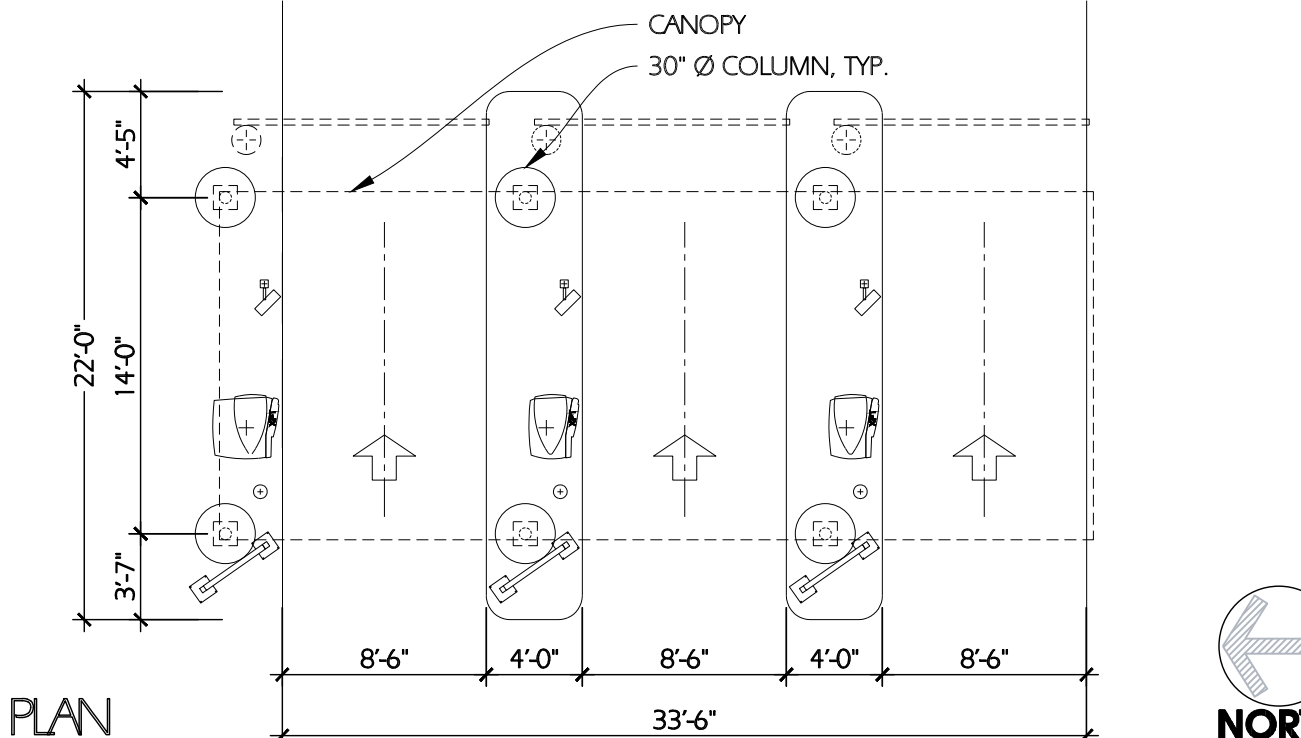
9



PHOTO



ELEVATION



PLAN

NORTH

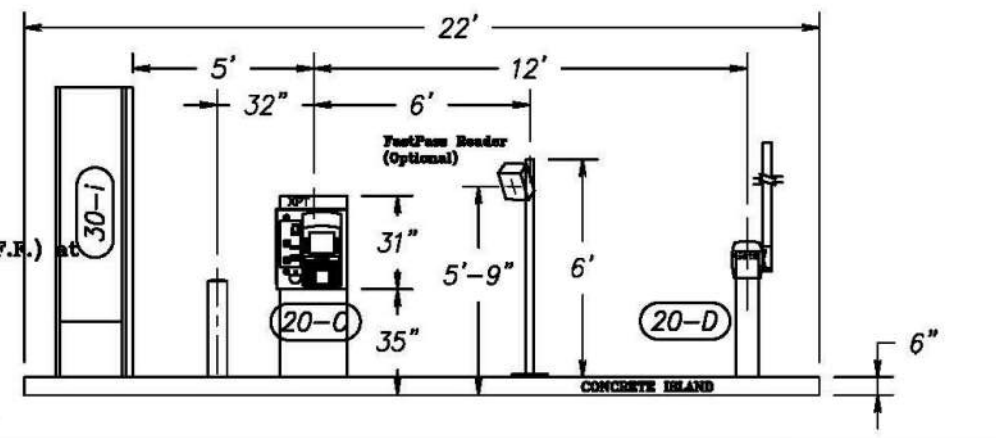
PLAN & ELEVATIONS AT PAY STATIONS

BASIC-1 TUNNEL WASH & GATE CONFIGURATION by G.C.

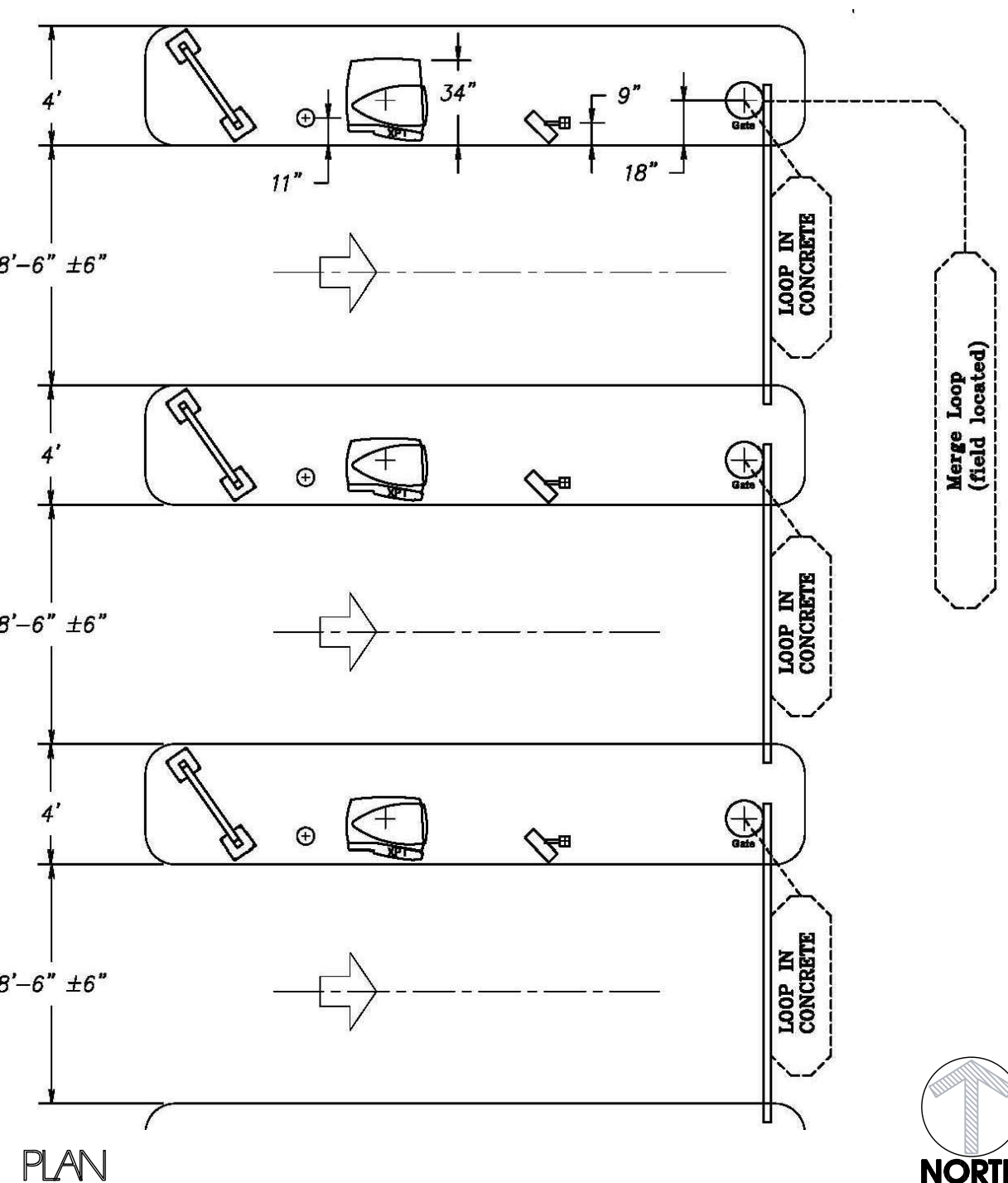
09.01.06

Notes:

- Curb should be 6" in height.
- Curb should have bollards (40"230" A.F.F.) both ends to protect hardware. Lane between curbs should be 8'-8" ±6"
- 4'- Loops provided by G.C. Installation by G.C.



ELEVATION



PLAN

NORTH

N.T.S.

1

SUPER STAR CAR WASH



CORYDON GATEWAY
LAKE ELSINORE, CA

REV	DATE	DESCRIPTION
△	01/31/20	1ST PLANNING SUBMITTAL
△	05/01/20	2ND PLANNING SUBMITTAL

DRAWN BY: R.A.

CHECKED BY: R.K.

ARCH. PROJECT NO.:

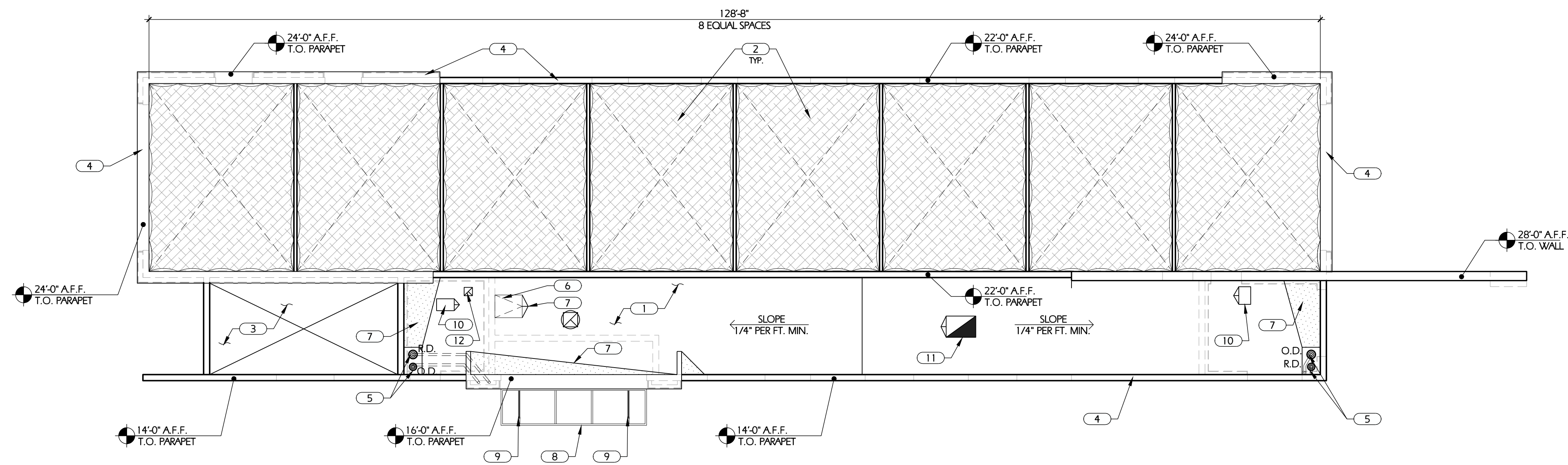
SSW20001.0

SHEET NAME:

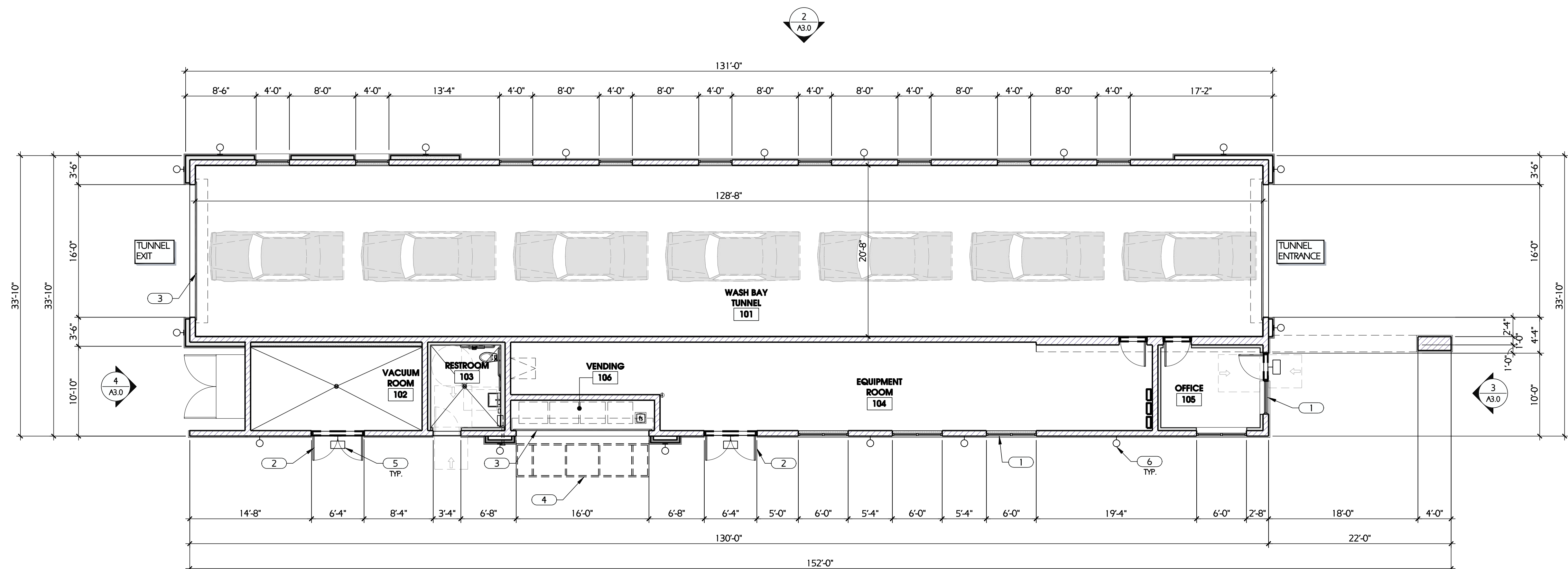
SITE DETAILS

SHEET NUMBER:

A1.1



ROOF PLAN



FLOOR PLAN

ROOF PLAN KEYNOTES

- | X | KEYNOTE DESCRIPTION |
|-----|--|
| 1. | TPO SINGLE-PLY ROOFING. |
| 2. | TENSIONED FIBER POLYFAB SAILS ATTACHED TO CMU. |
| 3. | OPEN TO BELOW. |
| 4. | METAL COPING AT PARAPET |
| 5. | ROOF AND OVERFLOW DRAINS |
| 6. | ROOF ACCESS HATCH/LADDER. |
| 7. | TAPERED INSULATION |
| 8. | METAL CANOPY BELOW |
| 9. | TIE ROD AT CANOPY BELOW |
| 10. | MINI-SPLIT SYSTEM AC |
| 11. | ROOF INTAKE VENT |
| 12. | ROOF EXHAUST FAN |



38 EXECUTIVE PARK
SUITE 310
IRVINE, CA 92614
DIRECT CONTACT: JEFF LIEDERMAN
PHONE: (949) 430-7051
MAIL: jllederman@spmdginc.com

F LIEDERMAN, ARCHITECT

REAL:

CONSULTANT:

FLOOR PLAN KEYNOTES

- X** KEYNOTE DESCRIPTION

 1. STOREFRONT SYSTEM.
 2. H.M. DOOR.
 3. ROLL-UP DOOR.
 4. LINE OF METAL AWNING ABOVE.
 5. OUTDOOR DOWNLIGHT WALL PACK.
 6. OUTDOOR LED SCONCE/WALL MOUNTED LIGHT FIXTURE.

