


Design Review For CUP:
Rustic Rentals Pinewoods Residences
25840 Idyllwild Road, Idyllwild, CA.92549

Number	Revision Description	Date
--------	----------------------	------

CASE: CUP190065
EXHIBIT: Exhibit A,B,C
DATE: 1/12/2022
PLANNER: BDawson

Meeting
 Comment Agenda
 Final




1 **View to the West**
1/2" = 1'-0"

**Design Review For CUP:
Rustic Rentals
Pinewoods
Residences**

19-324
9/17/2021

25840 Idyllwild Road,
Idyllwild, CA.92549

DR-0

COVER PAGE

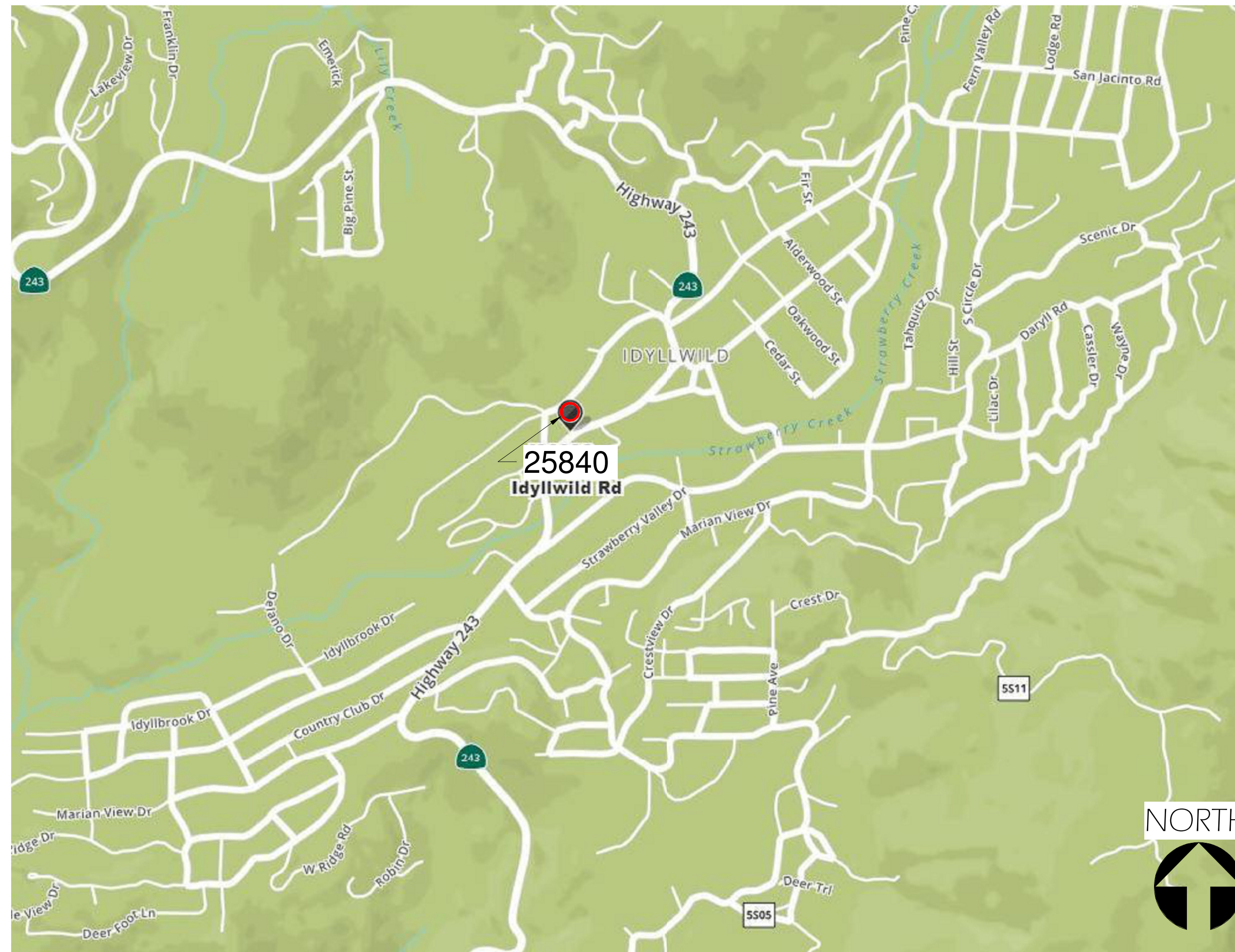
LOT 33 AREA COVERAGE			
Name	Area	Lot Coverage	Area Type
First Floor	8511 SF	21.1%	Gross Building Area
Covered Patio	1996 SF	5.0%	Gross Building Area
Concrete/ Hardscape	2456 SF	6.1%	Exterior Area
Landscape/ Softscape	7735 SF	19.2%	Exterior Area
Asphalt	12103 SF	30.1%	Exterior Area
Trash Enclosure	161 SF	0.4%	Exterior Area
Landscape/ Softscape	7291 SF	18.1%	Exterior Area
Grand total	40252 SF	100.0%	

EXISTING LOT 36 COVERAGE			
Name	Area	Lot Coverage	Area Type
First Floor	8783 SF	22.6%	Gross Building Area
Asphalt	13185 SF	34.0%	Exterior Area
Landscape/ Softscape	15133 SF	39.0%	Exterior Area
Wood Deck	1722 SF	4.4%	Exterior Area
Grand total	38823 SF	100.0%	

LOT 36 AREA COVERAGE			
Name	Area	Lot Coverage	Area Type
First Floor	6690 SF	27.8%	Gross Building Area
Covered Patio	1644 SF	6.8%	Gross Building Area
Concrete/ Hardscape	2020 SF	8.4%	Exterior Area
Landscape/ Softscape	6875 SF	28.6%	Exterior Area
Asphalt	6667 SF	27.7%	Exterior Area
Trash Enclosure	158 SF	0.7%	Exterior Area
Grand total: 39	24053 SF	100.0%	

LOT 36 Exist. & NEW (COMBINED)			
Name	Area	LOT COVERAGE	Area Type
First Floor	15473 SF	25%	Gross Building Area
Covered Patio	1644 SF	3%	Gross Building Area
Concrete/ Hardscape	2020 SF	3%	Exterior Area
Landscape/ Softscape	6875 SF	11%	Exterior Area
Asphalt	19852 SF	32%	Exterior Area
Trash Enclosure	158 SF	0%	Exterior Area
Landscape/ Softscape	15133 SF	24%	Exterior Area
Wood Deck	1722 SF	3%	Exterior Area
Grand total: 55	62876 SF		

VICINITY MAP



SCOPE OF WORK:

NEW DEVELOPMENT OF 25 UNITS FOR SHORT AND EXTENDED SEASONAL STAY APARTMENT FOR RUSTIC RENTALS PINEWOODS RESIDENCES

ADDRESS:

25840 IDYLLWILD RD., IDYLLWILD, CA 92549
 563-250-028 25840

LOT INFORMATION: FOR LOT 33

PARCEL #:	563-250-031
LOT 33:	± 42,688SF 0.96 ACRES
TYPE:	CT-HOTEL
COUNTY:	RIVERSIDE
LOT DEPTH:	186.93'
LOT WIDTH:	226.9'
# STORIES:	2

LEGAL DESCRIPTION

1.45 ACRES M.L. IN LOT 36 MB 008/036 IDYLLWILD MT PARK CO SUB 3 AND POR SW 1/4 OF SEC 7 T5S R5E FOR TOTAL DESCRIPTION SEE ASSESSORS MAPS Lot 36 SubdivisionName IDYLLWILD MT PARK CO SUB 3 TownshipN 5 Section 07 Acres 001.45 M.L. Portion 1/4 Range 03 Lot Type Lot LocMapType Map Book MapPlatB 008 MapPlatP 036 PortionDirection S RangeDirection E

PROPOSED PROJECT:

11 UNITS @ 1,106 SQ.FT. OF LIVABLE SPACE FOR EACH UNIT
 189 SQ.FT. OF COVERED BALCONY FOR EACH UNIT
 TOTAL OF 12,166 SQ.FT. OF NEW LIVABLE SPACE
 TOTAL OF 2,079 SQ.FT. OF NEW COVERED BALCONY

LOT INFORMATION: FOR LOT 36

PARCEL #:	563-250-028
LOT 36:	± 63,162 SF 1.45 ACRES
TYPE:	CT-HOTEL
COUNTY:	RIVERSIDE
LOT DEPTH:	384.93'
LOT WIDTH:	VARIES
# STORIES:	2

LEGAL DESCRIPTION

1.45 ACRES M.L. IN LOT 36 MB 008/036 IDYLLWILD MT PARK CO SUB 3 AND POR SW 1/4 OF SEC 7 T5S R5E FOR TOTAL DESCRIPTION SEE ASSESSORS MAPS Lot 36 SubdivisionName IDYLLWILD MT PARK CO SUB 3 TownshipN 5 Section 07 Acres 001.45 M.L. Portion 1/4 Range 03 Lot Type Lot LocMapType Map Book MapPlatB 008 MapPlatP 036 PortionDirection S RangeDirection E

PROPOSED PROJECT:

14 UNITS @ 1,106 SQ.FT. OF LIVABLE SPACE FOR EACH UNIT
 189 SQ.FT. OF COVERED BALCONY FOR EACH UNIT
 TOTAL OF 12,166 SQ.FT. OF NEW LIVABLE SPACE
 TOTAL OF 2,079 SQ.FT. OF NEW COVERED BALCONY

APPLICANT:

RUSTIC RENTALS PINEWOODS RESIDENCES
 SHANE STEWART PO BOX 243, IDYLLWILD, CA 92549 951-500-6140
 HYPERLINK "MAILTO:SHANE@IDYREALTY.COM"
 SHANE@IDYREALTY.COM OWNER OF PROPERTY RUSTIC RENTALS LLC, EXHIBIT PREPARED BY WCS DESIGN
 563-250-028 25840 IDYLLWILD RD, IDYLLWILD, CA 92549

SCHOOL DISTRICT:

HEMET UNIFIED SCHOOL DISTRICT
 1791 W ACACIA AVE, HEMET, CA 92545
 PHONE: (951) 765-5100

UTILITIES:

IDYLLWILD WATER - WATER
 IDYLLWILD WATER - SEWER
 ADDRESS: 25845 CA-243, IDYLLWILD, CA 92549
 PHONE: (951) 659-2143

EDISON-ELECTRIC
 CUSTOMER SERVICE: 1 (800) 655-4555

CC&R TRASH
 CR&R - PERRIS 1706 GOETZ ROAD PERRIS, CA 92570 PO BOX 1208 PERRIS, CA 92572 TOLL FREE (800) 755-8112 TEL (951) 943-1991 FAX (951) 957-5493

FRONTIER
 ADDRESS: 78150 CALLE TAMPICCO # 101, LA QUINTA, CA 92253
 PHONE: (760) 771-3497

SPECTRUM - CABLE AND PHONE
 ADDRESS: 3602 RIVERSIDE PLAZA DR STE 111, RIVERSIDE, CA 92506
 PHONE: (866) 874-2389

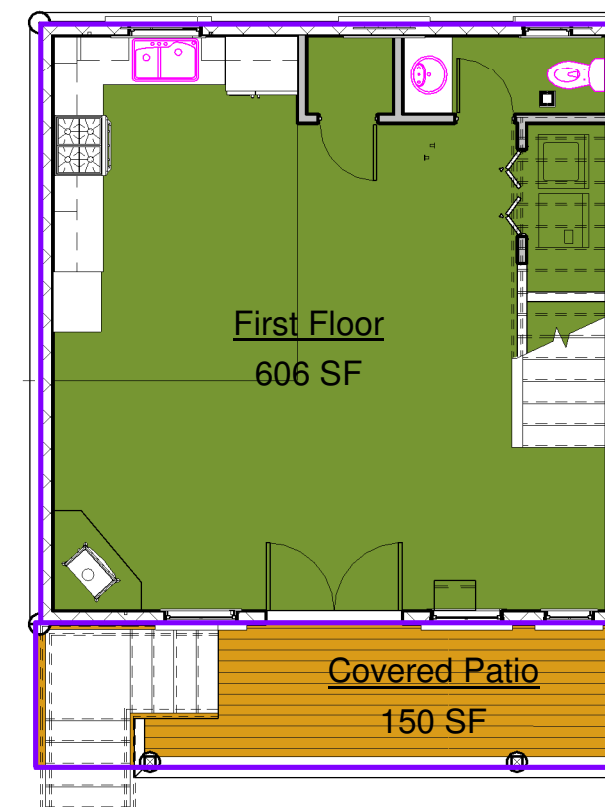
- PROPERTY IS LOCATED WITHIN A COUNTY SERVICE AREA
- PROPERTY IS NOT LOCATED WITHIN A LIQUEFACTION AREA
- NOT LOCATED WITHIN A SUBSIDENCE AREA
- NOT LOCATED WITHIN A FAULT LINE OR FAULT ZONE.

