

SENDARO at SUMMERLY

LAKE ELSINORE, CA

PLAN PROGRAM

PLAN 1 "TIMOTHY" 3 BEDROOM, 2 BATH	2,324 SQ.FT.
PLAN 2 "PEARL" 3 BEDROOM, 2.5 BATH	2,378 SQ.FT.
PLAN 3 "MOONSTONE" 4 BEDROOM, 2.5 BATH	2,630 SQ.FT.

ARCHITECTURAL STYLES
SPANISH 'A' | ITALIAN 'B' | CRAFTSMAN 'C'

COLOR CONSULTANT

- COLOR AND ELEVATION ASSIGNMENT
- COLOR AND ELEVATION ASSIGNMENT
- COLOR SCHEME A1
- COLOR SCHEME A2
- COLOR SCHEME B1
- COLOR SCHEME B2
- COLOR SCHEME B3
- COLOR SCHEME C1
- COLOR SCHEME C2
- COLOR SCHEME C3

LANDSCAPE

- PL-1 PRELIMINARY SITE
- PL-2 LANDSCAPE PLAN
- PL-3 TYPICAL FRONT YARD LANDSCAPE

CIVIL

- SITE PLAN
- TRACT MAP
- WALL AND FENCE PLAN
- WALL AND FENCE PLAN
- WALL AND FENCE DETAIL

ARCHITECTURAL
TIMOTHY

- A1.1a FLOOR PLAN
- A1.1b FLOOR PLAN OPTIONS
- A1.1c PARTIAL FIRST FLOOR PLAN
- A1.2a FRONT ELEVATIONS - "A", "B", & "C"
- A1.2b "A" SPANISH SIDE AND REAR ELEVATIONS
- A1.2c "B" ITALIAN SIDE AND REAR ELEVATIONS
- A1.2d "C" CRAFTSMAN SIDE AND REAR ELEVATIONS
- A1.2e REAR EXTENDED PATIO OPTIONS
- A1.3a ROOF PLANS

PEARL

- A2.1a FIRST FLOOR PLAN
- A2.1b FIRST FLOOR PLAN OPTIONS
- A2.1c SECOND FLOOR PLAN
- A2.1d PARTIAL FLOOR PLANS
- A2.2a FRONT ELEVATIONS
- A2.2b "A" SPANISH SIDE AND REAR ELEVATIONS
- A2.2c "B" ITALIAN SIDE AND REAR ELEVATIONS
- A2.2d "C" CRAFTSMAN SIDE AND REAR ELEVATIONS
- A2.2e REAR EXTENDED PATIO OPTIONS
- A2.3a ROOF PLANS
- A2.3b ROOF PLANS - EXTENDED PATIO OPTIONS

MOONSTONE

- A3.1a FIRST FLOOR PLANS
- A3.1b FLOOR PLAN OPTIONS
- A3.1c SECOND FLOOR PLAN
- A3.1d PARTIAL FLOOR PLANS
- A3.2a FRONT ELEVATIONS - "A", "B", & "C"
- A3.2b "A" SPANISH SIDE AND REAR ELEVATIONS
- A3.2c "B" ITALIAN SIDE AND REAR ELEVATIONS
- A3.2d "C" CRAFTSMAN SIDE AND REAR ELEVATIONS
- A3.2e REAR EXTENDED PATIO OPTIONS
- A3.3a ROOF PLANS
- A3.3b ROOF PLANS - EXTENDED PATIO OPTIONS

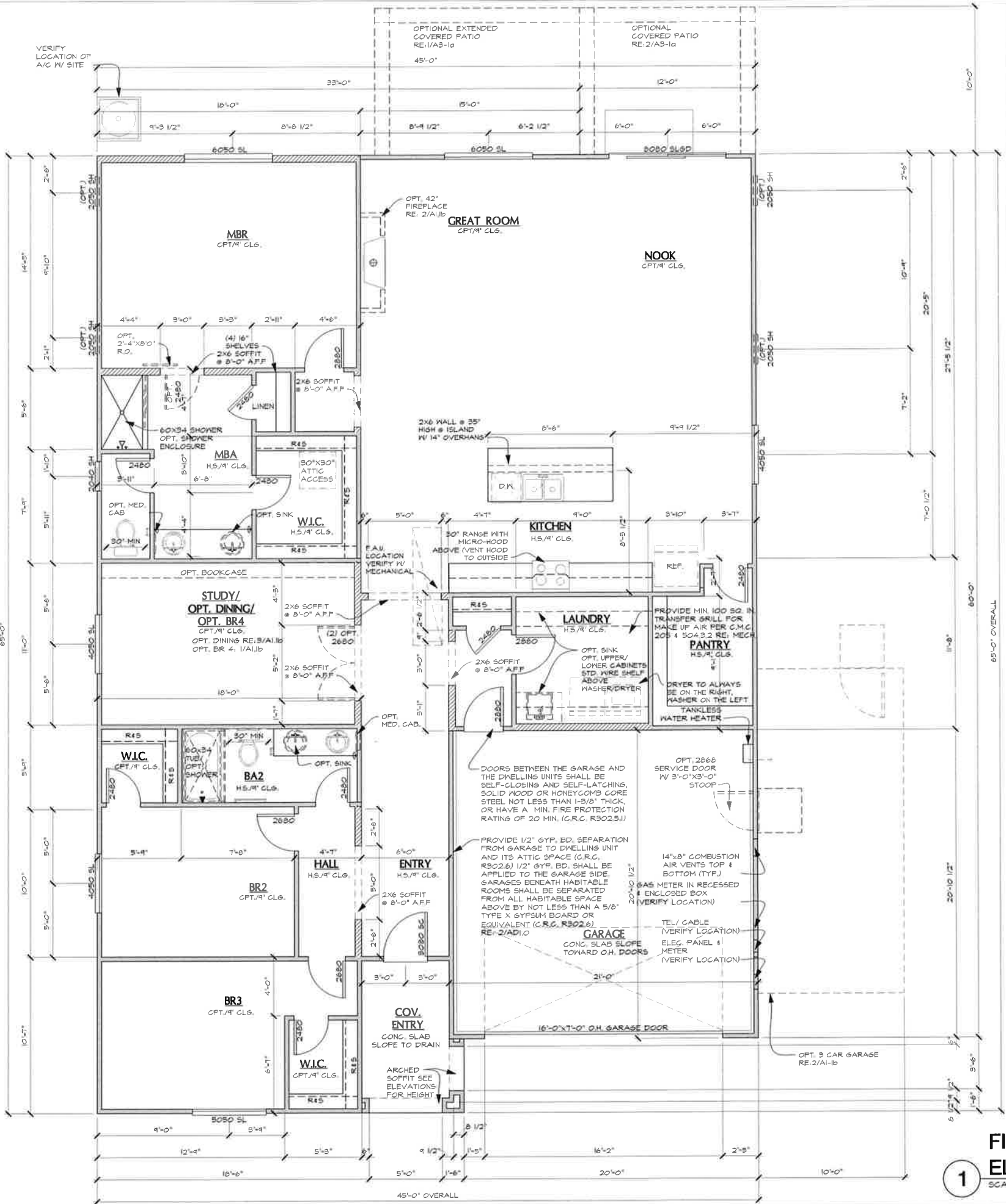
APRIL 20, 2018 | PROJECT NO. 171123



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S23T TIMOTHY SQUARE FOOTAGE CALCULATIONS			
	ALL ELEVATIONS		
	FINISHED	OPT. FINISHED	UNFINISHED
2 CAR GARAGE			433 SQ. FT.
COVERED ENTRY @ ELEV. A			66 SQ. FT.
COVERED ENTRY @ ELEV. B			67 SQ. FT.
COVERED ENTRY @ ELEV. C			67 SQ. FT.
OPTIONAL COVERED PATIO			114 SQ. FT.
OPTIONAL EXTENDED COVERED PATIO			260 SQ. FT.
OPTIONAL 2ND CAR GARAGE			220 SQ. FT.
FIRST FLOOR	2324 SQ. FT.		
TOTAL (BASE HOUSE)	2324 SQ. FT.		



- ### FLOOR PLAN NOTES

 - ATTIC ACCESS PER C.R.C. R301, DRAFTSTOPS PER C.R.C. R302.2 AND VENTILATION PER C.R.C. R306
 - BUILDING ACCESS, MEANS OF EGRESS FROM FACILITIES AND EMERGENCY ESCAPE PER C.R.C. R310
 - SAFETY GLAZING PER C.R.C. R308.4
 - FACTORY-BUILT CHIMNEYS AND FIREPLACES PER C.R.C. R1005
 - COMBUSTION AIR TO FORCED AIR UNIT PER C.M.C. CHAPTER 7
 - COMBUSTION AIR TO WATER HEATER PER C.M.C. CHAPTER 7
 - ENVIRONMENTAL AIR DUCTS PER C.M.C. 504
 - MECHANICAL EQUIPMENT LOCATION AND DAMAGE PROTECTION PER C.M.C. SECTION 207.1
 - WATER HEATER PROTECTION FROM DAMAGE PER C.P.C. 508.0
 - PROVIDE EMERGENCY EGRESS FROM SLEEPING ROOMS MIN. 24" CLEAR HT., 20" CLEAR WIDTH, 5.7 SQ. FT. MIN. AREA (5.0 SQ. FT. AT GRADE LEVEL) & 44" MAX TO SILL PER C.R.C. R310.1
 - A MINIMUM VERTICAL CLEARANCE ABOVE THE COOKING TOP OF NOT LESS THAN 30 INCHES TO COMBUSTIBLE MATERIALS, A MINIMUM VERTICAL CLEARANCE OF NOT LESS THAN 24 INCHES IS PERMITTED IF THE UNDERSIDE OF THE COMBUSTIBLE MATERIAL IS PROTECTED OR IF A LISTED COOKING APPLIANCE OR MICROWAVE OVEN IS INSTALLED OVER A LISTED COOKING APPLIANCE. THE MINIMUM HORIZONTAL DISTANCE IS REQUIRED TO BE PER THE PERMANENT MARKINGS LISTED ON THE UNIT PER C.M.C. R16.1 & R16.2
 - EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS OR SHALL BE PROVIDED BY ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL PER C.R.C. R303.1
 - FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT, GLASS MAT GYPSUM BACKERS OR FIBER-REINFORCED GYPSUM BACKERS IN COMPLIANCE WITH ASTM C 1285, C 1325, C 1175 OR C 1275, RESPECTIVELY, AND INSTALLED IN ACCORDANCE WITH MFR. RECOMMENDATIONS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS PER C.R.C. R102.4.2
- ### MECHANICAL NOTES

 - EQUIPMENT INSTALLATION PER C.M.C. 303
 - LIGHT AND VENTILATION (R-3) PER C.R.C. R303
 - EQUIPMENT ACCESS AND SERVICE SPACE PER C.M.C. 304
 - DUCTS PENETRATIONS BETWEEN THE HOUSE LIVING AREA AND GARAGE SHALL BE 26 GA. G.I. MATERIAL IN THE GARAGE, SEALED AT EDGES, AND NO OPENINGS INTO GARAGE PER C.R.C. R302.5.2
- ### PLUMBING NOTES

 - WATER HEATER MUST BE STRAPPED TO WALL PER C.P.C. 508.2
 - BACKFLOW PREVENTION DEVICES AND ASSEMBLIES PER C.P.C. 603.2
 - GRADE, SUPPORT AND PROTECTION OF BUILDING SEWERS PER C.P.C. 718.0
 - INDIRECT WASTE PIPES PER C.P.C. SECTION 603.0
 - INDIRECT WASTE RECEPTORS PER C.P.C. 604.0
 - WATER PRESSURE, PRESSURE REGULATORS, PRESSURE RELIEF VALVES AND VACUUM RELIEF VALVES PER C.P.C. 605.0
 - SEWER CLEANOUTS PER C.P.C. 718.0
 - GAS PIPING INSTALLATION PER C.P.C. 211.0
 - BONDING OF PIPING SYSTEMS AND EXPOSED STRUCTURAL STEEL PER C.E.C. 250.12.4
 - APPLIANCE PLUMBING PER C.P.C. 607.0
 - ALL PLUMBING FIXTURES SHALL MEET THE FLOW REQUIREMENTS SPECIFIED IN THE CALIFORNIA GREEN BUILDING CODE
 - THE FLOW RATES FOR ALL PLUMBING FIXTURES SHALL COMPLY WITH THE MAXIMUM FLOW RATES SPECIFIED IN SECTION 4.303.1
 - PLUMBING FIXTURE CONTROL VALVES PER C.P.C. 603.0
 - TUB AND WHIRLPOOL TUB HOT WATER FILLERS SHALL BE LIMITED TO 120°F. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A CONTROL FOR MEETING THIS PROVISION PER C.P.C. 414.5
 - SHOWER AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/ THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION WHICH SHALL BE ADJUSTED TO DELIVER A MAXIMUM MIXED WATER SETTING OF 120°F. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A CONTROL FOR MEETING THIS PROVISION PER C.P.C. 418.0
 - BATHROOM FAUCETS SHALL BE FITTED WITH AN AERATOR RESTRICTING FLOW TO 1.5 GPM @ 60 PSI
 - KITCHEN FAUCETS SHALL BE FITTED WITH AN AERATOR RESTRICTING FLOW TO 1.5 GPM @ 60 PSI
 - SHOWER AND TUB-SHOWER HEADS SHALL BE LOW-FLOW AND LIMITED TO 2.0 GPM @ 80 PSI
 - WATER VOLUME FOR WATER CLOSETS SHALL BE 1.28 GAL./FLUSH
 - PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION
 - SHOWER COMPARTMENTS AND HALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN 12 INCHES (1029 mm) ABOVE DRAIN INLET AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE PER C.R.C. R102.4 & R108.4
 - SAFETY GLAZING IS REQUIRED IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSED THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 mm) ABOVE A STANDING SURFACE IS REQUIRED TO BE SAFETY GLAZING PER C.R.C. R308.4
 - THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY POWER OR DISTRIBUTION FACILITIES (POWER POLES, FULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES (WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY, FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES)
 - ALL HOT WATER PIPES FROM SOURCE TO KITCHEN SHALL BE INSULATED.
 - ALL FIXTURES, EQUIPMENT, PIPING, AND MATERIALS SHALL BE LISTED.
 - PIPING MATERIALS FOR DOMESTIC WATER SYSTEMS TO BE PE-X OR EQUAL. VERIFY WITH BUILDER. NOTE: IF CPVC IS SELECTED, SPECIAL INSPECTION IS REQUIRED.

FIRST FLOOR PLAN @
ELEVATION A

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

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Date: 04/12/2018

Revisions:

SENDARO AT
SUMMERLY
LAKE ELSINORE, CA

Plan Name:

TIMOTHY

Plan Number:

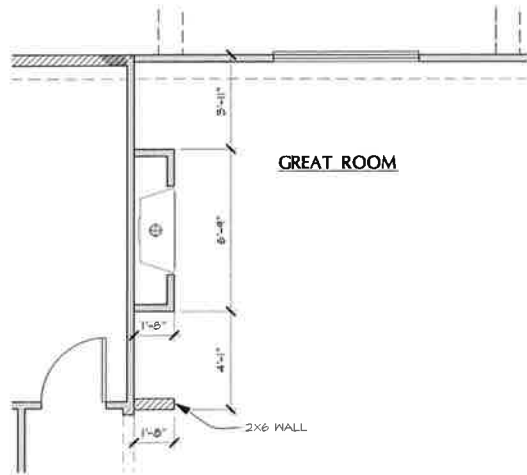
PLAN S23T

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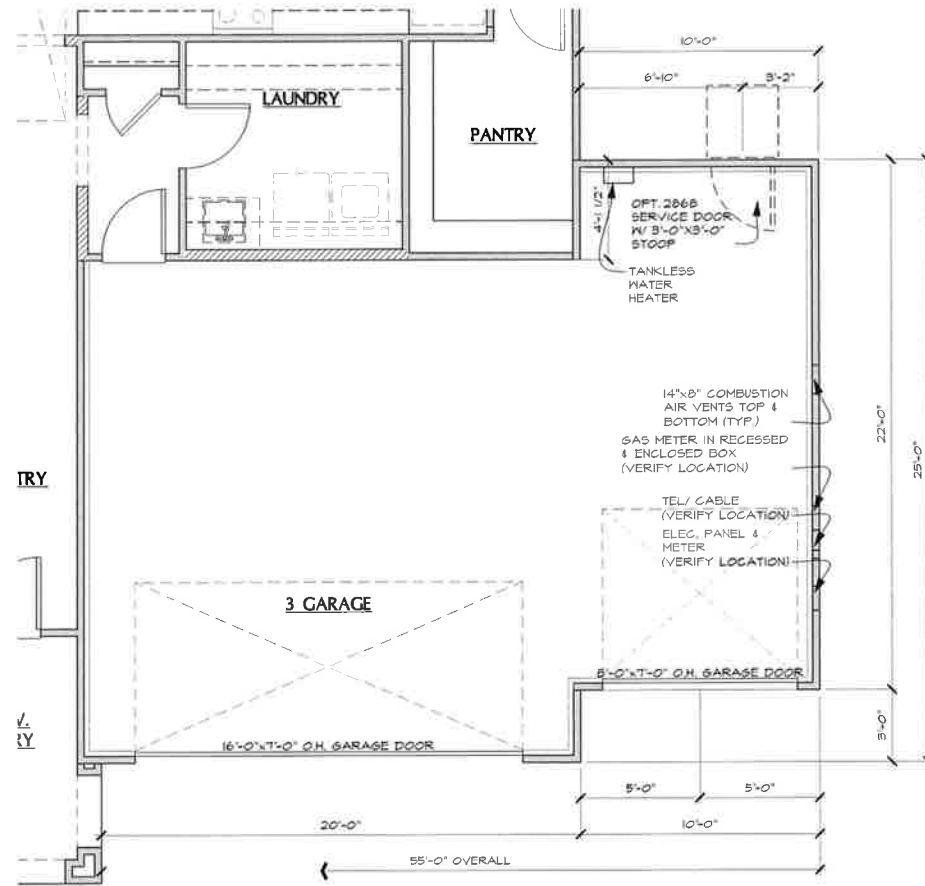
FIRST FLOOR
PLANS "A"
SPANISH

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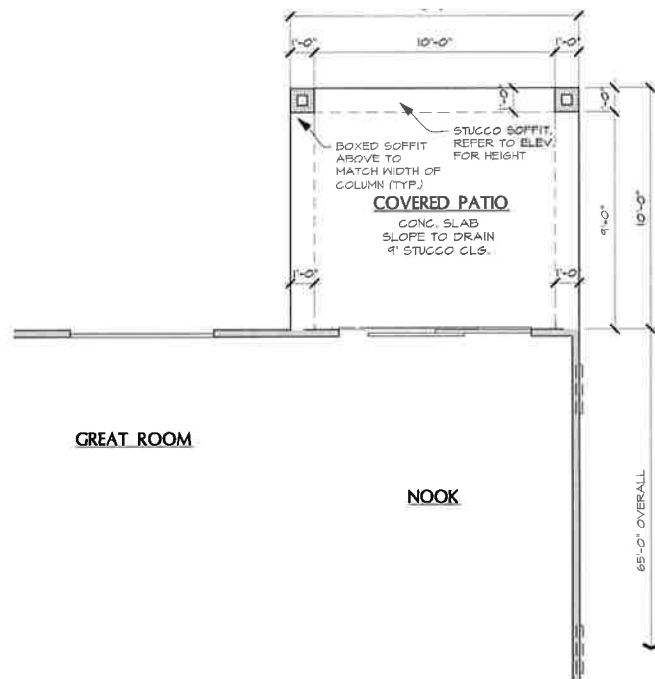
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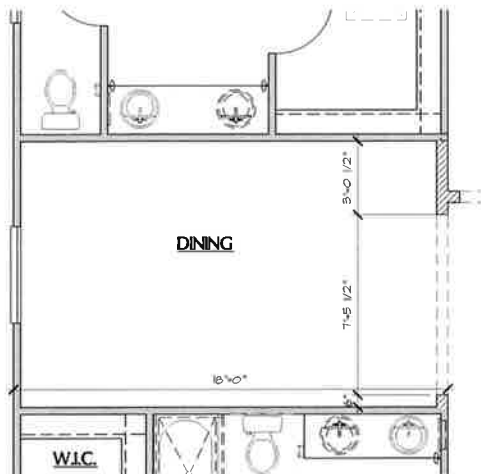
3 **OPTIONAL FIRE PLACE**
SCALE: 1/4"=1'-0"



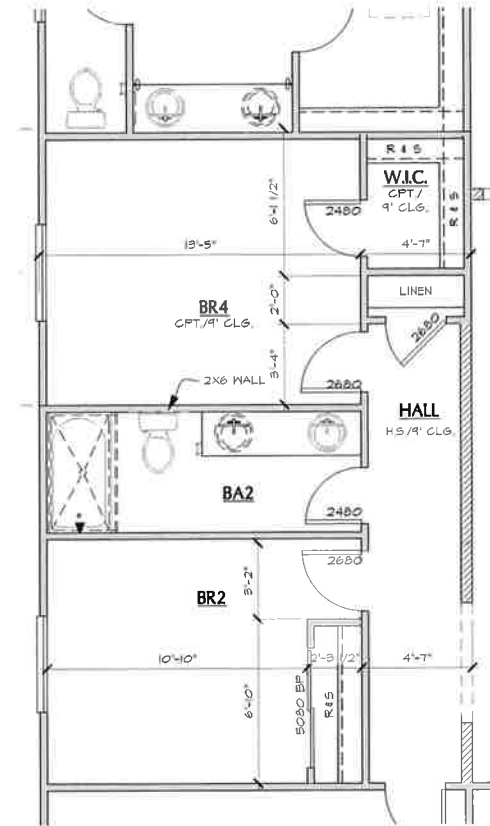
2 **OPTIONAL 3 CAR GARAGE**
SCALE: 1/4"=1'-0"



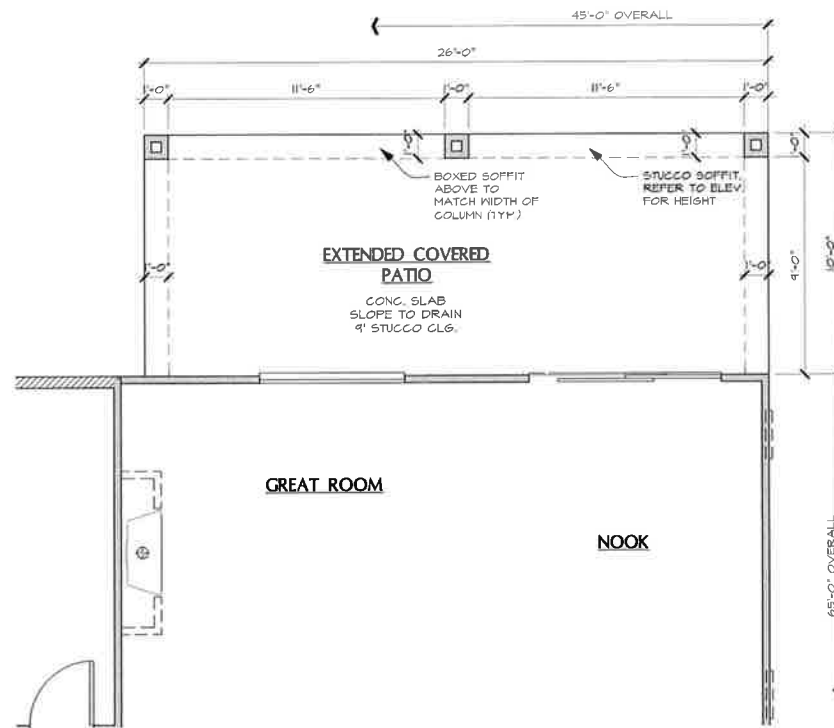
5 **OPTIONAL COVERED PATIO**
SCALE: 1/4"=1'-0"



6 **OPTIONAL DINING ROOM**
SCALE: 1/4"=1'-0"



1 **OPTIONAL BEDROOM 4**
SCALE: 1/4"=1'-0"



4 **OPTIONAL EXTENDED COVERED PATIO**
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FLOOR PLAN NOTES

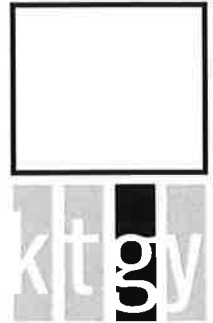
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- COMBUSTION AIR TO WATER HEATER PER C.M.C. CHAPTER 7
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- MECHANICAL EQUIPMENT LOCATION AND DAMAGE PROTECTION PER C.M.C. SECTION 301
- WATER HEATER PROTECTION FROM DAMAGE PER C.P.C. 508.0
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- EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS OR SHALL BE PROVIDED BY ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL PER C.R.C. R303
- FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT, GLASS MAT GYPSUM BACKERS OR FIBER-REINFORCED GYPSUM BACKERS IN COMPLIANCE WITH ASTM C 1288, C 1325, C 1178 OR C 1218, RESPECTIVELY, AND INSTALLED IN ACCORDANCE WITH MFR RECOMMENDATIONS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS PER C.R.C. R102.4.2

MECHANICAL NOTES

- EQUIPMENT INSTALLATION PER C.M.C. 303
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PLUMBING NOTES

- WATER HEATER MUST BE STRAPPED TO WALL PER C.P.C. 508.2
- BACKFLOW PREVENTION DEVICES AND ASSEMBLIES PER C.P.C. 603.2
- GRADE, SUPPORT AND PROTECTION OF BUILDING SEWERS PER C.P.C. 718.0
- INDIRECT WASTE PIPING PER C.P.C. SECTION 603.0
- INDIRECT WASTE RECEPTORS PER C.P.C. 604.0
- WATER PRESSURE, PRESSURE REGULATORS, PRESSURE RELIEF VALVES AND VACUUM RELIEF VALVES PER C.P.C. 608.0
- SEWER CLEANOUTS PER C.P.C. 718.0
- GAS PIPING INSTALLATION PER C.P.C. 211.0
- BONDING OF PIPING SYSTEMS AND EXPOSED STRUCTURAL STEEL PER C.G.S. 250104
- APPLIANCE PLUMBING PER C.P.C. 801.0
- ALL PLUMBING FIXTURES SHALL MEET THE FLOW REQUIREMENTS SPECIFIED IN THE CALIFORNIA GREEN BUILDING CODE
- THE FLOW RATES FOR ALL PLUMBING FIXTURES SHALL COMPLY WITH THE MAXIMUM FLOW RATES SPECIFIED IN SECTION 4.303.1
- PLUMBING FIXTURE CONTROL VALVES PER C.P.C. 605.0
- TUB AND WHIRLPOOL TUB HOT WATER FILLERS SHALL BE LIMITED TO 120°F, THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A CONTROL FOR MEETING THIS PROVISION, PER C.P.C. 414.5
- SHOWER AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/ THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION WHICH SHALL BE ADJUSTED TO DELIVER A MAXIMUM MIXED WATER SETTING OF 120°F, THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A CONTROL FOR MEETING THIS PROVISION PER C.P.C. 418.0
- BATHROOM FAUCETS SHALL BE FITTED WITH AN AERATOR RESTRICTING FLOW TO 1.5 GPM @ 60 PSI
- KITCHEN FAUCETS SHALL BE FITTED WITH AN AERATOR RESTRICTING FLOW TO 1.5 GPM @ 60 PSI
- SHOWER AND TUB-SHOWER HEADS SHALL BE LOW-FLOW AND LIMITED TO 2 GPM @ 80 PSI
- WATER VOLUME FOR WATER CLOSETS SHALL BE 1.28 GAL/FLUSH
- PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION, EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION
- SHOWER COMPARTMENTS AND WALLS ABOVE BATHS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN 12 INCHES (1629 mm) ABOVE DRAIN INLET AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE PER C.R.C. R301.2 & R304
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Date: 04/12/2018

Revisions:

SENDARO AT
SUMMERLY
LAKE ELSINORE, CA

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TIMOTHY

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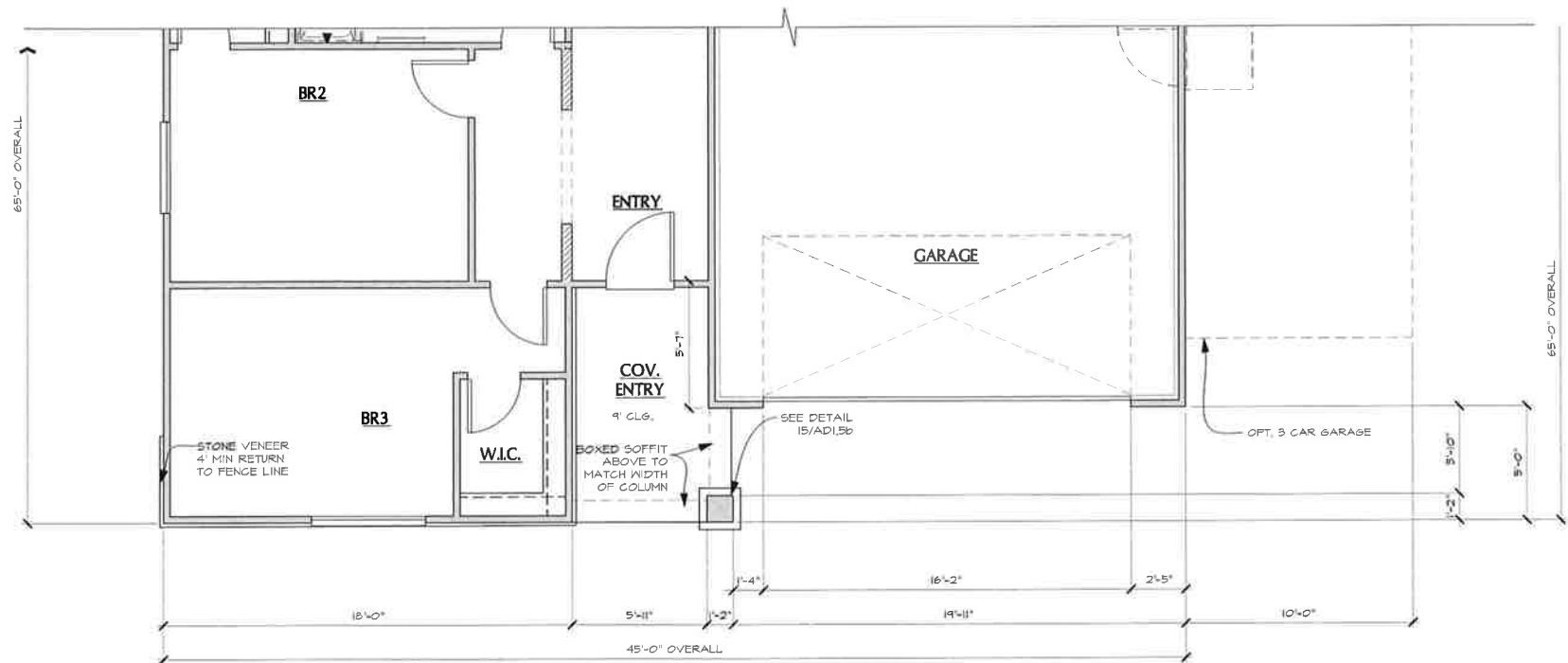
PLAN S23T

Sheet Title:

FIRST FLOOR
PLANS "A"
SPANISH

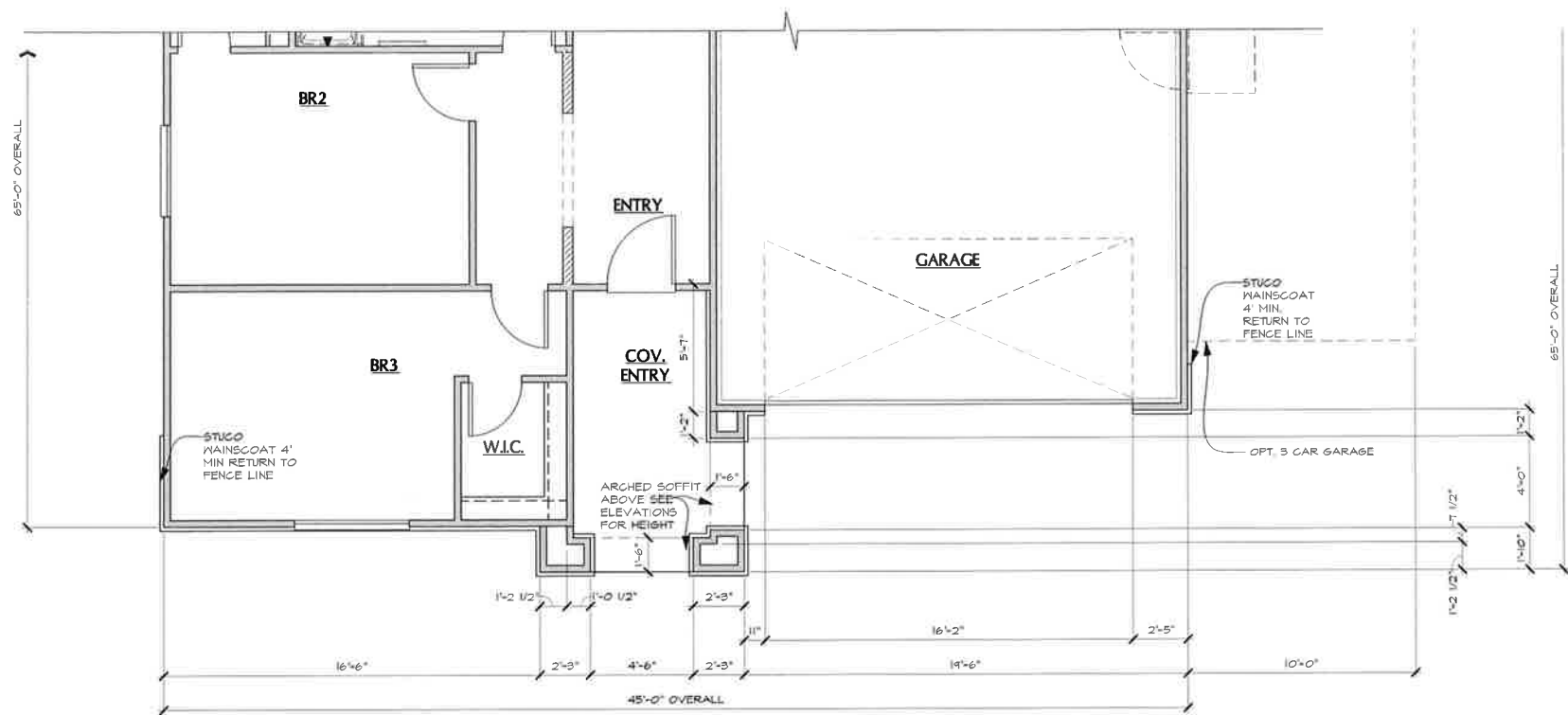
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A1-1
1b



**FIRST FLOOR PLAN @
ELEVATION C**

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



**FIRST FLOOR PLAN @
ELEVATION B**

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

FLOOR PLAN NOTES

1. ATTIC ACCESS PER C.R.C. R301, DRAFTSTOPS PER C.R.C. R302.12 AND VENTILATION PER C.R.C. R306
2. BUILDING ACCESS, MEANS OF EGRESS FROM FACILITIES AND EMERGENCY ESCAPE PER C.R.C. R310
3. SAFETY GLAZING PER C.R.C. R308.4
4. FACTORY-BUILT CHIMNEYS AND FIREPLACES PER C.R.C. R1005
5. COMBUSTION AIR TO FORCED AIR UNIT PER C.M.C. CHAPTER 7
6. COMBUSTION AIR TO WATER HEATER PER C.M.C. CHAPTER 7
7. ENVIRONMENTAL AIR DUCTS PER C.M.C. 504
8. MECHANICAL EQUIPMENT LOCATION AND DAMAGE PROTECTION PER C.M.C. SECTION 307.1
9. WATER HEATER PROTECTION FROM DAMAGE PER C.P.C. 508.0
10. PROVIDE EMERGENCY EGRESS FROM SLEEPING ROOMS: MIN. 24" CLEAR HT., 20" CLEAR WIDTH, 5.7 SQ. FT. MIN. AREA (5.0 SQ. FT. AT GRADE LEVEL) ± 44" MAX TO SILL PER C.R.C. R310.1
11. A MINIMUM VERTICAL CLEARANCE ABOVE THE COOKING TOP OF NOT LESS THAN 30 INCHES TO COMBUSTIBLE MATERIALS, A MINIMUM VERTICAL CLEARANCE OF NOT LESS THAN 24 INCHES IS PERMITTED IF THE UNDERSIDE OF THE COMBUSTIBLE MATERIAL IS PROTECTED OR IF A LISTED COOKING APPLIANCE OR MICROWAVE OVEN IS INSTALLED OVER A LISTED COOKING APPLIANCE. THE MINIMUM HORIZONTAL DISTANCE IS REQUIRED TO BE PER THE PERMANENT MARKINGS LISTED ON THE UNIT PER C.M.C. R16.1 ± R46.2
12. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS OR SHALL BE PROVIDED BY ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL PER C.R.C. R303.1
13. FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT, GLASS MAT GYPSUM BACKERS OR FIBER-REINFORCED GYPSUM BACKERS IN COMPLIANCE WITH ASTM C 1268, C 1325, C 1176 OR C 1278, RESPECTIVELY, AND INSTALLED IN ACCORDANCE WITH MFR. RECOMMENDATIONS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS PER C.R.C. R102.4.2

MECHANICAL NOTES

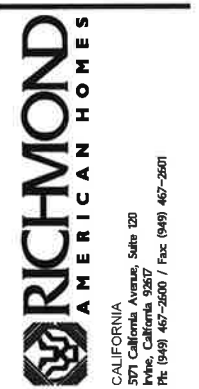
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PLUMBING NOTES

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4. INDIRECT WASTE PIPING PER C.P.C. SECTION 603.0
5. INDIRECT WASTE RECEPTORS PER C.P.C. 604.0
6. WATER PRESSURE, PRESSURE REGULATORS, PRESSURE RELIEF VALVES AND VACUUM RELIEF VALVES PER C.P.C. 608.0
7. SEWER CLEANOUTS PER C.P.C. 718.0
8. GAS PIPING INSTALLATION PER C.P.C. 211.0
9. BONDING OF PIPING SYSTEMS AND EXPOSED STRUCTURAL STEEL PER C.E.C. 250.04
10. APPLIANCE PLUMBING PER C.P.C. 607.0
11. ALL PLUMBING FIXTURES SHALL MEET THE FLOW REQUIREMENTS SPECIFIED IN THE CALIFORNIA GREEN BUILDING CODE
12. THE FLOW RATES FOR ALL PLUMBING FIXTURES SHALL COMPLY WITH THE MAXIMUM FLOW RATES SPECIFIED IN SECTION 4.303.1
13. PLUMBING FIXTURE CONTROL VALVES PER C.P.C. 605.0
- 13.a. TUB AND WHIRLPOOL TUB HOT WATER FILLERS SHALL BE LIMITED TO 120°F, THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A CONTROL FOR MEETING THIS PROVISION, PER C.P.C. 414.5
- 13.b. SHOWER AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC OR COMBINATION PRESSURE BALANCE/ THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION WHICH SHALL BE ADJUSTED TO DELIVER A MAXIMUM MIXED WATER SETTING OF 120°F, THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A CONTROL FOR MEETING THIS PROVISION PER C.P.C. 418.0
14. BATHROOM FAUCETS SHALL BE FITTED WITH AN AERATOR RESTRICTING FLOW TO 1.5 GPM @ 60 PSI
15. KITCHEN FAUCETS SHALL BE FITTED WITH AN AERATOR RESTRICTING FLOW TO 1.5 GPM @ 60 PSI
16. SHOWER AND TUB-SHOWER HEADS SHALL BE LOW-FLOW AND LIMITED TO 2 GPM @ 80 PSI
17. WATER VOLUME FOR WATER CLOSETS SHALL BE 1.28 GAL/FLUSH
18. PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION
19. SHOWER COMPARTMENTS AND HALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN 72 INCHES (1829 mm) ABOVE DRAIN INLET AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE PER C.R.C. R07.2 ± 508.4
20. SAFETY GLAZING IS REQUIRED IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 mm) ABOVE A STANDING SURFACE IS REQUIRED TO BE SAFETY GLAZING PER C.R.C. 508.4
21. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY POWER OR DISTRIBUTION FACILITIES (POWER POLES, FULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY, FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES
22. ALL HOT WATER PIPES FROM SOURCE TO KITCHEN SHALL BE INSULATED.
23. ALL FIXTURES, EQUIPMENT, PIPING, AND MATERIALS SHALL BE LISTED
24. PIPING MATERIALS FOR DOMESTIC WATER SYSTEMS TO BE PE-X OR EQUAL. VERIFY WITH BUILDER. NOTE: IF CPVC IS SELECTED, SPECIAL INSPECTION IS REQUIRED.