SuperStar CAR WASH

14423 W. MCDOWELL RD., 31E. F-108
GOODYEAR, AZ 85395

SUPER STAR CAR WASH

CORYDON GATEWAY
LAKE ELSINORE, CA

[illegible]

AWN BY: R.A.
HECKED BY: R.K.

ARCH. PROJECT NO.: SSW20001.0

SHEET NAME:

FLOOR & ROOF PLANS

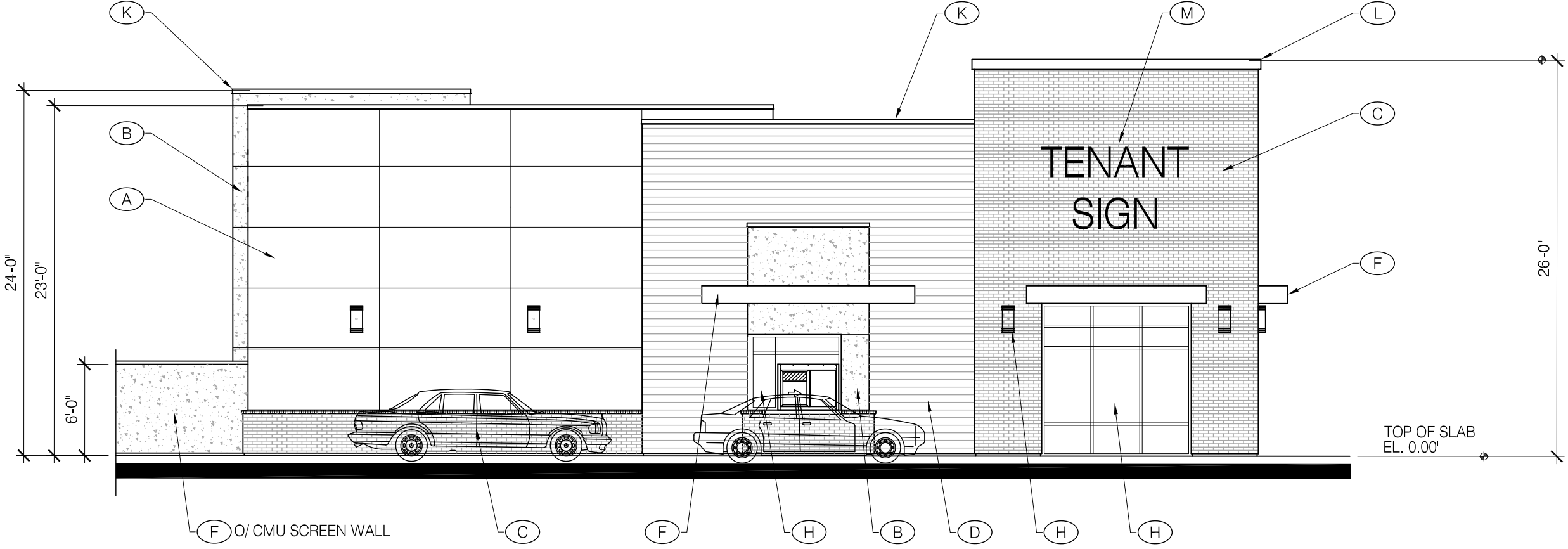
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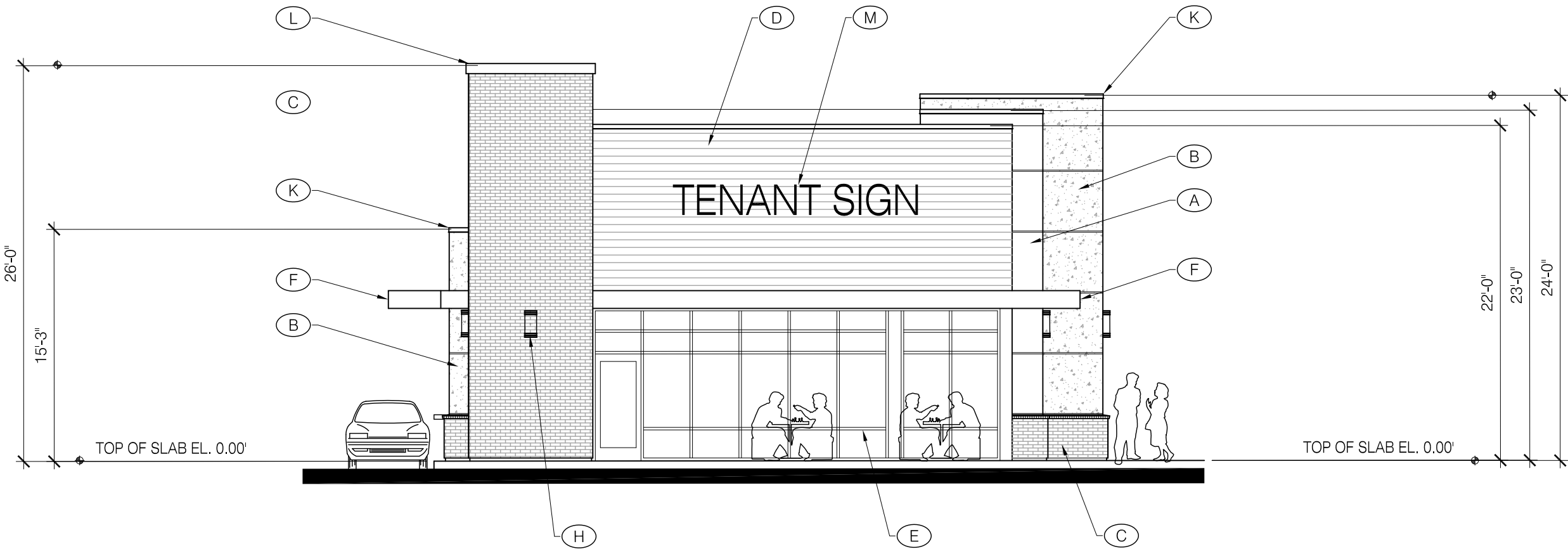
05/01/2020 - 2ND PLANNING SUBMITTAL

EXTERIOR MATERIALS & FINISHES

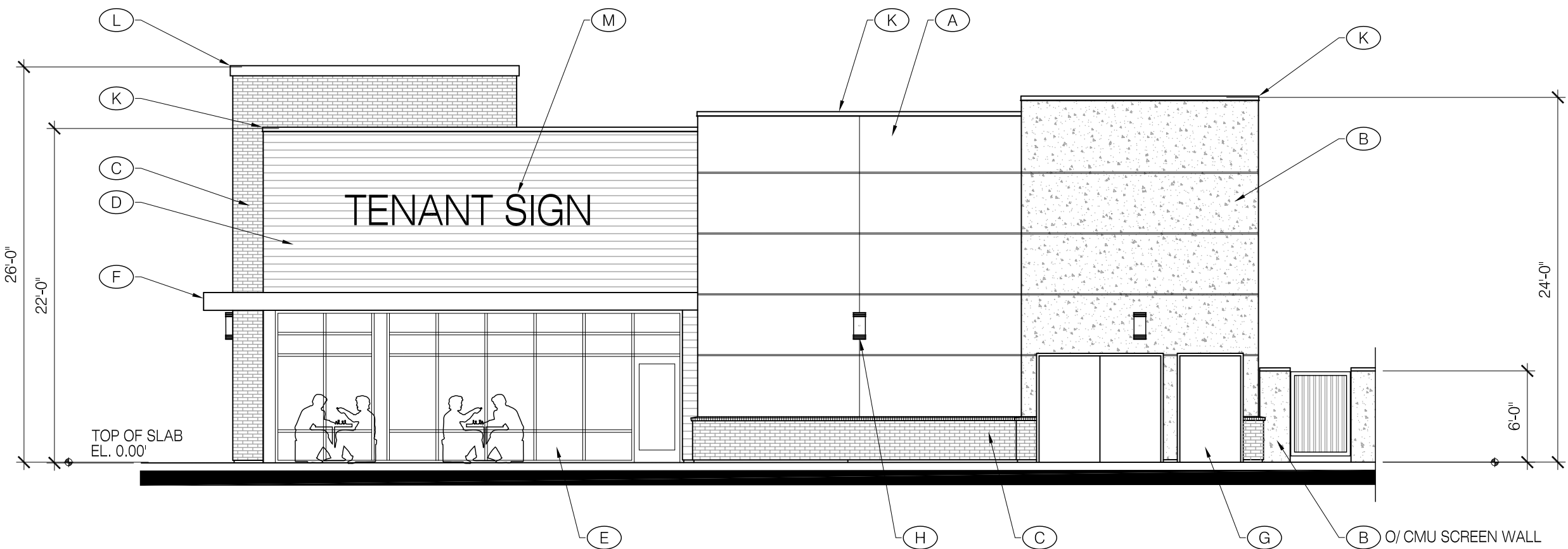
- (A) EXTERIOR CEMENT PLASTER SYSTEM (ECP)-
FINISH: FINE SAND
COLOR: TO MATCH SHERWIN WILLIAMS SW 7035
"AESTHETIC WHITE"
- (B) EXTERIOR CEMENT PLASTER SYSTEM (ECP)-
FINISH: FINE SAND
COLOR: TO MATCH SHERWIN WILLIAMS SW 7025
"BACKDROP"
- (C) MANUFACTURED BRICK VENEER
MFR: CORONADO STONE
PATTERN/ COLOR: SPECIAL USED BRICK- "COUNTRY"
(1/2" SMOOTH BRUSHED JOINT)
- (D) COMPOSITE SIDING
MFR: FIBERON HORIZON
FINISH: 60% IPE/ 40% TUDOR BROWN
- (E) ALUMINUM STOREFRONT SYSTEM-
COLOR: ANODIZED CLEAR ALUMINUM
- (F) ALUMINUM CANOPY-
COLOR: ANODIZED CLEAR ALUMINUM
- (G) METAL DOORS & FRAMES- PAINTED
COLOR: TO MATCH ADJACENT SURFACE
- (H) DECORATIVE LIGHT FIXTURE
MFR: ECLIPSE
GALILEO SIGNATURE SERIES- VEGA W/ FULL PERFEX SHIELD
FINISH: ANODIZED CLEAR ALUMINUM
REF: ELECTRICAL DRAWINGS FOR SPECIFICATION
- (J) WALL PACK LIGHT FIXTURE-
REF: ELECTRICAL DRAWINGS FOR SPECIFICATION
REF: STRUCTURAL FOR ALLOWABLE CORING OF BEAMS
- (K) GALVANIZED SHEET METAL COPING-
PAINT TO MATCH ADJACENT SURFACE
- (L) ALUMINUM CORNICE-
COLOR: ANODIZED CLEAR ALUMINUM
- (M) SIGNAGE UNDER SEPARATE PERMIT-
REFER TO SIGN PROGRAM