BUSINESS PLAN:

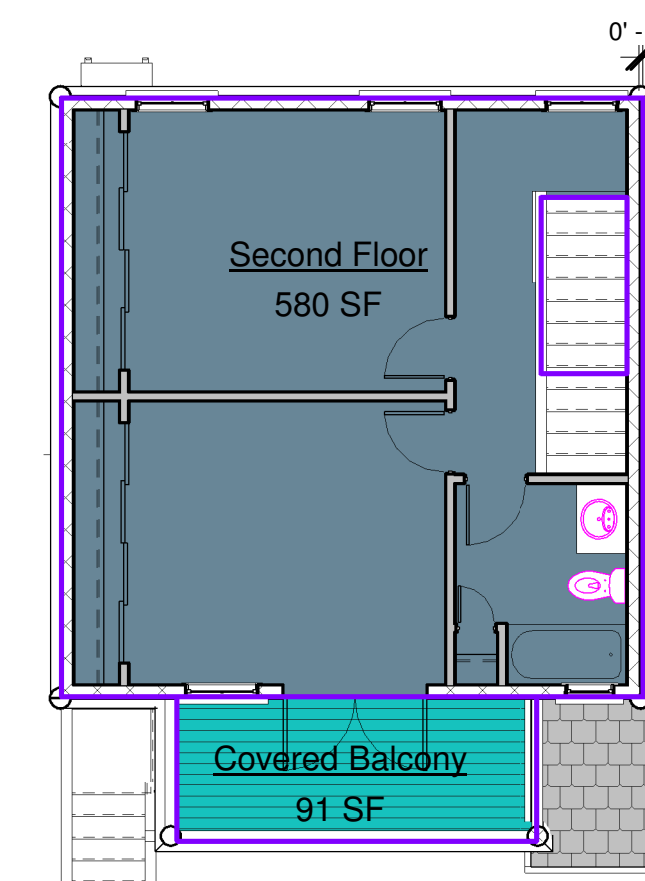
AMENITIES PROVIDED FROM THE RESIDENS INCLUDING: KITCHEN, 1 1/2 BATHROOM, LAUNDRY, BEDROOMS, COVERED PATIO, AND COVERED BALCONY WILL BE INCLUDED IN EACH UNIT. A TRASH ENCLOSURE WILL BE LOCATED AT EACH LOT. PARKING FOR RESIDENTS WILL BE PROVIDED ON SITE.

TYPICAL GROSS UNIT AREA				
Name	Area	Area Type	Comment 2	Square Footage X 25 Units
First Floor	606 SF	Gross Building Area	Living Area	15156 SF
Second Floor	580 SF	Gross Building Area	Living Area	14499 SF
Living Area: 2	1186 SF			
Covered Patio	150 SF	Gross Building Area	Non Living	3749 SF
Covered Balcony	91 SF	Gross Building Area	Non Living	2267 SF
Non Living: 2	241 SF			

UNIT PROTOTYPE



1 FIRST FLOOR
 1/8" = 1'-0"



2 SECOND FLOOR
 1/8" = 1'-0"

INDEX SHEET			
Sheet Number	Sheet Name	Current Revision	Current Revision Date
C-1	PRE GRADING / DRAINAGE PLAN		
C-2	PRELIMINARY W.Q.M.P. PLAN		
DR-0	COVER PAGE		
DR-1	PROJECT INFO		
DR-2	EXISTING SITE PLAN		
DR-3	PROJECT SITE PHOTOGRAPHS		
DR-4	EXISTING BUILDING ELEVATIONS		
DR-5	EXISTING BUILDING ELEVATIONS		
DR-6	PROPOSED SITE PLAN		
DR-7	AREA COVERAGE		
DR-8	SURVEY		
DR-9	RENDERING		
DR-10	BUILDING A ELEV. & TYP FLOOR PLAN)		
DR-11	BUILDING B & C ELEVATIONS		
DR-12	BUILDINGS D & E ELEVATIONS		
DR-13	BUILDING F ELEVATIONS		

**Design Review For CUP:
 Rustic Rentals
 Pinewoods
 Residences**

19-324

9/17/2021

**25840 Idyllwild Road,
 Idyllwild, CA.92549**

DR-1

PROJECT INFO

Number	Revision Description	Date

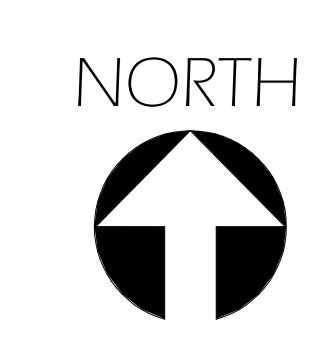
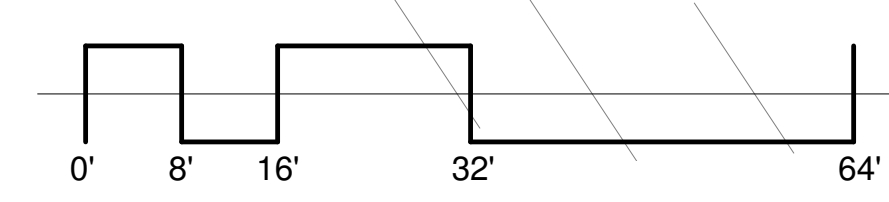
CASE: CUP190065
EXHIBIT: Exhibit A,B,C
DATE: 1/12/2022
PLANNER: BDawson



- Meeting
- Comment Agenda
- Final



- DEMOS NOTES**
1. TREES TO BE REMOVED
 2. LARGE TREE TO BE REMOVED
 3. SHED TO BE REMOVED
 4. OLD SITE ACCESS TO BE REMOVED AND REPLACED WITH NEW PARKING LOT
 5. WELL HEED TO BE UNDERGROUND IN TRAFFIC RATED BOX.
 6. DEMO EXISTING WALL
 7. (E) ASPHALT/ CONCRETE TO BE DEMO
 8. (E) TREE TO BE TRIM BUT NOT REMOVED



