

A. MEBO LAKESHORE TOWN CENTER PROJECT DATA

ADDRESS		TBD			
APN NUMBER		373-162-006, 374-281-011			
LOT AREA	GROSS AREA	1,071,270 S.F (APPROX. 24.57 ACRE)			
	APPROX. DRY LAND*	743,153 S.F (APPROX. 17.06 ACRE)			
	APPROX.LAKE*	328,117 S.F (APPROX. 7.53 ACRE)			
		1245 (PER LAND SURVEY)			
LEGAL DESCRIPTION		(SEE CONCEPTUAL GRADING PLAN)			
ZONING		DOWNTOWN RECREATIONAL(PER SPECIFIC PLAN)			
ZONING CODE		HISTORIC DISTRICT - WATERFRONT DISTRICT			
SPECIFIC PLAN		FOLLOW THE NEW SPECIFIC PLAN -PREPARED BY AO			
PROJECT DESCRIPTION		NEW MIXED USE DEVELOPMENT: COMPRISING OF 5 STORY HOTEL WITH SHOPPING PROMENADE, 5 STORY MIXED USE CONDOMINIUM, 5 STORY RESIDENTIAL CONDOMINIUM & 5 VILLAS, A SEAWALL WILL BE CONSTRUCTED TO PREVENT 100 YEAR FLOOD, WHICH ALSO WILL SEPARATE THE CONSURCTION SITE AND THE LAKE.			
CURRENT USE		VACANT LOT			
PROPOSED USE		CONDO RESIDENTIAL AND CONDO COMMERCIAL, RETAIL & HOTEL			
PROPOSED NUMBER OF UNIT		TOTAL 118 UNITS			
TYPE OF CONSTRUCTION	BLDG 1-RESIDENTIAL ONLY	VILLA :TYPE V-B, MULTI-FAMILY : III-A			
	BLDG 2-MIXED-USE	MIXED-USE : III-A			
	BLDG 3-HOTEL	HOTEL : III-A			
OCCUPANCY GROUP	BLDG 1-RESIDENTIAL ONLY	VILLA - R3, MULTI-FAMILY - R2/U/A3			
	BLDG 2-MIXED-USE	MIXED-USE : R2/U/A3/M			
	BLDG 3-HOTEL	R/M			
BUILDING HEIGHT		MAX. ALLOWED	PROPOSED BLDG HEIGHT	PROPOSED ARCHITECTURAL FEATURE	
	BLDG 1-RESIDENTIAL ONLY	(SEE SPECIFIC PLAN)	51'-0"	51'-0"	
	BLDG 2-MIXED-USE	(SEE SPECIFIC PLAN)	68'-0"	75'-2"	
	BLDG 3-HOTEL	(SEE SPECIFIC PLAN)	68'-0"	75'-2"	
F.A.R		VILLA	APARTMENTS	MIXED-USE	HOTEL
		0.97	0.72	1.17	0.82

B. RETAIL / RESTAURANT / AMENITY BREAKDOWN

	RETAIL SQ.FT.	RESTAURANT SQ.FT.	RESTAURANT KITCHEN SQ.FT.	AMENITY SQ.FT.
BLDG I (5 STORY HOTEL)	6,740	4,440	1,312	2,252
BLDG II (5 STORY MIXED USE)	18,396	0	0	6,435
BLDG III (5 STORY RESIDENTIAL)	0	0	0	3,487
TOTAL	25,136	4,440	1,312	12,174

C: HOTEL UNIT BREAKDOWN

ROOM TYPE	MODUAL	1ST FLOOR SQ.FT.	2ND FLOOR SQ.FT.	3RD FLOOR SQ.FT.	4TH FLOOR SQ.FT.	5TH FLOOR SQ.FT.	TOTAL QTY.
QB-QUEEN STUDIO	1 BAY	0	2	13	15	0	30
QB-QUEEN SUITE	1 BAY	0	0	3	4	0	7
QB-QUEEN SUITE - ADA	1 BAY	0	0	1	0	0	1
KB-KING STUDIO	1 BAY	0	13	11	15	0	39
KB-KING SUITE	1 BAY	0	8	17	17	0	42
1 BEDROOM SUITE	1.5 BAY	0	1	2	2	0	5
1 BEDROOM - ADA	1.5 BAY	0	1	0	0	0	1
2 BEDROOM SUITE	2 BAY	0	1	1	2	0	4
2 BEDROOM - ADA	2 BAY	0	0	1	0	0	1
PRESIDENT SUIT	4 BAY	0	0	1	1	0	2
TOTAL	0	0	26	50	56	0	132