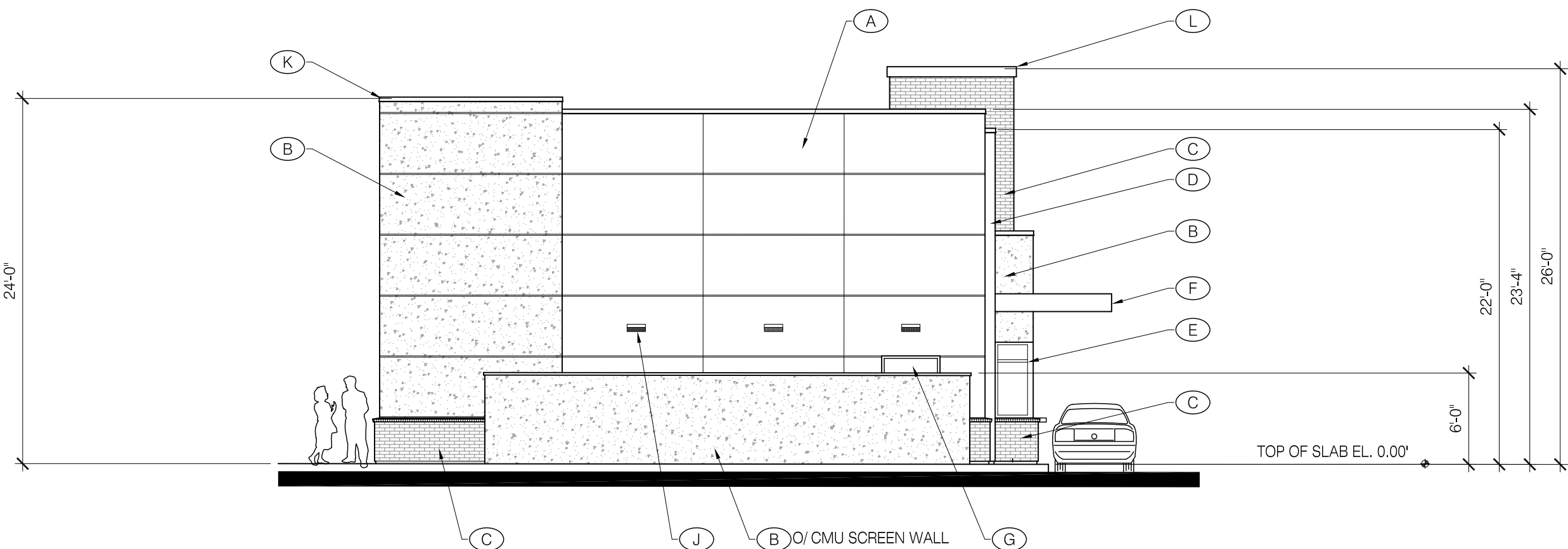
EAST (CORYDON STREET) ELEVATION



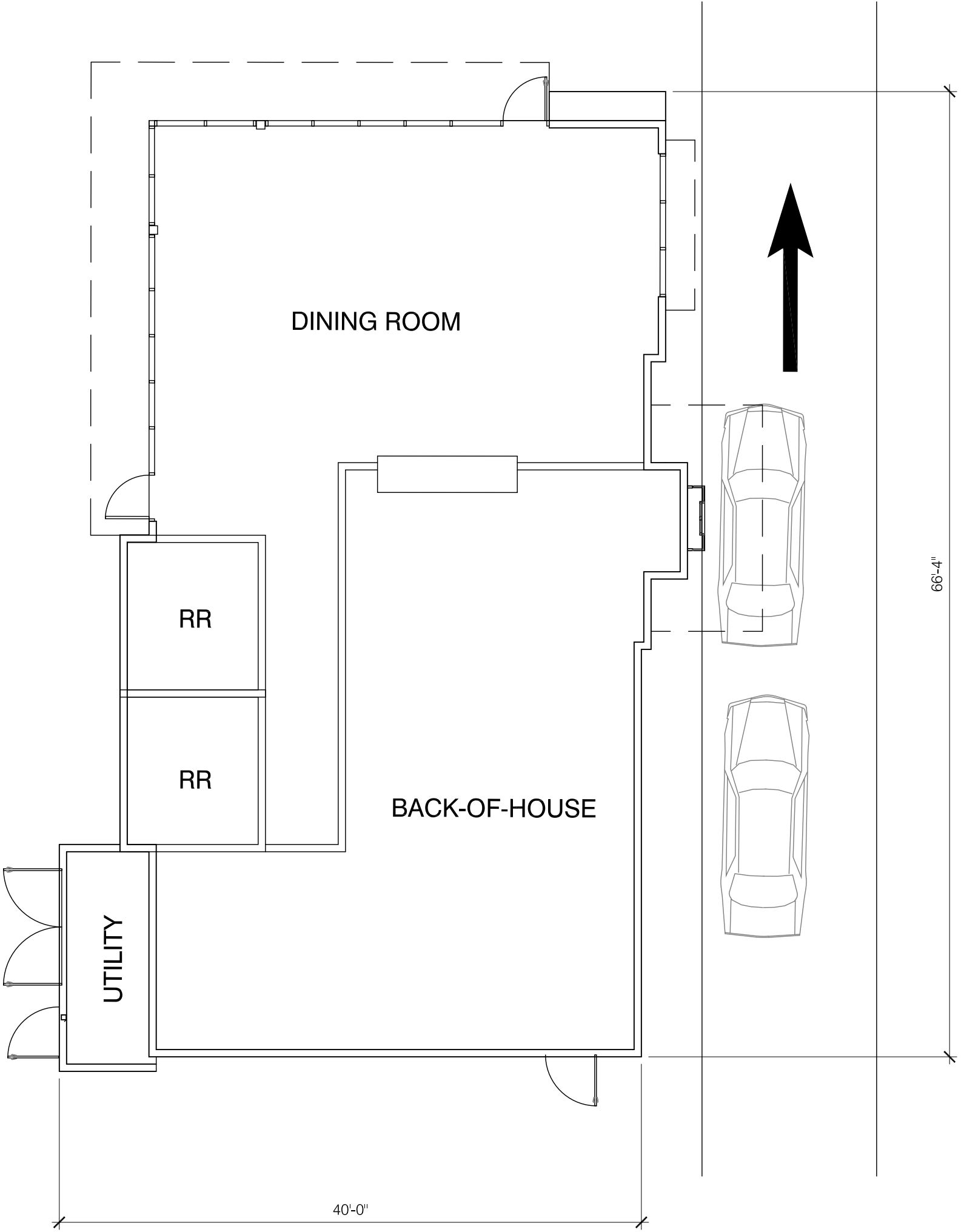
NORTH ELEVATION



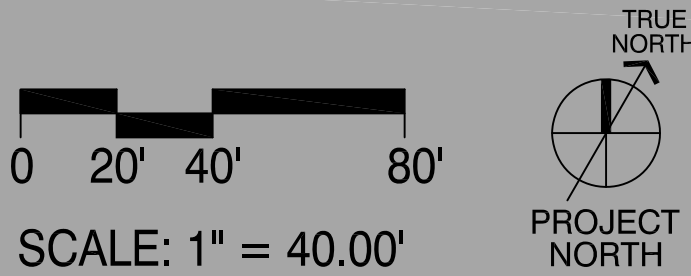
WEST ELEVATION



SOUTH ELEVATION



FLOOR PLAN
PLAN NORTH



CORYDON GATEWAY
LAKE ELSINORE, CALIFORNIA

RED CORYDON, LLC
25425 JEFFERSON AVENUE, SUITE 101
MURRIETA, CA 92562
951.643.4711

PAD 1
FLOOR PLAN/
EXTERIOR ELEVATIONS

CORYDON GATEWAY
LAKE ELSINORE, CA

GKPA PROJECT #19114.01
5 MAY 2020

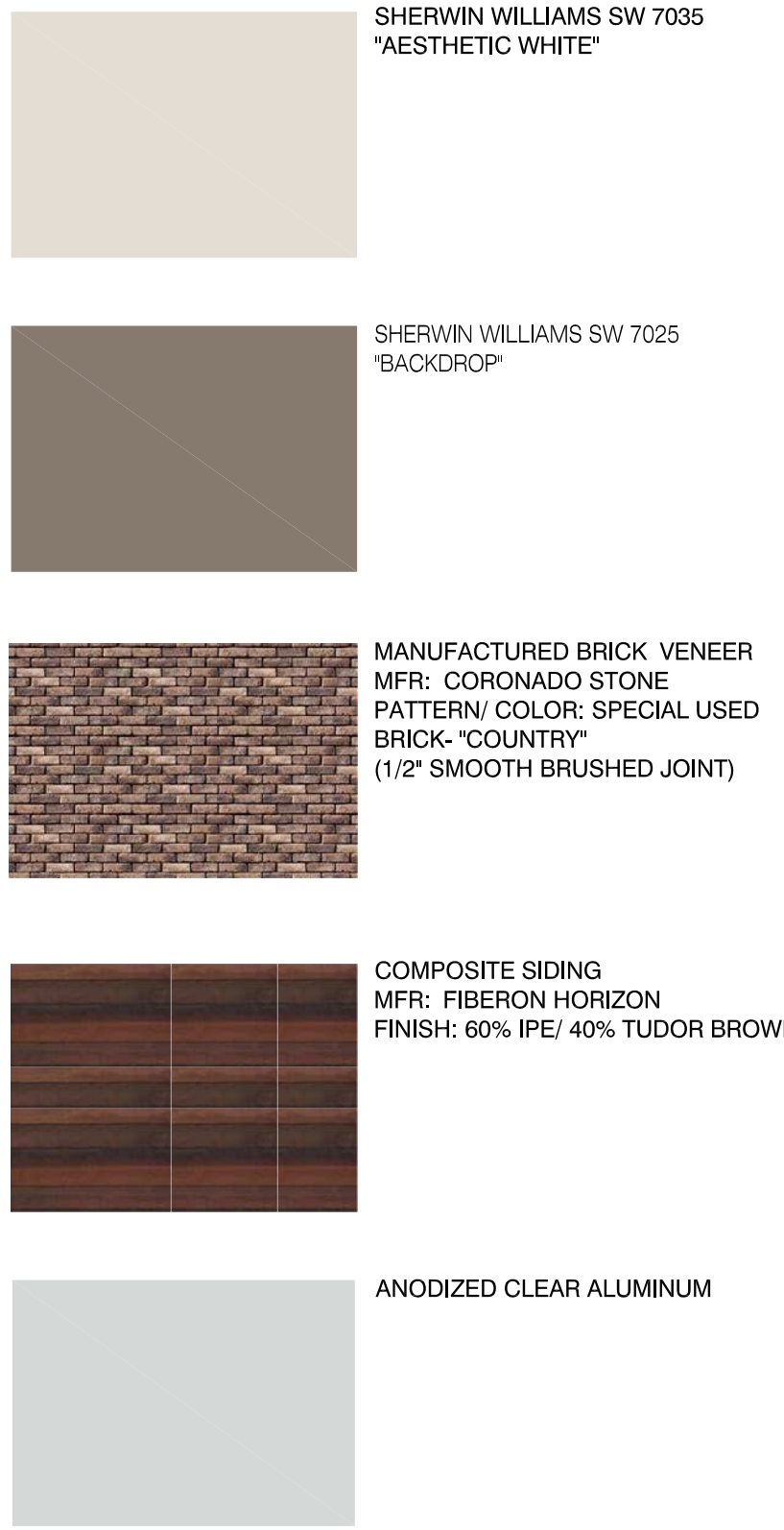
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EXTERIOR MATERIALS & FINISHES

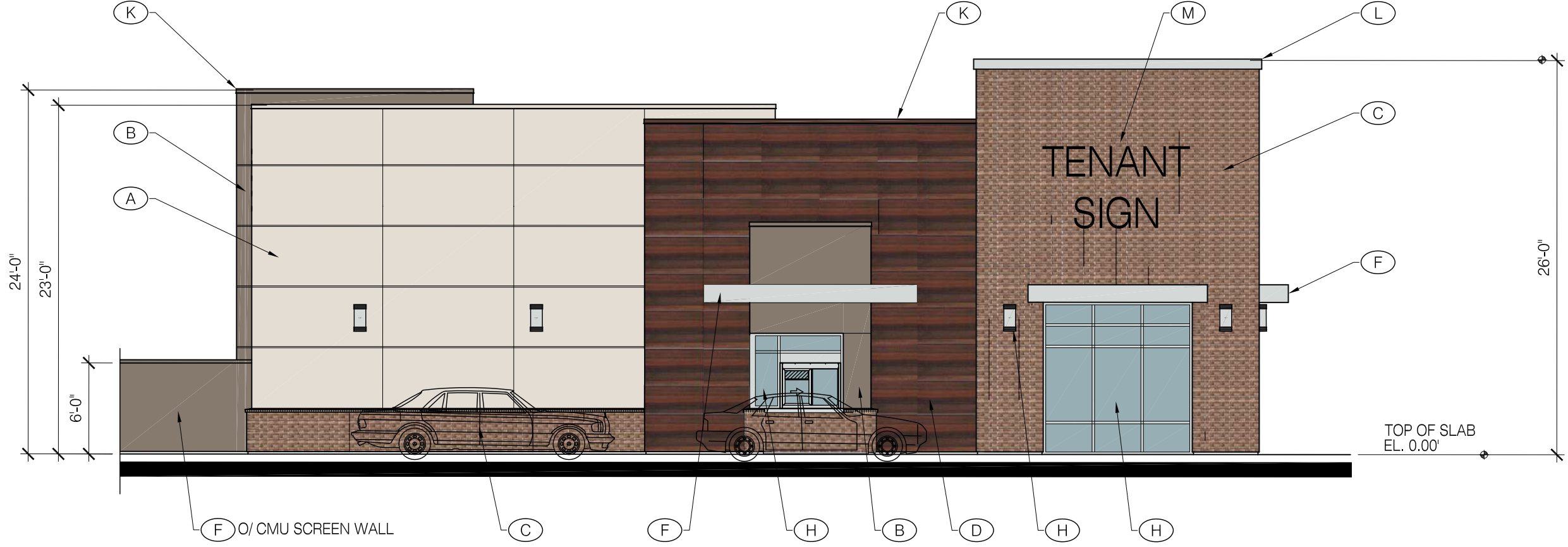
- (A) EXTERIOR CEMENT PLASTER SYSTEM (ECP)-
FINISH: FINE SAND
COLOR: TO MATCH SHERWIN WILLIAMS SW 7035
"AESTHETIC WHITE"
- (B) EXTERIOR CEMENT PLASTER SYSTEM (ECP)-
FINISH: FINE SAND
COLOR: TO MATCH SHERWIN WILLIAMS SW 7025
"BACKDROP"
- (C) MANUFACTURED BRICK VENEER
MFR: CORONADO STONE
PATTERN/ COLOR: SPECIAL USED BRICK- "COUNTRY"
(1/2" SMOOTH BRUSHED JOINT)
- (D) COMPOSITE SIDING
MFR: FIBERON HORIZON
FINISH: 60% IPE/ 40% TUDOR BROWN
- (E) ALUMINUM STOREFRONT SYSTEM-
COLOR: ANODIZED CLEAR ALUMINUM
- (F) ALUMINUM CANOPY-
COLOR: ANODIZED CLEAR ALUMINUM
- (G) METAL DOORS & FRAMES- PAINTED
COLOR: TO MATCH ADJACENT SURFACE
- (H) DECORATIVE LIGHT FIXTURE
MFR: ECLIPSE
GALILEO SIGNATURE SERIES- VEGA W/ FULL PERFX SHIELD
FINISH: ANODIZED CLEAR ALUMINUM
REF: ELECTRICAL DRAWINGS FOR SPECIFICATION
- (J) WALL PACK LIGHT FIXTURE-
REF: ELECTRICAL DRAWINGS FOR SPECIFICATION
REF: STRUCTURAL FOR ALLOWABLE CORING OF BEAMS
- (K) GALVANIZED SHEET METAL COPING-
PAINT TO MATCH ADJACENT SURFACE
- (L) ALUMINUM CORNICE-
COLOR: ANODIZED CLEAR ALUMINUM
- (M) SIGNAGE UNDER SEPARATE PERMIT-
REFER TO SIGN PROGRAM