Design Review For CUP:
Rustic Rentals
Pinewoods
Residences

19-324
 9/17/2021

25840 Idyllwild Road,
Idyllwild, CA.92549

DR-2

EXISTING SITE PLAN



Number	Revision Description	Date



9



8



7



6



1



2



3



4



5

**Design Review For CUP:
Rustic Rentals
Pinewoods
Residences**

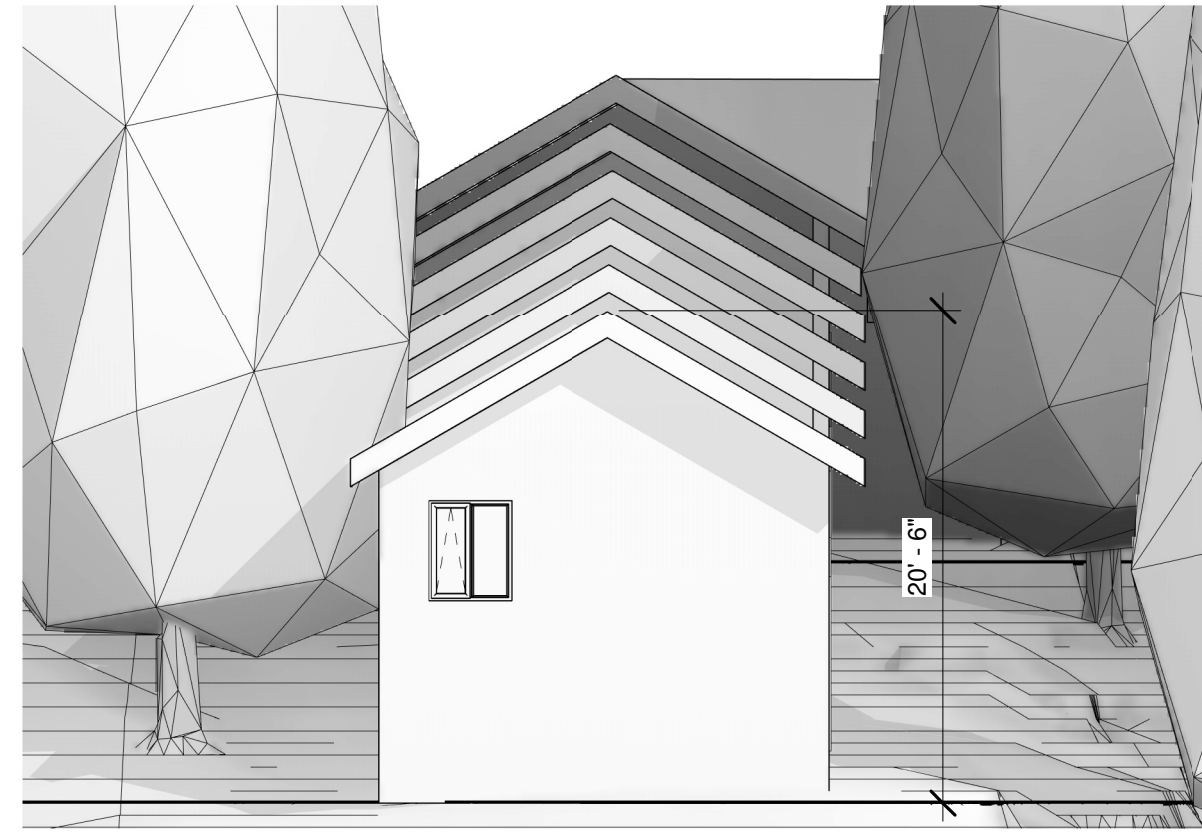
19-324
9/17/2021

25840 Idyllwild Road,
Idyllwild, CA.92549

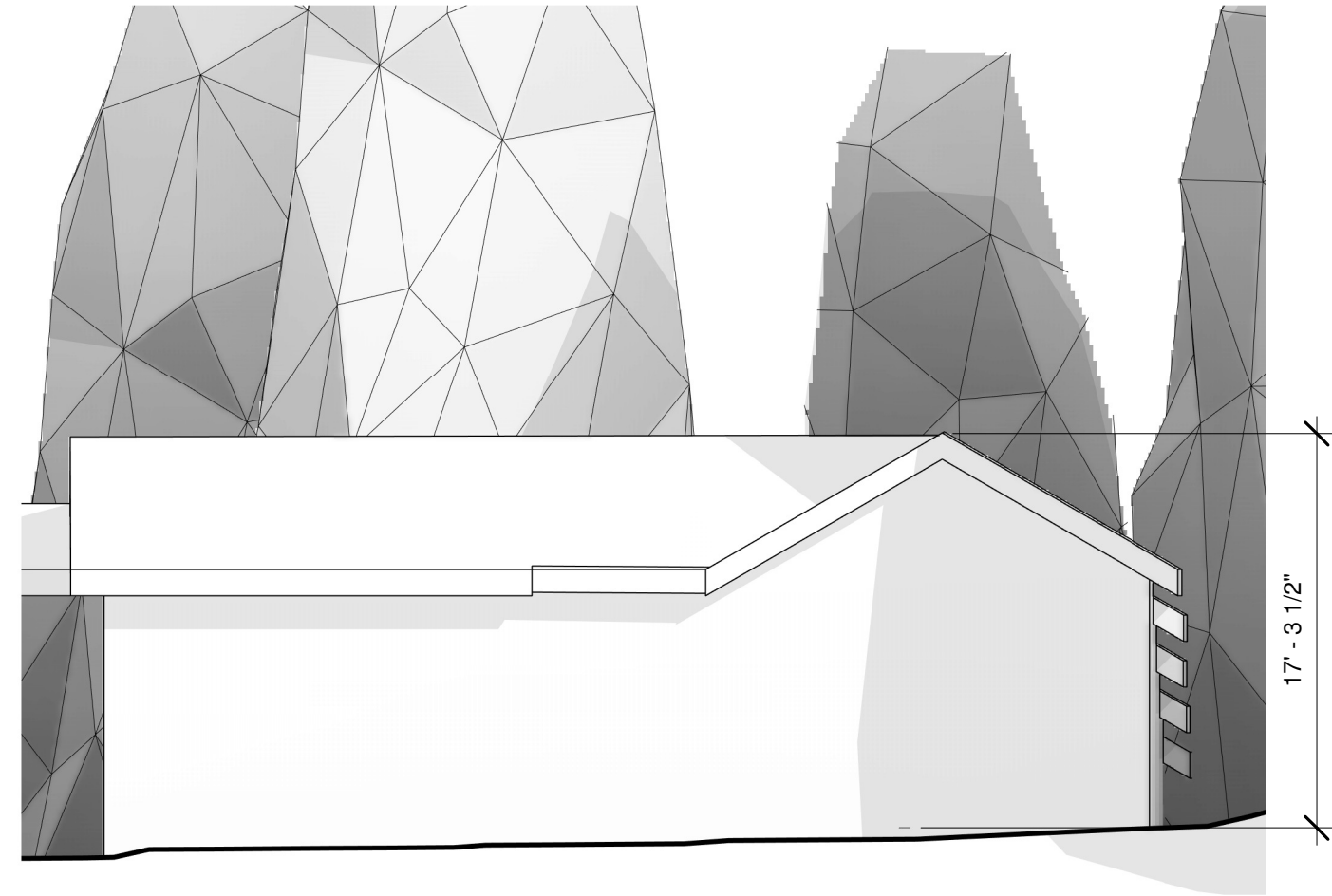
DR-3

**PROJECT SITE
PHOTOGRAPHS**

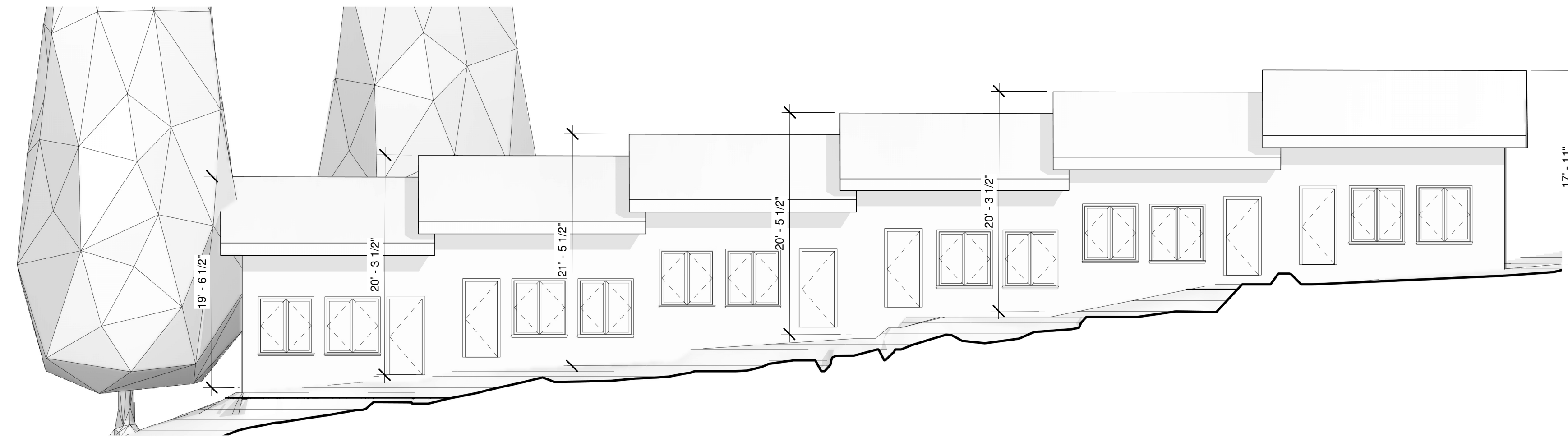
BUILDING 1



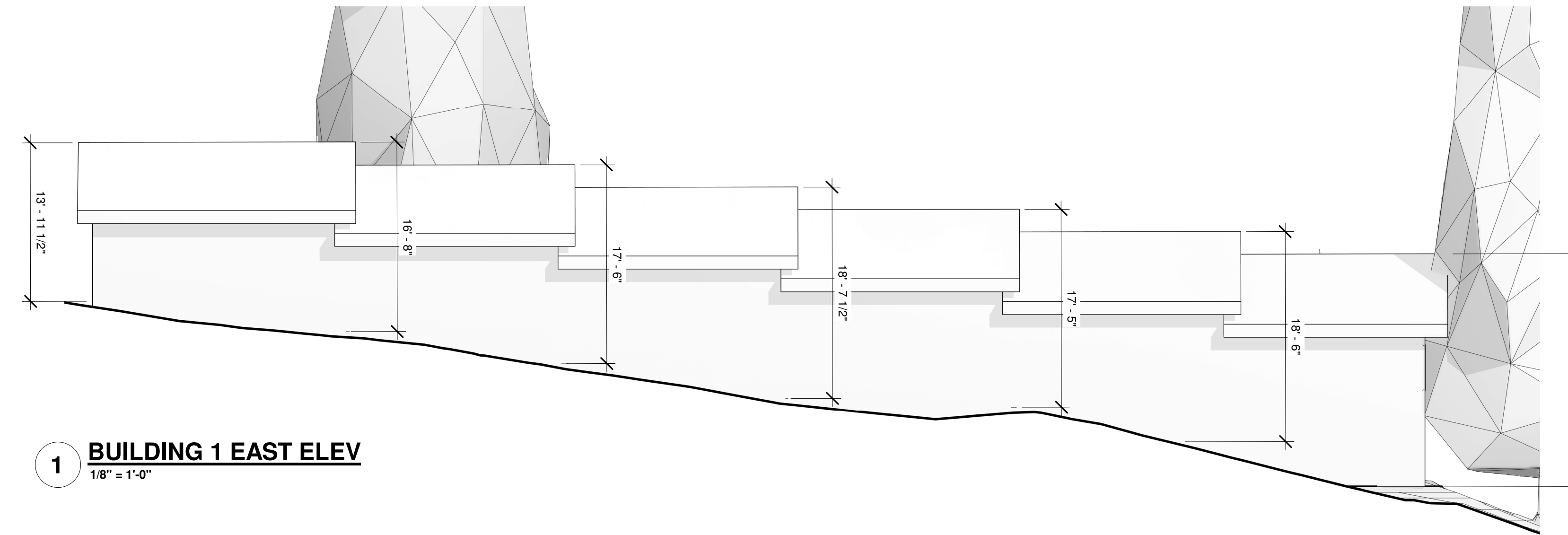
4 **BUILDING 1 WEST ELEV**
1/8" = 1'-0"



2 **BUILDING 1 NORTH ELEV**
1/8" = 1'-0"



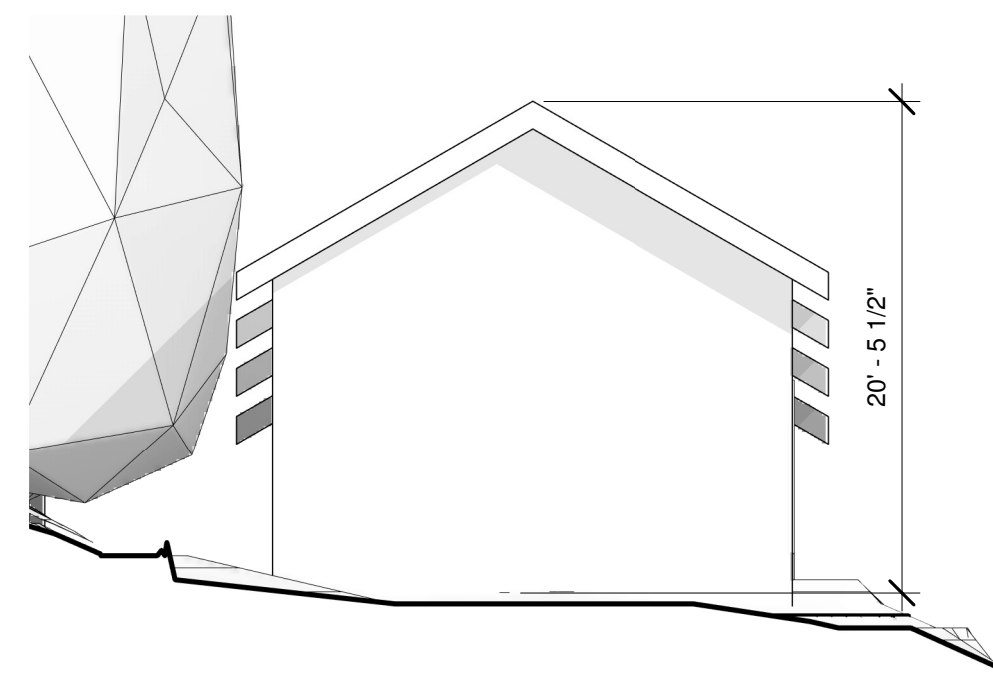
3 **BUILDING 1 SOUTH ELEV**
1/8" = 1'-0"



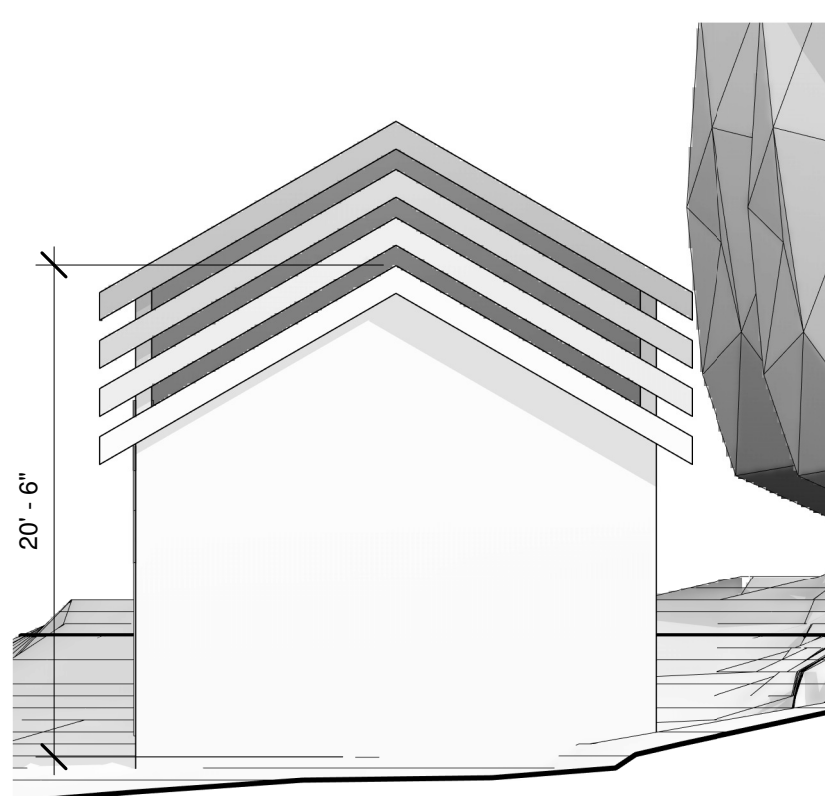
1 **BUILDING 1 EAST ELEV**
1/8" = 1'-0"

Number	Revision Description	Date

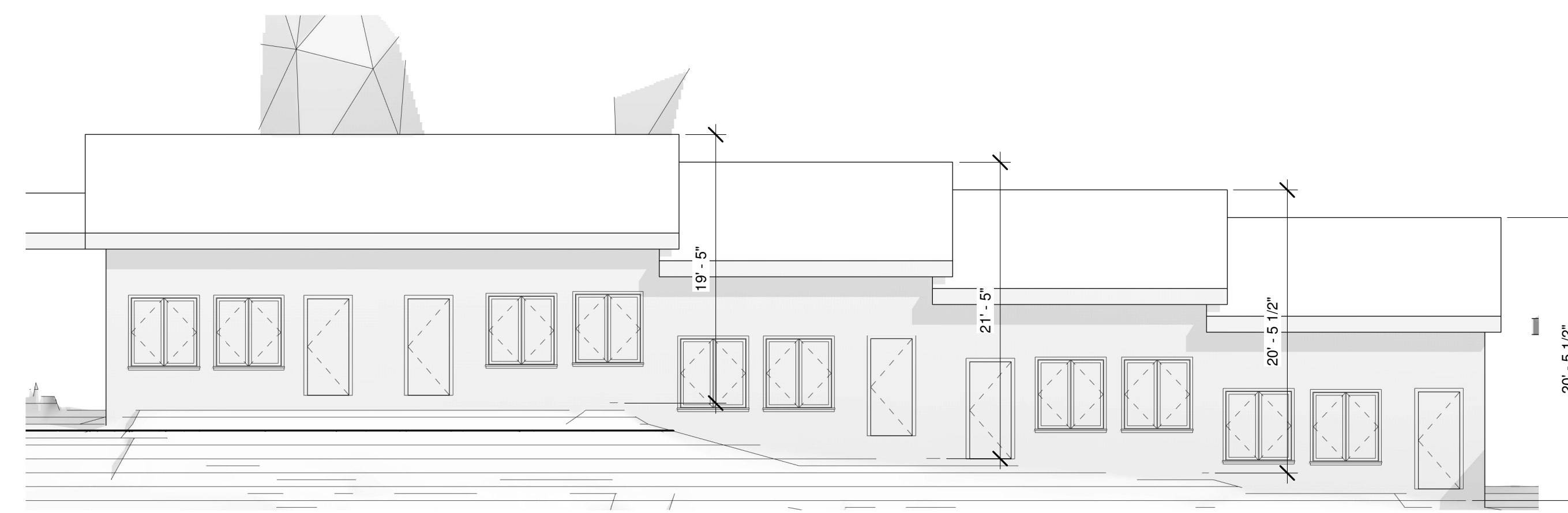
BUILDING 2



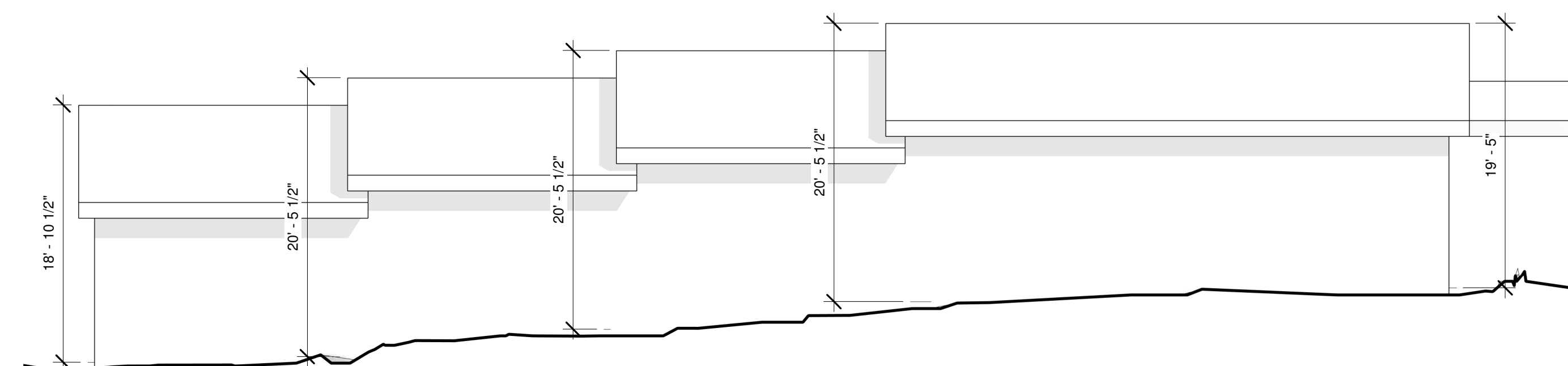
5 **BUILDING 2 NORTH ELEV**
1/8" = 1'-0"