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Date: 04/12/2018

Revisions:

SENDARO AT
SUMMERLY
LAKE ELSINORE, CA

Plan Name:

TIMOTHY

Plan Number:

PLAN S23T

Sheet Title:

PARTIAL FIRST
FLOOR PLAN

Sheet Number:

A1-1
C



FRONT ELEVATION A - SPANISH
COLOR SCHEME A2

ITALIAN ELEVATION "B"

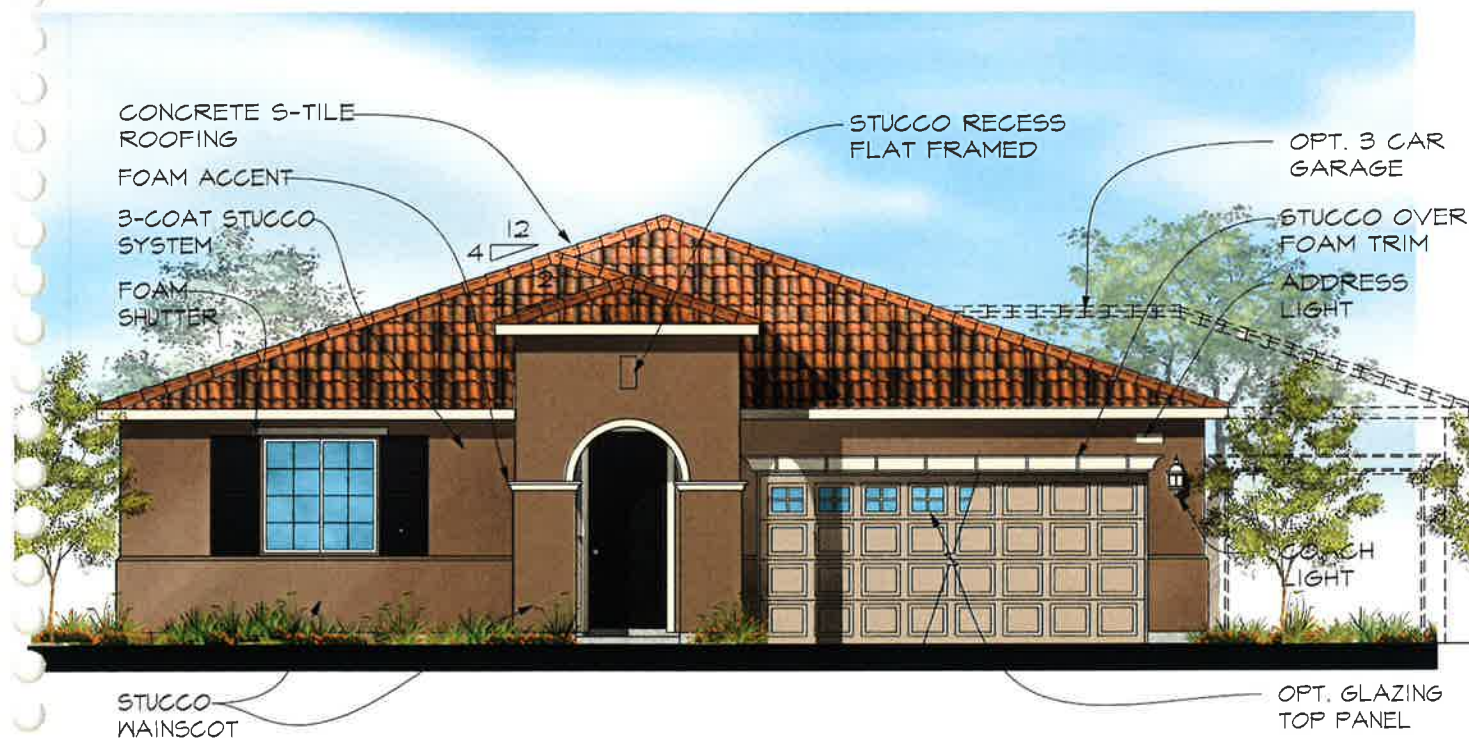
- ROOF: CONCRETE S-TILE
12" OVERHANG
4:12 ROOF PITCH
FASCIA: 2X6 FASCIA
WALL: STUCCO VENEER W/ WAINSCOT
TRIM: STUCCO OVER FOAM TRIM
ACCENTS: DECORATIVE PREFABRICATED SHUTTERS
STUCCO OVER FOAM BAND
GARAGE DOOR: OPTIONAL GARAGE DOOR GLAZING

SPANISH ELEVATION "A"

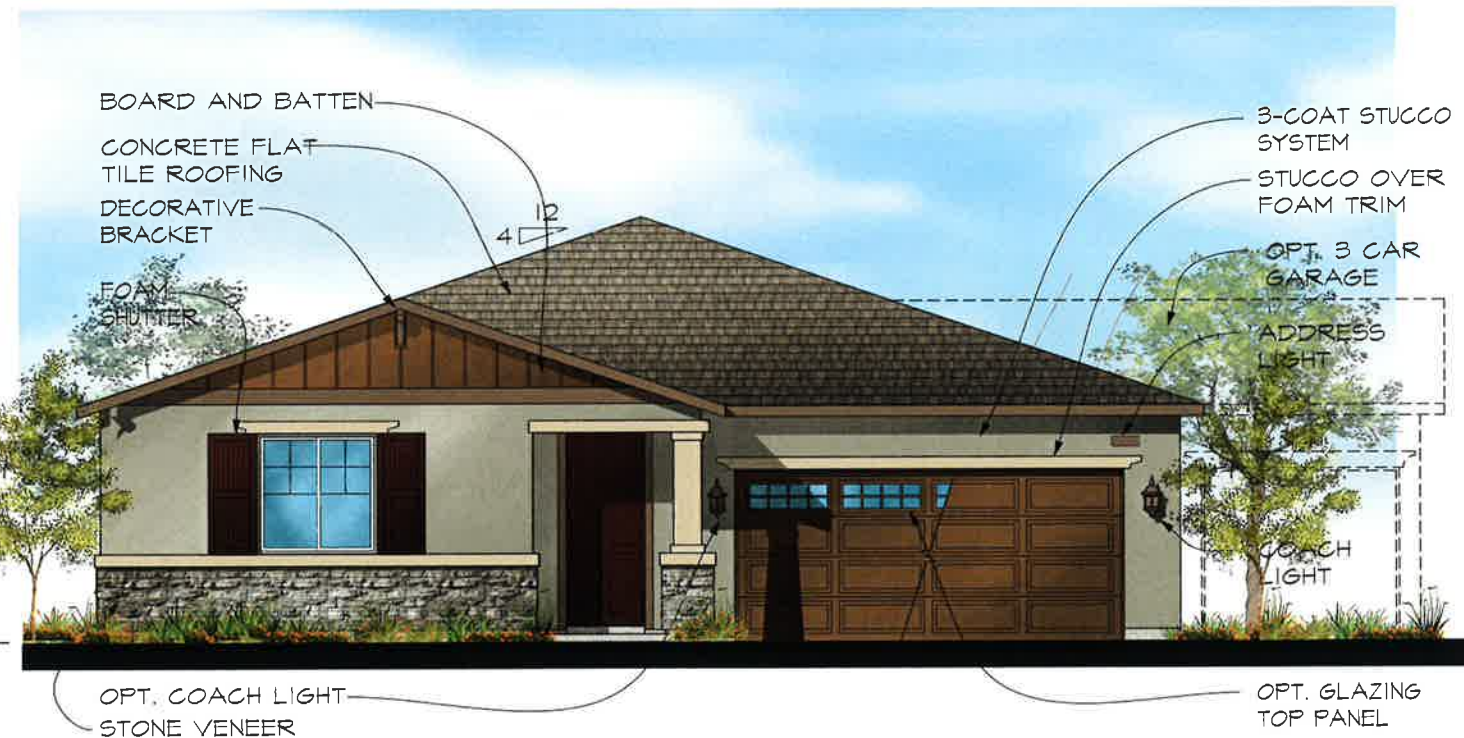
- ROOF: CONCRETE S-TILE
12" EAVE OVERHANG
2" RAKE OVERHANG
4:12 ROOF PITCH
FASCIA: 2X6 FASCIA
GABLE: FOAM ACCENT
TRIM: STUCCO OVER FOAM TRIM
ACCENTS: DECORATIVE PREFABRICATED SHUTTERS
GARAGE DOOR: OPTIONAL GARAGE DOOR GLAZING

CRAFTSMAN ELEVATION "C"

- ROOF: CONCRETE FLAT TILE
12" EAVE OVERHANG
12" RAKE OVERHANG
4:12 ROOF PITCH
FASCIA: 2X6 FASCIA
GABLE: FIBER CEMENT BOARD & BATTEN SIDING
WALL: STONE VENEER
TRIM: STUCCO OVER FOAM TRIM
ACCENTS: DECORATIVE PREFABRICATED SHUTTERS
STUCCO OVER FOAM BAND
COLUMN: BATTERED PORCH COLUMNS W/ STONE VENEER
GARAGE DOOR: OPTIONAL GARAGE DOOR GLAZING



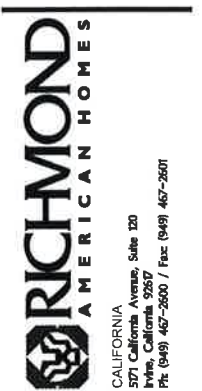
FRONT ELEVATION B - ITALIAN
COLOR SCHEME B2



FRONT ELEVATION C - CRAFTSMAN
COLOR SCHEME C2



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LAKE ELSINORE, CA

Plan Name:

TIMOTHY

Plan Number:

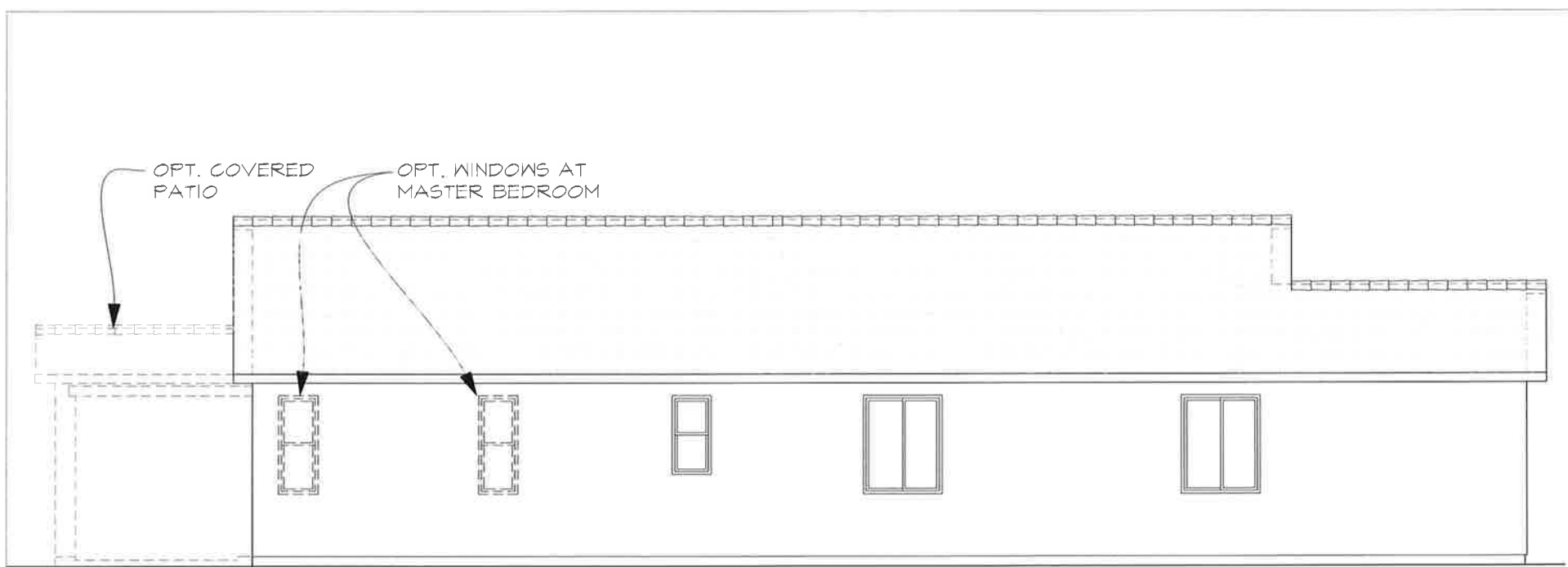
PLAN S23T

Sheet Title:

FRONT ELEVATIONS

Sheet Number:

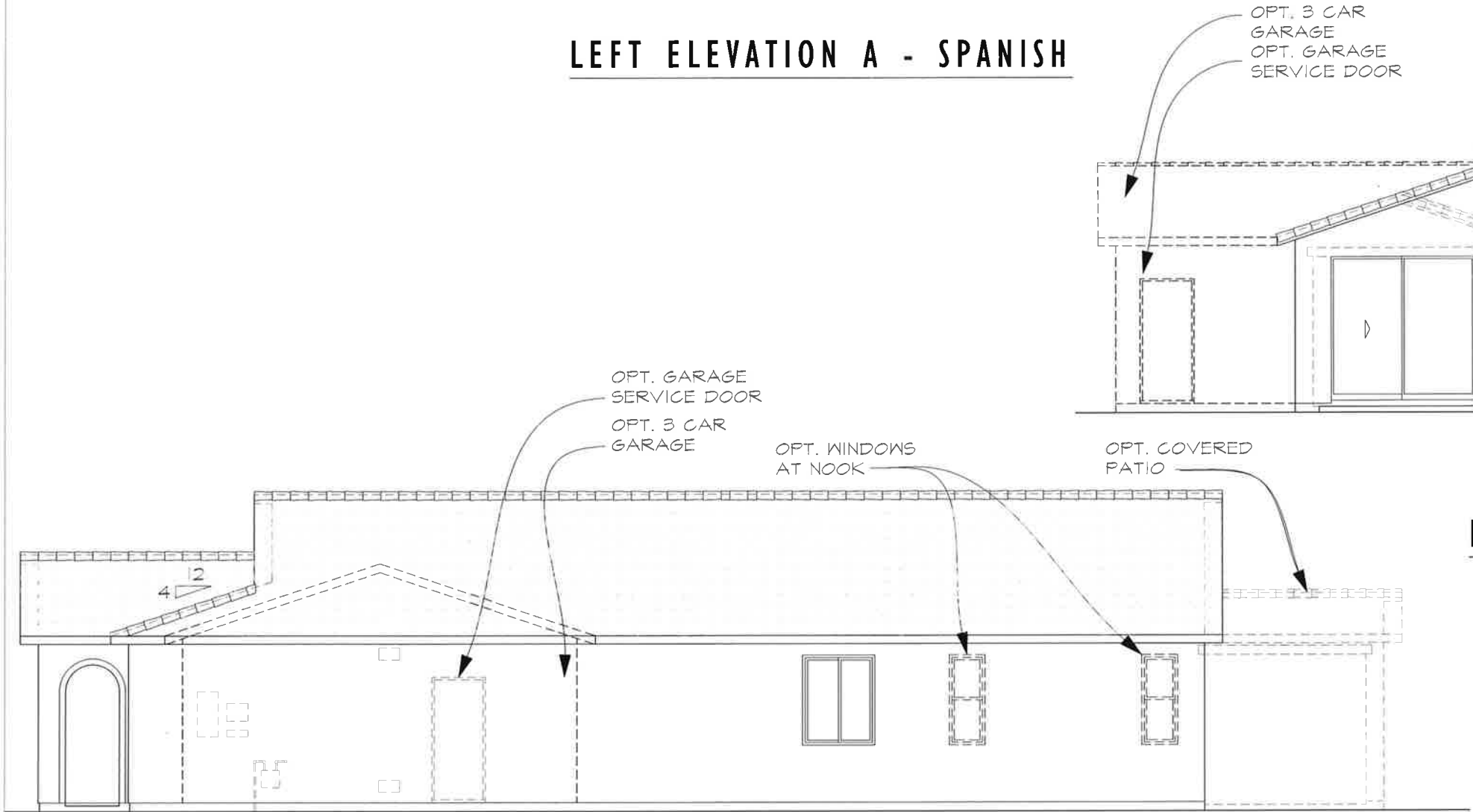
A1-2
a



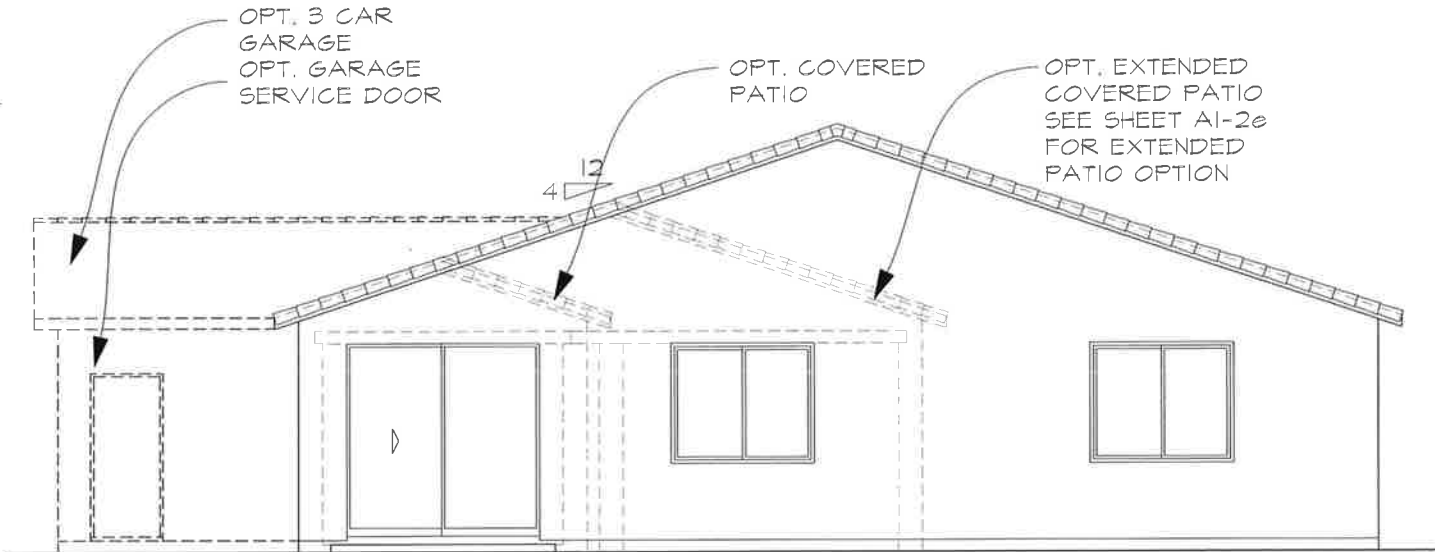
LEFT ELEVATION A - SPANISH

SPANISH ELEVATION "A"

- ROOF: CONCRETE S-TILE
12" EAVE OVERHANG
2" RAKE OVERHANG
4:12 ROOF PITCH
- FASCIA: 2X6 FASCIA
GABLE: FOAM ACCENT
- TRIM: STUCCO OVER FOAM TRIM
- ACCENTS: DECORATIVE PREFABRICATED SHUTTERS
- GARAGE DOOR: OPTIONAL GARAGE DOOR GLAZING



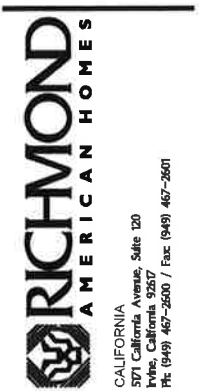
RIGHT ELEVATION A - SPANISH



REAR ELEVATION A - SPANISH



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TIMOTHY

Plan Number:

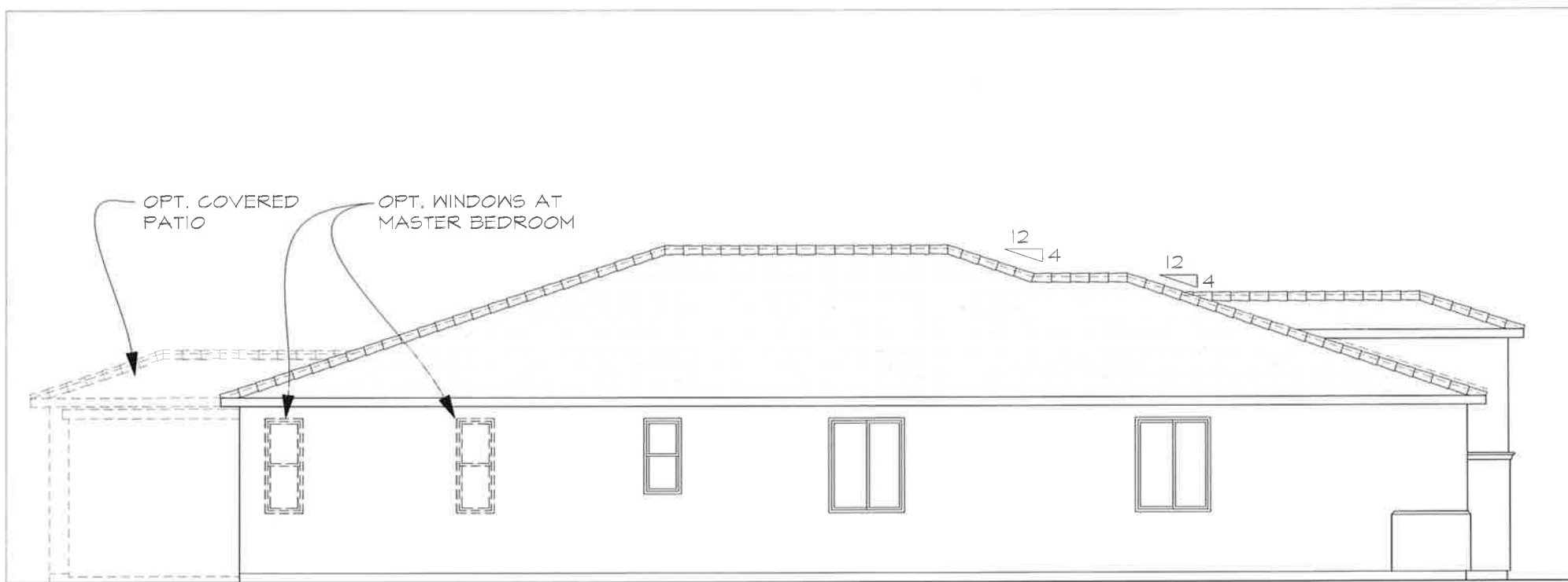
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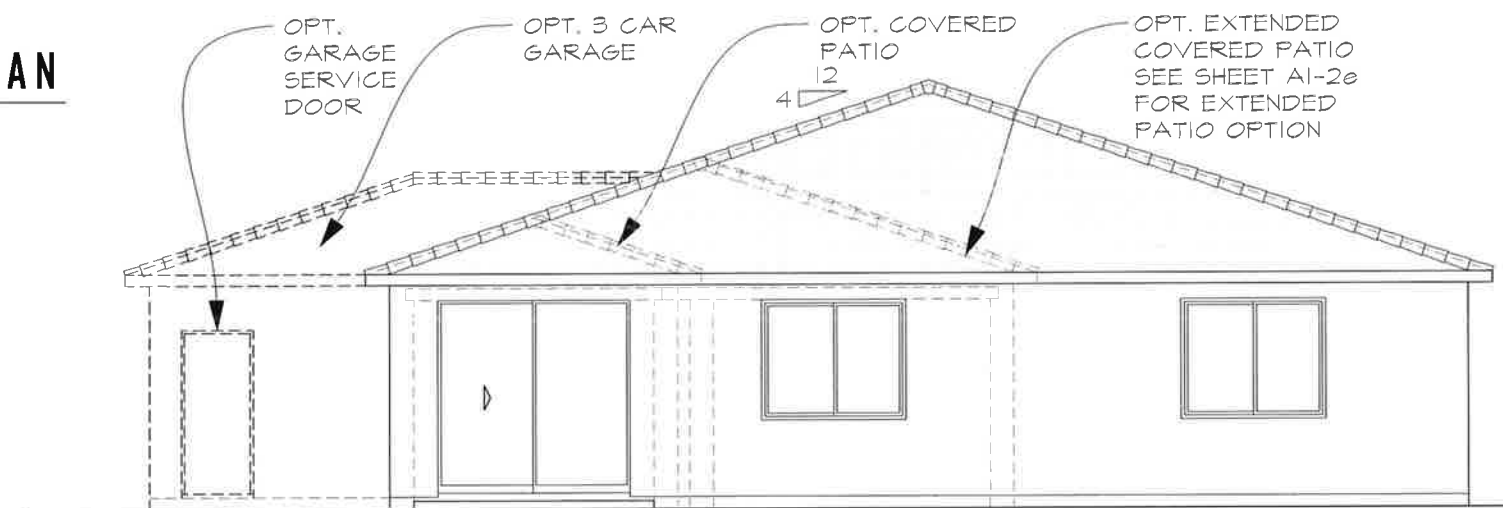
SPANISH SIDE & REAR ELEVATIONS

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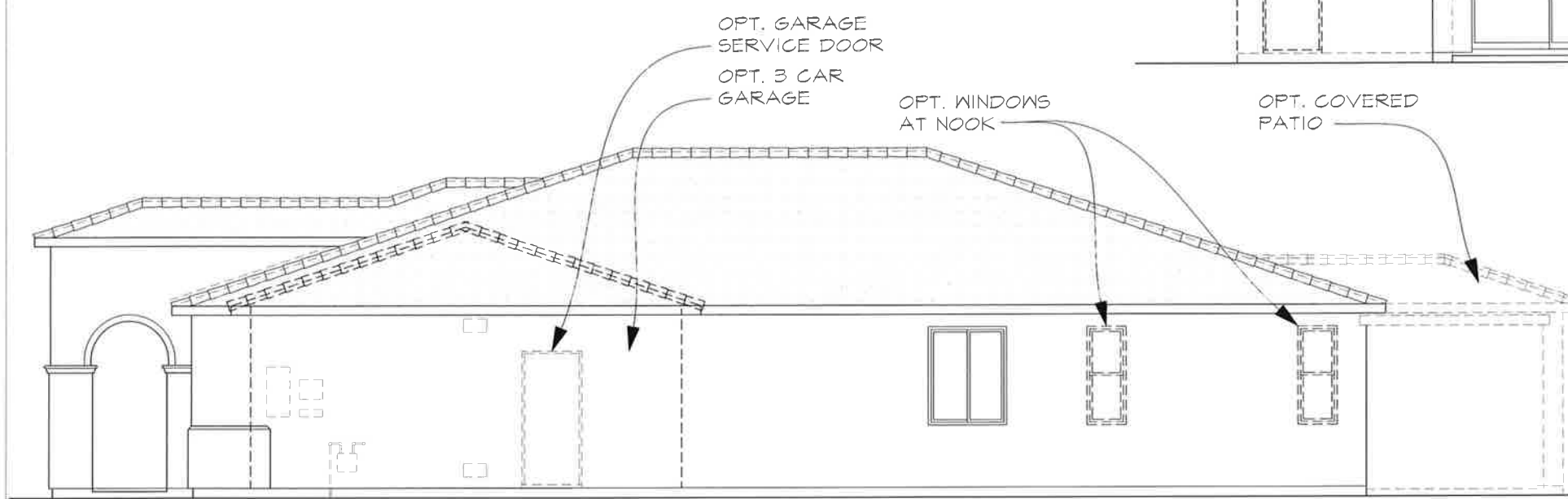
A1-2
b



LEFT ELEVATION B - ITALIAN



REAR ELEVATION B - ITALIAN



RIGHT ELEVATION B - ITALIAN

ITALIAN ELEVATION "B"

- ROOF: CONCRETE S-TILE
12" OVERHANG
4:12 ROOF PITCH
- FASCIA: 2X6 FASCIA
- WALL: STUCCO VENEER W/ WAINSCOT
- TRIM: STUCCO OVER FOAM TRIM
- ACCENTS: DECORATIVE PREFABRICATED SHUTTERS
STUCCO OVER FOAM BAND
- GARAGE DOOR: OPTIONAL GARAGE DOOR GLAZING



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Plan Name:

TIMOTHY

Plan Number:

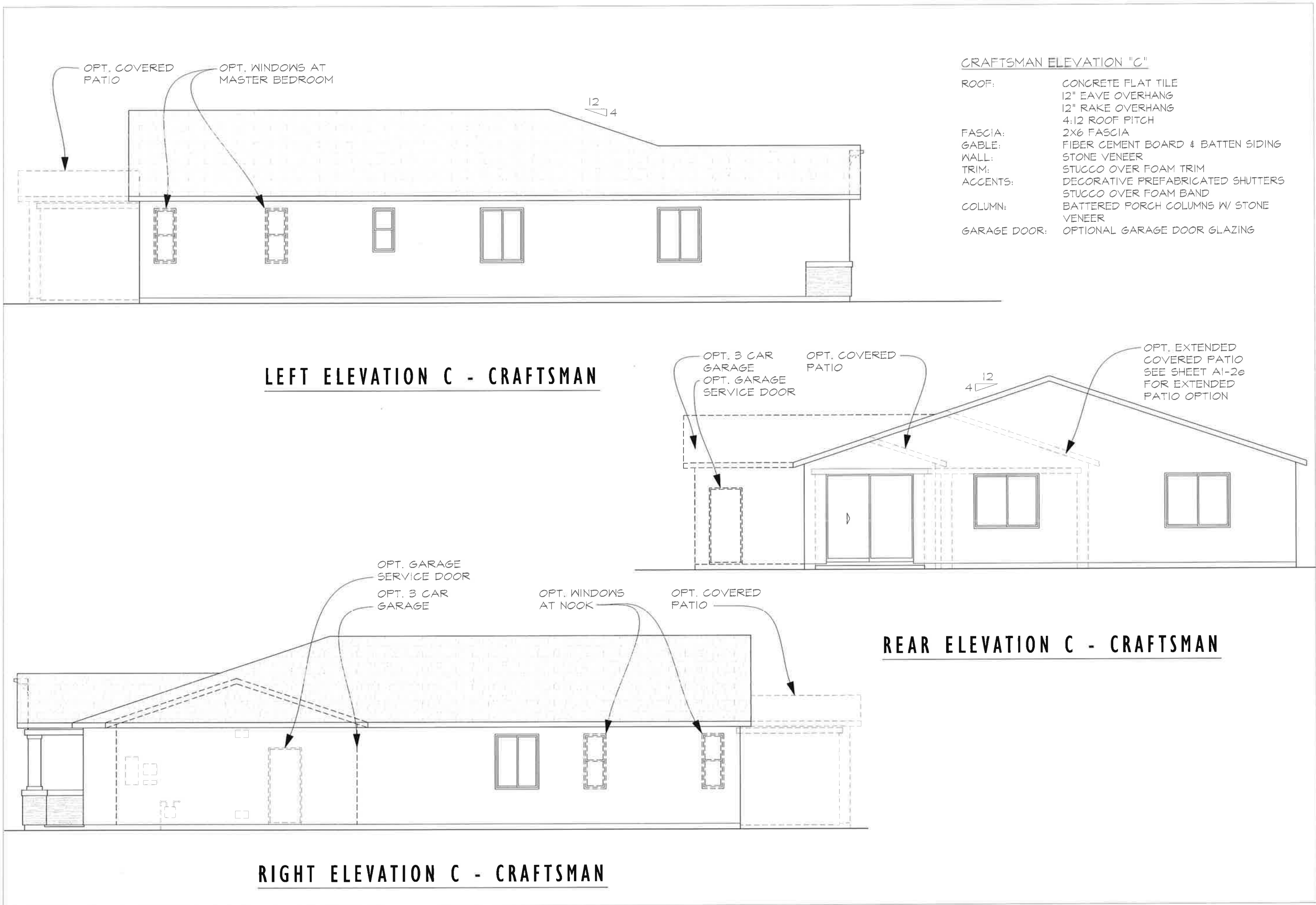
PLAN S23T

Sheet Title:

ITALIAN SIDE &
REAR
ELEVATIONS

Sheet Number:

A1-2
C



- CRAFTSMAN ELEVATION "C"
- ROOF: CONCRETE FLAT TILE
12" EAVE OVERHANG
12" RAKE OVERHANG
4:12 ROOF PITCH
- FASCIA: 2X6 FASCIA
- GABLE: FIBER CEMENT BOARD & BATTEN SIDING
- WALL: STONE VENEER
- TRIM: STUCCO OVER FOAM TRIM
- ACCENTS: DECORATIVE PREFABRICATED SHUTTERS
STUCCO OVER FOAM BAND
- COLUMN: BATTERED PORCH COLUMNS W/ STONE VENEER
- GARAGE DOOR: OPTIONAL GARAGE DOOR GLAZING

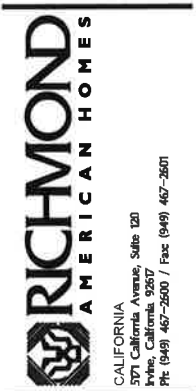
LEFT ELEVATION C - CRAFTSMAN

REAR ELEVATION C - CRAFTSMAN

RIGHT ELEVATION C - CRAFTSMAN



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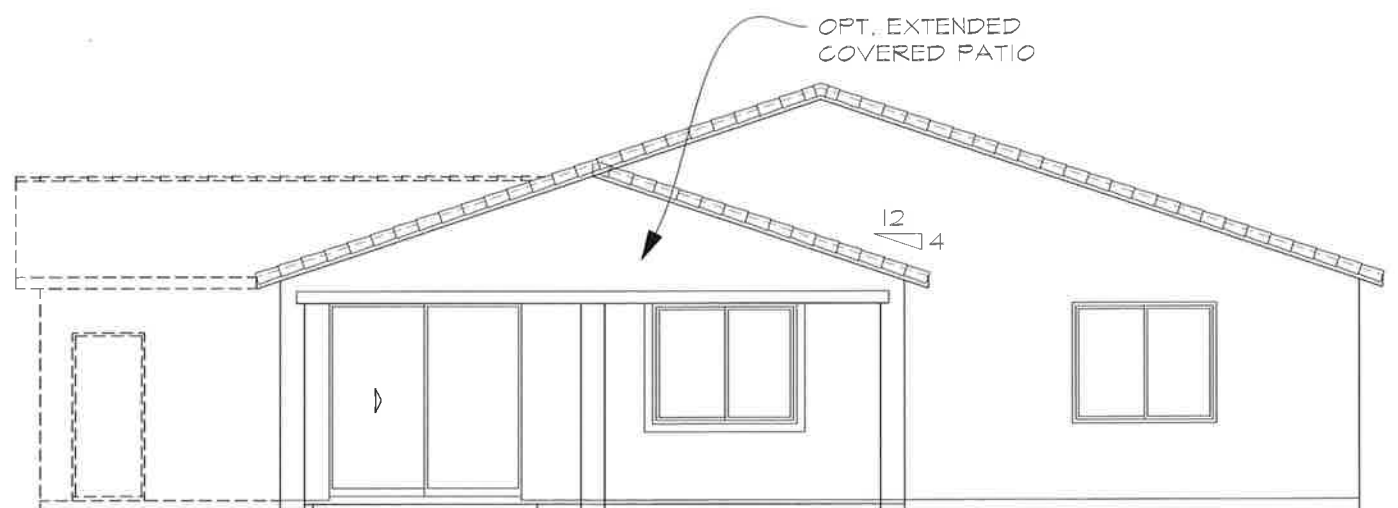
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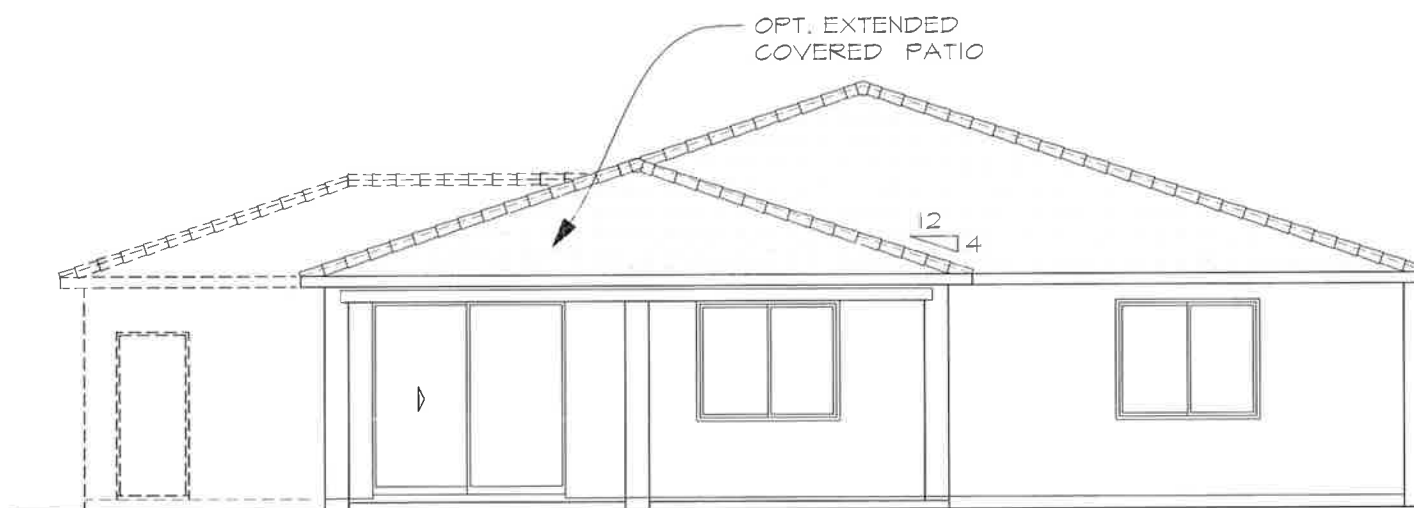
CRAFTSMAN
SIDE & REAR
ELEVATIONS

Sheet Number:

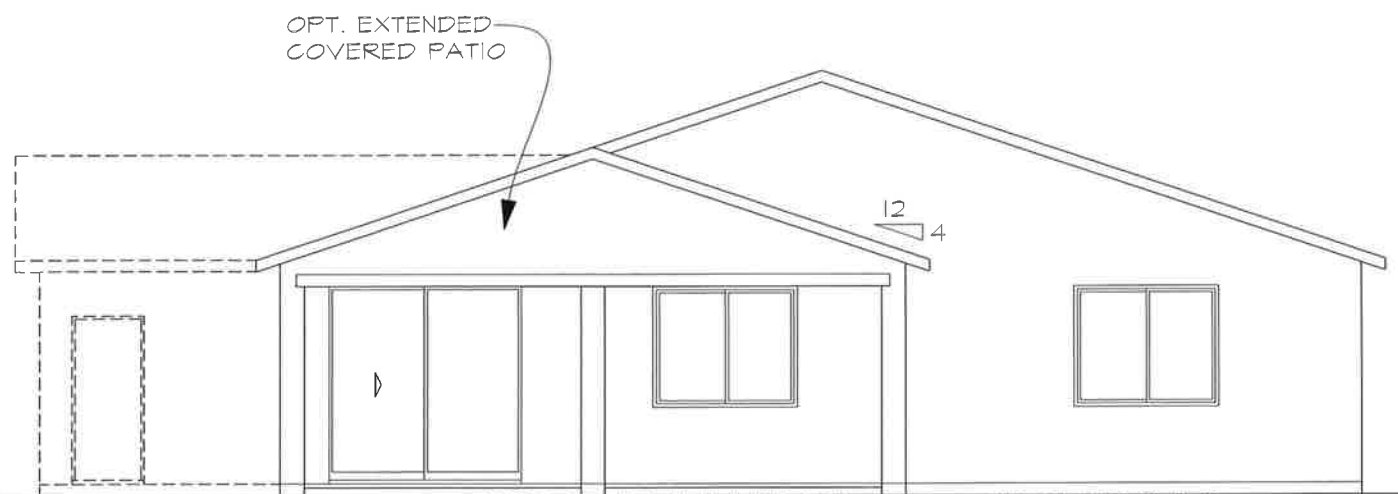
A1-2



REAR ELEVATION A - SPANISH
OPTIONAL EXTENDED COVERED PATIO



REAR ELEVATION B - ITALIAN
OPTIONAL EXTENDED COVERED PATIO



REAR ELEVATION C - CRAFTSMAN
OPTIONAL EXTENDED COVERED PATIO



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Plan Number:

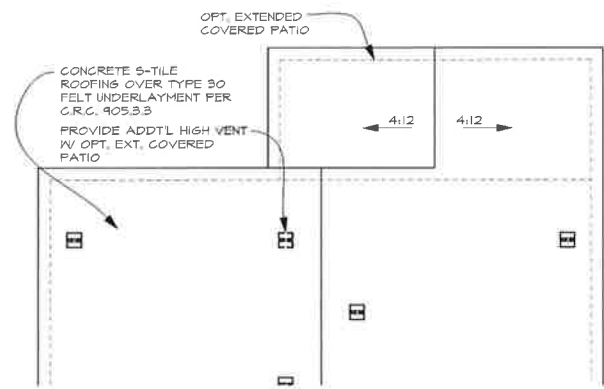
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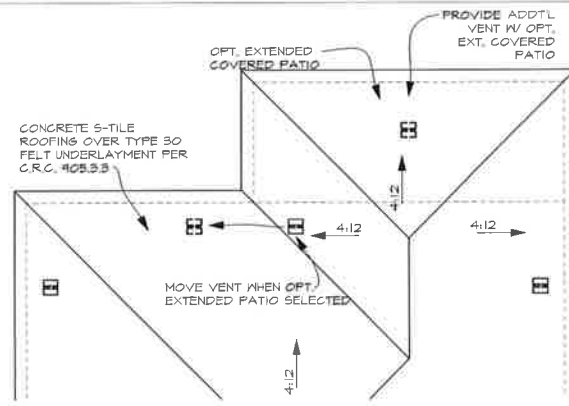
REAR
EXTENDED
PATIO OPTIONS

Sheet Number:

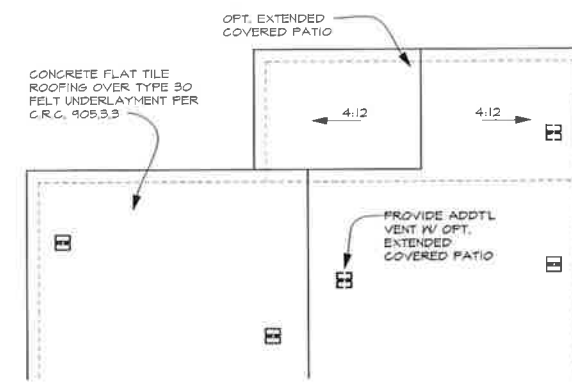
A1-2
e



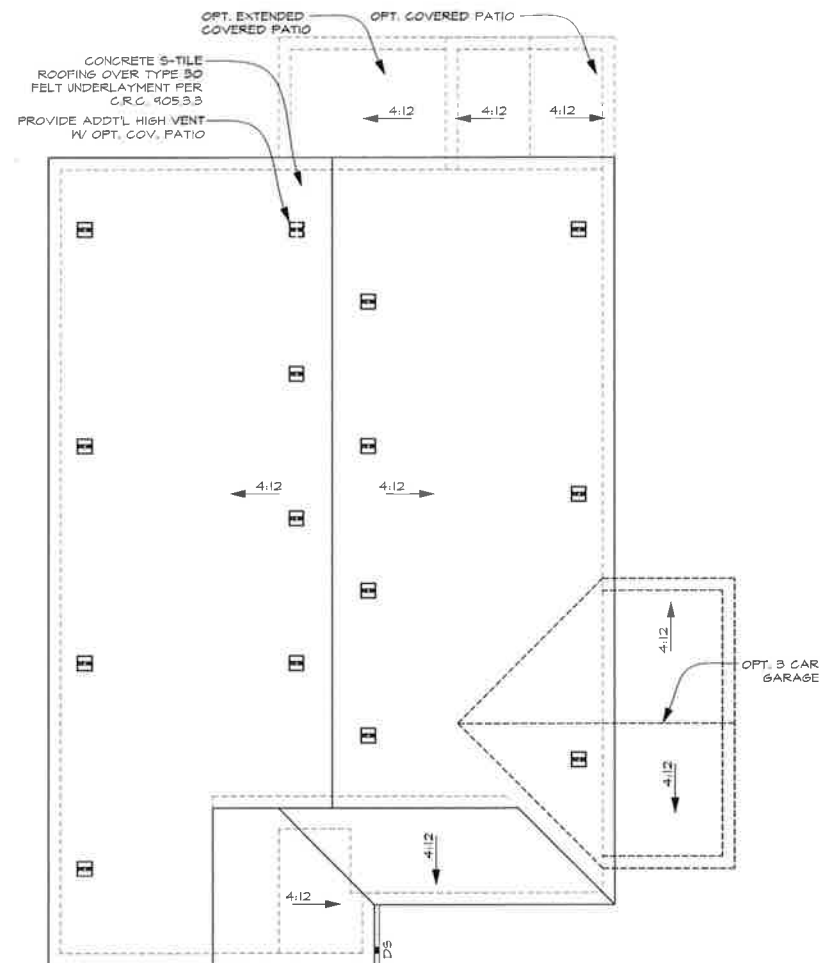
ROOF PLAN A - SPANISH
OPTIONAL EXTENDED PATIO



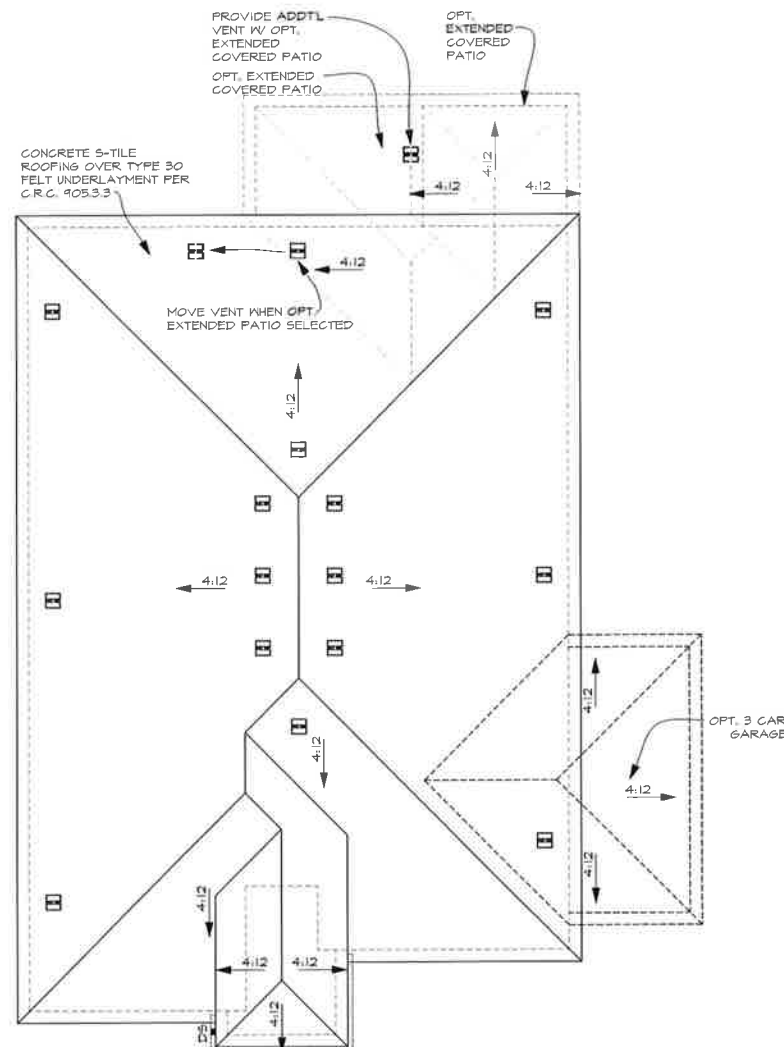
ROOF PLAN B - ITALIAN
OPTIONAL EXTENDED PATIO



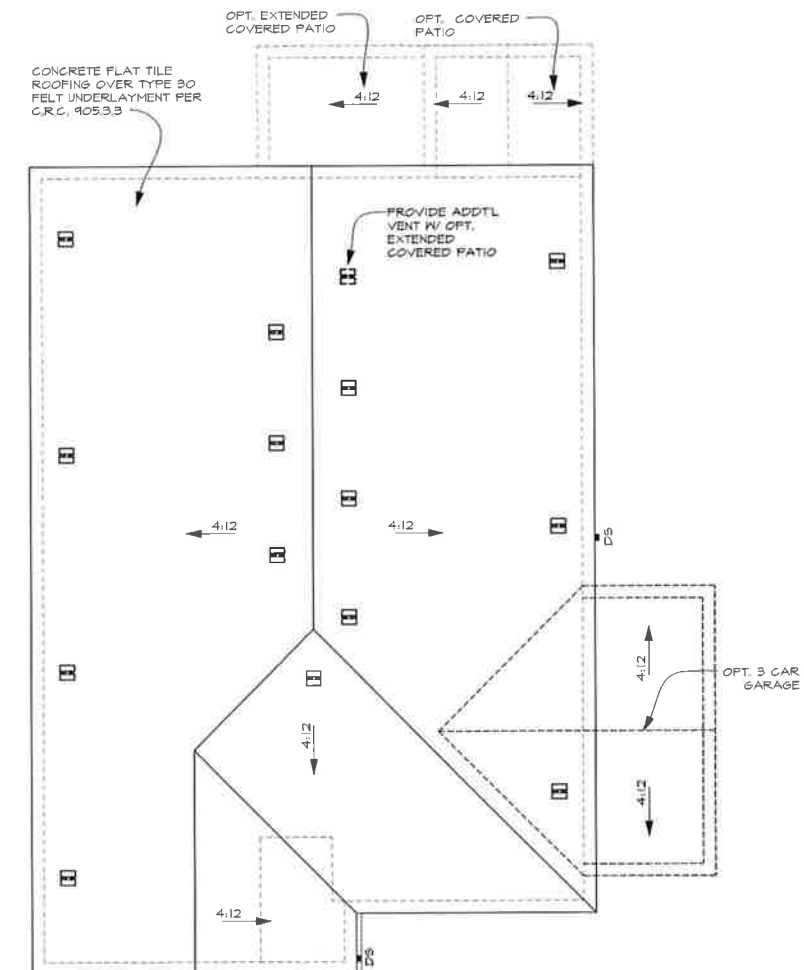
ROOF PLAN C - CRAFTSMAN
OPTIONAL EXTENDED PATIO



ROOF PLAN A - SPANISH



ROOF PLAN B - ITALIAN



ROOF PLAN C - CRAFTSMAN



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Plan Number:

PLAN S23T

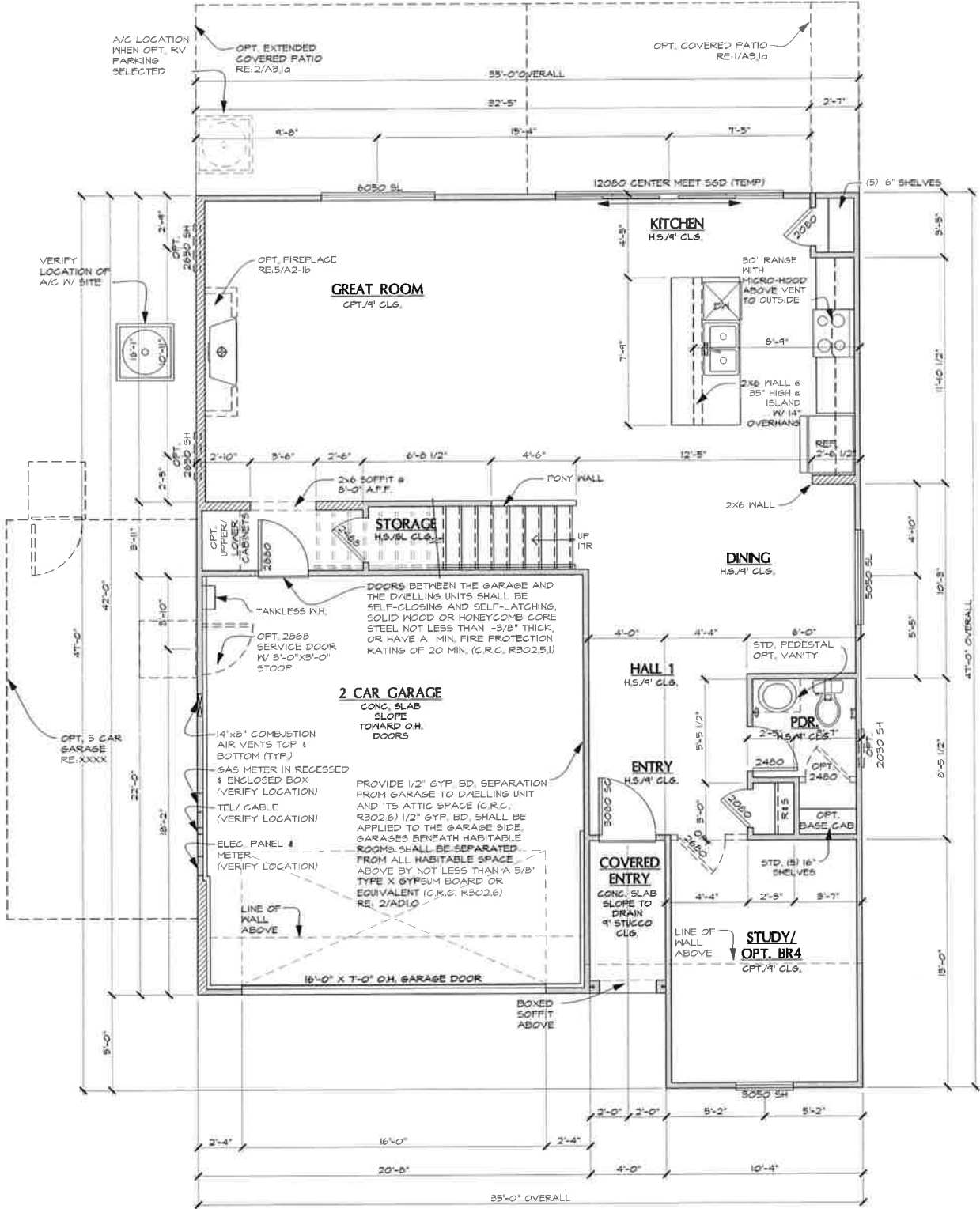
Sheet Title:

ROOF PLANS

Sheet Number:

A1-3
a

SQUARE FOOTAGE CALCULATION			
	FINISHED	OPT. FINISHED	UNFINISHED
2 CAR GARAGE			451 SQ. FT.
OPTIONAL BRD CAR GARAGE			210 SQ. FT.
COVERED ENTRY			32 SQ. FT.
OPTIONAL COVERED PATIO			180 SQ. FT.
OPTIONAL EXTENDED COVERED PATIO			950 SQ. FT.
FIRST FLOOR	1034 SQ. FT.		
SECOND FLOOR	1334 SQ. FT.		
TOTAL	2378 SQ. FT.		