PAD 1
FLOOR PLAN/
EXTERIOR ELEVATIONS

CORYDON GATEWAY
LAKE ELSINORE, CA

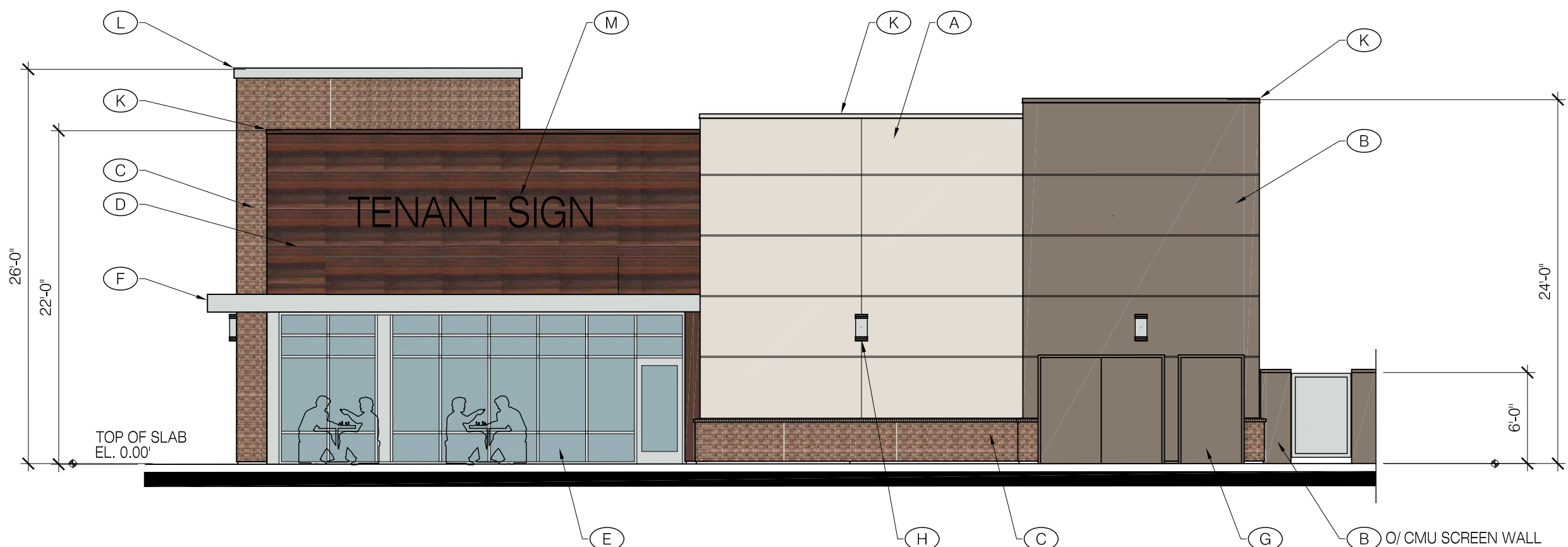
GKPA PROJECT #19114.01
5 MAY 2020



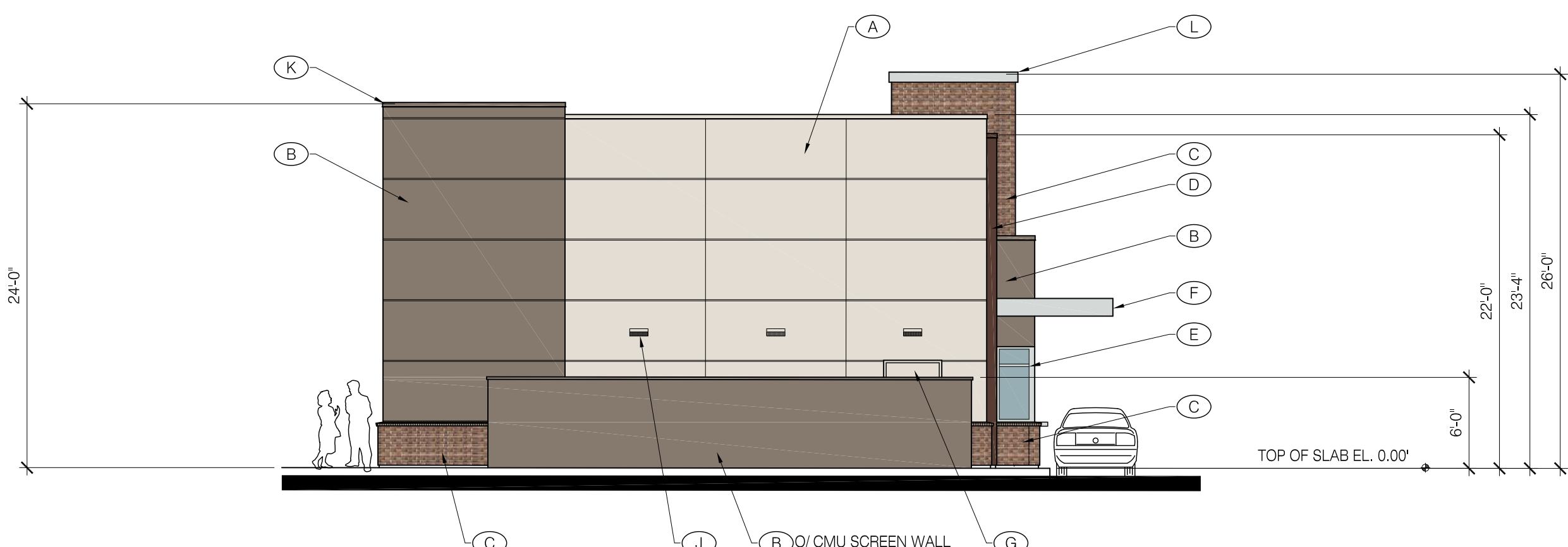
EAST (CORYDON STREET) ELEVATION



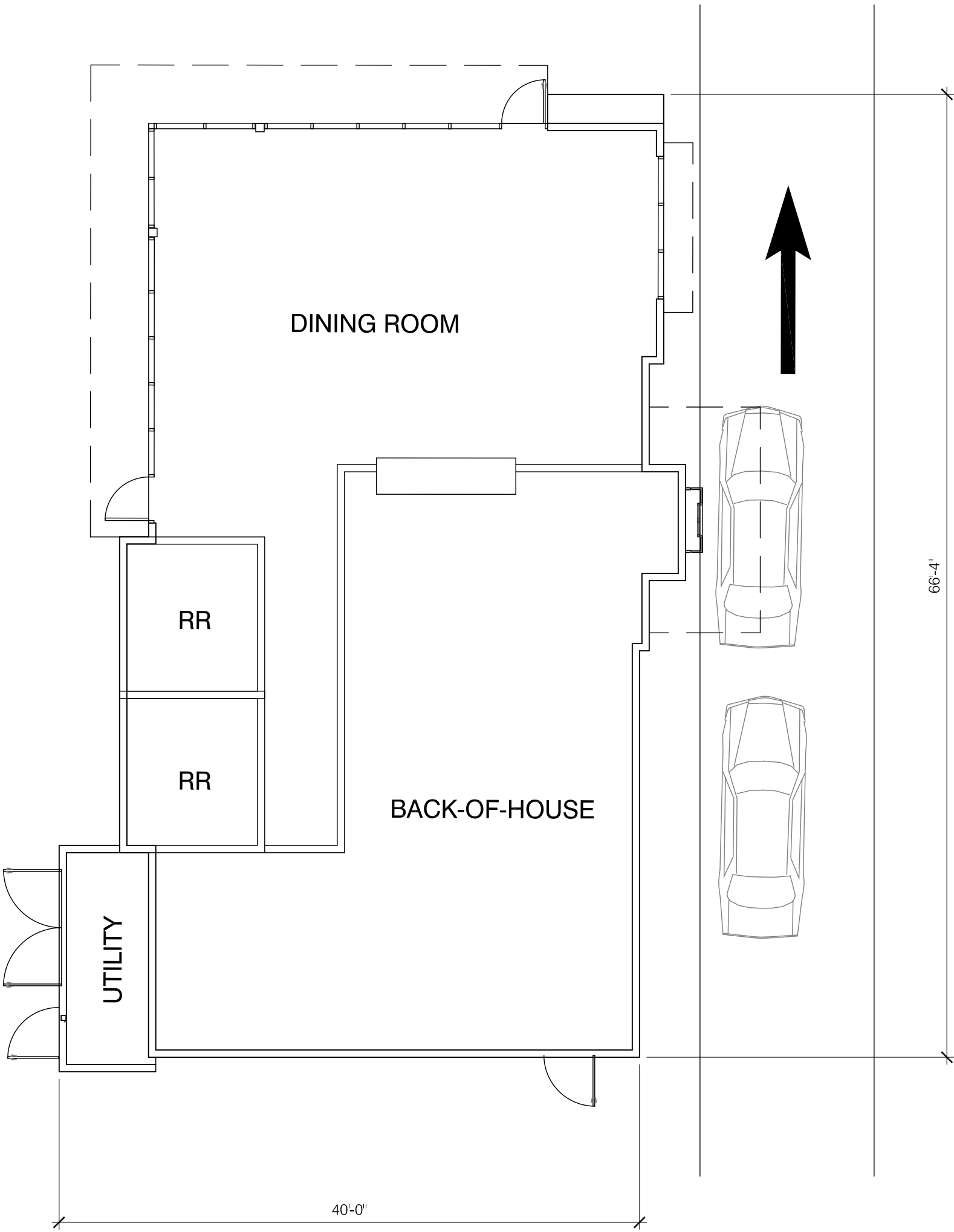
NORTH ELEVATION



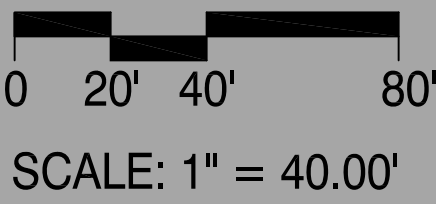
WEST ELEVATION



SOUTH ELEVATION



FLOOR PLAN
PLAN NORTH

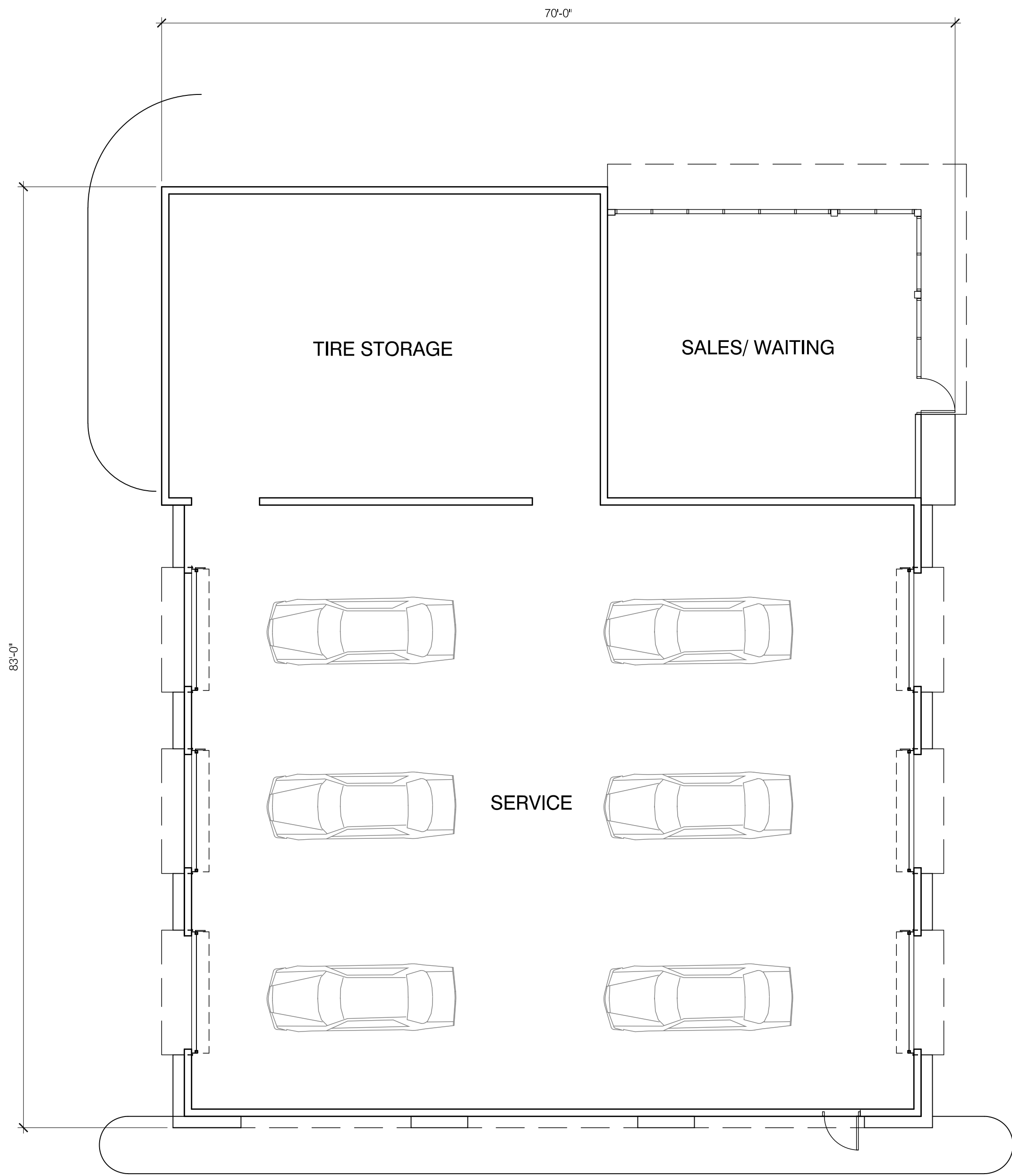


SCALE: 1" = 40.00'

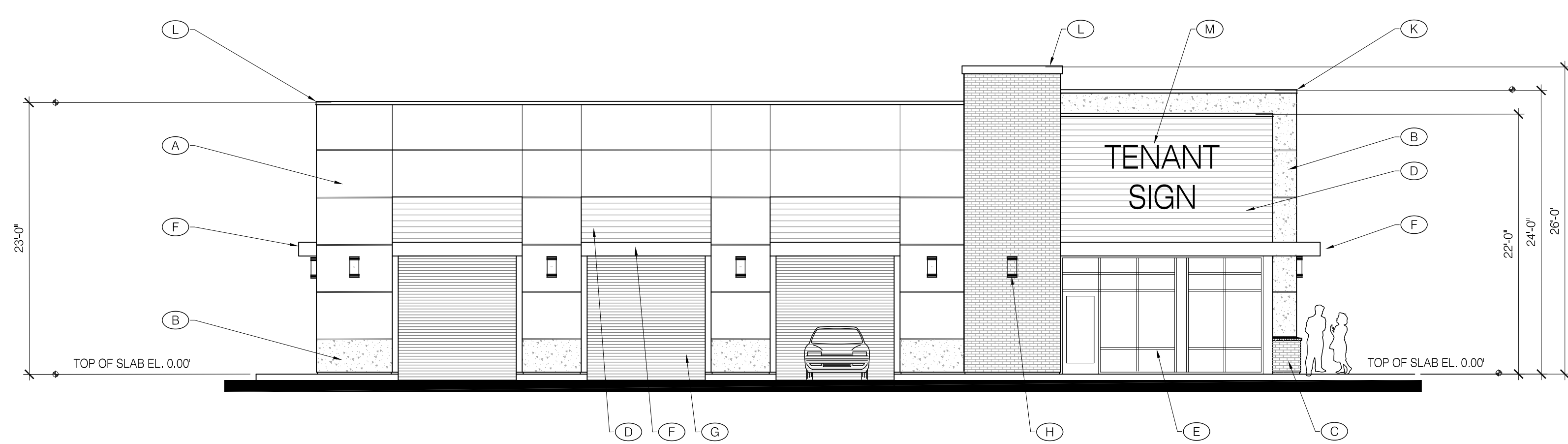


CORYDON GATEWAY
LAKE ELSINORE, CALIFORNIA

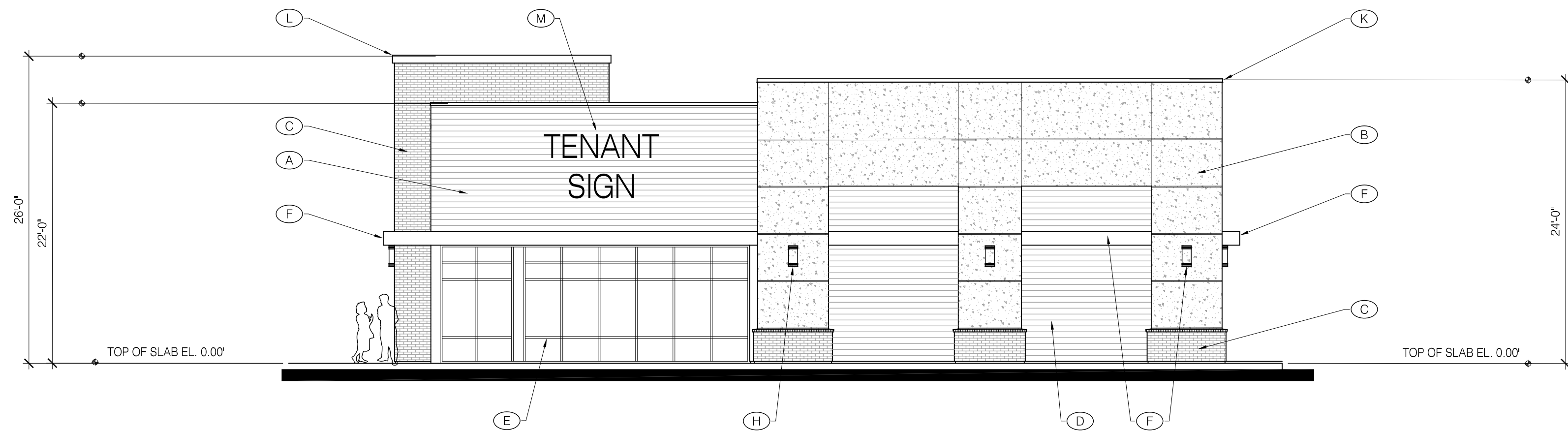
RED CORYDON, LLC
25425 JEFFERSON AVENUE, SUITE 101
MURRIETA, CA 92562
951.643.4711