6 **BUILDING 2 SOUTH ELEV**
1/8" = 1'-0"



7 **BUILDING 2 WEST ELEV**
1/8" = 1'-0"



8 **BUILDING 2 EAST ELEV**
1/8" = 1'-0"

Design Review For CUP:
Rustic Rentals
Pinewoods
Residences

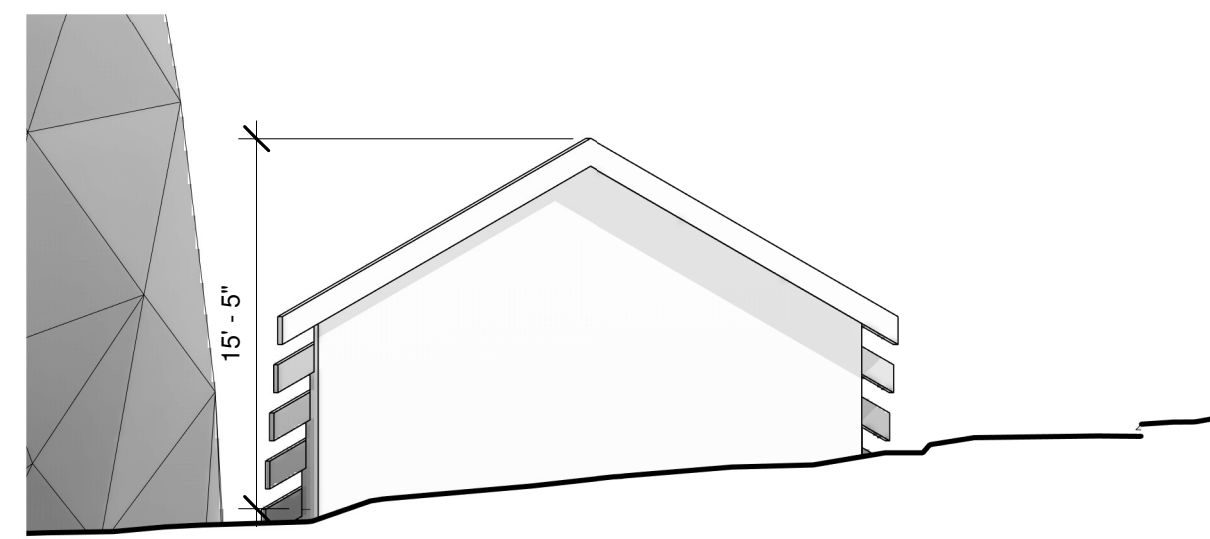
19-324
9/17/2021

25840 Idyllwild Road,
Idyllwild, CA.92549

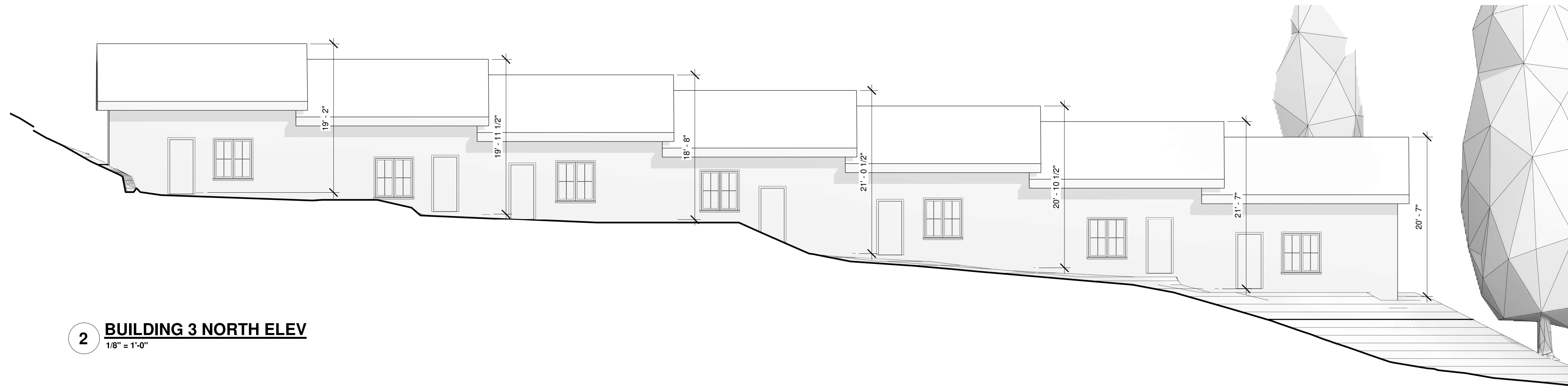
DR-4
EXISTING BUILDING
ELEVATIONS

BUILDING 3

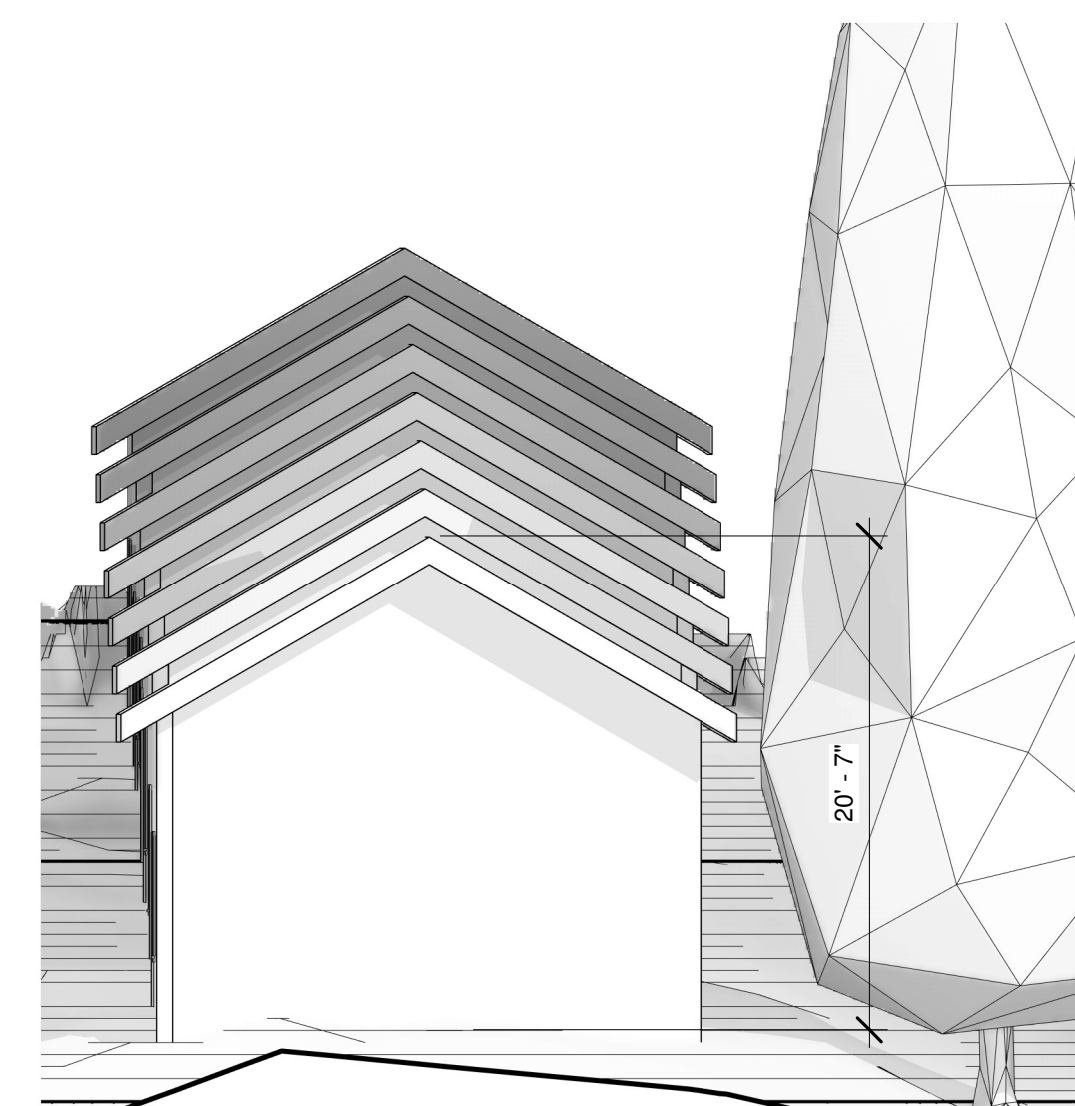
Number	Revision Description	Date



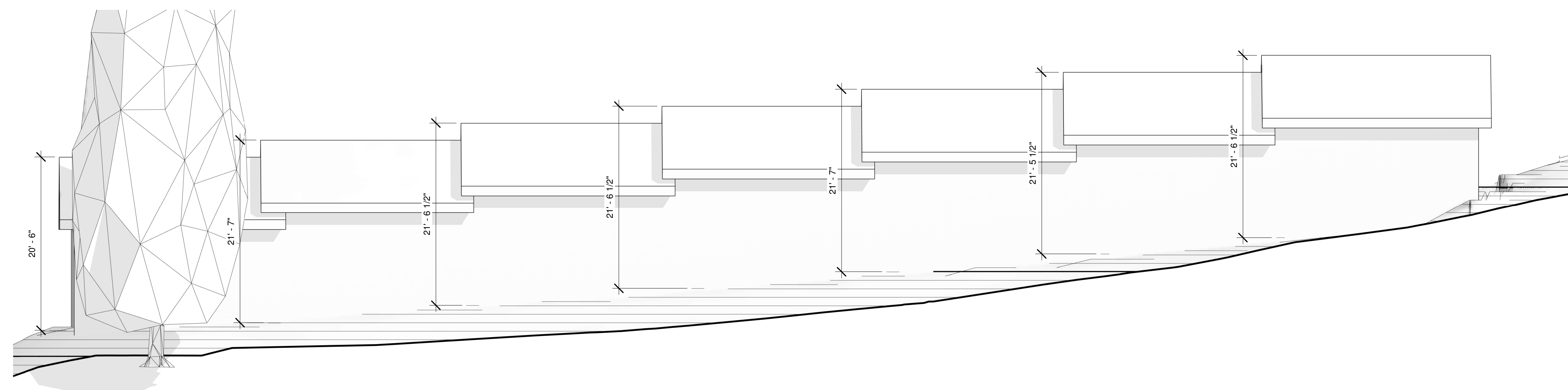
1 BUILDING 3 EAST ELEV
 1/8" = 1'-0"



2 BUILDING 3 NORTH ELEV
 1/8" = 1'-0"



4 BUILDING 3 WEST ELEV
 1/8" = 1'-0"



3 BUILDING 3 SOUTH ELEV
 1/8" = 1'-0"

Design Review For CUP:
Rustic Rentals
Pinewoods
Residences

19-324
 9/17/2021

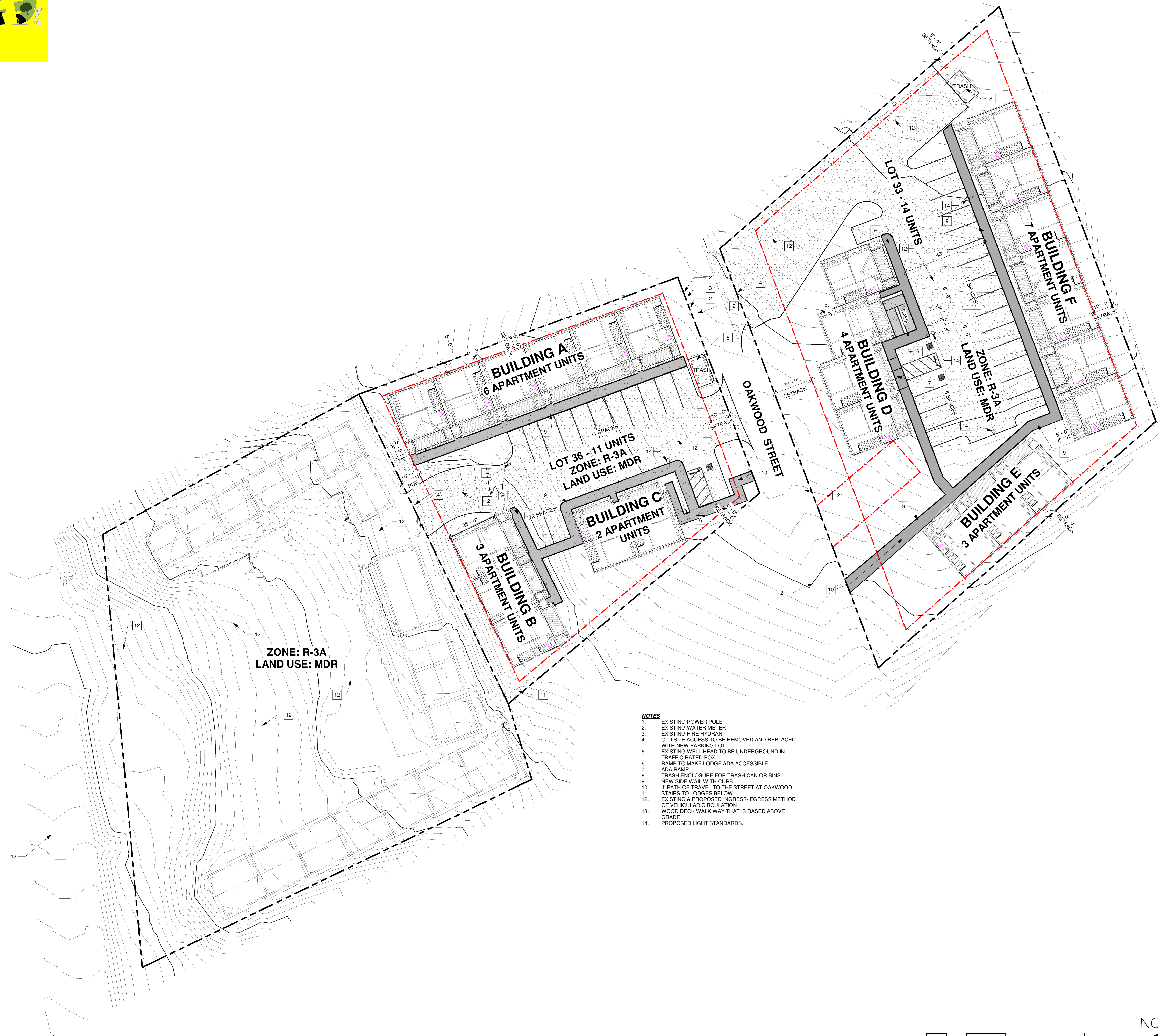
25840 Idyllwild Road,
 Idyllwild, CA.92549

