

# EXHIBIT LIST

# ENTITLEMENT SUBMITTAL

1005 W LUGONIA AVE  
REDLANDS, CA

**03-31-2023**



## Civil

TENTATIVE PARCEL MAP

## Architectural

- A1.0 - EXISTING SITE PHOTOS
- A2.0 - PROPOSED SITE PLAN
- A3.0 - FLOOR PLAN MAJOR A
- A4.0 - ROOF PLAN MAJOR A
- A5.0 - FLOOR PLAN PAD 1
- A6.0 - ROOF PLAN PAD 1
- A7.0 - FLOOR PLAN PAD 2
- A8.0 - ROOF PLAN PAD 2
- A9.0 - ELEVATIONS MAJOR A
- A10.0 - ELEVATIONS PAD 1
- A11.0 - ELEVATIONS PAD 2
- A12.0 - MATERIAL BOARD
- A12.1 - MATERIAL BOARD
- A12.2 - MATERIAL BOARD
- A12.3 - MATERIAL BOARD
- A12.4 - MATERIAL BOARD
- A12.5 - MATERIAL BOARD
- A12.6 - MATERIAL BOARD
- A13.0 - TRASH ENCLOSURE DETAIL

## Landscape

CONCEPTUAL LANDSCAPE PLAN



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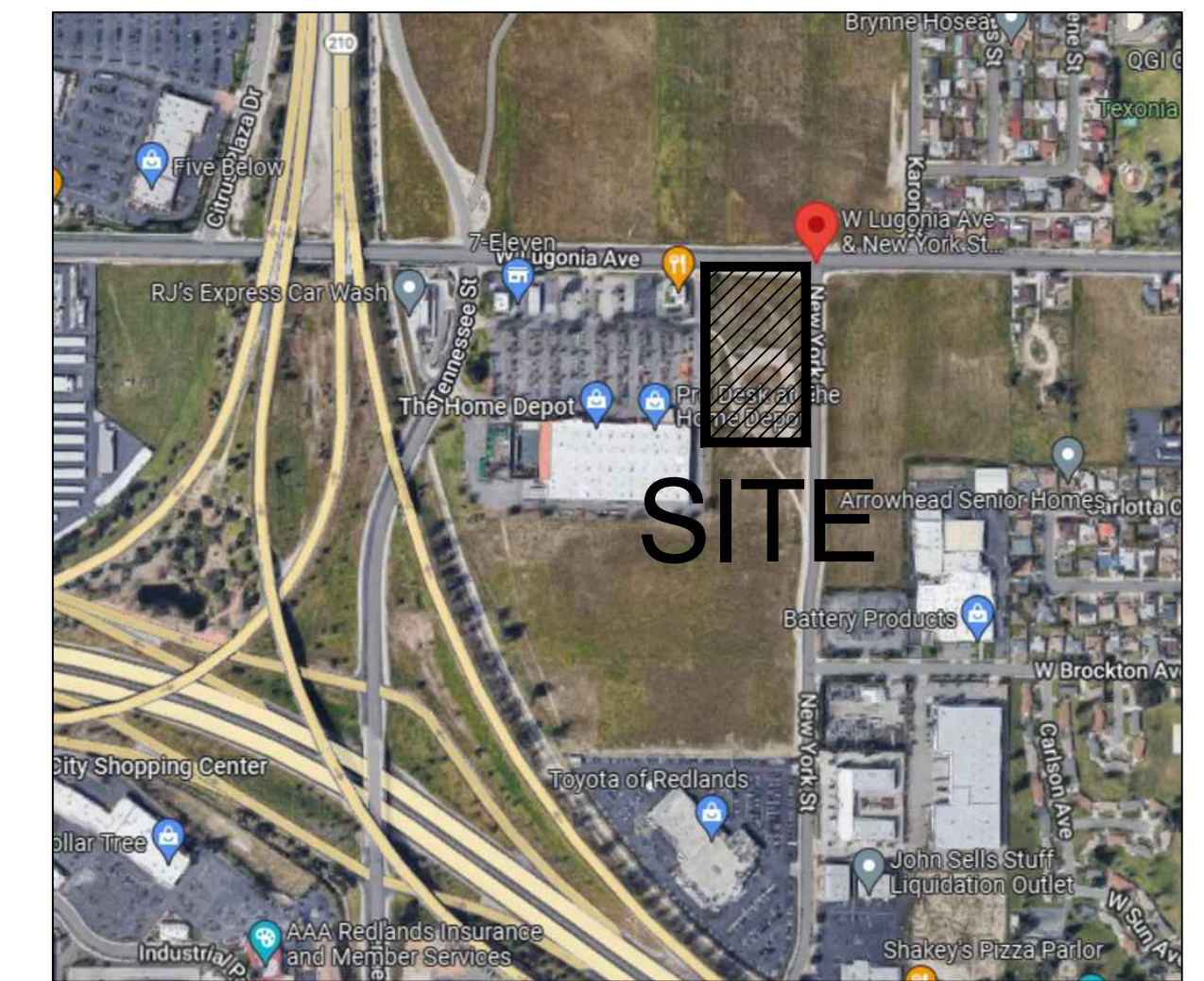
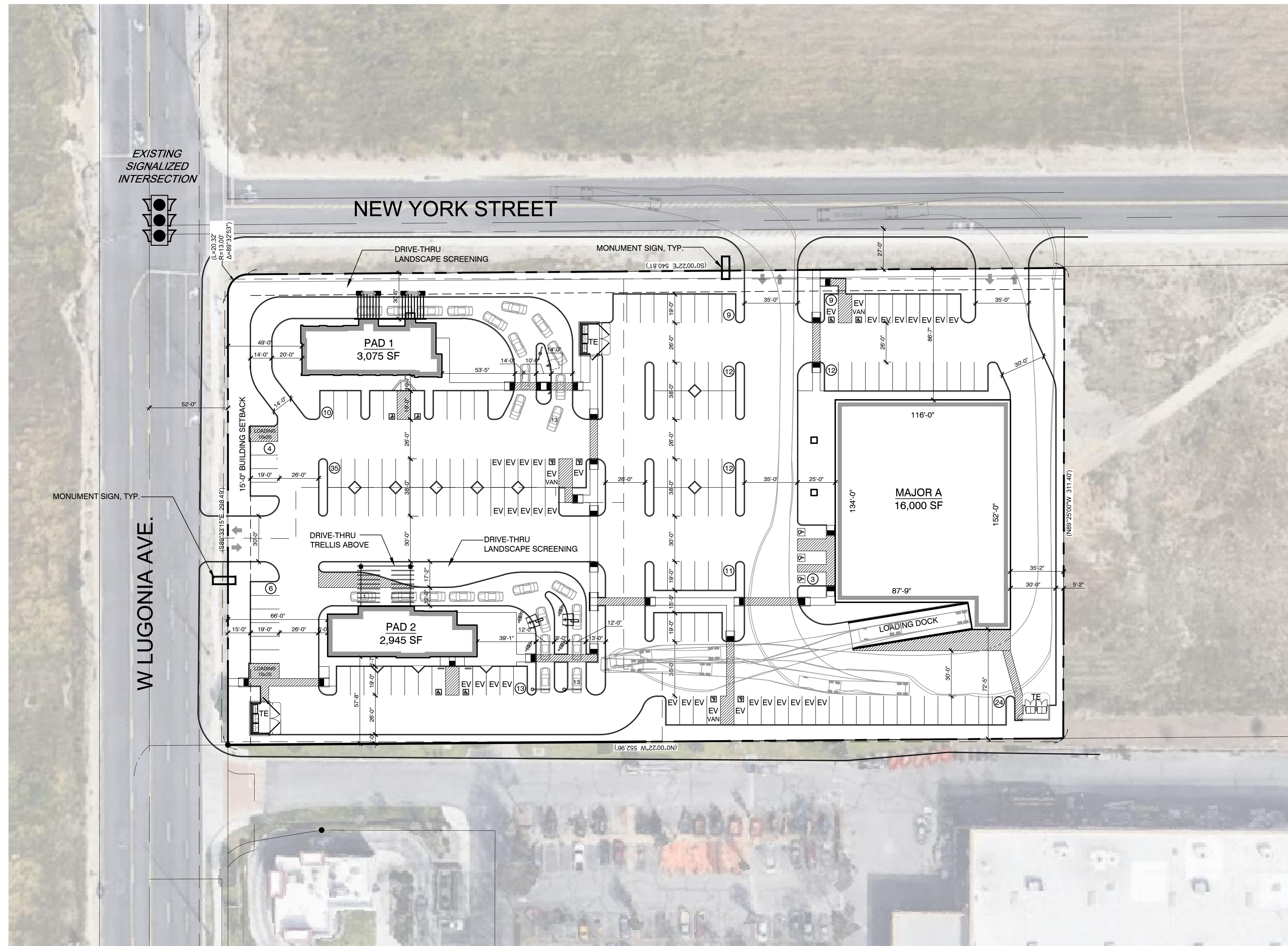
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**LOCATION MAP**  
NOT TO SCALE