FLOOR PLAN
PLAN NORTH



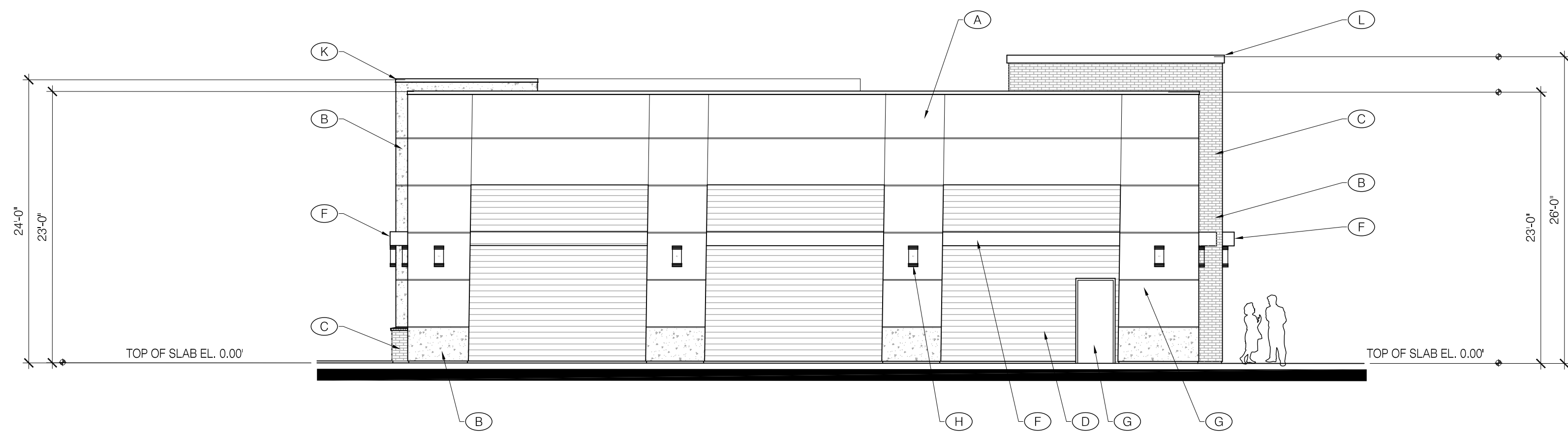
EAST (MISSION TRAIL) ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

EXTERIOR MATERIALS & FINISHES

- (A) EXTERIOR CEMENT PLASTER SYSTEM (ECPs)-
FINISH: FINE SAND
COLOR: TO MATCH SHERWIN WILLIAMS SW 7035
"AESTHETIC WHITE"
- (B) EXTERIOR CEMENT PLASTER SYSTEM (ECPs)-
FINISH: FINE SAND
COLOR: TO MATCH SHERWIN WILLIAMS SW 7025
"BACKDROP"
- (C) MANUFACTURED BRICK VENEER
MFR: CORONADO STONE
PATTERN/ COLOR: SPECIAL USED BRICK- "COUNTRY"
(1/2" SMOOTH BRUSHED JOINT)
- (D) COMPOSITE SIDING
MFR: FIBERON HORIZON
FINISH: 60% IPE/ 40% TUDOR BROWN
- (E) ALUMINUM STOREFRONT SYSTEM-
COLOR: ANODIZED CLEAR ALUMINUM
- (F) ALUMINUM CANOPY W/ UP & DOWN LIGHTS-
COLOR: ANODIZED CLEAR ALUMINUM
- (G) METAL DOORS & FRAMES- PAINTED
COLOR: TO MATCH ADJACENT SURFACE
- (H) DECORATIVE LIGHT FIXTURE
MFR: ECLIPSE
GALILEO SIGNATURE SERIES- VEGA W/ FULL PERFEX SHIELD
FINISH: ANODIZED CLEAR ALUMINUM
REF: ELECTRICAL DRAWINGS FOR SPECIFICATION
- (J) NOT USED
- (K) GALVANIZED SHEET METAL COPING-
PAINT TO MATCH ADJACENT SURFACE
- (L) ALUMINUM CORNICE-
COLOR: ANODIZED CLEAR ALUMINUM
- (M) SIGNAGE UNDER SEPARATE PERMIT-
REFER TO SIGN PROGRAM

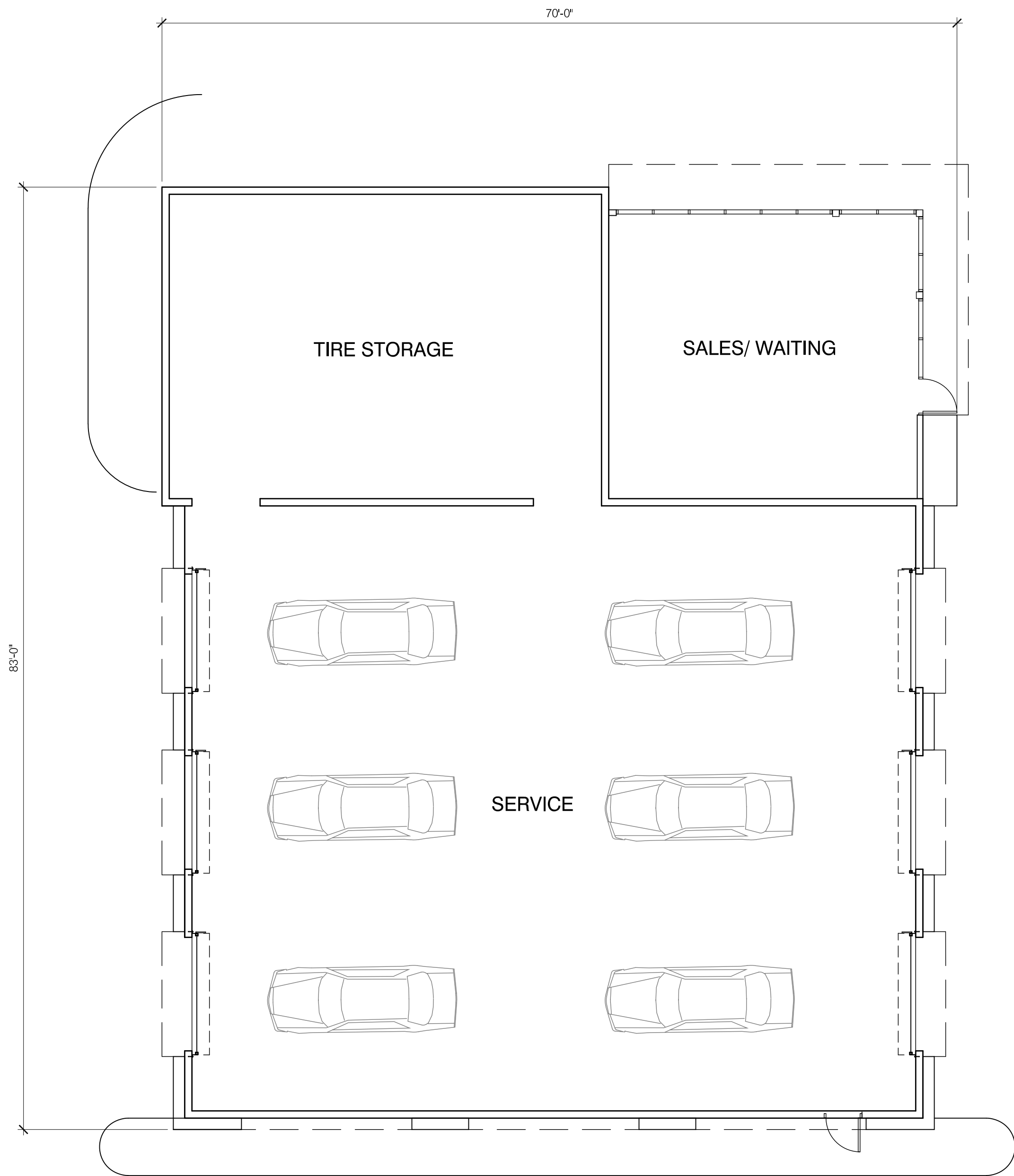
0 4' 8' 16'
SCALE: 1/8" = 1'-0"

CORYDON GATEWAY
LAKE ELSINORE, CALIFORNIA

RED CORYDON, LLC
25425 JEFFERSON AVENUE, SUITE 101
MURRIETA, CA 92562
951.643.4711

PAD 4
FLOOR PLAN/
EXTERIOR ELEVATIONS
CORYDON GATEWAY
LAKE ELSINORE, CA
GKPA PROJECT #19114.01
4 MAY 2020

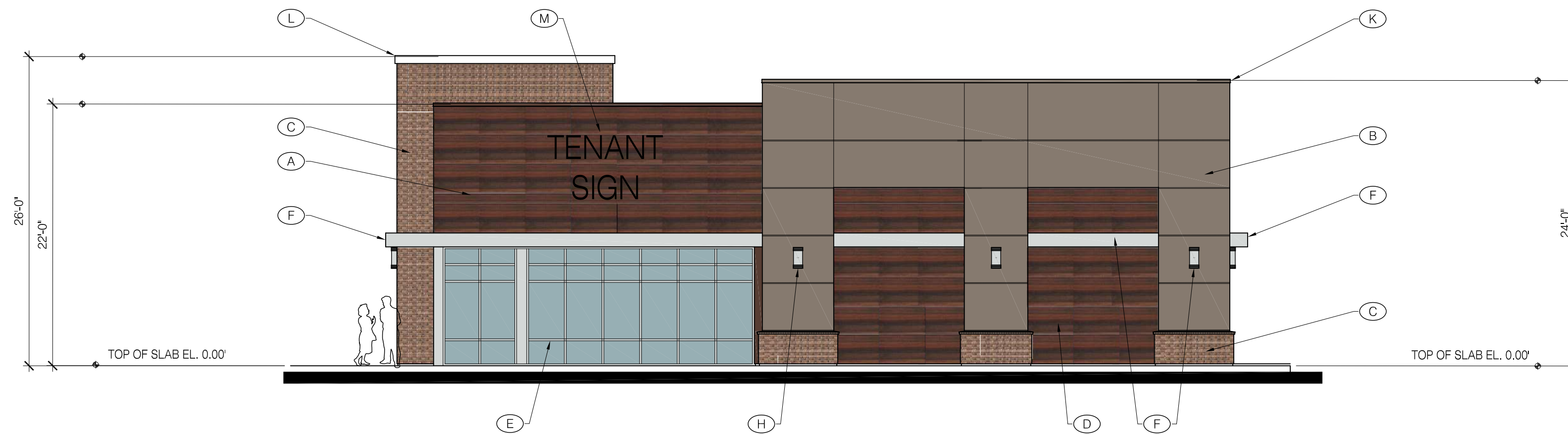
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FLOOR PLAN
PLAN NORTH



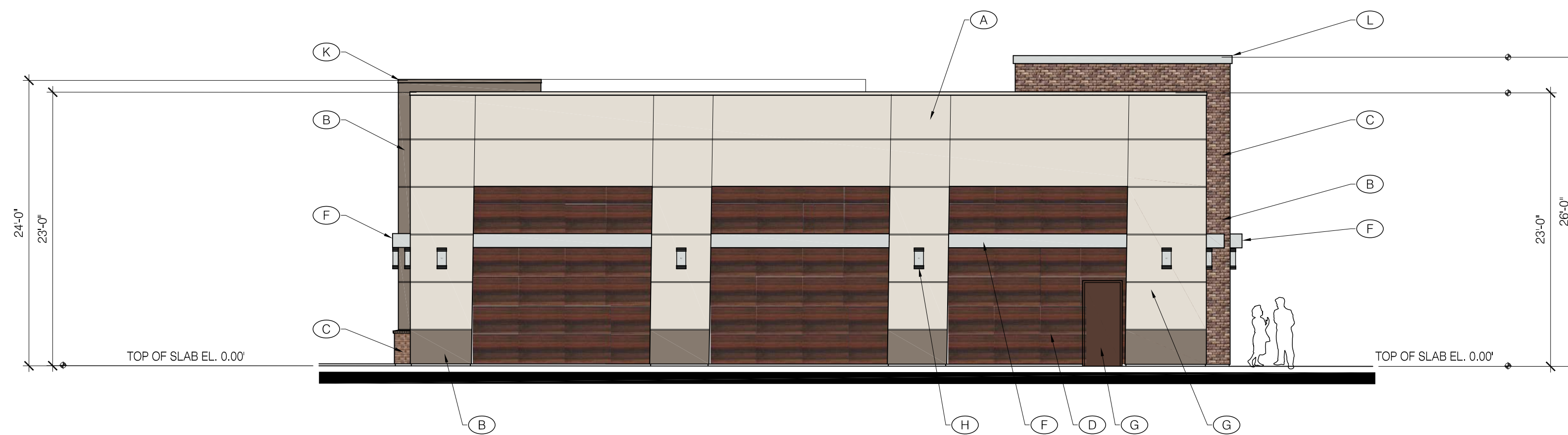
EAST (MISSION TRAIL) ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

EXTERIOR MATERIALS & FINISHES

- (A) EXTERIOR CEMENT PLASTER SYSTEM (EPCS)-
FINISH: FINE SAND
COLOR: TO MATCH SHERWIN WILLIAMS SW 7035
"AESTHETIC WHITE"
- (B) EXTERIOR CEMENT PLASTER SYSTEM (EPCS)-
FINISH: FINE SAND
COLOR: TO MATCH SHERWIN WILLIAMS SW 7025
"BACKDROP"
- (C) MANUFACTURED BRICK VENEER
MFR: CORONADO STONE
PATTERN/ COLOR: SPECIAL USED BRICK- "COUNTRY"
(1/2" SMOOTH BRUSHED JOINT)
- (D) COMPOSITE SIDING
MFR: FIBERON HORIZON
FINISH: 60% IPE/ 40% TUDOR BROWN
- (E) ALUMINUM STOREFRONT SYSTEM-
COLOR: ANODIZED CLEAR ALUMINUM
- (F) ALUMINUM CANOPY W/ UP & DOWN LIGHTS-
COLOR: ANODIZED CLEAR ALUMINUM
- (G) METAL DOORS & FRAMES- PAINTED
COLOR: TO MATCH ADJACENT SURFACE
- (H) DECORATIVE LIGHT FIXTURE
MFR: ECLIPSE
GALILEO SIGNATURE SERIES- VEGA W/ FULL PERFX SHIELD
FINISH: ANODIZED CLEAR ALUMINUM
REF: ELECTRICAL DRAWINGS FOR SPECIFICATION
- (J) NOT USED
- (K) GALVANIZED SHEET METAL COPING-
PAINT TO MATCH ADJACENT SURFACE
- (L) ALUMINUM CORNICE-
COLOR: ANODIZED CLEAR ALUMINUM
- (M) SIGNAGE UNDER SEPARATE PERMIT-
REFER TO SIGN PROGRAM

SHERWIN WILLIAMS SW 7035
"AESTHETIC WHITE"

SHERWIN WILLIAMS SW 7025
"BACKDROP"

MANUFACTURED BRICK VENEER
MFR: CORONADO STONE
PATTERN/ COLOR: SPECIAL USED
BRICK- "COUNTRY"
(1/2" SMOOTH BRUSHED JOINT)