CASE: CUP190065
 EXHIBIT: Exhibit A,B,C
 DATE: 1/12/2022
 PLANNER: BDawson



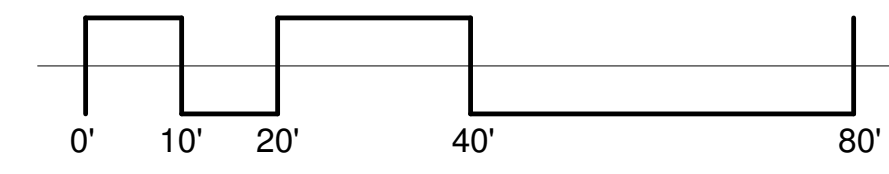
Meeting Comment Agenda Final

Number	Revision Description	Date



- NOTES**
- EXISTING POWER POLE
 - EXISTING WATER METER
 - EXISTING FIRE HYDRANT
 - OLD SITE ACCESS TO BE REMOVED AND REPLACED WITH NEW PARKING LOT
 - EXISTING WELL HEAD TO BE UNDERGROUND IN TRAFFIC RATED BOX
 - RAMP TO MAKE LODGE ADA ACCESSIBLE
 - ADA RAMP
 - TRASH ENCLOSURE FOR TRASH CAN OR BINS
 - NEW SIDE WALK WITH CURB
 - 4' PATH OF TRAVEL TO THE STREET AT OAKWOOD.
 - STAIRS TO LODGES BELOW.
 - EXISTING & PROPOSED INGRESS/ EGRESS METHOD OF VEHICULAR CIRCULATION
 - WOOD DECK WALK WAY THAT IS RAISED ABOVE GRADE
 - PROPOSED LIGHT STANDARDS.

1 Site Plan
 1" = 20'-0"



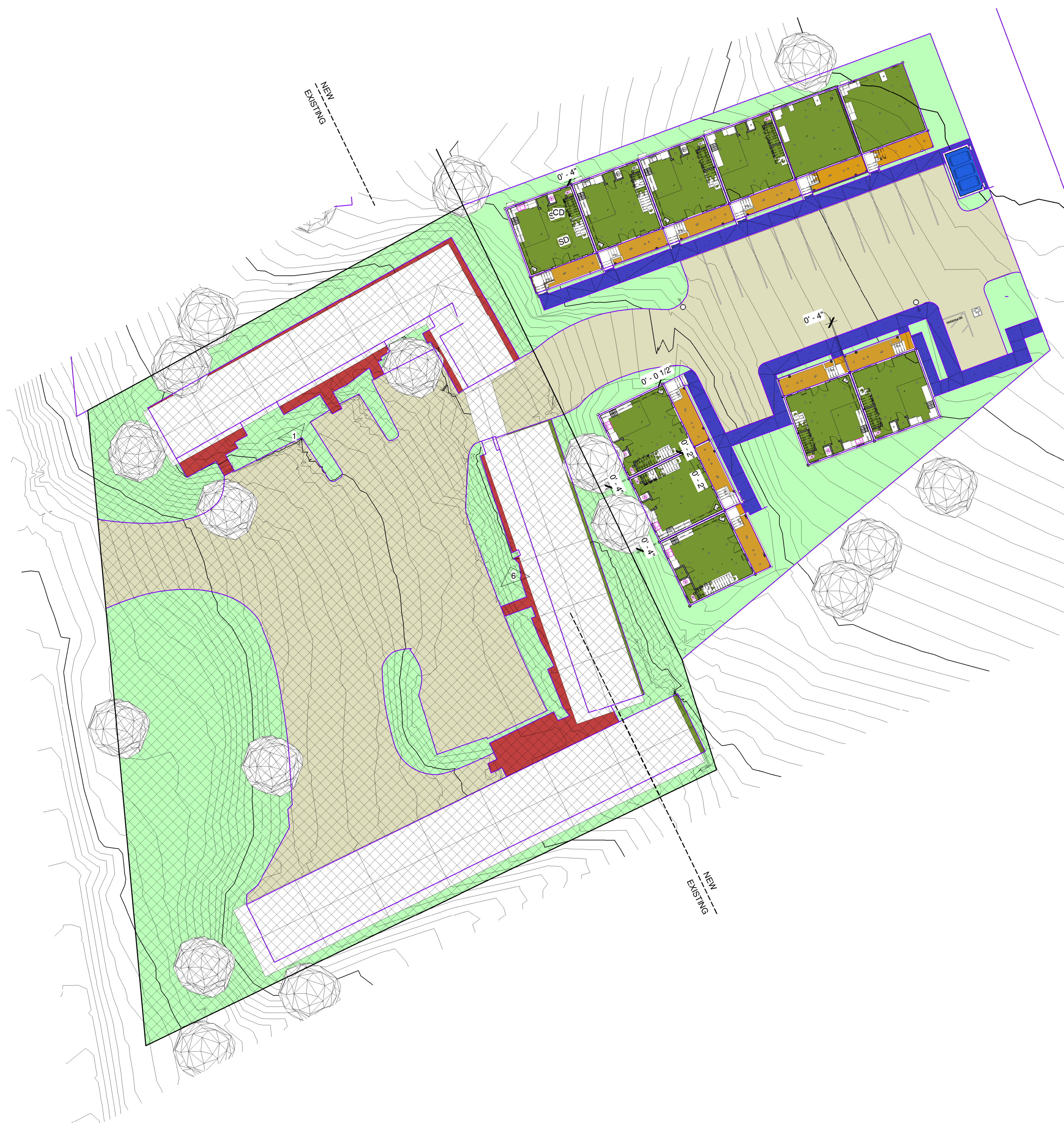
**Design Review For CUP:
 Rustic Rentals
 Pinewoods
 Residences**

19-324
 9/17/2021

25840 Idyllwild Road,
 Idyllwild, CA.92549

**DR-6
 PROPOSED SITE
 PLAN**

Number	Revision Description	Date



3 Lot 36
 3/64" = 1'-0"

Building Area Legend

- Asphalt
- Concrete/ Hardscape
- Covered Patio
- First Floor
- Landscape/ Softscape
- Trash Enclosure
- Wood Deck



2 Lot 33
 3/64" = 1'-0"

Design Review For CUP:
Rustic Rentals
Pinewoods
Residences

19-324
 9/17/2021

25840 Idyllwild Road,
 Idyllwild, CA.92549

DR-7

AREA COVERAGE

STEWART
25840 IDYLLWILD HIGHWAY
IDYLLWILD, CA

Number	Revision Description	Date

LEGEND

AL	AREA LIGHT
APN	ASSESSOR'S PARCEL NUMBER
ASP	ASPHALT
CMP	CONCRETE METALLIC PIPE
COL	COLUMN
FD	FOUND MONUMENT - AS NOTED
FH	FIRE HYDRANT
FP	FENCE POST
GR	GRATE
LS	LIGHT STANDARD
PL	PROPERTY LINE
PP	POWER POLE
PT	PROPANE TANK
SM	SEWER MANHOLE
SH	SIGN
UB	UTILITY BOX
WH	WELLHEAD
WM	WATER METER
WV	WATER VALVE
---	BLOCK WALL - TYPICAL
- - -	FENCE - TYPICAL
---	CONTOURS
(Symbol)	TREE OAK - TYPICAL
(Symbol)	TREE PINE - TYPICAL
(Symbol)	TREE DECIDUOUS - TYPICAL



Sheet 1 of 1

Design Review For CUP:
**Rustic Rentals
Pinewoods
Residences**

19-324
9/17/2021

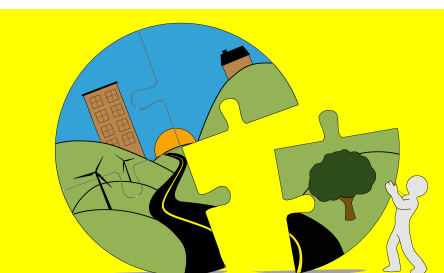
25840 Idyllwild Road,
Idyllwild, CA.92549

DR-8

SURVEY

Number	Revision Description	Date

CASE: CUP190065
EXHIBIT: Exhibit A,B,C.
DATE: 1/12/2022
PLANNER: BDawson



Meeting
 Comment Agenda
 Final



1 **Lot 36 - View To The South West**
12" = 1'-0"



2 **Lot 36 - View of Building B Three Units**
12" = 1'-0"



3 **Lot 33 - View To The South**
12" = 1'-0"



4 **Lot 33 - View To The North**
12" = 1'-0"



5 **Lot 17 - View To The South**
12" = 1'-0"



8 **Lot 17 - View To The North**
12" = 1'-0"