**Site Summary**

APN: 016-901-104  
 ZONING: GENERAL COMMERCIAL C-3 (EV/CG)  
 USE: RETAIL/COMMERCIAL  
 OCCUPANCY: M  
 REQUIRED SETBACKS:  
 FRONT: NO REQUIREMENT  
 REAR: 5' (LANDSCAPE REQ.)  
 SIDE: 5' (LANDSCAPE REQ.)  
 HEIGHT: NO HEIGHT LIMIT

TOTAL SITE AREA	3.95 Ac	172,262 Sf
TOTAL BUILDING AREA		22,020 Sf
LAND TO BUILDING RATIO (REQ. 0.5)		6.82 /1
BUILDING COVERAGE		12.78 %
OVERALL PROPOSED PARKING STALLS:		160 Stalls
PROPOSED PARKING RATIO:		7.27 /1,000Sf

**PARKING REQUIRED**

USE	REQ.	AREA (SF)	STALLS
Retail services	4/1000 SF	16,000	64
Restaurant Drive-thru	1/50 SF	3,201	64
1/3 Seats or 1/50 SF serving area whichever is larger + 1/2 employees minimum of 10 spaces + 6 stacking			
Restaurant Employees (12 Employees)	1/2 EMP.		10
<b>TOTAL:</b>			<b>138</b>

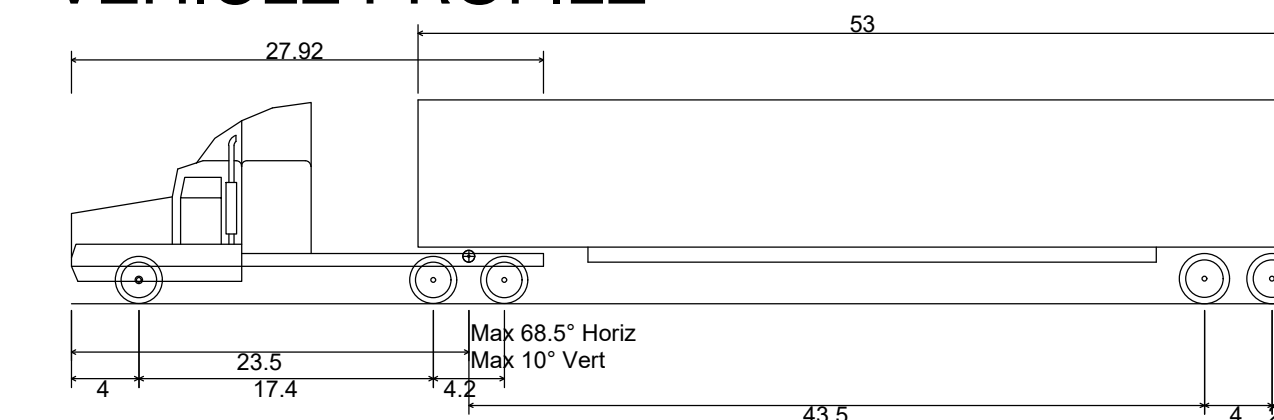
**EV PARKING REQUIRED (2022 CALGREEN)**

EV PARKING (151-200 STALLS)	35 Stalls
EV ACCESSIBLE	1 Stall
EV VAN ACCESSIBLE	1 Stall

**EV PARKING PROVIDED (2022 CALGREEN)**

STANDARD	35 Stalls	Div. in 3 bays
EV ACCESSIBLE (5-25 = 1 Stall per bay)	3 Stall	
EV VAN ACCESSIBLE (5-25 = 1 Stall per bay)	3 Stall	

**VEHICLE PROFILE**



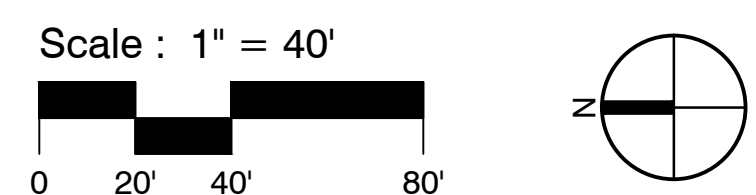
WB-67 - Interstate Semi-Trailer	
Overall Length	73.50ft
Overall Width	8.50ft
Overall Body Height	12.05ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.50ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	45.00ft

DATE: 03-06-2023  
 MCG JOB #: 22.512.01

DATE	REVISIONS

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 NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approvals. No warranties or guarantees of any kind are given or implied by the Architect.