COMPOSITE SIDING
MFR: FIBERON HORIZON
FINISH: 60% IPE/ 40% TUDOR BROWN

ANODIZED CLEAR ALUMINUM

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

CORYDON GATEWAY
LAKE ELSINORE, CALIFORNIA

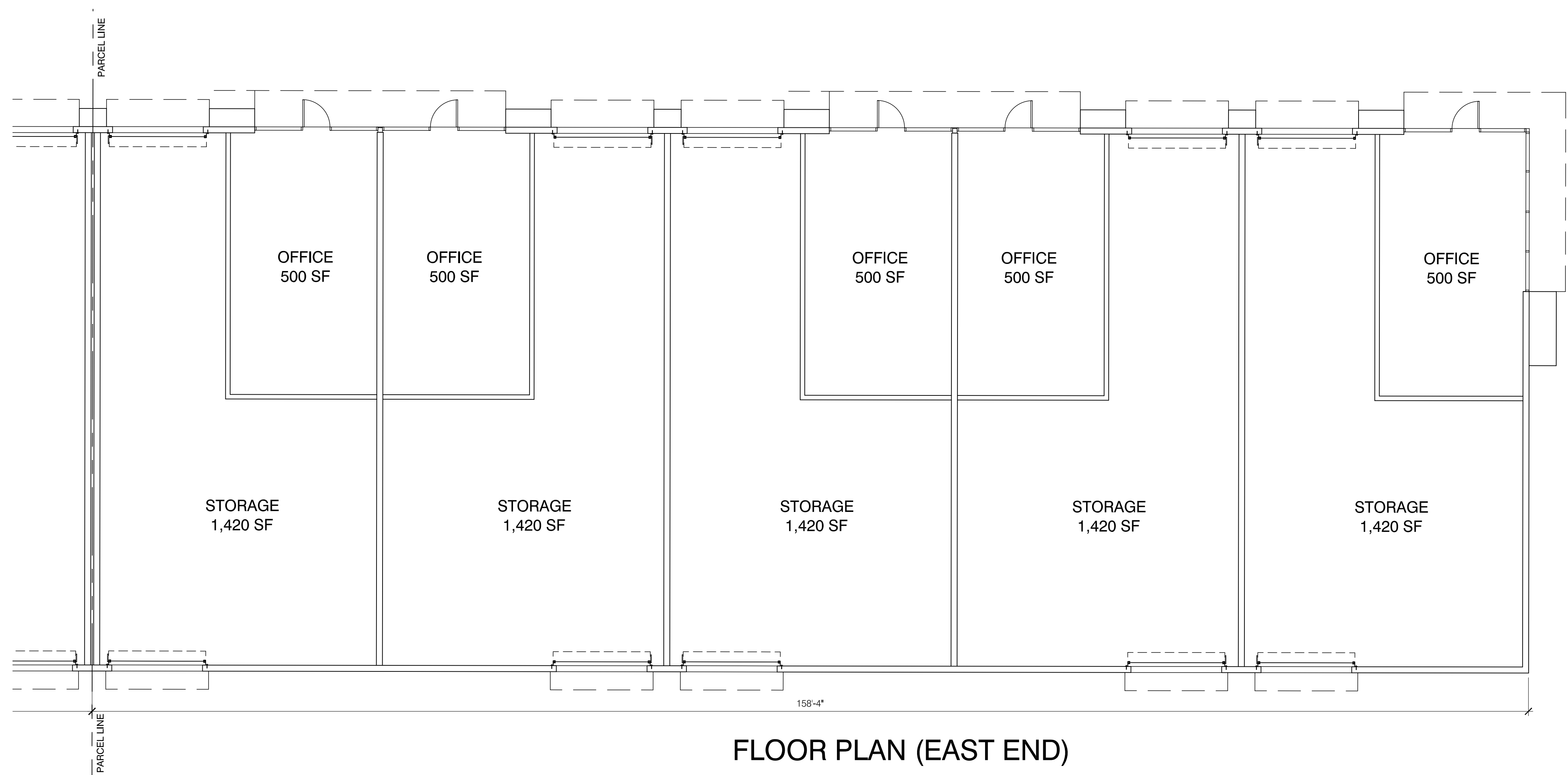
RED CORYDON, LLC

25425 JEFFERSON AVENUE, SUITE 101
MURRIETA, CA 92562
951.643.4711

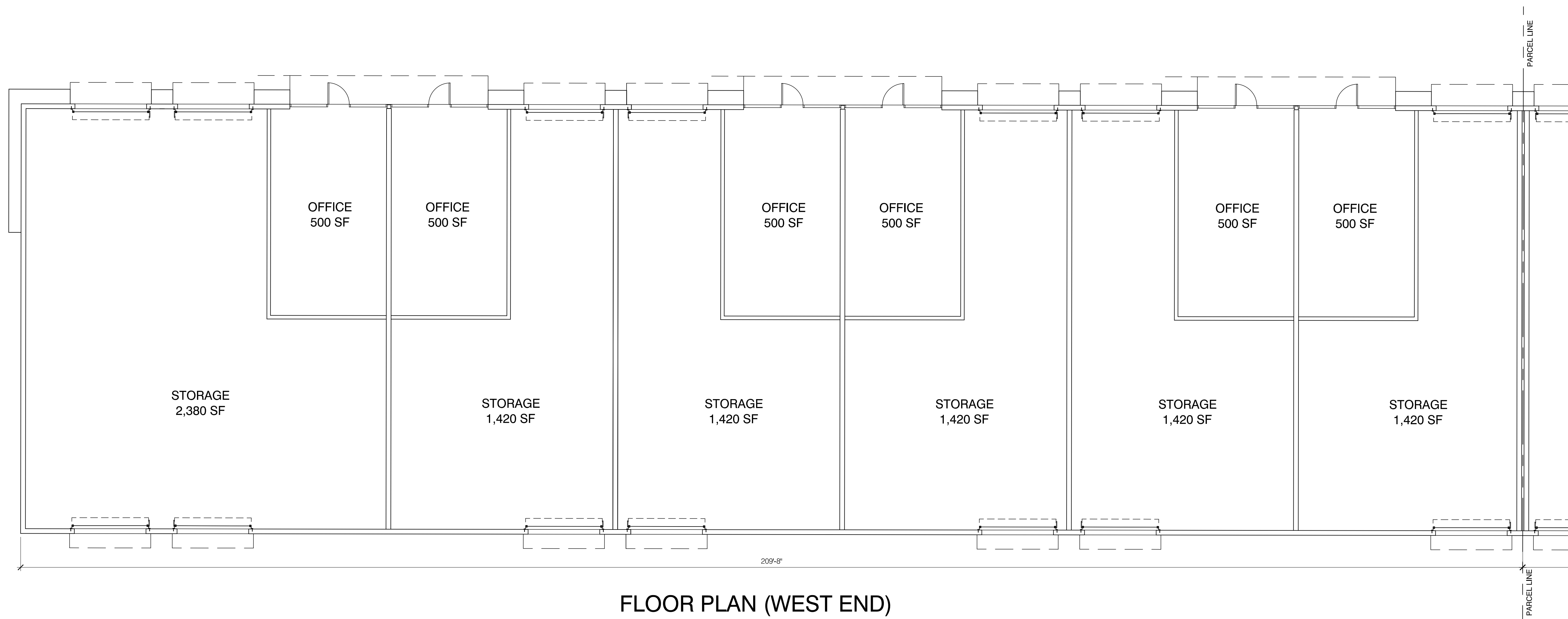
PAD 4
FLOOR PLAN/
EXTERIOR ELEVATIONS

CORYDON GATEWAY
LAKE ELSINORE, CA
GKPA PROJECT #19114.01
4 MAY 2020

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FLOOR PLAN (EAST END)



FLOOR PLAN (WEST END)

CORYDON GATEWAY
LAKE ELSINORE, CALIFORNIA

RED CORYDON, LLC

25425 JEFFERSON AVENUE, SUITE 101
MURRIETA, CA 92562
951.643.4711

FLEXTech FLOOR PLAN

CORYDON GATEWAY
LAKE ELSINORE, CA

GKPA PROJECT #19114.01
4 MAY 2020

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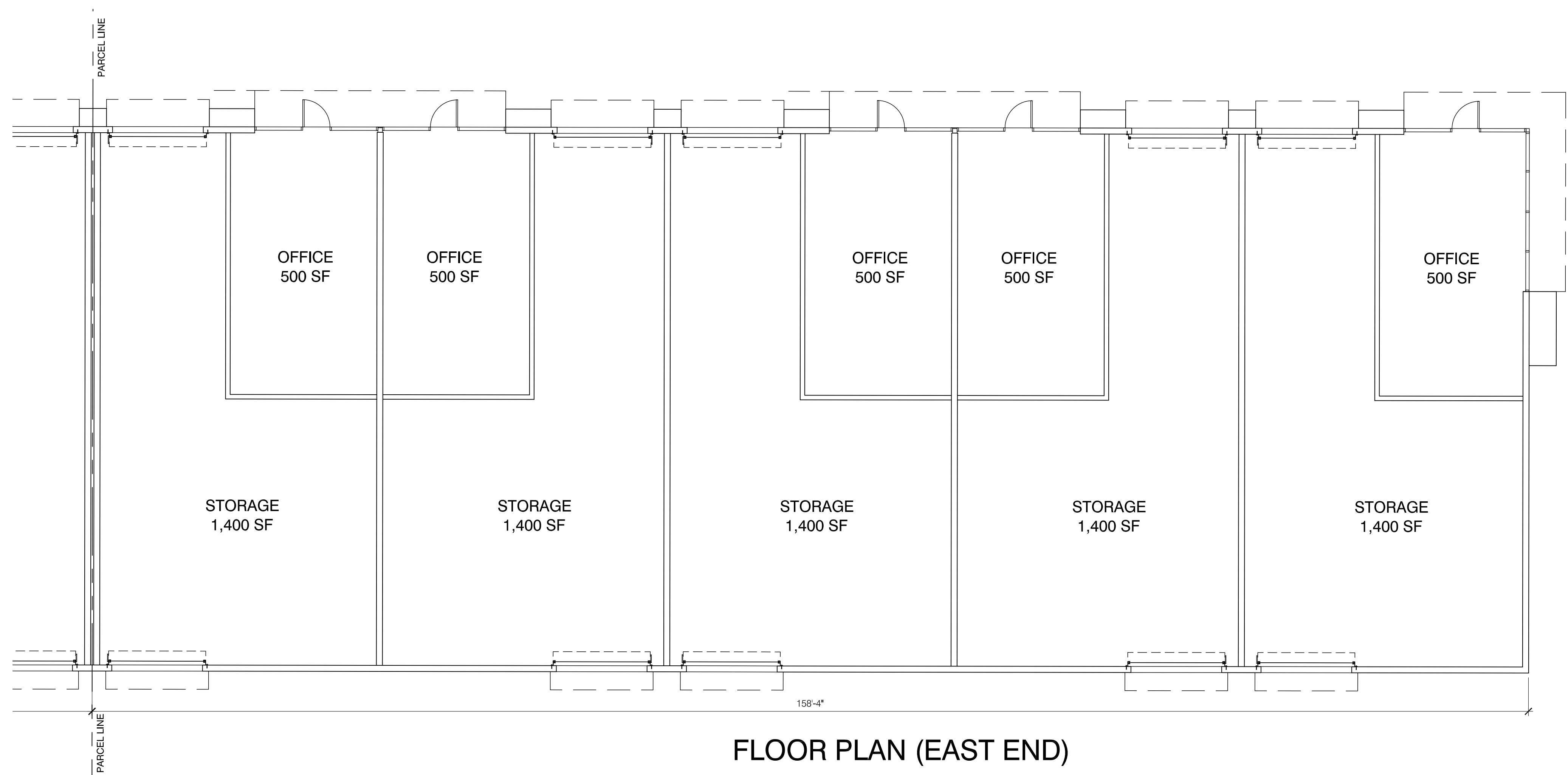
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0 4' 8' 16'

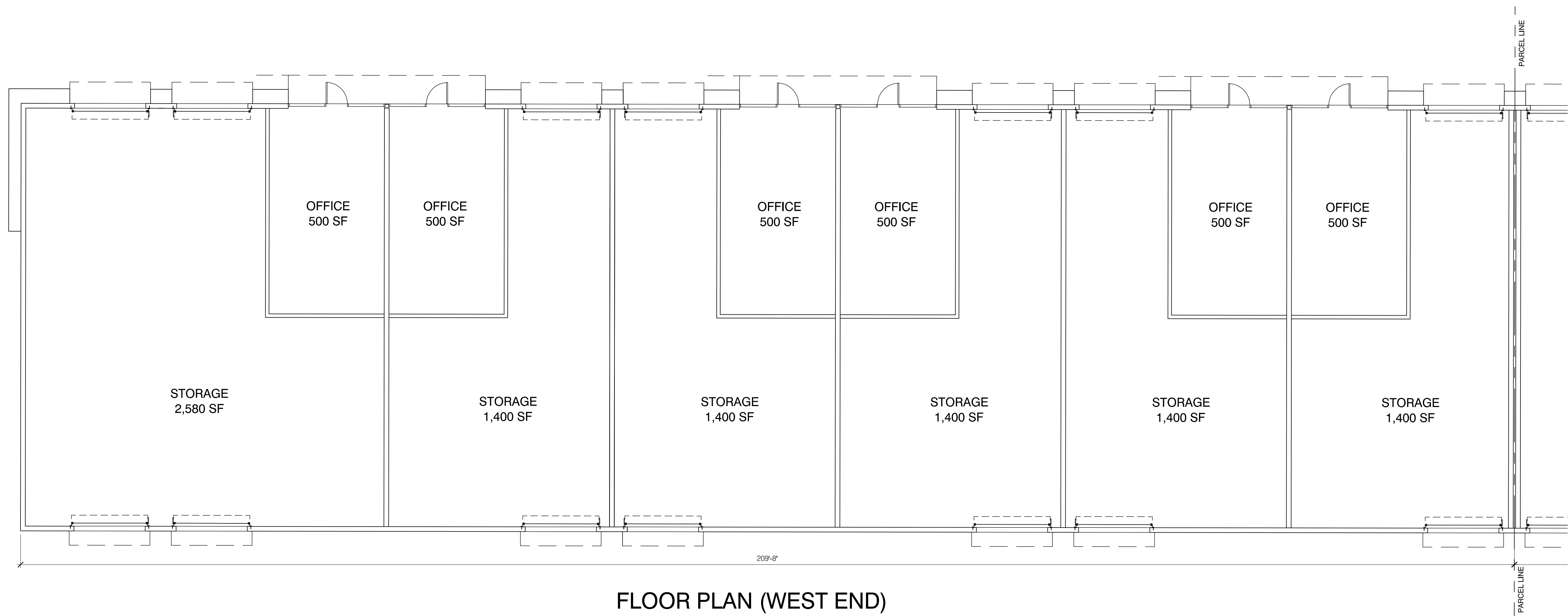
SCALE: 1/8" = 1'-0"

TRUE NORTH

PLAN NORTH



FLOOR PLAN (EAST END)



FLOOR PLAN (WEST END)