FLOOR PLAN NOTES

1. ATTIC ACCESS PER C.R.C. R302.12 AND VENTILATION PER C.R.C. R302.12
2. BUILDING ACCESS, MEANS OF EGRESS FROM FACILITIES AND EMERGENCY ESCAPE PER C.R.C. R302.1
3. SAFETY GLAZING PER C.R.C. R308.4
4. FACTORY-BUILT CHIMNEYS AND FIREPLACES PER C.R.C. R1005
5. COMBUSTION AIR TO FORCED AIR UNIT PER C.M.C. CHAPTER 7
6. COMBUSTION AIR TO WATER HEATER PER C.M.C. CHAPTER 7
7. ENVIRONMENTAL AIR DUCTS PER C.M.C. 504
8. MECHANICAL EQUIPMENT LOCATION AND DAMAGE PROTECTION PER C.M.C. SECTION 507.1
9. WATER HEATER PROTECTION FROM DAMAGE PER C.P.C. 508.0
10. PROVIDE EMERGENCY EGRESS FROM SLEEPING ROOMS, MIN. 24" CLEAR HT., 20" CLEAR WIDTH, 5.7 SQ. FT. MIN. AREA (5.0 SQ. FT. AT GRADE LEVEL) & 44" MAX. TO SILL PER C.R.C. R302.1
11. A MINIMUM VERTICAL CLEARANCE ABOVE THE COOKING TOP OF NOT LESS THAN 30 INCHES TO COMBUSTIBLE MATERIALS, A MINIMUM VERTICAL CLEARANCE OF NOT LESS THAN 24 INCHES IS PERMITTED IF THE UNDERSIDE OF THE COMBUSTIBLE MATERIAL IS PROTECTED OR IF A LISTED COOKING APPLIANCE OR MICROWAVE OVEN IS INSTALLED OVER A LISTED COOKING APPLIANCE. THE MINIMUM HORIZONTAL DISTANCE IS REQUIRED TO BE PER THE PERMANENT MARKINGS LISTED ON THE UNIT PER C.M.C. 916.1 & 916.2
12. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS OR SHALL BE PROVIDED BY ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL PER C.R.C. R302.1
13. FIBER-GLASS, FIBER-MAT REINFORCED CEMENT, GLASS MAT GYPSUM BACKERS OR FIBER-REINFORCED GYPSUM BACKERS IN COMPLIANCE WITH ASTM C 1285, C 1325, C 1178 OR C 1219, RESPECTIVELY, AND IN ACCORDANCE WITH MFR RECOMMENDATIONS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS PER C.R.C. R102.4.2

MECHANICAL NOTES

1. EQUIPMENT INSTALLATION PER C.M.C. 505
2. LIGHT AND VENTILATION (R-5) PER C.R.C. R303
3. EQUIPMENT ACCESS AND SERVICE SPACE PER C.M.C. 504
4. DUCTS PENETRATIONS BETWEEN THE HOUSE LIVING AREA AND GARAGE SHALL BE 26 GA. G.I. MATERIAL IN THE GARAGE, SEALED AT EDGES, AND NO OPENINGS INTO GARAGE PER C.R.C. R302.5.2

PLUMBING NOTES

1. WATER HEATER MUST BE STRAPPED TO WALL PER C.P.C. 508.2
2. BACKFLOW PREVENTION DEVICES AND ASSEMBLIES PER C.P.C. 605.2
3. GRADE, SUPPORT AND PROTECTION OF BUILDING SEWERS PER C.P.C. 118.0
4. INDIRECT WASTE PIPING PER C.P.C. SECTION 603.0
5. INDIRECT WASTE RECEPTORS PER C.P.C. 604.0
6. WATER PRESSURE, PRESSURE REGULATORS, PRESSURE RELIEF VALVES AND VACUUM RELIEF VALVES PER C.P.C. 605.0
7. SEWER CLEANOUTS PER C.P.C. 714.0
8. GAS PIPING INSTALLATION PER C.P.C. 211.0
9. BONDING OF PIPING SYSTEMS AND EXPOSED STRUCTURAL STEEL PER C.E.C. 250.4
10. APPLIANCE PLUMBING PER C.P.C. 607.0
11. ALL PLUMBING FIXTURES SHALL MEET THE FLOW REQUIREMENTS SPECIFIED IN THE CALIFORNIA GREEN BUILDING CODE
12. THE FLOW RATES FOR ALL PLUMBING FIXTURES SHALL COMPLY WITH THE MAXIMUM FLOW RATES SPECIFIED IN SECTION 4303.1
13. PLUMBING FIXTURE CONTROL VALVES PER C.P.C. 605.0
- 13.a. TUB AND WHIRLPOOL TUB HOT WATER FILLERS SHALL BE LIMITED TO 120 PSI. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A CONTROL FOR MEETING THIS PROVISION PER C.P.C. 414.5
- 13.b. SHOWER AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/ THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION WHICH SHALL BE ADJUSTED TO DELIVER A MAXIMUM MIXED WATER SETTING OF 120 PSI. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A CONTROL FOR MEETING THIS PROVISION PER C.P.C. 418.0
14. BATHROOM FAUCETS SHALL BE FITTED WITH AN AERATOR RESTRICTING FLOW TO 1.5 GPM @ 60 PSI
15. KITCHEN FAUCETS SHALL BE FITTED WITH AN AERATOR RESTRICTING FLOW TO 1.5 GPM @ 60 PSI
16. SHOWER AND TUB-SHOWER HEADS SHALL BE LOW-FLOW AND LIMITED TO 2 GPM @ 60 PSI
17. WATER VOLUME FOR WATER CLOSETS SHALL BE 1.28 GAL FLUSH
18. PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION
19. SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN 72 INCHES (1829 mm) ABOVE DRAIN INLET AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE PER C.R.C. 507.2 & 508.4
20. SAFETY GLAZING IS REQUIRED IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWER. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 mm) ABOVE A STANDING SURFACE IS REQUIRED TO BE SAFETY GLAZING PER C.R.C. 508.4
21. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY POWER OR DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES
22. ALL HOT WATER PIPES FROM SOURCE TO KITCHEN SHALL BE INSULATED
23. ALL FIXTURES, EQUIPMENT, PIPING, AND MATERIALS SHALL BE LISTED
24. PIPING MATERIALS FOR DOMESTIC WATER SYSTEMS TO BE PEX, OR EQUAL. VERIFY WITH BUILDER. NOTE: IF CPVC IS SELECTED, SPECIAL INSPECTION IS REQUIRED.

FIRST FLOOR PLAN @ ELEVATION A

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



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Date: 03/28/2018

Revisions:

SENDARO AT SUMMERLY LAKE ELSINORE, CA

Plan Name:

PEARL

Plan Number:

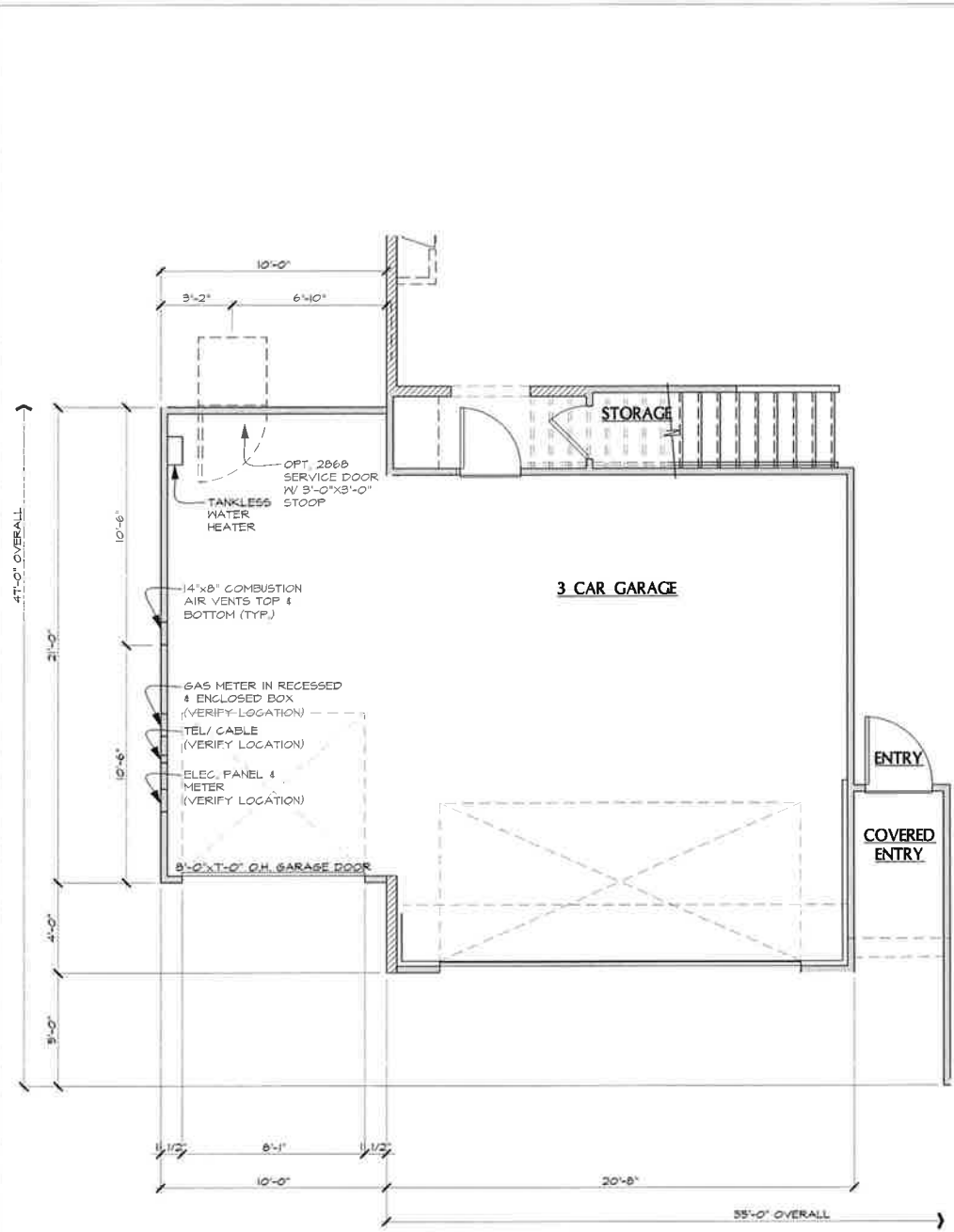
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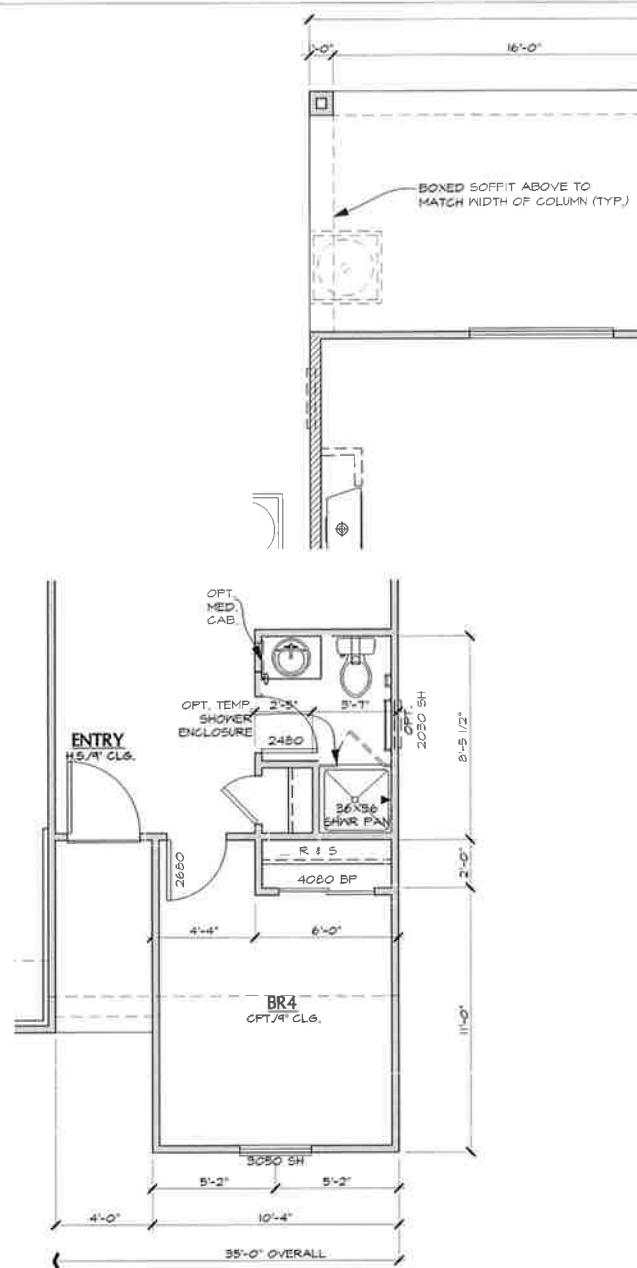
FIRST FLOOR PLANS "A" SPANISH

Sheet Number:

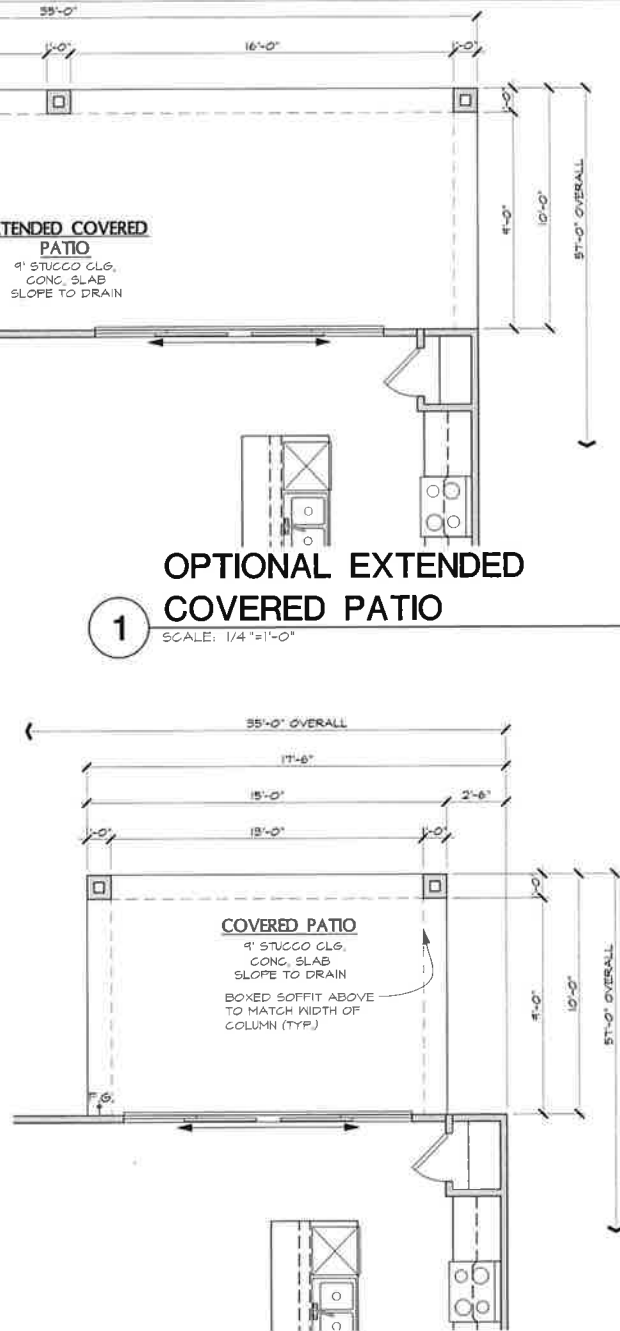
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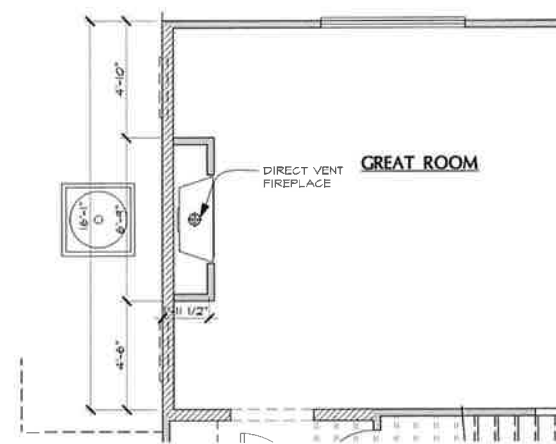
4 OPTIONAL 3 CAR GARAGE
SCALE: 1/4"=1'-0"



3 OPTIONAL BEDROOM 4
SCALE: 1/4"=1'-0"



2 OPTIONAL COVERED PATIO
SCALE: 1/4"=1'-0"



5 OPTIONAL FIREPLACE
SCALE: 1/4"=1'-0"

SQUARE FOOTAGE CALCULATION			
	FINISHED	OPT. FINISHED	UNFINISHED
2 CAR GARAGE			481 SQ. FT.
OPTIONAL 3RD CAR GARAGE			210 SQ. FT.
COVERED ENTRY			32 SQ. FT.
OPTIONAL COVERED PATIO			180 SQ. FT.
OPTIONAL EXTENDED COVERED PATIO			350 SQ. FT.
FIRST FLOOR	1094 SQ. FT.		
SECOND FLOOR	1594 SQ. FT.		
TOTAL	2688 SQ. FT.		

FLOOR PLAN NOTES

1. ATTIC ACCESS PER C.R.C. R801, DRAFTSTOPS PER C.R.C. R502.12 AND VENTILATION PER C.R.C. R806
2. BUILDING ACCESS, MEANS OF EGRESS FROM FACILITIES AND EMERGENCY ESCAPE PER C.R.C. R310
3. SAFETY GLAZING PER C.R.C. R502.4
4. FACTORY-BUILT CHIMNEYS AND FIREPLACES PER C.R.C. R1005
5. COMBUSTION AIR TO FORCED AIR UNIT PER C.M.C. CHAPTER 7
6. COMBUSTION AIR TO WATER HEATER PER C.M.C. CHAPTER 7
7. ENVIRONMENTAL AIR DUCTS PER C.M.C. 504
8. MECHANICAL EQUIPMENT LOCATION AND DAMAGE PROTECTION PER C.M.C. SECTION 301.1
9. WATER HEATER PROTECTION FROM DAMAGE PER C.P.C. 508.0
10. PROVIDE EMERGENCY EGRESS FROM SLEEPING ROOMS, MIN. 24" CLEAR HT., 20" CLEAR WIDTH, 5.7 SQ. FT. MIN. AREA (5.0 SQ. FT. AT GRADE LEVEL) & 44" MAX TO SILL PER C.R.C. R310.1
11. A MINIMUM VERTICAL CLEARANCE ABOVE THE COOKING TOP OF NOT LESS THAN 30 INCHES TO COMBUSTIBLE MATERIALS, A MINIMUM VERTICAL CLEARANCE OF NOT LESS THAN 24 INCHES IS PERMITTED IF THE UNDERSIDE OF THE COMBUSTIBLE MATERIAL IS PROTECTED OR IF A LISTED COOKING APPLIANCE OR MICROWAVE OVEN IS INSTALLED OVER A LISTED COOKING APPLIANCE, THE MINIMUM HORIZONTAL DISTANCE IS REQUIRED TO BE PER THE PERMANENT MARKINGS LISTED ON THE UNIT PER C.M.C. 416.1 & 416.2
12. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS OR SHALL BE PROVIDED BY ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL PER C.R.C. R501.1
13. FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT, GLASS MAT GYPSUM BACKERS OR FIBER-REINFORCED GYPSUM BACKERS IN COMPLIANCE WITH ASTM C 1288, C 1325, C 1178 OR C 1278, RESPECTIVELY, AND INSTALLED IN ACCORDANCE WITH MFR RECOMMENDATIONS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS PER C.R.C. R102.4.2

MECHANICAL NOTES

1. EQUIPMENT INSTALLATION PER C.M.C. 303
2. LIGHT AND VENTILATION (R-3) PER C.R.C. R503
3. EQUIPMENT ACCESS AND SERVICE SPACE PER C.M.C. 304
4. DUCTS PENETRATIONS BETWEEN THE HOUSE LIVING AREA AND GARAGE SHALL BE 26 GA. G.I. MATERIAL IN THE GARAGE, SEALED AT EDGES, AND NO OPENINGS INTO GARAGE PER C.R.C. R502.5.2

PLUMBING NOTES

1. WATER HEATER MUST BE STRAPPED TO WALL PER C.P.C. 508.2
2. BACKFLOW PREVENTION DEVICES AND ASSEMBLIES PER C.P.C. 603.2
3. GRADE, SUPPORT AND PROTECTION OF BUILDING SEWERS PER C.P.C. 718.0
4. INDIRECT WASTE PIPING PER C.P.C. SECTION 803.0
5. INDIRECT WASTE RECEPTORS PER C.P.C. 804.0
6. WATER PRESSURE, PRESSURE REGULATORS, PRESSURE RELIEF VALVES AND VACUUM RELIEF VALVES PER C.P.C. 605.0
7. SEWER CLEANOUTS PER C.P.C. 719.0
8. GAS PIPING INSTALLATION PER C.P.C. 211.0
9. BONDING OF PIPING SYSTEMS AND EXPOSED STRUCTURAL STEEL PER C.E.C. 250.10.4
10. APPLIANCE PLUMBING PER C.P.C. 801.0
11. ALL PLUMBING FIXTURES SHALL MEET THE FLOW REQUIREMENTS SPECIFIED IN THE CALIFORNIA GREEN BUILDING CODE
12. THE FLOW RATES FOR ALL PLUMBING FIXTURES SHALL COMPLY WITH THE MAXIMUM FLOW RATES SPECIFIED IN SECTION 4.303.1
13. PLUMBING FIXTURE CONTROL VALVES PER C.P.C. 605.0
- 13a. TUB AND WHIRLPOOL, TUB HOT WATER FILLERS SHALL BE LIMITED TO 120°F, THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A CONTROL FOR MEETING THIS PROVISION, PER C.P.C. 414.5
- 13b. SHOWER AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/ THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION WHICH SHALL BE ADJUSTED TO DELIVER A MAXIMUM MIXED WATER SETTINGS OF 120°F, THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A CONTROL FOR MEETING THIS PROVISION PER C.P.C. 418.0
14. BATHROOM FAUCETS SHALL BE FITTED WITH AN AERATOR RESTRICTING FLOW TO 1.5 GPM @ 60 PSI
15. KITCHEN FAUCETS SHALL BE FITTED WITH AN AERATOR RESTRICTING FLOW TO 1.5 GPM @ 60 PSI
16. SHOWER AND TUB/SHOWER HEADS SHALL BE LOW-FLOW AND LIMITED TO 2 GPM @ 80 PSI
17. WATER VOLUME FOR WATER CLOSETS SHALL BE 1.28 GAL. FLUSH
18. PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION, EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION
19. SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN 72 INCHES (1829 mm) ABOVE DRAIN INLET AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE PER C.R.C. R102.4 & R102.4.2
20. SAFETY GLAZING IS REQUIRED IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS, GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 mm) ABOVE A STANDING SURFACE IS REQUIRED TO BE SAFETY GLAZING PER C.R.C. R502.4
21. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY POWER OR DISTRIBUTION FACILITIES (POWER POLES, FULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP, THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY, FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES
22. ALL HOT WATER PIPES FROM SOURCE TO KITCHEN SHALL BE INSULATED.
23. ALL FIXTURES, EQUIPMENT, PIPING, AND MATERIALS SHALL BE LISTED.
24. PIPING MATERIALS FOR DOMESTIC WATER SYSTEMS TO BE PEEX, OR EQUAL, VERIFY WITH BUILDER, NOTE, IF CPVC IS SELECTED, SPECIAL INSPECTION IS REQUIRED.



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Date: 03/26/2018

Revisions:

SENDARO AT SUMMERLY
LAKE ELSINORE, CA

Plan Name:

PEARL

Plan Number:

PLAN S913

Sheet Title:

FIRST FLOOR
PLAN OPTIONS

Sheet Number:

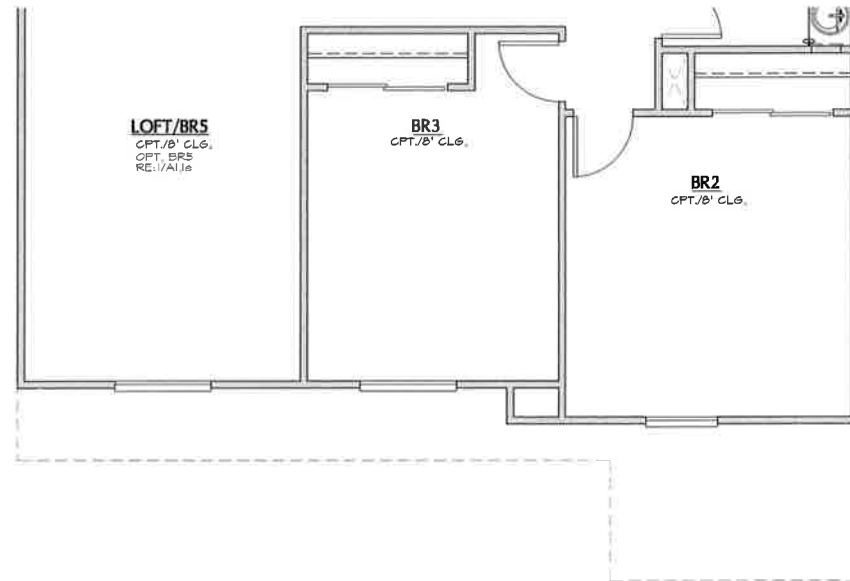
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1. WATER HEATER MUST BE STRAPPED TO WALL PER C.P.C. 508.2
2. BACKFLOW PREVENTION DEVICES AND ASSEMBLIES PER C.P.C. 603.2
3. GRADE, SUPPORT AND PROTECTION OF BUILDING SEWERS PER C.P.C. 518.0
4. INDIRECT WASTE PIPING PER C.P.C. SECTION 803.0
5. INDIRECT WASTE RECEPTORS PER C.P.C. 804.0
6. PRESSURE RELIEF VALVES AND VACUUM RELIEF VALVES PER C.P.C. 608.0
7. SEWER CLEANOUTS PER C.P.C. 719.0
8. GAS PIPING INSTALLATION PER C.P.C. 21.0
9. REMOVAL OF WIRING, PLUMBING SYSTEMS AND EXPOSED STRUCTURAL STEEL PER C.P.C. 2501.04
10. AFFLUENCE PLUMBING PER C.P.C. 807.0
11. ALL PLUMBING FIXTURES SHALL MEET THE FLOW REQUIREMENTS SPECIFIED IN THE SCHEDULE OF GREED BUILDING CODES
12. THE FLOW RATES FOR ALL PLUMBING FIXTURES SHALL COMPLY WITH THE MAXIMUM FLOW RATES SPECIFIED IN SECTION 4303.1
13. PLUMBING FIXTURE CONTROL VALVES PER C.P.C. 605.0
14. a. SHOWER AND SHOWER COMBINATIONS SHALL BE LIMITED TO 120°F, THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A CONTROL FOR MEETING THIS PROVISION PER C.P.C. 414.5
15. b. SHOWER AND SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC OR COMBINATION TYPE
16. c. PRESSURE BALANCE VALVES WITH MIXING VALVES THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION WHICH SHALL BE ADJUSTED TO DELIVER A MAXIMUM MIXED WATER SETTING OF 120°F, THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A CONTROL FOR MEETING THIS PROVISION PER C.P.C. 418.0
17. d. BATHROOM FAUCETS SHALL BE FITTED WITH AN AERATOR RESTRICTING FLOW TO 1.5 GPM @ 60 PSI
18. e. KITCHEN FAUCETS SHALL BE FITTED WITH AN AERATOR RESTRICTING FLOW TO 1.2 GPM @ 60 PSI
19. f. SHOWER AND SHOWER HEADS SHALL BE LOW-FLOW AND LIMITED TO 2 GPM @ 80 PSI
20. g. WATER VOLUME FOR WATER CLOSETS SHALL BE 1.20 GAL/FLUSH
21. h. PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE REPLACED
22. i. SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, IMPERMEABLE SURFACE TO A HEIGHT OF AT LEAST TWO (2) INCHES ABOVE DRAIN INLET AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE PER C.F.C. 3071.2 & 308.4
23. j. SAFETY GLAZING IS REQUIRED IN DOORS AND ENCLOSURES FOR SAUNAS, POOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWNERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENLOSING THESE COMPARTMENTS WHERE THE BOTTOM EDGED EDGE OF THE GLAZING IS LESS THAN 54 INCHES (1524 mm) ABOVE THE FINISHING SURFACE IS REQUIRED TO BE SAFETY GLAZING PER C.F.C. 308.4
24. k. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO THE POWER OR DISTRIBUTION PANELS (FROM THE MAIN ELECTRICAL TRANSFORMER), VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES (WHETHER OR NOT UNDERGROUND) OR TO THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
25. l. ALL HOT WATER PIPES FROM SOURCE TO KITCHEN SHALL BE INSULATED
26. m. ALL FIXTURES, EQUIPMENT, PIPING, AND MATERIALS SHALL BE LISTED
27. n. PIPING MATERIALS FOR DOMESTIC WATER SYSTEMS TO BE PER OR EQUAL. VERIFY WITH ENCLER. NOTE: IF CPVC IS SELECTED, SPECIAL INSPECTION IS REQUIRED.

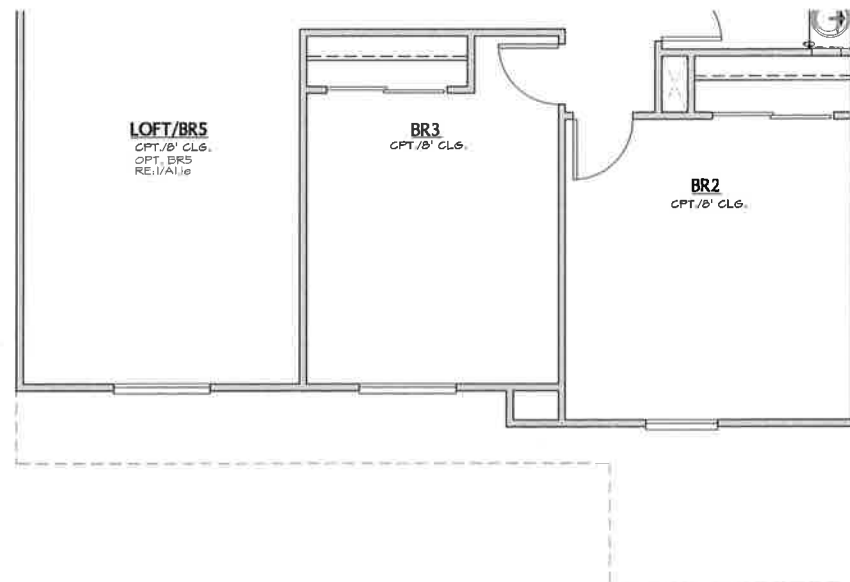
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FILE (945) 467-2800 / FAX (945) 467-2801



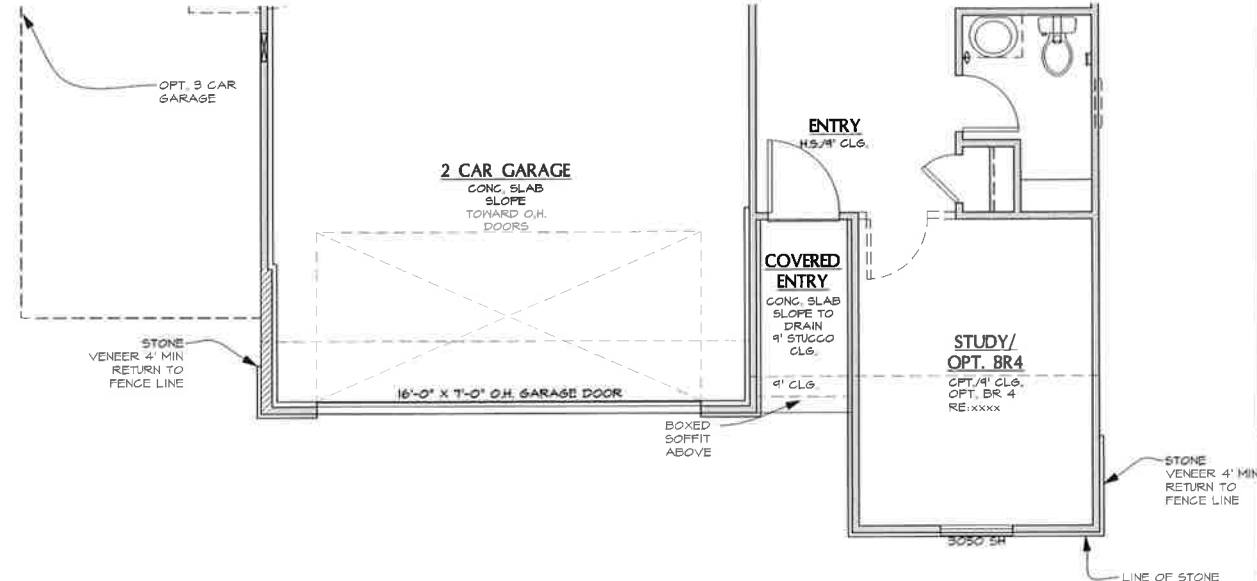
**SECOND FLOOR PLAN @
ELEVATION C**

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



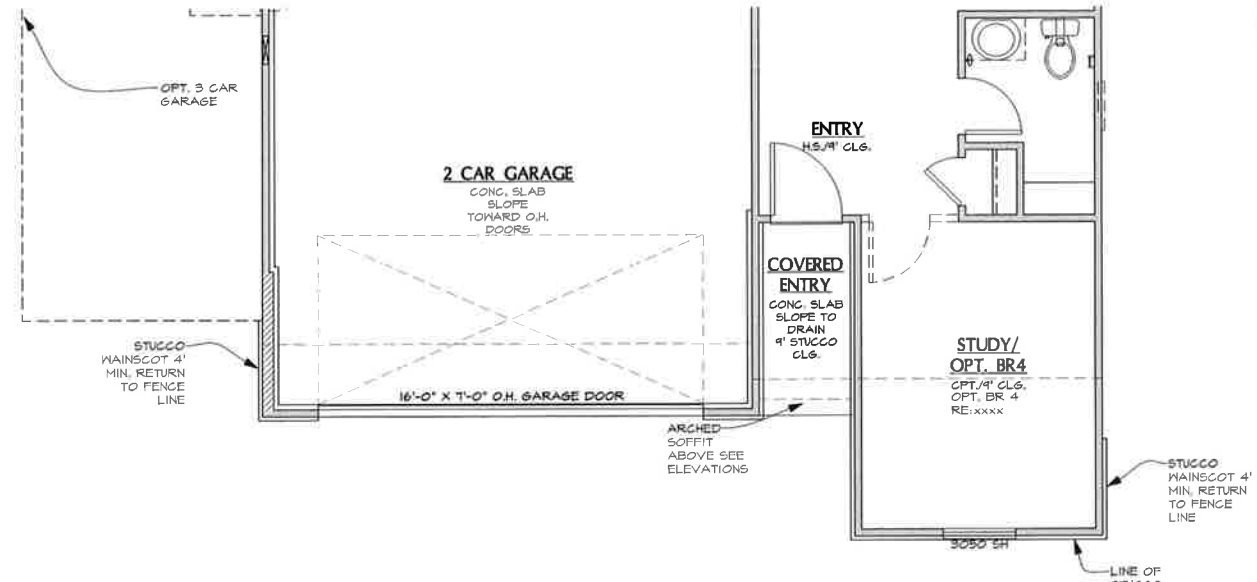
**SECOND FLOOR PLAN @
ELEVATION B**

3
SCALE: 1/4"=1'-0"



**FIRST FLOOR PLAN @
ELEVATION C**

2
SCALE: 1/4"=1'-0"



**FIRST FLOOR PLAN @
ELEVATION B**

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

FLOOR PLAN NOTES

1. ATTIC ACCESS PER C.R.C. R001, DRAFTSTOPS PER C.R.C. R302.12 AND VENTILATION PER C.R.C. R306
2. BUILDING ACCESS, MEANS OF EGRESS FROM FACILITIES AND EMERGENCY ESCAPE PER C.R.C. R310
3. SAFETY GLAZING PER C.R.C. R308.4
4. FACTORY-BUILT CHIMNEYS AND FIREPLACES PER C.R.C. R1005
5. COMBUSTION AIR TO FORCED AIR UNIT PER C.M.C. CHAPTER 7
6. COMBUSTION AIR TO WATER HEATER PER C.M.C. CHAPTER 7
7. ENVIRONMENTAL AIR DUCTS PER C.M.C. 504
8. MECHANICAL EQUIPMENT LOCATION AND DAMAGE PROTECTION PER C.M.C. SECTION 507.1
9. WATER HEATER PROTECTION FROM DAMAGE PER C.P.C. 508.0
10. PROVIDE EMERGENCY EGRESS FROM SLEEPING ROOMS, MIN. 24" CLEAR HT., 20" CLEAR WIDTH, 5.7 SQ. FT. MIN. AREA (5.0 SQ. FT. AT GRADE LEVEL) & 44" MAX TO SILL PER C.R.C. R310
11. A MINIMUM VERTICAL CLEARANCE ABOVE THE COOKING TOP OF NOT LESS THAN 30 INCHES TO COMBUSTIBLE MATERIALS, A MINIMUM VERTICAL CLEARANCE OF NOT LESS THAN 24 INCHES IS PERMITTED IF THE UNDERSIDE OF THE COMBUSTIBLE MATERIAL IS PROTECTED OR IF A LISTED COOKING APPLIANCE OR MICROWAVE OVEN IS INSTALLED OVER A LISTED COOKING APPLIANCE, THE MINIMUM HORIZONTAL DISTANCE IS REQUIRED TO BE PER THE PERMANENT MARKINGS LISTED ON THE UNIT PER C.M.C. 416.1 & 416.2
12. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS, OR SHALL BE PROVIDED BY ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL PER C.R.C. R303
13. FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT, GLASS MAT GYPSUM BACKERS OR FIBER-REINFORCED GYPSUM BACKERS IN COMPLIANCE WITH ASTM C 1288, C 1325, C 1178 OR C 1218, RESPECTIVELY, AND INSTALLED IN ACCORDANCE WITH MFR RECOMMENDATIONS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS PER C.R.C. R702.4.2

MECHANICAL NOTES

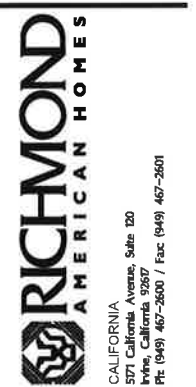
1. EQUIPMENT INSTALLATION PER C.M.C. 303
2. LIGHT AND VENTILATION (R-5) PER C.R.C. R303
3. EQUIPMENT ACCESS AND SERVICE SPACE PER C.M.C. 304
4. DUCTS PENETRATIONS BETWEEN THE HOUSE LIVING AREA AND GARAGE SHALL BE 26 GA. G.I. MATERIAL IN THE GARAGE, SEALED AT EDGES, AND NO OPENINGS INTO GARAGE PER C.R.C. R302.3.2

PLUMBING NOTES

1. WATER HEATER MUST BE STRAPPED TO WALL PER C.P.C. 508.2
2. BACKFLOW PREVENTION DEVICES AND ASSEMBLIES PER C.P.C. 603.2
3. GRADE, SUPPORT AND PROTECTION OF BUILDING SEWERS PER C.P.C. 718.0
4. INDIRECT WASTE PIPING PER C.P.C. SECTION 603.0
5. INDIRECT WASTE RECEPTORS PER C.P.C. 604.0
6. WATER PRESSURE, PRESSURE REGULATORS, PRESSURE RELIEF VALVES AND VACUUM RELIEF VALVES PER C.P.C. 608.0
7. SEWER CLEANOUTS PER C.P.C. 719.0
8. GAS PIPING INSTALLATION PER C.P.C. 211.0
9. BONDING OF PIPING SYSTEMS AND EXPOSED STRUCTURAL STEEL PER C.E.C. 250.10.4
10. APPLIANCE PLUMBING PER C.P.C. 807.0
11. ALL PLUMBING FIXTURES SHALL MEET THE FLOW REQUIREMENTS SPECIFIED IN THE CALIFORNIA GREEN BUILDING CODE
12. THE FLOW RATES FOR ALL PLUMBING FIXTURES SHALL COMPLY WITH THE MAXIMUM FLOW RATES SPECIFIED IN SECTION 4.303.1
13. PLUMBING FIXTURE CONTROL VALVES PER C.P.C. 605.0
- 13.a. TUB AND WHIRLPOOL TUB HOT WATER FILLERS SHALL BE LIMITED TO 120°F, THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A CONTROL FOR MEETING THIS PROVISION PER C.P.C. 414.5
- 13.b. SHOWER AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION WHICH SHALL BE ADJUSTED TO DELIVER A MAXIMUM MIXED WATER SETTING OF 120°F, THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A CONTROL FOR MEETING THIS PROVISION PER C.P.C. 418.0
14. BATHROOM FAUCETS SHALL BE FITTED WITH AN AERATOR RESTRICTING FLOW TO 1.5 GPM @ 60 PSI
15. KITCHEN FAUCETS SHALL BE FITTED WITH AN AERATOR RESTRICTING FLOW TO 1.8 GPM @ 60 PSI
16. SHOWER AND TUB-SHOWER HEADS SHALL BE LOW-FLOW AND LIMITED TO 2.0 GPM @ 80 PSI
17. WATER VOLUME FOR WATER CLOSETS SHALL BE 1.28 GAL FLUSH
18. PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION
19. SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN 72 INCHES (1829 mm) ABOVE DRAIN INLET AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE PER C.R.C. 307.2 & 308.4
20. SAFETY GLAZING IS REQUIRED IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWNERS, GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 mm) ABOVE A STANDING SURFACE IS REQUIRED TO BE SAFETY GLAZING PER C.R.C. 308.4
21. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY POWER OR DISTRIBUTION FACILITIES (POWER POLES, FULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP, THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY, FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES
22. ALL HOT WATER PIPES FROM SOURCE TO KITCHEN SHALL BE INSULATED.
23. ALL FIXTURES, EQUIPMENT, PIPING, AND MATERIALS SHALL BE LISTED
24. PIPING MATERIALS FOR DOMESTIC WATER SYSTEMS TO BE PE, OR EQUAL, VERIFY WITH BUILDER, NOTE, IF CPVC IS SELECTED, SPECIAL INSPECTION IS REQUIRED.