**PROPOSED SITE PLAN**  
 PS - "03"



**1005 W LUGONIA AVE**  
**REDLANDS, CALIFORNIA**

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 MARK DEVELOPMENT INC  
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 MONUMENT, CO 80132  
 PHONE 909-641-1501

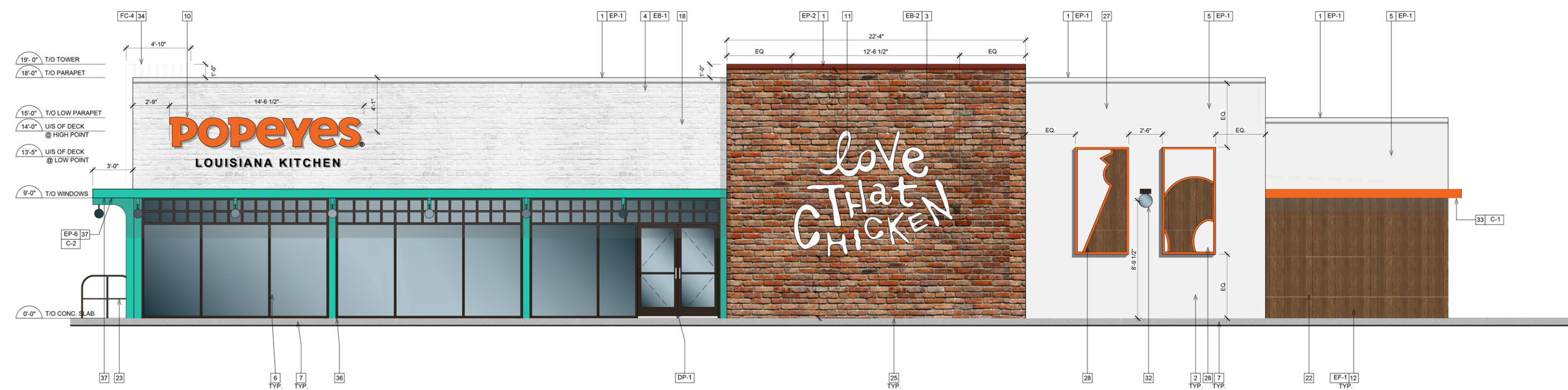


**A-2.0**

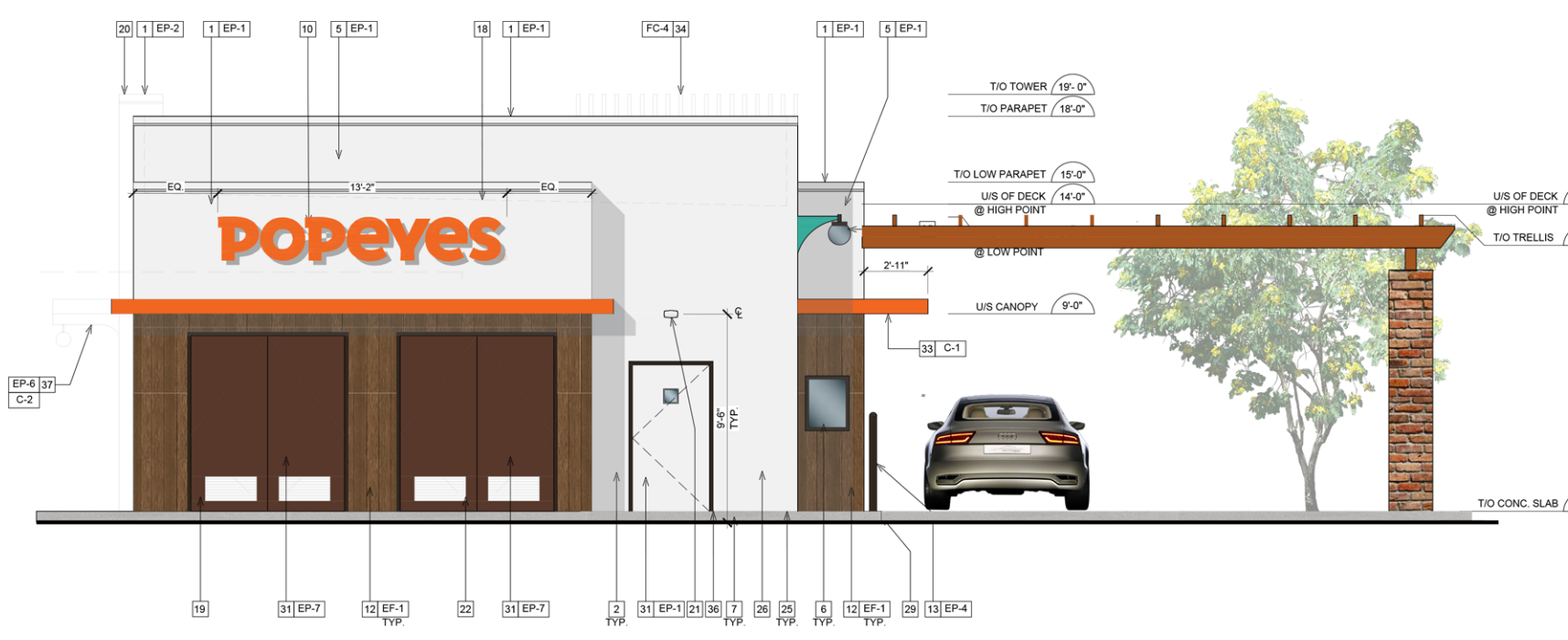
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 GLENDORA  
 IRVINE  
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 SAN FRANCISCO