FLEXTech FLOOR PLAN

CORYDON GATEWAY
LAKE ELSINORE, CA

GKPA PROJECT #19114.01
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EXTERIOR MATERIALS & FINISHES

- (A) EXTERIOR CEMENT PLASTER SYSTEM (ECPS)-
FINISH: FINE SAND
COLOR: TO MATCH SHERWIN WILLIAMS SW 7035
'AESTHETIC WHITE'
- (B1) EXTERIOR CEMENT PLASTER SYSTEM (ECPS)-
FINISH: FINE SAND
COLOR: TO MATCH SHERWIN WILLIAMS SW 9111
'ANTLER VELVET'
- (B2) EXTERIOR CEMENT PLASTER SYSTEM (ECPS)-
FINISH: FINE SAND
COLOR: TO MATCH SHERWIN WILLIAMS SW 7025
'BACKDROP'
- (C) MANUFACTURED BRICK VENEER
MFR: CORONADO STONE
PATTERN/ COLOR: SPECIAL USED BRICK- "COUNTRY"
(1/2" SMOOTH BRUSHED JOINT)
- (D) COMPOSITE SIDING
MFR: FIBERON HORIZON
FINISH: 60% IPE/ 40% TUDOR BROWN
- (E) ALUMINUM STOREFRONT SYSTEM-
COLOR: ANODIZED CLEAR ALUMINUM
- (F) ALUMINUM CANOPY W/ UP & DOWN LIGHTS-
COLOR: ANODIZED CLEAR ALUMINUM
- (G) METAL DOORS & FRAMES- PAINTED
COLOR: TO MATCH ADJACENT SURFACE
- (H) DECORATIVE LIGHT FIXTURE
MFR: ECLIPSE
GALILEO SIGNATURE SERIES- VEGA W/ FULL PERFX SHIELD
FINISH: ANODIZED CLEAR ALUMINUM
REF: ELECTRICAL DRAWINGS FOR SPECIFICATION
- (J) WALL PACK LIGHT FIXTURE
- (K) GALVANIZED SHEET METAL COPING-
PAINT TO MATCH ADJACENT SURFACE
- (L) ALUMINUM CORNICE-
COLOR: ANODIZED CLEAR ALUMINUM
- (M) SIGNAGE UNDER SEPARATE PERMIT-
REFER TO SIGN PROGRAM

SHERWIN WILLIAMS SW 7035
'AESTHETIC WHITE'

SHERWIN WILLIAMS SW 9111
'ANTLER VELVET'

SHERWIN WILLIAMS SW 7025
'BACKDROP'

MANUFACTURED BRICK VENEER
MFR: CORONADO STONE
PATTERN/ COLOR: SPECIAL USED
BRICK- "COUNTRY"
(1/2" SMOOTH BRUSHED JOINT)

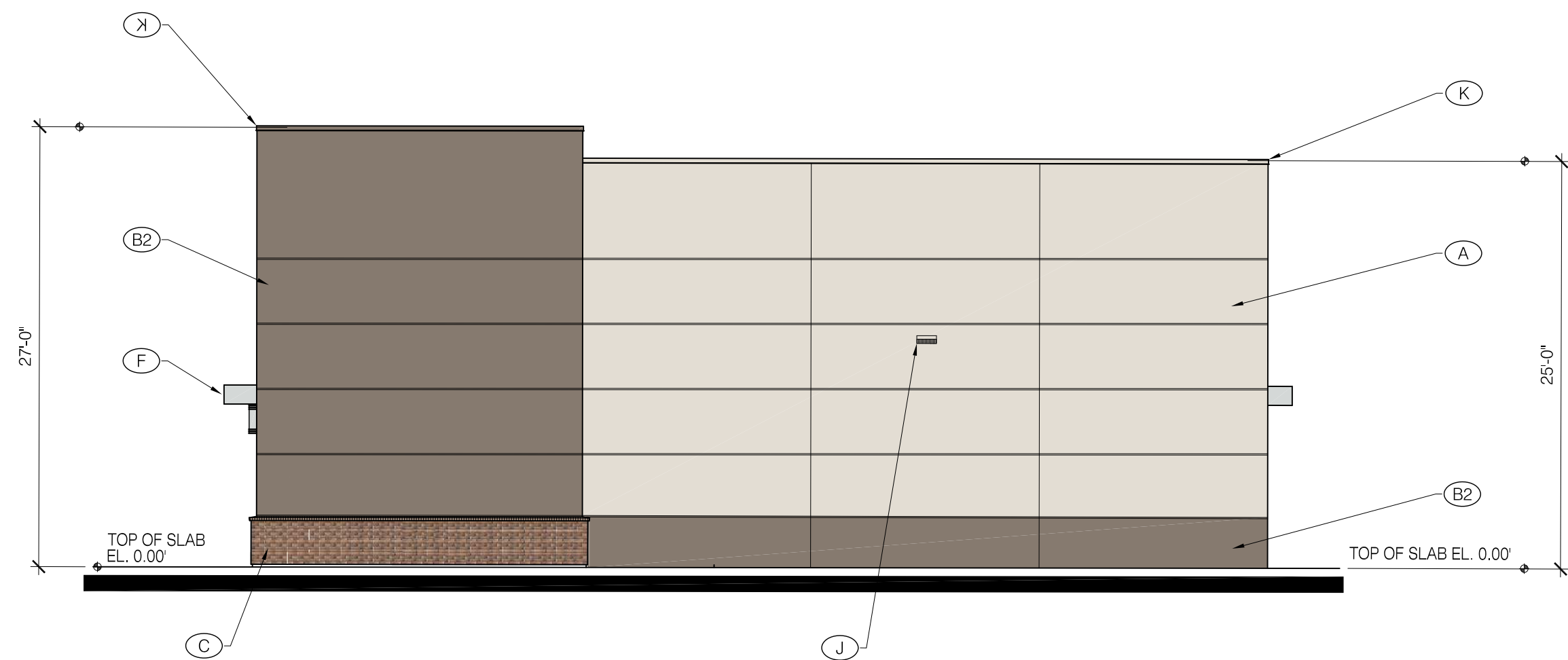
COMPOSITE SIDING
MFR: FIBERON HORIZON
FINISH: 60% IPE/ 40% TUDOR BROWN



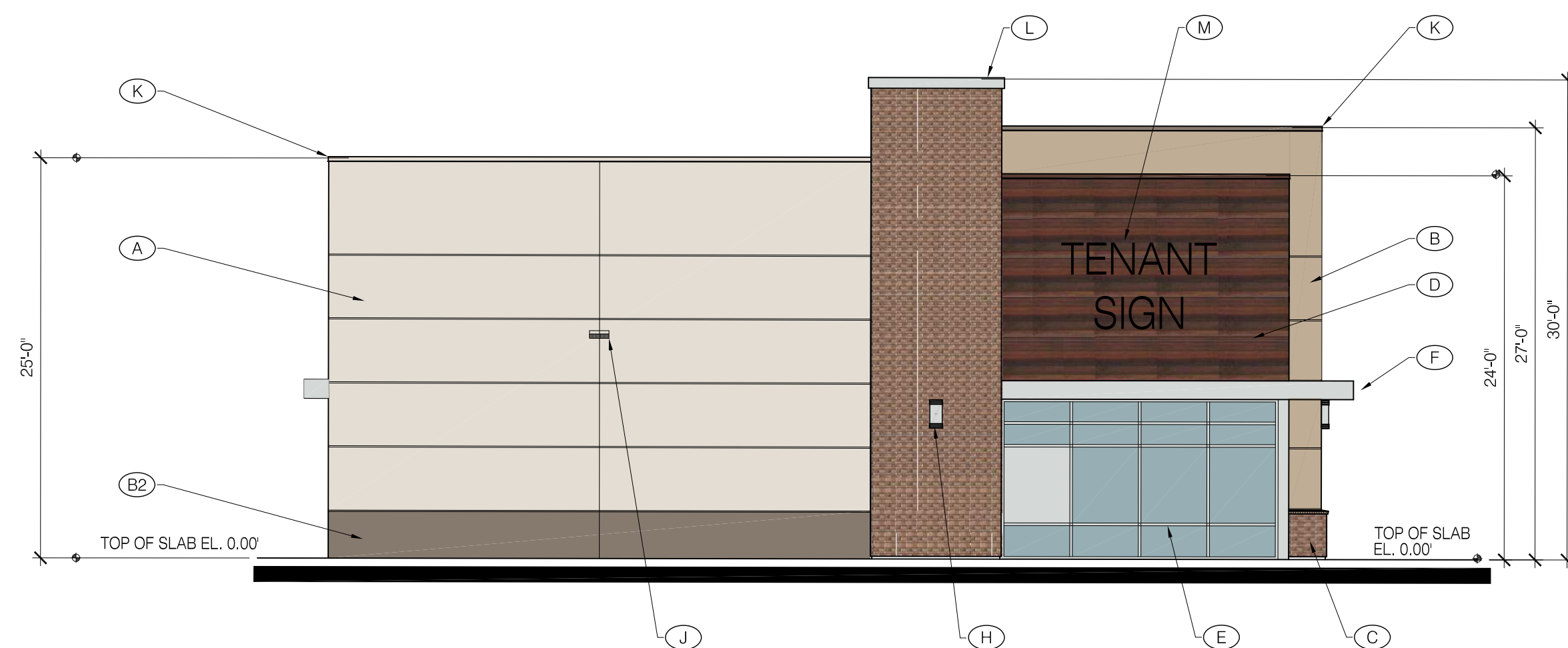
NORTH ELEVATION (EAST END)



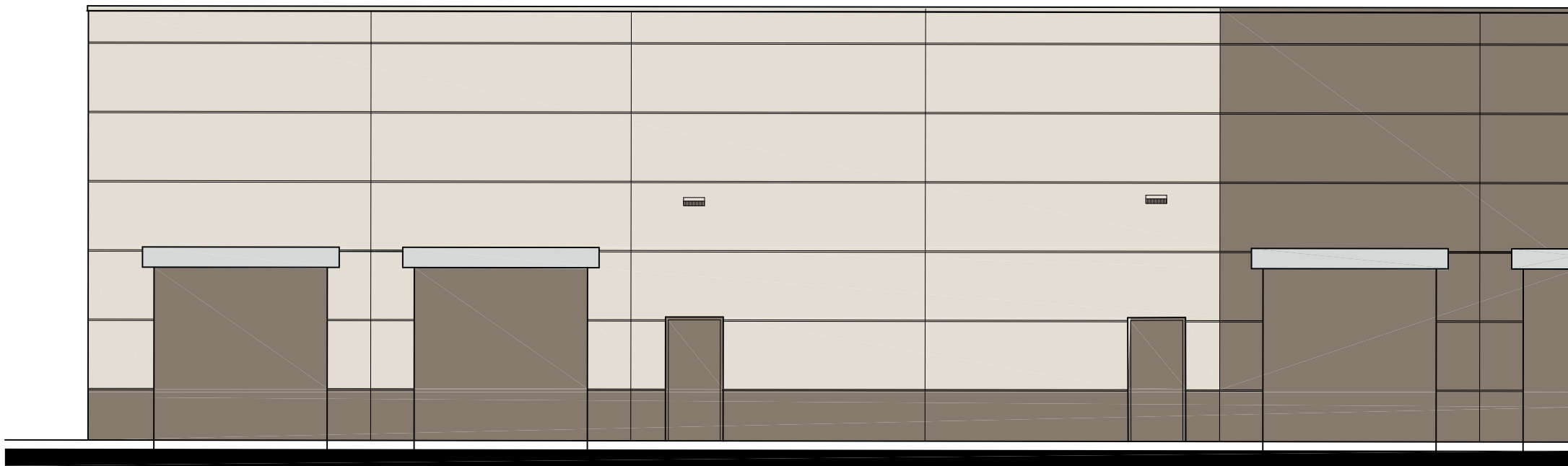
NORTH ELEVATION (WEST END)



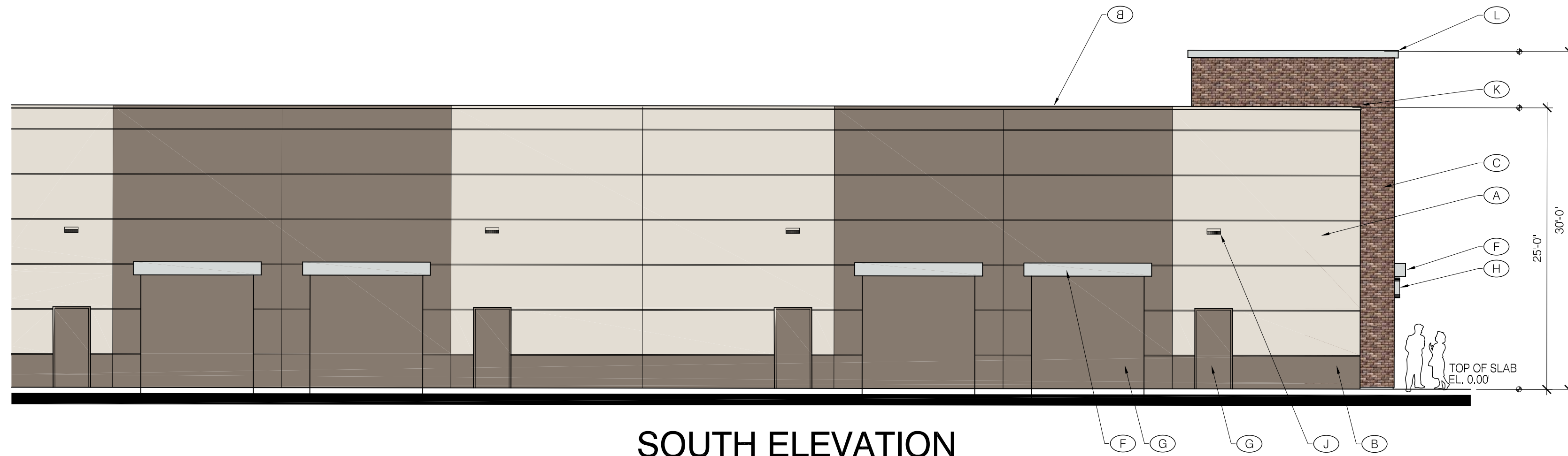
WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



0 4' 8' 16'
SCALE: 1/8" = 1'-0"

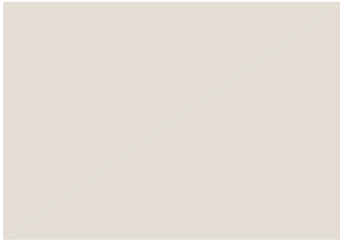
CORYDON GATEWAY
LAKE ELSINORE, CALIFORNIA

RED CORYDON, LLC
25425 JEFFERSON AVENUE, SUITE 101
MURRIETA, CA 92562
951.643.4711

FLEXTech
EXTERIOR ELEVATIONS

CORYDON GATEWAY
LAKE ELSINORE, CA
GKPA PROJECT #19114.01
4 MAY 2020

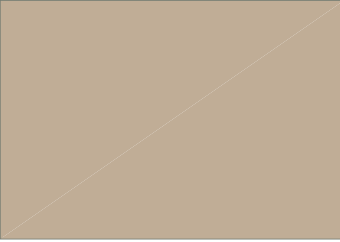
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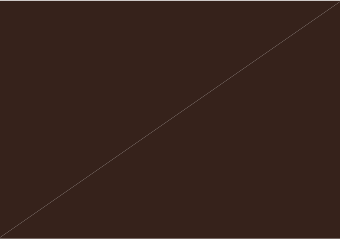
EXTERIOR CEMENT PLASTER -
COLOR: TO MATCH
SHERWIN WILLIAMS SW 7035
"AESTHETIC WHITE"



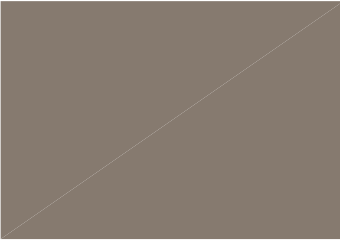
METAL BROWS & STOREFRONTS-
ANODIZED CLEAR ALUMINUM



EXTERIOR CEMENT PLASTER -
COLOR: TO MATCH
SHERWIN WILLIAMS SW 9111
"ANTLER VELVET"