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Date: 03/28/2018

Revisions:

SENDARO AT
SUMMERLY
LAKE ELSINORE, CA

Plan Name:

PEARL

Plan Number:

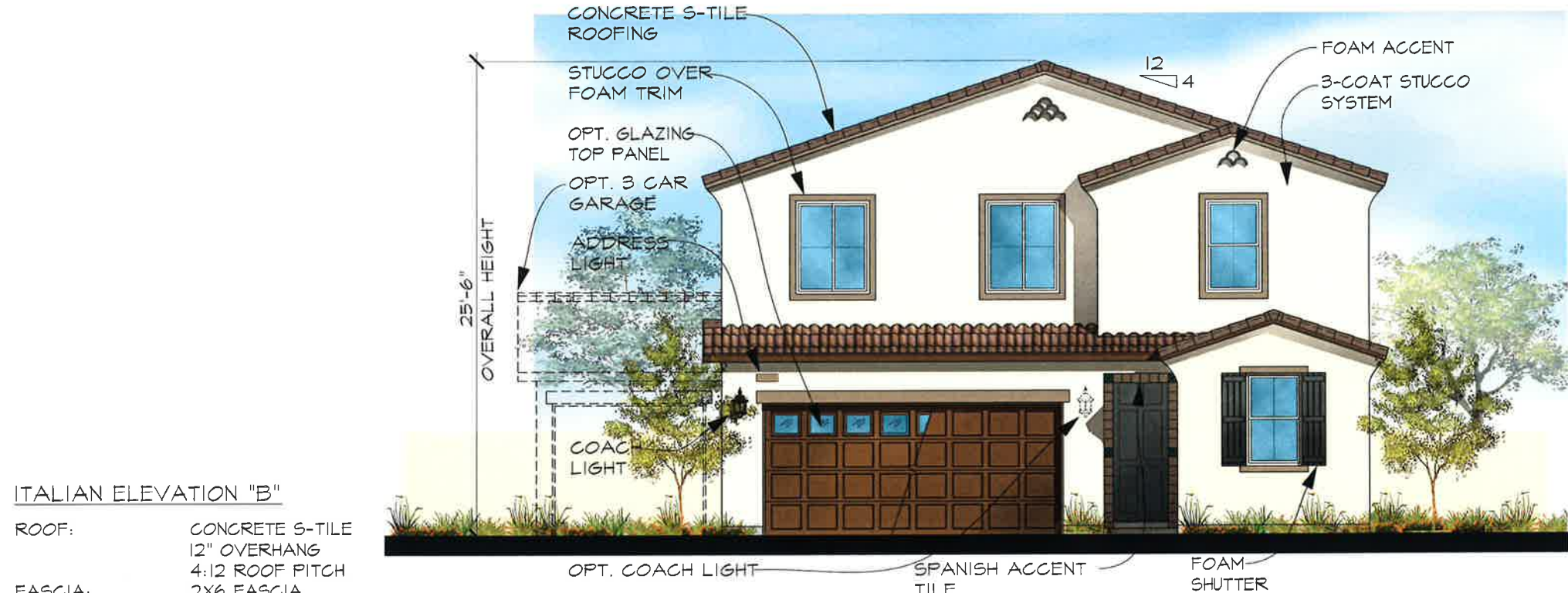
PLAN S913

Sheet Title:

PARTIAL FLOOR
PLANS

Sheet Number:

A2-1



ITALIAN ELEVATION "B"

- ROOF: CONCRETE S-TILE
12" OVERHANG
4:12 ROOF PITCH
- FASCIA: 2X6 FASCIA
- WALL: STUCCO VENEER W/ WAINSCOT
- TRIM: STUCCO OVER FOAM TRIM
- ACCENTS: DECORATIVE PREFABRICATED SHUTTERS
STUCCO OVER FOAM BAND
- GARAGE DOOR: OPTIONAL GARAGE DOOR GLAZING

FRONT ELEVATION A - SPANISH

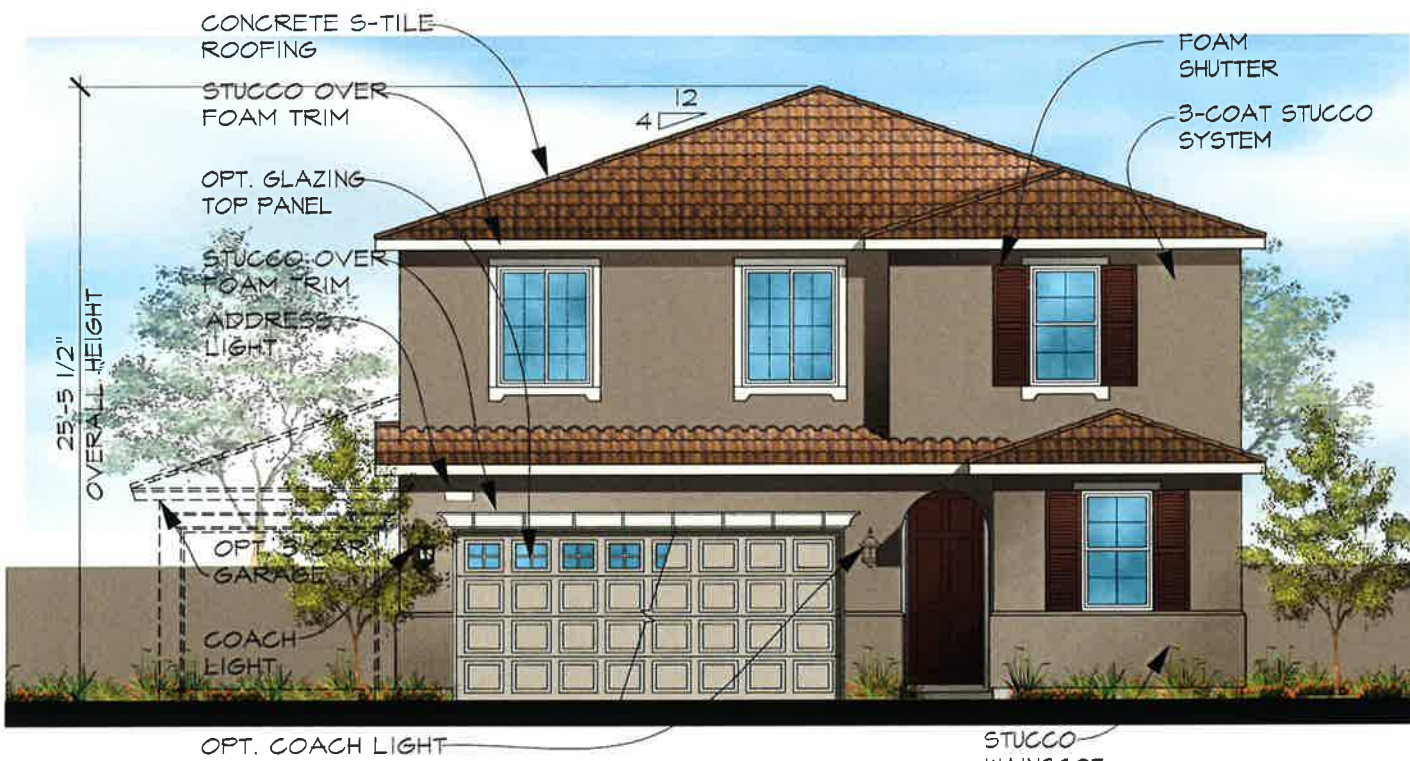
COLOR SCHEME A3

SPANISH ELEVATION "A"

- ROOF: CONCRETE S-TILE
12" EAVE OVERHANG
2" RAKE OVERHANG
4:12 ROOF PITCH
- FASCIA: 2X6 FASCIA
- GABLE: FOAM ACCENT
- TRIM: STUCCO OVER FOAM TRIM
- ACCENTS: DECORATIVE PREFABRICATED SHUTTERS
- GARAGE DOOR: OPTIONAL GARAGE DOOR GLAZING

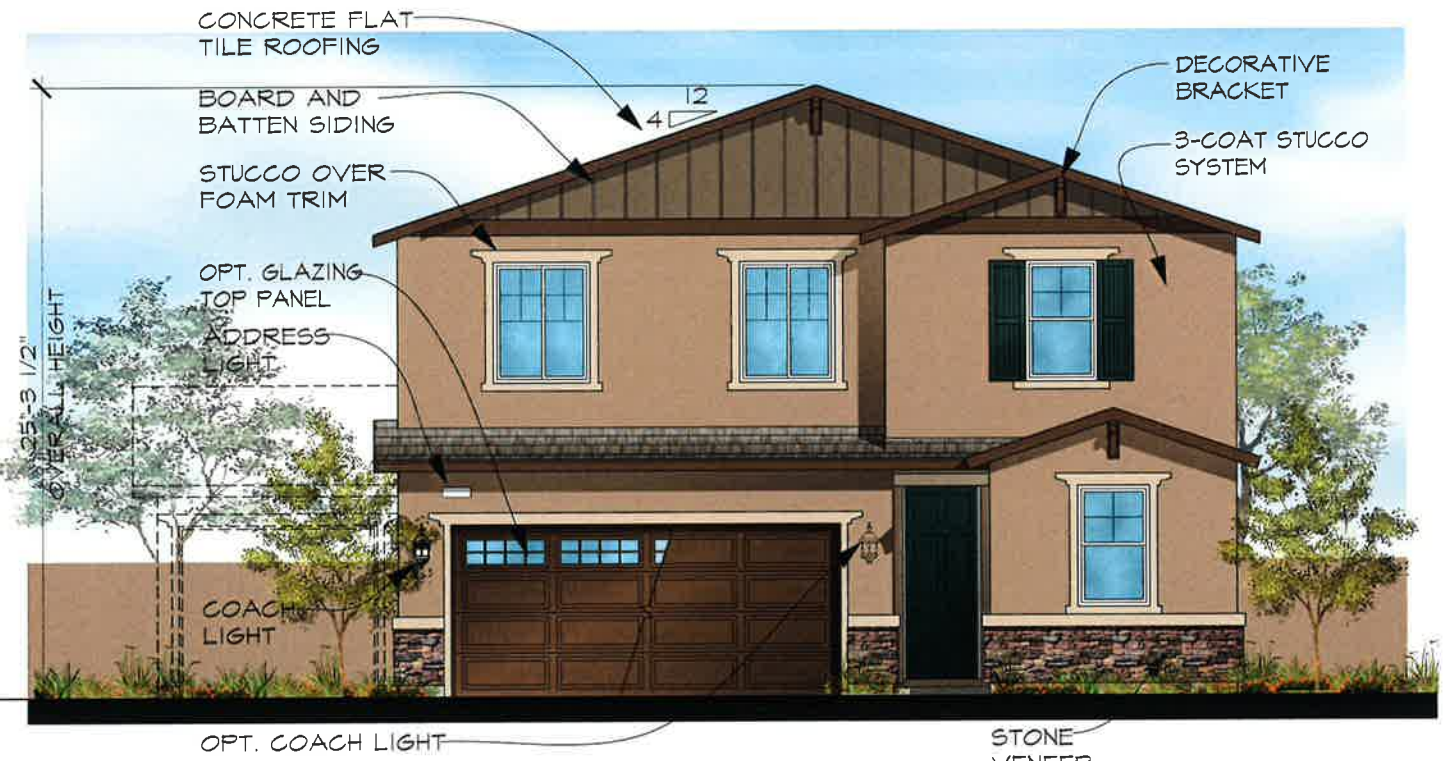
CRAFTSMAN ELEVATION "C"

- ROOF: CONCRETE FLAT TILE
12" EAVE OVERHANG
12" RAKE OVERHANG
4:12 ROOF PITCH
- FASCIA: 2X6 FASCIA
- GABLE: FIBER CEMENT BOARD & BATTEN SIDING
- WALL: STUCCO OVER FOAM TRIM
- TRIM: STUCCO OVER FOAM BAND
- ACCENTS: DECORATIVE PREFABRICATED SHUTTERS
- COLUMN: BATTERED PORCH COLUMNS W/ STONE VENEER
- GARAGE DOOR: OPTIONAL GARAGE DOOR GLAZING



FRONT ELEVATION B - ITALIAN

COLOR SCHEME B3

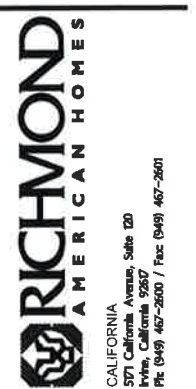


FRONT ELEVATION C - CRAFTSMAN

COLOR SCHEME C3



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Date: 03/26/2018

Revisions:

SENDARO AT
SUMMERLY
LAKE ELSINORE, CA

Plan Name:

PEARL

Plan Number:

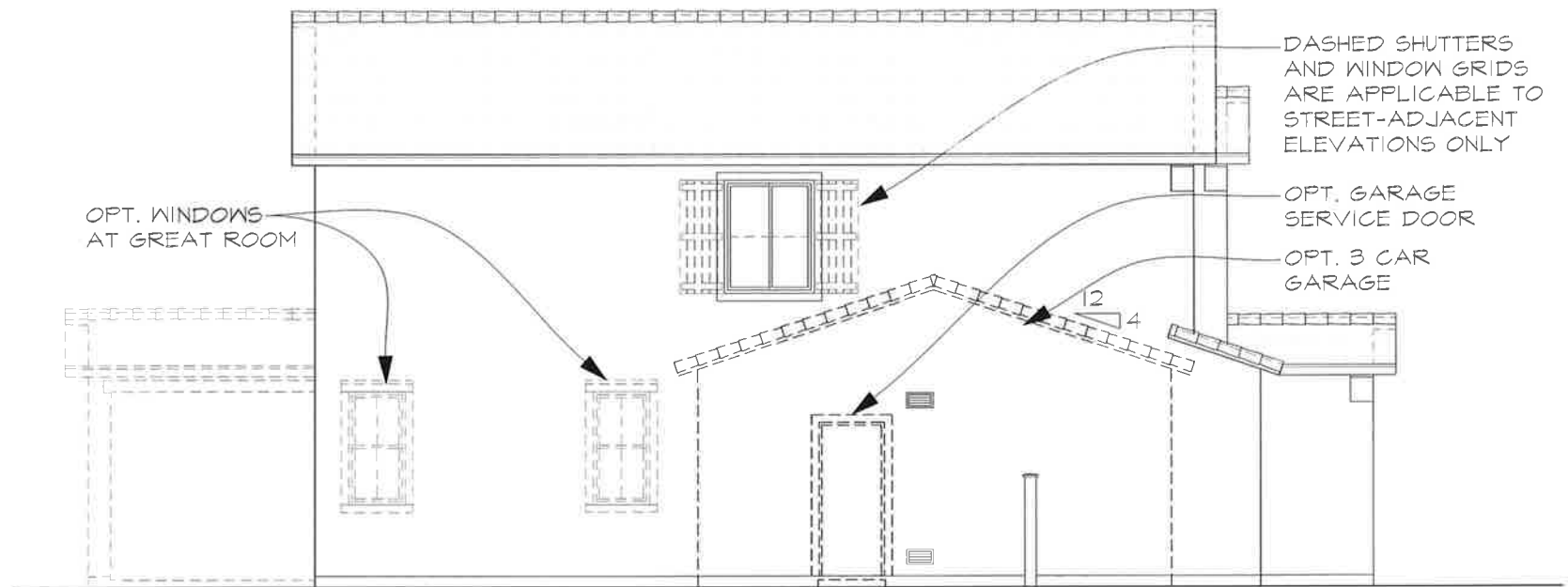
PLAN S913

Sheet Title:

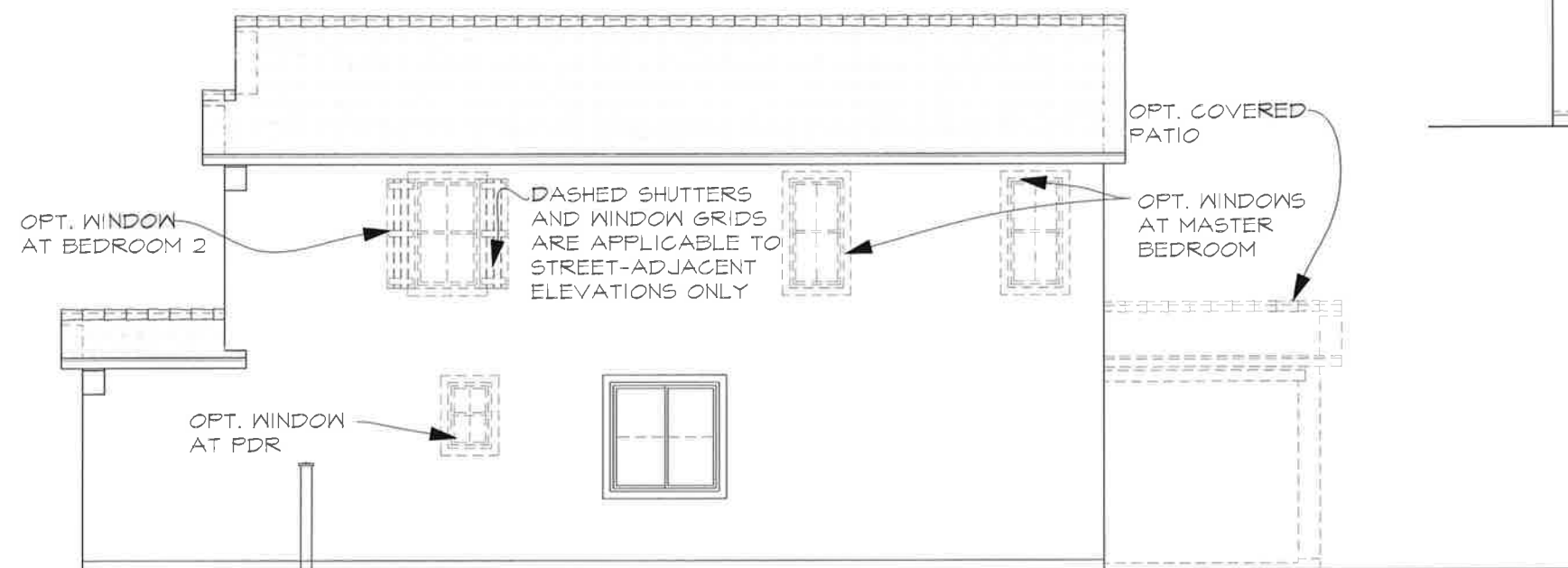
FRONT
ELEVATIONS

Sheet Number:

A2-2
a



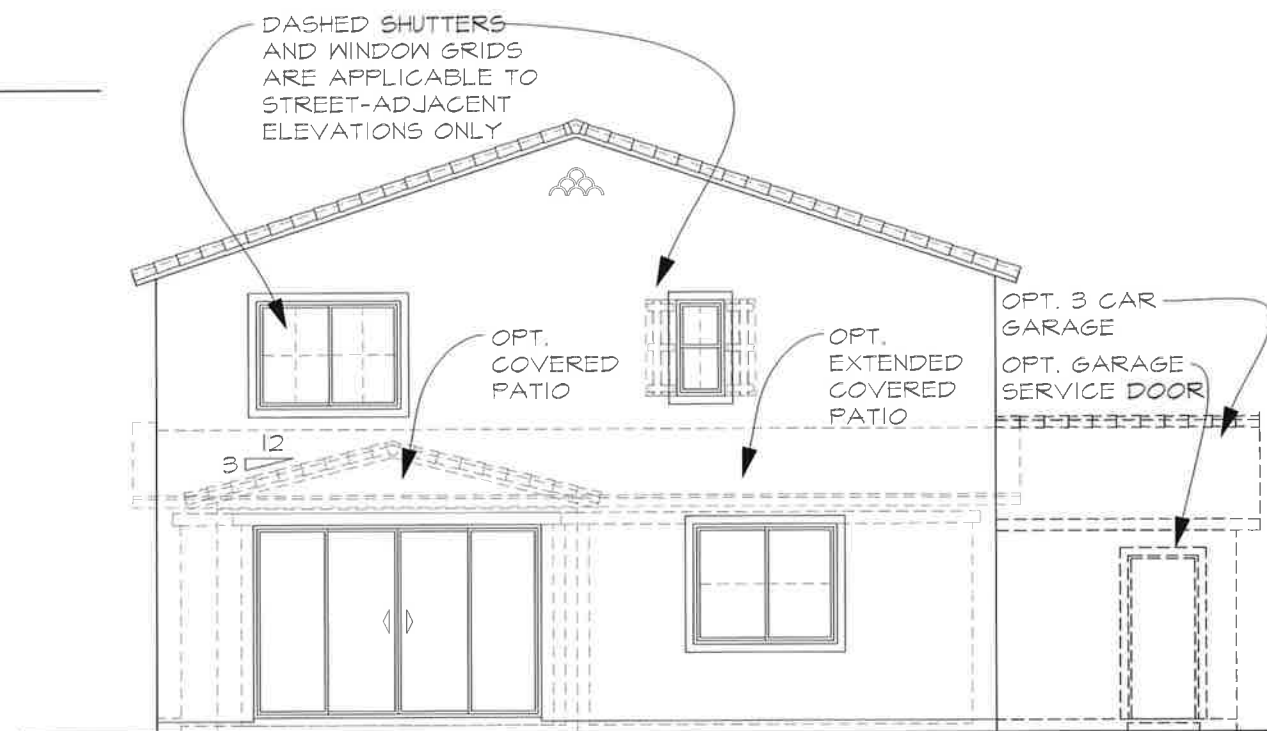
LEFT ELEVATION A - SPANISH



RIGHT ELEVATION A - SPANISH

SPANISH ELEVATION "A"

- ROOF: CONCRETE S-TILE
12" EAVE OVERHANG
2" RAKE OVERHANG
4:12 ROOF PITCH
- FASCIA: 2X6 FASCIA
GABLE: FOAM ACCENT
- TRIM: STUCCO OVER FOAM TRIM
- ACCENTS: DECORATIVE PREFABRICATED SHUTTERS
- GARAGE DOOR: OPTIONAL GARAGE DOOR GLAZING



REAR ELEVATION A - SPANISH



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LAKE ELSINORE, CA

Plan Name:

PEARL

Plan Number:

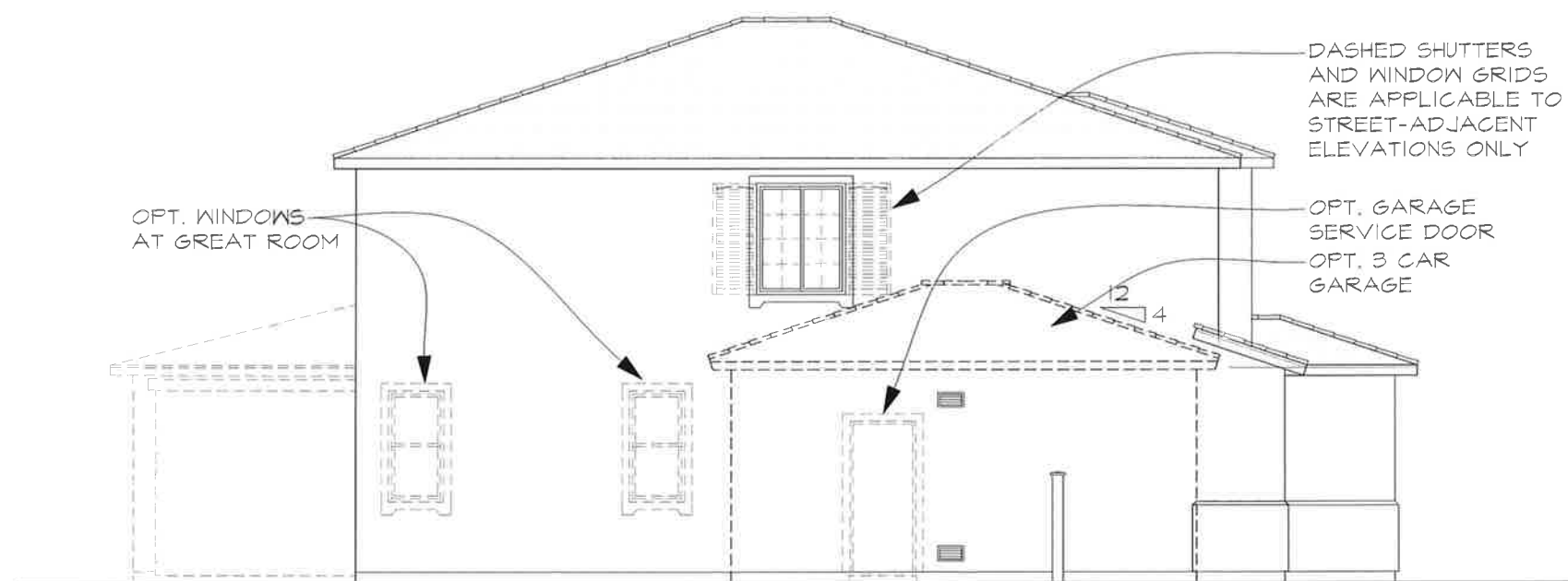
PLAN S913

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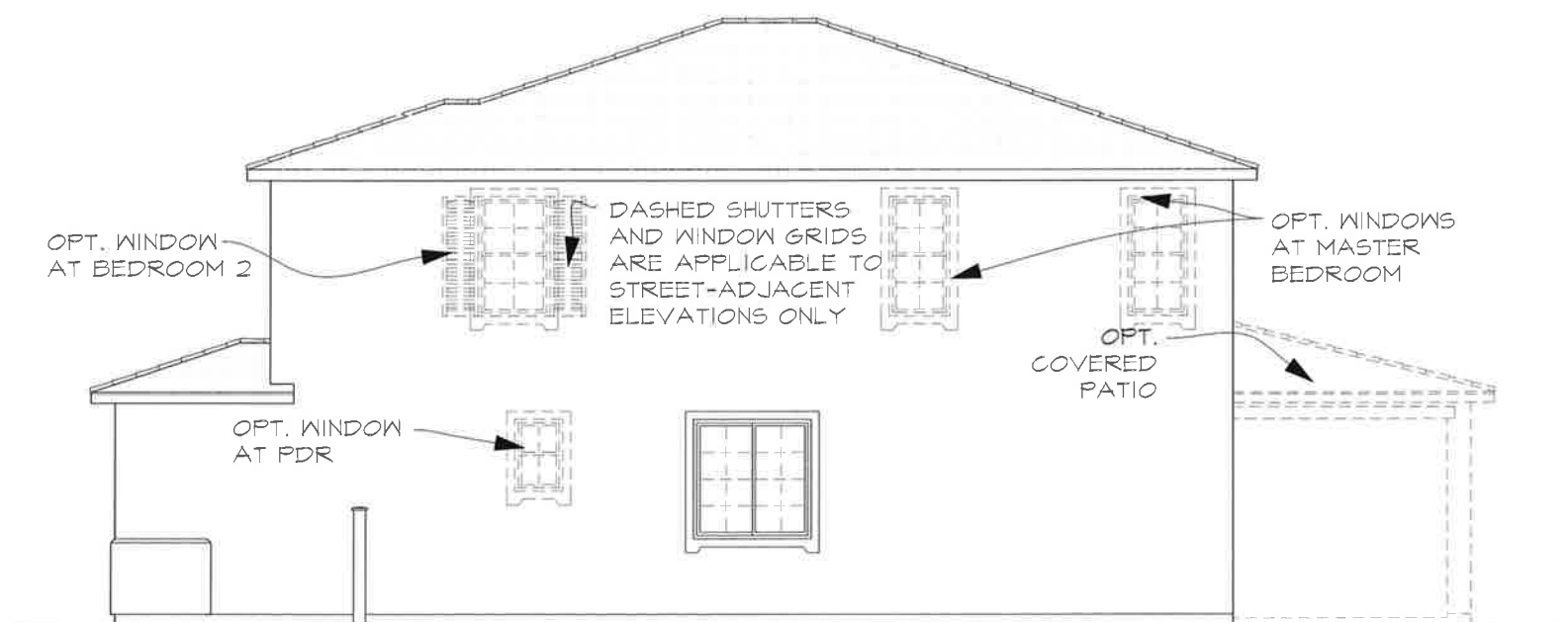
SPANISH SIDE &
REAR
ELEVATIONS

Sheet Number:

A2-2
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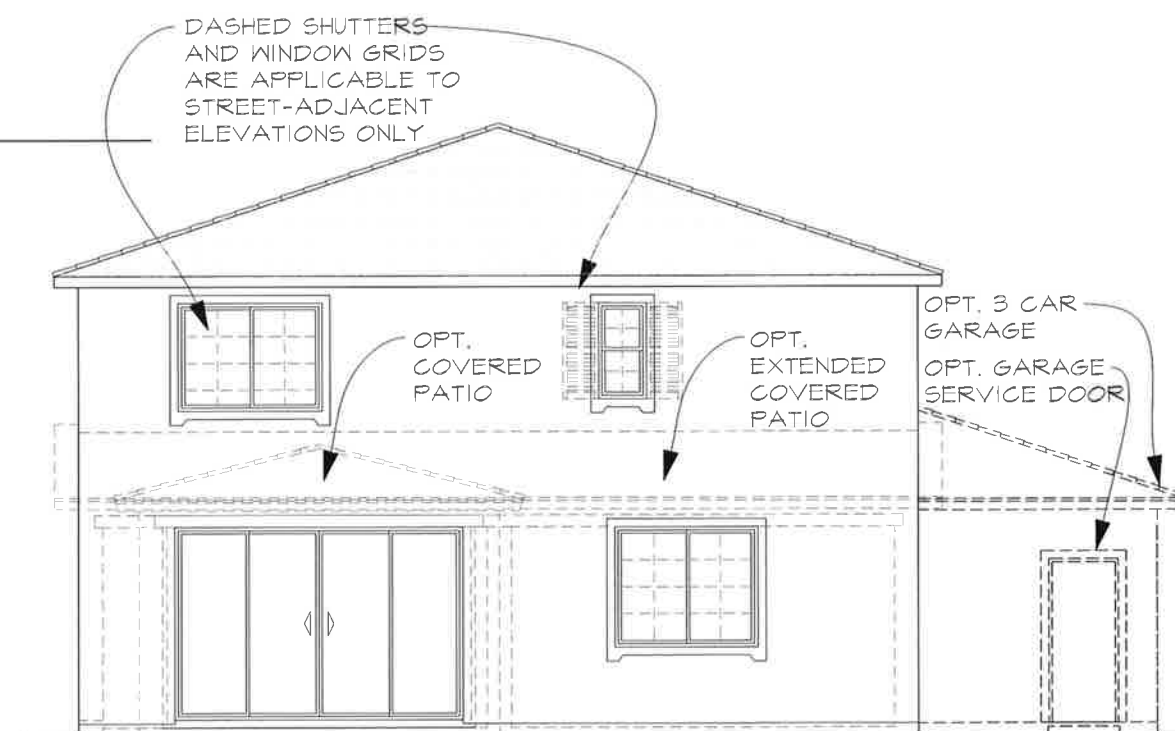
LEFT ELEVATION B - ITALIAN



RIGHT ELEVATION B - ITALIAN

ITALIAN ELEVATION "B"

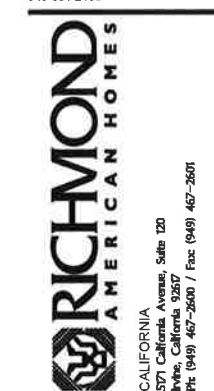
ROOF: CONCRETE S-TILE
12" OVERHANG
4:12 ROOF PITCH
FASCIA: 2X6 FASCIA
WALL: STUCCO VENEER W/ WAINSCOT
TRIM: STUCCO OVER FOAM TRIM
ACCENTS: DECORATIVE PREFABRICATED SHUTTERS
STUCCO OVER FOAM BAND
GARAGE DOOR: OPTIONAL GARAGE DOOR GLAZING



REAR ELEVATION B - ITALIAN



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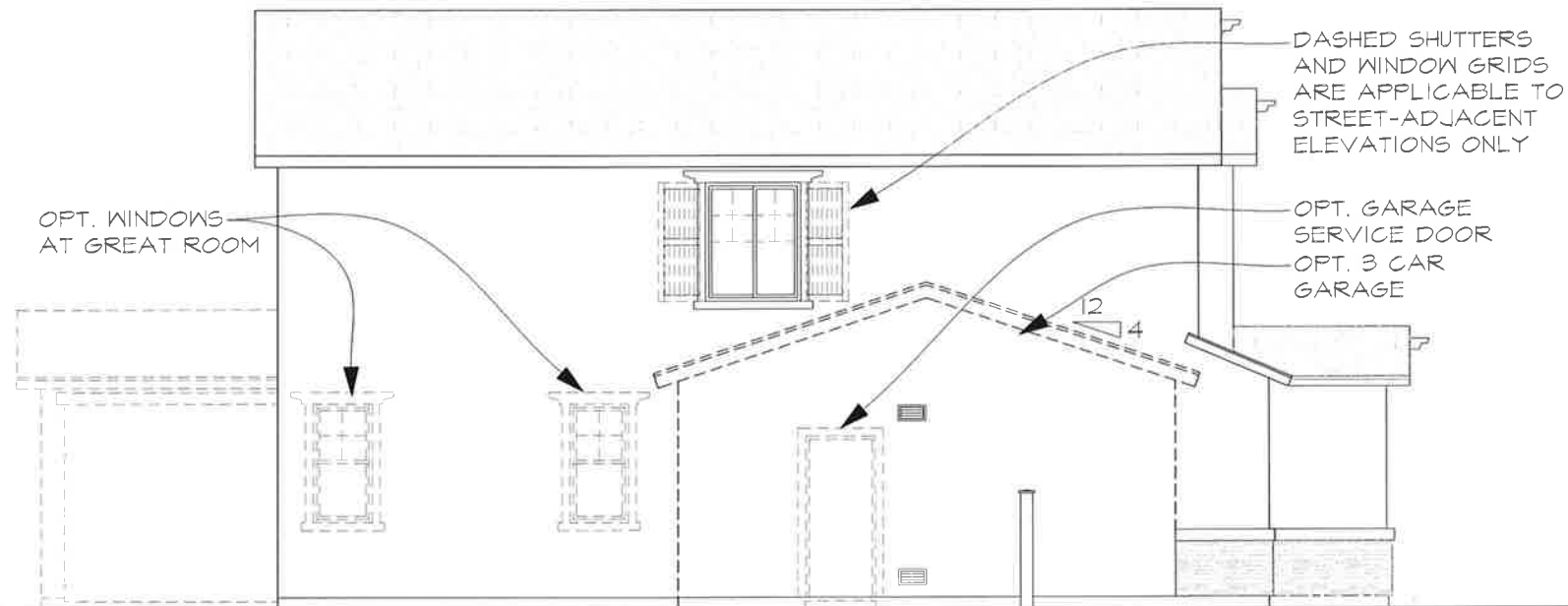
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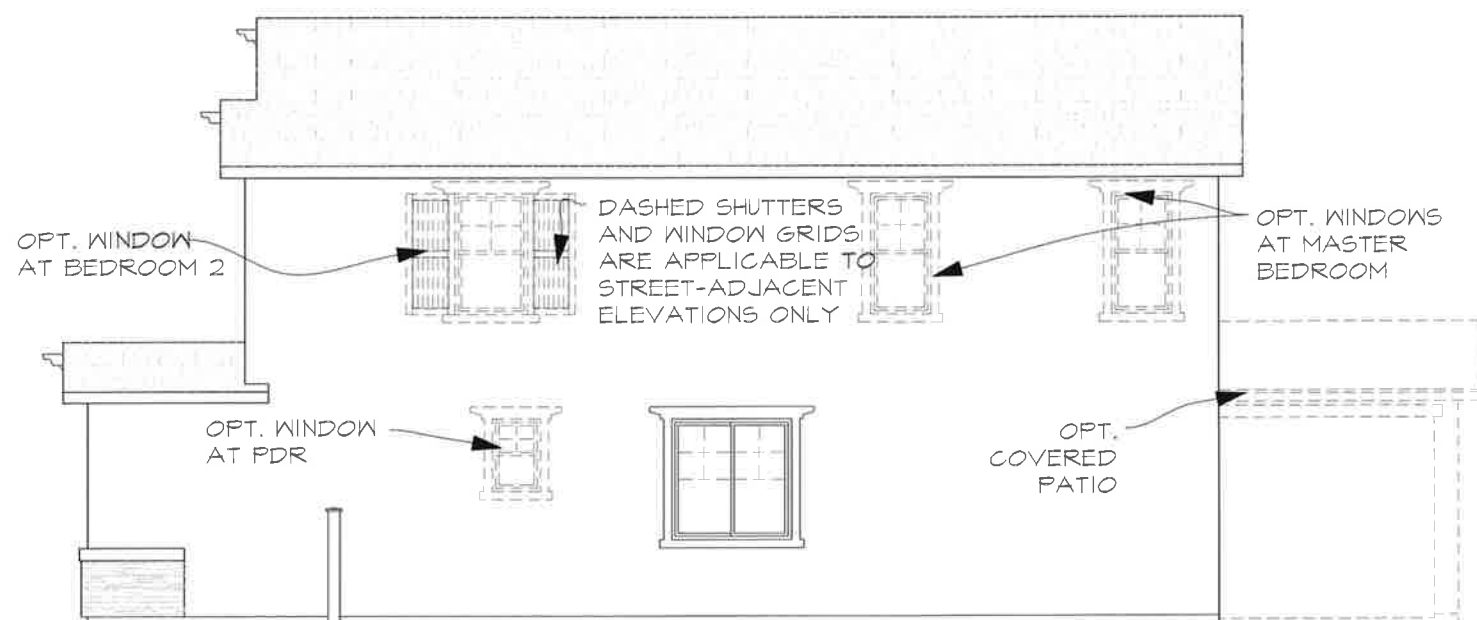
ITALIAN SIDE &
REAR
ELEVATIONS

Sheet Number:

A2-2
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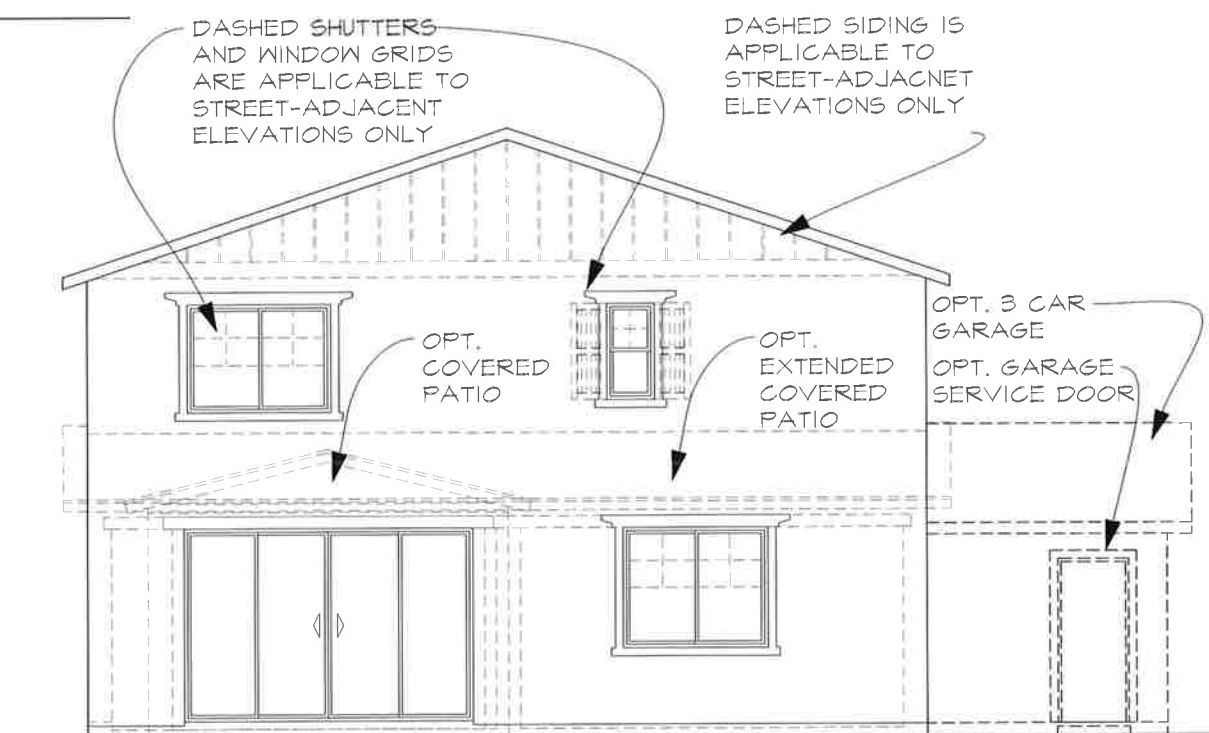
LEFT ELEVATION C - CRAFTSMAN



RIGHT ELEVATION C - CRAFTSMAN

CRAFTSMAN ELEVATION "C"

- ROOF: CONCRETE FLAT TILE
12" EAVE OVERHANG
12" RAKE OVERHANG
4:12 ROOF PITCH
- FASCIA: 2X6 FASCIA
- GABLE: FIBER CEMENT BOARD & BATTEN SIDING
- WALL: STONE VENEER
- TRIM: STUCCO OVER FOAM TRIM
- ACCENTS: DECORATIVE PREFABRICATED SHUTTERS
STUCCO OVER FOAM BAND
- COLUMN: BATTERED PORCH COLUMNS W/ STONE VENEER
- GARAGE DOOR: OPTIONAL GARAGE DOOR GLAZING



REAR ELEVATION C - CRAFTSMAN



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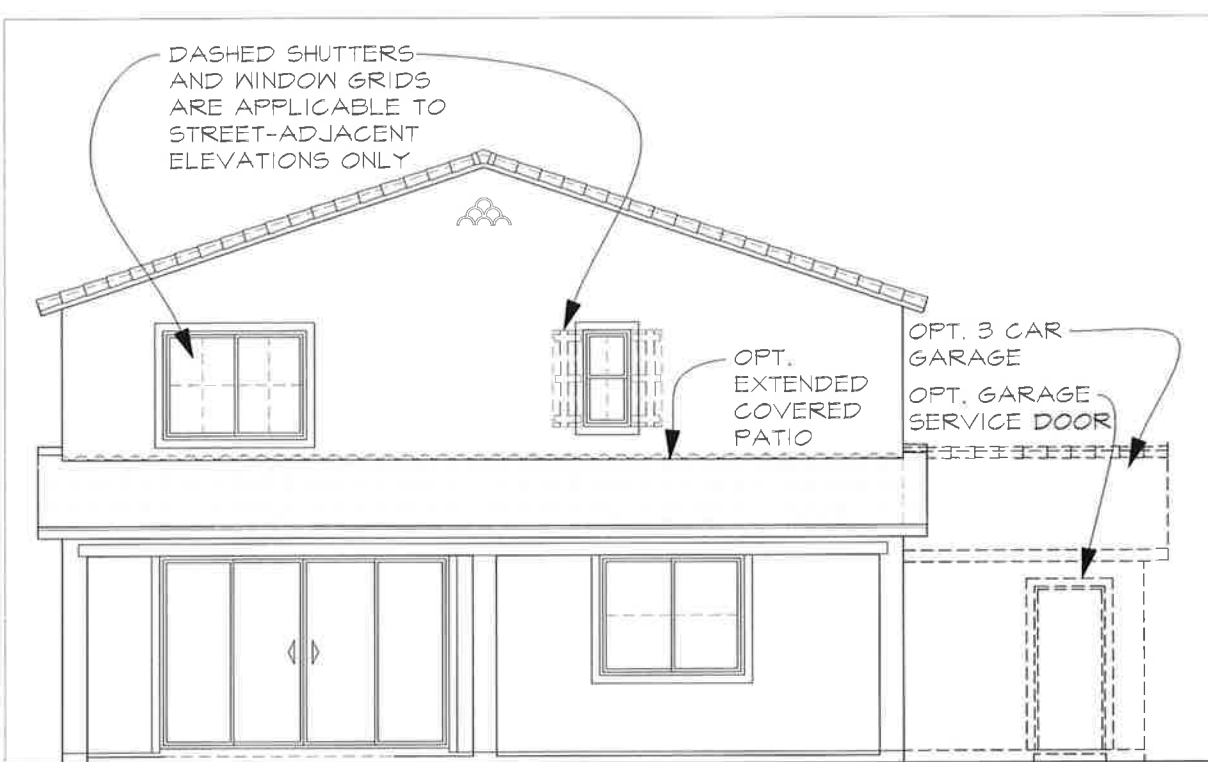
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CRAFTSMAN
SIDE & REAR
ELEVATIONS