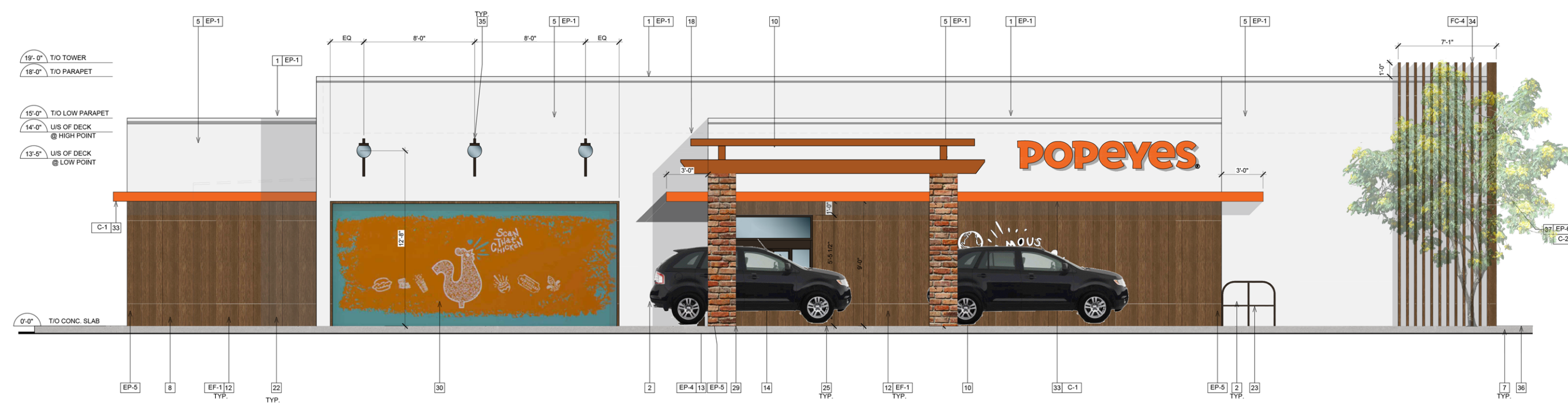
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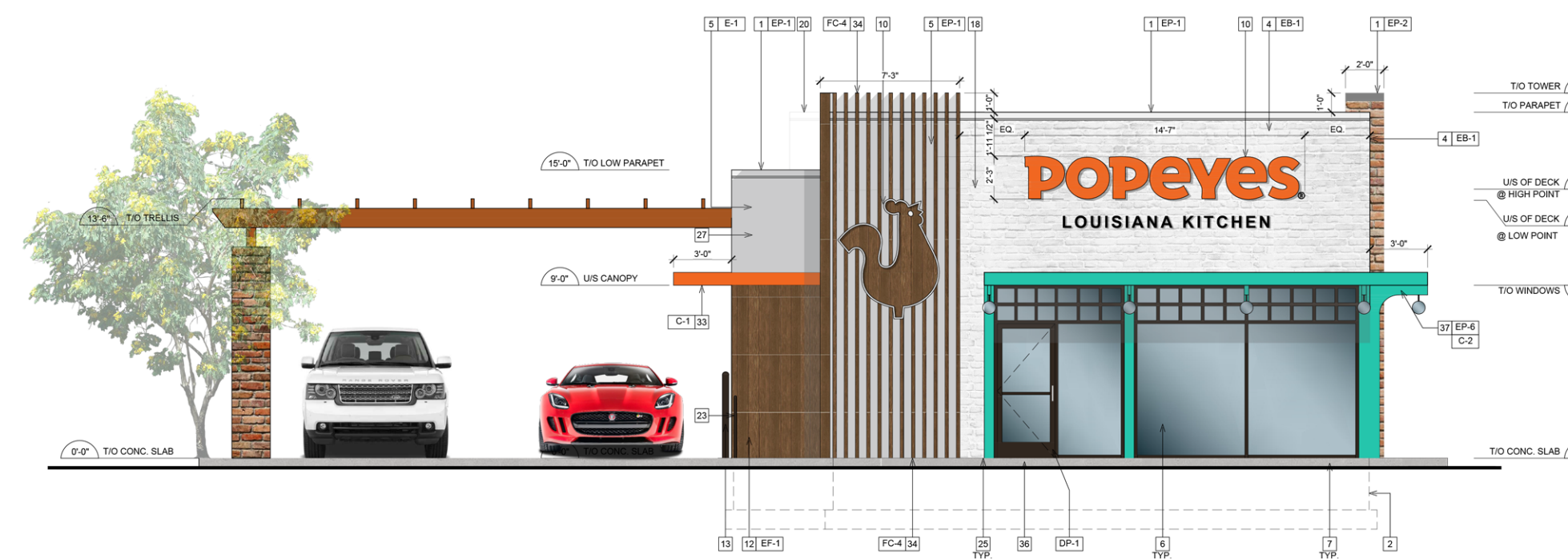
WEST ELEVATION



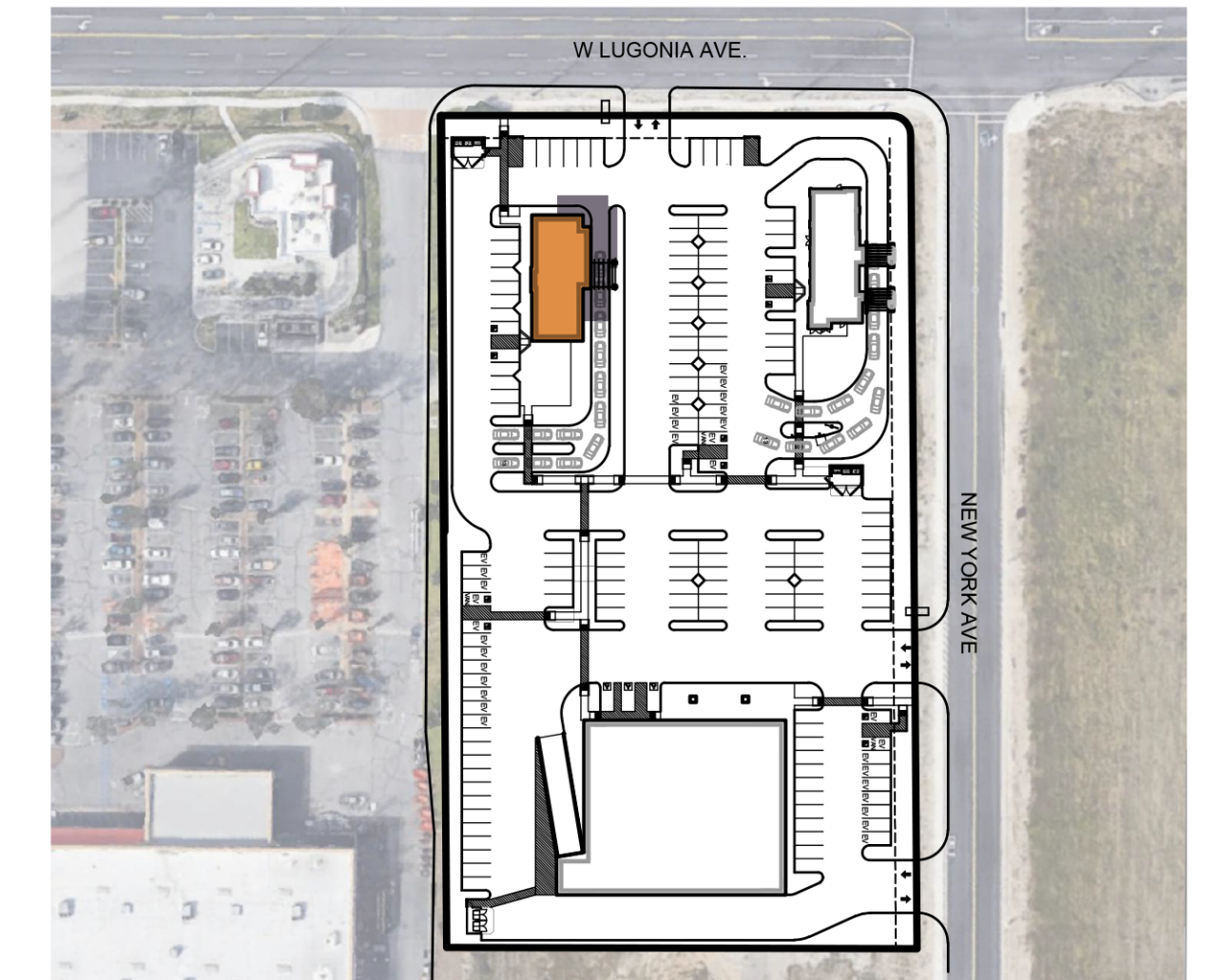
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



KEY PLAN



MATERIAL LEGEND:

- |   |   |
|---|---|
|    |    |
| 1<br>MFR: BENJAMIN MOORE<br>COLOR: 2105-20 ROOT<br>BEER CANDY                         | 6<br>MFR: BENJAMIN MOORE<br>COLOR: HC-73<br>PLYMOUTH BROWN                            |
|    |    |
| 2<br>MFR: NICHIIHA FIBER<br>CEMENT<br>COLOR: VINTAGE WOOD<br>AWP 3030, CEDAR          | 7<br>MFR: NICHIIHA FIBER<br>CEMENT<br>COLOR: VINTAGE<br>BRICK<br>ALEXANDRIA BUFF      |
|  |  |
| 3<br>MFR: GLEN-GERY<br>COLOR: ASPEN WHITE<br>W804 WIRECUT                             | 8<br>COLOR:<br>PANTONE #326 C   |
|  |  |
| 4<br>MFR: BENJAMIN MOORE<br>COLOR: OC-125<br>MOONLIGHT WHITE                          | 9<br>MFR: BENJAMIN MOORE<br>COLOR:<br>SAFETY YELLOW 10<br>(BOLLARDS)                  |
|  |   |
| 5<br>PROVIDED BY CANOPY<br>MANUFACTURER<br>COLOR: PANTONE<br>#3564 C                  |   |

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EXTERIOR ELEVATION  
PAD BUILDING 1

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



1005 W LUGONIA AVE  
REDLANDS, CALIFORNIA



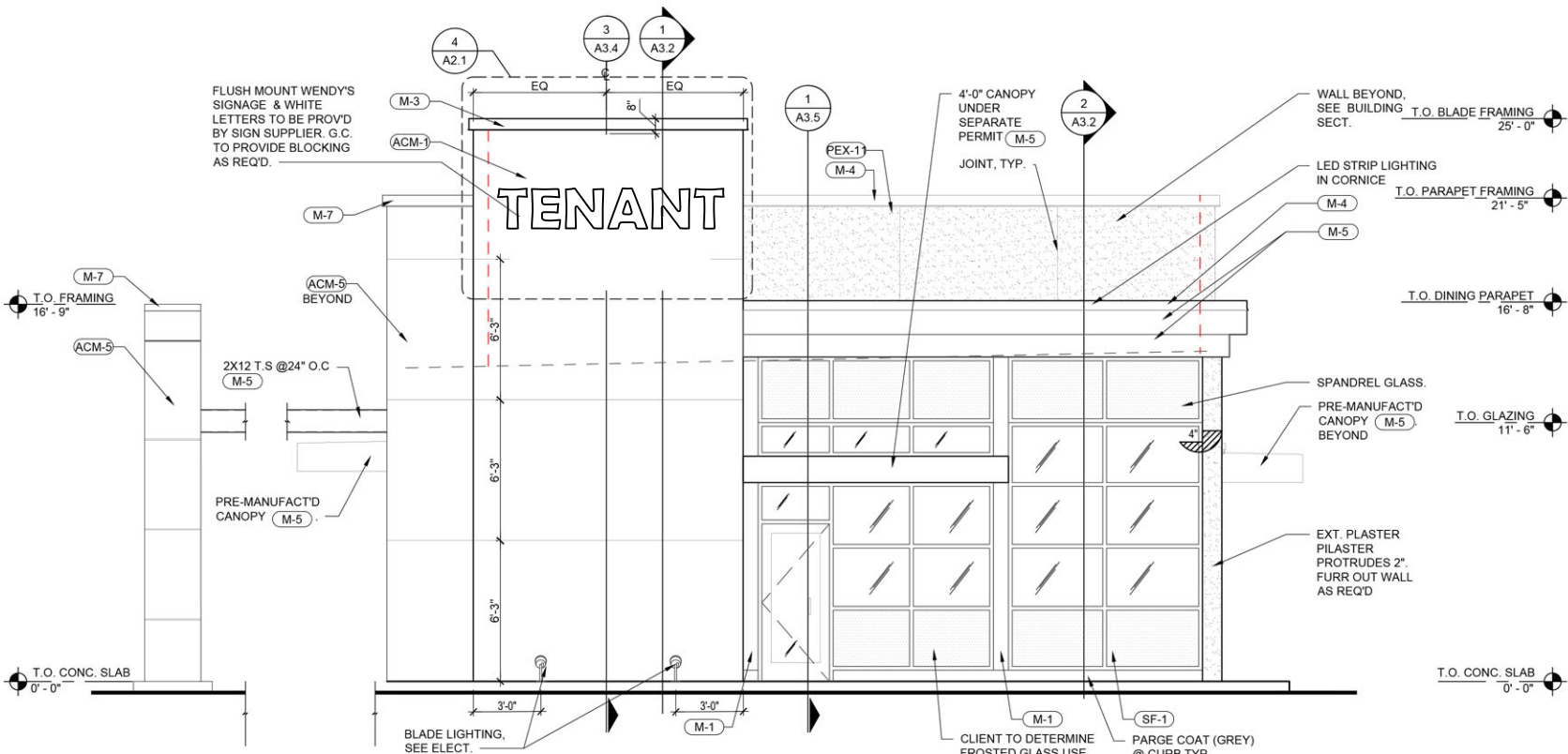
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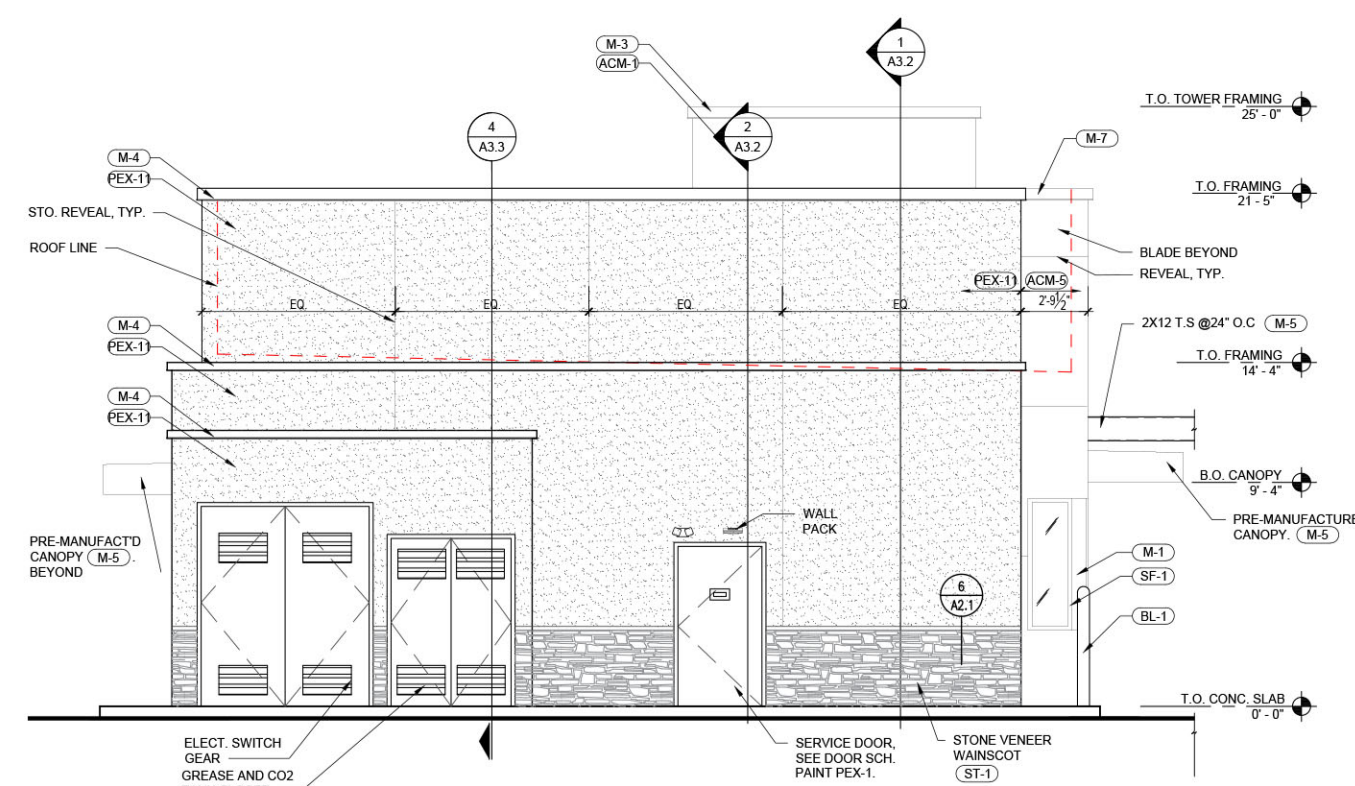
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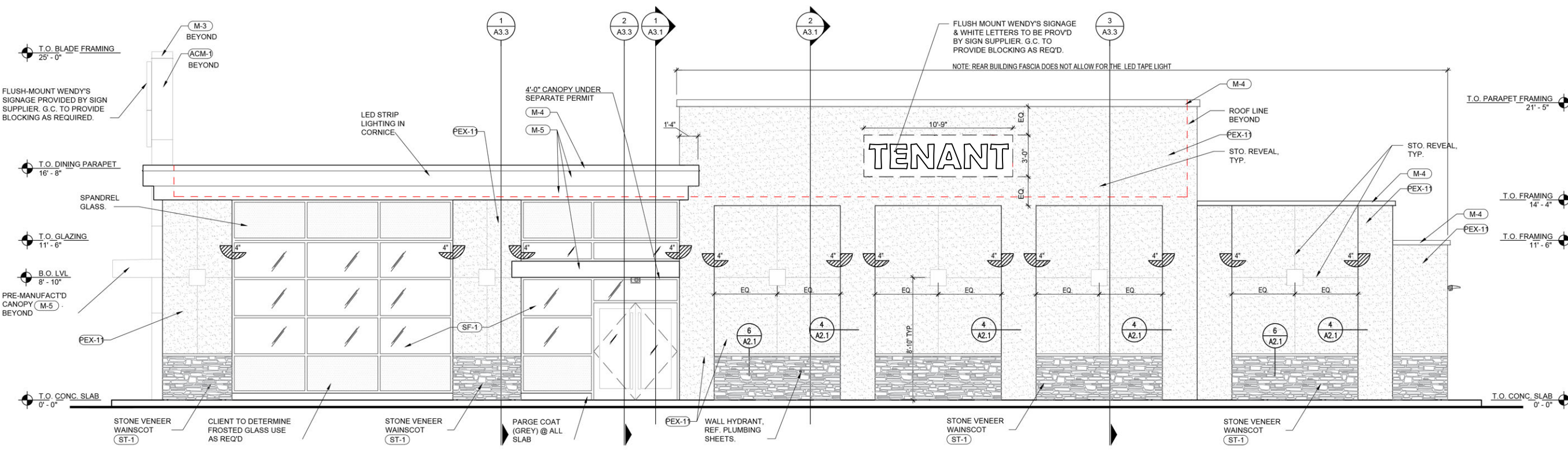
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NORTH ELEVATION