**Design Review For CUP:
Rustic Rentals
Pinewoods
Residences**

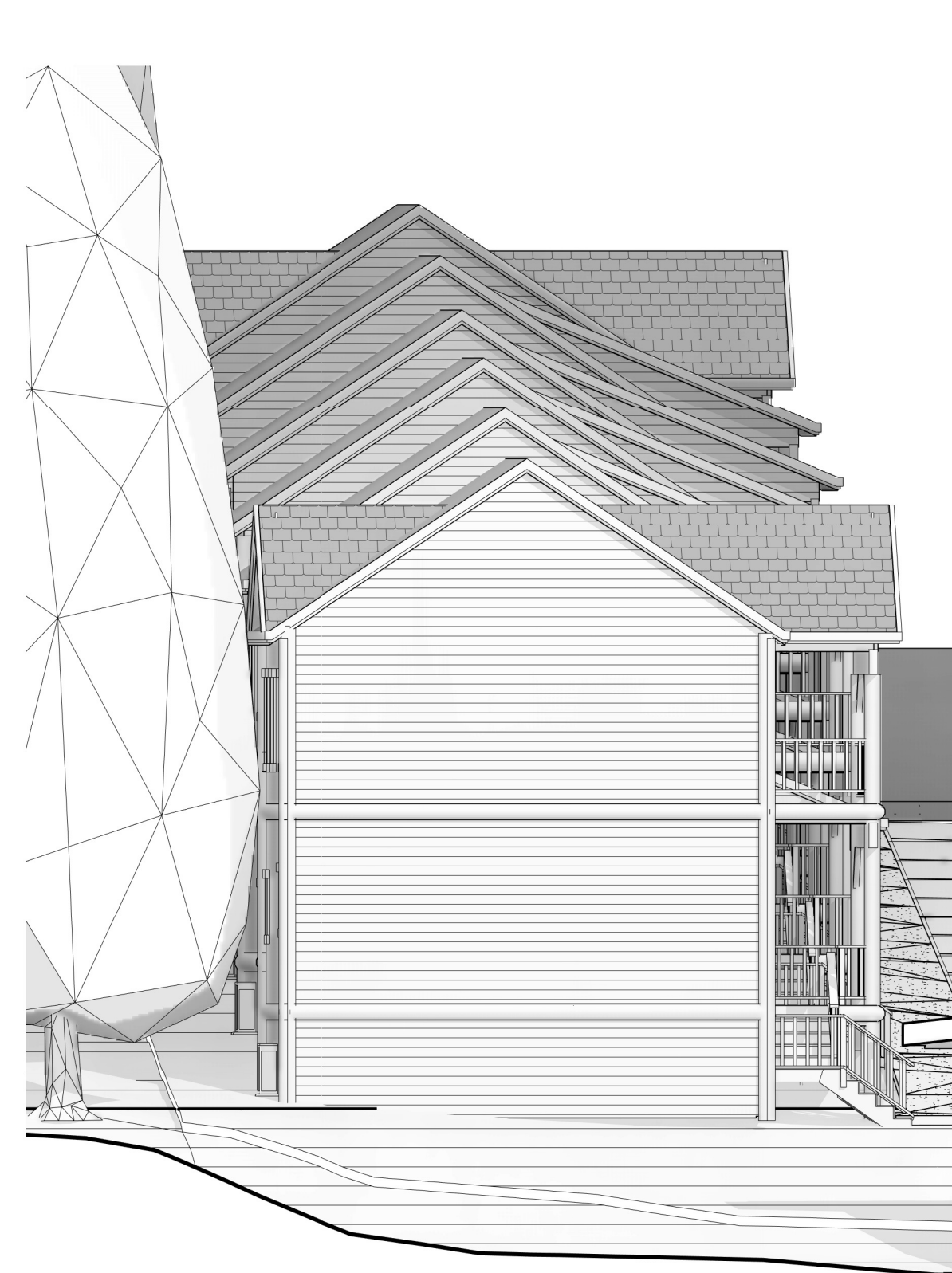
19-324
9/17/2021

25840 Idyllwild Road,
Idyllwild, CA.92549

DR-9

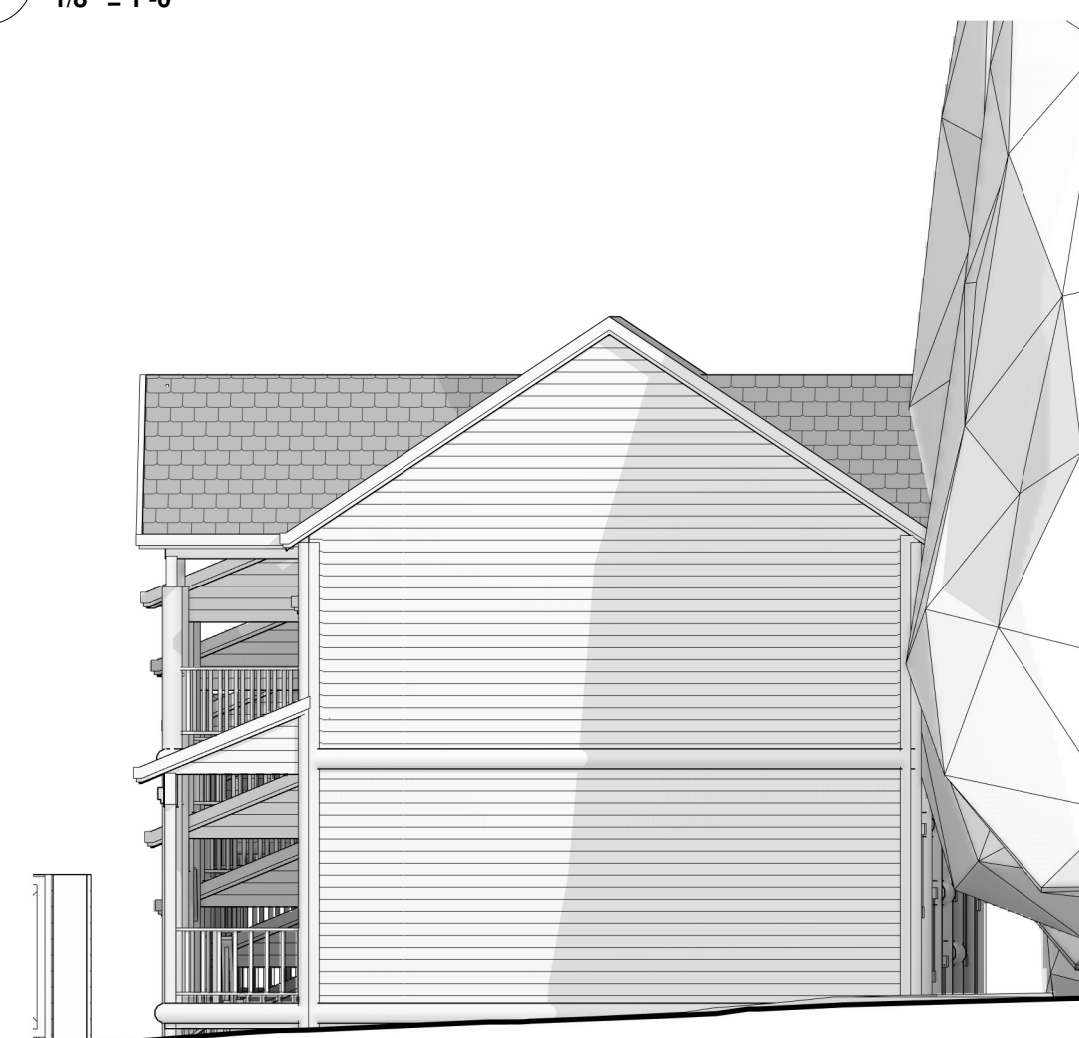
RENDERING

Number	Revision Description	Date



6 **Lot 36 Building A - West Elevation**
1/8" = 1'-0"

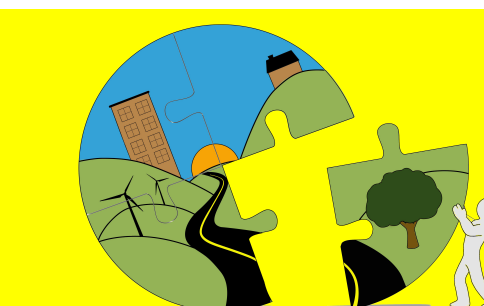
5 **Lot 36 Building A - South Elevation**
1/8" = 1'-0"



8 **Lot 36 Building A - East Elevation**
1/8" = 1'-0"

7 **Lot 36 Building A - North Elevation**
1/8" = 1'-0"

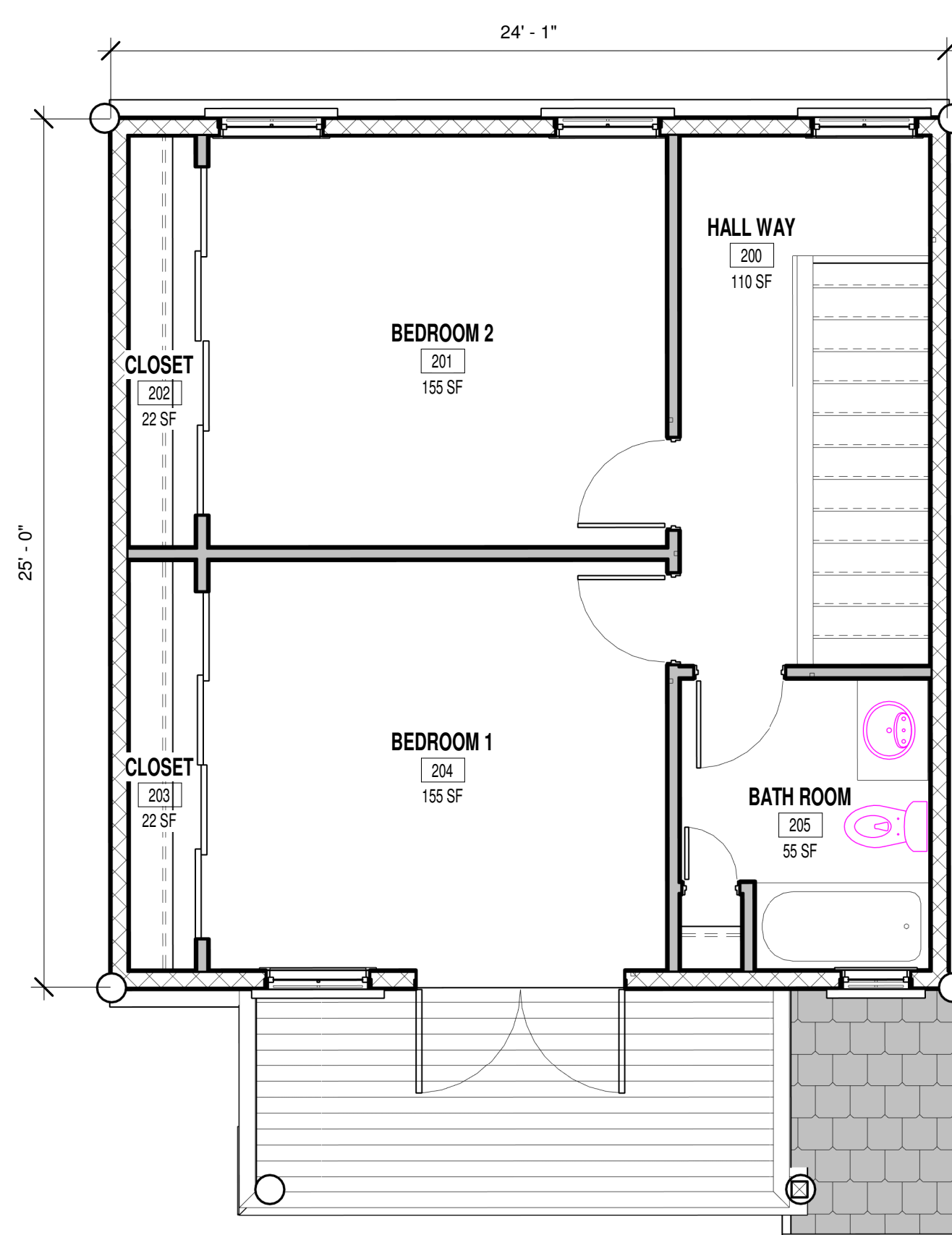
CASE: CUP190065
EXHIBIT: Exhibit A,B,C
DATE: 1/12/2022
PLANNER: BDawson



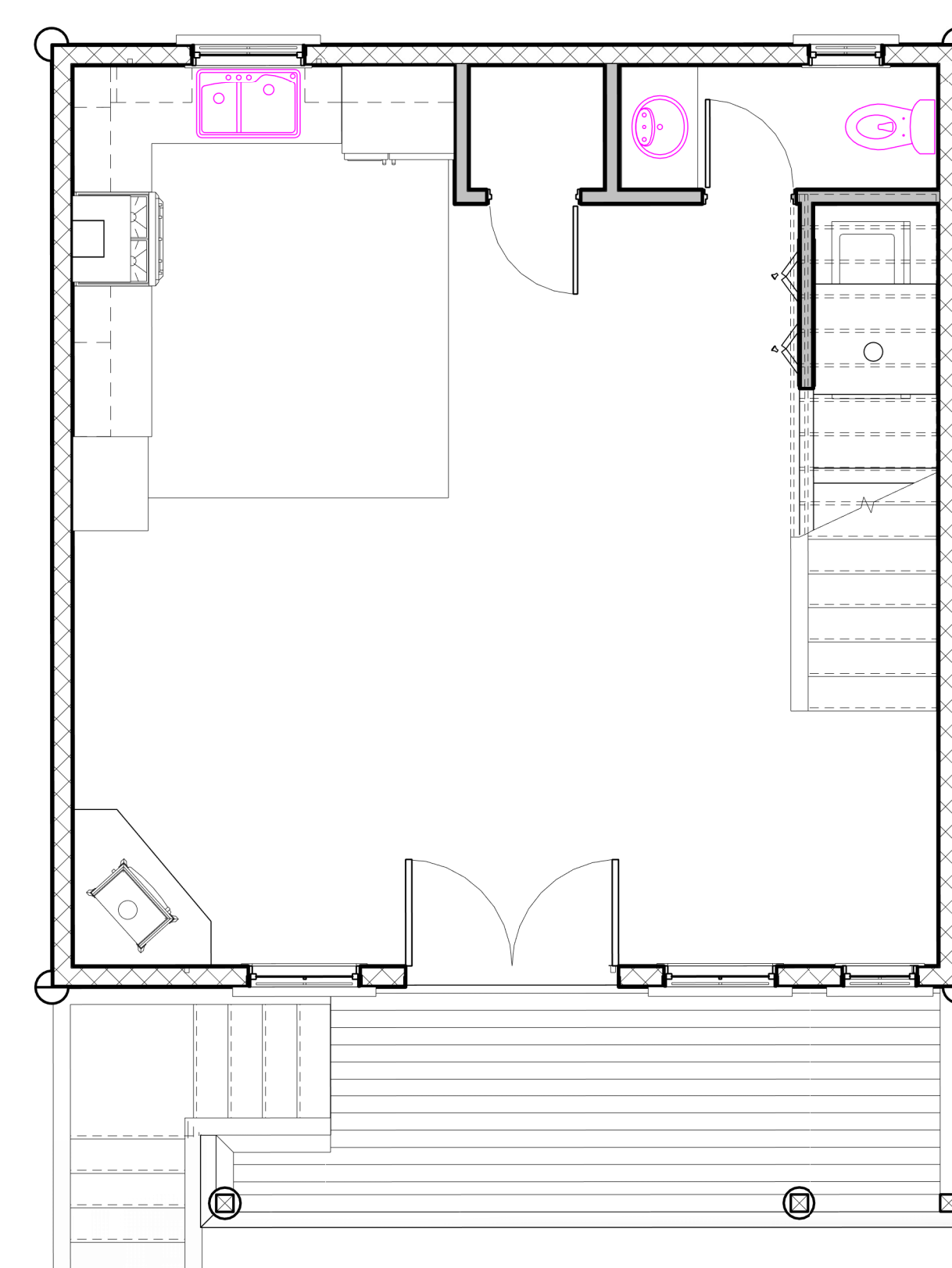
Meeting

Comment Agenda

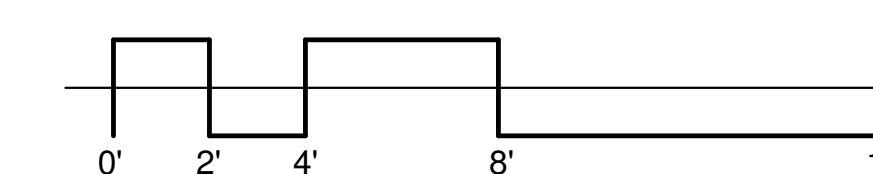
Final



2 **FLOOR PLAN - SECOND FLOOR - DR**
1/4" = 1'-0"