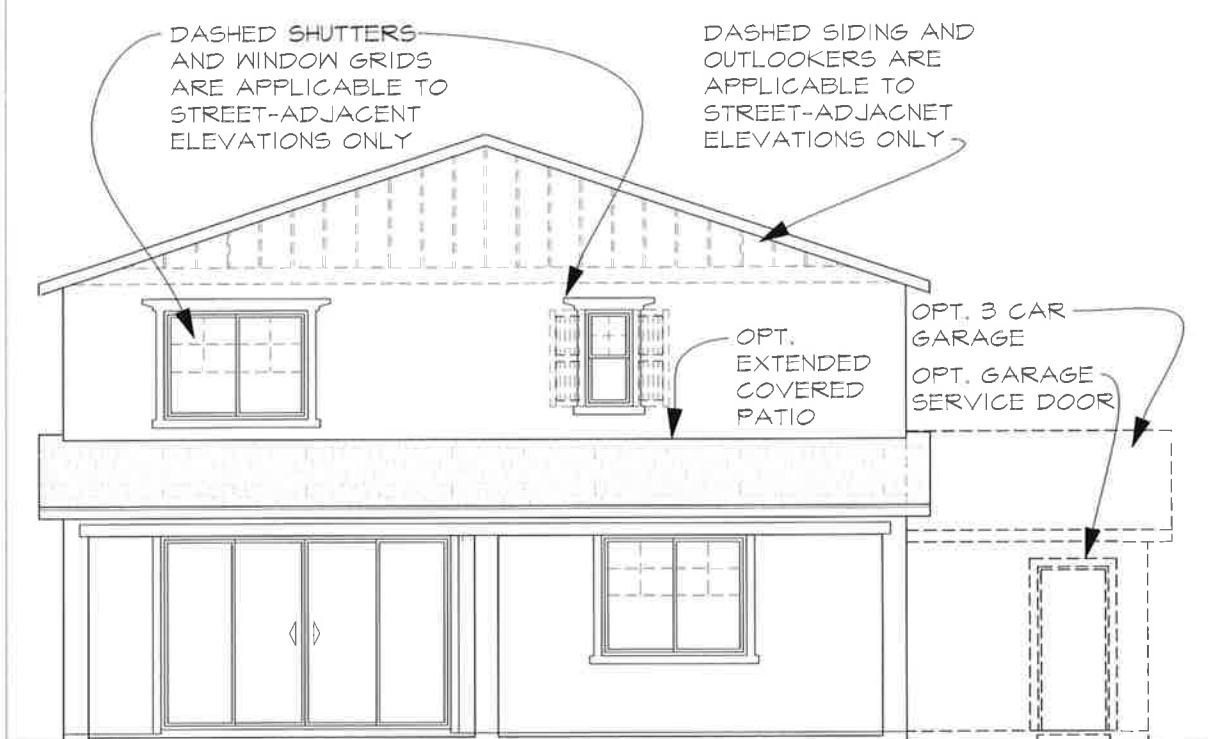
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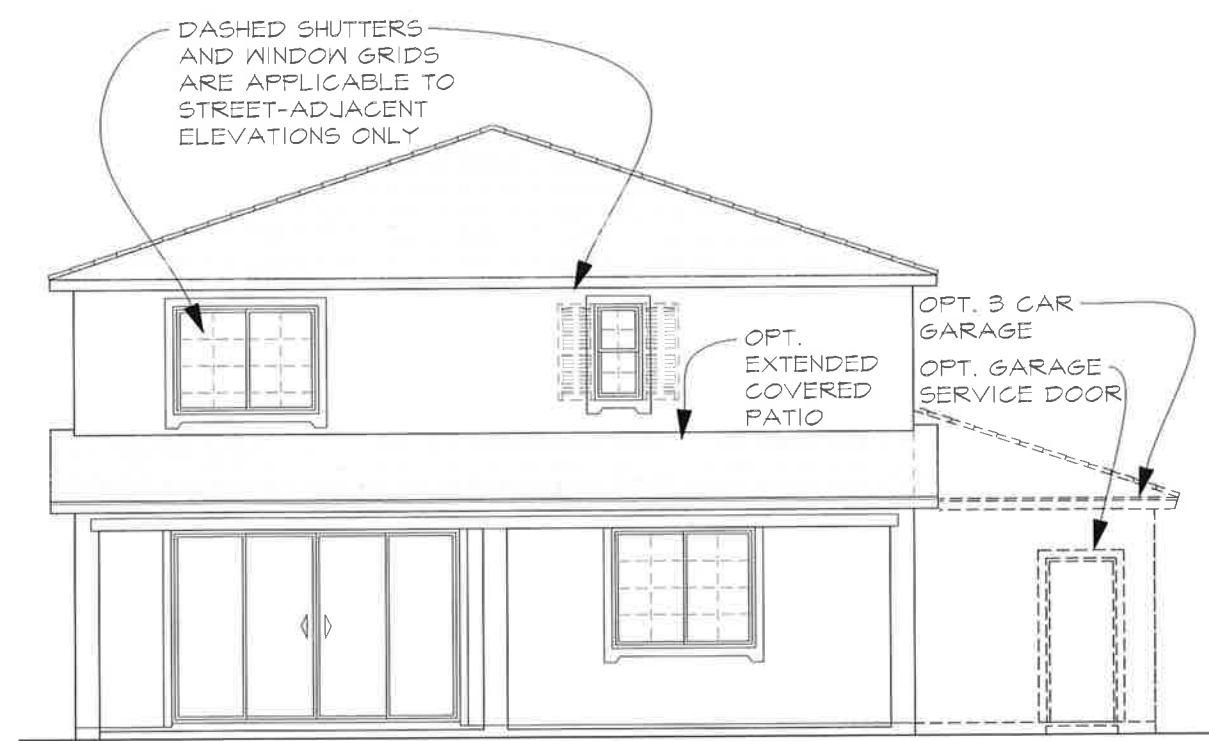




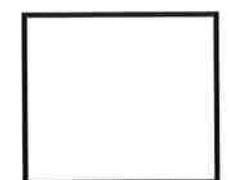
REAR ELEVATION A - SPANISH
OPTIONAL EXTENDED COVERED PATIO



REAR ELEVATION C - CRAFTSMAN
OPTIONAL EXTENDED COVERED PATIO



REAR ELEVATION B - ITALIAN
OPTIONAL EXTENDED COVERED PATIO



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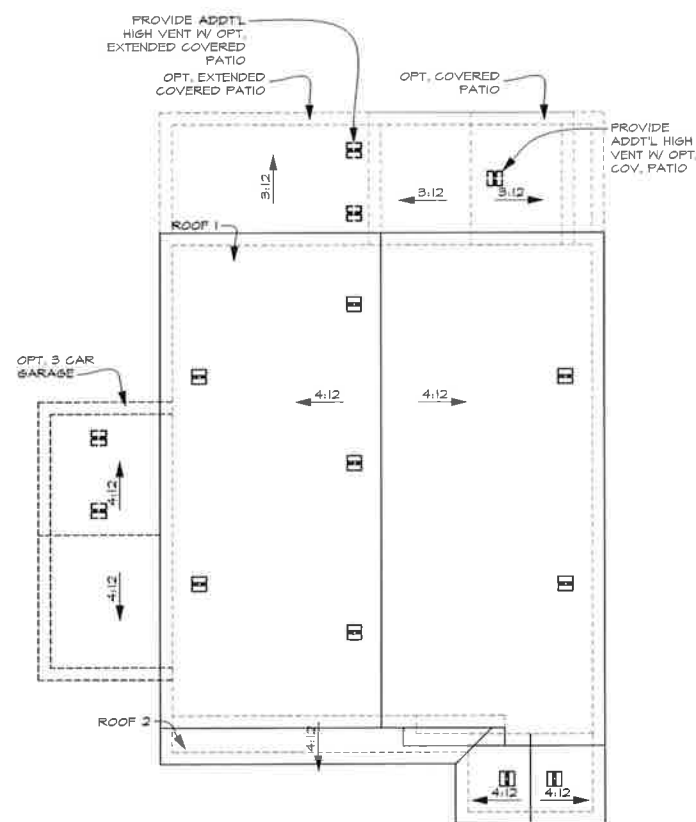
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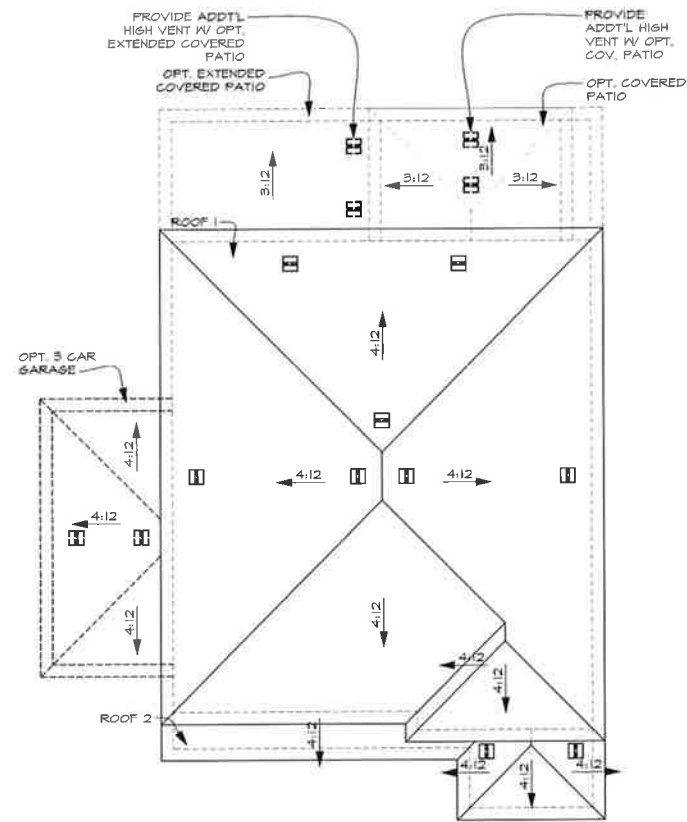
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REAR
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PATIO OPTIONS

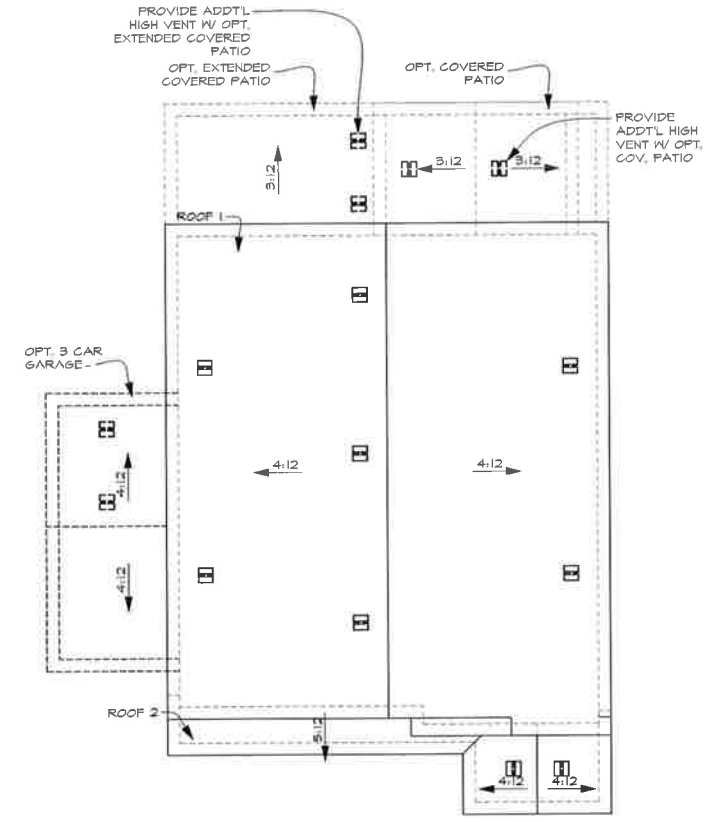
Sheet Number:
A2-2
e



ROOF PLAN A - SPANISH



ROOF PLAN B - ITALIAN



ROOF PLAN C - CRAFTSMAN



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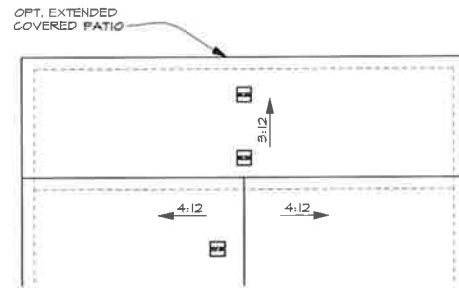
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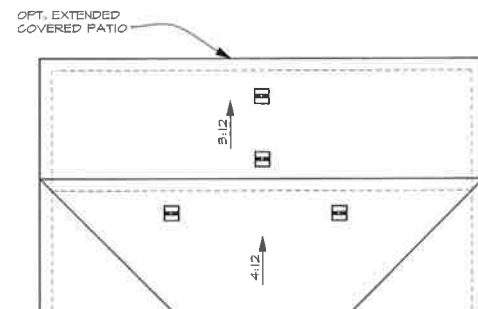
ROOF PLANS

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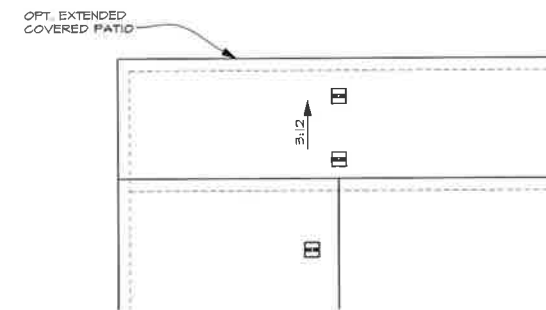
A2-3
a



**ROOF PLAN A - SPANISH OPTIONAL
EXTENDED PATIO**



**ROOF PLAN B - ITALIAN OPTIONAL
EXTENDED PATIO**



**ROOF PLAN C - CRAFTSMAN OPTIONAL
EXTENDED PATIO**



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Plan Number:

PLAN S913

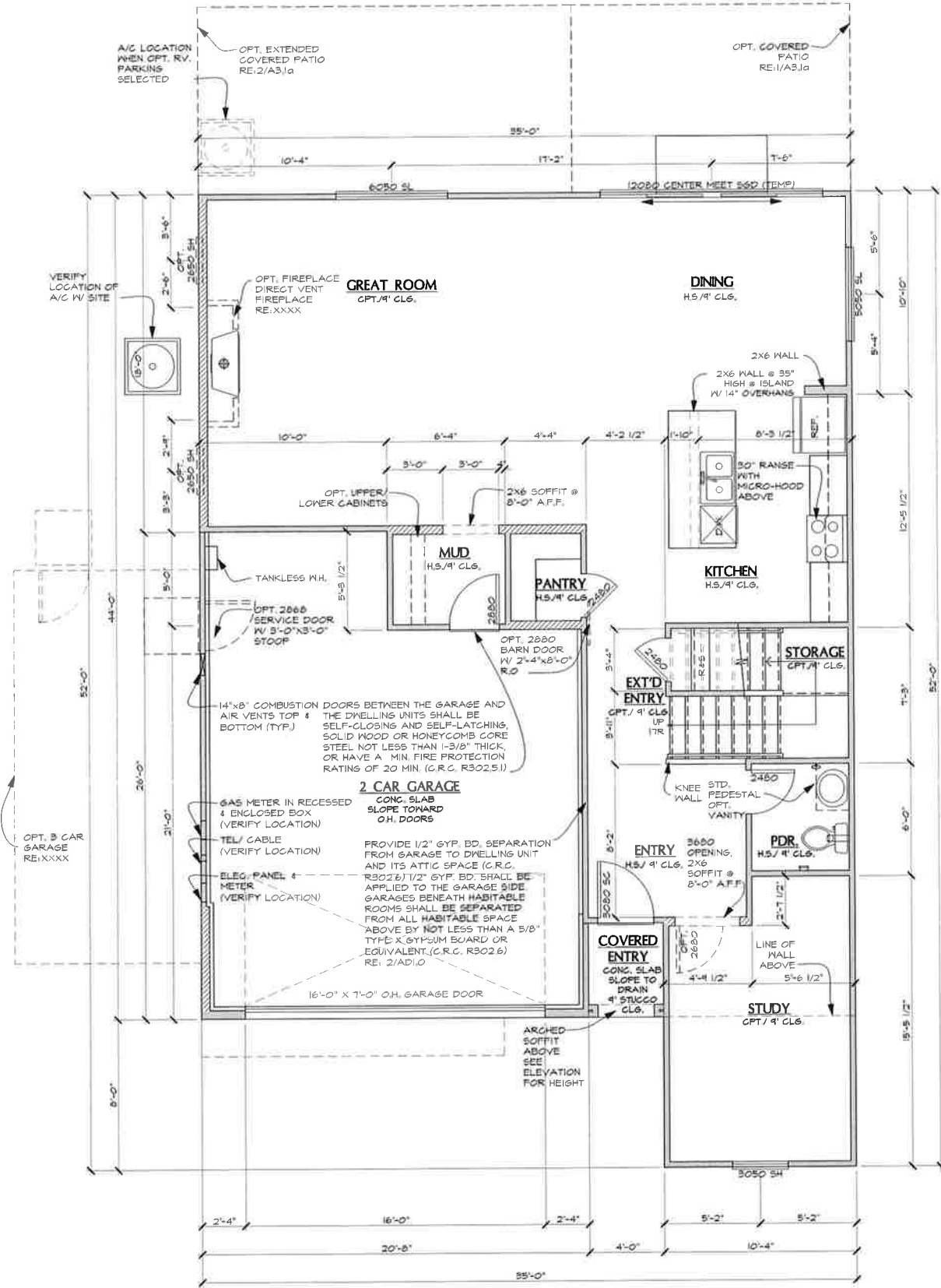
Sheet Title:

ROOF PLANS-
EXTENDED
PATIO OPTIONS

Sheet Number:

A2-3
b

SQUARE FOOTAGE CALCULATION		
	FINISHED	UNFINISHED
2 CAR GARAGE		476 SQ. FT.
OPTIONAL 3RD CAR GARAGE		210 SQ. FT.
COVERED ENTRY		20 SQ. FT.
OPTIONAL COVERED PATIO		150 SQ. FT.
OPTIONAL EXTENDED COVERED PATIO		350 SQ. FT.
FIRST FLOOR	1126 SQ. FT.	
SECOND FLOOR	1504 SQ. FT.	



FLOOR PLAN NOTES

1. ATTIC ACCESS PER C.R.C. R307, DRAFTSTOPS PER C.R.C. R302.12 AND VENTILATION PER C.R.C. R306
2. BUILDING ACCESS, MEANS OF EGRESS FROM FACILITIES AND EMERGENCY ESCAPE PER C.R.C. R310
3. SAFETY GLAZINGS PER C.R.C. R308.4
4. FACTORY-BUILT CHIMNEYS AND FIREPLACES PER C.R.C. R1005
5. COMBUSTION AIR TO FORCED AIR UNIT PER C.M.C., CHAPTER 7
6. COMBUSTION AIR TO WATER HEATER PER C.M.C., CHAPTER 7
7. ENVIRONMENTAL AIR DUCTS PER C.M.C. 504
8. MECHANICAL EQUIPMENT LOCATION AND DAMAGE PROTECTION PER C.M.C. SECTION 501
9. WATER HEATER PROTECTION FROM DAMAGE PER C.P.C. 508.0
10. PROVIDE EMERGENCY EGRESS FROM SLEEPING ROOMS, MIN. -24" CLEAR HT., 20" CLEAR WIDTH, 5.7 SQ. FT. MIN. AREA (5.0 SQ. FT. AT GRADE LEVEL) & 44" MAX TO SILL PER C.R.C. R310
11. A MINIMUM VERTICAL CLEARANCE ABOVE THE COOKING TOP OF NOT LESS THAN 30 INCHES TO COMBUSTIBLE MATERIALS, A MINIMUM VERTICAL CLEARANCE OF NOT LESS THAN 24 INCHES IS PERMITTED IF THE UNDERSIDE OF THE COMBUSTIBLE MATERIAL IS PROTECTED OR IF A LISTED COOKING APPLIANCE OR MICROWAVE OVEN IS INSTALLED OVER A LISTED COOKING APPLIANCE, THE MINIMUM HORIZONTAL DISTANCE IS REQUIRED TO BE PER THE PERMANENT MARKINGS LISTED ON THE UNIT PER C.M.C. 916.1 & 916.2
12. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS OR SHALL BE PROVIDED BY ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL PER C.R.C. R303.1
13. FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT, GLASS MAT GYPSUM BACKERS OR FIBER-REINFORCED GYPSUM BACKERS IN COMPLIANCE WITH ASTM C 1285, C 1325, C 1178 OR C 1275, RESPECTIVELY, AND INSTALLATION IN ACCORDANCE WITH MFR RECOMMENDATIONS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS PER C.R.C. R102.4.2

MECHANICAL NOTES

1. EQUIPMENT INSTALLATION PER C.M.C. 303
2. LIGHT AND VENTILATION (R-3) PER C.R.C. R303
3. EQUIPMENT ACCESS AND SERVICE SPACE PER C.M.C. 304
4. DUCTS PENETRATIONS BETWEEN THE HOUSE LIVING AREA AND GARAGE SHALL BE 26 GA. 6.1. MATERIAL IN THE GARAGE, SEALED AT EDGES, AND NO OPENINGS INTO GARAGE PER C.R.C. R302.5.2

PLUMBING NOTES

1. WATER HEATER MUST BE STRAPPED TO WALL PER C.P.C. 508.2
2. BACKFLOW PREVENTION DEVICES AND ASSEMBLIES PER C.P.C. 603.2
3. GRADE, SUPPORT AND PROTECTION OF BUILDING SEWERS PER C.P.C. 718.0
4. INDIRECT WASTE PIPING PER C.P.C. SECTION 603.0
5. INDIRECT WASTE RECEPTORS PER C.P.C. 604.0
6. WATER PRESSURE, PRESSURE REGULATORS, PRESSURE RELIEF VALVES AND VACUUM RELIEF VALVES PER C.P.C. 608.0
7. SEWER CLEANOUTS PER C.P.C. 719.0
8. GAS PIPING INSTALLATION PER C.P.C. 211.0
9. BONDING OF PIPING SYSTEMS AND EXPOSED STRUCTURAL STEEL PER C.E.C. 250.104
10. APPLIANCE PLUMBING PER C.P.C. 801.0
11. ALL PLUMBING FIXTURES SHALL MEET THE FLOW REQUIREMENTS SPECIFIED IN THE CALIFORNIA GREEN BUILDING CODE
12. THE FLOW RATES FOR ALL PLUMBING FIXTURES SHALL COMPLY WITH THE MAXIMUM FLOW RATES SPECIFIED IN SECTION 4.303.1
13. PLUMBING FIXTURE CONTROL VALVES PER C.P.C. 605.0
- 13.a. TUB AND WHIRLPPOOL, TUB HOT WATER FILLERS SHALL BE LIMITED TO 120°F, THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A CONTROL FOR MEETING THIS PROVISION, PER C.P.C. 414.5
- 13.b. SHOWER AND TUB/SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/ THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION WHICH SHALL BE ADJUSTED TO DELIVER A MAXIMUM MIXED WATER SETTINGS OF 120°F, THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A CONTROL FOR MEETING THIS PROVISION PER C.P.C. 418.0
14. BATHROOM FAUCETS SHALL BE FITTED WITH AN AERATOR RESTRICTING FLOW TO 1.5 GPM @ 60 PSI
15. KITCHEN FAUCETS SHALL BE FITTED WITH AN AERATOR RESTRICTING FLOW TO 1.8 GPM @ 60 PSI
16. SHOWER AND TUB/SHOWER HEADS SHALL BE LOW-FLOW AND LIMITED TO 2.0 GPM @ 80 PSI
17. WATER VOLUME FOR WATER CLOSETS SHALL BE 1.28 GAL FLUSH
18. PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION, EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
19. SHOWER COMPARTMENTS AND HALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN 72 INCHES (1829 mm) ABOVE DRAIN INLET AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE PER C.R.C. 301.2 & 308.4
20. SAFETY GLAZING IS REQUIRED IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS, GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 mm) ABOVE A STANDING SURFACE IS REQUIRED TO BE SAFETY GLAZING PER C.R.C. 508.4
21. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY POWER OR DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP, THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY, FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES
22. ALL HOT WATER PIPES FROM SOURCE TO KITCHEN SHALL BE INSULATED.
23. ALL FIXTURES, EQUIPMENT, PIPING, AND MATERIALS SHALL BE LISTED
24. PIPING MATERIALS FOR DOMESTIC WATER SYSTEMS TO BE PE, OR EQUAL, VERIFY WITH BUILDER, NOTE, IF CPVC IS SELECTED, SPECIAL INSPECTION IS REQUIRED.

FIRST FLOOR PLAN @ ELEVATION A

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



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Plan Name:

MOONSTONE

Plan Number:

PLAN S914

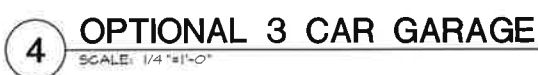
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FIRST FLOOR PLAN "A" SPANISH

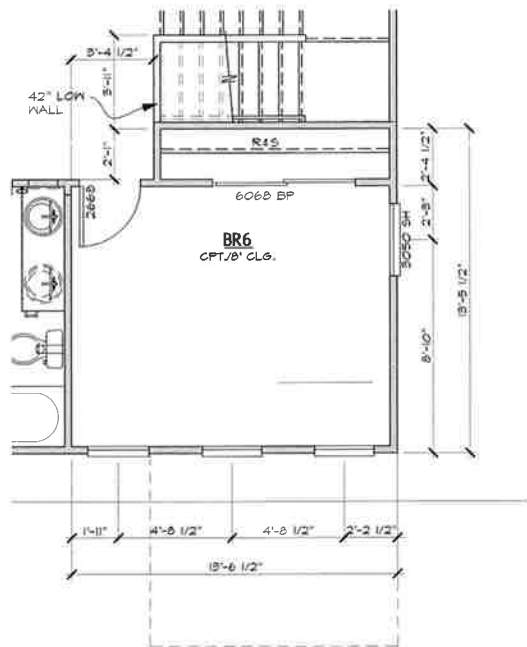
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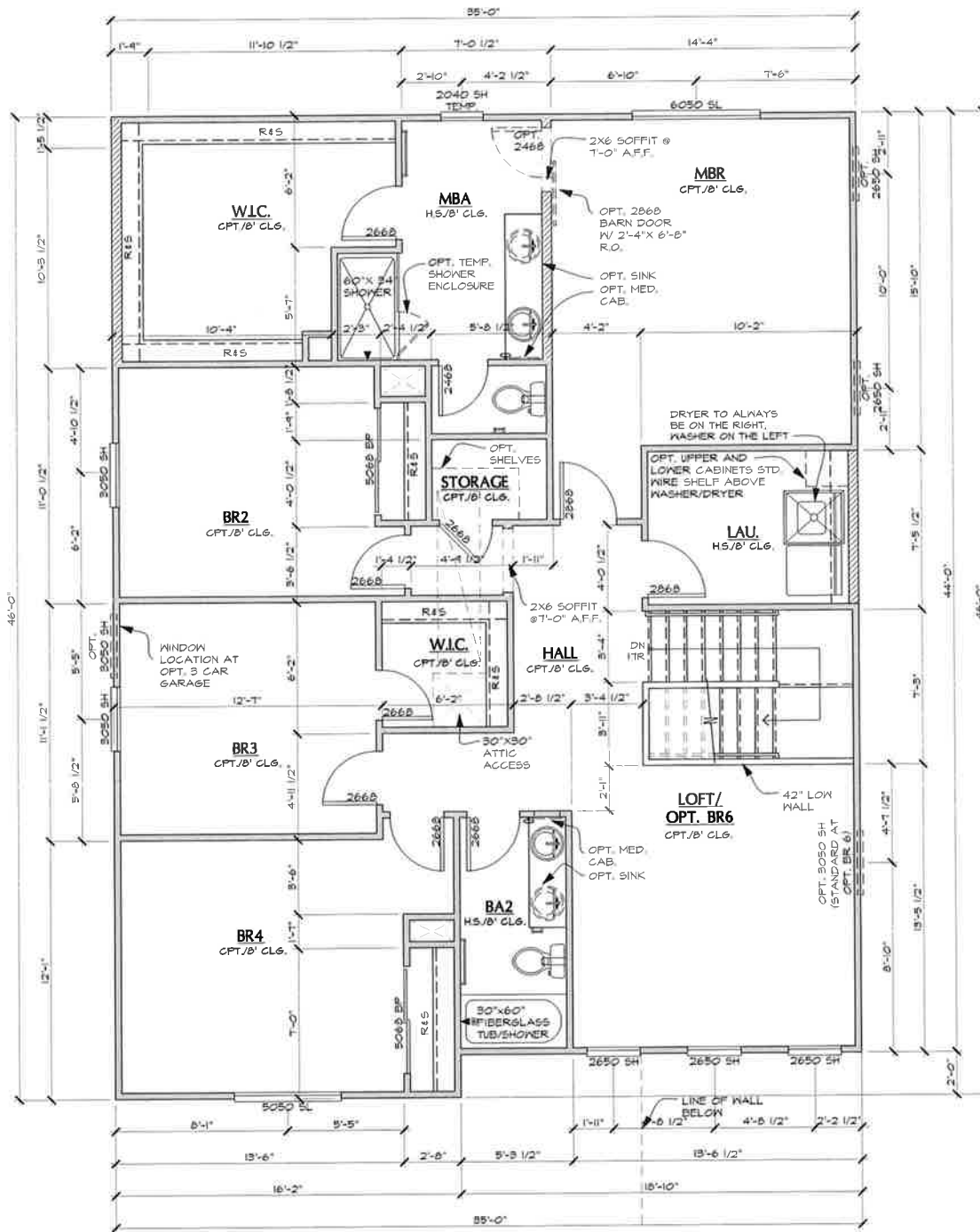
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- # FLOOR PLAN NOTES
1. ATTIC ACCESS PER C.R.C. R307. DRAFTSTOPS PER C.R.C. R302.12 AND VENTILATION PER C.R.C. R306
 2. BUILDING ACCESS AND SERVICE SPACE FROM FACILITIES AND EMERGENCY ESCAPE PER C.R.C. R310
 3. SAFETY GLAZING PER C.R.C. R308.4
 4. EXHAUST AIR TO OUTSIDE THROUGH EXHAUST PLACES PER C.R.C. R1005
 5. COMBUSTION AIR TO FORCED AIR UNIT PER C.M.C. CHAPTER 7
 6. COMBUSTION AIR TO WATER HEATER PER C.M.C. CHAPTER 7
 7. ENVIRONMENTAL AIR DUCTS PER C.M.C. 504
 8. MECHANICAL EQUIPMENT LOCATION AND DAMAGE PROTECTION PER C.M.C. SECTION 507.1
 9. WATER HEATER PROTECTION FROM DAMAGE PER C.F.C. 508.0
 10. PROVIDE EMERGENCY EGRESS FROM SLEEPING ROOMS, MIN. CLEARANCE, MIN. HORIZONTAL DISTANCE, MIN. AREA (50 SQ. FT. AT GRADE LEVEL) & 44" MAX TO SILL PER C.R.C. R301.1
 11. A MINIMUM VERTICAL CLEARANCE ABOVE THE COOKING TOP OF NOT LESS THAN 36 INCHES ABOVE COMBUSTIBLE MATERIALS, A MINIMUM VERTICAL CLEARANCE OF NOT LESS THAN 24 INCHES IS PERMITTED IF THE UNDERSIDE OF THE COMBUSTIBLE MATERIAL IS PROTECTED OR IF A LISTED COOKING APPLIANCE OR MICROWAVE OVEN IS INSTALLED OVER A LISTED COOKING APPLIANCE, THE MINIMUM HORIZONTAL DISTANCE IS REQUIRED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT PER C.M.C. 416.1 & 416.2.
 12. EXTERIOR SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS OR SHALL BE PROVIDED BY ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 5 FOOT COUNCILS OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL PER C.R.C. R303.1
 13. FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT, GLASS MAT SYSTEIN BACKERS OR FIBER-REINFORCED GYPSUM BACKERS IN COMPLIANCE WITH ASTM C 1288, C 1325, C 1178 OR C 1278, RESPECTIVELY, AND INSTALLED IN ACCORDANCE WITH MFR. RECOMMENDATIONS SHALL BE USED AS BACKERS FOR WALL TILING. TUB AND SHOWER AREAS SHALL HAVE WALL PANELS IN SHOWER AREAS PER C.R.C. R102.4.2
- # MECHANICAL NOTES
1. EQUIPMENT INSTALLATION PER C.M.C. 303
 2. LIGHT AND VENTILATION (R-3) PER C.R.C. R303
 3. EQUIPMENT ACCESS AND SERVICE SPACE PER C.M.C. 304
 4. DUCTS PENETRATIONS THROUGH ROOF SHALL BE IN GARAGE AREA. DUCTS SHALL BE 6 INCHES GA. MATERIAL IN THE GARAGE, SEALED AT EDGES, AND NO OPENINGS INTO GARAGE PER C.R.C. R302.5.2
- # PLUMBING NOTES
1. WATER HEATER MUST BE STRAPPED TO WALL PER C.F.C. 508.2
 2. BACKFLOW PREVENTION DEVICES AND ASSEMBLIES PER C.F.C. 602.1
 3. GRADE, SUPPORT AND PROTECTION OF BUILDING SEWERS PER C.F.C. 716.0
 4. INDIRECT WASTE PIPING PER C.F.C. SECTION 803.0
 5. INDIRECT WASTE RECEIPTORS PER C.F.C. 804.0
 6. WATER PRESSURE, REGRESSOR REGULATORS, **PRESSURE RELIEF** VALVES AND VACUUM RELIEF VALVES PER C.F.C. 608.0
 7. SENSE CLEANLINESS OF CLOSURES PER C.F.C. 609.0
 8. GAS PIPING INSTALLATION PER C.F.C. 211.0
 9. BONDING OF PIPING SYSTEMS AND EXPOSED STRUCTURAL STEEL PER C.F.C. 2501.04
 10. APPLIANCE PLUMBING PER C.F.C. 807.0
 11. ALL PLUMBING FIXTURES SHALL MEET THE FLOW REQUIREMENTS SPECIFIED IN THE CALIFORNIA GREEN BUILDING CODE
 12. THE FLOW RATES FOR ALL PLUMBING FIXTURES SHALL COMPLY WITH THE MAXIMUM FLOW RATES SPECIFIED IN TABLE 4.303.1
 13. PLUMBING FIXTURE CONTROL VALVES PER C.F.C. 605.0
 - 13.a. TUB AND WHIRLPOOL, TUB HOT WATER FILLERS SHALL BE LIMITED TO 120°F. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A CONTROL FOR MEETING THIS PROVISION, PER C.F.C. 414.5
 - 13.b. SHOWER AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE-BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE-BALANCE/ THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION WHICH SHALL BE ADJUSTED TO DELIVER A MAXIMUM MIXED WATER SETTING OF 120°F. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A CONTROL FOR MEETING THIS PROVISION PER C.F.C. 410.0
 14. BATHROOM FAUCETS SHALL BE FITTED WITH AN AERATOR RESTRICTING FLOW TO 1.5 LPM @ 60 PSI
 15. KITCHEN FAUCETS SHALL BE FITTED WITH AN AERATOR RESTRICTING FLOW TO 1.0 LPM @ 60 PSI
 16. SINKS AND TUB/SHOWER HEADS SHALL BE LOW-FLOW AND LIMITED TO 2.0 LPM @ 80 PSI
 17. WATER VOLUME FOR WATER CLOSETS SHALL BE 1.28 GAL/FLUSH
 18. WIDE-DRIP LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION, EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
 19. SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INCREASED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN 72 INCHES (1829 mm) ABOVE DRAIN INLET AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE PER C.F.C. R101.2 & R101.4
 20. SAFETY GLAZING IS REQUIRED IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWNERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 mm) ABOVE A STANDING SURFACE IS REQUIRED TO BE SAFETY GLAZING PER C.R.C. R308.4
 21. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY POWER OR DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN 10 FEET OF ANY POWER LINES (WETTER OR NOT) THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES
 22. HOT WATER PIPES FROM SOURCE TO KITCHEN SHALL BE INSULATED
 23. ALL FIXTURES, EQUIPMENT, PIPING, AND MATERIALS SHALL BE LISTED
 24. PLUMBING MATERIALS FOR DOMESTIC WATER SYSTEMS TO BE PEX, OR EQUAL, VERIFY WITH BUILDER, NOTE, IF CPVC IS SELECTED, SPECIAL INSULATION IS REQUIRED.



2 **OPTIONAL BEDROOM 6**
SCALE: 1/4"=1'-0"



1 **SECOND FLOOR PLAN**
@ ELEVATION A
SCALE: 1/4"=1'-0"

FLOOR PLAN NOTES

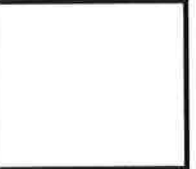
- ATTIC ACCESS PER C.R.C. R307, DRAFTSTOPS PER C.R.C. R302.12 AND VENTILATION PER C.R.C. R308
- BUILDING ACCESS, MEANS OF EGRESS FROM FACILITIES AND EMERGENCY ESCAPE PER C.R.C. R310
- SAFETY GLAZING PER C.R.C. R308.4
- FACTORY-BUILT CHIMNEYS AND FIREPLACES PER C.R.C. R1005
- COMBUSTION AIR TO FORCED AIR UNIT PER C.M.C. CHAPTER 7
- COMBUSTION AIR TO WATER HEATER PER C.M.C. CHAPTER 7
- ENVIRONMENTAL AIR DUCTS PER C.M.C. 504
- MECHANICAL EQUIPMENT LOCATION AND DAMAGE PROTECTION PER C.M.C. SECTION 501
- WATER HEATER PROTECTION FROM DAMAGE PER C.P.C. 508.0
- PROVIDE EMERGENCY EGRESS FROM SLEEPING ROOMS. MIN. -24' CLEAR HT., 20' CLEAR WIDTH, 5.7 SQ. FT. MIN. AREA (5.0 SQ. FT. AT GRADE LEVEL) & 44" MAX. TO SILL PER C.R.C. R310
- A MINIMUM VERTICAL CLEARANCE ABOVE THE COOKING TOP OF NOT LESS THAN 30 INCHES TO COMBUSTIBLE MATERIALS, A MINIMUM VERTICAL CLEARANCE OF NOT LESS THAN 24 INCHES IS PERMITTED IF THE UNDERSIDE OF THE COMBUSTIBLE MATERIAL IS PROTECTED OR IF A LISTED COOKING APPLIANCE OR MICROWAVE OVEN IS INSTALLED OVER A LISTED COOKING APPLIANCE. THE MINIMUM HORIZONTAL DISTANCE IS REQUIRED TO BE PER THE PERMANENT MARKINGS LISTED ON THE UNIT PER C.M.C. 416.1 & 416.2
- EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS OR SHALL BE PROVIDED BY ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL PER C.R.C. R303.1
- FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT, GLASS MAT GYPSUM BACKERS OR FIBER-REINFORCED GYPSUM BACKERS IN COMPLIANCE WITH ASTM C 1208, C 1525, C 1178 OR C 1270, RESPECTIVELY, AND INSTALLED IN ACCORDANCE WITH MFR. RECOMMENDATIONS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS PER C.R.C. R102.4.2

MECHANICAL NOTES

- EQUIPMENT INSTALLATION PER C.M.C. 308
- LIGHT AND VENTILATION (R-3) PER C.R.C. R303
- EQUIPMENT ACCESS AND SERVICE SPACE PER C.M.C. 304
- DUCTS PENETRATIONS BETWEEN THE HOUSE LIVING AREA AND GARAGE SHALL BE 26 GA. G.I. MATERIAL IN THE GARAGE, SEALED AT EDGES, AND NO OPENINGS INTO GARAGE PER C.R.C. R302.5.3

PLUMBING NOTES

- WATER HEATER MUST BE STRAPPED TO WALL PER C.P.C. 508.2
- BACKFLOW PREVENTION DEVICES AND ASSEMBLIES PER C.P.C. 603.2
- GRADE, SUPPORT AND PROTECTION OF BUILDING SEWERS PER C.P.C. 718.0
- INDIRECT WASTE PIPING PER C.P.C. SECTION 603.0
- INDIRECT WASTE RECEPTORS PER C.P.C. 604.0
- WATER PRESSURE, PRESSURE REGULATORS, PRESSURE RELIEF VALVES AND VACUUM RELIEF VALVES PER C.P.C. 608.0
- SEWER CLEANOUTS PER C.P.C. 719.0
- GAS PIPING INSTALLATION PER C.P.C. 211.0
- BONDING OF PIPING SYSTEMS AND EXPOSED STRUCTURAL STEEL PER C.E.C. 250104
- APPLIANCE PLUMBING PER C.P.C. 601.0
- ALL PLUMBING FIXTURES SHALL MEET THE FLOW REQUIREMENTS SPECIFIED IN THE CALIFORNIA GREEN BUILDING CODE
- THE FLOW RATES FOR ALL PLUMBING FIXTURES SHALL COMPLY WITH THE MAXIMUM FLOW RATES SPECIFIED IN SECTION 4303.1
- PLUMBING FIXTURE CONTROL VALVES PER C.P.C. 605.0
- a. TUB AND WHIRLPOOL, TUB HOT WATER FILLERS SHALL BE LIMITED TO 120°F, THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A CONTROL FOR MEETING THIS PROVISION PER C.P.C. 414.5
- b. SHOWER AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/ THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION WHICH SHALL BE ADJUSTED TO DELIVER A MAXIMUM MIXED WATER SETTING OF 120°F, THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A CONTROL FOR MEETING THIS PROVISION PER C.P.C. 418.0
- BATHROOM FAUCETS SHALL BE FITTED WITH AN AERATOR RESTRICTING FLOW TO 1.5 GPM @ 60 PSI
- KITCHEN FAUCETS SHALL BE FITTED WITH AN AERATOR RESTRICTING FLOW TO 1.8 GPM @ 60 PSI
- SHOWER AND TUB/SHOWER HEADS SHALL BE LOW-FLOW AND LIMITED TO 2 GPM @ 80 PSI
- WATER VOLUME FOR WATER CLOSETS SHALL BE 1.28 GAL FLUSH
- PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION
- SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN 12 INCHES (1024 mm) ABOVE DRAIN INLET AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE PER C.R.C. 307.2 & 308.4
- SAFETY GLAZING IS REQUIRED IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 mm) ABOVE A STANDING SURFACE IS REQUIRED TO BE SAFETY GLAZING PER C.R.C. 508.4
- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY POWER OR DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES
- ALL HOT WATER PIPES FROM SOURCE TO KITCHEN SHALL BE INSULATED.
- ALL FIXTURES, EQUIPMENT, PIPING, AND MATERIALS SHALL BE LISTED.
- PIPING MATERIALS FOR DOMESTIC WATER SYSTEMS TO BE PEX, OR EQUAL. VERIFY WITH BUILDER. NOTE: IF CPVC IS SELECTED, SPECIAL INSPECTION IS REQUIRED.