SOUTH ELEVATION

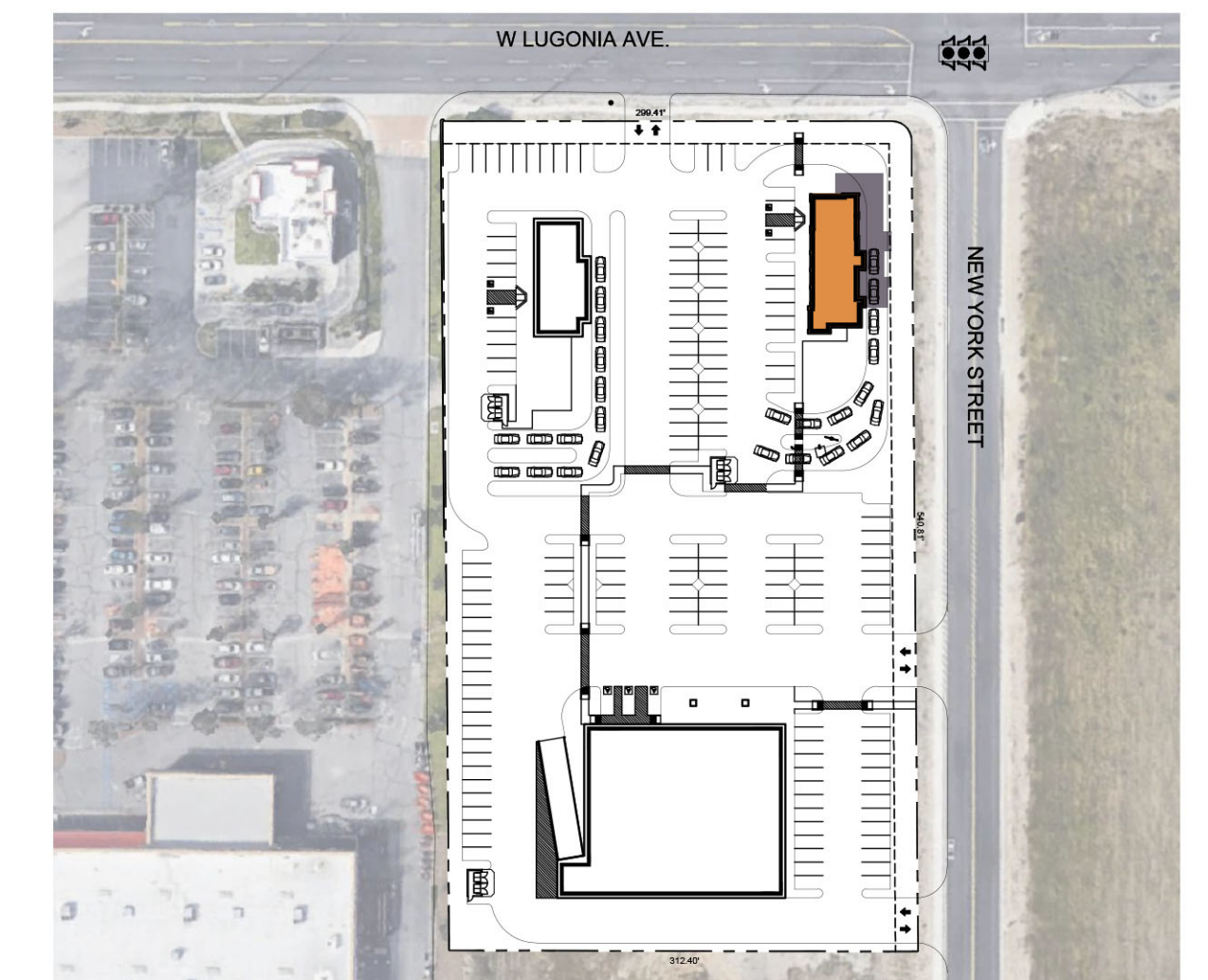


WEST ELEVATION

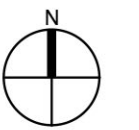


EAST ELEVATION

EXTERIOR FINISH SCHEDULE	
SF-1	STOREFRONT - "DARK BRONZE"
ST-1	EL DORADO RUSTIC LEDGE - "SAWTOOTH BLEND"
PUV	PICK-UP WINDOW TO MATCH STOREFRONT
BL-1	BOLLARD SLEEVE - "YELLOW"
M-1	PARAPET CAP/ BRAKE METAL - "DARK BRONZE"
M-3	EXCEPTIONAL METALS - "BRIGHT RED"
M-4	EXCEPTIONAL METALS - "SILVER METALLIC"
M-5	BRAKE METAL - "CLEAR ANNOXIDIZED"
M-7	EXCEPTIONAL METALS - "CUSTOM DARK GREY"
PEX-11	SHERWIN WILLIAMS; SW 6109 "HOPSACK"
ACM-1	BLADE WALL RED
ACM-5	D.T TOWER