1 **FLOOR PLAN - FIRST FLOOR - DR**
1/4" = 1'-0"



Design Review For CUP:
Rustic Rentals
Pinewoods
Residences

19-324
9/17/2021

25840 Idyllwild Road,
Idyllwild, CA.92549

DR-10

**BUILDING A ELEV. &
TYP FLOOR PLAN)**



4 **Lot 36 Buidling C - East Elevation**
1/8" = 1'-0"



2 **Lot 36 Buidling C - North Elevation**
1/8" = 1'-0"



1 **Lot 36 Buidling C - West Elevation**
1/8" = 1'-0"



3 **Lot 36 Buidling C - South Elevation**
1/8" = 1'-0"

Number	Revision Description	Date



8 **Lot 36 Buidling B - South Elevation**
1/8" = 1'-0"



7 **Lot 36 Buidling B - West Elevation**
1/8" = 1'-0"



5 **Lot 36 Buidling B - North Elevation**
1/8" = 1'-0"



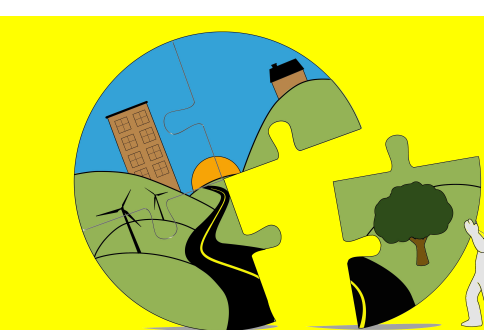
6 **Lot 36 Buidling B - East Elevation**
1/8" = 1'-0"

**Design Review For CUP:
Rustic Rentals
Pinewoods
Residences**

19-324
9/17/2021

25840 Idyllwild Road,
Idyllwild, CA.92549

CASE: CUP190065
EXHIBIT: Exhibit A,B,C
DATE: 1/12/2022
PLANNER: BDawson



Meeting

Comment Agenda

Final

DR-11

**BUILDING B & C
ELEVATIONS**



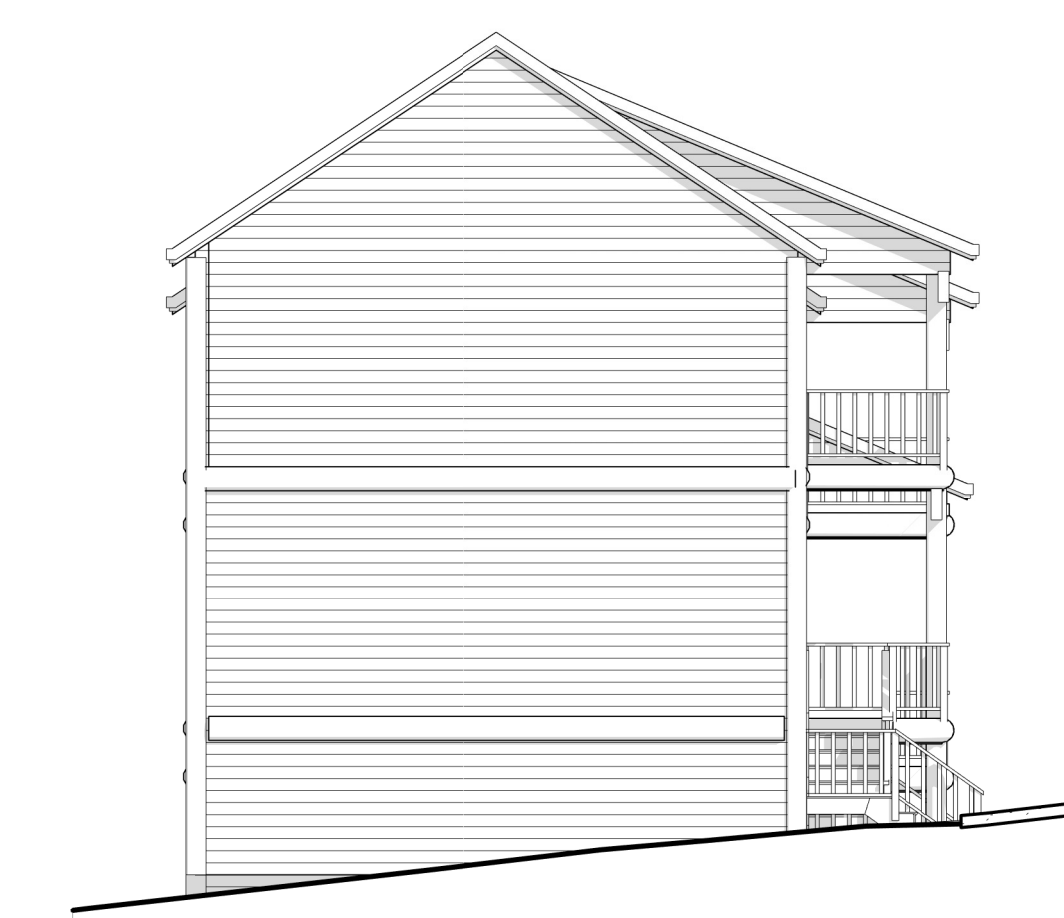
8 **Lot 33 Buidling E - North West Elevation**
1/8" = 1'-0"



7 **Lot 33 Buidling E - South West Elevation**
1/8" = 1'-0"

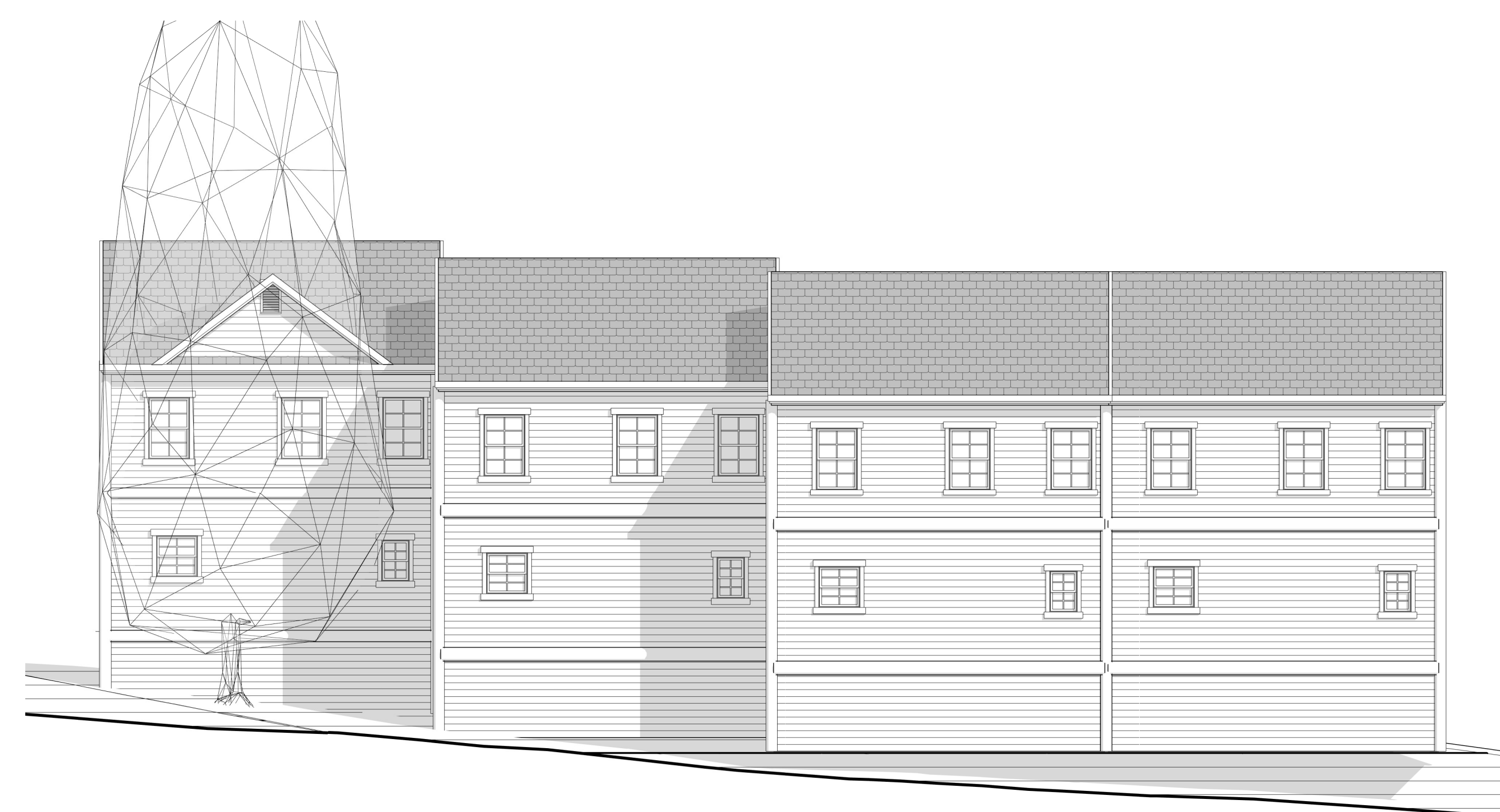


6 **Lot 33 Buidling E - South East Elevation**
1/8" = 1'-0"

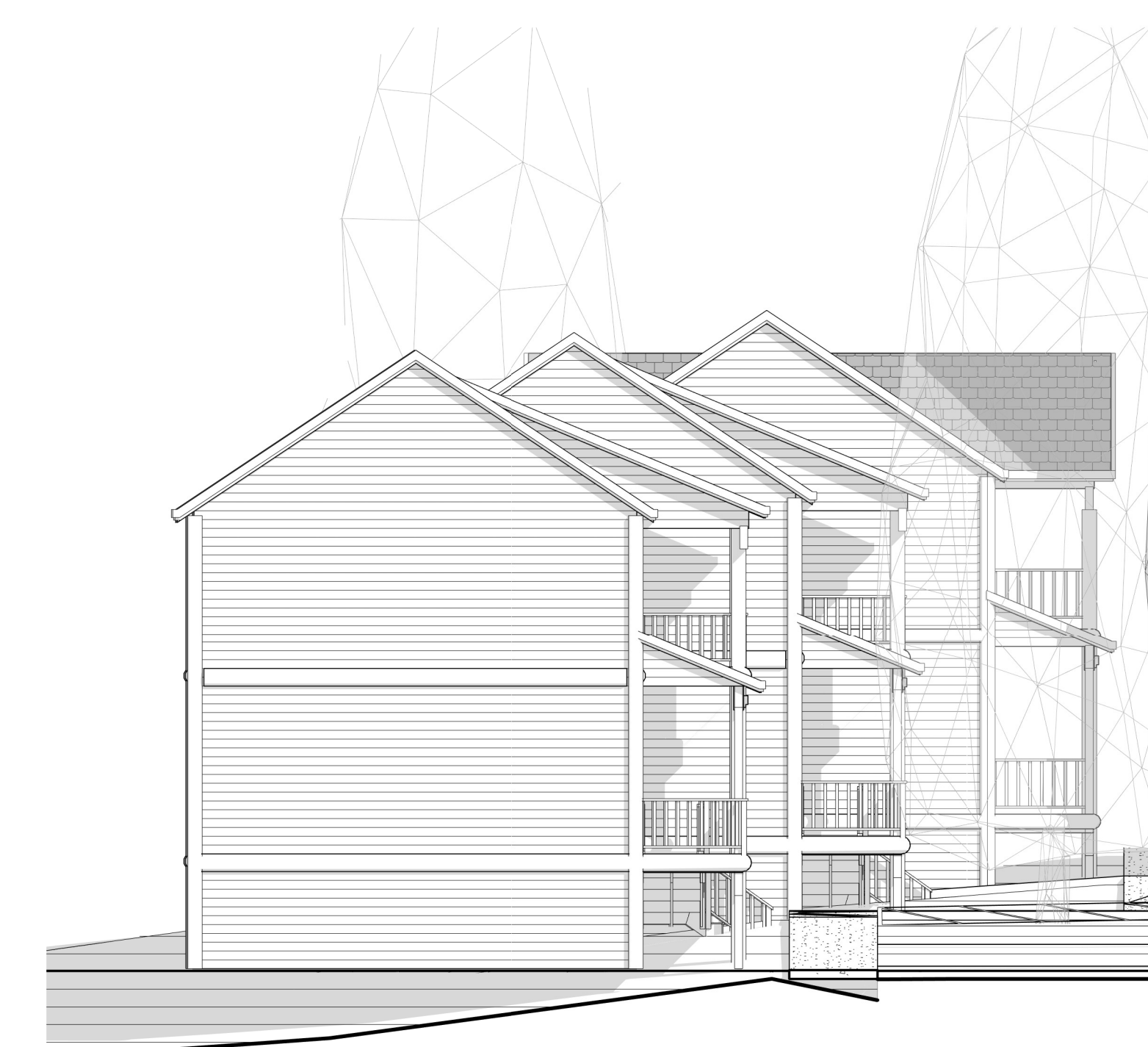


5 **Lot 33 Buidling E - North East Elevation**
1/8" = 1'-0"