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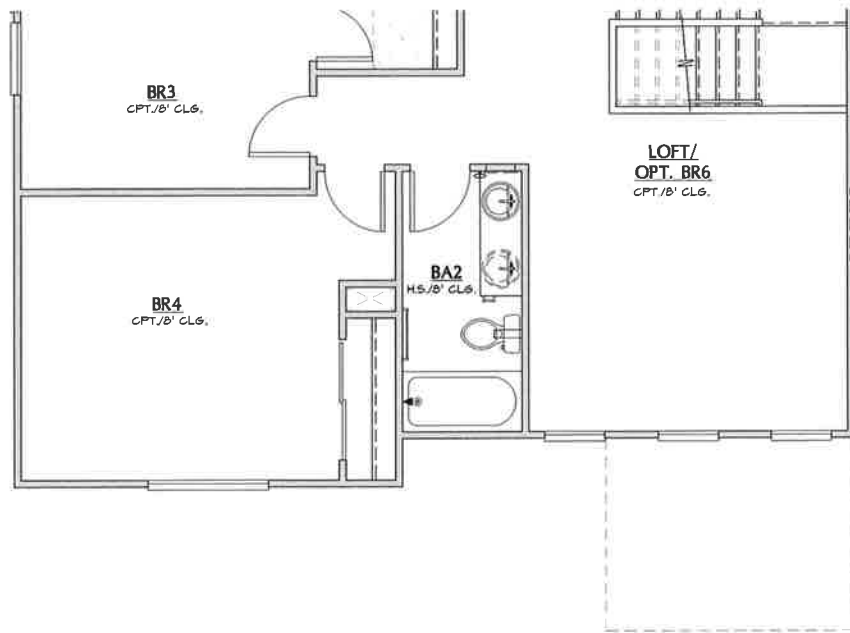
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SECOND FLOOR
PLAN "A"
SPANISH

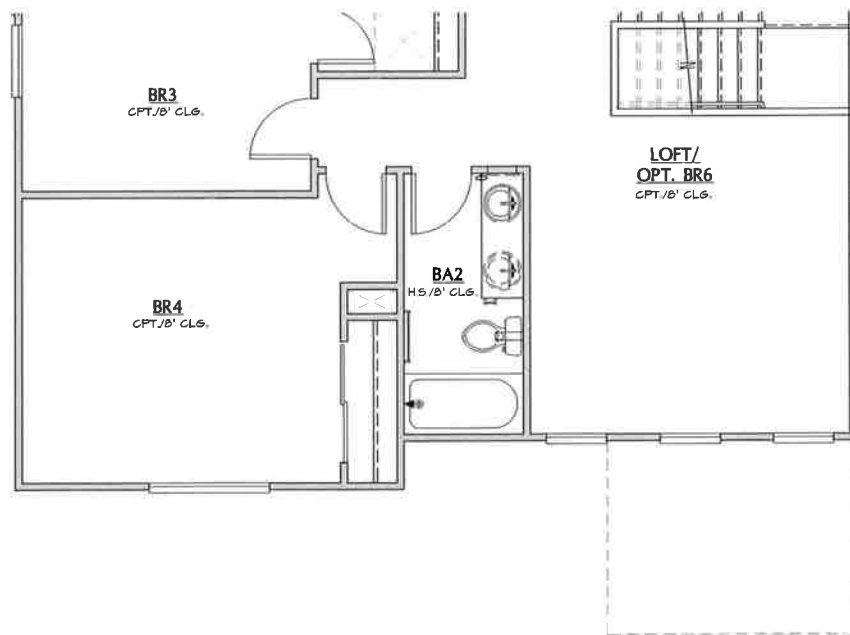
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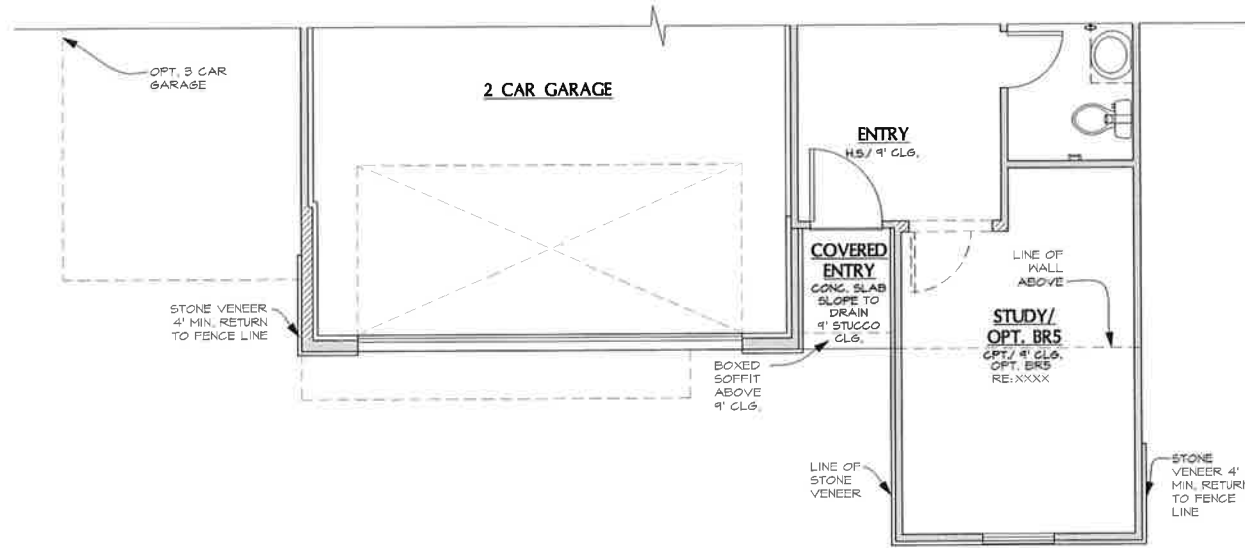
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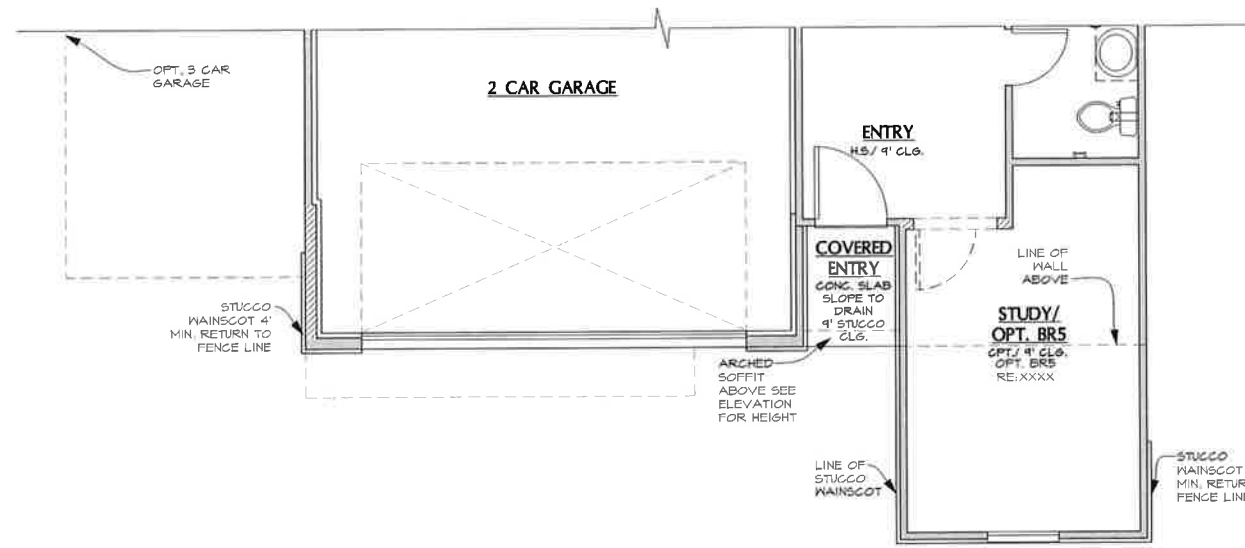
4 SECOND FLOOR PLAN @
ELEVATION C
SCALE: 1/4"=1'-0"



3 SECOND FLOOR PLAN @
ELEVATION B
SCALE: 1/4"=1'-0"



2 FIRST FLOOR PLAN @
ELEVATION C
SCALE: 1/4"=1'-0"



1 FIRST FLOOR PLAN @
ELEVATION B
SCALE: 1/4"=1'-0"

FLOOR PLAN NOTES

1. ATTIC ACCESS PER C.R.C. R301, DRAFTSTOPS PER C.R.C. R302.2 AND VENTILATION PER C.R.C. R306
2. BUILDING ACCESS, MEANS OF EGRESS FROM FACILITIES AND EMERGENCY ESCAPE PER C.R.C. R310
3. SAFETY GLAZING PER C.R.C. R308.4
4. FACTORY-BUILT CHIMNEYS AND FIREPLACES PER C.R.C. R1005
5. COMBUSTION AIR TO FORCED AIR UNIT PER C.M.C. CHAPTER 1
6. COMBUSTION AIR TO WATER HEATER PER C.M.C. CHAPTER 1
7. ENVIRONMENTAL AIR DUCTS PER C.M.C. 504
8. MECHANICAL EQUIPMENT LOCATION AND DAMAGE PROTECTION PER C.M.C. SECTION 307.1
9. WATER HEATER PROTECTION FROM DAMAGE PER C.P.C. 508.0
10. PROVIDE EMERGENCY EGRESS FROM SLEEPING ROOMS, MIN. 24" CLEAR HT., 20" CLEAR WIDTH, 5.7 SQ. FT. MIN. AREA (5.0 SQ. FT. AT GRADE LEVEL) + 44" MAX. TO SILL PER C.R.C. R310.1
11. A MINIMUM VERTICAL CLEARANCE ABOVE THE COOKING TOP OF NOT LESS THAN 30 INCHES TO COMBUSTIBLE MATERIALS, A MINIMUM VERTICAL CLEARANCE OF NOT LESS THAN 24 INCHES IS PERMITTED IF THE UNDERSIDE OF THE COMBUSTIBLE MATERIAL IS PROTECTED OR IF A LISTED COOKING APPLIANCE OR MICROWAVE OVEN IS INSTALLED OVER A LISTED COOKING APPLIANCE, THE MINIMUM HORIZONTAL DISTANCE IS REQUIRED TO BE PER THE PERMANENT MARKINGS LISTED ON THE UNIT PER C.M.C. 416.1 + 416.2
12. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS OR SHALL BE PROVIDED BY ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL PER C.R.C. R308.1
13. FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT, GLASS MAT GYPSUM BACKERS OR FIBER-REINFORCED GYPSUM BACKERS IN COMPLIANCE WITH ASTM C 1208, C 1325, C 1178 OR C 1218, RESPECTIVELY, AND INSTALLED IN ACCORDANCE WITH MFR. RECOMMENDATIONS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS PER C.R.C. R102.4.2

MECHANICAL NOTES

1. EQUIPMENT INSTALLATION PER C.M.C. 303
2. LIGHT AND VENTILATION (R-3) PER C.R.C. R303
3. EQUIPMENT ACCESS AND SERVICE SPACE PER C.M.C. 304
4. DUCTS PENETRATIONS BETWEEN THE HOUSE LIVING AREA AND GARAGE SHALL BE 26 GA. G.I. MATERIAL IN THE GARAGE, SEALED AT EDGES, AND NO OPENINGS INTO GARAGE PER C.R.C. R302.5.2

PLUMBING NOTES

1. WATER HEATER MUST BE STRAPPED TO WALL PER C.P.C. 508.2
2. BACKFLOW PREVENTION DEVICES AND ASSEMBLIES PER C.P.C. 603.2
3. GRADE, SUPPORT AND PROTECTION OF BUILDING SEWERS PER C.P.C. 718.0
4. INDIRECT WASTE PIPING PER C.P.C. SECTION 603.0
5. INDIRECT WASTE RECEPTORS PER C.P.C. 604.0
6. WATER PRESSURE, PRESSURE REGULATORS, PRESSURE RELIEF VALVES AND VACUUM RELIEF VALVES PER C.P.C. 609.0
7. SEWER CLEANOUTS PER C.P.C. 719.0
8. GAS PIPING INSTALLATION PER C.P.C. 211.0
9. BONDING OF PIPING SYSTEMS AND EXPOSED STRUCTURAL STEEL PER C.E.C. 250.104
10. APPLIANCE PLUMBING PER C.P.C. 807.0
11. ALL PLUMBING FIXTURES SHALL MEET THE FLOW REQUIREMENTS SPECIFIED IN THE CALIFORNIA GREEN BUILDING CODE
12. THE FLOW RATES FOR ALL PLUMBING FIXTURES SHALL COMPLY WITH THE MAXIMUM FLOW RATES SPECIFIED IN SECTION 4.303.1
13. PLUMBING FIXTURE CONTROL VALVES PER C.P.C. 605.0
- 13.a. TUB AND WHIRLPOOL TUB HOT WATER FILLERS SHALL BE LIMITED TO 120°F. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A CONTROL FOR MEETING THIS PROVISION PER C.P.C. 414.5
- 13.b. SHOWER AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/ THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION WHICH SHALL BE ADJUSTED TO DELIVER A MAXIMUM MIXED WATER SETTING OF 120°F. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A CONTROL FOR MEETING THIS PROVISION PER C.P.C. 410.0
14. BATHROOM FAUCETS SHALL BE FITTED WITH AN AERATOR RESTRICTING FLOW TO 1.5 GPM @ 60 PSI
15. KITCHEN FAUCETS SHALL BE FITTED WITH AN AERATOR RESTRICTING FLOW TO 1.5 GPM @ 60 PSI
16. SHOWER AND TUB/SHOWER HEADS SHALL BE LOW-FLOW AND LIMITED TO 2 GPM @ 80 PSI
17. WATER VOLUME FOR WATER CLOSETS SHALL BE 1.25 GAL. FLUSH
18. PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION
19. SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN 72 INCHES (1829 mm) ABOVE DRAIN INLET AND APPROVED SHAFTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE PER C.R.C. 307.2 + 308.4
20. SAFETY GLAZING IS REQUIRED IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSES THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 mm) ABOVE A STANDING SURFACE IS REQUIRED TO BE SAFETY GLAZING PER C.R.C. 308.4
21. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY POWER OR DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES
22. ALL HOT WATER PIPES FROM SOURCE TO KITCHEN SHALL BE INSULATED.
23. ALL FIXTURES, EQUIPMENT, PIPING, AND MATERIALS SHALL BE LISTED
24. PIPING MATERIALS FOR DOMESTIC WATER SYSTEMS TO BE PEX OR EQUAL. VERIFY WITH BUILDER. NOTE: IF CPVC IS SELECTED, SPECIAL INSPECTION IS REQUIRED.



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Revisions:

SENDARO AT
SUMMERLY
LAKE ELSINORE, CA

Plan Name:

MOONSTONE

Plan Number:

PLAN S914

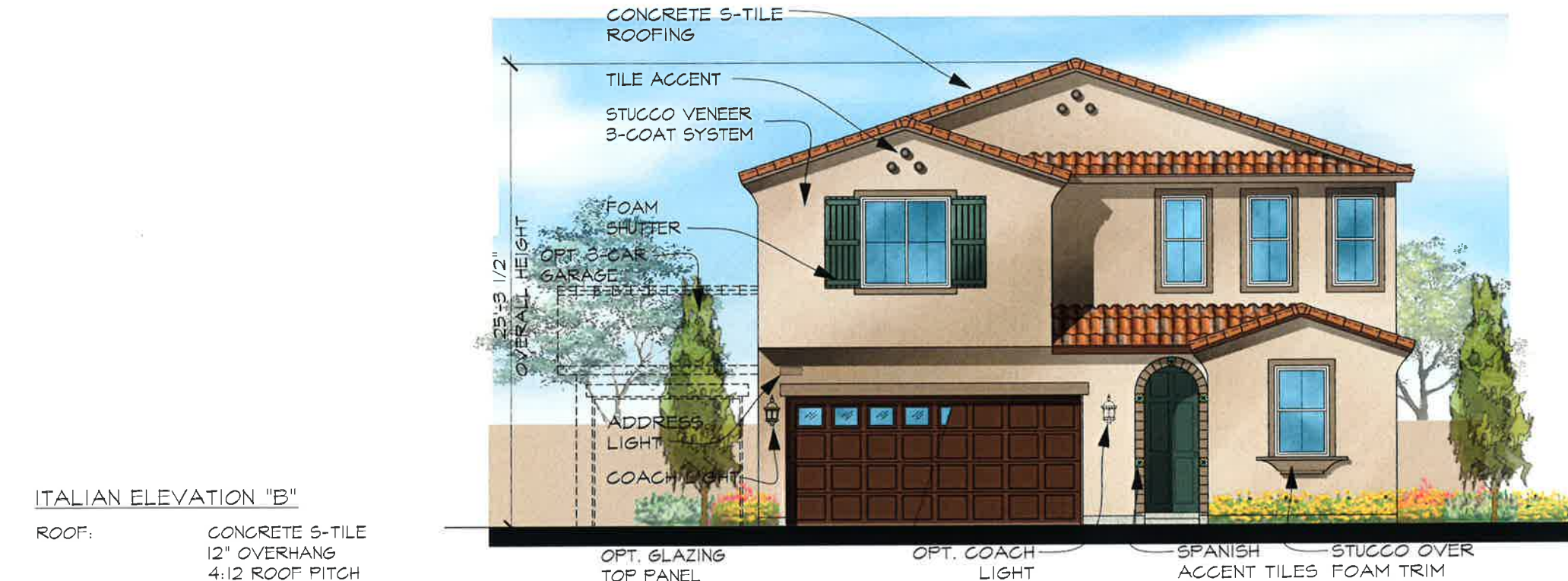
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PARTIAL FLOOR
PLANS

Sheet Number:

A3-1





ITALIAN ELEVATION "B"

- ROOF: CONCRETE S-TILE
12" OVERHANG
4:12 ROOF PITCH
- FASCIA: 2X6 FASCIA
- WALL: STUCCO VENEER W/ WAINSCOT
- TRIM: STUCCO OVER FOAM TRIM
- ACCENTS: DECORATIVE PREFABRICATED SHUTTERS
STUCCO OVER FOAM BAND
- GARAGE DOOR: OPTIONAL GARAGE DOOR GLAZING

FRONT ELEVATION A - SPANISH

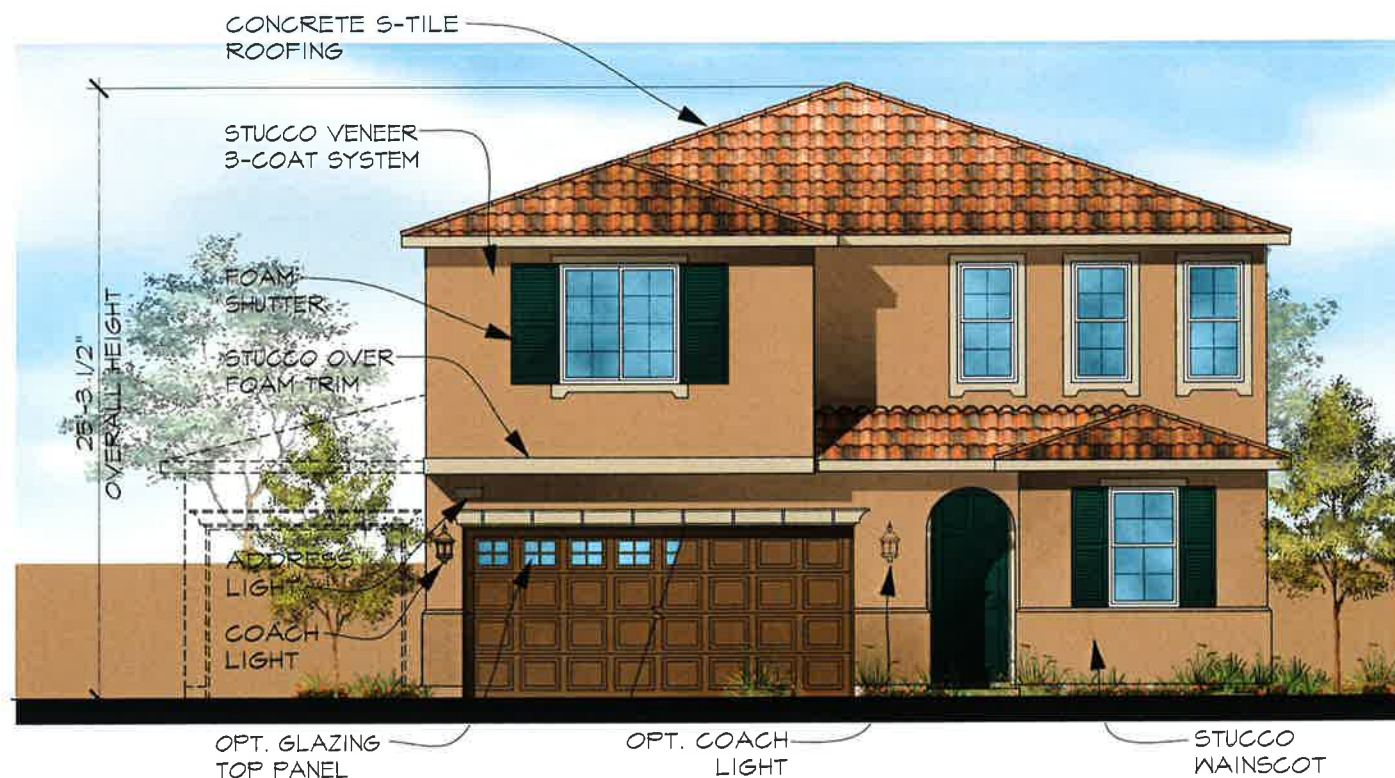
COLOR SCHEME A1

SPANISH ELEVATION "A"

- ROOF: CONCRETE S-TILE
12" EAVE OVERHANG
2" RAKE OVERHANG
4:12 ROOF PITCH
- FASCIA: 2X6 FASCIA
- GABLE: FOAM ACCENT
- TRIM: STUCCO OVER FOAM TRIM
- ACCENTS: DECORATIVE PREFABRICATED SHUTTERS
- GARAGE DOOR: OPTIONAL GARAGE DOOR GLAZING

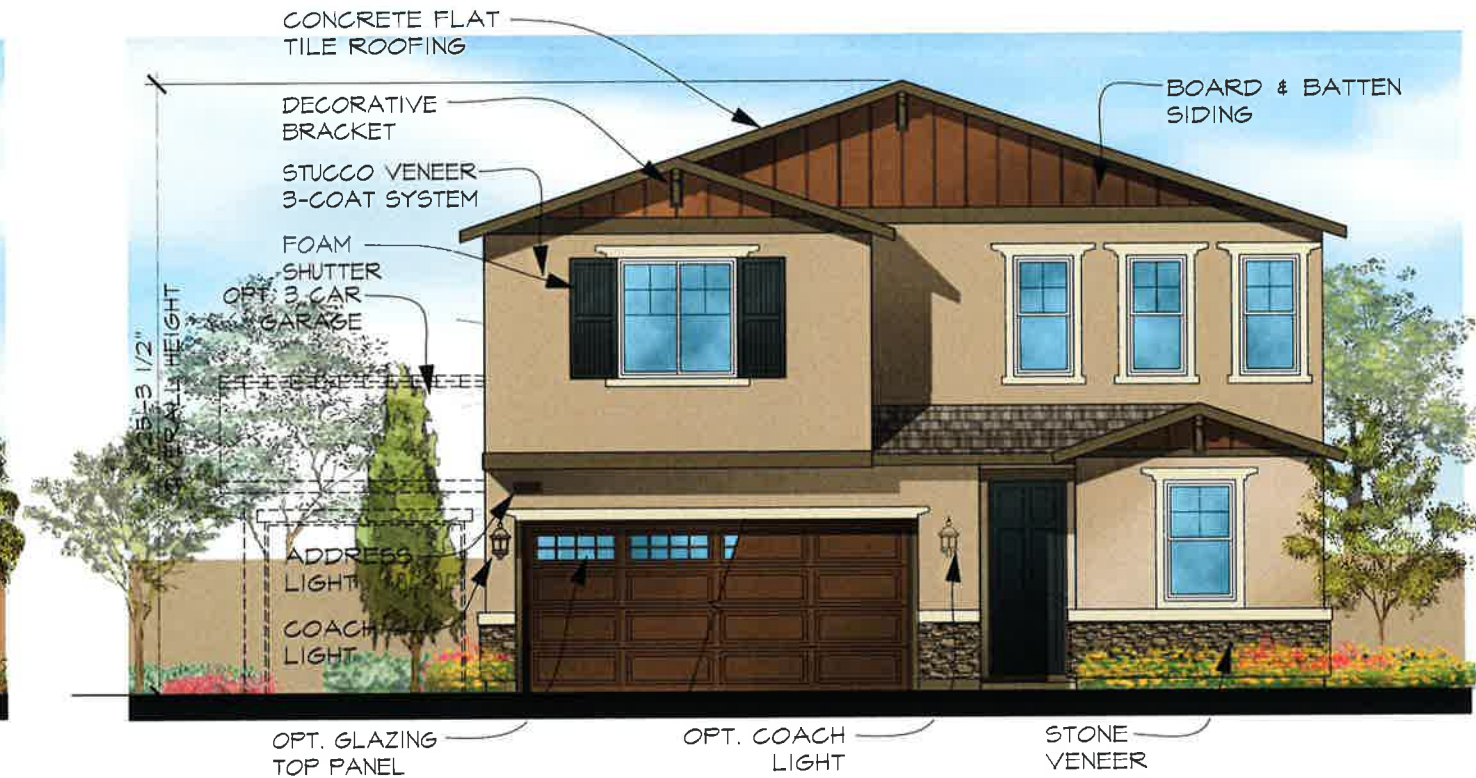
CRAFTSMAN ELEVATION "C"

- ROOF: CONCRETE FLAT TILE
12" EAVE OVERHANG
12" RAKE OVERHANG
4:12 ROOF PITCH
- FASCIA: 2X6 FASCIA
- GABLE: FIBER CEMENT BOARD & BATTEN SIDING
- WALL: STONE VENEER
- TRIM: STUCCO OVER FOAM TRIM
- ACCENTS: DECORATIVE PREFABRICATED SHUTTERS
STUCCO OVER FOAM BAND
- COLUMN: BATTERED PORCH COLUMNS W/ STONE VENEER
- GARAGE DOOR: OPTIONAL GARAGE DOOR GLAZING



FRONT ELEVATION B - ITALIAN

COLOR SCHEME B1



FRONT ELEVATION C - CRAFTSMAN

COLOR SCHEME C1



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LAKE ELSINORE, CA

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MOONSTONE

Plan Number:

PLAN S914

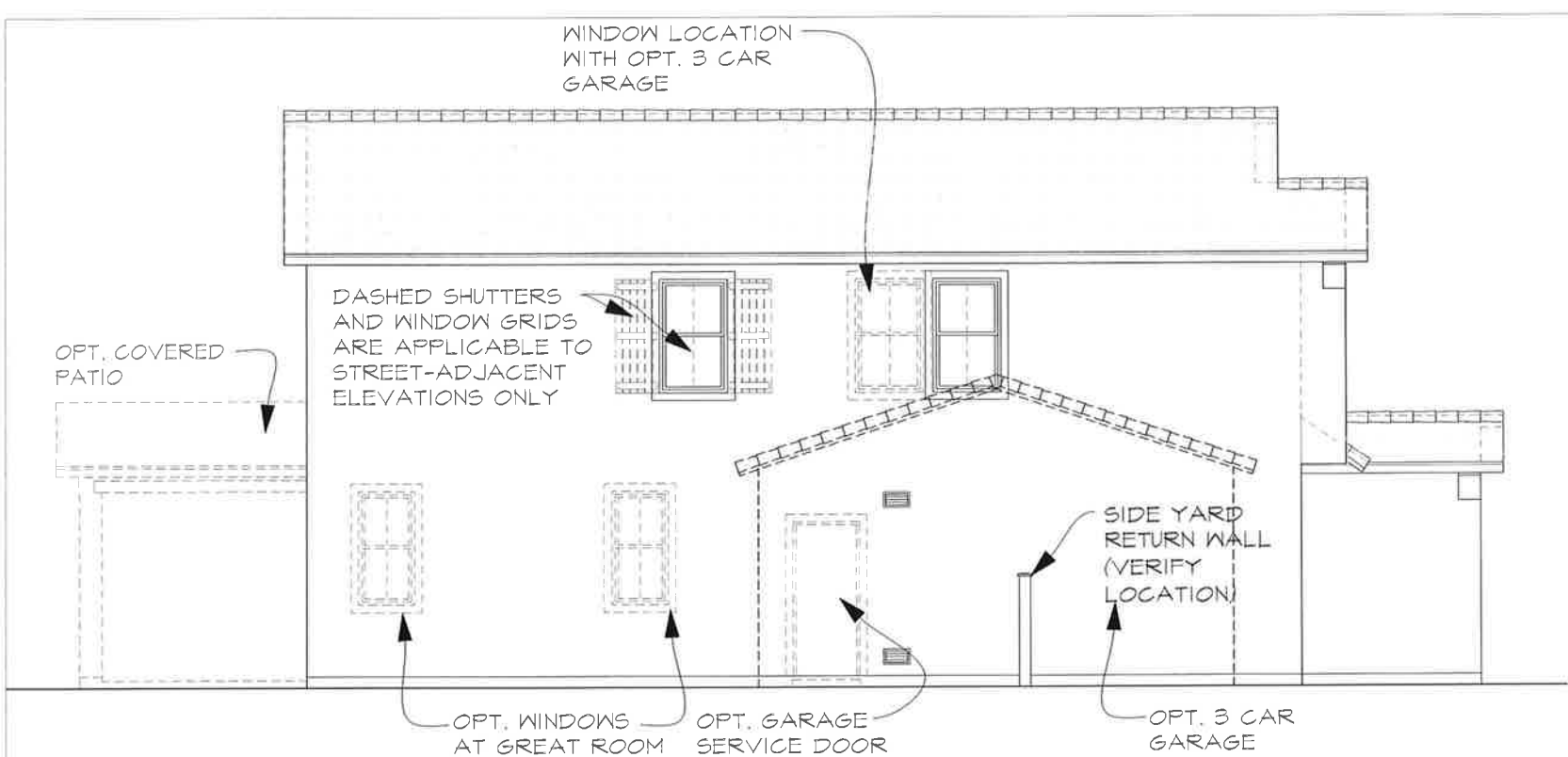
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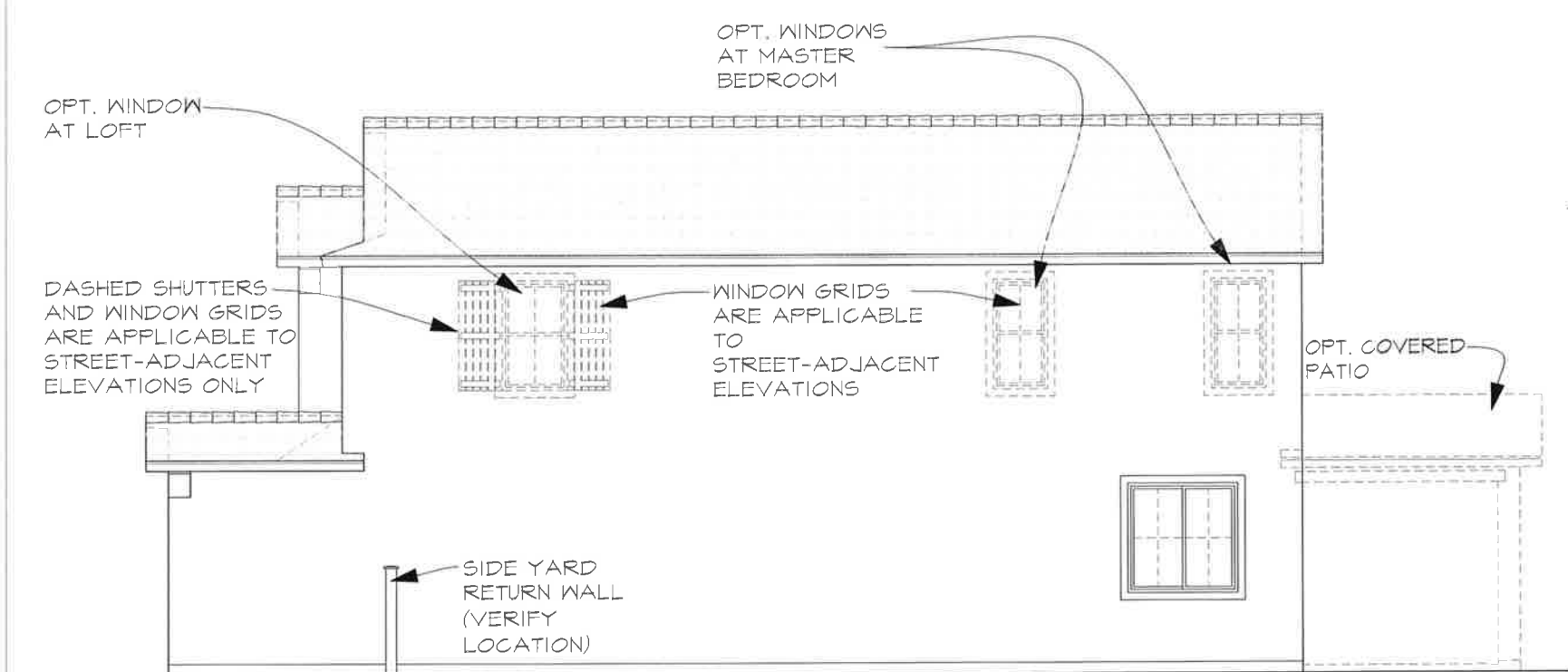
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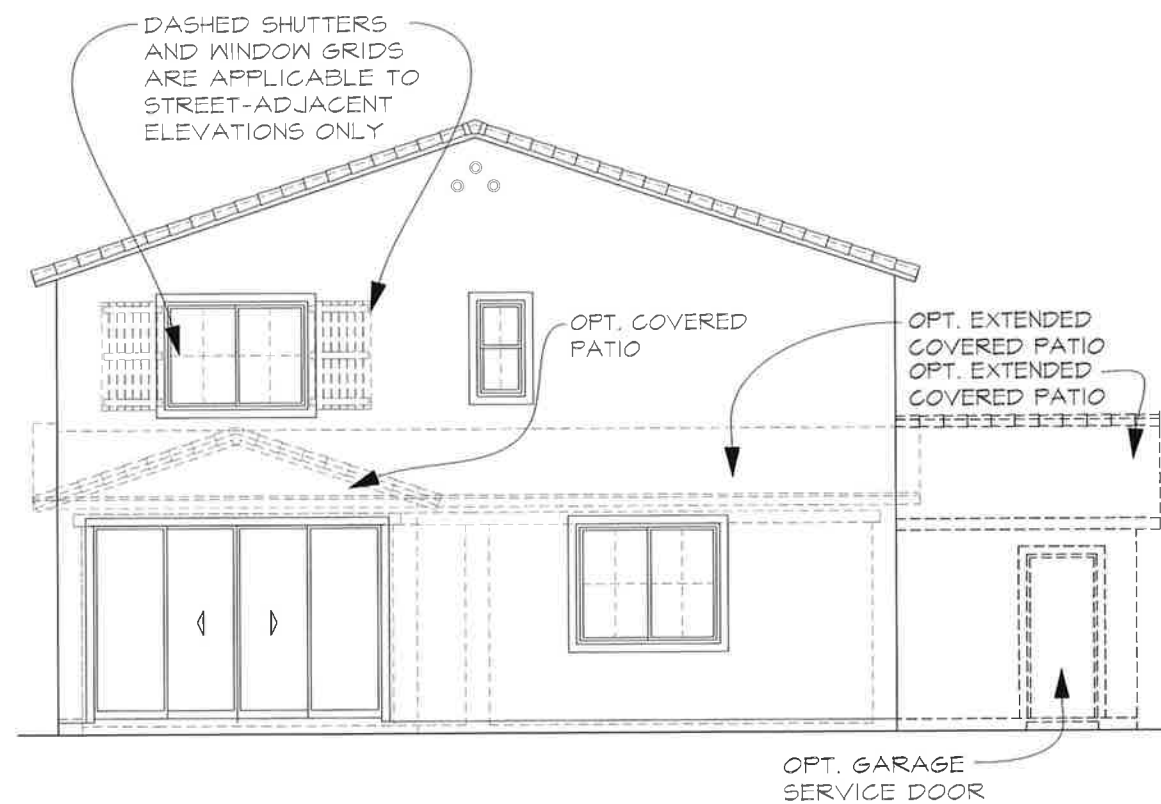
LEFT ELEVATION A - SPANISH



RIGHT ELEVATION A - SPANISH

SPANISH ELEVATION "A"

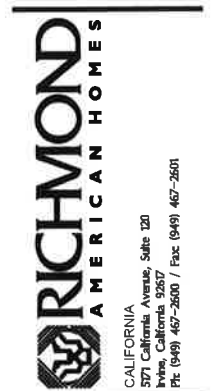
- ROOF: CONCRETE S-TILE
12" EAVE OVERHANG
2" RAKE OVERHANG
4:12 ROOF PITCH
- FASCIA: 2X6 FASCIA
- GABLE: FOAM ACCENT
- TRIM: STUCCO OVER FOAM TRIM
- ACCENTS: DECORATIVE PREFABRICATED SHUTTERS
- GARAGE DOOR: OPTIONAL GARAGE DOOR GLAZING



REAR ELEVATION A - SPANISH



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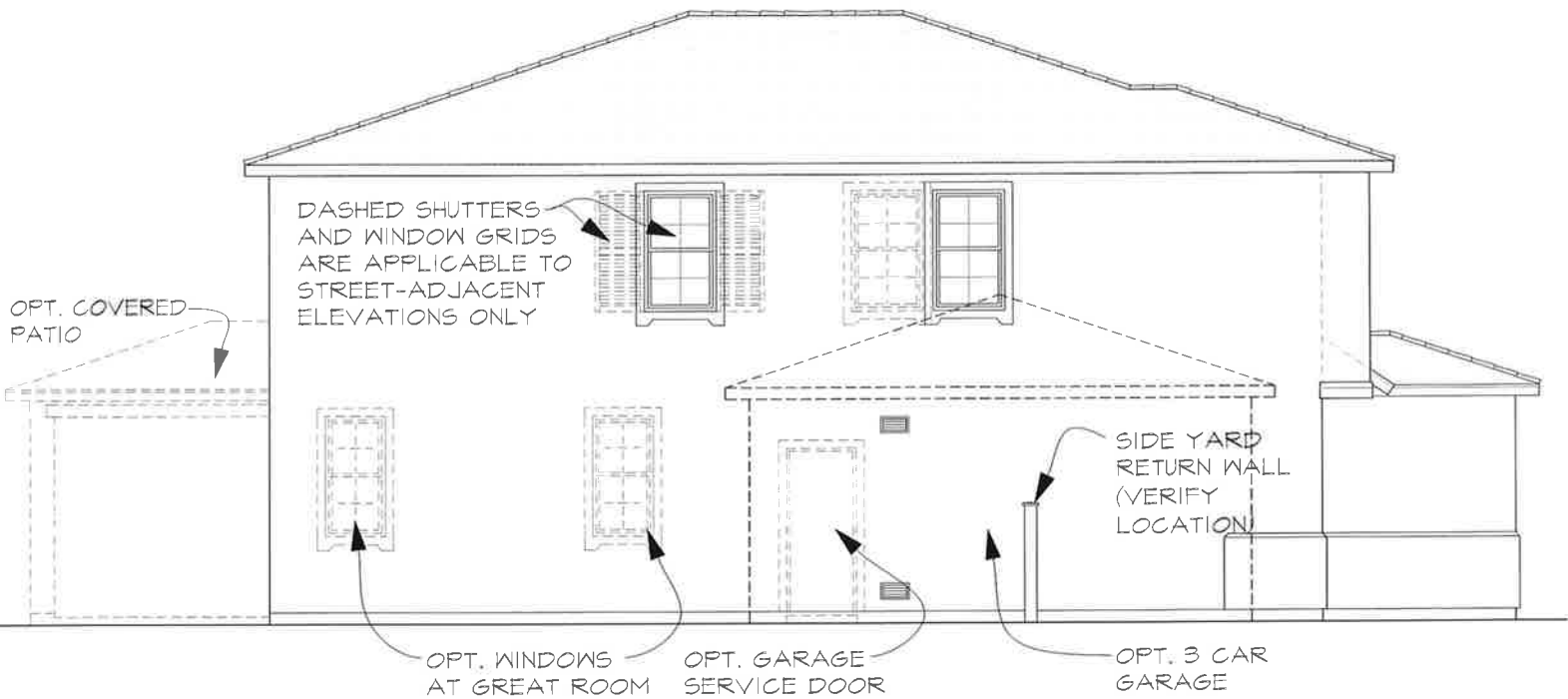
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SPANISH SIDE &
REAR
ELEVATIONS

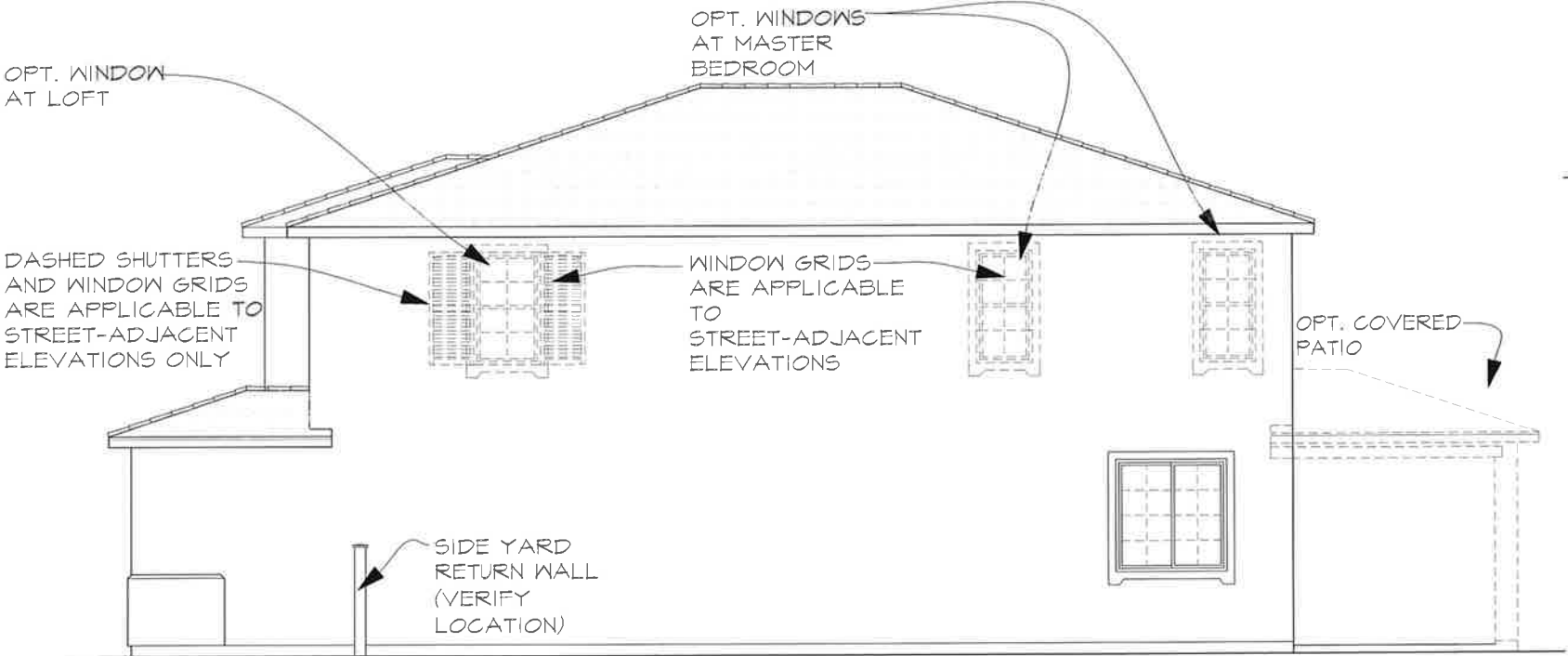
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WINDOW LOCATION
WITH OPT. 3 CAR
GARAGE



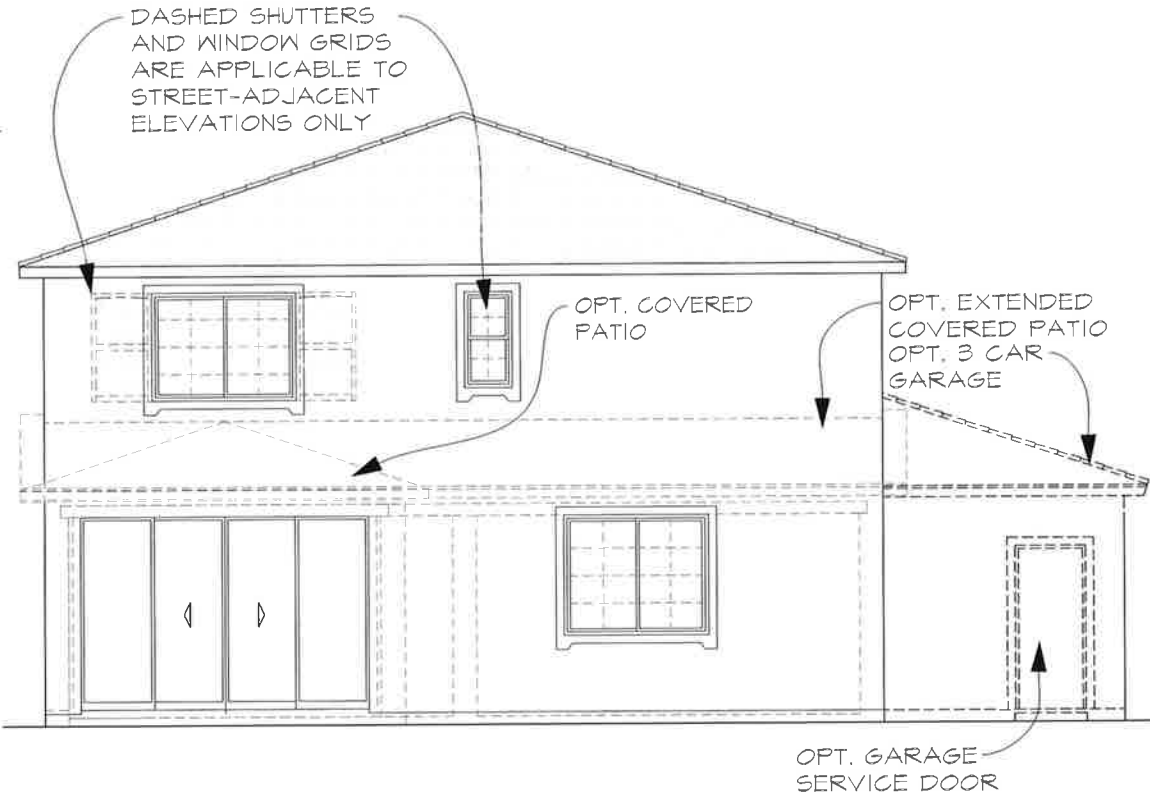
LEFT ELEVATION B - ITALIAN



RIGHT ELEVATION B - ITALIAN

ITALIAN ELEVATION "B"

- ROOF: CONCRETE S-TILE
12" OVERHANG
4:12 ROOF PITCH
- FASCIA: 2X6 FASCIA
- WALL: STUCCO VENEER W/ WAINSCOT
- TRIM: STUCCO OVER FOAM TRIM
- ACCENTS: DECORATIVE PREFABRICATED SHUTTERS
STUCCO OVER FOAM BAND
- GARAGE DOOR: OPTIONAL GARAGE DOOR GLAZING



REAR ELEVATION B - ITALIAN



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MOONSTONE

Plan Number:

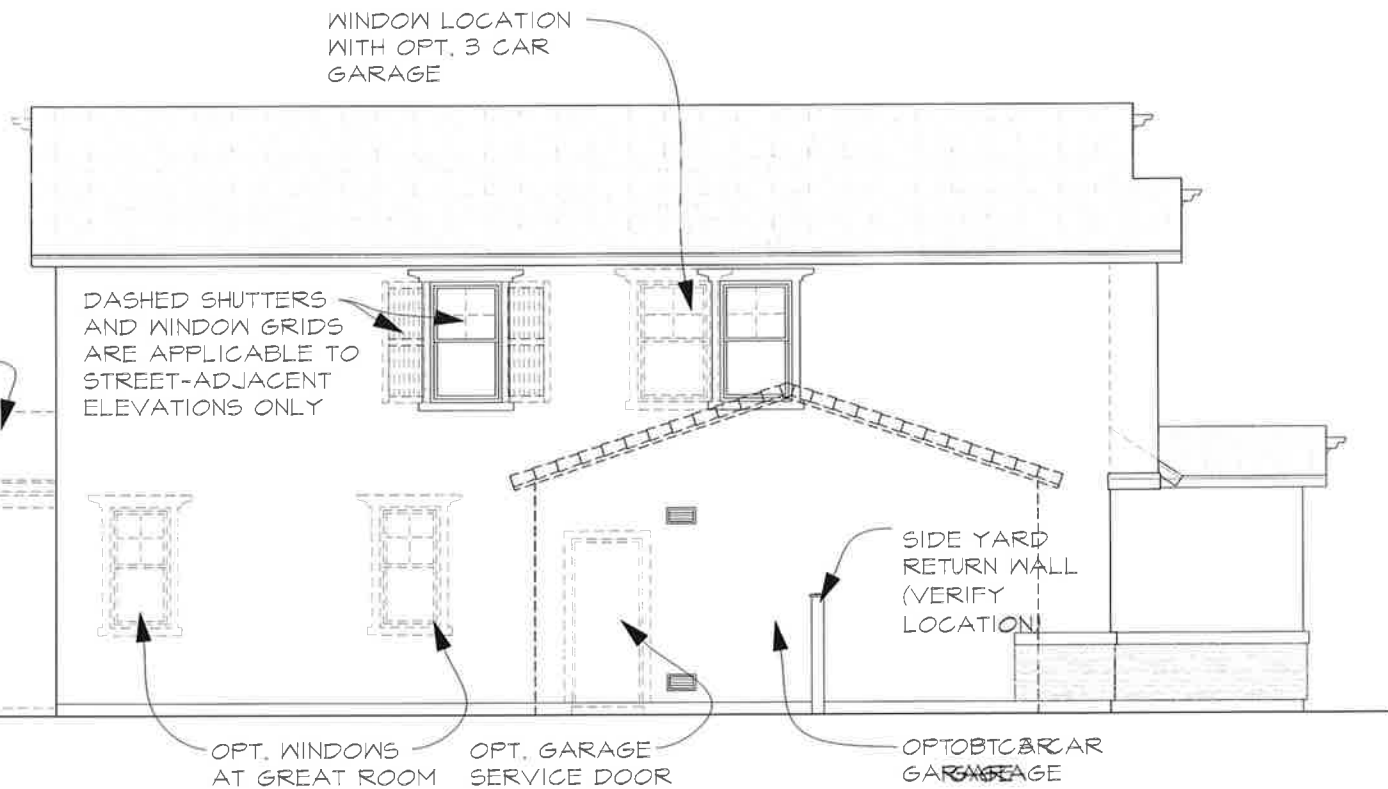
PLAN S914

Sheet Title:

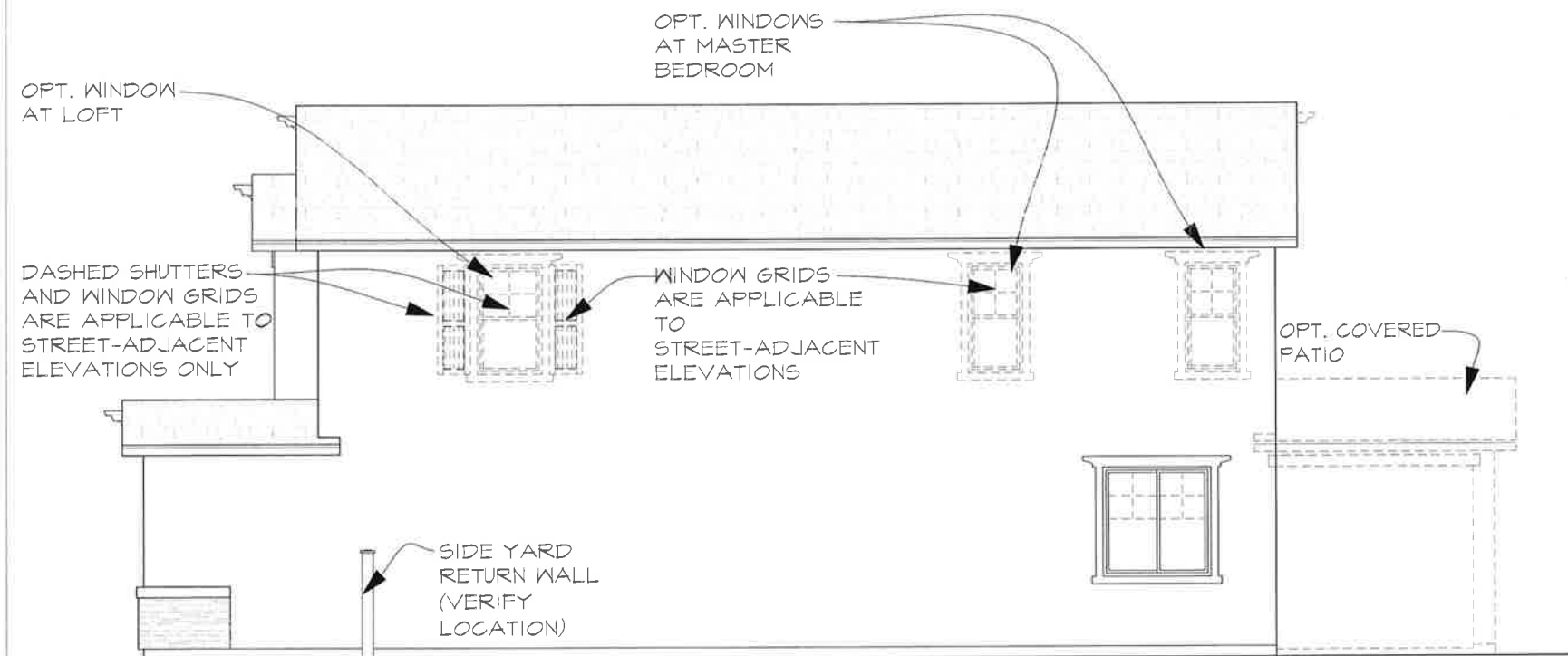
ITALIAN SIDE &
REAR
ELEVATIONS

Sheet Number:

A3-2
C



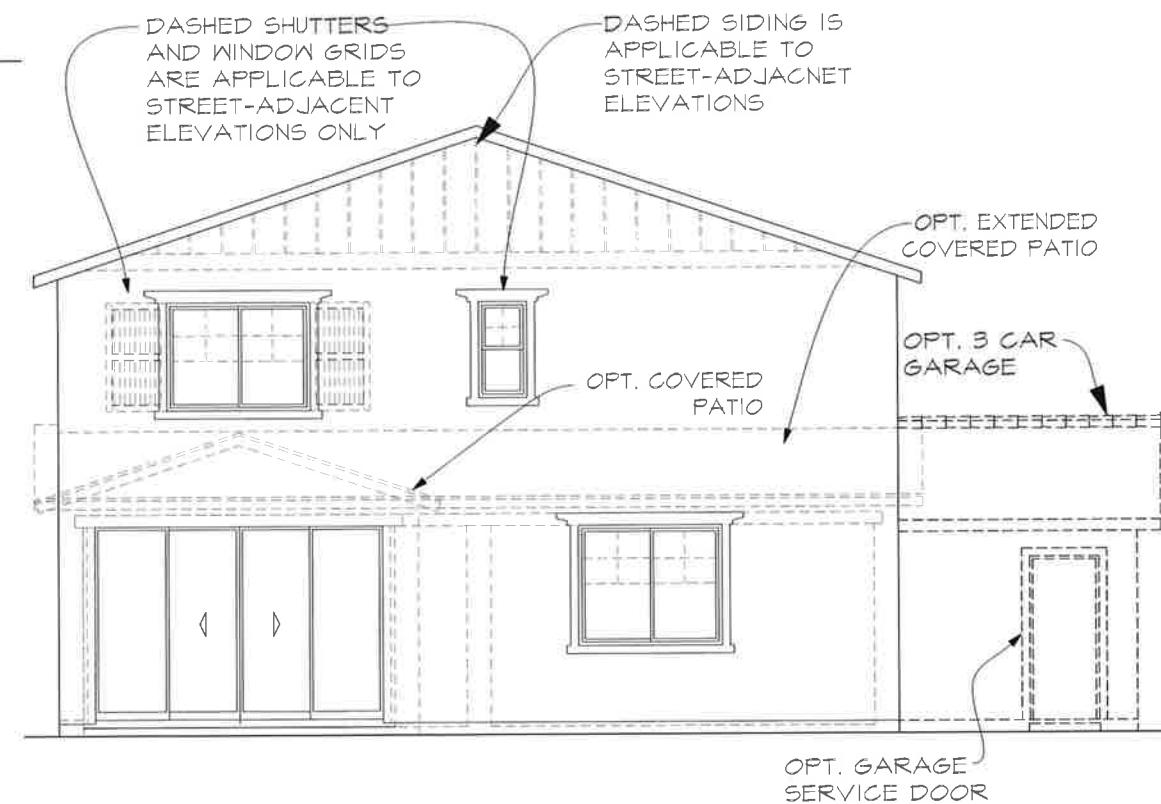
LEFT ELEVATION C - CRAFTSMAN



RIGHT ELEVATION C - CRAFTSMAN

CRAFTSMAN ELEVATION "C"

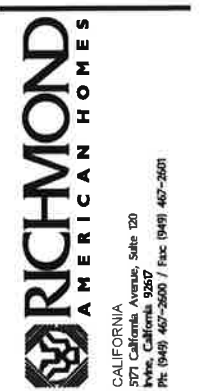
ROOF:	CONCRETE FLAT TILE 12" EAVE OVERHANG 12" RAKE OVERHANG 4:12 ROOF PITCH
FASCIA:	2X6 FASCIA
GABLE:	FIBER CEMENT BOARD & BATTEN SIDING
WALL:	STONE VENEER
TRIM:	STUCCO OVER FOAM TRIM
ACCENTS:	DECORATIVE PREFABRICATED SHUTTERS STUCCO OVER FOAM BAND
COLUMN:	BATTERED PORCH COLUMNS W/ STONE VENEER
GARAGE DOOR:	OPTIONAL GARAGE DOOR GLAZING



REAR ELEVATION C - CRAFTSMAN



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949 851 2133



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Date: 03/26/2018

Revisions:

SENDARO AT SUMMERLY
LAKE ELSINORE, CA

Plan Name:

MOONSTONE

Plan Number:

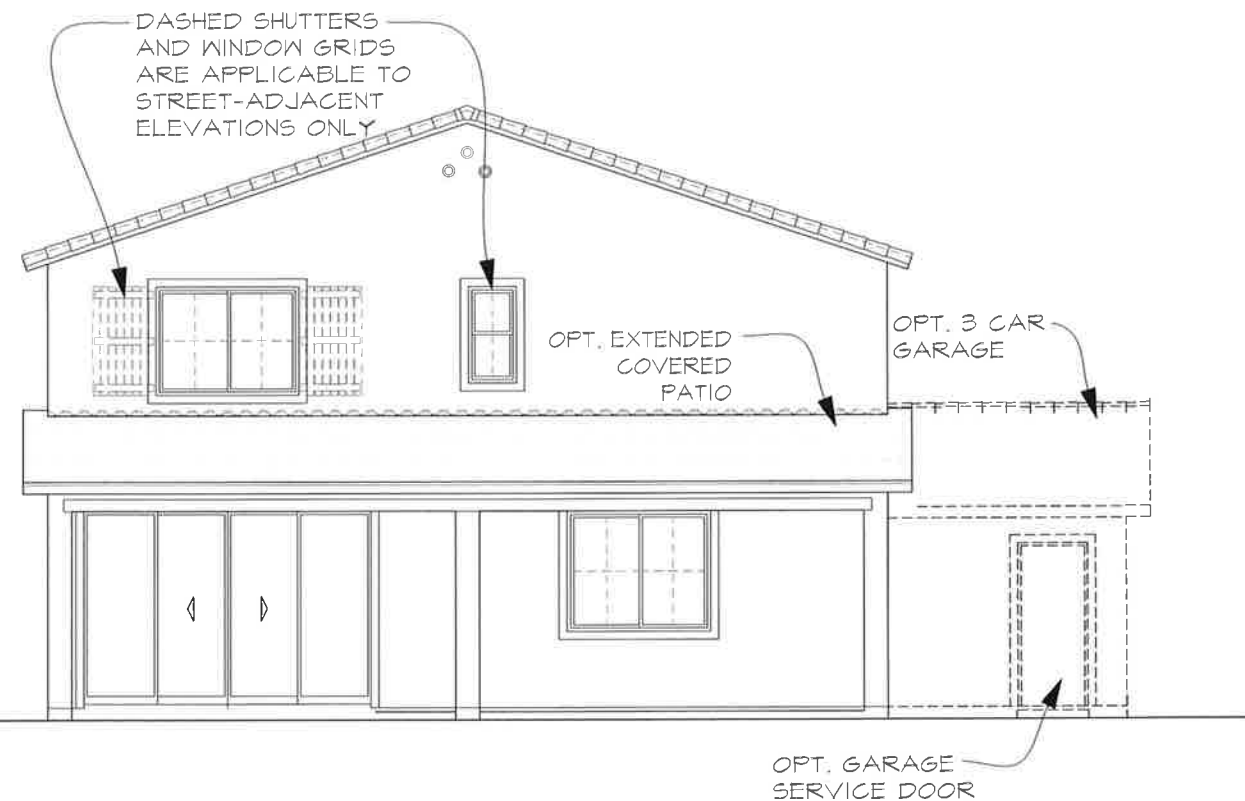
PLAN S914

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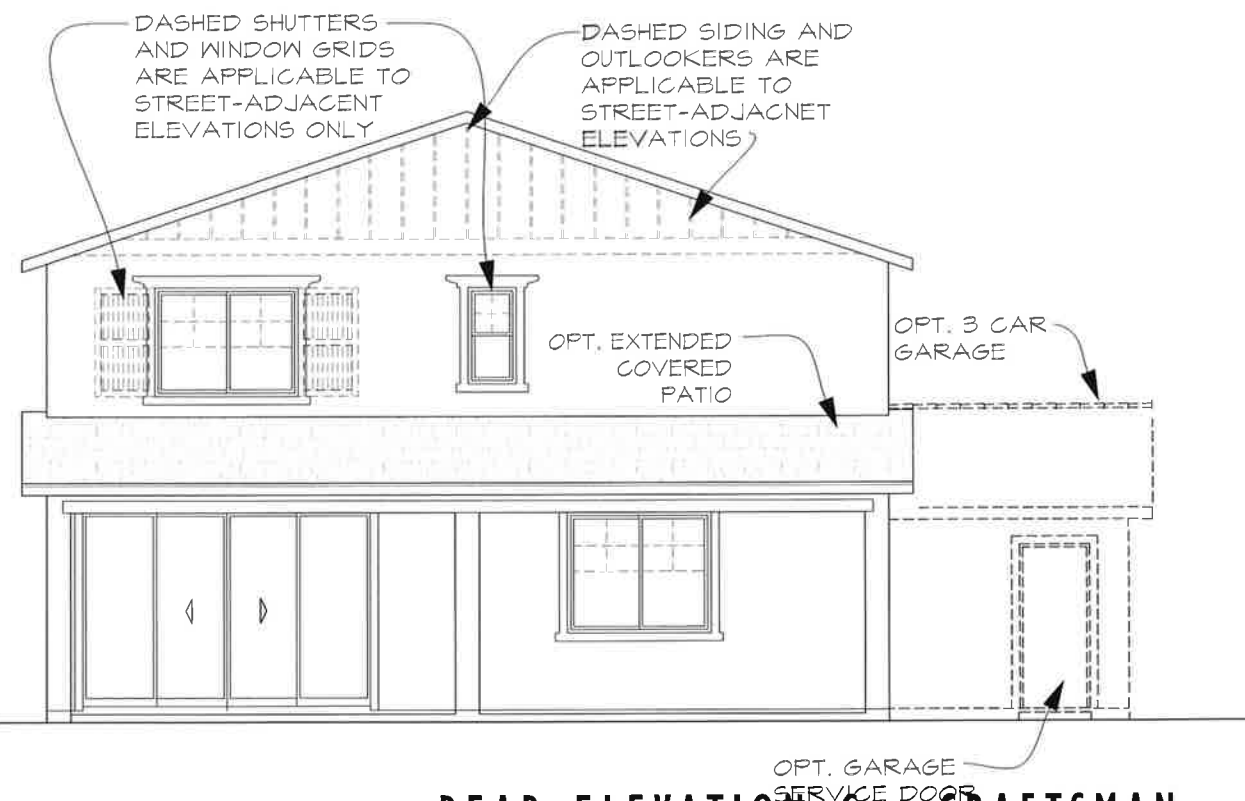
CRAFTSMAN
SIDE & REAR
ELEVATIONS

Sheet Number:

A3-2



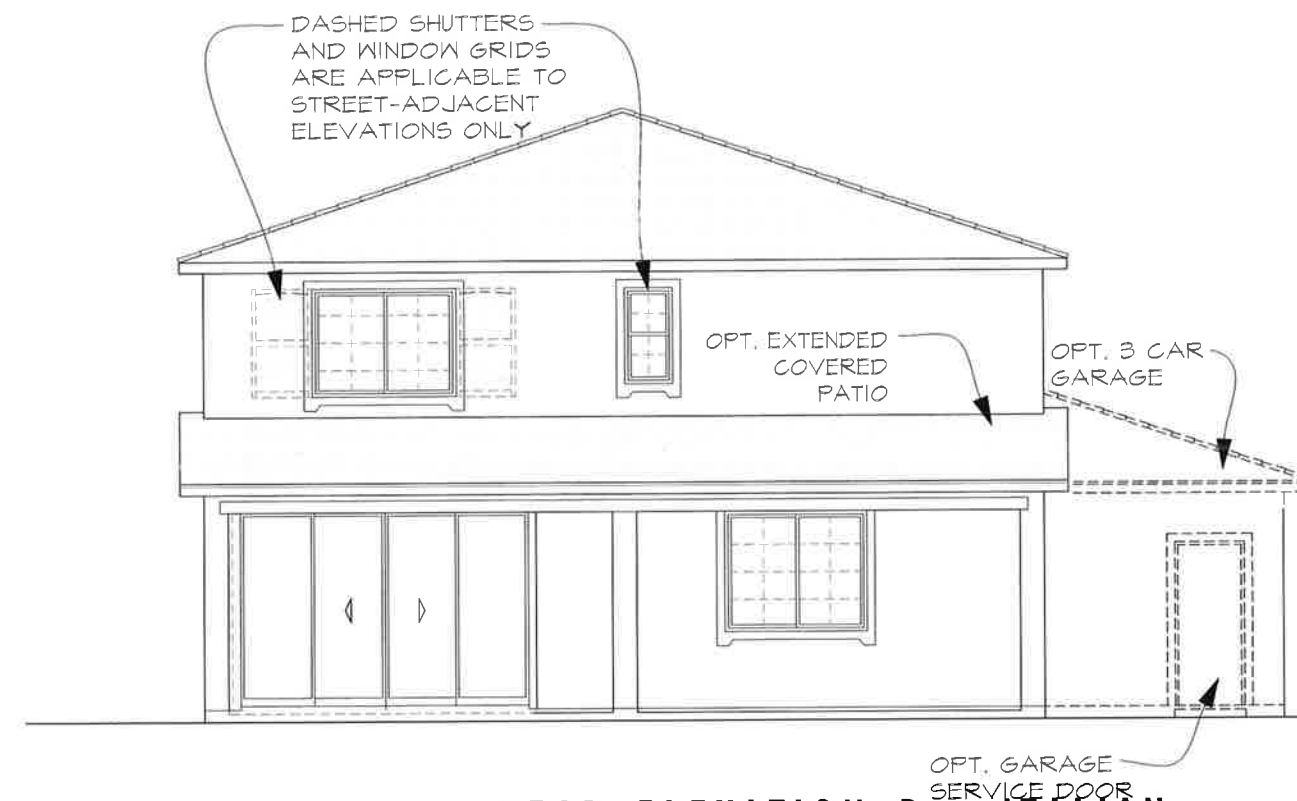
REAR ELEVATION A - SPANISH
OPTIONAL EXTENDED COVERED PATIO



REAR ELEVATION C - CRAFTSMAN
OPTIONAL EXTENDED COVERED PATIO

CRAFTSMAN ELEVATION "C"

ROOF:	CONCRETE FLAT TILE 12" EAVE OVERHANG 12" RAKE OVERHANG 4:12 ROOF PITCH
FASCIA:	2X6 FASCIA
GABLE:	FIBER CEMENT BOARD & BATTEN SIDING
WALL:	STONE VENEER
TRIM:	STUCCO OVER FOAM TRIM
ACCENTS:	DECORATIVE PREFABRICATED SHUTTERS STUCCO OVER FOAM BAND
COLUMN:	BATTERED PORCH COLUMNS W/ STONE VENEER
GARAGE DOOR:	OPTIONAL GARAGE DOOR GLAZING



REAR ELEVATION B - ITALIAN
OPTIONAL EXTENDED COVERED PATIO



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SENDARO AT SUMMERLY
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Plan Name:

MOONSTONE

Plan Number:

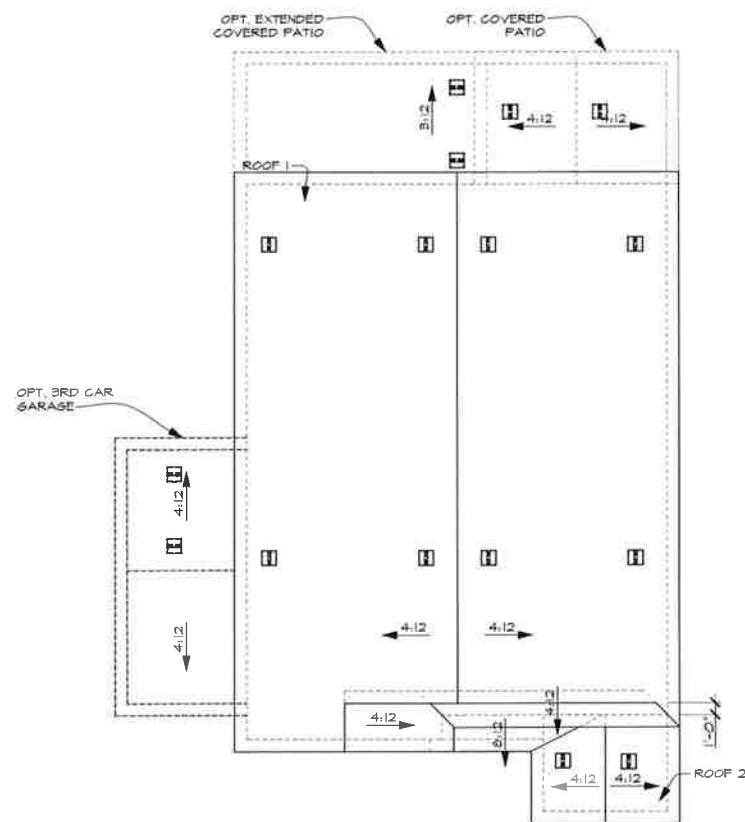
PLAN S914

Sheet Title:

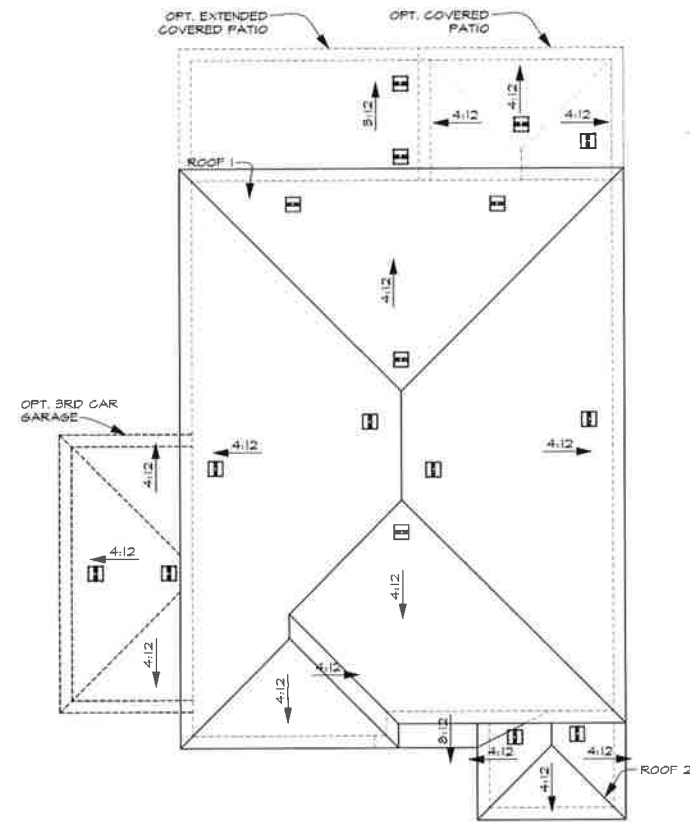
REAR
EXTENDED
PATIO OPTIONS

Sheet Number:

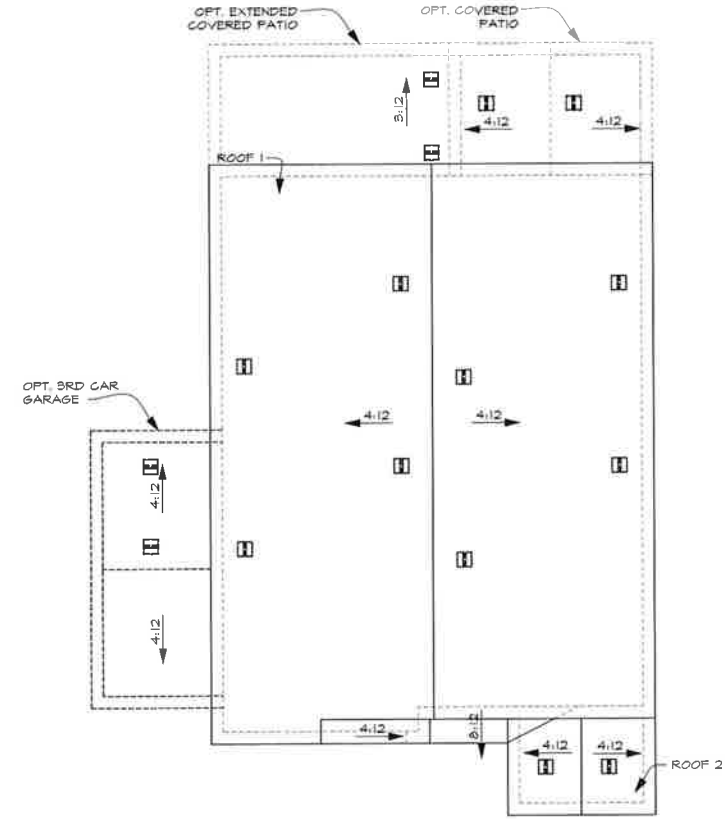
A3-2
e



ROOF PLAN A - SPANISH



ROOF PLAN B - ITALIAN



ROOF PLAN C - CRAFTSMAN



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CALIFORNIA
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Date: 03/26/2018

Revisions:

SENDARO AT
SUMMERLY
LAKE ELSINORE, CA

Plan Name:

MOONSTONE

Plan Number:

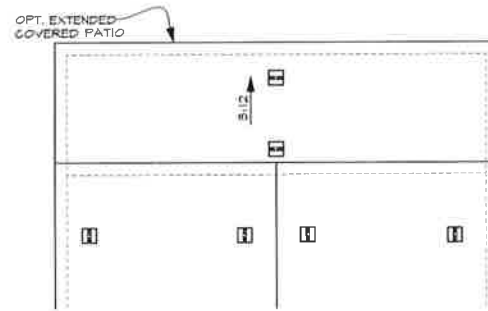
PLAN S914

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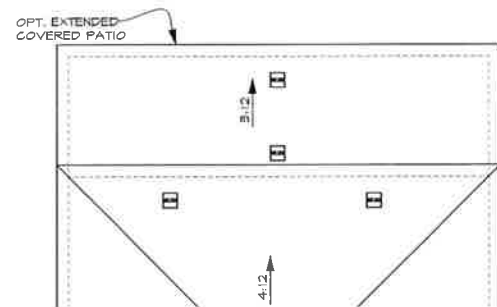
ROOF PLANS

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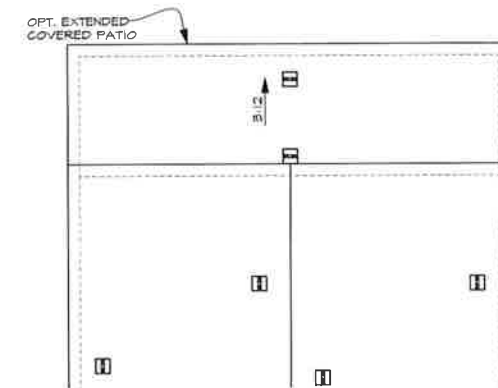
A3-3
a



**ROOF PLAN A - SPANISH OPTIONAL
EXTENDED PATIO**



**ROOF PLAN B - ITALIAN OPTIONAL
EXTENDED PATIO**



**ROOF PLAN C - CRAFTSMAN OPTIONAL
EXTENDED PATIO**



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Date: 03/28/2018

Revisions:

SENDARO AT
SUMMERLY
LAKE ELSINORE, CA

Plan Name:

MOONSTONE

Plan Number:

PLAN S914

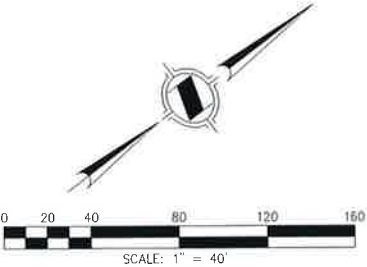
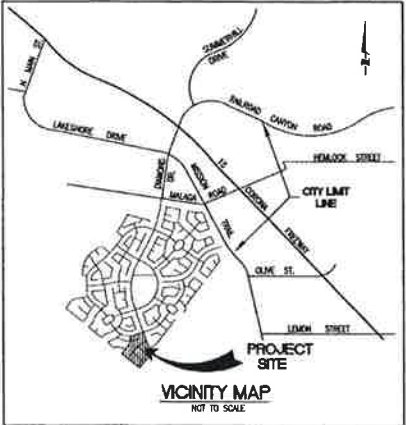
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ROOF PLANS-
EXTENDED
PATIO

Sheet Number:

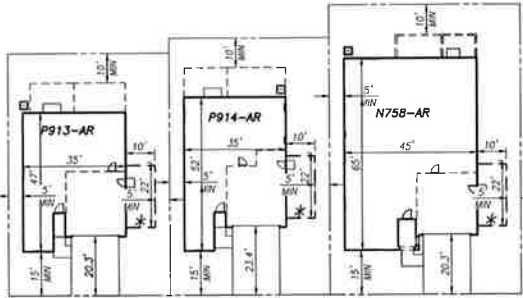
A3-3
b

SITE PLAN
SUMMERLY, TRACT 31920-17



TR 31920-17 PRODUCT MIX SUMMARY						
PRODUCT	ELEVATION	PEARL P913	MOONSTONE P914	TIMOTHY N758	TOTAL	PERCENT
SPANISH	A	9	9	3	21	32%
ITALIAN	B	7	11	4	22	34%
CRAFTSMAN	C	11	8	3	22	34%
TOTAL		27	28	10	65	
PERCENT		42%	43%	15%		

TYPICAL BUILDING FOOTPRINTS



PEARL (P913) TWO STORY MOONSTONE (P914) TWO STORY TIMOTHY (N758) ONE STORY

*INDICATES OPTIONAL 3RD CAR GARAGE

PREPARED BY:

HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING ■ ENGINEERING ■ SURVEYING
Three Hughes • Irvine, CA 92618 • PH: (949) 583-1010 • FX: (949) 583-0759

OWNER/APPLICANT:

RICHMOND
AMERICAN HOMES
5171 California Avenue
Suite 120
Irvine, California 92617
(949) 467-2800

WALL & FENCE PLAN
SENDERO
TRACT NO. 31920-17
LOTS 1-65



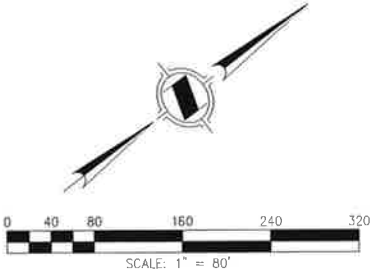
SHEET INDEX MAP

PLAN INDEX

SHEET	NO.
TITLE SHEET	1
WALL & FENCE PLAN	2-3
FENCE AND WALL FINISH DETAILS	4
ORCO BLOCK WALL AND PILASTER DETAILS	5-1

NOTES

1. RETAINING WALLS ARE PER SEPARATE PLAN AND PERMIT. THESE WALLS SHOWN FOR REFERENCE ONLY.
2. PERIMETER WALLS ARE EXISTING AND INSTALLED BY MASTER DEVELOPER PER PERIMETER FENCE AND WALL PLAN BY LAND CONCERN, W.O. 2016-023.



PREPARED BY:

HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING ■ ENGINEERING ■ SURVEYING
Three Hughes • Irvine, CA 92616 • PH: (949) 583-1010 • FX: (949) 583-0759

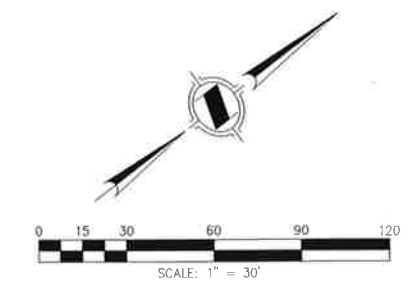
OWNER/APPLICANT:

RICHMOND
AMERICAN HOMES
5171 California Avenue
Suite 120
Irvine, California 92617
(949) 467-2600



LEGEND

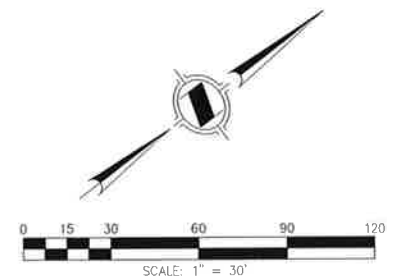
- EXISTING 3' SPLIT FACE MASONRY BLOCK WALL INSTALLED BY MASTER DEVELOPER
- EXISTING 6' SPLIT FACE MASONRY BLOCK WALL INSTALLED BY MASTER DEVELOPER
- EXISTING MOW CURB
- PROPOSED 6' VINYL FENCE PER DETAIL ON SHEET 4
- PROPOSED 6' SPLIT FACE BLOCK WALL WITH PRECISION CAP PER DETAIL ON SHEET 4 AND ORCO WALL PLAN DETAIL ON SHEET S-1
- PROPOSED 3' SPLIT FACE BLOCK WALL WITH PRECISION CAP PER DETAIL ON SHEET 4 AND ORCO WALL PLAN DETAIL ON SHEET S-1
- EXISTING 6' STONE VENEER BLOCK WALL WITH EL DORADO CAP INSTALLED BY MASTER DEVELOPER
- EXISTING 3' PRECISION MASONRY BLOCK WALL WITH VIEW FENCE ON TOP
- PROPOSED RETAINING WALL WITH 3' SPLIT FACE BLOCK ON TOP. RETAINING WALL PER SEPARATE PLAN, SPLIT FACE BLOCK PER DETAIL ON SHEET 4, AND EMBEDMENT PER ORCO WALL PLAN DETAIL ON SHEET S-1
- PROPOSED RETAINING WALL WITH 6' SPLIT FACE BLOCK ON TOP. RETAINING WALL PER SEPARATE PLAN, SPLIT FACE BLOCK PER DETAIL ON SHEET 4, AND EMBEDMENT PER ORCO WALL PLAN DETAIL ON SHEET S-1
- EXISTING 6'-8" SPLIT FACE PILASTER WITH PRECISION CAP INSTALLED BY MASTER DEVELOPER
- EXISTING 8'-8" SPLIT FACE PILASTER WITH PRECISION CAP INSTALLED BY MASTER DEVELOPER
- EXISTING 3'-8" SPLIT FACE PILASTER WITH PRECISION CAP INSTALLED BY MASTER DEVELOPER
- PROPOSED 6'-8" SPLIT FACE PILASTER WITH PRECISION CAP PER DETAIL ON SHEET 4 AND ORCO WALL PLAN DETAIL ON SHEET S-1
- PROPOSED 3'-8" SPLIT FACE PILASTER WITH PRECISION CAP PER DETAIL ON SHEET 4 AND ORCO WALL PLAN DETAIL ON SHEET S-1
- PROPOSED VINYL GATE PER DETAIL ON SHEET 4
- LOTS WITH OPTION FOR THIRD CAR GARAGE OR RV PARKING. REFER TO OPTION DETAILS ON SHEET 4 FOR FENCING AND GATE LOCATIONS

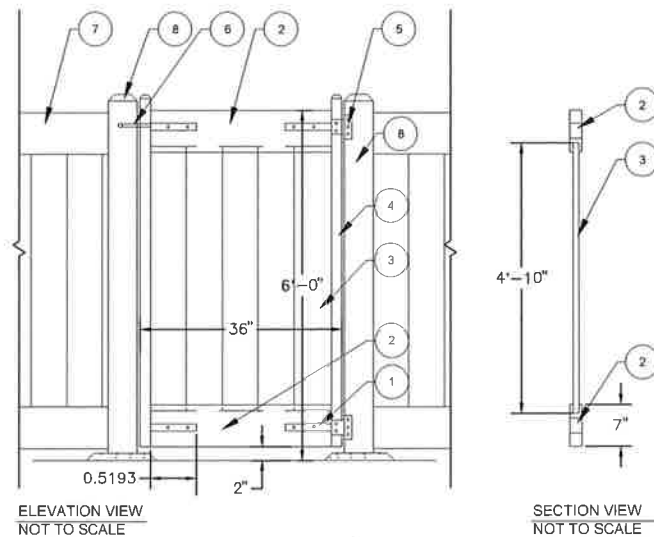




LEGEND

- EXISTING 3' SPLIT FACE MASONRY BLOCK WALL INSTALLED BY MASTER DEVELOPER
- EXISTING 6' SPLIT FACE MASONRY BLOCK WALL INSTALLED BY MASTER DEVELOPER
- EXISTING MOW CURB
- PROPOSED 6' VINYL FENCE PER DETAIL ON SHEET 4
- PROPOSED 6' SPLIT FACE BLOCK WALL WITH PRECISION CAP PER DETAIL ON SHEET 4 AND ORCO WALL PLAN DETAIL ON SHEET S-1
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- EXISTING 6' STONE VENEER BLOCK WALL WITH EL DORADO CAP INSTALLED BY MASTER DEVELOPER
- EXISTING 3' PRECISION MASONRY BLOCK WALL WITH VIEW FENCE ON TOP
- PROPOSED RETAINING WALL WITH 3' SPLIT FACE BLOCK ON TOP, RETAINING WALL PER SEPARATE PLAN, SPLIT FACE BLOCK PER DETAIL ON SHEET 4, AND EMBEDMENT PER ORCO WALL PLAN DETAIL ON SHEET S-1
- PROPOSED RETAINING WALL WITH 6' SPLIT FACE BLOCK ON TOP, RETAINING WALL PLAN PER SEPARATE PLAN, SPLIT FACE BLOCK PER DETAIL ON SHEET 4, AND EMBEDMENT PER ORCO WALL PLAN DETAIL ON SHEET S-1
- EXISTING 6'-8" SPLIT FACE PILASTER WITH PRECISION CAP INSTALLED BY MASTER DEVELOPER
- EXISTING 8'-8" SPLIT FACE PILASTER WITH PRECISION CAP INSTALLED BY MASTER DEVELOPER
- EXISTING 3'-8" SPLIT FACE PILASTER WITH PRECISION CAP INSTALLED BY MASTER DEVELOPER
- PROPOSED 6'-8" SPLIT FACE PILASTER WITH PRECISION CAP PER DETAIL ON SHEET 4 AND ORCO WALL PLAN DETAIL ON SHEET S-1
- PROPOSED 3'-8" SPLIT FACE PILASTER WITH PRECISION CAP PER DETAIL ON SHEET 4 AND ORCO WALL PLAN DETAIL ON SHEET S-1
- PROPOSED VINYL GATE PER DETAIL ON SHEET 4
- LOTS WITH OPTION FOR THIRD CAR GARAGE OR RV PARKING. REFER TO OPTION DETAILS ON SHEET 4 FOR FENCING AND GATE LOCATIONS

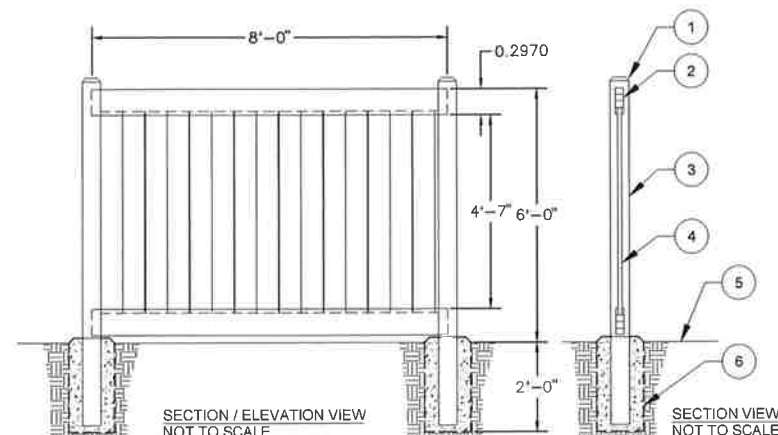




LEGEND

1. SQ METAL INSERT WELDED TO UPRIGHT AND HEX SCREWED AT RAILS
 2. 2" x 7" OR 1-1/2" x 5-1/2" PVC TOP AND BOTTOM RAILS- MANUFACTURE: FENCEWORKS, INC
 3. 1" x 6" T&G PVC BOARD
 4. 2" 16GA PREGALV POWDER COATED UPRIGHT OR 2"x6" PVC UPRIGHT
 5. T-HINGE
 6. LATCH
 7. ADJACENT VINYL FENCING - REFER TO DETAIL 6, THIS SHEET
 8. 5" x 5" VINYL POST W/ DOMED CAP - REFER TO DETAIL 6, THIS SHEET, OR CMU BLOCK-WALL - SEE PLAN FOR CONDITION
- NOTE:**
- INSTALL PER MFR'S INSTRUCTION
 - RAILS HAVE CUT OUT FOR 1" x 6" TO SLIDE IN

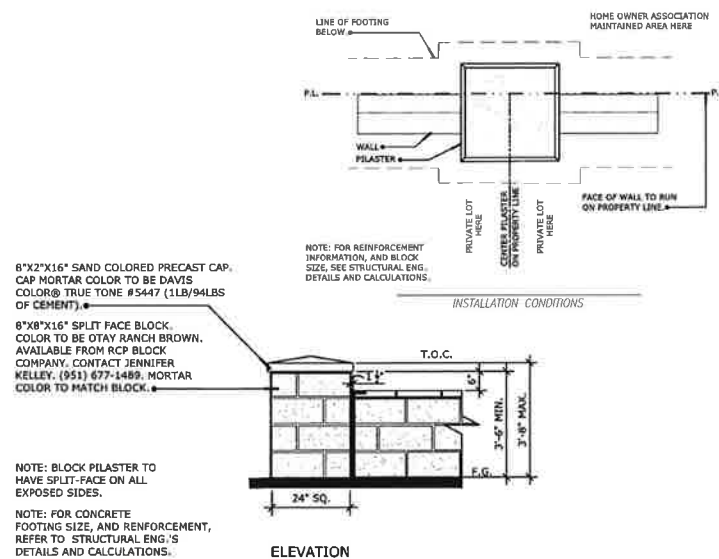
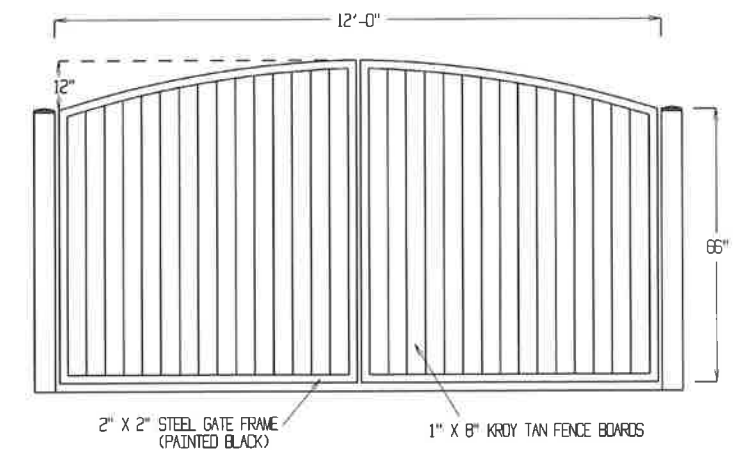
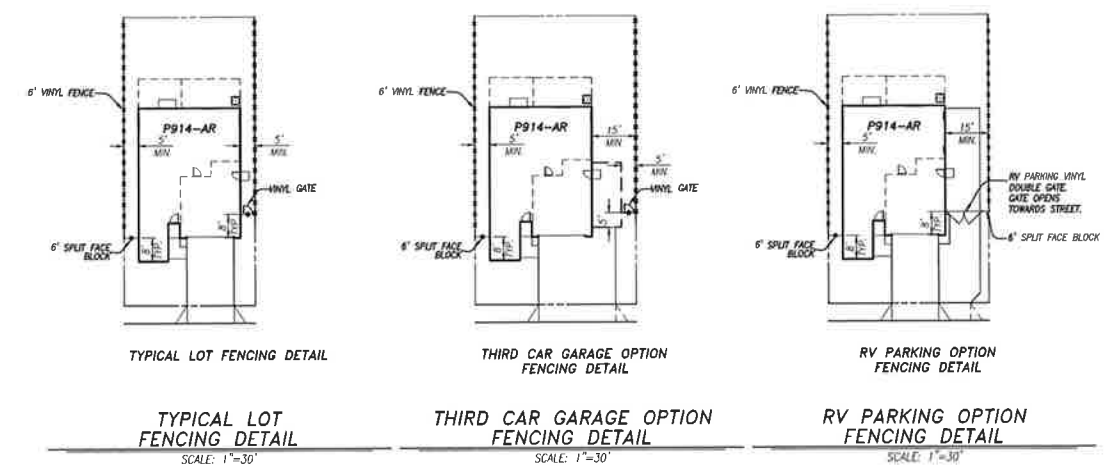
VINYL GATE DETAIL
NOT TO SCALE



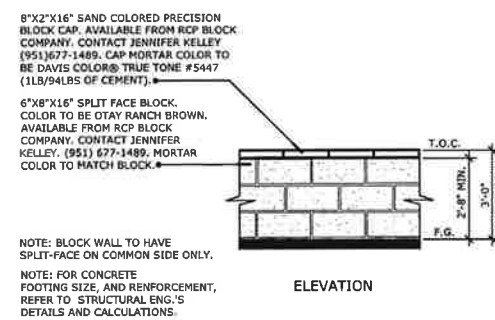
LEGEND

1. DOMED CAP
2. 2X7 TOP & BOTTOM RAIL
3. 5X5 VINYL POST
4. 6" TONGUE & GROOVE
5. FINISH GRADE
6. 8X24 DOMED CONCRETE FOOTING- REFER TO STRUCTURAL ENGINEER'S DRAWINGS

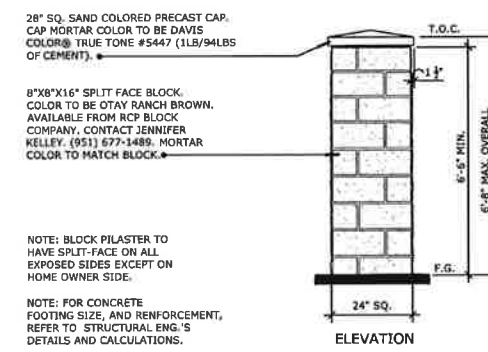
6' VINYL FENCE PANEL DETAIL
NOT TO SCALE



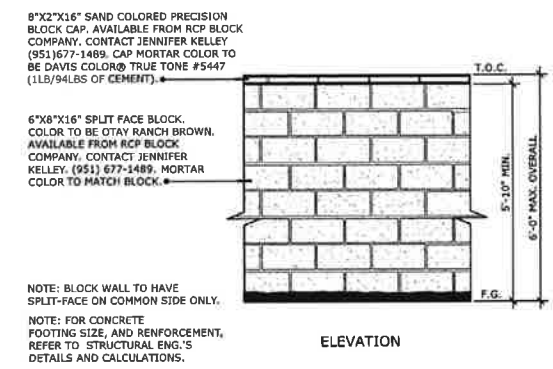
3'-8" HIGH SPLIT FACE PILASTER WITH PRECISION CAP
NOT TO SCALE



3'-0" HIGH SPLIT FACE WALL WITH PRECISION CAP
NOT TO SCALE



6'-8" HIGH SPLIT FACE PILASTER WITH PRECISION CAP
NOT TO SCALE



6'-0" HIGH SPLIT FACE WALL WITH PRECISION CAP
NOT TO SCALE



LANDSCAPE MAINTENANCE:
ALL COMMON AREA PLANTING AND MAINTENANCE WILL BE THE SOLE RESPONSIBILITY OF SELECTED HOME OWNERS ASSOCIATION COMPANY - REFER TO TRACT 31920-17 SIDE YARD LANDSCAPE PLANS BY LAND CONCERN

LIMIT OF WORK:
PUBLIC RIGHT-OF-WAY - REFER TO SUMMERLY PERIMETER LANDSCAPE PLANS, PHASE DDA-F, TRACTS 31920-17, 18, 19 BY LAND CONCERN

IRRIGATION NOTES:
ALL LANDSCAPE PLANTING SHALL BE IN ACCORDANCE WITH THE CITY'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCES AND GUIDELINES. WATER USE CALCULATIONS SHALL BE COMPLETED AND SHOWN ON FINAL LANDSCAPE PLANS FOR FINAL APPROVAL BY CITY.
ALL LANDSCAPE AREAS SHALL RECEIVE AUTOMATIC IRRIGATION SYSTEM.
ALL LANDSCAPE INSTALLATION SHALL BE PERMANENTLY MAINTAINED.