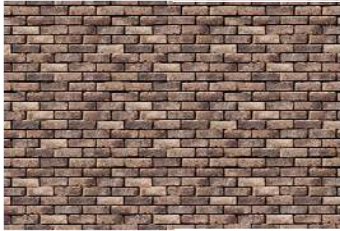
METAL BROWS & STOREFRONTS-
ANODIZED DARK BRONZE



EXTERIOR CEMENT PLASTER -
COLOR: TO MATCH
SHERWIN WILLIAMS SW 7025
"BACKDROP"



METAL BROWS & ACCENTS-
COLOR: TO MATCH
DUNN EDWARDS DE 5090
"POMEGRANTE"



MANUFACTURED BRICK
VENEER
MFR: CORONADO STONE
PATTERN/ COLOR: SPECIAL
USED BRICK- "COUNTRY"
(1/2" SMOOTH BRUSHED JOINT)



METAL BROWS & ACCENTS-
COLOR: TO MATCH
DUNN EDWARDS DE 5341
"TUSCAN SUN"



COMPOSITE SIDING
MFR: FIBERON HORIZON
FINISH: 60% IPE/ 40% TUDOR
BROWN



DECORATIVE LIGHT FIXTURE
MFR: ECLIPSE
GALILEO SIGNATURE SERIES-
VEGA W/ FULL PERFEX SHIELD
FINISH: ANODIZED CLEAR OR
DARK BOENZE

CORYDON CROSSING
LAKE ELSINORE, CALIFORNIA

RED CORYDON, LLC
25425 JEFFERSON AVENUE, SUITE 101
MURRIETA, CA 92562
951.643.4711

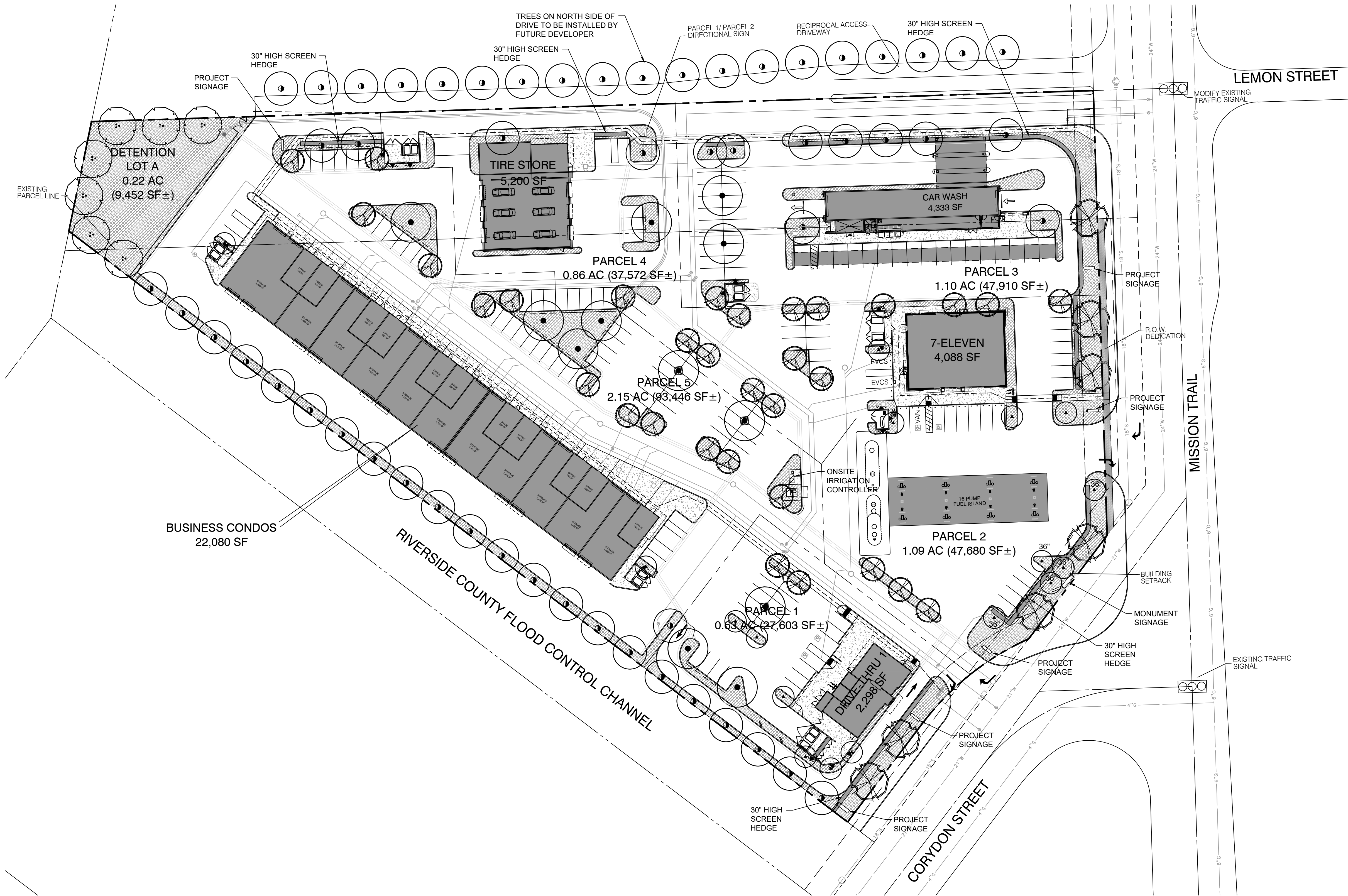
COLORS & MATERIALS

CORYDON CROSSING
LAKE ELSINORE, CA

GKPA PROJECT #19114.01
12 MAY 2020



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PLANT PALETTE					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION	QTY
TREES					
MIX OF TREES SHALL INCLUDE AT LEAST: 25% 15-GALLON TREES, 70% 24"-BOX TREES, AND 5% 36"-BOX TREES					
	<i>Lagerstroemia indica</i>	Crape Myrtle	24" Box	Deciduous flowering accent	17
	<i>Lophospermum confertus</i>	Brisbane Box	24" Box	Evergreen tall vertical	36
	<i>Koeleria bispinnata</i>	Chinese Flame Tree	36" Box	Deciduous oval street tree	7
	<i>Pyrus calleryana</i>	Ornamental Pear	24" Box	Deciduous vertical	32
	<i>Platanus x acerifolia</i>	London Plane Tree	15 Gal	Deciduous oval street tree	7
	<i>Ulmus parvifolia</i> 'True Green'	Evergreen Elm	24" Box	Evergreen broad dome	12
SHRUBS					
100% OF SHRUBS SHALL BE INSTALLED AT 5 GALLON SIZE UNLESS THE SHRUB'S MATURE SIZE IS SUCH THAT NURSERIES DO NOT SELL STOCK LARGER THAN 1 GALLON SIZE. SHRUBS SHALL BE PLACED AT A MAXIMUM OF 36" APART ON AVERAGE.					
	<i>Bougainvillea</i> cvr.	Bougainvillea	5 Gal	Massing	39,383 SF
	<i>Cistus x purpureus</i>	Orchid Rockrose	5 Gal	Massing	
	<i>Coprosma repens</i> 'Marble Queen'	Mirror Plant	5 Gal	Shade massing	
	<i>Dielsia vegeta</i>	Fortnight Lily	5 Gal	Accent	
	<i>Lavandula angustifolia</i> 'Hidcote'	English Lavender	1 Gal	Accent	
	<i>Leptospermum scoparium</i>	New Zealand Tea Tree	5 Gal	Background massing	
	<i>Leucophyllum frutescens</i> 'Compacta'	Compact Texas Ranger	5 Gal	Screening / Massing	
	<i>Ligustrum japonicum</i> 'Texanum'	Texas Privet	5 Gal	Screening	
	<i>Linum muscari</i>	Big Blue Lily Turf	1 Gal	Shade massing	
	<i>Myrtus communis</i> 'Compacta'	Dwarf Myrtle	5 Gal	Screening / Massing	
	<i>Phormium tenax</i>	New Zealand Flax	5 Gal	Accent	
	<i>Pittosporum tobira</i>	Mock Orange	5 Gal	Screening / Massing	
	<i>Rhampholepis indica</i> cvr.	Indian Hawthorne	5 Gal	Screening / Massing	
	<i>Rosa</i> 'Flower Carpet'	Groundcover Rose	5 Gal	Accent / Massing	
	<i>Salvia clevelandii</i>	Cleveland Sage	5 Gal	Accent / Massing	
	<i>Salvia leucantha</i> 'Santa Barbara'	Mexican Bush Sage	5 Gal	Accent / Massing	
	<i>Festuca idahoensis</i> 'Siskiyou Blue'	Siskiyou Blue Idaho Fescue	1 Gal	Foreground Massing	
VINES					
	<i>Distictis buccinatoria</i>	Blood Red Trumpet Vine	15 Gal		
	<i>Macfadyena unguis-cati</i>	Cat's Claw Vine	15 Gal		

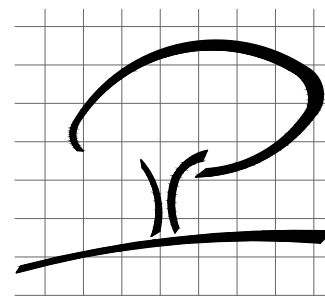
NATURAL GRAY CONCRETE, MEDIUM BROOM FINISH

LANDSCAPE CALCULATIONS:

SITE AREA (GROSS): 263,648 SF
LANDSCAPE AREA: 40,589 SF
LANDSCAPE PERCENTAGE: 15.4%

LANDSCAPE NOTES

- LANDSCAPE PLANS AND INSTALLATIONS SHALL COMPLY WITH CITY OF LAKE ELSINORE CODES, ORDINANCES, AND LANDSCAPE DESIGN GUIDELINES AS APPLY TO PLANTING DESIGN AND IRRIGATION.
- PLANT MATERIAL HAS BEEN SELECTED APPROPRIATE TO THE CLIMATE AND REGION AND IS CONSIDERED "CALIFORNIA FRIENDLY" BY THE COUNTY OF RIVERSIDE.
- VINES OR OTHER LANDSCAPE SCREENING SHALL BE PLANTED AROUND TRASH ENCLOSURES.
- LANDSCAPE SCREENING SHALL BE PROVIDED FOR ANY ABOVE GROUND EQUIPMENT.
- ANY STREET TREES SHALL BE INSTALLED AT 24" BOX SIZE MINIMUM.
- LANDSCAPE SHALL BE PERMANENTLY MAINTAINED BY THE DEVELOPER OR HIS SUCCESSORS.
- PLANT MATERIAL MAY BE ADDED OR REMOVED DURING THE CONSTRUCTION DOCUMENT PHASE SUBJECT TO APPROVAL BY THE CITY OF LAKE ELSINORE.



Pacific Landscape Studio
LANDSCAPE ARCHITECTURE
SITE PLANNING

2523 ANTLERS WAY, SAN MARCOS, CA 92078
P. 805.440.8047

PLS PROJECT #20011.01

CONCEPTUAL
LANDSCAPE PLAN
SCHEME Kv6

CORYDON GATEWAY
LAKE ELSINORE, CA

GKPA PROJECT #19114.01
24 JUNE 2020



GKPIERCE
ARCHITECTS

3 OVERTURE
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CORYDON GATEWAY
LAKE ELSINORE, CALIFORNIA

RED CORYDON, LLC

25425 JEFFERSON AVENUE, SUITE 101
MURRIETA, CA 92562
951.643.4711

0 20' 40' 80'

SCALE: 1"=40'-0"

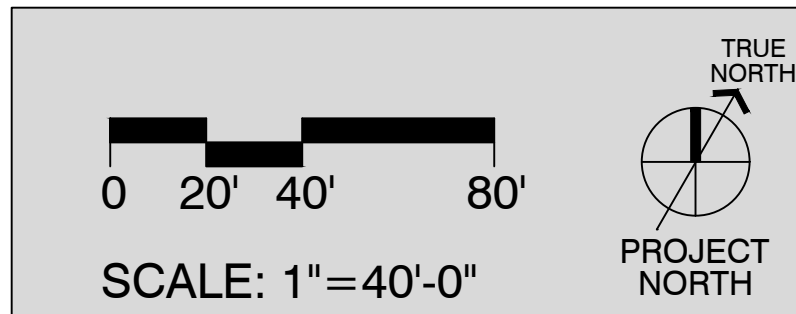




PLANT PALETTE					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION	QTY
TREES					
MIX OF TREES SHALL INCLUDE AT LEAST: 25% 15-GALLON TREES, 70% 24"-BOX TREES, AND 5% 36"-BOX TREES					
	<i>Lagerstroemia indica</i>	Crape Myrtle	24" Box	Deciduous flowering accent	17
	<i>Lophospermum confertus</i>	Brisbane Box	24" Box	Evergreen tall vertical	36
	<i>Koeleria binnata</i>	Chinese Flame Tree	36" Box	Deciduous oval street tree	7
	<i>Pyrus calleryana</i>	Ornamental Pear	24" Box	Deciduous vertical	32
	<i>Platanus x acerifolia</i>	London Plane Tree	15 Gal	Deciduous oval street tree	7
	<i>Ulmus parvifolia 'True Green'</i>	Evergreen Elm	24" Box	Evergreen broad dome	12
SHRUBS					
100% OF SHRUBS SHALL BE INSTALLED AT 5 GALLON SIZE UNLESS THE SHRUB'S MATURE SIZE IS SUCH THAT NURSERIES DO NOT SELL STOCK LARGER THAN 1 GALLON SIZE. SHRUBS SHALL BE PLACED AT A MAXIMUM OF 36" APART ON AVERAGE.					
	<i>Bougainvillea cvr.</i>	Bougainvillea	5 Gal	Massing	39,383 SF
	<i>Cistus x purpureus</i>	Orchid Rockrose	5 Gal	Massing	
	<i>Coprosma repens 'Marble Queen'</i>	Mirror Plant	5 Gal	Shade massing	
	<i>Dietes vegeta</i>	Fortnight Lily	5 Gal	Accent	
	<i>Lavandula angustifolia 'Hidcote'</i>	English Lavender	1 Gal	Accent	
	<i>Leptospermum scoparium</i>	New Zealand Tea Tree	5 Gal	Background massing	
	<i>Leucophyllum frutescens 'Compacta'</i>	Compact Texas Ranger	5 Gal	Screening / Massing	
	<i>Ligustrum japonicum 'Texanum'</i>	Texas Privet	5 Gal	Screening	
	<i>Liriope muscari</i>	Big Blue Lily Turf	1 Gal	Shade massing	
	<i>Myrtus communis 'Compacta'</i>	Dwarf Myrtle	5 Gal	Screening / Massing	
	<i>Phormium tenax</i>	New Zealand Flax	5 Gal	Accent	
	<i>Pittosporum tobira</i>	Mock Orange	5 Gal	Screening / Massing	
	<i>Raphiolepis indica cvr.</i>	Indian Hawthorne	5 Gal	Screening / Massing	
	<i>Rosa 'Flower Carpet'</i>	Groundcover Rose	5 Gal	Accent / Massing	
	<i>Salvia clevelandii</i>	Cleveland Sage	5 Gal	Accent / Massing	
	<i>Salvia leucantha 'Santa Barbara'</i>	Mexican Bush Sage	5 Gal	Accent / Massing	
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	NATURAL GRAY CONCRETE, MEDIUM BROOM FINISH
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