Number	Revision Description	Date



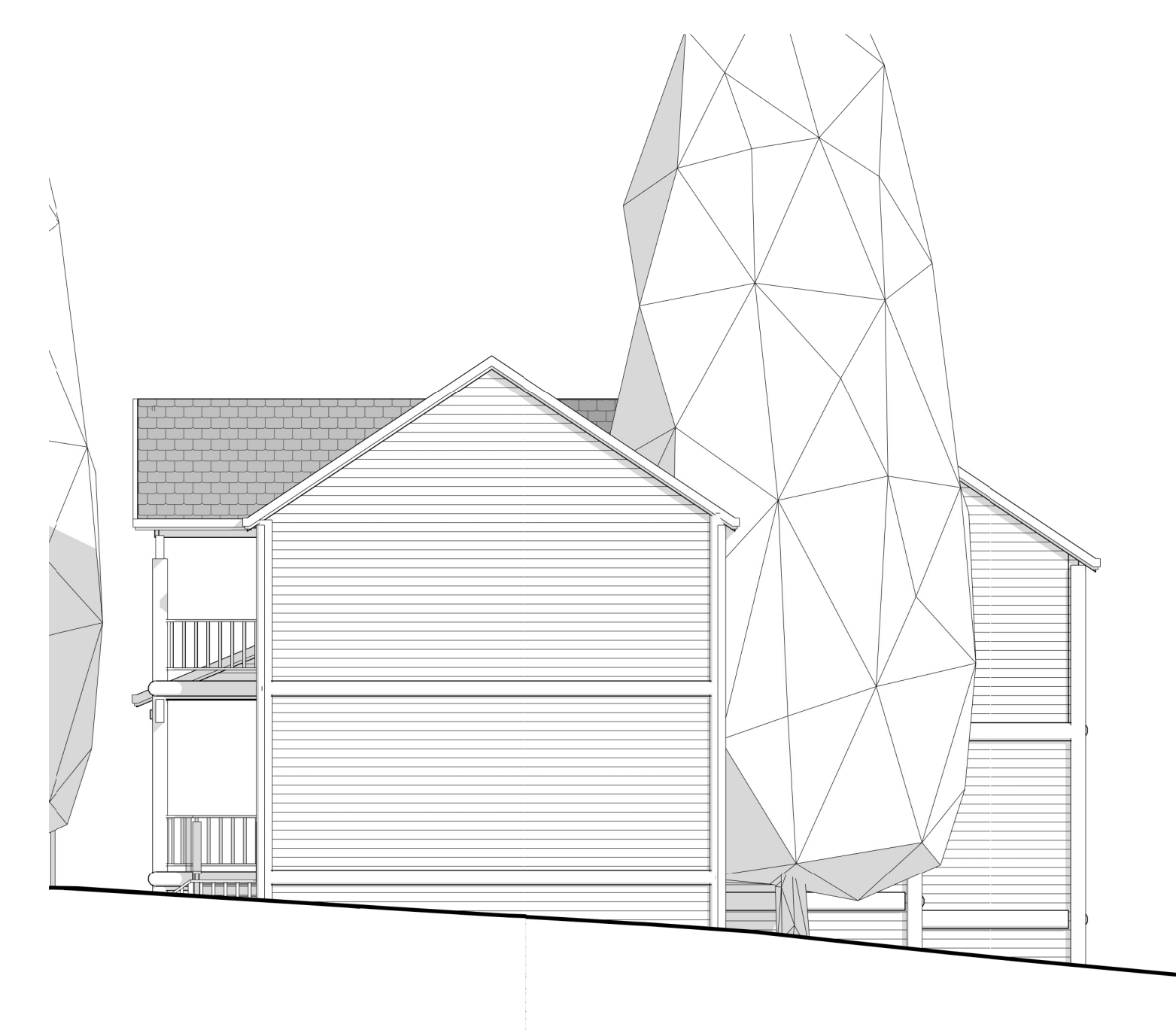
4 **Lot 33 Buidling D - West Elevation**
1/8" = 1'-0"



3 **Lot 33 Buidling D - South Elevation**
1/8" = 1'-0"



2 **Lot 33 Buidling D - East Elevation**
1/8" = 1'-0"



1 **Lot 33 Buidling D - North Elevation**
1/8" = 1'-0"

CASE: CUP190065
EXHIBIT: Exhibit A,B,C,
DATE: 1/12/2022
PLANNER: BDawson

Meeting
 Comment Agenda
 Final

Design Review For CUP:
Rustic Rentals
Pinewoods
Residences

19-324
9/17/2021

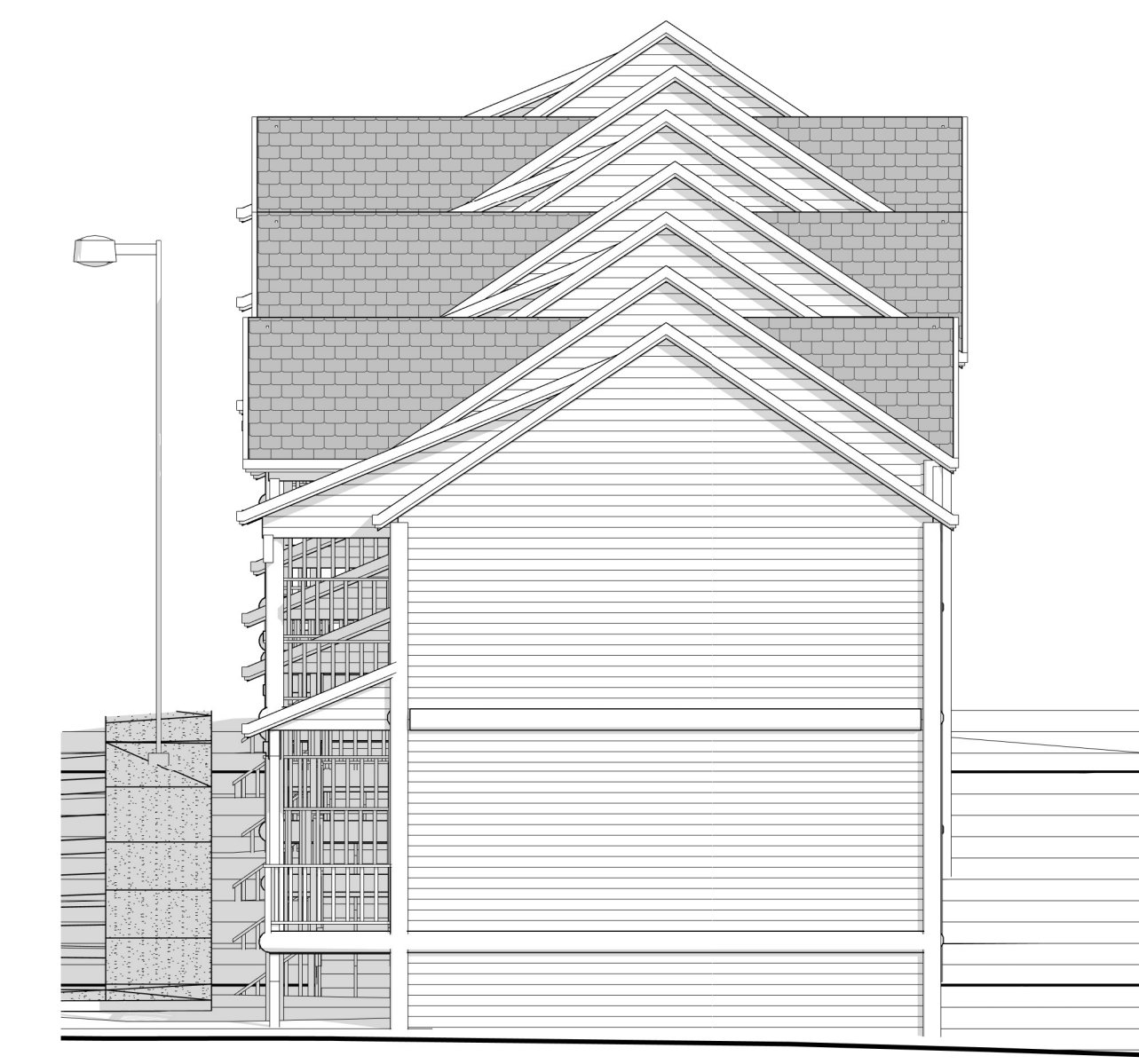
25840 Idyllwild Road,
Idyllwild, CA.92549

DR-12
BUILDINGS D & E
ELEVATIONS

Number	Revision Description	Date



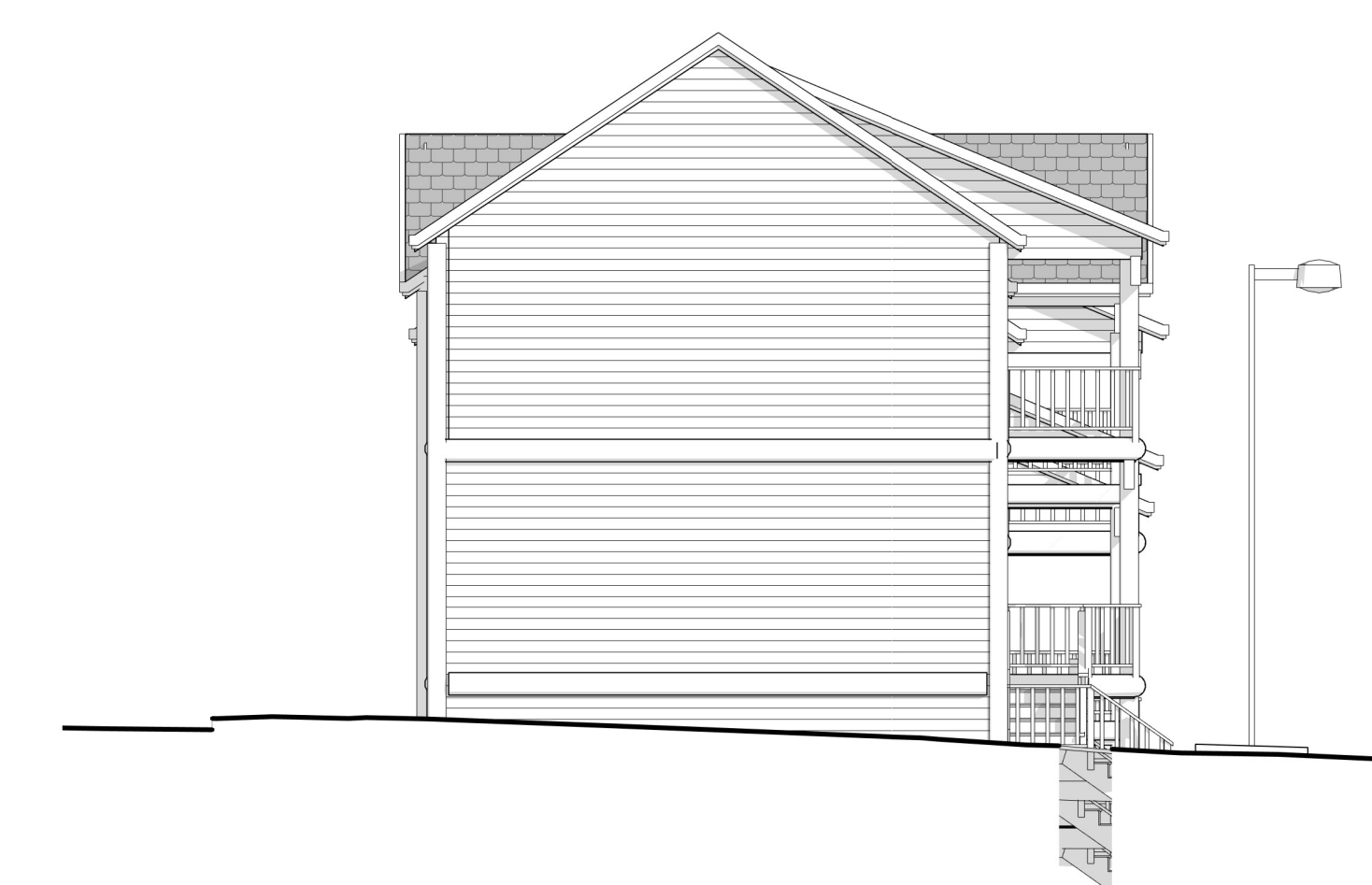
4 Lot 33 Building F - West elevation
 1/8" = 1'-0"



3 Lot 33 Building F - South Elevation
 1/8" = 1'-0"



2 Lot 33 Building F - East Elevation
 1/8" = 1'-0"



1 Lot 33 Building F - North Elevation
 1/8" = 1'-0"

CASE: CUP190065
EXHIBIT: Exhibit A,B,C
DATE: 1/12/2022
PLANNER: BDawson

Meeting
 Comment Agenda
 Final

Design Review For CUP:
Rustic Rentals
Pinewoods
Residences

19-324
 9/17/2021

25840 Idyllwild Road,
 Idyllwild, CA.92549

DR-13

BUILDING F
ELEVATIONS