D TOTAL PARKING REQUIRED:

	QTY.	%
TOTAL COVERED RESIDENTIAL	123	20%
TOTAL UN-COVERED RESIDENTIAL	102	17%
TOTAL RESIDENTIAL /GUEST	177	30%
TOTAL RETAIL / OFFICE / EVENT	202	33%
TOTAL	604	100%

TOTAL PARKING PROVIDED:

	QTY.	%
TOTAL ATTACHED GARAGE	58	10%
TOTAL DETACHED GARAGE	68	11%
TOTAL OPEN STALL	455	75%
TOTAL TANDEM STALLS	23	4%
TOTAL	604	100%

E: BUILDING FOOTPRINT

BUILDING I: 5 STORY HOTEL

FLOOR LEVEL	NO OF UNITS	RESIDENTIAL UNIT AREA	GARAGE	AMENITY	RESTAURANT/KITCHEN	RETAIL	STAIR/ELEV	TRASH	LOBBY/RECEPTION	CORRIDOR	ELECT ROOM	HOTEL	BALCONY	BALLROOM	BALLROOM KITCHEN	FITNESS	SPA	OFFICE/BOH
1st FLOOR	0	0	0	0	0	6,740	690	0	2,565	7,670	246	0	0	5,000	5,570	1,040	2,630	3,577
2nd FLOOR	0	0	0	330	4,440/1,312	0	0	0	-	5,464	0	10,469	1,059	0	0	0	0	518
3rd FLOOR	0	0	0	0	0	0	304	0	-	4,667	0	20,464	1,282	0	0	0	0	432
4th FLOOR	0	0	0	0	0	0	0	0	-	4,529	0	22,856	1,282	0	0	0	0	432
5th FLOOR	11	19,333	0	1,922	0	0	304	0	-	2,864	0	0	1,317	0	0	0	0	0
TOTAL	11	19,333	0	2,252	5,752	6,740	1,298	0	2,565	25,194	246	53,789	4,940	5,000	5,570	1,040	2,630	4,959

BUILDING II: 5 STORY MIXED-USE

FLOOR LEVEL	NO OF UNITS	RESIDENTIAL UNIT AREA	GARAGE	AMENITY	RESTAURANT	RETAIL	STAIR/ELEV	TRASH	CORRIDOR	ELECT. ROOM	HOTEL	BALCONY	BALLROOM	BALLROOM KITCHEN	FITNESS	SPA	OFFICE/BOH	TOTAL SQ FT
1st FLOOR	0	0	7,169	3,913	0	18,396	1,078	1,098	5,244	561	0	0	0	0	0	0	194	37,653
2nd FLOOR	7	7,016	0	1,222	0	0	0	120	4,071	0	0	436	0	0	0	0	0	12,865
3rd FLOOR	18	30,420	0	0	0	0	820	120	4,153	0	0	1,122	0	0	0	0	0	36,635
4th FLOOR	18	30,420	0	0	0	0	0	120	4,153	0	0	1,122	0	0	0	0	0	35,815
5th FLOOR	18	30,420	0	0	0	0	820	120	4,153	0	0	1,122	0	0	0	0	0	36,635
ROOF LEVEL	0	0	0	1,300	0	0	0	0	3,346	0	0	0	0	0	0	0	0	4,646
TOTAL	61	98,276	7,169	6,435	0	18,396	2,718	1,578	25,120	561	0	3,802	0	0	0	0	194	164,249

BUILDING III: 5 STORY RESIDENTIAL

FLOOR LEVEL	NO OF UNITS	RESIDENTIAL UNIT AREA	GARAGE	AMENITY	RESTAURANT	RETAIL	STAIR/ELEV	TRASH	CORRIDOR	ELECT. ROOM	HOTEL	BALCONY	BALLROOM	BALLROOM KITCHEN	FITNESS	SPA	OFFICE/BOH	TOTAL SQ FT
1st FLOOR	3	5,462	7,135	3,487	0	0	1,060	293	2,447	119	0	229	0	0	0	0	0	20,232
2nd FLOOR	8	13,944	0	0	0	0	0	93	1,980	0	0	542	0	0	0	0	0	16,559
3rd FLOOR	10	17,158	0	0	0	0	795	93	1,985	0	0	669	0	0	0	0	0	20,700
4th FLOOR	10	17,158	0	0	0	0	0	93	1,985	0	0	669	0	0	0	0	0	19,905
5th FLOOR	10	17,158	0	0	0	0	795	93	1,985	0	0	669	0	0	0	0	0	20,700
TOTAL	41	70,880	7,135	3,487	0	0	2,650	665	10,382	119	0	2,778	0	0	0	0	0	98,096