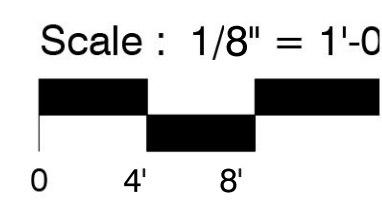
KEY PLAN



EXTERIOR ELEVATIONS  
PAD 2

DATE: 01/12/2023  
MCG JOB #: 22.512.01

DATE	REVISIONS



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A-11.0

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# RETAIL-COMMERCIAL CENTER

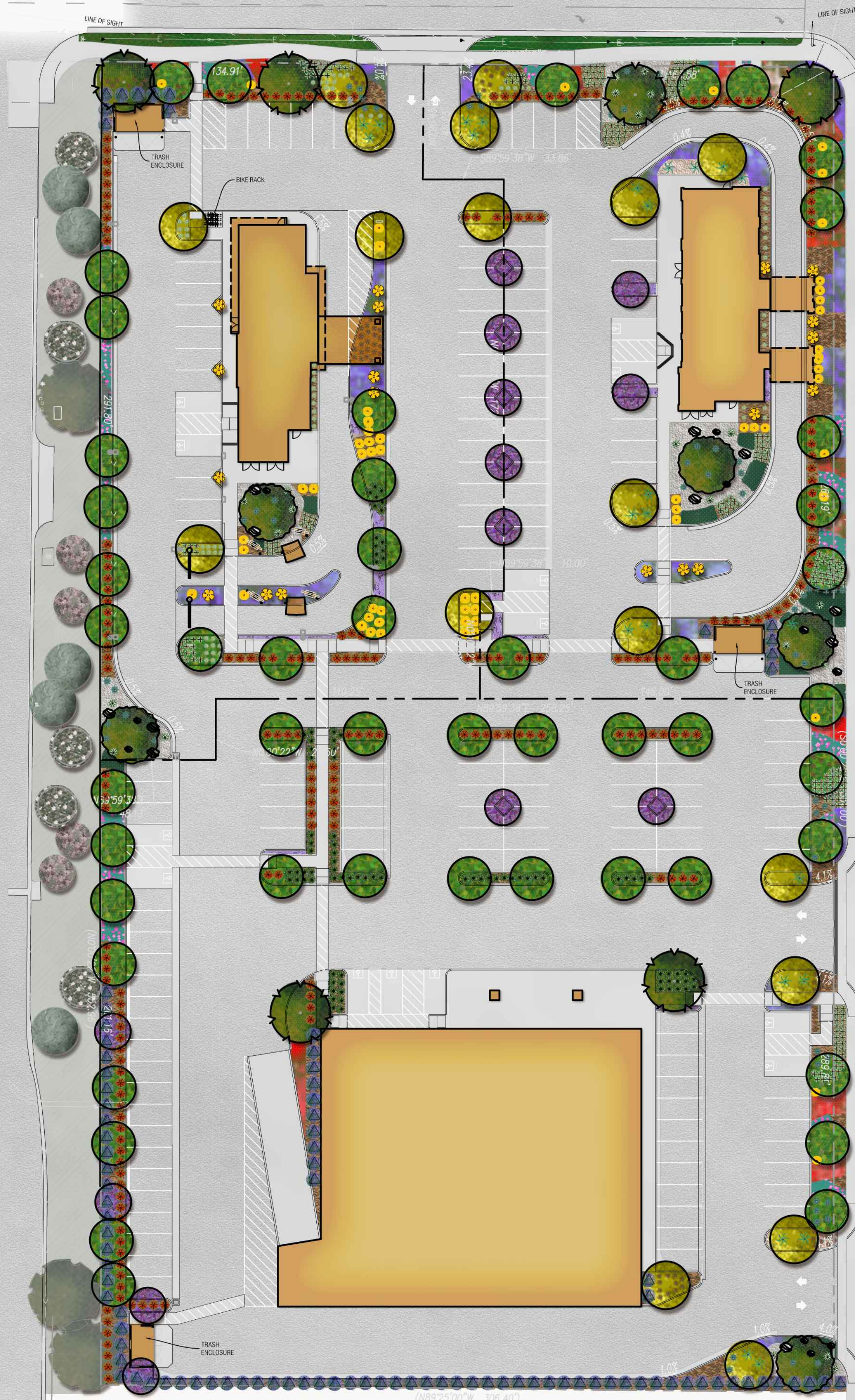
## CONCEPTUAL LANDSCAPE PLAN

1005 W. Lugonia Ave.  
Redlands, CA 92374  
APN: 016-901-104

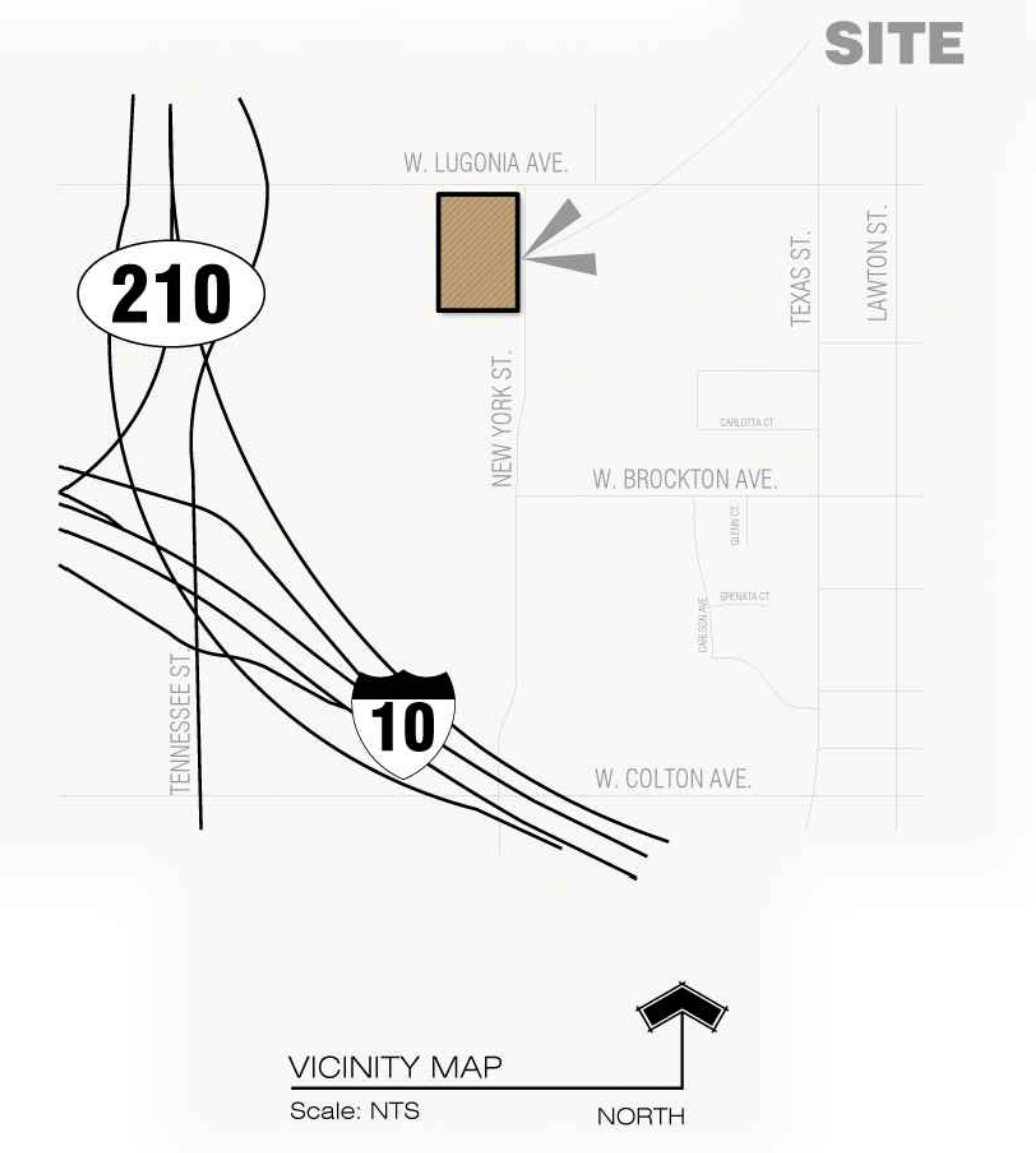
Total Landscape Area: 28,059 Sq. Ft.

### Planting Legend

SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS IV WATER USAGE	INTENDED MATURE SIZE (H x W)
	5	Existing	Brachycton populneus	Bottle Tree	Low	30' H, Ø20'
	5	Existing	Lagerstroemia indica	Crepe Myrtle	Mod	15' H, Ø 15'
	5	Existing	Magnolia grandiflora	Southern Magnolia	Mod	30' H, Ø 18'
	3	Existing	Ulmus	Elm	Low	50' H, Ø 30'
	50	15 Gal.	Olea europaea 'Wilsonii'	Wilson's Fruitless Olive	Low	20' H, Ø 18'
	18	15 Gal.	Parkinsonia aculeata 'Desert Museum' (thornless)	Palo Verde Tree	Low	20' H, Ø 20'
	6	24" Box	Platanus acerfolia - Standards	London Plane Tree	Mod	40' H, Ø 25'
	5	48" Box	Platanus racemosa - Multi-Trunk	California Sycamore	Mod	80' H, Ø 50'
	13	24" Box	Vitex agnus-castus	Chaste Tree	Low	20' H, Ø15'
	19	15 Gal.	Tecoma stans - Tree Form	Yellow Trumpet Flower	Low	5' H, Ø 5'
	56	5 Gal.	Hesperaloe parviflora 'BrakeLight Red'	Red Yucca	Low	2' H, Ø 2'
	70	5 Gal.	Aloe vera 'Barbadoes'	Barbados Aloe	Low	2' H, Ø 2'
	239	5 Gal.	Aloe striata	Coral Aloe	Low	2' H, Ø 2'