PLANT PALETTE

STREET TREES:
MAY INCLUDE, BUT NOT LIMITED TO: 24" BOX MIN. TREE TYPE TO BE BUILDER'S CHOICE

BOTANICAL NAME	COMMON NAME
MAGNOLIA G. 'MAJESTIC BEAUTY'	MAGNOLIA
PARKINSONIA 'DESERT MUSEUM'	PALO VERDE
PINUS CANARIENSIS	CANARY ISLAND PINE
PODOCARPUS GRACILIOR	FERN PINE
PROSOPIS CHILENSIS 'THORNLESS'	CHILEAN MESQUITE
PYRUS KAWAKAMI	EVERGREEN PEAR
RHUS LANCEA	AFRICAN SUMAC
ULMUS PARVIFOLIA	EVERGREEN ELM

FRONT YARD TREES:
MAY INCLUDE, BUT NOT LIMITED TO: 24" BOX MIN. TREE TYPE TO BE BUILDER'S CHOICE

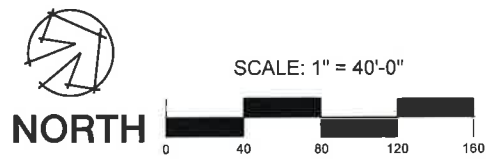
BOTANICAL NAME	COMMON NAME
ACACIA GREGGII	CATCLAW ACACIA
ACACIA STENOPHYLLA	SHOESTRING ACACIA
ARBUTUS UNEDO	STRAWBERRY TREE
BRACHYCHITON POPULNEUS	BOTTLE TREE
LAGERSTROEMIA INDICA	GRAPE MYRTLE
TECOMA STANS	YELLOW BELLS
VITEX AGNUS-CASTUS	LILAC CHASTETREE

VINES/GROUND COVER:

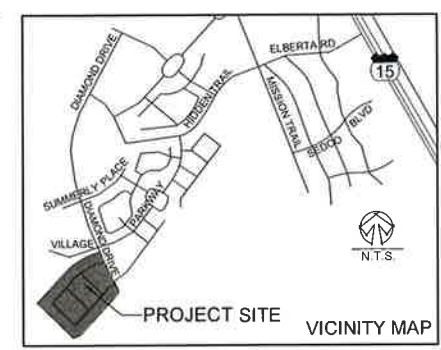
BOTANICAL NAME	COMMON NAME
BACCHARIS PILULARIS	COYOTE BRUSH
BOUGAINVILLEA 'ROSENKA'	SHRUB BOUGAINVILLEA
LONICERA JAPONICA 'HALLIANA'	HALL'S HONEYSUCKLE
MACFADYENA UNGUIS-CATI	CAT'S CLAW
MYOPORUM PARVIFOLIUM	CREeping MYOPORUM
PARTHENOISSUS TRICUSPIDATA	BOSTON IVY
ROSMARINUS O. 'HUNTINGTON CARPET'	TRAILING ROSEMARY

SHRUBS:
SHRUB TYPE TO BE BUILDER'S CHOICE

BOTANICAL NAME	COMMON NAME
AGAVE ATTENUATA	FOX TAIL AGAVE
ALOE STRIATA	CORAL ALOE
BOUGAINVILLEA CULTIVARS	BOUGAINVILLEA
BULBINE FRUTESCENS	STALKED BULBINE
CALLISTEMON VIMINALIS 'SLIM'	SLIM BOTTLEBRUSH
CALLISTEMON C. 'LITTLE JOHN'	DWARF BOTTLEBRUSH
CISTUS PURPUREUS	ROCKROSE
COTONEASTER HORIZONTALIS	COTONEASTER
DIETES BICOLOR	FORTNIGHT LILY
ELAEAGNUS PUNGENS	SILVERBERRY
ESCALLONIA 'FRASERI'	ESCALLONIA
HEMEROCALLIS HYBRID	DAYLILY
HESPERALOE PARVIFLORA	RED YUCCA
ILEX 'BURFORDI'	BURFORD HOLLY
ILEX 'ROTUNDA'	DWARF CHINESE HOLLY
JUNIPERUS C. 'SPARTAN'	SPARTAN JUNIPER
LANTANA CAMARA	LANTANA
LEUCOPHYLLUM FRUTESCENS	TEXAS RANGER
MUHLENBERGIA SP	DEER GRASS
MYRTUS COMMUNIS	TRUE MYRTLE
NANDINA DOMESTICA	HEAVENLY BAMBOO
NERIUM 'PETITE PINK'	OLEANDER
PITTIOSPORUM SPECIES	PHOTINIA
PRUNUS CAROLINIANA 'COMPACTA'	MOCK ORANGE
PYRACANTHA SPECIES	DWARF LAUREL CHERRY
RHAPHIOLEPIS SPECIES	FIRETHORN
ROSMARINUS OFFICINALIS	ROSEMARY
SALVIA GREGGII	AUTUMN SAGE
WESTRINGIA FRUTICOSA	COASTAL ROSEMARY



SMP
ENVIRONMENTAL DESIGN
SMP #116661
DATE: 02/16/2018



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3770 Calle Arroyo, Suite 120
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Ph: (949) 467-3600 / Fax: (949) 467-3601

PROJECT # 2017-1123

SENDERO AT SUMMERLY
LAKE ELSINORE, CA

PLOT DATE: April 19, 2018
PLAN NUMBER/NAME:

SHEET TITLE:
**PRELIMINARY SITE
LANDSCAPE PLAN**

SHEET NUMBER:
PL - I

SENDERO AT SUMMERLY

LAKE ELSINORE, CA

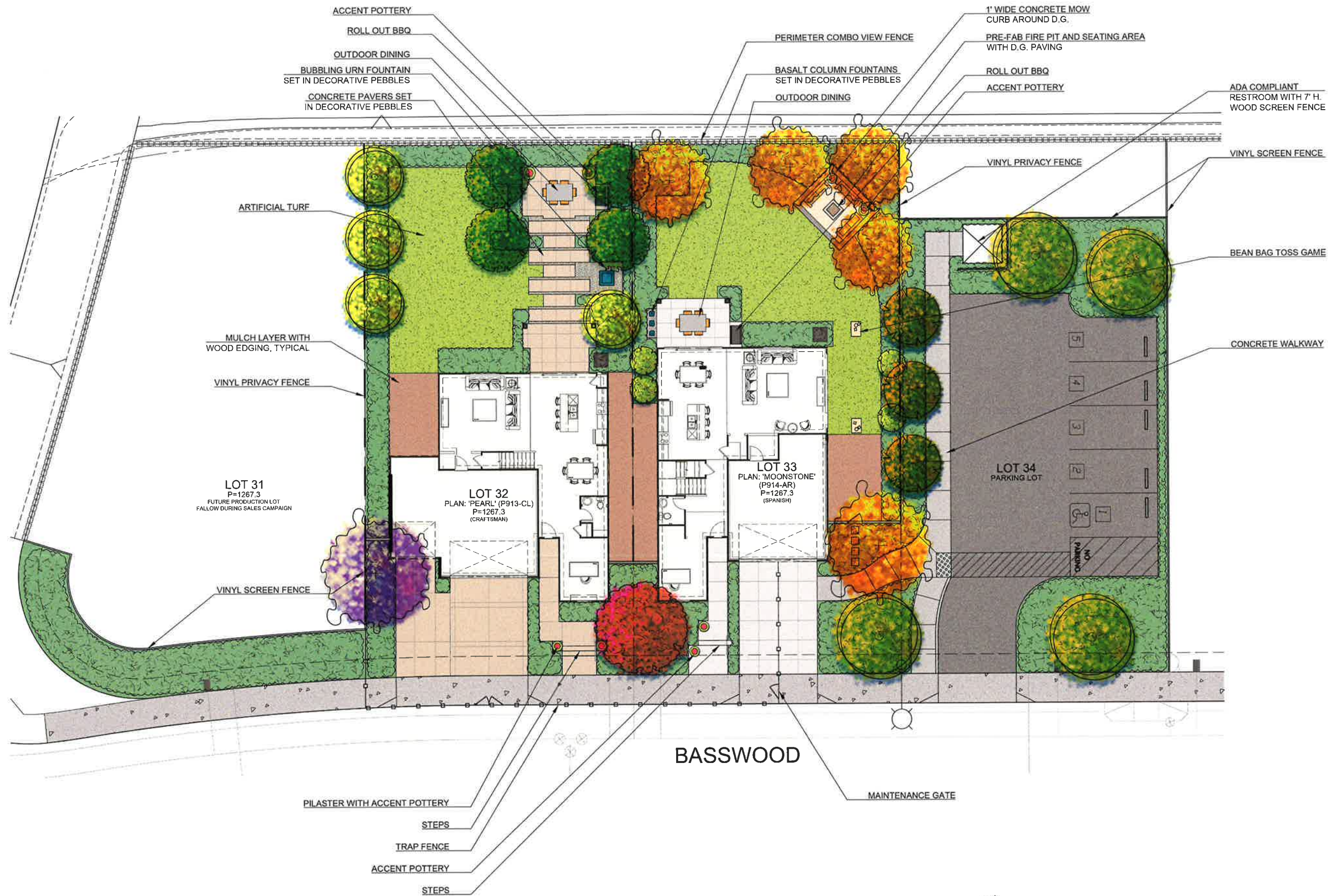
PLOT DATE: April 3, 2018

PLAN NUMBER/NAME:

SHEET TITLE:
**PRELIMINARY
LANDSCAPE PLAN**

SHEET NUMBER:











PL - 2



SCALE: 1" = 10'-0"



SMP
ENVIRONMENTAL DESIGN
SMP #116661
DATE 03/20/2018

PLANTING LEGEND		
SYM.	NAME	SIZE
	STREET TREE SPECIES: REFER TO SITE STREET TREE PLAN	24" BOX
'MOONSTONE' PLANT PALETTE		
SYM.	NAME	SIZE
	FRONT YARD TREE ACACIA GREGGII - CATCLAW ACACIA	15 GAL
	SHRUBS/SUCCULENTS AGAVE ATTENUATA - FOX TAIL AGAVE CALLISTEMON V. 'SLIM' - SLIM BOTTLEBRUSH LEUCOPHYLLUM FRUTESCENS - TEXAS RANGER WESTRINGIA FRUTICOSA - COASTAL ROSEMARY	1-5 GAL
	GROUND COVER/GRASSES BOUGAINVILLEA SP. - BOUGAINVILLEA ROSMARINUS O. 'HUNTINGTON CARPET' - TRAILING ROSEMARY	FLATS
'TIMOTHY' PLANT PALETTE		
SYM.	NAME	SIZE
	FRONT YARD TREE VITEX AGNUS-CASTUS - LILAC CHASTETREE	15 GAL
	SHRUBS CISTUS X HYBRIDUS - WHITE ROCKROSE JUNIPERUS C. 'SPARTAN' - SPARTAN JUNIPER LONICERA JAPONICA 'HALLIANA' - HALL'S HONEYSUCKLE ROSMARINUS O. 'TUSCAN BLUE' - TUSCAN BLUE ROSEMARY	1-5 GAL
	GROUND COVER/GRASSES ACHILLEA MILLEFOLIUM - COMMON YARROW MYOPORUM PARVIFLORUM - CREEPING MYOPORUM	FLATS
'PEARL' PLANT PALETTE		
SYM.	NAME	SIZE
	FRONT YARD TREE TECOMA STANS - YELLOW BELLS	15 GAL
	SHRUBS BULBINE FRUTESCENS - STALKED BULBINE CALLISTEMON C. 'LITTLE JOHN' - DWARF CALLISTEMON LEUCOPHYLLUM FRUTESCENS - TEXAS RANGER PRUNUS C. 'COMPACTA' - DWARF CAROLINA LAUREL CHERRY	1-5 GAL
	GROUND COVER CONVOLVULUS SABATIUS - GROUND MORNING GLORY MYOPORUM PARVIFLORUM - CREEPING MYOPORUM	FLATS

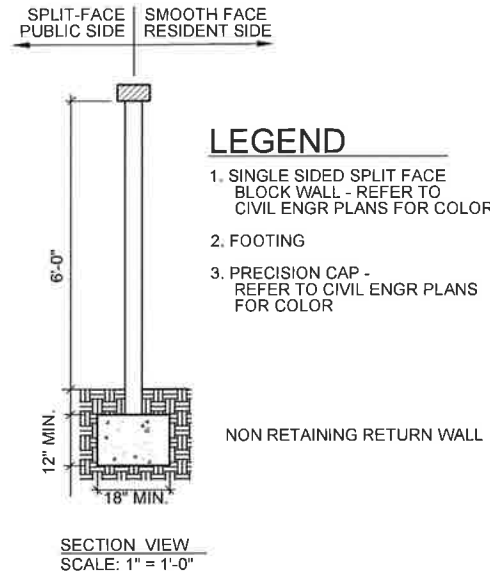
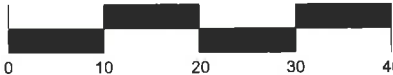
NOTES:
ALL PLANT MATERIAL SHOWN IN THE LEGEND MAY NOT BE USED ON THE PROJECT BUT IS A PRELIMINARY PALETTE FOR DESIGN INTENT. ALL PLANT MATERIAL USED ON THE PROJECT WILL FOLLOW THE CURRENT COUNTY OF RIVERSIDE COMPREHENSIVE PLANT LIST FOR CALIFORNIA FRIENDLY LANDSCAPES

ALL PLANTING AREAS WILL BE SUPPLIED WITH AUTOMATIC IRRIGATION PER COUNTY OF RIVERSIDE CALIFORNIA FRIENDLY GUIDELINES. RAIN SENSORS WILL BE USED IN CONJUNCTION WITH AUTOMATIC CONTROLLERS FOR EACH LOT.

SLOPES WHICH EXCEED 3:1 SHALL BE PLANTED WITH ROSMARINUS OFFICINALIS PROSTRATUS @ 24" O.C. FROM FLATS IN ADDITION TO PLANTING SHOWN ON TYPICAL FRONT YARD AND SLOPE PLANTING PLAN.

SMP
ENVIRONMENTAL DESIGN
SMP #116661
DATE: 02/16/2018

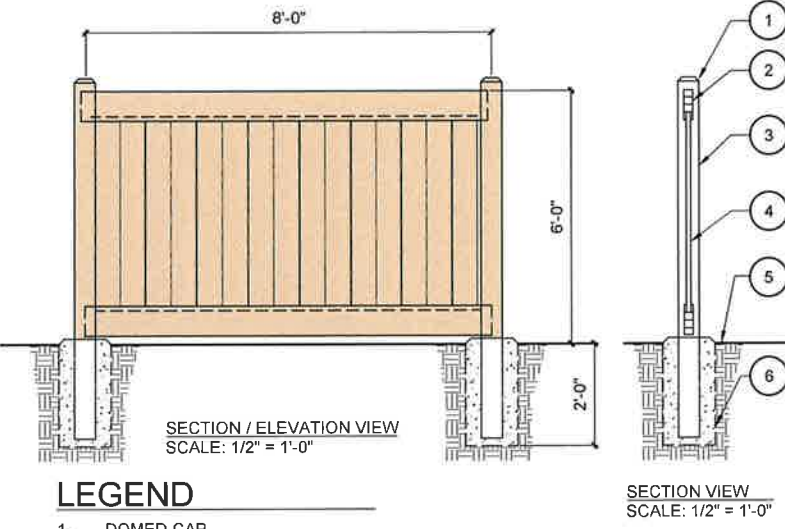
1" = 10'



- LEGEND**
- 1. SINGLE SIDED SPLIT FACE BLOCK WALL - REFER TO CIVIL ENGR PLANS FOR COLOR
 - 2. FOOTING
 - 3. PRECISION CAP - REFER TO CIVIL ENGR PLANS FOR COLOR

SECTION VIEW
SCALE: 1" = 1'-0"

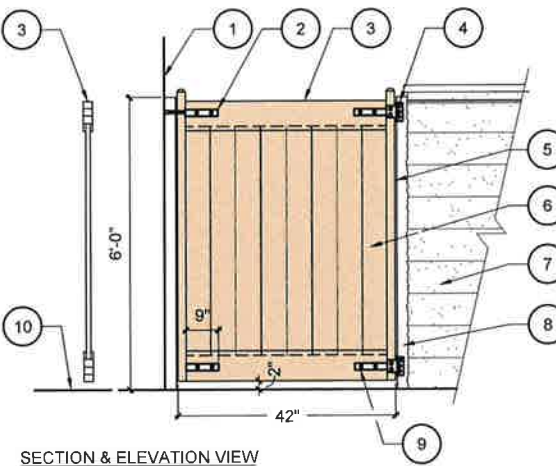
A SIDE YARD RETURN



- LEGEND**
- 1. DOMED CAP
 - 2. 2X7 TOP & BOTTOM RAIL
 - 3. 5X5 VINYL POST
 - 4. 6" TONGUE & GROOVE
 - 5. FINISH GRADE
 - 6. 8X24 DOMED CONCRETE FOOTING- REFER TO STRUCTURAL ENGINEER'S DRAWINGS

NOTE:
VINYL MATERIAL & COLOR TO BE 'ALMOND' OR APPROVED BY OWNER

B VINYL FENCE



- LEGEND**
- 1. HOUSE WALL
 - 2. LATCH
 - 3. 2"X8" OR 1-1/2" X 5-1/2" PVC TOP AND BOTTOM RAILS
 - 4. T-HINGE
 - 5. 2" 16 GA. PRE-GALVANIZED POWDER COAT UPRIGHT OR 2X6 PVC UPRIGHT
 - 6. 1X6 T&G PVC BOARD
 - 7. SPLIT-FACE WALL
 - 8. PVC OR WOOD JAMB
 - 9. SQUARE METAL INSERT WELD TO UPRIGHT AND TEX SCREW AT RAIL
 - 10. FINISH SURFACE
- NOTE:
VINYL MATERIAL & COLOR TO MATCH FENCE

C VINYL GATE

¹April 3, 2018

Richmond American Homes
Project: SENDARO AT THE PRESERVE
Tract. No. 31920-17
Lake Elsinore, California

COLOR AND ELEVATION ASSIGNMENTS

LOT	PLAN	ELEVATION	DESCRIPTION	COLOR SCHEME
1	P913 - Pearl	CL	Craftsman	C1
2	N758 - Timothy	BR	Italian	B2
3	P914 - Moonstone	AL	Spanish	A2
4	P914 - Moonstone	BR	Italian	B1
5	P913 - Pearl	CR	Craftsman	C3
6	P914 - Moonstone	AR	Spanish	A3
7	P913 - Pearl	CL	Craftsman	C1
8	P914 - Moonstone	AR	Spanish	A1
9	P913 - Pearl	BL	Italian	B3
10	P914 - Moonstone	CR	Craftsman	C2
11	P913 - Pearl	AL	Spanish	A3
12	P914 - Moonstone	BR	Italian	B1
13	P913 - Pearl	AL	Spanish	A1
14	N758 - Timothy	BR	Italian	B1
15	P913 - Pearl	CL	Craftsman	C1
16	P914 - Moonstone	BR	Italian	B2
17	P914 - Moonstone	CL	Craftsman	C3
18	P913 - Pearl	AR	Spanish	A2
19	P914 - Moonstone	AL	Spanish	A1
20	P913 - Pearl	BR	Italian	B3
21	N758 - Timothy	CL	Craftsman	C2
22	P914 - Moonstone	AR	Spanish	A3
23	P913 - Pearl	BL	Italian	B2
24	P914 - Moonstone	CR	Craftsman	C3
25	P914 - Moonstone	BL	Italian	B1
26	N758 - Timothy	AR	Spanish	A1
27	P913 - Pearl	CL	Craftsman	C2
28	P914 - Moonstone	BR	Italian	B3
29	P914 - Moonstone	CL	Craftsman	C1
30	P913 - Pearl	AR	Spanish	A3
31	P914 - Moonstone	¹ BR	¹ Italian	¹ B2
32	P913 - Pearl	¹ CL	¹ Craftsman	¹ C2

LOT	PLAN	ELEVATION	DESCRIPTION	COLOR SCHEME
33	P914 - Moonstone	AR	Spanish	A2
34	N758 - Timothy	CL	Craftsman	C3
35	P914 - Moonstone	BR	Italian	B3
36	P913 - Pearl	CL	Craftsman	C1
37	N758 - Timothy	AR	Spanish	A3
38	P913 - Pearl	BL	Italian	B1
39	P914 - Moonstone	CR	Craftsman	C2
40	N758 - Timothy	BL	Italian	B2
41	P913 - Pearl	AR	Spanish	A2
42	P914 - Moonstone	CL	Craftsman	C3
43	P913 - Pearl	BR	Italian	B3
44	P914 - Moonstone	AL	Spanish	A3
45	P913 - Pearl	CR	Craftsman	C1
46	P914 - Moonstone	BL	Italian	B2
47	P913 - Pearl	AR	Spanish	A2
48	N758 - Timothy	CL	Craftsman	C3
49	P914 - Moonstone	BR	Italian	B1
50	P914 - Moonstone	AL	Spanish	A1
51	P913 - Pearl	BR	Italian	B3
52	P914 - Moonstone	CR	Craftsman	C2
53	P913 - Pearl	AL	Spanish	A2
54	P913 - Pearl	BR	Italian	B2
55	P914 - Moonstone	CR	Craftsman	C1
56	P913 - Pearl	AL	Spanish	A3
57	N758 - Timothy	BR	Italian	B1
58	P914 - Moonstone	AL	Spanish	A1
59	P913 - Pearl	CR	Craftsman	C3
60	P914 - Moonstone	BR	Italian	B3
61	P913 - Pearl	AL	Spanish	A2
62	P913 - Pearl	CR	Craftsman	C2
63	P914 - Moonstone	BL	Italian	B2
64	N758 - Timothy	AR	Spanish	A1
65	P913 - Pearl	CL	Craftsman	C1

NOTE: COORDINATE ANY MODIFICATIONS TO THIS SPECIFICATION WITH ARCHITECTURAL COLOR DESIGNER

COLOR SCHEME ASSIGNMENT LEGEND:

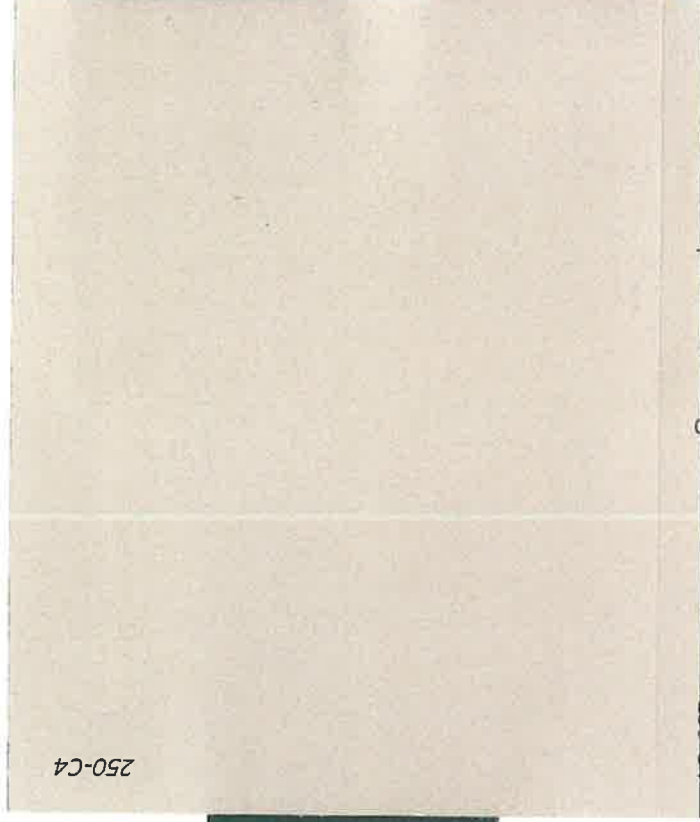
COLOR SCHEME	ELEVATION	DESCRIPTION
A1, A2, A3	'A' ELEVATION	SPANISH
B1, B2, B3	'B' ELEVATION	ITALIAN
C1, C2, C3	'C' ELEVATION	CRAFTSMAN

REVISIONS:

Revision No.	Date	Description
1	04/03/18	Lots 31 and 32 revised per Tommy Eckes.

Color Scheme A1

Stucco Body Color



Trim Color #1



Trim Color #2



Accent Color



S-Tile Profile Roofing



Accent Tile



SENDARO AT SUMMERLY

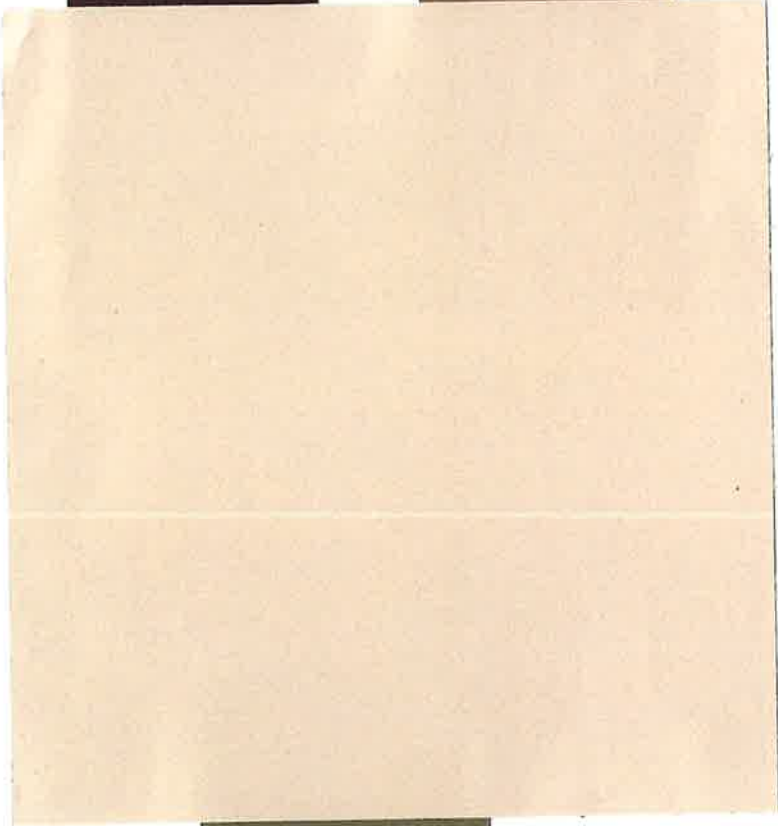
Lake Elsinore, California

'A' Elevations – Spanish



Color Scheme A2

Stucco Body Color



Accent Color



Trim Color #1



Trim Color #2



S-Tile Profile Roofing



Accent Tile



SENDARO AT SUMMERLY

Lake Elsinore, California

‘A’ Elevations – Spanish



Color Scheme A3

Stucco Body Color

Accent Color



Trim Color #1



Trim Color #2



S-Tile Profile Roofing



Accent Tile



SENDARO AT SUMMERLY

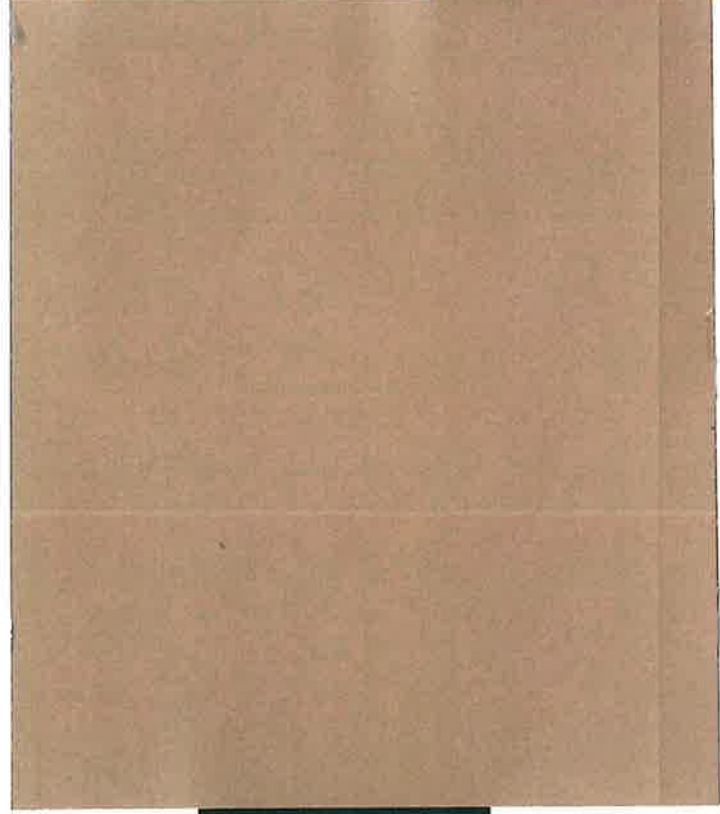
Lake Elsinore, California

‘A’ Elevations – Spanish



Color Scheme B1

Stucco Body Color



Trim Color #1



Trim Color #2



Accent Color



S-Tile Profile Roofing



SENDARO AT SUMMERLY

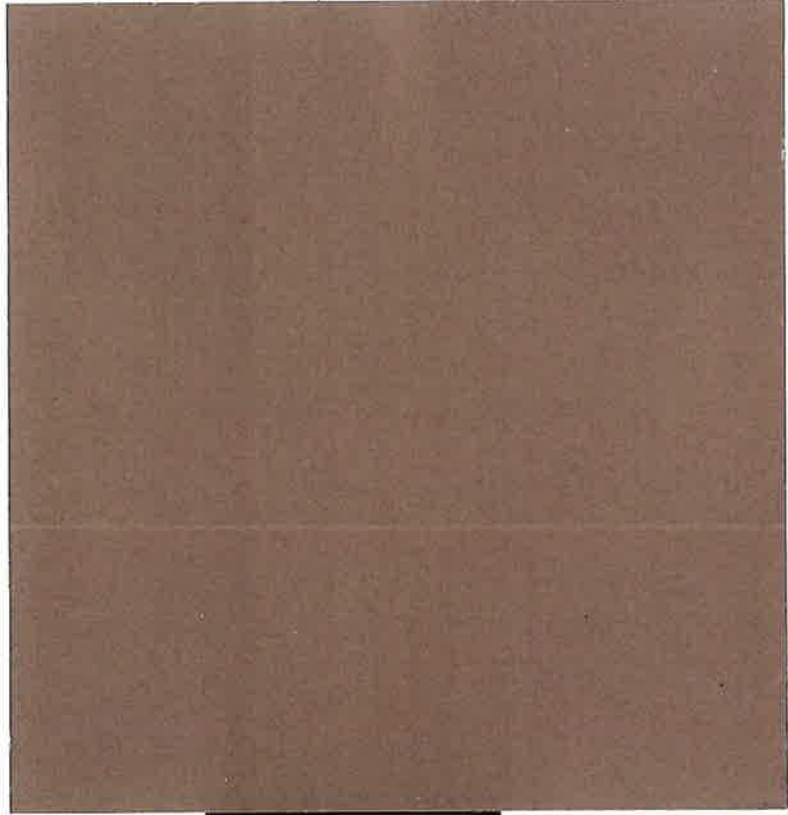
Lake Elsinore, California

'B' Elevations – Italian



Color Scheme B2

Stucco Body Color



Trim Color #1

Accent Color



Trim Color #2



S-Tile Profile Roofing



SENDARO AT SUMMERLY

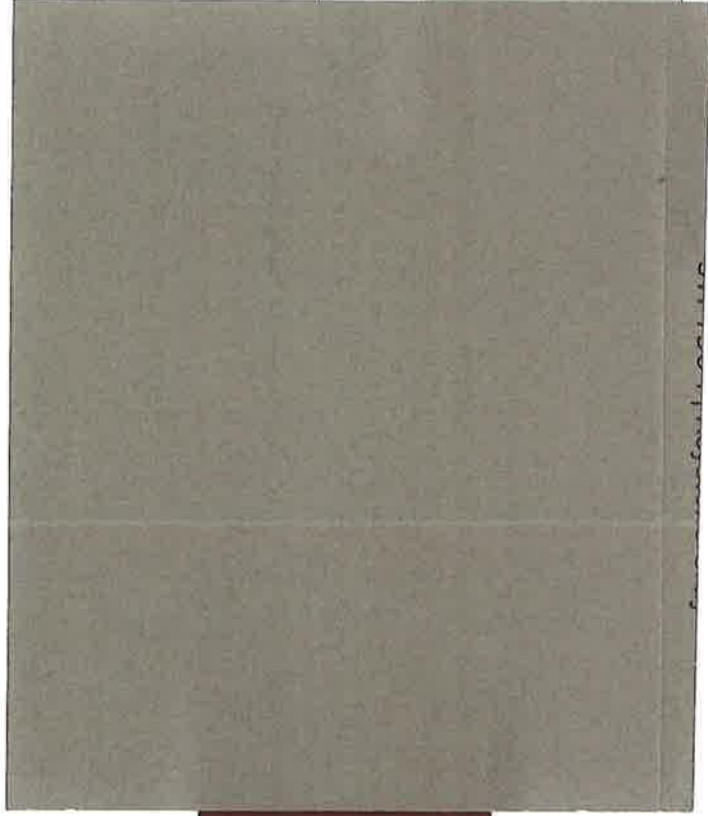
Lake Elsinore, California

‘B’ Elevations – Italian



Color Scheme B3

Stucco Body Color



Trim Color #1

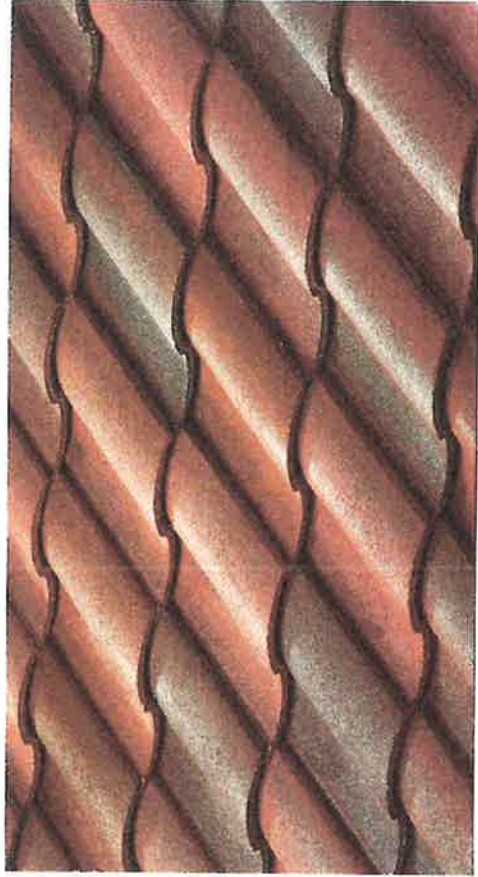
Accent Color



Trim Color #2



S-Tile Profile Roofing



SENDARO AT SUMMERLY

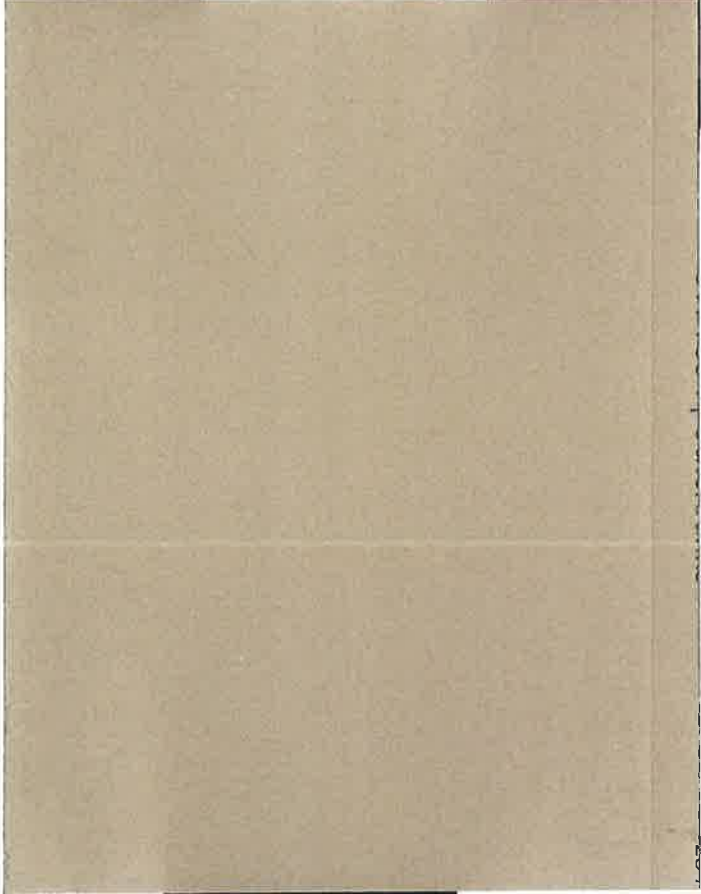
Lake Elsinore, California

‘B’ Elevations – Italian



Color Scheme C1

Stucco Body Color



Accent Color



Trim Color #1



Trim Color #2



Trim Color #3



Shake Tile Profile Roofing



Stone



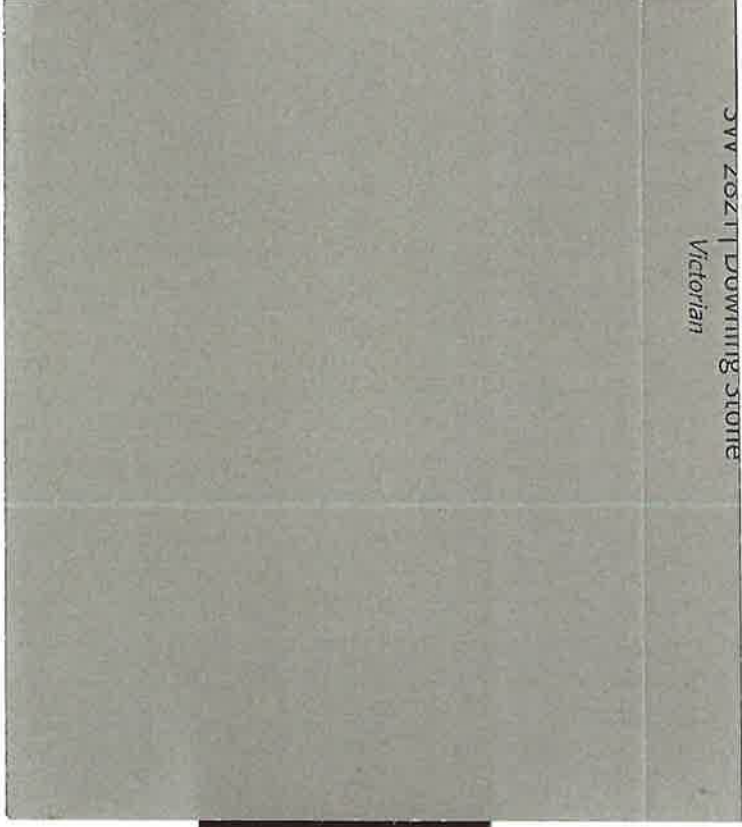
SENDARO AT SUMMERLY

Lake Elsinore, California
'C' Elevations - Craftsman



Color Scheme C2

Stucco Body Color



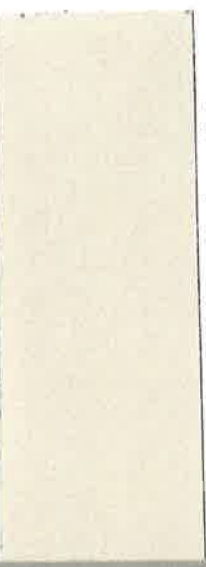
Accent Color



Trim Color #1



Trim Color #2



Trim Color #3



Shake Tile Profile Roofing



Stone



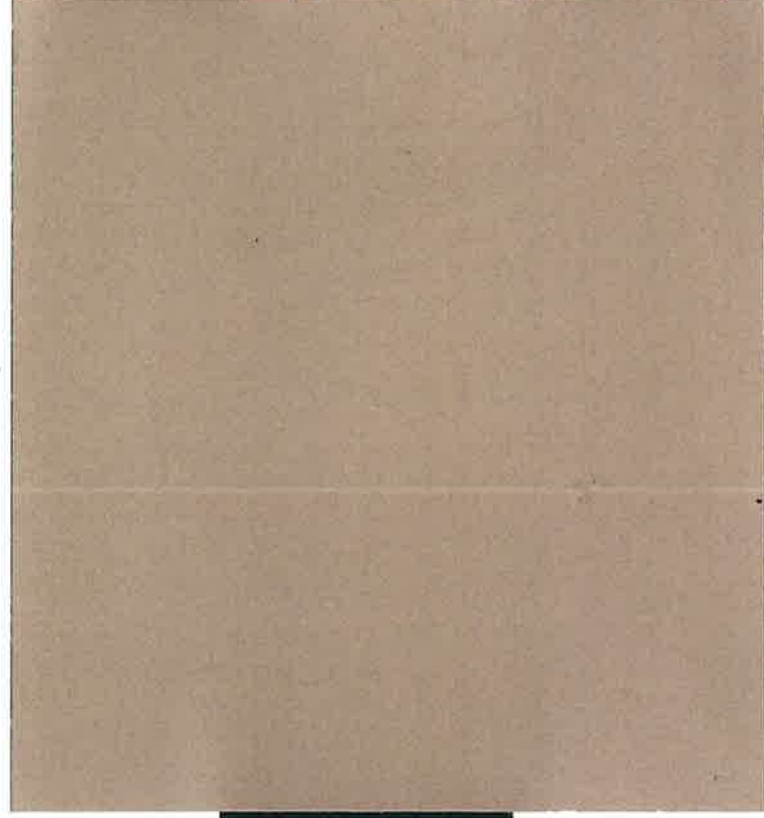
SENDARO AT SUMMERLY

Lake Elsinore, California
'C' Elevations - Craftsman



Color Scheme C3

Stucco Body Color



Accent Color



Trim Color #1



Trim Color #2



Trim Color #3



Shake Tile Profile Roofing



Stone



SENDARO AT SUMMERLY

Lake Elsinore, California
'C' Elevations - Craftsman