BUILDING IV: 2 STORY VILLA

FLOOR LEVEL	NO OF UNITS	RESIDENTIAL UNIT AREA	GARAGE	AMENITY	RESTAURANT	RETAIL	STAIR/ELEV	TRASH	CORRIDOR	ELECT. ROOM	HOTEL	BALCONY	BALLROOM	BALLROOM KITCHEN	FITNESS	SPA	OFFICE/BOH	SUB-TOTAL
1st FLOOR	5	3,500	418	0	0	0	112	0	0	0	0	458	0	0	0	0	0	4,488
2nd FLOOR	0	1,604	0	0	0	0	0	0	0	0	0	262	0	0	0	0	0	1,866
TOTAL	5	5,104	418	0	0	0	112	0	0	0	0	720	0	0	0	0	0	6,354

TOTAL BUILDING FOOTPRINT

BLDG DEST.	TYPE	QTY.	1ST FLOOR SQ.FT.	2ND FLOOR SQ.FT.	3RD FLOOR SQ.FT.	4TH FLOOR SQ.FT.	5TH FLOOR SQ.FT.	ROOF LEVEL	TOTAL SQ FT
BLDG I	5 STORY HOTEL	1	35,728	23,592	27,149	29,099	25,740	0	141,308
BLDG II	5 STORY MIXED USE	1	37,653	12,865	36,635	35,815	36,635	4,646	164,249
BLDG III	5 STORY RESIDENTIAL	1	20,232	16,559	20,700	19,905	20,700	0	98,096
BLDG IV-1	2 STORY VILLA	1	4,488	1,866	0	0	0	0	6,354
BLDG IV-2	2 STORY VILLA	1	4,488	1,866	0	0	0	0	6,354
BLDG IV-3	2 STORY VILLA	1	4,488	1,866	0	0	0	0	6,354
BLDG IV-4	2 STORY VILLA	1	4,488	1,866	0	0	0	0	6,354
BLDG IV-5	2 STORY VILLA	1	4,488	1,866	0	0	0	0	6,354
TOTAL		8	116,053	62,346	84,819	84,819	83,075	4,646	435,423

MEBO LAKESHORE TOWN CENTER

LAKE ELSINORE, CA.

PROJECT DATA - 1

JOB NO: 2017-740
DATE: 11-14-2022

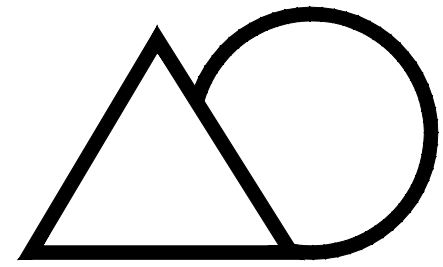
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VIEW OF MEBO LAKESHORE HOTEL ENTRANCE

MEBO LAKESHORE TOWN CENTER

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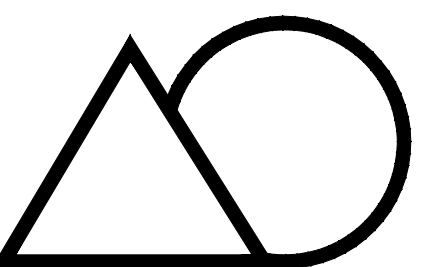
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VIEW FROM SEAWALL TO VILLA

MEBO LAKESHORE TOWN CENTER

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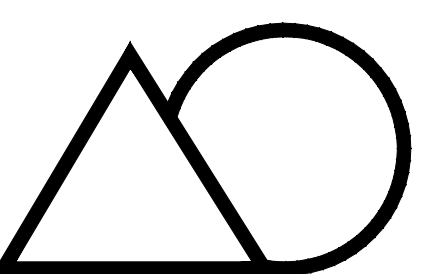
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CONCEPTUAL SITE PLAN