	167	5 Gal.	Anigozanthos flavidus 'Bushranger'	Dwarf Red Kangaroo Paw	Low	4' H, Ø 2'
	227	5 Gal.	Callistemon viminalis 'Little John'	Dwarf Bottlebrush	Low	3' H, Ø 4'
	25	5 Gal.	Dasyliroton wheeleri	Desert Spoon	Low	5H, Ø 5'
	87	5 Gal.	Dianella revoluta	Flax Lily	Low	3' H, Ø 3'
	58	5 Gal.	Lantana camara 'New Gold'	Compact Yellow Lantana	Low	2' H, Ø 4'
	97	5 Gal.	Westringia fruticosa	Coast Rosemary	Low	5' H, Ø 6'
	21	15 Gal.	Yucca baccata	Banana Yucca	V. Low	3' H, Ø 3'
	4,223	4" Pot 48" o.c.	Cistus salviifolius 'Prostratus'	Prostrate Sage-leaved Rock Rose	Low	18" H, Ø5'
	3,097	Flats 12" o.c.	Lavandula angustifolia 'Thumbelina Leigh'	Dwarf English Lavender	Low	1' H, Ø 1'
	1,216	Flats 12" o.c.	Myoporum parvifolium 36" oc.	Low Myoporum	Low	1' H, Ø 6'
	1,812	Flats 12" o.c.	Phylla nodiflora	Lippia Grass	Low	2' H, Ø 2'
	1,846	1 Gal. 36" o.c.	Rosa x 'Noare' P.P. #11,308	Red Flower Carpet Rose	Mod	2' H, Ø3'
	984	1 Gal. 24" o.c.	Teucrium chamaedrys 'Compacta'	Low Germander	Low	18" H, Ø 1'-2'
	691	Sq. Ft.	3" Layer Decomposed Granite - Color: Red			
	2,688	Sq. Ft.	River Rock Cobble - 6" Diameter			
	21		3-5' Diameter Granite Boulders			
			Existing Landscape - NOT A PART			



CONCEPTUAL PLAN  
Scale: 1" = 30'  
NORTH



I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE

SIGN: DATE: 3/28/2023

**Applicant:**  
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JOB: 22-31 LKD OKE  
November 15, 2022

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