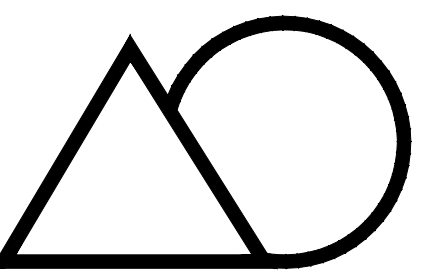
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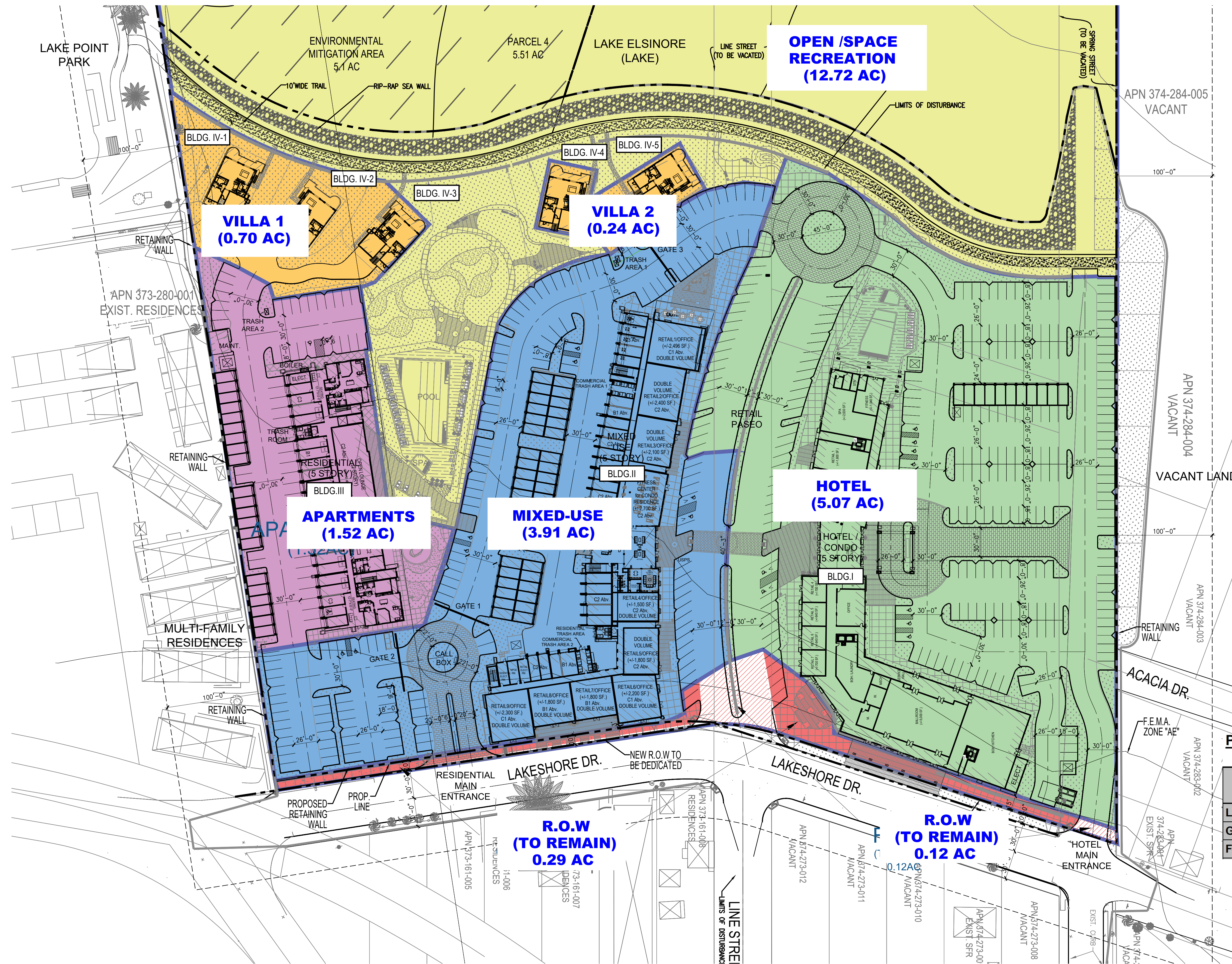
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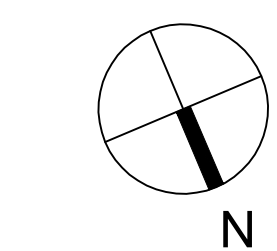
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LAND USE EXHIBIT

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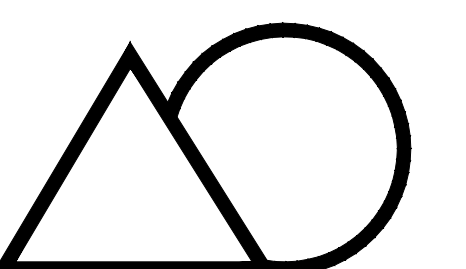


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